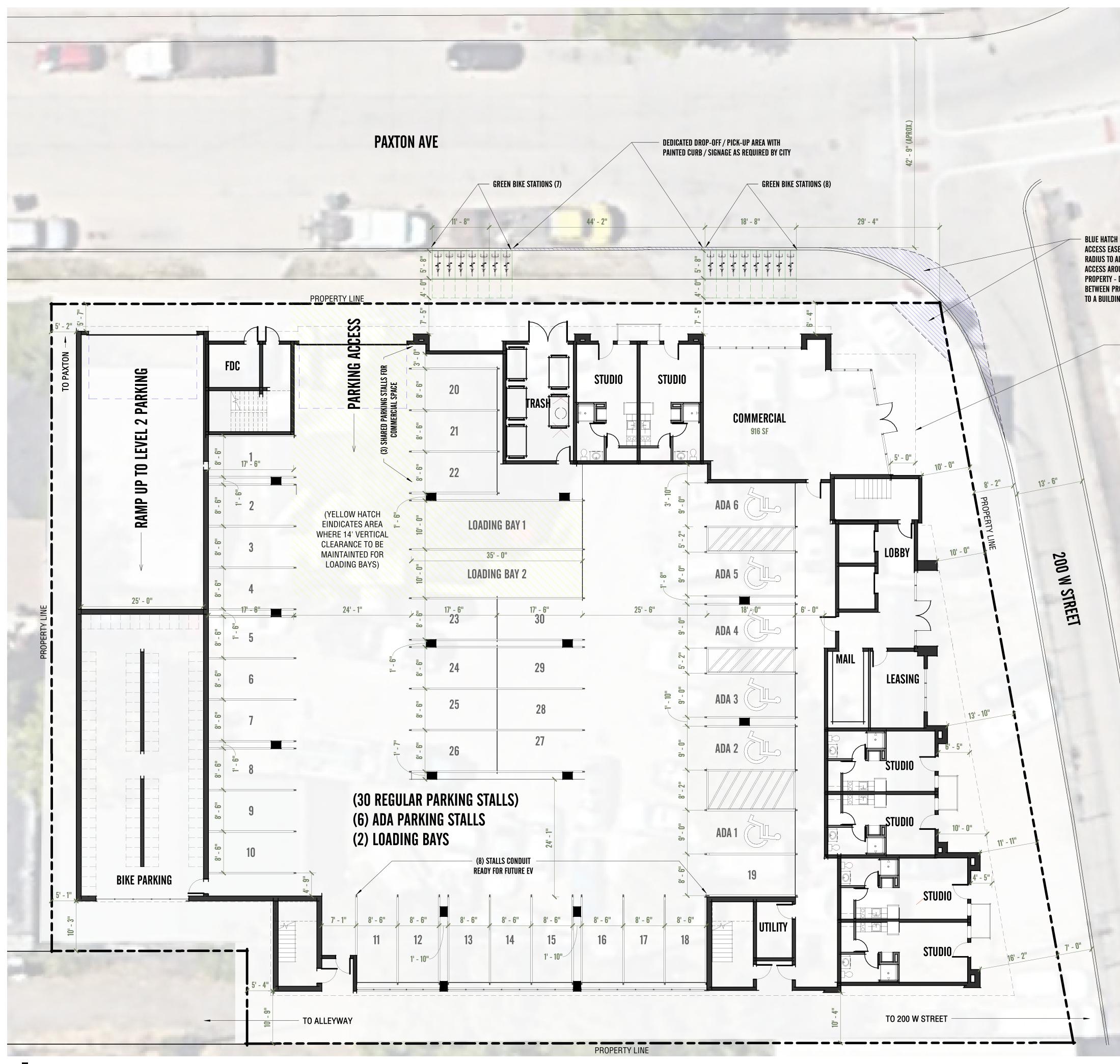


O_O PAXTON 5/2 CONCEPT COVER SHEET | 06.20.2024





PAXTON 5/2 CONCEPT Architectural site plan | 06.30.2024

1.0

BLUE HATCH INDICATES POTENTIAL AREA FOR ACCESS EASEMENT OR REVISED CURB RADIUS TO ALLOW PEDESTRIAN PUBLIC ACCESS AROUND THE CORNER OF THE **PROPERTY - DETAILS TO BE DETERMINED BETWEEN PROPERTY OWNER AND CITY PRIOR** TO A BUILDING PERMIT BEING ISSUED

CANOPY OVERHANG ABOVE

ZONING ANALYSIS

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

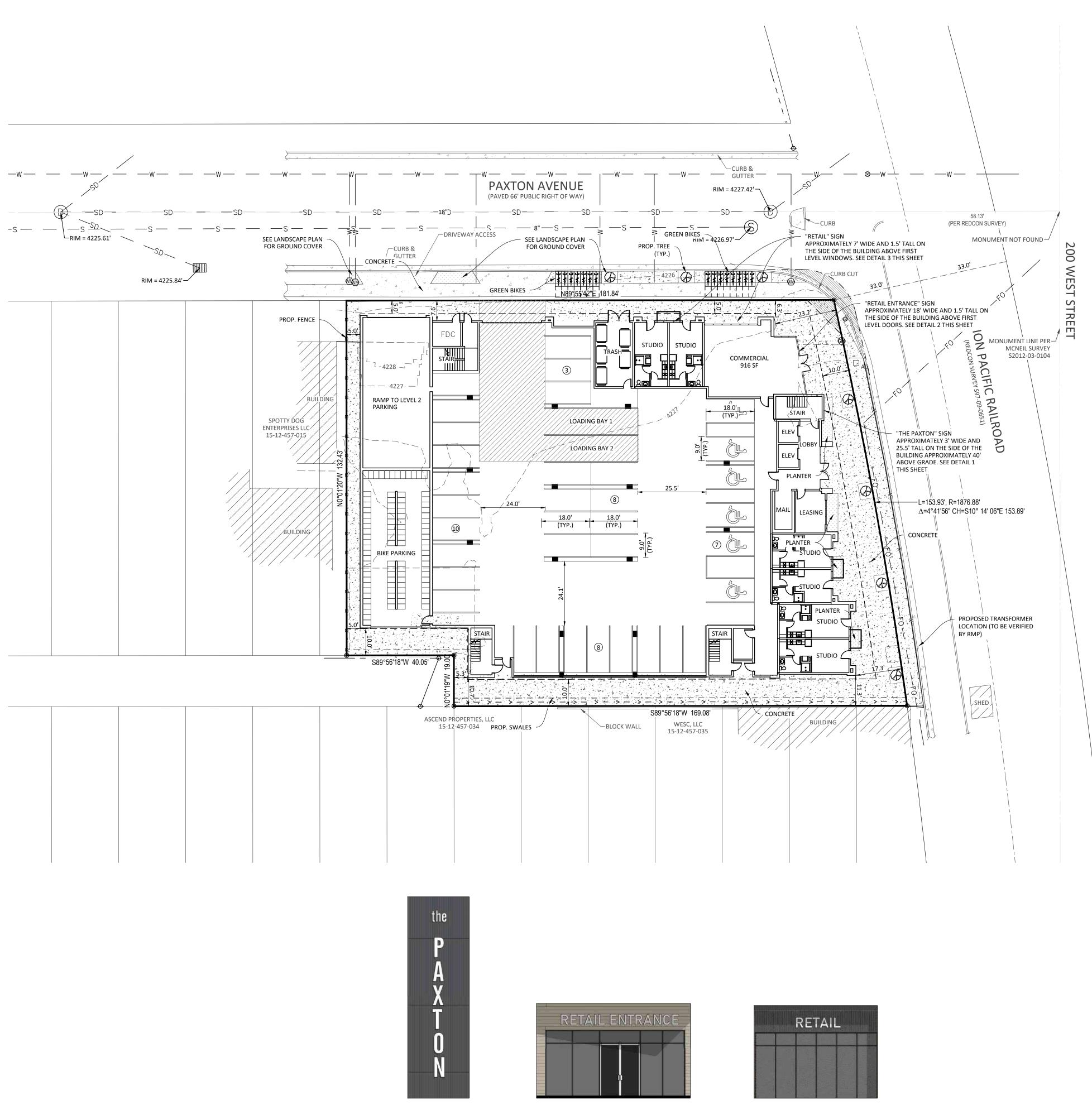
Project Site Area: 29,009 sq ft Project Footprint on Site: 21,219.5 sq ft Current Zoning: CG General Commercial

