



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

April 7, 2021

To: Jennifer Jastremsky, Zoning Administrator

Approved

Date

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

Re: Lone Peak Biotech Business Park 17 and 18 – Site Plan Review Request

Application No.: SPR-017-2021
Applicant: Russ Naylor representing Price Lone Peak
Project Location: 12158 and 12094 S. Life Science Court
Current Zoning: CSD-LP (Lone Peak Commercial Special District)
Acreage: 11.34 acres (approximately 493,970 square feet)
Request: Request for approval of a site plan for two new manufacturing buildings in the CSD-LP zone.

SUMMARY

This application is a request for approval of a site plan for approximately 11.34 acres. The property is located on the west side of Life Science Court (see Exhibit B). The property is currently zoned CSD-LP. The applicant is requesting to allow for the development of a portion of the currently vacant sites with one building on each property.

BACKGROUND

The site was subdivided in June, 2019. The plat that approved the sites for this development is called Lone Peak Biotech Business Park and created nine lots from 42.32 acres. This request is to develop lots 6 and 7 of the Lone Peak Biotech Business Park subdivision. The two lots together combine approximately 11.34 acres in size.

The developer entered into a Development Agreement with Draper City on March 19, 2019 allowing site plans within the Lone Peak Biotech Business Park to be approved by the Zoning Administrator rather than the Planning Commission.



ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (see Exhibit C). This category is characterized as follows:

Commercial Special District

LAND USE DESCRIPTION	
CHARACTERISTICS	<ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas
LAND USE MIX	<ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings
COMPATIBLE ZONING	<ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone
LOCATION	<ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic

The property has been assigned the CSD-LP zoning classification. This zoning designation supports a variety of uses primarily geared toward manufacturing and office. The CSD-LP zone per Draper City Municipal Code (DCMC) Section 9-18G-010 is *“is a master planned project with multiple architecturally compatible buildings fronting along 12300 South,*



Draper City's major commercial corridor, and Lone Peak Parkway, Draper City's major commercial/industrial corridor."

The property is bounded by CSD-LP zoning to the north and east (see Exhibit D). There is CBP (Business Manufacturing Park) zoning to the south. To the west is a small area of A5 (Agricultural), which is part of the railroad right-of-way and both RM1 (Multiple Family Residential) and R3 (Single Family Residential) zoning designations.

Site Plan Layout. For the purposes of this staff report, the site will be defined as the 11.34 acres of the proposed two lots (lots 6 and 7) to be developed (see Exhibit E). The remainder of the subdivision that is currently vacant will be developed at a future date and will require separate site plan approval.

The site plan depicts a single building on each of the lots along with its associated parking and landscaping, etc. The applicant has indicated that a tenant has been obtained for the buildings and it is being built to their specifications.

Once the site is completely built out, the two buildings will be situated on the west side of Life Science Court. Each of the buildings is located centrally on the property with parking all around and a loading dock on one side. Landscaping is proposed along the street frontages as required by the CSD.

Landscaping and Lot Coverage.

Lot 7/Building 17

The building's footprint is designed to cover approximately 62,394 square feet of the 5.96 acre site. This provides lot coverage of just over 24% of the site. The maximum lot coverage allowed by the CSD is 50%. The site also contains 18,381 square feet of landscaping on the property, providing a site landscaping calculation of approximately 7.0%. The minimum amount of landscaping required per the CSD-LP is 10% for each phase within the business park. The overall landscaping for the Biotech portion of the business park is 213,474 square feet or approximately 13%. This site meets the minimum standard.

Lot 6/Building 18

The building's footprint is designed to cover approximately 71,549 square feet of the 5.2 acre site. This provides lot coverage of just over 31.5% of the site. The maximum lot coverage allowed by the CSD is 50%. The site also contains 29,591 square feet of landscaping on the property, providing a site landscaping calculation of approximately 13.0%. The minimum amount of landscaping required per the CSD-LP is 10% for each phase within the business park. The overall landscaping for the Biotech portion of the business park is 213,474 square feet or approximately 13%. This site meets the minimum standard.



Overall CSD Landscaping

A recent change to the text of the CSD removed the specific plant list that was at times difficult to comply with. The proposed plans for buildings 17 and 18 have landscaping species that are acceptable based on the updated CSD text.

Parking. According to DCMC Section 9-18G-060(C), there shall be a minimum of one parking space for every 1,000 square feet of industrial space. Each of the lots meets the minimum. A breakdown is as follows:

Lot 7/Building 17

Required: 63 parking spaces

Provided: 84 parking spaces

Lot 6/Building 18

Required: 72 parking spaces

Provided: 85 parking spaces

Architecture. Each of the three buildings are one story in height and there may be mezzanine space in a portion of each building. However, due to the proposed manufacturing use, the buildings are taller than a typical one story building. Both buildings 17 and 18 are approximately 40 feet tall. The CSD does not limit the number of stories within its boundaries, only the height. The maximum allowed is 60 feet so all buildings are well below the maximum allowed.

Within the CSD, there is a desired architectural theme and required design elements. Each of the two buildings do meet all of the minimum standards and the architectural style between the two is consistent. For the industrial portion of the CSD, the design elements are minimal. Exhibit C1 of the CSD provides a listing of preferred design elements and notes that each project shall incorporate a minimum of seven design elements.

The buildings are proposed to be color integrated concrete tilt up buildings with decorative reveals, offset in both the primary wall height and wall planes, recessed header reveal contrasting color, earth tone colors, and architectural grade exterior wall mounted light fixtures. Also included are decorative canopies at the main building entrance.

Lighting. The site plan calls for the installation of light poles on both sites. The applicant has provided a spec sheet for the proposed lighting fixture and it is proposed to be a full cutoff fixture, meaning all light will be directed downwards. All of the poles are proposed to be approximately 30 feet in height, which complies with the 30 foot maximum allowed within the CSD area. DCMC Section 9-18G-070(A) requires that all illumination drops to zero at all property lines. The photometric plan shows that all illumination standards have been met.

Fencing. There is no fencing that is required or proposed with this application.

Criteria for Approval. The criteria for review and potential approval of a site plan request is found in Sections 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. Standards for Approval. The following standards shall apply to the approval of a site plan.
 - 1. The entire site shall be developed at one time unless a phased development plan is approved.
 - 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 - 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
 - 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
 - 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their review of the site plan submission. Comments from this division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the site plan submission. Comments from this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC in working with the Draper City Building and Engineering Divisions, has completed their review of the geotechnical and geologic hazards report submitted as a part of the site plan. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Legal Division Review. The Draper City Attorney has completed his review of the site plan submission. The request complies with federal and state laws and Draper City ordinances. Comments from this 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 finds that the application complies with the DCMC and recommends that the Zoning Administrator review the request and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Zoning Administrator decides to approve the request, staff recommends they include the following conditions of approval:

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.

The findings for approval as are follows:

1. The entire site shall be developed at one time unless a phased development plan is approved.
2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

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: 2021.04.09 10:15:06 -06'00'

Draper City Public Works Division

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: 2021.04.12 07:22:00-06'00'

Draper City Building Division

Don Buckley

Digitally signed by Don Buckley
DN: C=US, E=don.buckley@draper.ut.us,
O="Draper City Fire ", OU=Fire Marshal,
CN=Don Buckley
Date: 2021.04.09 12:45:03-06'00'

Draper City Fire Department

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: 2021.04.09 10:37:18-06'00'

Draper City Planning Division

Mike Barker

Digitally signed by Mike Barker
Date: 2021.04.09 10:53:35 -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.

No additional comments provided.

Building Division Review.

No additional comments provided.

Engineering and Public Works Divisions Review.

No additional comments provided.

Fire Division Review.

No additional comments provided.

Geotechnical and Geologic Hazards Review.

See attached

Legal Review.

1. The request complies with federal and state laws and Draper City ordinances.



2650 North 180 East
Lehi, Utah 84043
P. 801-766-3246
F. 801-769-3336

March 19, 2021

Mr. Keith Collier
Chief Building Official
Draper City
1020 East Pioneer Road
Draper, Utah 84020

Subject: **Geotechnical Review**
Lone Peak BioTech Business Park, Lots 6 and 7
12094 and 12158 South Life Science Court
Draper, Utah
TG Project No. 21040
Draper City Application No. SPR-000017-2021

Subject Document: Gordon Geotechnical Engineering, Inc., Supplemental Discussions and Recommendations (Revision 1) Report, Geotechnical Study, Proposed Lone Peak BioTech Business Park - Buildings 17 & 18, Between Lone Peak Parkway on the East and the Mainline Rail Road Trax on the West at Approximately 1200 South, Draper, Utah, G2 Project No. 024-008-19, prepared for Lone Peak BioTech Business Park, LLC, c/o Price Realty Group, 230 East South Temple, Salt Lake City, Utah 84111, dated March 2, 2021.

Review Status: **GEOTECHNICAL SUBMITTAL COMPLETE**

Dear Mr. Collier:

At your request, Taylor Geotechnical (TG) reviewed the above subject document prepared by Gordon Geotechnical Engineering, Inc. (G2). The purpose of TG's review is to evaluate whether or not G2 adequately addresses geotechnical engineering parameters at the property, as applicable to commercial development, consistent with concerns for public health, safety, reasonable professional standard of practice and Draper City's Geologic Hazards Ordinance, Appendix D, Minimum Standards for Liquefaction Investigations (Draper City, 2010).

G2 previously completed a geotechnical study for the Lone Peak BioTech Business Park on April 21, 2017 (G2 2017a). Supplemental reports were completed for the Lone Peak BioTech Business Park on May 26, 2017 (G2 2017b) and on June 8, 2017 (G2 2017c).

Due to poorly documented site grading fill placed on Lot 6 (Building 18) and Lot 7 (Building 17) of the Lone Peak BioTech Business Park development, G2 prepared the subject document. The

March 2, 2021, G2 document provided updated geotechnical recommendations for support of footings on the poorly documented fill.

TG Conclusion

Based substantially in and on reliance of the technical documentation and assurances provided by G2, including their opinions and conclusions, it is TG's opinion that the G2 submittal has adequately addressed geotechnical parameters at the site, consistent with concerns for public health, safety and welfare and reasonable professional standards of practice.

A site specific liquefaction study was completed for the subject site with the results presented in the April 21, 2012, G2 document (G2 2017a). G2 calculated that the site is susceptible to 0.5 inches of liquefaction induced settlement and the site is not susceptible to liquefaction induced lateral spread.

Public Right-of-Way

Public right-of-way improvements are complete for the subdivision.

Geotechnical Report Summary for Plan Review

1. Construction will consist of a tilt-up concrete and steel construction with slab on grade floors. Structural loads for the structures are anticipated to consist of column loads up to 170 kips and wall loads up to 8 kips per linear foot.
2. All organics, topsoil, existing fill and other deleterious material should be removed from below proposed building and pavement areas.
3. Footings may be supported on native undisturbed soils or on a maximum of 3 feet of compacted structural fill extending to native soils. Footings for the structures may be designed using an allowable bearing capacity of 2,500 psf.
4. A minimum of 12 inches of compacted granular fill is required below spread footings supporting column between 100 kips and 150 kips. A minimum of 12 inches of compacted granular fill is required below strip footings supporting walls loads between 5 kips per linear foot and 8 kips per linear foot.
5. Footings susceptible to frost should be located a minimum depth of 30 inches. Footings not susceptible to frost should have a minimum embedment of 15 inches.
6. Basement construction is not anticipated.
7. Seismic analysis of proposed structures at the site should be based on the following factored spectral response acceleration of 1.393g for S_{MS} . Additional analysis is required for long period response accelerations depending on the impact seismic loading has on

- the structure and if needed by the structural engineer. The design spectral accelerations should be based on using Site Class = D. The spectral response accelerations should be multiplied by 2/3 to obtain the spectral response design acceleration values.
8. Type I or IA cement may be used for concrete placed in contact with natural soil.
 9. All import materials should be approved by the Geotechnical Engineer.
 10. All compaction for interior and exterior backfill adjacent to the building should be verified by the geotechnical engineer.
 11. Prior to the placement of concrete, a letter from the geotechnical engineer should be obtained that indicates subgrade for footing and floor slab support was prepared in accordance with the April 21, 2017, G2 geotechnical report and the March 2, 2021, G2 supplemental report and ready for the placement of concrete.

CLOSURE

This letter is issued solely in response to the Consultants' evaluation of the referenced site. Comments and recommendations in this review are based on data presented in the referenced reports. Taylor Geotechnical accordingly provides no warranty that the data in the referenced reports is correct or accurate, and has not performed an independent site evaluation. Comments and recommendations presented herein are provided to aid Draper City in reducing risks from geotechnical hazards and to protect public health and safety.

All services performed by Taylor Geotechnical for this review were provided for the exclusive use and benefit of Draper City. No other person or entity is entitled to use or rely upon any of the information or reports generated by Taylor Geotechnical as a result of this review.

If you have any questions, please feel free to contact the undersigned. The opportunity to be of continued service to Draper City is appreciated.

Respectfully submitted,
Taylor Geotechnical

Alanson O. Taylor, P.E.
Principal

References Cited

Draper City, 2010, Chapter 9-19 Geologic hazard ordinance of Title 9 Land Use and Development Code for Draper City, adopted December 30, 2003, per Ordinance No. 547; amended December 11, 2007 per Ordinance No. 796; amended June 1, 2010, per Ordinance No. 935.
<http://ut-drapercity.civicplus.com/documentcenter/view/379>

Gordon Geotechnical Engineering, Inc., G2 2017a, Report, Geotechnical Study, Proposed Lone Peak Biotech Business Park, Between Lone Peak Parkway on the East and the Mainline Rail Road Trax on the West at Approximately 1200 South, Draper, Utah, G2 Project No. 0.24-008-17, prepared for Lone Peak BioTech Business Park, LLC, c/o Price Realty Group, 230 East South Temple, Salt Lake City, Utah 84111, dated April 21, 2017.

Gordon Geotechnical Engineering, In., G2 2017b, Response Letter to Taylor Geotechnical, Report, Geotechnical Study, Proposed Lone Peak Biotech Business Park, Between Lone Peak Parkway on the East and the Mainline Rail Road Trax on the West at Approximately 12200 South, Draper, Utah,” G2 Project No. 0.24-008-17, prepared for Lone Peak BioTech Business Park, LLC, c/o Price Realty Group, 230 East South Temple, Salt Lake City, Utah 84111, dated May 26, 2017.

Gordon Geotechnical Engineering, In., G2 2017c, Response Letter to Taylor Geotechnical, Review Letter Dated June 1, 2017, Draper City Application No. SUB-125-2017, Lone Peak Biotech Business Park LLC, G2 Project No. 0.24-008-17, prepared for Lone Peak BioTech Business Park, LLC, c/o Price Realty Group, 230 East South Temple, Salt Lake City, Utah 84111, dated June 8, 2017.

