

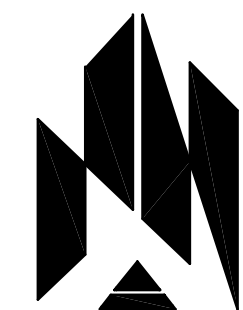
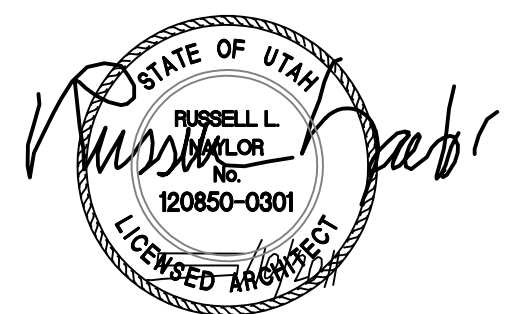
# LONE PEAK BIOTECH BUSINESS PARK BUILDINGS 8, AND 9 SITE PLAN SUBMITTAL



OWNER:



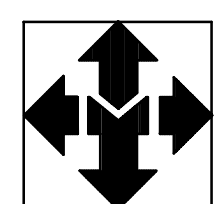
ARCHITECT:



**NICHOLS · NAYLOR  
ARCHITECTS**

10459 SOUTH 1300 WEST STE 101  
SOUTH JORDAN, UT 84095  
801.487.3330

CIVIL:



**McNEIL ENGINEERING, INC.**

ECONOMIC AND SUSTAINABLE DESIGNS.  
PROFESSIONALS YOU KNOW AND TRUST  
8610 SOUTH SANDY PARKWAY, SUITE 200  
SANDY, UT. 84070  
(801) 255-7700

DRAWING INDEX		DRAWING INDEX	
SHEET #	DESCRIPTION	SHEET #	DESCRIPTION
COVER	COVER SHEET		
CIVIL			
C00	CIVIL COVER SHEET		
C0.01	GENERAL NOTES LEGEND AND ABBREVIATIONS		
C1.01	HORIZONTAL CONTROL PLAN		
C1.02	HORIZONTAL CONTROL PLAN		
C2.01	GRADING AND DRAINAGE PLAN		
C2.02	GRADING AND DRAINAGE PLAN		
C3.01	EROSION CONTROL PLAN		
C3.02	EROSION CONTROL PLAN		
C4.01	SITE UTILITY PLAN		
C4.02	SITE UTILITY PLAN		
C5.01	CIVIL DETAILS		
C5.02	CIVIL DETAILS		
C5.03	CIVIL DETAILS		
LANDSCAPE			
L1.1	LANDSCAPE PLAN BUILDINGS 8 AND 9		
L1.2	LANDSCAPE DETAILS		
L2.1	IRRIGATION PLAN BUILDING 8 AND 9		
L2.2	IRRIGATION DETAILS		
ARCHITECTURAL			
SHEETS			
1-6	EXTERIOR ELEVATIONS BUILDING 8 AND 9		
AS2	ARCHITECTURAL SITE DETAILS		
ELECTRICAL			
EST 100	SITE LIGHTING PLAN		
ESP 103	SITE PHOTOMETRIC LIGHTING CUT SHEETS		

PROJECT NUMBER

19-25

SET DATE

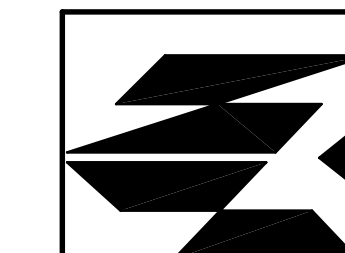
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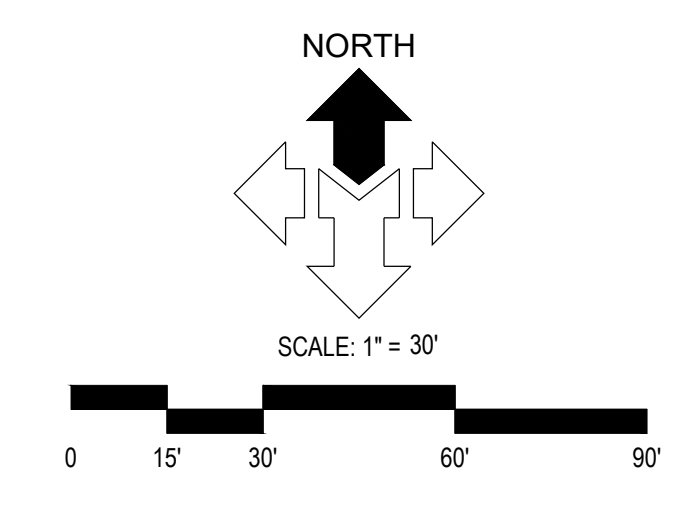
**LONE PEAK BIOTECH BLDGS. 8 AND 9**  
301 + 357 WEST LIFE SCIENCE DRIVE  
DRAPER, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	CITY REVIEW 2-7-20	
2	CITY REVIEW 4-21-20	
3		
4		
5		

**NICHOLS · NAYLOR**  
ARCHITECTS  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84095  
(801) 487-3330





**LOT 8:**

DESCRIPTION	AREA	%
HARDSCAPE	100,300 SQFT	58%
LANDSCAPE	19,658 SQFT	11%
BUILDINGS	52,050 SQFT	30%
TOTAL	172,008 SQFT	100%

**LOT 9:**

DESCRIPTION	AREA	%
HARDSCAPE	100,150 SQFT	60%
LANDSCAPE	14,757 SQFT	9%
BUILDINGS	52,050 SQFT	31%
TOTAL	166,957 SQFT	100%

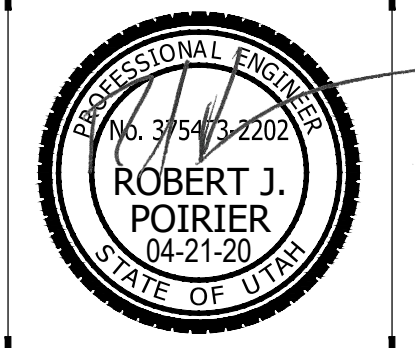
**LOT 8 PARKING TABULATION:**

PARKING REQUIRED = 33 STALLS  
 PARKING PROVIDED = 81 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 ON-SITE. 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 NOT USED.
  - 4 CONCRETE PAVEMENT WITH GRANULAR BASE PER DETAIL 'C1', SHEET C5.01.
  - 5 CONCRETE SIDEWALK, PER APWA PLAN NO. 231.
  - 6 FLARED DRIVE APPROACH REQUIRING CURB CUT PER DRAPER CITY STANDARD DETAIL ST-08.
  - 7 CONCRETE APRON.
  - 8 24" CONCRETE CURB AND GUTTER. SEE DETAIL 'D4', SHEET C5.01.
  - 9 24" CONCRETE RELEASE CURB AND GUTTER. SEE DETAIL 'D5', SHEET C5.01.
  - 10 36" WIDE CONCRETE WATERWAY. SEE DETAIL 'D6', SHEET C5.01.
  - 11 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.
  - 12 BLOCK RETAINING WALL, BY OTHERS. SEE ELEVATIONS ON SHEETS C2.01 AND C2.01.
  - 13 ADA PARKING SIGN. SEE DETAIL 'C5', SHEET C5.01.
  - 14 PAINTED ADA SYMBOL. SEE DETAIL 'C3' & 'C4', SHEET C5.01.
  - 15 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
  - 16 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES.
  - 17 DUMPSTER ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - 18 PROPOSED NEW BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - 19 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.

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



**LONE PEAK BIOTECH 8 & 9**  
**357 W & 301 W LIFE SCIENCE WAY**  
**DRAPER, UTAH**

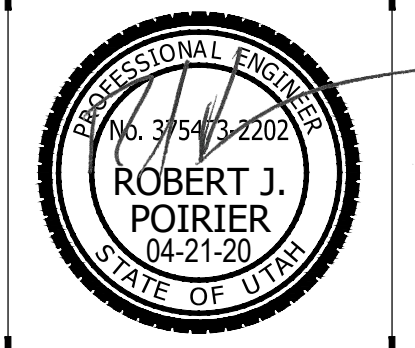
REV	DATE	DESCRIPTION
1	02/07/20	CITY COMMENTS 1
2	04/21/20	CITY COMMENTS 2

PROJECT NO: 19648  
 DRAWN BY: DJC  
 CHECKED BY: RJP  
 DATE: 03-24-2020

**HORIZONTAL CONTROL PLAN**  
**C1.01**

**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.

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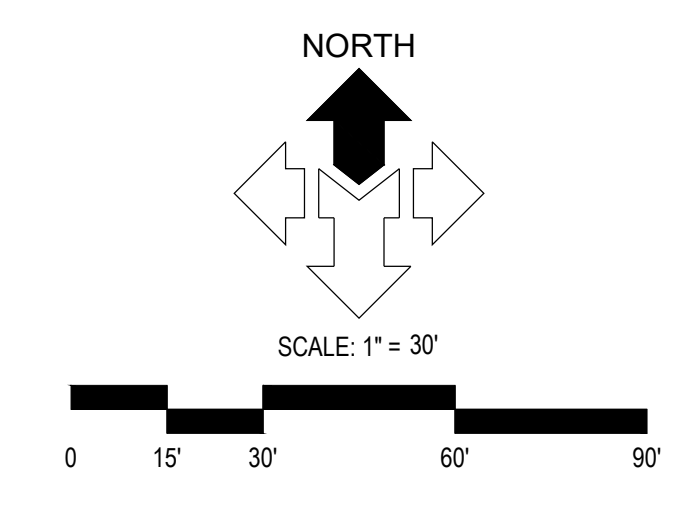


**LOT 9 & 8**  
**LONE PEAK BIOTECH 8 & 9**  
**357 W & 301 W LIFE SCIENCE WAY**  
**DRAPER, UTAH**

REV	DATE	DESCRIPTION
1	02/07/20	CITY COMMENTS

PROJECT NO: 19648  
 DRAWN BY: DJC  
 CHECKED BY: RJP  
 DATE: 03-24-2020

**HORIZONTAL CONTROL PLAN**  
**C1.02**



**LOT 8:**

DESCRIPTION	AREA	%
HARDSCAPE	100,300 SQFT	58%
LANDSCAPE	19,658 SQFT	11%
BUILDINGS	52,050 SQFT	30%
TOTAL	172,008 SQFT	100%

**LOT 9:**

DESCRIPTION	AREA	%
HARDSCAPE	100,150 SQFT	60%
LANDSCAPE	14,757 SQFT	9%
BUILDINGS	52,090 SQFT	31%
TOTAL	166,957 SQFT	100%

**LOT 9 PARKING TABULATION:**  
 PARKING REQUIRED = 53 STALLS  
 PARKING PROVIDED = 75 STALLS  
 ACCESSIBLE PARKING SPACES REQUIRED PER TABLE 1106.1-4  
 ADA ACCESSIBLE STALLS PROVIDED = 4

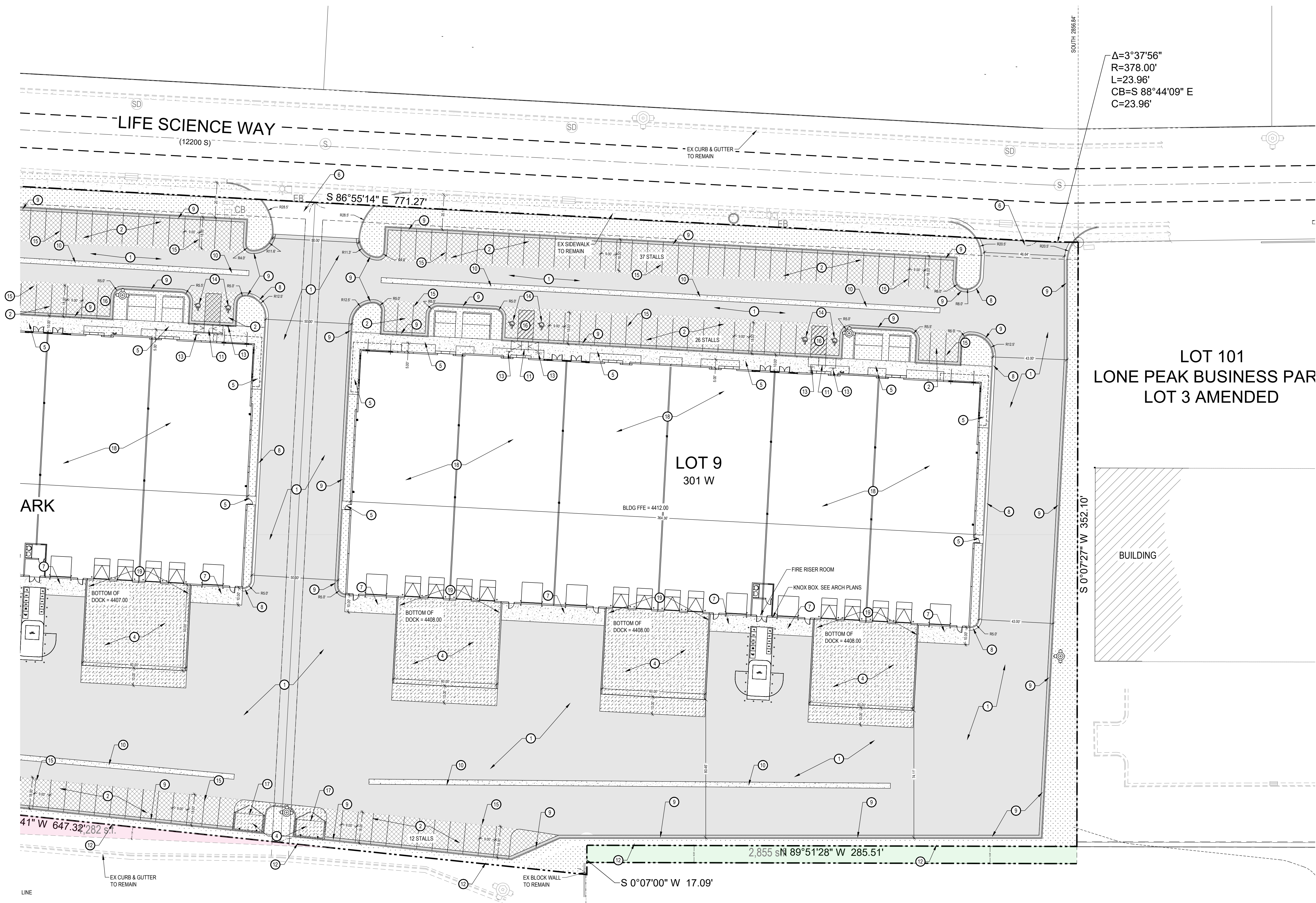
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**CROSS ACCESS AND DRAINAGE EASEMENT**  
 OWNER OF LOTS 7, 8, & 9 WILL ESTABLISH A CROSS ACCESS AND DRAINAGE EASEMENT BETWEEN THE THREE PROPERTIES.

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$\Delta=3^{\circ}37'56"$   
 $R=378.00'$   
 $L=23.96'$   
 $CB=S\ 88^{\circ}44'09" E$   
 $C=23.96'$



TOPSOIL QUALITY GUIDELINES (All Soil Tests & Chemical Analysis Reports Shall Contain The Following Minimum Information)						
Topsoil Sample Specification	pH	Soluble Salts (d/m or mm/cm)	Sodium Absorption Ratio (SAR)	Organic Matter %	Sand %	Silt %
Ideal	6.5-7.5	<2	<3	>2.0	>10	>30
Acceptable	5.0-8.2	<4	3.0 For (S), 6.0 For (C)	>1.0	>10	>30
Suspect	4.0-4.2	>4	>1.0	>1.0	>10	>30
Nutrient Specification	Nitrogen (ppm)	Phosphorus (ppm)	Potassium (ppm)	Iron (ppm)		
Specification	>20	>5	>50	>10	(* "-" represents less than, "+" represents greater than, "=" represents equal to)	
Texture Class						
Loam (L), Silt Loam (SL), Sandy Clay Loam (SCL), Sandy Loam (SL), Clay Loam (CL), Silt Clay Loam (SCL), Loamy Sand (LS), Sandy Clay (SC), Silty Clay (SC), Sand (S), Silt (SI), Clay (C)						

### Landscape Area Calculations/Lot 8

TOTAL SITE AREA	172,008 SF. (100%)
TOTAL LANDSCAPE AREA	19,658 SF. (11%)
TOTAL LANDSCAPE AREA	19,658 SF. (100%)
TOTAL LAWN AREA	0 SF. (0%)
TOTAL PLANTING AREA	19,338 SF. (78%)
TOTAL ROCK ONLY	4,320 SF. (22%)

### Drought Tolerant Plant Calculations

TREE PLANTINGS PROVIDED	22 EA. (100%)
DROUGHT TOLERANT PLANTS REQUIRED	18 EA. (80%)
DROUGHT TOLERANT PLANTS PROVIDED	22 EA. (100%)
SHRUB / GRASS PLANTINGS PROVIDED	392 EA. (100%)
DROUGHT TOLERANT PLANTS REQUIRED	314 EA. (80%)
DROUGHT TOLERANT PLANTS PROVIDED	392 EA. (100%)

### Landscape Area Calculations/Lot 9

TOTAL SITE AREA	166,951 SF. (100%)
TOTAL LANDSCAPE AREA	14,751 SF. (9%)
TOTAL LANDSCAPE AREA	14,751 SF. (100%)
TOTAL LAWN AREA	0 SF. (0%)
TOTAL PLANTING AREA	12,541 SF. (85%)
TOTAL ROCK ONLY	2,210 SF. (15%)

### Drought Tolerant Plant Calculations

TREE PLANTINGS PROVIDED	24 EA. (100%)
DROUGHT TOLERANT PLANTS REQUIRED	19 EA. (80%)
DROUGHT TOLERANT PLANTS PROVIDED	24 EA. (100%)
SHRUB / GRASS PLANTINGS PROVIDED	382 EA. (100%)
DROUGHT TOLERANT PLANTS REQUIRED	306 EA. (80%)
DROUGHT TOLERANT PLANTS PROVIDED	382 EA. (100%)

### Legend

Symbol	Description	Remarks
—	Concrete Mowstrip / Poured In Place / 6" 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 Sub-Grade And Material To Minimum 95%.
□	Decorative Rock / 2"-4" Size / "Olympus" Product / Product Is Delivered To Site "Un-Washed"	Install To A Uniform Depth Of 6", 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 / 2"-4" Size / "Olympus" Product / Per Above	These Areas To Receive Rock "ONLY", And Over Weed Barrier Fabric & Herbicide. Areas Are To Receive "NO" Import Topsoil.
▩	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 8

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
5	⊙	Malus x. 'Spring Snow'	Spring Snow Crab	2" Cal. 8'-10' Ht.	Full Heads Matching
2	⊙	Koeleruteria paniculata 'Gocanzam'	Golden Candle Goldenrain	2" Cal. 8'-10' Ht.	Full Heads Matching
2	⊙	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching
2	⊙	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Cal. 8'-10' Ht.	Full Heads Matching
10	⊙	Zelcova serrata 'Musashino'	Musashino Columnar Zelcova	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching
2	⊙	Zelcova serrata 'Schmidtlow'	Wireless Zelcova	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching

### Plant List (ORNAMENTAL GRASSES) / Building 8

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
71	⊕	Calamagrostis acut. 'Avalanche'	Avalanche Feather Grass	5 Gallon 18" - 24" Ht.	
50	⊕	Calamagrostis acut. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon 18" - 24" Ht.	
10	⊕	Calamagrostis acut. 'Overdam'	Overdam Feather Grass	5 Gallon 18" - 24" Ht.	
20	⊕	Miscanthus sinensis 'Gracillimus'	Maidenhair Grass	5 Gallon 18" - 24" Ht.	
118	⊕	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon 18" - 24" Ht.	
28	⊕	Pennisetum alop. 'Hamelin'	Hamelin Dw. Fountain Grass	5 Gallon 15" - 18" Ht.	
95	⊕	Pennisetum alop. 'Little Bunny'	Little Bunny Dw. Fountain Grass	5 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.

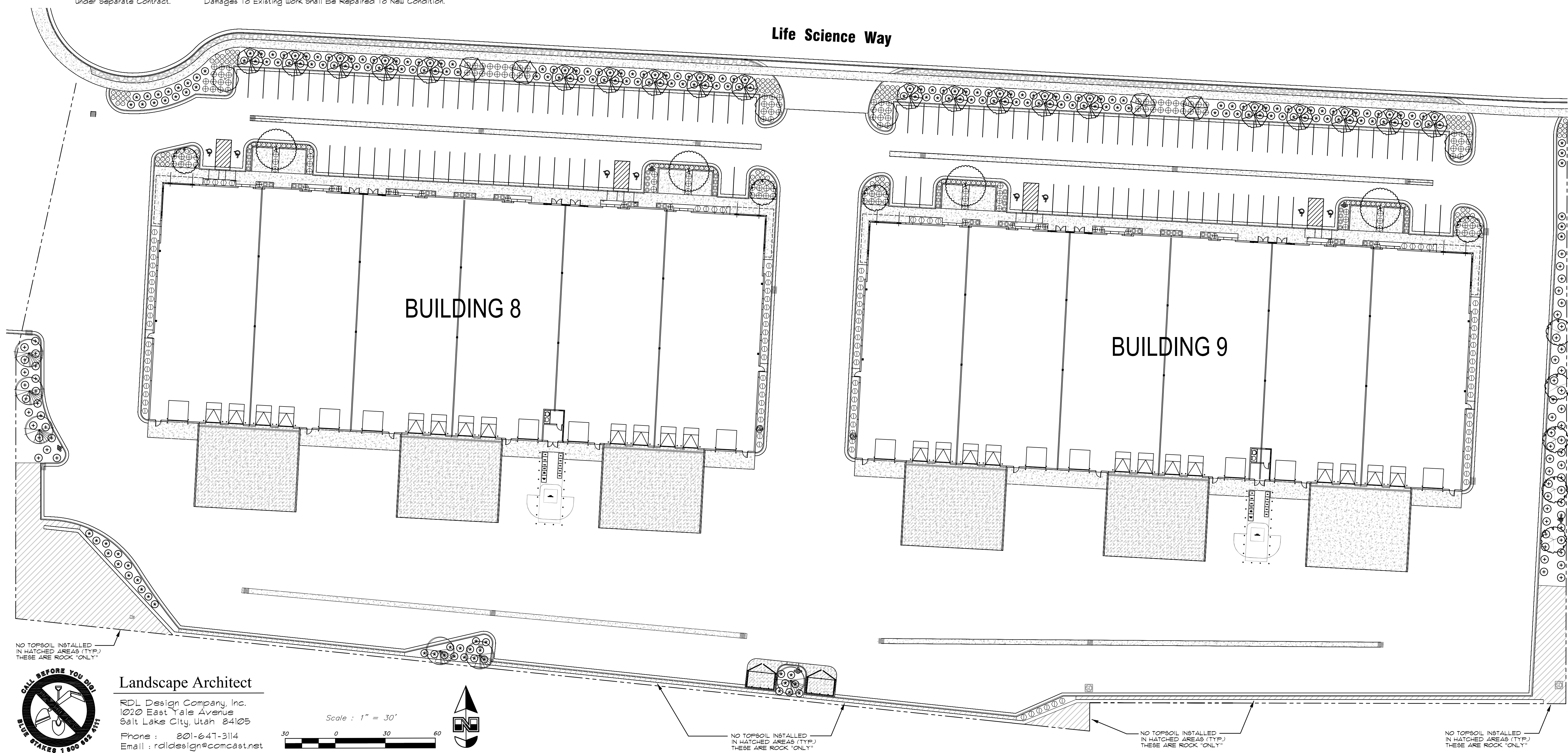
### Plant List (TREES) / Building 9

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1	⊙	Malus x. 'Spring Snow'	Spring Snow Crab	2" Cal. 8'-10' Ht.	Full Heads Matching
2	⊙	Koeleruteria paniculata 'Gocanzam'	Golden Candle Goldenrain	2" Cal. 8'-10' Ht.	Full Heads Matching
7	⊙	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching
2	⊙	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2" Cal. 8'-10' Ht.	Full Heads Matching
10	⊙	Zelcova serrata 'Musashino'	Musashino Columnar Zelcova	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching
2	⊙	Zelcova serrata 'Schmidtlow'	Wireless Zelcova	2 1/2" Cal. 10'-12' Ht.	Full Heads Matching

### Plant List (ORNAMENTAL GRASSES) / Building 9

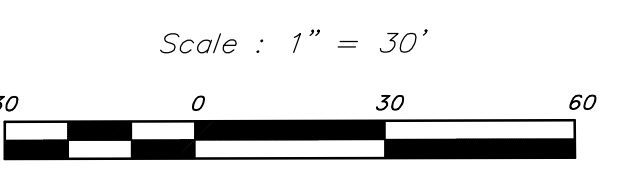
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
71	⊕	Calamagrostis acut. 'Avalanche'	Avalanche Feather Grass	5 Gallon 18" - 24" Ht.	
56	⊕	Calamagrostis acut. 'Karl Foerster'	Karl Foerster Feather Grass	5 Gallon 18" - 24" Ht.	
10	⊕	Calamagrostis acut. 'Overdam'	Overdam Feather Grass	5 Gallon 18" - 24" Ht.	
41	⊕	Miscanthus sinensis 'Gracillimus'	Maidenhair Grass	5 Gallon 18" - 24" Ht.	
95	⊕	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	5 Gallon 18" - 24" Ht.	
32	⊕	Pennisetum alop. 'Hamelin'	Hamelin Dw. Fountain Grass	5 Gallon 15" - 18" Ht.	
71	⊕	Pennisetum alop. 'Little Bunny'	Little Bunny Dw. Fountain Grass	5 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.



