



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

August 16, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved Date

From: Maryann Pickering, AICP, Planner III
(801) 576-6391 or maryann.pickering@draperutah.gov

Re: Veranda West — Site Plan Request

Application No.: SPR-916-2019
Applicant: Adam Lankford, representing Wasatch Residential
Project Location: Approximately 13638 S. 600 West
Current Zoning: TSD (Transit Station Development) Zone
Acreage: Approximately 9.12 Acres (approximately 397,267 square feet)
Request: Request for approval of a Site Plan application in the TSD zone for the construction of a 122 unit townhome development.

SUMMARY and BACKGROUND

This application is a request for approval of a Site Plan on approximately 9.12 acres located on the west side of 600 West, at approximately 13638 S. 600 West (Exhibit B). The property is currently zoned TSD. The applicant is requesting that a site plan be approved to allow for the development of a 122 unit townhome complex. The site was originally subdivided in 2011. There has not been any development on this site in the past.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Transit



Station Development land use designation for the subject property (Exhibit C). This category is characterized as follows:

Transit Station District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Development within this land use category – often referred to as Transit Oriented Development – provides an alternative to standard, segregated zoning strategies • New development and zoning will be required to mix uses to support the ridership of transit and create unique walkable and bicycle friendly successful urban centers • Residential development densities and commercial floor area ratios within this district will be higher than those allowed in other parts of Draper City, and in some cases, significantly higher
LAND USE MIX	<ul style="list-style-type: none"> • Commercial • Residential • Public Uses • Office
DENSITY	<ul style="list-style-type: none"> • Density range: minimum 5-35 dwelling units per acre
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Transit Station District (TSD)
LOCATION	<ul style="list-style-type: none"> • Adjacent to and near fixed guideway rail systems operated by the Utah Transit Authority
OTHER CRITERIA	<ul style="list-style-type: none"> • In order to mitigate the concerns of higher density and development intensity, more stringent design guidelines, architectural requirements, landscaping quality, and public space amenities will be required to be incorporated into new zoning categories and specific development proposals

The property has been assigned the TSD zoning classification, supporting a mix of commercial uses including office (Exhibit D). According to Draper City Municipal Code (DCMC) Section 9-14-010 the purpose of the TSD zone is to *"promote transit oriented and transit supportive development in areas that are generally located near a commuter rail transit or rapid transit station and to maximize the flexibility of the development approval process so as to permit such development in a manner that is responsive to market demands and consistent with the purposes and objectives of the TSD."* The TSD zoning designation is identified by the General Plan as a preferred zoning classification for the TSD land use designation. The property abuts TSD zoning in the south and west. To the north is a small area of DC (Destination Commercial) and to the east is the CSD-DPMU (Draper Point Mixed Use Commercial Special District).

Master Area Plan. Being assigned the TSD zoning classification, this property is subject to the terms of Chapter 9-14 of the DCMC. DCMC Section 9-14-060(B) of the chapter specifies that a Master Area Plan (MAP) must be submitted to the City, reviewed, and approved prior

to the application for any development project within the TSD zone. DCMC Section 9-14-060(A) states that the intent of the MAP submission and approval is to *“provide an applicant of large or phased projects (MAP Area) with a mechanism to obtain the City’s approval of a conceptual framework for such projects within the TSD. Public use spaces, proposed land uses, and specific design and development standards within the MAP Area shall be identified and a conceptual plan describing those elements of the MAP Area shall be part of the MAP. An approved MAP constitutes approval of a master plan that will guide future development within the MAP Area.”* On May 4, 2020, the Zoning Administrator approved a minor amendment of the MAP which revised architectural standards for non-residential buildings, such as the clubhouse. The TSD zone has three levels of intensity for development. The subject property is located in Area 3 or the lowest intensity zone.

Site Plan Layout. The site is located along the west side of 600 West and abuts the Denver and Rio Grande Western Railroad line on the east side. Access to the site will be from two access points along 600 West. The site will be developed with a total of 122 townhome units located in buildings with between four and six units in each building (Exhibit E). Landscaping and walkways are proposed all throughout the site and amenities for the residents including a pool, clubhouse and tot lot have been provided.

Landscaping. The applicant has provided a landscape plan which complies with the standards of the TSD zone and the adopted architectural and site development guidelines (Guidelines) found within the MAP. The landscape plan shows defined entrances, landscape throughout the project and a variety of tree, shrubs and groundcovers. The site contains a total of 208,217 square feet of landscaping providing a total of approximately 52% (Exhibit F). The landscaping proposed includes both open space for the development and public open space. Section 9-14-080(j) states, *“the TSD shall include at least **fifteen percent (15%)** of the total development area for public use space purposes, calculated on a per acre basis. For purposes of this requirement, public use space shall include parks, trails, plazas, courtyards, or other outdoor amenities and public spaces, including hard surfaced areas conducive to enjoyment of the outdoors in an urban setting.”* The proposed project meets the minimum landscaping requirements.

Parking. According to adopted Guidelines for the MAP, residential developments require 1.68 parking stalls per dwelling unit. In addition, all driveways for units shall be a minimum of 20 feet in depth. Based on 122 units, a minimum of 205 parking spaces are required. The applicant has provided a total of 378 parking stalls with the following breakdown:

Garage/Unit Parking:	244
Driveway Parking:	84
<u>Open Parking:</u>	<u>50</u>
Total:	378

The project meets the minimum parking requirements. In addition, the applicant has shown the required cross access with the property to the west, the Veranda West development.

Architecture. The proposed townhome units are three stories tall. The ground floor is a garage for each unit with two levels of living above (Exhibit G). As noted, this site is located in Area 3 of the TSD zone and there is minimum or maximum height. The adopted Guidelines have 15 standards for residential stacked flats or townhomes. The proposed project meets all of those guidelines.

Criteria for Approval. The criteria for review and potential approval of a Commercial Site Plan request is found in Sections 9-14-090(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. City Approval Criteria: Site plan and conditional use applications shall be reviewed for consistency with this chapter and an approved MAP, and upon a determination of such consistency, which determination shall not be unreasonably withheld or delayed, shall be approved pursuant to subsection B of this section. Notwithstanding the foregoing, any such approval may be conditioned upon the applicant's providing reasonable evidence to the city that such on site or off site infrastructure improvements or facilities as the city reasonably determines are necessary to service the applicable portion of the MAP area have been installed or will be installed in connection with the development of the applicable portion of the MAP area.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire has completed their review of the Site Plan submission. Comments from the Fire Marshal, if any, can be found in Exhibit A.

Legal Review. The Draper City Attorney has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Zoning Administrator review the request and make a decision based on the findings listed below and the criteria for approval as listed within the staff report.

1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. Submit an update to the city's discharge permit to Corner Canyon Creek with development discharge with Salt Lake County Flood Control. The Salt Lake County Flood Control Permit shall be submitted prior to issuance of the Land Disturbance Permit.

This recommendation is based on the following findings:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development plans are consistent with DCMC Chapter 9-14 and the approved Master Area Plan.
4. The proposed development conforms to the general aesthetic and physical development of the area.
5. The public services in the area are adequate to support the subject development.

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Brien Maxfield

Digitally signed by Brien Maxfield
DN: cn=Brien Maxfield, o=Draper City, ou=PW
Engineering,
email=brien.maxfield@draperutah.gov, c=US
Date: 2021.08.18 08:07:52 -06'00'

Draper City Public Works Division



Draper City Fire Department

Keith Collier

Digitally signed by Keith Collier
DN: C=US, E=keith.collier@draperutah.gov,
O=Draper City, OU=Building Official, CN=Keith
Collier
Date: 2021.08.19 11:22:06-06'00'

Draper City Building Division

Jennifer Jastremsky

Digitally signed by Jennifer Jastremsky
DN: C=US, E=jennifer.jastremsky@draperutah.gov,
O=Planning Division, OU=Draper City, CN=Jennifer
Jastremsky
Date: 2021.08.16 14:28:17-06'00'

Draper City Planning Division

Mike Barker

Digitally signed by Mike Barker
Date: 2021.08.16 13:59:43 -06'00'

Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

Building Division Review.

No additional comments received.

Engineering and Public Works Divisions Review.

1. Update city's discharge permit to Corner Canyon Creek with development discharge with Salt Lake County Flood Control. *City is working with SLCo to approve Corner Canyon Creek discharge permit. SLCo Flood Control Permit issuance will be required prior to issuance of the Land Disturbance Permit.*
2. All subsurface drains or land drains require a private maintenance plan and protective covenants per DCMC 17-3-030(K) and 17-3-030(N). Plans do not make it clear if a subsurface system will be required.
3. Stormwater Maintenance Plan and Agreement are now required for every private storm drainage system, per DCMC 16-2-170. The maintenance agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site.
4. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
5. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.
6. Provide cross lot access easement where access is required between adjacent sites. See DCMC 9-25-080(B) and (E).
7. We recommend no manhole access are located within sidewalks due to potential tripping hazard from the lids. *Response indicates that manhole lids will remain in the trail alignment. Informational comment. No additional response required.*
8. Provided report addresses the trip generation count but does not provide a traffic impact study. See TIS guidelines for requirements. *TIS is under peer review. Any comments will be forwarded when review is completed. City is verifying peer review comments.*
9. Garbage collection structures, for example at unit 210, appear to impact safety of vehicles entering and leaving alley by blocking sight distance and encroachment into the clear view areas. *Response indicated that an engineering review has been completed and determined that the sight distance and clear view are not an issue at each of these locations. Informational comment. No additional response required.*

10. Right turn lane (and center turn lane) required when a proposed private street connection is made to an existing arterial street. See DCMC 11-2-050. *TIS does not require a dedicated right-turn lane on the arterial street. The right-turn lane will be a shared lane with the outside southbound travel lane.*

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of 26' exclusive of the shoulders and a minimum height of 13'6" inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of 28' feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued.
2. D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12" (305mm) wide by 18" (457mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.
3. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
4. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
5. No combustible construction shall be allowed prior to hydrant installation and testing by water purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.
6. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.
7. Street Signs required and are to be posted and legible prior to building permits being issued. All lots to have lot number or address posted and legible.
8. Fire Sprinklers MAY BE Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at don.buckley@drapertah.gov. A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout (there needs to be a hydrants within 100 feet of the FDC. FDC is required to have KNOX Locking Caps. ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT. This requirement would apply if these are rentals it is not clear if they are or not.

Legal Review.

No additional comments provided.

**EXHIBIT B
AERIAL MAP**



**Veranda West
Site Plan Request**

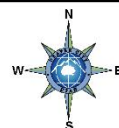
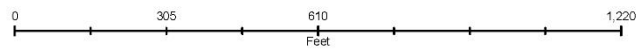
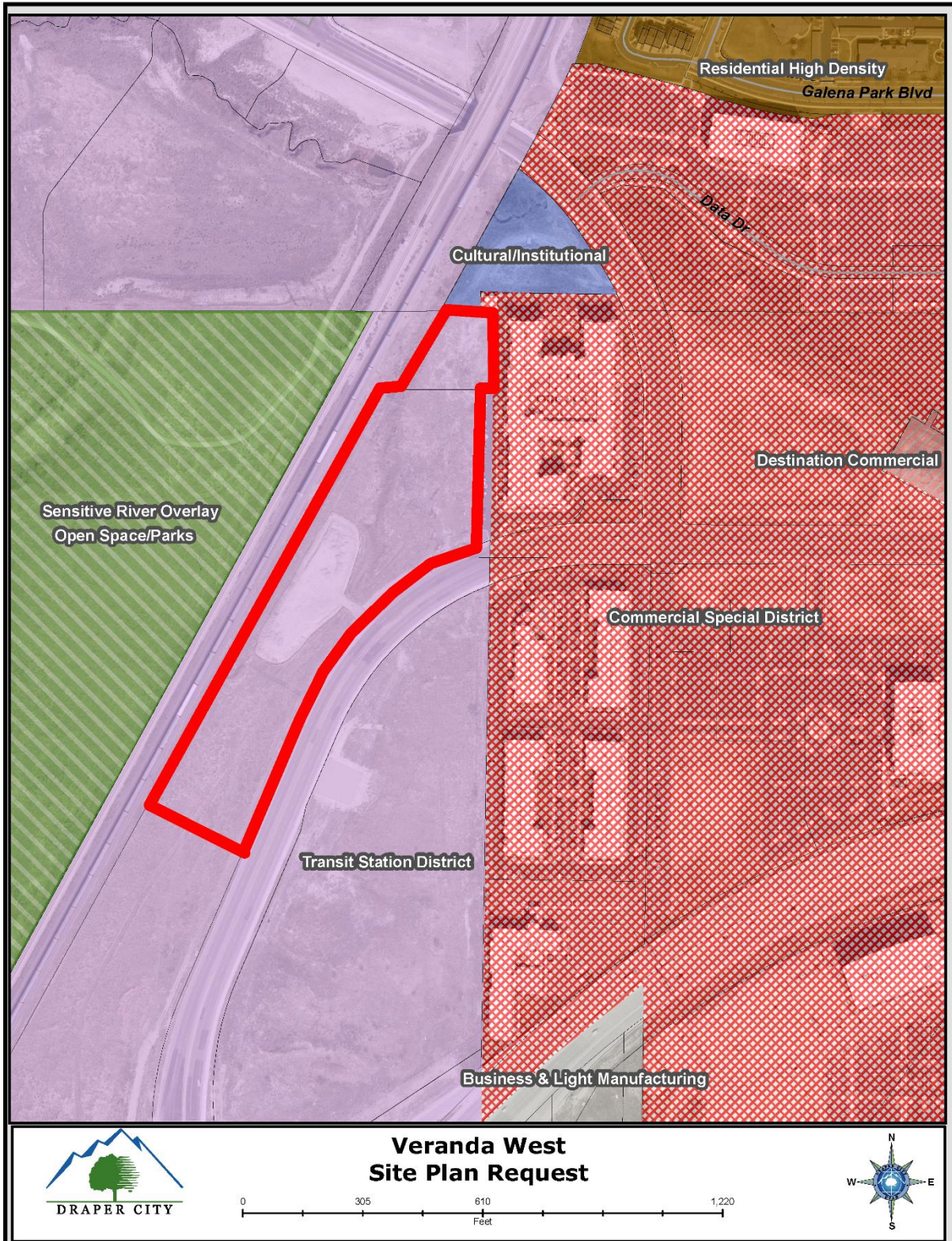
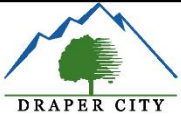
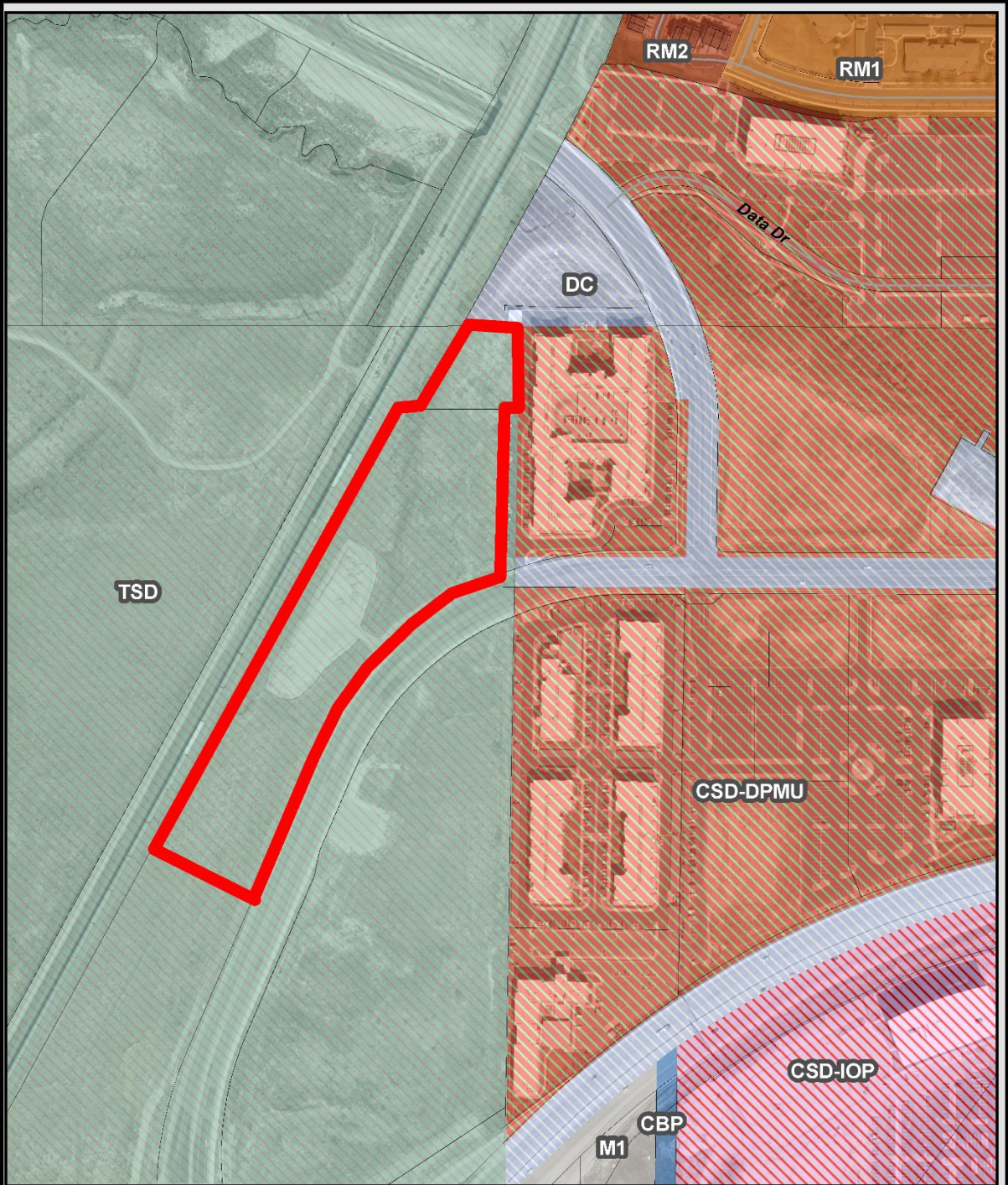


