Staff Report

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Rylee Hall, Principal Planner
rylee.hall@slcgov.com or 801-535-6308

Date: July 12th, 2023; Published July 6th, 2023

Re: PLNPCM2022-00838 – Design Review for a new multi-family building at 980 W Euclid Ave.

Design Review

PROPERTY ADDRESS: 980 W Euclid Ave
PARCEL ID: 15-02-203-012-0000
MASTER PLAN: North Temple Boulevard Master Plan
ZONING DISTRICT: TSA (Transit Station Area District, Urban Neighborhood, Transition Area)

REQUEST:

Jeff Douglas, representing the property owner, is requesting Design Review approval to develop property located at 980 W Euclid Ave. The project site is located in the TSA-UN-T Transit Station Area District, Urban Neighborhood Transition Area. The proposal includes construction of a 5 story multi-family building containing 36 residential units. The applicant is requesting the option for ground floor use and visual interest as indicated in Design Standards Defined, 21A.37.050.A.2. This option allows for some flexibility in the amount of required active ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest. An applicant utilizing this option must proceed through the design review process.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request for active ground floor use and visual interest on the 1000 West façade, generally meets the intent of the Design Standard and applicable Design Review standards of approval and recommends the Planning Commission approve the request.

ATTACHMENTS:

A. Vicinity Plan
B. Property and Vicinity Photos
C. Narrative & Plans Submitted by Applicant
D. TSA-UN-T District Standards
E. Design Review Standards
F. City Department Review Comments
G. Public Process and Comments
H. Transit Station Development Score Letter

PROJECT DESCRIPTION

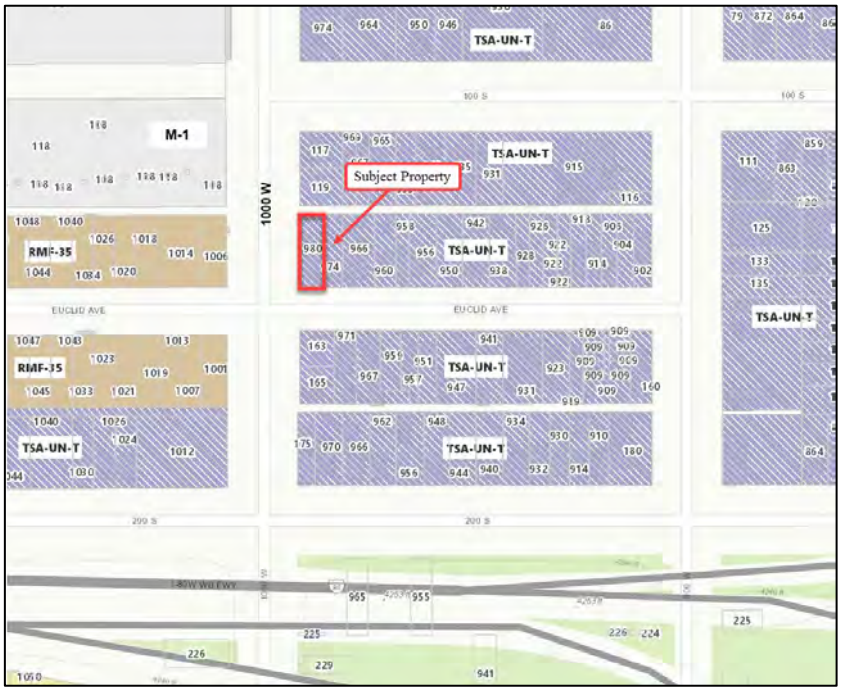
Quick Facts

- 5 story multi-family building containing 36 studio units
- On-site amenities for tenants including a gym, community, and roof top deck
- Exterior patio space with pedestrian seating provided along the southern facing faced of the building
- Artistic design elements provided on the western facing façade at the ground floor and upper levels
- On-site, interior parking area
- 10% open space and landscaped areas provided on site
- .6 mi to nearest TRAX station, .3 mi to nearest bus stop

Review Process & Standards: Design Review, TSA-UN-T zoning standards, and general zoning standards.

Above is a rendering of the development and a list of quick facts about the proposal. The developer has also provided a detailed narrative about their proposal and design review proposal in Attachment C.

Zoning Map of the Subject Property



Jeff Douglas, representing the property owners, is seeking Design Review approval to re-develop property locate at 980 West Euclid Ave. The subject property is at the north-east corner of 1000 West and Euclid Avenue and is in the TSA-UN-T (Transit Station Area – Urban Neighborhood – Transitional) District.

The subject property is located on the corner of Euclid Avenue and 1000 West within the TSA (Transit Station Area District, Urban Neighborhood Transition Area). The property is approximately 6,300 SF, or .14 acres and is currently vacant. All neighboring properties to the north, east, and south are also within this Zone. Properties to the west and north-west are zoned RMF-35 and M-1. This area is within the Poplar Grove Community Council District. The applicable Master Plan for this area is the North Temple Boulevards Master Plan, adopted in 2010.

The desired result of the proposal is to construct a 5-story multi-family building containing 36 studio units. Stated in the narrative provided by the applicant: 'The intent of our project is to help respond to the demands of housing and create a sense of place at 980 Euclid Avenue." The proposed structure will also provide various amenities for tenants, including a gym, community room, and upper floor patio area. In the TSA (Transit Station Area District, Urban Neighborhood Transition Area), there are no required setbacks for any yard area. The applicant intends to maximize the total developable area and build close to all property lines. A single-family home occupies the property directly to the east.

The property is bounded by public streets (1000 West and Euclid Avenue) on its west and south sides, a public alley to the north, and a residential, single-family property to the east. Primary vehicular access to the site will be provided from 1000 West to an interior parking garage. Pedestrian access will be provided by public sidewalks along western and southern boundaries of the property, alongside the 1000 West and Euclid Avenue street frontages. Bicycle access will also be provided by these streets and sidewalks, and bicycle storage facilities will be provided for tenants within the interior parking area.

The entire length (100%) of the façade facing Euclid Avenue will be occupied by active uses – the gym and community room. The length of the ground floor facing 1000 West will have 62% active uses that include a bike storage area, lobby, and gym. The applicant has also proposed a mural on the parking garage door.

The architectural details of the proposal have been modified as it has gone through the review process with planning staff. Below is a comparison of the original proposed design, and the updated design reflecting the feedback from planning staff regarding the required design standards. To provide more visual interest at the ground level, the applicant added the mural

along the parking garage door. The overall building design was also revised to show a distinct base, middle, and top defined by changes in material and plane.

Original Design

Current Proposal

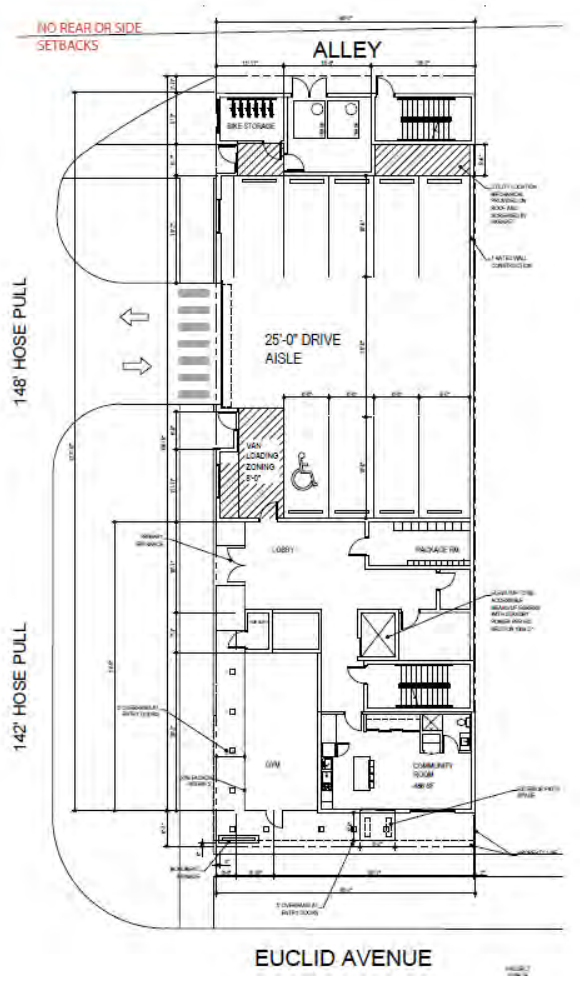
The developer has also provided a detailed narrative about their proposal and planned development considerations in Attachment C: Narrative & Plans Submitted by Applicant.

Design Review Process

For the 1000 West façade, the applicant is requesting to utilize the option for ground floor use and visual interest as indicated in Design Standards Defined, 21A.37.050.A.2. This option allows for some flexibility in the amount of required active ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest. An applicant utilizing this option must proceed through the Design Review process.

The Design Review process is regulated by City Code section 21A.59 Design Review and is intended to allow flexibility in how design standards are administered. The intent of the process is to verify new developments are compatible with their surroundings and help achieve development goals as outlined in adopted master plans of the city.

The Design Standards (Ch. 21A.37) that apply to the proposal include requirements for ground floor use and visual interest to increase the amount of active uses and/or visual interest on the ground floor of a building. The applicant is proposing to utilize the following option for the 1000 West façade:



Site Plan & Ground Floor Plan- Provided by applicant.

- Ground Floor Use + Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building.

  To utilize this option, the ground floor of a new principal building must have a permitted or conditional use other than parking occupy ***at least 60%*** *of any street facing building façade, and* ***at least 25%*** *of the street-facing facades of the building shall include additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks.*

Excluding the width of the driveway to access the interior parking garage, the total length of the building façade facing 1000 West is approximately 106 ft. The proposed active ground floor uses - a bike storage area, lobby and gym, will occupy approximately 66 ft., or **62%**, of the length of this façade and extend a depth of the entire depth of the building. The applicant has also proposed a mural on the parking garage door that will extend about 8 ft. to north along the façade of the building. The total length of the proposed mural is 28 ft., or **26%**, of the total façade length. Staff's analysis of the request

for ground floor use and visual interest is discussed in consideration #1 and the proposals compliance with all required Design Standards is discussed in Attachment D: TSA-UN-T District Standards.

APPROVAL PROCESS AND COMMISSION AUTHORITY

The **Design Review** process requires review and approval from the Planning Commission before the proposal can proceed with a building permit. Per section 21A.59.020 of the Zoning Ordinance, the Planning Commission may approve the project if it finds that the proposal complies with the purpose statement of the zoning district the project is located in, the purpose of the individual design standards that are applicable to the project, and the project is compliant with the applicable design review objectives found in 21A.59. The Planning Commission may also impose conditions necessary or appropriate for the Design Review to comply with the standards of approval. The Planning Commission may deny an application for a Design Review if it finds that the proposal does not comply with the intent of the base zoning district (TSA-UN-T - Transit Station Area, Urban Neighborhood, Transition District Zone) and/or does not meet the purpose of the applicable design standards or comply with the Design Review objectives as set forth in 21A.59.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. **Active Ground Floor Use and Visual Interest**
2. **Compatibility with the North Temple Boulevard Master Plan and adopted City-wide Plans**

Consideration 1: Active Ground Floor Use and Visual Interest

The proposal is seeking Design Review approval to meet the ground floor use and visual interest requirements for the 1000 West façade as indicated in Design Standards Defined, 21A.37.050.A.2. The selected option allows for some flexibility in the amount of required active ground floor use, but in return requires additional design requirements to increase visual interest. To utilize this option, the ground floor of a new principal building must have an active use occupying **at least 60%** of the ground floor street facing façade, and **at least 25%** of the street-facing facade must include additional design requirements. Without Design Review approval, at least 80% the length of the of the ground floor facade must be occupied by an active use that extends at least 25 ft. into the building. The proposed ground floor facade along Euclid Avenue is 100% active, exceeding the 80% requirement for active ground floor use only.

The design of the site is limited by the size, dimensions, and location of the subject lot. The lot is located on the corner of 1000 West and Euclid Avenue and has a total area of ~.14 acres or 6,302 SF. The lot is rectangular and measures less than 50 ft. in width and approximately 137 ft. in depth, oriented north to south. The limited developable area reduces the feasibility of providing surface parking and required the developer to incorporate the required parking spaces into the design of the building at the ground floor level. At the time the application was submitted, the updated parking ordinance had not yet been adopted by the City Council. Under the previous ordinance, 9 parking spaces were required to accommodate 36 dwelling units. The new ordinance has no minimum parking for studio units in the TSA-UN-T District Zone, but rather than redesign the proposed building, the applicant chose to continue with the parking ordinance under which the proposal was vested.

1000 West facing façade	
Ground Floor Use – 60% Required	**Visual Interest – 25% Required**
Excluding the width of the driveway to access the interior parking garage, the total length of the building façade facing 1000 West is approximately 106 ft. The applicant is proposing a gym, lobby, and bike storage for tenant use, to occupy approximately 66 ft., or **62%**, of the length of this façade. These uses will extend the depth of the building (approximately 46 ft.)	To increase visual interest and pedestrian activity, the applicant has also proposed a ground floor mural on the parking garage door and about 8 ft. to the north along the facade, for a total of 28 ft., **or 26%,** of the total façade length.
	

Analysis: The size, dimensions, and location of the existing lot limit the total developable area and reduces the feasibility of providing surface parking for the proposed multi-family building. Due to this constraint, the applicant designed the new structure to incorporate the required parking into the design of the building at the ground floor level, reducing the total ground floor square footage available to be used for active uses along the length of the street-facing façade along 1000 West.

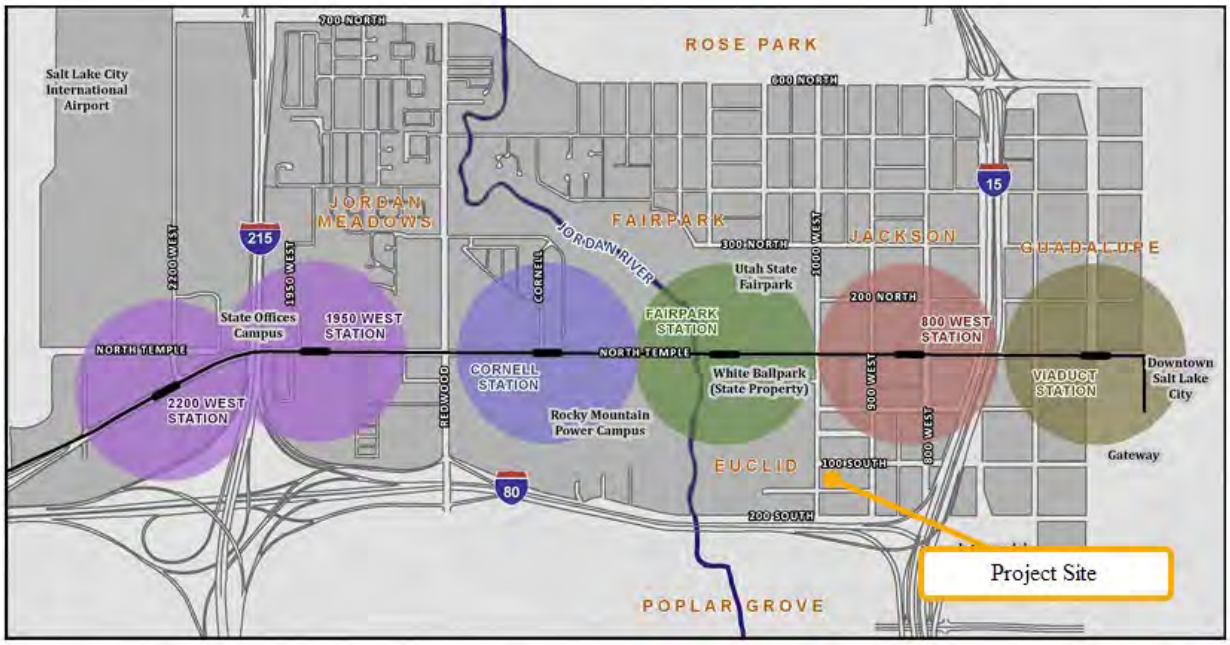
To meet the requirements for the option for ground floor use and visual interest as indicated in Design Standards Defined, 21A.37.050.A.2, the applicant is proposing to provide active uses for 66 ft. (62%) of the ground-level street-facing façade along 1000 West, and a variety of design elements. Along the 1000 West facing façade, a mural has been integrated into the garage door to the interior parking garage, and an additional 8 ft. to the north along the ground floor facade. The proposed mural will serve to increase pedestrian interaction and visual interest, while simultaneously providing screening and security for the parking garage. The ground floor elevation along 1000 West also includes various niches and bays to break up the street-level plane of the façade. The upper floor levels cantilever over the southern half of the ground floor street-facing façade, creating shelter for pedestrians and further recessing building entrances within this area.

Staff has determined the request includes design elements to encourage pedestrian interest and interaction. The resulting product is consistent with the purposes of the zoning regulations for TSA zoning districts to create walkable, pedestrian oriented neighborhoods with options for different housing types, and supports the re-development of underutilized parcels.

Consideration 2: Compatibility with the North Temple Boulevard Master Plan and adopted City-wide Plans

North Temple Boulevard Plan (2010)

The intent of the North Temple Boulevard Master Plan is to change North Temple Boulevard and its surrounding area into an environment of walkable communities, provide a diverse mix of uses and building types around the transit stations, and support long-term economic stability in this area. The study area along North Temple was divided into 5 smaller study areas, called Station Areas. Station Areas are designated as areas that surround a transit station and each Station Area was examined and analyzed for its unique character and challenges. Goals were then identified for each area to support the long-term vision of the North Temple Boulevard Master Plan.



The subject property is located in the Euclid Neighborhood, near the 800 West and Fairpark Station area. Both station areas have the following goals in common:

1. Mobility: Improve the pedestrian environment to create walkable, transit-oriented neighborhoods
2. Mix of Uses: Intensify the mix of uses around the station area
3. Placemaking: Create, safe, vibrant, and useful public spaces

The proposed development meets the intent and vision of the goals of the North Temple Boulevard Master Plan, and the 800 West and Fairpark station area plans, by:

Providing a development with architectural design elements that enhance the pedestrian experience at the street level along 1000 West and Euclid Avenue, and providing high quality, higher density housing in an area primarily composed of single-family residential housing; therefore, intensifying the mix of uses around the station area and providing a greater range of housing options. The proposal will also provide a small, publicly accessible patio with seating along Euclid Avenue, contributing to placemaking within this area by creating a space and opportunity for people to gather.

Housing SLC (2023 - 2027)

Recently adopted, the Housing SLC is a plan to address the housing crisis within the next 5 years. The plan builds on goals that were delineated in Growing SLC (2018-2022) to increase housing options, and provide affordable, equitable, and fair housing.

The proposed development is consistent with the goals and objectives Housing SLC and the North Temple Boulevard plan by providing a greater range of housing options in an area primarily composed of single-family residential housing. The proposed multi-family building is near a major transit investment corridor, North Temple Boulevard. The location of the project will allow for great utilization of nearby, existing mass transit options. The project site is located about .6 mi. from 2 TRAX Green line stops about .3 mi. from the nearest bus stop, allowing potential tenants to travel throughout the City for employment, recreation, or to fulfill daily needs. In addition, a bike storage facility will be available on the ground floor of the building, to encourage residents to use a bicycle as a form of transportation. The proposed project location increases the diversity of housing options in the Euclid neighborhood and provides access to transit, employment, recreation, and a variety of amenities which will help create a more equitable city.

Plan Salt Lake (2015)

Plan Salt Lake is a Citywide vision for the City for the next 25 years and includes guiding principles for the development of the City. The adopted plan includes the following vision statements:

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

• *"Growing responsibly, while providing people with choices about where they live, how they live, and how they get around."*

The proposed development meets the guiding principles and furthers the intent described in Plan Salt Lake. The guiding principles satisfied in this proposal are:

The proposal creates a sense of community by providing high-density residential units paired with onsite amenities, including a gym, community room, and upper floor patio area, which will provide opportunities for residents to socialize and recreate. The location of the site is in an area primarily composed of single-family residential housing. Providing higher-density housing in this area will create additional available housing options.

The design of the building creates a sense of safety for pedestrians by providing many windows and balconies to generate 'eyes on the street.' The ground floor uses, design elements, and public seating area, create an environment that is engaging to the public. The artwork on the western façade of the building will further enhance interest in the building and its sense of place.

Discussion

The intent of the TSA-UN-T (Transit Station Area, Urban Neighborhood, Transition) District Zone is '*provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed-use development around transit stations.*' Areas within Urban Neighborhood and Transitional areas are intended to provide opportunities for a range of housing types at different densities, a mix of uses, and a lively, active, and safe streetscape.

It is Staff's opinion that, the proposal meets the intent of the TSA-UN-T (Transit Station Area, Urban Neighborhood, Transition) District Zone and the required standards for Design Review. The proposed project will serve to create a streetscape that is engaging, active, and interesting.

The proposal generally meets the Design Review standards of complying with the purpose statement of the zoning district and specific design regulations, as well as the adopted master plan policies for the area, and the City-wide adopted master plans – Housing SLC and Plan Salt Lake. The development advances the growth and housing goals of these plans and aligns with the development expectations and designation of the area by providing a mix of housing options of varying density within the existing neighborhood and near a major transit investment corridor, North Temple Boulevard.

STAFF RECOMMENDATION

In general, Staff is of the opinion that the proposal meets the intent of the TSA-UN-T (Transit Station Area, Urban Neighborhood, Transitional) District Zone, the objectives and standards of Design Review, and is compatible with the various master plans of the City. Staff recommends approval of the proposed request for Design Review approval to use the option for ground floor use and visual interest as indicated in Design Standards Defined, 21A.37.050.A.2

NEXT STEPS

Approval of the Request

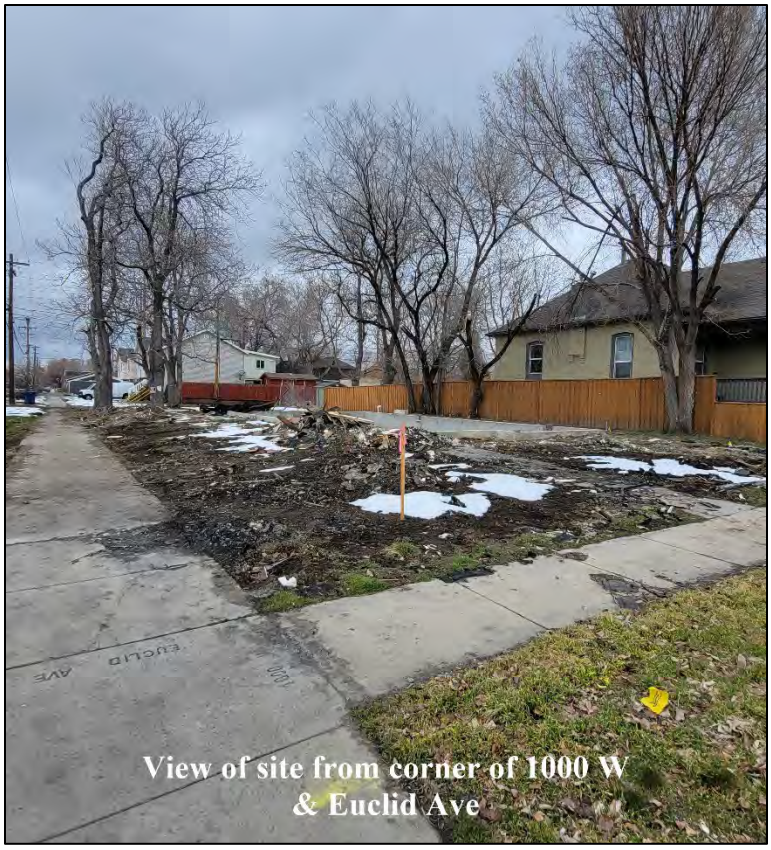
If the requests are approved, the applicant will need to comply with any conditions of approval required by other City departments or added by the Planning Commission. The applicant will be able to submit plans for building permits, and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Requests

If the request is denied, the applicant will still be able to develop the property by right, subject to meeting all zoning ordinance requirements and requirements from other divisions. The 1000 W façade would need to be redesigned to incorporate 80% active ground floor uses.

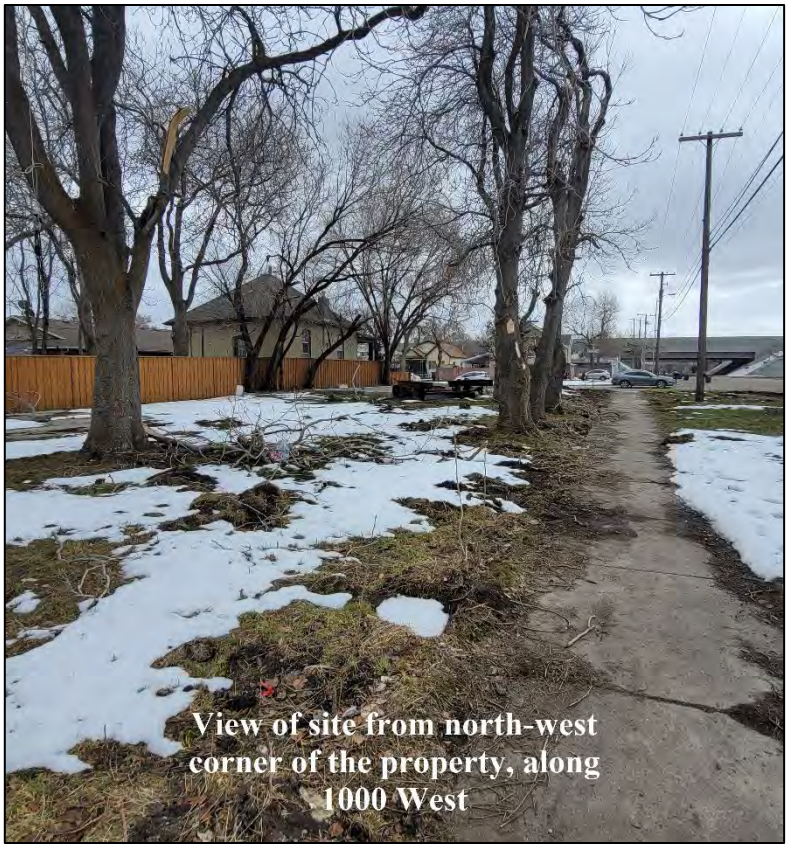
Attachment A: Vicinity Plan

Attachment B: Property & Vicinity Photos


View of site from corner of 1000 W & Euclid Ave


View of site from eastern property line


View of site from Euclid Avenue


View of site from north-west corner of the property, along 1000 West

Attachment C: Narrative & Plans Submitted by Applicant

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Design Review
980 W Euclid Avenue,
Salt Lake City, UT, 84104

Axis Architects

CONTENTS

PROJECT NARRATIVE
980 W EUCLID APARTMENTS

The corner of Euclid Avenue and 1000 west was in was in need for an improvement from its current uninhabited condition. The Apartments are located at 980 W Euclid Avenue and will be a corner lot development on an under utilized parcel in Salt Lake City. The residential project will allow pedestrians to have access to the transit station. The current building on the site has been badly damaged by fire and needs to be removed and replaced with a project that provides transition Area development which incorporates the principles of transit oriented development by providing bicycle parking as well as close access to the Trax Station. The intent of our project is to help respond to the demands of housing and create a sense of place at 980 Euclid Avenue.

Urban Neighborhood development is meant to compliment the core areas and allow for the higher density projects to be located in the core areas. Our project is a 5 story multifamily residential project which will help active the corner and create a lively, active and safe streetscape. Our proposal for this project includes 36 units sized approximately between 500-550sf. The building design includes amenities such as a gym and community room as well as a open rooftop terrace area.

CONSTRUCTION TYPE
The project will be builit out of type VA wood construction. The Exterior skin design includes durable materials such as fiber cementitous paneling and clear wood cedar siding. The lower level is wrapped with brick which helps allow the interest with the vertical stacked bond pattern.

- A notarized statement of consent authorizing the applicant to act on behalf of the property owner. The listed owner, according to the Salt Lak County Recorder's Office, is Z-ACT, LLC. Provide a statement from the owner authorizing the applicant, Jeff Douglas, to act on their behalf for the design review petition process. If there is an individual authorized to act on behalf of Z-ACT, LLC in granting the applicant permission, provide proof the individual has permission to act on behalf of Z-ACT,LLC.

Authorization Letter

Z-ACT LLC authorizes Jeff Douglas with Axis Architects to act on behalf of Z-ACT LLC for the design review petition process and any other processes required by Salt Lake City in order to receive full approval for the project located at 980 W Euclid Ave Salt Lake City, UT.

