

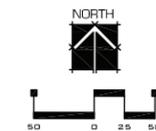
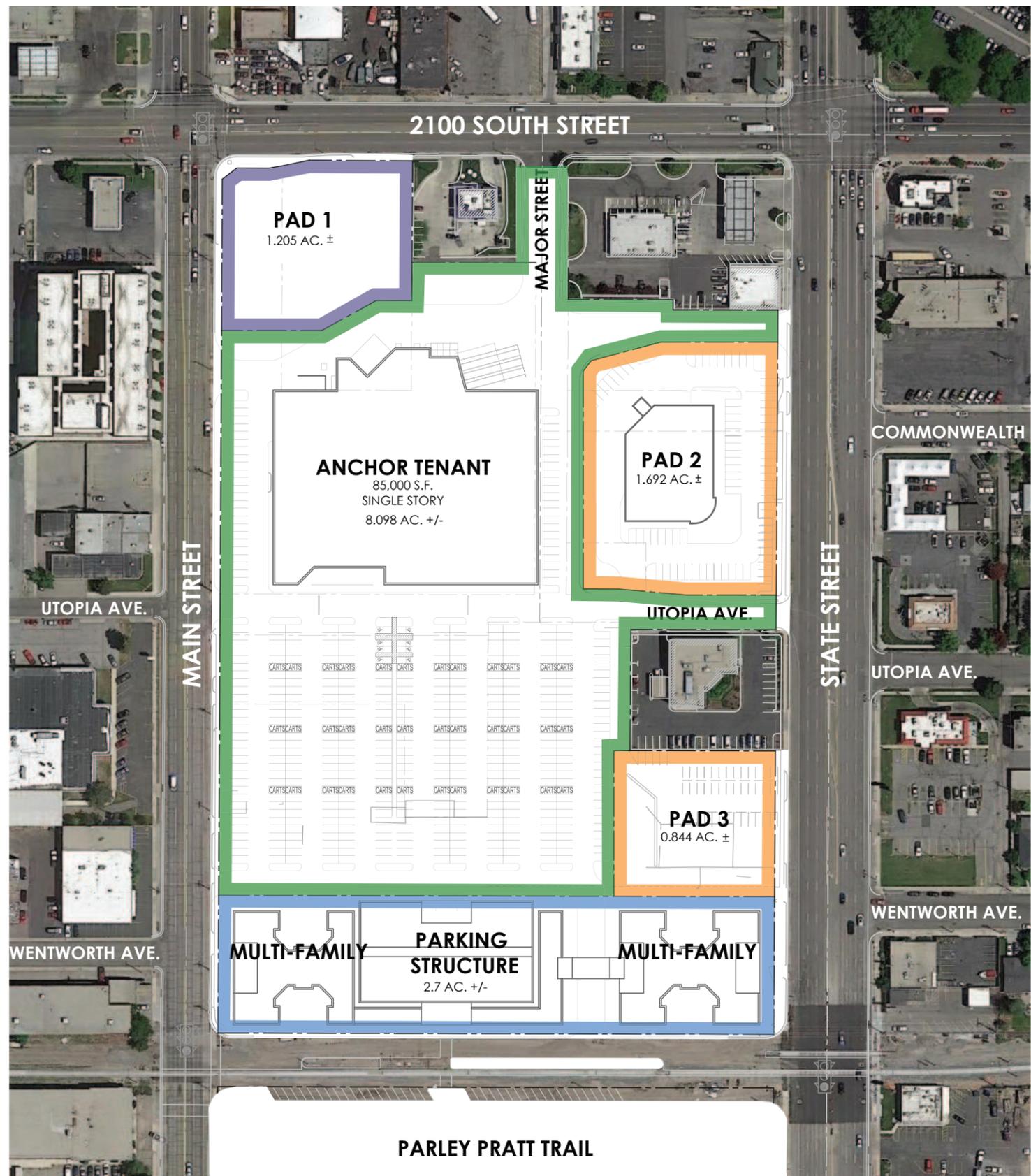


**SUBDISTRICTS**

- Anchor Tenant District
- 2100 South Street Frontage
- Transit District
- State Street Frontage

**LAND USE MATRIX**

- Anchor Tenant District - CC
- 2100 South Street Frontage - CC, TOD
- Transit District - CC, TOD, Unlimited Density
- State Street Frontage - CC

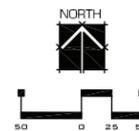


downtown ssl  
phase 1 urban design



**PEDESTRIAN CONNECTION**

- Trail
- Public Pathways
- Internal Pathways

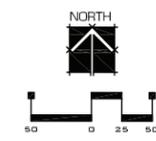


downtown ssl  
phase 1 urban design



CIRCULATION TYPE

- Private Right of Way
- Public Right of Way
- Transit



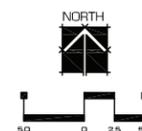
downtown ssl  
phase 1 urban design





### SIGNAGE PLAN

- Pylon Sign
- Monument Sign



downtown ssl  
phase 1 urban design



● **Mfg. & Install New 35' O.A.H Pylon Display**

scale: 3/16" = 1'-0"

Mfg. & Install New 35'-0" O.A.H D/F Pylon Display  
w/ (2) LED Illuminated Tenant Cabinets  
Upper Cabinet to be WinCo Foods As Major Tenant  
6'-6" x 16' Cabinet = 104sf  
Lower Cabinet to be Sub-Tenant & Divided into (3) Tenant  
Spaces (to be determined on actual face dimensions)  
6' x 16' Cabinet = 96sf  
Pylon Structure Painted to match Shopping center building colors

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs  
...bringing your image to light!

PROJECT TITLE:

**WinCo  
FOODS**

store #  
**000**

LOCATION:

2150 S.State Street  
Salt Lake City, UT.  
84115

REQUESTED BY:

D. Cobb

DRAWN BY:

S. Carico

COMPUTER FILE  
INCLUDING DATE:

WIN-SLC PYL-080315

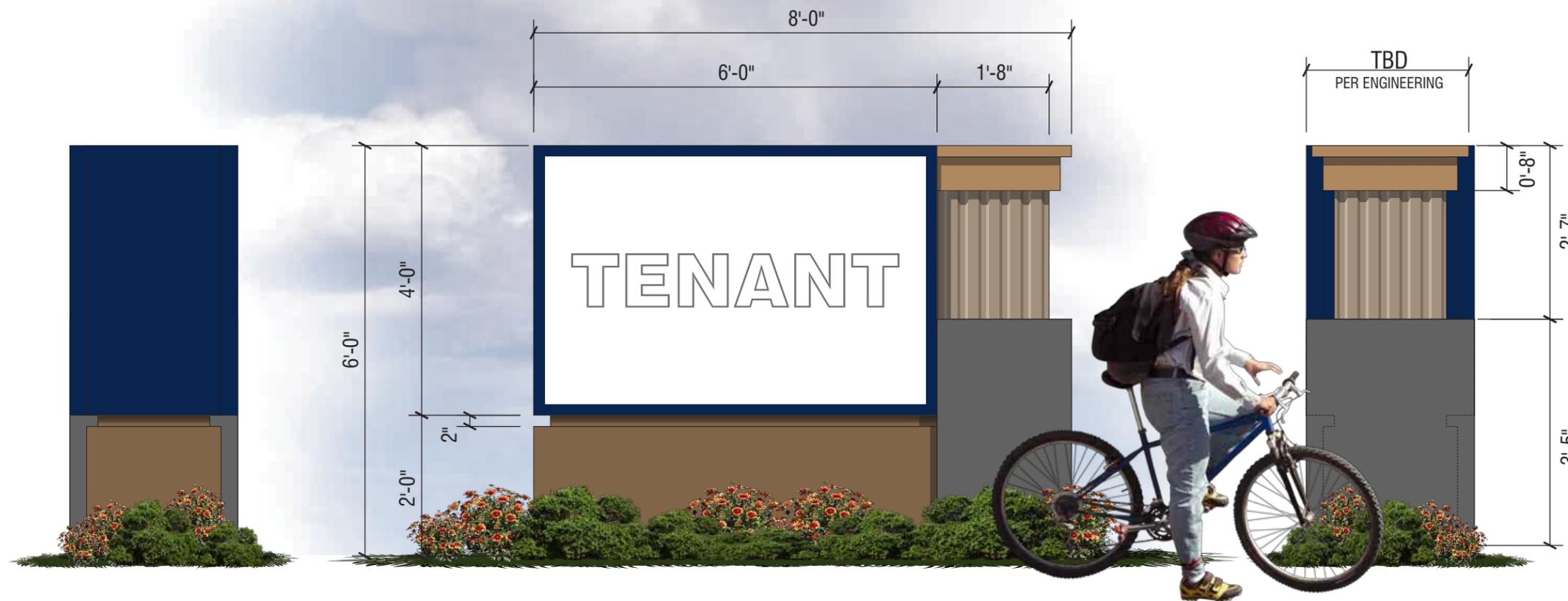


NAMPA PLANT -  
UL #433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

page #

2 of 3



● **Mfg. & Install (6) New 6' O.A.H Monument Displays**  
 scale: 1/2" = 1'-0"

Mfg. & Install New 6'-0" O.A.H D/F Monument Displays  
 w/ LED Illuminated Tenant Cabinets  
 4' x 6' Cabinet = 24sf  
 Monument Structure Painted to match Shopping center building colors  
 Monuments to have Concrete Pad Base

It is the intent and purpose of this color rendering to provide a basic color representation of your sign finish and color. However, digital media and printed colors will vary from actual paint finish and color. Existing painted surfaces will have a perceptible difference in shade and sheen from your sign finish. Providing a sample of the paint you wish to match or a Matthews paint color formula will minimize the differences.

16265 Star Road Nampa, ID 83687 toll free: 800.592.8058 tele: 208.345.4020 fax: 208.336.9886 www.imagenational.com

image national signs **in**  
 ...bringing your image to light!

PROJECT TITLE:

**WinCo  
 FOODS**

store #  
**000**

LOCATION:

2150 S.State Street  
 Salt Lake City, UT.  
 84115

REQUESTED BY:

D. Cobb

DRAWN BY:

S. Carico

COMPUTER FILE  
 INCLUDING DATE:

WIN-SLC PYL-080315



NAMPA PLANT -  
 UL # 433195-001

U.S. & PR. - All signs conform to UL-48/2161 (labeled accordingly) & must comply with UL-411 install procedures. Canada - all signs must be CAS compliant. This sign(s) is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or applicable local codes. This includes proper grounding and bonding of the sign.

