



GEM Sugar House: Planned Development Narrative 3

2026.07.24

Project Description

- 1. Description of your proposed use. If involving a residential development Include number, size, and type of dwelling units in each building, and the overall dwelling unit density.*

GEM Sugar House is a new 16-story mixed-use multifamily development. The project is submitted under the MU-11 zoning district and assumes additional height permitted through the Affordable Housing Incentive.

The ground level will include a new commercial space for Zions Bank, which will be permitted under a separate tenant improvement (TI) permit. The bank will maintain drive-through access, as shown on the plans. An additional small retail space on the southeast corner will also be permitted under a separate TI permit. Other ground-floor program includes a residential lobby, loading and back-of-house functions, and parking. The north east corner of the property has been relinquished to a public utility easement, as such levels 1-5 pull back from the intersection of Highland Drive and Willmington Ave faceting the building corner, and echoing the enhanced landscape treatment along Parleys trail.

Levels 2 through 4 consist of structured parking, with Level 4 stepping back along Parley's Trail at the south property line. Level 5 includes residential amenity spaces, a pool, spa, and pool deck, leasing offices, and residential units at the northwest corner.

Levels 6 through 15 are residential, comprising a mix of long-term and short-term rental units. Level 16 includes additional residential units and a TI-ready space intended for a future restaurant.

The project is anticipated to include approximately 191 residential units, consisting of a mix of studio units (30%), one-bedroom units (40%), two-bedroom units (25%), and three-bedroom units (5%). The average unit size across all unit types is approximately 775 square feet. This diverse unit mix supports the MU-11 zoning district's intent to provide a range of housing options that accommodate varied household sizes, lifestyles, and affordability levels while reinforcing a compact, walkable, mixed-use urban environment.

- 2. A complete description of the proposed planned development including the zoning regulations being modified.*

GEM Sugar House requests additional height through two mechanisms, as outlined below:

- Height up to 150 feet:
The project proposes height up to 150 feet with 10 percent ground-level open space and enhanced active use along street-facing façades. Enhanced active use is proposed along Highland Drive only, as the south side of the site is designed to function as a public trail rather than a street frontage.

- Affordable Housing Incentive Height:
The Affordable Housing Incentive allows up to three additional stories above 150 feet, with a maximum height of 12 feet per story. The project proposes two additional stories above 150 feet, with floor-to-floor heights exceeding 12 feet to accommodate commercial space and penthouse units.

GEM Sugar House requests the following modifications to the prescribed Zoning requirements:

1. We request that our project Zoning assumes Sugarmont Drive will be converted to a Public Trail
2. Through the Affordable Housing Incentives we are requesting 2 additional stories above 150ft with floor-to-floor heights of 12'-8" and 14'-8"
 - Refer to Sections on sheet A8 of Graphic Submittal
 - These floor-to-floor heights are to accommodate additional ceiling heights and MEP transitions for a rooftop restaurant tenant and penthouse units
3. We request encroachment into the Sugar House Lower Level Front Stepback:
 - Refer to Level 4 and Level 5 floor plans on sheet A5 of Graphic Submittal
 - Refer to Level 6-15 and Level 16 floor plans on sheet A6 of Graphic Submittal
 - Refer to Section East-West on sheet A8 of Graphic Submittal
 - This encroachment allows for additional parking at Level 4 and outdoor landscaped common amenity space at Level 5
 - The encroachment from L6-L16 is limited to a small area at the northeast corner of the building to maintain structural efficiency
 - Stepback at L6-L16 far exceed 10' for most of the building
4. We request encroachment into the Lower Level Stepback required at a Public Trail to allow for weather protection over parking:
 - Refer to Level 4 and Level 5 floor plans on sheet A5 of Graphic Submittal
 - Refer to Section North-South on Sheet A8 of Graphic Submittal
 - This encroachment allows for additional covered parking at Level 4
 - The general mass of the building steps back just above Level 4. The encroachment at Level 5 is limited to a light steel framed roof structure over the Level 4 parking
5. We request encroachment into the Lower Level Stepback required at a Public Trail for unit balconies:
 - Refer to Level 6-15 floor plan on sheet A6 of Graphic Submittal
 - Refer to Section North-South on sheet A8 of Graphic Submittal
 - We would like to provide unit balconies on this prominent south side of the building to help provide architectural depth and relief to the façade and capitalize on view for residents. Additionally, the draft code included a provision allowing a percentage of the building to encroach, which informed the siting of our project early in the design process.
6. We request encroachment into the Upper Level Front Stepback:
 - Refer to Level 16 floor plan on A6 of Graphic Submittal

- Refer to Section North-South on sheet A8 of Graphic Submittal
 - The encroachment at L6-L16 is limited to a small area at the northeast corner of the building due to structural constraints
7. We request two curb cuts along Highland Drive
- Refer to sheet A1 in the Graphic Submittal
 - This is required to accommodate the bank drive-thru since our only vehicular access is along Highland Drive (i.e. Public Trail to the south and the private drive Wilmington to the north).
8. We request including a portion of ground floor outdoor space that is not open to the sky in our Ground Floor Open Space requirement related to height incentives:
- Refer to sheet A2 in the Graphic Submittal
 - The project site is challenging due to the oblique property line along Highland Drive, a private road to the north and RMP transformer access requirements, a Public Utility canal easement at the northeast corner of the site, a ground level drive-thru, and adjacency to a Public Trail. Many of these factors are desired for our vision of the project's multifaceted connectivity to and extension of the neighborhood. In balancing the project program and site opportunities, most of the open space designed to meet the Ground Floor Open Space requirements is not directly open to the sky. That said, we believe that when viewed in conjunction with the immediate context (i.e. Parley's Trail and Fairmont Park) our project design provides a pedestrian experience in alignment with the goals of the open space planning requirements. Additionally, we provide substantial above grade open space at the Level 5 landscaped common amenity deck and Level 16 public restaurant roof deck.
9. We request that glass block count toward a portion of the ground level glass facing Highland Drive
- Refer to East Elevation Ground Floor on sheet A9 in the Graphic Submittal
 - Refer to Exterior Material Legend on sheet A11 in the Graphic Submittal
 - We are proposing clear glass block at the residential lobby glazing. This will only obscure direct vision at the mortar joints as vision is preserved through the glass block masonry units. The glass block provides interest, texture, and subtle variation between the bank tenant next door and the residential lobby, and ties into glass block used elsewhere on the project speaking to the "gem" theme.
3. *When the proposed planned development includes provisions for common open space or recreational facilities, a statement describing the provision to be made for the care and maintenance of such open space or recreational facilities.*

This information is still in development and will be provided with a future submittal.

4. *Describe the plan for long term maintenance of all private infrastructure as stated in 21A.55.110 of the Planned Development ordinance.*

This information is still in development and will be provided with a future submittal.



GEM Sugar House Planned Development Information

- 1. Demonstrate how your project meets the purpose and at least one objective of a planned development as stated in 21A.55.010 of the planned development ordinance: Encourage creative and innovative site planning and building design that results in superior design quality and improved compatibility with surrounding uses.*

The GEM Sugar House project advances this objective through an integrated approach to site planning, building massing, and land use that responds to the Sugar House neighborhood context and the intent of the MU-11 zoning district. The project combines a diverse residential program with neighborhood-serving ground-floor commercial uses organized to activate the public realm and support walkability and access to daily needs. Building massing and architectural articulation are designed to reduce perceived scale, provide transitions to adjacent properties, and relate to the surrounding urban context. Publicly oriented amenities and pedestrian connections, including direct adjacency to Parley's Trail, further support compatibility with surrounding uses.

- 2. Demonstrate how your project meets the Standards for Planned Developments as stated in 21A.55.050 of the Planned Development ordinance:*

A. Planned Development Objectives

The proposed planned development meets the purpose of a Planned Development as stated in Section 21A.55.010 and achieves the objective of encouraging creative and innovative site planning and building design. The project incorporates coordinated massing, stepped building forms, integrated parking, and trail-oriented open space that respond to site-specific conditions, including adjacency to Parley's Trail and the Sugar House mixed-use context. The requested modifications to zoning regulations are limited and necessary to allow this coordinated design approach. Strict application of zoning standards would constrain building organization, pedestrian connectivity, and massing strategies that are central to the project's design intent. The proposed PD deviations directly support achieving a more cohesive and context-responsive development.

B. Master Plan Compatibility

The planned development is generally consistent with applicable Citywide, community, and small area Master Plan policies. The project supports adopted goals for compact, mixed-use development, increased housing opportunities, and pedestrian- and trail-oriented urban environments within the Sugar House area.

C. Design and Compatibility



The proposed planned development is compatible with the surrounding area and is designed to achieve an enhanced product relative to strict application of land use regulations, as further described in the Design Review narrative.

Building scale, massing, and intensity are consistent with the MU-11 zoning district and surrounding urban context, with step-backs above the podium and articulation at multiple levels to reduce perceived mass. Building orientation prioritizes streets and pedestrian connections, with active ground-floor uses and transparent façades. Setbacks along the site perimeter provide space for amenities, buffering, sightlines, and maintenance while maintaining neighborhood character. Any PD deviations related to setbacks or massing are necessary to implement these design strategies and do not create adverse impacts.

Ground-floor façades are designed to facilitate pedestrian interest and interaction. Service areas, loading, and utilities are fully screened and internalized. Parking areas are structured and buffered to minimize impacts on adjacent uses. Lighting and materials are selected to support pedestrian comfort and compatibility with the surrounding area.

D. Landscaping

Landscaping is designed at a scale appropriate to the development and to soften building edges, provide buffering, and enhance pedestrian spaces. Existing and proposed landscaping elements are coordinated with the site design to lessen potential impacts on adjacent properties.

E. Mobility

The planned development supports City transportation goals by promoting safe and efficient circulation for pedestrians, vehicles, and bicycles. Vehicular access is limited and designed to minimize impacts on surrounding streets. Pedestrian connectivity to sidewalks, Parley's Trail, and adjacent uses is emphasized. Emergency access and loading functions are accommodated internally and in a manner that minimizes conflicts with pedestrian movement. Any PD deviations related to circulation are intended to improve site function and safety.

F. Existing Site Features

The site plan and building design consider existing site conditions and surrounding development patterns and integrate features that contribute to neighborhood character where feasible.

G. Utilities

Existing and planned utilities are adequate to serve the development and will be reviewed and addressed through standard City permitting processes. The planned development will not have a detrimental effect on surrounding properties or infrastructure.



3. Demonstrate how the proposed planned development is compatible with other property in the neighborhood.

The proposed GEM Sugar House Planned Development is compatible with surrounding properties in use, scale, massing, and relationship to the public realm. Located within the MU-11 zoning district, the project's mixed-use program aligns with the existing and planned development pattern of the Sugar House neighborhood. Building massing reinforces the street edge along Highland Drive and Sugarmont Drive while incorporating podium and tower step-backs to reduce perceived height and provide appropriate transitions to adjacent properties. Ground-floor uses and building orientation prioritize pedestrian activity and connectivity to public sidewalks and Parley's Trail, while vehicular access and service functions are consolidated to minimize impacts on nearby properties and streets. Architectural articulation, landscaping, screening, and lighting further support compatibility and contribute positively to the neighborhood's evolving mixed-use character.

Conclusion

Gardner Group and Engine 8 Architecture, along with our respective capital and design partners intend to deliver a thoughtful, high-quality project that will contribute to the growing Sugar House neighborhood. The GEM Sugar House project will enhance the neighborhood with additional housing, much needed short-term rentals, thoughtful food & beverage, and community supporting in-person and drive-thru banking. The project will also provide a significant outpost to Parley's Trail, helping to support and activate SLC's growing trail network. Lastly, we aim to add to the vibrant and interesting architectural context with a design informed and inspired by neighborhood's rich and interesting history.

If you have any questions, or concerns we welcome the opportunity to further explain and demonstrate our commitment to revitalizing this area and are eager to work with Salt Lake City in delivering this project and the surrounding neighborhood.

GEM Sugar House: PD + DR Graphic Submittal 3

Salt Lake City, Utah



SHEET INDEX

A0	COVER
A1	SITE PLAN & ZONING SUMMARY
A2	OPEN SPACE DIAGRAMS
A3	PROJECT SUMMARY
A4	LEVEL 1-3
A5	LEVEL 4 & 5
A6	LEVEL 6 - 16
A7	3D PLAN PROGRESSION
A8	SECTIONS
A9	ELEVATIONS
A10	ELEVATIONS
A11	EXTERIOR MATERIAL LEGEND
A12	3D ELEVATION EAST
A13	3D ELEVATION SOUTH
A14	3D ELEVATION NORTH
A15	3D ELEVATION WEST
A16	3D VIEWS
A17	3D VIEWS
A18	3D AERIAL
A19	STREET VIEW SOUTH
A20	STREET VIEW SOUTHEAST
A21	STREET VIEW EAST
A22	STREET VIEW HIGHLAND DR SOUTH
A23	3D FINAL
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE DETAILS
LD1	LIGHTING CONCEPT DESIGN

OWNER / APPLICANT

Gardner Group
Mackenzie Jellum
mackenzie.jellum@gardnargroup.com
(720) 354-1459

ARCHITECT

Engine 8 Architecture
Cazes Martin
cazes@e8arch.com
(720) 301-1181

LANDSCAPE ARCHITECT

Dig Studio
William Vitek
bill@digstudio.com
(303) 478-8783

CIVIL ENGINEER

Kimley-Horn
Amanda Risano
amanda.risano@kimley-horn.com
(385) 881-6521

General Contractor

Zwick Construction Company
Preston Socha
psocha@zwickconstruction.com
(801) 678-2717

STRUCTURAL ENGINEER

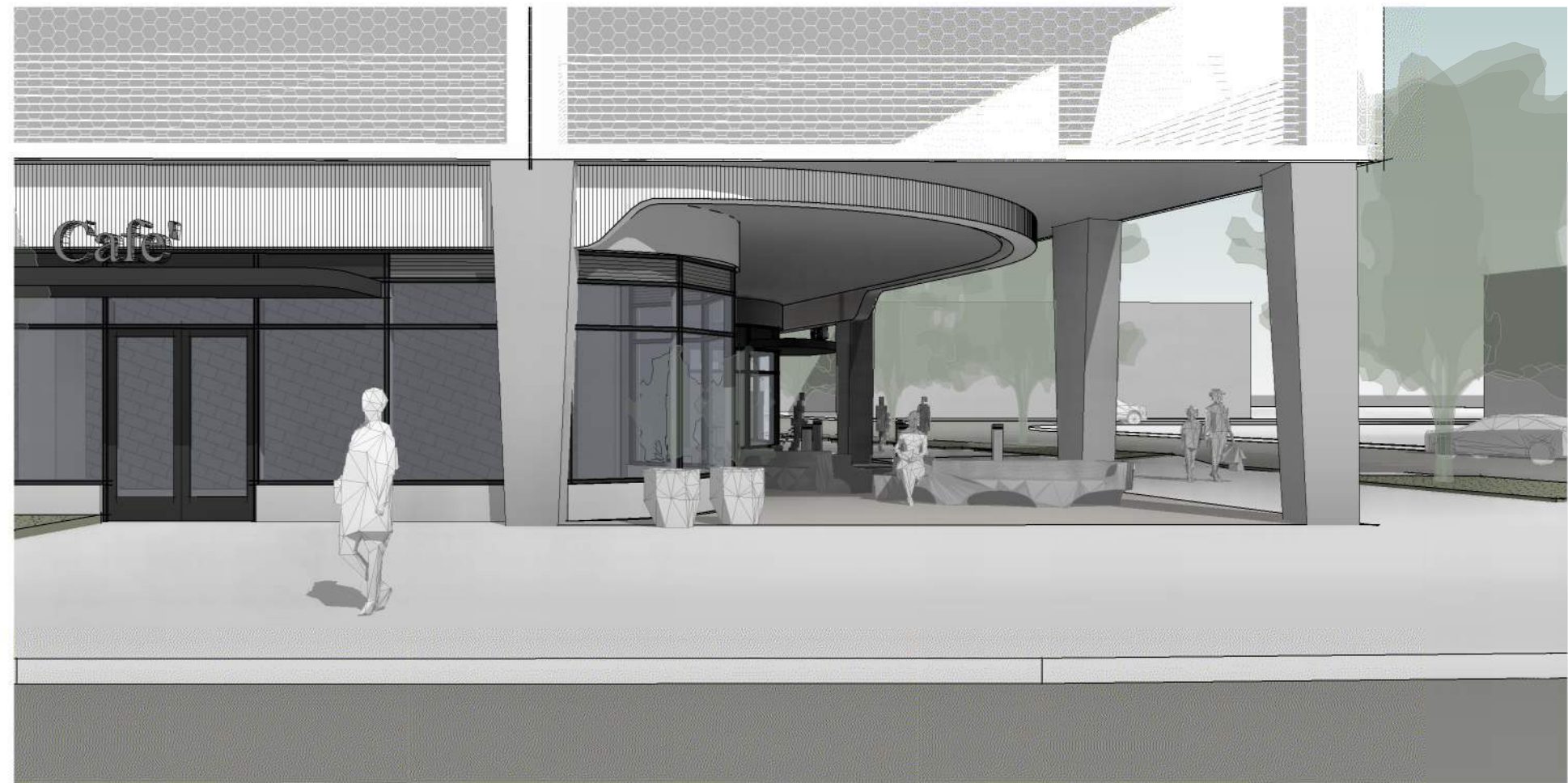
Suntec Concrete
Valerie Granger
valerie@suntecconcrete.com
(602) 471-9826

MP ENGINEER

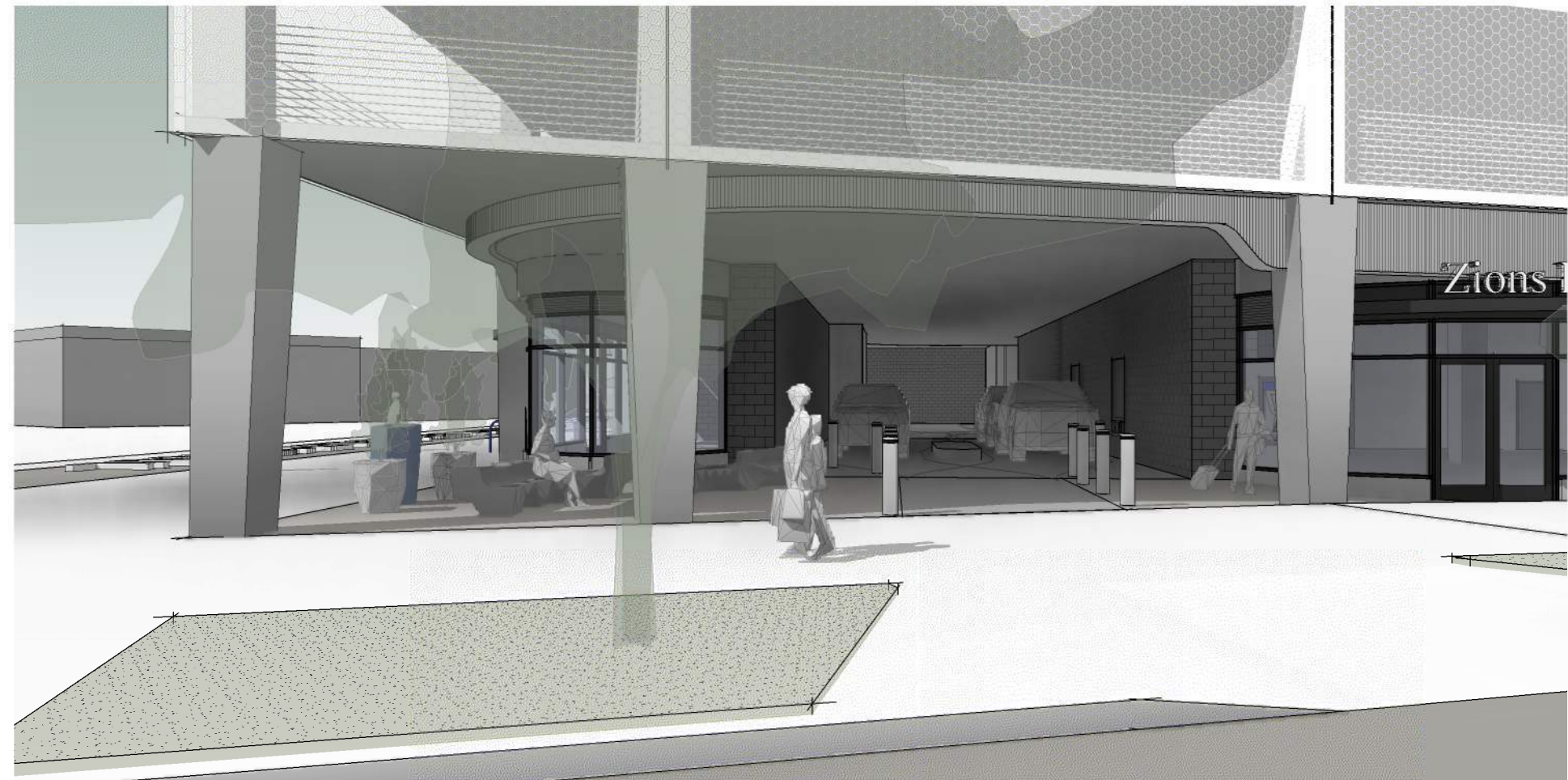
Galloway
Alicia Thorpe
aliciathorpe@gallowayus.com
(970) 396-5719

