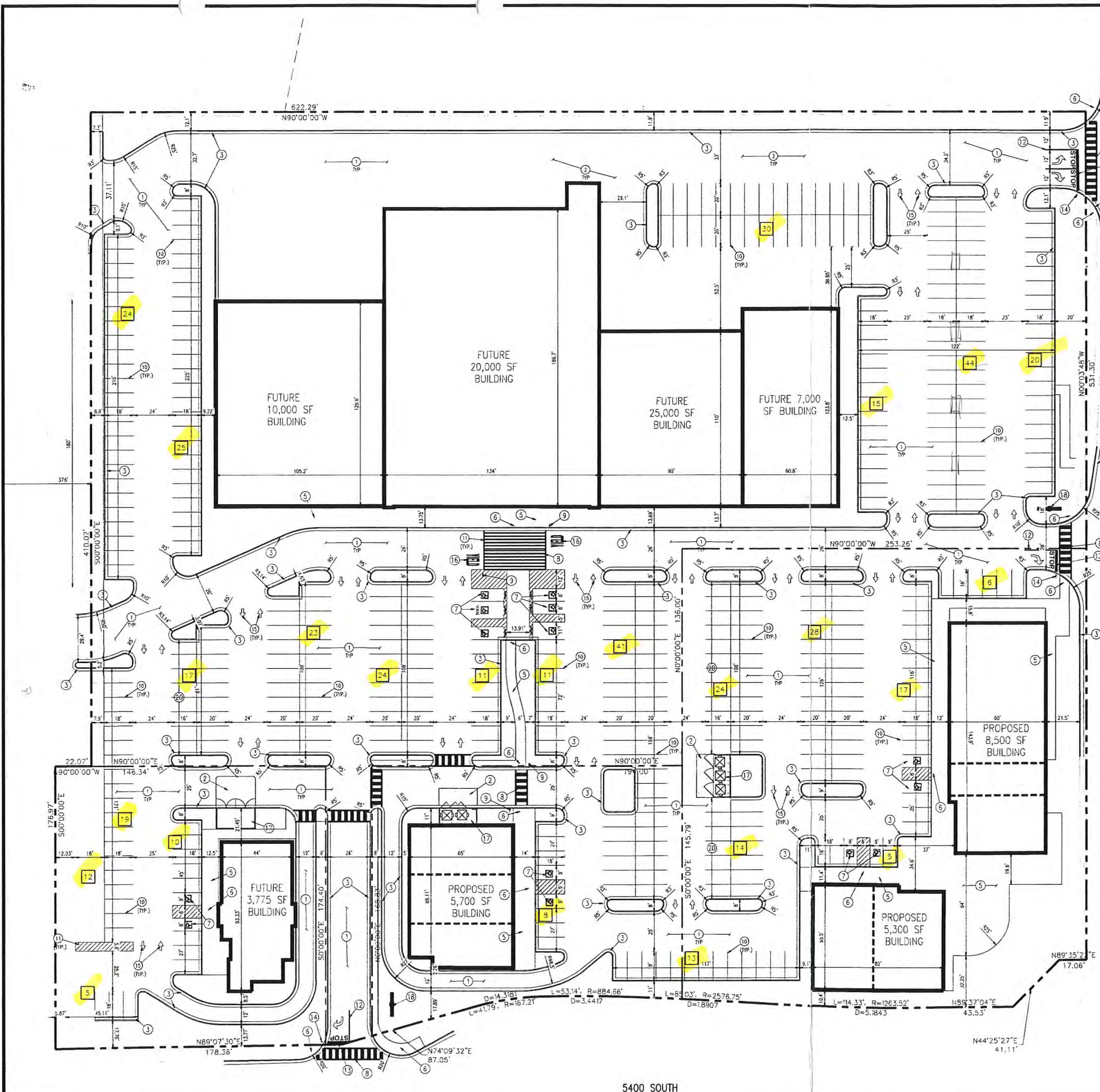




Aerial Map

Exhibit #2



SITE LEGEND	
	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	EASEMENT BOUNDARY LINE
	TRAFFIC DIRECTION
	PARKING COUNT
	EXISTING BUILDING TO REMAIN
	EXISTING FENCE TO REMAIN
	EXISTING STRIPING TO REMAIN
	PROPOSED NEW
	PROPOSED NEW

- SITE PLAN NOTES:**
- FURNISH AND INSTALL ASPHALT PAVEMENT.
 - FURNISH AND INSTALL HEAVY DUTY CONCRETE PAVEMENT.
 - CONSTRUCT CONCRETE CURB AND GUTTER (TYP. ON SITE) REFER TO GRADING PLAN FOR SPILL AND CATCH OUTLET LOCATIONS.
 - CONSTRUCT 6" CONCRETE CURB AT EDGE OF ASPHALT.
 - CONSTRUCT STANDARD DUTY CONCRETE WALKWAY AT WIDTH SHOWN ON PLAN.
 - CONSTRUCT ADA COMPLIANT PEDESTRIAN RAMP WITH TRUNCATED DOMES.
 - CONSTRUCT ADA ACCESSIBLE PARKING STALL & FURNISH AND INSTALL ADA SIGN.
 - 5' WIDE ADA ACCESSIBLE PATH. SINGLE YELLOW SOLID LINE 4", 2" ON CENTER. SINGLE YELLOW SOLID 1" BORDER LINE.
 - FURNISH AND INSTALL PEDESTRIAN CROSSING SIGN.
 - PARKING STALL STRIPING: PAINT SINGLE YELLOW SOLID LINE 4" WIDE.
 - PAINT AREA STRIPES AT SINGLE YELLOW SOLID LINE 4" WIDE, @ 45', 20' SPACING ON CENTER.
 - PAINT DOUBLE YELLOW SOLID LINE 4" WIDTH PER EACH.
 - PAINT "STOP" AND BAR.
 - FURNISH AND INSTALL STOP SIGN.
 - PAINT DIRECTIONAL ARROWS AS SHOWN.
 - PAINT "YIELD" AND BAR.
 - TRASH COMPACTOR PAD AND ENCLOSURE.
 - FURNISH AND INSTALL Pylon SIGN.
 - BUILDING SETBACK LINE PER ZONE DRAINAGE.
 - COMPACT PARKING STALLS (16' x 9')

446 STALLS

85,275 sq. ft.
= 426,375 space req'd @ 5/1000

BASIS OF BEARING
BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 7, T25S, R66E, OF THE 5TH P.M. BEARING S29°20'14" W MONUMENTED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK
BENCHMARK: ADAMS COUNTY SURVEY MARK #0186
3-1/4" ALUMINUM CAP STAMPED "95.0166 1985 2569W 56" NORTHWEST OF THE INTERSECTION OF CHAMBERS ROAD AND E 112TH AVENUE, 157 FEET NORTH OF THE CENTER LINE OF E 112TH AVE., AND 20 FEET WEST OF THE CENTER LINE OF CHAMBERS ROAD.
ELEVATION=5143.89 (NVD 1988 DATUM)

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- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