**CALL BEFORE YOU DIG**  
BLUE STAKES 1 800 955 5511

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



PROJECT NUMBER  
XX-XX

REVISIONS

SHEET TITLE  
**LANDSCAPE PLAN**

PROJECT/OWNER  
**LONE PEAK BIOTECH BUSINESS PARK**  
12200 SOUTH LONE PEAK PARKWAY  
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  
04-24-2020

SHEET NUMBER  
**L1.1**

## 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.
- All plant material holes shall be dug a minimum twice the diameter of the rootball and level with bottom of plant container. Sub-grade material shall be removed from the site, or used in site backfill prior to topsoil placement.
- 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 6 inch depth of decorative stone, the specified type is "Olympus", 2"-4" & available from UTAH ROCK, West Jordan pit (801-938-3884). All areas shall receive "Deslitt" Pro-B weed barrier fabric prior to installation. Pre-emergent herbicide to be applied to all areas, one application on 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 (if designed) 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

- 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** : Seven (7) inches below finish grade. This will allow for the installation of 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.
- 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

## Maintenance Requirements (Through Owner Final Acceptance)

### Landscape :

- Bi-weekly mowing of the lawn, including discarding of all grass materials off-site at no cost to Owner.
- Bi-weekly edging along all sidewalks and mowstrips to remove overgrowth of lawn onto concrete edges.
- Bi-weekly weeding of all planting beds as required to remove any weed growth that may occur.
- Fertilization of all lawn areas depending on time of final acceptance: (1) Fertilization required. (1) Mid-April / Easter, (2) Early June / Memorial Day, (3) Mid Summer / July 4, (4) Early Fall / Labor Day, (5) Late Fall / Halloween.
- The above items shall continue until such time as the project receives final acceptance by the Owner.

### Irrigation :

- Initial Spring start-up of irrigation system at approximately April 15. This process shall be demonstrated with the Owner's general maintenance personnel staff present, so they are aware of what needs to be done following the one year maintenance period.
- Bi-weekly walkthrough of planting beds to determine if all drip emitter devices are working properly.
- Adjusting auto-controller as required to adapt to changes in temperatures as the growing season progresses.
- Bi-weekly inspection or walkthrough of plant materials to see if there are any signs of irrigation components not working properly. All repairs or adjustments needed are to be a part of this process.
- Initial Fall shut-down (Blow-Out) of irrigation system at approximately October 15. This process shall be demonstrated with the Owner's general maintenance personnel staff present.

## Extended Maintenance Requirements (Through 1 Year Warranty)

### Landscape :

- Weekly mowing of the lawn, including discarding of all grass materials off-site at no cost to Owner.
- Weekly edging along all sidewalks and mowstrips to remove overgrowth of lawn onto concrete edges.
- Weekly weeding of all planting beds as required to remove any weed growth that may occur.
- Fertilization of all lawn areas according to the following scheduled times: (1) Mid-April / Easter, (2) Early June / Memorial Day, (3) Mid Summer / July 4, (4) Early Fall / Labor Day, (5) Late Fall / Halloween.
- Pre-emergent herbicide application in early spring, to coincide with first fertilization.
- General Spring clean-up of all planting beds and lawn areas to prepare for weekly maintenance.
- Aeration of all lawn areas with mechanical aerator.
- Fall clean-up of all leaves and debris to prepare for winter months.

### Irrigation :

- Spring start-up of irrigation system at approximately April 15. This process shall be demonstrated with the Owner's general maintenance personnel staff present, so they are aware of what needs to be done following the one year maintenance period.
- Weekly walkthrough of planting beds to determine if all drip emitter devices are working properly.
- Adjusting auto-controller as required to adapt to changes in temperatures as the growing season progresses.
- Monthly inspection or walkthrough of plant materials to see if there are any signs of irrigation components not working properly. All repairs or adjustments needed are to be a part of this process.
- Fall winterization (Blow-Out) of irrigation system at approximately October 15. This process shall be demonstrated with the Owner's general maintenance personnel staff present.

## Pre-construction Meeting / Progress Site Inspections

- A pre-construction meeting shall be held prior to the contractor beginning major work on the project. This will include Owner's property management and construction personnel, general contractor, landscape and/or irrigation contractor, as well as landscape architect. All questions or concerns to any project items shall be brought to attention at that time. Locations of required irrigation supply connections, controller locations and electrical supply, general sub-grading elevations, project schedules and plant material availability and quality are typical items of main concern.
- Following completion of sub-grading operations by the earthwork contractor, the landscape and/or irrigation contractor, general contractor and Owner's property management personnel shall review all sub-grade elevations, ensuring that the proper levels, prior to topsoil installation have been achieved.
- The landscape contractor shall be responsible for the proper and accurate layout and placement of all plant materials as shown on the drawings. Any layout conflicts with existing site elements or changes in the site plan shall be brought to the attention of the landscape architect for resolution.
- For trees and other materials purposely placed in alignment with parking stall layout, if parking striping has not been completed at the time of installation, the landscape contractor shall coordinate with the general contractor and striping sub-contractor to accurately measure parking stalls to ensure proper tree placements.
- The landscape architect shall perform progress site inspections at times most critical during the course of construction. The landscape contractor, if needing any design clarification, shall provide a minimum 24 hour advanced notice in order to schedule on-site meetings with the landscape architect.

BUSINESS PARK LANDSCAPE TABULATION		
LOT #	TOTAL LOT AREA	LANDSCAPE AREA
LOT 1	117,914 S.F.	15,328 S.F. (13%)
LOT 2	111,880 S.F.	14,044 S.F. (12%)
LOT 3	131,455 S.F.	16,427 S.F. (12%)
LOT 4	251,635 S.F.	32,732 S.F. (13%)
LOT 5	230,445 S.F.	32,815 S.F. (14%)
LOT 6	226,765 S.F.	30,958 S.F. (13%)
LOT 7	266,959 S.F.	37,055 S.F. (14%)
LOT 8	172,008 S.F.	19,658 S.F. (11%)
LOT 9	166,957 S.F.	14,757 S.F. (9%)
TOTAL	1,676,018 S.F.	213,474 S.F. = 13% (10% REQUIRED)

PROJECT NUMBER

XX-XX

REVISIONS

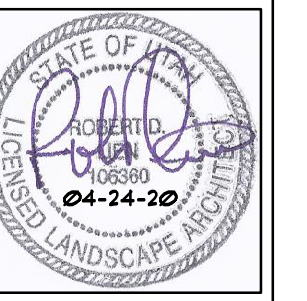
SHEET TITLE

LANDSCAPE PLAN

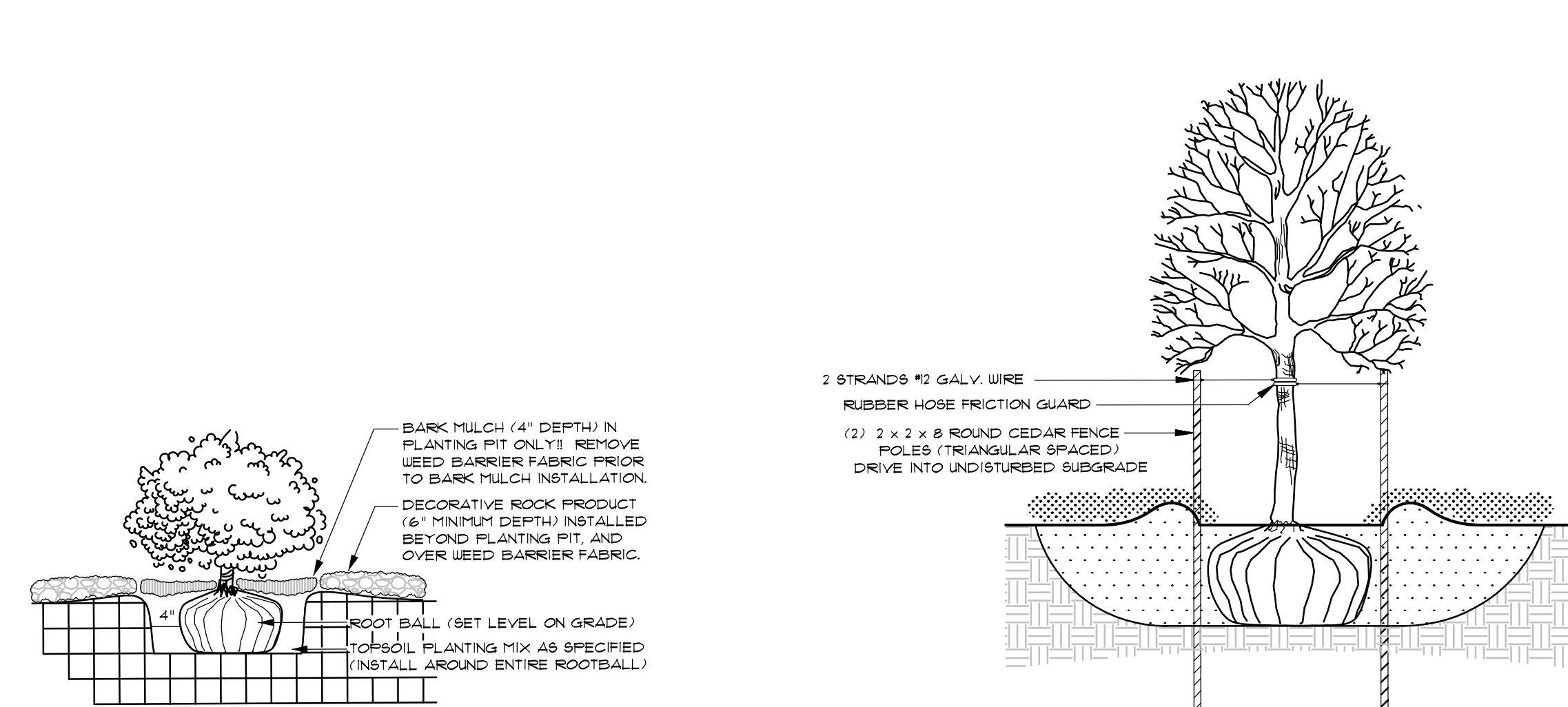
PROJECT/OWNER

LONE PEAK BIOTECH  
BUSINESS PARK  
12200 SOUTH LONE PEAK PARKWAY  
DRAPER, UT.  
PRICE LONE PEAK COMPANY  
230 EAST SOUTH TEMPLE, SLC, UT.

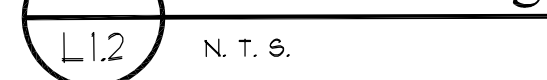
ARCHITECT



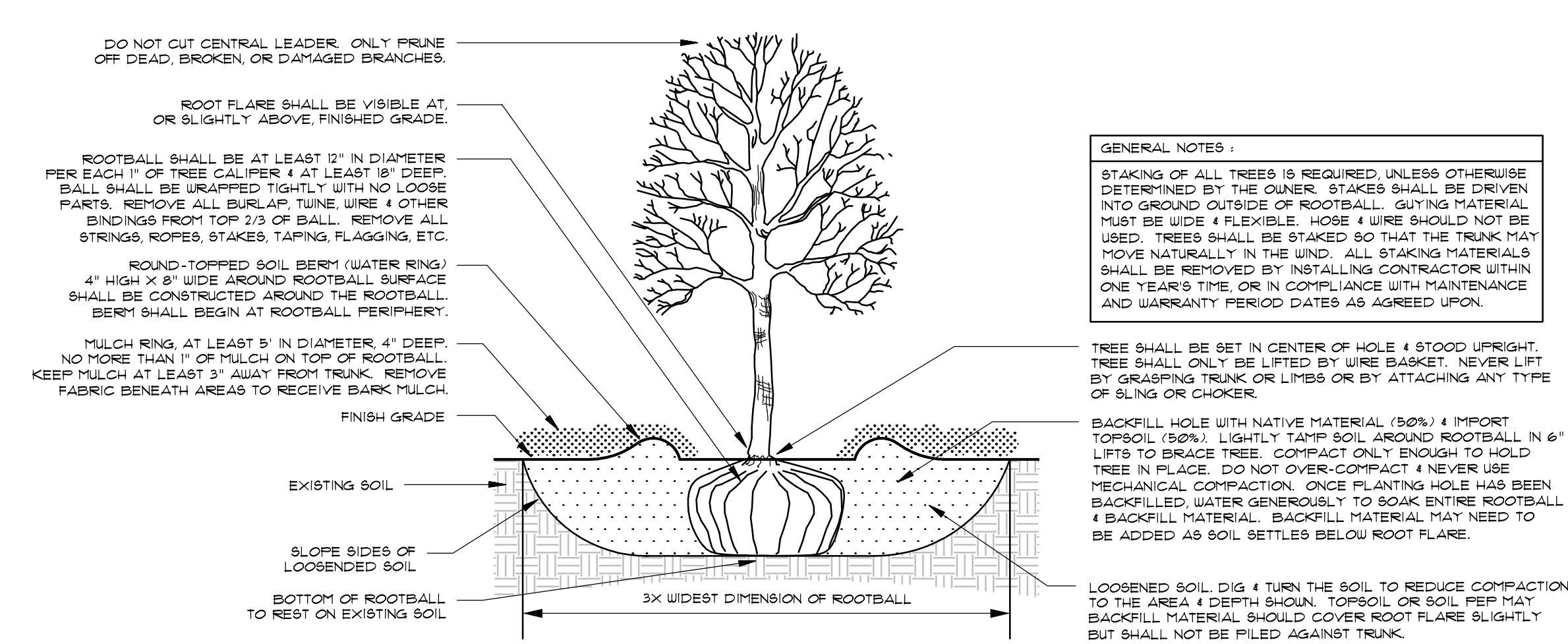
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2 Tree Staking  
N. T. S.



3 Mowstrip / Stone Mulch  
N. T. S.



DATE

04-24-2020

SHEET NUMBER

L1.2

### Emitter Installation Guide

PLANT SIZE	EMITTER DEVICE	QUANTITY
1 Gallon Plants	XB-10PC (1 Gal/4hr.)	Two Each
5 Gallon Plants	XB-20PC (2 Gal/4hr.)	Two Each
7 Gallon Plants	XB-20PC (2 Gal/4hr.)	Three Each

Final selection of emitter type and quantity to be the responsibility of the irrigation contractor, in order to provide the optimum amount of precipitation to each plant, in addition to comply with project warranties. Each plant shall receive a minimum of two emitters located on opposite sides of the planting pit. All emitters shall be installed with bug caps at the ends of tubing.

### Sleeving Installation Notes

Contractor shall coordinate the installation of sleeving with the installation of concrete flatwork and paving. All sleeving is by contractor unless otherwise noted. Install sleeving based on sizing guide below:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVING
3/4" - 1 1/4" Piping	1-2" PVC Sleeve
1 1/2" - 2" Piping	1-4" PVC Sleeve
1-3/8" Control Wires	1-2" PVC Sleeve

NOTE: Each length of sleeved pipe shown shall be routed through a separate sleeve.

### Pipe GPM Design Guide

Pipe Size	Water Flow (GPM)
1" Size (No Mark)	0 - 12 GPM
1 1/4" Size (1 Mark)	12 - 22 GPM
1 1/2" Size (2 Marks)	22 - 30 GPM

(Velocities Not To Exceed 5 Feet/Second)

### Irrigation List

Symbol	Model-Number	Description	Remarks
●	Tree Location In Shrub Bed	Stub In Lateral Line For Dripline	Provide Dripline Rings At Trees
⊗	Rainbird 100-PEB	Remote Control Master Valve	1" Size / In Valve Box
⊗	Rainbird XCZ-100-PRB-COM	Drip Control Zone Kit	1" Size / Include Req'd Decoder
⊗	Rainbird 44LRC	Quick Coupler Valve	1" Size / In Valve Box
⊕	Apollo 10-100 Series	Isolation Ball Valve / Brass	1 1/4" Size / In Control Valve Box
ESP	Rainbird ESP-LXD Series	Decoder Controller / 2 Wire	50 Station Base Model
WS	Rainbird WR2-RFC	Wireless Rain/Freeze Sensor	Combo Includes Transmitter
⊗	Mueller Orisak Mark II	Stop & Waste Valve	1" Size / In Curb Box
⊗	Fabco 825Y - 1" Size	Reduced Pressure Backflow	Painted Black As Per Notes
⊗	Rainbird F91B0B - 1" Size	Flow Sensor - Brass	With #SD210TURF Decoder
⊕	Watts 223-HP - 1" Size	Pressure Regulator	Spray Painted Black Color
=====	Schedule 40 PVC	Main Service Line	1 1/4" Size Throughout
-----	Schedule 40 PVC	Lateral Circuit Line	Size As Required (1" Min.)
⊗	Rainbird Series Or Equal	PVC To Poly-Drip Connection	Install As Per Detail

### Digital As-Built Requirement

- The contractor shall provide accurate "As-Built" drawings prior to final project approval and payment. The drawings shall show any and all deviations from the original drawings, and in a clear and legible form.
- Drawings shall be completed in a colored digital format, with the ability to be sent via email, dropbox, etc. The contractor can either produce the required drawings in-house, or contract with an outside professional service for completion.
- The contractor can either produce the required drawings in-house, or contract with an outside professional service for completion.
- The contractor may obtain all applicable project CAD files from the Architect and/or Landscape Architect to aid in completing the drawings, but not until a media release form-agreement has been executed.
- A reduced sized plan of the drawing shall be kept inside the irrigation controller. Each control station number shall match that listed on the controller schedule inside the controller door.

### Irrigation Notes

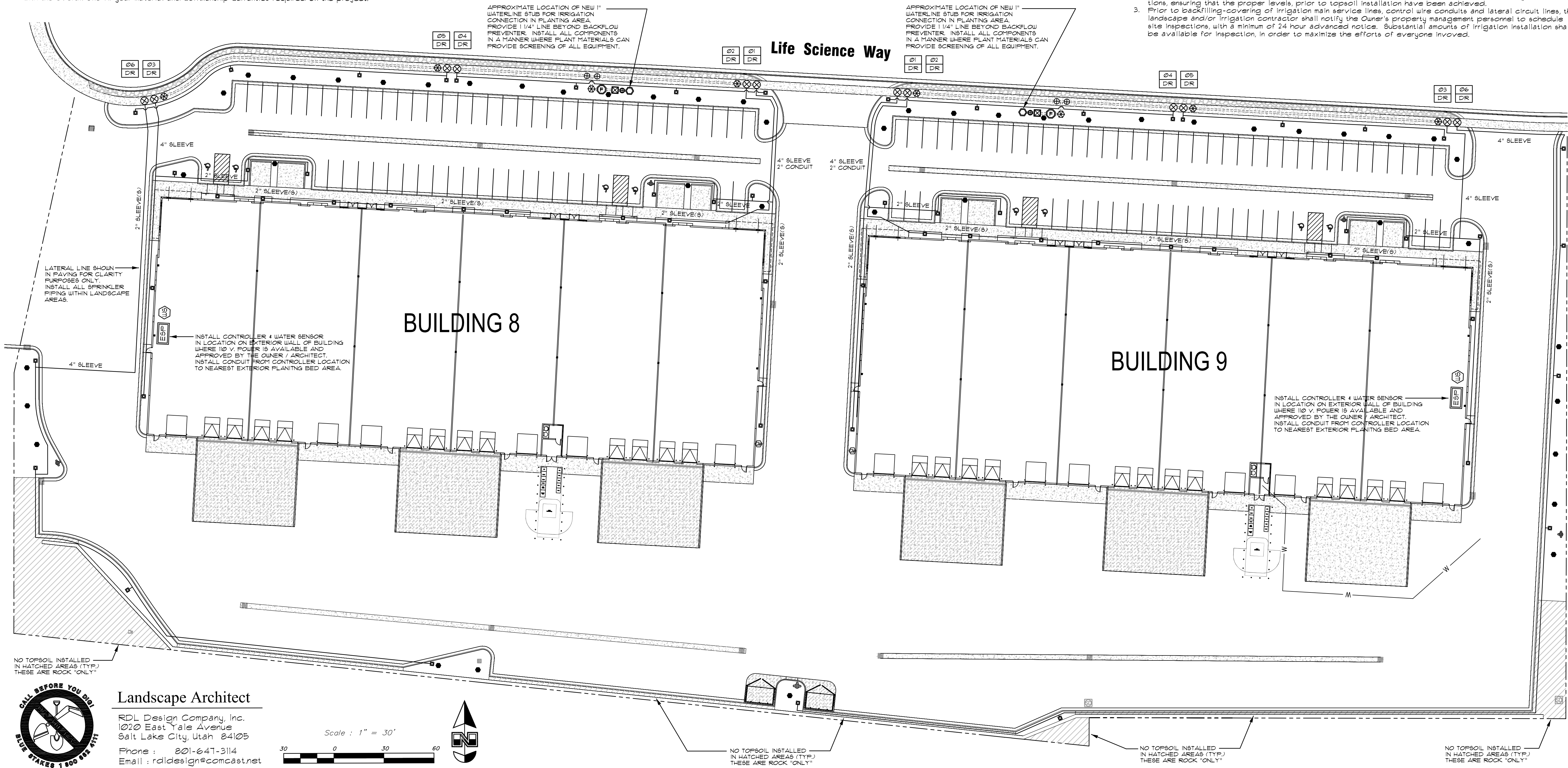
- All main service lines shall be buried 18 inches below finish grade, all lateral circuit lines 12 inches below finish grade. Backfill all lines with sand or lump free soil.
- All control valves and quick coupler valves shall be installed in fiberglass boxes with bolt down lids. Washed gravel shall be installed in the bottom to a depth of 8 inches.
- All sprinkler sprayheads shall be installed using (2) 1/2" barbed ell, (1) 1/2" marlex ell, and 1/2" swing pipe cut to the appropriate length (max 24"). All rotor heads and quick coupler valves shall be installed using the appropriate sized swing joint assembly, including 3 marlex ell, and (1) 1/2 inch schedule 80 pvc riser.
- The exact nozzle configuration is not provided in the sprinkler list. The contractor shall install the appropriate nozzle type to provide 100 percent coverage to all landscape areas while minimizing overspray onto buildings, walks, and parking areas. See nozzle guide chart.
- Control valve wire shall be the Rainbird 2-wire system, installed and connected to all control valve components per manufacturer's recommendations. All wiring shall be installed within a 3/4" pvc conduit, and be continuous between control valve boxes. At any change in direction, a "weep" 90 or 45 shall be installed to provide ease of installation. All decoders, control valves, surge protectors and fuses shall be wired as per manufacturer's recommendations. Provide a 24 inch extra wire loop coil in all control valve boxes.
- All sprinkler lines passing under paved and other hard surfaces shall be installed in schedule 40 pvc sleeving, a minimum of two sizes larger than the pipe size to pass through it. The sleeve depth shall be the same as the deepest pipe to pass through.
- All drip irrigation emitters shall have DBC-025 (Black) diffuser bug caps installed at the end of the 1/4" distribution tubing.
- The irrigation contractor shall coordinate with the installation of all erosion control matting material, so as not to interfere with or damage any material following installation.
- The controller shall be located and installed in the general locations shown on the plans. The 110 volt power source shall be supplied by the electrical contractor. All exposed conduit shall be rigid steel.
- Upon completion of the installation, provide the Owner with a complete set of "As-Built" drawings showing any and all deviations from the original plans. It shall also show the locations of main service lines, control valves, wire routes, and manual drain valves. The contractor shall provide the As-Built in colored digital media, and shall be color coded according to each individual station-circuit & control valve ID tag.
- It shall be the responsibility of the sprinkler contractor to demonstrate to the Owner the proper winterization and start-up procedures for the entire system prior to final payment. All additional irrigation equipment, such as turn-on keys, controller box keys, etc. will be provided to the Owner at that time.
- The contractor shall comply with all state and local plumbing codes, and shall honor all warranties and guarantees set forth by the Owner. In no case shall the warranty period be less than one (1) year following the date of completion and final acceptance by the Owner.

