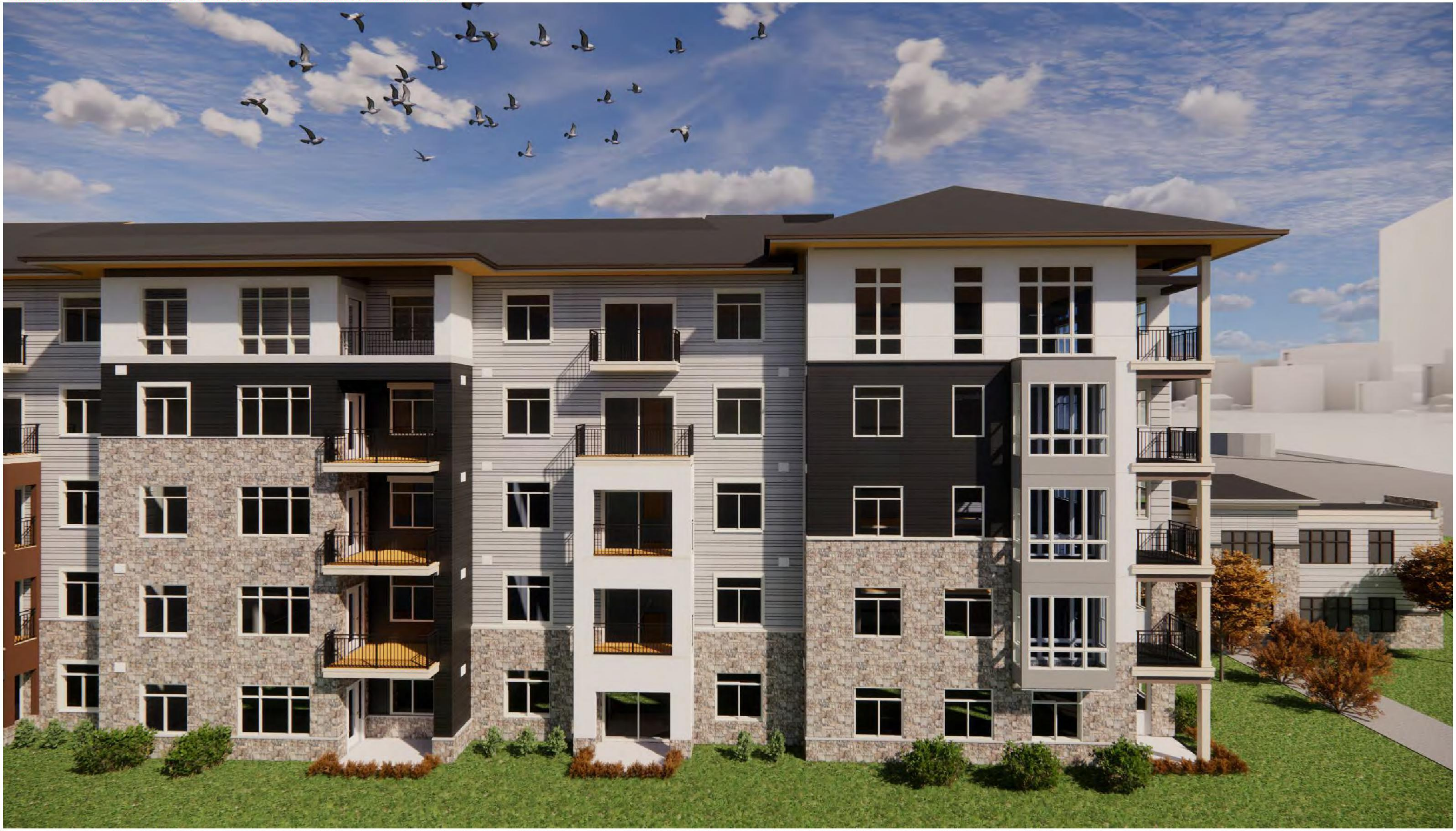
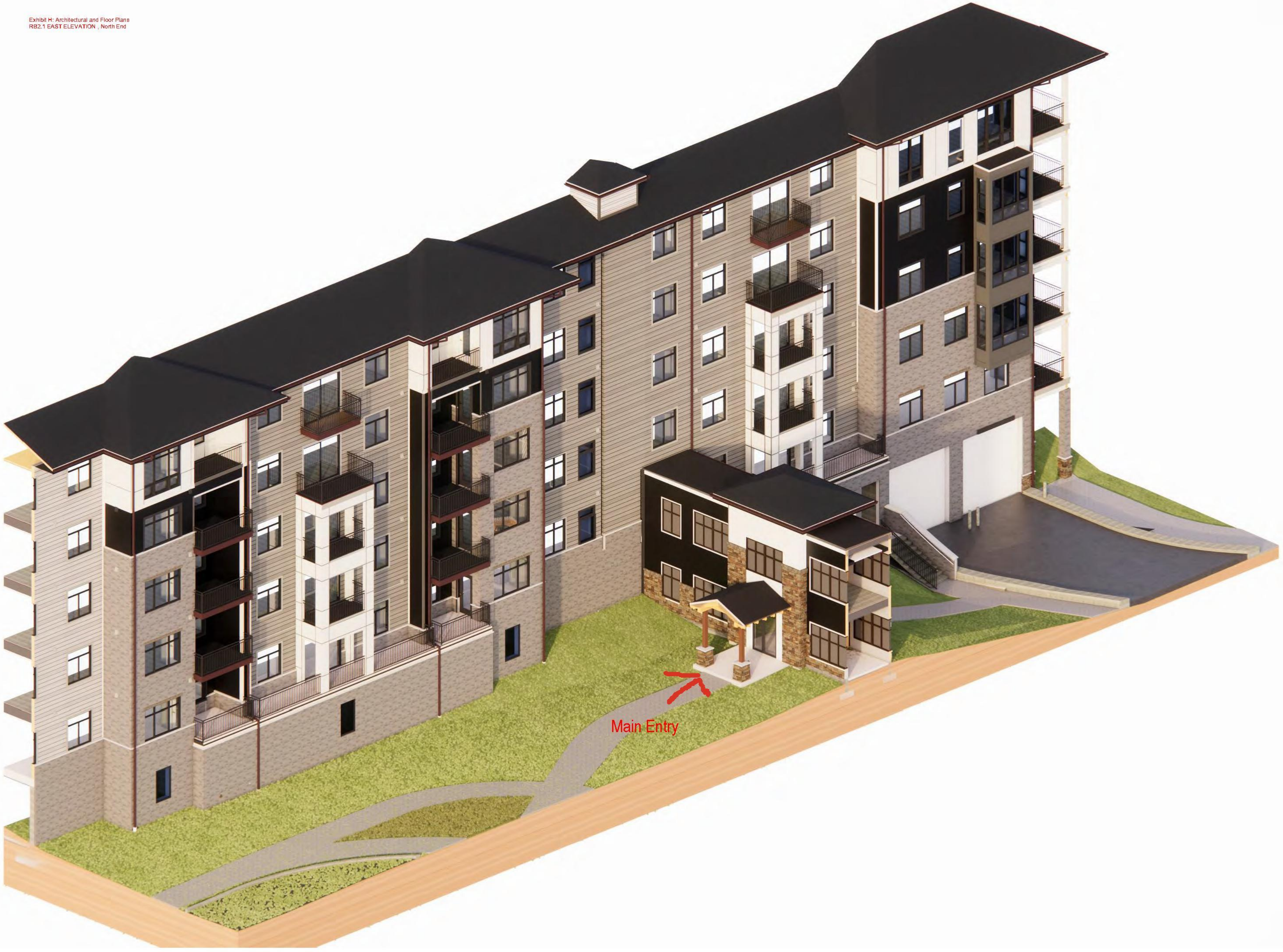
Exhibit H: Architectural and Floor Plans RB2.1NORTH ELEVATION



Summit Vista NHD2 - Exterior Aesthetic Concepts

Exhibit H: Architectural and Floor Plans
RB2.1 EAST ELEVATION , North End



(1/A213) **3D - Axon**
1/4" = 1'-0"

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5825 South Mount Ellen Way, Taylorsville, UT, 84123

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	07/10/24	Issued for Bid
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East Elevation
Isometric

A213

Exhibit H: Architectural and Floor Plans
RB2.1
EAST ELEVATION, South End

Keynote Legend	
Key Value	Keynote Text
D-149	GARAGE ENTRY CLEARANCE SIGN PER SHEET A-903
E-104	WALL MOUNTED LIGHT FIXTURE
E-121	LIGHT BOLLARD ON CONCRETE PEDESTAL
M-510	NOM. 4" CAST STONE SILL
M-511	NOM. 6" CAST STONE SILL
M-610	ADHERED STONE MASONRY VENEER
M-621	ADHERED STONE 6X8 SMOOTH TRIMMERS
Me-182	42" H. ALUM GUARDRAIL
Me-413	METAL VERTICAL PANEL TRIM REVEAL
Me-416	METAL PANEL TRIM 'F' MOLDING
Me-422	METAL HORIZONTAL PANEL TRIM - DBL HORZ.
Me-428	METAL HORIZONTAL BASE
Me-440	METAL OUTSIDE CORNER TRIM
R-010	ASPHALT SHINGLES ON UNDERLAYMENT ON PLYWOOD ROOF SHEATHING
R-120	RIGID CORRIGATED RIDGE VENT
R-421	PRIMARY 5 X 5 BOX STYLE METAL GUTTER
R-430	4" DIAM. SMOOTH METAL DOWNSPOUT
R-462	1X10 FASCIA

Keynote Legend	
Key Value	Keynote Text
T-104	1X8 SMOOTH FIBER CEMENT FRIEZE BOARD
T-111	1X4 SMOOTH FIBER CEMENT TRIM
T-113	1X8 SMOOTH FIBER CEMENT TRIM
T-114	1X10 SMOOTH FIBER CEMENT TRIM
T-117	FIBER CEMENT TRIM WRAPPED STRUCTURAL BEAM
T-118	1X_ SMOOTH FIBER CEMENT TRIM AROUND STRUCTURAL COLUMN
T-119	1X4 SMOOTH OVER 1X12 SMOOTH FIBER CEMENT TRIM
T-122	5/4X8 SMOOTH FIBER CEMENT TRIM
T-128	5/4X8 BASE TRIM
T-129	5/4X6 CAPITAL TRIM
T-149	1/4" X_ SMOOTH FIBER CEMENT PANEL
T-170	SMOOTH FIBER CEMENT LAP SIDING w/ 6" EXPOSURE
T-179	FIBER CEMENT LAP SIDING w/ 4"/4"/8" EXPOSURES
T-180	1X4 FIBER CEMENT CORNER TRIM
T-184	1X3 HEAD, SIDES & SILL
T-187	1X6 HEAD w/ 1X4 SIDES

EXTERIOR FINISHES SCHEDULE:

EXTERIOR FINISHES

ROOF:

SHINGLES - GAF *PEWTER GREY*
GUTTER AND DOWNSPOUTS - ALUMINUM PRE-FINISHED PAINT TO MATCH SW-7069 *IRON ORE*
SOFFIT, FASCIA AND FRIEZE - SW
CHIMNEY - SW-7006 *EXTRAWHITE* @ PANEL SIDING

6" LAP SIDING CONDITION.

6" LAP SIDING - SW-7065 *ARGOS*
FRIEZE BOARD - SW-7065 *ARGOS*
TRIM @ LAP SIDING - SW-7065 *ARGOS*
TRIM AND SOFFIT @ BALCONIES - SW-7067 *CITY SCAPE*

PANELS @ ENCLOSED BALCONY - SMOOTH - SW-7006 *EXTRAWHITE*
CORNER TRIMS - SW-7006 *EXTRAWHITE*

4"/4"/8" LAP SIDING CONDITION:

PANEL SIDING @ TOP FLOOR - SMOOTH - SW-7006 *EXTRAWHITE*
TRIM @ PANEL SIDING - SMOOTH - SW-7006 *EXTRAWHITE*
CORNER TRIMS - METAL OUTSIDE CORNER TRIM
TRIM AND SOFFIT @ BOX BAY - SW-7067 *CITYSCAPE*
TRIM AND SOFFIT @ PORCHES - SMOOTH - SW7065 *ARGOS*
COLUMNS @ PORCHES - SMOOTH - SW7065 *ARGOS*
TRIM AND SOFFIT @ BOX BAYS - SW-7067 *CITYSCAPE*

4"/4"/8" LAP SIDING - SW-7069 *IRON ORE*
TRIM @ LAP SIDING - SMOOTH - SW-7069 *IRON ORE*
TRIM AND SOFFIT @ BOX BAY - SW-7067 *CITY SCAPE*
TRIM AND SOFFIT @ PORCHES - SMOOTH - SW-7065 *IRON ORE*
COLUMNS @ PORCHES - SMOOTH - SW-7065 *ARGOS*
TRIM AND SOFFIT @ BOX BAYS - SW-7067 *CITY SCAPE*

PRECAST STONE VENEER:

FIELD - *HARRISTONE HIGHLAND DRY STONE*
TRIM HEADERS - SMOOTH TRIMMERS, *HARRISTONE CHIEF JOSEPH*
TRIM AND SOFFIT @ PORCHES AND BALCONIES - TO MATCH TRIM COLORS AT SIDING CONDITION ABOVE.

MAIN ENTRY:

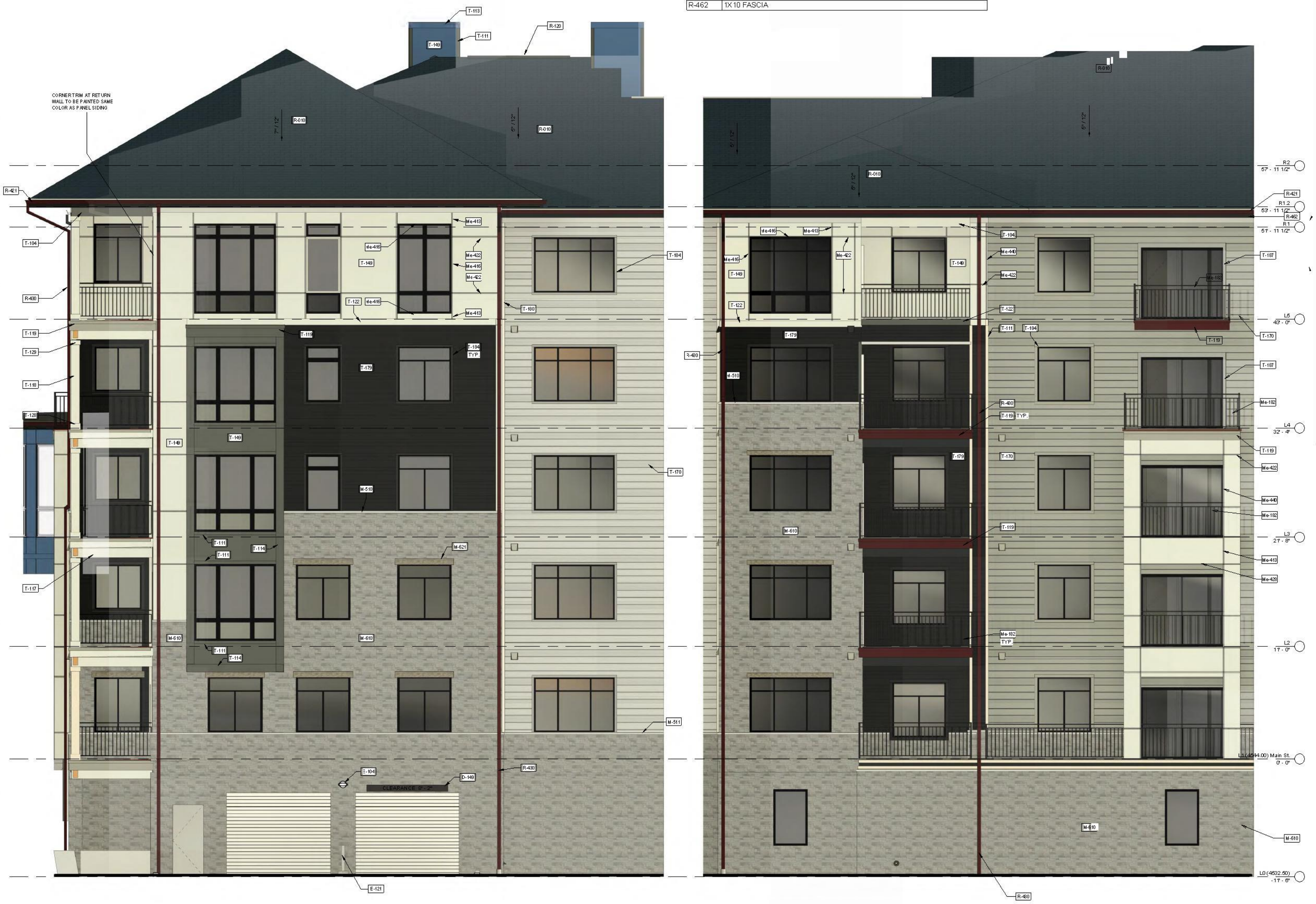
EXPOSED WOOD - STAINED TO MATCH ARC [illegible] TECTURAL SAMPLE
STANDING SEAM METAL ROOF -

2-STORY LINK:
4"/4"/8" LAP SIDING - SW-7069 *IRON ORE*
TRIM @ LAP SIDING - SMOOTH - SW-7069 *IRON ORE*
PANEL SIDING @ TOP CENTER - SMOOTH - SW-7006 *EXTRAWHITE*
TRIM @ PANEL SIDING - SMOOTH - SW-7006 *EXTRAWHITE*

BRIDGE:

MISCELLANEOUS:

METAL GUARDRAILS - SW-7069 *IRON ORE*
VENTS AND VENT TRIM BLOCKS - TO MATCH SURFACE WHERE THEY OCCUR
CANOPY FABRIC - TBD
CANOPY SUPPORT POSTS (METAL) - *VALSPAR GRAY BEIGE* (RAL 1019)
WINDOWS - BLACK
SWING DOORS - TO MATCH TRIM COLOR PER SIDING CONDITION
STORE FRONT - *TBD* (*KAWNEER* COLOR, [illegible] APPROVED EQUAL)
EXTERIOR EXPANSION JOINT - TO MATCH SURFACE WHERE THEY OCCUR



CORNER TRIM AT RETURN WALL TO BE PAINTED SAME COLOR AS PANEL SIDING

1 A212 **Typical Exterior Finish Selections**
1/4" = 1'-0"

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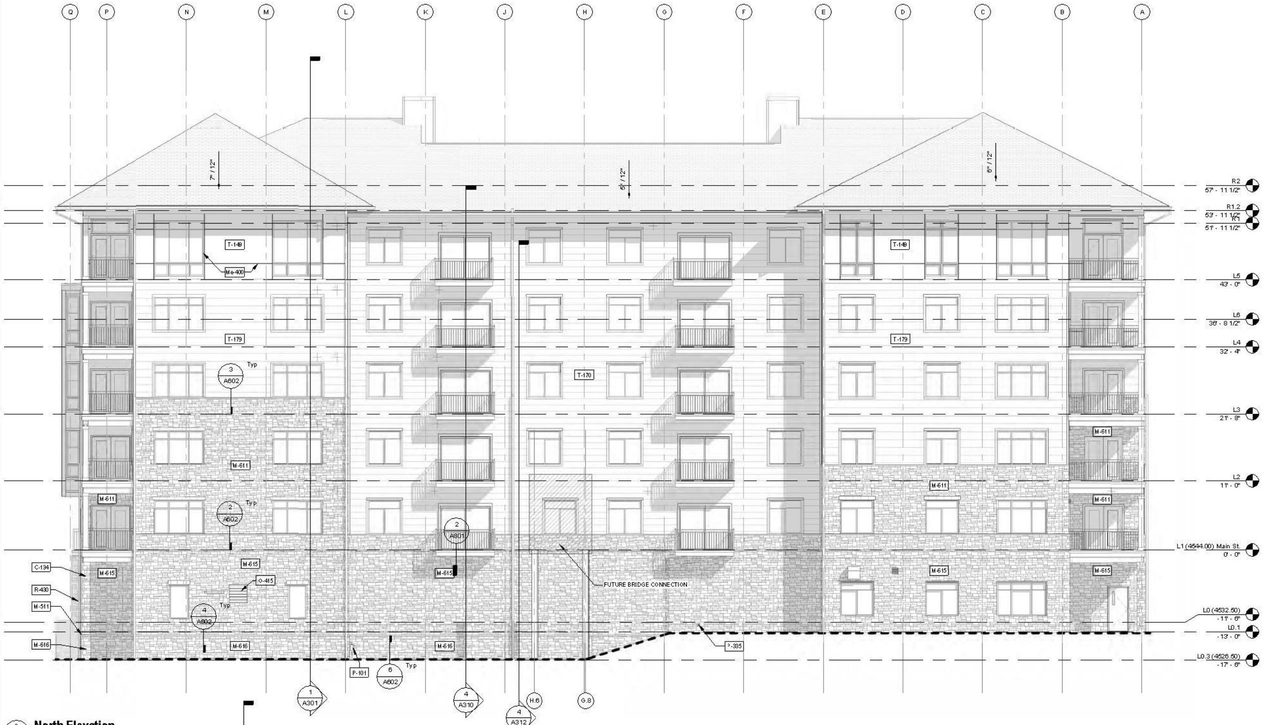
Partial Elevations -
Exterior Finishes

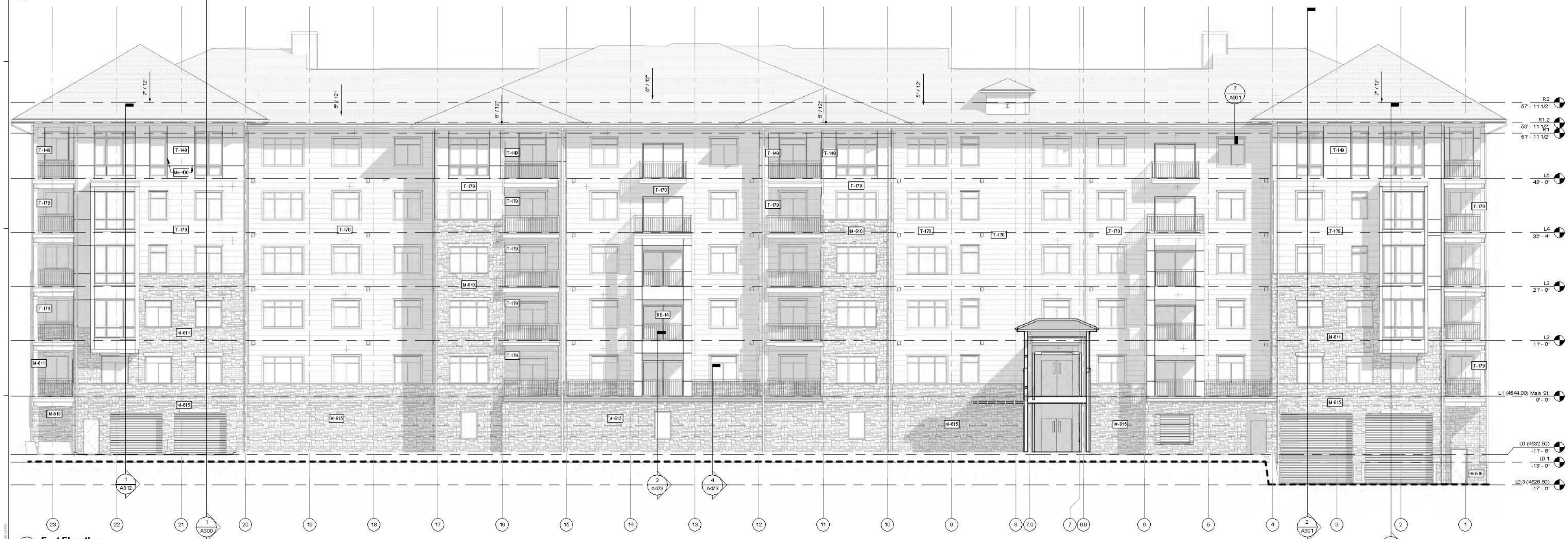
A212

Exhibit H: Architectural and Floor Plans RB2.1



2 A200 **North Elevation**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
BE-14	
C-134	CONCRETE COLUMN w/ STONE VENEER TO GRADE
M-511	NOM. 6" CAST STONE SILL
M-610	ADHERED STONE MASONRY VENEER
M-611	ADHERED STONE MASONRY VENEER WITH SILL CAP
M-615	ADHERED STONE MASONRY OVER 1" RIGID INSULATION
M-616	ADHERED STONE MASONRY OVER FURRING CHANNELS & 2" RIGID INSULATION
Me-400	METAL REVEALS FOR FIBER CEMENT PANELS
O-415	EXHAUST AIR LOUVER PER MECHANICAL PLANS
P-101	INCOMING GAS SERVICE PER PLUMBING PLANS
P-335	ROOF OVERFLOW DRAIN DISCHARGE
R-430	4" DIAM. SMOOTH METAL DOWNSPOUT
T-149	1/4" X_ SMOOTH FIBER CEMENT PANEL
T-170	SMOOTH FIBER CEMENT LAP SIDING w/ 6" EXPOSURE
T-179	FIBER CEMENT LAP SIDING w/ 4"/4"/8" EXPOSURES



1 A200 **East Elevation**
1/8" = 1'-0"

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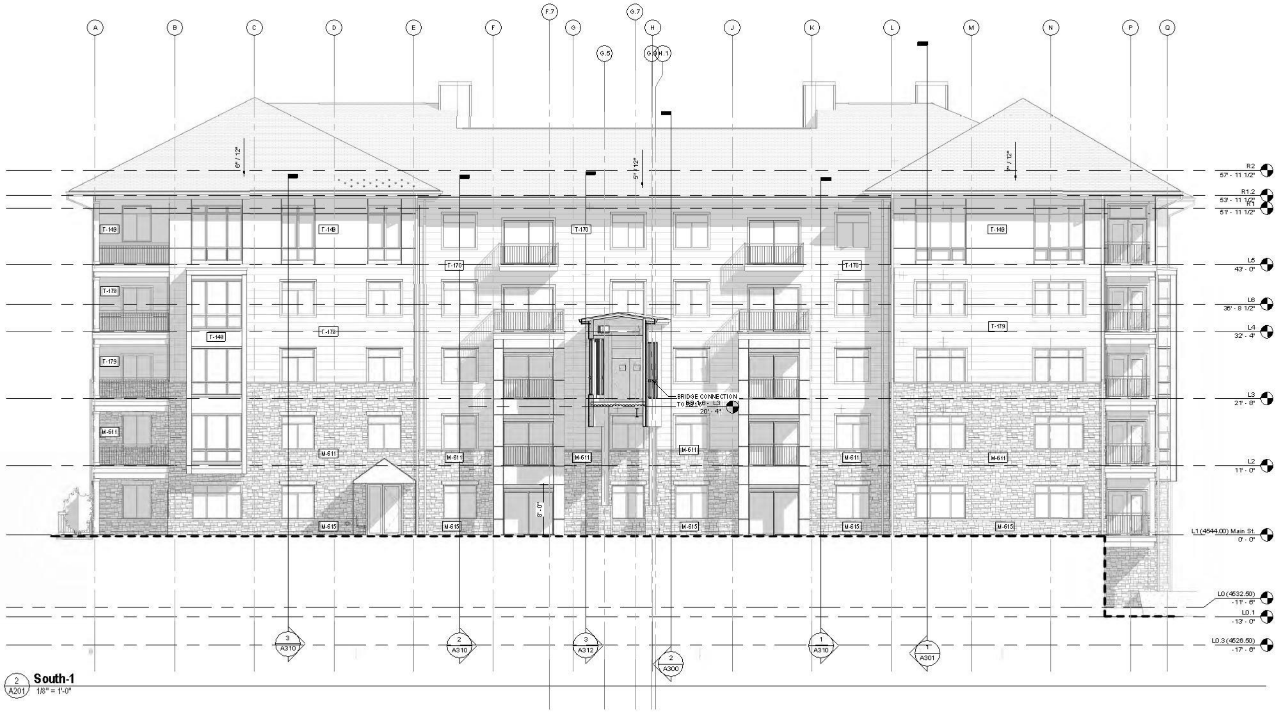
Summit Vista RB 2.1

