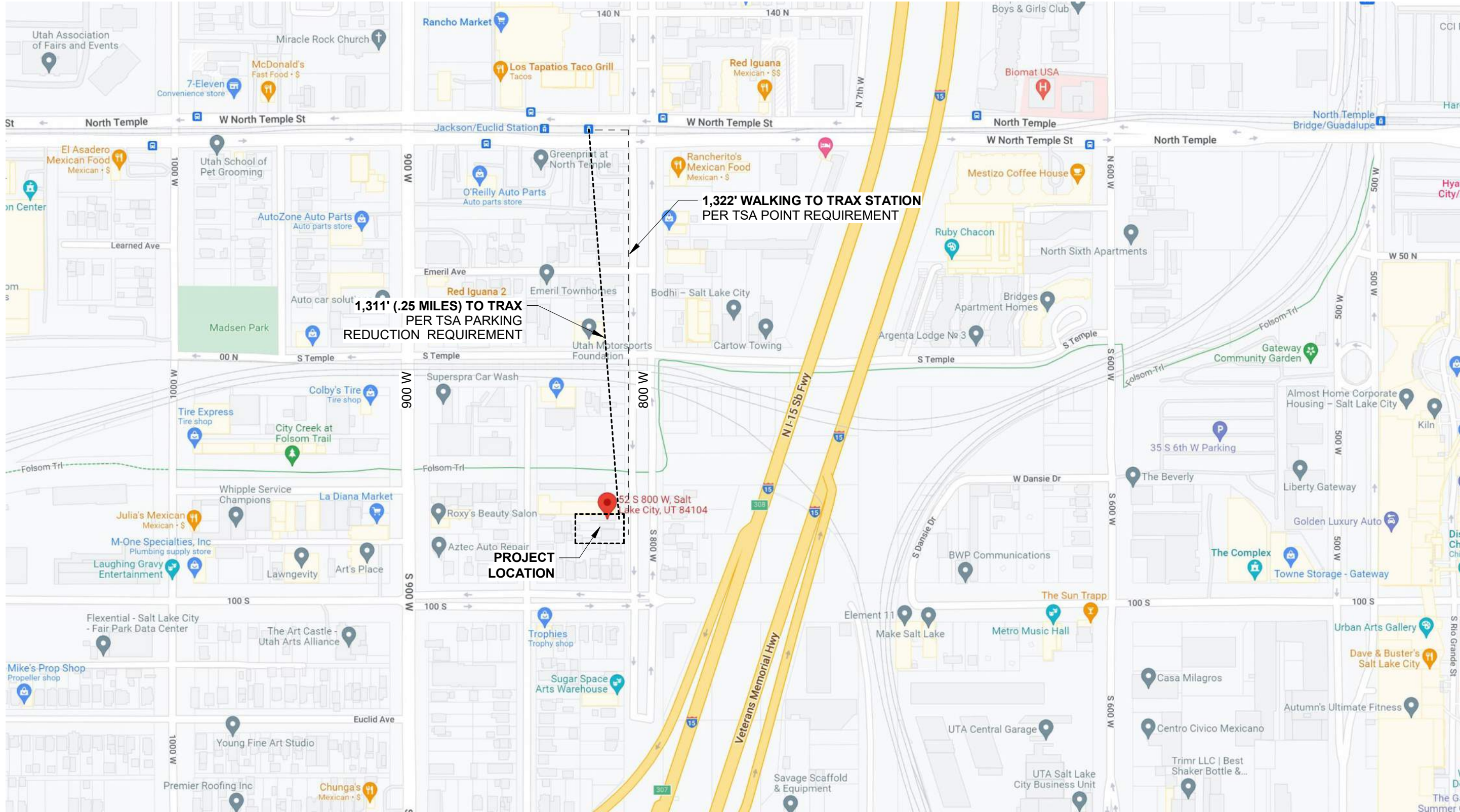




VICINITY MAP
1/8" = 1'-0"



CODE ANALYSIS

APPLICABLE CODES AS MODIFIED BY: 2018 UTAH BUILDING CODE
2018 IBC, 2018 IPC, 2018 IMC, 2018 FUEL GAS CODE, 2018 IFC
2018 IECC, 2018 IEBC, 2018 NFPA 70, 2018 ICC A117.1
2010 ADA STANDARDS,

A. BUILDING INFORMATION:

Construction Type: IA, IIIA
Occupancy Categories: R-2
Fire Sprinklers: Yes
Mixed Occupancy: No
Special Use and Occupancy: Yes

B. FIRE RESISTANCE RATING REQUIREMENTS (HOURS):

IA requirements per table 601
Primary Structural Frame: 1
Bearing Walls, Exterior: 1
Bearing Walls, Interior: 1
Nonbearing walls, Exterior: per table 602
Nonbearing walls, Interior: 0
Floor Construction: 1
Roof Construction: 1

