



465 S. MAIN ST.
SALT LAKE CITY, UT

FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
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 **PEG**
DEVELOPMENT

180 N. UNIVERSITY AVE
SUITE 200
PROVO, UT 84601
TEL 801 643 3820

 **MCNEIL ENGINEERING**
Sandy Utah Office
8610 Sandy Parkway, Suite 200
Sandy, UT 84070
Tel: 888-303-7700

Date	Description
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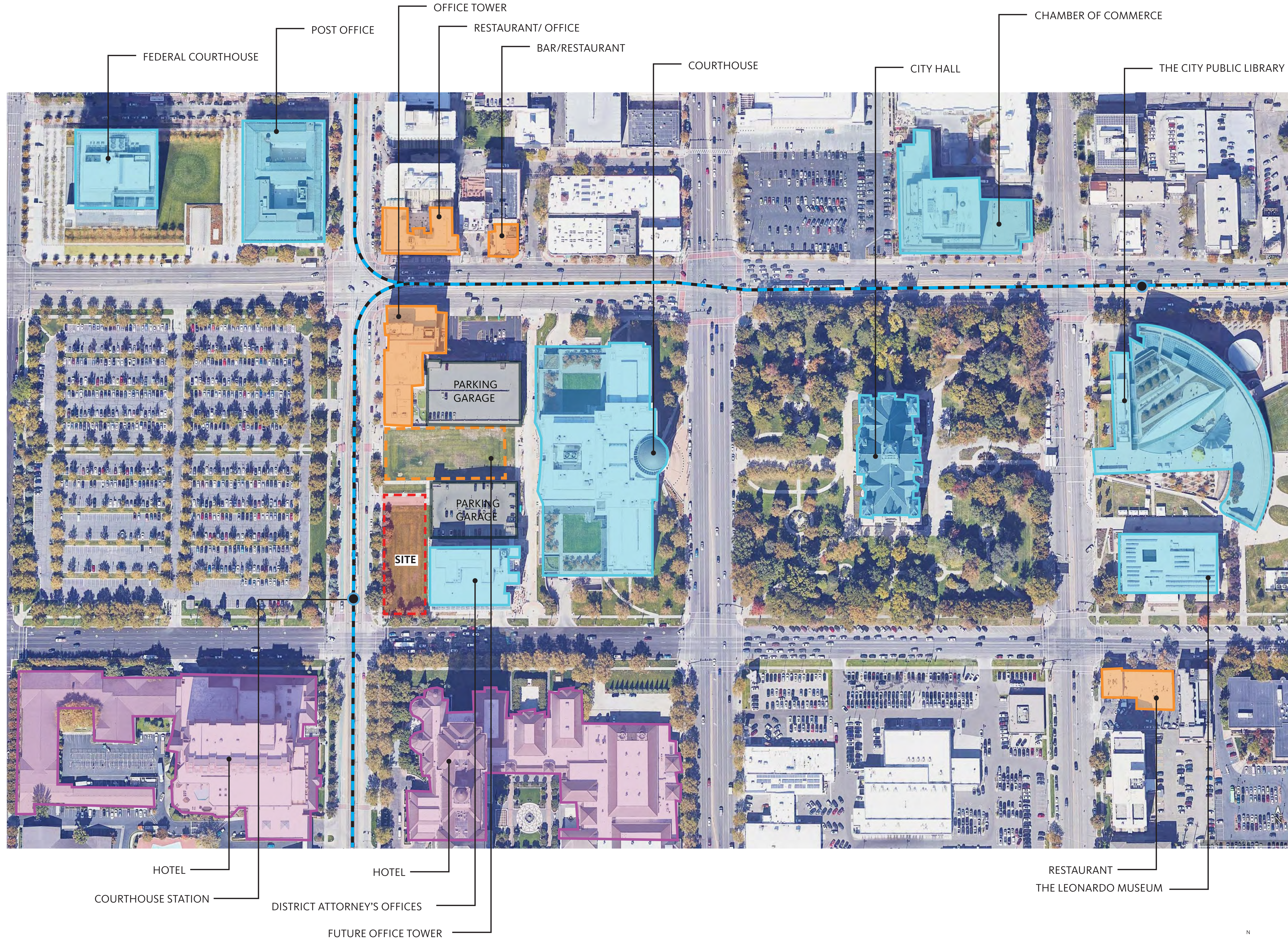
MAY 14, 2021

APR.06, 2022

Description

COVER

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Description
VICINITY MAP
G0.02

Area & Unit Counts

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Level 15	1 BD 700 SF	2BD 1050 SF	2BD 1050 SF	3BD 2450 SF														
Level 14	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 13	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 12	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 11	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 10	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 9	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 8	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 7	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio*	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	1 BD*	2BD	2BD	2BD	2BD	2BD	2BD	2BD*
Level 6	575 SF	525 SF	414 SF	653 SF	682 SF	700 SF	700 SF	700 SF	713 SF	807 SF	858 SF	1050 SF	1050 SF	1050 SF	1050 SF	1040 SF	1253 SF	1260 SF
	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD	2BD	2BD	2BD	2BD	2BD	2BD	2BD	2BD	2BD*	
Level 5	414 SF	657 SF	700 SF	700 SF	700 SF	713 SF	721 SF	735 SF	1040 SF	1050 SF	1050 SF	1050 SF	1050 SF	1254 SF	1261 SF			
	Studio	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	2BD	2BD	2BD	2BD	2BD	2BD*				
Level 4	525 SF	525 SF	525 SF	700 SF	700 SF	700 SF	700 SF	700 SF	832 SF	1049 SF	1052 SF	1245 SF	1260 SF					
	Studio	Studio	Studio	1 BD	1 BD	1 BD	1 BD	1 BD	1 BD**	2BD	2BD	2BD	2BD*					
Level 3	525 SF	525 SF	525 SF	700 SF	700 SF	700 SF	700 SF	700 SF	832 SF	1049 SF	1052 SF	1245 SF	1260 SF					
	Studio	Studio	Studio	1 BD	1 BD	1 BD**	2BD	2BD	2BD	2BD*								
Level 2	525 SF	525 SF	525 SF	700 SF	700 SF	832 SF	1049 SF	1052 SF	1245 SF	1260 SF								
Level 1																		

*PREMIUM **DEN

ZONING DESCRIPTION:

PROPOSED PROJECTED IS LOCATED AT 465 MAIN ST, IN DOWNTOWN SALT LAKE CITY. THE PROPERTY IS CURRENTLY A VACANT LOT THAT HAS BEEN SUBDIVIDED INTO TWO LOTS; THE ONE OUR PROJECT SISTS ON AND THE ADJACENT LOT WHICH WILL HOUSE AN OFFICE BUILDING. THE NEW CONSTRUCTION WILL BE A 10 STORY TOWER BUILT OVER A 5 STORY CONCRETE PODIUM.

THE GROUND FLOOR WILL BE PEDESTRIAN SCALE RETAIL THAT ENGAGES THE STREET AND THE TRAX LINE. THE UPPER FLOORS WILL ALL BE RESIDENTIAL APARTMENTS, WITH A 5TH FLOOR AMENITY DECK AND A ROOFTOP TERRACE. PARKING WILL BE HOUSED BEHIND THE FIRST FLOOR RETAIL AND WILL BE A AUTOMATED PARKING SYSTEM.

ZONE TYPE: D-1 (DISTRICT GENERAL REGULATIONS)
ZONING REQUIRMENTS: 21A.30.020

2. Setbacks:
Front Yard- 0 (Compliant)
Side Yard- 0 (Compliant)
Corner Side Yard- 0 (Compliant)
Rear Yard- 0 (2 foot provided- Compliant)

3. Parking: All off street parking structures must be behind principal building- compliant.

E & F- Controls over Midblock and Corner Buildings

- Per code the Corner building is allowed to be between 100 and 375 feet tall. The midblock buildings beyond 132' from the corner are required to be up to 100'. This property straddles the corner and the owner would like to make the entire building 165 feet in total height.

BUILDING DESCRIPTION:

PROPOSED PROJECT IS A 10 STORY MULTIFAMILY RESIDENTIAL TOWER, OVER A 5 STORY CONCRETE PODIUM HOUSING GROUND FLOOR RETAIL, PARKING AND ADDITIONAL FLOORS OF MULTIFAMILY RESIDENTIAL. ACCESS TO PARKING WILL BE FROM MAIN STREET.

THE RESIDENTIAL COMPONENT OF THE PROJECT WILL CONSIST OF 242 UNITS, WITH A MIX OF STUDIOS, 1-BED, AND 2-BED UNITS (SEE UNIT MATRIX)

BUILDING CODE DATA		
BUILDING IDENTIFICATION	465 S. MAIN ST. TOWER	
BUILDING OCCUPANCY CLASSIFICATION:	S-2	
AREA ALLOWED (PER 506.2.3):	UNLIMITED SQ. FT.	
SQ. FT. INCREASE ALLOWED BY AREA MODIFICATIONS PER (506)		
AREA ALLOWED PER FLOOR (506.2)	UNLIMITED SQ. FT.	
AREA PROVIDED	SEE GROSS AREA AT TABLE BELOW	
TYPE OF CONSTRUCTION:		
BUILDING HEIGHT ALLOWANCE: (PER 504.3)	UNLIMITED	
BUILDING HEIGHT PROVIDED:	170'	
NUMBER OF STORIES ALLOWED (PER 504.4):	UNLIMITED	
NUMBER OF STORIES PROVIDED:	15	
FIRE RATING:		
	WALLS AND PARTITIONS	OPENING PROTECTION
FIRE WALLS (PER 706.4):	3 HOUR	3 HOUR
SHAFT ENCLOSURE GREATER THAN 4 STORIES (PER 713.4):	2 HOUR	1 1/2 HOUR DOOR
MIXED OCCUPANCY SEPARATIONS (PER 713.4):	2 HOUR	
INTERIOR BEARING WALLS (PER 601):	3 HOUR	
INTERIOR NON-BEARING WALLS (PER 601):	0 HOUR	
EXT. BEARING WALLS (PER 601):	3 HOUR	
EXT. BEARING WALLS GREATER THAN 30' SEPARATION (PER 602):	1 HOUR	
EXT. BEARING WALLS LESS THAN 30' SEPARATION (PER 602):	1 HOUR	
CORRIDOR WALLS (PER 1020.1)	1/2 HOUR	
ELEVATOR SHAFT WALLS (PER 713.4)	2 HOUR	1 1/2 HOUR DOOR
REFUSE CHUTE SHAFT WALLS AND TERMINATION ROOM (PER 713.13)	2 HOUR	1 1/2 HOUR DOOR
REFUSE ACCESS AND ROOMS (PER 713.13):	1 HOUR	3/4 HOUR
FLOOR / CEILING CONSTRUCTION (PER 601):	2 HOUR	
ROOF CEILING CONSTRUCTION (PER 601):	1 1/2 HOUR	-
PRIMARY STRUCTURAL FRAME (PER 601):	3 HOUR	-
STAIRS:		
STAIR WIDTH: (PER 1009.3.2):	MIN. REQUIRED: 48"	MIN. PROVIDED: 44"
ELEVATOR LOBBIES		
REQUIRED (PER 708.14.1)	YES	
FLOOR LOCATIONS:	1-15	
FIRE PROTECTION SYSTEM		
SPRINKLER SYSTEM PROVIDED (PER 903.3.1):	NFPA 13	
STANDPIPES REQUIRED (PER 905):	YES, WET SYSTEM AT STAIRWAYS	
FIRE EXTINGUISHERS (PER 906.3):	PROVIDED 75' MAX TRAVEL DIST./COMMON CORRIDORE/RESIDENTIAL UNITS	
EXITS REQUIRED		
BUILDING EXITS (PER 1006.3.2):	PER FLOOR: 2 MINIMUM WITHIN ALLOWED TRAVEL DISTANCE	
HORIZONTAL EXITS (PER 1026):	SEE PLANS FOR LOCATIONS	
TRAVEL DISTANCE (PER 1017.2):	250 FEET ALLOWED	
DEAD END CORRIDOR (PER 1020.4 EXCEPTION 2):	50 FEET ALLOWED	SEE PLANS PROVIDED
UNITS OF EGRESS (PER 1005.1):	CORRIDOR WIDTH + 0.2 PER OCCUPANT	MINIMUM 44"
	STAIR WIDTH + 0.3 INCH PER OCCUPANT	MINIMUM 48"
ROOF ACCESS		
ROOF ACCESS PROVIDED:	1 STAIRWAY TO ROOF	
ATTIC VENTILATION		
ATTIC VENTILATION REQUIRED (PER 1202.2):	ATTIC VENTILATION PROVIDED PER 1202.2.1	
ATTIC VENTILATION TYPE:	TURBINES	

CONSTRUCTION & OCCUPANCY SUMMARY:

OCCUPANCY TYPE (PER 2018 IBC):
R-2 (RESIDENTIAL APARTMENTS) WITH A 3 HOUR SEPERATION AT PODIUM
S-2 (PARKING GARAGE)

CONSTRUCTION TYPE (PER 2018 IBC):
TYPE IA

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Description	
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ZONING

G0.03

Area & Unit Counts

Floor	Area (GSF)
Level 15	9,239
Level 14	18,186
Level 13	19,460
Level 12	19,460
Level 11	19,460
Level 10	19,460
Level 9	19,460
Level 8	19,460
Level 7	19,460
Level 6	19,456
Level 5	23,208
Level 4	23,208
Level 3	23,208
Level 2	23,208
Level 1	22,507
TOTAL	275,933

Property Area 23,206.25 sqft

	STUDIO	1 BED	2 BED	3 BED
Level 15	0	1	2	1
Level 14	3	8	7	0
Level 13	3	8	7	0
Level 12	3	8	7	0
Level 11	3	8	7	0
Level 10	3	8	7	0
Level 9	3	8	7	0
Level 8	3	8	7	0
Level 7	3	8	7	0
Level 6	3	8	7	0
Level 5	1	7	6	0
Level 4	3	6	4	0
Level 3	3	6	4	0
Level 2	3	3	4	0
Level 1	0	0	0	0
TOTAL	37	95	83	1

Total Unit Count: 217

Site Acreage: .57 Acre Site
Units Provided: 217
Units Per Acre: 379 Units per Acre

OFF STREET PARKING NOTES

Off Street Parking Calculations			
	Requirement	Required	Provided
Residential	0.5 Stalls / Unit	108	154 Stalls
Non-Residential	No Spaces up to 25,000 sf; 1 space per 1,000 sf over 25,000 sf	0 Stalls	0 Stalls
ADA Parking	2% requirement	4	+ 4
Total:		108 Stalls	154 Stalls

Garage Footprint 7,698 sq. ft. @ ground level
7,456 sq. ft. levels 2-6

Total Garage area: 44,978 sq. ft.