XXXXXXXXXXX
5825 South Signal Peak Draive, Taylorsville, UT, 84123

No	Date	Description
	07/03/24	Issued For Permit

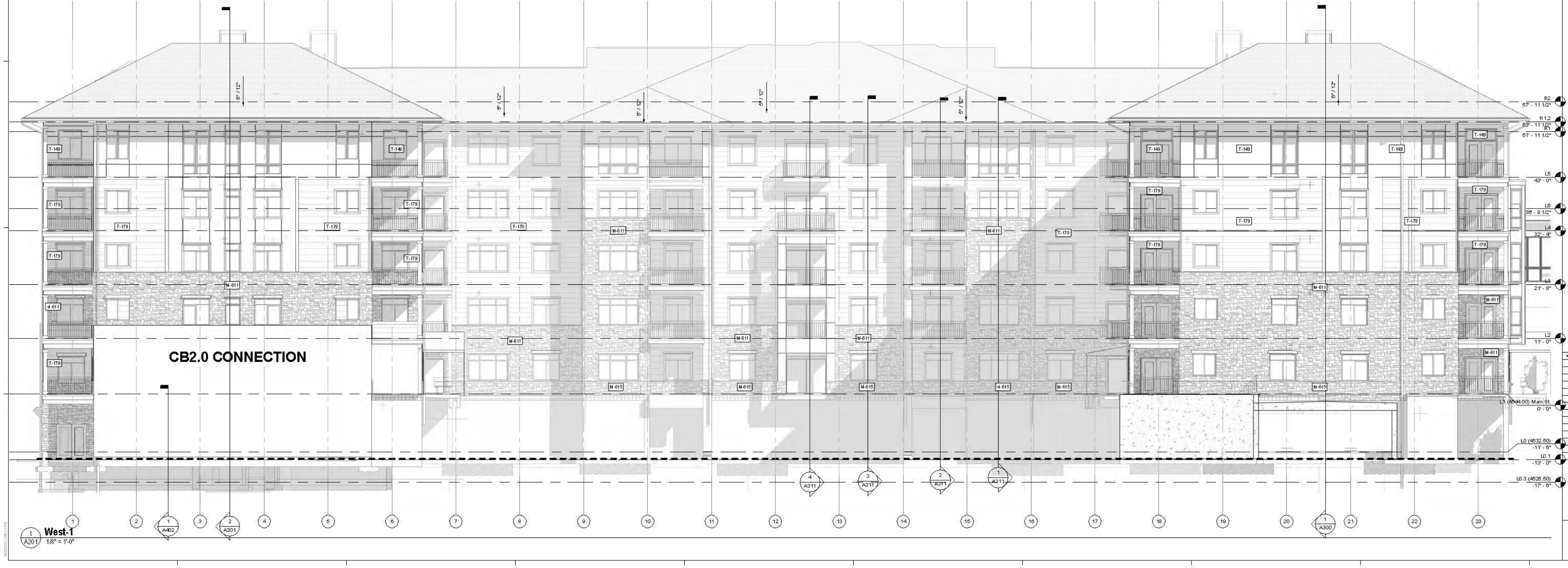
North & East Elevations

A200



2 A201 **South-1**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
M-611	ADHERED STONE MASONRY VENEER WITH SILL CAP
M-615	ADHERED STONE MASONRY OVER 1" RIGID INSULATION
T-149	1/4" X_ SMOOTH FIBER CEMENT PANEL
T-170	SMOOTH FIBER CEMENT LAP SIDING w/ 6" EXPOSURE
T-179	FIBER CEMENT LAP SIDING w/ 4"/4"/8" EXPOSURES



1 A201 **West-1**
1/8" = 1'-0"

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Summit Vista RB 2.1

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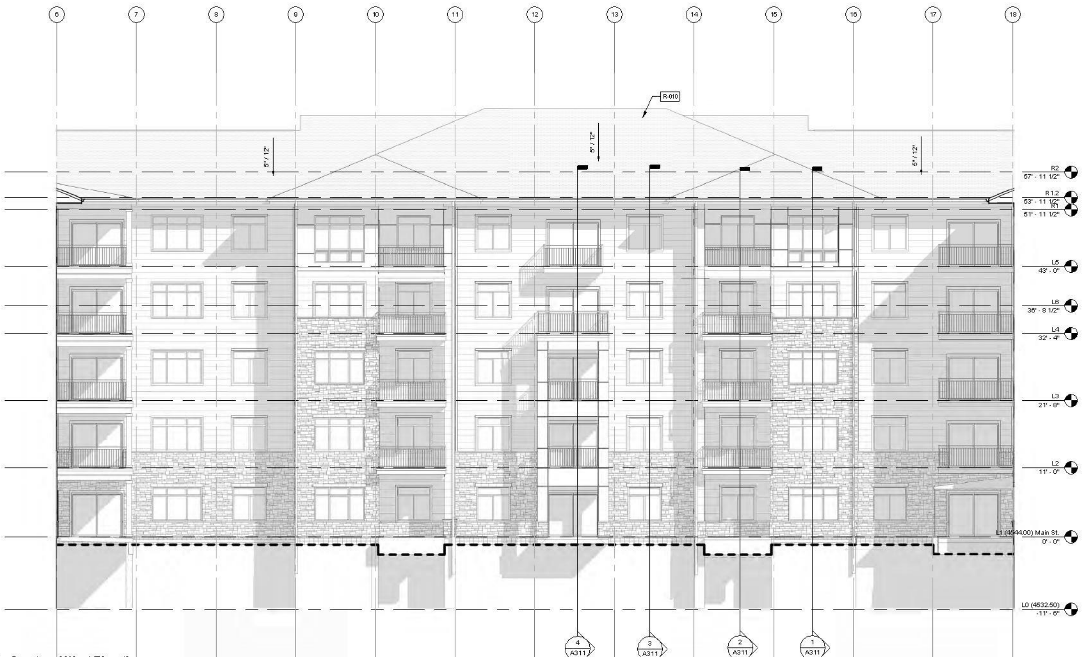
No	Date	Description
	07/03/24	Issued For Permit

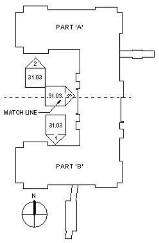
South & West Elevations

A201

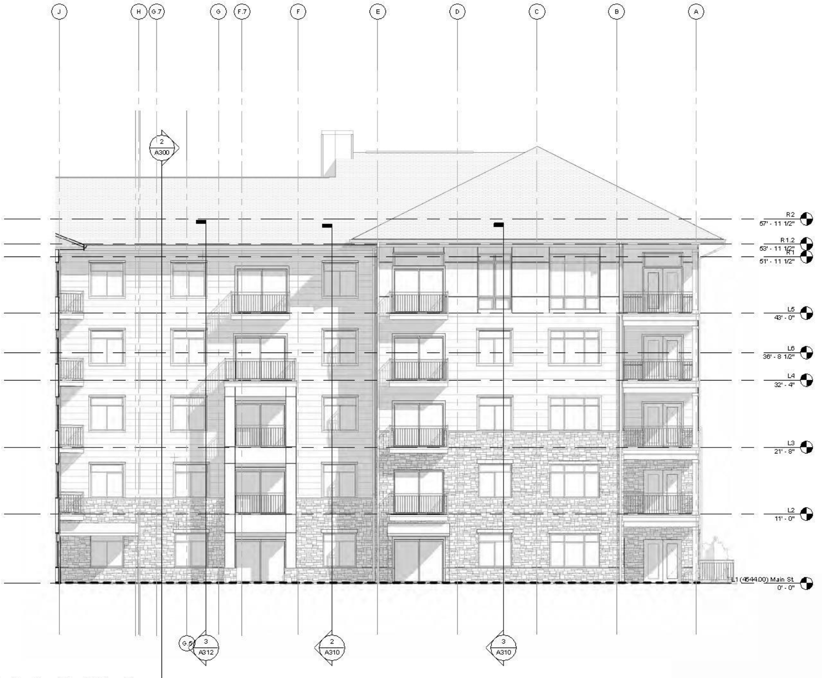


3
A202
Courtyard West Elevation
1/8" = 1'-0"

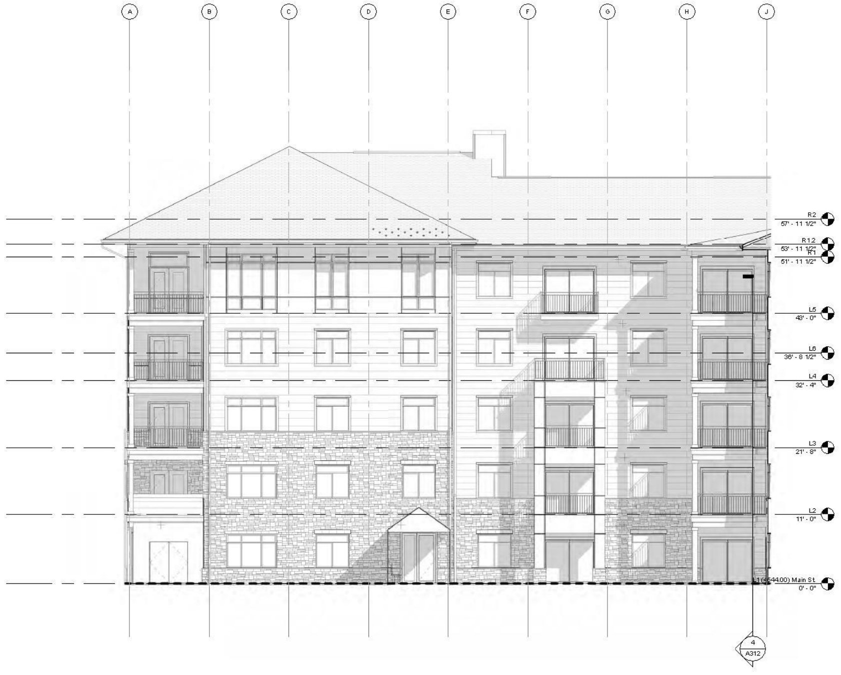
Keynote Legend	
Key Value	Keynote Text
R-010	ASPHALT SHINGLES ON UNDERLAYMENT ON PLYWOOD ROOF SHEATHING



KEY PLAN



1
A202
Courtyard North Elevation
1/8" = 1'-0"



2
A202
Courtyard South Elevation
1/8" = 1'-0"

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Summit Vista RB 2.1

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No	Date	Description
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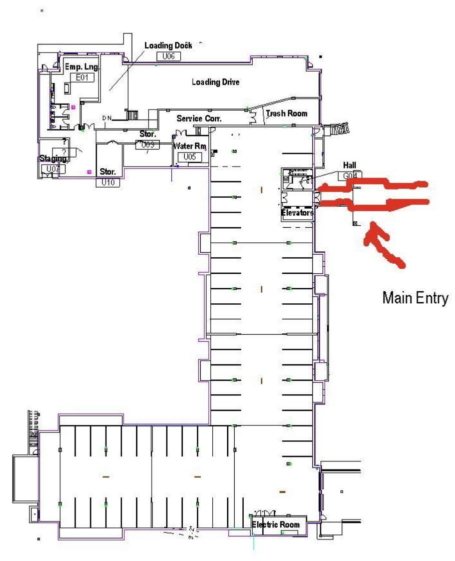
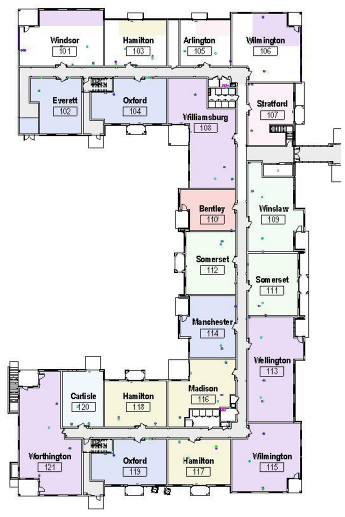
Courtyard
Elevations

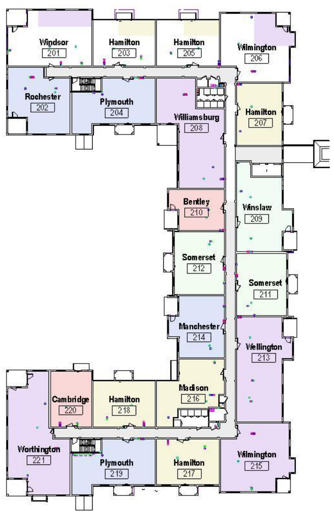
A202



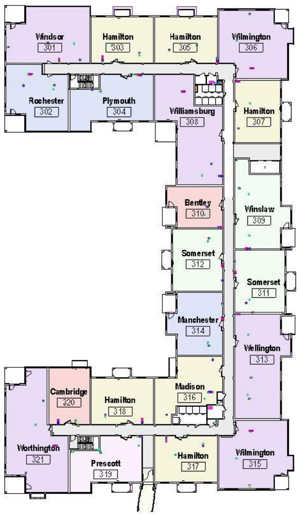
1 L0 Area Plan
G022 1" = 30'-0"



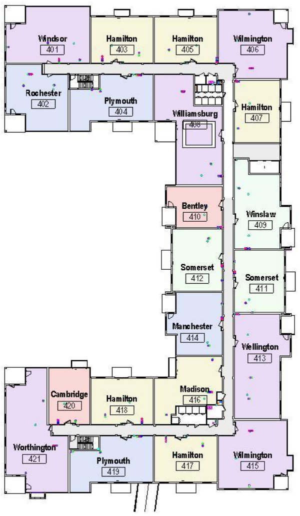
2 L1 Area Plan - Color
G022 1" = 30'-0"



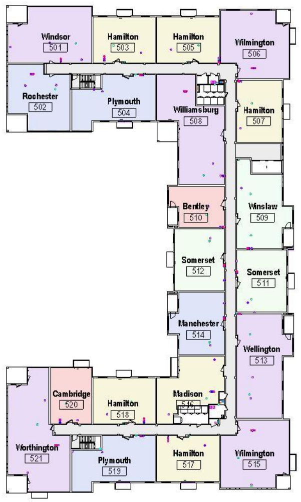
3 L2 Area Plan - Color
G022 1" = 30'-0"



4 L3 Area Plan - Color
G022 1" = 30'-0"



5 L4 Area Plan - Color
G022 1" = 30'-0"



6 L5 Area Plan - Color
G022 1" = 30'-0"

Bldg Gross Area

Level	Area
L0 (4532.50)	32200 SF
L1 (4544.00) Main St.	32150 SF
L2	32748 SF
L3	32634 SF
L4	32227 SF
L5	32186 SF
	194145 SF

Unit & Area Totals

Unit ID	Count	Unit Area	Total Area
E21	1	958 SF	958 SF
E51	5	1438 SF	7190 SF
G22	1	987 SF	987 SF
G61	4	1338 SF	5352 SF
G71	5	1634 SF	8170 SF
H61a	10	1623 SF	16230 SF
J71	5	2113 SF	10565 SF
K36	5	1170 SF	5850 SF
K71	5	1933 SF	9665 SF
R14	5	806 SF	4030 SF
R22	4	869 SF	3476 SF
R22A	1	869 SF	869 SF
R24	1	815 SF	815 SF
R41	23	1077 SF	24771 SF
R54	5	1158 SF	5790 SF
R56	10	1178 SF	11780 SF
R71	5	1881 SF	9405 SF
S42	1	1151 SF	1151 SF
S51A	2	1169 SF	2338 SF
S61	7	1365 SF	9555 SF
Grand total: 105			138947 SF

2

Unit & Area Totals by Level

Unit ID	Count	Unit Area	Total Area
L1			
E21	1	958 SF	958 SF
E51	1	1438 SF	1438 SF
G22	1	987 SF	987 SF
G71	1	1634 SF	1634 SF
H61a	2	1623 SF	3246 SF
J71	1	2113 SF	2113 SF
K36	1	1170 SF	1170 SF
K71	1	1933 SF	1933 SF
R14	1	806 SF	806 SF
R22A	1	869 SF	869 SF
R24	1	815 SF	815 SF
R41	3	1077 SF	3231 SF
R54	1	1158 SF	1158 SF
R56	2	1178 SF	2356 SF
R71	1	1881 SF	1881 SF
S51A	2	1169 SF	2338 SF
	21		26933 SF
L2			
E51	1	1438 SF	1438 SF
G61	1	1338 SF	1338 SF
G71	1	1634 SF	1634 SF
H61a	2	1623 SF	3246 SF
J71	1	2113 SF	2113 SF
K36	1	1170 SF	1170 SF
K71	1	1933 SF	1933 SF
R14	1	806 SF	806 SF
R22	1	869 SF	869 SF
R41	5	1077 SF	5385 SF
R54	1	1158 SF	1158 SF
R56	2	1178 SF	2356 SF
R71	1	1881 SF	1881 SF
S61	2	1365 SF	2730 SF
	21		28057 SF
L3			
E51	1	1438 SF	1438 SF
G61	1	1338 SF	1338 SF
G71	1	1634 SF	1634 SF
H61a	2	1623 SF	3246 SF
J71	1	2113 SF	2113 SF
K36	1	1170 SF	1170 SF
K71	1	1933 SF	1933 SF
R14	1	806 SF	806 SF
R22	1	869 SF	869 SF
R41	5	1077 SF	5385 SF
R54	1	1158 SF	1158 SF
R56	2	1178 SF	2356 SF
R71	1	1881 SF	1881 SF
S42	1	1151 SF	1151 SF
S61	1	1365 SF	1365 SF
	21		27843 SF
L4			
E51	1	1438 SF	1438 SF
G61	1	1338 SF	1338 SF
G71	1	1634 SF	1634 SF
H61a	2	1623 SF	3246 SF
J71	1	2113 SF	2113 SF
K36	1	1170 SF	1170 SF
K71	1	1933 SF	1933 SF
R14	1	806 SF	806 SF
R22	1	869 SF	869 SF
R41	5	1077 SF	5385 SF
R54	1	1158 SF	1158 SF
R56	2	1178 SF	2356 SF
R71	1	1881 SF	1881 SF
S61	2	1365 SF	2730 SF
	21		28057 SF
L5			
E51	1	1438 SF	1438 SF
G61	1	1338 SF	1338 SF
G71	1	1634 SF	1634 SF
H61a	2	1623 SF	3246 SF
J71	1	2113 SF	2113 SF
K36	1	1170 SF	1170 SF
K71	1	1933 SF	1933 SF
R14	1	806 SF	806 SF
R22	1	869 SF	869 SF
R41	5	1077 SF	5385 SF
R54	1	1158 SF	1158 SF
R56	2	1178 SF	2356 SF
R71	1	1881 SF	1881 SF
S61	2	1365 SF	2730 SF
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Grand total: 105	105		138947 SF

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[illegible] [illegible]

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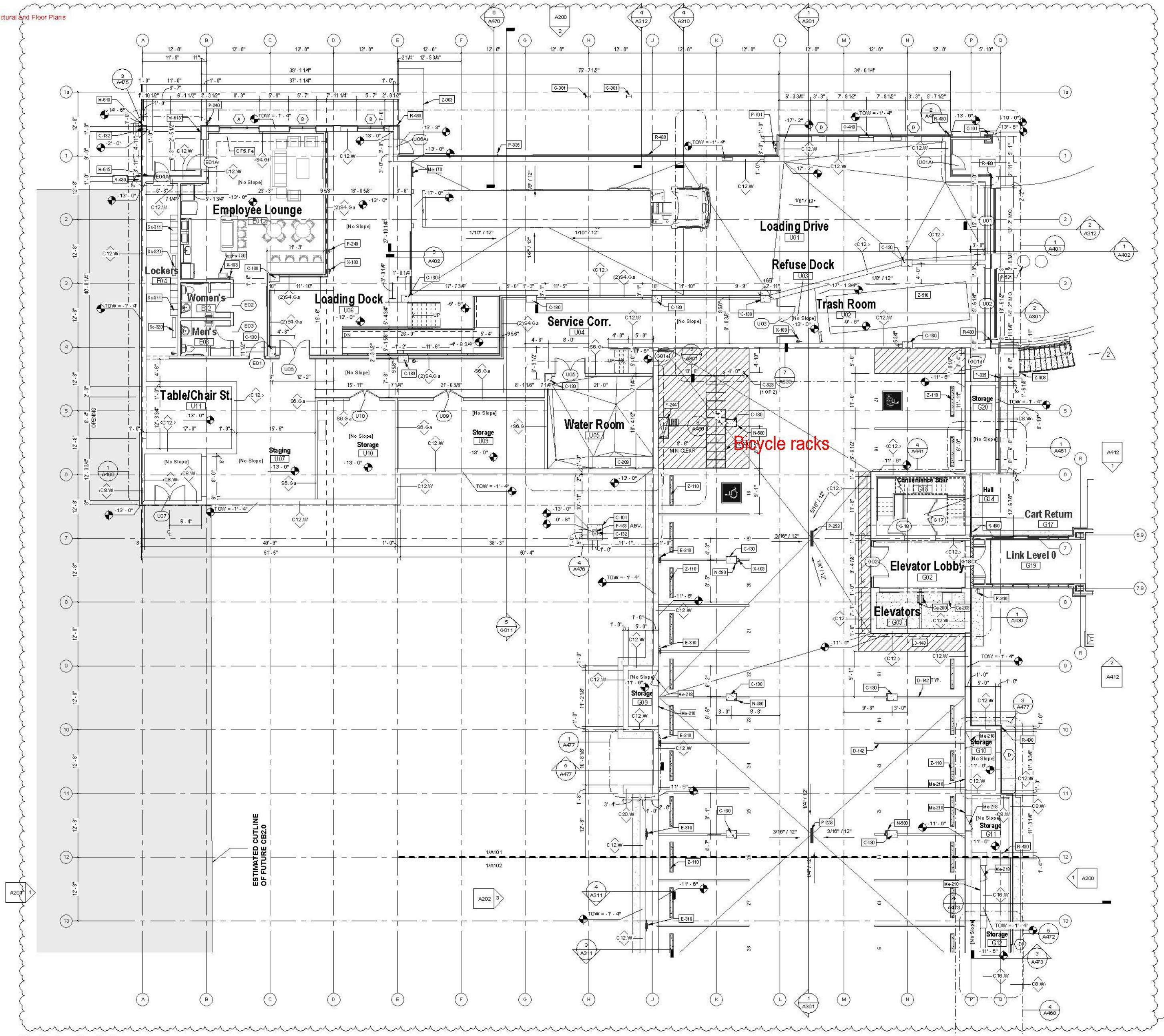
5825 South Mount Ellen Way, Taylorsville, UT, 84123

No	Date	Description
2	07/30/24	Addendum 2
	07/10/24	Issued for Bid
	07/03/24	Issued for Permit

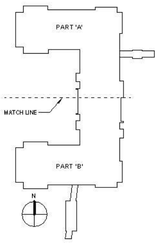
Building and Unit
Color Code

G022

Exhibit H: Architectural and Floor Plans
RB2.1



1 A101 **L0 Floor Plan North**
1/8" = 1'-0"



KEY PLAN

Keynote Legend	
Key Value	Keynote Text
C-101	CONCRETE SPOT FOOTING PER STRUCTURAL PLANS
C-130	CONCRETE COLUMN PER STRUCTURAL PLANS
C-132	CONCRETE PIER PER STRUCTURAL PLANS
C-209	4" HOUSEKEEPING SLAB PER MEP PLANS
C-323	4" DIAM. CONCRETE FILLED STEEL BOLLARD w/ PLASTIC COVER
Ce-200	ELEVATOR PIT LADDER
Ce-203	ELEVATOR PIT SUMP PUMP
D-142	PARKING STALL STRIPING
D-143	NO PARKING ZONE STRIPING
E-310	SINGLE PORT LEVEL 2 CAR CHARGING STATION
F-153	6X6 WOOD POST
Fu-750	TRASH CAN BY OWNER
G-301	FUTURE STEEL COLUMNS TO BE INSTALLED FOR FUTURE BRIDGE TO RB2.3
M-610	ADHERED STONE MASONRY VENEER
M-615	ADHERED STONE MASONRY OVER 1" RIGID INSULATION
Me-173	METAL DOCK LADDER
Me-210	6'-0" H. CHAIN LINK ENCLOSURE.
Me-218	CHAIN LINK GATE
N-580	SURFACE MOUNTED CORNER GUARD w/ RETAINER
O-410	INTAKE AIR LOUVER PER MECHANICAL PLANS
P-101	INCOMING GAS SERVICE PER PLUMBING PLANS
P-240	HOSE BIBB PER PLUMBING PLANS
P-244	PET WASH STATION BY OWNER
P-253	TRENCH DRAIN
P-335	ROOF OVERFLOW DRAIN DISCHARGE
P-531	SAND / OIL SEPARATOR PER PLUMBING PLANS
R-430	4" DIAM. SMOOTH METAL DOWNSPOUT
Sc-311	2-TIER METAL LOCKER
Sc-320	4' LOCKER ROOM BENCH
X-103	FIRE EXTINGUISHER ON WALL MOUNT BRACKET
Z-003	CONCRETE SIDEWALK PER CIVIL PLANS
Z-110	CONCRETE WHEEL STOP
Z-510	WHEELED DUMPSTER (BY OWNER)
Z-520	BICYCLE STORAGE RACK

GENERAL NOTES - GARAGE LEVEL:

1. DO NOT SCALE DRAWINGS.
2. SEE CODE REVIEW SHEET G010 FOR SUMMARY OF BUILDING CODE REQUIREMENTS.
3. ALL EXTERIOR BUILDING DIMENSIONS AT GARAGE LEVEL ARE TO FACE OF MASONRY/CONCRETE UNLESS NOTED/SHOWN OTHERWISE.
5. ALL EXTERIOR WALL DOOR/WINDOW DIMENSIONS ARE TO MASONRY OPENING UNLESS NOTED OTHERWISE.
6. ALL INTERIOR DIMENSIONS ARE TO FINISHED FACE OF WALL. SEE WALL SCHEDULE SHEET A500 FOR ASSEMBLY DIMENSIONS AND COMPONENTS.
7. ALL CONCRETE COLUMNS ARE CENTERED ON COLUMN GRID LINES UNLESS DIMENSIONED OTHERWISE
8. FLOOR DRAINS AT UTILITY ROOMS PER PLUMBING PLANS. TOP OF DRAIN = 4530.17
9. SEAL AROUND ALL POST TENSIONED SLAB PENETRATIONS w/ FIRE STOP MATERIAL.
10. PARKING GARAGE SLAB TO HAVE MEDIUM BROOM FINISH.
11. SEE SHEET A900-902 FOR GARAGE STRIPING PLAN AT PEDESTRIAN AREAS AND H.C. AREAS.
12. ALL FASTENERS TO UNDERSIDE OF P.T. SLAB ABOVE TO BE PER STRUCTURAL PLANS TO PROTECT TENDONS.

