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#	\$				
#	\$				

1/12/2024 10:23:48 AM

2 VIEW FROM THE WEST
SCALE:



4 VIEW FROM NORTH WEST2
SCALE:



1 VIEW FROM 300 E
SCALE:



3 VIEW NORTH EAST
SCALE:



REFERENCE NOTES

OVERLAND ON THIRD - PLANNED DEVELOPMENT
336 S 300 E, Salt Lake City, UT 84111
OVERLAND GROUP
- 01/12/2024

DATE REVISION

PROJECT NUMBER 23024

3D VIEWS

G002

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
801.521.6186 - FFKR.COM

1/12/2024 10:30:56 AM



REFERENCE NOTES

FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
801.521.6186 - FFKR.COM

OVERLAND ON THIRD - PLANNED DEVELOPMENT
336 S 300 E, Salt Lake City, UT 84111
OVERLAND GROUP
- 01/12/2024

△ DATE REVISION

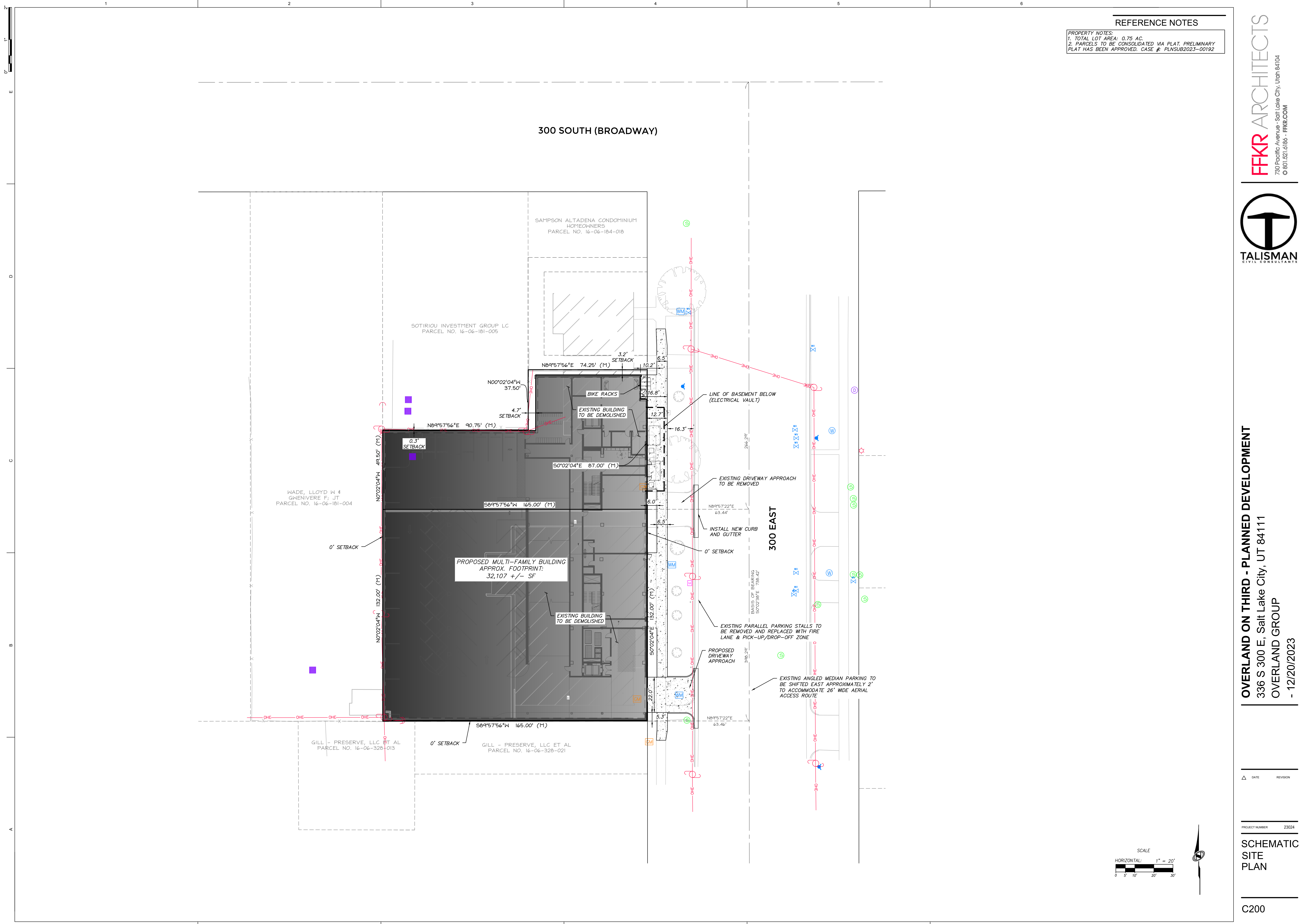
PROJECT NUMBER 23024

3D VIEWS

G003

REFERENCE NOTES

PROPERTY NOTES:
 1. TOTAL LOT AREA - 0.75 AC.
 2. PARCELS TO BE CONSOLIDATED VIA PLAT. PRELIMINARY PLAT HAS BEEN APPROVED. CASE #: PLNSUB2023-00192



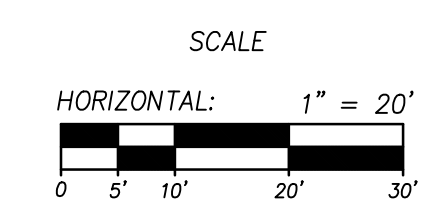
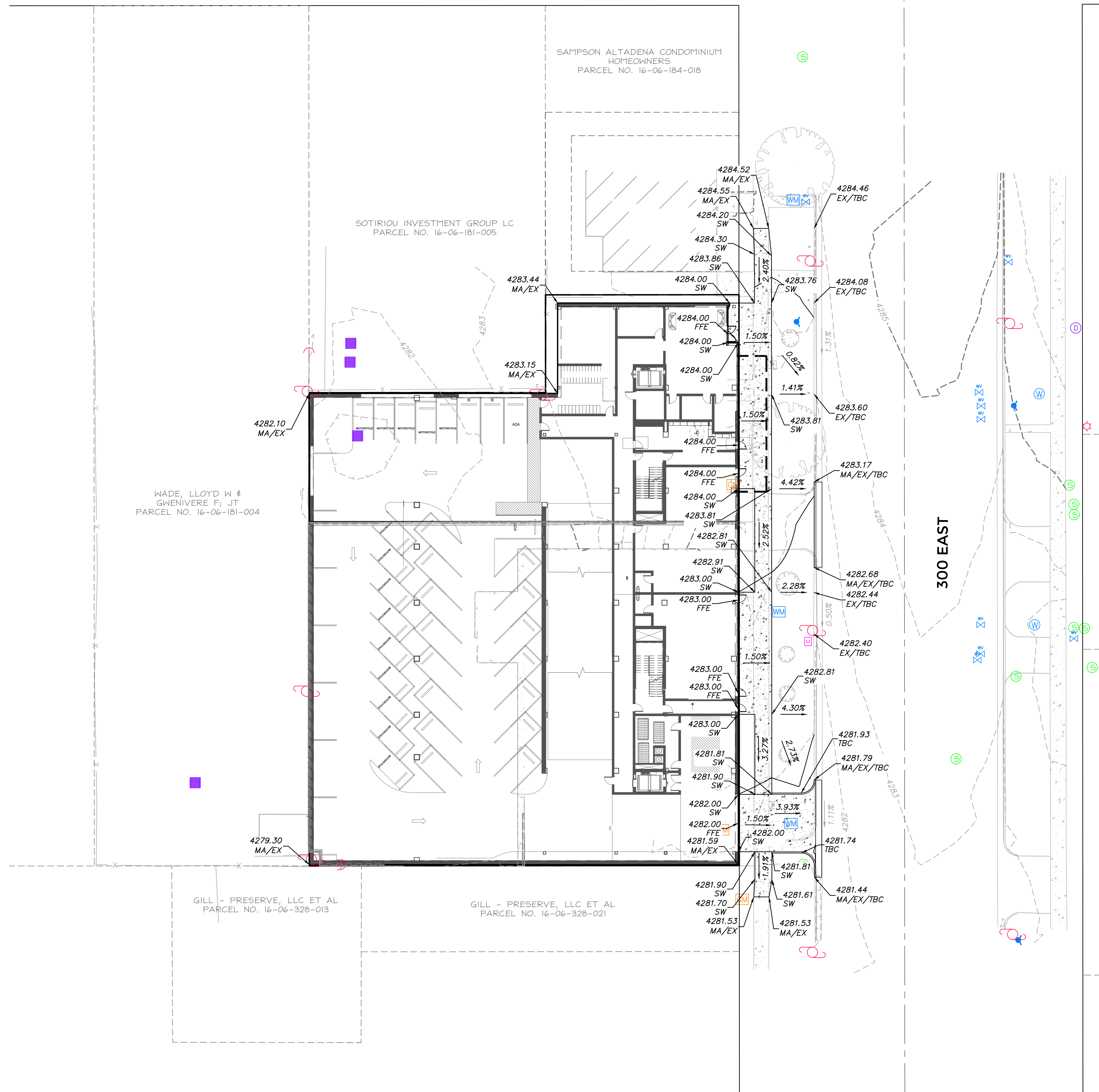
SCALE
 HORIZONTAL: 1" = 20'
 0 5' 10' 20' 30'

