

VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UT 84102

DEVELOPER

BCG ARC FUND
VOLUNTEERS OF AMERICA UTAH

CONSTRUCTION TYPE

IA - BASEMENT - LEVEL 1
IIA - LEVELS 2-6

USE

RESIDENTIAL

ZONE

RMF-45

UNIT MIX		
Type	Count	Comments
Studio A1	5	Type A
Studio A2	2	Type A
Studio B	15	Type B
Studio C	6	Type B
Studio D	3	Type B
Studio E	17	Type B
Studio F	18	Type B
Unit 3A1	2	Type A
Unit 3A2	1	Type A
Unit 3B	2	Type B
Unit 3C	4	Type B
Unit 3D	4	Type B
Unit 3E	4	Type B
Unit 3F	1	Type B
Unit 4A	1	Type A
Unit 4B	3	Type B
Grand total: 88		

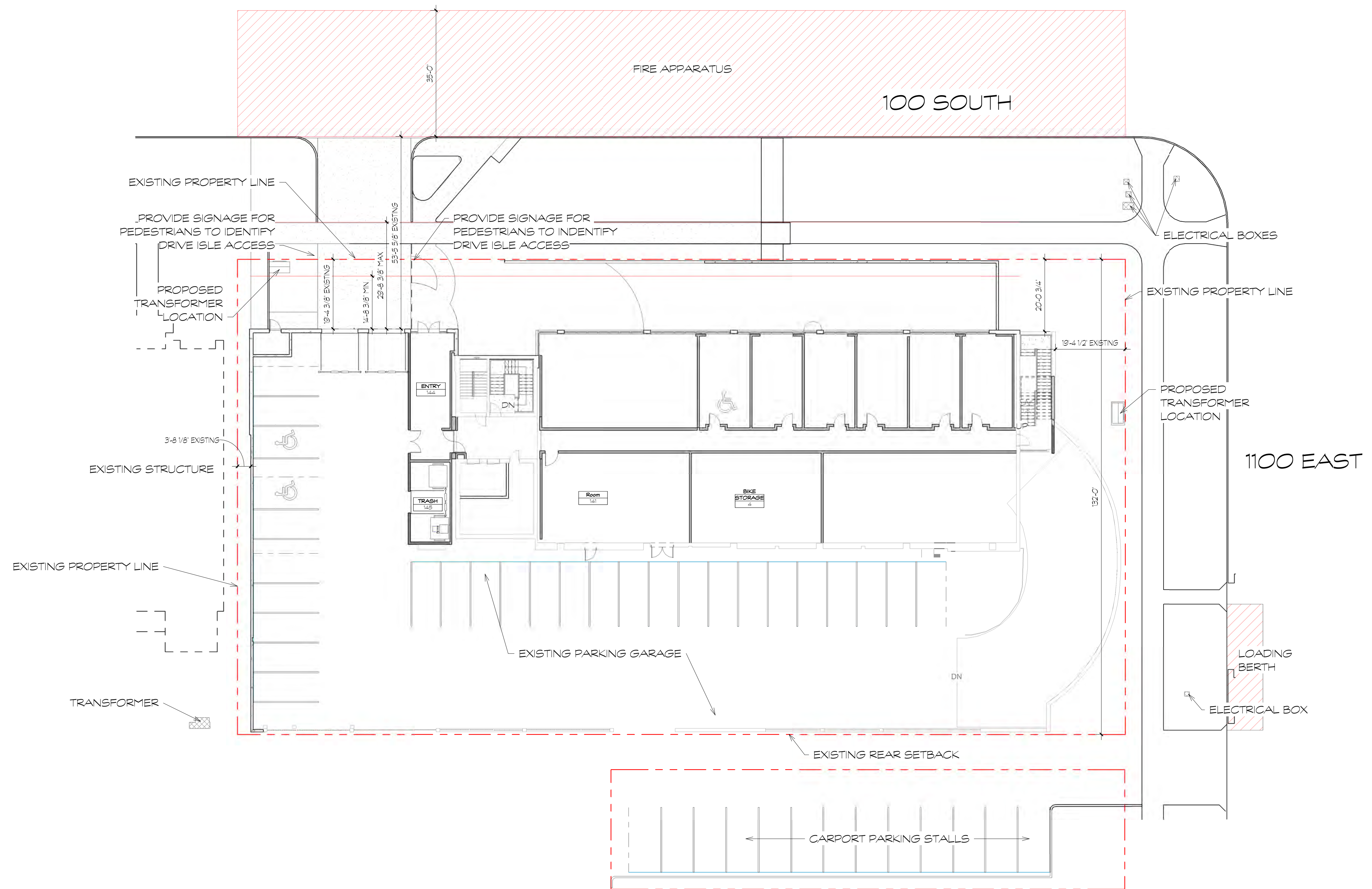


VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

Cover Sheet
05/08/2023





VICTORY HEIGHTS

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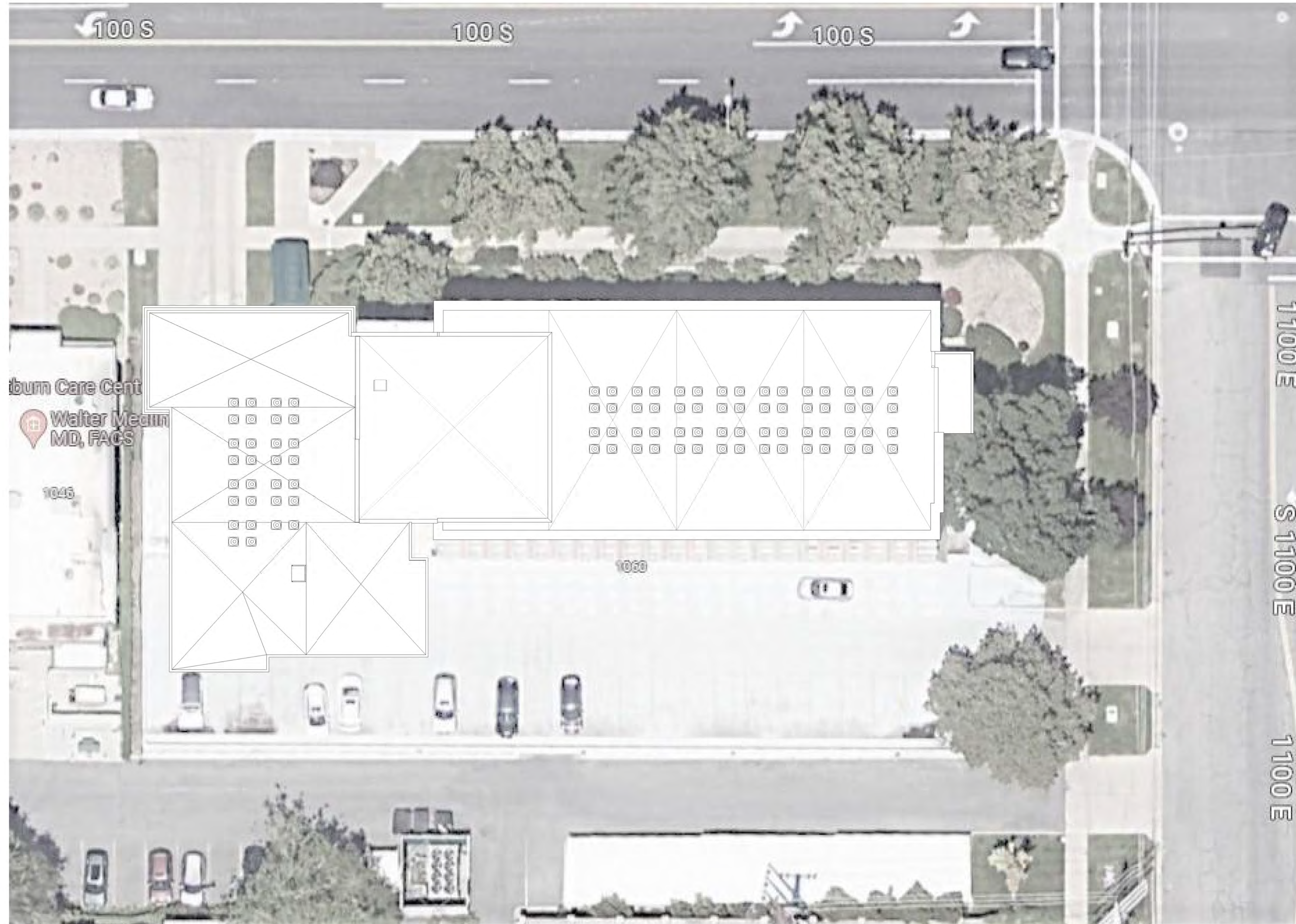


