



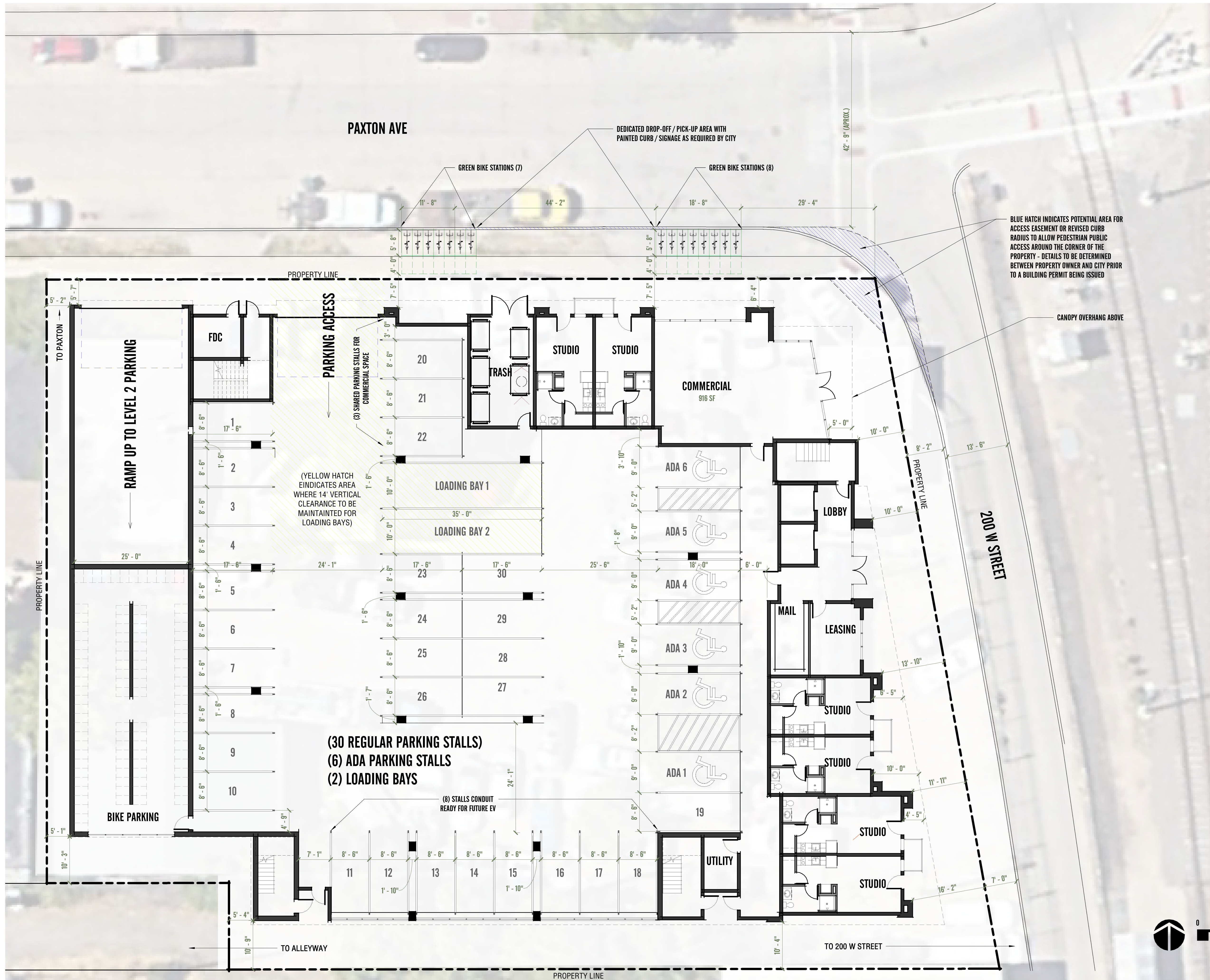
ZONING ANALYSIS

Project Address: 203 Paxton Ave, Salt Lake City, UT 84101

Project Site Area: 29,009 sq ft
 Project Footprint on Site: 21,219.5 sq ft
 Current Zoning: CG General Commercial

