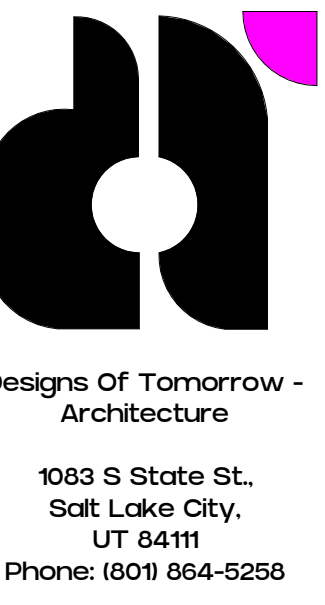


# 1435 S STATE REDEVELOPMENT

1435 S State St.,  
Salt Lake City, UT 84102



1063 S State St.  
Salt Lake City,  
UT 84111  
Phone: (801) 864-5259



TEAM DIRECTORY	SITE DATA	DESIGN DATA	CODE DATA
<b>OWNER:</b> Company: Colmena Group Contact: Matthew Hatelle Email: matthew@colmenagroup.com Address: 1201 Wilmington Ave #115, Salt Lake City, UT 84106 Phone: (866) 527-5635	<b>PROJECT ADDRESS:</b> 1435 S State St., Salt Lake City, UT 84102  <b>ZONING CODES:</b> 2020 Salt Lake City City Code  <b>PROPOSED ZONE:</b> FB-UN2 (Form Based Urban Neighborhood 2) w/ increased height overlay  <b>LOT REQUIREMENTS:</b> Min. Lot Size: 4,000 sq. ft. Actual Lot Size: 67,082 sq. ft. (1.54 acres)  Min. Lot Width: 30' - 0" Actual Lot Width: 252' - 0"  <b>BUILDING DIMENSION REQUIREMENTS:</b> Max. Height: 5 stories at 65' - 0" Actual Height: 5 stories at 61' - 11"  Front + Corner Setbacks: No min. 10' - 0" max.  Actual Build-to: 50% street facing facade Actual Build-to: (XX.XX) / (252' - 1") = <del>XX.XX</del> % at min. setback  Interior Side Yard Setback: 15' - 0" min. when adjacent to FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0' 0' - 0" when adjacent to any other zone  Rear Yard Setback: 20' - 0" min. when adjacent to FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0'  Note: Where separated from FB-UN1 zoning by an alley, none required  Upper Level Step-back: 1' - 0" for every foot over 30' - 0" in height along a side or rear property line when adjacent to FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0'  Note: Where separated from FB-UN1 zoning or any residential zone with a max. bldg. height of ≤ 35' - 0" by an alley, the width of the alley shall count towards the setback  Actual Upper Level Step-back: $\frac{(12' - 4") + (16' - 6") \text{ Public Alley}}{2} = 28' - 10"$  Open Space: 10% min. of lot area Landscaped yards, patios, dining areas, common balconies, rooftop gardens, and similar outdoor living spaces are allowed Private balconies are not allowed to meet this requirement  <b>PARKING REQUIREMENTS:</b> Allowable Driveway(s): 1 driveway allowed Note: Where properties are served by a public or private alley, ingress shall be from the street and egress through the alley  Driveway Location: 6' - 0" min. distance from prop. line for a depth of 10' - 0"  Drive Width: One-way drive aisle req'd. (see note above) 12' - 0" max. curb cut  Additional Drive Standards: 20' - 0" min. setback for garage entry 50% max. of first floor width 14' - 0" max. width for one-way entry  Maximum Spaces Allowed: Studio Apartments: 0.5 space x 108 units 1-Bedrooms: 1 space x 38 units 2-Bedrooms: 2 spaces x 23 units 3-Bedrooms: 2 spaces x 12 units Retail goods & services: 2 spaces per 1,000 sq. ft. = 7,412 sq. ft. = 164 spaces  Minimum Spaces Allowed: No spaces required in FB-UN2 Zone = 0 spaces required [ 173 spaces provided ]  Required ADA Parking: 7 spaces required for 201 to 300 spaces  Required EV Parking: 1 dedicated space per 25 spaces = 9 spaces required  Required Bicycle Parking: 5% of the total number of parking spaces provided or 2 spaces min. = 11 spaces required	<b>DESIGN STANDARDS:</b> Building Entry: Each building shall have a minimum of one (1) entry feature facing a public street or walkway (excluding alleys)  Entry Feature: Multi-family projects shall utilize one of the following entry features: • Porch & fence • Terrace or Lightwell • Forecourt • Stoop • Shopfront • Gallery  Facade Length: 200' - 0" max.  Stepback Requirement: Floors rising above 30' - 0" shall be stepped back 15' - 0" from building foundation at grade for elevations that are adjacent to a public street Exception: This does not apply to buildings with balconies on floors above 30' - 0"  Glass (upper floors): 15% min.  