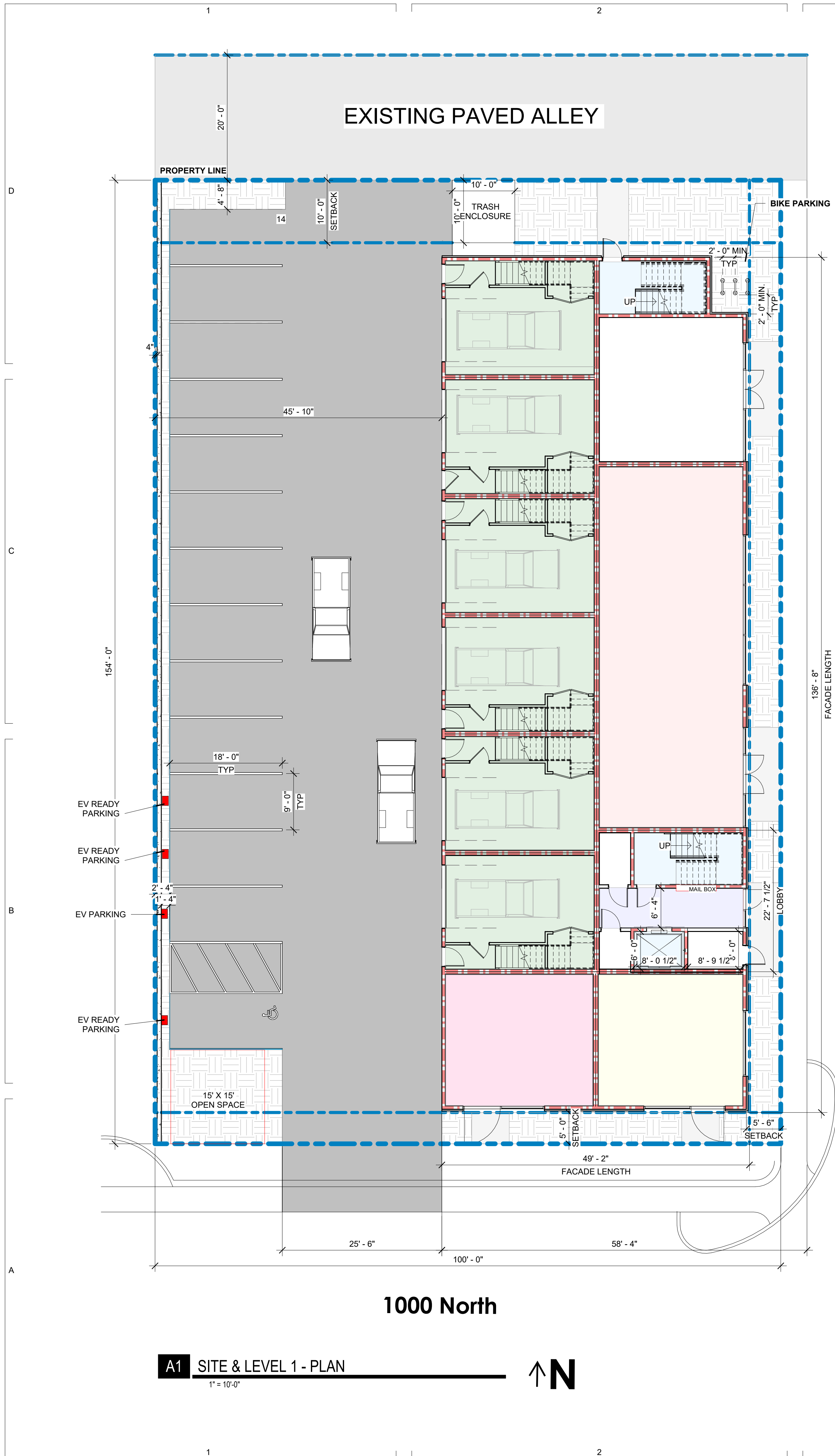


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LOT SIZE: 15,400 SF (154' X 100')

ZONE: MU-2

BUILDING HEIGHT: 30'

SETBACK:

- FRONT AND CORNER: 5'
- REAR: 20' BUT WE CAN COUNT EXITING ALLEY WIDTH -> 10'
- SIDE: N/A

BICYCLE PARKING: TABLE 21A.44.040-C & 21A.44.040-E

- COMMERCIAL USES - 1 PER 5,000 SF / 2,937 SF -> **1 REQUIRED**
- RESIDENTIAL USES - 1 PER 4 UNIT / 16 UNITS -> **4 REQUIRED**
- TOTAL: 5 REQUIRED / 6 PROVIDED**

OFF STREET PARKING: 21A.44.040

- MULTI-FAMILY - STUDIO AND 1+ BEDROOM = 1 PER DU (16 UNITS = **16 / 6 2 BED UNIT HAVE GARAGE PARKING**)
- RESTAURANT - 2 PER 1,000 SF (DONUT SHOP: +/- 1,275 SF = **3**)
- OFFICE / BUSINESS - 2 PER 1,000 SF (SALON + MONEY TRANSFER + FUTURE T.I.): +/- 1,500 SF = **3**)

SHARED PARKING REDUCTION FACTORS: TABLE 21A.44.050-A: SHARED PARKING REDUCTION FACTORS:

- MULTI-FAMILY 10 + OFFICE / BUSINESS 3 = **13**
- 13 / 1.3 (OTHER NON-RESIDENTIAL) = **10**
- TOTAL SHARED PARKING REQUIREMENT: 10 + 3 (RESTAURANT) = **13 REQUIRED / 14 PROVIDED**
- TOTAL OFF STREET PARKING: 14 SHARED PARKING + 6 GARAGE PARKING = 20 PARKING**

EV PARKING: 21A.44.040.C

- 1 PER 25 PARKING SPACE: **1 REQUIRED / 1 PROVIDED**
- EV READY PARKING (20%): 14 (SHARED PARKING) x 20% = 2.8 = **3 PARKING**

ACCESSIBLE PARKING: 21A.44.040.D

- 1 PER 25 PARKING SPACE: **1 REQUIRED / 1 PROVIDED**

LANDSCAPE:

- 15,400SF(LOT SIZE) OF 10% = **1,540 SF REQUIRED / 1,827 SF PROVIDED (NOT INCLUDED CONCRETE AREA)**
- 15 X 15 OPEN SPACE PROVIDED**
- NO PARKING LOT LANDSCAPING REQUIRED FOR 14 SPACES (LESS THAN 15) . 21A.48.070

