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11/2/2011 4:07:00 PM \$141.00
Book - 9963 Pg - 8527-8563
Gary W. Ott
Recorder, Salt Lake County, UT
LANDMARK TITLE
BY: eCASH, DEPUTY - EF 37 P.

After Recording Mail to:
Terra Sol Development, Inc.
Attn: Richard Welch
273 North East Capitol Street
Salt Lake City, Utah 84103

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR TERRA SOL
(A Planned Unit Development)**

Lot 1: 16-31-128-015, Lot 2: 16-31-128-014, Lot 3: 16-31-128-013, Lot 4: 16-31-128-012
Lot 5: 16-31-128-011, Lot 6: 16-31-128-010, Lot 7: 16-31-128-009, Lot 8: 16-31-128-008
Lot 9: 16-31-128-007, Lot 10: 16-31-128-006, Lot 11: 16-31-127-027, Lot 12: 16-31-127-026
Lot 13: 16-31-127-025, Lot 14: 16-31-127-024, Lot 15: 16-31-127-028, Lot 16: 16-31-127-029
Lot 17: 16-31-127-030, Lot 18: 16-31-127-031, Lot 19: 16-31-127-032, Lot 20: 16-31-127-033
Lot 21: 16-31-204-016, Lot 22: 16-31-204-017, Lot 23: 16-31-204-018, Lot 24: 16-31-129-050
Lot 25: 16-31-129-051, Lot 26: 16-31-210-001, Lot 27: 16-31-210-002, Lot 28: 16-31-210-003
Lot 29: 16-31-210-004, Lot 30: 16-31-210-005, Lot 31: 16-31-210-006, Lot 32: 16-31-210-007
Lot 33: 16-31-210-008, Lot 34: 16-31-210-016, Lot 35: 16-31-210-015, Lot 36: 16-31-210-014
Lot 37: 16-31-210-013, Lot 38: 16-31-210-012, Lot 39: 16-31-210-011, Lot 40: 16-31-210-010
Lot 41: 16-31-210-009, Lot 42: 16-31-129-053, Lot 43: 16-31-129-052, Lot 44: 16-31-128-016
Lot 45: 16-31-128-017, Lot 46: 16-31-128-018, Lot 47: 16-31-206-061, Lot 48: 16-31-206-062
Lot 49: 16-31-206-063, Lot 50: 16-31-206-064, Lot 51: 16-31-206-065, Lot 52: 16-31-206-066
Lot 53: 16-31-206-067, Lot 54: 16-31-206-068, Lot 55: 16-31-206-074, Lot 56: 16-31-206-073
Lot 57: 16-31-206-072, Lot 58: 16-31-206-071, Lot 59: 16-31-206-070, Lot 60: 16-31-206-069

**DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS
FOR
TERRA SOL
(A Planned Unit Development)**

This Declaration Of Covenants, Conditions, and Restrictions for Terra Sol, a Planned Unit Development, is made and executed by Terra Sol Development, Inc., a Utah corporation, whose principal address is 273 N. East Capitol Street, Salt Lake City, Utah 84103 (hereinafter referred to as the "Declarant") and Virginia McCune, 328 E. Penny Ave, South Salt Lake City, Utah 84115 (hereinafter referred to as "Owner of Lot 25")

RECITALS

A. The Property is an area of unique natural beauty, featuring distinctive terrain;

B. By subjecting the Property to this Declaration, it is the desire, intent and purpose of Declarant to create a community in which beauty shall be substantially preserved, which will enhance the desirability of living on the real estate subject to this Declaration, and which will increase and preserve the utility, attractiveness, quality and value of the lands and improvements therein.

C. This Declaration of Covenants, Conditions, and Restrictions affects that certain real property located in South Salt Lake City, Utah described with particularity in Article I below (hereinafter referred to as the "Property").

D. Declarant has constructed or is in the process of constructing upon the Property a residential Planned Unit Development which shall include certain Lots; private drives and a private detention basin. The construction will be completed in accordance with the plans contained in the Plat Map recorded previous hereto.

E. Declarant intends to sell to various purchasers the fee title to the individual residential Lots contained in the Property, subject to the Plat Map, and the covenants, conditions and restrictions set forth herein.

F. Declarant desires, by filing this Declaration of Covenants, Conditions, and Restrictions and Plat Map, to submit the Property and all improvements now or hereafter constructed thereon to the provisions and protective covenants set forth herein.

G. The Project on the Property is to be known as "TERRA SOL".

H. Declarant intends that all homes build in the Terra Sol PUD Subdivision shall be subject to the conditions of approval for the Terra Sol PUD by the City Council

of the City of South Salt Lake City, including the Terra Sol Design Book that was adopted at the City Council meeting on April 27, 2011 and is attached as Exhibit "B"

I. Declarant hereby declares that all of the Project shall be maintained, held, sold, conveyed, encumbered, hypothecated, leased, used, occupied and improved subject to the following easements, restrictions, reservations, rights, covenants, conditions and equitable servitudes, all of which are for the purpose of uniformly enhancing and protecting the value, attractiveness and desirability of the Project, in furtherance of a general plan for the protection, maintenance, subdivision, improvement, and sale of the Project. The covenants, conditions, restrictions, rights, reservations, easements, and equitable servitudes set forth herein shall run with and burden the Project and shall be binding upon all persons having or acquiring any right, title, or interest in the Project, or any part thereof, their heirs, successors and assigns and shall inure to the benefit of every portion of the Project. **The provisions of this Declaration shall not take effect on any lot in Terra Sol except upon the acquisition of title by Terra Sol Development, Inc.**

COVENANTS, CONDITIONS, AND RESTRICTIONS

NOW, THEREFORE, for the reasons recited above and subject to the covenants, conditions and restrictions set forth below, Declarant hereby makes the following Declaration:

ARTICLE I PROPERTY

1. Division into lots.

The Property is hereby subdivided into 60 residential lots as numbered, set forth and described on the Plat—20 duplex lots and 40 single family lots. There are no common areas within the Project in which all of the residential lots have any ownership interest. However, there are three private drives and a storm water detention area as described below.

2. North Private Drive Home Owners Association.

As shown on the Plat a private drive serves Lots 11-18. Purchasers of Lots 11-18 are hereby granted a non-exclusive right of way and access easement for purposes of access and egress over the private drive to purchaser's lot. The easement shall be binding upon and inure to the benefit of the all future owners of the lots numbered above.

2.1 The lot owners of Lots 11-18 shall be deemed to have the right but not the obligation to form an unincorporated association of owners for purposes of maintaining the private drive to be known as the Private Drive North Owners Association. Decisions relating to the association's organization and its management; the driveway maintenance rules and regulations,

assessments and collections for private drive maintenance and upkeep; liability insurance, etc. shall be made by vote of a majority of the total members of the private drive association.

- 2.2 There is hereby conferred upon the Association, if formed, the right to enforce any outstanding assessments by lien upon the delinquent owner's lot.
- 2.3 Membership in the association, if formed, by owners of the lots numbered and set forth above shall be mandatory, shall be appurtenant to, and shall not be separated from the applicable residential lot to which it appertains.
- 2.4 There shall be no parking in the private drives. There shall be no storage of materials or debris in the private drives; the private drives shall remain open, free and accessible at all times for the members of each private drive owners association and for access by public safety vehicles and other lifesaving or emergency services access.
- 2.5 The owners of the lots in the private drive owners associations will be required to transport their garbage cans to the public street frontage for pick up on garbage day. All garbage cans must be returned to each owner's respective lot by the following day.

3. Other Private Drives

As shown on the Plat, there are two private drives that serve the lots designated below:

Private Drive	Residential Lots Served by Private Drive
West	Lot 1 through Lot 4
East	Lot 55 and Lot 56

Purchasers of the residential lots numbered as set forth above are hereby granted a non-exclusive right of way and access easement for purposes of access and egress over the private drive to purchaser's lot. The easement shall be binding upon and inure to the benefit of the all future owners of the lots numbered above.

- 3.1 There shall be no parking in the private drives. There shall be no storage of materials or debris in the private drives; the private drives shall remain open, free and accessible at all times for the respective lot owners and for access by public safety vehicles and other lifesaving or emergency services access.

3.2 The owners of the lots associated with each respective private drive will be required to transport their garbage cans to the public street frontage for pick up on garbage day. All garbage cans must be returned to each owner's respective lot by the following day.

4 Storm Water Detention Area.

As shown on the plat, Declarant has constructed the storm water detention area on Lot 14 and Lot 15. This storm water detention area is for the benefit of the Terra Sol subdivision and will hold storm water temporarily during and after a significant rain storm, any water collected in the detention area will gradually be released into the City's storm drain system in 300 East. The owners of Lot 14 and Lot 15 shall not alter or interfere with the storm water detention area and the storm water pipes and structures constructed as part of the detention area; and the owner of Lot 14 and Lot 15 is obligated to maintain the storm water detention area and maintain the area grading in the same configuration as it was constructed at the time of owners closed on Lot 14 and Lot 15. Maintenance of the storm water detention area means that the owner of Lot 14 and Lot 15 will keep the storm water detention area free from weeds, keep the grass green and mowed, keep the sprinkler system in proper working order and to keep the fence and gates standing upright and repaired if damaged and in proper working order.

The purchasers of the Lot 14 and Lot 15 do hereby granted a non-exclusive right of way and access easement to the City of South Salt Lake for purposes of access and egress for maintenance of the storm water detention area and the storm water structures constructed therein. The easement shall be binding upon and inure to the benefit of all future owners of Lot 14 and Lot 15. The owner of Lot 14 and Lot 15 shall not park vehicles on our near Lot 14 and Lot 15 so as to block access the City's access to the storm water detention area.

5 Park Strip Maintenance Obligation.

The lot owners of Lots 1 through 33 and Lot 60 (these are the lots in the Terra Sol PUD that have frontage on either 300 East Street or Penney Avenue) shall have the obligation and responsibility to maintain and irrigate the park strip adjacent to their lot. Maintaining the park strip includes maintenance and replacement, if needed, of the decorative rock that will be part of the park strip improvements.

The Declarant has installed a decorative fence on Lots 1 through 14 along the 300 East Street frontage; these lot owners have the obligation and responsibility to maintain the fence, keep the fence standing upright and repaired if damaged and paint the fence when needed.

Even though the park strip of Lots 1 through 14 is on the street side of the fence, the lot owners of Lots 1 through 14 have an obligation and responsibility to maintain the park strip, the decorative rock in the park strip, and irrigate and maintain the park strip tree on their lot.

ARTICLE II
RESIDENTIAL AREA COVENANTS

1. Planned Use and Building Type.
No lot shall be used except for single family or twin home residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than detached single family dwellings or duplex family dwellings on those lots designated for duplex family dwellings. No building shall exceed two stories in height, and must be constructed with a private garage for not less than two vehicles. Mobile homes, manufactured homes or modular homes are not allowed. All components of all dwellings must be substantially built on site and all dwellings must be secured to a permanent concrete foundation.
2. Dwelling Quality and Size.
The single family dwelling shall meet or surpass the minimum requirements and codes of structural integrity and size as required by South Salt Lake City and the State of Utah. Single family and twin home dwellings shall be developed in compliance with the conditions of the approval for the Terra Sol PUD by the City Council of the City of South Salt Lake City, including the Terra Sol Design Book that was adopted at the City Council meeting on April 27, 2011 and is attached as Exhibit "B"
3. Landscaping.
All front yard landscaping, which must include an automatic sprinkler system, must be installed within 12 months from the date of owner's closing on the lot. If the 12 month period ends during the months of November through March, the front yard landscaping must be installed prior to October 31st.
4. Satellite Dish Antennas.
Satellite dish antennas shall be allowed provided they are screened from view. Satellite dish antennas greater than 24 inches in diameter shall not be permitted on roofs.
5. Easements.
Public Utility, Drainage, and Access Easements for the installation of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements, no structure, planting or other materials shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage in the easements, or which may obstruct or retard the flow of water in or through the easements. The easement area of each of the lots and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

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6. Nuisances.

