



ARCHITECTURAL FEATURES:

- AWNINGS AROUND ALL FOUR SIDES OF BUILDING
- RECESSED/ OFFSET BUILDING FACADES WITH MATERIAL CHANGES
- INSET UPPER FLOOR BALCONIES TO ADD DEPTH
- BRICK CORNER FEATURE TO ADD PROMINENCE TO THE CORNER OF 900 WEST & 200 SOUTH

PROJECT NUMBER
19119

ISSUE DATE:
APRIL 7, 2020

REVISIONS:

No.	Date	Description

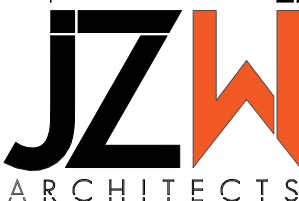
CONSULTANT

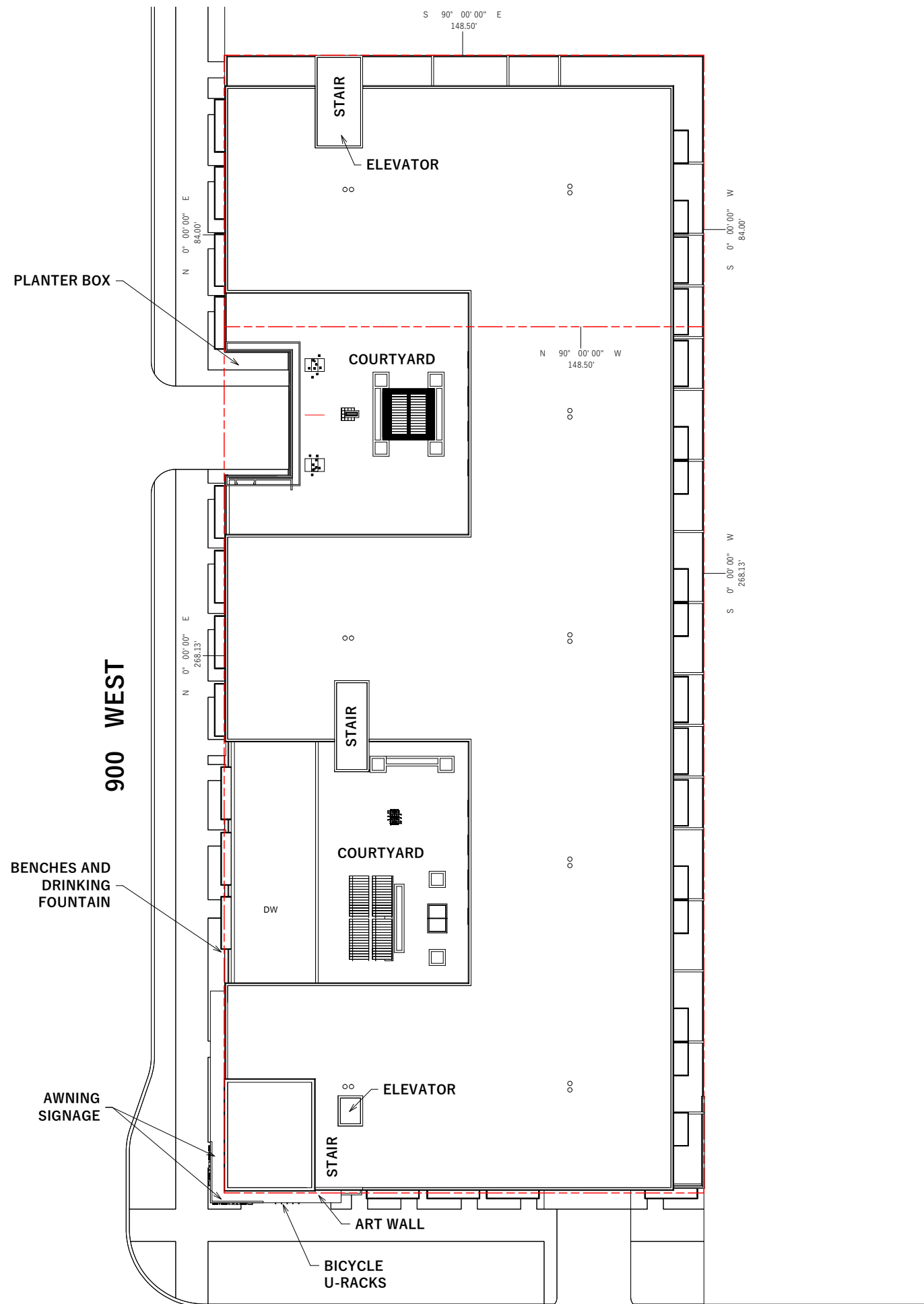
CROSSING AT 9TH

880 W 200 S
SALT LAKE CITY, UTAH

PERSPECTIVE VIEWS

001





PROJECT BREAKDOWN:

SITE AREA: 52,290 SF (1.2 ACRES)