**EXHIBIT B
AERIAL MAP**



**Lone Peak Biotech
Buildings 17 and 18**

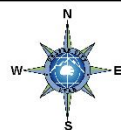
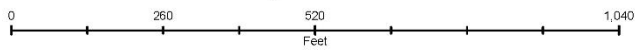
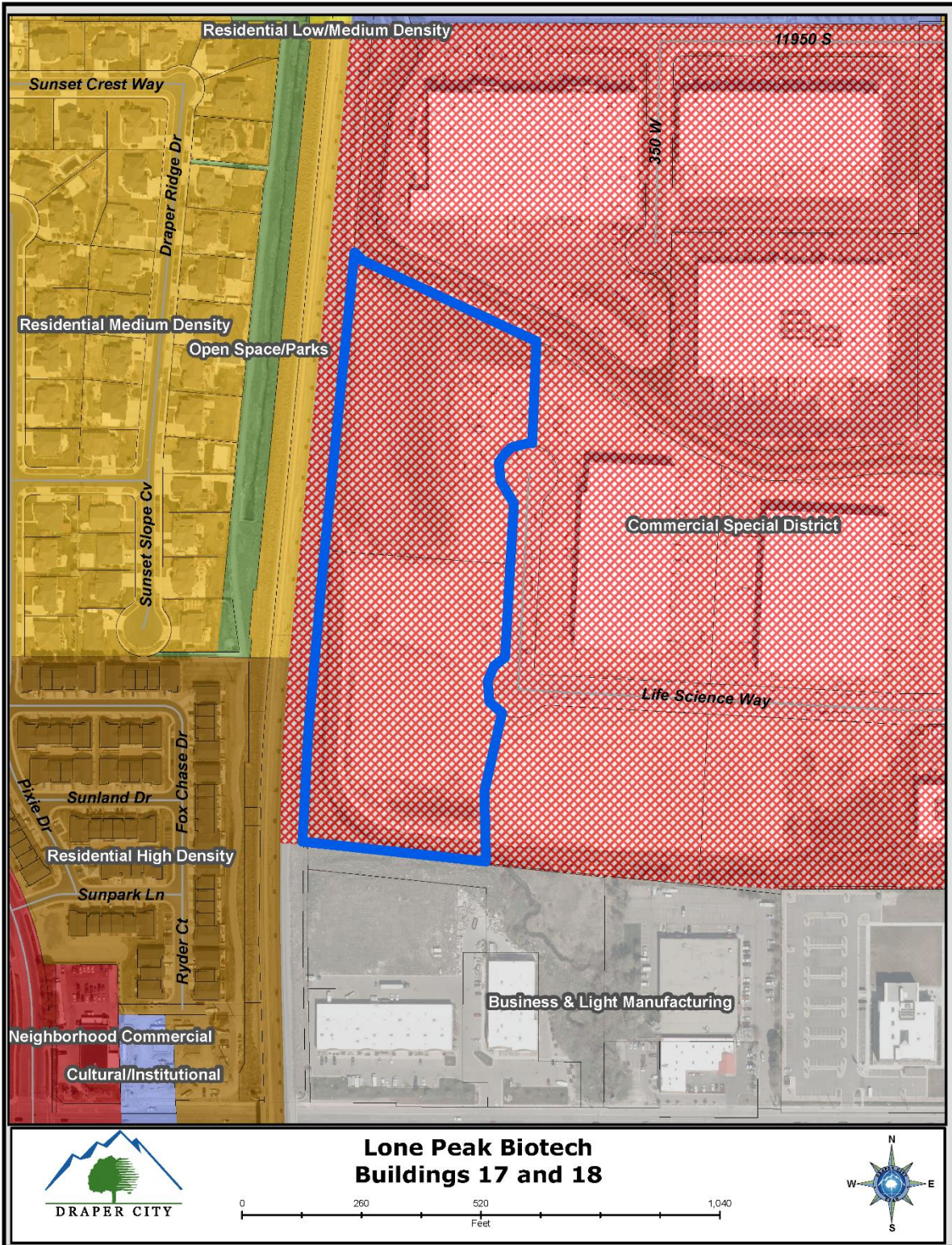


EXHIBIT C LAND USE MAP



**EXHIBIT D
ZONING MAP**

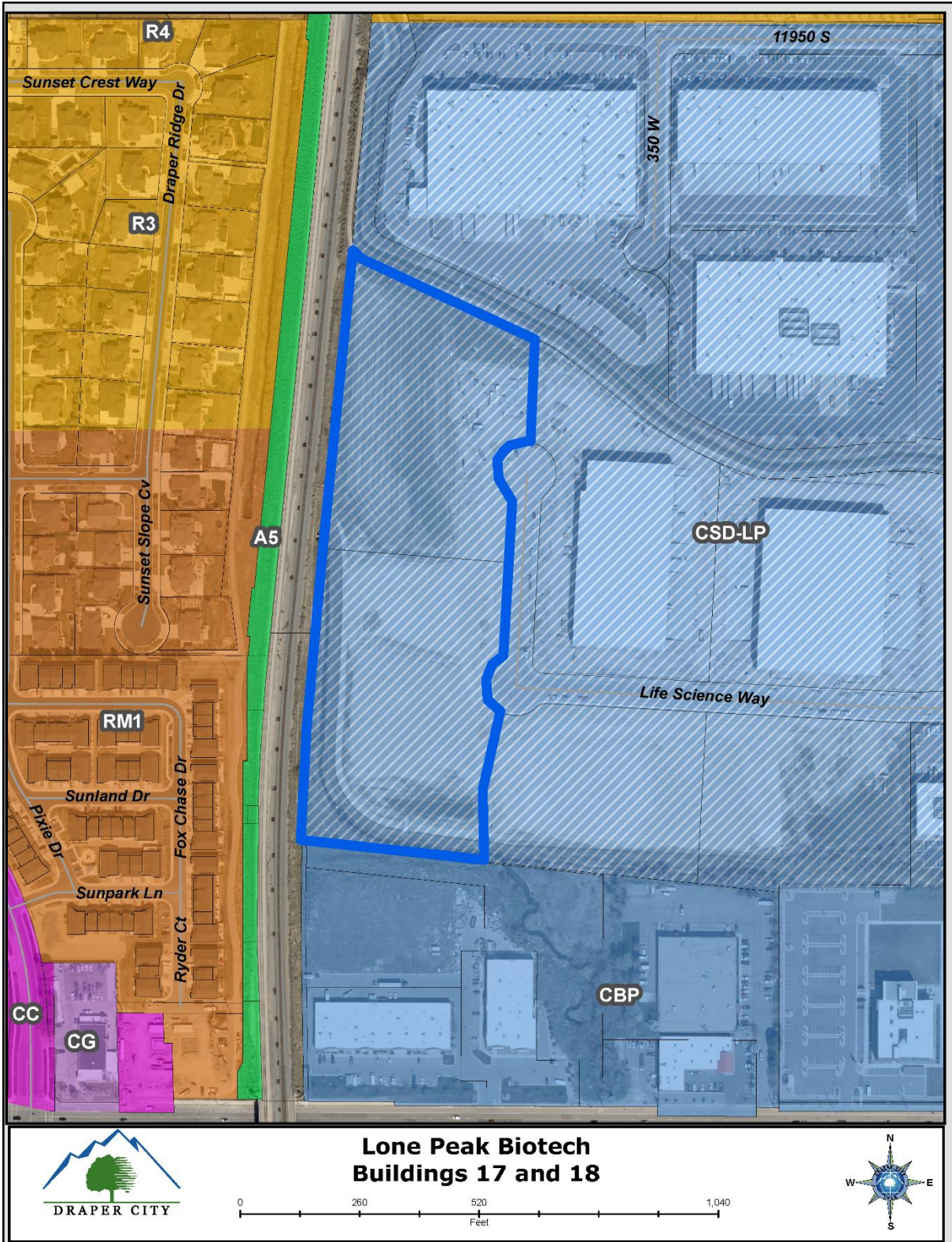


EXHIBIT E
SITE PLAN

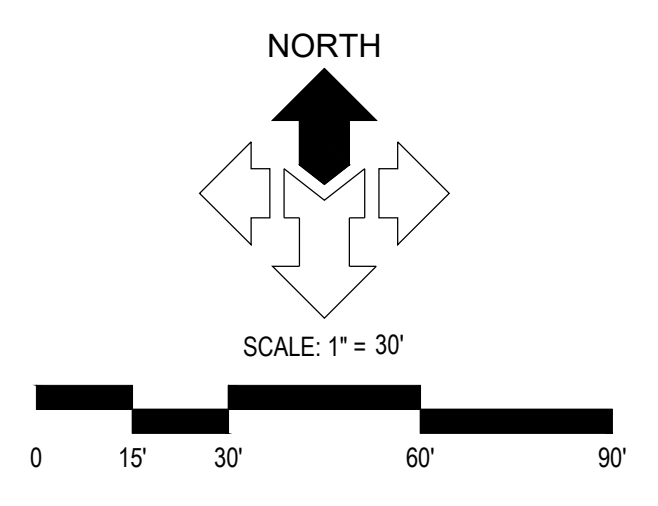
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 $R=5321.42'$
 $L=422.77'$
 $CB=N\ 3^{\circ}17'07''\ E$
 $C=422.66'$



$\Delta=48^{\circ}11'32''$
 $R=27.00'$
 $L=22.71'$
 $CB=N\ 27^{\circ}07'29''\ E$
 $C=22.05'$

$\Delta=109^{\circ}13'15''$
 $R=63.00'$
 $L=120.09'$
 $CB=S\ 3^{\circ}23'23''\ E$
 $C=102.72'$

$S\ 12^{\circ}24'04''\ W\ 174.11'$
OUTH 155.99'



BUILDING 17 PARKING TABULATION:
 PARKING REQUIRED = 73 STALLS
 PARKING PROVIDED = 84 STALLS
 ACCESSIBLE PARKING SPACES REQUIRED PER TABLE 1106.1 - 4
 ADA ACCESSIBLE STALLS PROVIDED = 4

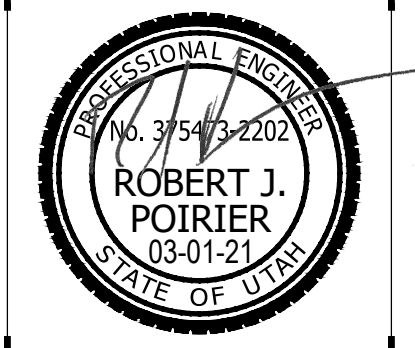
GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED
 SEE ARCHITECT'S SITE PLAN FOR ADDITIONAL INFORMATION
 SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING
 ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS
 ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS
 A LAND DISTURBANCE PERMIT IS REQUIRED PRIOR TO CONSTRUCTION ACTIVITIES ONSITE. PERMIT IS OBTAINED THROUGH THE DRAPER ENGINEERING DIVISION AND IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE.
 ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT OBTAINED THROUGH THE DRAPER ENGINEERING DIVISION.

- KEYED NOTES:**
 PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 HEAVY DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - 2 STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
 - 3 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
 - 4 CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
 - 5 OPEN DRIVE APPROACH REQUIRING CURB CUT PER DRAPER CITY STANDARD DETAIL ST-09.
 - 6 CONCRETE CURB WALL, DETAIL PER 'D1' ON SHEET C5.04.
 - 7 24" CONCRETE CURB AND GUTTER, SEE DETAIL 'D4', SHEET C5.01.
 - 8 24" CONCRETE RELEASE CURB AND GUTTER, SEE DETAIL 'D5', SHEET C5.01.
 - 9 CONCRETE CURB WALL PER DETAIL 'C2' ON SHEET C5.01.
 - 10 ADA RAMP WITH DETECTABLE WARNING SURFACE, SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - 11 CONCRETE RETAINING WALL, DESIGN BY OTHERS, SEE ELEVATIONS ON SHEETS C2.01 AND C2.01.
 - 12 ADA PARKING SIGN, SEE DETAIL 'C5', SHEET C5.01.
 - 13 PAINTED ADA SYMBOL, SEE DETAIL 'C3' & 'C4', SHEET C5.01.
 - 14 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
 - 15 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
 - 16 DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 17 PROPOSED NEW BUILDING, SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 18 BUILDING LOADING DOCK, SEE ARCHITECTURAL PLANS FOR DETAILS.

CROSS ACCESS AND DRAINAGE EASEMENT
 OWNER OF LOTS 7, 8, & 9 WILL ESTABLISH A CROSS ACCESS AND DRAINAGE EASEMENT BETWEEN THE THREE PROPERTIES.

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

McNEIL ENGINEERING
 Economic and Sustainable Designs, Professionals You Know and Trust
 8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mceiling@engr.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS



**LONE PEAK BIOTECH
 BUILDINGS 17 & 18
 12094 LIFE SCIENCE CT & 12158 S LIFE SCIENCE CT
 DRAPER, UT**

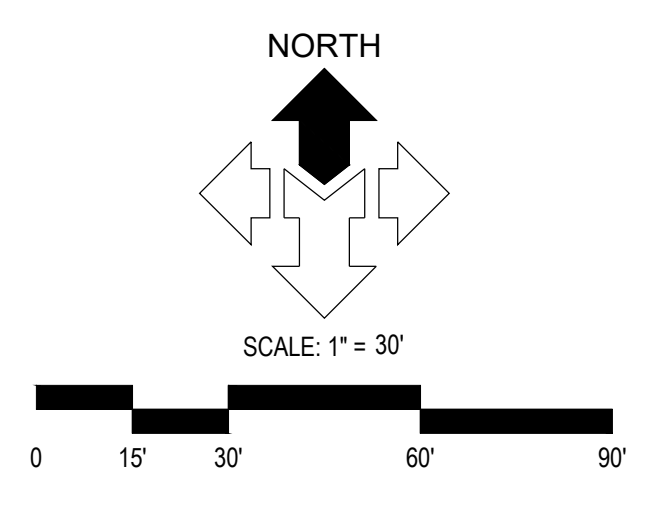
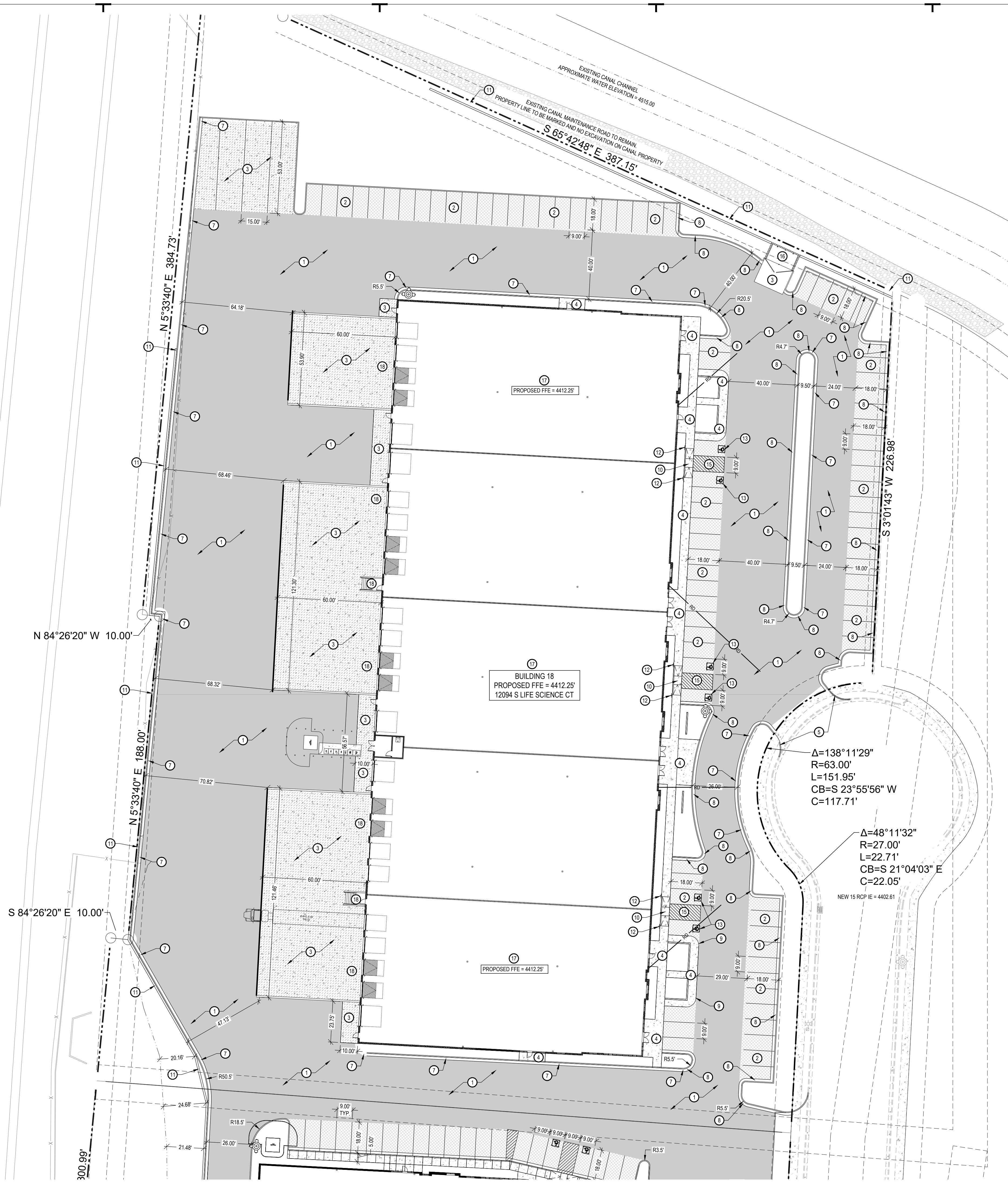
REV	DATE	DESCRIPTION

