



THE CENTENNIAL VILLAGE

DOT-/RC

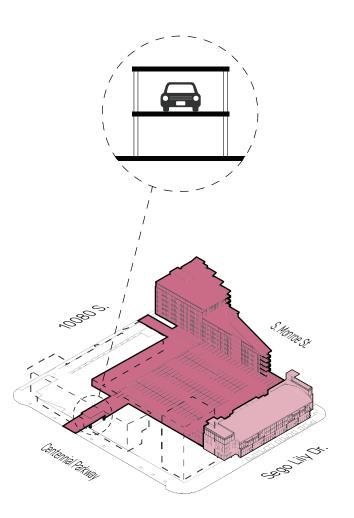
P. 801.864.5258
E. JLEE@DOT-ARC.COM
W. DOT-ARC.COM

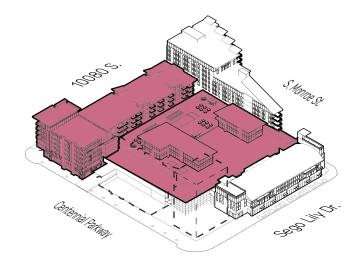
1083 S STATE ST. SALT LAKE CITY, UT 84101

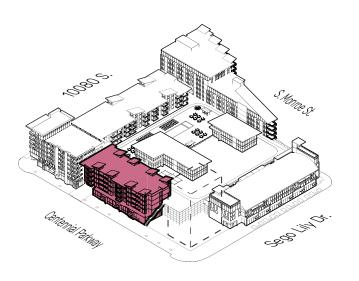
OVERALL PHASE DIAGRAM

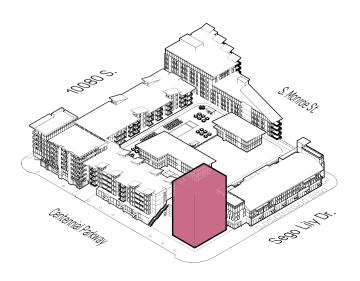
PHASE 01+02+03+04

MIXED USE DEVELOPMENT: RESIDENTIAL, RETAIL, SUPERCAR SHOWROOM, AMENITIES









PHASE 1

- Existing Post Office to be renovated
- New commercial/residential building to be built on corner of 10080 S. and S. Monroe St.
- Ground level of existing parking garage to be expanded
- First and second floors of the existing parking garage to be expanded
- Protected parking ramp entry to first floor parking to be built off of Centennial Parkway (see enlarged detail above)

PHASE 2

- Ground, first and second floors of parking to be expanded further
- Amenity roof deck and building to be built
- New commercial/residential building to be built on corner of 10080 S. and Centennial Parkway
- New residential building to be built along 10080 S.

PHASE 3

 New commercial/residential building to be built along Centennial Parkway (Note: protected parking ramp built in Phase 1 will allow for parking garage access during construction)

PHASE 4

 New residential/commercial building to be built on corner of Sego Lily Dr. and Centennial Parkway



THE MONROE

PHASE 01

MIXED USE DEVELOPMENT, POST OFFICE RENOVATION, & SUPER CAR SHOWROOM



THE MONROE PHASE 01

BUILDING TYPE: SUPER CAR SHOWROOM, RETAIL, RESIDENTIAL MIXED USE

CONSTRUCTION TYPE: TYPE I-A

PARKING: PARKING STRUCTURE (02 levels) 460 SPACES TOTAL

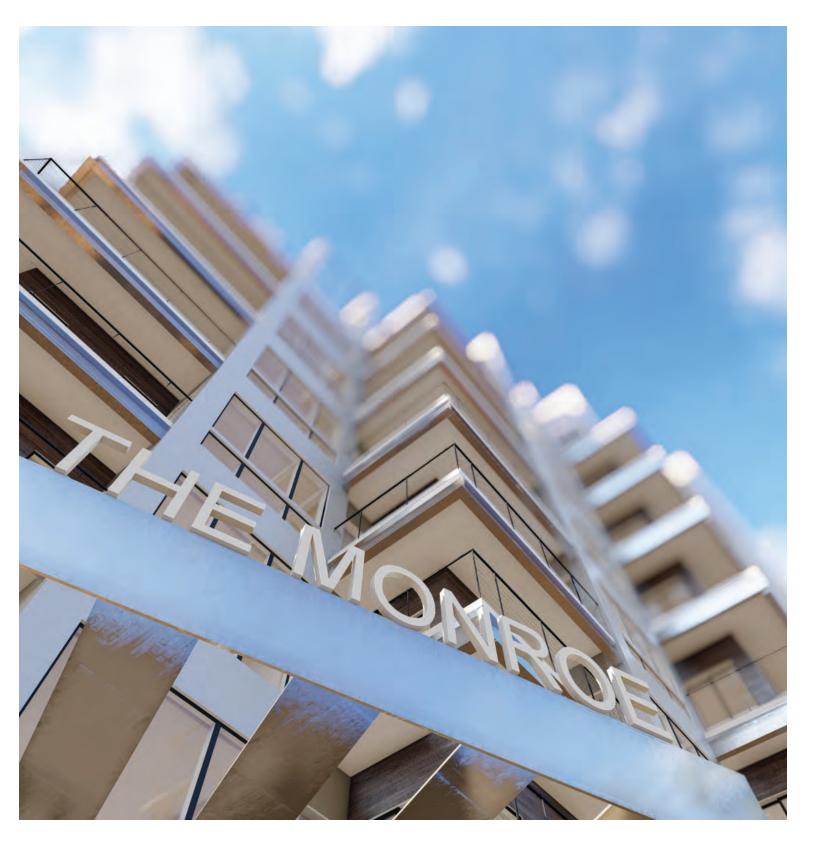
BUILDING HEIGHT: 106' - 0" FT / 08 LEVELS

NUMBER OF UNITS: 87 UNITS

TOTAL UNIT SF: 101,472 SF

COMMERCIAL SPACE SF: 16,306 SF





PROJECT OVERVIEW

This nearly 118,000 sq. ft. development is located in the up-and-coming Sandy, Utah area. As a part of a larger development, it features multi-family apartments, retail space, and a super car showroom. The site will eventually be the home of two additional mixed-use multifamily developments, which will continue to vitalize Sandy's premier city center and Cairns district. The concept is to use an efficient double-loaded corridor to maximize efficiency of the multi-family apartment costs. The concept project aims to transform the traditional multi-family midrise tower style, which is too often found surrounded by seas of parking, light poles and vast, disengaging environments into a communal destination through the use of dynamic circulation across the entire site, including multiple prominent pedestrian circulation paths, providing access to rooftop community amenity spaces.