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XXXXXXXXXXX
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No	Date	Description
3	08/06/24	Addendum 3
2	07/30/24	Addendum 2
	07/10/24	Issued for Bid
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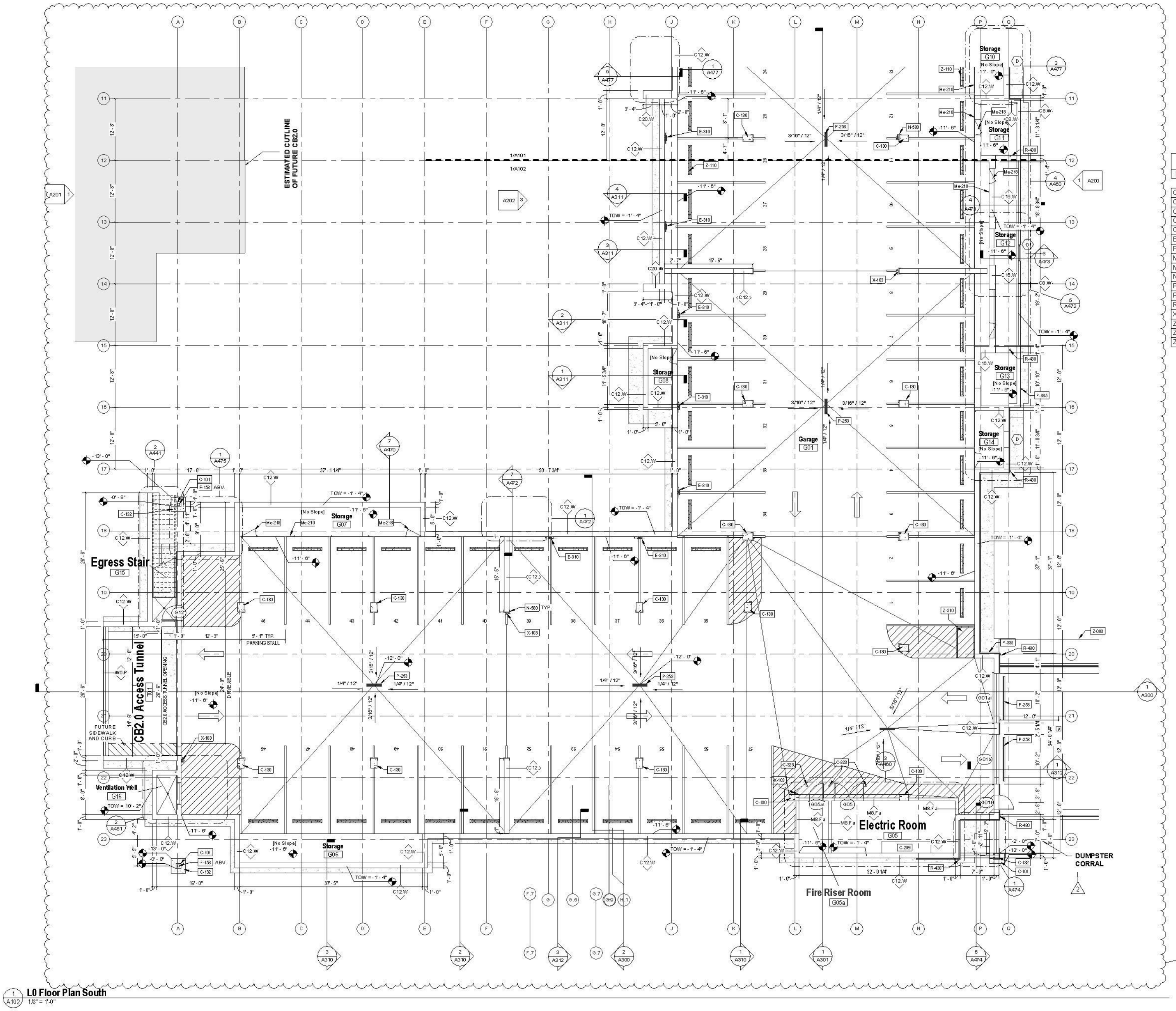
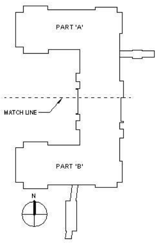
Garage Floor Plan
North

A101

Exhibit H: Architectural and Floor Plans
RB2.1



1 A102 **L0 Floor Plan South**
1/8" = 1'-0"



KEY PLAN

Keynote Legend

Key Value	Keynote Text
C-101	CONCRETE SPOT FOOTING PER STRUCTURAL PLANS
C-130	CONCRETE COLUMN PER STRUCTURAL PLANS
C-132	CONCRETE PIER PER STRUCTURAL PLANS
C-209	4" HOUSEKEEPING SLAB PER MEP PLANS
C-323	4" DIAM. CONCRETE FILLED STEEL BOLLARD w/ PLASTIC COVER
E-310	SINGLE PORT LEVEL 2 CAR CHARGING STATION
F-153	6X6 WOOD POST
Me-210	6'-0" H. CHAIN LINK ENCLOSURE.
Me-218	CHAIN LINK GATE.
N-580	SURFACE MOUNTED CORNER GUARD w/ RETAINER
P-253	TRENCH DRAIN
P-335	ROOF OVERFLOW DRAIN DISCHARGE
R-430	4" DIAM. SMOOTH METAL DOWNSPOUT
X-103	FIRE EXTINGUISHER ON WALL MOUNT BRACKET
Z-003	CONCRETE SIDEWALK PER CIVIL PLANS
Z-110	CONCRETE WHEEL STOP
Z-510	WHEELED DUMPSTER (BY OWNER)

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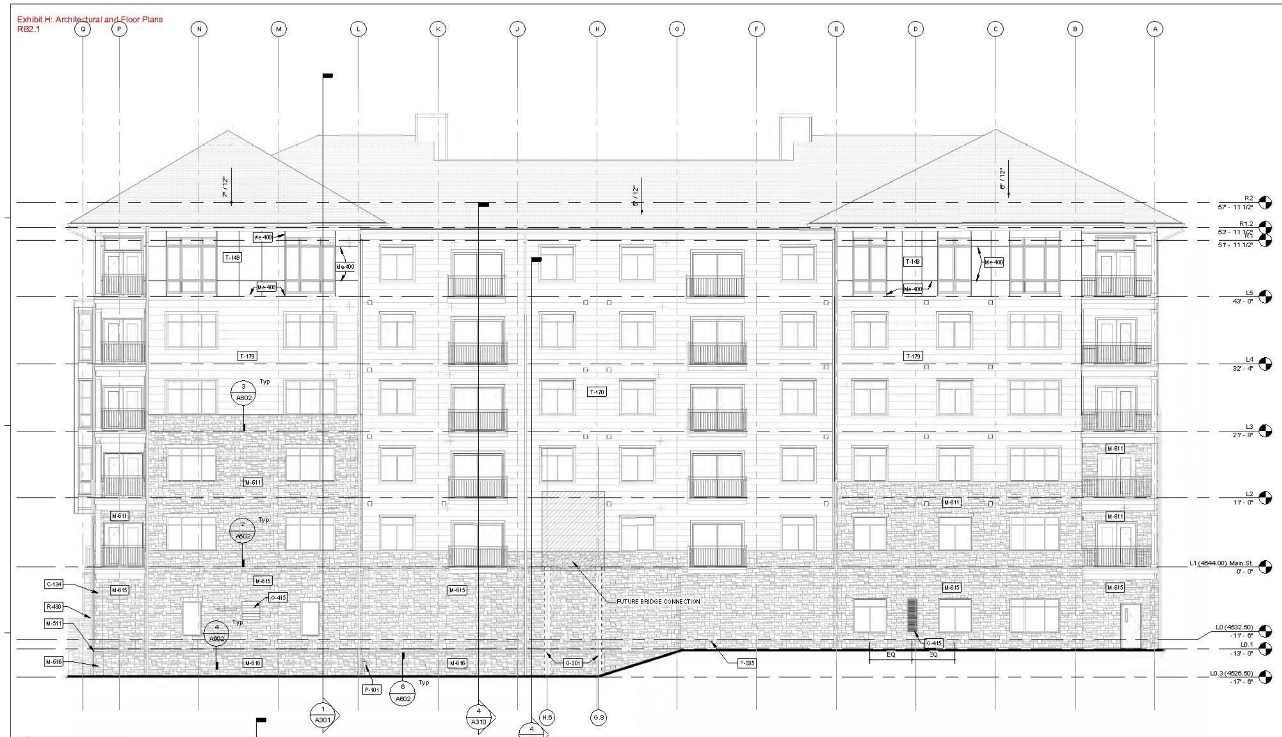
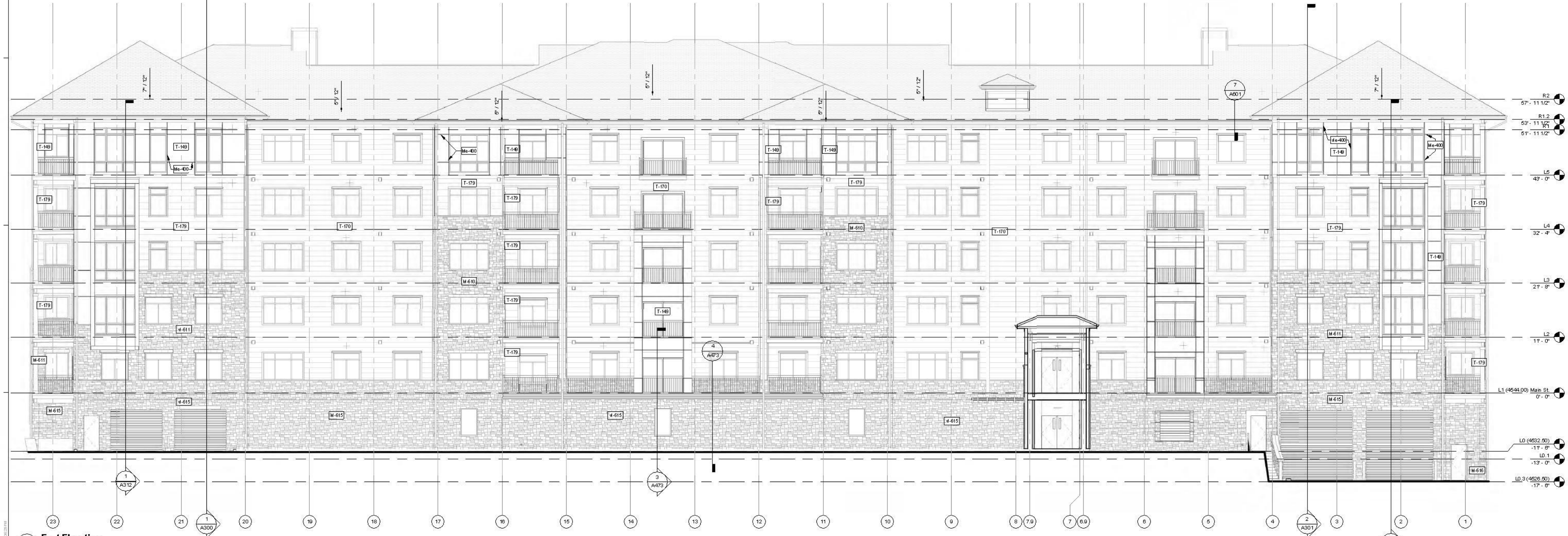
Garage Floor Plan South

A102



2 A200 **North Elevation**
1/8" = 1'-0"



1 A200 **East Elevation**
1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
C-134	CONCRETE COLUMN w/ STONE VENEER TO GRADE
G-301	FUTURE STEEL COLUMNS TO BE INSTALLED FOR FUTURE BRIDGE TO RB2.3
M-511	NOM. 6" CAST STONE SILL
M-610	ADHERED STONE MASONRY VENEER
M-611	ADHERED STONE MASONRY VENEER WITH SILL CAP
M-615	ADHERED STONE MASONRY OVER 1" RIGID INSULATION
M-616	ADHERED STONE MASONRY OVER FURRING CHANNELS & 2" RIGID INSULATION
Me-400	METAL REVEALS FOR FIBER CEMENT PANELS
O-415	EXHAUST AIR LOUVER PER MECHANICAL PLANS
P-101	INCOMING GAS SERVICE PER PLUMBING PLANS
P-335	ROOF OVERFLOW DRAIN DISCHARGE
R-430	4" DIAM. SMOOTH METAL DOWNSPOUT
T-149	1/4" X_ SMOOTH FIBER CEMENT PANEL
T-170	SMOOTH FIBER CEMENT LAP SIDING w/ 6" EXPOSURE
T-179	FIBER CEMENT LAP SIDING w/ 4"/4"/8" EXPOSURES

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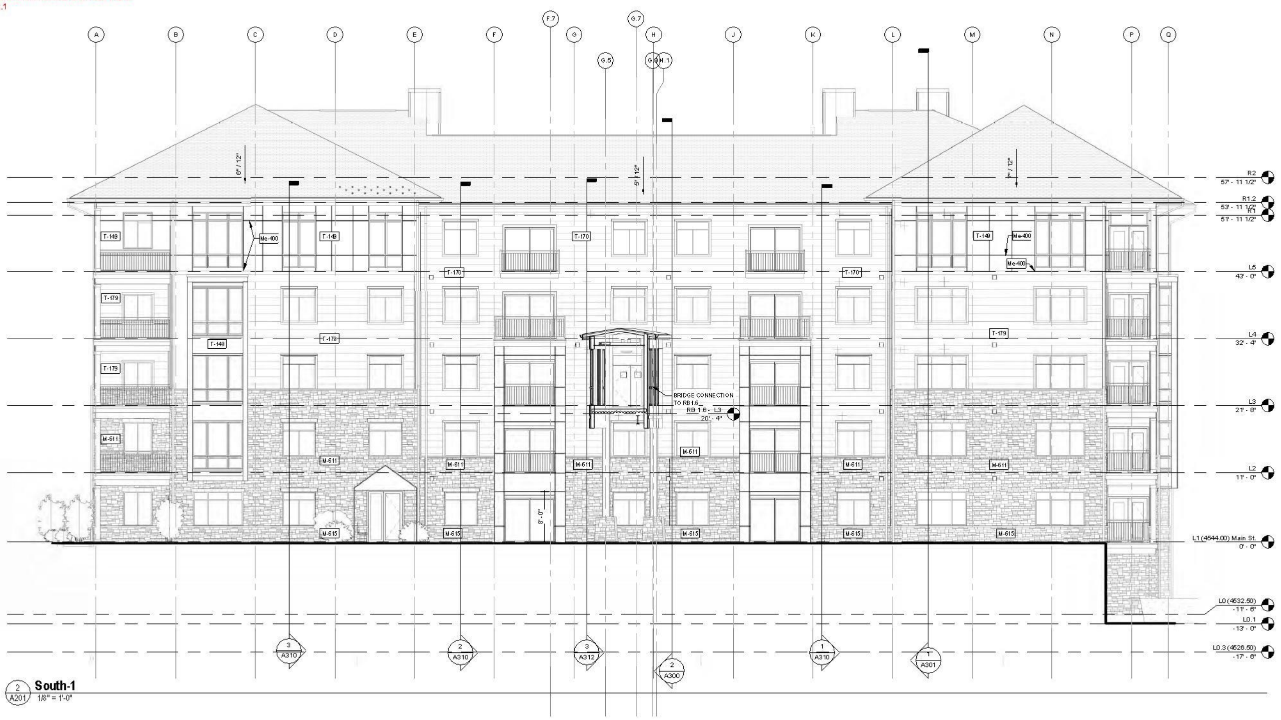
North & East Elevations

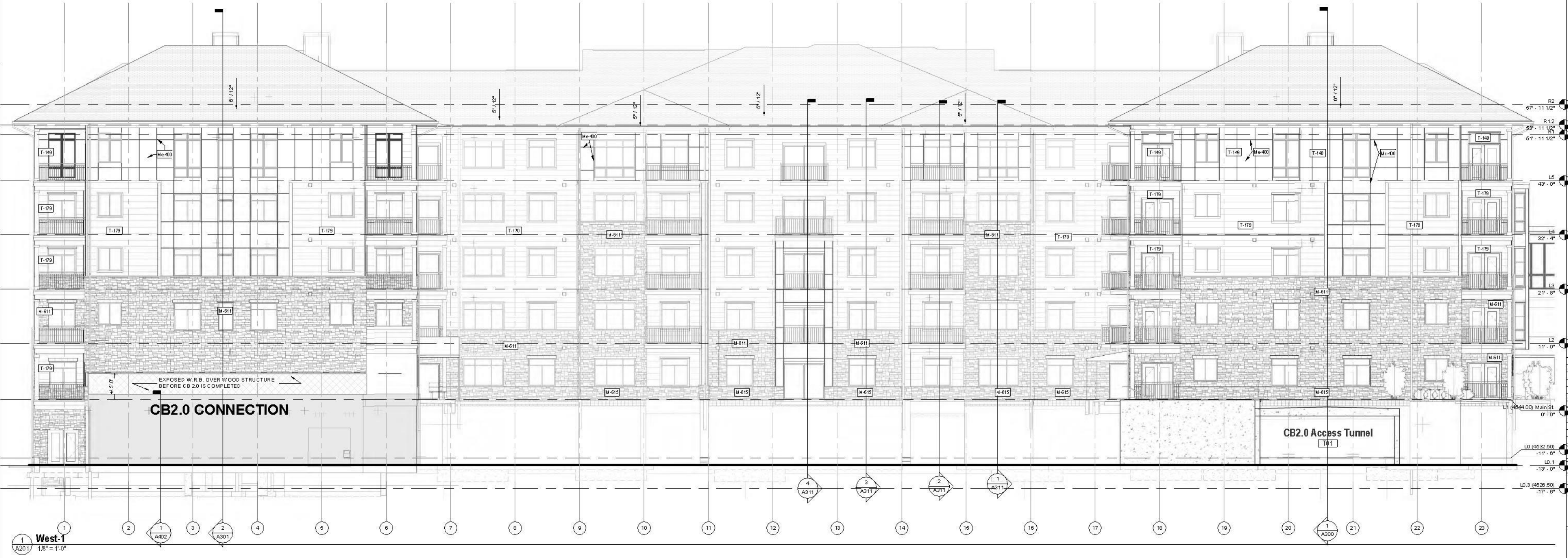
A200

Exhibit H: Architectural and Floor Plans
RB2.1



2 South-1
A201 1/8" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
M-611	ADHERED STONE MASONRY VENEER WITH SILL CAP
M-615	ADHERED STONE MASONRY OVER 1" RIGID INSULATION
Me-400	METAL REVEALS FOR FIBER CEMENT PANELS
T-149	1/4" X_ SMOOTH FIBER CEMENT PANEL
T-170	SMOOTH FIBER CEMENT LAP SIDING w/ 6" EXPOSURE
T-179	FIBER CEMENT LAP SIDING w/ 4"/4"/8" EXPOSURES



1 West-1
A201 1/8" = 1'-0"

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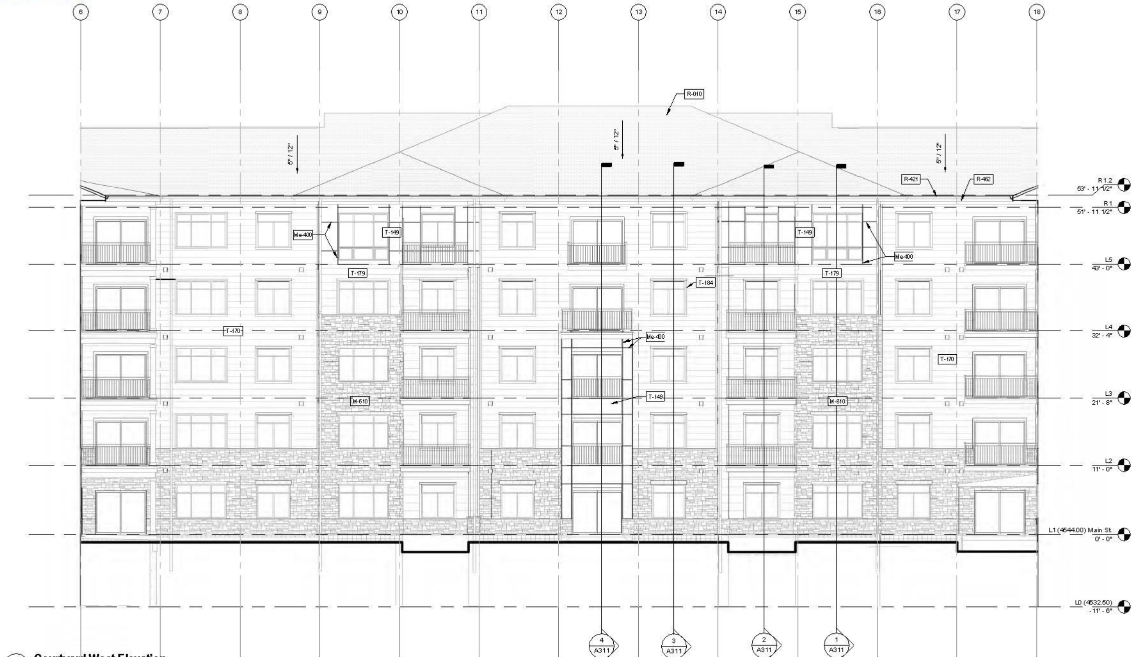
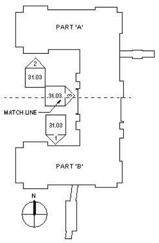
South & West
Elevations

A201

Exhibit H: Architectural and Floor Plans
RB2.1

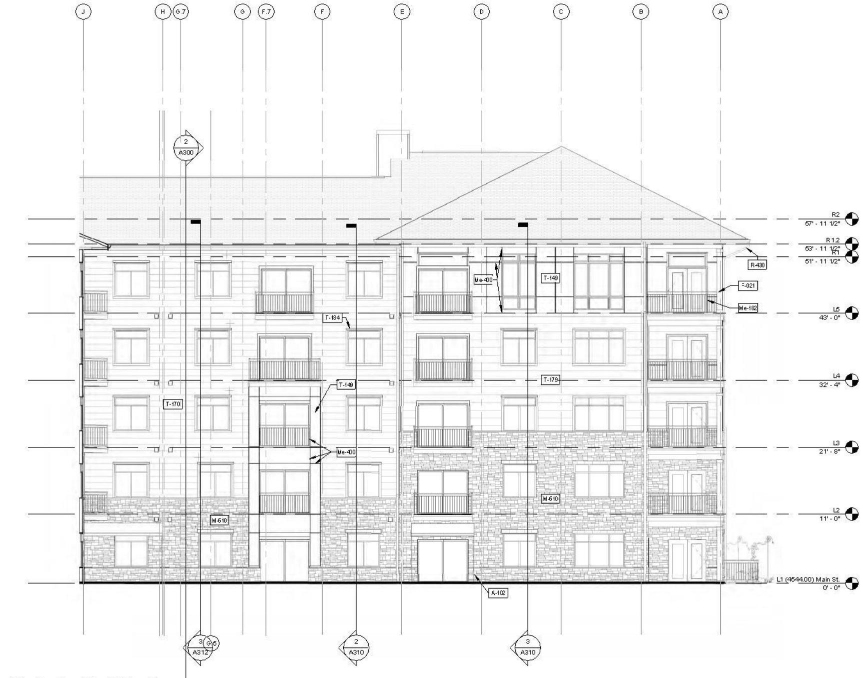


3 A202 **Courtyard West Elevation**
1/8" = 1'-0"

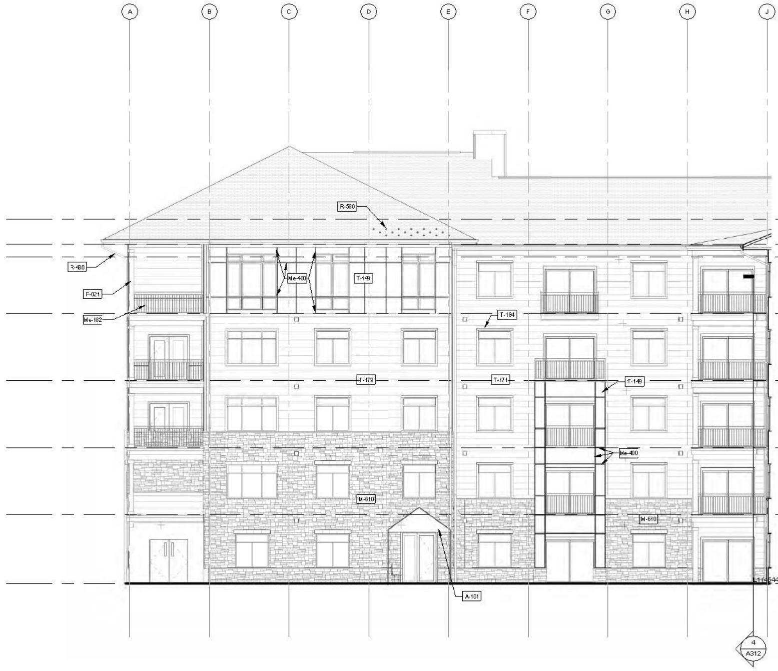


KEY PLAN

Key Value	Keynote Text
A-101	FLAME RESISTANT FABRIC AWNING (TYE-2)
A-102	FABRIC AWNING FRAME
F-021	STRUCTURAL POST w/ FIBER CEMENT TRIM
M-610	ADHERED STONE MASONRY VENEER
Me-182	42" H. ALUM GUARDRAIL
Me-400	METAL REVEALS FOR FIBER CEMENT PANELS
R-010	ASPHALT SHINGLES ON UNDERLAYMENT ON PLYWOOD ROOF SHEATHING
R-421	PRIMARY 5 X 5 BOX STYLE METAL GUTTER
R-430	4" DIAM. SMOOTH METAL DOWNSPOUT
R-462	1X10 FASCIA
R-580	PAD-STYLE ROOF SNOW GUARD
T-149	1/4" X_ SMOOTH FIBER CEMENT PANEL
T-170	SMOOTH FIBER CEMENT LAP SIDING w/ 6" EXPOSURE
T-171	SMOOTH BEADED FIBER CEMENT LAP SIDING w/ [6]" EXPOSURE
T-179	FIBER CEMENT LAP SIDING w/ 4"/4"/8" EXPOSURES
T-184	1X3 HEAD, SIDES & SILL



1 A202 **Courtyard North Elevation**
1/8" = 1'-0"



2 A202 **Courtyard South Elevation**
1/8" = 1'-0"

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Courtyard
Elevations

A202

Exhibit H: Architectural and Floor Plans
RB2.1

SHELVING NOTES

M1	(1) 12" DEEP COAT ROD AND SHELF (SHELF MOUNTED 6'-0" A.F.F.)
M1.1	(1) 12" DEEP COAT ROD AND SHELF (SHELF MOUNTED 5'-6" A.F.F.)
M1.2	(2) 12" DEEP CLOTHES ROD AND SHELVES (SHELVES MOUNTED 3'-6" & 6'-6" A.F.F.)
M2.0	12" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @12" O.C. VERTICALLY, STARTING @ 2'-0" A.F.F. SEE NOTES 2 AND BELOW.
M2.1	16" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.2	14" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.3	9" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.4	12" DEEP LINEN CLOSET SHELVING W/ FREE STANDING SUPPORT POST @ OPEN END. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.5	16" DEEP PANTRY CLOSET SHELVING. PROVIDE (5) ADJUSTABLE SHELVES @ 12" O.C. VERTICALLY (SHELF MOUNTED 5'-6" A.F.F.).
M3	20" DEEP LINEN SHELVING (SHELF MOUNTED 5'-6" A.F.F.).
M4	(1) 12" DEEP SHELF MOUNTED @ 33" A.F.F.
M4.1	(1) 9" DEEP SHELF MOUNTED @ 33" A.F.F.
M4.2	(1) 20" DEEP SHELF MOUNTED @ 33" A.F.F. ADD BRACKET AT OPEN END.
M5	16" DEEP PANTRY CLOSET SHELVING. PROVIDE (4) SHELVES @ 18" O.C. VERTICALLY, STARTING @ 2'-0" A.F.F.

TYPICAL SHELVING NOTES

1) LENGTHS VARY. FIELD ADJUST TO ACCOMMODATE VARYING LENGTHS.

2) WHERE LINEN SHELVES ARE IN A CLOSET ADJACENT TO TYPE "M1.1" SHELF, PROVIDE (4) 12" DEEP SHELVES (SHELVES TO BE AT 2'-6", 3'-6", 4'-6" AND 5'-6" A.F.F) TOP SHELF OF LINEN MOUNTED AT 5'-6" A.F.F. IS TO CONTINUE AND BECOME SINGLE ROD & SHELF FOR TYPE "M1.1" TO THE EXTENTS SHOWN ON PLAN. REFER TO DETAIL 6/A608.

3) WHERE LINEN SHELVES ARE IN A CLOSET ADJACENT TO TYPE "M1.2" SHELF, PROVIDE (5) 12" DEEP SHELVES (SHELVES TO BE AT 2'-6", 3'-6", 4'-6", 5'-6" AND 6'-6" A.F.F). LINEN SHELVES MOUNTED AT 3'-6" AND 6'-6" A.F.F. ARE TO CONTINUE AND BECOME SINGLE ROD & SHELVES TO THE EXTENTS SHOWN ON PLAN. REFER TO DETAIL 7/A608.

4) REFER TO DETAIL 8/A608 WHERE TYPE "M1.1" SHEVES ARE ADJACENT TO TYPE "M1.2" SHELVES

3

TYPICAL ARCHITECTURAL NOTES

1. ALL PARTITIONS ARE FROM FACE OF STUD FRAMING UNLESS OTHERWISE NOTED. DIMENSIONS TO FINISH FACE SHALL BE IDENTIFIED BY 'F.F.'

2. ESTIMATED COMPRESSION POST ASSEMBLY SIZES AND LOCATIONS ARE COMMON TO THE UNIT REGARDLESS OF THE BUILDING THEY ARE ASSOCIATED WITH. HOWEVER, THESE ARE ESTIMATES ONLY AND ARE INCLUDED SO THAT THE BUILDER CAN BETTER COORDINATE DEVICES THAT ARE HOSTED IN THESE WALLS AT, OR NEARBY TO, THESE LOCATIONS.

3. PLANS MAY BE OPPOSITE HAND. SEE 1/8" FLOOR PLANS FOR ADDITIONAL INFORMATION, INCLUDING:
- WALL TYPES (EXTERIOR, SEPARATION & CORRIDOR),
- UNIT ENTRY, PATIO AND BALCONY DOOR INFORMATION,
- WINDOW TYPES, SIZES AND LOCATIONS,
- TYPICAL DETAILS.