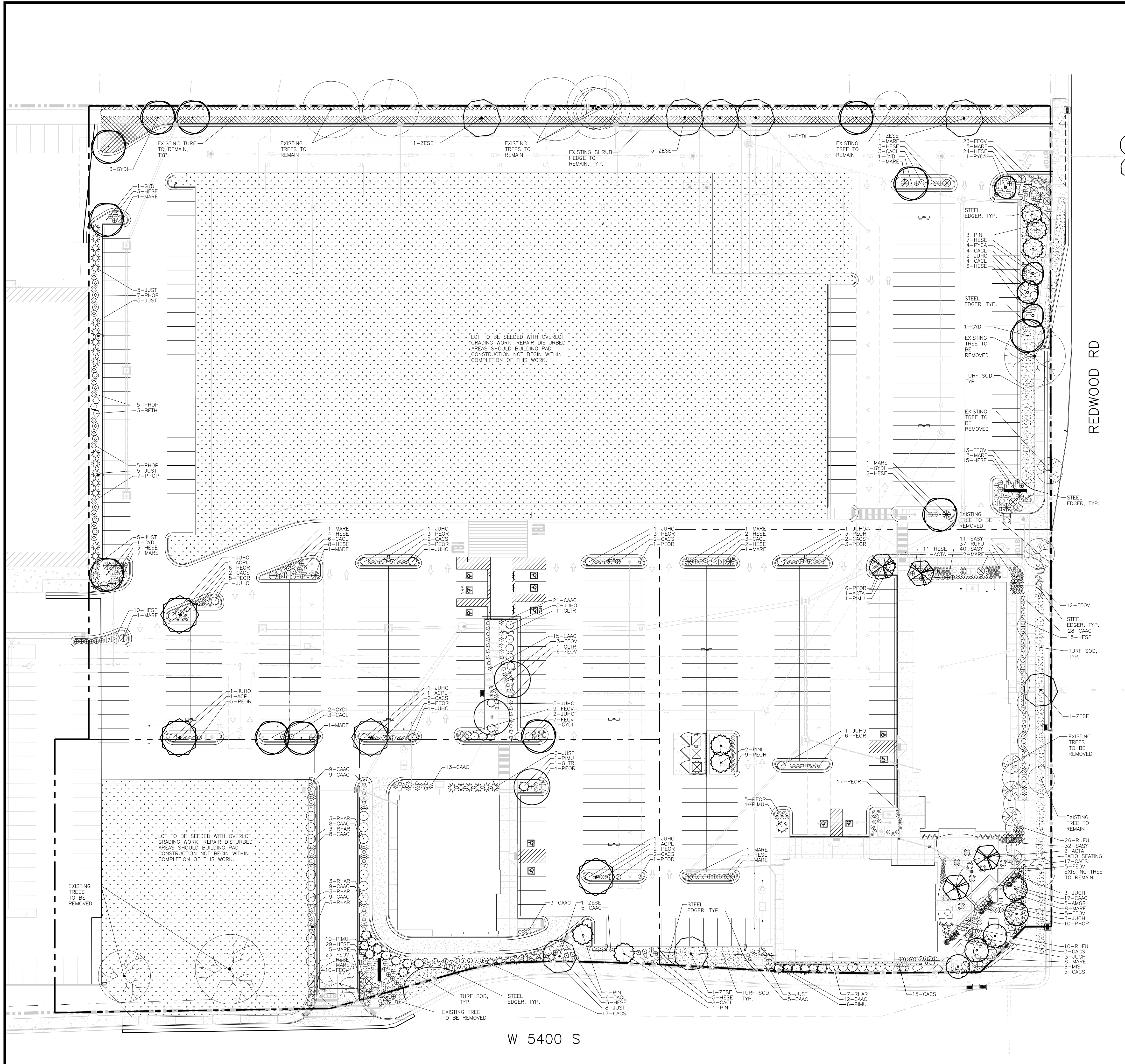
DATE
DRAWN BY
CHECKED BY
REVISION
NO.

CONSTRUCTION DOCUMENTS FOR
LEGACY REAL ESTATE INVESTMENTS
5400 SOUTH & REDWOOD ROAD
TAYLORSVILLE, UTAH 84123

Project No: LPE000001.01
Sheet Scale: 1" = 30'
Designed By: RMP
Drawn By: JAT
Date: OCTOBER 2014
Job File: LPE01_C11-Site Plan.dwg

SITE PLAN

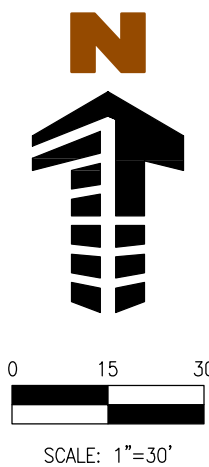
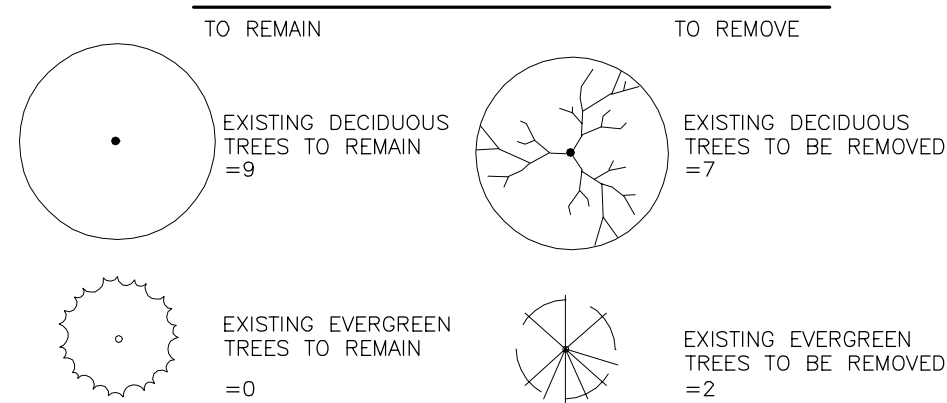
C1.1



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME
OVERSTORY DECIDUOUS TREES		
ACPL	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE
GLTR	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST
GYDI	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA
EVERGREEN TREES		
PINI	PINUS NIGRA	AUSTRIAN PINE
ORNAMENTAL DECIDUOUS TREES		
ACTA	ACER TARTARICA 'GARANN HOT WINGS'	'GARANN HOT WING' TATARIAN MAPLE
AMGR	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
PYCA	PYRUS CALLERYANA 'ARISTOCRAT'	KRAUTER VESUVIUS FLOWERING PLUM
DECIDUOUS SHRUBS		
BETH	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY
CACL	CARYOPTERIS CLANDONENSIS 'LONGWOOD BLUE'	LONGWOOD BLUE MIST SPIREA
CACS	CARYOPTERIS CLANDONENSIS 'SUNSHINE BLUE'	SUNSHINE BLUE SPIREA
PHOP	PHYSOCARPUS OPULUS 'SUMMERWINE'	SUMMERWINE NINEBARK
RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC
EVERGREEN SHRUBS		
JUCH	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN UPRIGHT JUNIPER
JUST	JUNIPERUS SABINA 'TAMARISCOFOLIA'	TAMMY JUNIPER
JUHO	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	LIMEGLOW SPREADING JUNIPER
MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY
MARE	MAHONIA AQUIFOLIUM COMPACTA	CREEPING OREGON GRAPE
PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE
ORNAMENTAL GRASSES		
CAAC	CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS
FEOV	FESTECUA OVINA GLAUCA	BOULDER BLUE FESCUE
HESE	HELIOTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS
MISI	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS
PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS
PERENNIALS		
RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SASY	SALVIA X SYLVESTRIS 'MAINACHT'	MAY NIGHT SAGE
SEED AND MULCH		
RTF	TALL FESCUE GRASS, SEE PLANTING NOTE, THIS SHEET	FESCUE SOD
EXISTING GRASS TO REMAIN		EXISTING SOD
2"-6" DIA. MULTI COLOR COBBLE ROCK MULCH W/ SHREDDED CEDAR BARK MULCH RING, SEE NOTE.		PLANT BEDS
NON IRRIGATED OVERLOT FOOTHILLS GRASS MIX		GRASS SEED
STEEL EDGING, SEE PLANTING NOTE, THIS SHEET		PLANT BED EDGING

EXISTING TREE LEGEND



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CONSTRUCTION DOCUMENTS FOR
LEGACY REAL ESTATE INVESTMENTS
5400 SOUTH & REDWOOD ROAD
TAYLORSVILLE, UTAH 84123

Project No: LRE000001.01
Sheet Scale: 1" = 30'
Designed By: TDN
Drawn By: JLW
Date: FEBRUARY 2015
Disk File: LRE01_L1.1-Land.dwg

LANDSCAPE PLAN

L1.1

PLANTING NOTES

- GENERAL
- ALL WORK SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES, STANDARDS, AND SPECIFICATIONS.
 - LANDSCAPE DESIGN IS DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN TAKEOFFS AND QUANTITY CALCULATIONS. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN SHALL TAKE PRECEDENCE AND NOTIFY THE LANDSCAPE ARCHITECT OF THESE DISCREPANCIES. MINOR ADJUSTMENTS TO THE LANDSCAPE MATERIAL AND LOCATIONS MAY BE PROPOSED FOR CITY CONSIDERATION AT THE CONSTRUCTION DOCUMENT STAGE TO RESPOND TO MARKET FIELD CONDITIONS. HOWEVER, THERE SHALL BE NO REDUCTION IN THE NUMBER AND SIZE OF MATERIALS.
 - THE CONTRACTOR SHALL MAKE HIMSELF AWARE OF THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE UTILITIES AND/OR ANY INJURY TO ANY PERSON.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT.
 - THE CONTRACTOR SHALL TAKE EXTREME CARE NOT TO DAMAGE ANY EXISTING PLANTS INDICATED AS "TO REMAIN". ANY SUCH PLANTS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED WITH THE SAME SPECIES, SIZE, AND QUANTITY AT THE CONTRACTOR'S OWN EXPENSE, AND AS ACCEPTABLE TO THE OWNER. REFER TO THE TREE PROTECTION NOTES ON THE PLANS (AS APPLICABLE).
 - LANDSCAPE CONTRACTOR SHALL EXAMINE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND NOTIFY THE GENERAL CONTRACTOR IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN AN APPROVAL WILL BE OBTAINED FROM THE CITY. DO NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
 - ALL CONSTRUCTION DEBRIS AND MATERIAL SHALL BE REMOVED AND CLEANED UP PRIOR TO INSTALLATION OF TOPSOIL, TREES, SHRUBS, AND TURF.
 - FOR ALL INFORMATION ON SURFACE MATERIAL OF WALKS, DRIVES, AND PARKING LOTS, SEE THE SITE PLAN. SEE PHOTOMETRIC PLAN FOR FREE STANDING LIGHTING INFORMATION.
 - THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
 - WINTER WATERING SHALL BE AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
 - ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL, BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE UTAH LANDSCAPE CONTRACTORS ASSOCIATION.
 - LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.

