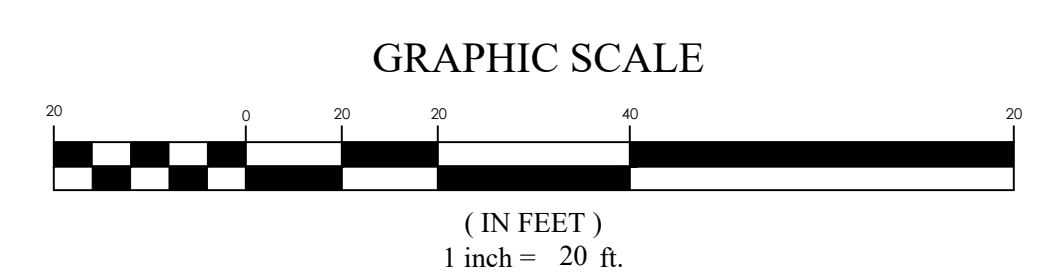


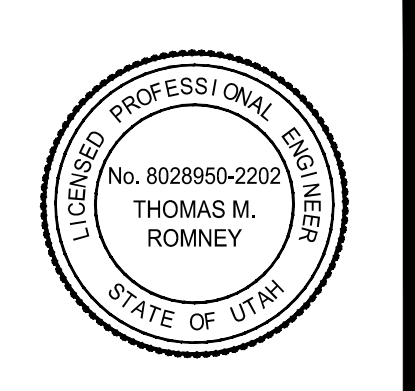
EXISTING ARCADIA APARTMENTS PHASE I

HARRISON STREET

MONROE STREET



FOCUS
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



ARCADIA APARTMENTS PHASE 2
172 WEST HARRISON STREET, SANDY, UTAH
GRADING PLAN

REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

GRADING PLAN

Scale: 1"=20'
Date: 04/19/19
Sheet:

Drawn: EKW
Job #: 18-423

C6



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LANDSCAPE PLAN SPECIFICATIONS

PART I - GENERAL

1.1 SUMMARY

- A. This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited to, the following:
 1. Soil Amendments
 2. Fine Grading
 3. Cultivation
 4. Landscape Edging
 5. Turf Planting
 6. Furnish and Installing Plant
 7. Maintenance
 8. Mowing
 9. Weeding

1.2 SITE CONDITIONS

- A. Examination: Before submitting a Bid, each Contractor shall carefully examine the Contract Documents; shall visit the site of the Work; shall fully inform themselves as to all existing conditions and limitations; and shall include in the Bid the cost of all items required by the Contract Documents are at a variance with the applicable laws, building codes, rules, regulations, or contain obvious erroneous or uncoordinated information, the Contractor shall promptly notify the Project Representative and the necessary changes shall be accomplished by Addendum.
- B. Protection: Contractor to conduct the Work in such a manner to protect all existing underground utilities or structures. Contractor to repair or replace any damaged utility or structure using identical materials to match existing at no expense to the Owner.
- C. Irrigation System: Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

1.3 PERMITS

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

1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY

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

1.5 FINAL INSPECTION

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

1.6 LANDSCAPE SUBSTANTIAL COMPLETION

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

1.7 MAINTENANCE

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

1.8 GUARANTEE

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

PART II - PRODUCTS

2.1 LANDSCAPE MATERIALS

- A. Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (8) foot common pine stakes used as shown on the details.
- B. Tree Wrap: Tree wrap is not to be used.
- C. Mulch/Rock: See Plans. All planter beds to receive a minimum 4" layer for trees, shrubs, and perennials and 1" for groundcovers.
- D. Weed Barrier: DeWitt 5 oz. weed barrier fabric. Manufactured by DeWitt Company, dewittcompany.com or approved equal.
- E. Tree, Shrub, and Grass Backfill Mixture: Backfill mixture to be 50% native soil and 50% topsoil, thoroughly mixed together prior to placement.
- F. Topsoil: Required for turf areas, planter beds and Backfill Mixture. Acceptable topsoil shall meet the following standards:
 - a. PH: 5.5-7.5
 - b. EC (electrical conductivity): < 2.0 mmhos per centimeter
 - c. SAR (sodium absorption ration): < 3.0
 - d. % OM (percent organic matter): >1%
 - e. Texture (particle size per USDA soil classification): Sand <70%; Clay < 30%; Silt < 70%; Stone fragments (gravel or any soil particle greater than two (2) mm in size) < 5% by volume.
- G. Turf Sod: All sod shall be 18 month old as specified on plans (or approved equal) that has been cut fresh the morning of installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source.
- H. Landscape Edging: Headers and Edging six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
 - a. Washed mortar sand free of organic material.
 - b. Portland Cement (see concrete spec. below for type)
 - c. Reinforced fiber - Specifically produced for compatibility with aggressive alkaline environment of Portland cement-based composites.
 - d. Only potable water for mixing.

PART III - EXECUTION

3.1 GRADING

- A. Topsoil Preparation: Grade planting areas according to the grading plan. Eliminate uneven areas and low spots. Provide for proper grading and drainage.
- B. Topsoil Placement: Slope surfaced away from building at two (2) percent slope with no pockets of standing water. Establish finish grades of one (1) inch for planters below grade of adjacent paved surfaced. Provide neat, smooth, and uniform finish grades. Remove surplus sub-soil and topsoil from the site.
- C. Compaction: compaction under hard surface areas (asphalt paths and concrete surfaces) shall be ninety-five (95) percent. Compaction under planting areas shall be between eighty-five (85) and ninety (90) percent.

3.2 TURF GRADING

- A. The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or undulations of any kind. The surface shall be free of all materials larger than 1/2" in diameter.
- B. The finish grade of the topsoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be set such that the crown of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions.

3.3 PLANTING OPERATIONS

- A. Review the exact locations of all trees and shrubs with the Project Representative for approval prior to the digging of any holes. Prepare all holes according to the details on the drawings.
- B. Water plants immediately upon arrival at the site. Maintain in moist condition until planted.
- C. Before planting, locate all underground utilities prior to digging. Do not place plants on or near utility lines.
- D. The tree planting hole should be the same depth as the root ball, and three times the diameter of the root ball.
- E. Trees must be placed on undisturbed soil at the bottom of the planting hole.
- F. The tree hole depth shall be determined so that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trunk flare, using the top of the root ball as a guide.
- G. Plant immediately after removal of container for container plants.
- H. Set tree on soil and remove all burlap, wire baskets, twine, wrappings, etc. before beginning and backfilling operations. Do not use planting stock if the ball is cracked or broken before or during planting operation.
- I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.
- J. Upon completion of backfilling operation, thoroughly water tree to completely settle the soil and fill any voids that may have occurred. Use a watering hose, not the area irrigation system. If additional prepared topsoil mixture needs to be added. It should be a coarser mix as required to establish finish grade as indicated on the drawings.
- K. The amount of pruning shall be limited to the minimum necessary to remove dead or injured twigs and branches. All cuts, scars, and bruises shall be properly treated according to the direction of the Project Representative. Proper pruning techniques shall be used. Do not leave stubs and do not cut the leader branch. Improper pruning shall be cause for rejection of the plant material.
- L. Prepare a watering circle of 2' diameter around the trunk. For conifers, extend the watering well to the drip line of the tree canopy. Place mulch around the planted trees.

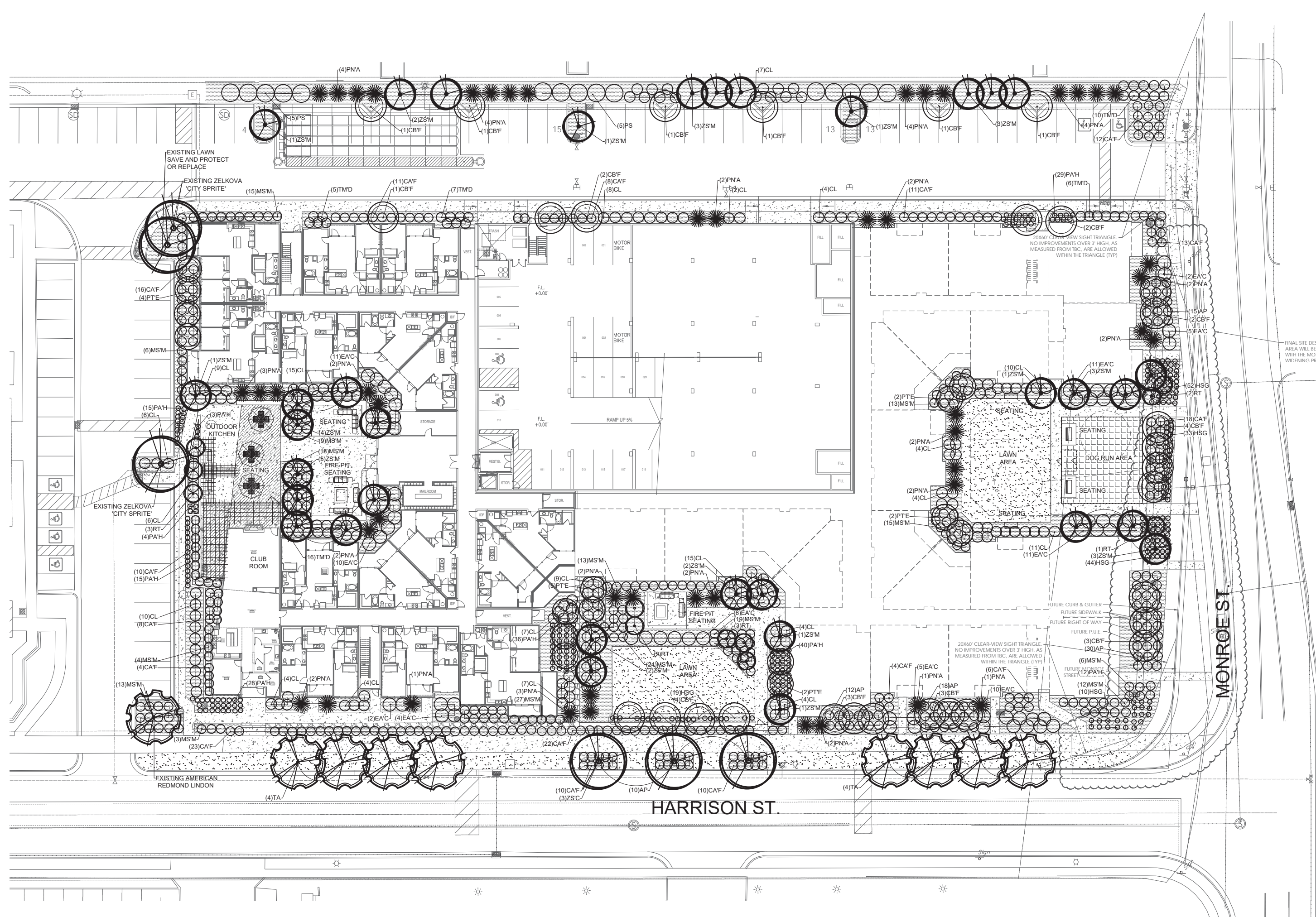
3.4 TURF - SOD LAYING

- A. Top Soil Amendments: Prior to laying sod, commercial fertilizer shall be applied and incorporated into the upper four (4) inches of the topsoil at a rate of four pounds of nitrogen per one thousand (1,000) square feet. Adjust fertilization mixture and rate of application as needed to meet recommendations given by topsoil analysis. Include other amendments as required.
- B. Fertilization: Three weeks after sod placement fertilize the turf at a rate of 1/2 pound of nitrogen per 1000 square feet. Use fertilizer specified above. Adjust fertilization mixture and rates to meet recommendations given by topsoil analysis.
- C. Sod Availability and Condition: The Contractor shall satisfy himself as to the existing conditions prior to any construction. The Contractor shall be fully responsible for furnishing and lay all sod required on the plans. He shall furnish new sod as specified above and lay it so as too completely satisfy the intent and meaning of the plans and specification at no extra cost to the owner. In the case of plans and specification at no extra cost to the owner. In the case of any discrepancy in the amount of sod to be removed or amount to be used, it shall be the Contractor's responsibility to report such to the Project Representative prior to commencing the work.
- D. Sod Laying: The surface upon which the new sod to be laid will be prepared as specified above. Areas where sod is to be laid shall be cut trimmed, or shaped to receive full width sod (minimum twelve (12) inches). No partial strip or pieces will be accepted.
- E. Sod shall be tamped lightly as each piece is set to insure that good contact is made between edges and also the ground. Sod laid on any sloped areas shall be anchored with wooden dowels or other materials which are accepted by the grass sod industry.
- F. Apply water directly after laying sod. Rainfall is not acceptable.
- G. Watering of the sod shall be the complete responsibility of the Contractor by whatever means necessary to establish the sod in an acceptable manner to the end of the Maintenance period. If an irrigation system is in place on the site, but for whatever reason, water is not available in the system. It is the responsibility of the Contractor to water the sod by whatever means, until the sod is accepted by the Project Representative.
- H. Protection of the newly laid sod shall be the complete responsibility of the Contractor. The Contractor shall provide acceptable visual barriers, to include barricades set appropriate distances with strings or tapes between barriers, as an indication of new work. The Contractor is to restore any damaged areas caused by others (including vehicular traffic), erosion, etc., until such time as the lawn is accepted by the Owner.
- I. All sod that has not been laid within 24 hours shall be deemed unacceptable and will be removed from the site.

3.5 WEED BARRIER

- A. Cut a slit or x at each plant location no larger than necessary to install plant.
- B. Overlap rows of fabric min. 6"
- C. Stable fabric edges and overlaps to ground.

END OF SECTION



SITE REQUIREMENT CALCULATIONS

STREET FRONTAGE	TREE COUNT:	REQUIRED:	PROVIDED:
	STREET TREE 30 FT. ON CENTER	11	11

At least 75% of the required landscaping area shall be planted with a suitable combination of trees, shrubs, or evergreen ground cover
 Shrubs shall be a minimum of 1 gallon in size or 2 feet in height when measured immediately after planting.
 Hedges, where required to screen and buffer off-street parking from adjoining properties shall be planted with an evergreen species maintained so as to form a continuous, solid visual screen within 2 years after planting.

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS'C	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	6	2" CAL.	LOW	
PNA	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRALIAN BLACK PINE	48	6" TALL	LOW	
ZSM	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	34	2" CAL.	LOW	
TA	TILIA AMERICANA	AMERICAN LINDEN	9	2" CAL.	LOW	
CBF	CARPINUS BETULUS 'FRANZ FONTAINE'	FRANZ FONTAINE HORNBEAM	30	2" CAL.	LOW	
RT	RHUS TYPHINA	STAGHORN SUMAC	11	10 GAL.	LOW	
PTE	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN	15	2" CAL.	HIGH	

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
PS	PRUNUS X CISTENA	PURPLE LEAF SAND CHERRY	15	5 GAL.	MODERATE	
TMD	TAXUS X MEDIA 'HICKSII'	HICKS YEW	44	5 GAL.	MODERATE	
AP	ARCTOSTAPHYLOS PATULA	GREEN-LEAF MANZANITA	85	5 GAL.	MODERATE	
CL	COTONEASTER LUCIDUS	SHINY COTONEASTER	153	5 GAL.	MODERATE	
EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	73	5 GAL.	MODERATE	

PERENNIALS / GRASSES LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	183	5 GAL.	LOW	
MS'M	MISCANTHUS SINENSIS 'DIXIELAND'	MAIDEN GRASS	197	5 GAL.	MODERATE	
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	174	5 GAL.	MODERATE	
HSG	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	154	5 GAL.	MODERATE	

SITE MATERIALS

SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	PLANTER BED ROCK TO MATCH PHASE 1 (DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	25,977 SQ.FT. (240.5 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	7,210 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW
	DOG RUN	1,305 SQ.FT.	LOCATED WHERE SPECIFIED
	COLORLED CONCRETE	1,552 SQ. FT.	

