



Memorandum

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Brooke Olson, Principal Planner, brooke.olson@slcgov.com, 801-535-7118
Date: May 22, 2024
Re: PLNPCM2021-00698 Planned Development
144 S Apartments

Modification Request: Planned Development

PROPERTY ADDRESS: 144 S 500 E
PARCEL ID: 16-06-206-036
MASTER PLAN: [Central Community Master Plan](#)
ZONINGDISTRICT: [R-MU Residential Mixed Use](#)

REQUEST:

144 South Apartments previously received Planned Development approval from the Planning Commission on October 13, 2021. The applicant, 144 S Apartments LLC, is now requesting the following modifications to the approved building elevations, site plan, and landscaping plan associated with the project:

1. Remove the privacy fencing along the south property line and extend the height of the parking structure concrete wall.
2. Remove the 6 FT tall wooden privacy fence from the west property line and leave the existing 7 FT tall corrugated metal fencing on the west property line.
3. Remove the landscape buffer requirement from the west boundary of the surface parking area.

The proposed modifications are considered to be major modifications and are beyond the scope of administrative review, therefore, subject to Planning Commission review.

ACTION REQUIRED:

Review the proposed changes to the design of the project. If the Planning Commission denies the changes, the project will be required to comply with the prior approval. If approved the applicant could moved forward with the newly proposed design.

RECOMMENDATION:

Based on the information and findings listed in this memo, Planning Staff recommends the Planning Commission approve modification #1 and deny modifications #2 and #3.

ATTACHMENTS:

- A. [Applicant Submittal](#)
- B. [Original Planning Commission Staff Report \(Oct. 13, 2021\)](#)
- C. [Minutes from October 13, 2021](#)
- D. [Original Record of Decision Letter](#)
- E. [Public Process & Comments](#)

BACKGROUND:



Building Rendering – East 500 E Facing Façade

Quick Facts

Height: 71 FT 11 IN (6 stories)

Ground Floor Uses: Retail and restaurant

Upper Floor Uses: Residential and office (level 2)

Number of Residential Units: 110 units

Exterior Materials: Glass, wood, black corrugated metal, concrete, and light and dark grey stucco.

Parking: 138 parking spaces

Review Process & Standards: Planned Development, R-MU zoning standards, and general zoning standards

144 South Apartments received Planned Development approval from the Planning Commission on October 13, 2021. The approval was for a mixed-use building containing 53 studio units and 57 one-bedroom apartments. All units within the development will be affordable units reserved for renters at 60% or less of the area median income (AMI).

The property is in the R-MU zone and Planned Development approval was required for the following modifications:

1. Outdoor elevated/rooftop garden areas be included to meet the open space area requirements of the R- MU zone.
2. The project be allowed to increase its parking beyond the maximum parking allowance.
3. Parking lot perimeter landscaping be removed as a requirement.
4. Allowance to exceed rear yard coverage requirements to maintain an existing carport along the west boundary of the property.

The Planning Commission approved of the requests with the following conditions of approval:

1. Install a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.
2. A landscaped buffer shall be installed around or on the 6' tall wooden privacy fence, located around the perimeter of the surface parking area.
3. The applicant works with staff to increase the safety of onsite pedestrian circulation through the proposed parking area.

A building permit was issued for the development in February 2023. The project is currently under construction. Details related to the original request can be found in the Staff Report included in Attachment B.

The applicant is now proposing the following three modifications to the approved plan set:

1. Remove the privacy fencing required along the south property line and extend the height of the parking structure concrete wall.
2. Remove the 6 FT tall wooden privacy fence requirement from the west property line and leave the existing 7 FT tall corrugated metal fencing on the west property line.
3. Remove the landscape buffer requirement from the west boundary of the surface parking area.

The approval process for modifications to approved development plans associated with Planned Developments is specified in City Code 21A.55.100. Administrative approval is limited to minor modifications “in light of technical or engineering considerations” to the following:

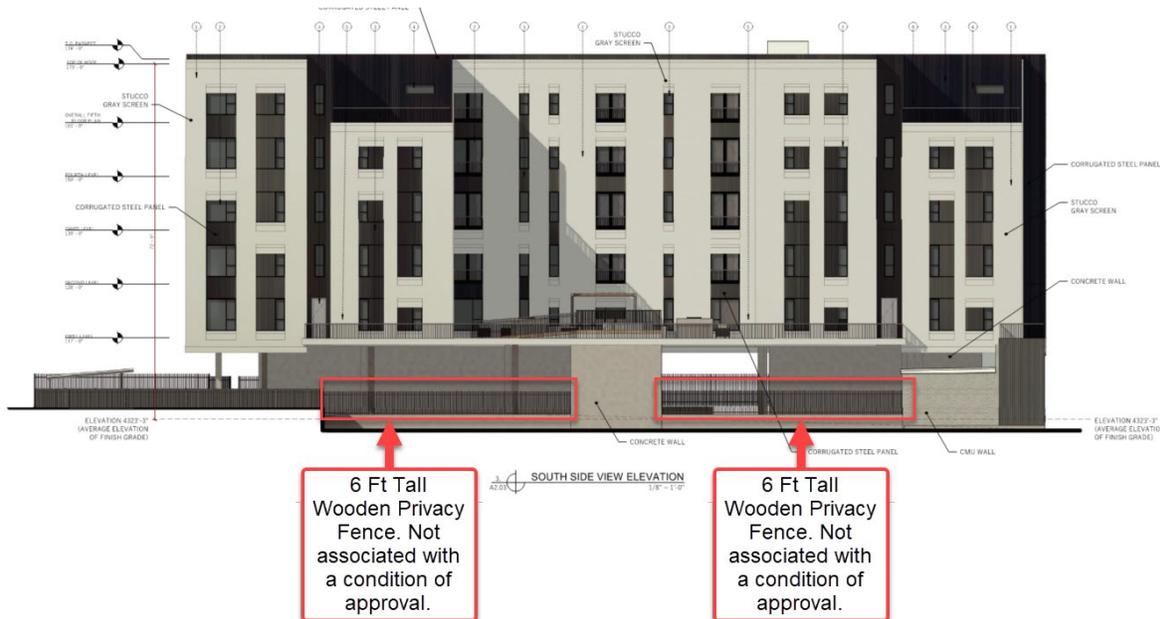
- Minor adjustments to building spacing, vehicular circulation, or open space;
- Adjustments to final grade;
- Altering or rearranging landscaping elements within landscaping buffer areas;
- Signs;
- Accessory structures; or
- Additions that comply with the lot and bulk requirements of the underlying zone.

Since the modifications proposed by the applicant are beyond what is permitted for an administrative minor modification review, Planning Commission approval is required. The Planning Commission is permitted to approve modifications (which, as mentioned above, includes elements that would require a modification to zoning regulations) to approved development plans, provided they remain in substantial conformity (or remain mostly the same) with the original plans (see section [21A.55.100.C](#) of the zoning ordinance).

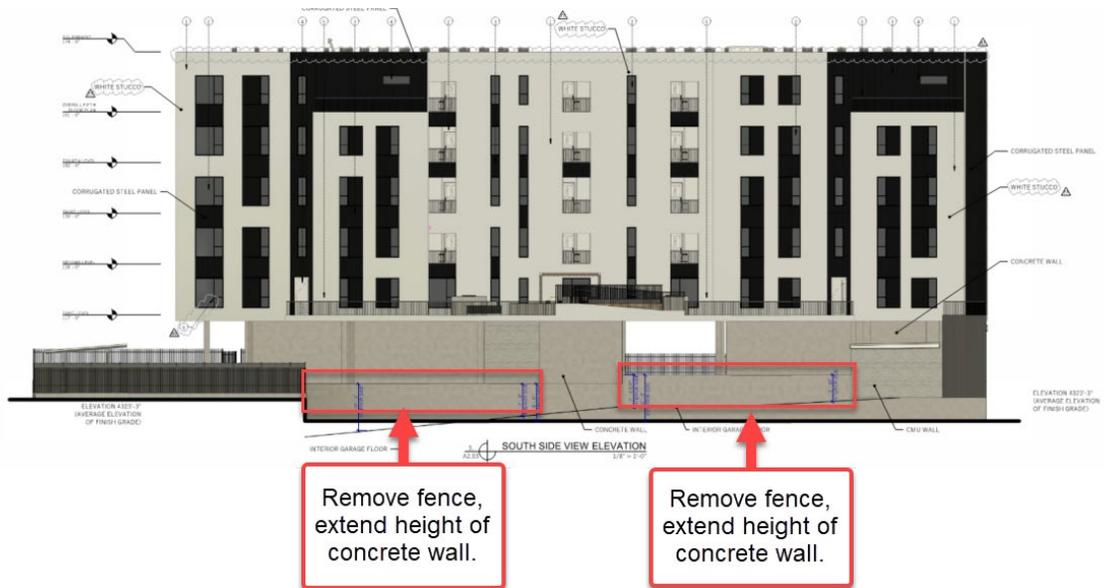
Requested Modifications to Approved Plans

Modification #1

Remove the privacy fencing along the south property line and extend the height of the parking structure concrete wall. The applicant has indicated the modification is necessary since the proposed parking structure wall height provides sufficient screening between the parking area and the adjacent properties to the south.



Approved South Building Elevation



Staff Discussion:

Proposed South Building Elevation

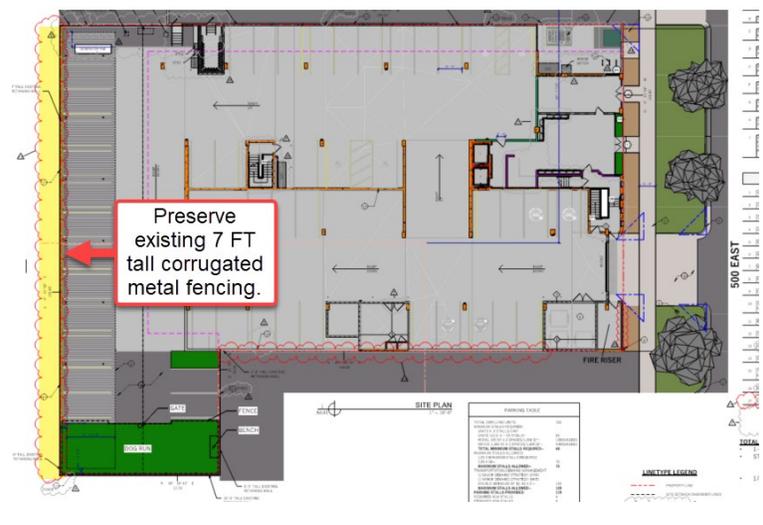
As shown on the proposed building elevation, the interior wall height of the south parking structure wall varies from approximately 6 FT to 10 FT and the exterior wall height varies from 8 FT to 10 FT. Staff is of the opinion the proposed modification is minimal, and meets applicable Planned Development standards as the wall will provide sufficient screening between the parking area and adjacent properties to the south. Staff recommends approval of this modification.

Modification #2

Remove the approved 6 FT tall wooden privacy fence required by the Planning Commission from the west property line and preserve the existing 7 FT 2 IN tall corrugated metal fencing on the west property line. The applicant has indicated they would like to preserve the corrugated metal fencing because it adds a unique architectural feature to the property.



Approved Site Plan



Modified Site Plan



Staff Discussion:

The existing corrugated metal fence material and height does not meet the City’s fence regulations for residential districts as listed in [21A.40.120](#) of the Zoning Ordinance. 21A.40.120.D prohibits the following fencing materials in all zoning districts:

“Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood.”

In addition, 21A.40.120.E.1. indicates the fence height in residential zoning districts is limited to 6 FT behind the primary façade of the building. Staff is of the opinion the existing fencing is not appropriate for a residential use and retention of the fence is inconsistent with Planned Development Standards 21A.55.050.C Design and Compatibility:

C. The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the Planning Commission should consider:

- 1. Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable Master Plan related to building and site design;*

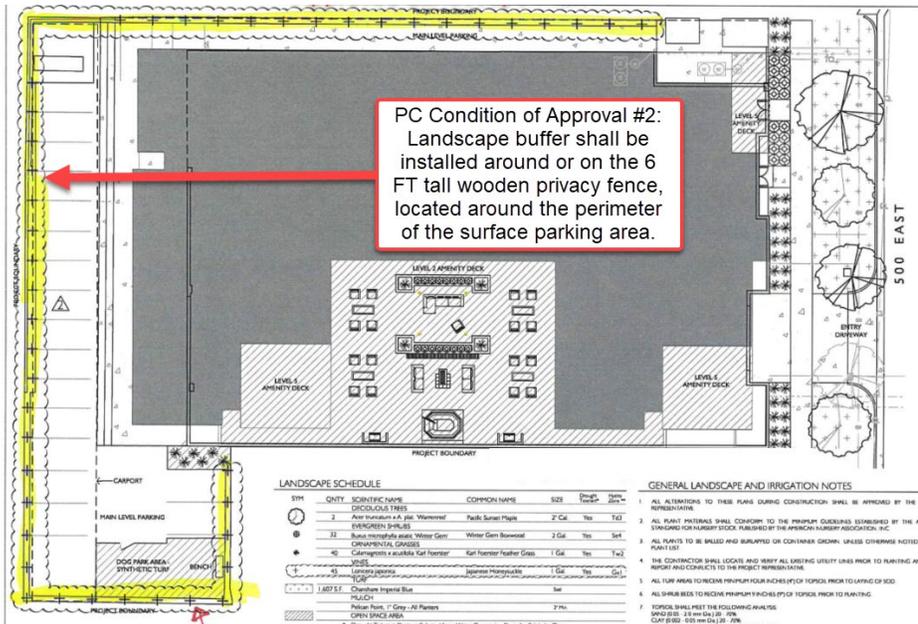
Since the existing fence does not meet the Zoning Ordinance standards, or the applicable Planned Development standards, staff recommends denial of this modification.

Modification #3

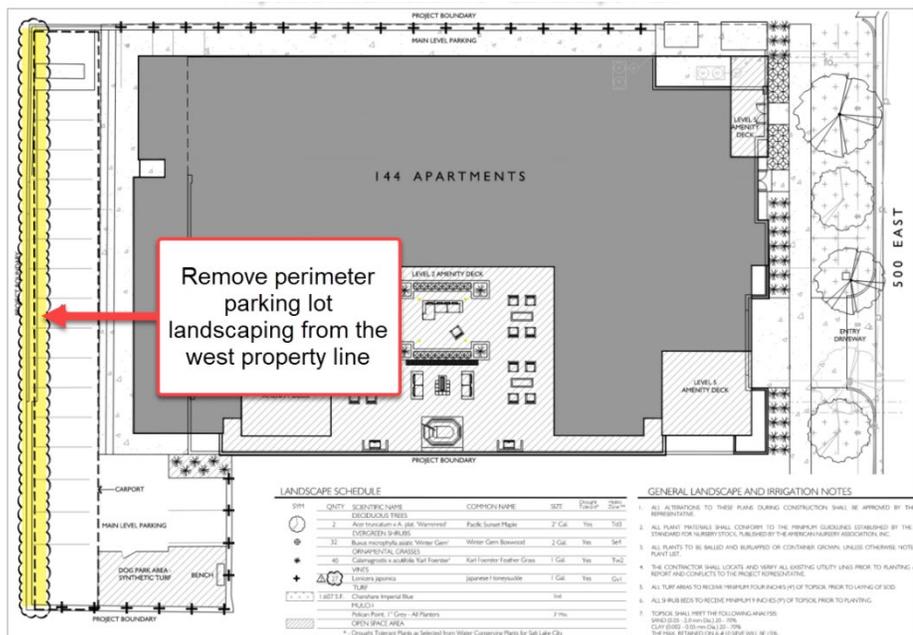
Remove the landscape buffer requirement from the west boundary of the surface parking area associated with the following Planning Commission condition of approval:

A landscaped buffer shall be installed around or on the 6’ tall wooden privacy fence, located around the perimeter of the surface parking area.

The applicant has indicated they are requesting the modification as they do not wish to cover the fence and that any plantings would be mostly not be seen and have little daylight. The applicant further indicated the retaining wall along the fence line could potentially be compromised by water required for the plantings.



Approved Landscape Plan



Proposed Landscape Plan

Staff Discussion:

In 2021, when the Planning Commission initially reviewed the Planned Development proposal, one of the modifications the applicant requested was removal of the perimeter parking lot landscaping requirement (7 FT in width protected by 6 IN curb) around the surface parking area. The modification was approved by the Planning Commission, subject to the following condition:

A landscaped buffer shall be installed around or on the 6' tall wooden privacy fence, located around the perimeter of the surface parking area.

Per the Planning Commission's discussion, the condition was intended to provide landscaping and greenery around the perimeter of the surface parking area but allow flexibility in terms of landscaping width and curb. To meet the condition, the applicant initially proposed installing a narrow landscape bed planted with Japanese Honeysuckle climbing vine as highlighted in the approved landscape plan above. The vine is a drought tolerant species which requires full sun to partial sun and minimal water once established.

Staff is of the opinion the removal of the perimeter landscaping along the west property line is inconsistent with the Planned Development Standard 21A.55.050.D:

Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the Planning Commission should consider:

- 3. Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and*
- 4. Whether proposed landscaping is appropriate for the scale of the development.*

The approved perimeter landscaping along the west property line provides numerous environmental and aesthetic benefits, enhances the project, and helps lessen impacts created by the proposed development. Removal of the landscaping from the west property line would significantly reduce the already limited living vegetation provided on site. While the applicant has indicated lack of sunlight due to the carport and the structural integrity of the retaining wall are concerns, various small, drought tolerant plant species can tolerate full shade and very minimal water. The City's [Plant List & Hydrozone Schedule](#) in addition to the [Conservation Garden Park Plant Database](#) are useful resources for identifying drought tolerant plant species with specific environmental needs. Additionally, drip irrigation systems can be installed to apply small amounts of water directly to the root zones of the plants. Therefore, Planning staff recommends denial of this modification.

STAFF RECOMMENDATION

Based on the information and findings listed in this memo, Planning Staff recommends the Planning Commission approve modification #1 and deny modifications #2 and #3.

NEXT STEPS

Approval of the Requested Modifications

If the Planned Development modifications are approved, the applicant may proceed with the project after meeting all standards and conditions required by all City Departments and the Planning Commission to obtain all necessary building permits. Final certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Planned Development Tabled/Continued

If the Planning Commission approves tables this request, the applicant will have the opportunity to make changes to the design and/or further articulate details before returning to the Planning Commission for further review and a decision.

Planned Development Denial

If the Planning Commission denies the proposed modifications, the project will be required to comply with the prior approval.

ATTACHMENT A: Applicant Submittal

**PLANNED DEVELOPMENT APPLICATION MODIFICATIONS
INFORMATION SHEET
144 SOUTH PROJECT
144 SOUTH 500 EAST**



1. DEVELOPER REQUESTS

The developer, 144 South Apartments, LLC is requesting the following modifications to the Planning Commission decision dated October 13, 2021 related to our property at 144 S 500 East:

Proposed Modification #1:

Remove the privacy fencing along the south property. The current exterior wall height varies from 8 feet to 10 feet. The interior wall height varies from approximately 6 feet to 10 feet. Therefore, the fence is not needed for privacy.

Proposed Modification #2:

Remove the 6-foot-tall wooden privacy fence from the west property line and leave the existing seven-foot tall, corrugated metal fencing on the west property line. We believe the existing corrugated metal fence adds a unique architectural feature to the property.

Proposed Modification #3:

Remove the landscape buffer requirement from the west boundary of the surface parking area due to the existing fence and large retaining wall. We do not wish to cover this fence and any

plantings would be mostly unseen and have little daylight. In addition, the retaining wall could be compromised by the water required for the plants.

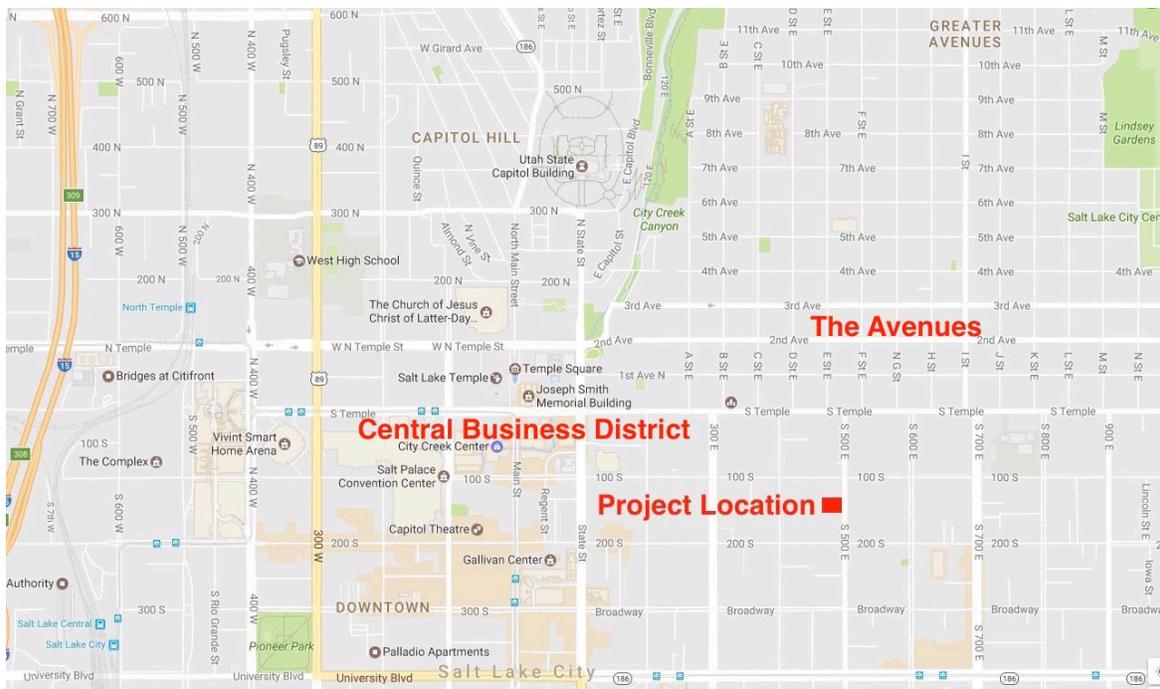
The project is located in the R-MU zone which has as its purposes to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. This district is appropriate in areas of the city where the applicable master plans support high-density, mixed-use development.

2. PROJECT DESCRIPTION

The developer, 144 South Apartments, LLC, is building the 144 South project, a 6-story, 110-unit apartment building on a 0.62-acre parcel located at 144 S 500 East in Salt Lake City. The project will include a 420 square-foot commercial space which is integrated into the entry lobby, a co-working business center, plus an abundance of amenity spaces including a club house, exercise facility, pet wash, secure bike parking and large outdoor deck. There will be 53 studio units and 57 one-bedroom units reserved for tenants who make 60% of less of the Area Median Income (AMI).

The building will consist of five floors of wood frame construction over a 3-level concrete parking structure.

The project is located in the Central City neighborhood near the Central Business District and The Avenues. (See map below). It is anticipated our tenant profile will be a mix of downtown workers and those who simply desire to be proximate to the vitality of the downtown area or the University of Utah. The project is just minutes from the University of Utah by bus or bike, and a 10-minute walk to the heart of downtown.



3. PLANNED DEVELOPMENT COMPATIBILITY/MODIFICATIONS

Planned Development Purpose and Objectives

The 144 South project meets the Planned Development purpose and objectives as follows:

Master Plan Compatibility

The project is located within the Central City neighborhood of the Central Community. The Central Community Master Plan supports a mix of housing, office and retail uses. Specifically, the goals of the master plan are: 1) Livable communities and neighborhoods; 2) Vital and sustainable commerce; 3) Unique and active places; and 4) Pedestrian mobility and accessibility. Our project will be a unique mixed-use project in one building with its housing, commercial and co-working spaces.

Planned Development Modifications

The initial Planning Commission Record of Decision on October 13, 2021 provided for the following:

1. *Install a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.*
2. *A landscaped buffer shall be installed around or on the 6' tall wooden privacy fence, located around the perimeter of the surface parking area.*

We are proposing three modifications to this decision related to the exterior fencing and landscaping. We believe that our modification requests meet the Planned Development Design And Compatibility guidelines which state that the proposed planned development should be *“located and designed to achieve a more enhanced product than would be achievable through strict application of land use regulations.”* (21A.55.050, Paragraph C) and landscaping should be *“designed to lessen potential impacts created by the proposed planned development.”* (21A.55.050, Paragraph D). We also believe the requests support the *unique placemaking* outlined in the Central City Master Plan.

Proposed Modification #1: Remove the six-foot tall privacy fencing along the south property line.

The proposed privacy fence is not needed along the south property line because the actual exterior wall height of the concrete garage varies from 8 feet to 10 feet on the outside of the wall. (see photo below) The interior wall height varies from 6 feet to 10 feet. This wall meets the privacy goal sought by the Planning Commission. In the original Planned Development application, the Planning Commission may not have been aware of the height of the south wall that was to be built.

As a result, placing a 6-foot wooden fence on top of an 8-foot to 10-foot concrete wall serves little purpose and would look strange. Strict adherence to the Planning Commission decision would not *achieve a more enhanced product than would be achievable through strict application*

of land use regulations or lessen potential impacts created by the proposed planned development.



Proposed Modification #2: Remove the six-foot tall wooden privacy fence from the west property line and leave the existing seven-foot tall, corrugated metal fencing on the west property line.



Existing Fence

The existing corrugated fence has a “cool” factor that we think will match what our goal for the building, and create a unique character to the building. We are hoping to attract a more urban, hip tenant for our building. The corrugated metal fence will stand out compared to the multiple dull wood or black metal fences that are typical with new multi-family projects. In addition, the corrugated fence is part of the wall system installed on our western neighbor’s property and the unique wall system would need to be removed. (see below)



Existing Fence View from Western Neighbor’s property

Therefore, we believe Proposed Modification#2 would *achieve a more enhanced product than would be achievable through strict application of land use regulations*

Proposed Modification #3:

Remove the landscape buffer requirement from the west boundary of the surface parking area due to the existing fence and large retaining wall.



We are requesting this modification for two reasons:

1. We cannot install the plantings on the exterior of the fencing because it is not located on our property. If we install plants on our side of the fence, the landscaping would only be visible to our tenants and even then, the plants would be located between the fence and parked cars. There will be little to no sunlight for the plants, or the ability to see the plants when cars are parked in front of them.
2. Installing a water sprinkler system along the top of the retaining wall to water plants could create long-term problems with the structural integrity of the retaining wall. Even if we installed planters, the drainage from the planters could create problems. Water and retaining walls do not mix well.

We believe Proposed Modification#3 would *achieve a more enhanced product than would be achievable through strict application of land use regulations*. Dead plants and/or a crumbling retaining wall would not serve the project well.

Conclusion

We believe that the three requested modifications meet the Planned Application and Central City Master Plan guidelines, and are warranted to achieve a more enhanced product than would be achievable strict application of land use regulations.

**ATTACHMENT B: Original Planning Commission
Staff Report (Oct. 13, 2021)**



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Brooke Olson, Associate Planner, brooke.olson@slcgov.com or 385-707-6770
Date: October 13, 2021
Re: PLNPCM2021-00698 Planned Development

Planned Development

PROPERTY ADDRESS: 144 S 500 E
PARCEL ID: 16-06-206-036
MASTER PLAN: Central City Community
ZONING DISTRICT: Residential Mixed Use (R-MU)

REQUEST: 144 South Apartments LLC, submitted an application to the City for Planned Development approval to construct a new six story, 110-unit apartment building located at approximately 144 S 500 E. The proposed building will consist of 5 floors over a three-level parking structure with 138 parking spaces. The proposed building will also contain 420 sq. ft. of space for a café, integrated into the entry lobby, and 1,600 sq. ft. of space for a co-working business center. A 3,709 sq. ft. elevated garden area will be located on the first floor and three smaller rooftop garden areas will be located on the fifth floor of the proposed building. Through the Planned Development process, the applicant is requesting the following modifications:

1. Outdoor elevated/rooftop garden areas be included in the open space area requirements of the R MU zone.
2. The project be allowed to increase its parking beyond the maximum parking allowance.
3. Parking lot perimeter landscaping be removed as a requirement.
4. Allowance to exceed rear yard coverage requirements to maintain an existing carport along the west boundary of the property.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed subject to complying with all applicable regulations and the conditions below:

1. Install a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.

2. The applicant works with staff to increase the safety of onsite pedestrian circulation through the proposed parking area.

ATTACHMENTS:

- A. [Vicinity & Zoning Maps](#)
- B. [Narrative Submitted by Applicant](#)
- C. [Plan Set](#)
- D. [Property and Vicinity Photos](#)
- E. [Zoning Standards](#)
- F. [Planned Development Standards](#)
- G. [Public Process & Comments](#)
- H. [Department Review Comments](#)

PROJECT DESCRIPTION:



Quick Facts

Height: 71 FT 11 IN (6 stories)
Ground Floor Uses: Retail and restaurant
Upper Floor Uses: Residential and office (level 2)
Number of Residential Units: 110 units
Exterior Materials: Glass, wood, black corrugated metal, concrete, and light and dark grey stucco.
Parking: 138 parking spaces
Review Process & Standards: Planned Development, R-MU zoning standards, and general zoning standards



The proposed 144 South Apartments project is a six story, mixed-use building containing 53 studio units and 57 one-bedroom apartments. Of the 110-residential units proposed, at least 20% (22 units) will be set aside for renters at 50% of the area median income. The building will also include a café integrated into the entry lobby on the ground floor, a co-working business center, a club house, exercise facility, pet wash station, secure bike parking, and roof top amenities that include an elevated courtyard and balconies. The project includes a small dog run in the southern, rear yard of the building.

The proposed project will consist of five floors, over a three-level parking structure accessed from a proposed drive approach off 500 East, providing 138 parking stalls. 106 parking stalls will be located within the parking structure while 32 surface parking stalls will be located behind the proposed building, in the northern side yard and western rear yard of the property.

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 and planned development considerations in [Attachment B](#).

BACKGROUND

Previously, the subject site was split into three separate parcels (140 S., 144 S., & 148 S. 500 E.). The northern parcel contained a three-story office building, the southern parcel contained a single-family dwelling with a detached accessory building, while the western parcel contained a parking area with an aluminum carport covering approximately 15 parking stalls along the western rear property line. In June 2018, the three parcels were consolidated into one parcel and in early 2021, the existing buildings on the property were demolished.

The site constitutes approximately .62 acres (27,007 sq. ft.) the majority of which, is baren land. The western parking area, aluminum carport, a 4' tall retaining wall and 6' tall chain-link fence (located in the western portion of the property) were preserved during the demolition of the property. The applicant is proposing to incorporate the remaining structures into the proposed development. Vehicle access to the site is facilitated by two existing drive approaches located along 500 E. To the south, west, and east of the project site are established commercial structures and uses and a six-story apartment building is located directly north.

KEY ISSUES

The key issues listed below have been identified through the analysis of the project and the department review comments:

1. Open Space Requirements
2. Maximum Parking Allowance
3. Perimeter Parking Lot Landscaping
4. Rear Yard Coverage
5. Compliance with Citywide and Community Master Plans

Issue 1: Open Space Requirements

The R-MU Zoning District requires a minimum of 20% of the lot area, be maintained as an open space area in the form of landscape yards, plazas, and courtyards (21A.24.170). Therefore, a minimum of 5,470 sq. ft. of the project site needs to be developed as open space area to meet open space requirements. As noted in the Open Area Plans (pages G1.0-G1.02) 873 sq. ft. of open space is proposed on the ground level, a 3,709 sq. ft. elevated courtyard is proposed on the first floor and three rooftop terraces (1,340 sq. ft. combined) are proposed on the fifth floor of the building.

The applicant is requesting a modification to allow 5,049 sq. ft. of proposed elevated/rooftop garden areas to count towards the open space requirements. The proposal aims to utilize the ground level of the property for an increased building footprint and parking to meet parking requirements to allow for a higher density project so that the project can include affordable housing. In addition, these open spaces create areas where residents can enjoy the outdoors while also allowing more sunlight to get into the residential units.

The project site is located between 200 East and 500 East within an area in the R-MU zone which allows for higher density development as shown in figure 21A.24.170.F.3. Various multifamily buildings within the area and the R-MU zone have been developed with rooftop garden areas and minimal open space located on the ground level. Given the high-density character of the area, incorporating elevated/roof top garden areas into the development, to meet the open space requirements, is in character with the neighborhood and the surrounding developments.

In reviewing the proposal, staff has concerns the site lacks a designated pedestrian access connecting the proposed building to the dog run along the southern side property line. A condition of approval requires the applicant to work with staff to increase the safety of pedestrian circulation through the parking area.

Issue 2: Exceed Maximum Parking Allowance

21A.44.030.H.1 requires that maximum number of parking stalls shall not exceed an additional 25% of the minimum number of parking stalls required. 55 parking stalls are required for the proposed residential dwelling units (.5 stalls/unit), 1 space is required for the proposed retail space (2 spaces/1,000 sq. ft. of retail), and 4 stalls are required for the proposed office space (3 spaces/1,000 sq. ft. of usable office space) which equates to a minimum of 60 parking stalls required for the proposed project. Therefore, the parking for the project is limited to a maximum of 75 spaces.

The applicant is receiving funding from the Department of Housing and Urban Development (HUD) to incorporate affordable housing into the project. Of the 110-units, at least 20% of the units will be set aside for renters at 50% of the area median income. The developer is seeking Low-Income Housing Tax Credits to increase the number of affordable units to 99% (109 total). HUD is requiring a 1:1 parking ratio per unit to obtain its funding. In addition, the applicant has a shared parking agreement to provide 26 parking stalls for Ben Albert Apartments to the North, which has been in place since 2017.

Section 21A.44.050.C.3.b. allows an increase of the maximum number of allowable parking spaces to double the minimum requirement (120 stalls in this case), provided the applicant fulfills at least one of the major transportation demand management strategies and one of the minor transportation demand management strategies. The proposal meets one major demand strategy by providing on premise gym for residents and employees and a minor transportation demand strategy by providing a permanently sheltered and secure facility for bicycle parking. However, this provision only allows the applicant to increase the number of parking stalls allowed to 120 parking stalls. Therefore, the applicant is requesting a modification to exceed the maximum parking allowance and locate 138 parking stalls on the property to meet HUD requirements, satisfy the requirements of the parking agreement, and provide parking for the retail and office uses within the proposed building.

Staff is of the opinion that allowing an excess of 18 parking stalls on the property is a reasonable request given 26 of the proposed parking stalls will be shared between two properties and 110 stalls are required to incorporate affordable housing into the development.

Issue 3: Perimeter Landscaping

Perimeter parking lot landscaping (7' in width, protected by 6-inch curb) is required where a parking lot is located within 20 feet of a property line (21A.48.070.C.1). As mentioned, the proposed building will consist of five floors over a three-level parking structure with 138 parking spaces. 106 of the proposed parking stalls will be located within the parking structure, below the first level of the building. The proposed surface parking areas (located at the rear and northern side of the building) contain the remaining 32 stalls which abut the north, west and southeast property boundaries. The proposed plan set indicates 15 of the 32 proposed surface parking stalls will be covered by the existing carport located along the western, rear property line and 15 will be partially covered by the first-floor building overhang located along the northern, side property line. The remaining 2 proposed surface parking stalls are uncovered and located along the southeast property line.

An existing retaining wall (approximately 10' in height) is located along the western rear property line and a portion of the southern property line. Therefore, the proposed west parking area is elevated approximately 10 feet higher than the neighboring properties to the west and the south. The applicant is asking for a modification to remove the parking lot perimeter landscaping requirements to create the parking needed to meet the HUD parking requirements, and shared parking agreement requirements.

The proposed surface parking areas to the north and west of the building will not be visible from the street since they are located to the rear and northern side of the building. To provide buffering between the parking lot and the neighboring properties, the applicant is proposing to install a 6' tall wooden privacy fence along the northern and western property lines. The applicant is also proposing to locate small synthetic turf dog run (684 sq. ft.) at the southeast corner of the parking area and preserve the existing 6' tall chain link fencing located along the southern and eastern portion of the proposed parking area to separate the parking from the neighboring property to the south.

Perimeter parking lot landscaping is intended to provide a buffer between the parking lot and the adjacent/abutting properties. The proposed 6' tall wooden privacy fence, will provide a buffer between proposed surface parking and the neighboring properties to the north and the west by providing separation between the properties and minimizing the impacts associated with parking areas such as noise, light, and unsightly views. While the existing 6' tall chain link fence and retaining walls provide a separation between the proposed surface parking and the neighboring properties to the south and east, the southeast portion of the parking area will be visible from 500 East. The chain link fencing does not provide a substantial screen to minimize potential negative impacts. A condition of approval requires the installation of the 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the surface parking area from the street.

Issue 4: Accessory Buildings and Rear Yard Coverage

In residential districts, any portion of an accessory building is not allowed to occupy more than 50% of the rear yard (21A.40.050). The rear yard setback area of the project site measures 4,950 sq. ft. An existing 2,846 square foot aluminum carport is located along the western property line within the rear yard setback, covering approximately 57% of the rear yard setback area. The applicant is requesting a modification to exceed the rear yard coverage requirements by 7% to retain the existing carport which will increase covered parking for the building tenants and reduce maintenance issues associated with snow removal in the winter months.

Various multifamily properties in the area have carports which exceed rear yard coverage requirements. The applicant is requesting a minimal modification to reuse an existing structure which will provide covered parking for the residents of the building. The carport has existed along the rear yard of the property for many years therefore, retaining the structure will not present any negative impacts to neighboring properties.

For complete analysis and findings in relation to the Planned Development standards please refer to [Attachment F.](#)

Consideration 5 – Compliance with Adopted Master Plans

Central Community Master Plan (2005)

The Central Community Master Plan outlines goals for the Central Community and for the integration of the Central Community area into the larger extent of other Salt Lake City communities. The intent of the Community's Master Plan is to act as a, "*guide towards creating a more livable community*". It seeks to accomplish this by creating an overall vision for the Central Community Master Plan with four fundamental goals:

- Livable communities and neighborhoods;
- Vital and sustainable commerce;
- Unique and active places; and
- Increased pedestrian mobility and accessibility.