4. HEAD OF ALL GYP. BOARD OPENINGS AND BULKHEADS SHALL BE 7'-0 5/8" (ROUGH OPENING) A.F.F. U.N.O. 2

5. WHEN THE BATHROOM TUB/SHOWER ENCLOSURE IS INSTALLED AGAINST FIRE-RATED WALL ASSEMBLIES, SUCH ASSEMBLIES MUST BE COMPLETELY INSTALLED PRIOR TO INSTALLATION OF THE TUB/SHOWER ENCLOSURE. COVER FLANGES OF TUB/SHOWER ENCLOSURE WITH GYPSUM BOARD EXTENDING TO CEILING AND INTERSECTING WALL(S) CREATING TWO LAYERS THICKNESS OF GYPSUM BOARD AT FIRE-RATED WALL ASSEMBLIES. AT NON-FIRE RATED WALL ASSEMBLIES THE ENCLOSURE SHALL BE SECURED DIRECTLY TO THE WALL STUDS. SEE DETAILS 2&3/A608.

6. PROVIDE METAL TRANSITION STRIP WHERE FINISH CHANGES FROM VINYL TO CARPET OR FROM CARPET TO CONCRETE.

7. IN ORDER TO ACCOMMODATE DOOR TRIM, ALL INTERIOR DOORS ARE TO BE 4" FROM JAMB TO ADJACENT WALL OR FIXTURE, U.N.O.

8. WHERE REQUIRED, LOCATE CEILING ACCESS PANELS IN ADJACENT CLOSETS WHERE POSSIBLE. DO NOT PLACE IN LIVING ROOM.

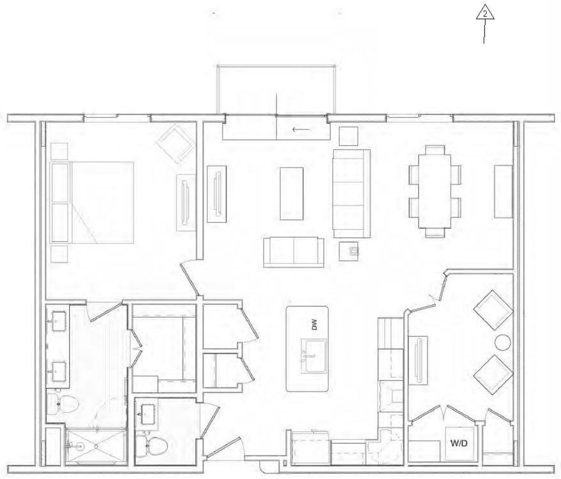
9. WHERE TWO SEPARATION WALL TYPES ARE SHOWN - DETERMINE APPROPRIATE WALL TYPE PER ADJACENT UNIT CONDITION @ SEPARATION.

10. PROVIDE DRAFTSTOPPING ABOVE ALL DEMISING WALLS AND CORRIDOR WALLS. DRAFTSTOPPING SHALL BE 1/2" MINIMUM GYPSUM BOARD ATTACHED TO ONE SIDE OF THE WALL. PENETRATIONS THROUGH DRAFTSTOPPING SHALL BE SEALED.

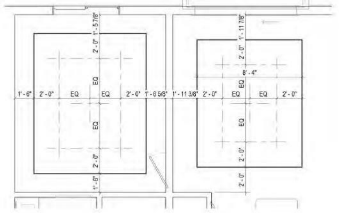
11. PROVIDE BLOCKING IN WALLS FOR DRAPERY INSTALLATION AT APARTMENT WINDOWS, PATIO/BALCONY DOORS. 2

12. WASHER DRYER CONFIGURATION SHALL BE STACKED TYPICALLY. SEE DETAIL 1/A608. WHEN SIDE BY SIDE THE WASHER SHALL ALWAYS BE TO THE LEFT AND DRYER TO THE RIGHT IN BOTH STANDARD AND REVERSE CONFIGURATIONS, REGARDLESS OF NOTATION.

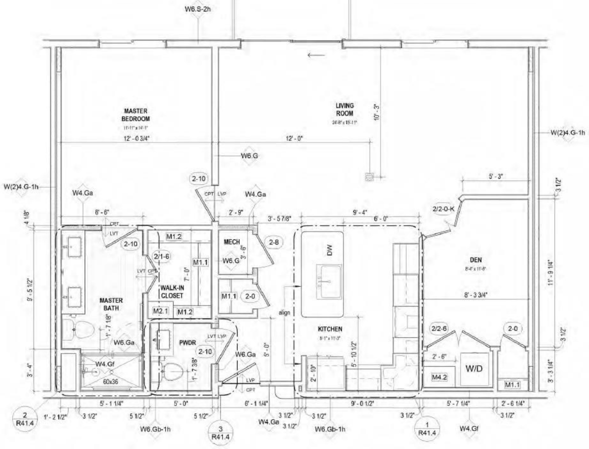
13. WHEN POSSIBLE CRIPPLE STUDS SHALL NOT BE FRAMED WITHIN AIR TRANSFER OPENINGS OVER DOORS WHEN THE REQUIRED OPENING IS LESS THAN THE MAXIMUM STUD SPACING. WHERE REQUIRED TO BE WITHIN THE OPENING THEY SHALL BE PAINTED BLACK.

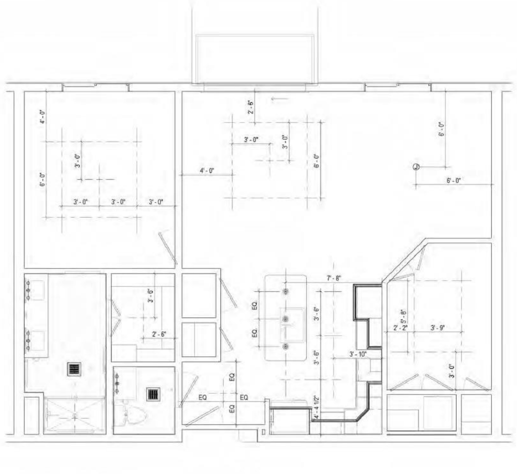


4 SCHEMATIC FURNITURE PLAN
R41.1 1/4" = 1'-0"


2'-0" - 5 7/8"
2'-0" - 11 7/8"
8'-4"
1'-6" 2'-0" EQ EQ 2'-0" 1'-6 5/8" 1'-11 3/8" 2'-0" EQ EQ 2'-0"
EQ
2'-0"

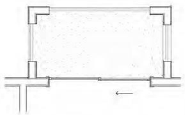
3 TOP FLOOR CEILING PLAN
R41.1 1/4" = 1'-0"



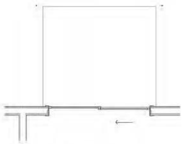


2 STD. CEILING PLAN
R41.1 1/4" = 1'-0"

1 FLOOR PLAN
R41.1 1/4" = 1'-0"



5 PARTIAL ENCLOSED BALCONY PLAN
R41.1 1/4" = 1'-0"



6 PATIO CONDITION
R41.1 1/4" = 1'-0"

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Unit Plans - Hamilton

R41.1

Exhibit H: Architectural and Floor Plans
RB2.1

SHELVING NOTES

M1	(1) 12" DEEP COAT ROD AND SHELF (SHELF MOUNTED 6'-0" A.F.F.)
M1.1	(1) 12" DEEP COAT ROD AND SHELF (SHELF MOUNTED 5'-6" A.F.F.)
M1.2	(2) 12" DEEP CLOTHES ROD AND SHELVES (SHELVES MOUNTED 3'-6" & 6'-6" A.F.F.)
M2.0	12" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @12" O.C. VERTICALLY, STARTING @ 2'-0" A.F.F. SEE NOTES 2 AND BELOW.
M2.1	16" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.2	14" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.3	9" DEEP LINEN CLOSET SHELVING. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.4	12" DEEP LINEN CLOSET SHELVING W/ FREE STANDING SUPPORT POST @ OPEN END. PROVIDE (4) SHELVES @ 12" O.C. VERTICALLY, STARTING @ 2'-6" A.F.F. SEE NOTES 2 AND 3 BELOW.
M2.5	16" DEEP PANTRY CLOSET SHELVING. PROVIDE (5) ADJUSTABLE SHELVES @ 12" O.C. VERTICALLY (SHELF MOUNTED 5'-6" A.F.F.).
M3	20" DEEP LINEN SHELVING (SHELF MOUNTED 5'-6" A.F.F.).
M4	(1) 12" DEEP SHELF MOUNTED @ 33" A.F.F.
M4.1	(1) 9" DEEP SHELF MOUNTED @ 33" A.F.F.
M4.2	(1) 20" DEEP SHELF MOUNTED @ 33" A.F.F. ADD BRACKET AT OPEN END.
M5	16" DEEP PANTRY CLOSET SHELVING. PROVIDE (4) SHELVES @ 18" O.C. VERTICALLY, STARTING @ 2'-0" A.F.F.

TYPICAL SHELVING NOTES

1) LENGTHS VARY. FIELD ADJUST TO ACCOMMODATE VARYING LENGTHS.

2) WHERE LINEN SHELVES ARE IN A CLOSET ADJACENT TO TYPE "M1.1" SHELF, PROVIDE (4) 12" DEEP SHELVES (SHELVES TO BE AT 2'-6", 3'-6", 4'-6" AND 5'-6" A.F.F) TOP SHELF OF LINEN MOUNTED AT 5'-6" A.F.F. IS TO CONTINUE AND BECOME SINGLE ROD & SHELF FOR TYPE "M1.1" TO THE EXTENTS SHOWN ON PLAN. REFER TO DETAIL 6/A608.

3) WHERE LINEN SHELVES ARE IN A CLOSET ADJACENT TO TYPE "M1.2" SHELF, PROVIDE (5) 12" DEEP SHELVES (SHELVES TO BE AT 2'-6", 3'-6", 4'-6", 5'-6" AND 6'-6" A.F.F). LINEN SHELVES MOUNTED AT 3'-6" AND 6'-6" A.F.F. ARE TO CONTINUE AND BECOME SINGLE ROD & SHELVES TO THE EXTENTS SHOWN ON PLAN. REFER TO DETAIL 7/A608.

4) REFER TO DETAIL 8/A608 WHERE TYPE "M1.1" SHEVES ARE ADJACENT TO TYPE "M1.2" SHELVES

3

TYPICAL ARCHITECTURAL NOTES

1. ALL PARTITIONS ARE FROM FACE OF STUD FRAMING UNLESS OTHERWISE NOTED. DIMENSIONS TO FINISH FACE SHALL BE IDENTIFIED BY 'F.F.'

2. ESTIMATED COMPRESSION POST ASSEMBLY SIZES AND LOCATIONS ARE COMMON TO THE UNIT REGARDLESS OF THE BUILDING THEY ARE ASSOCIATED WITH. HOWEVER, THESE ARE ESTIMATES ONLY AND ARE INCLUDED SO THAT THE BUILDER CAN BETTER COORDINATE DEVICES THAT ARE HOSTED IN THESE WALLS AT, OR NEARBY TO, THESE LOCATIONS.

3. PLANS MAY BE OPPOSITE HAND. SEE 1/8" FLOOR PLANS FOR ADDITIONAL INFORMATION, INCLUDING:
   - WALL TYPES (EXTERIOR, SEPARATION & CORRIDOR),
   - UNIT ENTRY, PATIO AND BALCONY DOOR INFORMATION,
   - WINDOW TYPES, SIZES AND LOCATIONS,
   - TYPICAL DETAILS.

4. HEAD OF ALL GYP. BOARD OPENINGS AND BULKHEADS SHALL BE 7'-0 5/8" (ROUGH OPENING) A.F.F. U.N.O.

2

5. WHEN THE BATHROOM TUB/SHOWER ENCLOSURE IS INSTALLED AGAINST FIRE-RATED WALL ASSEMBLIES, SUCH ASSEMBLIES MUST BE COMPLETELY INSTALLED PRIOR TO INSTALLATION OF THE TUB/SHOWER ENCLOSURE. COVER FLANGES OF TUB/SHOWER ENCLOSURE WITH GYPSUM BOARD EXTENDING TO CEILING AND INTERSECTING WALL(S) CREATING TWO LAYERS THICKNESS OF GYPSUM BOARD AT FIRE-RATED WALL ASSEMBLIES. AT NON-FIRE RATED WALL ASSEMBLIES THE ENCLOSURE SHALL BE SECURED DIRECTLY TO THE WALL STUDS. SEE DETAILS 2&3/A608.

6. PROVIDE METAL TRANSITION STRIP WHERE FINISH CHANGES FROM VINYL TO CARPET OR FROM CARPET TO CONCRETE.

7. IN ORDER TO ACCOMMODATE DOOR TRIM, ALL INTERIOR DOORS ARE TO BE 4" FROM JAMB TO ADJACENT WALL OR FIXTURE, U.N.O.

8. WHERE REQUIRED, LOCATE CEILING ACCESS PANELS IN ADJACENT CLOSETS WHERE POSSIBLE. DO NOT PLACE IN LIVING ROOM.

9. WHERE TWO SEPARATION WALL TYPES ARE SHOWN - DETERMINE APPROPRIATE WALL TYPE PER ADJACENT UNIT CONDITION @ SEPARATION.

10. PROVIDE DRAFTSTOPPING ABOVE ALL DEMISING WALLS AND CORRIDOR WALLS. DRAFTSTOPPING SHALL BE 1/2" MINIMUM GYPSUM BOARD ATTACHED TO ONE SIDE OF THE WALL. PENETRATIONS THROUGH DRAFTSTOPPING SHALL BE SEALED.

11. PROVIDE BLOCKING IN WALLS FOR DRAPERY INSTALLATION AT APARTMENT WINDOWS, PATIO/BALCONY DOORS.

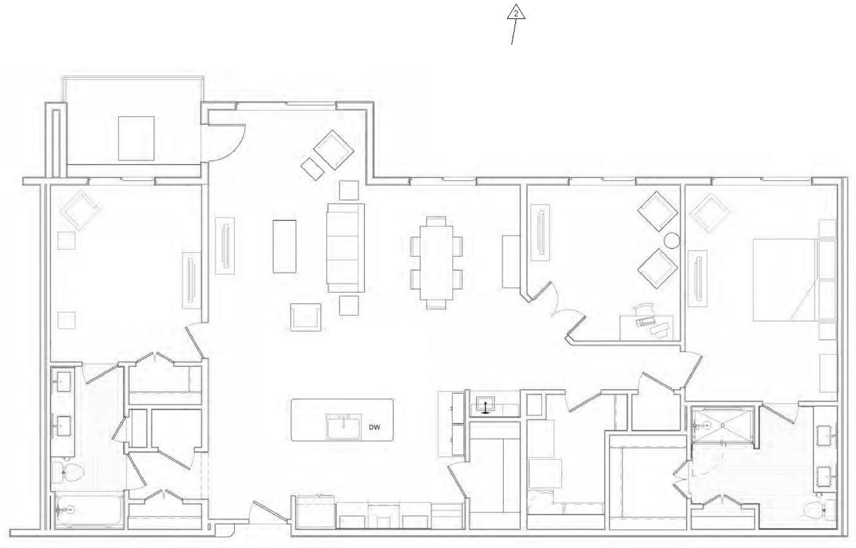
2

12. WASHER DRYER CONFIGURATION SHALL BE STACKED TYPICALLY. SEE DETAIL 1/A608. WHEN SIDE BY SIDE THE WASHER SHALL ALWAYS BE TO THE LEFT AND DRYER TO THE RIGHT IN BOTH STANDARD AND REVERSE CONFIGURATIONS, REGARDLESS OF NOTATION.

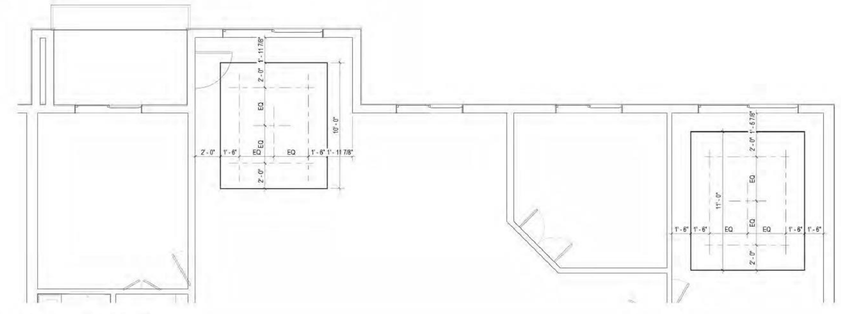
13. WHEN POSSIBLE CRIPPLE STUDS SHALL NOT BE FRAMED WITHIN AIR TRANSFER OPENINGS OVER DOORS WHEN THE REQUIRED OPENING IS LESS THAN THE MAXIMUM STUD SPACING. WHERE REQUIRED TO BE WITHIN THE OPENING THEY SHALL BE PAINTED BLACK.

Keynote Legend

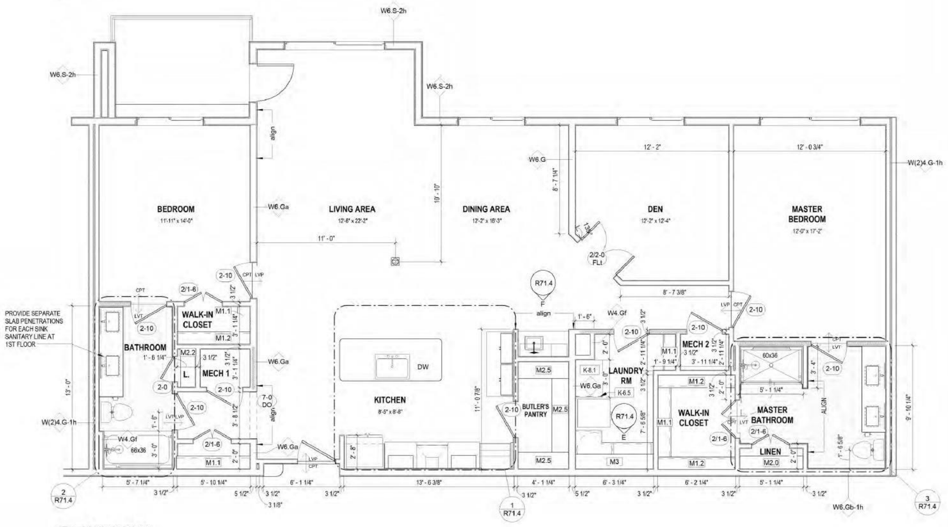
Key Value	Keynote Text
K-6.5	SHELVING SUPPORT BRACKET.
K-8.1	3cm, 4" HIGH BACKSPLASH



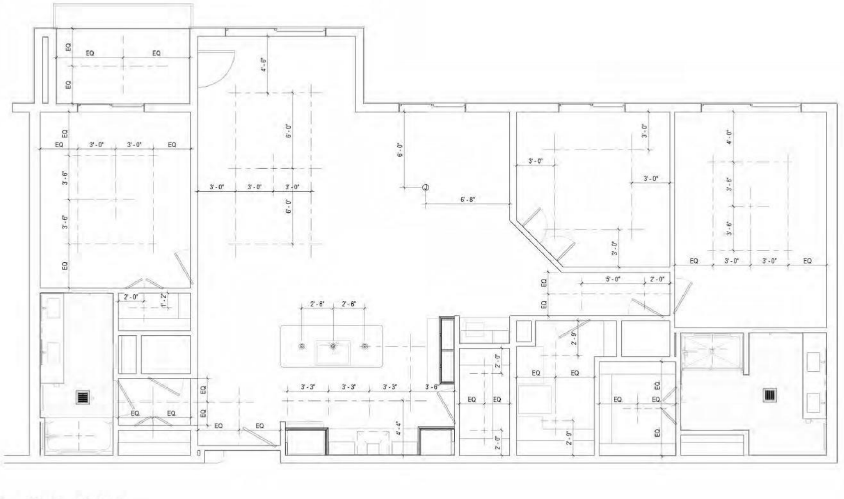
4 SCHEMATIC FURNITURE PLAN
R71.1 1/4" = 1'-0"



3 TOP FLOOR CEILING PLAN
R71.1 1/4" = 1'-0"



1 FLOOR PLAN
R71.1 1/4" = 1'-0"



2 STD CEILING PLAN
R71.1 1/4" = 1'-0"

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Summit Vista RB 2.1

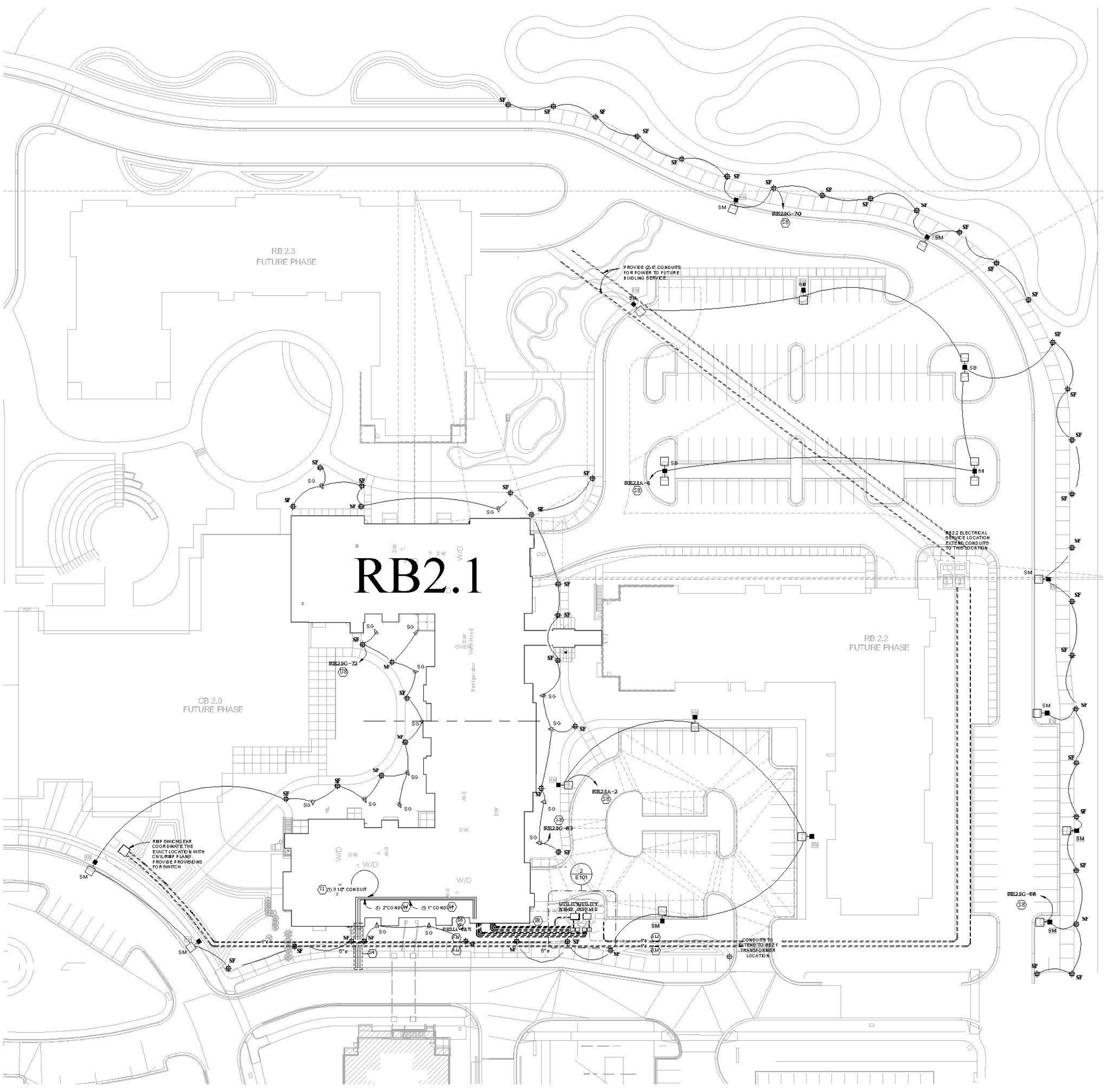
XXXXXXXXXXX
5825 South Mount Ellen Way, Taylorsville, UT, 84123

No	Date	Description
3	08/06/24	Addendum 3
2	07/30/24	Addendum 2
	07/10/24	Issued for Bid
	07/03/24	Issued for Permit

Unit Plans - Wellington

R71.1

Exhibit I: Preliminary Photometric Plans RB2.1


RB2.1
RB 2.2 FUTURE PHASE
RB 2.3 FUTURE PHASE
CB 2.0 FUTURE PHASE
PROVIDE (2) 4" CONDUITS FOR POWER TO FUTURE BUILDING SERVICE
RB2.2 ELECTRICAL SERVICE LOCATION EXTEND CONDUITS TO THIS LOCATION
CONDUITS TO EXTEND TO RB2.1 TRANSFORMER LOCATION
RMP SWITCHGEAR COORDINATE THE EXACT LOCATION WITH CIVIL/RMP PLANS PROVIDE PROVISIONS FOR SWITCH
SF
SM
SB
SG
W/D
DW
(1) 2" CONDUIT
(1) 1" CONDUIT
3 1/2" CONDUIT
2 E101

1 E101 ELECTRICAL SITE PLAN
SCALE: 1" = 30'-0"

GENERAL NOTES:

A. REFER TO PART PLANS SHEET 90.01 FOR ADDITIONAL WORK IN THE AREAS CALLED OUT ON FLOOR PALN

B. ALL CEILING MOUNTED DEVICES, CONDUIT, ETC, IN GARAGE SHALL BE SURFACE MOUNTED EXCEPT FOR LIGHTING JUNCTION BOXES AND ASSOCIATED CONDUIT, WHICH SHALL BE THE RECESSED.

C. ALL CEILING MOUNTED ELECTRICAL EQUIPMENT IN GARAGE SHALL BE AT LEAST 8'-2" AFF.

D. OCCUPANCY SENSORS SHOWN IN DRIVE LANES ARE DIGITAL TYPE AS LISTED IN SPECIFICATIONS AND SHALL CAUSE DRIVE LANE LIGHTS TO DIM 30% WHEN MOTION IS NOT SENSED.

E. ALL OCCUPANCY SENSORS SHOWN ON THIS SHEET EXCEPT IN STAIRWELLS AND DRIVE LANES SHALL BE SET TO MANUAL ON. STAIRWELLS AND DRIVE LANE OCCUPANCY SENSORS SHALL BE SET TO AUTO-ON.

F. SUBSCRIPT ADJACENT TO OCCUPANCY SENSOR CONTROLS ONLY LIGHTS WITH SAME SUBSCRIPT ADJACENT TO LIGHTS.

G. ALL EXIT SIGNS SHALL BE SPACED A MAXIMUM OF 100' APART.

H. UNLESS NOTED OTHERWISE, ALL EMERGENCY (SHADED) LIGHT FIXTURES ON THIS SHEET SHALL BE CONNECTED TO CIRCUIT LSEP1.4-3. LIGHT FIXTURES IN STAIR WELLS ARE CONNECTED TO A SEPARATE EMERGENCY CIRCUIT.

I. ALL HEAT TRACE SHALL BE CONNECTED TO EP1.4-22. REFER TO PLUMBING PLANS AND DETAILS FOR LOCATION OF HEAT TRACE.

J. CIRCUIT CORRIDOR LIGHTING VIA CONTRACTORS SUCH THAT ALL FIXTURES (EXCEPT THOSE ON EMERGENCY) MAY BE AUTOMATICALLY CONTROLLED BY THE EMERGENCY MANAGEMENT SYSTEM. THE LIGHTS SHALL BE CONTROLLED TO TURN ON AND OFF AT PRESET TIMES. ALL TYPE N9 & S5 FIXTURES SHALL REMAIN ON AT ALL TIMES.

K. ALL UNDERGROUND CONDUITS SHALL BE SCHEDULE 40 PVC, DIRECT BURIED OR CONCRETE ENCASED, AS INDICATED. MINIMUM BURIAL DEPTHS SHALL BE PER NEC.

L. ALL BURIED CABLES/CONDUIT/DUCTBANKS, HANDHOLES, MANHOLES, EQUIPMENT PADS, LIGHT POLE FOUNDATIONS, ETC. SHALL BE COORDINATED.

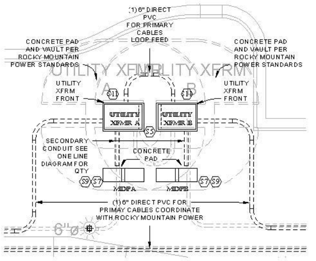
M. ANY CONDUIT NOT INSTALLED TO ITS FINAL DESTINATION (i.e. BUILDING OR MANHOLE) SHALL HAVE TEMPORARY CAP TO PREVENT WATER FILTRATION THROUGH OPEN ENDS.