ISSUE DATE	PROJECT NUMBER
04-22-2019	UT19001

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

ARCADIA PHASE 2
 ~172 WEST HARRISON STREET
 SANDY, UT 84070

DEVELOPER / PROPERTY OWNER / CLIENT
 Developer / Property Owner:
 WASATCH RESIDENTIAL GROUP
 620 SOUTH STATE STREET
 SALT LAKE CITY, UTAH 84111
 (801) 961-1184

CLIENT / ENGINEER:
 FOCUS ENGINEERING
 32 W. CENTER STREET
 MIDVALE, UT 84047
 (801) 352-0075

LANDSCAPE ARCHITECT / PLANNER

 PKJ DESIGN GROUP L.L.C.
 3450 N. TRIUMPH BLVD, SUITE 102
 LEHI, UTAH 84043 (801) 960-2698
 www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
 DRAWN: KBA
 CHECKED: TM
 PLOT DATE: 4/21/2019

LANDSCAPE PLAN
 PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.0

TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS'C	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	6	2" CAL.	LOW	
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	48	6" TALL	LOW	
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	34	2" CAL.	LOW	
TA	TILIA AMERICANA	AMERICAN LINDEN	9	2" CAL.	LOW	
CBF	CARPINUS BETULUS 'FRANZ FORTINE'	FRANZ FONTAINE HORNBEAM	30	2" CAL.	LOW	
RT	RHUS TYPHINA	STAGHORN SUMAC	11	10 GAL.	LOW	
PT'E	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN	15	2" CAL.	HIGH	

SHRUB LEGEND

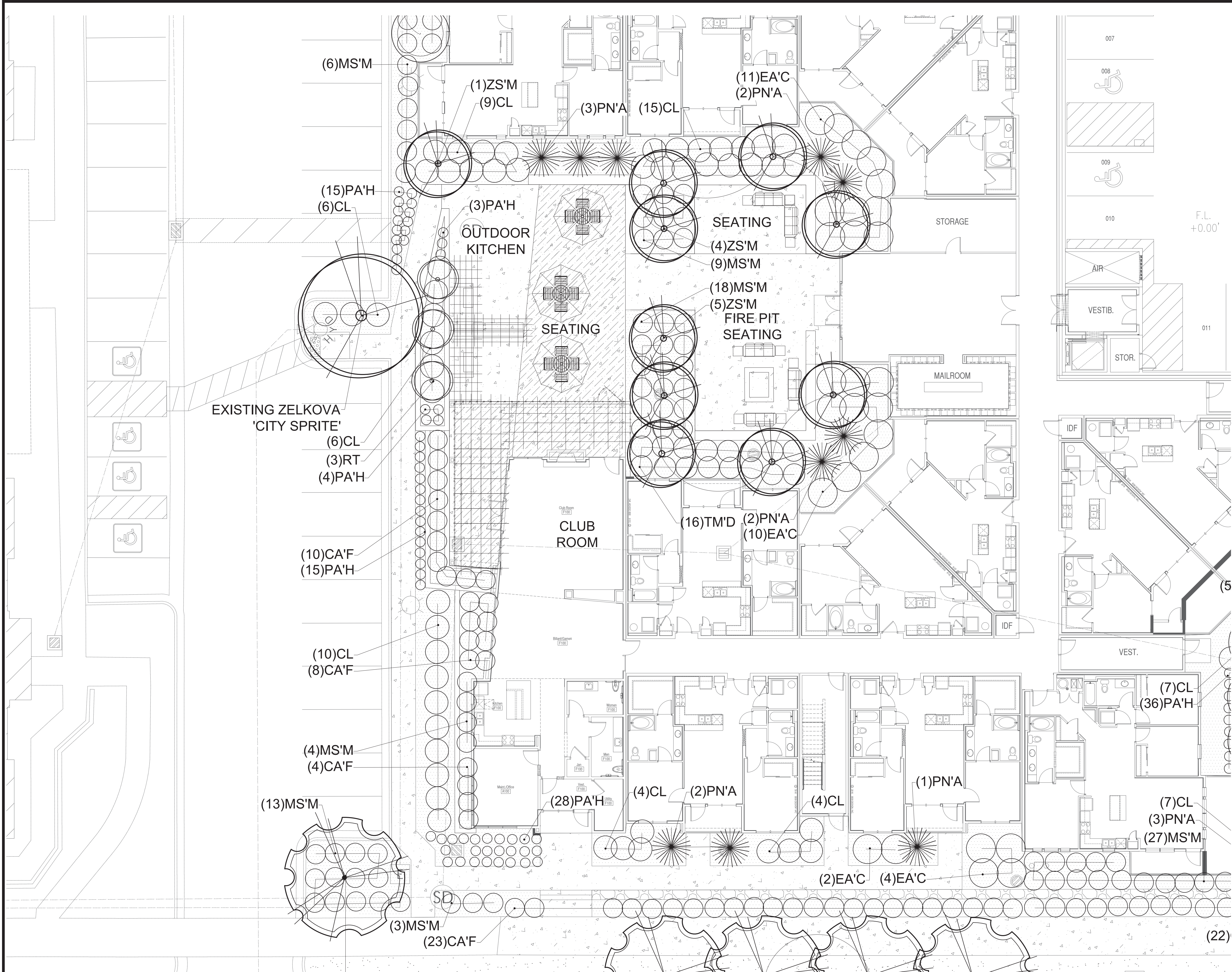
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TMD	TAXUS X MEDIA 'HICKSII'	HICKS YEW	44	5 GAL.	MODERATE	
AP	ARCTOSTAPHYLOS PATULA	GREEN-LEAF MANZANITA	85	5 GAL.	MODERATE	
CL	COTONEASTER LUCIDUS	SHINY COTONEASTER	153	5 GAL.	MODERATE	
EAC	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	73	5 GAL.	MODERATE	

PERENNIALS / GRASSES LEGEND

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CA'F	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	183	5 GAL.	LOW	
MS'M	MISCANTHUS SINENSIS 'DIXIELAND'	MAIDEN GRASS	197	5 GAL.	MODERATE	
PA'H	PENNISETUM APOLCUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	174	5 GAL.	MODERATE	
HSG	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	154	5 GAL.	MODERATE	

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[Symbol]	COLORLED CONCRETE	1,552 SQ. FT.	



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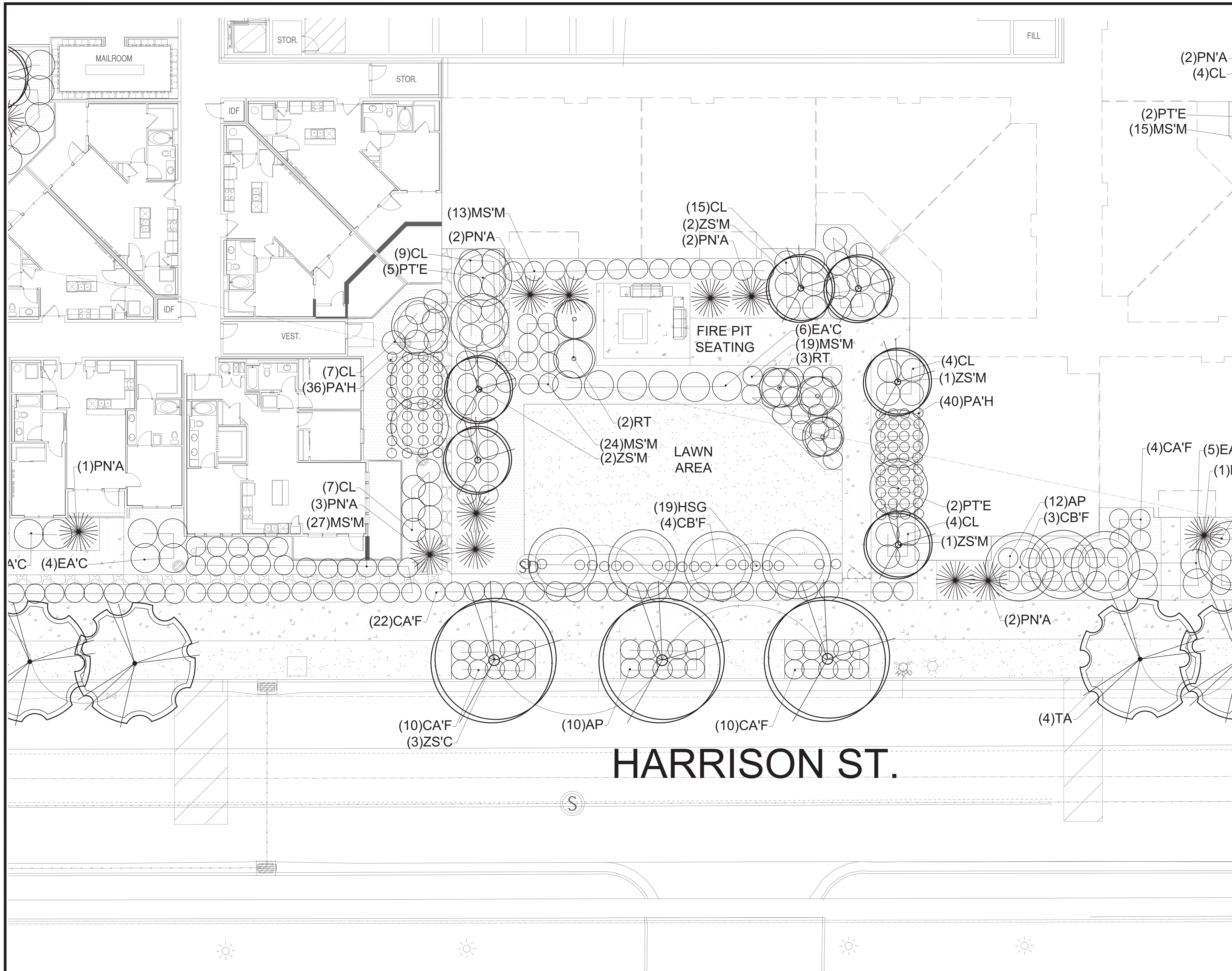
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LICENSE STAMP

P.M.: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 4/21/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COURT 1



TREE LEGEND (TOTAL PLANT COUNT)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
ZS'C	ZELKOVA SERRATA 'CITY SPRITE'	CITY SPRITE ZELKOVA	6	2" CAL.	LOW	
PN'A	PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRALIAN BLACK PINE	48	6" TALL	LOW	
ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	34	2" CAL.	LOW	
TA	TILIA AMERICANA	AMERICAN LINDEN	9	2" CAL.	LOW	
CB'F	CARPINUS BETULUS 'FRANZ FONTINE'	FRANZ FONTINE HORNBEECH	30	2" CAL.	LOW	
RT	RHUS TYPHINA	STAGHORN SUMAC	11	10 GAL.	LOW	
PT'E	POPULUS TREULA 'ERECTA'	SWEDISH ASPEN	15	2" CAL.	HIGH	

SHRUB LEGEND

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AP	ARCTOSTAPHYLOS PATULA	GREEN-LEAF MANZANITA	85	5 GAL.	MODERATE	
CL	COTONEASTER LUCIDUS	SHINY COTONEASTER	153	5 GAL.	MODERATE	
EA'C	EUONYMUS ALATUS 'COMPACTUS'	DWARF BURNING BUSH	73	5 GAL.	MODERATE	

PERENNIALS / GRASSES LEGEND

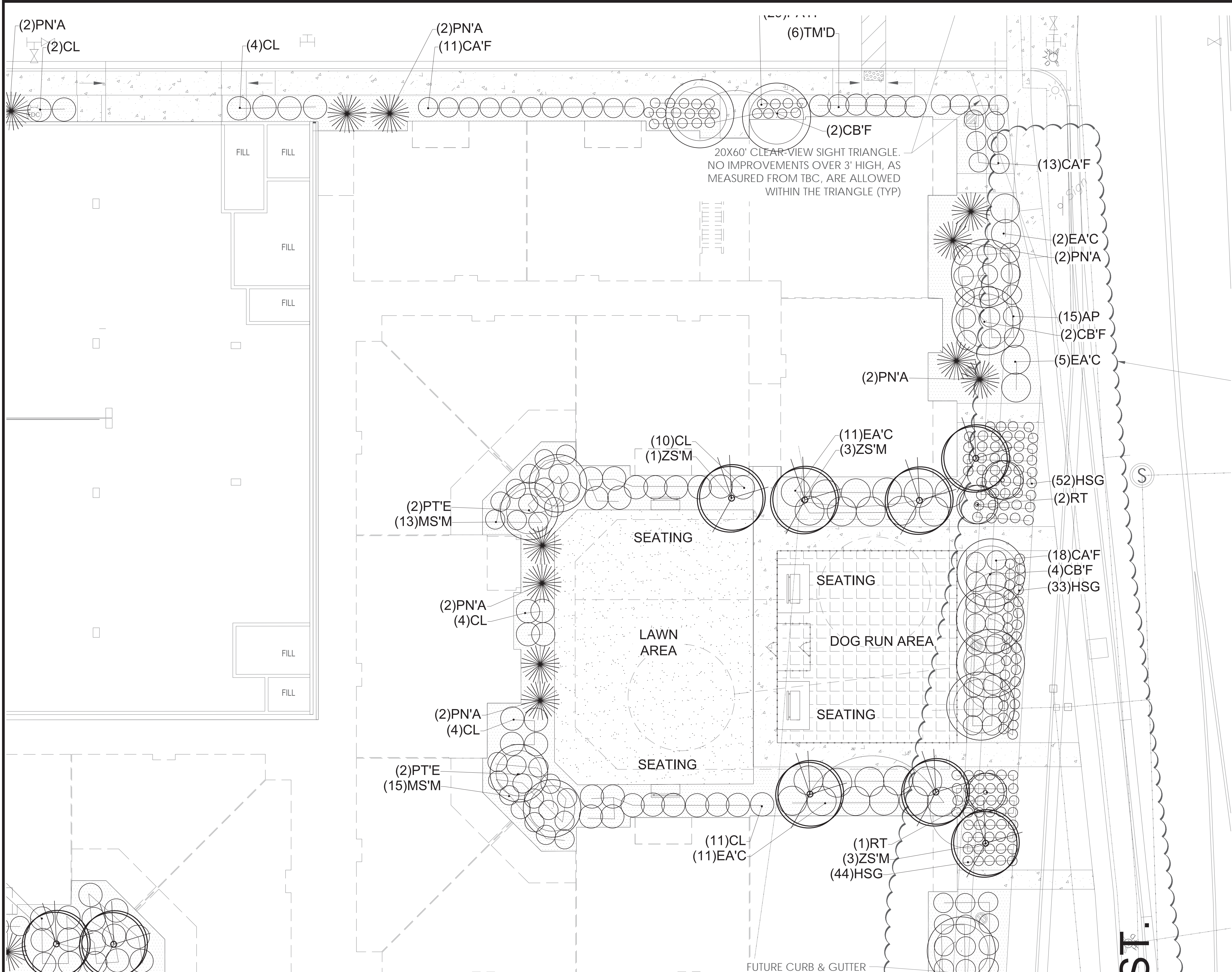
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MS'M	MISCANTHUS SINENSIS 'DIXIELAND'	MAIDEN GRASS	197	5 GAL.	MODERATE	
PA'H	PENNISETUM APOLUCUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	174	5 GAL.	MODERATE	
HSG	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	154	5 GAL.	MODERATE	

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HARRISON ST.