TSA-UN-T ZONING

- SETBACKS: 5' MAX. FRONT SETBACK
- HEIGHT LIMIT: 50 FT (ADDITIONAL STORY THROUGH TSA)
- PARKING: (1/2 OF REQUIRED- TSA ZONING)
 1. .5 STALL PER 1BED UNIT
 2. 1 STALL PER 2BED UNIT
 3. .25 STALL PER STUDIO
- TSA ZONING REQUIRES "ACTIVE SPACE" ALONG STREET FRONTAGES - PROVIDED WITH LOFT AND EXECUTIVE UNITS
- GROUND FLOOR SPACE MUST BE 12'
- PARKING MUST BE LOCATED BEHIND STRUCTURE

APARTMENT COUNT:

• 1-BEDROOM:	95	TOTAL	(46%)
• 2-BEDROOM:	25	TOTAL	(12%)
• STUDIO:	73	TOTAL	(35%)
• EXECUTIVE:	5	TOTAL	(2%)
• LOFT:	8	TOTAL	(3%)
		206	TOTAL UNITS

PARKING COUNT:

- 104 STALLS - GROUND LEVEL
- 109 STALLS - UNDERGROUND LEVEL
- 213 STALLS PROVIDED
- 99 REQUIRED
- 1.04 STALLS/UNIT

UNDERGROUND PARKING LEVEL CALCULATIONS

BIKE STORAGE/REPAIR AREA:	1,671 SF
PET WASH	298 SF
GROUP ROOM:	1,132 SF
STORAGE AREA:	5,560 SF
OTHER (CIRCULATION, PARKING, MECH., ECT.)	42,598 SF
TOTAL LEVEL AREA:	51,259 SF

LEVEL 1 CALCULATIONS

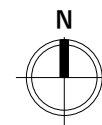
COMMON SPACE AREA:	4,372 SF
LIVING SPACE AREA:	
L1 UNITS:	3,013 SF
LOFTS:	3,118 SF
LOBBY AREA:	1,221 SF
LEASING:	246 SF
MAIL:	284 SF
OTHER (CIRCULATION, PARKING, MECH.):	36,831 SF
TOTAL LEVEL AREA:	49,085 SF

LEVEL 2 CALCULATIONS

LIVING SPACE AREA:	
L2 UNITS:	24,855 SF
LOFTS:	3,118 SF
COURTYARD AREA:	8,850 SF
BALCONIES:	4,777 SF
CLUB ROOM	811 SF
OTHER (CIRCULATION, MECH. ECT)	3,376 SF
TOTAL LEVEL AREA:	45,786 SF

