

**KEY NOTES**

- 01 existing property lines to be combined (three parcels)
- 02 proposed property line (one parcel)
- 03 approx. location of existing water meter
- 04 approx. location of existing gas meter
- 05 existing private storm drain collector box
- 06 existing utility pole
- 07 existing fire hydrant
- 08 existing traffic signal pole
- 09 existing light pole
- 10 public sidewalk
- 11 existing asphalt private alley
- 12 existing concrete drive approach to remain
- 13 existing concrete drive approach to be removed
- 14 existing concrete surface

**KEY NOTES CONT.**

- 15 existing compacted gravel surface
- 16 existing Fisher Brewery park strip landscaping and trees
- 17 new park strip landscaping and trees per 21A.48.060
- 18 existing bike racks with compacted gravel surface
- 19 Fisher Brewery public entrance & front patio (to remain)
- 20 existing Fisher Brewery silo
- 21 existing Fisher Brewery grease interceptor (underground)
- 22 existing Fisher Brewery loading zone and trash bin area
- 23 existing off-street parking space
- 24 designated outdoor smoking area
- 25 existing gate
- 26 entrance to leased 774 S. rear tenant space (to remain)
- 27 entrance to leased 774 S. front tenant space (to remain)

**PARCEL CONSOLIDATION**

Scope of Work:  
Combine parcels 15-12-204-020 and 15-12-204-021 with parcel 15-12-204-032.

Current Parcels:  
15-12-204-032  
320 west 800 south  
Salt Lake City, Utah 84101  
lot: 7,487 SF / 0.17 acres

15-12-204-020  
774 south 300 west  
Salt Lake City, Utah 84101  
lot: 4,764 SF / 0.11 acre

15-12-204-021  
778 south 300 west  
Salt Lake City, Utah 84101  
lot: 4,764 SF / 0.11 acre

Proposed Parcel:  
15-12-204-032  
320 west 800 south  
Salt Lake City, Utah 84101  
lot: 17,015 SF / 0.39 acres

**PLANNING & ZONING**

Zoning: D-2 downtown support  
Current Use: (320) small brewery & tavern (existing)  
(774) coffee shop & artisan food production (existing)  
(778) vacant (previously a consignment store)

Proposed Use: (320) small brewery & tavern (existing 774 tenant spaces to remain - no change)

Lot/Yard Requirements: none  
Max Building Height: 65'-0"  
Proposed Height: varies, 16'-0" highest (existing, no change)

Parking: no parking required under 25,000 SF usable floor area

**PROJECT DESCRIPTION**

Project Name: Fisher Brewery and Taphouse Expansion  
Project Address: 320 west 800 south  
Salt Lake City, Utah 84101

Project Description:  
Conditional Use application to expand current Fisher Brewing Company Small Brewery and Tavern operations into adjacent buildings at 774 & 778 south 300 west. Consolidate three existing parcels into one parcel.

Existing Conditional Use: see PLNPCM2015-01016  
Existing Address: 320 west 800 south  
774 south 300 west  
778 south 300 west

