



BAMBOO
MICRO UNIT HOUSING

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
388 J. ST. SALT LAKE CITY, UTAH 84103

DRAWING INDEX	
1	TITLE SHEET
2	EXISTING, CONTEXT PLAN & PRECEDENTS
3	EXISTING, RECORD OF SURVEY
4	PROPOSED, SITE PLAN
5	PROPOSED, STREETScape STUDY
6	PROPOSED, FLOOR PLANS
7	PROPOSED, ELEVATIONS & MATERIALS
8	PROPOSED, BUILDING & WALL SECTIONS
9	PROPOSED, 3D VIEWS

THESE DRAWINGS
ARE INSTRUMENTS
OF SERVICE AND
SHALL REMAIN THE
PROPERTY OF THE
ARCHITECT. NO
USE OR REUSE OF
THESE DOCUMENTS
SHALL BE
PERMITTED UNLESS
AUTHORIZED IN
WRITING BY THE
ARCHITECT WITH
APPROPRIATE
COMPENSATION.

PROJECT NO.
012023
DATE
06.30.23
SHEET
T

TITLE SHEET

SCALE: NA

TOPOGRAPHY/RECORD OF SURVEY

SE 1/4 NE 1/4 SEC. 06 T1S R1E SLB&M

BOUNDARY DESCRIPTIONS:

602 EAST 300 SOUTH: PARCEL 16-06-284-001, ENTRY 10503138 BOOK, PAGE 2491-2493

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76.3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76.3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-284-001 AS SURVEYED:

(01) BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 69°47'01" WEST 76.754 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2035 ACRES (8885 SQFT).

612 EAST 300 SOUTH: TAX DEED

BEGINNING AT A POINT 48-1/4 FEET WEST OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 1 RODS; THENCE WEST 40 FEET; THENCE NORTH 7 RODS; THENCE EAST 40 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-284-002 AS SURVEYED:

(02) BEGINNING AT A POINT BEING SOUTH 89°47'01" WEST 48.25 FEET OF THE NORTHEAST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE SOUTH 89°47'01" WEST 40.00 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE NORTH 89°47'01" EAST 40 FEET TO THE POINT OF BEGINNING. CONTAINS 0.1061 ACRES (4620 SQFT).

321 SOUTH 600 EAST: PARCEL 16-06-428-001, WARRANTY DEED, ENTRY 11577667, BOOK 10108, PAGE 2088

BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 115.5 FEET; THENCE EAST 76.3/4 FEET; THENCE NORTH 115.5 FEET; THENCE WEST 76.3/4 FEET TO THE POINT OF BEGINNING.

PARCEL 16-06-428-001 AS SURVEYED:

(03) BEGINNING AT THE NORTHWEST CORNER OF LOT 5, BLK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 115.50 FEET; THENCE NORTH 89°47'01" EAST 76.75 FEET; THENCE NORTH 0°07'41" WEST 115.5 FEET; THENCE SOUTH 89°47'01" WEST 76.754 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2035 ACRES (8864 SQFT).

323 SOUTH 600 EAST: PARCEL 16-06-428-002, QUICK CLAIM DEED, ENTRY 10653268, BOOK 9700, PAGE 2115-2116

BEGINNING AT A POINT 165 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 61.91 FEET; THENCE EAST 165 FEET; THENCE NORTH 61.91 FEET; THENCE WEST 165 FEET TO THE POINT OF BEGINNING.

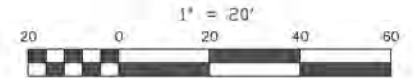
PARCEL 16-06-428-002 AS SURVEYED:

(04) BEGINNING AT A POINT 165.00 FEET SOUTH 0°07'41" EAST FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 0°07'41" EAST 61.91 FEET; THENCE NORTH 89°47'01" EAST 165.00 FEET; THENCE NORTH 0°07'41" WEST 61.91 FEET; THENCE SOUTH 89°47'01" WEST 166.00 FEET TO THE POINT OF BEGINNING. CONTAINS 0.2345 ACRES (10215 SQFT).

300 S 600 E
FOUND MON.
BRASS CAP W/X
IN HAND HOLE

BASIS OF BEARING N89°58'07"E 791.77' (A) 791.93' (M)

300 S 700 E
FOUND MON.
BRASS CAP W/X
IN HAND HOLE



NOTE:

All Elevations are based on the North American Vertical Datum of 1988 (NAVD 88), minus 4300 feet as shown on this drawing.