N. COORDINATE INCOMING CONDUITS TO BUILDING WITH FOOTERS AND WATER LINES.

O. REFER TO ONE LINE DIAGRAM FOR ADDITIONAL INFORMATION.

KEYED NOTES

S1 FOR EMERGENCY STANDBY POWER. SEE ONE LINE DIAGRAM.
S2 FOR EMERGENCY LIFE SAFETY. SEE ONE LINE DIAGRAM.
S3 FOR EMERGENCY ATS/GENERATOR CONTROLS.
S4 CONDUITS TO BE ROUTED FROM THE EMERGENCY ELECTRICAL ROOM. ROUTE ACROSS SKY BRIDGE TO RB1.6 EMERGENCY ELECTRICAL ROOM.
S5 FOR EQUIPMENT WITHIN 72" OF TRANSFORMER, PROVIDE BONDING TO POWER COMPANY EQUIPMENT PER POWER COMPANY AND NEC REQUIREMENTS.
S6 WEATHERPROOF JUNCTION BOX FOR IRRIGATION CONTROL PANEL. COORDIANTE FINAL LOCATION WITH LANDSCAPE AND IRRIGATION PLANS.
S7 UTILITY METER IN NEMA 3R ENCLOSURE, MOUNTED ON KINDORF RACK OR POWER COMPANY APPROVED SUPPORT.
S8 ROUTE EXTERIOR LIGHTING THROUGH LIGHTING CONTACTOR/CONTROL PANEL.
S9 SECONDARY CONDUITS PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. CONDUCTORS PROVIDED AND INSTALLED BY ROCKY MOUNTAIN POWER.
S11 UTILITY TRANSFORMER PAD AND VAULT PROVIDED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
S12 PRIMARY CONDUIT, PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR. INSTALL PER ROCKY MOUTNAIN POWER STANDARDS.
U8 FIRE ALARM CHIME CENTERED ABOVE OUTLET ON WALL.


(1) 6" DIRECT PVC FOR PRIMARY CABLES LOOP FEED
CONCRETE PAD AND VAULT PER ROCKY MOUNTAIN POWER STANDARDS
CONCRETE PAD AND VAULT PER ROCKY MOUNTAIN POWER STANDARDS
UTILITY XFRM
UTILITY XFRM
A
B
UTILITY XFRM FRONT
UTILITY XFRM FRONT
S11
S11
UTILITY XFMR A
UTILITY XFMR B
S5
SECONDARY CONDUIT SEE ONE LINE DIAGRAM FOR QTY
CONCRETE PAD
S9
S7
S7
S9
MDPA
MDPB
(1) 6" DIRECT PVC FOR PRIMAY CABLES COORDINATE WITH ROCKY MOUNTAIN POWER
6"ø

2 E101 ELECTRICAL SITE PLAN - ENLARGED TRANSFORMERS
SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
No. 9816146
TODD A. HAIGHT
STATE OF UTAH

7-1-2024

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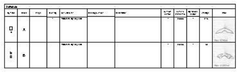
No	Date	Description
	07.03.24	Issued for Permit

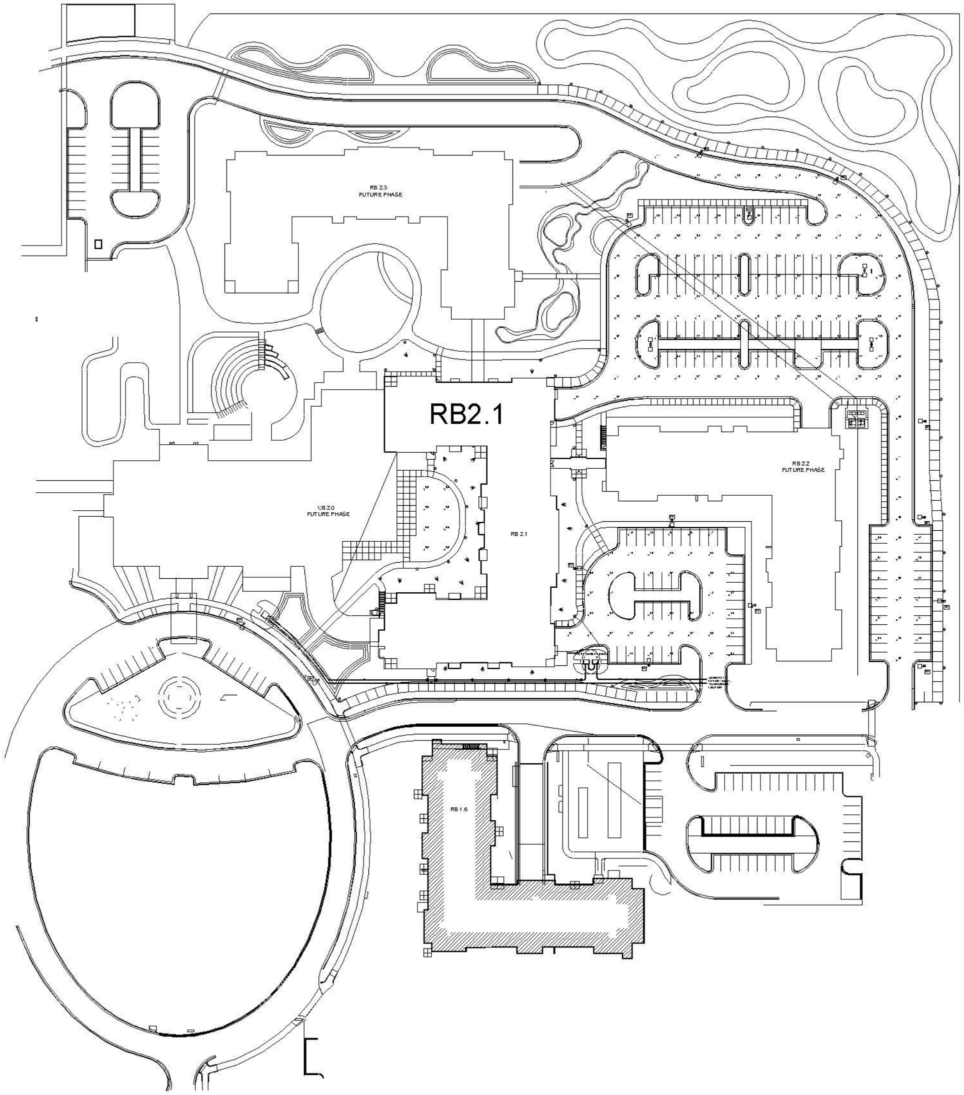
ELECTRICAL SITE PLAN

E101

Exhibit I: Preliminary Photometric Plans RB2.1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Calc Zone #2	+	2.3 fc	6.9 fc	0.1 fc	69.0:1	23.0:1
Calc Zone #3	+	3.1 fc	18.1 fc	0.1 fc	181.0:1	31.0:1





1
E102
SITE PHOTOMETRIC

No. 9816146
TODD A.
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PHOTOMETRIC
SITE PLAN

E102

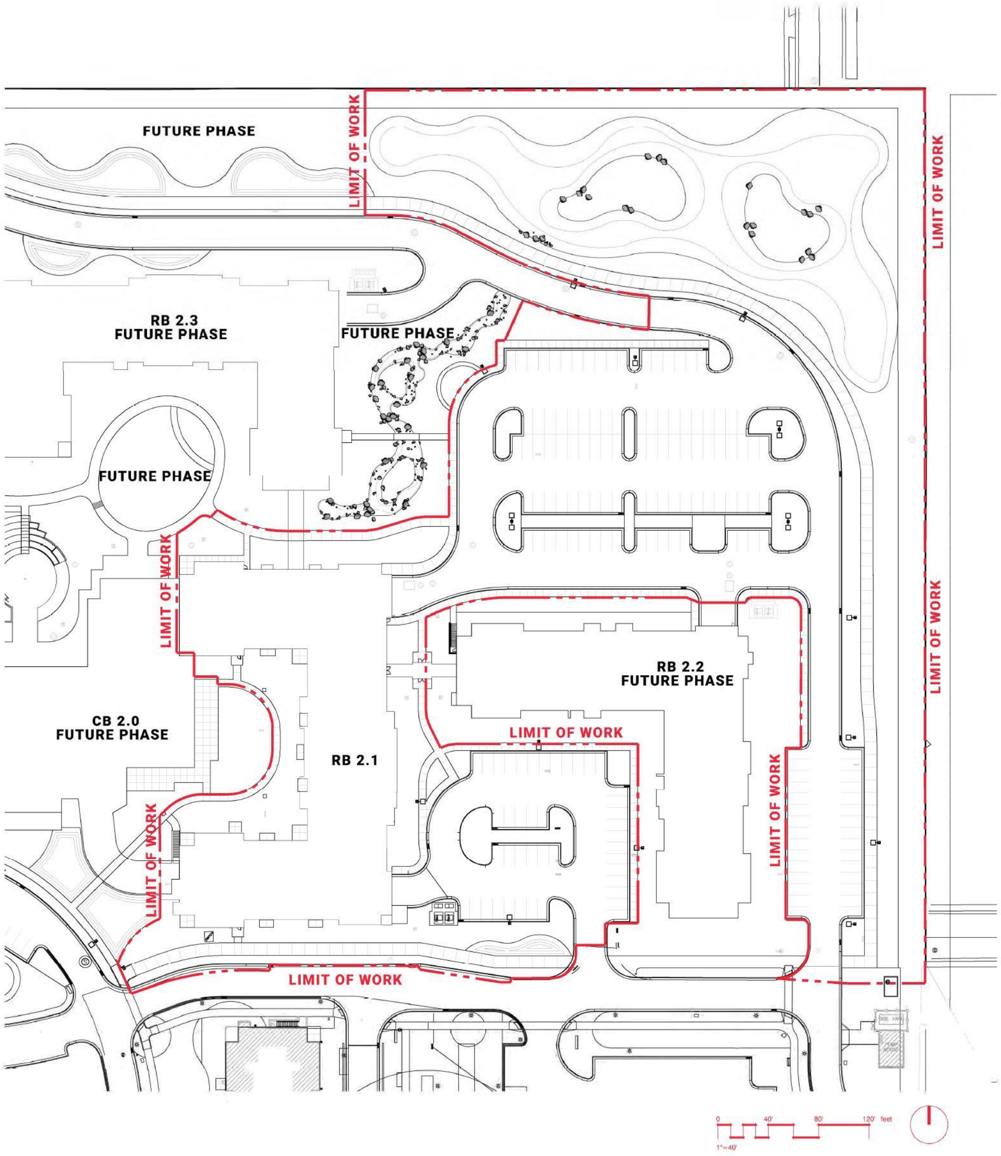
Exhibit J: Preliminary Landscape Plans RB2.1

TAYLORSVILLE, UTAH

SUMMIT VISTA
NEIGHBORHOOD 2 PHASE 1

100% CD SET

VICINITY MAP



SHEET INDEX

SHEET #: LANDSCAPE DRAWINGS:	SHEET DESCRIPTION
COVER SHEET SERIES	
LC100	COVER SHEET
LR100	GENERAL NOTES
SITE LAYOUT SERIES	
LS101	SITE LAYOUT PLAN
LS102	SITE LAYOUT PLAN
LS103	SITE LAYOUT PLAN
LS501	SITE LAYOUT DETAILS
IRRIGATION PLAN SERIES	
LI101	IRRIGATION PLAN
LI102	IRRIGATION PLAN
LI103	IRRIGATION PLAN
LI501	IRRIGATION DETAILS
PLANTING PLAN SERIES	
LP 101	PLANTING PLAN
LP102	PLANTING PLAN
LP103	PLANTING PLAN
LP501	PLANTING PLAN DETAILS
LIGHTING PLAN SERIES	
LL101	LIGHTING PLAN
LL102	LIGHTING PLAN
LL103	LIGHTING PLAN

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No	Date	Description
	07/03/24	CD SET

COVER SHEET

LC100

GENERAL NOTES

IRRIGATION NOTES

1. IT IS THE INTENT OF THESE IRRIGATION PLANS TO PROVIDE THE CONTRACTOR WITH CONSTRUCTION INFORMATION THAT WILL ENABLE HIM/HER TO PROVIDE AND INSTALL A COMPLETE AND OPERATION IRRIGATION SYSTEM. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PARTS, AND MATERIALS REQUIRED.
2. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE PLANS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADING DIFFERENCES MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THE NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
3. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLES OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREA TO BE COVERED. ADJUST ALL NOZZLES TO MINIMIZE PRAYING ONTO WALKS, BUILDINGS, ETC.
4. ALL PIPE INSTALLED IN PAVING SHALL BE SLEEVED, SEE SLEEVING DETAIL(S).
5. INSTALL 14 GAUGE WIRE WITH WHITE AS GROUND, BLUE AS SPARE GROUND. ALL WIRING IN $\frac{3}{4}$" GRAY ELECTRICAL CONDUIT FROM CLOCK TO MAINLINE, THEN RUN WIRE UNDER MAINLINE EXPOSED BUT DO NOT TAPE WIRE TO MAINLINE. INCLUDE EXPANSION LOOPS AT ALL CORNERS AND ANGLES.
6. VALVE BOXES AND LIDS COLOR SHALL MATCH SURROUNDING GROUNDCOVER.MULCH AS FOLLOWS:
   - 6.1. VALVE BOXES LOCATED IN SHRUB BEDS = BLACK COLOR BOX
   - 6.2. VALVE BOXES LOCATED IN TURF GRASS = GREEN COLOR BOX
7. LANDSCAPE WATER METER: A WATER METER AND BACKFLOW PREVENTION ASSEMBLY THAT ARE IN COMPLIANCE WITH STATE CODE SHALL BE INSTALLED FOR LANDSCAPE IRRIGATION SYSTEMS, AND THE LANDSCAPE WATER METER AND BACKFLOW PREVENTION ASSEMBLY SHALL BE SEPARATE FROM THE WATER METER AND BACKFLOW PREVENTION ASSEMBLY INSTALLED FOR INDOOR USES. THE SIZE OF THE METER SHALL BE DETERMINED BASED ON IRRIGATION DEMAND.
8. PRESSURE REGULATION: A PRESSURE REGULATING VALVE SHALL BE INSTALLED AND MAINTAINED BY THE CONSUMER IF THE STATIC SERVICE PRESSURE EXCEEDS 80 POUNDS PER SQUARE INCH (PSI). THE PRESSURE REGULATING VALVE SHALL BE LOCATED BETWEEN THE LANDSCAPE WATER METER AND THE FIRST POINT OF WATER USE, OR FIRST POINT OF DIVISION IN THE PIPE, AND SHALL BE SET AT THE MANUFACTURER'S RECOMMENDED PRESSURE FOR SPRINKLERS.
9. TWO WIRE AUTOMATIC CONTROLLER: ALL IRRIGATION SYSTEMS SHALL INCLUDE AN ELECTRIC AUTOMATIC CONTROLLER WITH MULTIPLE PROGRAM AND MULTIPLE REPEAT CYCLE CAPABILITIES AND A FLEXIBLE CALENDAR PROGRAM. ALL CONTROLLERS SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN SHUT-OFF DEVICE.
10. ON SLOPES EXCEEDING 30%: THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP EMITTERS, BUBBLERS, OR SPRINKLERS WITH A MAXIMUM PRECIPITATION RATE OF 0.85 INCHES PER HOUR AND ADJUSTED SPRINKLER CYCLE TO ELIMINATE RUNOFF.
11. EACH VALVE SHALL IRRIGATE A LANDSCAPE WITH SIMILAR SITE, SLOPE AND SOIL CONDITIONS AND PLANT MATERIALS WITH SIMILAR WATERING NEEDS. TURF AND NON-TURF AREAS SHALL BE IRRIGATED ON SEPARATE VALVES.
12. SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATE WITH EACH CONTROL VALVE CIRCUIT.
13. CHECK VALVES SHALL BE REQUIRED WHERE ELEVATION DIFFERENCES WILL CAUSE LOW-HEAD DRAINAGE. PRESSURE COMPENSATING VALVES AND SPRINKLERS SHALL BE REQUIRED WHERE A SIGNIFICANT VARIATION IN WATER PRESSURE WILL OCCUR WITHIN THE IRRIGATION SYSTEM DUE TO ELEVATION DIFFERENCES.
14. IRRIGATION ZONES WITH OVERHEAD SPRAY OR STREAM SPRINKLERS SHALL BE DESIGNATED TO OPERATE BETWEEN 6:00 P.M. AND 10:00 A.M. TO REDUCE WATER LOSS FROM WIND AND EVAPORATION. THIS WOULD EXCLUDE DRIP OR BUBBLER ZONES.
15. PROGRAM VALVES FOR MULTIPLE REPEAT CYCLES WHERE NECESSARY TO REDUCE RUNOFF, PARTICULARLY SLOPES AND SOILS WITH SLOW INFILTRATION RATE.
16. SEE IRRIGATION DETAILS FOR ADDITIONAL INFORMATION AND PROPER INSTALLATION TECHNIQUES AND REQUIREMENTS.
17. INSTALL MAINLINE AND ALL LATERAL LINES ADJACENT TO CURB OR SIDEWALK WHERE POSSIBLE.
18. INSTALL CONTROLLER WIRE ADJACENT TO MAINLINE WHERE POSSIBLE
19. IRRIGATION DESIGN IS DIAGRAMMATIC ONLY AND MAY NEED TO BE MODIFIED IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ALL NECESSARY FIELD MODIFICATIONS/ADJUSTMENTS TO ENSURE FULLY FUNCTIONING IRRIGATION SYSTEM.
20. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT WATER COVERAGE.

LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION, ORDINANCE NO. 3133, SERIES OF 2004, AND THE AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
2. ALL WORK SHALL CONFORM TO LOCAL CITY AND COUNTY CODES. CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES, AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COSTS INCURRED DUE TO DAMAGE OF SAID UTILITIES.
4. CONTRACTOR SHALL 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 CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH THE LANDSCAPE CONSTRUCTION FOR THIS PROJECT. PLANT QUANTITIES TO BE BASED ON THE CONTRACTOR'S ESTIMATE ACCORDING TO PLANS, SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT. GRAPHIC SYMBOLS PRESIDE OVER WRITTEN PLANT QUANTITIES.
6. ALL TURF AREAS TO BE SPRAY IRRIGATED. ALL SHRUB BEDS TO BE DRIP IRRIGATED. SHRUB AND PERENNIALS MUST BE IRRIGATED BY A SEPARATE ZONE THAN SOD/GRASS. THIS SYSTEM IS AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.
7. ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT.
8. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL BY LANDSCAPE ARCHITECT AND DEVELOPER.
9. ALL FLATS OF GROUND COVERS AND PERENNIALS SHALL BE PLANTED ON A TRIANGLE FORMATION TO ALLOW FOR MAXIMUM GROWTH PATTERN - NOTE O.C. PLANTINGS.
10. FOR TREES IN TURF GRASS, ALLOW A 2' DIAMETER BED WITHOUT TURF GRASS AROUND ROOT COLLAR.
11. TURF GRASS TO BE 100% FROM SINGLE GROWER. SEE LANDSCAPE PLANS FOR SPECIFIC TURN GRASS TYPES.
12. PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
13. PLANTING PITS SHALL BE EXCAVATED TO A MINIMUM OF TWICE THE WIDTH OF THE ROOTBALL. DO NOT DISTURB SOIL AT THE BOTTOM OF PIT BUT SCARIFY SIDES TO PREVENT GLAZING.
14. AFTER PLANT INSTALLATION, ALL PLANT MATERIAL SHALL BE PLACED WITH THEIR ROOT COLLARS SLIGHTLY HIGHER THAN FINISH GRADE. (3" HIGHER FOR TREES)
15. LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
16. ALL LANDSCAPE SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A NEAT AND ADEQUATE MANNER. REQUIRED MAINTENANCE ACTIVITIES SHALL INCLUDE, BUT BE NOT LIMITED TO, MOVING OF LAWNS, TRIMMING OF HEDGES, ADEQUATE IRRIGATION, REPLACEMENT OF DEAD, DISEASED, OR UNSIGHTLY LANDSCAPING, REMOVAL OF WEEDS FROM PLANTING AREAS, AND APPROPRIATE PRUNING OF PLANT MATERIALS.
17. SEE LANDSCAPE PLANS FOR LANDSCAPE AND SITE DETAILS.
18. SEE CIVIL AND ARCHITECTURAL DRAWINGS FOR ALL STRUCTURES, HARDSCAPE, GRADING, AND DRAINAGE INFO.

SITE LAYOUT DETAIL NOTES

1. DETAILS ARE FOR DESIGN INTENT ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR EACH CUSTOM ELEMENT FOR ARCHITECT AND LANDSCAPE ARCHITECT REVIEW.
2. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
3. DIMENSIONS TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS.
4. CONTRACTOR TO COORDINATE INSTALLATION OF ALL OWNER FURNISHED LANDSCAPE ELEMENTS.
5. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING SITE IMPROVEMENTS.
6. CONSULT WITH LANDSCAPE ARCHITECT ON ALL DESIGN DETAILS. FINAL MATERIALS TO BE APPROVED BY OWNER.
7. ALL FINAL SELECTIONS OF LIGHTING FIXTURES AND POWER SUPPLY TO BE COORDINATED WITH ELECTRICAL ENGINEER.
8. ALL STRUCTURAL REQUIREMENTS OF OUTDOOR SITE ELEMENTS TO BE COORDINATED WITH STRUCTURAL ENGINEER.

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Summit Vista RB 2.1

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5825 South Signal Peak Draive, Taylorsville, UT, 84123

[illegible] CD SET

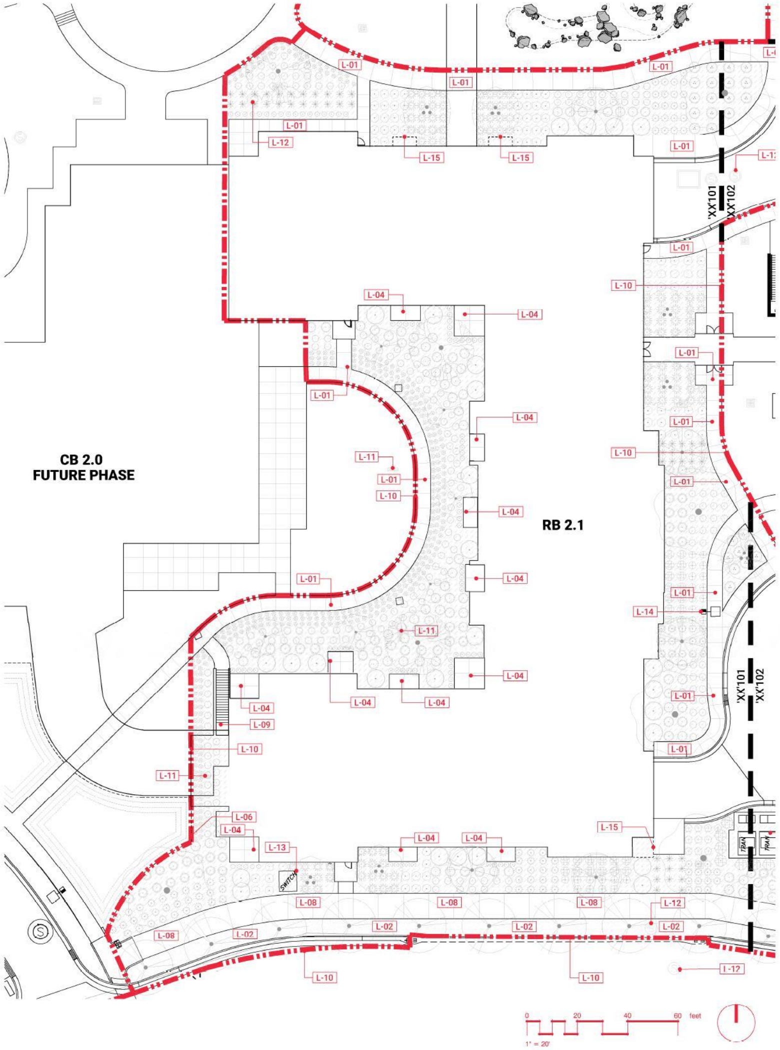
GENERAL
NOTES SHEET

LR100

Exhibit J: Preliminary Landscape Plans RB2.1

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	DETAIL
L-01	CONCRETE SIDEWALK - PER CIVIL	
L-02	TURF AREA (TYP.)	7/LP501
L-03	DETENTION/RETENTION BASIN - PER CIVIL	
L-04	UNIT PATIOS - PER ARCHITECT	
L-05	TURF MOUND AT 3:1 SLOPE - (TYP.)	
L-06	1/4" STEEL EDGING BETWEEN ALL EDGING PLANTING AREAS AND TURF AREAS - (TYP.)	8/LP501
L-07	BOULDERS - AUTUMN GOLD LANDSCAPE BOULDERS FROM AMERICAN STONE OR APPROVED EQUAL - VARIUS SIZE 3'-5' LOCATION AND LAYOUT PER PLANS AND DETAILS - BASIS OF DESIGN STONE AS SUPPLIED BY AMERICAN STONE, ALTRENATIVE EQUAIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY ARCHITECT OR OWNER.	11/LP501
L-08	10' CONCRETE WALKING TRAIL, PLAIN GREY CONCRETE, SMOOTH FINISH	1/LS501
L-09	STAIRS - PER ARCHITECT	
L-10	LIMIT OF WORK	
L-11	LANDSCAPE AREA DRAINS - PER CIVIL	
L-12	SEWER DRAIN MANHOLE COVER - PER CIVIL	
L-13	TRANSFORMER - PER CIVIL	
L-14	LIGHT POST - PER ELECTRICAL	
L-15	BALCONY - PER ARCHITECT	



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5825 South Signal Peak Draive, Taylorsville, UT, 84123

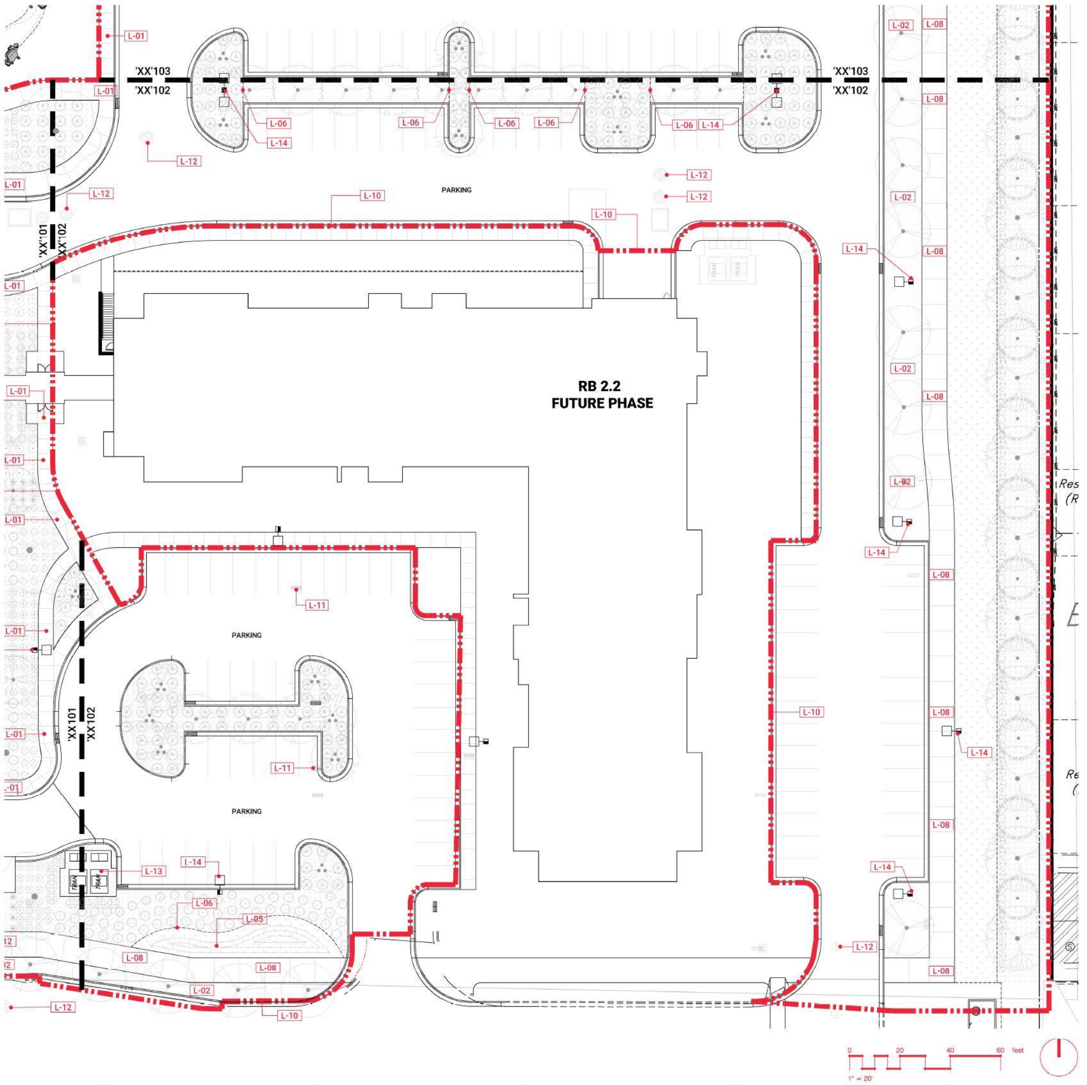
No.	Date	Description
	07/03/24	CD SET

Site Layout Plan

LS101

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	DETAIL
L-01	CONCRETE SIDEWALK - PER CIVIL	
L-02	TURF AREA (TYP.)	7/LP501
L-03	DETENTION/RETENTION BASIN - PER CIVIL	
L-04	UNIT PATIOS - PER ARCHITECT	
L-05	TURF MOUND AT 3:1 SLOPE - (TYP.)	
L-06	1/4" STEEL EDGING BETWEEN ALL EDGING PLANTING AREAS AND TURF AREAS - (TYP.)	8/LP501
L-07	BOULDERS - AUTUMN GOLD LANDSCAPE BOULDERS FROM AMERICAN STONE OR APPROVED EQUAL - VARIUS SIZE 3'-5' LOCATION AND LAYOUT PER PLANS AND DETAILS - BASIS OF DESIGN STONE AS SUPPLIED BY AMERICAN STONE, ALTRENATIVE EQUAIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY ARCHITECT OR OWNER.	11/LP501
L-08	10' CONCRETE WALKING TRAIL, PLAIN GREY CONCRETE, SMOOTH FINISH	1/LS501
L-09	STAIRS - PER ARCHITECT	
L-10	LIMIT OF WORK	
L-11	LANDSCAPE AREA DRAINS - PER CIVIL	
L-12	SEWER DRAIN MANHOLE COVER - PER CIVIL	
L-13	TRANSFORMER - PER CIVIL	
L-14	LIGHT POST - PER ELECTRICAL	
L-15	BALCONY - PER ARCHITECT	



