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## CONDITIONAL USE

## 1508 SOUTH 1500 EAST

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06.09.21

## SITE PLAN

## SP1.1



ADDRESS:  
PARCEL NO.:  
LEGAL DESCRIPTION:

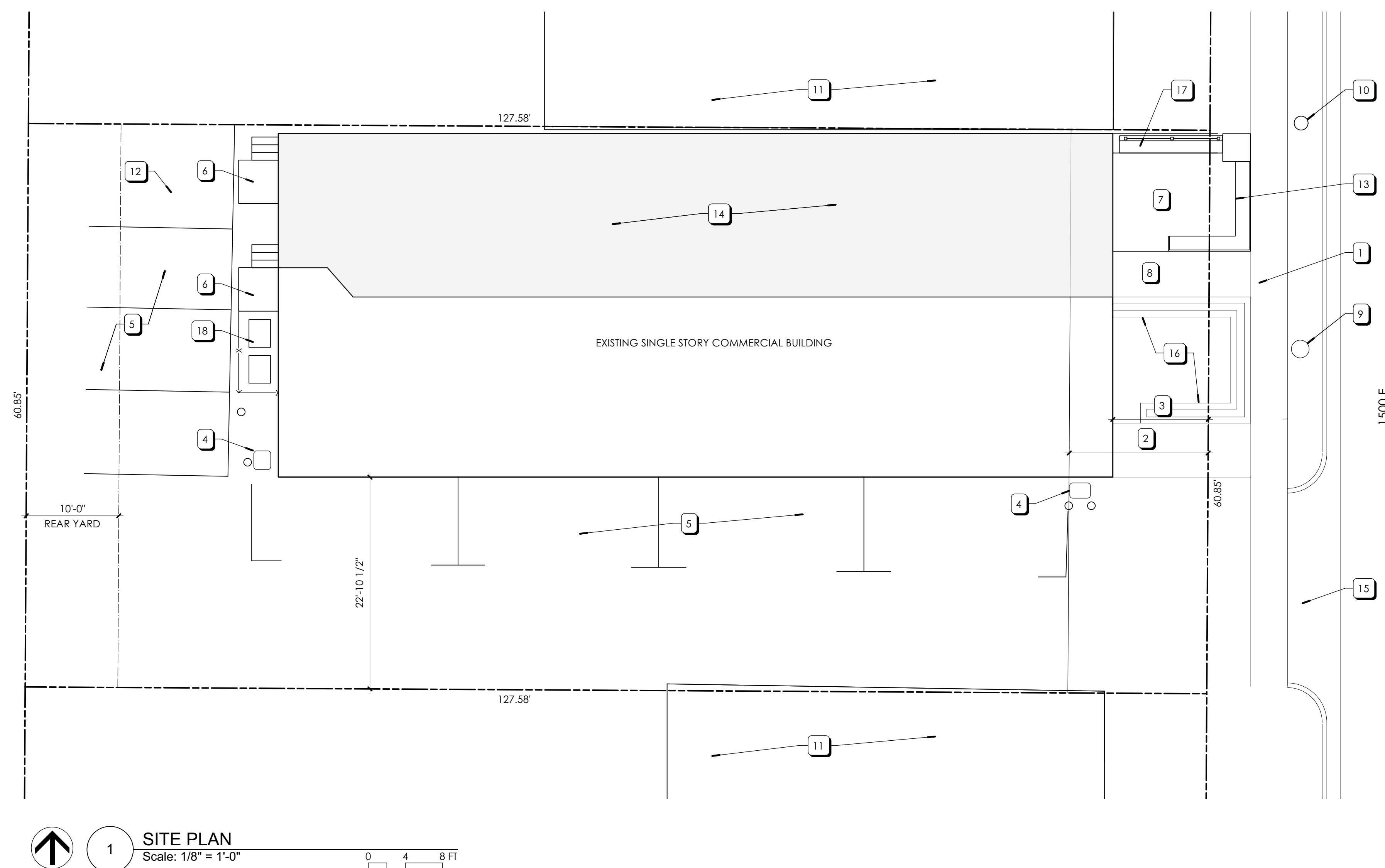
ADDRESS:	1508 SOUTH, 1500 EAST, SLC UT
PARCEL NO.:	16-16-10-028-000
LEGAL DESCRIPTION:	LOTS 52 53 & N 12.65 FT OF LOT 54 BLK 4 EMERSON HEIGHTS ADD.5145-599
ZONING:	CN
MIN. LOT SIZE:	NONE
ACTUAL LOT SIZE:	7763 SF
MAX. LOT SIZE:	16,500 SF
MIN. LOT WIDTH:	NONE
ACTUAL LOT WIDTH:	60.85 FT
REG. FRONT YARD:	15 FT
ACTUAL FRONT YARD:	10.4 FT (EXISTING TO REMAIN AS-IS)
REAR YARD:	10 FT
INTERIOR SIDE YARDS:	0 FT
PARKING SETBACK:	30' LANDSCAPED SETBACK OR BEHIND