### Pre-construction Meeting / Progress Site Inspections

- A pre-construction meeting shall be held prior to the contractor beginning major work on the project. This will include Owner's property management and construction personnel, general contractor, landscape and/or irrigation contractor, as well as landscape architect. All questions or concerns to any project items shall be brought to attention at that time. Locations of required irrigation supply connections, controller locations and electrical supply, general sub-grading elevations, project schedules and plant material availability and quality are typical items of main concern.
- Following completion of sub-grading operations by the earthwork contractor, the landscape and/or irrigation contractor, general contractor and Owner's property management personnel shall review all sub-grade elevations, ensuring that the proper levels, prior to topsoil installation have been achieved.
- Prior to backfilling-covering of irrigation main service lines, control wire conduits and lateral circuit lines, the landscape and/or irrigation contractor shall notify the Owner's property management personnel to schedule site inspections, with a minimum of 24 hour advanced notice. Substantial amounts of irrigation installation shall be available for inspection, in order to maximize the efforts of everyone involved.

### Irrigation General Notes

- Discrepancies between the drawings and site shall be brought to the attention of the Landscape Architect for clarification before starting work.
- Contractor shall verify all existing site conditions prior to starting work.
- Locate all underground utilities prior to digging and protect.
- Irrigation plans are generally diagrammatic and intended to give approximate locations of all components.
- Any and all material or equipment substitutions to be approved by the Landscape Architect.
- Landscape contractor shall insure 100% coverage to all plants per emitter layout. The final selection of emitter types and quantities to be the responsibility of the contractor.
- All sleeves shall be installed per plans prior to the commencement of paving.
- Landscape contractor shall verify existing connections and available water pressure, and perform all pressure tests indicated in the specifications.
- As part of the as-builts, the landscaper and/or irrigation contractor will work with the Owner to develop a color coded irrigation zone map during the punch list inspection. The overall as-built requirements are as specified per "Digital As-Built Requirement".
- Irrigation piping shall not be backfilled-covered until inspected and approved by the Owner's property management personnel. The contractor shall notify the Owner a minimum of 24 hours prior to the requested time for inspection, and shall be present, with installation personnel, when that time is scheduled.
- All irrigation products used on the project shall be considered "new", and of the same product year as the date of installation. This is to ensure that all product manufacturer warranties, as best determined, coincide with the overall one (1) year material and workmanship warranties required on the project.



PROJECT NUMBER

XX-XX

REVISIONS

SHEET TITLE

IRRIGATION PLAN

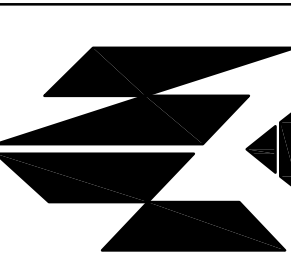
PROJECT/OWNER

LONE PEAK BIOTECH  
BUSINESS PARK  
12200 SOUTH LONE PEAK PARKWAY  
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

04-24-2020

SHEET NUMBER

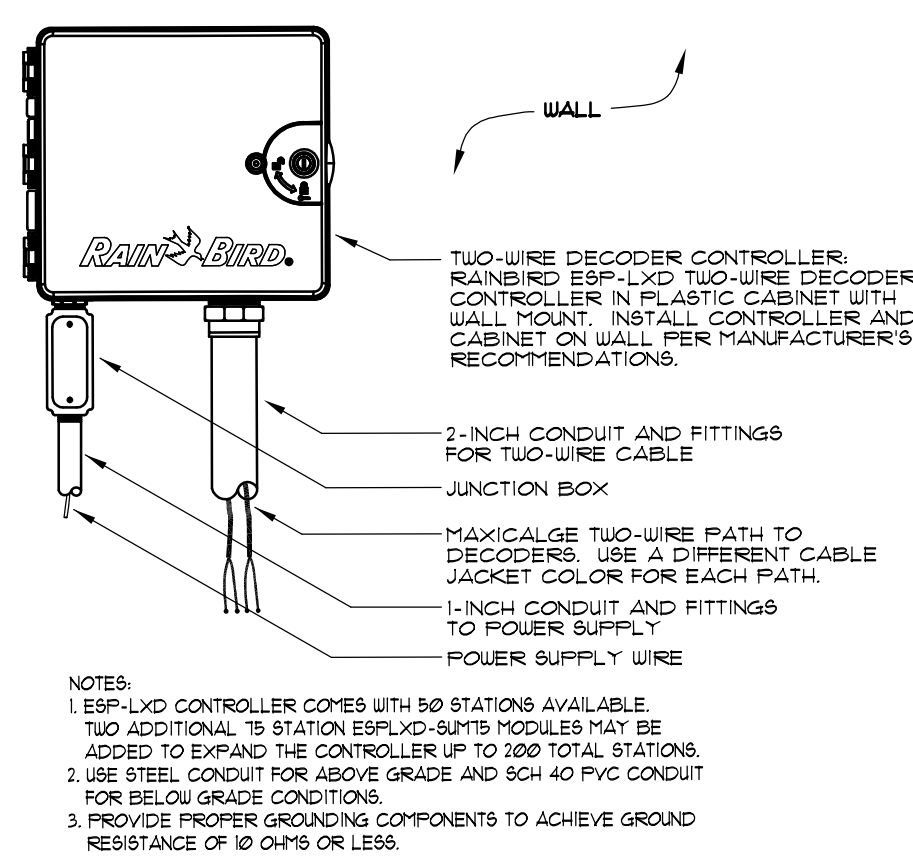
L2.1

**CALL BEFORE YOU DIG!**  
BLUE STAKES 1 800 955 5511

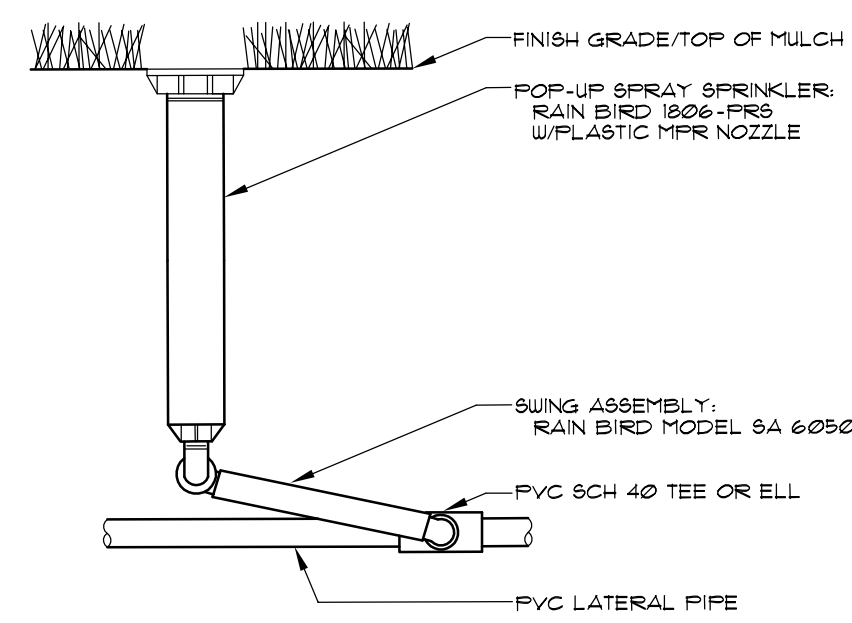
**Landscape Architect**  
RDL Design Company, Inc.  
1020 East Yale Avenue  
Salt Lake City, Utah 84105  
Phone: 801-647-3114  
Email: raldesign@comcast.net

Scale: 1" = 30'

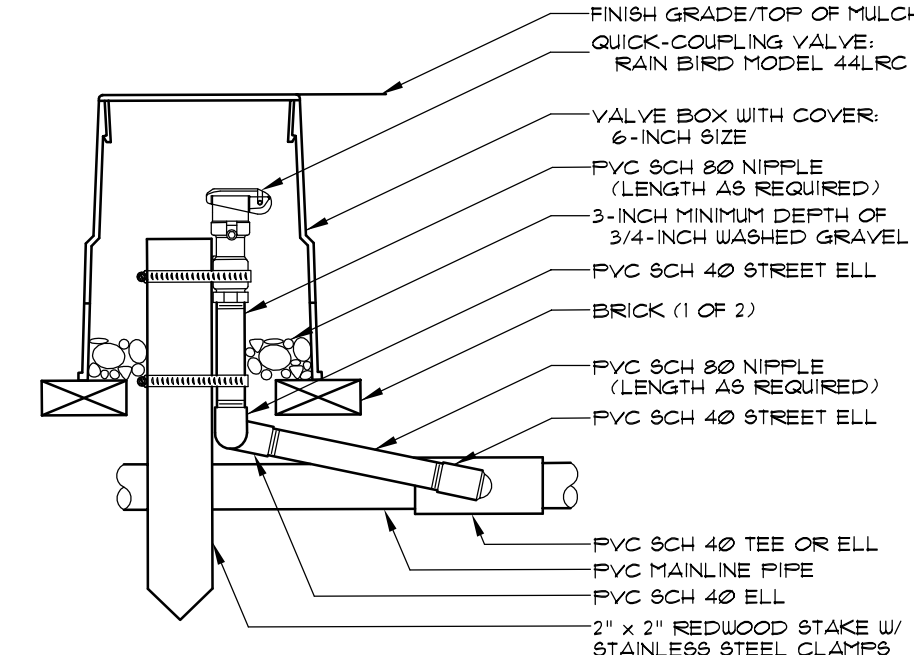
NO TOPSOIL INSTALLED IN HATCHED AREAS (TYP.) THESE ARE ROCK ONLY



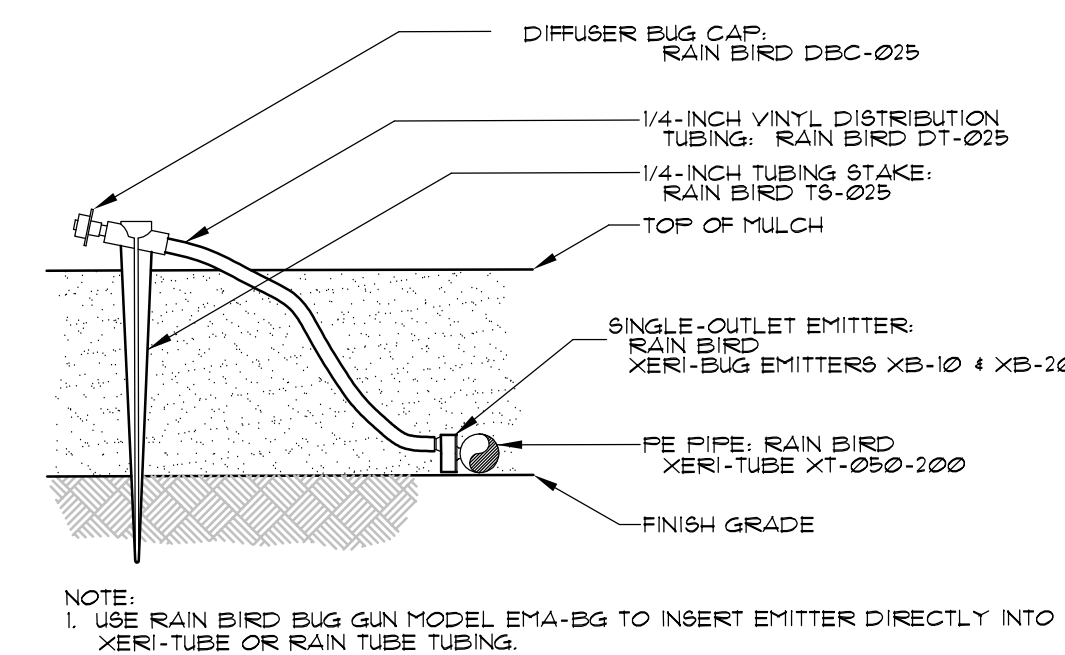
**1 Wall Mount Controller**  
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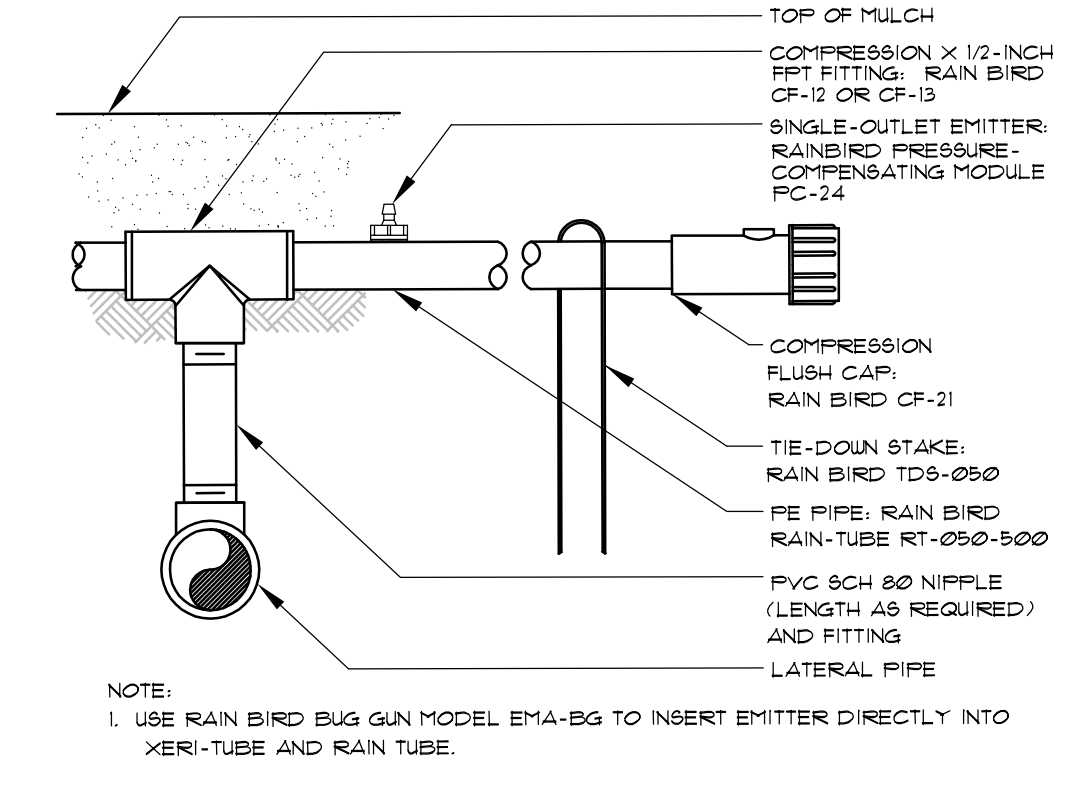
**2 Pop-Up Spray Sprinkler**  
L2.2 N.T.S.



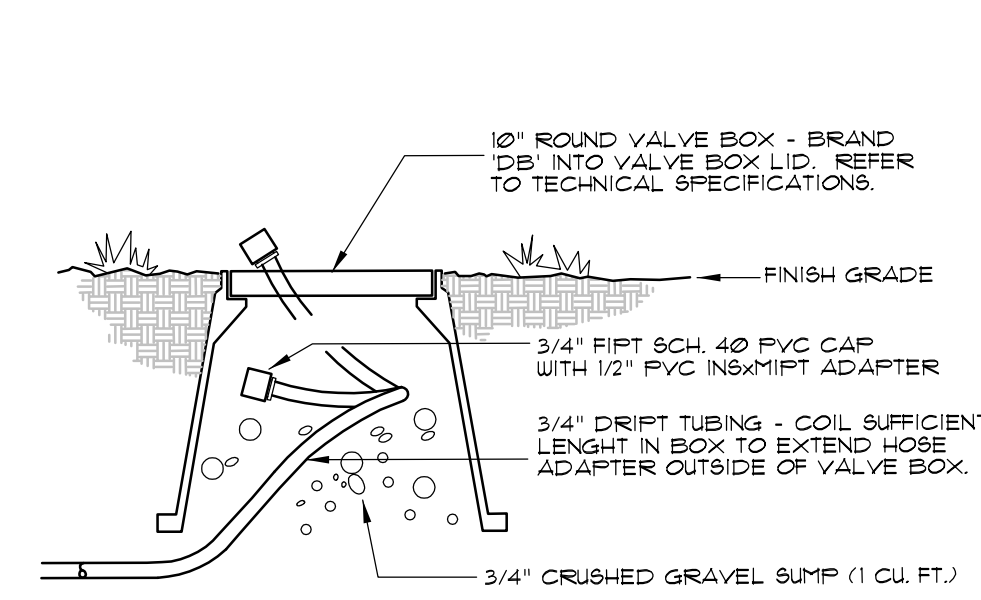
**3 Quick Coupling Valve**  
L2.2 N.T.S.



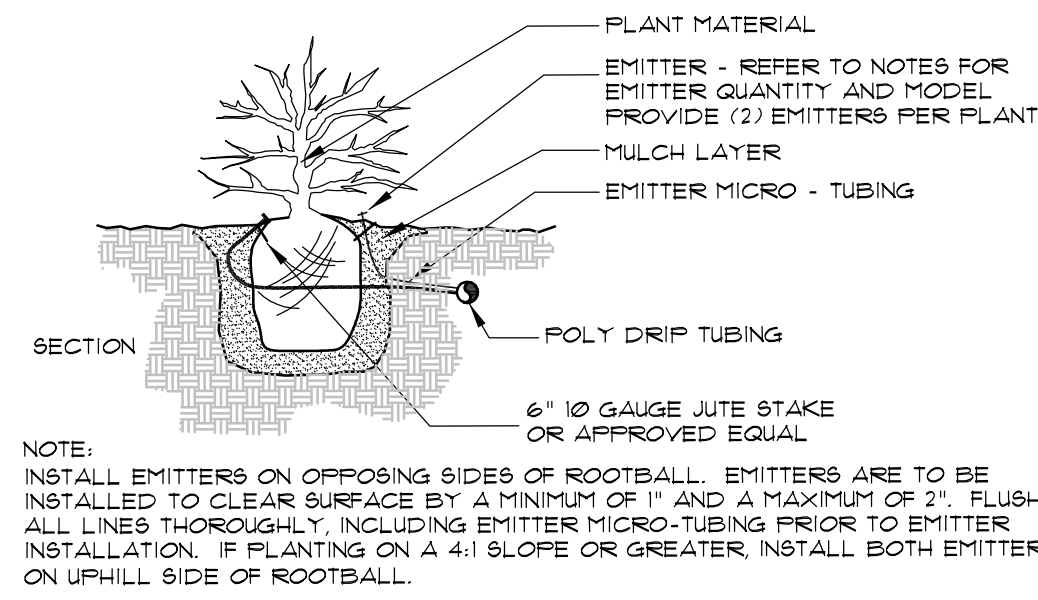
**4 Emitter Into Xeri-Tube**  
L2.2 N.T.S.



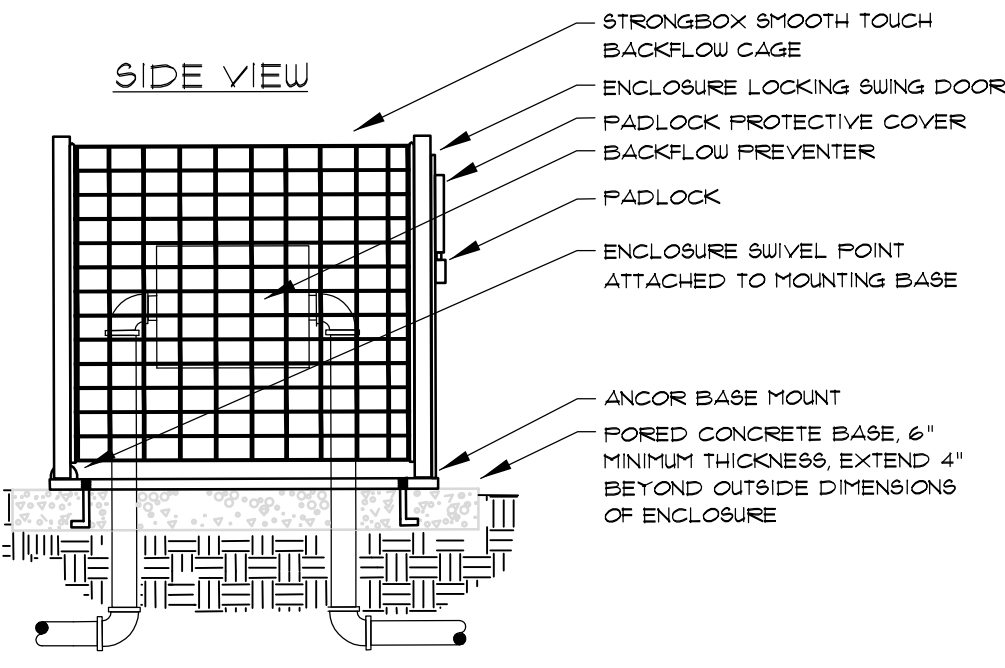
**5 PVC To PE Pipe Connection**  
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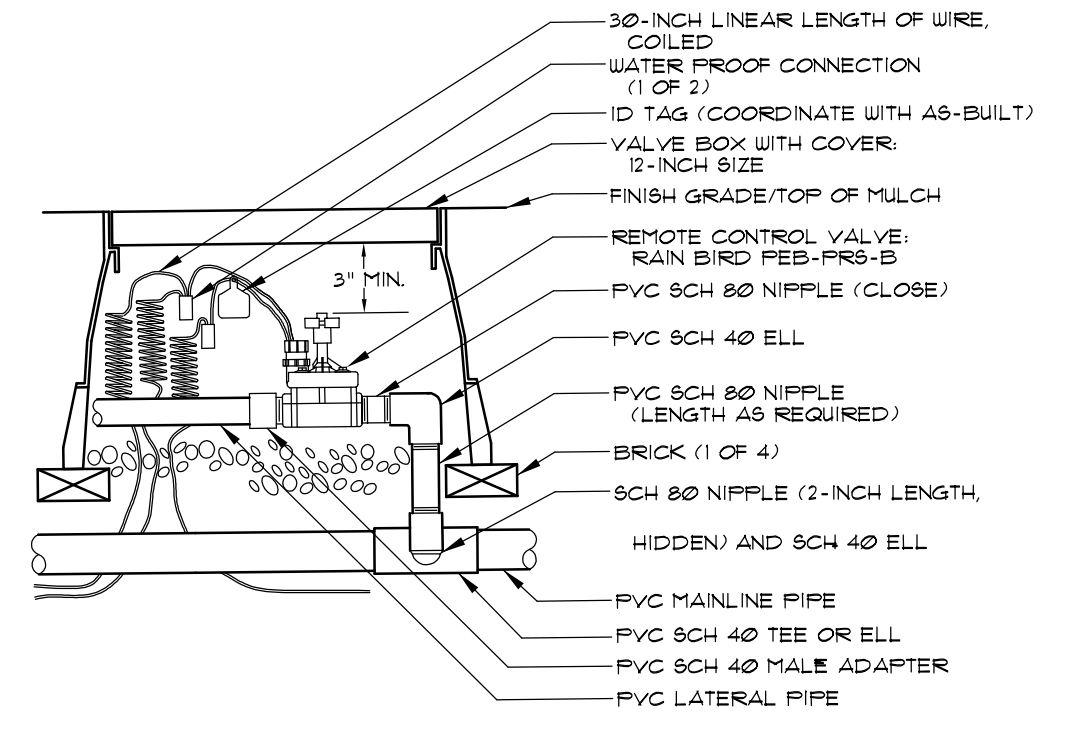
**6 Compression Flush Cap**  
L2.2 N.T.S.