IIIA requirements per table 601
Primary Structural Frame: 1
Bearing Walls, Exterior: 1
Bearing Walls, Interior: 1
Nonbearing walls, Exterior: per table 602
Nonbearing walls, Interior: 0
Floor Construction: 1
Roof Construction: 1

C. BUILDING HEIGHT AND AREA per CHAPTER 5

Building Height & Stories

IA Construction (Podium/Level 1)
Allowed UL UL Stories
Provided 11'-0" 1 Stories

IIIA Construction (Level 2-6)
Allowed 85' 5 Stories
Provided 54'-0" 5 Stories

Building Max Allowable Area

IA Construction (Podium/Level 1)
Allowed UL
IIIA Construction (Level 2-6)
Allowed 192,000 sq ft

$A_u = A_v \times (S_u)$
 $= 48,000 \times (4)$
 $= 192,000 \text{ sqft}$

LVL	AREA
IA	
LEVEL 1 - GND FL	13,798 SF
	13,798 SF

IIIA	
LEVEL 2	13,769 SF
LEVEL 3	13,769 SF
LEVEL 4	13,769 SF
LEVEL 5	13,769 SF
LEVEL 6	68,843 SF
TOTAL	82,641 SF

ZONING ANALYSIS

ZONING JURISDICTION: SALT LAKE CITY
ZONE: TSA-UN-T - URBAN NEIGHBORHOOD - TRANSITION

SETBACKS:

FRONT YARD 0', 50% WITHIN 5'
SIDE YARD 0'
REAR YARD 0'

	REQ'D	PROPOSED
MAX BUILDING HEIGHT	50'+ 1 STORY	65'
MINIMUM OPEN SPACE AREA	10%(1,633 SF)	1,735 SF

PARKING:
MINIMUM PARKING SPACES 14.75 SPACES 30 SPACES
MAXIMUM PARKING SPACES 133.5 SPACES 30 SPACES
TABLE 21A.44.030

ADA PARKING 2 SPACES 2 SPACES
SECTION 21A.44.020

ELECTRIC VEHICLE PARKING 1 PER 25 3 SPACES
SECTION 21A.44.50.B.2

BICYCLE PARKING 15 SPACES 20 SPACES
SECTION 21A.44.50.B.3

PARKING REQUIRED

UNIT TYPE	COUNT	PRKG REQD	TOTAL PARKING
R - 0 BED	30	0	0
R - 1 BED	59	0.25	14.75
Grand total	89		14.75

PARKING

TYPE	COUNT
9'0" x17'-6"	25
9'0" x17'-6" ADA	2
9'0" x17'-6" EV	3
12'-0" 35'-0" (SHORT LOADING)	1
MOTORCYCLE	3
34	

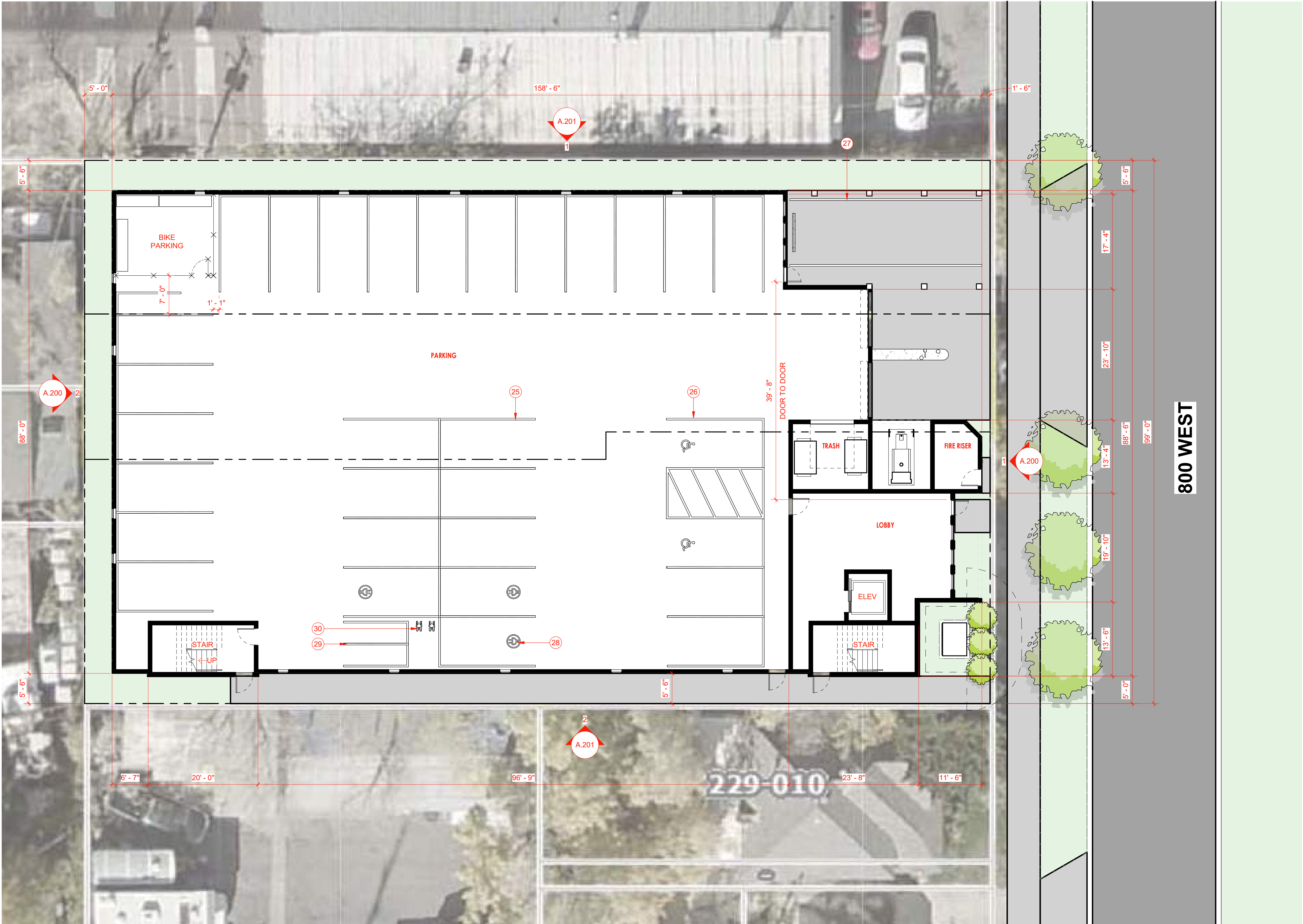
SHEET INDEX.