No noxious or offensive activity shall be carried out upon any lot, nor shall anything be done thereon which may be or may become an annoyance or a nuisance to the neighborhood. No storage of any articles which are unsightly will be permitted unless located in enclosed area built and designed for such purposes. No automobiles or other vehicles are to be stored on streets or in front or sides of homes unless they are in running condition, properly licensed, and are being regularly used or behind privacy fences. No trailers, campers, boats, or other recreational vehicles shall be stored on the streets. No motor vehicle of any kind shall be repaired, constructed or reconstructed upon any Public street, except that these restrictions shall not apply to emergency repairs to vehicles.
 7. Temporary Structures.

No structure of a temporary character, trailer, basement, tent, shack garage, barn, or other out building shall be used on any lot at any time as a residence either temporarily or permanently.
 8. Garbage and Refuse Disposal.

No lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste and all such items must be kept in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. Each lot and its abutting street are to be kept free of trash, weeds, and other refuse by the lot owner. No unsightly material or objects are to be stored on any lot in view of the general public.
 9. Animals and Pets.

Dogs, cats, or other household pets may be kept permissible within current zoning regulations provided that they are not kept, bred, or maintained for any commercial purpose and are restricted to the owner's premises and under the owner's control. Whenever a pet is allowed to leave a lot, it shall be kept on a leash or in a cage. Any droppings from household pets in any outside area shall be cleaned up immediately by the owner or owners of said household pet.
 10. Fences and Walls.

All fences or walls that an owner may elect to install upon a lot shall be masonry, stucco, stone, vinyl, wood, aluminum or wrought iron; no chain link allowed. Fences and/or walls are to be color coordinated with the colors of the home on the lot. Fences in front yards are to comply with the zoning regulations of South Salt Lake City, except that no chain link fencing is allowed.
 11. Recreation and Commercial Vehicles and Boats.

No campers, trailers, boats, large trucks and commercial vehicles belonging to owners or the residents of a lot or guests shall be parked on street within the property or in the front yard, except for temporary parking not to exceed forty-eight (48) hours. Campers, trailers, boats or other recreational vehicles (but not

large trucks or commercial vehicles) may be stored in the side or rear yard of a lot provided they are screened from view from the public street behind a solid privacy fence.

12. Trash Cans.

Trash cans must be stored inside garages or behind solid privacy fences in the side yard, except on garbage pick-up day.

13. Protection of Solar Access

No trees shall be planted on a lot so as to block the sun light from reaching a solar panel on a neighboring house. Lot owners are required to choose from the following trees in their landscape plans:

- #1 Spring Snow Crabapple, Malus species 'Spring Snow'
- #2 Linden Tree, Tilia cordata
- #3 Crabapple- prairie fire, Malus species 'Prarie fire'
- #4 Washington Hawthorn, Crataegus phaenopyrum
- #5 Austrian Pine, Pinus nigra
- #6 Patmore Ash, Fraxinus pennsylvanica 'Patmore'
- #7 Washington Hawthorn, Crataegus phaenopyrum
- #8 Crabapple variety, Malus species
- #9 Green Vase' Zelkova

ARTICLE III
DURATION, ENFORCEMENT AND AMENDMENT

1. Duration of the Restrictions


These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded (unless an instrument that is signed by a majority of the then owners of the subject property has been recorded, agreeing to change said covenants in whole or in part). After stated time said covenants shall be automatically extended for a successive period of ten (10) years.

2. Enforcement

The owner or owners of any portion of the subject property shall be entitled to prosecute any proceeding, at law or equity, against any person, firm, corporation or party violating or attempting or threatening to violate any of the covenants and restrictions contained herein and to enforce, restrain, enjoin and/or collect damages for such violation or attempted or threatened violation.

IN WITNESS HEREOF, the undersigned has executed these covenants and restrictions
the 25th day of Sept, 2011.

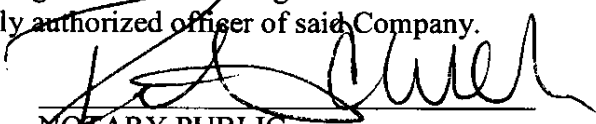
TERRA SOL DEVELOPMENT INC.



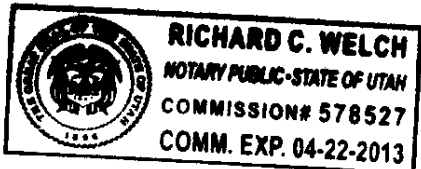
President

STATE OF UTAH)
): SS.
COUNTY OF SALT LAKE)

On the 25th day of Sept, 2011, personally appeared before me
Bryson Garbett, who being duly sworn, did say that he is the President of Terra
Sol Development, Inc, and that the foregoing instrument was signed on behalf of said
Limited Liability Company and he is a duly authorized officer of said Company.




NOTARY PUBLIC



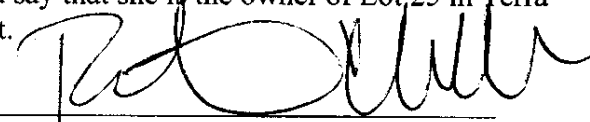
IN WITNESS WHEREOF, the undersigned has executed these covenants and restrictions
the 26th day of Oct, 2011.

OWNER OF LOT 25


Virginia McCune

STATE OF UTAH)
 : SS.
COUNTY OF SALT LAKE)

On the 26th day of Oct, 2011, personally appeared before me
Virginia McCune, who being duly sworn, did say that she is the owner of Lot 25 in Terra
Sol, and did execute the foregoing instrument.


NOTARY PUBLIC

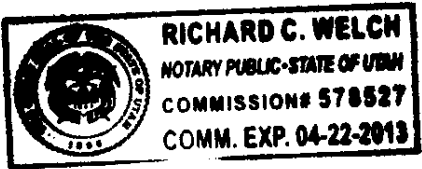


Exhibit "A"

Parcel No. 1

Commencing at the street monument located in the intersection of 300 East Street and Baird Circle, and running thence along the centerline of 300 East Street, North $00^{\circ}18'16''$ East, a distance of 481.31 feet, to the street monument located in the intersection of 300 East Street and Penney Avenue; thence south $89^{\circ}41'44''$ East, a distance of 33.00 feet; thence North $00^{\circ}02'12''$ West, a distance of 24.75 feet, to East sideline of 300 East Street and the North sideline of Penney Avenue and the Point of Beginning for this description; thence along the sideline of 300 East Street (66.00 feet wide), North $00^{\circ}18'16''$ East, a distance of 236.94 feet, to the Northwesterly extension of the Southerly line of Lot 1, Penney Avenue Subdivision, Recorded in the offices of the Salt Lake County Recorder, in Book "K" at Page 76, Entry Number 1185035; thence along said extension, South $58^{\circ}58'00''$ East, a distance of 307.82 feet, to the Southwesterly corner of said Lot 1; thence North $44^{\circ}17'36''$ East, a distance of 64.24 feet, to the North line of said Lot 1; thence along said Lot 1 the following three courses:

(1) South $63^{\circ}25'27''$ East, a distance of 122.56 feet, to the Westerly sideline of Blair Circle; and, (2) Along said Westerly sideline on a curve to the left, the center of which bears South $78^{\circ}42'12''$ East, having a radius of 250.00 feet, through a central angle of $11^{\circ}20'00''$, an arc distance of 49.45 feet; and, (3) continuing along said sideline on a curve to the right, having a radius of 20.0 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 31.42 feet, to the North sideline of Penney Avenue (49.50 feet wide); thence along said North sideline, South $89^{\circ}57'48''$ West, a distance of 394.65 feet, to the Point of Beginning. Contains 1.296 acres, more or less.

and

Parcel No. 2

Commencing at the street monument located in the intersection of 300 East Street and Baird Circle and running thence along the centerline of 300 East Street, North $00^{\circ}18'16''$ East, a distance of 481.31 feet, to the street monument located in the intersection of 300 East Street and Penney Avenue; thence South $89^{\circ}41'44''$ East, a distance of 33.00 feet; thence South $00^{\circ}02'12''$ East, a distance of 24.75 feet, to the East sideline of 300 East Street and the South sideline of Penney Avenue and the Point of Beginning for this description; thence along the South sideline of Penney Avenue (49.50 feet wide), North $89^{\circ}57'48''$ East, a distance of 768.73 feet, to the East line of Penney Avenue subdivision, recorded in the offices of the Salt Lake County Recorder, in Book "K" at Page 76, Entry Number

1185035, said East line being coincident with the West line of Kelsey's Court PUD, recorded in the offices of the Salt Lake County Recorder, in Book 2008P, at Page 7, Entry Number 10320162; thence along most recent said lines, and the Southerly extension thereof, South 00°15'41" West, a distance of 308.08 feet; thence along the East extension of the North line, the North line and the west extension of the North line of Lu Ann Subdivision, Recorded in the offices of the Salt Lake County Recorder, in Book "BB" at Page 70, Entry Number 2019928, South 89°58'20" West, a distance of 768.96 feet, to the East sideline of 300 East Street (66.00 feet wide); thence along said East sideline, North 00°18'16" East, a distance of 307.97 feet, to the Point of Beginning. Contains 5.437 acres, more or less.

Aggregate contains 6.733 acres, more or less

EXHIBIT "B"

SOUTH SALT LAKE
Granite School District

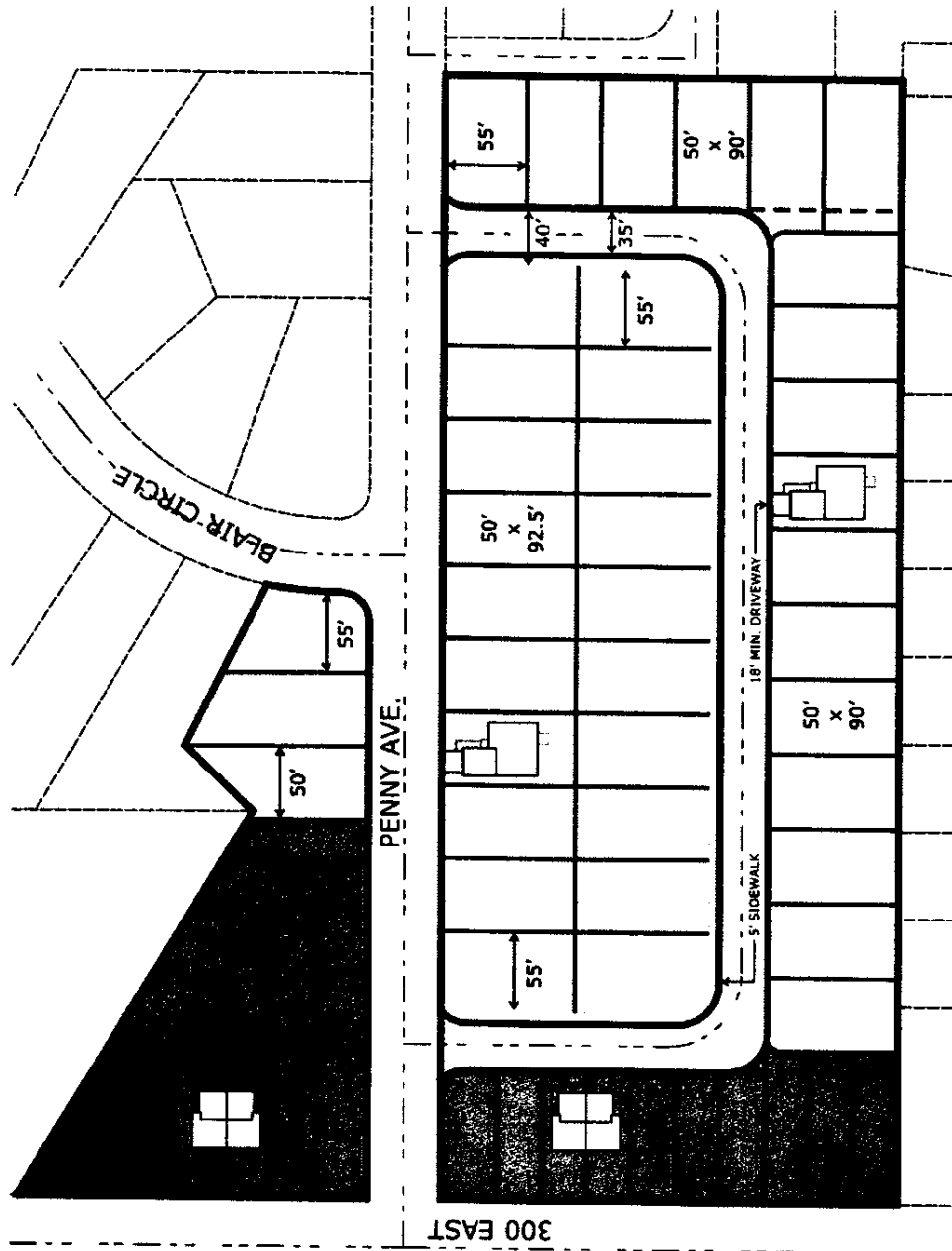


BK 9963 PG 8539

garbettHOMES

Architecture+Planning
1794 E. 100 S. Ste. 204
Salt Lake City, UT 84143
313.851.2333
garbett.com