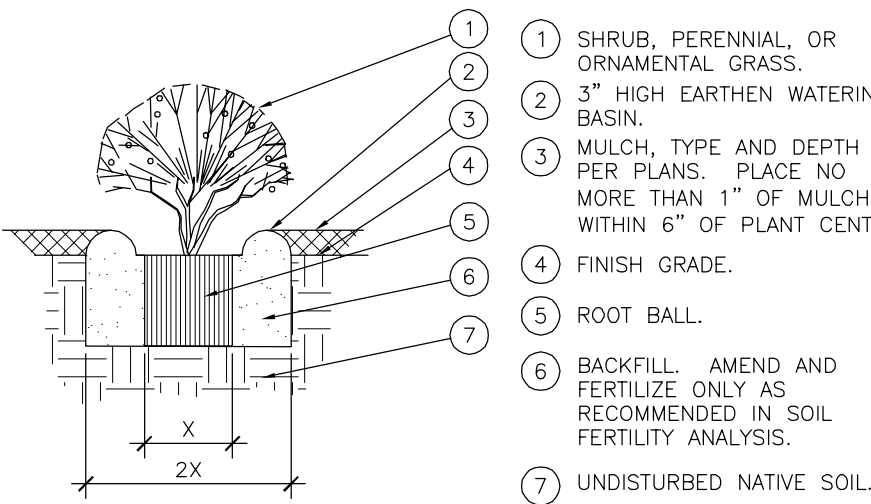
FINISH GRADING AND SOIL PREPARATION

- CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- AFTER FINISH GRADES HAVE BEEN ESTABLISHED, IT IS RECOMMENDED THAT THE CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT FOR THE THE OWNER/OWNER'S REPRESENTATIVE CONSIDERATION.
- AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH NITROGEN STABILIZED ORGANIC AMENDMENT COMPOST AT A RATE OF 5.0 CUBIC YARDS AND AMMONIUM PHOSPHATE 16-20-0 AT A RATE OF 15 POUNDS PER THOUSAND SQUARE FEET OF LANDSCAPE AREA. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. GROUND COVER & PERENNIAL BED AREAS SHALL BE AMENDED AT A RATE OF 8 CUBIC FEET PER THOUSAND SQUARE FEET OF NITROGEN STABILIZED ORGANIC AMENDMENT AND 10 LBS. OF 12-12-12 FERTILIZER PER CU. YD., ROTOTILLED TO A DEPTH OF 8". NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED FOR ORGANIC AMENDMENTS.

TYPICAL TREE AND SHRUB PROTECTION NOTES

- REFER TO TAYLORSVILLE TREE PROTECTION CODES. THE CITY CODE SHALL TAKE PRECEDENCE OVER THE NOTES BELOW.
- "PROTECTED ZONE" FOR EXISTING TREES: BEFORE BEGINNING ANY DEMOLITION OR CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL INSTALL TEMPORARY FENCING AROUND ALL EXISTING TREES WITHIN THE CONSTRUCTION ZONE THAT ARE TO BE SAVED. THE FENCE SHALL BE INSTALLED NO CLOSER TO THE TREE THAN THE EDGE OF THE TREE'S PROTECTED ZONE, GENERALLY DEFINED AS THE AREA BEGINNING FIVE FEET OUTSIDE OF THE TREE'S DRIPLINE AND EXTENDING TOWARDS THE TREE (OR AS FAR AWAY FROM THE TRUNK AS PRACTICABLE). THE FENCING SHALL BE A MINIMUM OF 4' IN HEIGHT AND A MATERIAL ACCEPTABLE TO THE LANDSCAPE ARCHITECT. ALL CONTRACTORS AND THEIR CREWS SHALL NOT BE ALLOWED INSIDE THE PROTECTED ZONE. NO STORAGE OF MATERIALS, EQUIPMENT, OR DUMP FOREIGN MATERIALS WITHIN THIS AREA UNLESS FOR INSTALLATION OF LANDSCAPE MATERIAL AND DRIP SYSTEMS. NO WORK OF ANY KIND, INCLUDING TRENCHING, SHALL BE ALLOWED WITHIN THE PROTECTED ZONE EXCEPT AS SPECIFIED. THE FENCING SHALL REMAIN AROUND EACH TREE TO BE SAVED UNTIL THE COMPLETION OF CONSTRUCTION OPERATIONS.
- TEMPORARY MULCH: TO ALLEVIATE SOIL COMPACTION IN ANTICIPATED AREAS OF HIGH CONSTRUCTION TRAFFIC, AND ONLY WHERE FENCING CANNOT BE SET FIVE FEET OUTSIDE OF THE DRIPLINE, THE CONTRACTOR SHALL INSTALL A LAYER OF DOUBLE SHREDDED CEDAR BARK MULCH, 9"-12" THICK, OVER ALL EXPOSED EARTH FROM THE TREE TRUNK TO 5' OUTSIDE OF THE DRIPLINE. THIS LAYER SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. WHEN PLANTING OPERATIONS ARE COMPLETED, THE MULCH SHALL BE REDISTRIBUTED THROUGHOUT ALL PLANTING AREAS DESIGNATED FOR BARK MULCH IN A 3" THICK "PERMANENT" MULCH LAYER.
- NECESSARY WORK: WHEN IT BECOMES NECESSARY TO ENTER THE "PROTECTED ZONE", SUCH AS FOR FINE GRADING, IRRIGATION INSTALLATION, AND PLANTING OPERATIONS, THE CONTRACTOR SHALL STRICTLY ADHERE TO THE FOLLOWING RULES:
 - EVERY EFFORT SHALL BE MADE TO PRESERVE THE EXISTING GRADE AROUND PROTECTED TREES IN AS WIDE AN AREA AS POSSIBLE.
 - TRENCHING WITHIN THE PROTECTED ZONE OF EXISTING TREES SHALL BE PERFORMED BY HAND, AND WITH EXTREME CARE NOT TO SEVER ROOTS 1-1/2" IN DIAMETER AND LARGER, WHERE ROOTS 1-1/2" IN DIAMETER AND LARGER ARE ENCOUNTERED, THE CONTRACTOR SHALL TUNNEL UNDER SAID ROOTS. EXPOSED ROOTS THAT HAVE BEEN TUNNELED UNDER SHALL BE WRAPPED IN WET BURLAP AND KEPT MOIST WHILE THE TRENCH IS OPEN.
 - WHERE ROOTS 1-1/2" IN DIAMETER OR LARGER MUST BE CUT DUE TO EXTENSIVE GRADE CHANGES, THOSE ROOTS MUST BE EXPOSED BY HAND DIGGING AND CUT CLEANLY. RAGGED CUTS GENERALLY DO NOT HEAL PROPERLY, AND MAY LEAVE THE TREE OPEN TO PESTS AND PATHOGENS.
 - WHERE TRENCHING NEAR TREES HAS ALREADY OCCURRED FROM PREVIOUS CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL MAKE EVERY EFFORT TO REPAIR THE TRENCHING OPERATIONS TO THE PREVIOUSLY-CREATED TRENCHES, WHILE ADHERING TO THE CONDITIONS SET FORTH IN 3B.

- POTENTIAL CONFLICTS: THE CONTRACTOR SHALL NOTIFY THE OWNER, LANDSCAPE ARCHITECT, AND CITY'S ARBORIST SHOULD ANY POTENTIAL CONFLICTS ARISE BETWEEN THESE SPECIFICATIONS AND/OR LARGE ROOTS ENCOUNTERED IN THE FIELD, AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL NOT TAKE ANY ACTION IN SUCH CONFLICTS WITHOUT THE ARBORIST'S WRITTEN APPROVAL. THE CITY'S ARBORIST SHALL HAVE FINAL AUTHORITY



2 SHRUB AND PERENNIAL PLANTING
SCALE: NTS

PLANTING

- DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS/ALL EVERGREENS SHALL BE UNSHEARED AND FULL TO THE GROUND; UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
- ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ANY PLANT DEEMED UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- ALL TREES SHALL BE GUYED AND WOOD STAKES AS PER DETAILS, NO "T-STAKES" SHALL BE USED FOR TREES.
- ALL PLANT MATERIALS SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS, AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK". FOLLOW GREENCO TREE PLANTING RECOMMENDATIONS FOR MINIMUM QUALITY REQUIREMENTS FOR TREES.
- ALL TREE AND SHRUB BED LOCATIONS ARE TO BE STAKED OUT ON SITE FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT (8) FEET FOR THAT PORTION OF THE PLAN LOCATED OVER THE SIDEWALK AND/OR ROAD.
- RTF TALL FESCUE HAS BEEN APPROVED IN MANY JURISDICTIONS AS A MEDIUM/LOW HYDROZONE PLANT MATERIAL. INSTALL AND MAINTAIN IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL NOT BE PLANTED PRIOR TO INSTALLATION OF TOPSOIL.
- ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER IS NOT REQUIRED ALONG CURBS, WALKS OR BUILDING FOUNDATIONS. ALL EDGING SHALL OVERLAP AT JOINTS A MINIMUM OF 6-INCHES, AND SHALL BE FASTENED WITH A MINIMUM OF 4 PINS PER EACH 10 FOOT SECTION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- THE DEVELOPER, HIS SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL LANDSCAPED AREAS. SEE LANDSCAPE GUARANTEE AND MAINTENANCE NOTE.
- A 3'-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.
- LANDSCAPE CONTRACTOR TO SUBMIT SAMPLES OF MISCELLANEOUS LANDSCAPING MATERIALS TO THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION, I.E.: MULCH, EDGER, LANDSCAPE FABRIC, ETC.