	0005		
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 EXISITNG ALLEY THAT TERMINATES AT THE SOUTH END OF THE PROPERTY, BUT THE NEW DEVELOPMENT WILL ALLOW THAT MID-BLOCK ALLEY TO CONTINYE 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.26.070 TO REFERENCE THE FULL CG CODE

30'





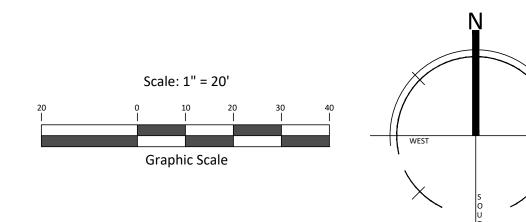
CONSTRUCTION OR RECORDING FOR PRELIMINARY-NO

DETAIL 1

DETAIL 2

	SE1	TAII	
	THE REAL		

DETAIL 3







DATE: PROJECT NO.	07/01/2024 23.039
REVISION	DATE
1	
2	
3	
4	
5	
6	

FIRE HYDRANT

WATER METER

WATER VALVE

UTILITY POLE

S

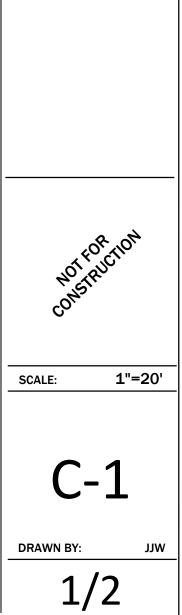
PROPERTY CORNER

SANITARY SEWER MANHOLE

STORM DRAIN MANHOLE

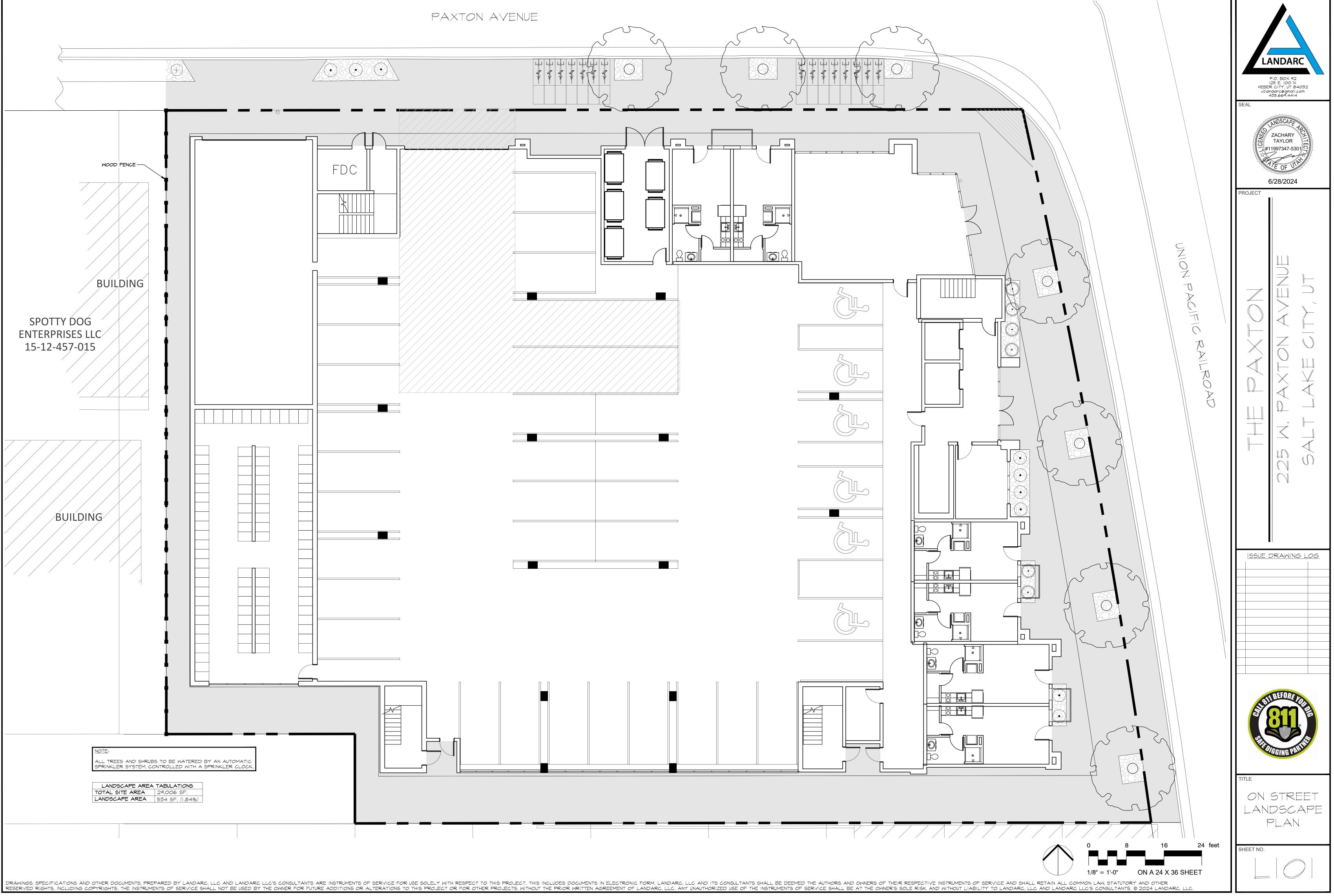
WATER MANHOLE

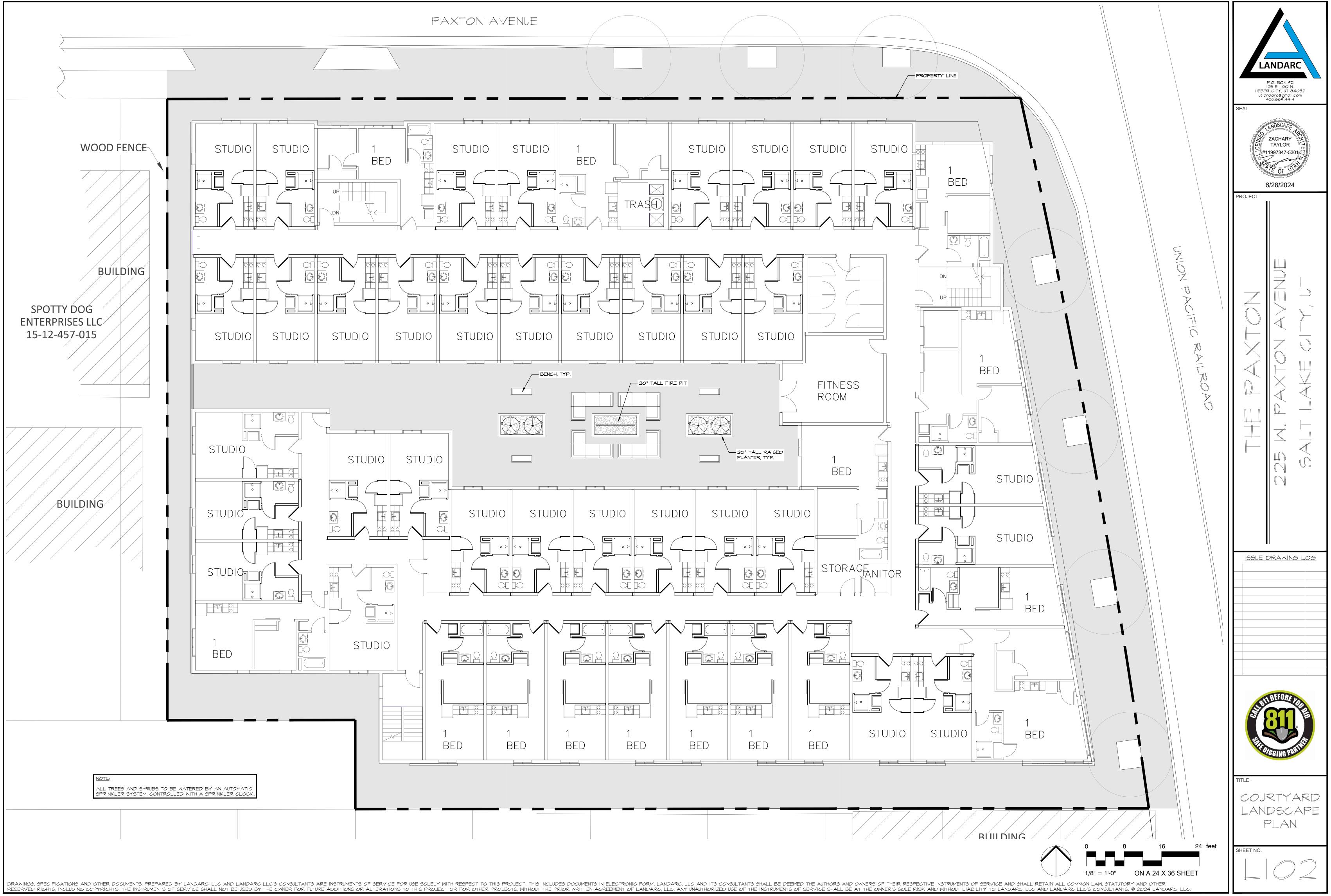


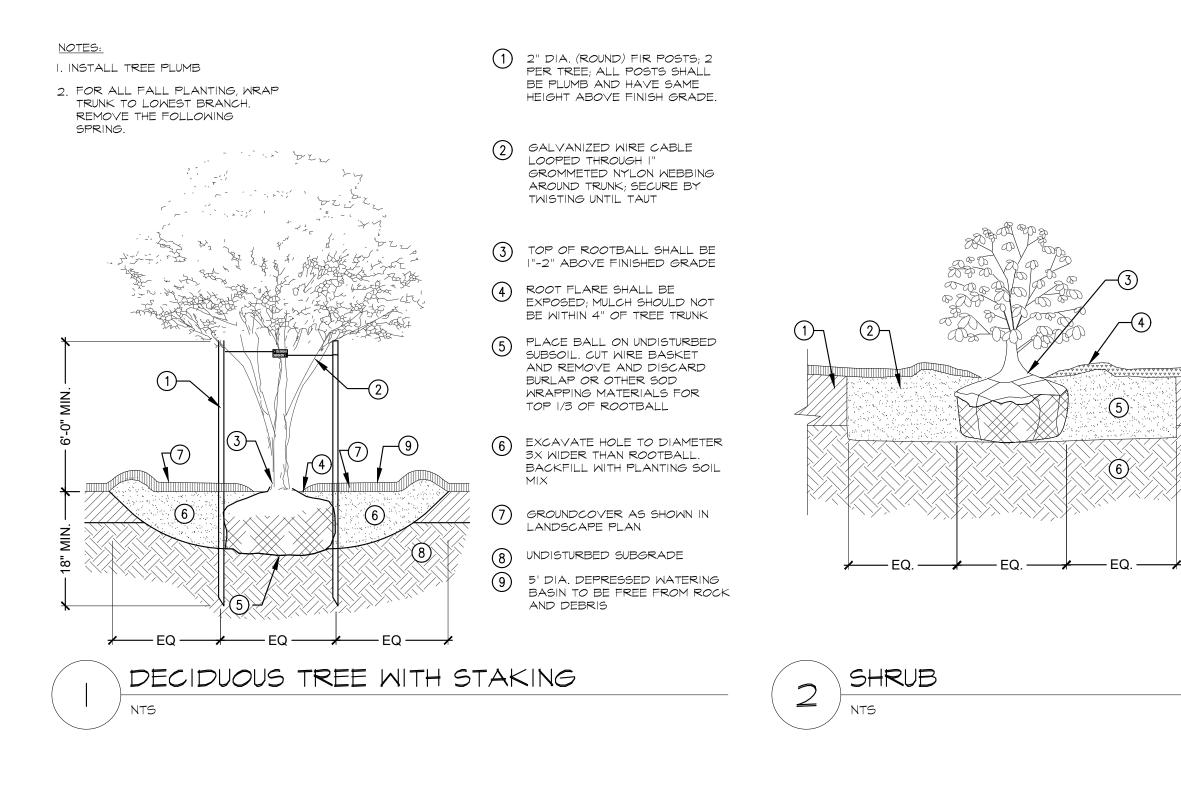


LEGEND

	RIGHT OF WAY LINE
	LOT LINE
	PROPERTY LINE
	MONUMENT LINE
	SECTION LINE
	EASEMENT LINE
	SETBACK LINE
P	POWER LINE
——————————————————————————————————————	FIBER OPTIC LINE
——————————————————————————————————————	WATER LINE
S	SANITARY SEWER LIN
00	PROPOSED FENCE
- > - > - > - > - > - > -	PROPOSED SWALES
SD	SANITARY SEWER LIN
	STORM DRAIN LINE
~	MAJOR CONTOUR
~	MINOR CONTOUR
	CONCRETE
	BUILDING
\oslash	DECIDUOUS TREE







PLANTING NOTES

- I. THE BASE INFORMATION FOR THIS DRAWING WAS OBTAINED FROM OTHERS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DRAWING WITH ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK, AND IMMEDIATELY NOTIFYING THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND COMPARING THE BASE INFORMATION WITH ACTUAL FIELD CONDITIONS, THEN ANY CHANGES