LANDSCAPE REQ:

MAX. BUILDING HEIGHT:	25'
EXIST. BUILDING HEIGHT:	16'
REQUIRED PARKING:	6 SPACES (APPROX. 3048 SF @ 2 SPACES PER 1000 FT OF USABLE FLOOR AREA)
PARKING PROVIDED:	8 SPACES; (E) PARKING TO REMAIN AS-IS
REQ. ACCESSIBLE PARKING:	1 SPACE (PER 25)

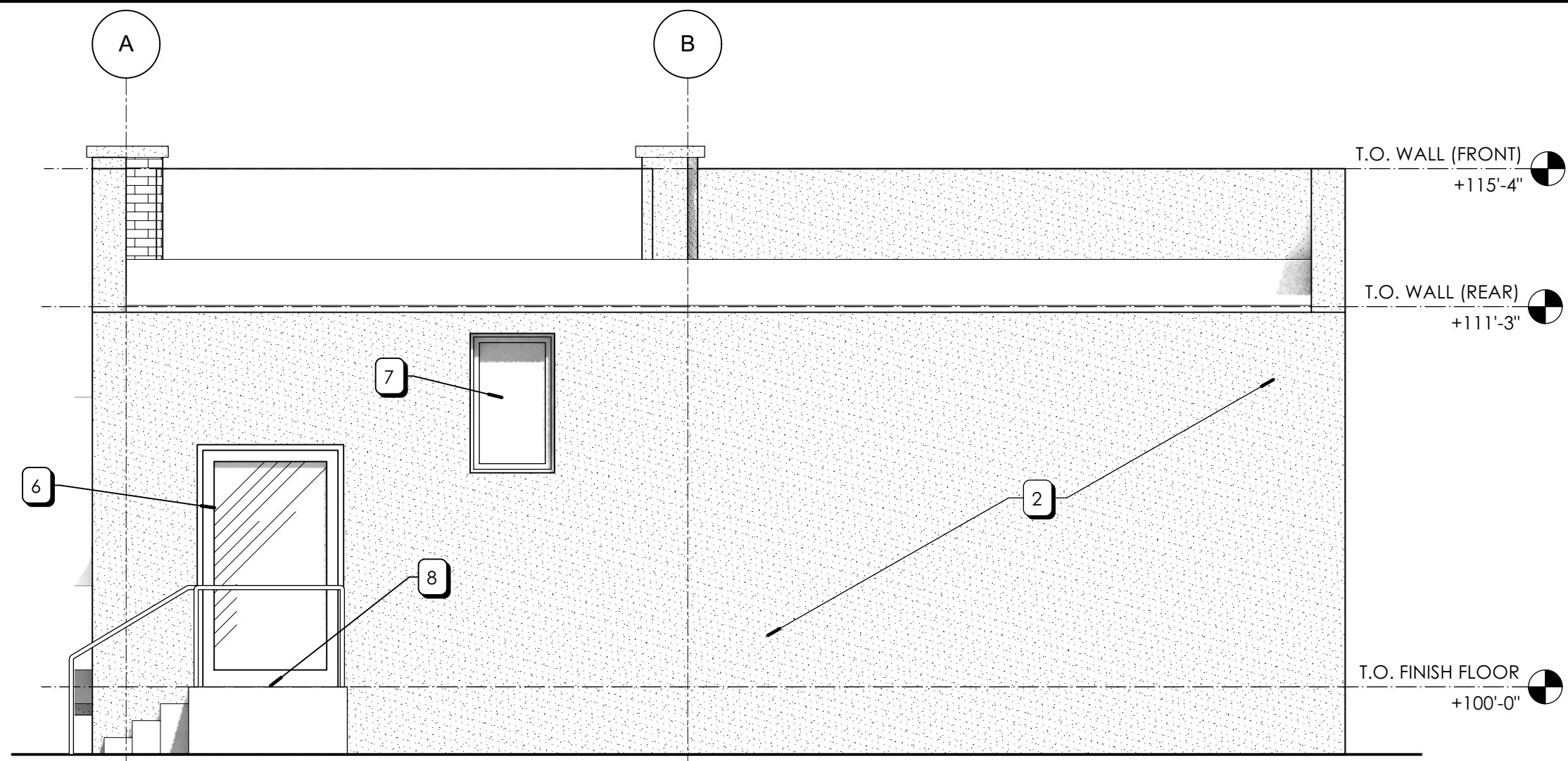
**TAVERN REQUIREMENTS:** NO TAVERN SHALL BE ESTABLISHED, OPERATED, OR MAINTAINED WITHIN THE CITY WITHOUT A VALID LICENSE ISSUED BY THE UTAH STATE DIVISION OF LICENSING, AND WITHOUT A VALID BUSINESS LICENSE ISSUED BY THE CITY.