A.000	COVER
A.001	SITE PLAN
A.100	FLOOR PLANS
A.200	ELEVATIONS
A.201	ELEVATIONS
A.300	SECTIONS
A.400	3D VIEWS
7	Grand total: 7

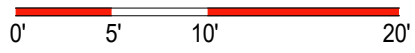
No.	Date	Description
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PROFESSIONAL SEAL:

OWNER:	GO WEST
PROJECT ADDRESS:	52 S 800 W SALT LAKE CITY, UT 84104
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-64
A.O.B.I.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	17 MAY 2023
SHEET SCALE:	As indicated
SHEET NAME:	COVER



1 SITE PLAN
1" = 10'-0"



PROPERTY

Name	Area	Acres
229-007	4,620 SF	0.11
229-021	4,023 SF	0.09
229-009	7,693 SF	0.18
	16,335 SF	0.38

ZONING ANALYSIS

ZONING JURISDICTION: SALT LAKE CITY
ZONE: TSA-UN-T - URBAN NEIGHBORHOOD - TRANSITION

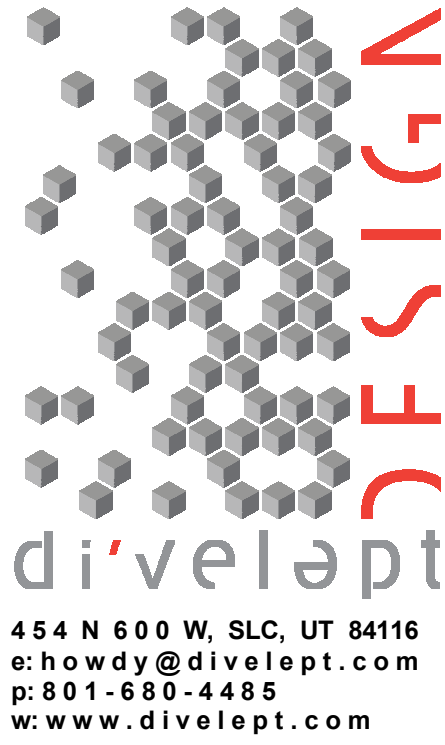
SETBACKS:		
FRONT YARD	0', 50% WITHIN 5'	
SIDE YARD	0'	
REAR YARD	0'	
MAX BUILDING HEIGHT	REQ'D 50' + 1 STORY	PROPOSED 65'
MINIMUM OPEN SPACE AREA	10%(1,633 SF)	1,735 SF
PARKING:		
MINIMUM PARKING SPACES	14.75 SPACES	30 SPACES
MAXIMUM PARKING SPACES	133.5 SPACES	30 SPACES
TABLE 21A.44.030		
ADA PARKING	2 SPACES	2 SPACES
SECTION 21A.44.020		
ELECTRIC VEHICLE PARKING	1 PER 25	3 SPACES
SECTION 21A.44.50.B.2		
BICYCLE PARKING	15 SPACES	20 SPACES
SECTION 21A.44.50.B.3		

PARKING

TYPE	COUNT
9'0" x 17'-6"	25
9'0" x 17'-6" ADA	2
9'0" x 17'-6" EV	3
12'-0" 35'-0" (SHORT LOADING)	1
MOTORCYCLE	3
34	

KEYNOTES

- 25 PAINTED PARKING STRIPING
- 26 ADA VAN ACCESSIBLE PAINTED PARKING STRIPING
- 27 LOADING BAY PAINTED PARKING STRIPING
- 28 ELECTRIC VEHICLE PAINTED PARKING STRIPING
- 29 MOTORCYCLE PARKING STALL
- 30 LEVEL 2 CHARGING STATION



52 S 800 W

No.	Date	Description
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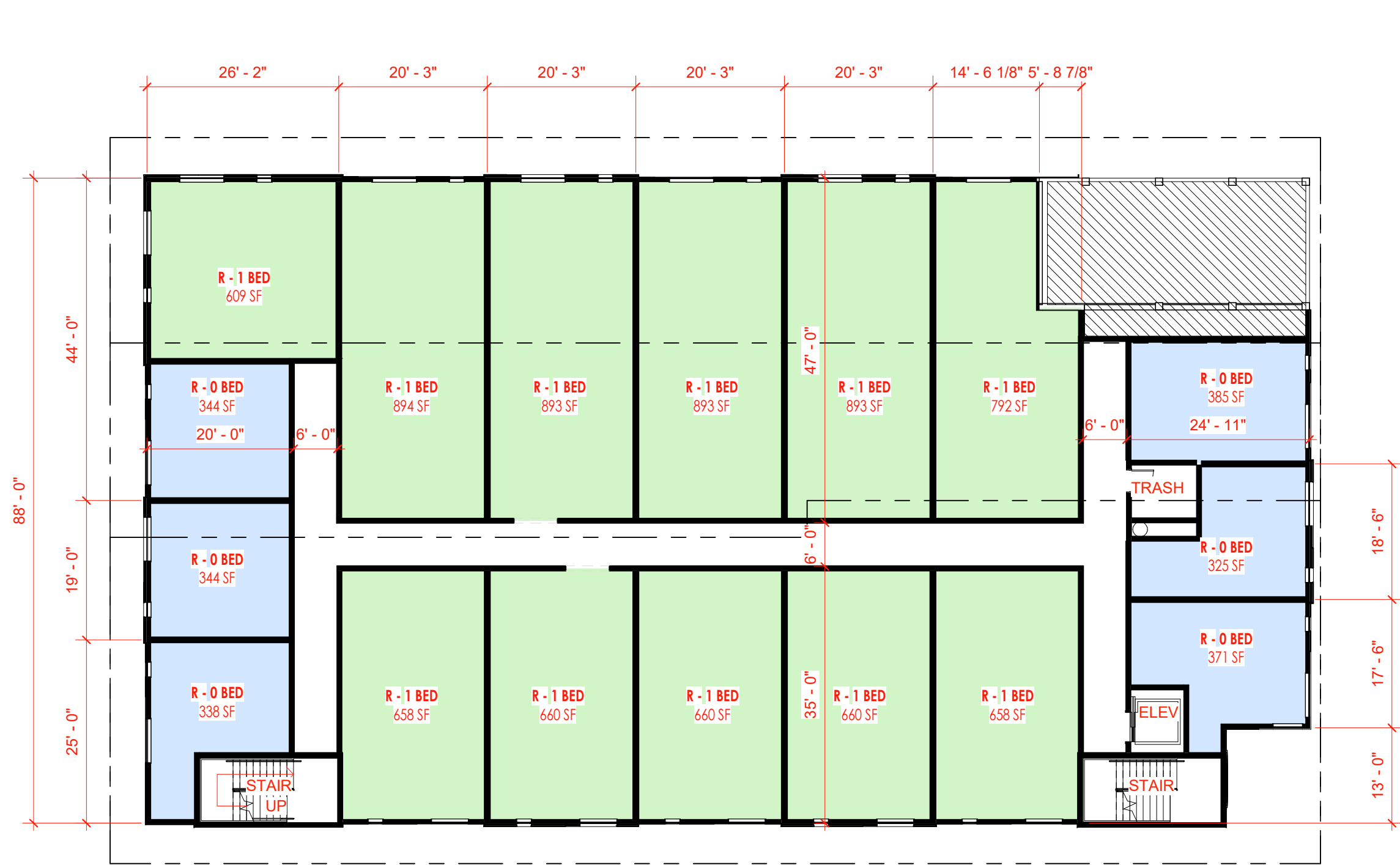
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OWNER:	GO WEST
PROJECT ADDRESS:	52 S 800 W SALT LAKE CITY, UT 84104
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-64
A.C.B.I.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	17 MAY 2023
SHEET SCALE:	As indicated
SHEET NAME:	

