



ZM-26-001

Project Summary

Meeting Date: 2/3/2026
mi
Applicant: 3300 Cottonwood, LLC
Re: Rezone/Development Agreement (CCOZ-DA)
Property Address: 1312 E 3300 S
Zone: C (Commercial)
Prepared By: Carlos Estudillo, Planner

REQUEST AND SYNOPSIS

The applicant, Tyler Morris, has filed a CCOZ-DA rezone application, proposing to construct a Residential Mixed-Use development, as a next phase to the adopted a 2019 City Center Master Plan, on property located at approximately 1312 E 3300 S. The request is to rezone the Property from the Commercial Zone (C) and City Center Overlay Zone (CCOZ) to the City Center Overlay-Development Agreement (CCOZ-DA) Zone, in conjunction with a development agreement, subjecting the Property to certain development terms and standards pursuant to Title 18.48. of the Millcreek Zoning Code.

EXISTING CONDITIONS & FINDINGS:

- The Subject Property involves a compilation of parcels comprising approximately 1.75 acres (76,537 sf).
- **Zoning.** The Subject Property is currently within the C (Commercial Zone) and the CCOZ (City Center Overlay Zone). Properties within the vicinity surrounding the Subject Property are within the C (commercial zone) to the North, West, and East, as well as R-M (Residential Mixed) to the South.
- **Land Use Designation.** The Subject Property is within the “City Center” category in the General Plan, and is a part of the City Center Master Plan:
 - The “Mixed-use 1” land use designation envisions retail in walkable, mixed-use configuration, professional uses, restaurant, and similar arts and entertainment uses that attract visitors from around the City and region. As well as multifamily condominiums or apartments, hospitality,

civic and public facilities, health services, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.

- **Surrounding Uses.** Properties surrounding the Subject Property consist of large-scale multi-family housing, and first-floor commercial stock, the envisioned uses for the City Center Overlay Zone. Additionally, the subject property is located right across from City Center and City Hall, at the intersection of 3300 S and 1300 E.
- **Densities.** The Market Place section of the City Center Overlay zone allows a building height range from 2 to 6 stories (48-75 feet in height).
- **Proposal.**
 - The project offers **210, for rent, units**, with a variety in bedroom count. The breakdown is the following:
 - Studio: 43 Units.
 - One-Bedroom: 143 Units.
 - Two-Bedroom: 24 Units.
 - Height: The proposed structure will range from **70 feet** at the highest elevation of the lot, to **74 feet** at the lowest elevation to compensate for heights from the existing slope. This structure is below the maximum height allowed of **75 feet**.
 - Exterior materials of a durable and resilient nature such as brick, stone, architectural metal panel, composite materials, or other materials of similar quality, hardness, and low maintenance characteristics are proposed in the design of the proposal. For street-facing building facades, exterior building materials used shall consist of a minimum of 75 percent brick or stone excluding windows. The proposed structure currently meets this design standard.
 - Windows shall constitute at least 50 percent of first story street-facing facades, and windows shall be at least 50 percent transparent. The proposed structure currently meets this design standard.
 - Building 2, which is the primary structure, currently measures approximately 268 feet. No single building shall exceed 250 feet in length, as per [18.47.070 Site Standards](#). The applicant is requesting a CCOZ-DA modification, in part, to waive this requirement on 3300 South and 1300 E façade of building, by providing the following design features in lieu of said requirement:
 - Approximately 10 feet of additional right-of-way to create a larger sidewalk that, in addition to the plaza at the corner of 1300 E and 3300 S would create a more pleasurable and walkable experience for residents.
 - As per MKZ 18.47.070, the developer would be required to provide a 20-foot setback along