PROJECT SUMMARY

Site	+/- 4.9 ac
Total Units	61
Density	+/- 8.84 du/ac
Single Family Detached (650sf minimum)	41 (~10%)
Duplex (300sf minimum)	20 (~30%)
Total	61 units
Typical setbacks	
Driveway	10'-0"
Sidewalk	5'-0"
Corner lots	10'-0"

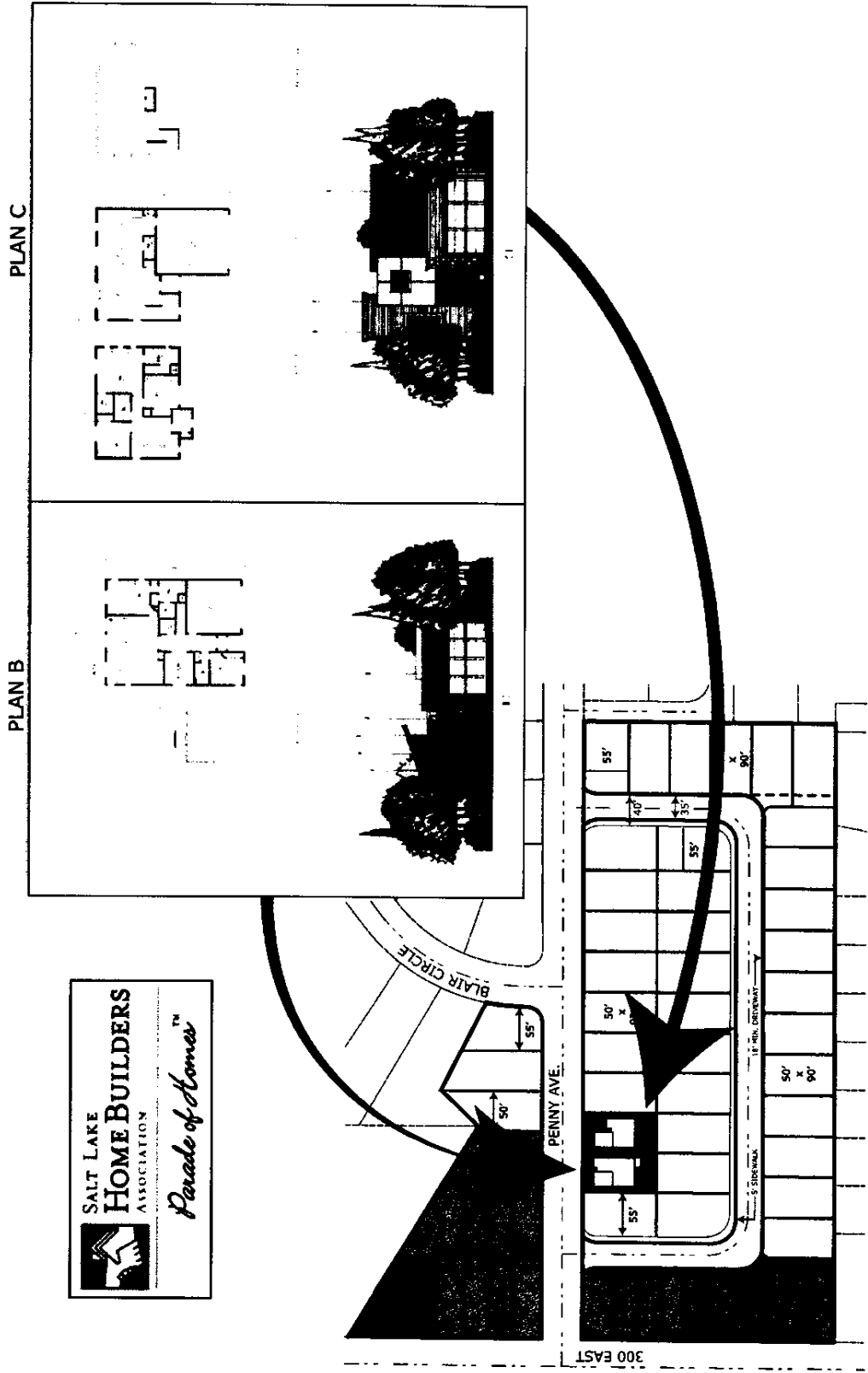
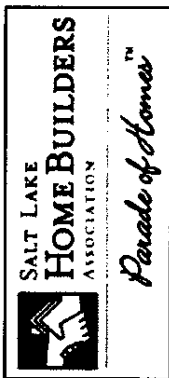
garbettHOMES

SOUTH SALT LAKE
Granite School District

SITE PLAN

Architecture+Planning
47922 Hill
Fountain, CA 92514
949.851.2433
CAP.com





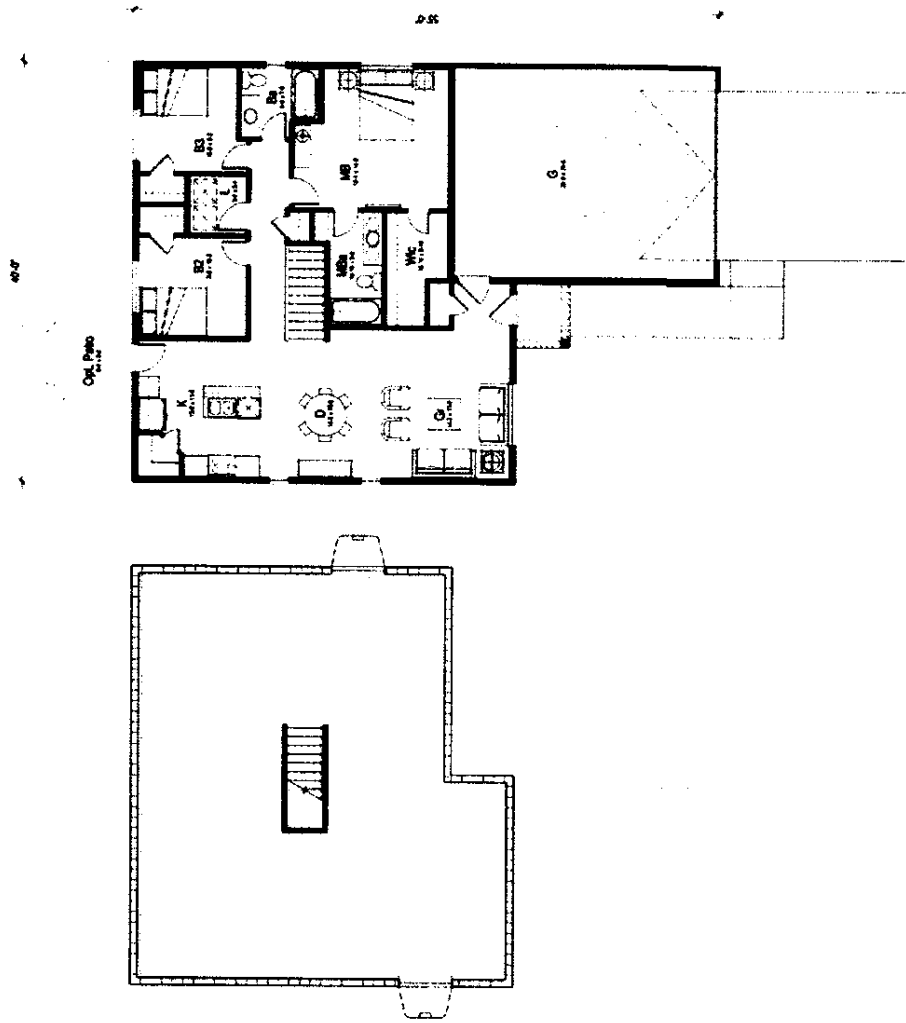
garbettHOMES

SOUTH SALT LAKE
Granite School District

PARADE OF HOMES

Architecture+Planning
17922 HIGH
LYNNE, CA 92614
949.851.3133
clg.com





PLAN A

First Floor	1321	51'
First (Hirable)	1321	0'
Basement	1325	0'

Basement Floor First Floor

Scale: 1/8" = 1'-0"

garbettHOMES

SOUTH SALT LAKE
Granite School District

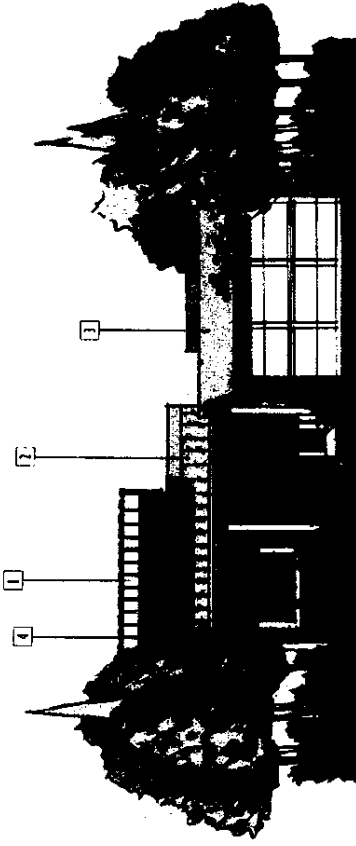
SFD PLAN A



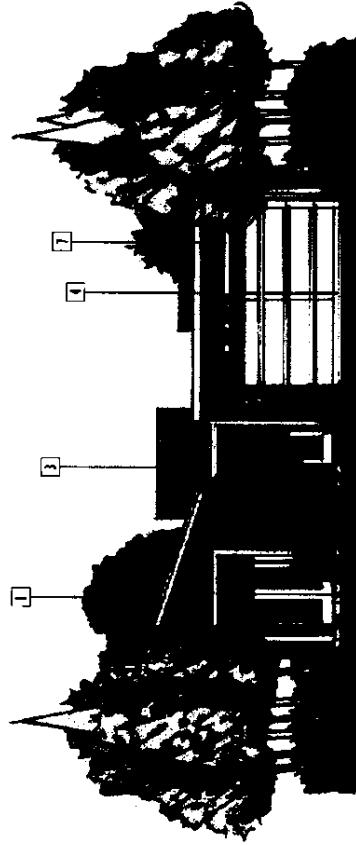
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.831.2153
ktgy.com