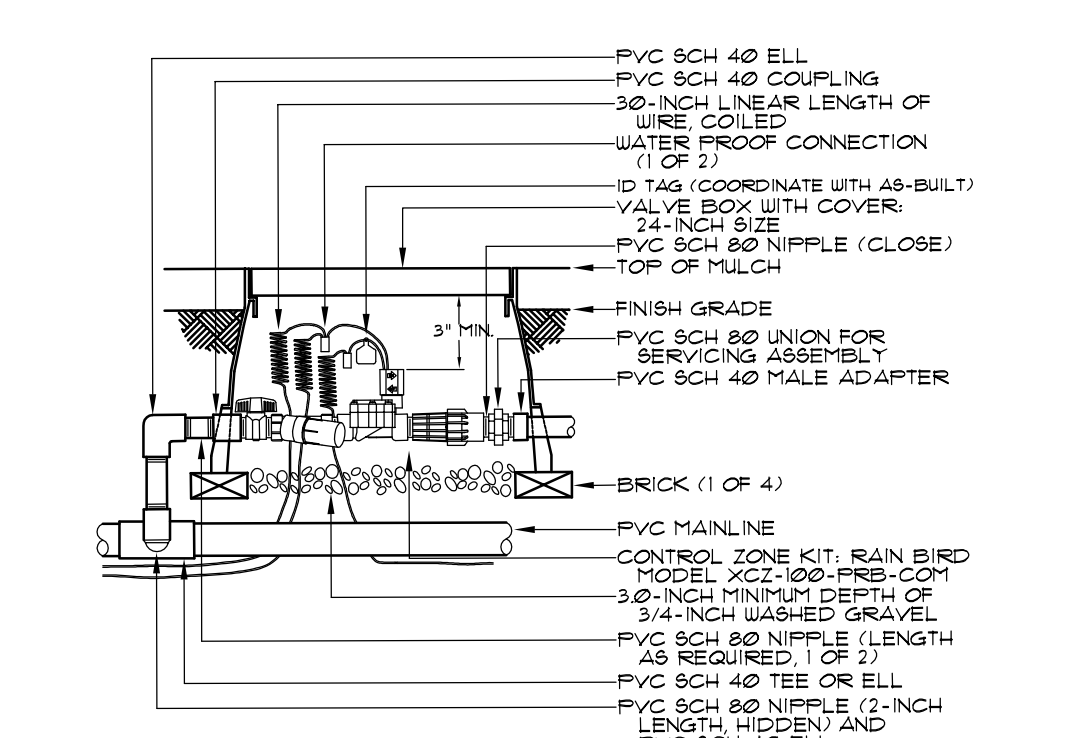
**7 Drip Emmitter**  
L2.2 N.T.S.



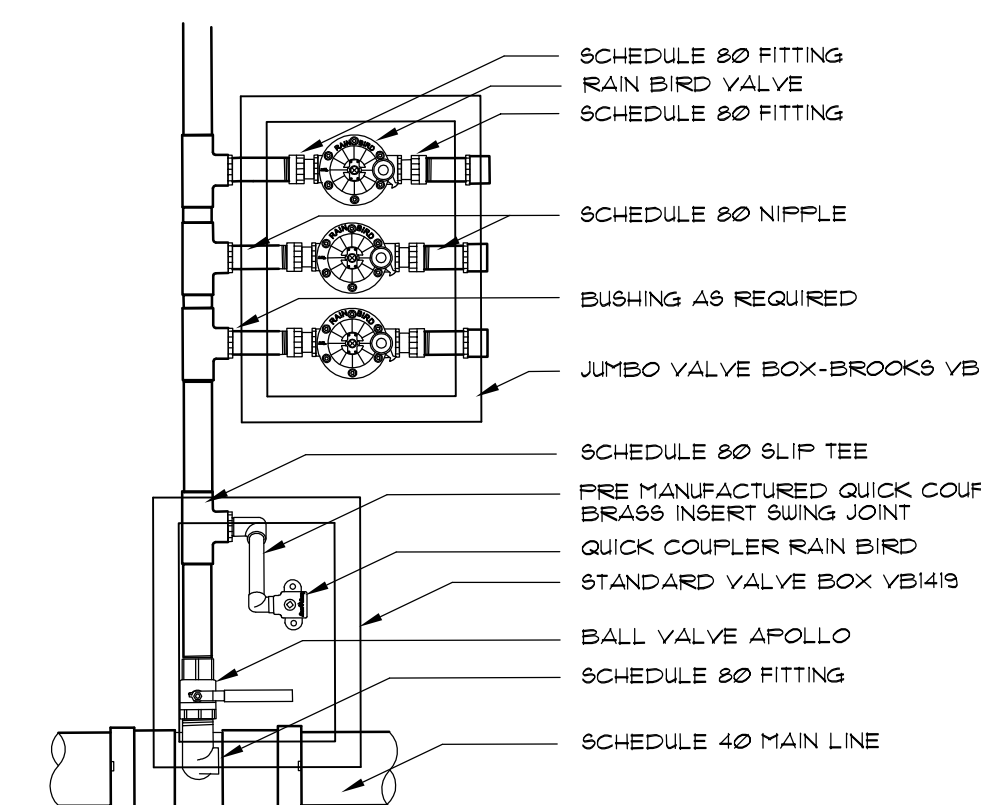
**8 Backflow Enclosure**  
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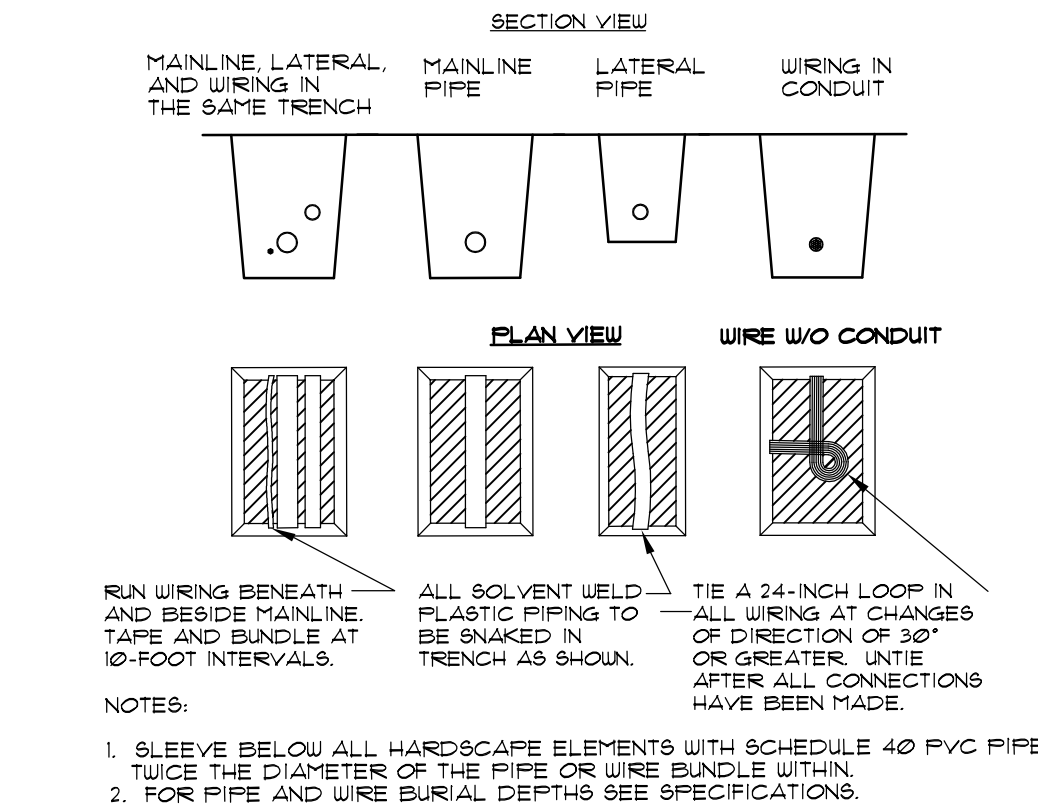
**9 Remote Control Valve**  
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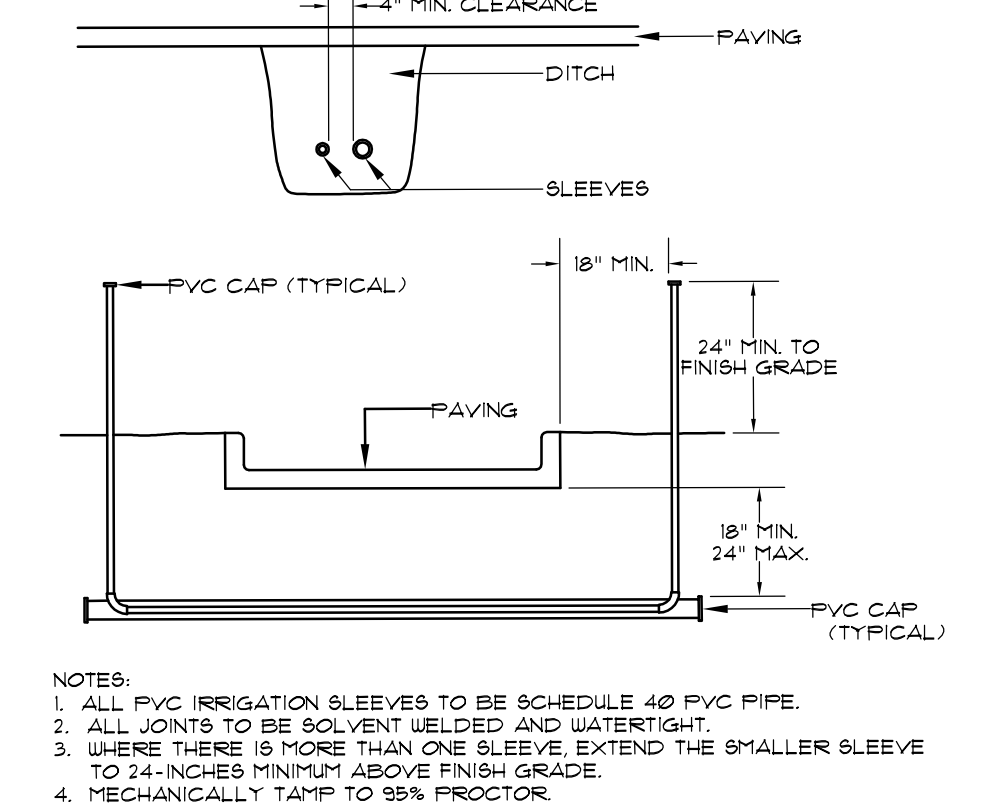
**10 Xerigation Control Zone Kit**  
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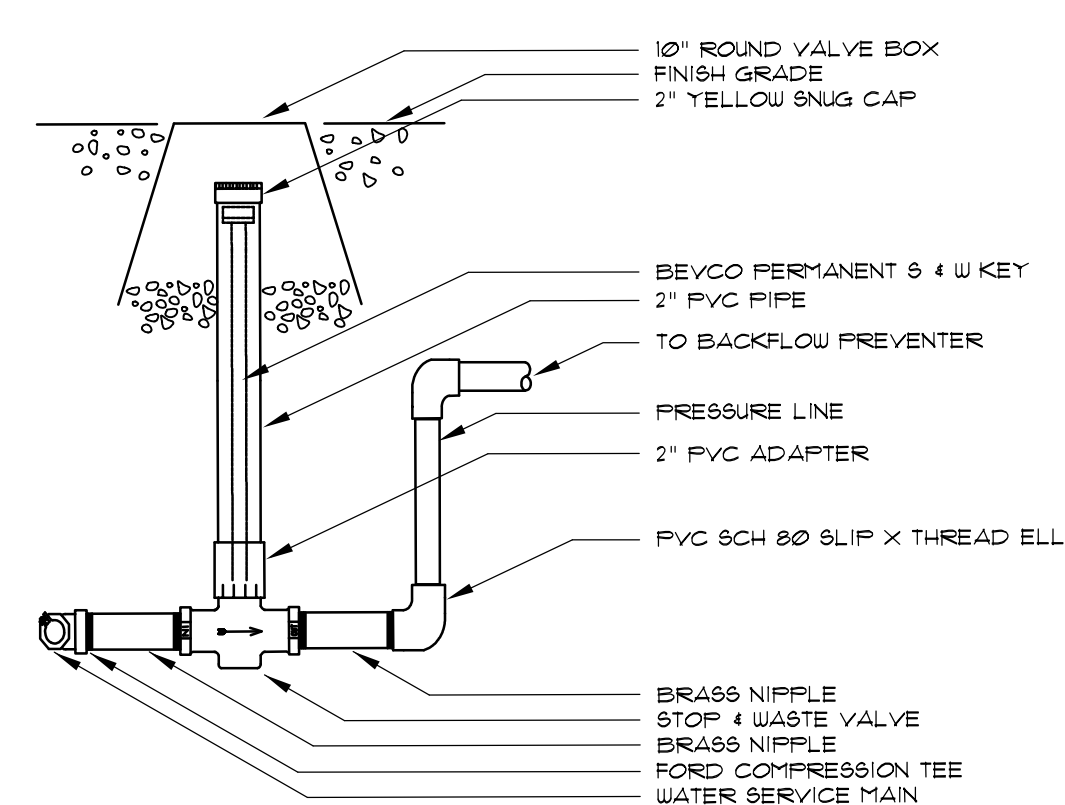
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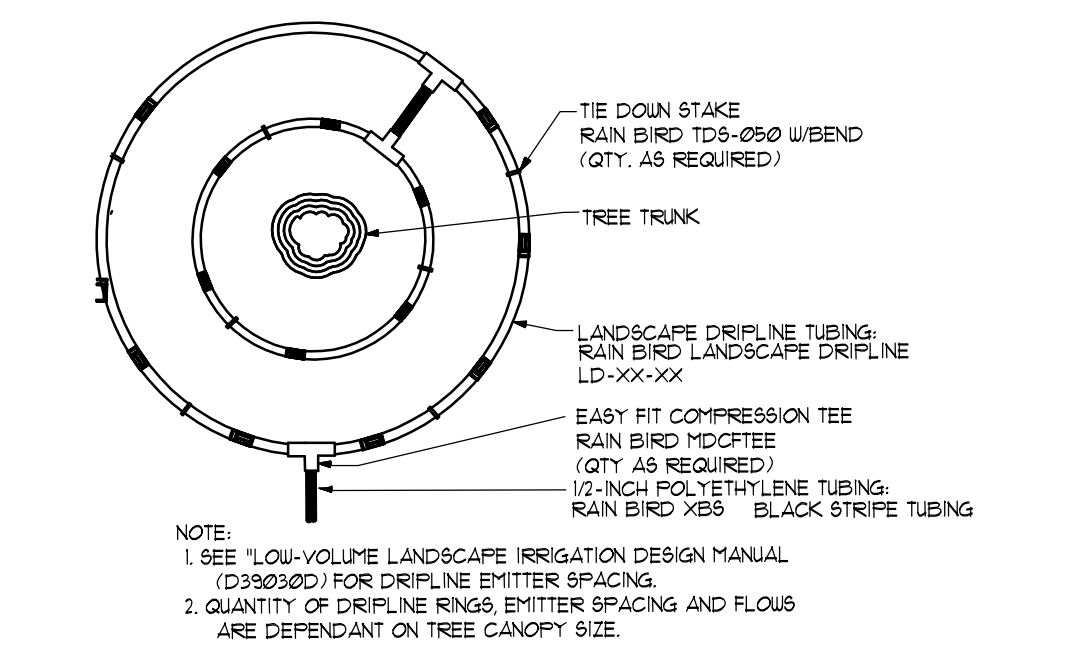
**12 Pipe & Wire Trenching**  
L2.2 N.T.S.



**13 Sleeving**  
L2.2 N.T.S.



**14 Stop & Waste Valve**  
L2.2 N.T.S.



**15 Landscape Dripline At Trees**  
L2.2 N.T.S.

**Controller Schedule (Building 8)**

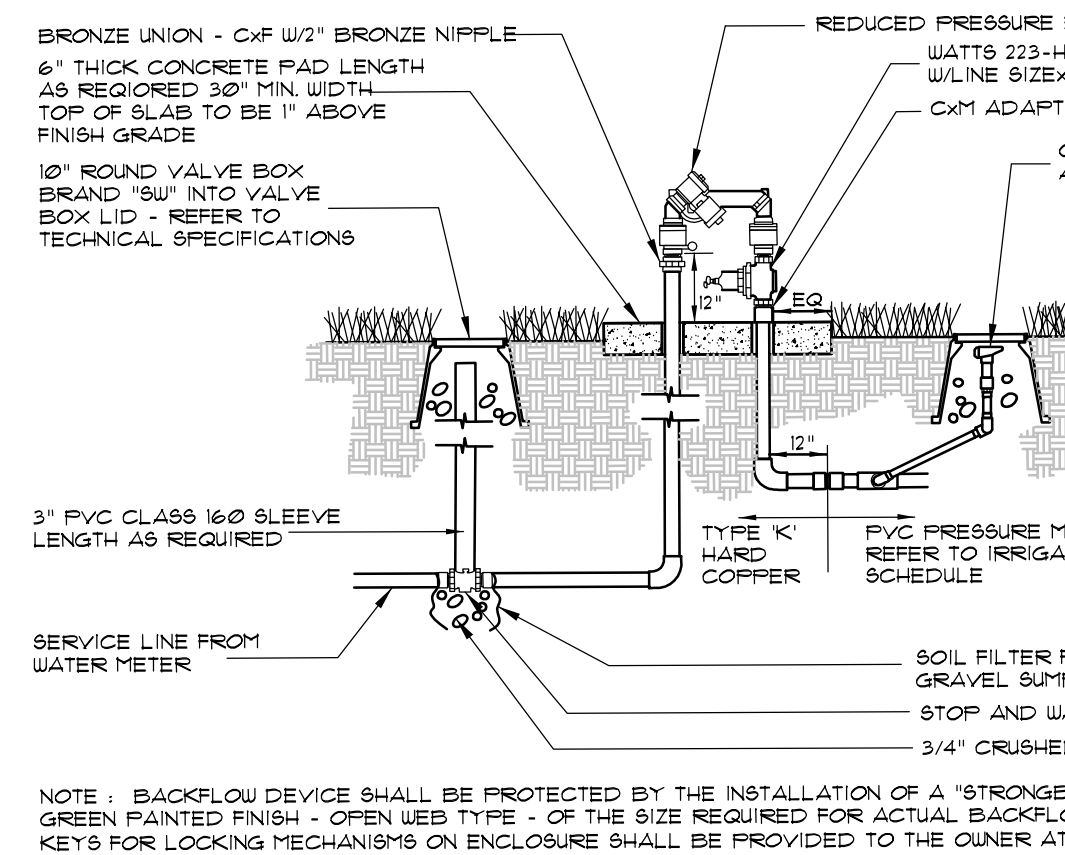
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	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-inch/yr	Est. GPM	PSI
1	1/2	1	Drip	Plantings Sun	NA	4.0	NA
2	1/2	2	Drip	Plantings Shade	NA	4.0	NA
3	1/2	3	Drip	Plantings Sun	NA	4.0	NA
4	1/2	4	Drip	Plantings Sun	NA	6.0	NA
5	1/2	5	Drip	Plantings Sun	NA	6.0	NA
6	1/2	6	Drip	Plantings Sun	NA	4.0	NA

**Controller Schedule (Building 9)**

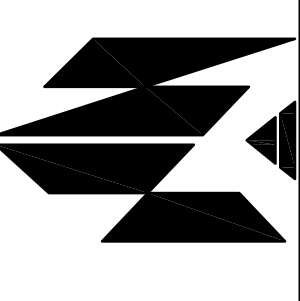
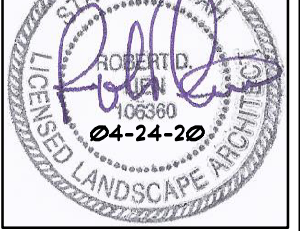
•	VALVE DATA			HYDRAULIC DATA			
	Size	Sta. #	Head Type	Landscape Zone	Prec. Rate-inch/yr	Est. GPM	PSI
1	1/2	1	Drip	Plantings Sun	NA	4.0	NA
2	1/2	2	Drip	Plantings Shade	NA	4.0	NA
3	1/2	3	Drip	Plantings Sun	NA	4.0	NA
4	1/2	4	Drip	Plantings Sun	NA	6.0	NA
5	1/2	5	Drip	Plantings Sun	NA	6.0	NA
6	1/2	6	Drip	Plantings Sun	NA	4.0	NA

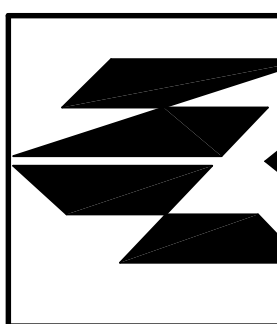
**Site Specific Irrigation Notes**

- All traditional wire and two-wire control wiring shall be installed within 3/4" pvc class 200 conduit, and shall run continuous between control valve boxes with no breaks. If the distance between control valve boxes exceeds 200 ft., a control valve junction box shall be installed with a 24 inch length of additional wire coiled within the box. Where a change in direction occurs, a "sweep" 90 or 45 degree fitting shall be installed, providing for ease of installation. All control boxes shall be of a Rainbird product.
- On each drip control zone circuit, a "Drip System Operation Indicator Kit", Rain Bird model "OPERIND", shall be installed near the end of the drip tubing run, to insure that the system is operating properly, and to use the full length of the drip tubing installation.
- All controller components and water management system devices shall be grounded in accordance with the best electrical practices, and per irrigation equipment recommendations. All grounding components must be connected to the equipment before any other connection is made.
- A "Paige" irrigation decoder cable fuse device shall be installed per manufacturer's recommendations, and at all control valve clusters, etc. and in control valve box of the appropriate size.
- The irrigation controller shall be Rain Bird LX series controller. The following are the required LX series components for the IQ2 central control and two-wire system:
  - ESP-LXD series 50 station base model, outdoor plastic cabinet two wire controller.
  - IQNCCGP - Cellular communications cartridge.
  - IQEXTANTGP - External cellular antenna.
  - WR2-RFC - Wireless Rain Freeze Sensor.
  - FS series flow sensor - sized appropriately. Flow sensor shall connect to the controller using PE communication cable.
  - Cat-5 ethernet communication cable shall be installed to controller location.
- All control valve boxes on this project shall be Rain Bird VB series, size appropriately for the components to be enclosed. Valve boxes shall be centered over the elements they cover. Washed gravel shall be installed in the box bottom and 3 inches beyond the box perimeter to a depth of 6 inches. The valve box shall be stabilized over the gravel and set flush with the finish grade of lawn or planting bed cover.
- The contractor shall coordinate all central control components and all other material items pertinent to the installation of the central control system, with a local Rain Bird representative, to ensure that all components are available and up-to-date models. If a subscription service is required to complete the installation, the contractor shall notify the Owner, to determine which entity will be responsible for the subscription service.