The 144 South Apartments project meets the intent and vision goals of the Central Community plan in that it improves the surrounding community's livability by providing affordable, high density housing near downtown, amongst the highly commercial land uses to the south, east, and west of the property. The institution of new and mixed uses provides a collaborative live work environment which encourages employees to work and live in the Central Community. The proposed uses on the site will create interest in the site and provide unique and active places where people can gather, socialize, meet, and recreate. The proposed design and architecture enhance the sense of place while interacting with pedestrians and bicyclists on the street.

Further the proposed project will increase pedestrian interaction and accessibility from the street as the development will be mixed use. With a cafe on the ground floor along the 500 E. façade, offices, and residential on the upper stories of the building, the overall configuration of the building will encourage an active street during all hours of the day.

Citywide Housing Master Plan Growing SLC (2018-2022)

The City recently adopted a citywide housing master plan titled Growing SLC: A Five-Year Housing Plan 2018-2022 that focuses on ways the City can meet its housing needs in the next five years.

GrowingSLC identifies three City Wide goals:

- 1) Reform City practices to promote a responsive, affordable, high-opportunity housing market.
- 2) Increase housing opportunities for cost burdened households.
- 3) Build a more equitable city.

The plan also includes specific objectives that relate to this development, including:

Goal 1, Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*

Goal 2, Objective 4: Secure and preserve long-term affordability:

- *Downtown also has the densest allowed zoning, the best access to transit, and the greatest number of amenities, making it an ideal location for affordable housing development. However, without tangible preservation tools, existing housing affordability is at risk of being lost amidst one of the greatest construction booms Salt Lake City has seen.*

GrowingSLC speaks to increasing flexibility in zoning regulations to reduce barriers to affordable housing construction that are not necessary for achieving city goals. The proposed project helps achieve the goals and objectives outlined in GrowingSLC by providing affordable housing units in the City, specifically, the downtown area. GrowingSLC states: *“Equity is not only about eliminating discrimination, it is also about increasing access to opportunity.”* The proposed project location increases the diversity of housing options in the downtown area and provides cost burden households with the opportunities living downtown provides, including access to transit, employment, recreation, and a variety of amenities which builds a more equitable city.

In addition, the proposal aims to develop a high quality, mixed-use, housing building which provides access to on-site amenities including outdoor areas, pet facilities, a café, a gym, a clubhouse and work/office spaces, where tenants from a variety of income levels can live, work, and interact.

Plan Salt Lake (2015)

Plan Salt Lake also includes vision statements which support the 144 S Apartments proposals. 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. 144 S Apartments meets the guiding principles and furthers the intent described in Plan Salt Lake. The guiding principles satisfied in this Planned Development are:

- *“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 proposal offers a livable community by providing a variety of onsite amenities and opportunities for residents of various income levels to live, socialize, work, and recreate. The project site is located within walking distance to downtown, and a mix of restaurants, shopping centers, and schools. The design of the building creates a safe environment by providing lighting on the building, and throughout the site and visibility to the street through glazing, rooftop areas and balconies. The ground floor uses, and transparency create an environment that is easily accessed and inviting to the public as the street is visible to patrons of the building during all hours of the day.

The mixed-use nature of the proposal and location of the project site provide residents with a variety of transportation options. The project site is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. In addition, a Green Bike station is located within a half block of the property. Bike storage is also available within the building to encourage residents to use bicycles as a form of transportation around the City. The redevelopment of the site also allows for a greater utilization of the existing high frequency transit lines along 500 East and 200 South, while increasing accessibility and mobility by locating new residential units near transit.

Staff Discussion:

The proposed 144 South Apartments development will provide affordable housing that is compatible with the character and scale of the existing neighborhood. The proposed development helps to meet the growth and housing goals of the City’s Master Plans and aligns with the development expectations of the neighborhood.

DISCUSSION:

The proposal generally meets the Planned Development standards in complying with the development expectations outlined in the Central Community Master Plan for the area.

As the applicant is generally meeting applicable standards and guidelines for the associated reviews, staff is recommending approval of the proposed development with the suggested conditions noted on the second page of the staff report.

NEXT STEPS:

Approval of the Planned Development

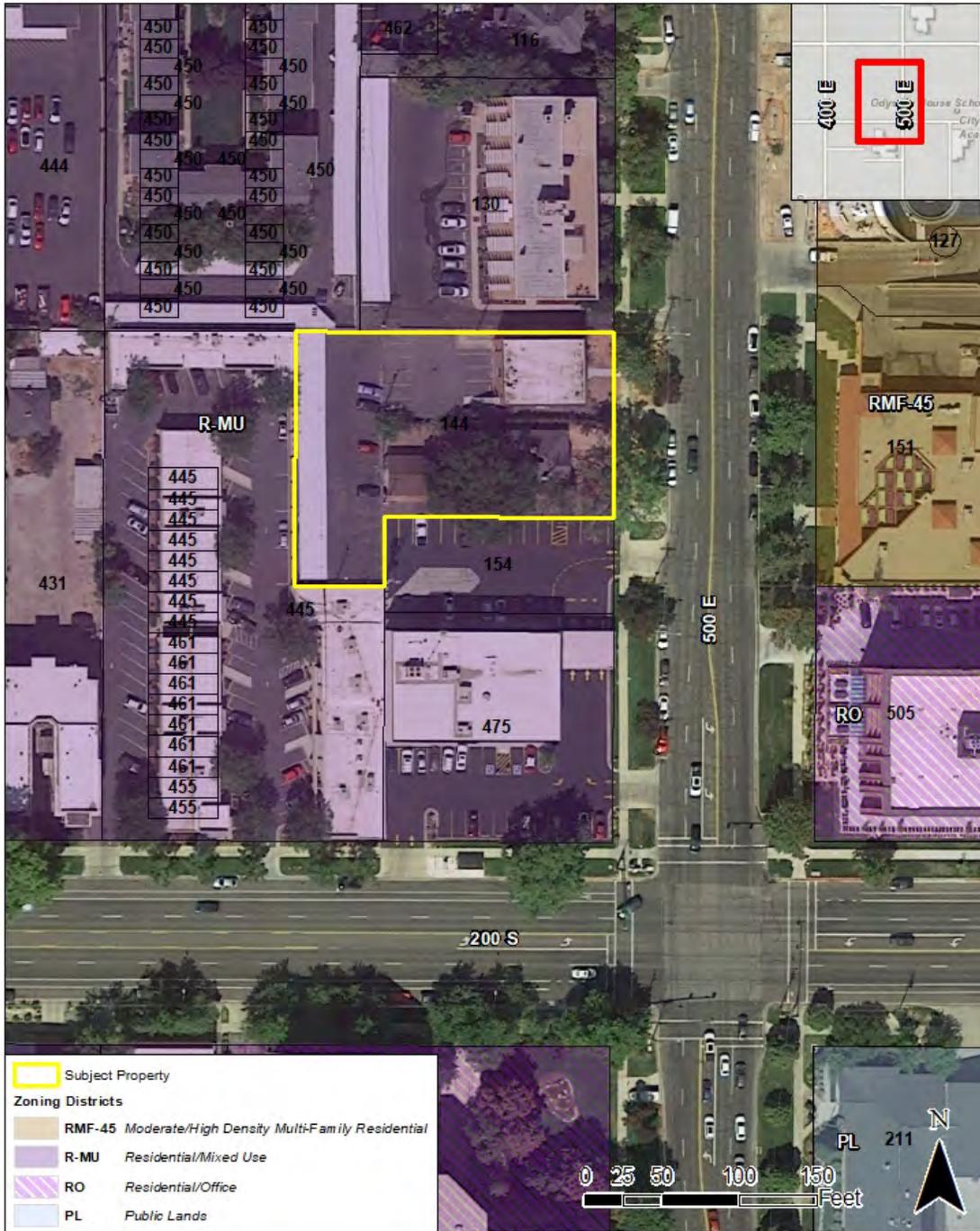
If the requests are approved, the applicant will need to comply with any conditions of approval required by other City departments or added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once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

Denial of the Design Review Request

If the requests are denied, the applicant will still be able to develop the property by right but will need to meet all of the standards of the Zoning Ordinance.

ATTACHMENT A – VICINITY & ZONING MAP

144 S. Apartments - Planned Development - 144 S 500 E



ATTACHMENT B – NARRATIVE SUBMITTED BY APPLICANT

**PLANNED DEVELOPMENT APPLICATION
INFORMATION SHEET
144 SOUTH PROJECT
144 SOUTH 500 EAST**



1. DEVELOPER REQUESTS

The developer, 144 South Apartments, LLC is requesting that 1) the outdoor patio spaces within its proposed new building at 144 South 500 East be allowed as open spaces for the open space requirements of the Residential-Mixed Use (R-MU) zone, 2) the project be allowed to increase its parking beyond that allowed by the maximum parking ratio, 3) parking lot perimeter landscaping be removed as a requirement, and 4) the property can maintain a carport along the west boundary of the property.

The purpose of the R-MU zone is to reinforce the mixed-use character of the area and encourage the development of areas as high density residential urban neighborhoods containing retail, service commercial, and small-scale office uses. This district is appropriate in areas of the city where the applicable master plans support high-density, mixed-use development. The standards for the district are intended to facilitate the creation of a walkable urban neighborhood with an emphasis on pedestrian scale activity while acknowledging the need for transit and automobile access.

Outdoor Patio Spaces

The RMU Zone requires 20% of the lot area as open space in the form of landscape yards or plazas and courtyards. Certain other zones, like the transit-oriented TSA Zones, allow that the open space area requirement can be located on rooftops and terrace gardens. The developer is seeking the same for this project so that it can include affordable housing in its project without construction costs being so excessive that the project is financially infeasible. While this project is not within a TSA zone, the zoning at our site allows a building height (125 feet) and density similar to TSA zones. (Our project is 74' high). In addition, the project is located adjacent to or nearby multiple mass-transit modes of transportation.

Parking

The Department of Housing and Urban Development (HUD) is requiring that this project have a 1:1 parking ratio per unit which is higher than the 0.625 parking ratio allowed by Salt Lake City zoning. We are requesting that the parking ratio be increased to allow up to 139 parking spaces for residential and retail use. There is limited parking on 500 East so that retail customers and tenants living at the building will need off-street parking to accommodate their vehicles. The project is an affordable housing project that will contain between 20% to 99% of the units as affordable, depending on the availability to obtain Low-Income Housing Tax Credits. Allowing this modification will enable us to increase the project density and obtain HUD financing. This meets the purpose of the Planned Development objectives to provide affordable housing and increase the efficiency of land use and public utilities.

Perimeter Landscaping

The developer is also requesting the zoning regulation modification to remove the parking lot perimeter landscaping requirements. The current zoning code (21A.48.070.C.2) requires a 7-foot landscaping perimeter where a parking lot is located next to the property line. The parking is located at the rear of the building and abuts the north, south and west property lines of the neighboring properties. However, the parking areas on the north and south are mostly covered by the building and are essentially extensions of the underground parking. The west parking area is elevated approximately 10 feet higher than the neighboring property. The property parking lots have for many years abutted the neighboring properties without a landscaping perimeter. The proposal is to maintain the status quo. This will allow us to create the needed parking to meet the HUD parking requirements, which in turn increases the efficiency of land use and public utilities by increasing the property density. Fencing will be used to separate the parking from the neighboring property.

Carport

The developer is requesting a reduction in the rear yard coverage calculation (50% maximum) to allow a carport to remain along the west perimeter of the property behind the building. The current carport has existed for decades along the back of the property. This carport will be critical to reduce maintenance issues since the carport can only be accessed through the back of the parking garage. Snow removal will be significantly more difficult without a carport. As mentioned above, the west parking area is about 10 feet higher than the neighboring property,

which has its own parking area located on the other side of our west property line. There will be no detrimental visual effect because of the carport. The carport will also help with rentability of the apartments since tenants prefer to have covered parking.

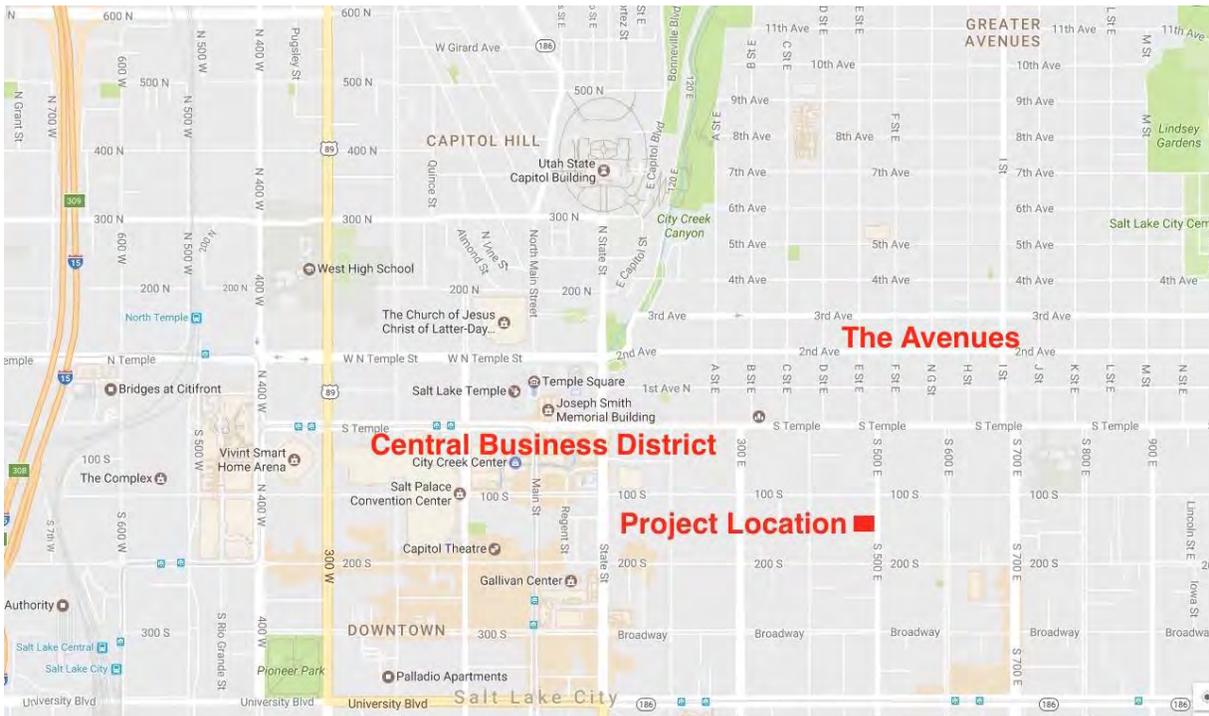
2. PROJECT DESCRIPTION

The developer, 144 South Apartments, LLC, proposes to build the 144 South project, a 6-story, 110-unit apartment building on a 0.62-acre parcel located at 144 S 500 East in Salt Lake City. The project will include a 420 square-foot cafe (or other retail) which is integrated into the entry lobby, a 1,600 sf co-working business center, plus an abundance of amenity spaces including a club house, exercise facility, pet wash, secure bike parking and large outdoor deck. There will be 53 studio units and 57 one-bedroom units.

The building will consist of five floors of wood frame construction over a 3-level concrete parking structure with 117 parking spaces available for tenants. The Department of Housing and Urban Development is requiring at least one-to-one parking for each apartment in order to obtain its funding.

Location

The project is located in the Central City neighborhood near the Central Business District and The Avenues. (See map below). It is anticipated our tenant profile will be a mix of downtown workers and those who simply desire to be proximate to the vitality of the downtown area or the University of Utah. The project is just minutes from the University of Utah by bus or bike, and a 10-minute walk to the heart of downtown.



Affordable Housing

Of the 110-units, at least 20% of the units (22 total) will be set aside for renters at 50% of the area median income. The developer is seeking Low-Income Housing Tax Credits to increase the number of affordable units to 99% (109 total).

Transportation Access

The project is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. The Salt Lake City Transit Master Plan lists 500 East and 200 South as Tier 1 routes on the Frequent Transit Network. In addition, a Green Bike station is located within a half block of the property.

Project Amenities

The six-story building will provide great views of downtown Salt Lake City and the surrounding mountains.

The project will include a 420 square foot cafe (or other retail) which is integrated into the entry lobby, an 1,600 sf co-working business center, plus a club house, exercise facility, pet wash, covered bike parking and outdoor decks.

Building Materials

The building façades will contain a mix of materials including tall glass windows, brick, cement block, hard flat siding like Hardie board, and EIFS or stucco-like material. These materials are similar to neighboring buildings. The buildings to the north and south of the property contain brick. The buildings on the east side of 500 East are stucco, glass and brick.

Energy-Efficiency

The building will be an all-electric building and will meet Energy Star and/or other energy-efficiency standards.

Team Members

Architects

The principal architect on the project will be JZW Architects which has designed many multi-family housing projects in Utah including the Salt Flats apartments a block away.

Proposed General Contractor

The developer has met with three well-known local construction firms with significant experience in constructing similar projects in the Salt Lake City area - Rimrock Construction, Pentalon Construction and Kier Construction. Each has submitted their construction cost estimate and schedule, approximately 15 months from ground-breaking to obtaining the Certificate of Occupancy.

Property Managers

Once completed, the property will be professionally managed on a day-to-day basis by the EMG Management which has many years of experience with multi-family affordable housing projects.

Energy Consultant

Provident Energy has created the initial energy-efficiency modeling for the project.

3. PLANNED DEVELOPMENT INFORMATION

Planned Development Purpose and Objectives

The 144 South project meets the Planned Development purpose and objectives as follows:

Master Plan Compatibility

The project is located within the Central City neighborhood of the Central Community. The Central Community Master Plan supports a mix of housing, office and retail uses. The plan calls for "new places where people can gather, meet, socialize, and recreate". Specifically, the goals of the master plan are: 1) Livable communities and neighborhoods; 2) Vital and sustainable commerce; 3) Unique and active places; and 4) Pedestrian mobility and accessibility.

The 144 South project includes all of those elements in one project. It is a unique multi-use building that creates a very livable community for residents who seek a collaborative live-work environment. The residents will be able to work with other tenants in a collaborative co-working space. They will also have a club room, exercise room and small cafe or other retail to serve their needs. Bike storage is available to promote tenants having bicycles to get around the city. The project is walking distance to downtown and many neighborhood amenities including restaurants, banking, and shopping.

Efficient Use of Land

The project tries to make efficient use of the land with over 177 units/acre. This minimizes sprawl but the project density is consistent with the neighborhood density. There are multiple tall, high-density buildings on the block. The neighboring Ben Albert Apartments at 130 South 500 East is a 6-story apartment building, the University of Utah Building Services building is a 10-story office building at 127 S 500 East, and the AlSCO Office Building is a 5-story building located at 505 East 200 South.

Greater Efficiency in Use of Public Utilities:

The building is an all-electric building (with the exception of hot tubs) in order to conserve energy, reduce noxious emissions and create a healthier building environment. The project will also have low-flow water fixtures to conserve water.

Innovating Planning and Development

The inclusion of co-working space and small neighborhood retail is at the forefront of the new development patterns starting to be seen in Salt Lake City. The goal of the project is to create a live-work environment where tenants can live upstairs, use the co-working space when they need to work outside of their traditional offices and have a small neighborhood retail space when they need to grab a quick drink or something to eat.

Reinforcing Character of Surrounding Neighborhood

The project reinforces the mixed-use character of the neighborhood by incorporating all the neighborhood uses in one building that includes housing, office and neighborhood retail.

Affordable Housing

The project exceeds the city goal of 20% of the units at 80% area median income. The 144 South project will have at least 20% of the units at 50% area median income and may have additional affordable units if tax credit funding is available.

Mobility

The project location and amenities encourage the use of public transit. The building is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. The Salt Lake City Transit Master Plan lists 500 East and 200 South as Tier 1 routes on the Frequent Transit Network. In addition, the building contains bike storage and a Green Bike station is located within a half block of the property. Tenants can also walk to downtown in 10 minutes.

Emergency access is located in front of the building as well as a fire access easement to the north of the proposed building.

Design Standards

Building Façades

The building façade offers ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction.

Ground Floor Transparency and Access

The ground floor glass of the street facing façade exceeds the 40% requirement by 29%. The 69% of ground floor glass creates interest for pedestrians as they pass by the property. The lobby has full height store front windows that span 22 feet across and the retail space has over 10 feet of full height glass. The lobby entrance is the focal point of ground floor with the retail next door. All street facing windows and doors have a visual clearance of more than 5 feet.

Architectural Detailing

The front façade of the building provides an architectural style that emphasizes function and form. The building materials provide a clean look with accents of wood siding and tight ¼” steel corrugated metal. An awning over the glass overhead door and the multiple decorative railings provides architectural features to bring interest to the simple and clean architectural form. The recessed windows create a sense of wall depth and add a shadow accent to the building.

Lighting

The lighting is designed for safety and visual interest while minimizing impacts on surrounding property.

Exterior Lighting

The wall mounted cylindrical lights on the street facing façade provide sufficient light for pedestrian safety while lighting the building façade. These lights produce light downward and upward for maximum efficiency of visual interest in the building. The lights on the west side of the property are ceiling mounted on the carports and on the ceiling of the PT slab. These lights produce light to the spaces directly below while minimizing the impact on surrounding property.

Sustainability

The building meets the Planned Development objective of utilizing green building techniques in the development. The project will be constructed using the Enterprise Green Communities Certification process and/or Energy Star standards. The following items will make the building more sustainable.

All Electric

The all-electric building will reduce building emissions that come from gas furnaces, water heaters and stoves.

Individually Metered

Each unit will be individually metered for both gas and electric to promote conservation by each tenant.

Appliances

The project will contain Energy-Star compliant appliances, as well as low-flow showerheads, toilets and kitchen/bathroom faucets.

Lighting

All LED lighting fixtures will be used inside and outside of the building.

Low VOC

Low VOC sealants, paints and primers will be used.

Landscaping

The landscaping will use native, water-wise plants and trees. A water-wise, drip irrigation system will be used for watering the plants and trees.

Flooring/Surfaces

No carpet or padding will be installed in entryways, laundry rooms, bathrooms, kitchens, utility rooms or any rooms of ground-connected floors. Tile will be used on hard surface areas.

All bathrooms and kitchens will use materials to prevent mold buildup.

Construction Waste

The contractor will set up recycling containers to collect the recycled, salvaged or diverted materials.

Recycling: The building will have separate recycling containers and storage for its tenants.

Renewable Energy: The building will have the roof prepared for solar, and solar will be installed if sufficient funds are available.

Landscaping

The developer intends to maintain two of the trees in the public strip, and include new ornamental grasses and evergreen shrubs with a low-drip irrigation system.

Project Maintenance

The project budget will include a repair and maintenance account, as well adding \$300 per unit annually to a property reserve account to take care of long-term capital maintenance needs. The building is close to neighboring properties to the north and south but has setbacks from the property line in addition to an access easement from the property to the north to allow for maintenance.

ATTACHMENT C – PLAN SET

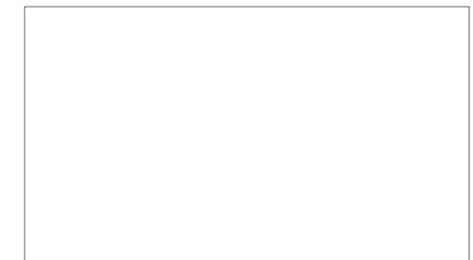
144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102



144 SOUTH APARTMENTS

SIGNATURE PANEL



CODE SUMMARY

TYPE IIB - MIXED-USE BUILDING
TYPE IA - BELOW THE PODIUM

APPLICABLE CODE:
2018 INTERNATIONAL BUILDING CODE (I.B.C.)
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

PROJECT LOCATION:
ADDRESS: 144 S. 500 E.
CITY: SALT LAKE CITY, UT
LOT SIZE: 27,348.75 SF (6.28 ACRES)

BUILDING AREAS:
UNDER PODIUM
LOWER PARKING: 21,255 SF
MIDDLE PARKING: 21,286 SF
UPPER PARKING: 17,304 SF

ABOVE PODIUM
LEVEL 1: 15,035 SF
LEVEL 2: 14,572 SF
LEVEL 3: 14,572 SF
LEVEL 4: 14,572 SF
LEVEL 5: 13,148 SF
TOTAL: 131,744 SF

PROJECT INFORMATION

THESE DRAWINGS ARE PART OF A SET OF CONSTRUCTION DOCUMENTS. THE CONSTRUCTION DOCUMENTS CONSIST OF ONE OR MORE OF THE FOLLOWING ELEMENTS:

CONSTRUCTION DRAWINGS
SPECIFICATIONS
STRUCTURAL CALCULATIONS
CONTRACT FORMS AND CONDITIONS
ADDENDA
MODIFICATIONS AND REVISIONS

CONTRACTORS, SUBCONTRACTORS, AND OTHERS WHO PROVIDE LABOR AND/OR MATERIALS REFERENCING THESE DRAWINGS ARE RESPONSIBLE FOR OBTAINING AND REVIEWING ALL CURRENT CONSTRUCTION DOCUMENTS.

CONTRACTORS, SUBCONTRACTORS, AND OTHERS ARE TO REPORT ANY DISCREPANCIES OR ERRORS TO JZW ARCHITECTS IMMEDIATELY. ANY CHANGES TO THE PROJECT WILL BE VERIFIED WITH THE OWNER BY THE ARCHITECT AND REVISIONS WILL BE ISSUED BY ARCHITECT. CONTRACTORS ARE NOT TO MAKE ALTERATIONS OF ANY KIND WITHOUT THE PRIOR WRITTEN CONSENT OF ARCHITECT. DISCREPANCIES NOT REPORTED IMMEDIATELY ARE THE RESPONSIBILITY OF CONTRACTOR.

CONTRACTORS SHALL NOT SCALE FROM DRAWINGS. DIMENSIONS ARE PROVIDED TO ALLOW FOR ACCURATE CONSTRUCTION OF BUILDING. QUESTIONS ARISING FROM DIMENSIONS SHOULD BE RESOLVED BY CONTACTING ARCHITECT.

PROJECT DIRECTORY

OWNER
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144 SOUTH APARTMENTS, LLC
C/O PETER CORROON
(801) 597-7471
PETERCORROON@GMAIL.COM

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LANDSCAPE ARCHITECTURE
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STB DESIGN
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SCOTT@STBDESIGNLLC.COM

APARTMENT COUNT

• 1-BEDROOM:	57	TOTAL (51.8%)
• STUDIO:	53	TOTAL (48.2%)
		110 TOTAL UNITS

PARKING TABLE

• LOWER LEVEL PARKING	54 STALLS
• MID LEVEL PARKING	48 STALLS
• UPPER LEVEL PARKING	37 STALLS
	139 TOTAL STALLS

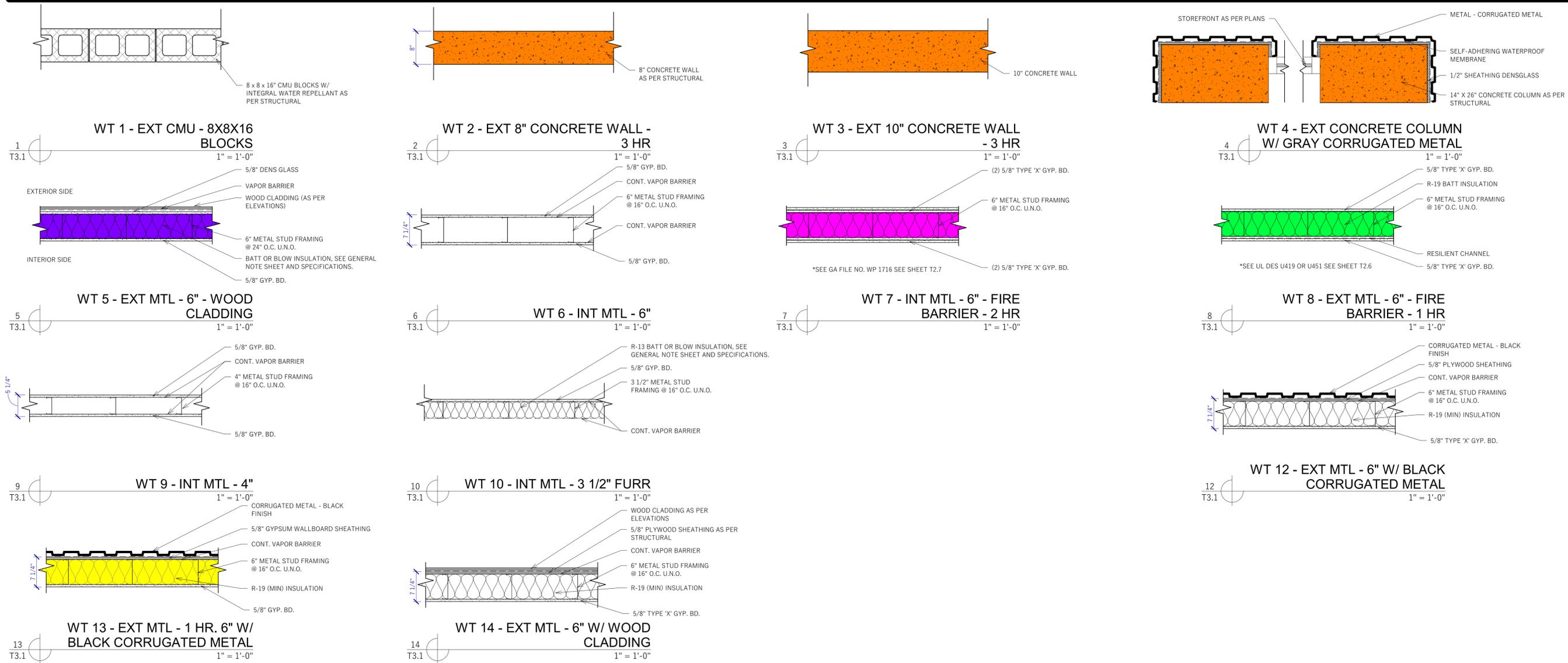
DEFERRED SUBMITTALS

1. PREFABRICATED TRUSSES
2. BUILDING SIGNAGE
3. FIRE SUPPRESSION*
 - A. NOTE: FIRE PERMITS SHALL BE IN ACCORDANCE WITH IFC SECTIONS 105.1.1 THROUGH 105.7.16 THE FOLLOWING ITEMS REQUIRE A SEPARATE FIRE PERMIT:
 - a. FIRE SPRINKLER
 - b. FIRE ALARM
 - c. STAND PIPE
 - d. UNDERGROUND FIRE LINE/FIRE HYDRANT

REVISIONS:
ISSUE DATE:
AUGUST 16, 2021
PROJECT NUMBER
20019



BELOW PODIUM (TYPE 1A CONSTRUCTION)



PROJECT NUMBER
20019

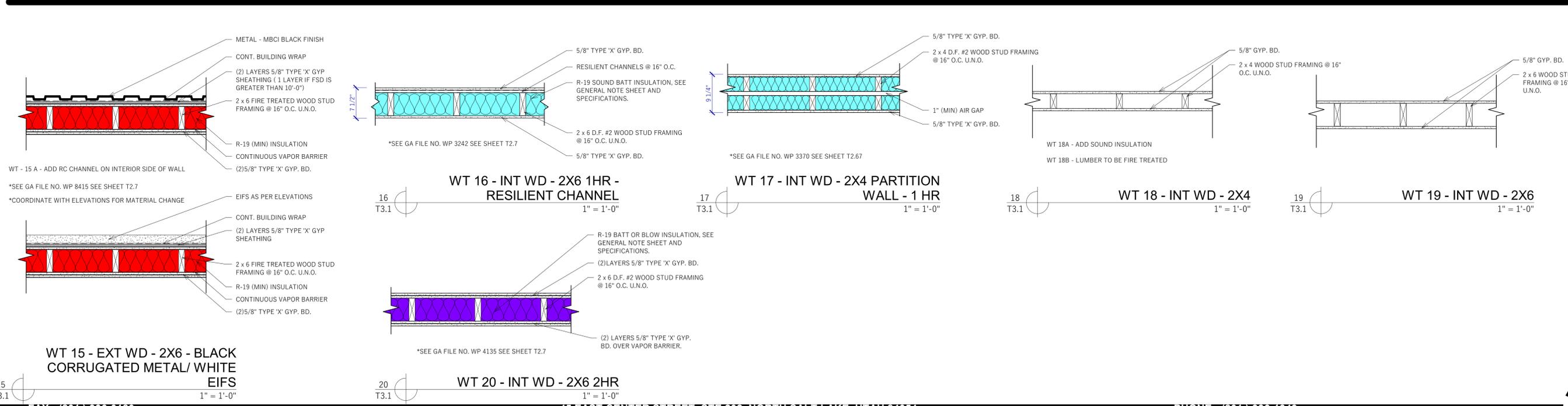
ISSUE DATE:
AUGUST 16, 2021

REVISIONS:

No.	Date

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

ABOVE PODIUM (TYPE IIIB CONSTRUCTION)



WALL TYPES

T3.1



No.	Date
2	7-26-2021

GENERAL NOTES - SITE PLAN	
A	SEE GENERAL PROJECT NOTES, ROOF PLAN AND/OR FRAMING PLAN FOR ROOF PITCHES, ROOF BEARING AND STRUCTURAL REQUIREMENTS.
B	CONCRETE TO SLOPE AWAY FROM BUILDING AT 2% SLOPE MIN.
C	GROUND AROUND ENTIRE BUILDING TO SLOPE AWAY FROM BUILDING AT 5% MIN. SLOPE FOR A DISTANCE OF 10'-0" FROM BUILDING.
D	BUILDING MOUNTED FLOOD LIGHTS SHALL BE INSTALLED TO ILLUMINATE ADJACENT PARKING AREA.
E	WATER LATERALS OR MAINS SHALL NOT BE LOCATED UNDER COVERED PARKING AREAS.
F	ALL ROOF DRAINAGE SHALL BE DETAINED ON SITE OR ROUTED THROUGH ON-SITE DRAINAGE FACILITIES.
G	COORDINATE WITH CIVIL ENGINEERING DRAWINGS AND LANDSCAPE DRAWINGS FOR FINISH FLOOR ELEVATION OF BUILDING AND CUT AND FILL FOR SITE WORK.
H	COORDINATE WITH LANDSCAPE DRAWINGS FOR EXISTING TREES AND TREE GROUPINGS THAT ARE TO REMAIN UNDISTURBED.
I	GRADE LINES AND PROPOSED ELEVATION MARKERS ARE BASED ON OWNER'S DESIRED CONFIGURATION. TERRACING TECHNIQUE SHALL BE DETERMINED BY OWNER AT FINAL GRADING. ANY REQUIRED RETAINING WALLS OR OTHER RETAINING SYSTEMS SHALL BE DESIGNED BY STRUCTURAL OR CIVIL ENGINEER.

KEYED NOTES	
1	6'-0" WIDE SIDEWALKS.
2	SWITCH GEAR. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION.
3	TRANSFORMER. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION.
4	CURB AND GUTTER AS PER CIVIL PLANS.
5	CONCRETE DRIVE WAY AS PER CIVIL PLANS.
6	EXISTING RETAINING WALL TO REMAIN.
7	ASPHALT PARKING LOT AS PER CIVIL ENGINEER.
8	DUMPSTER ENCLOSURE.
9	CONCRETE RAMP DOWN.
10	WATER METER. CONFIRM LOCATION WITH CIVIL DRAWINGS.
11	CONCRETE SHEAR WALL. SEE STRUCTURAL.
12	EXISTING STEEL CARPORT POSTS TO REMAIN (TYP).
13	REQUIRED VAULT CLEARANCE AS PER ROCKY MOUNTAIN POWER.
14	FIRE DEPARTMENT CONNECTION.
15	LINE REPRESENT EXISTING CARPORT ABOVE.
16	4'-0" +/- CONCRETE RETAINING WALL. SEE STRUCTURAL DETAILS.
17	6'-0" TALL PRIVACY FENCE. SEE DETAIL 7/A5.08.
18	EXISTING 6'-0" CHAIN LINK FENCE.
19	PROVIDE INVERTED "U" BIKE RACK SEE DETAIL 8 ON A5.08.