OR ALTERATIONS TO THE WORK INVOLVED WITH THESE DRAWINGS DUE TO SUCH DISCREPANCIES WILL BE PERFORMED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND MARKING THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF WORK PRIOR TO BEGINNING CONSTRUCTION. CONTACT THE OWNER, BLUE STAKES OF UTAH (1-800-662-4111), AND ALL OTHER ENTITIES AS NECESSARY. IN THE EVENT THAT THE CONTRACTOR BEGINS WORK PRIOR TO VERIFYING AND STAKING ALL UTILITIES, AND DAMAGE TO UTILITIES OCCURS, THE DAMAGED UTILITIES WILL BE PREPARED AND/OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- 3. IF PROVIDED, REFER TO LEGENDS, NOTES, DETAILS, AND SPECIFICATIONS FOR FURTHER INFORMATION.
- 4. ANY ALTERATIONS TO THESE ACTUAL PLANTING PLANS DURING CONSTRUCTION SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT AND RECORDED ON 'AS BUILT' DRAWINGS.
- 5. ALL PLANT MATERIAL SHALL CONFORM TO THE MINIMUM GUIDELINES ESTABLISHED BY THE AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY ASSOCIATION, INC.
- 6. ALL PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- 7. QUANTITIES INDICATED IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES, AND SHALL SUPPLY ALL PLANT MATERIAL IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING DESIGN SHOWN ON THE PLANS, REGARDLESS OF QUANTITIES INDICATED IN THE PLANT SCHEDULE.
- 8. 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 LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 9. TURF AREAS SHALL RECEIVE 6" OF PLANTING SOIL MIX, AND ALL PLANT BEDS SHALL RECEIVE 12" OF PLANTING SOIL MIX AS SPECIFIED. BACKFILL ALL PLANTING PITS WITH PLANTING SOIL MIX.