PROJECT NO: 20795
 DRAWN BY: CCW
 CHECKED BY: RJP
 DATE: MARCH 1, 2021

**HORIZONTAL
 CONTROL
 PLAN**

C1.01

S:\2020files\20795\Civil\Prod Dwg\20795 - P1\DWG Coopy\ Mar 05, 2021 - 10:18am



BUILDING 18 PARKING TABULATION:
 PARKING REQUIRED = 72 STALLS
 PARKING PROVIDED = 85 STALLS
 ACCESSIBLE PARKING SPACES REQUIRED PER TABLE 1106.1 = 6
 ADA ACCESSIBLE STALLS PROVIDED = 6

GENERAL NOTES:
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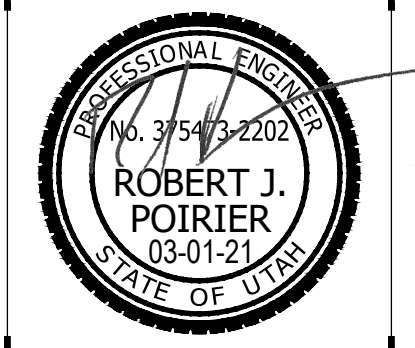
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 - 5 OPEN DRIVE APPROACH REQUIRING CURB CUT PER DRAPER CITY STANDARD DETAIL ST-09.
 - 6 CONCRETE CURB WALL, DETAIL PER 'D1' ON SHEET C5.04.
 - 7 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D4', SHEET C5.01.
 - 8 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D5', SHEET C5.01.
 - 9 6" CONCRETE CURB WALL PER DETAIL 'C2' ON SHEET C5.01.
 - 10 ADA RAMP WITH DETECTABLE WARNING SURFACE. SEE APWA PLAN NO. 236.3, FOR RAMP DETAIL AND APWA PLAN NO. 238 FOR DETECTABLE WARNING SURFACE DETAIL.
 - 11 CONCRETE RETAINING WALL. DESIGN BY OTHERS. SEE ELEVATIONS ON SHEETS C2.01 AND C2.01.
 - 12 ADA PARKING SIGN. SEE DETAIL 'C5', SHEET C5.01.
 - 13 PAINTED ADA SYMBOL. SEE DETAIL 'C3' & 'C4', SHEET C5.01.
 - 14 4" WIDE SOLID WHITE PARKING STALL STRIPE LINES.
 - 15 4" WIDE SOLID WHITE PEDESTRIAN STRIPE LINES.
 - 16 DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 17 PROPOSED NEW BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
 - 18 BUILDING LOADING DOCK. SEE ARCHITECTURAL PLANS FOR DETAILS.

CROSS ACCESS AND DRAINAGE EASEMENT
 OWNER OF LOTS 7, 8 & 9 WILL ESTABLISH A CROSS ACCESS AND DRAINAGE EASEMENT BETWEEN THE THREE PROPERTIES.

Blue Stakes of UTAH811
 Bluestakes.org

NOTICE!
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.

MCNEIL ENGINEERING
 Economic and Sustainable Designs, Professionals You Know and Trust
 8410 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.253.7700 mceiling@mcneileng.com
 Civil Engineering • Consulting & Landscape Architecture
 Structural Engineering • Land Surveying & HDS



**LONE PEAK BIOTECH
 BUILDINGS 17 & 18
 12094 LIFE SCIENCE CT & 12158 S LIFE SCIENCE CT
 DRAPER, UT**

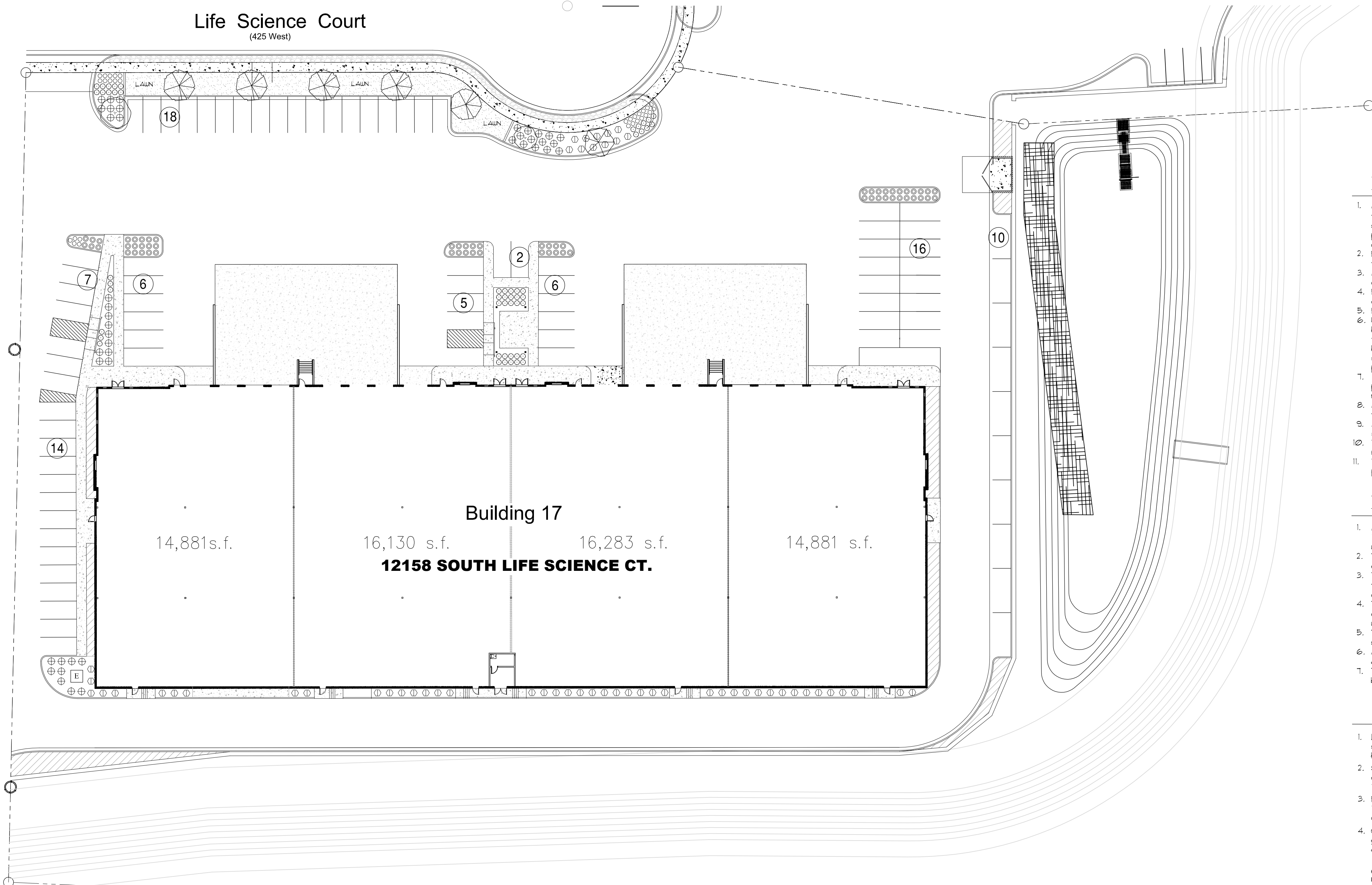
REV	DATE	DESCRIPTION

PROJECT NO: 20795
 DRAWN BY: CCW
 CHECKED BY: RJP
 DATE: MARCH 1, 2021

HORIZONTAL CONTROL PLAN
C1.02

EXHIBIT F
LANDSCAPE PLAN

Life Science Court
(425 West)



Landscape Architect

RDL Design Company, Inc.
1020 East Yale Avenue
Salt Lake City, Utah 84105
Phone : 801-647-3114
Email : rddesign@comcast.net



Scale : 1" = 30'



Planting Notes

- All shrub planting areas shall receive a 12 inch depth of topsoil, all lawn areas (if designed) a 6 inch depth of topsoil. Topsoil is not available at the site and must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. The contractor shall supply a sample and chemical analysis of the proposed topsoil from a reputable topsoil company. The chemical analysis shall be of an acceptable range as compared to the "Topsoil Quality Guidelines" table shown on this drawing.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying the soil to a 6 inch depth by the use of mechanical means. In order to create a transition layer between soils.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive, and shall be rotary mixed on-site prior to installation. A pre-mixed soil medium can be used as an alternative.
- Plant fertilizer shall be "Agriform" brand 21 gram tablets used as per recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of fine ground bark mulch cover. The actual bed areas shall receive a minimum 4 inch depth of decorative stone, the specified type is "Wasatch Grey", 1"-1 1/2" available from a local source. All areas shall receive "DeWitt" Pro-5 weed barrier fabric prior to installation. Pre-emergent herbicide to be applied to all areas, one application of topsoil prior to fabric installation, the other on top of decorative stone following the installation. All rock to be power washed on-site by contractor, using whatever means necessary, prior to rock installation.
- In decorative rock beds, cut the fabric from around the water ring of each plant, then apply the 4" depth of bark product inside water ring to extents specified. The remainder of the planter bed shall receive the decorative rock to depth specified, over the weed barrier fabric and 2 pre-emergent herbicide applications.
- All lawn areas shall be installed using a water conservative mixture, and shall be composed of multiple drought tolerant Bluegrass varieties. Provide cutsheet of exact product.
- Landscape maintenance shall be required for a period through the second mowing of the lawn (30 days min) and shall include mowing, weeding, pruning and one fertilization.
- The project shall be swept clean of dirt and debris prior to completion of the project, and on a daily basis, if required, as determined by the Owner/contractor.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than one year following the date of completion and acceptance.

Planting General Notes

- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscape and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scale.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be smooth, even and consistent, free of any humps, depressions or other grading irregularities. The finish grade of all landscape areas shall be graded consistently 1/2" below all walks, curbs, etc.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, stake/guy as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

- LAWN AREAS** : Nine (9) inches below finish grade. This will allow for the installation of a six inch depth of topsoil along with the sodding material, leaving the top of sodding 1" below finish grade of adjacent concrete and hardscape areas.
- SHRUB AREAS** : Nineteen (19) inches below finish grade. This will allow for the installation of a twelve inch depth of topsoil along with a six inch minimum depth of decorative rock mulch and weed barrier fabric, leaving it 1 inch below finish grade of adjacent concrete and hardscape areas.
- ROCK "ONLY" AREAS** : Five (5) inches below finish grade. This will allow for the installation of a four inch minimum depth of decorative rock mulch and weed barrier fabric, leaving it 1 inch below finish grade of adjacent concrete and hardscape areas.
- COORDINATION** : The Landscape Contractor shall meet early on in the construction process with the earthwork/grading contractor to discuss and ensure that all sub-grade elevations, per these requirements, are established and provided.

Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as boulders, decorative stone, bark mulches, weed barrier fabric, soil amendments & import topsoil in order to obtain approval to be used on the project, and prior to any shipment to the site. Failure to provide this in a timely manner will in no way affect the construction schedule and time for project completion.
- All plant materials shall be secured for the project a minimum of 60 days prior to shipment to the site. The contractor shall provide to the Owner/Engineer written confirmation of this a minimum of 30 days prior to planting of

TOPSOIL QUALITY GUIDELINES (All Soil Tests & Chemical Analysis Reports Shall Contain The Following Minimum Information)

Topsoil Sample Specification	pH	Soluble Salts dS/m or mmho/cm	Sodium Absorption Ratio (SAR)	Organic Matter %	Sand %	Silt %	Clay %	Texture Class
Ideal	5.5-7.5	<2	<3	>2.0	>70	>30	Loam (L), Silt Loam (SL)	
Acceptable	5.0-8.2	<4	<10	>1.0	>10	>30	Sandy Clay Loam (SCL), Sandy Loam (SL), Clay Loam (CL), Silt Clay Loam (SCL)	
Suspect	5.0/8.2	>4	>10	<1.0	<10	<30	Loamy Sand (LS), Sandy Clay (SC), Silty Clay (SC), Sand (S), Silt (SI), Clay (C)	
Nutrient Specification	Nitrogen (ppm)	Phosphorus (ppm)	Potassium (ppm)	Iron (ppm)	(* - represents less than, ! represents greater than, = represents equal to)			
	>20	>5	>50	>10				

Legend

Symbol	Description	Remarks
	Concrete Mowstrip / Poured In Place / 10"W x 8"D Dimension See Detail 3, Drawing L12	Install In True, Straight Lines & Flush To All Curbs, Walks & Other Surfaces. Provide 4" Depth Base Material And Compact Subgrade And Material To Minimum 95%.
	New Lawn Areas / Sod Material To Be Composed Of Drought Tolerant Varieties.	Install In Areas Shown, And Over A 6" Depth Of Import Topsoil, Sod Material To Be Composed Of Multiple Drought Tolerant Bluegrass Varieties. Provide Cutsheet Of Exact Product.
	Decorative Rock/ 1'-1 1/2" Size / "Wasatch Grey" Product / Delivered To Site "Un-Washed"	Install To A Uniform Depth Of 4", And Over Weed Barrier Fabric. Provide (2) Applications Of Pre-Emergent Herbicide As Noted. All Rock Product Shall Be Washed On-Site Prior To Installation.
	Decorative Rock/ 1'-1 1/2" Size / "Wasatch Grey" Product / Delivered To Site "Un-Washed"	These Areas To Receive Rock "ONLY", & "NO" Topsoil Beneath. Provide (2) Applications Of Pre-Emergent Herbicide As Noted. All Rock Product Shall Be Washed On-Site Prior To Installation.
	Decorative Rock/ 2'-4" Size / "Olympus" Product / Installed Under Separate Contract.	Work In Parkstrips Completed Under Separate Contract By Owner, And Prior To Installation Of All Other Work On The Project. Any Damages To Existing Work Shall Be Repaired To New Condition.

Plant List (TREES) / Building 17

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
2		Liquidambar sty. 'Slender Silhouette'	Slender Silhouette Sweet Gum	1 1/2" Cal. 8'-10' Ht.	Full Heads Matching
1		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Cal. 8'-10' Ht.	Full Heads Matching
5		Zelcova serrata 'Musashino'	Musashino Columnar Zelcova	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching

Plant List (ORNAMENTAL GRASSES) / Building 17

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
41		Calamagrostis acut. 'Avalanche'	Avalanche Feather Grass	5 Gallon	18" - 24" Ht.
55		Calamagrostis acut. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	18" - 24" Ht.
0		Calamagrostis acut. 'Overdam'	Overdam Feather Grass	5 Gallon	18" - 24" Ht.
62		Fennisetum alopec. 'Hamein'	Hamein Dw. Fountain Grass	5 Gallon	15" - 18" Ht.
50		Fennisetum alopec. 'Little Bunny'	Little Bunny Dw. Fountain Grass	5 Gallon	12" - 15" Ht.
29		Sesleria autumnalis	Autumn Moor Grass	2 Gallon	12" - 15" Ht.