Caleb Olayan, Manager

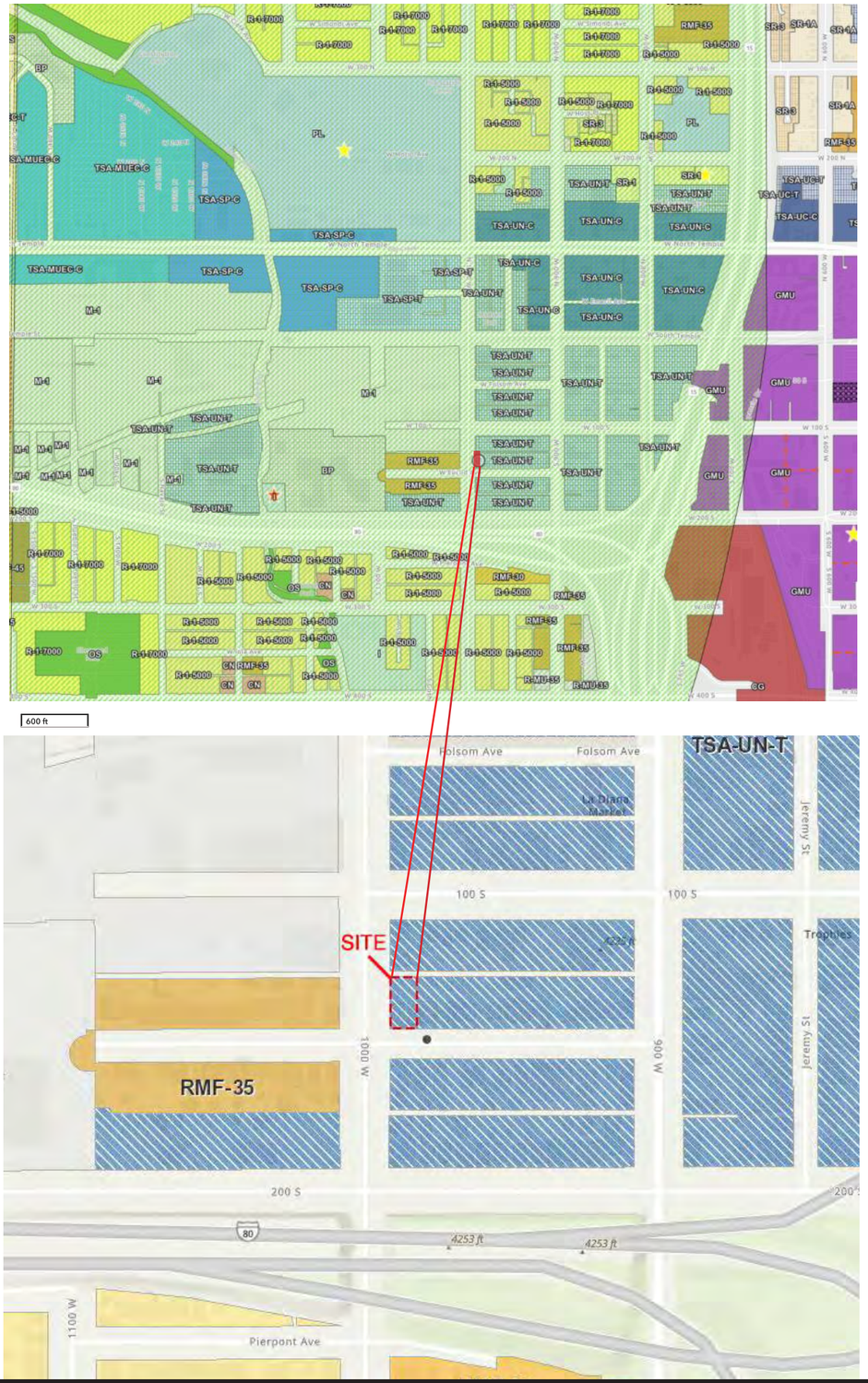
State of UTAH County of Utah

The foregoing instrument was acknowledged before me on this 6th day of January ,2023

By Caleb Olayan ,

Notary Public Signature

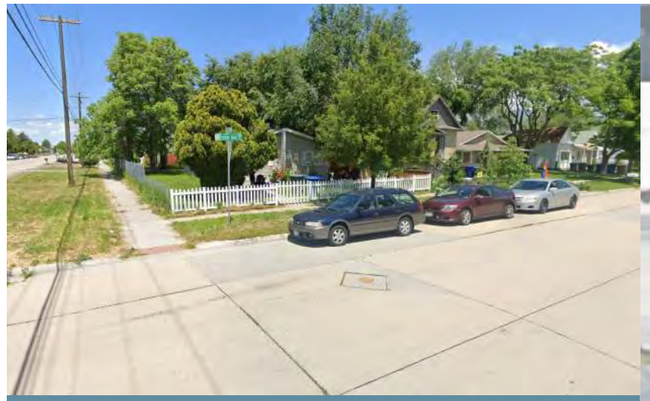
ZACHARY STOUT
NOTARY PUBLIC • STATE OF UTAH
COMMISSION NO. 725312
COMM. EXP. 06/22/2026



21A.26.078: TSA TRANSIT STATION AREA DISTRICT:

A. Purpose Statement: The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, Mixed Use District. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood. Each transit station is categorized into a station type. These typologies are used to establish appropriate zoning regulations for similar station areas. Each station area will typically have two (2) subsections: the core area and the transition area. Due to the nature of the area around specific stations, the restrictions of Overlay Zoning Districts, and the neighborhood vision, not all station areas are required to have a core area and a transition area.

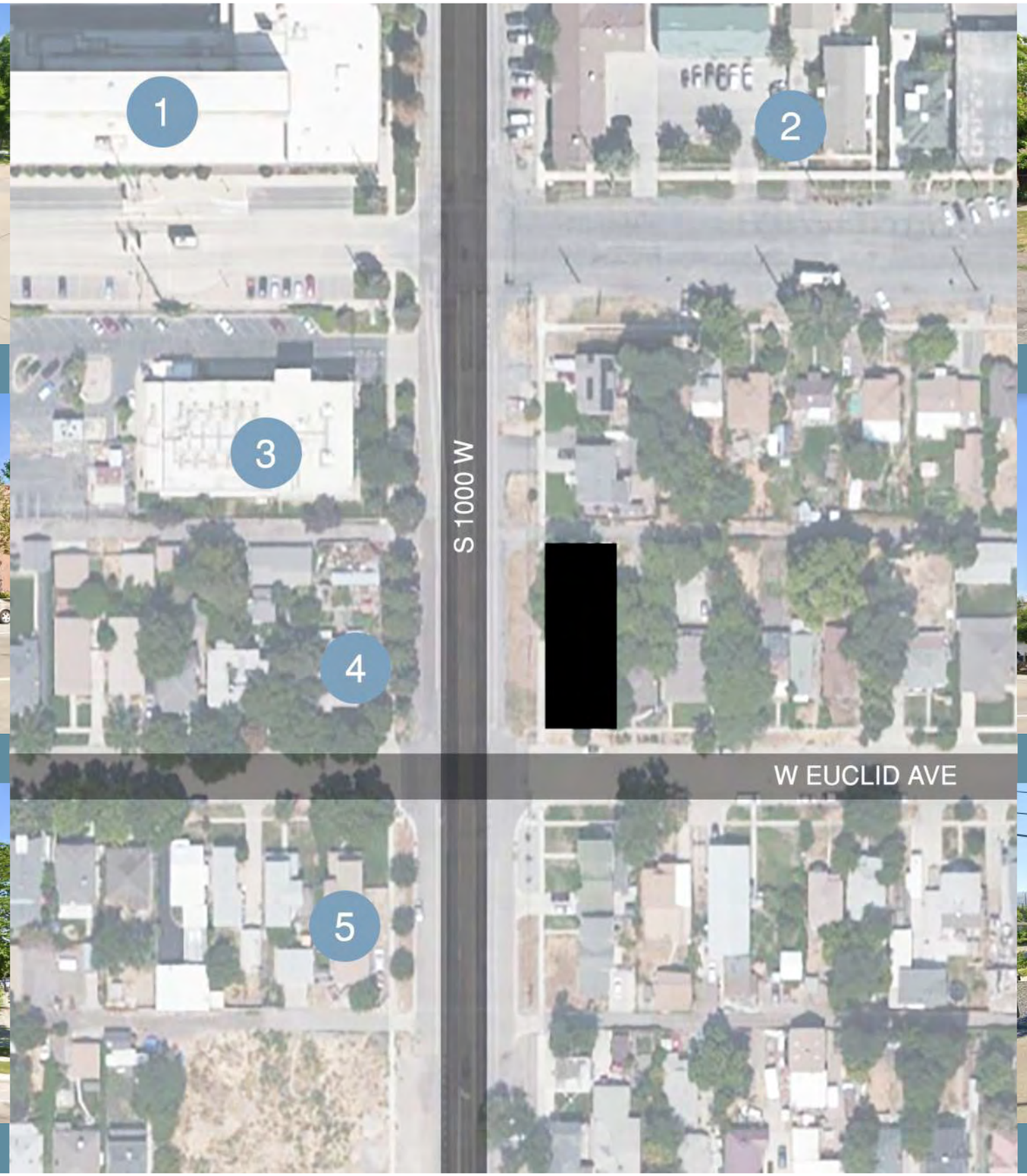
2. Urban Neighborhood Station (TSA-UN): An evolving and flexible development pattern defines an urban neighborhood station area. Urban neighborhoods consist of multilevel buildings that are generally lower scale than what is found in the urban center station area. The desired mix of uses would include ground floor commercial or office uses with the intent of creating a lively, active, and safe streetscape.

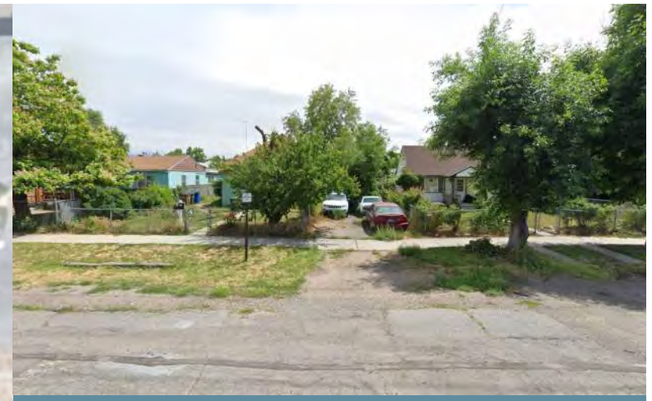


EXISTING SITE

1. EVENT SPACE - LAUGHING GRAVY ENTERTAINEMENT

3. DATA CENTER - FLEXENTIAL





2. SUBURBAN HOMES

4. SUBURBAN HOMES

5. SUBURBAN HOMES

ZONING INFO

PARCEL # 15022050130000 (.14 ACRES)

ZONING DISTRICT: TSA-UN-T

OVERLAY DISTRICT: AFPP (AIRPORT FLIGHT PATH PROTECTION)

MAX. HEIGHT: 50′ MAX. 0′ MIN. THE BUILDING SHALL MEET THE MINIMUM BUILDING HEIGHT FOR AT LEAST FIFTY PERCENT (50%) OF THE WIDTH OF THE STREET FACING BUILDING WALL. MINIMUM BUILDING HEIGHTS APPLY TO THOSE PROPERTIES WITH FRONTAGE ON THE STREET WHERE FIXED RAIL TRANSIT IS LOCATED. PROJECT BUILDING HEIGHT< 50′, SEE ELEVATIONS.

SETBACKS:

FRONT: MIN. = NONE: ≥ 50% OF FACADE WITHIN 5′ MAX. PROJECT MEET REQUIREMENTS, SEE SITE PLAN PAGE 7.

1. ALL PORTIONS OF THE YARD NOT OCCUPIED BY BUILDING, DRIVEWAYS, WALKWAYS OR OTHER SIMILAR FEATURES MUST BE LANDSCAPED OR INCLUDE AN ACTIVE OUTDOOR USE. PROJECT HAS LANDSCAPED ALL AREAS THAT ARE NOT OCCUPIED BY BUILDING.
2. 3′ HIGH MAX WALLS UP TO THREE FEET (3′) IN HEIGHT, PATIOS ANDOTHER SIMILAR ELEMENTS INTENDED TO ACTIVATE THE SIDEWALK CAN BE LOCATED TO THE PROPERTY LINE. PROJECT HAS NO WALLS > 3′.
3. AWNINGS OR CANOPIES MAY BE LOCATED WITHIN ANY PORTION OF THE YARD. ENTRY AWNING MEETS REQUIREMENTS.
4. BALCONIES MAY PROJECT UP TO TWO FEET (2′) INTO THE REQUIRED YARDS. PROJECT MEET REQUIREMENTS.

SIDE/REAR: MINIMUM: NONE, EXCEPT A 25′ SETBACK IS REQUIRED WHEN ADJACENT TO AN OS, R-1, R-2, SR, RMF-30, RMF-35 OR RMF-45 ZONING DISTRICT. THE MINIMUM SHALL INCREASE 1′ FOR EVERY 1′ INCREASE IN BUILDING HEIGHT ABOVE 25′ AND IS APPLIED TO THE PORTION OF THE BUILDING OVER 25′ IN HEIGHT. N/A.

MIN LOT WIDTH: 40 FT. PROJECT LOT WIDTH = 46′.

MIN LOT AREA: 2,500 SQ FT

OPEN SPACE: 1 SF PER 10 SF OF DEVELOPED LAND AREA (2,500 SF MAX)

BUILDING FOOTPRINT : 5,630 SF

ACTIVE USE : 2,066 SF / 2,952 SF = 70%

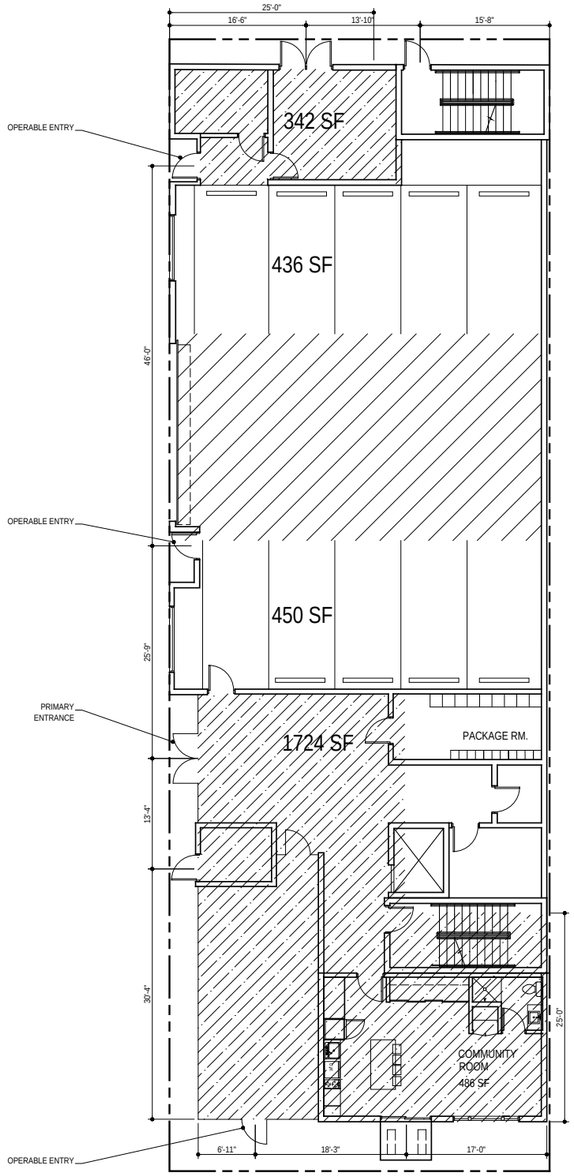
PROJECT STATISTICS

UNIT	UNIT DESCRIPTION	UNIT AREA (S.F.)	QTY	TOTAL AREA (S.F.)
B	STUDIO	580 S.F.	12	6,960 S.F.
B1	STUDIO	483 S.F.	3	1,449 S.F.
C	STUDIO	425 S.F.	8	3,400 S.F.
D	STUDIO	486 S.F.	4	2,800 S.F.
E	STUDIO	289 S.F.	8	2,312 S.F.
			TOTAL 35	16,921 S.F.

PARKING SPACES REQUIRED - 9
PARKING SPACES PROVIDED - 9
ADA STALLS REQUIRED - 1
ADA STALLS PROVIDED - 1

OPEN SPACE REQUIRED - 566 S.F.
OPEN SPACE PROVIDED - 566 S.F.

PROJECT DENSITY
1/14 ACRES = 7.1428 X 35 UNITS = 250 UNITS PER ACRE

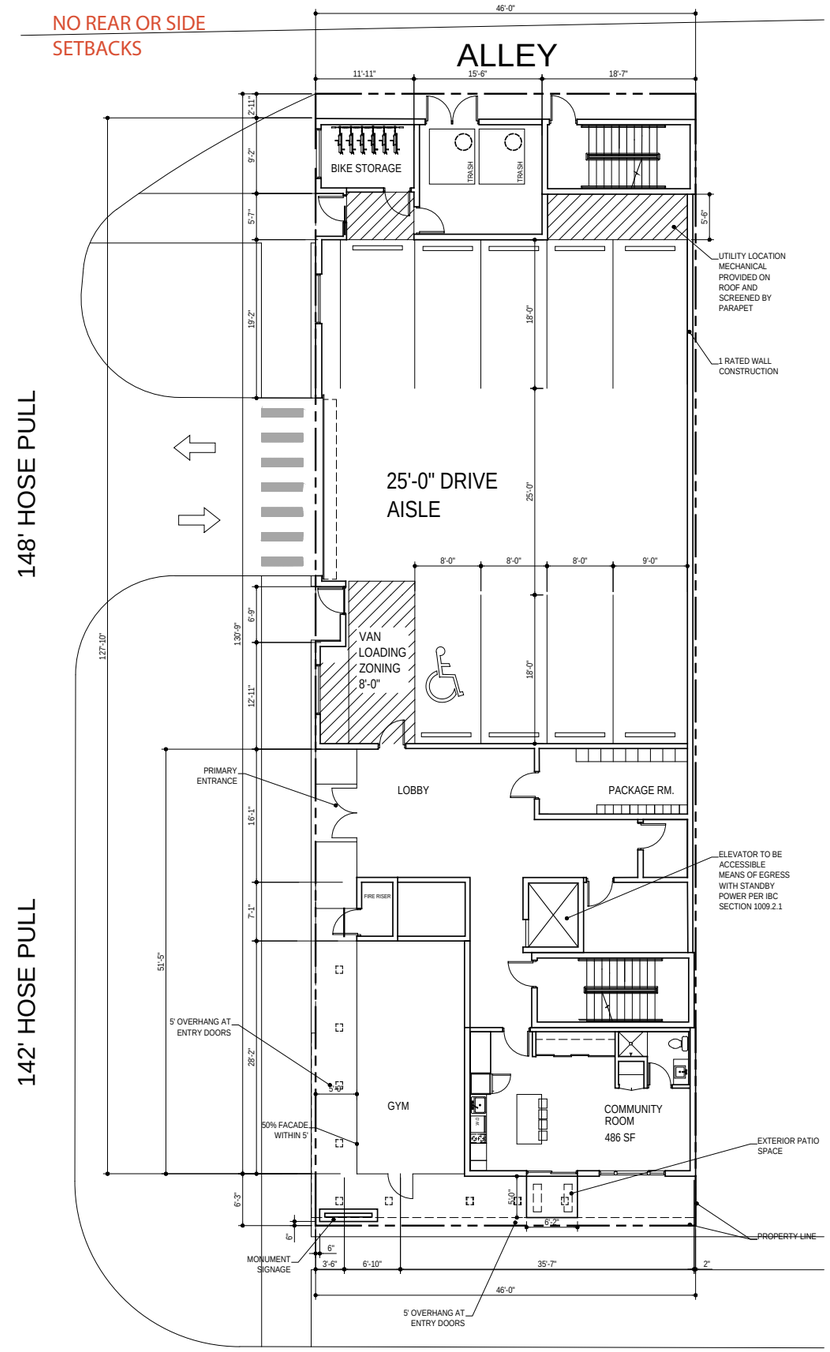


BUILDING FOOTPRINT : 5,630 SF

ACTIVE USE : 2,066 SF / 2,952 SF = 70%

DOORS ARE SHOWN EVERY 40′

NO REAR OR SIDE SETBACKS



EUCLID AVENUE

0 8' 16'

A5 SITE PLAN AND LANDSCAPE PLAN

SCALE: 1/8"=1'-0"

PROJECT NORTH

TABLE 21A.26.078E4
MINIMUM LOT AREA AND LOT WIDTH STANDARDS

Standard Required Dimension
Minimum lot area = 2,500 square feet
Minimum lot width 40 feet
Project Lot Width = 46'

a. The minimum lot area applies to all new subdivisions of land and shall not be used to calculate residential density. Acknowledged

b. Any legally existing lot may be developed without having to comply with the minimum lot size or width requirements. Acknowledged

c. Lots subdivided for single-family detached, single-family attached, and two-family residential dwellings are exempt from minimum lot width requirements. NA

d. Lots subdivided for single-family attached dwellings are exempt from minimum lot area provided that:

(1) Parking for units shall be rear loaded and accessed from a common drive shared by all units in a particular development; NA

(2) Driveway access shall connect to the public street in a maximum of two (2) locations; and NA

(3) No garages shall face the primary street and front yard parking shall be strictly prohibited. NA

5. Open Space Area: Open space areas shall be provided at a rate of one square foot for every ten (10) square feet of land area included in the development, up to five thousand (5,000) square feet for core areas, and up to two thousand five hundred (2,500) square feet for transition areas. Open space areas includes landscaped yards, patios, public plazas, pocket parks, courtyards, rooftop and terrace gardens and other similar types of open space area amenities. All required open space areas shall be accessible to the users of the building(s). Project has a small rooftop garden and landscaping on ground floor to meet this requirement - see landscaping plan.

6. Circulation And Connectivity: Development within the station area shall be easily accessible from public spaces and provide safe and efficient options for all modes of travel. Circulation networks, whether public or private, require adequate street, pedestrian and bicycle connections to provide access to development. The internal circulation network shall be easily recognizable, formalized and interconnected. Acknowledged

a. All parking lots shall comply with the standards in section 21A.44.020, "General Off Street Parking Regulations", of this title. Acknowledged

b. Parking is prohibited between the street-facing building line and any front or corner side property line. This shall include any drive aisle that is not perpendicular to the front or corner side property line. Acknowledged

c. Any new development shall provide a midblock walkway if a midblock walkway on the subject property has been identified in a master plan that has been adopted by the City. The following standards apply to the midblock walkway: No midblock walkway has been identified on the SLC Masterplan

(1) The midblock walkway must be a minimum of ten feet (10') wide and include a minimum six foot (6') wide unobstructed path. NA

(2) The midblock walkway may be incorporated into the building provided it is open to the public. A sign shall be posted indicating that the public may use the walkway. NA

7. Accessory Structures: No accessory structure shall be located in a required front yard or between the primary building and a property line adjacent to a public street.

F. Design Standards:

1. Development shall comply with the design standards in chapter 21A.37 of this title when applicable as specified in that chapter.

2. All developments required to obtain a review score by subsection C of this section shall comply with the following additional design standards. These specific standards may be modified through the design review in chapter 21A.59 of this title if the modifications meet the intent of the specific design standard requested to be modified:

a. EIFS And Stucco Limitation: Use of Exterior Insulation and Finishing System (EIFS) or traditional stucco is not allowed as a building material on the ground floor of street facing building facades. Use of EIFS and stucco is allowed for up to ten percent (10%) of the upper level street facing facades.
Ground floor material is Thin Brick in vertical orientation.

b. Front And Corner Side Yard Design Requirements:

(1) In yards greater than ten feet (10') in depth, one shade tree shall be planted for every thirty feet (30') of street frontage. For the purpose of this section, a shade tree is any tree that has a mature minimum tree canopy of thirty feet (30') and a mature height that is forty feet (40') or greater.
See Landscape drawings. This requirement is shown on LP101

(2) At least fifty percent (50%) of the front or corner side yards shall be covered in live plant material. This can include raised planter boxes. This percentage can be reduced to thirty percent (30%) if the yard includes outdoor dining, patios, outdoor public space, or private yards for ground floor residential uses that cover at least fifty percent (50%) of the provided front or corner side yard. See L101

(3) At least thirty percent (30%) of the front or corner side yard shall by occupied by outdoor dining areas, patios, outdoor public space, or private yards for ground floor residential uses. Stamped concrete area - Outdoor public space - see landscape plan showing stamped concrete area with benches and architectural site plan

(4) Driveways necessary for vehicle access to the site are allowed regardless of compliance with the minimum percentages required by this subsection.

c. Entry Feature Requirements: All required building entries shall include at least one of the following features:

(1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade;
We have included a canopy over entries - min 5' - site plan which show these dimensions

(2) A recessed entrance that is recessed at least five feet (5') from the street facing facade;
NA

(3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or
NA

(4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade. NA

d. Ground Floor Use Requirement For 400 South And North Temple Boulevard: When facing 400 South or North Temple Boulevard, the ground floor use area required by chapter 21A.37 of this title shall be built to accommodate an allowed commercial, institutional, or public use. Live/work uses qualify as a commercial use for this subsection.

(1) Exception: Residential uses may be permitted within the required area in lieu of the required use,
NA - Our project doesn't fall into this address vicinity

if the ground floor is designed so that it can be converted to an allowed commercial use in the future. To accommodate this conversion, the shell space of the ground floor shall be built to an occupancy standard required by the adopted Building Code that can accommodate conversion of the interior of the space to a future permitted commercial use.

(2) The following additional requirements shall apply to the ground floor space if used for residential uses:

(A) The shell space shall be at least twelve feet (12') in height;

(B) The street facing facade of each ground floor residential unit shall be at least sixty percent (60%) glass;

(C) Each ground floor unit shall have a direct entrance from the sidewalk to the unit;

(D) Each ground floor unit shall be ADA accessible; and

(E) Each ground floor unit shall include a porch, patio, stoop or other entrance feature that is a minimum depth of at least five feet (5').
Our project isn't design for future commercial use:
Ground floor is designed with Fitness Area and Lobby. The space isn't intended to be converted in the future so the additional requirements don't apply to our ground floor use.

SOUTH ENTRANCE RENDER

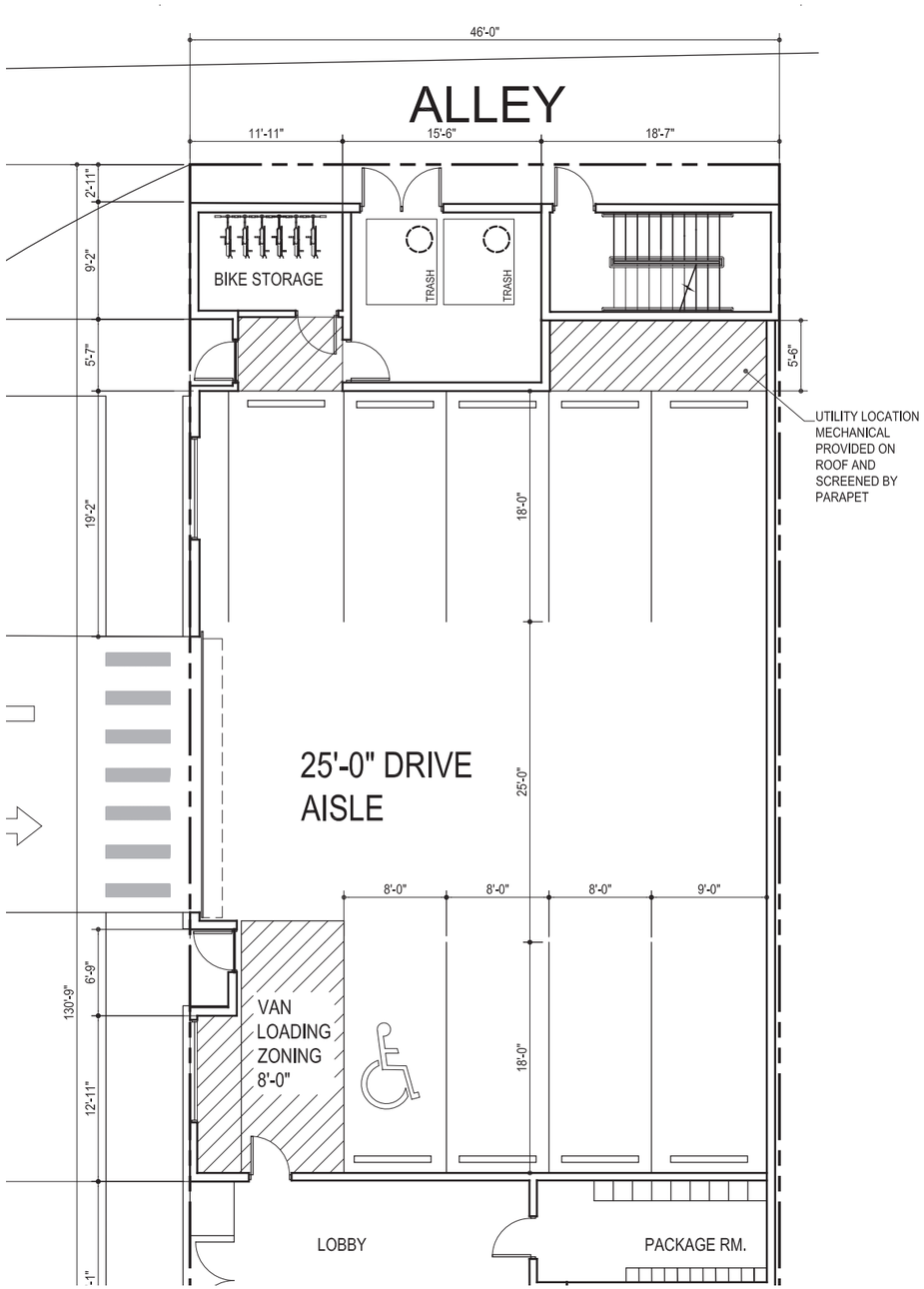
PARKING CALCULATION

9 STALLS PROVIDED
PARKING ORDIANCE HAS NO MIN.

PARKING STALLS REQUIRED: 9
PARKING STALLS PROVIDED: 9

ADA STALLS PROVIDED: 1

BIKE PARKING
1 per 3 units for residential uses
35/3 = 12 bikes required
enclosed bike area counts for 2 per
6 bike racks provided



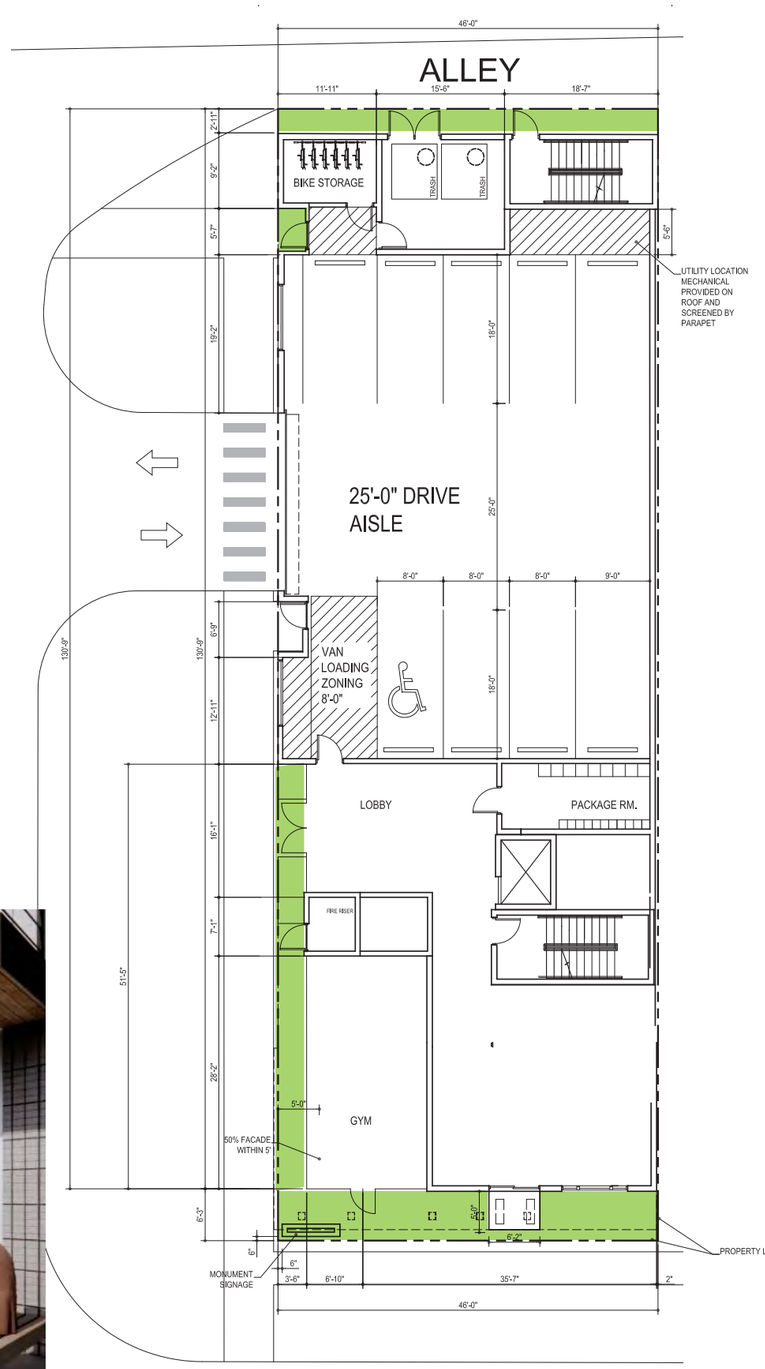
OPEN SPACE CALCULATION

TOTAL SITE = 6302 SF
OPEN SPACE REQUIREMENT- 10% = 630 SF

OPEN SPACE PROVIDED
658 GROUND FLOOR
283 SF ROOFTOP TERRACE

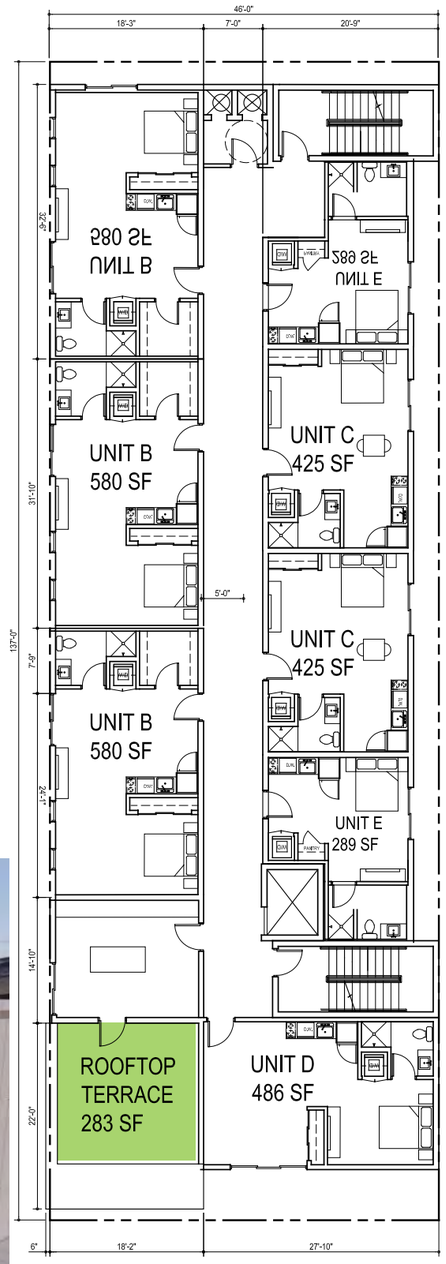
TOTAL OPEN SPACE = 941 > 10%

EXTERIOR PATIO SPACE ON EUCLID AVENUE



EXTERIOR PATIO SPACE

ROOF TOP SPACE W/ FIRE PIT, PLANTERS, AND PATIO FURNITURE



DESIGN CONCEPT

The design scheme for Euclid Apartments sought to complement the existing urbanism of downtown Salt Lake City while also creating a modern contemporary Apartment building that revitalizes a derelict suburban neighbourhood. The location on the corner of 1000W and Euclid Ave. The building massing was taken into careful consideration. The building is modulated into horiztonal and vertical articulation to help minimize its visual height. The upper floor is stepped back to reduce the visual height of the project in the surrounding context. The shape of the building was oriented to maximize building footprint but to also engage with the neighbourhood at a human scale.