TOTAL UNIT COUNTS:

- 1-BEDROOM: 57 TOTAL (51.8%)
- STUDIO: 53 TOTAL (48.2%)

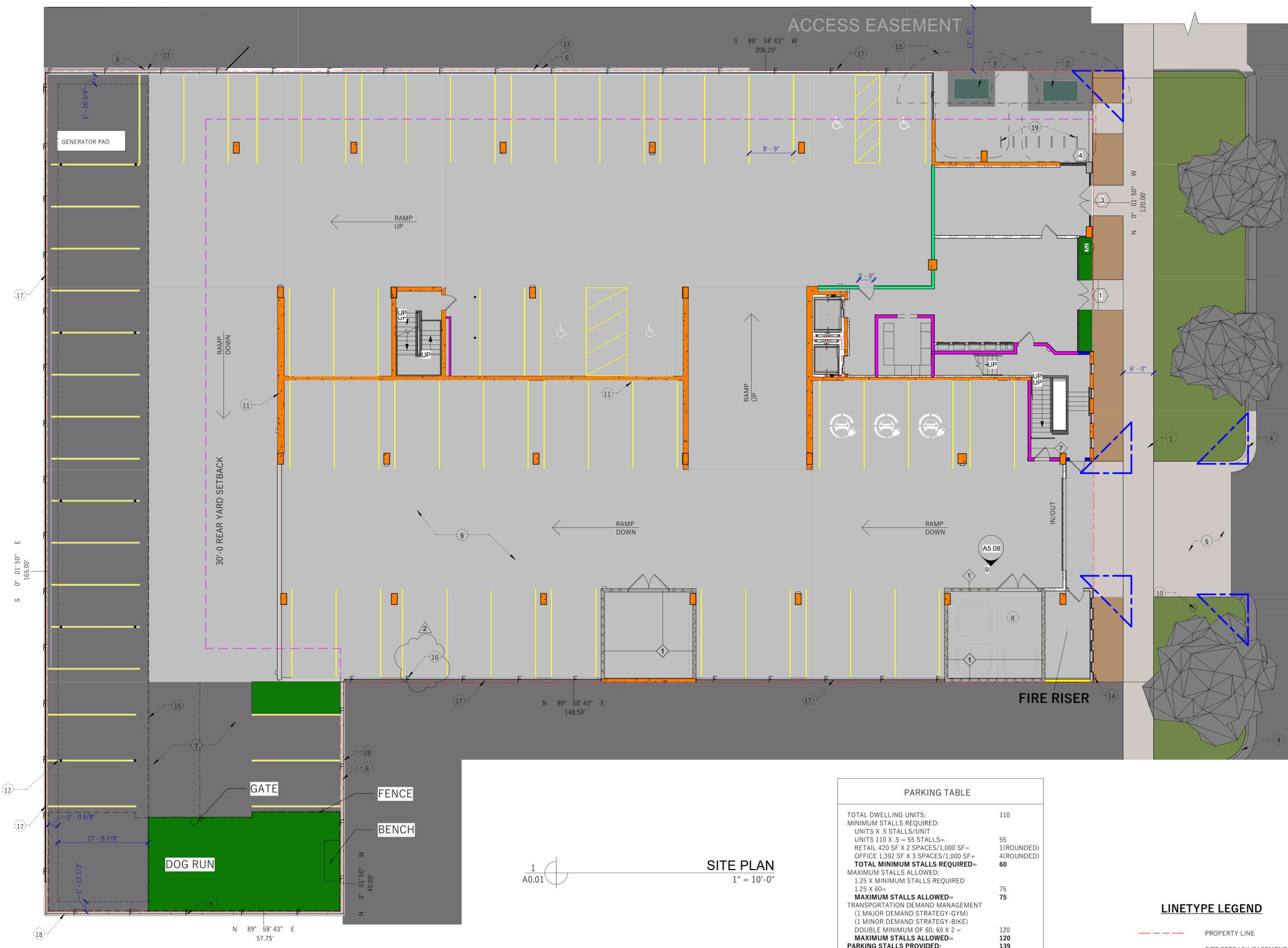
110 TOTAL UNITS

- 175 UNITS/ACRE

144 SOUTH APARTMENTS
 144 SOUTH 500 EAST
 SALT LAKE CITY, UT 84102

**ARCHITECTURAL
 SITE PLAN**

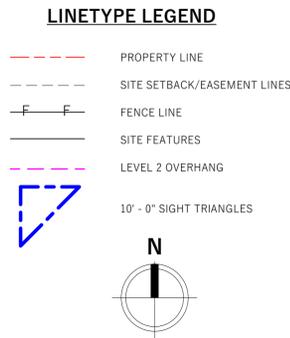
A0.01



REAR LOT COVERAGE:

- REAR SETBACK AREA: 4,950 SF
- REAR YARD COVERAGE AREA: 57.0%

PARKING TABLE	
TOTAL DWELLING UNITS:	110
MINIMUM STALLS REQUIRED:	
UNITS X .5 STALLS/UNIT	
UNITS 110 X .5 = 55 STALLS=	55
RETAIL 420 SF X 2 SPACES/1,000 SF=	1(ROUNDED)
OFFICE 1,392 SF X 3 SPACES/1,000 SF=	4(ROUNDED)
TOTAL MINIMUM STALLS REQUIRED=	60
MAXIMUM STALLS ALLOWED:	
1.25 X MINIMUM STALLS REQUIRED	75
1.25 X 60=	75
MAXIMUM STALLS ALLOWED=	75
TRANSPORTATION DEMAND MANAGEMENT	
(1 MAJOR DEMAND STRATEGY-GYM)	
(1 MINOR DEMAND STRATEGY-BIKE)	
DOUBLE MINIMUM OF 60 X 2 =	120
MAXIMUM STALLS ALLOWED=	120
PARKING STALLS PROVIDED=	139
REQUIRED ADA STALLS	5
PROVIDED ADA STALLS	6
BICYCLE PARKING REQUIRED	2
(5% OF THE VEHICULAR PARKING REQ.)	
60 STALLS X .05 =	3
BICYCLE PARKING REQUIRED=	3
BICYCLE PARKING PROVIDED=	14
ELEC. VEHICLE PARKING	
(1 SPACE FOR EVERY 25 PROVIDED)	
139 / 25 = 6	
ELEC. VEHICLE PARKING REQUIRED=	6
ELEC. VEHICLE PARKING PROVIDED=	6



SITE PLAN
 1" = 10'-0"

144 SOUTH APARTMENTS

144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

OPEN AREA SITE
PLAN

G1.0



OPEN AREA LEGENED

■ = OPEN AREA

GROUND LEVEL:	873 SF
COURTYARD (FIRST FLOOR):	3709 SF
ROOF TOP PATIO (FIFTH FLOOR):	1340 SF
TOTAL OPEN AREA REQUIRED:	5470 SF
TOTAL OPEN AREA PROVIDED:	5922 SF

1
G1.0

OPEN AREA SITE PLAN
1" = 10'-0"

No.	Date
1	Date 1

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

FIRST FLOOR
OPEN AREA PLAN

G1.1



OPEN AREA LEGENDED

■	= OPEN AREA	
GROUND LEVEL:		873 SF
COURTYARD (FIRST FLOOR):		3709 SF
ROOF TOP PATIO (FIFTH FLOOR):		1340 SF
TOTAL OPEN AREA REQUIRED:		5470 SF
TOTAL OPEN AREA PROVIDED:		5922 SF

1 FIRST FLOOR OPEN AREA PLAN
G1.1 1/8" = 1'-0"

No.	Date
1	Date 1

144 SOUTH APARTMENTS
 144 SOUTH 500 EAST
 SALT LAKE CITY, UT 84102

**FIFTH FLOOR
 OPEN AREA PLAN**

G1.2



OPEN AREA LEGENED

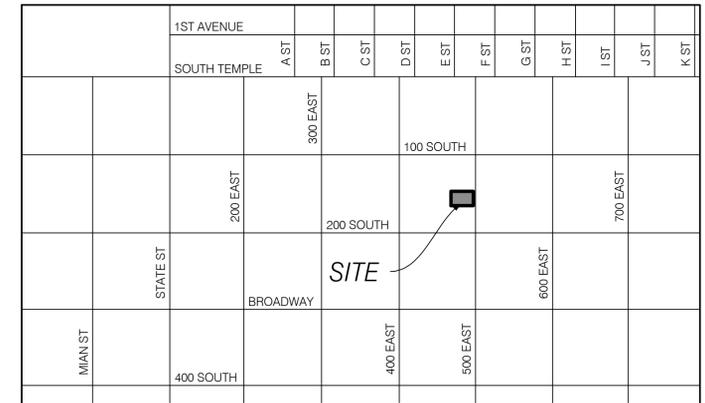
■ = OPEN AREA

GROUND LEVEL:	873 SF
COURTYARD (FIRST FLOOR):	3709 SF
ROOF TOP PATIO (FIFTH FLOOR):	1340 SF
TOTAL OPEN AREA REQUIRED:	5470 SF
TOTAL OPEN AREA PROVIDED:	5922 SF

FIFTH FLOOR OPEN AREA PLAN
 1/8" = 1'-0"

144 SOUTH APARTMENTS

LOCATED IN THE NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH

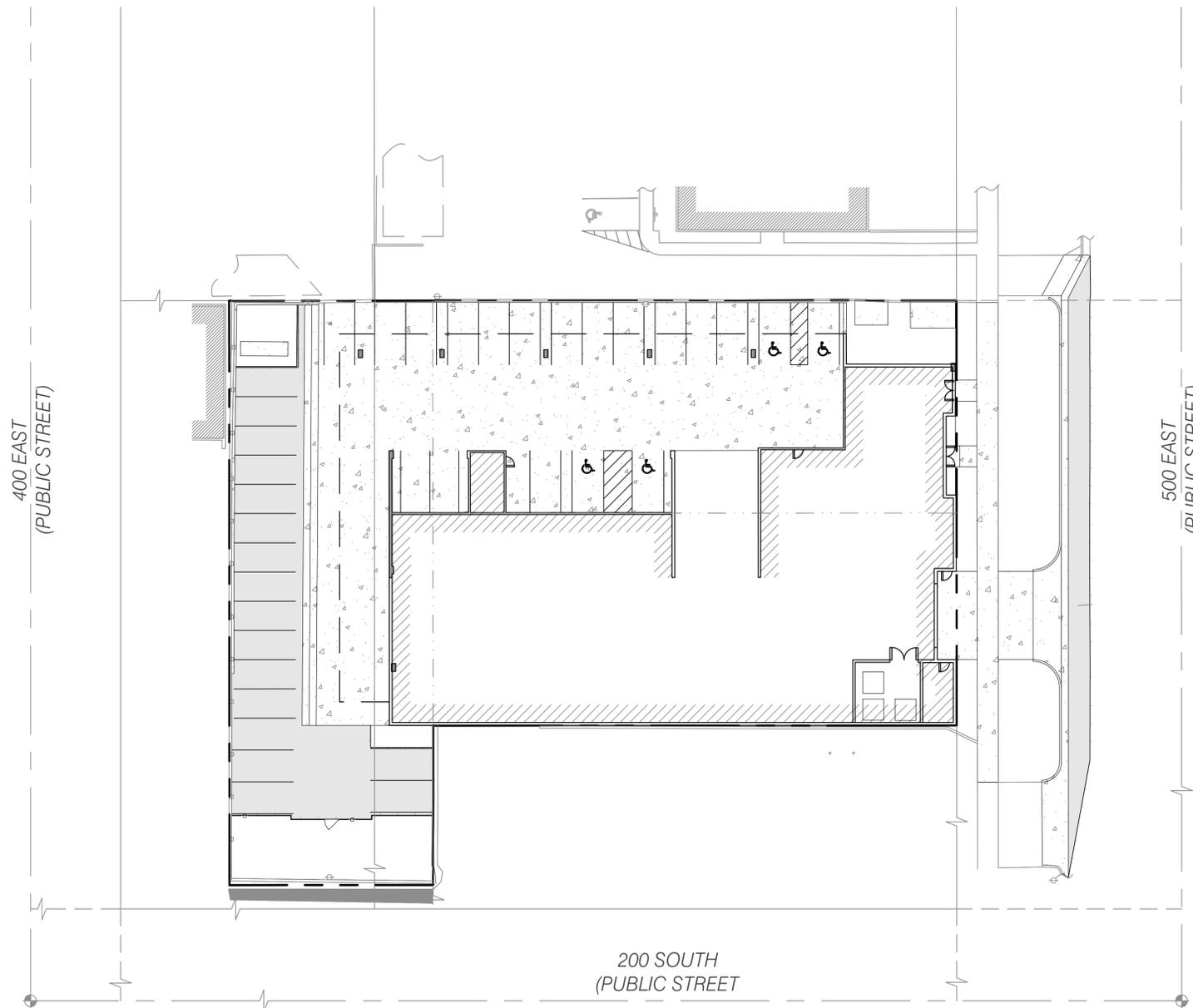


VICINITY MAP
N.T.S

OWNER/DEVELOPER:
PETER CORROON
76 NORTH H STREET
SALT LAKE CITY, UT 84103
(801)597-7471
petercorroon@gmail.com

DRAWING INDEX

COVER	COVER SHEET
CGN.01	GENERAL NOTES, LEGEND & ABBREVIATION
CGN.02	SALT LAKE CITY PUBLIC UTILITIES NOTES
CSP.01	SITE PLAN
CDP.01	DEMOLITION PLAN
CUP.01	UTILITY PLAN
CGD.01	GRADING & DRAINAGE PLAN
CEP.01	EROSION CONTROL PLAN
CEP.02	EROSION CONTROL DETAILS
CDT.01	DETAILS & NOTES



CIVIL CONSTRUCTION PLANS

				BENCHMARK ENGINEERING & LAND SURVEYING 9138 SOUTH STATE STREET SUITE # 100 SANDY, UTAH 84070 (801) 542-7192 www.benchmarkcivil.com	
144 SOUTH APARTMENTS (BLD2021-03825) 144 SOUTH 500 EAST SALT LAKE CITY, UTAH		DRAFT JJA	DESIGN TJB	CHECK AGA	PROJECT NO. 2002037
No.	DATE	DESCRIPTION			
1	03/03/21	REVISED UTILITIES PER MECHANICAL ENGINEER			
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI			
3	08/06/21	REVISED PER CITY COMMENTS			
					COVER
					1 OF 10



SALT LAKE CITY PUBLIC UTILITIES GENERAL NOTES

- COMPLIANCE:**
ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THESE CONTRACT DOCUMENTS AND THE MOST RECENT EDITIONS OF THE FOLLOWING: THE INTERNATIONAL PLUMBING CODE, UTAH DRINKING WATER REGULATIONS, APWA MANUAL OF STANDARD PLANS AND SPECIFICATIONS, AND SLC PUBLIC UTILITIES MODIFICATIONS TO APWA STANDARD PLANS AND APPROVED MATERIALS AND SLC PUBLIC UTILITIES APWA SPECIFICATIONS MODIFICATIONS. THE CONTRACTOR IS REQUIRED TO ADHERE TO ALL OF THE ABOVE-MENTIONED DOCUMENTS UNLESS OTHERWISE NOTED AND APPROVED IN WRITING BY THE SALT LAKE CITY DIRECTOR OF PUBLIC UTILITIES.
- COORDINATION:**
THE CONTRACTOR IS RESPONSIBLE TO NOTIFY ALL APPROPRIATE GOVERNMENT AND PRIVATE ENTITIES ASSOCIATED WITH THE PROJECT. THE FOLLOWING MUST BE CONTACTED 48-HOURS PRIOR TO CONSTRUCTION AS APPLICABLE TO THE PROJECT:

PUBLIC UTILITIES:
BACKFLOW PREVENTION - 483-6795
DEVELOPMENT REVIEW ENGINEERING - 483-6781
INSPECTIONS, PERMITS, CONTRACTS & AGREEMENTS - 483-6727
PRETREATMENT - 799-4002
STORM WATER - 483-6721

SLC DEPARTMENTS:
ENGINEERING - PUBLIC WAY PERMITS AND ISSUES - 535-6248
ENGINEERING - SUBDIVISIONS - 535-6159
FIRE DEPARTMENT - 555-8638
PERMITS AND LICENSING (BLDG SERVICES) - 535-7752
PLANNING AND ZONING - 535-7700
TRANSPORTATION - 535-6630

- ALL OTHER POTENTIALLY IMPACTED GOVERNING AGENCIES OR ENTITIES
- ALL WATER USERS INVOLVED IN WATER MAIN SHUTDOWNS
- APPLICABLE SEWER, WATER AND DRAINAGE DISTRICTS
- BLUESTAKES LOCATING SERVICES - 532-5000
- COUNTY FIRE DEPARTMENT - 743-7231
- COUNTY FLOOD CONTROL - 468-2779
- COUNTY HEALTH DEPARTMENT - 385-468-3913
- COUNTY PUBLIC WAY PERMITS - 468-2241
- HOLLADAY CITY - 272-9450
- SALT LAKE COUNTY HIGHWAY DEPARTMENT - 468-3705 OR 468-2156
- THE UTAH TRANSIT AUTHORITY FOR RE-ROUTING SERVICE - 262-5626
- UNION PACIFIC RAILROAD CO., SUPERINTENDENTS OFFICE - 595-3405
- UTAH DEPARTMENT OF TRANSPORTATION, REGION #2 - 975-4800
- UTAH STATE ENGINEER - 538-7240
- SCHEDULE**
PRIOR TO CONSTRUCTION THE CONTRACTOR WILL PROVIDE, AND WILL UPDATE AS CHANGES OCCUR, A CONSTRUCTION SCHEDULE IN ACCORDANCE WITH THE SPECIFICATIONS AND SALT LAKE CITY ENGINEERING OR SALT LAKE COUNTY REGULATIONS AS APPLICABLE FOR WORKING WITHIN THE PUBLIC WAY.
- PERMITS, FEES AND AGREEMENTS**
CONTRACTOR MUST OBTAIN ALL THE NECESSARY PERMITS AND AGREEMENTS AND PAY ALL APPLICABLE FEES PRIOR TO ANY CONSTRUCTION ACTIVITIES. CONTACT SALT LAKE CITY ENGINEERING (535-6248) FOR PERMITS AND INSPECTIONS REQUIRED FOR ANY WORK CONDUCTED WITHIN SALT LAKE CITY'S PUBLIC RIGHT-OF-WAY. APPLICABLE UTILITY PERMITS MAY INCLUDE MAINLINE EXTENSION AGREEMENTS AND SERVICE CONNECTION PERMITS. ALL UTILITY WORK MUST BE BONDED. ALL CONTRACTORS MUST BE LICENSED TO WORK ON CITY UTILITY MAINS.

CONSTRUCTION SITES MUST BE IN COMPLIANCE WITH THE UTAH POLLUTION DISCHARGE ELIMINATION SYSTEM (UPDES) STORM WATER PERMIT FOR CONSTRUCTION ACTIVITIES (538-6923). A COPY OF THE PERMITS STORM WATER POLLUTION PREVENTION PLAN MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADDITIONAL WATER QUALITY AND EROSION CONTROL MEASURES MAY BE REQUIRED. THE CONTRACTOR MUST ALSO COMPLY WITH SALT LAKE CITY'S CLEAN WHEEL ORDINANCE.
- ASPHALT AND SOIL TESTING**
THE CONTRACTOR IS TO PROVIDE MARSHALL AND PROCTOR TEST DATA 24-HOURS PRIOR TO USE. CONTRACTOR IS TO PROVIDE COMPACTION AND DENSITY TESTING AS REQUIRED BY SALT LAKE CITY ENGINEERING, UDOT, SALT LAKE COUNTY OR OTHER GOVERNING ENTITY. TRENCH BACKFILL MATERIAL AND COMPACTION TESTS ARE TO BE TAKEN PER APWA STANDARD SPECIFICATIONS, SECTION 330520 - BACKFILLING TRENCHES, OR AS REQUIRED BY THE SLC PROJECT ENGINEER IF NATIVE MATERIALS ARE USED. NO NATIVE MATERIALS ARE ALLOWED WITHIN THE PIPE ZONE. THE MAXIMUM LIFTS FOR BACKFILLING EXCAVATIONS IS 8-INCHES. ALL MATERIALS AND COMPACTION TESTING IS TO BE PERFORMED BY A LAB RECOGNIZED AND ACCEPTED BY SALT LAKE COUNTY PUBLIC WORKS AND/OR SALT LAKE CITY ENGINEERING.
- TRAFFIC CONTROL AND HAUL ROUTES**
TRAFFIC CONTROL MUST CONFORM TO THE MOST CURRENT EDITION OF SALT LAKE CITY TRAFFIC CONTROL MANUAL - PART 6 OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" FOR SALT LAKE COUNTY AND STATE ROADS. SLC TRANSPORTATION MUST APPROVE ALL PROJECT HAUL ROUTES (535-7129). THE CONTRACTOR MUST ALSO CONFORM TO UDOT, SALT LAKE COUNTY OR OTHER APPLICABLE GOVERNING ENTITIES REQUIREMENTS FOR TRAFFIC CONTROL.
- SURVEY CONTROL**
CONTRACTOR MUST PROVIDE A REGISTERED LAND SURVEYOR OR PERSONS UNDER SUPERVISION OF A REGISTERED LAND SURVEYOR TO SET STAKES FOR ALIGNMENT AND GRADE OF EACH MAIN AND/OR FACILITY AS APPROVED. THE STAKES SHALL BE MARKED WITH THE HORIZONTAL LOCATION (STATION) AND VERTICAL LOCATION (GRADE) WITH CUTS AND/OR FILLS TO THE GRADE OF THE MAIN AND/OR FACILITY AS APPROVED. IN ADDITION, THE CONTRACTOR AND/OR SURVEYOR SHALL PROVIDE TO SALT LAKE CITY PUBLIC UTILITIES CUT SHEETS FILLED OUT COMPLETELY AND CLEARLY SHOWING THE PERTINENT GRADES, ELEVATIONS AND CUT/FILLS ASSOCIATED WITH THE FIELD STAKING OF THE MAIN AND/OR FACILITY. THE CUT SHEET FORM IS AVAILABLE AT THE CONTRACTS AND AGREEMENTS OFFICE AT PUBLIC UTILITIES. ALL MAINS AND LATERALS NOT MEETING MINIMUM GRADE REQUIREMENTS AS SPECIFIED BY ORDINANCE OR AS REQUIRED TO MEET THE MINIMUM REQUIRED FLOWS OR AS APPROVED MUST BE REMOVED AND RECONSTRUCTED TO MEET DESIGN GRADE. THE CONTRACTOR SHALL PROTECT ALL STAKES AND MARKERS UNTIL PUBLIC UTILITY SURVEYORS COMPLETE FINAL MEASUREMENTS. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, MAINTAINING, OR RESTORING ALL MONUMENTS AND REFERENCE MARKS WITHIN THE PROJECT SITE. DEPENDING ON THE LOCATION OF THE PROJECT, CONTACT THE COUNTY SURVEYOR FOR SECTION CORNER MONUMENTS (801-468-2028) AND/OR THE SALT LAKE CITY SURVEYOR (801-535-7973) FOR SALT LAKE CITY MONUMENTS AND CONSTRUCTION REQUIREMENTS. ALL ELEVATIONS SHALL BE REFERENCED TO SALT LAKE CITY DATUM UNLESS NOTED OTHERWISE ON THE PLANS.
- ASPHALT GUARANTEE**
THE CONTRACTOR SHALL REMOVE, DISPOSE OF, FURNISH AND PLACE PERMANENT ASPHALT PER SALT LAKE CITY ENGINEERING, UDOT, COUNTY, OR OTHER GOVERNMENT STANDARDS AS APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY.
- TEMPORARY ASPHALT**
IF THE CONTRACTOR CHOOSES TO WORK WITHIN THE PUBLIC WAY WHEN HOT MIX ASPHALT IS NOT AVAILABLE, THE CONTRACTOR MUST OBTAIN APPROVAL FROM THE APPROPRIATE GOVERNING ENTITY PRIOR TO INSTALLING TEMPORARY ASPHALT SURFACING MATERIAL. WITHIN SALT LAKE CITY, WHEN PERMANENT ASPHALT BECOMES AVAILABLE, THE CONTRACTOR SHALL REMOVE THE TEMPORARY ASPHALT, FURNISH AND INSTALL THE PERMANENT ASPHALT. THE CONTRACTOR SHALL GUARANTEE THE ASPHALT RESTORATION FOR A PERIOD AS REQUIRED BY THE GOVERNING ENTITY FROM THE DATE OF COMPLETION.
- SAFETY**
THE CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF SAFETY OF THE PROJECT AND SHALL MEET ALL OSHA, STATE, COUNTY AND OTHER GOVERNING ENTITY REQUIREMENTS.

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMING TO LOCAL AND FEDERAL CODES GOVERNING SHORING AND BRACING OF EXCAVATIONS AND TRENCHES, AND FOR THE PROTECTION OF WORKERS.
- DUST CONTROL**
THE CONTRACTOR IS RESPONSIBLE FOR DUST CONTROL ACCORDING TO THE GOVERNING ENTITY STANDARDS. USE OF HYDRANT WATER OR PUMPING FROM CITY-OWNED CANALS OR STORM DRAINAGE FACILITIES IS NOT ALLOWED FOR DUST CONTROL ACTIVITIES WITHOUT WRITTEN APPROVAL OF THE PUBLIC UTILITIES DIRECTOR.
- DEWATERING**
ALL ON-SITE DEWATERING ACTIVITIES MUST BE APPROVED IN WRITING BY PUBLIC UTILITIES. PROPOSED OUTFALL LOCATIONS AND ESTIMATED FLOW VOLUME CALCULATIONS MUST BE SUBMITTED TO PUBLIC UTILITIES FOR REVIEW AND APPROVAL. ADEQUATE MEASURES MUST BE TAKEN TO REMOVE ALL SEDIMENT PRIOR TO DISCHARGE. PUBLIC UTILITIES MAY REQUIRE ADDITIONAL MEASURES FOR SEDIMENT CONTROL AND REMOVAL.
- PROJECT LIMITS**
THE CONTRACTOR IS REQUIRED TO KEEP ALL CONSTRUCTION ACTIVITIES WITHIN THE APPROVED PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, VEHICLE AND EQUIPMENT STAGING, MATERIAL STORAGE AND LIMITS OF TRENCH EXCAVATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN PERMISSION AND/OR EASEMENTS FROM THE APPROPRIATE GOVERNING ENTITY AND/OR INDIVIDUAL PROPERTY OWNER(S) FOR WORK OR STAGING OUTSIDE OF THE PROJECT LIMITS.
- WATER, FIRE, SANITARY SEWER AND STORM DRAINAGE UTILITIES**
A. INSPECTIONS
IT IS THE CONTRACTOR'S RESPONSIBILITY TO SCHEDULE ANY WATER, SEWER, BACKFLOW AND DRAINAGE INSPECTION 48-HOURS IN ADVANCE TO WHEN NEEDED. CONTACT 483-6727 TO SCHEDULE INSPECTIONS.
B. DAMAGE TO EXISTING UTILITIES -
THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY ANY CONDITION INCLUDING SETTLEMENT, TO EXISTING UTILITIES FROM WORK PERFORMED AT OR NEAR EXISTING UTILITIES. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT ALL EXISTING PUBLIC AND PRIVATE ROADWAY AND UTILITY FACILITIES. DAMAGE TO EXISTING FACILITIES CAUSED BY THE CONTRACTOR, MUST BE REPAIRED BY THE CONTRACTOR AT HIS/HER EXPENSE, TO THE SATISFACTION OF THE OWNER OF SAID FACILITIES.
C. UTILITY LOCATIONS -
CONTRACTOR WILL BE RESPONSIBLE FOR LOCATING AND AVOIDING ALL UTILITIES AND SERVICE LATERALS, AND FOR REPAIRING ALL DAMAGE THAT OCCURS TO THE UTILITIES DUE TO THE CONTRACTOR'S ACTIVITIES. CONTRACTOR IS TO VERIFY LOCATION, DEPTH, SIZE, MATERIAL AND OUTSIDE DIAMETERS OF UTILITIES IN THE FIELD BY POTHOLING A MINIMUM OF 300-FEET AHEAD OF SCHEDULED CONSTRUCTION IN

ORDER TO IDENTIFY POTENTIAL CONFLICTS AND PROBLEMS WITH FUTURE CONSTRUCTION ACTIVITIES. EXISTING UTILITY INFORMATION OBTAINED FROM SLC PUBLIC UTILITIES' MAPS MUST BE ASSUMED AS APPROXIMATE AND REQUIRING FIELD VERIFICATION. CONTACT BLUE STAKES OR APPROPRIATE OWNER FOR COMMUNICATION LINE LOCATIONS.

D. UTILITY RELOCATIONS -
FOR UTILITY CONFLICTS REQUIRING MAINLINE RELOCATIONS, THE CONTRACTOR MUST NOTIFY THE APPLICABLE UTILITY COMPANY OR USER A MINIMUM OF 2-WEEKS IN ADVANCE. A ONE-WEEK MINIMUM NOTIFICATION IS REQUIRED FOR CONFLICTS REQUIRING THE RELOCATION OF SERVICE LATERALS. ALL RELOCATIONS ARE SUBJECT TO APPROVAL FROM THE APPLICABLE UTILITY COMPANY AND/OR USER.

E. FIELD CHANGES -
NO ROADWAY, UTILITY ALIGNMENT OR GRADE CHANGES ARE ALLOWED FROM THE APPROVED CONSTRUCTION PLANS/DOCUMENTS WITHOUT WRITTEN APPROVAL FROM THE SLC PUBLIC UTILITIES DIRECTOR. CHANGES TO HYDRANT LOCATIONS AND/OR FIRE LINES MUST BE REVIEWED AND APPROVED BY THE SALT LAKE CITY OR SALT LAKE COUNTY FIRE DEPARTMENT (AS APPLICABLE TO THE PROJECT) AND PUBLIC UTILITIES.

F. PUBLIC NOTICE TO PROJECTS IN THE PUBLIC WAY -
FOR APPROVED PROJECTS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND DISTRIBUTE WRITTEN NOTICE TO ALL RESIDENTS LOCATED WITHIN THE PROJECT AREA AT LEAST 72-HOURS PRIOR TO CONSTRUCTION. WORK TO BE CONDUCTED WITHIN COMMERCIAL OR INDUSTRIAL AREAS MAY REQUIRE A LONGER NOTIFICATION PERIOD AND ADDITIONAL CONTRACTOR COORDINATION WITH PROPERTY OWNERS. THE WRITTEN NOTICE IS TO BE APPROVED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER.

G. PUBLIC NOTICE FOR WATER MAIN SHUT DOWNS -
THROUGH THE SLC PUBLIC UTILITIES INSPECTOR AND WITH THE PUBLIC UTILITIES PROJECT ENGINEER APPROVAL, SLC PUBLIC UTILITIES MUST BE CONTACTED AND APPROVE ALL WATER MAIN SHUTDOWNS. ONCE APPROVED THE CONTRACTOR MUST NOTIFY ALL AFFECTED USERS BY WRITTEN NOTICE A MINIMUM OF 48-HOURS (RESIDENTIAL) AND 72-HOURS (COMMERCIAL/INDUSTRIAL) PRIOR TO THE WATER MAIN SHUT DOWN. PUBLIC UTILITIES MAY REQUIRE LONGER NOTICE PERIODS.

H. WATER AND SEWER SEPARATION -
IN ACCORDANCE WITH UTAH'S DEPARTMENT OF HEALTH REGULATIONS, A MINIMUM TEN-FOOT HORIZONTAL AND 1.5-FOOT VERTICAL (WITH WATER ON TOP) SEPARATION IS REQUIRED. IF THESE CONDITIONS CANNOT BE MET, STATE AND SLC PUBLIC UTILITIES APPROVAL IS REQUIRED. ADDITIONAL CONSTRUCTION MEASURES WILL BE REQUIRED FOR THESE CONDITIONS.

I. SALVAGE -
ALL METERS MUST BE RETURNED TO PUBLIC UTILITIES, AND AT PUBLIC UTILITIES REQUEST ALL SALVAGED PIPE AND/OR FITTINGS MUST BE RETURNED TO SLC PUBLIC UTILITIES (483-6727) LOCATED AT 1530 SOUTH WEST TEMPLE.

J. SEWER MAIN AND LATERAL CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL SEWER CONNECTIONS. ALL SEWER LATERALS 6-INCHES AND SMALLER MUST WYE INTO THE MAINS PER SLC PUBLIC UTILITIES REQUIREMENTS. ALL 8-INCH AND LARGER SEWER CONNECTIONS MUST BE PETITIONED FOR AT PUBLIC UTILITIES (483-6762) AND CONNECTED AT A MANHOLE. **INSIDE DROPS IN MANHOLES ARE NOT ALLOWED.** A MINIMUM 4-FOOT BURY DEPTH IS REQUIRED ON ALL SEWER MAINS AND LATERALS. CONTRACTOR SHALL INSTALL INVERT COVERS IN ALL SEWER MANHOLES WITHIN THE PROJECT AREA.

CONTRACTOR TO PROVIDE AIR PRESSURE TESTING OF SEWER MAINS IN ACCORDANCE WITH PIPE MANUFACTURERS RECOMMENDATIONS AND SALT LAKE CITY PUBLIC UTILITIES REQUIREMENTS. ALL PVC SEWER MAIN AND LATERAL TESTING SHALL BE IN ACCORDANCE WITH UNI-BELL UN-B-6-98 RECOMMENDED PRACTICE FOR LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE. CONTRACTOR SHALL PROVIDE SEWER LATERAL WATER TESTING AS REQUIRED BY THE SALT LAKE CITY PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. A MINIMUM OF 9-FEET OF HEAD PRESSURE IS REQUIRED AS MEASURED VERTICALLY FROM THE HIGH POINT OF THE PIPELINE AND AT OTHER LOCATIONS ALONG THE PIPELINE AS DETERMINED BY THE SLC PUBLIC UTILITIES PROJECT ENGINEER OR INSPECTOR. TESTING TIME WILL BE NO LESS THAN AS SPECIFIED FOR THE AIR TEST DURATION IN TABLE 1 ON PAGE 12 OF UNI-B-6-98. ALL PIPES SUBJECT TO WATER TESTING SHALL BE FULLY VISIBLE TO THE INSPECTOR DURING TESTING. TESTING MUST BE PERFORMED IN THE PRESENCE OF A SLC PUBLIC UTILITIES REPRESENTATIVE. ALL VISIBLE LEAKAGE MUST BE REPAIRED TO THE SATISFACTION OF THE SLC PUBLIC UTILITIES ENGINEER OR INSPECTOR.

K. WATER AND FIRE MAIN AND SERVICE CONSTRUCTION REQUIREMENTS -
SLC PUBLIC UTILITIES MUST APPROVE ALL FIRE AND WATER SERVICE CONNECTIONS. A MINIMUM 3-FOOT SEPARATION IS REQUIRED BETWEEN ALL WATER AND FIRE SERVICE TAPS INTO THE MAIN. ALL CONNECTIONS MUST BE MADE MEETING SLC PUBLIC UTILITIES REQUIREMENTS. A 5-FOOT MINIMUM BURY DEPTH (FINAL GRADE TO TOP OF PIPE) IS REQUIRED ON ALL WATER/FIRE LINES UNLESS OTHERWISE APPROVED BY PUBLIC UTILITIES. WATER LINE THRUST BLOCK AND RESTRAINTS ARE AS PER SLC APPROVED DETAIL DRAWINGS AND SPECIFICATIONS. ALL EXPOSED NUTS AND BOLTS WILL BE COATED WITH CHEVRON FM1 GREASE PLUS MINIMUM 8 MIL THICKNESS PLASTIC. PROVIDE STAINLESS STEEL NUTS, BOLTS AND WASHERS FOR HIGH GROUNDWATER/SATURATED CONDITIONS AT FLANGE FITTINGS, ETC.

ALL WATERLINES INSTALLATIONS AND TESTING TO BE IN ACCORDANCE WITH AWWA SECTIONS C600, C601, C651, C206, C200, C900, C303 AWWA MANUAL M11 AND ALL OTHER APPLICABLE AWWA, UPWS, ASTM AND ANSI SPECIFICATIONS RELEVANT TO THE INSTALLATION AND COMPLETION OF THE PROJECT. AMENDMENT TO SECTION C600 SECTION 4.1.1: DOCUMENT TO READ MINIMUM TEST PRESSURE SHALL NOT BE LESS THAN 200 P.S.I. GAUGED TO A HIGH POINT OF THE PIPELINE BEING TESTED. ALL MATERIALS USED FOR WATERWORKS PROJECTS TO BE RATED FOR 150 P.S.I. MINIMUM OPERATING PRESSURE.

CONTRACTOR IS TO INSTALL WATER SERVICE LINES, METER YOKES AND/OR ASSEMBLIES AND METER BOXES WITH LIDS LOCATED AS APPROVED ON THE PLANS PER APPLICABLE PUBLIC UTILITIES DETAIL DRAWINGS. METER BOXES ARE TO BE PLACED IN THE PARK STRIPS PERPENDICULAR TO THE WATERMAIN SERVICE TAP CONNECTION. ALL WATER METERS, CATCH BASINS, CLEANOUT BOXES, MANHOLES, DOUBLE CHECK VALVE DETECTOR ASSEMBLIES, REDUCED PRESSURE DETECTOR ASSEMBLIES AND BACKFLOW PREVENTION DEVICES MUST BE LOCATED OUTSIDE OF ALL APPROACHES, DRIVEWAYS, PEDESTRIAN WALKWAYS AND OTHER TRAVELED WAYS UNLESS OTHERWISE APPROVED ON PLANS.

BACKFLOW PREVENTORS ARE REQUIRED ON ALL IRRIGATION AND FIRE SPRINKLING TAPS PER PUBLIC UTILITIES AND SLC FIRE DEPARTMENT REQUIREMENTS. CONTRACTORS SHALL INSTALL BACKFLOW PREVENTION DEVICES ON FIRE SPRINKLER CONNECTIONS. DOUBLE CHECK VALVE ASSEMBLIES SHALL BE INSTALLED ON CLASS 1, 2 AND 3 SYSTEMS. REDUCED PRESSURE PRINCIPLE VALVES SHALL BE INSTALLED ON CLASS 4 SYSTEMS. ALL FIRE SPRINKLING BACKFLOW ASSEMBLIES SHALL CONFORM TO ASSE STANDARD 1048, 1013, 1047 AND 1015. THE CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM BACKFLOW PREVENTION TESTS PER SALT LAKE CITY STANDARDS AND SUBMIT RESULTS TO PUBLIC UTILITIES. ALL TESTS MUST BE PERFORMED AND SUBMITTED TO PUBLIC UTILITIES WITHIN 10 DAYS OF INSTALLATION OR WATER TURN-ON. BACKFLOW TEST FORMS ARE AVAILABLE AT PUBLIC UTILITIES' CONTRACTS AND AGREEMENTS OFFICE.

L. GENERAL WATER, SEWER AND STORM DRAIN REQUIREMENTS -
ALL WATER, FIRE AND SEWER SERVICES TUBED TO A PROPERTY MUST BE USED OR WATER AND FIRE SERVICES MUST BE KILLED AT THE MAIN AND SEWER LATERALS CAPPED AT THE SEWER MAIN PER PUBLIC UTILITIES REQUIREMENTS. ALLOWABLE SERVICES TO BE KEPT WILL BE AS DETERMINED BY THE PUBLIC UTILITIES PROJECT ENGINEER. ALL WATER AND FIRE SERVICE KILLS AND SEWER LATERAL CAPS ARE TO BE KILLED AND CAPPED AS DETERMINED AND VISUALLY VERIFIED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

ALL MANHOLES, HYDRANTS, VALVES, CLEAN-OUT BOXES, CATCH BASINS, METERS, ETC. MUST BE RAISED OR LOWERED TO FINAL GRADE PER PUBLIC UTILITIES STANDARDS AND INSPECTOR REQUIREMENTS. CONCRETE COLLARS MUST BE CONSTRUCTED ON ALL MANHOLES, CLEANOUT BOXES, CATCH BASINS AND VALVES PER PUBLIC UTILITIES STANDARDS. ALL MANHOLE, CATCH BASIN, OR CLEANOUT BOX CONNECTIONS MUST BE MADE WITH THE PIPE CUT FLUSH WITH THE INSIDE OF THE BOX AND GROUTED OR SEALED AS REQUIRED BY THE PUBLIC UTILITIES INSPECTOR. ALL MANHOLE, CLEANOUT BOX OR CATCH BASIN DISCONNECTIONS MUST BE REPAIRED AND GROUTED AS REQUIRED BY THE ON-SITE PUBLIC UTILITIES INSPECTOR.

