Encanto Resort

Project Vision:

Encanto is a Resort Hotel/Condominium project located near Snow Canyon, Utah. It is uniquely located within reach of the resort community Entrada with close proximity to Snow Canyon Park and the Tuacahn Amphitheater. Similar to the Inns at Entrada, Encanto will offer owners the ability to own and also place their units within the rental pools of the development for nightly rental. The project is uniquely located to take advantage of several of the rental needs of Tuacahn Amphitheater and those wanting to enjoy the striking redrocks. It is our intent to provide hotel accommodations to those who are visiting for the latest musical and fun as well as some longer term month to month rentals to some of the star actors who are performing at Tuacahn. It is anticipated that 90% to 95% of the units will be sold to second home owners desiring to participate at different times in the overnight rental opportunities provided by the resort. The City could anticipate 2nd home tax revenue from an overwhelming majority of the units as well as tax revenue from the nightly rentals-

Encanto consists of 10 buildings housing 80 units nestled into a site with some of the most remarkable views in the area. The buildings have been located in such a way that the geological features on the entire east portion of the site are preserved. Stone native to the site is used on the buildings and incorporated into extensive garden walls. The landscaping will blend with and not detract from adjacent natural vegetation. The exterior finishes are drawn from colors and natural materials found in the surrounding landscape. The architecture celebrates a mixture of influences from rustic desert ranches of early settlers and Spanish Colonial motifs found in the southwestern United States. Footprint of each condo unit building is 8870 sq ft; Unit One is 1639 sq ft, Unit Two and Three are 1945 sq ft and Unit Four is 1840 sq ft. Each unit will be three bedrooms and two baths with exterior patio/balcony areas and a storage area.

The 1,500 sq ft. club house is designed to calm the soul and bring smiles. It's located towards the north eastern end of the property within the serenity of the deep dark lava, nestled against the backdrop of the red rock mountains. Our entire design team felt it was a paramount importance to frame the open space and lava fields for all to enjoy. Hence the location of the club house. Amenities include a reception and check in area for the overnight renters, pool, spa, grass area and fire pits for lots of smores and star gazing.

Thanks to all of Ivins staff and our design team for their many comments and revisions over the last 8 months. We love that you are all as passionate about this piece as we are. It is truly one of the most spectacular views we have ever had the opportunity to develop. We look forward to great project!

Listed below are additional details for specific project components.

Parking Structures:

As required by City ordinance, half of the parking is to be covered. The shade structure proposed will be light-weight tube steel frame with welded wire mesh over the top. This framework will provide a trellis for vigorous deciduous vines to grow offering shade in the summer and sun in the winter. See Exhibit A.

Lighting:

The project lighting will be kept to a minimum to preserve the night sky. Lighting will be located on the wall near the entry of each unit as well as by patio door out to deck or yard space. This is a full cut-off fixture so it shines down but not out. The fixtures will be a Dark Bronze Finish. See Exhibit B.

Bollard trail lighting existing along Snow Canyon Parkway and an additional street light will be added at the project entrance.

Signage:

The project entry sign will be placed in the center median landscape island and compliment the project well as it will be constructed out of rock. See Exhibit C for design and location.

Mechanical Screening:

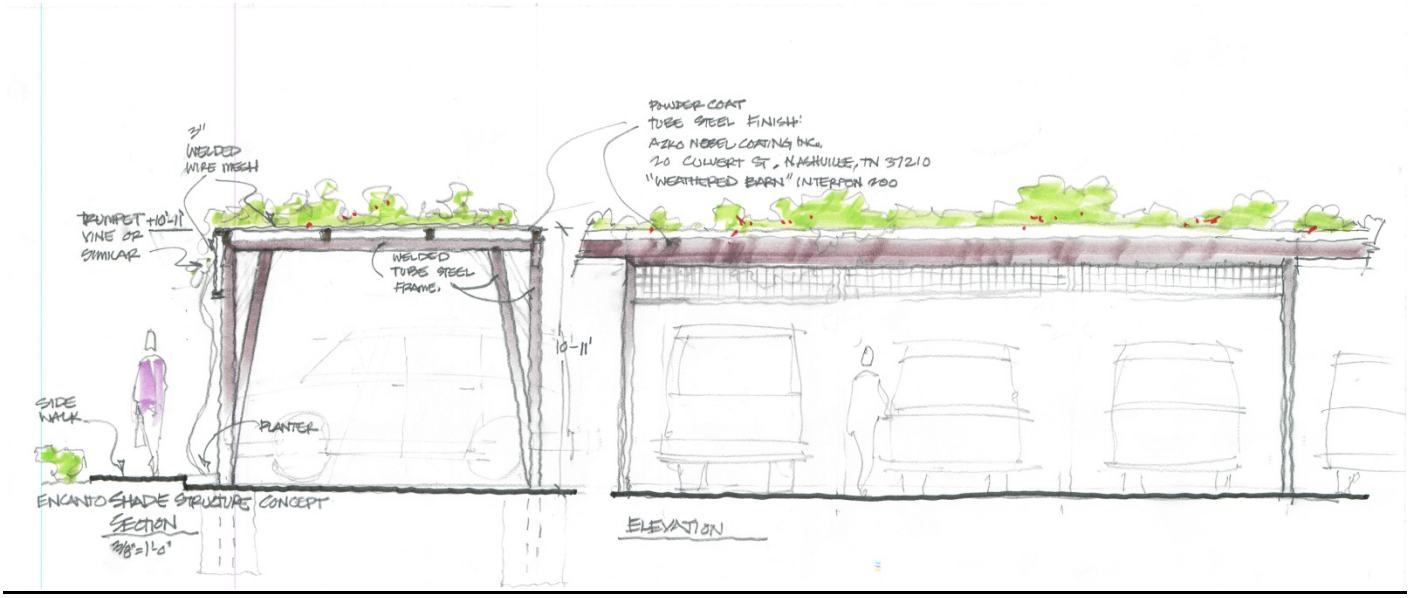
Each building will have 8 condensing units clustered in the middle of the roof with an enclosure around them, as shown in red on the attached Exhibit D. These are 30" square x 42" tall with blocking and require a 2' clearance between units and screening, so the screen wall will be 20'x11' and 42" from roof surface. Our roof surface is 20-21'' above ground level, parapets are 1-3' higher than the roof surface, so that will hide most of the screening but the dark beige stucco color will match the building finish.

Solid Waste Collection:

There will be three trash enclosure locations throughout the project. These trash enclosures will be fully screened as shown in Exhibit E. The exteriors of the structures will be stone cladding and stone capped to match the buildings.