LEVEL 00 PHASE 01

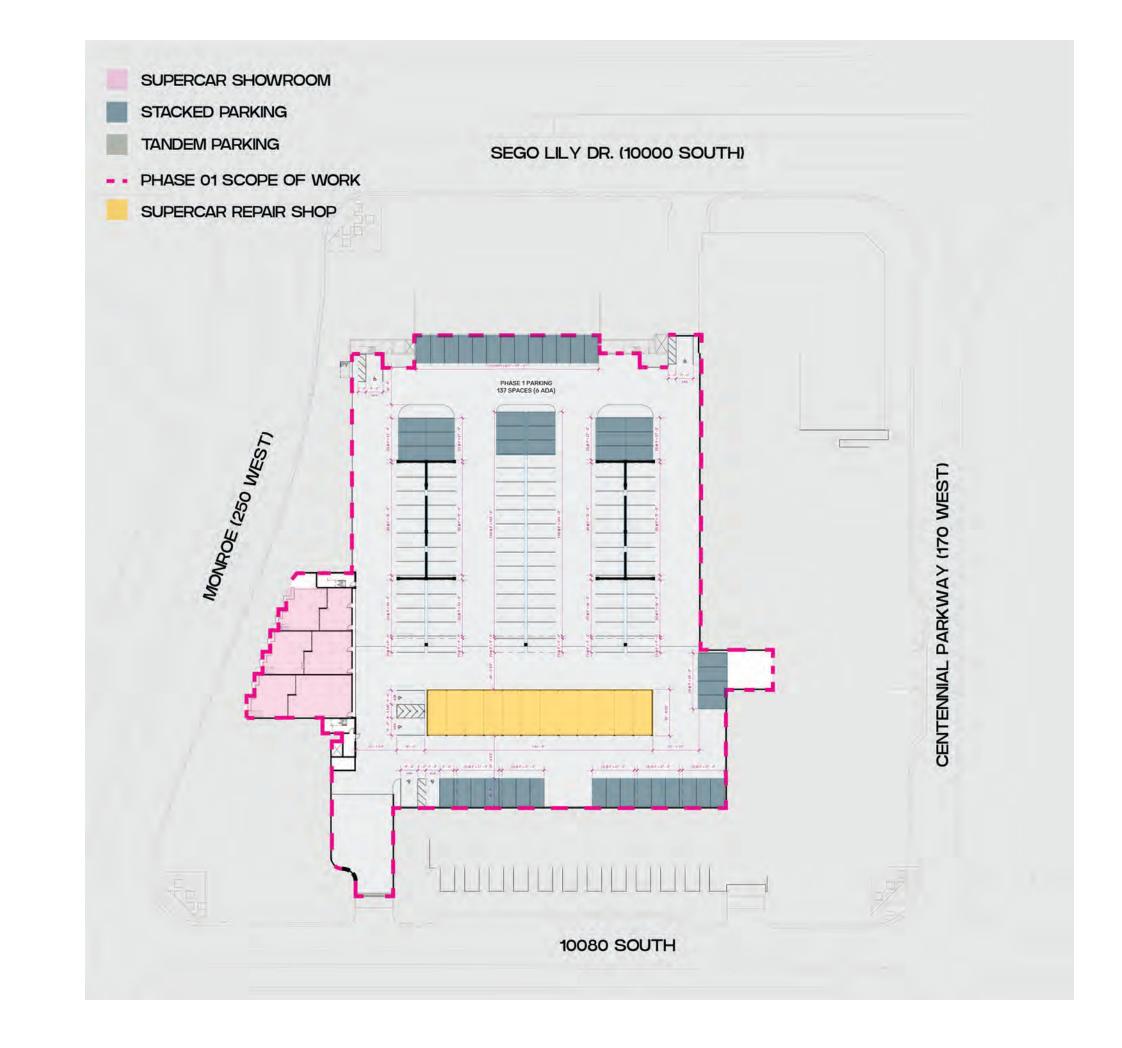
SUPERCAR SHOWROOM

LAMBORGHINI SHOWROOM: 1095 SF ASTON MARTIN SHOWROOM: 821 SF

ROLLS ROYCE SHOWROOM: 535 SF

SUPERCAR REPAIR SHOP: 3600 SF

PARKING SPACES: 188 PARKING SPACES





LEVEL 01 PHASE 01

SUPERCAR SHOWROOM

BENTLEY SHOWROOM: 2697 SF

MCLAREN SHOWROOM: 2818 SF

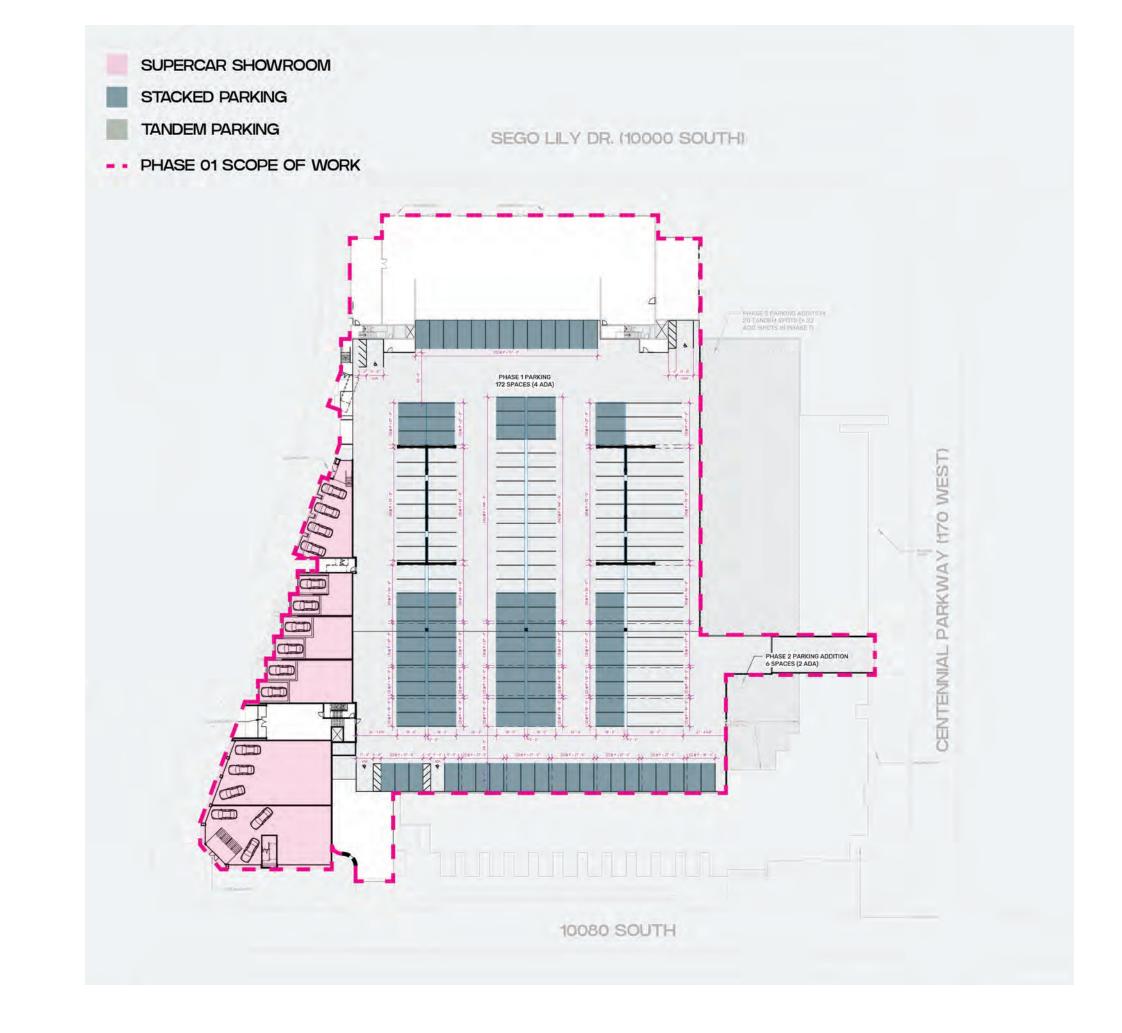
LAMBORGHINI SHOWROOM: 1567 SF

ASTON MARTIN SHOWROOM: 1300 SF

ROLLS ROYCE SHOWROOM: 1001 SF