SCALE: 1/16" = 1'-0"

SITE PLAN

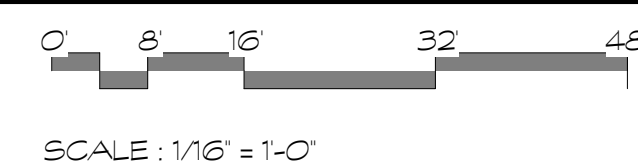
05/08/2023





VICTORY HEIGHTS

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SITE PLAN
05/08/2023



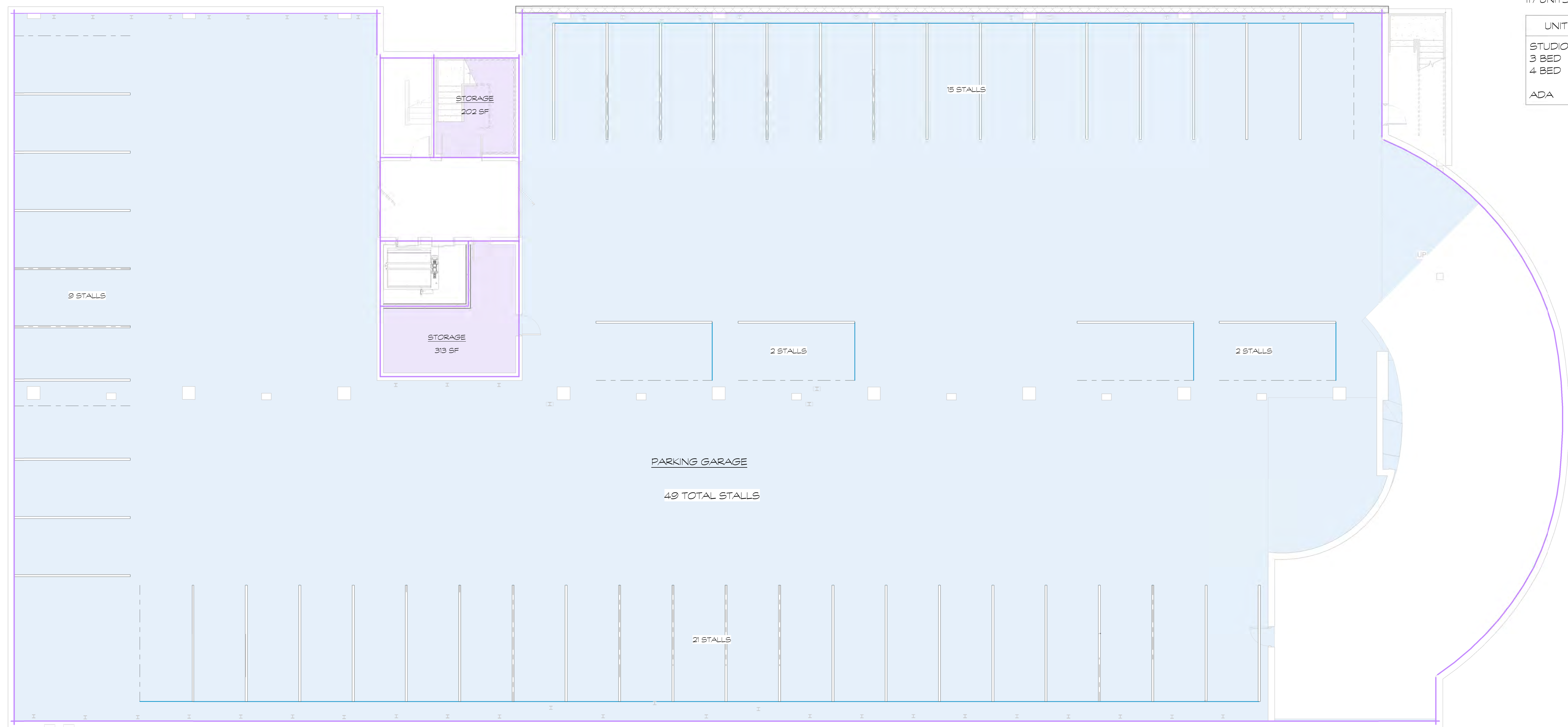
PARKING REQUIRED	
1/2 STALL PER UNIT	
88 UNITS / 2 = 44 STALLS REQUIRED	
87 STALLS PROVIDED	

PARKING COUNT	
SUBGRADE	49
LEVEL 1	28
CARPORT	10
TOTAL	87

UNIT MIX		
Type	Count	Comments
Studio A1	5	Type A
Studio A2	2	Type A
Studio B	15	Type B
Studio C	6	Type B
Studio D	3	Type B
Studio E	17	Type B
Studio F	18	Type B
Unit 3A1	2	Type A
Unit 3A2	1	Type A
Unit 3B	2	Type B
Unit 3C	4	Type B
Unit 3D	4	Type B
Unit 3E	4	Type B
Unit 3F	1	Type B
Unit 4A	1	Type A
Unit 4B	3	Type B
Grand total:	88	

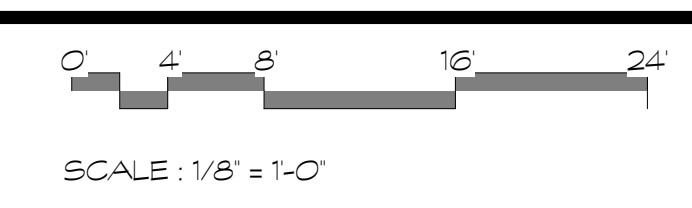
DWELLING UNIT DENSITY:
117 UNITS PER ACRE