Ground Floor Use: 75% of first floor width dedicated to a use other than parking for a minimum depth of 25' - 0"  Ground Floor Transparency: 60% transparent glass between 2' - 0" and 8' - 0" above sidewalk grade, providing visibility into the building for a depth of at least 6' - 0"  Building Materials: 70% of street facing facade shall be durable material(s) EIFS is permitted as a trim material only  Building Fenestration: No building that faces onto a street shall exceed more than 30' - 0" in length without being interrupted by windows, doors, or changes of building plane that results in an offset of at least 12".  Permitted Encroachments & Height Exceptions: Obstructions and height exceptions are permitted as listed in this section or in section 21A.36.020, or as indicated in this subsection: a. Canopies: Canopies covering the primary entrance or entrances to a structure may extend into the right of way provided all city processes and requirements for right of way encroachments are complied with. No commercial signs are allowed on entrance canopies if the canopy encroaches into the public right of way. b. Building Height: In order to promote a varied skyline and other roof shapes in the area, structures with a sloped roof may exceed the maximum building height in form based districts by 5' provided: • The additional height does not include living space. • Vaulted ceilings, storage spaces, and utility spaces are permitted. • The slope of the roof is a minimum of 4:12 pitch or a quarter barrel shape.  Height Exceptions (21A.36.020): 1. Elevator & Stair Towers: 16' - 0" over max. 2. Mech. Equip. Parapet Walls: 5' - 0" over max.	<b>BUILDING CODES:</b> 2018 International Building Code with Local Amendments 2018 International Fire Code with Local Amendments 2018 International Mechanical Code with Local Amendments 2018 International Plumbing Code with Local Amendments 2020 National Electrical Code 2018 International Energy Conservation Code with Local Amendments 2009 ANSI 117.1 Accessibility Standards  Occupancy Classifications: Main Occupancies: • R-2 - Residential (Level 01 - Level 05) • S-2 - Parking (Level 01 - Level 05)  Separated Occupancies: • Lobby (A-3) 1-hour rating required between A-3 & R-2 occupancies • Retail Space (B & M) 1-hour rating required between B or M & R-2 occupancies • Restaurant Space (A-2) 1-hour rating required between A-2 & R-2 occupancies  Construction Type: Level 01 - Level 05 (S-2): Type IA Level 01 - Level 05 (R-2): Type IIB  Allowable Heights: Type IA: Unlimited Type IIB: 75'-0" (Sprinklers required per Section 903.2.8)  Designed Heights: Overall: XX' - XX'  Allowable Number of Stories: Type IA (S-2): Unlimited Type IIB (R-2): 5 Stories  Designed Number of Stories: Type IA (S-2): 5 Stories Type IIB (R-2): 5 Stories  Allowable Areas: Type IA (S-2): Unlimited Type IIB (R-2): 48,000 sq. ft.  Designed Areas: Type IA (S-2): XXXX sq. ft. Type IIB (R-2): XXXX sq. ft.  Total Bldg. Area (R-2): XXXXX sq. ft. Total Bldg. Area (S-2): XX,XXX sq. ft.  Special Occupancy Requirements (Section 420 as applicable to R-2): Separation walls: 1/2 HR (Section 708) Horizontal separation: 1/2 HR (Section 711) Automatic Sprinklers: Per Section 903.3.1.1 Fire/Smoke Alarm Systems: Per Section 907.2.9 Single/Multiple-Station Smoke Alarms: Per Section 907.2.10.2  Accessibility Requirements (Section 1107.6.2.2): Total Units: XX Units Type A Units: 2% of Total (not less than 1) = XX unit required Type B Units: Remainder of Units (XX units provided)

ROOM SCHEDULE		
ROOM	QUANTITY	AREA
	1	0 SF
00 STUDIO	68	30194 SF
00.5 BEDROOM	40	20730 SF
01 BEDROOM	38	21850 SF
02 BEDROOM	23	24077 SF
03 BEDROOM	12	14412 SF
HALLWAY	8	16147 SF
LOBBY	1	1431 SF
PARKING	2	69542 SF
RESTROOM	2	362 SF
RETAIL	3	8271 SF
STAIRWELL	30	7524 SF
		214741 SF

