

# MILK BLOCK ADAPTIVE REUSE PROJECT

## 416 EAST 900 SOUTH SALT LAKE CITY, UTAH 84111

DESIGN REVIEW SUBMITTAL DOCUMENTS

### SITE & BUILDING INFORMATION

SCOPE OF WORK (EXISTING MARKET BUILDING): REMODEL/RESTORE PART OF THE EXISTING STRUCTURE AND REMOVE THE REAR PART AND EAST PART OF THE STRUCTURE IN ORDER TO BUILD PARTIAL UPPER LEVEL WITH 4 LIVE/WORK UNITS.

#### SITE INFORMATION:

Lot Area: 0.69 ACRES (29,998 sq. ft.)  
Existing Building Footprint: 12,683 sf  
Proposed New Building Footprint: 11,644 sf

Zoning: CB Zoning (Community Business)

Setbacks: Front or Corner Side Yard: No Minimum yard is required  
Interior Side Yard: None required.  
Rear Yard: 10 Feet (10')

Maximum Building Height: Thirty Feet (30')  
Existing Building Height: 23'-6"  
Proposed Building Height: 29'-9"  
First Floor Non-Reflective Glass: 40% Required, 81% Provided.

Parking:  
Retail Requirements: 2 stalls/1,000 sq. ft.  
1 Bedroom Unit Reqs: 1 stall/unit  
2 Bedroom Unit Reqs: 2 stalls/unit  
ADA: 1/25 Stalls

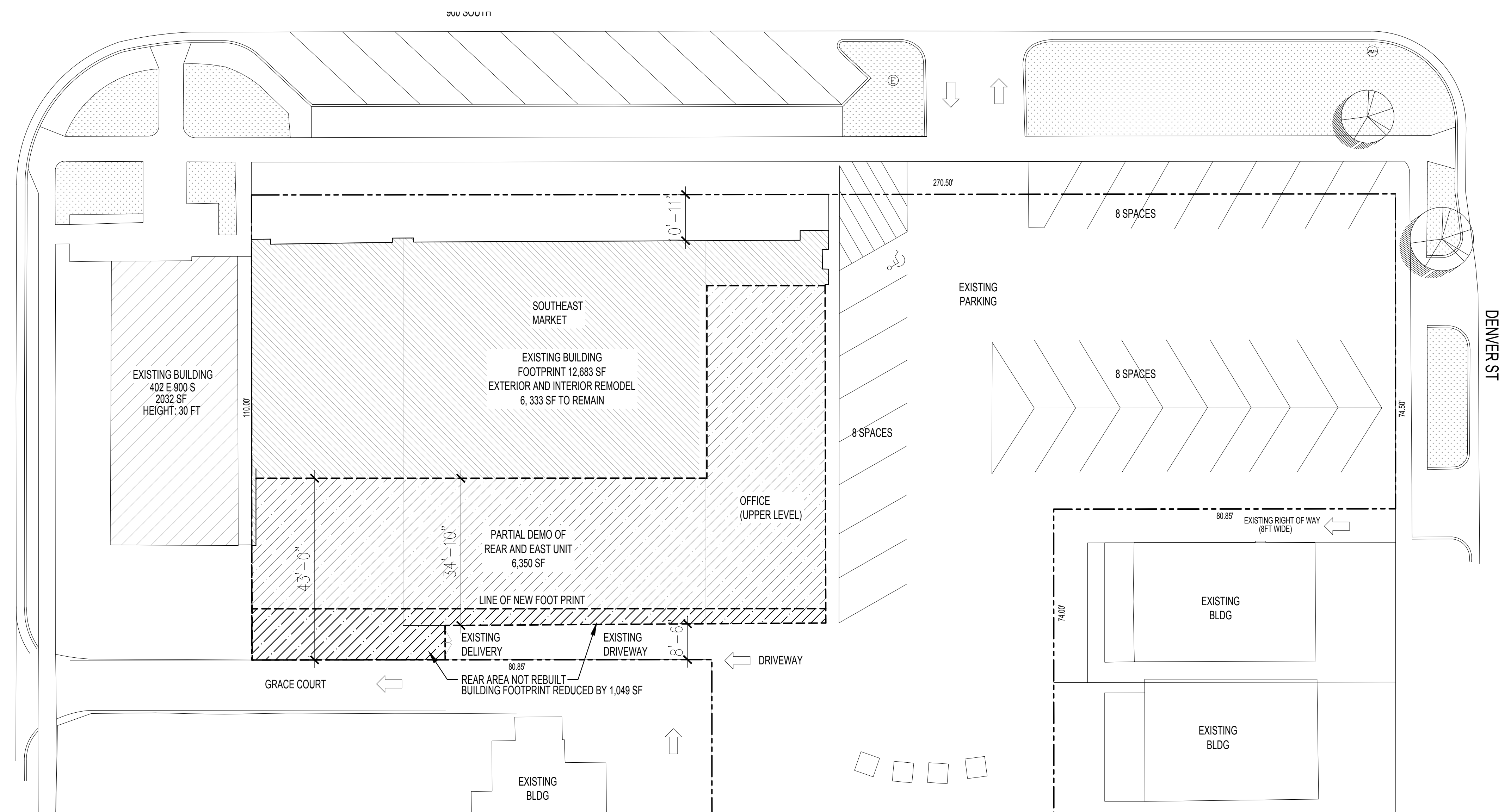
OFF STREET PARKING PROVIDED: 21 SPACES  
ON STREET PARKING AVAILABLE: 10 SPACES  
+4 (FROM 9-LINE PROJECT)  
35 SPACES TOTAL