ISSUE DATE 04-22-2019		PROJECT NUMBER UT19001		PLAN INFORMATION 		PROJECT INFORMATION <p align="center">ARCADIA PHASE 2 ~172 WEST HARRISON STREET SANDY, UT 84070</p>		DEVELOPER / PROPERTY OWNER / CLIENT Developer / Property Owner: WASATCH RESIDENTIAL GROUP 620 SOUTH STATE STREET SALT LAKE CITY, UTAH 84111 (801) 961-1184		LANDSCAPE ARCHITECT / PLANNER PKJ DESIGN GROUP L.L.C. 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 960-2698 www.pkjdesigngroup.com		LICENSE STAMP 	
NO. REVISION DATE 1 XXXX XX-XX-XX 2 3 4 5 6 7										LANDSCAPE PLAN PRELIMINARY PLANS NOT FOR CONSTRUCTION LP-COURT 2			



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ZS'M	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO ZELKOVA	34	2" CAL.	LOW	
TA	TILIA AMERICANA	AMERICAN LINDEN	9	2" CAL.	LOW	
CB'F	CARPINUS BETULUS 'FRANZ FORTINE' / HORNBEAM	FRANZ FORTINE / HORNBEAM	30	2" CAL.	LOW	
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SITE MATERIALS			
SYMBOL	SITE MATERIAL	QUANTITY	SPECIAL NOTES
	PLANTER BED ROCK TO MATCH PHASE 1 (DEWIR 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS)	25,977 SQ.FT. (240.5 CU.YD)	LOCATED WHERE SPECIFIED
	LAWN (SOD) AREA	7,210 SQ.FT.	DROUGHT TOLERANT VARIETY SEE NOTE BELOW
	DOG RUN	1,305 SQ.FT.	LOCATED WHERE SPECIFIED
	COLORLED CONCRETE	1,552 SQ. FT.	

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
04-22-2019	UT19001	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

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

ARCADIA PHASE 2

~172 WEST HARRISON STREET
SANDY, UT 84070

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
WASATCH RESIDENTIAL GROUP
620 SOUTH STATE STREET
SALT LAKE CITY, UTAH 84111
(801) 961-1184

Client / Engineer:
FOCUS ENGINEERING
32 W. CENTER STREET
MIDVALE, UT 84047
(801) 352-0075

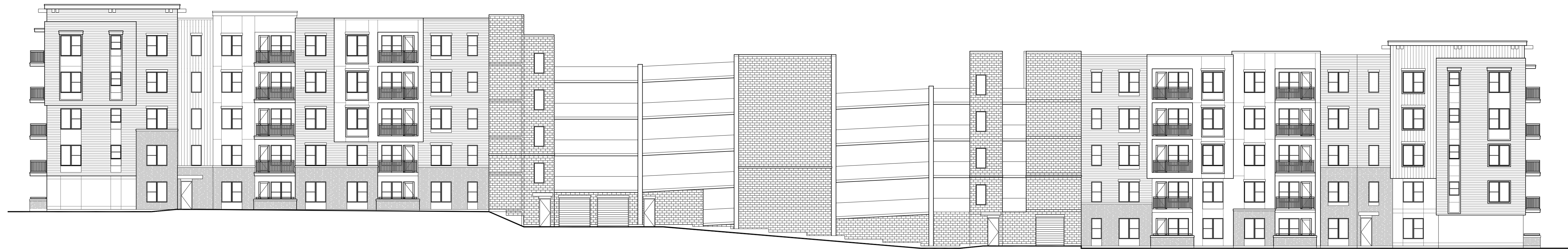
LANDSCAPE ARCHITECT / PLANNER
PKJ DESIGN GROUP

PKJ DESIGN GROUP L.L.C.
3450 N. TRIUMPH BLVD, SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 4/21/2019

LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COURT 3



REAR ELEVATION
STUCCO PERCENTAGE: 12 %



LEFT SIDE ELEVATION
STUCCO PERCENTAGE: 19.9 %



RIGHT SIDE ELEVATION
STUCCO PERCENTAGE: 19.2 %



FRONT ELEVATION
STUCCO PERCENTAGE: 17.3 %

ELEVATION FINISH KEY

MATERIAL	
[Stippled pattern]	STUCCO FINISH. (3) COLORS. SEE COLOR REFERENCE ELEVATIONS FOR LOCATIONS
[Horizontal lines]	FIBER CEMENT SIDING HORIZONTAL
[Vertical lines]	FIBER CEMENT SIDING VERTICAL
[Brick pattern]	BRICK VENEER
[CMU pattern]	CMU VENEER

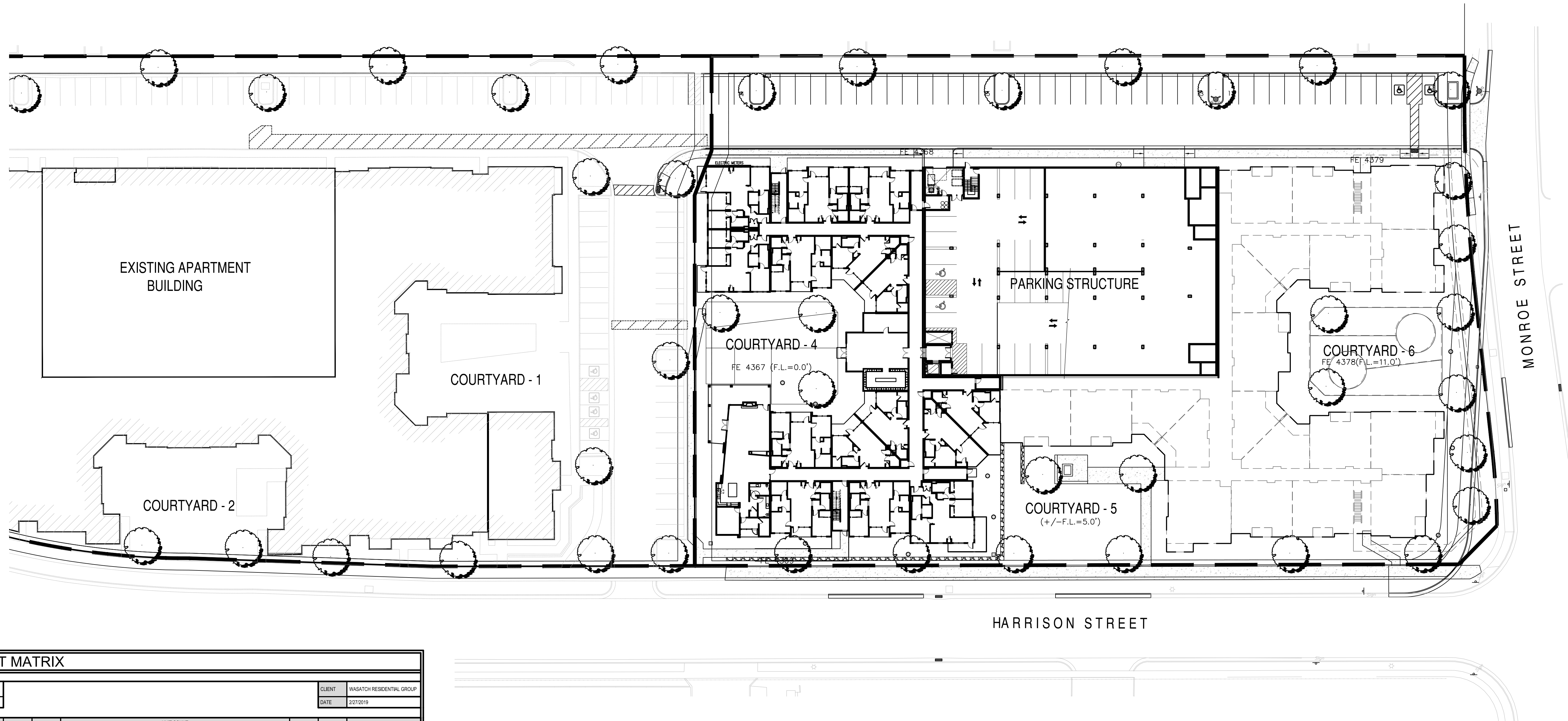
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Salt Lake City, UT

BUILDING ELEVATIONS
1/16" = 1'-0"

ARCADIA PHASE 2
Sandy City, Utah 84070



April 18, 2019 | MR180305.00



RESIDENTIAL UNIT MATRIX															
PROJECT		ARCADIA PHASE 2										CLIENT	WASATCH RESIDENTIAL GROUP		
PHASE		SCHEMATIC DESIGN										DATE	2/27/2019		
UNIT	DESCRIPTION	TARGETED SF	NSF (SF)	GSF (SF)	UNIT COUNT						TOTAL	PERCENT OF TOTAL	TOTAL NSF	TOTAL GSF	NOTES
					LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6					
ONE BEDROOM UNITS															
A1.1	1 BED / 1 BATH (ANSI-B)	0	684	748	5	10	10	10	10	5	50	28.2%	34,200	37,400	
A1.2	1 BED / 1 BATH (ANSI-B)	0	684	748	1	1	0	0	0	0	2	1.1%	1,368	1,496	
TOTAL ONE BEDROOM											52	29.4%	35,568	38,896	
TWO BEDROOM UNITS															
B1.1	2 BED / 2 BATH (ANSI-B)	0	1,101	1,022	6	13	13	13	13	6	64	36.2%	70,464	65,408	
B2.1	2 BED / 2 BATH (ANSI-B)	0	1,170	1,261	0	1	1	1	1	0	4	2.3%	4,680	5,044	
B3.1	2 BED / 1 BATH (ANSI-B)	0	1,086	1,179	0	1	0	0	0	0	1	0.6%	1,086	1,179	
B4.1	2 BED / 1 BATH (ANSI-B)	0	861	874	0	1	2	2	2	1	6	4.5%	7,044	7,792	
B5.1	2 BED / 2 BATH (ANSI-B)	0	1,009	1,093	0	1	1	1	1	1	5	2.8%	5,045	5,465	
TOTAL TWO BEDROOM											82	46.3%	88,323	84,888	
THREE BEDROOM UNITS															
C1.1	3 BED / 3 BATH (ANSI-B)	0	1,276	1,367	2	4	5	5	5	3	24	13.6%	30,624	32,808	
C1.1.ALT.	3 BED / 3 BATH (ANSI-B)	0	1,276	1,367	1	2	2	2	2	1	10	5.6%	12,760	13,670	
C2.1	3 BED / 2 BATH (ANSI-B)	0	1,297	1,381	0	2	2	2	2	1	9	5.1%	11,583	12,429	
TOTAL THREE BEDROOM											43	24.3%	54,967	58,907	
TOTALS					15	36	36	36	36	18	177	100.0%	178,858	182,691	
			NSF: MEASURED AT INTERIOR FACE OF GYP BOARD AT PERIMETER OF UNIT												
			GSF: MEASURED TO EXTERIOR FACE OF STUD AT EXTERIOR AND CORRIDOR WALLS AND TO CENTERLINE OF DEMISING WALLS												

ARCHITECTURAL SITE PLAN

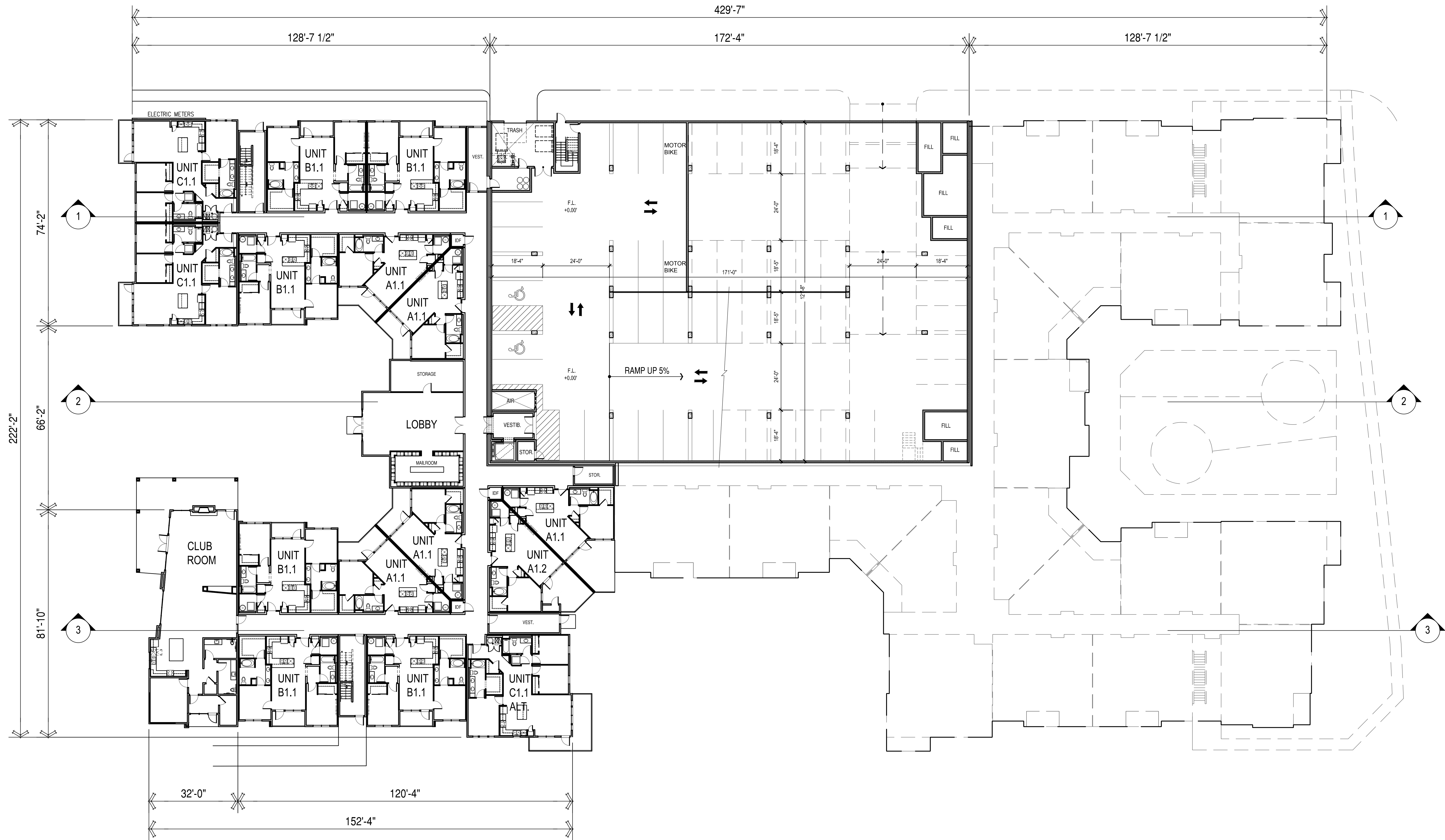
1/32" = 1'-0"