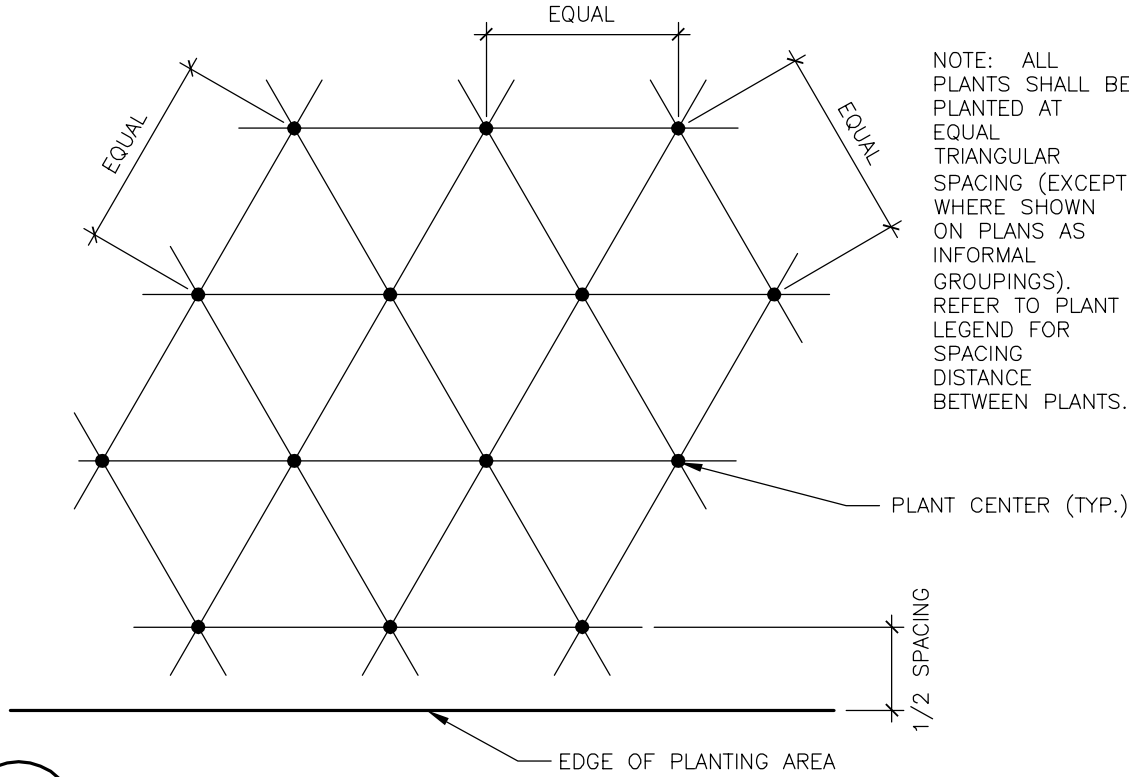
MULCHING

- AFTER ALL PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A MINIMUM 4" THICK LAYER OF ROCK AS SPECIFIED IN THE PLANTING LEGEND. INSTALL A 4" THICK RING OF DOUBLE SHREDDED CEDAR BARK MULCH AROUND ALL PLANT MATERIAL IN ROCK MULCH BEDS WHERE LANDSCAPING IS SHOWN ON THE PLANS. WOOD MULCH RING SIZE SHALL BE 1.5X THE CONTAINER SIZE OF THE SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES. TREE RING SIZE SHALL BE GREEN INDUSTRIES OF UTAH INDUSTRY STANDARD WIDTH.
- ALL MULCH SHALL BE HARVESTED IN A SUSTAINABLE MANNER FROM A LOCAL SOURCE.
- INSTALL DEWITT PRO-5 WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS SPECIFIED ON THE PLANS ONLY. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.
- ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS WITH LESS THAN A 4:1 GRADIENT SHALL RECEIVE A LAYER OF MULCH, TYPE AND DEPTH PER PLANS. SUBMIT 1 CUBIC FOOT SAMPLE OF MULCH (ONE SAMPLE PER TYPE) TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. THE MULCH SHALL BE SPREAD EVENLY THROUGHOUT ALL PLANTING AREAS EXCEPT SLOPES 4:1 OR STEEPER, OR AS OTHERWISE DENOTED ON THE PLAN. ABSOLUTELY NO EXPOSED GROUND SHALL REMAIN IN AREAS TO RECEIVE MULCH AFTER MULCH HAS BEEN INSTALLED.
- ALL PLANTING AREAS ON SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING FROM ROLLS. NETTING SHALL BE #67-125 AS MANUFACTURED BY NORTH AMERICAN GREEN (OR EQUAL). INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS. SEE ALSO THE CIVIL ENGINEER'S EROSION CONTROL PLAN.

- OVER ALL METHODS NECESSARY TO HELP ENSURE THE PROTECTION AND SURVIVAL OF THE CITY'S EXISTING TREES.
- PRUNING: PRUNE ONLY THE TREES THAT ARE INDICATED ON THE PLANS AS REQUIRING PRUNING. PRUNE TREES ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE / ANSI A300 STANDARDS:
 - REMOVE ALL DEAD WOOD.
 - PRUNE LIVE WOOD FOR HEALTH OR STRUCTURAL REASONS ONLY, INCLUDING THE NEED TO ELIMINATE DISEASED OR DAMAGED GROWTH, ELIMINATE STRUCTURALLY UNSOUND GROWTH, REDUCE THE POTENTIAL FOR WIND TOPPING OR WIND DAMAGE, OR TO MAINTAIN GROWTH WITHIN LIMITED SPACE. DO NOT REMOVE MORE THAN 25% OF ANY TREE'S LIVE FOLIAGE IN ANY ONE GROWING SEASON. PRUNE ONLY TO INTERNATIONAL SOCIETY OF ARBORICULTURE/ANSI A300 STANDARDS, AND ONLY UNDER THE DIRECT SUPERVISION OF A CERTIFIED ARBORIST.
 - FINAL CUTS SHALL BE MADE JUST OUTSIDE THE SHOULDER RING AREA. EXTREMELY FLUSHED CUTS WHICH PRODUCE LARGE WOUNDS SHALL NOT BE MADE.
 - ALL TRIMMING CUTS SHALL BE PERFORMED IN SUCH A MANNER AS TO PROMOTE THE NATURAL GROWTH AND SHAPE OF EACH TREE SPECIES.
 - IMPROPER PRUNING METHODS INCLUDING, BUT NOT LIMITED TO, "TOPPING", "TIPPING", "HEADING BACK", "DEHORNING", AND "LIONTAILING" WILL NOT BE ALLOWED. THE CONTRACTOR SHALL PAY FOR ALL WORK NECESSARY TO CORRECT SUCH PRUNING WHEN PERFORMED BY HIS CREWS OR SUBCONTRACTORS.
 - SHOULD THE CONTRACTOR REQUIRE MORE INFORMATION, THE CONTRACTOR SHALL CONTACT THE ISA AT (717) 355-8411 FOR A COPY OF THE ANSI A300 PRUNING STANDARDS. CONTRACTOR SHALL ADHERE TO THE METHODS AND PRACTICES SET FORTH IN THIS DOCUMENT.

GENERAL NOTES:

- PROVIDE A SIGNIFICANT WATER SUPPLY TO EXISTING TREES FROM THE FIRST DAY OF CONSTRUCTION TO THE COMPLETION AND INSTALLATION OF A SITE IRRIGATION SYSTEM.
- SPRAY TREES WITH PESTICIDES BEFORE CONSTRUCTION AND BEFORE EACH GROWING SEASON DURING CONSTRUCTION.
- ROOT PRUNE DAMAGED ROOTS WITHIN ONE HOUR AFTER THE DAMAGE OCCURS.
- EXAMINE THE PRESERVED PLANT MATERIAL A MINIMUM OF ONCE A MONTH DURING THE GROWING SEASON TO VERIFY THE CONDITION, ADJUST WATERING FREQUENCY AND QUANTITY AS NECESSARY TO INSURE PLANT SURVIVAL.