ELECTRICAL ENGINEER

MV Consulting
Marcus Vahling
marcus@mv-c.net.com
(720) 840-8629



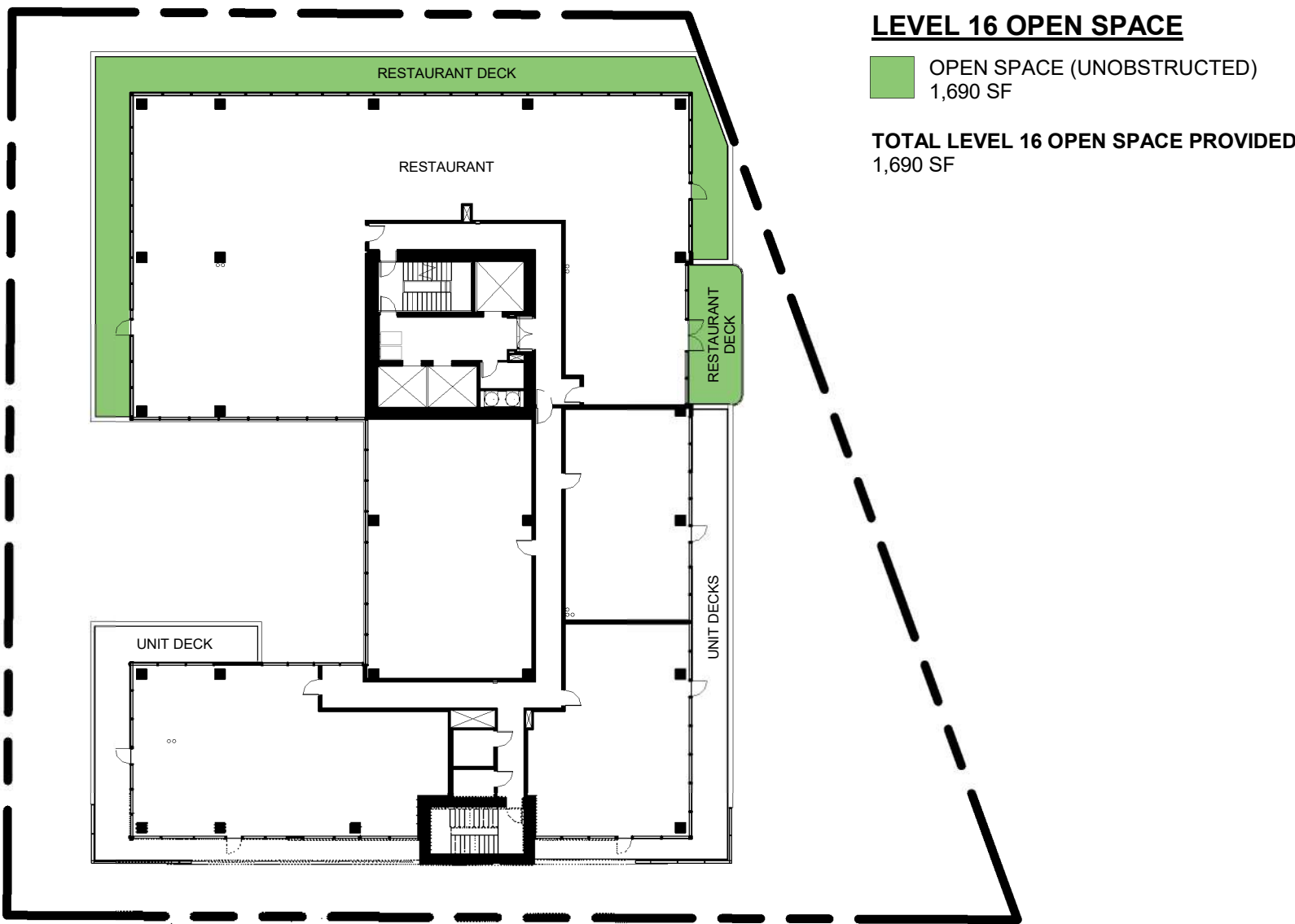
OPEN SPACE 3D VIEW 1



OPEN SPACE 3D VIEW 2



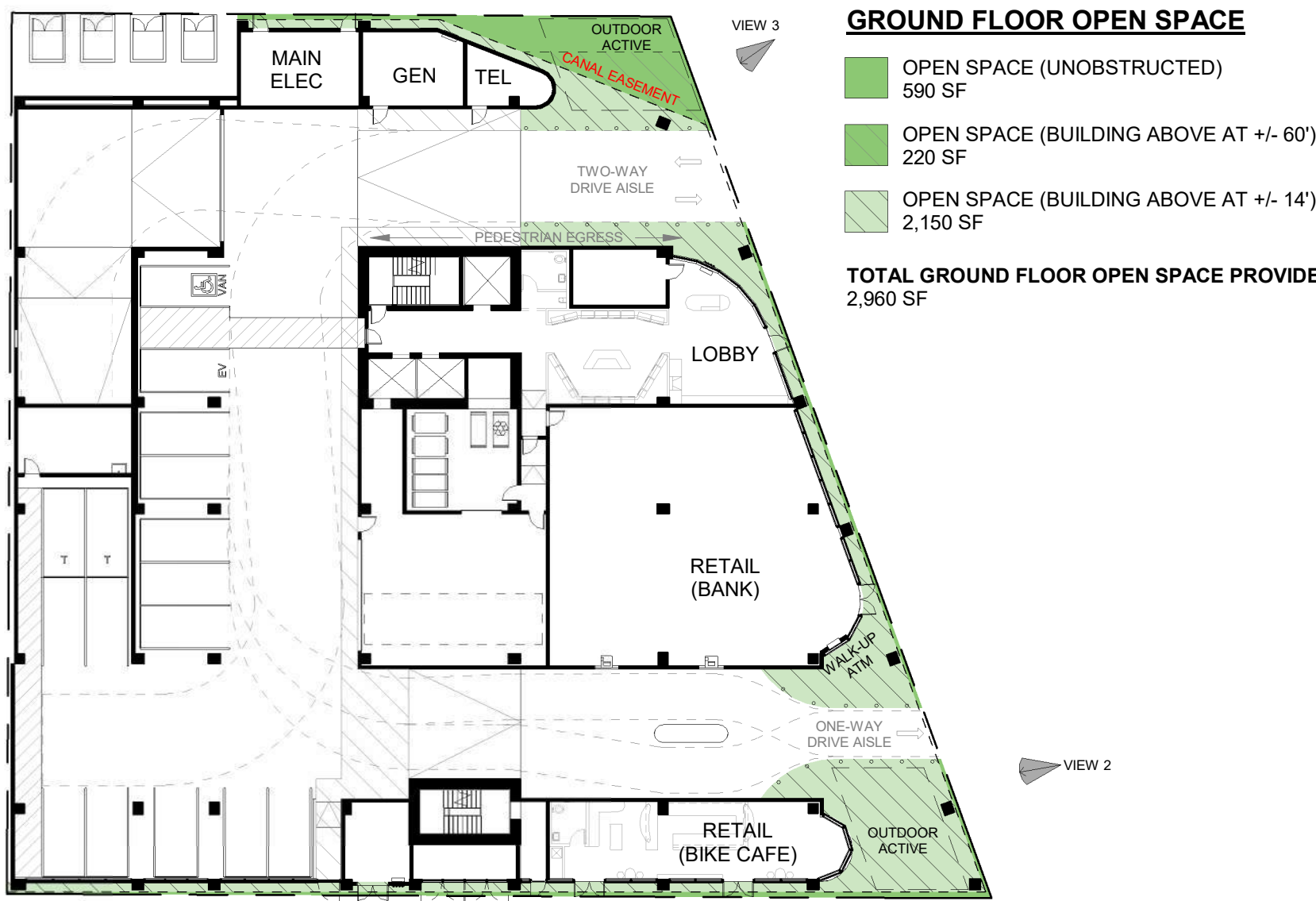
OPEN SPACE 3D VIEW 3



OPEN SPACE DIAGRAM - LEVEL 16



OPEN SPACE DIAGRAM - LEVEL 5



OPEN SPACE DIAGRAM - LEVEL 1

OPEN SPACE REQUIREMENTS:

21A.25.010.D: GENERAL OPEN SPACE
MINIMUM 10% OF THE LOT AREA SHALL BE PROVIDED AS OPEN SPACE AREA (MAY INCLUDE LANDSCAPED YARDS, PATIOS, DINING AREAS, COMMON BALCONIES, ROOFTOP GARDENS, AND OTHER SIMILAR OUTDOOR LIVING SPACES. PRIVATE BALCONIES EXCLUDED)

21A.25.070.C.2: INCREASED BUILDING HEIGHT OPEN SPACE
MINIMUM 10% OF THE LOT AREA SHALL BE OPEN SPACE AREA AT THE GROUND LEVEL WITH AN OUTDOOR ACTIVE SPACE (MIDBLOCK WALKWAYS WITH A PUBLIC ACCESS EASEMENT, PLAZAS, OUTDOOR DINING AREA, OUTDOOR RECREATION AREA, OR SIMILAR)

OPEN SPACE CALCULATIONS:

TOTAL ZONE LOT AREA: 28,107 SF
TOTAL OPEN SPACE REQ (10%): 2,810 SF

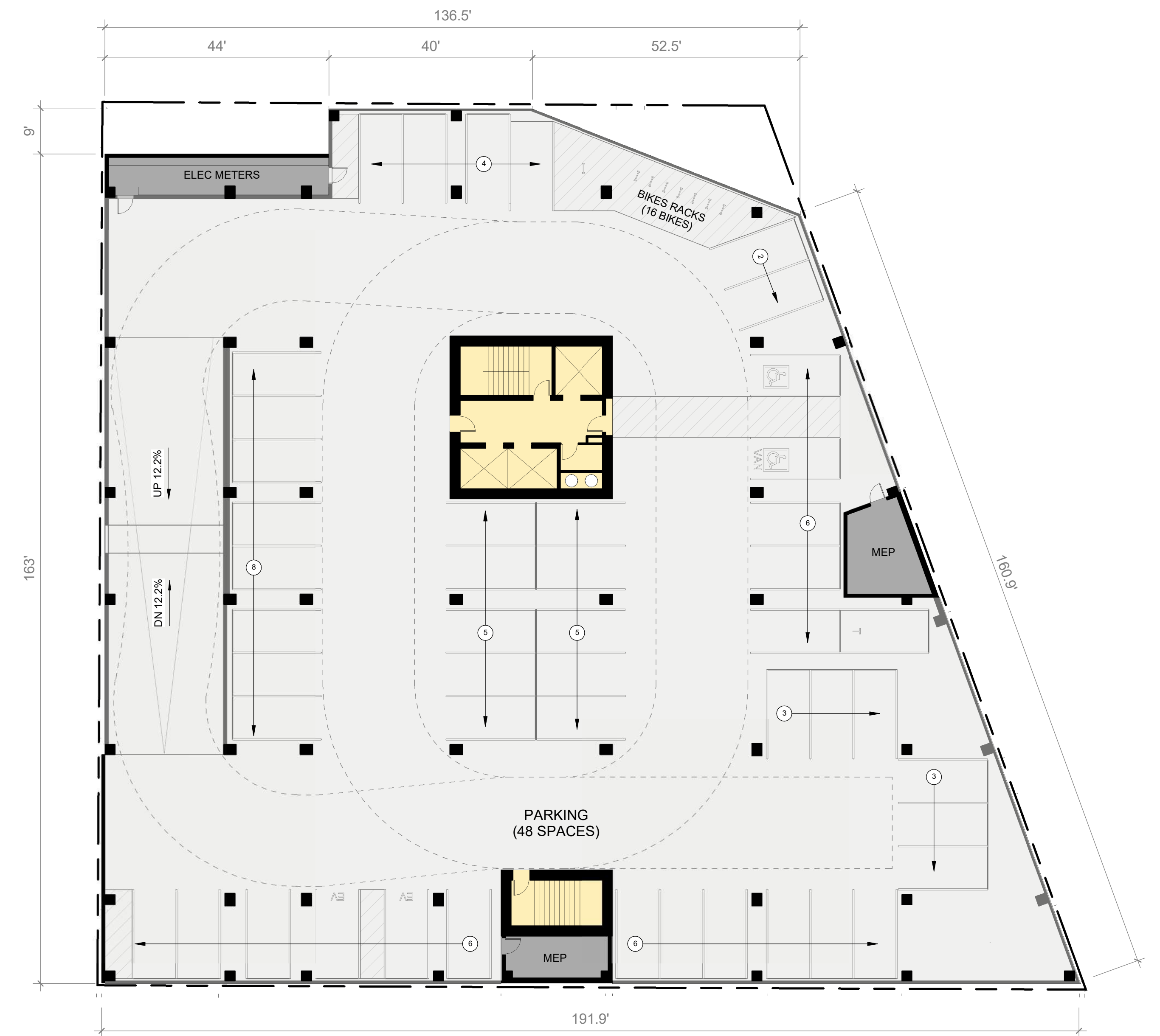
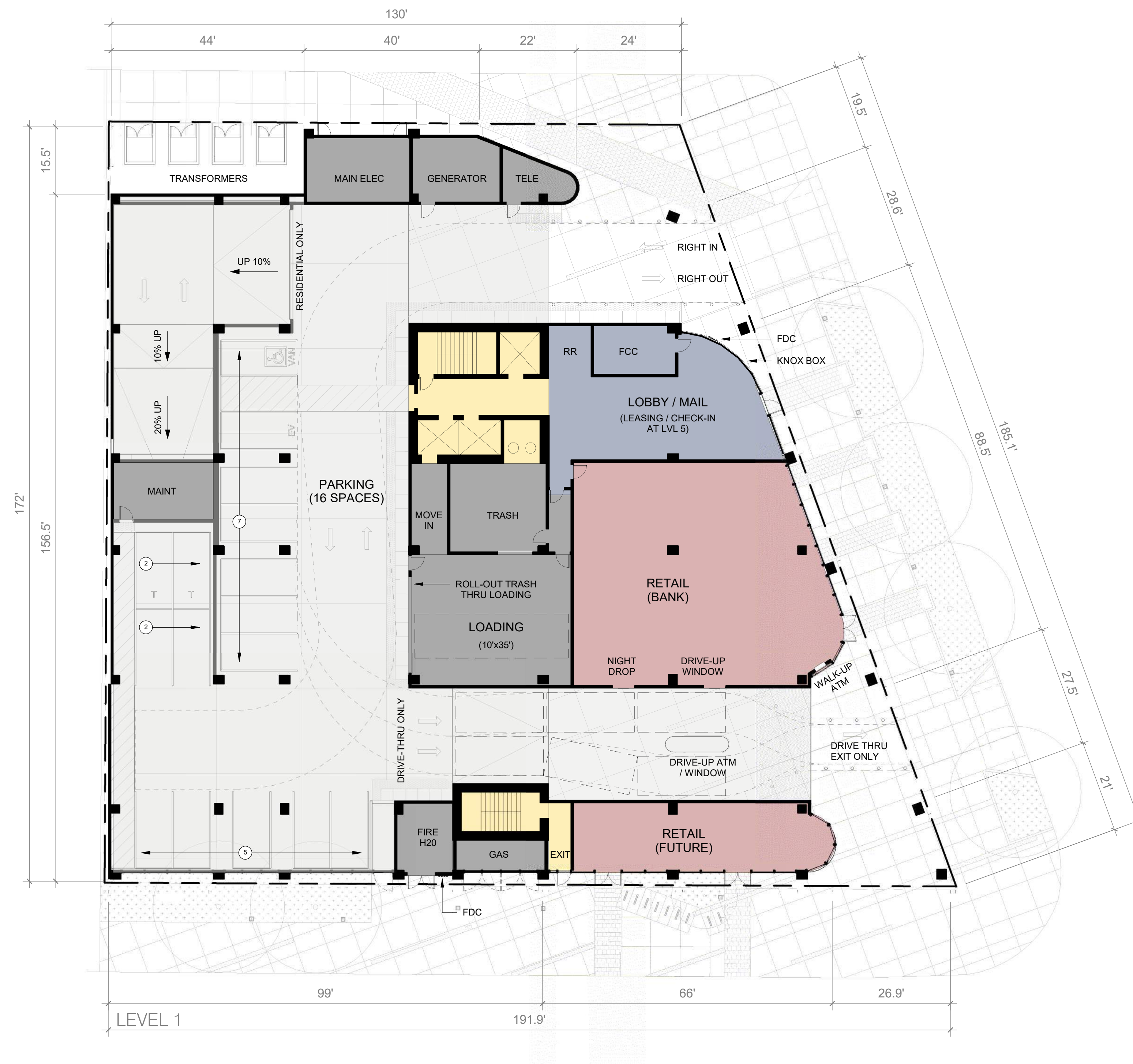
OPEN SPACE PROVIDED
LEVEL 1: 2,960 SF PUBLIC OPEN SPACE AT GROUND LEVEL
LEVEL 5: 8,615 SF COMMON OPEN SPACE
LEVEL 16: 1,690 SF RESTAURANT OPEN SPACE
TOTAL: 13,265 SF

REQUESTING MODIFICATION TO ALLOW GROUND FLOOR OPEN SPACE UNDER BUILDING (REFER TO LEVEL 1 OPEN SPACE DIAGRAM).

