

MIXED-USE PROJECT INFORMATION

SITE: 237,036 SQ.FT. (APPROX. 5.44 ACRES) DENSITY: 39.5 DWELLING UNITS/ACRE

COMMERCIAL AREA

AREA AND TYPES OF UNITS:

4,764 SQ.FT. RETAIL/RESTAURANT

NOTE: SHOULD SOME OF THE PLANNED RETAIL SPACE BECOME RESTAURANT SPACE, PARKING CITY RESTAURANT PARKING IS BASED ON 1 STALL PER 4 SEATS WITH 8 EXTRA DRIVE-THRU STACKING SPACES IF THE RESTAURANT HAS A DRIVE-THRU. SEATING SPACE CALCULATIONS WILL BE ACCURATELY MADE WHEN ALL ELEMENTS OF THE BUILDING ARE DESIGNED. IN ALL CASES, THE PARKING WILL BE SHARED WITH THE RESIDENTIAL TENANTS.

PARKING:
 1 PER 300 SQ.FT. = 16 STALLS
 LESS 20% MIXED USE = 3 STALLS
 TOTAL COMMERCIAL REQUIRED = 13 STALLS
 TOTAL COMMERCIAL PROVIDED = 13 STALLS
 DRIVE-THRU = 6 STACKING

RESIDENTIAL AREA

TYPES OF UNITS:

2-BEDROOM APARTMENTS
 1-BEDROOM (1A) APARTMENTS
 1-BEDROOM (1B) APARTMENTS

NUMBER OF UNITS BY LEVEL (IN BOTH BUILDINGS):

LEVELS	1	2	3	4	TOTAL	UNIT MIX
	23	24	24	24	95	44%
	24	27	27	27	105	49%
	3	4	4	4	15	7%
	50	55	55	55	215	

215 APARTMENTS ON SITE

PARKING:

1.9 STALLS PER UNIT = 409 STALLS
 LESS 20% MIXED USE = 81 STALLS
 TOTAL RESIDENTIAL REQUIRED = 328 STALLS
 TOTAL RESIDENTIAL PROVIDED = 328 STALLS

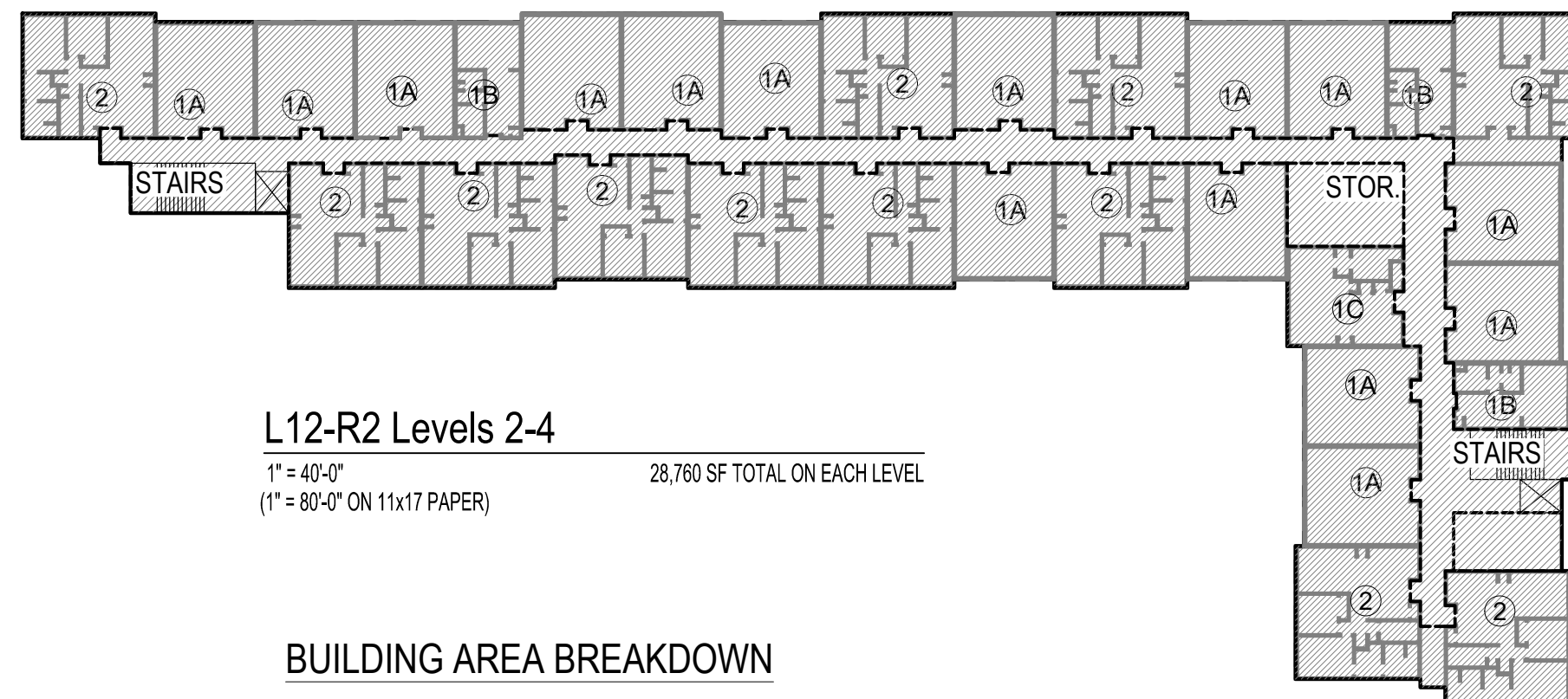
SHARED PARKING

341 TOTAL STALLS ON SITE

DURING BUSINESS HOURS, EMPLOYEES AND CUSTOMERS WILL USE 13 OR MORE OF THE 341 STALLS.