Other Parking Requirements per 21A.44.			
	Requirement	Required	Provided
Bicycle Parking	5% of the total required parking spaces	.05*154 = 8 stalls	min. of 15 stalls
EV Parking (charging)	1/25 stalls	.04*154 = 6 stalls	6 stalls / up to 154

Other Parking Calculations: we have used provided numbers vs required to
Other Parking Calculations: we have used provided numbers vs required to
Parking Calculation with increases from 21A.44.050

Parking maximums were increased based on 21A.44.050.C.4 (Transportation demand parking Incentives): We meet 4.a.1, 3, and 6.

Bicycle Parking will be on the second floor to the west side of our parking system. Current design has 20 plus spaces.

ADA Parking Spaces, is shown at 4+. the main transfer area for the parking system is designed for a van accessible stall. This access point can be used for all accessible needs well beyond the 4 required.

EV Parking, we have 6 stalls required for our parking area. The automated parking system that we are using is currently capable of being able to charge up to all of the electric cars in the system by shuffling them as required to charge the vehicles requesting charging.

Loading zone provided at street per discussions with Transportation Department. Per Fire review, the loading zone will be required to be signed as “Driver must remain in vehicle,” to accommodate fire apparatus access.

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ZONING	
G0.04	



1. US District Court 2. US District Court Parking 3. US District Court Parking 4. Frank E. Moss United States Courthouse



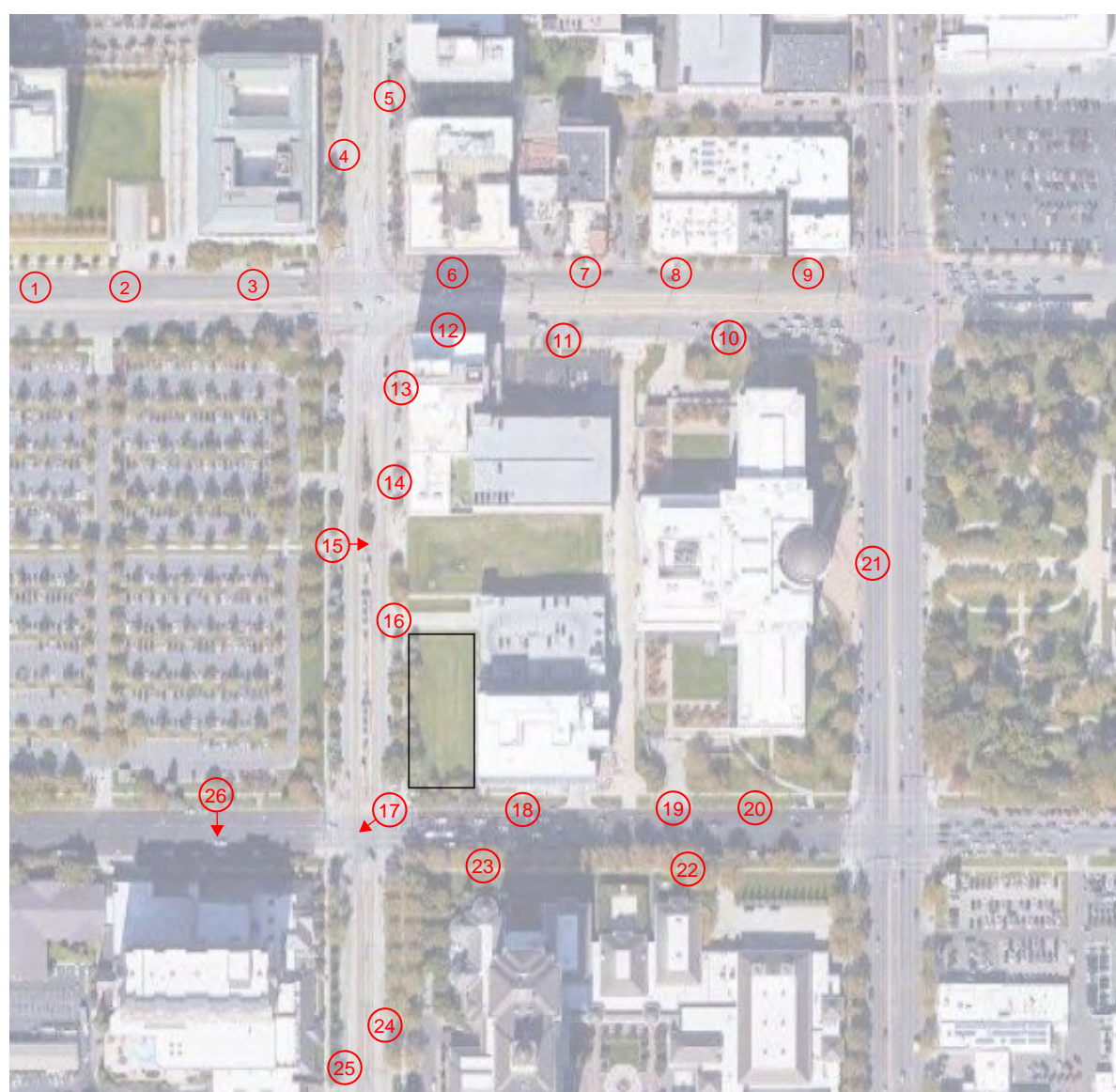
5. Boston Buildings 6. 379 S Main St. 7. The Green Pig Pub



8. Wall Law Office 9. WOW Atelier Architecture Utah 10. Third District Court



11. Washington Federal Bank 12. Washington Federal Bank 13. Washington Federal Bank



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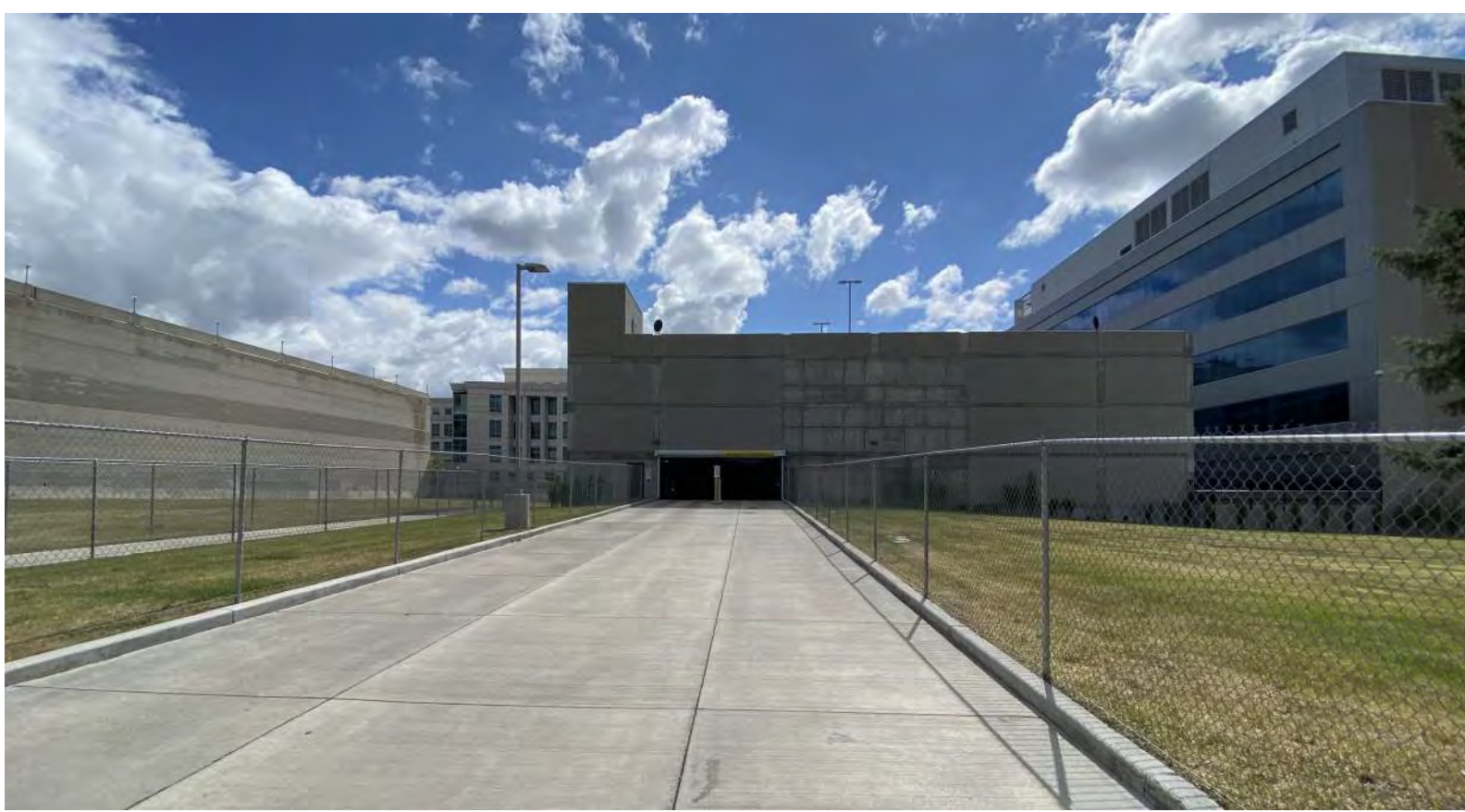
PHOTO SURVEY
ADJACENT FACADES
G0.04



14. Washington Federal Bank



15. Vacant Lot



16. District Attorney Parking Structure



17. Little America Hotel



18. District Attorney



19. Third District Courthouse



20. Third District Courthouse



21. Third District Courthouse



22. Grand America Hotel



23. Grand America Hotel



24. Grand America Hotel



25. Little America Hotel



26. Little America Hotel



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MAY 05, 2021 DRAFT
APR.06, 2022

Description

PHOTO SURVEY
ADJACENT FACADES
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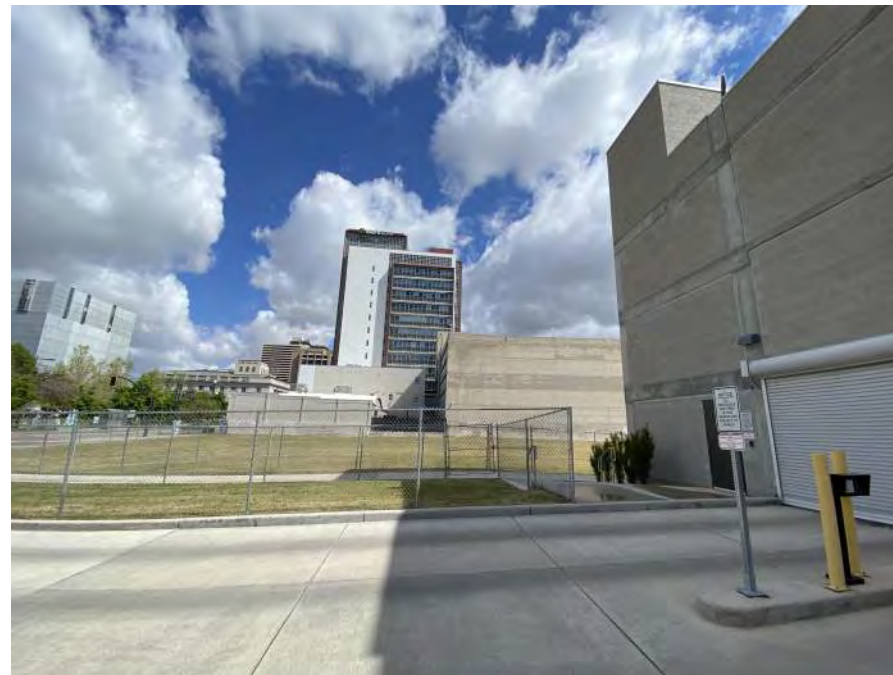
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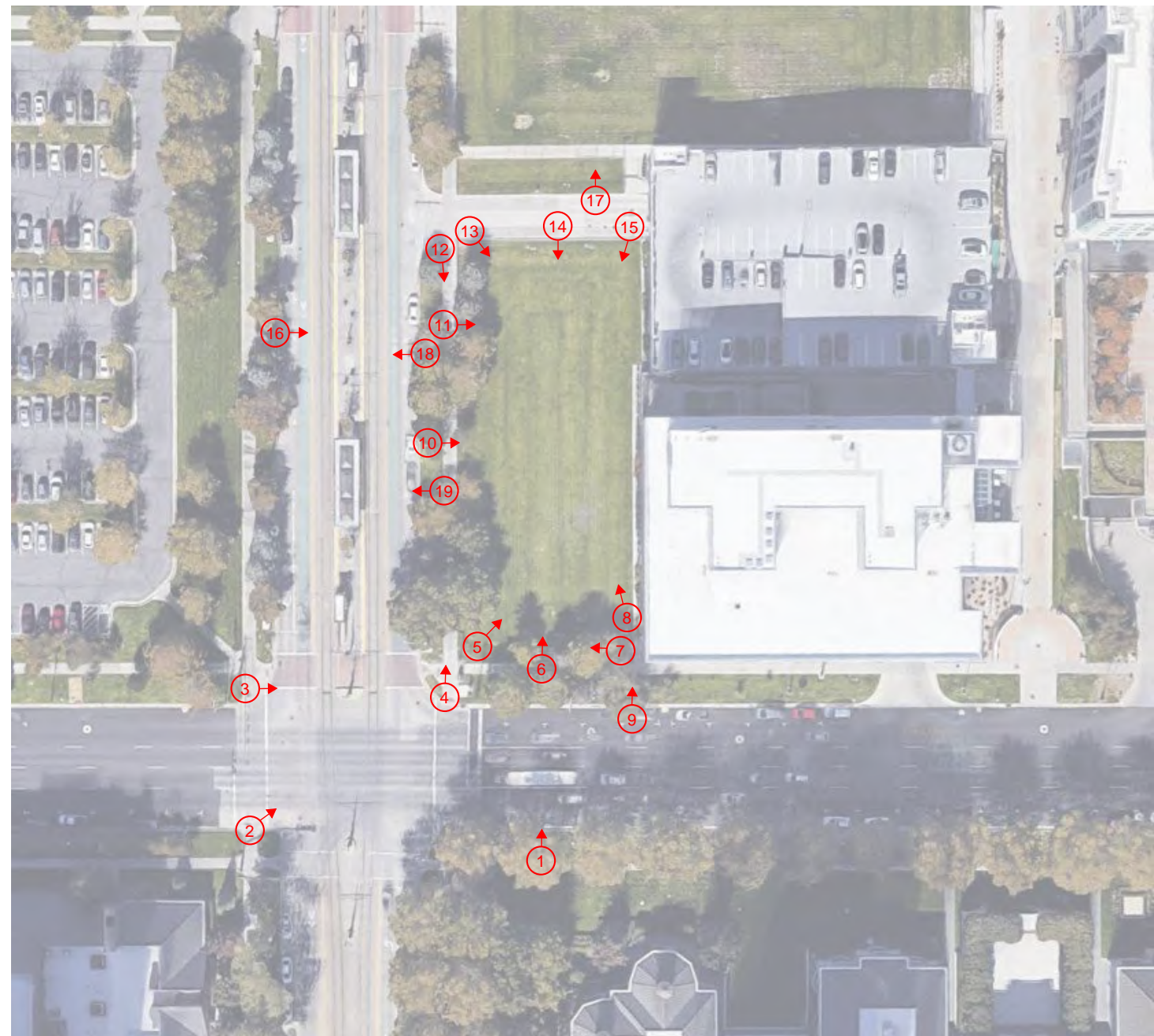
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18.



19.



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PHOTO SURVEY
SITE VIEWS
G0.06

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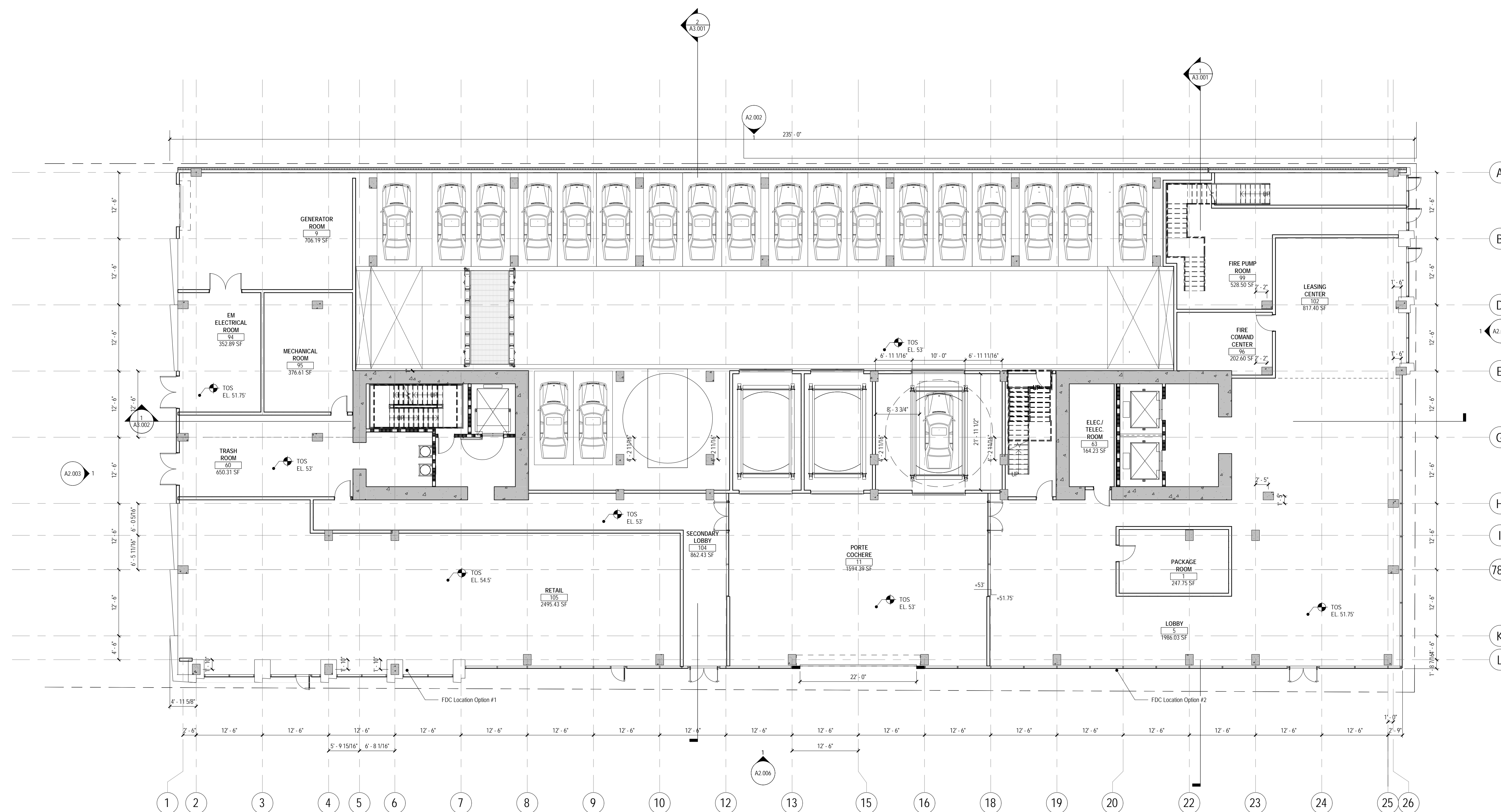
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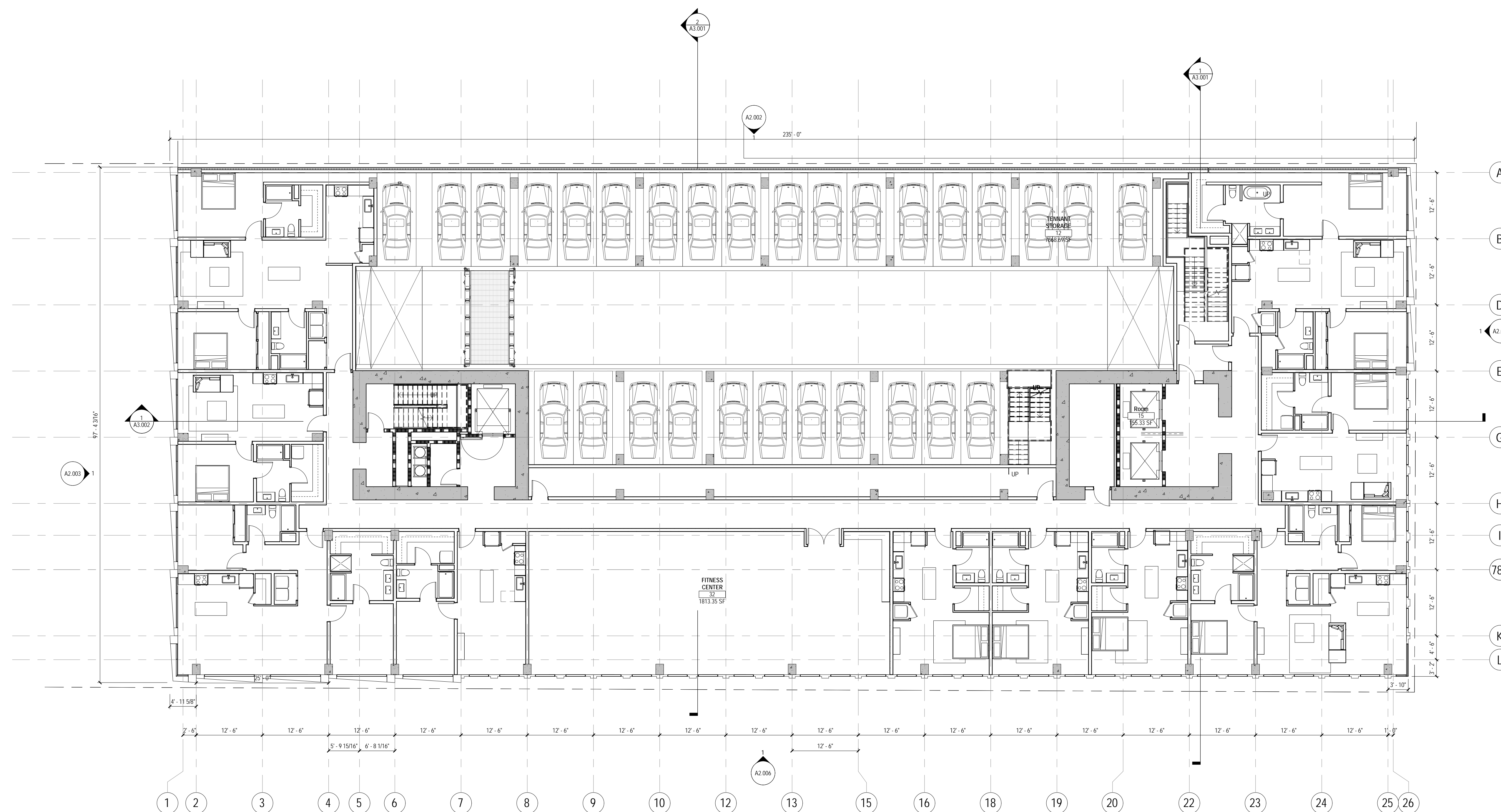
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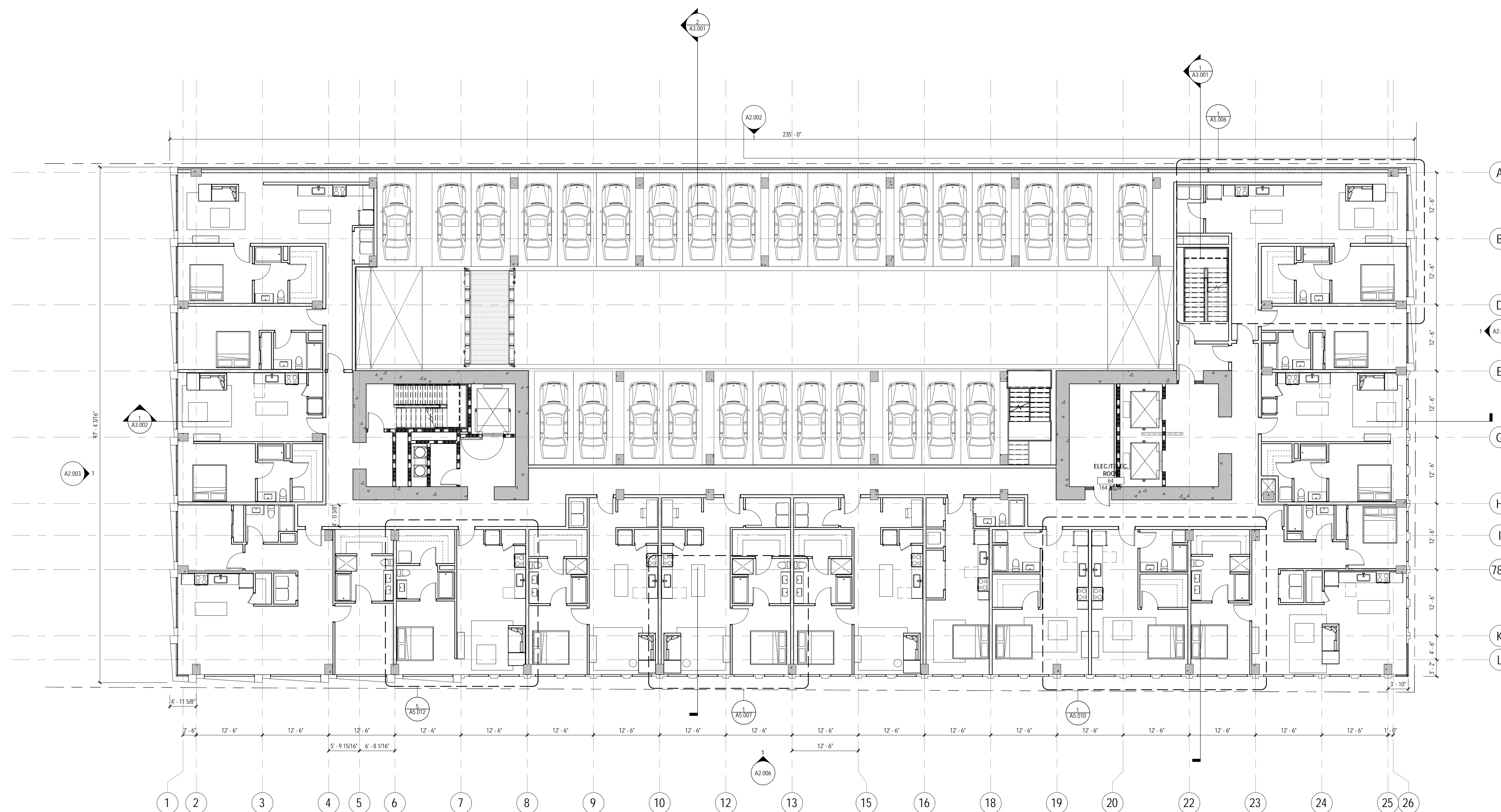
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FLOOR PLAN LEVEL 3 - 4

A1.02

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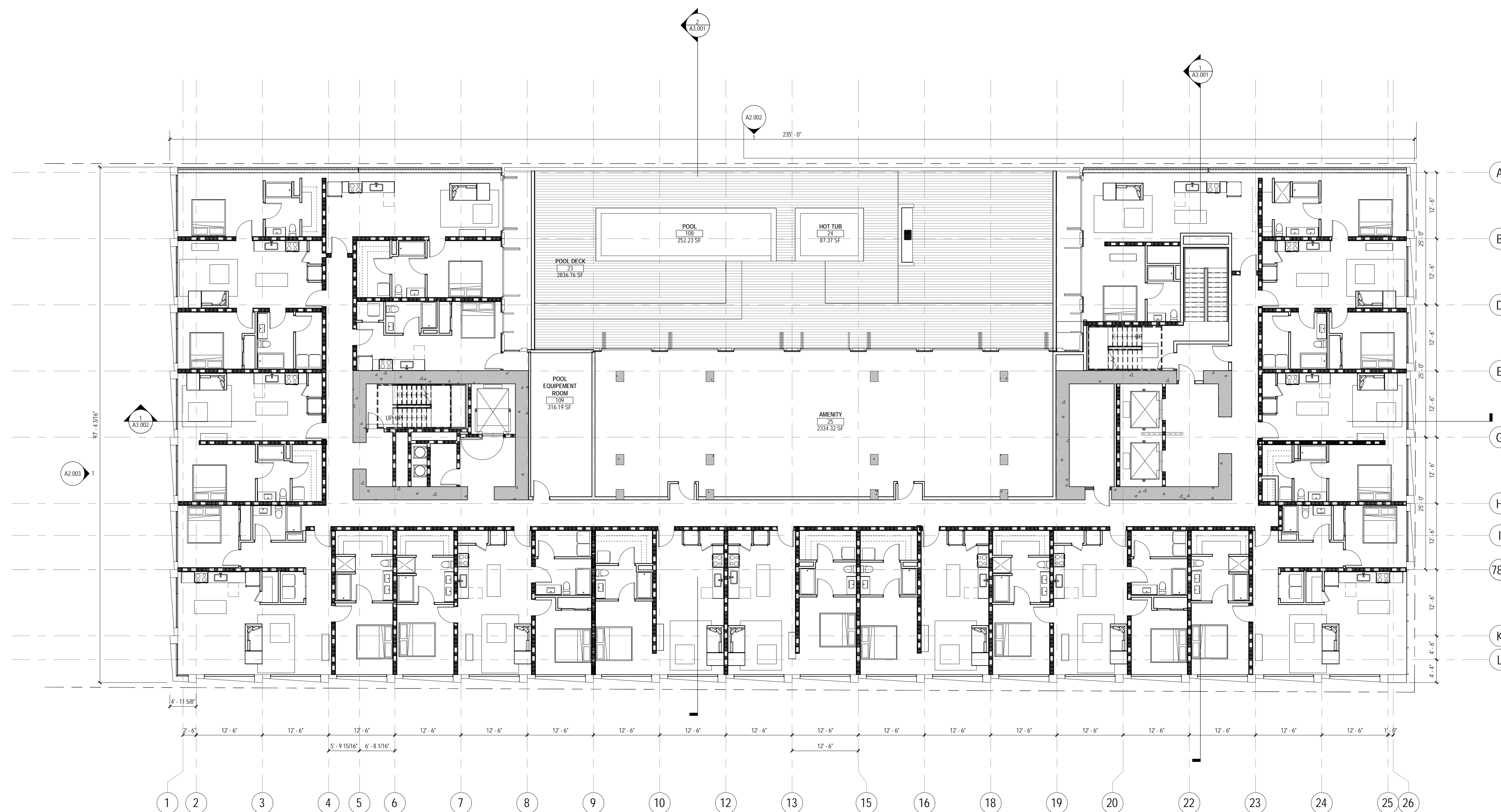
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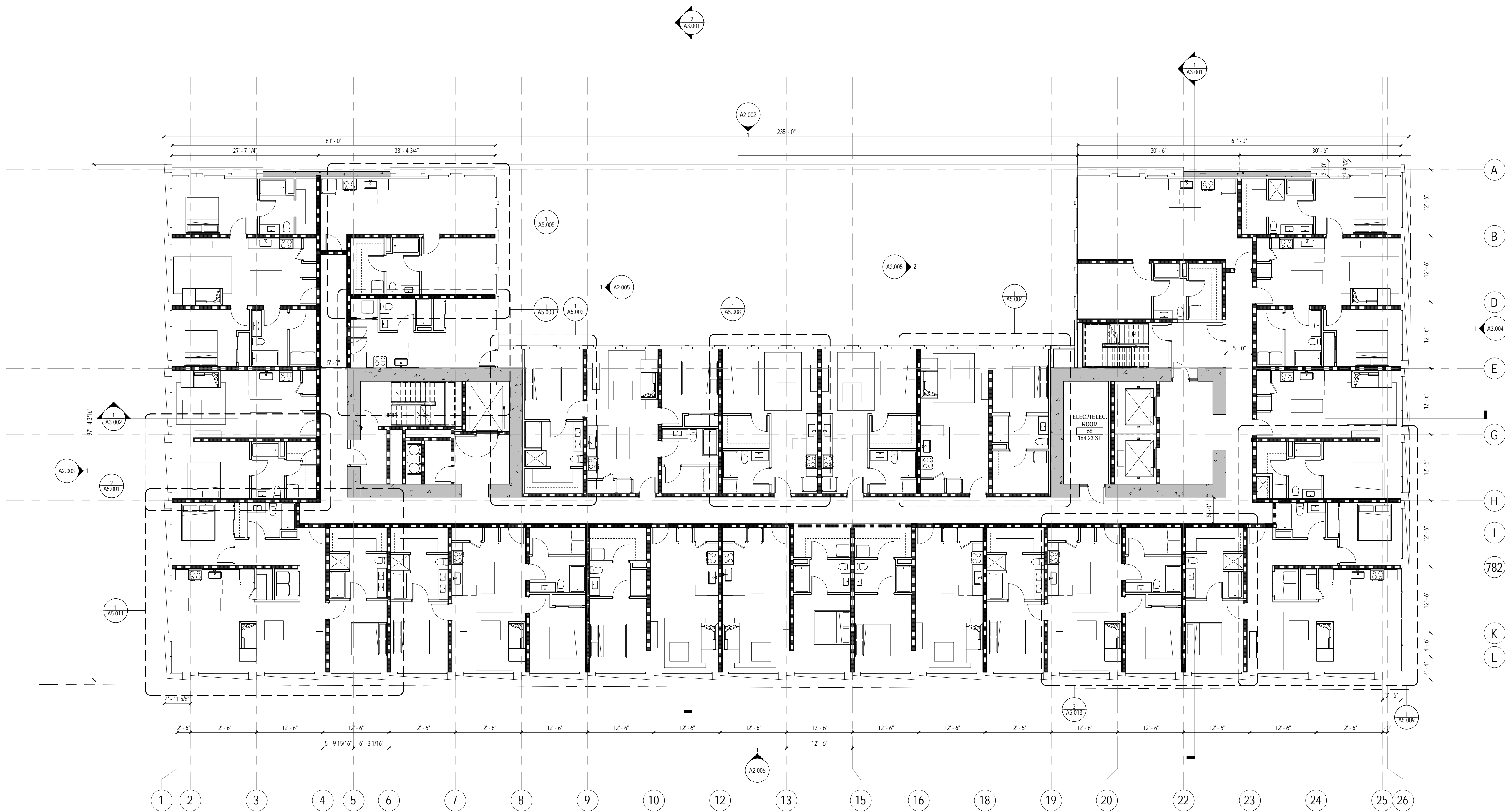
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FLOOR PLAN LEVEL 6-14

A1.04

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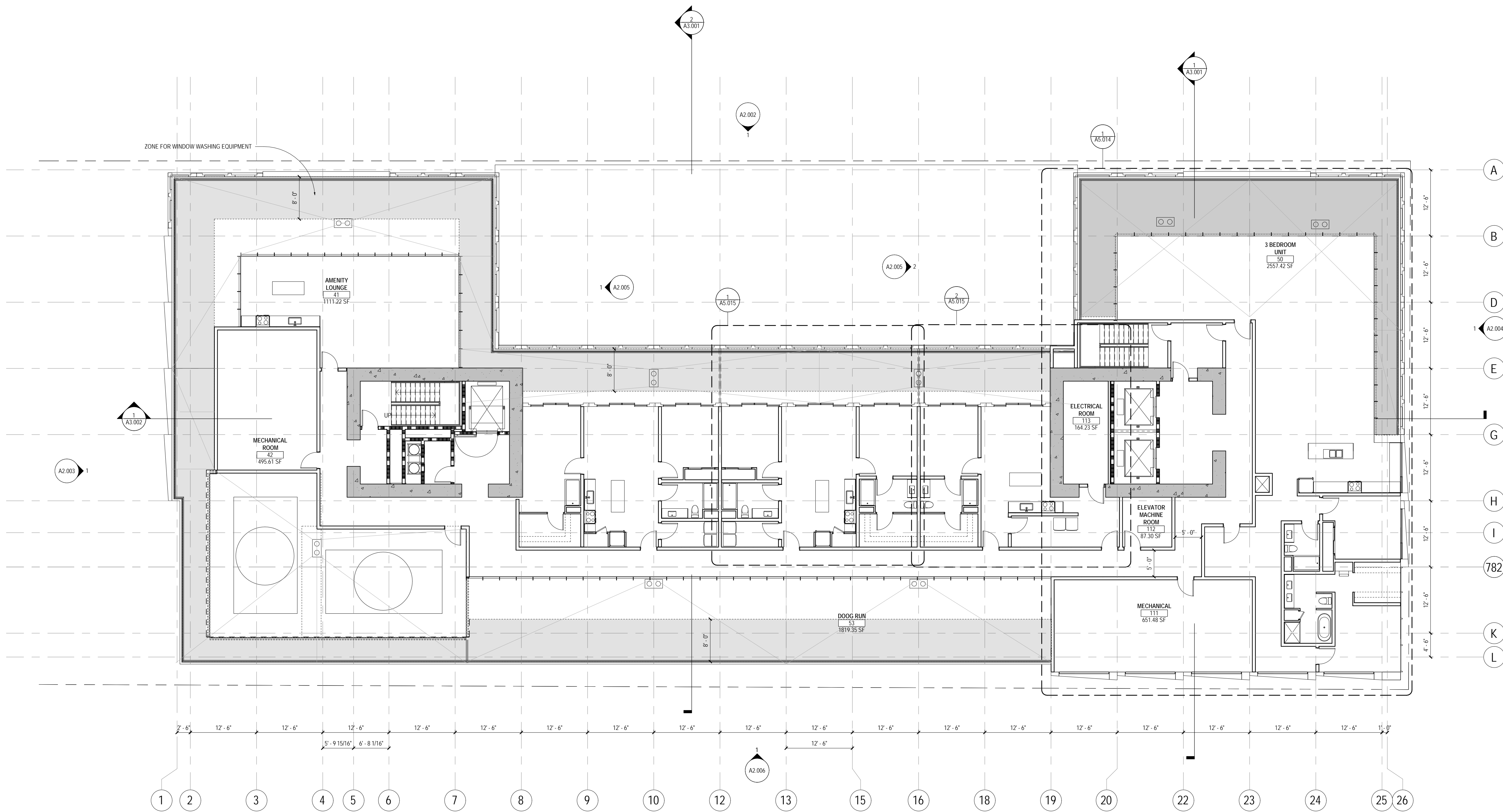
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FLOOR PLAN LEVEL 15

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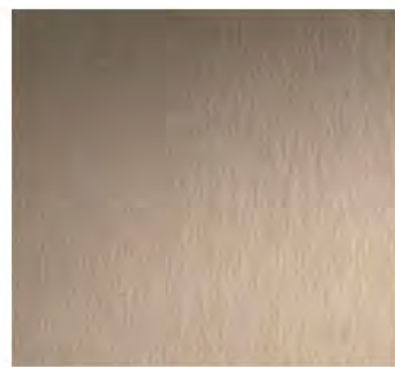
ELEVATION WEST

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EXTERIOR ELEVATION WEST NOTES



GFRC Pannel



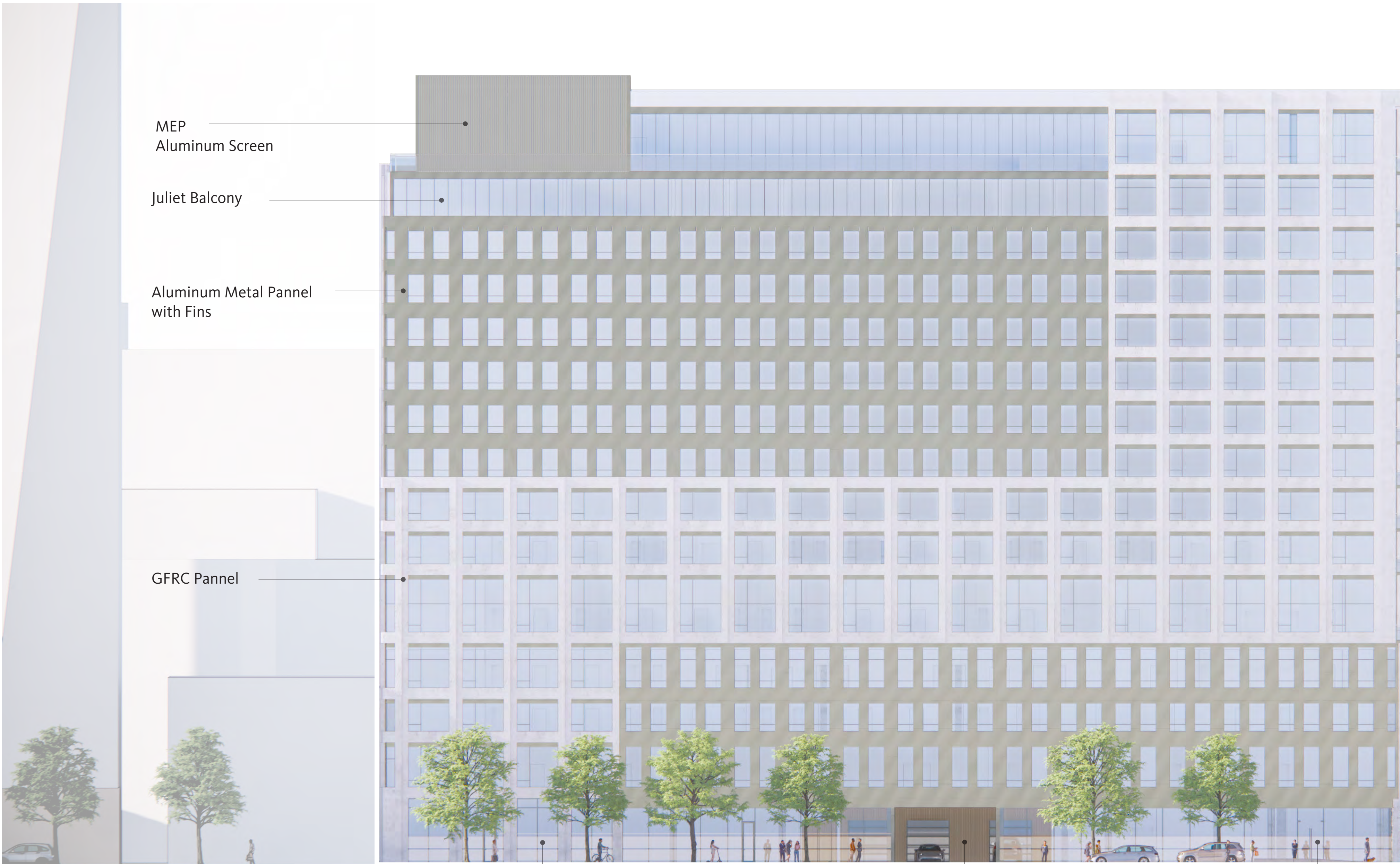
Bronze Color
Aluminum Pannel - 1



Bronze Color
Aluminum Pannel - 2



Low Iron Glass



MEP
Aluminum Screen

Juliet Balcony

Aluminum Metal Pannel
with Fins

GFRC Pannel

▽ 181'-0" MEP Screen
▽ 176'-6" Higher Roof
▽ 174'-6" Roof

▽ 159'-0" Level 15

▽ 147'-0" Level 14

▽ 137'-0" Level 13

▽ 127'-0" Level 12

▽ 117'-0" Level 11

▽ 107'-0" Level 10

▽ 97'-0" Level 9

▽ 87'-0" Level 8

▽ 77'-0" Level 7

▽ 67'-0" Level 6

▽ 51'-4" Level 5

▽ 38'-6" Level 4

▽ 28'-6" Level 3

▽ 15'-8" Level 2

▽ ±0 Level 1

0 5' 10' 20' 30' 40'

RETAIL
Storefont Glass

PARKING ENTRANCE
Aluminum Roller Shutter
opend during the day.
Material finish continua-
tion from lobby.

LOBBY
Storefont Glass

465 S. MAIN ST.
SALT LAKE CITY, UT

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

Gensler

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States

Tel 415.433.3700
Fax 415.836.4599



△	Date	Description
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JAN 14, 2022
APR.06, 2022

Seal / Signature	
------------------	--

Project Name	
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Project Number	
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Scale	
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Description	
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ELEVATION WEST

A2.01

465 S. MAIN ST.
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Gensler

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San Francisco, CA 94105
United States

Tel 415.433.3700
Fax 415.836.4599

PEG

DEVELOPMENT

180 N. UNIVERSITY AVE
SUITE 200
PROVO, UT 84601
TEL 801 643 3820

McNEIL ENGINEERING

Sandy Utah Office
8610 Sandy Parkway, Suite 200
Sandy, UT 84070
Tel: 888-303-7700

△	Date	Description
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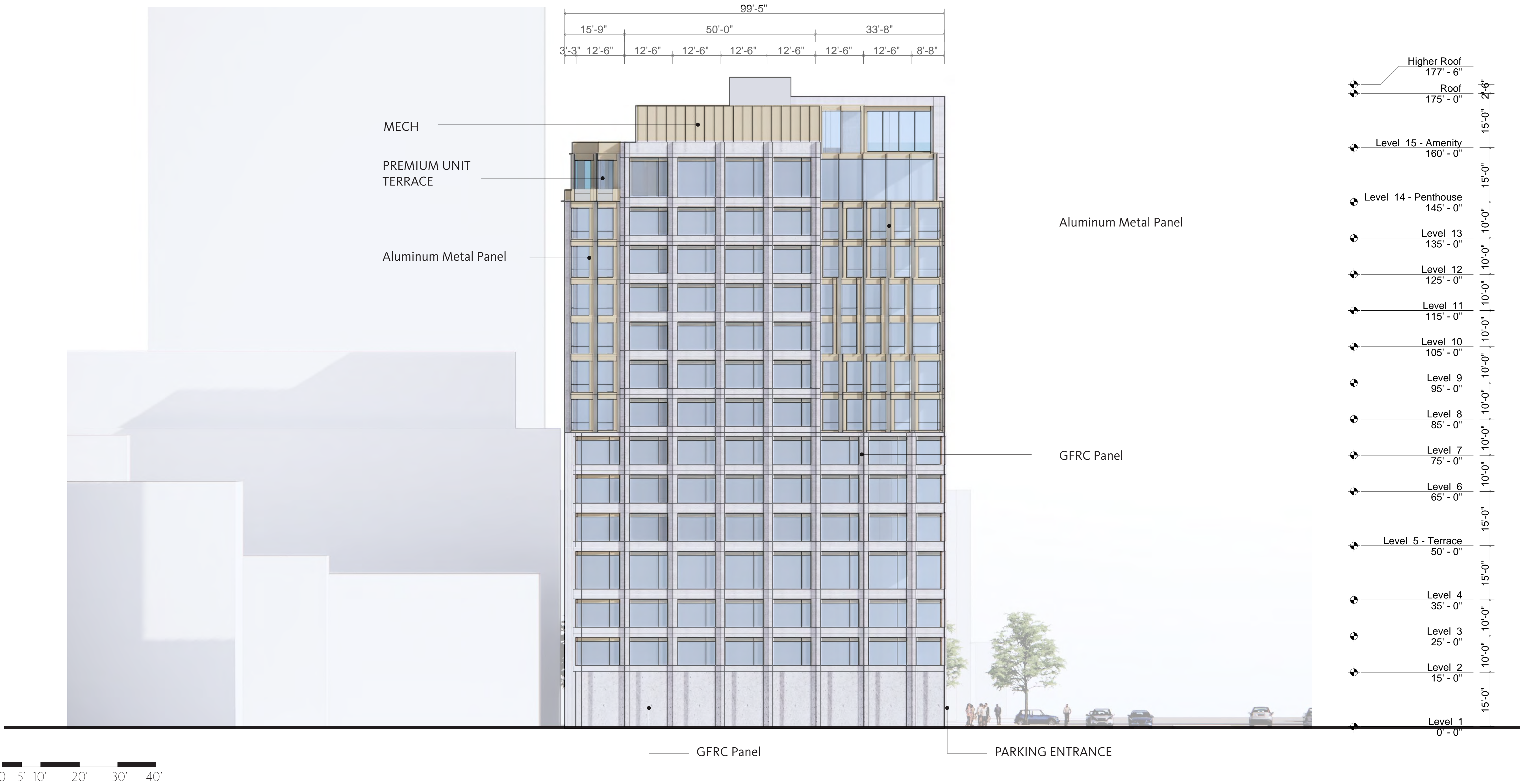
MAY 14, 2021

APR.06, 2022

Description

ELEVATION NORTH

A2.01



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730 Pacific Avenue • Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

45 Fremont Street
Suite 1500
San Francisco, CA 94105
United States

 **PEG**
DEVELOPMENT

180 N UNIVERSITY AVE
SUITE 200
PROVO, UT 84601
TEL 801 643 3820



McNEIL ENGINEERING

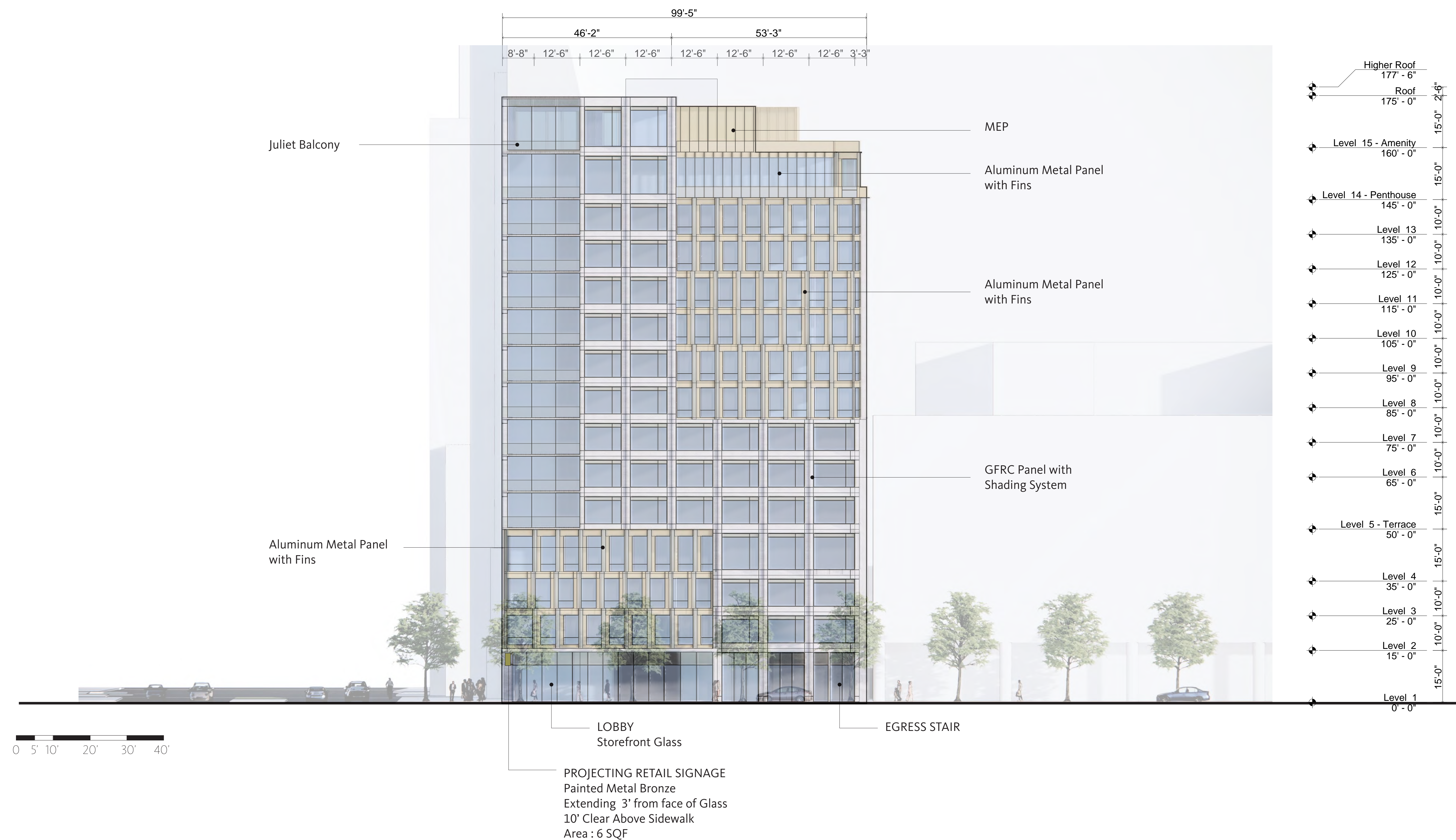
Sandy Utah Office
8610 Sandy Parkway, Suite 200
Sandy, UT 84070
Tel: 888-303-7700

