

**BUILDING 3**  
 CONSTRUCTION TYPE = IIIA, IA  
 BUILDING HEIGHT = 5 ST  
 OCCUPANCY = R2, S2

**BUILDING 1 - CLUBHOUSE**  
 CONSTRUCTION TYPE = VB  
 BUILDING HEIGHT = 2 ST  
 OCCUPANCY = A3, B, M

**BUILDING 2**  
 CONST. TYPE = IIIA, IA  
 BUILDING HT. = 5 ST  
 OCCUP. = A3, B, R2, S2

**BUILDING 4**  
 CONST. TYPE = VA  
 BUILDING HT = 4 ST  
 OCCUPANCY = R2

**UPPER LEVEL PARKING**  
 518 STALLS  
 CONST TYPE = IB  
 BUILDING HT = 2 ST  
 OCCUPANCY = S-2  
  
 # RESIDENTIAL / COMMERCIAL STALLS = 278  
 # UTA STALLS = 240  
 (# SHARED STALLS = 60)

**BUILDING 5**  
 CONST. TYPE = VA  
 BUILDING HT. = 4 ST  
 OCCUPANCY = R2

CURRENT ZONING = MIXED USE  
 PROPOSED LAND USES = MIXED USE, RESIDENTIAL, FLEX RETAIL

<b>SITE - GROSS ACREAGE:</b>		
TOTAL PROJECT=	358,120 S.F.	8.22 AC.

<b>BUILDINGS - GROSS SQUARE FOOT AREAS:</b>		
BLDG. 1 - CLUBHOUSE=	20,356.00	G.S.F.
AMENITY SPACE=	1,984.00	G.S.F.
FLEX/RETAIL=	6,000.00	G.S.F.
<b>BUILDING 2=</b>		
RESIDENTIAL=	102,920.00	G.S.F.
FLEX/RETAIL=	85,853.00	G.S.F.
APARTMENTS=	4,000.00	G.S.F.
APARTMENTS=	76	UNITS
<b>BUILDING 3=</b>		
RESIDENTIAL=	124,304.00	G.S.F.
RESIDENTIAL=	85,650.00	G.S.F.
APARTMENTS=	100	UNITS
<b>BUILDING 4=</b>		
RESIDENTIAL=	64,915.00	G.S.F.
RESIDENTIAL=	51,976.00	G.S.F.
APARTMENTS=	64	UNITS
<b>BUILDING 5=</b>		
RESIDENTIAL=	75,415.00	G.S.F.
RESIDENTIAL=	60,152.00	G.S.F.
APARTMENTS=	67	UNITS
<b>BUILDING (INCLUDES FLEX/RETAIL)=</b>		
RESIDENTIAL=	387,910.00	G.S.F.
FLEX/RETAIL=	10,000.00	G.S.F.

<b>TOTAL UNIT COUNT:</b>	
TOTAL APARTMENTS=	307 UNITS

<b>BUILDING COVERAGE:</b>		
BUILDINGS=	88,244.00	S.F.
PARKING GARAGE=	82,245.00	S.F.
TOTAL=	170,489.00	S.F. 47.6%
<b>HARD SURFACE COVERAGE:</b>		
EXISTING PEDESTRIAN HARD SURFACE=	1,980	S.F.
NEW PEDESTRIAN HARD SURFACE=	45,021	S.F.
EXISTING VEHICULAR HARD SURFACE=	14,671	S.F.
NEW VEHICULAR HARD SURFACE=	12,755	S.F.
TOTAL HARD SURFACE AREA=	74,427	S.F. 20.8%
<b>LANDSCAPE STATISTICS:</b>		
EXISTING LANDSCAPE AREA=	7,500	S.F.
NEW LANDSCAPE AREA=	89,432	S.F.
TOTAL LANDSCAPE AREA=	96,932	S.F. 27.1%
<b>PARKING LOT/DRIVEWAY IN LANDSCAPING=</b>		
	1,613	S.F. 0.5%
<b>OPEN SPACE:</b>		
EXISTING OPEN SPACE=	9,480	S.F.
NEW OPEN SPACE=	118,074	S.F.
TOTAL OPEN SPACE=	127,554	S.F. 35.6%

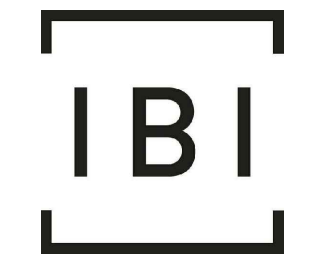
PARKING			
	Unit Count	Factor	# of Stalls
Studio	67	1.5	101
1 BdRm	176	1.5	264
2 BdRm	56	2	112
3 BdRm	8	2.5	20
Subtotal	307		497
.25% Guest Requirement	307	0.25	77
Subtotal			573
RETAIL	10000 sqft	5/1000 SQFT	50
Subtotal			623

<b>REDUCTIONS</b>		
25% Reduction for Trax (537X .25)	25%	-156
<b>Parking Spaces Required</b>		<b>467</b>

<b>PARKING SPACES PROVIDED</b>		
Structure Bldg.		122
Structure		518
Surface Parking		25
Street Parking		50
<b>Total Spaces Provided</b>		<b>715</b>

<b>TOTALS</b>	
REQUIRED	467
UTA REQUIREMENTS	240
<b>TOTAL REQUIRED</b>	<b>707</b>
<b>TOTAL PROVIDED</b>	<b>715</b>
Shared	60

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Issues

No.	Date	Apprv.	Description
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Revisions

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Project Title

**EAST VILLAGE PHASE 3**

Sheet Title

**SITE PLAN**

Scale

Date

Drawn

Checked

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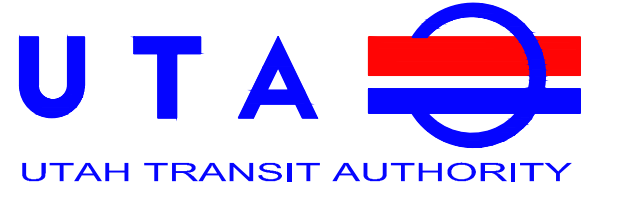
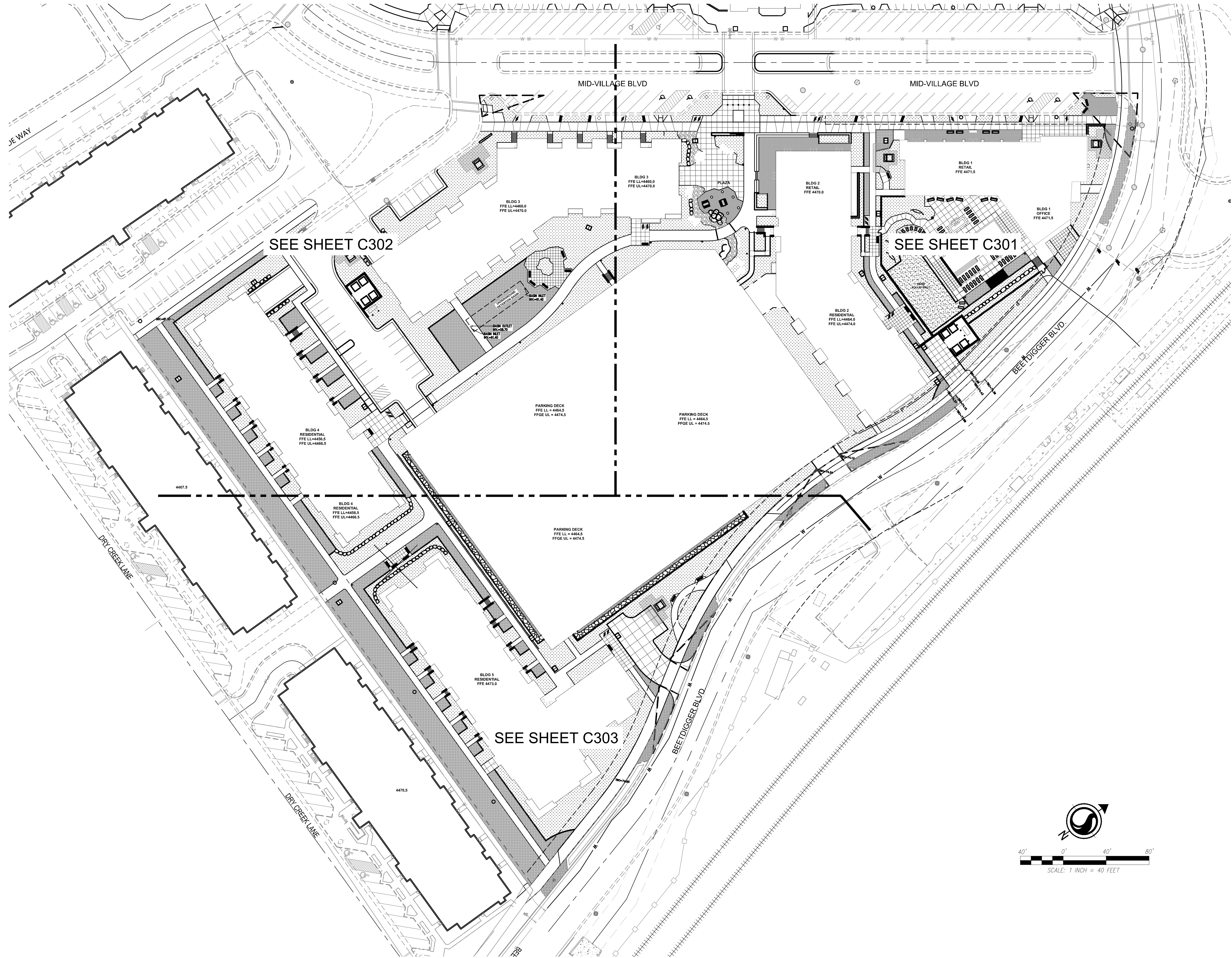
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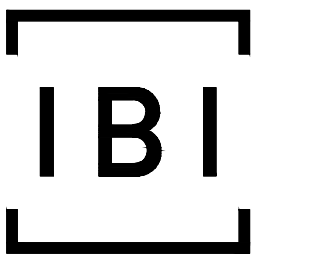
Sheet No.