** Plant quantities are provided for convenience ONLY!! The contractor shall provide and install all plants either shown or noted on the plans.

Plant List (TREES) / Building 18

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5		Liquidambar sty. 'Slender Silhouette'	Slender Silhouette Sweet Gum	1 1/2" Cal. 8'-10' Ht.	Full Heads Matching
3		Malus sp. 'Spring Snow'	Spring Snow Crab	2 1/2" Cal. 8'-10' Ht.	Full Heads Matching
2		Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Cal. 8'-10' Ht.	Full Heads Matching
3		Zelcova serrata 'Musashino'	Musashino Columnar Zelcova	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching

Plant List (ORNAMENTAL GRASSES) / Building 18

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
48		Calamagrostis acut. 'Avalanche'	Avalanche Feather Grass	5 Gallon	18" - 24" Ht.
22		Calamagrostis acut. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon	18" - 24" Ht.
15		Calamagrostis acut. 'Overdam'	Overdam Feather Grass	5 Gallon	18" - 24" Ht.
49		Miscanthus sinensis 'Gracillimus'	Gracillimus Maiden Grass	5 Gallon	24" - 30" Ht.
42		Fennisetum alopec. 'Hamein'	Hamein Dw. Fountain Grass	5 Gallon	15" - 18" Ht.
14		Fennisetum alopec. 'Little Bunny'	Little Bunny Dw. Fountain Grass	5 Gallon	12" - 15" Ht.
81		Sesleria autumnalis	Autumn Moor Grass	2 Gallon	12" - 15" Ht.

** Plant quantities are provided for convenience ONLY!! The contractor shall provide and install all plants either shown or noted on the plans.

PROJECT NUMBER

XX-XX

REVISIONS

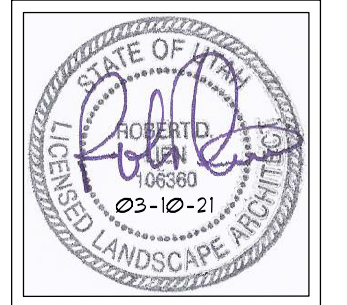
SHEET TITLE

LANDSCAPE PLAN

PROJECT/OWNER

LONE PEAK BIOTECH
BUILDINGS 17 & 18
LIFE SCIENCE WAY
DRAPER, UT.
PRICE LONE PEAK COMPANY
230 EAST SOUTH TEMPLE, SLC, UT.

ARCHITECT



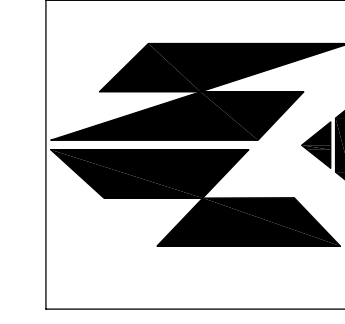
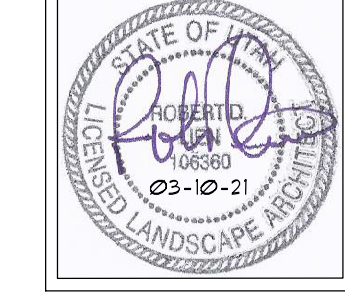
NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST, SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

DATE

03-10-2021

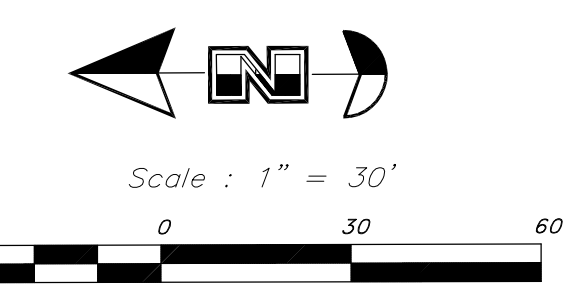
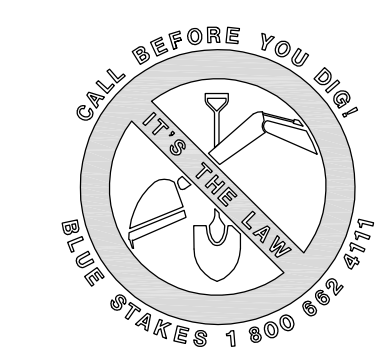
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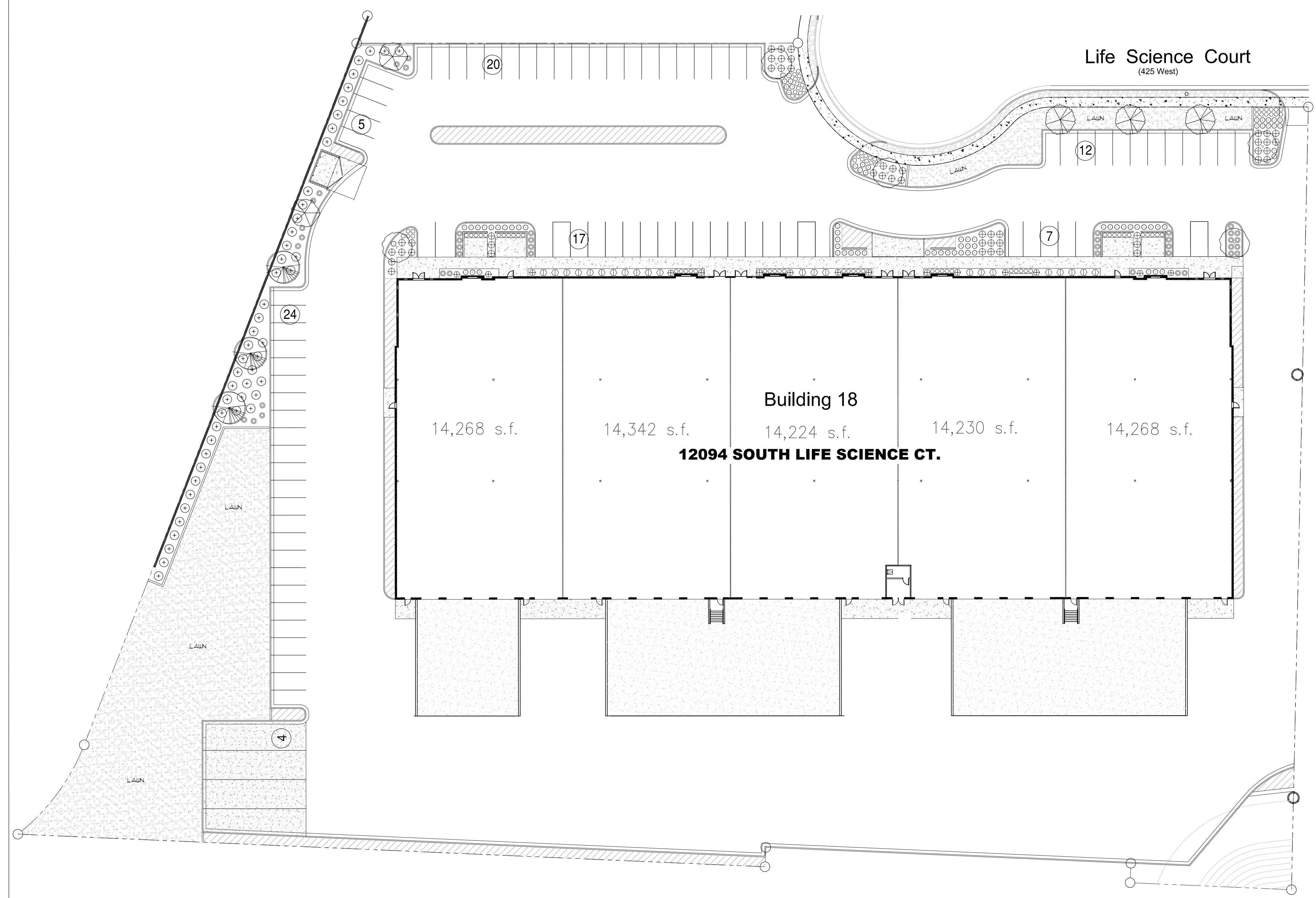


Landscape Architect

RDL Design Company, Inc. 1020 East Yale Avenue Salt Lake City, Utah 84105 Phone: 801-647-3114 Email: rdl@rdldesign.com



Life Science Court (425 West)



Maintenance Requirements (Through Owner Final Acceptance)

- Landscape: 1. Bi-weekly mowing of the lawn... 2. Bi-weekly edging... 3. Bi-weekly weeding... 4. Fertilization... 5. The above items shall continue until such time as the project receives final acceptance by the Owner.

Irrigation:

- Irrigation: 1. Initial Spring start-up of irrigation system... 2. Bi-weekly walkthrough of planting beds... 3. Weekly weeding... 4. Bi-weekly inspection... 5. Initial Fall shut-down (Blow-Out) of irrigation system...

Extended Maintenance Requirements (Through 1 Year Warranty)

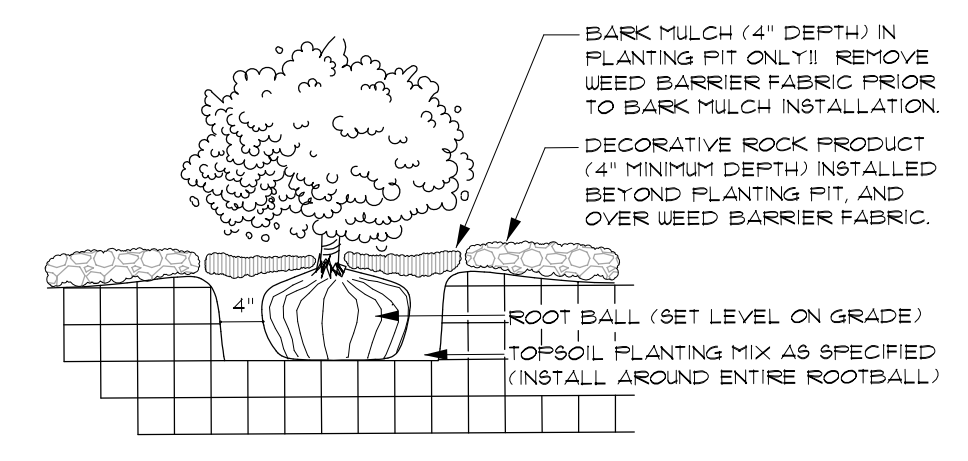
- Landscape: 1. Weekly mowing of the lawn... 2. Weekly edging... 3. Weekly weeding... 4. Fertilization... 5. Pre-emergent herbicide application... 6. General Spring clean-up... 7. Aeration... 8. Fall clean-up...

Irrigation:

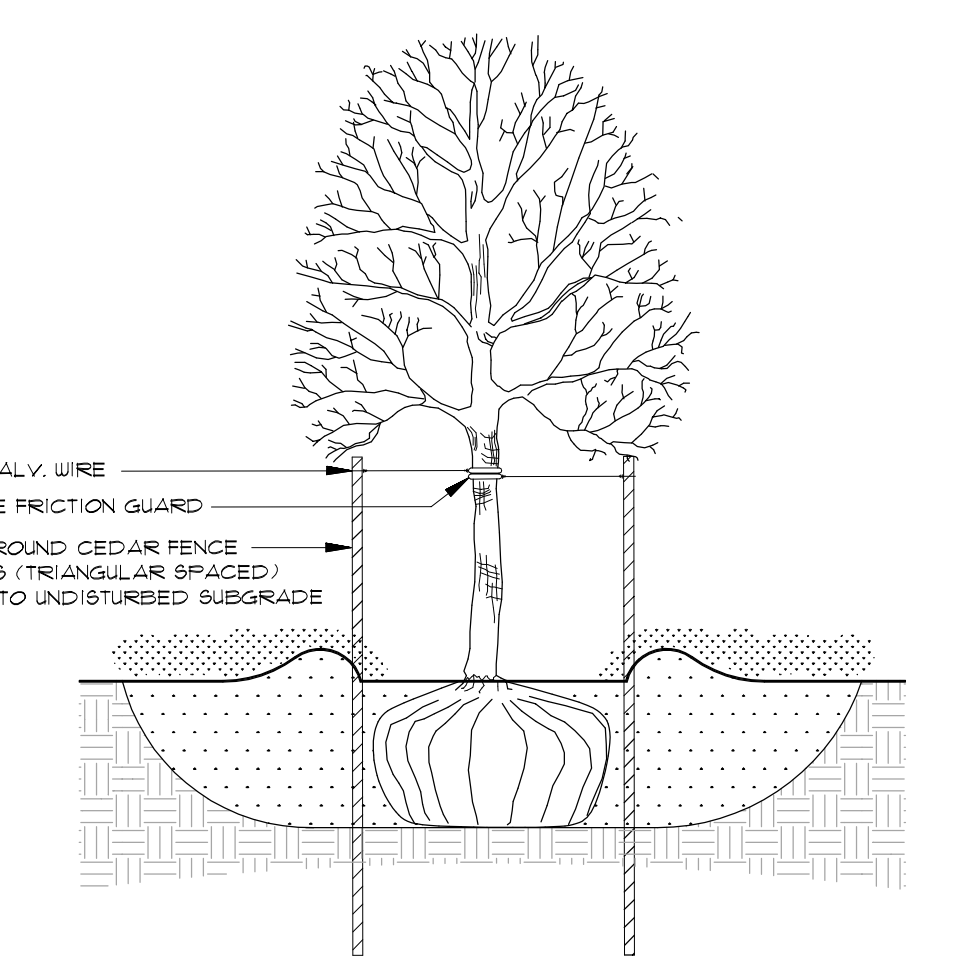
- Irrigation: 1. Spring start-up of irrigation system... 2. Weekly walkthrough of planting beds... 3. Adjusting auto-controller... 4. Monthly inspection... 5. Fall winterization (Blow-Out) of irrigation system...