CATEGORY	CODE REQ.		PROJECT SPECS
	MIN	MAX	
LOT SIZE	10,000	-	29,009 SQFT
YARD REQUIREMENTS	FRONT: 5' CORNER: 10' SIDE: 0' REAR: 10'	-	FRONT: 5' CORNER SIDE: 10' SIDE: 5' REAR: 10'
LANDSCAPE YARD REQ.	5' REQ ON ALL FRONT OR CORNER SIDE YARDS, CONFORMING TO THE REQUIREMENTS OF CHAPTER 21A.48 OF THIS TITLE.	-	TREES AND TREE GUARDS SPACED AT MIN 30', 5' FROM FRONT AND CORNER SIDE YARDS.
HEIGHT REQ.	-	75'	TOP PLATE OF THE PROPOSED STRUCTURE WILL BE 75' AND COMPLY WITH CODE REQ.
MIDBLOCK WALKWAYS	IT'S INTENDED THAT MIDBLOCK WALKWAYS BE PROVIDED TO FACILITATE PEDESTRIAN MOVEMENT WITHIN THE AREA.	-	THERE IS AN EXISTING ALLEY THAT TERMINATES AT THE SOUTH END OF THE PROPERTY, BUT THE NEW DEVELOPMENT WILL ALLOW THAT MID-BLOCK ALLEY TO CONTINUE ALL THE WAY TO 200 W STREET.
PARKING RESTRICTIONS	AN EXCESSIVE AMOUNT OF AT OR ABOVE GROUND PARKING LOTS AND STRUCTURES CAN NEGATIVELY IMPACT THE URBAN DESIGN OBJECTIVES OF THE GENERAL COMMERCIAL (CG) DISTRICT.	-	THE PARKING IS ALL WRAPPED BY GROUND FLOOR USES ALONG BOTH PAXTON AVE AND 200 W STREET SO THAT THE PARKING GARAGE IS NOT VISIBLE TO THE PUBLIC.