EXHIBIT C LAND USE MAP



**EXHIBIT D
ZONING MAP**



**Veranda West
Site Plan Request**

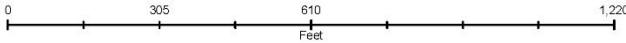
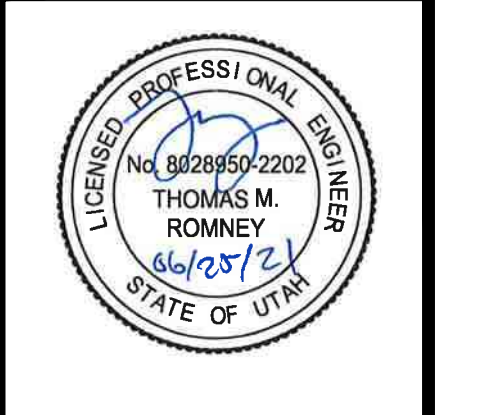
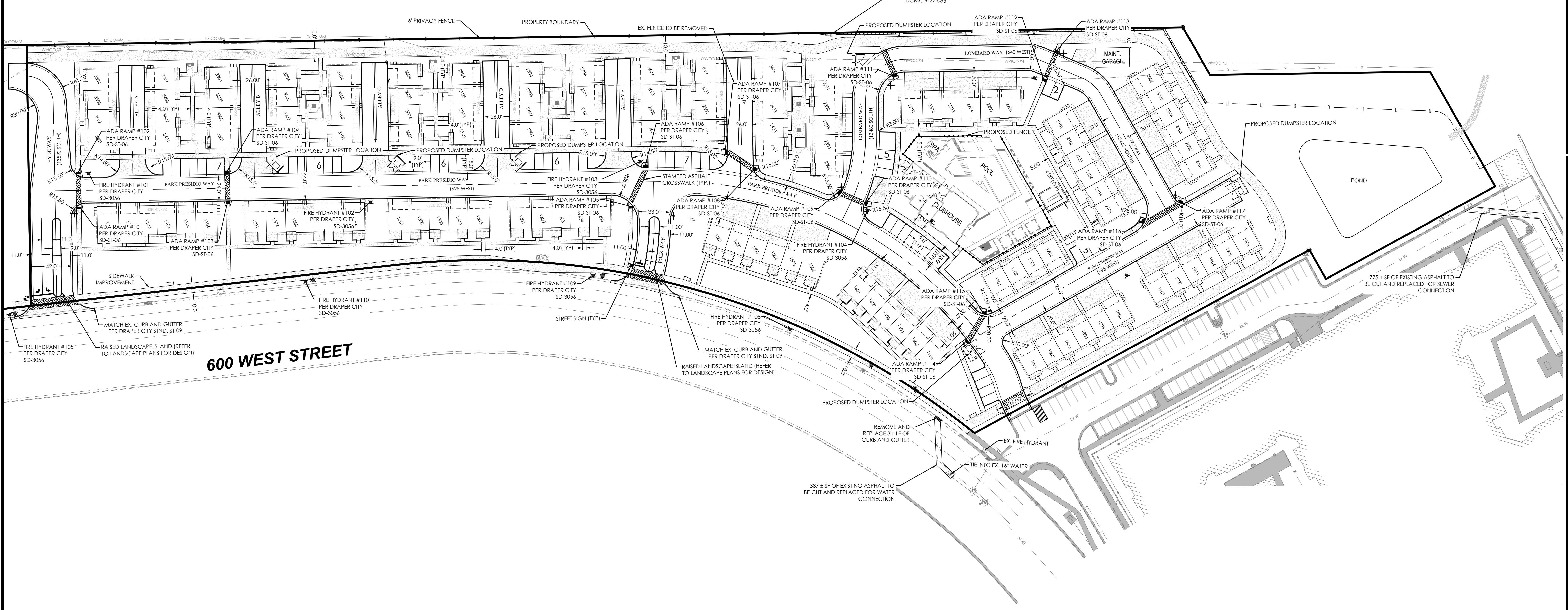


EXHIBIT E
SITE PLAN

DENVER AND RIO GRANDE WESTERN RAILROAD



THE RESIDENCES AT SOUTH POINT 13522 SOUTH 600 WEST, DRAPER CITY, UT SITE PLAN

PHASE 1 - SITE TABULATION

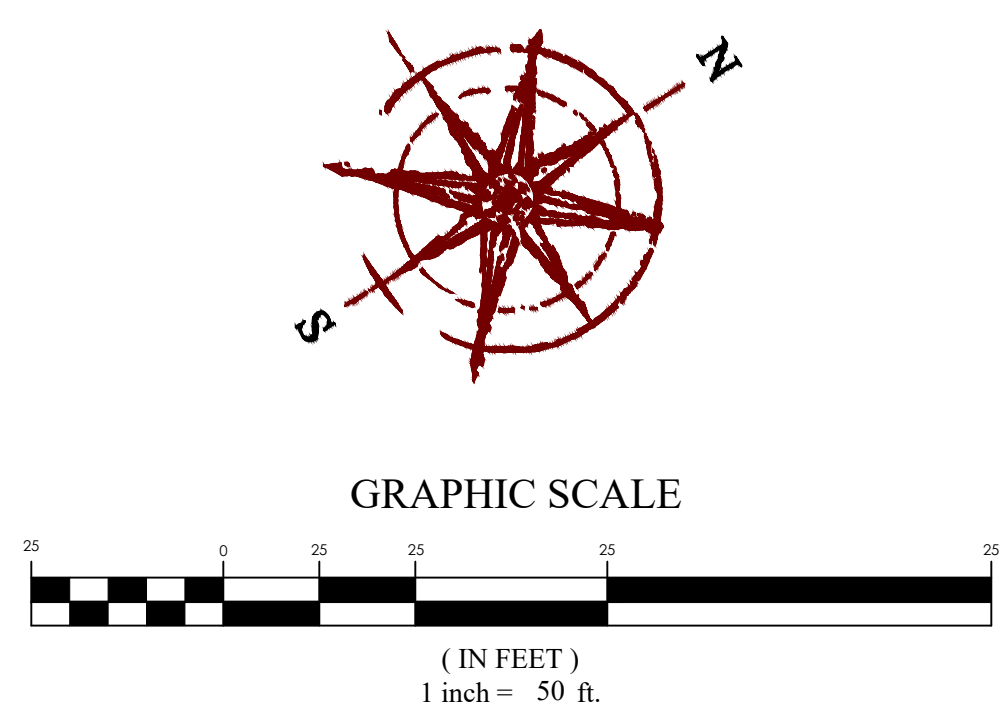
PHASE 1 ACREAGE	
TOTAL AREA (ACRES) :	9.12
OPEN SPACE (ACRES) :	3.77
PUBLIC OPEN SPACE :	1.01
TOWNHOME BUILDINGS	
TOTAL UNITS:	122
REQUIRED PARKING:	
1.68 STALLS/UNIT	
TOTAL REQUIRED STALLS:	205 STALLS
PARKING PROVIDED:	
OPEN PARKING:	50 STALLS
GARAGE PARKING:	244 STALLS
DRIVEWAY PARKING:	84 STALLS
TOTAL PARKING:	378 STALLS

- SOUTH VALLEY SEWER DISTRICT NOTES:**
- ALL CONSTRUCTION SHALL COMPLY WITH SOUTH VALLEY SEWER DISTRICT'S DESIGN STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
 - FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.
 - SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

LEGEND

---	BOUNDARY
---	ROW
---	CENTERLINE
---	LOT LINE
---	EASEMENT
---	15" STORM DRAIN
---	8" SANITARY SEWER
---	8" CULINARY WATER
---	8" SECONDARY WATER
XXXX	CONTOUR MAJOR
XXXX	CONTOUR MINOR
---	EXIST. STORM DRAIN
---	EXIST. SANITARY SEWER
---	EXIST. CULINARY WATER
---	EXIST. FENCE
---	EXIST. CONTOUR MAJOR
---	EXIST. CONTOUR MINOR
---	SIGN
---	STREET LIGHT
---	SD MH, INLET, AND COMBO
---	SEWER MANHOLE
---	VALVE, TEE & BEND
---	WATER BLOW-OFF
---	FIRE HYDRANT
---	STREET MONUMENT (TO BE SET)
---	EXIST. STREET MONUMENT
---	EXIST. SD INLET & MH
---	EXIST. SEWER MH
---	EXIST. VALVE, TEE, & BEND
---	EXIST. FIRE HYDRANT
---	SPOT ELEVATION

- NOTES:**
- ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
 - ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
 - ALL GRADING TO CONFORM WITH THE GEOTECHNICAL REPORT BY GSH GEOTECHNICAL, INC., NO. 0762-022-18
 - SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
 - ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
 - ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
 - NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
 - THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC UNLESS OTHERWISE NOTED ON THESE PLANS.
 - RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
 - ALL IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY ARE TO BE PER APWA STDS. 2017 EDITION UNLESS OTHERWISE NOTED
 - POSTED DRIVE SPEEDS TO BE 10 MPH.
 - SIDEWALK IMPROVEMENT ON THE SOUTH EAST PROPERTY LINE IS TO BE PRIVATELY MAINTAINED.