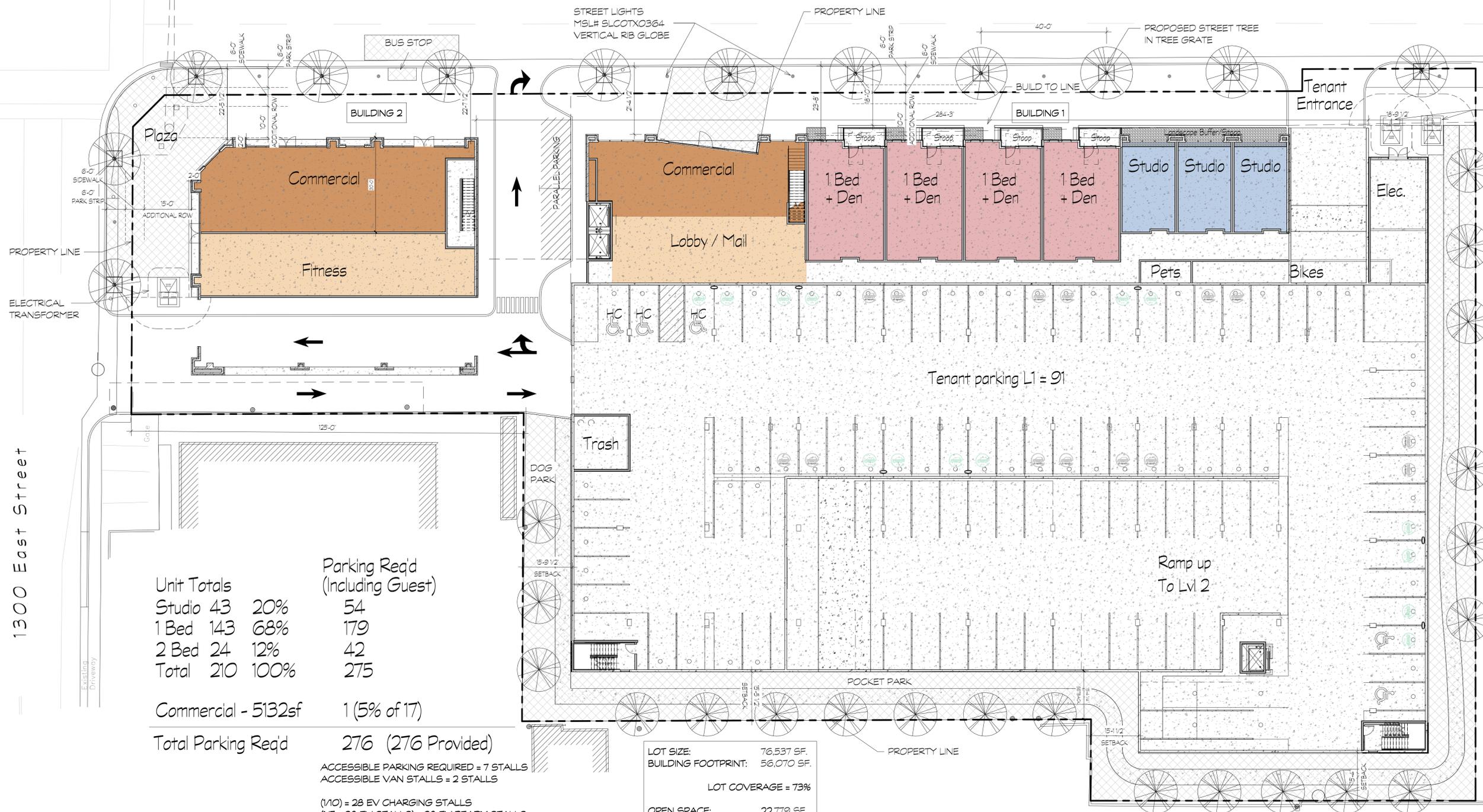
the street-facing facade between the top of the first story and the top of the third and upper stories. The applicant is requesting a CCOZ-DA modification, in part, to waive this requirement on 3300 South and 1300 E façade of building, by providing the following design features in lieu of said requirement:

- Approximately 10 feet of additional right-of-way to create a larger sidewalk that, in addition to the plaza at the corner of 1300 E and 3300 S would create a more pleasurable and walkable experience for residents.
- Landscaping to be subject to MKZ 18.64 (Landscape standards). Proposal currently meets the requirement of allocating, at least, 30% of the overall lot size as open space.
- Parking is subject to MKZ 18.63 (Parking and Mobility Standards).
 - The Project shall have at least 276 parking stalls, which shall be contained within the a parking structure, not visible from the Front-Facing Façade (3300 S). The breakdown of parking stalls is the following:
 - Studio units: 43 stalls required and provided.
 - One-bedroom: 143 stalls required and provided.
 - Two-bedroom: 35 stalls required and provided.
 - Guest Parking: 52 stalls required. Applicant provided a shared-parking table providing 54 stalls for commercial and guest parking.
 - Commercial: 13 stalls required. Applicant provided a shared-parking table providing 54 stalls for commercial and guest parking.
- **Access:** The Subject Property has one access (both ways) from 1300 E to the site, measuring 30' in width, meeting the 2019 Transportation Master plan. Additionally, two access have been proposed on 3300 S, one which will serve as an exit of the premises, and the other as just access. A median on 3300 S is recommended to avoid dangerous left-turns from the site onto 3300 S. Access has been reviewed and accepted by Millcreek Engineering.
- **Commercial Requirements:** A commercial aspect shall be proposed to meet the mixed-use requirements of the CCOZ. Applicants have identified potentially 4,000 SF of commercial space.