SITE PLAN

UNIT MIX

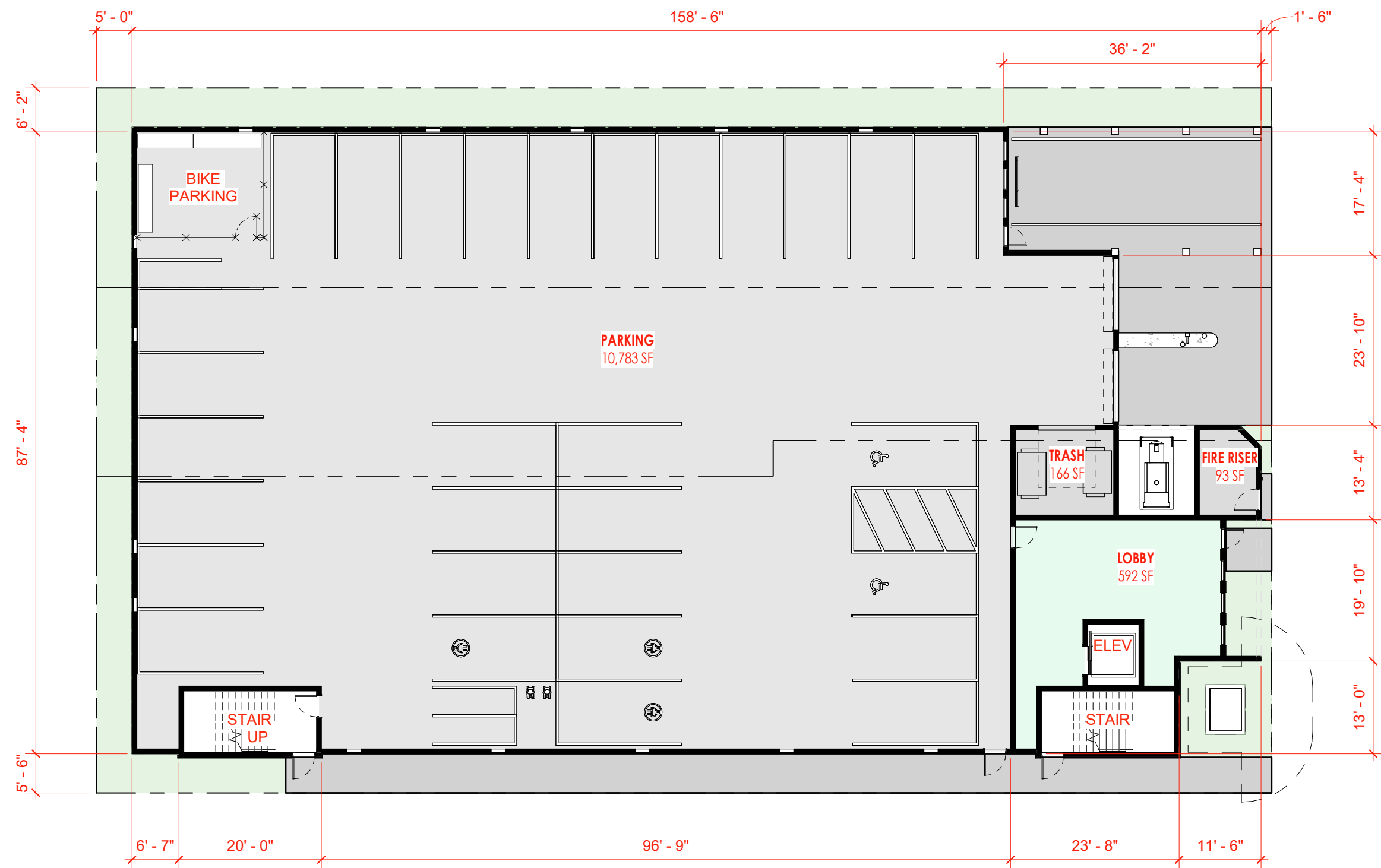
UNIT TYPE	COUNT	% BY # OF UNITS	% BY AREA	RENTABLE AREA
R - 0 BED	30	33.7%	19.2%	10,539 SF
R - 1 BED	59	66.3%	80.8%	44,311 SF
Grand total	89			54,850 SF



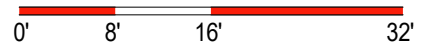
② LEVEL 2 PLAN
1/16" = 1'-0"



③ LEVEL 3-6 PLAN
1/16" = 1'-0"



① LEVEL 1 PLAN
1/16" = 1'-0"



52 S 800 W

No.	Date	Description
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PROFESSIONAL SEAL