Project No.

103570



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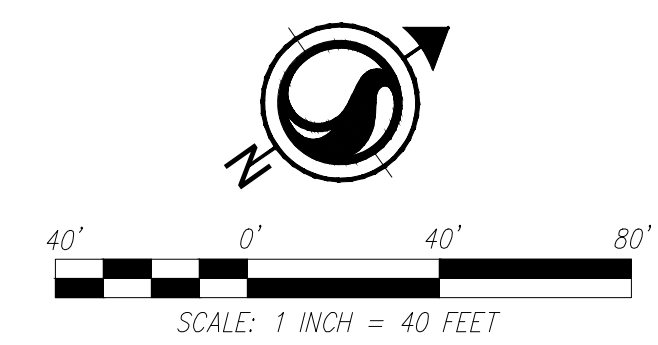
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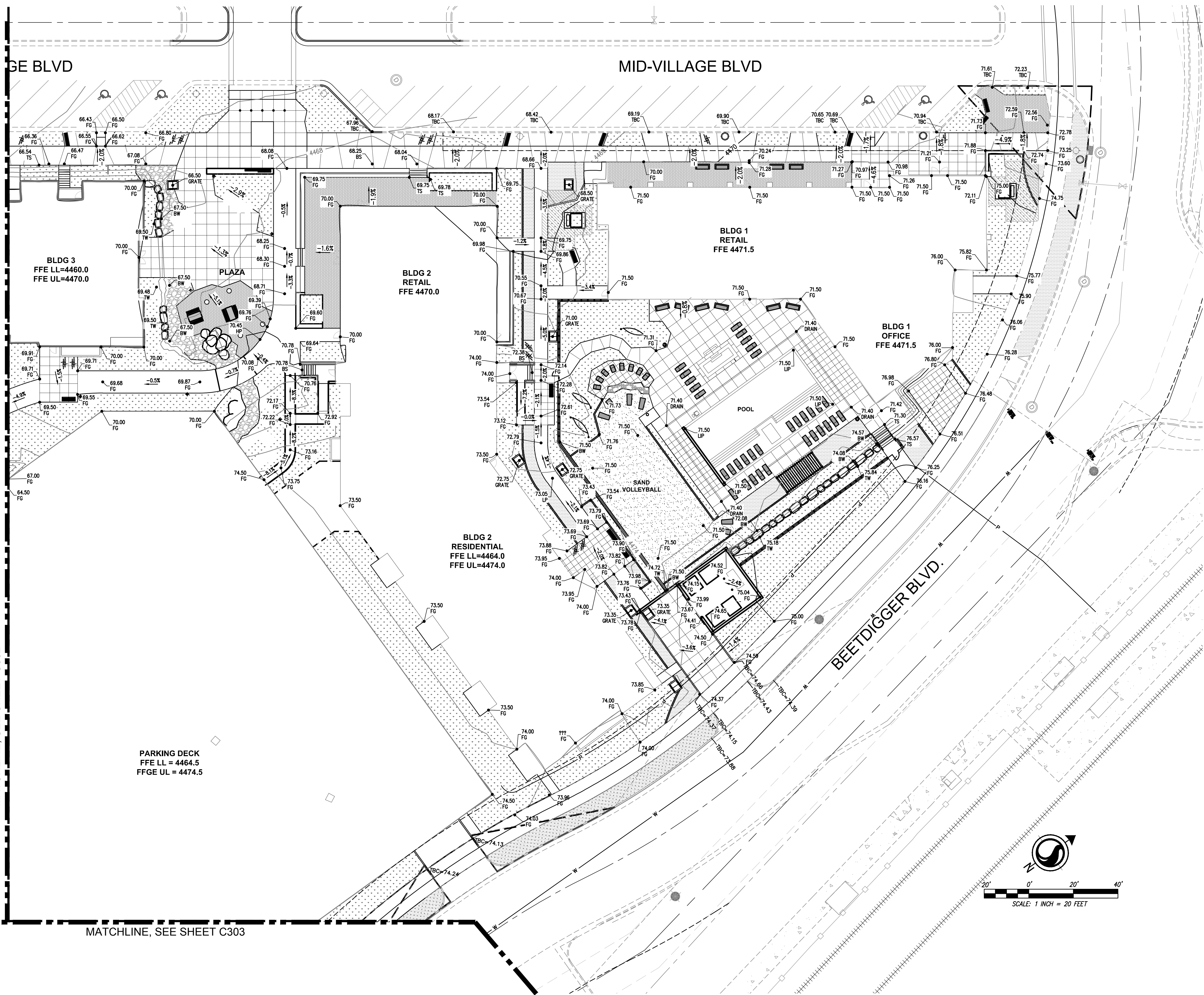
**EAST VILLAGE  
 PHASE 3**

Sheet Title

**GRADING DRAINAGE PLAN**

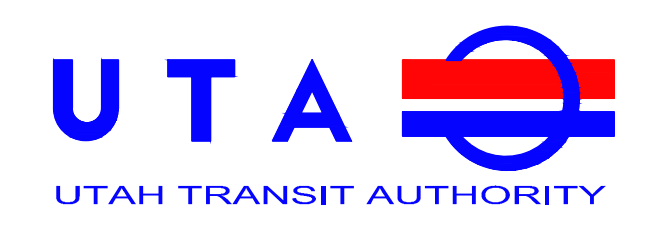


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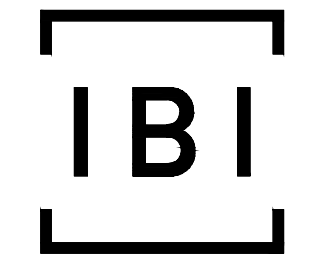


MATCHLINE, SEE SHEET C302

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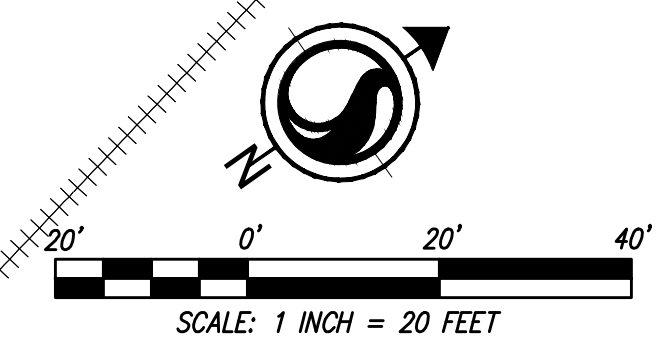
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**EAST VILLAGE  
PHASE 3**