ELEVATION KEYNOTES

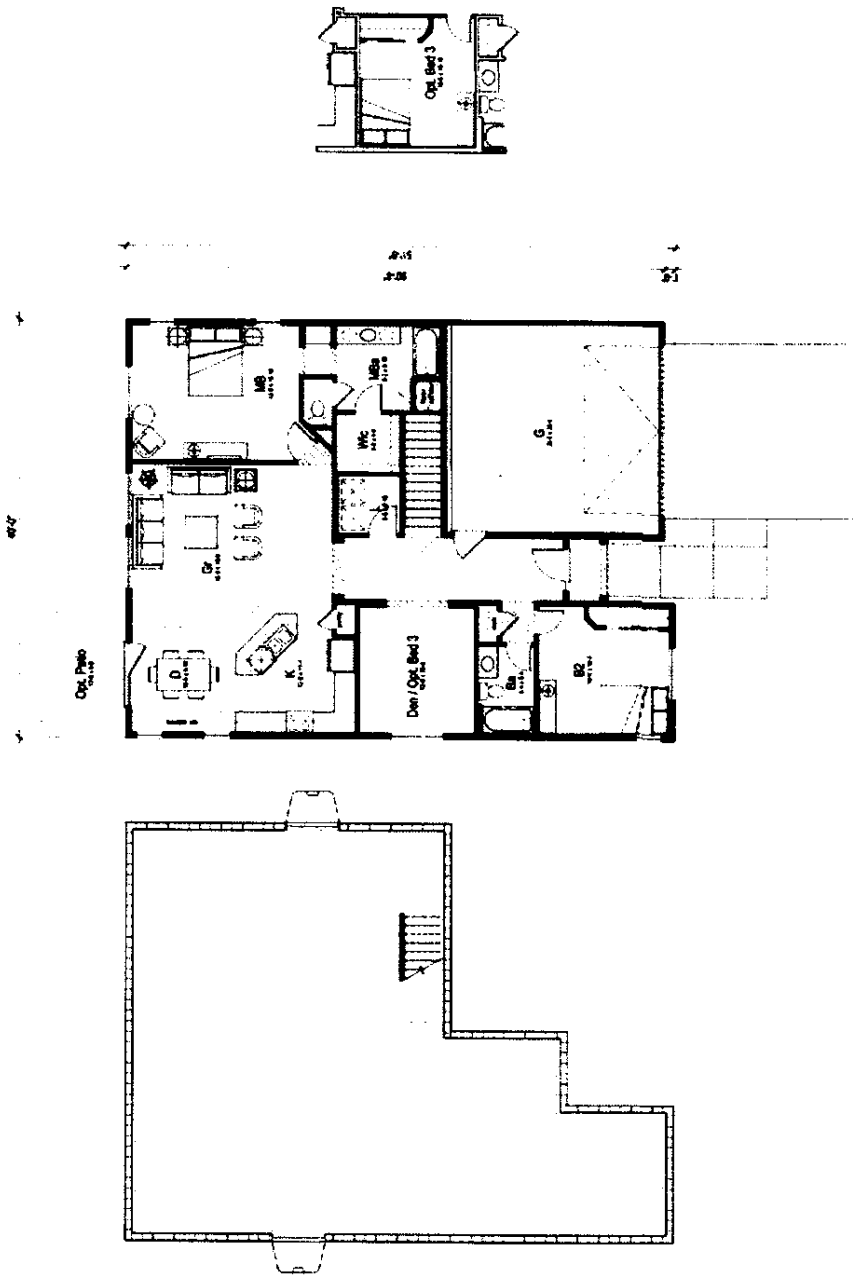
- 1 COMPOSITE ASPHALT ROOFING
- 2 STANDING SEAM METAL ROOF
- 3 EXTERIOR STUCCO
- 4 COMPOSITE LAP SIDING
- 5 COMPOSITE BATT AND BOARD SIDING
- 6 COMPOSITE SMOOTH SIDING
- 7 COMPOSITE TRIM
- 8 METAL RAILING
- 9 METAL AWNING



A1
(shown with optional porch)



A2



First floor	1544	sf
Total (livable)	1564	sf
basement	1580	sf

PLAN B

Basement floor

First floor

1" = 1/4" = 1/8"

garbettHOMES

SOUTH SALT LAKE
Granite School District

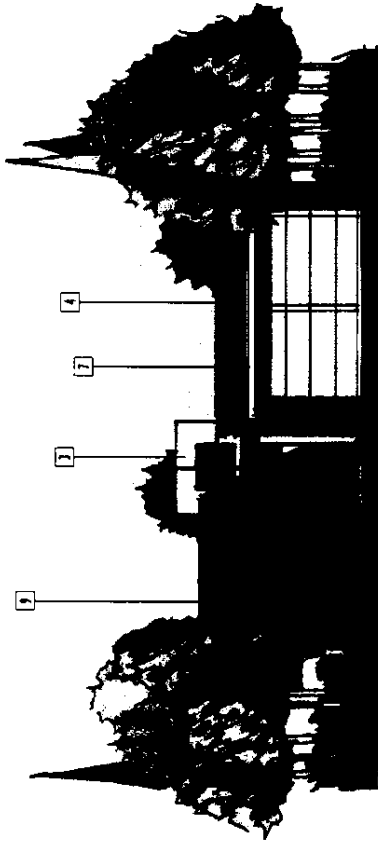
SFD PLAN B

Architecture+Planning
1792 S 2100
Tivoli, CA 92634
949.861.2133
city.com

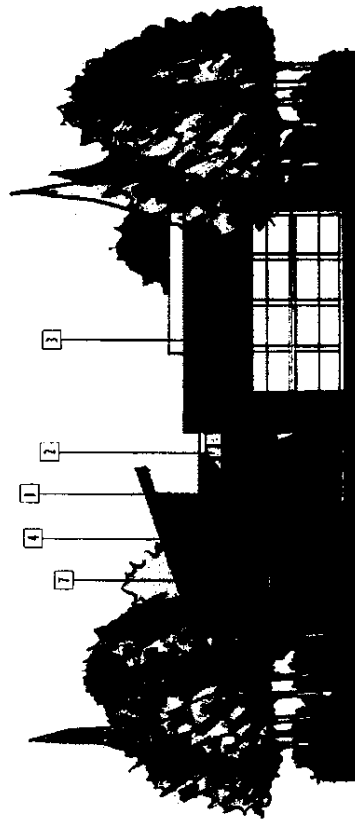


ELEVATION KEYNOTES

- 1 COMPOSITE ASPHALT ROOFING
- 2 STANDING SEAM METAL ROOF
- 3 EXTERIOR STUCCO
- 4 COMPOSITE LAP SIDING
- 5 COMPOSITE BATT AND BOARD SIDING
- 6 COMPOSITE SMOOTH SIDING
- 7 COMPOSITE TRIM
- 8 METAL RAILING
- 9 METAL AWNING



B 1



B 2

SOUTH SALT LAKE
Granite School District

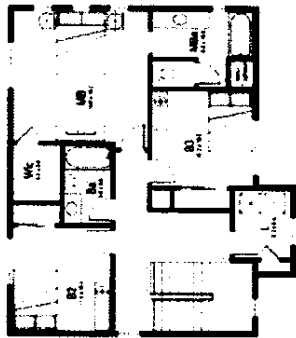
SED PLAN B ELEVATIONS

Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.854.2133
cityr.com

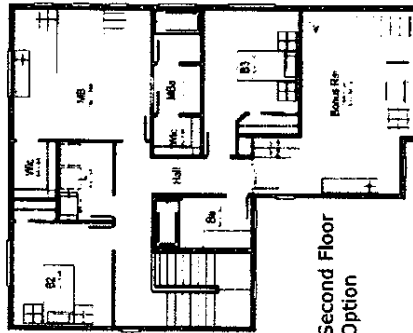


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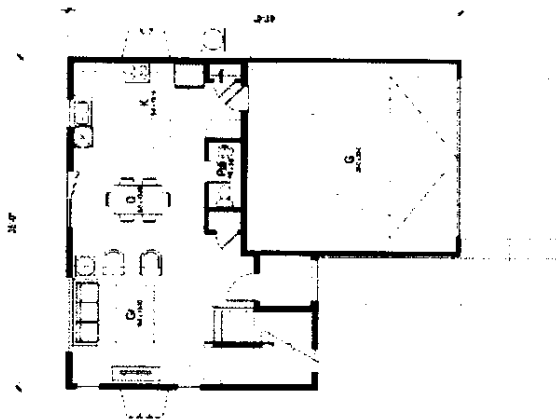
BK 9963 PG 8545



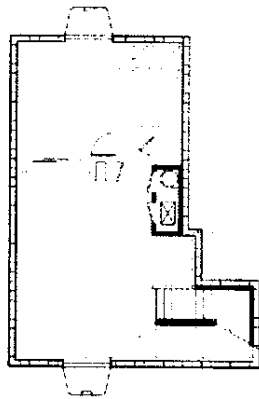
Second Floor



Second Floor Option



First Floor



Basement Floor

PLAN C

First floor	728	sf
Second Floor	868	sf
Total (livable)	1596	sf
basement	651	sf

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SOUTH SALT LAKE
Granite School District

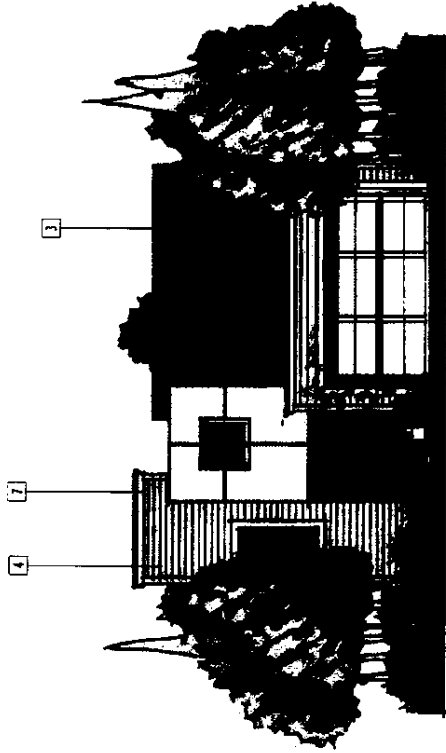
SFD PLAN C



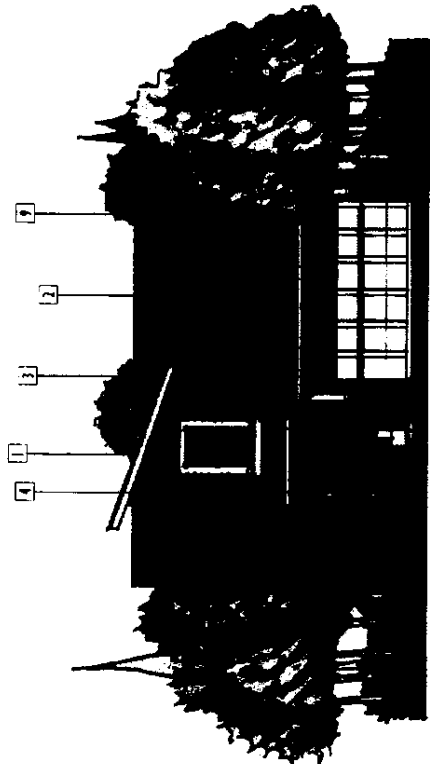
Architecture+Planning
17022 HIGH
BLVD, CA 92614
949-863-2332
csp.com