#### BUILDING INFORMATION:

MIXED USE BUILDING  
EXISTING BUILDING W/ ADDITION (FOOTPRINT): 12,683 SF

	EXISTING	NEW
MAIN LVL (COMMERCIAL):	12,683 SF	11,644 SF
UPPER LVL (RESIDENTIAL):	2,813 SF	5,162 SF
TOTAL:	15,496 SF	16,806 SF

CONSTRUCTION TYPE (EXISTING): IIIB  
FIRE SPRINKLER: YES (PROPOSED)



**A1** EXISTING SITE PLAN - DEMO  
AS1.0 SCALE: 1/16" = 1'-0"



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REVISIONS:

STAMP

EXISTING SITE PLAN

SHEET: **AS1.0**

DATE: 01/30/23

PROPOSED PARKING CALCULATION			
AREA DESCRIPTION CB ZONING	MIN. PARKING REQUIRED PER TABLE 21A.44.040F	AREA	STALLS REQUIRED
LEASE AREA MAIN LVL (CENTER UNIT) (ASSUMED RETAIL GOODS ESTABLISHMENT)	2.0 SPACES PER 1,000 SF OF RETAIL USABLE FLOOR AREA	5,500 SF	11
LEASE AREA MAIN LVL (EAST AND WEST UNIT) (ASSUMED RETAIL GOODS AND SERVICES)	2.0 SPACES PER 1,000 SF OF RETAIL USABLE OR SALES FLOOR AREA	4,811 SF	10
LEASE UPPER LVL (ASSUMED RESIDENTIAL)	1 SPACE TO DWELLING UNIT	4 UNITS	4
FUTURE BLDG (NORTH EAST CORNER) (ASSUMED RETAIL GOODS AND SERVICES)	2.0 SPACES PER 1,000 SF OF RETAIL USABLE OR SALES FLOOR AREA	2,000 SF	4
REQUIRED PARKING SUBTOTAL			29
PARKING REDUCTION (21A.44.040.B.8)	PEDESTRIAN AMENITIES (see note below)	2,500 SF	(-5)
ALLOWED PARKING REDUCTION SUBTOTAL			(-5)
TOTAL OFFSTREET PARKING REQUIRED			24
ON STREET PARKING			14
TOTAL PARKING PROVIDED			35

21A.44.040 B. 8.b. PARKING EXEMPTIONS FOR PEDESTRIAN FRIENDLY DEVELOPMENT "recreational, cultural or entertainment" or as "retail goods and services" or as "retail goods and services". Bike rack located in park strip (per SLC standards).  
21.44.050.B.3

