Staff Report

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Sara Javoronok, AICP, Senior Planner
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Date: October 13, 2021

Re: PLNPCM2021-00503 The June, 624 and 636 South 300 West

Design Review

PROPERTY ADDRESS: 624 & 636 South 300 West
PARCEL ID: 15-01-454-009-0000 and 15-01-454-014-0000
MASTER PLAN: Downtown Community Master Plan
ZONING DISTRICT: D-2 (Downtown Support District)

REQUEST: A request by Jason Malaska of CW Urban for Design Review at approximately 624 & 636 South 300 West. The proposal is to construct a new multifamily residential building. The proposed building will have 102 units with a mix of studio, 1 bedroom, 2 bedroom, and penthouse units. The building will have two podium parking levels with 100 parking stalls and five levels of apartment units above. The project site is in the D-2 (Downtown Support) zoning district. The applicant is requesting Design Review to allow for building height of 85'.

RECOMMENDATION: Based on the findings listed in the staff report, it is the Planning Staff's opinion that the request generally meets the applicable Design Review standards of approval and therefore recommends the Planning Commission approve the request with the following conditions:

1. Final approval of the details for site signage, development and site lighting, street lighting, streetscape details and sidewalk paving to be delegated to Planning Staff to ensure compliance with the standards for Design Review as well as the Downtown Plan.
2. Approval is for the specific items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.
3. The involved lots shall be consolidated through the Lot Consolidation process as per Chapter 20.32 of the Subdivisions and Condominiums ordinance.

ATTACHMENTS:

A. Vicinity Map
B. Applicant Submittal
C. Property and Vicinity Photos
D. D-2 Zoning Standards
E. Design Review Standards

F. Public Process & Comments
G. Department Review Comments

BACKGROUND/CONTEXT

There are two properties that are included with this proposal. A lot consolidation application has not been submitted and will be required. The properties are located on the west side of 300 West, on the northern half of the block between 600 South and 700 South. Currently, the parcel to the north has a single-story building with a dog wash and the parcel to the south has a self-service car wash. To the north of these properties is a single-story commercial building, to the east are the Springhill Suites by Marriott, House of Guitars, and Moda Granary Place apartments. To the south and west is a nearly 5-acre vacant parcel.

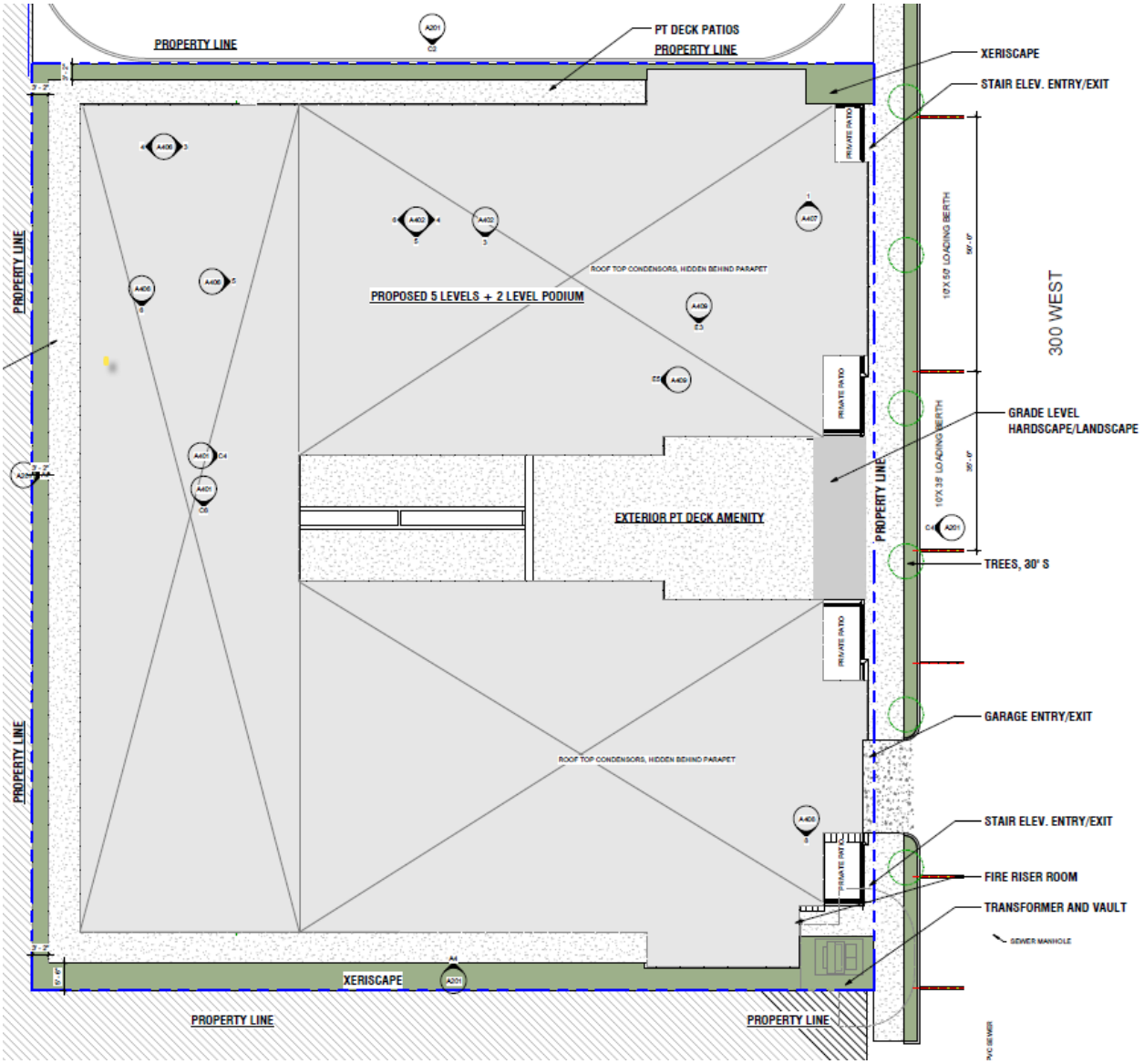
PROJECT DESCRIPTION:

Quick Facts
Parcel Size: 29,956 sq ft/0.69 acres
Height: 85' (7 stories)
Ground Floor Uses: Residential lobby, leasing, loading, parking, and bicycle storage
Upper Floor Uses: Residential units and amenity spaces
Number of Residential Units: 102 units
Exterior Materials: Brick, metal panel, and glass
Podium Parking: 79 standard stalls, 16 EV, 5 ADA
Review Process & Standards: Design Review, D-2 zoning standards, and general zoning standards.

The building is a 7-story, 102-unit residential apartment building. The building is proposed as 85' tall with a mix of studio, one-bedroom, and two-bedroom units, including penthouse units. The first and second podium floors of the building would include 100 parking stalls and tenant loading areas. The upper five floors would have apartments and tenant amenity areas. The parking would be accessed through a single entrance point on 300 West. Additional loading areas are to be provided on 300 West. Above is a rendering of the development and a list of quick facts about the

proposal. The D-2 zoning district permits 65' by right and up to 120' with Design Review. The applicant is requesting Design Review to allow for additional building height of 85', which is the peak of the sloped area of the roof and the stair and elevator towers.

The proposed 7-story building would occupy approximately 96% of the site. Most of the ground and second floor street facing façade would be occupied by a storefront glass system with a combination of clear and translucent glass panels. The ground floor would have four pedestrian entries and the single vehicular entry to the garage. Active uses are behind 78% percent of this façade. Generally, in the center of the front façade a 30-foot landscape or green wall is proposed. The upper floors, excluding glass, are 66% red brick and 44% metal panel. An amenity courtyard is proposed above the two podium levels with club and co-working spaces adjacent to it.

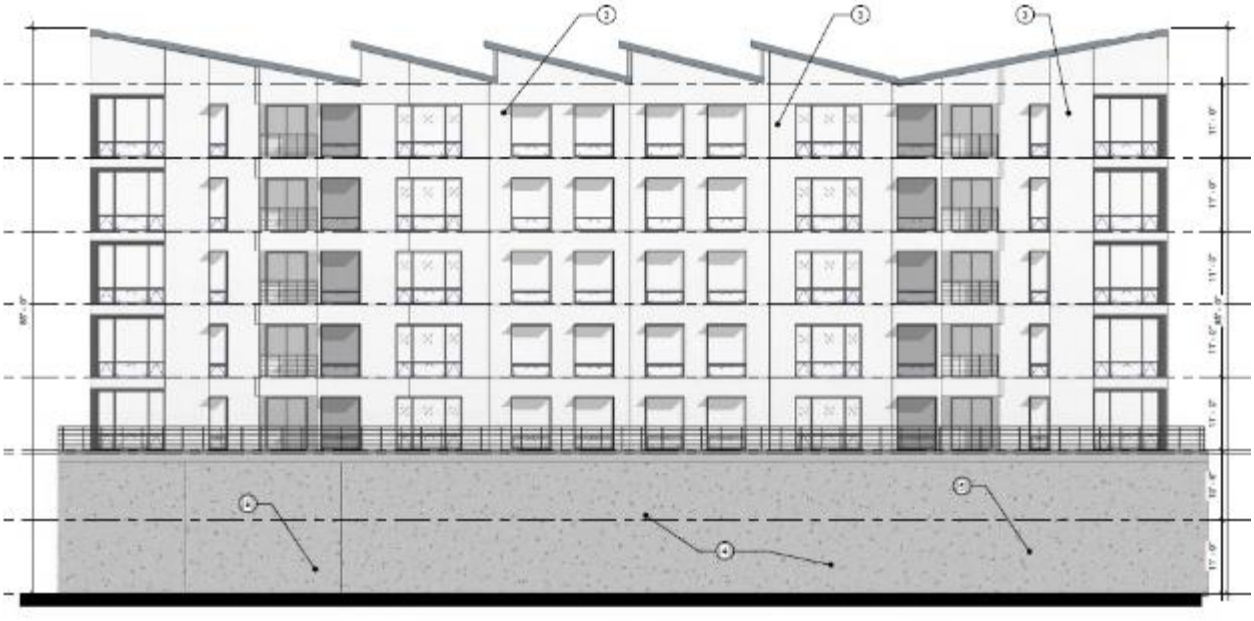


Site plan

North (side) elevation

South (side) elevation

The north side elevation is generally set back 3'2" and the south side elevation is generally set back 5'6" from the property line. There are smaller setbacks adjacent to elevator and stair towers and closer to the street. The first two levels, occupied by podium parking, are CMU block. The upper five floors, excluding glass, are white stucco. The units on these elevations have recessed balconies, and on the lowest residential level, patio areas. On both sides, and towards the rear there is a recessed area providing another break in the wall plane. On the podium level of the south elevation, and recessed from the front façade, are the gas meters.



West (rear) elevation

The west (rear) elevation is similar to the side elevations. It is set back 3'2" feet from the property line. The materials are CMU block on the first two podium floors and the upper floors where the residential units are located are white stucco.

PLANNING COMMISISON REQUESTS:

Design Review Request

The underlying D-2 zoning district allows for an increase in building height from 65' to a maximum 120' with a Design Review and a determination by the Planning Commission. The applicant is requesting a height of 85'.

The Design Review process is intended to ensure high-quality outcomes for developments, while allowing flexibility and modifications to design standards and to achieve development goals/purposes stated in City master plans and the zoning district. For complete analysis and findings in relation to the Design Review standards, please refer to Attachment E.

KEY CONSIDERATIONS:

The key considerations listed below were identified with the analysis of the project:

CONSIDERATION 1 – Consistency with the Underlying Zoning District and Applicable Master Plan Policies

Downtown Master Plan

The project site is located within the Downtown Master Plan and specifically the Grand Boulevards District of the master plan. It is directly to the north of the Granary District and to the west of Central 9th.

The Downtown Master Plan encourages additional housing choices and increasing the number of housing units in the downtown area. It also encourages increasing residential density to allow for a more even ratio of jobs and housing in the community. The proposed development accomplishes this by providing additional residential housing in the area and increasing housing opportunities in an area with existing infrastructure to support the greater density.

In working towards a more walkable downtown community, the Downtown Master Plan encourages maximum visual transparency from the sidewalk into buildings to enhance the pedestrian experience. The glass storefront system with large amounts of glazing on the ground floor along with multiple entry and exit points, and the improved park strip landscaping will active the streetscape and improve the pedestrian experience along this section of 300 West.

The Downtown Master Plan calls for a midblock walkway generally around the south property line. Staff initially recommended adding a midblock walkway that would terminate at the western edge of this property and could be further developed when the property to the west is redeveloped. However, in consultation with the applicant, planning staff determined that the property to the south, which extends the full width of the block from 300 West to 400 West would be a better location for a midblock walkway and could potentially allow for better integration into a development proposal for that site.

Plan Salt Lake
The project is also supportive of Plan Salt Lake, a citywide plan that guides the city's direction. Plan Salt Lake includes goals directed toward housing, planning for future growth, transportation and mobility, and neighborhoods. Of the goals listed in these sections, the proposed Design Review is supported by the following initiatives:

- *Locate new development in areas with existing infrastructure and amenities, such as transit and transportation corridors.*
- *Encourage a mix of land uses.*
- *Promote infill and redevelopment of underutilized land.*
- *Create a safe and convenient place for people to carry out their daily lives.*
- *Accommodate and promote an increase in the City's population.*
- *Incorporate pedestrian oriented elements, including street trees, pedestrian scale lighting, signage, and embedded art, into our rights-of-way and transportation networks*

As identified above relative to the Downtown Master Plan, the proposal will provide additional residential opportunities in an area where more residential units are desired and where there is existing infrastructure.

D-2 Downtown Support District
The purpose of the D-2 zoning district is, "*to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District".* The D-2 district is also intended to act as a support district to the Central Business District and is envisioned to be less intensive than the Central Business District with high lot coverage and buildings placed close to the sidewalk. The project achieves this by providing residential units in a building with a high percentage of lot coverage that extends close to the lot lines. The proposed mid-rise building compliments the expanding Central Business District.

The intent of the D-2 zoning district also includes the purpose of the design standards in the district. *"Design standards are intended to promote pedestrian-oriented development with a strong emphasis on a safe and attractive streetscape."* The design and orientation of the building to the sidewalk also meet this intent. The potential for active ground floor uses and the transparency in the storefront system helps to achieve this purpose.

CONSIDERATION 2 - Building Height
The building has a maximum height of approximately 85'. The maximum height permitted in the D-2 zoning district, which applies to the properties to the east, north and south, is 65' by right and 120' is permitted with Design Review. The property to the west is in the CG (General Commercial) zoning district where 60' is permitted by right and 90' is permitted with Design Review.

Consistent with the Design Review standards, the proposed building has an identifiable base with the two podium parking levels, which have a storefront glass system and active ground floor uses on the street facing façade. The residential units are above the podium and the next four floors serve as the "middle". The uppermost floor, which has residential units, is slightly set back and has various material and roof plane changes. These provide the "top" to the building.

The height of the proposed structure is slightly lower directly fronting 300 West and the highest points are the peaks of the shed roof forms visible on the sides and rear and the stair and elevator towers. The red brick on the 300 West street-facing elevation extends to just over 65' in height. As identified above, the top level has a slight setback and there is a material change from brick to the metal panels. The top of the metal panels on the uppermost floor have a height of approximately 80' feet. Additionally, the first four residential floors, which extend to approximately 65', have a regular fenestration pattern both vertically and horizontally. This pattern is modified above this height and differentiates the top floor of the building from the podium base with the street-facing storefront system and the residential floors above it. These features moderate the vertical appearance of the structure.

The brick and metal panels wrap to the side elevations and to the rear of the elevator and stair towers. Beyond, these side and rear elevations have a podium base, then stucco above. There is a regular fenestration pattern on each floor. The units on the sides, and some on the rear, have recessed balconies, which further breaks up the mass and wall plane of the building. The top of the building is differentiated from the base and middle with multiple shed roof forms that align with the fenestration. These break up the mass and bulk of the structure.

The podium base on the sides and rear is between approximately 1' and 5'6" from the property line. While development is allowed up to the property line, the building code limits openings directly on the property line. The location of the sides and rear on the interior of the block and the zero-lot line setback requirement means that future development will likely block the blank walls from public view.

The intent of the Design Review standards is to break up the overall mass and scale of the building to provide for a more human scale and increase the comfort of pedestrians and others interacting with the site and neighborhood. As reviewed in the Design Standard Analysis in Attachment E of this Staff report, Planning Staff has found the proposed building height modifications meet the directly applicable design standards to building height.

DISCUSSION:
The proposed development will meet the intent of the Downtown Support (D-2) zoning district and other applicable master plans by adding higher density housing in a neighborhood where it is desired, constructing a building with a high percentage of lot coverage, and activating the street through the degree of transparency proposed on the building and improvements to the public realm.

While the height will be a change to the existing built environment on the block, the surrounding sites, while zoned a mix of D-2 and CG, have the same height potential as proposed on the subject site. As this site is developed and additional nearby development is completed, further redevelopment in the vicinity is likely as demand for housing and other needs in this area is likely to continue.

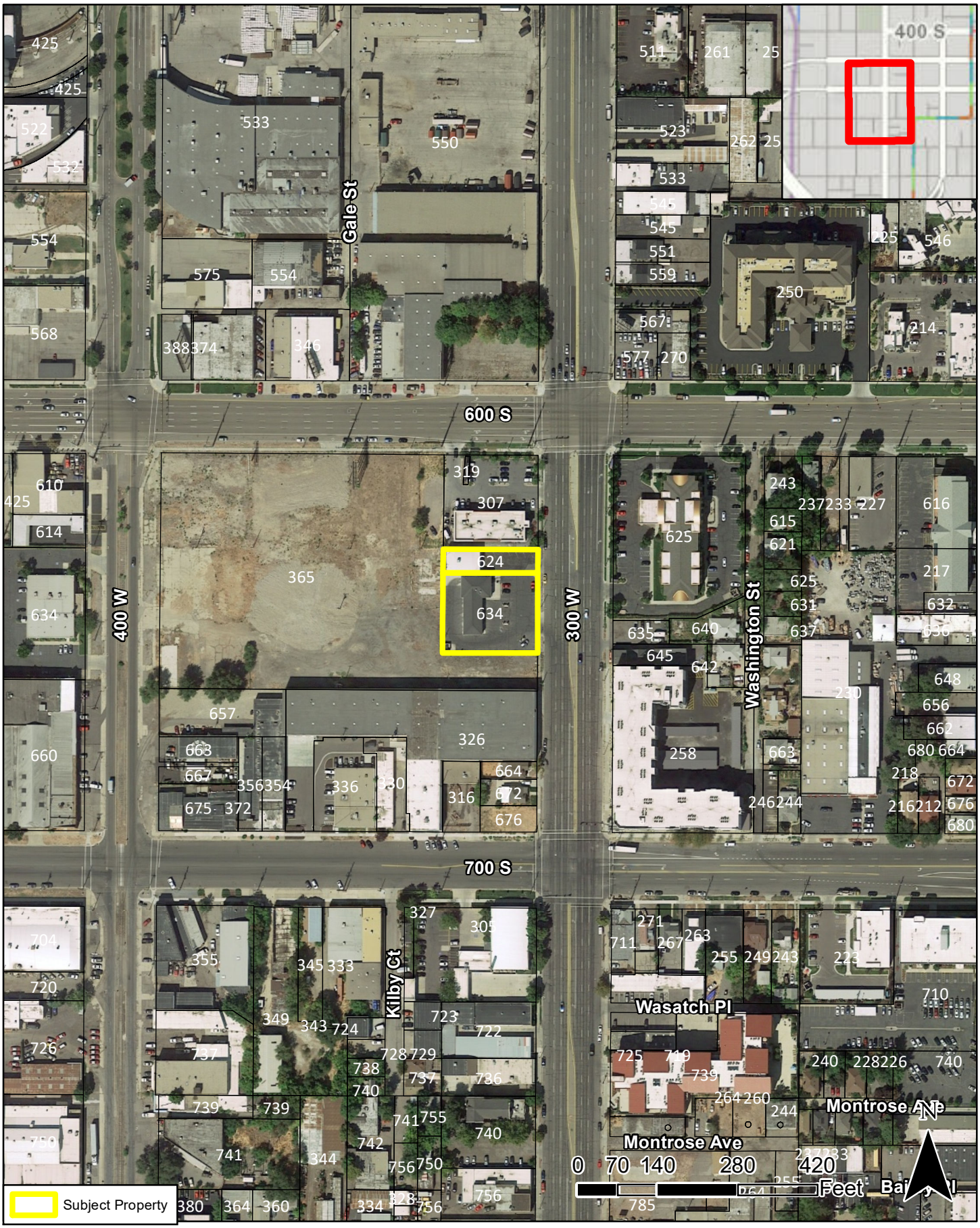
NEXT STEPS:
Approval of the Design Review Request
If the requests are approved, the applicant will need to need to comply with the conditions of approval, including any of the conditions required by other City departments and the Planning Commission. A lot consolidation will need to be submitted and recorded on the subject property. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Design Review Request

If the design review request for additional height is denied, the applicant will still be able to develop the property by right, but at a smaller scale. The applicant will be able to submit plans for building permits and certificates of occupancy for the building subject to meeting all applicable zoning requirements and requirements of other divisions.

ATTACHMENT A – VICINITY MAP

Vicinity Map



Salt Lake City Planning Division 8/5/2021

ATTACHMENT B – APPLICANT SUBMITTAL

theJUNE

HEIGHT VARIANCE APPLICATION NARRATIVE

C.W.
URBAN

[GENERAL LETTER]

TO: Salt Lake City Design Review

DATE:
5.14.2021

RE:
The JUNE Apartments
624, 636 S 300 W Salt Lake City UT,
Height Increase Request

We propose that this residential project be reviewed for a building height increase per SLC zoning code chapters 21A.59 and 21A.26.070 F1-F3. **We would formally ask for 85'-0"** roof height (see sheet A201) that fits the IBC 2018 height limit for a wood framed buildings of this kind.

PROJECT SUMMARY

The June is a proposed apartment building to be located at 624, 636 S 300 W Salt Lake City UT. The existing neighborhood is a combination of vacant land, warehouses, and small light commercial buildings. Across the street north is the massive Post Development currently under construction. The June aims to be a modern and aesthetic boon to the neighborhood that will speak to the other new developments in the area.

The building itself aims to improve the existing site. Currently the proposed site encompasses a car wash, a dog wash and a lot of asphalt surface parking.

Pedestrian access to the buildings is along 300 west. Future residents have access to the building via several doors along 300 west. Storefront and glass will line the street including access to stairwells and elevator lobbies, a boutique lobby entrance and a leasing office.

The new project proposes the construction of a single residential tower on top of a parking structure. It will contain 102 units, including a mix of studio, 1 bed, 2 bed, and luxury penthouse apartments. The covered structural parking provides a near 1:1 parking ratio (102 covered stalls per 102 Units). Although the D-2 zone allows fewer parking stalls (.5:1), we desire as much off street parking as possible.

There are 5 levels of wood framed apartments, and 2 levels of concrete parking. 2 parking levels above grade. The exterior materials are masonry brick, metal siding, stucco, glass, architectural finish concrete and CMU.

Trash collection and a backup electric generator occur on the interior of the garage and are covered from street view.

Open deck courtyard amenities for the residents are designed to inhabit the top of the PT slab of the parking. For the residents a street accessible ground level leasing office will be provided as well as a club room and resident work in spaces (something akin to weWork) on the podium level.

DESIGN REVIEW STANDARDS

A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development. We believe the design meets and exceeds the development standards for a D-2 district as well as the standard design review guidelines as noted below.
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parkinglot.

1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot) Primary entrance faces the public sidewalk. Pedestrian access to the building is on the street level along 300 west. Building circulation shafts exit directly to 300 west. Future residents have access to the building directly into elevator and stair lobbies from 300 west as well as from inside the parking garage. 4 doors exit directly onto the sidewalk, into tenant circulation lobbies, leasing office and a mail room.
2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. Building is built up along the sidewalk along 300 west.
3. Parking shall be located within, behind, or to the side of buildings.

Covered structural parking provides a 1:1 parking ratio (102 covered stalls per 102 Units). Although the CG zone allows fewer parking stalls (.5:1). All parking is covered and provided for inside the parking garage, no parking is surface, excepting street stalls along 300 west, including a loading bay for large delivery trucks etc. Concerning 1:1 parking ratio,see 21A.44.050 3b. Parking maximum can be doubled if we included 1 major and 1 minor transportation demand. See 21A.44.050 4.a.(1). At least half of the bicycle parking will be provided inside the building. See 21A.44.050 4.a.(6). A gym/exercise amenity is being provided that is over 1,000 sf. See 21A.44.050 4.b.(1). Permanently sheltered, covered secure facilities are provided for bike parking.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. Glass storefront is being used along the street level. To hide the parking garage the brick building façade along 300 west drops to grade level, covering the parking garage. Openings into the garage mimic in language the fenestration of the above parking to make a seamless transition.

1. Locate active ground floor uses at or near the public sidewalk. A min of 75% of along the ground floor are dedicated to active uses including lobby, leasing office, mail and parcel room.

For pedestrian engagement 100% of the ground level is storefront, but with a changing composition of translucent and clear glass panel. Translucent panels will be properly lit for backlighting so that at night the translucent panels shed a faint glow. During the day those translucent panels will give ambient day lighting into the parking on the 2nd level as well as into some of the 1st level activated use spaces.
2. Maximize transparency of ground floor facades. Ground floor transparency has been maximized with storefront and glass fenestration, as well as a 2 story fritted glass art wall.
3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. A fenestration language uses glass, asymmetric mullion spacing and steel, as well as a variety of full height glass and large windows to create visual interest and rhythm.

4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces. This is accomplished as the primary courtyard is located on the podium level. The apartments on top of the podium wrap this courtyard, and the courtyard faces 300 west. Also, at the top level of the building are private patio/garden areas for tenants, that are attached to the upper levels of those specific loft units. The step back and relief this provides to the upper levels help mitigate the mass by bringing the highest portion of the roof line back from the main façade along 300 west. It also helps break up the mass of the building and give some relief to the total height of the building.

D. Large building masses shall be divided into heights and sizes that relate to human scale.
   1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. A proper scale is used that matches the Post Development buildings under construction to the north. The apartments on the top level along 300 west also step back from the street creating a shift in the horizontal plane.
   2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. The massing of the building, the material changes, the use of balconies, courtyards, and fenestration patterns help accomplish this.
   3. Include secondary elements such as balconies, porches, vertical bays, beltcourses, fenestration and window reveals. This has been done, refer to Elevations.
   4. Reflect the scale and solid-to-void ratio of windows and doors of the established character of the neighborhood or that which is desired in the master plan. Varying window sizes, use of storefront in lower and upper level, large double leaf glass balcony doors help to create a better aesthetic for the neighborhood that exceeds existing buildings and set a higher precedent for the area.

E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: N/A. While our building isn't longer than 200, it does in fact provide the below listed changes and are easily seen on the elevations
   1. Changes in vertical plane (breaks in facade);
   2. Material changes; and
   3. Massing changes.

F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: N/A

1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30");
2. A mixture of areas that provide seasonal shade;
3. Trees in proportion to the space at a minimum of one tree per eight hundred (800) square feet, at least two inch (2") caliper when planted;
4. Water features or public art;
5. Outdoor dining areas; and
6. Other amenities not listed above that provide a public benefit.

G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive City skyline.

1. Human scale:

a) Utilize step backs to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans.

The design uses two methods to create variety. Along 300 west the parking garage is hidden, creating a pedestrian friendly vibe as typically these podium buildings have pedestrians walking by garages. Pedestrians will experience a nice building faced, plenty of glass and pedestrian level lighting. Behind the front faced of the building the building steps back from the property line, creating open air patios and balconies for the residents that live on the North, west and south face of the building.

b) For buildings more than three (3) stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. The building is broken into several masses that are materially and visually different. The front facing façade utilizes a two story storefront design with a brick and steel and glass façade above. The massing of the building, with the 10’ setback of the artwall break the mass into two, reducing the weight of the building along 300 west, and make the building look like two smaller buildings. Around back of the building is a contemporary clean stucco look with variegated roof heights that not only add interest to the building but which have clerestory skylights that flood the top units with light.

2. Negative impacts:

a) Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. Noted, blaconies and shape of building give breakup the massing up along 300 west so that it almost appears as 2 buildings.

b) Minimize shadow impacts of building height on the public realm and semi- public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. Effects of height increase Building shadow are minimal. The street to the east is a 6 lane road, 100’ wide which will remain unaffected by afternoon shade. The restaurant to the north is north facing, with its main façade north facing. This building will shade the back of the building where pedestrians wont be.

c) Modify tall buildings to minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. The height of the building is modified with a step of certain units at the upper level, a stepback from the podium garage along each side except along 300 west, the use of balconies and a podium level landscaped area that breaks up the height and opens the building to air and sunlight.

3. Cornices and rooflines:
   a) Cohesiveness: Shape and define rooflines to be cohesive with the building's overall form and composition.
   b) Complement Surrounding Buildings: Include roof forms that complement the rooflines of surrounding buildings. Noted, see elevations. Roof design is an integral part of the cohesive design and is aligned materially to finish the vertical and horizontal language of the building elevations.
   c) Green Roof And Roof Deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system. Planted courtyards to be provided

H. Parking and on site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway. All resident parking is inside the covered parking garage underneath the podium. Full ADA stalls and access are provided.

I. Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served. Service uses shall be set back from the front line of building or located within the structure. (See subsection 21A.37.050K of this title.) These functions are located within the parking garage and are shielded from all residents and pedestrians with elements the completely hide their function.

J. Signage shall emphasize the pedestrian/mass transit orientation. Primary building signage will be owner provided under a separate application. Primary building signage will be minimal as we feel labeling apartments to be outdated and tacky. We prefer the elegance of a clean material palette

1. Define specific spaces for signage that are integral to building design, such as commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. n/a
2. Coordinate signage locations with appropriate lighting, awnings, and other projections. n/a
3. Coordinate sign location with landscaping to avoid conflicts. n/a

K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark skygoals.