The first floor has an abundance of glass to allow a visual conversation between the sidewalk and the community room/gym. The overall design goal of the building was to provide a sophisticated and timeless addition to the area, accentuated with distinctive architectural features, that enhances the interaction at the pedestrian level as well as giving a unique living experience to its residents.

Euclid Apartments is meant to add a long-term investment and an infusion of energy into the neighborhood. We want to accomplish this using mindful design and creating opportunities for community and commercial engagement.

FORM
The building massing is modulated and have 3 distinct parts; the lower, middle, and top portions are clearly shown in the colored diagram.

Both Horizontal and Vertical articulation of the facade were extremely important in the building design to help relate the massing to the human scale.

The most prominent form brings attention to the entrance and creates a threshold between the street and the entrance to the building.

At street level, the building facade features recesses and changes of materials between solid and glass storeftont. The second floor overhangs the first to create protection for pedestrians and presents a scale that relates to the pedestrians at street level. The storefront level is designed to create pedestrian interaction with the building as well.

SCALE
The building is relatively small, compared to many of the larger developments in the TSA Zone, which makes it more relevat to the human scale. The design uses the elements of scale to both create a statement but to also cater to the right human scale and interaction.

HEIGHT
The height of the building complies with the design standards which specifies a maximum height of 50 feet. However we were mindful in our design to address the relationship with the other buildings in the area. The upper floor is stepped back on 100 West to minimize the overall height of the facade.

The entry is protected by a large overhang and reinforced with a smaller volume, created by cutting out a perfect void on the top level for a rooftop terrace. To reduce the appearance of height, the building includes a bottom, middle, and top portion, which creates a horizontal composition and breaks down the scale of the building.

GENERAL MASSING

RENDERING

VERTICAL ELEMENTS

By simply changing materials and introducting windows in a vertical arrangement, the building clearly can be intrpreted as having a vertical expression. Seen clearly in this diagram, we highlight these elements on both the key West and South facades.

VERTICAL ELEMENTS

HORIZONTAL ELEMENTS

By simply breaking the buildng into the distinctive bottom, middle and top arrangment, the building can be interpreted as having a horizontal expression.

This horizontality is emphasized by the dark metal panel volume that splits the massing of the building and also becomes a funtional balcony and roof on the South facade.

The dark fiber cement paneling is running horizontal to emphasize this directionality of the design. The floor line is carried thru the design utilizing brake metal between the window areas.

The upper floor is stepped back 3' which helps break up the larger massing of the building.

This helps the massing of the buidling reduce the visual width and height of the overall massing.

HORIZONTAL ELEMENTS

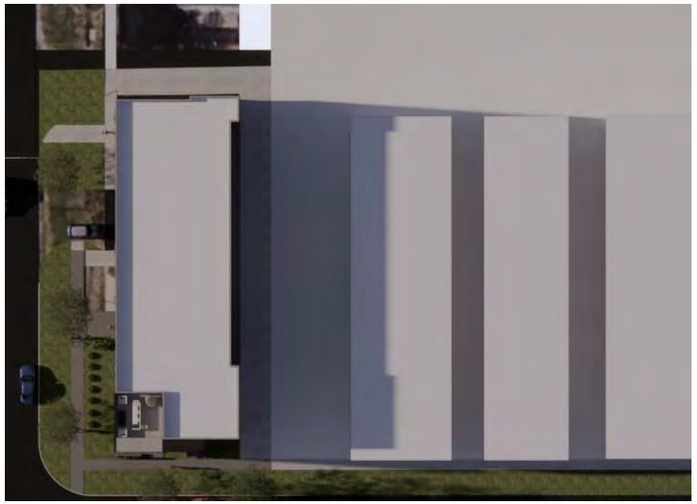
AXONOMETRIC VIEW

HORIZONTAL AND VERTICAL COMPOSITION

9:00 AM

12:00 PM

3:00 PM



6:00 PM

SUNPATH

The relative position of the Sun is a major factor in the heat gain of buildings and in the performance of solar energy systems.Accurate location-specific knowledge of sun path and climatic conditions is essential for economic decisions about solar collector area, orientation, landscaping, summer shading, and the cost-effective use of solar trackers. We assesed the solar path at 4 different key times in the day:

9:00 am

Sun rises and path creates low long shadows towards the south west, this only affects the street and minimally impacts the homes located east.

12:00 pm

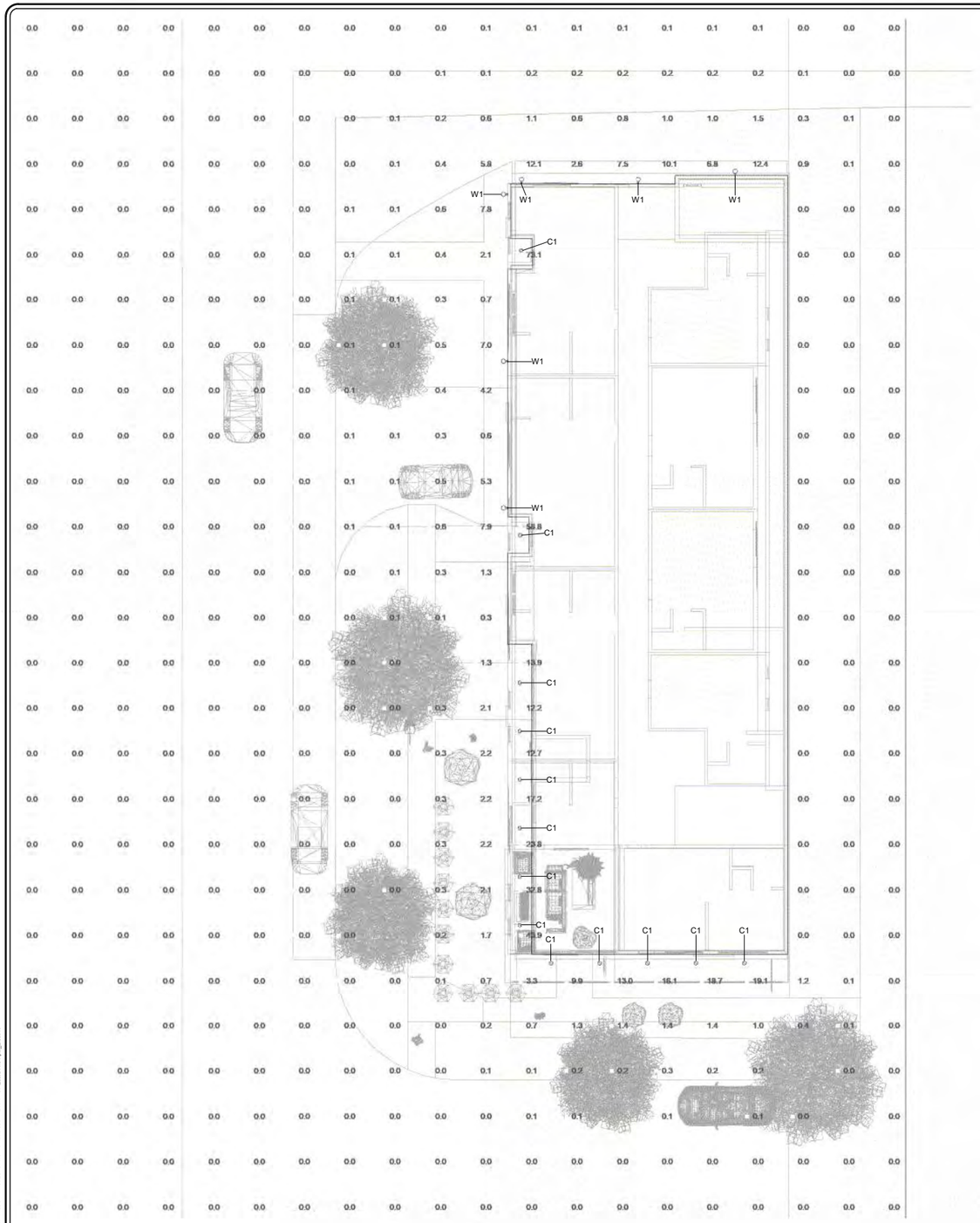
Sun is at highest position in the sky, projecting shadows to the south, all three other sides of the building get great solar exposure.

3:00 pm

Sun is now falling into the north west creating long shadows in the south east minimally impacting the homes located on the west side.

6:00 pm

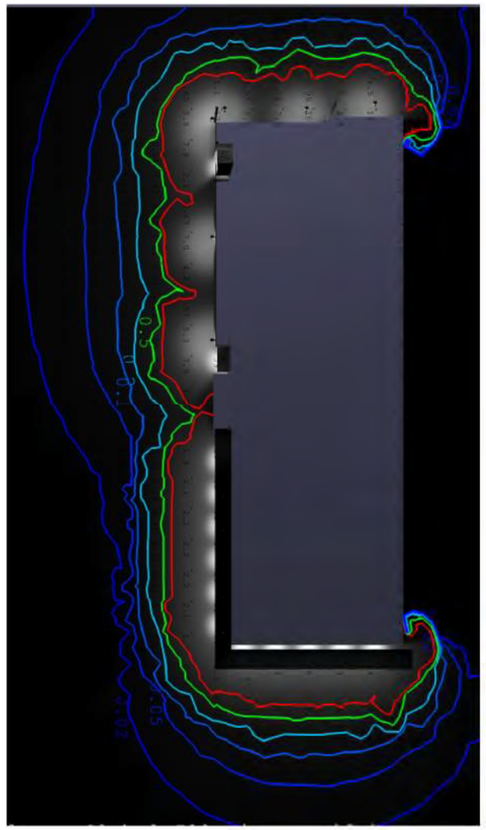
Shadows are longer at this time of day and show our building still impact the building to the east verty little at this time of day.



1 PHOTOMETRIC LIGHTING PLAN
1" = 10'-0"

LIGHTING FIXTURE SCHEDULE

Mark	Description	Manufacturer	Model	Wattage	Lamp	Mounting Height
C1	Recessed 6" Can light	Cooper Lighting	ML5612840-D010-692SC	17 W	LED	9-6"
W1	8 inch Wall Mount cylinder downlight	Cooper Lighting	LSRWM8B-15-D010-MB-EC8B-1020-8040-8LB-W-3-H	16 W	LED	9'-0"



CONSTRUCTION NOTES

1. GRID VALUES SHOWN ON PLAN ARE FOOT-CANDLES AT GROUND LEVEL.

DATE

JUNE 2022

epic ENGINEERING

REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: KDC
DESIGNER: KDC
REVIEWED: DIO

PROJECT #
00-00-000

SCALES

1" = 10'-0"

FULL SIZE SHEET: 1" = 1'-0"
FOR A HALF SIZE SHEET: 1/2" = 1'-0"

PROJECT NAME:
EUCLID AVE APTS

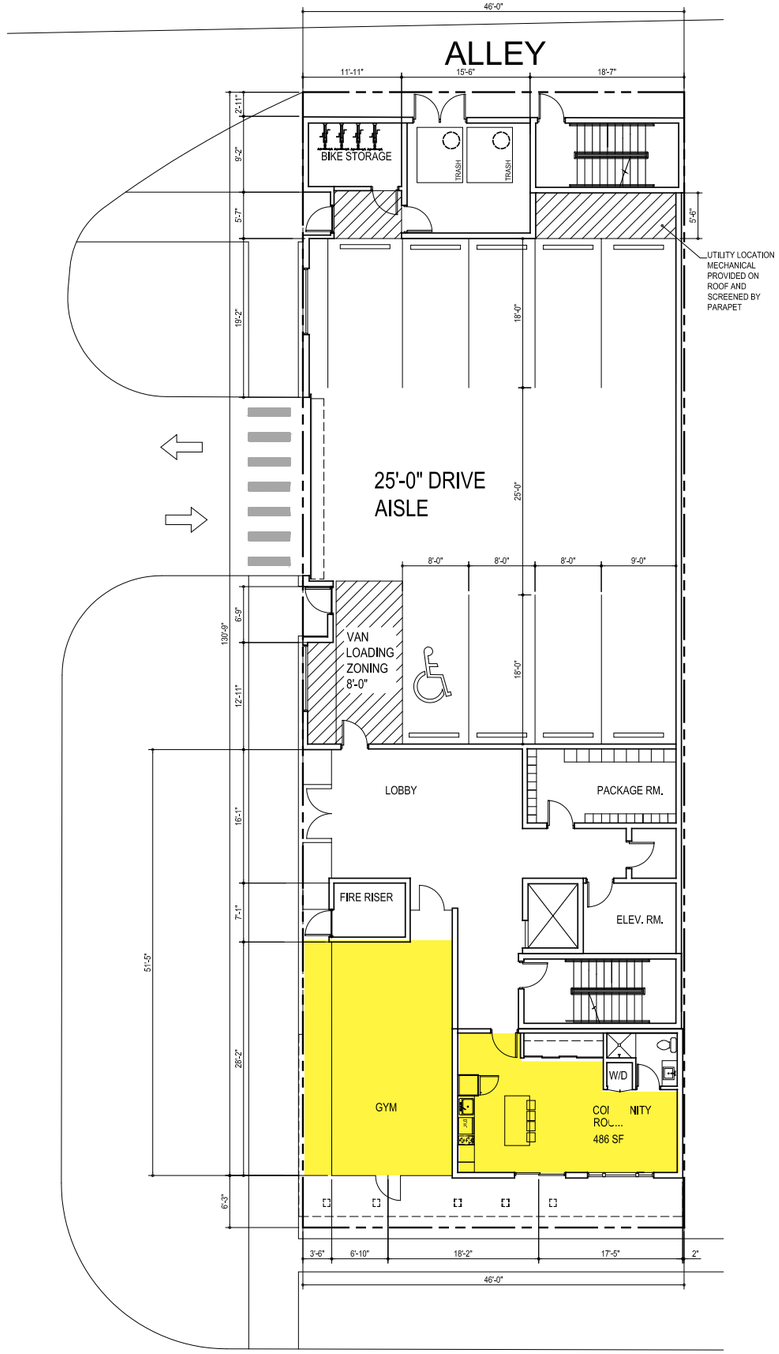
PROJECT LOCATION:
1000 W EUCLID AVE
SALT LAKE CITY, UT

SHEET TITLE:
PHOTOMETRIC LIGHTING PLAN

PLAN SET: PERMIT

SHEET E1.2

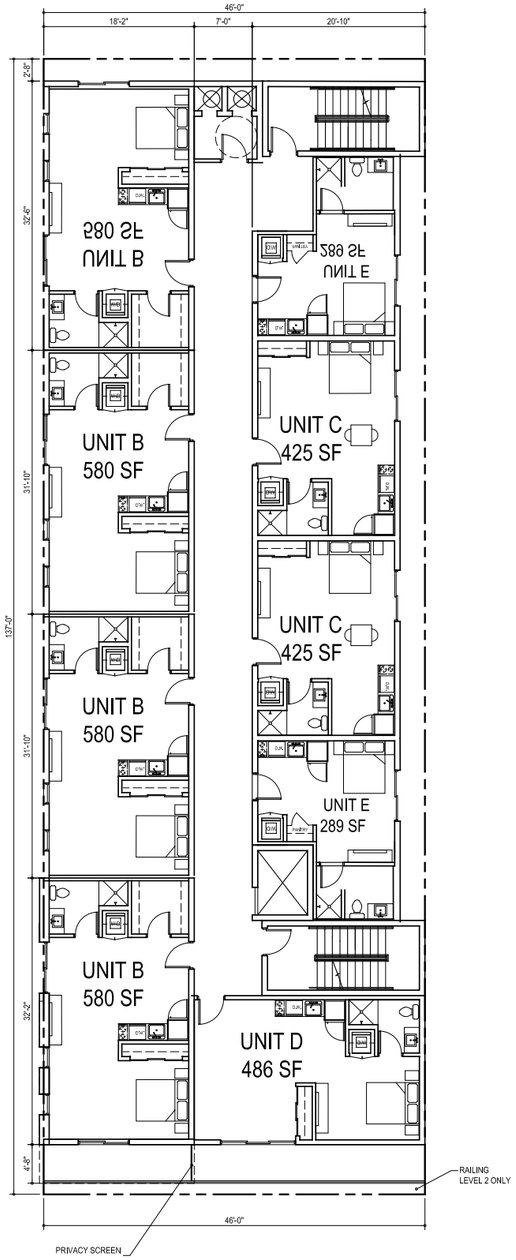
N:\PROJ\2022 SM PROJECTS\Axis Architects\980 W Euclid Ave\Euclid Ave Apts_E.lec.rvt



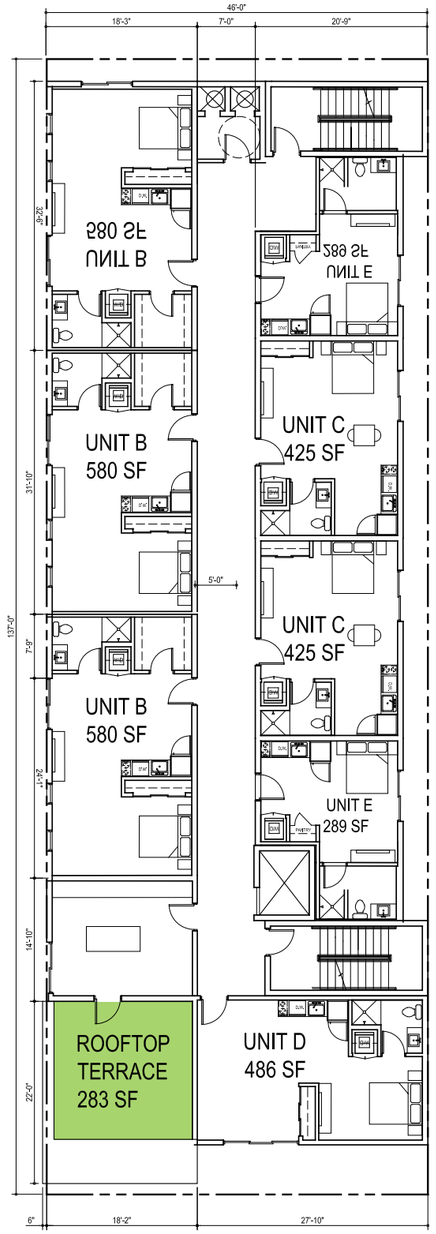
EUCLID AVENUE

A5 SITE PLAN AND LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

PROJECT NORTH



A5 FLOOR PLAN - LEVELS 2 - 4
SCALE: 1/8"=1'-0"



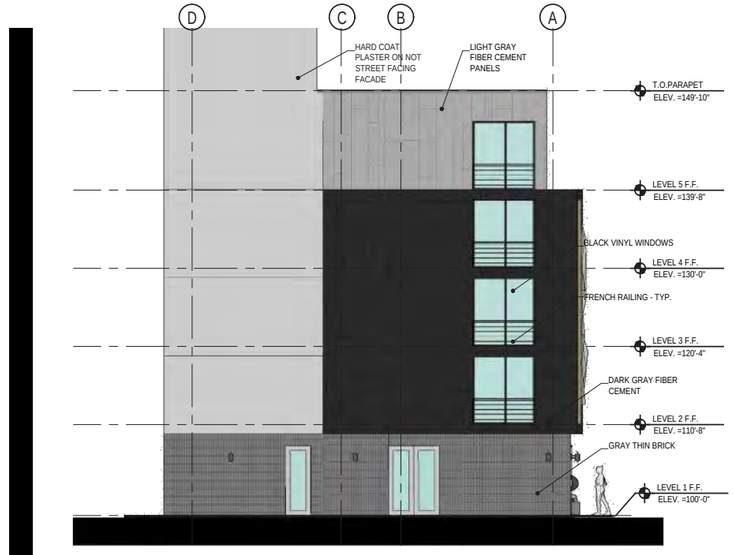
A5 FLOOR PLAN - LEVELS 5
SCALE: 1/8"=1'-0"

NORTH WALL GLAZING CALCULATIONS:

LEVEL 1 - NO OPENINGS
LEVEL 2 - 1247 SF/168 GLAZING SF
168/1247 = 13% GLAZING < 25% REQUIREMENT
LEVEL 3 - 1247 SF/168 GLAZING SF
168/1247 = 13% GLAZING < 25%
LEVEL 4- 1247 SF/168 GLAZING SF
168/1247 = 13% GLAZING < 25%
LEVEL 5 - 1247 SF/168 GLAZING SF
168/1247 = 13% GLAZING < 25%

C1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

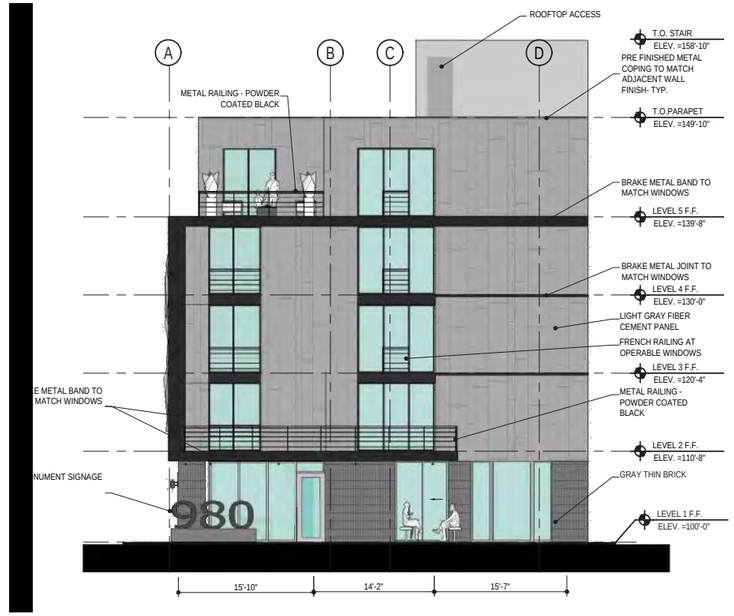


C1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

A1 WEST ELEVATION

SCALE: 1/8" = 1'-0"

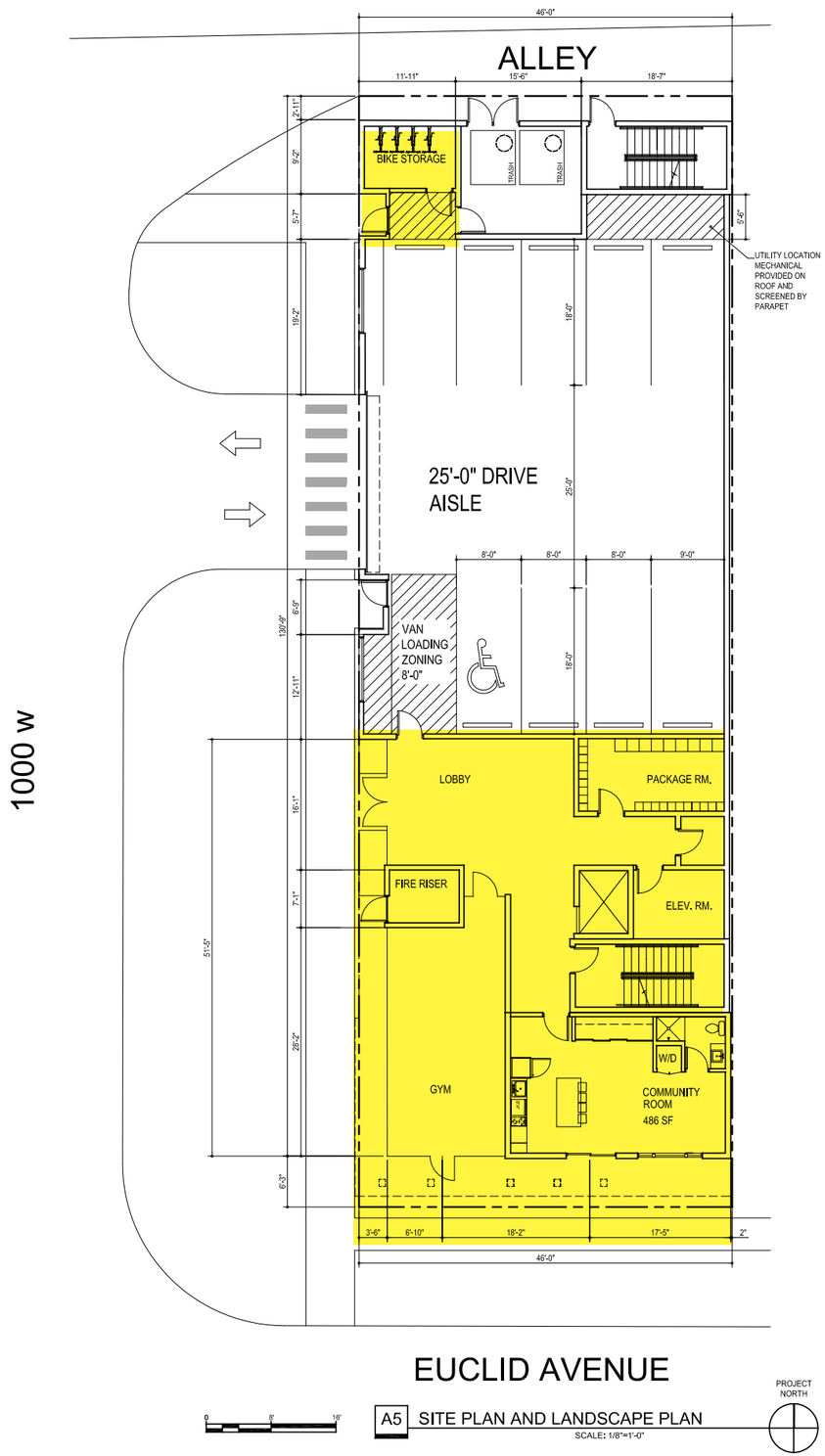


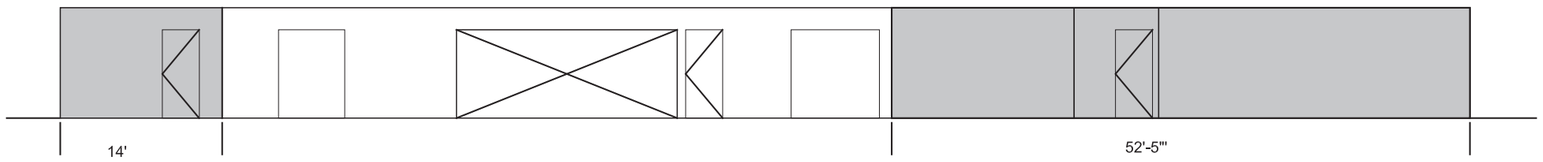
A1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

2. Ground Floor Use And Visual Interest: This option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. An applicant utilizing this option must proceed through the design review process for review of the project for determination of the project's compliance with those standards, and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building

Our project accomplishes the visual interest component by activating the Eulcid Avenue side of the project with an outdoor public use area in front of the community room. The 1000W facade we have added an artwork component over the garage door and adjacent wall to meet the 25% visual interest requirement.