LEVELS 3-5 CALCULATIONS

LIVING SPACE AREA:	
L3-5 UNITS:	30,642 SF
OTHER (CIRCULATION, MECH. ECT)	1,706 SF
TOTAL LEVEL AREA:	35,724 SF

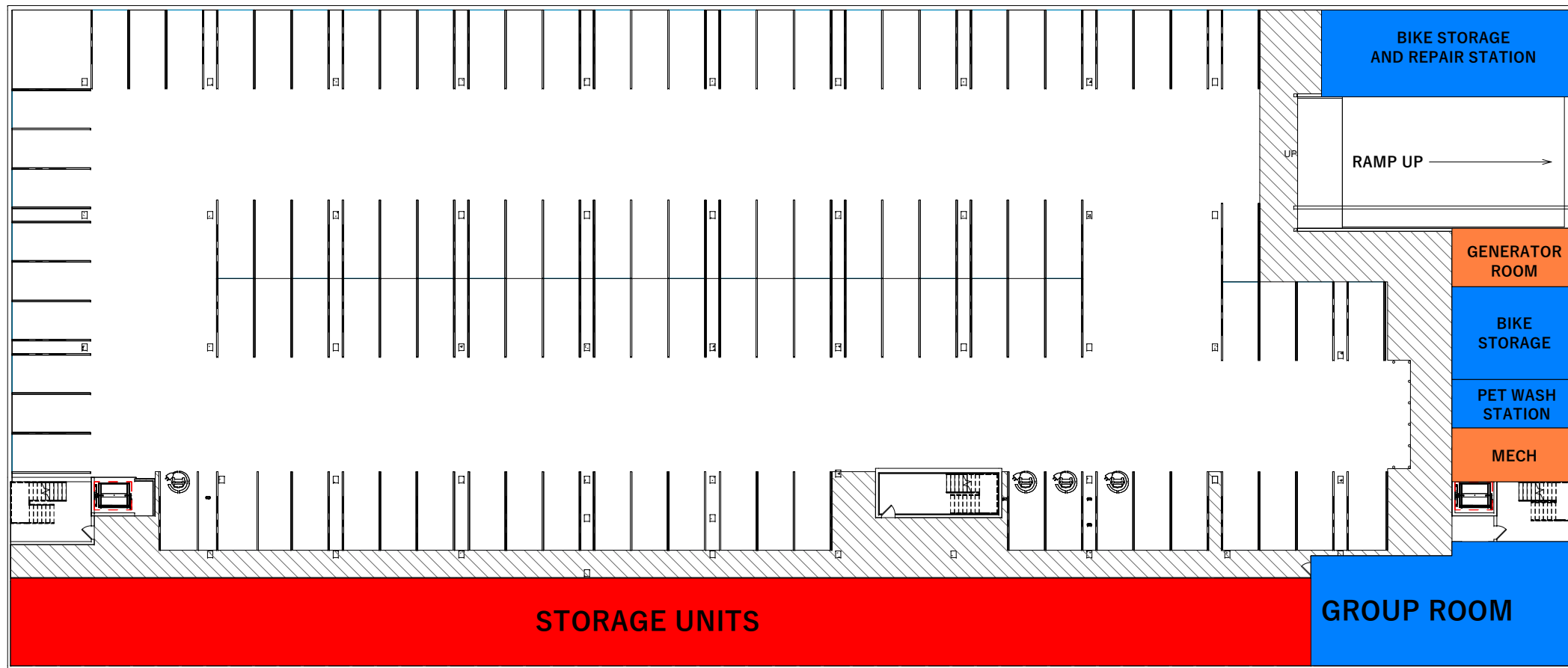


LINETYPE LEGEND

- PROPERTY LINE
- - - SITE SETBACK/EASEMENT LINES
- SITE FEATURES

200 SOUTH

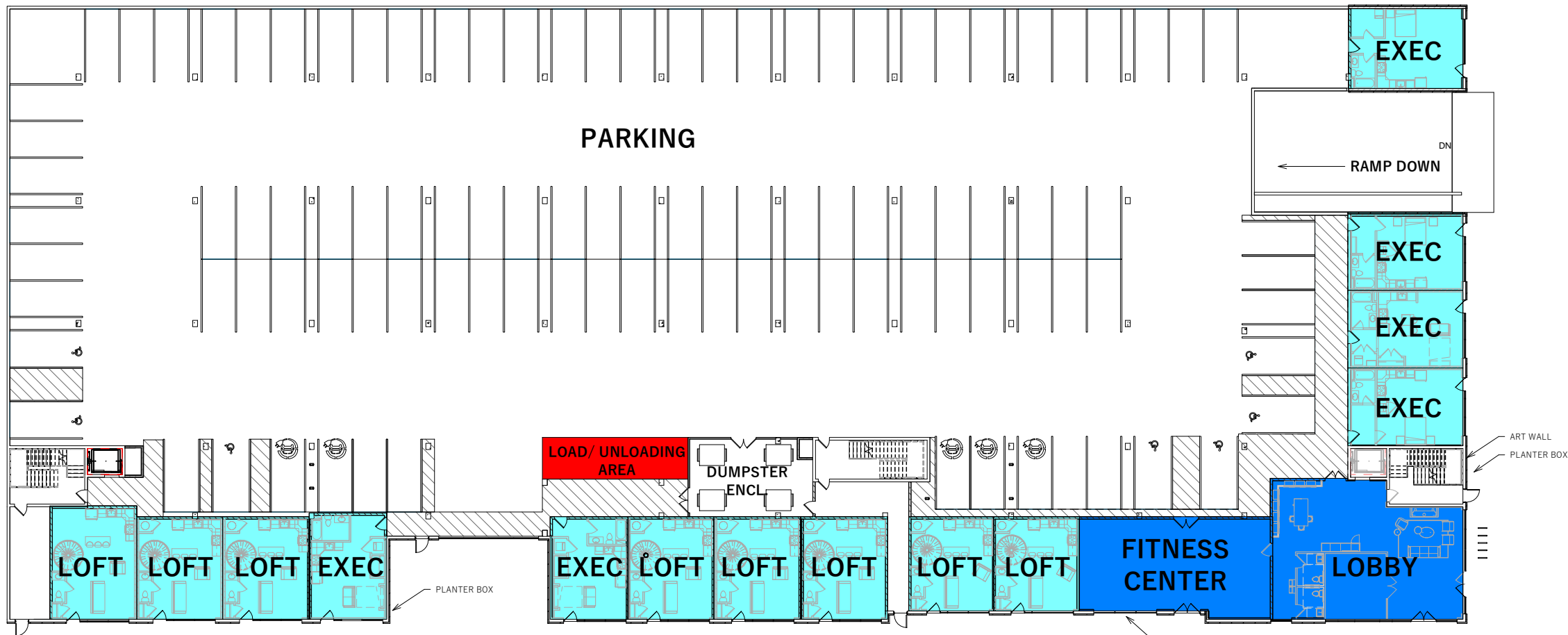
1
A0.1 ARCHITECTURAL SITE PLAN
1" = 20'-0"



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		206	TOTAL UNITS

1
A1.0
UNDERGROUND PARKING LEVEL LAYOUT
1/16" = 1'-0"



UNDERGROUND PARKING LEVEL CALCULATIONS

BIKE STORAGE/REPAIR AREA:	1,233 SF
CHANGING ROOMS:	830 SF
THEATER AREA:	1,257 SF
STORAGE AREA:	600 SF
FLEX AREA:	5,726 SF
PARKING SLAB AREA:	52,291 SF