IO. ANY GROUND COVER AREAS SHALL RECEIVE I-1/2" OF FINE TEXTURED SOIL AID/SOIL PEP.

II. PRUNE ANY TREES NEXT TO SIDEWALKS TO A MINIMUM HEIGHT OF 7' FOR A CLEAR WALKING PATH.



- (2) GROUNDCOVER AS SHOWN IN LANDSCAPE PLAN
- 3 SET ROOT FLARE 2" HIGHER THAN FINISH GRADE TO ALLOW FOR SETTLING
- BERM TO FORM DEPRESSED WATERING BASIN
- 5 PLANTING SOIL MIX

UNDER BALL.

6

6 UNDISTURBED SUBGRADE

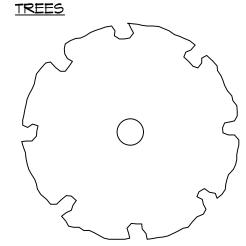
NOTES: I. PLACE BALL ON UNDISTURBED SUBGRADE. REMOVE AND DISCARD WRAPPING MATERIAL EXCEPT

2. SETTLE PLANT BY FILLING PLANTING PIT WITH WATER USING HOSE OR BUCKET.

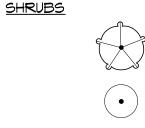
3. MULCH SHOULD NOT BE WITHIN 4" OF TRUNK.

4. REMOVE WATERING BASIN PRIOR TO END OF MAINTAINANCE PERIOD.





<u>SYMBOL</u>



<u>GRASSES</u> •

ANNUALS/PERENNIALS

<u>ROCK MULCH</u>

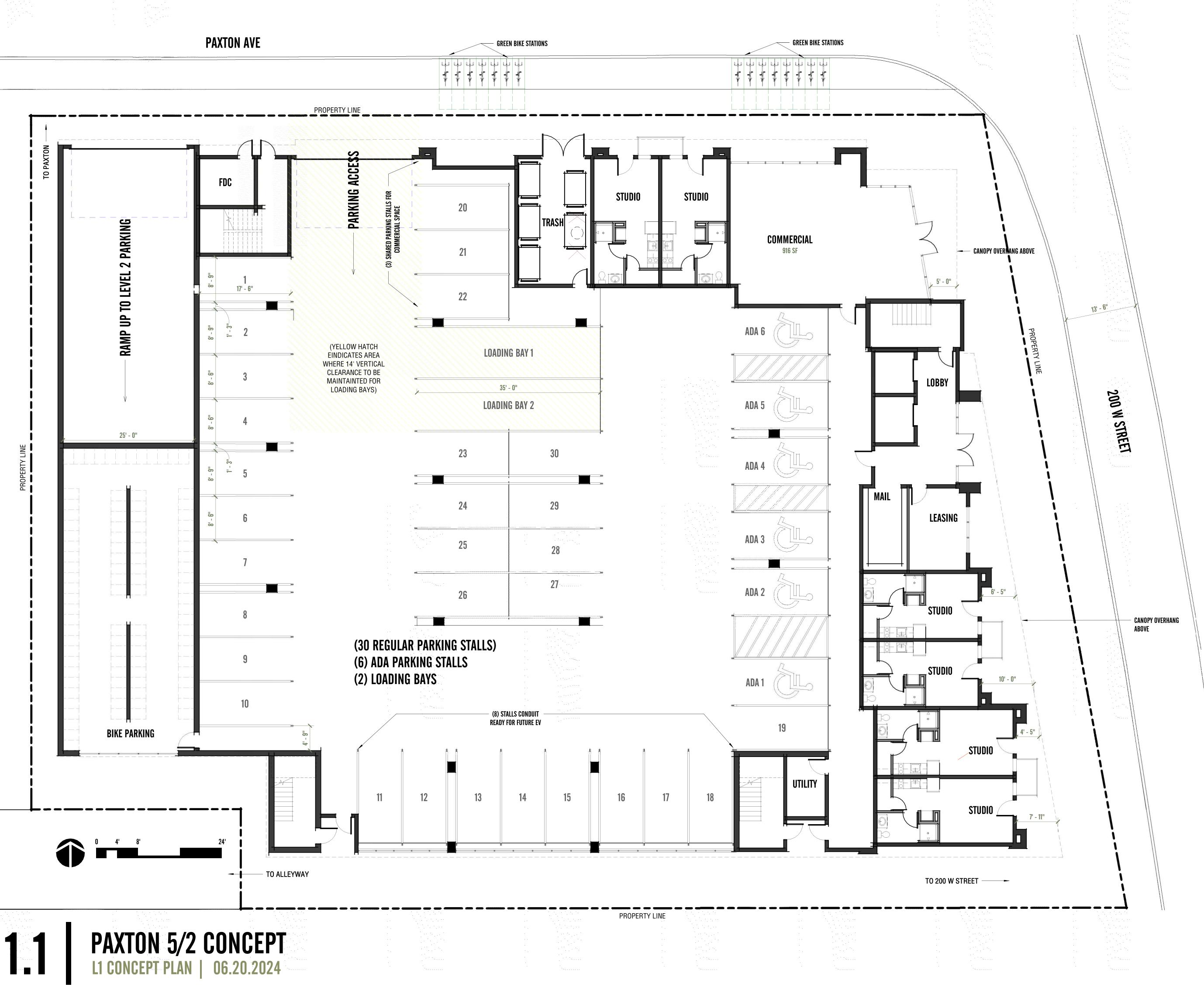
(+)

I"-1.5" ROCK MULCH- PERMA BARK, OR SIMILAR, 3" THICK MINIMUM. DEWITT PRO-5 5 OZ. WOVEN WEED BARRIER OR SIMILAR TO BE INSTALLED UNDER ALL ROCK MULCH IN PLANTER AREAS.

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY LANDARC, LLC AND LANDARC, LLC AND LANDARC, LLC AND ITS CONSULTANTS SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESPECTIVE INSTRUMENTS OF SERVICE AND INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND INSTRUMENTS OF SERVICE SHALL BE AT THE OWNER'S SOLE RISK AND WITHOUT LIABILITY TO LANDARC, LLC AND LANDARC, LLC S CONSULTANTS. © 2024 LANDARC, LANDARC, LLC AND LANDAR

-		
BOTANICAL / COMMON NAME	<u>CONT</u>	QTY
ZELKOVA SERRATA 'JFS-KWI' / CITY SPRITEØ JAPANESE ZELKOVA	15 GAL	٦
BOTANICAL / COMMON NAME	<u>SIZE</u>	<u>QTY</u>
CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	5 GAL	4
SPIRAEA X BUMALDA 'LIMEMOUND' TM / LIMEOUND SPIREA	5 GAL	٩
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	I GAL	6
HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	I GAL	I

LANDARC P.O. BOX 92 125 E. IOO N. HEBER CITY, UT 84032 Utlandarc@gmail.com 435.664.4414 SEAL SEAL VINDSCAPF TAYLOR #11997347-5301 FOR UTION H11997347-5301 FOR UTION H119974 FOR UTION H1199747 FOR UTION H11974 FOR UTION
DECT THE PAXTON SALT LAKE CITY, UT SALT LAKE CITY, UT
SHEET NO.