CONTRACTOR SHALL NOT ALLOW ANY GROUNDWATER OR DEBRIS TO ENTER THE NEW OR EXISTING PIPE DURING CONSTRUCTION. UTILITY TRENCHING, BACKFILL, AND PIPE ZONE AS PER SLC PUBLIC UTILITIES, 'UTILITY INSTALLATION DETAIL.'

M. STREETLIGHTS
ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE MOST CURRENT SALT LAKE CITY STANDARDS AND N.E.C. (NATIONAL ELECTRICAL CODE). A STREET LIGHTING PLAN SHOWING WIRING LOCATION, WIRING TYPE, VOLTAGE, POWER SOURCE LOCATION, CONDUIT SIZE AND LOCATION SHALL BE SUBMITTED TO SALT LAKE CITY AND BE APPROVED PRIOR TO CONSTRUCTION. NO DEVIATION OF STREETLIGHT, PULL BOXES, CONDUITS, AND ETC. LOCATIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM THE STREETLIGHT PROGRAM MANGER OR HIS/HER REPRESENTATIVE.

STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET OF A FIRE HYDRANT. THE LOCATION SHALL BE SUCH THAT IT DOES NOT HINDER THE OPERATION OF THE FIRE HYDRANT AND WATER LINE OPERATION VALVES.

STREETLIGHTS AND STREETLIGHT POLES SHALL NOT BE INSTALLED WITHIN 5 FEET FROM ANY TREE, UNLESS WRITTEN APPROVAL IS RECEIVED FROM THE STREET LIGHTING PROGRAM MANAGER. BRANCHES MAY NEED TO BE PRUNED AS DETERMINED BY THE INSPECTOR IN THE FIELD AT THE TIME OF INSTALLATION.

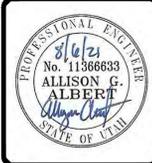
STREETLIGHTS SHALL NOT BE INSTALLED WITHIN 5 FEET FROM THE EDGE OF ANY DRIVEWAY

ANTI-SEIZE LUBRICANT SHALL BE USED ON ALL COVER BOLTS AND GROUND BOX BOLTS.

ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE STREET LIGHTIN PROGRAM MANAGER.

IF APPROVED PLANS REQUIRE REMOVAL OF STREETLIGHT POLES DURING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE POLES WHILE THEY ARE DOWN. THE POLES SHALL BE STORED IN A SECURE

NO.	DATE	DESCRIPTION
1	03/03/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI
3	08/08/21	REVISED PER CITY COMMENTS
	12/15/2020	
	200207 SITE	



BENCHMARK ENGINEERING & LAND SURVEYING
9138 SOUTH STATE STREET SUITE #100
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

144 SOUTH APARTMENTS
144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

PROJECT NO. 2002037
SALT LAKE CITY GENERAL NOTES
CGN.02
3 OF 10

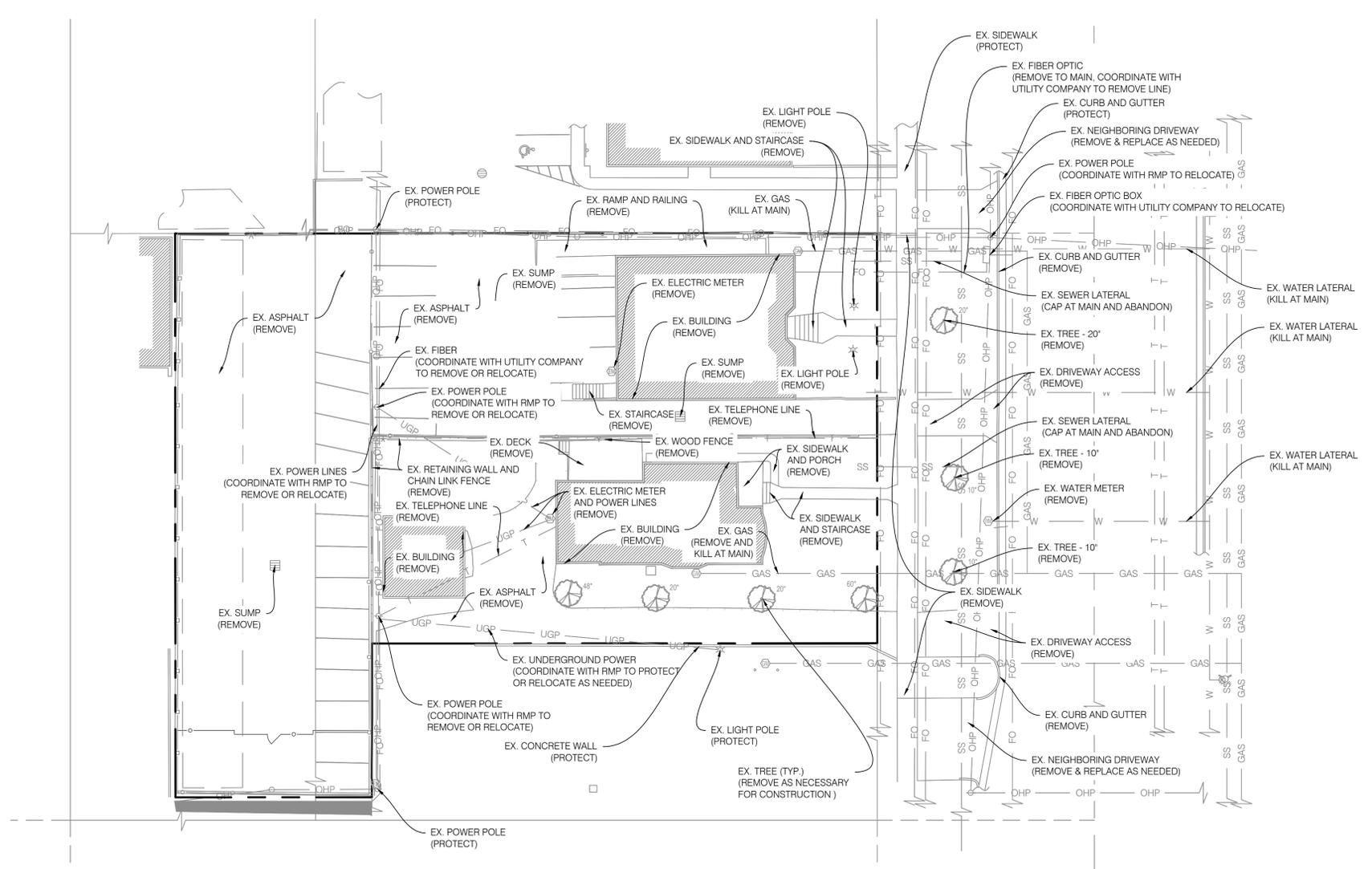




GRAPHIC SCALE



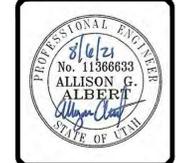
(IN FEET)
1 inch = 20ft.



NOTE:
ENGINEERING AND TRANSPORTATION PERMITS ARE
REQUIRED TO WORK IN THE PUBLIC RIGHT OF WAY. PLANS,
LICENSE, BOND AND INSURANCE REQUIRED WITH PERMIT
APPLICATION. ALL WORK IN THE PUBLIC RIGHT OF WAY
SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT
AND TRANSPORTATION PERMIT REQUIRED TO
TERMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC
RIGHT OF WAY.

NO.	DATE	DESCRIPTION
1	03/03/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI
3	08/08/21	REVISED PER CITY COMMENTS

NO.	DATE	DESCRIPTION
1	12/15/2020	2002037_SITE
2		
3		

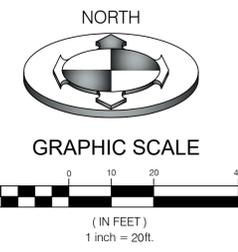
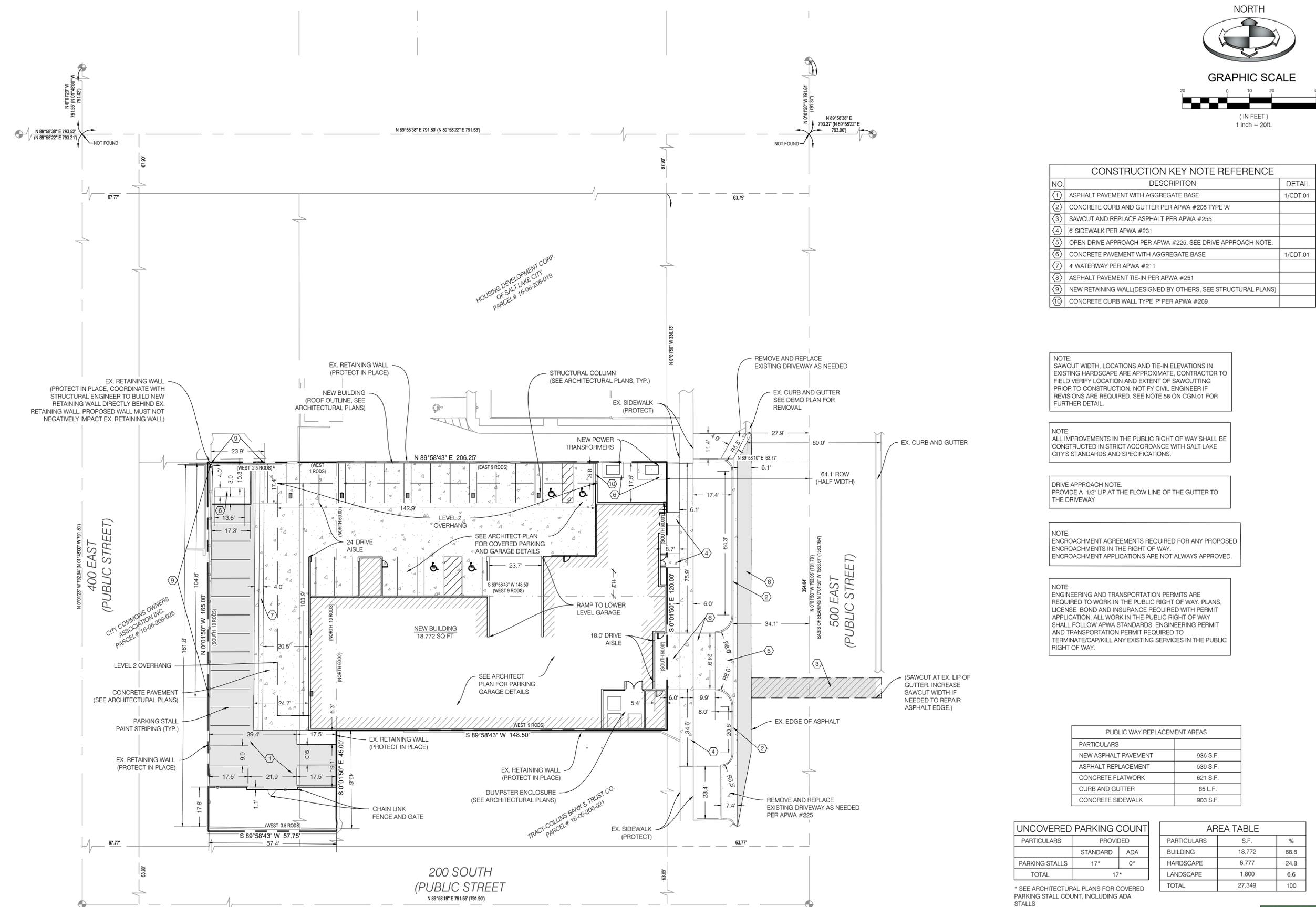


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144 SOUTH APARTMENTS
 144 SOUTH 500 EAST (BLD2021-03825)
 SALT LAKE CITY, UTAH

PROJECT NO. 2002037
 DEMO
 PLAN
 CDP.01
 5 OF 10





CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	ASPHALT PAVEMENT WITH AGGREGATE BASE	1/CDT.01
②	CONCRETE CURB AND GUTTER PER APWA #205 TYPE 'A'	
③	SAWCUT AND REPLACE ASPHALT PER APWA #255	
④	6' SIDEWALK PER APWA #231	
⑤	OPEN DRIVE APPROACH PER APWA #225. SEE DRIVE APPROACH NOTE.	
⑥	CONCRETE PAVEMENT WITH AGGREGATE BASE	1/CDT.01
⑦	4' WATERWAY PER APWA #211	
⑧	ASPHALT PAVEMENT TIE-IN PER APWA #251	
⑨	NEW RETAINING WALL (DESIGNED BY OTHERS. SEE STRUCTURAL PLANS)	
⑩	CONCRETE CURB WALL TYPE 'P' PER APWA #209	

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

NOTE:
ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH SALT LAKE CITY'S STANDARDS AND SPECIFICATIONS.

DRIVE APPROACH NOTE:
PROVIDE A 1/2" LIP AT THE FLOW LINE OF THE GUTTER TO THE DRIVEWAY

NOTE:
ENCROACHMENT AGREEMENTS REQUIRED FOR ANY PROPOSED ENCROACHMENTS IN THE RIGHT OF WAY. ENCROACHMENT APPLICATIONS ARE NOT ALWAYS APPROVED.

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PUBLIC WAY REPLACEMENT AREAS	
PARTICULARS	
NEW ASPHALT PAVEMENT	936 S.F.
ASPHALT REPLACEMENT	539 S.F.
CONCRETE FLATWORK	621 S.F.
CURB AND GUTTER	85 L.F.
CONCRETE SIDEWALK	903 S.F.

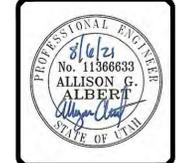
UNCOVERED PARKING COUNT		
PARTICULARS	PROVIDED	
	STANDARD	ADA
PARKING STALLS	17*	0*
TOTAL	17*	

AREA TABLE		
PARTICULARS	S.F.	%
BUILDING	18,772	68.6
HARDSCAPE	6,777	24.8
LANDSCAPE	1,800	6.6
TOTAL	27,349	100

* SEE ARCHITECTURAL PLANS FOR COVERED PARKING STALL COUNT, INCLUDING ADA STALLS

NO.	DATE	DESCRIPTION
1	03/02/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER/LATERALS PER RFI
3	08/04/21	REVISED PER CITY COMMENTS

DRAWN BY: JHIT/JB
 CHECKED BY: AGA
 FIELD OPER: MCNEIL
 DATE: 12/15/2020
 DWG. FILE: 2002037_SITE



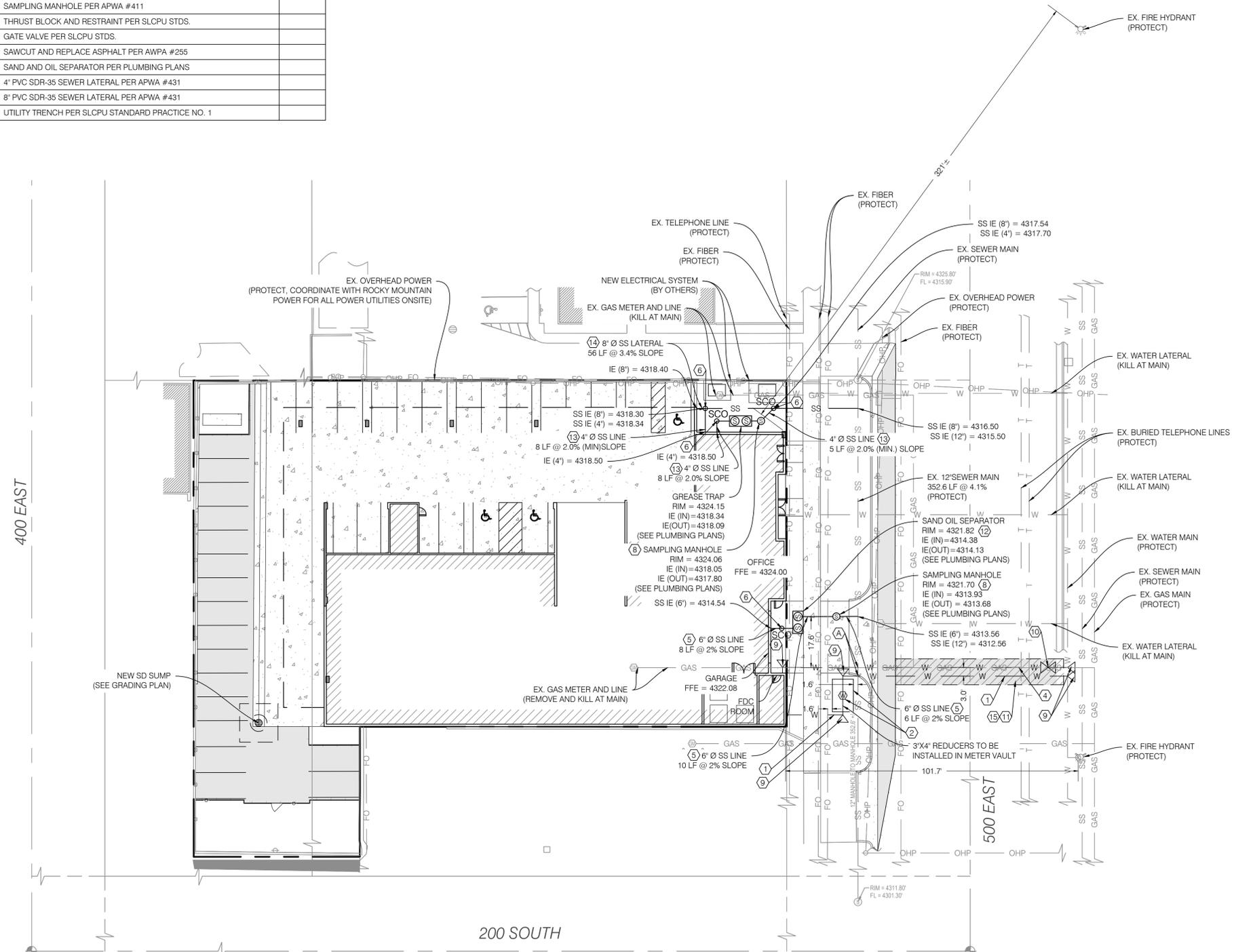
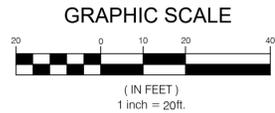
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144 SOUTH APARTMENTS
 144 SOUTH 500 EAST (BLD2021-03825)
 SALT LAKE CITY, UTAH

PROJECT NO. 2002037
 SITE PLAN
 CSP.01
 4 OF 10



CONSTRUCTION KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	4" CLASS 52 DUCTILE IRON WATER SERVICE LINE	
②	3" WATER METER & VAULT PER APWA #523	
③	NOT USED	
④	6" CLASS 52 DUCTILE IRON FIRELINE	
⑤	6" PVC SDR-35 SEWER LATERAL PER APWA #431	
⑥	SEWER CLEAN OUT PER APWA #431	
⑦	SANITARY SEWER GREASE TRAP PER APWA #441	
⑧	SAMPLING MANHOLE PER APWA #411	
⑨	THRUST BLOCK AND RESTRAINT PER SLCPU STDS.	
⑩	GATE VALVE PER SLCPU STDS.	
⑪	SAWCUT AND REPLACE ASPHALT PER APWA #255	
⑫	SAND AND OIL SEPARATOR PER PLUMBING PLANS	
⑬	4" PVC SDR-35 SEWER LATERAL PER APWA #431	
⑭	8" PVC SDR-35 SEWER LATERAL PER APWA #431	
⑮	UTILITY TRENCH PER SLCPU STANDARD PRACTICE NO. 1	



NOTE:
PRIOR TO FABRICATION OR CONSTRUCTION, BEGIN AT THE LOW END OF ALL GRAVITY UTILITY LINES AND VERIFY THE INVERT ELEVATION OF THE POINT OF CONNECTION. NOTIFY ENGINEER FOR REDESIGN IF CONNECTION POINT IS HIGHER THAN SHOWN OR IF ANY UTILITY CONFLICTS OCCUR. GRAVITY CONNECTIONS MUST BE DONE PRIOR TO BUILDING FOOTINGS AND ROUGH PLUMBING ARE CONSTRUCTED.

NOTE:
POTHOLE TO IDENTIFY ANY CONFLICTS BEFORE ANY PIPE INSTALLATION. CONTACT ENGINEER IF ANY CONFLICTS ARE IDENTIFIED.

NOTE A:
18" OF VERTICAL SEPERATION REQUIRED BETWEEN SEWER AND WATER LINES. CONTACT ENGINEER FOR REDESIGN IF NECESSARY

NOTE:
SIZE OF FIRE SPRINKLER LINE TO BE CONFIRMED WITH FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION.

NOTE:
SAWCUT WIDTH, LOCATIONS AND TIE-IN ELEVATIONS IN EXISTING HARDSCAPE ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATION AND EXTENT OF SAWCUTTING PRIOR TO CONSTRUCTION. NOTIFY CIVIL ENGINEER IF REVISIONS ARE REQUIRED. SEE NOTE 58 ON CGN.01 FOR FURTHER DETAIL.

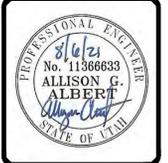
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WATER NOTES:
1. DEPTH OF BURY FOR MAINS AND LATERALS SHALL BE NO LESS THAN 5 FEET.
2. PIPE BEDDING MATERIAL SHALL BE THE SAME AS REQUIRED BY SALT LAKE CITY PUBLIC WORKS.
3. IN WET CONDITIONS ADDITIONAL FABRIC SHALL BE INSTALLED AS REQUIRED BY SALT LAKE CITY PUBLIC UTILITIES.

NOTE:
ALL UTILITY TRENCHING MUST BE PER SLCPU STANDARD PRACTICE NO.1.

NOTE:
POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT. UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.

NO.	DATE	DESCRIPTION
1	03/02/21	REVISED UTILITIES PER MECHANICAL ENGINEER
2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER REF
3	08/06/21	REVISED PER CITY COMMENTS



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144 SOUTH APARTMENTS
 144 SOUTH 500 EAST (BLD2021-03825)
 SALT LAKE CITY, UTAH

PROJECT NO. 2002037
UTILITY PLAN
CUP.01 6 OF 10





GRAPHIC SCALE



(IN FEET)
1 inch = 20ft.

GRADING AND DRAINAGE KEY NOTE REFERENCE		
NO.	DESCRIPTION	DETAIL
①	GRADE SITE TO ELEVATIONS SHOWN ON PLAN	
②	5' Ø SUMP WITH 30" GRATE	2/CDT.01

STORM DRAINAGE CALCULATIONS Rational Method (Q=CIA)

Area Identification (A)	Rational Coefficient (C)	C*A
Roof = 0	0.9	0 S.F.
Pavement = 6,900	0.9	6210 S.F.
Landscaping = 0	0.2	0 S.F.
Sum:		6900 S.F.

NOAA ATLAS 14 (100 YEAR STORM)					Allowable Discharge = 0.01 cfs
Time (min)	Intensity (in/hr)	Rainfall (inches)	Rainfall Excess (cu.ft.)	Discharge (cu.ft.)	Volume to Detain (cu.ft.)
15	4.14	1.035	536	9	527
30	2.79	1.395	722	18	704
60	1.73	1.730	895	35	860
120	0.97	1.932	1000	70	930
180	0.66	1.977	1023	105	918
360	0.36	2.160	1118	210	908
720	0.22	2.616	1354	420	934
1440	0.12	2.952	1528	840	688

CALCULATED DISCHARGE INTO GROUND:

Percolation surface area	Concrete sump with rectangular gravel wrap	5.00 sf
Sump inner diameter	0.42 ft	
Sump wall thickness	5.83 ft	
Sump outer diameter	10.00 ft	
Sump inner depth	3.75 ft	
Width of gravel wrap	3.75 ft	
Length of gravel wrap	2.00 ft	
Depth of gravel wrap	13.33 ft	
Effective sump width (W)	13.33 ft	
Effective sump length (L)	12.42 ft	
Effective sump depth (H)	840.00 sf	
Percolation surface area per sump (S)	1	
Sumps provided	840.00 sf	
Total percolation surface area		

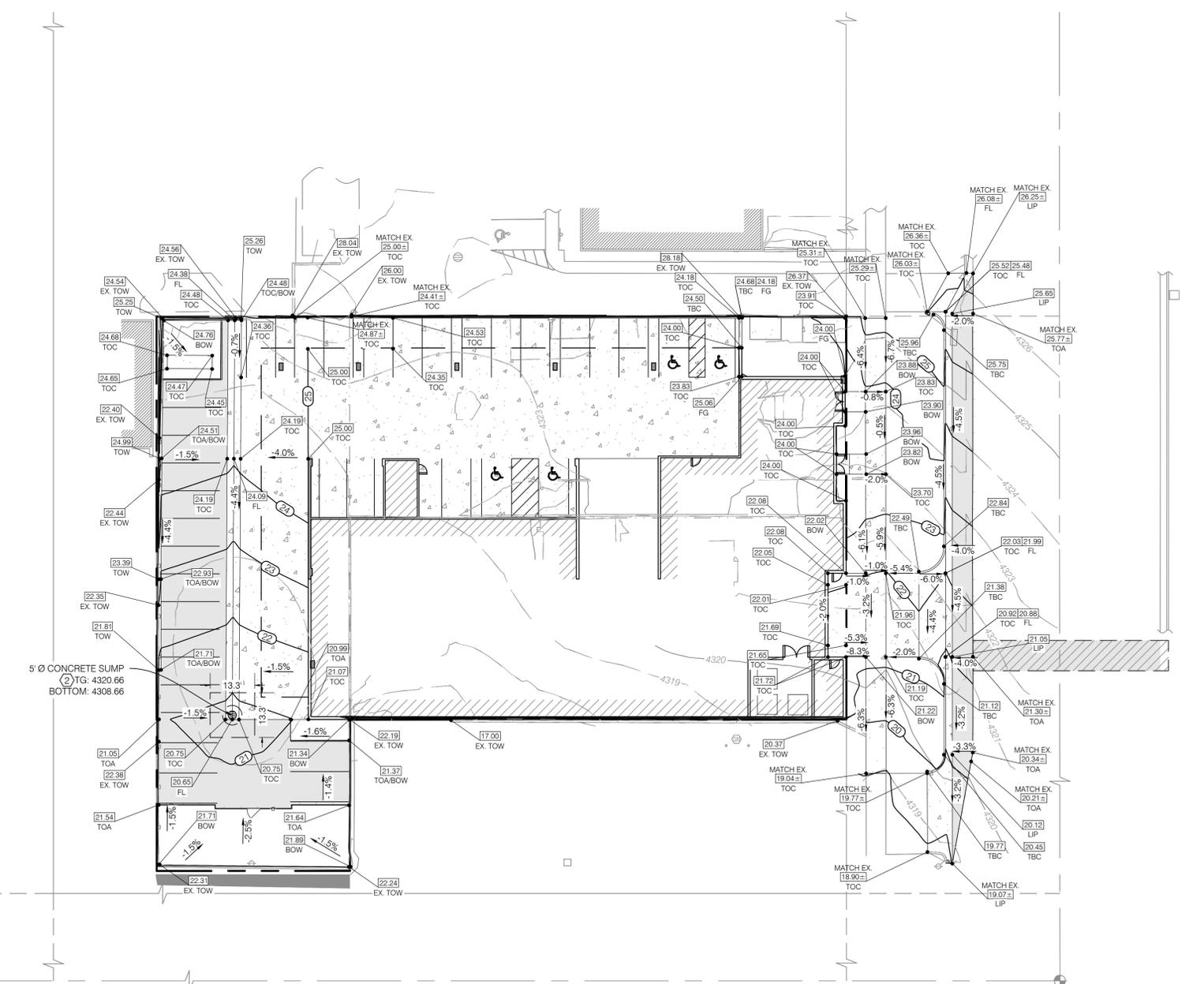
Discharge	Percolation rate (P)	120.00 min/in
Percolation surface area (S) <td>840.00 sf</td> <td></td>	840.00 sf	
Allowed Discharge (Q) <td></td> <td>0.01 cfs</td>		0.01 cfs

Sump retention volume	$V = \left(WLH - \frac{\pi D^2}{4} (h+t) \right) e + \frac{\pi d^2}{4} h$
Sump inner depth (h)	10.00 ft
Sump inner diameter (d)	5.00 ft
Sump volume	196.35 cf
Sump outer diameter (D)	5.83 ft
Sump wall thickness (t)	0.42 ft
Wrap width (W)	13.33 ft
Wrap length (L)	13.33 ft
Wrap depth (H)	12.42 ft
Void area (e)	40%
Wrap gravel volume	771.61 cf
Total volume per sump (V)	967.96 cf
Sumps provided	1
Total sump volume	968 cf

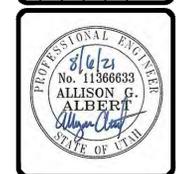
Is there adequate storage?	Storage Provided = 968 cf	Req. Storage = 934 cf	YES
----------------------------	---------------------------	-----------------------	------------

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BENCHMARK:
FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF 500 EAST AND 200 SOUTH. ELEV = 4307.41 (ASSUMED) SEE ALTA SURVEY BY MCNEIL ENGINEERING.



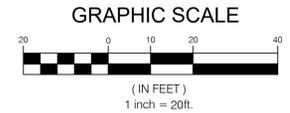
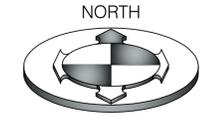
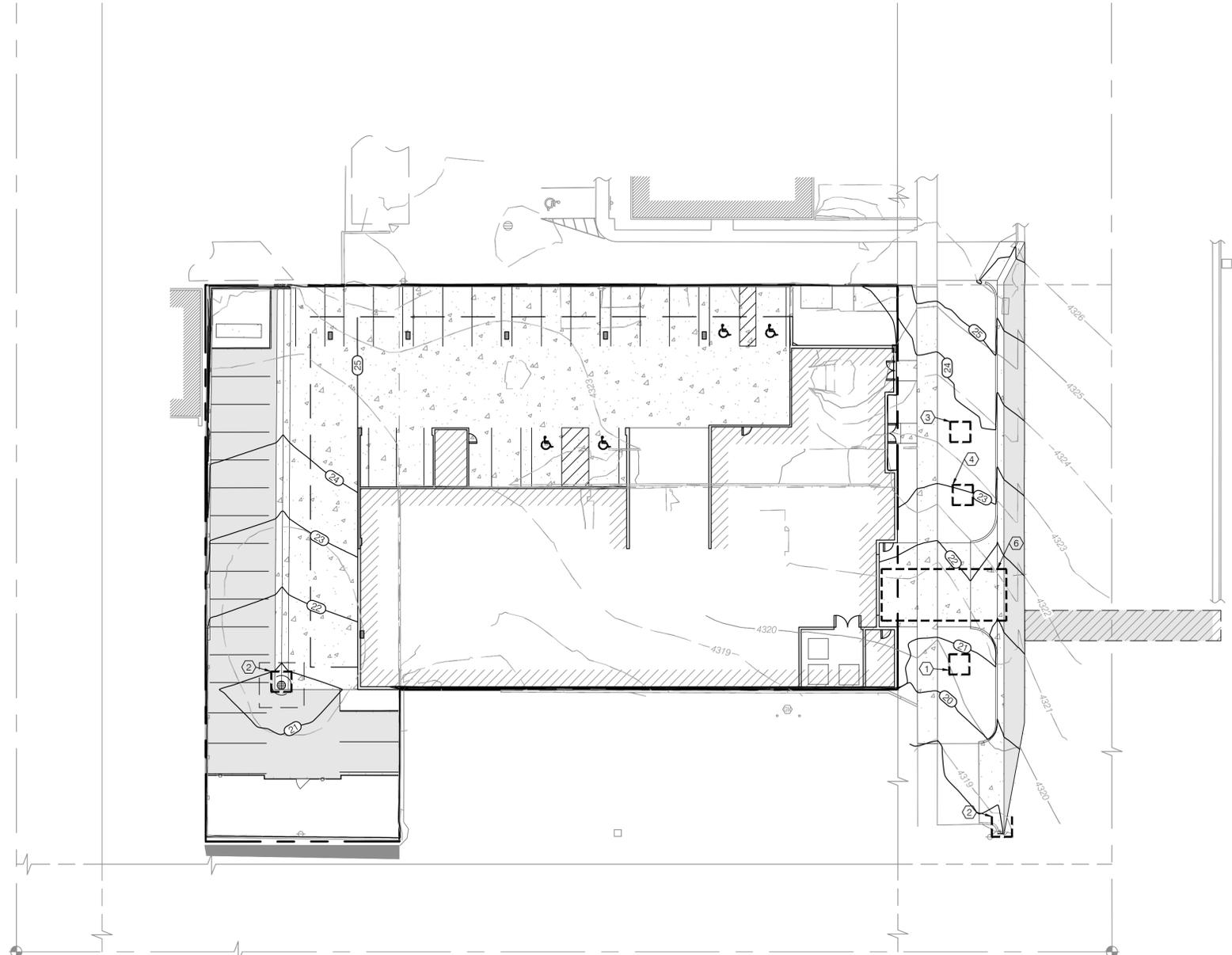
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144 SOUTH APARTMENTS
144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

PROJECT NO. 2002037
GRADING & DRAINAGE PLAN
CGD.01
7 OF 10



SWPPP KEY NOTES REFERENCE

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS.

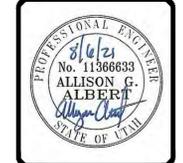
NO	DESCRIPTION	DETAIL
①	CONCRETE WASTE MANAGEMENT	1/CEP.02
②	INLET PROTECTION WATTLE	2/CEP.02
③	MATERIALS STORAGE	3/CEP.02
④	PORTABLE TOILETS	4/CEP.02
⑤	SILT FENCE	6/CEP.02
⑥	TEMPORARY CONSTRUCTION ENTRANCE	7/CEP.02

NOTE: CONTRACTOR SHALL INSTALL EROSION CONTROLS (SILT FENCES, STRAW BALES, ETC) AS REQUIRED BY REGULATORY AGENCIES. SAID CONTROLS SHALL BE INSTALLED IN ACCORDANCE WITH AGENCY STANDARDS AND FOLLOWING BEST MANAGEMENT PRACTICES FOR ACTUAL PLACEMENT ON SITE. STRAW BALES SHOWN ON THESE DRAWINGS ARE INTENDED AS A MINIMUM REQUIREMENT. ADDITIONAL CONTROLS REQUESTED BY AGENCY INSPECTORS SHALL BE REQUIRED. DUST CONTROL SHALL BE PROVIDED AT ALL TIMES, AT THE CONTRACTOR'S EXPENSE, TO MINIMIZE ANY DUST NUISANCE AND SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY.

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2	04/07/21	REVISED TO SHOW EX. SEWER LATERALS PER RFI
3	08/06/21	REVISED PER CITY COMMENTS

DRAWN BY: JUH11JB CHECKED BY: AGA FIELD/DRP: MCNEIL DATE: 12/15/2020 DWG. FILE: 2002037_SITE	PROJECT NO.: 2002037 SCALE: MEASURES SHOWN ON FULL SIZE SHEETS ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS
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144 SOUTH APARTMENTS

144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

PROJECT NO. 2002037

EROSION CONTROL PLAN

CEP.01
8 OF 10



BMP: Concrete Waste Management

DESCRIPTION:
Prevent or reduce the discharge of pollutants to storm water from concrete waste by conducting washout off-site, performing on-site washout in a designated area, and training employees and subcontractors.

APPLICATIONS:
This technique is applicable to all types of sites.

INSTALLATION/APPLICATION CRITERIA:

- Store dry and wet materials under cover, away from drainage areas.
- Avoid mixing excess amounts of fresh concrete or cement on-site.
- Perform washout of concrete trucks off-site or in designated areas only.
- Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
- Do not allow excess concrete to be dumped on-site, except in designated areas.
- When washing concrete to remove fine particles and expose the aggregate, avoid creating runoff by draining the water within a bermed or level area. (See Earth Berm Barrier Information Sheet.)
- Train employees and subcontractors in proper concrete waste management.

LIMITATIONS:

- Off-site washout of concrete wastes may not always be possible.

MAINTENANCE:

- Inspect subcontractors to ensure that concrete wastes are being properly managed.
- If using a temporary pit, dispose hardened concrete on a regular basis.

BMP: Inlet Protection – Wattle

IP-W CONSTRUCTION

DESCRIPTION:
Sediment barrier erected around storm drain inlet.

APPLICATION:
Construct at storm drainage inlets located down-gradient of areas to be disturbed by construction.

INSTALLATION/APPLICATION CRITERIA:

- ◆ Provide up-gradient sediment controls, such as silt fence during construction of inlet
- ◆ When construction of curb and gutter and roadways is complete, install gravel filled wattles around perimeter of inlet

LIMITATIONS:

- ◆ Recommended maximum contributing drainage area of one acre
- ◆ Requires shallow slopes adjacent to inlet

MAINTENANCE:

- ◆ Inspect inlet protection following storm event and at a minimum of once every 14 days.
- ◆ Remove accumulated sediment when it reaches 4 inches in depth.
- ◆ Look for bypassing or undercutting and repair or realign as needed.

BMP: Materials Storage

DESCRIPTION:
Controlled storage of on-site materials.

APPLICATION:

- Storage of hazardous, toxic, and all chemical substances.
- Any construction site with outside storage of materials.

INSTALLATION/APPLICATION CRITERIA:

- Designate a secured area with limited access as the storage location. Ensure no waterways or drainage paths are nearby.
- Construct compacted earthen berm (See Earth Berm Barrier Information Sheet), or similar perimeter containment around storage location for impoundment in the case of spills.
- Ensure all on-site personnel utilize designated storage area. Do not store excessive amounts of material that will not be utilized on site.
- For active use of materials away from the storage area ensure materials are not set directly on the ground and are covered when not in use. Protect storm drainage during use.

LIMITATIONS:

- Does not prevent contamination due to mishandling of products.
- Spill Prevention and Response Plan still required.
- Only effective if materials are actively stored in controlled location.

MAINTENANCE:

- Inspect daily and repair any damage to perimeter impoundment or security fencing.
- Check materials are being correctly stored (i.e. standing upright, in labeled containers, lightly capped) and that no materials are being stored away from the designated location.