UNIT TOTALS	
STUDIO	66
3 BED	18
4 BED	4
ADA	29



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SUBGRADE FLOOR PLAN

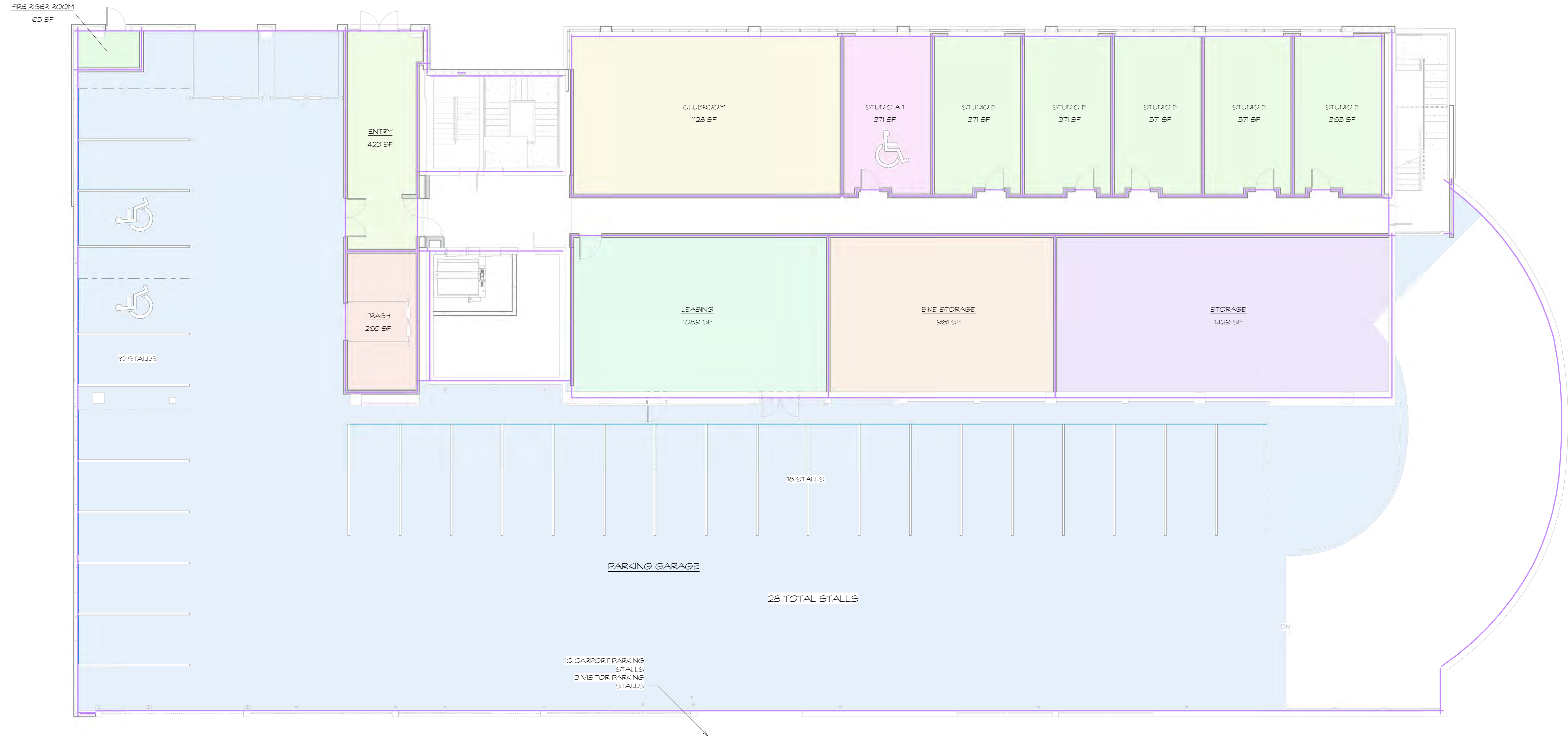
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PARKING REQUIRED
1/2 STALL PER UNIT
88 UNITS / 2 = 44 STALLS REQUIRED
87 STALLS PROVIDED

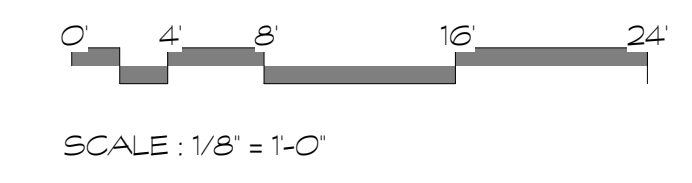
PARKING COUNT	
SUBGRADE	49
LEVEL 1	28
CARPORT	10
TOTAL	87

UNIT COUNT - LEVEL 1		
Type	Count	Comments
Level 1		
Studio A.1	1	Type A
Studio E	5	Type B
Grand total:	6	



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LEVEL 1 FLOOR PLAN

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UNIT COUNT - LEVEL 2		
Type	Count	Comments
Level 2		
Studio A1	1	Type A
Studio A 2	1	Type A
Studio E	9	Type B
Studio F	3	Type B
Unit 3A1	1	Type A
Unit 3A 2	1	Type A
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 4A	1	Type A
Grand total: 19		



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SCALE: 1/8" = 1'-0"

LEVEL 2 FLOOR PLAN

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UNIT COUNT - LEVEL 3		
Type	Count	Comments
Level 3		
Studio A1	1	Type A
Studio A2	1	Type A
Studio B	5	Type B
Studio C	2	Type B
Studio D	1	Type B
Studio E	1	Type B
Studio F	3	Type B
Unit 3A.1	1	Type A
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 3E	1	Type B
Unit 4B	1	Type B
Grand total:	19	



VICTORY HEIGHTS

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SCALE: 1/8" = 1'-0"

LEVEL 3 FLOOR PLAN

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UNIT COUNT - LEVEL 4		
Type	Count	Comments
Level 4		
Studio A1	1	Type A
Studio B	5	Type B
Studio C	2	Type B
Studio D	1	Type B
Studio E	1	Type B
Studio F	4	Type B
Unit 3B	1	Type B
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 3E	1	Type B
Unit 4B	1	Type B
Grand total:	19	



VICTORY HEIGHTS

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NORTH



SCALE: 1/8" = 1'-0"

LEVEL 4 FLOOR PLAN

05/08/2023



Architecture
Belgique, Inc.

UNIT COUNT - LEVEL 5		
Type	Count	Comments
Level 5		
Studio A1	1	Type A
Studio B	5	Type B
Studio C	2	Type B
Studio D	1	Type B
Studio E	1	Type B
Studio F	4	Type B
Unit 3B	1	Type B
Unit 3C	1	Type B
Unit 3D	1	Type B
Unit 3E	1	Type B
Unit 4B	1	Type B
Grand total: 19		



VICTORY HEIGHTS

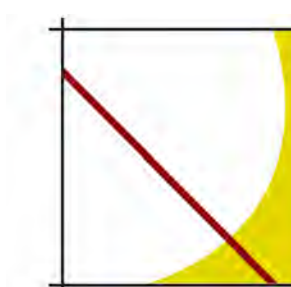
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SCALE: 1/8" = 1'-0"

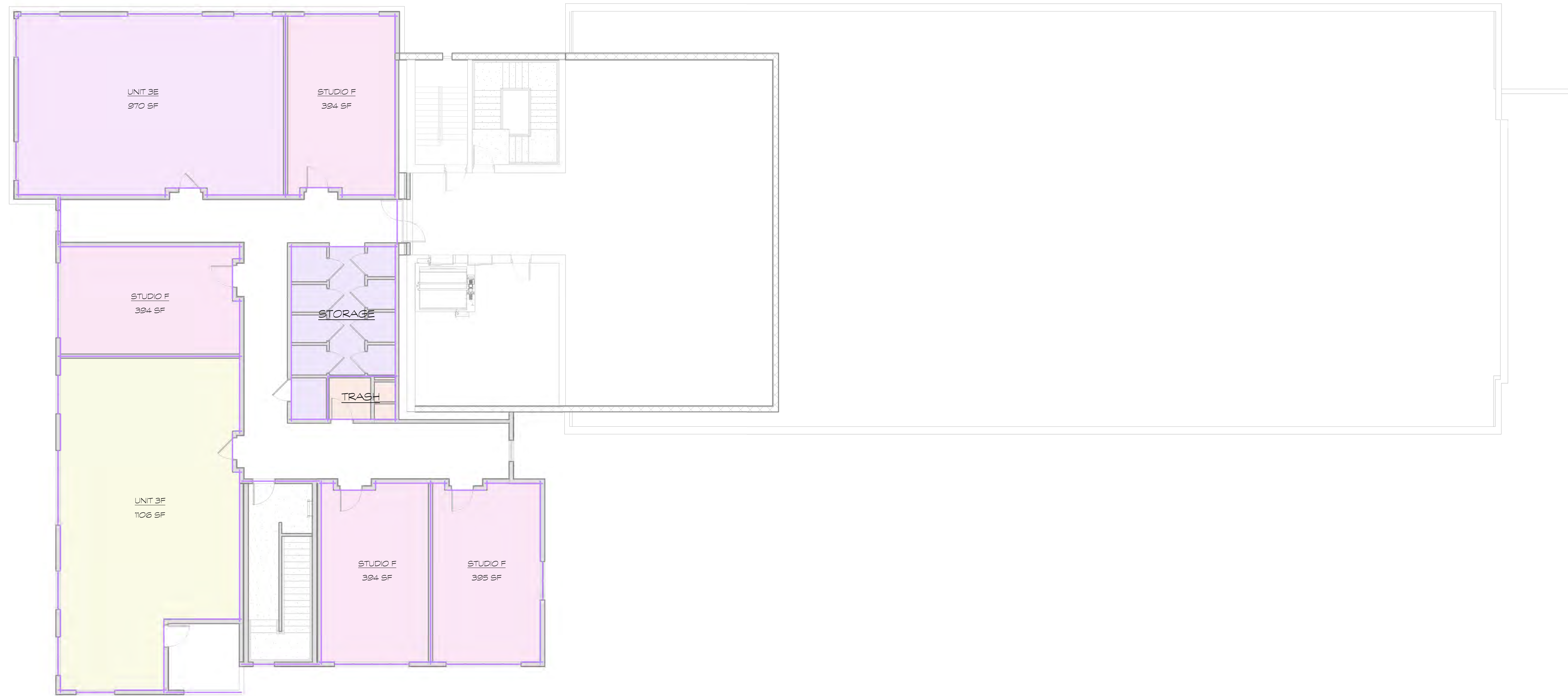
LEVEL 5 FLOOR PLAN

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Architecture
Belgique, Inc.