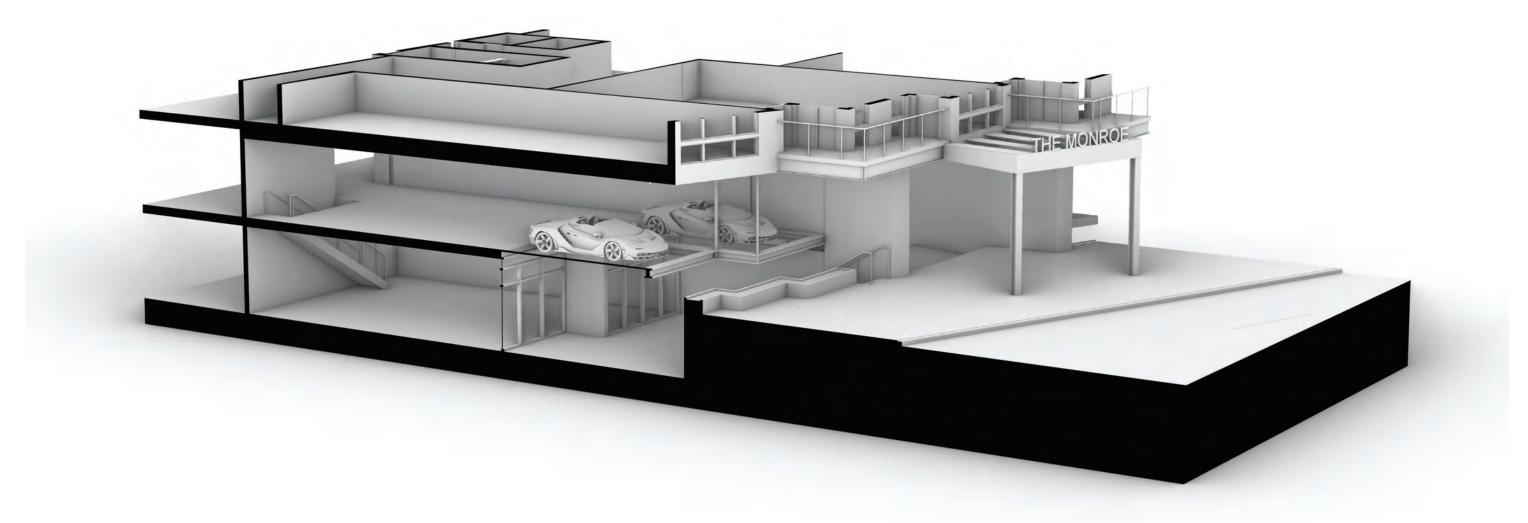
BUGATTI SHOWROOM: 1274 SF

PARKING SPACES: 272 PARKING SPACES



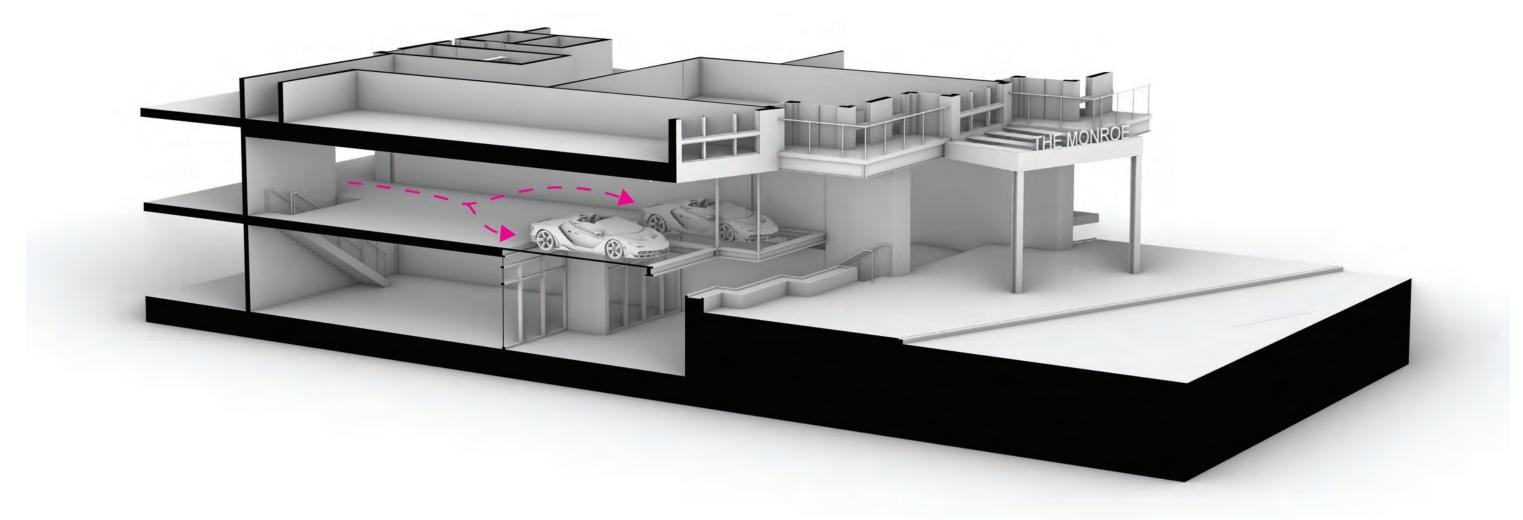


SUPERCAR SHOWROOM 3D SECTION



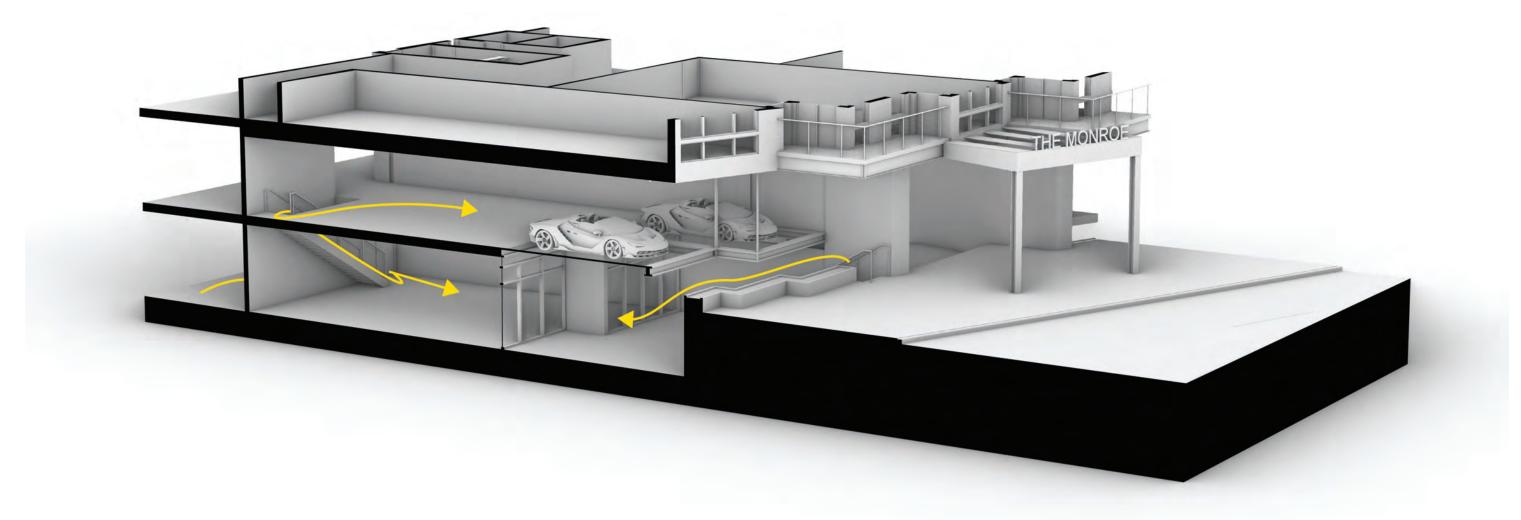


SUPERCAR SHOWROOM 3D VEHICULAR CIRCULATION SECTION





SUPERCAR SHOWROOM 3D PEDESTRIAN CIRCULATION SECTION













THE CENTENNIAL

PHASE 02

MIXED USE DEVELOPMENT, RESIDENTIAL + RETAIL

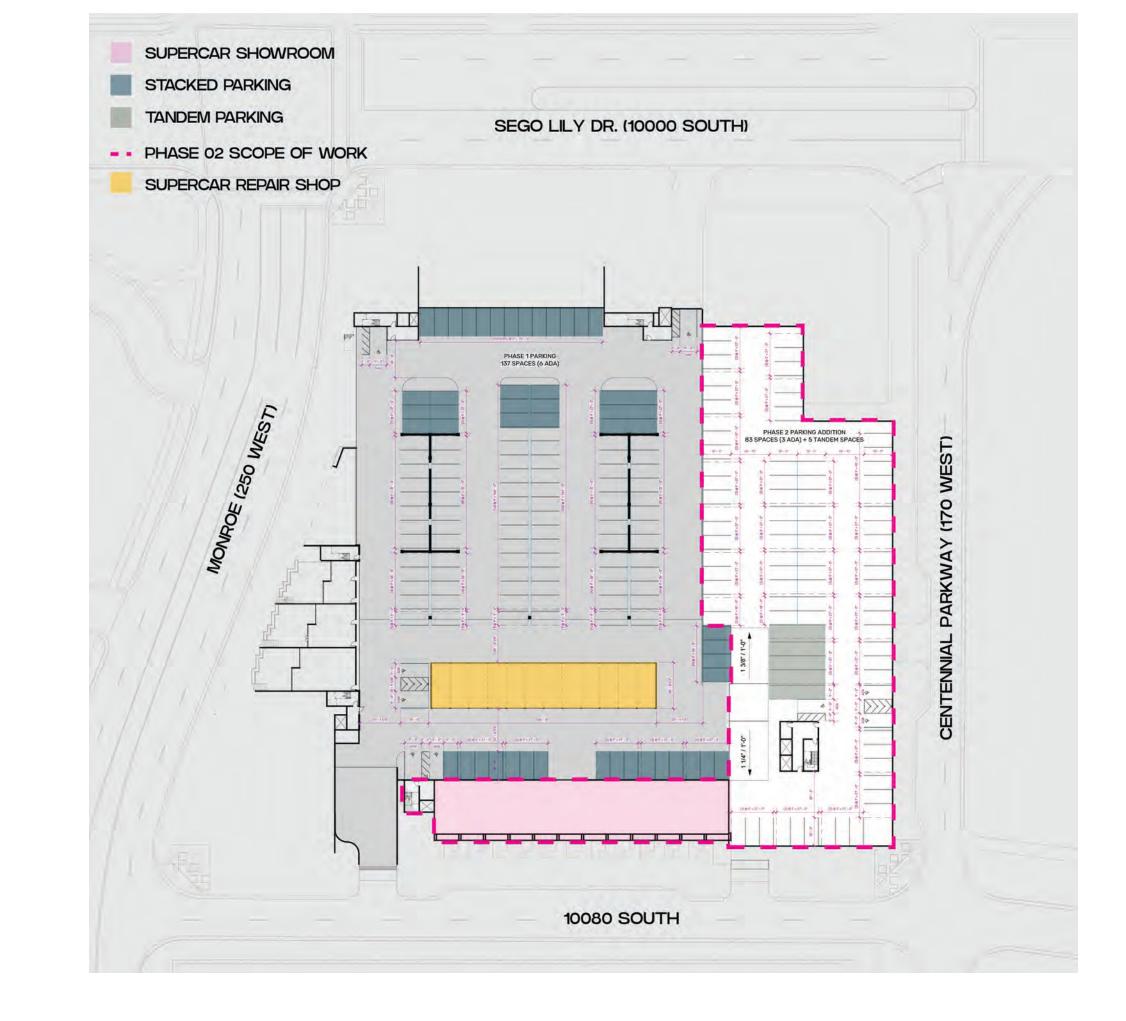


LEVEL 00 PHASE 02

SUPERCAR SHOWROOM:

CAR SALES ROOM: 6441 SF

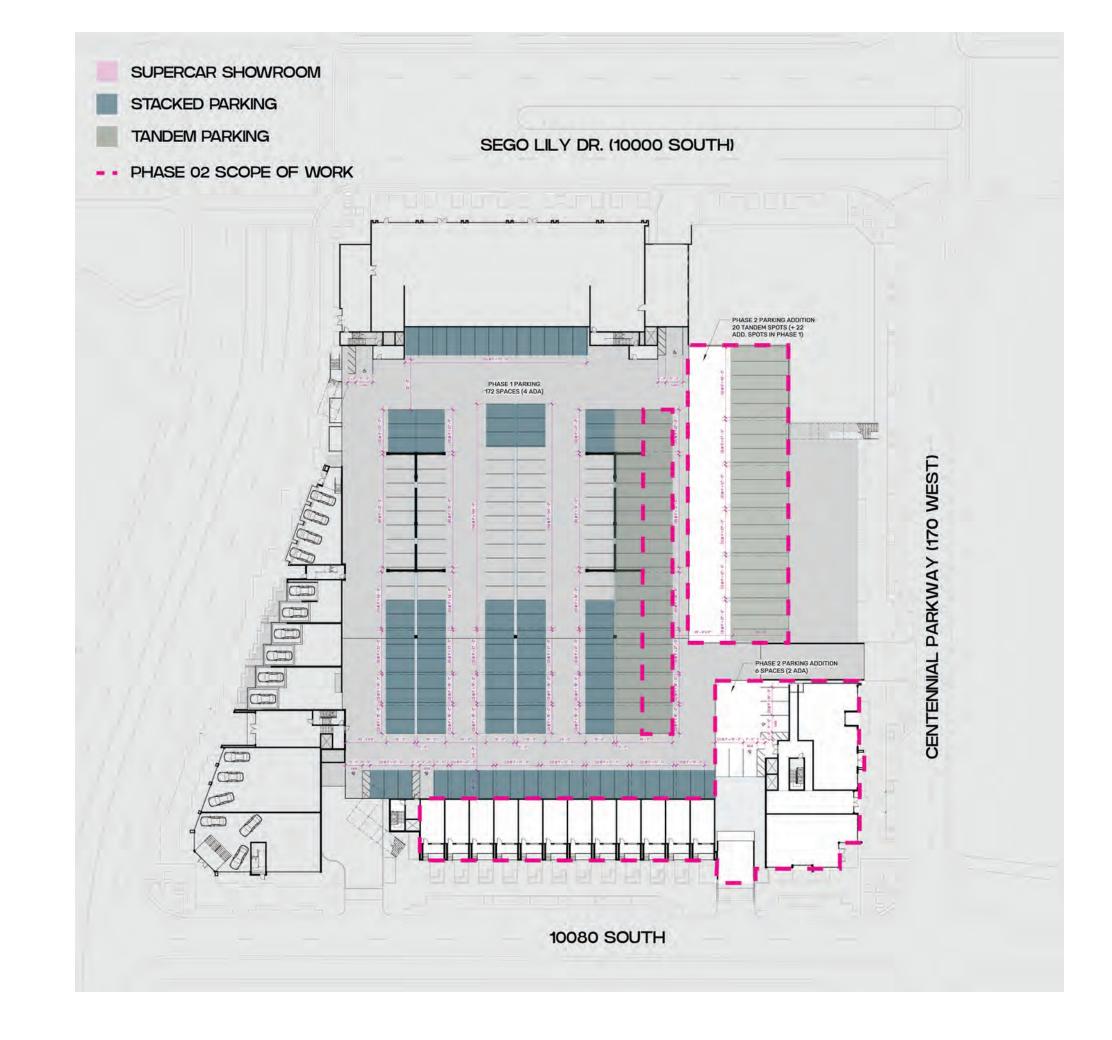
PARKING SPACES: 93 PARKING SPACES





LEVEL 01 PHASE 02

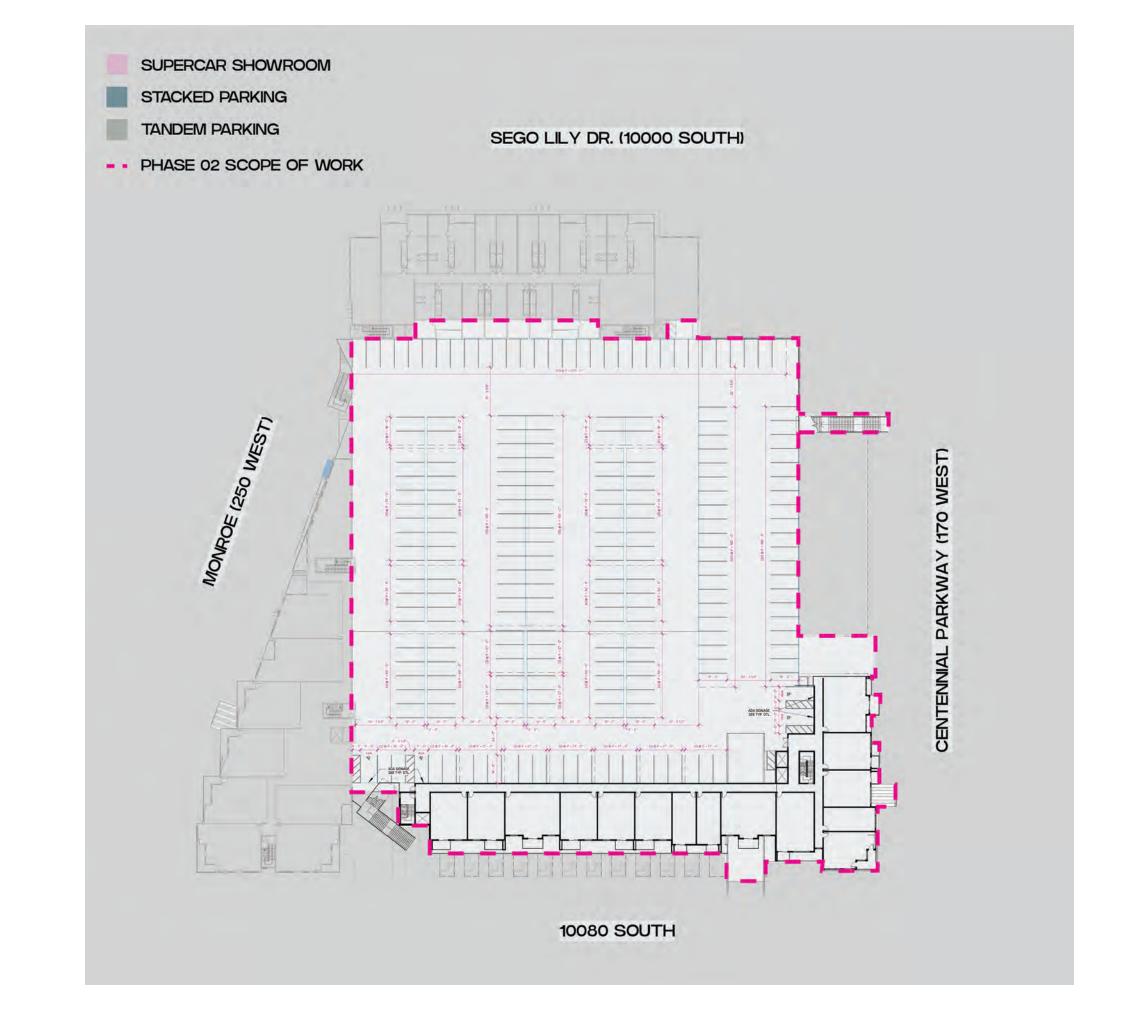
PARKING SPACES: 68 PARKING SPACES