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Salt Lake City, UT

ARCADIA PHASE 2
Sandy City, Utah 84070



February 27, 2019 | MR180305.00



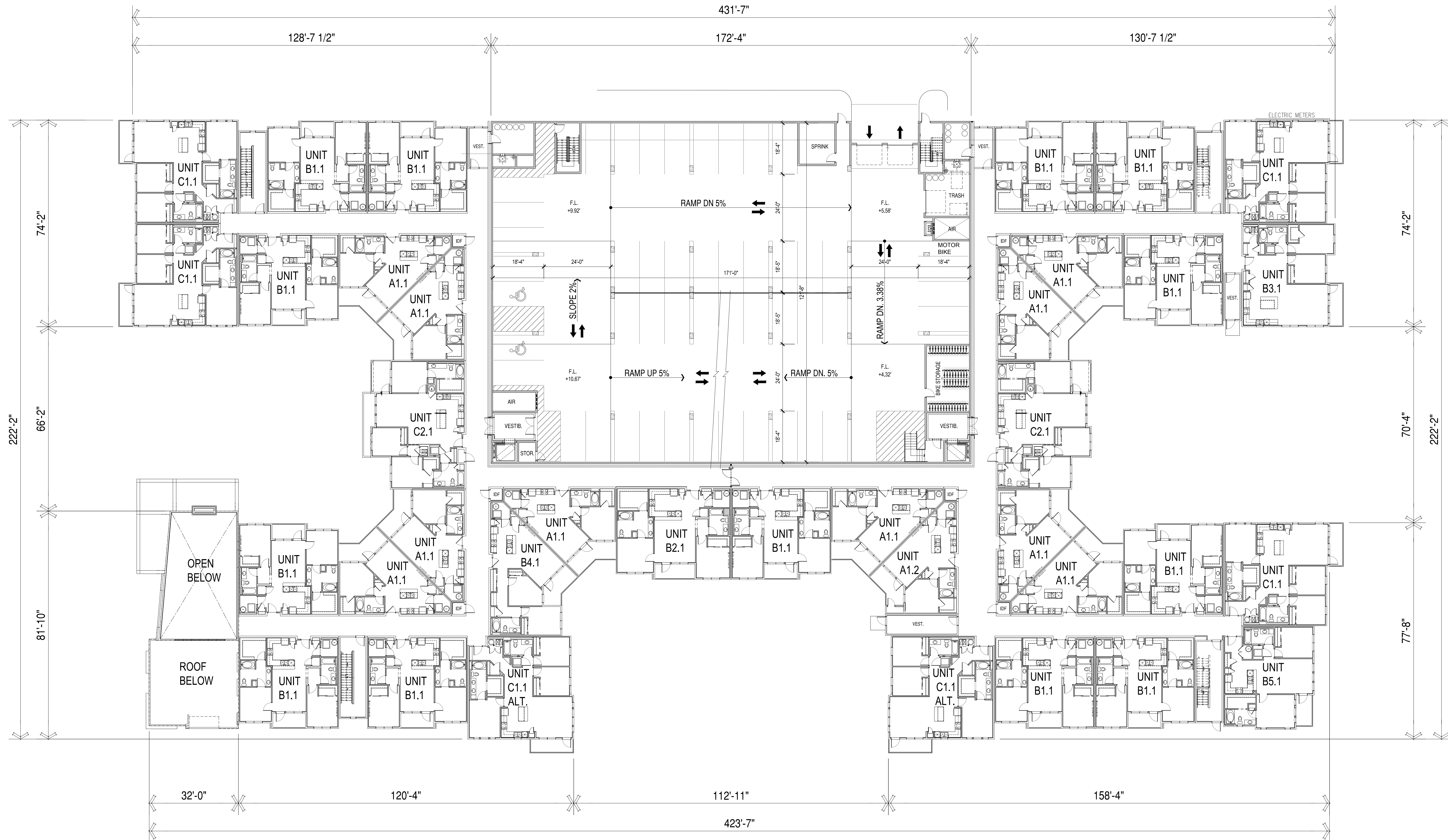
FIRST FLOOR BUILDING PLAN

1/16" = 1'-0"

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Salt Lake City, UT

ARCADIA PHASE 2
Sandy City, Utah 84070





SECOND FLOOR BUILDING PLAN

1/16" = 1'-0"

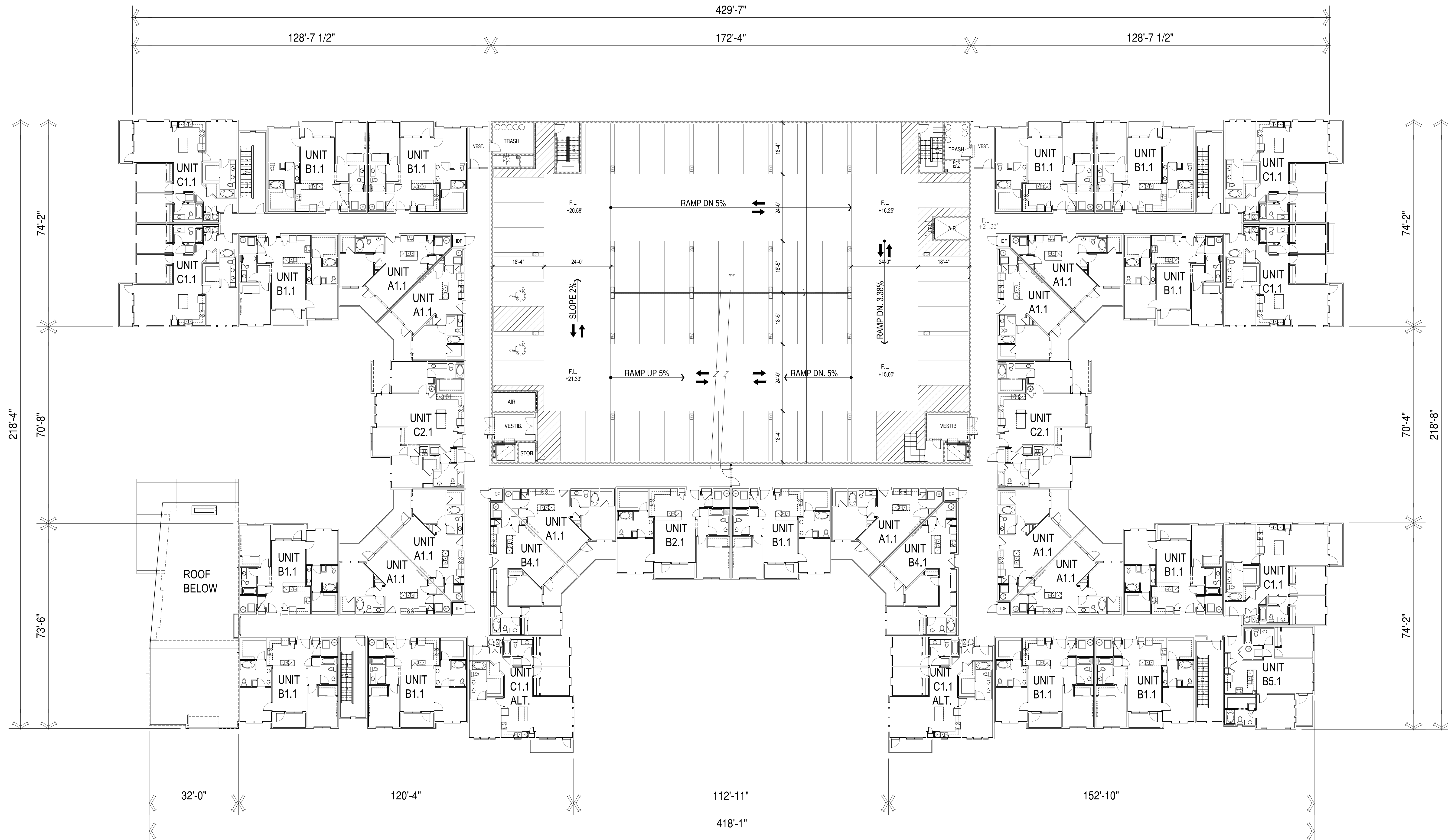
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Salt Lake City, UT

ARCADIA PHASE 2
Sandy City, Utah 84070



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THIRD FLOOR BUILDING PLAN

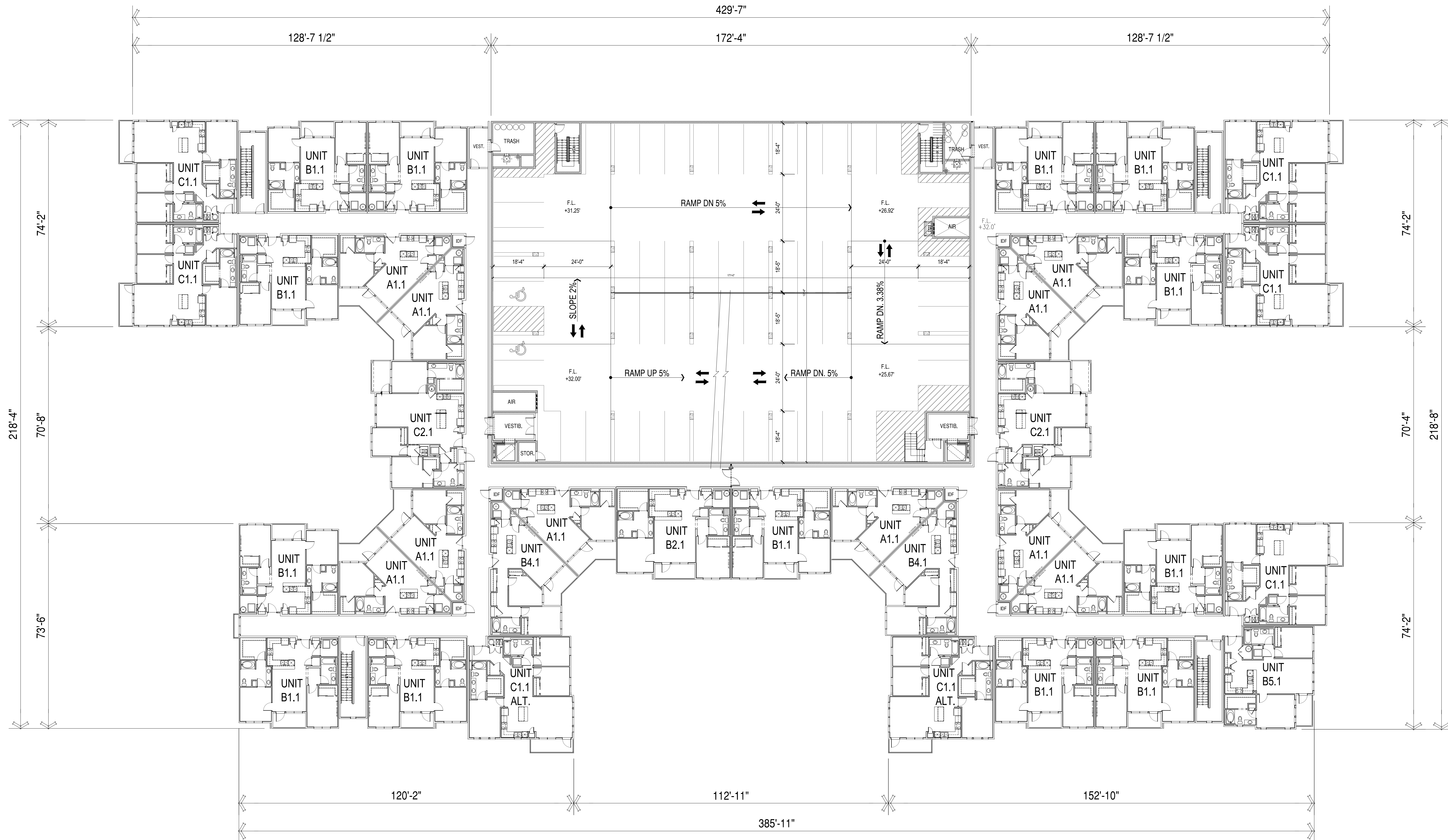
1/16" = 1'-0"

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FOURTH FLOOR BUILDING PLAN

1/16" = 1'-0"

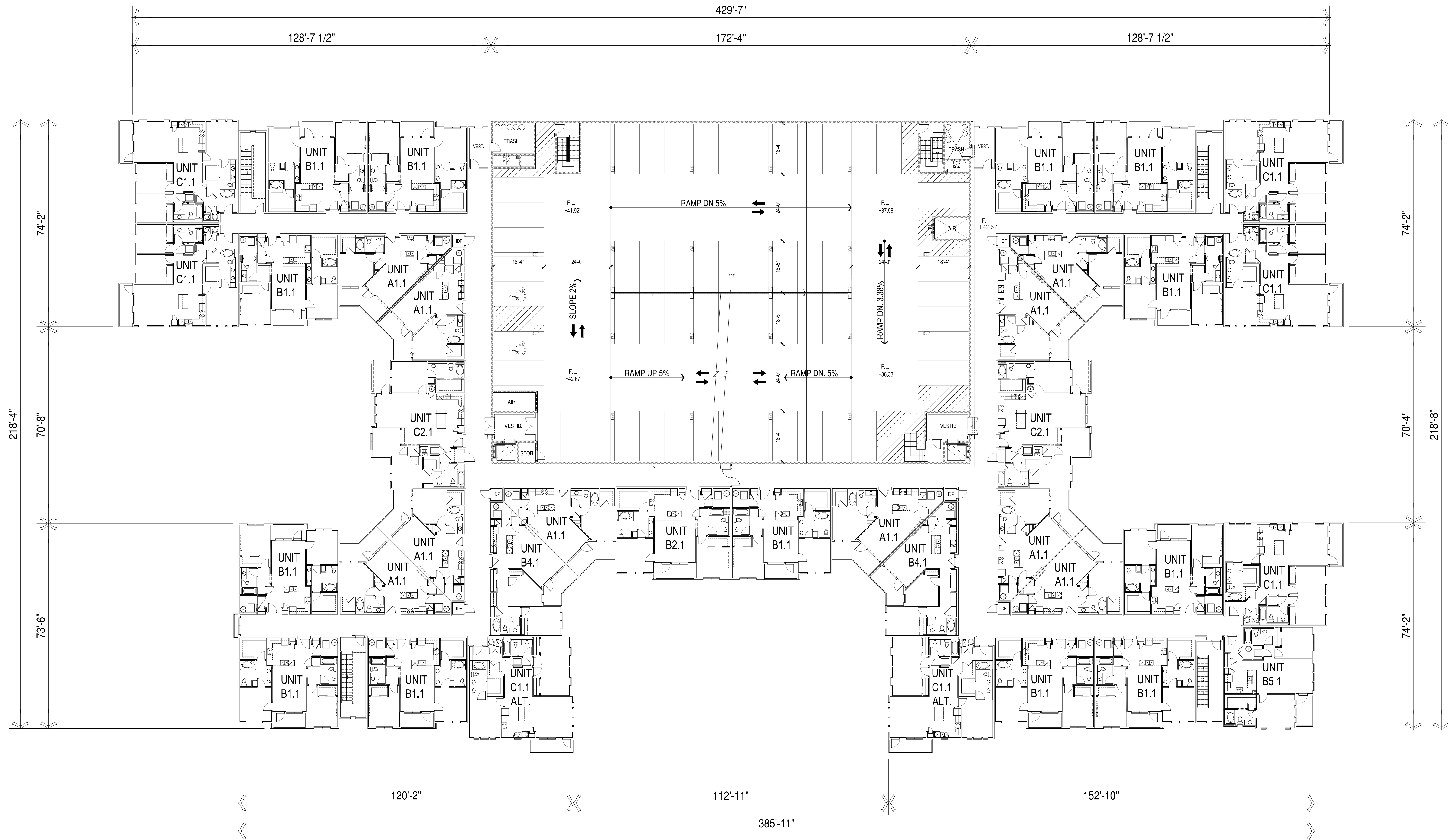
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FIFTH FLOOR BUILDING PLAN
 1/16" = 1'-0"