**16 Backflow Prevention Device**  
L2.2 N.T.S.



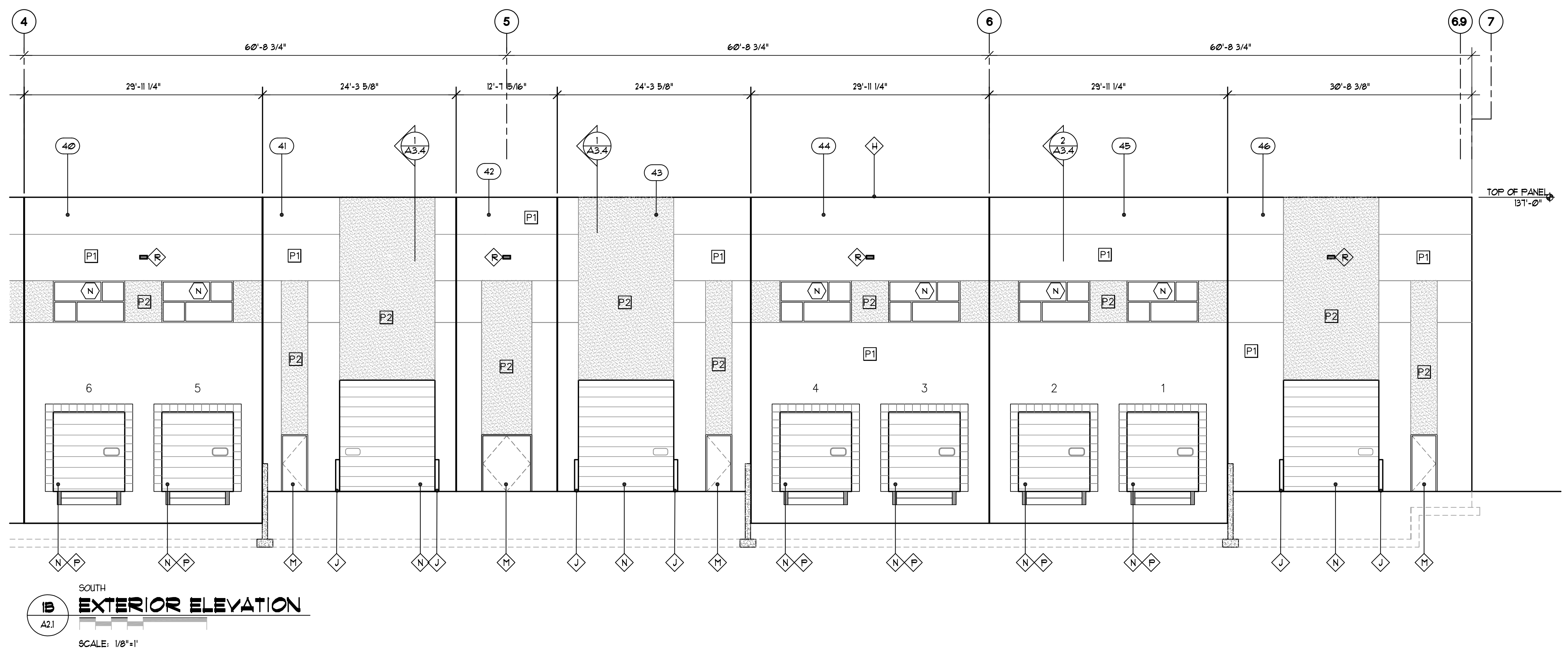
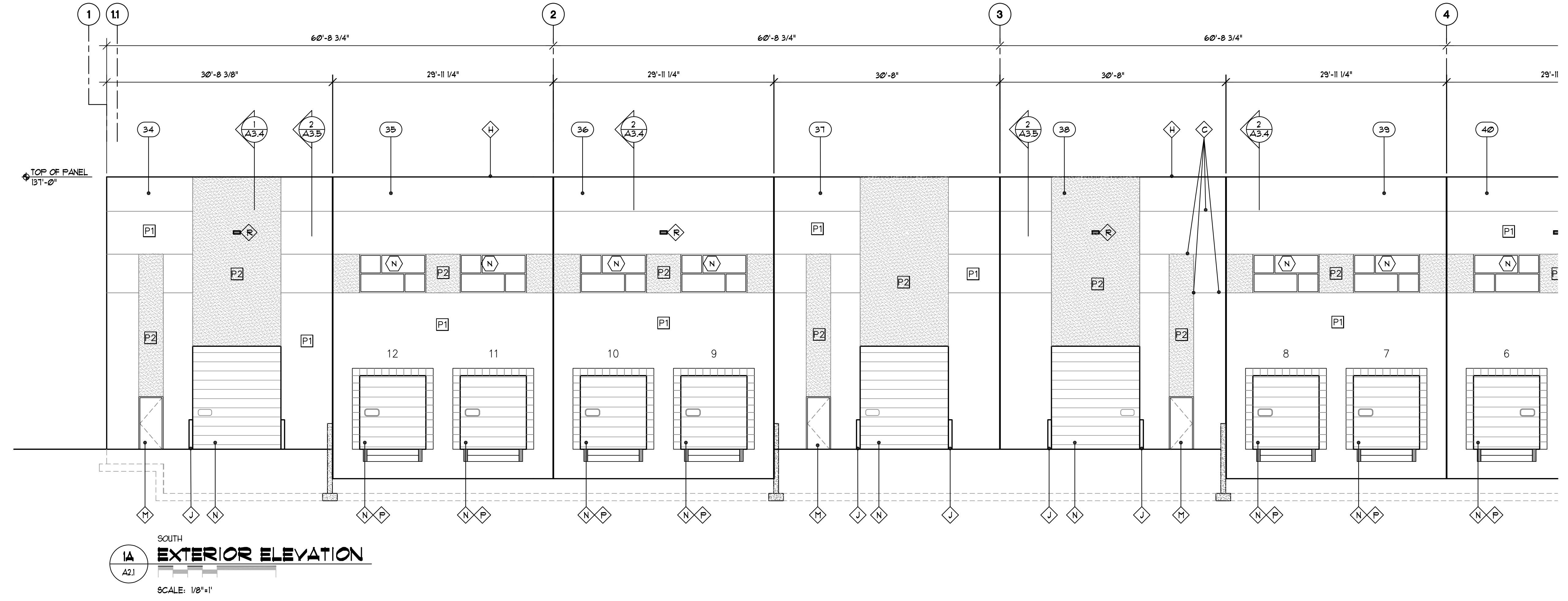


**KEY NOTES**

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
J	1" INSULATED GLASS IN ALUMINUM STOREFRONT WINDOW SYSTEM - SEE WINDOW SCHEDULE
K	MEDIUM STYLE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
L	PANDED HOLLOW METAL DOOR W/ HOLLOW METAL FRAME - PRIMED AND PAINTED
M	INSULATED VERTICAL - LIFT DOCK DOOR. COLOR WHITE
N	DOCK LEVELER • DOCK SHELTER
O	PANDED DOCK DOOR NUMBER 2'-8" ABOVE OPENING - OWNER TO PROVIDE STENCIL
P	WALL PACK LIGHT FIXTURE CENTERED HORIZONTALLY ON PANEL AND 30'-0" AFF. VERTICAL - SEE ELECTRICAL SHEETS
Q	PROVIDE ADDRESS ON BUILDING WITH ARABIC NUMBERS AT LEAST 6" TALL AND HAVING A STROKE OF 1/2" IN COLORS CONTRASTING TO BACKGROUND
R	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS 1/B A5.3
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
Δ	KEYNOTE

**COLOR SCHEDULE**

COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS' SW7151 "HIGH REFLECTIVE WHITE"
P2	SHERWIN WILLIAMS' SW7074 "SOFTWARE"
P3	SHERWIN WILLIAMS' SW6991 "BLACK MAGIC"
P4	NOT USED





REVISIONS

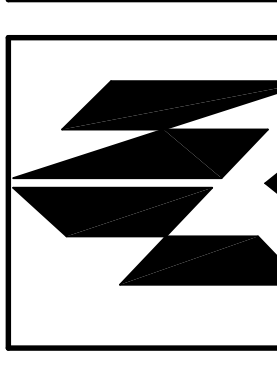
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SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECT/OWNER  
**PRICE REALTY  
LONE PEAK BIOTECH 8**  
357 WEST LIFE SCIENCE DRIVE  
DRAPER, UT

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

DATE  
DECEMBER 12, 2019



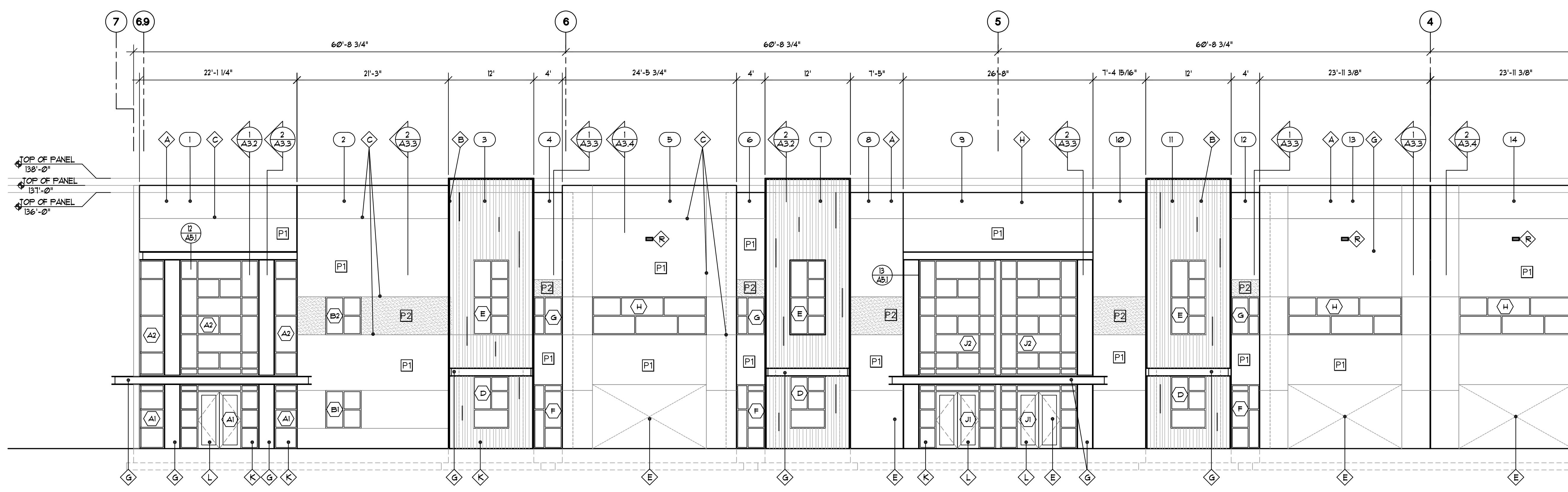
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**KEY NOTES**

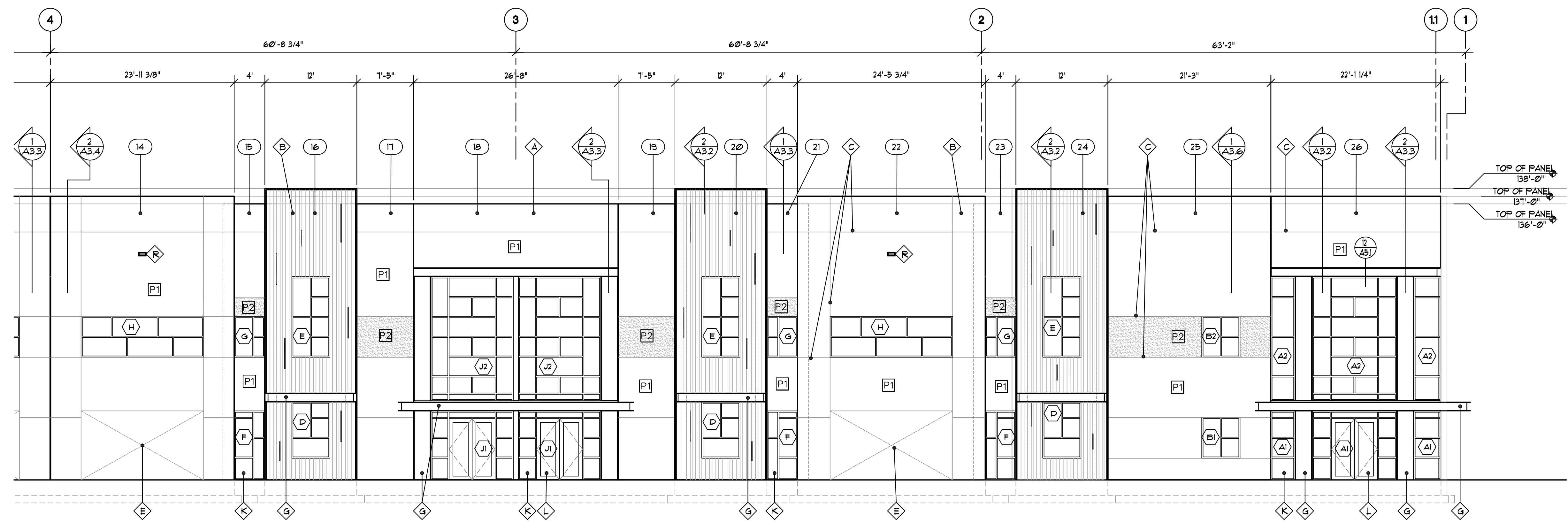
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L	MEDIUM STYLE ALUMINUM STOREFRONT DOOR - SEE DOOR SCHEDULE
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T	FREESTANDING STEEL FRAMED CANOPY/TRELLIS - SEE DETAILS 18 A83
Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
△	KEYNOTE

**COLOR SCHEDULE**

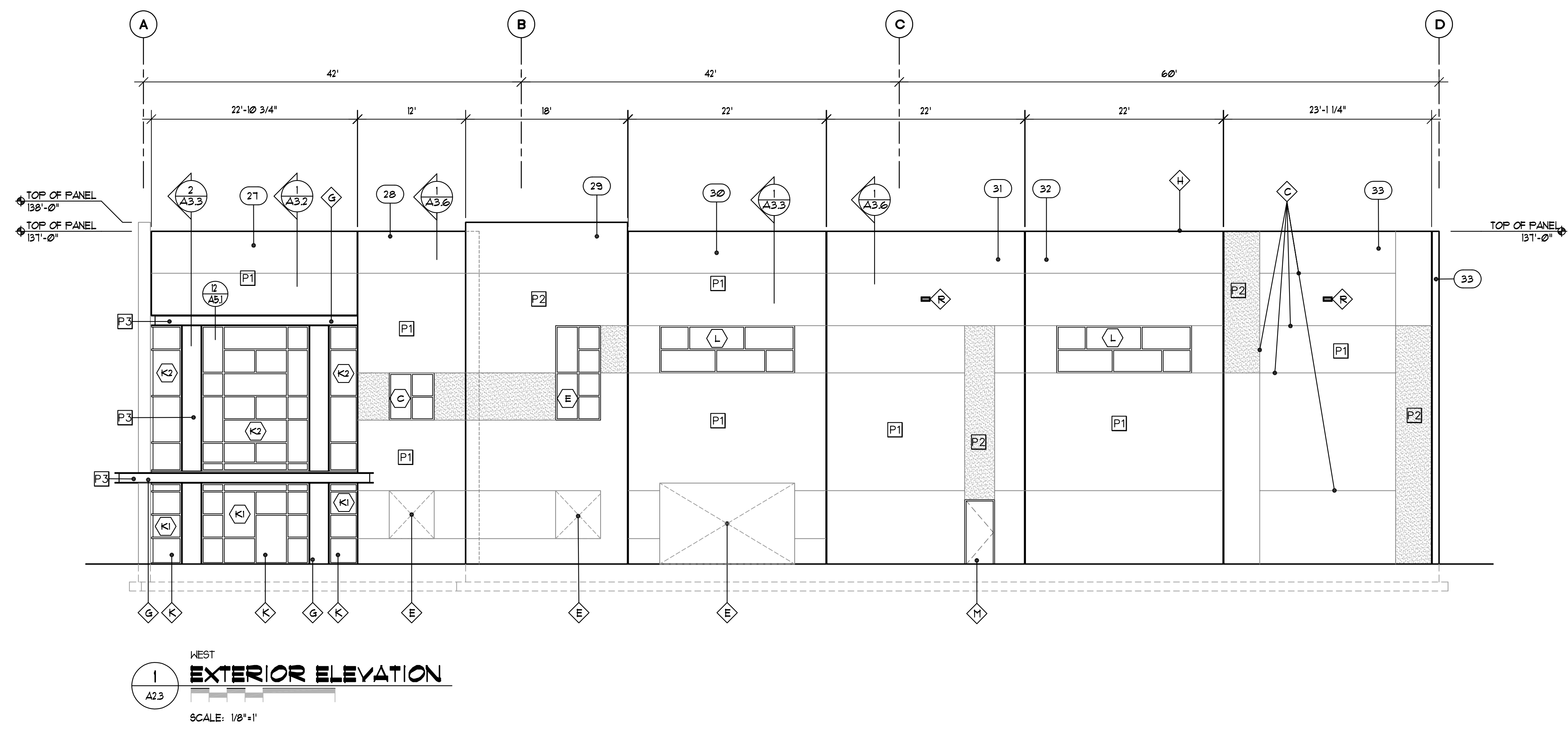
COLOR	DESCRIPTION
P1	SHERWIN WILLIAMS SW7151 "HIGH REFLECTIVE WHITE"
P2	SHERWIN WILLIAMS SW7074 "SOFTWARE"
P3	SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
P4	NOT USED



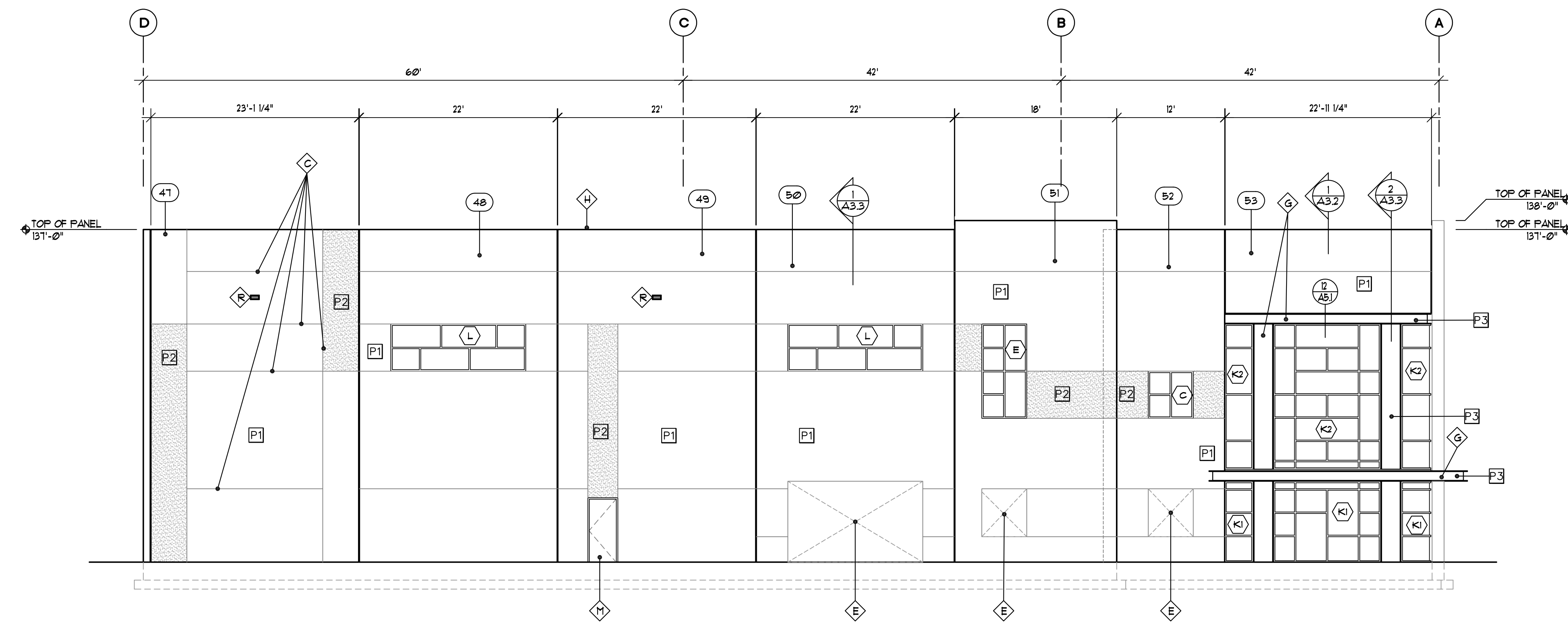
NORTH  
**1A EXTERIOR ELEVATION**  
SCALE: 1/8"=1'



NORTH  
**1B EXTERIOR ELEVATION**  
SCALE: 1/8"=1'



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



EAST  
**2 EXTERIOR ELEVATION**  
 SCALE: 1/8"=1'

KEY NOTES	
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A	TYP. PRE-CAST CONCRETE TILT PANEL - PAINTED - SEE WALL SECTIONS A3.3-A3.7
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F	KNOCK OUT PANEL FOR DOCK LEVELER TYP.
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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
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P	DOCK LEVELER • DOCK SHELTER
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Ø1	CONCRETE PANEL IDENTIFIER
P1	PAINT COLOR
A	WINDOW TYPES
A	KEYNOTE

COLOR SCHEDULE	
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P2	SHERWIN WILLIAMS SW7074 "SOFTWARE"
P3	SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
P4	NOT USED

PROJECT NUMBER  
**19-25**

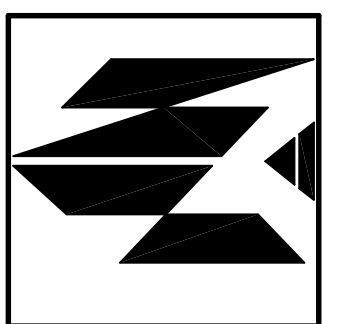
REVISIONS

SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECT/OWNER  
**PRICE REALTY**  
**LONE PEAK BIOTECH 8**  
 357 WEST LIFE SCIENCE DRIVE  
 DRAPER, UT