SHEET INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G000	COVER
ARCHITECTURAL	
A010	PLAN - OVERALL - SITE
A111	PLAN - LEVEL 01
A112	PLAN - LEVEL 02
A113	PLAN - LEVEL 03
A114	PLAN - LEVEL 04
A115	PLAN - LEVEL 05
A201	ELEVATION - WEST
A202	ELEVATION - EAST
A203	ELEVATION - NORTH
A204	ELEVATION - SOUTH
A301	SECTION - BUILDINGS
A801	RENDERINGS
A802	RENDERINGS
A803	RENDERINGS
A804	RENDERINGS
SHEET COUNT: 16	

**PARKING:**

**STALLS - 173**

**ENTRYS - 2**

**FLOORS - 2**

**UNIT MATRIX:**

**TOTAL - 181**

**STUDIO - 68**

**1 BD EFF. - 40**

**1 BEDROOM - 38**

**2 BEDROOM - 23**

**3 BEDROOM - 12**



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COVER

G000





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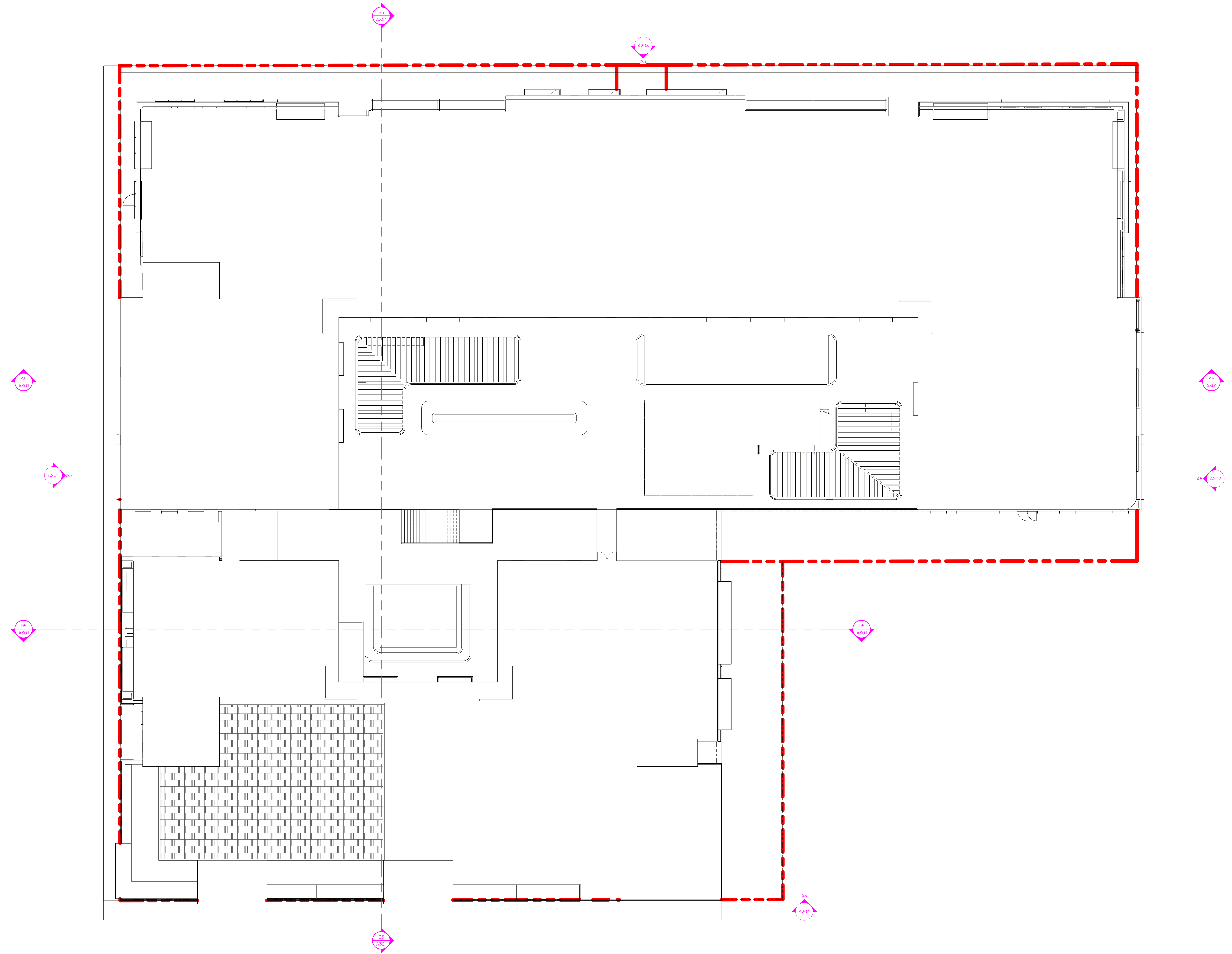
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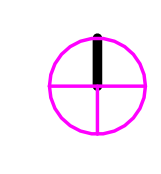
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PLAN - OVERALL - SITE