ELEVATION KEYNOTES

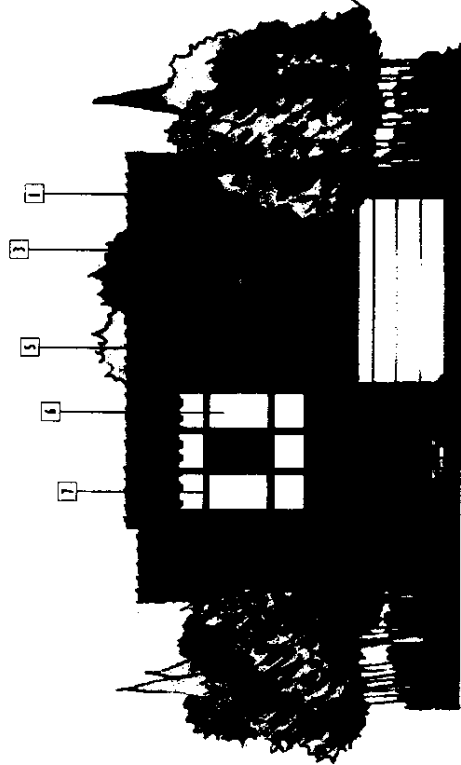
- 1 COMPOSITE ASPHALT ROOFING
- 2 STANDING SEAM METAL ROOF
- 3 EXTERIOR STUCCO
- 4 COMPOSITE LAP SIDING
- 5 COMPOSITE BATT AND BOARD SIDING
- 6 COMPOSITE SMOOTH SIDING
- 7 COMPOSITE TRIM
- 8 METAL RAILING
- 9 METAL AWNING



C1



C2



C2

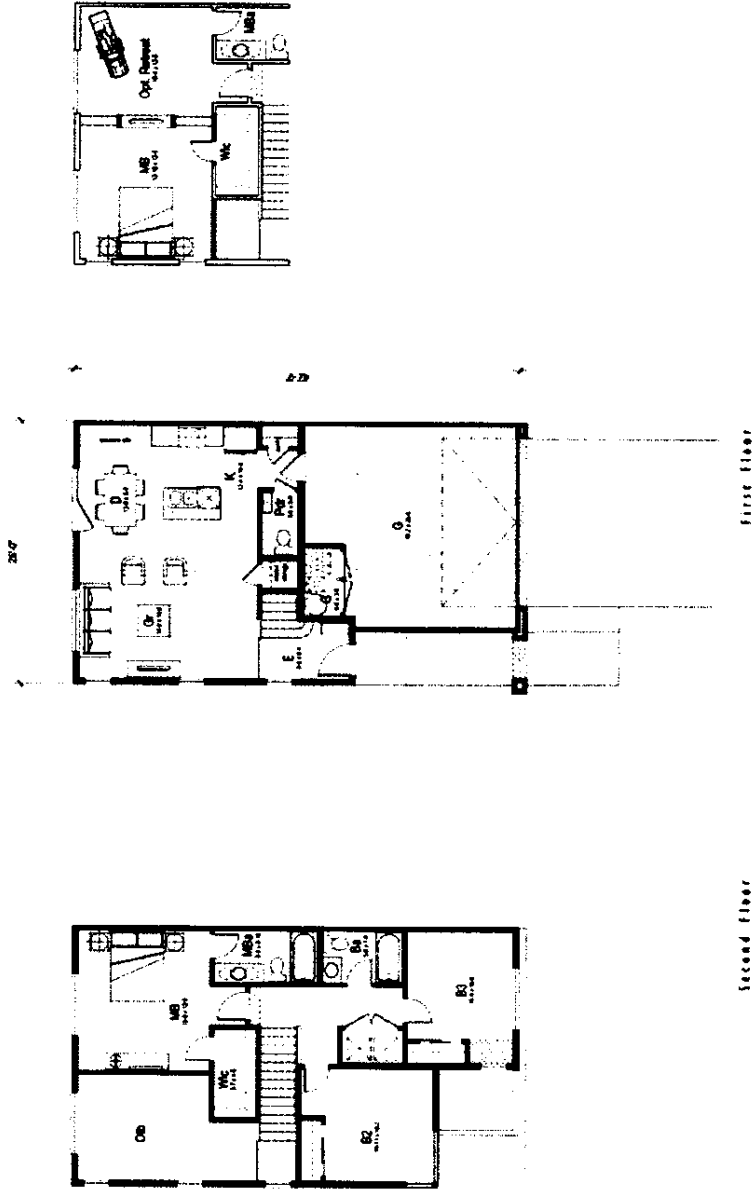
garbettHOMES

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Granite School District

SFD PLAN C ELEVATIONS

Architecture+Planning
17022 FlCP
Irvine, CA 92614
949-861-7333
city.com





PLAN E

First Floor	571	sf
Second Floor	338	sf
Total (livable)	909	sf
opt. retreat	+140	sf

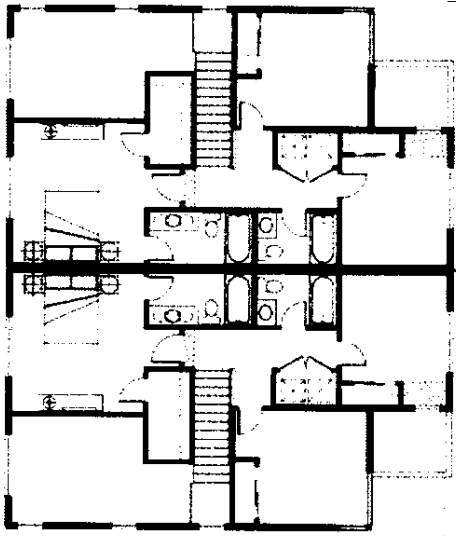
SOUTH SALT LAKE
Granite School District

DUPLEX PLAN E

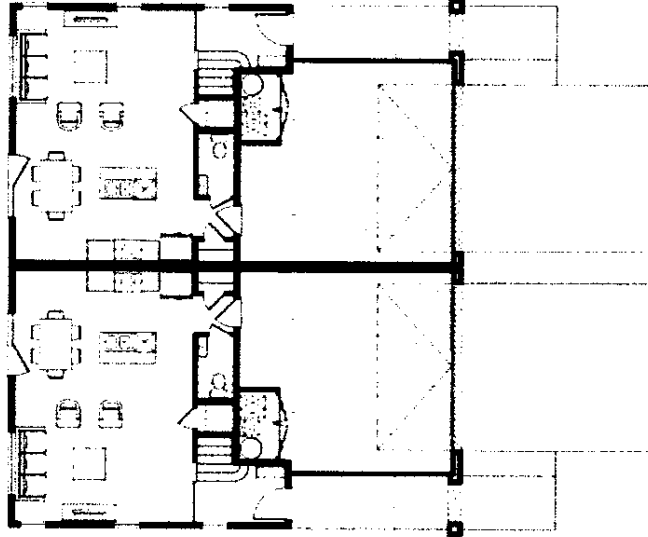
Architecture/Planning
7922 FLOT
FIVIER, CA 95414
949.341.8123
csp.com

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BK 9963 PG 8548



Second floor



First floor

Scale: 1/8" = 1'-0"

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Granite School District

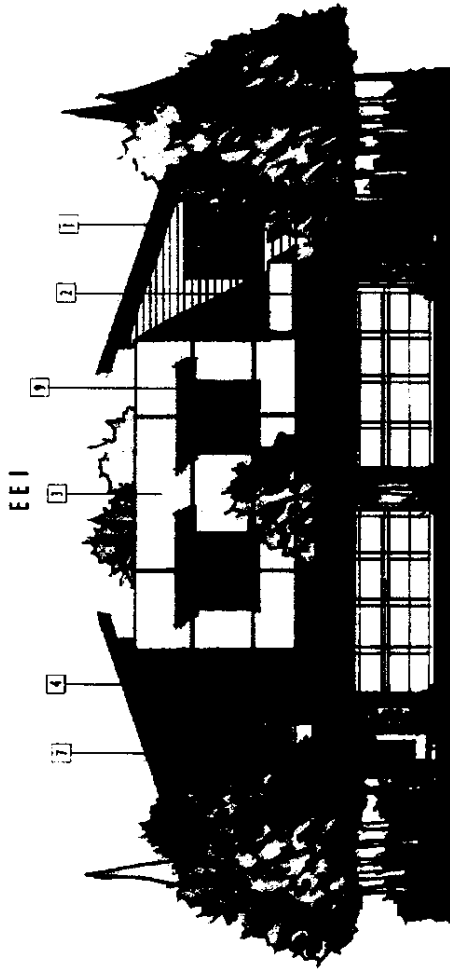
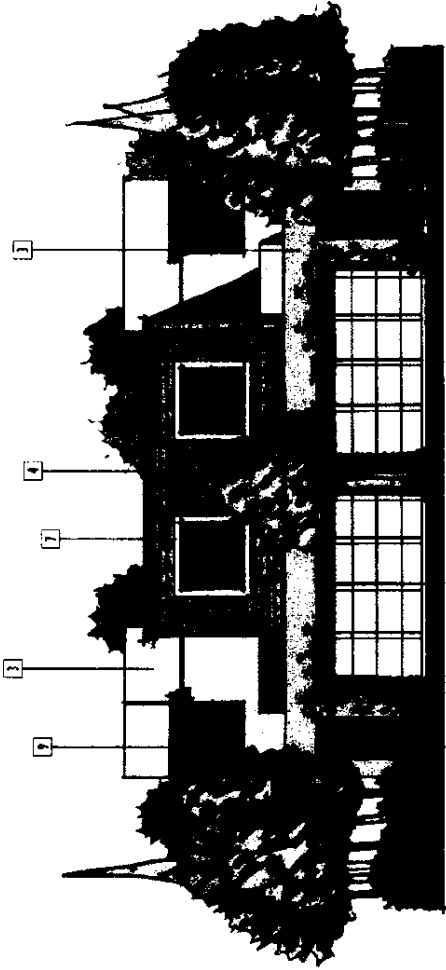
DUPLEX COMPOSITE EE

Architecture+Planning
1792 51st
Irvine, CA 92614
949.551.2153
city.com



ELEVATION KEYNOTES

- 1 COMPOSITE ASPHALT ROOFING
- 2 STANDING SEAM METAL ROOF
- 3 EXTERIOR STUCCO
- 4 COMPOSITE LAP SIDING
- 5 COMPOSITE BATT AND BOARD SIDING
- 6 COMPOSITE SMOOTH SIDING
- 7 COMPOSITE TRIM
- 8 METAL RAILING
- 9 METAL AWNING



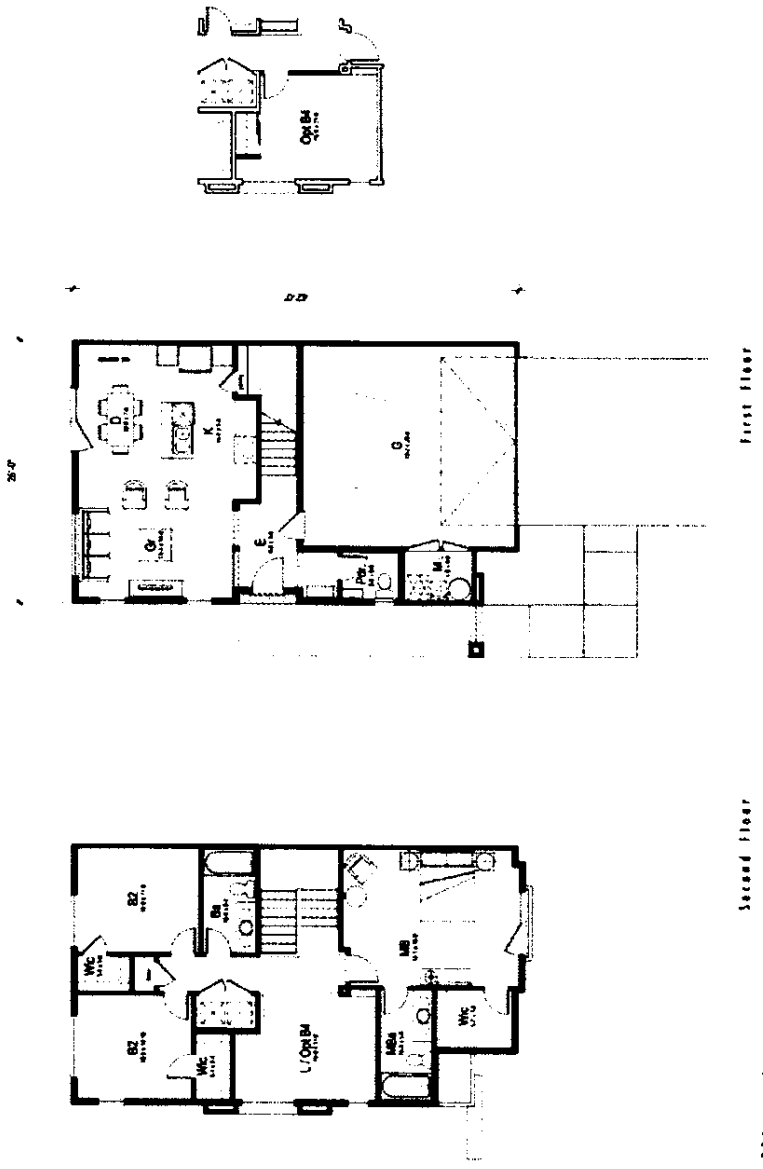
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DUPLEX EE ELEVATIONS