MAY 14, 2021
APR.06, 2022

ELEVATION SOUTH

A2.03

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Tel: 888-303-7700

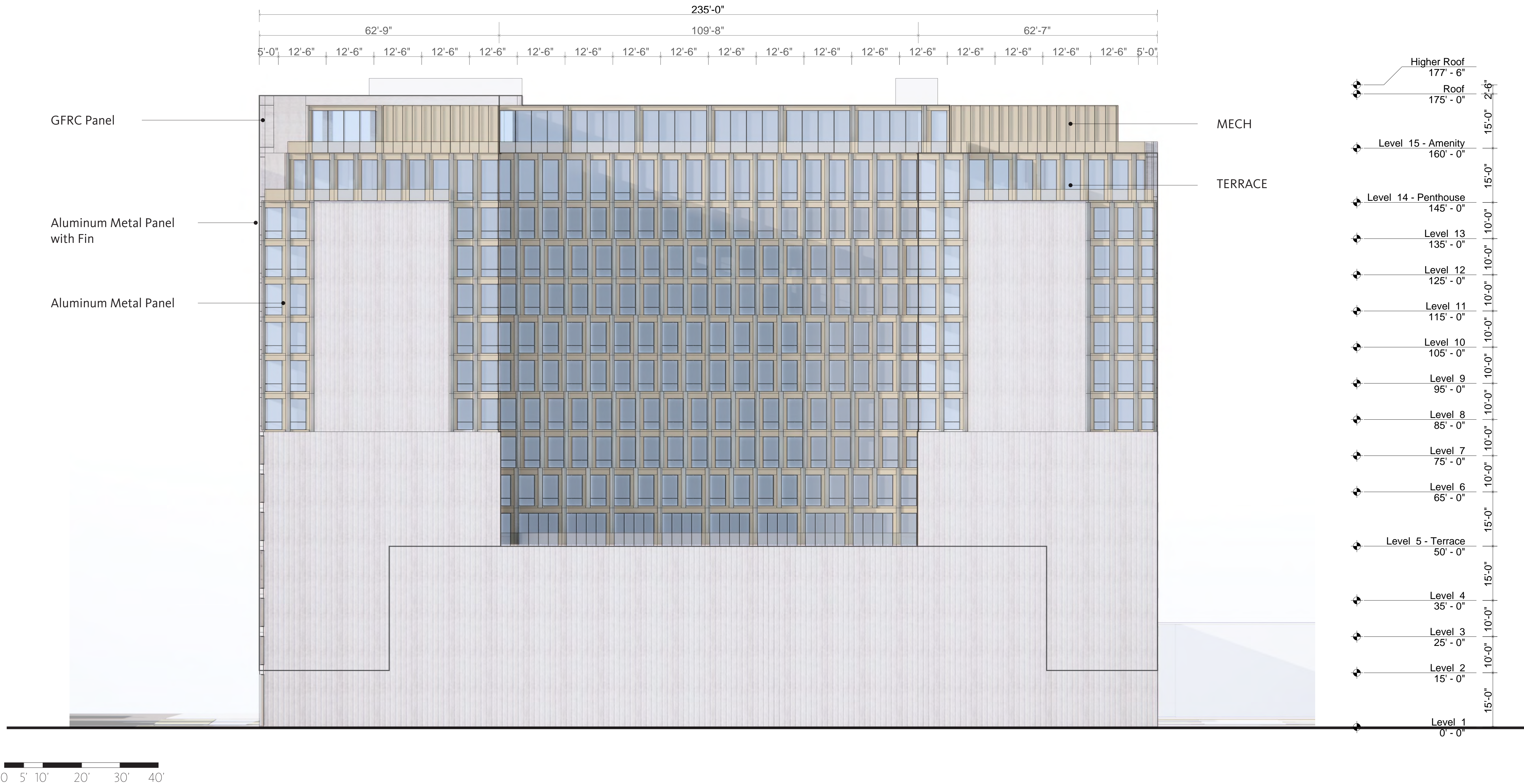
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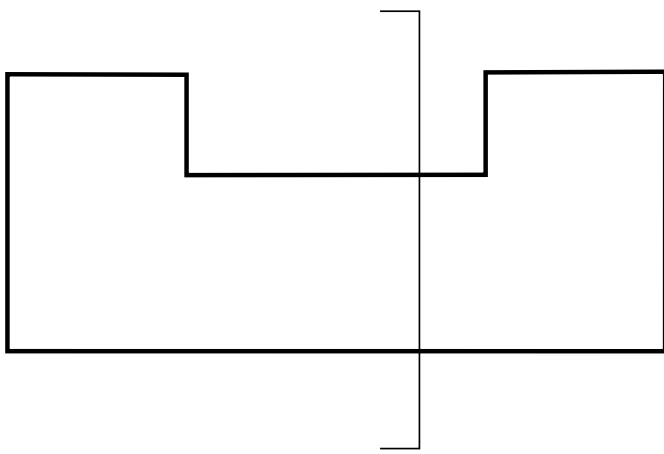
MAY 14, 2021
APR.06, 2022

Description

ELEVATION EAST

A2.04





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Date	Description
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JAN 14, 2022

APR.06, 2022

Seal / Signature	
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Project Name	
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Project Number	
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Scale	
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Description	
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SECTION

A3.00



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8610 Sandy Parkway, Suite 200
Sandy, UT 84070
Tel: 888-303-7700

Date	Description
------	-------------

MAY 14, 2021
APR.06, 2022

Description

RENDERED PERSPECTIVE

A4.00



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Tel: 888-303-7700

Date	Description
MAY 14, 2021	

Description
RENDERED PERSPECTIVE

A4.01



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Sandy Utah Office
8610 Sandy Parkway, Suite 200
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Tel: 888-303-7700

Date	Description
MAY 14, 2021	
APR.06, 2022	

Description
RENDERED PERSPECTIVE

A4.02



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Sandy Utah Office
8610 Sandy Parkway, Suite 200
Sandy, UT 84070
Tel: 888-303-7700

Date	Description
MAY 14, 2021	
APR.06, 2022	

Description
RENDERED PERSPECTIVE

A4.02

DESCRIPTION PER TITLE REPORT

A PARCEL OF LAND BEING A PART OF LOTS 2, 3, AND 4 OF BLOCK 39, PLAT A, SALT LAKE CITY SURVEY AND DESCRIBED AS A PORTION OF PARCELS A AND B PER THOSE QUIT CLAIM DEEDS RECORDED APRIL 28, 2016, AS ENTRY NO. 1226806 IN BOOK 10425, AT PAGE 5841 AND AS ENTRY NO. 1226806 IN BOOK 10425, AT PAGE 5845 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; SAID PARCEL IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL A ALSO BEING THE SOUTHWESTERLY CORNER OF SAID LOT 2 OF BLOCK 39, WHICH POINT IS 68.72 FEET S. 89°47'38" E. ALONG THE CENTERLINE OF 500 SOUTH STREET AND 63.78 FEET N. 00°12'47" E. FROM A BRASS MONUMENT MARKING THE INTERSECTION OF MAIN STREET AND 500 SOUTH STREET; THENCE N. 00°12'47" E. 410.52 FEET ALONG THE WESTERLY BOUNDARY LINES OF SAID PARCELS A AND B, AND WESTERLY LINE OF SAID LOTS 2, 3, AND 4 OF BLOCK 39, TO THE NORTHWESTERLY CORNER OF SAID PARCEL B; THENCE ALONG THE NORTHERLY AND EASTERLY BOUNDARY LINES OF SAID PARCEL B THE FOLLOWING FOUR (4) COURSES: (1) S. 89°47'29" E. 165.00 FEET; (2) N. 00°58'10" E. 1.98 FEET; (3) S. 89°47'29" E. 165.00 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL B AND EASTERLY LINE OF SAID LOT 4 OF BLOCK 39; (4) S. 00°13'04" W. 121.00 FEET ALONG THE EASTERLY LINE OF SAID LOTS 4 AND 3 OF BLOCK 39; THENCE N. 89°00'00" W. 231.33 FEET; THENCE S. 89°00'00" E. 206.65 FEET TO THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL A AND THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 39; THENCE N. 89°47'29" W. 98.77 FEET ALONG SAID LINES TO THE POINT OF BEGINNING.

TITLE INFORMATION

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. NCS-970788-SLC1 PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE: JULY 18, 2019, AT 8:00 AM.

SCHEDULE B-2 EXCEPTIONS

1. A PERPETUAL EASEMENT AND RIGHT OF WAY IN FAVOR OF SALT LAKE CITY AS SHOWN IN EASEMENT RECORDED APRIL 11, 1952 AS ENTRY NO. 1232591 IN BOOK 998 AT PAGE 612 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON.

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND)

2. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRICAL DISTRIBUTION CIRCUITS, AND INCIDENTAL PURPOSES, AS PROVIDED THEREIN AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 1, 1965 AS ENTRY NO. 2107810 IN BOOK 2371 AT PAGE 149 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON.

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND)

3. AN EASEMENT OVER, ACROSS OR THROUGH THE LAND FOR ELECTRICAL DISTRIBUTION CIRCUITS, AND INCIDENTAL PURPOSES, AS PROVIDED THEREIN AND INCIDENTAL PURPOSES, AS GRANTED TO UTAH POWER & LIGHT COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS BY INSTRUMENT RECORDED SEPTEMBER 1, 1965 AS ENTRY NO. 2107811 IN BOOK 2371 AT PAGE 150 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON.

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND, TOGETHER WITH OTHER LAND NOT INCLUDED HEREIN)

4. MUTUAL USE EASEMENT AGREEMENT, BY AND BETWEEN UTAH STATE BUILDING OWNERSHIP AUTHORITY BY AND THROUGH DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, AND WELLS FARGO BANK NORTHWEST, N.A. FORMERLY KNOWN AS FIRST SECURITY BANK, N.A., CORPORATE PROPERTIES GROUP, AND THE TERMS, CONDITIONS, EASEMENTS AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 5, 2002 AS ENTRY NO. 8255791 IN BOOK 8866 AT PAGE 4260 OF OFFICIAL RECORDS.

REVISED AND RESTATED MUTUAL USE EASEMENT AGREEMENT RECORDED AUGUST 10, 2016 AS ENTRY NO. 12339593 IN BOOK 10462 AT PAGE 4833 OF OFFICIAL RECORDS.

ACCESS EASEMENT AGREEMENT RECORDED JANUARY 13, 2017 AS ENTRY NO. 12454391 IN BOOK 10520 AT PAGE 5594 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON.

(THE FOLLOWING AFFECTS A PORTION OF THE SUBJECT LAND, TOGETHER WITH OTHER LAND NOT INCLUDED HEREIN)

5. MUTUAL USE EASEMENT AGREEMENT, BY AND BETWEEN UTAH STATE BUILDING OWNERSHIP AUTHORITY BY AND THROUGH DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT, AND WELLS FARGO BANK NORTHWEST, N.A. FORMERLY KNOWN AS FIRST SECURITY BANK, N.A., CORPORATE PROPERTIES GROUP, AND THE TERMS, CONDITIONS, EASEMENTS AND RIGHTS INCIDENTAL THERETO, RECORDED JUNE 7, 2002 AS ENTRY NO. 8257995 IN BOOK 8867 AT PAGE 856 OF OFFICIAL RECORDS.

REVISED AND RESTATED MUTUAL USE EASEMENT AGREEMENT RECORDED AUGUST 10, 2016 AS ENTRY NO. 12339593 IN BOOK 10462 AT PAGE 4835 OF OFFICIAL RECORDS.

ACCESS EASEMENT AGREEMENT RECORDED JANUARY 13, 2017 AS ENTRY NO. 12454391 IN BOOK 10520 AT PAGE 5594 OF OFFICIAL RECORDS. SURVEY FINDINGS: SHOWN HEREON.

6. UTAH DEPARTMENT OF TRANSPORTATION DRAINAGE AGREEMENT AND THE TERMS AND CONDITIONS CONTAINED THEREIN AS RECORDED JULY 19, 2016 AS ENTRY NO. 12233489 IN BOOK 10454 AT PAGE 159 OF OFFICIAL RECORDS. SURVEY FINDINGS: APPEARS TO BLANKET PARCEL, NOTHING TO PLOT.

PROPOSED DESCRIPTIONS

PARCEL 1
A PARCEL OF GROUND BEING A PART OF LOTS 3 AND 4 OF BLOCK 39, PLAT "A", SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT POINT ON THE WEST OF SAID LOT 3, SAID POINT BEING NORTH 00°12'45" EAST (NORTH 00°12'55" EAST BY DEED) ALONG THE WEST LINE OF SAID BLOCK 39 A DISTANCE OF 240.74 FEET FROM THE SOUTHWEST CORNER OF LOT 2 OF SAID BLOCK 39, AND RUNNING THENCE NORTH 00°12'45" EAST (NORTH 00°12'55" EAST BY DEED) ALONG THE WEST LINE OF SAID BLOCK 39 A DISTANCE OF 160.78 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4 AND TO THE NORTHWESTERLY CORNER OF PARCEL B PER THOSE QUIT CLAIM DEEDS RECORDED APRIL 28, 2016, AS ENTRY NO. 1226806 IN BOOK 10425, AT PAGE 5841 AND AS ENTRY NO. 1226806 IN BOOK 10425, AT PAGE 5845 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE EASTERLY AND SOUTHERLY ALONG THE NORTH AND EAST LINES OF SAID PARCEL B THE FOLLOWING FOUR COURSES: 1) SOUTH 89°47'29" EAST 165.04 FEET (165.00 FEET BY DEED), 2) NORTH 00°12'55" EAST 1.98 FEET (NORTH 00°58'10" EAST BY DEED), 3) SOUTH 89°47'29" EAST 165.00 FEET (165.00 FEET BY DEED) TO A POINT ON THE EAST LINE OF SAID LOT 4, 4) SOUTH 00°13'04" WEST ALONG SAID EAST LINE 121.00 FEET; THENCE WEST 231.33 FEET; THENCE SOUTH 40.92 FEET; THENCE NORTH 89°47'29" WEST 98.90 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43,838 SQUARE FEET OR 1.006 ACRES

PARCEL 2
A PARCEL OF GROUND BEING A PART OF LOTS 2 AND 3 OF BLOCK 39, PLAT "A", SALT LAKE CITY SURVEY, SAID PARCEL BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A" PER THOSE QUIT CLAIM DEEDS RECORDED APRIL 28, 2016, AS ENTRY NO. 1226806 IN BOOK 10425, AT PAGE 5841 AND AS ENTRY NO. 1226806 IN BOOK 10425, AT PAGE 5845 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND RUNNING THENCE NORTH 00°12'45" EAST (NORTH 00°12'55" EAST BY DEED) ALONG THE WEST LINE OF SAID BLOCK 39 A DISTANCE OF 240.74 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3; THENCE SOUTH 89°47'29" EAST 98.90 FEET; THENCE SOUTH 240.74 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "A" AND SAID LOT 2; THENCE NORTH 89°47'29" WEST ALONG THE SOUTH LINE OF SAID LOT 2 A DISTANCE OF 99.83 FEET TO THE POINT OF BEGINNING.