3 PLANT SPACING
SCALE: NTS

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM SHALL TAP OFF BUILDING'S POTABLE WATER SERVICE AFTER THE WATER METER, BEFORE BUILDING'S DOUBLE CHECK VALVE.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF/SEED PLANTED AREAS WILL BE DRIP IRRIGATED. TURF SOD/SEED SHALL RECEIVE POP-UP SPRAY IRRIGATION.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND SMART MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE GUARANTEE AND MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A NEAT, CLEAN, AND HEALTHY CONDITION FOR A PERIOD OF 90 DAYS. THIS SHALL INCLUDE PROPER PRUNING, MOWING AND AERATION OF LAWNS, WEEDING, REPLACEMENT OF MULCH, REMOVAL OF LITTER, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. IRRIGATION SHALL BE MAINTAINED IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY PLANTING AND TO MAXIMIZE WATER CONSERVATION. THE TOP OF ALL EDGING MATERIAL SHALL BE A ROLLED TOP AND 1/2 INCH ABOVE THE FINISHED GRADE OF ADJACENT LAWN OR MULCH AREAS. COLOR: GREEN.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- DURING THE LANDSCAPE MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM STRUCTURES IN ALL LANDSCAPE AREAS, AT THE MINIMUM SLOPE SPECIFIED IN THE GEOTECHNICAL REPORT. LANDSCAPE AREAS WHICH SETTLE AND CREATE THE POTENTIAL FOR PONDING SHALL BE REPAIRED TO ELIMINATE PONDING POTENTIAL AND BLEND IN WITH THE SURROUNDING GRADES. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	WATER REQ.	HEIGHT X SPREAD	QUANTITY
OVERSTORY DECIDUOUS TREES						
ACPL	ACER PLATANOIDES 'PARKWAY'	PARKWAY MAPLE	2.0" CAL. B&B	MODERATE	40'X25'	4
GLTR	GLEDITSIA TRIACANTHOS 'INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	2.0" CAL. B&B	LOW	60'X40'	3
GYDI	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2.0" CAL. B&B	LOW	50'X35'	12
ZESE	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.0" CAL. B&B	MODERATE	40'X30'	8
						26
EVERGREEN TREES						
PINI	PINUS NIGRA	AUSTRIAN PINE	6" HT. B&B	LOW	50'X30'	7
						7
ORNAMENTAL DECIDUOUS TREES						
ACTA	ACER TARTARICA 'GARANN HOT WINGS'	'GARANN HOT WING' TATARIAN MAPLE	MULTISTEM	LOW/MODERATE	20'X15'	4
AMGR	AMELANCHER x GRANDIFLORA 'AUTUMN BRILLANCE	APPLE SERVICEBERRY	MULTISTEM	MODERATE	15'X15'	5
PYCA	PYRUS CALLERYANA 'ARISTOCRAT'	KRAUTER VESUVIUS FLOWERING PLUM	1.5" CAL. B&B	LOW	20'X15'	4
						14
DECIDUOUS SHRUBS						
BETH	BERBERIS THUNBERGII 'ATROPURPUREA NANA'	CRIMSON PYGMY	2 GALLON	LOW	2.5'X3'	3
CACL	CARYOPTERIS CLANDONENSIS 'LONGWOOD BLUE'	LONGWOOD BLUE MIST SPIREA	2 GALLON	LOW	3'X3'	40
CACS	CARYOPTERIS CLANDONENSIS 'SUNSHINE BLUE'	SUNSHINE BLUE SPIREA	2 GALLON	LOW	3'X4'	69
PHOP	PHYSDOCARPUS OPULUS 'SUMMERWINE'	SUMMERWINE NINEBARK	2 GALLON	LOW	5'X5'	34
RHAR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	5 GALLON	LOW	2'X6"	22
						168
EVERGREEN SHRUBS						
JUCH	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN UPRIGHT JUNIPER	5 GALLON	LOW	15'x5'	9
JUST	JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAMMY JUNIPER	5 GALLON	LOW	3'x3'	37
JUHO	JUNIPERUS HORIZONTALIS 'LIMEGLOW'	LIMEGLOW SPREADING JUNIPER	5 GALLON	LOW	1'x4'	27
MAAQ	MAHONIA AQUIFOLIUM	OREGON GRAPE HOLLY	5 GALLON	LOW	6'X6'	13
MARE	MAHONIA AQUIFOLIUM COMPACTA	CREEPING OREGON GRAPE	5 GALLON	LOW	2'X4'	38
PIMU	PINUS MUGO 'SLOWMOUND'	SLOWMOUND MUGO PINE	5 GALLON	LOW	3.5'X4'	18
						142
ORNAMENTAL GRASSES						
CACG	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	2 GALLON	LOW	4'X2'	170
CEOV	FESTECUA OVINA GLAUCA	BOULDER BLUE FESCUE	2 GALLON	LOW	1.5'X1'	124
HESE	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	2 GALLON	LOW	2.5'X2.5'	152
MISI	MISCANTHUS SINENSIS 'GRAZIELLA'	GRAZIELLA MAIDEN GRASS	2 GALLON	LOW	5'X3'	8
PEOR	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	2 GALLON	LOW	3'X2.5'	84
						538
PERENNIALS						
RUFU	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GALLON	MODERATE	2.5'X3'	73
SASY	SALVIA X SYLVESTRIS 'MAINACHT'	MAY NIGHT SAGE	1 GALLON	MODERATE	2'X1.5'	83
						156
SEED AND MULCH						
RTF TALL FESCUE GRASS, SEE PLANTING NOTE, THIS SHEET	FESCUE SOD	SOD	MODERATE/LOW	---	---	4,650 SF
EXISTING GRASS TO REMAIN	EXISTING SOD	SOD	MODERATE	---	---	4,450 SF
2"-6" DIA. MULTI COLOR COBBLE ROCK MULCH W/ SHREDDED CEDAR BARK MULCH RING, SEE NOTE.	PLANT BEDS	MULCH	XERISCAPE	---	---	17,864 SF
NON IRRIGATED OVERLOT FOOTHILLS GRASS MIX	GRASS SEED	SEED	---	---	---	114,856 SF
STEEL EDGING; SEE PLANTING NOTE, THIS SHEET	PLANT BED EDGING	EDGING	---	---	---	225 LF

TEMPORARY SEED NOTES

- SEED MIXES ARE RECOMMENDED THROUGH:
 - 100% "FOOTHILLS GRASS MIX", WESTERN NATIVE SEED COMPANY P.O. BOX 188 COALDALE, CO 81222 (719) 942-3935
- ALL SEED APPLICATIONS SHALL BE DRILL SEEDING, WITH HYDROSLURRY APPLIED OVER THE SEED BED AFTER SEEDING. THE SLURRY MIX SHALL CONTAIN THE FOLLOWING:

	LBS./1,000 SF
WOOD FIBER MULCH	46
15-15-15 ORGANIC FERTILIZER	9
ORGANIC BINDER	4

SEED ESTABLISHMENT NOTES

- THE LANDSCAPE CONTRACTOR SHALL SEED ALL NATIVE SEED AREAS AS SOON AS POSSIBLE AFTER COMPLETION OF GRADING OPERATIONS. SOIL PREPARATION MEASURES IN AREAS TO BE SEEDS SHALL BE COMPLETED PRIOR TO SEEDING.
- FOR PROPER ESTABLISHMENT, SEED SHALL BE INSTALLED WHEN AT LEAST THREE MONTHS REMAIN IN THE GROWING SEASON. IF LESS THAN THREE MONTHS REMAIN IN THE GROWING SEASON AT THE TIME OF SEEDING, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT AND OWNER. THE IRRIGATION SYSTEM FOR SEEDS AREAS SHALL BE FULLY OPERATIONAL AT THE TIME OF SEEDING.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS AND ENSURE TIMELY CLOSOUT. THESE MEASURES MAY INCLUDE, AT THE OWNER'S OPTION, RESEEDING OF SPARSELY GERMINATED AREAS AND/OR INSTALLATION OF SOD IN ALL SEEDS AREAS.

'FOOTHILLS GRASS MIX'

SEEDING RATE: 2 LBS/1000 SQ.FT.