Pre-construction Meeting / Progress Site Inspections

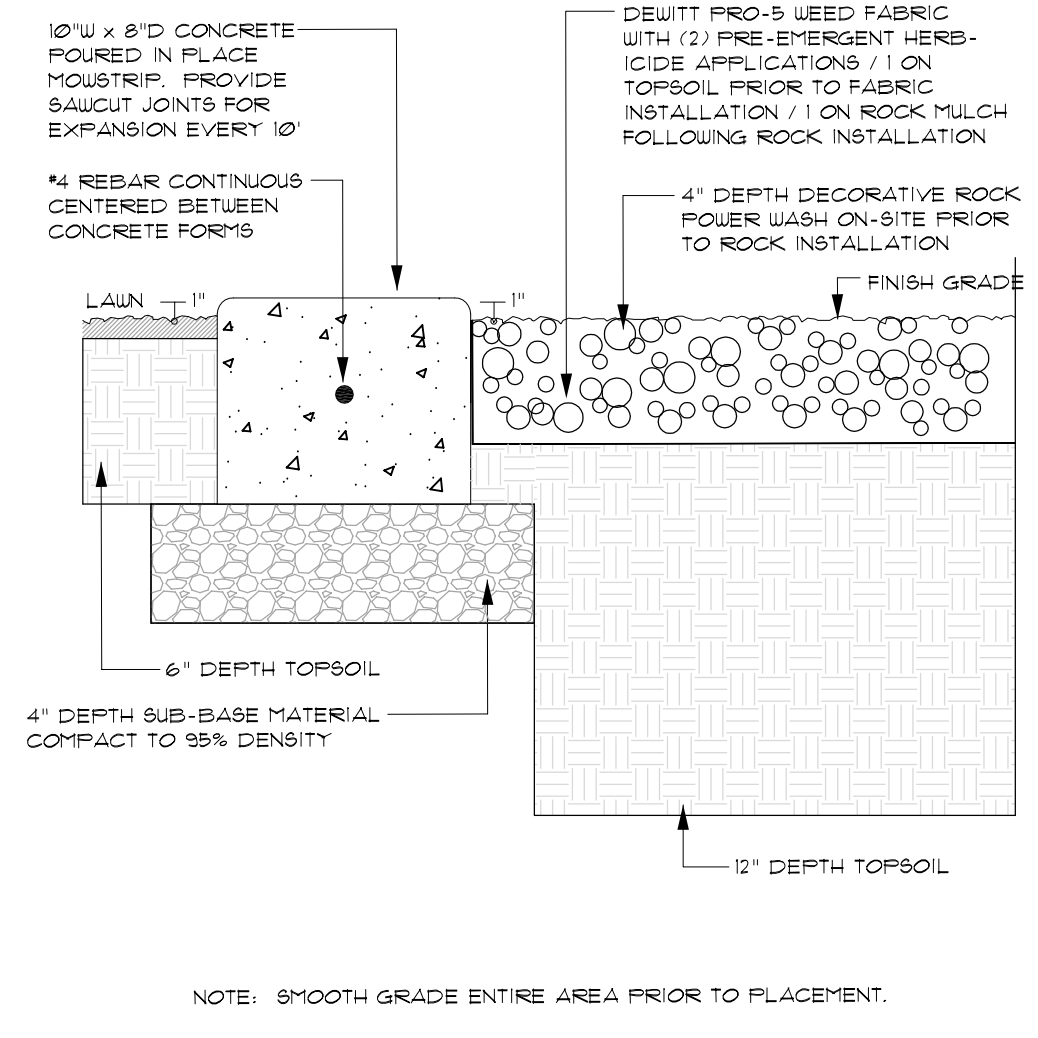
- 1. A pre-construction meeting shall be held prior to the contractor beginning major work... 2. Following completion of sub-grading operations... 3. The landscape contractor shall be responsible for the proper and accurate layout... 4. For trees and other materials purposely placed in alignment with parking stall layout...



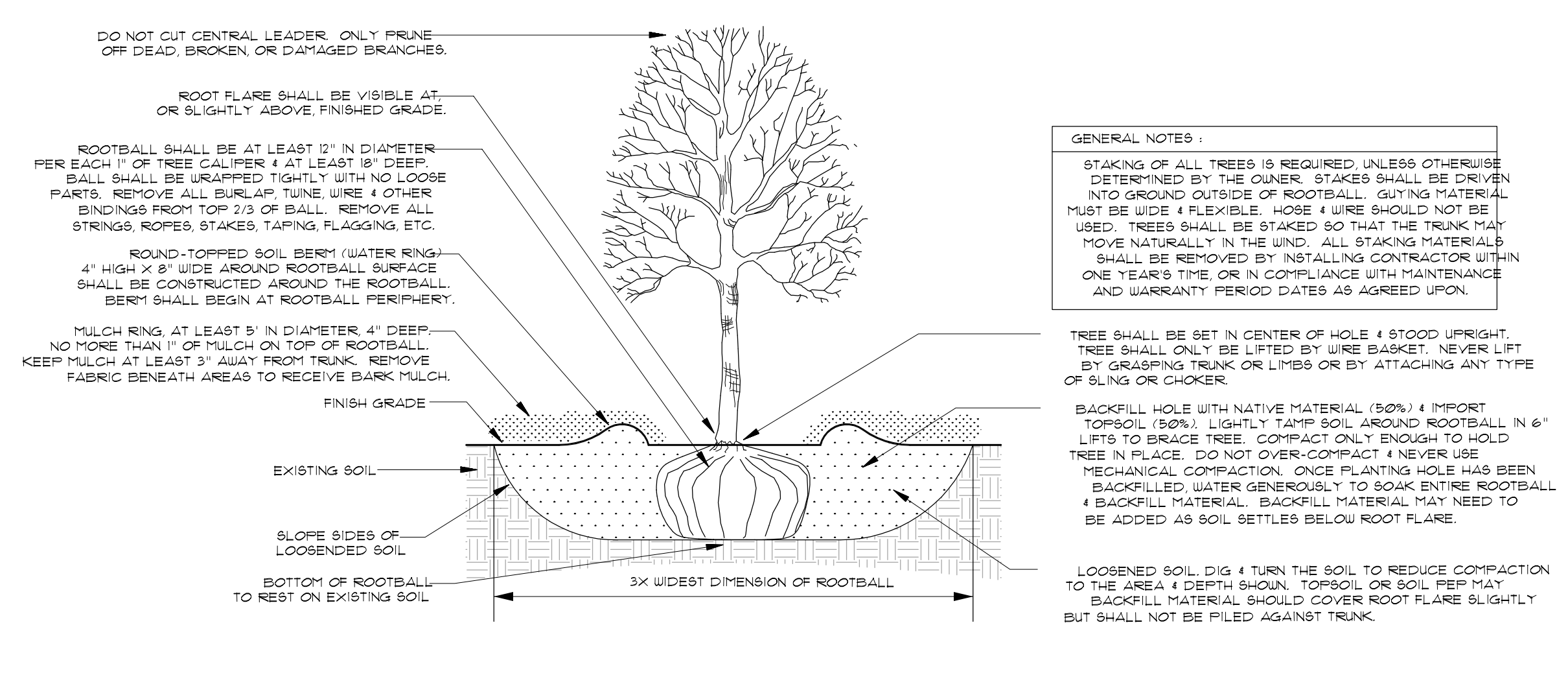
1 Shrub Planting N.T.S.



2 Tree Staking N.T.S.



3 Mowstrip / Stone Mulch N.T.S.



4 Tree Planting / Lawn Area N.T.S. NOTE: TREE PLANTING IN SHRUB AREAS TO BE SAME AS ABOVE DETAIL, WITH EXCEPTION THAT AREAS BEYOND BARK MULCH AREA SHALL RECEIVE WEED BARRIER FABRIC AND DECORATIVE ROCK AS SPECIFIED.

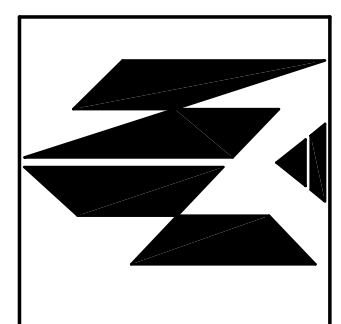
GENERAL NOTES: STAKING OF ALL TREES IS REQUIRED UNLESS OTHERWISE DETERMINED BY THE OWNER. STAKES SHALL BE DRIVEN INTO GROUND OUTSIDE OF ROOTBALL. GUYING MATERIAL MUST BE WIDE & FLEXIBLE. HOSE & WIRE SHOULD NOT BE USED. TREES SHALL BE STAKED SO THAT THE TRUNK MAY MOVE NATURALLY IN THE WIND. ALL STAKING MATERIALS SHALL BE REMOVED BY INSTALLING CONTRACTOR WITHIN ONE YEAR'S TIME OR IN COMPLIANCE WITH MAINTENANCE AND WARRANTY PERIOD DATES AS AGREED UPON.

TREE SHALL BE SET IN CENTER OF HOLE & STOOD UPRIGHT. TREE SHALL ONLY BE LIFTED BY WIRE BASKET. NEVER LIFT BY GRABBING TRUNK OR LIMBS OR BY ATTACHING ANY TYPE OF SLING OR CHOKER.

BACKFILL HOLE WITH NATIVE MATERIAL (50%) & IMPORT TOPSOIL (50%) LIGHTLY TAMM SOIL AROUND ROOTBALL IN 6\"/>

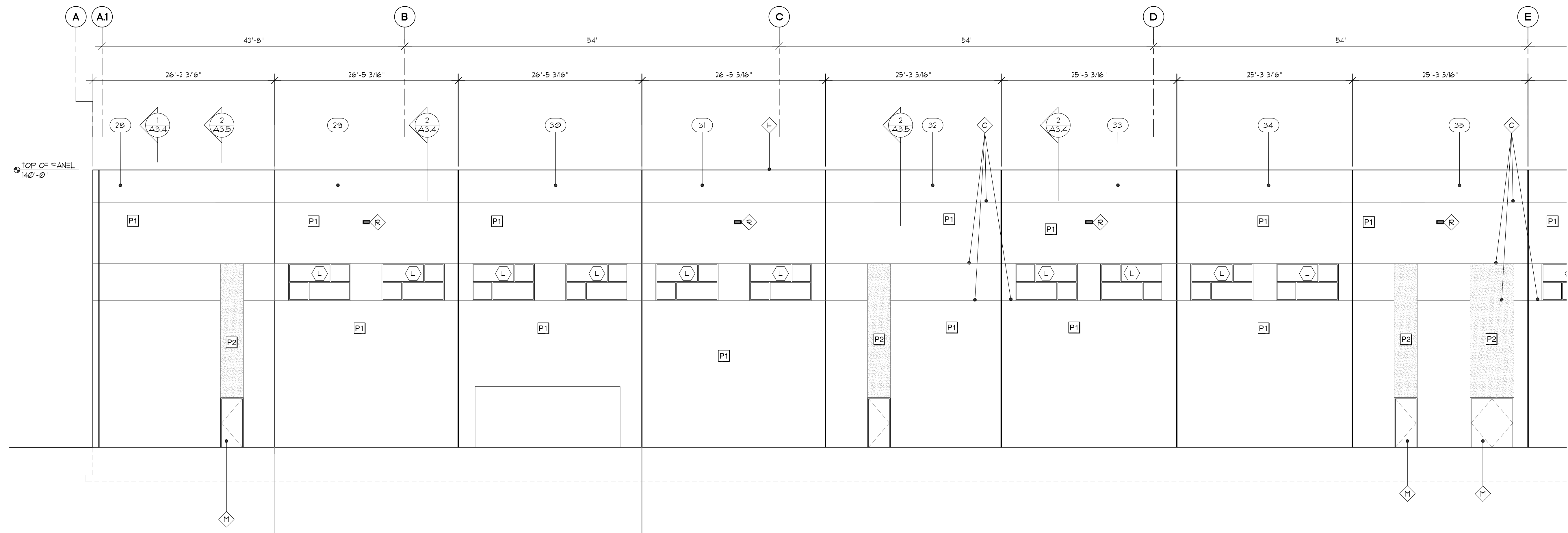
LOOSENEED SOIL DIG & TURN THE SOIL TO REDUCE COMPACTION TO THE AREA 4 DEPTH SHOWN. TOPSOIL OR SOIL REP MAY BACKFILL MATERIAL SHOULD COVER ROOT FLARE SLIGHTLY BUT SHALL NOT BE FILED AGAINST TRUNK.

**EXHIBIT G
ELEVATIONS**

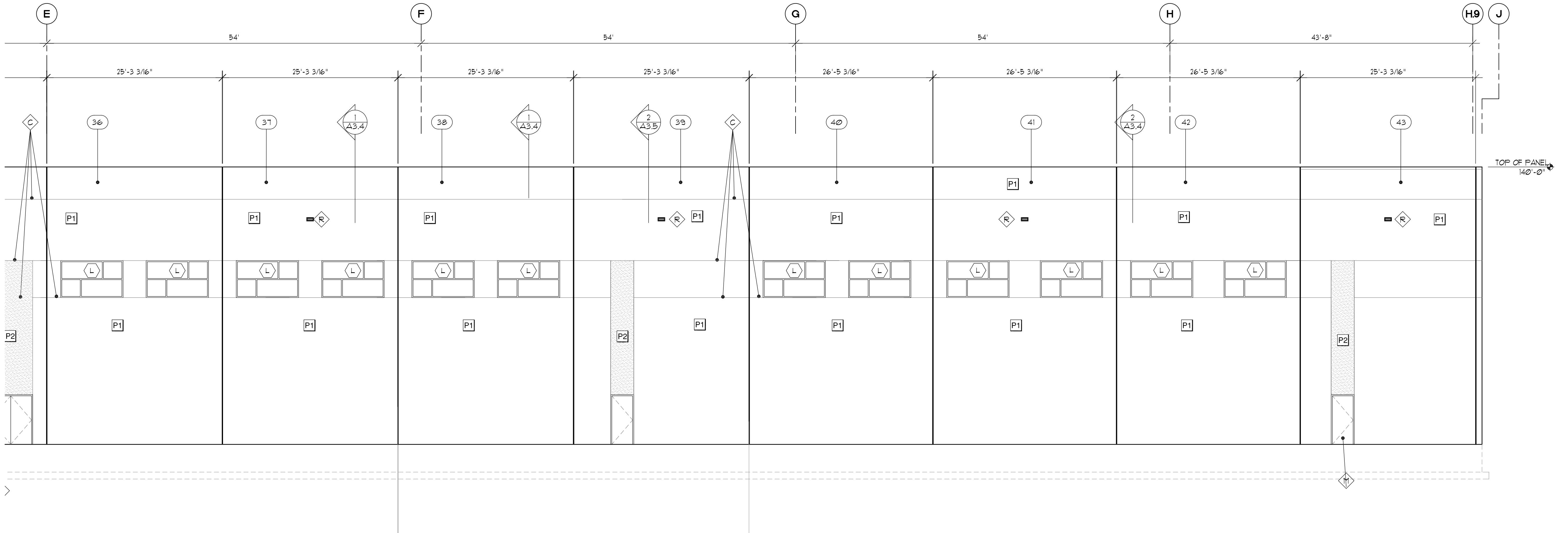


KEY NOTES	
MARK	DESCRIPTION
A	TYP. PRE-CAST CONCRETE TILT PANEL - PAINTED - SEE WALL SECTIONS A3.3-A3.7
B	PRE-CAST CONCRETE ACCENT PANEL WITH DECORATIVE RELIEF BORDER AND BOARD FORMED TEXTURE INSERT CENTER TO BE FORMED USING ROUGH SAUN DOUGLAS FIR TIMBERS OF AT LEAST 3 DIFFERING WIDTHS IN AN OFFSET BOND PATTERN BORDER TO BE FORMED SMOOTH WITH STEEL CHANNEL TO MATCH THICKNESS OF PANEL. CONTRACTOR TO PROVIDE MOCK-UPS FOR OWNER APPROVAL PRIOR TO FINAL PANELS BEING POURED. - SEE WALL SECTIONS A3.3-A3.7
C	3/4" DEEP BY 1-1/2" WIDE DECORATIVE CONCRETE REVEAL - SEE DETAILS A5.1
D	ARTEMIDE OUTDOOR WALL SCONCE ATTACHED TO STEEL COLUMN - SEE ELECTRICAL
E	KNOCK OUT PANEL FOR FUTURE OPENING
F	KNOCK OUT PANEL FOR DOCK LEVELER TYP.
G	STEEL WIDE FLANGE FINISHED WITH EPOXY PAINT - SEE STRUCTURAL
H	PRE FINISHED METAL PARAPET CAP - SEE DETAILS 3/A5.1
I	6" STEEL PIPE BOLLARD PAINTED SAFETY YELLOW
K	1" INSULATED GLASS IN ALUMINUM STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
L	MEDIUM STYLE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
M	PAINTED HOLLOW METAL DOOR W/ HOLLOW METAL FRAME - PRIMED AND PAINTED
N	INSULATED VERTICAL - LIFT DOCK DOOR. COLOR WHITE
P	DOCK LEVELER & DOCK SHELTER
Q	PAINTED DOCK DOOR NUMBER 2'-8" ABOVE OPENING - OWNER TO PROVIDE STENCIL
R	WALL PACK LIGHT FIXTURE CENTERED HORIZONTALLY ON PANEL AND 30'-0" AFF. VERTICAL - SEE ELECTRICAL SHEETS
S	PROVIDE ADDRESS ON BUILDING WITH ARABIC NUMBERS AT LEAST 6" TALL AND HAVING A STROKE OF 1/2" IN COLORS CONTRASTING TO BACKGROUND
T	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS 18 A53
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
△	KEYNOTE