Level	RESIDENTIAL							COMMERCIAL			BOH	TOTALS
	Residential				Amenity	Parking		Retail	Parking			
	Count	GSF	Rentable	EFF %	GSF	Count	GSF	GSF	Count	GSF		
R												-
16	4	8,245	5,645	68%				5,250				13,495
15	11	16,750	13,790	82%								16,750
14	16	16,750	13,790	82%								16,750
13	16	16,750	13,790	82%								16,750
12	16	16,750	13,790	82%								16,750
11	16	16,750	13,790	82%								16,750
10	16	16,750	13,790	82%								16,750
9	22	16,810	13,820	82%								16,810
8	22	16,810	13,820	82%								16,810
7	22	16,810	13,820	82%								16,810
6	22	16,810	13,820	82%								16,810
5	8	7,830	4,235	29%	6,950							14,780
4		1,310				52	21,330				1,460	24,100
3		1,310				48	24,660				655	26,625
2		1,310				48	24,660				655	26,625
1		1,390			1,220			3,965	16	13,045	3,705	23,325
TOTAL	191	189,135	147,900		8,170	148	70,650	9,215	16	13,045	6,475	296,690

774	AVERAGE UNIT SIZE
-----	-------------------

164 TOTAL PARKING
0.86 /UNIT



- | | |
|---|---|
| RESIDENTIAL | RETAIL / COMMERCIAL |
| CIRCULATION / RESI B.O.H. | PARKING |
| AMENITY | B.O.H. |



SCALE: 1/16" = 1'-0"

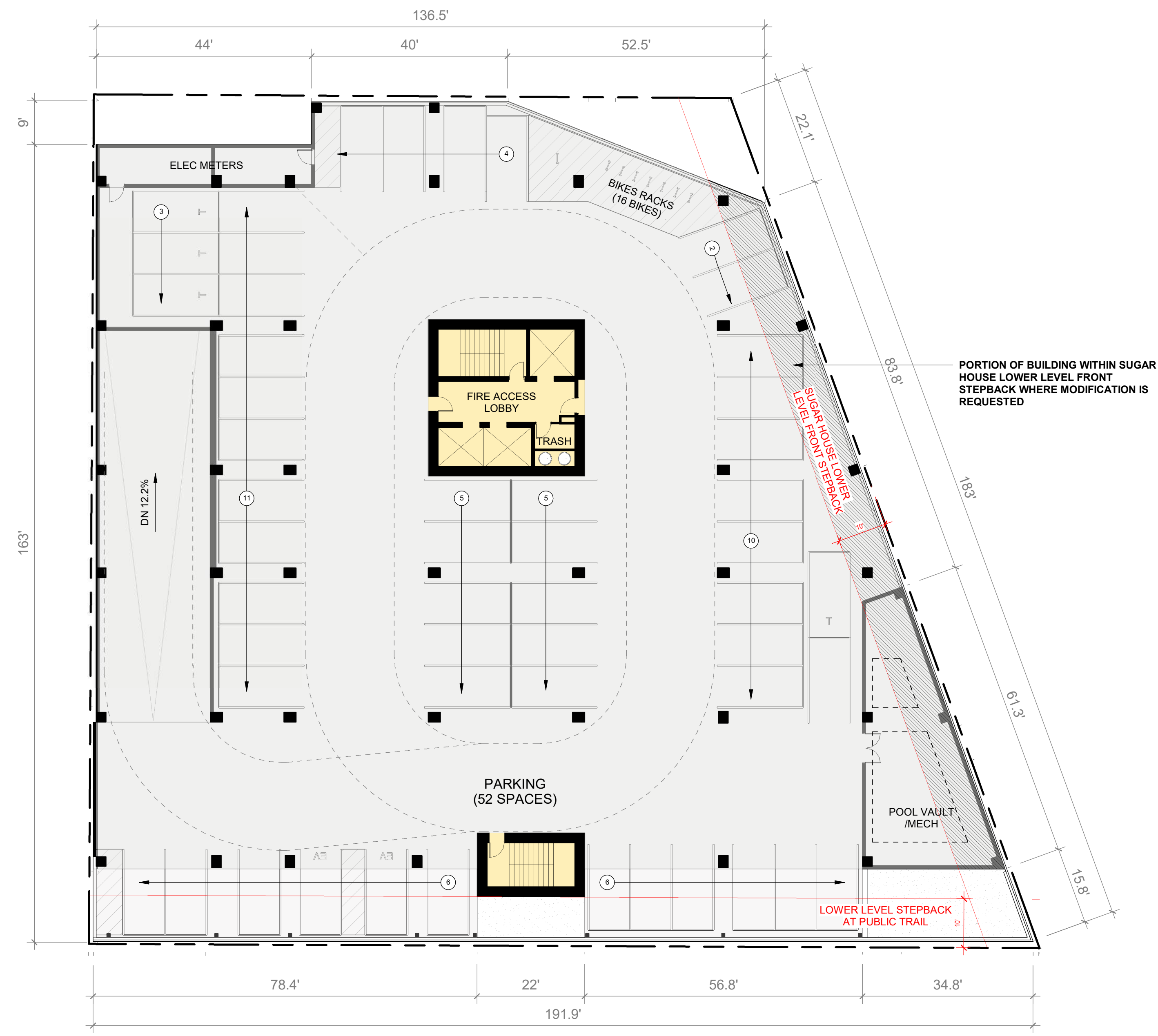


GEM SUGAR HOUSE

LEVEL 1-3

PD + DR 3

Date 2026.07.24

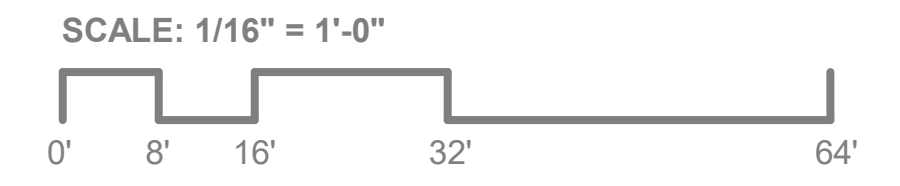


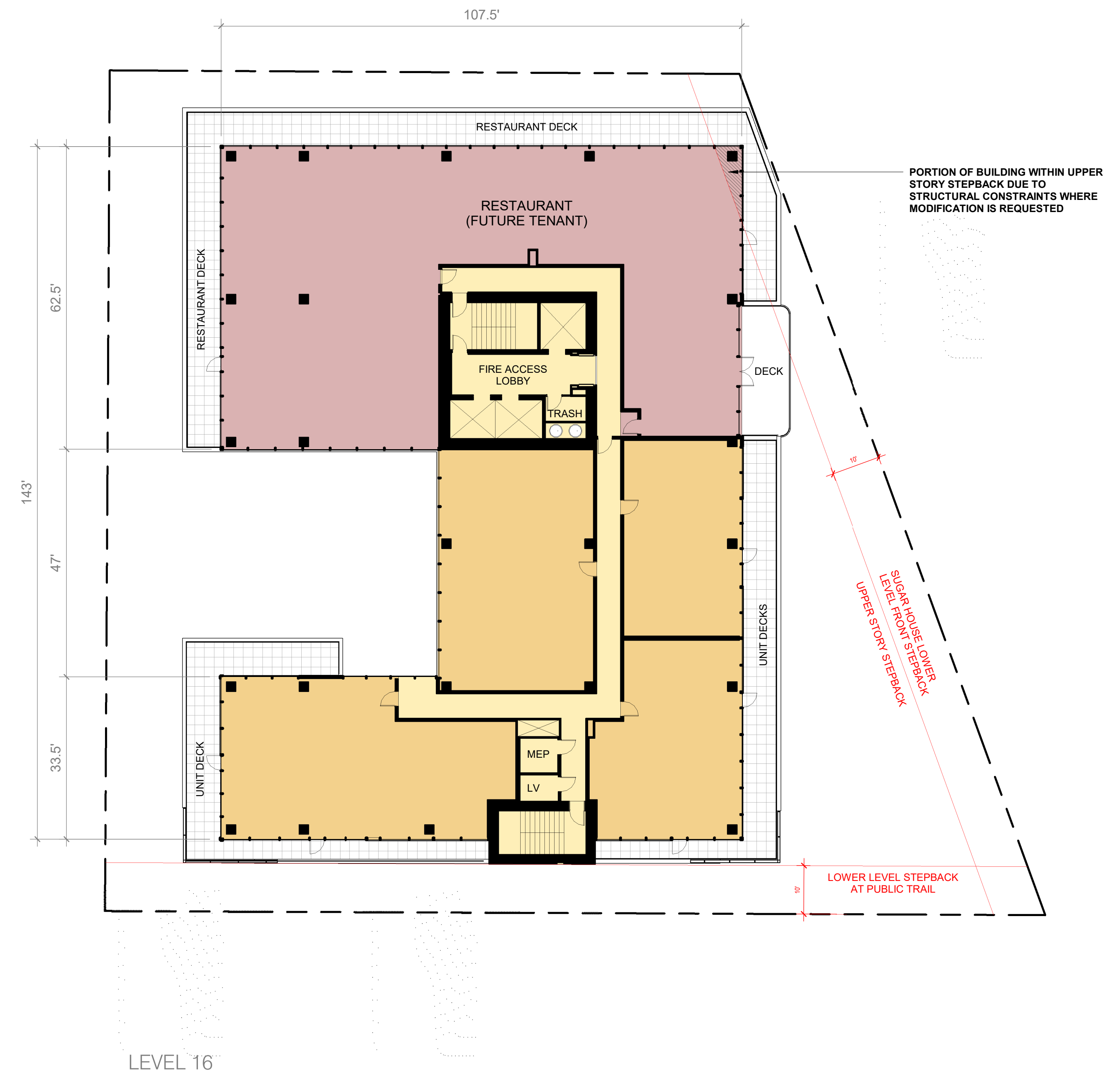
LEVEL 4



LEVEL 5

- RESIDENTIAL
- CIRCULATION / RESI B.O.H.
- AMENITY
- RETAIL / COMMERCIAL
- PARKING
- B.O.H.

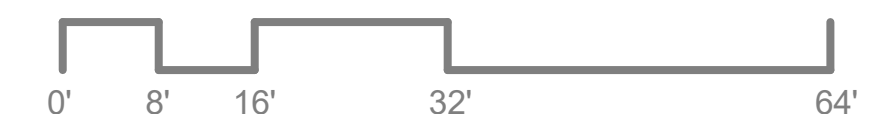




- | | |
|---|---|
| RESIDENTIAL | RETAIL / COMMERCIAL |
| CIRCULATION / RESI B.O.H. | PARKING |
| AMENITY | B.O.H. |



SCALE: 1/16" = 1'-0"