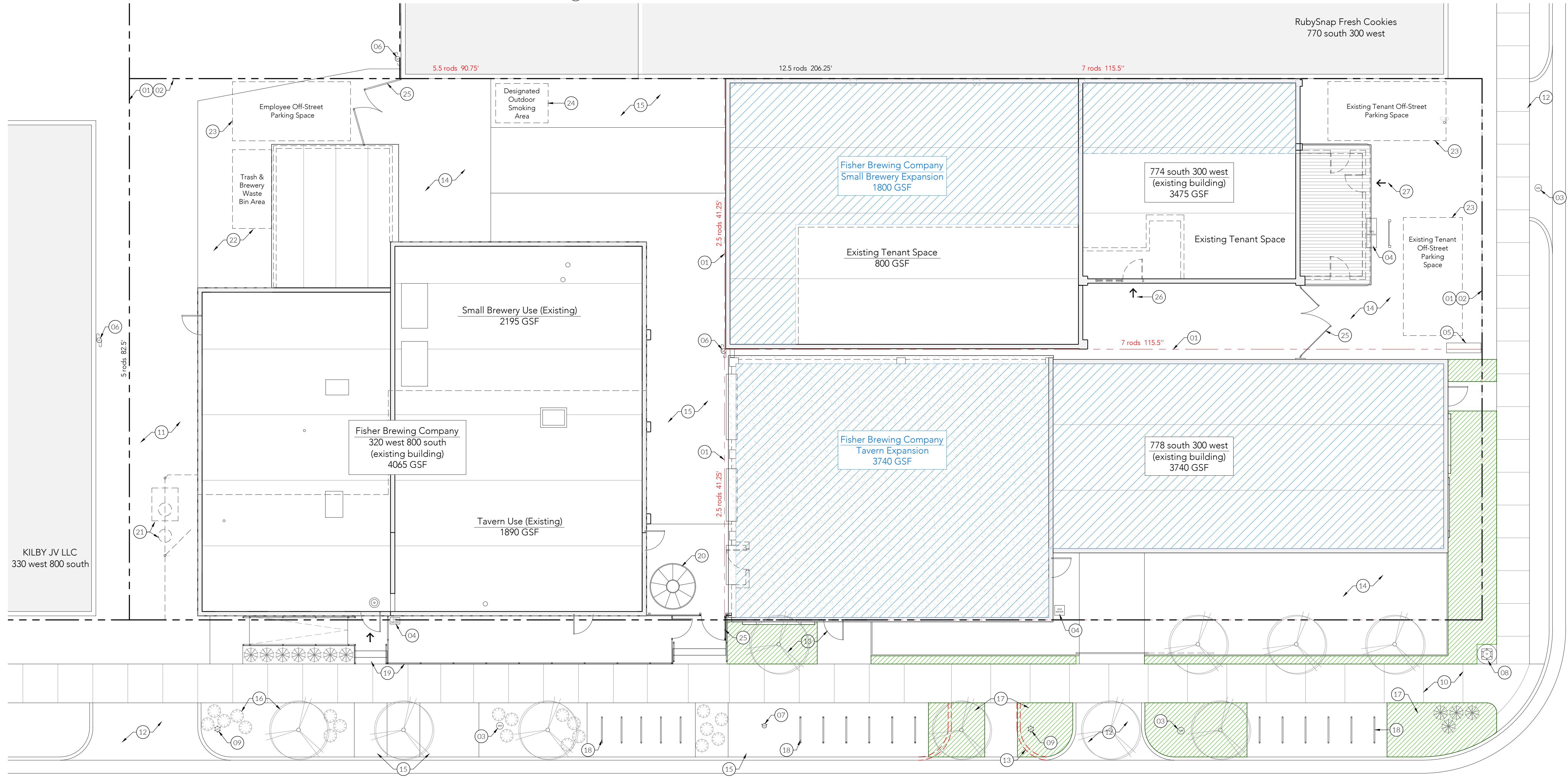
Parcel number: (320) 15-12-204-032  
(774) 15-12-204-020  
(778) 15-12-204-021

Lot Size: (320) 7,487 SF / 0.17 acres  
(774) 4,764 SF / 0.11 acres  
(778) 4,764 SF / 0.11 acres

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DESIGN TEAM  
ARCHITECT  
CONSULTANT



KILBY JV LLC  
330 west 800 south

300 west

800 south

1 site plan / roof plan  
A1.01 Scale: 1/8" = 1'-0"