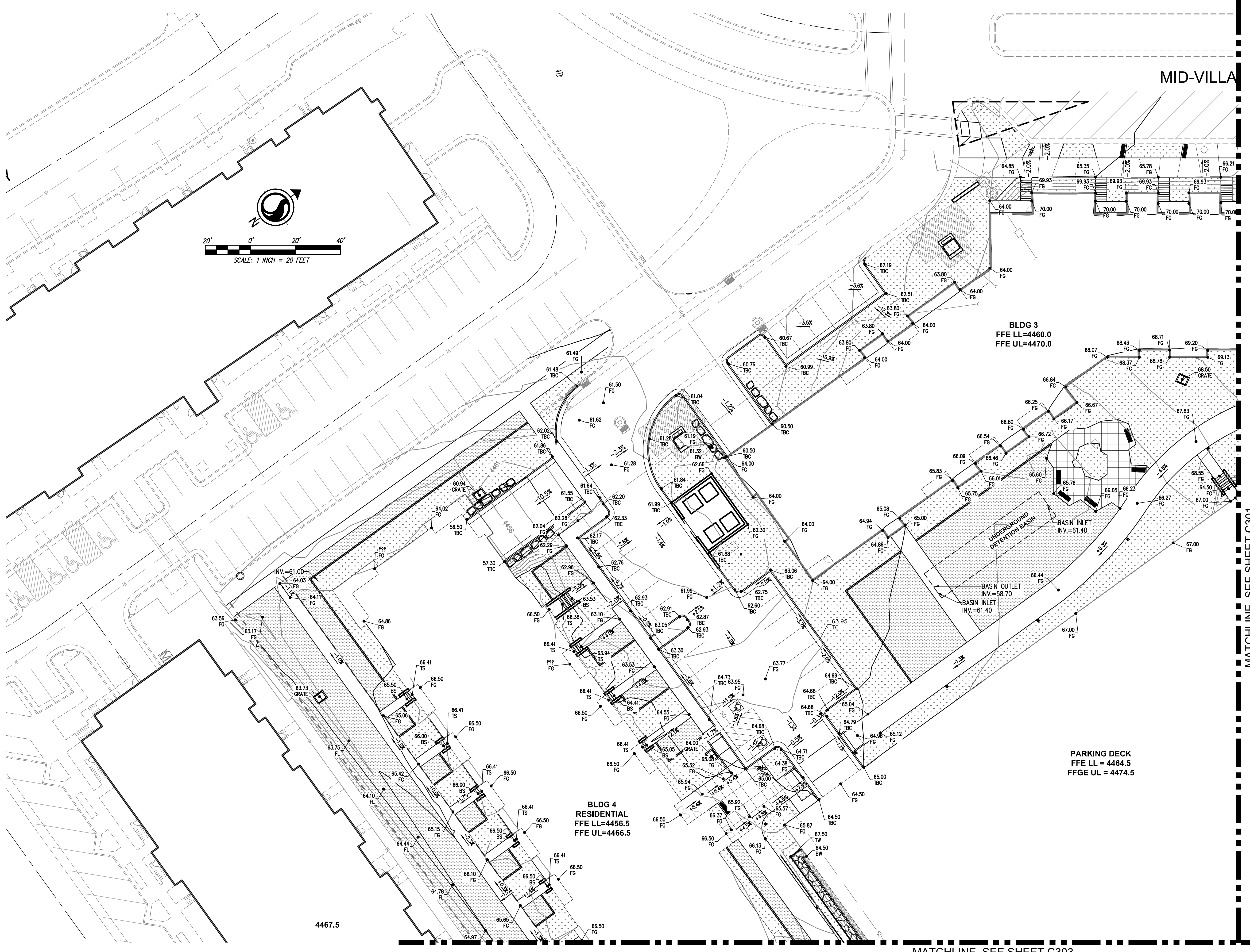
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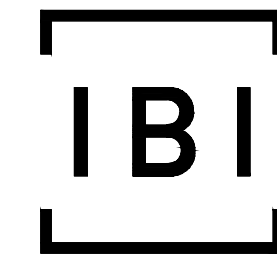


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Project No. 103570	



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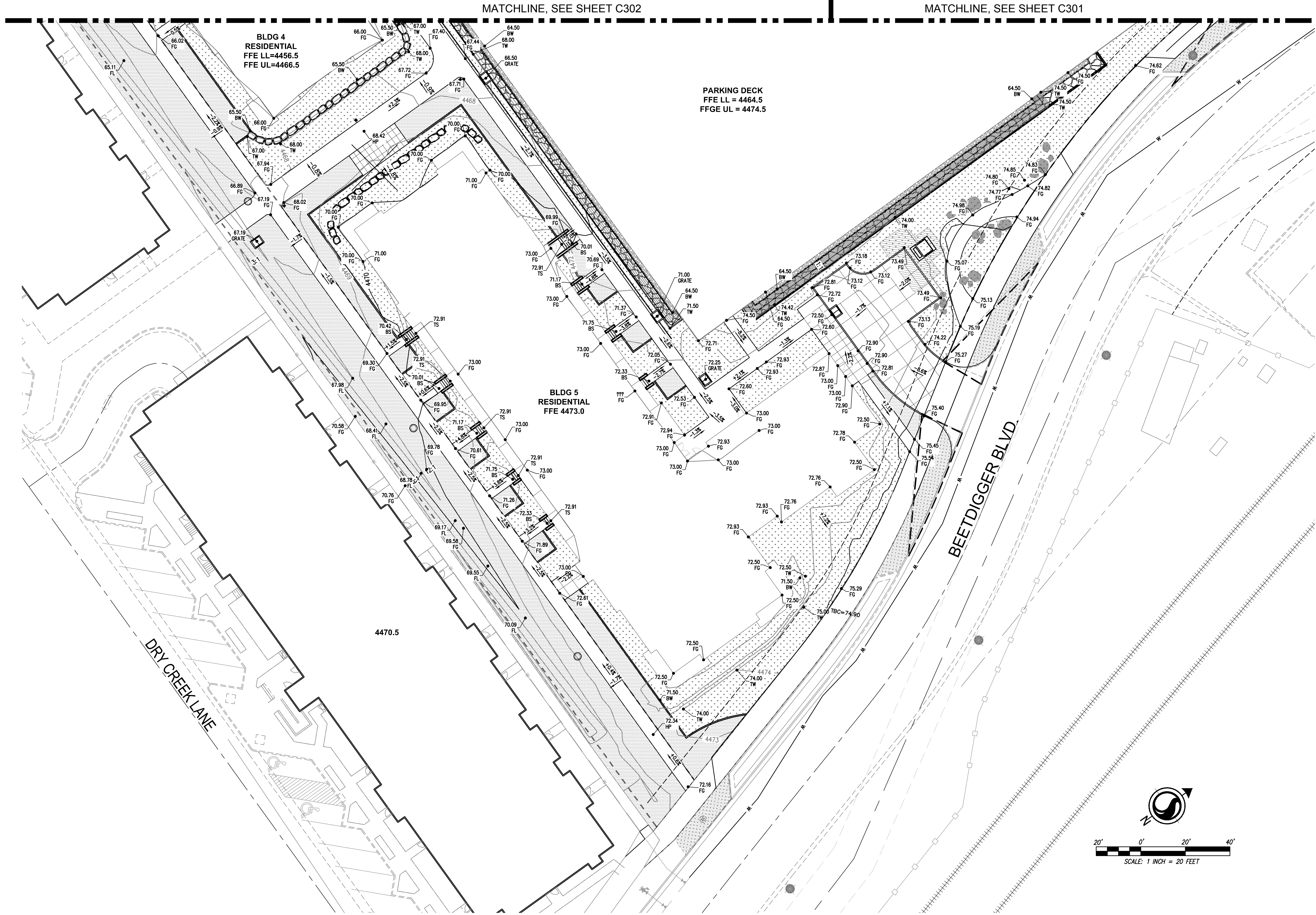
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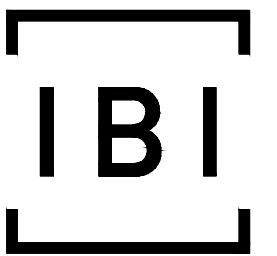
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 2018/05/04 12:34 PM by: R. Hemminger, D. Babin