LEVEL 1 CALCULATIONS

COMMON SPACE AREA:	4,372 SF
LIVING SPACE AREA:	
L1 UNITS:	2,587 SF
LOFTS:	2,300 SF
LOBBY AREA:	3,143 SF
PARKING PODIUM SLAB AREA:	52,291 SF

LEVEL 2 CALCULATIONS

COMMON SPACE AREA:	8,366 SF
LIVING SPACE AREA:	
L2 UNITS:	25,188 SF
LOFTS:	3,100 SF
AMENITY SPACE:	1,778 SF
COURTYARD AREA:	8,414 SF
BALCONIES:	5,445 SF
PODIUM SLAB AREA:	52,291 SF

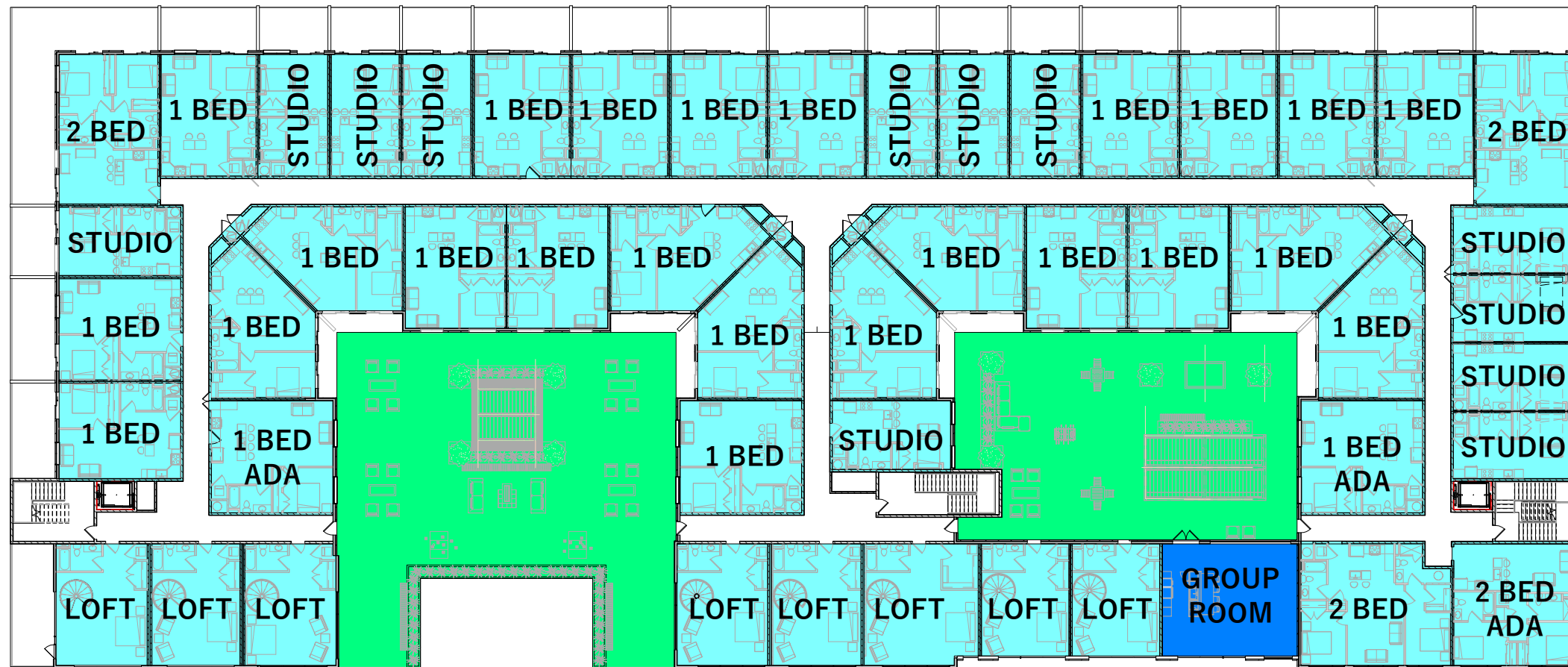
LEVELS 3-5 CALCULATIONS

COMMON SPACE AREA:	
TYP. COMMON AREA:	4,537 SF
L3-L5 TOTAL COMMON:	13,611 SF
LIVING SPACE AREA:	
TYP. UNIT AREA:	29,332 SF
TYP. BALCONY AREA:	970 SF
L3-L5 TOTAL UNITS:	87,996 SF
TOTAL BALCONY AREA:	2,910 SF
TYPICAL FLOOR PLATE AREA:	33,869 SF
L3-L5 FLOOR PLATE AREA:	101,607 SF