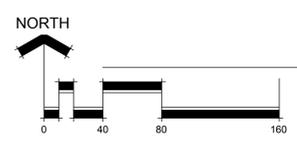
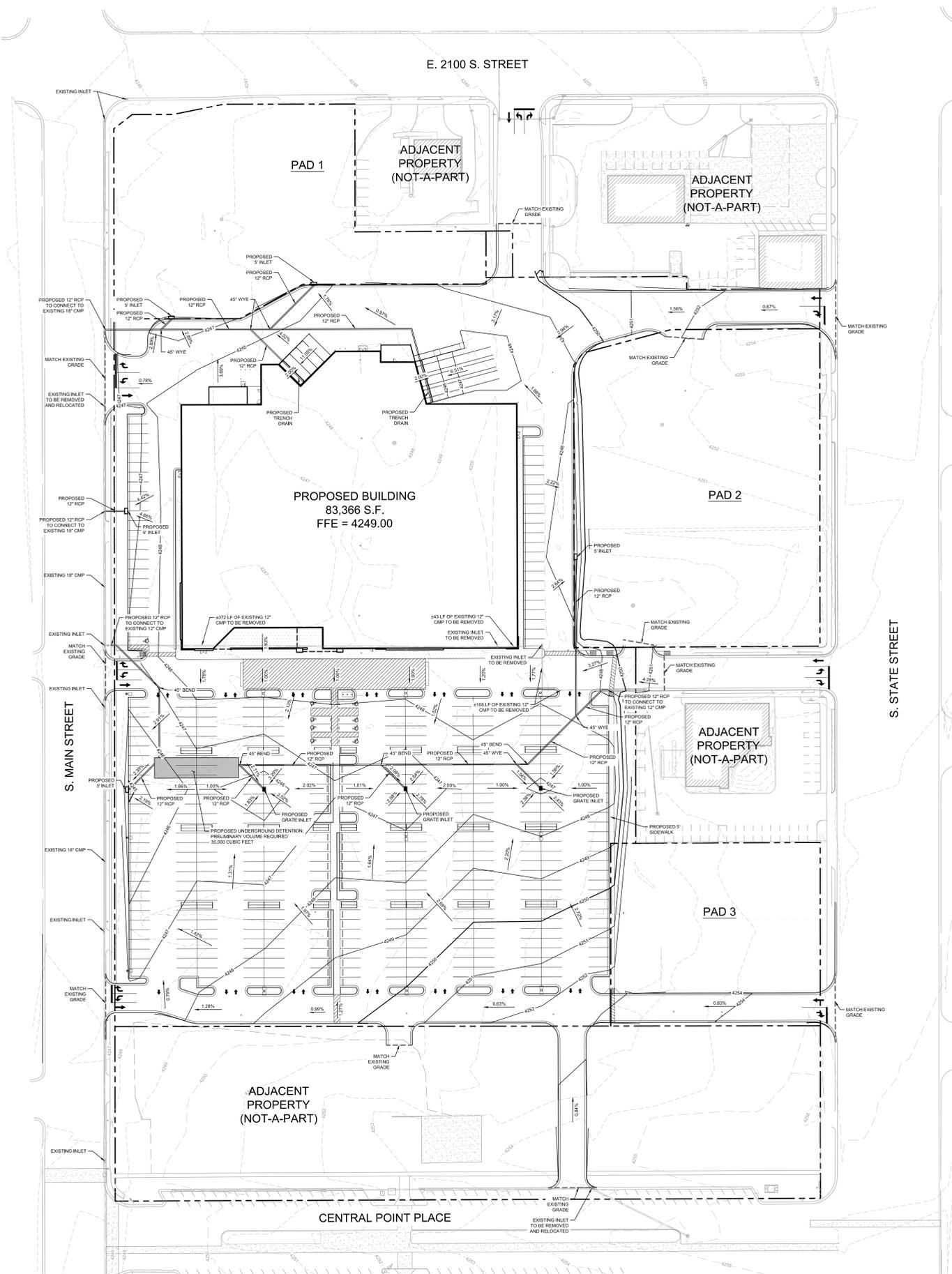
page #

**3 of 3**

LEGEND	
PROPERTY LINE	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---

NOTE	
1.	EXISTING TOPOGRAPHY INFORMATION OBTAINED FROM ON-GROUND SURVEY PREPARED BY ANDERSON WAHLEN & ASSOCIATES, JANUARY 2015.
2.	SITE LAYOUT SHOWN IS BASED ON SITE PLAN PROVIDED BY PETERSEN STAGGS ARCHITECTS, L.L.C. ON JULY 13, 2015.
3.	THIS DOCUMENT IS SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THIS SHEET. DESIGN INTENT, LOCATION, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.



PRELIMINARY GRADING AND DRAINAGE PLAN  
1" = 40'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

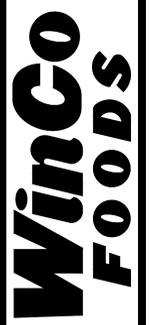
  

ARCH. PROJECT NO.	1507
DRAWN	KMM
CHECKED	DPG
SUBMITTAL DATES	
OTD DATE	

THIS DRAWING IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. (KHA). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



WINCO FOODS  
E. 2100 S. ST. & S. STATE ST.  
SOUTH SALT LAKE, UTAH



SHEET TITLE  
PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET  
B

WARNING CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**STOP!**  
CALL BEFORE YOU DIG  
DIG-TESS  
1-800-DIG-TESS  
(@ least 72 hours prior to digging)

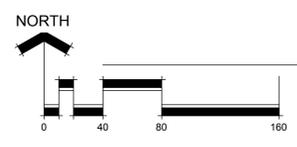
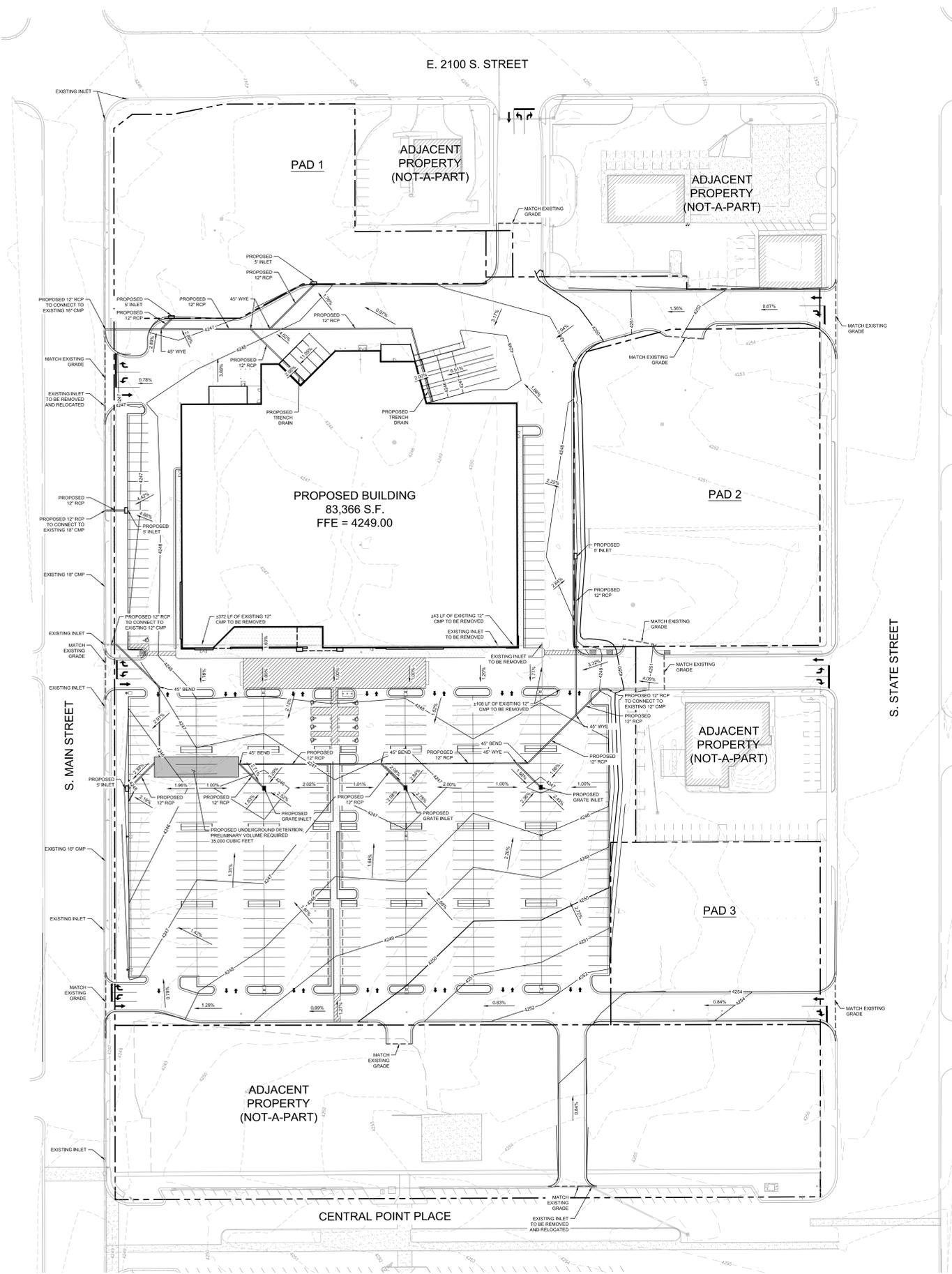
DRAWN BY: KMM  
 CHECKED BY: DPG  
 DATE: 07/13/15  
 PROJECT: WINCO FOODS STORE #1507  
 SHEET: PRELIMINARY GRADING AND DRAINAGE PLAN  
 SCALE: 1" = 40'-0"



LEGEND	
PROPERTY LINE	---
PROPOSED CONTOUR	---
EXISTING CONTOUR	---

NOTE	
1.	EXISTING TOPOGRAPHY INFORMATION OBTAINED FROM ON-GROUND SURVEY PREPARED BY ANDERSON WAHLEN & ASSOCIATES, JANUARY 2015.
2.	SITE LAYOUT SHOWN IS BASED ON SITE PLAN PROVIDED BY PETERSEN STAGGS ARCHITECTS, L.P. ON JULY 13, 2015.
3.	THIS DOCUMENT IS SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THIS SHEET. DESIGN INTENT, LOCATION, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.



PRELIMINARY GRADING AND DRAINAGE PLAN  
1" = 40'-0"

REVISIONS		
NO.	DESCRIPTION	DATE

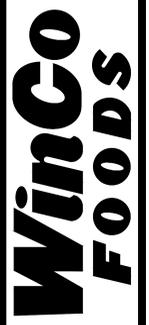
  

ARCH. PROJECT NO.	1507
DRAWN	KMM
CHECKED	DPG
SUBMITTAL DATES	
OTD DATE	

THIS DRAWING IS THE PROPERTY OF PETERSEN STAGGS ARCHITECTS, L.P. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PETERSEN STAGGS ARCHITECTS, L.P.