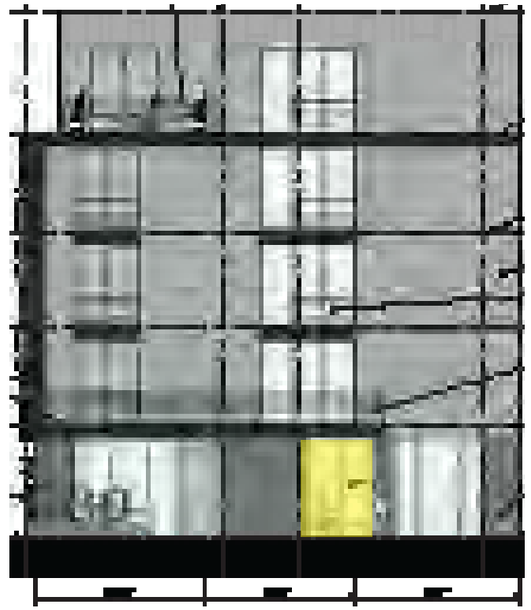




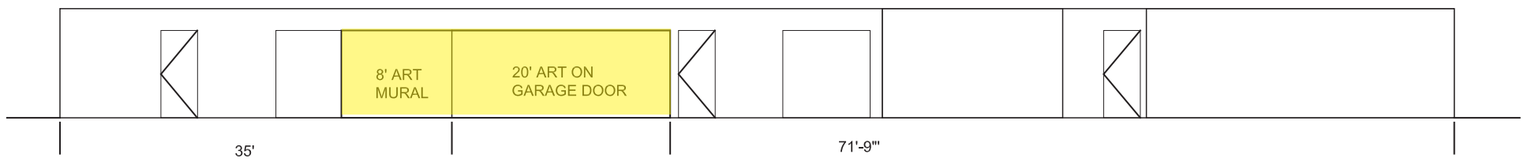
NON PARKING USE CALCULATION

106 X .6 = 63.5' NON PARKING USE REQUIRED ON 1000 W
PROVIDED: 66' NON PARKING USE

PROPOSED MURAL ON GARAGE PARKING DOOR
AND BRICK WALL
WIDTH OF GARAGE (20’ GARAGE PLUS + 8’)

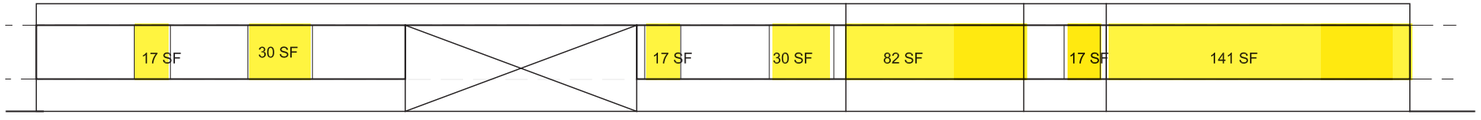


OUTDOOR PATIO AREA TO PROVIDE VISUAL INTEREST ALONG EUCLID AVENUE



GROUND FLOOR 25% VISUAL INTEREST

106 X .25 = 26' VISUAL INTEREST REQUIRED ON 1000 W
PROVIDED: 28' - GARAGE PLUS ADJACENT WALL
20' GARAGE DOOR



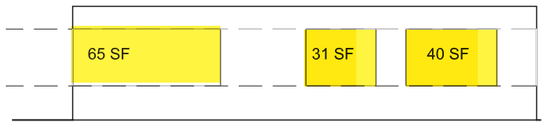
168 WALL SF

GROUND FLOOR GLAZING

359 WALL SF

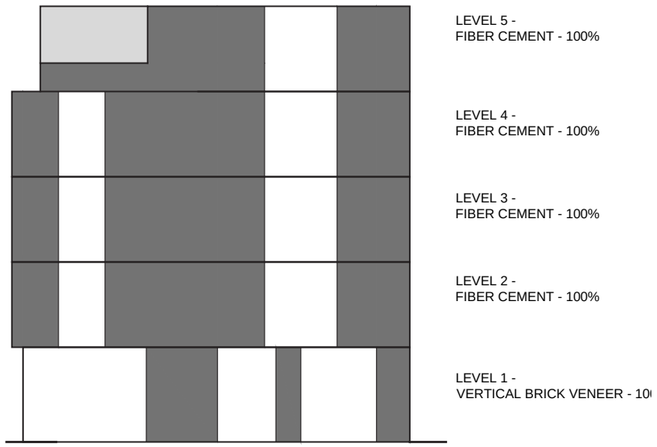
1000 W FACADE

LEVEL 1 -
527 SF WALL AREA X .6 = 312 SF REQ'D
PROVIDED 334/527=63%



GROUND FLOOR GLAZING
EUCLID AVE FACADE

LEVEL 1 -
204 SF WALL X .6 = 122 SF REQ'D
PROVIDED 136/204 =67%

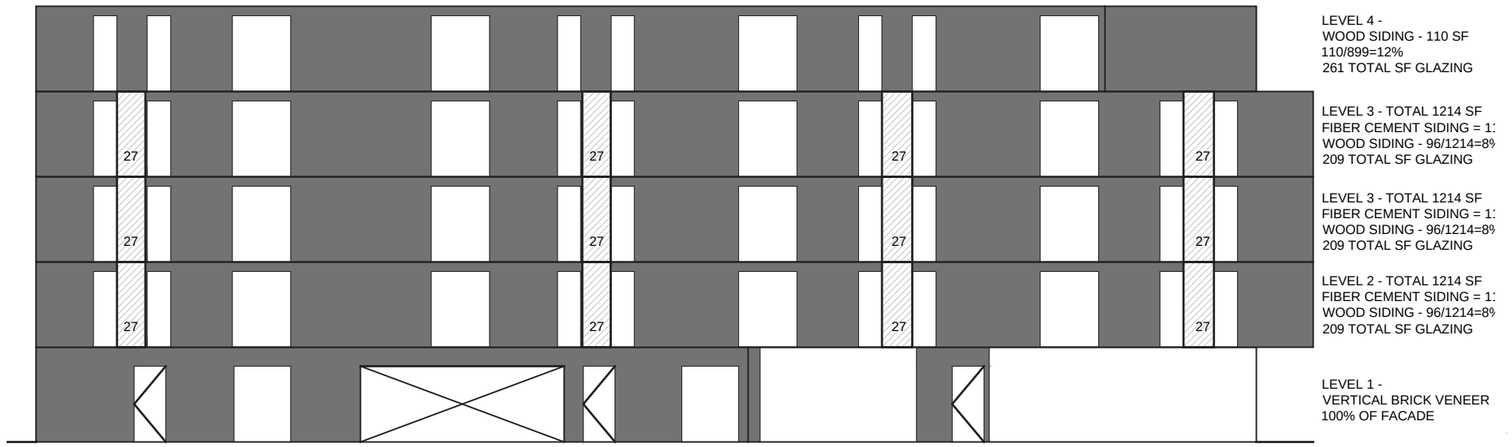


EUCLID AVE FACADE DURABLE MATERIALS

- EUCLID AVENUE - DURABLE MATERIAL CALCULATION

SCALE: 1/8" = 1'-0"

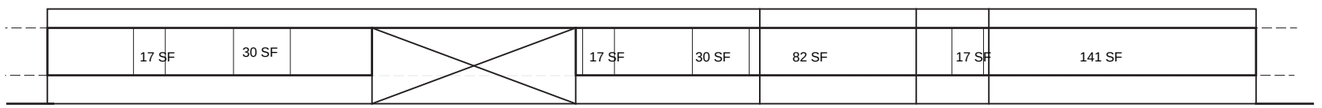
GROUND FLOOR GLAZING
EUCLID AVE FACADE



DURABLE MATERIALS 1000 W FACADE
60% UPPPER FLOOR REQ'D DURABLE MATERIALS

- 1000W ELEVATION - DURABLE MATERIAL CALCULATION

SCALE: 1/8" = 1'-0"



168 WALL SF

GROUND FLOOR GLAZING
1000 W FACADE

359 WALL SF

LANSCAPING

MIDBLOCK WALKWAY:

- ANY NEW DEVELOPMENT SHALL PROVIDE A MIDBLOCK WALKWAY IF A MIDBLOCK WALKWAY ON THE SUBJECT PROPERTY HAS BEEN IDENTIFIED IN A MASTER PLAN THAT HAS BEEN ADOPTED BY THE CITY.

ACCESSORY STRUCTURES:

1. NO ACCESSORY STRUCTURE SHALL BE LOCATED IN A REQUIRED FRONT YARD OR BETWEEN THE PRIMARY BUILDING AND A PROPERTY LINE ADJACENT TO A PUBLIC STREET. PROJECT MEET REQUIREMENTS.

DESIGN STANDARDS:

2. EIFS AND STUCCO LIMITATION: NOT ALLOWED ON GROUND FLOOR OF STREET FACING BUILDING FACADES. 10% MAX ALLOWED ON UPPER LEVEL STREET FACING FACADES. SEE MATERIAL CALCULATIONS

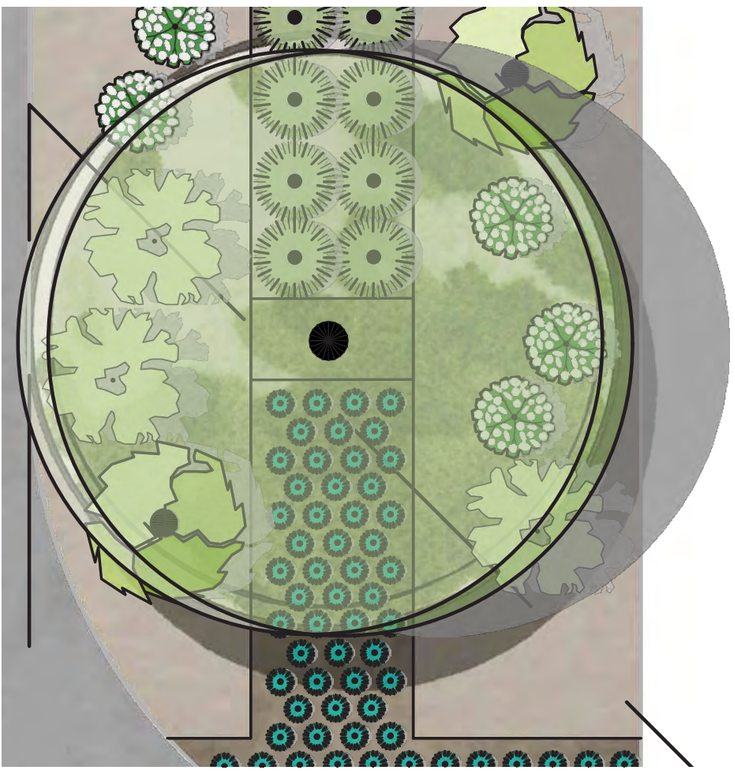
SHADE TREE:

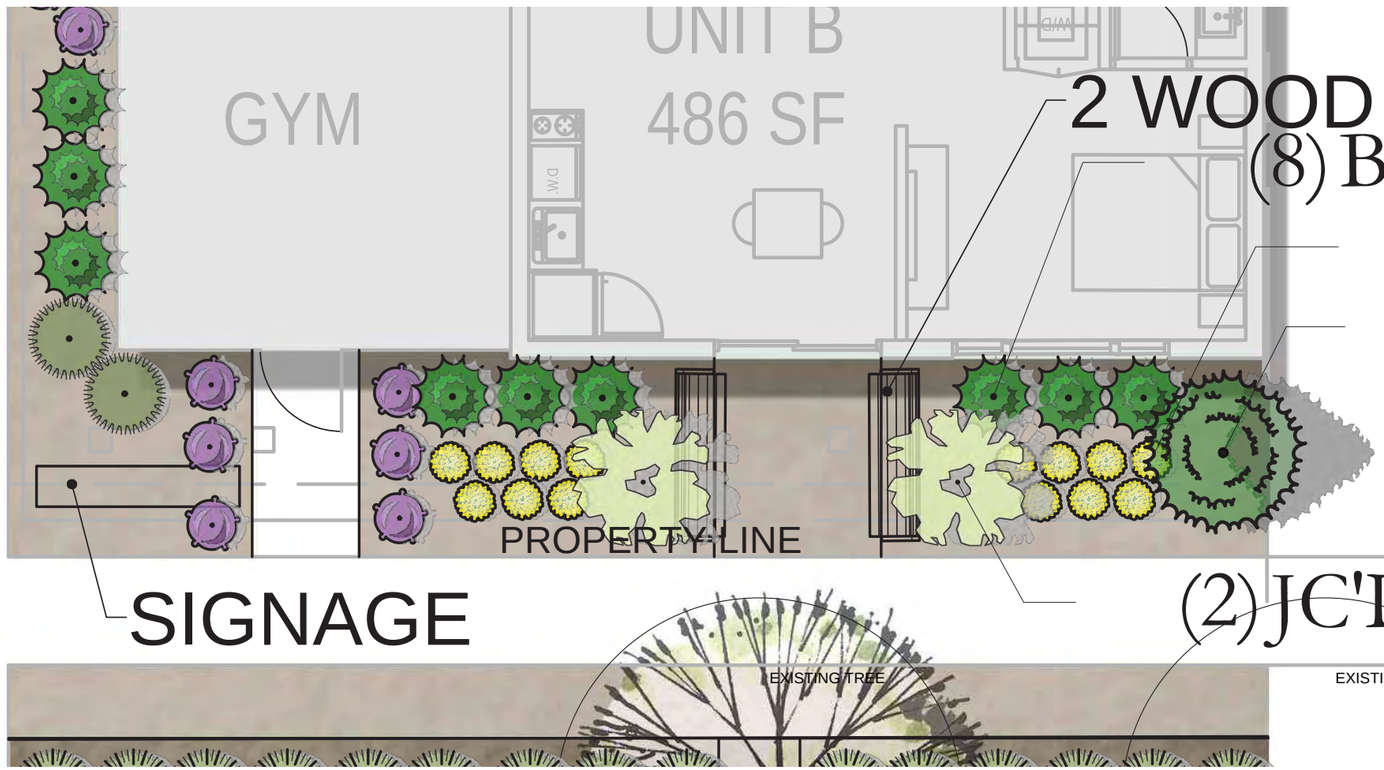
3. FRONT AND CORNER SIDE YARD: IN YARDS GREATER THAN TEN FEET (10') IN DEPTH, ONE SHADE TREE SHALL BE PLANTED FOR EVERY THIRTY FEET (30') OF STREET FRONTAGE. SEE LANDSCAPE DRAWINGS

- AT LEAST FIFTY PERCENT (50%) OF THE FRONT OR CORNER SIDE YARDS SHALL BE COVERED IN LIVE PLANT MATERIAL. THIS CAN INCLUDE RAISED PLANTER BOXES. THIS PERCENTAGE CAN BE REDUCED TO THIRTY PERCENT (30%) IF THE YARD INCLUDES OUTDOOR DINING, PATIOS, OUTDOOR PUBLIC SPACE, OR PRIVATE YARDS FOR GROUND FLOOR RESIDENTIAL USES THAT COVER AT LEAST FIFTY PERCENT (50%) OF THE PROVIDED FRONT OR CORNER SIDE YARD. AT LEAST THIRTY PERCENT (30%) OF THE FRONT OR CORNER SIDE YARD SHALL BY OCCUPIED BY OUTDOOR DINING AREAS, PATIOS, OUTDOOR PUBLIC SPACE, OR PRIVATE YARDS FOR GROUND FLOOR RESIDENTIAL USES. SEE LANDSCAPE DRAWINGS

ENTRY FEATURE REQUIREMENTS

4. AN AWNING OR CANOPY OVER THE ENTRANCE THAT EXTENDS A MINIMUM OF FIVE FEET (5') FROM THE STREET FACING BUILDING FACADE; WE HAVE PROVIDED 5' OVERHANGS AT THE STREET FACING ENTRIES





FRONT YARD PUBLIC SPACE SHALL BE OCCUPIED BY OUTDOOR PUBLIC USE SPACE, PATIOS, OR PRIVATE YARDS FOR RESIDENTIAL GROUND FLOOR USE ONLY. OUR PROJECT DOES NOT HAVE GROUND FLOOR RESIDENTIAL USE.

OUR PROJCT IS UTILIZNG THE PUBLIC SPACE FOR THE VISUAL INTEREST REQUIREMENT: STAMPED CONCRETE AREA WITH TWO BENCHES SHOWN

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:

1. Site Conditions
2. Guarantees
3. Maintenance
4. Soil Amendments
5. Fine Grading
6. Landscape Edging
7. Furnish and Installing Plant
8. Turf Planting
9. Weed Barrier

1.2 SITE CONDITIONS

A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.

B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.

C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

A. Blue Stake/ Dig Line: When digging is required, "Blue Stake" or "Dig Line" the work site and identify the approximate location of all known underground utilities or structures.

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

A. Unauthorized substitutions will not be accepted. If proof is submitted that specific plants or plant sizes are unobtainable, written substitution requests will be considered for the nearest equivalent plant or size. All substitution requests must be made in writing and preferably before the bid due date.

1.5 FINAL INSPECTION

A. All plants will be inspected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for conformance to specified planting procedures, and for general appearance and vitality. Any plant not approved by the Project Representative will be rejected and replaced immediately.

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

A. A Substantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety. Substantial Completion will not be proportioned to be designated areas of a project.

1.7 MAINTENANCE

A. Plant Material: The Contractor is responsible to maintain all planted materials in a healthy and growing condition for 30 days after receiving a Landscape Substantial Completion at which time the Guarantee period commences. This maintenance is to include mowing, weeding, cultivating, fertilizing, monitoring water schedules, controlling insects and diseases, re-guying and staking, and all other operations of care necessary for the promotion of root growth and plant life so that all plants are in a condition satisfactory at the end of the guarantee period. The Contractor shall be held responsible for failure to monitor watering operations and shall replace any and all plant material that is lost due to improper application of water.

1.8 GUARANTEE

A. Guarantee: A guarantee period of one year shall begin from end of maintenance period and final acceptance for trees, shrubs, and ground covers. All plants shall grow and be healthy for the guarantee period and trees shall live and grow in acceptable upright position. Any plant not alive, in poor health, or in poor condition at the end of the guarantee period will be replaced immediately. Any plant will only need to be replaced once during the guarantee period. Contractor to provide documentation showing where each plant to be replaced is located. Any outside factors, such as vandalism or lack of maintenance on the part of the Owner, shall not be part of the guarantee

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.

B. Tree Wrap: Tree wrap is not to be used.

C. Mulch/Rock: See Plans. All planter beds to receive a minimum 3" layer for trees, shrubs, and perennials and 1" for groundcovers.

D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.

E. Tree, Shrub, and Grass Backfill Mixture; Backfill mixture to be 75% native soil and 25% topsoil, thoroughly mixed together prior to placement.

F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:

a. PH: 5.5-7.5

b. EC (electrical conductivity): < 2.0 mmhos per centimeter

c. SAR (sodium absorption ration): < 3.0

d. % OM (percent organic matter): >1%

e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%, Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.

G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.

H. Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:

a. Washed mortar sand free of organic material.

b. Portland Cement (see concrete spec. below for type)

c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.

d. Only potable water for mixing.

I. Landscape Metal Edging: 5.5" steel edging with 18" dowels into the ground for stabilization.

PART III - EXECUTION

3.1 GRADING

A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.

B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inches for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.

C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.

B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.

B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.

C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.

D. The tree planting hole should be the same depth as the root ball, and two times the diameter of the root ball.

E. Trees must be placed on undisturbed soil at the bottom of the planting hole.

F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.

G. Plant immediately after removal of container for container plants.

H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.

I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.

J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a courser mix as required to establish finish grade as indicated on the drawings.

K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.

L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

4. TURF - SOD LAYING

A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.

B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of ½ pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.

C. Sod Availability and Condition: Sod is to be delivered to the site in good condition. It is to be inspected upon arrival and installed within 24 hours. Sod is to be moist and cool to ensure that decomposition has not begun and is to be free of pests, diseases, or blemishes. The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and laying all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.

D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified in the detail and be lightly watered before laying. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.

E. Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or holes are discovered, the sod piece(s) is (are) to be raised and topsoil is to be used to fill in the areas until level. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.

F. Sod shall be rolled with a roller that is at least 50% full immediately after installation to ensure the full contact with soil is made.

G. Apply water directly after laying sod. Rainfall is not acceptable.

H. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.

I. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc, until such time as the lawn is accepted by the Owner.

J. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

A. For the health of the soil and the microorganisms, weed barrier is not recommended. If use is required or requested, do not place in annual or grass areas.

B. Cut weed barrier back to the edge of the plant rootball.

C. Overlap rows of fabric min. 6"

D. Stable fabric edges and overlaps to ground.

END OF SECTION

LANDSCAPE NOTES

INSTALLATION

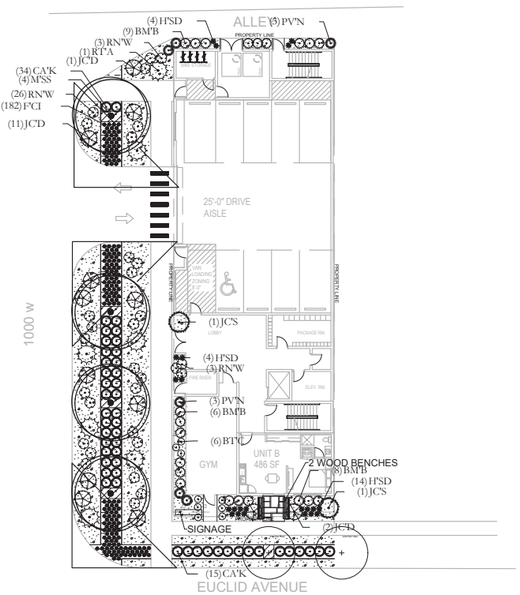
1. LANDSCAPE CONTRACTOR SHALL HAVE ALL UTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERY CARE AND INSTALLATION INSTRUCTIONS.
4. SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSED LANDSCAPE CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAYING SOD.
5. SHOULD THE SITE REQUIRE ADDITIONAL TOPSOIL, REFER TO SOIL TEST WHEN MATCHING EXISTING SOIL. IF A MATCHING SOIL IS NOT LOCATABLE, A 6" DEPTH OF SANDY LOAM TOPSOIL (MIXED PRIOR TO SPREADING WITH 2-3" OF QUALITY COMPOST) CAN BE INCORPORATED INTO THE EXISTING SOIL USING THE FOLLOWING DIRECTIONS: SCARIFY TOP 6" OF EXISTING SUBSOIL AND INCORPORATE 3" OF NEW COMPOST ENRICHED TOPSOIL. SPREAD REMAINING TOPSOIL TO REACH FINISHED GRADE.
6. SOD FOR NEW LAWN AREAS SHALL BE A DROUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAYING SOD.
7. EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 4-6' TREE RING OF THE SAME EDGING.
8. IF REQUIRED BY CITY OR OWNER SPECIFIED, DeWitt 5 OZ WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS EXCEPT UNDER ANNUAL PLANTING AREAS AS SHOWN ON PLAN. WEED BARRIER SHALL BE CUT BACK FROM EACH PLANT TO THE DIAMETER OF THE ROOTBALL.
9. ROCK MULCH (INORGANIC MULCH) TO BE APPLIED AT THE FOLLOWING DEPTHS: 3" IN ALL TREE, SHRUB, AND PERENNIAL PLANTER AREAS; ANNUAL PLANTING AREAS AS SHOWN ON PLAN TO RECEIVE 4" OF SOIL AID MATERIAL (ORGANIC MULCH). NO MULCH SHALL BE PLACED WITHIN 12" OF BASE OF TREE AND 6" WITHIN BASE OF SHRUBS AND PERENNIALS.
10. A NEW UNDERGROUND, AUTOMATIC IRRIGATION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL LANDSCAPED AREAS. LAWN AREAS TO RECEIVE AT LEAST 100% HEAD TO HEAD COVERAGE AND PLANTER AREAS TO RECEIVE A FULL DRIP SYSTEM TO EACH TREE AND SHRUB. POINT SOURCE DRIP OR IN-LINE DRIP TUBING TO BE SECURED AT EDGE OF ROOTBALL, NOT AGAINST TRUNK. SEE IRRIGATION PLAN.
11. UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDING WEED BARRIER, PLANT CARE AND MAINTENANCE.

INSTALLER RESPONSIBILITIES AND LIABILITIES

1. THESE PLANS ARE FOR BASIC DESIGN LAYOUT AND INFORMATION. LANDSCAPE CONTRACTOR IS REQUIRED TO USE TRADE KNOWLEDGE FOR IMPLEMENTATION. OWNER ASSUMES NO LIABILITIES FOR INADEQUATE ENGINEERING CALCULATIONS, MANUFACTURER PRODUCT DEFECTS, INSTALLATION OF ANY LANDSCAPING AND COMPONENTS, OR TIME EXECUTION.
2. LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND MATERIALS.

GRADING AND DRAINAGE REQUIREMENTS

1. AS PER CODE, ALL GRADING IS TO SLOPE AWAY FROM ANY STRUCTURE. SURFACE OF THE GROUND WITHIN 10' FEET OF THE FOUNDATION SHOULD DRAIN AWAY FROM THE STRUCTURE WITH A MINIMUM FALL OF 6"
2. AS PER CODE, FINISHED GRADE WILL NOT DRAIN ON NEIGHBORING PROPERTIES
3. A MINIMUM OF 6" OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS
4. LANDSCAPE CONTRACTOR TO MAINTAIN OR IMPROVE FINAL GRADE AND PROPER DRAINAGE ESTABLISHED BY EXCAVATOR, INCLUDING BUT NOT LIMITED TO ANY MAINTENANCE, PRESERVATION, OR EXAGGERATION OF SLOPES, BERMS, AND SWALES.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, BERMS, OR GRADE
6. DEVICES FOR CHANNELING ROOF RUN-OFF SHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF RAINWATER AT A MINIMUM OF 10' FROM THE FOUNDATION, OR BEYOND THE LIMITS OF FOUNDATION WALL BACKFILL, WHICHEVER DISTANCE IS GREATER



9 STALLS TOTAL

SITE REQUIREMENT CALCULATIONS

TOTAL AREA WITHIN PROPERTY LINES: 6,302 SF
LANDSCAPE AREA: 613 SF 9.7%
HARDSCAPE AREA: 171 SF 2.7%
PATIO AREA: 283 SF 4.5%

STREET FRONTAGE

EUCLID
1 TREE / 30 FT (52 LN FT)

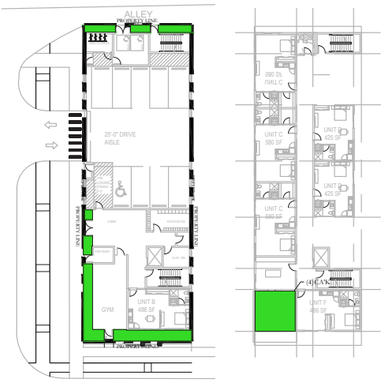
REQUIRED: 1
PROVIDED: 1, EXISTING

1000 WEST
1 TREE / 30 FT (120 LN FT)

REQUIRED: 4
PROVIDED: 4

EUCLID
FRONT YARD AREA: 301 SQ FT
PERCENTAGE OF COVERAGE: 90%
VEGETATED PARK STRIP AREA: 436 SQ FT
PERCENTAGE OF COVERAGE: 43%

1000 WEST
FRONT YARD AREA: 187 SQ FT
PERCENTAGE OF COVERAGE: 90%
VEGETATED PARK STRIP AREA: 2356 SQ FT
PERCENTAGE OF COVERAGE: 57%



OPEN SPACE PLAN

TOTAL SITE: 6,302 SF
OPEN SPACE REQ. 10%: 620 SF
OPEN SPACE PROVIDED: 658 +283 = 941 SF

PLANT LEGEND

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JCS	2	Juniperus chinensis `Spartan` Spartan Juniper	B & B		5`-6`
DECIDUOUS TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	MSS	4	Malus x `Spring Snow` Spring Snow Crab Apple	B & B	2"Cal	
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	BTC	9	Berberis thunbergii `Concorde` Concorde Japanese Barberry	5 gal		
	RTA	7	Rhus trilobata `Autumn Amber` Autumn Amber Sumac	5 gal		
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	BMB	23	Buxus microphylla `Bulthouse` TM Spinster Boxwood	5 gal		
	JCD	14	Juniperus chinensis `Daub`s Frosted` Daub`s Frosted Juniper	5 gal		
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	CAK	50	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal		
	FCI	185	Festuca x `Cool as Ice` Cool as Ice Blue Fescue	1 gal		
	PVN	8	Panicum virgatum `North Wind` Northwind Switch Grass	1 gal		
PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	HSD	22	Hemerocallis x `Stella de Oro` Stella de Oro Daylily	1 gal		
ROSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	RNW	31	Rosa x `Noaschenee` TM Flower Carpet White Groundcover Rose	5 gal		

SITE MATERIALS LEGEND

SYMBOL		1 LANDSCAPE DESCRIPTION	QTY
	1-07	CHOCOLATE BROWN WOOD MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SHREDDED WOOD MULCH TOP DRESSING. REPLENISH ON A YEARLY BASIS TO A DEPTH OF 3".	84 sf
	1-08	STAMPED CONCRETE: COORDINATE WITH ARCHITECT ON COLR AND STYLE.	45 sf
	1-09	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1` AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	2,594 sf
	1-10	1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1` AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	812 sf
	1-19	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	414 lf

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
5/8/2023	UT22081	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

0' 10' 20' 40' 80'