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5825 South Signal Peak Draive, Taylorsville, UT, 84123

No.	Date	Description
	07/03/24	CD SET

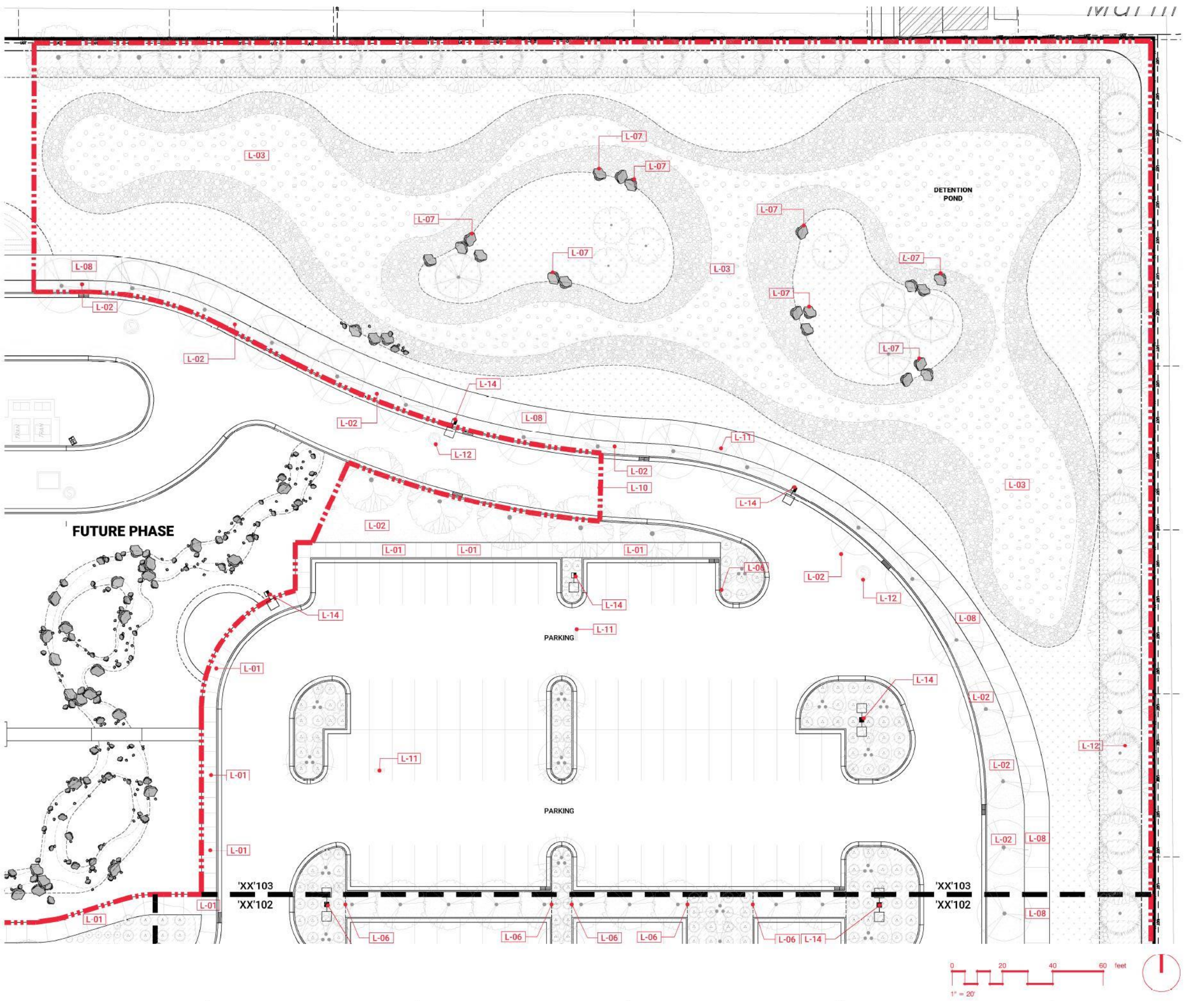
Site Layout Plan

LS102

Exhibit J: Preliminary Landscape Plans RB2.1

REFERENCE NOTES SCHEDULE

SYMBOL	SITE LAYOUT DESCRIPTION	DETAIL
L-01	CONCRETE SIDEWALK - PER CIVIL	
L-02	TURF AREA (TYP.)	7/LP501
L-03	DETENTION/RETENTION BASIN - PER CIVIL	
L-04	UNIT PATIOS - PER ARCHITECT	
L-05	TURF MOUND AT 3:1 SLOPE - (TYP.)	
L-06	1/4" STEEL EDGING BETWEEN ALL EDGING PLANTING AREAS AND TURF AREAS - (TYP.)	8/LP501
L-07	BOULDERS - AUTUMN GOLD LANDSCAPE BOULDERS FROM AMERICAN STONE OR APPROVED EQUAL - VARIUS SIZE 3'-5' LOCATION AND LAYOUT PER PLANS AND DETAILS - BASIS OF DESIGN STONE AS SUPPLIED BY AMERICAN STONE, ALTRENATIVE EQUAIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY ARCHITECT OR OWNER	11/LP501
L-08	10' CONCRETE WALKING TRAIL, PLAIN GREY CONCRETE, SMOOTH FINISH	1/LS501
L-09	STAIRS - PER ARCHITECT	
L-10	LIMIT OF WORK	
L-11	LANDSCAPE AREA DRAINS - PER CIVIL	
L-12	SEWER DRAIN MANHOLE COVER - PER CIVIL	
L-13	TRANSFORMER - PER CIVIL	
L-14	LIGHT POST - PER ELECTRICAL	
L-15	BALCONY - PER ARCHITECT	



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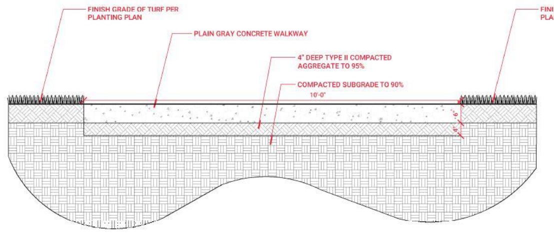
No	Date	Description
	07/03/24	CD SET

Site Layout Plan

LS103

Exhibit J: Preliminary Landscape Plans RB2.1



FINISH GRADE OF TURF PER PLANTING PLAN
PLAIN GRAY CONCRETE WALKWAY
4" DEEP TYPE II COMPACTED AGGREGATE TO 95%
COMPACTED SUBGRADE TO 90%
10'-0"
6"
4"
FINISH GRADE OF TURF PER PLANTING PLAN

1 10' CONCRETE WALKWAY

3/4" = 1'-0"

PROJ-HOUS-SUM-SITE-104

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5825 South Signal Peak Draive, Taylorsville, UT, 84123

#	Date	Description
	01/30/24	CD SET

Site Layout Details

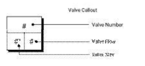
LS501

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
○ ⑥ ⑧ ⑩ ⑫ ⑮ ⑰	HUNTER PROS-06-CV ADJ SERIES TURF SPRAY, 6IN. POP-UP. WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	582	30	
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	4	40	
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	19	40	
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	18	40	
LB	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	6	40	

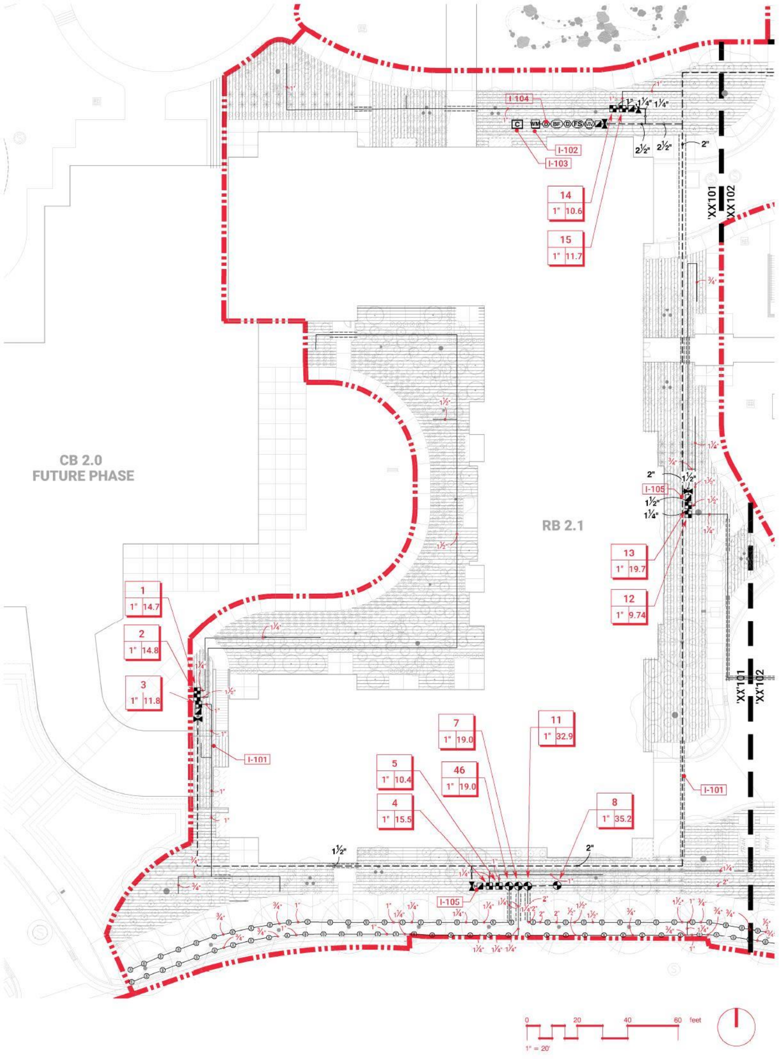
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
▚	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	17	
▤	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	51,906 S.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◕	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	27	
◪	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	12	
⋈	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	12	
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3` X 3` X 3` GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2	
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
C	HYDRO POINT WTPRO3-C-42-SPH 14-GAUGE STAINLESS STEEL, NEMA 3R RATED FRONT ENTRY ENCLOSURE W/ KEY LOCK ENTRY. VIT STRONGBOX ENCLOSURE MODEL NO. SB-18SS.	1	
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	
WM	WATER METER 2"	1	
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	11,009 L.F.	
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	1,731 L.F.	
=========	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	850.3 L.F.	



REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-101	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BEDS AND ALIGN WITH BUILDING, WALL, OR EDGE OF PAVEMENT. (TYP.)		
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 65 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	PEDESTAL MOUNT IRRIGATION CONTROLLER WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING.		



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IRRIGATION PLAN

LI101

Exhibit J: Preliminary Landscape Plans RB2.1

REFERENCE NOTES SCHEDULE

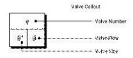
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-101	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BEDS AND ALIGN WITH BUILDING, WALL, OR EDGE OF PAVEMENT. (TYP.)		
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 65 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	PEDESTAL MOUNT IRRIGATION CONTROLLER WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING.		

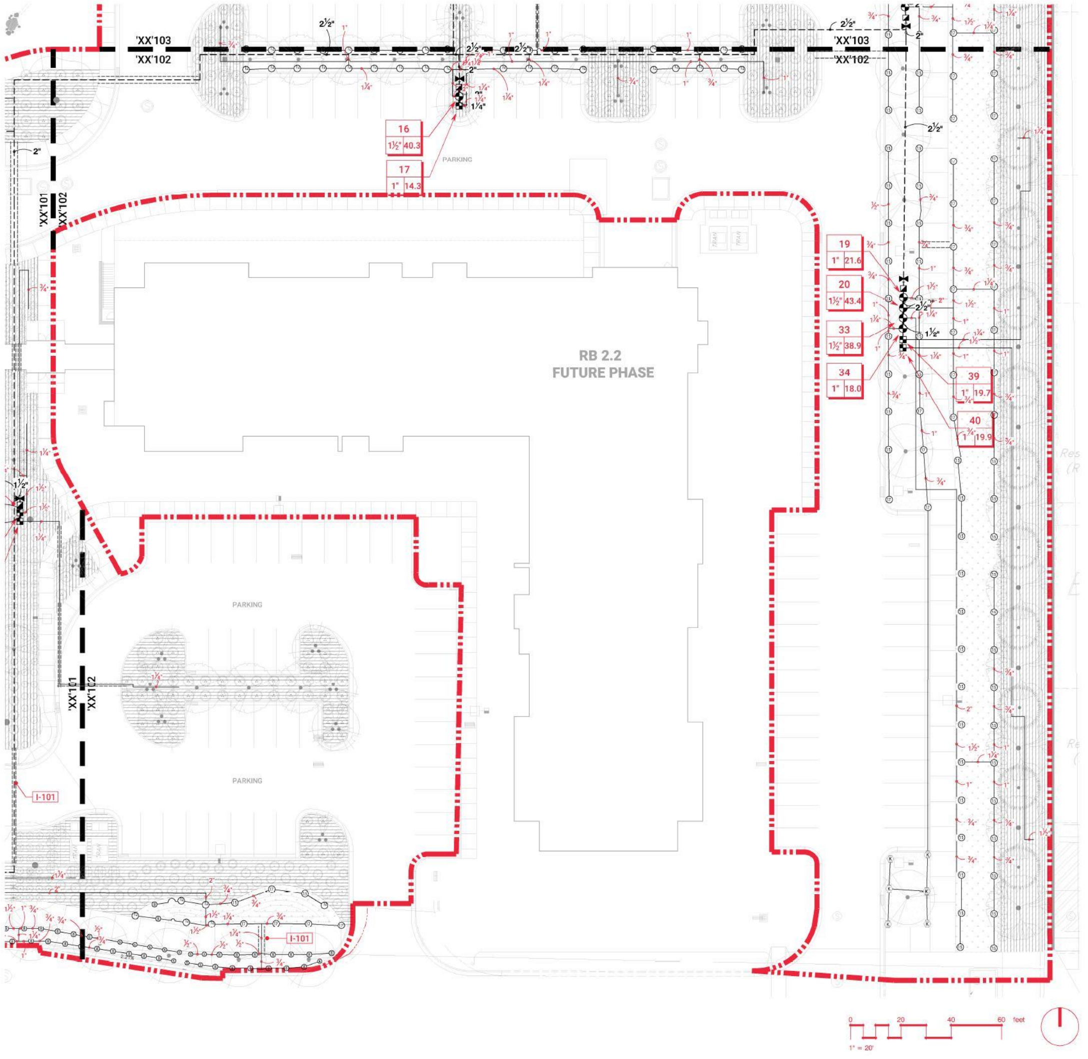
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
◔ 6 8 10 12 15 17	HUNTER PROS-06-CV ADJ SERIES TURF SPRAY, 6IN. POP-UP. WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	582	30	
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	4	40	
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	19	40	
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	18	40	
LB	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	6	40	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
▚	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	17	
▤	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	51,906 S.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◕	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	27	
◪	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	12	
⋈	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	12	
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3` X 3` X 3` GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2	
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
C	HYDRO POINT WTPRO3-C-42-SPH 14-GAUGE STAINLESS STEEL, NEMA 3R RATED FRONT ENTRY ENCLOSURE W/ KEY LOCK ENTRY. VIT STRONGBOX ENCLOSURE MODEL NO. SB-18SS.	1	
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	
WM	WATER METER 2"	1	
────	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	11,009 L.F.	
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	1,731 L.F.	
========	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	850.3 L.F.	





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IRRIGATION PLAN

LI102

REFERENCE NOTES SCHEDULE

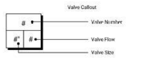
SYMBOL	IRRIGATION DESCRIPTION	QTY	DETAIL
I-101	IRRIGATION PIPING AND EQUIPMENT ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY. LOCATE ALL PIPES AND EQUIPMENT IN LANDSCAPE AREAS WHERE POSSIBLE. ALL PIPES UNDER PAVEMENT SHALL BE SLEEVED. ALIGN VALVE BOXES WITHIN SHRUB BEDS AND ALIGN WITH BUILDING, WALL, OR EDGE OF PAVEMENT. (TYP.)		
I-102	CONNECT SERVICE LINE TO 2" POINT OF CONNECTION. SEE CIVIL PLANS FOR EXACT LOCATION. PLACE ALL IRRIGATION EQUIPMENT IN PLANTER BED SO AS TO HIDE IT FROM VIEW. IRRIGATION IS DESIGNED FOR 65 PSI AT POINT OF CONNECTION WITH A 37.5 GPM MINIMUM FLOW. CONTRACTOR TO USE PRESSURE REGULATOR FOR PSI OVER 90 PSI.		
I-103	PEDESTAL MOUNT IRRIGATION CONTROLLER WITHIN 16" WM STRONGBOX. VERIFY EXACT LOCATION WITH OWNER/FACILITY MANAGER. COORDINATE CONTROLLER LOCATION WITH POWER SUPPLY.		
I-104	MANUAL DRAIN VALVE TO BE LOCATED AT END OF SYSTEM FOR WINTERIZATION. SEE PLUMBING PLANS FOR EXACT LOCATION OF PROPOSED DRAINS. (TYP.) CONFIRM LOCATION WITH ARCHITECT.		
I-105	PROVIDE QUICK COUPLER CONNECTION FOR MAINTENANCE AND CLEANING.		

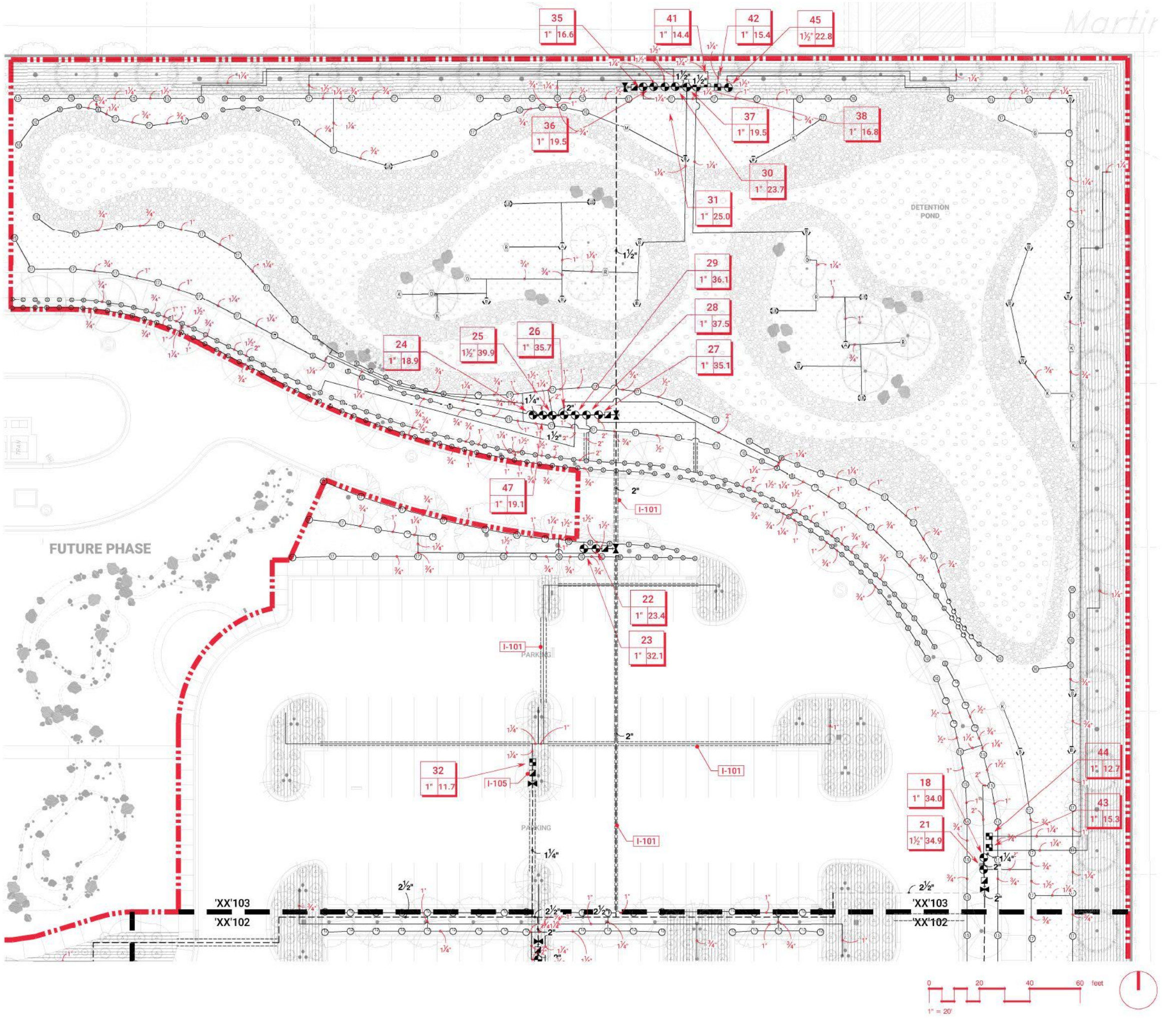
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
○ ⑥ ⑧ ⑩ ⑫ ⑮ ⑰	HUNTER PROS-06-CV ADJ SERIES TURF SPRAY, 6IN. POP-UP. WITH DRAIN CHECK VALVE. CO-MOLDED WIPER SEAL WITH UV RESISTANT MATERIAL.	582	30	
M L O	HUNTER MP1000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	4	40	
K G R	HUNTER MP2000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	19	40	
B Y A	HUNTER MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" (10.16 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	18	40	
LB	HUNTER MP3500 PROS-04-PRS40-CV TURF ROTATOR, 4.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	6	40	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
▚	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	17	
▤	AREA TO RECEIVE DRIPLINE HUNTER PLD-06-18 (18) IN-LINE PRESSURE COMPENSATING LANDSCAPE DRIPLINE WITH BUILT-IN CHECK VALVE. 0.6GPH EMITTERS AT 18.0" O.C. DRIPLINE LATERALS SPACED AT 18.0" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. UV RESISTANT.	51,906 S.F.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
◕	HUNTER IBV 1", 1-1/2", 2", AND 3" BRASS ELECTRIC REMOTE CONTROL VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	27	
◪	HUNTER HQ-44LRC QUICK COUPLER VALVE, YELLOW RUBBER LOCKING COVER, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	12	
⋈	MATCO-NORCA 759 BRASS SHUT OFF BALL VALVE, 1/2" TO 4". TWO PIECE BODY, BLOW-OUT PROOF STEM, CHROME PLATED SOLID BRASS BALL, THREADED, WITH PTFE SEATS. SAME SIZE AS MAINLINE PIPE.	12	
MV	HUNTER ICV-G MASTER 1" 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.	1	
D	DRAIN VALVE MANUEL MAINLINE DRAIN VALVE. INSTALL AFTER HYDROMETER. INSTALL WITH 3` X 3` X 3` GRAVEL SUMP MIN. SEE DETAIL (TYP.)	2	
BF	FEBCO 825Y 1" REDUCED PRESSURE BACKFLOW PREVENTER	1	
C	HYDRO POINT WTPRO3-C-42-SPH 14-GAUGE STAINLESS STEEL, NEMA 3R RATED FRONT ENTRY ENCLOSURE W/ KEY LOCK ENTRY. VIT STRONGBOX ENCLOSURE MODEL NO. SB-18SS.	1	
FS	HUNTER FLOW-CLIK-200 FLOW SENSOR SOV WITH INTERFACE PANEL, 2" SCHEDULE 40 SENSOR BODY, 24 VAC, 2 AMP, INSTALL INTERFACE PANEL AS REQUIRED.	1	
WM	WATER METER 2"	1	
———	IRRIGATION LATERAL LINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 3/4" IN SIZE.	11,009 L.F.	
— — — —	IRRIGATION MAINLINE: PVC SCHEDULE 40 PVC SCHEDULE 40 IRRIGATION PIPE.	1,731 L.F.	
========	PIPE SLEEVE: BLU-LOCK AND PVC CLASS 200	850.3 L.F.	





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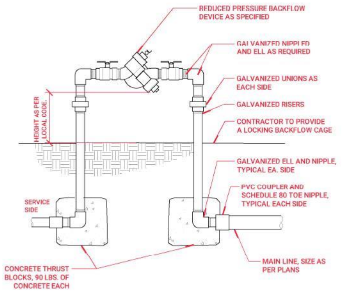
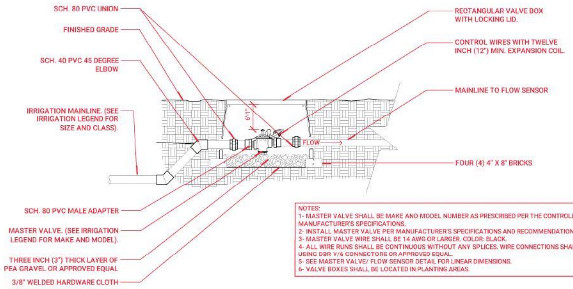
IRRIGATION PLAN

LI103


REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED
GALVANIZED NIPPLED AND ELL AS REQUIRED
GALVANIZED UNIONS AS EACH SIDE
GALVANIZED RISERS
CONTRACTOR TO PROVIDE A LOCKING BACKFLOW CAGE
HEIGHT AS PER LOCAL CODE.
GALVANIZED ELL AND NIPPLE, TYPICAL EA. SIDE
PVC COUPLER AND SCHEDULE 80 TOE NIPPLE, TYPICAL EACH SIDE
SERVICE SIDE
MAIN LINE, SIZE AS PER PLANS
CONCRETE THRUST BLOCKS, 90 LBS. OF CONCRETE EACH

1 REDUCED PRESSURE BACK FLOW DEVICE

1" = 1'-0"


SCH. 80 PVC UNION
FINISHED GRADE
SCH. 40 PVC 45 DEGREE ELBOW
IRRIGATION MAINLINE. (SEE IRRIGATION LEGEND FOR SIZE AND CLASS).
6"-1"
FLOW
SCH. 80 PVC MALE ADAPTER
MASTER VALVE. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL).
THREE INCH (3") THICK LAYER OF PEA GRAVEL OR APPROVED EQUAL
3/8" WELDED HARDWARE CLOTH
RECTANGULAR VALVE BOX WITH LOCKING LID.
CONTROL WIRES WITH TWELVE INCH (12") MIN. EXPANSION COIL.
MAINLINE TO FLOW SENSOR
FOUR (4) 4" X 8" BRICKS

NOTES:
1- MASTER VALVE SHALL BE MAKE AND MODEL NUMBER AS PRESCRIBED PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS.
2- INSTALL MASTER VALVE PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
3- MASTER VALVE WIRE SHALL BE 14 AWG OR LARGER. COLOR: BLACK.
4- ALL WIRE RUNS SHALL BE CONTINUOUS WITHOUT ANY SPLICES. WIRE CONNECTIONS SHALL BE MADE USING DBR Y/6 CONNECTORS OR APPROVED EQUAL.
5- SEE MASTER VALVE/ FLOW SENSOR DETAIL FOR LINEAR DIMENSIONS.
6- VALVE BOXES SHALL BE LOCATED IN PLANTING AREAS.