BMP: Portable Toilets

DESCRIPTION:
Temporary on-site sanitary facilities for construction personnel.

APPLICATION:
All sites with no permanent sanitary facilities or where permanent facility is too far from activities.

INSTALLATION/APPLICATION CRITERIA:

- Locate portable toilets in convenient locations throughout the site.
- Prepare level, gravel surface and provide clear access to the toilets for servicing and for on-site personnel.
- Construct earth berm perimeter (See Earth Berm Barrier Information Sheet) control for spill/protection leak.

LIMITATIONS:
No limitations.

MAINTENANCE:

- Portable toilets should be maintained in good working order by licensed service with daily observation for leak detection.
- Regular waste collection should be arranged with licensed service.
- All waste should be deposited in sanitary sewer system for treatment with appropriate agency approval.

BMP: Spill Clean-Up

DESCRIPTION:
Practices to clean-up leakage/spillage of on-site materials that may be harmful to receiving waters.

APPLICATION:
All sites

GENERAL:

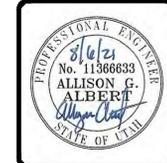
- Store controlled materials within a storage area.
- Educate personnel on prevention and clean-up techniques.
- Designate an Emergency Coordinator responsible for employing preventative practices and for providing spill response.
- Maintain a supply of clean-up equipment on-site and post a list of local response agencies with phone numbers.

METHODS:

- Clean-up spills/leaks immediately and remediate cause.
- Use as little water as possible. NEVER HOSE DOWN OR BURY SPILL CONTAMINATED MATERIAL.
- Use rags or absorbent material for clean-up. Excavate contaminated soils.
- Dispose of clean-up material and soil as hazardous waste.
- Document all spills with date, location, substance, volume, actions taken and other pertinent data.
- Contact local Fire Department and State Division of Environmental Response and Remediation (Phone #536-4100) for any spill of reportable quantity.

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3	08/09/21	REVISED PER CITY COMMENTS
DATE		12/15/2020
DRAWN BY		200237 SITE

SCALE: MEASURES IN CH ON FULL SIZE SHEETS
ADJUST ACCORDINGLY FOR REDUCED SIZE SHEETS



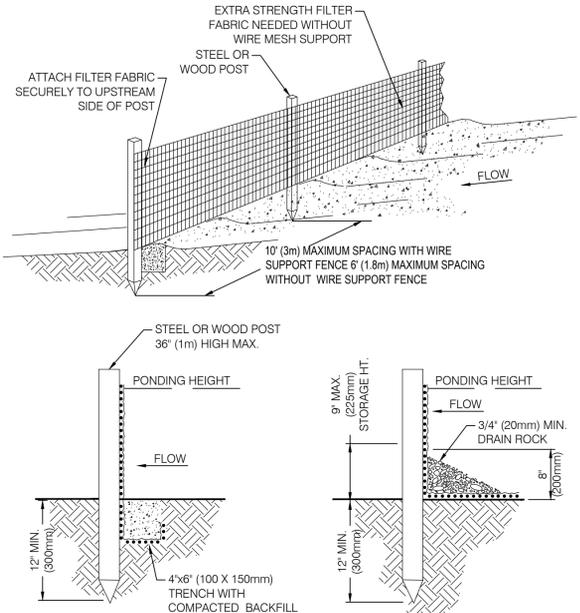
CONCRETE WASTE MANAGEMENT ①
SCALE: NTS

INLET PROTECTION WATTLE ②
SCALE: NTS

MATERIALS STORAGE ③
SCALE: NTS

PORTABLE TOILETS ④
SCALE: NTS

SPILL CLEAN UP ⑤
SCALE: NTS



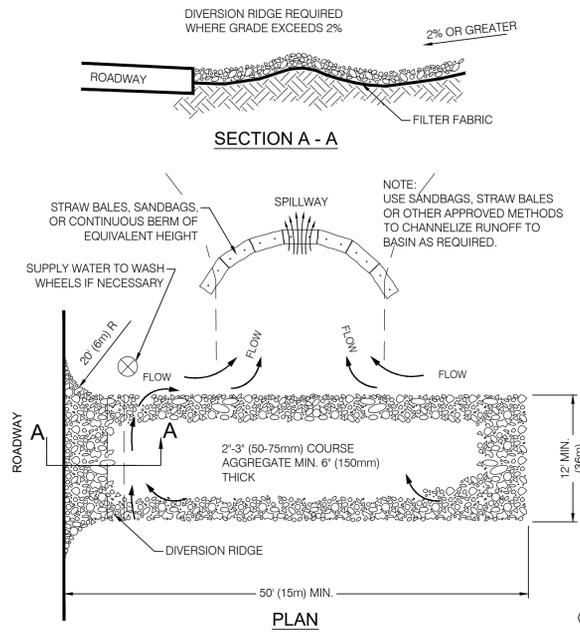
TRENCH DETAIL

INSTALLATION WITHOUT TRENCHING

NOT TO SCALE

REF. FROM 1994 JOHN McCULLAH

SILT FENCE ⑥
SCALE: NTS



PLAN

REF. FROM 1994 JOHN McCULLAH

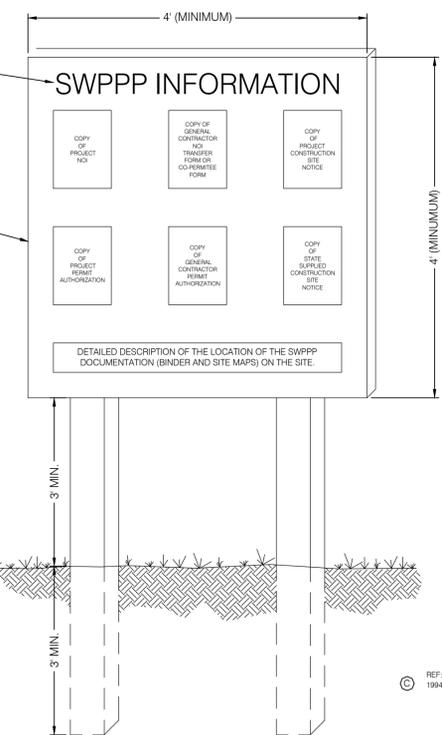
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT ⑦
SCALE: NTS

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.)



NOTES:

- 1) THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
- 2) ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE NOTICE-TERMINATION (NOT) IS FILED FOR THE PERMIT.
- 3) CONTRACTOR SHALL POST OTHER STORM WATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
- 4) SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
- 5) CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY IF THE SWPPP INFORMATION SIGN.

SWPPP INFORMATION SIGN ⑧
SCALE: NTS

BENCHMARK ENGINEERING & LAND SURVEYING
SANDY, UTAH 84070 (801) 542-7192
www.benchmarkcivil.com

144 SOUTH APARTMENTS
144 SOUTH 500 EAST (BLD2021-03825)
SALT LAKE CITY, UTAH

PROJECT NO. 2002037

EROSION CONTROL DETAILS

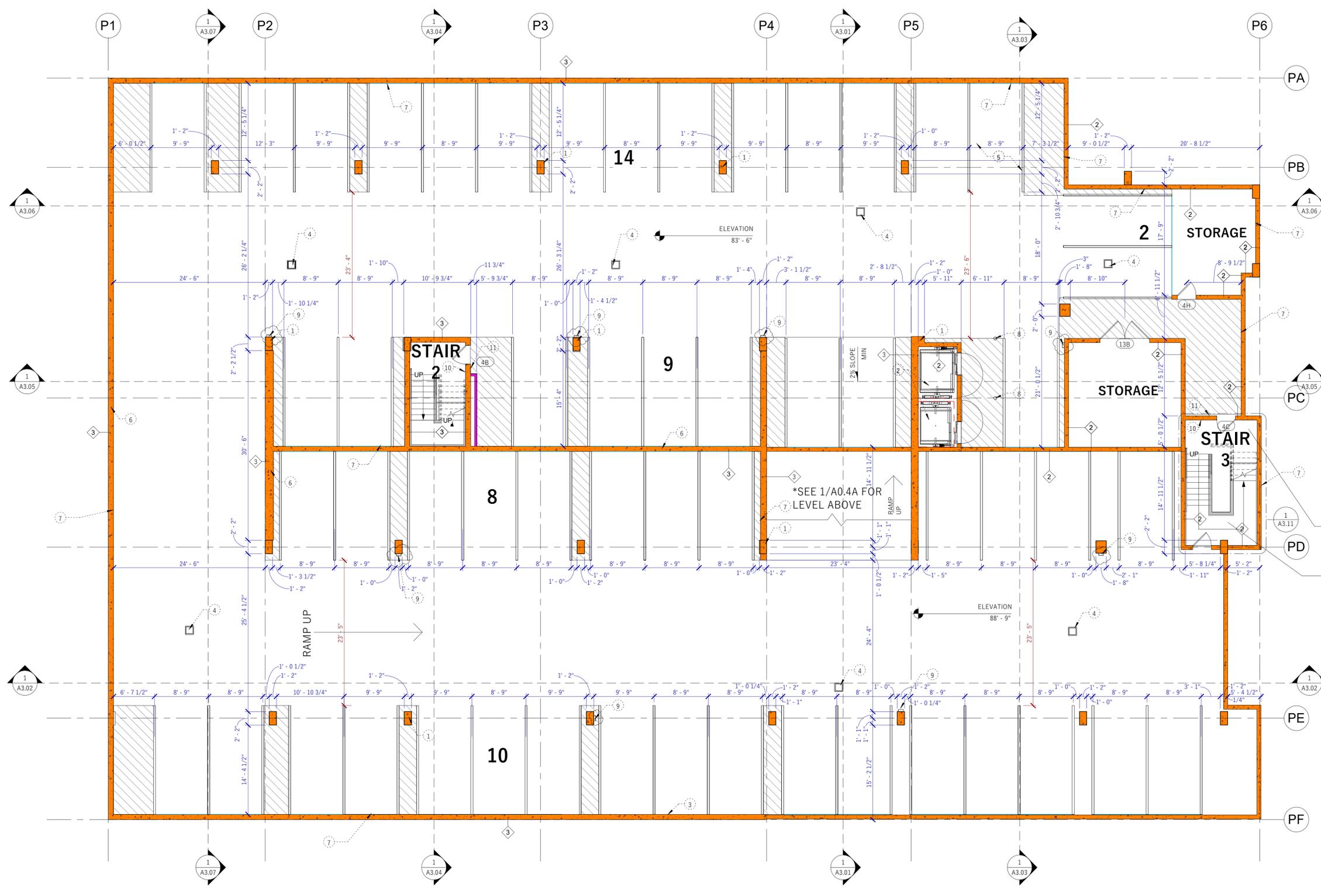
SEP.02 9 OF 10



GENERAL NOTES - PLAN	
A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
C	SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
D	PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
E	COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
F	REFER TO ENLARGED UNIT PLANS FOR EACH UNIT TYPE.
G	COORDINATE ALL ELECTRICAL FIXTURES WITH ELECTRICAL PLANS.

KEYED NOTES	
1	TYP. CONCRETE COLUMN AS PER STRUCTURAL
2	ELEVATOR EQUIPMENT CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
3	CONCRETE PIER AS PER STRUCTURAL. SEE STRUCTURAL DRAWINGS.
4	FLOOR DRAIN AS PER PLUMBING PLANS
5	ADA ACCESSIBLE VAN PARKING STALL. SEE ARCH DETAIL 2/A5.09
6	CONCRETE SHEAR WALL. SEE STRUCTURAL.
7	LINE HERE TO REPRESENT EDGE OF CONCRETE
8	BOLLARD - CONCRETE-FILLED STEEL PIPE WITH PLASTIC SLEEVE COVER. SEE SITE DETAILS
9	SURFACE MOUNTED FIRE EXTINGUISHER CABINET; MOUNTED AS PER ADA DETAILS TO HOUSE 6A-60 BC RATED FIRE EXTINGUISHERS WITHIN 50-FOOT TRAVEL DISTANCE OF THE GARAGE.
10	LOCATION OF STAIR LEVEL IDENTIFICATION SIGNAGE AS PER ICC A117.1 #504.9
11	PROVIDE TACTILE EXIT SIGNS AT THIS LOCATION AS PER IBC 1013.4

SYMBOL LEGEND	
	WALL TYPE TAG - SEE WALL TYPE SHEET T3.1
	WINDOW TAG - SEE SCHEDULE
	DOOR TYPE TAG - SEE SCHEDULE
	NON RATED METAL STUD WALL
	NON RATED WOOD STUD WALL
	1 HOUR FIRE BARRIER
	1 HOUR FIRE PARTITION
	2 HOUR FIRE BARRIER INT. METAL WALL
	2 HOUR FIRE BEARING EXT. WALL
	2 HOUR FIRE BARRIER EXT. METAL WALL
	3 HOUR FIRE BEARING/ EXTERIOR WALL (TYPE 1A)



1
A0.03A LOWER LEVEL PARKING
1/8" = 1'-0"

144 SOUTH APARTMENTS
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SALT LAKE CITY, UT 84102

LOWER LEVEL
PARKING

A0.03A



GENERAL NOTES - PLAN

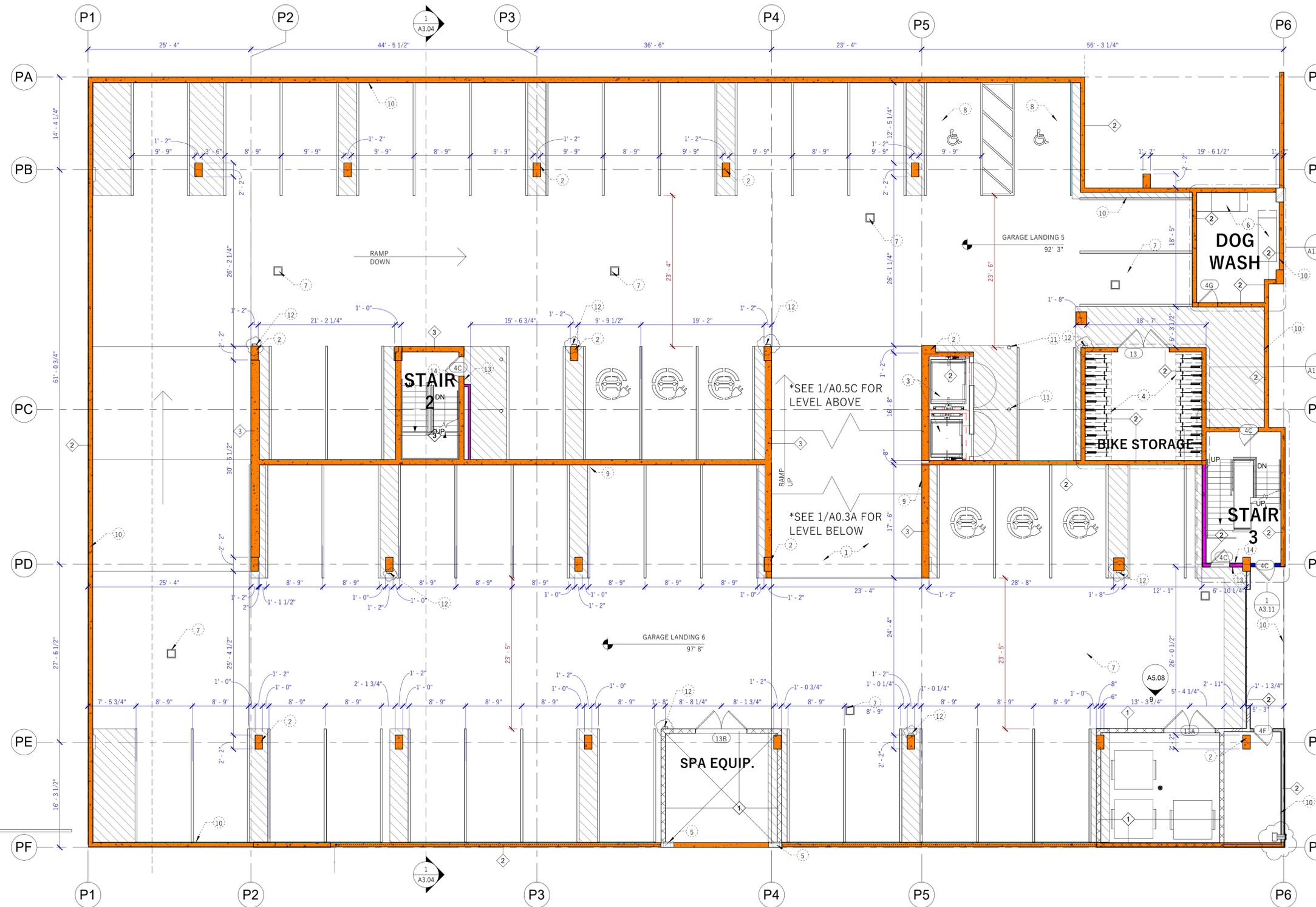
- A SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
- B DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- C SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- D PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
- E COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
- F REFER TO ENLARGED UNIT PLANS FOR EACH UNIT TYPE.
- G COORDINATE ALL ELECTRICAL FIXTURES WITH ELECTRICAL PLANS.

KEYED NOTES

- 1 CONCRETE RAMP AS PER STRUCTURAL
- 2 TYP. CONCRETE COLUMN AS PER STRUCTURAL
- 3 ELEVATOR EQUIPMENT CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
- 4 BIKE RACK AS PER OWNER. CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
- 5 CONCRETE PIER AS PER STRUCTURAL. SEE STRUCTURAL DRAWINGS.
- 6 DOG WASH BASINS AS PER OWNER.
- 7 FLOOR DRAIN AS PER PLUMBING PLANS
- 8 ADA ACCESSIBLE VAN PARKING STALL. SEE ARCH DETAIL 2/A5.09
- 9 CONCRETE SHEAR WALL. SEE STRUCTURAL.
- 10 LINE HERE TO REPRESENT EDGE OF CONCRETE
- 11 BOLLARD - CONCRETE-FILLED STEEL PIPE WITH PLASTIC SLEEVE COVER. SEE SITE DETAILS
- 12 SURFACE MOUNTED FIRE EXTINGUISHER CABINET. MOUNTED AS PER ADA DETAILS TO HOUSE 6A-60 BC RATED FIRE EXTINGUISHERS WITHIN 50-FOOT TRAVEL DISTANCE OF THE GARAGE.
- 13 PROVIDE TACTILE EXIT SIGNS AT THIS LOCATION AS PER IBC 1013.4
- 14 LOCATION OF STAIR LEVEL IDENTIFICATION SIGNAGE AS PER ICC A117.1 #504.9

SYMBOL LEGEND

- ◇ # WALL TYPE TAG - SEE WALL TYPE SHEET T3.1
- ⊗ X WINDOW TAG - SEE SCHEDULE
- ⊕ # DOOR TYPE TAG - SEE SCHEDULE
- NON RATED METAL STUD WALL
- NON RATED WOOD STUD WALL
- 1 HOUR FIRE BARRIER
- 1 HOUR FIRE PARTITION
- 2 HOUR FIRE BARRIER INT. METAL WALL
- 2 HOUR FIRE BEARING EXT. WALL
- 2 HOUR FIRE BARRIER EXT. METAL WALL
- 3 HOUR FIRE BEARING/ EXTERIOR WALL (TYPE 1A)



MIDDLE LEVEL PARKING
1/8" = 1'-0"

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MIDDLE LEVEL
PARKING

A0.04A



GENERAL NOTES - UPPER PARKING

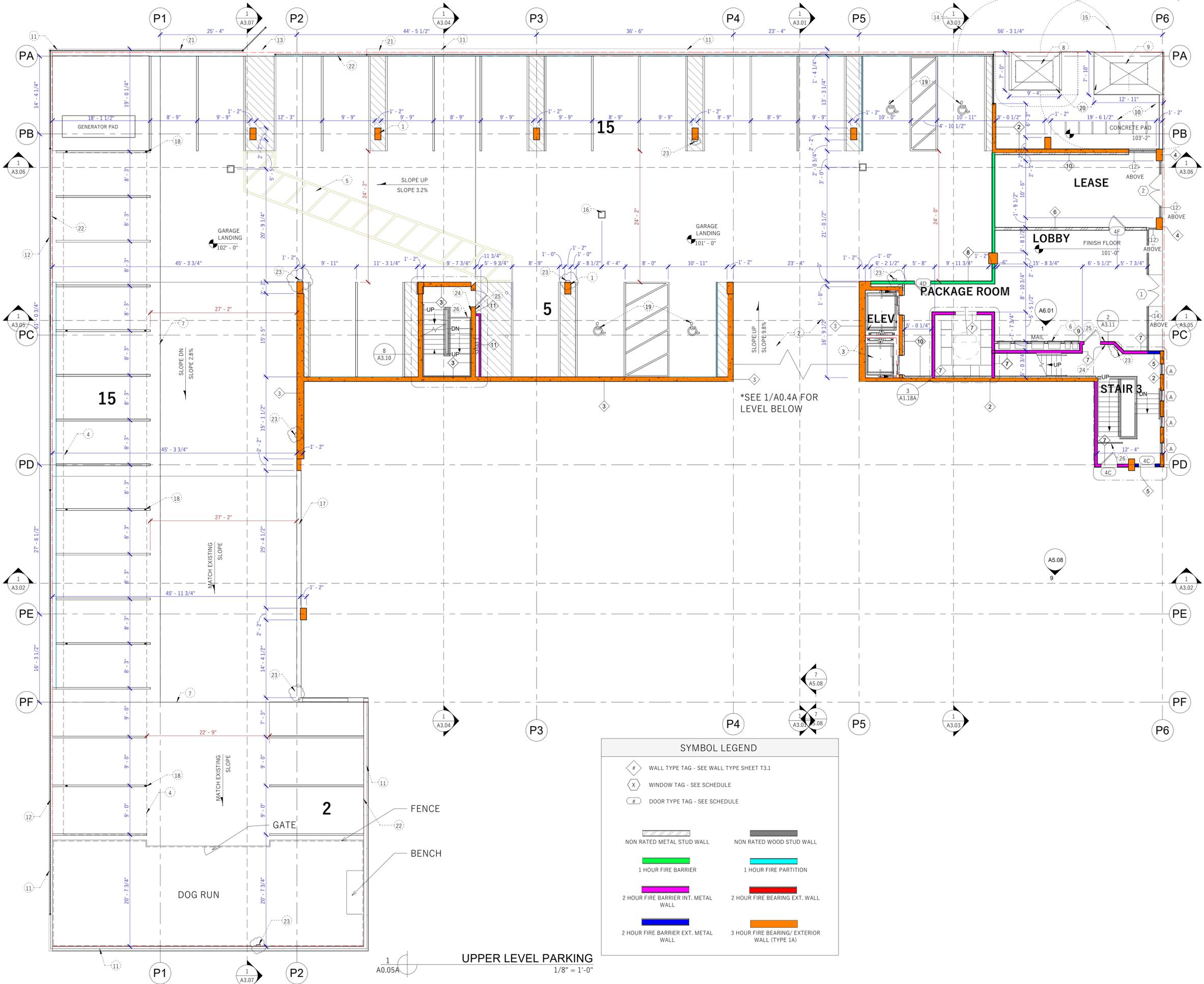
- A SEE GENERAL NOTES ON SHEET T1.2 FOR ADDITIONAL REQUIREMENTS.
- B DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING UNLESS NOTED OTHERWISE.
- C SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS.
- D PROVIDE SOUND INSULATION IN ALL WALLS AROUND BATHROOMS.
- E COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.

KEYED NOTES

- 1 TYP. CONCRETE COLUMN AS PER STRUCTURAL
- 2 CONCRETE RAMP AS PER STRUCTURAL
- 3 ELEVATOR EQUIPMENT CONTRACTOR TO INSTALL AS PER MANUFACTURERS SPECIFICATIONS.
- 4 DASHED LINES TO REPRESENT EXISTING CAR PORT ROOF
- 5 CONTRACTOR TO PROVIDE A DISTINGUISHABLE PATH OF EGRESS TRAVEL TO EXIT ACCESS TO A PUBLIC WAY. EGRESS TRAVEL PATH TO BE PAINTED ON CONCRETE.
- 6 USPS APPROVED MAIL BOXES AS PER OWNER.
- 7 LINE TO REPRESENT CHANGE FROM ASPHALT TO CEMENT
- 8 TRANSFORMER. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION.
- 9 SWITCH GEAR. COORDINATE WITH ROCKY MOUNTAIN POWER FOR FINAL LOCATION
- 10 ELECTRICAL VAULT AND TRANSFORMER
- 11 EXISTING RETAINING WALL TO REMAIN
- 12 RAILING TO BE INSTALLED ON EXISTING CONCRETE WALL AS PER OWNER
- 13 METAL GATE AS PER OWNER
- 14 DASHED LINES TO REPRESENT CLEAR FLOOR SPACE NEEDED FOR TRANSFORMER AS PER ROCKY MOUNTAIN POWER.
- 15 DASHED LINES TO REPRESENT CLEAR FLOOR SPACE NEEDED FOR SWITCH GEAR AS PER ROCKY MOUNTAIN POWER.
- 16 FLOOR DRAIN AS PER PLUMBING PLANS
- 17 HALF HEIGHT WALL
- 18 EXISTING CARPORT STRUCTURAL COLUMN TO REMAIN. TYP.
- 19 ADA ACCESSIBLE VAN PARKING STALL. SEE ARCH DETAIL 2/A5.09
- 20 CONCRETE PAD AS PER STRUCTURAL
- 21 METAL RAILING TO BE INSTALLED ON CONCRETE WALL AS PER OWNER
- 22 LINE HERE TO REPRESENT EDGE OF CONCRETE
- 23 SURFACE MOUNTED FIRE EXTINGUISHER CABINET; MOUNTED AS PER ADA DETAILS TO HOUSE #A5.09 BC RATED FIRE EXTINGUISHERS WITHIN 50-FOOT TRAVEL DISTANCE OF THE GARAGE.
- 24 LOCATION OF STAIR LEVEL IDENTIFICATION SIGNAGE AS PER ICC A117.1 #504.9
- 25 PROVIDE TACTILE EXIT SIGNS AT THIS LOCATION AS PER IBC 1013.4
- 26 STAIRWAY BARRIER AT LEVEL OF EXIT DISCHARGE AS PER IBC SECTION 1023.8

SYMBOL LEGEND

WALL TYPE TAG - SEE WALL TYPE SHEET T3.1	WINDOW TAG - SEE SCHEDULE
DOOR TYPE TAG - SEE SCHEDULE	
NON RATED METAL STUD WALL	NON RATED WOOD STUD WALL
1 HOUR FIRE BARRIER	1 HOUR FIRE PARTITION
2 HOUR FIRE BARRIER INT. METAL WALL	2 HOUR FIRE BEARING EXT. WALL
2 HOUR FIRE BARRIER EXT. METAL WALL	3 HOUR FIRE BEARING/ EXTERIOR WALL (TYPE 1A)



UPPER LEVEL PARKING
1/8" = 1'-0"



GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.

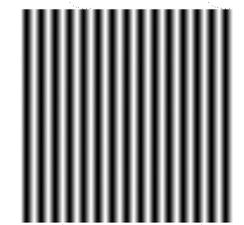
KEYED NOTES	
1	ALUMINUM STOREFRONT SYSTEM; OWNER TO SELECT COLOR. SEE STOREFRONT ELEVATIONS AND DETAIL SHEETS
2	DASHED LINE HERE REPRESENTS SEGMENTED ("EYEBROW") ARCHWAY. SEE GENERAL FINISH NOTES FOR CONSTRUCTION.
3	STEEL GUARDRAIL AS PER I.B.C.; SEE DETAILS AND GENERAL NOTES FOR RAILING REQUIREMENTS.
4	SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE
5	STUCCO FINISH, SMOOTH; COLOR: WHITE
6	WINDOW AS PER WINDOW SCHEDULE



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NORTH ELEVATION

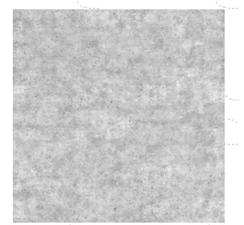
A2.01



BRIDGERSTEEL 1/4" CORRUGATED STEEL PANEL MATTE BLACK



SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE



CONCRETE WALL



STUCCO SW 7071 GRAY SCREEN



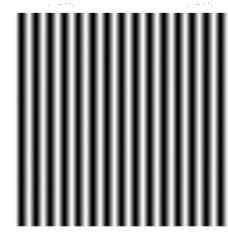
CMU BLOCK WALL

GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.

KEYED NOTES	
1	DASHED LINE HERE REPRESENTS SEGMENTED ("EYEBROW") ARCHWAY. SEE GENERAL FINISH NOTES FOR CONSTRUCTION.
2	BLACK VERTICAL SIDING FINISH
3	DOOR AS PER DOOR SCHEDULE
4	STUCCO FINISH, SMOOTH; COLOR: WHITE
5	WINDOW AS PER WINDOW SCHEDULE
6	SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE
7	ALUMINUM STOREFRONT SYSTEM; OWNER TO SELECT COLOR. SEE STOREFRONT ELEVATIONS AND DETAIL SHEETS



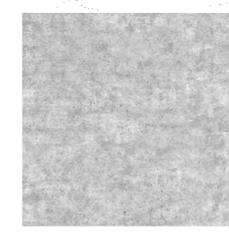
GROUND FLOOR GLASS CALCULATIONS
 WALL COVERAGE (3-8 FEET): 510 SF
 GLASS AREA(3-8 FEET): 356 SF
 GROUND FLOOR GLASS PERCENTAGE: 69%



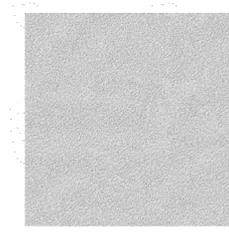
BRIDGERSTEEL 1/4\"/>



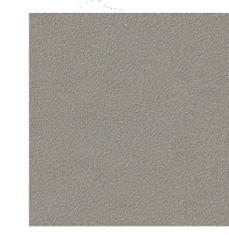
SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE



CONCRETE WALL



STUCCO SW 7071 GRAY SCREEN



STUCCO SW 6003 PROPER GRAY



CMU BLOCK WALL

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EAST ELEVATION

A2.02

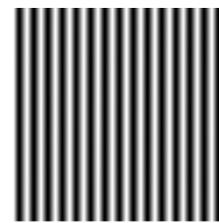


KEYED NOTES	
1	STUCCO FINISH, SMOOTH; COLOR: WHITE
2	WINDOW AS PER WINDOW SCHEDULE
3	BLACK VERTICAL SIDING FINISH
4	DOOR AS PER DOOR SCHEDULE
5	STEEL GUARDRAIL AS PER I.B.C.; SEE DETAILS AND GENERAL NOTES FOR RAILING REQUIREMENTS.

GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.



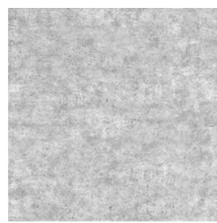
3. SOUTH SIDE VIEW ELEVATION
A2.03 1/8" = 1'-0"



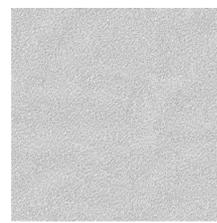
BRIDGERSTEEL 1/4"
CORRUGATED STEEL PANEL
MATTE BLACK



SUMMER WHEAT RUSTIC SERIES
WOOD SIDING BY WOODTONE



CONCRETE WALL



STUCCO SW 701
GRAY SCREEN



CMU BLOCK WALL

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

**SOUTH
ELEVATION**

A2.03



GENERAL NOTES - ELEVATION	
A	SEE GENERAL NOTES ON SHEET T1.1 FOR ADDITIONAL REQUIREMENTS.
B	COORDINATE WINDOW HEIGHTS WITH WINDOW SCHEDULE.
C	INSTALL VERTICAL SIDING AS PER ELEVATIONS.
D	FINISH ROOF TO BE CHOSEN BY OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
E	PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
F	COORDINATE ALL BEARING ELEVATIONS WITH ROOF PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
G	OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.B.C.
H	SEE ROOF PLAN FOR ALL ROOF SLOPES.

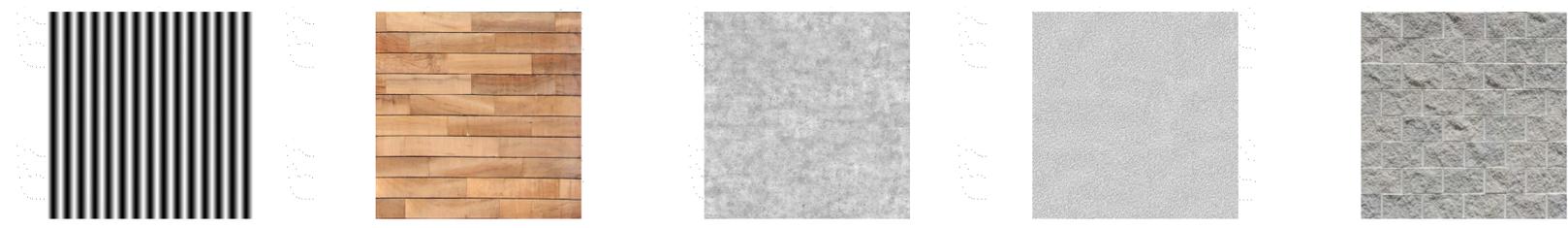
KEYED NOTES	
1	STUCCO FINISH, SMOOTH; COLOR: WHITE
2	WINDOW AS PER WINDOW SCHEDULE
3	SUMMER WHEAT RUSTIC SERIES WOOD SIDING BY WOODTONE
4	<varies>
5	STEEL GUARDRAIL AS PER I.B.C.; SEE DETAILS AND GENERAL NOTES FOR RAILING REQUIREMENTS.