MAXIMUM PARKING ALLOWABLE ON-SITE PARKING (Formula:  $0.25 \times \text{Minimum} + \text{Minimum} = \text{Maximum}$ )  
 $0.25 \times 25 \text{ SPACES} + 25 = 31.25 \text{ MAX PARKING}$

MINIMUM REQUIRED LOADING: None Required

Bicycle Parking Calculation:  
Commercial Use: 25 spaces x 5% = 1.25 → Min. 2 spaces req.  
Residential Use: 4 spaces x 5% = 0.20 → + Min. 2 spaces req.  
Bike Parking 1.45 → 4 spaces req. total  
8 spaces provided

Number of Req. Bicycle Parking Spaces Residential Use: at least 2 spaces required per 21.44.050.B.3.c(1)  
The number of bicycle parking spaces provided for any residential or commercial use shall be five percent (5%) of the vehicular parking spaces required for such use. At least two (2) bicycle parking spaces are required.

PROPOSED LANDSCAPING DATA

TOTAL SITE AREA:  
29,998 SF

ADDITIONAL LANDSCAPING PROVIDED:

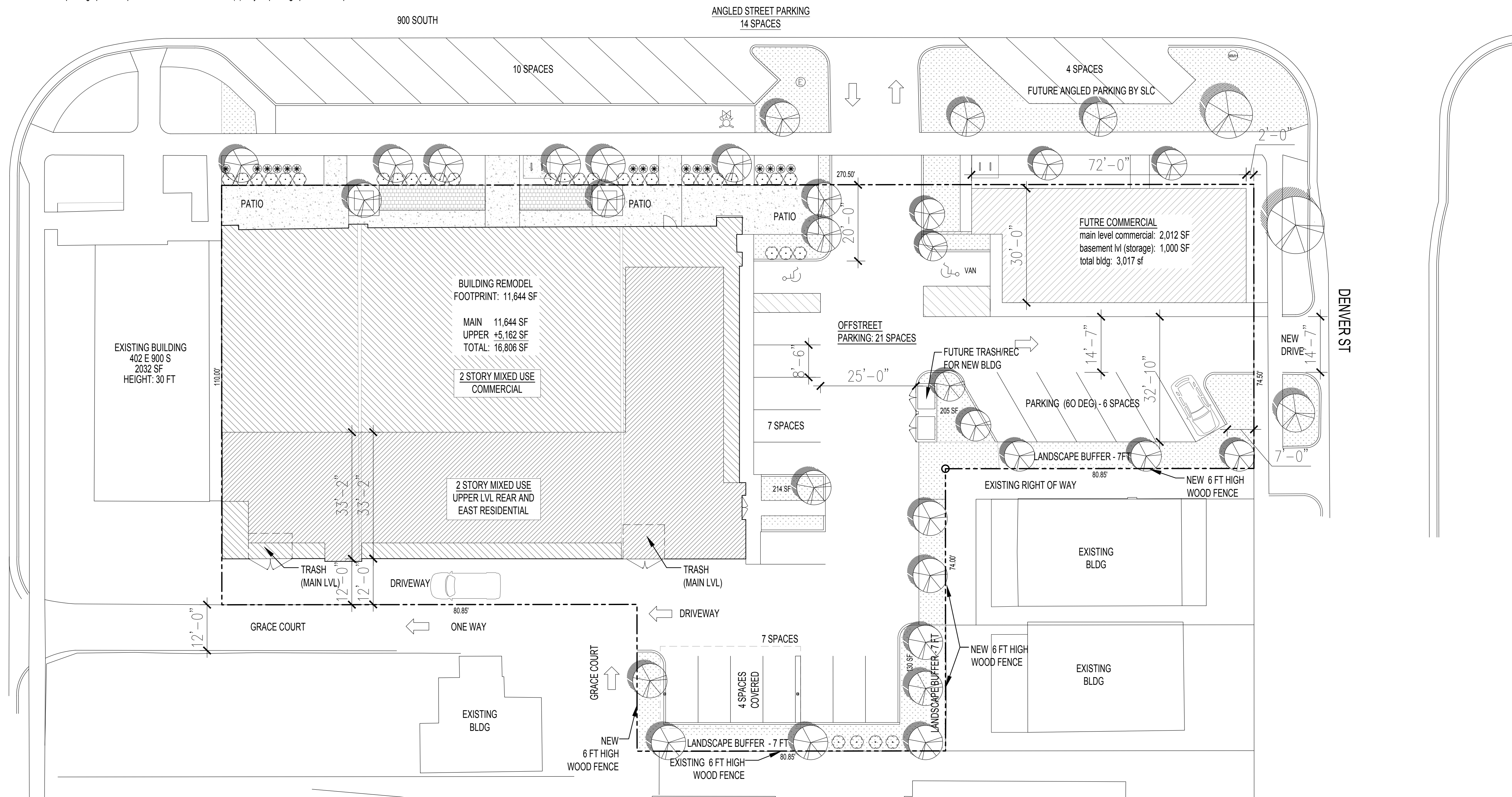
PLANNED DEVELOPMENT REQUEST FOR RELIEF FROM LANDSCAPE BUFFER ALONG SOUTH EDGE OF PROPERTY (DELIVERY DRIVEWAY)  
AMOUNT REQUIRED: 7 FT (WIDTH) X 69 FT (LENGTH) = 488 SF