1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. Low level/ambient lights will be provided as sconces on building face lighting the sidewalk and entries, as well as street lights which will be contingent on a site study by electrical engineer, as street lighting is required it shall be added.
2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. Lighting shall not create light pollution, shall be ground facing.
3. Coordinate lighting with architecture, signage, and pedestrian circulation to

accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety. Low street lighting shall be provided in front of leasing areas, lobby entrance, and entrance/exits and garage that will coordinate with design.

L. Streetscape improvements shall be provided as follows:

1. One street tree chosen from the street tree list consistent with the City's urban forestry guidelines and with the approval of the City's Urban Forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer with trees approved by the City's Urban Forester. Currently no trees exist along this portion of 300 west.
2. Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards. Permitted materials for privately-owned public spaces shall meet the following standards:
   a) Use materials that are durable (withstand wear, pressure, damage), require a minimum of maintenance, and are easily repairable or replaceable should damage or defacement occur. Design will comply, providing both a sidewalk that meets city specifications and any hardscape entry elements.
   b) Where practical, as in lower-traffic areas, use materials that allow rainwater to infiltrate into the ground and recharge the water table. N/A
   c) Limit contribution to urban heat island effect by limiting use of dark materials and incorporating materials with a high Solar-Reflective Index (SRI). No surface parking lots are being added except possible street parking out front. Light colored concrete will be used for pedestrian walkways, and low maintenance landscaping along the north and south side of the building.
   d) Utilize materials and designs that have an identifiable relationship to the character of the site, the neighborhood, or Salt Lake City. Design complies with this intent, building and site reference and improve the character of the neighborhood.
   e) Use materials (like textured ground surfaces) and features (like ramps and seating at key resting points) to support access and comfort for people of all abilities. Accessible primary entries are provided to support universal access.
   f) Asphalt shall be limited to vehicle drive aisles. (Ord. 14-19, 2019) Noted.

D. Downtown Districts:

Standard (Code Section)	District	The June
	D-2	
Ground floor use (%) (21A.37.050A1)	75	78% active ground floor use. Calculated area includes North and South lobbies, portion of the lobby/lease and parcel room divided by the total length of the building less the garage entry.
Ground floor use + visual interest (%) (21A.37.050A2)	60/25	NA
Building materials: ground floor (%) (21A.37.050B1)	80	100% glass storefront system (covering parking garage, 2 levels); A composition of translucent glass panel and clear glass panel, with black annodized aluminum mullions.
Building materials: upper floors (%) (21A.37.050B2)	50	Upper façade (5 levels above parking deck) is a combination of full size masonry brick, black metal panel, and glass. 95% of materials will meet durable material standard. About 5% will be white stucoo on the recessed portion of the fifth floor patios.
Glass: ground floor (%) (21A.37.050C1)	40	Glass storefront system being used. See above ground floor materials. 40% min exceeded.
Glass: upper floors (%) (21A.37.050C2)	25	40% of upper floors are glass vinyl window.
Building entrances (feet) (21A.37.050D)	50	4 Building entrances along front façade
Blank wall: maximum length (feet) (21A.37.050E)	15	Storefront glass, composed in a grid pattern, with variation of translucent and clear glass and storefront doors, line 300 west. An artistic wall will be installed that is set back from the sidewalk 10', will have an activated hardscape area, the wall itsfel will be a colorful wall either of an artwork, or of greenery, or of some artistic composition.
Street facing facade: maximum length (feet) (21A.37.050F)	200	Max façade is 174' - 6". Req met.
Upper floor step back (feet) (21A.37.050G)		No requirement for d2, however, at parking deck, level 2, is a courtyard stepback, and at level 5 there are 4 private patios, as well as a step back in the walls of the units that add variation.
Lighting: exterior (21A.37.050H)	X	Ligthing on the street will be a combination of ambient glow coming from inside the storefront, as well as some down sconces by each door, and the garage entry. Lighting is meant to be ambient and not overtly bright, and not contribute to light pollution, but to be more like a wamr glow along the sidewalk coming from the building.

Lighting: parking lot (21A.37.050I)	X	Parking garage will be lit.
Screening of mechanical equipment (21A.37.050J)	X	All mechanical equipment is inside garage which is screened from view by translucent glass panels.
Screening of service areas (21A.37.050K)	X	All service areas such as trash, generator, and electircal rooms are inside garage which is screened from view by translucent glass panels. Gas meters and some electric meters are on south side of building.
Ground floor residential entrances (21A.37.050L)		Doesn't apply, but two lobby entrances connected directyl to a stairwell and elevator are located on NE, and SE corner of building, and exit directly onto sidewalk.
Parking garages or structures (21A.37.050M)	X	Parking garage meets requirements, with safe access to elevators, exits, and has a high quality skin that brings natural light into garage during the day.

Formal Request

We'd like to request the height increase allowance for 85'-0". The proposed building lots are zoned D-2 with a building height limit of 65'-0". Per SLC code 21A.26.070/F3 a height of 120' shall not be exceeded, and we therefore formally request that same allowance be considered and granted for this project. The proposed building would be approximately 85'-0" above grade to top of roofline.

Relevant Information

Lots:

Lot 1

- Address: 624 S 300 W,
- Parcel # 1501451009
- Acre 0.16

Lot 2

- Address: 636 W 300 W
- Parcel # 1501454014
- Acre 0.47

Building

Residential SF: 105,288 sf

Occupancy: R-2

Construction: III-A (2HR exterior wall with flame retardant framing members and sheathing) Allowable building Height per IBC: 85'-0"

Units: 102

Open Air Amenity SF= 1,600 SF

Parking Structure SF: 55,428 SF (includes leasing office, trash, generator, resident storage) Parking Stalls: 102 (5 ADA, 97 Standard)

Building Setback: 1'6"

Building Max Height: 85'-0" IBC

Sincerely,

CW Urban

ISSUED BY:

Jason Malaska

(Signature) *(Date)* 8.5.2021

theJUNE

636 S 300 W
SALT LAKE CITY, UTAH 84101
DESIGN REVIEW

Sheet List	
Sheet Number	Sheet Name
0XX_GENERAL	
G001	COVER SHEET
G002	SHEET INDEX
G003	CODE
G099	P1 EXITING
G100	P2 EXITING
G101	LEVEL 1 EXITING
G102	LEVEL 2 EXITING
1XX_CIVIL	
C0.0	ALTA 1/2
C1.0	ALTA 2/2
C2.0	SITE PLAN
C3.0	UTILITY AND DRAINAGE PLAN
1XX_LANDSCAPE	
L101	LANDSCAPE PLAN
1XX_PLANS	
A099	PARKING GARAGE PLAN_L1 GRADE
A100	PARKING GARAGE PLAN _L2
A101	FLOOR PLAN_LEVEL 1
A102	FLOOR PLAN_LEVEL 2
A103	FLOOR PLAN_LEVEL 3
A104	FLOOR PLAN_LEVEL 4
A105	FLOOR PLAN_LEVEL 5
A106	ROOF LEVEL
AS001	LEVEL 1/ SITE PLAN
2XX_ELEVATIONS	
A201	EXTERIOR ELEVATIONS
3XX_SECTIONS	
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A310	WALL SECTION
A311	WALL SECTION
A320	ENLARGED STAIRS
A321	ENLARGED STAIRS
A322	ENLARGED ELEV. NORTH
A323	ENLARGED ELEV. SOUTH
4XX_LARGE SCALE VIEWS	
A401	STUDIO / UNIT PLAN
A401A	STUDIO TYPE A / UNIT PLAN
A402	1 BED / UNIT PLAN
A402A	1 BED TYPE A / UNIT PLAN
A403	1 BED NE / UNIT PLAN
A404	1 BED SE / UNIT PLAN
A405	2 BED E / UNIT PLAN
A406	2 BED W / UNIT PLAN
A406A	2 BED TYPE A / UNIT PLAN
A407	2 BED PENTHOUSE_NE / UNIT PLAN
A408	2 BED PENTHOUSE_SE / UNIT PLAN
A409	3 BED PENTHOUSE_SE / UNIT PLAN
6XX_SCHEDULES	
A-610	FINISH SCHEDULE

OWNER

CW URBAN
1222 LEGACY CROSSING BLDV #6
SALT LAKE CITY, UTAH 84014
801.698.6685

ARCHITECT

CW URBAN
1222 LEGACY CROSSING BLDV #6
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JON@CW.LAND

CIVIL ENGINEER

PEPG CONSULTING
9270 SOUTH 300 WEST, STE A-2
SANDY UT, 84070
801.562.2521
CONTACT: RYAN KITCHEN
RYAN@PEPG.NET

STRUCTURAL ENGINEER

FOCUS ENGINEERS
6949 SOUTH HIGH TECH DR
MIDVALE, UT 84047
801.352.0075
CONTACT: ADAM EASTMAN
AEASTMAN@FOCUSUTAH.COM

ELECTRICAL ENGINEER

SPECTRUM ENGINEERS
324 SOUTH STATE STREET, STE 400
SALT LAKE CITY, UTAH 84111
801.401.8420
CONTACT: SPENCER LITTLE
SCL@SPECTRUM-ENGINEERS.COM

MECHANICAL ENGINEER

SPECTRUM ENGINEERS
324 SOUTH STATE STREET, STE 400
SALT LAKE CITY, UTAH 84111
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CONTACT: RYAN BOOGAARD
RHB@SPECTRUM-ENGINEERS.COM

DEFERRED SUBMITTALS

1.
2.

PRINTED AT 9/24/2021 11:06:10 AM

C.W. URBAN

theJUNE
636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

COVER SHEET

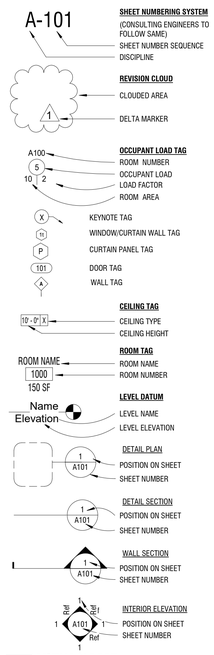
DRAWING NUMBER
G001

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

DRAWING SYMBOLS:



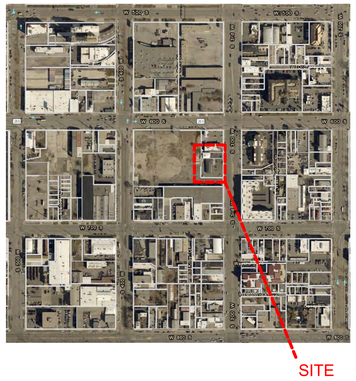
MATERIAL LEGEND:

- GYPSUM BOARD
- CONCRETE MASONRY UNITS
- CAST-IN-PLACE CONCRETE
- STEEL
- RIGID INSULATION
- BATT INSULATION
- EARTH
- GRAVEL
- PLYWOOD
- WOOD BLOCKING
- HARDBOARD
- BRICK
- STUD WALL
- PROTECTION BOARD
- FABRIC

GOVERNING BLDG CODES:

CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
2018 INTERNATIONAL BUILDING CODE (IBC); INCLUDING APPENDIX J
2018 INTERNATIONAL PLUMBING CODE (IPC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 NATIONAL ELECTRICAL CODE (NEC)
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
NATIONAL FIRE PROTECTION ASSOCIATION CODES (IN TOTAL)
IAQ GUIDELINES FOR OCCUPIED BUILDINGS UNDER CONSTRUCTION (SMACNA)
AMERICANS WITH DISABILITIES ACT (ADA) (ANSI A117.1-2009) (ADAAG)
OTHER APPLICABLE MUNICIPAL ORDINANCES AS WRITTEN

VICINITY MAP:



PRIMARY CONSTRUCTION MATERIALS

EXTERIOR MATERIALS LEGEND:

1. BRICK (FULL MASONRY)
2. METAL EXTRUDED SIDING PANELS
3. STUCCO, (WHITE, MUST COMPLY WITH NFPA 285 NAD ASTM E84 STANDARDS.)
4. ARCHITECTURAL FINISH CONCRETE
5. CMU
6. STOREFRONT; CLEAR OR TRANSLUCENT

BUILDING CODE DATA:

UNITS AREA BREAKDOWN

UNIT TYPES	COUNT	NET SF	GROSS SF
STUDIO	19	580 SF	621 SF
STUDIO TYPE A	1	580 SF	621 SF
1 BED	57	696 SF	744 SF
1 BED TYPE A	1	696 SF	744 SF
1 BED_SE	3	767 SF	826 SF
1 BED_NE	3	821 SF	874 SF
2 BED_W	9	1,153 SF	1225 SF
2 BED_W TYPE A	1	1,153 SF	1225 SF
2 BED_E	4	1,049 SF	1115 SF
2 BED PENTHOUSE_NE	1	1,357 SF	1436 SF
2 BED PENTHOUSE_SE	1	1,260 SF	1346 SF
3 BED PENTHOUSE	2	1,848 SF	1968 SF
TOTAL	102 UNITS		
TOTAL UNIT SF		78,771 SF	84,100 SF

SITE ACRES = .69
DENSITY = 148 UNITS/ACRE

CODE:

JURISDICTION: SALT LAKE CITY, UTAH 84101

TYPE OF CONSTRUCTION: *PARKING GARAGE:* TYPE IA, *APARTMENT BUILDING:* IIIA,

OCCUPANCY CLASSIFICATION: PARKING GARAGE: (S-2, S-1) APARTMENT BUILDINGS: (R-2, A-3, S-1)

NUMBER OF STORIES: 7 STORIES ABOVE GRADE

FIRE SPRINKLERS: YES, THROUGHOUT (SM)

EMERGENCY VOICE ALARM: YES, ALL UNITS AND LEVELS

BLDG GROSS AREA BREAKDOWN

LEVEL 1

UNITS	14,074 SF
CIRCULATION	2,931 SF
COMMON	3,462 SF
MECH/ELEC/STOR.	903 SF
TOTAL:	*21,370 SF*

LEVEL 2-4

UNITS	17,792 SF
CIRCULATION	2,570 SF
COMMON	-
MECH/ELEC/STOR.	903 SF
TOTAL:	*21,265 SF*

LEVEL 5

UNITS	16,650 SF
CIRCULATION	2,570 SF
COMMON	-
MECH/ELEC/STOR.	903 SF
TOTAL:	*20,123 SF*
ALL TOTAL:	*105,288 SF*

BUILDING HEIGHT/LEVELS

USE AND OCCUPANCY	Group R-2	(Section 304)
CONSTRUCTION TYPE	III-A	
SPRINKLER	NFPA 13-AUTOMATIC	
BUILDING HEIGHT MAX	85'	(Table 504.3)
STORIES ABOVE PODIUM	5 STORIES	(Table 504.4)
BUILDING AREA ALLOWABLE/ACTUAL	72,000 SF/20,500 sf	(Table 506.2)
OCCUPANCY SEPARATION REQUIREMENTS	NO SEPARATION	(Table 508.4)

ALLOWABLE BUILDING AREA			(IBC 2018 Table 506.2)
TYPE = III-A		GROUP = R-2	72,000 SF (PER FLOOR)
BUILDING GROSS SQUARE FOOTAGE PROVIDED PER FLOOR			
P1 = 27,544 SF			
P2 = 27,884 SF		TOTAL PARKING SF = 55,428 SF	
Level 1 = 21,370 SF			
Level 2 = 21,265 SF			
Level 3 = 21,265 SF			
Level 4 = 21,265 SF			
Level 5 = 21,265 SF		TOTAL RESIDENTIAL SF = 106,430 SF	
USE AND OCCUPANCY CLASSIFICATION			(Section 310)
Group R2,			
BUILDING HEIGHT AND NUMBER OF STORIES			(Table 504.3)
Group	Type	Allowable Height = 85'	Allowable Stories = 5
R2	IIIA	Actual Height = 85'	Actual Stories = 5
AUTOMATIC SPRINKLER SYSTEM			(Section 903.3)
Fire Sprinklers Required? = YES		Fire Sprinklers Provided? = YES, NFPA 13	
OCCUPANCY SEPARATION REQUIREMENTS			(Table 508.4)
Group R2		No Separation	

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS	(Table 601)
TYPE OF CONSTRUCTION	III-A
Structural Frame, Including columns, beams, girders & trusses	1 Hour
Exterior Bearing Walls	2 Hour
Interior Bearing Walls	1 Hour
Exterior nonbearing walls and partitions	0 Hour
Interior nonbearing walls and partitions	1 Hour
Floor construction including and secondary members	1 Hour
Roof construction including secondary members	1 Hour
INTERIOR WALL & CEILING FINISH REQUIREMENTS BY OCCUPANCY	(Table 803.13)
Fully Sprinkled	YES
Exit enclosures & exit passageways	C
Corridors	C
Rooms & Enclosed Spaces	C
MEANS OF EGRESS (Section 1003)	
Floor area in square feet per occupant (Table 1004.5) B= 150 GROSS	LOAD
Gross floor Square Footage 18,282 sf (per building)/ 150sf	121 OCC.
TOTAL OCCUPANT LOAD 121 OCC. per bulding (40 per floor.)	
EGRESS WIDTH PER OCCUPANT SERVED (150 Gross)	(Section 1005.3)
Stairway width per occupant	0.2"
Stairway width required	(149 x .2")=30"
Stairway width provided	44"
Other Egress component width per occupant	0.2"
Other Egress component width required - 2 Exits	(149 x .15")=23"
Other Egress component width provided	72"
AREA OF REFUGE	(1007.3.2)
NOT REQUIRED	

MINIMUM NUMBER OF EXITS (Table 1006.3.2)			
Story	Occupancy	OCCUPANTS	EXITS Provided
P1-P2	S1,S2	132 OCC	2
1	R-2(A3, S1)	340 OCC	2
2-5	R-2(A3, S1)	104 OCC	2

EXIT ACCESS TRAVEL DISTANCE (Table 1017.2)			
Story	Occupancy	With Sprinkler System	Length Provided
1-5	R2	250 feet	<250'

CORRIDORS	
Required Fire resistance rating (Table 1020.1)	1 Hour
Minimum Width	72"
DEAD ENDS:	(1020.4)
EXCEPTION 2: 50'-0" MAX WITH SPRINKLER SYSTEM	
FIRE EXTINGUISHERS	(IFC 906.1)
PORTABLE FIRE EXTINGUISHERS SHALL BE PLACED ALONG NORMAL PATHS OF TRAVEL (MAXIMUM TRAVEL DISTANCE: 75'-0")	

AREA OCCUPANCY AND USE

PARKING GARAGE - TYPE IA:

ALLOWABLE BUILDING HEIGHT & AREA ANALYSIS FOR *PARKING GARAGE* (S-2, S-1)

USE & OCCUPANCY: S-2,S-1, A-3, B
TYPE OF CONSTRUCTION: I-A
FIRE SPRINKLERS: YES (SM)
ALLOWABLE BUILDING HEIGHT: UL
ACTUAL HEIGHT: 15 FT
ALLOWABLE STORIES: UL
ACTUAL STORIES: 1 STORY
ALLOWABLE AREA: UL
WITH FRONTAGE INCREASE: NA

	AREA	GROSS AREA HUD
LEVEL 1 PARKING:	27,544 SF	
LEVEL 2 PARKING:	27,884 SF	
TOTAL	55,428 SF	
PERIMETER @ FLOOR	1,414 LF	

- *PARKING GARAGE* (IA) AND *BUILDINGS* (IIIB) ABOVE [IBC 510.2-1 SEE CALCS. BELOW] SEPERATED WITH 3HR HORIZONTAL BUILDING SEPARATION.
- OTHER OCCUPANCIES IN *PARKING GARAGE* INCLUDE S-1 (STORAGE) ARE CONSIDERED ACCESSORY THAT ARE REQUIRED NON-SEPARATED. 3HR PROVIDED.

ACCESSORY AREA CALCS (508.2.3):
PARKING GARAGE TOTAL FLOOR AREA = 55,678 SF
ACCESSORY S-1 AREAS = 1,395 SF
1,395 SF / 165,128 SF = 1% is < 10%

APARTMENT BUILDING- TYPE IIIA:

ALLOWABLE BUILDING HEIGHT & AREA FOR *GATEHOUSE 2* (R-2, A-3).

USE & OCCUPANCY: R-2, (S-1 ACCESSORY, A-3)
TYPE OF CONSTRUCTION: III-A
FIRE SPRINKLERS: YES, THROUGHOUT (SM)
ALLOWABLE BUILDING HEIGHT: 85 FT
ACTUAL HEIGHT: 85 FT GRADE - PARAPET
ALLOWABLE STORIES: 5 STORIES
ACTUAL STORIES: 5 STORIES
ALLOWABLE AREA PER FLOOR: 72,000 SF
ALLOWABLE AREA TOTAL BUILDING (SEE CALCS BELOW) : 216,000 SF

AREA TYPE	GROSS AREA *HUD* (EXT. WALL, *NO BALCONIES*)	(INTERNAL USE. GROSS AREA CW (EXT WALL, WITH BALCONIES))
LEVEL 1 (R-2, S-1, A-3):	21,370 SF	21,752 SF
LEVEL 2 (R-2, S-1):	21,265 SF	21,824 SF
LEVEL 3 (R-2, S-1):	21,265 SF	21,824 SF
LEVEL 4 (R-2, S-1):	21,265 SF	21,824 SF
LEVEL 5 (R-2, S-1):	20,123 SF	21,824 SF
TOTAL	105,288 SF	109,048 SF

- APARTMENT BUILDING (R-2) SEPERATED FROM PARKING GARAGE [S-2 OCC.] WITH 3 HR CONCRETE PODIUM.
- ALL DWELLING UNITS SEPERATED FROM EACHOTHER BY 1 HR FIRE PARTITION PER 420.2
- A-3 OCCUPANCY IS (1 HR PARTITION PROVIDED)

AREA OCCUPANCY BREAKDOWNS BY FLOOR

LEVEL 1 FLOOR AREA
(R-2) 18,436 SF
(A-3) 3,277 SF
(S-1) 147 SF

TOTAL: 21,860 SF

LEVEL 2-5 FLOOR AREA BREAKDOWN
(R-2) 21,787 SF
(S-1) 147 SF

TOTAL: 21,934 SF

ALLOWABLE AREA CALCS, SINGLE-OCCUPANCY BUILDING (506.2.3):

BASIC ALLOWABLE BUILDING AREA WEST BLDG A (TABLE 506.2): = 72,000 SF

TOTAL ALLOWABLE BUILDING AREA: A_a = [72,000 + (0)] X 3] = 216,000 SF

20,513 SF / 72,000 SF * 5
= 1.5 < 3 Ratio acceptable

P1 Area Schedule (Gross Building)

Area	Number	Level	Name
20361 SF	117	PARKING 1	PARKING
108 SF	118	PARKING 1	FIRERISER
329 SF	119	PARKING 1	LOBBY
2530 SF	120	PARKING 1	LEASING
490 SF	121	PARKING 1	LOBBY
337 SF	123	PARKING 1	TRASH
677 SF	124	PARKING 1	ELEC
633 SF	125	PARKING 1	GENERATOR
697 SF	126	PARKING 1	BIKE
336 SF	127	PARKING 1	STAIR/ELEV
349 SF	128	PARKING 1	STAIR ELEVATOR
26847 SF			

P2 Area Schedule (Gross Building)

Area	Number	Level	Name
24699 SF	122	PARKING 2	PARKING
651 SF	141	PARKING 2	STORAGE
61 SF	142	PARKING 2	SHAFT
466 SF	143	PARKING 2	CIRC
349 SF	145	PARKING 2	STAIR/ELEV
33 SF	146	PARKING 2	SHAFT
315 SF	147	PARKING 2	STORAGE
26773 SF			

HUD BUILDING TOTAL

PARKING STRUCTURE: 55,428 SF
APARTMENT BLDG: 105,288 SF

TOTAL: 160,716 SF

FIRE ACCESS ROADS IFC SECTION 503.1.1

ALTERNATIVE MEANS AND METHODS SUBMITTAL FOR FIRE ACCESS ROUTE: THE FIRE ACCESS ROAD WILL BE 300 WEST. THE 150' ALLOWANCE FROM THE ROAD WILL BE INCREASED TO 275' WITH AM&M AS FOLLOWS;

- INCREASE FIRE SPRINKLER DENSITY TO PROVIDE .05 GPM/SF.
- PROVIDE AUTOMATIC SMOKE DETECTION IN ALL CORRIDORS AND PUBLIC AREAS.

MIDBLOCK WALKWAY VICINITY MAP

ABBREVIATIONS:

A.C.	ARCHITECTURAL CONCRETE
A.F.F.	ABOVE FINISH FLOOR
ALT.	ALTERNATE
BLKG.	BLOCKING
BM.	BEAM
BND.	BEYOND
BD.	BOARD
B.O.	BOTTOM OF
C.C.	CENTER TO CENTER
CMU.	CONCRETE MASONRY UNIT
CONC.	CONCRETE
D.F.	DRINKING FOUNTAIN
DIM.	DIMENSION
D.S.	DOWNSPOUT
ELEV.	ELEVATION
EQ.	EQUAL
E.T.R.	EXISTING TO REMAIN
EXIST.	EXISTING
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
FIN.	FINISH
FLUOR.	FLUORESCENT
FLR.	FLOOR
FNDN.	FOUNDATION
F.O.W.	FACE OF WALL (EXISTING)
F.S.	FLOOR SINK
F.V.	FIELD VERIFY
GA.	GAUGE
GALV.	GALVANIZED
GR.	GROMMET
GYP. BD.	GYPSUM BOARD
HCF.	HANDICAP ACCESSIBLE FOUNTAIN
HT.	HEIGHT
H.M.	HOLLOW METAL
I.D.	INSIDE DIAMETER
JT.	JOINT
LAV.	LAVATORY
MAX.	MAXIMUM
MIN.	MINIMUM
M.B.	MARKER BOARD
MFGD.	MANUFACTURED
MFGR.	MANUFACTURER
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.A.	OUTSIDE AUGN
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OFD.	OVERFLOW DRAIN
OPG.	OPENING
OPP.	OPPOSITE
PLAS. LAM.	PLASTIC LAMINATE
PLYWD.	PLYWOOD
PT.	PAPER TOWEL
Q.T.	QUARRY TILE
REV.	REVERSE
RE:	REFER TO
RD.	ROOF DRAIN
R.I.	ROUGH IN
R.I.C.	ROUGH IN AND CONNECT
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATIONS
STL.	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
TB.	TACK BOARD
T.O.	TOP OF
TYP.	TYPICAL
U.L.	UNDERWRITERS LABORATORIES
U.N.O.	UNLESS NOTED OTHERWISE
WC.	WATER CLOSET
W.P.	WORKING POINT
W/	WITH

GENERAL NOTES:

1. WE CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND INFORMATION, WE HAVE COMPLIED WITH APPLICABLE PORTIONS OF ANSI A117.1. 2012, IBC CHAPTER 11, ON ACCESSIBILITY 2009 AMERICANS WITH DISABILITIES ACT (ADA) TITLE III ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES.

2. ALL DIMENSIONS ARE TO THE CENTER OF METAL STUD FRAMED WALLS AND TO THE FACE OF CONCRETE AND MASONRY WALLS AS SHOWN, UNLESS NOTED OTHERWISE.

3. INSTALL SEALANT AT EXTERIOR SIDE OF ALL JOINTS, SEAMS, CONNECTIONS OR OPENINGS WHICH WOULD ALLOW WATER OR AIR INFILTRATION EXCEPT AS NOTED OTHERWISE. SEALANT COLOR TO MATCH ADJACENT SURFACE. COLOR REQUIRES ARCHITECTS APPROVAL.

4. DOOR OPENINGS IN FRAME CONSTRUCTION WHICH ARE NOT DIMENSIONED ARE EITHER CENTERED IN THE WALL, FACE OF JAMB OR LOCATED 4" FROM THE FACE OF STUD TO THE FINISHED JAMB.

5. ALL SPECIAL ACCESSIBLE FACILITIES SHALL BE IDENTIFIED WITH APPROVED SIGNAGE.

6. THE CONTRACTOR IS RESPONSIBLE FOR PRODUCING A WEATHER TIGHT BUILDING, DETAILS AND OMISSIONS TO DRAWINGS NOT WITH STANDING. ALL DRAWING CONFLICTS WHICH MAY NOT ALLOW A WEATHER TIGHT CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

7. DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. CONTRACTOR SHALL SUBMIT SPECIFIC DISCREPANCIES FOR ARCHITECT REVIEW DURING THE BID PERIOD. MOST EXPENSIVE INCLUDE IN BID.

8. GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS, MATERIALS, FINISHES, AND DIMENSIONS BEFORE AND AFTER DEMOLITION.

9. CONTRACTOR TO ENSURE THAT ALL CORRIDORS OUTSIDE OF CONSTRUCTION AREA ARE KEPT CLEAN AND CLEAR OF DEBRIS AND OBSTRUCTIONS AT ALL TIMES.

10. IN ALL AREAS OF CONSTRUCTION, PROTECT ALL EXISTING WALLS, CEILINGS, FLOORING, FINISHES, EQUIPMENT, FURNITURE, ACCESSORIES, AND ALL EXISTING BUILDING ELEMENTS TO REMAIN FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING, REPAIR, AND/OR REPLACEMENT OF ALL SUCH ITEMS IF DAMAGE OCCURS AT NO EXPENSE TO OWNER.

11. IN ALL AREAS SCHEDULED TO RECEIVE NEW WALL FINISH, CLEAN, PATCH AND REPAIR WALLS IN PREPARATION FOR NEW PAINT OR FINISH. COORDINATE REMOVAL OF EXISTING WALL ITEMS AND ACCESSORIES WITH OWNER PRIOR TO PROCEEDING.
12. AT WALL TRANSITIONS FROM NEW TO EXISTING WALLS, PATCH, REPAIR, AND/OR REPLACE GYP. BOARD AS REQUIRED TO PROVIDE FLUSH TRANSITION BETWEEN NEW AND EXISTING WALL SURFACES.

13. LOCATION OF EXISTING UTILITIES ARE SHOWN TO THE BEST OF OUR KNOWLEDGE. CONTRACTOR TO REVIEW ALL OWNER DOCUMENTS AND FAMILIARIZE HIMSELF WITH ALL EXISTING UTILITIES. CONTRACTOR IS TO REQUEST BLUE STAKING 48 HOURS IN ADVANCE. AS BUILT DRAWINGS CAN BE PROVIDED UPON REQUEST.