1. (E) CONCRETE SIDEWALK OK REMAIN UNDISTURBED, NOT NECESSARILY REQUIRED FOR MODIFICATIONS TO (E) UNDERGROUND UTILITIES; REPAIR AND REPLACE AS PER CITY STANDARDS
2. 15' SETBACK PER ZONING
3. 10'-4" (E) SETBACK
4. (E) GAS METER & BOLLARDS
5. (E) PARKING STRIPING TO REMAIN AS-IS
6. (E) STAIR & LANDING
7. OUTDOOR PATIO PER FLOOR PLAN
8. (E) CONCRETE WALK TO REMAIN AS-IS
9. (E) WATER SERVICE & METER
10. (E) UTILITY POLE
11. (E) BUILDING ON ADJACENT LOT
12. (E) ACCESSIBLE PARKING & SIGNAGE TO REMAIN AS-IS
13. OUTDOOR PATIO IN PUBLIC RIGHT OF WAY PER CITY ROW PERMIT
14. PROJECT AREA
15. (E) CONCRETE DRIVEWAY APRON
16. (E) PATIO W/ RAISED PLANTERS AT ADJACENT TENANT SPACE
17. RAISED PLANTER WITH LANDSCAPING
18. GATED WASTE AND RECYCLING CONTAINER ENCLOSURE WITH 6' OPAQUE FENCING