*SEE 21A.26.07D TO REFERENCE THE FULL CG CODE

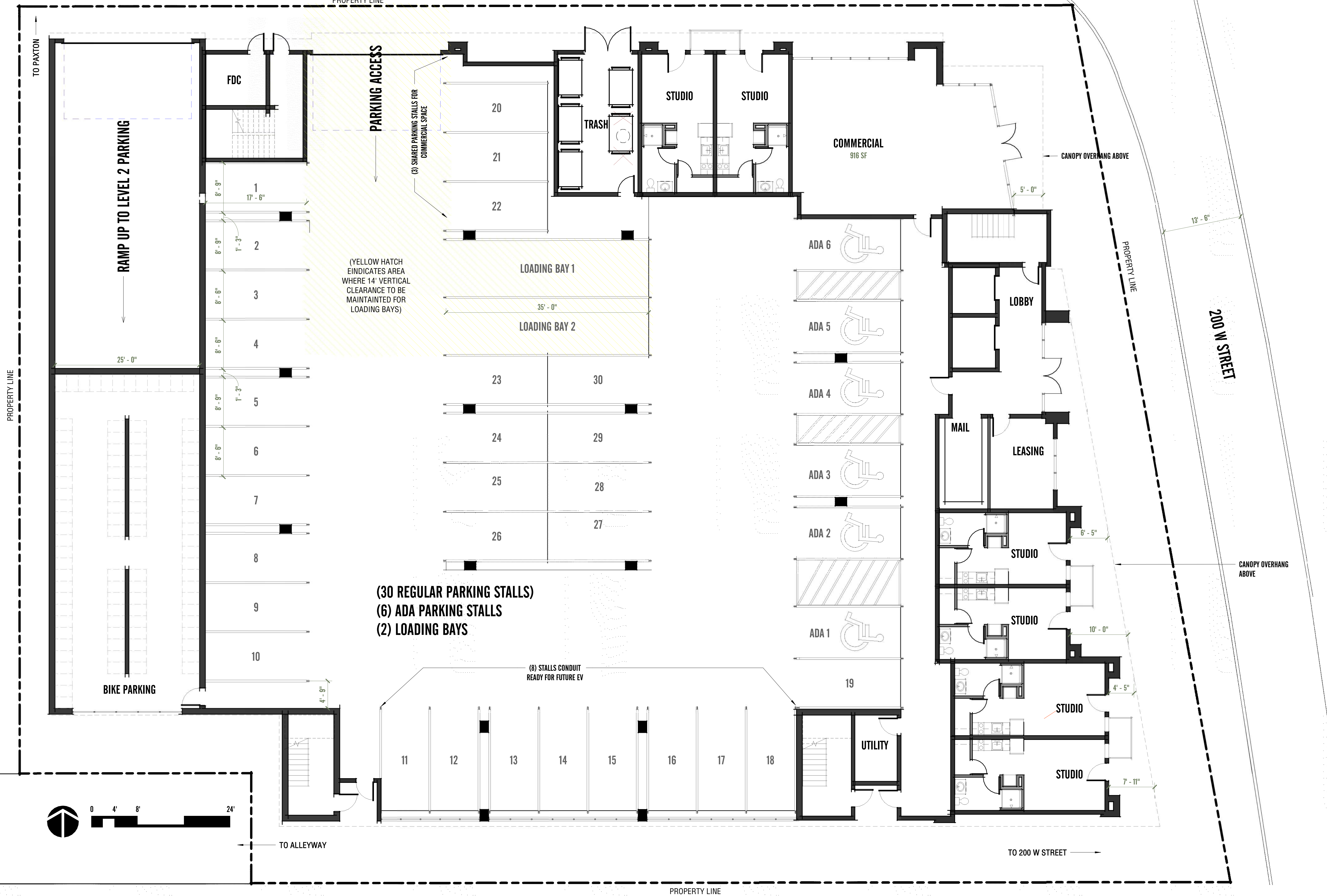


PAXTON AVE

GREEN BIKE STATIONS

GREEN BIKE STATIONS

PROPERTY LINE



PARKING ACCESS

(3) SHARED PARKING STALLS FOR COMMERCIAL SPACE

(YELLOW HATCH INDICATES AREA WHERE 14' VERTICAL CLEARANCE TO BE MAINTAINED FOR LOADING BAYS)

(30 REGULAR PARKING STALLS)
(6) ADA PARKING STALLS
(2) LOADING BAYS

(8) STALLS CONDUIT READY FOR FUTURE EV

PROJECT SUMMARY

Project Address: 203 Paxton Ave, Salt Lake City, UT 84101

Project Site Area: 29,009 sq ft

Project Footprint on Site: 21,219.5 sq ft

Current Zoning: CG General Commercial

Ground Floor:

- On-Grade Parking
- Commercial Space (937 sq ft)
- Small Leasing Office
- (6) Studio Units

Level 2 Parking + Units

- Parking garage
- (10) Studio Units
- (8) 1-Bedroom Units

Level 3 Courtyard Floor:

- Outdoor Courtyard Amenity Space
- Fitness Room
- (34) Studio Units
- (15) 1-Bedroom Units

Levels 4-6: Residential Units:

- (33) Studio Units per floor
- (17) 1-Bedroom Units per floor

Level 7: Residential Units + Roof Deck:

- (33) Studio Units
- (16) 1-Bedroom Units
- Roof Deck

Total Residential Units:

- (182) Studio Units
- (90) 1-Bedroom Unit
- (272) Total Units

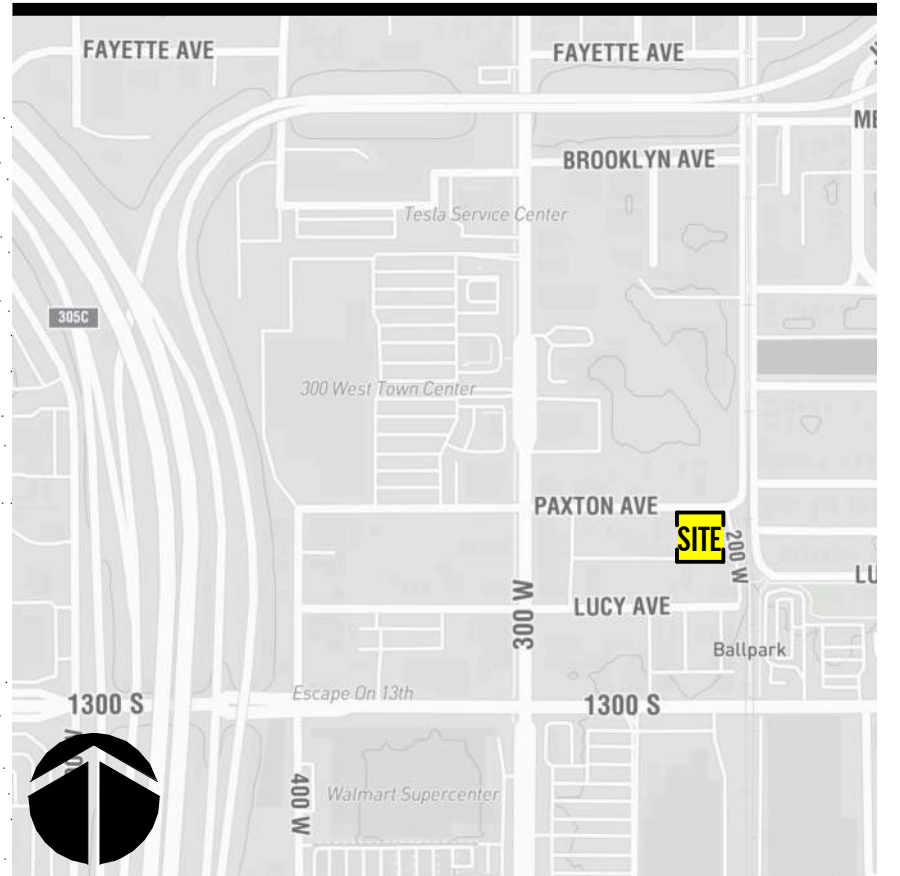
Parking Provided: 70 Total Stalls (0.26 stalls per unit)

- 64 Regular Stalls
 - 6 EV-Ready Stalls
 - 24 Conduit-ready future EV stalls
- 6 ADA Stalls
- 2 Loading Stalls

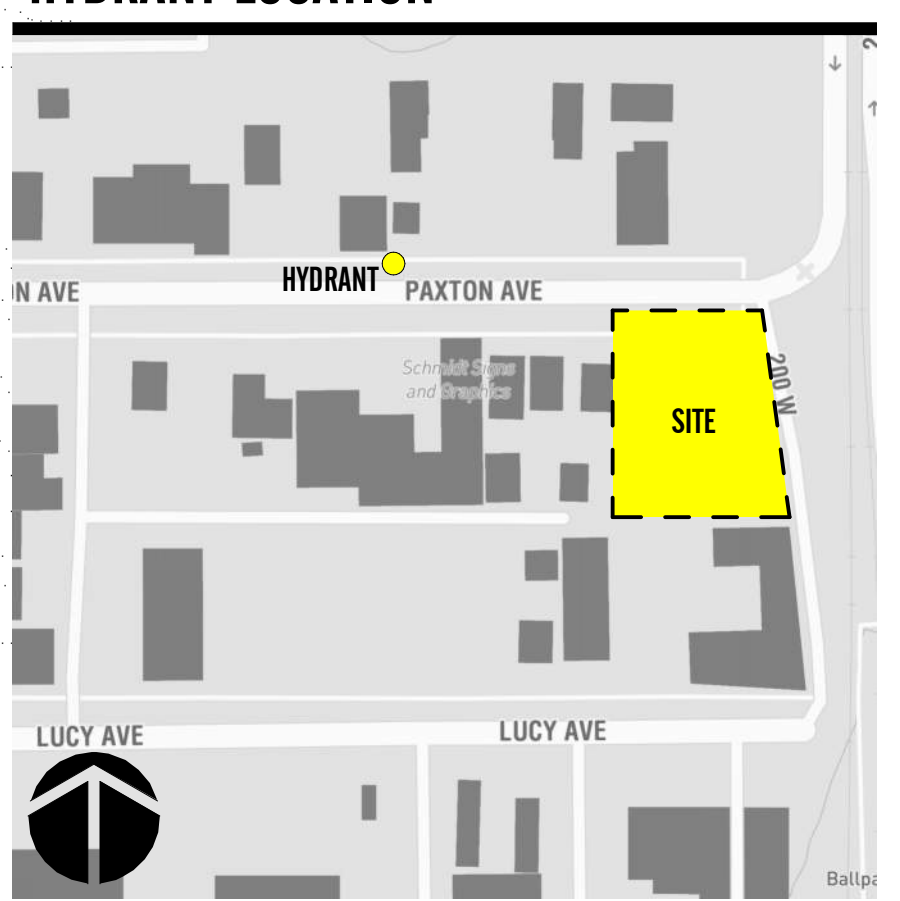
Bicycle Parking :