Architecture Planning
17022 51st
Irvine, CA 92614
949.551.2153
afp.com



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PLAN F

First Floor	586	sf
Second Floor	930	sf
Total (livable)	1516	sf

First Floor

Second Floor

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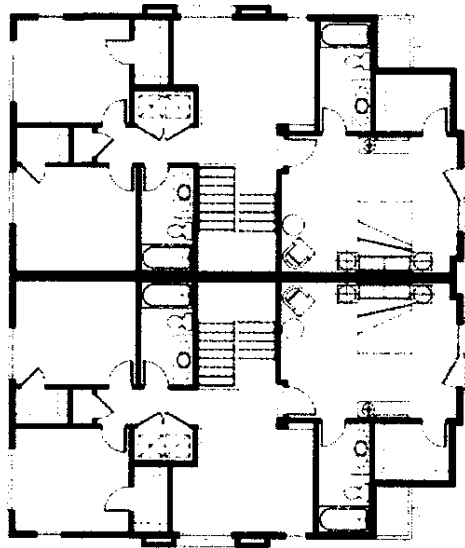
SOUTH SALT LAKE
Granite School District

DUPLEX PLAN F

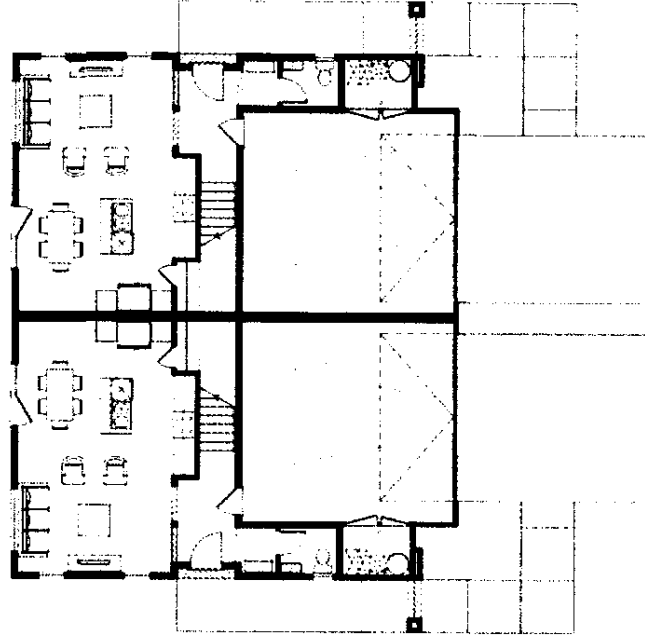
Architecture+Planning
17902 Telford
Irvine, CA 92614
949.841.2133
capa.com



0 1 2 3 4 5 6 7 8 9 10 11 12



Second Floor

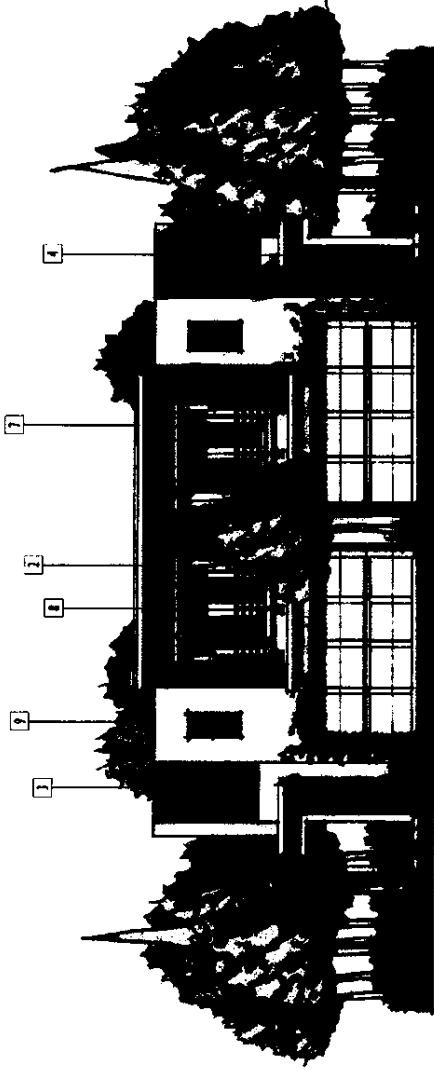


First Floor

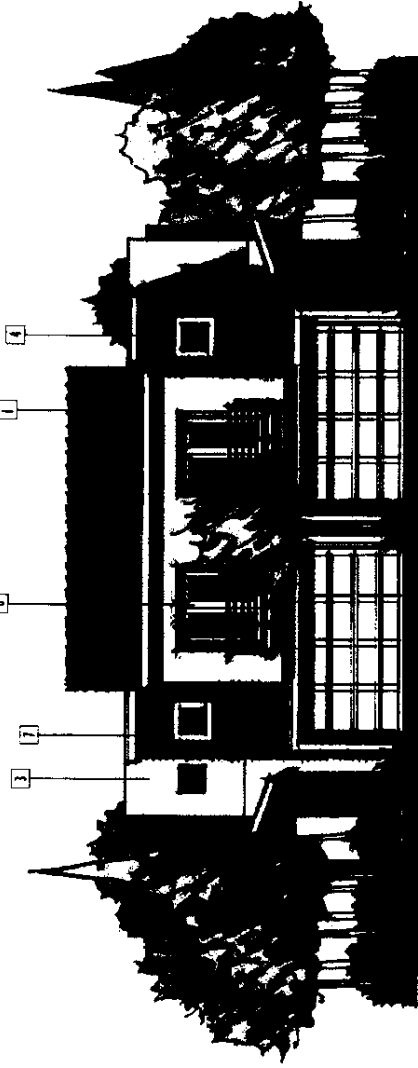


ELEVATION KEYNOTES

- 1. COMPOSITE ASPHALT ROOFING
- 2. STANDING SEAM METAL ROOF
- 3. EXTERIOR STUCCO
- 4. COMPOSITE LAP SIDING
- 5. COMPOSITE BATT AND BOARD SIDING
- 6. COMPOSITE SMOOTH SIDING
- 7. COMPOSITE TRIM
- 8. METAL RAILING
- 9. METAL AWNING



FF1



FF2

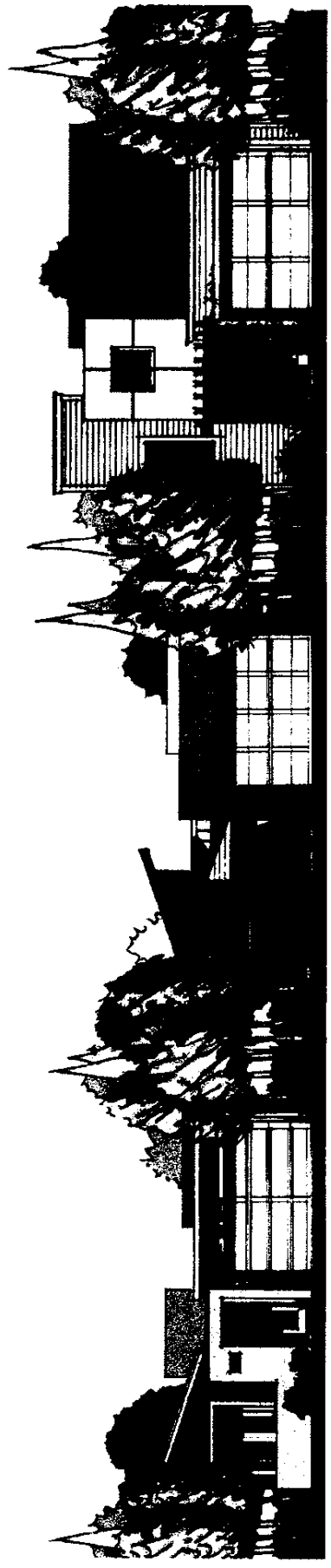
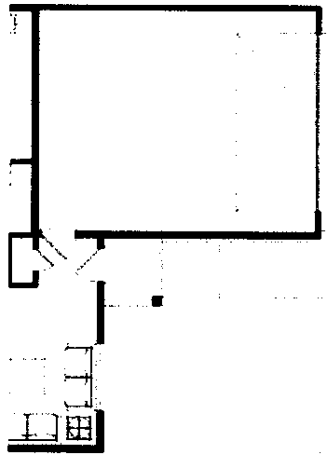
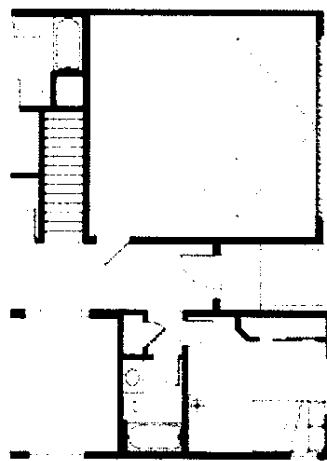
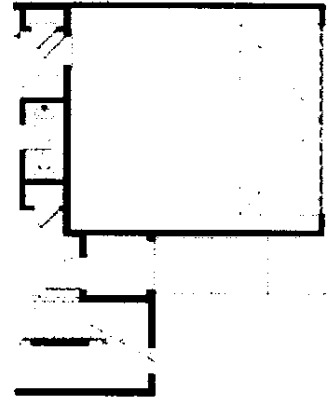
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DUPEX FF ELEVATIONS

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17922 Silver
Irvine, CA 92614
949.851.2133
CAPA.com