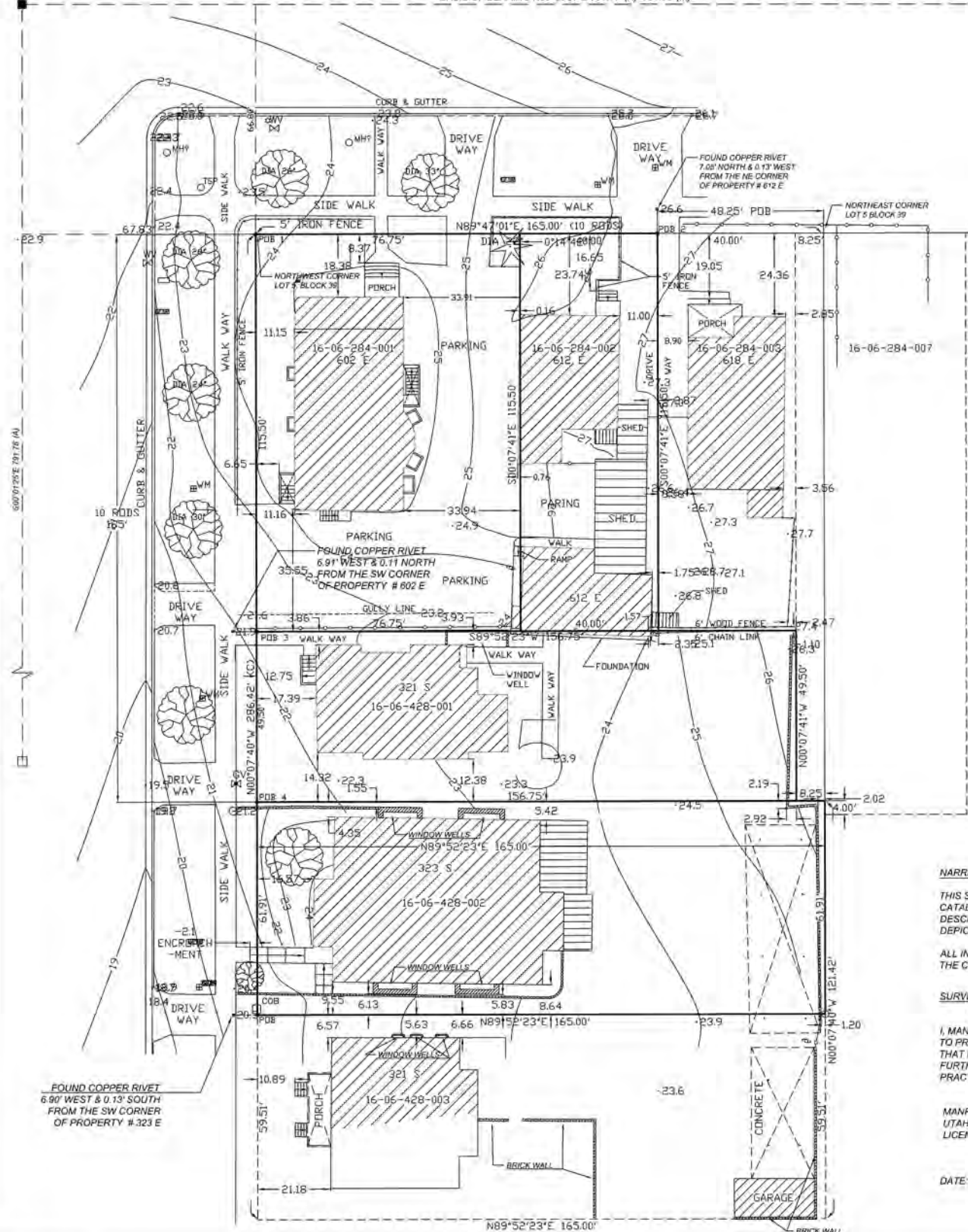
BUILDING HEIGHTS & ROW OFFSET (All Decimal Feet)					
STREET	NAVD88 Elevation	HEIGHT	DIFFERENCE	Stairs etc	HS Cor/Line
253 S. 600 E.	4327.5	4366.4	38.9	-4.2	18.4
255 S. 600 E.	4327.4	4345.6	18.2	-5.2	19.2
321 S. 600 E.	4321.4	4345.6	24.2	12.8	17.4
323 S. 600 E.	4320.8	4340.7	19.9	-2.1	16.6
329-331S 600E	4319.9	4349.0	29.1	10.9	21.2
556 E., 300 S.	4317.7	4363.5	45.8		6.2
564 E., 300 S.	4318.5	4331.5	13.0		15.3
580 E., 300 S.	4320.8	4334.9	14.1		0.8
601 E., 300 S.	4325.7	4366.5	40.8	-5.0	3.8
602 E., 300 S.	4324.4	4360.8	36.4		8.4
612 E., 300 S.	4325.8	4349.1	23.3		16.5
605 E., 400 S.	4314.5	4332.4	17.9		25.2
613 E., 400 S.	4319.1	4343.5	24.4	4.5	17.6
655 E., 400 S.	4319.1	4354.7	35.6	NA	NA
618 E., 300 S.	4326.6	4348.8	22.2		19.0
624 E., 300 S.	4328.6	4362.6	34.0		17.8
630 E., 300 S.	4329.3	4367.5	38.2		21.7
636 E., 300 S.	4330.9	4361.4	30.5		17.9
640 E., 300 S.	4331.6	4361.4	29.8		21.2
644 E., 300 S.	4333.1	4351.4	18.3		23.5
650 E., no HS	NA	NA	NA		NA
664 E., no HS	NA	NA	NA		NA
666 E., 300 S.	4337.4	4367.5	30.0		19.8
302 S., 700 E.	4340.7	4355.2	14.5		1.0
AVERAGE			27.2	1.7	15.6