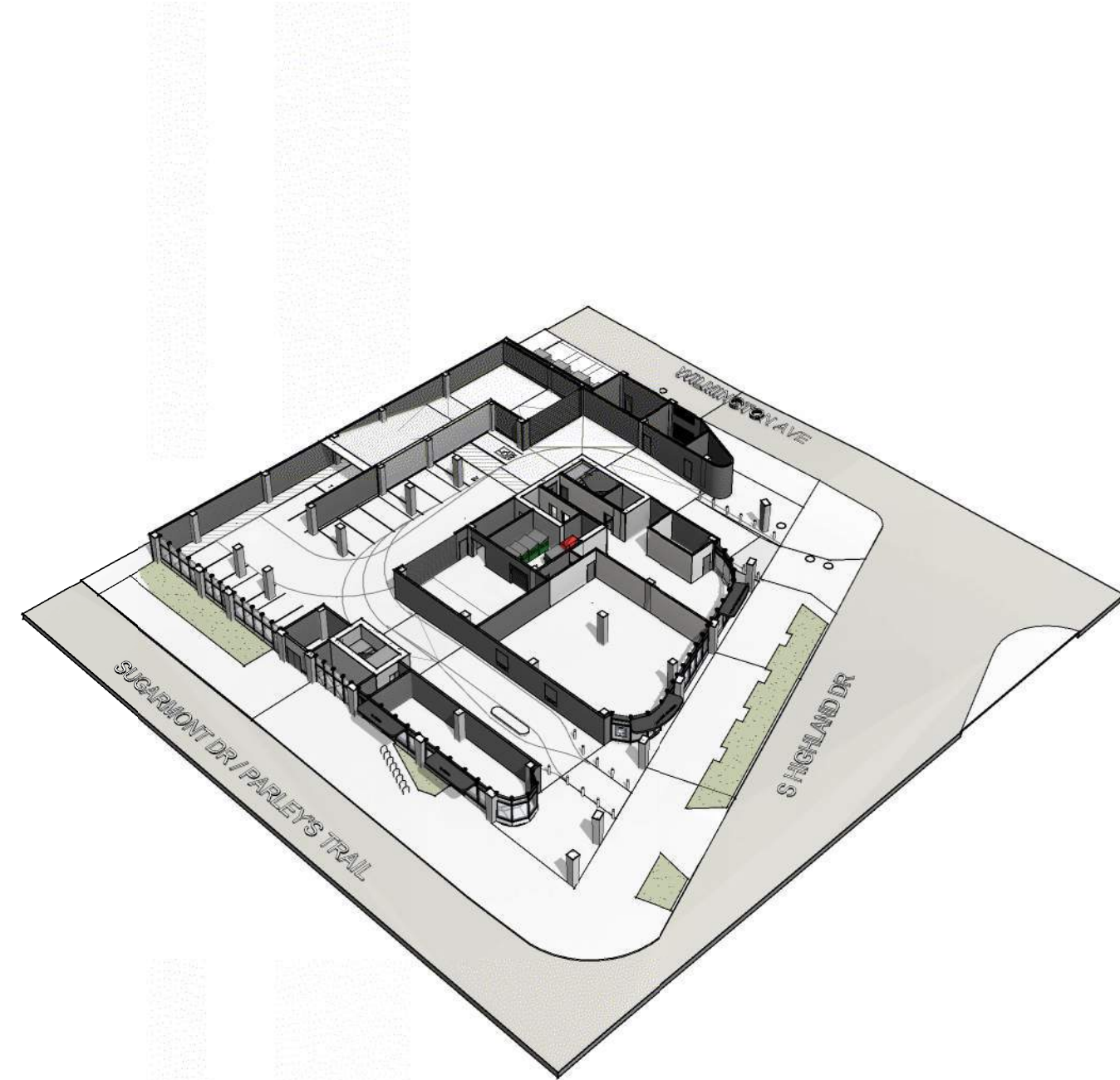


GEM SUGAR HOUSE

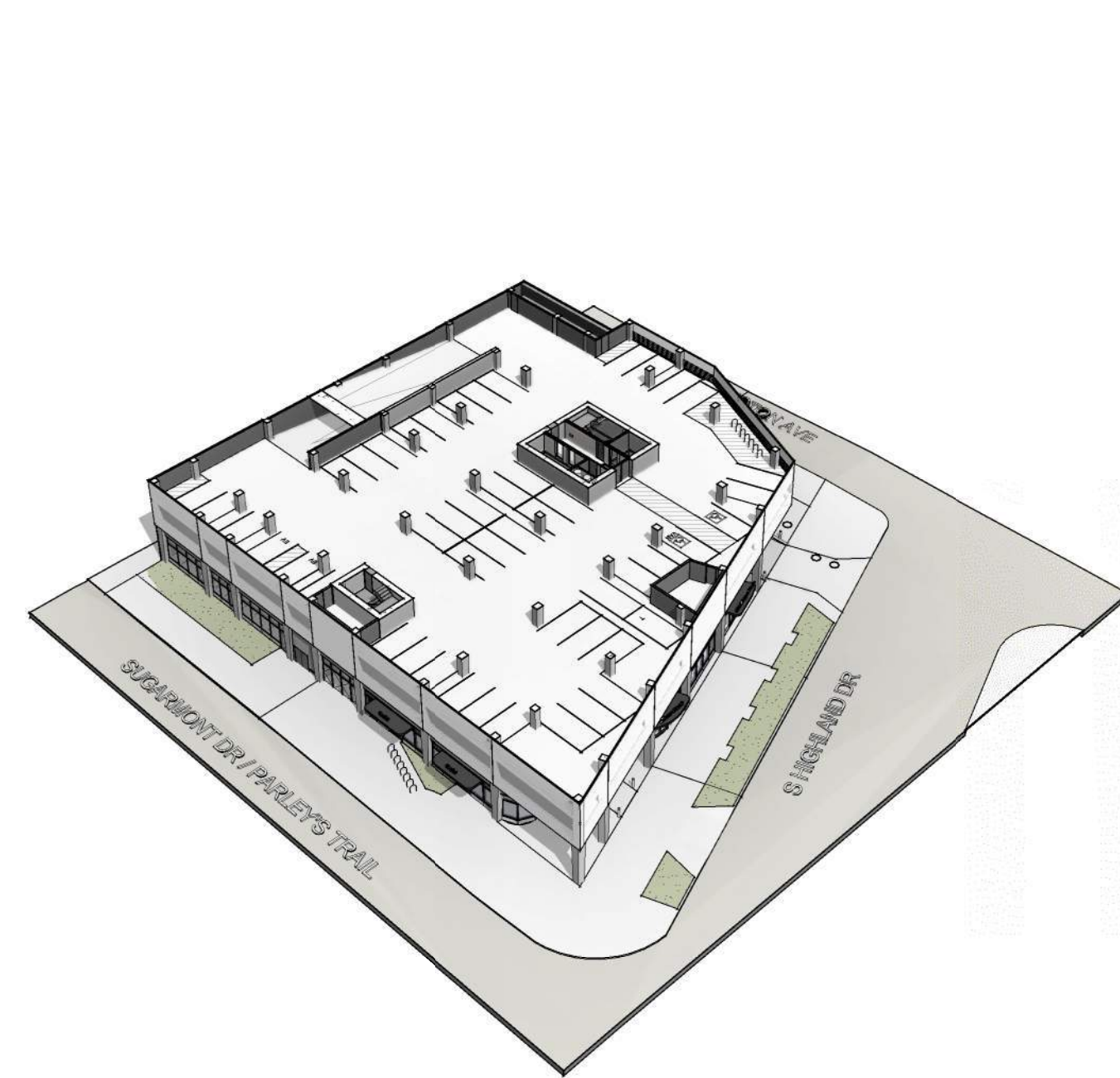
LEVEL 6 - 16

PD + DR 3

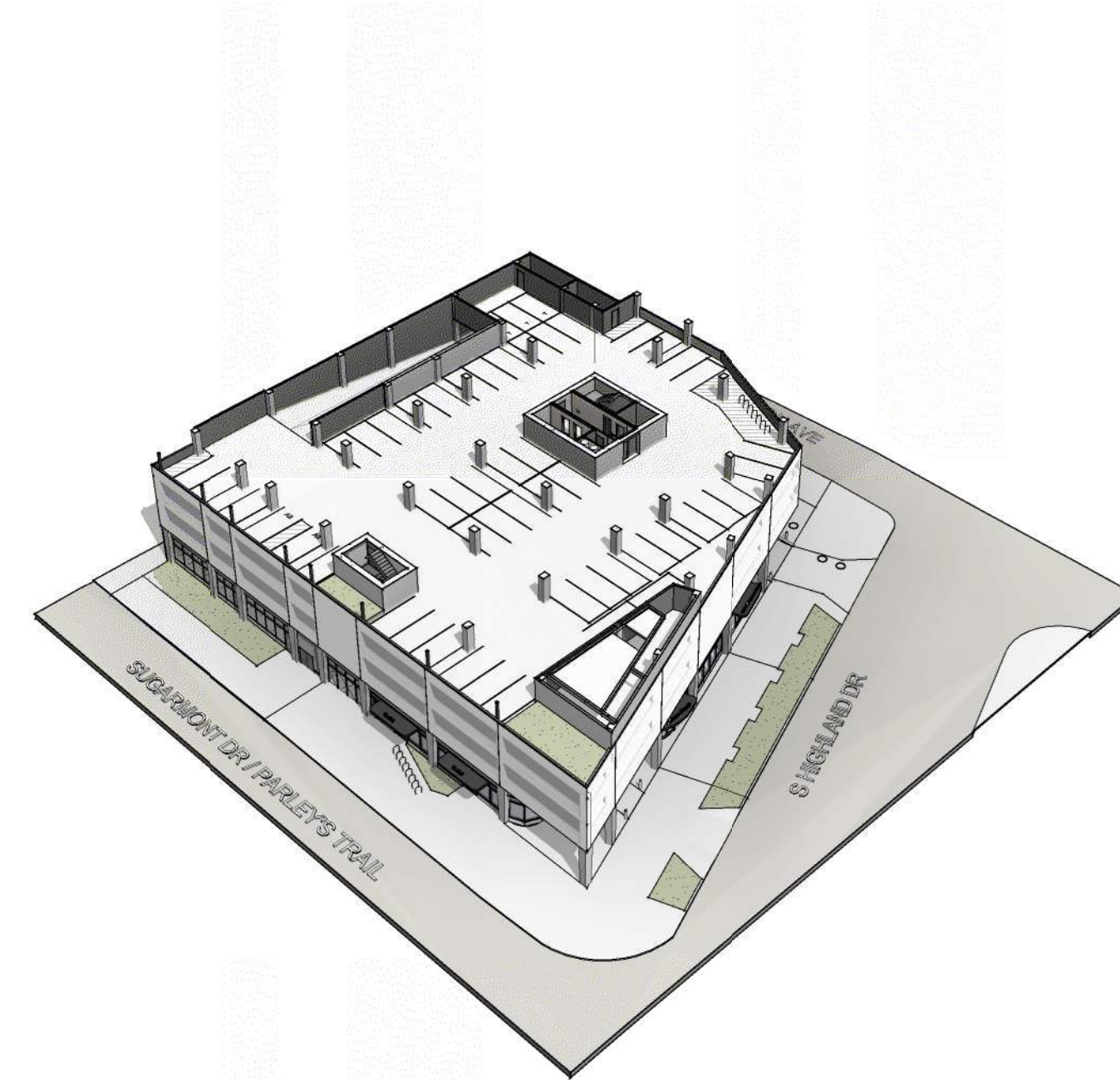
Date 2026.07.24



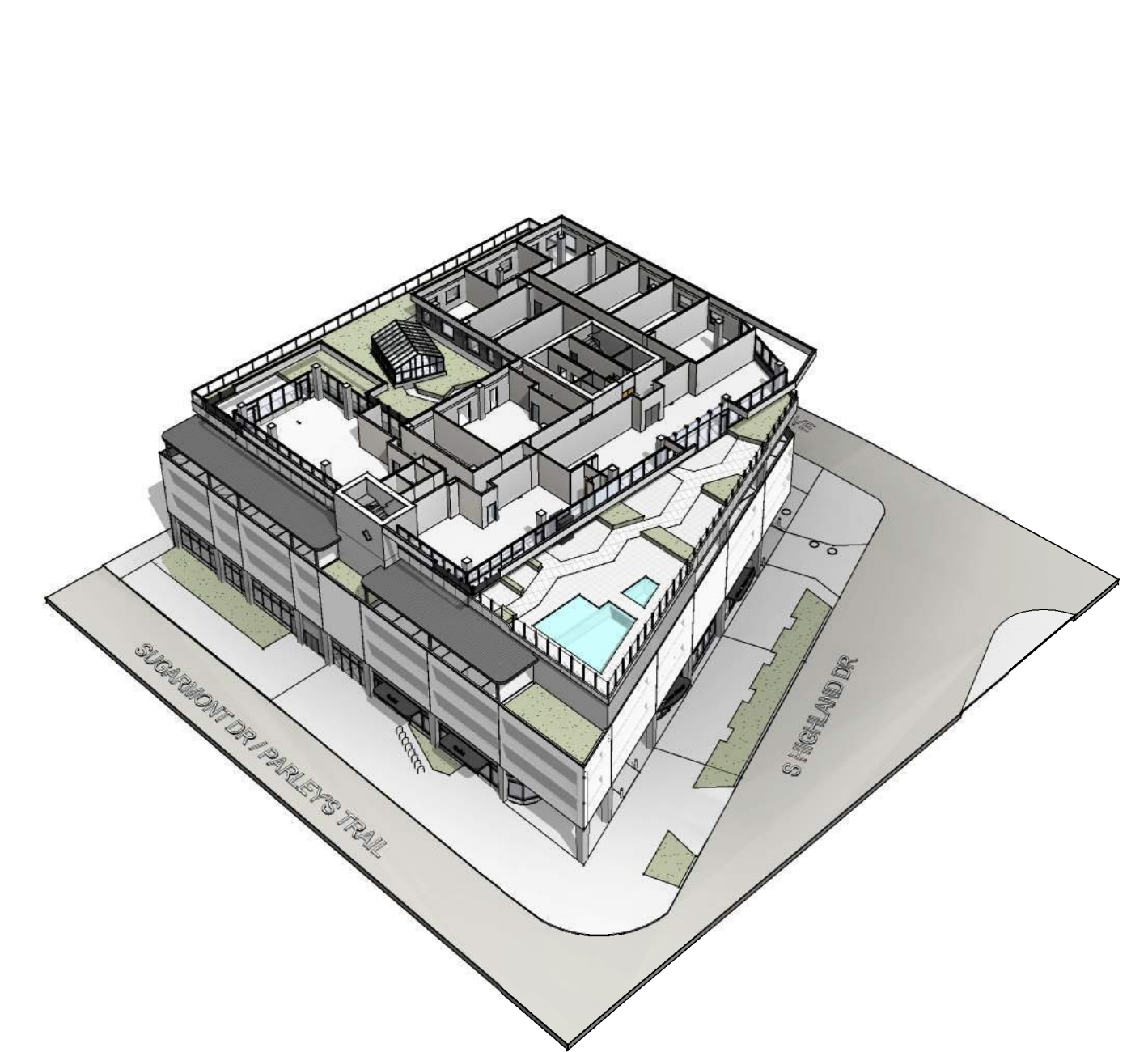
3D PLAN L1



3D PLAN L3



3D PLAN L4



3D PLAN L5



3D PLAN TOTAL



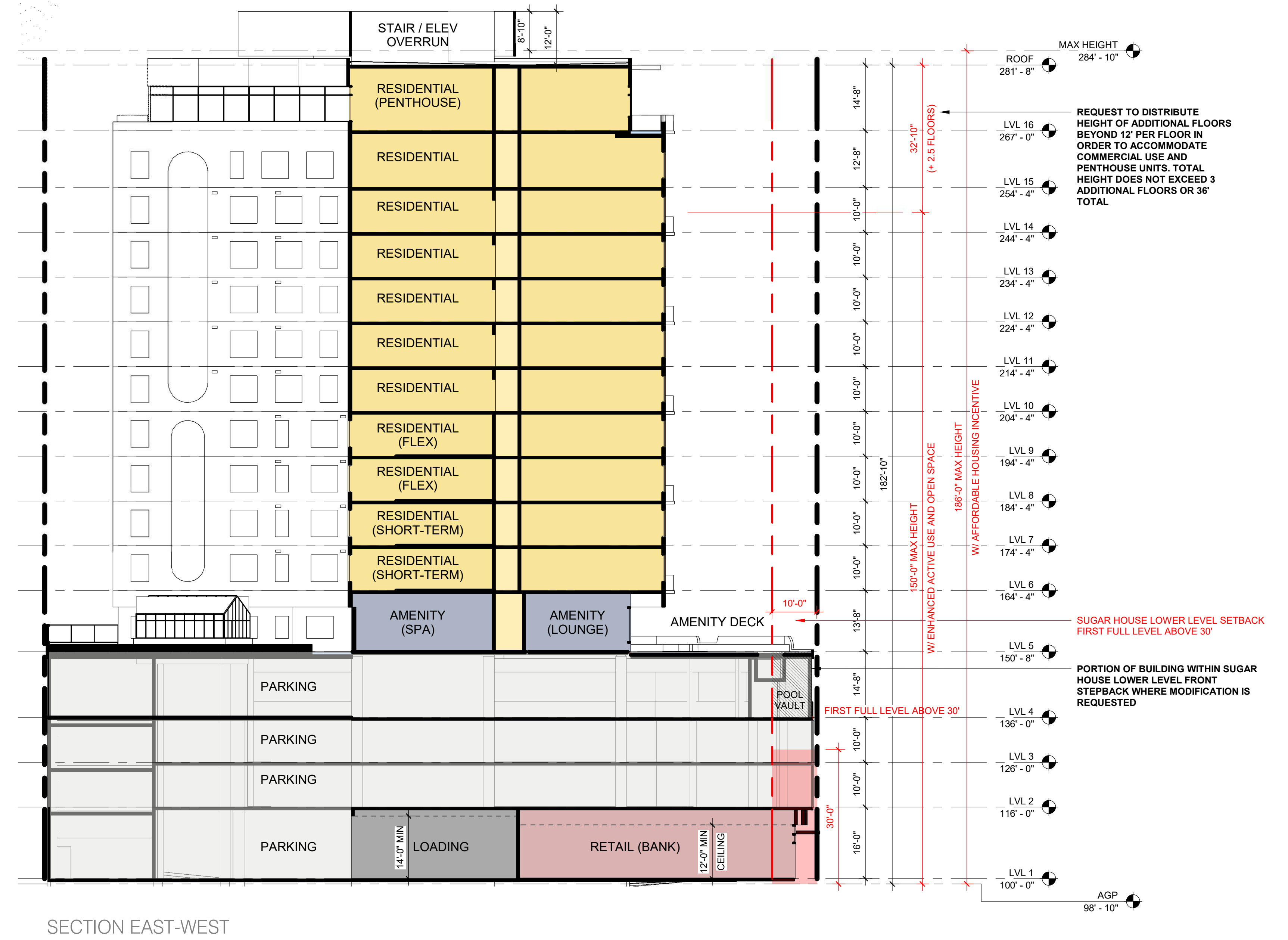
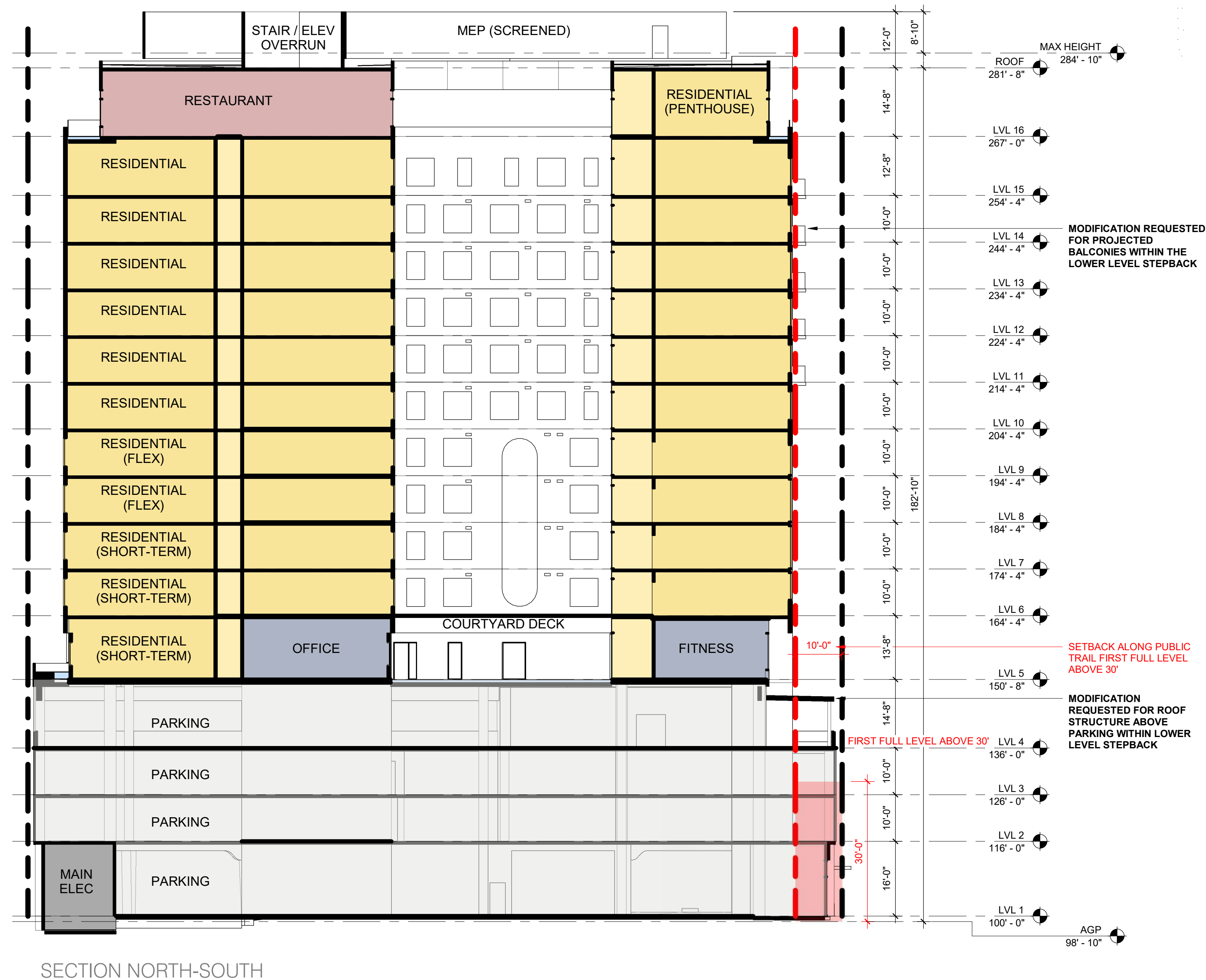
3D PLAN L16



3D PLAN L12

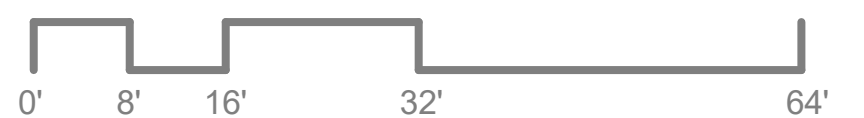


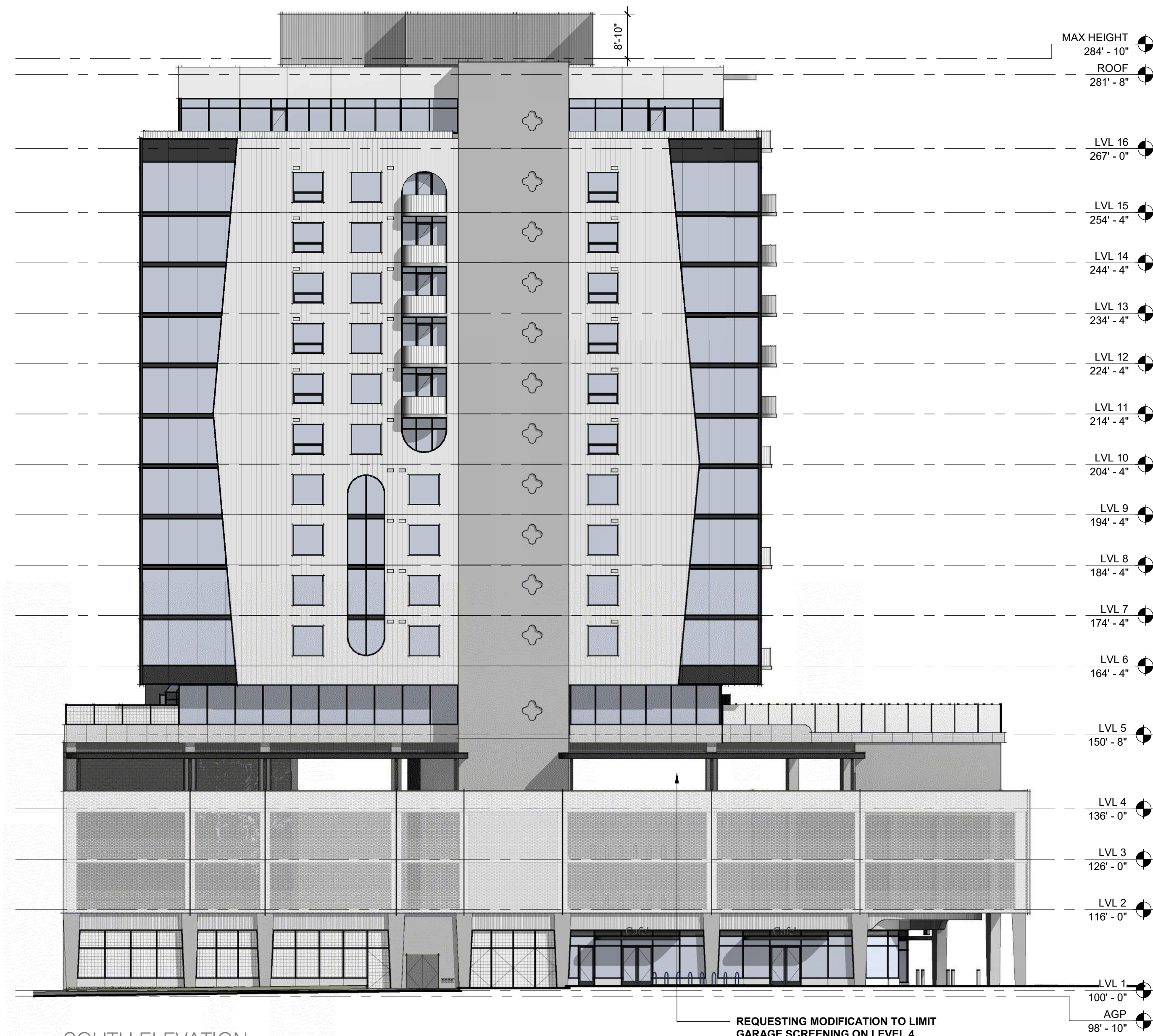
3D PLAN L8



	RESIDENTIAL		RETAIL / COMMERCIAL
	CIRCULATION / RESI B.O.H.		PARKING
	AMENITY		B.O.H.

SCALE: 1/16" = 1'-0"





SOUTH ELEVATION

NO BUILDING MATERIAL REQUIREMENTS ALONG PARLEY'S TRAIL (NOT A STREET FACING FACADE)

PARKING GARAGE SCREENING ADJACENT OTHER PUBLIC SPACE (PARLEY'S TRAIL). RE: EXTERIOR MATERIAL LEGEND AND 3D ELEVATIONS.



DECORATIVE SCREEN PANEL MURAL EXAMPLES



EAST ELEVATION

(ELEVATION ALIGNED PERPENDICULAR TO RESIDENTIAL TOWER FACADE)

RAD HATCH INDICATES AREA OF NON-DURABLE MATERIAL

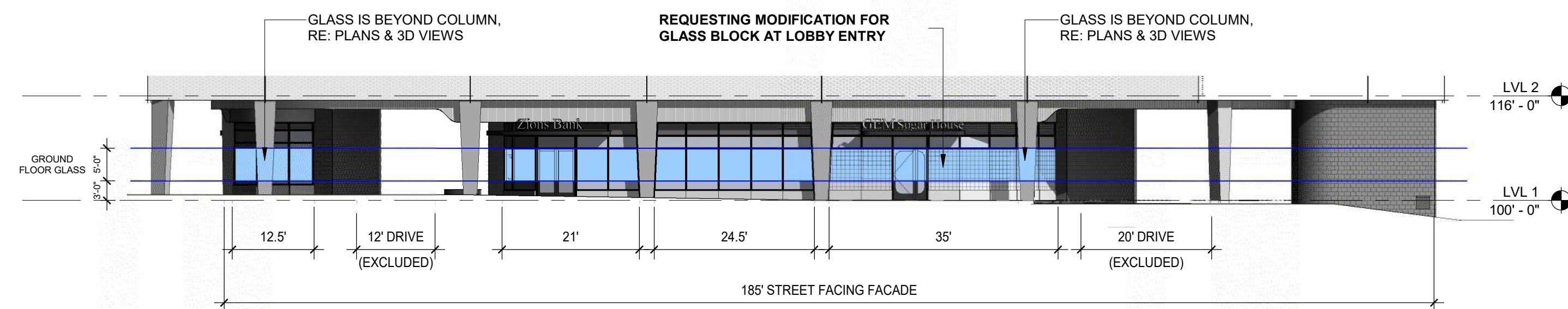
UPPER FLOOR BUILDING MATERIALS (LVL 5-16)

TOTAL FACADE AREA = 20,350 SF
15% MIN GLASS = 3,053 SF
GLASS PROVIDED = 9,065 SF
70% MIN DURABLE MATERIALS (WINDOWS & DOORS EXCLUDED)
TOTAL FACADE W/OUT GLASS = 11,285 SF
30% MAX NON-DURABLE = 3,385 SF
TOTAL NON-DURABLE PROVIDED = 780 SF

REQUESTING MODIFICATION TO LIMIT GARAGE SCREENING ON LEVEL 4

UPPER FLOOR BUILDING MATERIALS (LVL 2-4)

15% MIN GLASS. PARKING GARAGE EXEMPT
PARKING GARAGE SCREENING. RE: EXTERIOR MATERIAL LEGEND AND 3D ELEVATIONS.



EAST ELEV GROUND FLOOR

(ELEVATION ALIGNED PERPENDICULAR TO GROUND FLOOR FACADE)

GROUND FLOOR BUILDING MATERIALS

HIGHLAND DR FRONTAGE = 185' W/ DRIVE ENTRIES EXCLUDED = 153'
60% MIN GLASS = 153' x 0.6 = 91.8' MIN
GLASS PROVIDED = 12.5' + 21' + 24.5' + 35' = 93'
70% MIN DURABLE MATERIALS (WINDOWS & DOORS EXCLUDED)
100% OF MATERIALS USED AT THE GROUND FLOOR ARE DURABLE. RE: EXTERIOR MATERIAL LEGEND AND 3D ELEVATIONS.