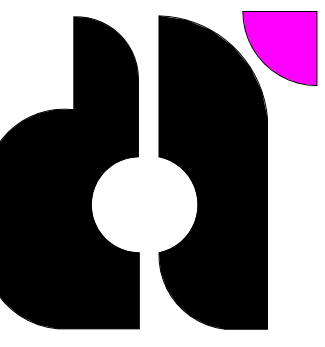
**A010**



**A5 PLAN - SITE**  
 SCALE: 3/32" = 1'-0"  
 0' 1' 2' 3' 4'



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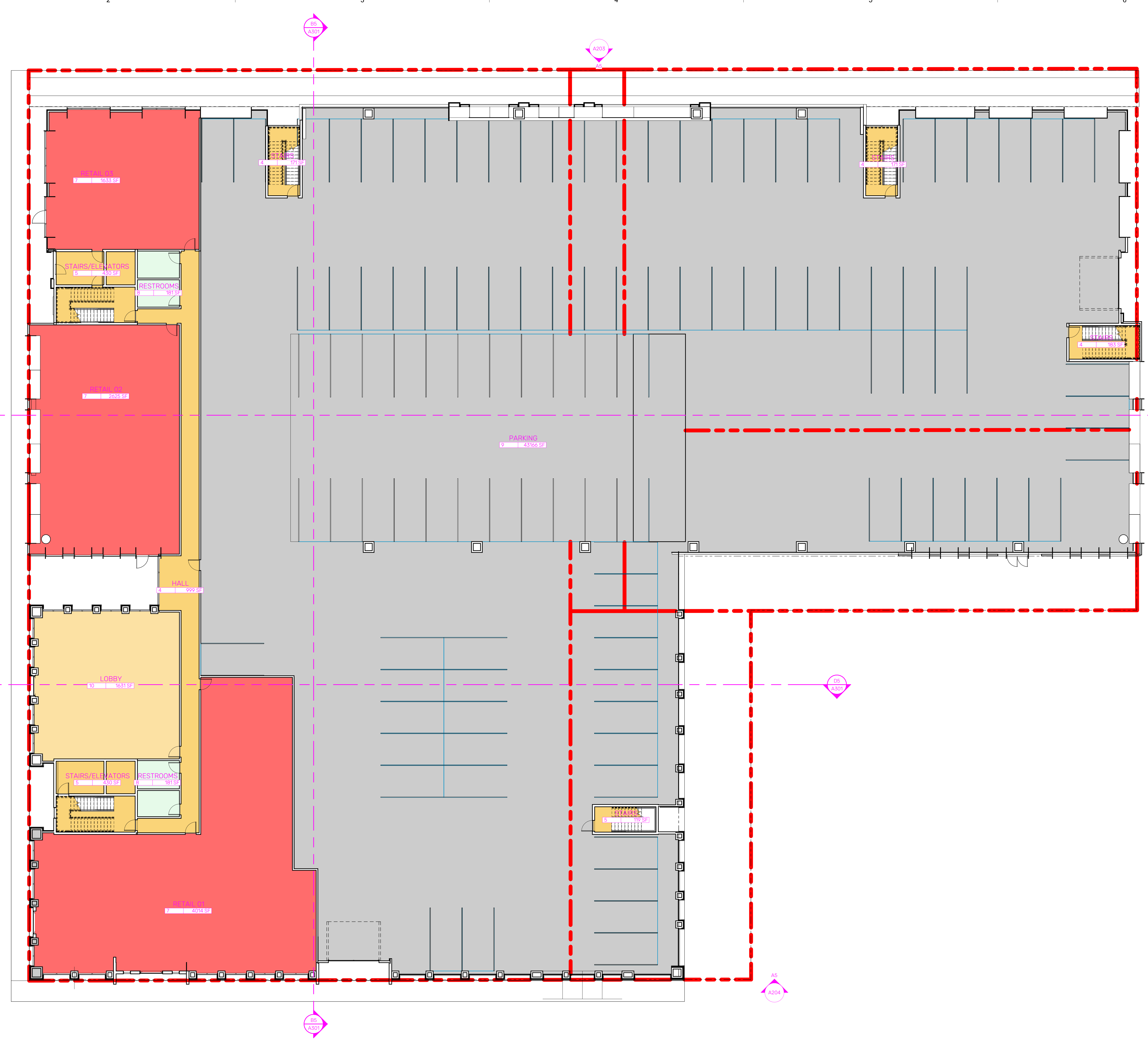
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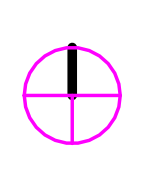
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PLAN - LEVEL 01