TOTAL REQUIRED PARKING INTERIOR LANDSCAPING PROVIDED:

(AS PER 21A.48.070 - PARKING LOT LANDSCAPING)  
NOT LESS THAN 5% OF PARKING LOT AREA  
TOTAL PARKING LOT AREA: 8,336 SF  
 $05 \times 8,336 \text{ SF} = 417 \text{ SF}$

TOTAL PROVIDED INTERIOR PARKING LANDSCAPING  
553 SF

TOTAL PROVIDED PERIMETER PARKING LANDSCAPING



A1 REMODEL SITE PLAN  
AS1.1 SCALE: 1/16" = 1'-0"

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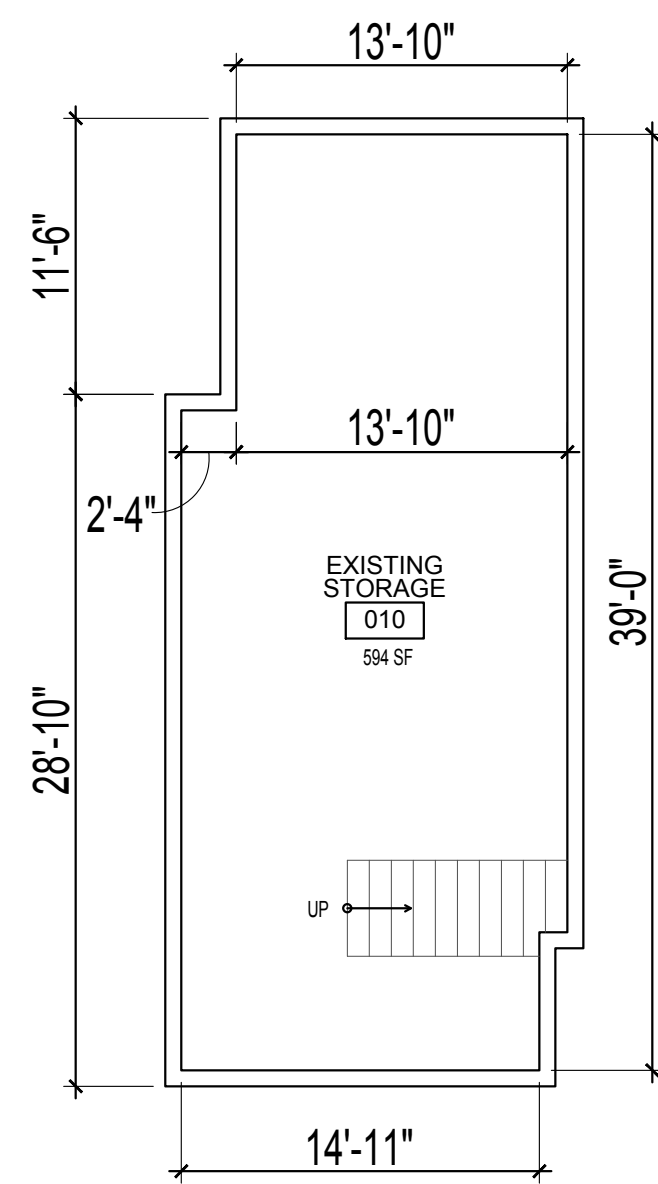
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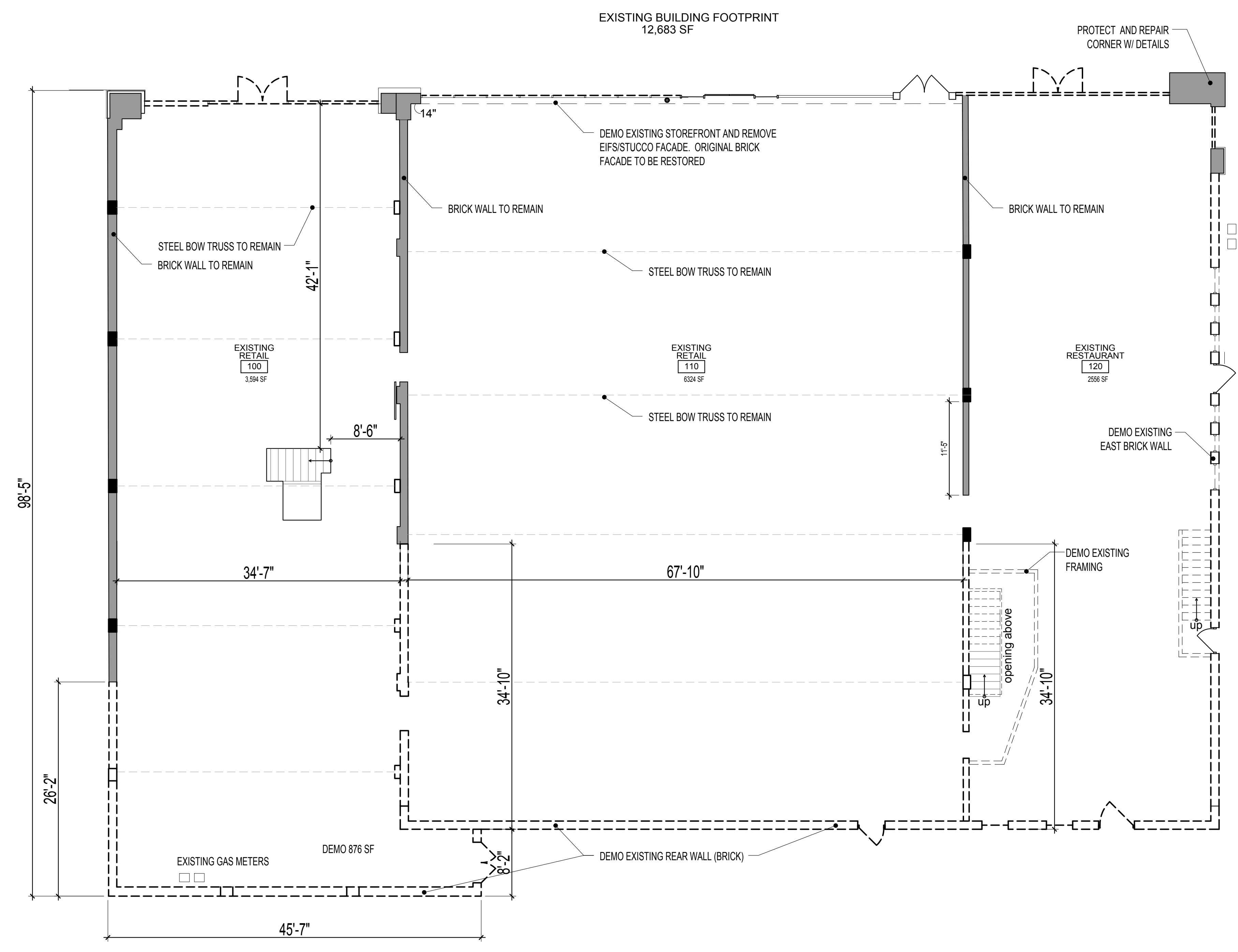
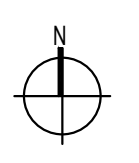
REMODEL SITE PLAN