SUPPORTING DOCUMENTS

- Site plan
- Elevations

3300 South Street



UNIT COUNT			
Name	Court	Level	Area
LEVEL 1			
1 BED + DEN	4	LEVEL 1	931 SF
STUDIO A	3	LEVEL 1	521 SF
LEVEL 2			
1 BED + DEN	4	LEVEL 2	931 SF
STUDIO A	3	LEVEL 2	521 SF
LEVEL 3			
1 BED + DEN	4	LEVEL 3	931 SF
1 BED C	1	LEVEL 3	797 SF
1 BED D	1	LEVEL 3	818 SF
1 BED E	1	LEVEL 3	623 SF
1 BED F	1	LEVEL 3	545 SF
1 BED H	4	LEVEL 3	1059 SF
1 BED J	4	LEVEL 3	657 SF
1 BED + DEN	4	LEVEL 3	931 SF
1 BED + DEN EXT	2	LEVEL 3	944 SF
STUDIO A	3	LEVEL 3	521 SF
STUDIO C	1	LEVEL 3	591 SF
LEVEL 4			
1 BED A	8	LEVEL 4	143 SF
1 BED A EXT	4	LEVEL 4	787 SF
1 BED C	1	LEVEL 4	797 SF
1 BED D	1	LEVEL 4	818 SF
1 BED E	1	LEVEL 4	623 SF
1 BED F	1	LEVEL 4	545 SF
1 BED H	6	LEVEL 4	1059 SF
1 BED J	1	LEVEL 4	657 SF
1 BED + DEN B	1	LEVEL 4	912 SF
2 BED A	3	LEVEL 4	858 SF
2 BED B	1	LEVEL 4	748 SF
2 BED B EXT	2	LEVEL 4	120 SF
STUDIO B	7	LEVEL 4	530 SF
STUDIO C	1	LEVEL 4	590 SF
LEVEL 5			
1 BED A	8	LEVEL 5	143 SF
1 BED A EXT	4	LEVEL 5	787 SF
1 BED C	1	LEVEL 5	797 SF
1 BED D	1	LEVEL 5	818 SF
1 BED E	1	LEVEL 5	623 SF
1 BED F	1	LEVEL 5	545 SF
1 BED H	6	LEVEL 5	1059 SF
1 BED J	1	LEVEL 5	657 SF
1 BED + DEN B	1	LEVEL 5	912 SF
2 BED A	3	LEVEL 5	858 SF
2 BED B	1	LEVEL 5	748 SF
2 BED B EXT	2	LEVEL 5	120 SF
STUDIO B	7	LEVEL 5	530 SF
STUDIO C	1	LEVEL 5	590 SF
LEVEL 6			
1 BED A	8	LEVEL 6	143 SF
1 BED A EXT	4	LEVEL 6	787 SF
1 BED C	1	LEVEL 6	797 SF
1 BED D	1	LEVEL 6	818 SF
1 BED E	1	LEVEL 6	623 SF
1 BED F	1	LEVEL 6	545 SF
1 BED H	6	LEVEL 6	1059 SF
1 BED J	1	LEVEL 6	657 SF
1 BED + DEN B	1	LEVEL 6	912 SF
2 BED A	3	LEVEL 6	858 SF
2 BED B	1	LEVEL 6	748 SF
2 BED B EXT	2	LEVEL 6	120 SF
STUDIO B	7	LEVEL 6	530 SF
STUDIO C	1	LEVEL 6	590 SF
LEVEL 7			
1 BED A	8	LEVEL 7	143 SF
1 BED A EXT	4	LEVEL 7	787 SF
1 BED C	1	LEVEL 7	797 SF
1 BED D	1	LEVEL 7	818 SF
1 BED E	1	LEVEL 7	623 SF
1 BED F	1	LEVEL 7	545 SF
1 BED H	6	LEVEL 7	1059 SF
1 BED J	1	LEVEL 7	657 SF
1 BED + DEN B	1	LEVEL 7	912 SF
2 BED A	3	LEVEL 7	858 SF
2 BED B	1	LEVEL 7	748 SF
2 BED B EXT	2	LEVEL 7	120 SF
STUDIO B	7	LEVEL 7	530 SF
STUDIO C	1	LEVEL 7	590 SF

Unit Totals		Parking Req'd (Including Guest)	
Studio	43 20%	54	
1 Bed	143 68%	179	
2 Bed	24 12%	42	
Total	210 100%	275	

Commercial - 5132sf 1 (5% of 17)
 Total Parking Req'd 276 (276 Provided)

ACCESSIBLE PARKING REQUIRED = 7 STALLS
 ACCESSIBLE VAN STALLS = 2 STALLS
 (1/0) = 28 EV CHARGING STALLS
 (1/5 - 28 EV STALLS) = 28 EV READY STALLS