PROJECT INFORMATION

EUCLID AVENUE
SALT LAKE CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

AXIS ARCHITECTS
ATT: JEFF DOUGLAS
801-824-4732
JDOUGLAS@AXISARCHITECTS.COM

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102

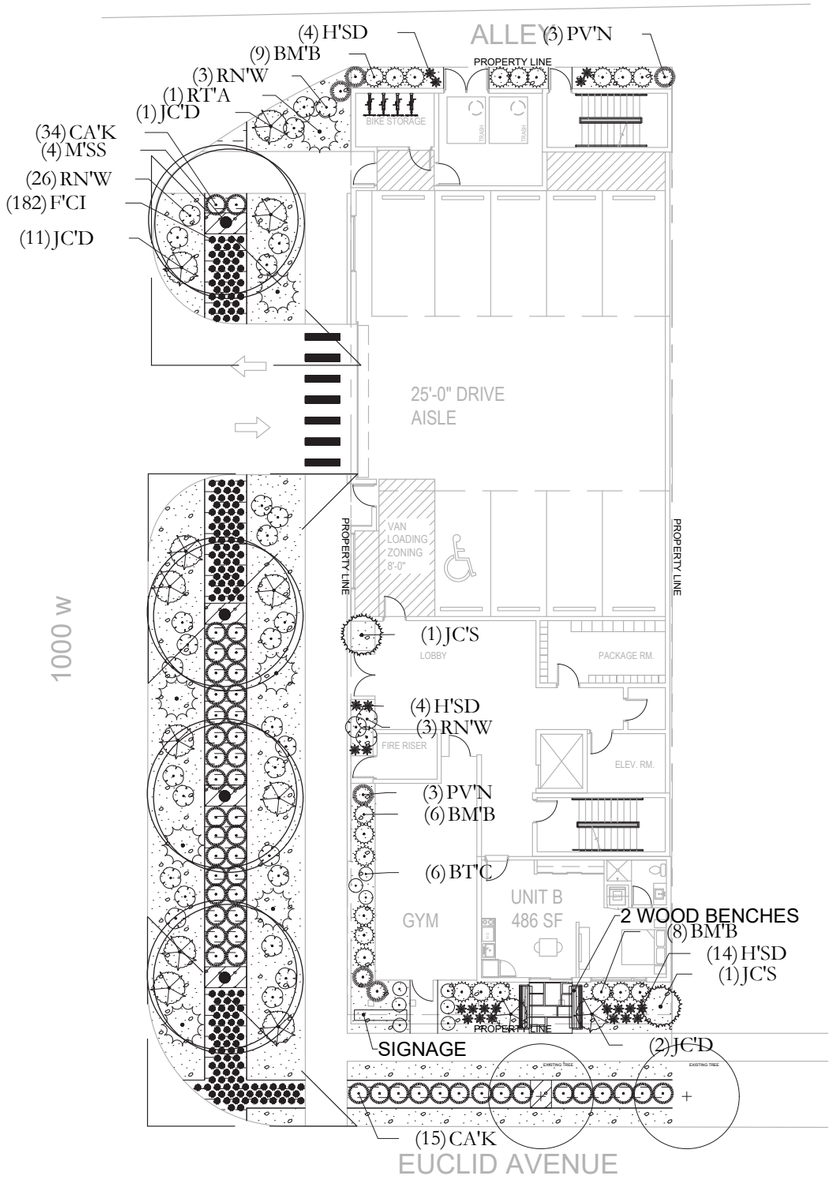
LICENSE STAMP

JEREMY ANDREW ASHWORTH
STATE OF UTAH
8128121-5301
05/08/2023
ELECTRONIC SEAL

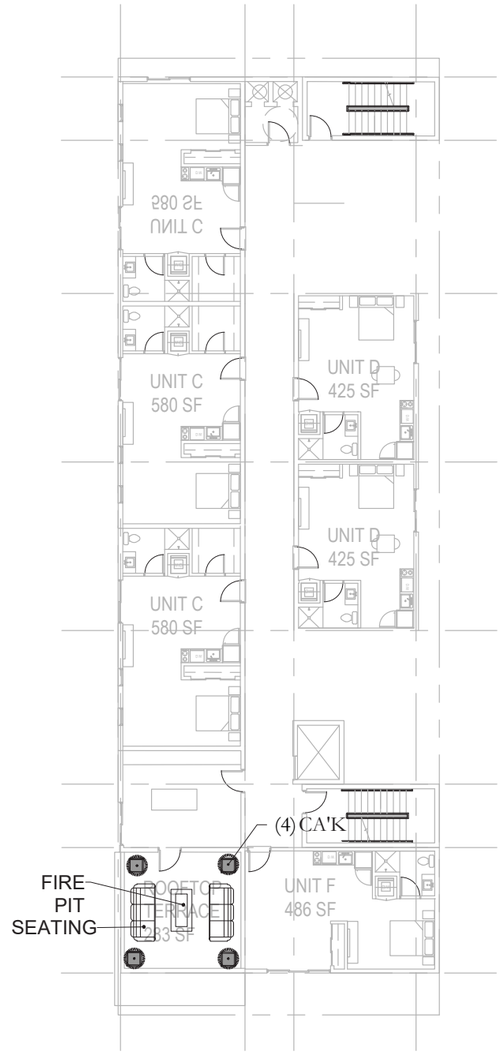
DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/8/2023

LANDSCAPE PLAN COVER

PERMIT SET



STREET LEVEL LANDSCAPE PLAN



TERRACE PLAN

PLANT LEGEND

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JC'S	2	Juniperus chinensis 'Spartan' Spartan Juniper	B & B		5'-6'

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	M'SS	4	Malus x 'Spring Snow' Spring Snow Crab Apple	B & B	2"Cal	

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BT'C	9	Berberis thunbergii 'Concorde' Concorde Japanese Barberry	5 gal
	RT'A	7	Rhus trilobata 'Autumn Amber' Autumn Amber Sumac	5 gal

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	BM'B	23	Buxus microphylla 'Bulthouse' TM Sprinter Boxwood	5 gal
	JC'D	14	Juniperus chinensis 'Daub's Frosted' Daub's Frosted Juniper	5 gal

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	CA'K	50	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal
	FC'I	185	Festuca x 'Cool as Ice' Cool as Ice Blue Fescue	1 gal
	PV'N	8	Panicum virgatum 'North Wind' Northwind Switch Grass	1 gal

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	H'SD	22	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 gal

ROSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT
	RN'W	31	Rosa x 'Noaschnee' TM Flower Carpet White Groundcover Rose	5 gal

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-07	CHOCOLATE BROWN WOOD MULCH PLANTING AREAS TO RECEIVE MIN. 6" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF SHREDDED WOOD MULCH TOP DRESSING. REPLENISH ON A YEARLY BASIS TO A DEPTH OF 3".	84 sf
1-08	STAMPED CONCRETE: COORDINATE WITH ARCHITECT ON COLR AND STYLE.	45 sf
1-09	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	2,594 sf
1-10	1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	812 sf
1-19	5.5" DEEP STEEL EDGING - INSTALL PER MANUFACTURER SPECIFICATION.	414 lf

ISSUE DATE: 5/8/2023 | PROJECT NUMBER: UT22081

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3450 N. TRIUMPH BLVD. SUITE 102

LICENSE STAMP

LICENSED LANDSCAPE ARCHITECT JEREMY ANGERTH 8128121-5301 05/08/2023 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO

PM: JTA
DRAWN: ACP
CHECKED: JMA
PLOT DATE: 5/8/2023

LANDSCAPE PLAN
PERMIT SET

PLANT LEGEND

CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	JCS	2	Juniperus chinensis `Spartan` Spartan Juniper	B & B		5`-6`
DECIDUOUS TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**CAL**	**SIZE**
	MSS	4	Malus x `Spring Snow` Spring Snow Crab Apple	B & B	2"Cal	
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	BTC	9	Berberis thunbergii `Concorde` Concorde Japanese Barberry	5 gal		
	RTA	7	Rhus trilobata `Autumn Amber` Autumn Amber Sumac	5 gal		
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	BMB	23	Buxus microphylla `Bulthouse` TM Sprinter Boxwood	5 gal		
	JCD	15	Juniperus chinensis `Daub's Frosted` Daub's Frosted Juniper	5 gal		
GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	CAK	83	Calamagrostis x acutiflora `Karl Foerster` Feather Reed Grass	1 gal		
	PVN	9	Panicum virgatum `North Wind` Northwind Switch Grass	1 gal		
PERENNIALS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	HSD	22	Hemerocallis x `Stella de Oro` Stella de Oro Daylily	1 gal		
ROSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**		
	RNW	28	Rosa x `Noaschnee` TM Flower Carpet White Groundcover Rose	5 gal		

SITE MATERIALS LEGEND

SYMBOL	1 LANDSCAPE DESCRIPTION	QTY
1-09	1" MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1` AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	2,640 sf
1-10	1" MINUS WASATCH GREY CRUSHED ROCK OR APPROVED EQUAL. ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 3" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL STEM OR GRASS ROOT BALL. INSTALL DEWITT 5OZ WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1` AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	896 sf

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5/31/2022	UT22081

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LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 8728127-5301 05/31/2022 ELECTRONIC SEAL STATE OF UTAH

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LANDSCAPE PLAN COLOR

PRELIMINARY PLANS NOT FOR CONSTRUCTION

EXISTING AND NEW LANDSCAPE AREA

SYMBOL SITE MATERIAL

EXISTING TREES TO REMAIN AND TO PROTECT

EXISTING TREES TO BE REMOVED

EXISTING TREE NOTES

TREE PROTECTION AND PRESERVATION

INTRODUCTION: THIS IS INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON PROJECT SITE, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY AND 90% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.

A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES

PRIOR TO INITIATION OF DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED, WHICH PROVIDES FOR THE FOLLOWING INFORMATION:

1. TREE PROTECTION PRACTICES MAY INCLUDE, BUT ARE NOT LIMITED TO: PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
2. TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES, IE: BEST MANAGEMENT PRACTICES (BMP), ANSI Z133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
3. ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES.
4. ANY TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES THAT ARE REPLACEABLE SHALL BE REPLACED WITH TREE OF SAME SPECIES, CALIPER SIZE AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
5. TREES BEING PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE (TPZ), WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREES CANOPY, CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE, OR OWNER APPROVED EQUAL, PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING OR TUNNELING PROJECTS COMMENCEMENT.
6. HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
7. BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP-LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
8. PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH BLUE STAKES, OWNER, LANDSCAPE ARCHITECT AND/OR CITY URBAN FORESTER. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION AND DEVELOPMENT CONSTRAINTS.
9. TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
10. TUNNELING OR BORING SHOULD BE DONE WHENEVER WORK MUST BE DONE WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2 FEET DEEP.
11. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
12. FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES, TUNNELING OR BORING SHOULD REPLACE TRENCHING ACCORDING TO THE FOLLOWING MINIMUM DISTANCES FROM THE FACE OF THE TREE TRUNK IN ANY DIRECTION.
13. THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" THAT IS PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
14. TREE CARE CONTRACTOR PROVIDING SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF THE PROJECT, INSURED AGAINST PERSONAL INJURY AND PROPERTY DAMAGE, AND CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S) THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY'S URBAN FORESTRY DIVISION TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
15. TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER DEVICE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING. IF DAMAGE OCCURS TO A PROTECTED TREE, IMMEDIATE CONTACT SHALL BE MADE WITH THE CITY FORESTER IN ORDER THAT WOUNDS CAN BE TREATED.
16. NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS WRITTEN APPROVAL IS GIVEN BY THE OWNER, LANDSCAPE ARCHITECT AND RECEPTION OF A ELEVATION/GRADE CHANGE PLAN.
17. EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION.
18. TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
    a. ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
    b. YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
    c. TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO OR MORE INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.

B. UNDERGROUND UTILITY WORK

1. TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS.
2. TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
3. ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL GIVE DUE CONSIDERATION TO FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN SO AS TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
4. THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
5. EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH, AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES AND BE IN COMPLIANCE WITH LOCAL STANDARDS.

C. GENERAL STANDARDS FOR TREE PRUNING

1. ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI Z133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
2. ALL TREE PRUNING TO BE COMPLETED BY A LICENSED ARBORIST IN THE STATE OF THE PROJECT.
3. HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
4. AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
5. TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS NOT TO CAUSE DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
6. CLEAN-UP BRANCHES, LOGS OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL SHALL BE PROMPTLY AND PROPERLY ACCOMPLISHED. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP OPERATION IS COMPLETED, UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.
7. THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
8. UNDER NO CONDITIONS SHALL IT BE CONSIDERED PROPER TO LEAVE SEVERED OR PARTIALLY CUT LIMBS IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
9. ALL TREES TO BE REMOVED SHALL BE TAGGED FOR OWNERS APPROVAL PRIOR TO REMOVING.

D. TREES SHALL BE REMOVED IF:

1. THE TREE INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE BY THE CITY FORESTER.
2. THE TREE IS SIGNIFICANTLY DAMAGED OR DISEASED.
3. THE TREE IS SPECIFIED TO BE REMOVED ON THIS PLAN.
4. THE OWNER REQUESTS REMOVAL OF TREE. IN THIS CASE THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED SO AS TO REVISE THE PROPOSED PLANTING PLAN TO MEET CITY/COUNTY REQUIREMENTS FOR TREE REPLACEMENT.

E. STUMP REMOVAL REQUIREMENTS AND STANDARDS

1. PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES FROM BLUESTAKES/DIG-LINE AS NECESSARY AND WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION.
2. ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL UNLESS OTHERWISE DIRECTED BY OWNER.
3. EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH TOPSOIL APPROVED BY OWNER OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL/FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

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PLAN INFORMATION

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PROJECT INFORMATION

EUCLID AVENUE
SALT LAKE CITY, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT

Developer / Property Owner:

AXIS ARCHITECTS
ATT: JEFF DOUGLAS
801-824-4732
JDOUGLAS@AXISARCHITECTS.COM

Client / Engineer:

LANDSCAPE ARCHITECT / PLANNER

PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD., SUITE 102

LICENSE STAMP

REGISTERED LANDSCAPE ARCHITECT KEVIN ANDREW AINSWORTH 8178727-5301 5/8/2023 STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	KBA
CHECKED:	TM
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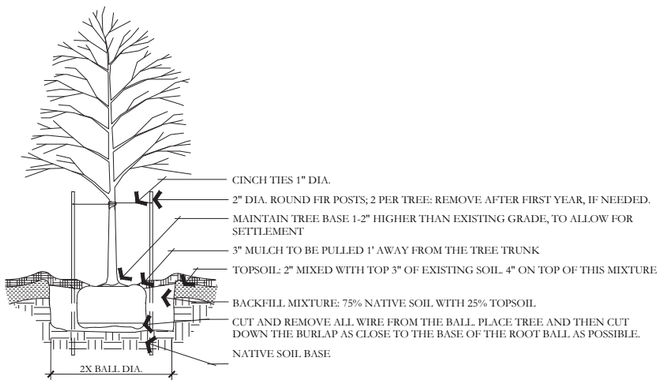
EXISTING PLANTING PLAN

PERMIT SET



A DECIDUOUS TREE PLANTING

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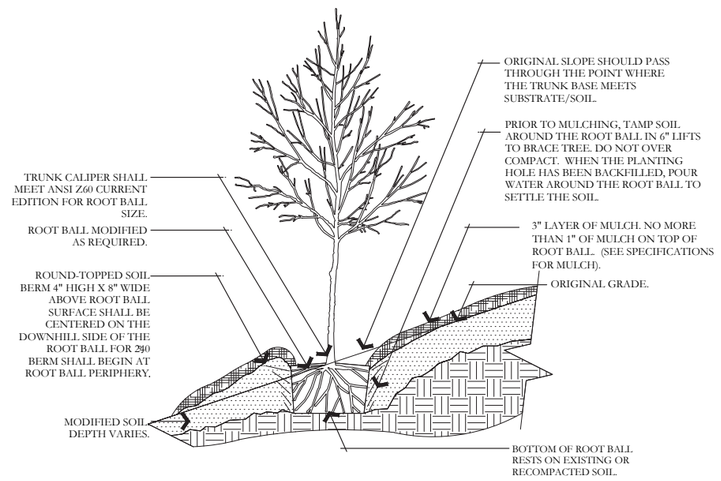
NOT TO SCALE



B TREE ON SLOPE 5% (20:1) TO 50% (2:1)

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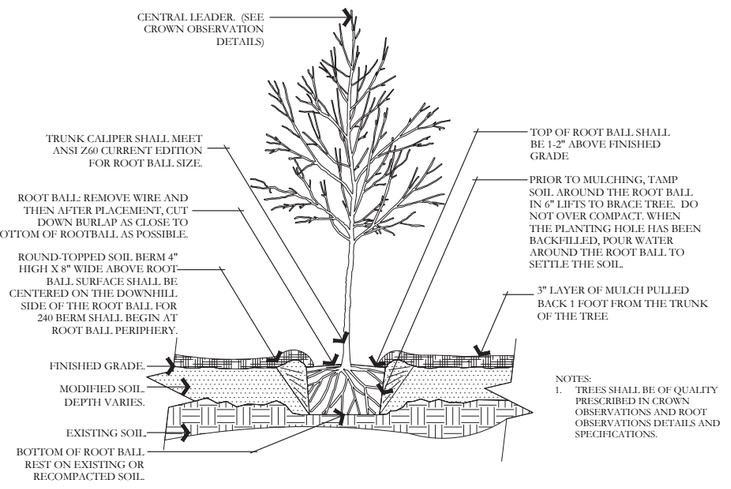
NOT TO SCALE



C TREE W/ BERM (EXISTING SOIL MODIFIED)

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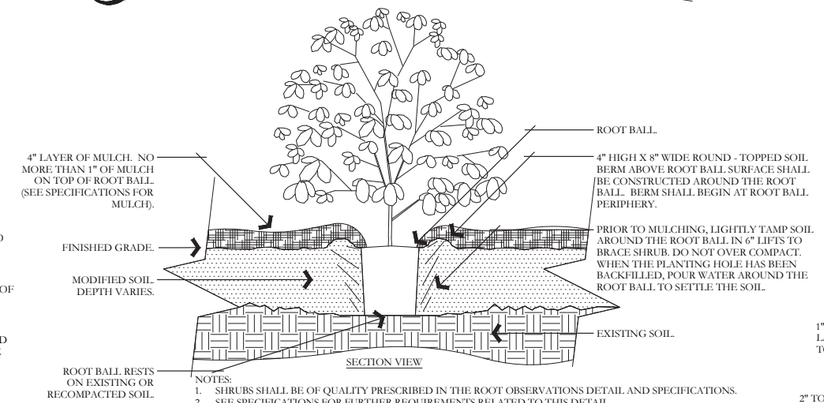

D EVERGREEN TREE PLANTING

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E SHRUB - MODIFIED SOIL

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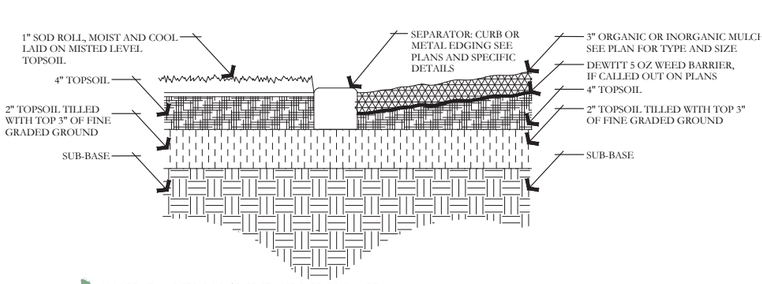
NOT TO SCALE



F PERENNIAL PLANTING

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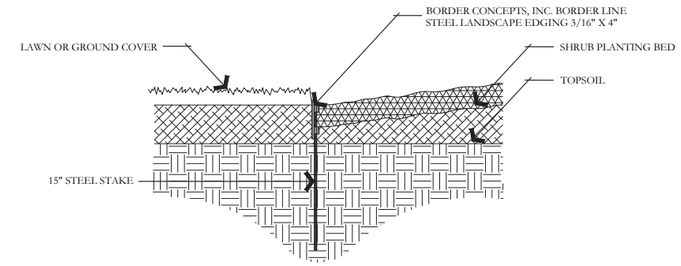

G METAL EDGING DETAIL

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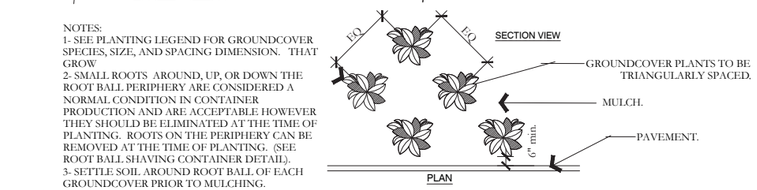

H PERENNIAL/GROUNDCOVER PLANTING

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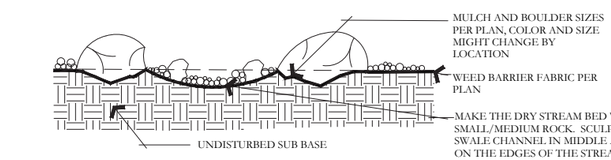
I SOD LAYING/MULCH DETAIL

PKJ DESIGN GROUP

NOT TO SCALE



J BOULDER AND DRY STREAM BED DETAIL

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LANDSCAPE DETAILS

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EUCLID AVENUE

SALT LAKE CITY, UTAH

IRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS

PART 1 - GENERAL

1.1 SUMMARY

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

1.2 SYSTEM DESCRIPTION

A. Design of irrigation components: Locations of irrigation components on Construction Drawings may be approximate. Piping, sleeving and/or other components shown on Construction drawings may be shown schematically for graphic clarity and demonstration of component groupings and separations. All irrigation components shall be placed in landscaped areas, with the exception of pope and wire in sleeving under hardscapes. Actual routing of pipe, wire or other components may be altered due to site conditions not accounted for in the design process.

B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspray onto hardscape, buildings or other features.

C. Layout of Irrigation Components: During layout and staking, consult with Owner Approved Representative (hereafter referred to as OAR) to verify proper placement of irrigation components, and to provide Contractor recommendations for changes where revisions may be advisable. Small or minor adjustments to system layout are permissible to avoid existing field obstructions such as utility boxes or street light poles. Contractor shall place remote control valves in groups as practical to economize on quantity of manifold isolation valves. Quick coupler valves shall be placed with manifold groups and protected by manifold isolation valves. Quick coupler valves are shown on Construction Documents in approximate locations.

1.3 DEFINITIONS

A. Water Supply: Culinary water piping and components, furnished and installed by others to provide irrigation water to this Project, including but not limited to backflow preventor, saddles, nipples, spools, shut off valves, corporation stop valves, water meters, pressure regulation valves, and piping upstream of (or prior to) the Point of Connection.

B. Point of Connection: Location where the Contractor shall tie into the water supply. May require backflow preventor, saddle, nipples, spools, isolation valves or Stop and Waste valve for landscape irrigation needs and use.

C. Main Line Piping: Pressurized piping downstream of the Point of Connection to provide water to remote control valves and quick couplers. Normally under constant pressure.

D. Lateral Line Piping: Circuit piping downstream of remote control valves to provide water to sprinkler heads, drip systems or bubblers.

1.4 REFERENCES

A. The following standards will apply to the work of this Section:

a. ASTM-American Society for Testing and Materials

b. IA - The Irrigation Association: Main BMP Document, Landscape Irrigation Scheduling and Water Management Document.

1.5 SUBMITTALS

A. At least thirty (30) days prior to ordering of any materials, the Contractor shall provide manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system. Submittals shall be in three ring binders or other similar bound form. Provide five copies of submittals to OAR for distribution. Place cover or index sheet indicating order in submittal document. No material shall be ordered, delivered or any work preceded in the field until the required submittals have need reviewed in its entirety and stamped approved. Delivered material shall match the approved samples.

B. Operation and Maintenance Manual:

a. At least thirty (30) days prior to final inspection, the Contractor shall provide Operation and Maintenance manual to OAR, containing:

i. Manufacturer catalog cut sheet and current printed specifications for each element or component of the irrigation system.

ii. Parts list for each operating element of the system

iii. Manufacturer printed literature on operation and maintenance of operating elements of the system.

iv. Section listing instructions for overall system operation and maintenance. Include directions for Spring Start-up and Winterization.

b. Project Record Copy

i. Maintain at project site one copy of all project documents clearly marked "Project Record Copy". Mark any deviation in material installation on Construction drawings. Maintain and update drawing at least weekly. Project Record Copy to be available to OAR on demand.

ii. Completed Project As-Built Drawings

1. Prior to final inspection, prepare and submit to OAR accurate as-built drawings including 2 wire path and junction box locations.
2. Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contract Documents.
3. Field dimension locations of sleeving, points of connection, main line piping, wiring runs not contained in main line pipe trenches, valves and valve boxes, quick coupler valves.
4. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above finished grade.
5. Controller Map: upon completion of system, place in each controller a color coded copy of the area that controller services: indicating zone number, type of plant material and location on project that zone services. Laminate map with heat shrink clear plastic.

1.6 QUALITY ASSURANCE

A. Acceptance: Do not install work in this section prior to acceptance by OAR.

B. Regulatory Requirements: All work and materials shall be according to any and all rules, regulations or codes, whether they are State or Local laws and ordinances. Contract documents, drawings or specifications may not be construed or interpreted to permit work or materials not conforming to the above codes.

C. Adequate Water Supply: Water supply to this Project exists, installed by others. Connections to these supply lines shall be by this Contractor. Verify that proper connection is available to supply line and is of adequate size. Verify that secondary connection components may be installed if necessary. Perform static pressure test prior to commencement of work at supplied POC. Notify OAR in writing of problems encountered and pressure reading prior to proceeding.

D. Workmanship and Materials:

a. It is the intent of this specification that all material herein specified and shown on the construction documents shall be of the highest quality available and meeting the requirements specified.

b. All work shall be performed in accordance with the best standards of practice relating to the trade.

E. Contractor Qualifications:

a. Contractor shall provide document or resume including at least the following items:

i. That Contractor has been installing sprinklers on commercial projects for five previous consecutive years.

ii. Contractor is licensed to perform Landscape and Irrigation construction in the State of this Project.

iii. Contractor is bondable for the work to be performed.

iv. References of five projects of similar size and scope completed within the last five years. Three of the projects listed shall be local.

v. Listing of suppliers where materials will be obtained for use on this Project.

vi. Project site Foreman or Supervisor has at least five consecutive years of commercial irrigation installation experience. This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project site at least 75% of each working day.

vii. Evidence that Contractor currently employs workers in sufficient quantities to complete Project within time limits that are established by the Contract.

viii. All General laborers or workers on the Project shall be previously trained and familiar with sprinkler installation and have a minimum of one-year experience. Those workers performing tasks related to PVC pipe shall have certificates designated below.

1.7 DELIVERY-STORAGE-HANDLING

A. During delivery, installation and storage of materials for Project, all materials shall be protected from contamination, damage, vandalism, and prolonged exposure to sunlight. All material stored at Project site shall be neatly organized in a compact arrangement and storage shall not disrupt Project Owner or other trades on Project site. All material to be installed shall be handled by Contractor with care to avoid breakage or damage. Damaged materials attributed to Contractor shall be replaced with new at Contractor's expense.

1.8 SEQUENCING

A. Perform site survey, research utility records, contact utility location services. The Contractor shall familiarize himself with all hazards and utilities prior to work commencement. Install sleeving prior to installation of concrete, paving or other permanent site elements. Irrigation system Point of Connection components, backflow prevention and pressure regulation devices shall be installed and operational prior to all downstream components. All main lines shall be thoroughly flushed of all debris prior to installation of any sprinkler heads.

1.9 WARRANTY

A. Contractor shall provide one year Warranty. Warranty shall cover all materials, workmanship and labor. Warranty shall include filling and or repairing depressions or replacing turf or other plantings due to settlement of irrigation trenches or irrigation system elements. Valve boxes, sprinklers or other components settled from original finish grade shall be restored to proper grade. Irrigation system shall have been adjusted to provide proper, adequate coverage of irrigated areas.

1.10 OWNER'S INSTRUCTION

A. After system is installed, inspected, and approved, instruct Owner's Representatives in complete operation and maintenance procedures. Coordinate instruction with references to previously submitted Operation and Maintenance Manual.

1.11 MAINTENANCE

A. Furnish the following items to Owner's Representative:

a. Two quick coupler keys with hose swivels.

b. One of each type or size of quick coupler valve and remote control valve. Five percent of total quantities used of each sprinkler and sprinkler nozzle.

B. Provide the following services:

a. Winterize entire irrigation system installed under this contract. Winterize by 'blow-out' method using compressed air. Compressor shall be capable of minimum of 175 CFM. This operation shall occur at the end of first growing season after need for plant irrigation but prior to freezing. Compressor shall be capable of evacuating system of all water pressure regulation devices. Compressor shall be regulated to not more than 60 PSI. Start up system the following spring after danger of freezing has passed. Contractor shall train Owner's Representative in proper start-up and winterization procedure.

PART 2 - PRODUCTS

2.1 GENERAL NOTES

A. Contractor shall provide materials to be used on this Project. Contractor shall not remove any material purchased for this Project from the Project Site, nor mix Project materials with other Contractor owned materials. Owner retains right to purchase and provide project material.

2.2 POINT OF CONNECTION

A. The Contractor shall connect onto existing irrigation or water main line as needed for Point(s) of Connection. Contractor shall install new main line as indicated. Connection must meet state guidelines

2.3 CONNECTION ASSEMBLY

A. Culinary water shall be used on this Project. Install backflow preventor and RPZ as needed.

2.4 CONTROL SYSTEM

A. Power supply to the irrigation controller shall be provided for by this Contract. To be installed by owner or electrical contractor.

B. Controller shall be as specified in the drawings. Controller shall be surge protected.

a. Installation of wall-mount controllers: Irrigation contractor shall be responsible for this task. Power configuration for wall-mount controllers shall be 120 VAC unless otherwise noted.

b. Locate Controller(s) in general location shown on Construction drawings. Coordinate power supply and breaker allocation with electrical contractor. Contractor shall be responsible for all power connections to Controllers, whether they are wall mount or pedestal mount. Contractor shall coordinate with electrical or other Project trades as needed to facilitate installation of power to controllers.

C. Wires connecting the remote control valves to the irrigation controller are single conductors, type PE. Wire construction shall incorporate a solid copper conductor and polyethylene (PE) insulation with a minimum thickness of 0.045 inches. The wires shall be UL listed for direct burial in irrigation systems and be rated at a minimum of 30 VAC. Paige Electric Co., LP specification number P7079D.

a. A minimum of 36" of additional wire shall be left at each valve, each splice box and at each controller.

b. Common wire shall be white in color, 12 gauge. Control wire shall be red in color, 14 gauge. Spare wire shall be looped within each valve box of the grouping it is to service.

D. Wire splice connectors shall use 3M brand DBY wire connectors. Wire splicing between controller and valves shall be avoided if at all possible. Any wire splices shall be contained within a valve box. Splices within a valve box that contains no control valves shall be stamped 'WIRE SPLICE' or 'WS' on box lid.

2.5 SLEEVING

A. Contractor shall be responsible to protect existing underground utilities and components. Sleeving minimum size shall be 2". Sleeving 2" through 4" in size shall be SCH40 PVC solvent weld. Sleeving 6" and larger shall be CL 200 PVC gasketed. Sleeve diameter shall be at least two times the diameter of the pipe within the sleeve. Sleeves shall be extended 6" minimum beyond walk or edge of pavement. Wire or cable shall not be installed in the same sleeve as piping, but shall be installed in separate sleeves. Sleeve ends on sleeve sizes 4" and larger shall be capped with integral corresponding sized PVC slip cap, pressure fit, until used, to prevent contamination. Sleeves shall be installed at appropriate depths for main line pipe or lateral pipe.