DATE	REVISION

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SCHEMATIC SITE PLAN

300 SOUTH (BROADWAY)

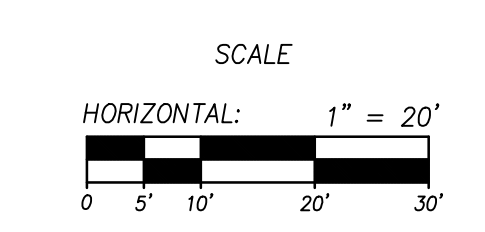
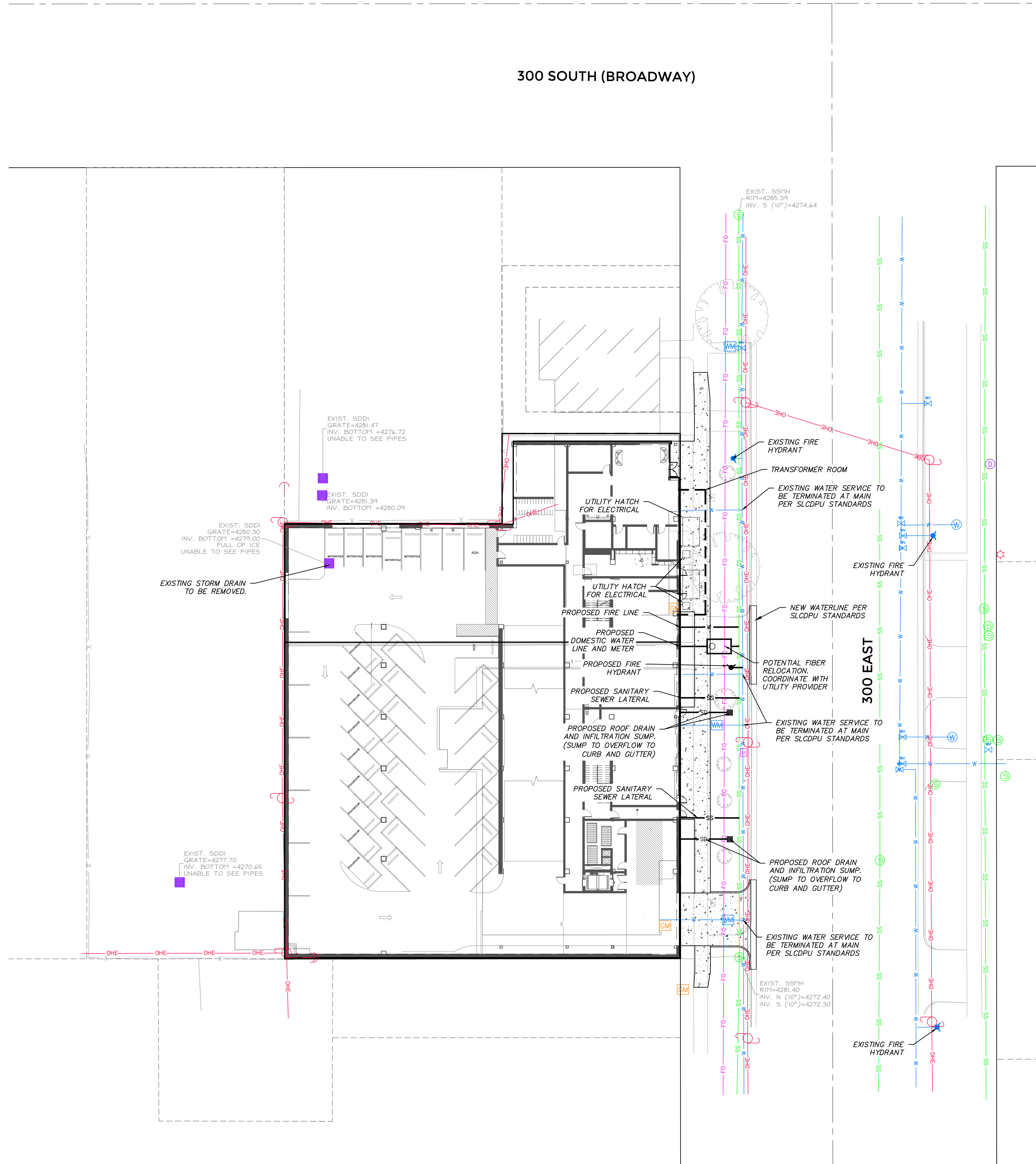


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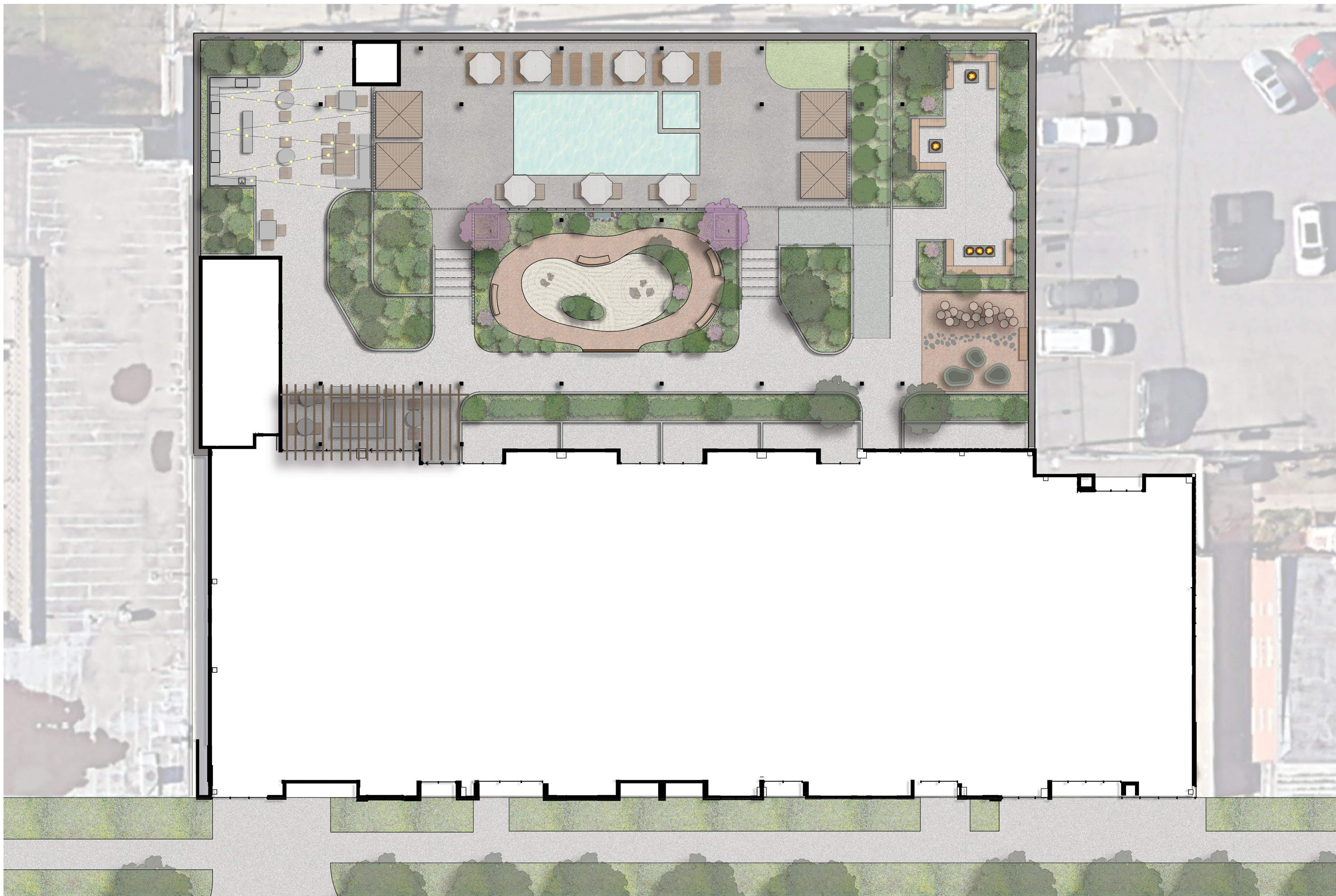
SCHEMATIC GRADING PLAN

300 SOUTH (BROADWAY)



1/12/2024 10:23:51 AM

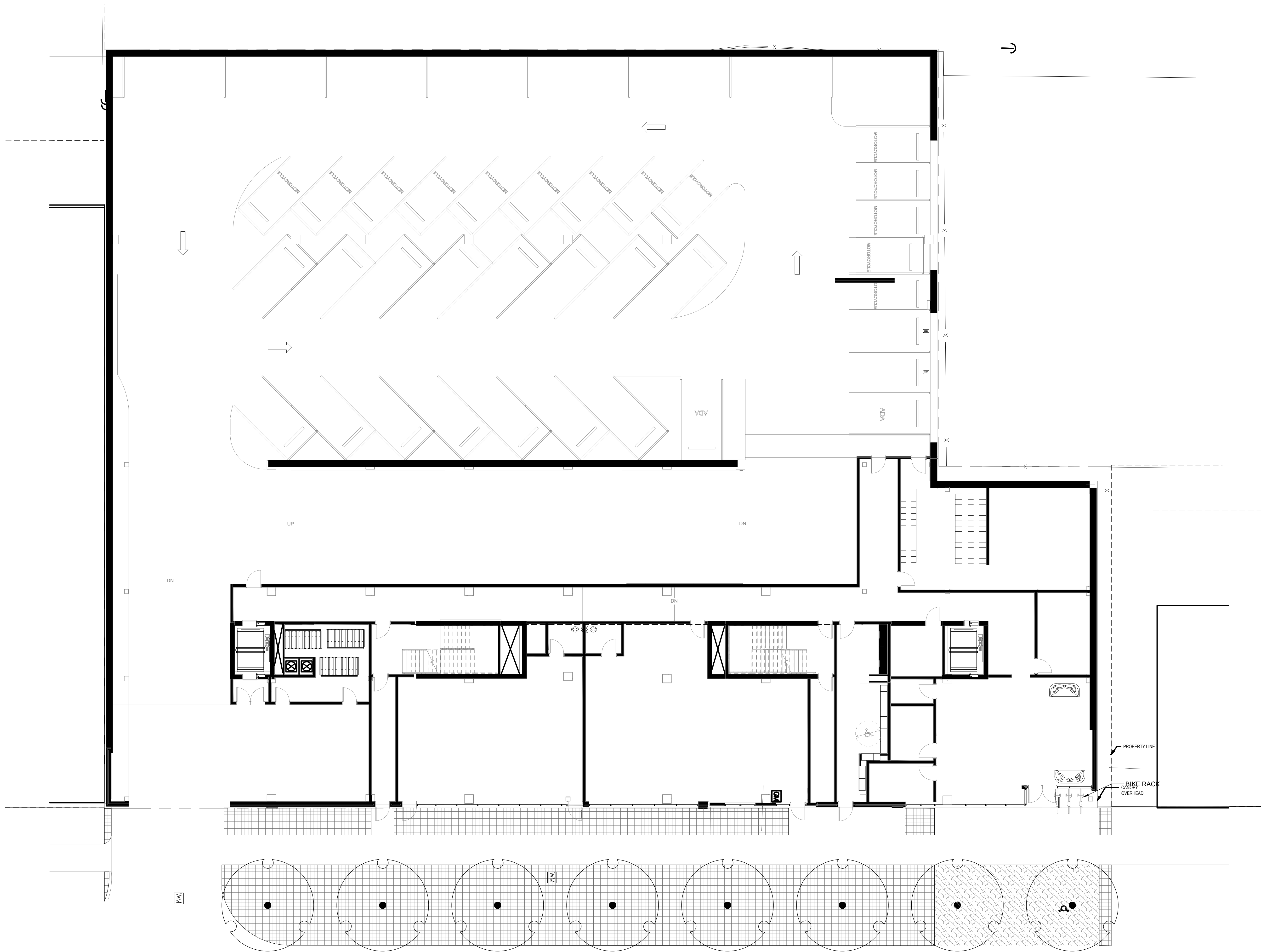
REFERENCE NOTES



A1 ILLUSTRATIVE SITE PLAN
SCALE: 1/8" = 1'-0"

CONCEPT PLANT SCHEDULE LA500

	STREET TREE Koeleruteria paniculata / Goldenrain Tree	8
	SHRUB AREA	3,322 sf
	TURF	1,434 sf
	DRY GARDEN	630 sf