LOT SIZE: 76,537 SF.
 BUILDING FOOTPRINT: 56,070 SF.
 LOT COVERAGE = 73%
 OPEN SPACE: 22,779 SF.
 PLAZA, POCKET PARK, COURTYARD & DECK
 OPEN SPACE = 30%

SITE PLAN
 1/16" = 1'-0"

PROPERTY OWNER 3300 COTTONWOOD, LLC

COTTONWOOD 3300

1312 EAST 3300 SOUTH

SITE PLAN | PO.01
 01-09-2026



7583 S. Main St. #100 Midvale, UT 84047
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UNIT COUNT - LEVEL 1		
AREA	COUNT	SQFT
LEVEL 1		
1 BED + DEN	4	391 SF
COMMERCIAL	2	1459 SF
FITNESS	1	1769 SF
LOBBY/MAL	1	1289 SF
STUDIO A	3	521 SF

BALCONY COUNT	
LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	16
LEVEL 4	27
LEVEL 5	29
LEVEL 6	28
LEVEL 7	28
TOTAL	136

136 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.



LEVEL 1
1/16" = 1'-0"
NORTH

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 1 | PL.01

01-09-2026



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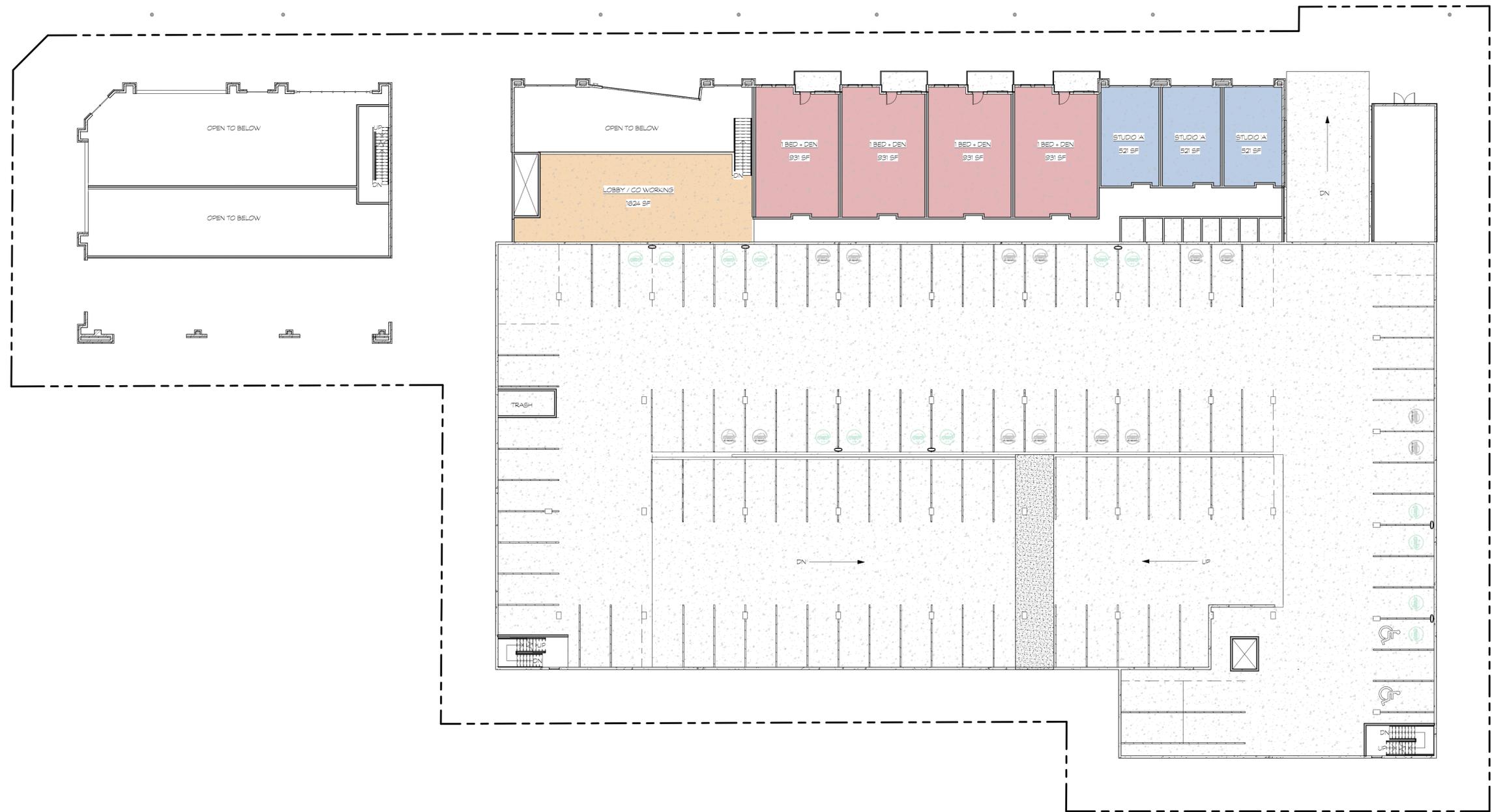
UNIT COUNT - LEVEL 2

AREA	COUNT	SQFT
LEVEL 2		
1 BED + DEN	4	331 SF
LOBBY / CO WORKING	1	1624 SF
STUDIO A	3	152 SF

BALCONY COUNT

LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	16
LEVEL 4	27
LEVEL 5	29
LEVEL 6	28
LEVEL 7	28
TOTAL	138

138 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.