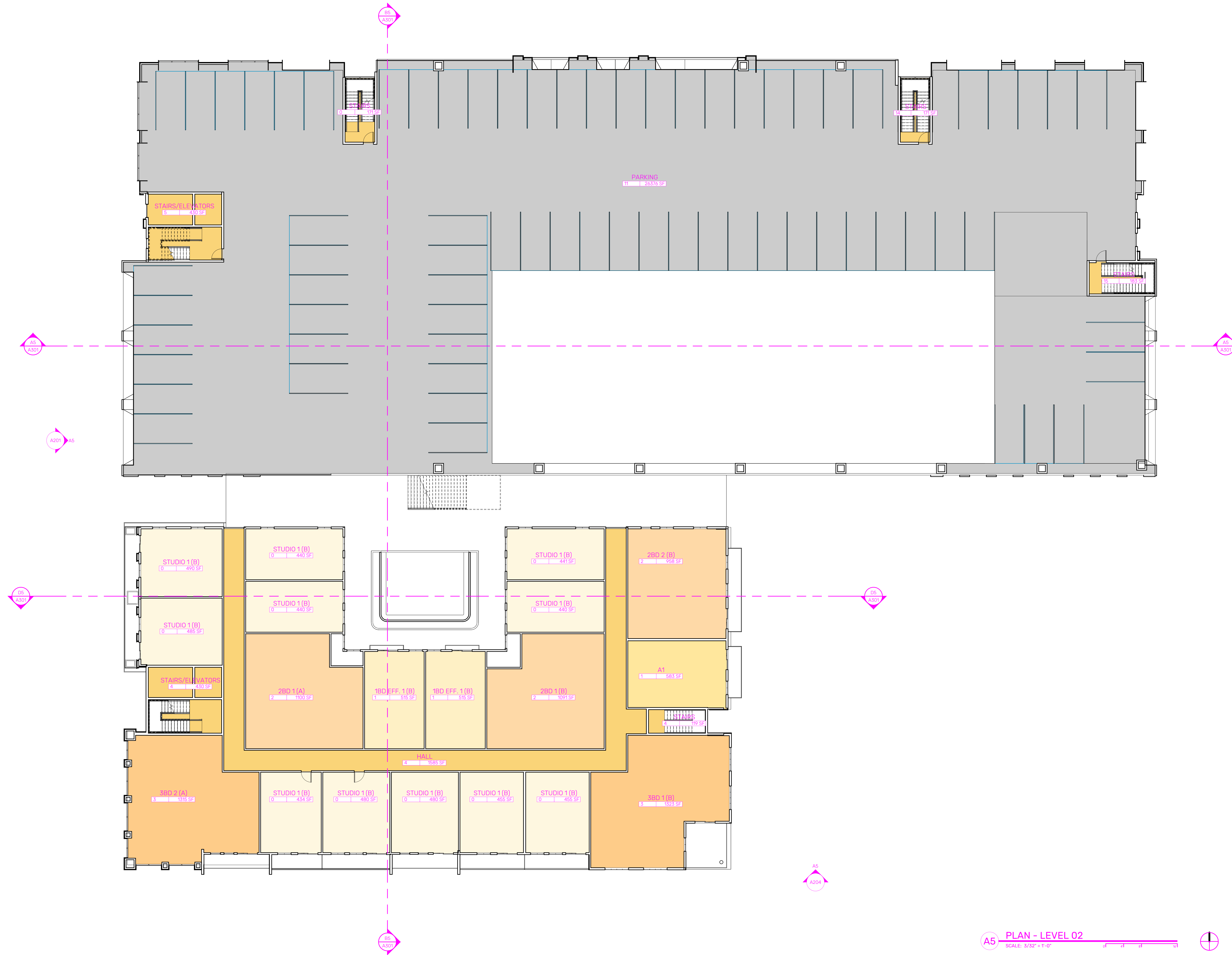
**A111**



**A5 PLAN - LEVEL 01**  
SCALE: 3/32" = 1'-0"



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**A5 PLAN - LEVEL 02**  
 SCALE: 3/32" = 1'-0"