PEW = Property Edge of walk

ROW = Right of Way

LEGEND:

- M/L - MONUMENT LINE
- R/L - RIGHT OF WAY LINE
- P/L - PROPERTY LINE
- (M) - MEASURED
- (R) - RECORD
- (A) - ATLAS
- (C) - CALCULATED
- EXIST: FENCE
- MONUMENT
- TSP - TRAFFIC SIGNAL POLE
- MH? - MANHOLE
- STREET LIGHT
- POWER POLE
- COB - CLEAN OUT BOX
- WM - WATER METER
- WV - WATER VALVE
- GV - GAS VALVE
- IRRIGATION BOX
- CABLE BOX
- TREE DESIDUOUS
- TREE CONIFEROUS



NARRATIVE:

THIS SURVEY WAS REQUESTED BY THE REPRESENTATIVE OF THE SUBJECT ESTATE IN LINGUA UTAH, CATALINA DE LA TORRE, EXECUTIVE DIRECTOR/PRINCIPAL TO PREPARE THE NEW PROPERTY DESCRIPTIONS WITH APPURTENANT INFORMATION FOR THE BOUNDARY LINES OF THE PROPERTIES DEPICTED HEREON.

ALL INFORMATION ARE BASED AND DEPICTED ON 2 POINTS (SEE BASIS OF BEARING) AS SHOWN ON THE CONTROL SCHEME ABOVE.

SURVEYORS CERTIFICATE:

I, MANFRED W. GULLA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF UTAH AND THAT I HOLD LICENSE NO. 172901. I FURTHER CERTIFY THAT I HAVE MADE A SURVEY OF THE PARCEL OF LAND SHOWN AND DESCRIBED ON THIS MAP. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED USING GENERALLY ACCEPTED SURVEYING PRACTICES.

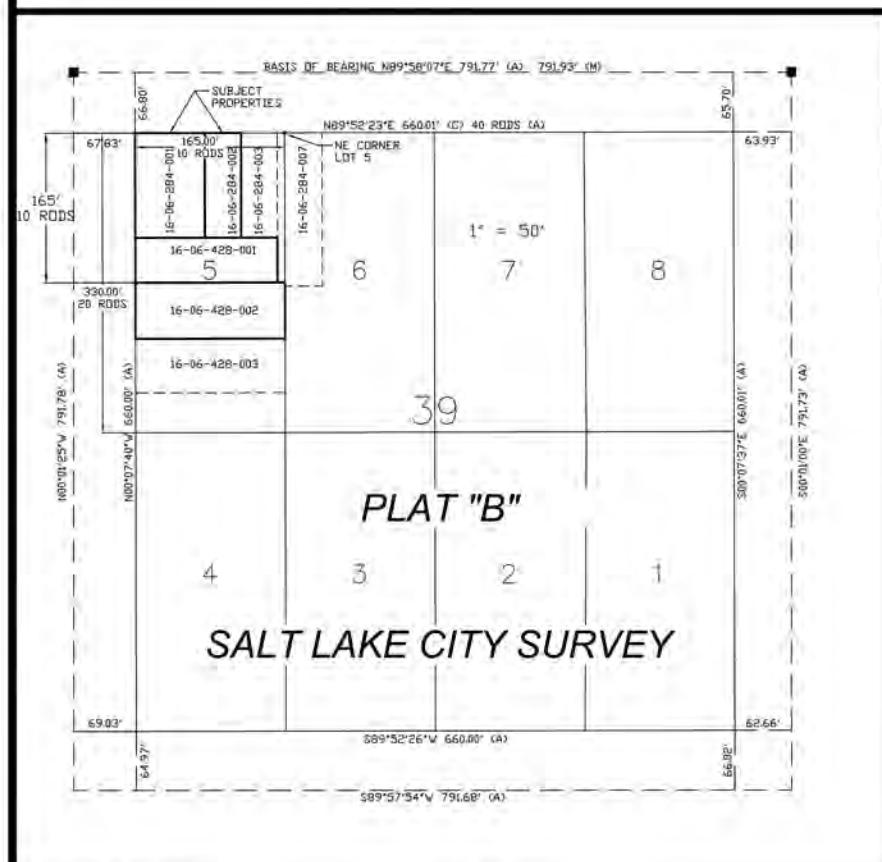
MANFRED W. GULLA
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 172901

DATE: JUNE 02, 2023 SIGNED:

MANFRED W. GULLA
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 172901



GEODETIC SURVEYS
394 NORTH MAIN STREET
SALT LAKE CITY, UTAH 84103
PHONE 801-521-2150



DRAWN BY: MANFRED GULLA

DATE: 6.02.2023

DWG. NO.: 10834

SURVEYED FOR: INLINGUA UTAH

ATTN: Catalina De La Torre, Executive Director

602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102

SURVEY LOCATION: 602 EAST 300 SOUTH, SALT LAKE CITY, UTAH 84102

PARTS OF LOT 5 AND 4, BLOCK 39, PLAT "B", SALT LAKE CITY SURVEY

LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 6

TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

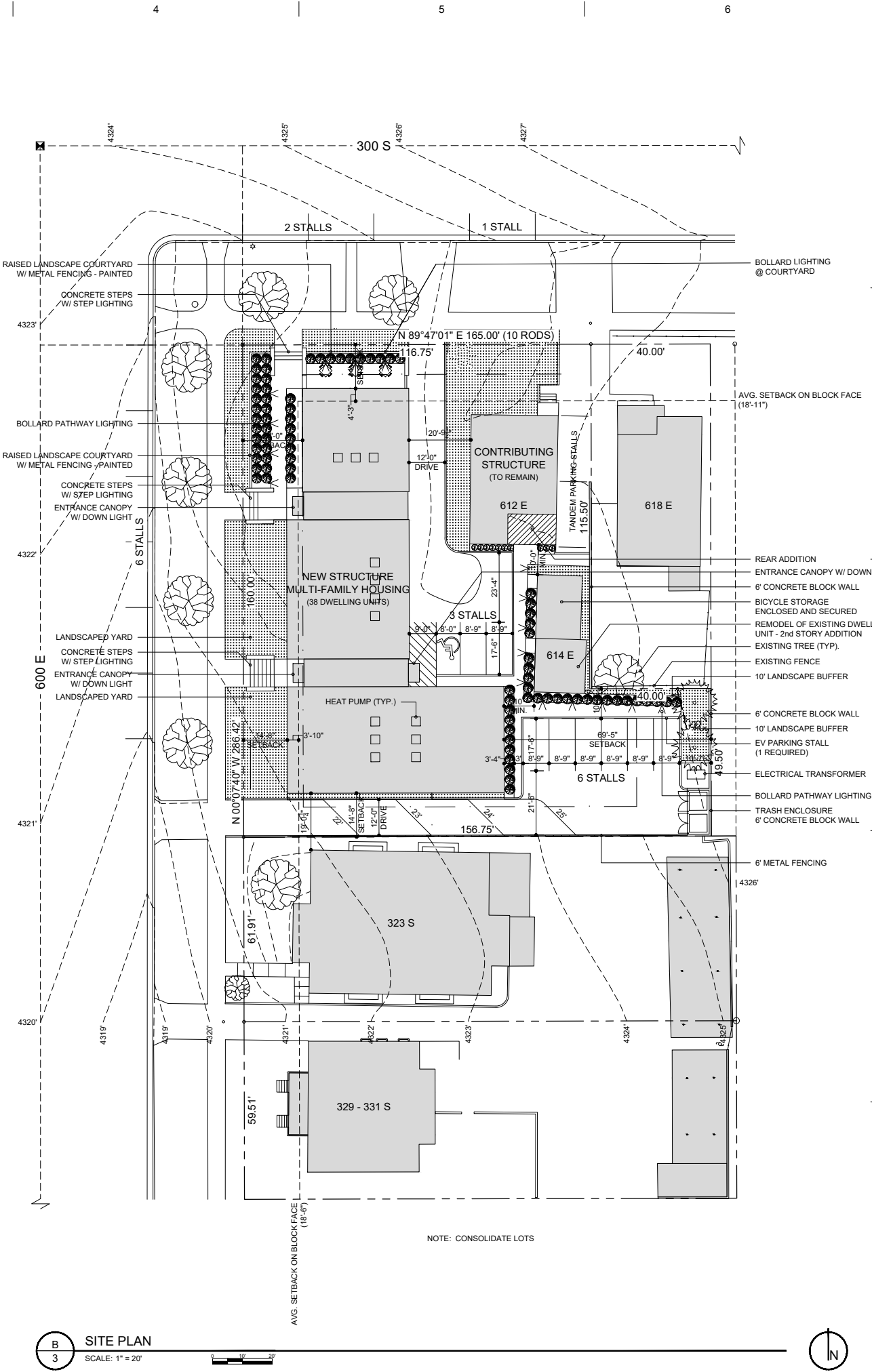
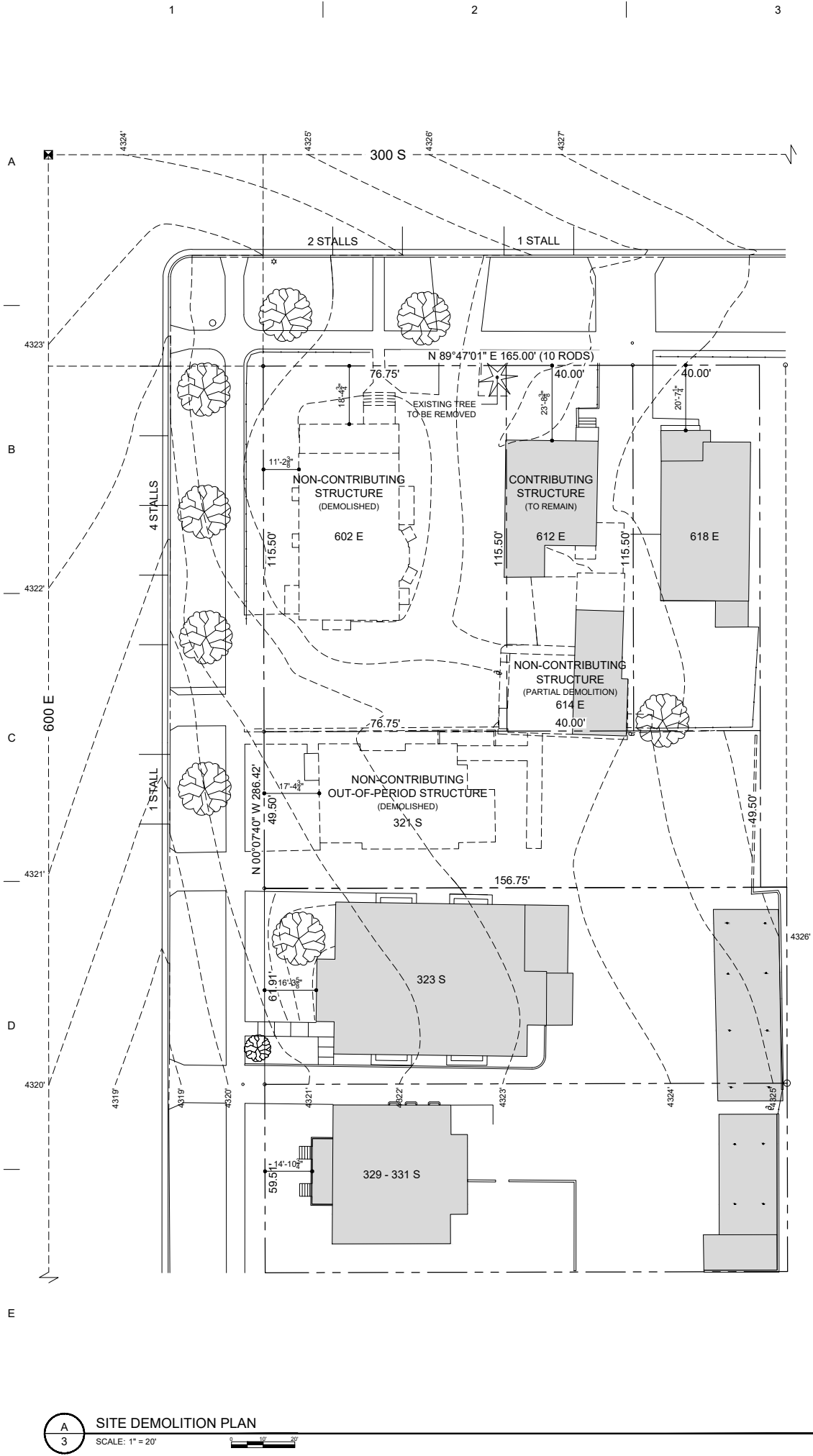
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF

MANFRED W. GULLA L.S. 172901

DATE: TIME: FEE: BOOK: PAGE:

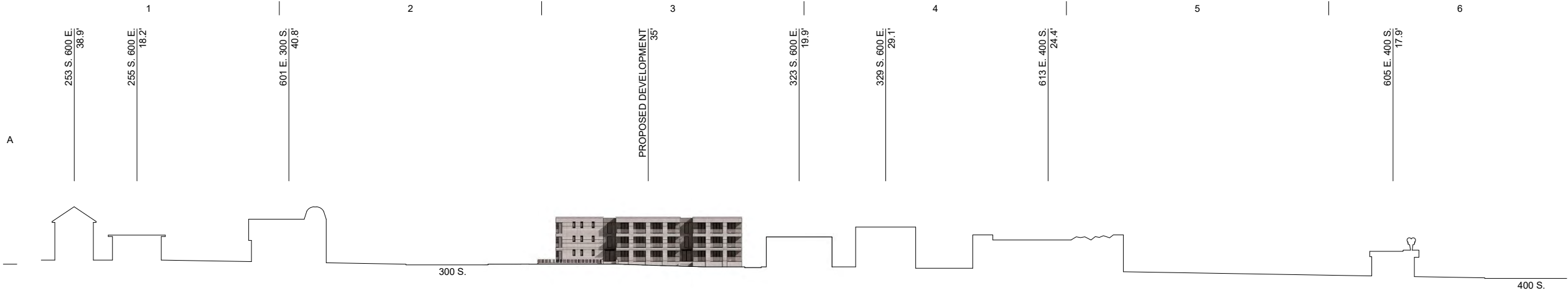
COUNTY SURVEYOR

COUNTY RECORDER



ZONING SUMMARY		
RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL		
USES: MULTI-FAMILY DWELLINGS (12 OR MORE UNITS) SINGLE FAMILY		
MAXIMUM BUILDING HEIGHT: 35'		
MINIMUM YARD REQUIREMENTS:		
FRONT:	20'	
CORNER SIDE YARD:	10'	
INTERIOR SIDE YARD:	4' ONE SIDE, 10' OTHER	
REAR:	NO YARD, 10' OTHER	
	25% LOT DEPTH (NOT < 20' OR > 25')	
REQUIRED LANDSCAPE YARD: FRONT, CORNER SIDE, AND ONE INTERIOR SIDE.		
MAXIMUM BUILDING COVERAGE:		
BUILDING AREA:	8,348 SF	(8465 + 1257 + 626)
LOT AREA:	21,244 SF	
BUILDING COVERAGE:	8,348 / 21,244 = 39%	
LANDSCAPE BUFFERS REQ'D. WHERE LOT ADJUTS A LOT IN A SINGLE-FAMILY OR TWO-FAMILY DISTRICT		
PARKING ANALYSIS		
MINIMUM OFF STREET PARKING REQUIREMENTS		
MULTI-FAMILY: 1/2 PARKING SPACE FOR EFFICIENCY		
SINGLE FAMILY: 2 PARKING SPACES FOR EACH DWELLING UNIT		
MULTI-FAMILY: 38 UNITS x 1/2	19	STALLS
SINGLE FAMILY: 2 UNITS x 2	4	STALLS
TOTAL REQUIRED	23	STALLS
OFF STREET PARKING REDUCTIONS: ON STREET PARKING		
PARKING EXEMPTION FOR PROXIMITY TO MASS TRANSIT: 50% REDUCTION FOR NEW MULTI-FAMILY WITHIN 1/4 MILE OF FIXED TRANSIT STATION.	3	STALLS
MULTI-FAMILY: 19 UNITS x 50%	10	STALLS
TRANSPORTATION DEMAND MANAGEMENT		
• BUILDING EXCEEDS 5,000 SF IN FLOOR AREA		
• 1 ELECTRIC VEHICLE PARKING PROVIDED		
• ENCLOSED BICYCLE PARKING PROVIDED (1 PER TENANT)		
MODIFICATION OF THE NUMBER OF REQUIRED PARKING SPACES: 75% REDUCTION IF TWO MINOR TRANSPORTATION DEMAND MANAGEMENT STRATEGIES ARE FULFILLED:		
1. PERMANENTLY SHELTERED, COVERED OR SECURED FACILITIES: 38 WALL HUNG BICYCLE PARKING PROVIDED IN ACCESSORY STRUCTURE.		
2. PARTICIPATION IN, INVESTMENT IN OR SPONSORSHIP OF AN APPROVED BICYCLE SHARING PROGRAM: OWNER AGREES TO PARTICIPATE.		
MULTI-FAMILY: 10 STALLS x 75%	8	STALLS
REVISED OFF-STREET PARKING REQUIREMENTS		
MULTI-FAMILY: 38 UNITS x 50% & 75%	8	STALLS
SINGLE FAMILY: 2 UNITS x 2	4	STALLS
TOTAL REQUIRED	12	STALLS
TOTAL PROVIDED (OFF-STREET)	11	STALLS
(ON - STREET)	3	STALLS
	14	STALLS

LEGEND		
	LAWN OR GROUND COVER	
	GRAVEL / CHAT	
	TREE DECIDUOUS (EXISTING)	
	TREE CONIFEROUS (EXISTING)	
	NEW TREE	



HEIGHT ANALYSIS
IN CONSIDERATION OF THE HISTORIC DEVELOPMENT ALONG 600 E. & 300 S., AN ANALYSIS OF THE BUILDING HEIGHTS WERE CONDUCTED. SINCE THIS PROJECT INVOLVES A CORNER SITE, BUILDING HEIGHTS ON BOTH BLOCK FACES ARE PROVIDED:

ADDRESS	SETBACK
600 E. (PRIMARY BLOCK FACE)	
602 E.	36.4'
624 E.	24.2'
323 S.	13.9'
329 S.	29.1'
613 E.	24.4'
605 E.	17.9'
$91.3' / 4 = 22.8' \text{ OR } 22'-10"$	

ADDRESS	SETBACK
300 S.	
602 E.	36.4'
612 E.	23.3'
618 E.	22.2'
624 E.	34.0'
630 E.	38.2'
636 E.	30.5'
640 E.	29.8'
644 E.	18.3'
666 E.	30.0'
302 S.	14.5'
$240.8' / 9 = 26.8' \text{ OR } 26'-9"$	

SCHEMATIC DESIGN

A
4 STREETScape (600 E.)