COURTYARD W/ ENTRY GATEWAY

EXTENDED FRONT PORCH

TRELLIS ENTRY MONUMENT

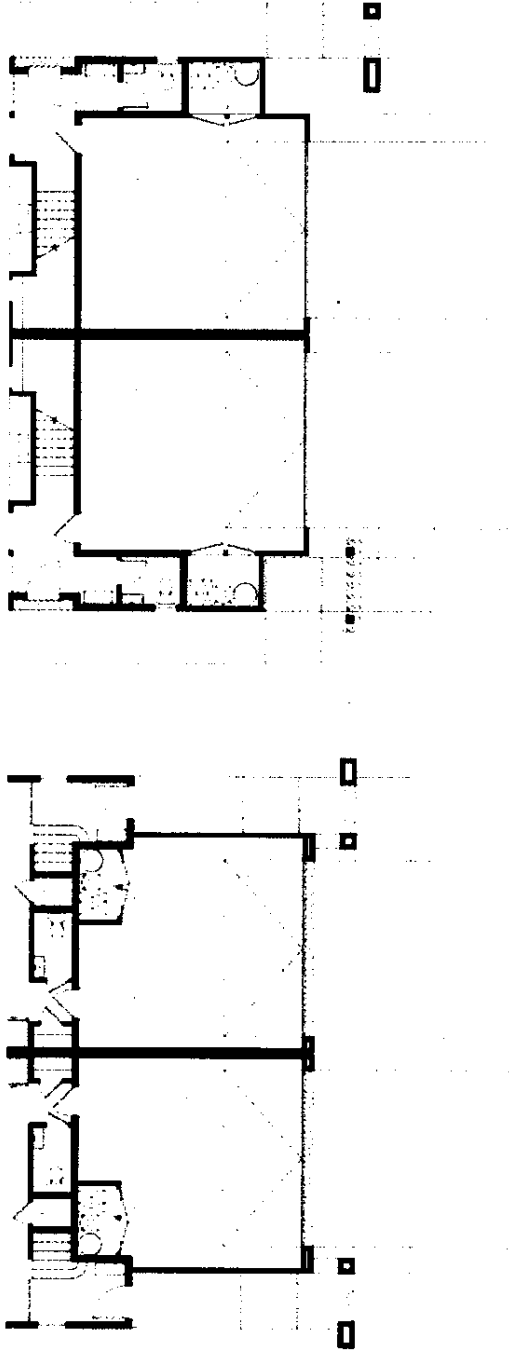
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ENHANCED PEDESTRIAN ENTRY

Architecture+Planning
7902 Fifer
Riv. Pk., CA 92414
949.851.2133
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COURTYARD W/ ENTRY GATEWAY

TRELLIS / ENTRY MOMENT

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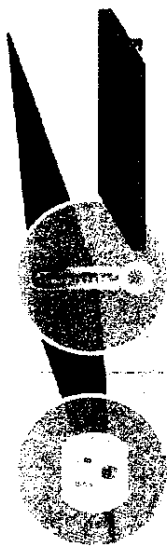
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Granite School District

ENHANCED PEDESTRIAN ENTRY

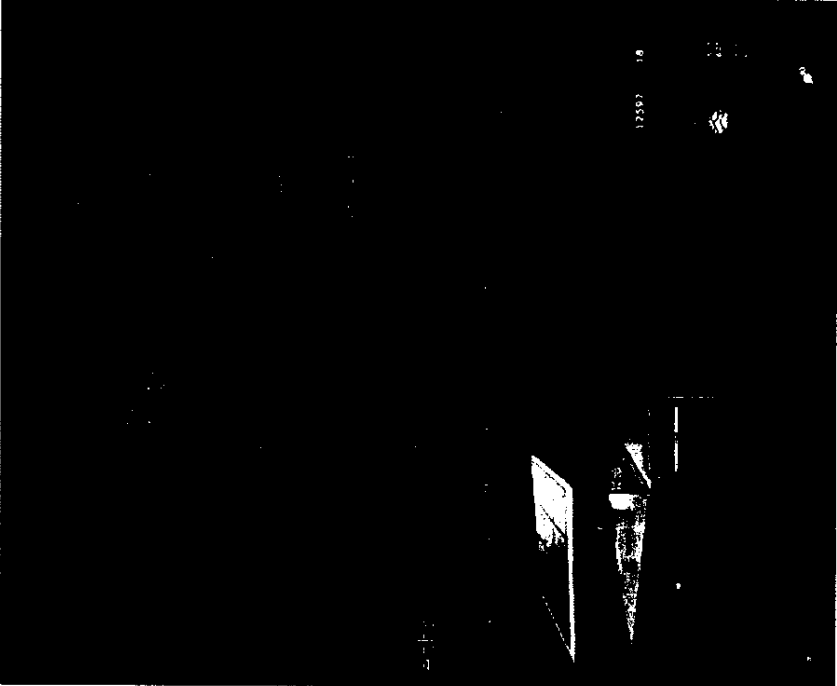
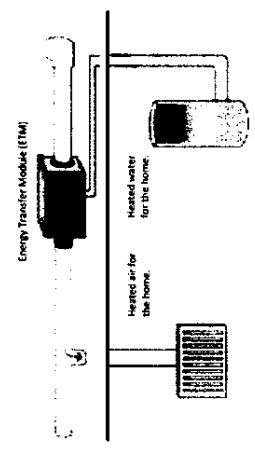
Architecture+Planning
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LIVINA, CA 92514
646 863 2173
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echo



Heated air travels under the solar panels to the Energy Transfer Module and is sent to either heat the home or heat the water.



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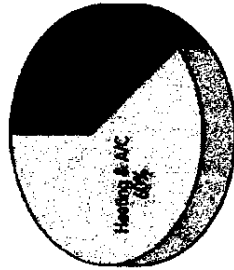
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SOLAR ENERGY

Architectural Planning
19922 51st
Irvine, CA 92614
949.851.2133
csjy.com

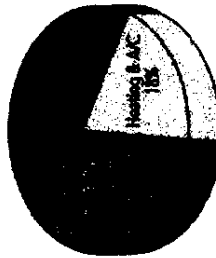


Residential Site Energy Conventional System



Over 70% of the energy consumed by a typical single-family home is used to meet thermal loads

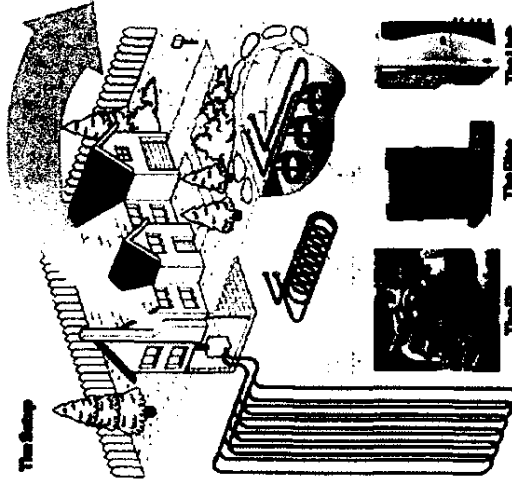
Residential Site Energy Geothermal Heat Pump System



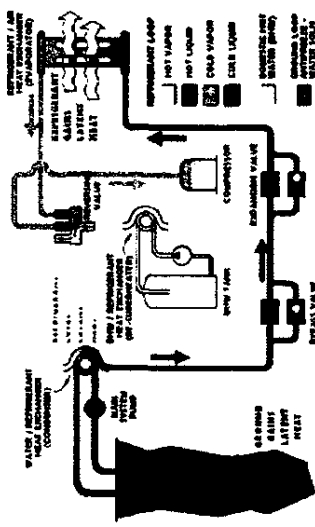
Total site energy consumption is cut in half

www.GEORCHANGE.ORG

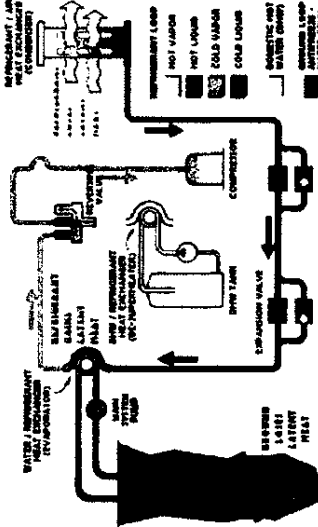
Geothermal provides all of the heating and cooling as well as supplementary hot water by utilizing the stored solar energy in the ground with a ground source heat pump (GSHP) which circulates water in a pipe buried in the ground and is delivered to the home like a standard forced air or radiant system. For every unit of energy, we are able to exchange 2-4 units of "free energy" giving us 300-500% efficiency over a conventional system that is 80-95%. In Utah, it can lower the operating costs of a home from 30-70% depending on the construction, climate and utility costs.



How the earth works to save you energy! Cooling



How the earth works to save you energy! Heating



Geothermal: This is a Special Energy Project funded by the U.S. Department of Energy's State Energy Program through the Virginia Department of Mines, Metals, and Energy.

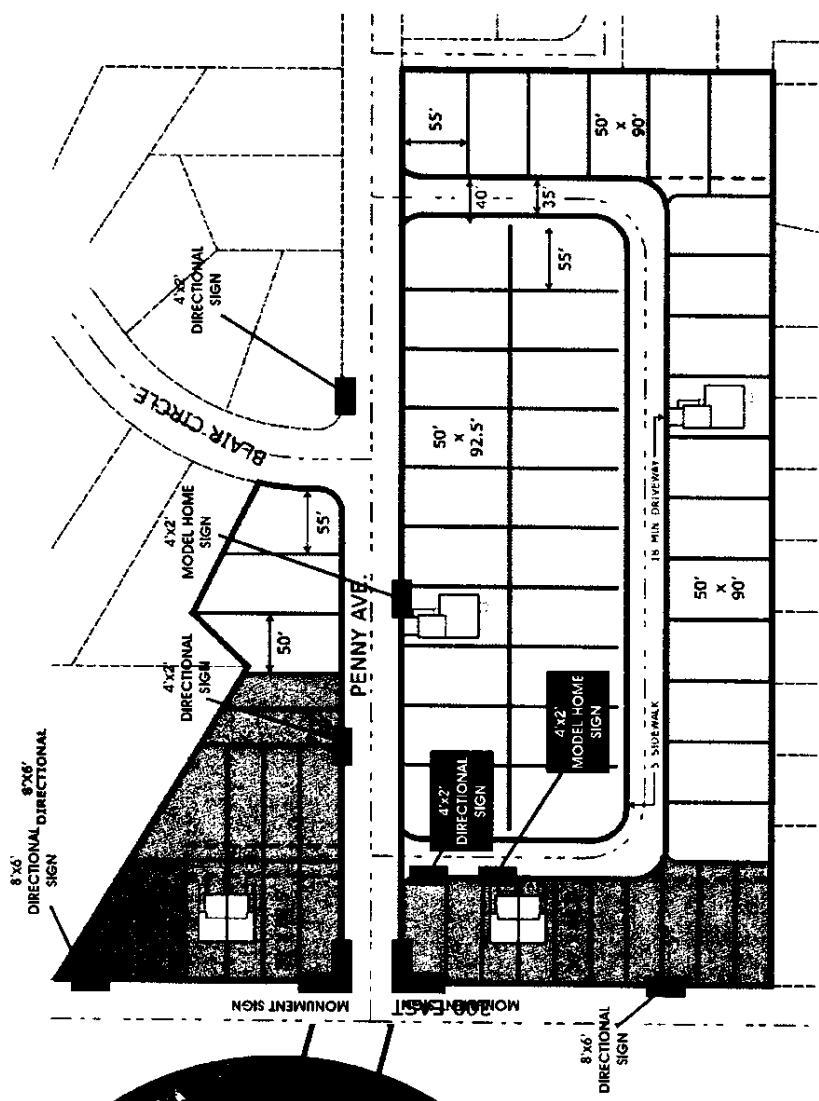
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GEOTHERMAL ENERGY