OWNER:	GO WEST
PROJECT ADDRESS:	52 S 800 W SALT LAKE CITY, UT 84104
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-64
A.O.B.I.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	17 MAY 2023
SHEET SCALE:	1/16" = 1'-0"
SHEET NAME:	FLOOR PLANS



UPPER FLOORS DURABLE MATERIALS
80% REQUIRED
4805 SF TOTAL AREA
4805 SF PROVIDED DURABLE MATERIALS (100%)

UPPER FLOORS STUCCO
10% ALLOWED
9952 SF TOTAL AREA
0 SF PROVIDED STUCCO (0%)

GROUND FLOOR DURABLE MATERIALS:
100% REQUIRED
855 SF TOTAL AREA
855 SF PROVIDED (100%)

GROUND FLOOR GLAZING:
443 SF TOTAL AREA
266 SF MIN GLAZING REQUIRED (60%)
SF GLAZING PROVIDED 120 SF (27%)

1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

KEYNOTES

- 1 FIBER CEMENT SIDING - WHITE
- 2 FIBER CEMENT SIDING - GREY
- 3 FIBER CEMENT SIDING - WOOD TEXTURE & COLOR
- 4 STUCCO - WHITE
- 5 STUCCO - GREY
- 6 CONCRETE - ARCHITECTURAL FINISH
- 7 PREFINISHED METAL WINDOW TRIM - BLACK
- 10 WINDOW
- 11 HOLLOW METAL DOOR & FRAME
- 12 OVERHEAD COILING DOOR
- 13 ALUMINUM STOREFRONT GLAZING SYSTEM - BLACK FRAME
- 14 OPERABLE WINDOW
- 16 BUILDING MOUNTED LINEAR LIGHTING
- 17 BUILDING MOUNTED SITE LIGHTING
- 18 LOADING BAY LIGHTS ON SOFFIT
- 20 LOUVERS



52 S 800 W

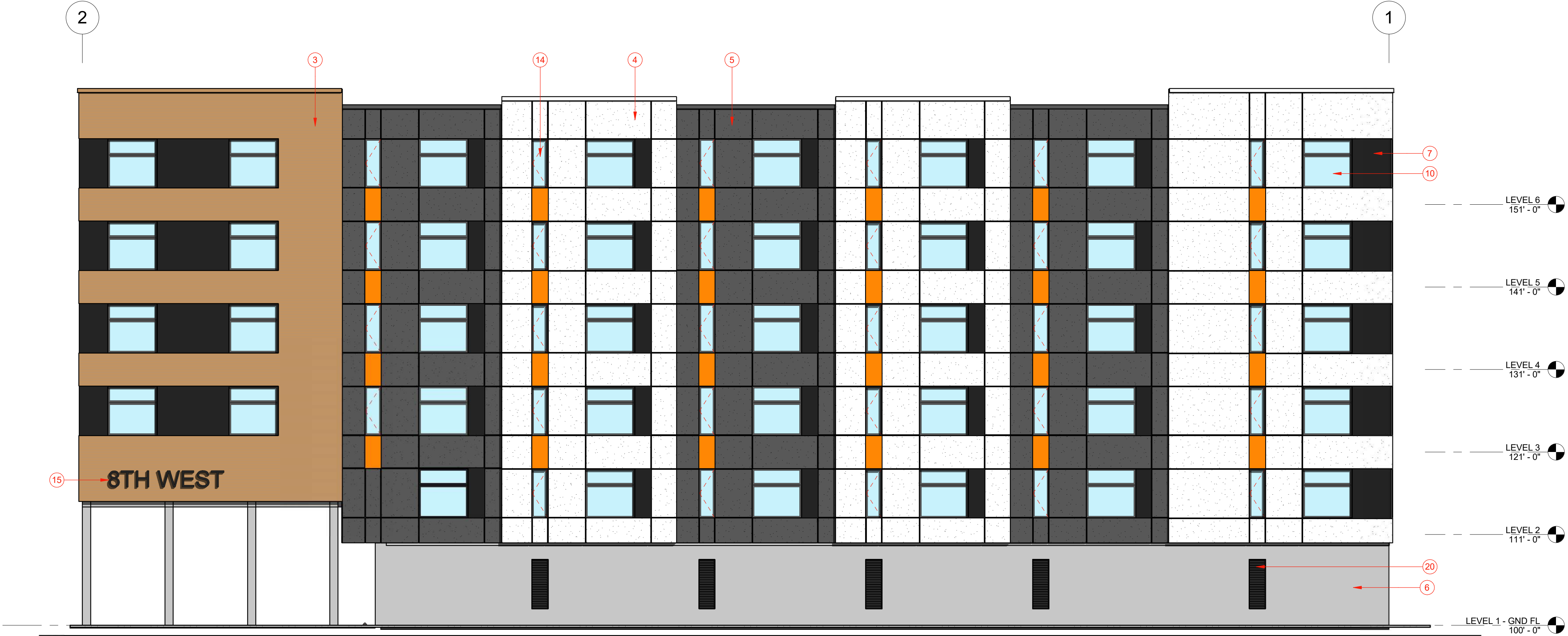
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PROFESSIONAL SEAL