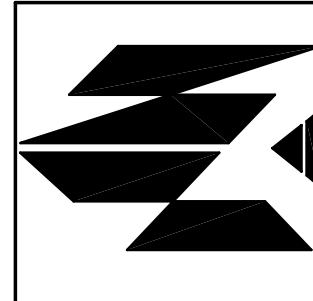
COLOR SCHEDULE	
COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS SW1206 "EXTRA WHITE" MATTE SHEEN
P2	SHERWIN WILLIAMS SW7655 200% "STAMPED CONCRETE" MATTE SHEEN
P3	SHERWIN WILLIAMS SW6093 "BLACK OF NIGHT" SEMI GLOSS SHEEN
P4	SHERWIN WILLIAMS SW7655 200% "STAMPED CONCRETE" SEMI GLOSS SHEEN
P5	BLACK ANODIZED ACM PANEL
P6	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 7655 200% "STAMPED CONCRETE", OWNER TO PROVIDE STENCILS
P7	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1206 "EXTRA WHITE", OWNER TO PROVIDE STENCILS



WEST
1A EXTERIOR ELEVATION
SCALE: 1/8"=1'

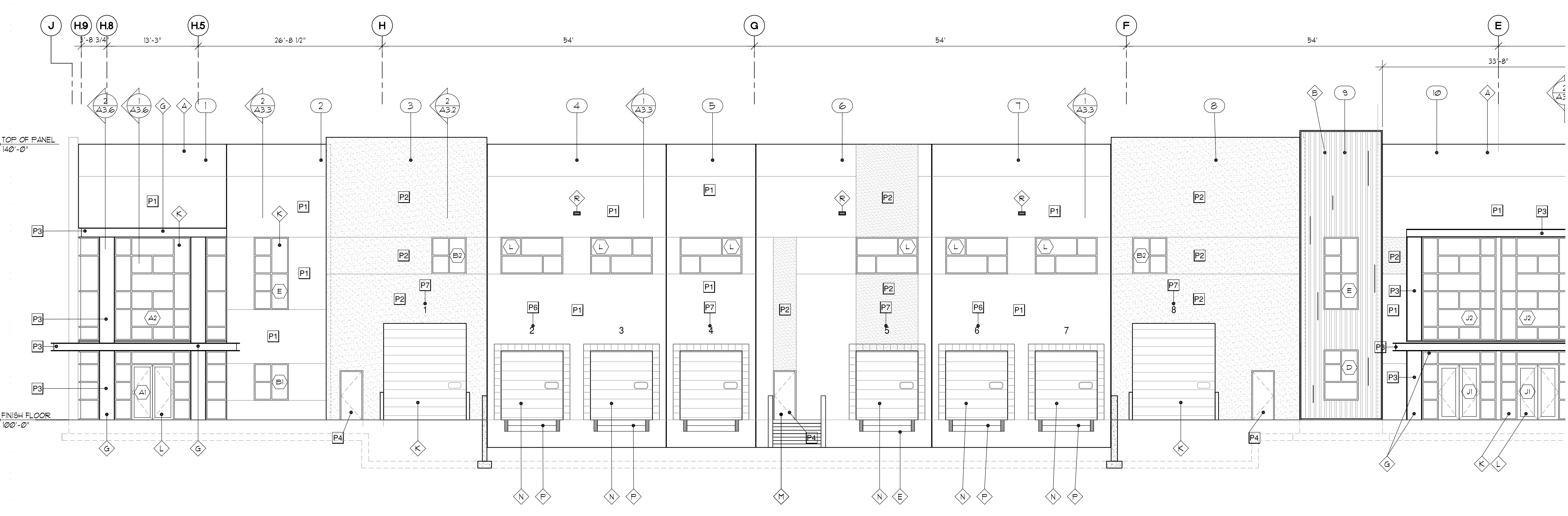


WEST
1B EXTERIOR ELEVATION
SCALE: 1/8"=1'

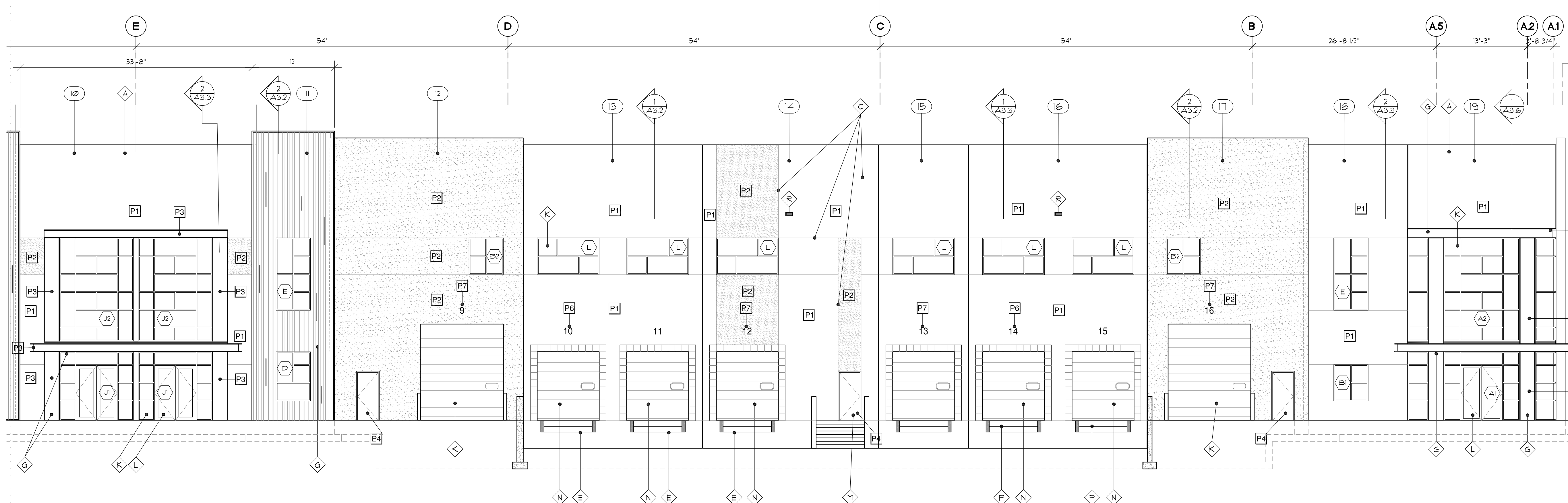


KEY NOTES	
MARK	DESCRIPTION
A	TYP. PRE-CAST CONCRETE TILT PANEL - PAINTED - SEE WALL SECTIONS A3.3-A3.7
B	FIRE-CAST CONCRETE ACCENT PANEL WITH DECORATIVE RELIEF BORDER AND BOARD FORMED TEXTURE INSERT CENTER TO BE FORMED USING ROUGH SAUN DOUGLAS FIR TIMBERS OF AT LEAST 3 DIFFERING WIDTHS IN AN OFFSET BOND PATTERN BORDER TO BE FORMED SMOOTH WITH STEEL CHANNEL TO MATCH THICKNESS OF PANEL. CONTRACTOR TO PROVIDE MOCK-UPS FOR OWNER APPROVAL PRIOR TO FINAL PANELS BEING POURED. - SEE WALL SECTIONS A3.3-A3.7
C	3/4" DEEP BY 1-1/2" WIDE DECORATIVE CONCRETE REVEAL - SEE DETAILS A5.1
D	ARTEMIDE OUTDOOR WALL SCONCE ATTACHED TO STEEL COLUMN - SEE ELECTRICAL
E	KNOCK OUT PANEL FOR FUTURE OPENING
F	KNOCK OUT PANEL FOR DOCK LEVELER TYP.
G	STEEL WIDE FLANGE FINISHED WITH EPOXY PAINT - SEE STRUCTURAL
H	PRE FINISHED METAL PARAPET CAP - SEE DETAILS 3/A5.1
J	6" STEEL PIPE BOLLARD PAINTED SAFETY YELLOW
K	1" INSULATED GLASS IN ALUMINUM STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
L	MEDIUM STYLE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
M	PAINTED HOLLOW METAL DOOR W/ HOLLOW METAL FRAME - PRIMED AND PAINTED
N	INSULATED VERTICAL - LIFT DOCK DOOR. COLOR WHITE
P	DOCK LEVELER & DOCK SHELTER
Q	PAINTED DOCK DOOR NUMBER 2'-8" ABOVE OPENING - OWNER TO PROVIDE STENCIL
R	WALL PACK LIGHT FIXTURE CENTERED HORIZONTALLY ON PANEL AND 30'-0" AFF. VERTICAL - SEE ELECTRICAL SHEETS
S	PROVIDE ADDRESS ON BUILDING WITH ARABIC NUMBERS AT LEAST 6" TALL AND HAVING A STROKE OF 1/2" IN COLORS CONTRASTING TO BACKGROUND
T	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS T8 A53
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
△	KEYNOTE

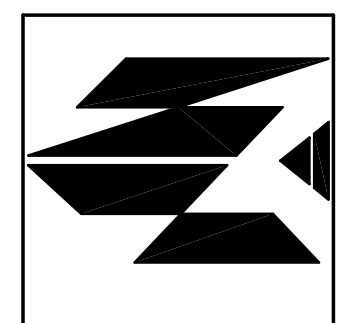
COLOR SCHEDULE	
COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS SW1006 "EXTRA WHITE" MATTE SHEEN
P2	SHERWIN WILLIAMS SW1655 200% "STAMPED CONCRETE" MATTE SHEEN
P3	SHERWIN WILLIAMS SW6093 "BLACK OF NIGHT" SEMI GLOSS SHEEN
P4	SHERWIN WILLIAMS SW1655 200% "STAMPED CONCRETE" SEMI GLOSS SHEEN
P5	BLACK ANODIZED ACM PANEL
P6	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1655 200% "STAMPED CONCRETE". OWNER TO PROVIDE STENCILS
P7	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1066 "EXTRA WHITE". OWNER TO PROVIDE STENCILS



EAST
IA EXTERIOR ELEVATION
422
SCALE: 1/8"=1'-0"

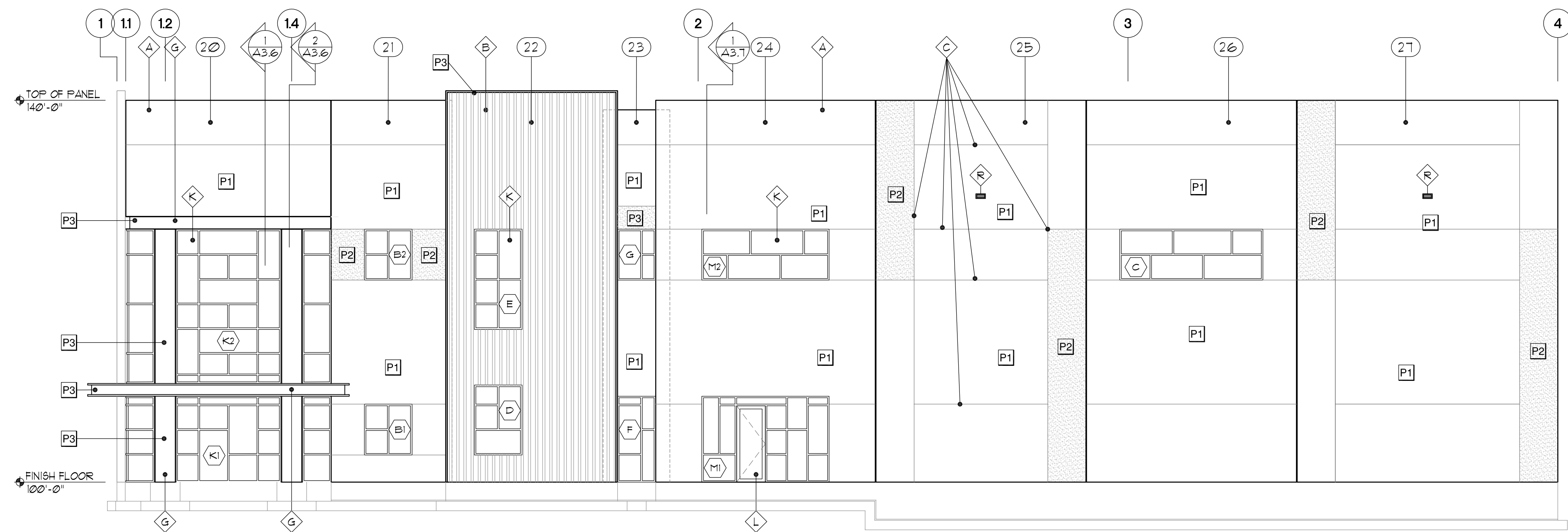


EAST
IB EXTERIOR ELEVATION
422
SCALE: 1/8"=1'-0"