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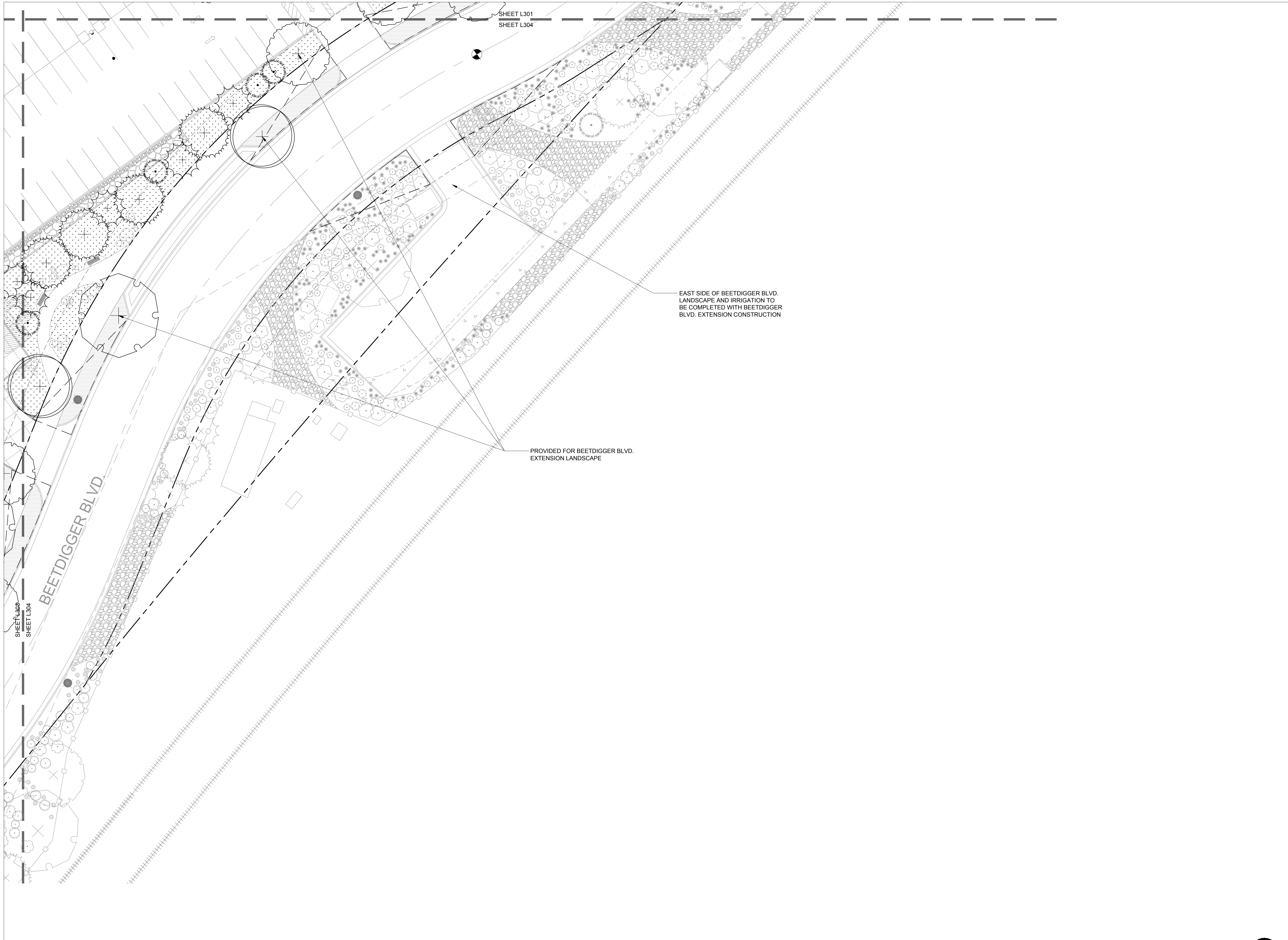
EAST VILLAGE  
PHASE 3

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No.	Date	Apprv.	Description
1	02/28/2018		PRELIMINARY SITE PLAN

Revisions

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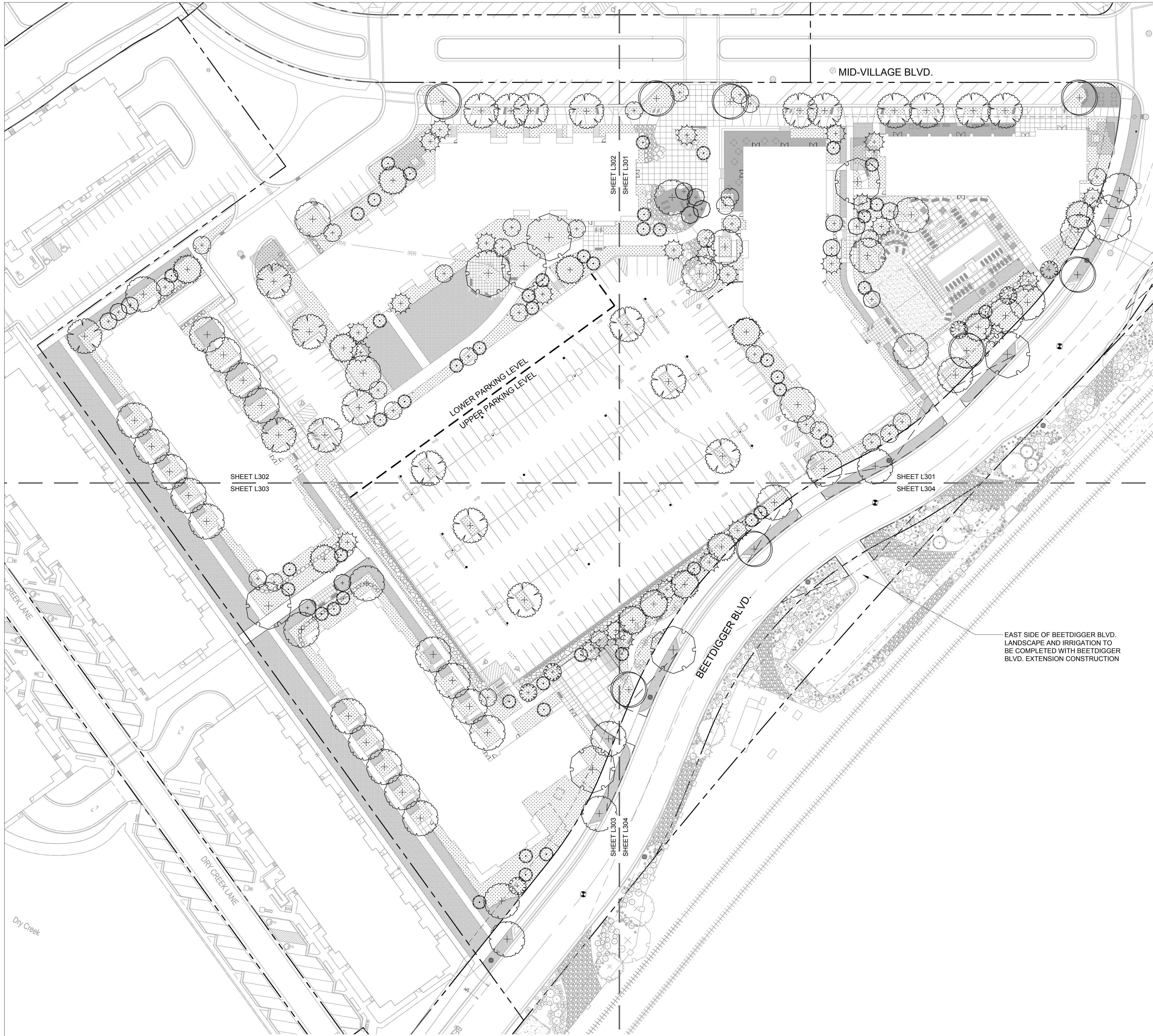
Project Title

**EAST VILLAGE  
PHASE 3**

Sheet Title

**PLANTING PLAN**

Scale AS NOTED	Date 02.28.18
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Cad File	Sheet No.
Project No. 103570	<b>L304</b>



**PLANT SCHEDULE**

TREES	CODE	BOTANICAL NAME / COMMON NAME	QTY
	ABI CON	ABIES CONCOLOR / WHITE FIR	27
	ACE FRE	ACER FREEMANI 'AUTUMN BLAZE' / AUTUMN BLAZE MAPLE	6
	ACE GRA	ACER GRANDIDENTATUM / BIGTOOTH MAPLE	13
	AME GRA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	32
	BET FAR	BETULA PLATYPHYLLA 'FARGO' TM / DAKOTA PINNACLE ASIAN WHITE BIRCH	14
	GLE TRI	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' TM / SHADEMASTER LOCUST	22
	PIC ABI	PICEA ABIES / NORWAY SPRUCE	9
	PIN VAN	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	47
	QUE MAC	QUERCUS MACROCARPA / BURR OAK	9
	ZEL SER	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	28
<b>GROUND COVERS</b>	<b>CODE</b>	<b>BOTANICAL NAME / COMMON NAME</b>	<b>QTY</b>
	POA PRA	POA PRATENSIS / KENTUCKY BLUEGRASS	38,542 SF
<b>SHRUBS / PERENNIALS</b>			54,934 SF

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
CORNUS SERICEA 'BAILEY'S REDTWIG' / RED TWIG DOGWOOD
ECHINACEA PURPUREA / PURPLE CONEFLOWER
EUONYMUS FORTUNEI 'COLORATUS' / WINTERCREEPER
GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES' / GAURA
HELICTOTRICHON SEMPERVIRENS / BLUE OAT GRASS
HEMEROCALLIS X 'HAPPY RETURNS' / HAPPY RETURNS DAYLILY
JUNIPERUS HORIZONTALIS / CREEPING JUNIPER
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE LAVENDER
MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE
MAHONIA REPENS / CREEPING MAHONIA
PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS
PENSTEMON DIGITALIS 'HUSKER RED' / BEARDTONGUE
PHYSOCARPUS OPIULIFOLIUS 'DIABLO' / DIABLO NINEBARK
PINUS MUGO PUMILIO / DWARF MUGO PINE
POTENTILLA FRUTICOSA / BUSH CINQUEFOIL
PRUNUS BESSEYI 'PAWNEE BUTTES' / SAND CHERRY
RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC
RIBES AUREUM / GOLDEN CURRANT
RUDBECKIA X 'DENVER DAISY' / BLACK-EYED SUSAN
SAMBUCUS CANADENSIS / ELDERBERRY
SCABIOSA COLUMBARIA 'BUTTERFLY BLUE' TM / PINCUSHION FLOWER
SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
VIBURNUM TRILOBUM 'SPRING RED COMPACT' / AMERICAN CRANBERRY