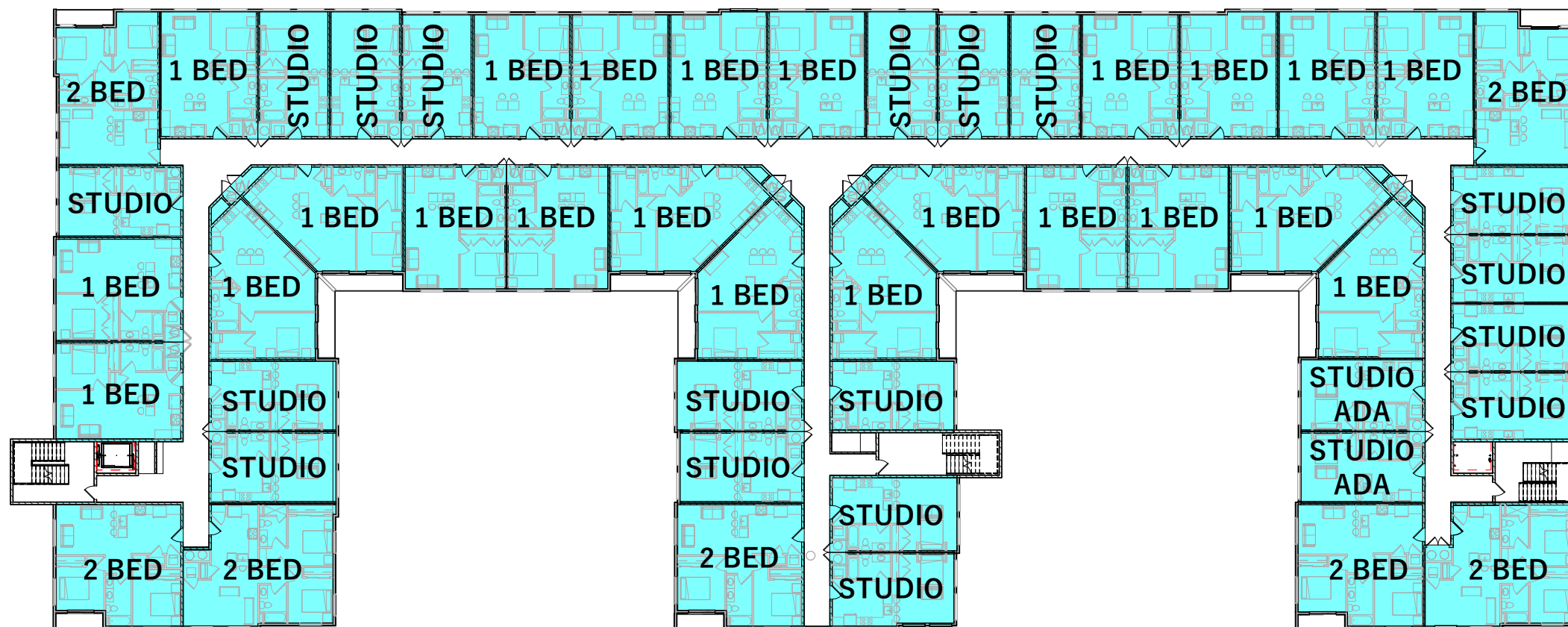
LEGEND

MECHANICAL SPACE	(Orange)
STORAGE	(Red)
AMENITIES SPACE	(Blue)
EXTERIOR AMENITIES SPACE	(Green)
RESIDENTIAL UNITS	(Cyan)

2
A1.0
LEVEL 1 OVERALL LAYOUT
1/16" = 1'-0"



1
A1.1 LEVEL 2 OVERALL LAYOUT
1/16" = 1'-0"

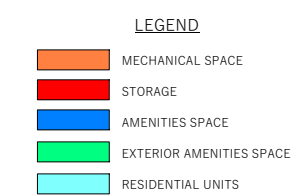


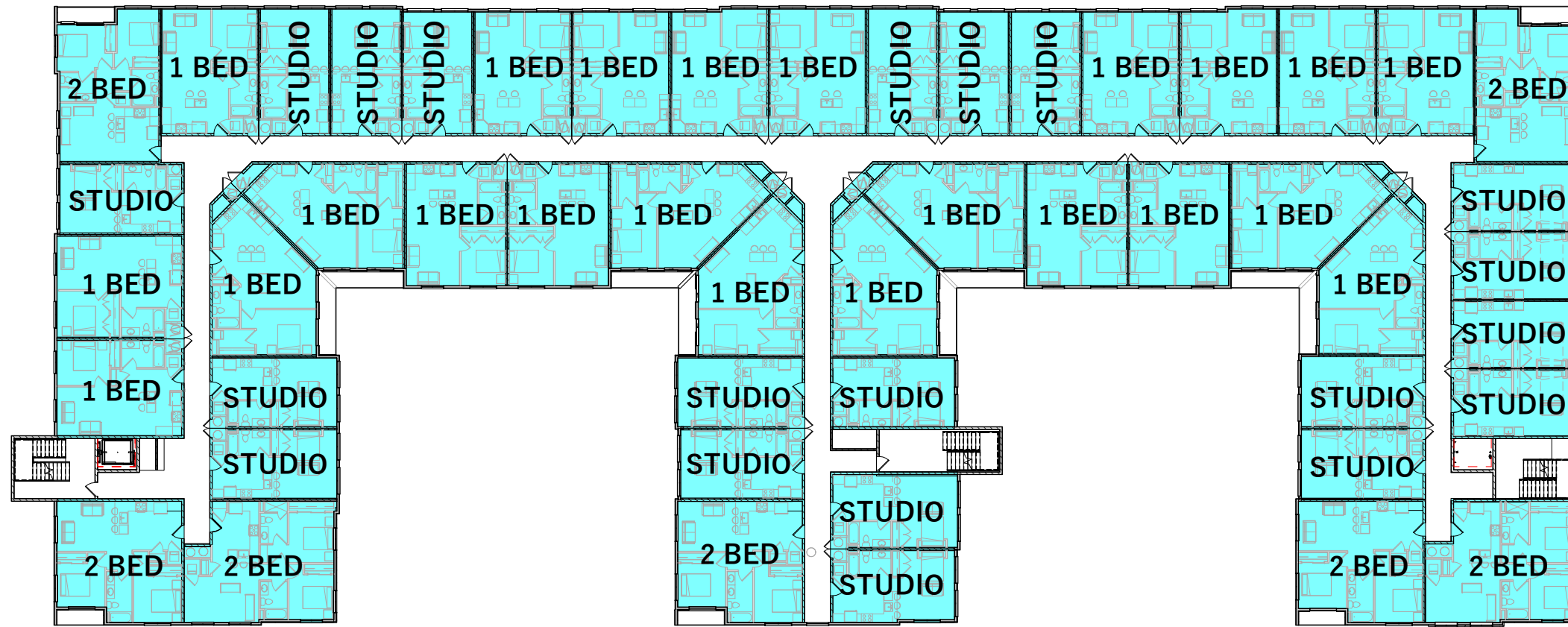
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A1.1 LEVEL 3 OVERALL LAYOUT
1/16" = 1'-0"