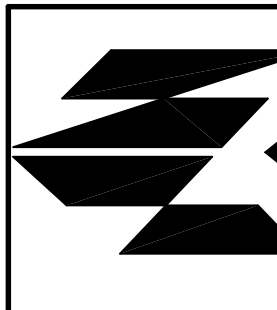
ARCHITECT

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



DATE  
 DECEMBER 12, 2019

SHEET NUMBER  
**A2.3**

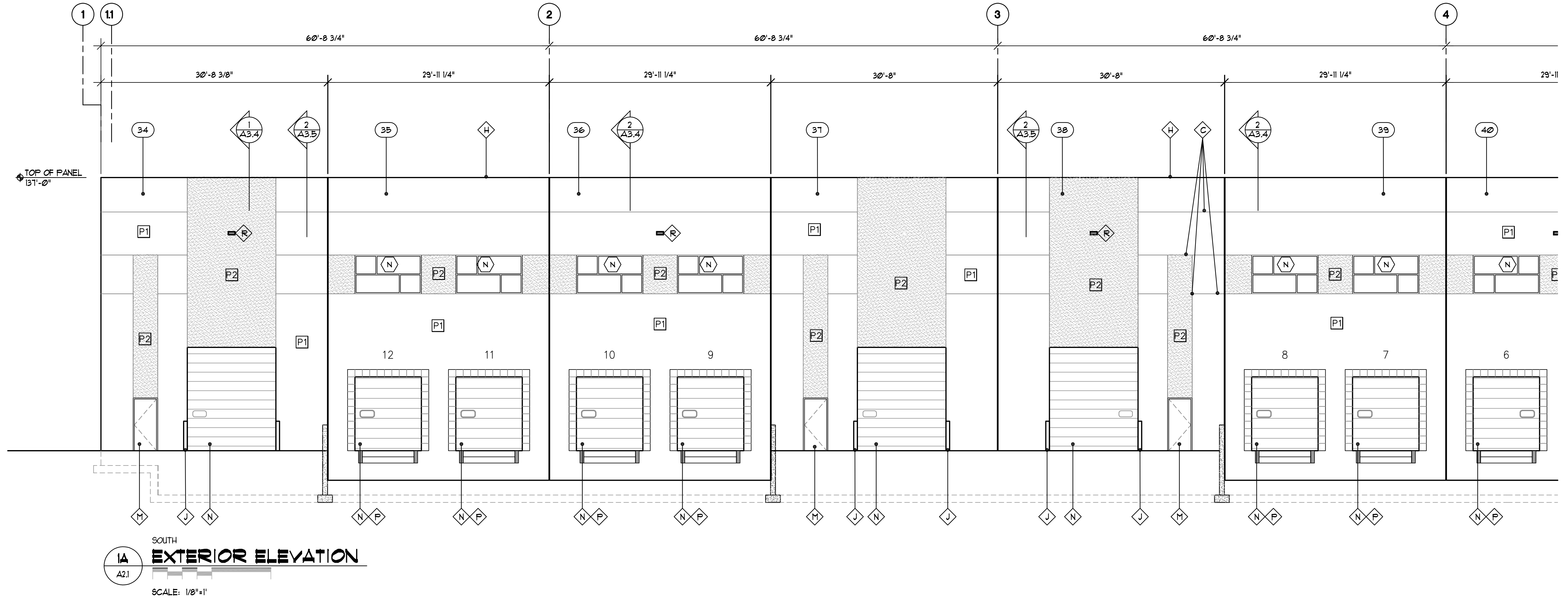


KEY NOTES

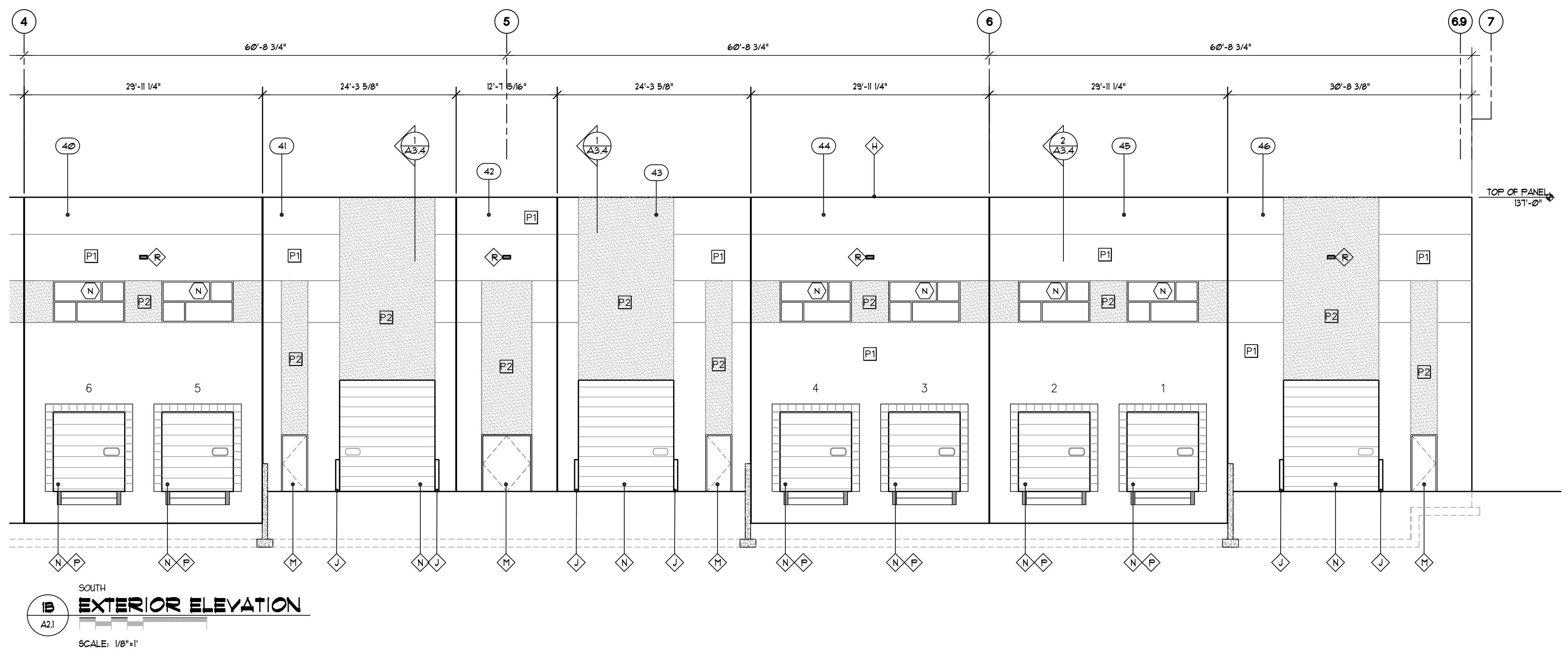
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P1	PAINT COLOR
A	WINDOW TYPES
Δ	KEYNOTE

COLOR SCHEDULE

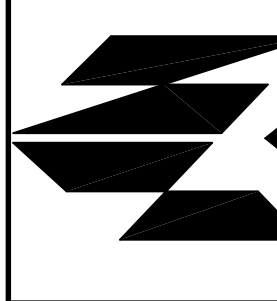
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P4	NOT USED



SOUTH  
**IA EXTERIOR ELEVATION**  
SCALE: 1/8"=1'



SOUTH  
**IB EXTERIOR ELEVATION**  
SCALE: 1/8"=1'

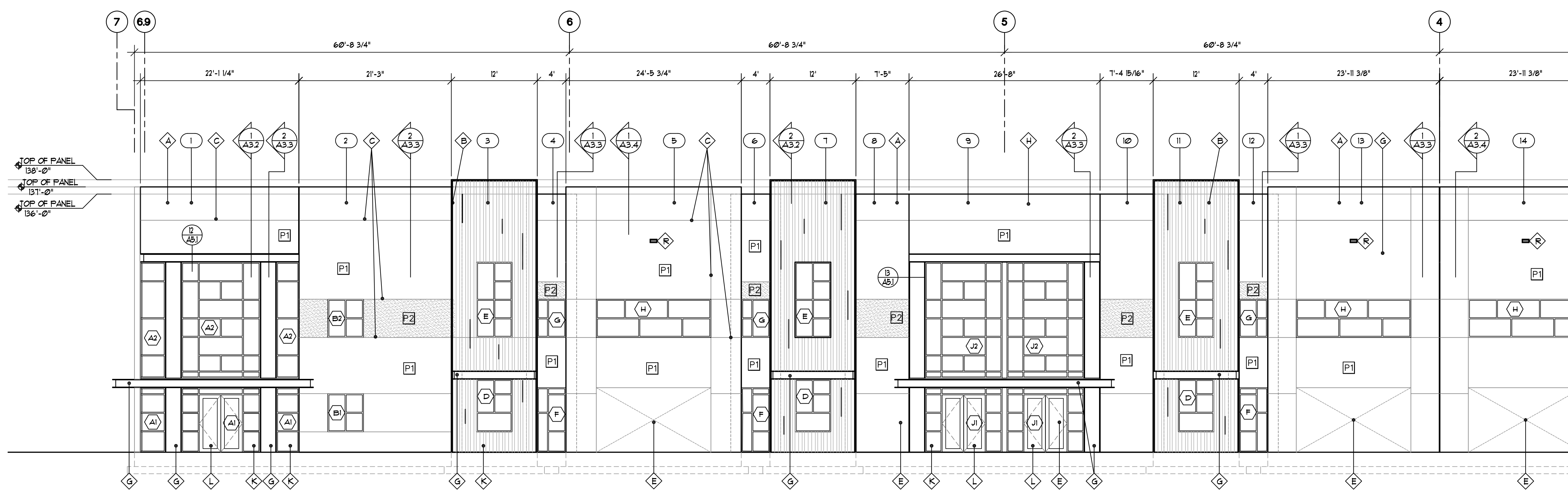


KEY NOTES

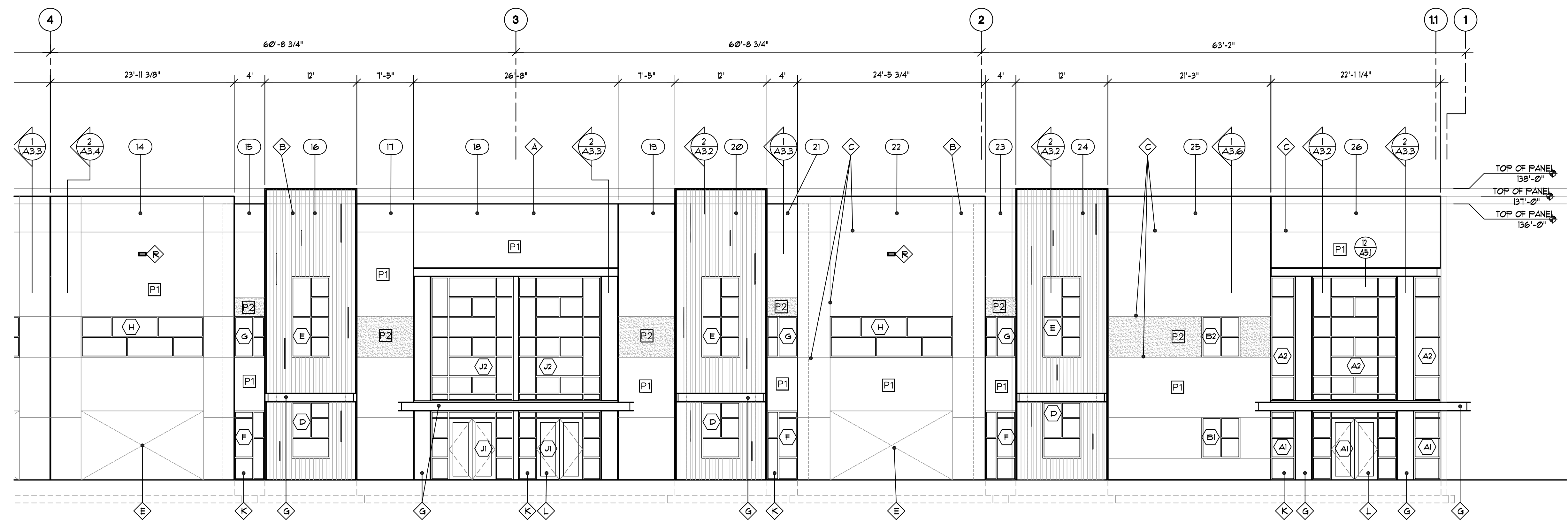
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P1	PAINT COLOR
A	WINDOW TYPES
Δ	KEYNOTE

COLOR SCHEDULE

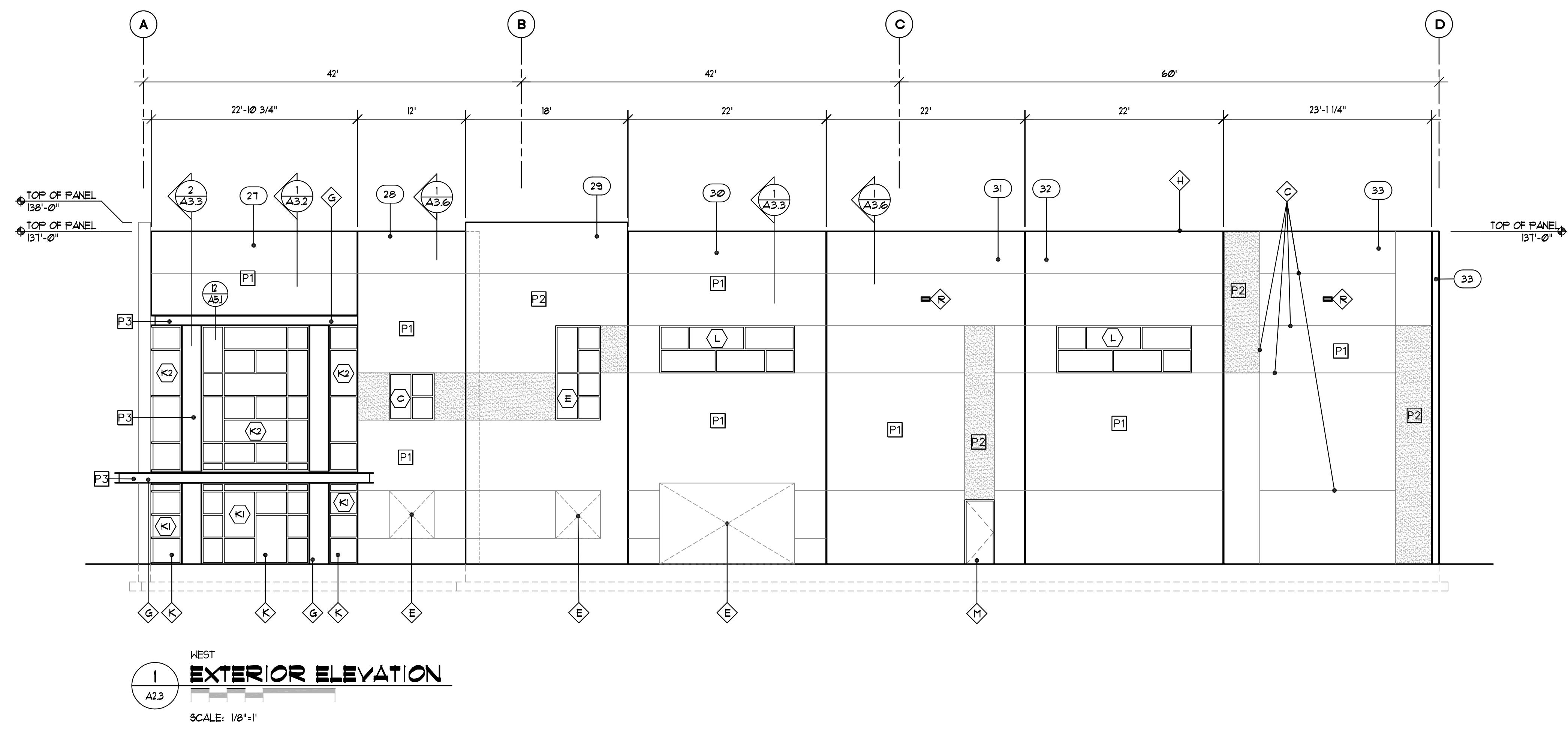
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P3	SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
P4	NOT USED



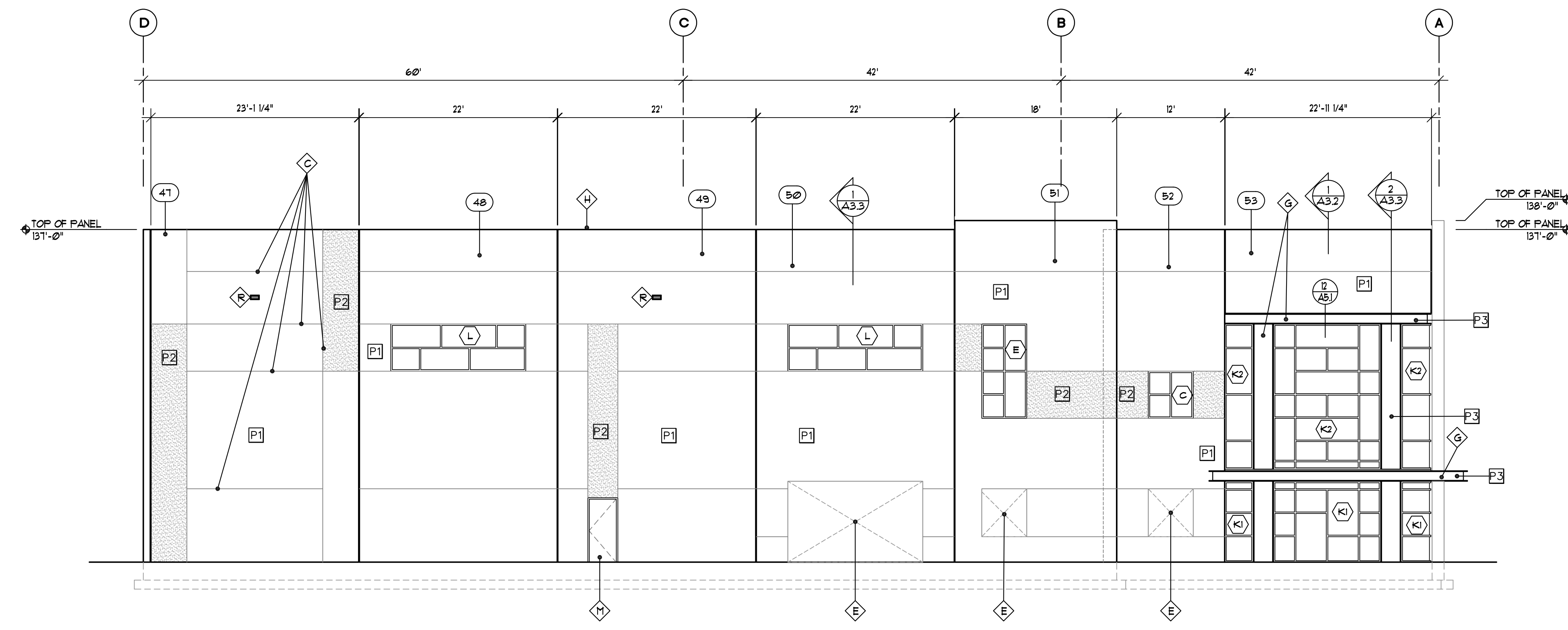
NORTH  
**1A**  
A2.2  
**EXTERIOR ELEVATION**  
SCALE: 1/8"=1'



NORTH  
**1B**  
A2.2  
**EXTERIOR ELEVATION**  
SCALE: 1/8"=1'



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



EAST  
**2 EXTERIOR ELEVATION**  
 SCALE: 1/8"=1'

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A	WINDOW TYPES
▲	KEYNOTE

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P3	SHERWIN WILLIAMS SW6991 "BLACK MAGIC"
P4	NOT USED

PROJECT NUMBER  
**19-25**

REVISIONS

SHEET TITLE  
**EXTERIOR ELEVATIONS**

PROJECT/OWNER  
**PRICE REALTY**  
**LONE PEAK BIOTECH 9**  
 301 WEST LIFE SCIENCE DRIVE  
 DRAPER, UT

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

DATE  
 DECEMBER 12, 2019

SHEET NUMBER  
**A2.3**

REVISIONS

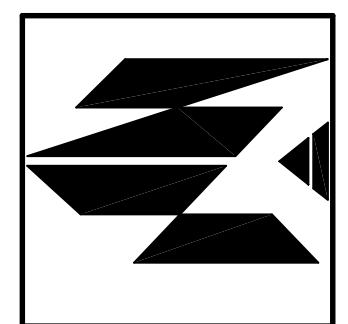
1	OWNER CHANGES JAN 23, 2020
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SHEET TITLE  
**BUILDING SECTIONS**

PROJECT/OWNER  
**PRICE REALTY  
LONE PEAK BIOTECH 8**  
301 WEST LIFE SCIENCE DRIVE  
DRAPER, UT

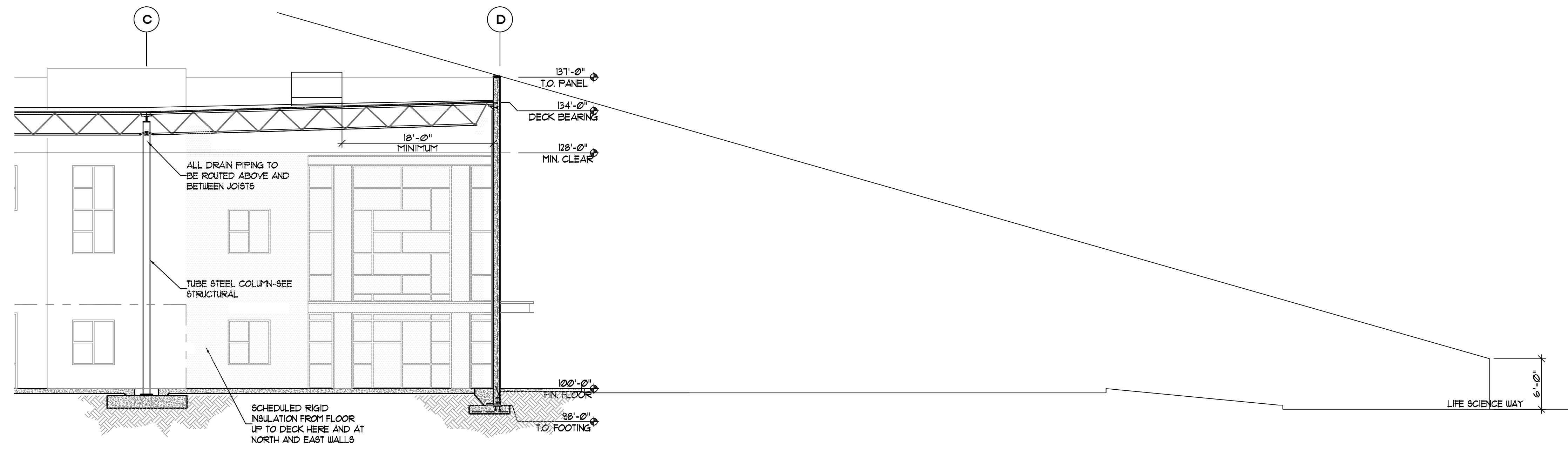
ARCHITECT

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



DATE  
JANUARY 23, 2020

SHEET NUMBER  
**A3.1**



**1A BUILDING SECTION**  
A3.1  
SCALE: 1/8" = 1'

REVISIONS

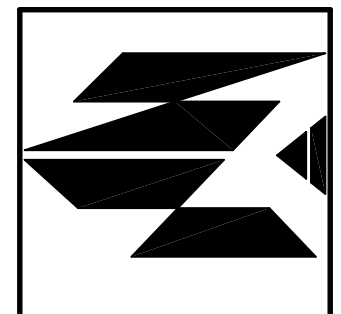
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SHEET TITLE  
**SITE DETAILS**