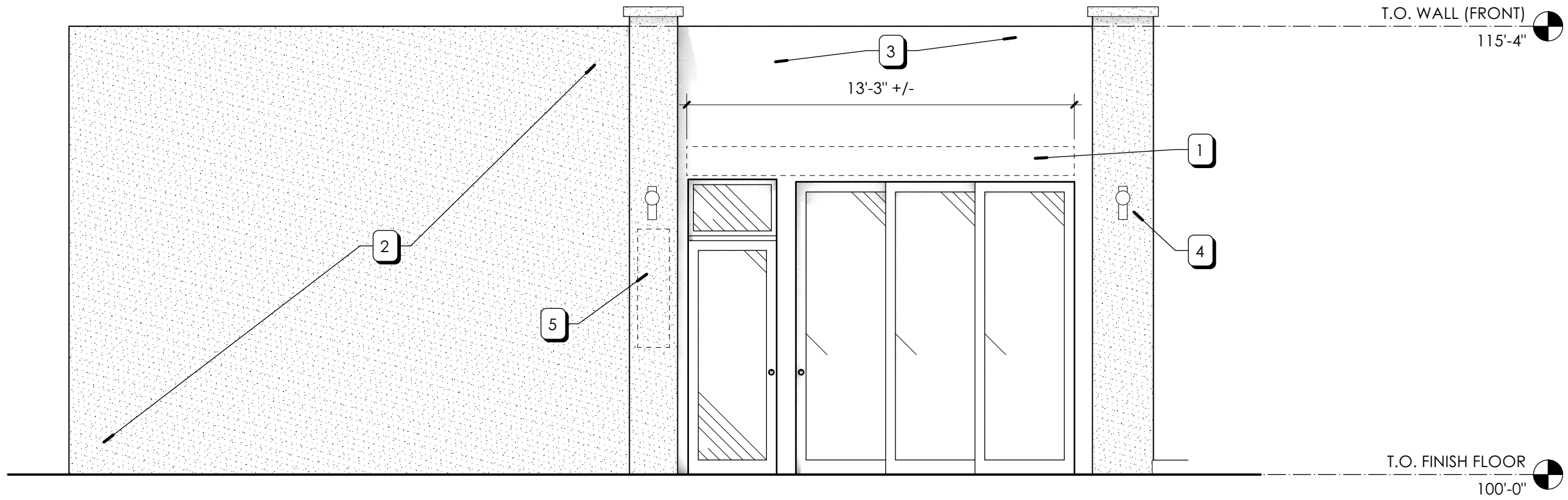


**Know what's below.  
Call 811 before you dig.**

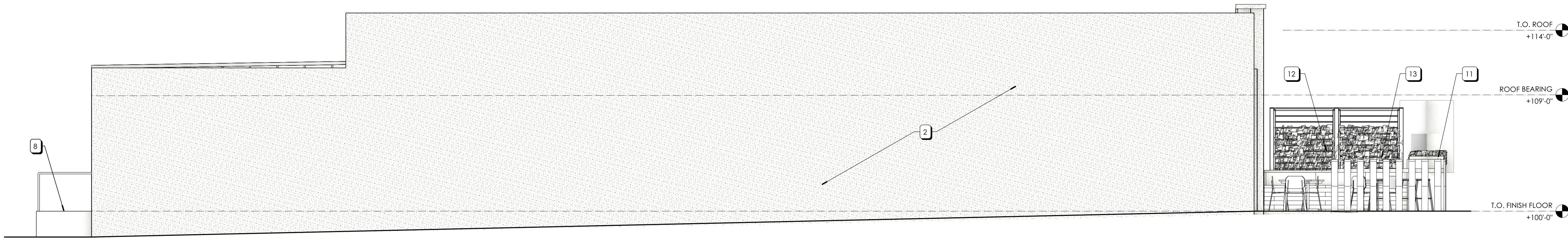




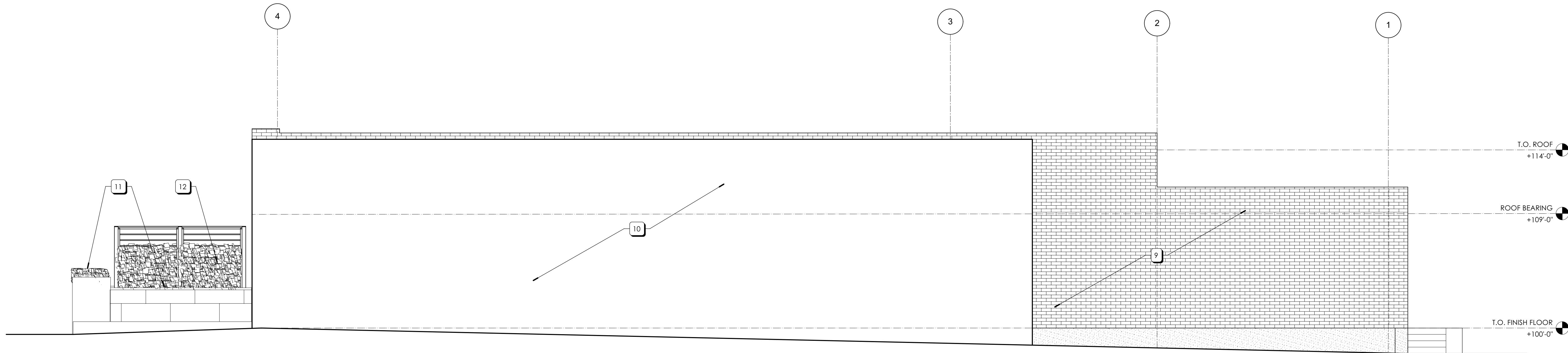
3 **NEW WEST ELEVATION**  
Scale: 1/4" = 1'-0"