APARTMENT COUNT:

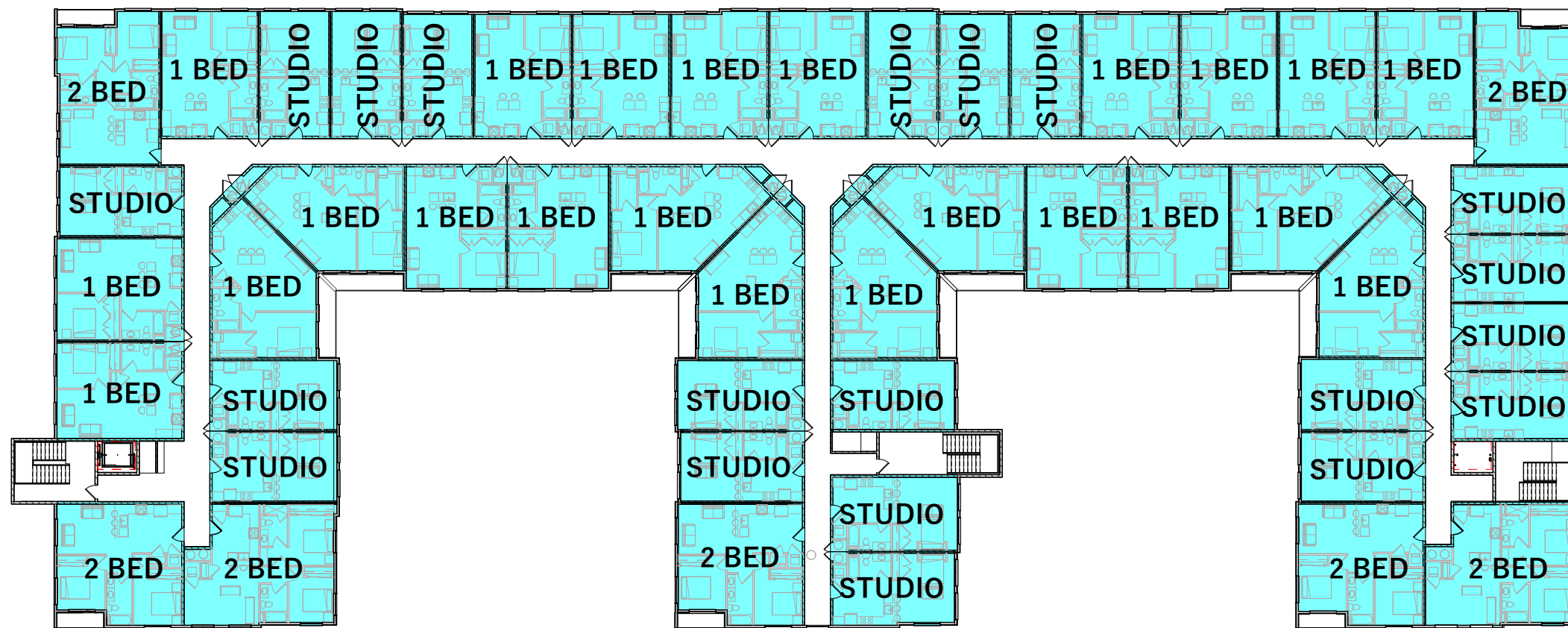
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UNDERGROUND PARKING LEVEL CALCULATIONS	LEVEL 1 CALCULATIONS
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CHANGING ROOMS: 830 SF	LIVING SPACE AREA:
THEATER AREA: 1,257 SF	L1 UNITS: 2,587 SF
STORAGE AREA: 600 SF	LOFTS: 2,300 SF
FLEX AREA: 5,726 SF	LOBBY AREA: 3,143 SF
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PODIUM SLAB AREA: 52,291 SF	TYPICAL FLOOR PLATE AREA: 33,869 SF
	L3-L5 FLOOR PLATE AREA: 101,607 SF