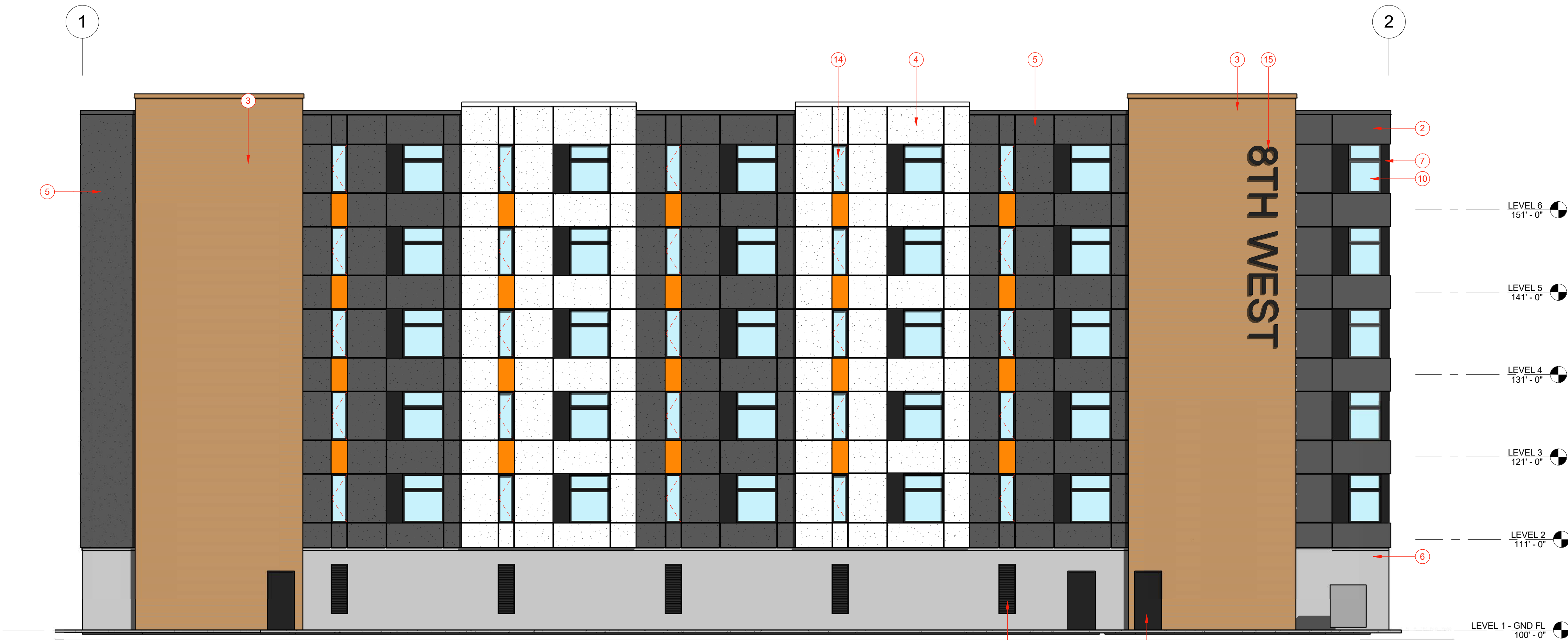
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PROJECT ADDRESS:	52 S 800 W SALT LAKE CITY, UT 84104
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-64
A.C.B.I.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	17 MAY 2023
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	ELEVATIONS

KEYNOTES

- 2 FIBER CEMENT SIDING - GREY
- 3 FIBER CEMENT SIDING - WOOD TEXTURE & COLOR
- 4 STUCCO - WHITE
- 5 STUCCO - GREY
- 6 CONCRETE - ARCHITECTURAL FINISH
- 7 PREFINISHED METAL WINDOW TRIM - BLACK
- 10 WINDOW
- 11 HOLLOW METAL DOOR & FRAME
- 14 OPERABLE WINDOW
- 15 ILLUMINATED CHANNEL LETTER BUILDING SIGNAGE
- 20 LOUVERS



1 NORTH ELEVATION
1/8" = 1'-0"



2 SOUTH ELEVATION
1/8" = 1'-0"

52 S 800 W

No.	Date	Description
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PROFESSIONAL SEAL