FISHER BREWERY (expansion)  
320 west 800 south  
Salt Lake City, UT 84101

submittal: **CONDITIONAL USE**

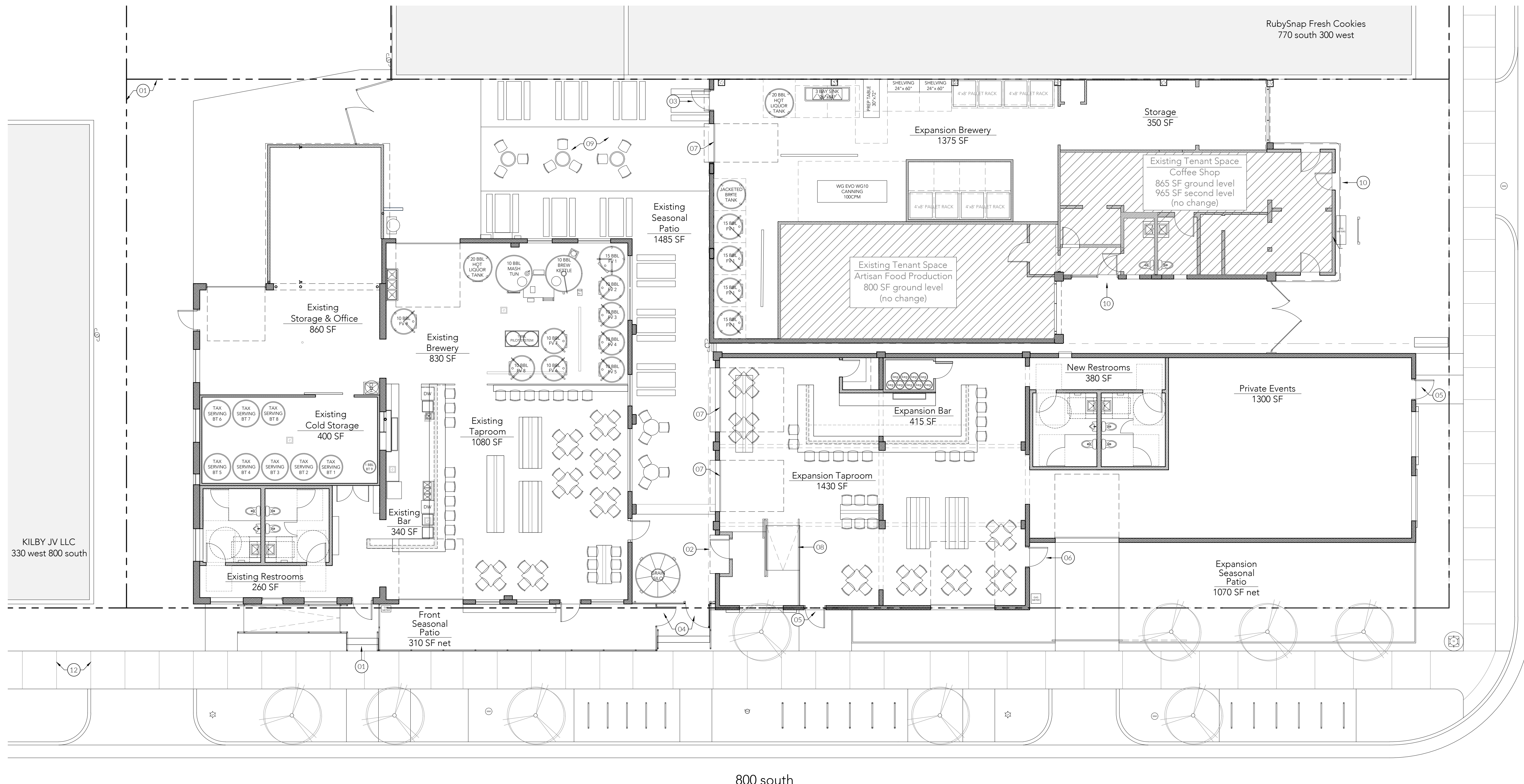
PROJECT NAME / ADDRESS  
OWNER PROJECT NET  
DATE  
REVISIONS

8 July 2021  
24 Aug 2021

KEY PLAN  
SHEET NUMBER

conditional use  
site plan  
**A1.01**

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- KEY NOTES**
- 01 existing Fisher Brewing public entrance - to remain
  - 02 new entrance to Fisher Brewing Expansion Taproom and Private Events area - access through existing taproom and patio area
  - 03 new entrance to Fisher Brewing Expansion Brewery - no public access
  - 04 existing patio gate - exit only
  - 05 existing door - exit only
  - 06 new door - exit only
  - 07 new overhead door
  - 08 new accessible ramp
  - 09 new concrete pad for expansion brewery access
  - 10 existing entrance to tenant spaces - no change

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DESIGN TEAM ARCHITECT  
 CONSULTANT

STAMP

PROJECT NAME / ADDRESS  
**FISHER BREWERY (expansion)**  
 320 west 800 south  
 Salt Lake City, UT 84101

PROJECT NET

DATE OWNER  
 8 July 2021

REVISIONS DATE  
 25 Aug 2021

KEY PLAN

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SHEET NUMBER  
 conditional use floor plan  
**A1.02**

**submittal: CONDITIONAL USE**

KILBY JV LLC  
 330 west 800 south

1 floor plan  
 A1.02 Scale: 1/8" = 1'-0"

**KEY NOTES**

- 01 existing Fisher Brewing building - cmu walls painted "Fisher Gray" w/ hand painted sign
- 02 existing Fisher Brewing public entrance - to remain
- 03 existing front patio w/ steel and cable guardrail - access through taproom only
- 04 existing cedar fence and egress gate (no change)
- 05 proposed taproom expansion in existing building - existing stucco finish to be painted "Fisher Gray" to match
- 06 existing steel window boxes - to remain
- 07 new full lite steel door - exit only
- 08 new overhead door w/ glass lites in existing opening
- 09 new front patio w/ steel and cable guardrail to match existing Fisher Brewing front patio - access through taproom only
- 10 new full lite steel door - access to new patio from taproom expansion
- 11 potential area for painted mural similar to west facade of existing Fisher Brewing building
- 12 no change to existing tenant facades (not in scope)
- 13 proposed brewery expansion in existing building - existing cmu wall to remain unfinished
- 14 new steel door - entrance to brewery expansion (no public access)
- 15 new overhead door in new opening (brewery access only)
- 16 new cmu courses above existing wall to match
- 17 new full lite steel door - entrance to taproom expansion thorough existing sideyard patio
- 18 new overhead door w/ glass lites in new opening