144 SOUTH APARTMENTS
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WEST ELEVATION

A2.04



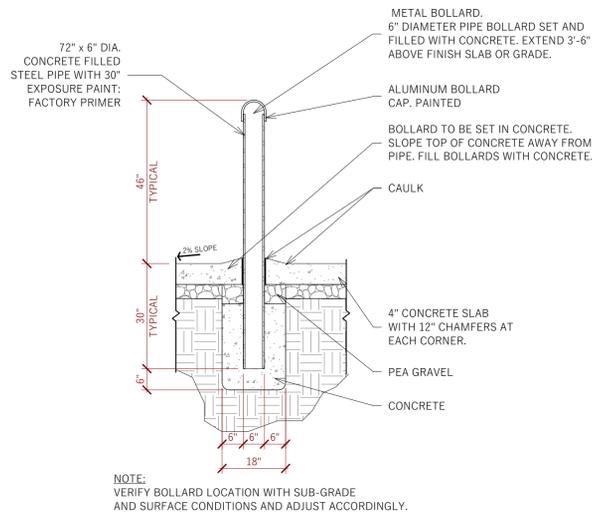
BRIDGERSTEEL 1/4"
CORRUGATED STEEL PANEL
MATTE BLACK

SUMMER WHEAT RUSTIC SERIES
WOOD SIDING BY WOODTONE

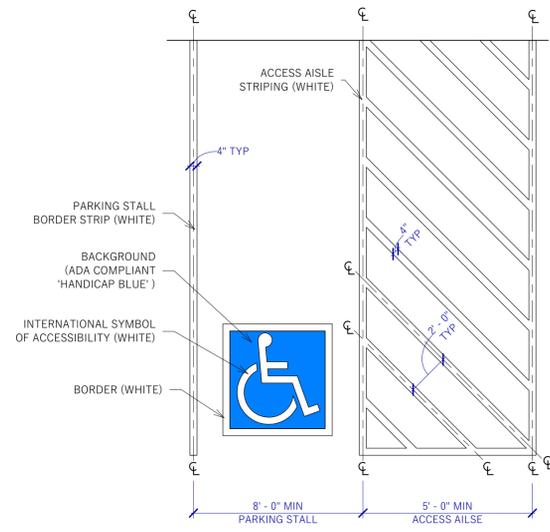
CONCRETE WALL

STUCCO SW 7071
GRAY SCREEN

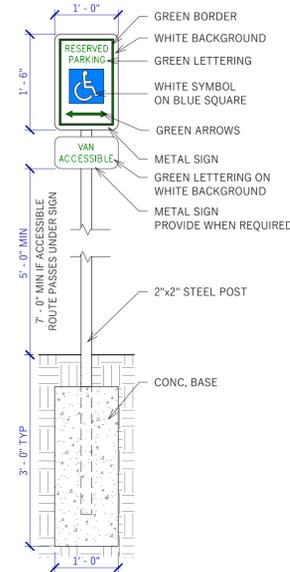
CMU BLOCK WALL



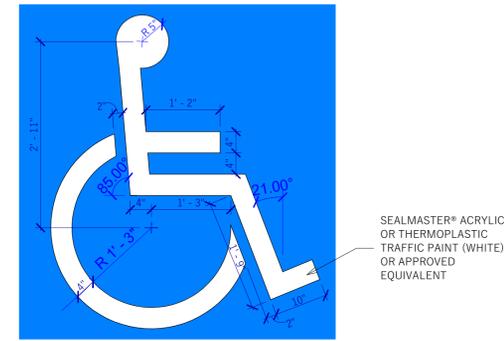
1 TYP BOLLARD DETAIL
A5.08 1/2" = 1'-0"



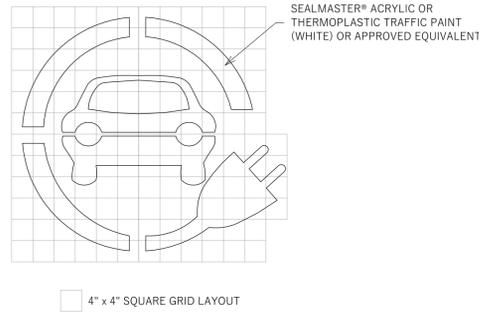
2 ACCESSIBLE PARKING STALL DETAIL
A5.08 1/4" = 1'-0"



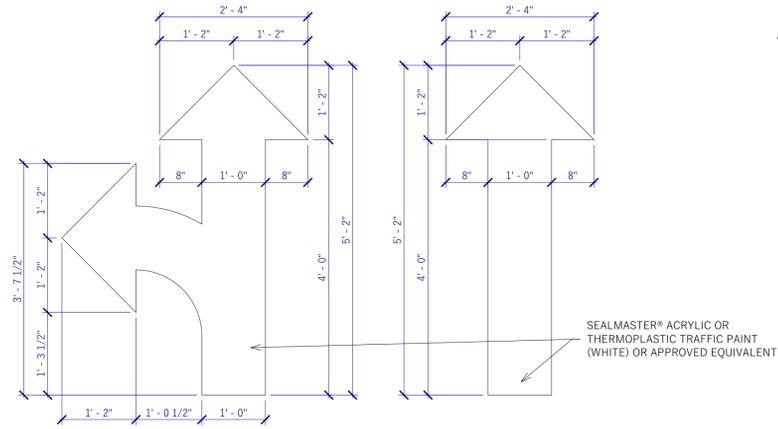
3 ADA PARKING SIGN DETAIL
A5.08 3/4" = 1'-0"



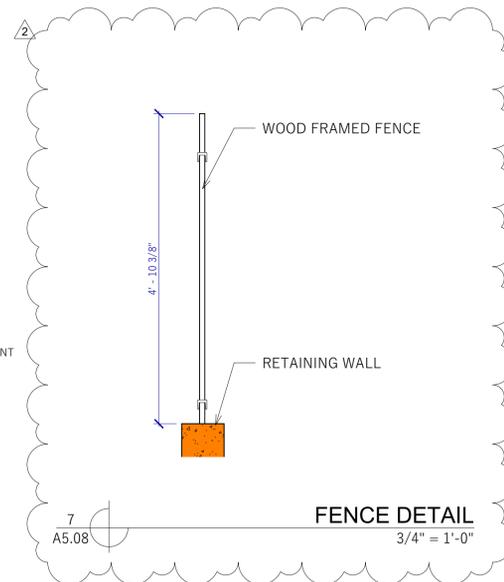
4 ADA PARKING SYMBOL DETAIL
A5.08 3/4" = 1'-0"



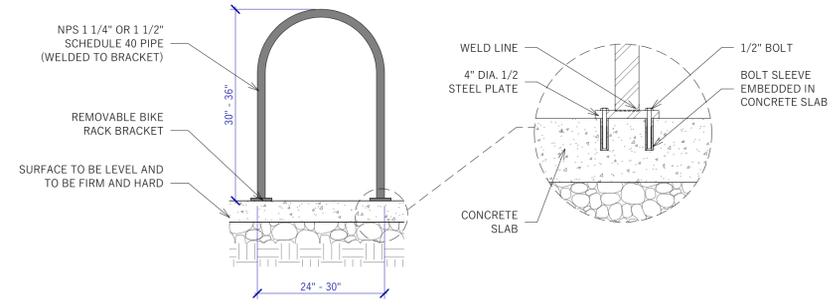
5 EV PARKING SYMBOL DETAIL
A5.08 3/4" = 1'-0"



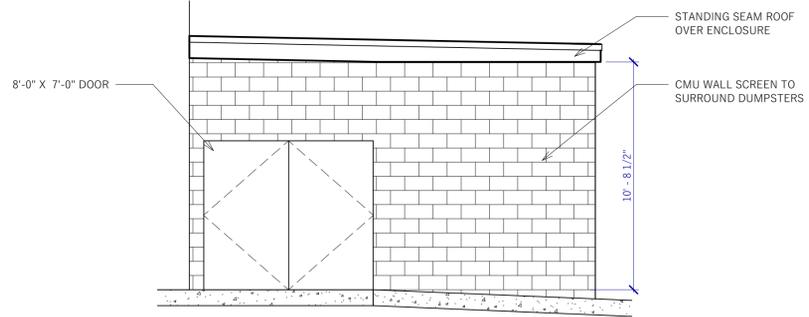
6 DRIVE DIRECTIONAL ARROW DETAILS
A5.08 3/4" = 1'-0"



7 FENCE DETAIL
A5.08 3/4" = 1'-0"



8 INVERTED "U" (2 BIKE CAPACITY) RACK1
A5.08 3/4" = 1'-0"



9 DUMPSTER WALL SCREEN ELEVATION
A5.08 1/4" = 1'-0"



ISSUE DESCRIP.	DATE
	07.27.2021
City Review	09.21.2021

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(A)

LANDSCAPE PLAN
SCALE: 1"=10'-0" NORTH

PROJECT BOUNDARY

PROJECT BOUNDARY

MAIN LEVEL PARKING

144 APARTMENTS

LEVEL 5 AMENITY DECK

LEVEL 2 AMENITY DECK

LEVEL 5 AMENITY DECK

LEVEL 5 AMENITY DECK

ENTRY DRIVEWAY

500 EAST

PROJECT BOUNDARY

CARPORT

MAIN LEVEL PARKING

DOG PARK AREA
SYNTHETIC TURF

BENCH

PROJECT BOUNDARY

LANDSCAPE SCHEDULE

SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE	Drought Tolerant*	Hydro Zone**
(Tree Symbol)	2	Acer truncatum x A. plat. 'Warrenred'	Pacific Sunset Maple	2" Cal.	Yes	Td3
(Shrub Symbol)	32	Buxus microphylla asiatic 'Winter Gem'	Winter Gem Boxwood	2 Gal.	Yes	Se4
(Grass Symbol)	40	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.	Yes	Tw2
(Turf Symbol)	1,607 S.F.	Chanshare Imperial Blue		Sod		
(Mulch Symbol)		Pelican Point, 1" Grey - All Planters			3" Min.	
(Open Space Symbol)		OPEN SPACE AREA				

* - Drought Tolerant Plants as Selected from Water Conserving Plants for Salt Lake City
 ** - Hydrozone as Determined from Salt Lake City Plant List and Hydrozone Schedule or Jordan Valley Conservancy District Conservation Garden Park Waterwise Plant List

GENERAL LANDSCAPE AND IRRIGATION NOTES

- ALL ALTERATIONS TO THESE PLANS DURING CONSTRUCTION SHALL BE APPROVED BY THE PROJECT REPRESENTATIVE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
- ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- THE CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT AND CONFLICTS TO THE PROJECT REPRESENTATIVE.
- ALL TURF AREAS TO RECEIVE MINIMUM FOUR INCHES (4") OF TOPSOIL PRIOR TO LAYING OF SOD.
- ALL SHRUB BEDS TO RECEIVE MINIMUM 9 INCHES (9") OF TOPSOIL PRIOR TO PLANTING.
- TOPSOIL SHALL MEET THE FOLLOWING ANALYSIS:
 SAND (0.05 - 2.0 mm Dia.) 20 - 70%
 CLAY (0.002 - 0.05 mm Dia.) 20 - 70%
 THE MAX. RETAINED ON A # 10 SIEVE WILL BE 15%.
 pH RANGE: OFF 5.5 TO 8.2
 MINIMUM OF 4% AND MAX. OF 8% ORGANIC MATTER CONTENT
 FREE OF STONE 3/4" OR LARGER
 SOLUBLE SALTS <2 d5/m or mmho/cm
 SODIUM ABSORPTION RATION (sar) <6.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE YEAR FROM DATE OF FINAL INSPECTION.

LIGHTWEIGHT PLANTING MEDIA FOR RAISED PLANTERS

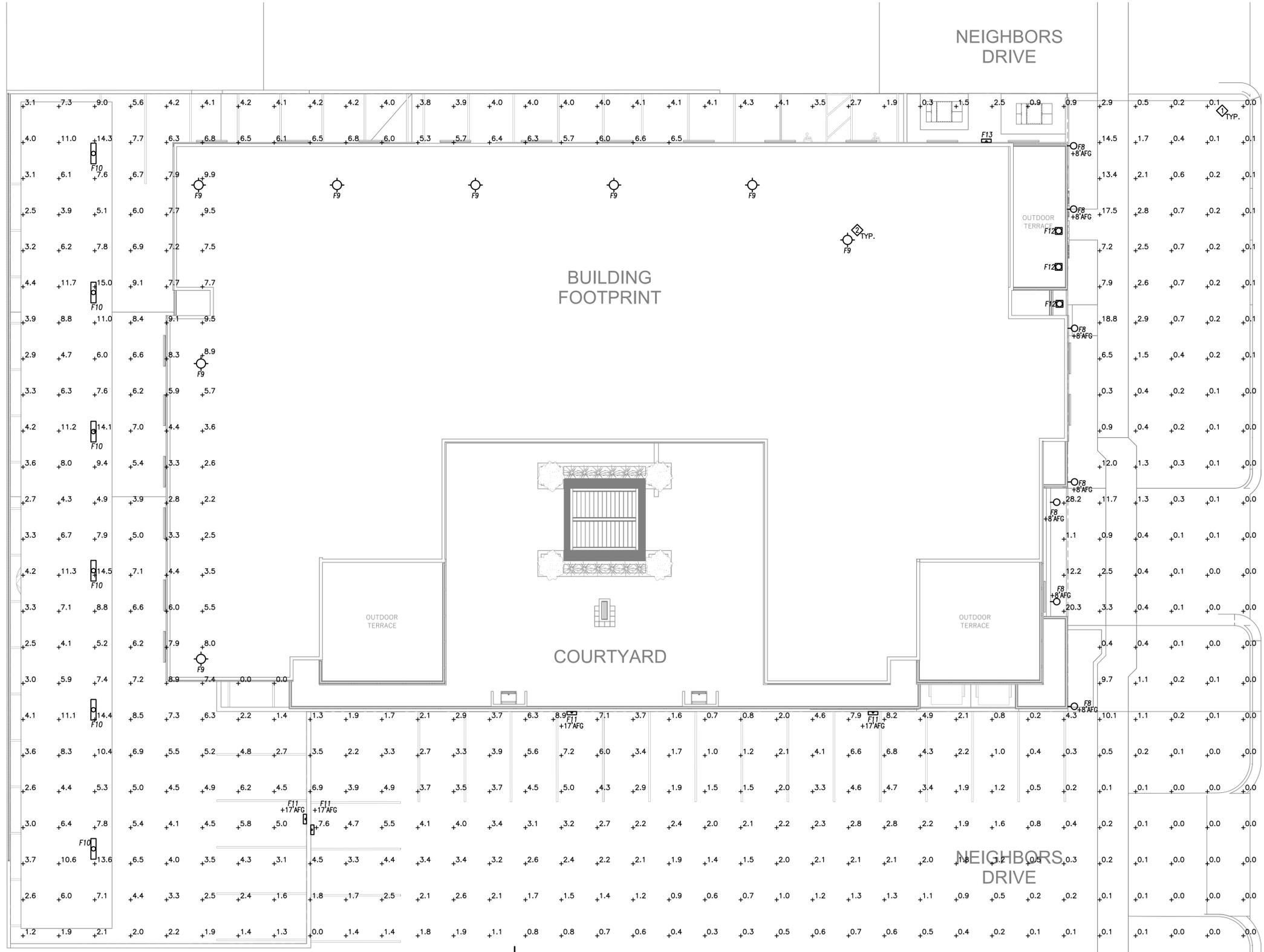
- PART 1: GENERAL
- Utelite 'Fines' Expanded Shale 40%
 - Sand 20%
 - Approved Organic Matter 40%
- PART 2: PRODUCTS
- Utelite 'Fines' Expanded Shale
 Acceptable Expanded Shale Manufacturer and Supplier:
 Utelite Corporation, Scott Jenson, 801-243-9348,
 sjenson@utelite.com
 PO Box 387, Coalville, UT 84017
 - Sand
 Root Zone Sand or Equivalent.
 - Approved Organic Matter
 pH 6 - 8
 Soluble Salts <5
 Sodium Adsorption Ratio <10
 Carbon / Nitrogen Ratio <40:1
 Moisture % 25 - 35
 Coarse Material 99% Passing 3/8"
- PART 3: BLENDING PROCEDURE
- To ensure proper soil component distribution, wet the Utelite Fines prior to mixing. Care should also be taken to ensure proper moisture content for the organic matter.
 - Mechanically mix 1 part Sand to 2 parts Approved Organic Matter and 2 parts Utelite. Fines to provide a uniform distribution of the components.
 - When stockpiling the finished mix, cover the pile with a plastic tarp to prevent drying out or soil separation from rain.

144 SOUTH APARTMENTS
 144 SOUTH 500 EAST
 SALT LAKE CITY, UTAH
 PREPARED FOR:
 SENTRY FINANCIAL
 301 S. MAIN STREET, SUITE 1400
 SALT LAKE CITY, UTAH 84111

LANDSCAPE
PLAN

L101

ELECTRICAL KEYED NOTES:
 ◇ ILLUMINANCE IS MEASURED IN FOOTCANDLES (FC).
 ◇ FIXTURES SHOWN ARE FOR LOCATION PURPOSES ONLY. ONLY THE FIXTURES SHOWN ARE CALCULATED IN PHOTOMETRIC PLAN.



500 EAST

144 SOUTH APARTMENTS
SALT LAKE CITY, UTAH

SITE
PHOTOMETRIC

E0.3



ROYAL ENGINEERING
 ELECTRICAL 1837 S. EAST BAY BLVD. PROVO, UTAH 84606
 MECHANICAL 1837 S. EAST BAY BLVD. PROVO, UTAH 84606
 PHONE: 801.375.2228 FAX: 801.375.2676

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SITE PHOTOMETRIC PLAN
SCALE: 1" = 10'-0"



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LIGHT FIXTURE SCHEDULE										
FIXTURE NUMBER	FIXTURE MANUFACTURER	FIXTURE CATALOG #	LAMPS			FIXTURE			DESCRIPTION	REMARKS
			TYPE	QTY.	VOLTS	WATTS	MOUNTING			
U1	HALO JUNO WESTINGHOUSE PRESCLITE RAYON	SMD6R6935WH 6RLS 10LM 30K 90CRI 120 FRPC WH 6321 LBSLED10L-35K-8-WH RLS56-12-12-30-W	LED 3500 KELVIN 600 LUMENS 90 CRI	-	120	9.6		SURFACE CEILING	6" ROUND LED FLUSH MOUNTED DISK LIGHT - UNIT GENERAL LIGHTING	
U2	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	2SNLED-LD4-20SL-LW-UNV-L835-CD1-U ZL1N-L24-2500LM-FST-MVOLT-35K-80CRI-WH FSS220L835-UNV-DIM SDL-2-LED-SS-WW-UE LCL2-35ML-EU 2-OC1-LED-2000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 2000 LUMENS 80 CRI	-	120	26		SURFACE WALL	24" WALL MOUNTED LED STRIP LIGHT - LAUNDRY CLOSET	
U3	SUNSET KICKLER THOMAS LIGHTING SEA GULL LIGHTING NUVO	F7633-CBA 8653SC SL8652-18 7505-15 73-127	LED 9W A19	2	120	18		SURFACE WALL	WET LOCATION RATED 6" ROUND LED FLUSH MOUNTED DISK LIGHT - SHOWER & BALCONY	
U4	SUNSET KICKLER SEAGULL LIGHTING MAXIM	F2232-SCBA 62ACH 4701-05 4454PC	4-10W GU24 LED 3200 LUMENS	4	120	40		SURFACE WALL	4 LIGHT FIXTURE - BATHROOM VANITY LIGHT	
F1	HALO JUNO LIGHTOLIER WESTINGHOUSE PRESCLITE SATCO	SMD6R6935WH 6RLS 10LM 30K 90CRI 120 FRPC WH S-5-R-8-35K-10 6321 LBSLED10L-35K-8-WH S931	LED 3500 KELVIN 600 LUMENS 80 CRI	-	120	16.4		SURFACE	6" ROUND LED FLUSH MOUNTED DISK LIGHT	
F2	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	4WSNLED-LD4-44SL-F-UNV-L835-CD1-U LBL4-4000LM-80CRI-35K-MINI-ZT-MVOLT OWL-4-50L-835-UNV-DIM WNA10-LED-HO-WW-UE LWCA-35ML-EDU 4-OIW-LED-4000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	56		SURFACE	1X4 SURFACE LED	
F3	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	4WSNLED-LD4-44SL-F-UNV-L835-CD1-U LBL4-4000LM-80CRI-35K-MINI-ZT-MVOLT OWL-4-50L-835-UNV-DIM WNA10-LED-HO-WW-UE LWCA-35ML-EDU 4-OIW-LED-4000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	56		SURFACE CEILING	1X4 SURFACE LED	
F4	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	4SNLED-LD4-44SL-LW-UNV-L835-CD1-U ZL1N-L48-5000LM-FST-MVOLT-35K-80CRI-WH FSS45L835-UNV-DIM SDL-4-LED-HO-WW-UE LCL4-35ML-EDU 4-OC1-LED-4000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	53		SURFACE	48" LED STRIP	
F5	METALUX LITHONIA LA LIGHTING XTRALIGHT COLUMBIA ORACLE	4SWLED-LD4-40SL-LW-UNV-L835-CD1-SVPD2-U WL4-40L-EZ1-LP85-MESPDT-DIM10 3-WSE201-4K-4L-1DRDM-UNV-1835 LST-LED-4-02-042-X-T-X-DIM-XX-RL-U-X-W-MLD LBL4-35ML-EDU 4-OIW-LED-4000L-DIM10-MVOLT-35K-80-MS-FM105	LED 3500 KELVIN 4000 LUMENS 80 CRI	-	120	53		SURFACE WALL	48" STAIRWELL LED WITH INTEGRAL OCCUPANCY SENSOR	
F6	METALUX LITHONIA DAY-BRITE LSI COLUMBIA ORACLE	2SNLED-LD4-20SL-LW-UNV-L835-CD1-U ZL1N-L24-2500LM-FST-MVOLT-35K-80CRI-WH FSS220L835-UNV-DIM SDL-2-LED-SS-WW-UE LCL2-35ML-EU 2-OC1-LED-2000L-DIM10-MVOLT-35K-80	LED 3500 KELVIN 2000 LUMENS 80 CRI	-	120	26		SURFACE	24" LED STRIP	
F7	ALL GREEN LIGHTING	CANIS-J 40W-2X2-100-UNV-WH-35K-CEILING-DM-120	LED	-	120	40		SURFACE CEILING	DIMMABLE FLAT PANEL	COLOR TO BE SELECTED BY ARCHITECT
F8	LIGMAN	UTA-31882-2X39W-N-T4-W40-CBA-120/27V	LED 4000 KELVIN 80 CRI	-	120	78		SURFACE WALL	CYLINDRICAL UP/DOWNLIGHT WALL SCONCE	COLOR TO BE SELECTED BY ARCHITECT
F9	LSI	EXN-EGLELED-10L-T5W-UNV-DIM-40-70CRI-MSM02	LED 4000 KELVIN 10000 LUM 70 CRI	1	120	76		SURFACE	LED PARKING GARAGE LUMINAIRE WITH INTEGRAL OCCUPANCY SENSOR AND STEP DIMMING	COLOR TO BE SELECTED BY ARCHITECT
F10	METALUX	4APVTLD-40L840	LED	1	120	39		SURFACE	48" VAPOR TIGHT FIXTURE POOL EQUIPMENT RM	NON-CORROSIVE FIXTURE POLYCARBONATE WITH INTEGRATED METAL GEAR TRAY WITH HIGH IMPACT OPTICAL LENS WET LOCATION LISTED.
F11	LUMARK LITHONIA VISIONAIRE LEDALUX HUBBELL RAYON	XTOR8B-W QLVX2-LED-20W-50K VSC-1-T3-32L-C-3-4K-UNV-WM-CBA LXT2-WP2-80-U-4-1K LNC4-36L5K-035-3-U-CBA T228LED-45-UNI12-50-DL-CBA	LED 5000 KELVIN 4200 LUMENS 80 CRI	-	120	81		SURFACE WALL	LED WALL PACK	
F12	HALO COMMERCIAL LITHONIA LIGHTOLIER ATLANTIC PRESCLITE MAXILLUME	PD620ED020PDM6A83561VC LDN6 35/20 LOGAR LSS MVOLT EZ1 PBRD20Z10UVB W/PBRD35VB W/PBRDCC LED6-DLM20-35K-U-LED10-SS LFSL4-FLSL30L35K HH6-LED-2000L-DIM10-MVOLT-MD-35K-90/HH6-6501-CL-WH	LED 3500 KELVIN 2000 LUMENS 80 CRI	-	120	24.8		RECESSED	LED DOWNLIGHT WITH ALZAK TRIM	
F13	LUMARK LITHONIA VISIONAIRE LEDALUX HUBBELL RAYON	XTOR2B-W QLVX1-LED-20W-50K VSC-1-T3-16L-C-5-4K-UNV-WM-CBA LXT2-WPC-40-4-1K LNC4-36L5K-035-3-U-CBA T228LED-30-UNI12-50-DL-CBA	LED 5000 KELVIN 2100 LUMENS 80 CRI	-	120	30		SURFACE WALL	LED WALL PACK	COLOR TO BE SELECTED BY ARCHITECT
F14	BROWNLEE LIGHTING	5172-48-F45-3500K	LED 3500 KELVIN 5500 LUMENS 90 CRI	-	120	45		WALL	BATHROOM SCONCE	FINISH TO BE SELECTED BY ARCHITECT
EG	SURELITE LITHONIA PROLITE LSI DUAL-LITE MAXILLUME	SELW25XX AFN-DB-EXT DBEL-ACEM-W-SDT-CW CSN-DB-CT PGZ-HTR ELM-807-BZ	6W XENON INCLUDED	2	120	12		SURFACE WALL	EMERGENCY EGRESS LIGHT	EMERGENCY EGRESS FINISH SELECTED BY ARCHITECT
EMW	SURELITE	SELDW80-WH-SD	INCLUDED	2	120	5.4		SURFACE WALL	2-HEAD WALL PACK EM WET LOCATION	
EX	SURELITE LITHONIA CHLORIDE LSI DUAL-LITE MAXILLUME	CX61 LQC-W-1-G 55L3WG EXC-G-U-LB-WW SE9GW ELX-617-G-W-W-1	INCLUDED	2	120	11.2		UNIVERSAL	POWERED SINGLE FACE EXIT	SINGLE FACE EXIT
EXW	SURELITE	UX7-1-WH-SD	INCLUDED	2	120	1.5		UNIVERSAL	SINGLE FACE EXIT WET LOCATION	NICKEL/CADMIUM BATTERY SINGLE FACE EXIT

EQUIPMENT SCHEDULE										
SYMBOL	DESCRIPTION	SERVICE		DISCONNECT		STARTER	LOAD			REMARKS
		VOLTS	PHASE	SIZE	FUSE		HP/TON	VA	AMPS	
CU 1	FALSE	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		1,893	9.1 A	MOCP 15
CU 1.5	AIR COOLED CONDENSING UNIT	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		2,662	12.8 A	MOCP 15
CU 2	AIR COOLED CONDENSING UNIT	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		3,515	16.9 A	MOCP 20
CU 2.5	AIR COOLED CONDENSING UNIT	208 V	1Ø	30A NEMA 3R	-	INTEGRAL		6,053	29.1 A	MOCP 35
FC 1	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		270	1.3 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-1), MOCP 15
FC 1.5	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		270	1.3 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-1.5), MOCP 15
FC 2	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		291	1.4 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-2), MOCP 15
FC 2.5	FAN COIL - INDOOR UNIT	208 V	1Ø	2 POLE SWITCH	-	INTEGRAL		478	2.3 A	PROVIDE CONNECTION BETWEEN INDOOR AND OUTDOOR UNIT (CU-2.5), MOCP 15
CEF 1	CEILING EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-		15	0.1 A	EF CONTROLLED WITH LIGHTING
CEF 2	CEILING EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-		22	0.2 A	EF SHALL OPERATE CONTINUOUSLY
VE 1	PARKING EXHAUST FAN	208 V	1Ø	INTEGRAL PLUG	-	-	2 HP	2,746	13.2 A	EF CONTROLLED BY CO SENSOR
VE 2	PARKING EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-	¼ HP	696	5.8 A	EF CONTROLLED BY CO SENSOR
JVF 1	JET VENT FAN	208 V	1Ø	INTEGRAL PLUG	-	-		541	2.6 A	EF CONTROLLED BY CO SENSOR
IEF 1	INLINE EXHAUST FAN	120 V	1Ø	INTEGRAL PLUG	-	-		65	0.5 A	EXHAUST FAN SHALL RUN CONTINUOUSLY 24/7
EW 1	ELECTRIC WALL HEATER	208 V	1Ø	T-STAT	-	-		2,246	10.8 A	INTEGRAL THERMOSTAT
EW 2	ELECTRIC WALL HEATER	208 V	1Ø	T-STAT	-	-		2,995	14.4 A	INTEGRAL THERMOSTAT
DBF 1	DRYER BOOSTER FAN	120 V	1Ø	INTEGRAL PLUG	-	-		72	0.6 A	FAN TO RUN CONTINUOUSLY WHILE DRYER IS IN OPERATION.
BP 1	BOOSTER PUMP	208 V	3Ø	NEMA 1 COMBO	-	NEMA 1	5 HP	6,305	17.5 A	
WH 1	WATER HEATER	208 V	1Ø	STARTER CORD	-	-		4,500	21.6 A	
RTU 6.5	ROOFTOP UNIT	208 V	3Ø	60A NEMA 3R	-	-		17,365	48.2 A	FACTORY INSTALLED DISCONNECT, RECEPTACLE AND DUCT DETECTOR.
SP 1	SUMP PUMP ELEVATOR PIT	120 V	1Ø	PLUG/ CORD	-	-	1½ HP	2,880	24.0 A	
SP 2	SUMP PUMP PARKING DRAINAGE	120 V	1Ø	PLUG/ CORD	-	-	5 HP	6,420	53.5 A	
CP 1	HOT WATER CIRC PUMP	120 V	1Ø	PLUG/ CORD	-	-	FRAC	25	0.2 A	
EL 1	ELEVATOR	208 V	3Ø	100A NEMA 1	100A	-	20 HP	22,373	62.1 A	PROVIDE DISCONNECT WITH SHUNT-TRIP CONTROL AND AUXILIARY CONTACT.
EL 2	ELEVATOR	208 V	3Ø	100A NEMA 1	100A	-	20 HP	22,373	62.1 A	PROVIDE DISCONNECT WITH SHUNT-TRIP CONTROL AND AUXILIARY CONTACT.

NOTES:
1. VERIFY ALL EQUIPMENT LOCATIONS AND CONNECTION REQUIREMENTS (i.e. VOLTAGE, PHASE, FLA, ETC.) WITH MECHANICAL DRAWINGS/SUBMITTALS BEFORE FOR ACTUAL EQUIPMENT INSTALLED.
2. ALL FUSES SHALL BE DUAL ELEMENT TIME DELAY. FINAL BREAKER/FUSE & DISCONNECT SIZE SHALL BE DETERMINED BY MANUFACTURER'S RECOMMENDATION FOR ACTUAL EQUIPMENT INSTALLED.
3. MAXIMUM VALUES INDICATED.
4. DISCONNECTING MEANS NOT REQUIRED FOR EQUIPMENT WITHIN SIGHT (AS DEFINED IN NEC) OF BRANCH PANEL SERVING EQUIPMENT. SEE NEC 422.31 (B).
5. DISCONNECTING MEANS NOT REQUIRED FOR APPLIANCES NOT OVER 300 VA. SEE NEC 422.31 (A).

LIGHTING CONTROL PANEL "LCP" SCHEDULE							AUTOMATION SCHEDULE						
MOUNTING: SURFACE LOCATION: AT PANEL L2							BRANCH CIRCUIT FOR CONTROL LC1-7						
SPACE NUMBER	RELAY AMP	POLE	SUPPLY	VA	AREA SERVED	LV SWITCH*	Schedule ON / OFF	Manual ON / Auto OFF	Dark - Dawn	Dark - Auto OFF	0-100 Dimming	Phase Dimming	Daylight Sensor
1	20	1	EMP-13	651	EXTERIOR LIGHTING		X						
2	20	1	EMP-15	558	EXTERIOR LIGHTING		X						
3	20	1	EM3-12	1,536	EXTERIOR TERRACE LIGHTING		X						
4	20	1		0	SPARE								

*SEE PLAN FOR LOCATION OF LOW VOLTAGE SWITCH



ISSUE DESCRIP.	DATE
	07.27.2021
City Review	09.21.2021

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SALT LAKE CITY URBAN FORESTRY TREE PROTECTION AND PRESERVATION POLICY

Tree Protection Guidelines for Construction Sites
Prior to beginning demolition or construction work that is near trees on any property, the following tree protection plan shall be implemented

1. Tree protection practices will include establishing the tree protection zone (herein known as TPZ). The TPZ will be 1 foot radius from the base of the tree's trunk for each 1 inch of the tree's diameter measured at 4.5 feet above grade (referred to as dbh).

Tree Protection Zone

Tree Diameter	Tree Protection Zone Radius	Total protection zone diameter including trunk
2 inches	2 feet	4 feet
6 inches	6 feet	13 feet
20 inches	20 feet	42 feet
46 inches	46 feet	96 feet

When trees are on the parkstrip, the TPZ will be the entire length of the parkstrip from curb to sidewalk. The TPZ will be defined by 6' tall chain link fencing, fencing will be erected with free standing posts, NOT posts driven into the root system. There shall be appropriate signage posted on each linear span of the fence; example of the signage is included with this document. Signage shall be laminated on 8 1/2 x 11" paper. The TPZ fencing and signage will remain until the project is complete or until Urban Forestry has provided written authorization allowing the removal of the fencing. Tree protection fencing must be depicted on the site, demolition and grading & drainage drawings.

There will be no digging, trenching, grading, sitation, masonry set-up or storing of materials or equipment in the TPZ.

2. All trees are to remain protected, unless given approval and permitted for removal by the Urban Forestry Office. If tree removal is permitted a mitigation fee will be required. If trees are damaged or destroyed (above ground or below ground) due to construction activity, the contractor will be assessed the appraised value of the trees payable to Salt Lake City. A permit is required for all removal and pruning of city trees approved and issued by the Salt Lake City Urban Forestry office. (801-972-7818). Tree pruning and removal permits will only be issued to I.S.A. Certified Arborists.

A minimum 48 hours' notice must be given to the Urban Forestry Program prior to any request for onsite meetings.

3. Trees to be preserved during all construction activities shall have a TPZ as shown on all plans. The TPZ shall be clearly marked on the site plan, demo plan, grading plan and landscape plan.

4. Only tunneling or boring will be allowed in the TPZ at a depth of 36 inches minimum. The access pit must be located outside of the TPZ. If this is not feasible, written authorization must be obtained from the Urban Forestry office PRIOR to altering the TPZ.

5. No equipment (except for a sod cutter) shall be allowed inside the tree protection zone. If special provision for excavation is approved by the Urban Forestry Office, it shall be done by hand or a soil vacuum or air spade.

6. Use tunneling or boring for irrigation and utilities. No roots larger than 4" in diameter will be cut. All roots will be cut cleanly with a saw. 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.

7. If replacing the sidewalk, no roots larger than 4" in diameter shall be cut. Other alternatives such as ramping or a radius or arch around the existing trees will be used. Roots will not be ripped out with a back hoe. Cuts on tree roots shall be smooth and clean, made with a saw. Any exposed cut roots will be covered as quickly as possible to prevent them from drying out and the tree should be watered immediately. If tree roots are to remain exposed or more than four to six hours, they must be covered with burlap and kept moist at all times.

8. Tree care contractors providing services to public trees shall be certified arborists with the International Society of Arboriculture, licensed to do business in Salt Lake City and be registered with the Utah Division of Commercial Code, insured against personal injury and property damage. Prior to beginning work on tree(s) the tree care contractor shall contact the City's Urban Forestry Program to obtain appropriate public property tree work permit(s).

9. 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.

10. Do not change the soil grade by cutting or filling in the TPZ.

11. Do not do any additional planting within 10' of the trunk.

12. In certain circumstances, the installation of wood chips from the trunk to the dripline at a depth of 2" - 4" may be required. For example, if sod is removed under the tree, woodchips would be required.

13. Trees shall be watered according to the following guidelines:

- a. Established trees need deep watering once every two weeks with low pressure at the drip line to ensure that the ground is soaked to a depth of at least 8 inches. Generally 5 gallons per inch of trunk diameter at breast height.
- b. Young or newly planted trees need to be watered every 3-4 days, depending on temperature.

Underground Utility Work

When given approval by the Urban Forestry office to work in the TPZ to replace or restore underground utilities, use only a soil vacuum or hand dig, leaving roots larger than 4" in diameter untouched.

1. Where possible when replacing existing utilities such as water or sewer lines very near to preserved trees, abandon the lines and reinstall farther away from the tree.
2. Tunneling or boring will always be done at a minimum depth of 36". This shall be performed in a manner and location least damaging to tree roots.
3. Where large anchorage roots are encountered, hand digging and bridging of roots shall be done, leaving roots intact.
4. When encountering roots over 4" in diameter the Salt Lake City Urban Forestry office will be consulted prior to cutting to find some other course of action. Any cutting of tree roots shall give due consideration to future welfare of the tree. Proper action shall be taken so as to protect, and preserve the roots. Roots will not be ripped out with a back hoe. Cuts on tree roots shall be smooth and clean, made with a saw.

Tree Pruning

1. All Pruning on public trees will be approved by the Urban Forestry with the issuance of a permit. No pruning will be allowed that will compromise the aesthetics or structural integrity of a preserved tree. Tree care contractor providing services to public trees shall be a certified arborist with the International Society of Arboriculture, licensed to do business in Salt Lake City, and be registered with the Utah Division of Commercial Code, insured against personal injury and property damage. Prior to beginning work on tree(s) the tree care contractor shall contact the City's Urban Forestry Division to receive authorizing tree permits.

If any work is required within the TPZ, a call to our office must be made to discuss the specifics of the work and to schedule a site visit if required.

2. Nearing project completion, a call to the Urban Forestry office (801-972-7818) must be made to schedule an inspection before the tree protection fencing can be removed.

SALT LAKE CITY URBAN FORESTRY PLANTING PERMIT DIRECTIONS

1. Please sign the permit and return a signed copy to the Urban Forestry office.
2. Select one of the tree species listed on the permit. If another species is desired consult with the Urban Forestry staff prior to purchase and planting.
3. Each tree must be a minimum of 2 caliper inches.
4. Before choosing the planting location contact Blue Stakes at 801-208-2100 or 1-800-662-4111 for location of underground utilities and water and sewer lines.
5. The site chosen for planting should be no closer than:
 - > 5' from water meter and/or utility box
 - > 10' from fire hydrant
 - > 5-10' from residential driveway
 - > 5-10' from property line of adjoining parcel
 - > 5-10' from non-traffic conducting signage
 - > 5-10' from utility pole and/or light
 - > 20' from an unregulated intersection (20' back from intersecting sidewalks)
 - > 30' from stop signs
 - > 30' from commercial driveway and/or alley
 - > 40' from an intersection with traffic lights (40' back from intersecting sidewalks)
 - > 15-20' from a tree that is small in size at maturity (less than 30' tall)
 - > 20-30' from a tree that is medium in size at maturity (30 to 50' tall)
 - > 30-40' from a tree that is large in size at maturity (more than 50' tall)
6. Dig "planting hole" at least twice the width of the rootball.
6. The hole should be no deeper than the depth of the rootball. Add backfill to bottom of hole as needed prior to planting to ensure surface of rootball is at or slightly above finished grade.
7. Orient the tree to keep pruning to a minimum at planting.
8. Remove twine from canopy prior to planting.
9. Handle the rootball with extreme care. Minimize as much as possible crumbling, cracking, and splitting of the rootball.
10. After placing the tree in the hole, remove twine, wire and burlap if stability of the rootball allows. If not, remove only the top one or two rows of wire and an equal amount of burlap. No twine or burlap should remain on or near the surface of the rootball or around the trunk. Cut vertical slits in the burlap that remains. Do not fold burlap into the hole.
11. Use the soil removed from the hole to backfill. Minimize air pockets by removing soil clumps, rocks, sod, and burlap.
12. Thoroughly water. Allow water to soak deeply into the site.
13. Place a shallow raised berm around the outer margin of the planting site. Place 3 to 4 inches of mulch over the planting site. Avoid direct contact between mulch and the trunk of the tree.
14. Check moisture content of the backfill and rootball weekly to determine how much and how often to water. Soil type, drainage, exposure, weather, tree species, tree size, ground cover, adjoining shelter, and season are a few of the factors that will influence the frequency and amount of water needed. Apply 5 gallons per inch of trunk diameter per application. For the first two years in the landscape water twice per week in spring, 3 times per week in summer and once per week in the fall. Beginning the third year water should be applied further from the stem, deeper into the soil profile, and less frequently.
15. To remove a tree from a container gently lay it down. Push on the sides and bottom of the container to break contact between the rootball and container. Hold the trunk near the surface of the soil and push/pull the container away from the rootball. Slide the container off the rootball. Do not pull on the trunk. If the rootball is too large for this process it may be necessary to cut the container off after the tree is placed in the planting site.