PROJECT/OWNER  
**PRICE REALTY  
LONE PEAK BIOTECH 8**  
357 WEST LIFE SCIENCE DRIVE  
DRAPER, UT

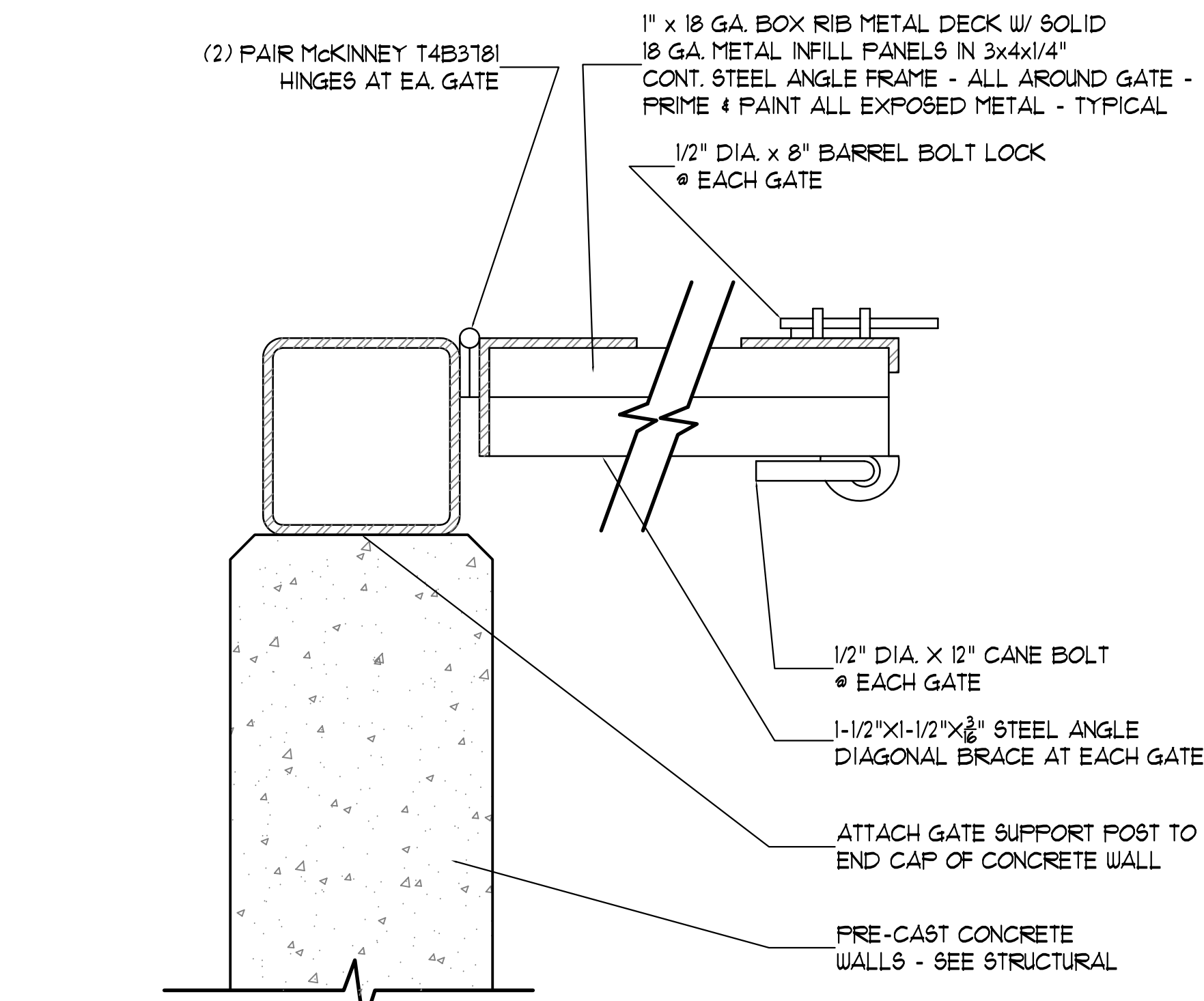
ARCHITECT

**NICHOLS NAYLOR**  
ARCHITECTS  
SUITE 201  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH 84087-3330  
(801) 487-3330



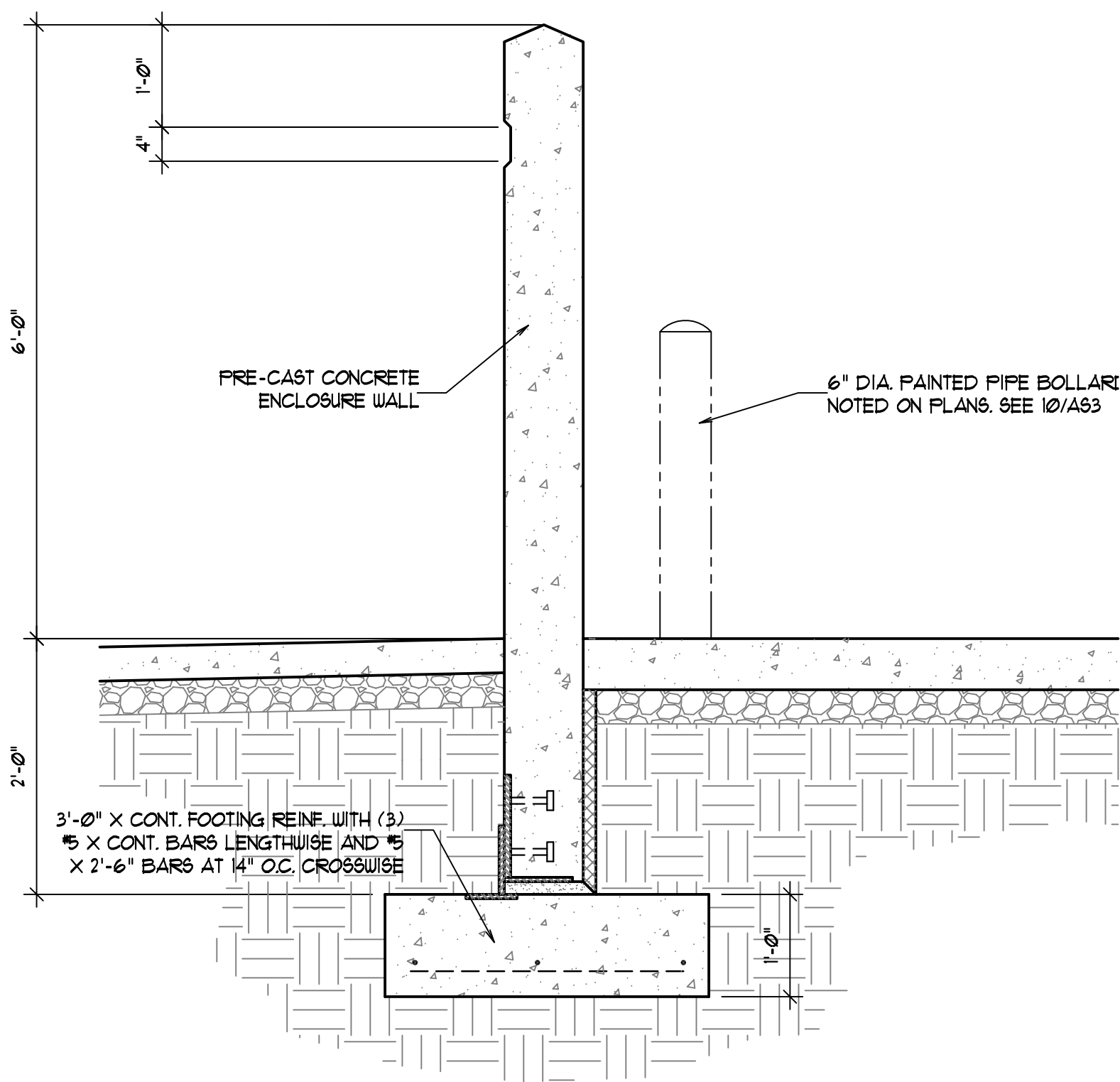
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SHEET NUMBER  
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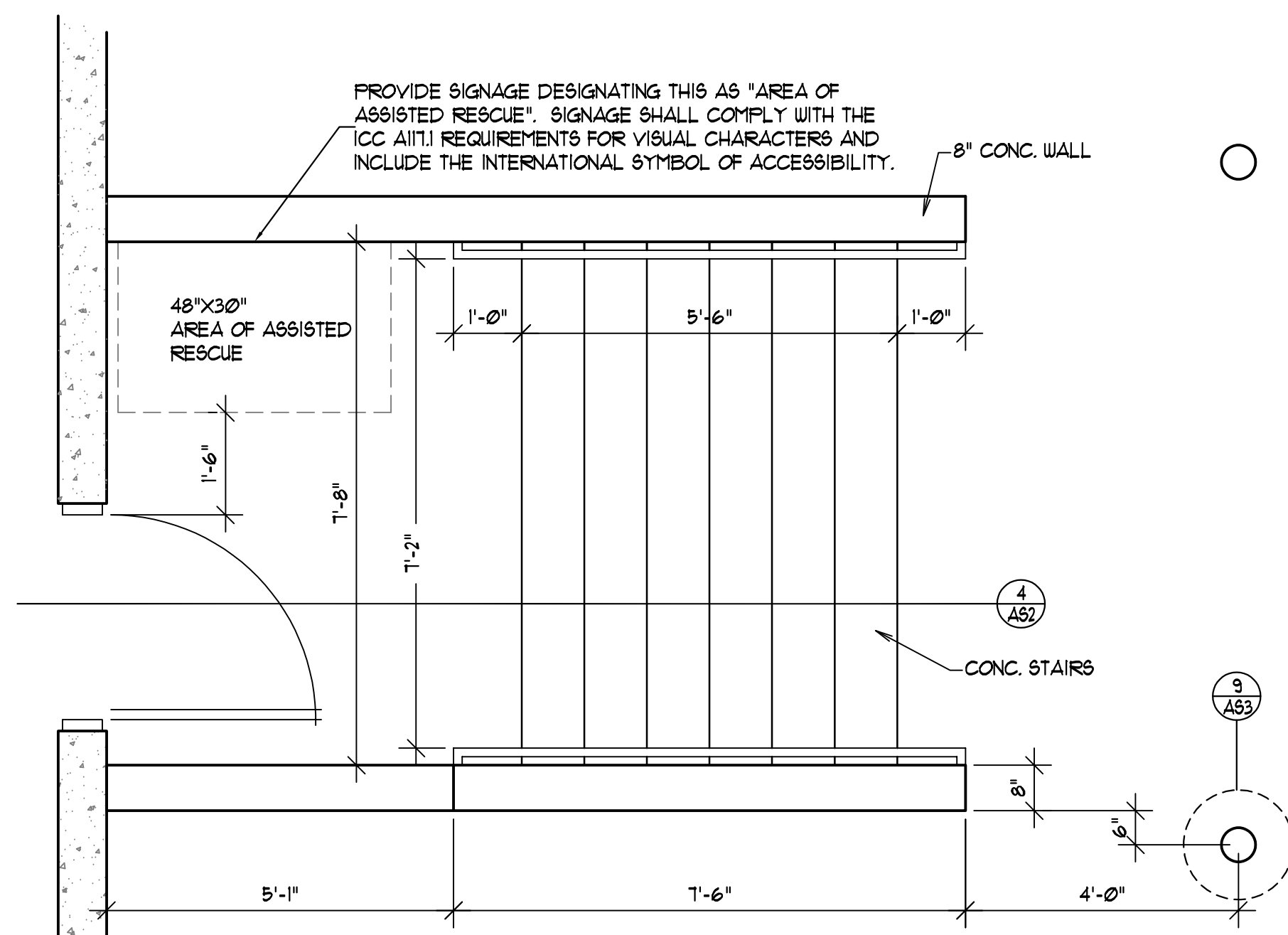


NOTE: ALL EXPOSED METAL SHALL BE PRIMED & PAINTED TO MATCH SPLIT FACE CONG. BLOCK COLOR

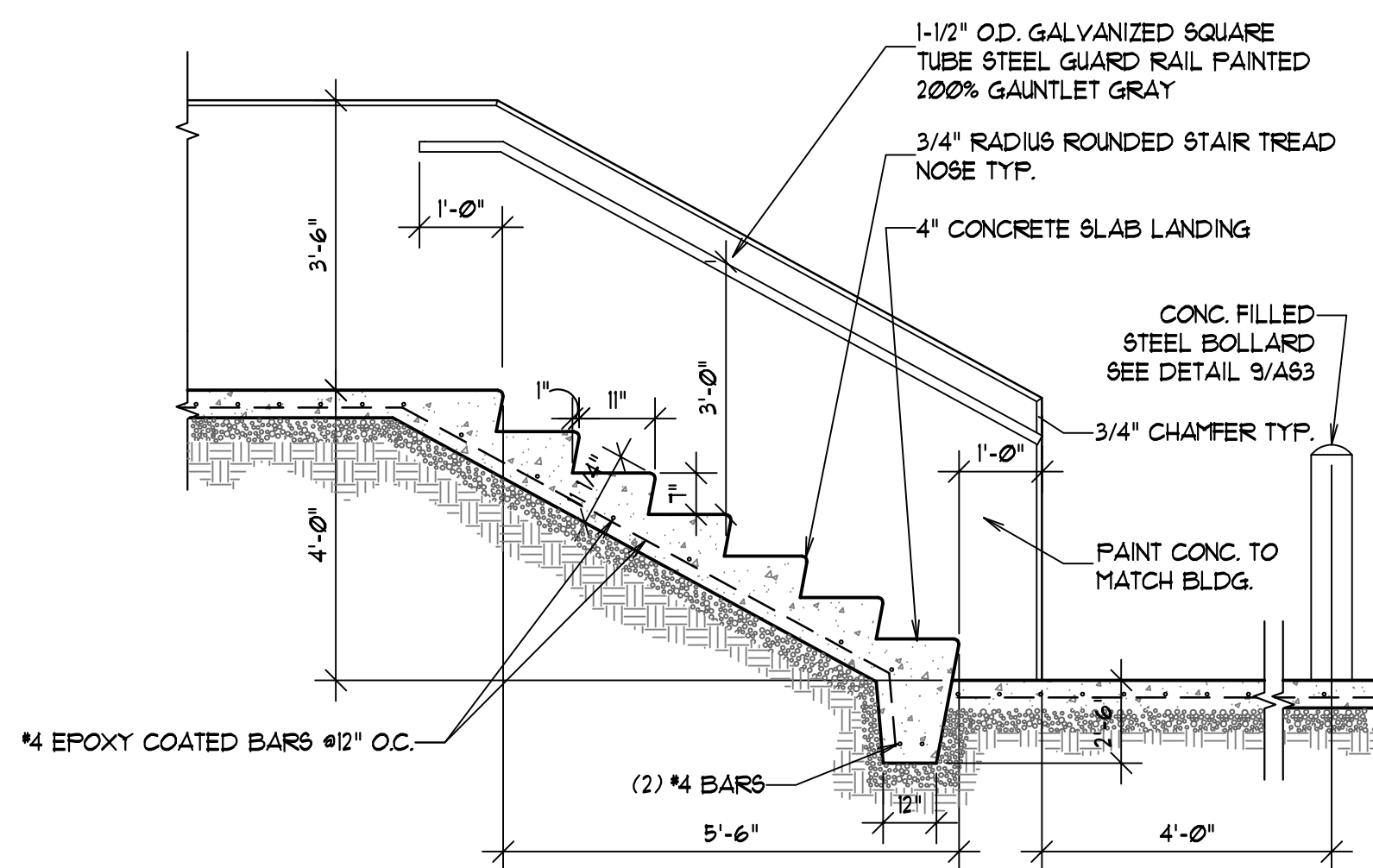
**1 TRASH ENCLOSURE DETAIL**  
SCALE: 3/4" = 1'-0"



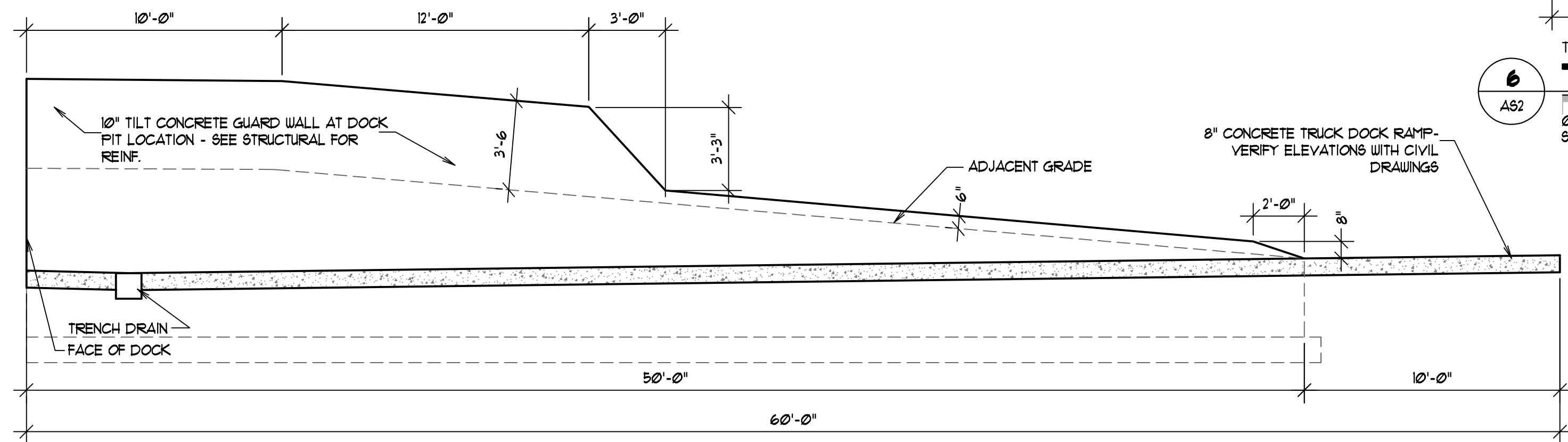
**2 TRASH ENCLOSURE TYPICAL WALL SECTION**  
SCALE: 3/4" = 1'-0"



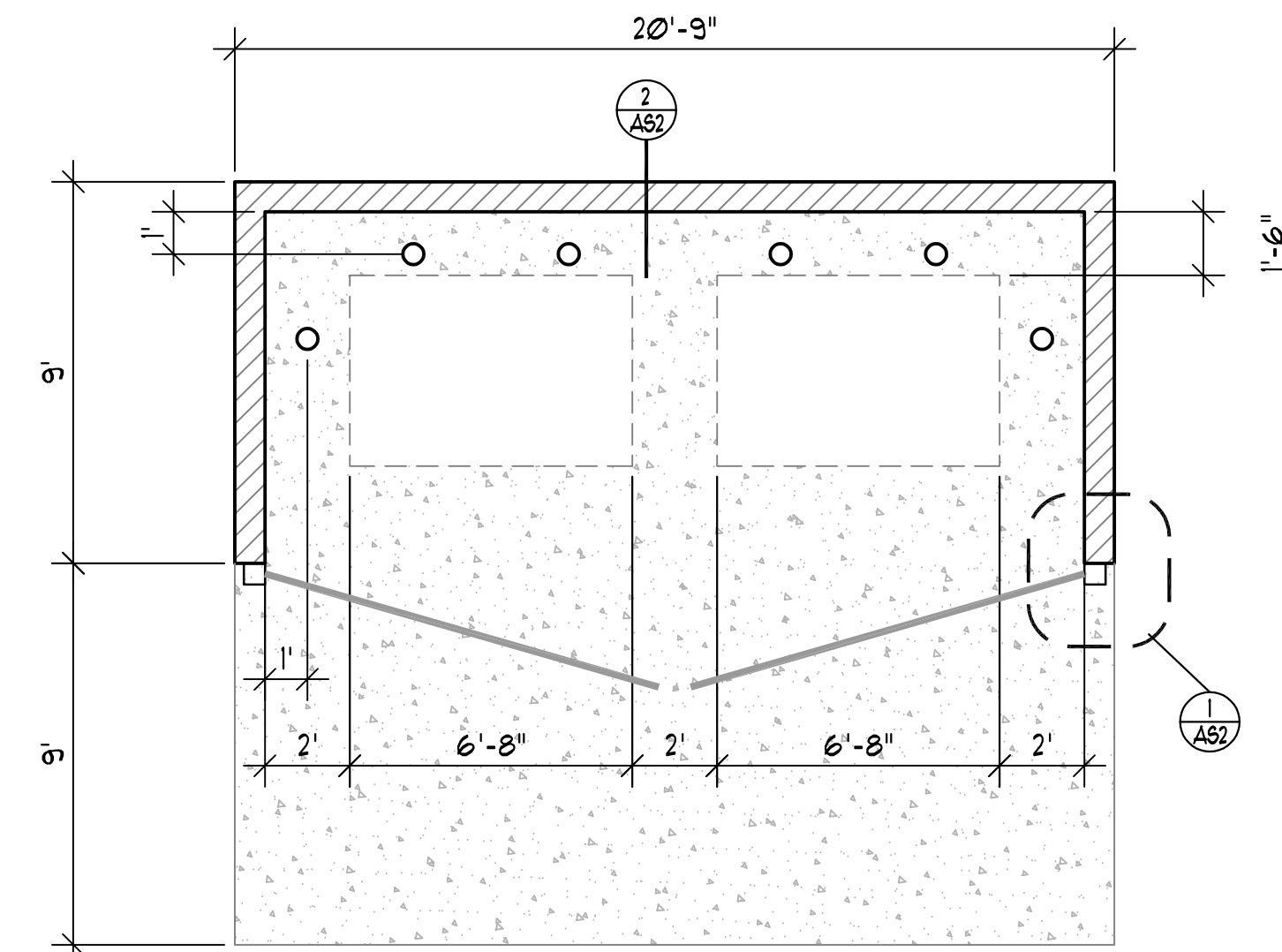
**5 ENLARGED STAIR PLAN**  
SCALE: 1/2" = 1'-0"



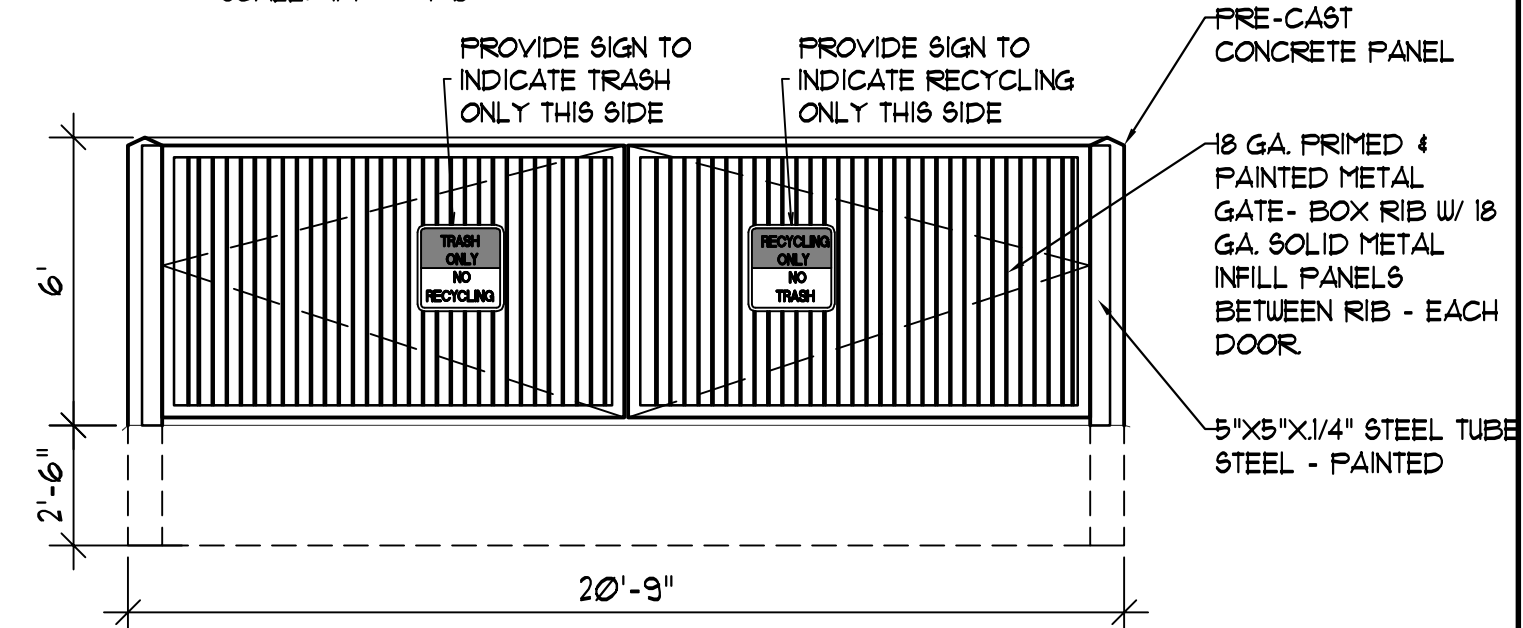
**4 STAIR SECTION**  
SCALE: 1/2" = 1'-0"