Exhibit A

Parking Shade Structure



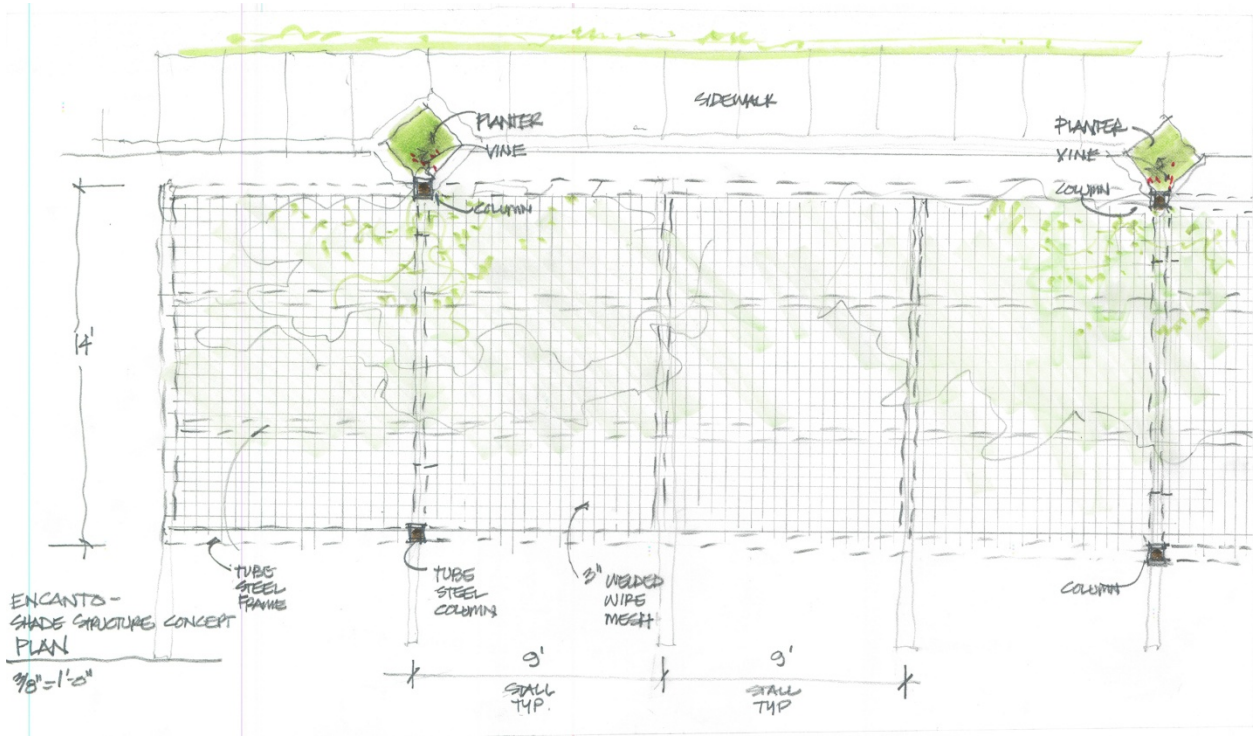


Exhibit B

Lighting on Buildings

Herculux™

H99DSM SERIES



CHECK ONE: ☐ SURFACE
Max. Lamps: 50 Watt CFL
100 Watt Incandescent

Height	Width	Depth
13"	13	7"

PROJECT INFORMATION

Type:

Fixture Type:

Catalog Number:

Accessory:

SPECIFICATIONS

LENS: One-piece tempered glass lens (3/16" thick), heat resistant, impact, weather and corrosion resistant polycarbonate. Nominal thickness .125"

HOUSING: One-piece heavy duty die cast, low copper aluminum housing. Housing flange is machined and gasketed providing maximum moisture protection and resistance to prying. Housing provides (4) 1/2" knockouts for mounting holes. One 3/4" IPS knockout hole on back of housing. Two 3/4" IPS tapped and plugged holes on sides of housing. (see Cross Section/Details). Standard housing is dark bronze. UV polyester powder coat finish provides superior

DARK SKY VISOR: One-piece injection molded specular dark bronze polycarbonate UV stabilized. Dark sky visor allows for full cutoff light output. Optional clear lens retains sealed housing. Nominal thickness .12"

REFLECTOR: High efficiency anodized aluminum

ELECTRICAL: Electronic ballasts in pre-wired factory standard. See Options for power factor corrected ballasts

GASKET: One-piece closed cell neoprene gasket seals die cast housing to ceiling surface. Reflector insert in housing gasketed to prevent loose with one "O" ring closed cell silicone gasket

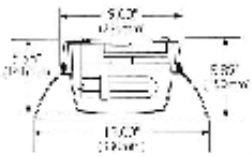
HARDWARE: All stainless steel PEGBOLT fasteners secure reflector assembly to housing

LISTINGS/CERTIFICATIONS: [illegible] for Wet Locations. "DA Approved" Dark Sky Friendly Fixture

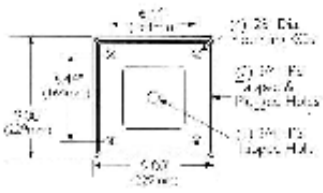
INSTALLATION: Standard box, point, mounting supplied. 10 Year Limited Warranty