2.6 MAIN LINE PIPE

A. All main line pipe 4" and larger shall be Class 200 gasketed bell end. All main line pipe 3" in size and smaller shall be Schedule 40 PVC solvent weld bell end.

a. Maximum flows allowed through main line pipe shall be:

3/4"	8 GPM
1"	12 GPM
1-1/2"	30 GPM
2"	53 GPM
2-1/2"	75 GPM
3"	110 GPM
4"	180 GPM

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

2.7 MAIN LINE FITTINGS

A. All main line fittings 3" and larger shall be gasketed ductile iron material. All ductile iron fittings having change of direction shall have proper concrete thrust block installed. All main line fittings smaller than 3" in size shall be Schedule 80 PVC.

2.8 ISOLATION VALVES

A. Isolation valves 3" and larger shall be Waterous brand model 2500 cast iron gate valve, resilient wedge, push on type, with 2" square operating nut. Place sleeve of 6" or larger pipe over top of valve vertically and then extend to grade. Place 10" round valve box over sleeve at grade.

B. Isolation valves 2-1/2" and smaller shall be Apollo brand 70 series brass ball valves, contained in a Carson Standard size valve box. Valves shall be installed with SCH80 PVC TOE Nipples on both sides of the valve. Valve shall be placed so that the handle is vertical toward the top of the valve box in the 'off' position.

2.9 MANIFOLDS

A. Action Manifold fittings shall be used to create unions on both sides of each control valve, allowing the valve to be removed from the box without cutting piping. Valves shall be located in boxes with ample space surrounding them to allow access for maintenance and repair. Where practical, group remote control valves in close proximity, and protect each grouping with a manifold isolation valve as shown in details. Manifold Main Line (or Sub-Main Line) and all manifold components and isolation valves shall be at least as large as the largest diameter lateral served by the respective manifold.

2.10 REMOTE CONTROL VALVES

A. Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and individually in separate control boxes.

2.11 MANUAL CONTROL VALVES

A. Quick coupler valve shall be attached to the manifold sub-main line using a Lasco G175212 swing joint assembly with snap-lock outlet and brass stabilizer elbow. Quick coupler valve shall be placed within a Carson 10" round valve box. Top of quick coupler valve cover shall allow for complete installation of valve box lid, but also allow for insertion and operation of key. Base of quick coupler valve and top of quick coupler swing joint shall be encased in ¾" gravel. Contractor shall not place quick coupler valves further than 200 feet apart, to allow for spot watering or supplemental irrigation of new plant material. Quick coupler valve at POC shall not be eliminated or relocated.

2.12 LATERAL LINE PIPE

A. All lateral piping shall be Schedule 40 PVC, solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of cover typically. Lateral pipe shall be ¾", 1", 1 ¼", 1 ½" or 2" in size as indicated on Construction Drawings.

2.13 LATERAL LINE FITTINGS

A. All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

A. Spray head sprinklers shall be as specified on the drawings. Nozzles shall be as specified on the drawings.

2.15 RAIN BIRD VALVE BOXES

A. Carson valve boxes shall be used on this project. Sizes are as directed in these Specifications, detail sheets or plan sheets. Valve boxes shall be centered over the control valve or element they cover. Valve box shall be sized large enough to allow ample room for services access, removal or replacement of valve or element. Valve box shall be set to flush to finish grade of topsoil or barked areas. Contractor shall provide extensions or stack additional valve boxes as necessary to bring valve box pit to proper grade.

2.16 IMPORT BACKFILL

A. All main line pipe, lateral line pipe and other irrigation elements shall be bedded and backfilled with clean soil, free of rocks 1" and larger. Contractor shall furnish and install additional backfill material as necessary due to rocky conditions. Trenches and other elements shall be compacted and/or water settled to eliminate settling. Debris from trenching operations un-usable for fill shall be removed from project and disposed of properly by Contractor.

2.17 OTHER PRODUCTS

A. Substitution of equivalent products is subject to the Landscape Architect or OAR's approval and must be designated as accepted in writing.

a. The Contractor shall provide materials to make the system complete and operational.

PART 3 - EXECUTION

3.1 PREPARATION

A. Contractor shall repair or replace work damaged by irrigation system installation. If damaged work is new, repair or replacement shall be performed by the original installer of that work. The existing landscape of this Project shall remain in place. Contractor shall protect and work around existing plant material. Coordination of trench and valve locations shall be laid out for the OAR prior to any excavation occurring. Plant material deemed damaged by the OAR shall be replaced with new plant material at Contractor's expense. Contractor shall not cut existing tree roots larger than 2" to install this Project. Route pipe, wire and irrigation elements around tree canopy drip line to minimize damage to tree roots. Contractor shall have no part of existing system used by other portions of site landscape without water for more than 24 hours at a time.

3.2 TRENCHING AND BACKFILLING

A. Pulling of pipe shall not be permitted on this project. Over excavate trenches both in width and depth. Ensure base of trench is rock or debris free to protect pipe and wire. Grade trench base to ensure flat, even support of piping. Backfill with clean soil or import material. Contractor shall backfill no less than 2" around entire pipe with clean, rock free fill. Main line piping and fittings shall not be backfilled until OAR has inspected and pipe has passed pressure testing. Perform balance of backfill operation to eliminate any settling.

3.3 SLEEVING

A. Sleeve all piping and wiring that pass under paving or hardscape features. Wiring shall be placed in separate sleeving from piping. Sleeves shall be positioned relative to structures or obstructions to allow for pipe or wire within to be removed if necessary.

3.4 GRADES AND DRAINAGE

A. Place irrigation pipe and other elements at uniform grades. Winterization shall be by evacuation with compressed air. Automatic drains shall not be installed on this Project. Manual drains shall only be installed at POC where designated on Construction Drawings.

3.5 PVC PIPE

A. Install pipe to allow for expansion and contraction as recommended by pipe manufacturer.

B. Install main line pipes with 18" of cover, lateral line pipes with 12" of cover.

C. Drawings show diagrammatic or conceptual location of piping - Contractor shall install piping to minimize change of direction, avoid placement under large trees or large shrubs, avoid placement under hardscape features.

D. Plastic pipe shall be cut squarely. Burrs shall be removed. Spigot ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glued unless ambient temperature is at least 50 degress F. Pipe shall not be glued in rainy conditions unless properly tented. All solvent weld joints shall be assembled using IPS 711 glue and P70 primer according to manufacturer's specification, no exceptions. All workers performing glue operations shall provide evidence of certification. Glued main line pipe shall cure a minimum of 24 hours prior to being energized. Lateral lines shall cure a minimum of 2 hours prior to being energized and shall not remain under constant pressure unless cured for 24 hours.

F. Appropriate thrust blocking shall be performed on fittings 3" and larger. All threaded joints shall be wrapped with Teflon tape or paste unless directed by product manufacturer or sealing by o-ring.

3.6 CONTROLLERS

A. All grounding for pedestal controllers shall be as directed by controller manufacturer and ASIC guidelines, not to exceed a resistance reading of 5 OHMs.

B. Locate controllers in protected, inconspicuous places, when possible. Coordinate location of pedestal controllers with Landscape Architect to minimize visibility.

C. Coordinate location of wall mount controllers with building or electrical Contractor to facilitate electrical service and future maintenance needs. Wall mount shall be securely fastened to surface. If exterior mounted, wall mount controllers shall have electrical service wire and field control wire in separate, appropriate sized weatherproof electrical conduit, PVC pipe shall not be used.

D. Wiring under hardscape surfaces shall be placed continuously in conduit. Contractor shall be responsible to coordinate sleeving needs for conduit or sweeps elbows from exterior to interior of building.

E. Pedestal controllers shall be placed upon VIT-Strong Box Quick Pad as per manufacturer's recommendations. Controllers shall be oriented such that Owner's Representative maintenance personnel may access easily and perform field system tests efficiently.

F. Place Standard valve box at base of controller or nearby to allow for three to five feet of slack field control wire to be placed at each controller. This Contractor shall provide conduit access if needed for Electrical Contractor. Electrical supply and installation, as well as hook-up to controller shall be by this Contractor.

3.7 VALVES

A. Isolation valves, remote control valves, and quick coupler valves shall be installed according to manufacturer recommendation and Contract Specifications and Details.

B. Valve boxes shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flush with finished grade. Only one remote control valve may be installed in a Carson 1419124 box. Place a minimum of 4" of ¾" washed gravel beneath valve box for drainage. Bottom of remote control valve shall be a minimum of 2" above gravel.

3.8 SPRINKLER HEADS

A. No sprinkler shall be located closer than 6" to walls, fences, or buildings.

B. Heads adjacent to walks, curbs, or paths shall be located at grade and 2" away from hardscape.

C. Control valves shall be opened. Then fully flush lateral line pipe and swing joints prior to installation of sprinklers.

D. Spray heads shall be installed and flushed again prior to installation of nozzles.

E. Contractor shall be responsible for adjustment if necessary due to grade changes during landscape construction.

3.9 FIELD QUALITY CONTROL

A. Main line pipes shall not be backfilled or accepted until the system has been tested for 2 hours at 100 psi.

B. Main line pressure test shall include all pipe and components from the point of connection to the upstream side of remote control valves. Test shall include all manifold components under constant pressure. Piping may be tested in sections that can be isolated.

C. Contractor shall provide pressurized water pump to increase or boost pressure where existing static pressure is less than 100 psi.

D. Schedule testing with OAR 48 hours in advance for approval.

E. Leaks or defects shall promptly be repaired or rectified at the Contractors expense and retested until able to pass testing.

F. Grounding resistance at pedestal controller shall also be tested and shall not exceed 5 OHMs.

3.10 ADJUSTMENT

A. Sprinkler heads shall be adjusted to proper height when installed. Changes in grade or adjustment of head height after installation shall be considered a part of the original contract and at Contractor's expense.

B. Adjust all sprinkler heads for arc, radius, proper trim and distribution to cover all landscaped areas that are to be irrigated.

C. Adjust sprinklers so they do not water buildings, structures, or other hardscape features.

D. Adjust run times of station to meet needs of plant material the station services.

3.11 CLEANING

A. Contractor shall be responsible for cleanliness of jobsite. Work areas shall be swept cleanly and picked up daily.

B. Open trenches or hazards shall be protected with yellow caution tape.

C. Contractor is responsible for removal and disposal of offsite trash and debris generated as a result of this Project.

D. OAR shall perform periodic as well as a final cleanliness inspection.

E. Contractor shall leave Project in at least a 'broom clean' condition.

END OF SECTION

90 Day Establishment Period Irrigation Schedule (April, May, June)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	18 min	18 min	18 min	18 min	18 min	18 min	18 min	30 psi
Shrubs	Shrubs	25 min	0	25 min	0	25 min	0	25 min	30 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

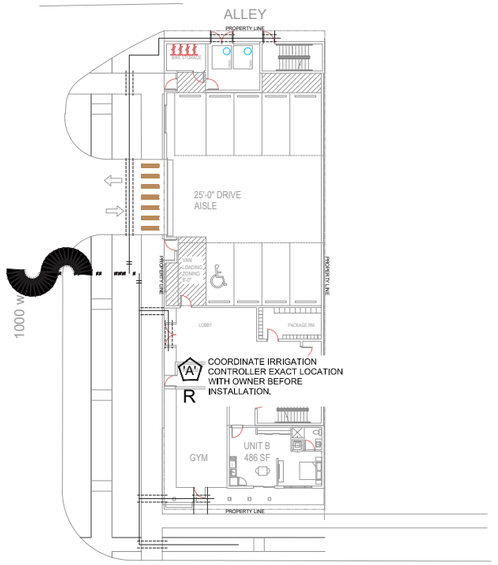
Regular Irrigation Schedule (use Seasonal Differential Chart)

	Type	Sun	Mon	Tues	Wed	Thurs	Fri	Sat	Operating Pressure
Turf	Turf	15 min	15 min	0	15 min	0	15 min	0	30 psi
Shrubs	Shrubs	45 min	0	45 min	0	45 min	0	45 min	30 psi

Note: Begin irrigation 4:00 am, only 1 cycle per day.

Seasonal Differential

	April	May	June	July	August	Sept	October
Turf	10 min	10 min	15 min	15 min	15 min	10 min	10 min
Shrubs	30 min	30 min	45 min	45 min	45 min	30 min	30 min



1" MAINLINE ROUTING ,CONTROLLER AND P.O.C. LOCATION OVERVIEW

ISSUE DATE	PROJECT NUMBER
5/8/2023	UT22081

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		

811 BLUE STAKES OF UTAH
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EUCLID AVENUE
SALT LAKE CITY, UTAH

AXIS ARCHITECTS
ATT: JEFF DOUGLAS
801-824-4732
JDOUGLAS@AXISARCHITECTS.COM

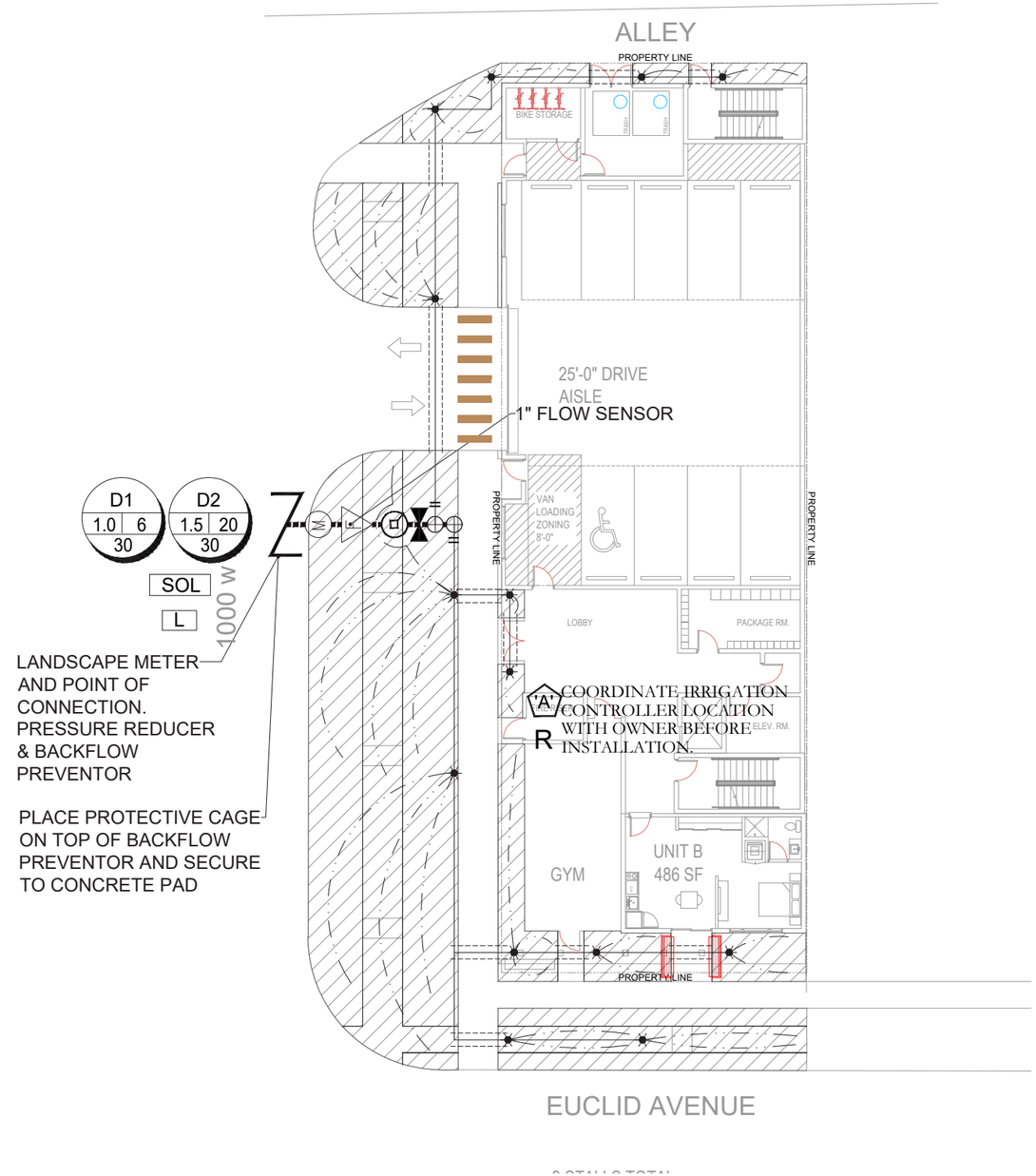
PKJ DESIGN GROUP
Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102

LICENSED LANDSCAPE ARCHITECT KERRY AINSWORTH 8128121-5301 05/08/2023 ELECTRONIC SEAL STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/8/2023

IRRIGATION PLAN COVER

PERMIT SET



IRRIGATION LEGEND

SYMBOL	MANUFACTURER-MODEL NUMBER
	RAINBIRD RD04-S-PRS POP UP SPRAY 5 SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 8 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 10 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 12 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 U-SERIES @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 SST @ 30 PSI
	RAINBIRD RD04-S-PRS POP UP SPRAY 15 EST @ 30 PSI
	RAINBIRD 5000 SERIES MPR NOZZLES @ 45 PSI
	RAINBIRD 8005 SERIES Q#8-6.6 GPM, H#14-12.6 GPM, F#26-24.3 GPM NOZZLES @ 55 PSI
N	IRRIGATION POINT OF CONNECTION, PRESSURE REDUCER AND RPZ BACKFLOW PREVENTION - CONNECT TO WATER SERVICE LINE AND METER. (SEE CIVIL PLANS) CONTRACTOR LOCATE AND VERIFY EXACT LOCATION ON SITE.
A	CONTROLLER:RAINBIRD ESP-LXIVM, WITH COMMUNICATION CARTRIDGE (4G/ETHERNET), CONTRACTOR TO ADJUST LOCATION WITH OWNER PRIOR TO CONSTRUCTION.
R	RAINBIRD WR2-RC WIRELESS RAIN SHUT OFF DEVICE
	ISOLATION BALL VALVE - LINE SIZED INSTALL PER MANUFACTURER'S SPEC.
M	MASTER VALVE
F	FLOW SENSOR-SIZE FLOW SENSOR ACCORDING TO MINIMUM GPM ZONE ON SYSTEM TO MAKE SURE THAT THE FLOW SENSOR IS CAPTURING FLOW. (USE SIZING CHARTS)
R	QUICK COUPLER: RAINBIRD 44LRC INSTALL PER MANUFACTURER'S SPEC.
SOL	SMART VALVE IVMSOL INSTALL PER MANUFACTURER'S SPEC.
L	LIGHTNING ARRESTER INSTALL PER MANUFACTURER'S SPEC. (EVERY 500 FT., OR 15 IVM DEVICES MAXIMUM.)
	REMOTE CONTROL VALVE: RAINBIRD IVMSOL AUTOMATIC CONTROL VALVE (SIZE AS NOTED ON PLAN- USE JUMBO BOX-PURPLE LID) PLACE YELLOW TAGS ON ALL VALVES AND LABEL.
	DRIP CONTROL ZONE KIT: RAINBIRD XCZ100IVM- FLOW INDICATING BASKET FILTER-(PER PLAN)-PRBR-COM MED FLOW (SIZE AS NOTED ON PLAN)
	MAINLINE: SCHEDULE 40 PVC WITH SCHEDULE 80 FITTINGS, 1" DIAMETER 24" MIN. COVER
	LATERAL LINE: SCHEDULE 40 PVC WITH SCH. 40 FITTINGS. PIPE SIZING: I=¾", II=1", III=1 ¼". SEE PIPE SIZING CHART BELOW FOR LARGER SIZES.
*	DRIP CONNECTION. PROVIDE DRIP IRRIGATION TO ALL TREES, SHRUBS, AND PERENNIALS IN PLANTER AREAS
	DRIP LINE: RAINBIRD XFS-CV-09-18 OR EQUIVALENT
	CLASS 200 SLEEVE PER PLAN
NO SYMBOL	WIRE CHASE, SIZE TO BE TWICE THE DIAMETER OF THE WIRE BUNDLE WITHIN. 1.1/4" DIAMETER MINIMUM
	14 GAUGE SOLID COPPER SINGLE STRAND CONTROL WIRE. INSTALL PER MANUFACTURER'S SPEC. PROVIDE 2 WIRE LOOP SYSTEM. ONLY WIRE FROM POC TO CONTROLLER IS DEPICTED ON PLANS. CONTRACTOR TO INSTALL WIRE IN CONDUIT FROM POC TO ALL VALVES. THE WIRE TO VALVES IS NOT SHOWN ON PLAN

DRIP ZONE

TYPE	PART NUMBER	EMITTER FLOW	SPACING	MAX. LATERAL LENGTH
XF SERIES	XFS-09-18 WITH COPPER SHIELD	.9 GPH	18"	400 FT
TOTAL DRIP ZONE FLOW		20 GPM	*EACH ZONE NOT TO EXCEED 20 GPM	
NUMBER OF FLUSH POINTS		2	DRIP ZONE TO APPLY 1/4" OF WATER	
*ONLY WATER PLANT SPECIFICALLY. DO NOT WATER ROCK AREA WITH NO PLANTS				
*NUMBERS MAY CHANGE DUE TO SIZE OF DRIP ZONE PER PLAN.				

IRRIGATION NOTES

1. BEFORE WORK IS TO COMMENCE, BLUE STAKES/DIG LINE IS TO BE CALLED AND NOTIFIED. IF ANY DAMAGE TO UTILITIES HAPPEN DURING CONSTRUCTION, THE CONTRACTOR SHALL REPAIR IT AT THEIR EXPENSE WITH NO ADDITIONAL COST TO THE OWNER.
2. CONTRACTOR SHALL APPLY AND PAY FOR ALL NECESSARY PERMITS IN ACCORDANCE WITH CITY AND/OR COUNTY CODES AND COMPLY WITH SPECIFICATIONS AND DRAWINGS.
3. INVESTIGATE TO MAKE SURE THAT THE IRRIGATION SYSTEM IS, IN FACT, BEING CONNECTED TO A CULINARY SYSTEM. IF IT IS NOT CONNECTED TO CULINARY, CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO COORDINATE A SECONDARY SYSTEM AND REQUIRED COMPONENTS.
4. VERIFY THAT THE POINT OF CONNECTION IS IN THE CORRECT LOCATION BEFORE INSTALLATION. ALL CONNECTIONS ON THIS PROJECT ARE TO BE CULINARY WATER AND SHOULD BE NOTED AS SUCH; THEREFORE, ALL PARTS MUST MEET WATER STANDARDS THAT PERTAIN TO CULINARY WATER.USE A BACKFLOW PREVENTOR AND RPZ AS SPECIFIED.
5. ON OCCASION AND FOR GRAPHIC PURPOSES ONLY, THE IRRIGATION SYSTEM MIGHT BE SHOWN IN HARDSCAPE AREAS. THIS IRRIGATION IS TO BE PLACED IN LANDSCAPED AREAS ON THE PROPERTY SITE.
6. CONTRACTOR SHALL USE ONLY COMMERCIAL GRADE IRRIGATION PRODUCTS. THIS INCLUDES PIPE TO BE SCHEDULE 40 PVC OR BETTER. NO POLY PIPE IS TO BE USED, UNLESS BLACK POLY IS CALLED OUT FOR WIRE SLEEVING. FITTINGS UP TO 1-1/2" MUST BE SCHEDULE 40 OR BETTER. FITTINGS LARGER THAN 1-1/2" SHALL BE SCHEDULE 80 OR BETTER. CONTRACTOR IS RESPONSIBLE FOR ENSURING ACCURATE COUNTS AND QUANTITIES OF ALL IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION.
7. MAIN LINES SHALL BE A MINIMUM OF 24" DEEP AND LATERAL LINES A MINIMUM OF 12" DEEP. NO ROCK GREATER THAN 1/2" DIAMETER SHALL BE ALLOWED IN TRENCHES. TRENCHING BACKFILL MATERIAL SHALL BE COMPACTED TO PROPER FINISHED GRADE.
8. NO IRRIGATION MAIN LINE MAY BE LOCATED WITHIN 5 FEET OF ANY STRUCTURE.
9. TO AVOID PIPE DAMAGE, ADJUST LOCATION OF PIPE TO NOT BE DIRECTLY UNDER PLANT MATERIALS. VALVE BOXES ARE PREFERRED TO BE IN PLANTER BEDS INSTEAD OF THE LAWN.
10. PLAN INDICATES 100% OR BETTER HEAD TO HEAD COVERAGE. SHOULD CONTRACTOR FIND DISCREPANCIES DUE TO NECESSARY FIELD ADJUSTMENTS, CONTACT LANDSCAPE ARCHITECT FOR IRRIGATION CORRECTION.
11. DRIP IRRIGATION TO BE INSTALLED PER DETAILS. CONTRACTOR SHALL MAKE NECESSARY ADJUSTMENTS. TUBING SHOULD REST TOWARD OUTER EDGE OF ROOTBALL AND NOT AGAINST TRUNK OF PLANT.
12. A QUICK COUPLER SHALL BE INSTALLED AT POINT OF CONNECTION TO ALLOW BLOW OUT OF SYSTEM BY AIR COMPRESSOR AT END OF EACH SEASON.
13. INSTALL SLEEVES FOR ALL PIPES AND WIRE CONDUIT THAT ARE PLACED UNDER PAVEMENT AND SIDEWALKS. SLEEVES SHALL BE 2 SIZES LARGER THAN PIPE BEING PLACED INTERNALLY. WIRE CONDUIT SHALL BE INSTALLED IN CLASS 200 PIPE. AT ANY DIRECTIONAL CHANGE THAT OCCURS, A JUNCTION BOX IS TO PLACED.
14. CONDUITS CAN NOT BE SHARED BY WATER AND ELECTRICAL LINES. ALL WIRE TO BE PUT IN PVC CONDUIT. ALL WIRE CONNECTIONS TO BE PLACED IN A VALVE BOX. ALL WIRE CONNECTIONS TO USE WATERPROOF WIRE CONNECTORS WITH AT LEAST 3' OF EXTRA WIRE. PROVIDE PLENTY OF EXTRA WIRE AT EVERY DIRECTIONAL CHANGE. INSULATED 14 GAUGE COPPER TO BE USED FOR ALL CONTROL WIRES AND INSTALLED PER MANUFACTURERS SPECIFICATIONS.
15. CONTRACTOR TO INSTALL LIGHTNING ARRESTOR AND GROUNDING RODS ON SITE PER MANUFACTURER'S RECOMMENDATIONS, SEE DETAILS.
16. CONTRACTOR TO SEPARATE SYSTEM (CONTROLLER, VALVES, AND DIFFERENT COLORED WIRE) FROM CITY MAINTAINED PROPERTY AND HOA/OWNER MAINTAINED PROPERTY.
17. DUCT TAPE ALL SLEEVES TO PREVENT SOIL OR OTHER DEBRIS ENTERING PIPE. IDENTIFY ALL SLEEVES BY WOOD OR PVC STAKES AND SPRAY PAINT WITH MARKING PAINT. REMOVE STAKES ONCE IRRIGATION SYSTEM IS COMPLETE.
18. TO PREVENT EROSION AND LOW POINT DRAINAGE CONTRACTOR SHALL INSTALL CHECK VALVES
19. LOCATE SPRAY HEADS NO CLOSER THAN 6" FROM WALLS, FENCES OR BUILDINGS AND 2" AWAY FROM WALKS, PATHS OR CURBS.
20. PRESSURE TEST MAINLINE FOR LEAKS PRIOR TO BACKFILLING. CONTACT LANDSCAPE ARCHITECT/OWNER AT THIS TIME FOR COMPLIANCE.
21. CONTRACTOR TO CONSULT WITH OWNER ON EXACT LOCATION OF CONTROLLER. CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR AND OWNER FOR THE POWER SUPPLY. INSTALL ALL PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL INSTALL A RAIN SENSOR WITH THE CONTROLLER UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
22. LATERAL LINES SHALL BE NO SMALLER THAN 3/4". LANDSCAPE CONTRACTOR TO ENSURE THE FOLLOWING PIPE SIZES DO NOT EXCEED THE SUGGESTED GPM LISTED BELOW:

I	3/4"	8 GPM
II	1"	12 GPM
III	1-1/2"	30 GPM
IV	2"	55 GPM
V	2-1/2""	75 GPM
VI	3"	110 GPM
VII	4"	180 GPM

VALVE ID TAG

A1 — CONTROLLER NUMBER, VALVE NUMBER
1.0 — VALVE SIZE
18 — GALLONS PER MINUTE
55 — PSI AT LAST HEAD IN ZONE

NOTE:
1. VALVE ID TAGS ARE LOCATED NEAR VALVES IN THE ORDER THE VALVES APPEAR ON THE DRAWING

ISSUE DATE	PROJECT NUMBER
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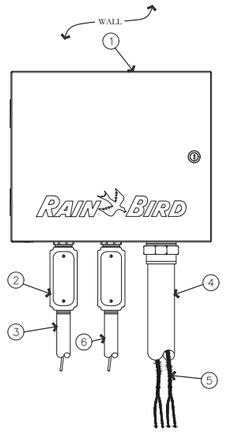
LICENSED LANDSCAPE ARCHITECT — JEREMY AINSWORTH — 8129127-5301 — 05/08/2023 — ELECTRONIC SEAL — STATE OF UTAH

DRAWING INFO	
PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/8/2023

IRRIGATION PLAN

PERMIT SET



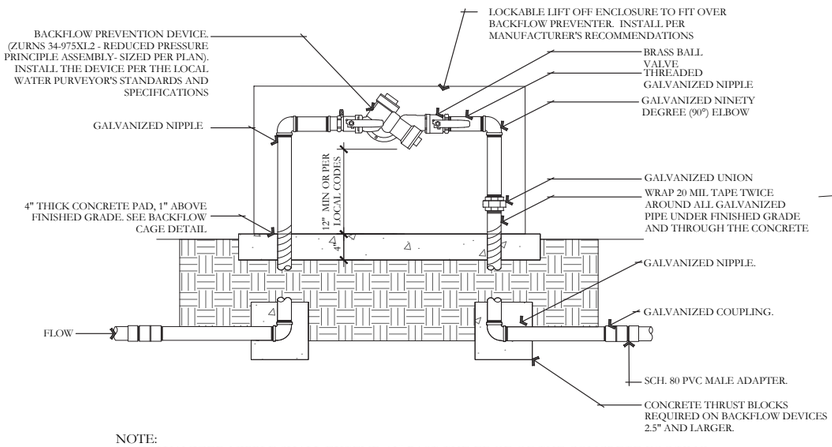
1. TWO-WIRE CONTROLLER: RAIN BIRD ESP-LXIVM/PRO IN LXMM METAL CABINET WITH OUTSIDE WALL MOUNT. INSTALL CONTROLLER AND CABINET ON WALL PER MANUFACTURER'S RECOMMENDATIONS.
2. JUNCTION BOX
3. 1-INCH CONDUIT AND FITTINGS FOR POWER SUPPLY WIRE
4. 2-INCH CONDUIT AND FITTINGS FOR TWO-WIRE CABLE
5. MAXICABLE TWO-WIRE PATH TO FIELD DEVICES, USE A DIFFERENT CABLE JACKET COLOR FOR EACH PATH.
6. 1-INCH CONDUIT AND FITTINGS FOR GROUND WIRE. ONLY FOR OUTDOOR INSTALLATIONS.