14. ALL REQUIRED EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR THE USE OF A KEY.

15. PROVIDE FULL METAL BACKING PLATE (16 GAUGE X 6" HIGH SECURED TO 3 STUDS MIN.) AS REQUIRED TO SECURELY ANCHOR ALL WALL MOUNTED EQUIPMENT (CABINETS, TOILET ROOM ACCESSORIES, HARDWARE, ETC.). BLOCKING SHALL PROVIDE A RIGID CONNECTION CAPABLE OF SUPPORTING DESIGN LOADS. PROVIDE A 16 GAUGE X 6" STL. STUD/TRACK SECURED TO 2 STUDS TO SECURELY SUPPORT ALL WALL STOPS (DOOR BUMPER).

16. THE GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE WITH ALL TRADES, SIZES AND LOCATIONS OF ALL OPENINGS FOR MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT, EQUIPMENT PADS OR BASES, AS WELL AS ELECTRIC POWER, WATER, AND DRAIN INSTALLATIONS, BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL PROVIDE COORDINATION DRAWINGS FOR PROPER PLACEMENT OF ALL TRADES' WORK. ANY CONCERNS, SPACE LIMITATIONS OR STRUCTURAL CONFLICTS, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. A REASONABLE RESPONSE TIME SHALL BE ALLOWED AS NOTED IN THE SPECIFICATIONS.

17. ALL FLOOR OR WALL OPENINGS REQUIRED FOR PIPES, DUCTS, CONDUITS,ETC. SHALL BE SEALED IN AN APPROVED MANNER.

18. FIRE SPRINKLER DESIGN TO BE DONE BY A CERTIFIED SUB-CONTRACTOR AND WILL REQUIRE APPROVALS BY THE CITY AND STATE FIRE MARSHAL. APPROVALS BY THE FIRE MARSHAL ARE TO BE OBTAINED BY THE CONTRACTOR PRIOR TO SUBMITTAL TO ARCHITECT. SUBMITTAL TO THE ARCHITECT ALSO INDICATES THAT THE CONTRACTOR HAS REVIEWED AND COORDINATED FIRE-SPRINKLER PIPING LOCATIONS WITH ALL TRADES.

19. ROOMS ENCLOSED WITH RATED WALLS REQUIRE RATED DOORS. ANY DUCTS PASSING THROUGH WALLS REQUIRE FIRE DAMPERS AND OR FIRE/SMOKE DAMPERS. ANY CONDUIT OR PIPING REQUIRES RATED SEALANT AT JOINTS.

20. GENERAL STRUCTURAL NOTES GOVERN TYPICAL CONDITIONS WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED.

21. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE AND LOCATE ELECTRICAL, DATA AND PHONE RECEPTACLES, SWITCHES, ETC. TO AVOID CASEWORK, DOORS, ETC.

22. THE DRAWINGS AND SPECIFICATIONS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL AND STRUCTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE TYPE OF STRUCTURAL, MECHANICAL, ELECTRICAL AND UTILITY SYSTEMS AND MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION AS "SCOPE" DOCUMENTS. THE DRAWINGS AND SPECIFICATIONS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE WORK. CONTRACTS SHALL BE LET ON THE BASIS OF SUCH DOCUMENTS, WITH THE UNDERSTANDING THAT THE CONTRACTOR IS TO FURNISH ALL ITEMS REQUIRED FOR PROPER COMPLETION OF THE WORK WITH OUT ADJUSTMENT TO CONTRACT PRICE. IT IS INTENDED THAT THE WORK TO BE OF SOUND AND QUALITY CONSTRUCTION AND THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE AMOUNTS TO COVER INSTALLATION OF ALL ITEMS INDICATED, DESCRIBED OR REASONABLY IMPLIED.

23.CONTRACTOR TO VERIFY THAT ALL ACCESSIBILITY REQUIREMENTS ARE MET IN EXISTING RESTROOMS, WATER FOUNTAINS PER ICC CHAPTER 6.

24. FIRE STOPPING MATERIALS INSTALLED ARE REQUIRED TO HAVE LABELS ON BOTH SIDES OF THE PROTECTED PENETRATION

theJUNE
636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

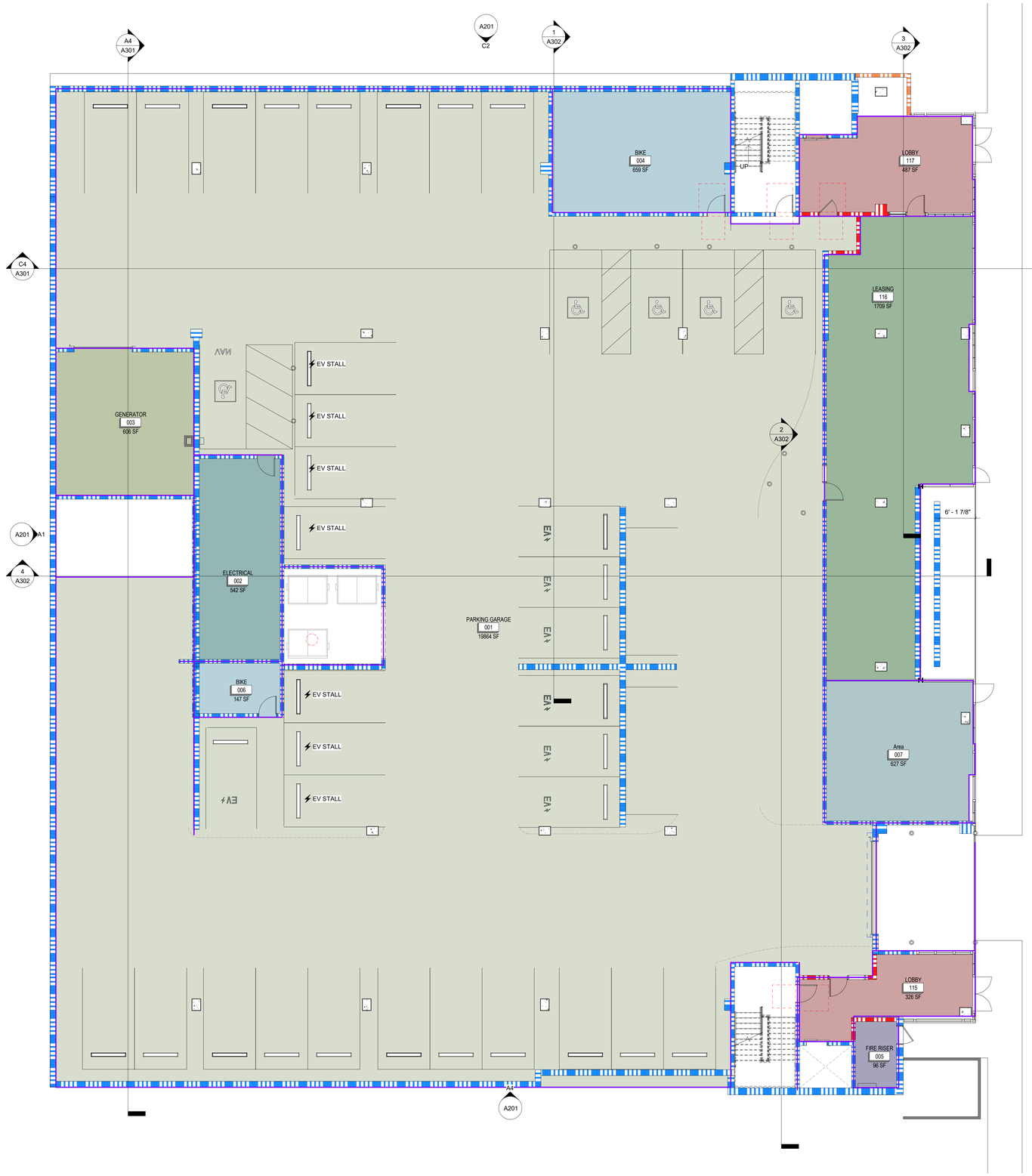
CODE

DRAWING NUMBER
G003

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00
CONCEPTUAL DESIGN

PRINTED AT 9/24/2021 11:06:10 AM



1 PARKING 1
1/8" = 1'-0"

OCCUPANCY LOAD TABLE - P1

Level	NUMBER	Name	OCCUPANCY TYPE	FUNCTION OF SPACE (IBC TABLE 1004.1.2)	AREA	LOAD FACTOR	OCCUPANT LOAD
PARKING 1							
PARKING 1	001	PARKING GARAGE	S-2	PARKING	19864 SF	200 SF	100
PARKING 1	002	ELECTRICAL	S-1	MECH / EQUIP / STORAGE	542 SF	300 SF	2
PARKING 1	003	GENERATOR	S-1	MECH / EQUIP / STORAGE	606 SF	300 SF	3
PARKING 1	004	BIKE	R-2	RESIDENTIAL ACCESSORY	659 SF	200 SF	4
PARKING 1	005	FIRE RISER	S-1	MECH / EQUIP / STORAGE	96 SF	300 SF	1
PARKING 1	006	BIKE	S-1	MECH / EQUIP / STORAGE	147 SF	300 SF	1
PARKING 1	007	Area			627 SF		
PARKING 1	115	LOBBY	R-2	RESIDENTIAL ACCESSORY	326 SF	200 SF	2
PARKING 1	116	LEASING	B	BUSINESS	1709 SF	150 SF	12
PARKING 1	117	LOBBY	R-2	RESIDENTIAL ACCESSORY	487 SF	200 SF	3
					25002 SF		127

PARKING SCHEDULE

PARKING TYPE	COUNT
PARKING LEVEL 1	
ADA	4
ADA VAN	1
EV	7
STANDARD	28
ON-STREET	2
PARKING LEVEL 2	
EV	9
STANDARD	51
GRAND TOTAL:	102

C.W. URBAN

theJUNE
636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

P1 EXITING

DRAWING NUMBER
G099

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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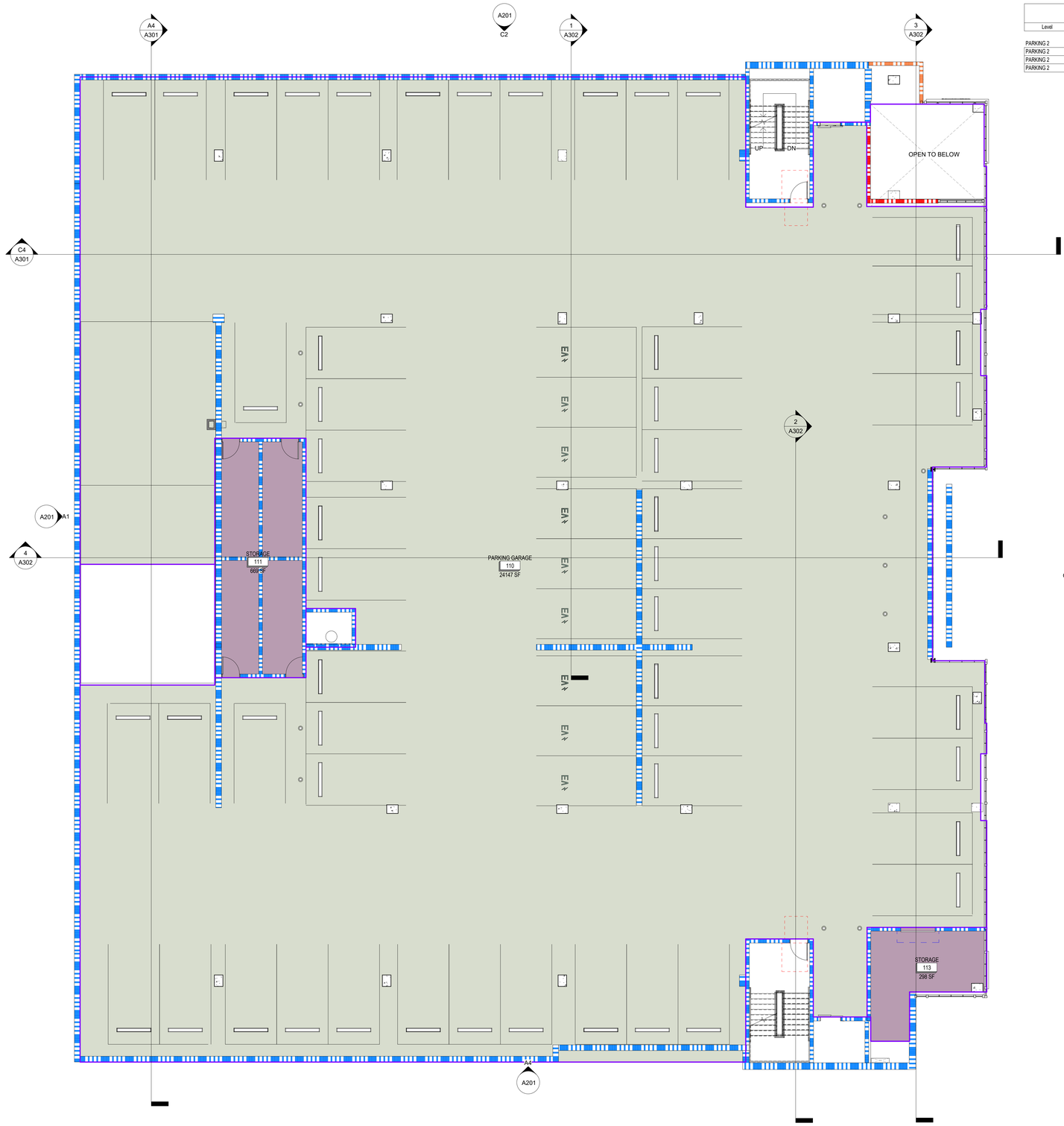


1 PARKING 2
1/8" = 1'-0"

OCCUPANCY LOAD TABLE - P2

Level	NUMBER	Name	OCCUPANCY TYPE	FUNCTION OF SPACE (IBC TABLE 1004.1.2)	AREA	LOAD FACTOR	OCCUPANT LOAD
PARKING 2							
PARKING 2	110	PARKING GARAGE	S-2	PARKING	24147 SF	200 SF	121
PARKING 2	111	STORAGE	S-1	MECH / EQUIP / STORAGE	669 SF	300 SF	3
PARKING 2	113	STORAGE	S-1	MECH / EQUIP / STORAGE	298 SF	300 SF	1
					25114 SF		125

PARKING SCHEDULE

PARKING TYPE	COUNT
PARKING LEVEL 1	
ADA	4
ADA VAN	1
EV	7
STANDARD	28
ON-STREET	2
PARKING LEVEL 2	
EV	9
STANDARD	51
GRAND TOTAL:	102

C.W. URBAN

theJUNE
636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

P2 EXITING

DRAWING NUMBER
G100

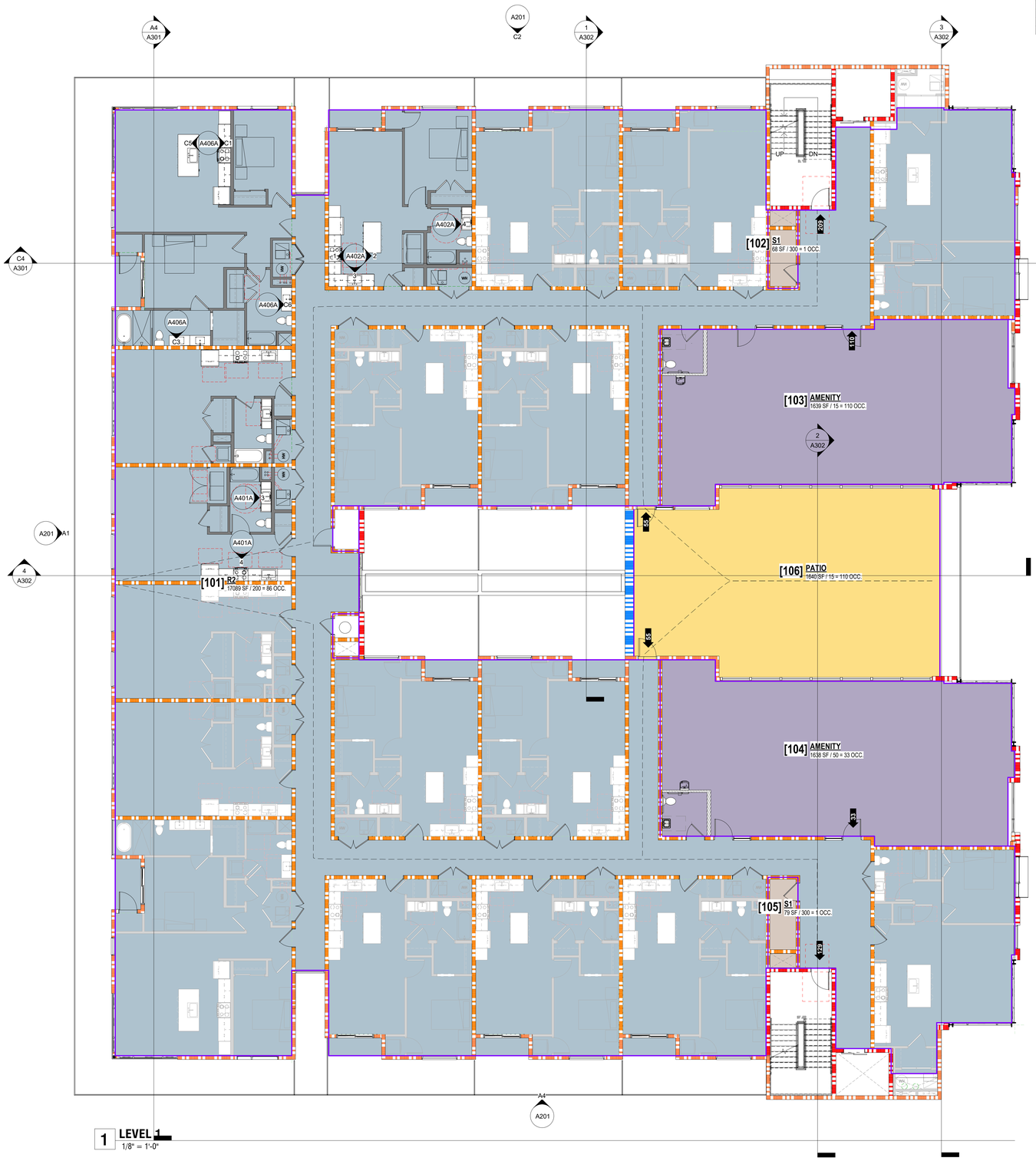
PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

PRINTED AT 9/24/2021 11:06:18 AM

OCCUPANCY LOAD TABLE - LEVEL 1							
Level	NUMBER	NAME	OCCUPANCY TYPE	FUNCTION OF SPACE (IBC TABLE 1004.1.2)	AREA	LOAD FACTOR	OCCUPANT LOAD
LEVEL 1							
LEVEL 1	101	RESIDENTIAL	R2	RESIDENTIAL	17089 SF	200 SF	86
LEVEL 1	102	STORAGE	S1	MECH / EQUIP / STORAGE	68 SF	300 SF	1
LEVEL 1	103	AMENITY	A3	ASSEMBLY	1639 SF	15 SF	110
LEVEL 1	104	FITNESS AMENITY	A3	EXCERCISE	1638 SF	50 SF	33
LEVEL 1	105	STORAGE	S1	MECH / EQUIP / STORAGE	79 SF	300 SF	1
LEVEL 1	106	PATIO	A3	ASSEMBLY	1640 SF	15 SF	110
					22152 SF		340



C.W. URBAN

theJUNE

636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
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LEVEL 1 EXITING

DRAWING NUMBER
G101

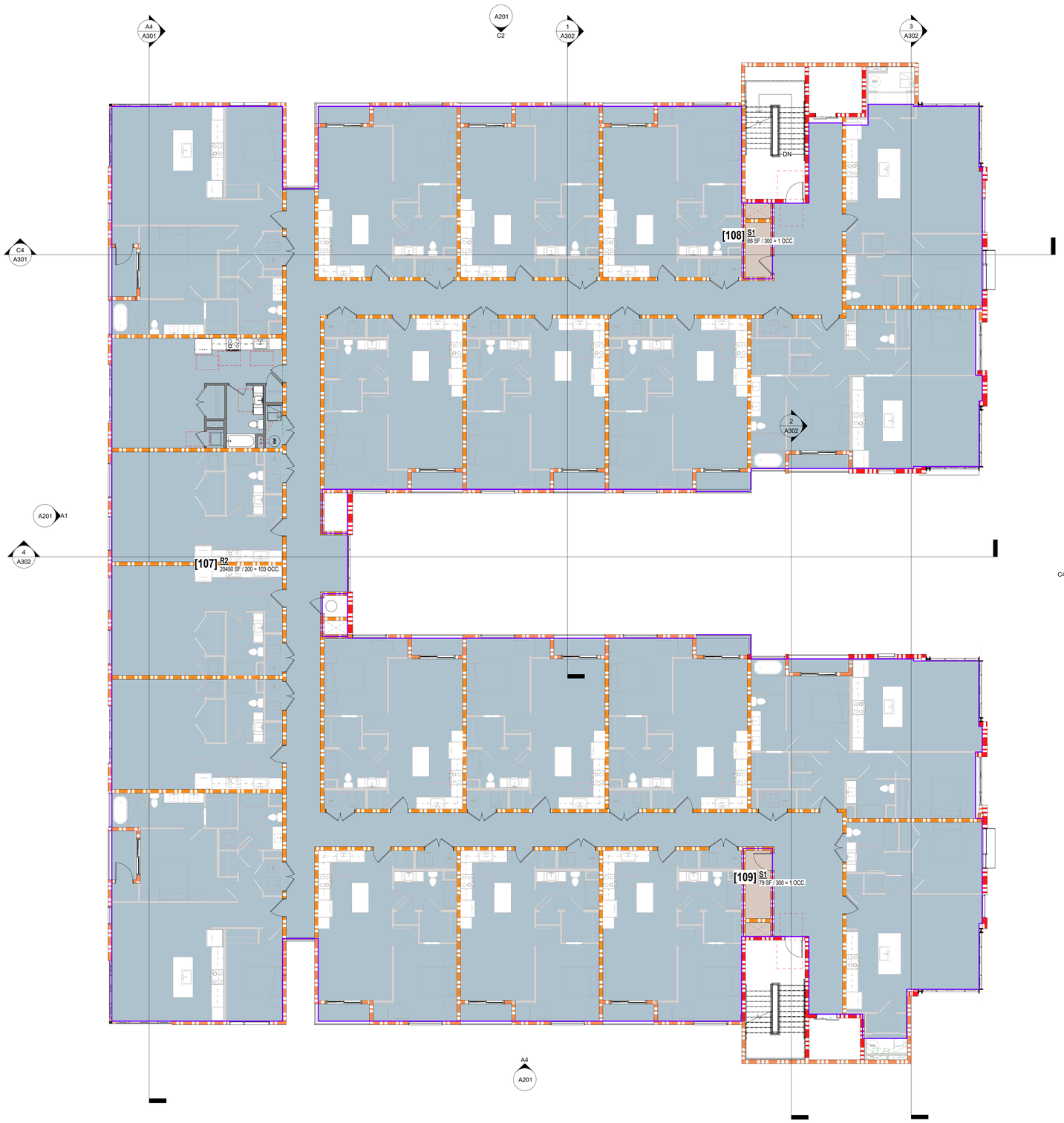
PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

PRINTED AT 9/24/2021 11:00:15 AM

OCCUPANCY LOAD TABLE - LEVEL 2							
Level	NUMBER	NAME	OCCUPANCY TYPE	FUNCTION OF SPACE (IBC TABLE 1004.1.2)	AREA	LOAD FACTOR	OCCUPANT LOAD
LEVEL 2							
LEVEL 2	107	RESIDENTIAL	R2	RESIDENTIAL	20450 SF	200 SF	103
LEVEL 2	108	STORAGE	S1	MECH / EQUIP / STORAGE	68 SF	300 SF	1
LEVEL 2	109	STORAGE	S1	MECH / EQUIP / STORAGE	79 SF	300 SF	1
					20597 SF		104



1 LEVEL 2
1/8" = 1'-0"

C.W. URBAN

theJUNE

636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

LEVEL 2 EXITING

DRAWING NUMBER
G102

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

PRINTED AT 9/24/2021 11:00:26 AM

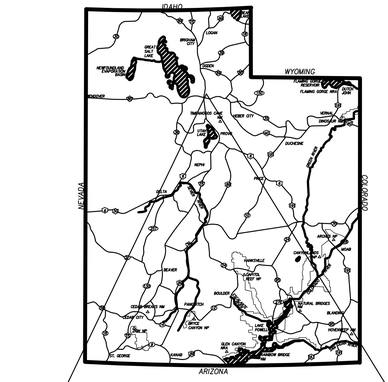
REVISIONS			
	DESCRIPTION	DATE	SHEETS AFFECTED

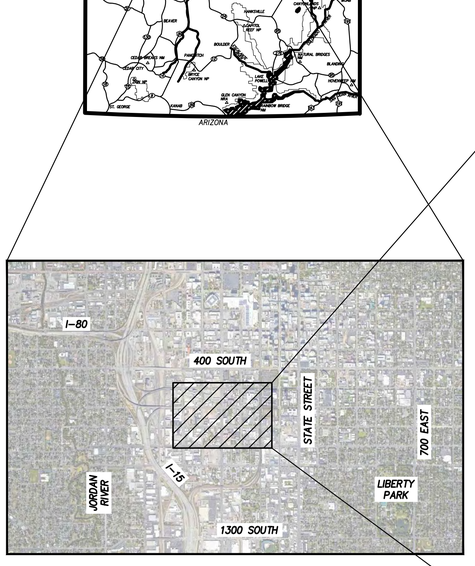
THE JUNE
636 SOUTH 300 WEST
SALT LAKE CITY, UT

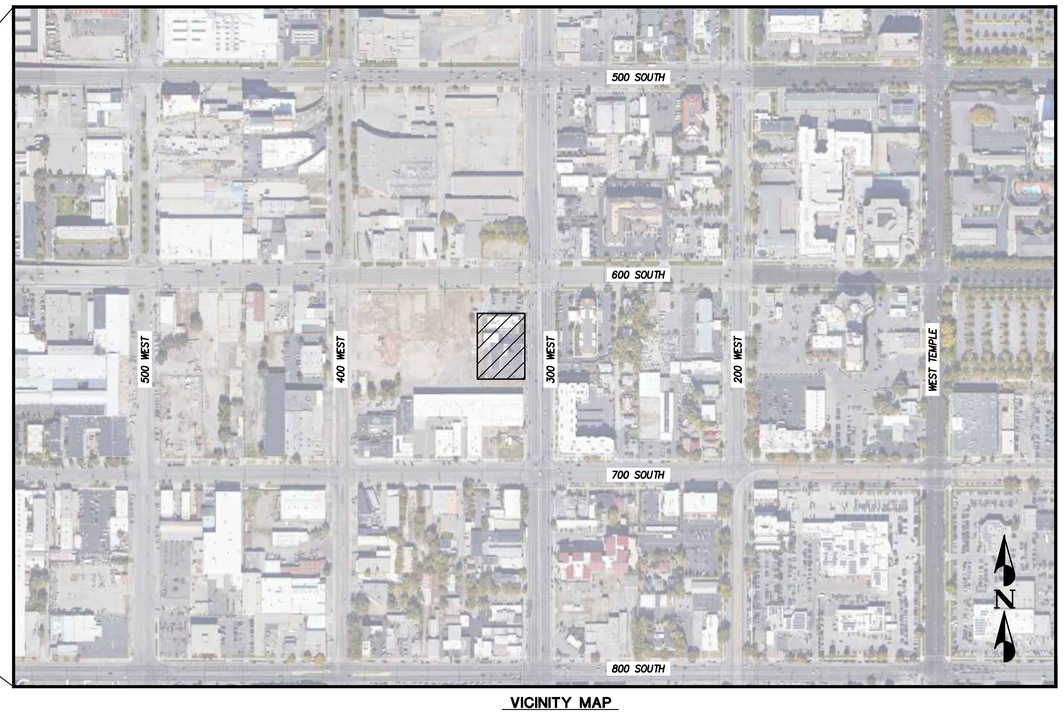
LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN SALT LAKE CITY, UTAH

JUNE 25, 2021

INDEX OF SHEETS	
C0.0	TITLE SHEET
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	GRADING, UTILITY & DRAINAGE PLAN







VICINITY MAP
NOT TO SCALE

BOUNDARY DESCRIPTION

Beginning at a point on the west right-of-way line of 300 West Street; said point being the Northeast Corner of Lot 7, Block 25, Plat "A", Salt Lake City Survey; said point also being South 00°01'05" East, along the 300 West monument line, 233.77 feet and West, 64.00 feet from a street monument located at the intersection of 600 South and 300 West; and running thence South 00°00'59" East. along said west right-of-way line, 181.55 feet; thence South 89°57'31" West, 165.00 feet; thence North 00°00'59" West, 181.55 feet; thence North 89°57'31" East, 165.00 feet to the point of beginning.

Contains: 0.69 Acres (or 29,956 Sq. Ft.)