WINCO FOODS  
E. 2100 S. ST. & S. STATE ST.  
SOUTH SALT LAKE, UTAH



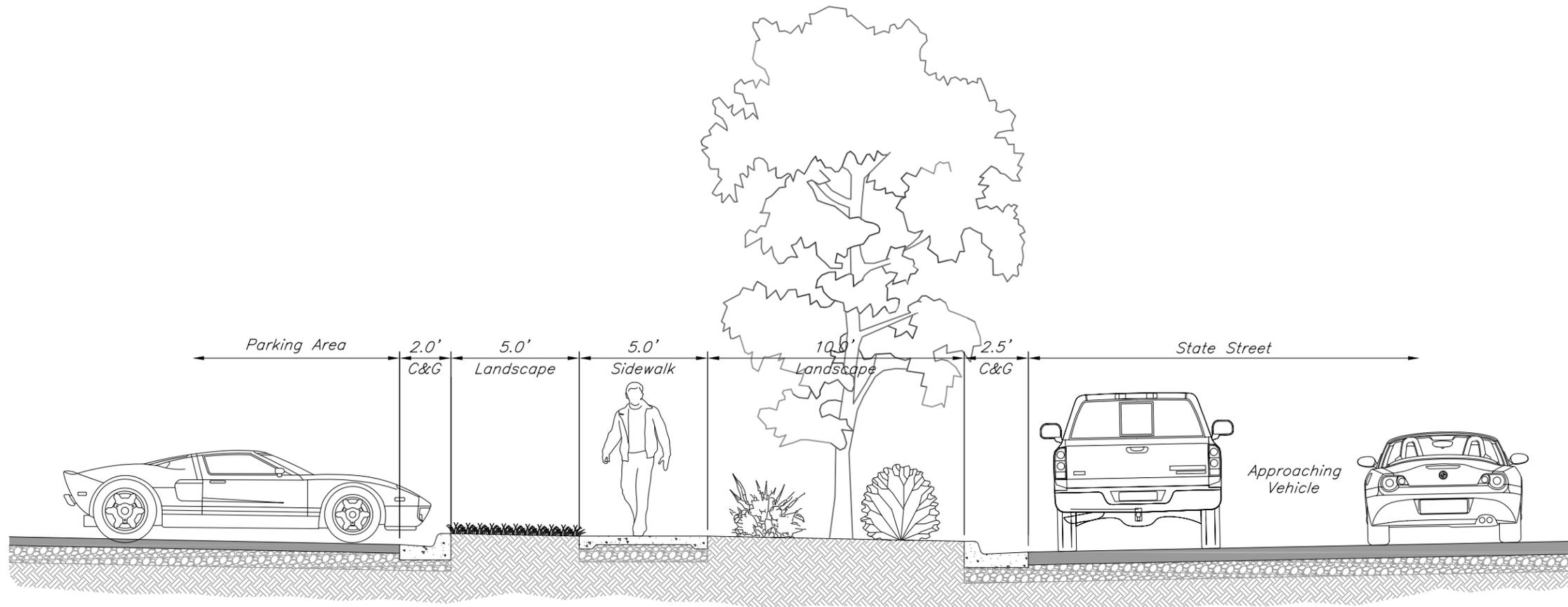
SHEET TITLE  
PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET  
B

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

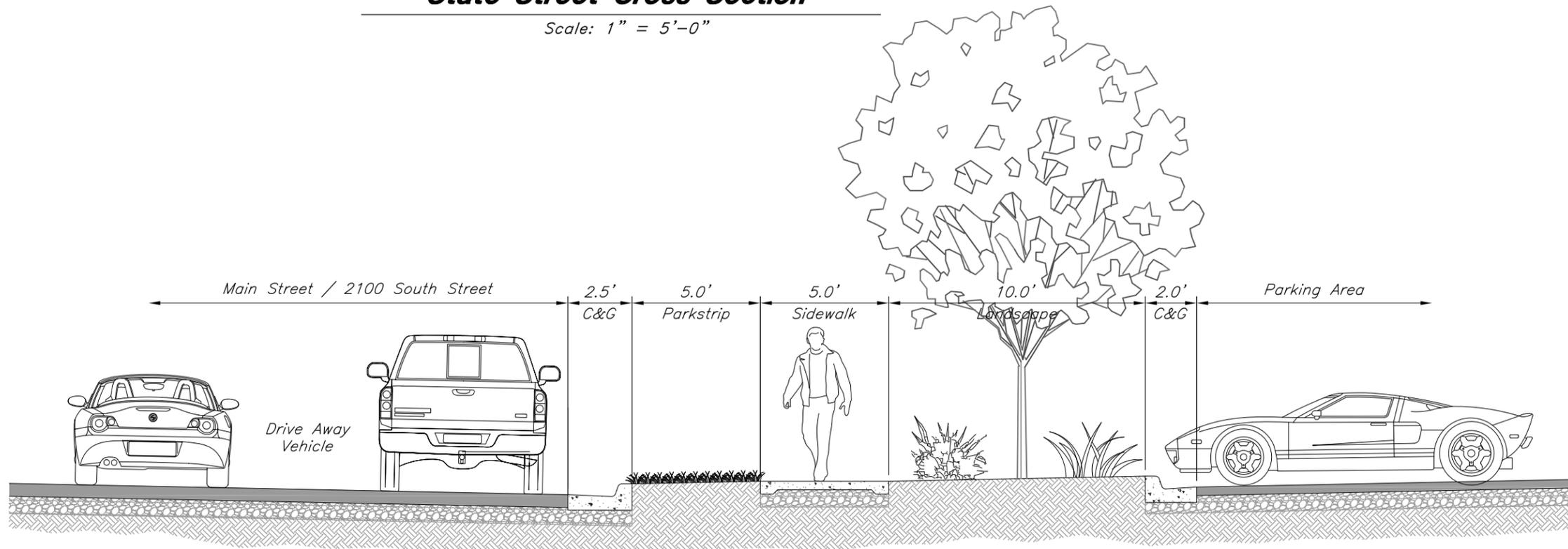
**STOP!**  
CALL BEFORE YOU DIG  
DIG TESS  
1-800-DIG-TESS  
(@ least 72 hours prior to digging)

WINCO FOODS, INC. 1000 S. STATE ST. SALT LAKE, UT 84143  
 PETERSEN STAGGS ARCHITECTS, L.P. 1000 S. STATE ST. SALT LAKE, UT 84143  
 KIMLEY-HORN AND ASSOCIATES, INC. 1000 S. STATE ST. SALT LAKE, UT 84143  
 DATE: 07/13/15  
 DRAWN: KMM  
 CHECKED: DPG  
 PROJECT: PRELIMINARY GRADING AND DRAINAGE PLAN FOR 1507



**State Street Cross Section**

Scale: 1" = 5'-0"



**Main Street / 2100 South Cross Section**

Scale: 1" = 5'-0"

REV	DATE	DESCRIPTION

Designed by: DA  
 Drafted by: DC  
 Client Name: Winco

14-128-Street Cross Section Exhibit

**AWA**  
**ANDERSON WAHLEN & ASSOCIATES**  
 2010 North  
 801-521-6525 - [ahengineering.net](http://ahengineering.net)  
 2100 South Salt Lake City, Utah 84116