NOTES:
1. ESP-LXIVM CONTROLLER IS AVAILABLE IN TWO MODELS: THE LXIVM WITH 60 STATIONS AND THE LMIVM-PRO WITH 240 STATIONS. REFER TO THE CHART BELOW FOR DIFFERENCES BETWEEN THE TWO MODELS.
2. USE STEEL CONDUIT FOR ABOVE GRADE AND SCH 40 PVC CONDUIT FOR BELOW GRADE CONDITIONS.
3. PROVIDE PROPER GROUNDING COMPONENTS TO ACHIEVE GROUND RESISTANCE OF 10 OHMS OR LESS. IF CONTROLLER IS MOUNTED INDOORS, USE POWER SUPPLY GROUND.

KEY SPECIFICATIONS

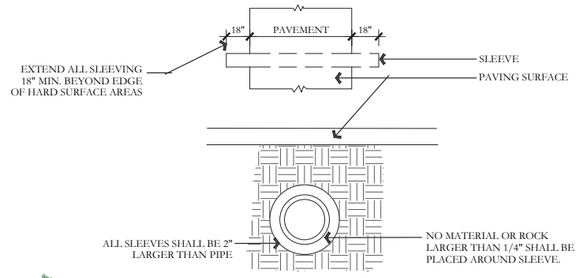
FEATURE ▶ / MODEL ▼	MAX PROGRAMS	MAX STATIONS	MAX SIMULSTATIONS	MASTER VALVES	FLOW SENSORS	WEATHER SENSORS
LX-IVM	10	60	8	5	5	4
LX-IVM PRO	40	240	16	10	10	8

A ESP-LXIVM/PRO TWO-WIRE CONTROLLER IN METAL CABINET
NOT TO SCALE — PKJ DESIGN GROUP

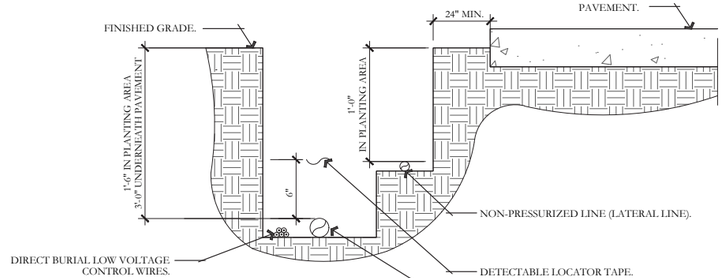


NOTE:
1. GALVANIZED NIPPLE SHALL EXTEND 12" PAST THE EDGE OF THE CONCRETE FOOTING.
2. SCH. 80 PVC MALE ADAPTER SHALL BE USED IN CONNECTION FROM GALVANIZE TO THE MAINLINE.
3. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED AS CLOSE AS POSSIBLE TO THE LANDSCAPE METER.
4. BACKFLOW PREVENTION DEVICE SHALL BE LOCATED IN PLANTING AREA UNLESS APPROVED BY OWNER'S REPRESENTATIVE.
5. SEE DETAIL FOR BACKFLOW CAGE INSTALLATION.
6. ALL ASSEMBLY PARTS (THREADED NIPPLES, FITTINGS, ETC.) SHALL BE GALVANIZED OR BRASS PER LOCAL CODES AND REQUIREMENTS.
7. ALL BACKFLOW PREVENTION DEVICES SHALL HAVE FREEZE BLANKET INCLUDED UPON INSTALLATION.
8. ALL GALVANIZED CONNECTIONS SHALL TO BE MADE USING PIPE THREAD SEALANT. ALL SCH. 80 PVC TO GALVANIZED CONNECTIONS TO BE MADE USING TEFLON TAPE.

B BACKFLOW PREVENTION DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



D TYPICAL SLEEVING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
2. DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
3. 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
4. DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.

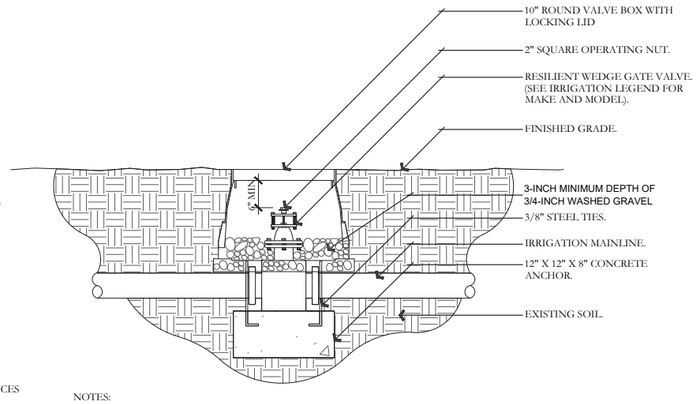
E IRRIGATION TRENCHING DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

NOTES:
1. ALL THREADED CONNECTIONS SHALL BE INSTALLED USING TEFLON TAPE.
2. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. ALL QUICK COUPLERS SHALL BE INSTALLED A MINIMUM OF 18" OFF OF THE MAINLINE.
4. VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

G QUICK COUPLER DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

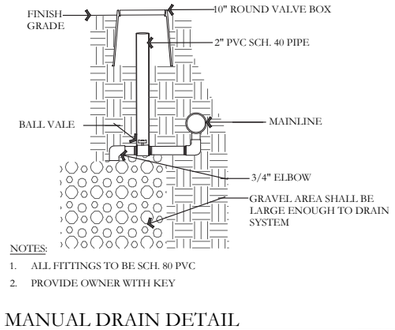
NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

H STOP AND WASTE VALVE ASSEMBLY DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. INSTALL GATE VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
2. VALVE BOX SHALL BE WRAPPED WITH MINIMUM 3 MIL. THICK PLASTIC AND SECURE IT TO VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
3. VALVE BOX SHALL BE LOCATED IN PLANTING AREA.

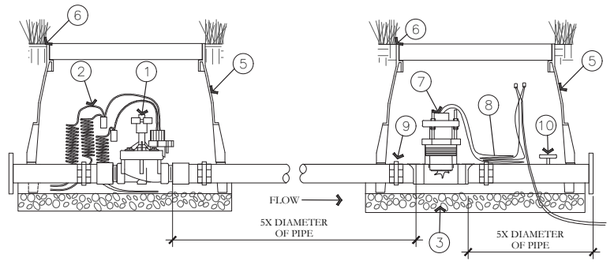
C GATE VALVE AND ANCHOR DETAIL
NOT TO SCALE — PKJ DESIGN GROUP



NOTES:
1. ALL FITTINGS TO BE SCH. 80 PVC
2. PROVIDE OWNER WITH KEY

F MANUAL DRAIN DETAIL
NOT TO SCALE — PKJ DESIGN GROUP

1. NORMALLY CLOSED MASTER VALVE(S)
2. 36-INCH LENGTH OF COILED WIRE TO SATELLITE CONTROLLER SPARE STATION
3. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
5. VALVE BOX WITH COVER - RAINBIRD JUMBO BOX
6. FINISH GRADE
7. RAIN BIRD FS SERIES FLOW SENSOR(S). SEE COVER SHEET FOR SIZE
8. 36-INCH LENGTH OF COILED MAXI-CABLE TO FLOW SENSING
9. PVC PIPE UNION
10. BRASS BALL VALVE



I MASTER VALVE AND FLOW SENSOR DETAIL
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LANDSCAPE ARCHITECT / PLANNER

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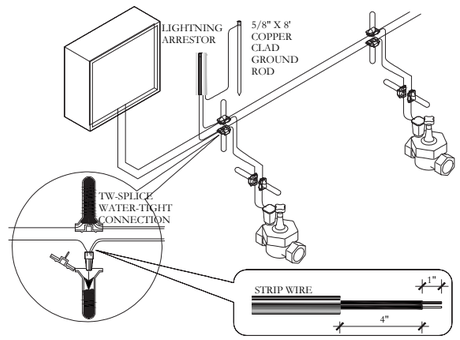
REGISTERED LANDSCAPE ARCHITECT — JEREMY ANSWORTH — 8128744-5301 — 05/08/2023 — STATE OF UTAH

DRAWING INFO

PM:	JTA
DRAWN:	ACP
CHECKED:	JMA
PLOT DATE:	5/8/2023

IRRIGATION DETAILS
PERMIT SET



J 2-WIRE CONNECTION DETAIL

NOT TO SCALE

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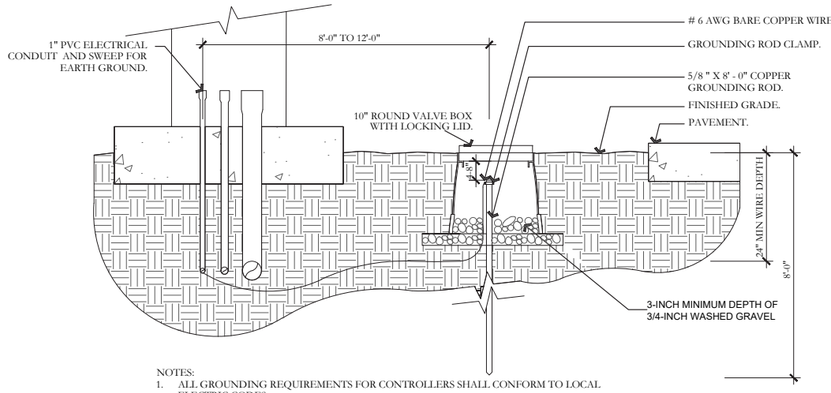


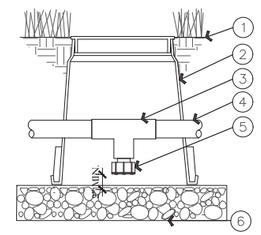
NOTES:

1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

K GROUNDING ROD DETAIL

NOT TO SCALE

PKJ DESIGN GROUP

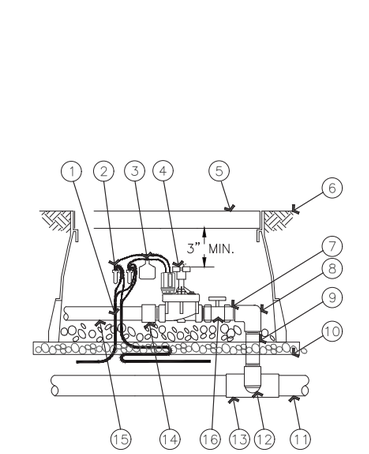


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-6RND
3. PVC SCH 40 TEE
4. PVC LATERAL PIPE
5. FILTERED DRAIN VALVE: RAIN BIRD 16A-FDV-075
6. 6-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

L MANUAL LINE DRAIN VALVE DETAIL

NOT TO SCALE

PKJ DESIGN GROUP



1. 36-INCH LENGTH OF 2-WIRE CABLE
2. WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED)
3. ID TAG: RAIN BIRD VID SERIES
4. REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL
5. VALVE BOX WITH COVER: RAIN BIRD VB-STD
6. FINISH GRADE/TOP OF MULCH
7. PVC SCH 80 NIPPLE (CLOSE)
8. PVC SCH 40 ELL `
9. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
10. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
11. PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
12. PVC SCH 40 TEE OR ELL
13. PVC SCH 40 MALE ADAPTER
14. PVC LATERAL PIPE
15. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
16. BRASS BALL VALVE

M ELECTRIC REMOTE-CONTROL VALVE PEB OR PESB SERIES WITH IVM-SOL

NOT TO SCALE

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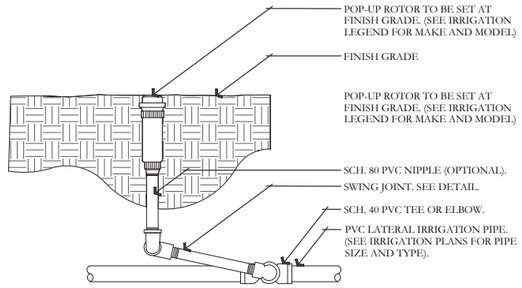

NOTES:

1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOD.

N ROTOR HEAD DETAIL

NOT TO SCALE

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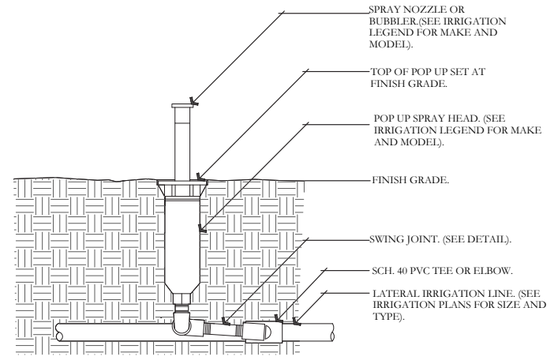

NOTE:

1. 6" POP UPS SHALL BE USED IN TURF AREAS.
2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

O POP UP-SPRAY HEAD DETAIL

NOT TO SCALE

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LANDSCAPE ARCHITECT / PLANNER

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LICENSED LANDSCAPE ARCHITECT JEREMY ANDWORTH 9129727-5301 05/08/2023 EXPIRING 6/30 STATE OF UTAH

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PLOT DATE: 5/8/2023

IRRIGATION DETAILS

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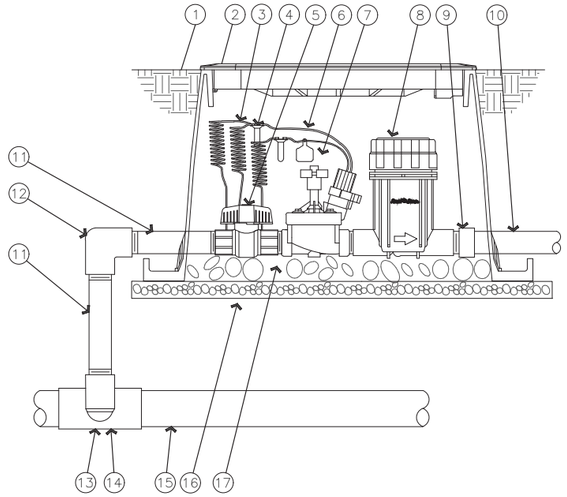
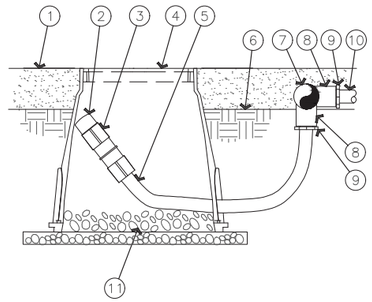


1. FINISH GRADE/TOP OF MULCH
2. VALVE BOX WITH COVER: RAIN BIRD VB-STD
3. 30-INCH LINEAR LENGTH OF WIRE, COILED
4. WATERPROOF CONNECTION: RAIN BIRD DB SERIES
5. 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
6. ID TAG
7. REMOTE CONTROL VALVE: RAIN BIRD PESB (INCLUCED IN XCZ-PRB-100-COM KIT)
8. PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
9. PVC SCH 40 FEMALE ADAPTOR
10. LATERAL PIPE
11. PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
12. PVC SCH 40 ELL
13. PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
14. PVC SCH 40 TEE OR ELL
15. MAINLINE PIPE
16. 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
17. PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

P DRIP CONTROL ZONE KIT DETAIL

NOT TO SCALE

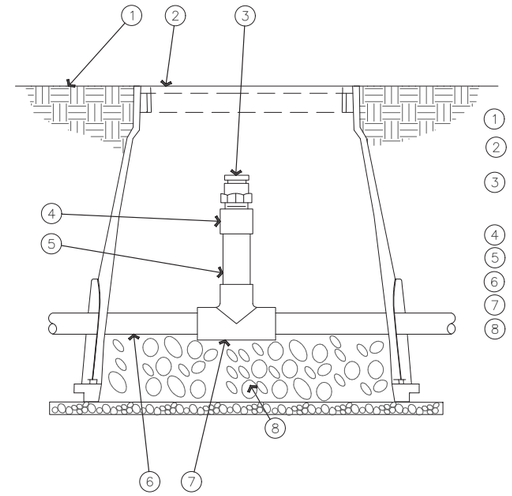


1. MULCH
2. FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE:RAIN BIRD MDCFCAP
3. EASY FIT COUPLING: RAIN BIRD MDCFCOUP
4. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
5. ½" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
6. FINISH GRADE
7. PVC EXHAUST HEADER
8. PVC SCH 40 TEE OR EL
9. BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
10. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
11. 3-INCH MINIMUM DEPTH OF 3/4 " WASHED GRAVEL

NOTE:
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL

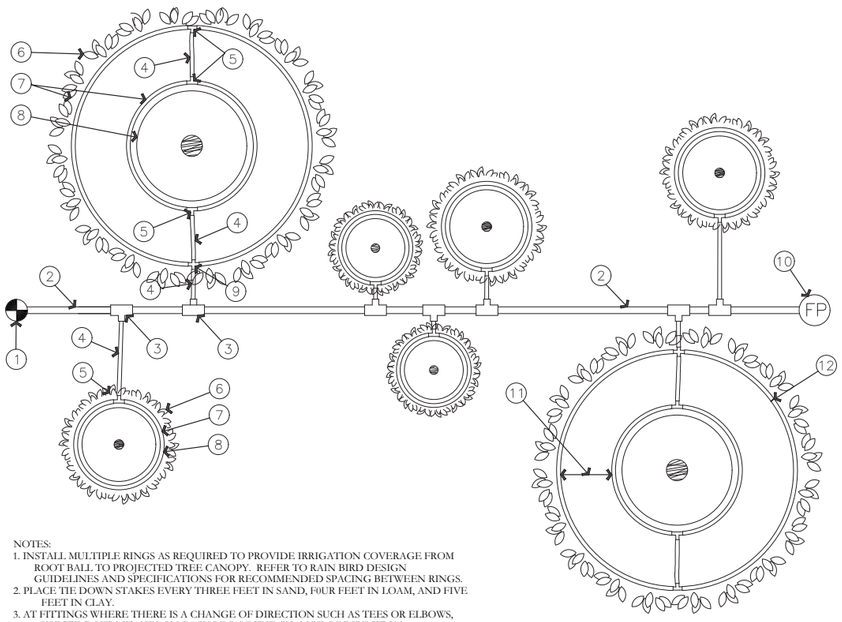
NOT TO SCALE



1. FINISH GRADE
2. SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
3. ½" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
4. PVC SCH 40 FEMALE ADAPTER
5. PVC SCH 80 RISER
6. PVC HEADER PIPE
7. PVC SCH 40 TEE
8. 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

R AIR RELIEF VALVE DETAIL

NOT TO SCALE



1. RAIN BIRD CONTROL ZONE KIT (SIZED TO ACCOMIDATE LATERAL FLOW DEMAND)
2. PVC DRIP LATERAL PIPE
3. PVC SCH 40 TEE OR EL (TYPICAL)
4. ½" POLYETHYLENE TUBING: RAIN BIRD XF SERIES- S FOR COPPER SHEILD (TYPICAL)
5. BARB X BARB INSERT TEE: RAIN BIRD XFF-TEE (TYPICAL)
6. PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
7. ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
8. ROOT BALL (TYPICAL)
9. BARB X BARB INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
10. DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL: "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
11. SPACING PER SPECIFICATION
12. TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE NOTES 2-3 BELOW)

NOTES:
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL

NOT TO SCALE

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LANDSCAPE ARCHITECT / PLANNER

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LICENSED LANDSCAPE ARCHITECT JEREMY AINSWORTH 9128721-5301 05/08/2023 UTAH

DRAWING INFO

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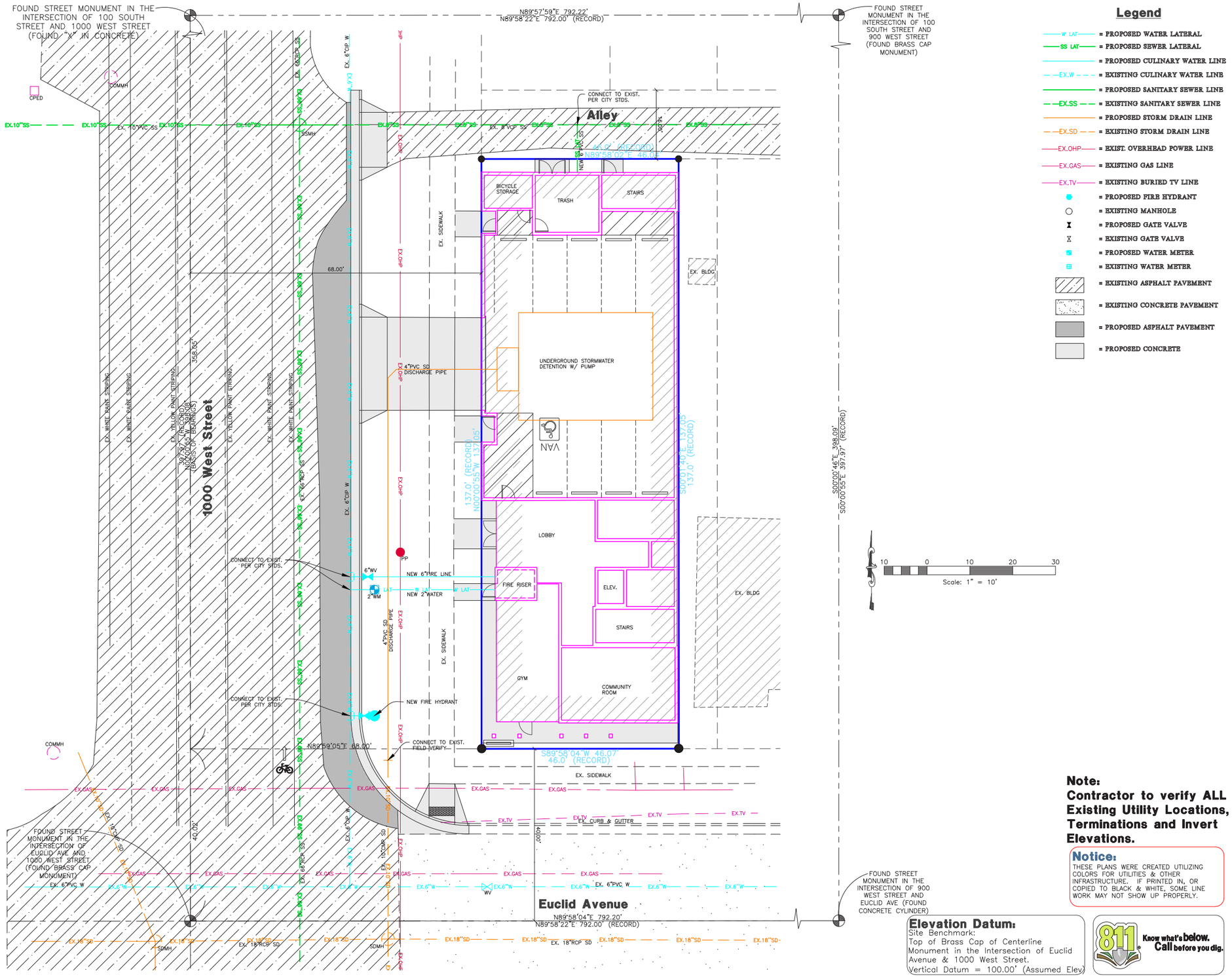


Legend

- W LAT = PROPOSED WATER LATERAL
- SS LAT = PROPOSED SEWER LATERAL
- = PROPOSED CULINARY WATER LINE
- EX.W = EXISTING CULINARY WATER LINE
- = PROPOSED SANITARY SEWER LINE
- EX.SS = EXISTING SANITARY SEWER LINE
- = PROPOSED STORM DRAIN LINE
- EX.SD = EXISTING STORM DRAIN LINE
- EX.OHP = EXIST. OVERHEAD POWER LINE
- EX.GAS = EXISTING GAS LINE
- EX.TV = EXISTING BURIED TV LINE
- = PROPOSED FIRE HYDRANT
- = EXISTING MANHOLE
- = PROPOSED GATE VALVE
- = EXISTING GATE VALVE
- = PROPOSED WATER METER
- = EXISTING WATER METER
- = EXISTING ASPHALT PAVEMENT
- = EXISTING CONCRETE PAVEMENT
- = PROPOSED ASPHALT PAVEMENT
- = PROPOSED CONCRETE

Note:
Contractor to verify ALL Existing Utility Locations, Terminations and Invert Elevations.

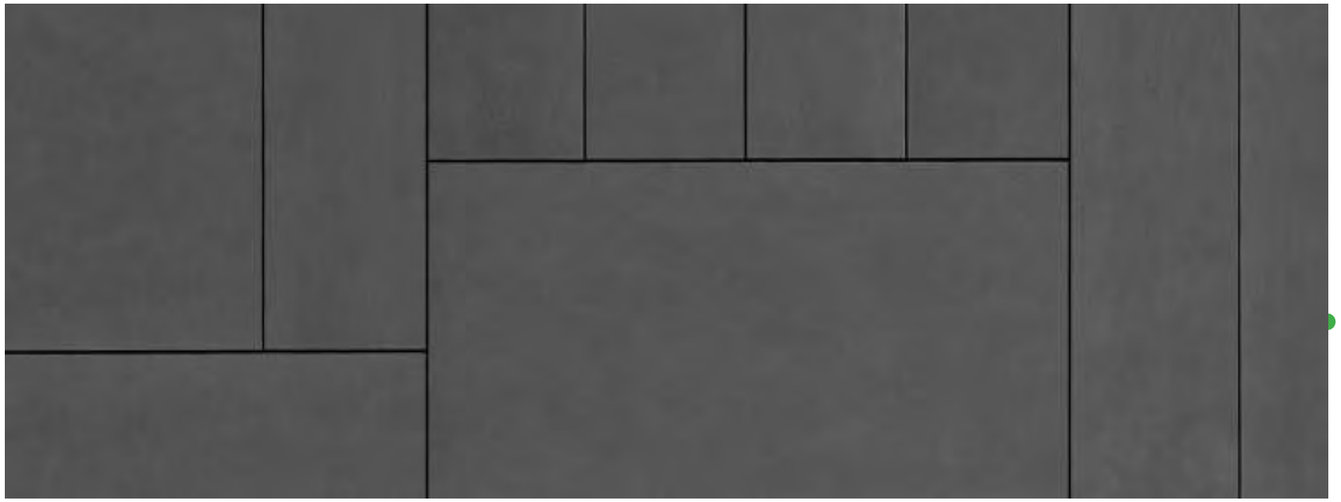
Notice:
THESE PLANS WERE CREATED UTILIZING COLORS FOR UTILITIES & OTHER INFRASTRUCTURE. IF PRINTED IN, OR COPIED TO BLACK & WHITE, SOME LINE WORK MAY NOT SHOW UP PROPERLY.

Elevation Datum:
Site Benchmark:
Top of Brass Cap of Centerline Monument in the Intersection of Euclid Avenue & 1000 West Street.
Vertical Datum = 100.00' (Assumed Elev.)

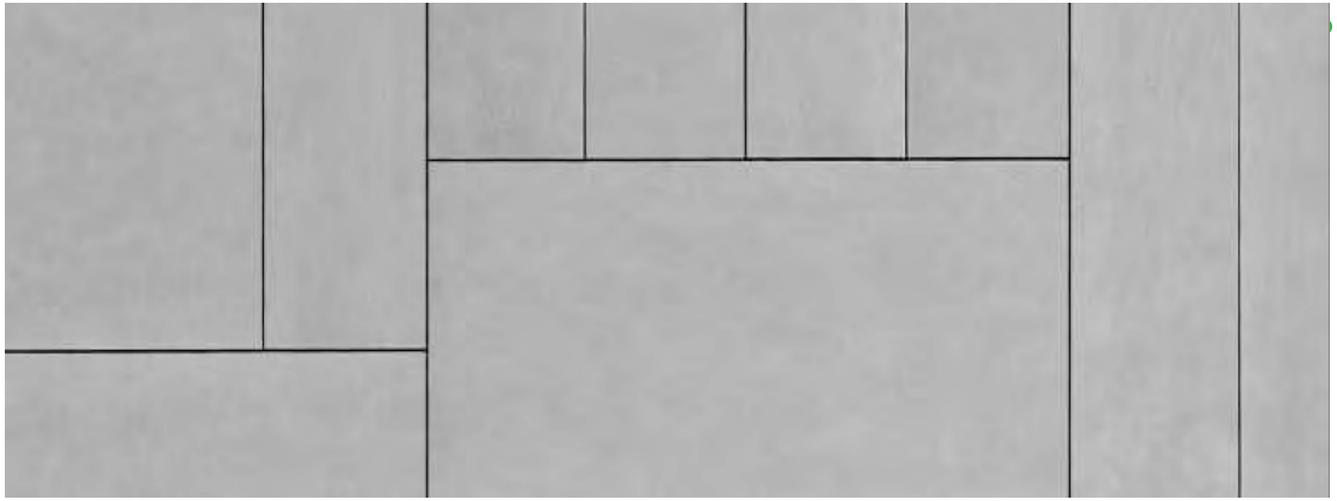
811 Know what's below. Call before you dig.

SIGNAGE/ARTWORK FOR TSA POINTS

MONUMENT
SIGNAGE



FIBER CEMENT PANELS - DARK GRAY



FIBER CEMENT PANELS -LIGHT GRAY

DURABLE MATERIAL REQUIREMENTS FOR MATERIALS, FIBER CEMENTITOUS PANELS

CLEAR CEDAR WOOD SIDING

VERTICAL STACK BOND BRICK
- NORMAN GRAY

WEST SIDE RENDER

21A.59.050: STANDARDS FOR DESIGN REVIEW:

The standards in this section apply to all applications for design review as follows:
For applications seeking modification of base zoning design standards, applicants shall demonstrate how the applicant's proposal complies with the standards for design review that are directly applicable to the design standard(s) that is proposed to be modified.
For applications that are required to go through the design review process for purposes other than a modification to a base zoning standard, the applicant shall demonstrate how the proposed project complies with each standard for design review. If an application complies with a standard in the base zoning district or with an applicable requirement in chapter 21A.37 of this title and that standard is directly related to a standard found in this section, the Planning Commission shall find that application complies with the specific standard for design review found in this section. An applicant may propose an alternative to a standard for design review provided the proposal is consistent with the intent of the standard for design review.

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. Development is oriented to sidewalk. Refer to site plan on page

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). Primary entrance is oriented to sidewalk.

2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. Project meets this requirement.

3. Parking shall be located within, behind, or to the side of buildings. Parking is in rear of 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. Ground floor uses are located on Euclid near public sidewalk

2. Maximize transparency of ground floor facades. 60/40

3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. Project meets this requirement, refer back to page frontage use Page

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.