ENGINEER/LAND SURVEYOR

PEPG CONSULTING, L.L.C.
CONTACT: RYAN KITCHEN (PROJECT ENGINEER)
AT (801) 562-2521
CONTACT: ROB LAW (SURVEYOR MANAGER)
AT (801) 562-2521

CLIENT

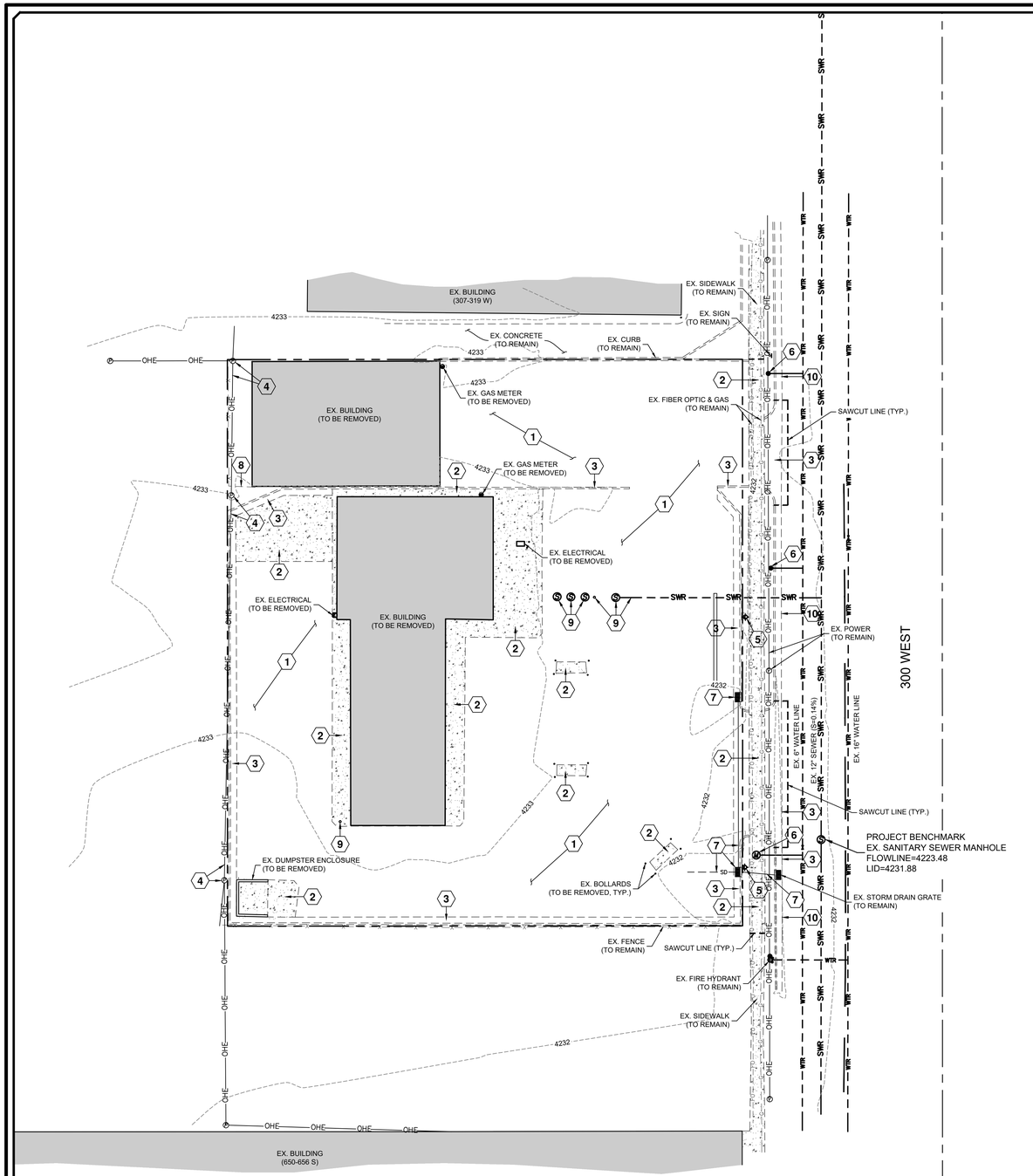
C.W. URBAN
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
PH: (866)744-2489
CONTACT:JASON MALASKA
PH:(801)885-8268

BENCHMARK
STREET MONUMENT
600 SOUTH 300 WEST
ELEVATION=4233.07

Blue Stakes of UTAH811 Bluestakes.org

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

JUNE 25, 2021	1257.2115	DWG/00-TITLE-01	SHEET NO. C0.0
DATE:	PROJECT:	FILE:	



KEYNOTE LEGEND

1. EX. ASPHALT (TO BE REMOVED)
2. EX. CONCRETE (TO BE REMOVED)
3. EX. CURB/CURB & GUTTER (TO BE REMOVED)
4. EX. POWER (TO BE RELOCATED)
5. EX. LIGHT POLE (TO BE REMOVED)
6. EX. WATER METER/VAULT (TO BE REMOVED & KILLED AT MAIN)
7. EX. STORM DRAIN (TO BE REMOVED)
8. EX. FENCE (TO BE REMOVED)
9. EX. SEWER (TO BE REMOVED)
10. EX. CURB & GUTTER (TO REMAIN)

LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING CABLE TV LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
- PROJECT BOUNDARY
- RIGHT OF WAY

N

−20 0 20 40

SCALE IN FEET

DEMOLITION NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. SIDEWALKS AND CURBS DESIGNATED TO BE DEMOLISHED SHALL BE DEMOLISHED TO THE NEAREST EXPANSION JOINT, MATCHING THESE PLANS AS CLOSELY AS POSSIBLE.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
4. CONTRACTOR IS RESPONSIBLE TO PROVIDE, INSTALL AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
5. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.

Blue Stakes of UTAH 811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 6/21
SURVEY BY: PEPG CREW
DRAWN BY: RPB/RTD
DESIGNED BY: RPB/RTD
CHECKED BY: RLK
SCALE: 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

636 SOUTH 300 WEST
THE JUNE

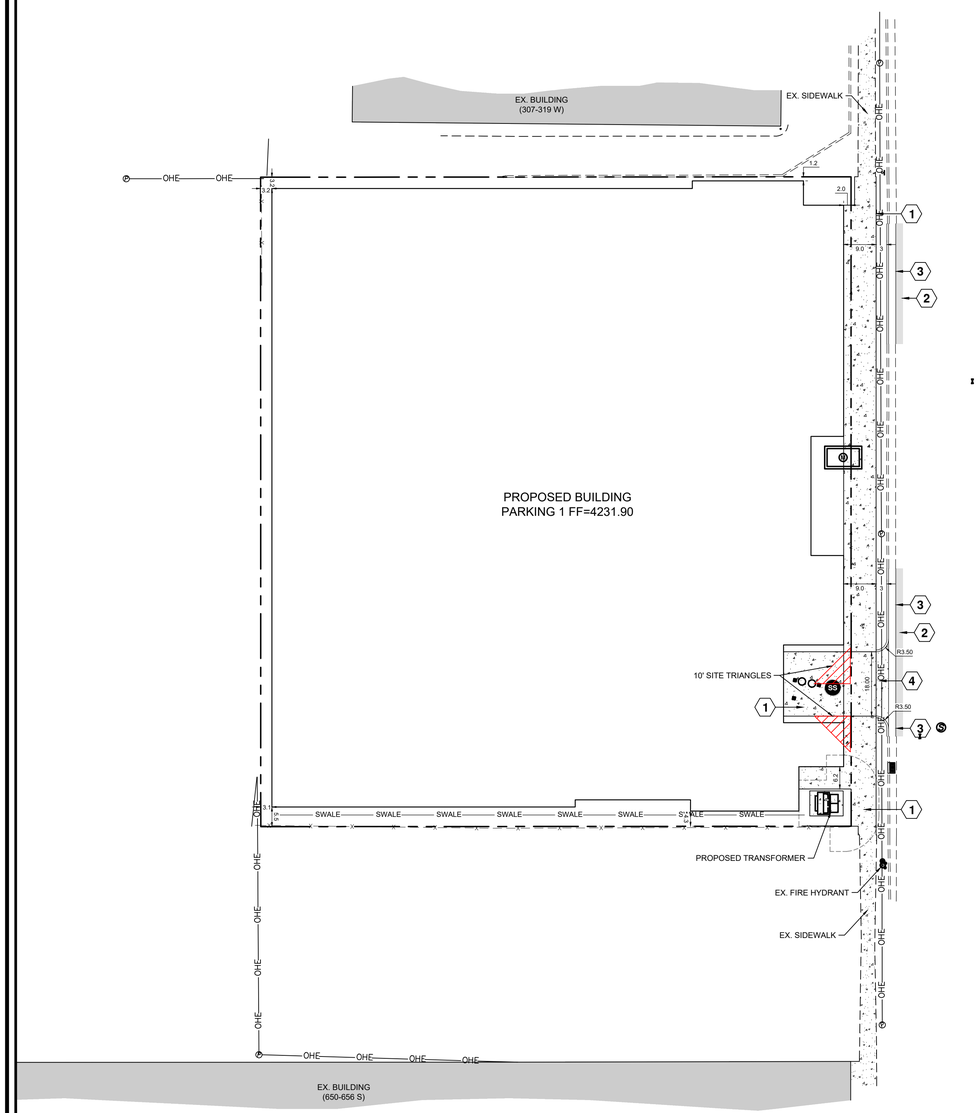
DEMOLITION PLAN

SEPTEMBER 27, 2021 — LAST REVISED
1257.2115 — PROJECT NUMBER
DWG\01-DEMO — DRAWING FILE

SALT LAKE CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. C1.0



KEYNOTE LEGEND

1. CONCRETE REQ'D
2. ASPHALT REQ'D
3. 30" CURB & GUTTER REQ'D
4. DRIVEWAY APPROACH REQ'D

SITE AREA BREAKDOWN TABLE

	AREA (SQ. FT.)	% OF TOTAL
LOT AREA	29,956	100.00
BUILDINGS	26,799	89.46

N

−20 0 20 40

SCALE IN FEET

LEGEND

- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
- PROPOSED P.U.E.
- PROPOSED BUILDING SETBACK
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

SITE NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
3. ALL CURB DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
5. ALL STRIPING, PAVEMENT MARKINGS, AND SIGNAGE TO COMPLY WITH THE CURRENT M.U.T.C.D. EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES OR LOCAL CODE, WHICHEVER IS MORE STRINGENT.
6. CONTRACTOR IS RESPONSIBLE FOR PERFORMING WORK ON OR ADJACENT TO A PUBLIC ROAD TO PROVIDE, INSTALL, AND MAINTAIN APPROPRIATE TRAFFIC CONTROL DEVICES, AS WELL AS ANY ADDITIONAL TRAFFIC CONTROL DEVICES THAT MAY BE REQUIRED TO INSURE SAFE AND EFFICIENT MOVEMENT OF TRAFFIC AND PEDESTRIANS THROUGH OR AROUND THE WORK AREA AND TO PROVIDE MAXIMUM PROTECTION AND SAFETY TO ROAD WORKERS.
7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT ENGINEER FOR CLARIFICATION.

Blue Stakes of UTAH 811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 6/21
SURVEY BY: PEPG CREW
DRAWN BY: RPB/RTD
DESIGNED BY: RPB/RTD
CHECKED BY: RLK
SCALE: 1"=20'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
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636 SOUTH 300 WEST
THE JUNE

SITE PLAN

DWG \02-SITE
DRAWING FILE

SEPTEMBER 27, 2021
LAST REVISED

1257.2115
PROJECT NUMBER

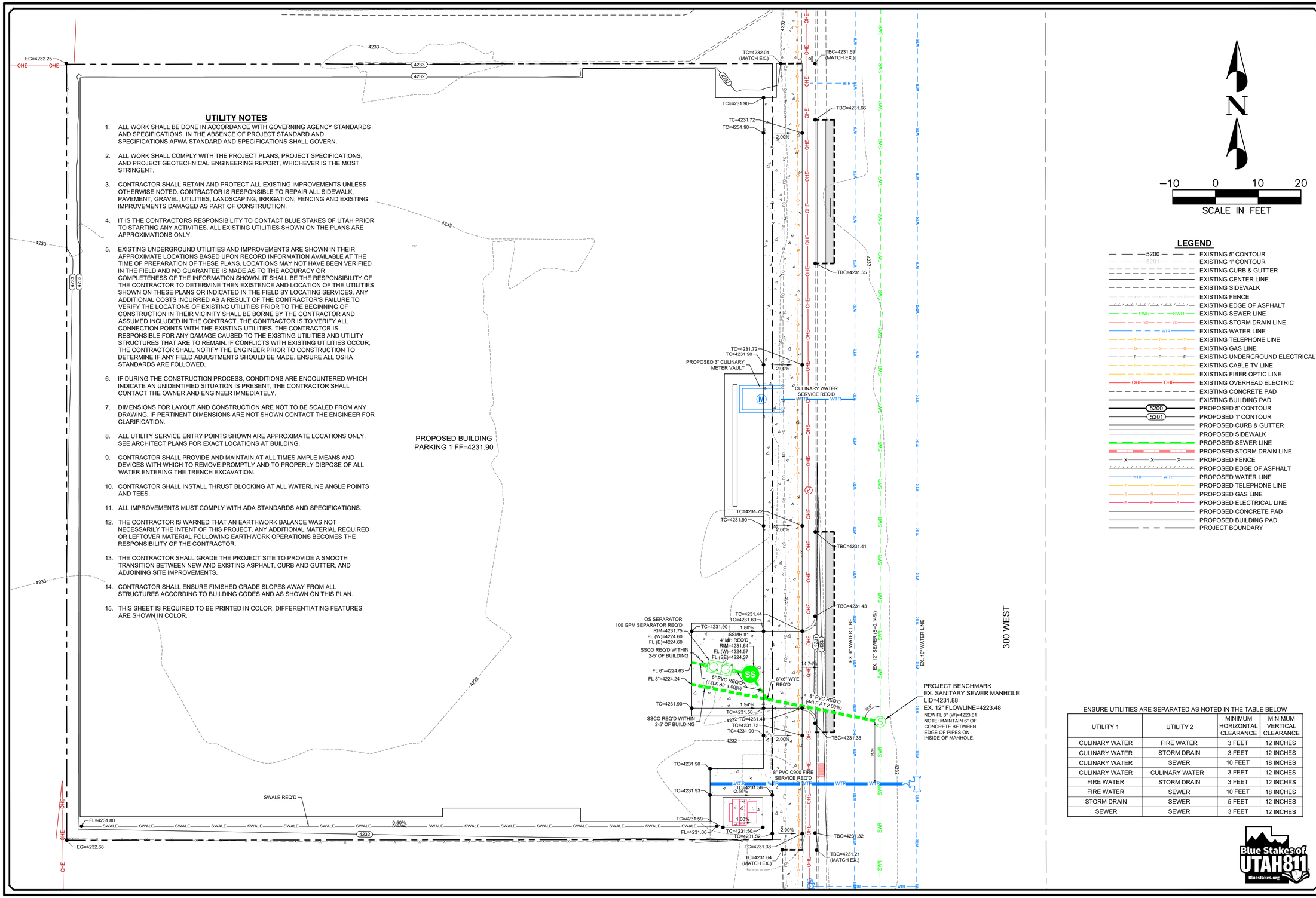
SALT LAKE CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. C2.0

UTILITY NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH GOVERNING AGENCY STANDARDS AND SPECIFICATIONS. IN THE ABSENCE OF PROJECT STANDARD AND SPECIFICATIONS APWA STANDARD AND SPECIFICATIONS SHALL GOVERN.
2. ALL WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
3. CONTRACTOR SHALL RETAIN AND PROTECT ALL EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL SIDEWALK, PAVEMENT, GRAVEL, UTILITIES, LANDSCAPING, IRRIGATION, FENCING AND EXISTING IMPROVEMENTS DAMAGED AS PART OF CONSTRUCTION.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT BLUE STAKES OF UTAH PRIOR TO STARTING ANY ACTIVITIES. ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE APPROXIMATIONS ONLY.
5. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THEN EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE. ENSURE ALL OSHA STANDARDS ARE FOLLOWED.
6. IF DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE OWNER AND ENGINEER IMMEDIATELY.
7. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN CONTACT THE ENGINEER FOR CLARIFICATION.
8. ALL UTILITY SERVICE ENTRY POINTS SHOWN ARE APPROXIMATE LOCATIONS ONLY. SEE ARCHITECT PLANS FOR EXACT LOCATIONS AT BUILDING.
9. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
10. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
11. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND SPECIFICATIONS.
12. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.
13. THE CONTRACTOR SHALL GRADE THE PROJECT SITE TO PROVIDE A SMOOTH TRANSITION BETWEEN NEW AND EXISTING ASPHALT, CURB AND GUTTER, AND ADJOINING SITE IMPROVEMENTS.
14. CONTRACTOR SHALL ENSURE FINISHED GRADE SLOPES AWAY FROM ALL STRUCTURES ACCORDING TO BUILDING CODES AND AS SHOWN ON THIS PLAN.
15. THIS SHEET IS REQUIRED TO BE PRINTED IN COLOR. DIFFERENTIATING FEATURES ARE SHOWN IN COLOR.



LEGEND

- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- EXISTING CURB & GUTTER
- EXISTING CENTER LINE
- EXISTING SIDEWALK
- EXISTING FENCE
- EXISTING EDGE OF ASPHALT
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING WATER LINE
- EXISTING TELEPHONE LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRICAL
- EXISTING CABLE TV LINE
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING CONCRETE PAD
- EXISTING BUILDING PAD
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED SIDEWALK
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FENCE
- PROPOSED EDGE OF ASPHALT
- PROPOSED WATER LINE
- PROPOSED TELEPHONE LINE
- PROPOSED GAS LINE
- PROPOSED ELECTRICAL LINE
- PROPOSED CONCRETE PAD
- PROPOSED BUILDING PAD
- PROJECT BOUNDARY

ENSURE UTILITIES ARE SEPARATED AS NOTED IN THE TABLE BELOW

UTILITY 1	UTILITY 2	MINIMUM HORIZONTAL CLEARANCE	MINIMUM VERTICAL CLEARANCE
CULINARY WATER	FIRE WATER	3 FEET	12 INCHES
CULINARY WATER	STORM DRAIN	3 FEET	12 INCHES
CULINARY WATER	SEWER	10 FEET	18 INCHES
CULINARY WATER	CULINARY WATER	3 FEET	12 INCHES
FIRE WATER	STORM DRAIN	3 FEET	12 INCHES
FIRE WATER	SEWER	10 FEET	18 INCHES
STORM DRAIN	SEWER	5 FEET	12 INCHES
SEWER	SEWER	3 FEET	12 INCHES

Blue Stakes of UTAH 811 Bluestakes.org

NO.	DESCRIPTION	DATE	APP'D

ORIG. DATE: 6/21
SURVEY BY: PEPG CREW
DRAWN BY: RPB/RTD
DESIGNED BY: RPB/RTD
CHECKED BY: RLK
SCALE: 1" = 10'

PEPG CONSULTING L.L.C.
9270 SOUTH 300 WEST • SANDY, UT 84070
PHONE: (801) 562-2521 • FAX: (801) 562-2551
CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT
GEOTECHNICAL • MATERIALS TESTING • INSPECTIONS

636 SOUTH 300 WEST
THE JUNE

GRADING, UTILITY & DRAINAGE PLAN

SEPTEMBER 27, 2021
LAST REVISED

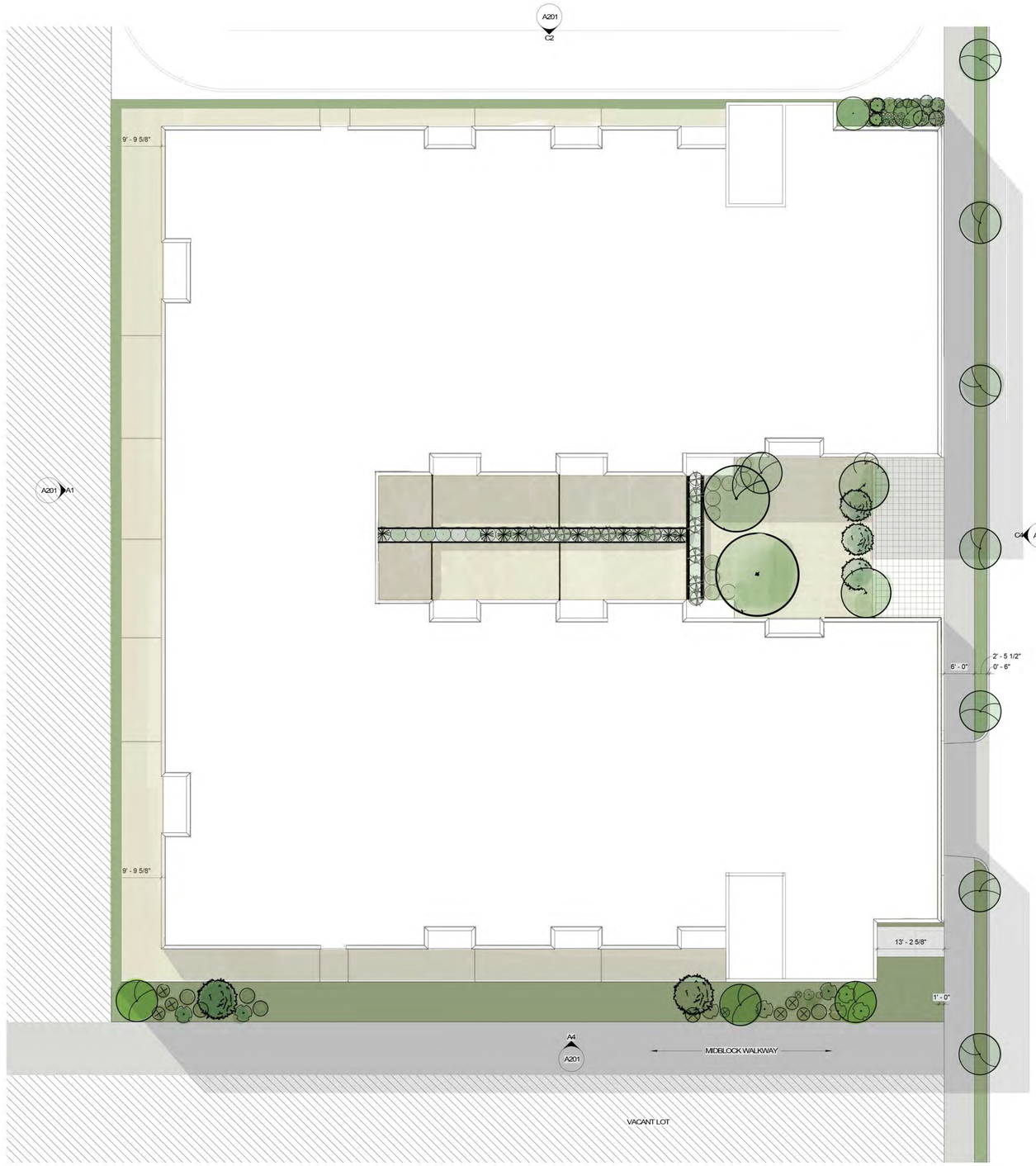
1257.2115
PROJECT NUMBER

DWG \03-GRADE&UTIL
DRAWING FILE

SALT LAKE CITY

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO. C3.0



1 **LANDSCAPE PLAN**
1" = 10'-0"

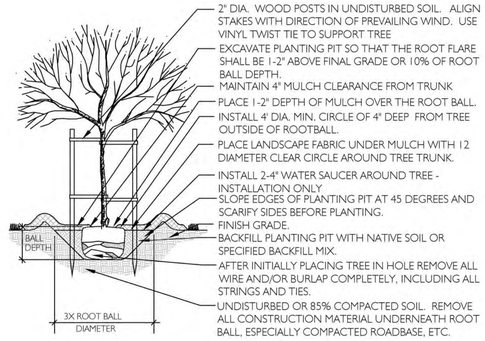
300 WEST

LANDSCAPE SCHEDULE

QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	TREES		
6	Picea pungens	Colorado Spruce	6-7'
10	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2" Cal.
26	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" Cal.
	SHRUBS		
85	Berberis thunbergii 'Kobold'	Kobold Barberry	2 Gal.
59	Buddleia davidii 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
67	Buxus x Green Velvet	Green Velvet Boxwood	1 Gal.
64	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	1 Gal.
100	Ligustrum vulgare 'Lodense'	Lodense Privet	1 Gal.
95	Rhamnus frangula x 'Fine Line'	Fine Line Buckthorn	1 Gal.
117	Spirea betulifolia 'Tor Gold'	Tor Gold Spirea	1 Gal.
52	Taxus media 'Hicksii'	Hicks Yew	4'
90	Taxus media 'Tautonii'	Tauton's Yew	1 Gal.
	ORNAMENTAL GRASSES		
321	Calamagrostis x acutifolia 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
137	Miscanthus sinensis 'Gracillimus'	Slender Maiden Grass	1 Gal.
	PERENNIALS		
43	Gaura lindheimeri 'Crimson Butterflies'	Crimson Butterflies Wandflower	1 Gal.
67	Hemerocallis 'Stella D' Oro'	Stella D' Oro Daylily	1 Gal.
	TURF		Sod
8,197 S.F.	Chanshare Imperial Bluegrass		
	MULCH		4"
	Gravel Mulch 1 1/2" - All Planters Unless Noted Otherwise		
	EDGING		
	Metal - 4" x 3/16"		

LANDSCAPE GENERAL NOTES

1. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
2. Do not commence planting operation until rough grading has been completed.
3. All plants shall bear the same relationship to finished grade as the original grade before digging.
4. All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as Built" drawings by the Contractor.
5. Pre-emergent herbicide shall be used prior to mulch placement.
6. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
7. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
8. The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
9. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
10. The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Project Representative.
11. Stake location of all proposed planting for approval by the Project Representative prior to commencement of planting.
12. All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
13. Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
    Sand (0.05 - 2.0 mm Dia.) 20 - 70%
    Clay (0.002 - 0.05 mm Dia.) 20 - 70%
    The max. retained on a #10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
    pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones $\frac{3}{4}$" or larger.
    Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.
14. All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.



TREE AND SHRUB PLANTING
NOT TO SCALE

C.W. URBAN

theJUNE
636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

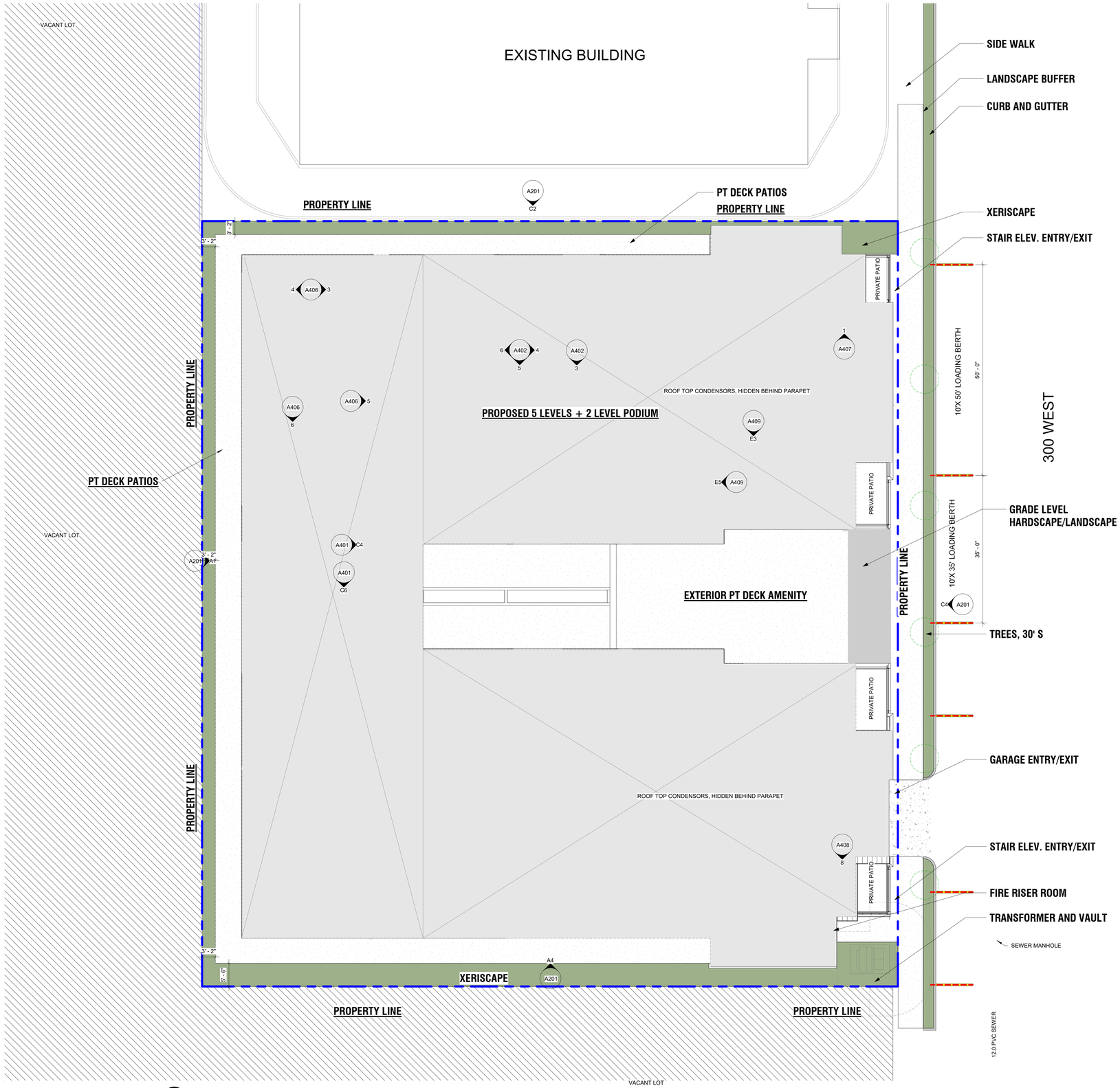
LANDSCAPE PLAN

DRAWING NUMBER
L101

PROJECT NUMBER
Project Number

ISSUE DATE: 2-25-00

CONCEPTUAL DESIGN



1 SITE
1" = 10'-0"

FIRE SAFETY NOTES:

1. FIRE PERMITS SHALL BE IN ACCORDANCE WITH IFC SECTION 105.1.1 THROUGH 105.7.16. THE FOLLOWING ITEM(S) REQUIRE A SEPARATE FIRE PERMIT:
   1.1 FIRE SPRINKLER

FIRE SPRINKLERS:

ALL BUILDINGS SPRINKLER - NFPA 13

PARKING:

REQUIRED MINIMUM AND MAXIMUM IS 1/2 STALL PER UNIT
NUMBER OF UNITS = 102
PARKING REQUIRED = 62 STALLS
PROVIDED = 102

LOT COVERAGE:

TOTAL LOT = 29,656 SF
BUILDING COVERAGE (PARKING GARAGE) = 28,318 SF
PERCENTAGE LOT COVERAGE =96.4%

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636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