UNIT COUNT - LEVEL 6		
Type	Count	Comments
Level 6		
Studio F	4	Type B
Unit 3E	1	Type B
Unit 3F	1	Type B
Grand total:	6	



VICTORY HEIGHTS

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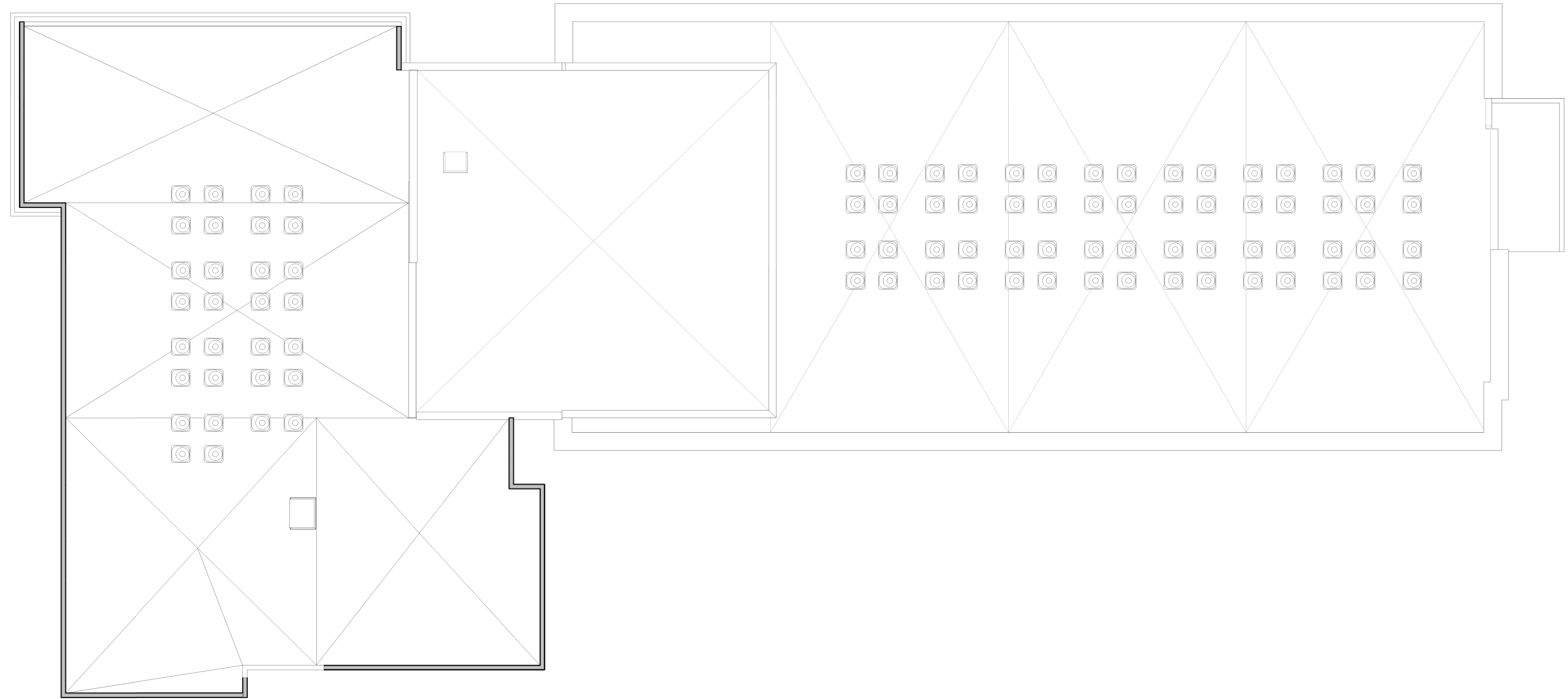
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LEVEL 6 FLOOR PLAN

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Architecture
Belgique, Inc.



VICTORY HEIGHTS

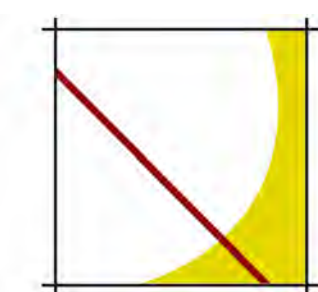
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SCALE: 1/8" = 1'-0"

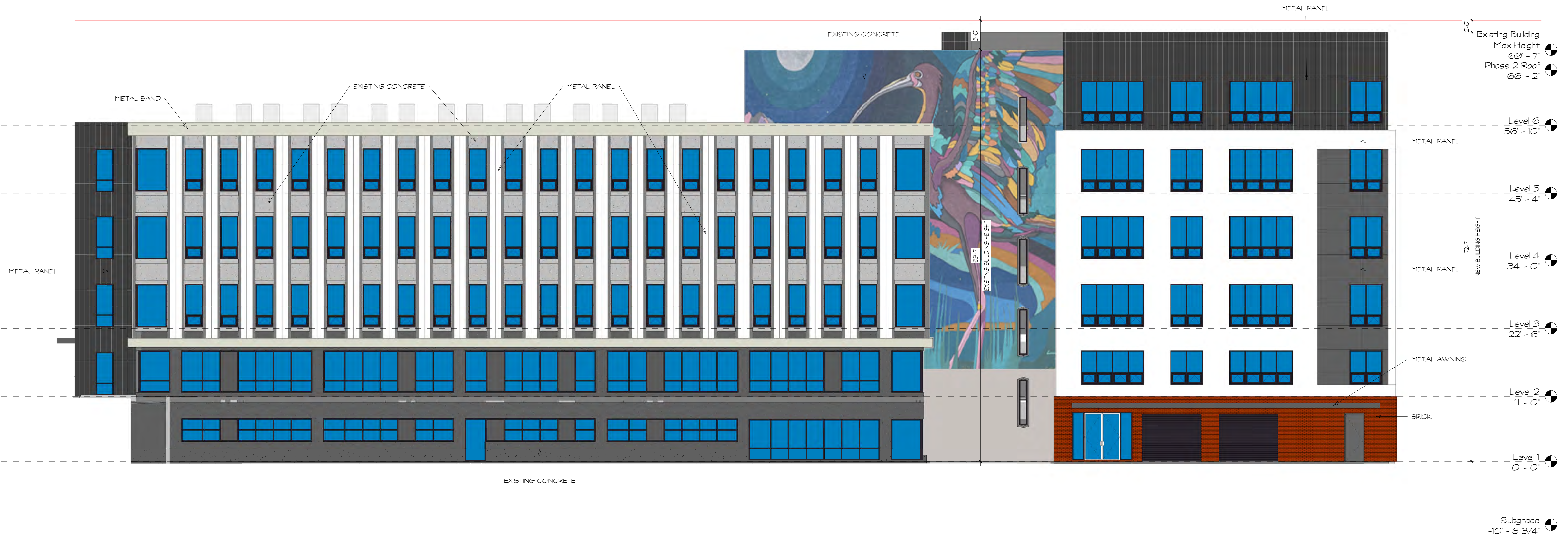
ROOF

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Architecture
Belgique, Inc.