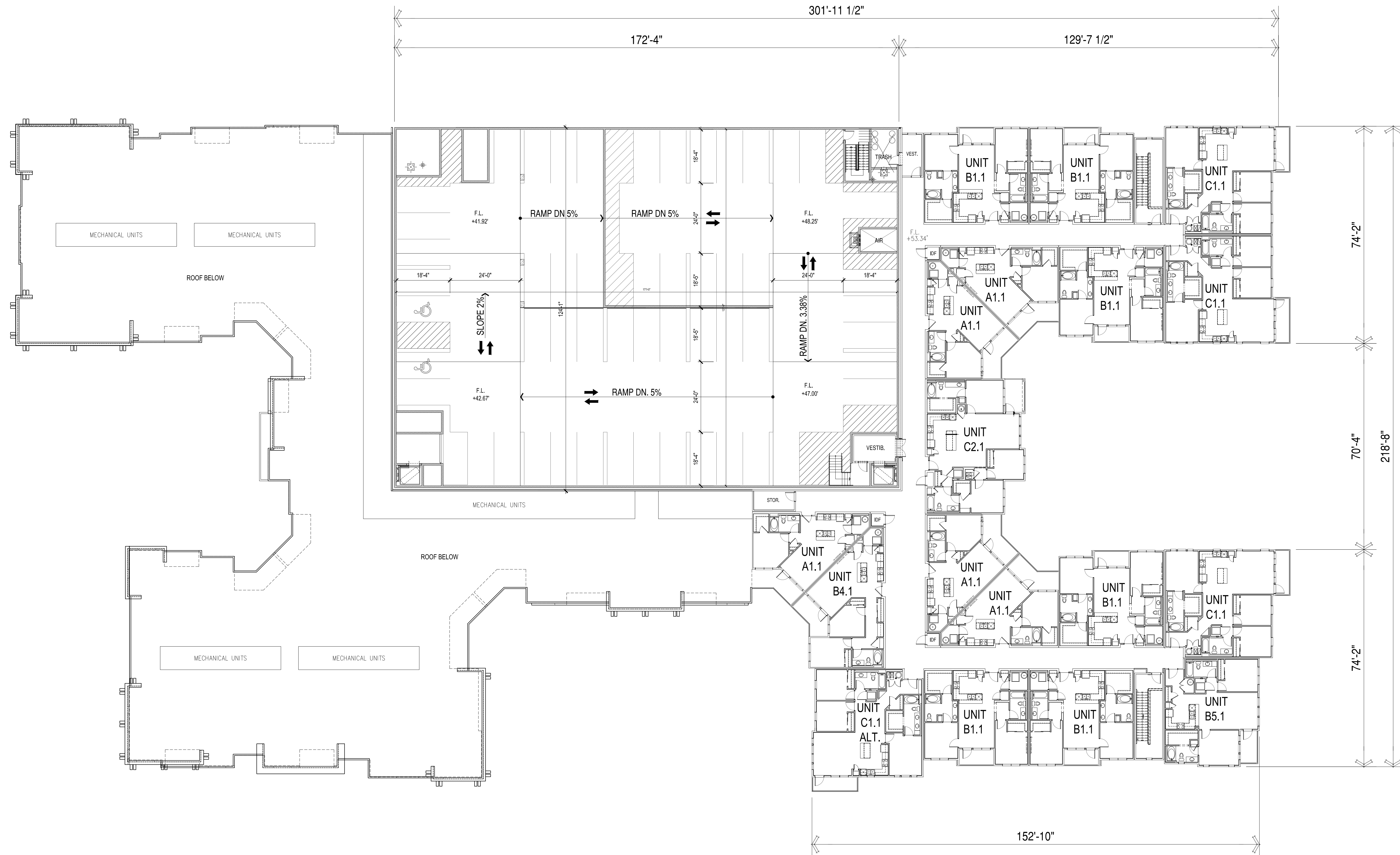
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SIXTH FLOOR BUILDING PLAN
 1/16" = 1'-0"

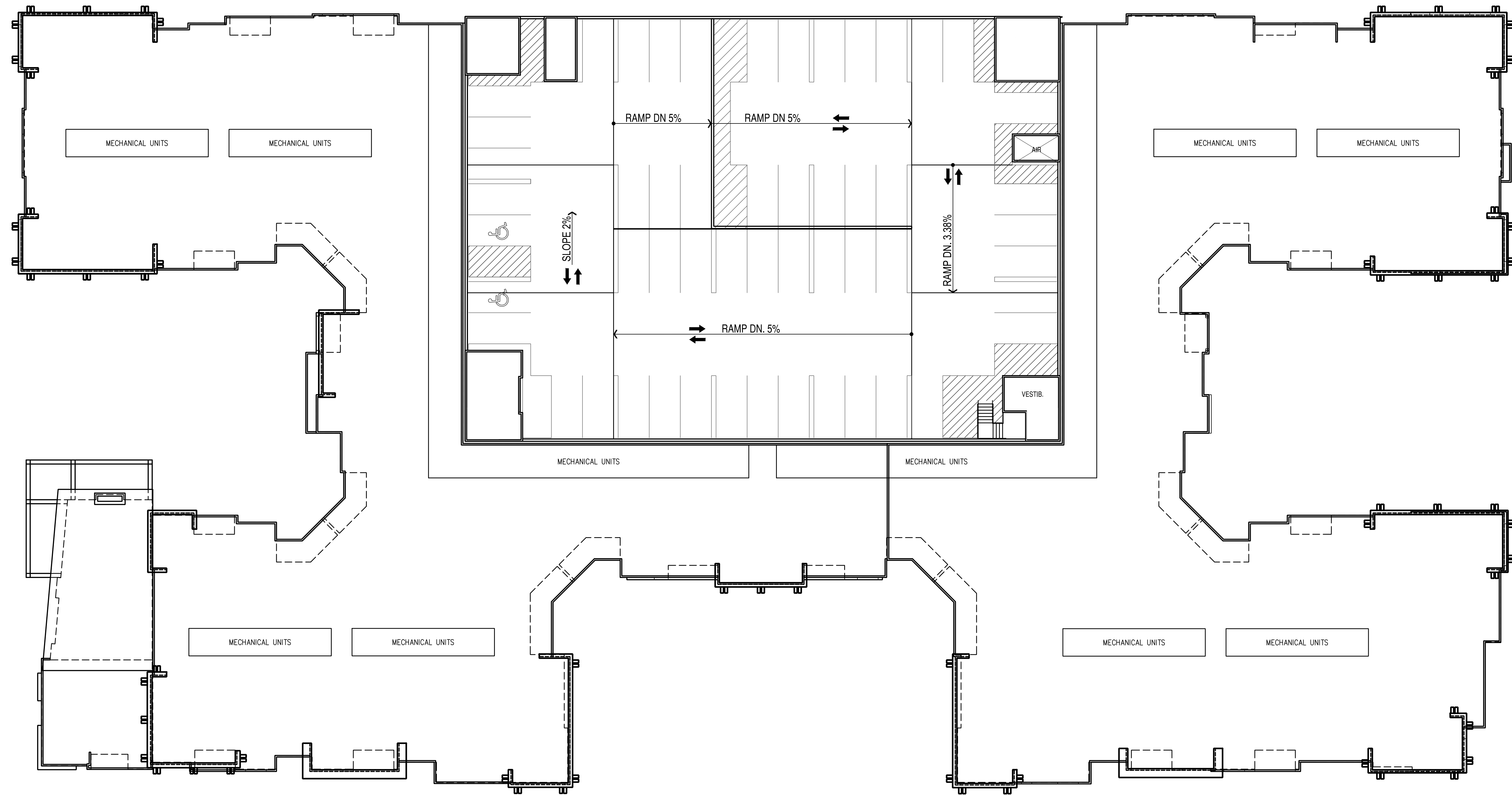
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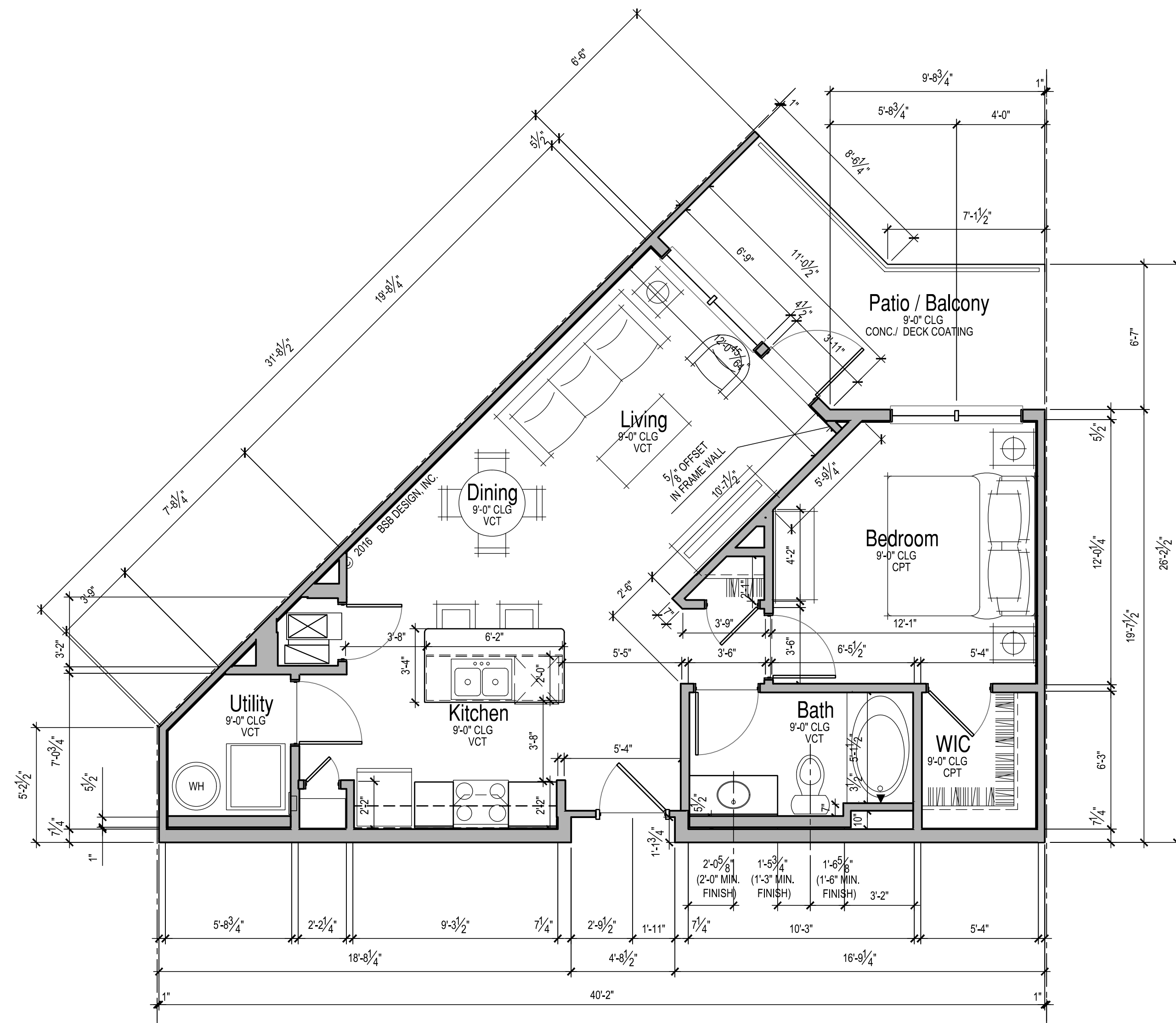
ROOF PLAN

1/16" = 1'-0"

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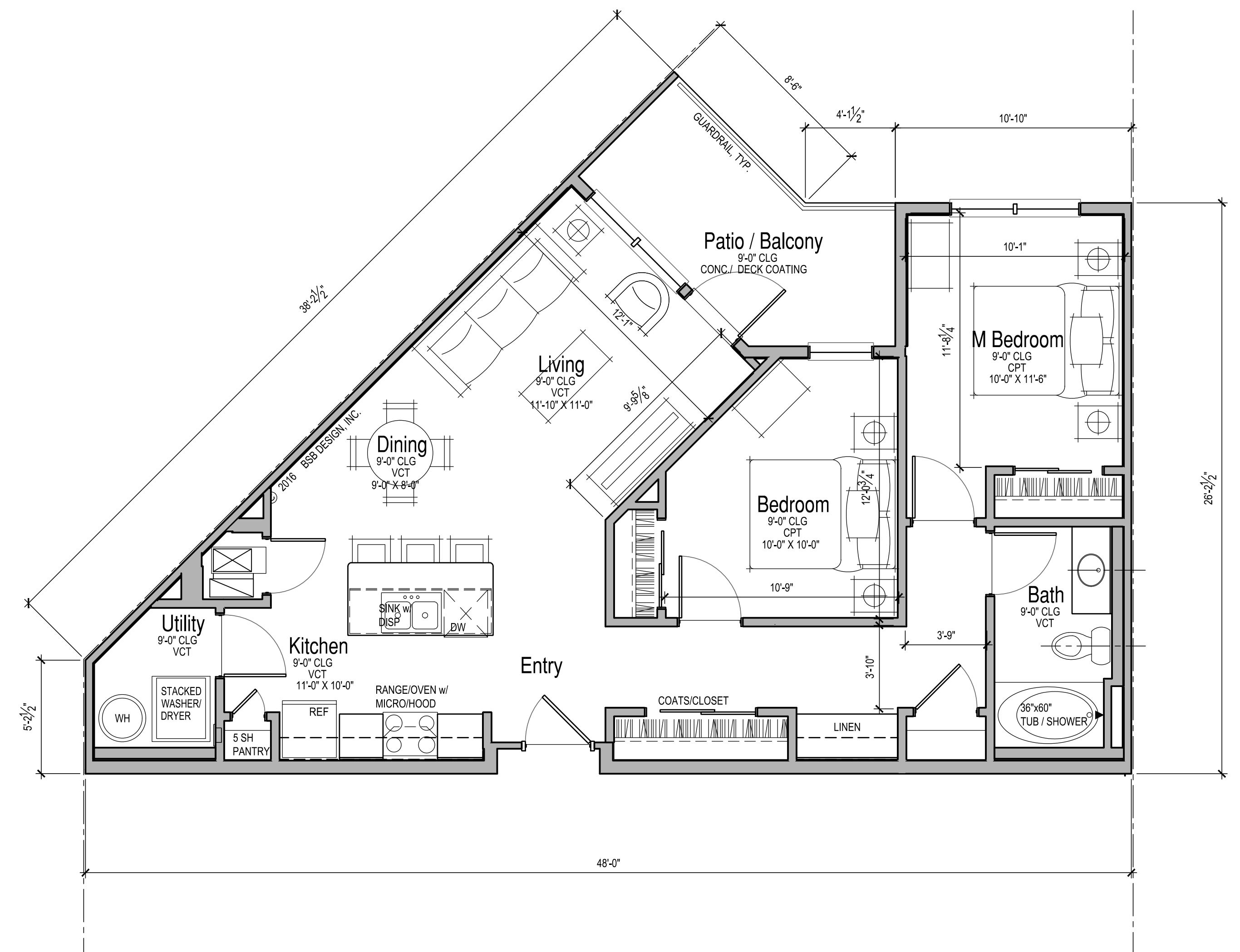
ARCADIA PHASE 2
Sandy City, Utah 84070