**Street Cross Sections Exhibit**  
**Winco Foods**  
 2100 South & State Street  
 South Salt Lake, Utah

16 Jul, 2015

Sheet No. **EX**

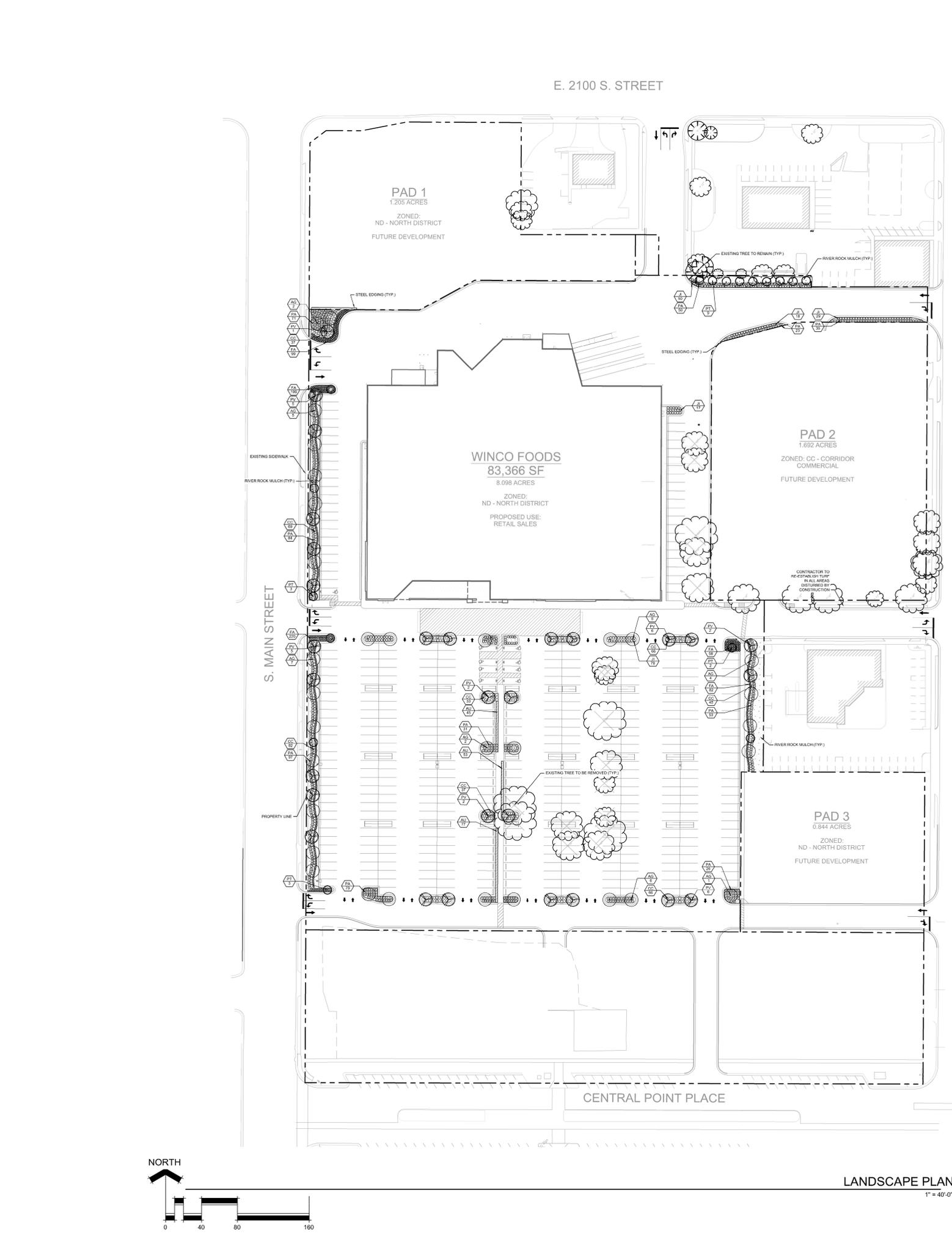
1. ALL WORK SHALL BE CONFINED TO LIMITS OF CONSTRUCTION SHOWN ON PLANS.  
 2. SITE GRADING NECESSARY BY THE WORK AS IT PROGRESSES AND NOT SPECIFICALLY CALLED OUT ON THE PLANS SHALL BE CONSIDERED INCIDENTAL WORK.  
 3. CONTRACTOR SHALL COORDINATE AND BE IN COMPLIANCE WITH ALL STATE AND LOCAL MUNICIPALITIES AS WARRANTED.  
 4. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. ANY DISCREPANCIES FOUND BETWEEN THE DRAWINGS AND SPECIFICATIONS AND EXISTING SITE CONDITIONS OR ANY INCONSISTENCIES OR AMBIGUITIES IN DRAWINGS OR SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT. IN WRITING, WHO SHALL PROMPTLY ADDRESS SUCH INCONSISTENCIES OR AMBIGUITIES. WORK DONE BY THE CONTRACTOR AFTER HIS "DISCOVERY" OF SUCH DISCREPANCIES, INCONSISTENCIES, OR AMBIGUITIES SHALL BE DONE AT THE CONTRACTOR'S RISK.  
 5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER, OR THE LANDSCAPE ARCHITECT MAY BE CAUSE FOR THE WORK TO BE DECLARED UNACCEPTABLE.  
 6. THE CONTRACTOR ACKNOWLEDGES AND AGREES THAT THE WORK IS ENTIRELY AT HIS RISK UNTIL SITE IS ACCEPTED, AND HE WILL BE HELD RESPONSIBLE FOR ITS SAFETY BY THE OWNER.  
 7. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE DAMAGE OR LOSS OF ANY REFERENCE POINTS AND MARKS DURING THE CONSTRUCTION OF HIS WORK, AND SHALL BEAR THE COST OF REPLACING SAME.  
 8. THE CONTRACTOR IS RESPONSIBLE FOR HORIZONTAL AND VERTICAL LOCATING AND PROTECTING ALL PUBLIC AND PRIVATE UTILITIES WHETHER IN OR ADJACENT TO THE CONSTRUCTION SITE AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY.  
 9. THE CONTRACTOR SHALL SAVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. DURING ALL CONSTRUCTION PHASES UNLESS NOTED OTHERWISE. THE CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.  
 10. ANY FOREIGN ITEM FOUND DURING CONSTRUCTION IS THE PROPERTY OF THE OWNER. THIS INCLUDES, BUT IS NOT LIMITED TO, PRECIOUS METALS, COINS, PAPER, CURRENCY, ARTIFACTS AND ANTIQUITIES.  
 11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND/OR OBTAINING ALL REQUIRED PERMITS AND APPROVALS PRIOR TO COMMENCING CONSTRUCTION.  
 12. CONTRACTOR IS TO MAINTAIN CONTROLLED FOOTSTRAK AND ADA ACCESS THROUGH ALL AREAS OF THE SITE THROUGHOUT CONSTRUCTION PERIOD.  
 13. MAINTAIN THE SITE IN A NEAT AND ORDERLY CONDITION AT ALL TIMES. DAILY AND MORE OFTEN IF NECESSARY. INSPECT & PICK-UP ALL SCRAP, DEBRIS & WASTE MATERIAL.  
 14. IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, MULCH AND OTHER MATERIALS TRACKED ONTO AND OFF OF THE SITE OR PUBLIC HIGHWAYS OR DRIVEWAYS, THE CONTRACTOR MUST CLEAN THESE DAILY, IF NECESSARY. THE CONTRACTOR MUST USE WATER OR FINISHED WORK METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.  
 15. PROVIDE PROTECTION TO ALL FINISHED WORK. MAINTAIN SURFACES CLEAN, UNWORN, AND SUITABLY PROTECTED UNTIL ACCEPTANCE BY OWNER.  
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE RESULTING FROM CONSTRUCTION ACTIVITY TO EXISTING ELEMENTS THAT ARE TO REMAIN.  
 17. EROSION CONTROL MEASURES (IE. SILT FENCING AND SEDIMENT CONTROL) SHALL BE MAINTAINED BY THE CONTRACTOR PER ALL SPECIFICATIONS. ANY EROSION CONTROL MEASURES DAMAGED BY THE CONTRACTOR SHALL BE REPLACED PER CIVIL SPECIFICATIONS.  
 18. PLANT QUANTITIES LISTED IN THE PLANT LEGEND ARE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR SHALL DO THEIR OWN TAKE OFFS AND BASE BID ACCORDINGLY.  
 19. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. TREES SHALL HAVE HEALTHY, WELL DEVELOPED SPINDLING, AND FREE OF ANY BRUISES, CUTS OR OTHER ABNORMALITIES. PLANT MATERIAL SHALL BE SIZED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR PHYSICAL STOCK, LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF HORTICULTURISTS.  
 20. OWNERS REPRESENTATIVE RESERVES THE RIGHT TO SELECT ANY PLANT MATERIAL DEEMED UNACCEPTABLE.  
 21. LANDSCAPE CONTRACTOR TO TAG AND HOLD ALL PLANT MATERIAL A MINIMUM OF 30 DAYS PRIOR TO DATE OF INSTALLATION. ALL PLANT MATERIAL SUBSTITUTIONS MADE WITHIN THE 30 DAYS PRIOR TO INSTALLATION TO BE THE BEST SIZE LARGER AT NO ADDITIONAL COST TO THE CLIENT.  
 22. ALL TREE LOCATIONS TO BE STAKED AND APPROVED BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.  
 23. INSTALL ALL CANOPY TREES WITH A MINIMUM OF 5 FT SEPARATION FROM ALL UTILITIES UNLESS ROOT BARRIER IS UTILIZED.  
 24. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, BASKING TREE ROOT BALLS, MUCK SETTLING, SOIL GRADING, WEED, INSECT, AND DISEASE CONTROL, FERTILIZING, MOWING, EDGING AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPGRADE.  
 25. FINISH GRADE IN ALL AREAS TO BE SMOOTH AND EVEN AND 1" BELOW TOP OF CURB OR SIDEWALK.  
 26. AREAS TO RECEIVE BARK OR ROCK MULCH SHALL BE TREATED AT LEAST ONCE WITH A HERBICIDE PRIOR TO PLANTING OPERATIONS. IMMEDIATELY PRIOR TO PLACEMENT OF MULCH, CONTRACTOR TO APPLY PRE-EMERGENT FOR MANUFACTURER RECOMMENDATIONS.  
 27. ROCK AND BARK MULCH SHALL EXTEND UNDER TREES AND SHRUBS.  
 28. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE ENTIRE PROJECT FOR 90 DAYS AFTER ACCEPTANCE OF THE WORK. OWNERS REPRESENTATIVE, UPON COMPLETION OF THE MAINTENANCE PERIOD, THE OWNER WILL ASSUME ALL MAINTENANCE RESPONSIBILITY.  
 29. PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PURCHASE ITEMS, THEN OBTAIN APPROVAL FROM OWNERS REPRESENTATIVE OF SUBSTANTIAL COMPLETION. DETERMINE WITH THE OWNERS REPRESENTATIVE THE START DATE FOR THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO MAINTAIN LANDSCAPE UNLESS INCLUDE MATERIALS (WEEDS, PRUNING, AND REPLACEMENT OF ANY MATERIAL THAT HAS DIED OR IS SHOWING EVIDENCE OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL MAINTENANCE PERIOD.  
 30. ALL GENERAL CONDITIONS, SUPPLEMENTARY GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS OF THE CONTRACT SHALL APPLY.

REVISIONS  
 NO. DESCRIPTION DATE  
 ARCH. PROJECT NO. 1507  
 DRAWN: KAUF  
 CHECKED: CMR  
 SUBMITTAL DATES  
 OTH DATE

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION  
 PETERSEN • STAGGS ARCHITECTS LLP INC. A R C A B C E R T I F I E D  
 5200 W. STATE STREET, ROSE, IDAHO  
 PHONE: 208-345-1462 FAX: 208-345-1532  
 ps@psearch.com

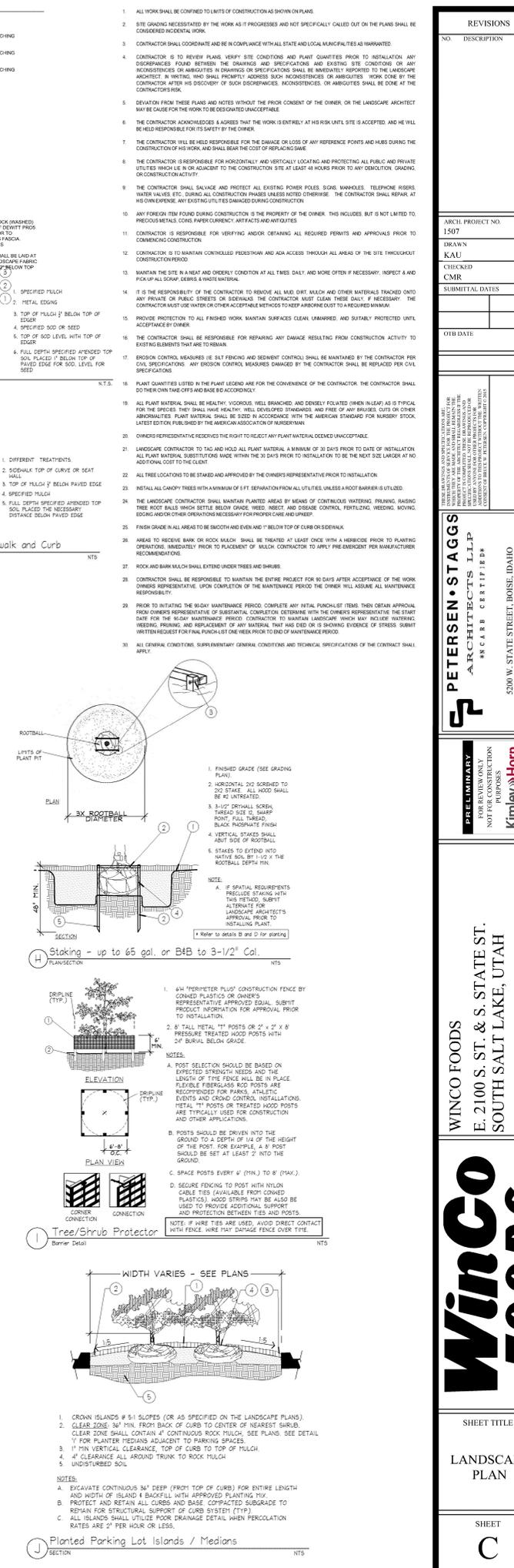
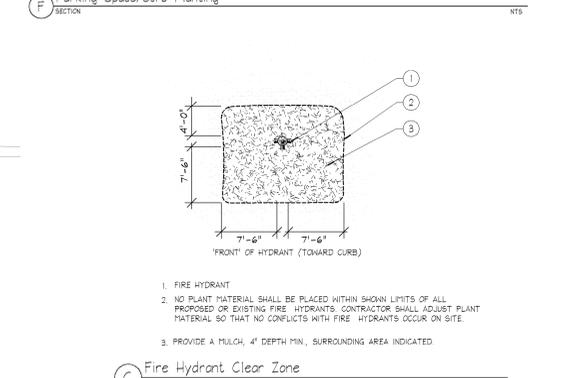
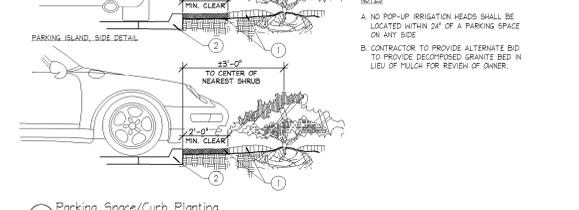
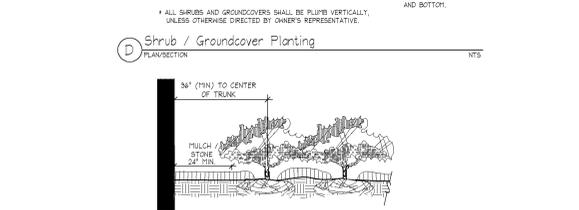
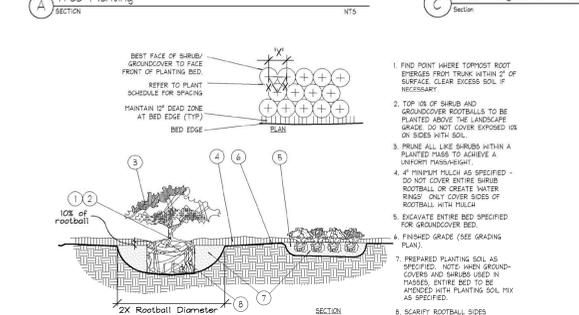
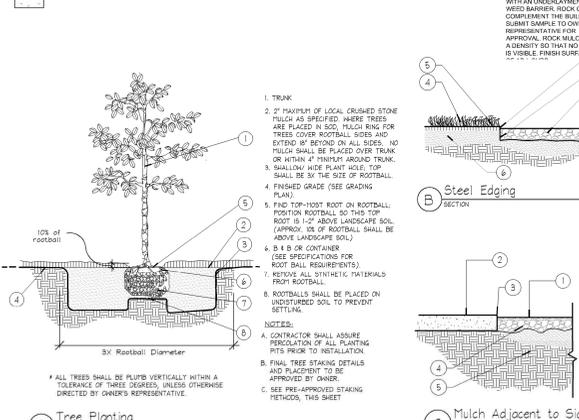
WINCO FOODS  
 E. 2100 S. ST. & S. STATE ST.  
 SOUTH SALT LAKE, UTAH