%	SCIENTIFIC NAME	COMMON NAME
25	PASCOOPYRUM SMITHII	WESTERN WHEATGRASS
25	BOUTELOUA CURTIPENDULA	SIDE-OATS GRAMA
15	ELYMUS TRACHYCAULUS	SLENDER WHEATGRASS
12	ORYZOPSIS HYMENODES	INDIAN RICEGRASS
6	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM
5	BUCHLOE DACTYLOIDES	BUFFALOGRASS
5	BOUTELOUA GRACILIS	BLUE GRAMA
2	KOELERIA MACRANTHA	JUNEGRASS
2	POA FENDERLERIANA	MUTTON GRASS
3	SPOROBOLUS CRYPTANDRUS	SAND DROPSSEED

CAUTION - NOTICE TO CONTRACTOR

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



Know what's below.
Call before you dig

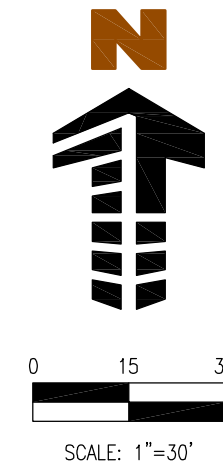
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CONSTRUCTION DOCUMENTS FOR
LEGACY REAL ESTATE INVESTMENTS
5400 SOUTH & REDWOOD ROAD
TAYLORSVILLE, UTAH 84123

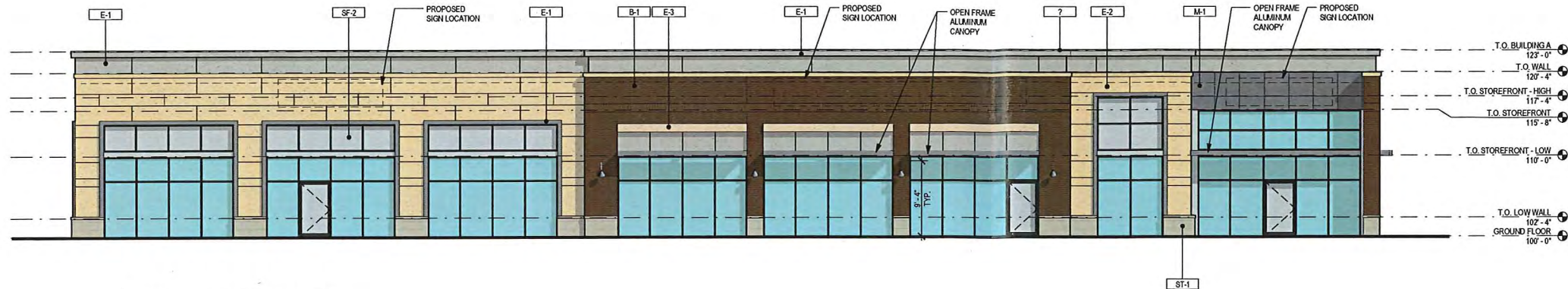
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Drawn By: JLW
Date: FEBRUARY 2015
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LANDSCAPE NOTES AND DETAILS

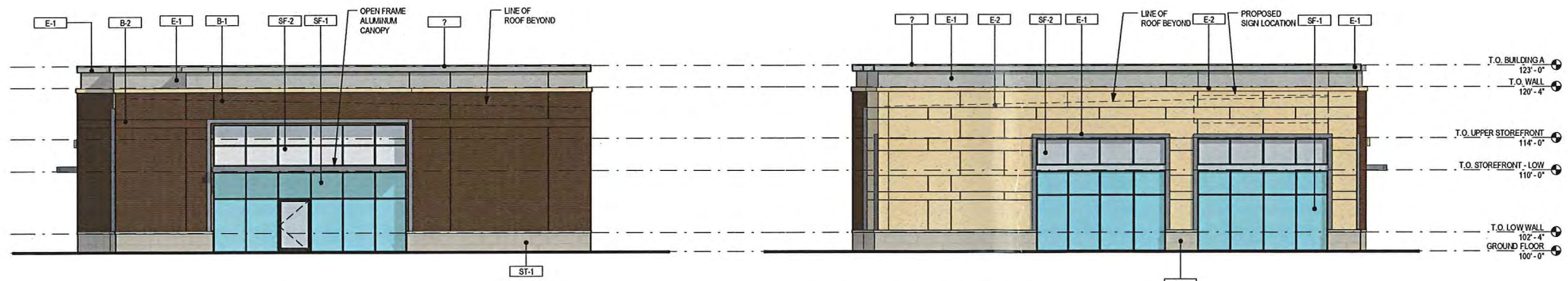


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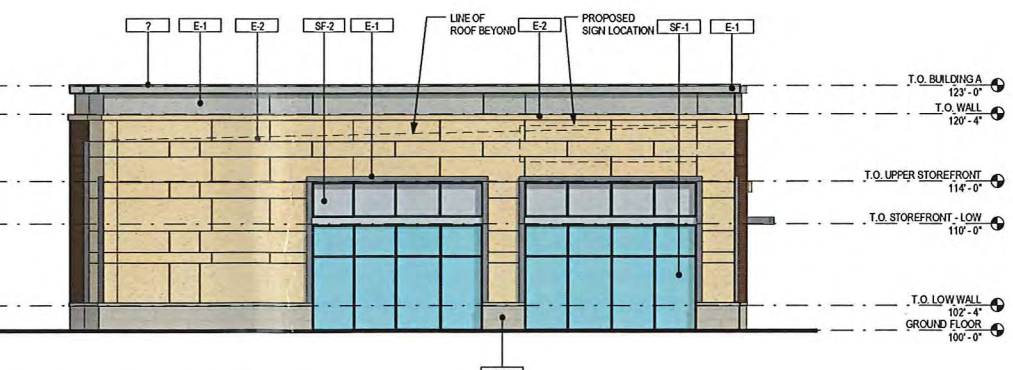
WT	MATERIAL	COLOR
B-1	BRICK	
B-2	BRICK	
E-1	EXTERIOR INSULATION FINISHING SYSTEM BY DRYVIT OR EQUAL	TBD
E-2	EXTERIOR INSULATION FINISHING SYSTEM BY DRYVIT OR EQUAL	TBD
E-3	EXTERIOR INSULATION FINISHING SYSTEM BY DRYVIT OR EQUAL	TBD
M-1	METAL PANEL	
M-2	METAL PARAPET CAP	
SF-1	STOREFRONT	
ST-1	ARBUSSRAFT STONE - RENAISSANCE - SMOOTH FACE	GREY 3
SF-2	STOREFRONT WITH SPANDREL GLAZING	



1 WEST ELEVATION - BLDG A
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - BLDG A
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - BLDG A
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION - BLDG A
SCALE: 1/8" = 1'-0"

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Legacy Plaza Building A
NWC of 5400 South and Redwood
RD.,
Taylorsville, Utah
Legacy Real Estate
Investments 4315 S. Mason
Street Fort Collins, Colorado
80525

#	Date	Issue/Description

Project No	LRE000001.01
Drawn By	Author
Checked By	Checker
Date	01.15.2015
Scale	1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATIONS - BLDG A

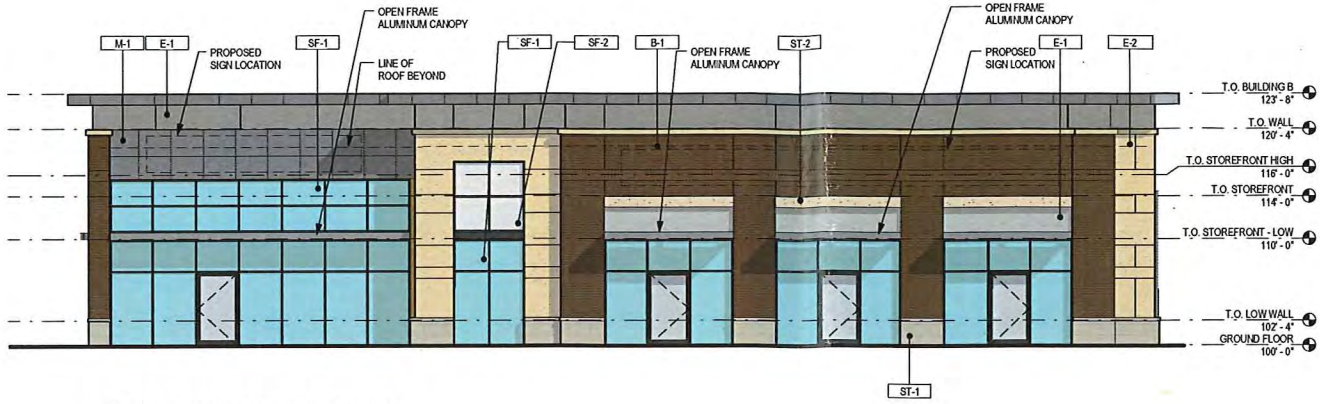
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Project No.	LRE000001.01
Drawn By.	Author
Checked By.	Checker
Date.	01.15.2015
Scale.	1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATION - BLDG B