A1 GROUND LEVEL PLANTING PLAN
SCALE: 1" = 10'-0"

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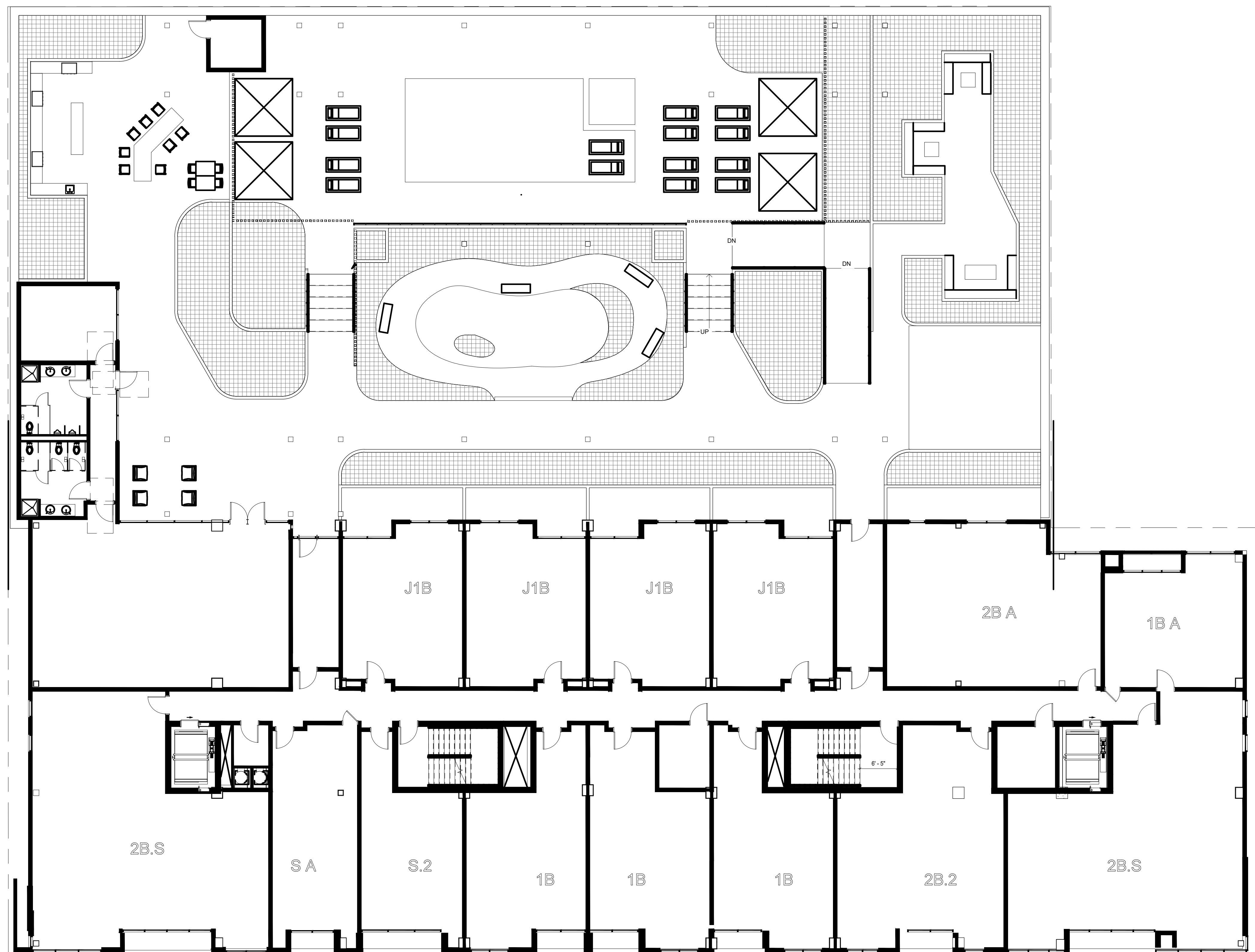
PROJECT NUMBER 23024

GROUND FLOOR PLANTING PLAN

LA500

CONCEPT PLANT SCHEDULE LA501

SHRUB AREA 4,016 sf



A1 AMENITY DECK PLANTING PLAN
SCALE: 1" = 10'-0"

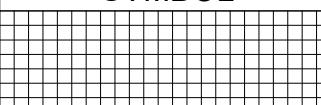
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OVERLAND GROUP
- 01/12/2024

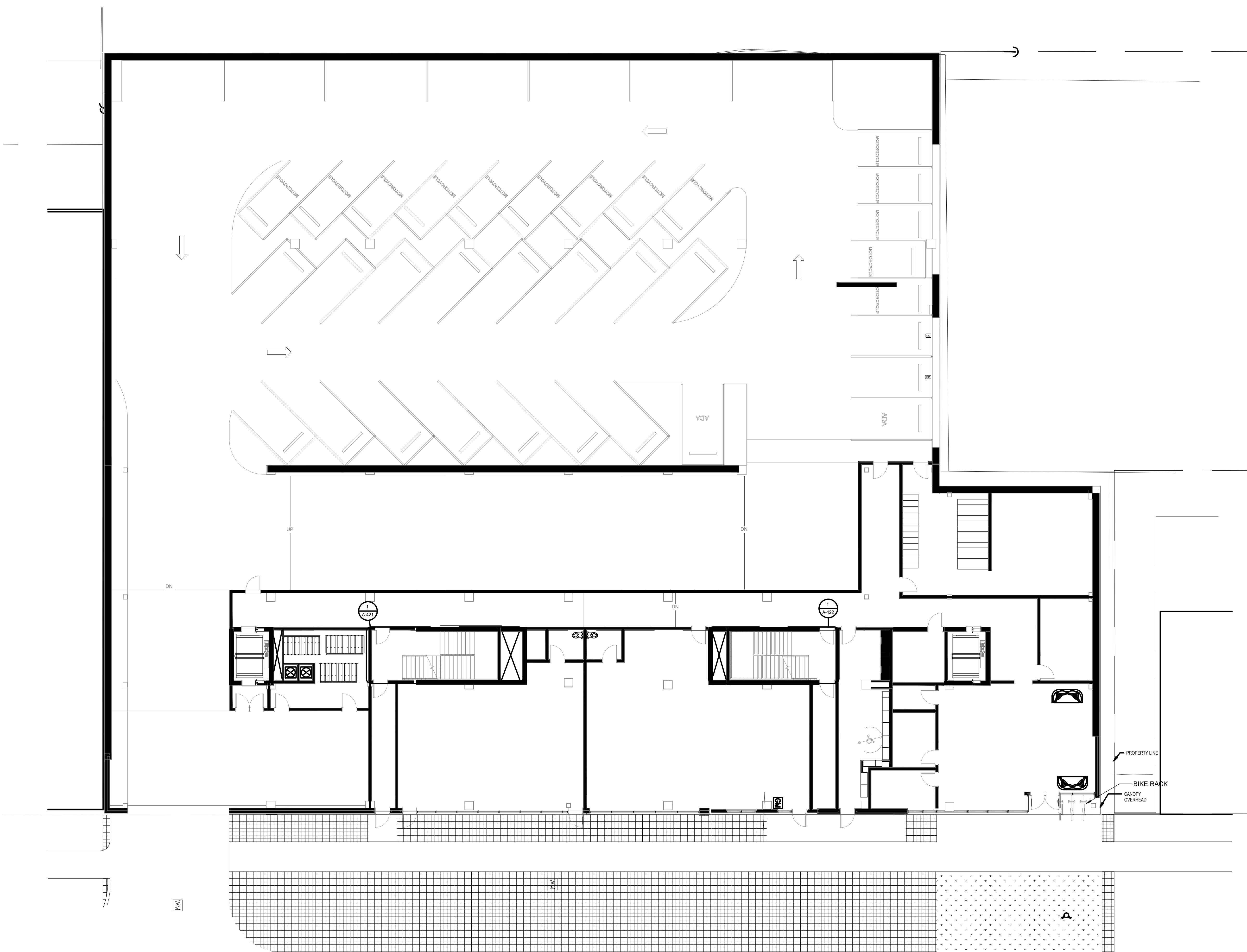
△ DATE REVISION

PROJECT NUMBER 23024

AMENITY
DECK
PLANTING
PLAN

LA501

IRRIGATION SCHEDULE LA700		
SYMBOL	DESCRIPTION	QTY
	INLINE DRIP	3,331 s.f.



A1 GROUND LEVEL IRRIGATION PLAN
SCALE: 1" = 10'-0"

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OVERLAND GROUP
- 01/12/2024

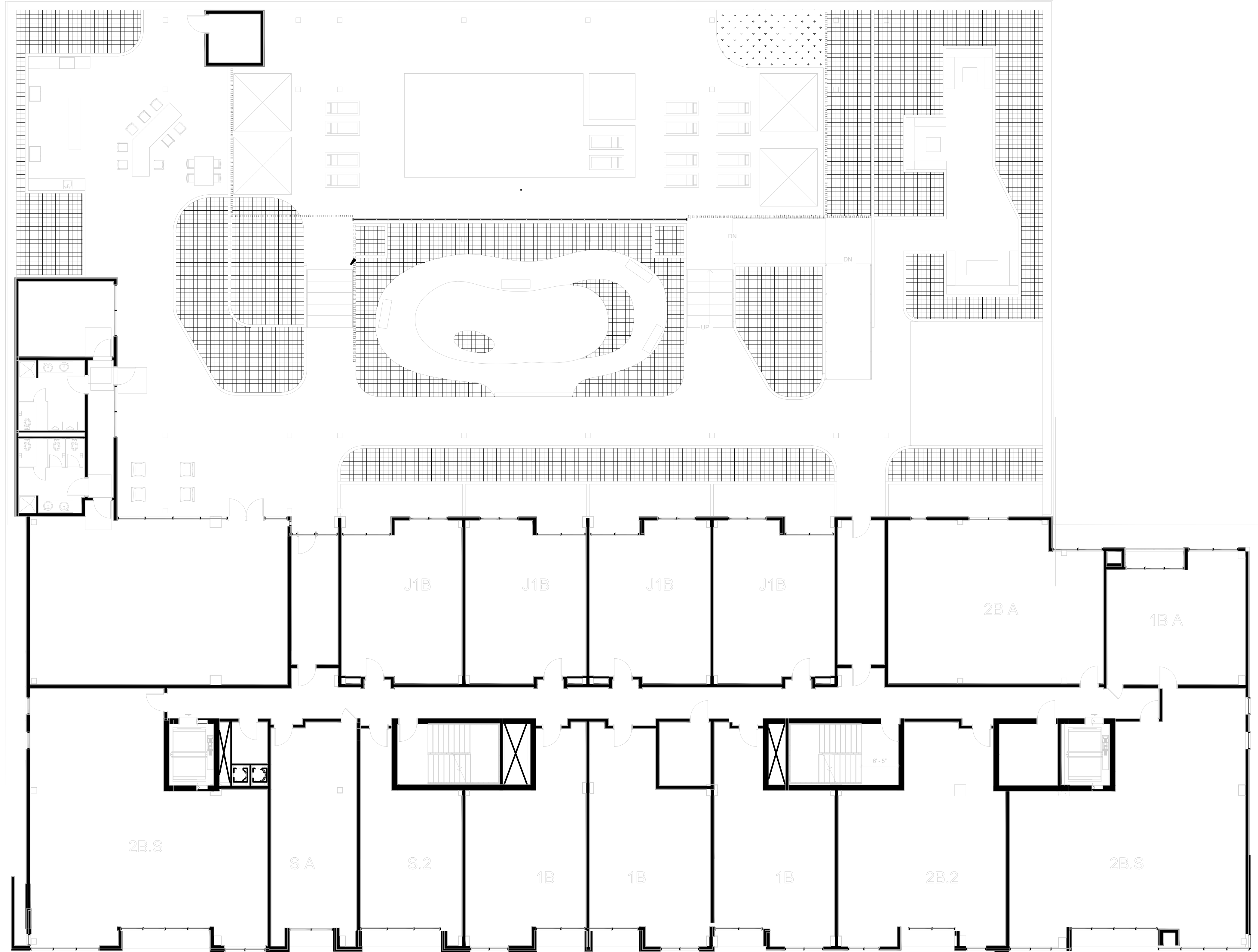
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PROJECT NUMBER 23024

GROUND FLOOR IRRIGATION PLAN

LA700

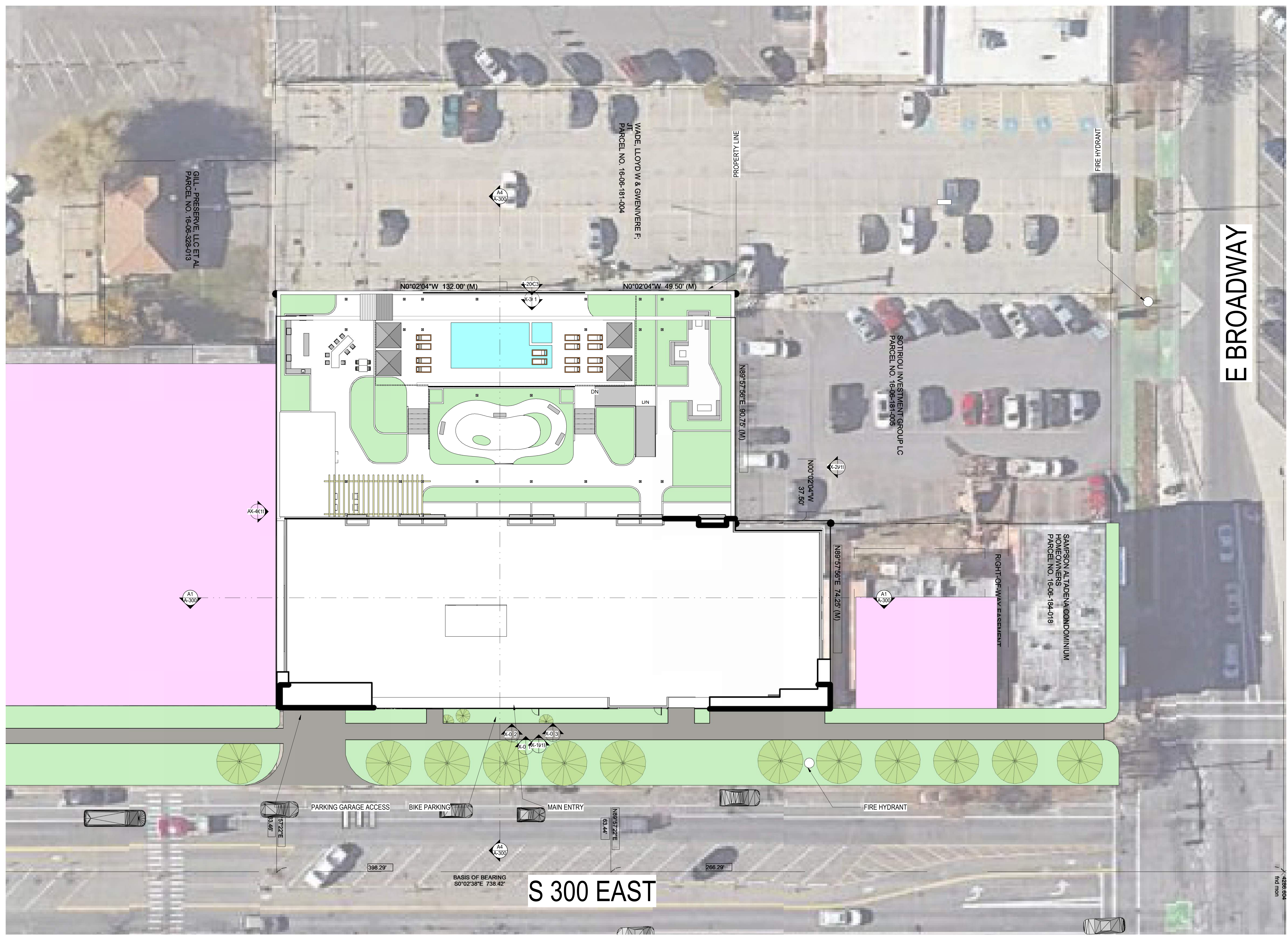
IRRIGATION SCHEDULE LA701		
SYMBOL	DESCRIPTION	QTY
	INLINE DRIP	3,818 s.f.
	TURF SPRAY	179.2 s.f.



A1 AMENITY DECK IRRIGATION PLAN
SCALE: 1" = 10'-0"

1/12/2024 10:19:06 AM

REFERENCE NOTES



A1 SITE PLAN
SCALE: 1/16" = 1'-0"

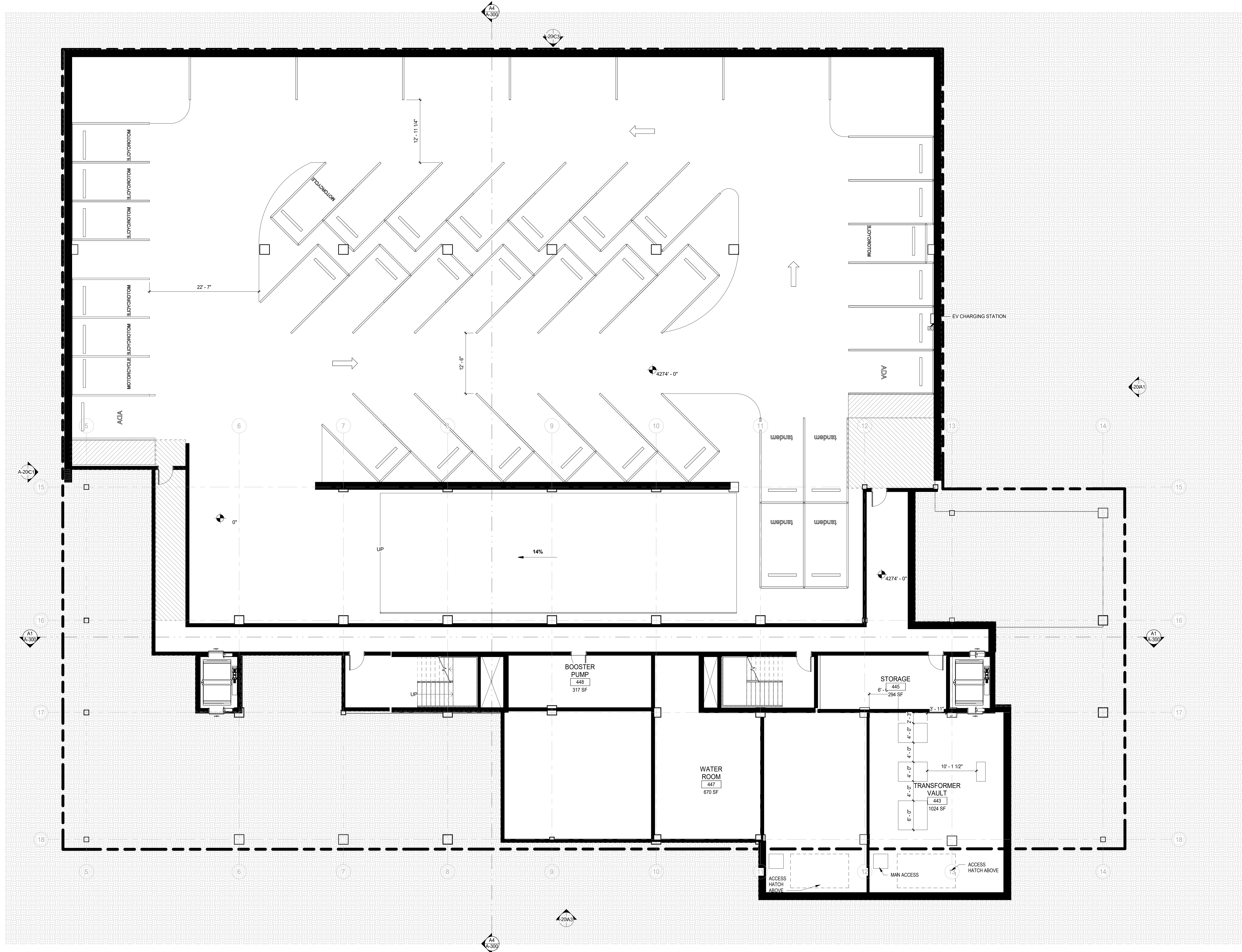
OVERLAND ON THIRD - PLANNED DEVELOPMENT
336 S 300 E, Salt Lake City, UT 84111
OVERLAND GROUP
- 01/12/2024

DATE	REVISION

PROJECT NUMBER 23024

SITE PLAN

A-000



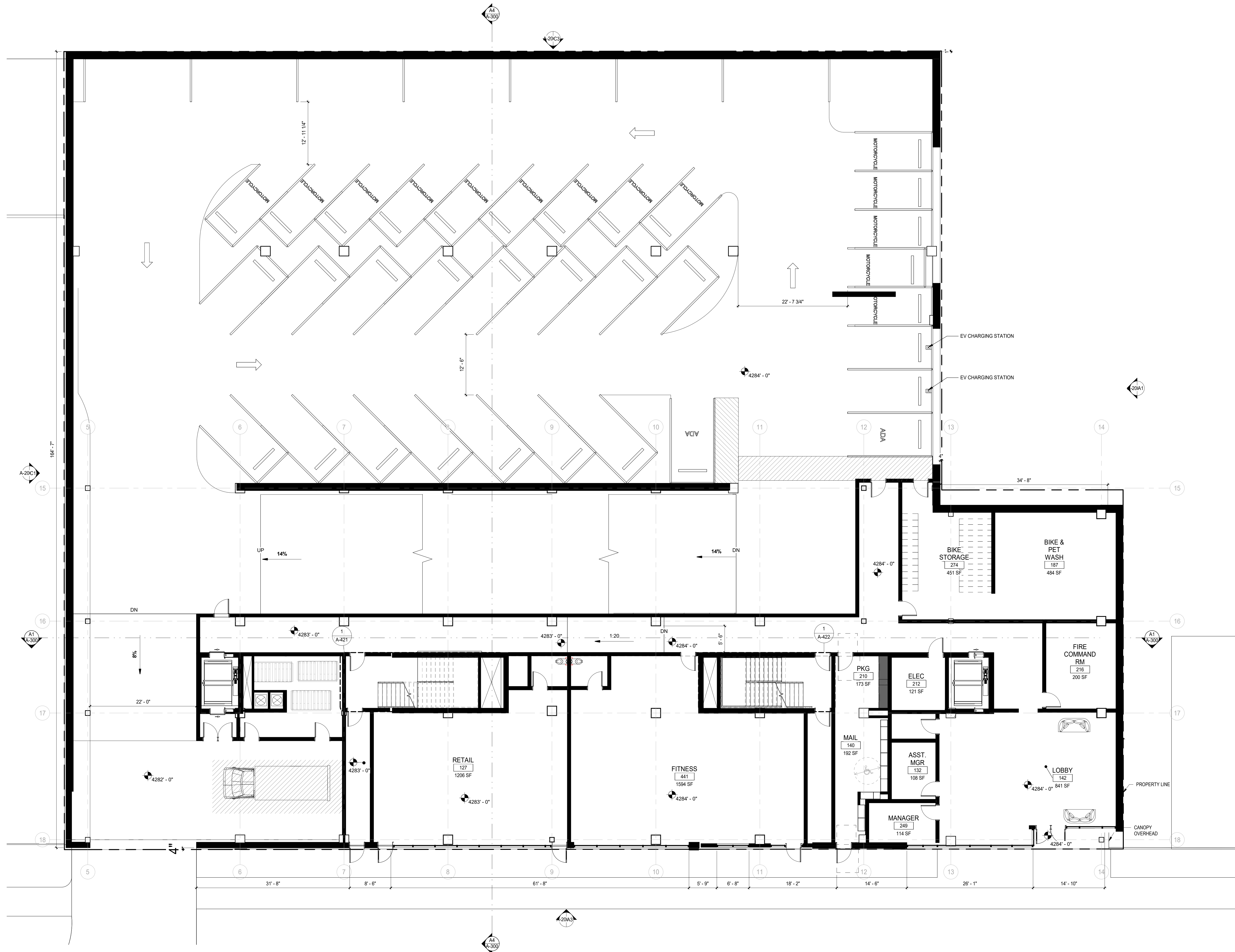
A1 GARAGE 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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336 S 300 E, Salt Lake City, UT 84111
OVERLAND GROUP
- 01/12/2024

DATE REVISION

PROJECT NUMBER 23024

GARAGE
FLOOR
PLAN



A1 LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

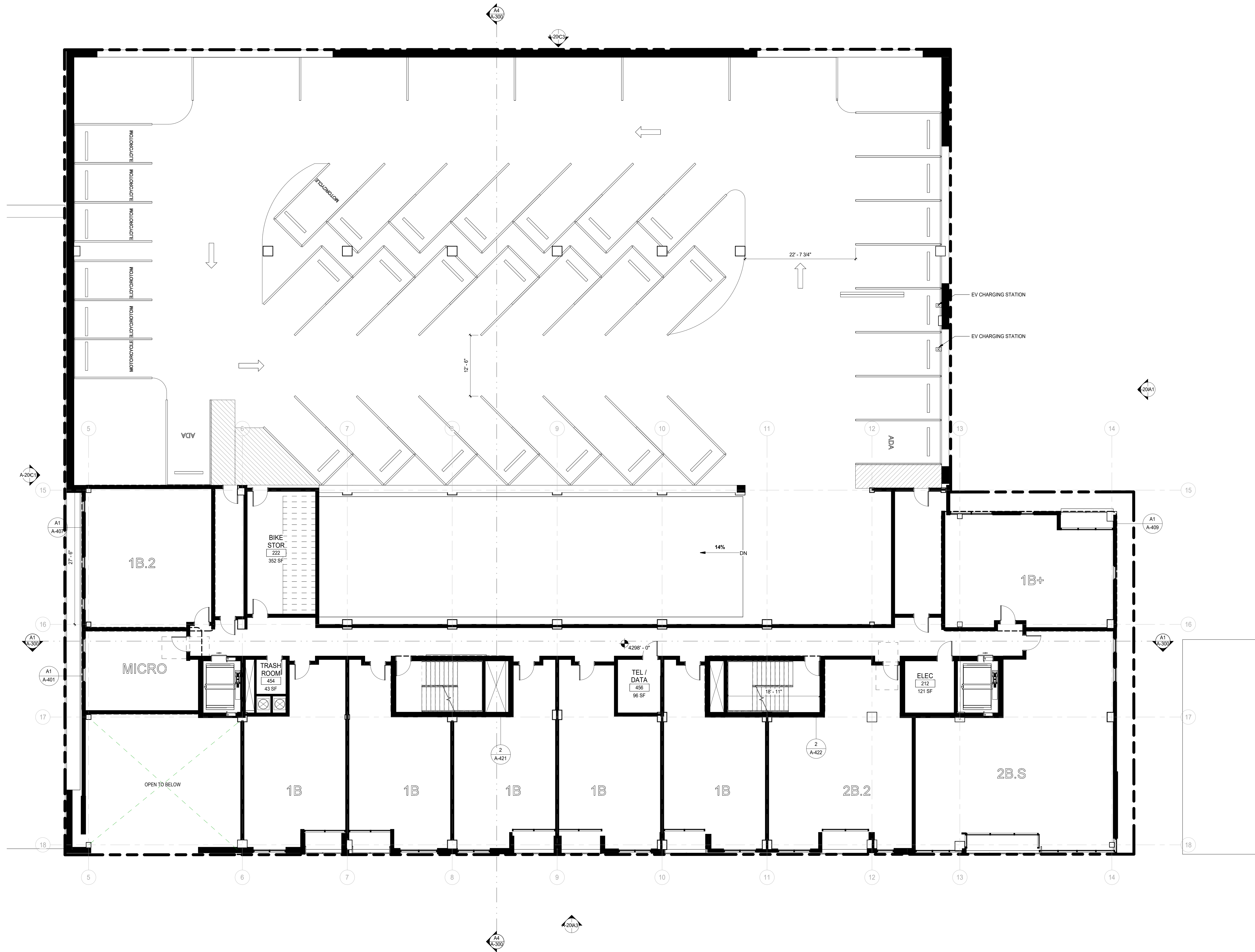
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- 01/12/2024

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LVL 1 FLOOR PLAN

1/12/2024 10:19:58 AM



A2 LEVEL 2
SCALE: 1/8" = 1'-0"

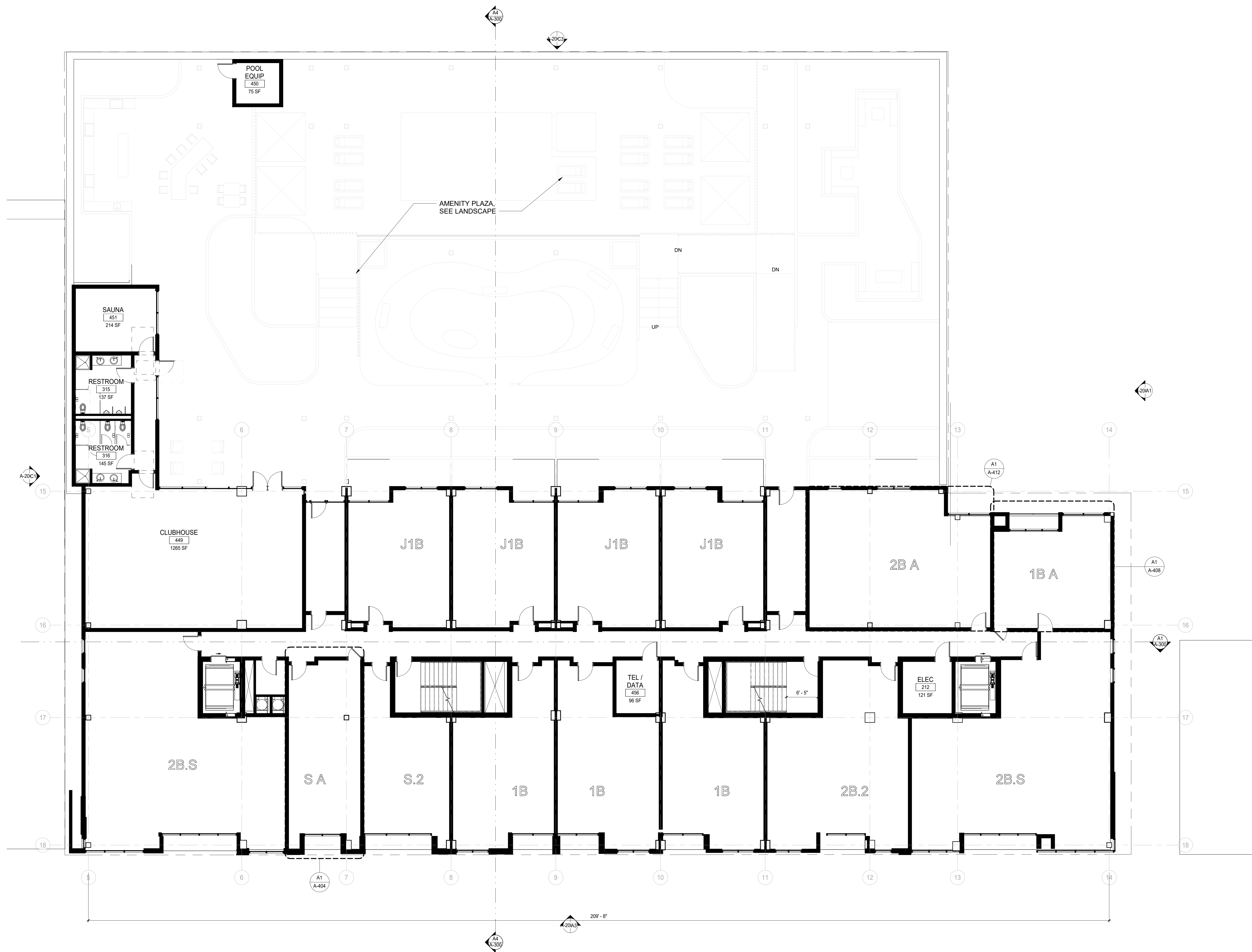
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336 S 300 E, Salt Lake City, UT 84111
OVERLAND GROUP
- 01/12/2024