REVISION BLOCK

#	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SITE PLAN

Scale: 1"=50' Drawn: WE
Date: 04/26/2021 Job #: 19-0111
Sheet: C3



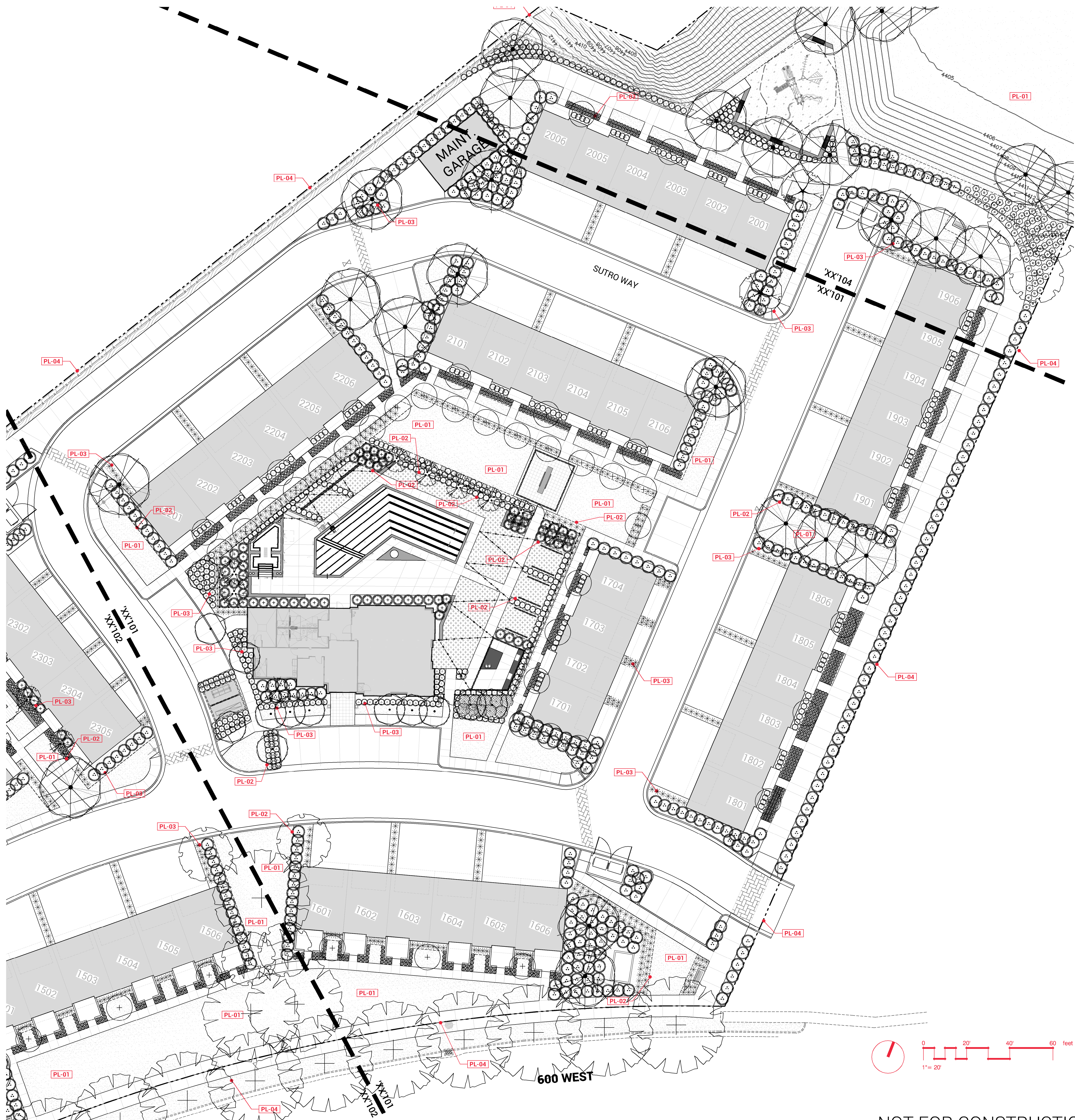
EXHIBIT F
LANDSCAPE PLAN

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	2" CAL.	B&B	13	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	2" CAL.	B&B	16	
	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	2" CAL.	B&B	9	
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B	12	
	CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD -MULTI-STEM BRANCHES TO BE PRUNED TO 3' HEIGHT	2" CAL.	B&B	25	
	GLEDTISIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	2" CAL.	B&B	64	
	LIQUIDAMBAR STYRACIFLUA 'FASTIGIATA' / COLUMNAR SWEETGUM	2" CAL.	B&B	61	
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP TREE	2" CAL.	B&B	57	
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2" CAL.	B&B	28	
	POPULUS TREMULA 'ERECTA' / COLUMNAR SWEDISH ASPEN	2" CAL.	B&B	18	
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	B&B	4	
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO ZELKOVA	2" CAL.	B&B	13	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	ANDROPOGON GERARDII 'RED OCTOBER' / RED OCTOBER BIG BLUESTEM	5 GAL.		449	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / KARL FORESTER GRASS	5 GAL.		1,013	
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		1,476	
	MISCANTHUS SINENSIS 'GRACILLIMUS' / GRACILLIMUS MAIDEN GRASS	5 GAL.		292	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	5 GAL.		1,137	
	PENNISETUM ALOPECUROIDES 'VIRIDESCENS' / VIRIDESCENS FOUNTAIN GRASS	5 GAL.		431	
	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL.		463	
	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCKORANGE	5 GAL.		58	
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		880	
EVERGREEN SHRUB	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL.		80	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	FLAT			11,961 SF
	DURAPLAY SURFACING SYSTEM POURED-IN-PLACE DEPTH: 2.50 IN COLOR: CHARCOAL	N/A			1,755 SF
	FRAGARIA X 'LIPSTICK' / LIPSTICK FALSE STRAWBERRY	FLAT		8" o.c.	14,049 SF
	SYNTHETIC TURF REFER TO SITE LAYOUT	N/A			2,712 SF
	TURF SOD	SOD			77,785 SF
EXISTING LANDSCAPE	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	REVEGETATE HILLSIDE TO NATURAL CONDITION	SOIL			10,221 SF
ROCK MULCH	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH			38,076 SF

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
	TURF AREA (TYP.)		
	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
	PLANTING AREA (TYP.)		
	PROPERTY LINE (TYP.)		

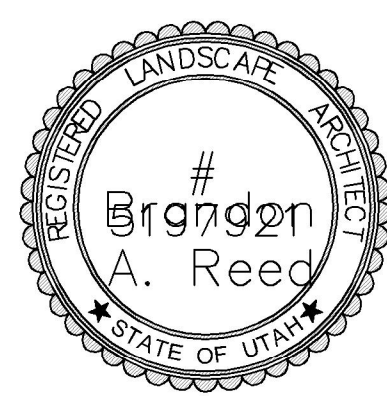


NOT FOR CONSTRUCTION



DESIGNING OUTDOOR LIVING EXPERIENCES
A: 9500 S 500 W STE 215 SANDY UT 84070
P: 801 878 4717
W: LOFTSIXFOUR.COM

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION AND MODELS THEREOF, ARE PROPRIETARY AND CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM LOFT SIX FOUR. THESE DRAWINGS ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS, AND OTHER PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.



THE RESIDENCES AT SOUTH POINT
 600 WEST STREET
 DRAPER, UTAH

DATE // 2021-06-24
 PROJECT NO. // 2102
 DRAWN BY // NKJ
 CHECKED BY // BAR

REVISIONS //

TITLE //

PLANTING PLAN

SHEET //

LP101

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	2" CAL.	B&B	13	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	2" CAL.	B&B	16	
	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	2" CAL.	B&B	9	
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B	12	
	CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD -MULTI-STEM BRANCHES TO BE PRUNED TO 3' HEIGHT	2" CAL.	B&B	25	
	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	2" CAL.	B&B	64	
	LIQUIDAMBAR STYRACIFLUA 'FASTIGIATA' / COLUMNAR SWEETGUM	2" CAL.	B&B	61	
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP TREE	2" CAL.	B&B	57	
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2" CAL.	B&B	28	
	POPULUS TREMULA 'ERECTA' / COLUMNAR SWEDISH ASPEN	2" CAL.	B&B	18	
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	B&B	4	
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO ZELKOVA	2" CAL.	B&B	13	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	ANDROPOGON GERARDII 'RED OCTOBER' / RED OCTOBER BIG BLUESTEM	5 GAL.		449	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / KARL FORESTER GRASS	5 GAL.		1,013	
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		1,476	
	MISCANTHUS SINENSIS 'GRACILLIMUS' / GRACILLIMUS MAIDEN GRASS	5 GAL.		292	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	5 GAL.		1,137	
	PENNISETUM ALOPECUROIDES 'VIRIDESCENS' / VIRIDESCENS FOUNTAIN GRASS	5 GAL.		431	
	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL.		463	
	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCKORANGE	5 GAL.		58	
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		880	
EVERGREEN SHRUB	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL.		80	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	FLAT			11,961 SF
	DURAPLAY SURFACING SYSTEM POURED-IN-PLACE DEPTH: 2.50 IN COLOR: CHARCOAL	N/A			1,755 SF
	FRAGARIA X 'LIPSTICK' / LIPSTICK FALSE STRAWBERRY	FLAT		8" o.c.	14,049 SF
	SYNTHETIC TURF REFER TO SITE LAYOUT	N/A			2,712 SF
	TURF SOD	SOD			77,785 SF
EXISTING LANDSCAPE	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	REVEGETATE HILLSIDE TO NATURAL CONDITION	SOIL			10,221 SF
ROCK MULCH	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH			38,076 SF



REFERENCE NOTES SCHEDULE

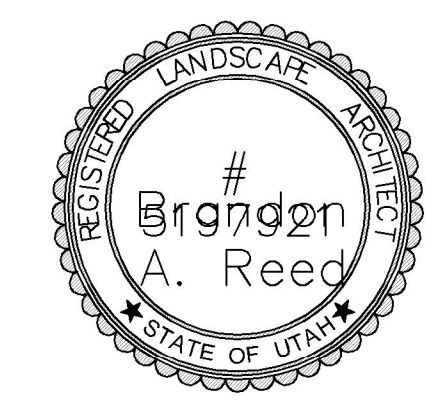
SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
	TURF AREA (TYP.)		
	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
	PLANTING AREA (TYP.)		
	PROPERTY LINE (TYP.)		

NOT FOR CONSTRUCTION



DESIGNING OUTDOOR LIVING EXPERIENCES
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P: 801 878 4717
W: LOFTSIXFOUR.COM

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THE RESIDENCES AT SOUTH POINT
 600 WEST STREET
 DRAPER, UTAH

DATE // 2021-06-24
 PROJECT NO. // 2102
 DRAWN BY // NKJ
 CHECKED BY // BAR

REVISIONS //

TITLE //
PLANTING PLAN

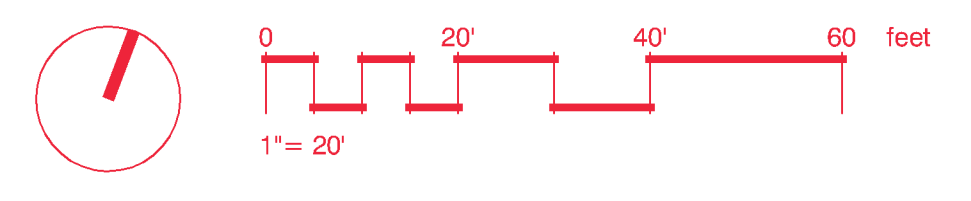
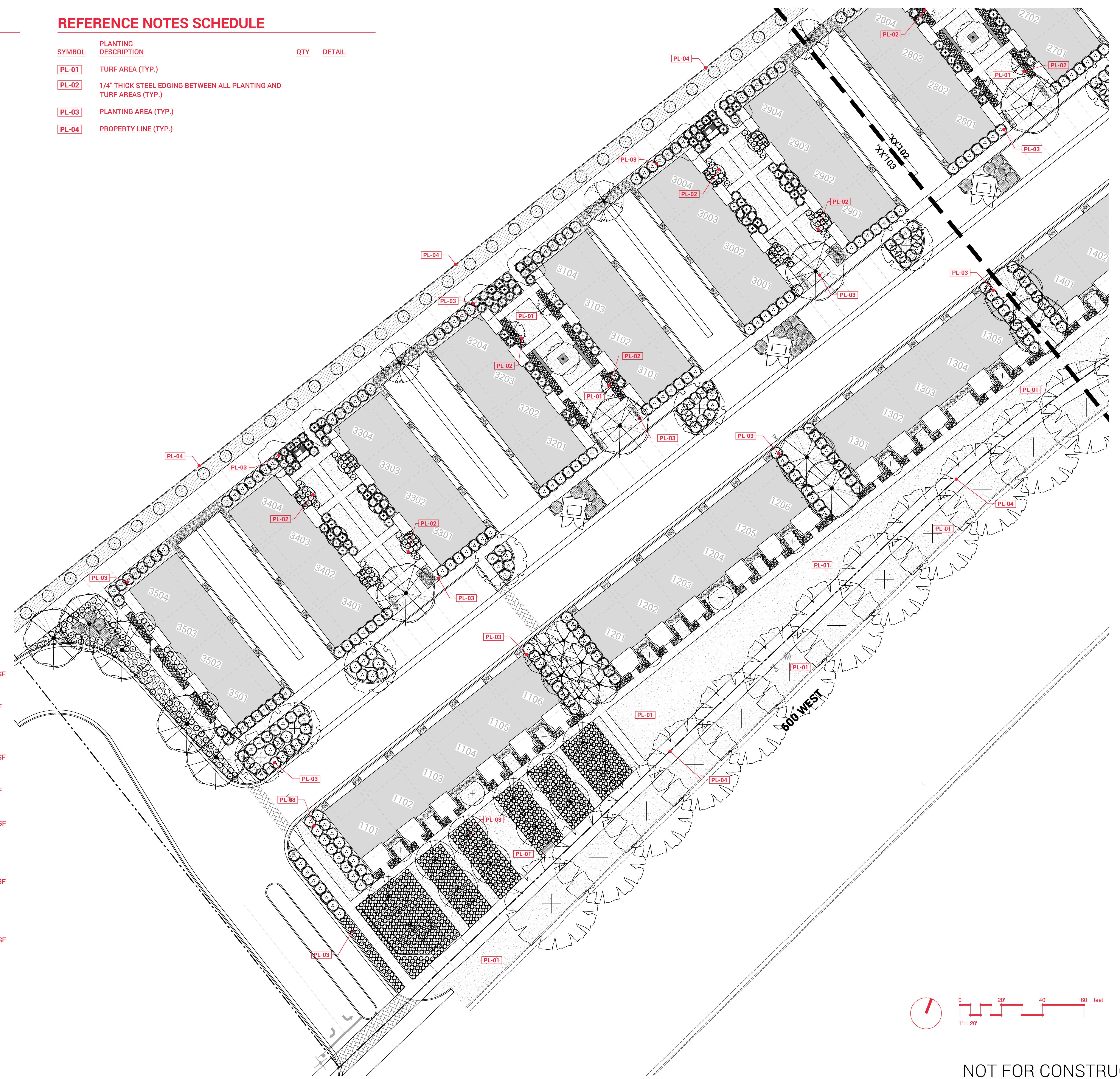
SHEET //
LP102

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	2" CAL.	B&B	13	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	2" CAL.	B&B	16	
	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	2" CAL.	B&B	9	
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B	12	
	CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD -MULTI-STEM BRANCHES TO BE PRUNED TO 3' HEIGHT	2" CAL.	B&B	25	
	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	2" CAL.	B&B	64	
	LIQUIDAMBAR STYRACIFLUA 'FASTIGIATA' / COLUMNAR SWEETGUM	2" CAL.	B&B	61	
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP TREE	2" CAL.	B&B	57	
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2" CAL.	B&B	28	
	POPULUS TREMULA 'ERECTA' / COLUMNAR SWEDISH ASPEN	2" CAL.	B&B	18	
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	B&B	4	
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO ZELKOVA	2" CAL.	B&B	13	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	ANDROPOGON GERARDII 'RED OCTOBER' / RED OCTOBER BIG BLUESTEM	5 GAL.		449	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / KARL FORESTER GRASS	5 GAL.		1,013	
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		1,476	
	MISCANTHUS SINENSIS 'GRACILLIMUS' / GRACILLIMUS MAIDEN GRASS	5 GAL.		292	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	5 GAL.		1,137	
	PENNISETUM ALOPECUROIDES 'VIRIDESCENS' / VIRIDESCENS FOUNTAIN GRASS	5 GAL.		431	
	PENSTEMON EATONII / FIRECRACKER PENSTEMON	1 GAL.		463	
	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCKORANGE	5 GAL.		58	
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		880	
EVERGREEN SHRUB	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL.		80	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	FLAT			11,961 SF
	DURAPLAY SURFACING SYSTEM POURED-IN-PLACE DEPTH: 2.50 IN COLOR: CHARCOAL	N/A			1,755 SF
	FRAGARIA X 'LIPSTICK' / LIPSTICK FALSE STRAWBERRY	FLAT		8" o.c.	14,049 SF
	SYNTHETIC TURF REFER TO SITE LAYOUT	N/A			2,712 SF
	TURF SOD	SOD			77,785 SF
EXISTING LANDSCAPE	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	REVEGETATE HILLSIDE TO NATURAL CONDITION	SOIL			10,221 SF
ROCK MULCH	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH			38,076 SF

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
	TURF AREA (TYP.)		
	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
	PLANTING AREA (TYP.)		
	PROPERTY LINE (TYP.)		