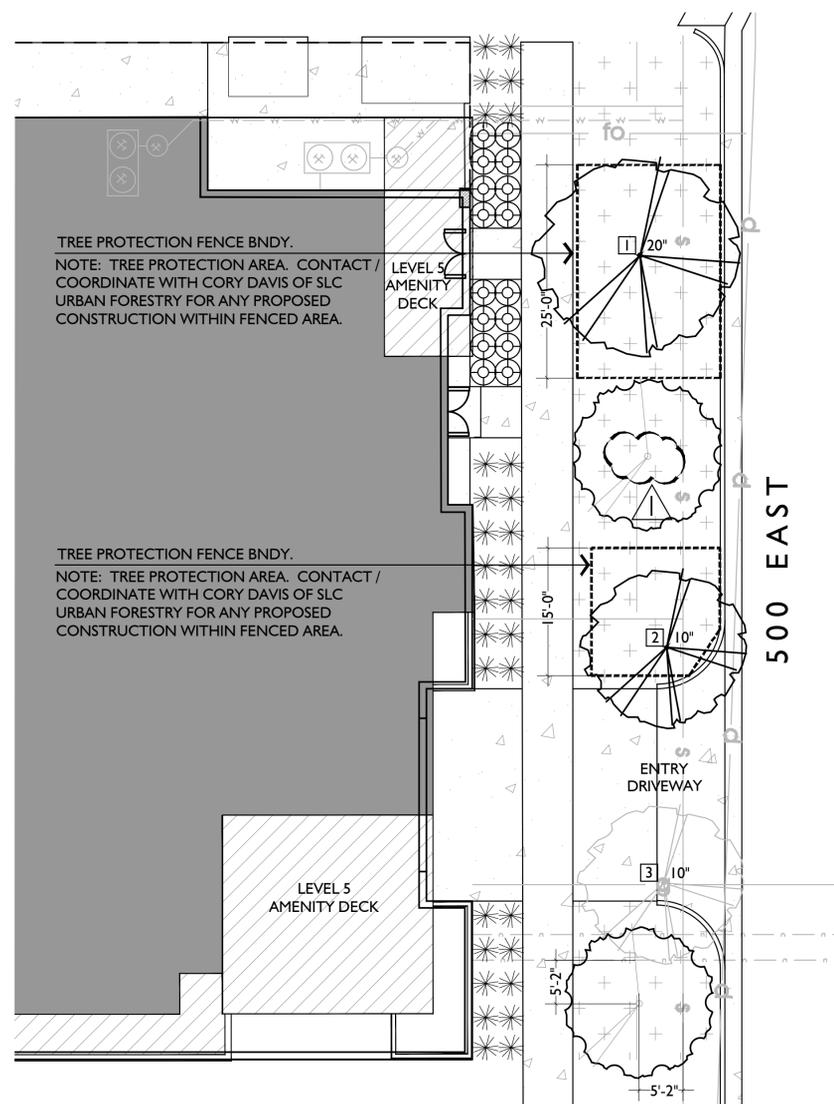
....PLEASE DO NOT....

- Touch directly or indirectly any overhead or buried wire, cable, or power line.
- Let the rootball dry out. Exposure to the sun, wind, and heat can damage the rootball and impact the tree's survival.
- Damage any irrigation line or emitter system.
- Lift or maneuver the tree by the trunk.
- Add gravel to the bottom of the hole.
- Stake the tree without a good reason. Unless carefully monitored, staking can injure the tree and impair its structural development. There are some circumstances where staking may be warranted. Please consult with the Urban Forestry office prior to staking.
- Compact the backfill.
- Use grass clippings as mulch.
- Prune live branches at planting time.
- Over or under water.
- Allow grass, flowers, or vines to grow next to the trunk.
- Paint or wrap the trunk.
- Fertilize during planting.
- Forget to watch for people using the street or sidewalk while planting.

Utah State University Extension Bulletin NR-460, *Selecting and Planting Landscape Trees*, is an excellent reference. Call USU Extension Service at 801-468-3170. For a nominal cost a copy of this bulletin can be picked up at 2100 South State Street in the South Government Building, Room S-1200, Salt Lake City, Utah. You can also request this bulletin by mail. (Prices are subject to change, please verify with USU Extension Service.)

Please call the city's Urban Forestry office at 801-972-7818 for any questions about these directions. You may also contact the forestry office at www.slco.gov.com/forestry to enter a request for service, ask a question, inquire about tree species by address, evaluate services provided and participate in an interactive survey.

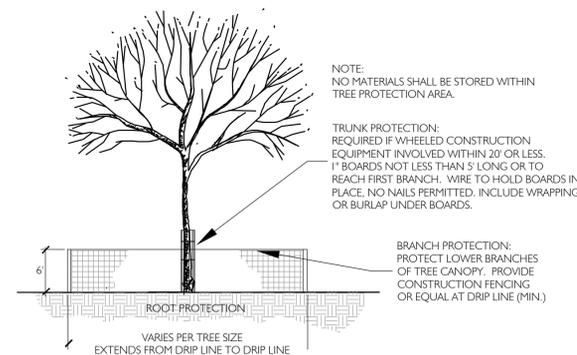
NOTE: PLANTING PERMIT REQUIRED FOR PUBLIC R.O.W.
TREE PLANTINGS - SEE L101



A
TREE PROTECTION PLAN
SCALE: 1"=10'-0" NORTH

EXISTING TREE SURVEY

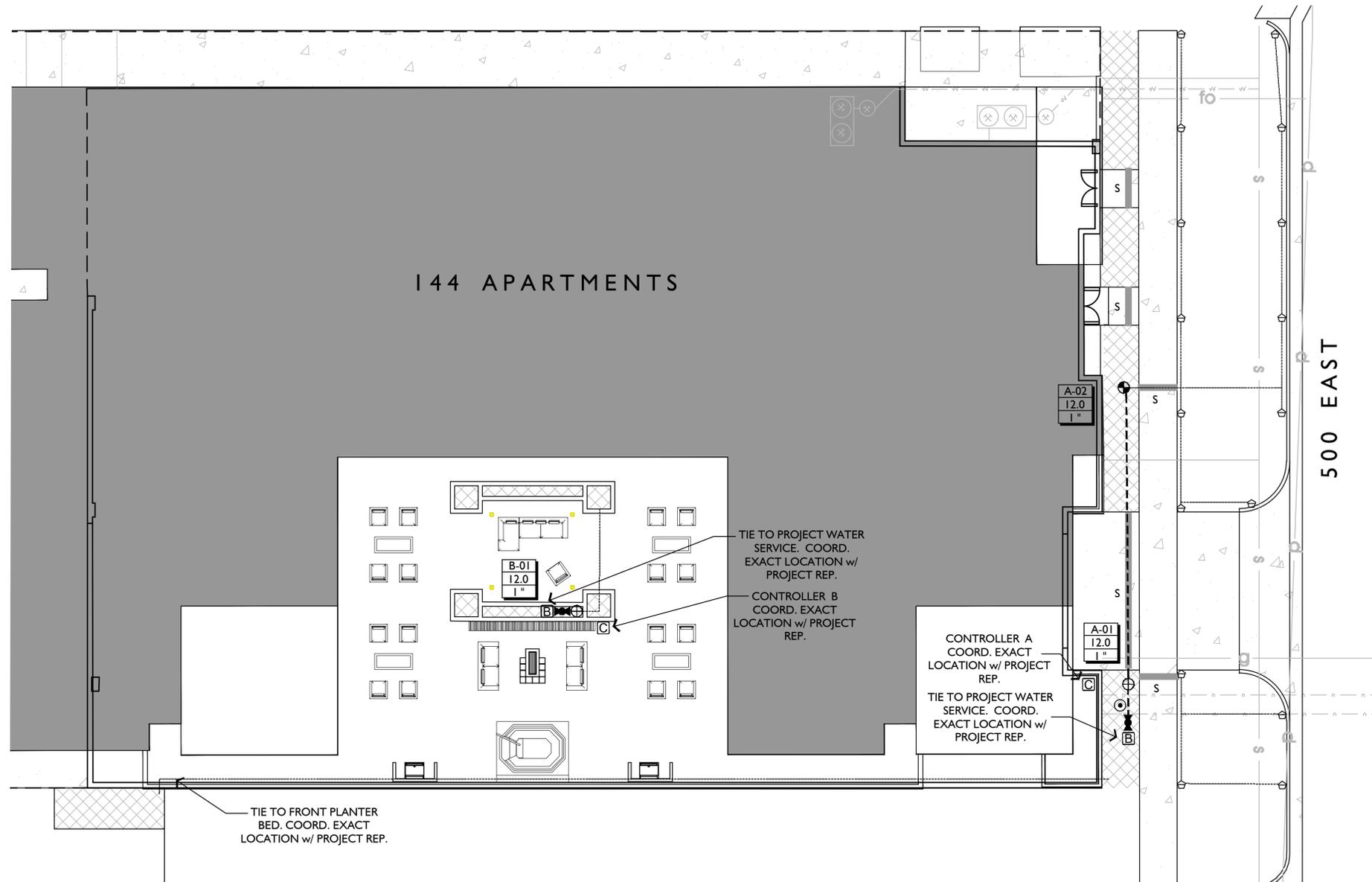
PLANT I.D. #	SPECIES	D.B.H.	COMMENTS	STATUS
1	MAPLE	20"		TO REMAIN
2	RAIN TREE	10"		TO REMAIN
3	SYCAMORE	10"	DRIVEWAY	TO BE REMOVED





ISSUE DESCRIP.	DATE
	07.27.2021
City Review	09.21.2021

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A

IRRIGATION PLAN
SCALE: 1"=10'-0" NORTH

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
☉	Rainbird 1804-PRS-R13-17 (Qtr-Full)	40	0.98	13.0-17.0

- ▨ Inline Drip Line - Rainbird XFD-09-18-xxx
- ⊕ Automatic Control Valve - Rainbird PEB - See Plan for Sizes
- ⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM
- ⊙ Quick Coupling Valve Assembly
- ⊗ Stop and Waste - 1"
- ⊖ Backflow Preventer - 1"
- ⓐ Controller - Rainbird TM2-4 Controller - 4 Stations
- Lateral Pipe - Schedule 40 PVC
- - - 1" Sch 40 PVC Mainline
- S Irrigation Sleeving (See Plan)

A-01	Valve #
12.0	GPM
1"	Valve Size

IRRIGATION PIPE SIZING SCHEDULE

Distance - valve to end of lateral	0 - 160 FT.	160 - 200 FT.	200 - 250 FT.	250 - 300 FT.	300 - 350 FT.
3/4" SCH. 40 PVC PIPE	0 - 8 GPM	0 - 5 GPM	0 - 4 GPM	0 - 4 GPM	0 - 3 GPM
1" SCH. 40 PVC PIPE	8 - 12 GPM	5 - 10 GPM	4 - 9 GPM	4 - 8 GPM	3 - 7 GPM
1-1/4" SCH. 40 PVC PIPE	12 - 22 GPM	10 - 18 GPM	9 - 18 GPM	8 - 16 GPM	7 - 14 GPM

IRRIGATION GENERAL NOTES

1. Base drawings for irrigation design have been provided by others.
2. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
4. Contractor is responsible to verify material counts and square footages. Irrigation table quantities provided as a courtesy. In the event of a discrepancy, plan quantities take precedence over table quantities.
5. Contact the local underground utility services for utility location and identification.
6. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
7. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas.
8. Place remote control valves in logical groupings as field conditions permit. All remote control valves and quick coupler valves shall be isolated from the main line via an isolation valve as shown in details.
9. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
10. Sprinklers are placed at various percentages of manufacturer's published radii. see Irrigation table for specific spacing. Spray heads typically shown at 90% of manufacturer's published coverage radius. Rotor heads typically shown at 90% of manufacturer's published 90% coverage radius.
11. Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
12. Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.
13. Rotor zones may be shown with same nozzles for half circle and full circle heads, full circle head zones shall need double run time on controller. Rotor zones using the same nozzle for half circle and full circle heads shall be placed on separate zones.
14. POC's and Main line are designed for one zone to be operated at a time, per POC & Controller.

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UTAH

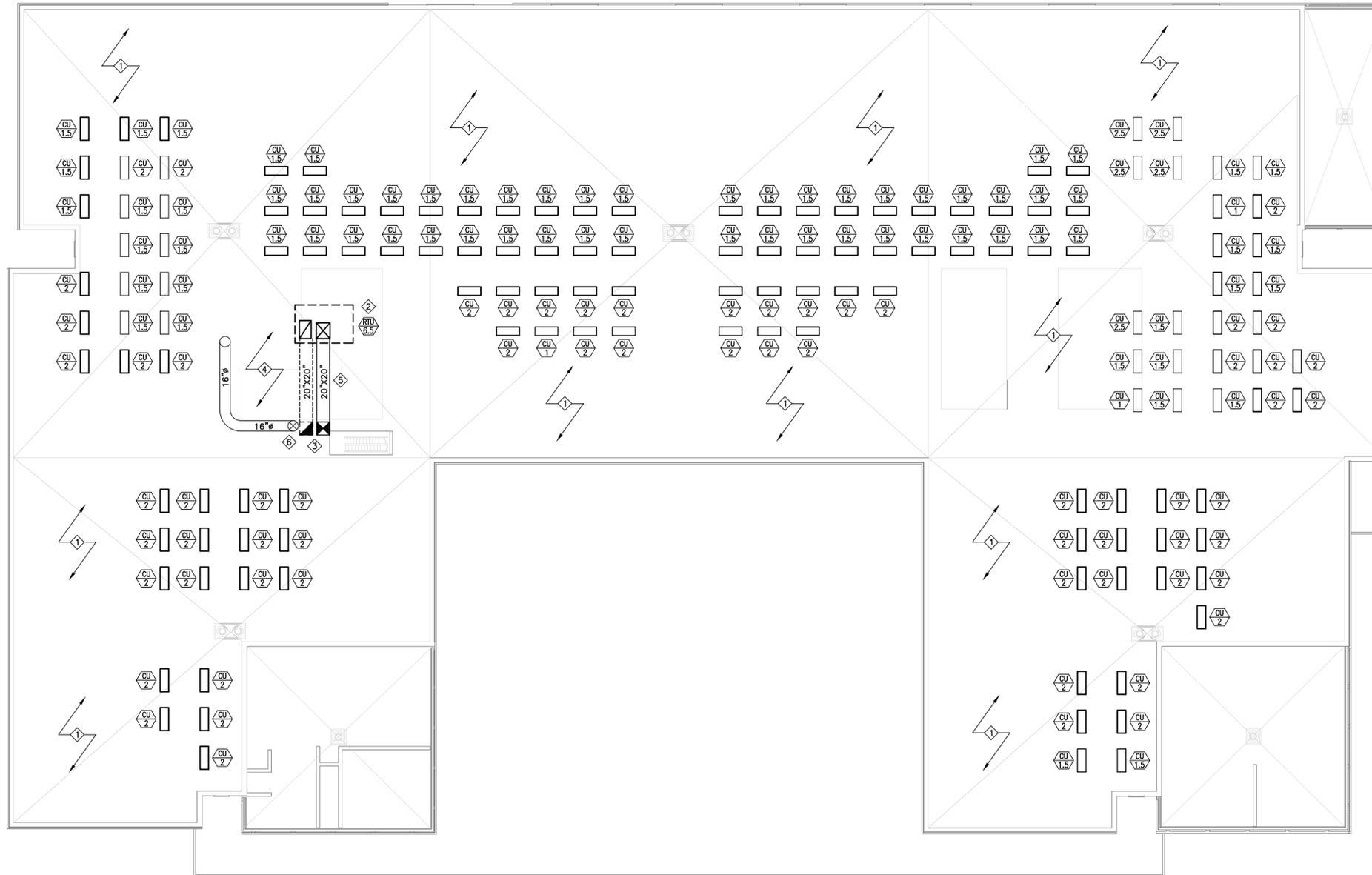
PREPARED FOR:
SENTRY FINANCIAL
201 S. MAIN STREET, SUITE 1400
SALT LAKE CITY, UTAH 84111

IRRIGATION
PLAN

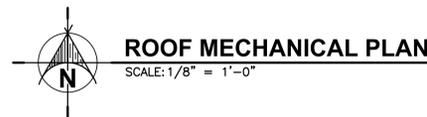
L201

MECHANICAL KEYED NOTES:

- 1 PROPOSED LOCATION OF CONDENSING UNITS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 2 PROPOSED LOCATION OF ROOF TOP UNIT. FIELD VERIFY EXACT LOCATION WITH STRUCTURE. SEAL ALL PENETRATIONS WEATHER TIGHT. PROVIDE AND INSTALL ROOF CURB PER MANUFACTURERS RECOMMENDATIONS.
- 3 PROPOSED LOCATION OF 20"x20" SUPPLY AND RETURN DUCTS TO ADJACENT LEVEL. VERIFY LOCATION IN FIELD. SEE FIRST FLOOR PLAN FOR CONTINUATION.
- 4 ALL EXPOSED DUCTING SHOULD BE EXTERIOR RATED AND INSULATED AS PER 2018 IECC. SEAL WATER TIGHT.
- 5 MAINTAIN A SUFFICIENT GAP BETWEEN DUCT AND ROOF TO ALLOW PASSAGE OF WATER TO ROOF DRAIN.
- 6 PROPOSED LOCATION OF 16"Ø OUTSIDE AIR DUCT TO ADJACENT LEVEL. VERIFY LOCATION IN FIELD. OUTSIDE AIR DUCT PROVIDES MAKE UP AIR FOR DRYERS IN COMMON LAUNDRY ROOMS. SEE SECOND AND FOURTH FLOOR PLANS FOR CONTINUATION. OUTSIDE AIR DUCT OPENING SHALL BE ABOVE THE MINIMUM SNOW LEVEL. MAINTAIN AT LEAST 10 FEET DISTANCE FROM ANY MECHANICAL EQUIPMENT EXHAUST. PROVIDE ROOF CAP.



DIMENSIONS OF ROOF UNITS = 27" WIDE X 12" DEEP X 22" TALL



ROYAL ENGINEERING
 ELECTRICAL 1837 S. EAST BAY BLVD. PHONE: 801.375.2228
 MECHANICAL PROVO, UTAH 84606 FAX: 801.375.2676

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THESE DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND THE INFORMATION CONTAINED HEREIN IS INCOMPLETE UNLESS IN CONJUNCTION WITH OTHER ENGINEERING'S INTERPRETATION, DECISION, OBSERVATIONS AND ADMINISTRATION. USE FOR REPRODUCTION OF THESE DOCUMENTS IN WHOLE OR IN PART WITHOUT WRITTEN AND SIGNED CONSENT FROM THE ENGINEER OF RECORD IS STRICTLY PROHIBITED. IN THE STATE OF UTAH, THE PROFESSIONAL ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED TO BE AFFIXED TO ALL INSTRUMENTS OF PROFESSIONAL SERVICE. REFER TO UTAH PUBLIC RECORD ACT, CHAPTER 201-10-1001.



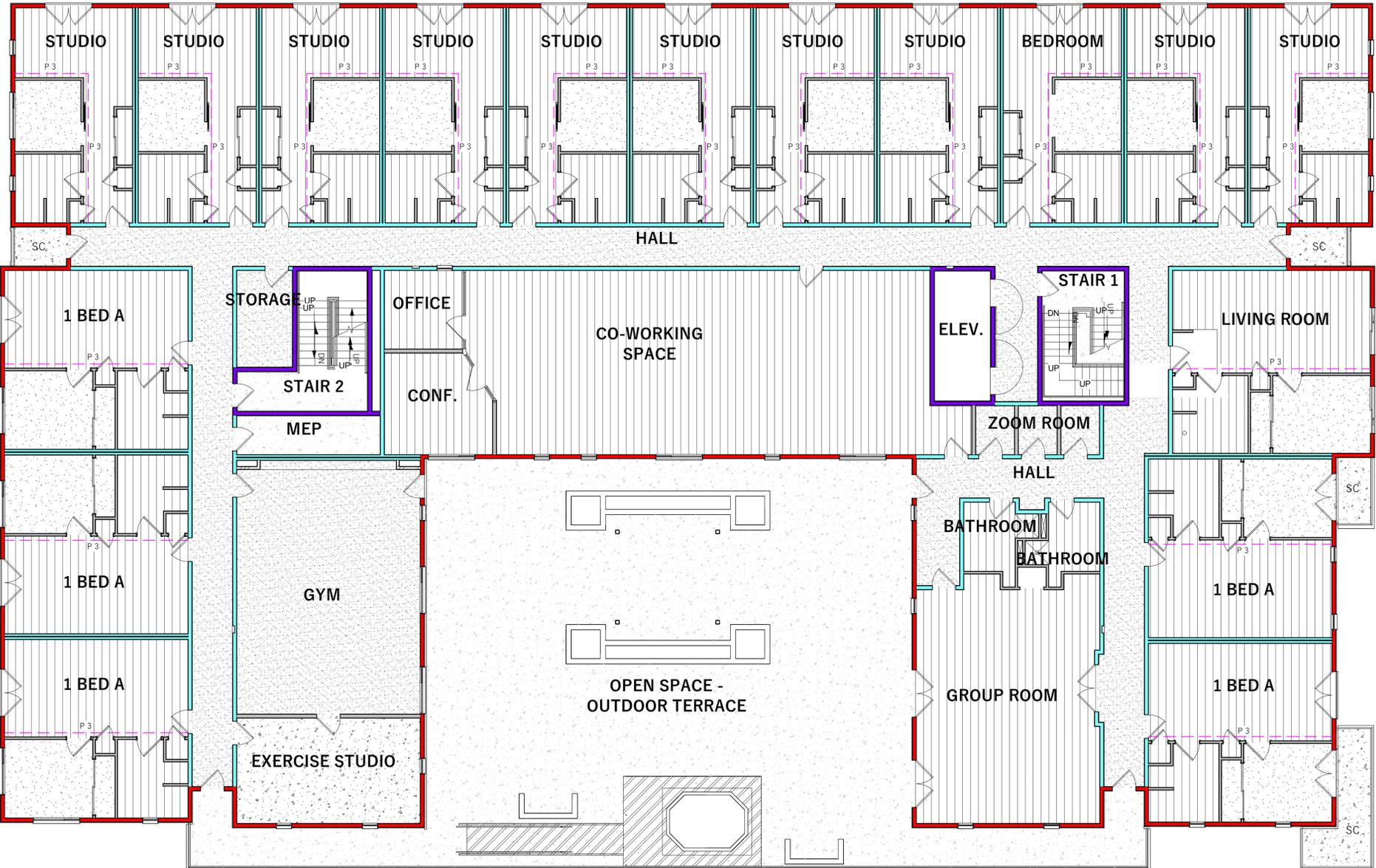
INTERIOR MATERIAL SCHEDULE					
BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				

FIRST FLOOR FINISH SCHEDULE							
ROOM NAME	FLOOR	WALLS	BASE		CEILING		NOTES
			TYPE	FINISH	HEIGHT	FINISH	
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B (ADA)							
BATHROOM	LVT 1	TILE/PAINT	B 1		9'-0"	P 2	
BED CLOSET	CP 1	P 1	B 2		9'-0"	P 2	
BEDROOM	CP 1	P 1	B 2		9'-0"	P 2	
CLOSET	LVT 1	P 1	B 2		9'-0"	P 2	
KITCHEN	LVT 1	P 1	B 2		9'-0"	P 2	
LIVING ROOM	LVT 1	P 1	B 2		9'-0"	P 2	
MECH.	LVT 1	P 1	B 1		9'-0"	P 2	

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:
No. Date



COMMON SPACE						
ROOM NAME	FLOOR	WALLS	BASE	CEILING	HEIGHT	FINISH
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-0"	P 2
CO-WORKING SPACE	LVT 1	P 1	B 1		9'-0"	P 2
CONF.	LVT 1	P 1	B 1		9'-0"	P 2
ELEV.	-	-	-	-	-	UNFINISHED
EXERCISE STUDIO	SC	P 1	B 1		9'-0"	P 2
GROUP ROOM	CP 1/ LVT 1	P 1	B 2		9'-0"	P 2
GYM	CPT 1	P 1	B 1		9'-0"	P 2
HALL	CPT 1	P 1	B 1		8'-0"	P 2
MEP	UNFINISHED	P 1	B 1		9'-0"	P 2
OFFICE	LVT 1	P 1	B 1		9'-0"	P 2
OPEN SPACE - OUTDOOR TERRACE	UNFINISHED	-	-	-	-	-
STORAGE	CPT 1	P 1	B 1		9'-0"	P 2
ZOOM ROOM	CPT 1	P 1	B 1		9'-0"	P 2

STAIR						
STAIR	FLOOR	WALLS	BASE	CEILING	HEIGHT	FINISH
STAIR 1	UNFINISHED	P 1	B 1		VARIES	P 2
STAIR 2	UNFINISHED	P 1	B 1		VARIES	P 2

STUDIO						
ROOM NAME	FLOOR	WALLS	BASE	CEILING	HEIGHT	FINISH
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2
MECH.	LVT 1	P 1	B 1		UNDERSIDE OF STRUCTURE	P 2

STUDIO (ADA)						
ROOM NAME	FLOOR	WALLS	BASE	CEILING	HEIGHT	FINISH
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2
BED CLOSET	LVT 1	P 1	B 2		8'-6"	P 2
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2
MECH.	LVT 1	P 1	B 1		8'-6"	P 2

INTERIOR FINISH SCHEDULE

- CP 1 CARPET
- CPT 1 CARPET TILE
- LVT 1 LUXURY VINYL TILE
- LVT 2 LUXURY VINYL TILE
- SC SEALED CONCRETE
- AS ASPHALT
- UNF. UNFINISHED
- DD DURADEK
- CO CONCRETE
- WALL ACCENT LOCATION

1
A4.06 FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

144 SOUTH APARTMENTS
 144 SOUTH 500 EAST
 SALT LAKE CITY, UT 84102

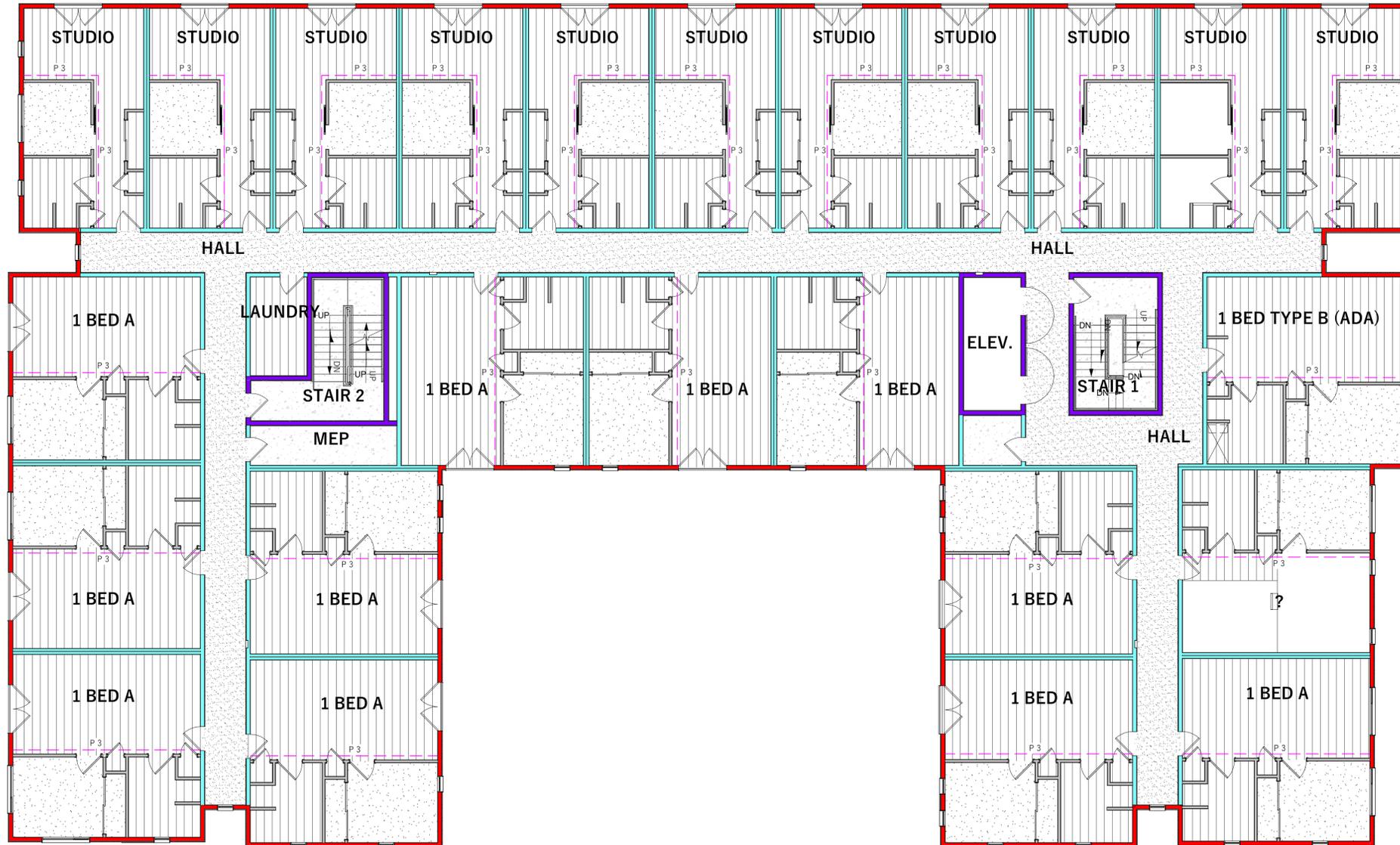
**FIRST LEVEL
FINISH PLAN**

A4.06



INTERIOR MATERIAL SCHEDULE					
BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				

SECOND FLOOR FINISH SCHEDULE							
ROOM NAME	FLOOR	WALLS	BASE		CEILING		NOTES
			TYPE	FINISH	HEIGHT	FINISH	
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B (ADA)							
BATHROOM	LVT 1	TILE/PAINT	B 1		9'-0"	P 2	
BED CLOSET	CP 1	P 1	B 2		9'-0"	P 2	
BEDROOM	CP 1	P 1	B 2		9'-0"	P 2	
CLOSET	LVT 1	P 1	B 2		9'-0"	P 2	
KITCHEN	LVT 1	P 1	B 2		9'-0"	P 2	
LIVING ROOM	LVT 1	P 1	B 2		9'-0"	P 2	
MECH.	LVT 1	P 1	B 1		9'-0"	P 2	
COMMON SPACE							
ELEV.	-	-	-		-	UNFINISHED	
HALL	CPT 1	P 1	B 1		8'-0"	P 2	
LAUNDRY	LVT 1	P 1	B 1		8'-0"	P 2	
MEP	UNFINISHED	P 1	B 1		9'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	B 1		VARIES	P 2	
STAIR 2	UNFINISHED	P 1	B 1		VARIES	P 2	
STUDIO							
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		UNDERSIDE OF STRUCTURE	P 2	



INTERIOR FINISH SCHEDULE		
CP 1	CARPET	
CPT 1	CARPET TILE	
LVT 1	LUXURY VINYL TILE	
LVT 2	LUXURY VINYL TILE	
SC	SEALED CONCRETE	
AS	ASPHALT	
UNF.	UNFINISHED	
DD	DURADEK	
CO	CONCRETE	
WALL ACCENT LOCATION		

1 SECOND FLOOR FINISH PLAN
A4.07 1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:
No. Date

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

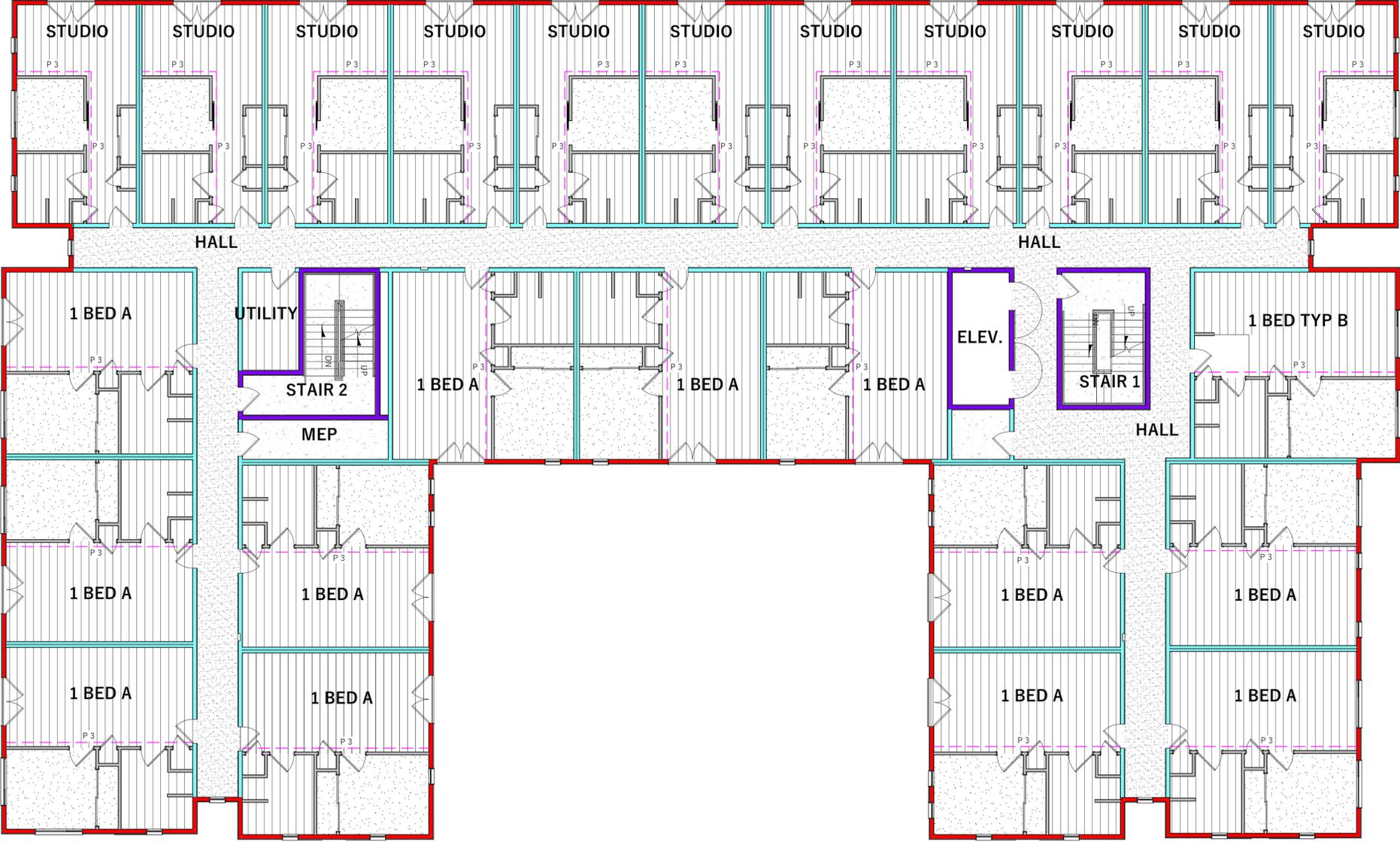
SECOND LEVEL
FINISH PLAN

A4.07



INTERIOR MATERIAL SCHEDULE					
BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				

THIRD FLOOR FINISH SCHEDULE							
ROOM NAME	FLOOR	WALLS	BASE		CEILING		NOTES
			TYPE	FINISH	HEIGHT	FINISH	
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
COMMON SPACE							
ELEV.	-	-	-		-	-	
HALL	CPT 1	P 1	B 1		8'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	-		VARIES	P 2	
STAIR 2	UNFINISHED	P 1	-		VARIES	P 2	
STUDIO							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-0"	P 2	



INTERIOR FINISH SCHEDULE	
CP 1	CARPET
CPT 1	CARPET TILE
LVT 1	LUXURY VINYL TILE
LVT 2	LUXURY VINYL TILE
SC	SEALED CONCRETE
AS	ASPHALT
UNF.	UNFINISHED
DD	DURADEK
CO	CONCRETE
WALL ACCENT LOCATION	

1
A4.08 THIRD FLOOR FINISH PLAN
1/8" = 1'-0"

PROJECT NUMBER
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No. Date

144 SOUTH APARTMENTS
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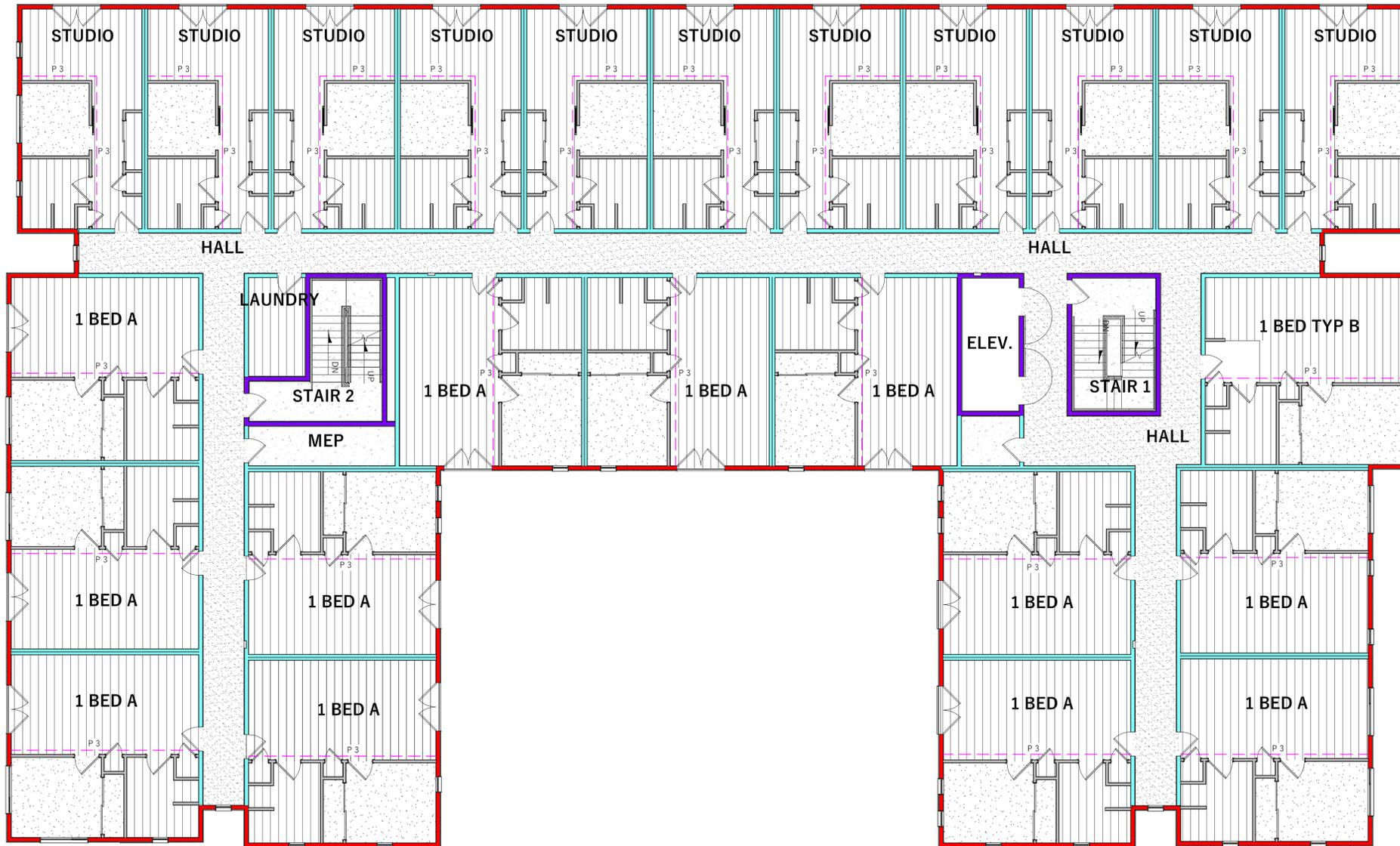
THIRD LEVEL
FINISH PLAN