CONTAINS: 24,815 SQUARE FEET OR 0.570 ACRES

UTILITY COMPANY	CONTACT	CONTACT INFO	STATUS
ELECTRIC LIGHTWAVE	SYLVAN STEWART	801-808-7365	NOT RECEIVED
COMCAST	JEFF HOUSTON	435-224-2356	NOT RECEIVED
TILSON TECHNOLOGY	RYAN JOHN	801-592-7907	NOT RECEIVED
MCI	DEAN BOYERS	972-725-6322	NOT RECEIVED
DOMINION ENERGY	SL MAPPING DEPT.	801-324-9970	SHOWN
CENTURYLINK	TERESA HINTON	801-974-6181	SHOWN
ROCKY MOUNTAIN POWER	JOEL SIMMONS	joe.simmons@pacifi.com	SHOWN
UTOPIA	XIAOTONG WU	801-613-3554	SHOWN
SLC PUBLIC UTILITIES	NICK KRYGER	801-483-6834	SHOWN
UDOT REGION II	STEVE MIDDLETON	801-887-3403	SHOWN
ZAYO FIBER	SYLVAN STEWART	801-808-7365	NOT RECEIVED

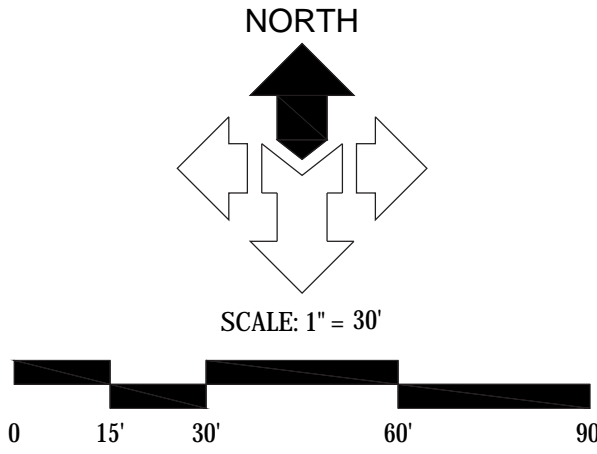


TABLE "A" ITEMS

- SEE GENERAL NOTE 2.
- ADDRESS SHOWN HEREON.
- BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PARCEL LIES WITH FLOOD ZONE "X" PER MAP NO. 4965C0144E, EFFECTIVE ON AUGUST 2, 2012.
- GROSS LAND AREA SHOWN HEREON.
- CONTOURS SHOWN HEREON.
- SUBSTANTIAL FEATURES OBSERVED AT THE TIME OF THIS SURVEY SHOWN HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON ABOVE-GROUND STRUCTURES, OTHER OBSERVED EVIDENCE AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE OR VERIFY BURIED UTILITIES OR STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, NOTIFY BLUE STAKES. THERE MAY EXIST ADDITIONAL RECORD DOCUMENTS THAT WOULD AFFECT THIS PARCEL.
- NAMES OF ADJOINERS SHOWN HEREON.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTANSPS LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENTS REQUEST. THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 89°47'38" EAST ALONG THE MONUMENT LINE OF 500 SOUTH STREET, BETWEEN THE FOUND MONUMENTS, LOCATED AT THE INTERSECTIONS OF MAIN STREET AND STATE STREET AS SHOWN ON THIS SURVEY.

GENERAL NOTES

- McNEIL ENGINEERING OR McNEIL ENGINEERING - SURVEYING L.C., MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- CORNER MONUMENTS SET REBAR AND CAP STAMPED "McNEIL ENG"
- THIS MAP MAKES NO ASSUMPTIONS AS TO ANY UNWRITTEN RIGHTS THAT MAY EXIST BY AND BETWEEN THE ADJOINING LANDOWNERS.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS UNLESS SHOWN WITHIN PARENTHESES, INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM CITED TITLE COMMITMENT, DEEDS OF RECORD, SUBDIVISION PLATS, ROADWAY DEDICATION PLATS, CITY ATLAS PLATS, FILED SURVEYS OR OTHER SOURCES OF RECORD INFORMATION.
- NO OBSERVED EVIDENCE OF CEMETERIES OR BURIAL GROUNDS.

SURVEYOR'S CERTIFICATE

TO HINES, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON AUGUST 28, 2019.

DATE OF PLAT OR MAP: SEPTEMBER 5, 2019

DAVID B. DRAPER
LICENSE NO. 6861599

LEGEND

—	RIGHT OF WAY LINE	⊙	FIRE HYDRANT
—	LOT LINE	⊕	WATER MANHOLE
---	PROPERTY LINE	⊖	WATER VALVE
- - - -	MONUMENT LINE	⊗	ELECTRIC BOX
- . - . -	EASEMENT LINE	⊙	GUY WIRE
- x - x -	EXISTING FENCE	⊙	LIGHT POLE
- p - p -	POWER LINE	⊙	POWER POLE
- t - t -	TELEPHONE LINE	⊙	SANITARY SEWER MANHOLE
- w - w -	WATER LINE	⊙	STORM DRAIN CATCH BASIN
- s - s -	SANITARY SEWER LINE	⊙	STORM DRAIN MANHOLE
- sd - sd -	STORM DRAIN LINE	⊙	GAS VALVE
- g - g -	GAS LINE	⊙	IRRIGATION CONTROL VALVE
~	MAJOR CONTOUR	⊙	FIBER OPTIC MANHOLE
- - -	MINOR CONTOUR	⊙	TELEPHONE RISER
▒	CONCRETE	⊙	COMMUNICATION BOX
▨	BUILDING	⊙	FIBER BOX
☼	CONIFEROUS TREE	⊙	SIGN
		⊙	DECIDUOUS TREE

SITE

VICINITY MAP
SCALE: N.T.S.

SALT LAKE COUNTY PARCELS

465 SOUTH MAIN STREET
SALT LAKE CITY, UTAH

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 EAST, S.L.B. & M.

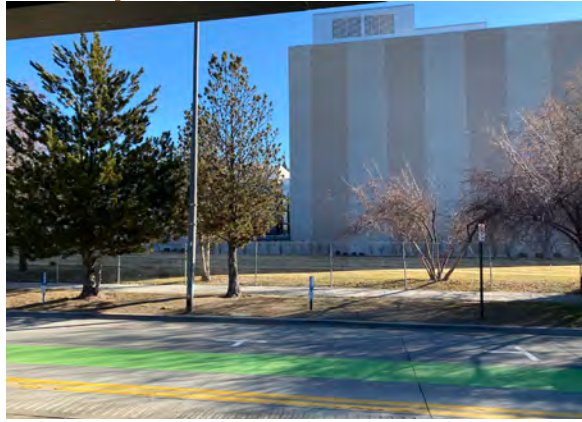
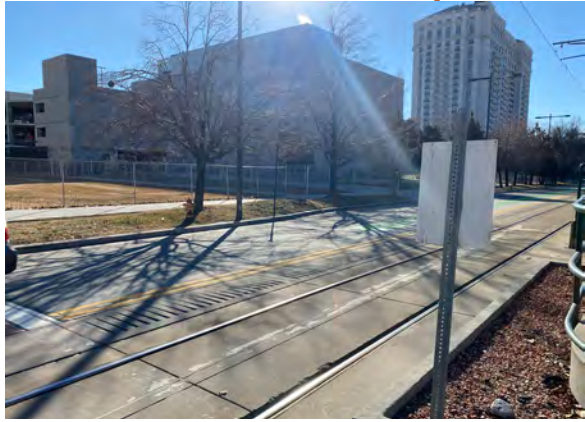
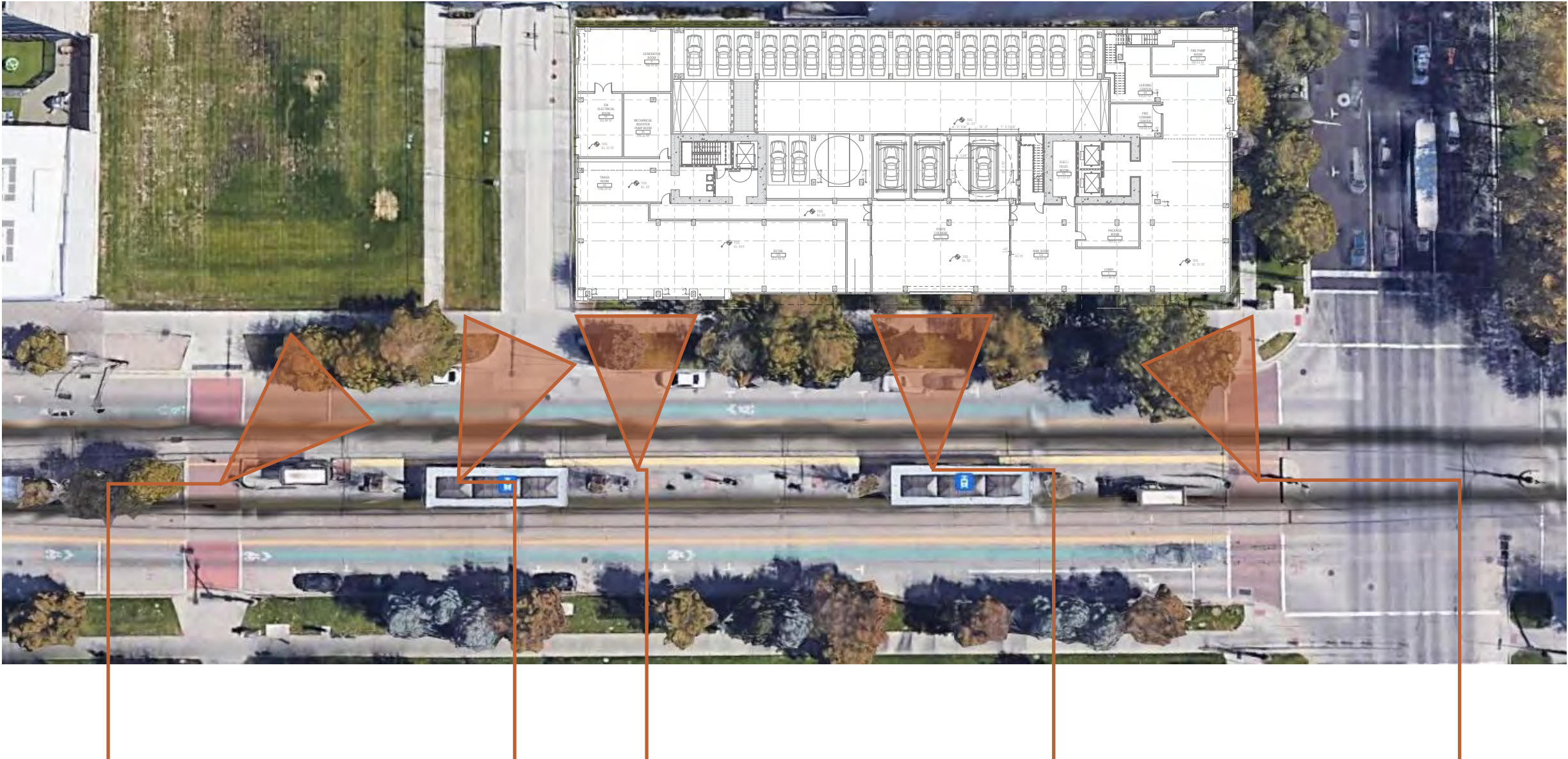
REVISIONS