- PLANTING NOTES:**  
(PER SANDY CITY CODE SECTION 15A, AND "SPR PROCEDURAL PROCESS CHECKLIST")
- DECIDUOUS TREES
    - 60% MEDIUM SIZE TREES - 2'-3" CAL
    - 40% SMALL TREES AND SHRUBS - 1.5"-2" CAL.
  - EVERGREEN TREES
    - 60% MEDIUM SIZE TREES - 5'-8' HT.
    - 40% SMALL TREES AND SHRUBS - 4' MIN. HT.
  - SITE TREES MIX BREAKDOWN
    - TREES PROVIDED FOR SITE = 207
      - DECIDUOUS = 124 (60%)
      - EVERGREEN = 83 (40%)
  - STREET TREE SIZE - 2" CAL. MIN.
    - PROVIDED = 12 TREES (IDENTIFIED AS PART OF BEETDIGGER IMPROVEMENTS, NOT CALCULATED FOR SITE QUANTITY)

Client

**HAMILTON PARTNERS**

**UTA** UTAH TRANSIT AUTHORITY

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Issues

No.	Date	Apprv.	Description
1	02/28/2018		PRELIMINARY SITE PLAN

No.	Date	Apprv.	Description

Revisions

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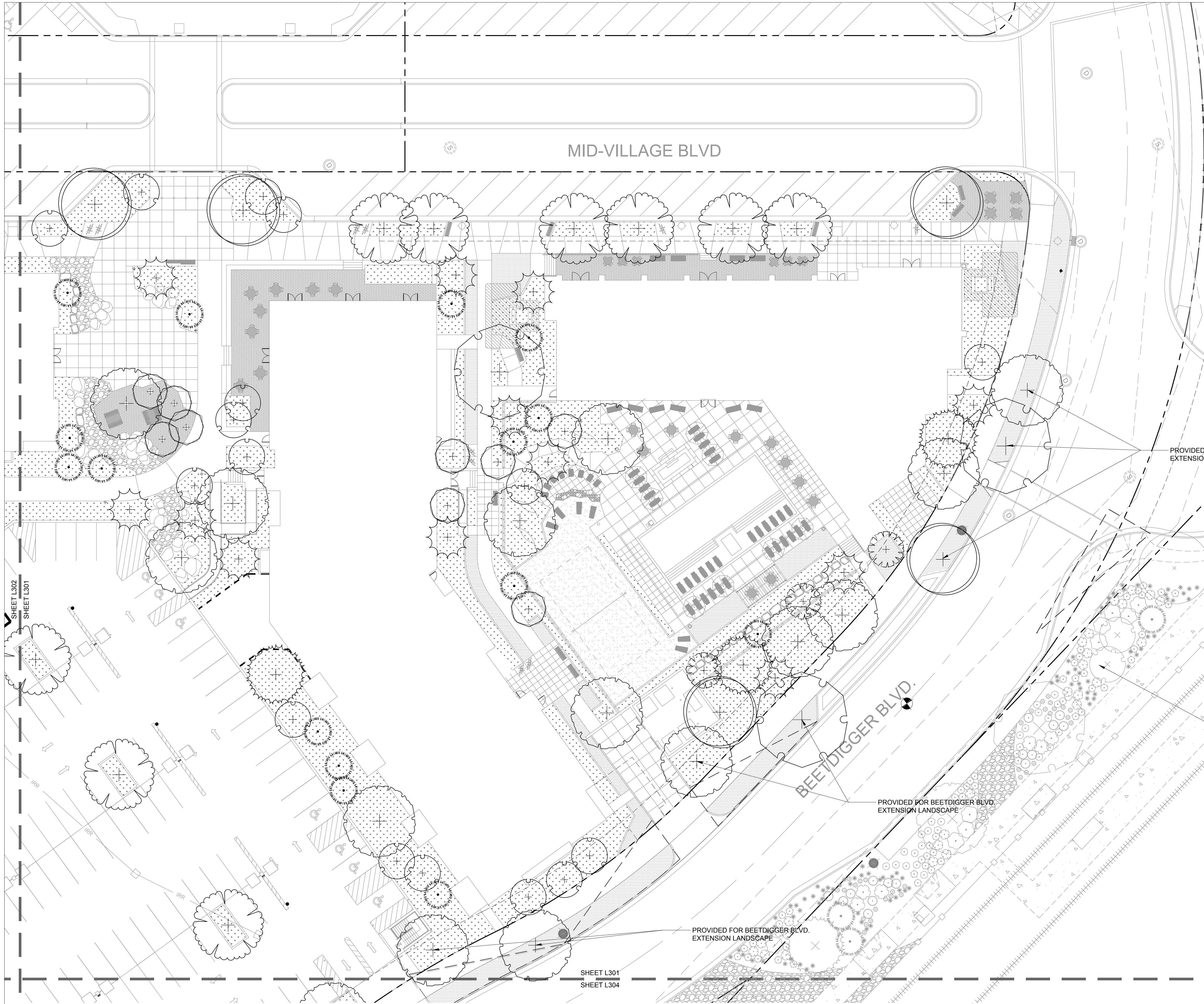
**EAST VILLAGE PHASE 3**

Sheet Title

**OVERALL PLANTING PLAN**

Scale AS NOTED	Date 02.28.18
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Project No. 103570	<b>L300</b>





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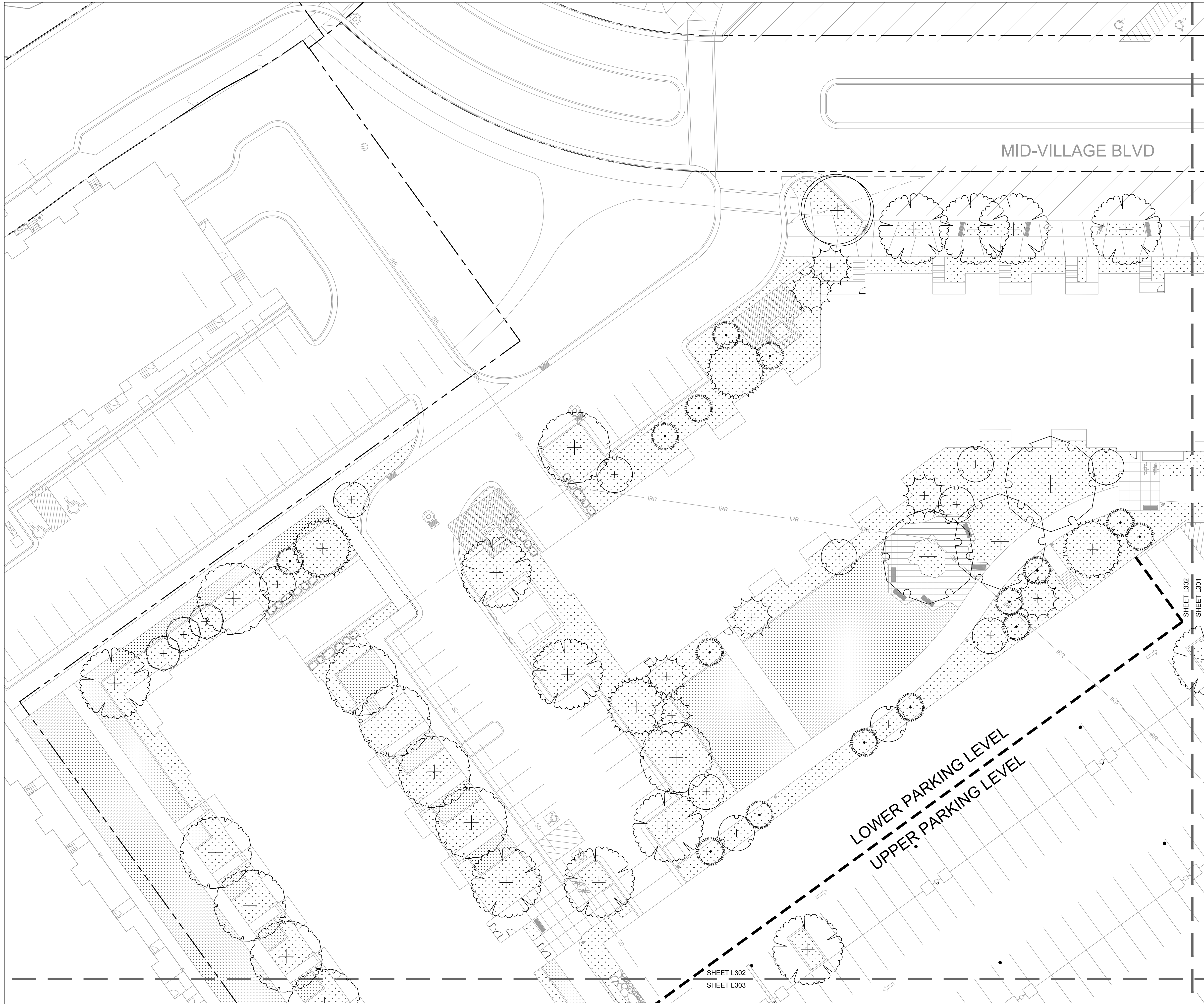
**PLANTING PLAN**