2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.

3. Include secondary elements 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.

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);
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");
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; and
6. Other amenities not listed above that provide a public benefit.

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 stepbacks 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.

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 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.

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. (See subsection 21A.37.050K of this title.)

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.

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.

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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.

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 heat 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 neighborhood, or Salt Lake City.

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21A.59.080: MODIFICATIONS TO APPROVED DESIGN REVIEW PLANS:

A. Minor Modifications: The Planning Director may authorize minor modifications to approved design review applications as listed below.

1. Dimensional requirements that are necessary in order to comply with adopted Building Codes, Fire Codes, or engineering standards. The modification is limited to the minimum amount necessary to comply with the applicable Building Code, Fire Codes, or engineering standard.

2. Minor changes to building materials provided the modification is limited to the dimension of the material, color of material, or texture of material. Changes to a different material shall not be considered a minor modification.

B. Other Modifications: Any other modifications not listed in subsection A of this section shall require a new application. (Ord. 14-19, 2019)21A.59.060: TIME LIMIT ON APPROVED APPLICATIONS FOR DESIGN REVIEW:

No design review approval shall be valid for a period longer than one year from the date of approval unless a building permit is issued or a complete building plans and building permit applications have been submitted to the Division of Building Services and Licensing. An extension of one year

980 EUCLID RENDER

Attachment D: TSA-UN-T District Standards

TSA-UN-T (Transit Station Area, Urban Neighborhood, Transition) District Standards

The subject property is located in the TS-UN-T District Zone. The purpose of the TSA Transit Station Area District is to provide an environment for efficient and attractive transit and pedestrian oriented commercial, residential and mixed use development around transit stations. Redevelopment, infill development and increased development on underutilized parcels should include uses that allow them to function as part of a walkable, mixed use district. Existing uses that are complementary to the district, and economically and physically viable, should be integrated into the form and function of a compact, mixed use pedestrian oriented neighborhood.

Urban Neighborhood Station (TSA-UN): An evolving and flexible development pattern defines an urban neighborhood station area. Urban neighborhoods consist of multilevel buildings that are generally lower scale than what is found in the urban center station area. The desired mix of uses would include ground floor commercial or office uses with the intent of creating a lively, active, and safe streetscape.

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

TSA Development Standards (21A.26.078)

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	2500 SF/40 FT	6,303 SF/ 46 FT	**Complies**
Maximum Building Height	50' or 50' + 1 additional story of habitable space that is equal to or less than the average height of the other stories in the building (for projects with a TSA score of 125 points or more)	49' -10" – to parapet A rooftop stairwell access area is proposed with a total height of 58' – 10." This portion of the building with additional height is allowed for stairway/elevator towers up to 16 ft. above the maximum building height allowed by the district. During the review process, Staff has considered potential effects the proposal may have on neighboring properties due to proximity and the proposed height (50 ft.) of the building. However, the proposed use	**Complies**

		(multi-family) is permitted in the TSA zoning district, and the building complies with the maximum allowed height and bulk controls for the site.	
Front Yard	None required, and at least 50% of the street facing building facade shall be within 5' of the front or corner side property line.	**1000 West facing façade** The building will be constructed to the property line along its western property line along 1000 West. **Euclid Ave facing façade** The building will be constructed <1 ft. to the property line along its southern property line along Euclid Avenue. For both street-facing facades, the upper floor levels above the ground floor level will cantilever over the ground floor level approximately 5 ft., to create a sheltered area for pedestrians.	**Complies**
Interior / Side Yard	None required	~ 3 ft.	**Complies**
Rear Yard	None required	11'-1" FT	**Complies**
Open Space	Open space totaling 10% of land area included in the development, up to 2,500 SF. Open space areas may include landscaped yards, patios, public plazas, courtyards, rooftop and terrace gardens and other similar types of open space amenities. All required open space areas shall be accessible to the users of the building.	Total site area: 6,302 SF (.14 acres) Open space required: 630 SF (10% of total site area) Provided: 658 SF at the ground floor level, 258 SF at the rooftop terrace at the 5th floor level Total: 941 SF	**Complies**
TSA Design Standards			

EIFS and Stucco Limitation	Use of Exterior Insulation and Finishing System (EIFS) or traditional stucco is not allowed as a building material on the ground floor of street facing building facades. Use of EIFS and stucco is allowed for up to ten percent (10%) of the upper level street facing facades.	No EIFS or stucco materials are proposed.	**Complies**
Entry Feature Requirements	All required building entries shall include at least one of the following features: (1) An awning or canopy over the entrance that extends a minimum of five feet (5') from the street facing building facade; (2) A recessed entrance that is recessed at least five feet (5') from the street facing facade; (3) A covered porch that is at least five feet (5') in depth and at least forty (40) square feet in size; or (4) A stoop that is at least two feet (2') above sidewalk level and that includes an awning or canopy that extends at least three feet (3') from the street facing building facade.	All required building entries are recessed at least 5 ft. from the street facing façade. The upper floors are cantilevered 5 ft. over these entrances.	**Complies**

TSA Development Score (21A.26.078)

All new developments and redevelopments within the Transit Station Area Zoning District are required to receive Transit Station Development Score.

The purpose of the development score is to allow flexibility for designers while implementing the city's vision of the applicable station area plans and the purpose of this zoning district. The development score measures the level of compatibility between a proposed project and the station area plan. A "station area plan" is a development, land use, urban design and place making policy document for the area around a specific transit station. The development score is based on the development guidelines and development incentives in the "Transit Station Area Development Guidelines" book. The development score is formulated by calculating all of the development guideline values for a particular project. Each design guideline and incentive is given a value based on its importance. Some guidelines are considered more important and carry a higher value than others. All other applicable zoning regulations shall be complied with by all projects and are not calculated in the development score.

If a project is assigned a score less than 125 points, the project can only be approved by the Planning Commission through the Design Review process. If the project receives a score that is 125 points or more, the project may be approved without holding a public hearing. A public hearing is not required because the project incorporates adequate development guidelines or development incentives to be deemed compliant with the vision for the station area.

On September 30th, 2022, a Transit Station Area Development Score was issued for this proposal. The project received a total of 126 points and was eligible for Staff approval, given the proposal complied with all relevant zoning requirements and Design Standards found in City Code 21A.37. Although the proposal received a score that would have allowed administrative approval, because the applicant is requesting the option for ground floor use and visual interest as indicated in Design Standards Defined, 21A.37.050.A.2, the Design Review process and approval is needed for the proposed development.

Because the proposal received a score that qualified for administrative review, the project is also eligible for an increase in allowed building height up to one additional story of habitable space. The applicant has chosen not to utilize this option and has proposed a building height that complies with the base zoning standards.

See Attachment H to view the Transit Station Development Score Letter that was issued to the applicant in September 2022.

Design Standards 21A.37

The design standards identified in this chapter are intended to utilize planning and architecture principles to shape and promote a walkable environment in specific zoning districts, foster place making as a community and economic development tool, protect property values, assist in maintaining the established character of the City, and implementing the City's master plans.

No modifications to the Design Standards are proposed.

Requirement	Standard	Proposed	Compliance
Ground Floor Use Only – 80% **or** **Ground Floor Use 60% and Visual Interest 25%** **(this option requires design review)**	This standard's purpose is to increase the amount of active uses and/or visual interest on the ground floor of a building. There are two (2) options for achieving this, one dealing solely with the amount of ground floor use, and the other combining a lesser amount of ground floor use with increased visual interest in the building facade's design. For ground floor use only, the ground floor of a new principal building must have	**1000 West facing façade – 62% Active Ground Floor Use and 26% Visual Interest** The applicant is proposing to use the ground floor use and visual interest option for 1000 West. Excluding the width of the driveway to access the interior parking garage, the total length of the building façade facing 1000 West is approximately 106 ft. The applicant is a gym, lobby, and bike parking for tenant use, to occupy approximately 66 ft., or **62%**, of the length of this façade. All proposed uses other	**Complies (design review approval required for 1000 W façade)**

	a permitted or conditional use other than parking occupy **at least 80%** of any street facing building façade. All portions of such ground floor spaces must extend at least 25 ft. into the building. Parking may be located behind these spaces. Vehicle entry and exit ways necessary for access to parking are exempt from this requirement. Such accessways shall not exceed thirty feet (30') in width. The ground floor use + visual interest option allows for some flexibility in the amount of required ground floor use, but in return requires additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks. **An applicant utilizing this option must proceed through the design review process for review of the project for determination of the project's compliance with those standards,**	than parking will extend the entire depth of the building. To increase visual interest and pedestrian activity, the applicant has also proposed a ground floor mural that will be located on the garage parking door and extend about 8 ft. to the left, for a total of 28 ft., **or 26%,** of the total façade length. With design review approval, this façade meets the applicable standards the ground floor use and visual interest by devoting at least 60% of the length of the ground floor façade to active uses and providing additional design elements for at least 25% of the total façade length. **Euclid Ave facing façade – 100%** The Euclid Ave facing façade meets the ground floor use only option. The entire length – **100%** - (approx. 46 ft.) of the building façade facing Euclid Avenue will be a gym and community room, and both uses will extend at least 25 ft. into the building. This façade meets the applicable standards for ground floor use only by providing over 80% of the ground floor façade for active uses.	

	and in addition, whether it contributes to increased visual interest through a combination of increased building material variety, architectural features, facade changes, art, and colors; and, increased pedestrian activity through permeability between the building and the adjacent public realm using niches, bays, gateways, porches, colonnades, stairs or other similar features to facilitate pedestrian interaction with the building. To utilize this option, the ground floor of a new principal building must have a permitted or conditional use other than parking occupy **at least 60%** of any street facing building façade, and **at least 25%** of the street-facing facades of the building shall include additional design requirements for the purpose of creating increased visual interest and pedestrian activity where the lower levels of buildings face streets or sidewalks.		

Building Materials: Ground Floor – 90%	Other than windows and doors, at least **90%** of the ground floor, street-facing façade's wall area shall be clad in durable materials.	Other than windows and doors, **100%** of the ground floor, street-facing façade areas are composed of vertical brick veneer (a durable material).	**Complies**
Building Materials: Upper Floors – 60%	For street-facing facades above the ground floor level, at least **60%** of the total façade area, excluding windows and doors, shall be clad in durable materials.	**1000 West facing façade** Other than areas devoted to windows and doors, at least **60%** of the street-facing façade areas above the ground floor level are composed of fiber cement board (a durable material). **Euclid Ave facing façade** Other than areas devoted to windows and doors, the street-facing façade areas above the ground floor level are **100%** composed of fiber cement board (a durable material).	**Complies**
Glass: Ground Floor – 60%	The ground floor street-facing elevation of all new buildings shall include glazing for **60%** of the total façade area, within 3 ft. and 8 ft. above grade. All ground floor glass shall allow unhampered and unobstructed visibility into the building for a depth of at least 5 ft.	**1000 West facing façade** The ground floor level facing 1000 West provides 334 SF, or **63%**, of glass in the required area (3 ft. to 8 ft. above grade). **Euclid Ave facing façade** The ground floor level facing Euclid Avenue provides 136 SF, or **67%**, of glass in the required area (3 ft. to 8 ft. above grade).	**Complies**

Building Entrances Maximum Distance – 40 ft.	At least one operable building entrance is required for every street-facing façade. Additional building entrances shall be provided every 40 ft. of the façade length.	**1000 West facing façade** The total façade length is 126 ft. and 4 operable building entrances are provided. **Euclid Ave facing façade** The total façade length is 46 ft. and 1 operable building entrance is provided.	**Complies**
Maximum Length of Blank Wall – 15 ft.	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 15 ft. 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.	There is no blank wall area along the ground floor, street-facing facades that exceeds 15 ft. in length.	**Complies**
Street facing façade: maximum length - 200 ft.	No street facing building wall may be longer than 200 ft. along the street.	The building does not exceed 200 ft. in length.	**Complies**

Lighting: exterior - Required	All exterior lighting shall be shielded and directed down to prevent light trespass onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.	Submitted photometric plan complies with these requirements.	**Complies**
Parking Lot Lighting - Required	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.	N/A All proposed parking will be located interior to the building.	**N/A**
Screening of Mechanical Equipment	All mechanical equipment will be screened from public view and sited to minimize their visibility and impact.	All mechanical equipment will be located internal to the building or on the roof of the building and screened by parapet walls.	**Complies**
Screening of Service Areas	Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either	Service areas, trash receptacles, and other needed facilities will be located interior to the building and will not be visible from the street.	**Complies**

	incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served.		
Ground Floor Residential Entrances	All attached single-family dwellings, townhomes, row houses, and other similar single-family housing types located on the ground floor shall have a primary entrance facing the street for each unit adjacent to a street.	N/A There are no ground floor residential entrances proposed with this project.	**N/A**

Attachment E: Design Review Standards

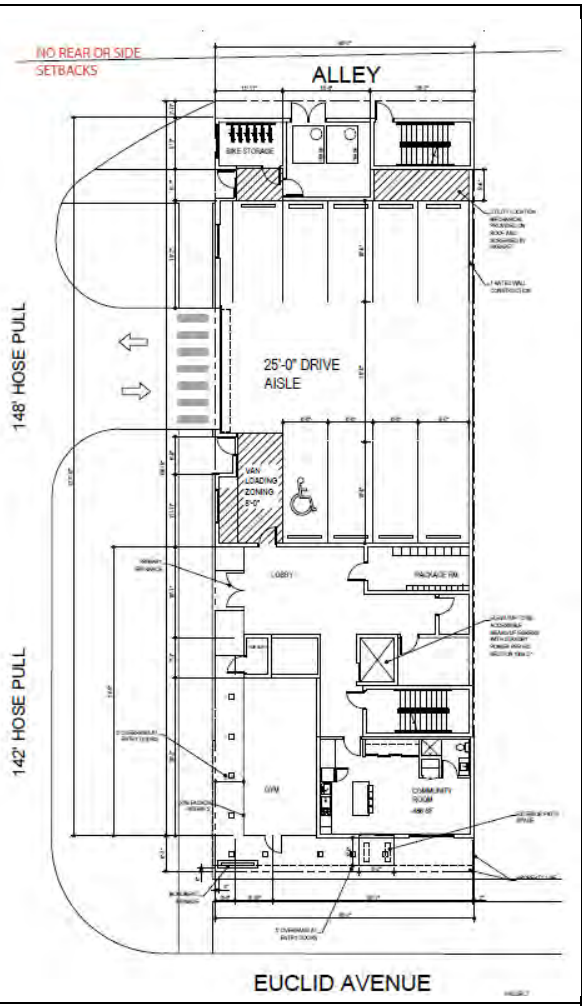
21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

The Finding for each standard is the recommendation of the Planning Division based on the facts associated with the proposal, the discussion that follows, and the input received during the engagement process. Input received after the staff report is published has not been considered in this report. No modifications to the Design Review Standards are proposed.

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.
Finding: **Complies**
Discussion: The proposed development meets the intent of the subject district's purpose statement as the proposed development supports all elements detailed in the statement. The proposed development will support the intents of the TSA-UN-T (Transit Station Area, Urban Neighborhood, Transition) District Zone by contributing to the existing housing stock within the Euclid neighborhood and contributing to a lively, active, and safe streetscape. The proposal also supports the goals of the North Temple Boulevard Master Plan (see full analysis in Key Consideration 2: Compatibility with the North Temple Boulevard Master Plan and adopted City-wide Plans). The proposal is seeking Design Review approval to meet the ground floor use and visual interest requirements as indicated in Design Standards Defined, 21A.37.050.A.2. The selected option allows for some flexibility in the amount of required active ground floor use, but in return requires additional design requirements to increase visual interest. To utilize this option, the ground floor of a new principal building must have an active use occupying **at least 60%** of the ground floor street facing façade, and **at least 25%** of the street-facing facade must include additional design requirements. Except the ground floor parking area, the length of the ground floor building façade facing 1000 West will have actives uses that extend the depth of the building (~46 ft.). These uses include a bike storage area, lobby, and gym. The applicant has also proposed a mural on the parking garage door that will extend few feet to the left. Excluding the width of the driveway to access the interior parking garage, the total length of the building façade facing 1000 West is approximately 106 ft. The proposed active uses will occupy approximately 66 ft., or **62%**, of the

length of this façade. The entire length (100%) of the façade facing Euclid Avenue will be occupied by the gym and community room that extend approximately 34 ft. into the building.

The new building will enhance the pedestrian experience at the street level along 1000 West and Euclid Avenue by providing active uses at the ground floor level and additional design elements beyond the minimum requirements to encourage pedestrian interest and interaction (see Key Consideration 1: 1. Active Ground Floor Use and Visual Interest).



Condition(s): None

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.

Finding: **Complies**

Discussion:

1. The proposed structure is oriented to 1000 West and Euclid Avenue with primary entrances facing the sidewalk.
2. The ground floor of the of the structure will be located directly adjacent to the sidewalk and is consistent with the desired development pattern of the surrounding neighborhood and TSA zoning district.
3. Parking for the structure will be provided by an interior parking garage, accessed from a drive approach on 1000 West, that will be completely shielded from view from the exterior of the building by a retractable garage door.

Condition(s): None

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction.

1. Locate active ground floor uses at or near the public sidewalk.
2. Maximize transparency of ground floor facades.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions.
4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.

Finding: **Complies**

Discussion:

1. Active ground floor uses will be located near the public sidewalk.
2. The ground floor façade of the structure exceeds glazing requirements – 60% ground floor glass within 3 ft. and 8 ft. above grade. The provided glass provides and unhampered and unobstructed view into the building for a depth of at least 5 ft.
3. No publicly accessible storefronts or spaces are proposed at the street level.
4. The applicant is proposing an outdoor amenity space along the Euclid facing façade. The proposed patio will be approximately 30 SF in size and will include a seating area that will be directly available to tenants of the building and passers-by. Additionally, a roof top terrace is also proposed at the 5th floor level. This terrace will be located on the building corner that is aligned with the intersection of 1000 West and Euclide Avenue. This area will have direct visual connection to both streets.

Condition(s): None

D. Large building masses shall be divided into heights and sizes that relate to human scale.

1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis.
2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height.
3. Include secondary elements 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.

Finding: **Complies**

Discussion: The amount and location of windows and balconies proposed throughout the building facades, along with changes in materials, use of voids, cantilevers, and step backs, create a building design that is both interesting and visually accessible. The void created by the 5th floor outdoor patio allows for greater visual connectivity to the street scape and softens the appearance of the building by creating a visual and physical break.

HORIZONTAL AND VERTICAL COMPOSITION

1. The existing development pattern directly adjacent to the subject parcels does not reflect the desired height or intensity of uses desired by North Temple Boulevard Master Plan or encouraged by the TSA Zone. Nearby properties within the TSA zoning district could also be redeveloped at a similar scale.
2. The proposed structure modulates well to relate to both the human scale of pedestrians and the existing development pattern of the neighborhood. A variety of design elements will be used on the facades of the building including use of voids, cantilevers, and step-backs to create a design that is relatable to nearby structures and reduces the visual impact of the height of the building. The void created by the 5th floor terrace allows for greater connectively to the street scape and softens the appearance of the tall building by creating a visual and physical break at the corner of 1000 West and Euclide Avenue.
3. The amount and location of windows and balconies proposed through the building facades, along with other design elements, will further increase interest and connectivity with the street, and compatibility with nearby buildings.
4. The applicant has proposed design elements of the structure that reflect the scale and solid-to-void ration of windows and doors that is desired by the North Temple Boulevard Master Plan. The North Temple Boulevard Master Plan calls for new development that improves walkability and intensifies uses near station areas. The proposal will encourage walkability and pedestrian engagement at the ground level by including:

- A variety of step backs, cantilevers, voids, and material changes break up the building into visual parts that relate to other nearby building in materials, size, and appearance and thus reducing the apparent size and height of the building.
- The void created by the 5th floor outdoor patio allows for greater connectively to the street scape and softens the appearance of the tall building by creating a visual and physical break.

- The ground floor entrances, and patio area along Euclid Avenue will be sheltered by an overhang, designed to shelter pedestrians along the ground floor facade.

Condition(s): None

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)
2. Material changes; and
3. Massing changes.

Finding: **N/A**

Discussion: The proposed building does not have any facades that exceed 200 ft. in length.

Condition(s): None

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; and
6. Other amenities not listed above that provide a public benefit.

Finding: **Complies**

Discussion: The proposed outdoor patio area will include seating that meets the minimum requirements detailed above. In addition, the area will be sheltered by an overhang provided by a balcony at the 2nd floor level. Ample landscaping will be provided in the park strip areas, including 2 trees located near the patio area that will provide season shade.

Condition(s): None

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 stepbacks 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.

   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 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.

Finding: **Complies**

Discussion:

1. The building design utilizes step backs and voids to create a building that relates to nearby buildings and to the street level. The building has a distinct base, middle, and top that are differentiated by material changes and breaks in vertical plane of the façade. The base of the building is primarily oriented towards the 1000 West and Euclid Avenue street-facing facades. This area will be sheltered by an overhang, designed to shelter pedestrians along the ground floor facade. The middle part of the building is distinct in material along the 1000 West facing façade as the majority of this area is composed of dark- colored fiber cement siding creating a distinction from the base and top portions of the building. The middle part of the building along the Euclid Avenue facing façade is defined by dark-colored paneling and a balcony located on the 2nd floor.

2. The proposed void created by the 5th floor terrace will create a void that extends from will soften the apparent height of the building at the corner of 1000 West and Euclid Avenue. Additionally, the top floor will be stepped back, to relate to the height and scale of nearby buildings.
3. Changes in material throughout the building are accompanied with by a change in plane. The proposed roofline is cohesive with the building's overall form and composition as the massing of the building is vertical or horizontal. A sloped roof would not be compatible with the overall design of the building.

Condition(s): None

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.

Finding: **Complies**

Discussion: Parking will be provided on-site and interior to the building, accessed by a drive approach from 1000 West. The crosswalk of this drive approach will be appropriately designed to reduce pedestrian-vehicle conflict.

Condition(s): None

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. (See subsection 21A.37.050K of this title.)

Finding: **Complies**

Discussion: Services areas, refuse containers, and other facilities are located within the building and will not be visible from the street. All mechanical equipment will be located internal to the building or on the roof of the building and screened by parapet walls.

Condition(s): None

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.

2. Coordinate signage locations with appropriate lighting, awnings, and other projections.

3. Coordinate sign location with landscaping to avoid conflicts.

Finding: **Complies**

Discussion: No signage has been proposed that would be incorporated into the architectural design of the building. A monument sign has been proposed near the south-west corner of the site. The sign location will not conflict with any proposed landscaping. The proposed sign will require a separate building permit application and review for compliance.

Condition(s): None

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.

Finding: **Complies**

Discussion: The submitted photometric plan complies with these requirements. The public sidewalks and parking garage will be adequality illuminated to provide pedestrian safety and comfort while maintaining allowable lighting levels.

Condition(s): None

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.

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 heat 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 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.

Finding: **Complies**

Discussion:

1. The building coverage of the site allows for limited on-site landscaping at the ground level. The park strip landscaping included with this proposal will place 4 new street trees along the 1000 West street frontage and 1 tree along the Euclid Avenue street frontage. There are existing trees at the site that will be removed upon development, excluding one tree along the Euclid Avenue street frontage that will be preserved and incorporated into the overall landscape design. The proposed landscape plan has been reviewed by the Urban Forestry Department who indicated they have no issues with the proposal.
2. The proposed patio area along the Euclid Avenue street frontage will utilize stamped concrete to differentiate this privately-owned public space from the public sidewalk.

Condition(s): None

Attachment F: City Department Review Comments

Transportation (Jena Carver at jena.carver@slcgov.com):

1. Approved based on 35 studio apartments with 9 parking stalls. Additional parking requirements, including bicycle and electric vehicle parking, will be reviewed with building permit.

Public Utilities (Kristeen Beitel at kristeen.beitel@slcgov.com):

Public Utilities has no issues with the proposed modification to ground floor use.

Additional comments have been provided to assist in the future development of the property. 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.
- Utilities cannot cross property lines without appropriate easements and agreements between property owners.
- Site utility and grading plans will be required for building permit review. Please refer to APWA, SLCDPU Standard Practices, and the SLC Design Process Guide for utility design requirements. Other plans such as erosion control plans and plumbing plans may also be required, depending on the scope of work. Submit supporting documents and calculations along with the plans.
- Applicant must provide fire flow, culinary water, and sewer demand calculations to SLCDPU for review. The public sewer and water system will be modeled with these demands. If the water demand is not adequately delivered by the existing main, then a water main upsizing will be required at the property owner's expense. The expected maximum daily flow (gpd) from the development will be modeled to determine the impacts on the public sewer system. If one or more sewer lines reaches of the sewer system reach capacity as a result of the development, sewer main upsizing will be required at the property owner's expense. Required improvements on the public water and sewer system will be determined by the Development Review Engineer and may be downstream of the subject property. A plan and profile of the new main(s) and engineer's cost estimate must be submitted for review. Design drawings and cost estimate must be stamped and signed by a professional engineer. The property owner is required to bond for the amount of the approved cost estimate.
- One culinary water meter is permitted per parcel and fire services, as required, will be permitted for this property.
- Covered parking area drains are required to be treated to remove solids and oils prior to discharge to the sanitary sewer. These drains cannot be discharged to the storm drain. Use a sand/oil separator or similar device. A 4ft diameter sampling manhole must be located downstream of the device and upstream of any other connections.
- Site stormwater must be collected on site and routed to the public storm drain system. Stormwater cannot discharge across property lines or public sidewalks.

- Stormwater treatment is required prior to discharge to the public storm drain. Utilize stormwater Best Management Practices (BMP's) to remove solids and oils. Green Infrastructure should be used whenever possible. If green infrastructure is not used, then applicant must provide documentation of what green infrastructure measures were considered and why these were not deemed feasible. Please verify that plans include appropriate treatment measures.

Building (Bryan Romney at bryan.romney@slcgov.com):

Jeff: I appreciate your responses. They appear to have been addressed. A code compliance plan review will occur once the permit application has been submitted. There may be additional review comments which will need to be addressed at that time.

Fire (Douglas Bateman at douglas.bateman@slcgov.com):

*Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into; and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

*Fire apparatus access roads shall have an unobstructed width of not less than 20 feet for buildings 30-feet and less, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches. Buildings greater than 30 feet shall have a road width of not less than 26 feet. Fire apparatus access roads with fire hydrants on them shall be 26-feet in width; at a minimum of 20-feet to each side of the hydrant in the direction or road travel.

buildings constructed or moved into or within the jurisdiction is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Additional fire hydrants may be necessary dependent on total square footage and required fire flows in accordance with IFC appendix B and C

*Fire department connections shall be located on the street address side of buildings, fully visible and recognizable from the street, and have a fire hydrant within 100-feet on the same side of the street.

*Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet, exclusive of shoulders.

*Aerial fire apparatus access roads shall be provided where the highest roof surface exceeds 30 feet measured from grade plane. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater. Some exceptions have been added by SLC; those can be obtained from this office. Aerial access shall be to the long side of the building.

*Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet, exclusive of shoulders. Aerial access routes shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building.

*Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.

*AM&M Plan approved for project

Engineering (Scott Weiler at scott.weiler@slcgov.com) :

1. No objections to the proposed ground floor use.
2. The public improvements must meet APWA Standards and require a Permit to Work in the Public Way.

Urban Forestry (Rick Nelson at rick.nelson@slcgov.com) :

I visited the site today (5/30/23). The trees on the private property do not rise to the level of specimen tree status so there is no reason to stop their removal. They are showing that the one tree in the adjacent parkstrip along Euclid Ave is going to be protected during construction. The proposed Spring Snow Crabapple are good trees for under the power lines. Urban Forestry has no issues with this plan.

Planning:

1. Compliance with development standards will be verified at the building permit stage.

Attachment G: Public Process & Comments

Public Notice, Meetings, Comments

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

- February 1st, 2023 – Notice was sent to the Poplar Grove Community Council to commence the 45-day required early engagement period for recognized community organizations which ended on March 18th, 2023. The Poplar Grove Community Council did not provide comment on the proposal.
- February 3rd, 2023 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- February 22nd, 2023 – The Poplar Grove Community Council held a community meeting. The applicant and Staff attended, presented the proposal, and answered questions from members of the community.

Notice of the public hearing for the proposal included:

- June 29th, 2023
  - Public hearing notice sign posted on the property
- June 30th, 2023
  - Public hearing notice mailed
  - Public notice posted on City and State websites and Planning Division list serve

Public Input:

As of the publication of the Staff Report, Staff has received no public comment on the proposal. Any public comments received after publication of the staff report will be forwarded to the Planning Commission.

Attachment H: Transit Station Development Score Letter

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PLANNING DIVISION

ERIN MENDENHALL
MAYOR

NICK NORRIS
PLANNING DIRECTOR

September 30th, 2022

Jeff Douglas
c/o Axis Architects
927 S State St
Salt Lake City, UT 84111

RE: Transit Station Area Development Score for Petition PLNTSD2022-00326 for proposed project at 980 W Euclid Ave., Salt Lake City, Utah

This letter is notification of the development score review as determined by Planning Department Staff. Pursuant to chapter 21A.10 of the Salt Lake City Zoning Ordinance, notice of application was sent out on June 30th,2022. The noticing period expired on July 12th, 2022. No comments were received from the public during the notification period.

After completing a review of the revised plans, received September 22nd, 2022, Staff has given this project a score of **126** points out of the submitted 126 (see attached Development Score Review for more information). This means that no public hearing is required to approve the proposed development. The project is approved with the following conditions:

1. Any significant changes made to the approved plans, elevations, or site plan must be reviewed by the Planning Department for approval.
2. Any requested modifications to the required design standards found in City Code 21A.37 Design Standards, must go through the Design Review process and receive approval from the Planning Commission prior to application of a building permit. For applicable design and development standards, please refer to City Code section 21A.26.078 TSA Transit Station Area District and section 21A.37 Design Standards. Information on the design review process can be found in section 21A.59 Design Review.

As the applicant, you have the option to appeal this development review score to the Planning Commission. If you choose to appeal, a Public Hearing will be required per the requirements of the Salt Lake City Zoning Ordinance.

If you are satisfied with the score given, you may proceed with any other required approval processes for the proposal. A full zoning review will be completed as part of the Design Review process to verify the submitted plans comply with all applicable zoning requirements. Any changes made to the plans during this process may adjust the given score. In addition, a full zoning review will be completed as part of the building permit review to verify the approved plans submitted for the building permit are consistent with the applicable zoning requirements and any given approvals. You will be notified if there are any discrepancies.

If you have any further questions about the Planning Department process, please contact me at 801-535-6308 or by e-mail at: rylee.hall@slcgov.com.

Sincerely,

Rylee Hall

Rylee Hall
Principal Planner

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