4 **NEW EAST ELEVATION**  
Scale: 1/4" = 1'-0"



2 **SOUTH ELEVATION**  
Scale: 1/4" = 1'-0"



1 **NORTH ELEVATION**  
Scale: 1/4" = 1'-0"

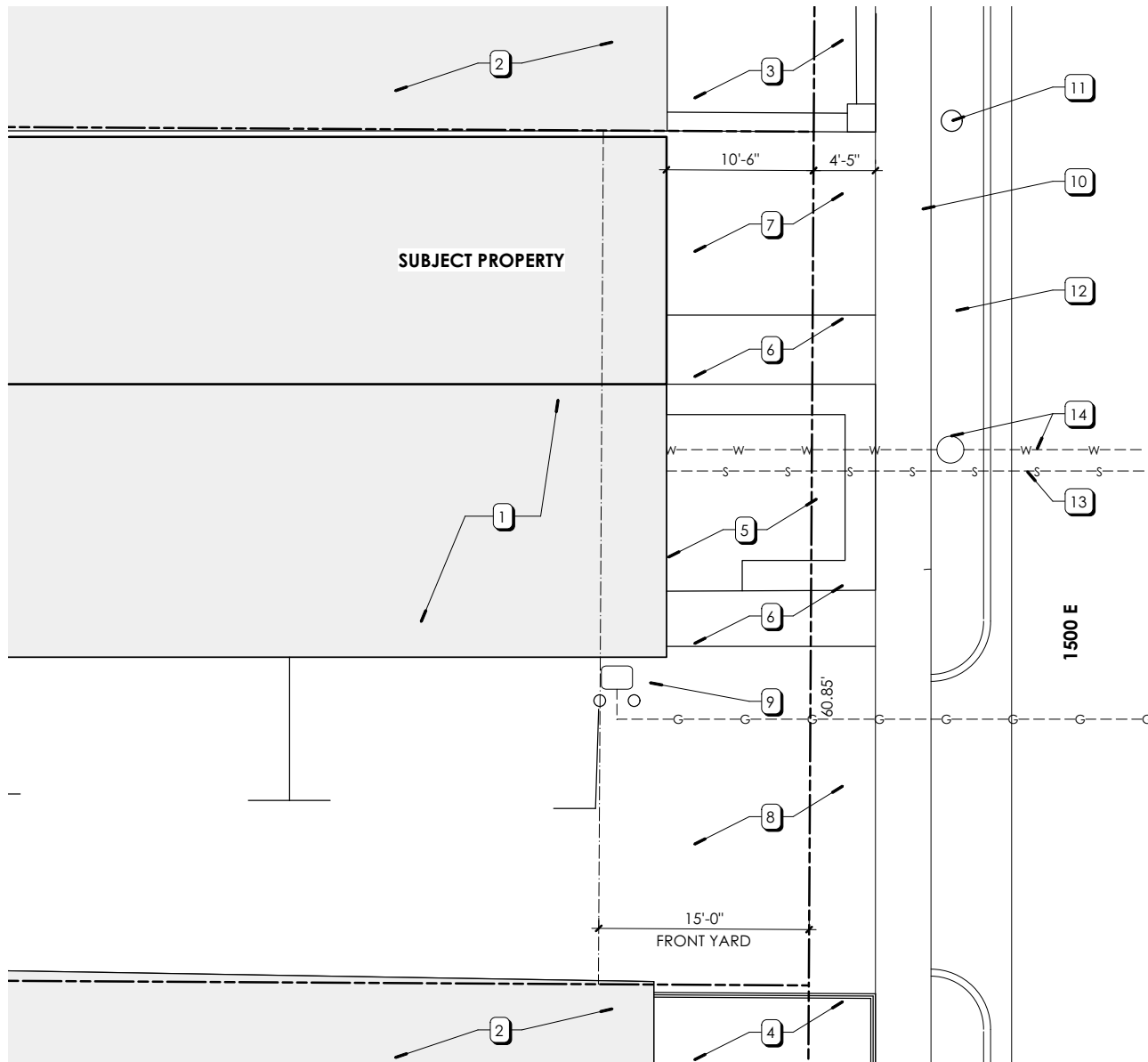
#### EXTERIOR ELEVATION KEYED NOTES

1. HEADER SPAN W/ MAX 3/16 DEFLECTION
2. ADJACENT TENANT NOT INCLUDED IN SCOPE
3. BUILDING SIGNAGE BY OTHERS (IN CONFORMANCE WITH CITY SIGN ORDINANCE AND CITY REAL ESTATE SERVICES). EXTERIOR SIGNAGE PERMITS SHALL BE OBTAINED BY A LICENSED SIGN CONTRACTOR UNDER SEPARATE SIGN APPLICATION, COORD. POWER REQUIREMENTS
4. WALL SCONCE PER ELEC.
5. BUILDING ADDRESS (6" HIGH MIN. W/1/2" STROKE, ARIAL FONT OR SIMILAR, AND VISIBLE FROM STREET.)
6. DOOR PER SCHEDULE IN (E) OPENING
7. WINDOW PER SCHEDULE IN (E) OPENING
8. (E) STAIR AND RAILINGS TO REMAIN AS-IS
9. (E) PAINTED BRICK TO REMAIN AS-IS
10. BUILDING @ ADJACENT PROPERTY
11. RAISED PLANTER
12. TRELLIS WITH PLANTING