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DESIGN TEAM  
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STAMP

**FISHER BREWERY (expansion)**  
320 west 800 south  
Salt Lake City, UT 84101

PROJECT  
NAME / ADDRESS

PROJECT NET

OWNER

DATE

REVISIONS

KEY PLAN

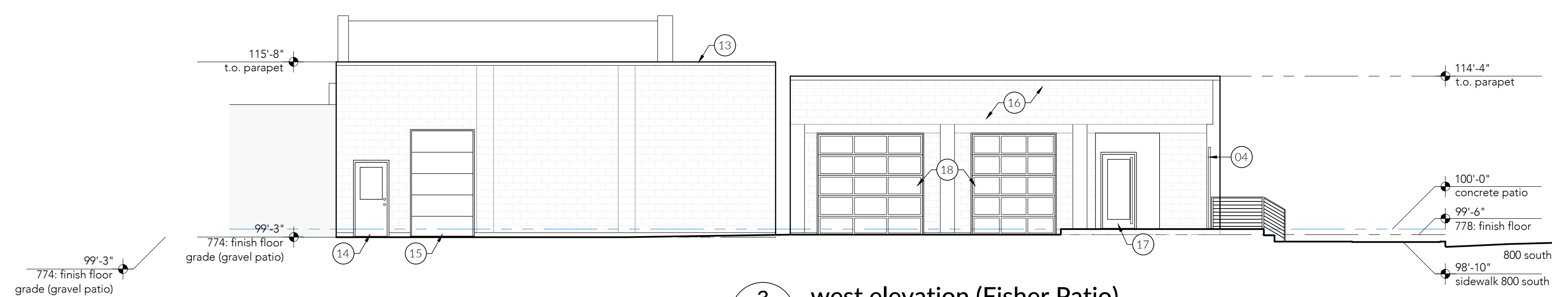
SHEET NUMBER

25 Aug 2021

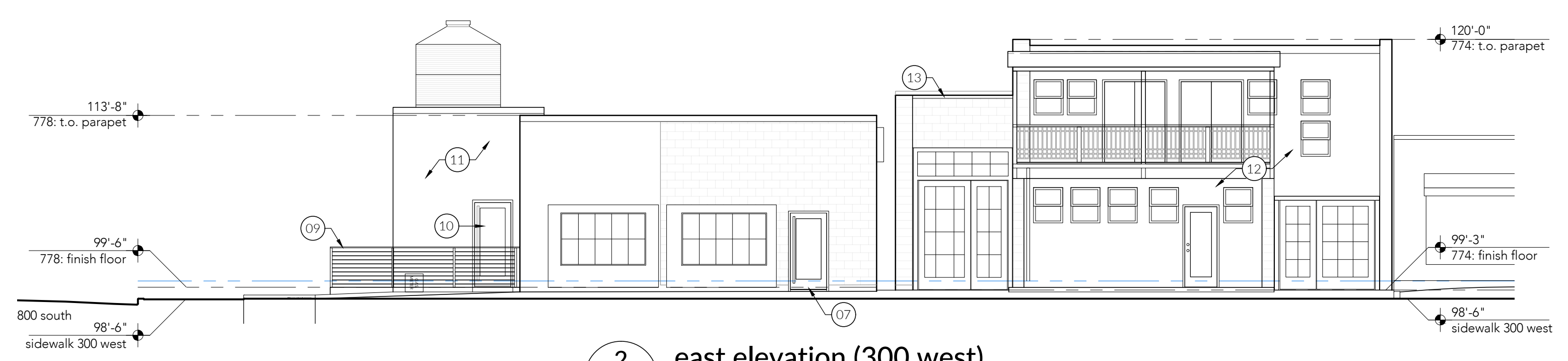
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conditional use elevations  
**A2.01**

**submittal: CONDITIONAL USE**



**3 west elevation (Fisher Patio)**  
A2.01 Scale: 1/8" = 1'-0"



**2 east elevation (300 west)**  
A2.01 Scale: 1/8" = 1'-0"



**1 south elevation (800 south)**  
A2.01 Scale: 1/8" = 1'-0"