GLAZING - 40%



MATERIALS LEGEND	
	BRICK
	EXISTING CONCRETE
	HARDIE PANEL - GRAY
	METAL PANEL - GRAY
	METAL PANEL - WHITE
	METAL BAND

VICTORY HEIGHTS

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NORTH ELEVATION

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GLAZING - 22%



MATERIALS LEGEND	
	BRICK
	EXISTING CONCRETE
	HARDIE PANEL - GRAY
	METAL PANEL - GRAY
	METAL PANEL - WHITE
	METAL BAND

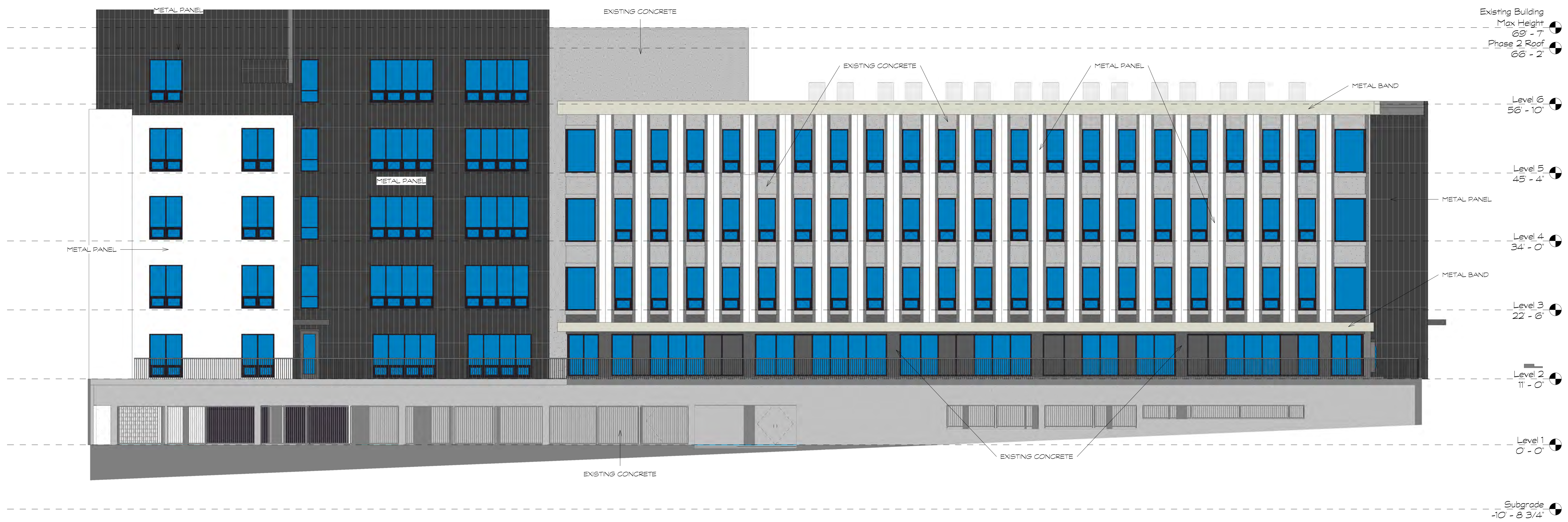
VICTORY HEIGHTS

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EAST ELEVATION
05/08/2023

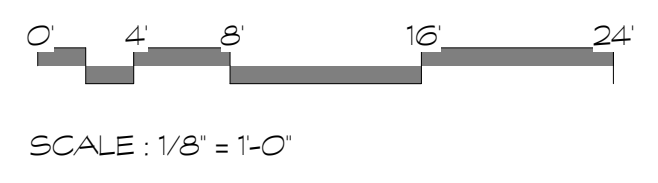




MATERIALS LEGEND	
	BRICK
	EXISTING CONCRETE
	HARDIE PANEL - GRAY
	METAL PANEL - GRAY
	METAL PANEL - WHITE
	METAL BAND

VICTORY HEIGHTS

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SOUTH ELEVATION

05/08/2023





MATERIALS LEGEND	
	BRICK
	EXISTING CONCRETE
	HARDIE PANEL - GRAY
	METAL PANEL - GRAY
	METAL PANEL - WHITE
	METAL BAND

VICTORY HEIGHTS

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SCALE: 1/8" = 1'-0"

WEST ELEVATION

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VICTORY HEIGHTS

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SCALE: 1/8" = 1'-0"

BUILDING SECTION

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VICTORY HEIGHTS

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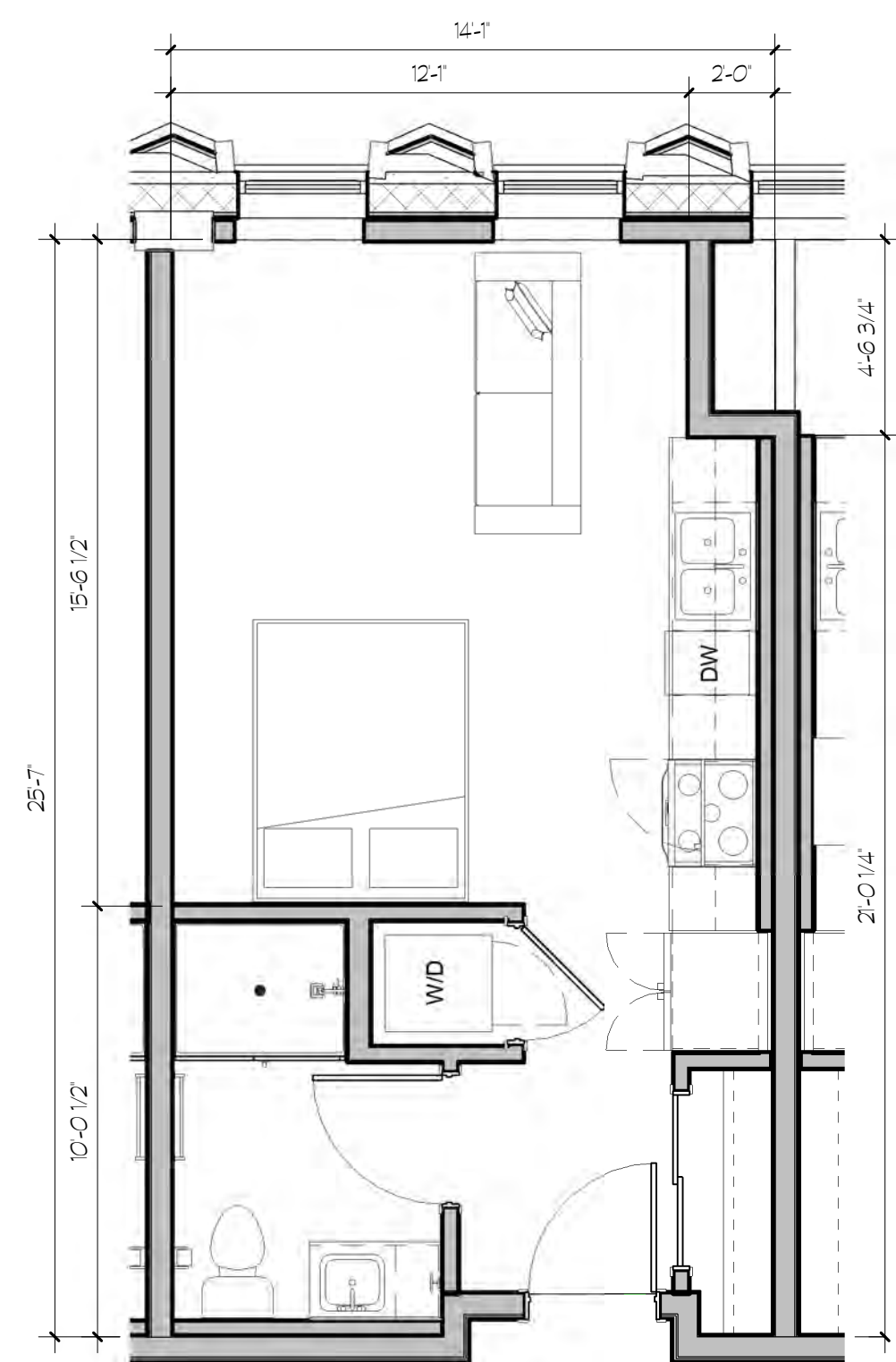