A201

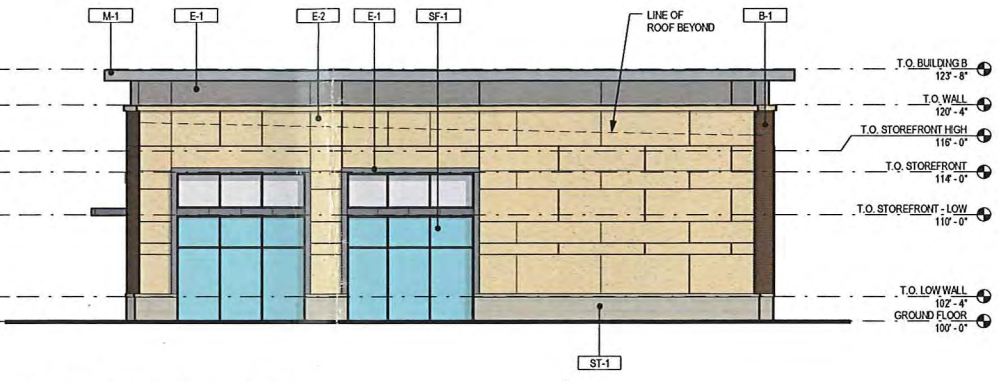
M-1	METAL PANEL
E-1	EXTERIOR INSULATION FINISHING SYSTEM - COLOR TBD
E-2	EXTERIOR INSULATION FINISHING SYSTEM - COLOR TBD
SF-1	ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED GLAZING - COLOR TBD
B-1	BRICK VENEER - COLOR TBD
ST-1	MASONRY VENEER - COLOR TBD
ST-2	PRECAST STONE - COLOR TBD



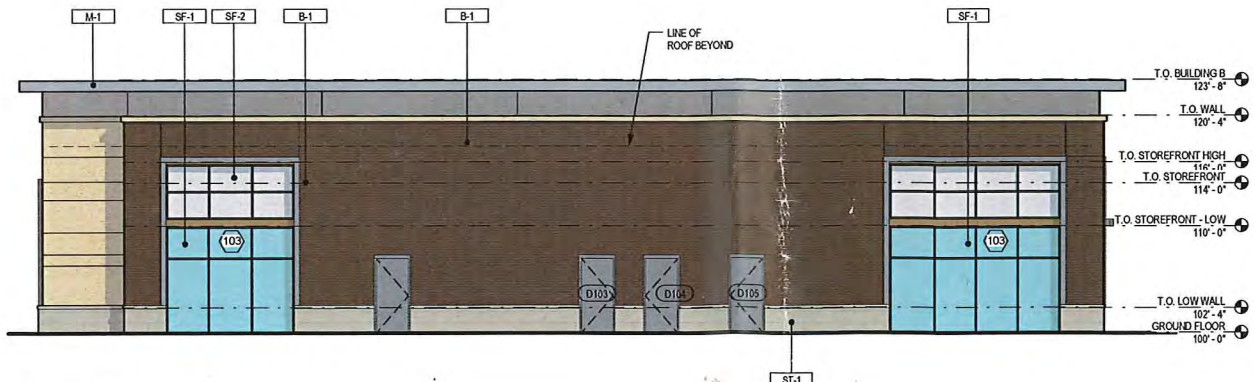
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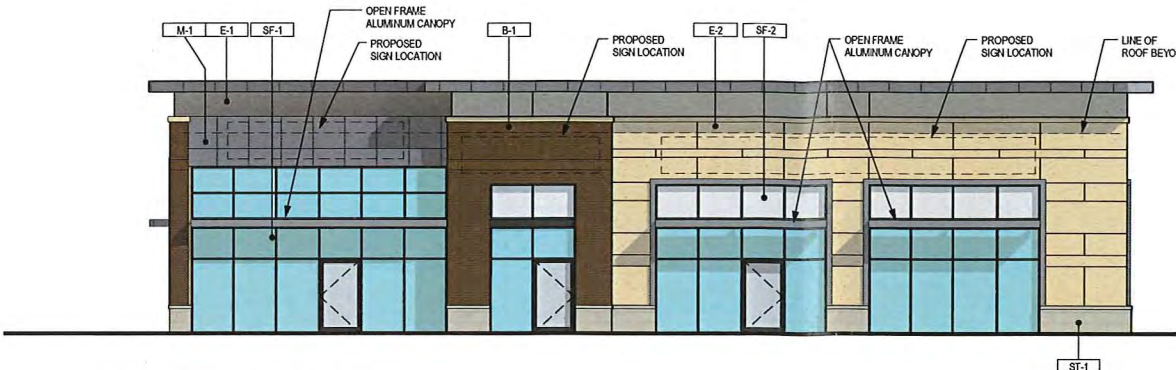
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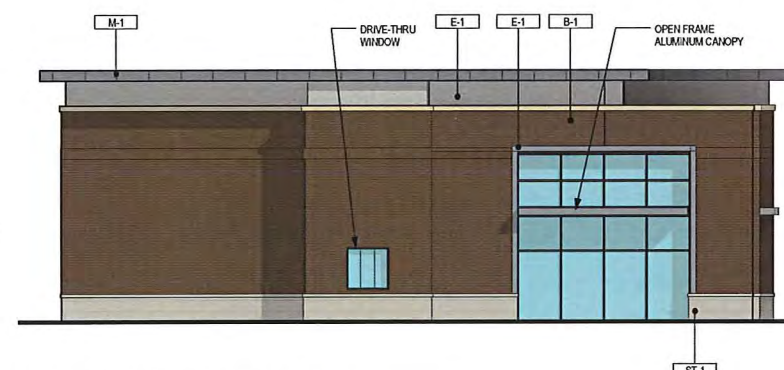
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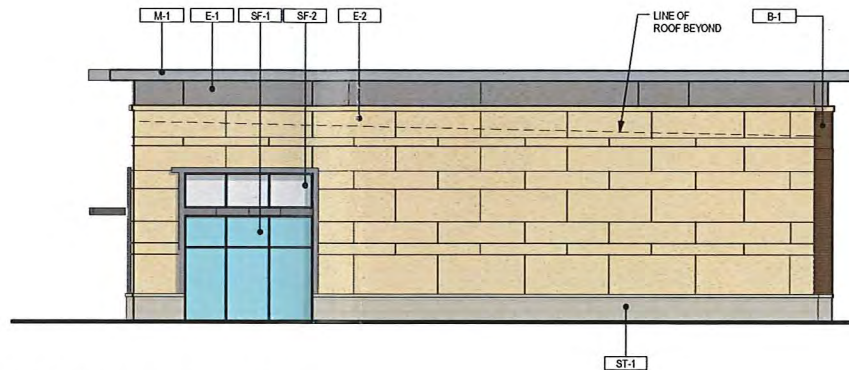
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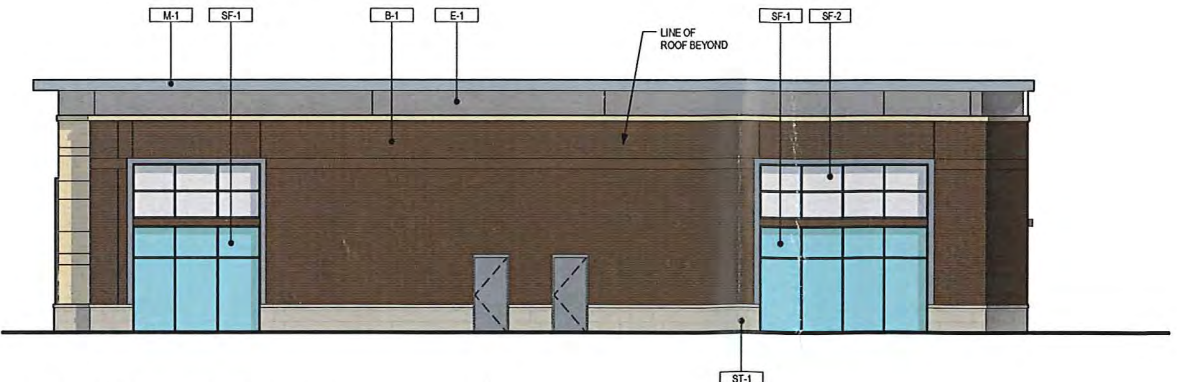
1 EAST ELEVATION - BLDG C
SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION - BLDG C
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION - BLDG C
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - BLDG C
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND:

M-1	METAL PANEL
E-1	EXTERIOR INSULATION FINISHING SYSTEM - COLOR TBD
E-2	EXTERIOR INSULATION FINISHING SYSTEM - COLOR TBD
SF-1	ALUMINUM STOREFRONT WINDOW SYSTEM WITH 1" INSULATED CLEAR GLAZING - COLOR TBD
B-1	BRICK VENEER - COLOR TBD
ST-1	MASONRY VENEER - COLOR TBD
ST-2	PRECAST STONE - COLOR TBD
SF-2	ALUMINUM STOREFRONT WINDOW SYSTEM WITH SPANDREL GLAZING - COLOR TBD