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Irvine, CA 92614
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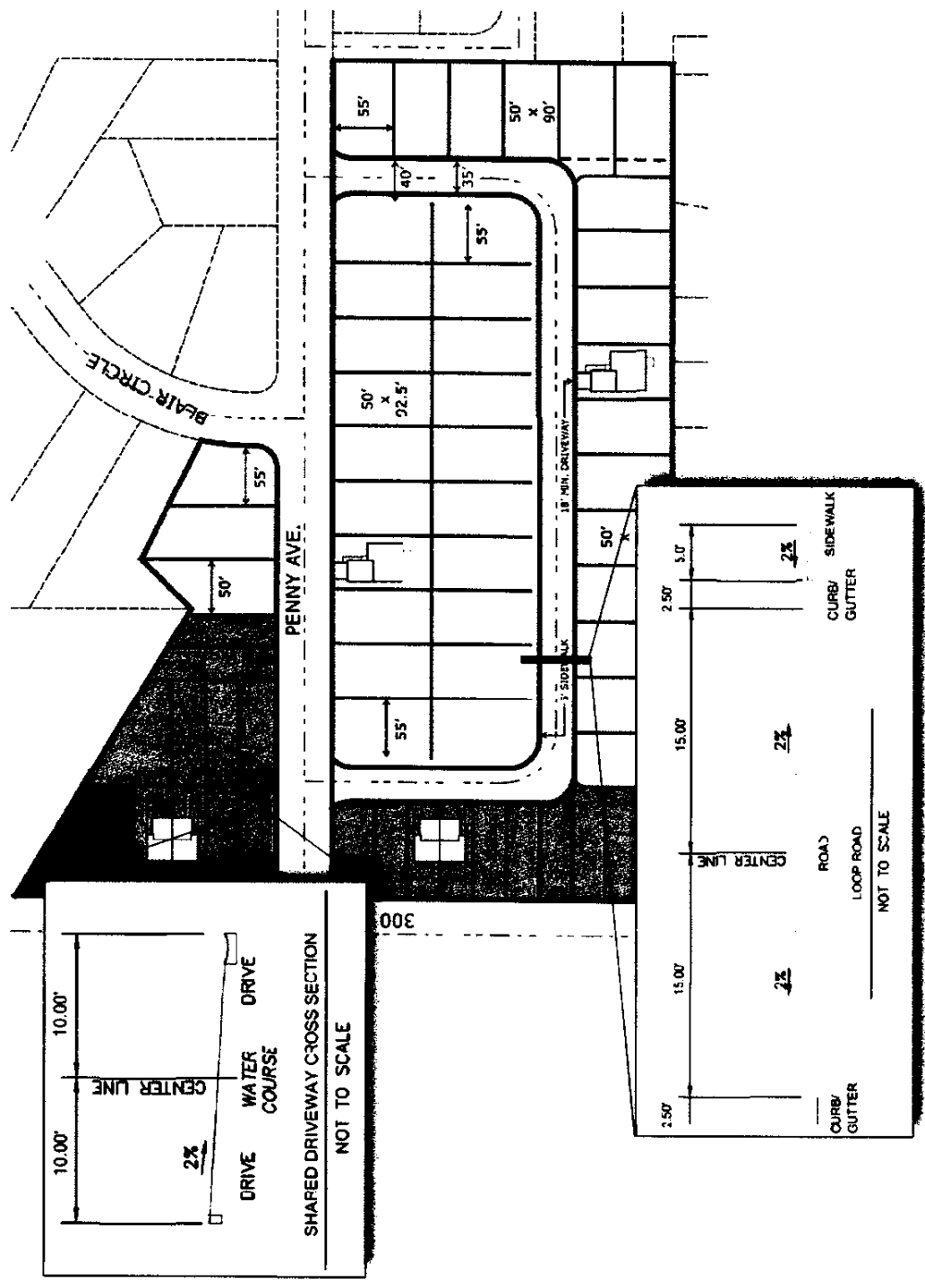
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SOUTH SALT LAKE
Granite School District

SIGNAGE PLAN

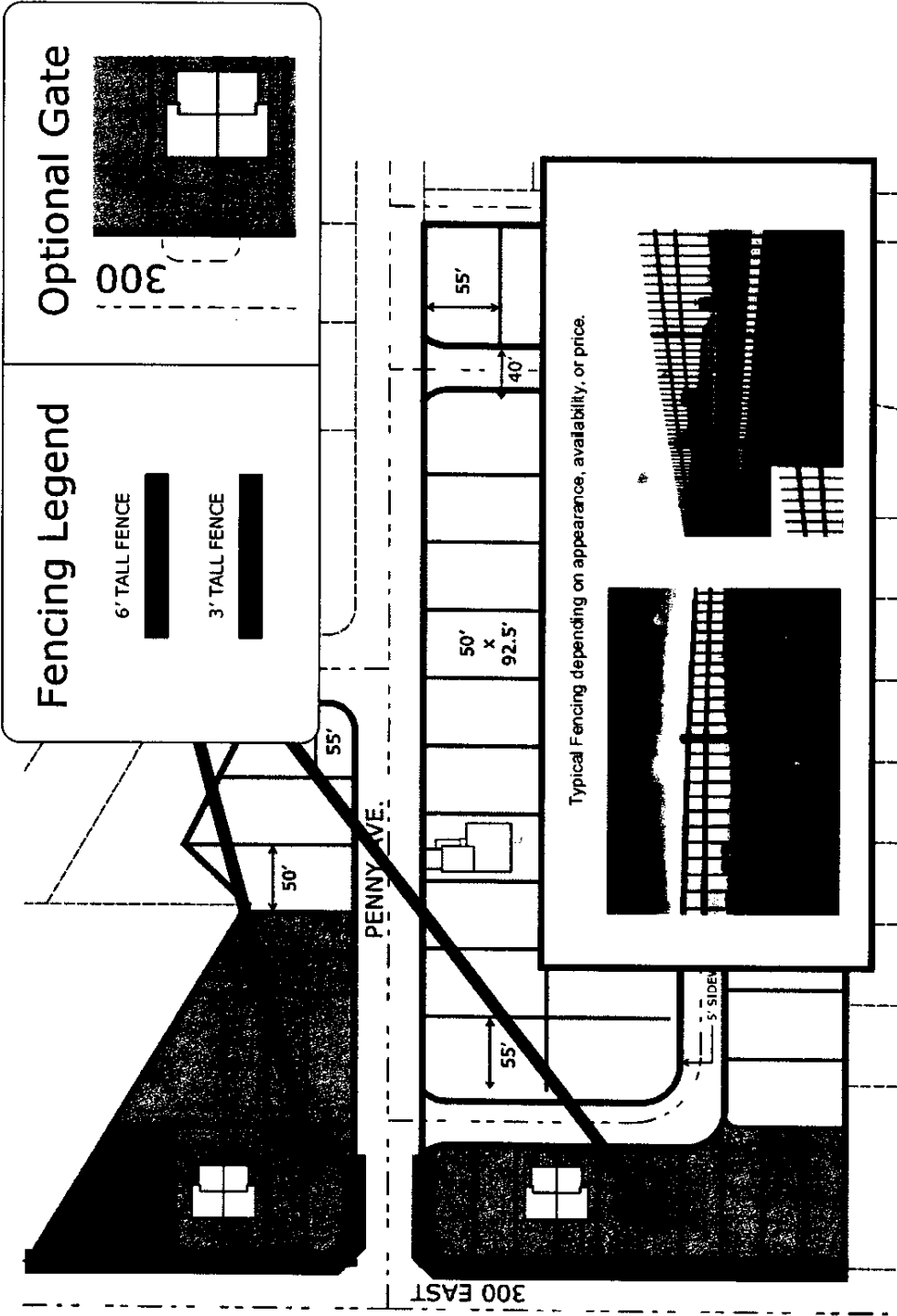
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FIV Pk, CA 92614
949.851.2133
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 17922 Hill
 Irvine, CA 92614
 949.863.2133
 a+p.com

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 Granite School District



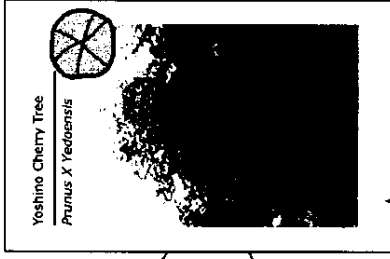
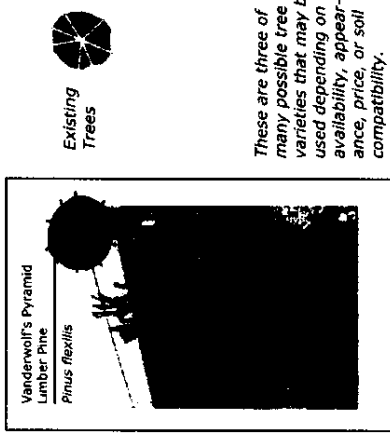
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FENCING SITE PLAN

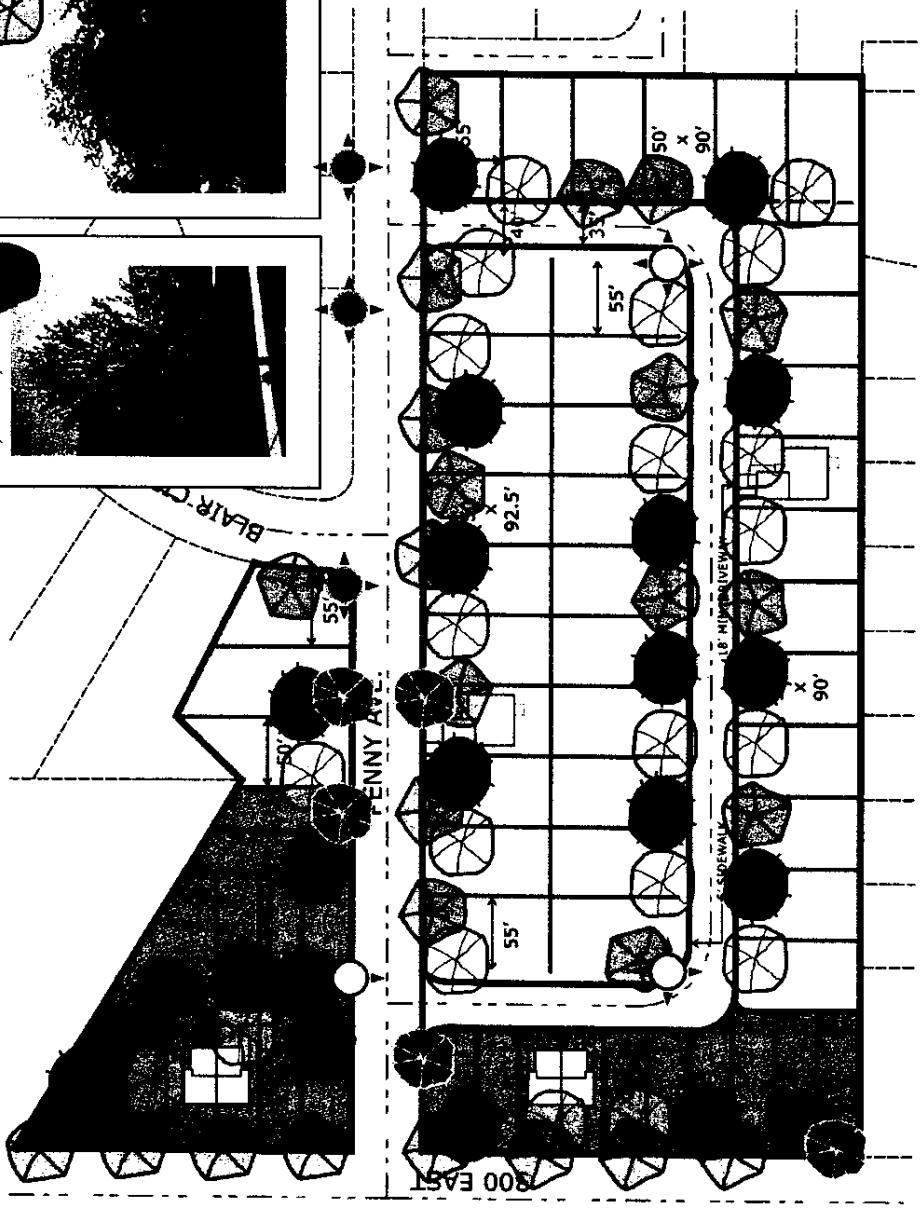
Architecture+Planning
13927 51st
Livestock, CA 92514
949.851.2133
atp.com





Existing Trees

These are three of many possible tree varieties that may be used depending on availability, appearance, price, or soil compatibility.



These are several of many possible street light varieties that may be used depending on availability, appearance, or price.

SOUTH SALT LAKE LANDSCAPING & STREET LIGHTING PLAN

Granite School District

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