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



COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 2 | PL.02

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UNIT COUNT - LEVEL 3		
AREA	COUNT	AREA
LEVEL 3		
1 BED A	4	743 SF
1 BED C	1	737 SF
1 BED D	1	818 SF
1 BED E	1	623 SF
1 BED F	1	545 SF
1 BED H	4	705 SF
1 BED J	4	657 SF
1 BED + DEN	4	931 SF
1 BED + DEN EXT	2	944 SF
STUDIO A	3	521 SF
STUDIO C	1	591 SF

BALCONY COUNT	
LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	16
LEVEL 4	27
LEVEL 5	29
LEVEL 6	28
LEVEL 7	28
TOTAL	138

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



COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 3 | PL.03

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UNIT COUNT - LEVEL 4		
AREA	COUNT	SQFT
LEVEL 4		
1 BED A	8	743 SF
1 BED A EXT	4	767 SF
1 BED C	1	797 SF
1 BED D	1	818 SF
1 BED E	1	823 SF
1 BED F	1	845 SF
1 BED H	6	705 SF
1 BED J	4	657 SF
1 BED - DEN B	1	912 SF
2 BED A	3	898 SF
2 BED B	1	748 SF
2 BED B EXT	2	120 SF
STUDIO A	7	530 SF
STUDIO C	1	590 SF

BALCONY COUNT	
LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	16
LEVEL 4	27
LEVEL 5	29
LEVEL 6	28
LEVEL 7	28
TOTAL	138

138 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.



LEVEL 4
1/16" = 1'-0"
NORTH

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 4 | PL.04

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UNIT COUNT - LEVEL 5		
AREA	COUNT	SQFT
LEVEL 5		
1 BED A	8	743 SF
1 BED A EXT	4	767 SF
1 BED C	1	797 SF
1 BED D	1	818 SF
1 BED E	1	823 SF
1 BED F	1	545 SF
1 BED H	6	705 SF
1 BED J	8	657 SF
1 BED - DEN B	1	912 SF
2 BED A	3	898 SF
2 BED B	1	748 SF
2 BED B EXT	2	1201 SF
STUDIO C	7	530 SF
STUDIO B	1	530 SF

BALCONY COUNT	
LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	16
LEVEL 4	27
LEVEL 5	29
LEVEL 6	28
LEVEL 7	28
TOTAL	138

138 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.



LEVEL 5
1/8" = 1'-0"
NORTH

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVELS | PL.05
01-09-2026



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UNIT COUNT - LEVEL 6		
AREA	COUNT	SQFT
LEVEL 6		
1 BED A	8	743 SF
1 BED A EXT	4	767 SF
1 BED C	1	797 SF
1 BED D	1	818 SF
1 BED E	1	823 SF
1 BED F	1	845 SF
1 BED H	6	705 SF
1 BED J	8	657 SF
1 BED - DEN B	1	912 SF
2 BED A	3	898 SF
2 BED B	1	748 SF
2 BED B EXT	2	120 SF
STUDIO C	1	530 SF
STUDIO B	1	530 SF

BALCONY COUNT	
LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	16
LEVEL 4	27
LEVEL 5	29
LEVEL 6	28
LEVEL 7	28
TOTAL	138

138 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.



LEVEL 6
1/16" = 1'-0"
NORTH

COTTONWOOD 3300

1312 EAST 3300 SOUTH

LEVEL 6 | PL.06

01-09-2026



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UNIT COUNT - LEVEL 7		
AREA	COUNT	SQFT
LEVEL 7		
1 BED A	8	743 SF
1 BED A EXT	4	767 SF
1 BED C	1	797 SF
1 BED D	1	818 SF
1 BED E	1	823 SF
1 BED F	1	845 SF
1 BED H	6	705 SF
1 BED J	8	657 SF
1 BED + DEN B	1	912 SF
2 BED A	3	898 SF
2 BED B	1	748 SF
2 BED B EXT	2	120 SF
STUDIO B	7	530 SF
STUDIO C	1	590 SF