1
A1.2 LEVEL 4 OVERALL LAYOUT
1/16" = 1'-0"



2
A1.2 LEVEL 5 OVERALL LAYOUT
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LEGEND

■	MECHANICAL SPACE
■	STORAGE
■	AMENITIES SPACE
■	EXTERIOR AMENITIES SPACE
■	RESIDENTIAL UNITS



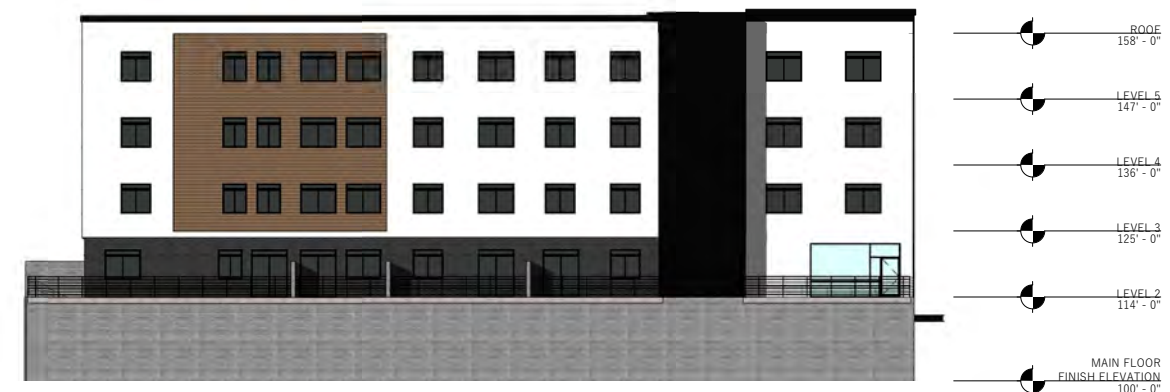
5
A2.1 WEST ELEVATION (OVERALL)
1/16" = 1'-0"



2
A2.1 EAST ELEVATION (OVERALL)
1/16" = 1'-0"



1
A2.1 SOUTH ELEVATION (OVERALL)
1/16" = 1'-0"



4
A2.1 NORTH ELEVATION (OVERALL)
1/16" = 1'-0"

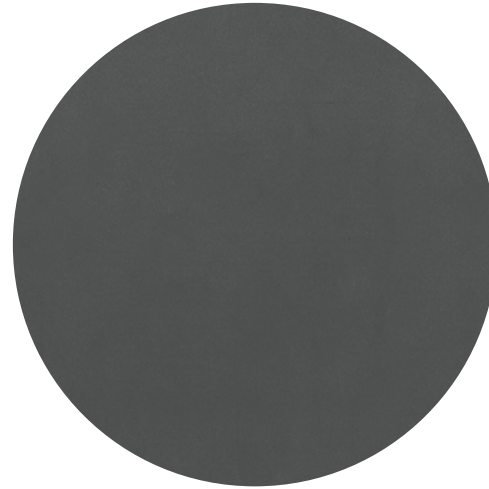




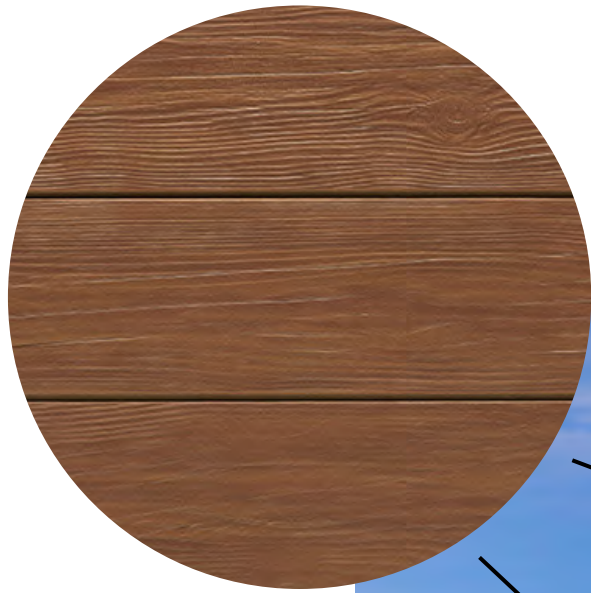
Crossing @ 9th

EXTERIOR FINISHES & PATIO AREAS

Exterior Finish Palette



- Wood look fiber cement planks
- Smooth fiber cement panels
- Thin brick veneer
- Anodized aluminum for storefront and parapet cap material