2 MASTER VALVE

1" = 1'-0"

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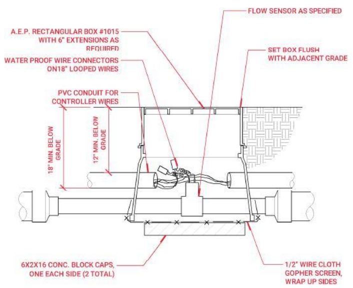
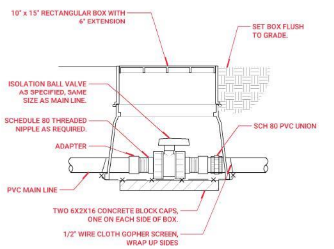

FLOW SENSOR AS SPECIFIED
A.E.P. RECTANGULAR BOX #1015 WITH 6" EXTENSIONS AS REQUIRED
WATER PROOF WIRE CONNECTORS ON18" LOOPED WIRES
SET BOX FLUSH WITH ADJACENT GRADE
PVC CONDUIT FOR CONTROLLER WIRES
18" MIN. BELOW GRADE
12" MIN. BELOW GRADE
6X2X16 CONC. BLOCK CAPS, ONE EACH SIDE (2 TOTAL)
1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES

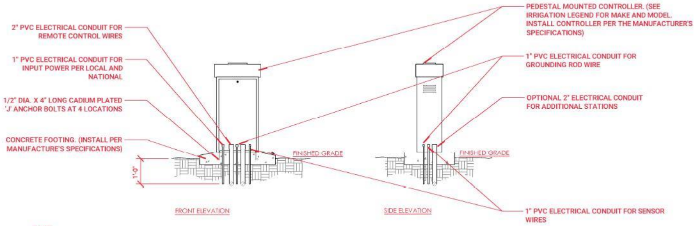
3 FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0"


10" x 15" RECTANGULAR BOX WITH 6" EXTENSION
SET BOX FLUSH TO GRADE.
ISOLATION BALL VALVE AS SPECIFIED, SAME SIZE AS MAIN LINE.
SCHEDULE 80 THREADED NIPPLE AS REQUIRED.
ADAPTER
SCH 80 PVC UNION
PVC MAIN LINE
TWO 6X2X16 CONCRETE BLOCK CAPS, ONE ON EACH SIDE OF BOX.
1/2" WIRE CLOTH GOPHER SCREEN, WRAP UP SIDES

4 TRUE UNION BALL ISOLATION VALVE

1 1/2" = 1'-0"


2" PVC ELECTRICAL CONDUIT FOR REMOTE CONTROL WIRES
1" PVC ELECTRICAL CONDUIT FOR INPUT POWER PER LOCAL AND NATIONAL
1/2" DIA. X 4" LONG CADIUM PLATED 'J' ANCHOR BOLTS AT 4 LOCATIONS
CONCRETE FOOTING. (INSTALL PER MANUFACTURE'S SPECIFICATIONS)
1'-0"
FINISHED GRADE
FRONT ELEVATION
SIDE ELEVATION
FINISHED GRADE
PEDESTAL MOUNTED CONTROLLER. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL. INSTALL CONTROLLER PER THE MANUFACTURER'S SPECIFICATIONS)
1" PVC ELECTRICAL CONDUIT FOR GROUNDING ROD WIRE
OPTIONAL 2" ELECTRICAL CONDUIT FOR ADDITIONAL STATIONS
1" PVC ELECTRICAL CONDUIT FOR SENSOR WIRES

NOTES:
1- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE AT 10'-0" ON CENTER.

2- GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" AND 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE ⅝" IN DIAMETER X 8' IN LENGTH. CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS.SEE GROUNDING ROD DETAIL.

3- ET STATION TO BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF OF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO BUILDING OVERHANGS, TREES, OR UTILITIES

5 PEDESTAL MOUNTED CONTROLLER

1/2" = 1'-0"

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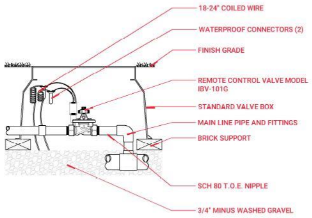
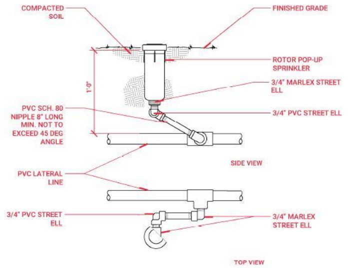


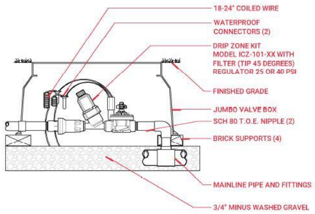
6 1" IBV GLOBE VALVE

1 1/2" = 1'-0"



7 ROTOR POP-UP HEAD

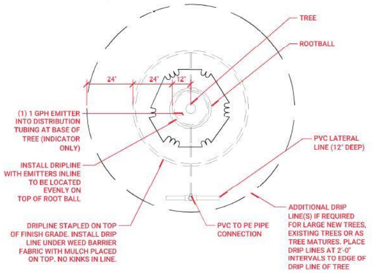
1 1/2" = 1'-0"


18-24" COILED WIRE
WATERPROOF CONNECTORS (2)
DRIP ZONE KIT MODEL ICZ-101-XX WITH FILTER (TIP 45 DEGREES) REGULATOR 25 OR 40 PSI
FINISHED GRADE
JUMBO VALVE BOX
SCH 80 T.O.E. NIPPLE (2)
BRICK SUPPORTS (4)
MAINLINE PIPE AND FITTINGS
3/4" MINUS WASHED GRAVEL

8 ICZ-101 DRIP CONTROL ZONE

1 1/2" = 1'-0"

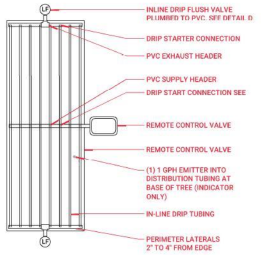
NOTE: FOR EVERGREEN TREES, LOCATE INDICATOR EMMITTER ON OUTSIDE OF OUTER DRIP RING.)


TREE
ROOTBALL
24"
24"
12"
(1) 1 GPH EMITTER INTO DISTRIBUTION TUBING AT BASE OF TREE (INDICATOR ONLY)
INSTALL DRIPLINE WITH EMITTERS INLINE TO BE LOCATED EVENLY ON TOP OF ROOT BALL
PVC LATERAL LINE (12" DEEP)
DRIPLINE STAPLED ON TOP OF FINISH GRADE. INSTALL DRIP LINE UNDER WEED BARRIER FABRIC WITH MULCH PLACED ON TOP. NO KINKS IN LINE.
PVC TO PE PIPE CONNECTION
ADDITIONAL DRIP LINE(S) IF REQUIRED FOR LARGE NEW TREES, EXISTING TREES OR AS TREE MATURES. PLACE DRIP LINES AT 2'-0" INTERVALS TO EDGE OF DRIP LINE OF TREE

9 TREE DRIP - PLAN VIEW

1" = 1'-0"

NOTE:
1. ALL PVC EXHAUST AND SUPPLY HEADERS TO BE BURIED TO 12"DEPTH
2. IF SUB-HEADERS ARE USED TO REDUCE PVC FITTINGS, PROVIDE AT LEAST (1) PVC START CONNECTION PER 5 GPM OF DRIP LINE.


LF
INLINE DRIP FLUSH VALVE PLUMBED TO PVC. SEE DETAIL D
DRIP STARTER CONNECTION
PVC EXHAUST HEADER
PVC SUPPLY HEADER
DRIP START CONNECTION SEE
REMOTE CONTROL VALVE
REMOTE CONTROL VALVE
(1) 1 GPH EMITTER INTO DISTRIBUTION TUBING AT BASE OF TREE (INDICATOR ONLY)
IN-LINE DRIP TUBING
PERIMETER LATERALS 2" TO 4" FROM EDGE
LF

10 INLINE DRIP CENTER FEED LAYOUT

1 1/2" = 1'-0"

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Irrigation Details

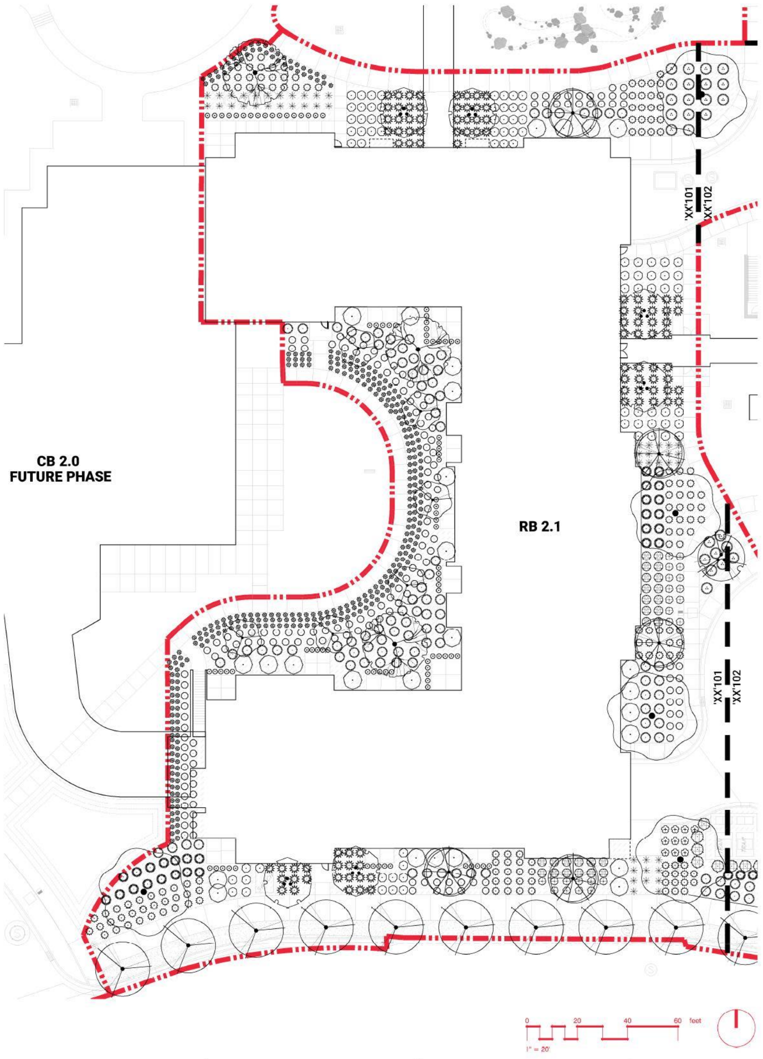
LI501

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES				
○	ABIES CONCOLOR / WHITE FIR	6` MIN.	B&B	34
○	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	2" CAL.	B&B	13
○	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE PRUNE AND KEEP BRANCHES WITH A NEAT AND CLEAN APPEARANCE	2" CAL.	B&B	4
○	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY -MULTI-STEM BRANCHES TO BE PRUNED TO 3` HEIGHT	2" CAL.	B&B	37
○	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY MULTISTEM - PRUNE AND KEEP BRANCHES WITH A NEAT AND CLEAN APPEARANCE	2" CAL.	B&B	4
○	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD	2" CAL.	B&B	26
○	GLEDITSIA TRIACANTHOS INERMIS `SKYCOLE` / SKYLINE® HONEY LOCUST	2" CAL.	B&B	43
○	MALUS FLORIBUNDA `PRAIRIEFIRE` / PRAIRIEFIRE CRABAPPLE	2" CAL.	B&B	6
○	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	5
○	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY	2" CAL.	B&B	6
○	PRUNUS X YEDOENSIS `AKEBONO` / AKEBONO FLOWERING CHERRY	2" CAL.	B&B	5

SYMBOL	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
SHRUBS				
○	EUONYMUS ALATUS `COMPACTUS` / DWARF BURNING BUSH	5 GAL.		138
○	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		246
○	RHUS TYPHINA / STAGHORN SUMAC	15 GAL.		27
EVERGREEN SHRUBS				
○	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD -PLANT AND TRIM SO AS TO FORM DENSE HEDGE	5 GAL.		88
○	COTONEASTER LUCIDUS / PEKING COTONEASTER	5 GAL.		175
○	JUNIPERUS CHINENSIS `SPARTAN` / SPARTAN JUNIPER	5 GAL.		8
GRASSES				
*	CALAMAGROSTIS X ACUTIFLORA `KARL FORESTER` / KARL FORESTER GRASS	1 GAL.		47
○	FESTUCA MAIREI / ATLAS FESCUE	1 GAL.		98
○	MISCANTHUS SINENSIS `LITTLE ZEBRA` / LITTLE ZEBRA GRASS	5 GAL.		41
○	MISCANTHUS SINENSIS `MORNING LIGHT` / MORNING LIGHT EULALIA GRASS	5 GAL.		136
○	PANICUM VIRGATUM `ROTSTRAHLBUSCH` / ROTSTRAHLBUSCH SWITCH GRASS	1 GAL.		158
○	PENNISETUM ALOPECUROIDES `HAMELN` / DWARF HAMELN FOUNTAIN GRASS	1 GAL.		47
PERENNIALS				
○	AGASTACHE RUPESTRIS `LICORICE MINT` / LICORICE MINT HYSSOP	1 GAL.		80
○	COREOPSIS X `MOONBEAM` / MOONBEAM COREOPSIS	1 GAL.		24
*	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA	1 GAL.		94
○	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL.		335
○	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL.		10
○	PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRES` / BLUE SPIRES RUSSIAN SAGE	1 GAL.		26

SYMBOL	BOTANICAL / COMMON NAME	CONT	HZONE	QTY
ROCK MULCH				
▨	1 1/4" - 4" BULK RIVER ROCK COBBLE BASIS OF DESIGN STONE TO BE RIVER ROCK COBBLE AS SUPPLIED BY AMERICAN STONE, ALTERNATIVE EQUIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY THE LA AND OWNER. GRADIANT OF VARIOUS SIZES BETWEEN 1 1/4" AND 4" TO GIVE A NATURAL LOOK	ROCK MULCH		29,349 SF
▨	1" WASATCH GRAY LANDSCAPE ROCK	ROCK MULCH		51,086 SF
▨	6"-12" RIVER ROCK COBBLE BASIS OF DESIGN STONE TO BE RIVER ROCK COBBLE AS SUPPLIED BY AMERICAN STONE, ALTERNATIVE EQUIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY THE LA AND OWNER. GRADIANT OF VARIOUS SIZES BETWEEN 6"- 12" TO GIVE A NATURAL LOOK	ROCK MULCH		54,412 SF
TURF/SOD				
▨	"NO MOW" BIOMEADOW FINE FESCUE SOD -SEE BIOGRASS SOD FARMS FOR SPECIES (801)562-9090	SOD		31,403 SF
▨	TURF SOD	SOD		13,194 SF



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Summit Vista RB 2.1

XXXXXXXXXXX
5825 South Signal Peak Draive, Taylorsville, UT, 84123

No.	Date	Description
	07/03/24	CD SET

Planting Plan

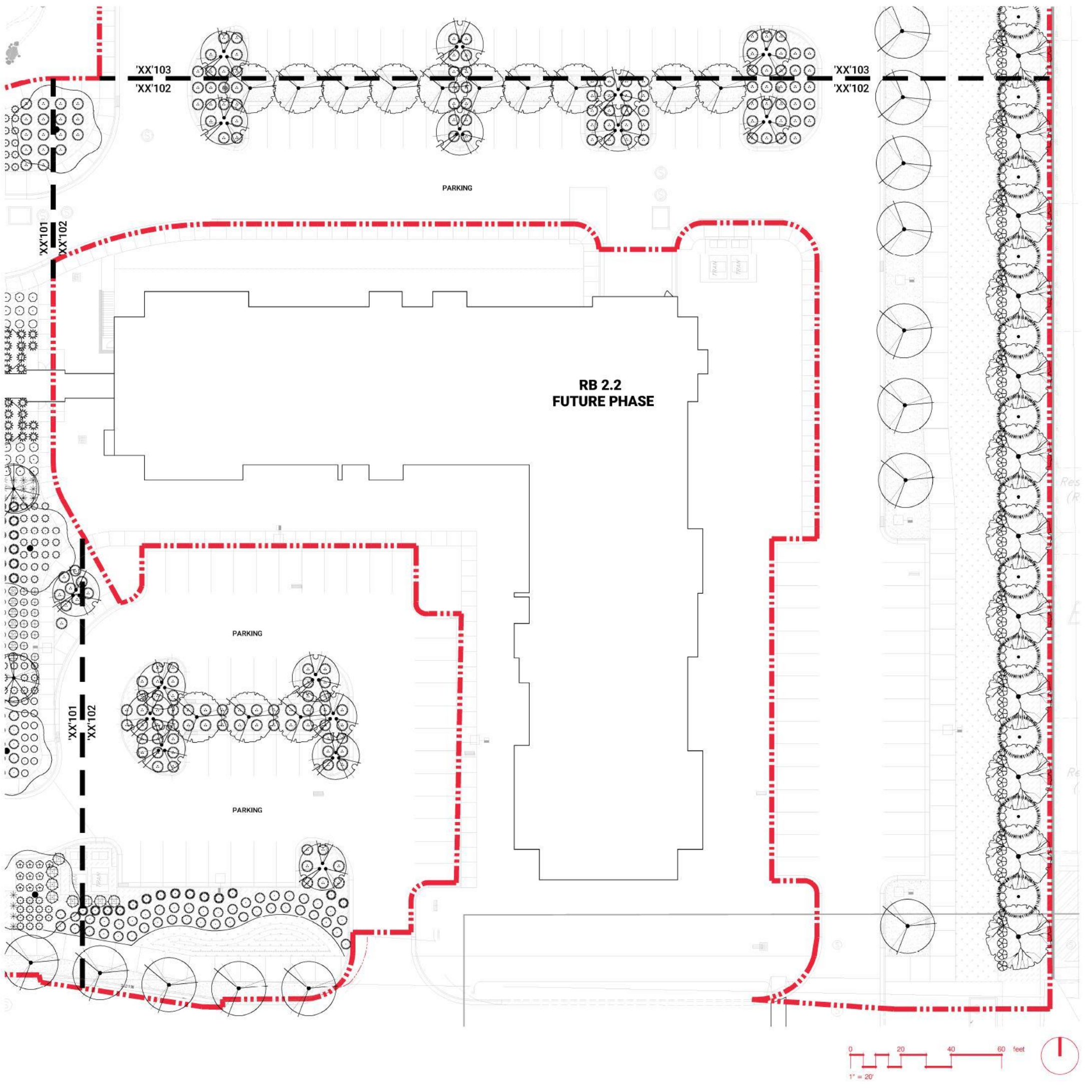
LP101

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY
TREES				
	ABIES CONCOLOR / WHITE FIR	6` MIN.	B&B	34
	ACER FREEMANII `AUTUMN BLAZE` / AUTUMN BLAZE MAPLE	2" CAL.	B&B	13
	ACER TATARICUM `HOT WINGS` / HOT WINGS TATARIAN MAPLE PRUNE AND KEEP BRANCHES WITH A NEAT AND CLEAN APPEARANCE	2" CAL.	B&B	4
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY -MULTI-STEM BRANCHES TO BE PRUNED TO 3` HEIGHT	2" CAL.	B&B	37
	AMELANCHIER X GRANDIFLORA `AUTUMN BRILLIANCE` / `AUTUMN BRILLIANCE` SERVICEBERRY MULTISTEM - PRUNE AND KEEP BRANCHES WITH A NEAT AND CLEAN APPEARANCE	2" CAL.	B&B	4
	CERCIS CANADENSIS `FOREST PANSY` / FOREST PANSY REDBUD	2" CAL.	B&B	26
	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	2" CAL.	B&B	43
	MALUS FLORIBUNDA `PRAIRIEFIRE` / PRAIRIEFIRE CRABAPPLE	2" CAL.	B&B	6
	PLATANUS X ACERIFOLIA `BLOODGOOD` / BLOODGOOD LONDON PLANE TREE	2" CAL.	B&B	5
	PRUNUS VIRGINIANA `CANADA RED` / CANADA RED CHOKECHERRY	2" CAL.	B&B	6
	PRUNUS X YEDOENSIS `AKEBONO` / AKEBONO FLOWERING CHERRY	2" CAL.	B&B	5

SYMBOL	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY
SHRUBS				
	EUONYMUS ALATUS `COMPACTUS` / DWARF BURNING BUSH	5 GAL.		138
	RHUS AROMATICA `GRO-LOW` / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		246
	RHUS TYPHINA / STAGHORN SUMAC	15 GAL.		27
EVERGREEN SHRUBS				
	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD -PLANT AND TRIM SO AS TO FORM DENSE HEDGE	5 GAL.		88
	COTONEASTER LUCIDUS / PEKING COTONEASTER	5 GAL.		175
	JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER	5 GAL.		8
GRASSES				
	CALAMAGROSTIS X ACUTIFLORA `KARL FORESTER` / KARL FORESTER GRASS	1 GAL.		47
	FESTUCA MAIREI / ATLAS FESCUE	1 GAL.		98
	MISCANTHUS SINENSIS `LITTLE ZEBRA` / LITTLE ZEBRA GRASS	5 GAL.		41
	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	5 GAL.		136
	PANICUM VIRGATUM `ROTSTRAHLBUSCH` / ROTSTRAHLBUSCH SWITCH GRASS	1 GAL.		158
	PENNISETUM ALOPECUROIDES 'HAMELN' / DWARF HAMELN FOUNTAIN GRASS	1 GAL.		47
PERENNIALS				
	AGASTACHE RUPESTRIS `LICORICE MINT` / LICORICE MINT HYSSOP	1 GAL.		80
	COREOPSIS X `MOONBEAM` / MOONBEAM COREOPSIS	1 GAL.		24
	GAURA LINDHEIMERI `WHIRLING BUTTERFLIES` / WHIRLING BUTTERFLIES GAURA	1 GAL.		94
	HEMEROCALLIS X `STELLA DE ORO` / STELLA DE ORO DAYLILY	1 GAL.		335
	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL.		10
	PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRES` / BLUE SPIRES RUSSIAN SAGE	1 GAL.		26

SYMBOL	BOTANICAL / COMMON NAME	CONT	HZONE	QTY
ROCK MULCH				
	1 1/4" - 4" BULK RIVER ROCK COBBLE BASIS OF DESIGN STONE TO BE RIVER ROCK COBBLE AS SUPPLIED BY AMERICAN STONE, ALTERNATIVE EQUIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY THE LA AND OWNER. GRADIANT OF VARIOUS SIZES BETWEEN 1 1/4" AND 4" TO GIVE A NATURAL LOOK	ROCK MULCH		29,349 SF
	1" WASATCH GRAY LANDSCAPE ROCK	ROCK MULCH		51,086 SF
	6"-12" RIVER ROCK COBBLE BASIS OF DESIGN STONE TO BE RIVER ROCK COBBLE AS SUPPLIED BY AMERICAN STONE, ALTERNATIVE EQUIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY THE LA AND OWNER. GRADIANT OF VARIOUS SIZES BETWEEN 6"- 12" TO GIVE A NATURAL LOOK	ROCK MULCH		54,412 SF
TURF/SOD				
	"NO MOW" BIOMEADOW FINE FESCUE SOD -SEE BIOGRASS SOD FARMS FOR SPECIES (801)562-9090	SOD		31,403 SF
	TURF SOD	SOD		13,194 SF



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5825 South Signal Peak Draive, Taylorsville, UT, 84123

No	Date	Description
	07/03/24	CD SET

Planting Plan

LP102

PLANT SCHEDULE

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TREES				
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	MALUS FLORIBUNDA `PRAIRIEFIRE` / PRAIRIEFIRE CRABAPPLE	2" CAL.	B&B	6
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	RHUS TYPHINA / STAGHORN SUMAC	15 GAL.		27
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	BUXUS X `GREEN MOUNTAIN` / GREEN MOUNTAIN BOXWOOD -PLANT AND TRIM SO AS TO FORM DENSE HEDGE	5 GAL.		88
	COTONEASTER LUCIDUS / PEKING COTONEASTER	5 GAL.		175
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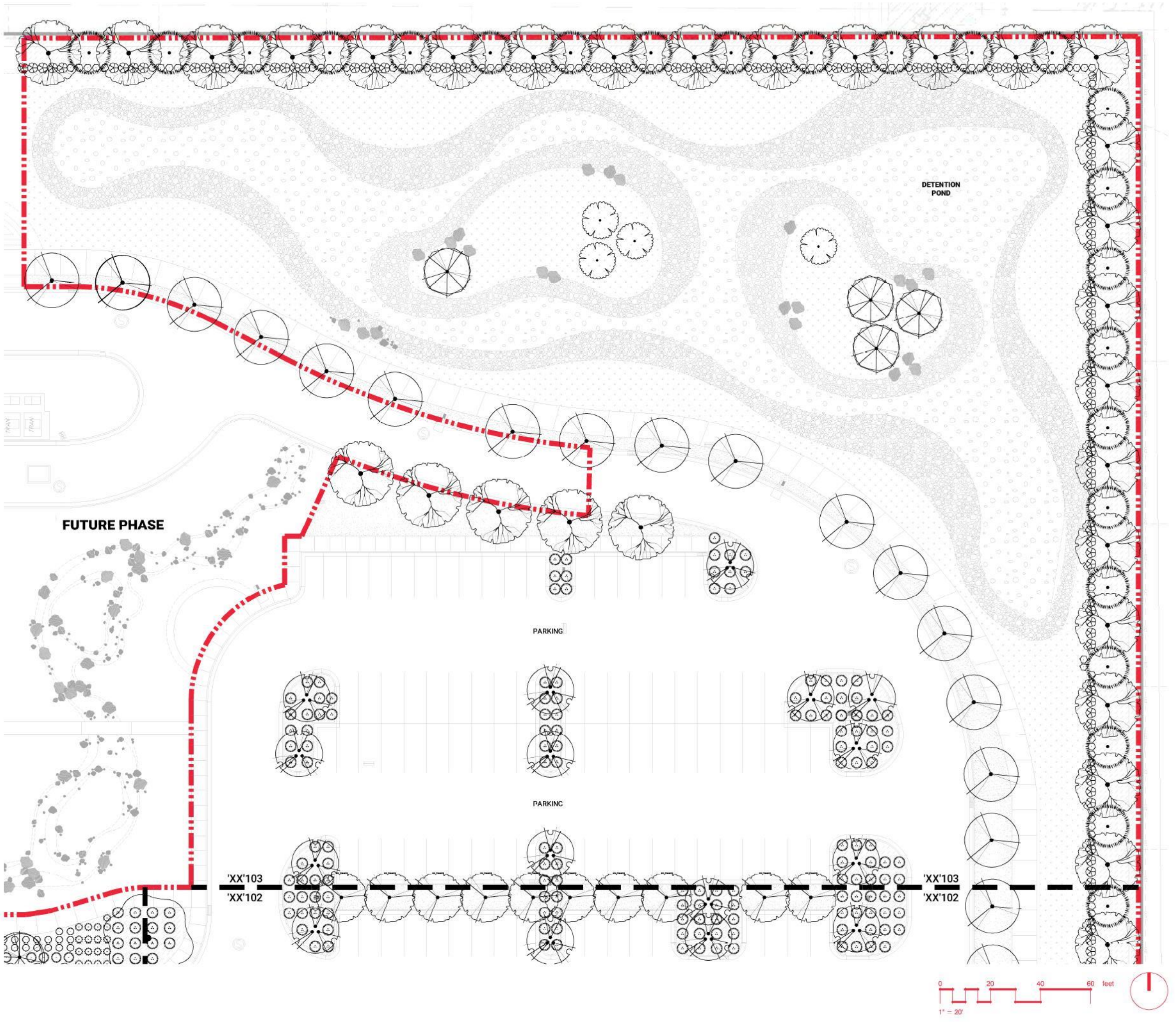
	NEPETA X FAASSENII `WALKERS LOW` / WALKERS LOW CATMINT	1 GAL.		10
	PEROVSKIA ATRIPLICIFOLIA `BLUE SPIRES` / BLUE SPIRES RUSSIAN SAGE	1 GAL.		26

SYMBOL	BOTANICAL / COMMON NAME	CONT	HZONE	QTY
ROCK MULCH				
	1 1/4" - 4" BULK RIVER ROCK COBBLE BASIS OF DESIGN STONE TO BE RIVER ROCK COBBLE AS SUPPLIED BY AMERICAN STONE, ALTERNATIVE EQUIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY THE LA AND OWNER. GRADIANT OF VARIOUS SIZES BETWEEN 1 1/4" AND 4" TO GIVE A NATURAL LOOK	ROCK MULCH		29,349 SF
	1" WASATCH GRAY LANDSCAPE ROCK	ROCK MULCH		51,086 SF
	6"-12" RIVER ROCK COBBLE BASIS OF DESIGN STONE TO BE RIVER ROCK COBBLE AS SUPPLIED BY AMERICAN STONE, ALTERNATIVE EQUIVALENT PRODUCTS WILL BE ACCEPTED BASED ON SAMPLES BEING APPROVED BY THE LA AND OWNER. GRADIANT OF VARIOUS SIZES BETWEEN 6"- 12" TO GIVE A NATURAL LOOK	ROCK MULCH		54,412 SF
TURF/SOD				
	"NO MOW" BIOMEADOW FINE FESCUE SOD -SEE BIOGRASS SOD FARMS FOR SPECIES (801)562-9090	SOD		31,403 SF
	TURF SOD	SOD		13,194 SF



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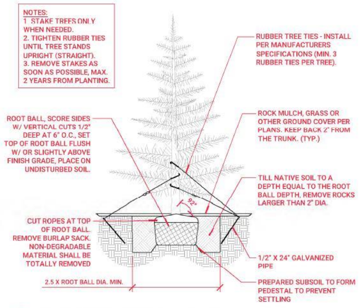
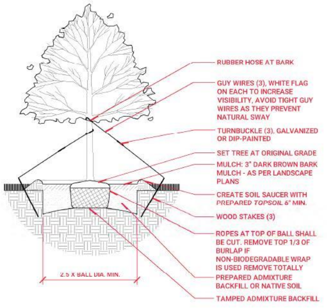
Planting Plan

LP103

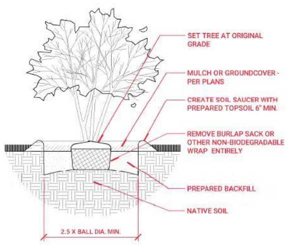
NOTES:
1. STAKE TREES ONLY WHEN NEEDED.
2. TIGHTEN RUBBER TIES UNTIL TREE STANDS UPRIGHT (STRAIGHT).
3. REMOVE STAKES AS SOON AS POSSIBLE, MAX. 2 YEARS FROM PLANTING.