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SHEET L302  
SHEET L301

SHEET L301  
SHEET L304





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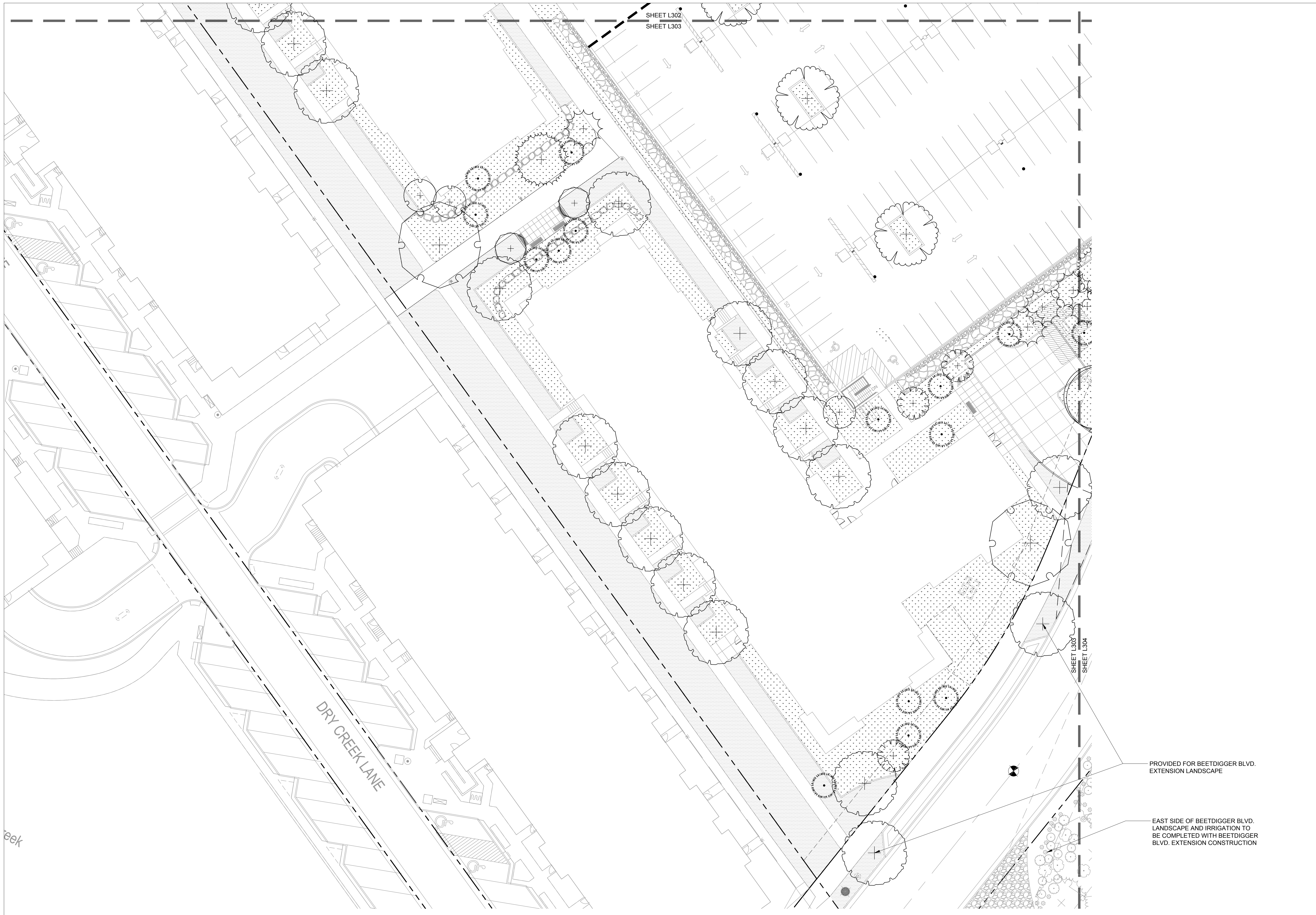
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**EAST VILLAGE  
 PHASE 3**

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**PLANTING PLAN**

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PHASE 3**

Sheet Title

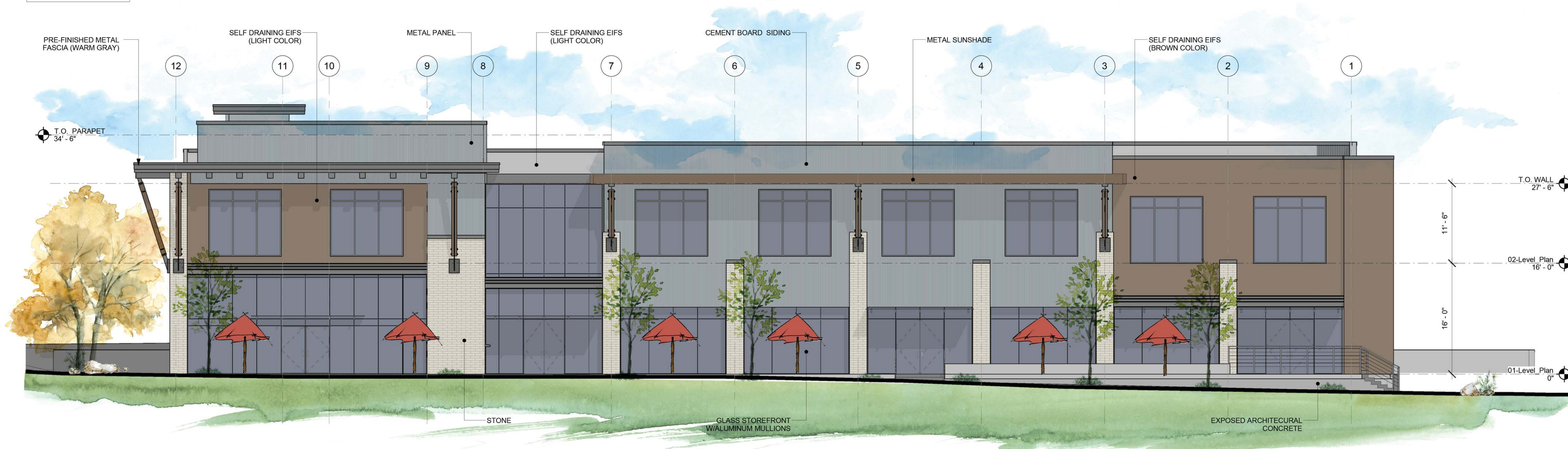
**CLUBHOUSE  
EXTERIOR  
ELEVATIONS**

Scale 1/8" = 1'-0"	Date 02.28.18
Drawn SM	Checked JGX
Cad File	Sheet No.
Project No. 130570	<b>A301A</b>



**3 Elevation South**  
A301A Scale: NTS

STONE = 40%  
CEMENT BOARD = 30%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 12%



**1 Elevation North**  
A301A Scale: NTS

STONE = 10%  
CEMENT BOARD = 25%  
SELF DRAINING EIFS = 18%  
GLASS = 47%



**1 Elevation East**  
A301B Scale: NTS

STONE = 31%  
CEMENT BOARD = 36%  
SELF DRAINING EIFS = 18%  
METAL PANEL = 15%



**2 Elevation West**  
A301B Scale: NTS

STONE = 0%  
CEMENT BOARD = 80%  
SELF DRAINING EIFS = 20%  
WOOD ACCENT = 0%

Issues

No.	Date	Apprv.	Description
1	02/28/2018	Apprv.	PRELIMINARY SITE PLAN

Revisions

No.	Date	Apprv.	Description

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Project Title  
**EAST VILLAGE PHASE 3**  
BUILDING 1

Sheet Title  
**CLUBHOUSE EXTERIOR ELEVATIONS**

Scale 1/8" = 1'-0"	Date 02.28.18
Drawn SM	Checked JGX
Cad File	Sheet No.
Project No. 130570	<b>A301B</b>