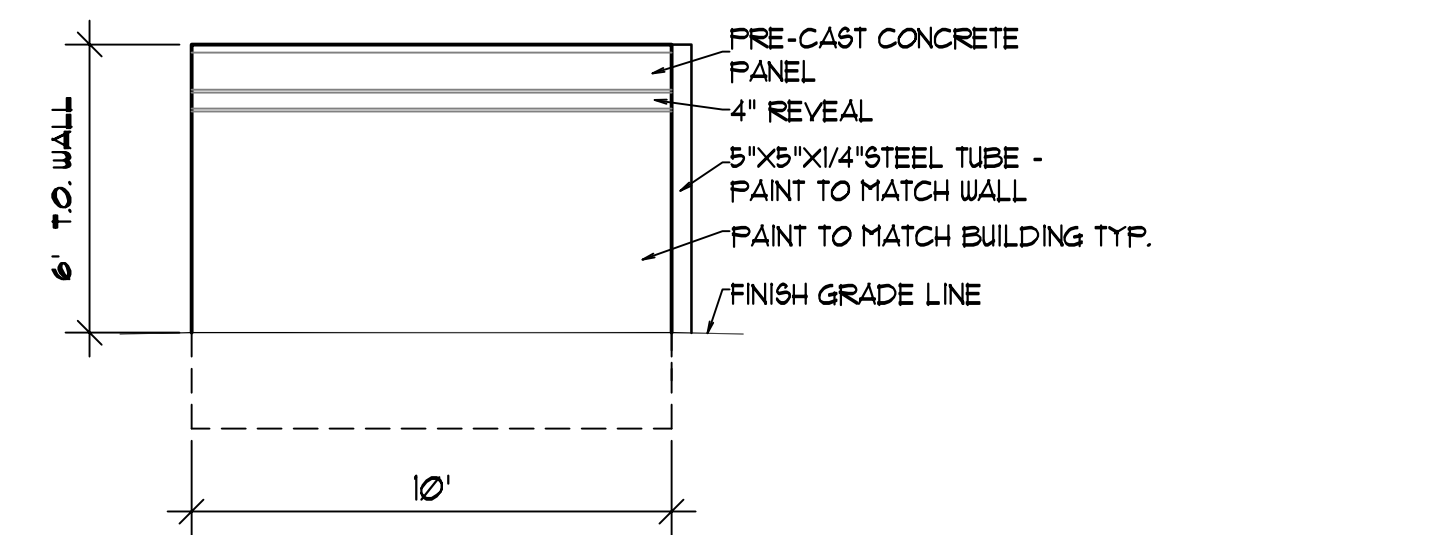
**3 TRUCK DOCK RAILING DETAIL**  
SCALE: 1/4" = 1'-0"



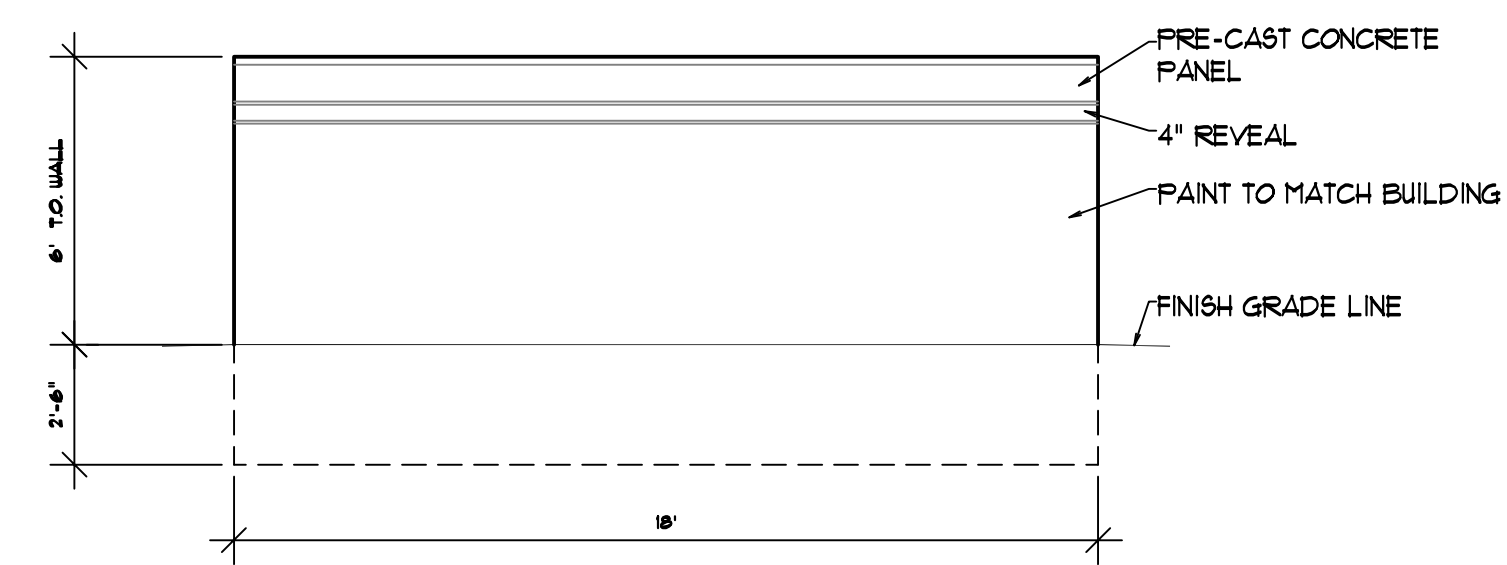
**9 TRASH ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



**8 TRASH ENCLOSURE TYPICAL FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**7 TRASH ENCLOSURE TYPICAL SIDE ELEVATION**  
SCALE: 1/4" = 1'-0"



**6 TRASH ENCLOSURE TYPICAL REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

REVISIONS  
 12/10/19  
 02/11/20

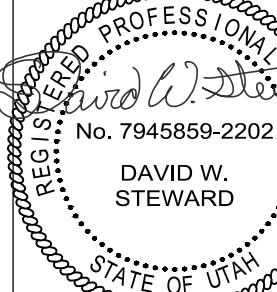
SHEET TITLE

ELECTRICAL  
 SITE PLAN

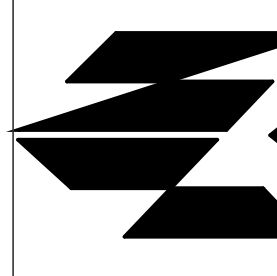
PROJECT/OWNER

PRICE REALTY  
 LONE PEAK BIOTECH 8&9  
 236 WEST 12200 SOUTH  
 DRAPER, UT

ENGINEER



**NICHOLS • NAYLOR**  
 ARCHITECTS  
 10459 SOUTH 1300 WEST  
 SOUTH JORDAN, UTAH  
 SUITE 201  
 (801) 487-3530

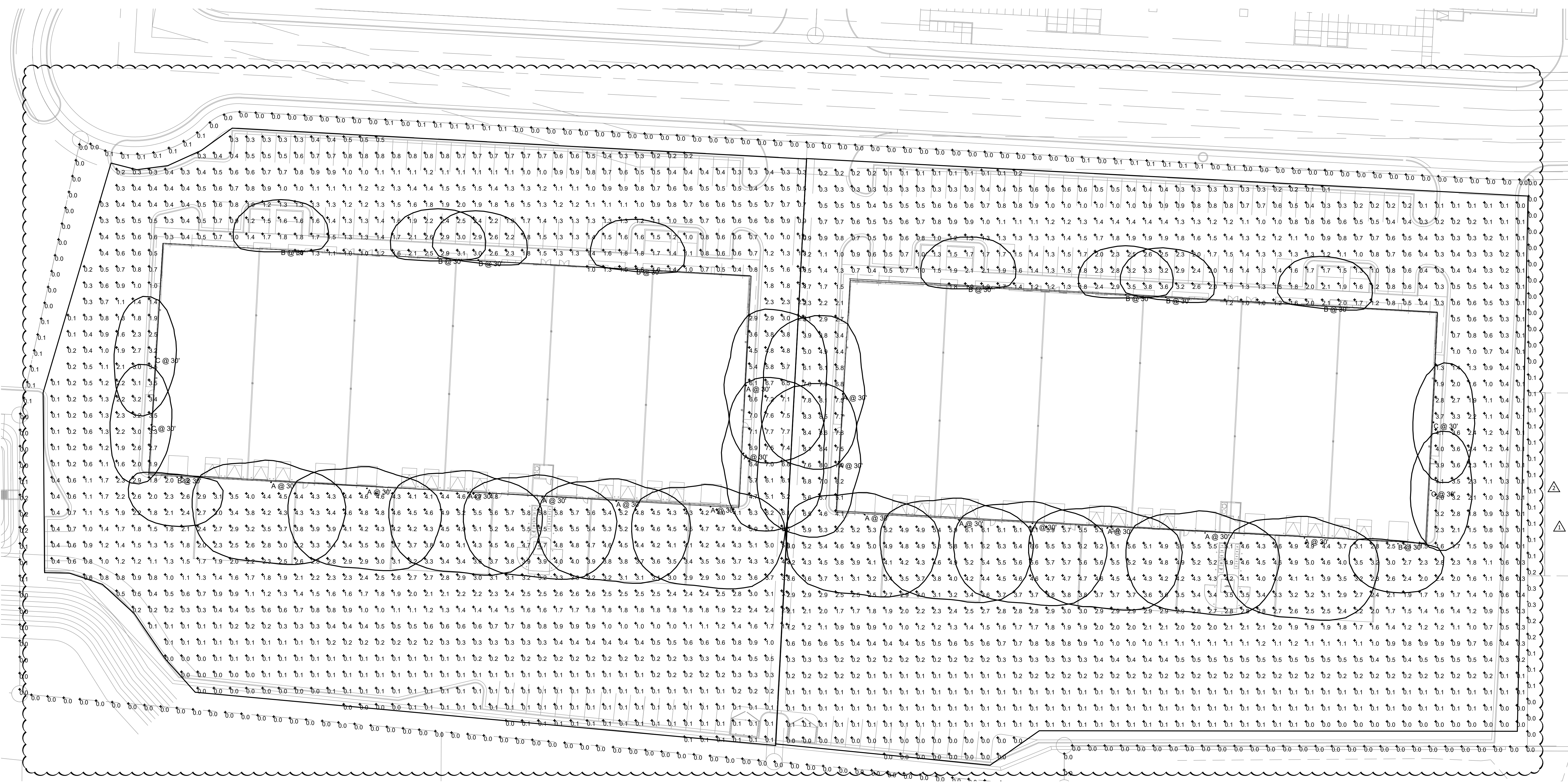


DATE  
 SEPTEMBER 12 2019

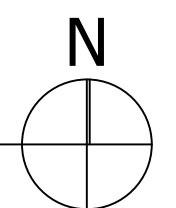
SHEET NUMBER  
 ES100

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	16	SIGNIFY GARDCO	P26-64L-700-NW-G2-3	PureForm Gen2 - Area Medium (P26), 64 LED's, 4000K CCT, TYPE 3 OPTIC.	(4) LEDGINE LIGHT ARRAY(S) DRIVEN AT 700mA	1	P26-64L-700-NW-G2-3.ies	18186	1	132.7602
○	B	10	SIGNIFY GARDCO	P26-48L-500-NW-G2-3-HIS	PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 3-HIS OPTIC, House-side Internal Shielding	(3) LEDGINE LIGHT ARRAY(S) DRIVEN AT 500mA	1	P26-48L-500-NW-G2-3-HIS.ies	8439	1	74.35753
○	C	4	SIGNIFY GARDCO	P26-48L-400-NW-G2-2	PureForm Gen2 - Area Medium (P26), 48 LED's, 4000K CCT, TYPE 2 OPTIC.	(3) LEDGINE LIGHT ARRAY(S) DRIVEN AT 400mA	1	p26-48l-400-nw-g2-2.ies	8797	1	60.07694

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building 9	+	1.7 fc	8.6 fc	0.0 fc	N/A	N/A
Building 8	+	1.7 fc	7.7 fc	0.0 fc	N/A	N/A
Property Line	+	0.0 fc	0.3 fc	0.0 fc	N/A	N/A



1 ELECTRICAL SITE PLAN  
 ES100 SCALE: 1" = 30'-0"





REVISIONS

- △ 12/10/19
- △ 02/11/20

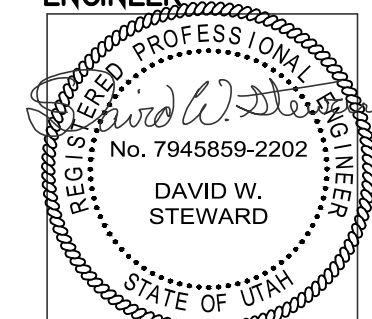
SHEET TITLE

ELECTRICAL  
SITE PLAN

PROJECT/OWNER

PRICE REALTY  
LONE PEAK BIOTECH 8&9  
236 WEST 12200 SOUTH  
DRAPER, UT

ENGINEER



NICHOLS • NAYLOR  
ARCHITECTS  
10459 SOUTH 1300 WEST  
SOUTH JORDAN, UTAH  
SUITE 201  
(801) 487-3550

DATE

SEPTEMBER 12 2019

SHEET NUMBER

ES101

Site & Area

PureForm

P26 medium area light

Gardco PureForm LED area medium P26 features a sleek, low profile design and optimal performance. PureForm area medium is designed to achieve maximum pole spacing, with lumen output up to 28,900 lumens. Multiple distribution and shielding options are available to achieve maximum control. A full range of control options provides additional energy savings.

**Ordering guide** example: P26-64L-800-NW-G2-AR-3-120-HIS-MGY

P26	Number of LEDs	Drive Current	LED Color - Generation	Mounting	Distribution	Voltage
P26 PureForm area medium, 26"	48L 48 LEDs (3 modules)	400mA	NW-G2 Warm White 3000K, 70°CRI Generation 2	AR Arm Mount (standard) <sup>1</sup>	Type 2	Type 5
		600mA	NW-G2 Neutral White 4000K, 70°CRI Generation 2	The following mounting Hts. must be ordered separately (See accessories)	2-90 Rotated left 90°	5 SW Type 5W
		700mA	NW-G2 Cool White 5000K, 70°CRI Generation 2	AFR-90 Auto Front Row, rotated left 90°	3-270 Rotated right 270°	AFR-90 Auto Front Row, rotated left 90°
64L 64 LEDs (4 modules)	400mA	400mA	NW-G2 Warm White 3000K, 70°CRI Generation 2	SF Slip Fitter Mount <sup>1</sup> (fits to 2 1/2" O.D. tenon)	Type 3	AFR-270 Auto Front Row, rotated left 90°
		600mA	NW-G2 Neutral White 4000K, 70°CRI Generation 2	WS Wall mount with surface control rear entry permitted	3-90 Rotated left 90°	AFR-270 Auto Front Row, rotated right 270°
		700mA	NW-G2 Cool White 5000K, 70°CRI Generation 2	RAM Retrofit arm mount kit <sup>1</sup>	4 Type 4	BLC-90 Back Light Control rotated at 90°
80L 80 LEDs (5 modules)	400mA	400mA	NW-G2 Warm White 3000K, 70°CRI Generation 2		4-90 Rotated left 90°	BLC-270 Back Light Control rotated at 270°
		600mA	NW-G2 Neutral White 4000K, 70°CRI Generation 2		4-90 Rotated left 90°	BLC-270 Back Light Control rotated at 270°
		700mA	NW-G2 Cool White 5000K, 70°CRI Generation 2		4-90 Rotated left 90°	BLC-270 Back Light Control rotated at 270°

**Controls**

**Shielding Accessories**

**Mounting Accessories**

**Pole Mount Motion Sensor**

MS-A-120V 120V Input  
MS-A-277V 277V Input

**Central Remote Motion Response**  
(uses connector to SmartView main panel)

MS2-A-FVR-3  
MS2-A-FVR-7

**BL Optional Remote Programming Tool**

FSIR-100

**House Side Shield**

Standard optic orientation:  
HIS-48-H Internal House Side Shield for 48 LEDs (3 modules)  
HIS-64-H Internal House Side Shield for 64 LEDs (4 modules)  
HIS-80-H Internal House Side Shield for 80 LEDs (5 modules)

**PureForm PTF2** (pole top fitter fits 2 3/8"-2 1/2" OD x 4" depth tenon)

PTF2-P26/34-2-90-(F) 2 luminaires at 90°  
PTF2-P26/34-3-90-(F) 3 luminaires at 90°  
PTF2-P26/34-4-90-(F) 4 luminaires at 90°  
PTF2-P26/34-5-90-(F) 5 luminaires at 90°

**PureForm PTF3** (pole top fitter fits 3-3/16" OD x 6" depth tenon)

PTF3-P26/34-1-90-(F) 1 luminaire at 90°  
PTF3-P26/34-2-90-(F) 2 luminaires at 90°  
PTF3-P26/34-3-90-(F) 3 luminaires at 90°  
PTF3-P26/34-4-90-(F) 4 luminaires at 90°  
PTF3-P26/34-5-90-(F) 5 luminaires at 90°

**PureForm PTF4** (pole top fitter fits 3 1/2"-4" OD x 6" depth tenon)

PTF4-P26/34-1-90-(F) 1 luminaire at 90°  
PTF4-P26/34-2-90-(F) 2 luminaires at 90°  
PTF4-P26/34-3-90-(F) 3 luminaires at 90°  
PTF4-P26/34-4-90-(F) 4 luminaires at 90°  
PTF4-P26/34-5-90-(F) 5 luminaires at 90°

**P26-SF-G2-(F)** Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

**P26-RAM-G2-(F)** Retrofit Arm mount kit

**P26-HS-G2-(F)** Wall mount with surface conduit rear entry permitted

**P26-BD-G2** Bird deterrent

(F) = Specify finish

**Options**

Dimming controls	Motion sensing lens	Photo sensors	Mounting	Accessories	Finish	
<b>DO</b> 0-10V External dimming (by others) <sup>1</sup> <b>DCC</b> Dual Circuit Control <sup>16,17</sup> <b>FAWS</b> Field Adjustable Wattage Selector <sup>18</sup> <b>SW</b> Interface module for SmartView <sup>19</sup> <b>LLC</b> Integral wireless module <sup>11,19</sup> <b>BL</b> Bi-level functionality <sup>11,19</sup> <b>DynamicSense</b> Automatic Profile Dimming <b>CSO</b> Security 50% Dimming, 7 hours <sup>11</sup> <b>CM50</b> Median 50% Dimming, 8 hours <sup>11</sup> <b>CE50</b> Economy 50% Dimming, 9 hours <sup>11</sup> <b>DA50</b> All Night 50% Dimming <sup>11</sup> <b>CS70</b> Security 30% Dimming, 7 hours <sup>11</sup> <b>CE70</b> Median 30% Dimming, 8 hours <sup>11</sup> <b>CE30</b> Economy 30% Dimming, 9 hours <sup>11</sup> <b>DA30</b> All Night 30% Dimming <sup>11</sup>	<b>IMR3</b> Integral with #3 lens <sup>11</sup> <b>IMR7</b> Integral with #7 lens <sup>11</sup> <b>IMR20</b> Pole-mounted motion sensor (see accessories) <sup>11</sup>	<b>PCB</b> Photocontrol Button <sup>11</sup> <b>TLR35</b> Twist Lock Receptacle 3 Pin <sup>11</sup> <b>TLR20</b> Twist Lock Receptacle 2 Pin <sup>11</sup> <b>TLRPK</b> Twist Lock Receptacle w/Photocek <sup>11</sup>	<b>FSH</b> Fusing <b>F1</b> Single (100, 277, 347VAC) <sup>11</sup> <b>F2</b> Double (208, 240, 480VAC) <sup>11</sup> <b>F3</b> Canadian Double Pull (208, 240, 480VAC) <sup>11</sup> <b>RPK</b> Round Pole Adapter (fits to 2" 3/8" O.D. pole) <sup>11</sup> <b>FP1</b> Single (100, 277, 347VAC) <sup>11</sup> <b>FP2</b> Double (208, 240, 480VAC) <sup>11</sup> <b>FP3</b> Canadian Double Pull (208, 240, 480VAC) <sup>11</sup> <b>Surge Protection</b> (CSA standard) <b>SP2</b> Increased 20KA	<b>Square Pole Adapter</b> Included as standard <b>TK</b> Terminal Block <sup>11</sup> <b>RPK</b> Round Pole Adapter (fits to 2" 3/8" O.D. pole) <sup>11</sup> <b>HIS</b> Internal Housing Side Shield <sup>11</sup>	<b>Textured</b> <b>BK</b> Black <b>WH</b> White <b>BZ</b> Bronze <b>GGY</b> Dark Gray <b>MGY</b> Medium Gray <b>Customer specified</b> <b>RAL</b> Specify optional color or RAL line <b>RA17024</b> <b>CC</b> Custom color (Must supply color chips for required factory quote)	

1. Extended lead times apply. Contact factory for details.  
 2. Mounts to a 4" round pole with adapter included for square poles.  
 3. Limited to a maximum of 45 degrees aiming above horizontal.  
 4. Not available with other dimming control options.  
 5. Not available with DCC.  
 6. Not available with photocontrol.  
 7. Available only in 120 or 277V.  
 8. Not available in 347 or 480V.  
 9. Must specify input voltage.  
 10. Dimming will not be connected to NEMA receptacle if ordering with other control options.  
 11. Not available in 480V.  
 12. Not available with DCC.  
 13. Not available with SF and WS. RPKs provided with black finish standard.  
 14. HIS not available with Type 5, SW, and BLC optics.  
 15. Limited to max. 600mA configurations.  
 16. Not available with DO, DCC, and FAWS dimming control options.  
 17. Not available with DO, DCC, FAWS and LLC dimming control options.  
 18. Not available with DO, DCC, FAWS, LLC, and BL dimming control options (OW or Dynalimner required).  
 19. Must specify a motion sensor lens.

P26\_PureForm\_area\_medium 03/19 page 1 of 9

## P26 PureForm LED medium Area light

PureForm P26 Accessories (ordered separately, field installed)

**Controls**

**Shielding Accessories**

**Mounting Accessories**

**Pole Mount Motion Sensor**

MS-A-120V 120V Input  
MS-A-277V 277V Input

**Central Remote Motion Response**  
(uses connector to SmartView main panel)

MS2-A-FVR-3  
MS2-A-FVR-7

**BL Optional Remote Programming Tool**

FSIR-100

**House Side Shield**

Standard optic orientation:  
HIS-48-H Internal House Side Shield for 48 LEDs (3 modules)  
HIS-64-H Internal House Side Shield for 64 LEDs (4 modules)  
HIS-80-H Internal House Side Shield for 80 LEDs (5 modules)

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PTF2-P26/34-3-90-(F) 3 luminaires at 90°  
PTF2-P26/34-4-90-(F) 4 luminaires at 90°  
PTF2-P26/34-5-90-(F) 5 luminaires at 90°

**PureForm PTF3** (pole top fitter fits 3-3/16" OD x 6" depth tenon)

PTF3-P26/34-1-90-(F) 1 luminaire at 90°  
PTF3-P26/34-2-90-(F) 2 luminaires at 90°  
PTF3-P26/34-3-90-(F) 3 luminaires at 90°  
PTF3-P26/34-4-90-(F) 4 luminaires at 90°  
PTF3-P26/34-5-90-(F) 5 luminaires at 90°

**PureForm PTF4** (pole top fitter fits 3 1/2"-4" OD x 6" depth tenon)

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PTF4-P26/34-2-90-(F) 2 luminaires at 90°  
PTF4-P26/34-3-90-(F) 3 luminaires at 90°  
PTF4-P26/34-4-90-(F) 4 luminaires at 90°  
PTF4-P26/34-5-90-(F) 5 luminaires at 90°

**P26-SF-G2-(F)** Slip Fitter Mount (fits to 2 3/8" O.D. tenon)

**P26-RAM-G2-(F)** Retrofit Arm mount kit

**P26-HS-G2-(F)** Wall mount with surface conduit rear entry permitted

**P26-BD-G2** Bird deterrent

(F) = Specify finish

**Optic of 90 or 270 orientation:**  
HIS-48-V Internal House Side Shield for 48 LEDs (3 modules)  
HIS-64-V Internal House Side Shield for 64 LEDs (4 modules)  
HIS-80-V Internal House Side Shield for 80 LEDs (5 modules)

14. HIS not available with Type 5, SW, and BLC optics.

P26\_PureForm\_area\_medium 03/19 page 2 of 9