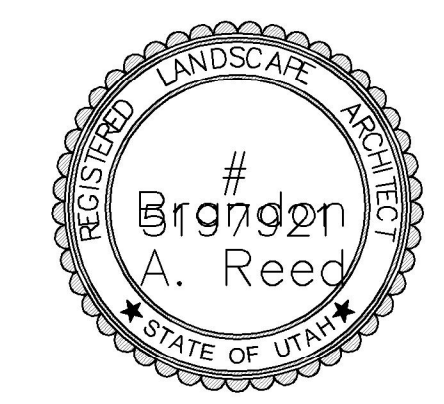


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THE RESIDENCES AT SOUTH POINT
600 WEST STREET
DRAPER, UTAH

DATE // 2021-06-24
PROJECT NO. // 2102
DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE //
PLANTING PLAN

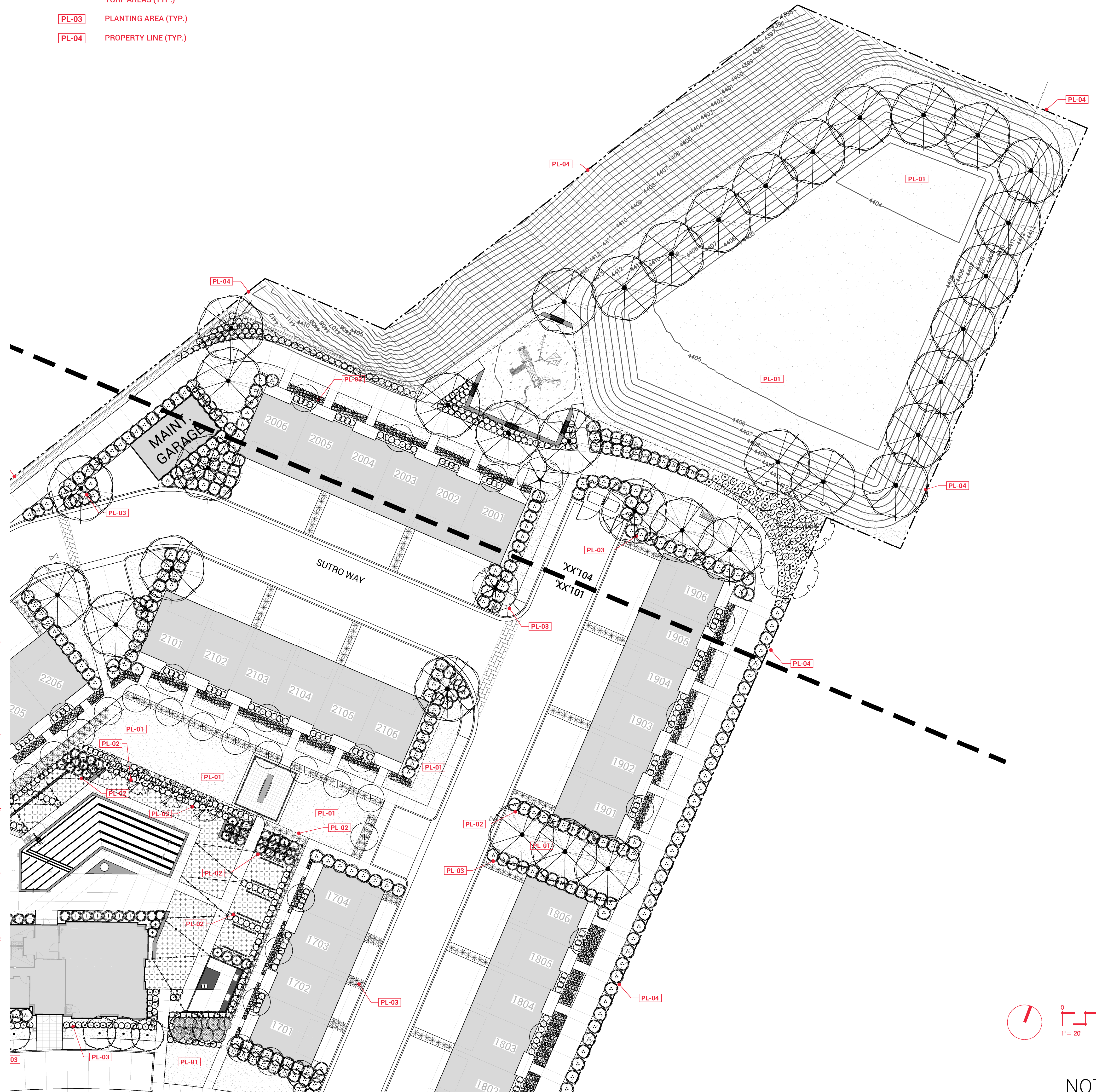
SHEET //
LP103

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	CONT.	QTY	
	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	2" CAL.	B&B	13	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	2" CAL.	B&B	16	
	CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN	2" CAL.	B&B	9	
	CERCIS CANADENSIS / EASTERN REDBUD	2" CAL.	B&B	12	
	CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD -MULTI-STEM BRANCHES TO BE PRUNED TO 3' HEIGHT	2" CAL.	B&B	25	
	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	2" CAL.	B&B	64	
	LIQUIDAMBAR STYRACIFLUA 'FASTIGIATA' / COLUMNAR SWEETGUM	2" CAL.	B&B	61	
	LIRIODENDRON TULIPIFERA 'FASTIGIATA' / COLUMNAR TULIP TREE	2" CAL.	B&B	57	
	PLATANUS OCCIDENTALIS / AMERICAN SYCAMORE	2" CAL.	B&B	28	
	POPULUS TREMULA 'ERECTA' / COLUMNAR SWEDISH ASPEN	2" CAL.	B&B	18	
	PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	2" CAL.	B&B	4	
	ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO ZELKOVA	2" CAL.	B&B	13	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	ANDROPOGON GERARDII 'RED OCTOBER' / RED OCTOBER BIG BLUESTEM	5 GAL.		449	
	CALAMAGROSTIS X ACUTIFLORA 'KARL FORESTER' / KARL FORESTER GRASS	5 GAL.		1,013	
	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.		1,476	
	MISCANTHUS SINENSIS 'GRACILLIMUS' / GRACILLIMUS MAIDEN GRASS	5 GAL.		292	
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	5 GAL.		1,137	
	PENNISETUM ALOPECUROIDES 'VIRIDESCENS' / VIRIDESCENS FOUNTAIN GRASS	5 GAL.		431	
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	PHILADELPHUS LEWISII 'BLIZZARD' / BLIZZARD MOCKORANGE	5 GAL.		58	
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.		880	
EVERGREEN SHRUB	BOTANICAL / COMMON NAME	SIZE	HZONE	QTY	
	SPIRAEA X BUMALDA 'LITTLE PRINCESS' / LITTLE PRINCESS SPIREA	5 GAL.		80	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	1" WASATCH GRAY LANDSCAPE ROCK	FLAT			11,961 SF
	DURAPLAY SURFACING SYSTEM POURED-IN-PLACE DEPTH: 2.50 IN COLOR: CHARCOAL	N/A			1,755 SF
	FRAGARIA X 'LIPSTICK' / LIPSTICK FALSE STRAWBERRY	FLAT		8" o.c.	14,049 SF
	SYNTHETIC TURF REFER TO SITE LAYOUT	N/A			2,712 SF
	TURF SOD	SOD			77,785 SF
EXISTING LANDSCAPE	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	REVEGETATE HILLSIDE TO NATURAL CONDITION	SOIL			10,221 SF
ROCK MULCH	BOTANICAL / COMMON NAME	CONT.	HZONE	SPACING	QTY
	WASATCH GRAY CRUSHER FINES (CHAT)	ROCK MULCH			38,076 SF

REFERENCE NOTES SCHEDULE

SYMBOL	PLANTING DESCRIPTION	QTY	DETAIL
	TURF AREA (TYP.)		
	1/4" THICK STEEL EDGING BETWEEN ALL PLANTING AND TURF AREAS (TYP.)		
	PLANTING AREA (TYP.)		
	PROPERTY LINE (TYP.)		

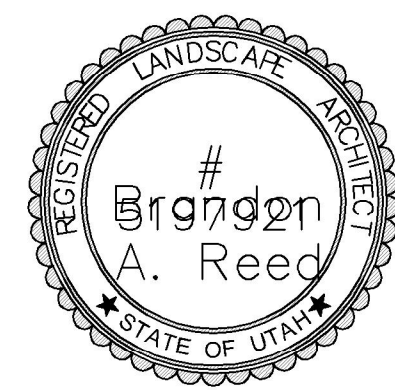


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THE RESIDENCES AT SOUTH POINT
600 WEST STREET
DRAPER, UTAH

DATE // 2021-06-24
PROJECT NO. // 2102
DRAWN BY // NKJ
CHECKED BY // BAR

REVISIONS //

TITLE //

PLANTING PLAN

SHEET //

LP104

**EXHIBIT G
ELEVATIONS**



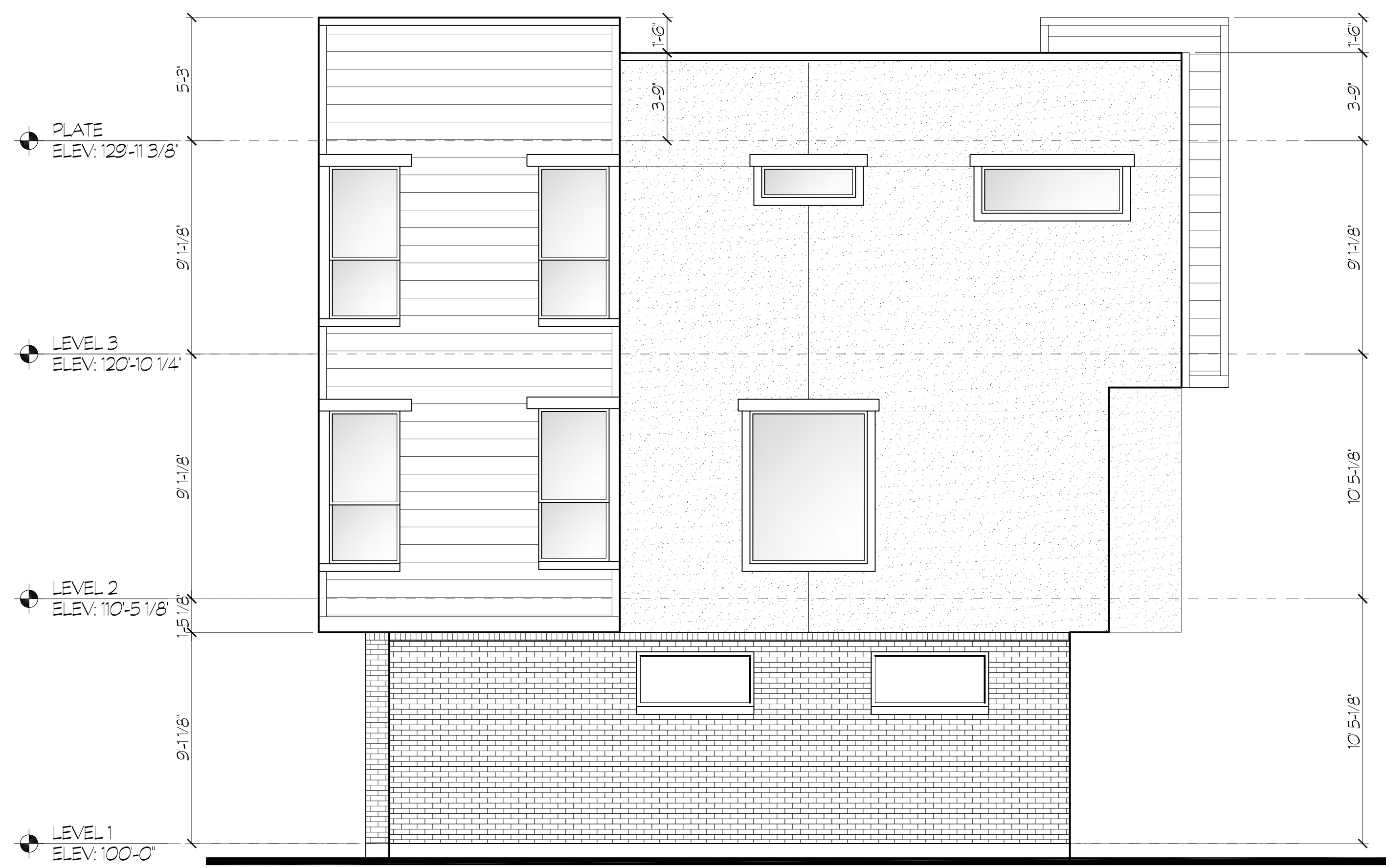
FRONT ELEVATION MATERIAL LEGEND

[Pattern]	HARDIE = 23%
[Pattern]	BRICK = 26%
[Pattern]	STUCCO = 20%
[Pattern]	OPENINGS = 25%