13. BUILT IN RAISED SEATING

#### EXTERIOR BUILDING SIGNAGE NOTES

1. MAXIMUM WALL/FLAT SIGN AREA SHALL BE 1SF PER 1 LINEAR FOOT OF STORE FRONTAGE.
2. FLAT SIGNS MAY EXTEND A MAXIMUM OF TWO FEET (2') ABOVE THE ROOF LINE. WALL SIGNS MAY EXTEND TO THE TOP OF THE VERTICAL BUILDING WALL
3. FLAT SIGNS WITH NO COPY VISIBLE FROM THE SIDES, MAY EXTEND A MAXIMUM OF TWO FEET (2') FROM THE FACE IF THE BUILDING, EVEN WHEN THE EXTENSION EXTENDS OVER THE PUBLIC RIGHT OF WAY, SUBJECT TO SALT LAKE CITY RIGHT OF WAY ENCROACHMENT POLICY.
4. NO SPOTLIGHT, FLOODLIGHT OR LIGHTED SIGN SHALL BE INSTALLED IN ANY WAY WHICH WILL PERMIT THE RAYS OF SUCH SIGN'S LIGHT PENETRATE BEYOND THE PROPERTY ON WHICH SUCH LIGHT OR LIGHTED SIGN IS LOCATED IN SUCH A MANNER AS TO CONSTITUTE A NUISANCE.
5. EXTERIOR SIGNAGE SHALL BE SUBMITTED FOR SEPERATE ZONING APPROVAL AND SIGNAGE PERMITTING