LEVEL 1/ SITE PLAN

DRAWING NUMBER
AS001

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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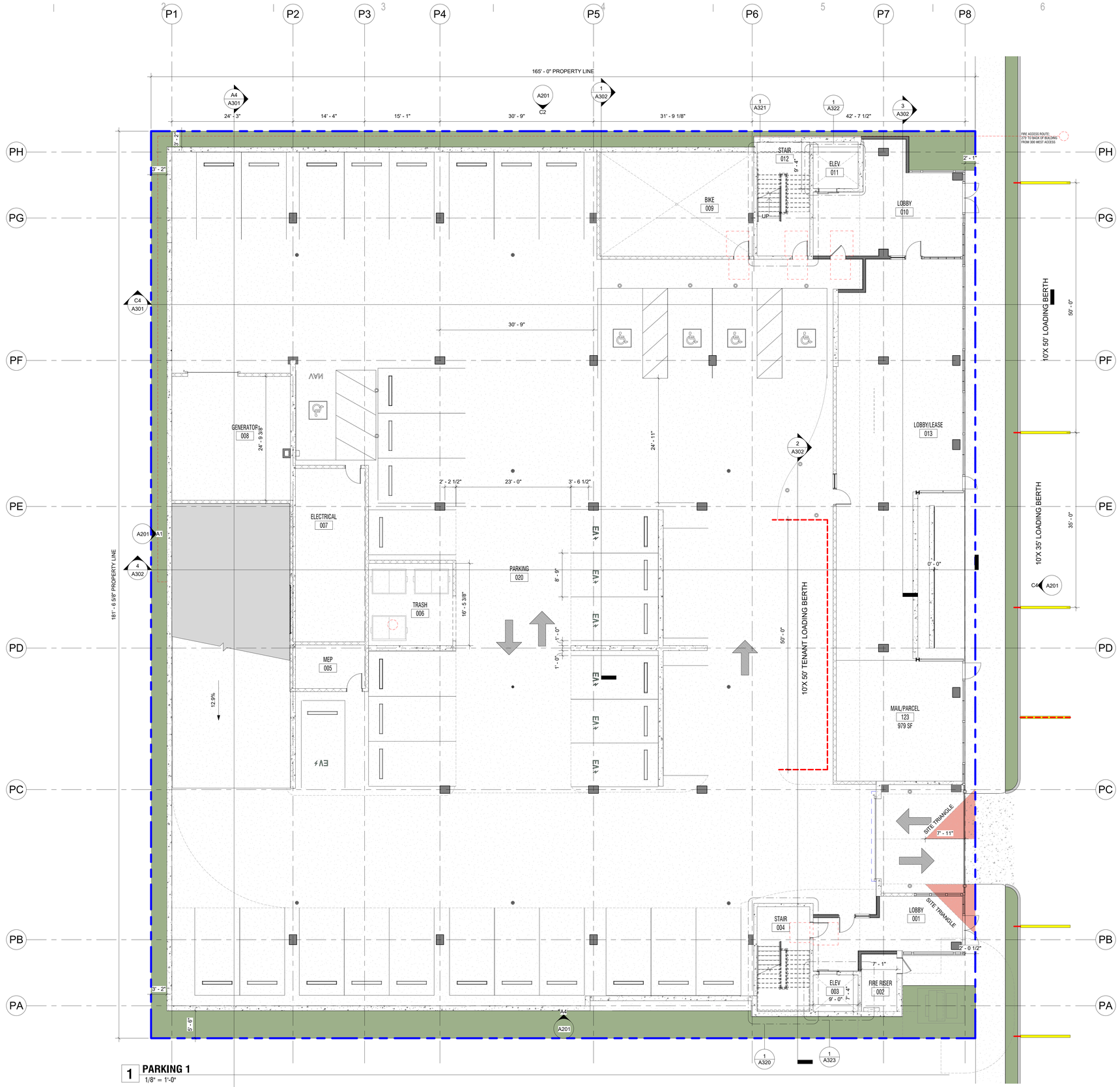

1 PARKING 1
1/8" = 1'-0"

PARKING SCHEDULE	
PARKING TYPE	COUNT
PARKING LEVEL 1	
ADA	4
ADA VAN	1
EV	7
STANDARD	28
ON-STREET	2
PARKING LEVEL 2	
EV	9
STANDARD	51
GRAND TOTAL:	102

P1 Area Schedule (Gross Building)

Area	Number	Level	Name
20361 SF	117	PARKING 1	PARKING
108 SF	118	PARKING 1	FIRERISER
329 SF	119	PARKING 1	LOBBY
2530 SF	120	PARKING 1	LEASING
490 SF	121	PARKING 1	LOBBY
337 SF	123	PARKING 1	TRASH
677 SF	124	PARKING 1	ELEC
633 SF	125	PARKING 1	GENERATOR
697 SF	126	PARKING 1	BIKE
336 SF	127	PARKING 1	STAIR/ELEV
349 SF	128	PARKING 1	STAIR ELEVATOR
26847 SF			

P2 Area Schedule (Gross Building)

Area	Number	Level	Name
24899 SF	122	PARKING 2	PARKING
651 SF	141	PARKING 2	STORAGE
61 SF	142	PARKING 2	SHAFT
466 SF	143	PARKING 2	CIRC
349 SF	145	PARKING 2	STAIR/ELEV
33 SF	146	PARKING 2	SHAFT
315 SF	147	PARKING 2	STORAGE
26773 SF			

*NOTE: SEE G003 FOR GROSS SF AND HUD GROSS SF

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SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
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PARKING GARAGE PLAN_L1 GRADE

DRAWING NUMBER
A099

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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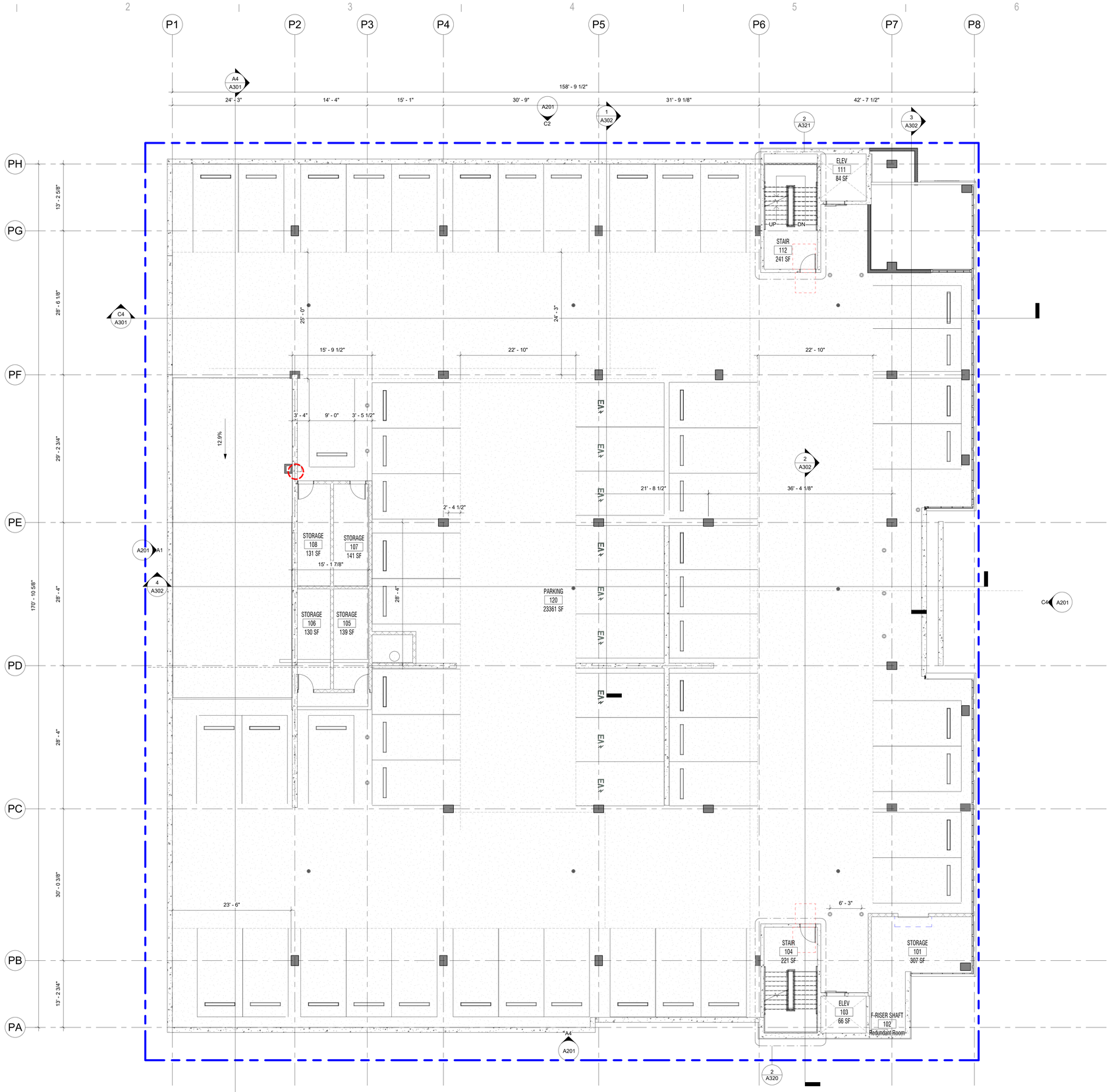

1 PARKING 2
1/8" = 1'-0"

PARKING SCHEDULE	
PARKING TYPE	COUNT
PARKING LEVEL 1	
ADA	4
ADA VAN	1
EV	7
STANDARD	28
ON-STREET	2
PARKING LEVEL 2	
EV	9
STANDARD	51
GRAND TOTAL:	102

P1 Area Schedule (Gross Building)

Area	Number	Level	Name
20361 SF	117	PARKING 1	PARKING
108 SF	118	PARKING 1	FIRERISER
329 SF	119	PARKING 1	LOBBY
2530 SF	120	PARKING 1	LEASING
490 SF	121	PARKING 1	LOBBY
337 SF	123	PARKING 1	TRASH
677 SF	124	PARKING 1	ELEC
633 SF	125	PARKING 1	GENERATOR
697 SF	126	PARKING 1	BIKE
336 SF	127	PARKING 1	STAIR/ELEV
349 SF	128	PARKING 1	STAIR ELEVATOR
26847 SF			

P2 Area Schedule (Gross Building)

Area	Number	Level	Name
24899 SF	122	PARKING 2	PARKING
651 SF	141	PARKING 2	STORAGE
61 SF	142	PARKING 2	SHAFT
466 SF	143	PARKING 2	CIRC
349 SF	145	PARKING 2	STAIR/ELEV
33 SF	146	PARKING 2	SHAFT
315 SF	147	PARKING 2	STORAGE
26773 SF			

*NOTE: SEE G003 FOR GROSS SF AND HUD GROSS SF

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636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

PARKING GARAGE PLAN _L2

DRAWING NUMBER
A100

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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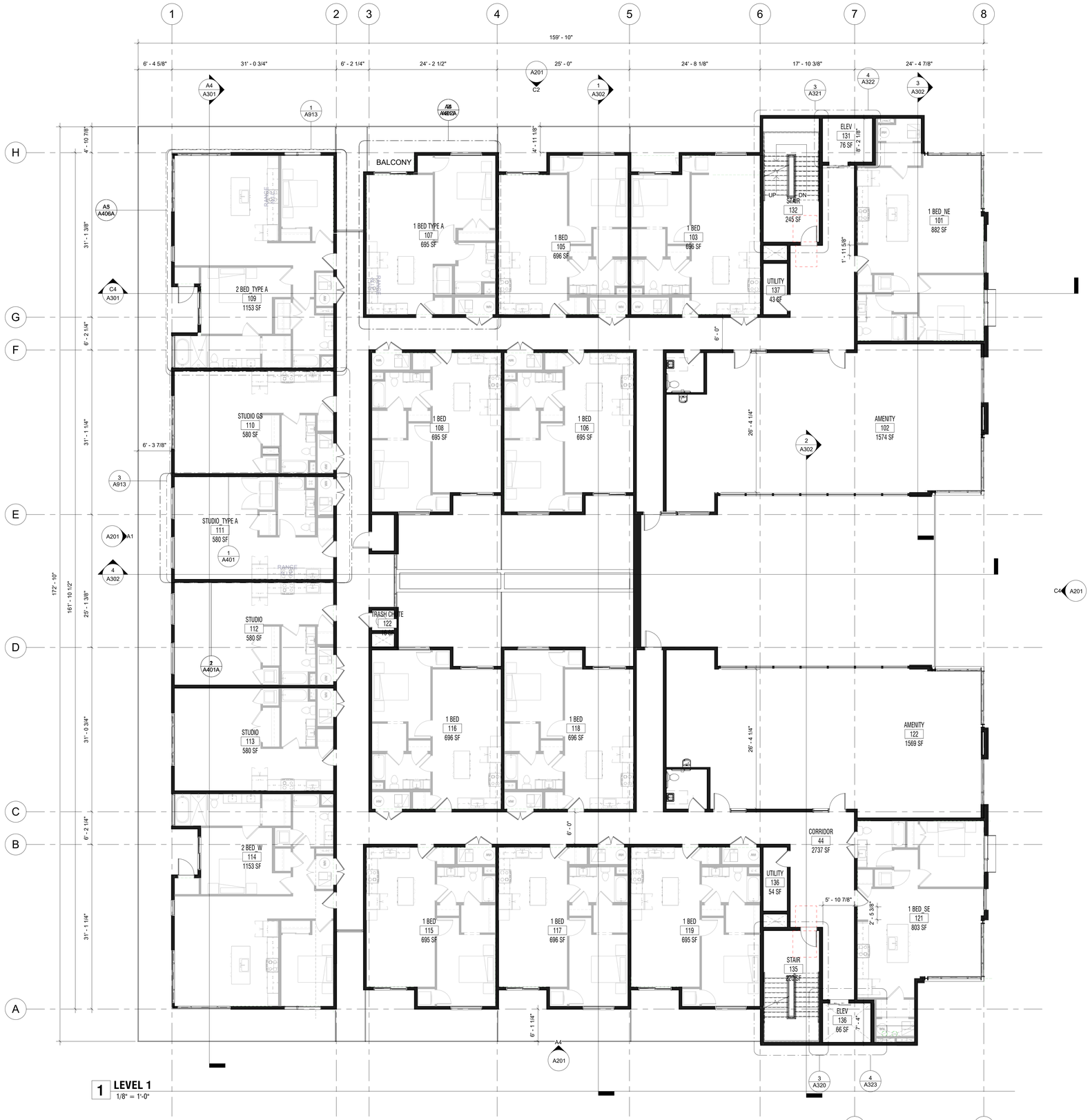

UNIT TYPE & COUNT		
Level	Name	Count
LEVEL 1		
LEVEL 1	1 BED	9
LEVEL 1	1 BED TYPE A	1
LEVEL 1	1 BED_NE	1
LEVEL 1	1 BED_SE	1
LEVEL 1	2 BED_TYPE A	1
LEVEL 1	2 BED_W	1
LEVEL 1	STUDIO	2
LEVEL 1	STUDIO GS	1
LEVEL 1	STUDIO_TYPE A	1
LEVEL 2		
LEVEL 2	1 BED	12
LEVEL 2	1 BED_NE	1
LEVEL 2	1 BED_SE	1
LEVEL 2	2 BED_E	2
LEVEL 2	2 BED_W	2
LEVEL 2	STUDIO	4
LEVEL 3		
LEVEL 3	1 BED	12
LEVEL 3	1 BED_NE	1
LEVEL 3	1 BED_SE	1
LEVEL 3	2 BED_E	2
LEVEL 3	2 BED_W	2
LEVEL 3	STUDIO	4
LEVEL 4		
LEVEL 4	1 BED	12
LEVEL 4	2 BED PENTHOUSE_NE DN	1
LEVEL 4	2 BED PENTHOUSE_SE DN	1
LEVEL 4	2 BED_W	2
LEVEL 4	3 BED PENTHOUSE DN	2
LEVEL 4	STUDIO	4
LEVEL 5		
LEVEL 5	1 BED	12
LEVEL 5	2 BED_W	2
LEVEL 5	STUDIO	4
Grand total: 102		

LEVEL1 UNITS / NET SF			
Level	Number	Area	Name
LEVEL 1			
LEVEL 1	101	882 SF	1 BED_NE
LEVEL 1	103	696 SF	1 BED
LEVEL 1	105	696 SF	1 BED
LEVEL 1	106	695 SF	1 BED
LEVEL 1	107	695 SF	1 BED TYPE A
LEVEL 1	108	695 SF	1 BED
LEVEL 1	109	1153 SF	2 BED_TYPE A
LEVEL 1	110	580 SF	STUDIO GS
LEVEL 1	111	580 SF	STUDIO_TYPE A
LEVEL 1	112	580 SF	STUDIO
LEVEL 1	113	580 SF	STUDIO
LEVEL 1	114	1153 SF	2 BED_W
LEVEL 1	115	695 SF	1 BED
LEVEL 1	116	696 SF	1 BED
LEVEL 1	117	696 SF	1 BED
LEVEL 1	118	696 SF	1 BED
LEVEL 1	119	695 SF	1 BED
LEVEL 1	121	803 SF	1 BED_SE
Grand total: 18		13267 SF	

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636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE
A	Planning Review	3/14/2019

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

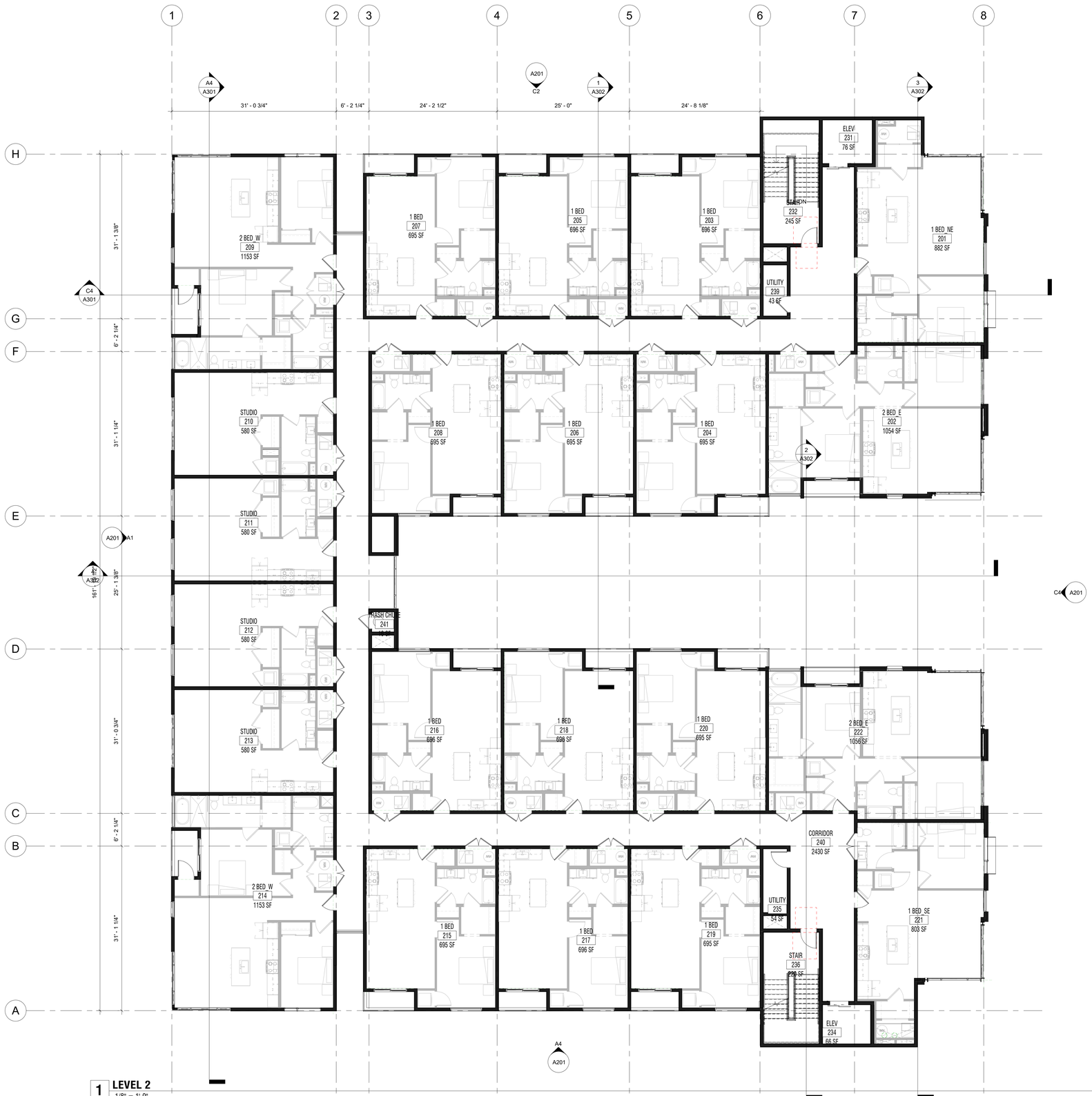
FLOOR PLAN_LEVEL 1

DRAWING NUMBER
A101

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN



1 LEVEL 2
1/8" = 1'-0"

UNIT TYPE & COUNT		
Level	Name	Count
LEVEL 1		
LEVEL 1	1 BED	9
LEVEL 1	1 BED TYPE A	1
LEVEL 1	1 BED_NE	1
LEVEL 1	1 BED_SE	1
LEVEL 1	2 BED_TYPE A	1
LEVEL 1	2 BED_W	1
LEVEL 1	STUDIO	2
LEVEL 1	STUDIO GS	1
LEVEL 1	STUDIO_TYPE A	1
LEVEL 2		
LEVEL 2	1 BED	12
LEVEL 2	1 BED_NE	1
LEVEL 2	1 BED_SE	1
LEVEL 2	2 BED_E	2
LEVEL 2	2 BED_W	2
LEVEL 2	STUDIO	4
LEVEL 3		
LEVEL 3	1 BED	12
LEVEL 3	1 BED_NE	1
LEVEL 3	1 BED_SE	1
LEVEL 3	2 BED_E	2
LEVEL 3	2 BED_W	2
LEVEL 3	STUDIO	4
LEVEL 4		
LEVEL 4	1 BED	12
LEVEL 4	2 BED PENTHOUSE_NE DN	1
LEVEL 4	2 BED PENTHOUSE_SE DN	1
LEVEL 4	2 BED_W	2
LEVEL 4	3 BED PENTHOUSE DN	2
LEVEL 4	STUDIO	4
LEVEL 5		
LEVEL 5	1 BED	12
LEVEL 5	2 BED_W	2
LEVEL 5	STUDIO	4
Grand total: 102		

LEVEL2 UNITS / NET SF			
Level	Number	Area	Name
LEVEL 2			
LEVEL 2	201	882 SF	1 BED_NE
LEVEL 2	202	1054 SF	2 BED_E
LEVEL 2	203	696 SF	1 BED
LEVEL 2	204	695 SF	1 BED
LEVEL 2	205	696 SF	1 BED
LEVEL 2	206	695 SF	1 BED
LEVEL 2	207	695 SF	1 BED
LEVEL 2	208	695 SF	1 BED
LEVEL 2	209	1153 SF	2 BED_W
LEVEL 2	210	580 SF	STUDIO
LEVEL 2	211	580 SF	STUDIO
LEVEL 2	212	580 SF	STUDIO
LEVEL 2	213	580 SF	STUDIO
LEVEL 2	214	1153 SF	2 BED_W
LEVEL 2	215	695 SF	1 BED
LEVEL 2	216	696 SF	1 BED
LEVEL 2	217	696 SF	1 BED
LEVEL 2	218	696 SF	1 BED
LEVEL 2	219	695 SF	1 BED
LEVEL 2	220	695 SF	1 BED
LEVEL 2	221	803 SF	1 BED_SE
LEVEL 2	222	1056 SF	2 BED_E
Grand total: 22		16767 SF	

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theJUNE
636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

FLOOR PLAN_LEVEL 2

DRAWING NUMBER
A102

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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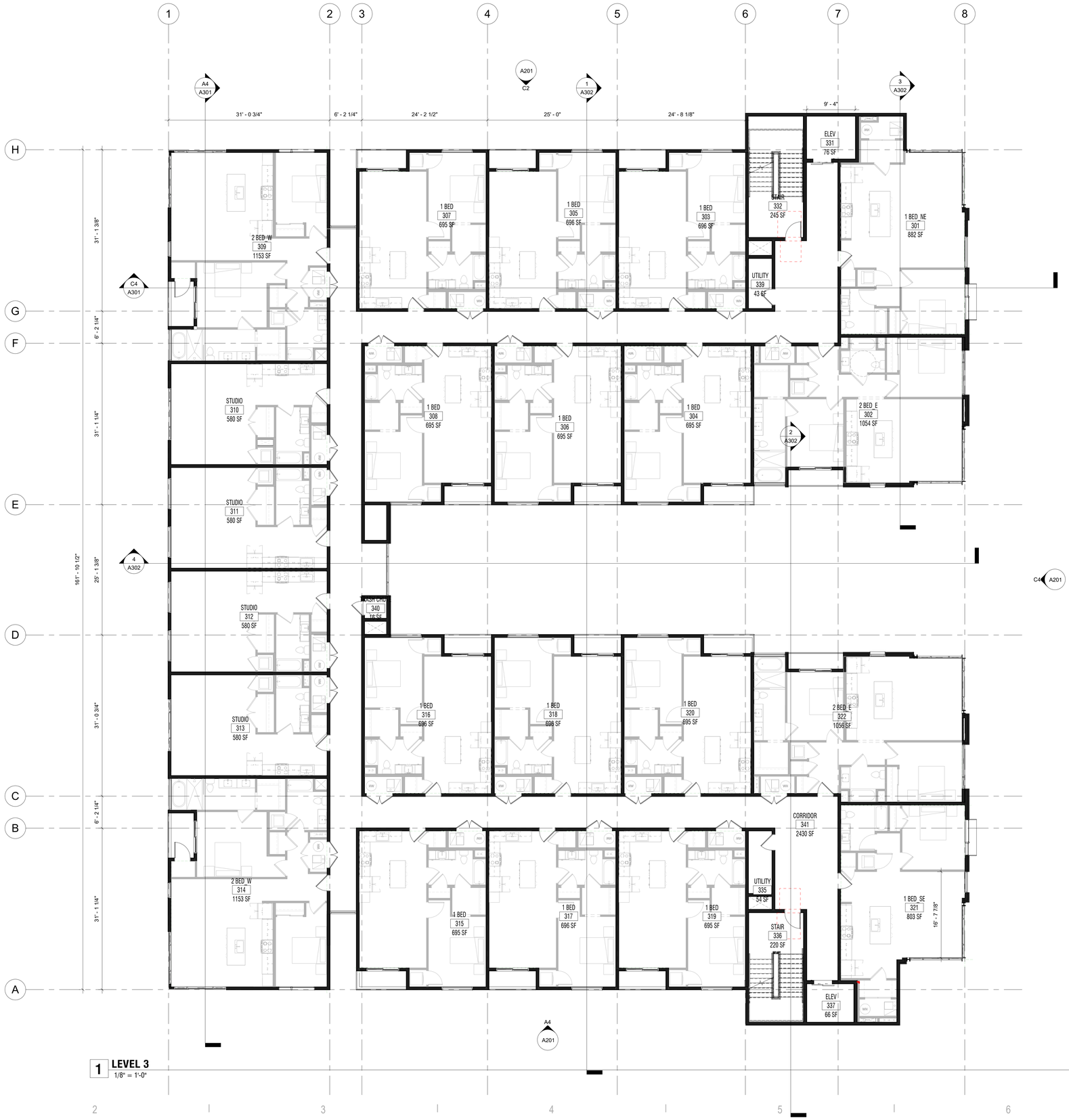

1 LEVEL 3
1/8" = 1'-0"

UNIT TYPE & COUNT		
Level	Name	Count
LEVEL 1		
LEVEL 1	1 BED	9
LEVEL 1	1 BED TYPE A	1
LEVEL 1	1 BED_NE	1
LEVEL 1	1 BED_SE	1
LEVEL 1	2 BED_TYPE A	1
LEVEL 1	2 BED_W	1
LEVEL 1	STUDIO	2
LEVEL 1	STUDIO GS	1
LEVEL 1	STUDIO_TYPE A	1
LEVEL 2		
LEVEL 2	1 BED	12
LEVEL 2	1 BED_NE	1
LEVEL 2	1 BED_SE	1
LEVEL 2	2 BED_E	2
LEVEL 2	2 BED_W	2
LEVEL 2	STUDIO	4
LEVEL 3		
LEVEL 3	1 BED	12
LEVEL 3	1 BED_NE	1
LEVEL 3	1 BED_SE	1
LEVEL 3	2 BED_E	2
LEVEL 3	2 BED_W	2
LEVEL 3	STUDIO	4
LEVEL 4		
LEVEL 4	1 BED	12
LEVEL 4	2 BED PENTHOUSE_NE DN	1
LEVEL 4	2 BED PENTHOUSE_SE DN	1
LEVEL 4	2 BED_W	2
LEVEL 4	3 BED PENTHOUSE DN	2
LEVEL 4	STUDIO	4
LEVEL 5		
LEVEL 5	1 BED	12
LEVEL 5	2 BED_W	2
LEVEL 5	STUDIO	4
Grand total: 102		

LEVEL3 UNITS / NET SF			
Level	Number	Area	Name
LEVEL 3			
LEVEL 3	301	882 SF	1 BED_NE
LEVEL 3	302	1054 SF	2 BED_E
LEVEL 3	303	696 SF	1 BED
LEVEL 3	304	695 SF	1 BED
LEVEL 3	305	696 SF	1 BED
LEVEL 3	306	695 SF	1 BED
LEVEL 3	307	695 SF	1 BED
LEVEL 3	308	695 SF	1 BED
LEVEL 3	309	1153 SF	2 BED_W
LEVEL 3	310	580 SF	STUDIO
LEVEL 3	311	580 SF	STUDIO
LEVEL 3	312	580 SF	STUDIO
LEVEL 3	313	580 SF	STUDIO
LEVEL 3	314	1153 SF	2 BED_W
LEVEL 3	315	695 SF	1 BED
LEVEL 3	316	696 SF	1 BED
LEVEL 3	317	696 SF	1 BED
LEVEL 3	318	696 SF	1 BED
LEVEL 3	319	695 SF	1 BED
LEVEL 3	320	695 SF	1 BED
LEVEL 3	321	803 SF	1 BED_SE
LEVEL 3	322	1056 SF	2 BED_E
Grand total: 22		16768 SF	