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Legacy Plaza Building C
NWC of 5400 South and Redwood RD., Taylorsville, Utah
Legacy Real Estate Investments 4315 S. Mason Street Fort Collins, Colorado 80525

#	Date	Issue/Description

Project No	LRE000001.01
Drawn By	Author
Checked By	Checker
Date	01.15.2015
Scale	1/8" = 1'-0"

SHEET TITLE:
EXTERIOR ELEVATION - BLDG C

A201

BUILDING A - WEST ELEVATION



BUILDING B - NORTH ELEVATION





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LEGACY PLAZA - BUILDING A

Legacy Real Estate Investments

CONCEPTUAL RENDERING

0' 100' 200' 500'
SCALE: 1"=100'-0"



11.13.2014

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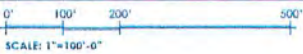
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LEGACY PLAZA - RETAIL A

Legacy Real Estate Investments

CONCEPTUAL RENDERING

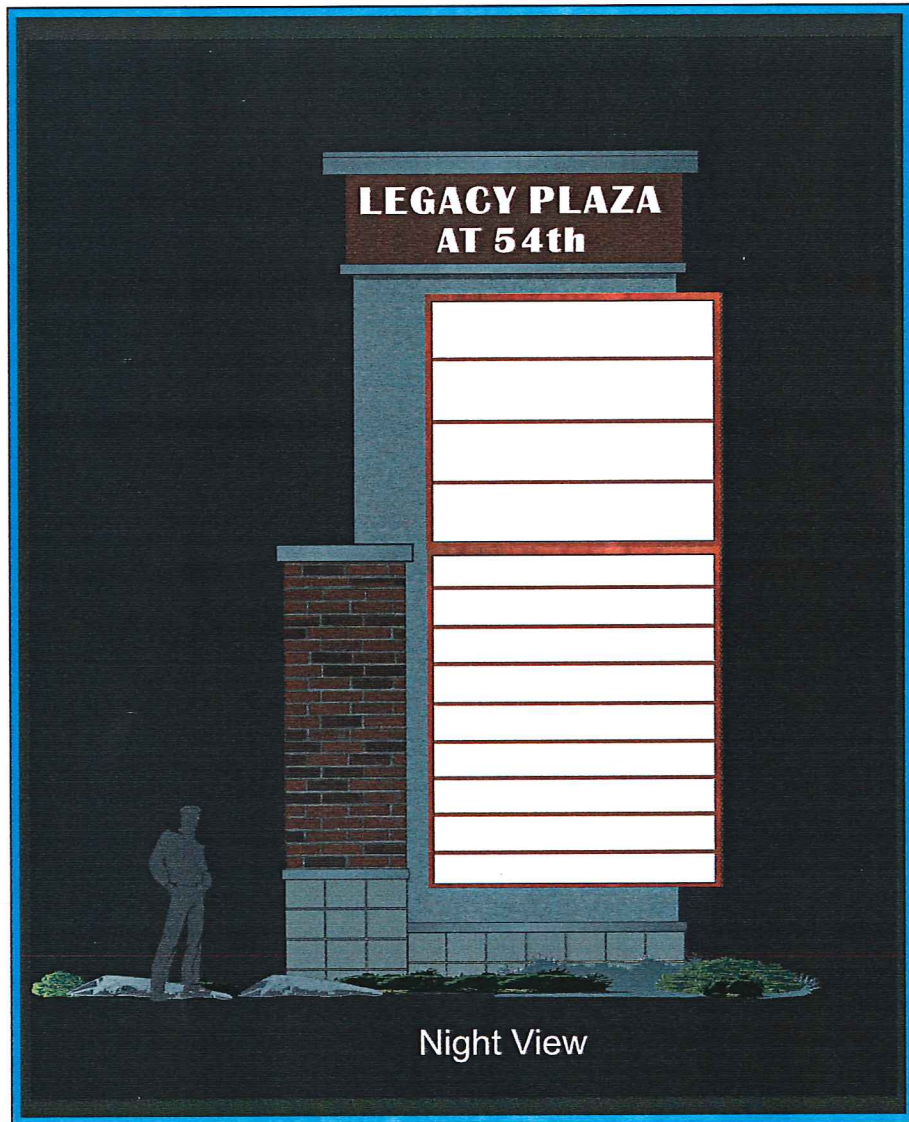
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SCALE: 1"=100'-0"



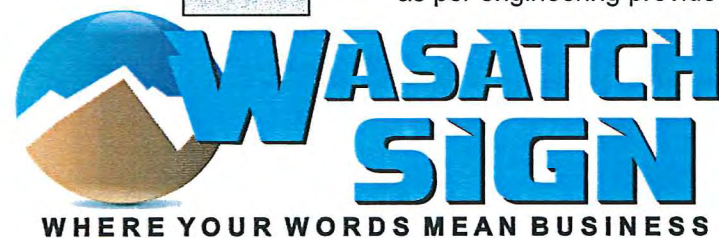
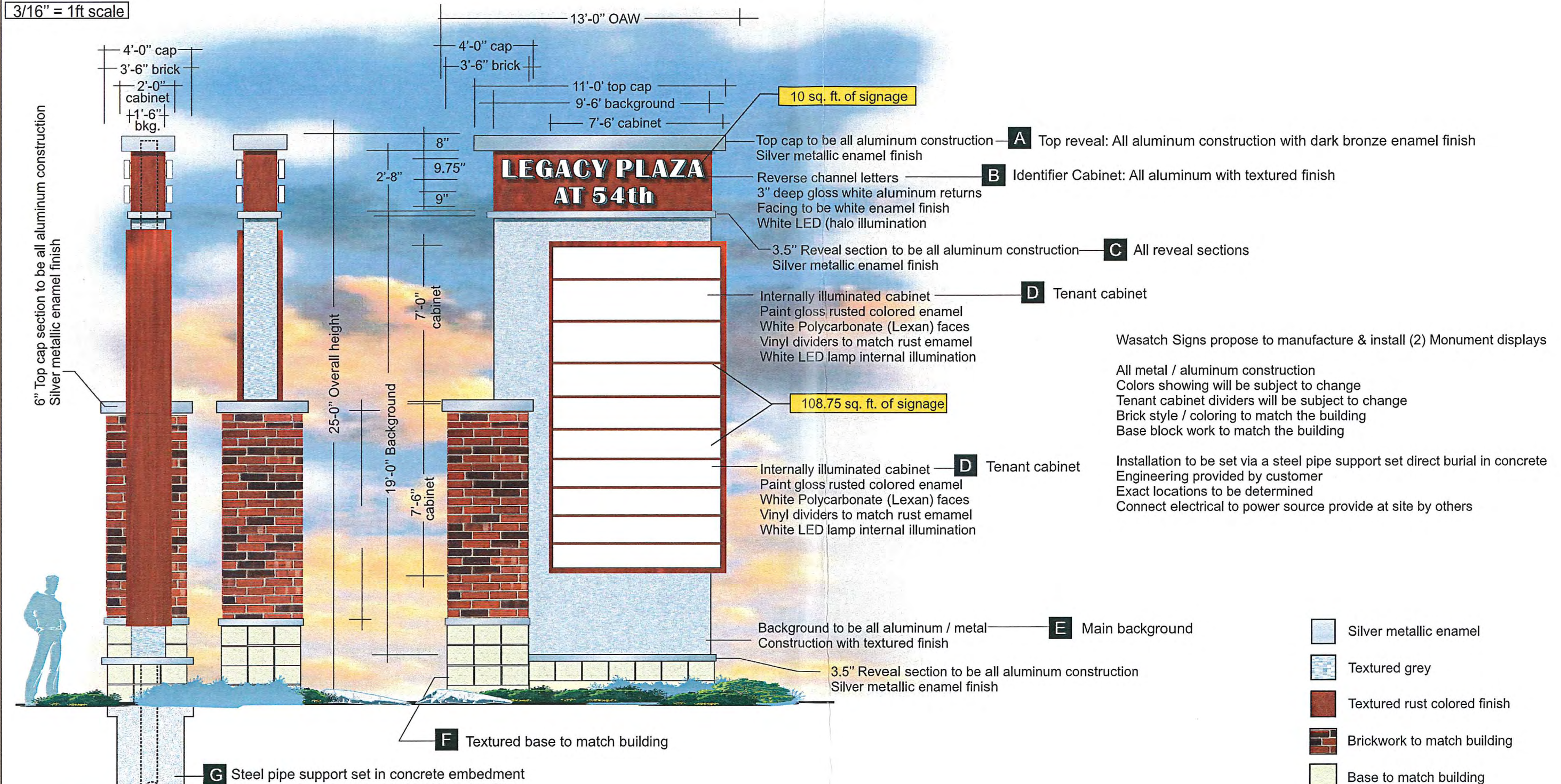
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Night View



3/16" = 1ft scale



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Client: Legacy Plaza at 54th	Date: 3-16-15
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	Design number:
Salesperson: Mark F. Nelson	Scale: