

OWNERSHIP

MAIN STREET APTS

SALT LAKE CITY, UTAH

aeurbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com

ARCHITECT & STRUCTURAL ENGINEER

aeurbia
architects and engineers
909 West South Jordan Parkway
south jordan , utah 84095
phone: 801.746.0456 - fax: 801.575.6456
webpage: aeurbia.com



GENERAL CONTRACTOR

MECHANICAL ENGINEER

ELECTRICAL ENGINEER

CIVIL ENGINEER

LANDSCAPE ARCHITECT

ZONING FB-UN2 ZONE

PROJECT BOUNDARY 81,001 SF (1.86 ACRES)

BUILDING HEIGHT (TABLE 21A.27.050.C)
ALLOWED 50'-0"
PROPOSED 50'-0"

SETBACKS (TABLE 21A.27.050.C)
FRONT 0' MIN - 10' MAX
BUILD TO 50% SHALL BE BUILT TO MIN. SETBACK
INTERIOR SIDE YARD 15' (ADJACENT TO R-1-5000 ZONE)
REAR YARD 20' (ADJACENT TO R-1-5000 ZONE)

EXTERIOR FINISH MATERIALS
BRICK / TRIM BRICK
HORIZONTAL FIBER CEMENT SIDING (PAINTED OR PRE-FINISHED)
VERTICAL FIBER CEMENT SIDING (PAINTED OR PRE-FINISHED)
FASCIA PANEL (SYNTHETIC WOOD OR METAL)
MANUFACTURED STONE
EXPOSED CONCRETE (NATURAL)

NOTE: 70% OF THE EXTERIOR MATERIALS ON STREET-FACING FACADES SHALL BE OF DURABLE MATERIALS

DENSITY (SOUTH BUILDING) 132 UNITS / ACRE

BUILDING DATA (SOUTH BUILDING)
2 LEVELS CONCRETE (STRUCTURED PARKING - TYPE I CONSTRUCTION)
4 LEVELS WOOD-FRAMED HOUSING (TYPE III CONSTRUCTION)

HOUSING UNIT MIX (SOUTH BUILDING)

1-BR	562 SF AVG.	137 UNITS
2-BR	842 SF AVG.	33 UNITS
STUDIO	481 SF AVG.	75 UNITS
TOTAL		245 UNITS

COMMERCIAL SPACE (SOUTH BUILDING)

TOTAL	4,069 SF
--------------	-----------------

PARKING (SOUTH BUILDING)
REQUIRED (TABLE 21A.44.030)

HOUSING	137 STALLS	1-BR: 1 STALL / UNIT
	44 STALLS	2-BR: 2 STALLS / UNIT
	38 STALLS	STUDIO: .5 STALLS/UNIT
RETAIL/RESTAURANT/OFFICE	13 STALLS	(3 STALLS / 1,000 SF)
TOTAL REQUIRED	254 STALLS	
ADA STALLS	7 STALLS	(21A.44.020.D & 2018 IBC TABLE 1106.1)
EV STALLS	11 STALLS	(1 EV STALL / 25 PARKING STALLS (21A.44.050.B.2))
BIKE PARKING	13 STALLS	5% (21A.44.050.B.3)
LOADING	1 SHORT STALL	10'X35' (21A.44.080)

NOTE: NO PARKING MODIFICATIONS ARE BEING PROPOSED

PROVIDED

P2 LEVEL	130 STALLS
P1 LEVEL	136 STALLS
TOTAL	266 STALLS
ADA STALLS	7 STALLS
EV STALLS	11 STALLS
BIKE	13 STALLS
LOADING	1 SHORT STALL

AREA CALCULATIONS, PARKING STALL COUNTS, UNIT COUNTS AND SIZES ARE SUBJECT TO CHANGE AFTER ACCOUNTING FOR

- JURISDICTION REQUIREMENTS
- SECONDARY BUILDING SPACES (MECH, ELECT, TELECOMM, JANITOR, ETC.)
- UTILITY REQUIREMENTS (GAS & ELECT METERS, GENERATOR ROOM, ETC.)

DESIGN STANDARDS (21A.27.030B)

MAXIMUM BUILDING LENGTH	200'
SETBACK REQUIREMENT	15' SETBACK ABOVE 30'
GLAZING REQUIRED	15% AT ALL LEVELS
GROUND FLOOR USES	75% OF WIDTH OF THE MAIN LEVEL SHALL BE A PERMITTED USE OTHER THAN PARKING
GROUND FLOOR TRANSPARENCY	60%
BUILDING MATERIALS	70% OF FACADE MUST BE DURABLE MATERIALS BRICK - STONE - WOOD LAP SIDING = FIBER CEMENT SIDING - GLASS
OPEN SPACE REQUIREMENT	10% OF THE LOT MUST BE OPEN SPACE
BUILDING PENETRATION	MAX. 30' UNINTERRUPTED WALL
RESIDENTIAL BALCONIES	BALCONIES MUST BE 4' DEEP MIN.

**PRELIMINARY
NOT FOR
CONSTRUCTION**

4/3/2023 3:16:46 PM

MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

Revision Schedule	Revision Date
MARK	
DESCRIPTION	

PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023

AE2022.395

COVER

DATE: PROJECT ISSUE DATE

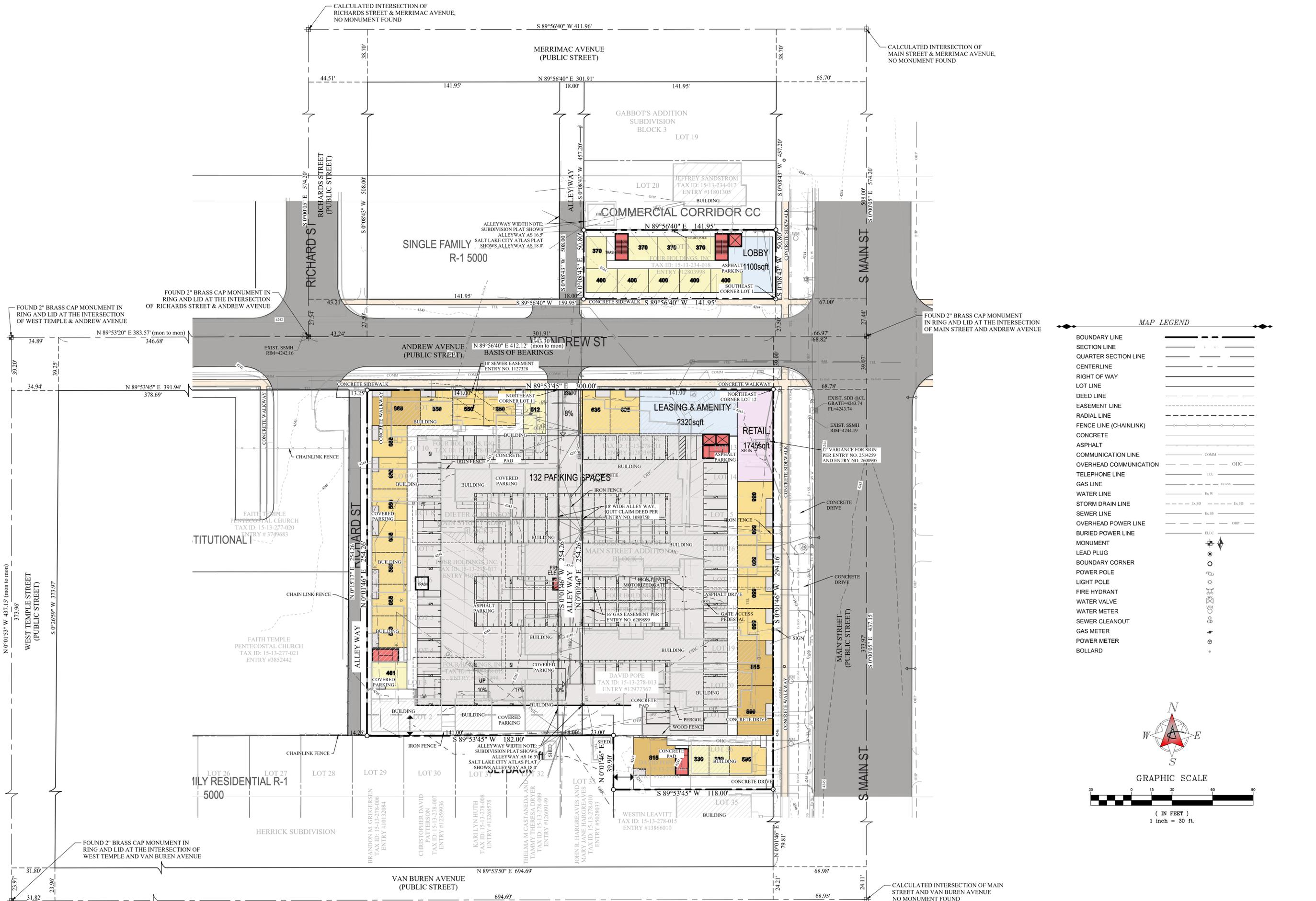
SHEET #:

G001

COPYRIGHT ©
AE URBIA, LLC.

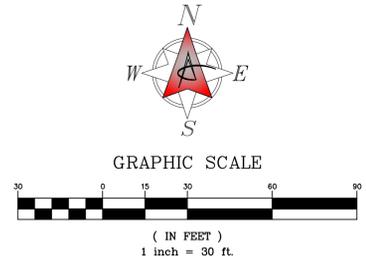
These drawings and the design shown have been prepared for this specific project as an instrument of service and shall remain the sole property of AE Urbia Architects and Engineers and their consultants. Any reproduction, copying or use other than for this specific project is prohibited without the prior written consent of AE Urbia Architects and Engineers. Any prohibited use of these drawings or design shown are subject to legal action.

O:\Urban Altansis\1518 S Main St Survey\ACAD\Survey Base.dwg, Jan 19, 2023 - 2:23pm



MAP LEGEND

BOUNDARY LINE	
SECTION LINE	
QUARTER SECTION LINE	
CENTERLINE	
RIGHT OF WAY	
LOT LINE	
DEED LINE	
EASEMENT LINE	
RADIAL LINE	
FENCE LINE (CHAINLINK)	
CONCRETE	
ASPHALT	
COMMUNICATION LINE	
OVERHEAD COMMUNICATION	
TELEPHONE LINE	
GAS LINE	
WATER LINE	
STORM DRAIN LINE	
SEWER LINE	
OVERHEAD POWER LINE	
BURIED POWER LINE	
MONUMENT	
LEAD PLUG	
BOUNDARY CORNER	
POWER POLE	
LIGHT POLE	
FIRE HYDRANT	
WATER VALVE	
WATER METER	
SEWER CLEANOUT	
GAS METER	
POWER METER	
BOLLARD	



DRAWN BY: FWH
FIELD CREW: BJM
CHECKED BY: SNT
DATE: 2/07/22

CLIENT: URBAN ALFANDRE
DWG: SURVEY BASE.DWG
JOB NO: 6814-LA705-22
DIMENSIONS AND NOTES TAKE PRECEDENCE OVER SCALE.

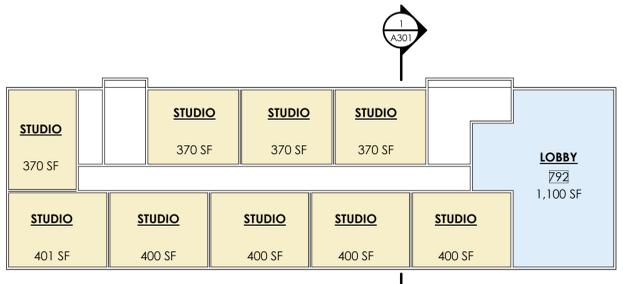
**URBAN ALFANDRE
ALTANSIS LAND TITLE SURVEY**
1518 SOUTH MAIN STREET, SALT LAKE CITY, UTAH
LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN.

No.	DATE	BY	REVISION

tel (801) 487-8040 231 West 800 South
fax (801) 487-8668 Salt Lake City, UT 84119
www.wardg.com

Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

4/20/23 3:16:34 PM
 C:\Users\mshah\OneDrive\Documents\AE2022.395\Main St Apts\ymshah\mainst.apr23
 4/20/23 3:16:34 PM



1 LEVEL 01 FLOOR PLAN
1/16" = 1'-0"



A4 LEVEL 01 FLOOR PLAN
1/16" = 1'-0"

BLDG 1 UNIT COUNT

1-BR	137
2-BR	33
STUDIO	75
Grand total:	245

- GENERAL NOTES**
- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
 - DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
 - FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
 - PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
 - ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
 - FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 - ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.**
 - CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
 - CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
 - ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

aeurbia
architects and engineers

909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

4/3/2023 3:16:34 PM

MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

MARK	DESCRIPTION	Revision Date

PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023

AE2022.395

LEVEL 01 FLOOR PLAN

DATE: PROJECT ISSUE DATE

SHEET #:

A101

COPYRIGHT © AEURBIA, LLC.



AE2022.395 03 APRIL 2023
 C:\Users\michael\Documents\AE2022.395\1518 S Main St Apartments\1518 S Main St Apartments.dwg
 4/3/2023 3:16:36 PM

BLDG 1 UNIT COUNT

1-BR	137
2-BR	33
STUDIO	75
Grand total:	245

GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
- DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.**
- CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

aeurbia
architects and engineers

909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

4/3/2023 3:16:36 PM

MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

MARK	DESCRIPTION	Revision Schedule	Revision Date

PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023

AE2022.395

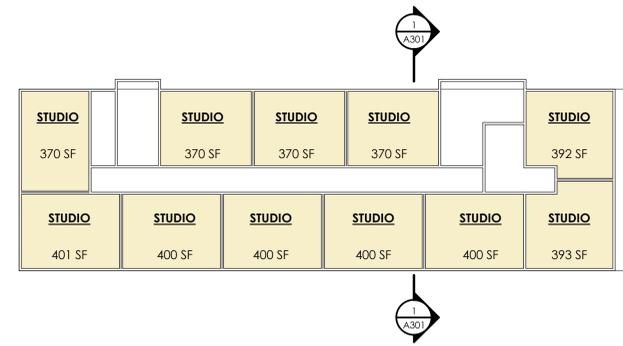
LEVEL 02 FLOOR PLAN

DATE: PROJECT ISSUE DATE

SHEET #:

A103

COPYRIGHT © AEURBIA, LLC.



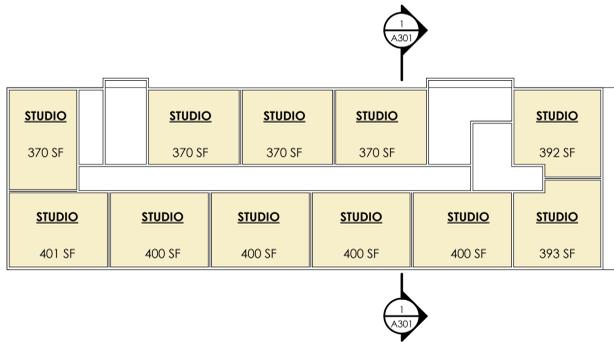
2 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"



1 LEVEL 2 FLOOR PLAN
1/16" = 1'-0"



4/20/23 3:16:37 PM
 C:\Users\michael\Documents\AE2022.395\1518 Main St\1518 Main St.dwg
 4/20/23 3:16:37 PM



BLDG 1 UNIT COUNT

1-BR	137
2-BR	33
STUDIO	75
Grand total:	245

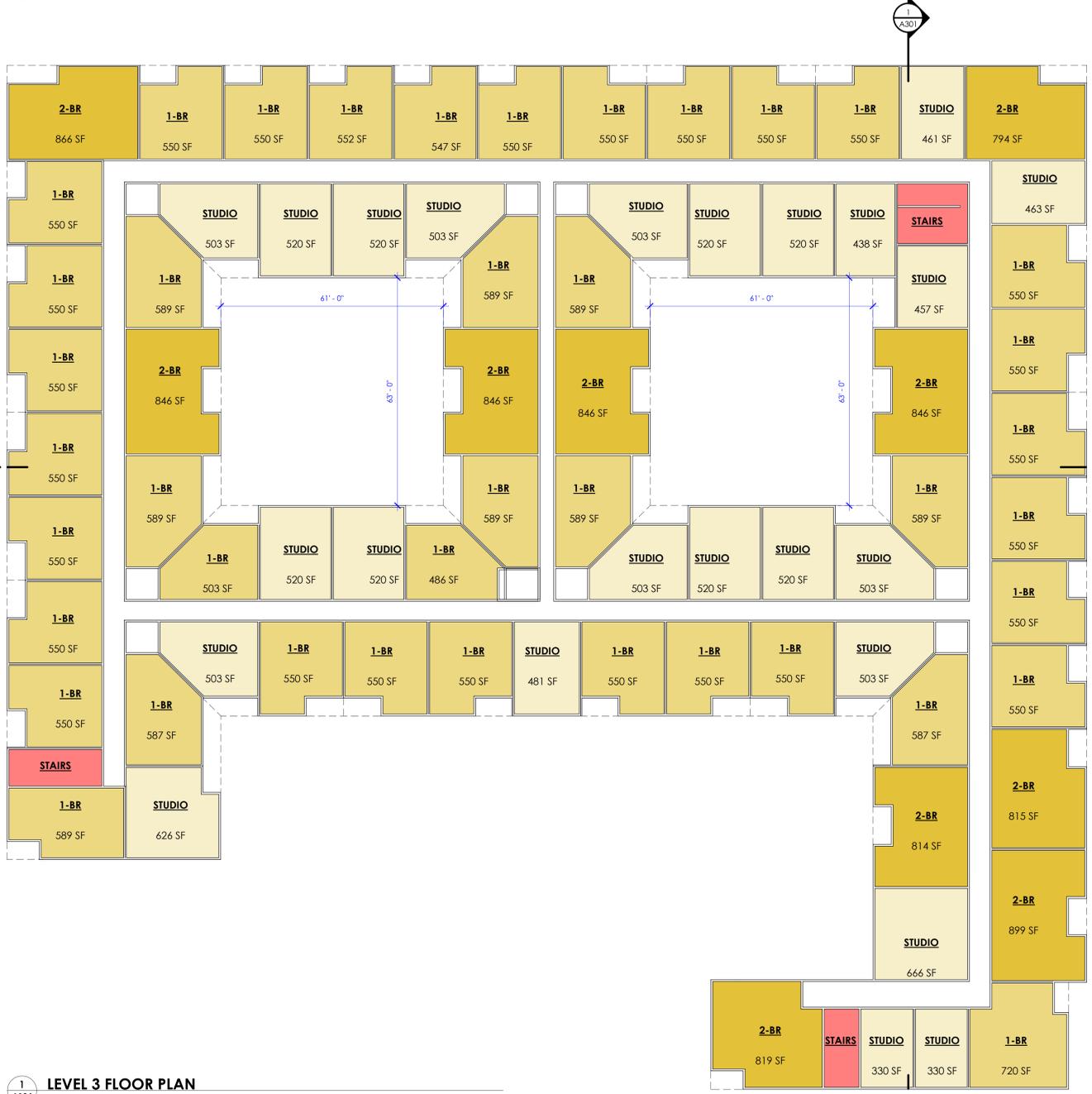
GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
- DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.**
- CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

aeurbia
 architects and engineers
 909 West Jordan Parkway
 South Jordan, Utah 84095
 phone: 801.746.0456 - fax: 801.575.6456
 website: aeurbia.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 4/3/2023 3:16:37 PM

2 LEVEL 3 FLOOR PLAN
 1/16" = 1'-0"



1 LEVEL 3 FLOOR PLAN
 1/16" = 1'-0"

MAIN STREET APTS
 1518 S MAIN ST
 SALT LAKE CITY, UTAH

Revision Schedule	
MARK	Revision Date

AE2022.395
LEVEL 03 FLOOR PLAN
 DATE: PROJECT ISSUE DATE
 SHEET #:
A104
 COPYRIGHT © AEURBIA, LLC.



PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023
 4/20/23 3:16:37 PM

4/3/2023 3:16:39 PM
 C:\Users\michael\Documents\AE2022.395\1518 S Main St Apts\1518 S Main St Apts.dwg
 4/3/2023 3:16:39 PM

BLDG 1 UNIT COUNT

1-BR	137
2-BR	33
STUDIO	75
Grand total:	245

GENERAL NOTES

- ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
- DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
- ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
- FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.**
- CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
- CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
- ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

aeurbia
architects and engineers

909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

4/3/2023 3:16:39 PM

**MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH**



MARK	DESCRIPTION	Revision Schedule	Revision Date

AE2022.395

**LEVEL 04
FLOOR PLAN**

DATE: PROJECT ISSUE DATE

SHEET #:

A105

COPYRIGHT ©
AEURBIA, LLC.



PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023
 4/3/2023 3:16:39 PM

4/20/23 3:16:39 PM
C
B
A

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
7. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

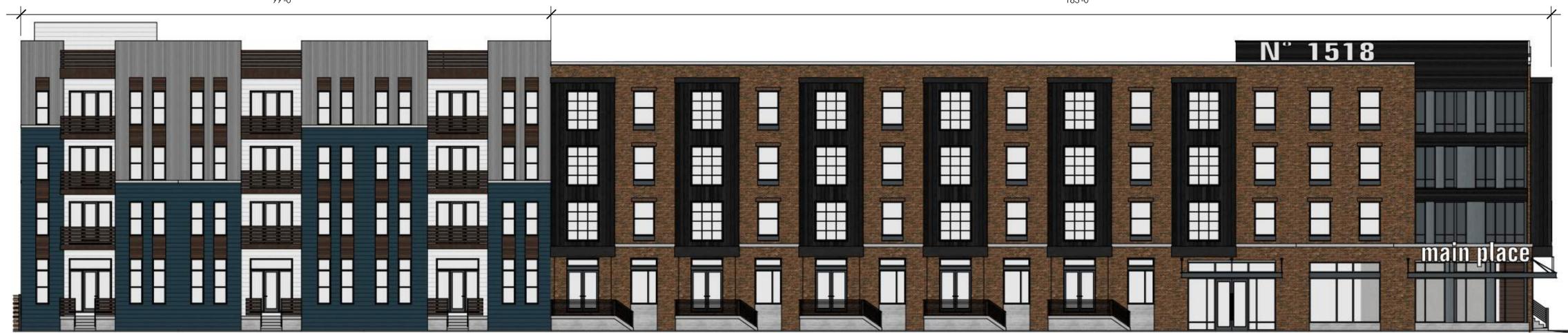
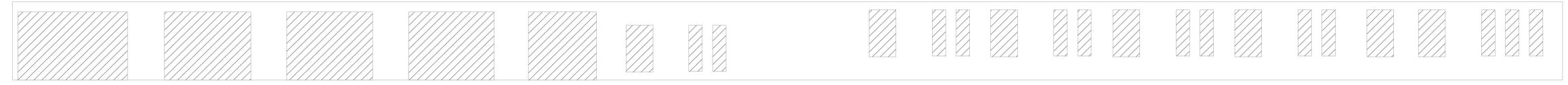
ae urbia
architects and engineers
909 West South Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**
4/3/2023 3:16:39 PM



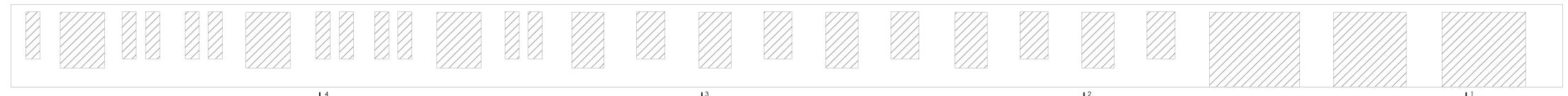
NORTH ELEVATION

AREA OF MAIN LEVEL EXTERIOR WALL = 3,785 S.F.
AREA OF MAIN LEVEL EXTERIOR WALL GLAZING = 2,345 S.F. = 62% (60% REQ'D)



EAST ELEVATION

AREA OF MAIN LEVEL EXTERIOR WALL = 3,627 S.F.
AREA OF MAIN LEVEL EXTERIOR WALL GLAZING = 2,236 S.F. = 62% (60% REQ'D)



MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH

MARK	DESCRIPTION	Revision Date

PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023
AE2022.395
EXTERIOR ELEVATIONS
DATE: PROJECT ISSUE DATE
SHEET #: **A201**
COPYRIGHT © AEURBIA, LLC.

4/20/23 3:16:40 PM
C
B
A

GENERAL NOTES

1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
7. **ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.**
8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

aeurbia
architects and engineers
909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**
4/3/2023 3:16:40 PM

**MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH**

MARK	DESCRIPTION	Revision Date

PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023
AE2022.395
EXTERIOR ELEVATIONS
DATE: PROJECT ISSUE DATE
SHEET #:
A202
COPYRIGHT ©
AEURBIA, LLC.



SOUTH ELEVATION



WEST ELEVATION

4/20/23 3:16:40 PM
C
B
A



VIEW FROM NORTHEAST CORNER OF MAIN ST. & ANDREW AVE.



VIEW FROM SOUTHEAST ALONG MAIN ST.



VIEW FROM NORTHWEST CORNER ALONG ANDREW AVE.

aeurbia
architects and engineers
909 West Jordan Parkway
South Jordan, Utah 84095
phone: 801.746.0456 - fax: 801.575.6456
website: aeurbia.com

**PRELIMINARY
NOT FOR
CONSTRUCTION**

4/3/2023 3:16:40 PM

**MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH**

MARK	DESCRIPTION	Revision Schedule	Revision Date

AE2022.395

**PERSPECTIVE
RENDERINGS**

DATE: PROJECT ISSUE
DATE

SHEET #:

A203

COPYRIGHT ©
AE URBA, LLC.

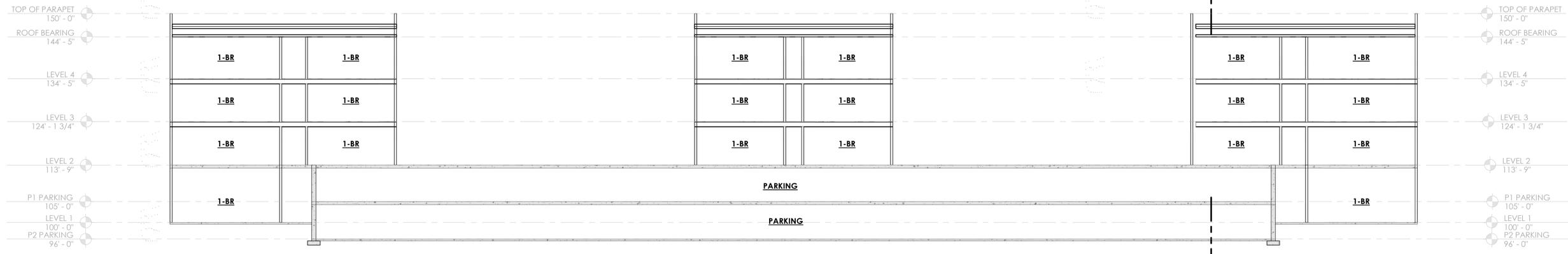
PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023
4/20/23 3:16:40 PM

AE2022.395 1518 S MAIN ST SALT LAKE CITY, UTAH

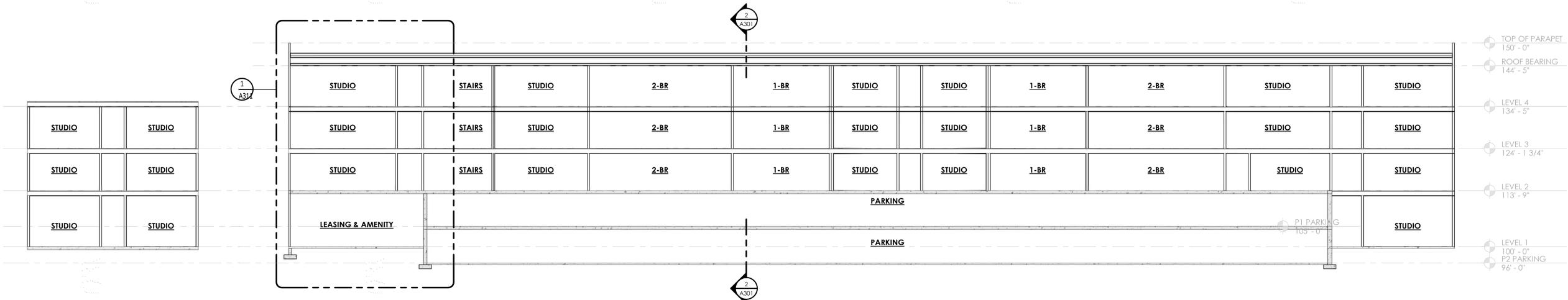
**PRELIMINARY
NOT FOR
CONSTRUCTION**

4/3/2023 3:16:44 PM

**MAIN STREET APTS
1518 S MAIN ST
SALT LAKE CITY, UTAH**



2 BUILDING SECTION
3/32" = 1'-0"



1 BUILDING SECTION
3/32" = 1'-0"

MARK	DESCRIPTION	Revision Date

AE2022.395

BUILDING SECTIONS

DATE: PROJECT ISSUE DATE

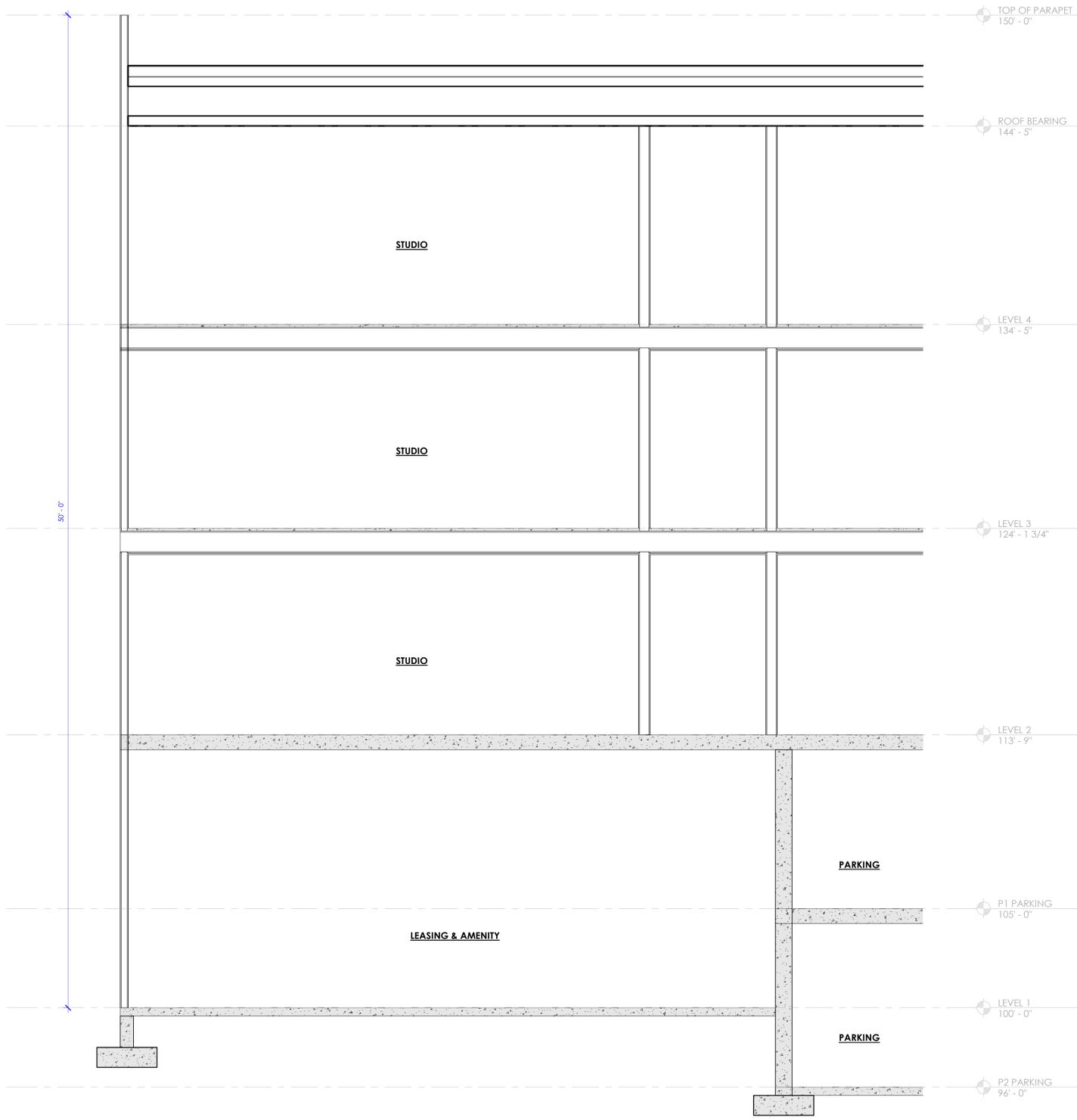
SHEET #:

A301

COPYRIGHT © AEURBIA, LLC.

PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023

AE2022.395 WALL SECTIONS
 4/3/2023 3:16:44 PM
 1
 2
 3
 4
 5
 A
 B
 C
 D



1
A311
WALL SECTION
 3/8" = 1'-0"

- GENERAL NOTES**
1. ALL MEASUREMENTS ARE FROM FACE OF STRUCTURE (WOOD, CONCRETE) TO FACE OF STRUCTURE UNLESS NOTED OTHERWISE. DIMENSIONS TO EXTERIOR GRID LINES REPRESENT EXTERIOR FACE OF STRUCTURE.
 2. DO NOT SCALE DRAWINGS. ARCHITECT SHALL NOT BE RESPONSIBLE FOR DIMENSIONS, TAKEOFFS OR CALCULATIONS BASED ON DIGITAL MEDIA. REFER TO PRINTED DIMENSIONS ONLY. DRAWINGS OF A LARGER SCALE TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
 3. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
 4. PROVIDE CAULKING AND MIN. 9" COUNTERFLASHING AT ALL EXTERIOR WINDOWS AND DOORS. FLASHING SHALL BE INSTALLED AT THE PERIMETER OF EXTERIOR DOOR AND WINDOW ASSEMBLIES AND EXTERIOR WALL TRANSITIONS TO ROOF AND HORIZONTAL PROJECTIONS. FLASHING SHALL BE INSTALLED AT ALL EXTERIOR FINISH MATERIAL TRANSITIONS AND SHALL CONFORM TO MANUFACTURER'S RECOMMENDATIONS. THE FLASHING SHALL BE CORROSION-RESISTANT w/ A 1/2" DRIP EDGE ANGLE EXTENDING PAST THE FINISH EDGE. FLASHING IS REQUIRED AT THESE LOCATIONS REGARDLESS OF ITS INCLUSION IN ASSOCIATED DETAILS.
 5. ALL FLASHING MUST BE INSTALLED IN SUCH A MANNER AS TO PREVENT MOISTURE FROM ENTERING THE WALL OR TO REDIRECT IT TO THE EXTERIOR.
 6. FIRE EXTINGUISHERS, SMOKE DETECTORS AND OTHER EMERGENCY DEVICE LOCATIONS AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
 7. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE ASSOCIATED DETAILS - SEE 'G' SHEETS. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.
 8. CONTRACTOR AND SUBCONTRACTORS SHALL PERFORM THEIR DUTIES AND TRADES IN A MANNER CONFORMING TO THE PROCEDURE REQUIREMENTS STATED IN THE 2018 INTERNATIONAL BUILDING CODE.
 9. CONTRACTOR AND SUBCONTRACTORS SHALL REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY AND SHALL BRING ANY CONFLICTS OR REQUESTS FOR CLARIFICATION TO THE ATTENTION OF THE ARCHITECT PRIOR TO ACCEPTING A CONTRACT FOR CONSTRUCTION.
 10. ALL WOOD WHICH COMES INTO CONTACT WITH CONCRETE SHALL BE PRESSURE-TREATED OR EQUAL.

aeurbia
 architects and engineers
 909 West South Jordan Parkway
 South Jordan, Utah 84095
 phone: 801.746.0456 - fax: 801.575.6456
 website: aeurbia.com

PRELIMINARY
NOT FOR
CONSTRUCTION
 4/3/2023 3:16:44 PM

MAIN STREET APTS
 1518 S MAIN ST
 SALT LAKE CITY, UTAH

MARK	DESCRIPTION	Revision Schedule	Revision Date

PLANNED DEVELOPMENT APPLICATION 03 APRIL 2023
AE2022.395
WALL SECTIONS
 DATE: PROJECT ISSUE DATE
 SHEET #:
A311
 COPYRIGHT ©
 AEURBIA, LLC.