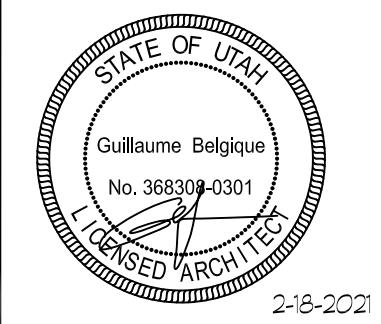
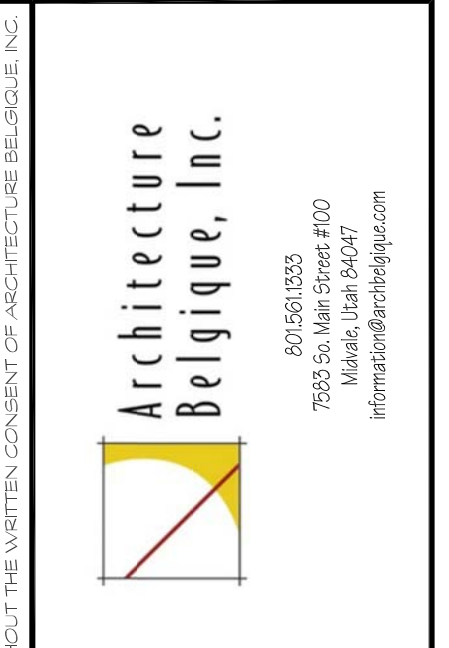
1
A2.01
4PLEX- FRONT ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT ELEVATION MATERIAL LEGEND

[Pattern]	HARDIE = 23%
[Pattern]	BRICK = 22%
[Pattern]	STUCCO = 44%
[Pattern]	OPENINGS = 15%



2
A2.01
4PLEX- RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



Veranda West Townhomes
 Located in the W 1/2 of Section 1 & E 1/2 of Section 2,
 T4S, R1W, Salt Lake Base & Meridian
 Draper, Utah

4PLEX

Date
Feb. 18, 2021

DATE	REVISIONS

Sheet Title
4PLEX
Front & Right
Elevations

Sheet Number
A2.01

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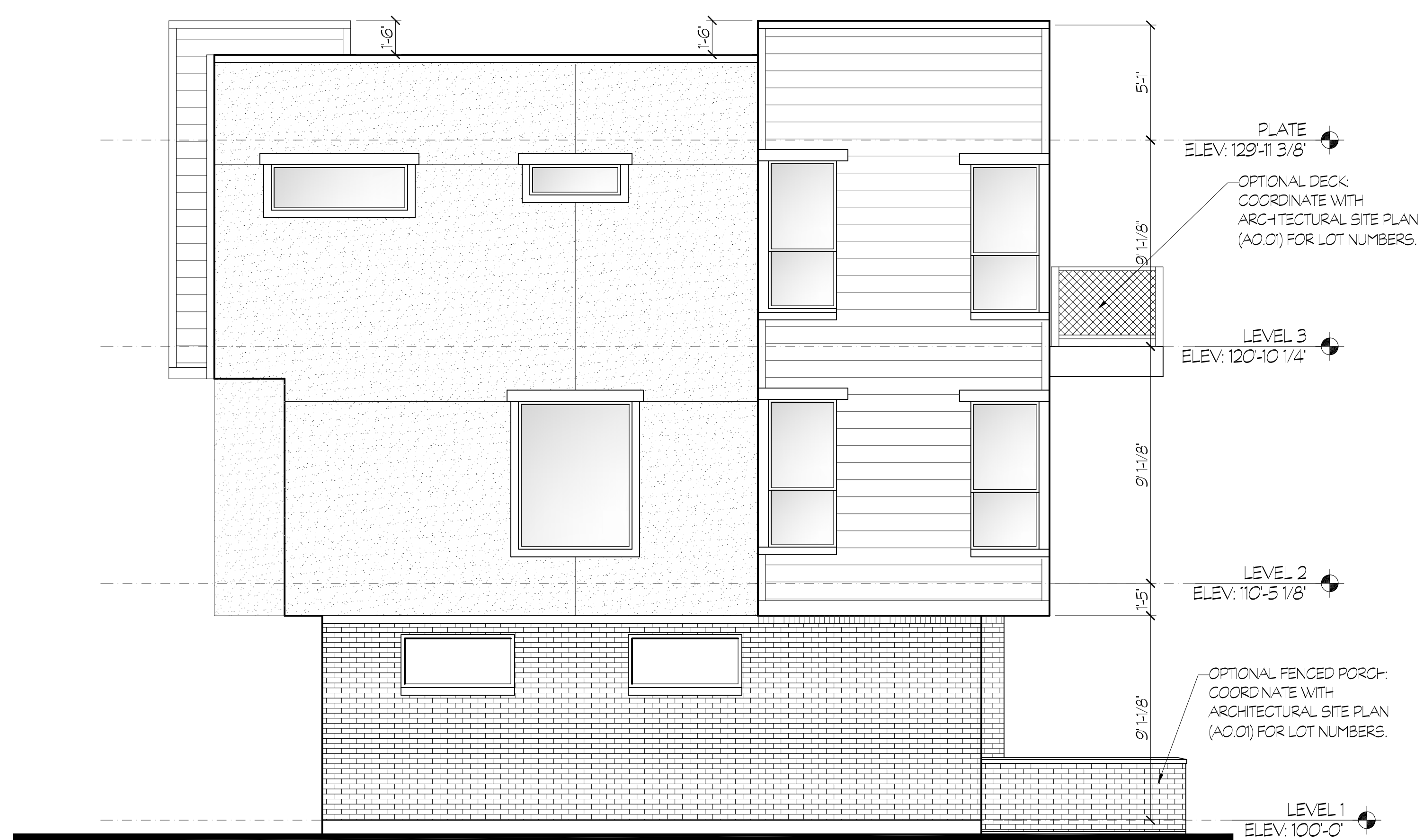
1 4PLEX- REAR ELEVATION
A2.02 SCALE: 1/4" = 1'-0"

REAR ELEVATION MATERIAL LEGEND

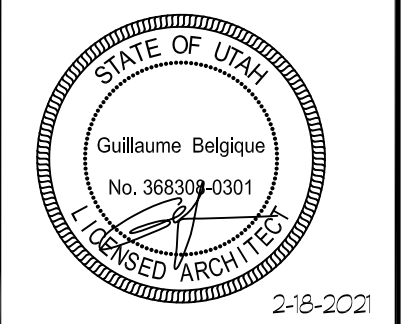
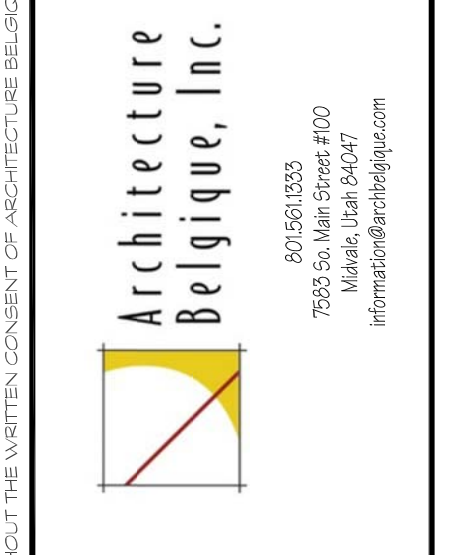
[Pattern]	HARDE = 30%
[Pattern]	BRCK = 9%
[Pattern]	STUCCO = 3%
[Pattern]	OPENINGS = 30%

LEFT ELEVATION MATERIAL LEGEND

[Pattern]	HARDE = 23%
[Pattern]	BRCK = 22%
[Pattern]	STUCCO = 44%
[Pattern]	OPENINGS = 15%



2 4PLEX- LEFT ELEVATION
A2.02 SCALE: 1/4" = 1'-0"



Veranda West Townhomes
located in the W 1/2 of Section 1 & E 1/2 of Section 2,
T4S, R1W, Salt Lake Base & Meridian
Draper, Utah

4 PLEX

Date
Feb. 18, 2021

DATE	REVISIONS

Sheet Title
4PLEX
Rear and
Left
Elevations

Sheet Number
A2.02

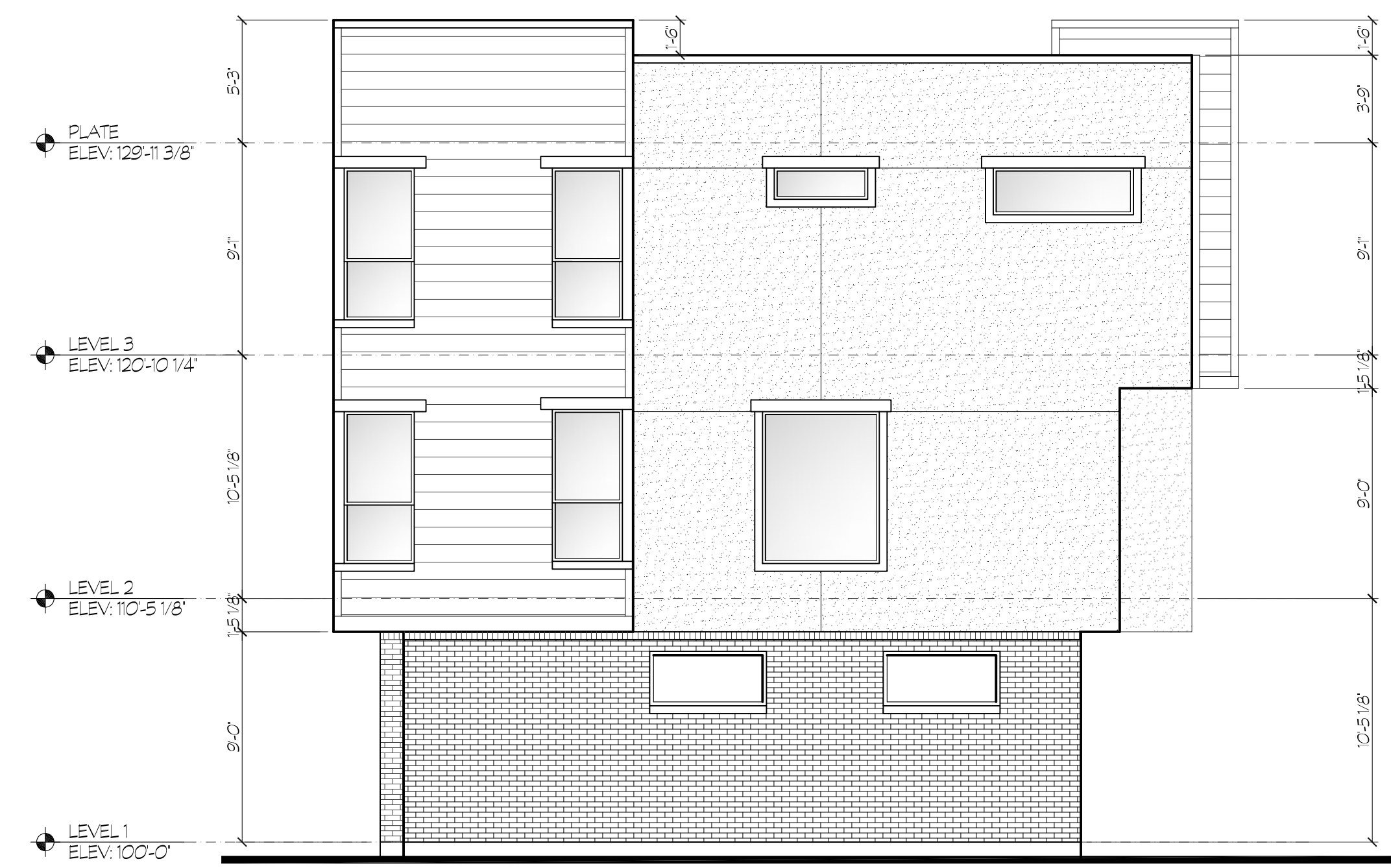
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FRONT ELEVATION MATERIAL LEGEND

[Pattern]	HARDE = 23%
[Pattern]	BRICK = 27%
[Pattern]	STUCCO = 19%
[Pattern]	OPENINGS = 25%

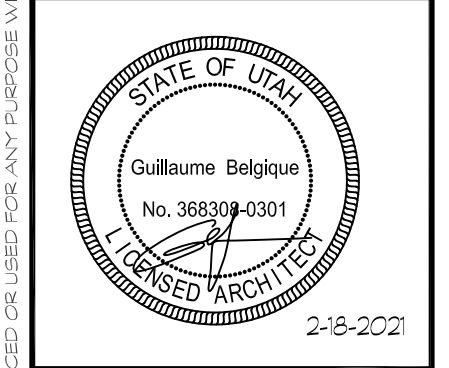
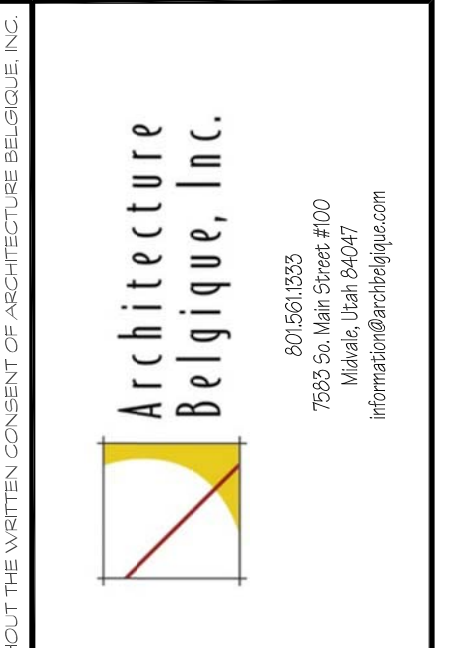
1 5PLEX- FRONT ELEVATION
A2.03 SCALE 3/16" = 1'-0"