RUBBER TREE TIES - INSTALL PER MANUFACTURERS SPECIFICATIONS (MIN. 3 RUBBER TIES PER TREE).
ROOT BALL, SCORE SIDES W/ VERTICAL CUTS 1/2" DEEP AT 6" O.C., SET TOP OF ROOT BALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.
ROCK MULCH, GRASS OR OTHER GROUND COVER PER PLANS. KEEP BACK 2" FROM THE TRUNK. (TYP.)
TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOT BALL DEPTH, REMOVE ROCKS LARGER THAN 2" DIA.
92°
CUT ROPES AT TOP OF ROOT BALL. REMOVE BURLAP SACK. NON-DEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
1/2" X 24" GALVANIZED PIPE
2.5 X ROOT BALL DIA. MIN.
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING

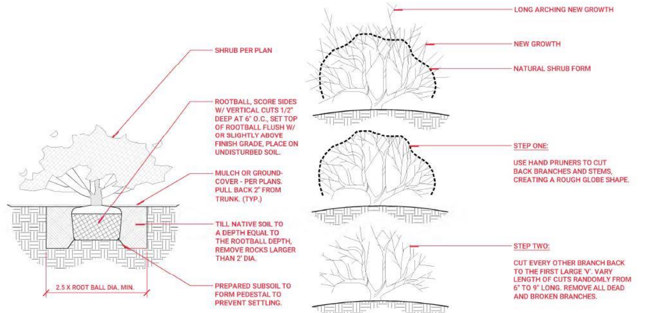
1 EVERGREEN TREE PLANTING
1" = 1'-0"


RUBBER HOSE AT BARK
GUY WIRES (3), WHITE FLAG ON EACH TO INCREASE VISIBILITY, AVOID TIGHT GUY WIRES AS THEY PREVENT NATURAL SWAY
TURNBUCKLE (3), GALVANIZED OR DIP-PAINTED
SET TREE AT ORIGINAL GRADE
MULCH: 3" DARK BROWN BARK MULCH - AS PER LANDSCAPE PLANS
CREATE SOIL SAUCER WITH PREPARED TOPSOIL 6" MIN.
WOOD STAKES (3)
ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP IF NON-BIODEGRADABLE WRAP IS USED REMOVE TOTALLY
PREPARED ADMIXTURE BACKFILL OR NATIVE SOIL
TAMPED ADMIXTURE BACKFILL
2.5 X BALL DIA. MIN.

2 DECIDUOUS TREE PLANTING
1" = 1'-0"


SET TREE AT ORIGINAL GRADE
MULCH OR GROUNDCOVER - PER PLANS
CREATE SOIL SAUCER WITH PREPARED TOPSOIL 6" MIN.
REMOVE BURLAP SACK OR OTHER NON-BIODEGRADABLE WRAP ENTIRELY
PREPARED BACKFILL
NATIVE SOIL
2.5 X BALL DIA. MIN.

3 DECIDUOUS MULTI-STEM TREE PLANTING
1" = 1'-0"


SHRUB PER PLAN
ROOTBALL, SCORE SIDES W/ VERTICAL CUTS 1/2" DEEP AT 6" O.C., SET TOP OF ROOTBALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.
MULCH OR GROUND-COVER - PER PLANS. PULL BACK 2" FROM TRUNK. (TYP.)
TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOTBALL DEPTH, REMOVE ROCKS LARGER THAN 2' DIA.
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING.
2.5 X ROOT BALL DIA. MIN.
LONG ARCHING NEW GROWTH
NEW GROWTH
NATURAL SHRUB FORM

STEP ONE:

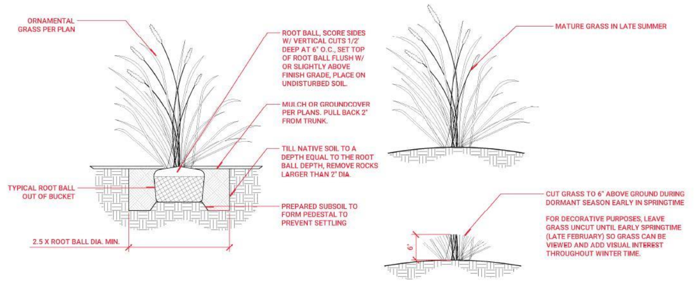
USE HAND PRUNERS TO CUT BACK BRANCHES AND STEMS, CREATING A ROUGH GLOBE SHAPE.

STEP TWO:

CUT EVERY OTHER BRANCH BACK TO THE FIRST LARGE 'V'. VARY LENGTH OF CUTS RANDOMLY FROM 6" TO 9" LONG. REMOVE ALL DEAD AND BROKEN BRANCHES.

4 SHRUB PLANTING AND PRUNING
1" = 1'-0"

PROJ-HOUS-SUM-PLAN-13

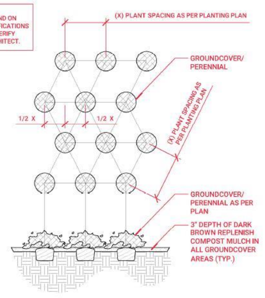

ORNAMENTAL GRASS PER PLAN
ROOT BALL, SCORE SIDES W/ VERTICAL CUTS 1/2' DEEP AT 6" O.C., SET TOP OF ROOT BALL FLUSH W/ OR SLIGHTLY ABOVE FINISH GRADE, PLACE ON UNDISTURBED SOIL.
MULCH OR GROUNDCOVER PER PLANS. PULL BACK 2" FROM TRUNK.
TILL NATIVE SOIL TO A DEPTH EQUAL TO THE ROOT BALL DEPTH, REMOVE ROCKS LARGER THAN 2" DIA.
TYPICAL ROOT BALL OUT OF BUCKET
PREPARED SUBSOIL TO FORM PEDESTAL TO PREVENT SETTLING
2.5 X ROOT BALL DIA. MIN.
MATURE GRASS IN LATE SUMMER
6"

CUT GRASS TO 6" ABOVE GROUND DURING DORMANT SEASON EARLY IN SPRINGTIME

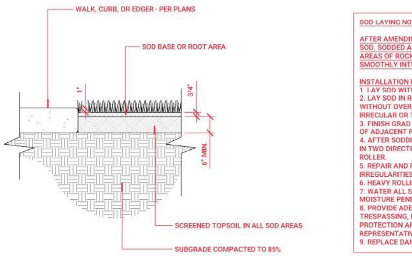
FOR DECORATIVE PURPOSES, LEAVE GRASS UNCUT UNTIL EARLY SPRINGTIME (LATE FEBRUARY) SO GRASS CAN BE VIEWED AND ADD VISUAL INTEREST THROUGHOUT WINTER TIME.

5 GRASS PLANTING AND PRUNING
1" = 1'-0"

NOTE:
1. SPACING WILL DEPEND ON PLANTING PLAN SPECIFICATIONS
2. LAYOUT AND FIELD VERIFY WITH LANDSCAPE ARCHITECT.


(X) PLANT SPACING AS PER PLANTING PLAN
GROUNDCOVER/ PERENNIAL
1/2 X
1/2 X
(X) PLANT SPACING AS PER PLANTING PLAN
GROUNDCOVER/ PERENNIAL AS PER PLAN
3" DEPTH OF DARK BROWN REPLENISH COMPOST MULCH IN ALL GROUNDCOVER AREAS (TYP.)

6 GROUNCOVER/PERENNIAL PLANTING
1" = 1'-0"

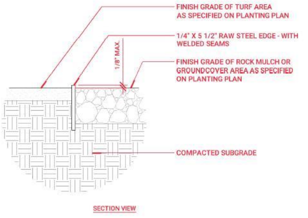

WALK, CURB, OR EDGER - PER PLANS
SOD BASE OR ROOT AREA
1"
3/4"
6" MIN.
SCREENED TOPSOIL IN ALL SOD AREAS
SUBGRADE COMPACTED TO 85%

SOD LAYING NOTE:

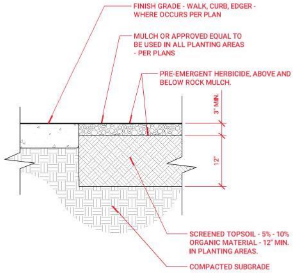
AFTER AMENDING GROUND; LEVEL, SMOOTH, AND RAKE ALL AREAS TO RECEIVE SOD. SODDED AREAS MUST BE FREE OF ANY LUMPS, DEPRESSIONS, IRREGULAR AREAS OF ROCKS GREATER THAN 1/4" DIAMETER, ALL MOUNDS MUST BLEND SMOOTHLY INTO LEVEL GRADE.

INSTALLATION PROCESS:
1. LAY SOD WITHIN 24 HOURS OF BEING LIFTED.
2. LAY SOD IN ROWS WITH STAGGERED JOINES. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWWEN SECTIONS. CUT OUT IRRECULAR OR THIN SECTIONS WITH A SHARP KNIFE.
3. FINISH GRAD FOR SODDED AREAS SHALL BE 2 INCHES BELOW FINISH GRADE OF ADJACENT PAVEMENT.
4. AFTER SODDING HAS BEEN COMPLETED, ROLL HORIZONTAL SURFACE AREAS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 LB. SOD ROLLER.
5. REPAIR AND RE-ROLL AREAS WITH DEPRESSIONS, LUMPS, OR OTHER IRREGULARITIES.
6. HEAVY ROLLING TO CORRECT IRREGULARITIES IN GRADE IS NOT PERMITTED.
7. WATER ALL SODDED AREAS IMMEDIATELY AFTER SOD LAYING TO OBTAIN MOISTURE PENETRATION THROUGH SOD INTO TOP 3" OF TOPSOIL.
8. PROVIDE ADEQUATE PROTECTION OF SODDED AREAS AGAINST TRESPASSING, EROSIOIN, AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SODDED AREAS HAVE BEEN ACCEPTED BY THE OWNERS REPRESENTATIVE.
9. REPLACE DAMAGE AREAS AT NO ADDITION COST TO OWNER.

7 SOD PLANTING AND LAYING
1" = 1'-0"

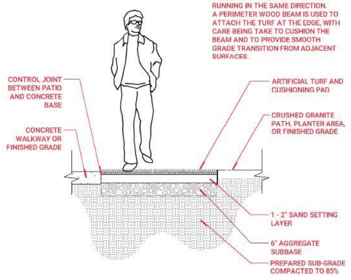

FINISH GRADE OF TURF AREA AS SPECIFIED ON PLANTING PLAN
1/4" X 5 1/2" RAW STEEL EDGE - WITH WELDED SEAMS
1/8" MAX.
FINISH GRADE OF ROCK MULCH OR GROUNDCOVER AREA AS SPECIFIED ON PLANTING PLAN
COMPACTED SUBGRADE
SECTION VIEW

8 1/4" THICK RAW STEEL EDGING
1" = 1'-0"


FINISH GRADE - WALK, CURB, EDGER - WHERE OCCURS PER PLAN
MULCH OR APPROVED EQUAL TO BE USED IN ALL PLANTING AREAS - PER PLANS
PRE-EMERGENT HERBICIDE, ABOVE AND BELOW ROCK MULCH.
3" MIN.
12"
SCREENED TOPSOIL - 5% - 10% ORGANIC MATERIAL - 12" MIN. IN PLANTING AREAS.
COMPACTED SUBGRADE

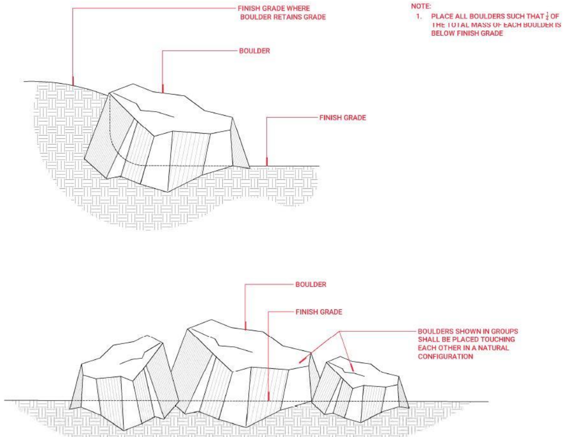
9 3" ROCK MULCH PLANTING AREA
1" = 1'-0"

SPECIAL NOTE:
THE GRASS MUST BE INSTALLED AND SEAMED WITH ADJACENT PIECES RUNNING IN THE SAME DIRECTION.
A PERIMETER WOOD BEAM IS USED TO ATTACH THE TURF AT THE EDGE, WITH CARE BEING TAKE TO CUSHION THE BEAM AND TO PROVIDE SMOOTH GRADE TRANSITION FROM ADJACENT SURFACES.


CONTROL JOINT BETWEEN PATIO AND CONCRETE BASE
CONCRETE WALKWAY OR FINISHED GRADE
ARTIFICIAL TURF AND CUSHIONING PAD
CRUSHED GRANITE PATH, PLANTER AREA, OR FINISHED GRADE
1 - 2" SAND SETTING LAYER
6" AGGREGATE SUBBASE
PREPARED SUB-GRADE COMPACTED TO 85%

10 SYNTHETIC TURF
1/2" = 1'-0"

PROJ-HOUS-SUM-PLAN-12


FINISH GRADE WHERE BOULDER RETAINS GRADE
BOULDER
FINISH GRADE
BOULDER
FINISH GRADE
BOULDERS SHOWN IN GROUPS SHALL BE PLACED TOUCHING EACH OTHER IN A NATURAL CONFIGURATION

NOTE:
1. PLACE ALL BOULDERS SUCH THAT $\frac{1}{3}$ OF THE TOTAL MASS OF EACH BOULDER IS BELOW FINISH GRADE

11 BOULDER PLACEMENT
1/2" = 1'-0"

L64-02-01-07-04

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3454 Ellicott Center Drive, Suite 107, Ellicott City, MD 21043
410.680.8800 www.kg-rw.com

Summit Vista RB 2.1
XXXXXXXXXXX
5825 South Signal Peak Draive, Taylorsville, UT, 84123

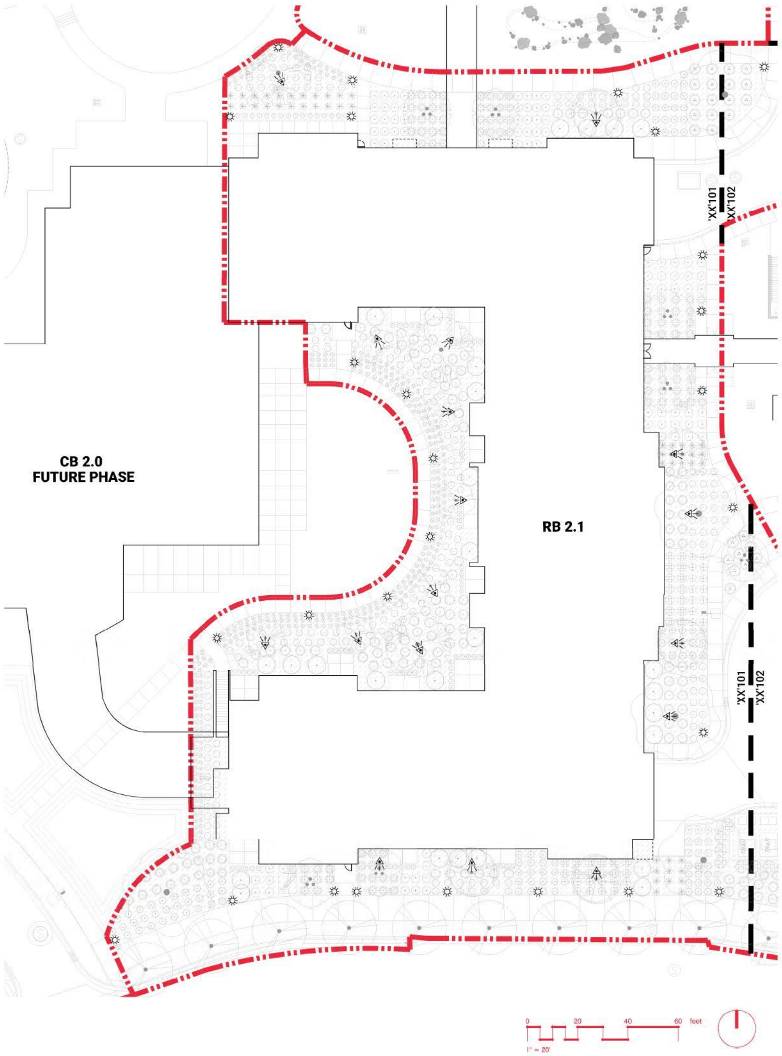
No	Date	Description
	07/03/24	CD SET

Planting Details

LP501

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☼	B20 PATHLIGHT BY: SPJ LIGHTING INC. , MODEL NUMBER: SPJ-PCL-B20, TEXTURE: POLISHED, COLOR: BARK, MOUNTING: SURFACE ANCHOR BOLTED, HEIGHT: 20",	56
▽	FX LUMINAIRE FB FITS WELL INTO TIGHT SPACES. 7.5IN. H X 2.0IN. DIA. ORDER CODE: FB, ALUMINUM ALLOY, (AL) ALMOND, 3-PRONG SPIKE LAMP: FB-1LED, 2W|2.4VA, 2700K, BEAMSPREAD: SPOT	17



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XXXXXXXXXXX

5825 South Signal Peak Draive, Taylorsville, UT, 84123

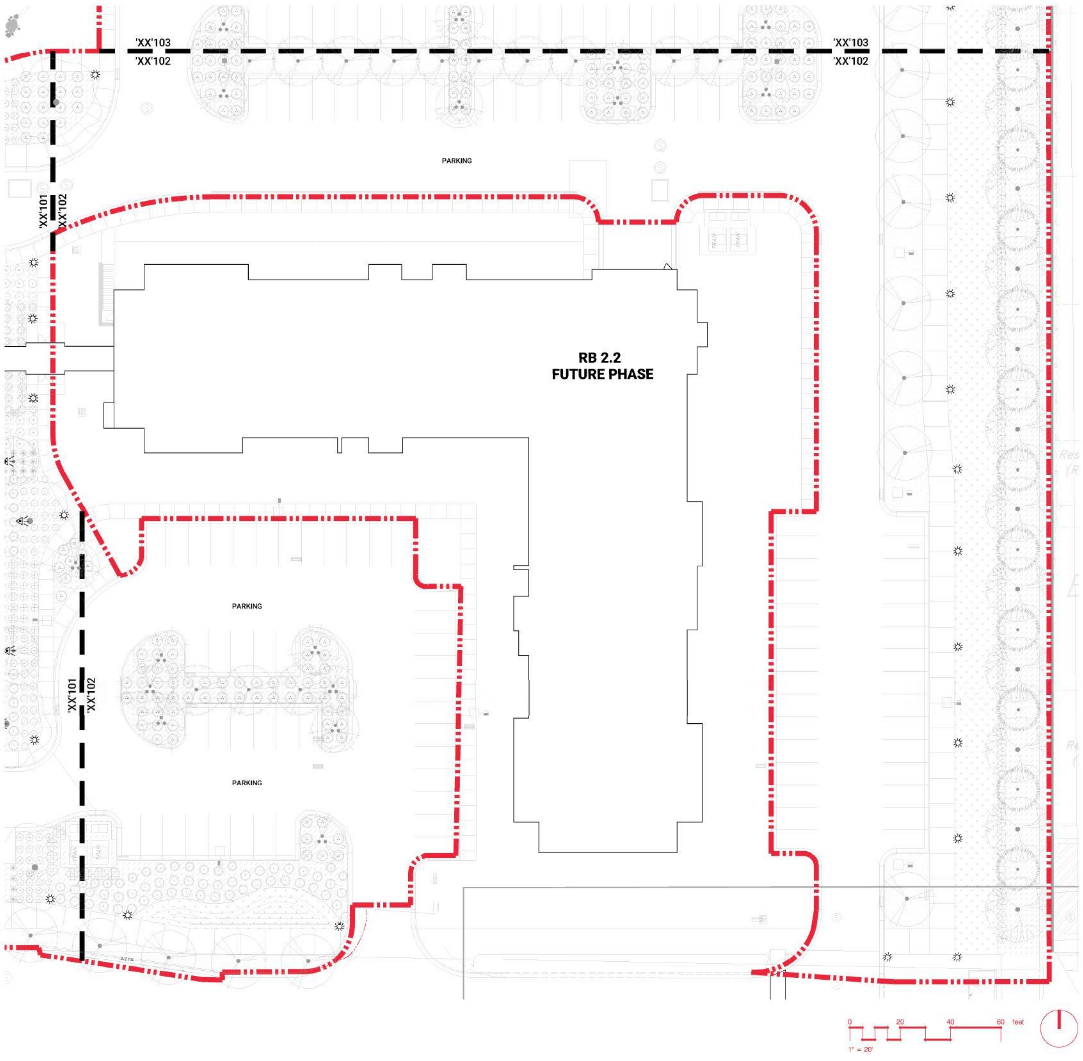
No	Date	Description
	07/03/24	CD SET

Lighting Plan

LL101

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☼	B20 PATHLIGHT BY: SPJ LIGHTING INC. , MODEL NUMBER: SPJ-PCL-B20, TEXTURE: POLISHED, COLOR: BARK, MOUNTING: SURFACE ANCHOR BOLTED, HEIGHT: 20",	56
▼	FX LUMINAIRE FB FITS WELL INTO TIGHT SPACES. 7.5IN. H X 2.0IN. DIA. ORDER CODE: FB, ALUMINUM ALLOY, (AL) ALMOND, 3-PRONG SPIKE LAMP: FB-1LED, 2W|2.4VA, 2700K, BEAMSPREAD: SPOT	17



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Summit Vista RB 2.1

XXXXXXXXXXX

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No	Date	Description
	07/03/24	CD SET

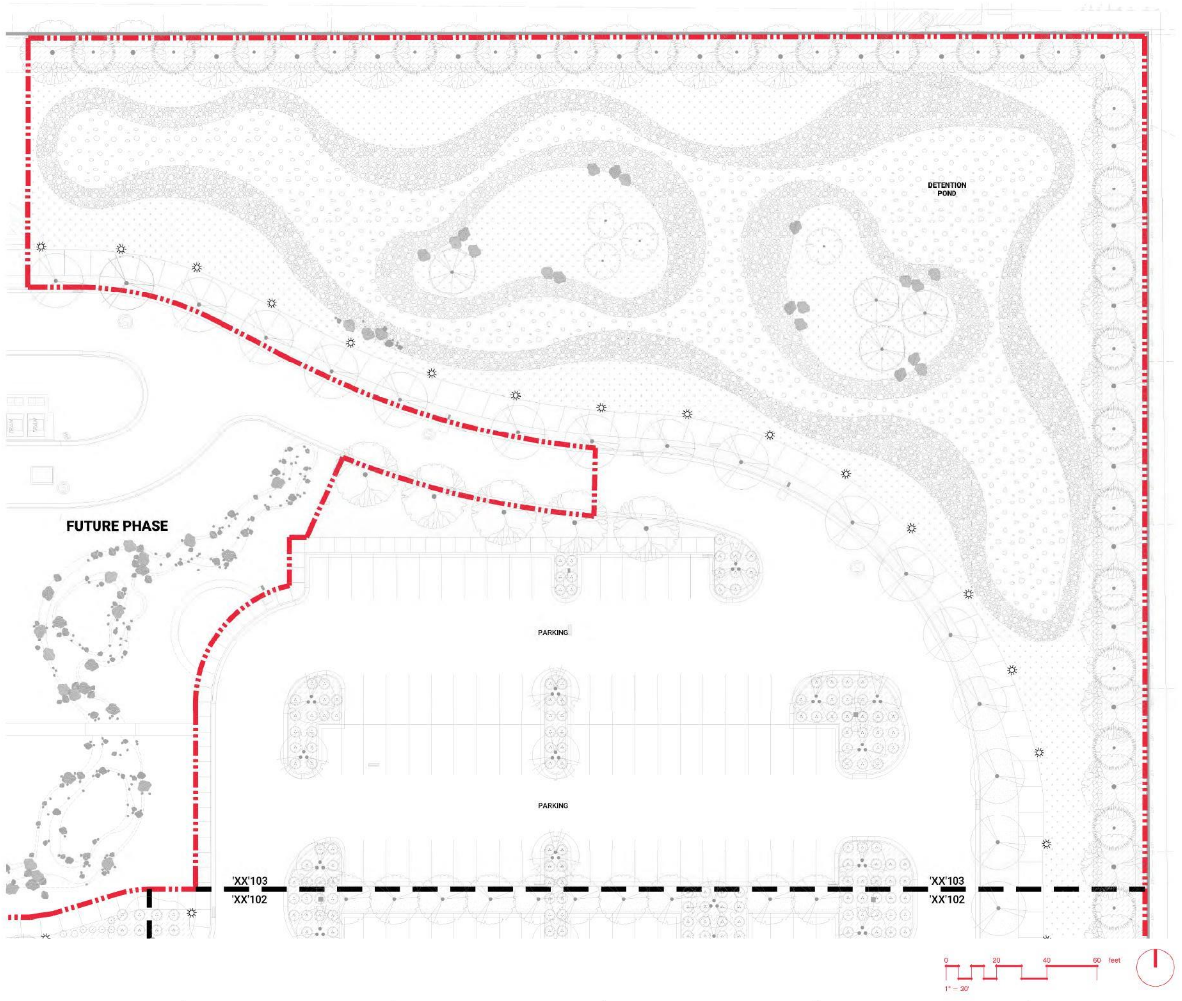
Lighting Plan

LL102

Exhibit J: Preliminary Landscape Plans RB2.1

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
☼	B20 PATHLIGHT BY: SPJ LIGHTING INC. , MODEL NUMBER: SPJ-PCL-B20, TEXTURE: POLISHED, COLOR: BARK, MOUNTING: SURFACE ANCHOR BOLTED, HEIGHT: 20",	56
▽	FX LUMINAIRE FB FITS WELL INTO TIGHT SPACES. 7.5IN. H X 2.0IN. DIA. ORDER CODE: FB, ALUMINUM ALLOY, (AL) ALMOND, 3-PRONG SPIKE LAMP: FB-1LED, 2W|2.4VA, 2700K, BEAMSPREAD: SPOT	17



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5825 South Signal Peak Draive, Taylorsville, UT, 84123

No.	Date	Description
	07/03/24	CD SET

Lighting Plan

LL103