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 •

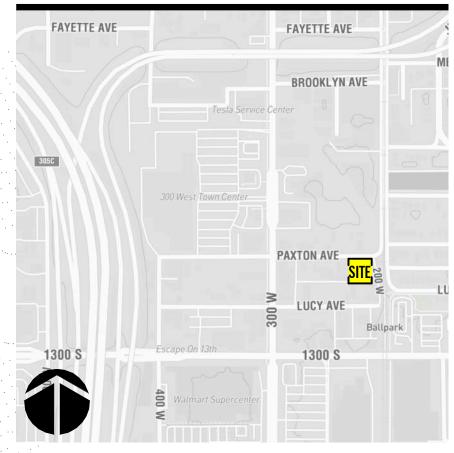
Parking Provided: 70 Total Stalls (0.26 stalls per unit)
64 Regular Stalls

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

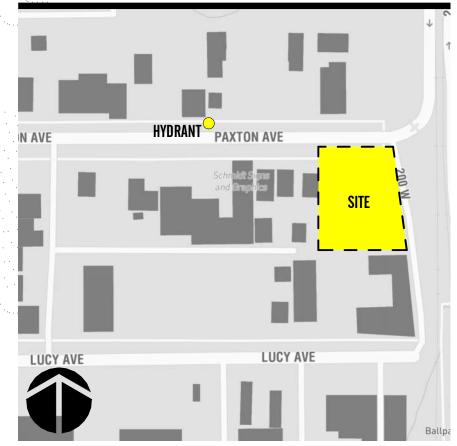
Bicyle Parking :