LEVEL 02 PHASE 02

PARKING SPACES: 219 PARKING SPACES





THE PROMENADE

PHASE 03

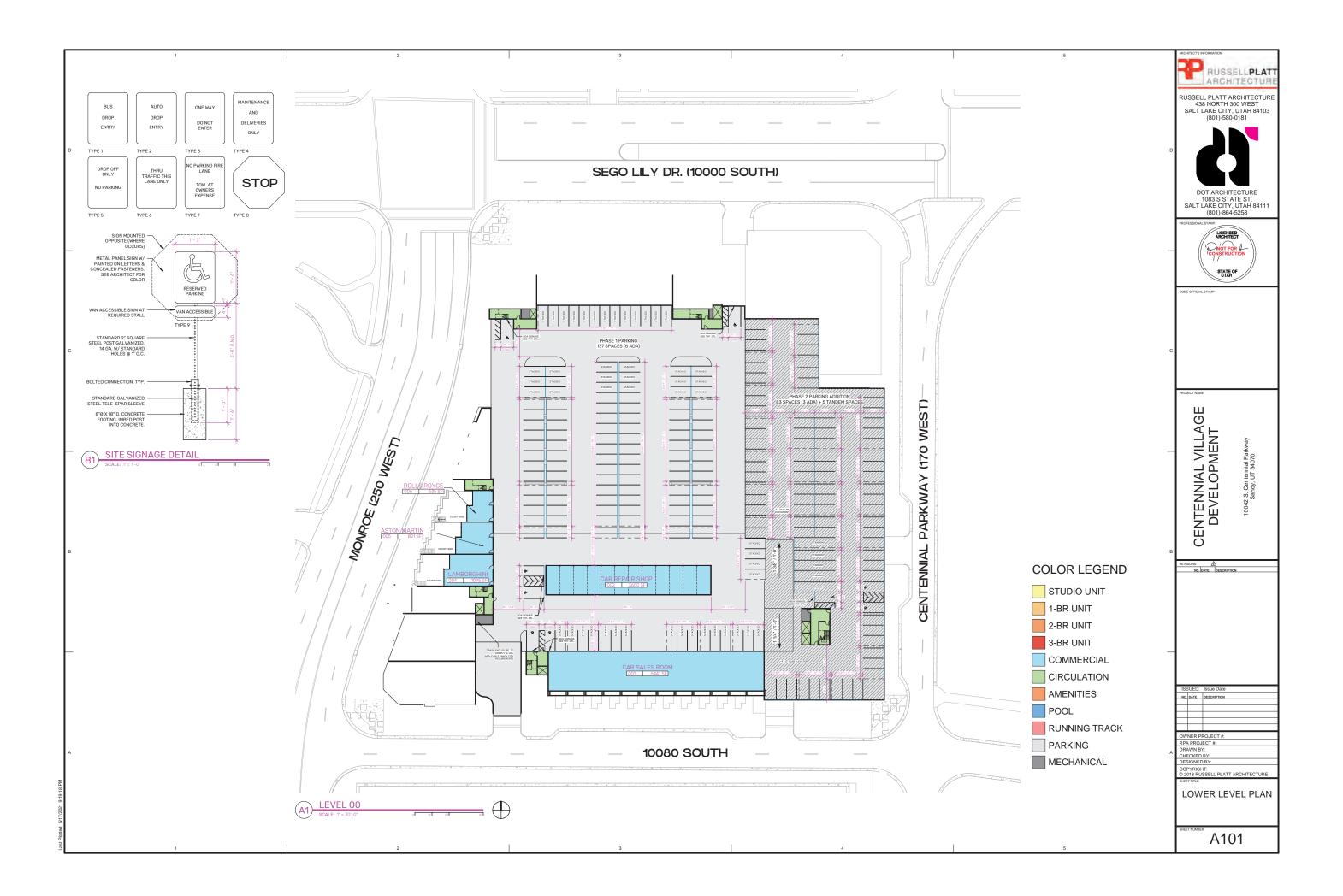
MIXED USE DEVELOPMENT, RESIDENTIAL + RETAIL