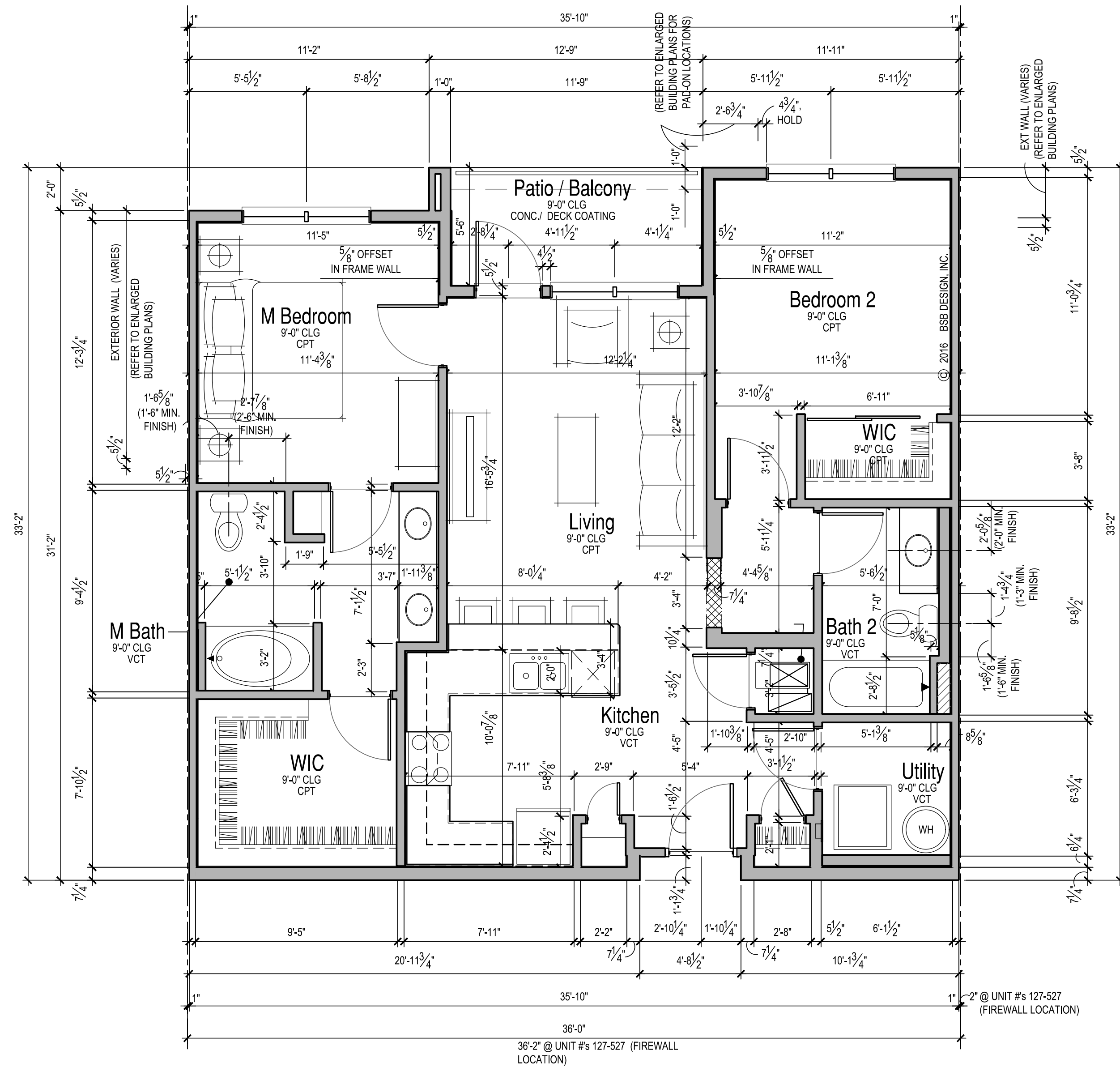
UNIT A1.1 PLAN

1/4" = 1'-0"

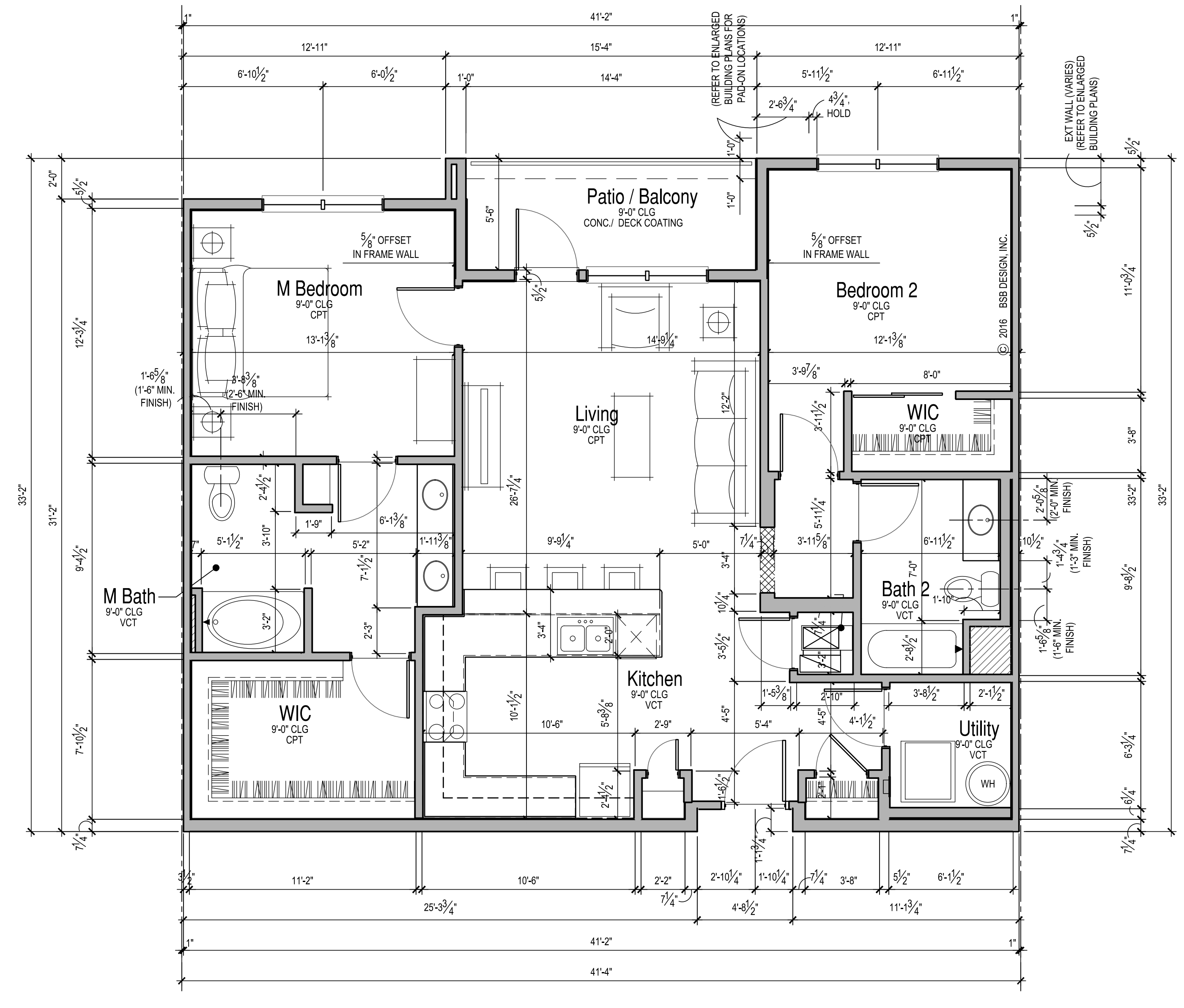


UNIT B4.1 PLAN

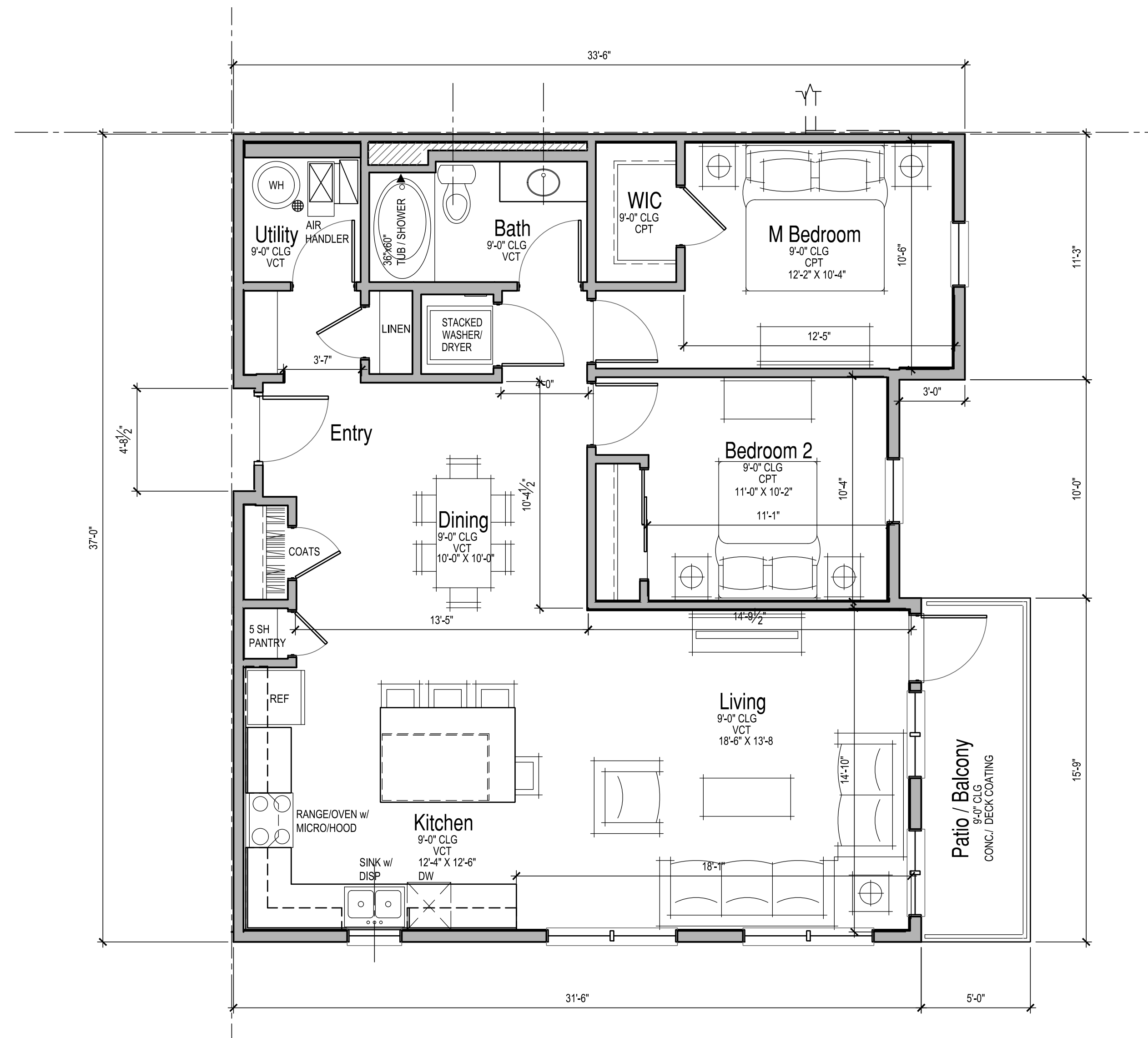
1/4" = 1'-0"



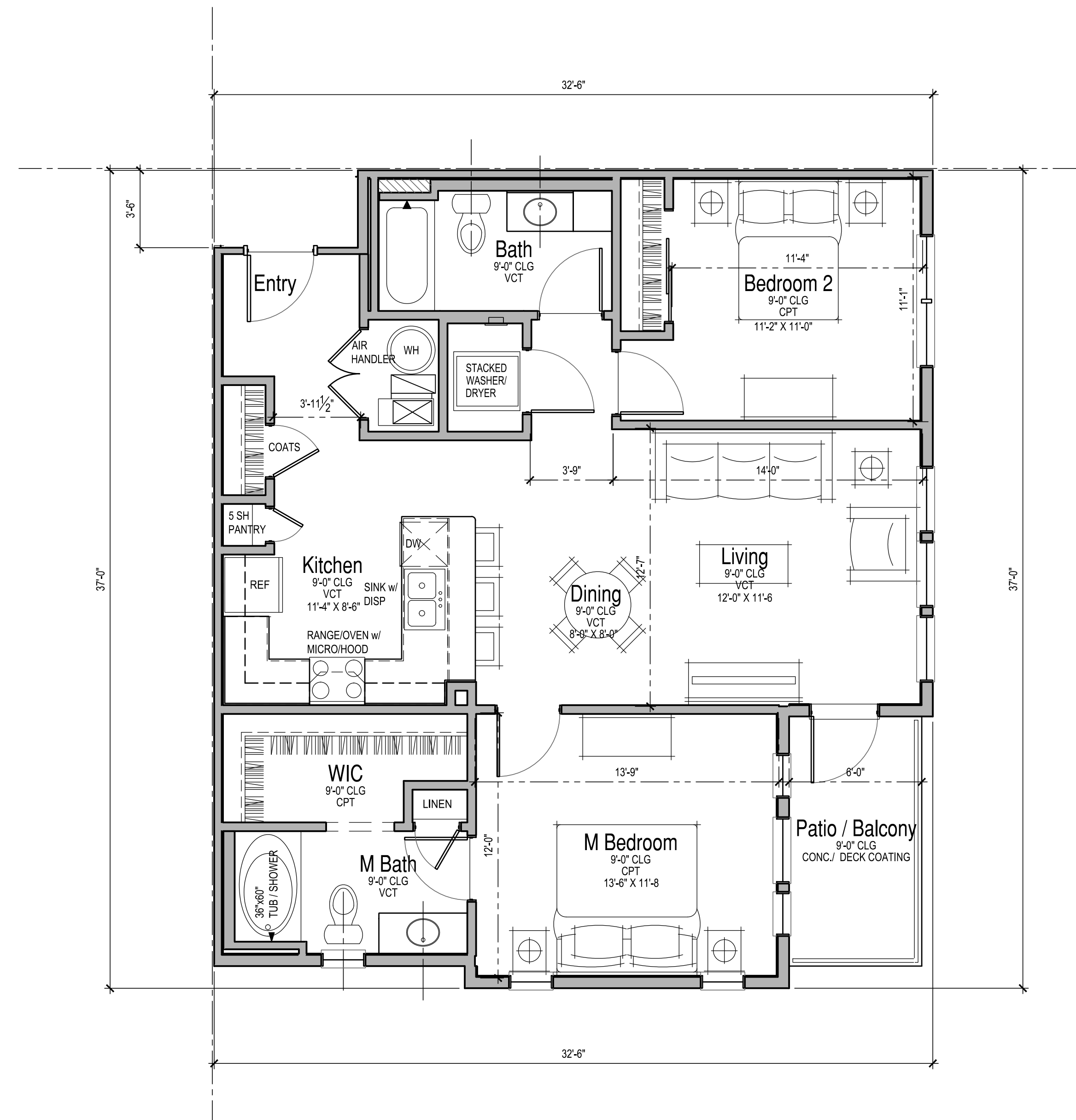
UNIT B1.1 PLAN
1/4" = 1'-0"