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

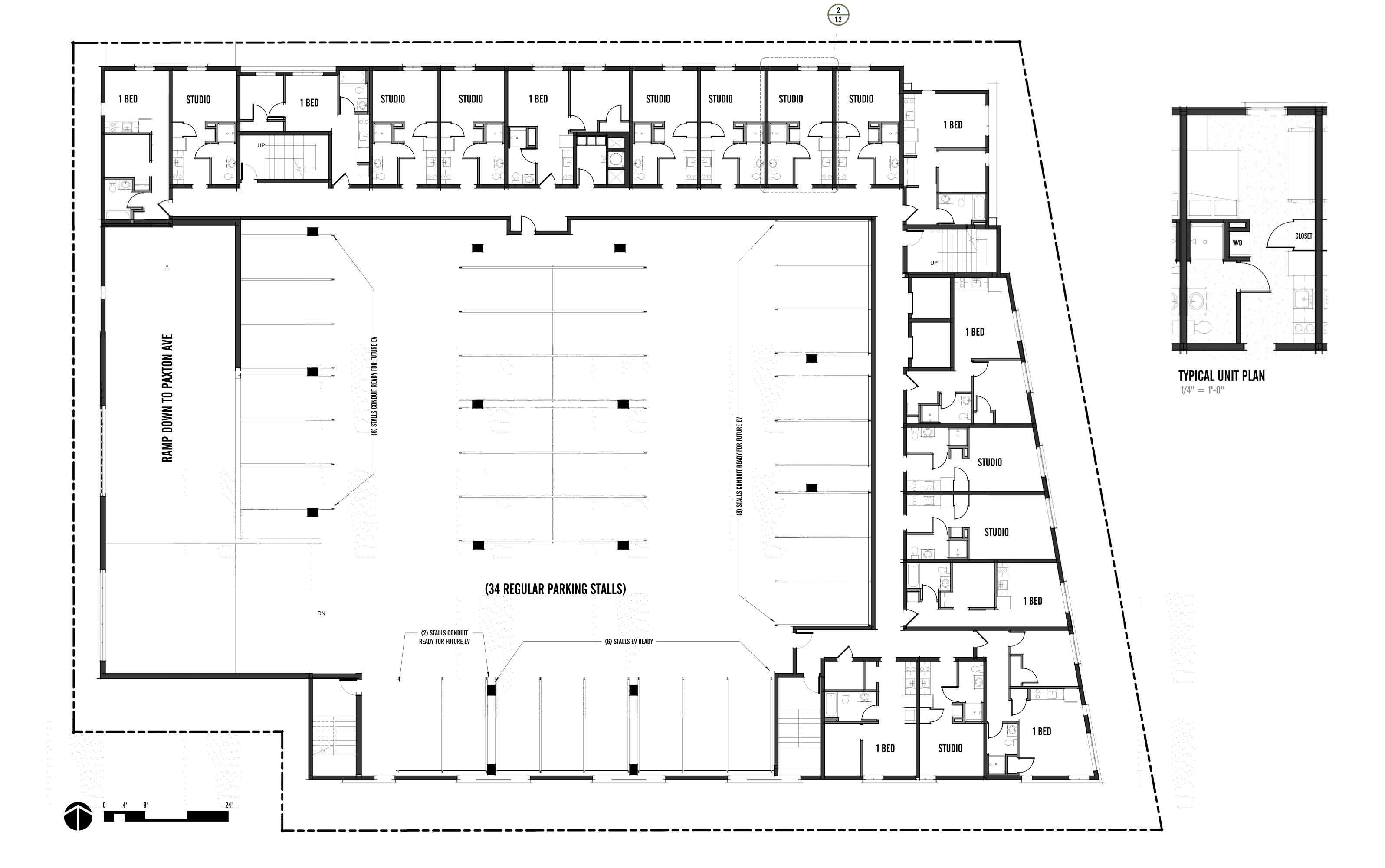
VICINITY MAP



HYDRANT LOCATION



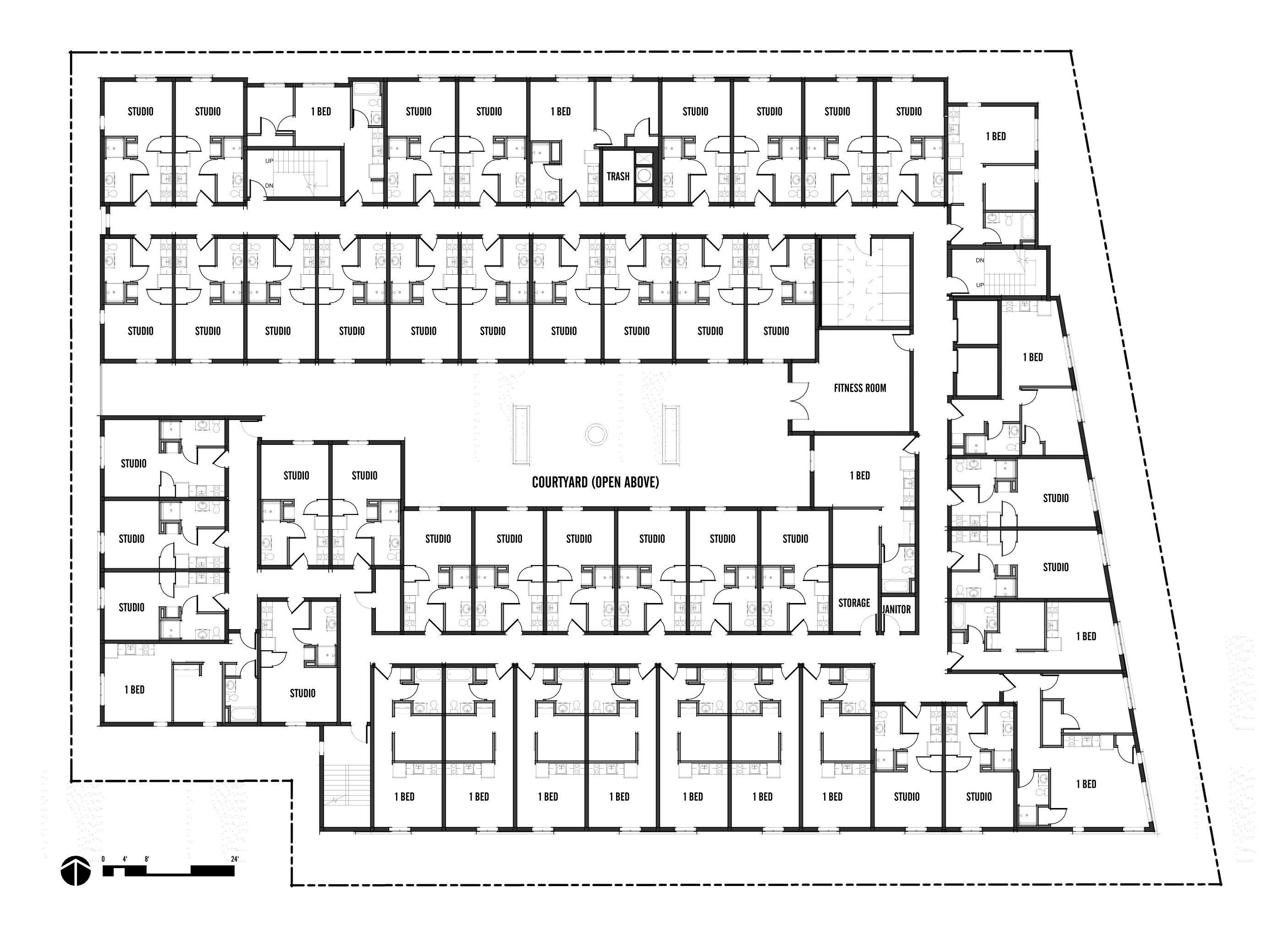




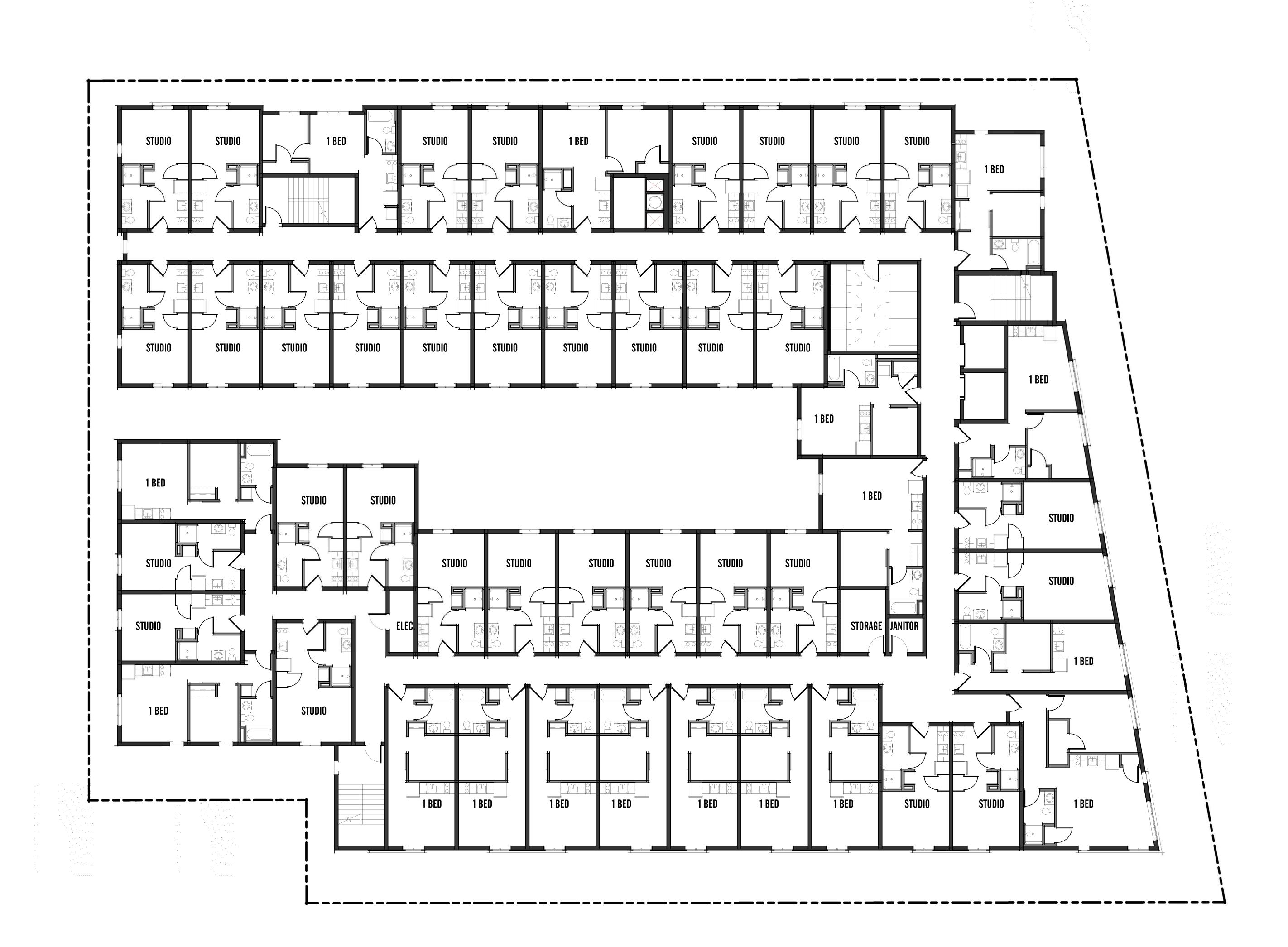
1.2 PAXTON 5/2 CONCEPT L2 CONCEPT PLAN | 06.20.2024