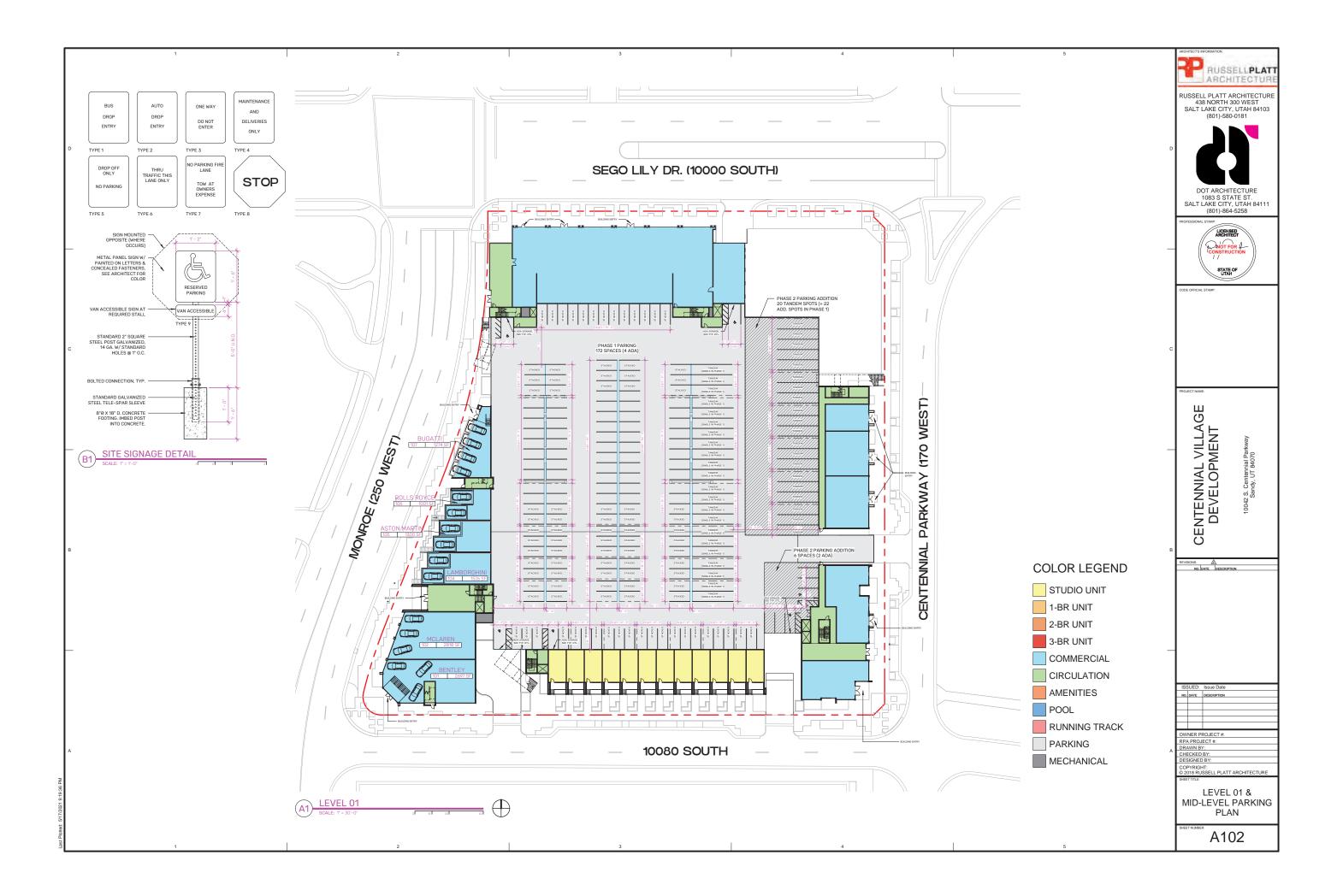


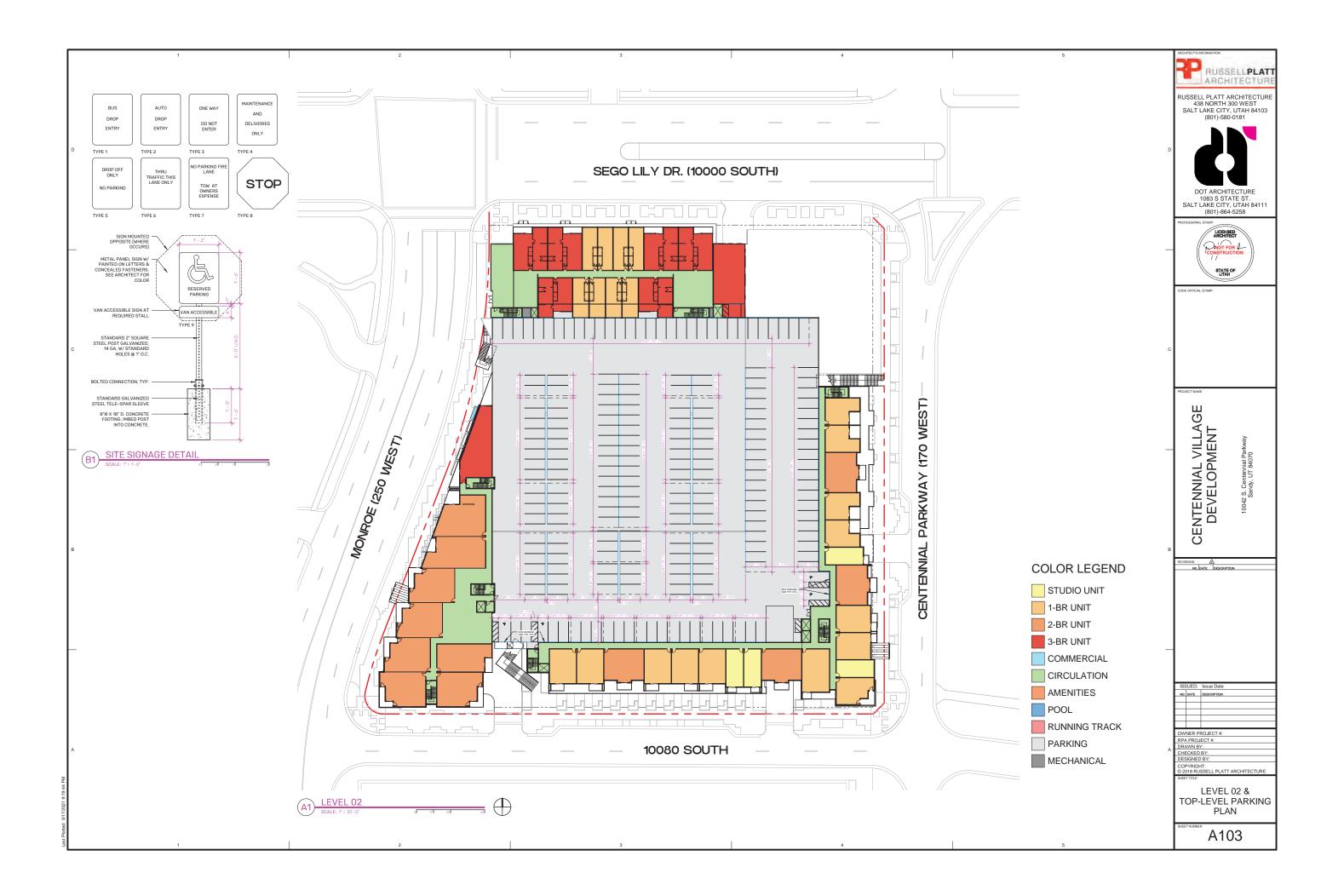
EXHIBIT A

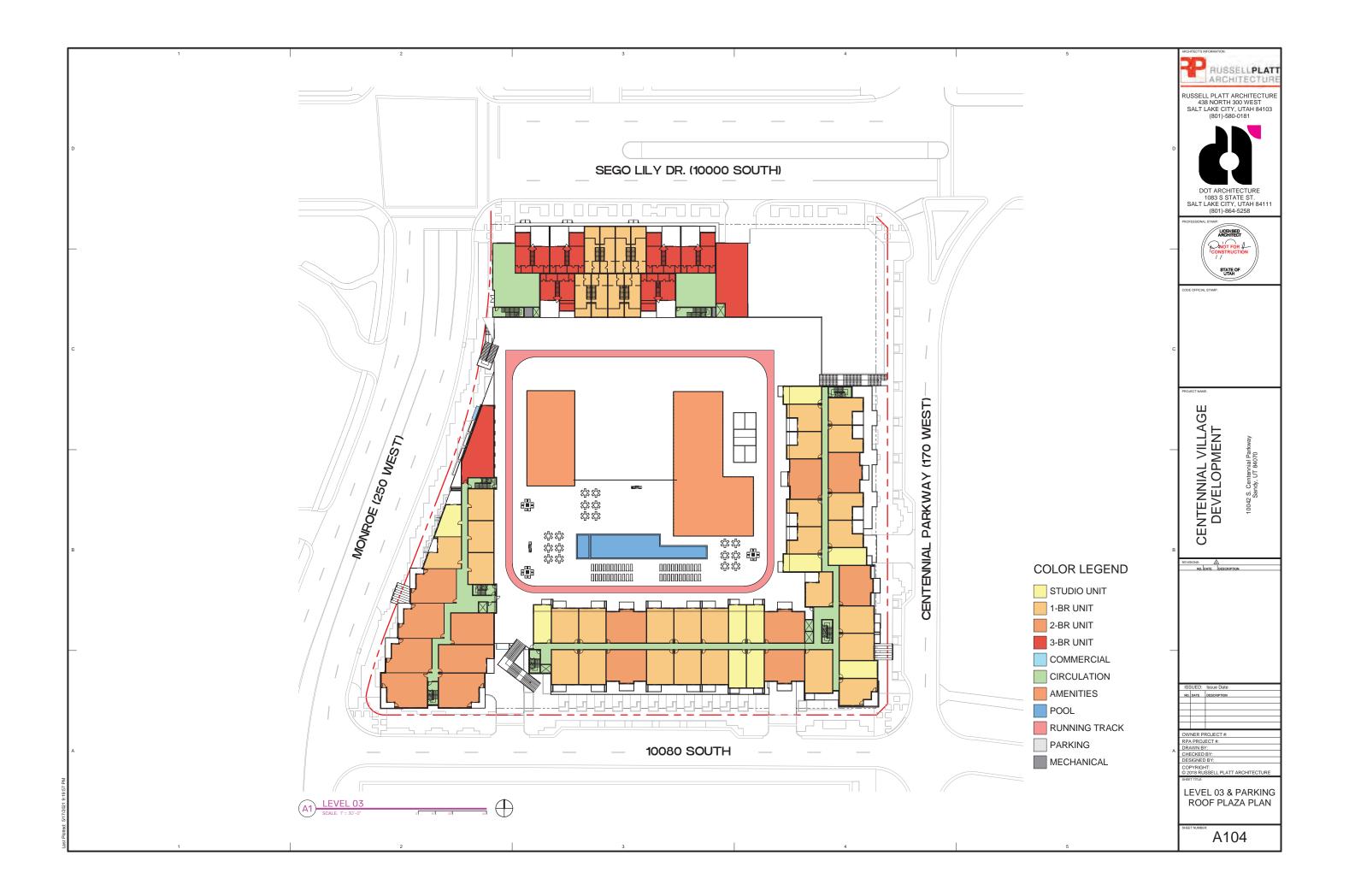
SCHEMATIC DESIGN SUBMISSION PLANS















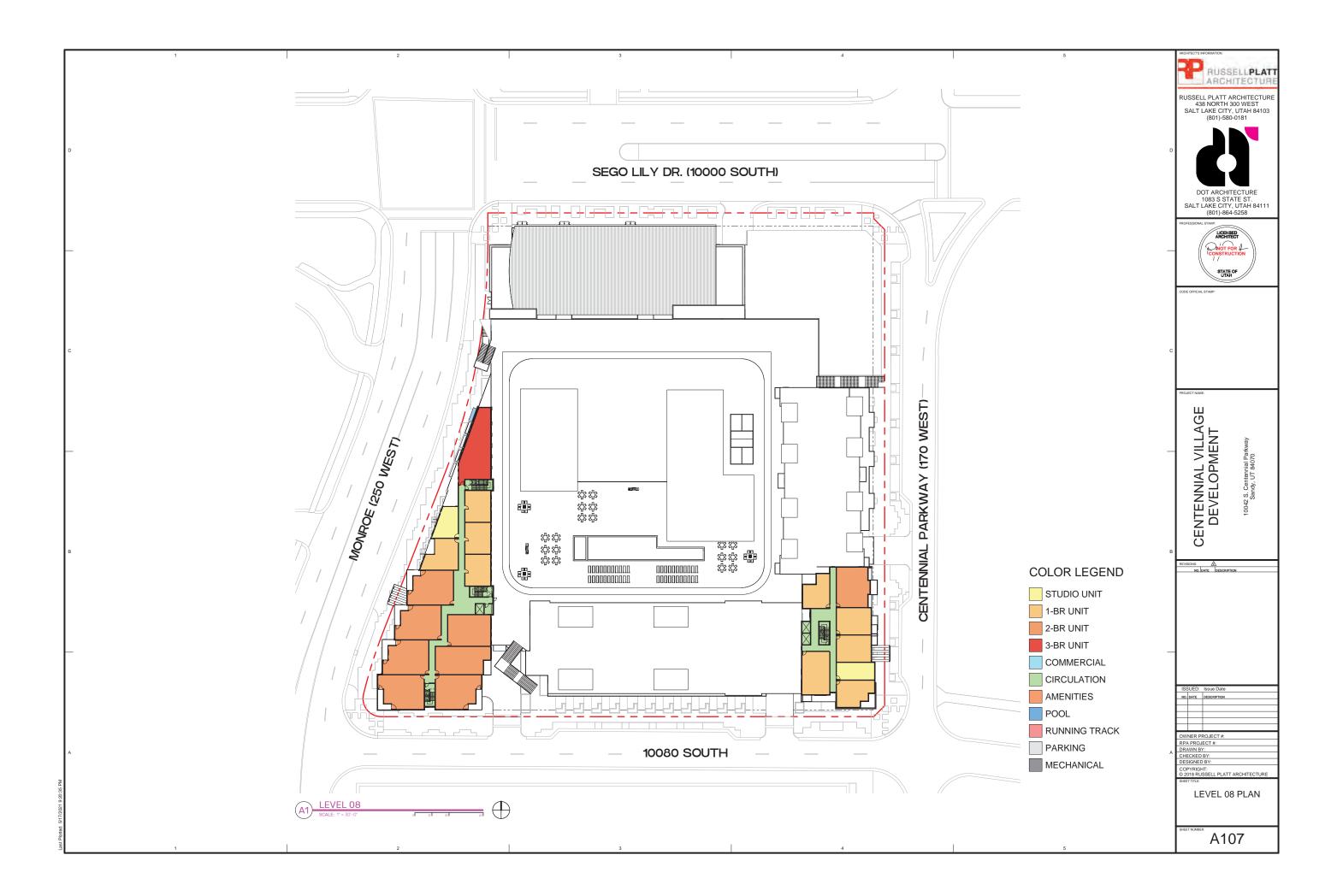


EXHIBIT B

SCHEMATIC DESIGN SUBMISSION CODE ANALYSIS



CENTENNIAL VILLAGE DEVELOPMENT

10042 S. Centennial Parkway 1070

	SHEET INDEX
SHEET NUMBER	SHEET NAME
GENERAL	
G	RESPONSE SUMMARY
G000	COVER
G001	MATERIAL BOARD
G002	ACCESSIBILITY DIAGRAM
G003	PHASING DIAGRAM
CIVIL	
C-001	GENERAL NOTES
SHEET 1 OF 3	SANDY CITY CENTRE PLAT SECOND AMENDED
	AND EXTENDED
SHEET 2 OF 3	SANDY CITY CENTRE PLAT SECOND AMENDED
	AND EXTENDED
SHEET 3 OF 3	SANDY CITY CENTRE PLAT SECOND AMENDED
0.400	AND EXTENDED
C-100	DEMOLITION PLAN
C-200	SITE PLAN
C-300	GRADING AND DRAINAGE PLAN
C-400	UTILITY PLAN
C-500	PHASE 1 EROSION CONTROL PLAN
C-600	DETAILS
C-601	DETAILS
C-602	DETAILS
C-603	DETAILS
C-604	DETAILS
C-605	DETAILS
PP-1	PLAN & PROFILE
LANDSCAPE	
LP-1.0	LANDSCAPE COVER
LP-1.1	LANDSCAPE PLAN
LP-1.2	LANDSCAPE PLAN
LP-1.3	LANDSCAPE PLAN
LP-2.5	LANDSCAPE DETAILS
IR-1.0	IRRIGATION PLAN
IR-1.1	IRRIGATION PLAN
IR-1.2	IRRIGATION PLAN
IR-1.3	IRRIGATION PLAN
IR-2.5	IRRIGATION DETAILS
IR-2.6	IRRIGATION DETAILS
-	
ARCHITECTURAL	
A101	LOWER LEVEL PLAN
A102	LEVEL 01 & MID-LEVEL PARKING PLAN
A103	LEVEL 02 & TOP-LEVEL PARKING PLAN
A104	LEVEL 03 & PARKING ROOF PLAZA PLAN
A105	LEVELS 04-05 PLAN
	LEVELS 04-03 PLAN
A106	
A107	LEVEL 08 PLAN
A201	EXISTING POST OFFICE ELEVATIONS
A202	EXISTING POST OFFICE ELEVATIONS
A203	MONROE MIDRISE ELEVATIONS
	MONROE MIDRISE ELEVATIONS
A204	10080S MIDRISE ELEVATIONS
A204 A205	
A204 A205 A206	CENTENNIAL PARKWAY MIDRISE ELEVATIONS
A204 A205 A206 A207	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS
A204 A205 A206 A207 A208	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS
A204 A205 A206 A207 A208	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY
A204 A205 A206 A207 A208 A801	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S
A204 A205 A206 A207 A208 A801 A802	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY
A204 A205 A206 A207 A208 A801 A802 A803	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S
A204 A205 A206 A206 A207 A208 A801 A802 A803 A804	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY
A204 A205 A206 A207 A208 A801 A802 A803 A804 A805	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE
A204 A205 A206 A207 A208 A801 A802 A803 A804 A805 A806	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM
A204 A205 A206 A206 A207 A208 A801 A802 A803 A804 A805 A806 A806 A807 A808	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM SUPERCAR SHOWROOM
A204 A205 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM
A204 A205 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM
A204 A205 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808 A809	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM SUPERCAR SHOWROOM
A204 A205 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808 A809 PHOTOMETRICS	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM
A204 A205 A206 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808 A809 PHOTOMETRICS EP101	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM
A204 A205 A206 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808 B809 PHOTOMETRICS EP101 EP102	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM
A204 A205 A206 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808 A809 PHOTOMETRICS EP101 EP102 EP103	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM PARKING GROUND LEVEL PARKING GROUND LEVEL PARKING LEVEL THREE
A204 A205 A206 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808 A809 PHOTOMETRICS EP101 EP102 EP103 ES103	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM PARKING GROUND LEVEL PARKING LEVEL THREE STREET LIGHTING
A204 A205 A206 A206 A207 A208 A801 A802 A803 A804 A805 A806 A807 A808 A809 PHOTOMETRICS EP101 EP102 EP103	CENTENNIAL PARKWAY MIDRISE ELEVATIONS AMENITY BLDG. A ELEVATIONS AMENITY BLDG. B ELEVATIONS 10080 S + CENTENNIAL PKWY MONROE + 10080 S W SEGO LILY DR + CENTENNIAL PKWY W SEGO LILY DR + MONROE SUPERCAR SHOWROOM PARKING GROUND LEVEL PARKING GROUND LEVEL PARKING LEVEL THREE