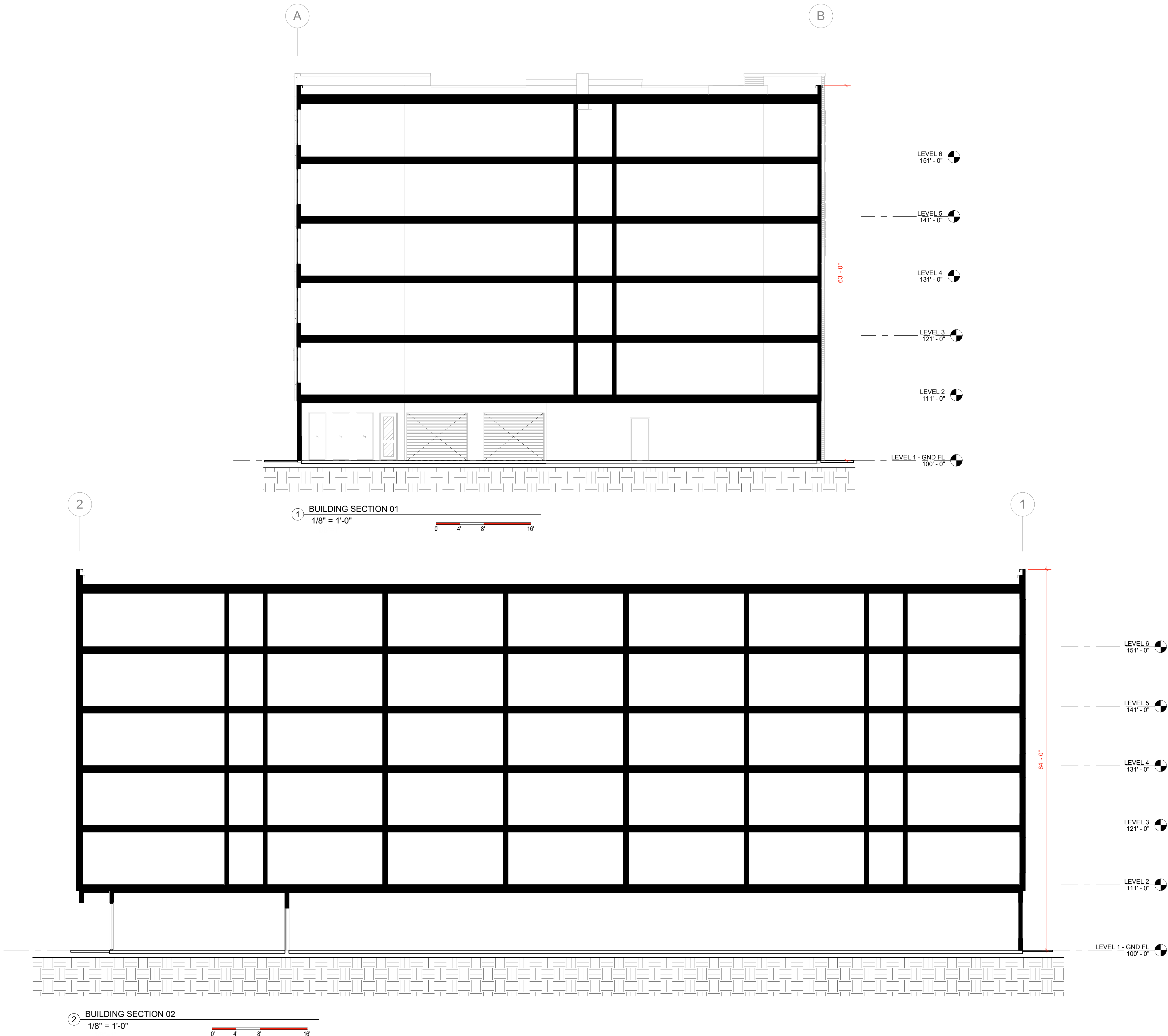
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PROJECT ADDRESS:	52 S 800 W SALT LAKE CITY, UT 84104
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-64
A.C.B.I.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	17 MAY 2023
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	ELEVATIONS

No.	Date	Description
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PROFESSIONAL SEAL

OWNER:	GO WEST
PROJECT ADDRESS:	52 S 800 W SALT LAKE CITY, UT 84104
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-64
A.C.B.I.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	17 MAY 2023
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	

SECTIONS





52 S 800 W

No.	Date	Description

PROFESSIONAL SEAL

OWNER:	GO WEST
PROJECT ADDRESS:	52 S 800 W SALT LAKE CITY, UT 84104
CITY PERMIT #:	BLD20XX-XXXX
ARCH PROJECT #:	22-64
A.C.B.I.:	JDH
PHASE:	DESIGN REVIEW
PUBLISH DATE:	17 MAY 2023
SHEET SCALE:	1/8" = 1'-0"
SHEET NAME:	3D VIEWS