C.W. URBAN

theJUNE

636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

FLOOR PLAN_LEVEL 3

DRAWING NUMBER
A103

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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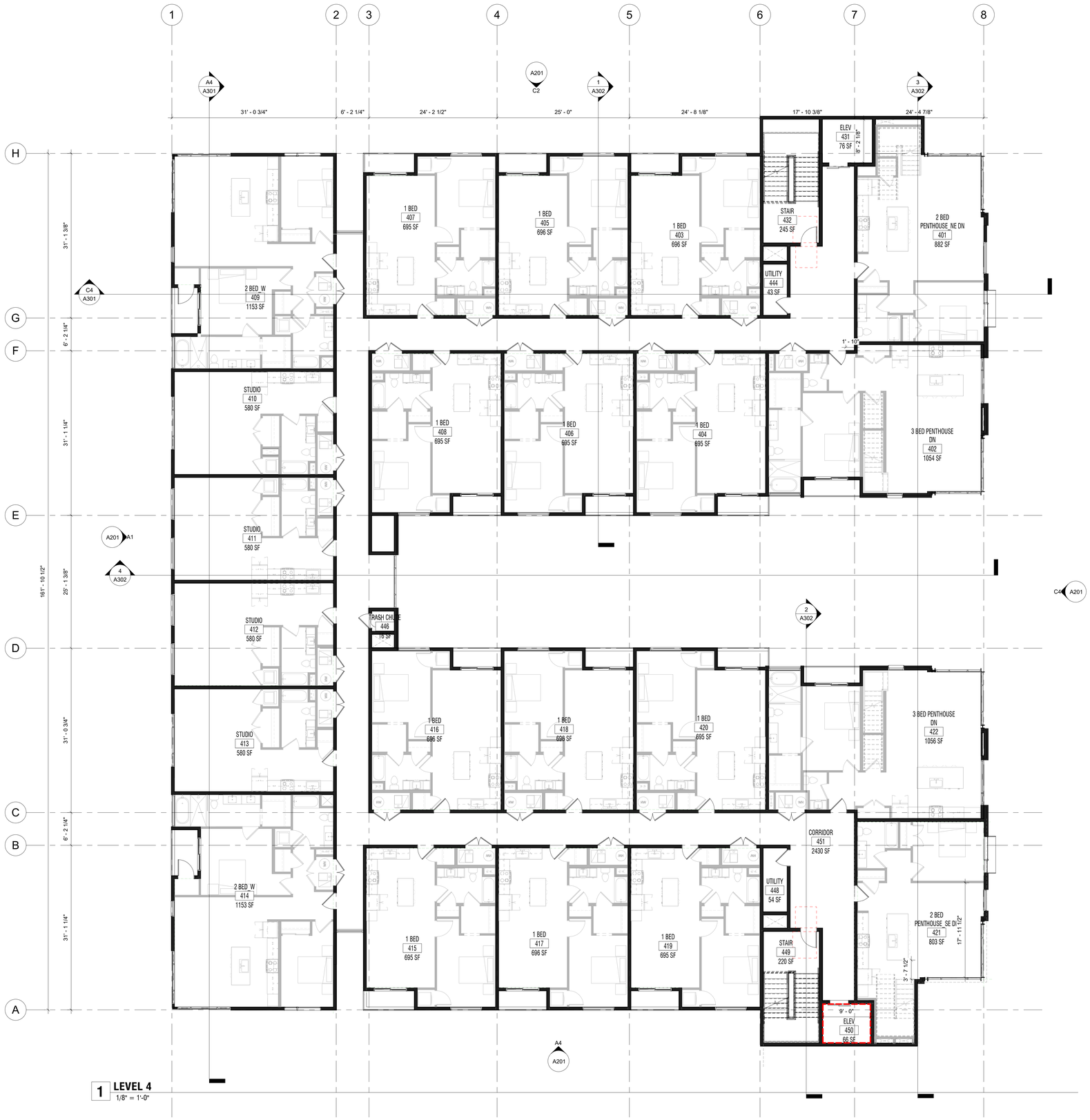

1 LEVEL 4
1/8" = 1'-0"

UNIT TYPE & COUNT		
Level	Name	Count
LEVEL 1		
LEVEL 1	1 BED	9
LEVEL 1	1 BED TYPE A	1
LEVEL 1	1 BED_NE	1
LEVEL 1	1 BED_SE	1
LEVEL 1	2 BED_TYPE A	1
LEVEL 1	2 BED_W	1
LEVEL 1	STUDIO	2
LEVEL 1	STUDIO GS	1
LEVEL 1	STUDIO_TYPE A	1
LEVEL 2		
LEVEL 2	1 BED	12
LEVEL 2	1 BED_NE	1
LEVEL 2	1 BED_SE	1
LEVEL 2	2 BED_E	2
LEVEL 2	2 BED_W	2
LEVEL 2	STUDIO	4
LEVEL 3		
LEVEL 3	1 BED	12
LEVEL 3	1 BED_NE	1
LEVEL 3	1 BED_SE	1
LEVEL 3	2 BED_E	2
LEVEL 3	2 BED_W	2
LEVEL 3	STUDIO	4
LEVEL 4		
LEVEL 4	1 BED	12
LEVEL 4	2 BED PENTHOUSE_NE DN	1
LEVEL 4	2 BED PENTHOUSE_SE DN	1
LEVEL 4	2 BED_W	2
LEVEL 4	3 BED PENTHOUSE DN	2
LEVEL 4	STUDIO	4
LEVEL 5		
LEVEL 5	1 BED	12
LEVEL 5	2 BED_W	2
LEVEL 5	STUDIO	4

Grand total: 102

LEVEL4 UNITS / NET SF			
Level	Number	Area	Name
LEVEL 4			
LEVEL 4	401	882 SF	2 BED PENTHOUSE_NE DN
LEVEL 4	402	1054 SF	3 BED PENTHOUSE DN
LEVEL 4	403	696 SF	1 BED
LEVEL 4	404	695 SF	1 BED
LEVEL 4	405	696 SF	1 BED
LEVEL 4	406	695 SF	1 BED
LEVEL 4	407	695 SF	1 BED
LEVEL 4	408	695 SF	1 BED
LEVEL 4	409	1153 SF	2 BED_W
LEVEL 4	410	580 SF	STUDIO
LEVEL 4	411	580 SF	STUDIO
LEVEL 4	412	580 SF	STUDIO
LEVEL 4	413	580 SF	STUDIO
LEVEL 4	414	1153 SF	2 BED_W
LEVEL 4	415	695 SF	1 BED
LEVEL 4	416	696 SF	1 BED
LEVEL 4	417	696 SF	1 BED
LEVEL 4	418	696 SF	1 BED
LEVEL 4	419	695 SF	1 BED
LEVEL 4	420	695 SF	1 BED
LEVEL 4	421	803 SF	2 BED PENTHOUSE_SE DN
LEVEL 4	422	1056 SF	3 BED PENTHOUSE DN
Grand total: 22		16768 SF	

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636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

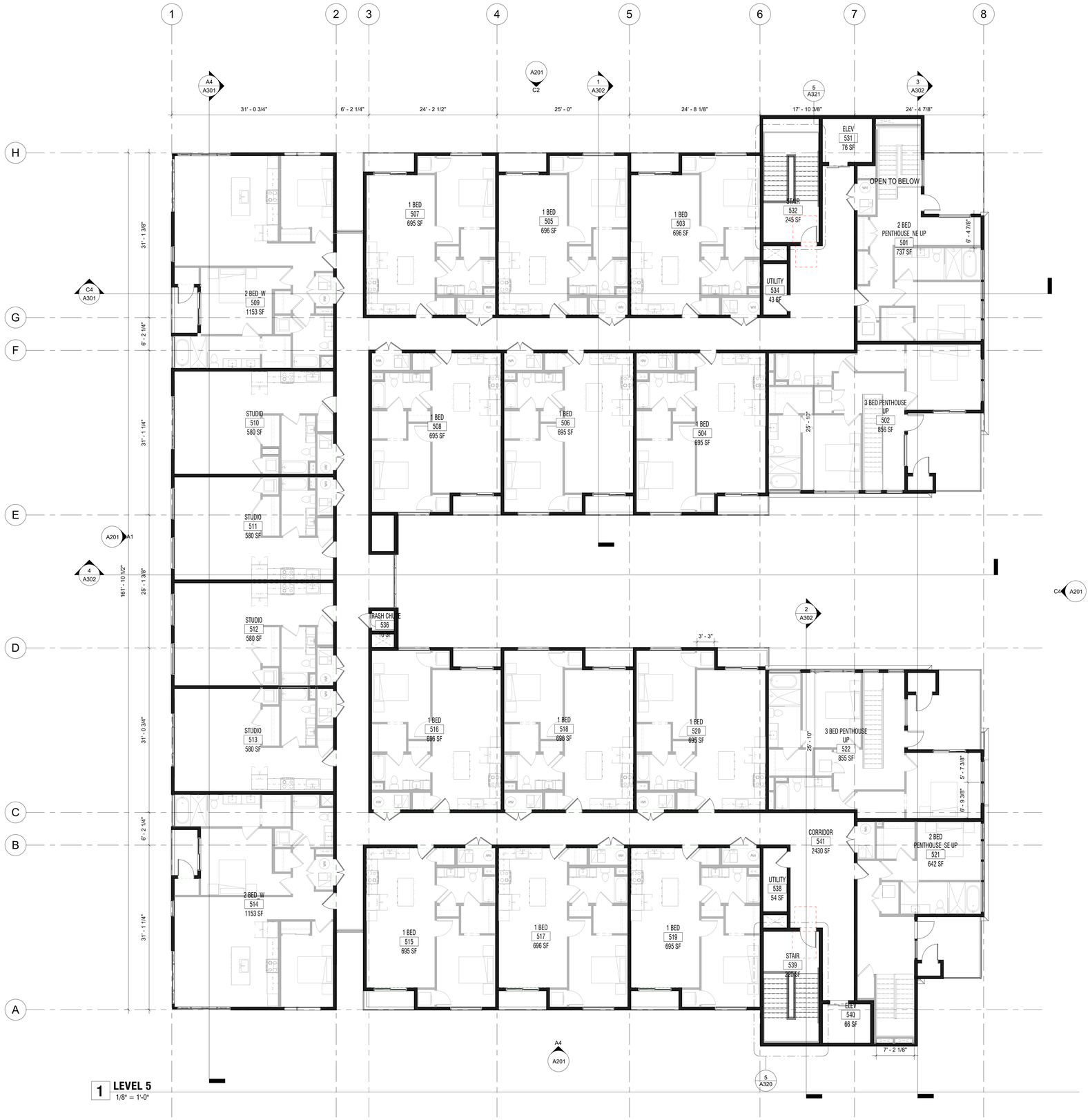
FLOOR PLAN_LEVEL 4

DRAWING NUMBER
A104

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN



1 LEVEL 5
1/8" = 1'-0"

UNIT TYPE & COUNT		
Level	Name	Count
LEVEL 1		
LEVEL 1	1 BED	9
LEVEL 1	1 BED TYPE A	1
LEVEL 1	1 BED_NE	1
LEVEL 1	1 BED_SE	1
LEVEL 1	2 BED_TYPE A	1
LEVEL 1	2 BED_W	1
LEVEL 1	STUDIO	2
LEVEL 1	STUDIO GS	1
LEVEL 1	STUDIO_TYPE A	1
LEVEL 2		
LEVEL 2	1 BED	12
LEVEL 2	1 BED_NE	1
LEVEL 2	1 BED_SE	1
LEVEL 2	2 BED_E	2
LEVEL 2	2 BED_W	2
LEVEL 2	STUDIO	4
LEVEL 3		
LEVEL 3	1 BED	12
LEVEL 3	1 BED_NE	1
LEVEL 3	1 BED_SE	1
LEVEL 3	2 BED_E	2
LEVEL 3	2 BED_W	2
LEVEL 3	STUDIO	4
LEVEL 4		
LEVEL 4	1 BED	12
LEVEL 4	2 BED PENTHOUSE_NE DN	1
LEVEL 4	2 BED PENTHOUSE_SE DN	1
LEVEL 4	2 BED_W	2
LEVEL 4	3 BED PENTHOUSE DN	2
LEVEL 4	STUDIO	4
LEVEL 5		
LEVEL 5	1 BED	12
LEVEL 5	2 BED_W	2
LEVEL 5	STUDIO	4

Grand total: 102

LEVEL5 UNITS / NET SF			
Level	Number	Area	Name
LEVEL 5			
LEVEL 5	503	696 SF	1 BED
LEVEL 5	504	695 SF	1 BED
LEVEL 5	505	696 SF	1 BED
LEVEL 5	506	695 SF	1 BED
LEVEL 5	507	695 SF	1 BED
LEVEL 5	508	695 SF	1 BED
LEVEL 5	509	1153 SF	2 BED_W
LEVEL 5	510	580 SF	STUDIO
LEVEL 5	511	580 SF	STUDIO
LEVEL 5	512	580 SF	STUDIO
LEVEL 5	513	580 SF	STUDIO
LEVEL 5	514	1153 SF	2 BED_W
LEVEL 5	515	695 SF	1 BED
LEVEL 5	516	696 SF	1 BED
LEVEL 5	517	696 SF	1 BED
LEVEL 5	518	696 SF	1 BED
LEVEL 5	519	695 SF	1 BED
LEVEL 5	520	695 SF	1 BED
Grand total: 18		12972 SF	

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1222 LEGACY CROSSING BLVD #6
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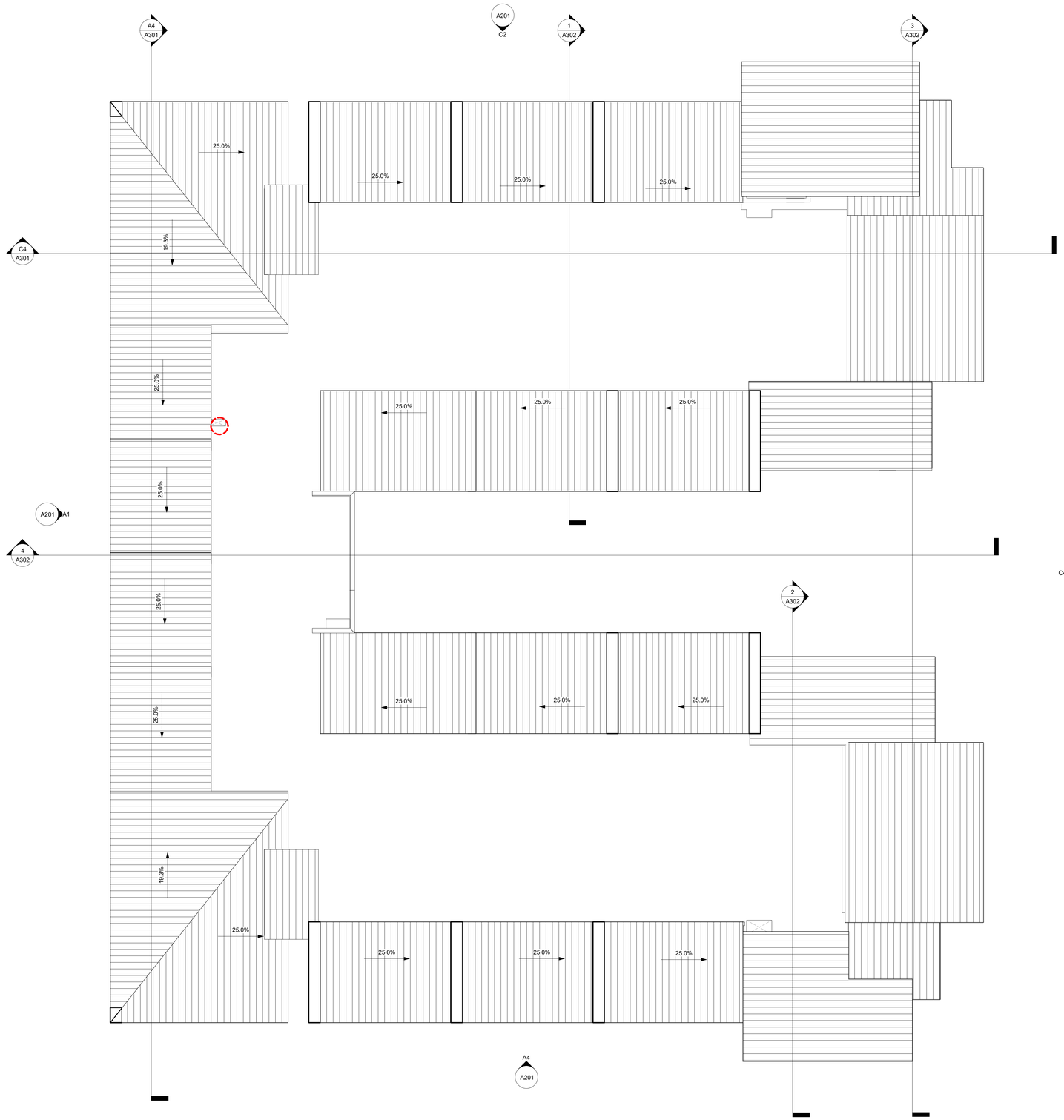
FLOOR PLAN_LEVEL 5

DRAWING NUMBER
A105

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN



1 **ROOF**
1/8" = 1'-0"

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SALT LAKE CITY, UT

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REV #	DESCRIPTION	DATE

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ROOF LEVEL

DRAWING NUMBER
A106

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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EXTERIOR MATERIALS LEGEND:

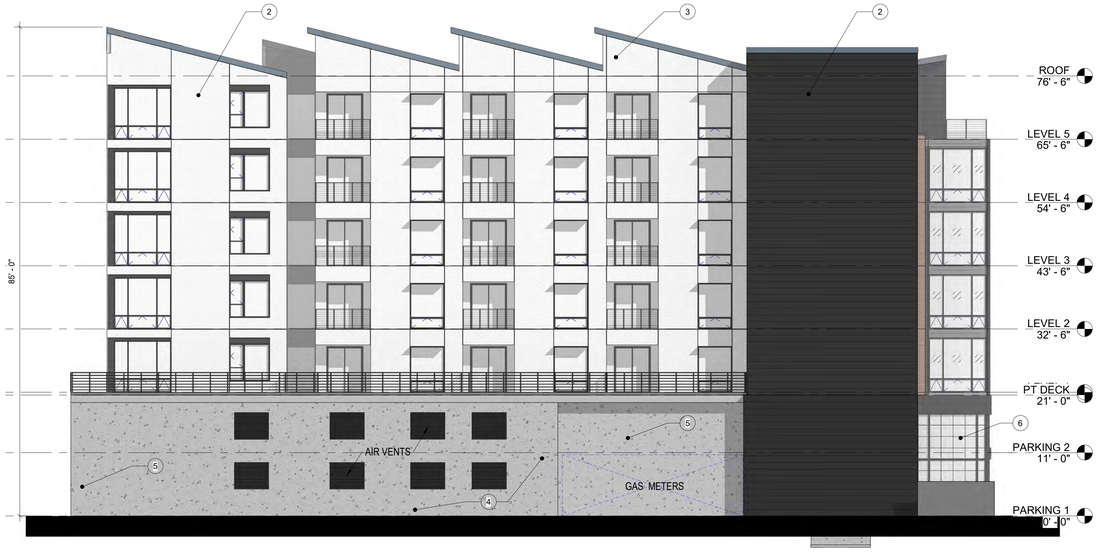
1. BRICK (FULL MASONRY)
2. METAL EXTRUDED SIDING PANELS
3. STUCCO, (WHITE, MUST COMPLY WITH NFPA 285 NAD ASTM E84 STANDARDS.)
4. ARCHITECTURAL FINISH CONCRETE
5. CMU
6. STOREFRONT; CLEAR OR TRANSLUCENT

C.W. URBAN

C2 NORTH ELEVATIONS
3/32" = 1'-0"

C4 EAST ELEVATIONS
3/32" = 1'-0"

A1 WEST
3/32" = 1'-0"



A4 SOUTH ELEVATIONS
3/32" = 1'-0"

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REV #	DESCRIPTION	DATE

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EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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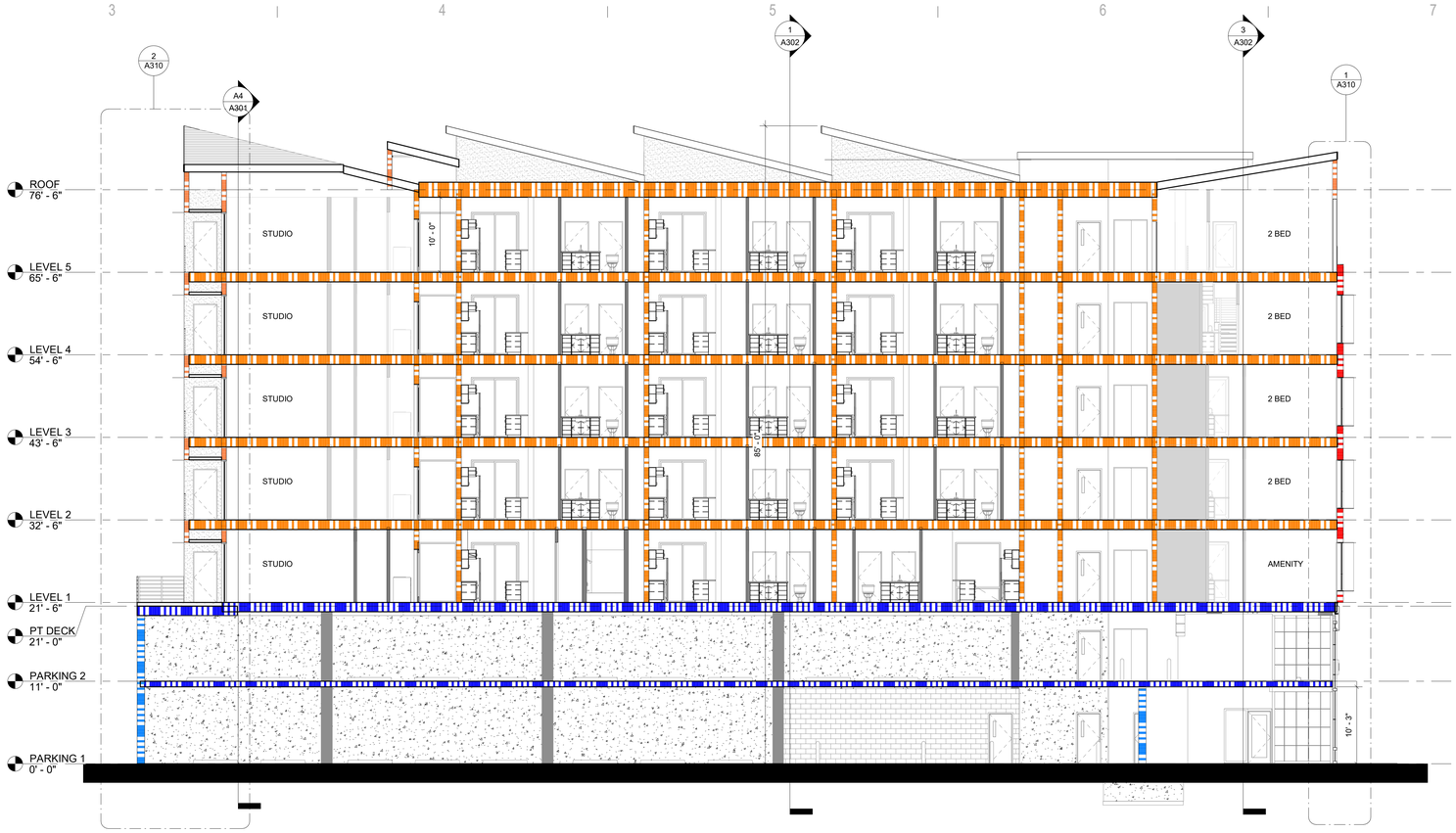
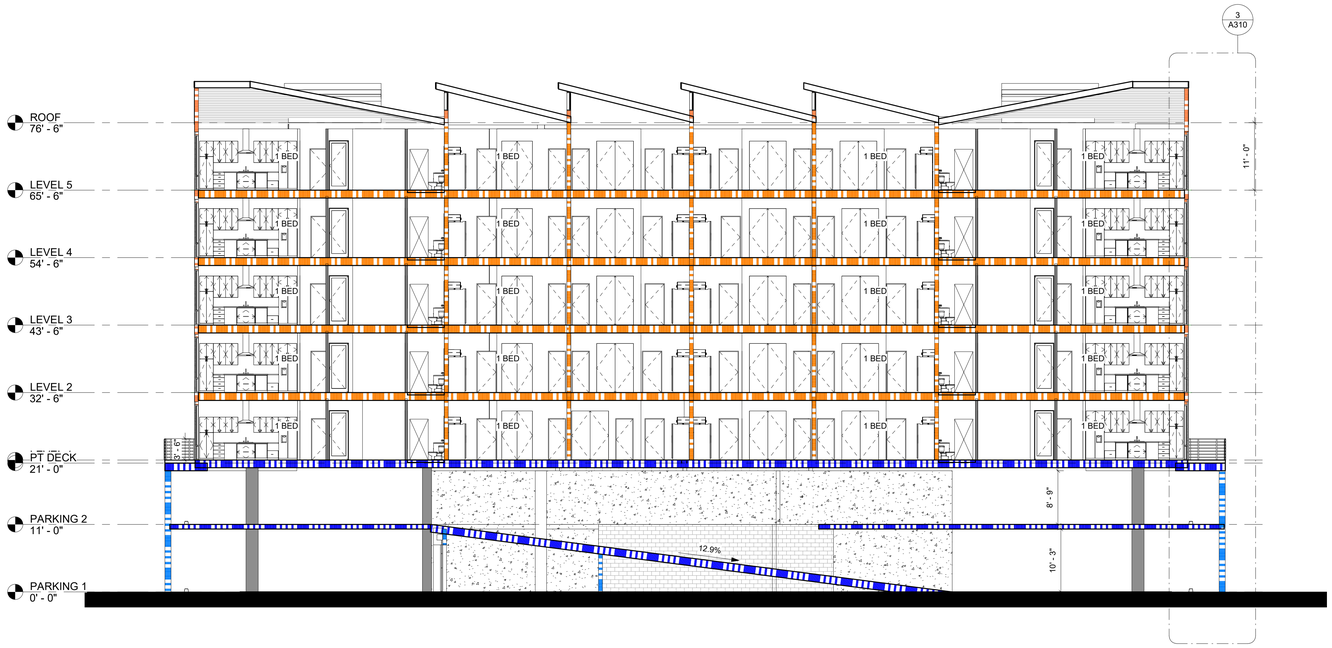


C4 A301 EAST WEST SECTION

1/8" = 1'-0"



A4 A301 NORTH SOUTH SECTION

1" = 10'-0"

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SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE
A	Planning Review	3/14/2019

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1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014

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BUILDING SECTIONS

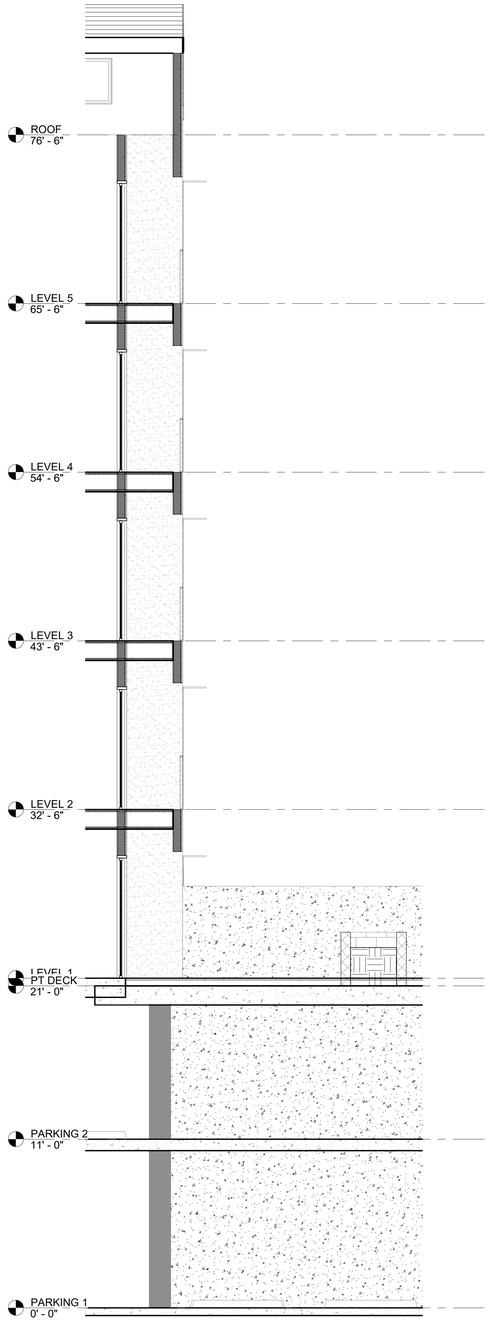
DRAWING NUMBER

A301

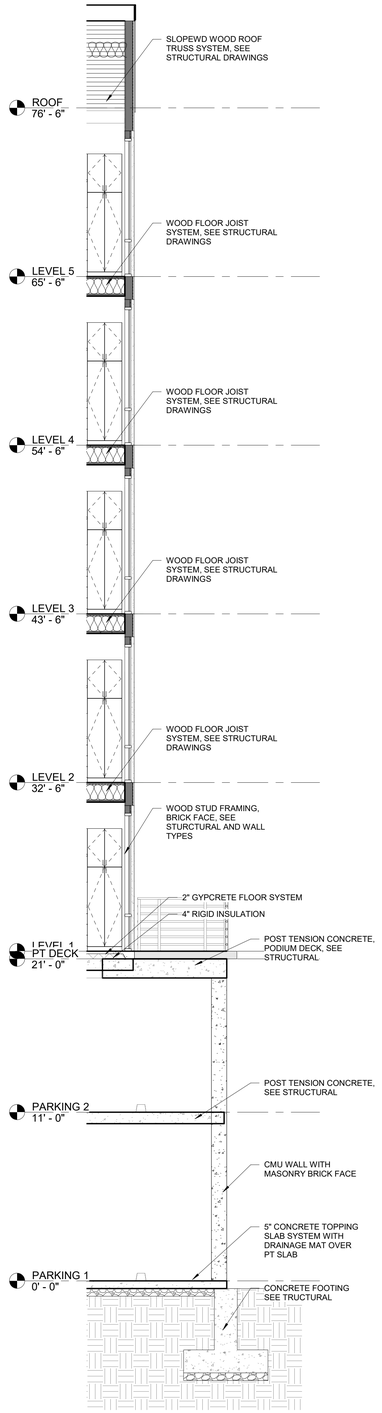
PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