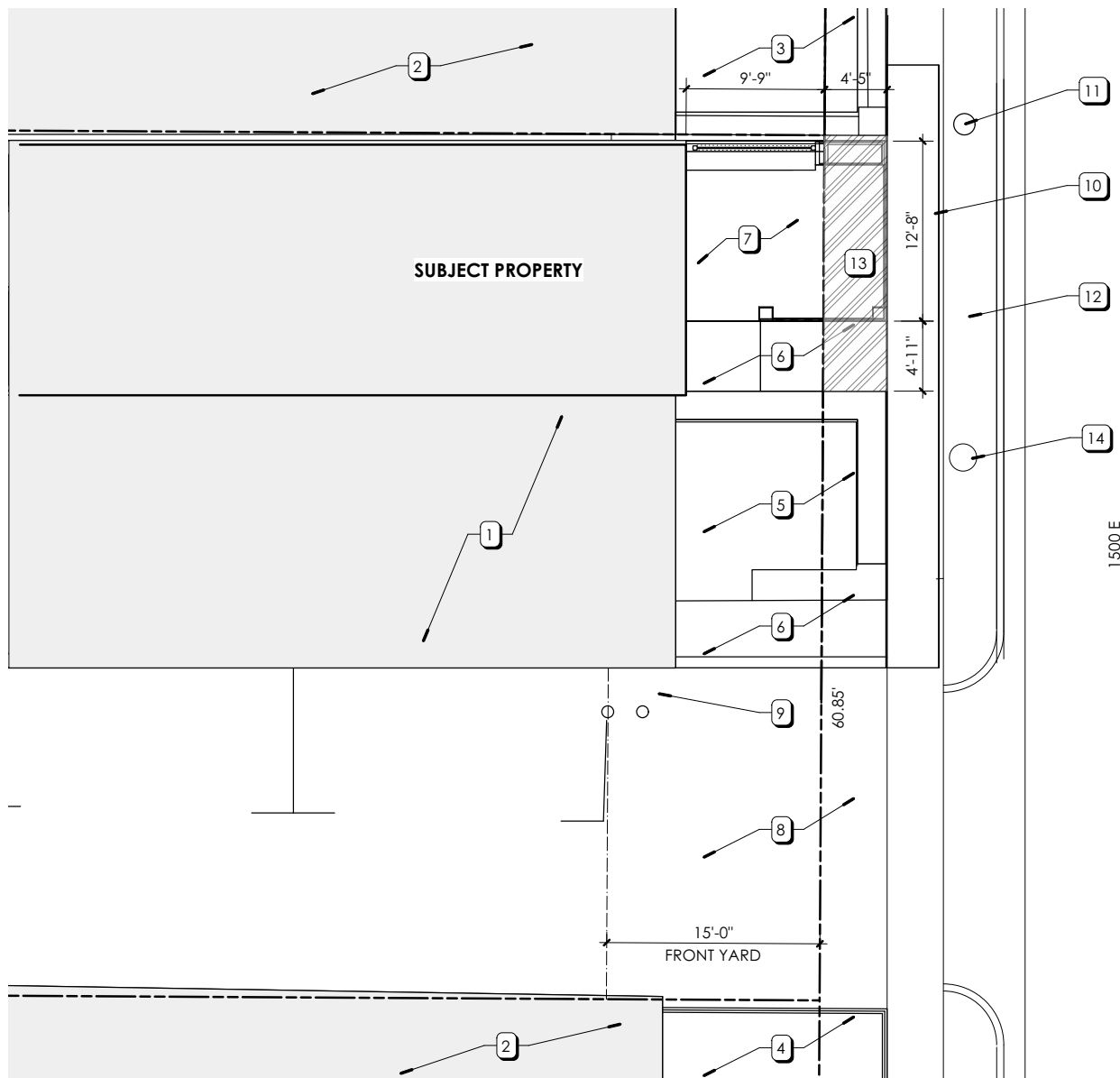
### SITE PLAN KEYED NOTES

1. (E) ADJACENT TENANT
2. (E) BUILDING ON ADJACENT PROPERTY
3. PATIO WITH PLANTER @ ADJACENT PROPERTY WITH PUBLIC WAY ENCROACHMENT
4. PATIO WITH METAL RAIL @ ADJACENT PROPERTY WITH PUBLIC WAY ENCROACHMENT
5. PATIO WITH PLANTER @ ADJACENT TENANT SPACE WITH PUBLIC WAY ENCROACHMENT
6. (E) CONCRETE WALK TO BUILDING ENTRY
7. (E) SOD/DIRT LANDSCAPING
8. (E) PAVED DRIVEWAY AND PARKING
9. (E) GAS METER & BOLLARDS
10. (E) CITY SIDEWALK
11. (E) LIGHT POLE
12. (E) SOD LANDSCAPING @ PARK STRIP
13. (E) SEWER LATERAL TO REMAIN UNDISTURBED
14. (E) WATER SERVICE & METER TO REMAIN UNDISTURBED

1

**(E) SITE PLAN**

Scale: 1/8" = 1'-0"