DIMENSIONAL DATA

Cross Section / Details



Back Mounting View



ORDERING INFORMATION

Series	Lens Type	Finish	Lamp Type	Lamp Qty	Voltage	Options	Accessory
H99DSM							

Lens Type
- [illegible] Tempered Polycarbonate
- [illegible] Glass Prismatic

Finish
- DB Dark Bronze (Standard)
- WB White Powder Coat
- WW White Wrinkle Powder
- BK Black Wrinkle
- SI Silver Optional
- PC Paint to Match Optional
- CB Custom Color (consult factory)

Lamp Type (Bulb Shape/Watts/Starting Temp)
- [illegible] Watt Twin Tube (Low/Standard)
- [illegible] Watt Twin Tube (Low/Standard)
- [illegible] Watt Twin Tube (Low/Standard)
- [illegible] Watt Quad (Low/Standard)
- [illegible] Watt Quad (Low/Standard)
- [illegible] Watt Quad (Low/Standard)
- [illegible] Watt PL (Low/Standard)
- [illegible] Watt PL (Low/Standard)
- [illegible] Watt Incandescent (Low/Standard)
- [illegible] Watt Incandescent (Low/Standard)

Lamp Qty
- 1 One Lamp
- 2 Two Lamps

Voltage
- 120 120 Volts
- 277 277 Volts
- 347 347 Volts
- 120/277 Multi-Voltage (Electronic)

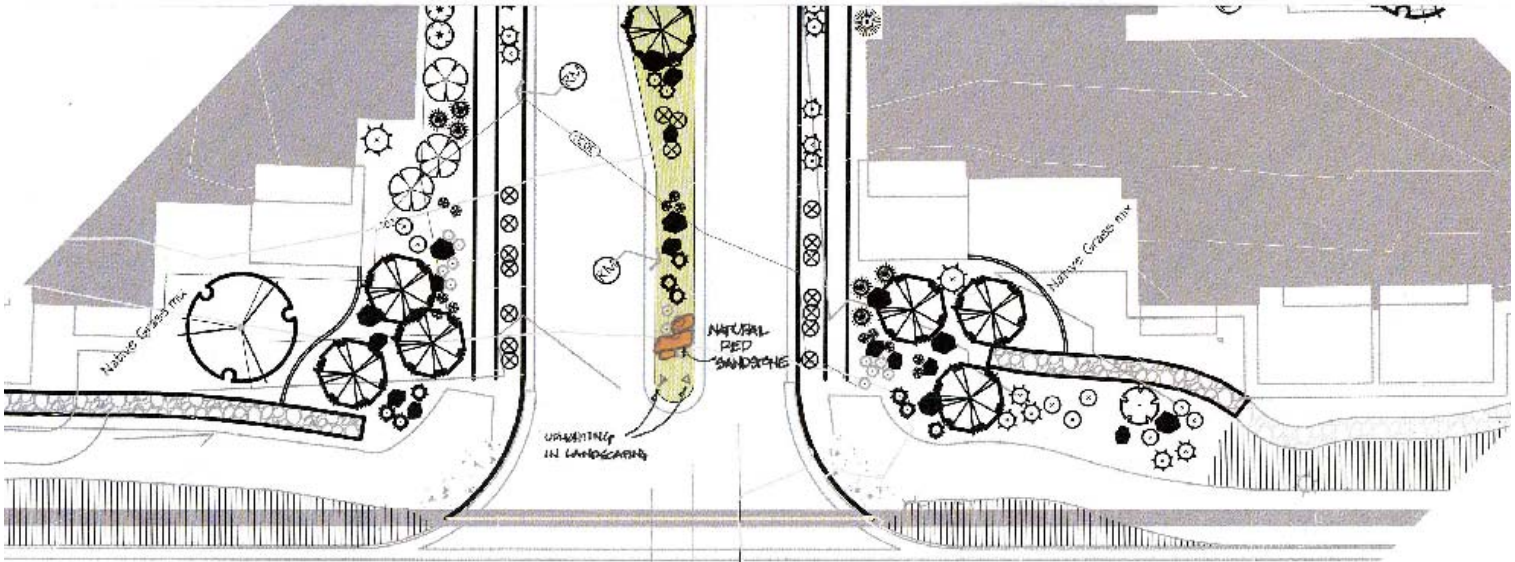
Options
- 2C Two Circuit (Standard Low Current)
- 2CC Photo Control Button Type (120/277 Voltage)
- 3S Single Switch Box
- 3T Time Delay
- 4C Photo Control Button Type (347 Voltage)
- SC Specify Other Special Factory Options