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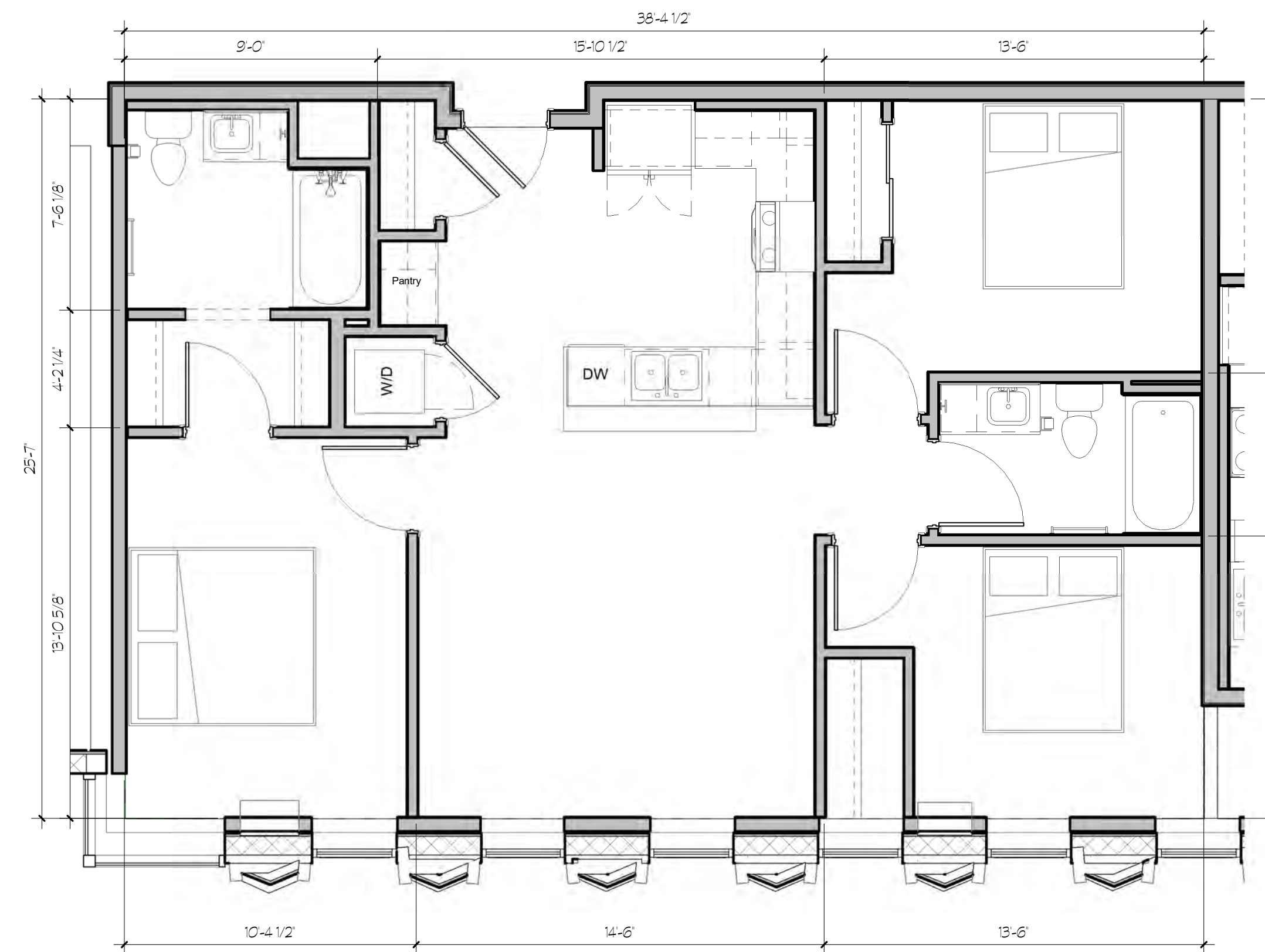
BUILDING SECTION

05/08/2023





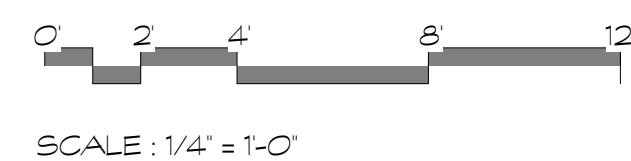
1 UNIT STUDIO 1 (TYP.)
P1.17 SCALE: 1/4" = 1'-0"



2 UNIT 3 BED 1 (TYP.)
P1.17 SCALE: 1/4" = 1'-0"

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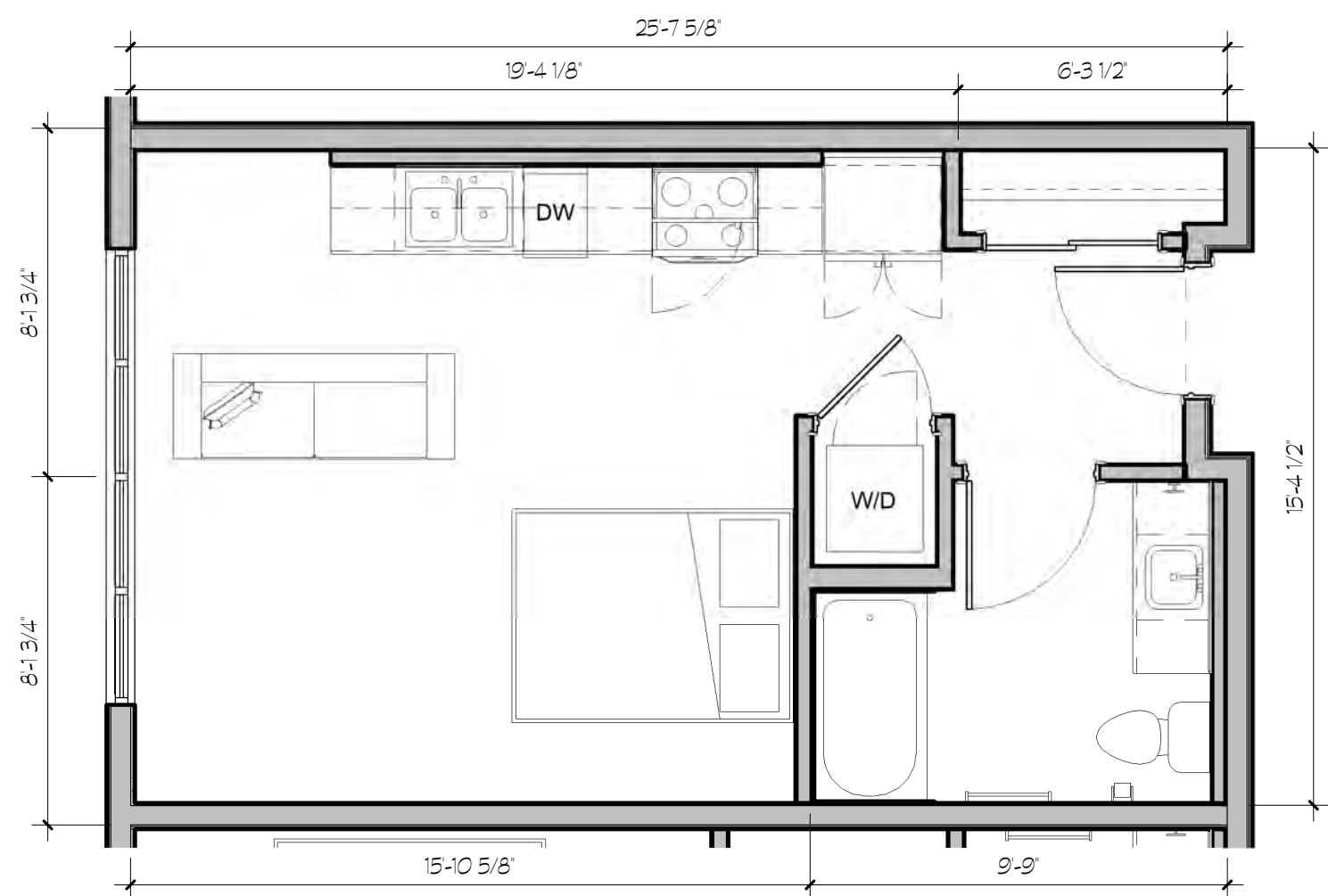


SCALE: 1/4" = 1'-0"