### SITE PLAN KEYED NOTES

1. (E) ADJACENT TENANT
2. (E) BUILDING ON ADJACENT PROPERTY
3. PATIO WITH PLANTER @ ADJACENT PROPERTY WITH PUBLIC WAY ENCROACHMENT
4. PATIO WITH METAL RAIL @ ADJACENT PROPERTY WITH PUBLIC WAY ENCROACHMENT
5. PATIO WITH PLANTER @ ADJACENT TENANT SPACE WITH PUBLIC WAY ENCROACHMENT
6. (E) CONCRETE WALK TO BUILDING ENTRY TO REMAIN AS-IS
7. PAVED PATIO WITH REMOVABLE PLANTER & FENCE
8. (E) PAVED DRIVEWAY AND PARKING
9. (E) GAS METER & BOLLARDS
10. (E) CITY SIDEWALK
11. (E) LIGHT POLE
12. (E) SOD LANDSCAPING @ PARK STRIP TO REMAIN AS-IS
13. AREA OF ENCROACHMENT IN PUBLIC WAY (80.2 SF)
14. (E) WATER METER

1

### **SITE PLAN**

Scale: 1/8" = 1'-0"

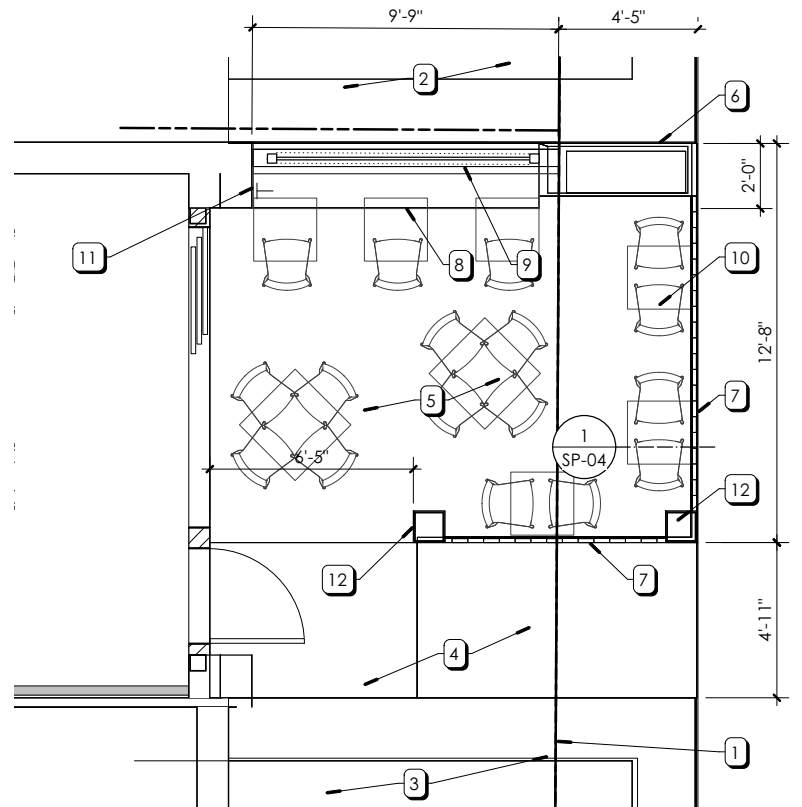


2

**3D VIEW**  
Scale: NTS

### KEYED NOTES

1. PROPERTY LINE
2. PATIO WITH PLANTER @ ADJACENT PROPERTY WITH PUBLIC WAY ENCROACHMENT
3. PATIO WITH PLANTER @ ADJACENT TENANT SPACE WITH PUBLIC WAY ENCROACHMENT
4. (E) CONCRETE WALK TO BUILDING ENTRY TO REMAIN AS-IS
5. PATIO WITH BRICK PAVING
6. 24" H. FREESTANDING STEEL PLANTER BY ORE DESIGN (SET ON GROUND)
7. 36" METAL SLAT BARRIER, WELDED TO PLANTER (NO GROUND ATTACHMENTS)
8. WOOD BENCH (LOCATED ON LOT)
9. METAL TRELLIS (LOCATED ON LOT)
10. NOM. 18" D. 36" H. REMOVABLE TABLE
11. FROST PROOF HOSE BIBB
12. 40" H. FREESTANDING METAL PLANTER BY ORE DESIGN (SET ON GROUND)



1

**PATIO PLAN**  
Scale: 1/4" = 1'-0"