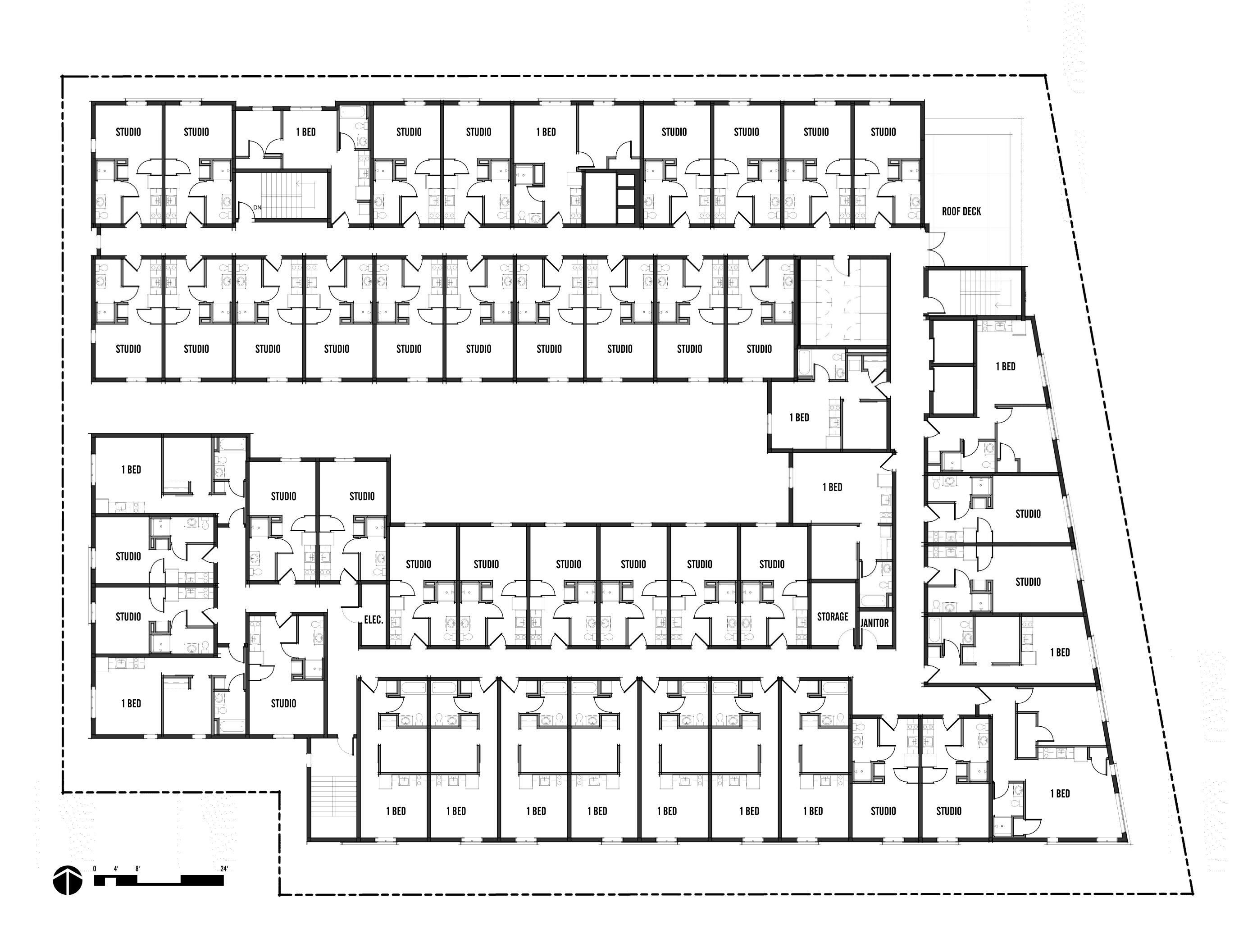






1_4 PAXTON 5/2 CONCEPT L4-6 CONCEPT PLAN | 06.20.2024











2.1 PAXTON 5/2 CONCEPT NORTHEAST EXTERIOR PERSPECTIVE | 06.20.2024





PAXTON 5/2 CONCEPT Southeast exterior perspective | 06.20.2024 2.2





2.3 PAXTON 5/2 CONCEPT NORTHWEST EXTERIOR PERSPECTIVE | 06.20.2024





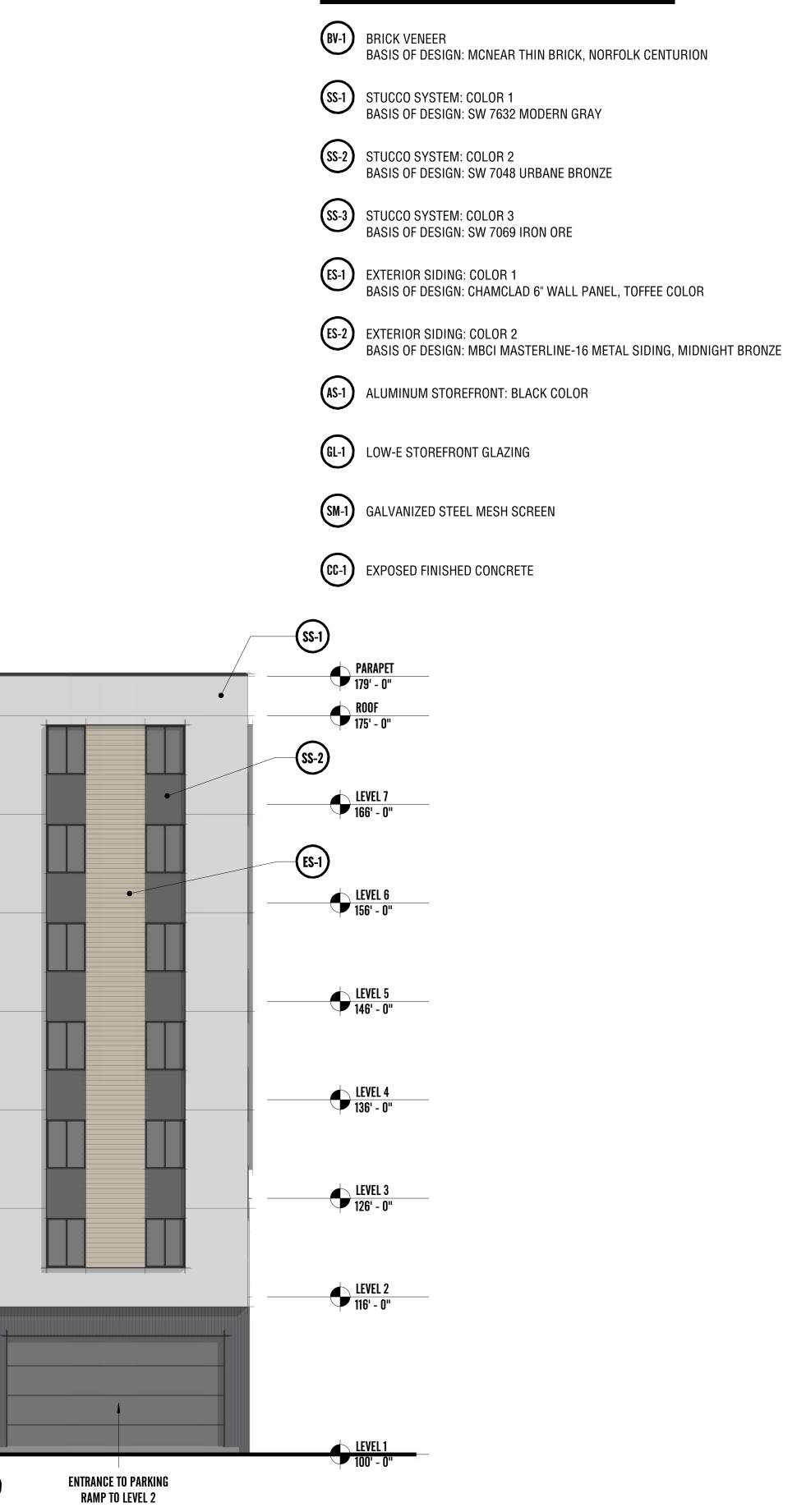
2.4 PAXTON 5/2 CONCEPT SOUTHWEST EXTERIOR PERSPECTIVE | 06.20.2024



3.1 PAXTON 5/2 CONCEPT NORTH CONCEPT ELEVATION | 06.20.2024



EXTERIOR MATERIALS





3.2 PAXTON 5/2 CONCEPT EAST CONCEPT ELEVATION | 06.20.2024

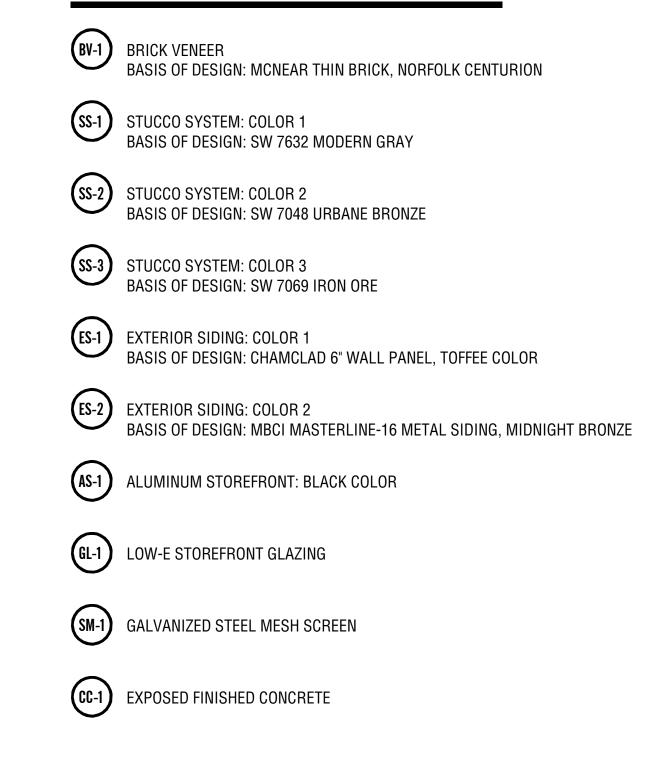
EAST CONCEPT ELEVATION 1/8" = 1'-0"