SCALE: 1" = 40'



602 E. 300 S.



321 S. 600 E.



323 S. 600 E.



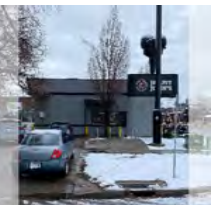
329 S. 600 E.



613 E. 400 S. (1)



613 E. 400 S. (2)



605 E. 400 S.

B
4 EXISTING STRUCTURES (600 E.)

SCALE: NTS

302 S. 700 E. 14.5'

666 E. 300 S. 30.0'

644 E. 300 S. 18.3'

640 E. 300 S. 29.8'

636 E. 300 S. 30.5'

630 E. 300 S. 38.2'

624 E. 300 S. 34.0'

618 E. 300 S. 22.2'

612 E. 300 S. 14.5'

PROPOSED DEVELOPMENT 35'

580 E. 300 S. 14.1'

564 E. 300 S. 13.0'

556 E. 300 S. 45.8'

C
4 STREETScape (300 S.)

SCALE: 1" = 40'



302 S. 700 E.



666 E. 300 S.



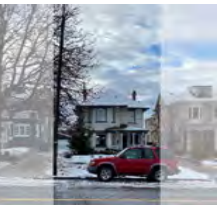
644 E. 300 S.



640 E. 300 S.



636 E. 300 S.



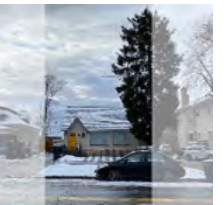
630 E. 300 S.



624 E. 300 S.



618 E. 300 S.



612 E. 300 S.



602 E. 300 S.

D
4 EXISTING STRUCTURES (300 S.)

SCALE: NTS

1

2

3

4

5

6

PROPOSED DEVELOPMENT
STREETSCAPE STUDY

SCALE: NA

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
360 J. ST. - SALT LAKE CITY - UTAH 84103

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR REUSE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.

PROJECT NO.

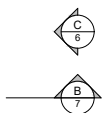
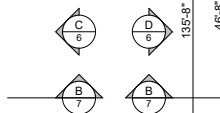
012023

DATE

06.30.23

SHEET

4



SCHEMATIC DESIGN

DAVIDOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
360 J ST. SALT LAKE CITY, UTAH 84103

THESE DRAWINGS
INSTRUMENTS
SERVICE AND
L REMAIN THE
PERTY OF THE
HITECT. NO
OR REUSE OF
E DOCUMENTS
ALL BE
MITTED UNLESS
HORIZED IN
TING BY THE
HITECT WITH
ROPRIATE
PENSATION.