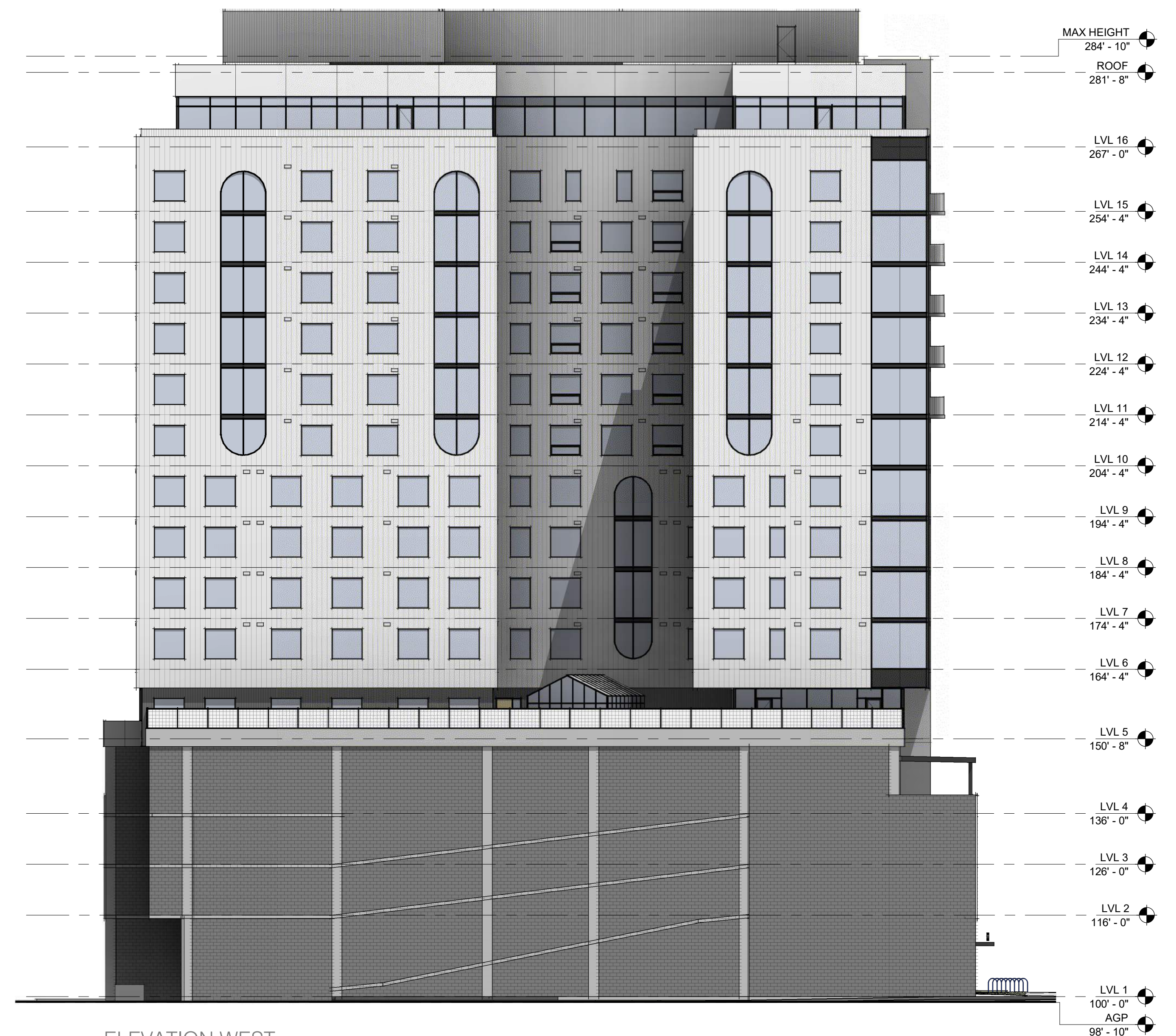
SCALE: 1/16" = 1'-0"





ELEVATION NORTH

NO BUILDING MATERIAL REQUIREMENTS ALONG WILMINGTON AVE (PRIVATE DRIVE)
(NOT A STREET FACING FACADE)



ELEVATION WEST

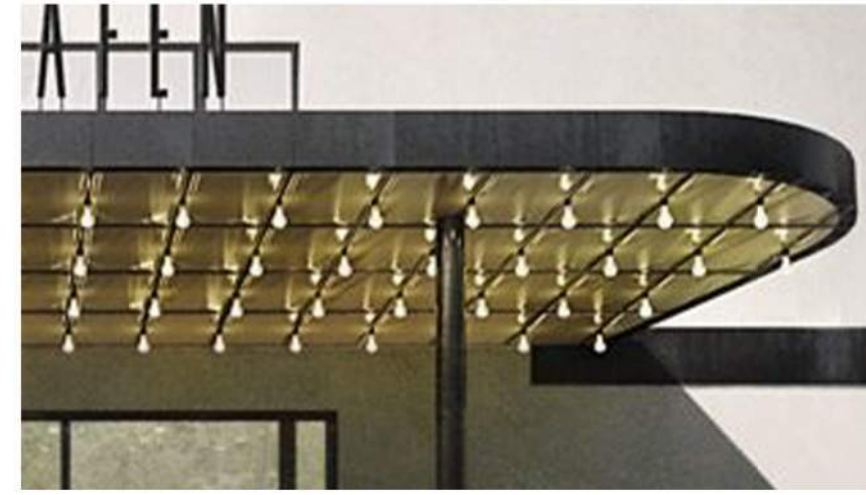
NO BUILDING MATERIAL REQUIREMENTS ON SIDE INTERIOR
(NOT A STREET FACING FACADE)



DECORATIVE SCREENING PANEL (FLEXFACADE)
COLOR: CUSTOM GRAPHIC MURAL
COMMENTS: 34% OPEN
TYPE MARK: EX-DSP



STEEL FABRICATED SCREEN/GUARD
COLOR: TBD
COMMENTS: STEEL FRAME W/ STEEL MESH INFILL
TYPE MARK: EX-SFS



STEEL FRAMED CANOPY
COLOR: TBD
COMMENTS: COLLECTS WATER & DEPOSITS IN STORM DRAIN
TYPE MARK: EX-SFC



BALCONY GUARDS
COLOR: TBD
COMMENTS: WELDED STEEL
TYPE MARK: EX-BG



GLASS WIND SCREEN
COLOR: TBD
COMMENTS: VERT STEEL SUPPORTS, CURVED AND EXPOSED TOP EDGE
TYPE MARK: EX-GWS



STOREFRONT 1
COLOR: CUSTOM COLOR TBD
COMMENTS: SEGMENTED TO ACHIEVE CURVES
TYPE MARK: EX-SF1



STOREFRONT 2
COLOR: CUSTOM TBD
COMMENTS: PUNCHED WINDOWS AT UNITS
TYPE MARK: EX-SF2



CURTAIN WALL
COLOR: CUSTOM TBD
COMMENTS: STRUCTURAL SILICONE GLAZING (SSG)
TYPE MARK: EX-CW



WINDOW WALL
COLOR: CUSTOM TBD
COMMENTS: CURVED MULLIONS AT ARCHED OPENINGS
TYPE MARK: EX-WW



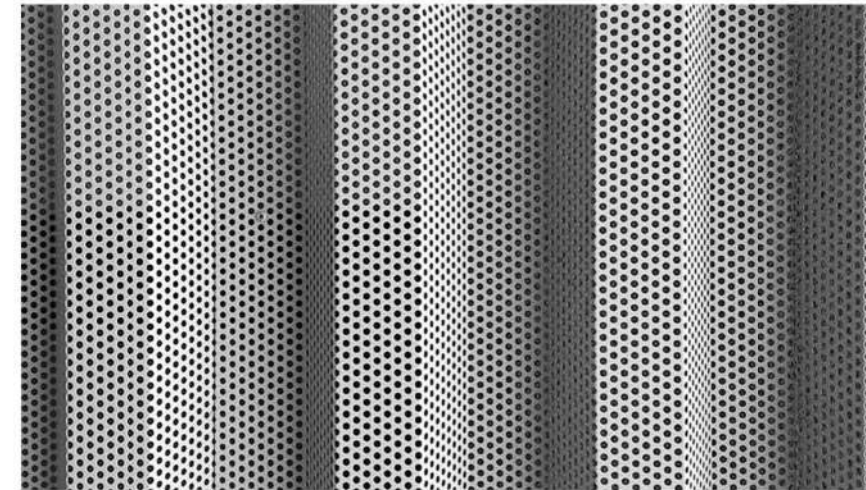
GLASS BLOCK
COLOR: CLEAR
COMMENTS: STACKED BOND
TYPE MARK: EX-GB



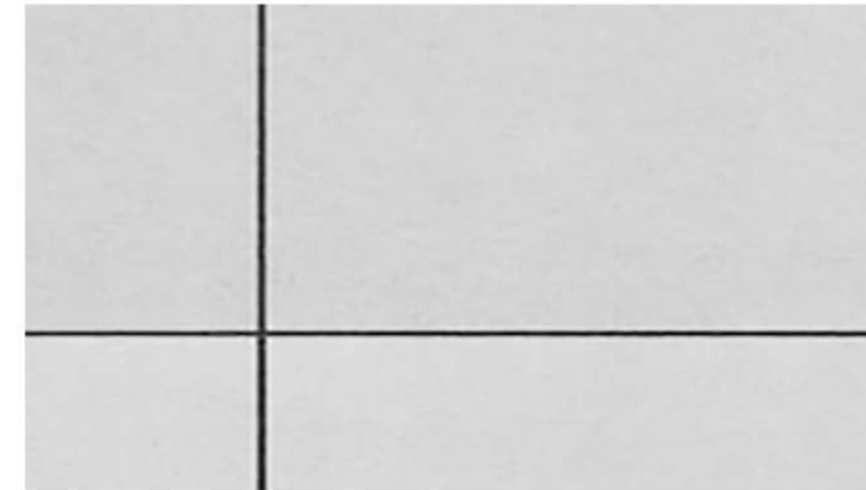
METAL WALL PANEL 1
COLOR: CUSTOM TBD
COMMENTS: 1" CORRUGATION W/ CONCEALED FASTENERS
TYPE MARK: EX-MP1



METAL WALL PANEL 2
COLOR: CUSTOM TBD
COMMENTS: 7/8" CORRUGATION W/ EXPOSED FASTENERS
TYPE MARK: EX-MP2



METAL WALL PANEL 3
COLOR: TBD
COMMENTS: PERFORATED, 1 1/2" CORRUGATIONS
TYPE MARK: EX-MP3



STUCCO
COLOR: LIGHT GREY
COMMENTS: SMOOTH/FINE FINISH
TYPE MARK: EX-ST1



PREFINISHED METAL COMPOSITE MATERIAL
COLOR: BLACK
COMMENTS: BLACK SEALANT
TYPE MARK: EX-MCM



CAST-IN-PLACE CONCRETE
EXPOSED ARCHITECTURAL SMOOTH FINISH
TYPE MARK: EX-AEC



CMU
COLOR: STANDARD
COMMENTS: STANDARD CMU, RUNNING BOND
TYPE MARK: EX-MU1



OFFSET GROUND FACE CMU
COLOR: TBD
COMMENTS: ALTERNATING OFFSET
TYPE MARK: EX-MU2



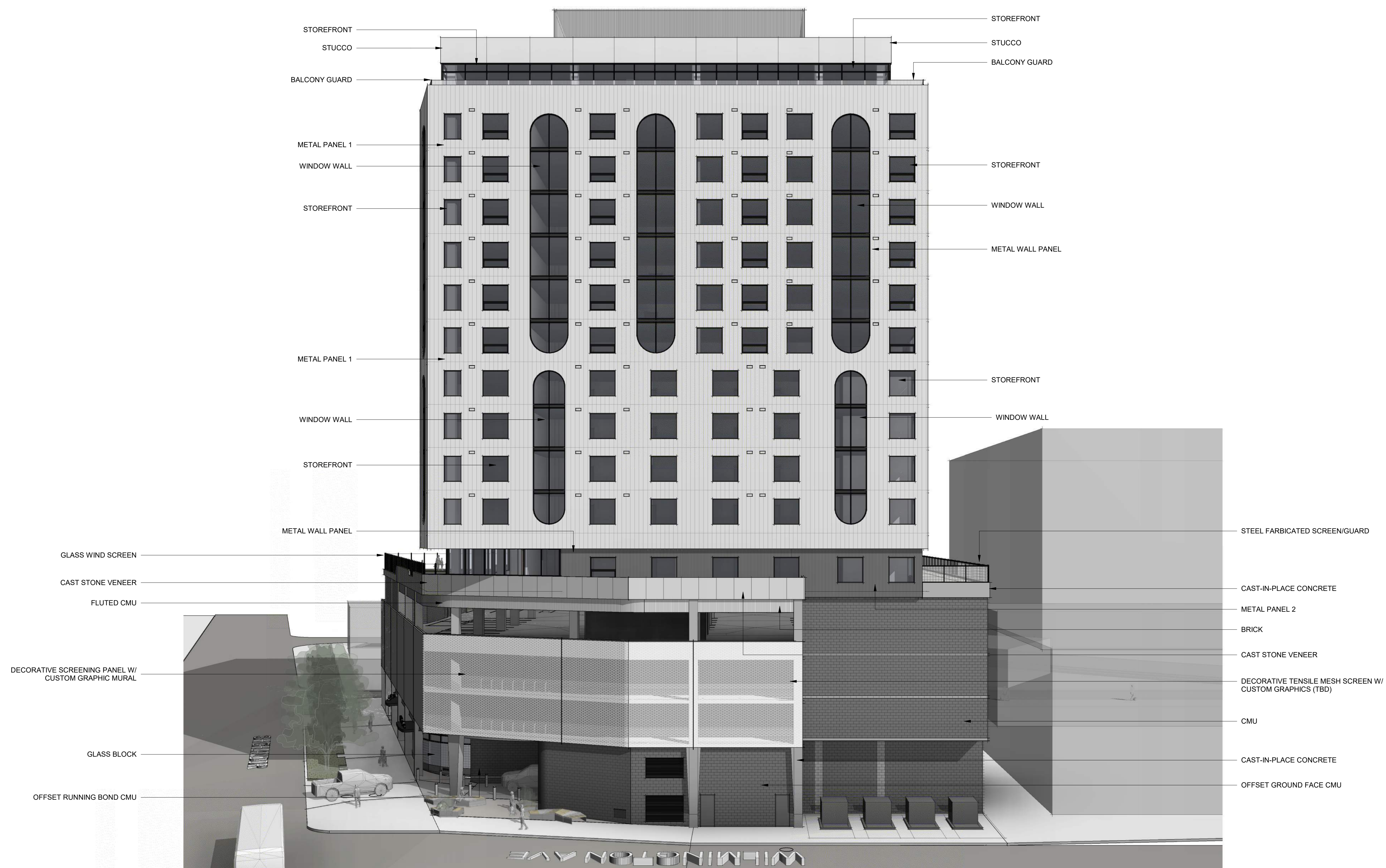
FLUTED CMU
COLOR: TBD
COMMENTS: 4" BLOCK
TYPE MARK: EX-MU3



CAST STONE VENEER
COLOR: TBD
COMMENTS: MODULAR PRECAST VENEER PANEL
TYPE MARK: EX-CSV











3D SE



3D NE



3D NW



3D SW







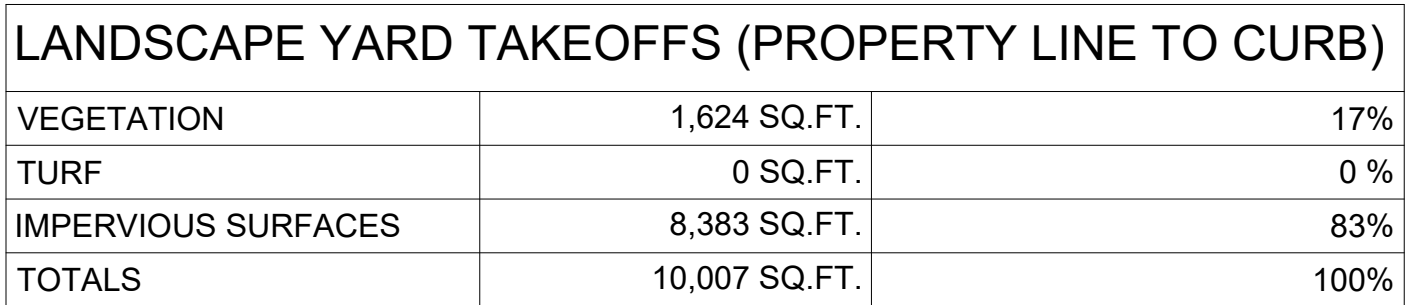






1. All work shall be performed in accordance with plans approved by the City or Local Jurisdiction.
2. Base information provided by Engineer. Refer to survey, plat, roadway and utility drawings, and other available documents for property limits, existing conditions, and horizontal and vertical control.
3. The limits of work occur at the right-of-way or as shown on plans.
4. Verify existing site conditions including walls, vegetation, fences, utilities, property lines, limits of roadways, curbs and gutters, and other obstructions that may affect the progress of work.
5. Locate utilities and maintain their location during all phases of work. Do not damage utility lines/structures. Notify Owner's Representative of any discrepancies before starting any work. Contractor shall be responsible for location of underground utilities or structures, whether or not shown or detailed and installed by any other contract. Restoration of utilities damaged by the Contractor shall be at the Contractor's expense.
6. Thoroughly review the site conditions, drawings, and technical specifications prior to construction. Complete the work of this project in accordance with approved drawings.
7. Anything mentioned in the technical specifications and not shown on the drawings, or shown on the drawings and not mentioned in the technical specifications, shall be of like effect as if shown on or mentioned in both.
8. Construction installation, materials, testing and inspection shall comply with applicable codes and ordinances.
9. Take necessary steps to protect and maintain all finished work for the duration of the contract until final acceptance.
10. These drawings do not specify safety materials, equipment, methods or sequencing to protect persons and property. Direct and implement safety operations and procedures to protect the Owner, other Contractors, the Public, and other for the duration of the contract.
11. Notes and details on specific drawings take precedence over general notes and typical details.
12. Obtain necessary permits from all jurisdictions as required to construct the work of this project.
13. The work of this contract will not be considered complete until all areas have been cleaned of all dirt and debris and all damaged items are repaired.
14. All proposed landscaping in the right-of-way shall be per the City or Local Jurisdiction standards.

1. Verify existing site information including, but not limited to street grades, utilities, property lines, limits of roadways, curbs, and gutters taken from the Civil Engineer's drawings.
2. All work shall comply with applicable codes and ordinances.
3. Take all dimensions from back of curb, face of wall or building, and centerline of trees unless otherwise noted.
4. All dimensions called out as 'equal' are equidistant measurements.
5. Written dimensions supercede scaled dimensions. Do not scale drawings, if there is a question regarding dimensions, contact Dig Studio for verification.
6. All angles to match those noted on drawing and all lines of paving to be parallel unless otherwise noted. Maintain horizontal alignment of adjacent elements as noted on drawings.
7. Reference to north refers to true north. Reference to scale is for full sized drawings only. Do not scale from drawings.
8. Concrete slabs or footings shall be doweled into abutting walls, foundations and footings where shown doweled on the plan.
9. Provide expansion joints in concrete paving, curbs, and walls, a maximum distance of 30 feet apart and at all intersections. Provide expansion joints where new curbs, walls, and any new concrete abuts existing concrete paving, buildings, curbs, and walls unless otherwise noted.
10. Provide control joints evenly spaced between expansion joints as shown on drawings, except where special score joint pattern is specified.
11. Sleeves and conduits shall be installed a minimum of 18 inches below finished grade and shall extend 12 inches beyond back of curbs, walls, and paving.
12. Coordinate and field verify all sleeving locations for all utility, electrical, and irrigation prior to construction.
13. Proposed trees in the right-of-way shall be pre-approved by the City and shall be a minimum of 20' from property corners at intersections, 30' from stop signs, 20' from street lights, outside of 30' corner sight triangles and 10' from edge of driveways, alleys and hydrants.
14. Contractor to field verify all quantities, areas, and dimensions.
15. Bring any layout discrepancies to the attention of the Landscape Architect immediately.