- RESIDENTIAL ENTRANCE SIGNAGE

RETAIL ENTRANCE SIGNAGE

EXTERIOR MATERIALS

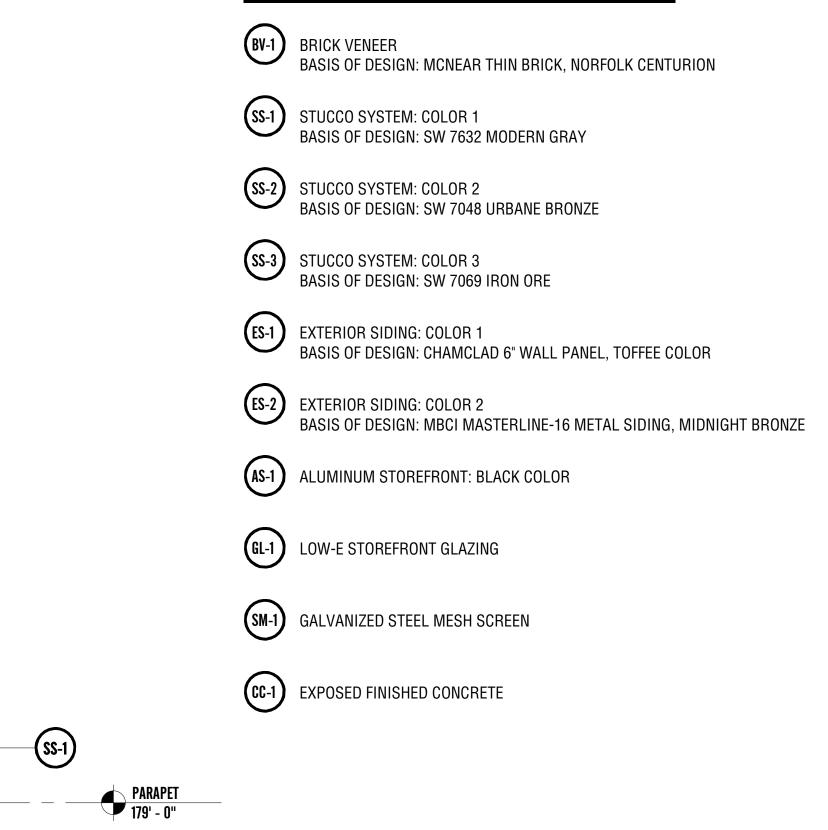


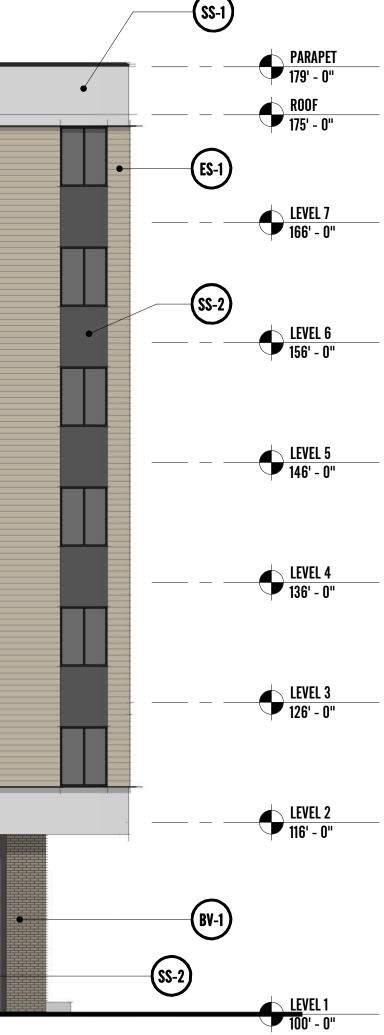


3.3 PAXTON 5/2 CONCEPT South concept elevation | 06.20.2024

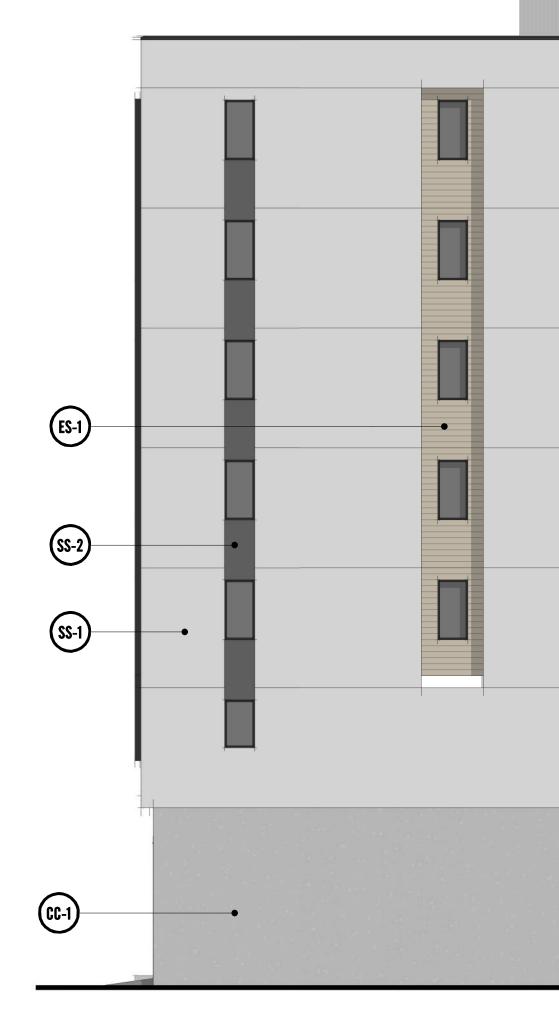


EXTERIOR MATERIALS







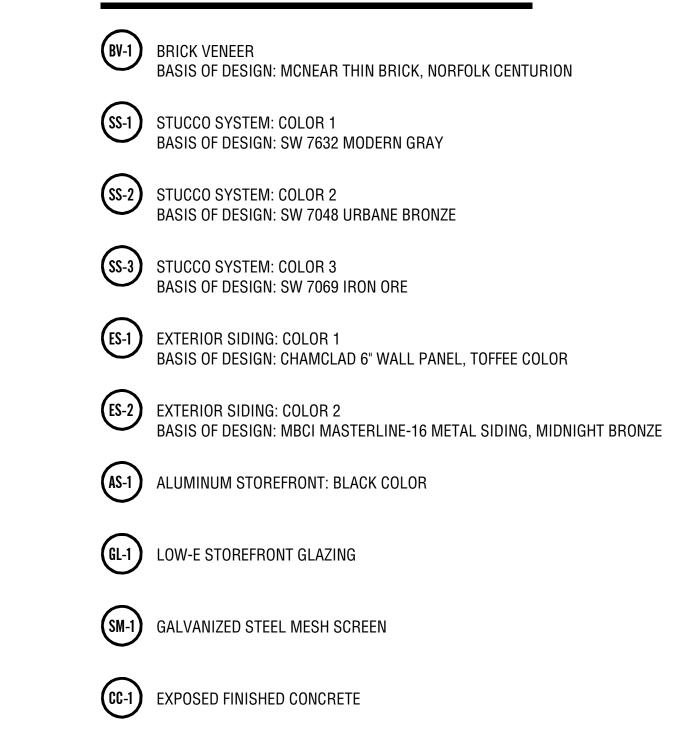


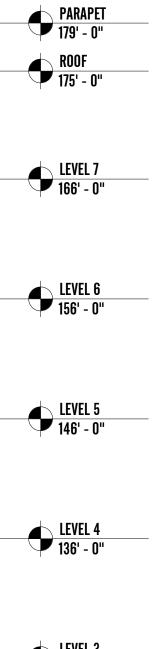
WEST CONCEPT ELEVATION 1/8" = 1'-0"

3.4 PAXTON 5/2 CONCEPT WEST CONCEPT ELEVATION | 06.20.2024



EXTERIOR MATERIALS





LEVEL 3 126' - 0"

CC-1

LEVEL 1 100' - 0"