					S. Center Sandy, U1	
TEAM	DIRECTORY	SITE DATA	SITE DATA			
OWNE		PROJECT ADDRESS:	1004	42 S. Centennial	Parkway	DESIG
Company: Contact:		ZONING CODES:		Sandy, UT 84070 2020 Sandy City Code The Cairns Design Standards		BUILD
Email: Address:		ZONE:	CBD Cen	-A&C tral Business Dis ure Subdistrict		
AGENT FOR OWNER: Contact: Russell Platt		LOT REQUIREMENTS: Min. Lot Size:	assu Cha Indu	Lots shall be of sufficient size and width to assure compliance with all requirements of Chapter 21-23 (Commercial, Office, Industrial, and Transit Corridor		
Email: Phone:	russellplatt@gmail.com (801) 580-0181	Actual Lot Size:		elopment Standa 686 SF (3.918 Ac		:
ADCH	ITECT OF RECORD:	Lot Coverage: 90% max, provided the following: At ground level, interconnecting pedestrian walkways (5' min. width) shall be constructed of atternative hardscape materials which include colored and stamped concrete, pavers, etc. Additional areas of landscaping, street furniture, etc. shall be				
Company: Contact: Email: Address:	Russell Platt Architecture Russell Platt russellplatt@gmail.com 438 N. 300 W.	provided along the walkways At ground level or above, a combination of at least three diversification elements of the following shall be included: courtyards, plazas, walkways, open green space, water features, planters.				
Phone:	Salt Lake City, UT 84103 (801) 580-0181	Actual Lot Coverage:	79.2			
		BUILDING DIMENSION F General Requirements:	REQUIREMENT	S:		
CONS Company: Contact: Email:	ULTANT ARCHITECT: DOT Architecture Jonathan Lee Jiee@dot-arc.com	a. No building sha or parking spac for foundation b. The area betwe	 No building shall be closer than 6' from any private road, driveway, or parking spaces in order to allow areas adjacent to the building for foundation landscaping and buffering of pedestrian walkways. 			
Address:	1083 S. State St. Salt Lake City, UT 84111	Max. Height ¹ :	140'	max./10 stories	max.	
Phone:	(801) 864-5258	Min. Height:		ories (Tier 3 zone gn Standards)	established in Cairns	
CIVIL	ENGINEER:	Actual Height: 106'				
Company: Contact:	Ensign Engineering	5: Exception: Buildings within the Arts & Culture subdistrict may exceed 140' with Planning Commission approval but shall not exceed 600'.				
Email: Address:	45 W. 10000 S., Suite 500	Street-type 2 (Centennial Parkway + 10080 S.) Front Setbacks: 10' min.				
Phone:	Sandy, UT 84070 (801) 255-0529		20' r	nax. for primary f max. for seconda	ry frontage	
LANDSCAPE ARCHITECT:		Build-to:	(out	70% of either facade within 5' of min. (outdoor dining and entertainment may count towards total)		
Company: Contact: Email:	PKJ Design Group			uction to 50% alle	owed with review	
Address:	3450 N. Triumph Blvd., Suite 102 Lehi, UT 84043	Building Entran Block Breaks:	ces: 4 pe	4 per 200 linear feet		
Phone:	(801) 960-2698	Street-type 3 (Sego Lily	Dr. + S. Monr	S. Monroe St.)		٠
STRU	CTURAL ENGINEER:	Front Setbacks	Front Setbacks: 8' min. 16' max. for primary frontage 25' max. for secondary frontage			
Company: Contact: Email:		Built-to:	70% (out	70% of either facade within 5' of min. (outdoor dining and entertainment may count towards total)		
Address: Phone:				Reduction to 50% allowed with review		
		Building Entran		3 per 200 linear feet		
M+P E	NGINEER:	Block Breaks: Side + Read Yard Setba	ck: Non	e required		:
Company: Contact:	JTB HVAC & Plumbing Jeff Brown	Open Space:			idential living area	:
Email: jeff.brown@jtbengineering.net Address: 922 W. Baxter Dr., Suite 100 South Jordan, UT 84095		Pedestrian Walkways:	thor	At least one main pedestrian thoroughfare which is strictly for		ROOF
Phone:	(801) 849-8590	PARKING REQUIREMEN		estrian traffic sha	Il be provided	
ELEC.	TRICAL ENGINEER:	Drive Width (Two-way): 24' max.				
Company:		Required Spaces: Studios:	1.5 spaces	x 52 units	(6 in Phase 1)	
Contact: Email: Address:		1-Bedrooms:	1.5 spaces	x 129 units	(32 in Phase 1)	STREE
Phone:		2-Bedrooms:	2 spaces	x 72 units	(44 in Phase 1)	
		3-Bedrooms:	2.5 spaces	x 14 units	(14 in Phase 1)	
		Guest Parking:		x 5 units nit x 267 units	(5 in Phase 1) (96 in Phase 1)	
		Retail Comm.:		SF x 56,818 SF	(48,943 in Phase 1)	
			= 806 space 834 structi	s required ured spaces	(454 in Phase 1) (454 in Phase 1)	
				icked spaces spaces included	(145 in Phase 1) (All in Phase 2)	ADDIT
		Required ADA Parking:	= 16		uired (7 in Phase 1)	
		Required ADA Van Park		r every 6 accessi		•

SIGN DATA **CODE DATA** 2020 Sandy City Code Sandy Architectural Design Standards The Cairns Design Standards ON STANDARDS: INING CODES:
2018 International Building Code with Local Amendments
2018 International Existing Building Code
2018 International Mechanical Code
2018 International Mechanical Code
2018 International Fumbling Code
2018 International Electrical Code DING MATERIALS:

"Mountain Red' brick or similar high quality materials such as polished granite, glass, stone, etc. Material color shall encourage buildings to blend into the environment Max. of 4 primary building materials Max. of 3 primary building materials Max. of 3 primary boilding materials Max. of 3 primary boilding per development

Tribted glass, where provided, shall be considered one of High quality materials: Min. 80% at publically-visible ground floor Min. 50% at publically-visible upper floors Stucco/EIFS limitation: Max. 20% on any elevation Opaque Materials: Max. 25 length of opaque material (including opaque glass) on primary and (including opaque glass) on primary and POST OFFICE BUILDING (EXISTING): Construction Type: Allowable Heights: DING ARTICULATION:

At minimum, the first level shall have architectural separation from the stories above to create a human scale.
Each facade must have a horizontal break, offset 3' from Allowable # of Stories: Designed # of Stories: Allowable Areas building face.
Each building must have a distinguishable base, middle and top. Type III-B (A-2, B): 28,500 SF Type III-B (R-2): 48,000 SF Designed Areas: Type III-B (A-2 + B): 15,140 SF (Existing)
Type III-B (R-2): 16,369 SF (New TI, Level 02)
14,766 SF (New TI, Level 03) Types of Articulation: of Articulation:
Facade modulation
Columns or other expressions of structural system
Horizontal and vertical divisions in texture or material
Division of storefront facade Total Bldg. Area: 46.275 SF MONROE ST. MIDRISE (NEW): Construction Type: Levels 01-08: Unlimited Designed Heights: Type I-A (Overall): 106' - 0" Required Articulation for Building Section:

Balconies a min. of 4" deep shall be required on at least 40% of all multi-family units

Horizontal articulations every 25'
Profusions or recesses extending above the building bas shall be required on block corners Allowable Number of Stories: Type I-A (B, R-2): Unlimited Designed Number of Stories: Type I-A (B, R-2): 8 Stories Storefront Width:
Structural module of 30' wide by 15' tall Allowable Areas: Type I-A (B, R-2): Unlimited Required Opening Percentages:

70% windows and doors at street-facing ground level facades

40% windows and doors when street-facing facade includes residential units

40%-80% windows and doors at all upper levels facades Designed Areas: Type I-A (B, R-2): 3,454 SF (Lower Level) Total Bldg. Area: Entries:

Shall include architectural enhancements to annouce a point of arrival, such as a change in material, paving, etc.

Design shall incorporate one or more of the following:

a. Canopy, overhang or arch

b. recesses or projections

c. Peaked rods or raised parapet structures

d. Display windows surrounding entry 10080 S. + CENTENNIAL PARKWAY MIDRISE (NEW): pancy Classifications:

Main Occupancies:

B (Lower Level)

A-2, B, R-2 (Separated, Level 01)

R-2 (Levels 02 - 08) Construction Types: Levels 01-08: Corner Buildings:

Shall provide a prominent corner entrance to street-level shops or lobby space in a manner consistent with the main entries described above Allowable Heights: Type I-A: Unlimited INGS & CANOPIES:

Must be placed over a doorway or window

Projection depth of 4' when located over pedestrian traffic, 2' Designed Heights: Type I-A (Overall): 106' - 0" Designed Number of Stories: Type I-A (A-2, B, R-2): 8 Stories (max.) F DESIGN:
Sioped Roofs shall provide articulation and variations, and shall include eaves that are at least 18" in width. Flat roofs shall be screened with parapets on all sides of the building, if no rooftop equipment exists or is proposed, the parapet shall feature comics treatments. Parapets shall parapets shall feature comics treatments. Parapets shall provide a cap element to demonstrate that the upper edge is the top of the building. Allowable Areas: Type I-A (A-2, B, R-2): Unlimited Designed Areas:
Type I-A (A-2, B, R-2):
6,843 SF (Lower Level)
16,838 SF (Level 01)
19,317 SF (Levels 03-05)
6,598 SF (Levels 06-08) EET-TYPE DESIGN REQUIREMENTS:
Type 2 (Centennial Parkway + 10080 s.)
Ground Floor Commencial:
30% + commercial or flex-commercial on corners
Max. Retail Space:
8,000 sq. ft., per space (Increase to 12,000 sq. ft. allowed with review) Total Bldg. Area: 161,044 SF Special Occupancy Requirements (Section 420 as applicable to R-2):
Separation walls:

1/2 HR (Section 708)
Horizontal separation:
Automatic Sprinklers:
Per Section 903.2 B
Fire/Smoke Alarm Systems:
Per Section 907.2.9
Single/Multiple-Station Smoke Alarms:
Per Section 907.2.10.2 Type 3 (Sego Lily Dr. + S. Monroe St.)
Ground Floor Commercial:
15% + commercial or flex-commercial on 50% of all corners
Max. Retail Space:
10,000 sg. ft. per space (Increase to 12,000 sg. ft. allowed with review) Accessibility Requirements (Section 1107.6.2.2): ADDITIONAL GENERAL DESIGN STANDARDS:

All roof drains shall be designed to be interior to the building. In

building.
Long and monotonous wall and roof planes should be avoided.
Large uninterrupted expanses of a single material are prohibited

1 per every 6 accessible spots = 3 ADA van spaces (2 in Phase 1) 10 ADA van spaces provided, included in ADA count above (7 in Phase 1)





DOT ARCHITECTURE 1083 S STATE ST. SALT LAKE CITY, UTAH 84111 (801)-864-5258



G ENTENNIAL VILLAG DEVELOPMENT Ш

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NO. DATE DESCRIPTION OWNER PROJECT #:

COVER

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