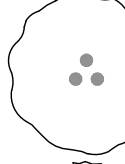
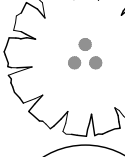
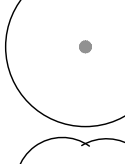
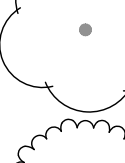


CODE	DESCRIPTION
1 - PAVING & SURFACING	
1-01	CONCRETE PAVING (PEDESTRIAN)
1-02	SAND FINISH CONCRETE PAVING (PEDESTRIAN)
1-04	COBBLE PAVERS (PEDESTRIAN)
1-05	SAND FINISH CONCRETE PAVING (VEHICULAR)
1-06	CONCRETE PAVING (VEHICULAR)
1-07	TINED CONCRETE (VEHICULAR)

- 3-01 TRUNCATED DOMES
- 3-02 TRAIL EDGE PLANTER GUARDRAIL

- 5-01 PARLEY'S TRAIL BOLLARD
- 5-02 CUT STONE BENCH
- 5-04 BIKE RACK (SLC STANDARD)
- 5-08 QUARTZ SERIES PLANTERS
- 5-09 NAGUISA BENCH SCULPTURE
- 5-13 UNITY PLANTER MODULES
- 5-14 UNITY BENCH MODULES

 WOOD MULCH

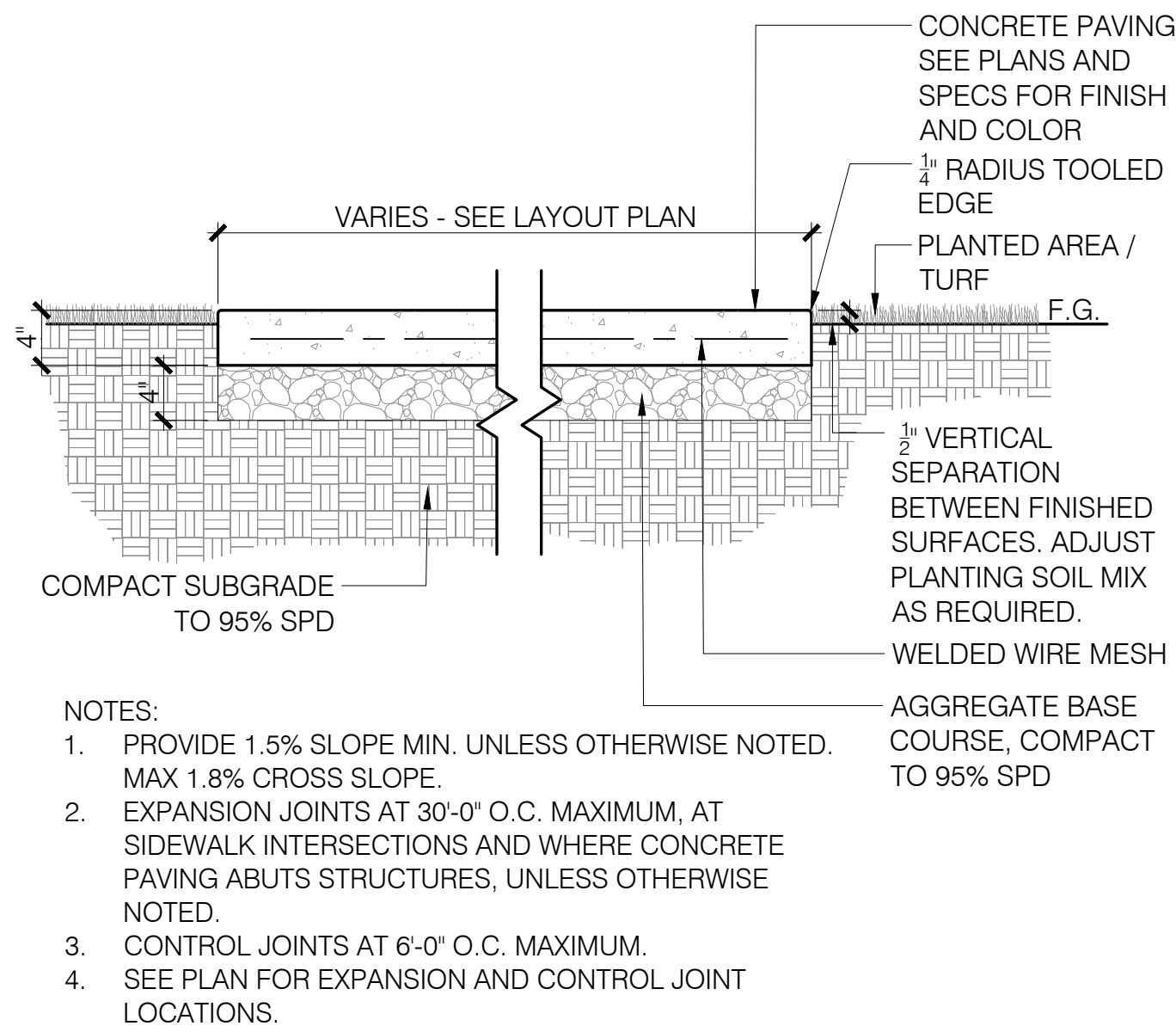
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
TREES			
	AME GRA	1	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY
	BET OCC	2	BETULA NIGRA 'CULLY' HERITAGE RIVER BIRCH, CLUMP
	EXI COX	1	EXI EXISTING TREE PROTECT IN PLACE OR TRANSPLANT
	GIN AUT	1	GINKGO BILOBA 'AUTUMN GOLD' AUTUMN GOLD MAIDENHAIR TREE
	GLE SH2	1	GLEDISITIA TRIACANTHOS INERMIS 'SHADEMASTER' SHADEMASTER LOCUST
	PLA MO3	1	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'™ EXCLAMATION! LONDON PLANE TREE

	ARC UVA	56	ARCTOSTAPHYLOS UVA-URSI KINKINNICK
	ARC PAN	2	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO PANCHITO MANZANITA
	CHA MIL	4	CHAMAEBATARIA MILLEFOLIUM FERNBUSH
	CHR NAU	3	CHRYSOETHAMNUS NAUSEOSUS NAUSEOSUS DWARF BLUE RABBITBRUSH
	COR RE5	8	CORNUS SERICEA RED TWIG DOGWOOD
	NAS TEN	55	NASSELLA TENUSSIMA MEXICAN FEATHER GRASS
	PIN JA8	16	PINUS MUGO `JAKOBSEN` JAKOBSEN MUGO PINE
	SAL BCP	3	SALVIA PACHYPHYLLA 'MULBERRY FLAMBE' MULBERRY FLAMBE ROSE SAGE
	STA LAV	28	STACHYS LAVANDULIFOLIA PINK COTTON LAMB'S EAR
	SYM ALB	25	SYMPHORICARPOS ALBUS COMMON SNOWBERRY
	VER THA	11	VERBASCUM THAPSUS COMMON MULLEIN
	YUC GLA	10	YUCCA GLAUCA SOAPWEED

	BOU BLO	44	BOULELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA
	SOR NUT	10	SORGHASTRUM NUTANS INDIAN GRASS

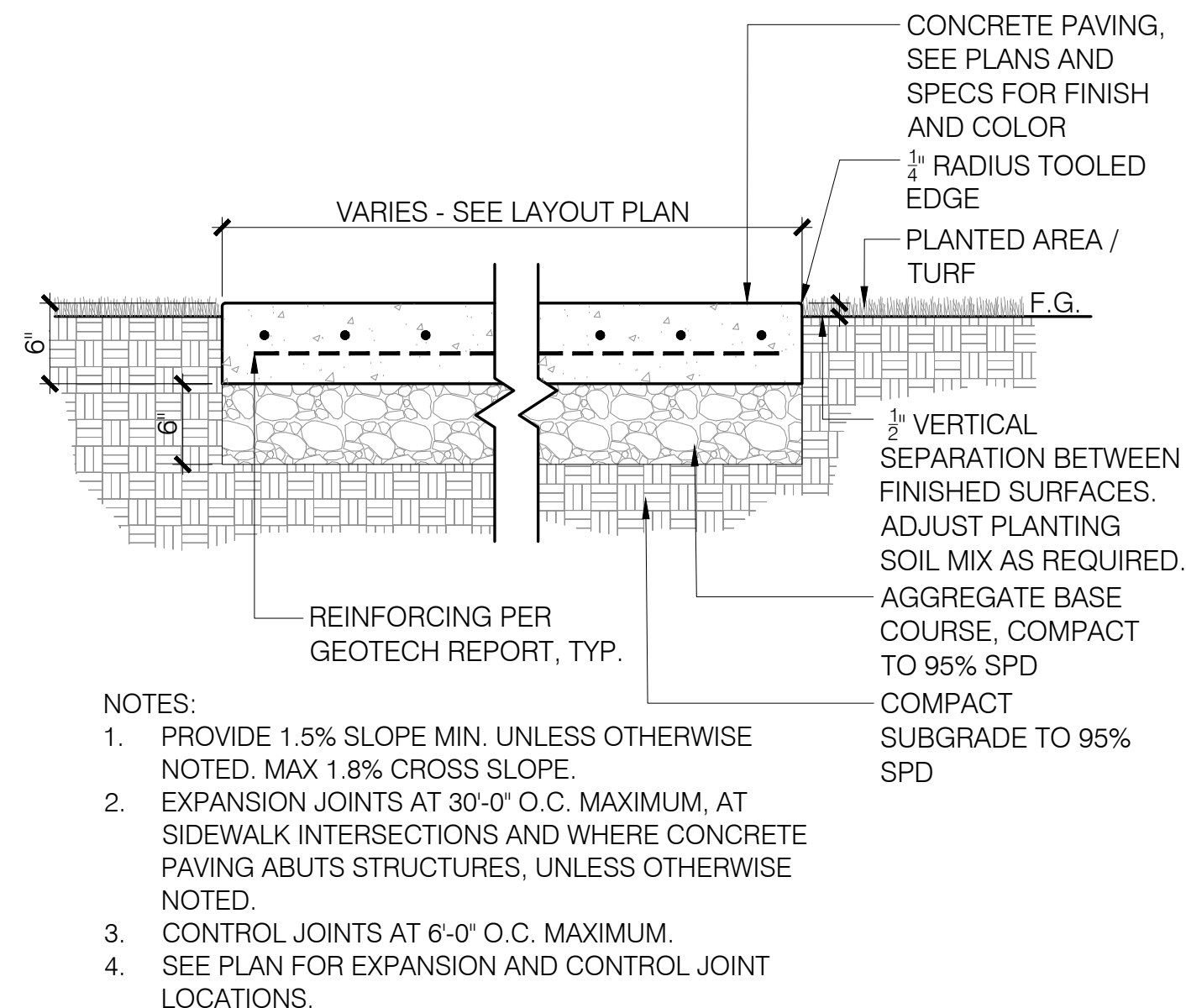
	CYN HDT	125	CYNODON X 'PWIN04S' DOG TUFF BERMUDAGRASS
---	---------	-----	--

	COR VER	20	COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS
	ECH ALB	36	ECHINACEA PURPUREA 'ALBA' WHITE CONEFLOWER
	NEP BLU	16	NEPETA X FAASSENII 'BLUE WONDER' BLUE WONDER CATMINT



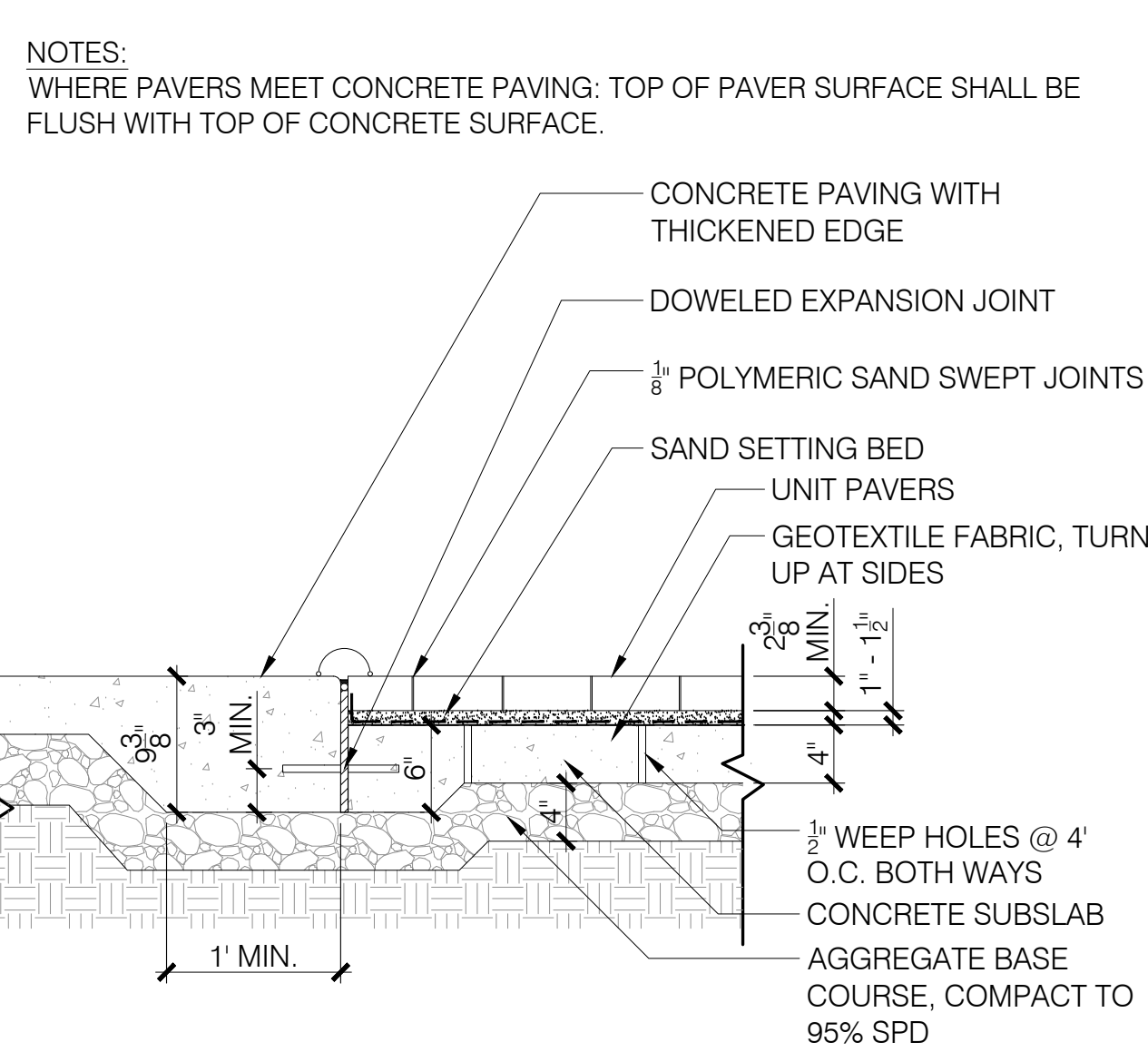
1 CONCRETE PAVING (PEDESTRIAN)

1" = 1'-0"



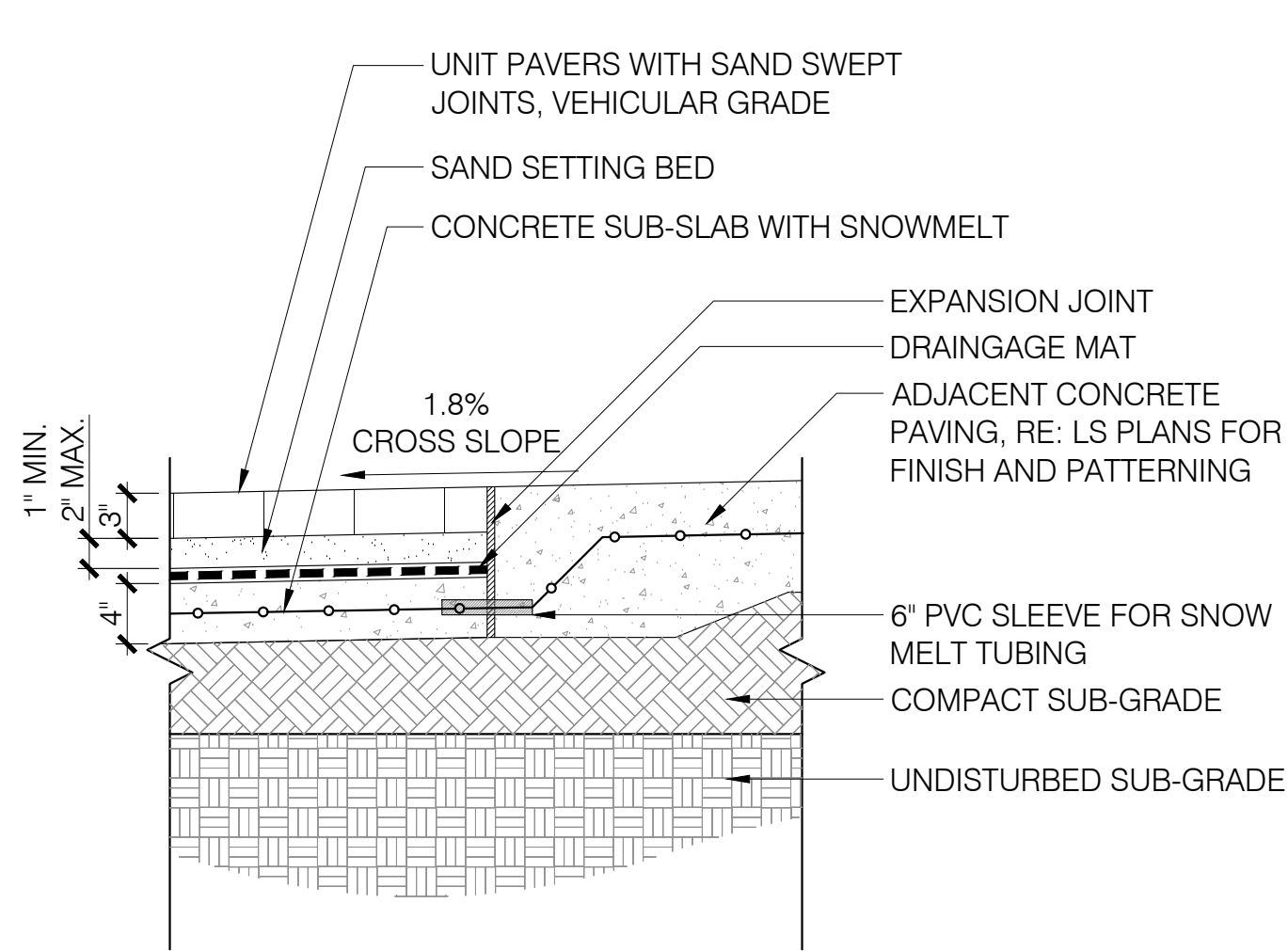
2 CONCRETE PAVING (VEHICULAR)

1" = 1'-0"



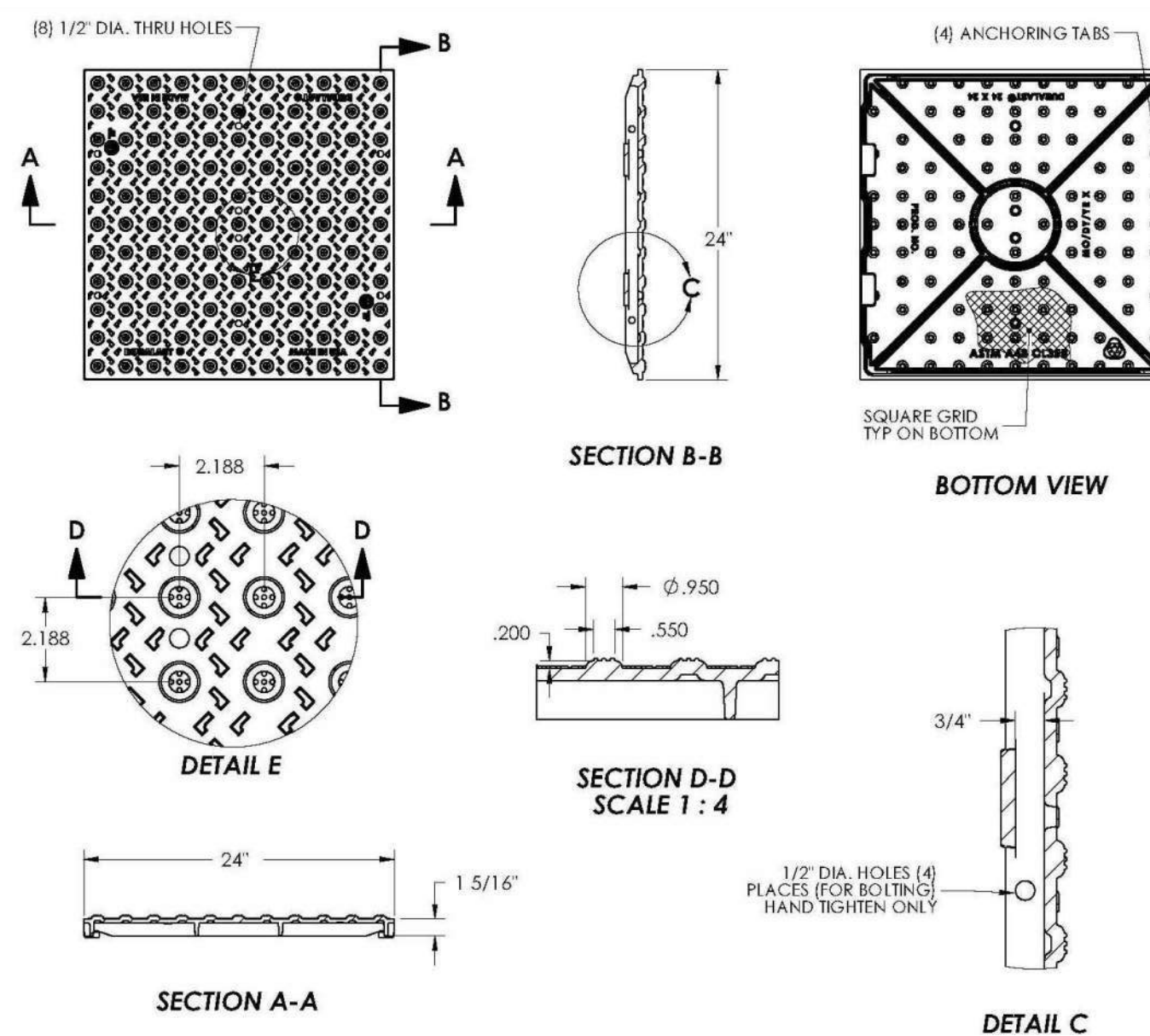
3 PAVERS ON CONCRETE BASE (PEDESTRIAN)