A4.08



INTERIOR MATERIAL SCHEDULE					
BB	DESCRIPTION	MFR.	NAME/NUMBER	COLOR/FINISH	COMMENTS
PAINT					
P 1	LATEX BASE PAINT	BENJAMIN MOORE	OC-117		
P 2	LATEX CEILING PAINT				
P 3	LATEX BASE PAINT				
FLOORING					
CP 1	CARPET				
CPT 1	CARPET TILE	SHAWCONTRACT	5T381		
CPT 2	CARPET TILE				
LVT 1	LUXURY VINYL TILE	SHAWCONTRACT	4089V		
LVT 2	LUXURY VINYL TILE				
LVT 3	LUXURY VINYL TILE				
PT 1	PORCELAIN TILE				
SC	SEALED CONCRETE				
V 1	VCT / RESILIENT				
WALL BASE					
B 1	RUBBER BASE				
B 2	WOOD BASEBOARD				
B 3	PORCELAIN TILE				

FOURTH FLOOR FINISH SCHEDULE							
ROOM NAME	FLOOR	WALLS	BASE		CEILING		NOTES
			TYPE	FINISH	HEIGHT	FINISH	
1 BED TYP A							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
1 BED TYP B							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	CP 1	P 1	B 2		8'-6"	P 2	
BEDROOM	CP 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	
COMMON SPACE							
ELEV.	-	-	-	-	-	-	
HALL	CPT 1	P 1	B 1		8'-0"	P 2	
LAUNDRY	LVT 1	P 1	B 1		8'-0"	P 2	
STAIR							
STAIR 1	UNFINISHED	P 1	B 1		VARIES	P 2	
STAIR 2	UNFINISHED	P 1	B 1		VARIES	P 2	
STUDIO							
BATHROOM	LVT 1	TILE/PAINT	B 1		8'-6"	P 2	
BED CLOSET	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
BEDROOM	CP 1	P 1	B 2		8'-6"	P 2	
CLOSET	LVT 1	P 1	B 2		8'-6"	P 2	
ENTRY	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
KITCHEN	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
LIVING ROOM	LVT 1	P 1	B 2		UNDERSIDE OF STRUCTURE	P 2	
MECH.	LVT 1	P 1	B 1		8'-6"	P 2	



INTERIOR FINISH SCHEDULE		
CP 1	CARPET	
CPT 1	CARPET TILE	
LVT 1	LUXURY VINYL TILE	
LVT 2	LUXURY VINYL TILE	
SC	SEALED CONCRETE	
AS	ASPHALT	
UNF.	UNFINISHED	
DD	DURADEK	
CO	CONCRETE	
WALL ACCENT LOCATION		

1 FOURTH FLOOR FINISH PLAN
A4.09 1/8" = 1'-0"

PROJECT NUMBER
20019

ISSUE DATE:
AUGUST 16, 2021

REVISIONS:
No. Date

144 SOUTH APARTMENTS
144 SOUTH 500 EAST
SALT LAKE CITY, UT 84102

FOURTH LEVEL
FINISH PLAN

A4.09



ATTACHMENT D – PROPERTY AND VICINITY PHOTOS

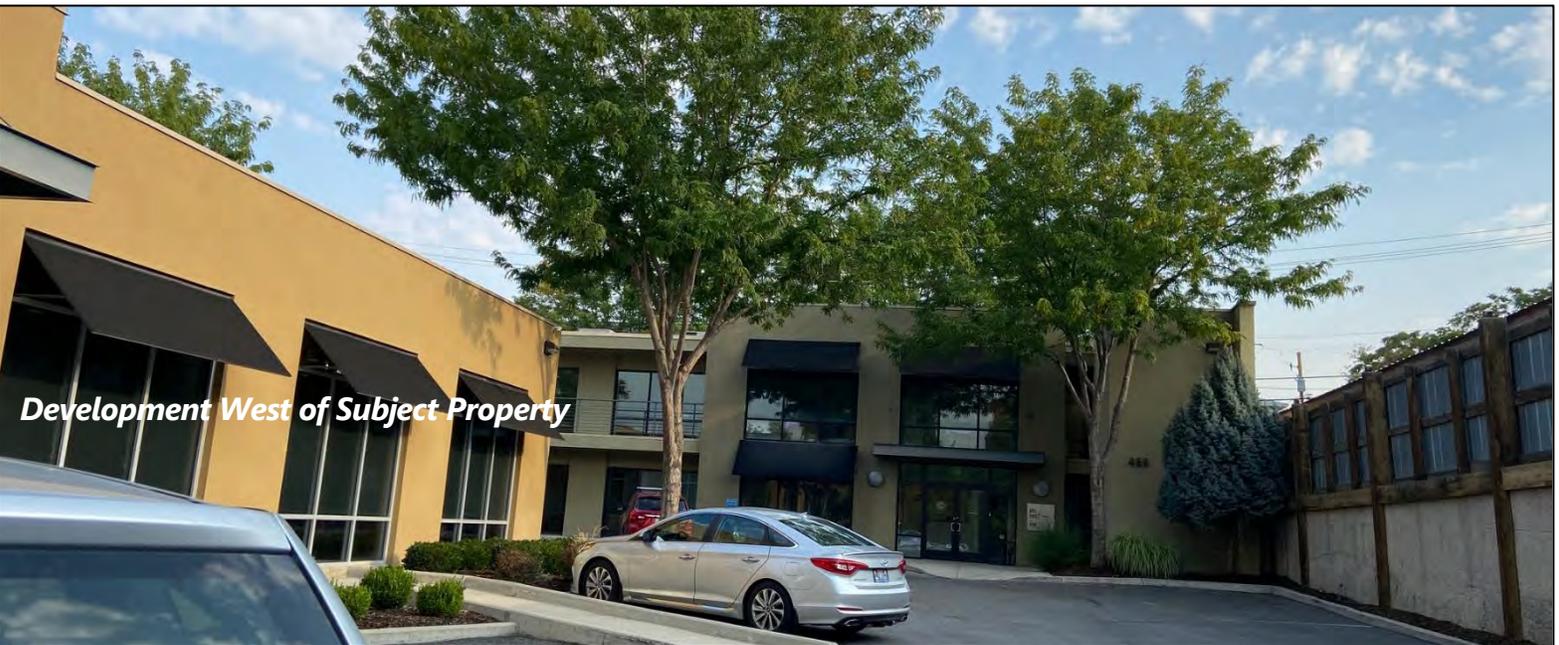




Development North of Subject Property



Development East of Subject Property



Development West of Subject Property



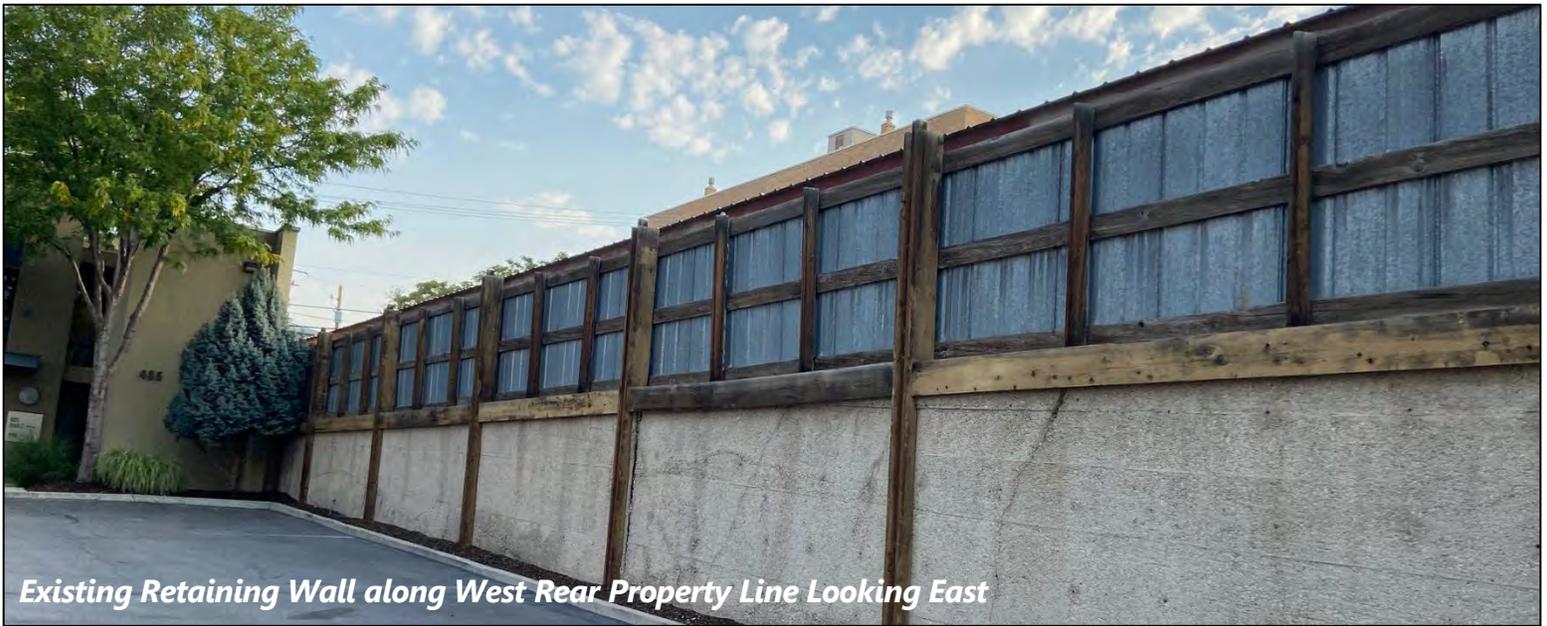
Development North East of Subject Property



Development South East of Subject Property



Existing Carport and Retaining Walls on Subject Property



Existing Retaining Wall along West Rear Property Line Looking East



Existing Park Strip and Drive Approaches along 500 East

ATTACHMENT E –R-MU ZONING STANDARDS

R-MU Development Standards

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	None required	Lot Area – 27,000 SF Lot Width – 120 FT	Complies
Maximum Height	75'	71' 11"	Complies
Front Yard	None required	N/A	Complies
Side Yard	None required	N/A	Complies
Rear Yard	30 FT	30 FT	Complies
Interior Yard	None required	0 FT	Complies
Buffer Yard	10 FT when property abuts single family or two family zoning district –	N/A	Complies
Open Space Area Requirements	A minimum of 20% of the lot area, be maintained as an open space area in the form of landscape yards, plazas, and courtyards	5,470 sq. ft. of open space required. 873 sq. ft. of open space is proposed on the ground level. Planned Development request to allow 5,049 sq. ft. of proposed elevated/rooftop garden areas to count towards the open space requirements.	Modification requested through Planned Development process

ATTACHMENT F – PLANNED DEVELOPMENT STANDARDS

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
<p>A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.</p>	<p>Complies</p>	<p>144 S Apartments meets the purpose statement of the Planned Development by complying with Objective C and Objective D.</p> <p>Objective C relates to providing affordable housing:</p> <ol style="list-style-type: none"> 1. At least twenty percent (20%) of the housing must be for those with incomes that are at or below eighty percent (80%) of the area median income. <p>The proposal exceeds the affordable housing objectives by providing 22 affordable housing units (20% of the 110 residential units proposed) at 50% area median income.</p> <p>Objective D relates to the “Mobility” of the site and encourages development which “enhances accessibility and mobility:</p> <ol style="list-style-type: none"> 1. Improvements that encourage transportation options other than just the automobile. <p>144 South Apartments meets this standard in that it encourages alternative transportation options. The project site is located within close proximity to the TRAX line and the high frequency bus routes along 500 East and 200 South.</p>

		<p>Encouraging transportation by transit, bicycling, or walking reduces the creation of air pollution in the valley. The project accomplishes this by developing a space with mixed uses providing convenience to the patrons of the building through accessibility to an on-site club room, exercise room, café, and co-working space. The project also provides bike storage and is located within half a block of a Green Bike station.</p> <p>The proposal meets one major and one minor transportation demand management strategies which encourage transportation options other than just the automobile as discussed in Issue 2.</p>	
<p>B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.</p>	<p>Complies</p>	<p>As discussed in Issue 5 of this Staff Report it has been found that the 144 South Apartments will meet the master plans which are applicable to the site, this includes the <i>Central Community Master Plan</i>, <i>GrowingSLC</i> and <i>Plan Salt Lake</i>. Guiding principles for appropriate mixed-use development and increasing affordable housing options found within these plans support this type of proposal.</p>	
<p>C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:</p>	<p>Complies</p>	<p>The building was designed to be interactive to the street and to be compatible with the established neighborhood surrounding it, while furthering citywide goals of encouraging alternative forms of mobility.</p>	
<p>C 1</p>	<p>Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</p>	<p>Complies</p>	<p>The proposed development is located within a zoning district that anticipates the size, scale and intensity of the proposed development. This area of the neighborhood contains a mix of uses and a variety of housing types and density. The proposal is not unique for the zoning district or this neighborhood context. The surrounding properties could be similarly redeveloped.</p>

			<p>The project makes an efficient use of the land with over 177 units/acre which is consistent with the density of the neighborhood. There are various high-density buildings located on the block such as the neighboring Ben Albert Apartments, a six-story apartment building directly north, the University of Utah Building Services Building, a ten-story office building, located on the east side of 500 E. and the AlSCO Office, a five story office building, also located on the east side of 500 E.</p> <p>As reviewed in Key Issue 5, the project meets the objectives and intent of the applicable master plans.</p>
C 2	<p>Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;</p>	Complies	<p><i>Building Orientation</i> The proposed building will be oriented towards 500 E. The project utilizes the ground floor of the property and is built right up to front and southern side property lines. The primary entrance to the building will be located on the ground level of the street facing façade to facilitate pedestrian interaction and accessibility from the street. The applicant has proposed the intention of designing the building to fit the character of the neighborhood and incorporate exterior materials, similar to those used on surrounding buildings in the area.</p> <p><i>Building Materials</i> Differentiating materials are being used on the exterior façade of the building to create high contrast of foreground and background planes (Light and dark grey Stucco, dark corrugated steel panels, wood, and glazing throughout the building.)</p>
C 3	<p>Whether building setbacks along the perimeter of the development:</p> <p>a. Maintain the visual character of the neighborhood or the character described in the applicable master plan.</p>	Complies with conditions	<p>The proposed building will be built to the front and southern side property lines, setback 8' 8" from the northern side property line, and 30' from the western rear property line. The building complies with all required setbacks found in the R-MU zoning</p>

<p>b. Provide sufficient space for private amenities.</p> <p>c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise.</p> <p>d. Provide adequate sight lines to streets, driveways and sidewalks.</p> <p>e. Provide sufficient space for maintenance.</p>	<p>district and maintains the visual character of the neighborhood.</p> <p>The rear yard setback allows space to incorporate a dog run at the southeast corner of the property.</p> <p>The applicant has requested a modification through Planned Development process to allow 5,049 sq. ft. of proposed elevated garden areas to count towards the open space requirements. As discussed in Key Issue 1, various multifamily buildings within the area and the R-MU Zoning District have been developed with rooftop garden areas and minimal open space located on the ground level. Given the high-density character of the area, incorporating roof top garden areas to meet the open space requirements is in character with the neighborhood and the surrounding developments.</p> <p>In addition, the applicant has requested a modification through Planned Development process to remove parking lot perimeter landscaping requirements. As discussed in Key Issue 3, a 6' tall screening fence will be located around the perimeter of the surface parking areas in the northern side yards and rear yard of the property to provide buffering between the proposed development and the neighboring properties.</p> <p>A condition of approval requires the installation of a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.</p> <p>The building is setback 8' 8" from the northern side property line to access the utilities located at the northeast corner of the site. In addition, a 12'6" access easement is located within the boundaries of the neighboring property to the north to</p>
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			provide access to the utilities located along the northern side property line.
C 4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;	Complies	The project will have sufficient ground floor transparency to interact with pedestrians on the street. Additionally, the elevated/rooftop garden areas provide additional pedestrian interest and interaction.
C 5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;	Complies	<p>The applicant has provided the following information regarding the lighting on site:</p> <p>The wall mounted cylindrical lights on the street facing façade provide sufficient light for pedestrian safety while lighting the building façade. These lights produce light downward and upward for maximum efficiency of visual interest in the building. The lights on the west side of the property are ceiling mounted on the carports and on the ceiling of the PT slab. These lights produce light to the spaces directly below while minimizing the impact on surrounding property.</p> <p>It is found the proposed lighting is designed for safety and visual interest while minimaxing impacts on surrounding properties.</p>
C 6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and	Complies	Dumpster areas are proposed within a CMU block screening enclosure located in the parking garage and are not visible from the public way.
C 7	Whether parking areas are appropriately buffered from adjacent uses.	Complies with Conditions	<p>As discussed in Key Issue 3, a 6' tall screening fence will be located around the perimeter of the surface parking areas in the northern side yards and rear yard of the property to provide buffering between the proposed development and the neighboring properties.</p> <p>A condition of approval requires the installation of a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.</p>

<p>D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:</p>	<p>Complies</p>	<p>The landscaping on the site will be improved with the proposed development. The site was demolished spring 2021, therefore, no existing landscaping is located within the boundaries of the property. The applicant is proposing to install planting beds with water wise grasses and shrubs along the front façade of the building. In addition, planters will be located within the rooftop courtyard, on the first level of the building. A water-wise drip irrigation system will be installed to provide water for the proposed planting beds and the street trees. A fenced in, artificial turf dog run will also be located at the southeast corner of the parking area.</p>	
<p>D 1</p>	<p>Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;</p>	<p>Complies</p>	<p>The only existing mature trees on the site are located in the public right-of-way on 500 E. Two of the three existing trees will be preserved. The applicant is proposing to replace the existing street tree which will be removed and add one additional street tree to the park strip located in front of the building. The proposed trees are water wise, native species. Any proposed modifications or removal of said trees would have to be approved by the city's Urban Forester.</p>
<p>D 2</p>	<p>Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;</p>	<p>Complies</p>	<p>As mentioned, the current site does not have any landscaping. However, two existing street trees will be preserved and waterwise landscaping will be installed in areas which are available.</p>
<p>D 3</p>	<p>Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and</p>	<p>Complies</p>	<p>Through the redevelopment of the site, new landscaping will be installed in areas which are available. Additionally, a small artificial turf dog run will be located at the southeast corner of the parking area to provide separation between the proposed parking area and neighboring properties to south and the east.</p> <p>5,049 SF of elevated/rooftop garden areas are included in the proposal. The applicant</p>

			is requesting Planned Development approval to allow the rooftop garden areas to count toward required landscaping.
D 4	Whether proposed landscaping is appropriate for the scale of the development.	Complies	<p>Since the applicant is proposing to utilize the ground floor of the site to accommodate parking and a larger building footprint, areas for installing landscaping are limited.</p> <p>As mentioned, the applicant is proposing to incorporate elevated/rooftop garden areas into the design of the building. Various multifamily buildings within the area and the R-MU zone have been developed with rooftop garden areas and minimal open space located on the ground level. Given the high-density character of the area, the proposed open space areas with the addition of the proposed elevated/roof top garden areas are appropriate for the scale of the development and compatible with the surrounding developments.</p>
	E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:	Complies	With the conditions noted in this Staff Report, Staff is of the opinion the proposed project complies with all mobility considerations related to the Planned Development review.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;	Complies	Vehicle access to the site will be provided by a new 24' wide drive approach located along 500 East, at the southeast corner of the property. Sight distance triangles have been added to the plans to show driver's vision will not be obstructed while entering and exiting the drive approach, however, 21A.40.120.E.4 requires a site distance triangle (free of structures 8' in height) be within ten feet from the back of the sidewalk. It appears the sight distance triangles shown at the back of the sidewalk are incorrectly placed. The plans will need to be updated to comply with requirements in 21A.40.120.E.4. prior to issuance of building permits.

E2	<p>Whether the site design considers safe circulation for a range of transportation options including:</p> <ul style="list-style-type: none"> a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes; 	Complies with Conditions	<p>The design and overall layout of the site and the building is accommodating to pedestrians along 500 East and is oriented toward the pedestrian and bicyclists.</p> <p>The location of the project site provides residents with a variety of transportation options. The project site is just over two blocks from the 400 South TRAX line and within two blocks of seven bus lines. In addition, a Green Bike station is located within a half block of the property and bike storage is also available within the building. The redevelopment of the site also allows for a greater utilization of the existing high frequency transit lines along 500 East and 200 South, while increasing accessibility and mobility by locating new residential units near transit.</p> <p>Staff has a concern the site lacks a designated pedestrian access connecting the proposed building to the dog run along the southern side property line. A condition of approval requires the applicant to work with staff to increase the safety of onsite pedestrian circulation through the proposed parking area.</p>
E3	<p>Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;</p>	Complies	<p>Access to adjacent uses and amenities is improved for pedestrians, cyclists, and transit riders.</p>
E4	<p>Whether the proposed design provides adequate emergency vehicle access; and</p>	Complies	<p>Emergency access is located in front of the building as well as a fire access easement to the north of the proposed building. The development will be required to provide adequate emergency vehicle access and compliance will be ensured during building permit review process. Compliance through the Planned Development review does not guarantee compliance with the International Fire and Building Codes and it does not guarantee the issuance of any building permit, or the approval of any AM&M application.</p>

E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.	Complies	Mechanical areas and trash enclosures are interior to the development site and accessed from 500 E.
	F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.	Complies	The current site does not contain any features that significantly contribute to the character of the neighborhood. Two of the three existing mature trees located in the public right of way on 500 E will be preserved and two new trees will be installed.
	G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.	Complies	Proposal will be required to comply with any requirements from public utilities including any sewer and water main upgrades if applicable. Public Utilities has provided comments for this project, and they are included in Attachment H .

ATTACHMENT G – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed project since the applications were submitted:

- August 25, 2021 – The Central City Community Council was sent the 45-day required notice for recognized community organizations. As of the publication of this Staff Report, Staff received no public comments from the Central City Community Council.
- August 25, 2021 – Notices were mailed to property owners and residents within 300 FT of the development to provide early notification of the proposal.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on September 30, 2021
- Public notice posted on City and State websites and Planning Division list serve on September 30, 2021
- Public hearing notice sign posted on the property on September 29, 2021

Public Input:

As of the publication of this Staff Report, Staff has received no public comments.

ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

Fire Code (Edward Itchon at edward.itchon@slcgov.com or 801-535-6636)

1. Two Alternative Means and Methods applications one for IFC503.1.1 to use 0.05GPM/1sq. ft. automatic fire sprinkler density and smoke detection in the corridors and public spaces and the second for appendix D105.3 aerial access

Public Utility Review (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

1. Location of water meter and other utility infrastructure should be considered with the reduced open space.
2. Public Utilities supports use of rooftop Gardens for stormwater use and treatment.
3. This project will likely need to replace the water main in 500 East to provide fire flow and provide a hydrant within 100 feet of the FDC.
4. Café space sewer must provide grease removal with a sampling location prior to connection to the sewer main.
5. The existing sewer laterals will need to be inspected prior to reuse. Unused sewer and water services must be capped at the main.
6. The sewer lateral for the property to the West goes through this property and must be protected during construction and an easement provided for future maintenance.
7. All improvements must meet SLC Public Utilities standards, policies and ordinance.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

1. Provide complete parking calculations. The minimum parking requirement for multi-family dwelling units in the R-MU is one half space per unit and the maximum parking allowance is 125% of the minimum.
2. Increase maximum parking allowance by using Transportation Demand Management (TDM) Strategies according to 21A.44.050.C.3.b. which allows an increase of the minimum parking requirement by double which, in turn, increases their maximum parking allowance.
3. Two other things. I noticed there was no bike parking, and that is easily remedied.
4. There are some parking spaces on sheet CSP.01 that are substandard because the aisle width was shown as 21.9 feet, and the minimum aisle width is 22'7" (22.58') from 21A.44.020.

Building Code (Steven Collett at steven.collett@slcgov.com or 801-535-7289)

1. All construction within the corporate limits of Salt Lake City shall be per the State of Utah adopted construction codes and to include any state or local amendments to those

codes. RE: Title 15A State Construction and Fire Codes Act. Associated permit:
BLD2021-03825 - 144 South Apartments

Engineering (Scott Weiler at scott.weiler@slcgov.com or 801-535-6159)

1. No objections.

Police Review (Lamar Ewell at lamar.ewell@slcgov.com or 801-799-3260)

1. The police department has no issue with the plan.

ATTACHMENT C: Minutes from Oct. 13 2021
Planning commission Meeting

SALT LAKE CITY PLANNING COMMISSION MEETING
This meeting was held electronically
Wednesday, October 13, 2021

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at approximately 5:30 pm. Audio recordings of the Planning Commission meetings are retained for a period of time. These minutes are a summary of the meeting. For complete commentary and presentation of the meeting, please visit <https://www.youtube.com/c/SLCLiveMeetings>.

Present for the Planning Commission meeting were: Chairperson, Amy Barry; Vice Chairperson Maurine Bachman; Commissioners Adrienne Bell, Mike Christensen, Andra Ghent, Brenda Scheer and Sara Urquhart. Commissioners Aimee Burrows and Jon Lee were excused.

Planning Staff members present at the meeting were: John Anderson, Planning Manager; Amy Thompson, Planning Manager; Paul Nielson, Attorney; Kelsey Lindquist, Planning Manager; Lex Traugher, Senior Planner; Brooke Olson, Principal Planner; Nannette Larsen, Senior Planner; Daniel Echeverria, Senior Planner; Sara Javoronok, Senior Planner, and Marlene Rankins, Administrative Secretary.

APPROVAL OF THE SEPTEMBER 22, 2021, MEETING MINUTES.

MOTION

Commissioner Bachman moved to approve the September 22, 2021 meeting minutes.

Commissioner Scheer seconded the motion. Commissioners unanimously approved the minutes.

REPORT OF THE CHAIR AND VICE CHAIR

Chairperson Barry informed the Commission and public that she will try her best to keep things moving along as this is a long agenda. Asked the public to be succinct but we are dedicated to giving the public their time.

Vice Chairperson Bachman stated she had nothing to report.

REPORT OF THE DIRECTOR

John Anderson, Planning Manager, informed the Commission of Crystal Young-Otterstrom's resignation effective Sept. 30th, 2021 and welcomed Andra Ghent.

Union Pacific Hotel Time Extension Request - Shannon Heringer, project representative, is requesting a one-year time extension for the Union Pacific Hotel Planned Development and Conditional Building and Site Design Review, located at 2 S. 400 West. The applicant has indicated that additional time is needed to finalize the building permit submittal. The Planned Development and Conditional Building and Site Design Review was approved by the Planning Commission on November 14, 2018 for an 8-story, 225-room hotel to be located on the west side of the existing Union Pacific Railroad Station. All new construction in the Gateway Mixed Use zoning district must be reviewed as a planned development. The subject property is located within Council District 4, represented by Ana Valdemoros. (Staff contact: Kelsey Lindquist at (385) 226-7227 or kelsey.lindquist@slcgov.com) **PLNSUB2018-00618 & PLNSUB2018-00317**

The Commission and Staff discussed the following:

- Clarification on whether this is a repeated request. This was the second.

- Clarification on number of times an applicant is allowed to request time extensions, which is every 12 months an extension can be requested.

MOTION

Commissioner Bell stated, based on the information provided by the applicant, I move that the Planning Commission grant a one-year time extension for petitions PLNSUB2018-00617 and PLNSUB2018-00618 subject to compliance with the conditions of approval stated in the original Record of Decision Letter dated November 14, 2018.

Commissioner Scheer seconded the motion. Ghent, Bachman, Christensen, Scheer, Urquhart, Bell. Item passed unanimously.

Sugar Town/Snelgrove Ice Cream Factory Design Review at approximately 850 & 870 East 2100

South – Mark Isaac, representing Sugarhouse Village, LLC, and General Business Machines, LLC, has submitted an application for Design Review for a new mixed-use project (residential and commercial) on the two parcels located at approximately 850 & 870 East 2100 South. The size of the project requires Design Review approval under the CSHBD2 Zone. The subject property is located within Council District, 7 represented by Amy Fowler (Staff contact: Lex Traughber at (385) 226-9056 or lex.traughber@slcgov.com) **Case number PLNPCM2021-00025**

Lex Traughber, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). He stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

Alex Stoddard, and Mark Isaac, applicants, provided a presentation showing previous and current design renderings as well along with further information pertaining to the Commonwealth façade. That façade now is like three distinctive designs, breaking up the building. Discussed difficulties with the long block and loading docks that will be used by the DABC. Benefits to that is that vehicular circulation has improved. Reduced the scale of the 800 E side of the building.

No other questions at this time from the commission.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Submitted a public comment via email stating support of the request. John Anderson read the email into the record.

Judi Short, Vice Chair of the Sugarhouse Community Council and Land Use Chairperson; Need a liquor store. 800th E side slightly bare, see if you can make it better. Stated the Community Council in general are pleased with this project. Sidewalks are wider which is a positive. Encouraged project approval.

Elizabeth Brennan – Stated her support of the request but raised concerns with the added traffic.

Seeing no one else wished to speak; Chairperson Barry closed the Public Hearing.

The Applicant addressed the public comments. Alex Stoddard stated they are proud of the area and the community. They are trying to advance the area and sensitive to the traffic. Should fit in well with the streetscape. There is actually an artesian well in the area, trying to be mindful of the history of the area.

Commissioner Scheer had a question about the parking for the liquor store. The applicant explained that the DABC main vehicular entrance will be off 2100 S, proud of the layout. Store will be open until 11PM, they will be retail user stalls. He also explained that there will be 24 hour security watching the area to prevent loitering.

Commissioner Bell thanked the applicant for their outreach to the community and responsiveness to their previous comments.

MOTION

Commissioner Urquhart stated, based on the analysis and findings in the staff report that the standards for Design Review have been substantially met, testimony and the proposal presented, I move that the Planning Commission approve the request for Design Review located at approximately 850 & 870 E. 2100 South for a new mixed-use (residential & commercial) project subject to two conditions as noted in the staff report dated 10/13/2021.

Commissioner Bell seconded the motion. Commissioners Bachman, Bell, Christensen, Ghent, Scheer, and Urquhart voted “Aye”. The motion passed unanimously.

Planned Development at approximately 144 South 500 East - 144 South Apartments LLC is requesting Planned Development approval to construct a new mixed use, six story, 110-unit apartment building located at approximately 144 S 500 E. Of the 110-units proposed at least 20% will be affordable units, set aside for renters at 50% of the area median income. The property is in the R-MU zoning district. Through the Planned Development process, the applicant is requesting the following modifications: 1) the outdoor rooftop garden areas be included in the open space area requirements, 2) the project be allowed to exceed maximum parking allowance, 3) parking lot perimeter landscaping be removed as a requirement, and 4) allowance to exceed rear yard coverage requirements to maintain a carport along the west boundary of the property. The subject property is located within Council District 4, represented by Analia Valdemoros. (Staff contact: Brooke Olson at (385) 707-6770 or brooke.olson@slcgov.com)

Case number PLNPCM2021-00698

Brooke Olson, Principal Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request with the conditions listed in the staff report.

Peter Corroon, applicant, was available for questions and stated that they feel the project fits into the neighborhood as proposed. Discussed the variety of heights on the block and affordable housing units in the project. Discussed shared parking and retail components as well as the landscaping consistent with the neighborhood.

The Commission, Staff and Applicant discussed the following:

- Whether the financing has already been secured? They are still in the process of finalizing.
- Clarification on what type HUD financing the applicant is seeking, 40 year amortization period.
- Size of the affordable units will be studios and one bedrooms.
- Clarification on whether the parking number would remain the same if financing was not available, they don't plan to pull the plans that are in building services right now for review. If they sold it, another person would have to come in for the process.

- The possibility of removing the fence and adding landscaping? If removing landscaping doesn't lose parking spots, the applicant is open to that. They do want a fence on the side where the neighboring property is 10 feet higher than their property.
- Is there a midblock walkway? There is a midblock walkway between the two properties.

PUBLIC HEARING

Chairperson Barry opened the Public Hearing;

Kelsey Maas – Raised concerns with landscaping and wanting more green space. Is there a way to have more affordable housing for families?

Seeing no one else wished to speak; Chairperson Barry closed the Public Hearing.

The applicant addressed the public concerns. Mr. Carroon, they will have landscaping and he clarified where the fence will be and parking will be behind the building.

MOTION

Commissioner Scheer stated, based on the findings listed in the staff report, the information presented, and input received during the public hearing, I move that the Planning Commission approve the Planned Development petition (PLNPCM2021-00698) as proposed, subject to complying with the conditions listed in the staff report.

Commissioner Bell provided a friendly amendment to remove the fence and provide landscaping. It was accepted by Commissioner Scheer.

Commissioner Christensen seconded the motion with the friendly amendment.

Christensen, Scheer, Urquhart, Ghent, Bell, and Bachman voted “Aye”. Commissioner Paredes abstained from voting. The motion passed unanimously.

Neighborhood Industry Parking Structure at approximately 439 West 600 South - Salt Lake City received a request from Jesse Dean with Q Factor, representing the property owner, for a Planned Development and Design Review approval to build a parking structure located at approximately 439 West 600 South. The parking structure would accommodate commercial space and 976 stalls to serve adjacent existing and future uses. The applicant is requesting Planned Development for a reduction in the minimum lot width requirement along 700 S, and a reduction in the front and rear yard setback. A Design Review is also requested to increase the allowable building height from 60 feet to 90 feet. The site is located within Council District 4, represented by Ana Valdemoros (Staff contact: Nannette Larsen at (385) 386-2761 or nannette.larsen@slcgov.com) **Case number PLNPCM2020-00167 & PLNPCM2020-00168**

Nannette Larsen, Senior Planner, reviewed the petition as outlined in the Staff Report (located in the case file). She stated Staff recommended that the Planning Commission approve the request.

The Commission and Staff discussed the following:

- Clarification on the permitted use of a parking garage in the CG
- Staff reports should show surrounding areas. Is the parking garage premature? Clarification from staff that they do have a building there.

ATTACHMENT D: Original Record of Decision Letter



October 14, 2021

Peter Corroon
76 North H Street
Salt Lake City, UT 84103

RE: Record of Decision for Petition - PLNPCM2021-00698, Planned Development-144 South Apartments, 144 South 500 East

Dear Peter Corroon:

On October 13, 2021, the Salt Lake City Planning Commission granted Planned Development approval for the property located at approximately 144 South 500 East.

This Record of Decision is provided to you indicating the date action was taken, the decision of the Planning Commission including any approval conditions, the one-year time limit on the approval, the limitations on modifications to the plans, and the 10-day appeal period.

Project Description

The Planning Commission reviewed and approved the following project:

144 South Apartments LLC is requesting Planned Development approval to construct a new mixed use, six story, 110-unit apartment building located at approximately 144 S 500 E. Of the 110-units proposed at least 20% will be affordable units, set aside for renters at 50% of the area median income. The property is in the R-MU zoning district. Through the Planned Development process, the applicant is requesting the following modifications:

- 1) The outdoor rooftop garden areas be included in the open space area requirements
- 2) The project be allowed to exceed maximum parking allowance
- 3) Parking lot perimeter landscaping be removed as a requirement
- 4) Allowance to exceed rear yard coverage requirements to maintain a carport along the west boundary of the property.

The subject property is located in Council District 4, represented by Analia Valdemoros.

Conditions of Approval

The following conditions were applied to the approval of the proposal:

1. Install a 6' tall wooden privacy fence along the south and southeast boundaries of the surface parking area to increase the buffering between neighboring properties and screen the parking area from the street.
2. A landscaped buffer shall be installed around or on the 6' tall wooden privacy fence, located around the perimeter of the surface parking area.
3. The applicant works with staff to increase the safety of onsite pedestrian circulation through the proposed parking area.

Review Process Standards and Findings of Fact

The Planning Commission made specific findings related to the standards of review for Planned Developments as stated in Chapter 21A.55 of the Zoning Ordinance. The decision was also based on the purpose of the zoning ordinance, the purpose of the zoning district where the project is located, the information contained in the staff report, the project details provided by you, testimony from the public, and the discussion of the Planning Commission. Copies of this information will be made available online here: <https://www.slc.gov/planning/planning-commission-agendas-minutes/>.

Modifications to the Approved Plans

To obtain a building permit, all plans must be consistent with the plans reviewed and approved by the Planning Commission. The plan approved by the Planning Commission constitutes the site design in relation to building placement and design, landscaping, mobility and circulation elements, and any elements that were approved as zoning modifications through the Planned Development process. Modifications to the plan requires an application to the Planning Division and the Planning Director can only approve narrowly defined minor modifications as listed in 21A.55.100B of the Zoning Ordinance. Any modification not listed as a minor modification requires approval by the Planning Commission.

One Year Time Limit on Approval

No planned development 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 may be granted by the Planning Commission. Extension requests must be submitted in writing prior to the expiration of the planned development approval.

10-Day Appeal Process

There is a 10-day appeal period in which any affected party can appeal the Planning Commission's decision. This appeal period is required in the City's Zoning Ordinance and allows time for any affected party to protest the decision, if they so choose. The appeal would be heard by the Appeals Hearing Officer. Any appeal, including the filing fee, must be submitted by the close of business on [October 24, 2021].

The summary of action for the Planning Commission meeting is located on the Planning Division's website at: <https://www.slc.gov/planning/public-meetings/planning-commission-agendas-minutes/>.

If you have any questions, please contact me at 801-6474876 or brooke.olson@slcgov.com

Sincerely,

Sincerely,



Brooke Olson
Associate Planner

cc: File

ATTACHMENT E: Public Process and Comments

Public Notice, Meetings, Comments

Notice of public hearing for this proposal included:

- May 9, 2024
 - Public hearing notice mailed
 - Public notice posted on City and State website and Planning Division list serve
 - Public hearing notice sign posted on property

Public Input

Planning staff did not receive any comments regarding these modifications before publishing this report.