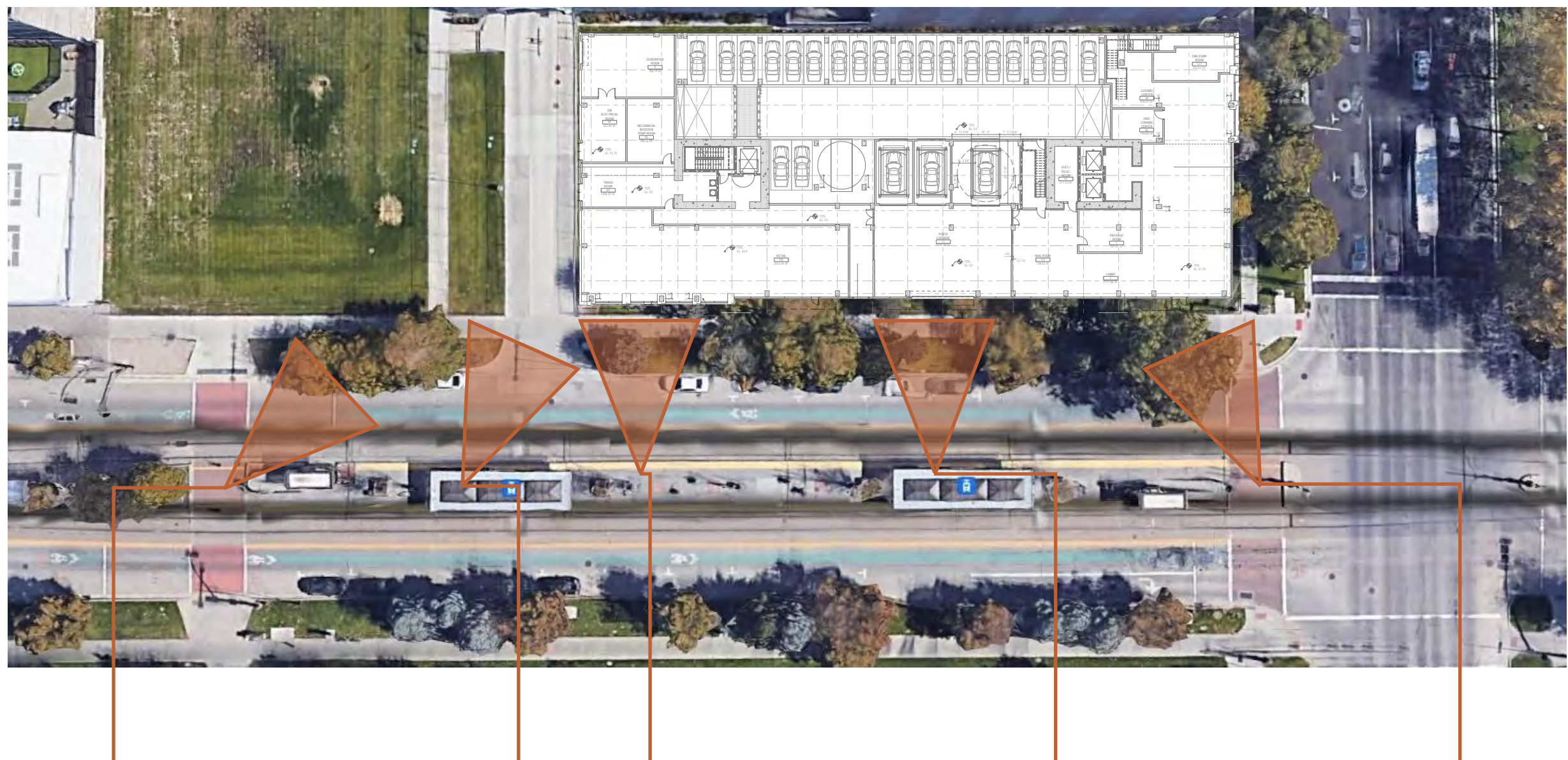
REV	DATE	DESCRIPTION
1	9/19/19	ADD PROPOSED DESCRIPTIONS

PROJECT NO:	19504
CAD FILE:	19504ALT
DRAWN BY:	KSL
CALC BY:	DBD
FIELD CREW:	HD
CHECKED BY:	DBD
DATE:	9/5/19

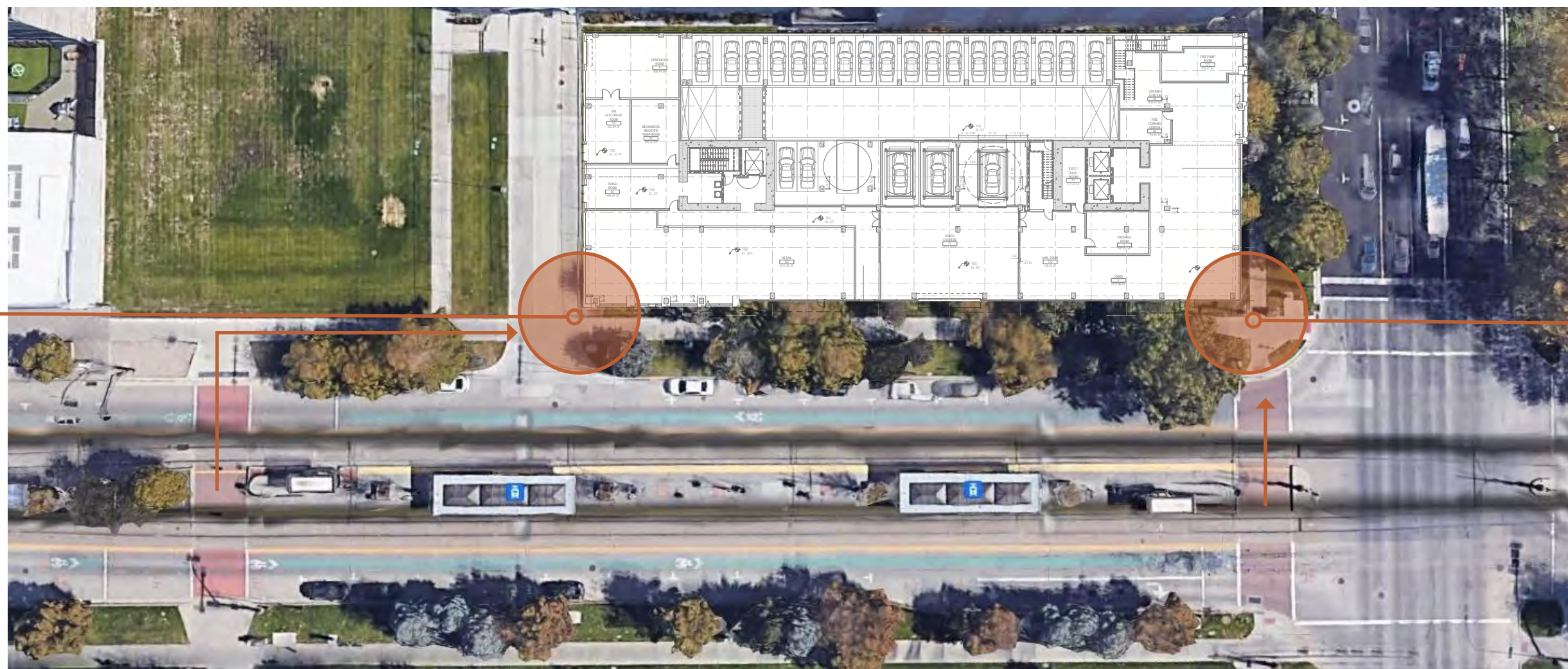
ALTA/NSPS
LAND TITLE
SURVEY

1 OF 1





PEDESTRIAN & TRAX
ENGAGEMENT FROM
THE NORTH WILL BE AT
THE CORNER RETAIL



PEDESTRIAN & TRAX
ENGAGEMENT FROM
THE SOUTH WILL BE AT
THE MAIN LOBBY



PREVIOUS CORNER DESIGN



NEW DESIGN WITH AN ACTIVE CORNER



ACTIVE LOBBY / ENTRY



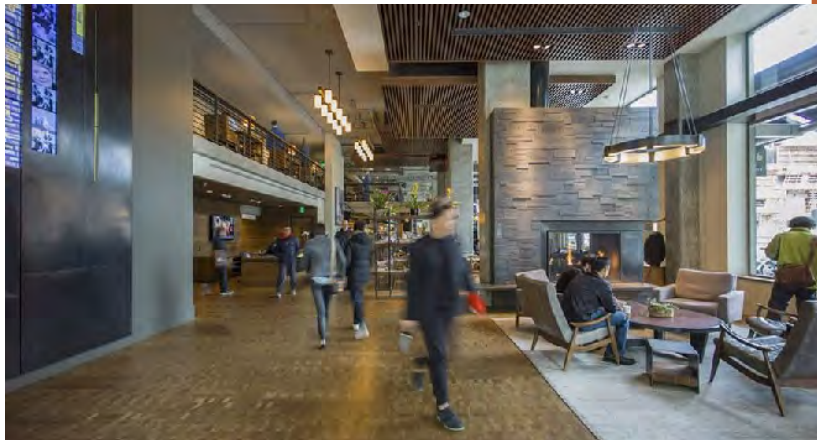
NEW DESIGN WITH AN ACTIVE CORNER



GARAGE BLENDING INTO FACADE



GARAGE BLENDING INTO FACADE



ACTIVE GROUND FLOOR USE



ACTIVE GROUND FLOOR USE

STREET LEVEL BUILDING EXPERIENCE

Salt Lake City was designed with large city blocks, and the City has made exhaustive efforts to improve the mid-block walkways to break up these large blocks. The introduction of the tracks lines along Main Street further break the city up and place emphasis on the pedestrian as opposed to the vehicle. 465 Main sits on the corner of Main Street and 5th South just across the street from the 5th South Trax stop. This places our project in an advantageous position to engage a large number of both commuters and pedestrians. The design of 465 Main places focus on the two main corners of the site; positioning our primary leasing office at the corner of 500 South and Main and an active coffee shop at the corner of the mid-block crossing. Whether you are in a vehicle, crossing the street via trax, or approaching on foot from the South you engage our building by the leasing lobby, which will be all glass with exciting active space. From the North Trax riders will cross the street and turn south and will be greeted by our northwest corner, where our structure anchors the building while maintaining an open, inviting, translucent, highly engaging retail space. This corner will be brightly lit and act as a beacon for our building from the north.

The vehicle entrance to our parking will be closer to the center of our building, but is blended into the human scale of the sidewalk with a glass header and an all glass garage door. This will allow the door to blend into the field of ground floor glazing. For safety the garage will be outfitted with an audible signal that will sound as the door opens and when a vehicle approaches the sidewalk. The sidewalk will also have a material change to alert pedestrians they are entering a traffic zone.



LOBBY ENTRANCE | Corner of 500 S. and Main St.



LOBBY ENTRANCE | Corner of 500 S. and Main St.



SECONDARY LOBBY & VEHICULAR ENTRANCE



RETAIL STOREFRONT



RETAIL STOREFRONT



VEHICULAR ENTRANCE



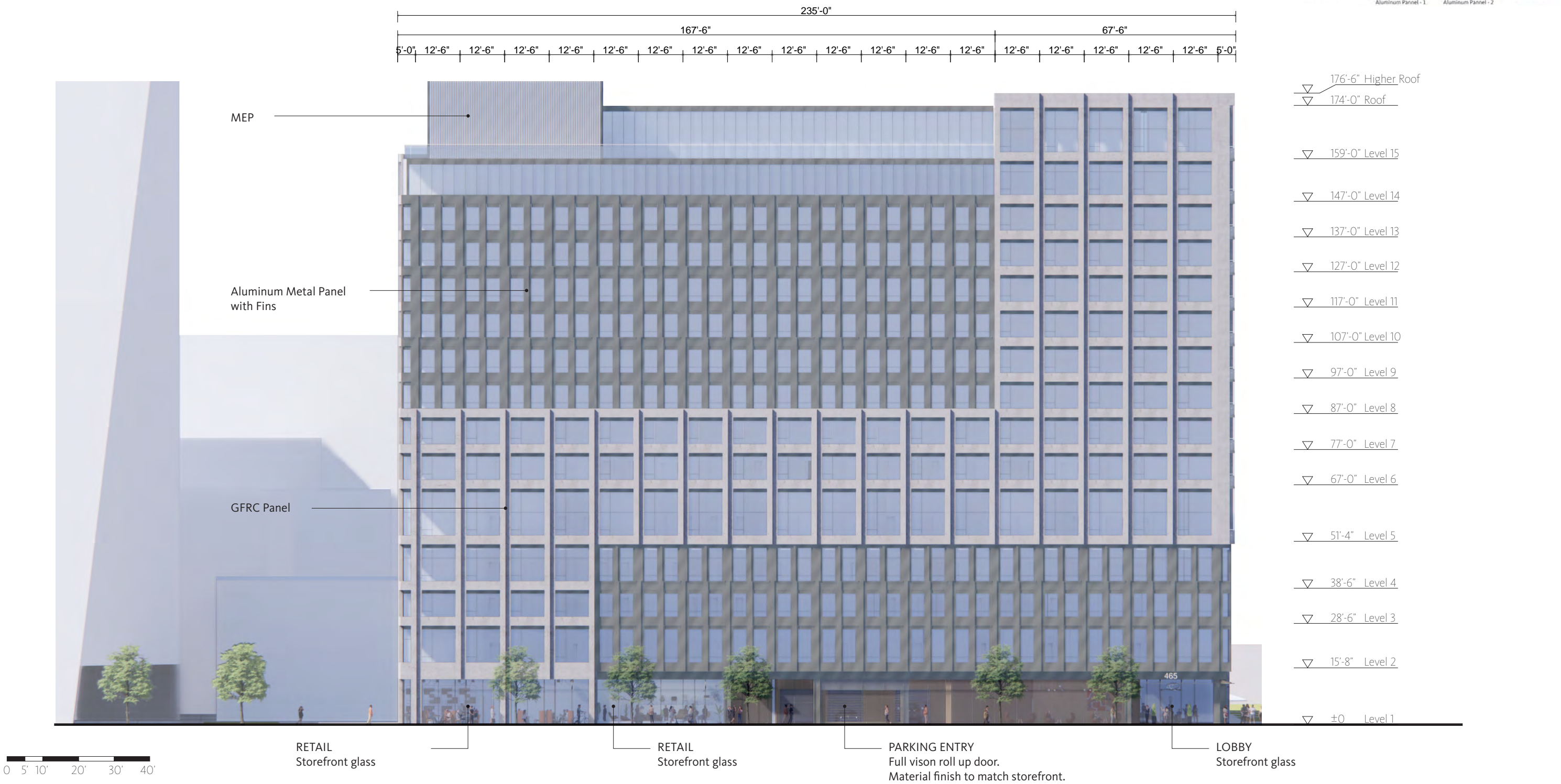
VEHICULAR ENTRANCE



RETAIL STOREFRONT



ELEVATION | West on Main St.



ELEVATION | West with trees per plan, parking door open



ELEVATION | West with trees per plan, parking door shut



ELEVATION | West with trees removed for clarity, parking door open