SHEET TITLE  
 LANDSCAPE PLAN  
 SHEET  
 C



### PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	GAL/PER	SIZE	REMARKS
(Symbol)	AG	32	ACER GRANDIDENTATUM	WINGED MAPLE	45 GAL	2 1/2"	10' - 12' MIN.	SINGLE, STRAIGHT AND MATCHING
(Symbol)	PT	17	PYRUS CALLERYANA 'TRINITY' TM	TRINITY PEAR	45 GAL	2 1/2"	10' - 12' MIN.	SINGLE, STRAIGHT AND MATCHING
(Symbol)	PV	20	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHERRYCHERRY	45 GAL	2 1/2"	10' - 12' MIN.	SINGLE, STRAIGHT AND MATCHING
SHRUBS								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE	REMARKS
(Symbol)	CC	435	CARYOPTERIS GLANDONENSIS 'BLUE MIST'	BLUE MIST SHRUB	2 GAL	36" O.C.	3' X 4'	FULL AND MATCHING
(Symbol)	FA	668	FESTUCA OVINA GLAUCA 'ELIUM BLUE'	BLUE FESCUE	1 GAL	24" O.C.	12" X 24"	FULL AND MATCHING
(Symbol)	J	150	JUNIPERUS HORIZONTALIS 'ICEE BLUE' TM	ICEE BLUE JUNIPER	1 GAL	36" O.C.	12" X 24"	FULL AND MATCHING
(Symbol)	PA	540	PENNESETUM ALOPECUROIDES	FOUNTAIN GRASS	1 GAL	36" O.C.	4' X 4'	FULL AND MATCHING
GROUND COVERS								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS
(Symbol)	AU	175	ARCTOSTAPHYLOS UVA URSI	KAMMKNICK	1 GAL. MIN.	18" X 18" W	18" O.C.	FULL AND MATCHING
MULCH								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	SPACING	REMARKS
(Symbol)	RRM	13,262 SF	RIVER ROCK MULCH	MULCH	FLAT			3/4" DEEP, 2" MAX. RIVER ROCK (WASHED) WITH AN UNDERLAYMENT OF 20/40 PREGRIND. WEED BARRIER, ROCK COLOR TO COMPLEMENT THE SURROUNDING PAVEMENT. SUBMIT SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL. ROCK MULCH SHALL BE Laid AT A MINIMUM 1" BELOW TOP OF FINISHED GRADE. FINISH SURFACE 2" BELOW TOP OF FINISHED GRADE.



NOTES:  
 A. EXCAVATE CONTINUOUS 3/4\"/>



**FRONT PERSPECTIVE**



**FRONT ELEVATION**

MATERIAL PERCENTAGE:	
PAINTED MASONRY:	45.9%
PREFINISHED METAL PANEL:	54.1%

**PROPOSED EXTERIOR DESIGN**

**SOUTH SALT LAKE, UTAH**

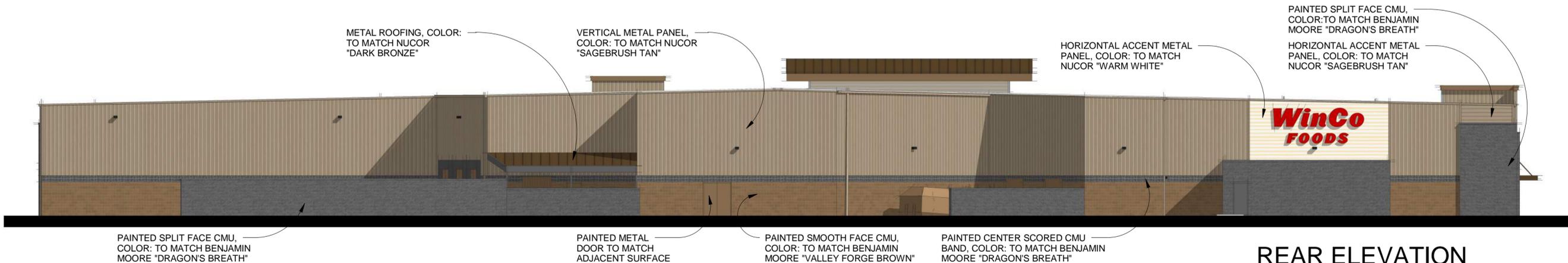


**PETERSEN • STAGGS**  
 ARCHITECTS LLP  
\*NCARB CERTIFIED\*  
 5200 WEST STATE STREET  
 BOISE, IDAHO 83703



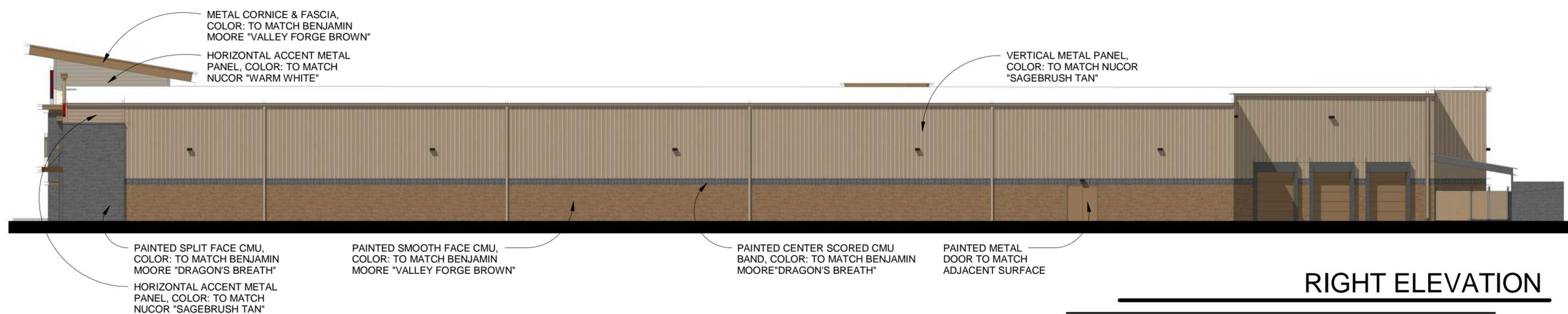
**LEFT ELEVATION**

MATERIAL PERCENTAGE:	
PAINTED MASONRY:	55.8%
PREFINISHED METAL PANEL:	44.2%



**REAR ELEVATION**

MATERIAL PERCENTAGE:	
PAINTED MASONRY:	34.8%
PREFINISHED METAL PANEL:	65.2%



**RIGHT ELEVATION**

MATERIAL PERCENTAGE:	
PAINTED MASONRY:	35.1%
PREFINISHED METAL PANEL:	64.9%

**PROPOSED EXTERIOR DESIGN**

**SOUTH SALT LAKE, UTAH**



METAL CORNICE & FASCIA,  
COLOR: TO MATCH BENJAMIN  
MOORE "VALLEY FORGE BROWN"

VERTICAL METAL PANEL,  
COLOR: TO MATCH NUCOR  
"SAGEBRUSH TAN"

PAINTED CENTER SCORED CMU  
BAND, COLOR: TO MATCH BENJAMIN  
MOORE "DRAGON'S BREATH"

PAINTED SMOOTH FACE CMU,  
COLOR: TO MATCH BENJAMIN  
MOORE "VALLEY FORGE BROWN"

HORIZONTAL ACCENT METAL  
PANEL, COLOR: TO MATCH  
NUCOR "WARM WHITE"

SIGNAGE WHERE OCCURS

PAINTED SPLIT FACE CMU,  
COLOR: TO MATCH BENJAMIN  
MOORE "DRAGON'S BREATH"



ELEVATION EXHIBIT 1

SOUTH SALT LAKE, UTAH

**WinCo**  
**FOODS**

  
**PETERSEN • STAGGS**  
ARCHITECTS LLP  
AIA/CES CERTIFIED  
5200 WEST STATE STREET  
BOISE, IDAHO 83703



ELEVATION EXHIBIT 2

SOUTH SALT LAKE, UTAH

**WinCo**  
**FOODS**

**PETERSEN • STAGGS**  
ARCHITECTS LLP  
5200 WEST STATE STREET  
BOISE, IDAHO 83703



METAL CORNICE, COLOR: TO MATCH BENJAMIN MOORE "VALLEY FORGE BROWN"

HORIZONTAL ACCENT METAL PANEL, COLOR: TO MATCH NUCOR "WARM WHITE"

VERTICAL METAL PANEL, COLOR: TO MATCH NUCOR "SAGEBRUSH TAN"

HORIZONTAL ACCENT METAL PANEL, COLOR: TO MATCH NUCOR "SAGEBRUSH TAN"

PAINTED SPLIT FACE CMU, COLOR: TO MATCH BENJAMIN MOORE "DRAGON'S BREATH"

METAL AWNING, COLOR: TO MATCH "DARK BRONZE"

PAINTED SMOOTH FACE CMU, COLOR: TO MATCH BENJAMIN MOORE "VALLEY FORGE BROWN"

PAINTED CENTER SCORED CMU, COLOR: TO MATCH BENJAMIN MOORE "DRAGON'S BREATH"