BALCONY COUNT	
LEVEL	COUNT
LEVEL 1	4
LEVEL 2	4
LEVEL 3	16
LEVEL 4	27
LEVEL 5	29
LEVEL 6	28
LEVEL 7	28
TOTAL	138

138 BALCONIES / 210 UNITS = 66% OF UNITS HAVE BALCONIES OF 60 SF. MIN.



LEVEL 7
1/16" = 1'-0"
NORTH

COTTONWOOD 3300

1312 EAST 3300 SOUTH

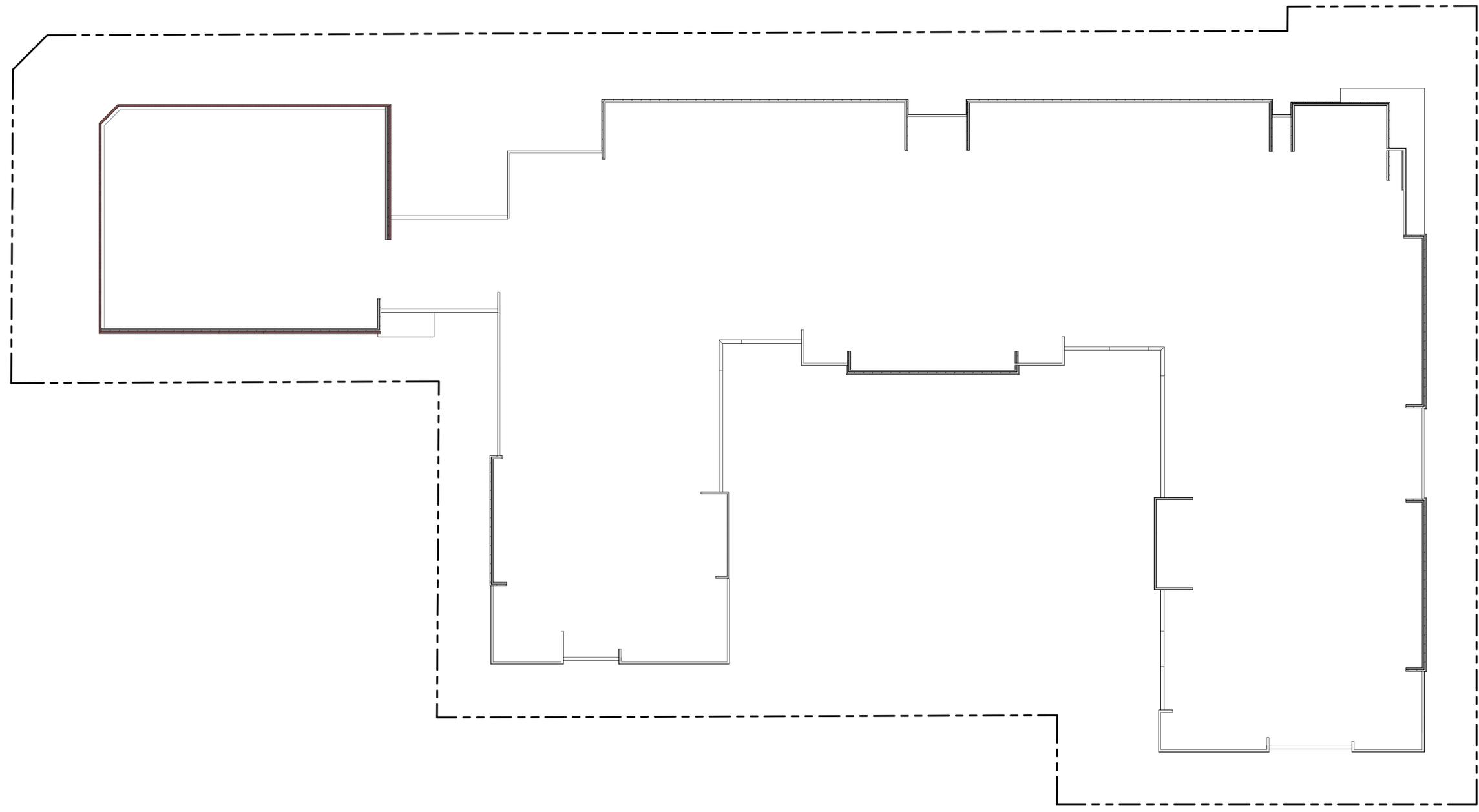
LEVEL 7 | PL.07

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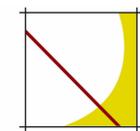
ROOF PLAN
1/8" = 1'-0"

COTTONWOOD 3300

1312 EAST 3300 SOUTH

ROOF | PL.08

01-09-2026



Architecture
Belgique, Inc.