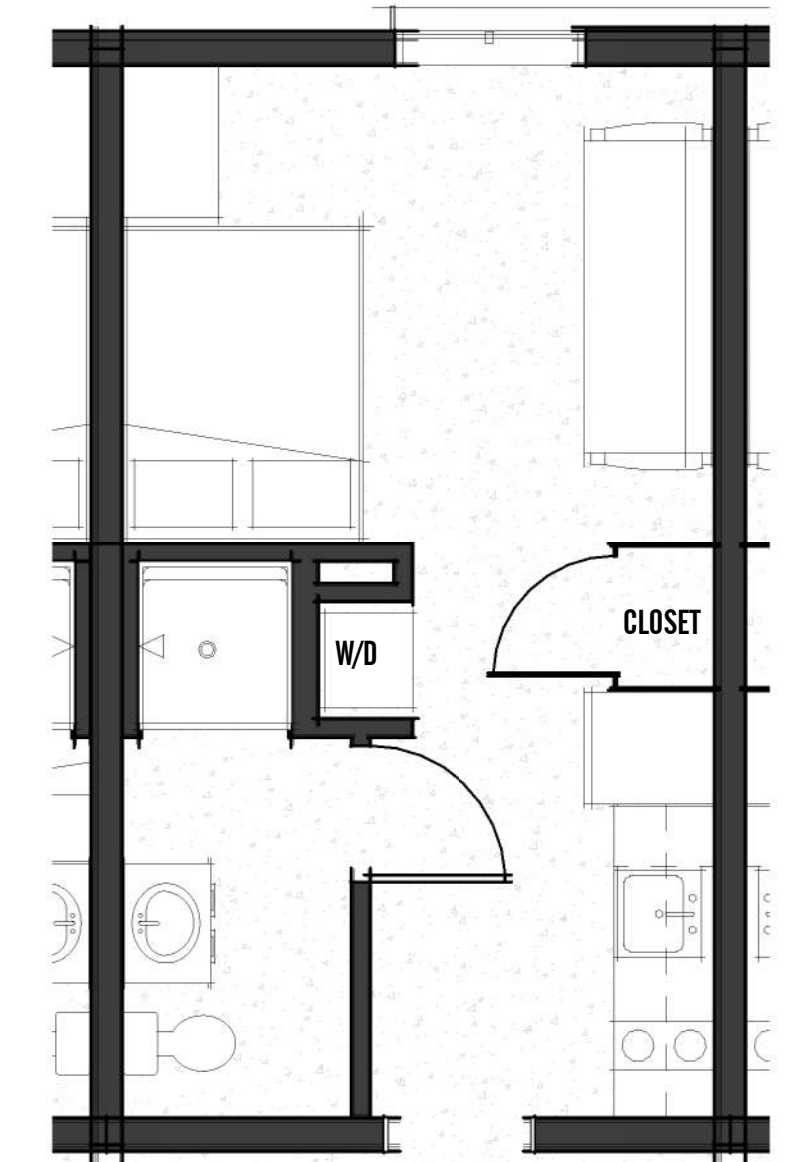
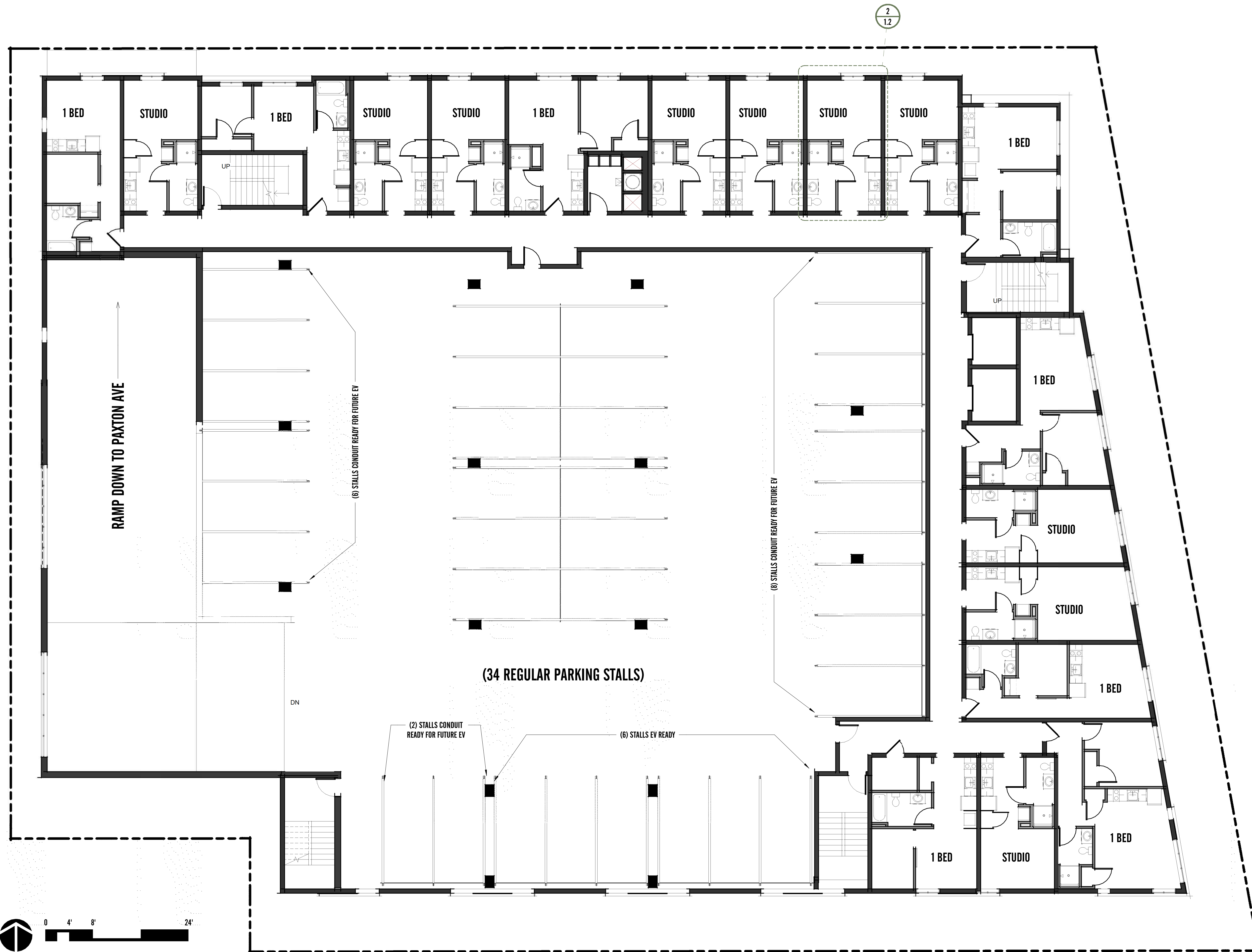
- Required: 1 per 5 Units = 272/5 = 55 Bike Stalls
- Provided: 96 Bike Stalls (1 per 3 Units)