ELEVATION EXHIBIT 3

SOUTH SALT LAKE, UTAH

**WinCo**  
**FOODS**

**PETERSEN • STAGGS**  
ARCHITECTS LLP  
5200 WEST STATE STREET  
BOISE, IDAHO 83703



ELEVATION EXHIBIT 4

SOUTH SALT LAKE, UTAH

**WinCo**  
**FOODS**

**PETERSEN • STAGGS**  
ARCHITECTS LLP  
5200 WEST STATE STREET  
BOISE, IDAHO 83703

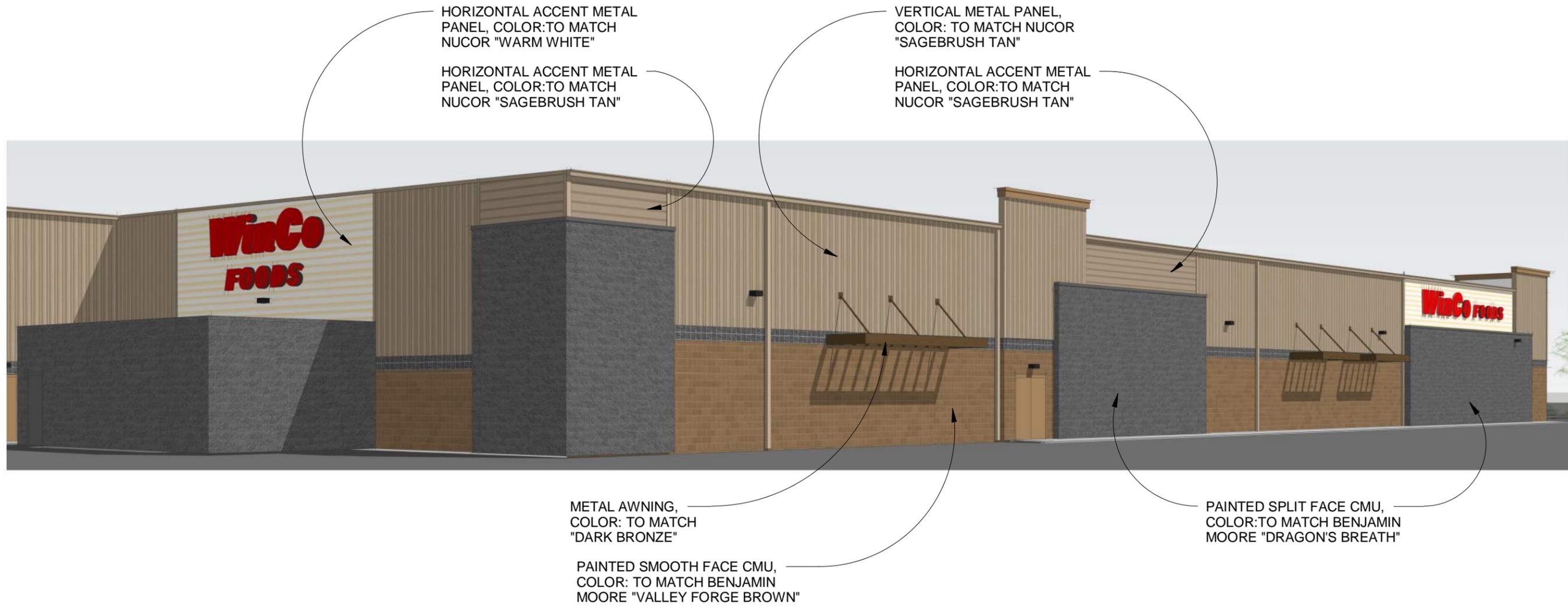


ELEVATION EXHIBIT 5

SOUTH SALT LAKE, UTAH

**WinCo**  
**FOODS**

**PETERSEN • STAGGS**  
ARCHITECTS LLP  
5200 WEST STATE STREET  
BOISE, IDAHO 83703



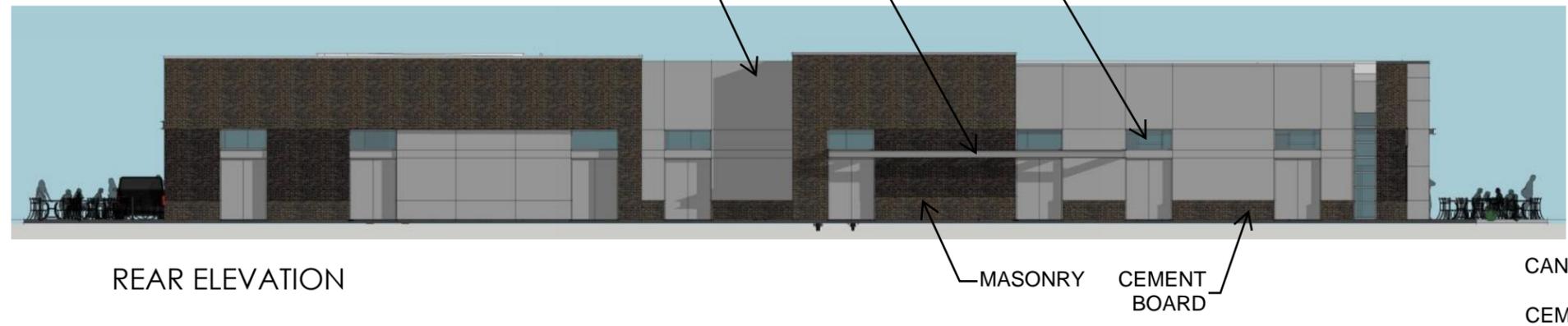
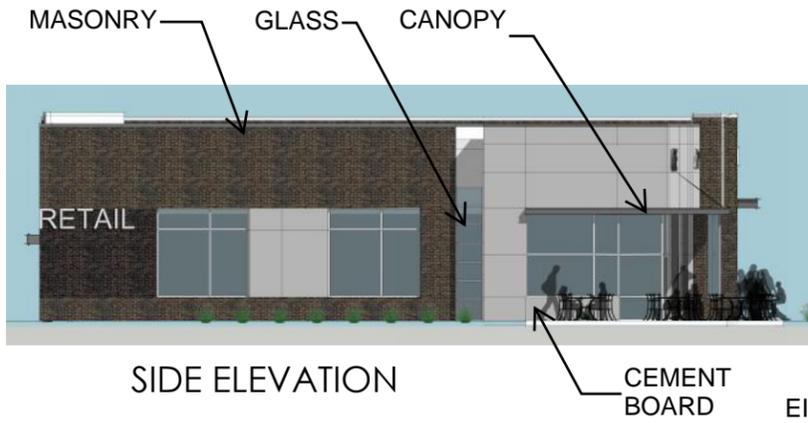
ELEVATION EXHIBIT 6

SOUTH SALT LAKE, UTAH

**WinCo**  
**FOODS**

  
**PETERSEN • STAGGS**  
 ARCHITECTS LLP  
UNCARB CERTIFIED  
 5200 WEST STATE STREET  
 BOISE, IDAHO 83703

# building elevations



PERSPECTIVE



downtown ssl  
phase 1 urban design



Liberty Crossing

ARCH | NEXUS





Liberty Crossing

ARCH | NEXUS





Liberty Crossing

ARCH | NEXUS

CONCEPT RENDERING - NORTH  
ELEVATION



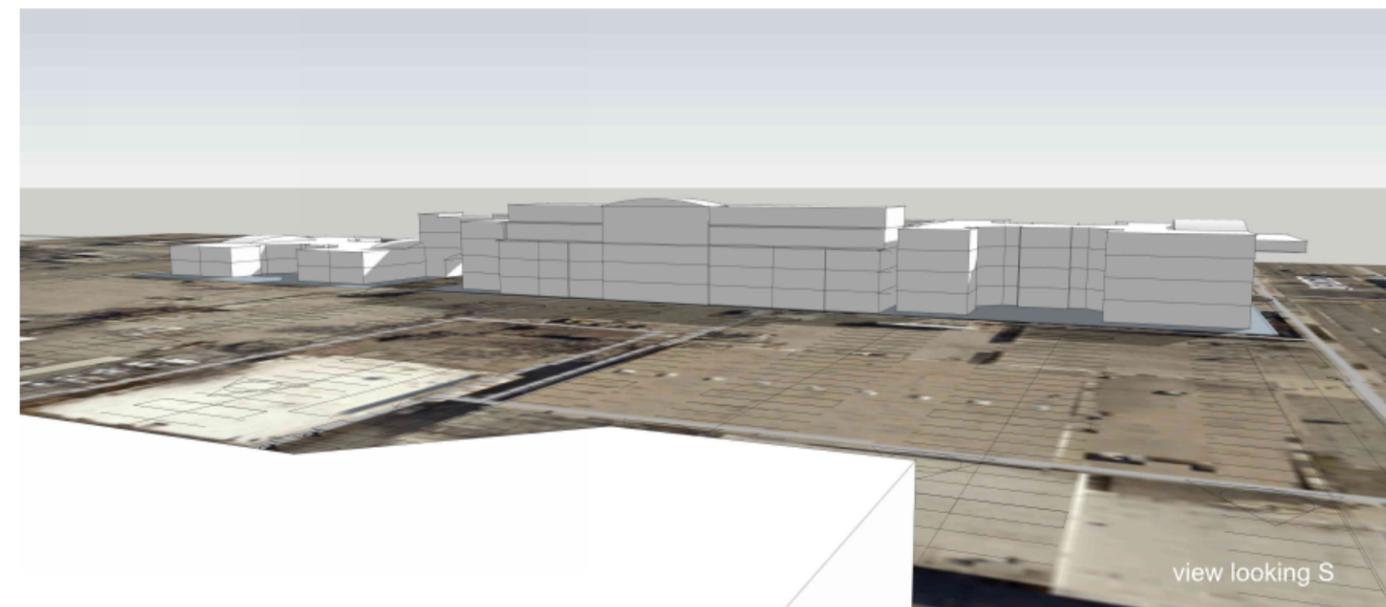
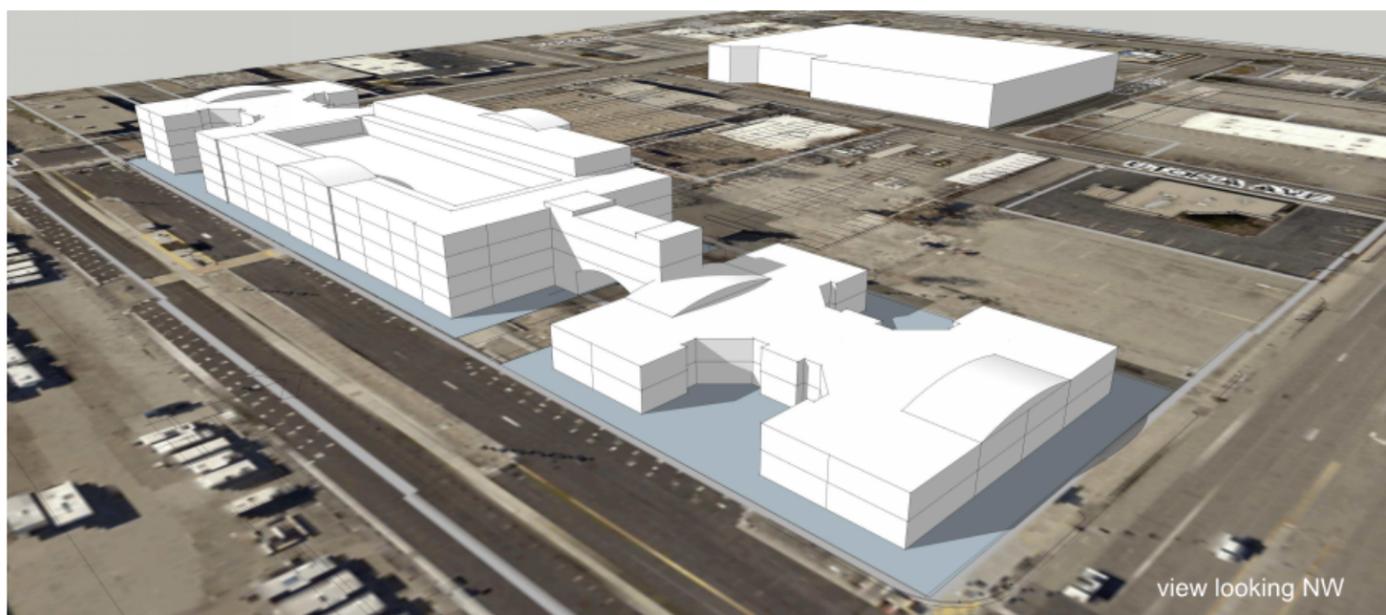