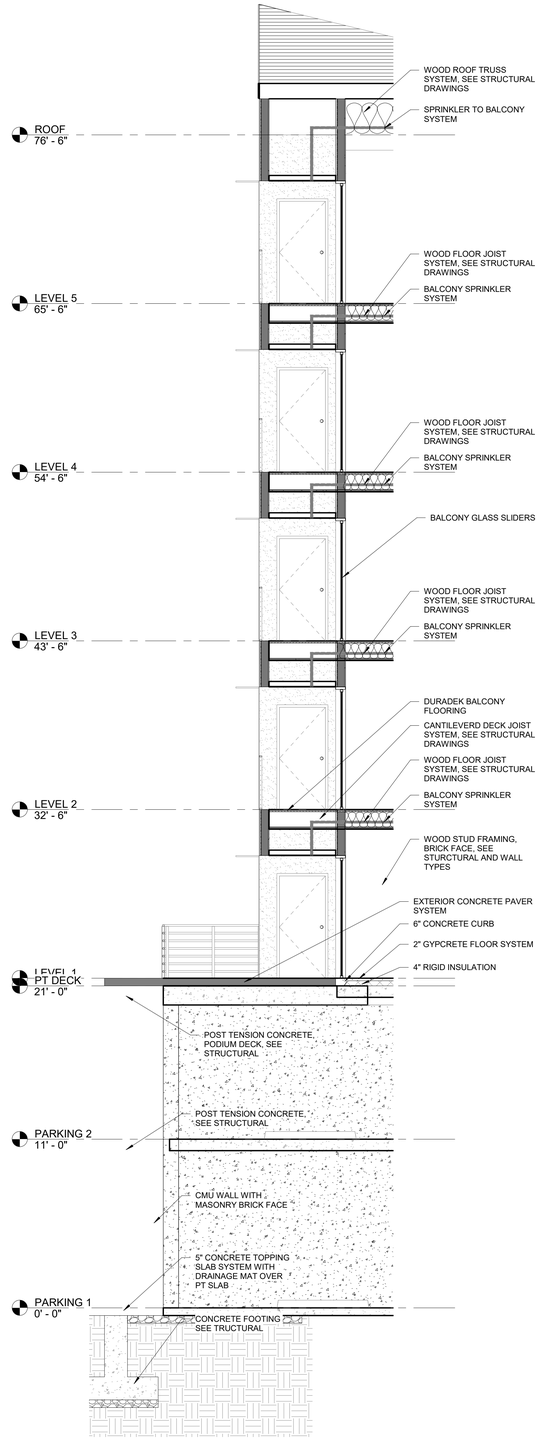
CONCEPTUAL DESIGN



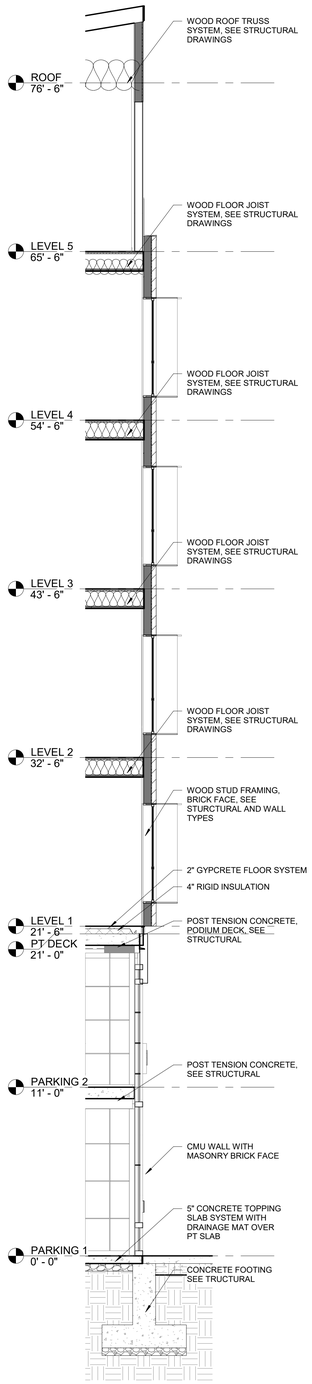
4 Section 1 - Callout 1
1/4" = 1'-0"



3 NORTH SOUTH SECTION - Callout 1
1/4" = 1'-0"



2 EAST WEST SECTION - Callout 2
1/4" = 1'-0"



1 EAST WEST SECTION - Callout 1
1/4" = 1'-0"

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SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE
A	Planning Review	3/14/2019

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1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
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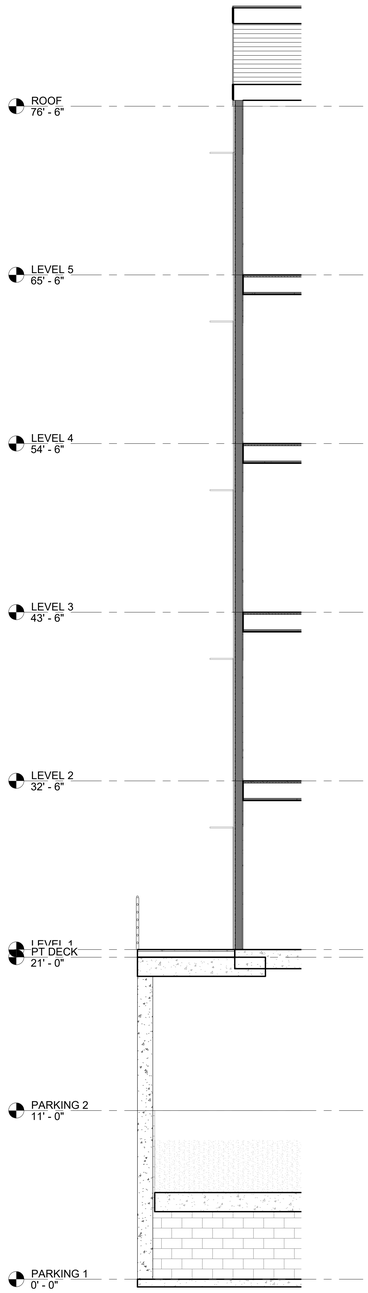
WALL SECTION

DRAWING NUMBER
A310

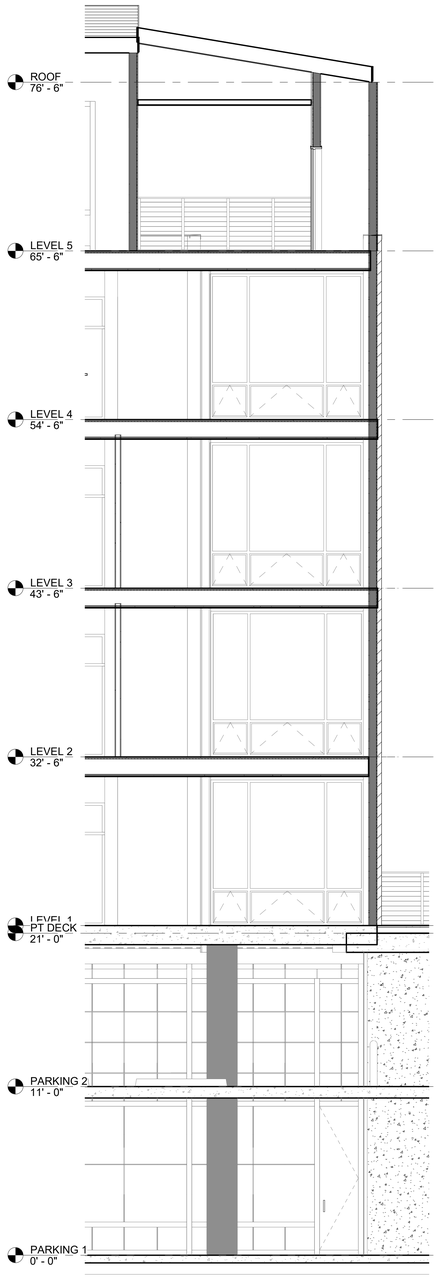
PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

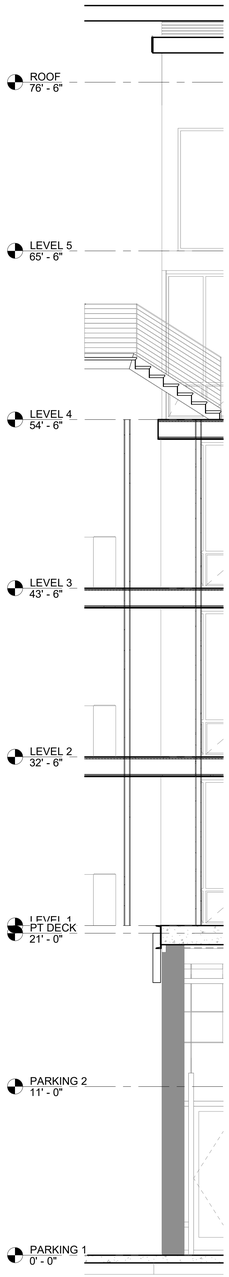
CONCEPTUAL DESIGN



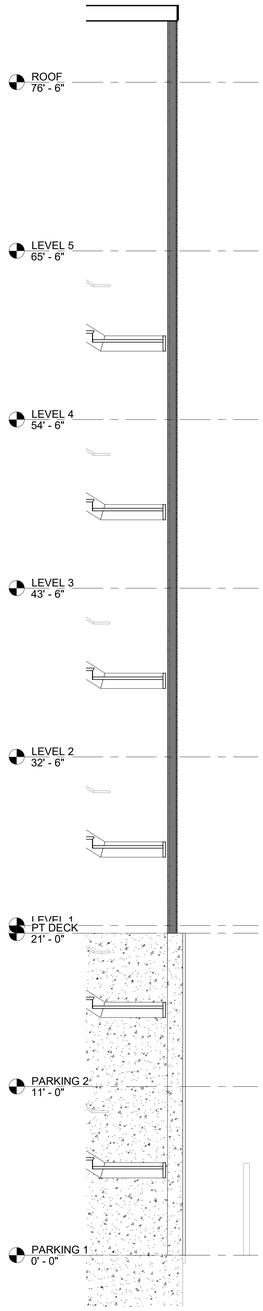
5 Section 4 - Callout 1
1/4" = 1'-0"



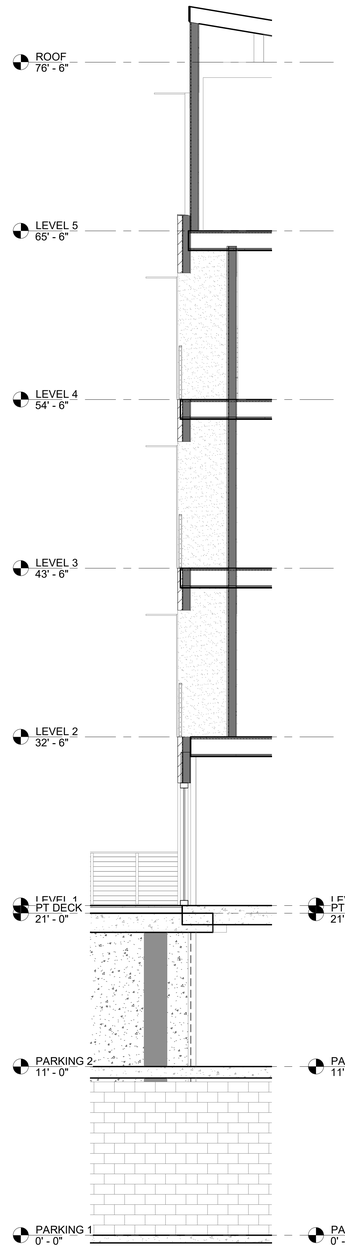
4 Section 3 - Callout 2
1/4" = 1'-0"



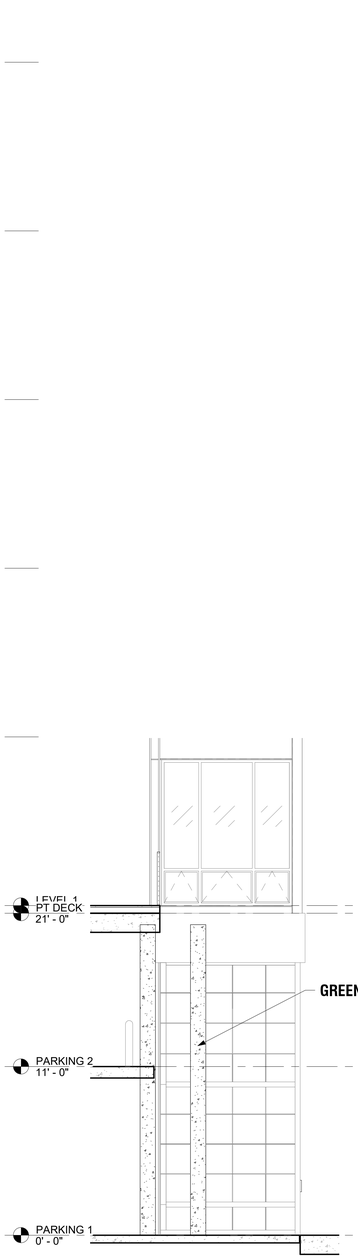
3 Section 3 - Callout 1
1/4" = 1'-0"



2 Section 2 - Callout 2
1/4" = 1'-0"



1 Section 2 - Callout 1
1/4" = 1'-0"



6 Section 4 - Callout 2
1/4" = 1'-0"

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SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

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1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
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WALL SECTION

DRAWING NUMBER
A311

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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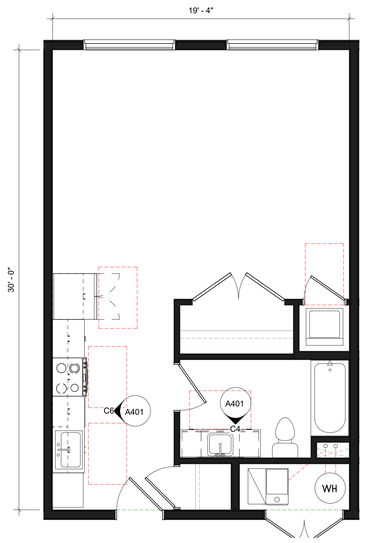
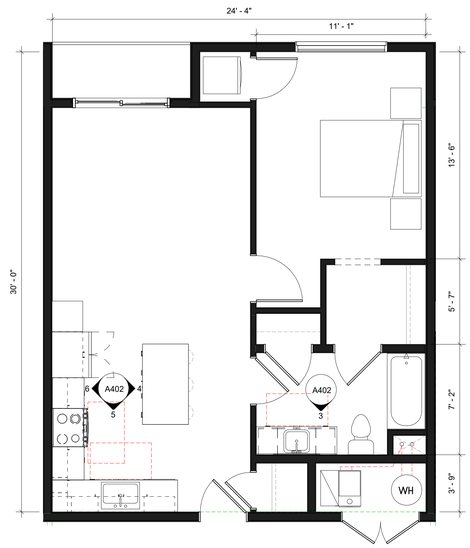
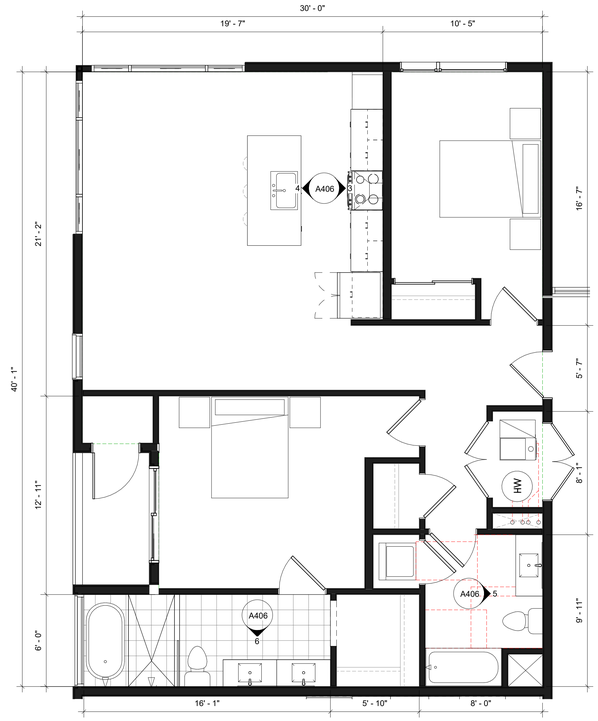


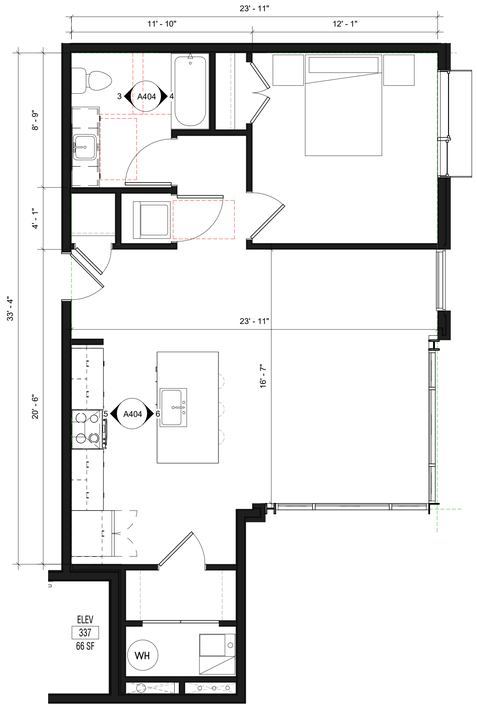
C2 STUDIO
1/4" = 1'-0"



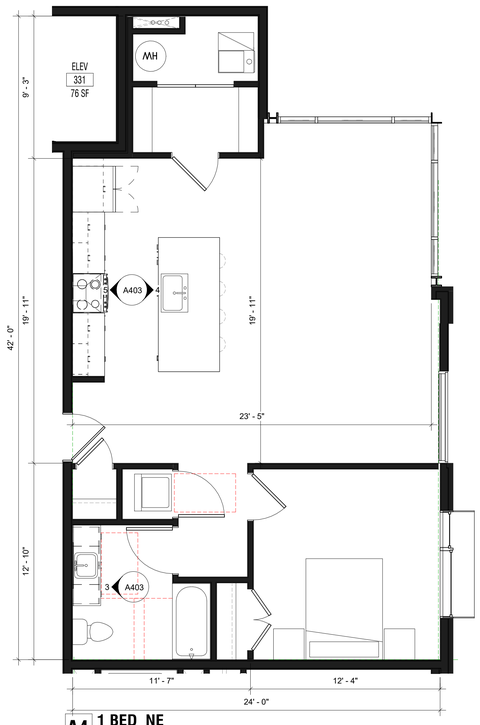
C4 1 BED
1/4" = 1'-0"



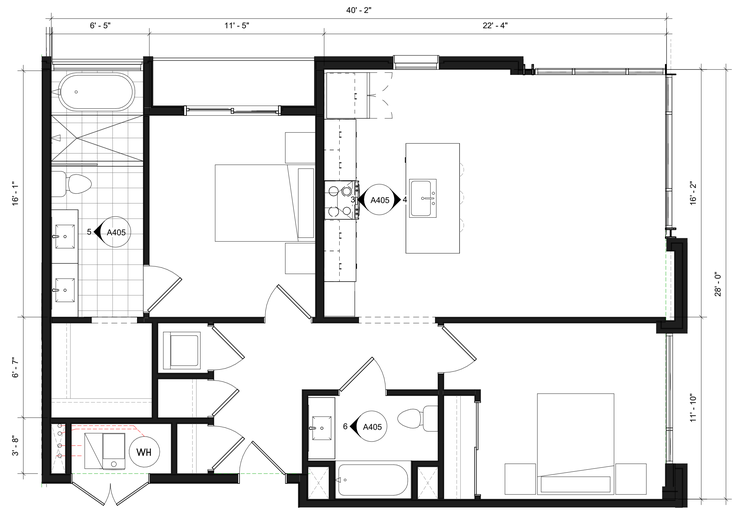
C5 2 BED_W
1/4" = 1'-0"



A2 1 BED_SE
1/4" = 1'-0"



A4 1 BED_NE
1/4" = 1'-0"



A5 2 BED_E
1/4" = 1'-0"

theJUNE
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REVISIONS:

REV #	DESCRIPTION	DATE

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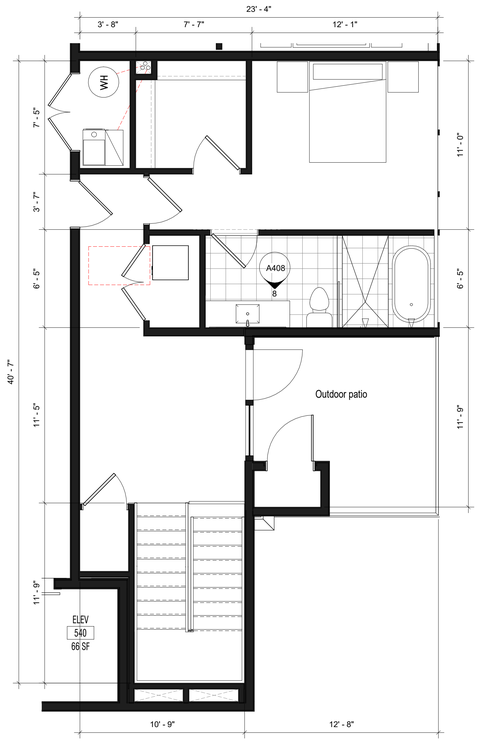
MARKETING UNITS

DRAWING NUMBER
A911

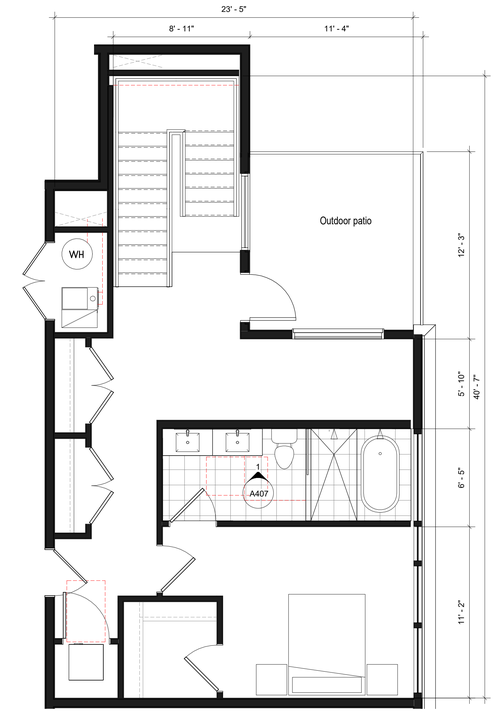
PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

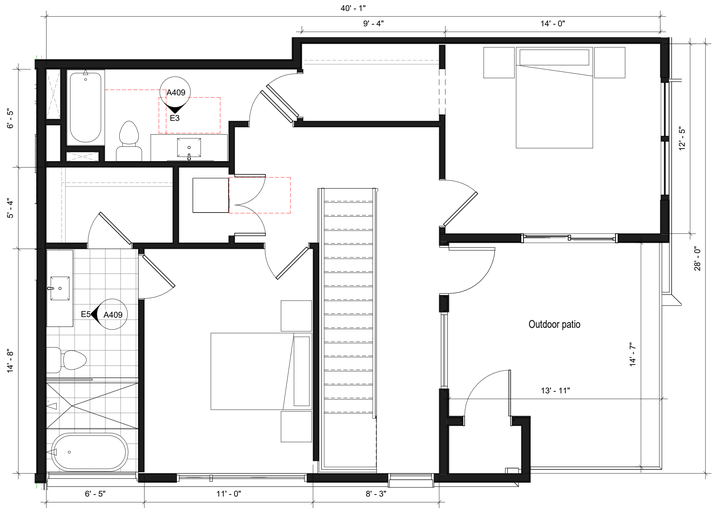
CONCEPTUAL DESIGN



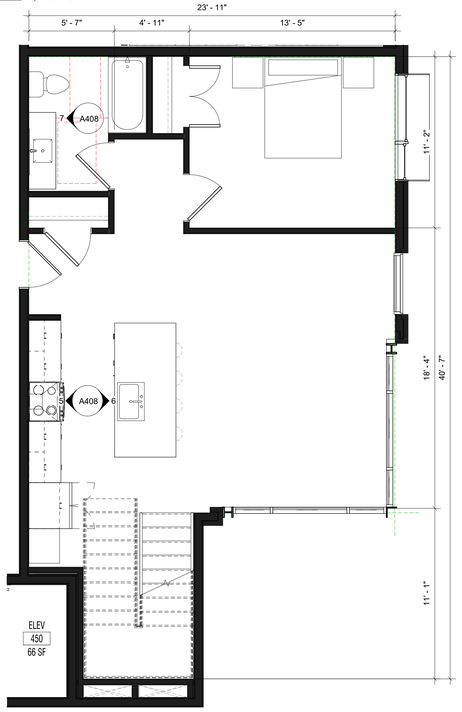
C2 **2 BED PENTHOUSE_SE (UP)**
1/4" = 1'-0"



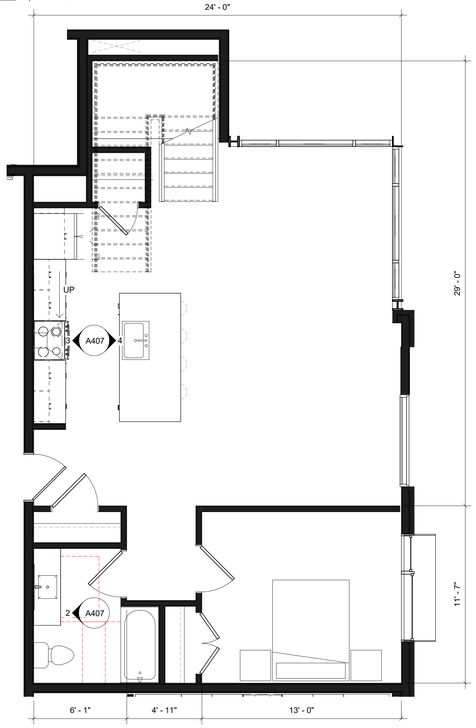
C3 **2 BED PENTHOUSE_NE (UP)**
1/4" = 1'-0"



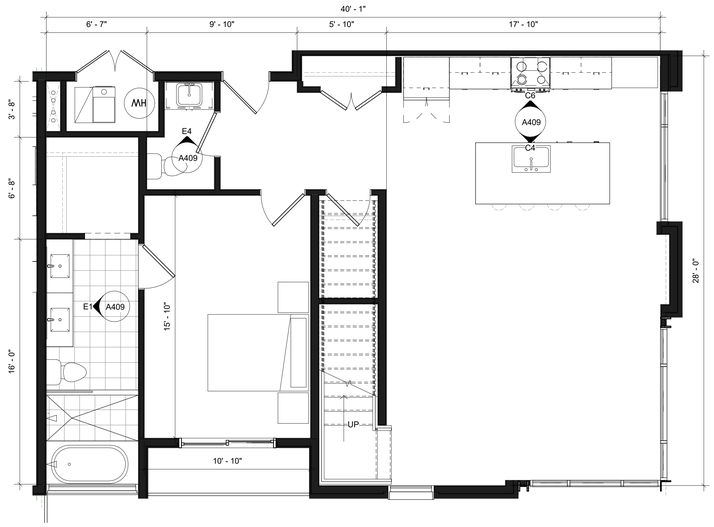
C5 **3 BED PENTHOUSE (UP)**
1/4" = 1'-0"



A2 **2 BED PENTHOUSE_SE (DN)**
1/4" = 1'-0"



A3 **2 BED PENTHOUSE_NE (DN)**
1/4" = 1'-0"



A5 **3 BED PENTHOUSE (DN)**
1/4" = 1'-0"

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REVISIONS:

REV #	DESCRIPTION	DATE

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MARKETING UNITS

DRAWING NUMBER
A912

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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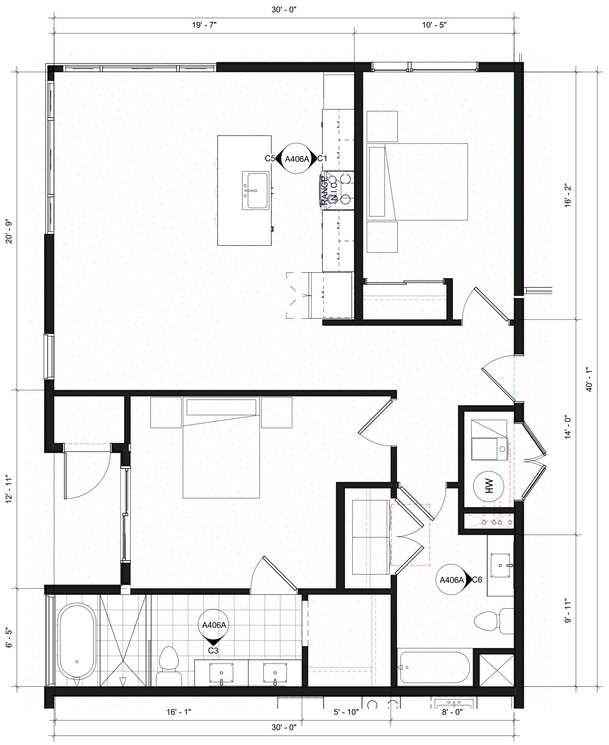
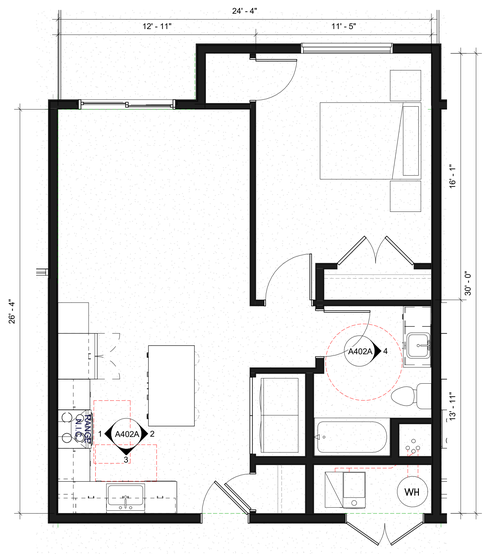
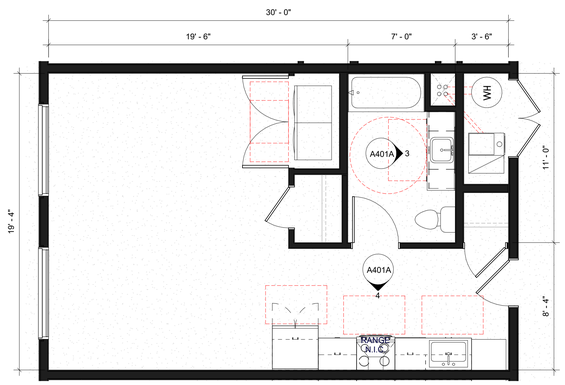


1 2 BED TYPE A
1/4" = 1'-0"



2 ONE BED TYPE A
1/4" = 1'-0"



3 STUDIO TYPE A
1/4" = 1'-0"

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REVISIONS:

REV #	DESCRIPTION	DATE

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MARKETING UNITS

DRAWING NUMBER
A913

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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PRECEDENT IMAGES, ONLY FOR CONCEPTUAL COMPARISON OF MATERIALITY.