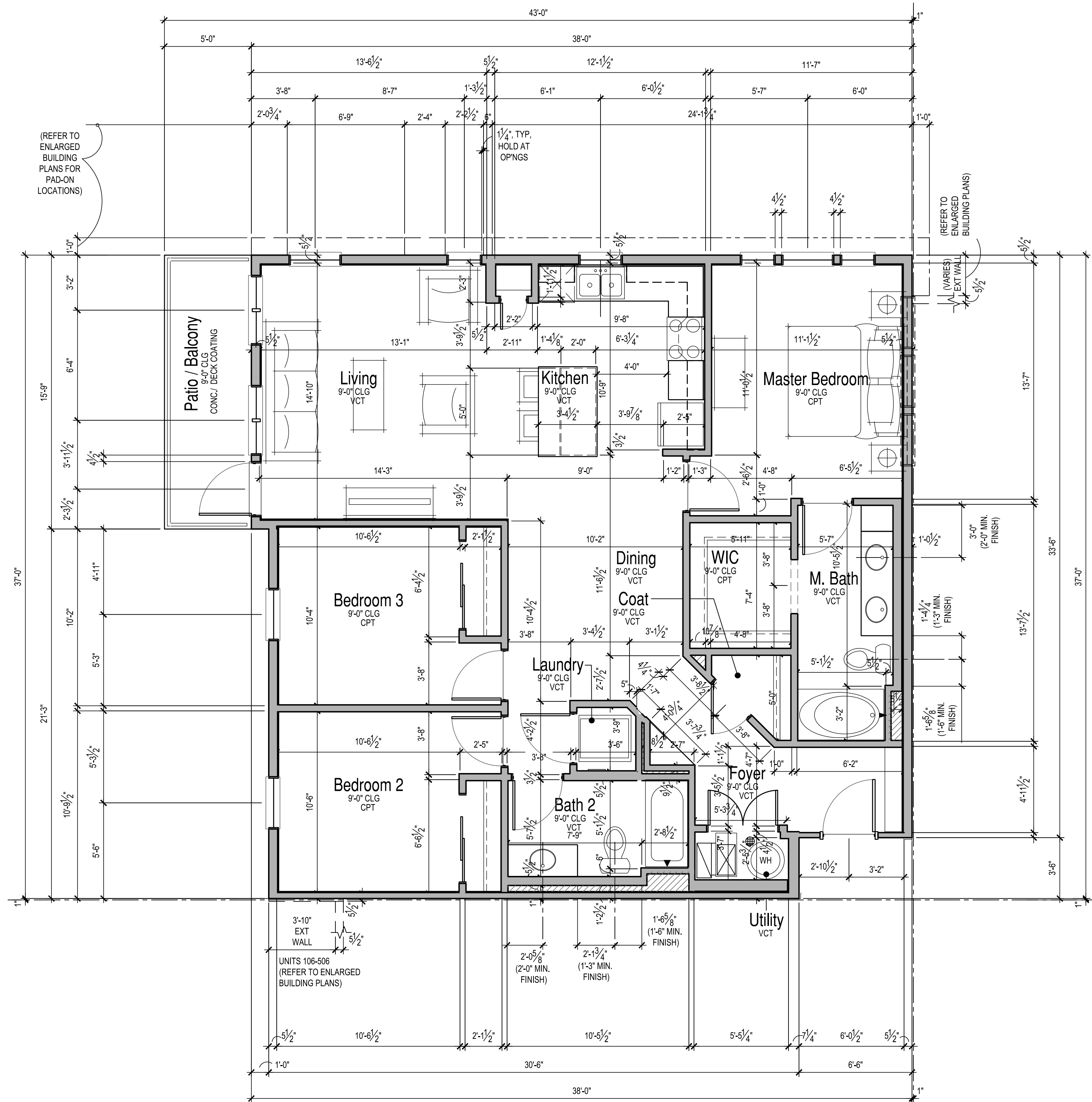
UNIT B2.1 PLAN
1/4" = 1'-0"



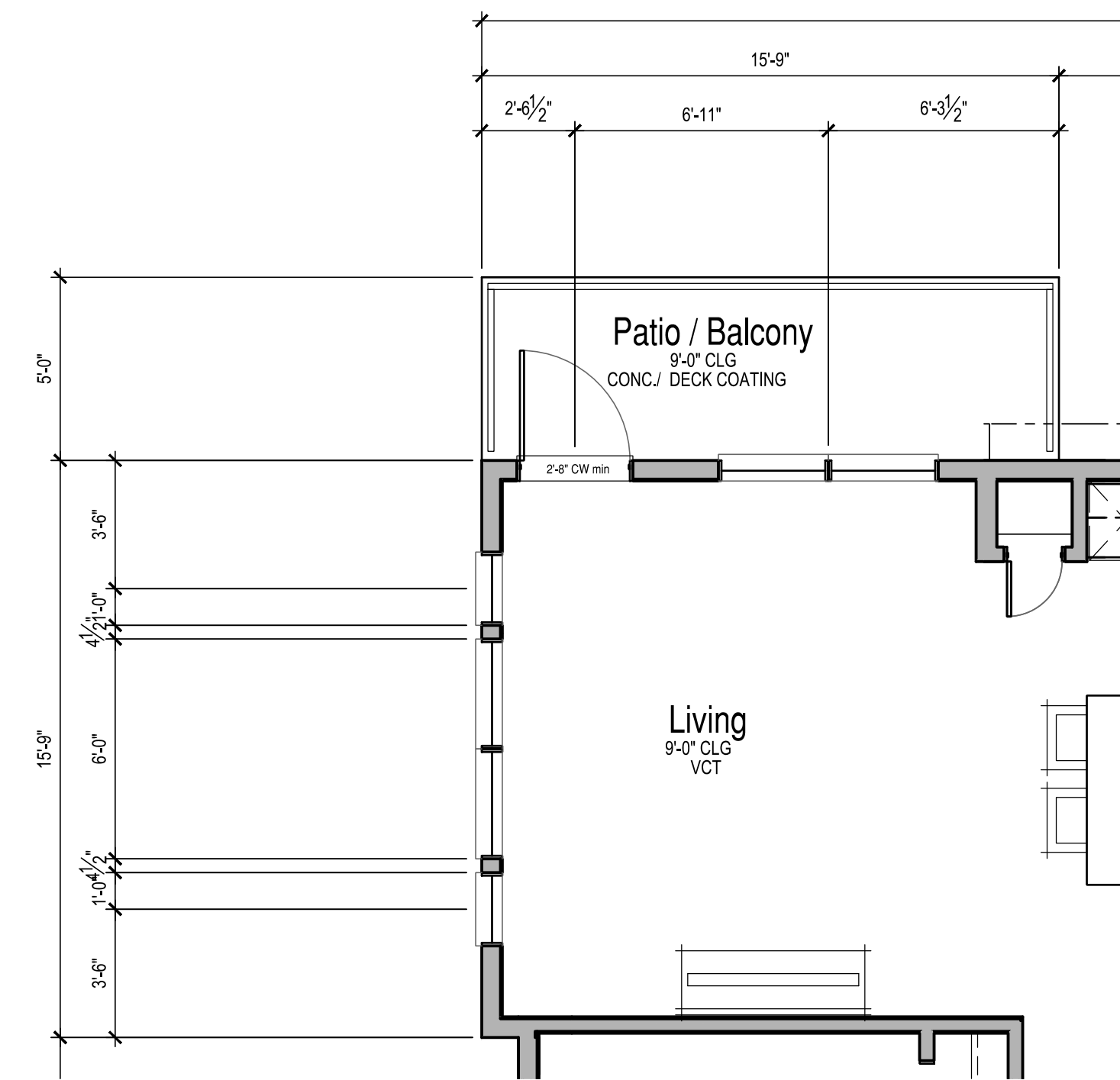
UNIT B3.1 PLAN
1/4" = 1'-0"



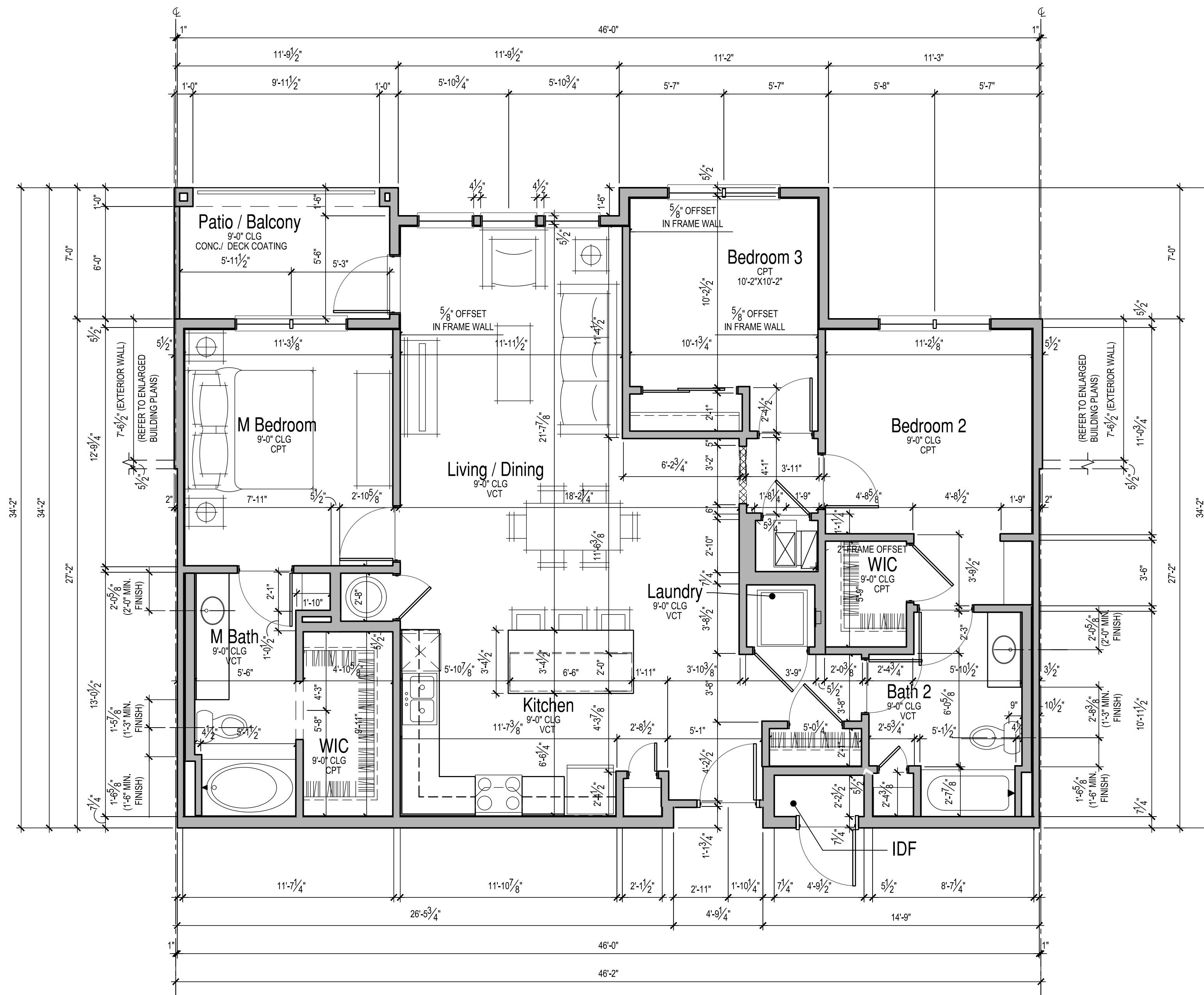
UNIT B5.1 PLAN
1/4" = 1'-0"



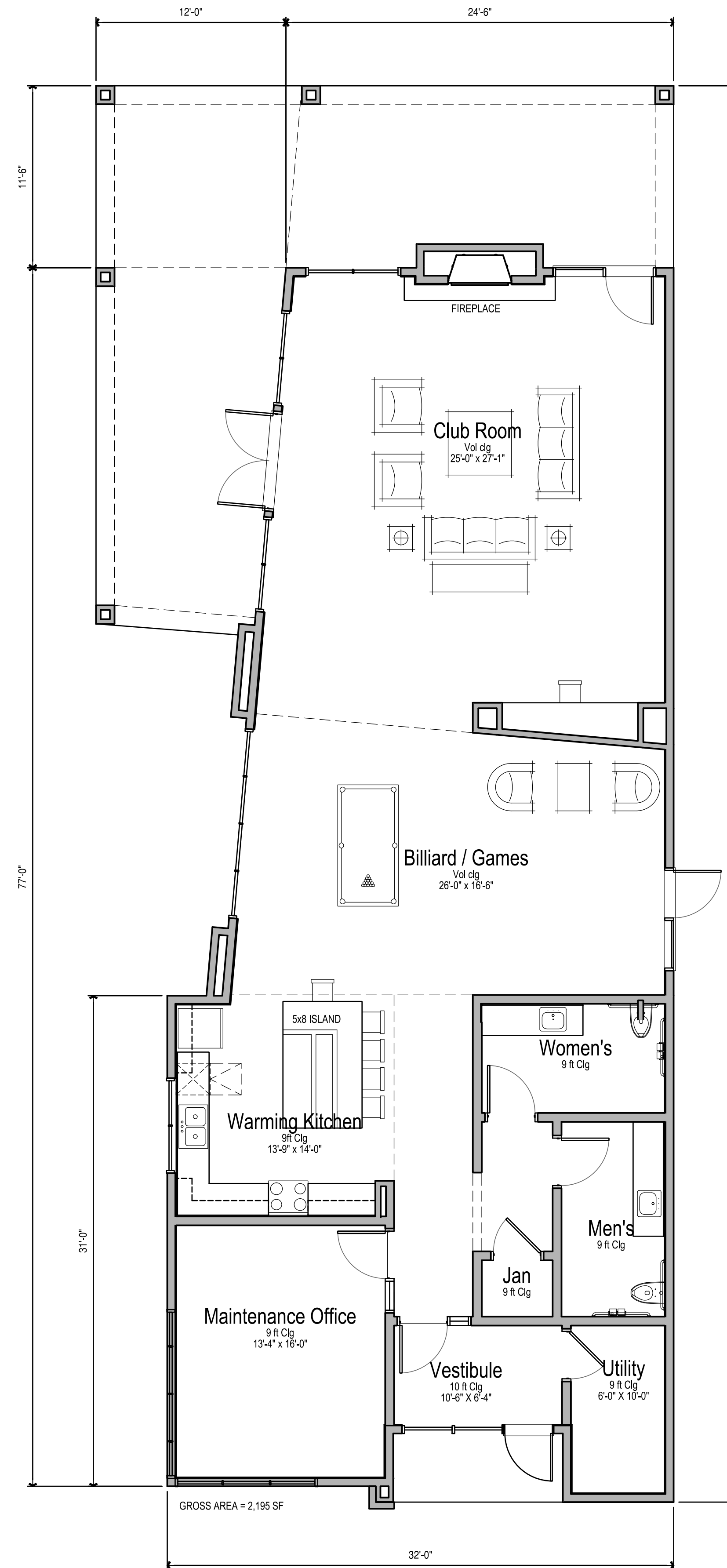
UNIT C1.1 PLAN
 1/4" = 1'-0"



UNIT C1.1 ALT. BALCONY PLAN
 1/4" = 1'-0"



UNIT C2.1 PLAN
 1/4" = 1'-0"



CLUBHOUSE PLAN

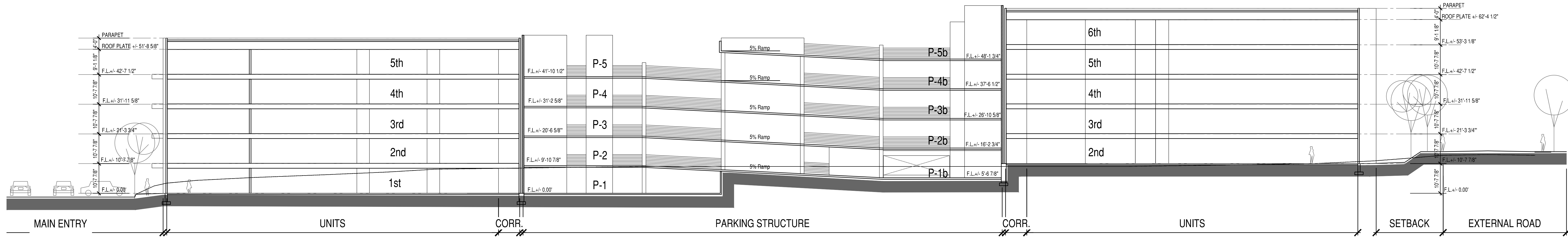
3/16" = 1'-0"

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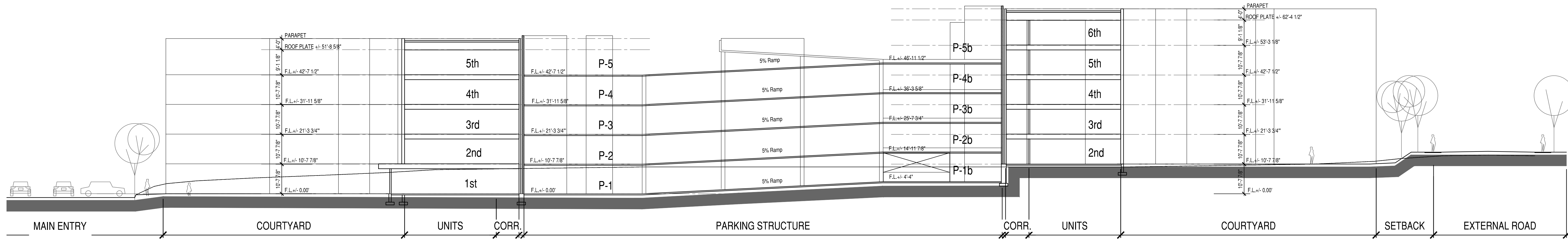
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Sandy City, Utah 84070