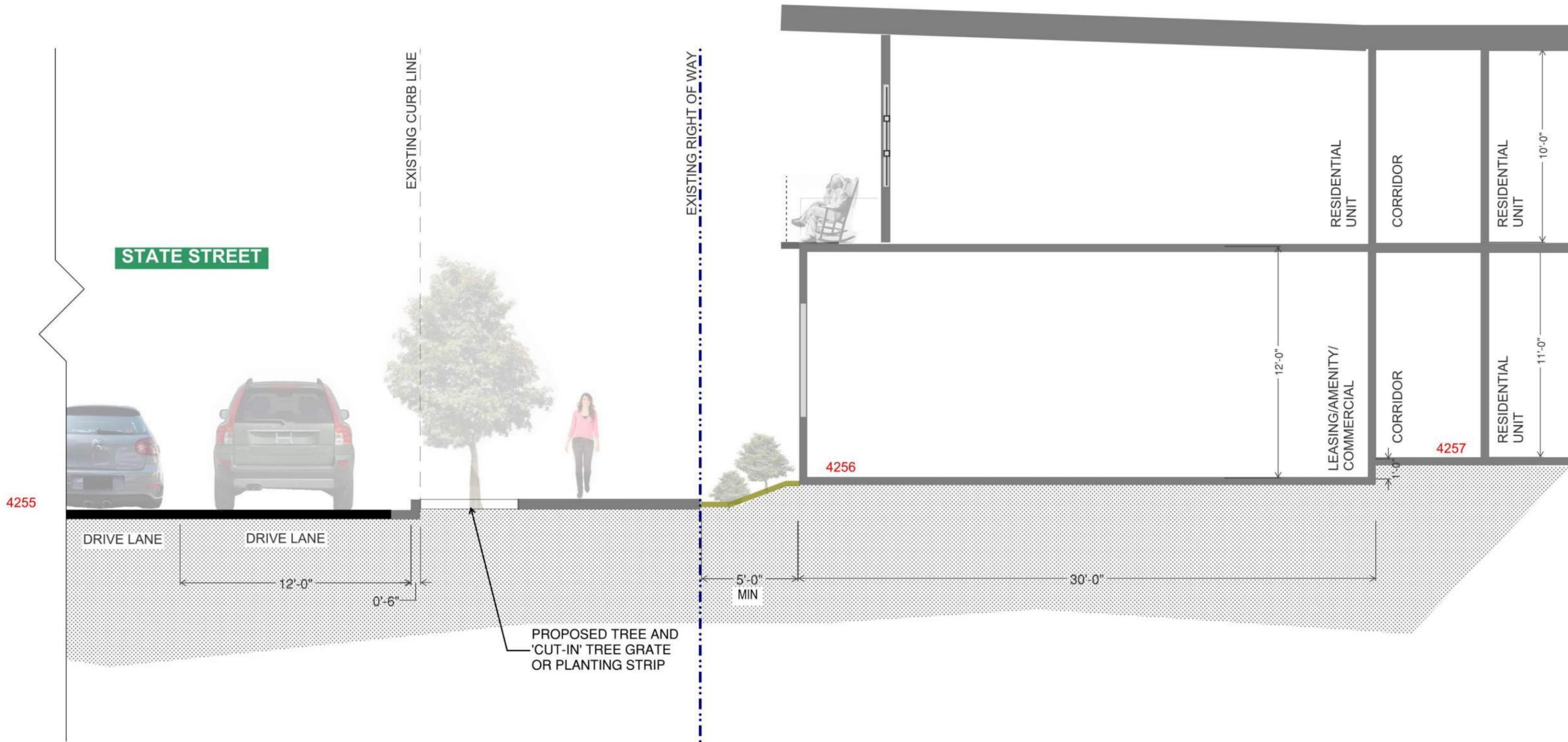




Alt - Liberty Crossing Unit Mix						
Unit Type	Number of Units	Total of Unit Style	Area Per Unit	Area of Unit Type	Ratio of Unit Type	Ratio of Unit Style
S1 - Studio	19		400	7,600	12%	
S2 - Studio	14		425	5,950	9%	
<b>Total Studios</b>		<b>33</b>		<b>13,550</b>		<b>20%</b>
A1 - One Bedroom	38		650	24,700	23%	
A1 - One Bedroom	48		680	32,640	29%	
<b>Total One Bedrooms</b>		<b>86</b>		<b>57,340</b>		<b>53%</b>
B1 - Two Bedroom	14		800	11,200	9%	
B2 - Two Bedroom	17		950	16,150	10%	
B3 - Two Bedroom	4		1000	4,000	2%	
<b>Total Two Bedrooms</b>		<b>35</b>		<b>31,350</b>		<b>21%</b>
TH - Townhome(s)	9	9	1,200	10,800	6%	6%
<b>Total</b>	<b>163</b>	<b>163</b>		<b>113,040</b>	<b>100%</b>	<b>100%</b>