ECT NO. _____
12023

6.30.23

ET
5

PROPOSED DEVELOPMENT FLOOR PLANS

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



MATERIALS PALETTE



FACE BRICK - EMPEROR 4 x 2 1/4 x 16



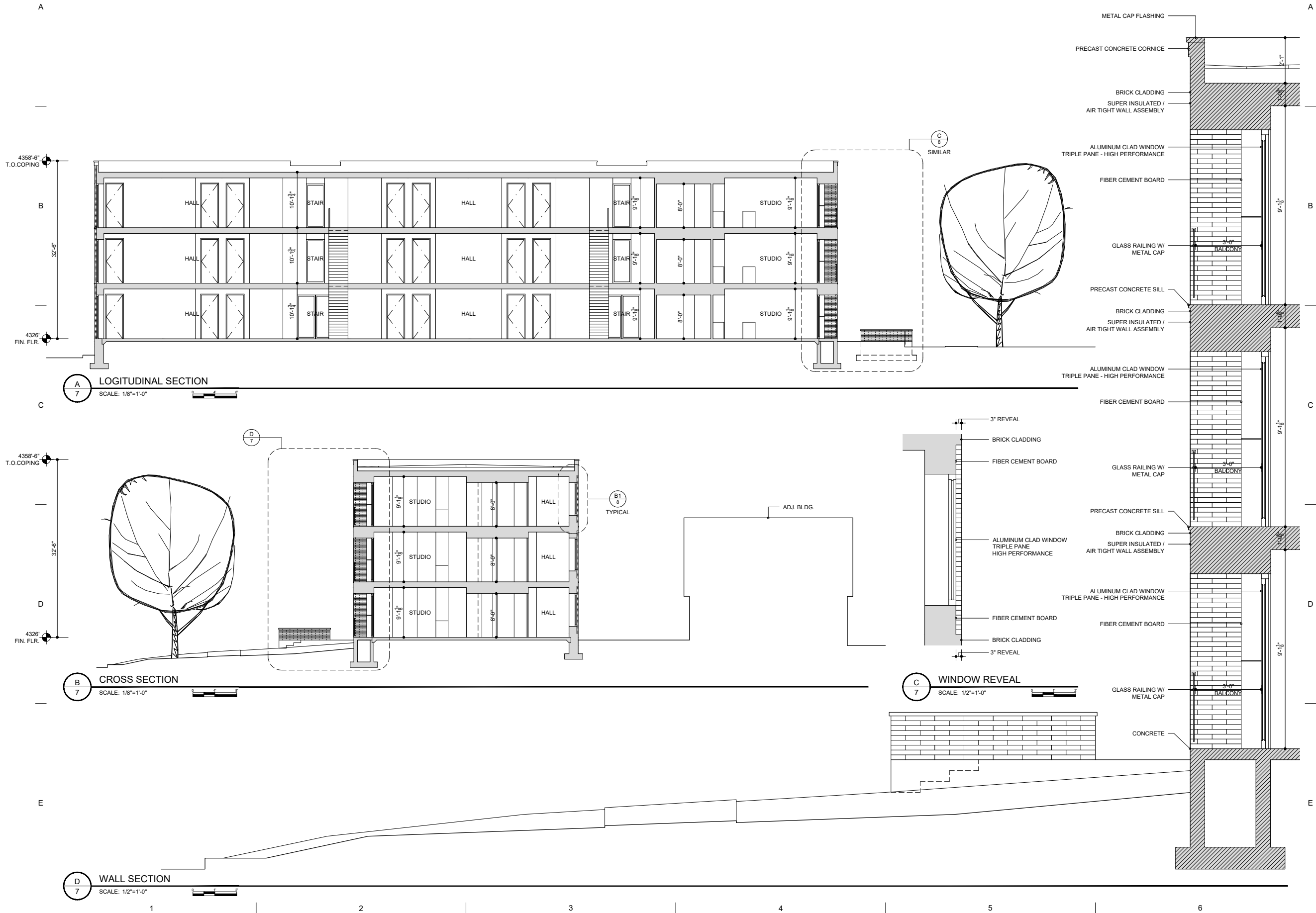
FIBER CEMENT BOARD



ALUMINUM CLAD WOOD WINDOW

BUILDING MATERIAL ANALYSIS

	AREA	% MAT'L
NORTH ELEVATION		
OVERALL FACADE AREA	2196 SF	
DOORS & WINDOWS	- 462 SF	
	1734 SF	
BRICK (EMPEROR)	1221 SF	70%
FIBER CEMENT	531 SF	30%
% OF DURABLE MAT'L		100%
SOUTH ELEVATION		
OVERALL FACADE AREA	2299 SF	
DOORS & WINDOWS	- 264 SF	
	2035 SF	
BRICK (EMPEROR)	1723 SF	85%
FIBER CEMENT	312 SF	15%
% OF DURABLE MAT'L		100%
EAST ELEVATION		
OVERALL FACADE AREA	4465 SF	
DOORS & WINDOWS	- 791 SF	
	3704 SF	
BRICK (EMPEROR)	2896 SF	78%
FIBER CEMENT	808 SF	22%
% OF DURABLE MAT'L		100%
WEST ELEVATION		
OVERALL FACADE AREA	4465 SF	
DOORS & WINDOWS	- 1135 SF	
	3330 SF	
BRICK (EMPEROR)	2131 SF	64%
FIBER CEMENT	1199 SF	36%
% OF DURABLE MAT'L		100%
OVERALL MASS TO GLASS		20%



1

2

3

4

5

6

A

B

C

D

E



A
8 VIEW FROM 600 E. (LOOKING SOUTH)
SCALE: NTS

1

2

3

4

5

6

A

B

C

D

E



B
8 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

SCHEMATIC DESIGN

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
380 J ST. SALT LAKE CITY, UTAH 84103

THESE DRAWINGS
ARE INSTRUMENTS
OF SERVICE AND
SHALL REMAIN THE
PROPERTY OF THE
ARCHITECT. NO
USE OR REUSE OF
THESE DOCUMENTS
S H A L L B E
PERMITTED UNLESS
AUTHORIZED IN
WRITING BY THE
ARCHITECT WITH
APPROPRIATE
COMPENSATION.

PROJECT NO.

012023

DATE

06.30.23

SHEET

8

PROPOSED DEVELOPMENT
3D VIEWS

SCALE: NA

1

2

3

4

5

6

A

B

C

D

E



A
9 VIEW FROM 600 E. (LOOKING NORTH)
SCALE: NTS

1

2

3

4

5

6

SCHEMATIC DESIGN

A

B

C

D

E



B
9 VIEW FROM 300 S. (LOOKING WEST)
SCALE: NTS

BAMBOO LLC
602 E. 300 S.
SALT LAKE CITY, UT 84102



THOM JAKAB - ARCHITECT
300 J ST. SALT LAKE CITY, UTAH 84103

THESE DRAWINGS
ARE INSTRUMENTS
OF SERVICE AND
SHALL REMAIN THE
PROPERTY OF THE
ARCHITECT. NO
USE OR REUSE OF
THESE DOCUMENTS
S H A L L B E
PERMITTED UNLESS
AUTHORIZED IN
WRITING BY THE
ARCHITECT WITH
APPROPRIATE
COMPENSATION.

PROJECT NO.

012023

DATE

06.30.23

SHEET

9

PROPOSED DEVELOPMENT
3D VIEWS

SCALE: NA