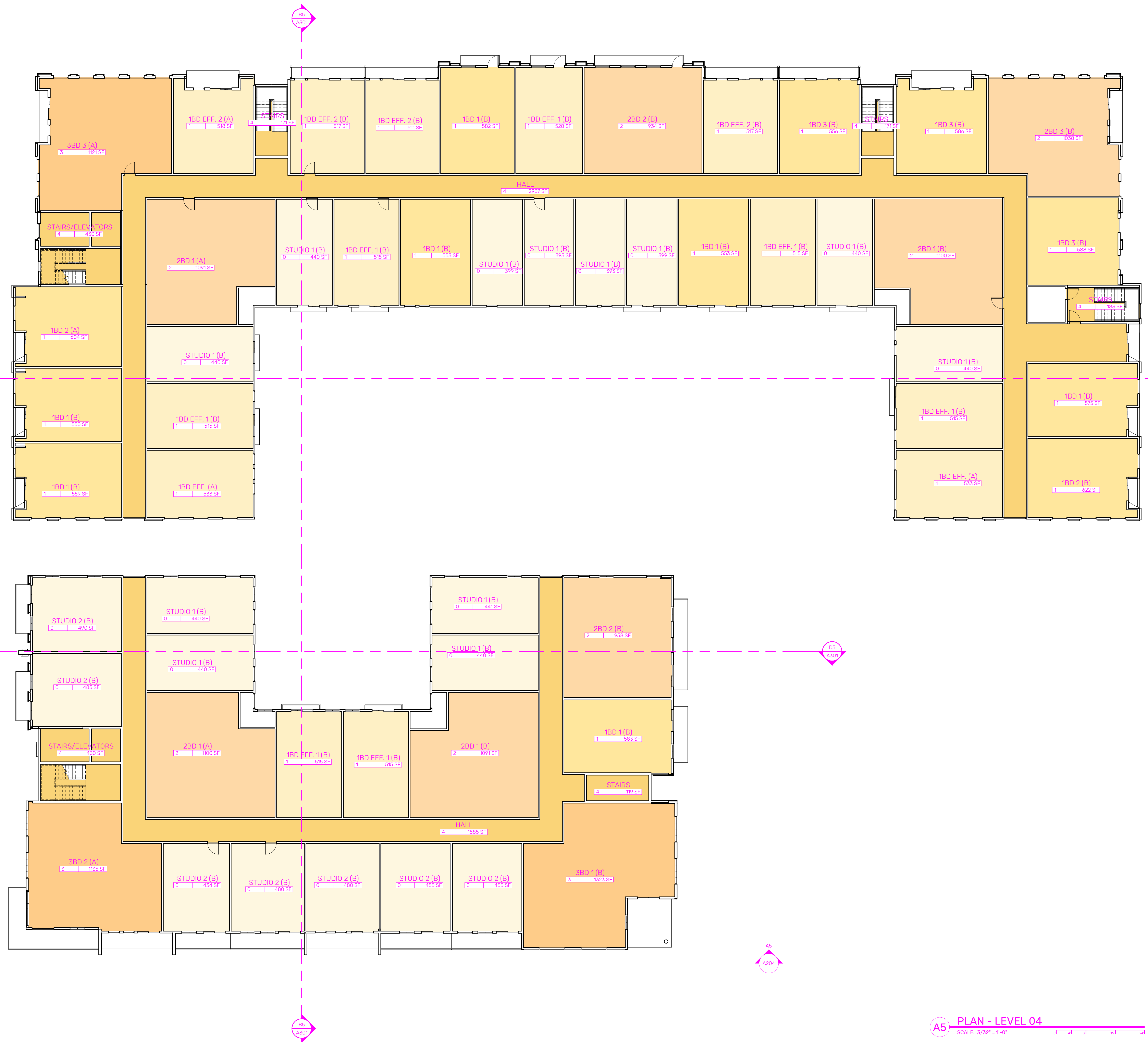
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**A5 PLAN - LEVEL 03**  
 SCALE: 3/32" = 1'-0"

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 PLAN - LEVEL 03  
**A113**





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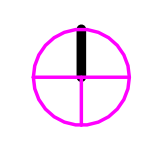
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PLAN - LEVEL 04