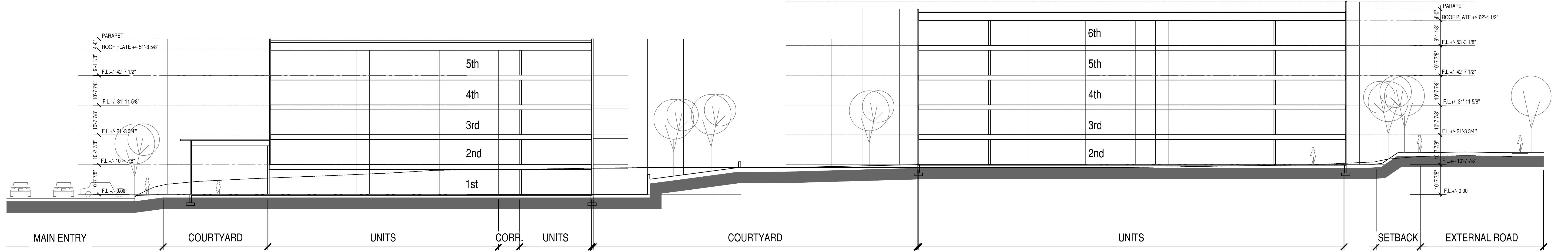
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SECTION 1-1



SECTION 2-2



SECTION 3-3

BUILDING SECTIONS
1/16" = 1'-0"

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VIGNETTES

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3 METAL RAILING



1C STUCCO



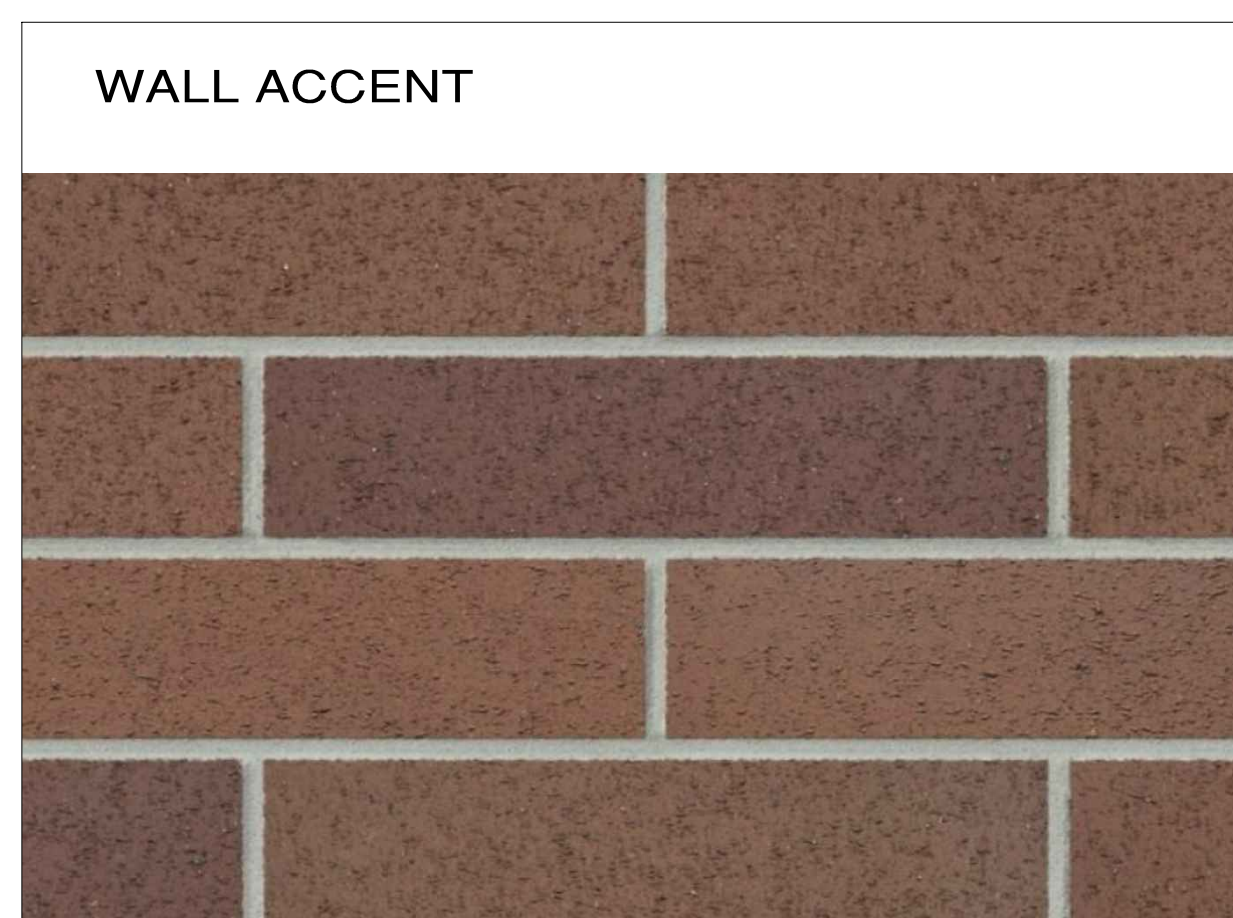
1B STUCCO



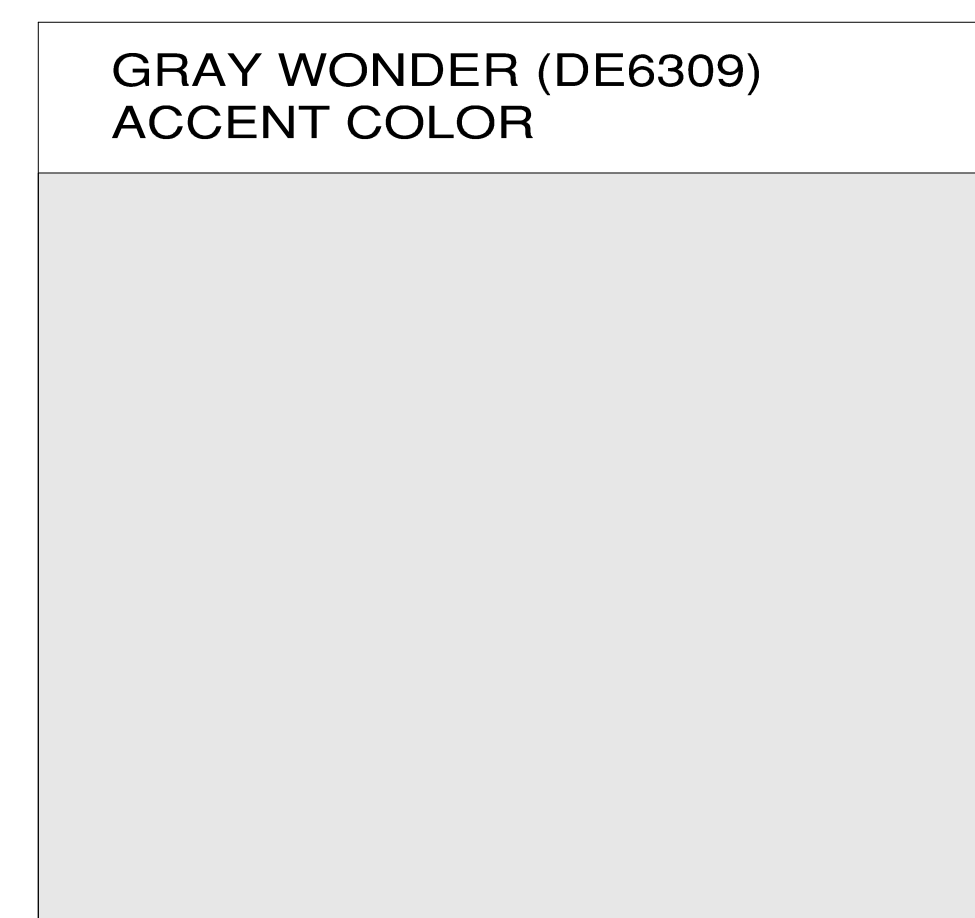
1A STUCCO



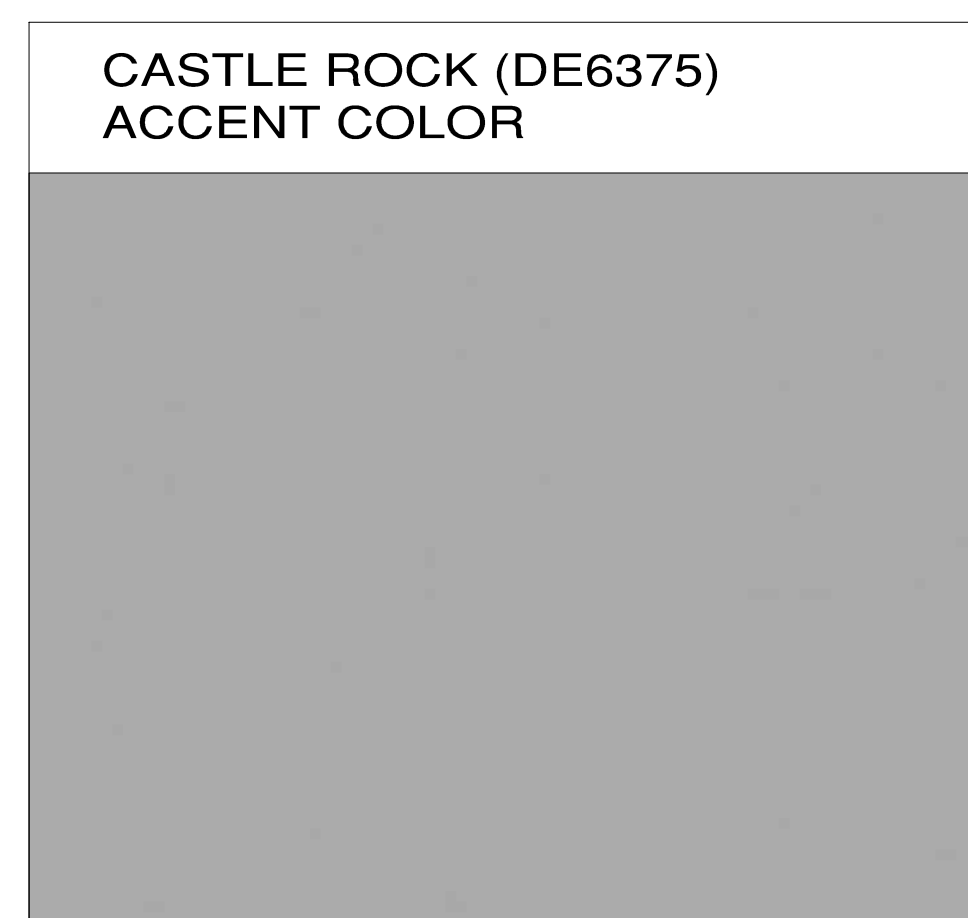
1 STUCCO MEDIUM SAND FINISH
OMEGA PRODUCTS INTERNATIONAL
OR APPROVED EQUAL



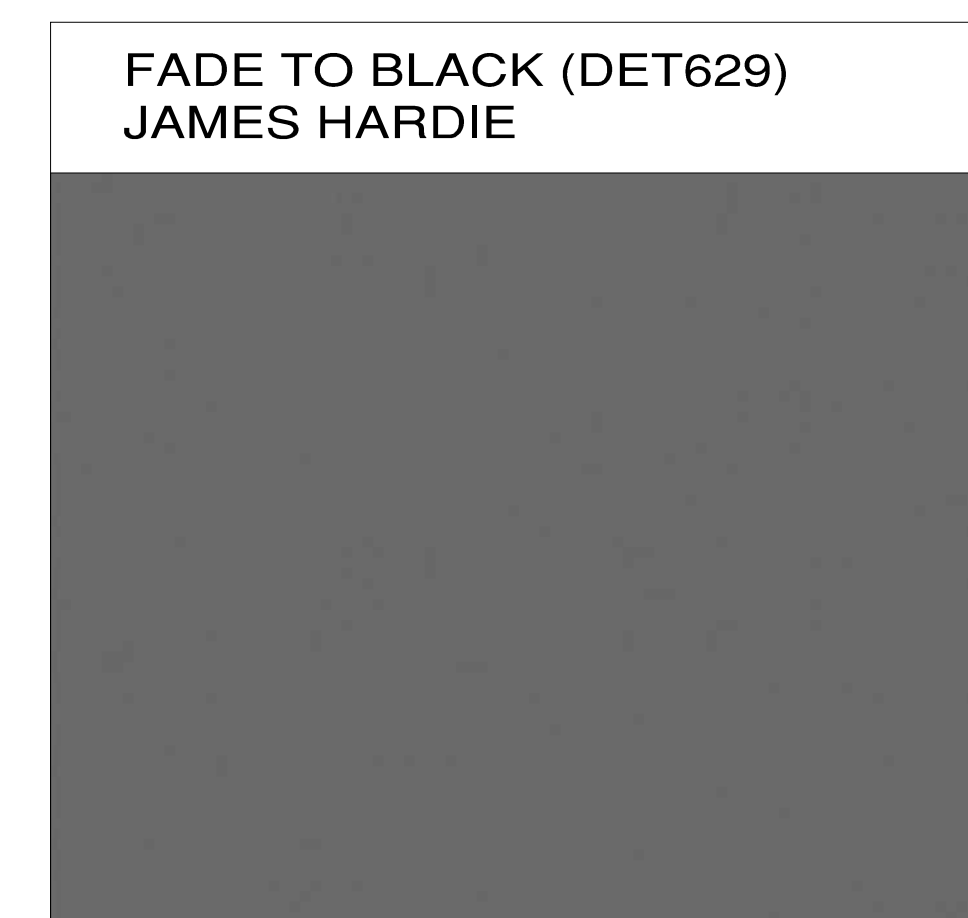
4 MONTEREY
INTERSTATE BRICK OR APPROVED EQUAL



2C VERTICAL SIDING



2B HORIZONTAL SIDING



2A HORIZONTAL SIDING



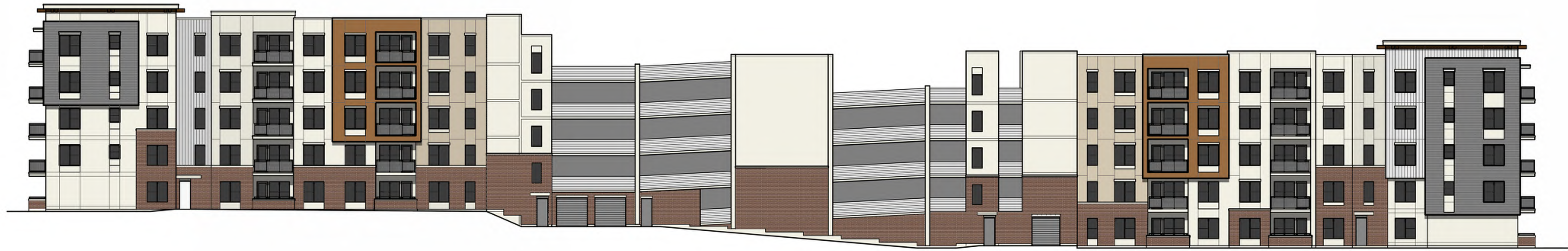
2 PRIME-PAINTED
JAMES HARDIE PLANK SIDING
OR APPROVED EQUAL

MATERIALS & COLOR BOARD

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Salt Lake City, UT

ARCADIA PHASE 2
Sandy City, Utah 84070





REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

BUILDING ELEVATIONS

1/16" = 1'-0"

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