OUTSIDE OF BUSINESS HOURS, LOT 12 RESIDENTIAL TENANTS WILL USE 328 STALLS AND THE EXCESS STALLS WILL BE AVAILABLE.

NOTE: NO STREET PARKING IS PLANNED FOR THIS LOT. SHOULD STREET PARKING BE ADDED IN THE FUTURE, THOSE POTENTIAL STALLS WILL NOT BE USED IN ANY CALCULATIONS.

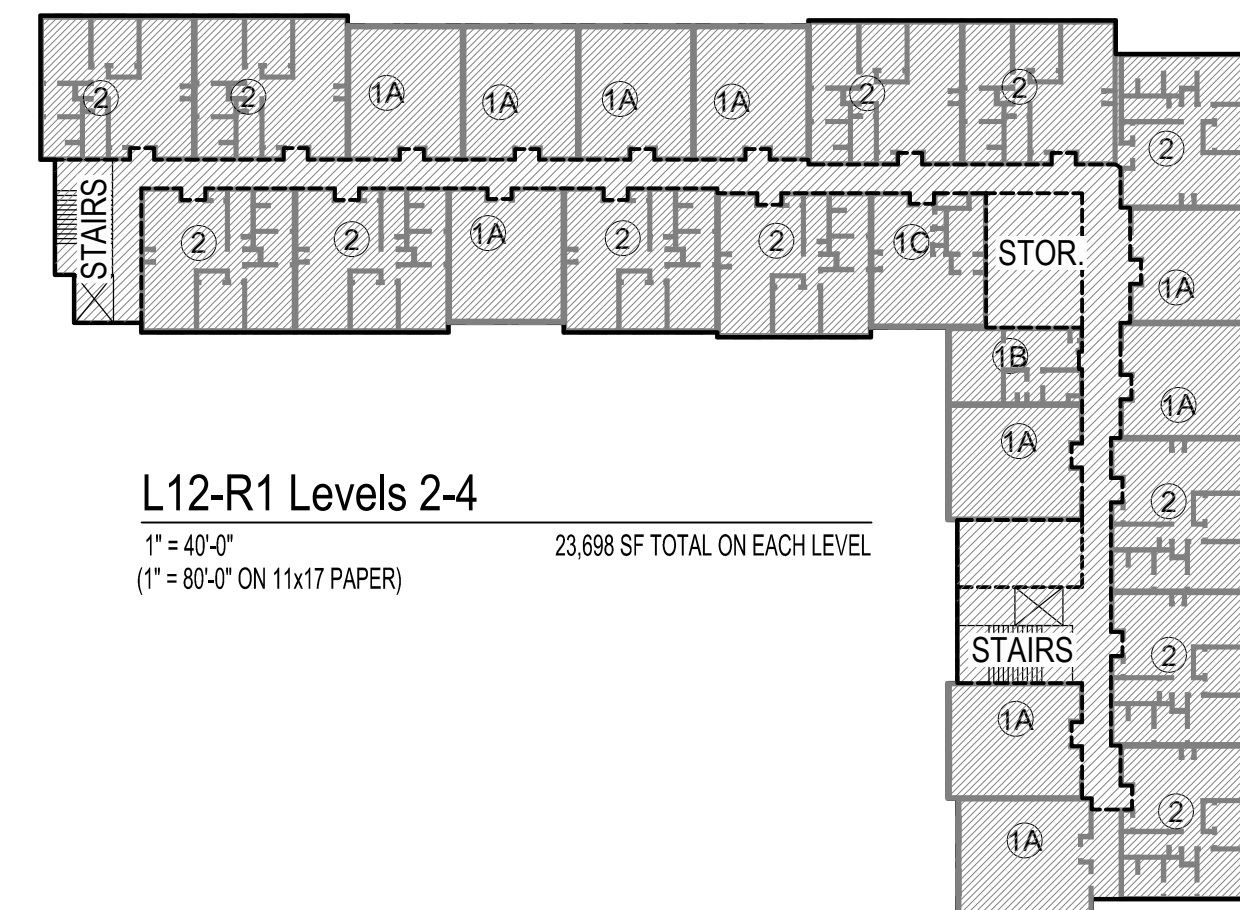


L12-R2 Levels 2-4

1" = 40'-0"
 (1" = 80'-0" ON 11x17 PAPER)
 28,760 SF TOTAL ON EACH LEVEL

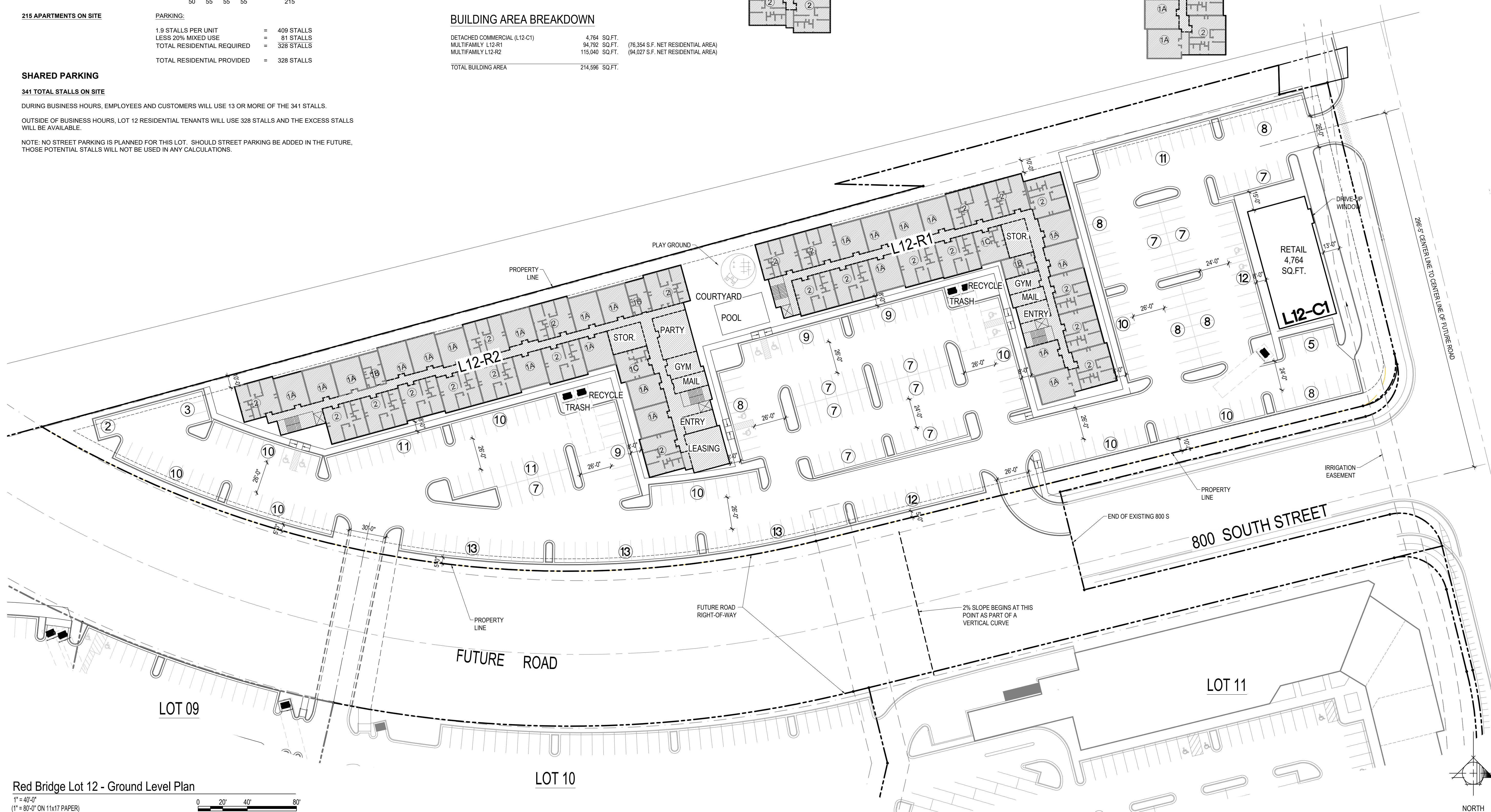
BUILDING AREA BREAKDOWN

DETACHED COMMERCIAL (L12-C1)	4,764	SQ.FT.	
MULTIFAMILY L12-R1	94,792	SQ.FT.	(76,354 S.F. NET RESIDENTIAL AREA)
MULTIFAMILY L12-R2	115,040	SQ.FT.	(94,027 S.F. NET RESIDENTIAL AREA)
TOTAL BUILDING AREA	214,596	SQ.FT.	



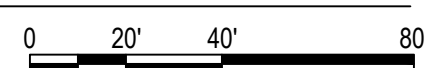
L12-R1 Levels 2-4

1" = 40'-0"
 (1" = 80'-0" ON 11x17 PAPER)
 23,688 SF TOTAL ON EACH LEVEL



Red Bridge Lot 12 - Ground Level Plan

1" = 40'-0"
 (1" = 80'-0" ON 11x17 PAPER)



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RED BRIDGE STATION - LOT 12
 Payson, Utah
LOT 12 - RESIDENTIAL - COMMERCIAL (ALT A - WITH CORNER PARCEL)

Job #	
Dr. By	MTJ
Ch. By	
Rev. By	
Revisions	

Date: DECEMBER 8, 2022

Sheet: **AS102**
 3 of 11

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