RIGHT ELEVATION MATERIAL LEGEND

[Pattern]	HARDE = 23%
[Pattern]	BRICK = 22%
[Pattern]	STUCCO = 44%
[Pattern]	OPENINGS = 9%

2 5PLEX- RIGHT ELEVATION
A2.03 SCALE 3/16" = 1'-0"



Veranda West Townhomes
located in the W 1/2 of Section 1 & E 1/2 of Section 2,
+4S, R1W, Salt Lake Base & Meridian
Draper, Utah

5 PLEX

Date
Feb. 18, 2021

DATE	REVISIONS

Sheet Title
5PLEX
Front and
Right
Elevations

Sheet Number
A2.03

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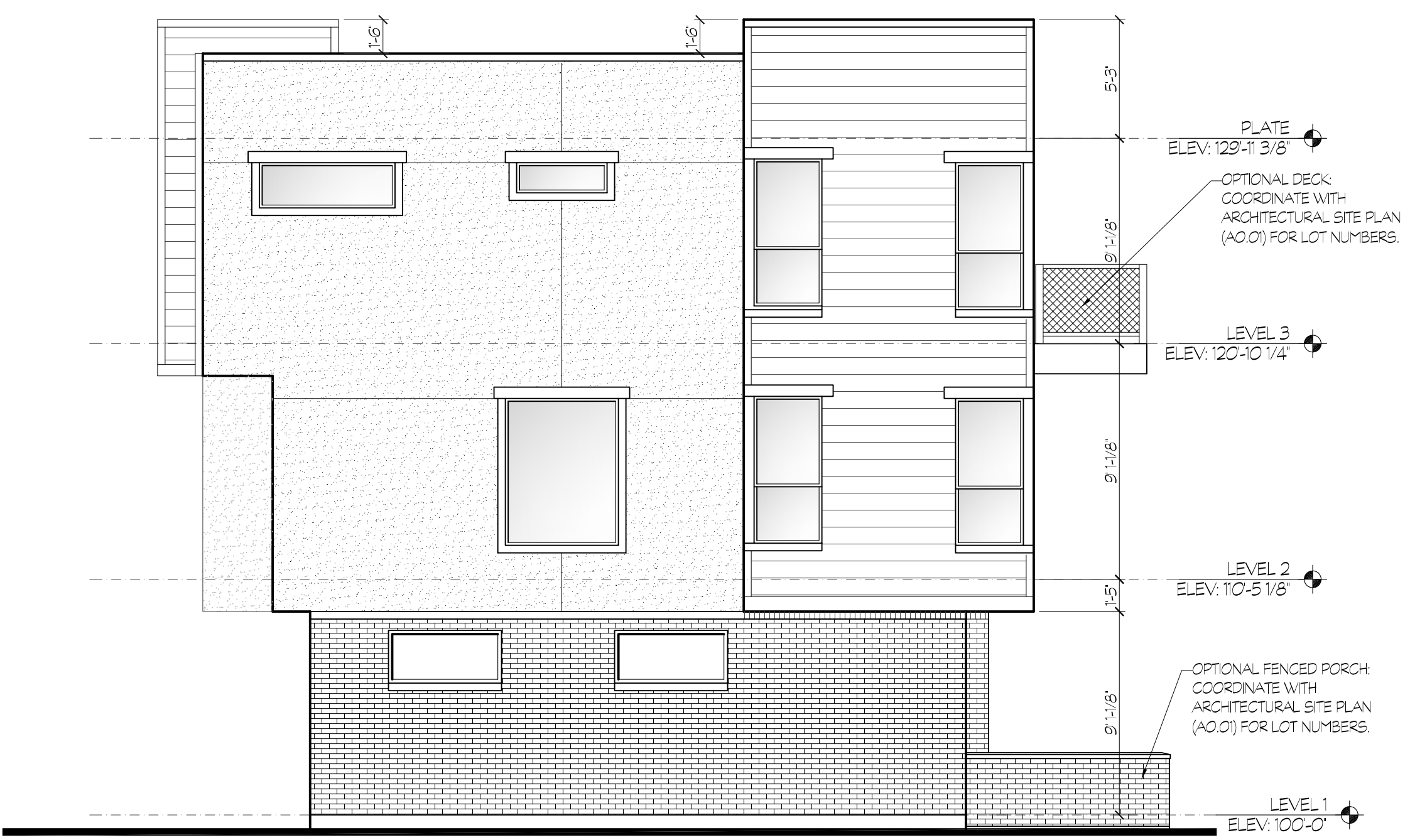
REAR ELEVATION MATERIAL LEGEND

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[Pattern]	BRICK = 9%
[Pattern]	STUCCO = 33%
[Pattern]	OPENINGS = 30%

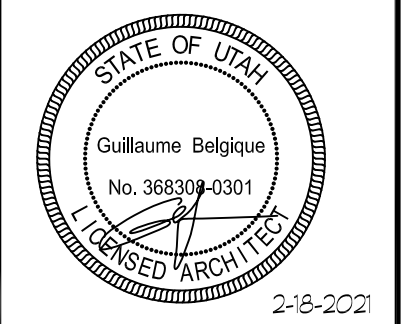
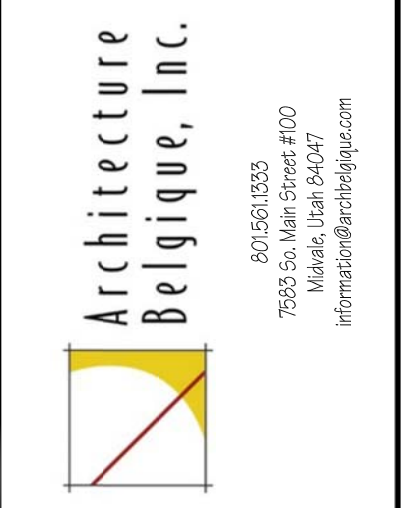
1 5PLEX- REAR ELEVATION
A2.04 SCALE: 3/16" = 1'-0"

LEFT ELEVATION MATERIAL LEGEND

[Pattern]	HARDIE = 23%
[Pattern]	BRICK = 22%
[Pattern]	STUCCO = 44%
[Pattern]	OPENINGS = 15%



2 5PLEX- LEFT ELEVATION
A2.04 SCALE: 3/16" = 1'-0"



Veranda West Townhomes
located in the W 1/2 of Section 1 & E 1/2 of Section 2,
+4S, R1W, Salt Lake Base & Meridian
Draper, Utah

5 PLEX

Date	Feb. 18, 2021
DATE	REVISIONS

Sheet Title
5PLEX
Rear and
Left
Elevations

Sheet Number
A2.04

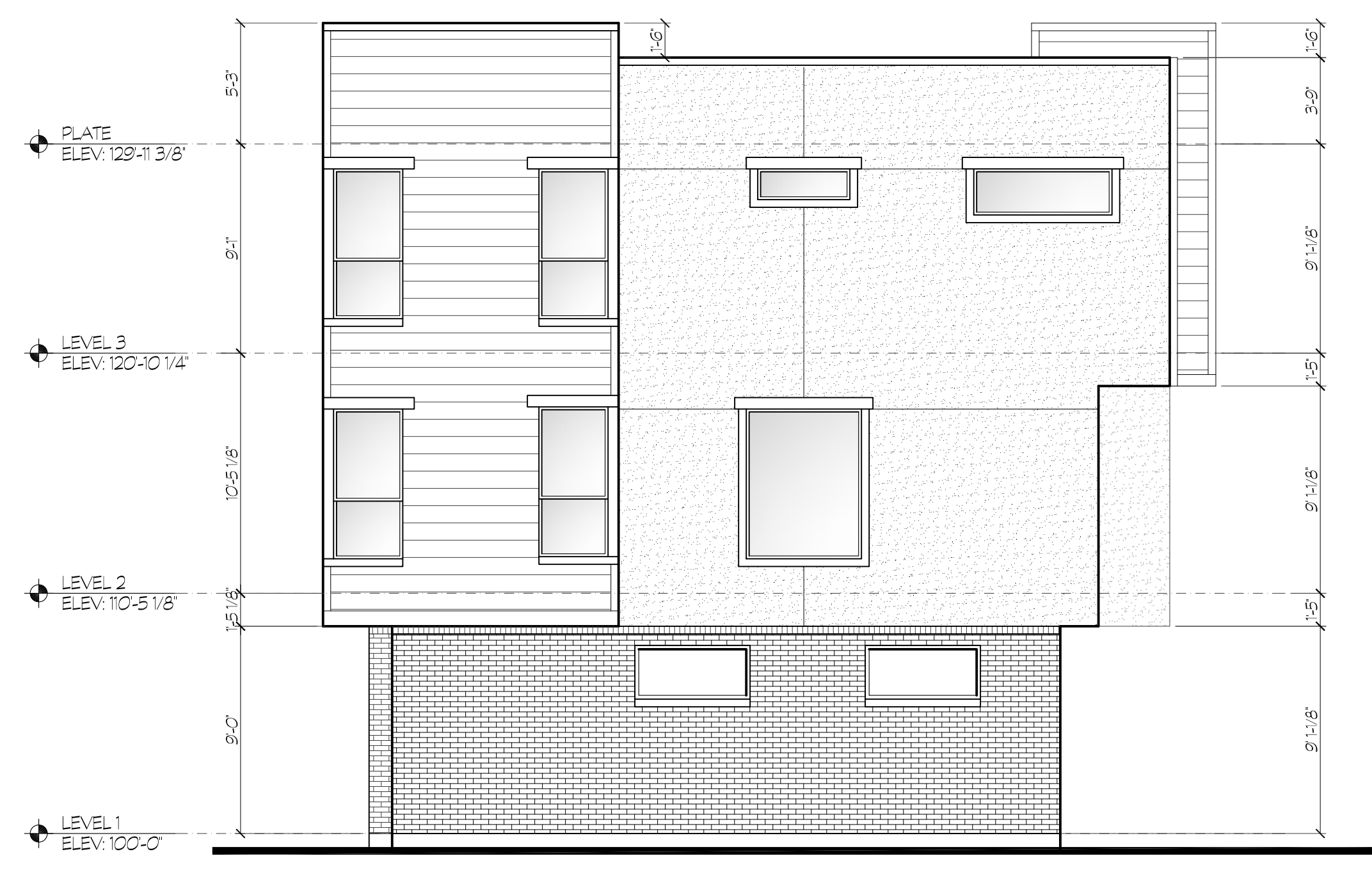
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1
A2.05 6PLEX- FRONT ELEVATION
SCALE: 3/16" = 1'-0"

FRONT ELEVATION MATERIAL LEGEND

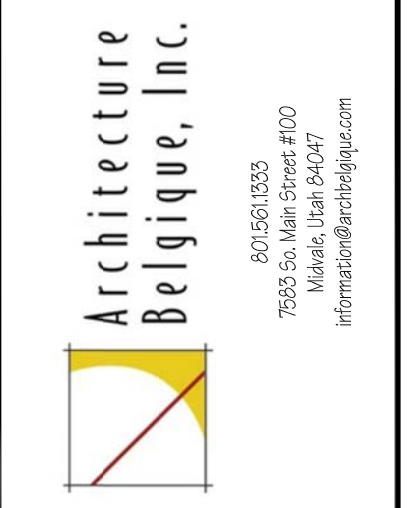
	HARDIE = 28%
	BRICK = 28%
	STUCCO = 18%
	OPENINGS = 25%



2
A2.05 6PLEX- RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION MATERIAL LEGEND

	HARDIE = 23%
	BRICK = 22%
	STUCCO = 44%
	OPENINGS = 15%



Veranda West Townhomes
Located in the W 1/2 of Section 1 & E 1/2 of Section 2,
+4S, RTW, Salt Lake Base & Meridian
Draper, Utah

6 PLEX

Date
Feb. 18, 2021

DATE	REVISIONS

Sheet Title
6 PLEX
Front and
Right
Elevations

Sheet Number
A2.05

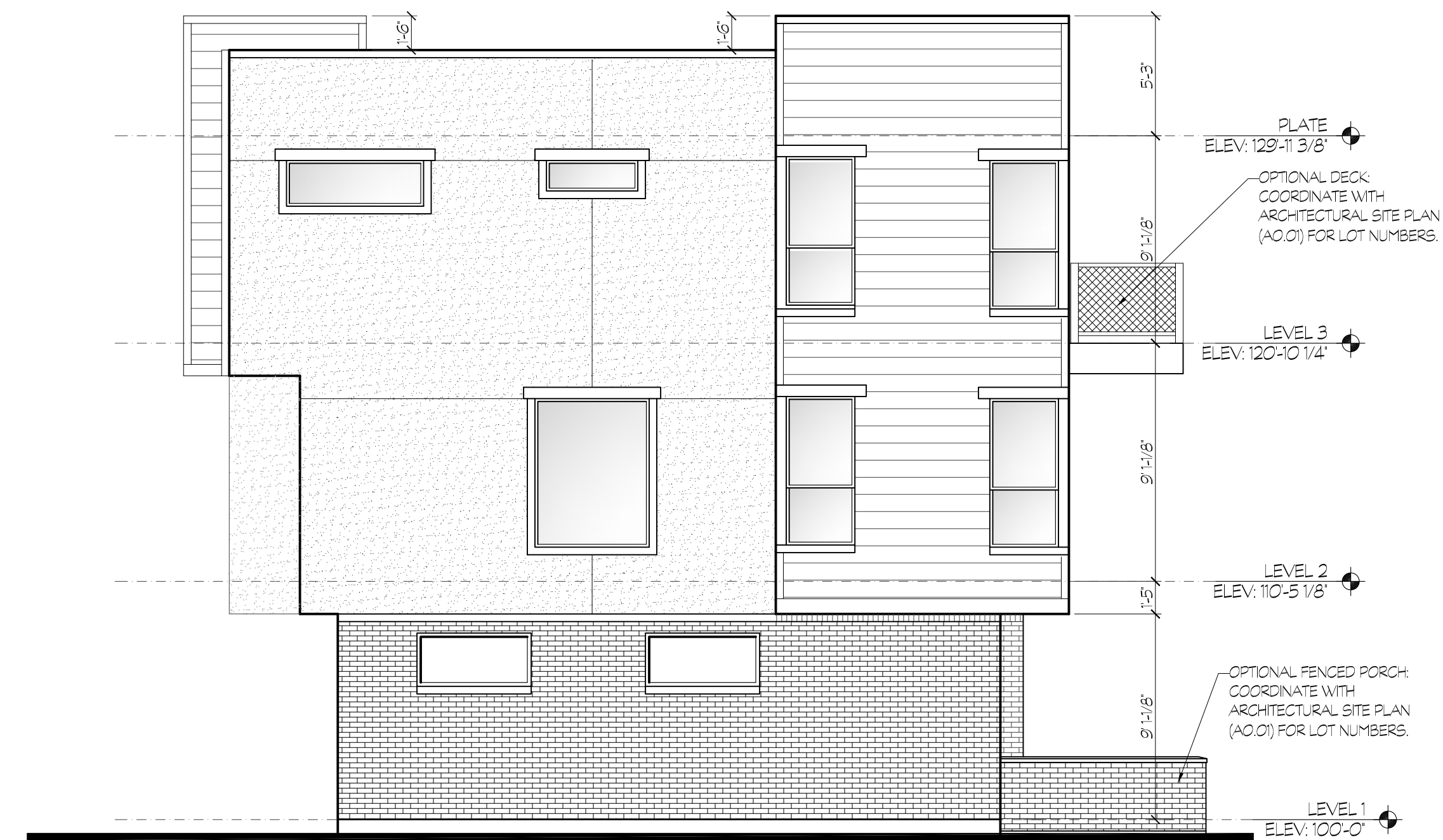
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REAR ELEVATION MATERIAL LEGEND