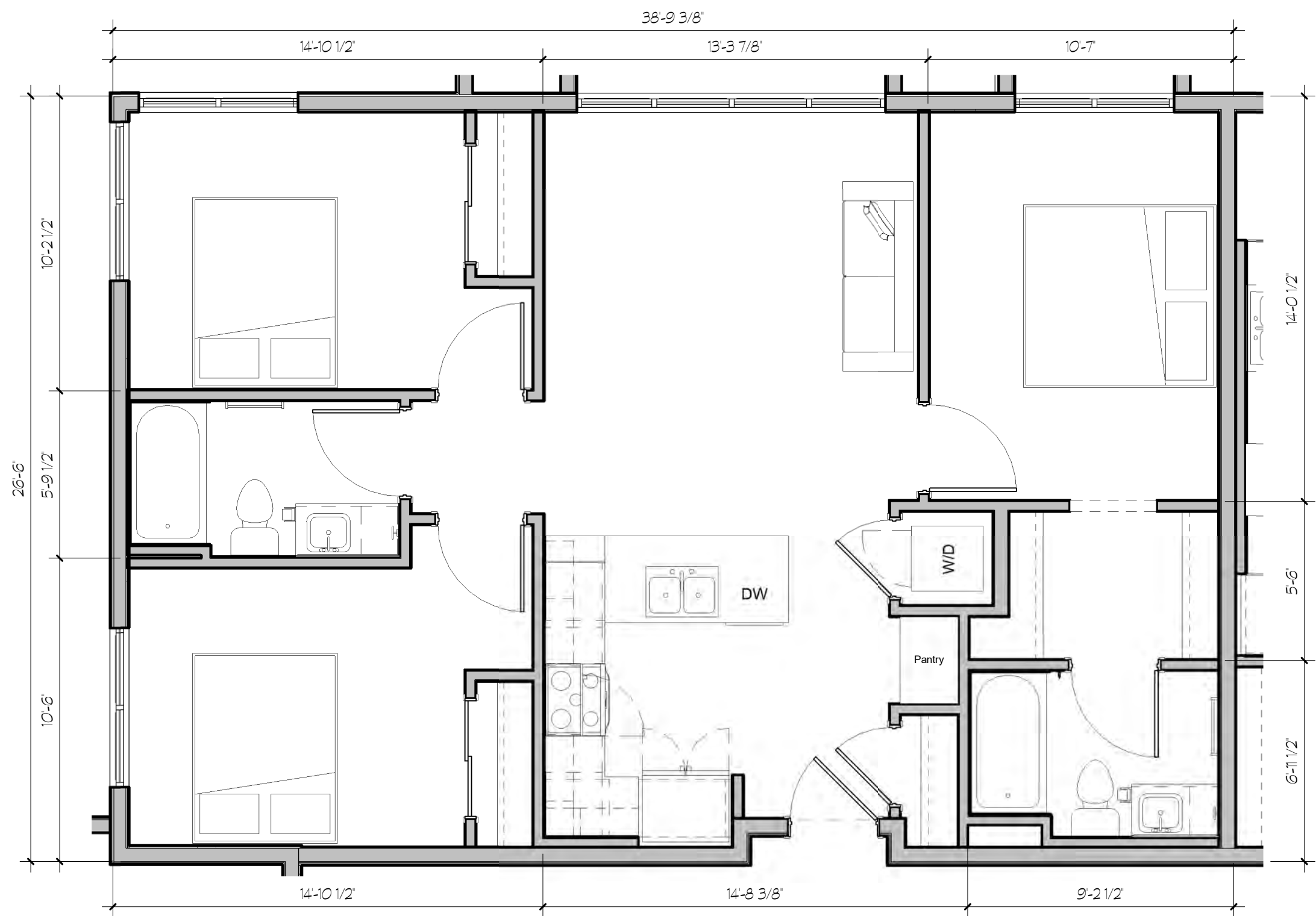
EXISTING TOWER UNITS

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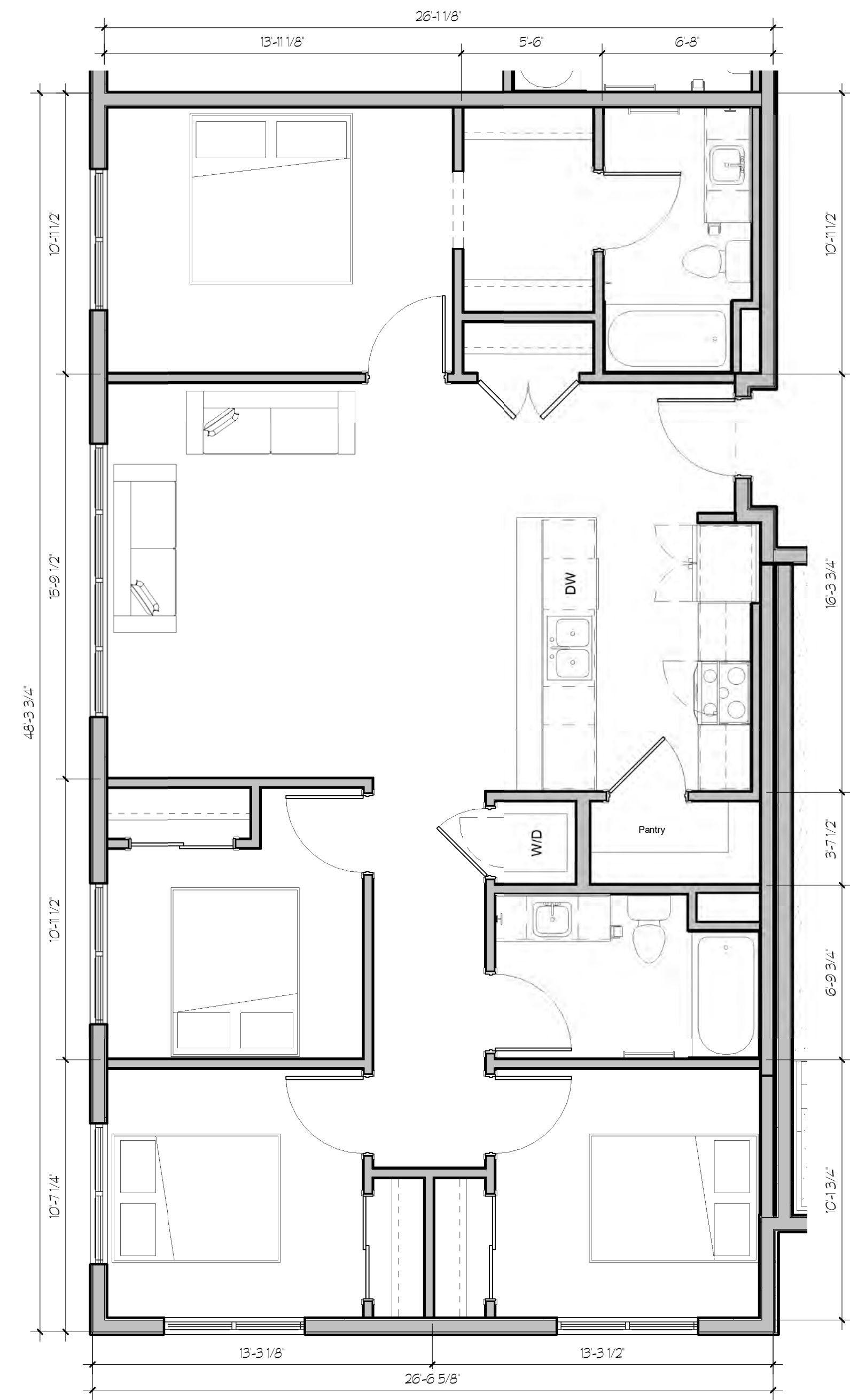




1 UNIT STUDIO 2 (TYP.)
P1.18 SCALE: 1/4" = 1'-0"



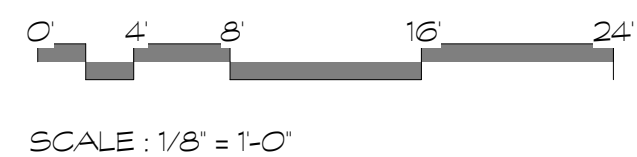
2 UNIT 3 BED 2 (TYP.)
P1.18 SCALE: 1/4" = 1'-0"