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NORTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND	
	BRICK VENEER
	METAL SIDING
	ADHERED MASONRY
	GLAZING
	T&G COMPOSITE SIDING



WEST ELEVATION
1/16" = 1'-0"

GLAZING PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	PERCENTAGE
NORTH (BLDG 2)	1	48%
NORTH (BLDG 2)	5	29%
NORTH (BLDG 1)	1	69%
NORTH (BLDG 1)	5	34%
WEST	1	16%
WEST	5	27%
SOUTH	1	0%
SOUTH	5	25%
EAST	1	0%
EAST	5	27%

MATERIAL PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	MATERIAL	PERCENTAGE
NORTH (BLDG 1)	1	BRICK	33%
		STONE	64%
		WOOD	3%
NORTH (BLDG 1)	4-8	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH (BLDG 2)	1	BRICK	100%
NORTH (BLDG 2)	4-8	BRICK	100%
WEST (BLDG 2)	1	BRICK	100%
WEST (BLDG 2)	4-8	BRICK	100%
		METAL	21%
WEST (BLDG 1)	4-8	BRICK	34%
		STUCCO	45%
		WOOD	21%
SOUTH (BLDG 2)	1	BRICK	72%
		STUCCO	28%
SOUTH (BLDG 1)	4-8	BRICK	8%
		METAL	27%
		WOOD	23%
		STUCCO	42%
		WOOD	42%
EAST	4-8	BRICK	32%
		METAL	13%
		WOOD	31%
		STUCCO	24%

COTTONWOOD 3300

1312 EAST 3300 SOUTH

ELEVATIONS | P2.01

01-09-2026



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801-561-1333



SOUTH ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND	
	BRICK VENEER
	METAL SIDING
	ADHERED MASONRY
	GLAZING
	T&G COMPOSITE SIDING



EAST ELEVATION
1/16" = 1'-0"

GLAZING PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	PERCENTAGE
NORTH (BLDG 2)	1	48%
NORTH (BLDG 2)	5	29%
NORTH (BLDG 1)	1	69%
NORTH (BLDG 1)	5	34%
WEST	1	16%
WEST	5	27%
SOUTH	1	0%
SOUTH	5	25%
EAST	1	0%
EAST	5	27%

MATERIAL PERCENTAGE CALCULATIONS

ELEVATION	LEVEL	MATERIAL	PERCENTAGE
NORTH (BLDG 1)	1	BRICK	33%
		STONE	64%
		WOOD	3%
NORTH (BLDG 1)	4-8	BRICK	57%
		METAL	14%
		WOOD	29%
NORTH (BLDG 2)	1	BRICK	100%
NORTH (BLDG 2)	4-8	BRICK	100%
WEST (BLDG 2)	1	BRICK	100%
WEST (BLDG 2)	4-8	BRICK	100%
		METAL	21%
WEST (BLDG 1)	4-8	BRICK	34%
		STUCCO	45%
SOUTH (BLDG 2)	1	BRICK	72%
SOUTH (BLDG 1)	4-8	BRICK	28%
		METAL	8%
SOUTH (BLDG 1)	4-8	METAL	27%
		WOOD	23%
		STUCCO	42%
		BRICK	42%
EAST	4-8	BRICK	32%
		METAL	13%
		WOOD	31%
		STUCCO	24%