2 NORTH WEST ELEVATION  
A302A Scale: 3/32" = 1'-0"

STONE = 15%  
CEMENT BOARD = 52%  
SELF DRAINING EIFS = 18%  
WOOD = 10%



1 WEST ELEVATION  
A302A Scale: 3/32" = 1'-0"

STONE = 10%  
CEMENT BOARD = 57%  
SELF DRAINING EIFS = 18%  
WOOD = 10%

Issues

No.	Date	Apprv.	Description

Revisions

No.	Date	Apprv.	Description

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Project Title  
**EAST VILLAGE PHASE 3 BUILDING 2**  
Sheet Title  
**BUILDING 2 EXTERIOR ELEVATIONS**

Scale 3/32" = 1'-0"	Date 02.28.18
Drawn SM	Checked JGX
Cad File	Sheet No.
Project No. 103570	<b>A302A</b>



**1 SOUTH WEST ELEVATION**  
A302B Scale: 3/32" = 1'-0"

STONE = 15%  
CEMENT BOARD = 52%  
SELF DRAINING EIFS = 18%  
WOOD = 10%



**2 SOUTH ELEVATION**  
A302B Scale: 3/32" = 1'-0"

STONE = 30%  
CEMENT BOARD = 42%  
SELF DRAINING EIFS = 18%  
WOOD = 10%

Client

HAMILTON PARTNERS

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UTAH TRANSIT AUTHORITY

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No.	Date	Apprv.	Description

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Project Title  
**EAST VILLAGE  
PHASE 3  
BUILDING 2**

Sheet Title  
**BUILDING 2  
EXTERIOR  
ELEVATIONS**

Scale 3/32" = 1'-0"	Date 02.28.18
Drawn SM	Checked JGX
Cad File	Sheet No.
Project No. 103570	<b>A302B</b>



**1 EAST ELEVATION**  
 A302C Scale: 3/32" = 1'-0"

STONE = 15%  
 CEMENT BOARD = 52%  
 SELF DRAINING EIFS = 18%  
 WOOD = 10%



**2 NORTH ELEVATION**  
 A302C Scale: 3/32" = 1'-0"

STONE = 25%  
 CEMENT BOARD = 52%  
 SELF DRAINING EIFS = 18%  
 WOOD = 5%

Client  
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No.	Date	Approv.	Description

No.	Date	Approv.	Description

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Project Title  
**EAST VILLAGE  
 | PHASE 3  
 BUILDING 2**

Sheet Title  
**BUILDING 2  
 EXTERIOR  
 ELEVATIONS**

Scale: 3/32" = 1'-0"  
 Date: 02.28.18  
 Drawn: SM  
 Checked: JGX  
 Cad File:  
 Sheet No.:  
 Project No.: 103570  
**A302C**



**1 NORTH ELEVATION**  
A303A Scale: 3/32" = 1'-0"

STONE = 15%  
CEMENT BOARD = 62%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 5%



**2 NORTH WEST ELEVATION**  
A303A Scale: 3/32" = 1'-0"

STONE = 25%  
CEMENT BOARD = 52%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 5%

Cient

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No.	Date	Apprv.	Description
1	02/28/2018		PRELIMINARY SITE PLAN

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Revisions

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Project Title

**EAST VILLAGE PHASE 3**

**BUILDING 3**

Sheet Title

**BUILDING 3 EXTERIOR ELEVATIONS**

---

Scale 3/32" = 1'-0"	Date 02.28.18
Drawn SM	Checked JGX
Cad File	Sheet No.
Project No. 103570	<b>A303A</b>





**1 WEST ELEVATION**  
A303B Scale: 3/32" = 1'-0"

STONE = 20%  
CEMENT BOARD = 42%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 10%  
CONCRETE = 10%



**2 SOUTH ELEVATION**  
A303B Scale: 3/32" = 1'-0"

STONE = 35%  
CEMENT BOARD = 42%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 5%

5/4/2018 3:09:54 PM

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Issues

No.	Date	Approv.	Description
1	02/28/2018		PRELIMINARY SITE PLAN

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---

Project Title

**EAST VILLAGE  
PHASE 3  
BUILDING 3**

---

Sheet Title

**BUILDING 3  
EXTERIOR  
ELEVATIONS**

---

Scale: 3/32" = 1'-0"	Date: 02.28.18
Drawn: SM	Checked: JGX
Cad File:	Sheet No.:
Project No.: 103570	<b>A303B</b>



**1 EAST ELEVATION**

A303C / Scale: 3/32" = 1'-0"

STONE = 25%  
 CEMENT BOARD = 52%  
 SELF DRAINING EIFS = 18%  
 WOOD ACCENT = 5%



**2 NORTH EAST ELEVATION**

A303C / Scale: 3/32" = 1'-0"

STONE = 35%  
 CEMENT BOARD = 42%  
 SELF DRAINING EIFS = 18%  
 WOOD ACCENT = 5%

Client

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Revisions

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Project Title

**EAST VILLAGE  
 PHASE 3  
 BUILDING 3**

Sheet Title

**BUILDING 3  
 EXTERIOR  
 ELEVATIONS**

Scale

3/32" = 1'-0"

Drawn

SM

Cad File

Project No.

103570

Date

02.28.18

Checked

JGX

Sheet No.

A303C

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Project Title

**EAST VILLAGE  
PHASE 3  
BUILDING 4**

Sheet Title

**BUILDING 4  
EXTERIOR  
ELEVATIONS**

Scale  
3/32" = 1'-0"

Date  
02.28.18

Drawn  
SM

Checked  
JGX

Cad File

Sheet No.

Project No.

103570

**A304A**



**1 East Elevation**  
A304A Scale: 3/32" = 1'-0"



**4 West Elevation**  
A304A Scale: 3/32" = 1'-0"



**3 South Elevation**  
A304A Scale: 3/32" = 1'-0"



**2 North Elevation**  
A304A Scale: 3/32" = 1'-0"



1 East Elevation  
A305A Scale: 3/32" = 1'-0"

STONE = 41%  
CEMENT BOARD = 41%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 0%



4 West Elevation  
A305A Scale: 3/32" = 1'-0"

STONE = 41%  
CEMENT BOARD = 41%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 0%



3 South Elevation  
A305A Scale: 3/32" = 1'-0"

STONE = 25%  
CEMENT BOARD = 57%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 0%



2 North Elevation  
A305A Scale: 3/32" = 1'-0"

STONE = 25%  
CEMENT BOARD = 57%  
SELF DRAINING EIFS = 18%  
WOOD ACCENT = 0%

No.	Date	Apprv.	Description
1	02/28/2018		PRELIMINARY SITE PLAN

No.	Date	Apprv.	Description

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Project Title  
**EAST VILLAGE PHASE 3 BUILDING 5**

Sheet Title  
**BUILDING 5 EXTERIOR ELEVATIONS**

Scale 3/32" = 1'-0"	Date 02.28.18
Drawn SM	Checked JGX
Cad File	Sheet No.
Project No. 103570	<b>A305A</b>

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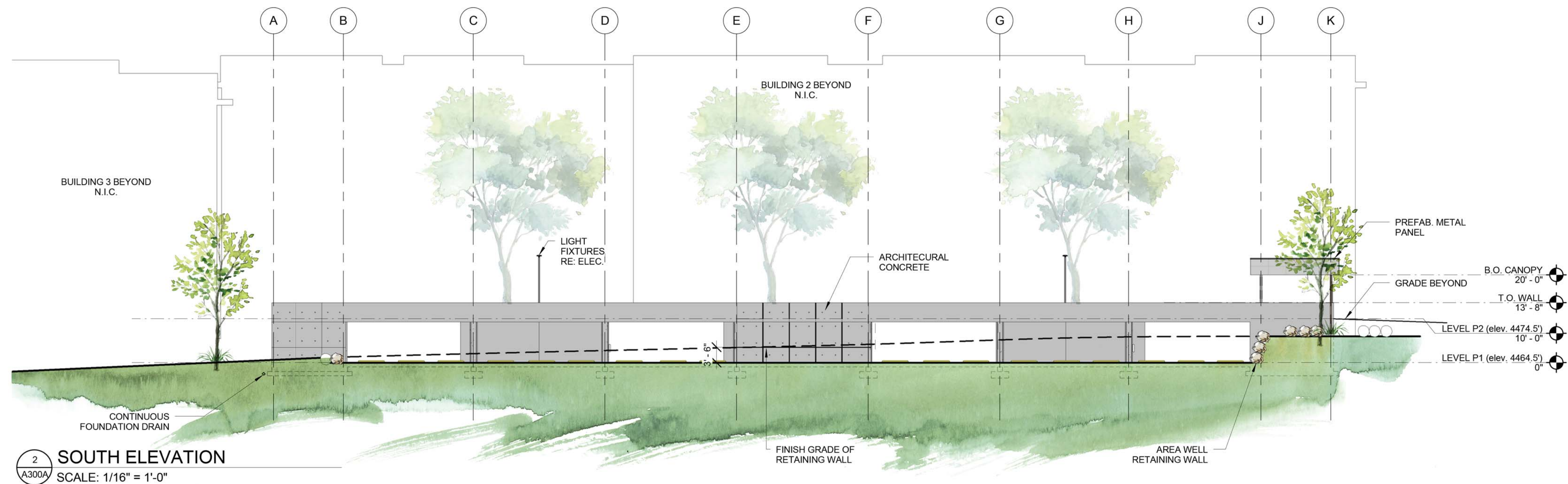
Project Title