DATE	REVISION

PROJECT NUMBER 23024

LVL 2
FLOOR
PLAN

1/12/2024 10:20:18 AM



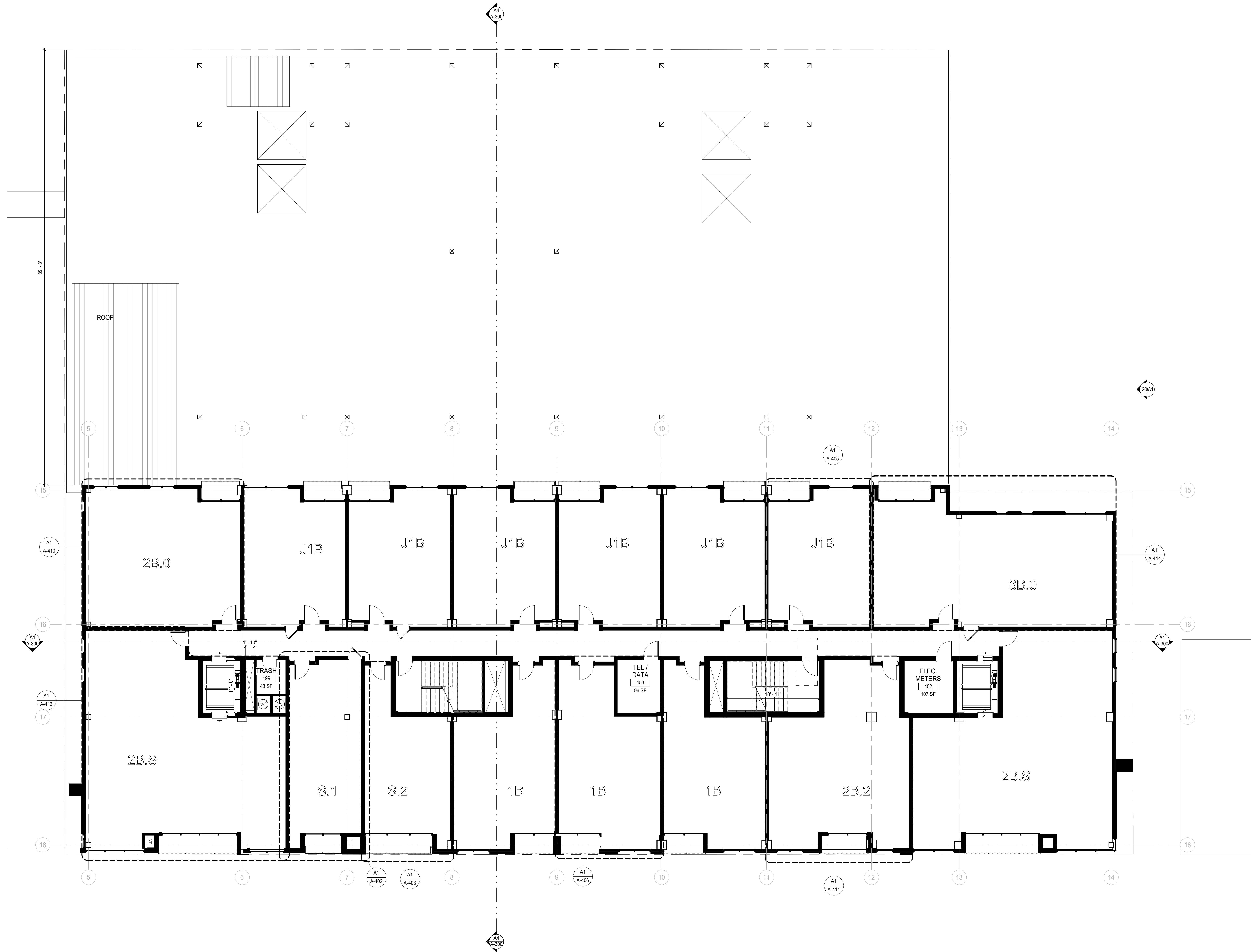
1 LEVEL 3 - FLOOR PLAN
SCALE: 1/8" = 1'-0"

OVERLAND ON THIRD - PLANNED DEVELOPMENT
336 S 300 E, Salt Lake City, UT 84111
OVERLAND GROUP
- 01/12/2024

DATE	REVISION

PROJECT NUMBER 23024

LVL 3
FLOOR
PLAN



1 LEVEL 4 - 12 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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336 S 300 E, Salt Lake City, UT 84111
OVERLAND GROUP
- 01/12/2024

DATE	REVISION

PROJECT NUMBER 23024

LVL 4 - 12
FLOOR
PLAN

1/12/2024 10:20:32 AM

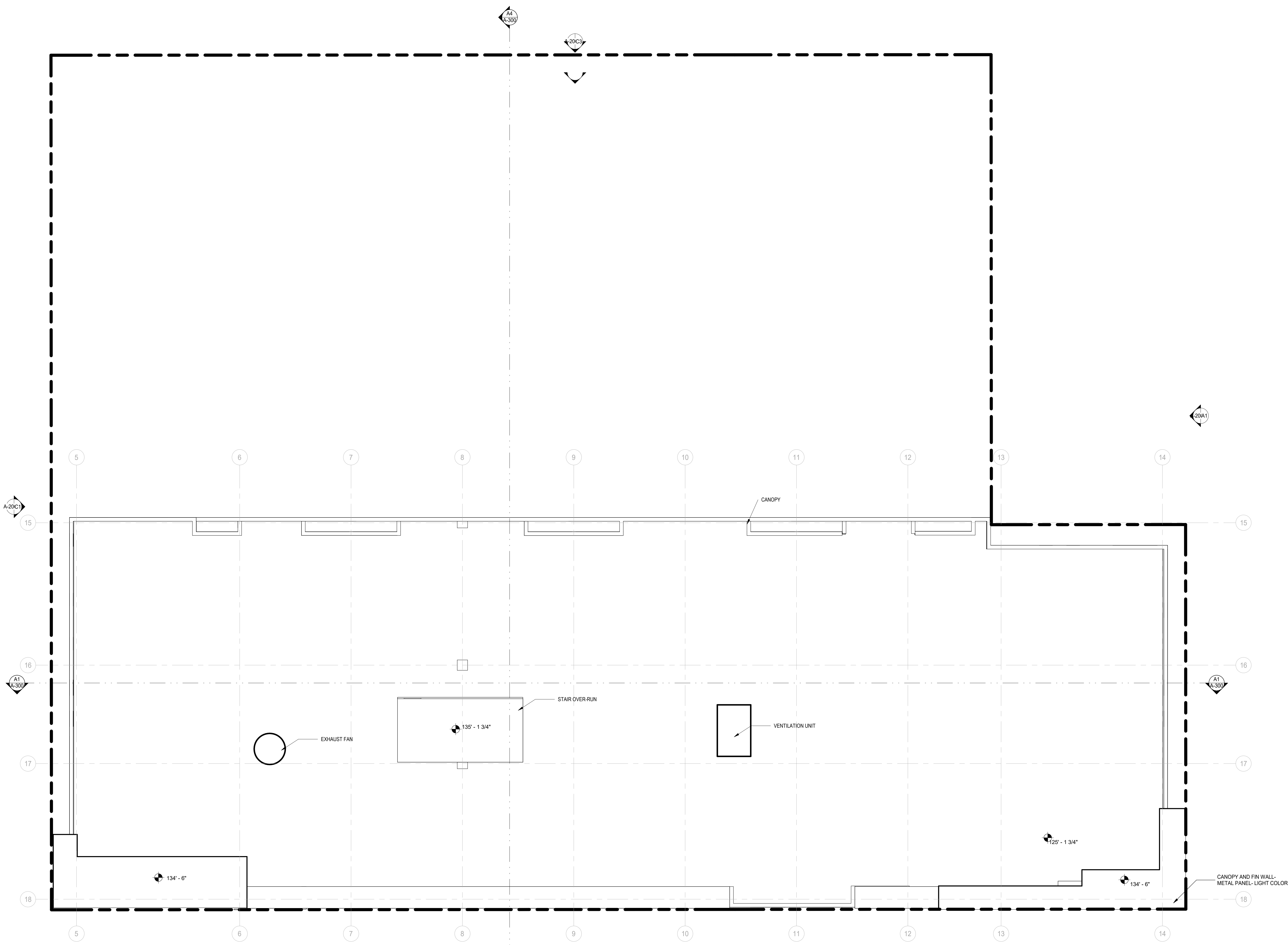
1/12/2024 10:20:37 AM

REFERENCE NOTES

DATE	REVISION

PROJECT NUMBER 23024

ROOF PLAN

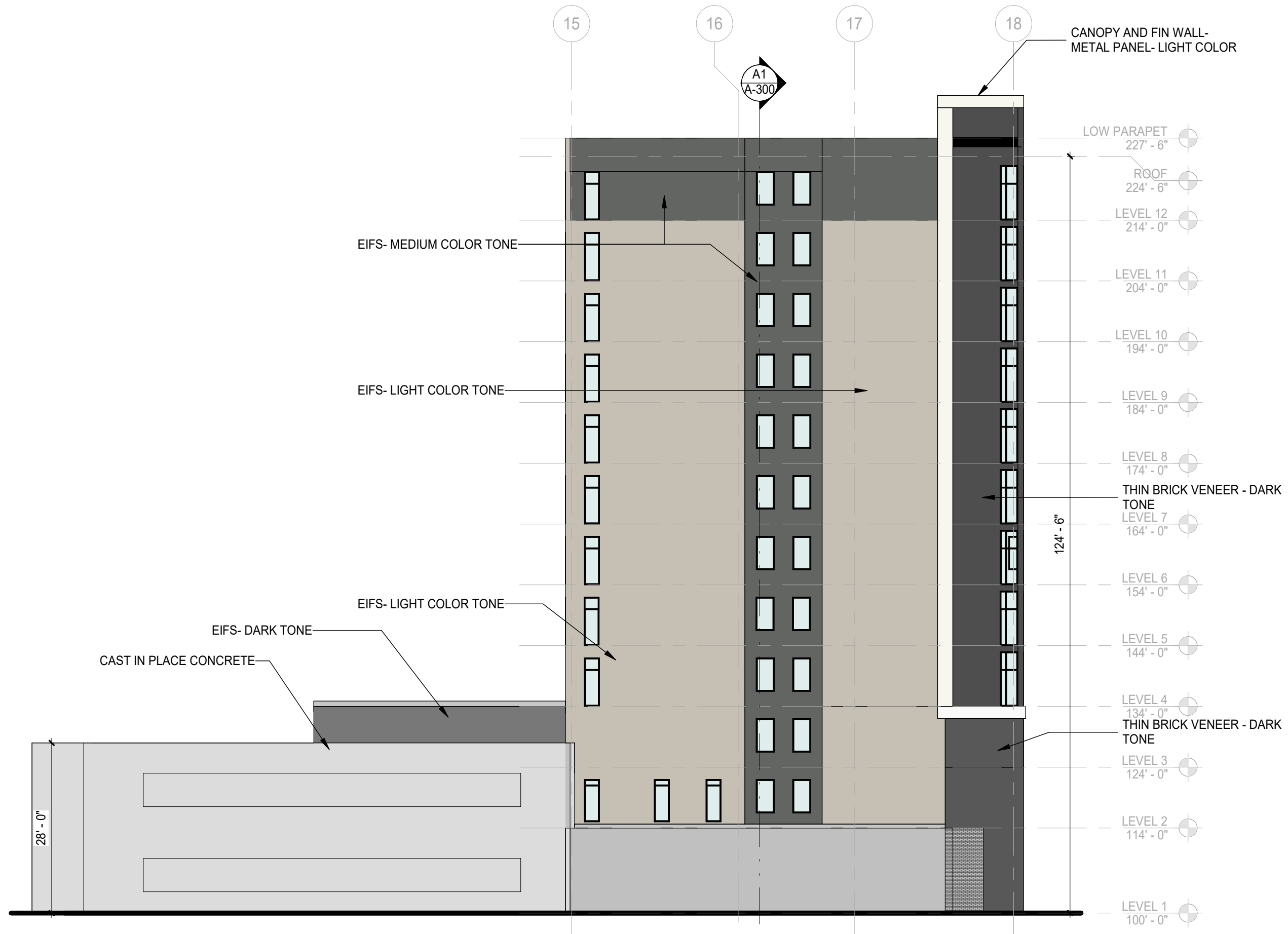


A2 ROOF PLAN
SCALE: 1/8" = 1'-0"