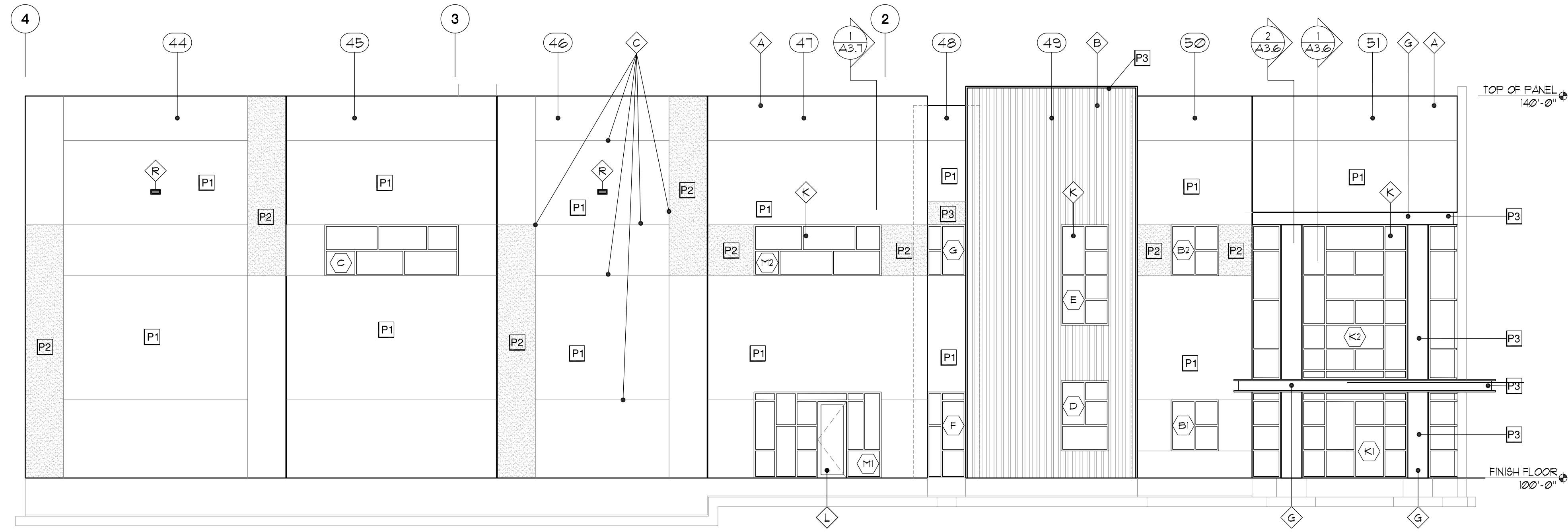


KEY NOTES	
MARK	DESCRIPTION
A	TYP. PRE-CAST CONCRETE TILT PANEL - PAINTED - SEE WALL SECTIONS A3.3-A3.1
B	PRE-CAST CONCRETE ACCENT PANEL WITH DECORATIVE RELIEF BORDER AND BOARD FORMED TEXTURE INSERT. CENTER TO BE FORMED USING ROUGH SAUN DOUGLAS FIR TIMBERS OF AT LEAST 3 DIFFERING WIDTHS IN AN OFFSET BOND PATTERN. BORDER TO BE FORMED SMOOTH WITH STEEL CHANNEL TO MATCH THICKNESS OF PANEL. CONTRACTOR TO PROVIDE MOCK-UPS FOR OWNER APPROVAL PRIOR TO FINAL PANELS BEING POURED. - SEE WALL SECTIONS A3.3-A3.1
C	3/4" DEEP BY 1-1/2" WIDE DECORATIVE CONCRETE REVEAL - SEE DETAILS A5.1
D	ARTEMIDE OUTDOOR WALL SCONCE ATTACHED TO STEEL COLUMN - SEE ELECTRICAL
E	KNOCK OUT PANEL FOR FUTURE OPENING
F	KNOCK OUT PANEL FOR DOCK LEVELER TYP.
G	STEEL WIDE FLANGE FINISHED WITH EPOXY PAINT - SEE STRUCTURAL
H	PRE FINISHED METAL PARAPET CAP - SEE DETAILS 3/A5.1
J	6" STEEL PIPE BOLLARD PAINTED SAFETY YELLOW
K	1" INSULATED GLASS IN ALUMINUM STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
L	MEDIUM STYLE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
M	PAINTED HOLLOW METAL DOOR W/ HOLLOW METAL FRAME - PRIMED AND PAINTED
N	INSULATED VERTICAL - LIFT DOCK DOOR. COLOR WHITE
P	DOCK LEVELER & DOCK SHELTER
Q	PAINTED DOCK DOOR NUMBER 2'-8" ABOVE OPENING - OWNER TO PROVIDE STENCIL
R	WALL PACK LIGHT FIXTURE CENTERED HORIZONTALLY ON PANEL AND 30'-0" AFF. VERTICAL - SEE ELECTRICAL SHEETS
S	PROVIDE ADDRESS ON BUILDING WITH ARABIC NUMBERS AT LEAST 6" TALL AND HAVING A STROKE OF 1/2" IN COLORS CONTRASTING TO BACKGROUND
T	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS 7/B A5.3
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
Δ	KEYNOTE

COLOR SCHEDULE	
COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS SW7006 'EXTRA WHITE' MATTE SHEEN
P2	SHERWIN WILLIAMS SW1655 200% 'STAMPED CONCRETE' MATTE SHEEN
P3	SHERWIN WILLIAMS SW6993 'BLACK OF NIGHT' SEMI GLOSS SHEEN
P4	SHERWIN WILLIAMS SW1655 200% 'STAMPED CONCRETE' SEMI GLOSS SHEEN
P5	BLACK ANODIZED ACM PANEL
P6	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1655 200% 'STAMPED CONCRETE'. OWNER TO PROVIDE STENCILS
P7	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1066 'EXTRA WHITE'. OWNER TO PROVIDE STENCILS



1 NORTH
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



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

REVISIONS

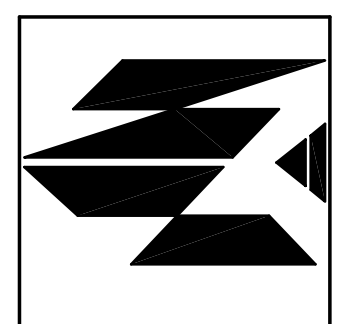
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SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT/OWNER
**LONE PEAK BIOTECH
BUILDING 18**
12094 SOUTH LIFE SCIENCE CT.
DRAPER, UT.
PRICE LONE PEAK
230 EAST MAINS ST. SLC UT.

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

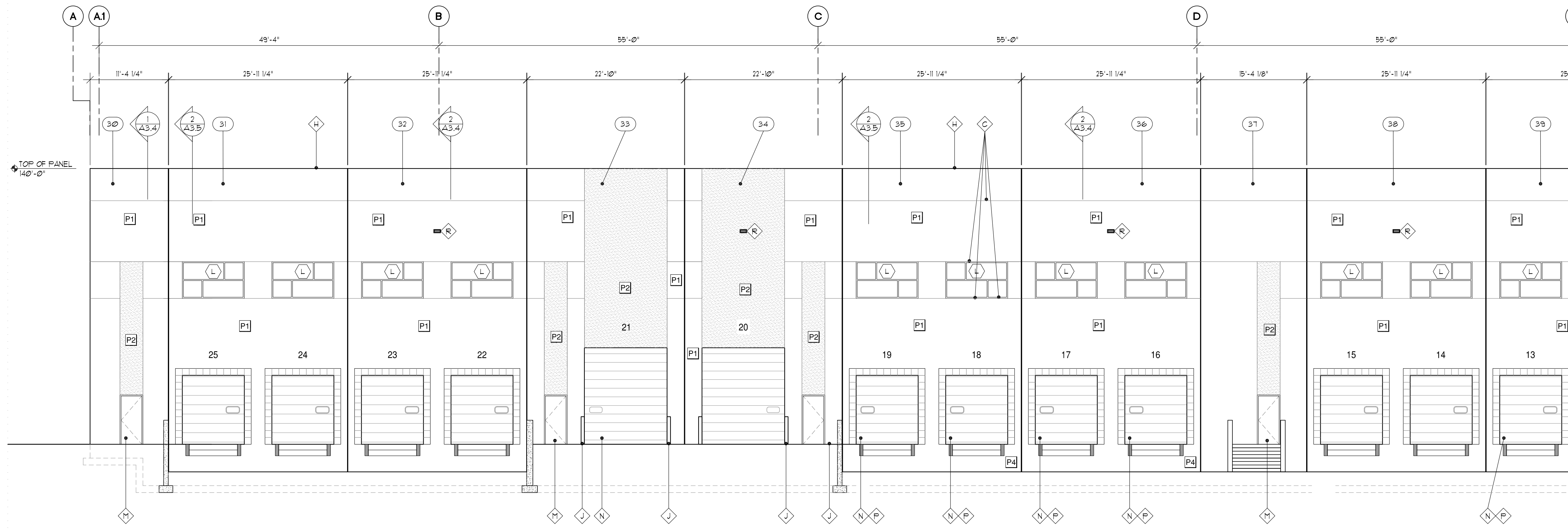


DATE
02-02-2021

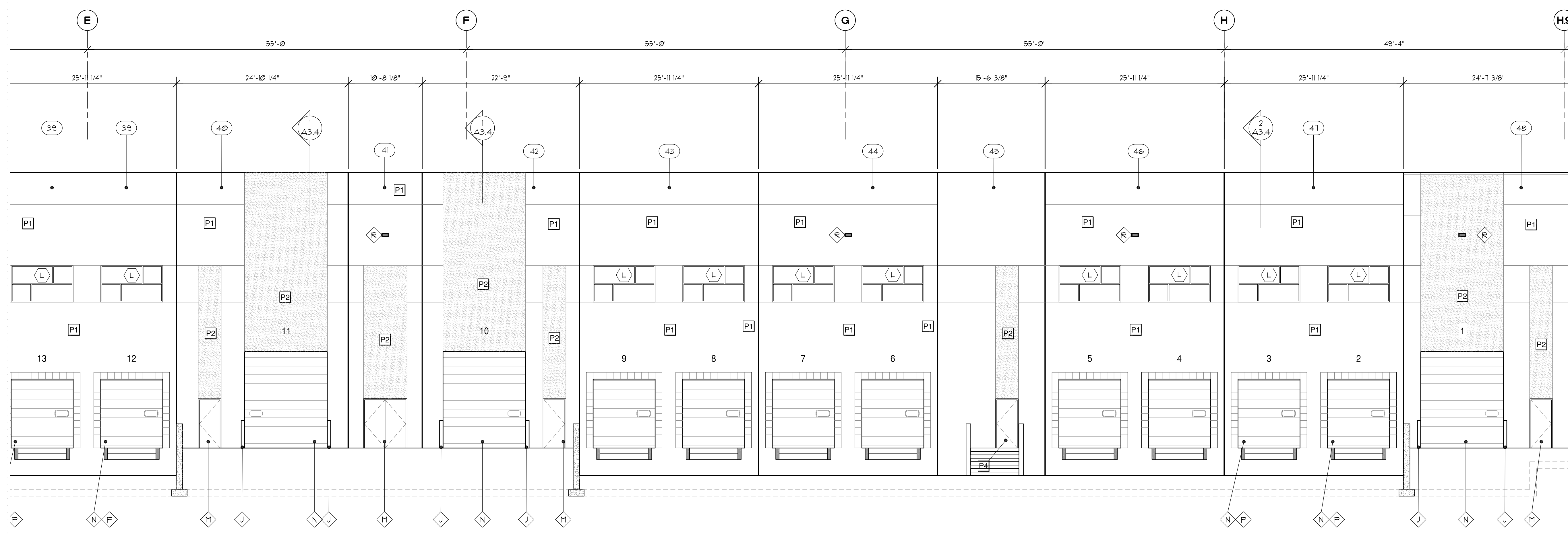
SHEET NUMBER
A2.1

KEY NOTES	
MARK	DESCRIPTION
A	TYP. PRE-CAST CONCRETE TILT PANEL - PAINTED - SEE WALL SECTIONS A3.3-A3.7
B	PRE-CAST CONCRETE ACCENT PANEL WITH DECORATIVE RELIEF BORDER AND BOARD FORMED TEXTURE INSERT CENTER TO BE FORMED USING ROUGH SAUN DOUGLAS FIR TIMBERS OF AT LEAST 3 DIFFERING WIDTHS IN AN OFFSET BOND PATTERN BORDER TO BE FORMED SMOOTH WITH STEEL CHANNEL TO MATCH THICKNESS OF PANEL. CONTRACTOR TO PROVIDE MOCK-UPS FOR OWNER APPROVAL PRIOR TO FINAL PANELS BEING POURED. - SEE WALL SECTIONS A3.3-A3.7
C	3/4" DEEP BY 1-1/2" WIDE DECORATIVE CONCRETE REVEAL - SEE DETAILS A5.1
D	ARTHEMIDE OUTDOOR WALL SCONCE ATTACHED TO STEEL COLUMN - SEE ELECTRICAL
E	KNOCK OUT PANEL FOR FUTURE OPENING
F	KNOCK OUT PANEL FOR DOCK LEVELER TYP.
G	STEEL WIDE FLANGE FINISHED WITH EPOXY PAINT - SEE STRUCTURAL
H	PRE FINISHED METAL PARAPET CAP - SEE DETAILS 3/A5.1
I	6" STEEL PIPE BOLLARD PAINTED SAFETY YELLOW
K	1" INSULATED GLASS IN ALUMINUM STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
L	MEDIUM STYLE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
M	PAINTED HOLLOW METAL DOOR W/ HOLLOW METAL FRAME - PRIMED AND PAINTED
N	INSULATED VERTICAL - LIFT DOCK DOOR. COLOR WHITE
P	DOCK LEVELER @ DOCK SHELTER
Q	PAINTED DOCK DOOR NUMBER 2'-8" ABOVE OPENING - OWNER TO PROVIDE STENCIL
R	WALL PACK LIGHT FIXTURE CENTERED HORIZONTALLY ON PANEL AND 30"-11" AFF. VERTICAL - SEE ELECTRICAL SHEETS
S	PROVIDE ADDRESS ON BUILDING WITH ARABIC NUMBERS AT LEAST 6" TALL AND HAVING A STROKE OF 1/2" IN COLORS CONTRASTING TO BACKGROUND
T	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS 18 A53
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
△	KEYNOTE

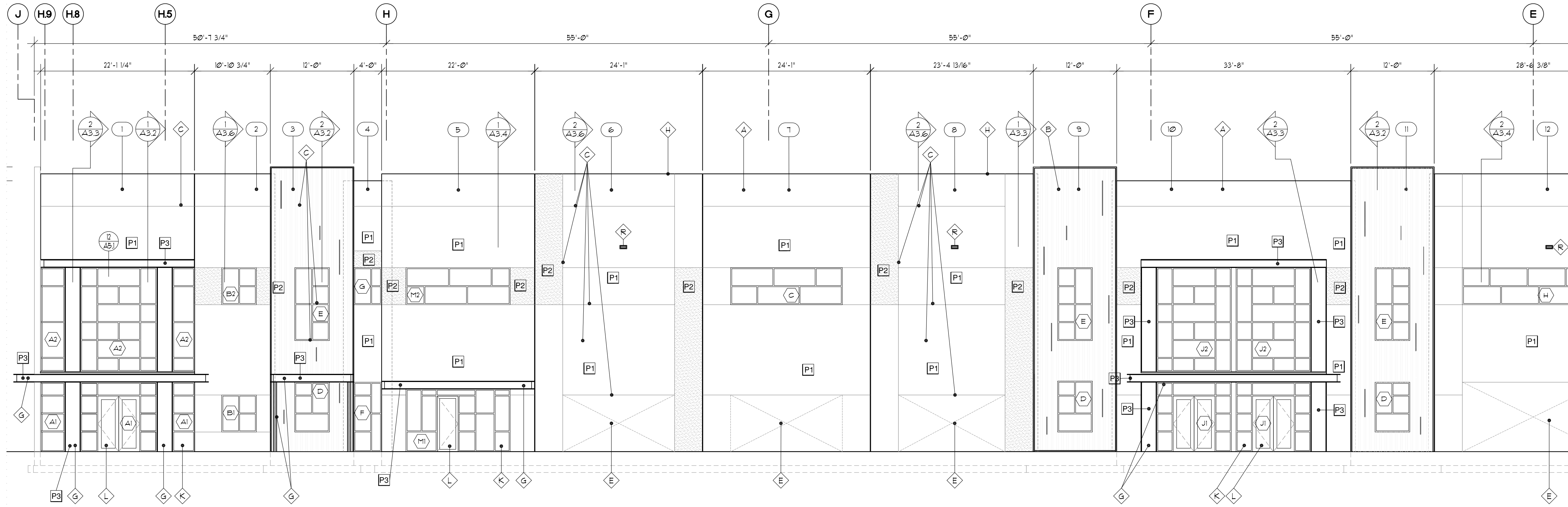
COLOR SCHEDULE	
COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS SW7006 'EXTRA WHITE' MATTE SHEEN
P2	SHERWIN WILLIAMS SW1655 200% 'STAMPED CONCRETE' MATTE SHEEN
P3	SHERWIN WILLIAMS SW6993 'BLACK OF NIGHT' SEMI GLOSS SHEEN
P4	SHERWIN WILLIAMS SW1655 200% 'STAMPED CONCRETE' SEMI GLOSS SHEEN
P5	BLACK ANODIZED ACM PANEL
P6	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1655 200% 'STAMPED CONCRETE'. OWNER TO PROVIDE STENCILS
P7	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1066 'EXTRA WHITE'. OWNER TO PROVIDE STENCILS