ENHANCED ACTIVE USE CALCULATION: 21A.37.050

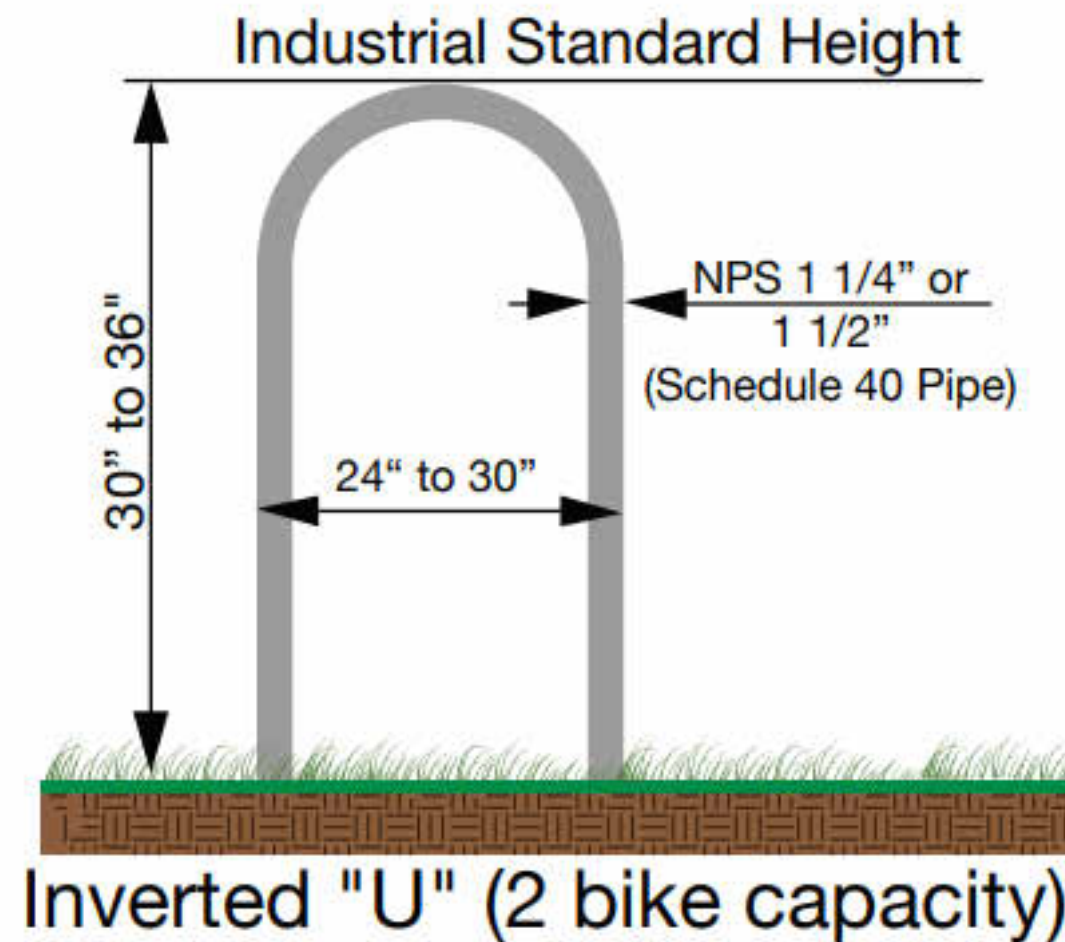
- 1000N
 - TOTAL BUILDING FACADE: 49' - 2" 100% MEETING THE REQUIREMENTS
 - A. TOTAL ALLOWED (W/ 25% PLANNING APPROVAL): 137' - 6"
- VICTORIA WAY
 - TOTAL BUILDING FACADE: 136' - 8"
 - A. TOTAL ALLOWED (W/ 25% PLANNING APPROVAL): 137' - 6"
 - B. LOBBY: 22' 7 1/2" = 16 % (25% ALLOWED 21A.37.050.2.A)

RESIDENTIAL:

- TOTAL 16 UNITS:
 - 2 BED UNIT X 6
 - 1 BED UNIT X 6
 - STUDIO UNIT X 4

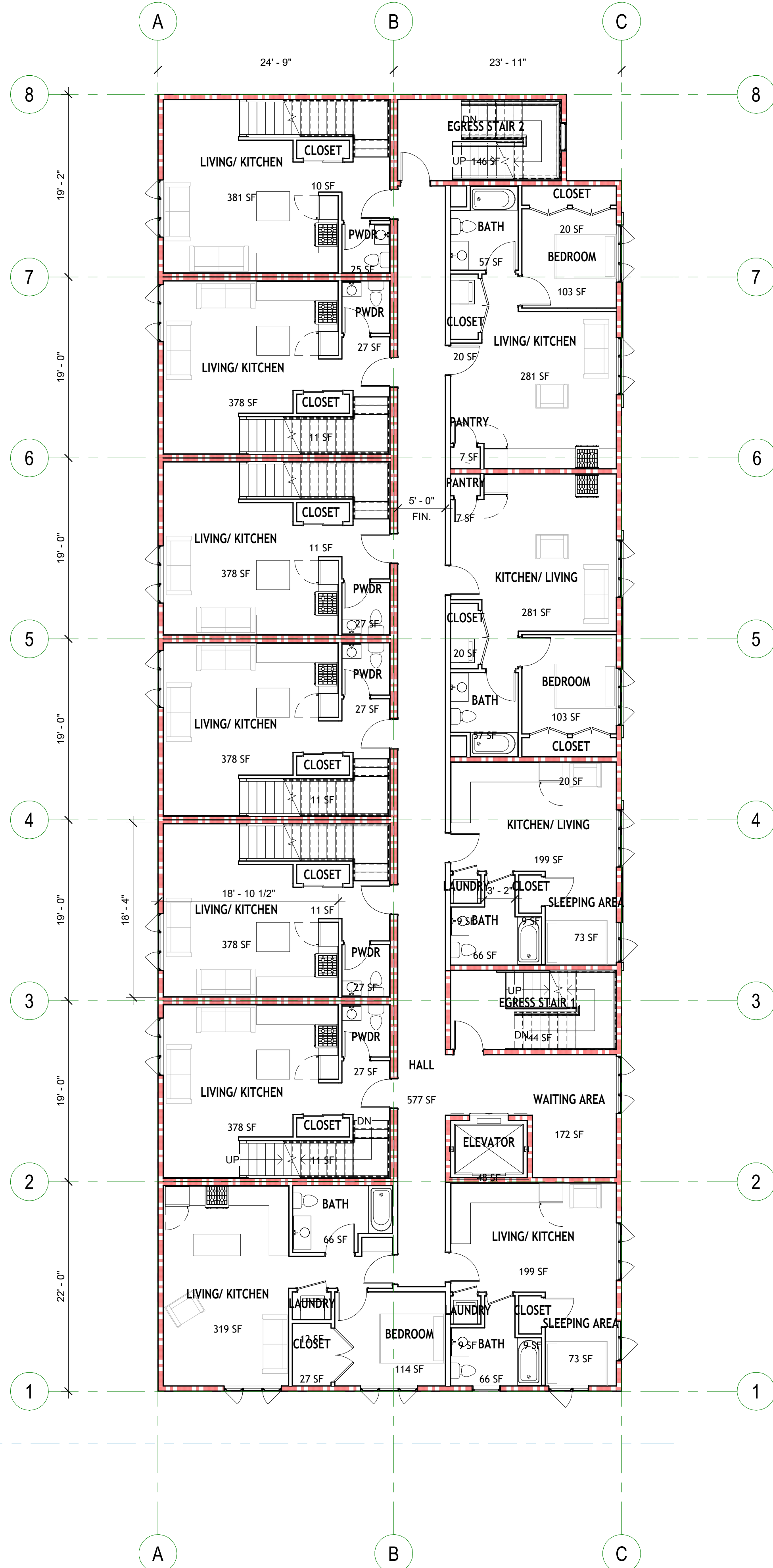
COMMERCIAL:

- TOTAL SF: 2,937 SF
 - DONUT SHOP - 1442 SF
 - SALON - 496 SF
 - MONEY TRANSFER - 485 SF
 - FUTURE T.I - 514 SF

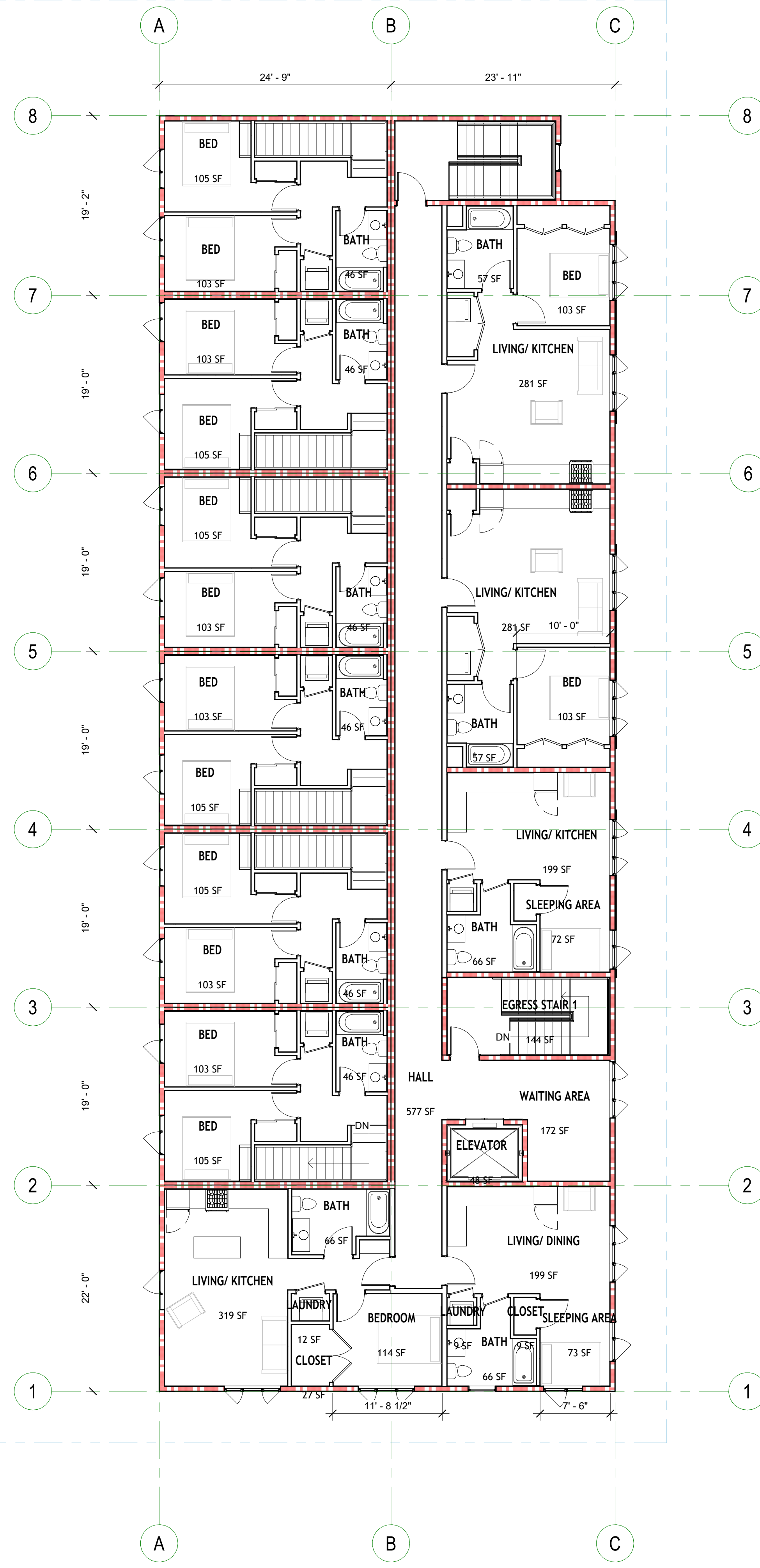


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PROPERTY LINE



PROPERTY LINE



uncommon
architects

4040 W DAYBREAK PKWY
SOUTH JORDAN, UT 84009

uncommonarch.com
(801) 417-9951

LA ESQUINA

950 W 1000 N SALT LAKE CITY, UT 84116

JOB NUMBER: 25365
OWNER: Avelar Family
DATE: 06.01.26

REV DATE DESCRIPTION

LEVEL 2 & 3 -
PLAN

A120.1

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2 ELEVATION - SOUTH

3/16" = 1'-0"