STOREFRONT

Backlit Translucent Glass Panels.


Translucent and Clear panels as viewed from interior of a building


Translucent and Clear panels as viewed from exterior of a building as viewed at night, backlit

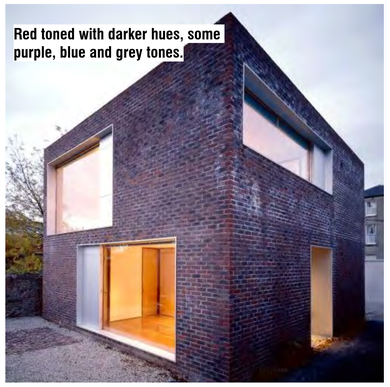
Translucent panel to be frosted, fritted, or laminated. Sourcing the product will depend on budget and availibility, but intent is the same, to create a translucent backlit glass panel.

TRANSLUCENT GLASS PANEL; A standard glass panel will be either forsted or laminated on the back side to create dispersal of light as seen in some of the images above.

CLEAR GLASS PANEL: Standard clear glass will be used at doors, and other portions of the storeferont facade to let visibility into the building amenity's on the first floor.

FULL MASONRY BRICK


Red toned brick against black annodized aluminum.

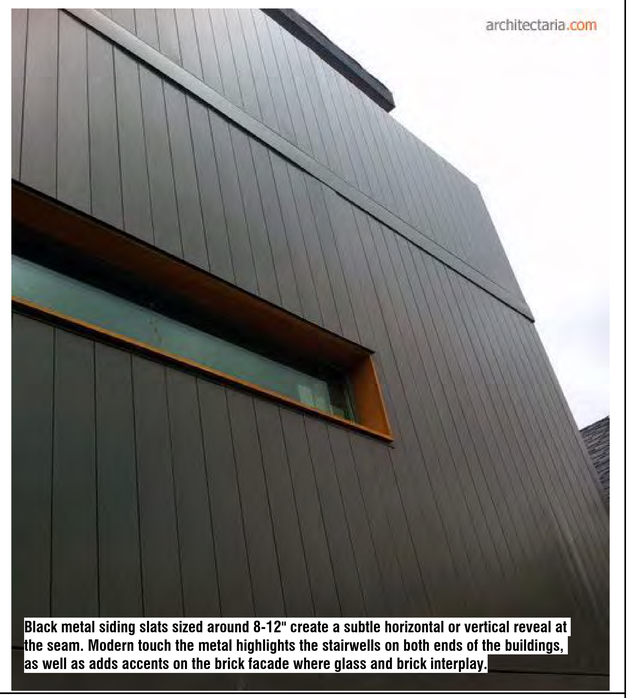

Red toned with darker hues, some purple, blue and grey tones.


Red toned brick with some darker oxidization.

Full size masonry bricl. The brick hasnt been sourced yet. But could likeley be sourced from interstate brick. If that's the case, the mix would be Bronzestone, Ironstone, and Midnight Black. But these need to be sampled, and vendors could change as nothing is final at this point. Contractor will be provding final product later on in this process. A final sample board will be submitted at permitting.

BRONZESTONE IRONSTONE MIDNIGHT BLACK

BLACK METAL SLAT SIDING



Black metal siding slats sized around 8-12" create a subtle horizontal or vertical reveal at the seam. Modern touch the metal highlights the stairwells on both ends of the buildings, as well as adds accents on the brick facade where glass and brick interplay.

STUCCO

A white stucco is being utilized on the back end of the buuilding, with a refined fine sand finish. Some white Stucoo walls accent the black metal on the 7th level upper loft units where the a void is cut into the form and the massing is broken up along the skyline.

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MATERIAL PRECEDENT IMAGES

DRAWING NUMBER
A900

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00
CONCEPTUAL DESIGN

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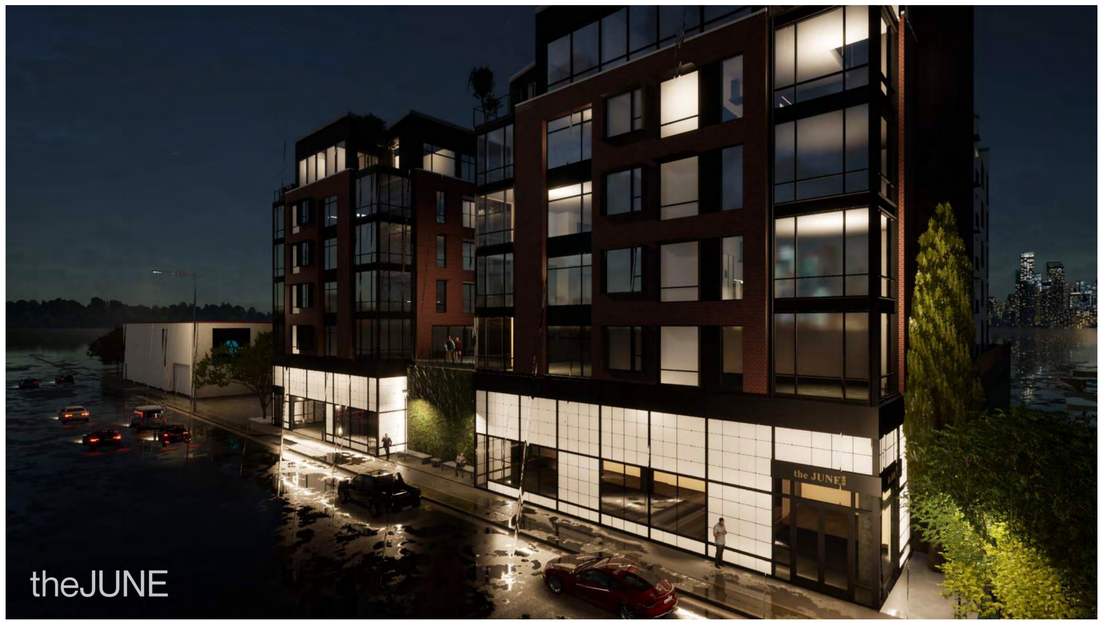

C.W. URBAN

theJUNE

636 SOUTH 300 W
SALT LAKE CITY, UT

REVISIONS:

REV #	DESCRIPTION	DATE

T 866.744.CITY
1222 LEGACY CROSSING BLVD #6
CENTERVILLE, UT 84014
BUILTBYCW.COM

PERSPECTIVES

DRAWING NUMBER
A901

PROJECT NUMBER
Project Number

ISSUE DATE : 2-25-00

CONCEPTUAL DESIGN

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ATTACHMENT C – PROPERTY AND VICINITY PHOTOS

Current view of site

View of site and properties to the south

View of property to the north

View of property to the east and across 300 West

View of SpringHill Suites to the northeast

View of Moda Granary Place to the southeast

ATTACHMENT D – D-2 ZONING STANDARDS

D-2 (Downtown Support District)

Purpose Statement: The purpose of the D-2 Downtown Support Commercial District is to provide an area that fosters the development of a sustainable urban neighborhood that accommodates commercial, office, residential and other uses that relate to and support the Central Business District. Development within the D-2 Downtown Support Commercial District is intended to be less intensive than that of the Central Business District, with high lot coverage and buildings placed close to the sidewalk. This district is appropriate in areas where supported by applicable master plans. Design standards are intended to promote pedestrian oriented development with a strong emphasis on a safe and attractive streetscape.

D-2 Development & Design Standards

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	No minimum	Lot Width: 181' Lot Area: 29,956 sq. ft.	**Complies**
Front/Side/Rear Yard Setbacks	No Minimum Setback Maximum Setback is 10'	Front: 0'-10' Side (North): 1'2"-3'2" Side (South): 4'6"-5'6" Rear: 3'2"	**Complies**
Maximum Height	65' (without Design Review); 120' (with Design Review)	85'	**Additional height requested through Design Review process**

21A.37 Design Standards

Requirement	Standard	Proposed	Compliance
Ground Floor Use	The ground floor of a new principal building, a permitted or conditional use other than parking shall occupy a minimum portion of the length (75% not including parking entrance) of any street facing building façade. All portions of such ground floor spaces shall extend a minimum of twenty five feet (25') into the building.	78% of the ground floor is occupied by an active use. This includes entry lobby, leasing area, and parcel room.	**Complies**

Building Materials	Ground Floor: Other than windows and doors, a minimum amount (80%) of the ground floor facade's wall area of any street facing facade shall be clad in durable materials. Upper Floor Building Materials: Floors above the ground floor level shall include durable materials on a minimum amount (50%) of any street facing building facade of those additional floors.	Ground Floor: 100% glass storefront system Upper Floors: 66% brick	**Complies**
Ground Floor Glass	40% - The ground floor building elevation of all new buildings facing a street, and all new ground floor additions facing a street, shall have a minimum amount of 40% glass between 3 FT and 8 FT above grade.	Proposed glazing between 3 and 8 feet is 100% with storefront glass wall system.	**Complies**
Upper Floor Glass	25% - Above the first floor of any multi-story building, the surface area of the facade of each floor facing a street must contain a minimum amount of 25% glass.	40% of upper floors are glass	**Complies**
Building Entrances	Entrance required every 50' on street facing façade.	4 entrances provided, locations comply with requirement	**Complies**
Maximum Length of Blank Wall	10' on street facing façade	Façade is largely storefront glass wall system and landscape or green wall.	**Complies**
Street facing facade: maximum length (feet)	200'	N/A, building length is 174'6"	**Complies**
Lighting: exterior	All exterior lighting shall be shielded and directed down to prevent light trespass	Downward pointing sconces proposed by each door.	**Complies**

	onto adjacent properties. Exterior lighting shall not strobe, flash or flicker.		
Screening of mechanical equipment	All mechanical equipment for a building shall be screened from public view and sited to minimize their visibility and impact. Examples of siting include on the roof, enclosed or otherwise integrated into the architectural design of the building, or in a rear or side yard area subject to yard location restrictions found in section 21A.36.020, table 21A.36.020B, "Obstructions In Required Yards", of this title.	Mechanical equipment is to be located in garage and screened from view. Rooftop condensing units are to be screened by a 3' foot parapet wall. Transformer to the south of building will be screened.	**Complies**
Screening of service areas	Service areas, loading docks, refuse containers and similar areas shall be fully screened from public view. All screening enclosures viewable from the street shall be either incorporated into the building architecture or shall incorporate building materials and detailing compatible with the building being served. All screening devices shall be a minimum of one foot (1') higher than the object being screened, and in the case of fences and/or masonry walls the height shall not exceed eight feet (8'). Dumpsters must be located a minimum of twenty-five feet (25')	Refuse/trash, generator, and electrical rooms located in garage. Tenant loading dock in garage. Gas meters and some electrical meters located on south side of building. Meters are shown as setback approximately 40' from front façade.	**Complies**

	from any building on an adjacent lot that contains a residential dwelling or be located inside of an enclosed building or structure.		
Parking garages or structures	The following standards shall apply to parking garages or structures whether stand alone or incorporated into a building: 1. Parking structures shall have an external skin designed to improve visual character when adjacent to a public street or other public space. Examples include heavy gauge metal screen, precast concrete panels; live green or landscaped walls, laminated or safety glass, decorative photovoltaic panels or match the building materials and character of the principal use. The planning director may approve other decorative materials not listed if the materials are in keeping with the decorative nature of the parking structure. 2. The architectural design of the facades should express the internal function of the structure. Facade elements shall align to parking levels and there shall be no sloped surfaces visible from a public street, public trail or public open space.	1. Exterior of podium parking adjacent to the street facing façade is translucent storefront glass system or the. 2. The first level of parking is located behind the active ground floor use. The exterior of the second level of podium parking reflects this use with the storefront glass system. 3. Circulation is interior to the parking structure. The ramp to the second level is located to the rear of the building. 4. The exterior of the elevators are to be clad with extruded metal siding panels and this is the primary area where these panels would be located. 5. Proposal is not for a public parking garage. 6. Interior lighting will be determined at a	**Complies**

	3. Internal circulation must be designed such that parking surfaces are level (or without any slopes) along all primary facades. All ramping between levels need to be placed along the secondary facade or to the center of the structure. Parking structures shall be designed to conceal the view of all parked cars and drive ramps from public spaces. 4. Elevator and stairs shall be highlighted architecturally so visitors, internally and externally, can easily access these entry points. 5. Signage and wayfinding shall be integrated with the architecture of the parking structure and be architecturally compatible with the design. Public parking structures entrances shall be clearly signed from public streets. 6. Interior garage lighting shall not produce glaring sources toward adjacent properties while providing safe and adequate lighting levels. The use of sensor dimmable LEDs and white stained ceilings are a good strategy to control light levels on site while improving energy efficiency. 7. Where a driveway crosses a	later stage and is included in a condition. 7. The driveway paving/color will be differentiated to warn pedestrians and drivers of possible conflicts. 8. The street facing level of the building has active ground floor uses across the front façade. 9. Parking venting is located internally and will not vent onto residential uses.	

	public sidewalk, the driveway shall be a different color, texture, or paving material than the sidewalk to warn drivers of the possibility of pedestrians in the area. 8. The street level facing facades of all parking structures shall be wrapped along all street frontages with habitable space that is occupied by a use that is allowed in the zone as a permitted or conditional use. 9. Parking structures shall be designed to minimize vehicle noise and odors on the public realm. Venting and fan locations shall not be located next to public spaces and shall be located as far as possible from adjacent residential land uses.		

ATTACHMENT E – DESIGN REVIEW STANDARDS

21A.59.050: Standards for Design Review: In addition to standards provided in other sections of this title for specific types of approval, the following standards shall be applied to all applications for design review:

Standard	Finding	Rationale
A. Any new development shall comply with the intent of the purpose statement of the zoning district and specific design regulations found within the zoning district in which the project is located as well as the City's adopted "urban design element" and adopted master plan policies and design guidelines governing the specific area of the proposed development.	**Complies**	As reviewed previously in Key Consideration 1, the proposal, including the Design Review modifications requested, meets the intents and purposes of the D-2 zoning district, the Grand Boulevards District, and the Downtown Master Plan. The purpose statement for the D-2 zone focuses on creating sustainable urban neighborhoods, as well as support services for the denser downtown core. The residential building proposed will add housing to the area, providing additional potential patrons for local businesses. The proposed project also meets the intent of the urban design element of the City. The Salt Lake City "urban design element" document recommends focusing on infill redevelopment in the downtown area and promoting greater density to support commercial uses.
B. Development shall be primarily oriented to the sidewalk, not an interior courtyard or parking lot. 1. Primary entrances shall face the public sidewalk (secondary entrances can face a parking lot). 2. Building(s) shall be sited close to the public sidewalk, following and responding to the desired development patterns of the neighborhood. 3. Parking shall be located within, behind, or to the side of buildings.	**Complies**	1. The proposed structure is primarily oriented to 300 West with the pedestrian and vehicular entrances facing the sidewalk. 2. The setbacks are generally close to the public sidewalk. The landscape wall will be set back 10' providing separation and visual interest towards the middle of the building. The setback does not exceed the 10' permitted. 3. The parking is located within the building and is accessed from 300 West.

C. Building facades shall include detailing and glass in sufficient quantities to facilitate pedestrian interest and interaction. 1. Locate active ground floor uses at or near the public sidewalk. 2. Maximize transparency of ground floor facades. 3. Use or reinterpret traditional storefront elements like sign bands, clerestory glazing, articulation, and architectural detail at window transitions. 4. Locate outdoor dining patios, courtyards, plazas, habitable landscaped yards, and open spaces so that they have a direct visual connection to the street and outdoor spaces.	**Complies**	1. The proposal includes a storefront glass system across the first two floors. This, combined with the active ground floor use, will facilitate pedestrian interest. Active uses, including lobby and leasing spaces, will be located on the ground floor and readily visible to pedestrians on the sidewalk. 2. The proposed project uses a storefront glass system for the first two floors. 3. The storefront system occupies the first two floors. There is a wide metal band separating the two podium parking levels from the residential units. The appearance of these lower levels is a modern interpretation of traditional storefront elements. The combination of clear and translucent glass along with the storefront system will provide visual interest. 4. Commercial uses are not anticipated. Common amenity areas for residents are located on the third floor and include outdoor areas.
D. Large building masses shall be divided into heights and sizes that relate to human scale. 1. Relate building scale and massing to the size and scale of existing and anticipated buildings, such as alignments with established cornice heights, building massing, step-backs and vertical emphasis. 2. Modulate the design of a larger building using a series of vertical or horizontal emphases to equate with the scale (heights and widths) of the buildings in the context and reduce the visual width or height. 3. Include secondary elements such as balconies, porches, vertical bays, belt courses, fenestration and window reveals. 4. Reflect the scale and solid-to-void ratio of windows and	**Complies**	1. The proposed building is taller than existing buildings on the block and in the immediate vicinity. However, as discussed in Key Consideration 2 of this report, adjacent zoning designations have the potential for the area to develop at or above the height proposed and much of this land is vacant. The storefront system on the first two floors of the building provides a "base" and human scale elements along the base of the building. 2. The design of the building is modulated vertically with changes in materials, projections, and recesses – particularly the street facing courtyard area. Horizontally, the storefront elements provide a base, and the upper floor of the building has additional recessed areas and changes in roof plane that provide visual interest and reduce the bulk of the building on the top level. 3. The building has several modulating elements. There are recessed balconies on the side and courtyard

doors of the established character of the neighborhood or that which is desired in the master plan.		facing units, and some of the rear units, but not the 300 West units. This is compatible with the volume of traffic and size of the street. Brick is the primary material on the upper floors of the front façade. It is supplemented by metal siding panels, and windows in multiple styles and types. 4. The scale and solid-to-void ratio in this area is not well established. There are two relatively recently constructed buildings in the area and the Post District project is under construction in the block to the north. The proposed solid-to-void ratio provides a significant amount of visibility on the lower level and an appropriate ratio on the residential units above. The fenestration pattern is consistent, sufficiently varied and compatible with the proposed use.
E. Building facades that exceed a combined contiguous building length of two hundred feet (200') shall include: 1. Changes in vertical plane (breaks in façade); 2. Material changes; and 3. Massing changes.	**N/A**	
F. If provided, privately-owned public spaces shall include at least three (3) of the six (6) following elements: 1. Sitting space of at least one sitting space for each two hundred fifty (250) square feet shall be included in the plaza. Seating shall be a minimum of sixteen inches (16") in height and thirty inches (30") in width. Ledge benches shall have a minimum depth of thirty inches (30"); 2. A mixture of areas that provide seasonal shade; 3. Trees in proportion to the space at a minimum of one	**N/A**	

tree per eight hundred (800) square feet, at least two inch (2") caliper when planted; 4. Water features or public art; 5. Outdoor dining areas; and 6. Other amenities not listed above that provide a public benefit.		
G. Building height shall be modified to relate to human scale and minimize negative impacts. In downtown and in the CSHBD Sugar House Business District, building height shall contribute to a distinctive city skyline. 1. Human scale: a. Utilize stepbacks to design a building that relate to the height and scale of adjacent and nearby buildings, or where identified, goals for future scale defined in adopted master plans. b. For buildings more than three stories or buildings with vertical mixed use, compose the design of a building with distinct base, middle and top sections to reduce the sense of apparent height. 2. Negative impacts: a. Modulate taller buildings vertically and horizontally so that it steps up or down to its neighbors. b. Minimize shadow impacts of building height on the public realm and semi-public spaces by varying building massing. Demonstrate impact from shadows due to building height for the portions of the building that are subject to the request for additional height. c. Modify tall buildings to	**Complies**	1. Human Scale a. The proposed height generally splits the difference between the height is permitted by right and can be requested with design review. This is taller than nearby structures, but consistent with the zoning and future plans. The storefront elements serve as a base for the building. On the upper level, the change in roof plane and patio areas provide a differentiation and serve similarly to a stepback. b. As discussed in Key Consideration #2, the storefront elements on the lower levels serve as a base, the middle residential floors are a distinct middle, and the penthouse patios and roof plane changes on the upper floor act as a top. Together, these break up the massing of the building and its apparent height will be appropriate for the area. 2. Negative Impacts a. The height of the proposed building is approximately 35' less than the maximum height in the zone. There is a single existing building on the parcels directly adjacent to the site. It is a single-story commercial building and faces to the north, which minimizes the effect the proposed building would have on the site. b. Shadow impacts on the public realm and semi-public spaces will be minimized as the only directly adjacent building is to the north and access to it is on its north façade. c. The building, which at its highest point is 85', includes an inset

minimize wind impacts on public and private spaces, such as the inclusion of a wind break above the first level of the building. 3. Cornices and rooflines: a. Shape and define rooflines to be cohesive with the building's overall form and composition. b. Include roof forms that complement the rooflines of surrounding buildings. c. Green roof and roof deck: Include a green roof and/or accessible roof deck to support a more visually compelling roof landscape and reduce solar gain, air pollution, and the amount of water entering the stormwater system.		above the podium level on all sides, except the 300 West façade. This inset provides a break in the building. 3. Cornices and Rooflines a. The upper floor and roofline have a mix of flat and shed rooflines. These are a cohesive aspect of the overall form and composition of the building. b. The roof form, with the mix of flat and shed rooflines, is differentiated from the existing buildings to the east on the opposite site of 300 West, but the proposed building will complement these structures. c. Not applicable.
H. Parking and on-site circulation shall be provided with an emphasis on making safe pedestrian connections to the sidewalk, transit facilities, or midblock walkway.	**Complies**	Structured podium parking is proposed for the for the development. Vehicular access to the parking is accessed from 300 West. While off-site, the sidewalk in front of the building will be 6' wide and have a park strip buffer between the walkway and roadway.
I. **Waste and recycling containers, mechanical equipment, storage areas, and loading docks shall be fully screened from public view and shall incorporate building materials and detailing compatible with the building being served.** Service uses shall be set back from the front line of building or located within the structure. (Subsection 21A.37.050.K.)	**Complies**	Waste and recycling containers, storage areas, and tenant loading berths are proposed interior to the building. Condensers, flues, and vents for the building are generally proposed for the roof and will be set in the center, approximately 10' from the exterior walls. The ground level transformer will be screened. Additional loading berths are proposed for 300 West.
J. Signage shall emphasize the pedestrian/mass transit orientation. 1. Define specific spaces for signage that are integral to building design, such as	**N/A**	Signage is not proposed as part of the Design Review application and will be reviewed separately.

commercial sign bands framed by a material change, columns for blade signs, or other clearly articulated band on the face of the building. 2. Coordinate signage locations with appropriate lighting, awnings, and other projections. 3. Coordinate sign location with landscaping to avoid conflicts.		
K. Lighting shall support pedestrian comfort and safety, neighborhood image, and dark sky goals. 1. Provide street lights as indicated in the Salt Lake City Lighting Master Plan. 2. Outdoor lighting should be designed for low-level illumination and to minimize glare and light trespass onto adjacent properties and uplighting directly to the sky. 3. Coordinate lighting with architecture, signage, and pedestrian circulation to accentuate significant building features, improve sign legibility, and support pedestrian comfort and safety.	**Complies**	1. Street lights will be provided as required. 2. Outdoor lighting includes low-level ambient sconces on the building face. It shall minimize glare and light trespass onto adjacent properties and uplighting. 3. Low-level lighting will be provided in areas of pedestrian circulation. Lighting details shall be reviewed with the building permit application.
L. Streetscape improvements shall be provided as follows: 1. One street tree chosen from the street tree list consistent with the city's urban forestry guidelines and with the approval of the city's urban forester shall be placed for each thirty feet (30') of property frontage on a street. Existing street trees removed as the result of a development project shall be replaced by the developer	**Complies**	1. New street trees will be planted every 30 feet along 300 West. The proposed street trees are green vase zelkova and the trees shall be consistent with the street tree list and urban forestry guidelines. 2. Hardscaping shall follow the applicable standards. The hardscape pattern changes as the driveway goes over the public sidewalk to indicate a change to the pedestrian.

with trees approved by the city's urban forester. **2.** Hardscape (paving material) shall be utilized to differentiate privately-owned public spaces from public spaces. Hardscape for public sidewalks shall follow applicable design standards.		

ATTACHMENT F– PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- August 9, 2021 – The Downtown, Central 9th, and Ballpark Community Councils were sent the 45-day required notice for recognized community organizations. No responses were received.

- August 9, 2021 - Property owners and residents within 300 FT of the development were provided early notification of the proposal.

- August 9, 2021-present – An Online Open House was held on the project.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on September 30, 2021
- Public notice posted on City and State websites and Planning Division list serve on September 30, 2021
- Public hearing notice sign posted on the property September 30, 2021

Public Input:

As of the publication of this Staff Report, staff received on phone call regarding the project. The property owner to the north called with concerns regarding parking, traffic, and the proposed building height given its proximity to the existing building on the property to the north.

ATTACHMENT G– DEPARTMENT REVIEW COMMENTS

Planning, Sara Javoronok, sara.javoronok@slcgov.com, 385-226-4448

- Site plan shows approximately 3' setback on rear and north side yards; Engineering plan shows the building going to the property line. Please clarify the setbacks.
- Building materials: Upper floors – Remove windows from this calculation. Identify the percentage of each material. Masonry is considered a durable material. Metal panels require approval by the Planning Director as a durable material. This can be addressed with a condition of approval.
- The 21A.37 responses state that the mechanical equipment is located in the garage. What equipment will be located in the garage? The site plan identifies a transformer proposed south of the building. Identify if there will be screening for it. The site plan also identifies that there are to be rooftop condensing units hidden behind a parapet. Identify the height of the parapet. Please identify if there is additional mechanical equipment.
- For screening of service areas, see Transportation comments regarding loading dock.

Fire, Ted Itchon, edward.itchon@slcgov.com

The project needs Application for Alternative Means & Methods for International Fire Code Section 503.1.1. to increase the automatic fire sprinkler density by 0.05 GPM/ 1sq, ft. area, and automatic smoke detector in the corridors and public spaces.

Transportation, Michael Barry, michael.barry@slcgov.com

- Transportation has no issue on the height variance.
- The minimum parking requirements have been met including ADA, EV, and bike.
- On page 3, the submittal mentions the CG zone but it appears that they are in D-2.
- The maximum parking allowance can be increased by using Transportation Demand Management Strategies and they appear to have met the criteria.
- The dimensions of the parking stalls and aisle widths in the garage will need to meet standard requirements in 21A.44.020.
- The required sight distance triangles are shown.
- Because the apartments contain over 100,000 square feet of residential construction, one 10'x35' loading berth is required. A loading zone is shown on 300 W but it preferred to locate the loading berth on site.
- On street parking regulations sometimes change and it is not guaranteed that the loading zone will be able to remain where it is shown in the long term.

Public Utilities, Jason Draper, jason.draper@slcgov.com
No public utilities issues with the increased height request.

Increased height and occupancy may require additional offsite improvements – these will be resolved in the building permit review process.

Urban Forestry, Rick Nelson, rick.nelson@slcgov.com
As long as space for a parkstrip tree every 30' along frontage is included in the plans then Forestry has no issues with this change.

Housing Stability, Jennifer Schumann, jennifer.schumann@slcgov.com
Housing Stability Division's comments on the purposed June Apartments development, in relation to *Growing SLC: A Five Year Housing Plan, 2018-2022:*

Housing Plan link,
http://www.slcdocs.com/hand/Growing_SLC_Final_No_Attachments.pdf
No concerns:

- No existing residential units will be lost through demolition or conversion due to this proposed development,
- 102 new residential units will be developed through this proposed development and increase the City's total available residential units.

Recommendations:

- The 102 new units are proposed to be market rate or luxury rate rental units. Salt Lake City is committed to increasing mixed-income developments and increasing the number of affordable/income-restricted units. We advise the developer to review the City's available fee waivers and low-interest loan products that support the development and operations of affordable units. https://www.slc.gov/hand/affordable-residential-development-resources/
- We encourage the developer to list the expected average rent unit price for the studio, 1 bdrm, and 2 bdrm units, and through comparable listings be aware of the current rental unit affordability for the neighborhood.
- We encourage the developer to consider converting some of the units into 3-4 bdrm units to provide a wider range of rental options for the City and support families with children looking to live in the City. The cost offset could potentially be realized through parking reductions.
- Given the location and access to public transit, consider reducing the parking (currently 1:1) and using the savings to provide reduced rents that meet the affordability need of 60% AMI households.

Question:

- Will any of the units be wheelchair accessible? If not, the City is committed to Equity in housing and we encourage the developer to designate, design, and build units that are wheelchair accessible to benefit residents with temporary or long-term mobility difficulties.

Engineering, Scott Weiler, scott.weiler@slcgov.com
No objections

Building Code, Todd Christopher, todd.christopher@slcgov.com
No comments.

Police, Lamar Ewell, lamar.ewell@slcgov.com
Law Enforcement has no issues.