[Stucco pattern]	STUCCO = 33%
[Brick pattern]	BRICK = 9%
[Hardie pattern]	HARDIE = 25%
[Openings]	OPENINGS = 30%

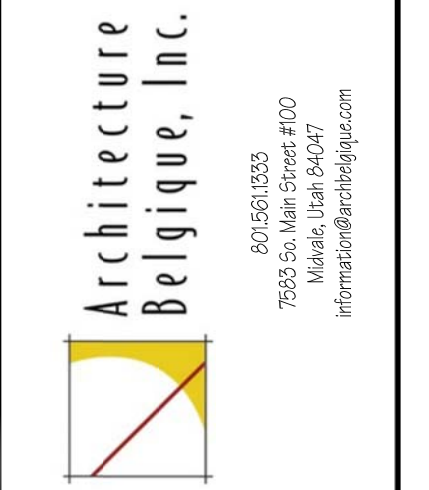
1
A2.06/ 6PLEX- REAR ELEVATION
SCALE: 3/16" = 1'-0"



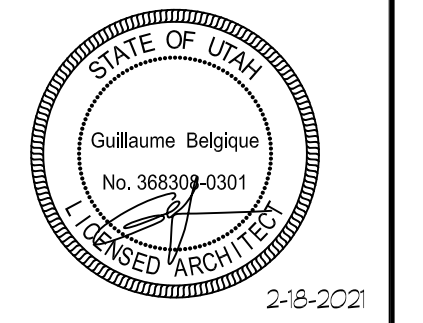
LEFT ELEVATION MATERIAL LEGEND

[Stucco pattern]	STUCCO = 44%
[Brick pattern]	BRICK = 22%
[Hardie pattern]	HARDIE = 23%
[Openings]	OPENINGS = 15%

2
A2.06/ 6PLEX- LEFT ELEVATION
SCALE: 3/16" = 1'-0"



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Veranda West Townhomes
located in the W 1/2 of Section 1 & E 1/2 of Section 2,
T4S, R1W, Salt Lake Base & Meridian
Draper, Utah

Date
Feb. 18, 2021

DATE	REVISIONS

Sheet Title
6PLEX
Rear and
Left
Elevations

Sheet Number
A2.06

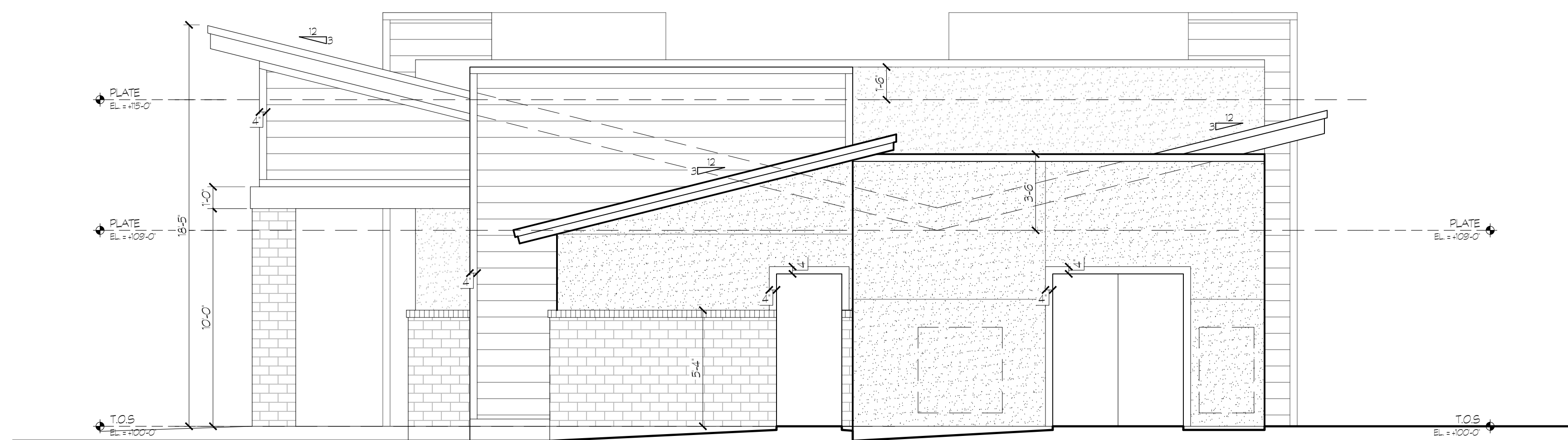
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FRONT ELEVATION
MATERIAL LEGEND

	HARDIE = 26%
	BRICK = 13%
	STUCCO = 24%
	OPENINGS = 37%

1 FRONT ELEVATION
CH2.01 SCALE: 1/4"=1'-0"



FRONT ELEVATION
MATERIAL LEGEND

	HARDIE = 23%
	BRICK = 16%
	STUCCO = 46%
	OPENINGS = 9%

2 RIGHT ELEVATION
CH2.01 SCALE: 1/4"=1'-0"

Veranda West Clubhouse
Located in the W 1/2 of Section 1 & E 1/2 of Section 2,
+4S, RW, Salt Lake Base & Meridian
Draper, Utah

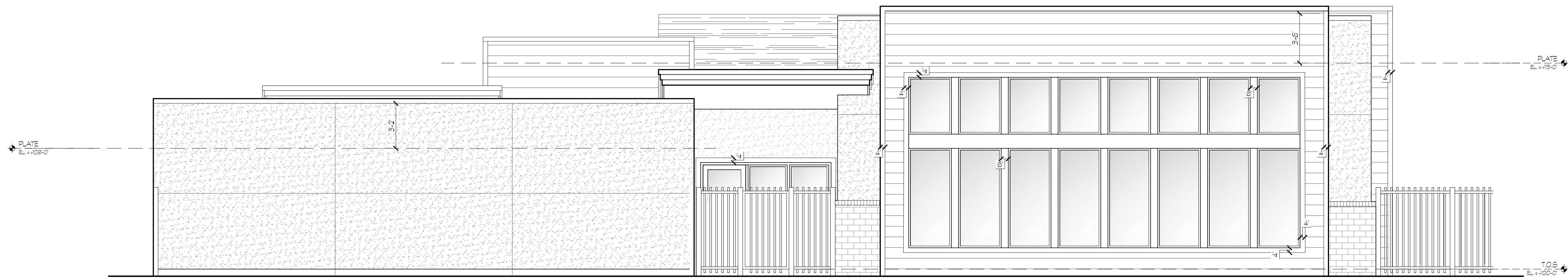
Date
Dec. 13, 2019

DATE	REVISIONS

Sheet Title
ELEVATIONS

Sheet Number
CH 2.01

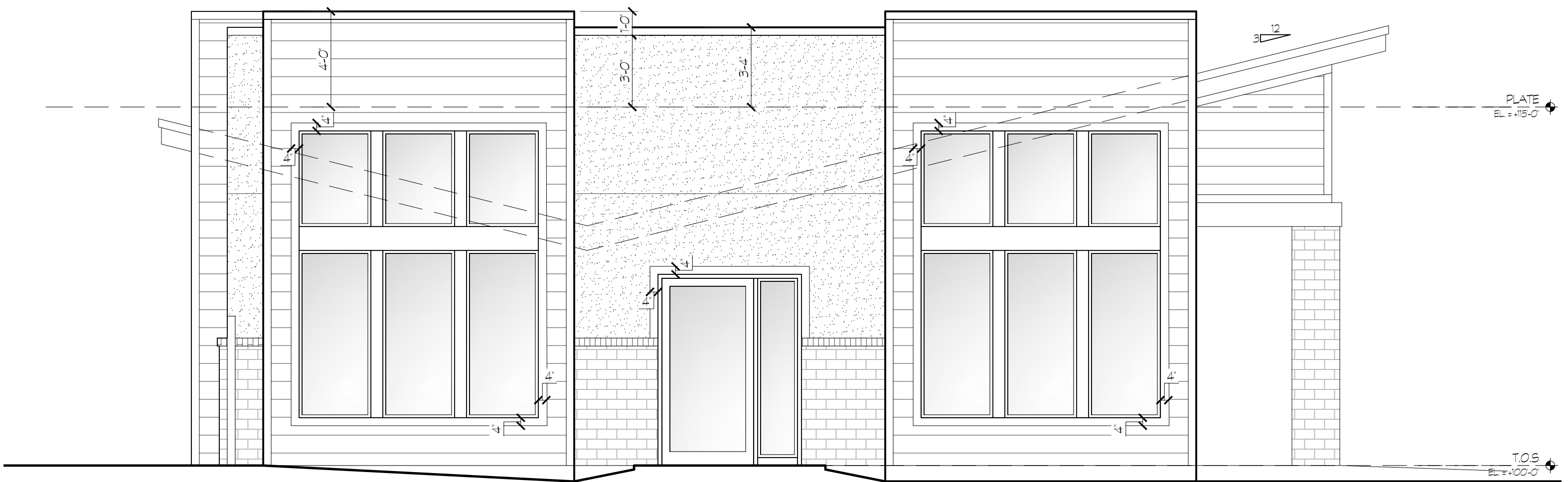
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1 REAR ELEVATION
CH2.02 SCALE: 1/4"=1'-0"

FRONT ELEVATION MATERIAL LEGEND

Stucco	HARDB = 22%
Brick	BRCK = 3%
Stucco	STUCCO = 42%
Openings	OPENINGS = 33%

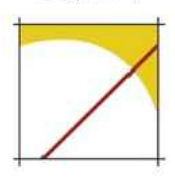


2 LEFT ELEVATION
CH2.02 SCALE: 1/4"=1'-0"

FRONT ELEVATION MATERIAL LEGEND

Stucco	HARDB = 36%
Brick	BRCK = 8%
Stucco	STUCCO = 20%
Openings	OPENINGS = 36%

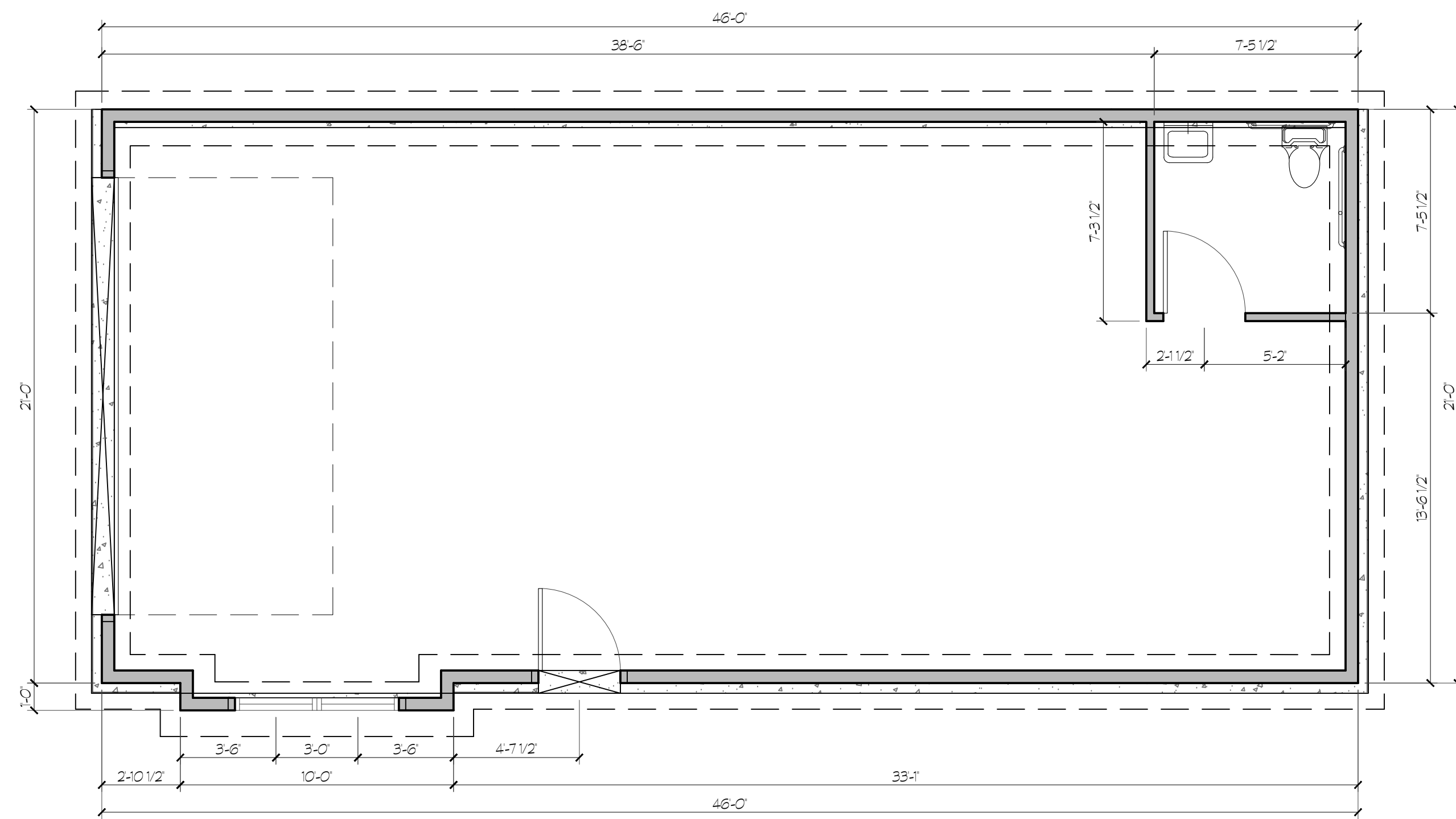
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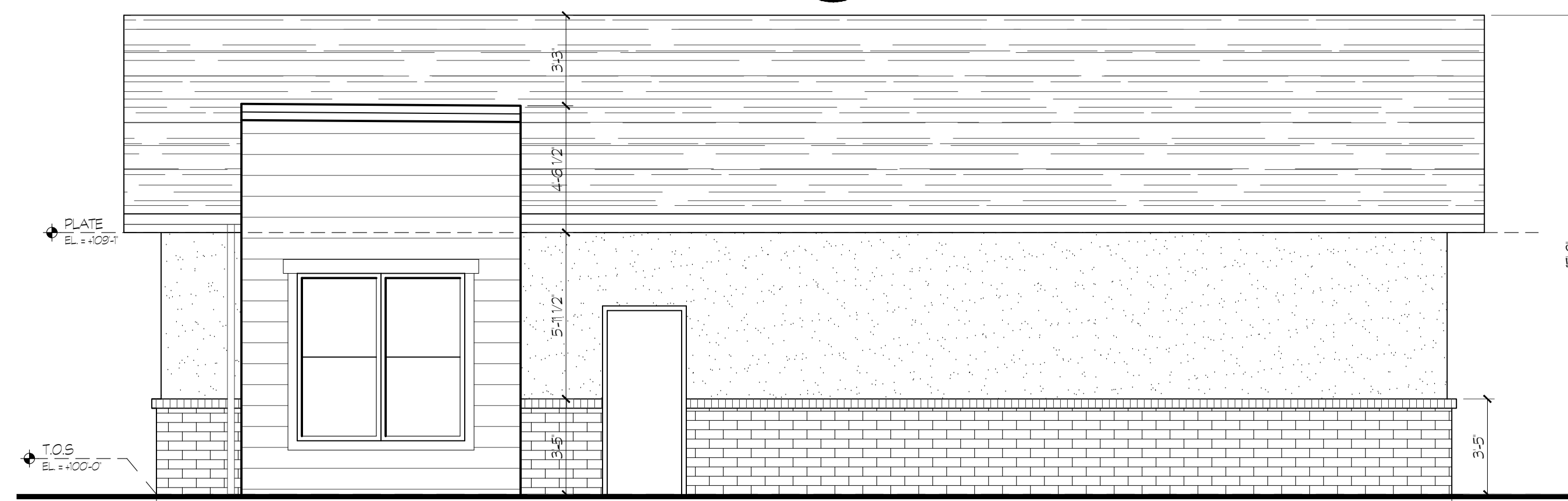
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Veranda West Clubhouse
Located in the W 1/2 of Section 1 & E 1/2 of Section 2,
+4S, RW, Salt Lake Base & Meridian
Draper, Utah