1" = 1'-0"



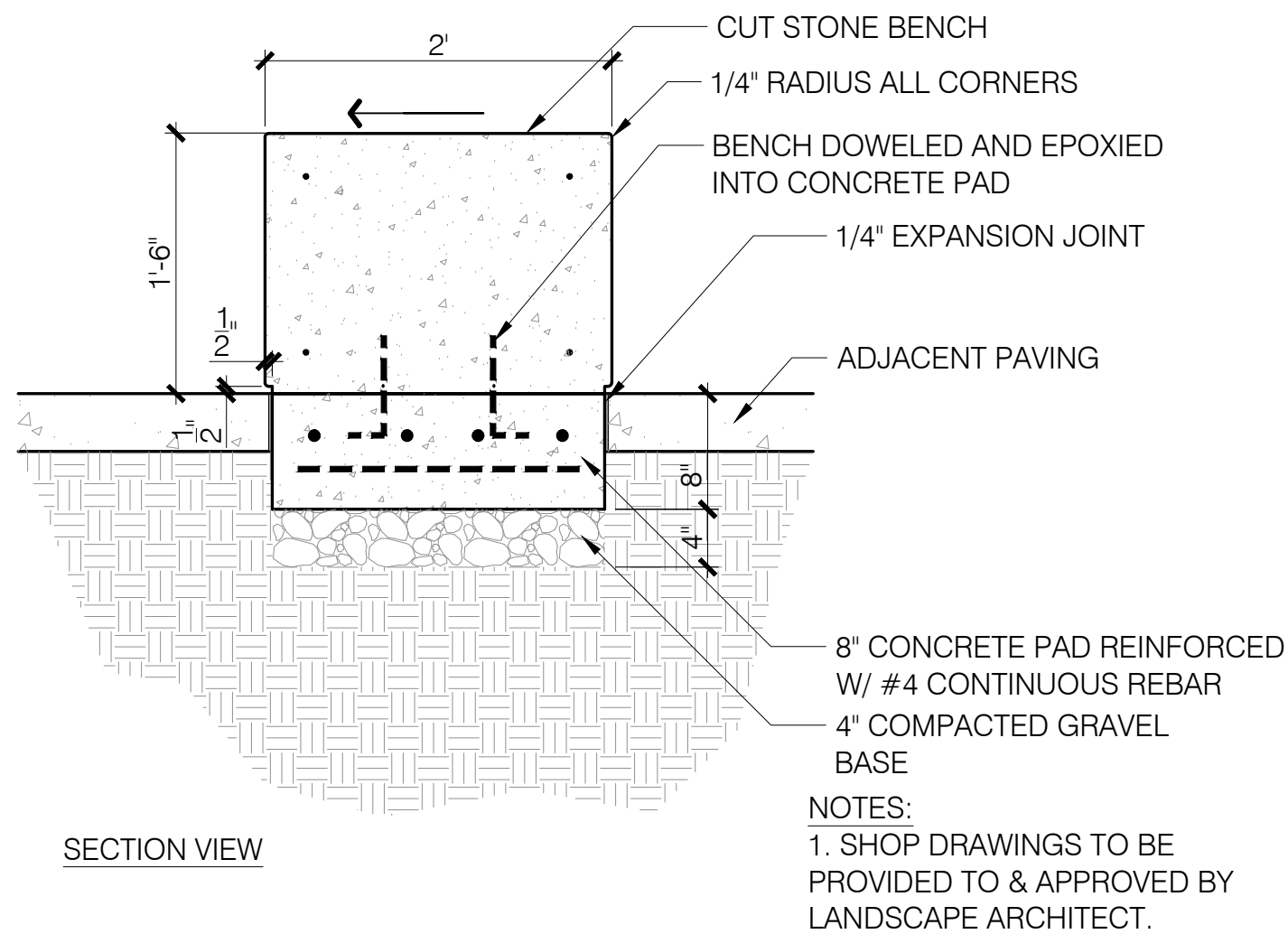
4 VEHICULAR UNIT PAVERS

1" = 1'-0"



5 TRUNCATED DOMES

1" = 1'-0"



6 CUT STONE BENCH

1" = 1'-0"

MANUFACTURER: LANDSCAPE FORMS (WITH ESCOFET)

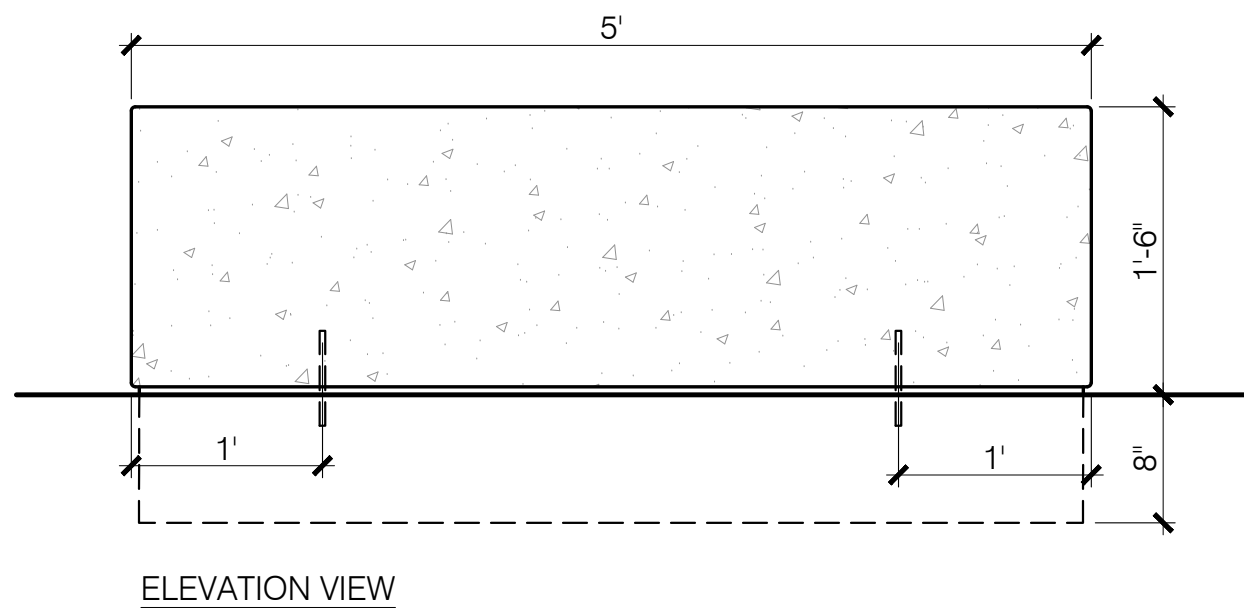
MODEL: NAGUISA BENCH

COLOR: TBD

SIZE: VARIES



8 NAGUISA BENCH SCULPTURE

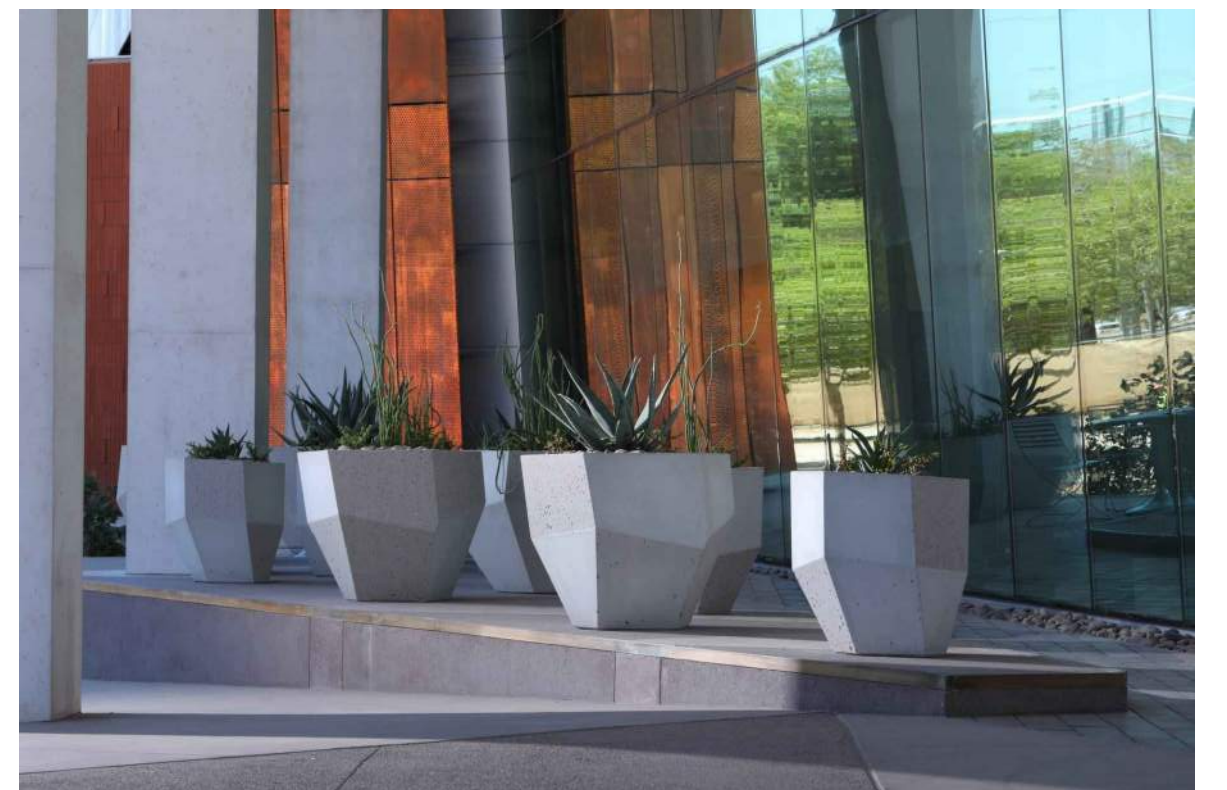


MANUFACTURER: LANDSCAPE FORMS (WITH KORNEGAY DESIGN)

MODEL: QUARTZ PLANTER

COLOR: TBD

SIZE: VARIES



7 QUARTZ SERIES PLANTERS

MANUFACTURER: LANDSCAPE FORMS

MODEL: ANNAPOLIS BOLLARD

COLOR: TBD

SIZE: 6" DIA



9 PARLEY'S TRAIL BOLLARD

MANUFACTURER: VESTRE

MODEL: UNITY - MODULAR FURNITURE

COLOR: TBD

SIZE: VARIES



10 UNITY MODULAR FURNITURE

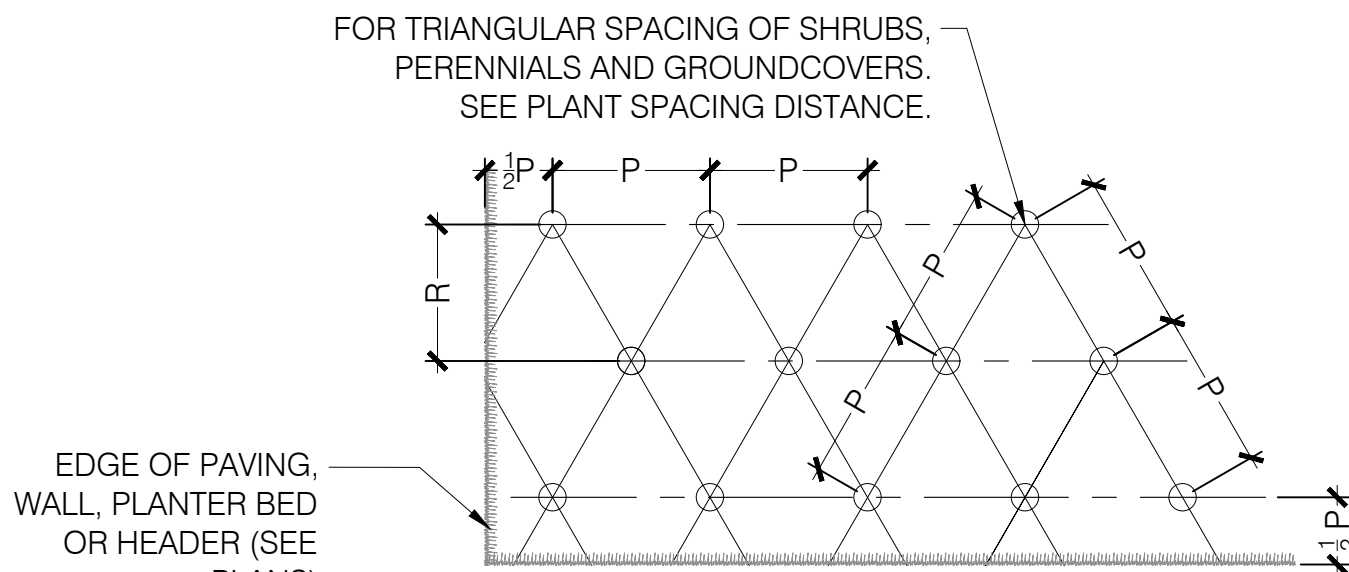
PLANTING NOTES

1. All plant materials shall meet or exceed current American Standard for Nursery Stock (ANSI Z60.1-2004) and SLC Forestry Standards and accompanying Rules and Regulations.
2. All plants will be balled and burlapped or container grown. Bare root or spaded plants will not be accepted.
3. Supply all plant material in quantities sufficient to complete the planting bed as shown on the drawings.
4. All plants will be inspected and approved by the Owner's Representative prior to delivery to the site.
5. Any proposed substitutions of plant species shall be approved by the Landscape Architect prior to delivery to the site.
6. Obtain Landscape Architects approval of finish grading prior to the start of planting.
7. Stake locations of all proposed trees and edges of new planting beds for approval by the Landscape Architect 48 hours prior to the commencement of planting.
8. Landscape Contractor shall be responsible for becoming aware of all underground utilities, pipes, and structures. The Landscape Contractor shall be held responsible for contacting all utility companies for field location of underground utility lines prior to any excavation. Landscape Contractor shall take sole responsibility for any cost of utility repair due to damage caused by his operations.
9. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
10. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
11. See specifications for planting requirements, soil preparation testing, materials, and execution. Arrange for visit of Landscape Architect for review and approval a minimum of 48 hours prior to installation.

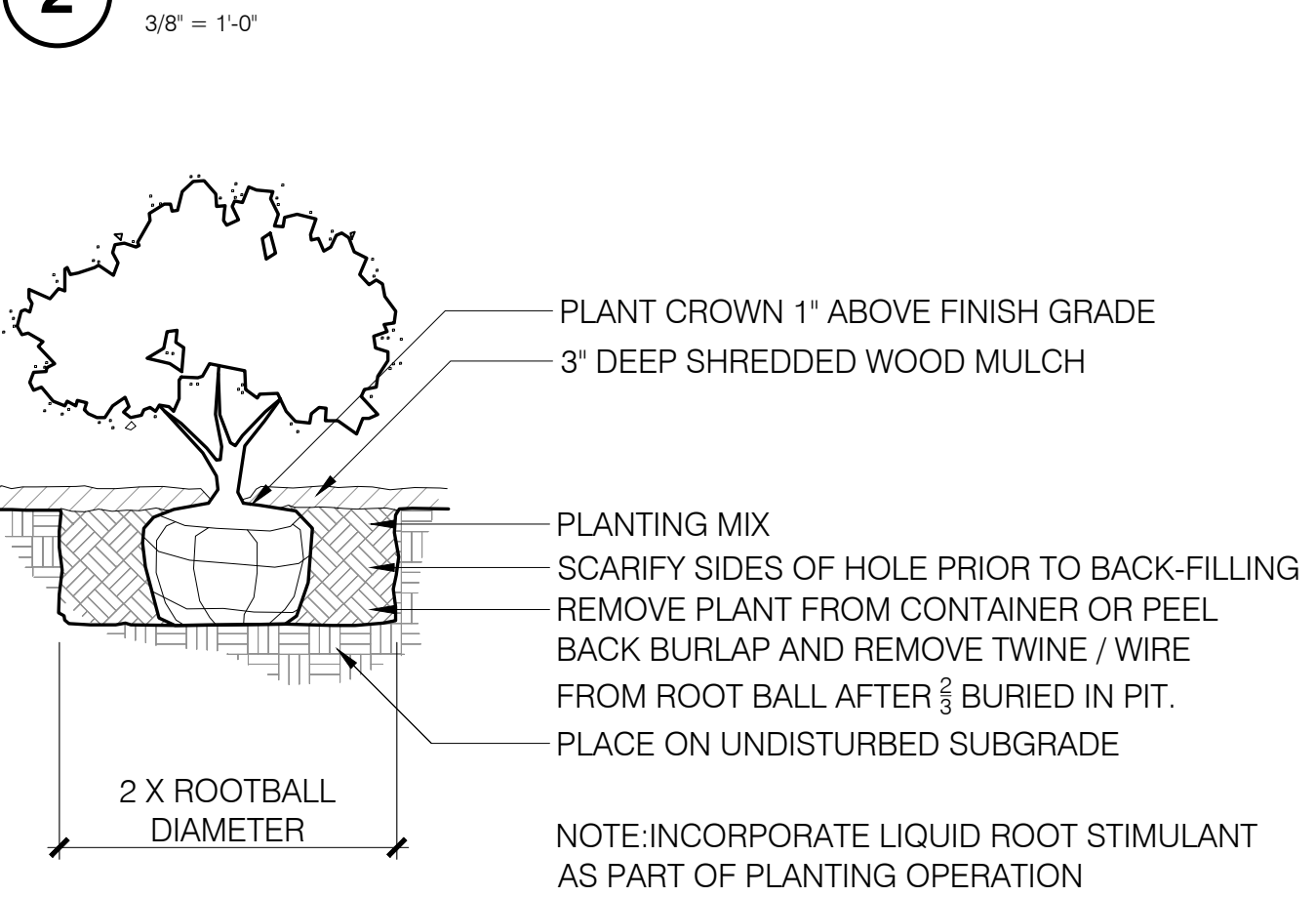
12. See details and specifications for staking method, plant pit dimensions, and backfill requirements.
13. Landscape Contractor shall provide per-unit costs for every size of plant materials, and by type, as called out on planting plans. Unit cost to include the plant material itself and installation, including all labor, amendments, fertilizers, etc., as detailed and specified for each size.
14. Landscape Contractor is responsible to do their own quantity takeoffs for all plant materials and sizes shown on plans.
15. The Landscape Contractor shall be responsible for positive drainage throughout the site with accurately set flow lines. No low spots or ponding of surface water will be accepted in final work.
16. Coordinate installation of large plant material with installation of wall footings, bridge abutments and pavements. Any damage to improvements by others is the responsibility of the Landscape Contractor.
17. The Landscape Contractor shall allow for the addition of specified quantities of soil amendments, conditioners and mulch in soil preparation and finish grading.
18. Imported soil shall be used to supplement the existing soil as necessary to meet the finish grade requirements at planting areas.
19. The Landscape Contractor shall verify soil test at his expense prior to planting and will follow test recommendations and Landscape Architect's approval for soil amendments.
20. The Landscape Contractor shall receive the specified subgrade elevation, of +/- one tenth of a foot below finish grade.
21. The Landscape Contractor shall be responsible to furnish and install amended or imported soil in any planting areas as necessary to achieve the specified finish planting grades unless otherwise noted on plans or specs.
22. The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project. For trees in the right-of-way by Builder or Contractor, adjustments of 5'-0" or more must have prior authorization of Landscape Architect.