ELEVATION MATERIAL LEGEND

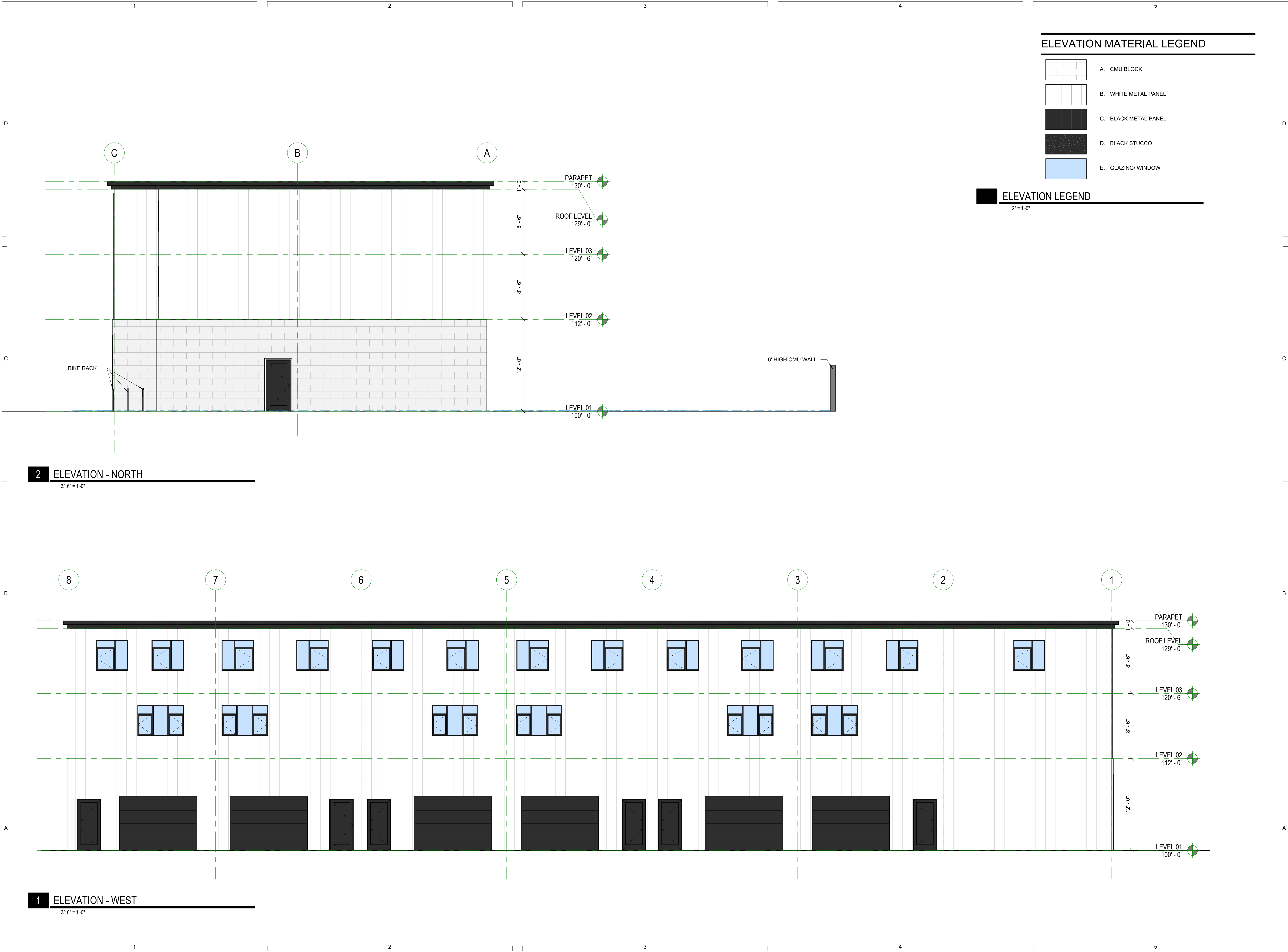
- A. CMU BLOCK
- B. WHITE METAL PANEL
- C. BLACK METAL PANEL
- D. BLACK STUCCO
- E. GLAZING/ WINDOW



1 ELEVATION - EAST

3/16" = 1'-0"

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North East Isometric



LA ESQUINA - FACADE GLAZING AND DURABLE MATERIAL CALCULATIONS

1000 N Elevation

Floor 1

Glazed Wall area

- Total façade area: 587 SF
- Required glazing (40%): 235 SF required
- Provided glazing: 260 SF provided → Complies

Non-Glazed Wall Area

- Total non-glazed area: 327 SF
- Required durable material (75% of non-glazed area): 246 SF required
- Durable material provided: 327 SF (CMU block) → Complies
- Other material provided: 0 SF

Floors 2 & 3

Glazed Wall area

- Total façade area: 881 SF
- Required glazing (15%): 133 SF required
- Provided glazing: 154 SF provided → Complies

Non-Glazed Wall Area

- Total non-glazed area: 727 SF
- Required durable material (70% of non-glazed area): 509 SF required
- Durable material provided: 663 SF (metal panel) → Complies
- Other material provided: 64 SF (stucco)

Victoria Way Elevation

Floor 1

Glazed Wall area

- Total façade area: 1,640 SF
- Required glazing (40%): 656 SF required
- Provided glazing: 756 SF provided → Complies

Non-Glazed Wall Area

- Total non-glazed area: 884 SF
- Required durable material (75% of non-glazed area): 663 SF required
- Durable material provided: 884 SF (CMU block) → Complies
- Other material provided: 0 SF

Floors 2 & 3

Glazed Wall area

- Total façade area: 2,460 SF
- Required glazing (15%): 369 SF required
- Provided glazing: 425 SF provided → Complies

Non-Glazed Wall Area

- Total non-glazed area: 2,035 SF
- Required durable material (70% of non-glazed area): 1,425 SF required
- Durable material provided: 1,742 SF (metal panel) → Complies