3 UNIT 4 BED 2 (TYP.)
P1.18 SCALE: 1/4" = 1'-0"

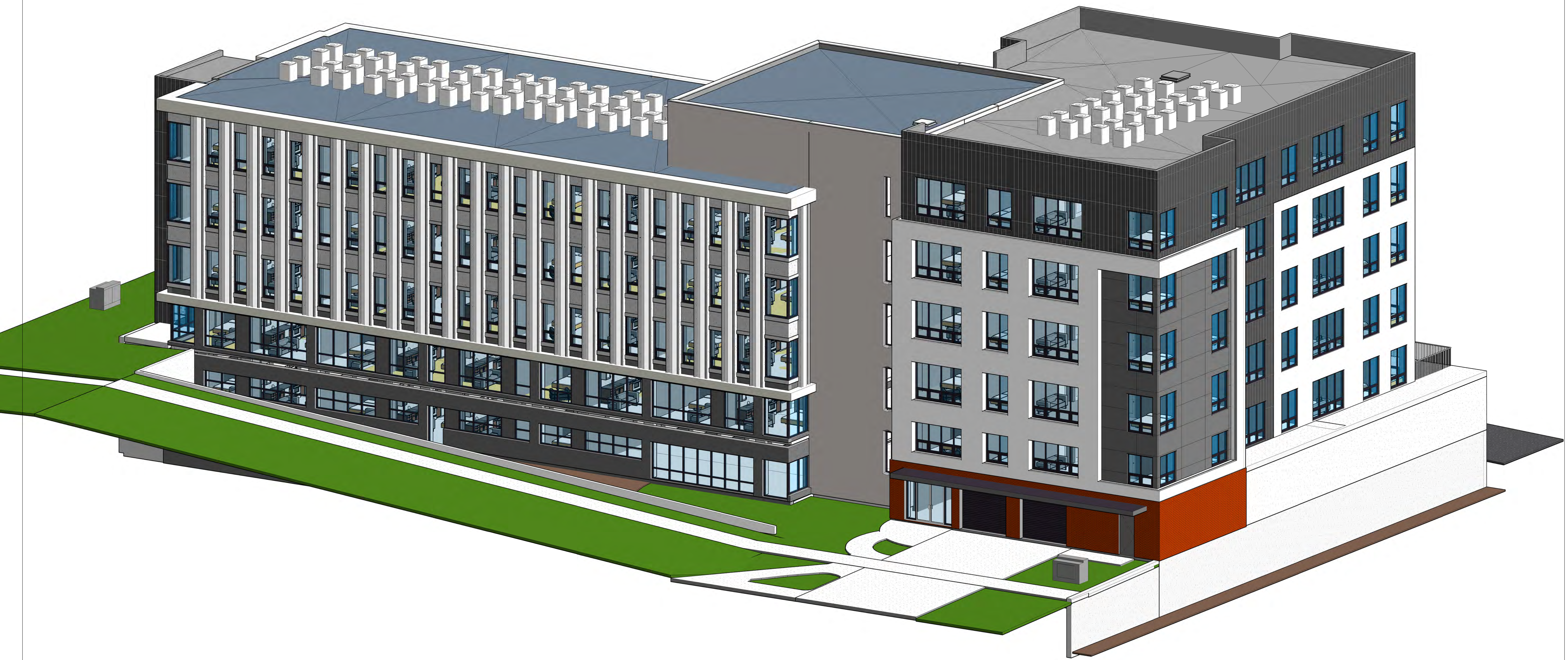
VICTORY HEIGHTS

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NEW TOWER UNITS
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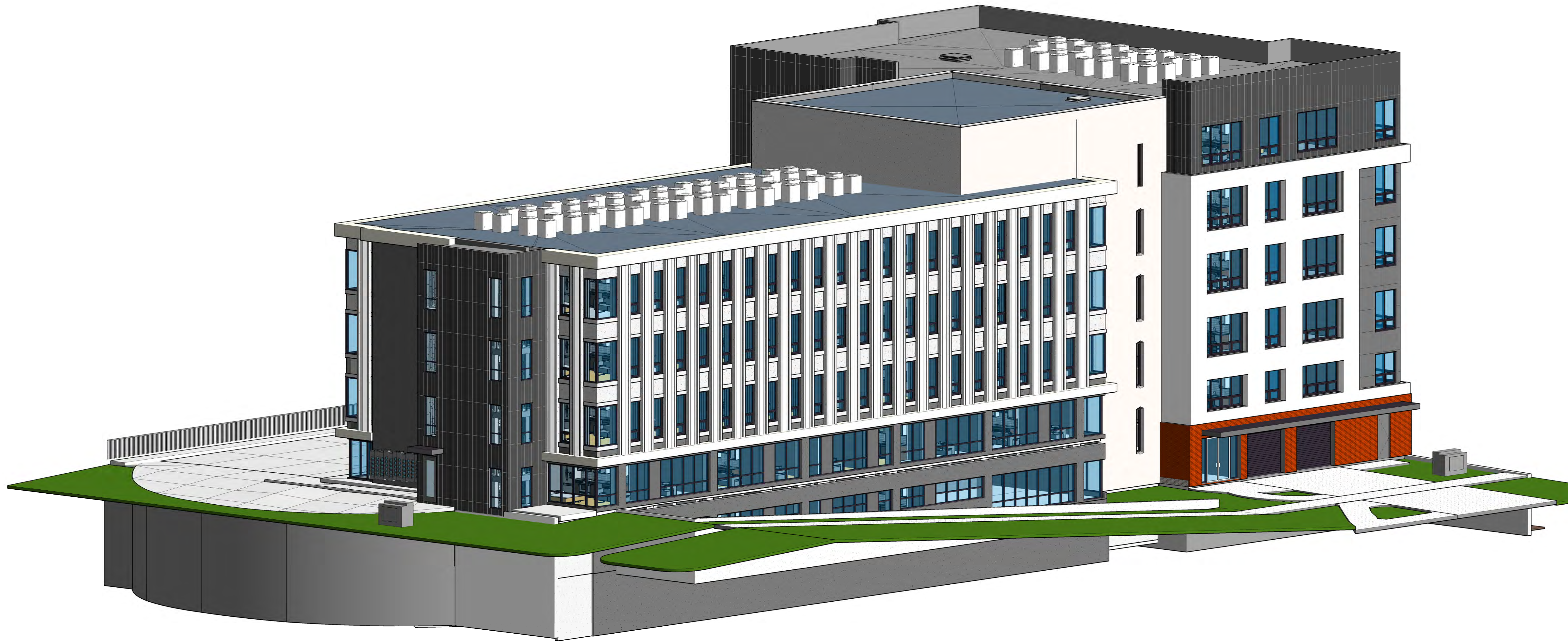


VICTORY HEIGHTS

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NORTHWEST
PERSPECTIVE
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VICTORY HEIGHTS

1060 E 100 S, SALT LAKE CITY, UTAH 84102

NORTHEAST PERSPECTIVE

05/08/2023





VICTORY HEIGHTS

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SOUTHEAST PERSPECTIVE

05/08/2023





VICTORY HEIGHTS

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SOUTHWEST
PERSPECTIVE
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1100 EAST

100 SOUTH

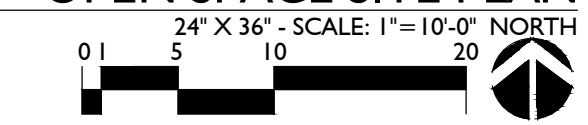


LANDSCAPE ARCHITECTURE
& LAND PLANNING

1375 E. PERRYS HOLLOW ROAD
SALT LAKE CITY, UTAH 84103
PH: (801) 554-6146
SCOTT@STBDESIGNLLC.COM

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OPEN SPACE SITE PLAN



A

Sheet Title

SITE
PLAN

Sheet Number

L100

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NORTHWEST VIEW



NORTHEAST VIEW



SOUTHWEST VIEW



SOUTHEAST VIEW

VICTORY HEIGHTS

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EXISTING PHOTOS

05/08/2023