VICINITY MAP

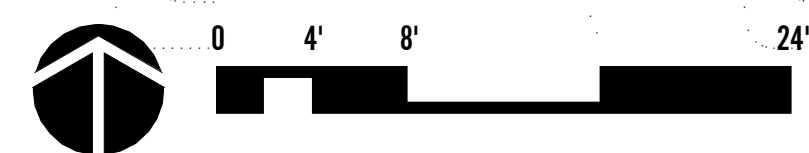


HYDRANT LOCATION



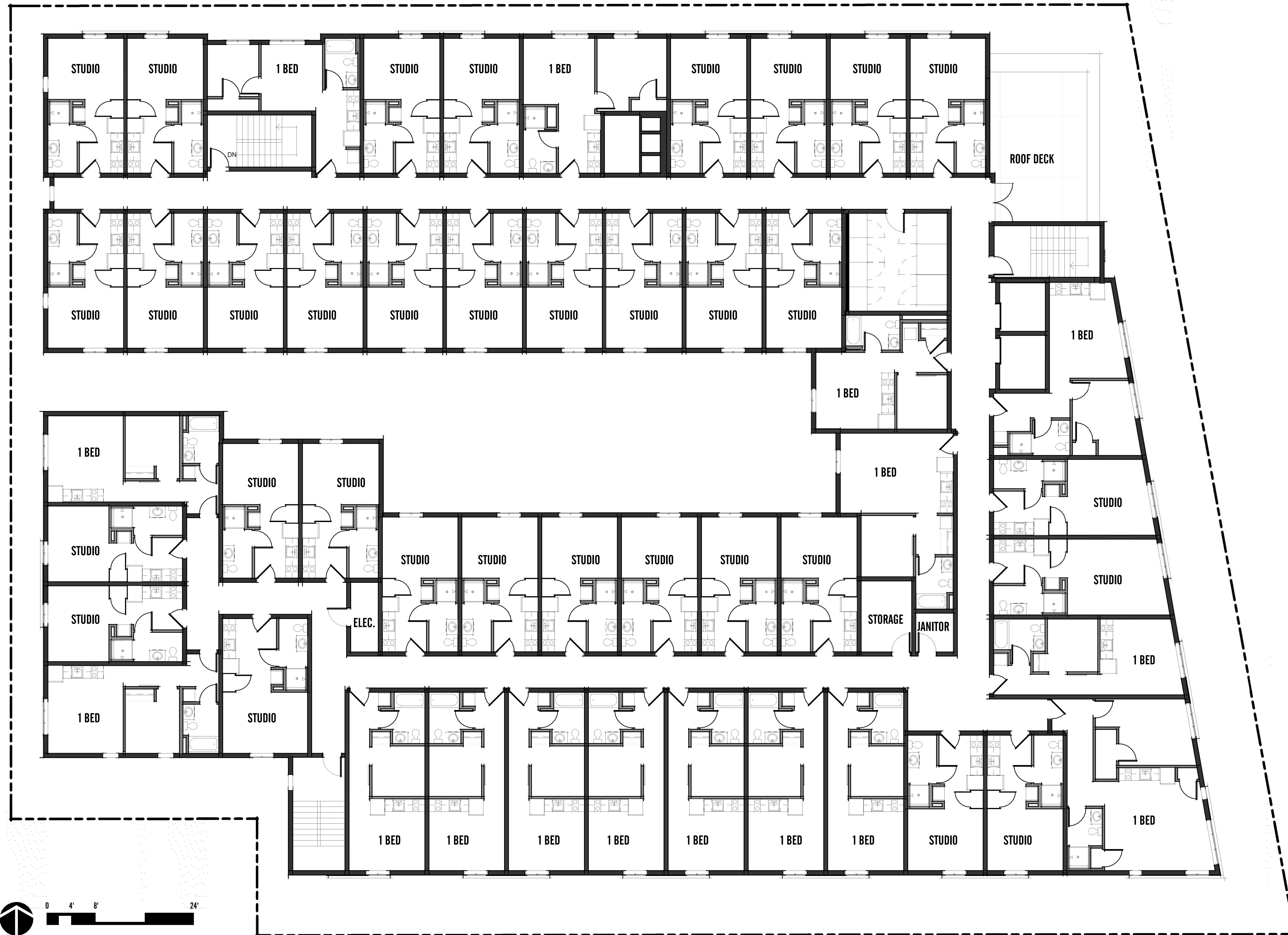


TYPICAL UNIT PLAN
1/4" = 1'-0"

















EXTERIOR MATERIALS

- BV-1** BRICK VENEER
BASIS OF DESIGN: MCNEAR THIN BRICK, NORFOLK CENTURION
- SS-1** STUCCO SYSTEM: COLOR 1
BASIS OF DESIGN: SW 7632 MODERN GRAY
- SS-2** STUCCO SYSTEM: COLOR 2
BASIS OF DESIGN: SW 7048 URBANE BRONZE
- SS-3** STUCCO SYSTEM: COLOR 3
BASIS OF DESIGN: SW 7069 IRON ORE
- ES-1** EXTERIOR SIDING: COLOR 1
BASIS OF DESIGN: CHAMCLAD 6" WALL PANEL, TOFFEE COLOR
- ES-2** EXTERIOR SIDING: COLOR 2
BASIS OF DESIGN: MBCI MASTERLINE-16 METAL SIDING, MIDNIGHT BRONZE
- AS-1** ALUMINUM STOREFRONT: BLACK COLOR
- GL-1** LOW-E STOREFRONT GLAZING
- SM-1** GALVANIZED STEEL MESH SCREEN
- CC-1** EXPOSED FINISHED CONCRETE