Accessory
- 9010 [illegible]

Exhibit C

Project Signage





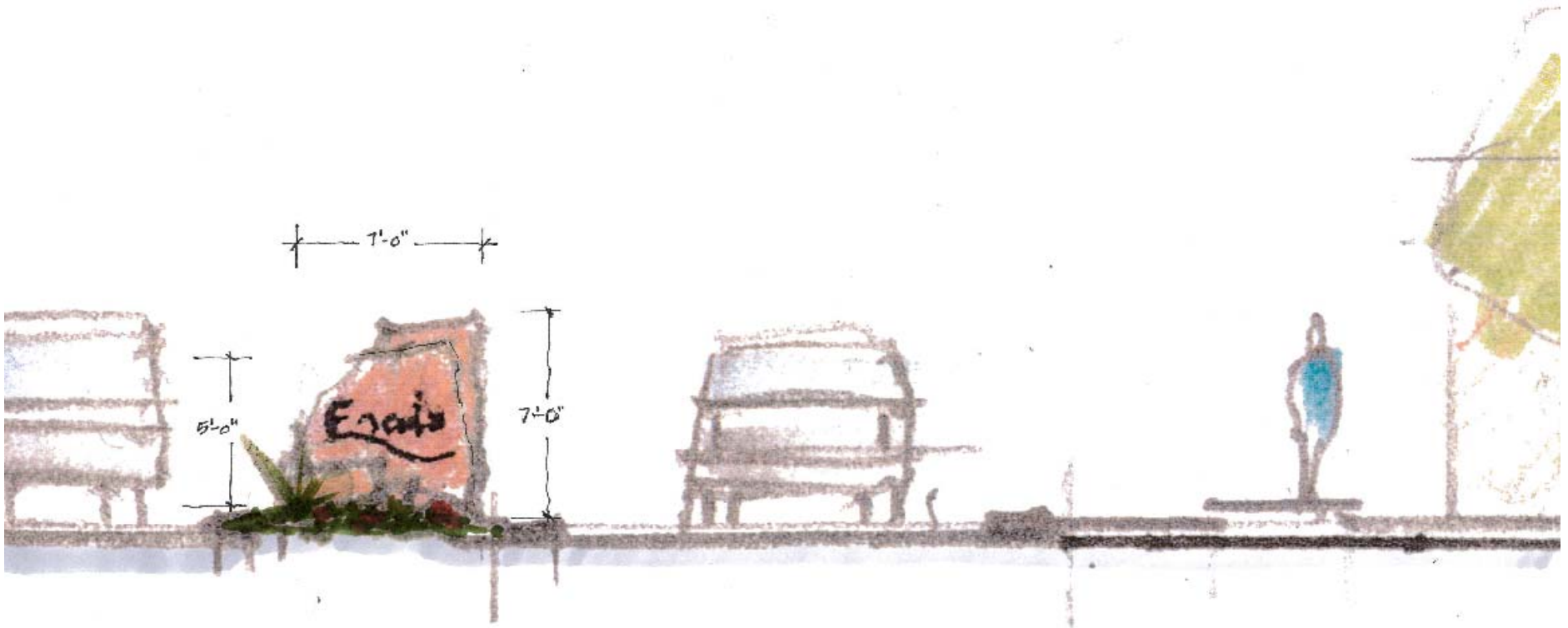
PLAN



ELEVATION

VIEW AT ENTRY – ENCANTO

IVINS, UTAH | 1"=20' | 4.17.14 | Babcock Design Group



ENCANTO - ENTRY SIGNAGE

4.17.14

Babcock Design Group

1"=3'

Exhibit D

Mechanical Screening



Exhibit E

Trash Enclosure