23. Contractor is to familiarize himself with the layout, grading, and civil engineering documents to coordinate actual location of trees and shrubs.
24. Maintenance Statement: All landscaping shown on this plan shall be maintained in a neat and adequate manner. Required maintenance activities shall include, but not limited to, mowing of lawns, trimming of hedges, adequate irrigation, replacement of dead, diseased or unsightly landscaping, removal of weeds from planted areas, and appropriate pruning of plant materials.
25. Take dimensions from back of curb, center line of trees, and centerline of light pole bases, unless otherwise noted.
26. Take all dimensions perpendicular to any reference line, centerline, or back of curb.
27. Written dimensions supersede scaled dimensions. Do not scale drawings, if there is a question regarding dimension, contact Landscape Architect for verification.
28. All landscaped areas shall be irrigated with an automatic irrigation system. Lawn areas will be sprayed and shrubs will be drip irrigated. Natural areas, such as those with prairie types of grasses and native shrub species, are designed to irrigate through grow-in and then be shut off except during severe drought. Contractor shall be responsible for taps, backflow prevention and winterization systems, sleeving under paved areas and all sprinkler system components necessary for a fully functional system. Trees shall be on a separate zone from turf.
29. Street Trees shall be placed 5'-0" min from buried utilities.
30. All proposed landscaping in the right-of-way shall be per City Standards. Trees to be in accordance with current City Standards including approved species; family, genus and species, quantity and percentage limits; and limitations on the quantity of same-species trees in a row. Installation of trees in right-of-way to be per City detail.
31. Proposed trees in the right-of-way shall be pre-approved by the Landscape Architect and shall be a minimum of 20' from property corners at intersections, 20' from street lights, outside of 30' corner sight triangles and 10' from edge of driveways, alleys and hydrants.

P TRIANGULAR	R ROW	AREA PER PLANT SQ. FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 5/8"	.87
18"	1'-3 5/8"	1.95
24"	1'-8 3/4"	3.46
30"	2'-2"	5.42
3'	2'-7"	7.80
4'	3'-5 1/2"	13.84
5'	4'-4"	21.65
6'	5'-2 3/8"	31.20



2 SHRUB AND PERENNIAL SPACING

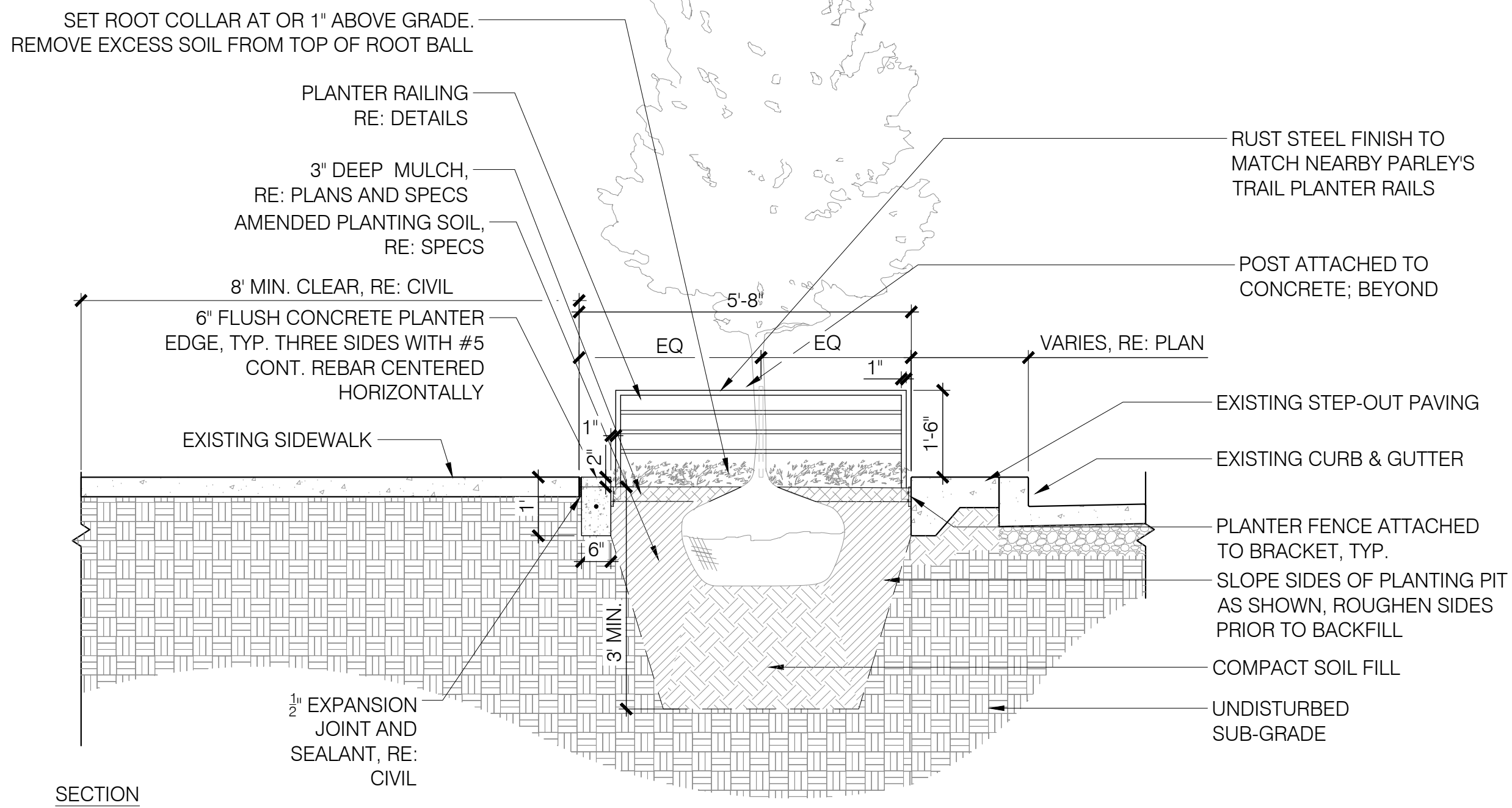
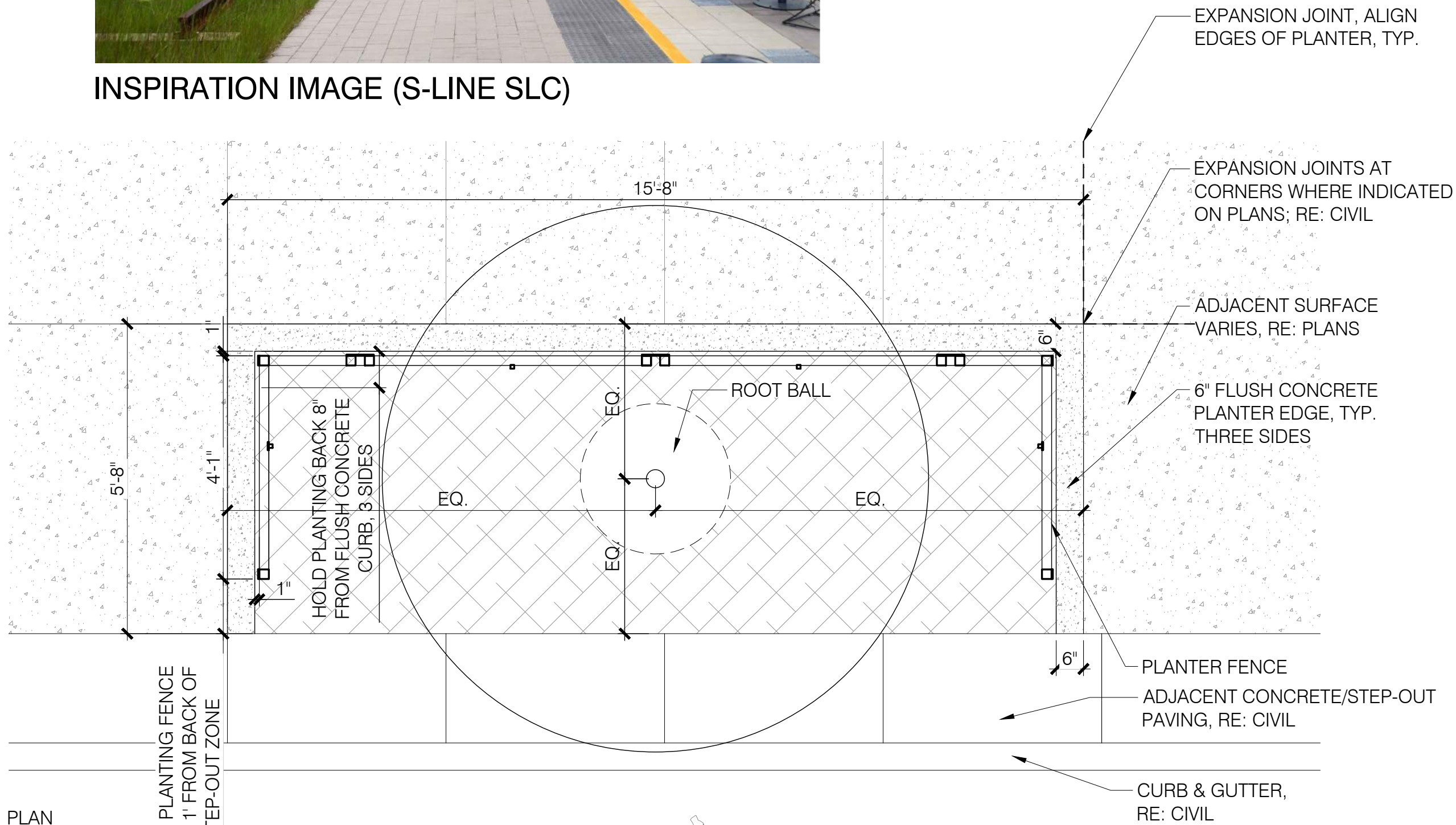


3 SHRUB AND ORNAMENTAL GRASS PLANTING

1/2" = 1'-0"



INSPIRATION IMAGE (S-LINE SLC)

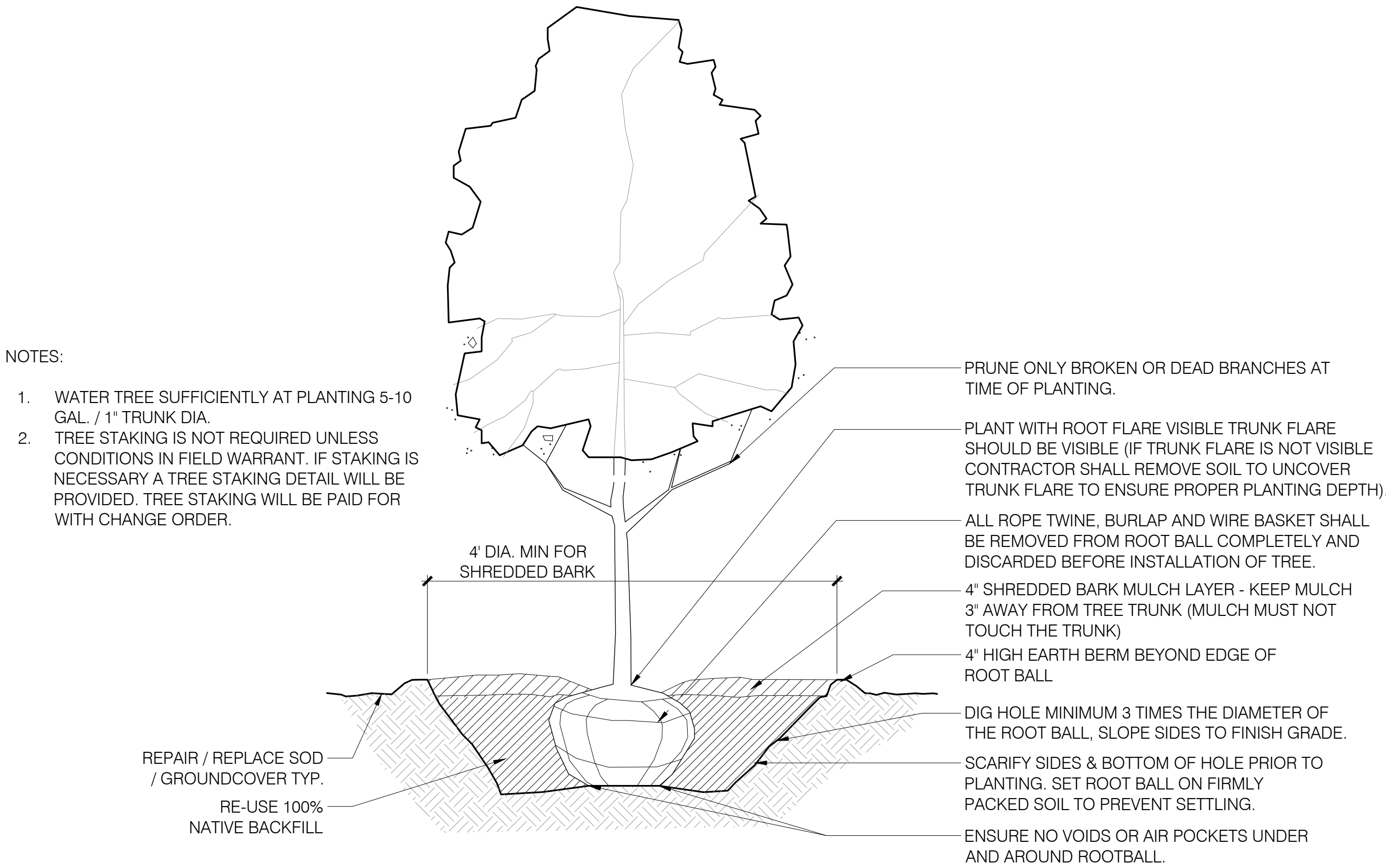


4 TRAIL EDGE PLANTER GUARDRAIL

1/2" = 1'-0"

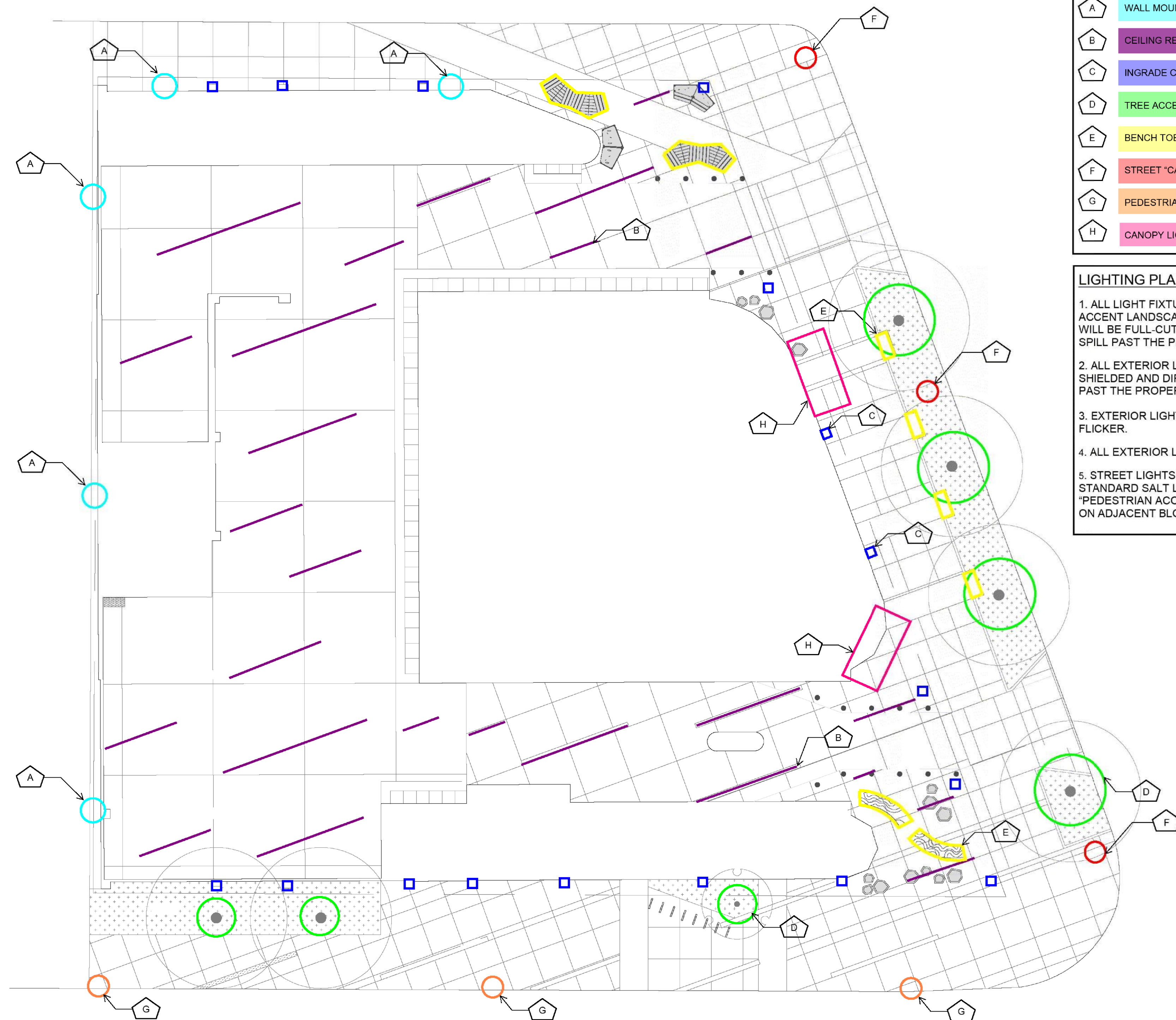
NOTES:

1. WATER TREE SUFFICIENTLY AT PLANTING 5-10 GAL. / 1" TRUNK DIA.
2. TREE STAKING IS NOT REQUIRED UNLESS CONDITIONS IN FIELD WARRANT. IF STAKING IS NECESSARY A TREE STAKING DETAIL WILL BE PROVIDED. TREE STAKING WILL BE PAID FOR WITH CHANGE ORDER.



1 URBAN FORESTRY TREE PLANTING DETAIL

1/2" = 1'-0"



LIGHTING CONCEPT PLAN LEGEND	
A	WALL MOUNTED AREA LIGHT
B	CEILING RECESSED GARAGE LINEAR LIGHTING
C	INGRADE COLUMN ACCENT LIGHT
D	TREE ACCENT LIGHT
E	BENCH TOEKICK LIGHT
F	STREET "CACTUS" LIGHT POLE
G	PEDESTRIAN "ACORN" LIGHT POLE
H	CANOPY LIGHTING

- LIGHTING PLAN GENERAL NOTES:**
1. ALL LIGHT FIXTURES NOT SPECIFICALLY INTENDED TO ACCENT LANDSCAPING OR ARCHITECTURAL ELEMENTS WILL BE FULL-CUTOFF AND WILL NOT PRODUCE LIGHT SPILL PAST THE PROPERTY LINE.
 2. ALL EXTERIOR LIGHTING ON THIS PORPRTY WILL BE SHIELDED AND DIRECTED TO PREVENT LIGHT TRESPASS PAST THE PROPERTY LINE OR INTO THE SKY.
 3. EXTERIOR LIGHTING WILL NOT STROBE, FLASH, OR FLICKER.
 4. ALL EXTERIOR LIGHT SOURCES WILL BE 3000K CCT.
 5. STREET LIGHTS / PEDESTRIAN LIGHTS WILL BE THE STANDARD SALT LAKE CITY "CACTUS POLE" AND "PEDESTRIAN ACORN" TO MATCH THE EXISTING LIGHTS ON ADJACENT BLOCKS.



A WALL MOUNTED AREA LIGHT
• SAFETY ILLUMINATION FOR ALLEYWAY



H SIGN CANOPY LIGHT
DECORATIVE LIGHTING FEATURE AT BUILDING ENTRY CANOPIES



B CEILING RECESSED PORTE COCHERE LINEAR LIGHTING
• TO BE PARALLEL WITH DIRECTION OF CEILING TEXTURE



C IN-GRADE COLUMN UPLIGHT
• NARROW BEAM UPLIGHT ACCENTING ARCHITECTURE



D TREE ACCENT LIGHT
• IN-GRADE LOW OUTPUT FIXTURES WITH GLARE SHIELDS THROUGHOUT LANDSCAPING AREAS



E BENCH TOEKICK LIGHT
• FLEXIBLE LED CHANNEL AT TOE KICK OF CAST IN PLACE CONCRETE BENCHES



F STREET "CACTUS" LIGHT POLE
• 3-HEAD ACORN LIGHT TO MATCH SUGARHOUSE STANDARD



G PEDESTRIAN "ACORN" LIGHT POLE
• SINGLE HEAD ACORN LIGHT TO MATCH SUGARHOUSE STANDARD