downtown ssl  
phase 1 urban design

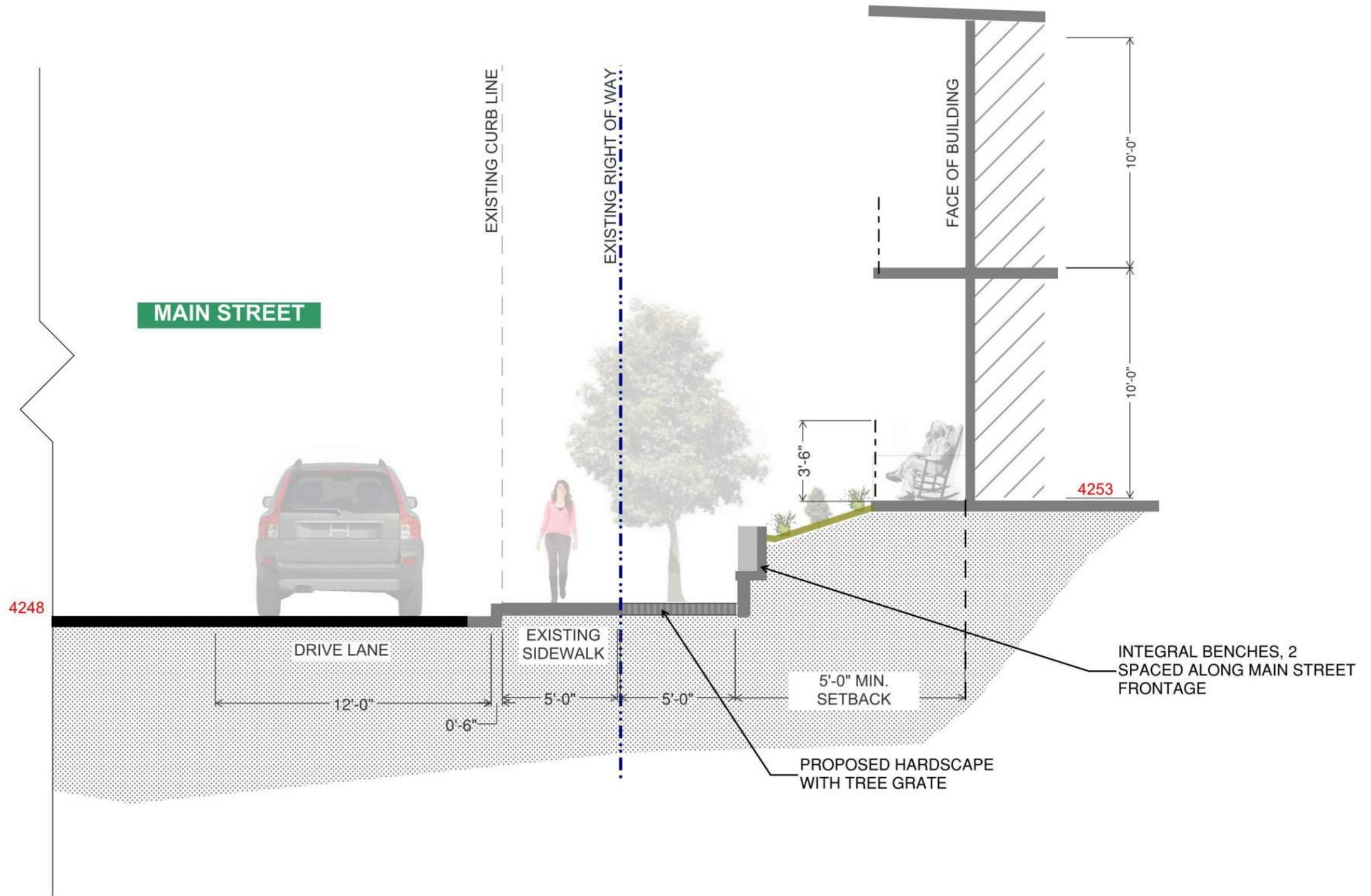


Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION



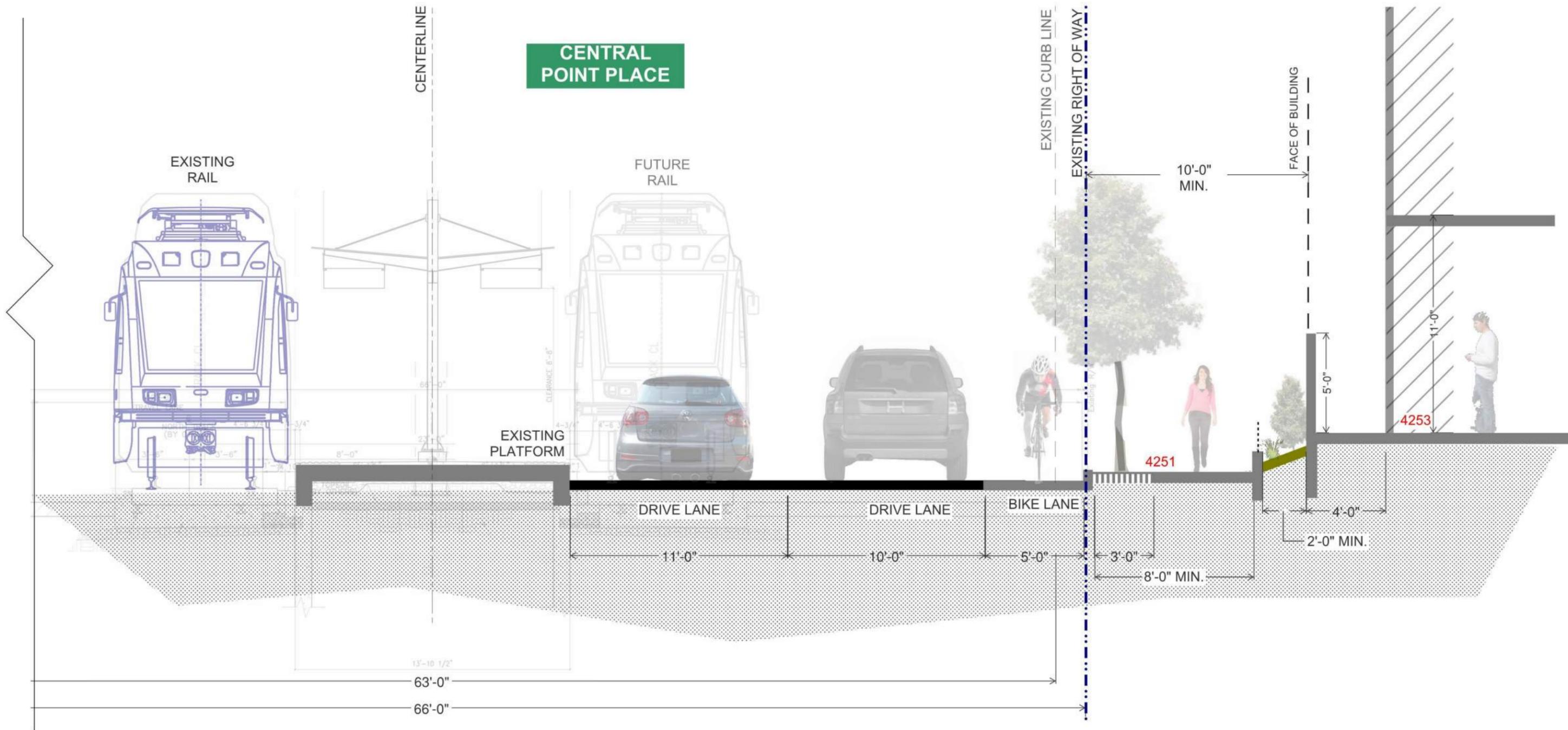


Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION



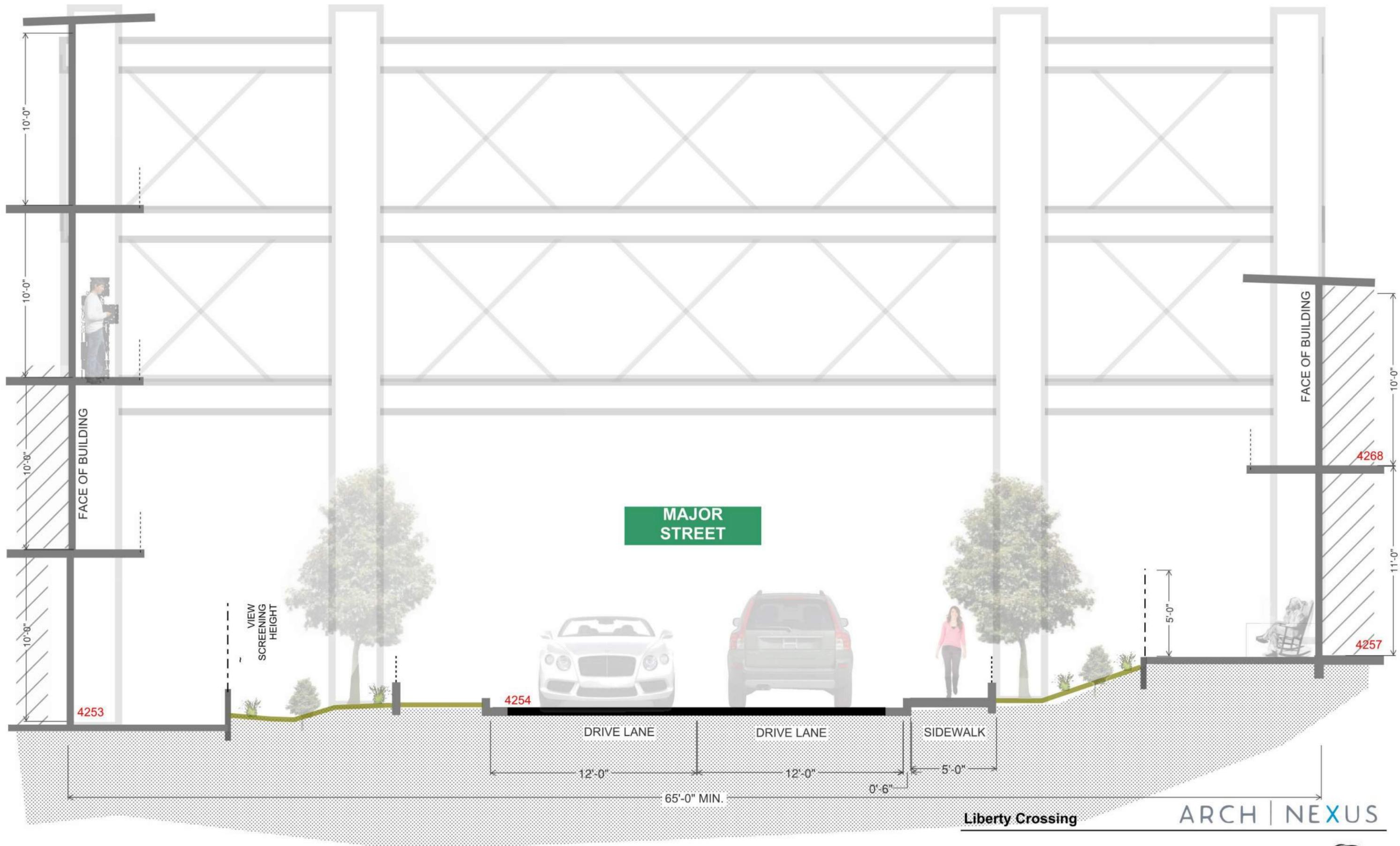


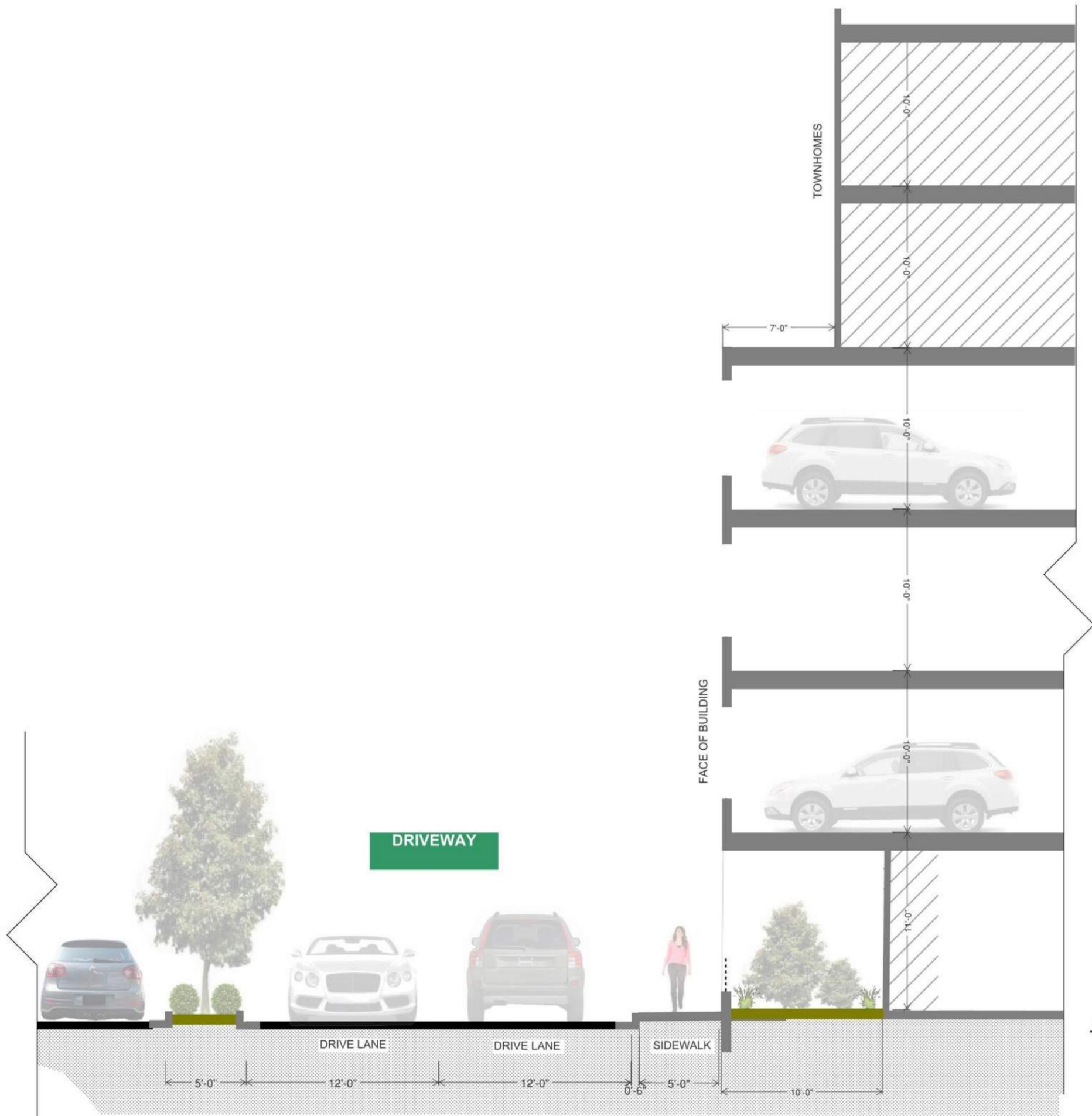
Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION







Liberty Crossing

ARCH | NEXUS

BUILDING/STREET SECTION

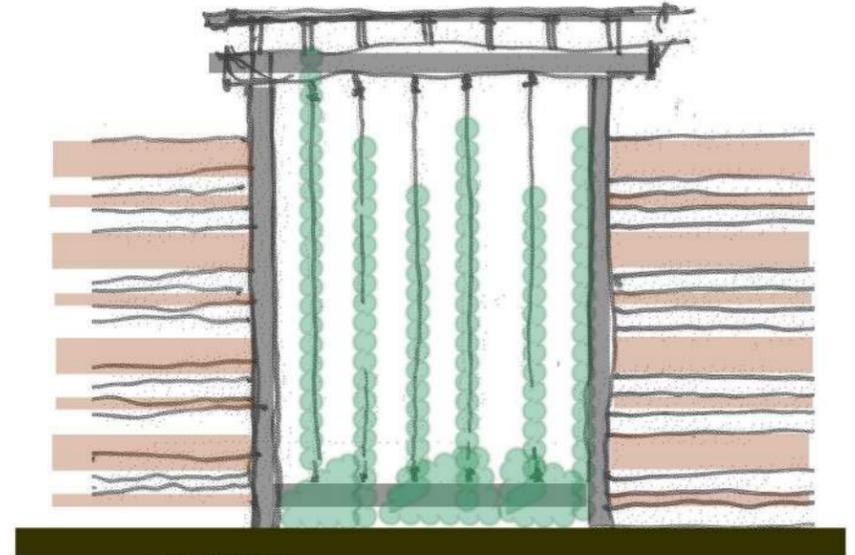




COURTYARD/PATIO RAIL/FENCE  
SPACING OF MEMBERS WILL VARY BASED ON APPROPRIATE  
PRIVACY MEASURES DICTATED BY SITUATION



PATIO STUDY



ORNAMENTAL TRELLIS



CURB WITH ORNAMENTAL FENCE 3'-0"



PARKING LOT LIGHTING