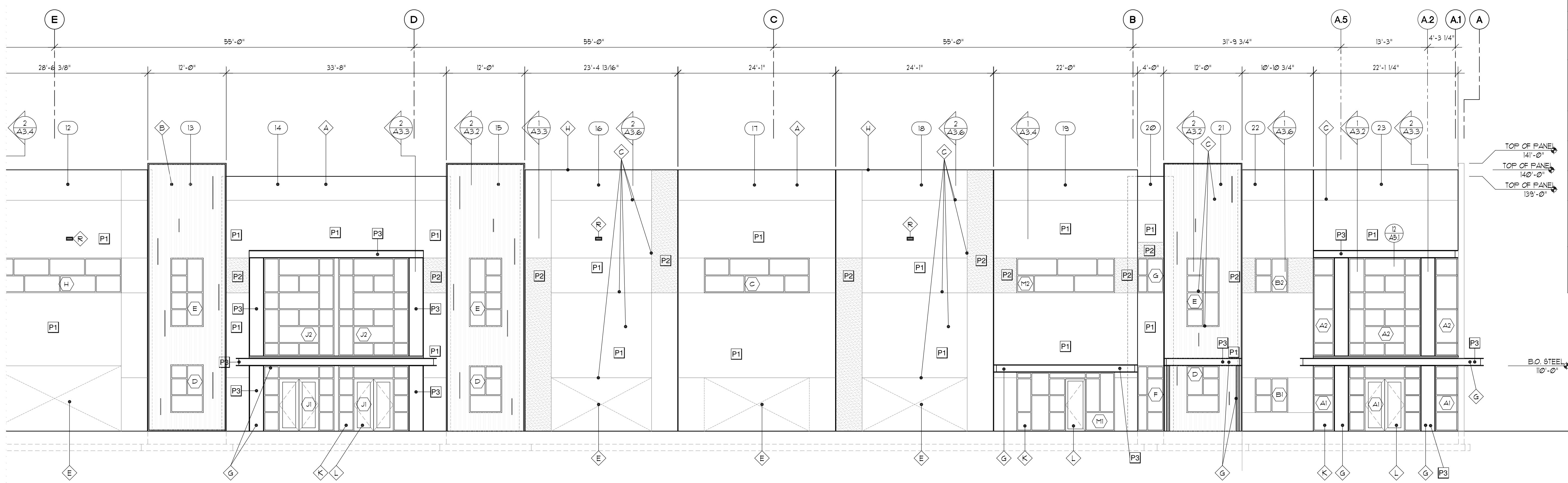
WEST - BUILDING 18
IA EXTERIOR ELEVATION
SCALE: 1/8"=1'



WEST - BUILDING 18
IB EXTERIOR ELEVATION
SCALE: 1/8"=1'



EAST-BUILDING 18
1A EXTERIOR ELEVATION
 422
 SCALE: 1/8"=1'-0"



EAST-BUILDING 18
1B EXTERIOR ELEVATION
 422
 SCALE: 1/8"=1'-0"

KEY NOTES	
MARK	DESCRIPTION
A	TYP. PRE-CAST CONCRETE TILT PANEL - PAINTED - SEE WALL SECTIONS A3.3-A3.7
B	FIRE-CAST CONCRETE ACCENT PANEL WITH DECORATIVE RELIEF BORDER AND BOARD FORMED TEXTURE INSERT. CENTERS TO BE FORMED USING ROUGH SAUN DOUGLAS FIR TIMBERS OF AT LEAST 3" DIFFERING WIDTHS IN AN OFFSET BOND PATTERN. BORDER TO BE FORMED SMOOTH WITH STEEL CHANNEL TO MATCH THICKNESS OF PANEL. CONTRACTOR TO PROVIDE MOCK-UPS FOR OWNER APPROVAL PRIOR TO FINAL PANELS BEING POURED. - SEE WALL SECTIONS A3.3-A3.7
C	3/4" DEEP BY 1-1/2" WIDE DECORATIVE CONCRETE REVEAL - SEE DETAILS A5.1
D	ARTEMIDE OUTDOOR WALL SCONCE ATTACHED TO STEEL COLUMN - SEE ELECTRICAL
E	KNOCK OUT PANEL FOR FUTURE OPENING
F	KNOCK OUT PANEL FOR DOCK LEVELER TYP.
G	STEEL WIDE FLANGE FINISHED WITH EPOXY PAINT - SEE STRUCTURAL
H	PRE FINISHED METAL PARAPET CAP - SEE DETAILS 3/A5.1
I	6" STEEL PIPE BOLLARD PAINTED SAFETY YELLOW
K	1" INSULATED GLASS IN ALUMINUM STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
L	MEDIUM STILE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
M	PAINTED HOLLOW METAL DOOR W/ HOLLOW METAL FRAME - PRIMED AND PAINTED
N	INSULATED VERTICAL - LIFT DOCK DOOR. COLOR WHITE
P	DOCK LEVELER & DOCK SHELTER
Q	PAINTED DOCK DOOR NUMBER 2'-8" ABOVE OPENING - OWNER TO PROVIDE STENCIL
R	WALL PACK LIGHT FIXTURE CENTERED HORIZONTALLY ON PANEL AND 30"-11" AFF. VERTICAL - SEE ELECTRICAL SHEETS
S	PROVIDE ADDRESS ON BUILDING WITH ARABIC NUMBERS AT LEAST 6" TALL AND HAVING A STROKE OF 1/2" IN COLORS CONTRASTING TO BACKGROUND
T	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS 18 A5.3
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
Δ	KEYNOTE

COLOR SCHEDULE	
COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS SUT006 "EXTRA WHITE" MATTE SHEEN
P2	SHERWIN WILLIAMS SUT655 200% "STAMPED CONCRETE" MATTE SHEEN
P3	SHERWIN WILLIAMS SW6993 "BLACK OF NIGHT" SEMI GLOSS SHEEN
P4	SHERWIN WILLIAMS SUT655 200% "STAMPED CONCRETE" SEMI GLOSS SHEEN
P5	BLACK ANODIZED A61 PANEL
P6	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1655 200% "STAMPED CONCRETE". OWNER TO PROVIDE STENCILS
P7	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1066 "EXTRA WHITE". OWNER TO PROVIDE STENCILS

PROJECT NUMBER
20-42

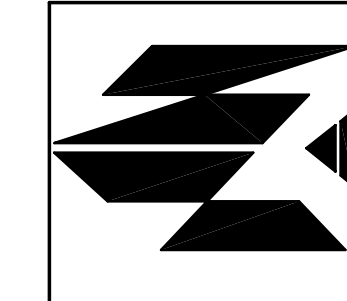
REVISIONS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT/OWNER
LONE PEAK BIOTECH
BUILDING 18
 12094 SOUTH LIFE SCIENCE CT.
 DRAPER, UT.
 PRICE LONE PEAK
 230 EAST MAINS ST. SLC UT.

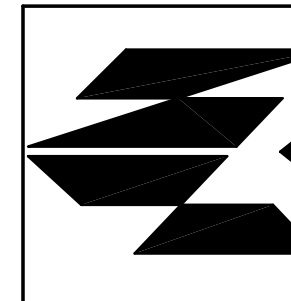
ARCHITECT

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 SOUTH JORDAN, UTAH 84095 (801) 487-3550



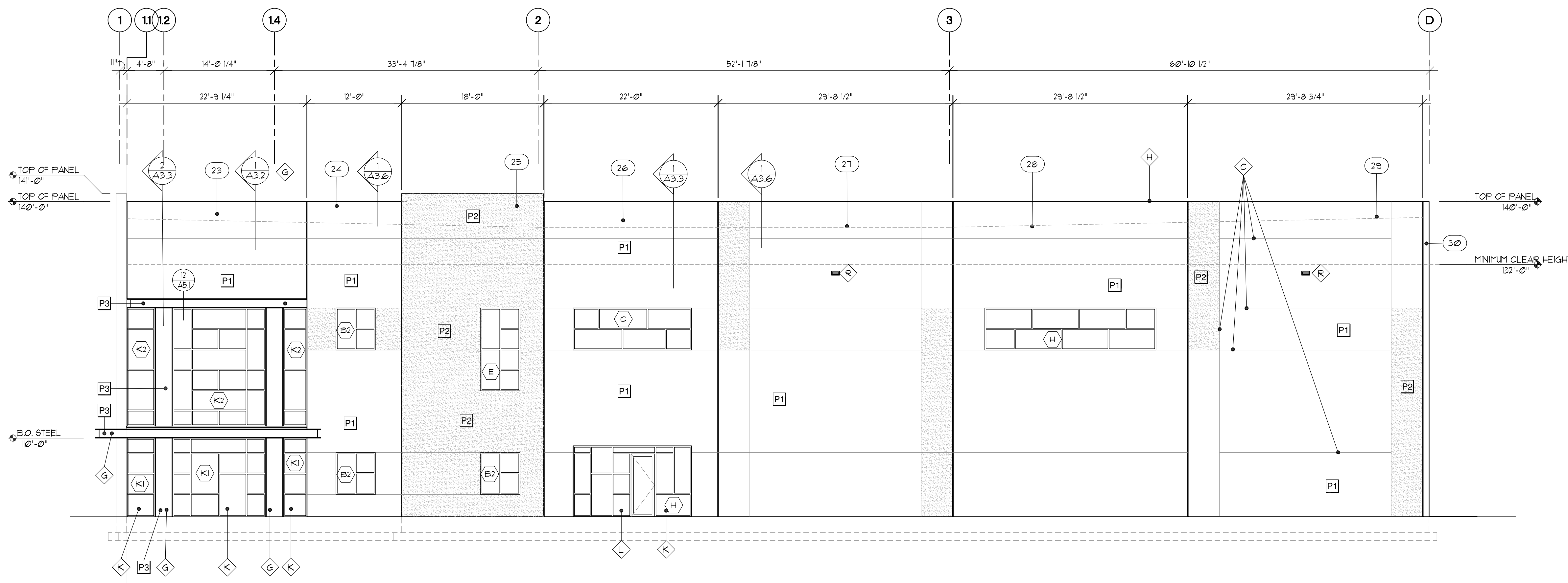
DATE
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SHEET NUMBER
A2.2

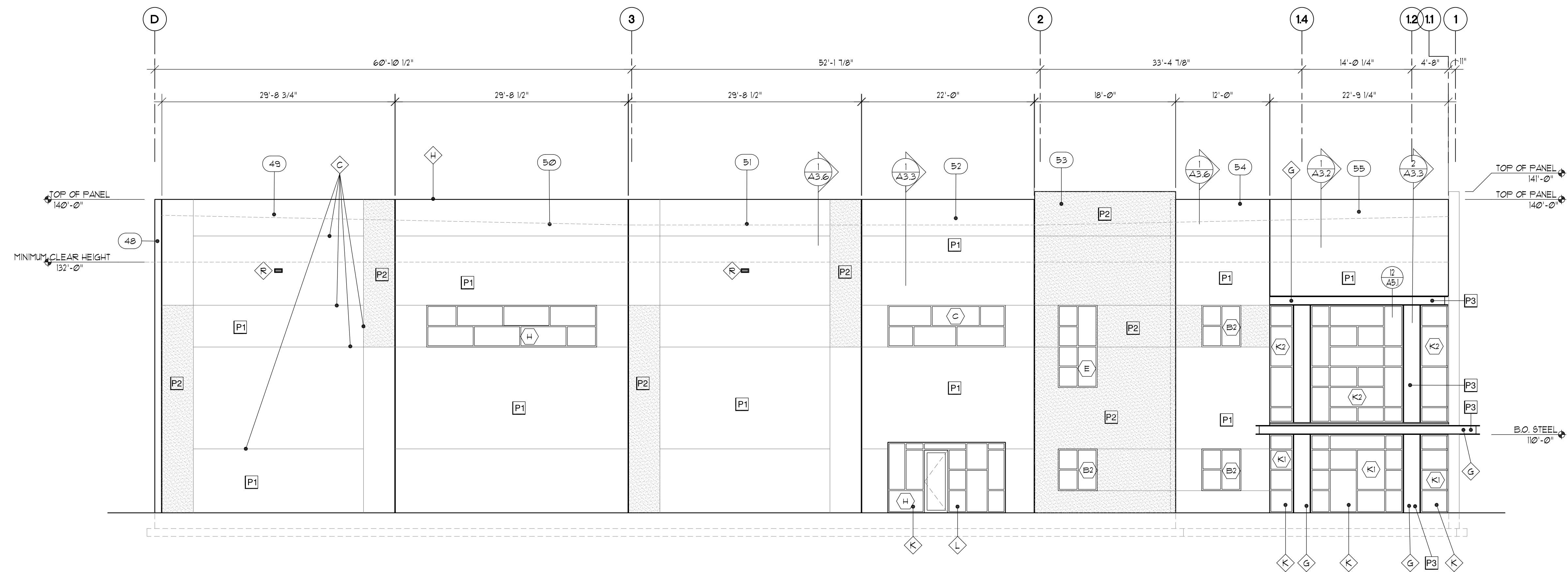


KEY NOTES	
MARK	DESCRIPTION
A	TYP. PRE-CAST CONCRETE TILT PANEL - PAINTED - SEE WALL SECTIONS A3.3-A3.7
B	PRE-CAST CONCRETE ACCENT PANEL WITH DECORATIVE RELIEF BORDER AND BOARD FORMED TEXTURE INSERT. CENTERS TO BE FORMED USING ROUGH SAUN DOUGLAS FIR TIMBERS OF AT LEAST 3 DIFFERING WIDTHS IN AN OFFSET BOND PATTERN. BORDER TO BE FORMED SMOOTH WITH STEEL CHANNEL TO MATCH THICKNESS OF PANEL. CONTRACTOR TO PROVIDE MOCK-UPS FOR OWNER APPROVAL PRIOR TO FINAL PANELS BEING POURED. - SEE WALL SECTIONS A3.3-A3.7
C	3/4" DEEP BY 1-1/2" WIDE DECORATIVE CONCRETE REVEAL - SEE DETAILS A5.1
D	ARTEMIDE OUTDOOR WALL SCONCE ATTACHED TO STEEL COLUMN - SEE ELECTRICAL
E	KNOCK OUT PANEL FOR FUTURE OPENING
F	KNOCK OUT PANEL FOR DOCK LEVELER TYP.
G	STEEL WIDE FLANGE FINISHED WITH EPOXY PAINT - SEE STRUCTURAL
H	PRE FINISHED METAL PARAPET CAP - SEE DETAILS 3/A5.1
I	6" STEEL PIPE BOLLARD PAINTED SAFETY YELLOW
K	1" INSULATED GLASS IN ALUMINUM STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
L	MEDIUM STYLE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
M	PAINTED HOLLOW METAL DOOR W/ HOLLOW METAL FRAME - PRIMED AND PAINTED
N	INSULATED VERTICAL - LIFT DOCK DOOR. COLOR WHITE
P	DOCK LEVELER • DOCK SHELTER
Q	PAINTED DOCK DOOR NUMBER 2'-8" ABOVE OPENING - OWNER TO PROVIDE STENCIL
R	WALL PACK LIGHT FIXTURE CENTERED HORIZONTALLY ON PANEL AND 30"-11" AFF. VERTICAL - SEE ELECTRICAL SHEETS
S	PROVIDE ADDRESS ON BUILDING WITH ARABIC NUMBERS AT LEAST 6" TALL AND HAVING A STROKE OF 1/2" IN COLORS CONTRASTING TO BACKGROUND
T	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS 18 A5.3
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
Δ	KEYNOTE

COLOR SCHEDULE	
COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS SW1006 "EXTRA WHITE" MATTE SHEEN
P2	SHERWIN WILLIAMS SW1655 200% "STAMPED CONCRETE" MATTE SHEEN
P3	SHERWIN WILLIAMS SW16933 "BLACK OF NIGHT" SEMI GLOSS SHEEN
P4	SHERWIN WILLIAMS SW1655 200% "STAMPED CONCRETE" SEMI GLOSS SHEEN
P5	BLACK ANODIZED ACM1 PANEL
P6	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1655 200% "STAMPED CONCRETE". OWNER TO PROVIDE STENCILS
P7	PAINTED DOCK DOOR NUMBERS 2'-8" ABOVE OPENING. SHERWIN WILLIAMS SW 1066 "EXTRA WHITE". OWNER TO PROVIDE STENCILS



NORTH- BUILDING 18
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



SOUTH- BUILDING 18
EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"