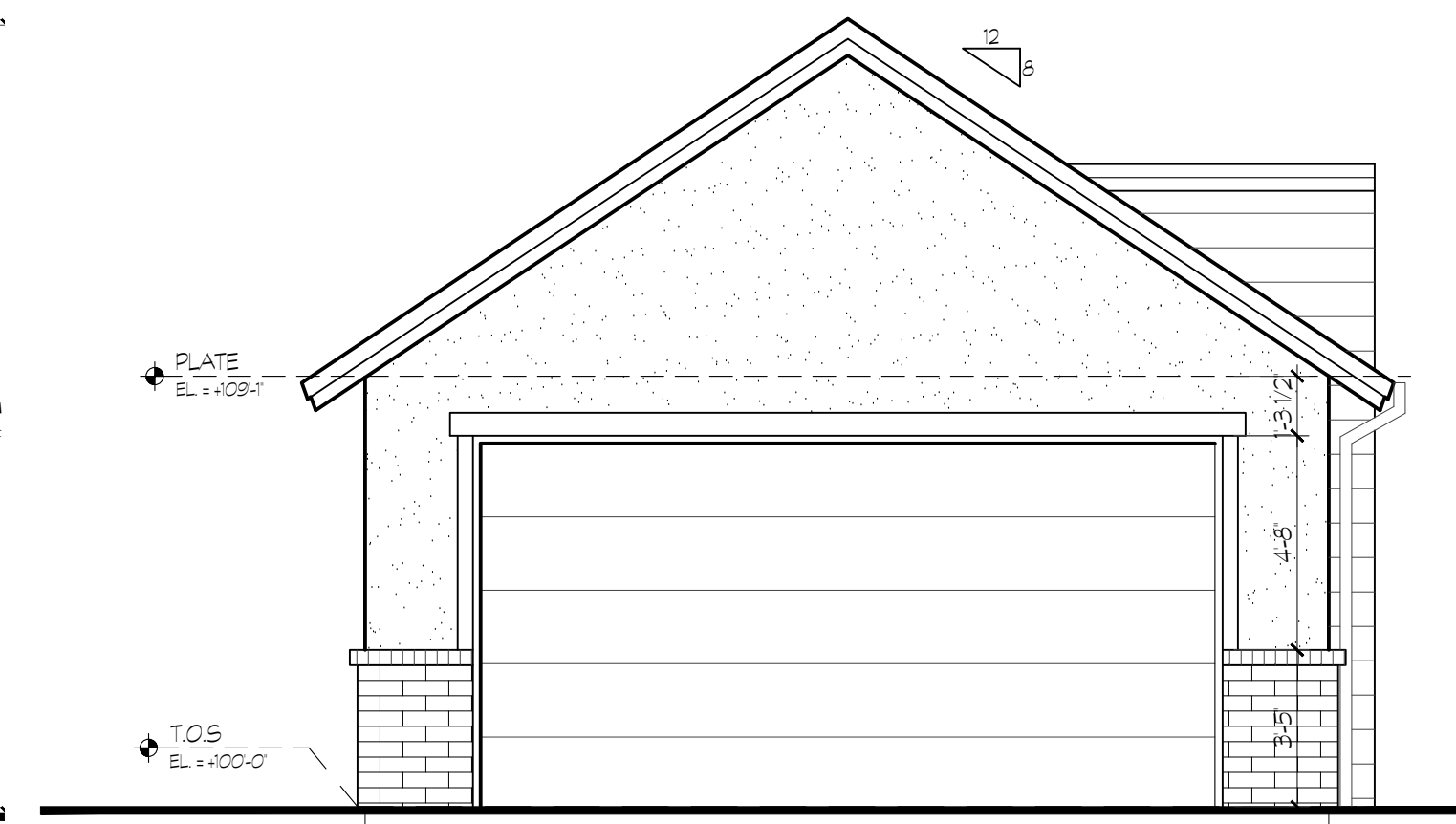
Date	
Dec. 13, 2019	
DATE	REVISION
Sheet Title	
ELEVATIONS	
Sheet Number	
CH 2.02	



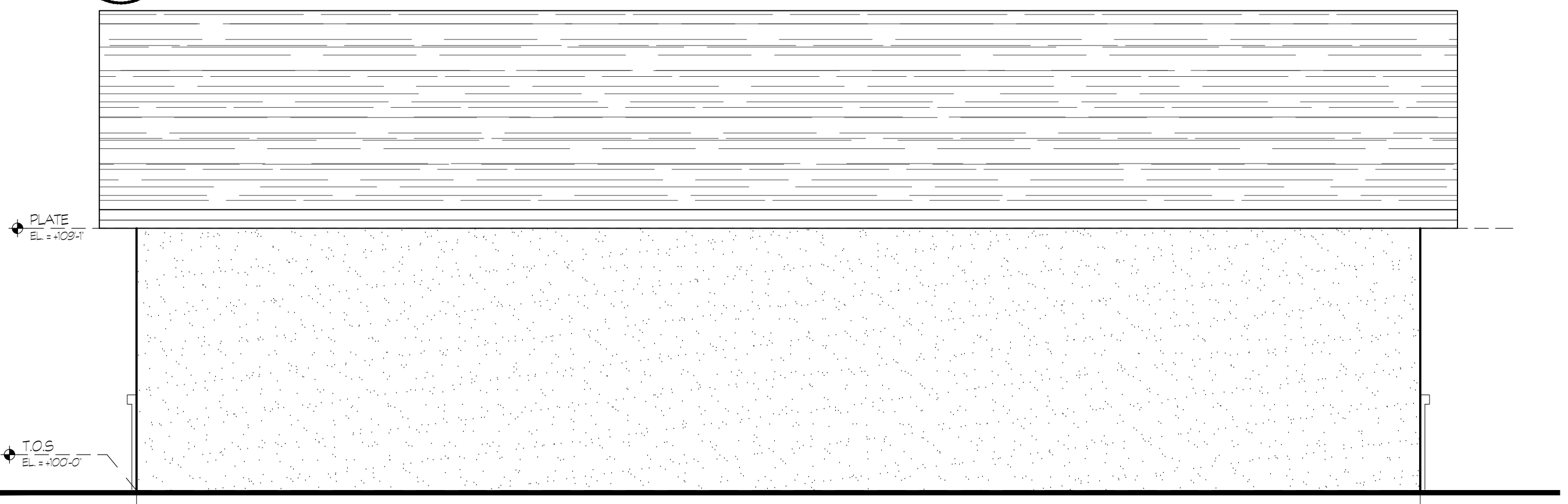
1 MAINTENANCE BUILDING FLOOR PLAN
CH8.01 SCALE: 1/4" = 1'-0" (30x42)



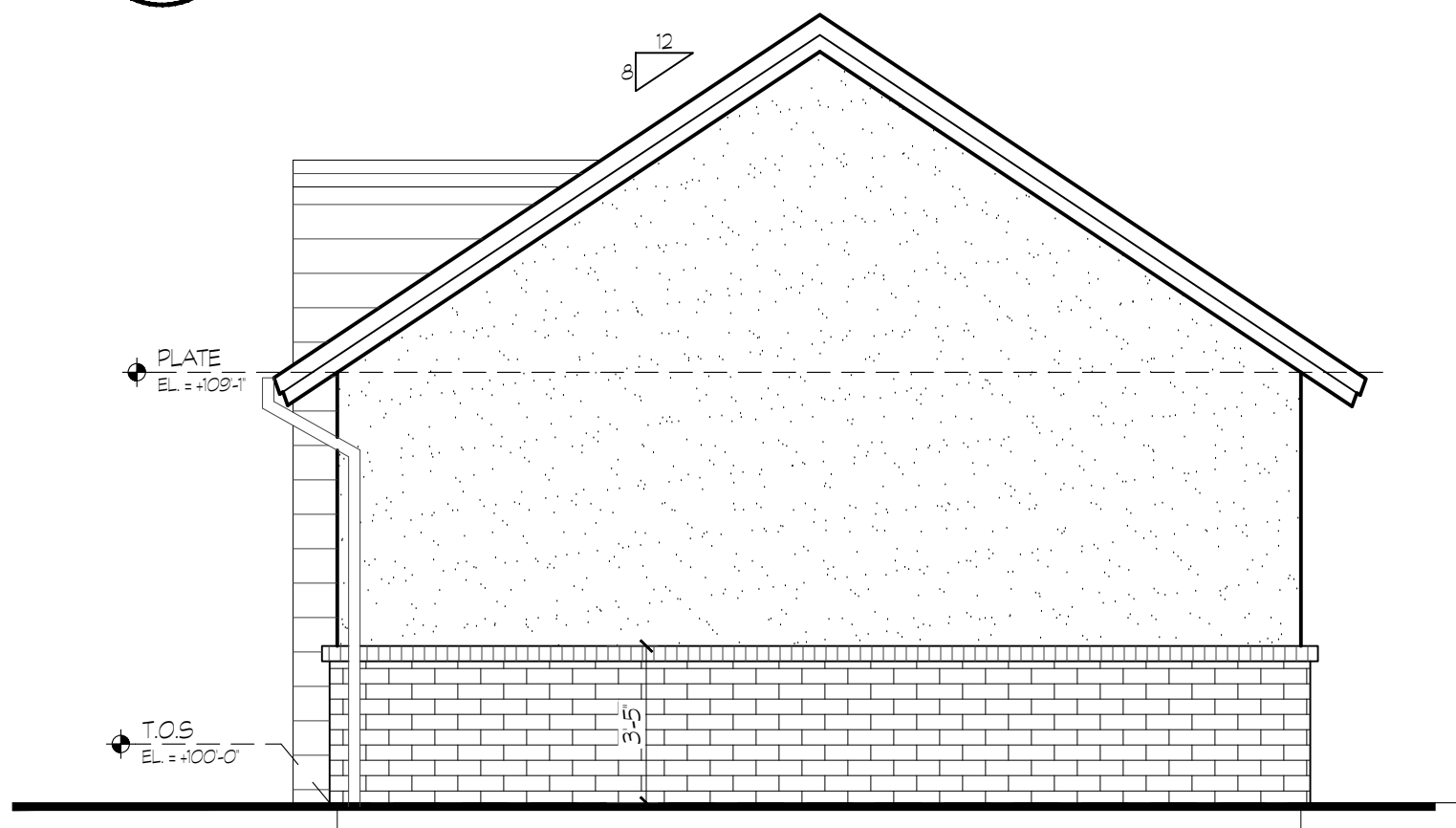
3 MAINTENANCE BUILDING - FRONT ELEV.
CH8.01 SCALE: 1/4" = 1'-0" (30x42)



4 MAINTENANCE BUILDING - RIGHT ELEV.
CH8.01 SCALE: 1/4" = 1'-0" (30x42)



5 MAINTENANCE BUILDING - SOUTH ELEV.
CH8.01 SCALE: 1/4" = 1'-0" (30x42)



6 MAINTENANCE BUILDING - LEFT ELEV.
CH8.01 SCALE: 1/4" = 1'-0" (30x42)

Date	
Dec. 13, 2019	
DATE	REVISIONS

Sheet Title
FLOOR & ROOF
PLANS &
ELEVATIONS

Sheet Number
CH8.01

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