EXTERIOR MATERIALS

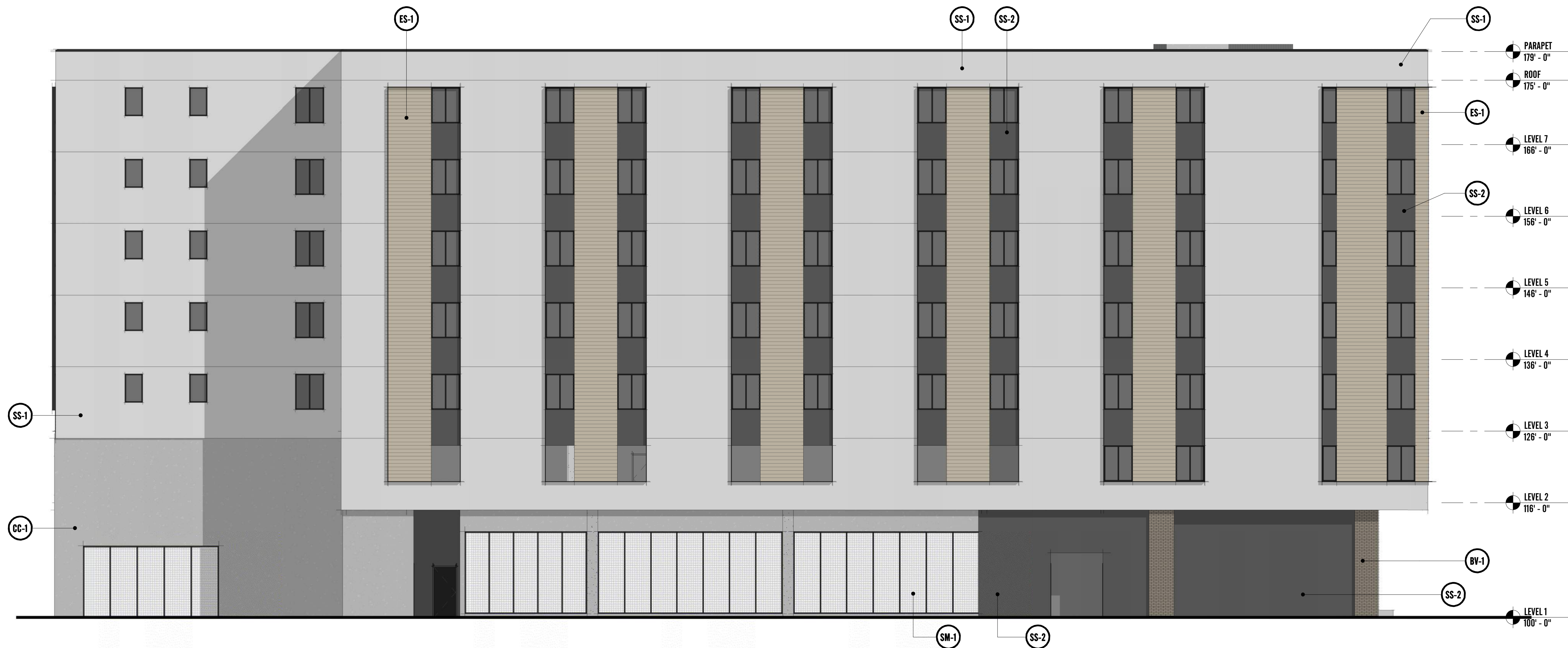
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EAST CONCEPT ELEVATION
1/8" = 1'-0"

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SOUTH CONCEPT ELEVATION
1/8" = 1'-0"

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WEST CONCEPT ELEVATION
1/8" = 1'-0"