**A114**

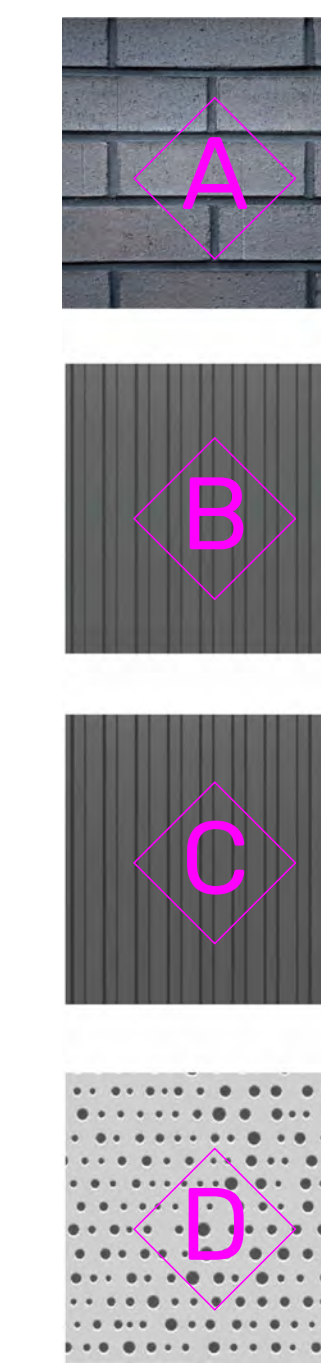
**A5 PLAN - LEVEL 04**  
 SCALE: 3/32" = 1'-0"



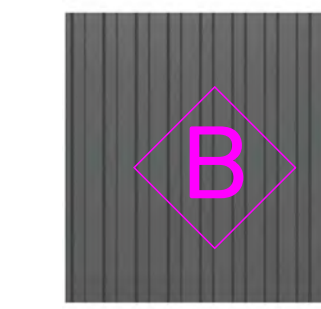




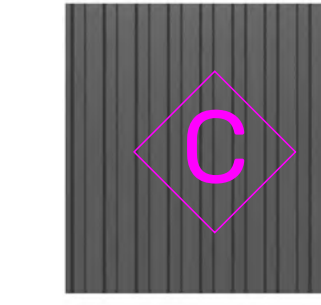




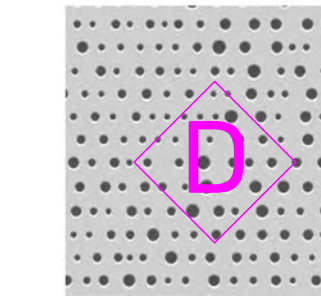
BRICK - DARK GREY



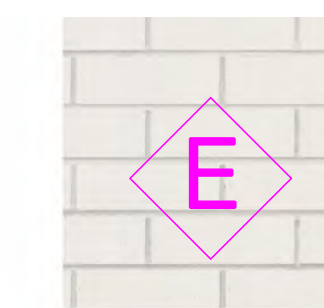
METAL SIDING - GREY GREEN



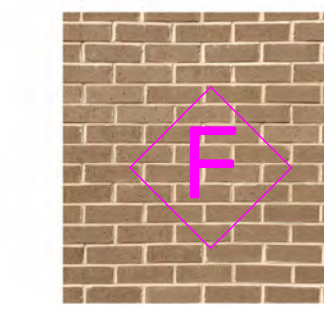
METAL SIDING - BLACK



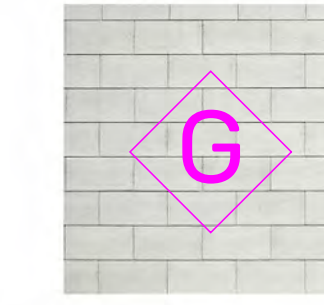
METAL SCREENING - STEEL (LIGHT)



BRICK - WHITE



BRICK - YELLOW/RED LIGHT



CMU - LIGHT



A5 ELEVATION - WEST  
SCALE: 3/32" = 1'-0"

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ELEVATION - WEST  
A201





- |  |                                 |   |                          |
|--|---------------------------------|---|--------------------------|
|   | BRICK - DARK GREY               |   | BRICK - WHITE            |
|  | METAL SIDING - GREY GREEN       |  | BRICK - YELLOW/RED LIGHT |
|  | METAL SIDING - BLACK            |  | CMU - LIGHT              |
|  | METAL SCREENING - STEEL (LIGHT) |   |                          |