COTTONWOOD 3300

1312 EAST 3300 SOUTH

ELEVATIONS | P2.02

01-09-2026



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3D View 1



3D View 2



3D View 3

COTTONWOOD 3300

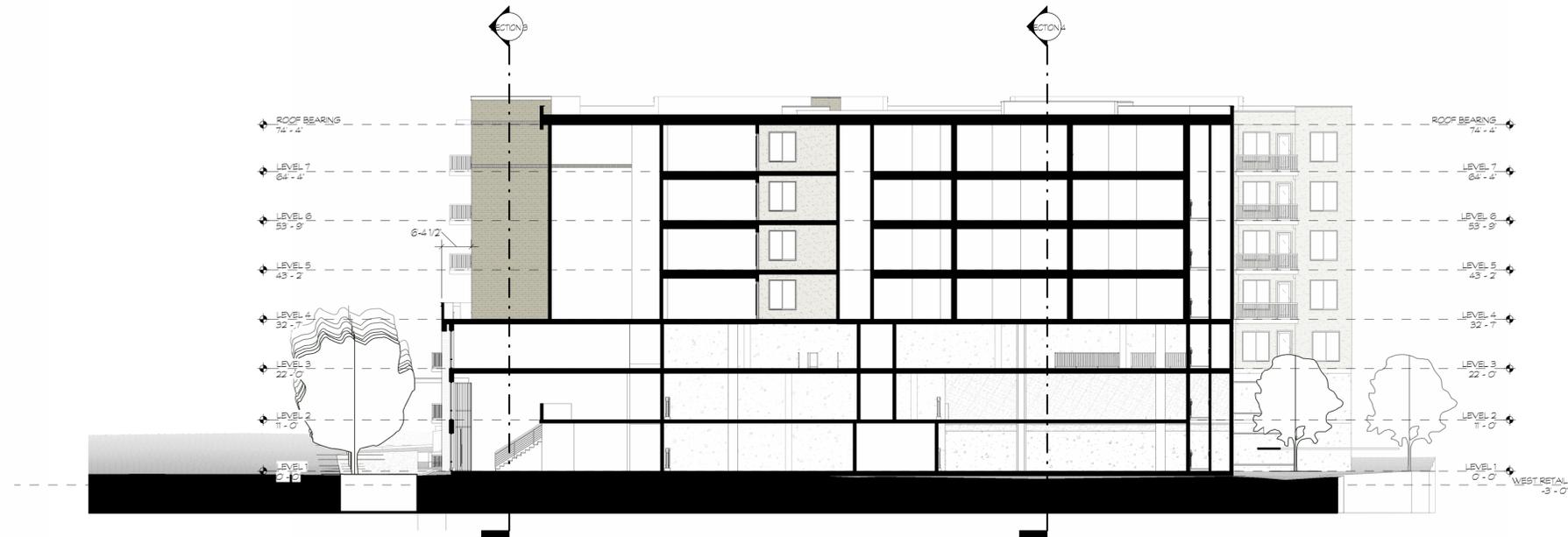
1312 EAST 3300 SOUTH

PERSPECTIVES | P2.03

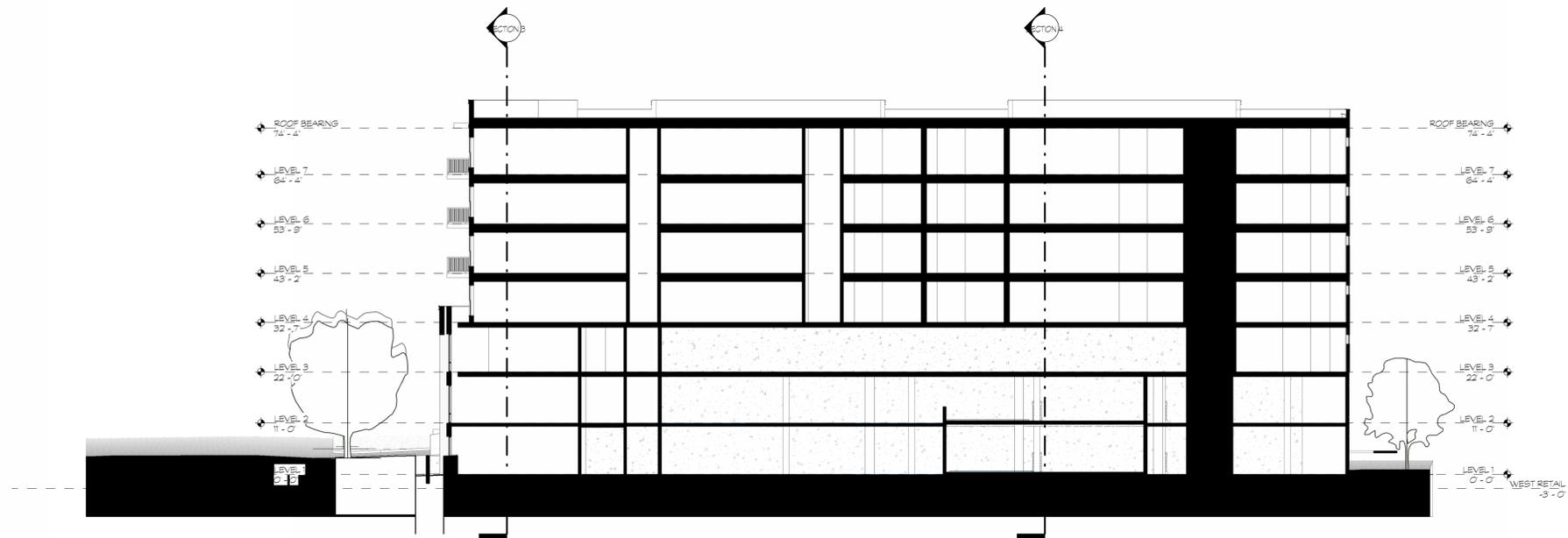
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SECTION 1
1/16" = 1'-0"



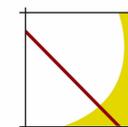
SECTION 2
1/16" = 1'-0"

COTTONWOOD 3300

1312 EAST 3300 SOUTH

SECTIONS | PS.01

01-09-2026



Architecture
Belgique, Inc.

7583 S. Main St. #100 Midvale, UT 84047
801-561-1333