EAST VILLAGE  
PHASE 3

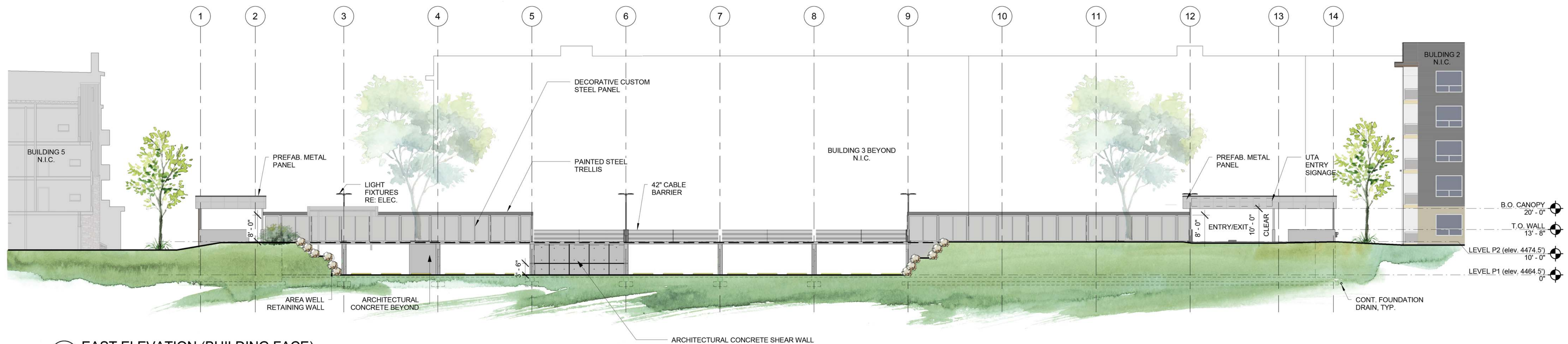
Sheet Title

PARKING STRUCTURE  
EXTERIOR  
ELEVATIONS

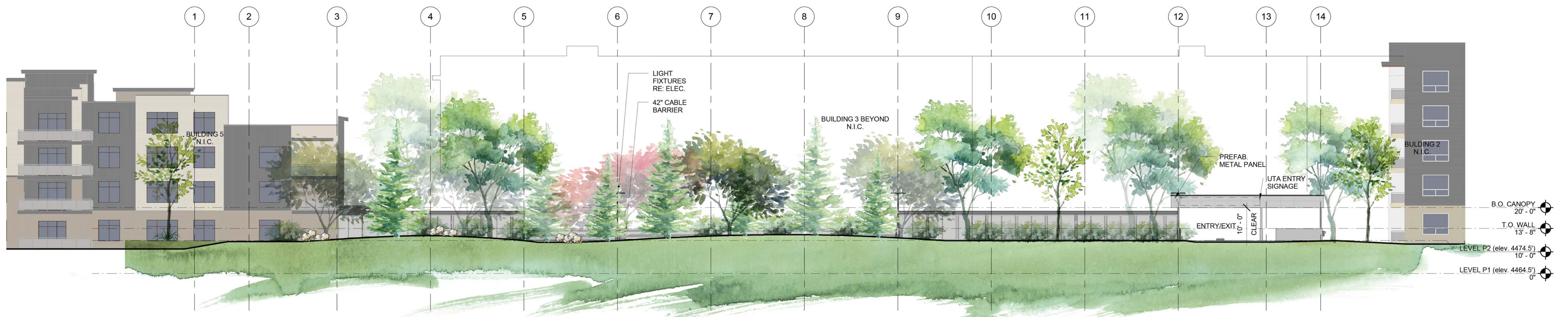
Scale 1/16" = 1'-0"	Date 02.28.18
Drawn SM	Checked JGX
Cad File	Sheet No.
Project No. 103570	<b>A300A</b>



2 SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION (BUILDING FACE)  
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION (STREET VIEW)  
SCALE: 1/16" = 1'-0"

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Project Title

**EAST VILLAGE PHASE 3**

Sheet Title

**PARKING STRUCTURE EXTERIOR ELEVATIONS**

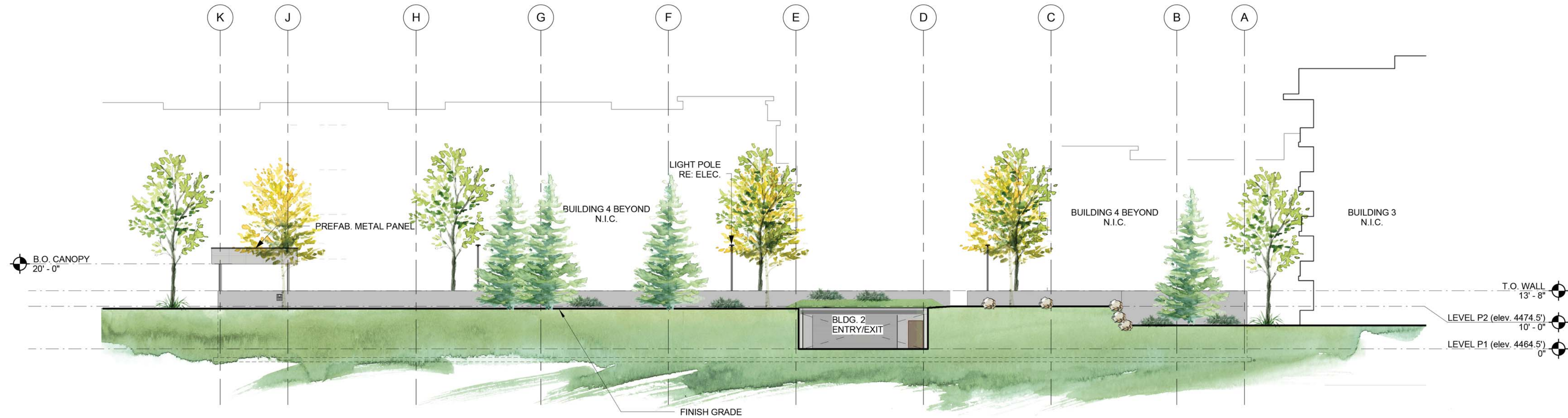
Scale 1/16" = 1'-0"

Date 02.28.18

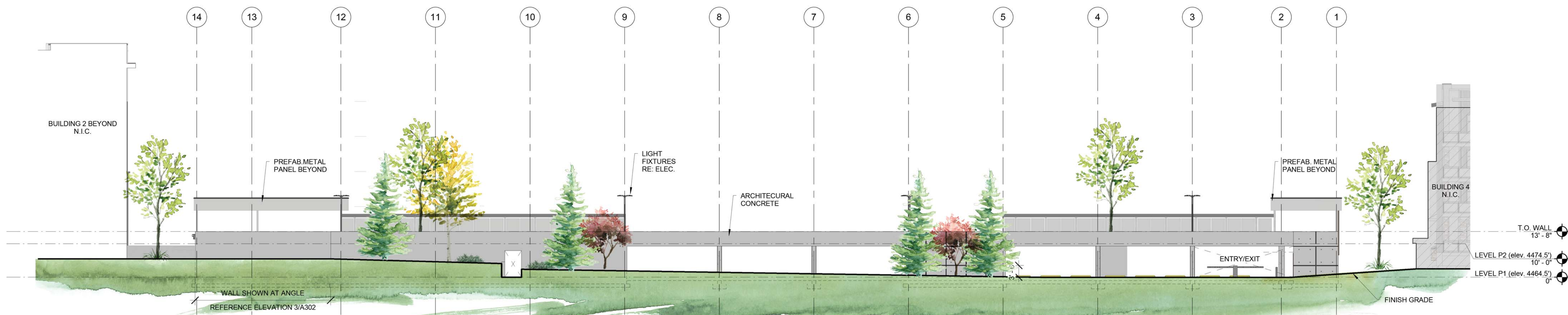
Drawn SM Checked JGX

Cad File Sheet No.

Project No. 103570 **A300B**



**2 NORTH ELEVATION**  
SCALE: 1/16" = 1'-0"



**1 WEST ELEVATION**  
SCALE: 1/16" = 1'-0"