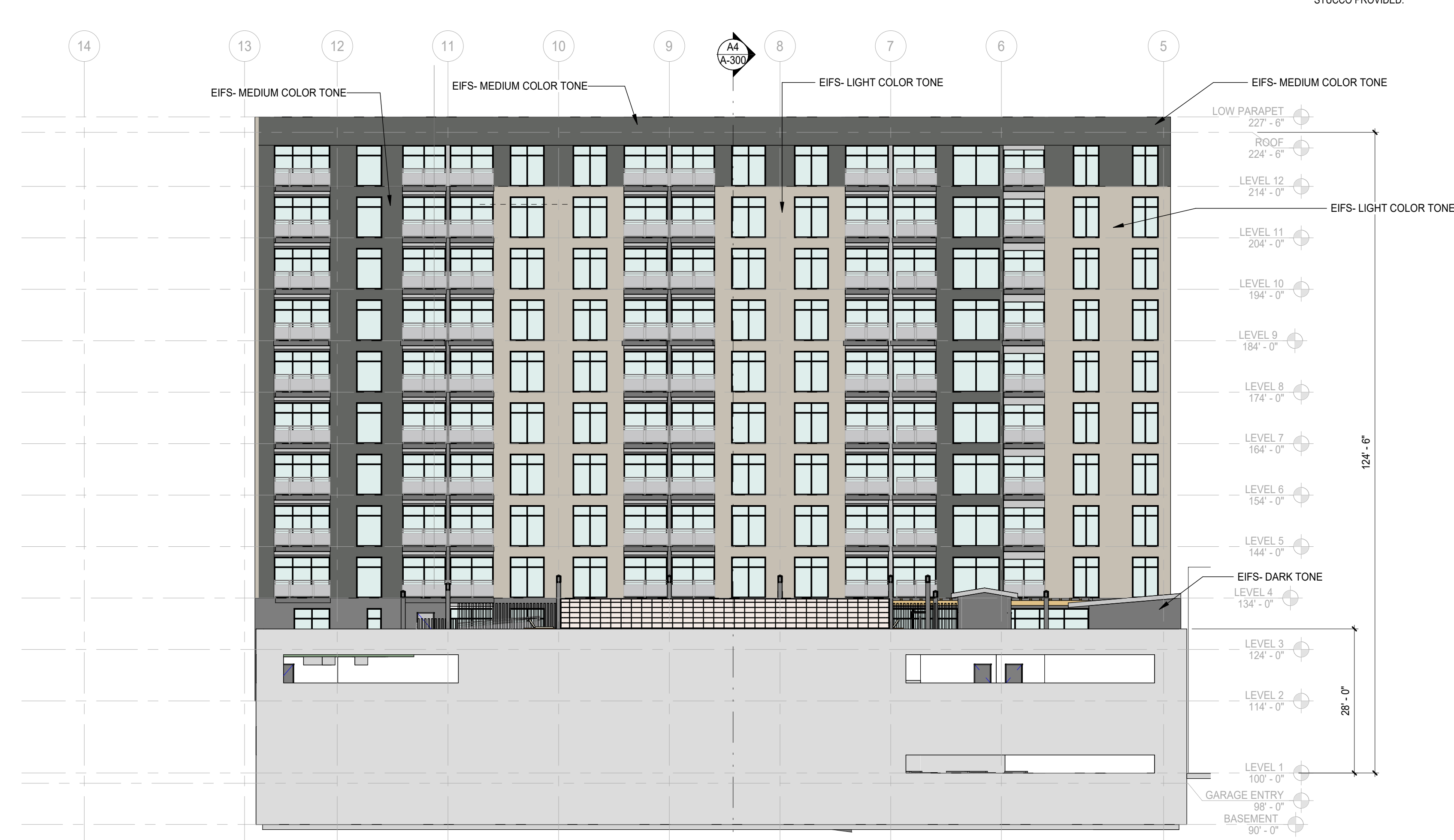
REFERENCE NOTES

MIN GLAZING REQUIREMENTS (EAST FACADE):
 OVERALL MATERIALS UP TO 8' 1,518 SF X 40% MIN GLAZING =
 GLAZING PROVIDED UP TO 8' 807 SF MIN GLAZING REQ
 866 SF GLAZING PROVIDED

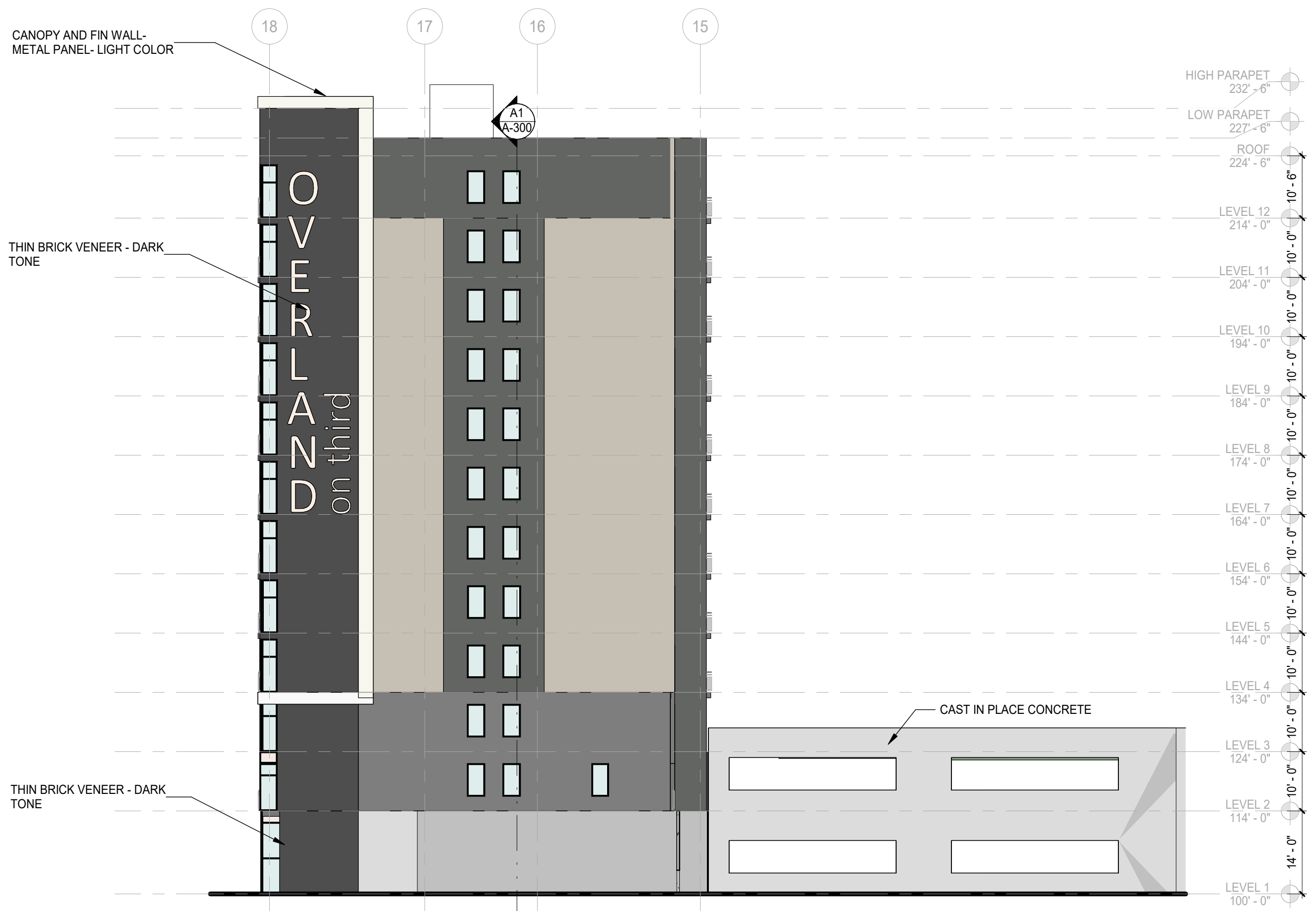
MAX STUCCO REQUIREMENTS (EAST FACADE):
 OVERALL MATERIALS: 27,280 SF X 10% MAX STUCCO =
 STUCCO PROVIDED: 2,728 SF MAX STUCCO REQ
 2,851 SF STUCCO PROVIDED



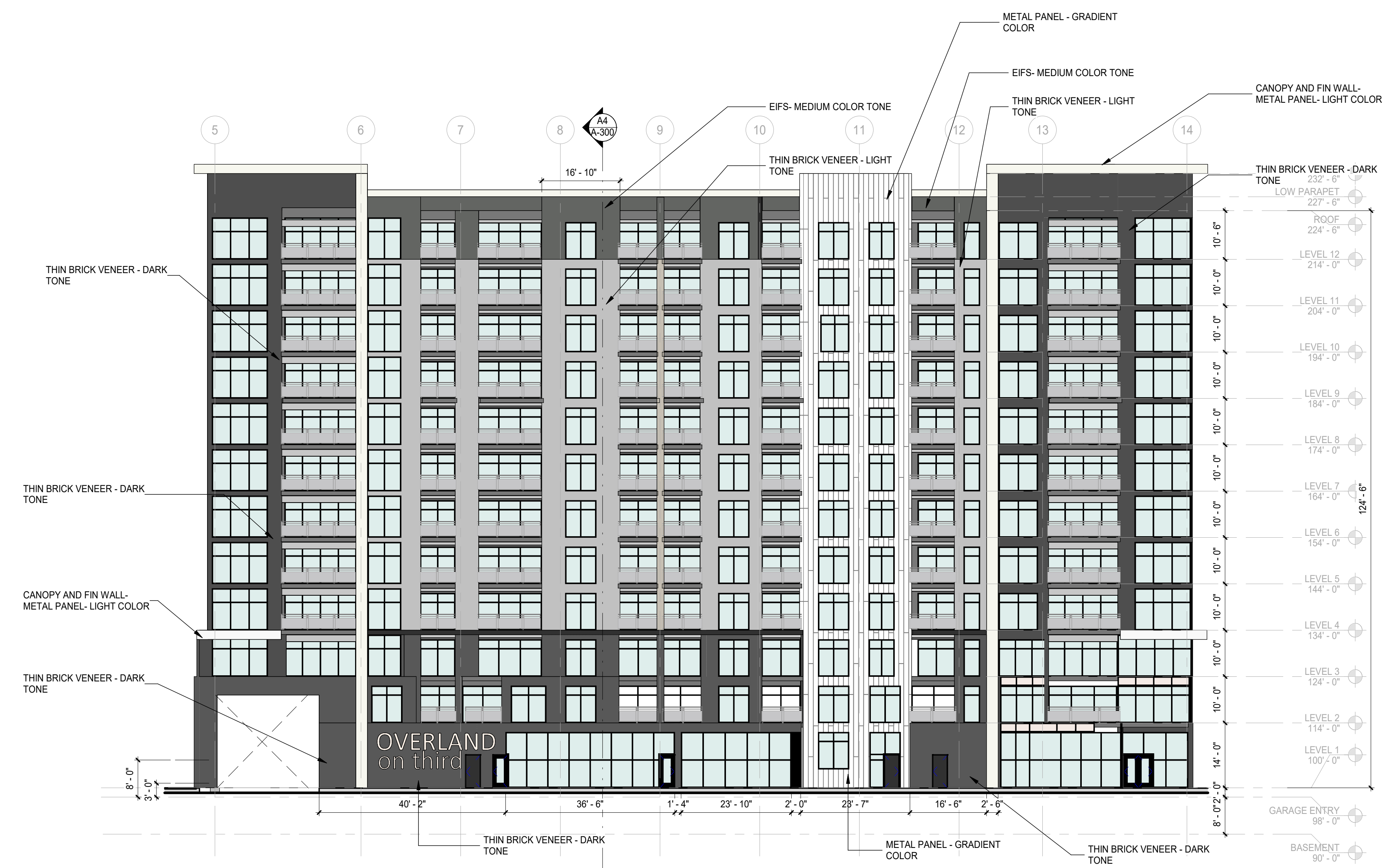
C1 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



C3 WEST ELEVATION
 SCALE: 1/16" = 1'-0"



A1 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



A3 EAST ELEVATION
 SCALE: 1/16" = 1'-0"

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EXTERIOR ELEVATIONS

1/12/2024 10:21:00 AM

REFERENCE NOTES

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730 Pacific Avenue - Salt Lake City, Utah 84104
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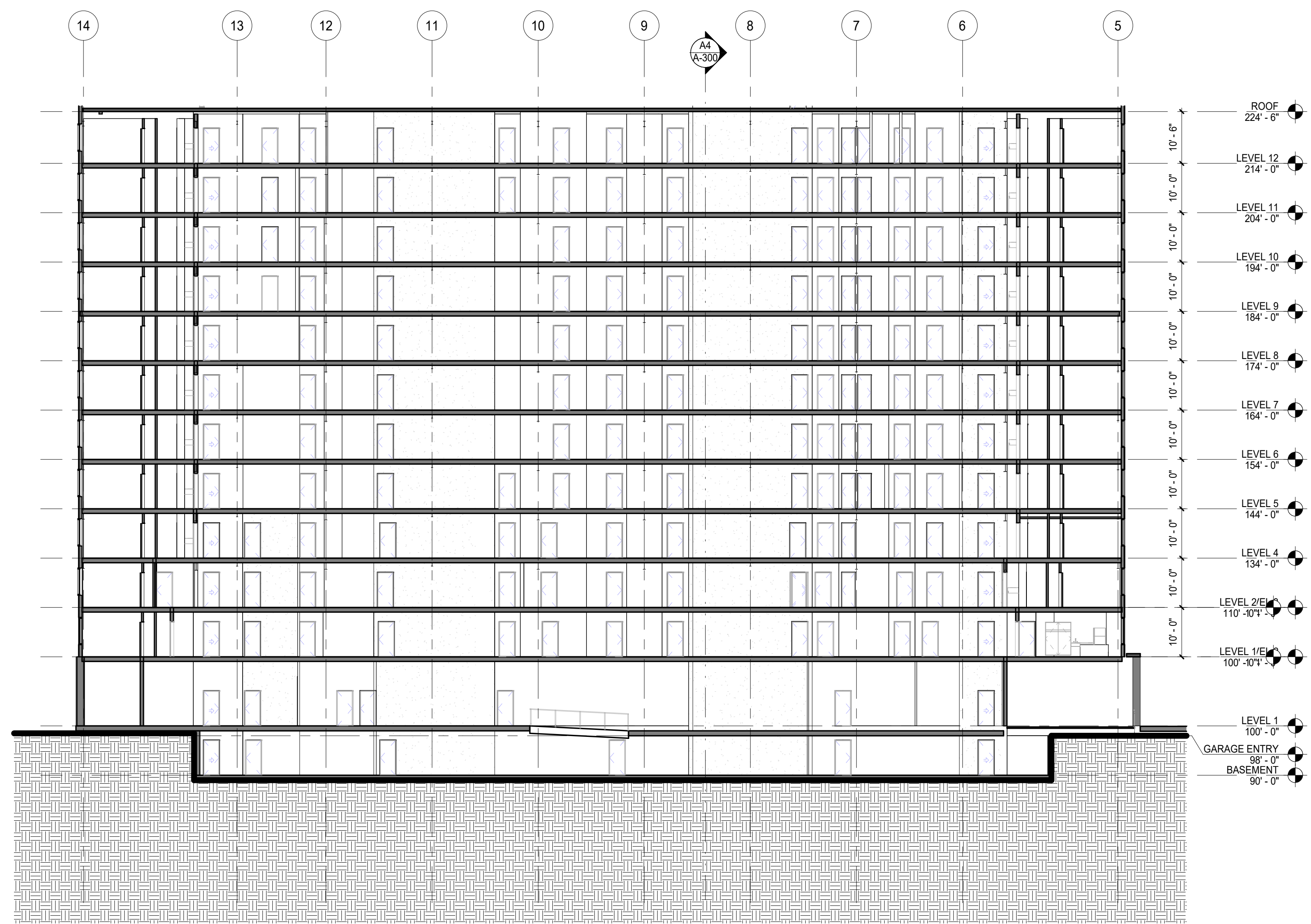
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OVERLAND GROUP
- 01/12/2024

DATE REVISION

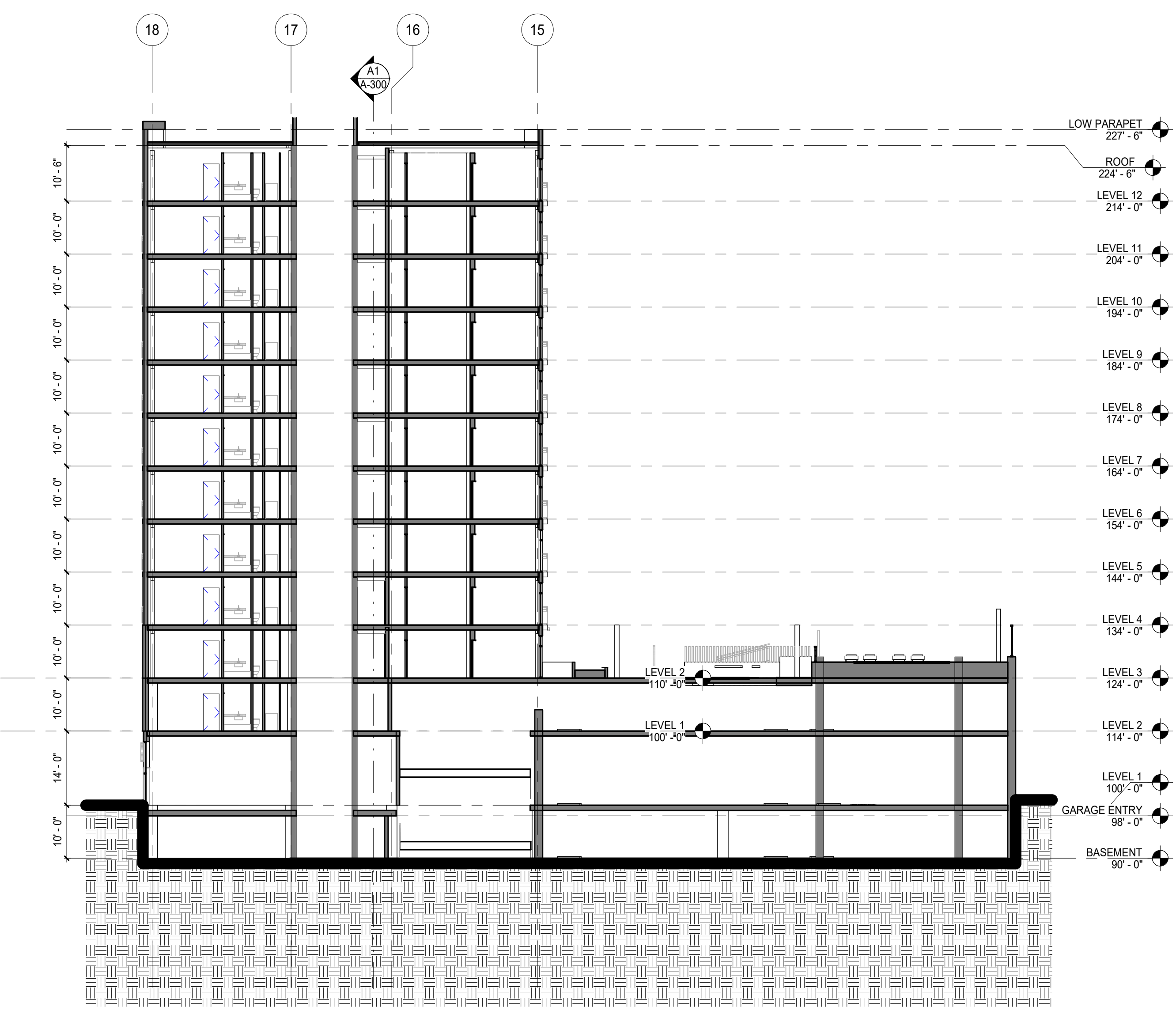
PROJECT NUMBER 23024

BUILDING SECTIONS

A-300



A1 E-W SECTION
SCALE: 1/16" = 1'-0"



A4 N-S SECTION
SCALE: 1/16" = 1'-0"