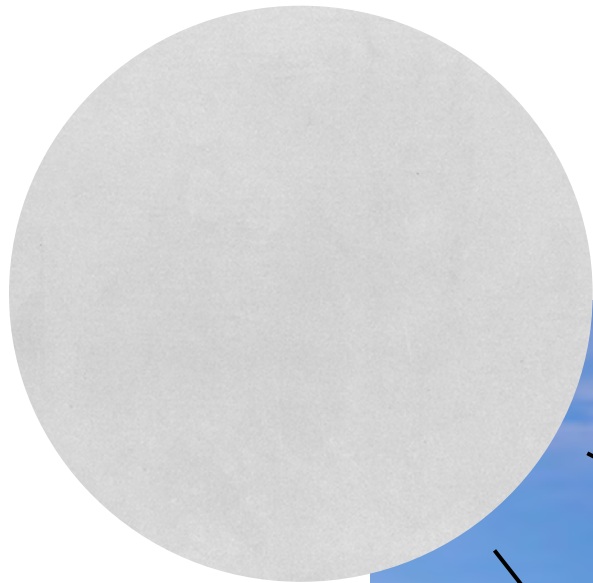
Fiber cement wood
look plank siding





Black thin brick
veneer





White smooth fiber
cement panels





Light gray thin brick veneer



Charcoal gray smooth
fiber cement panel



Black anodized aluminum storefront
mullions and parapet cap



PATIOS

LOUNGE DECK

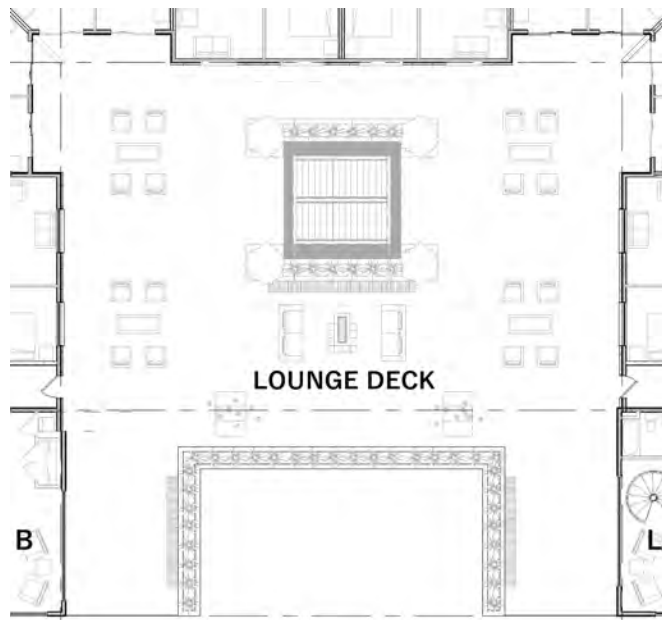
BBQ DECK



LOUNGE DECK

Main Features:

- Deck planters
- Raised central deck
- Slide wire canopy trellis
- Central firepit
- Lounge Furniture
- Corn hole game set



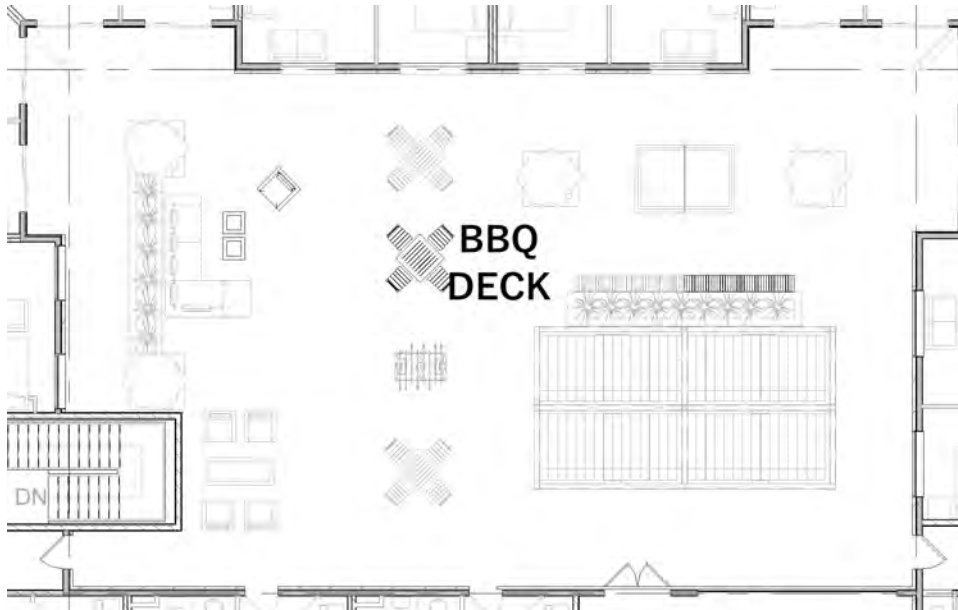
LOUNGE DECK



BBQ DECK

Main Features:

- Deck planters
- BBQ stations under slide wire trellis
- Lounge furniture
- Dining furniture
- Foosball & table tennis games



BBQ DECK