**A5 ELEVATION - EAST**  
 SCALE: 3/32" = 1'-0"



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ELEVATION - EAST  
**A202**





-  BRICK - DARK GREY
-  METAL SIDING - BLACK
-  METAL SCREENING - STEEL (DARK)
-  METAL SCREENING
-  BRICK - WHITE
-  METAL - BLACK POWDER-COATED RAILING
-  METAL - POWDER-COATED AWNING STEEL (LIGHT)



**A5** ELEVATION - NORTH  
SCALE: 3/32" = 1'-0"

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ELEVATION - NORTH  
**A203**





-  BRICK - DARK GREY
-  METAL SIDING - GREY GREEN
-  METAL PANELING - MATTE STEEL
-  METAL RAILING - MATTE STEEL (BLACK)



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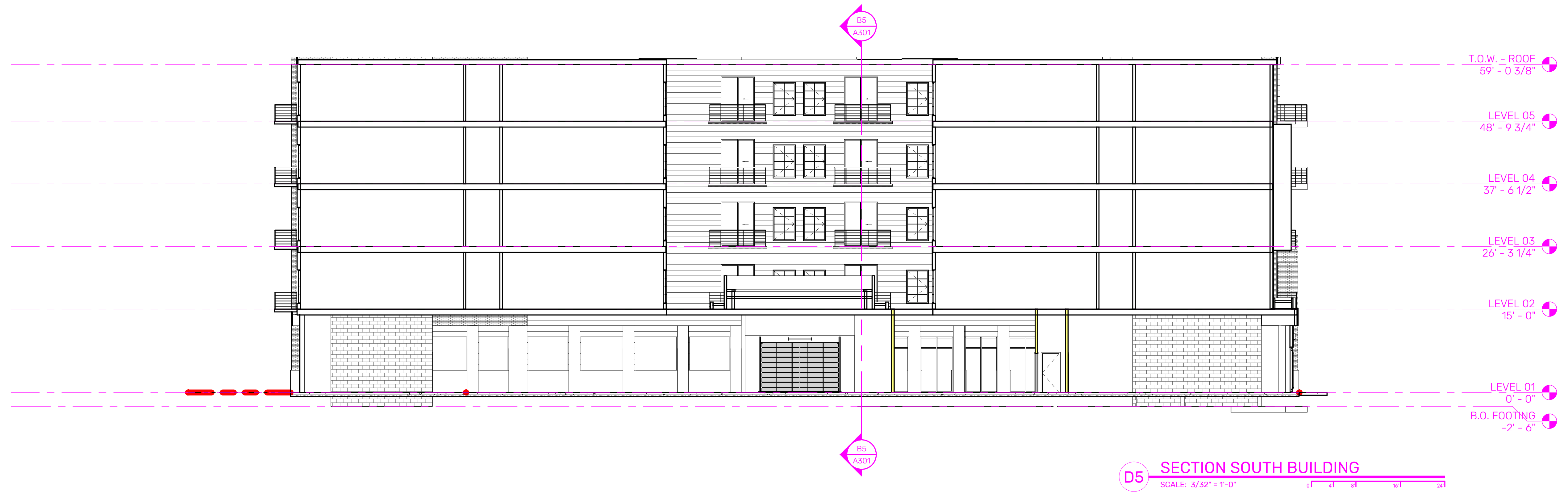
ELEVATION - SOUTH

**A204**



**A5 ELEVATION - SOUTH**  
 SCALE: 3/32" = 1'-0"





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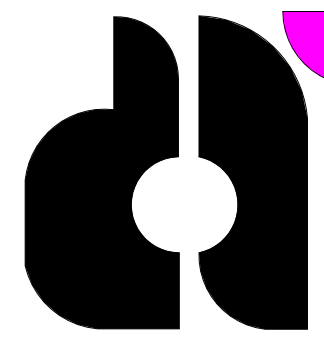
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SECTION - BUILDINGS

**A301**





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RENDERINGS

A801

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RENDERINGS

**A802**



1 T 2 T 3 T 4 T 5 T 6



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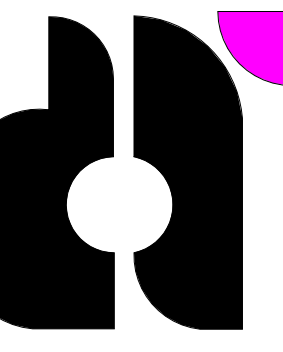
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RENDERINGS  
**A803**

1 2 3 4 5 6





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RENDERINGS

**A804**