SHEET:  
AS1.1

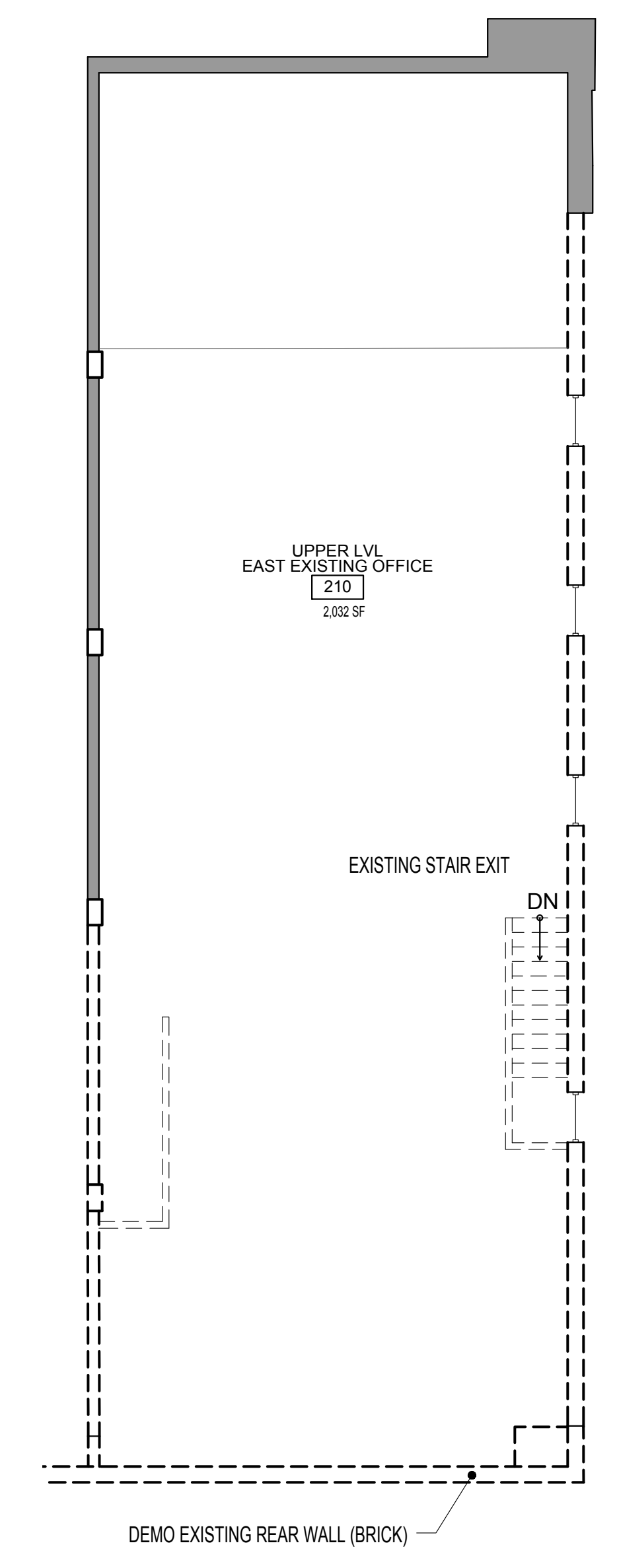
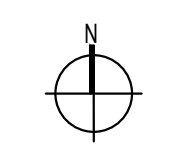
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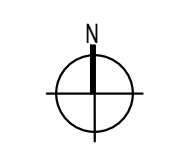
**A1** EXISTING BASEMENT PLAN  
A1.0 SCALE: 1/8" = 1'-0"



**A2** EXISTING MAIN LVL PLAN  
A1.0 SCALE: 1/8" = 1'-0"



**A3** EXISTING UPPER LVL PLAN  
A1.0 SCALE: 1/8" = 1'-0"



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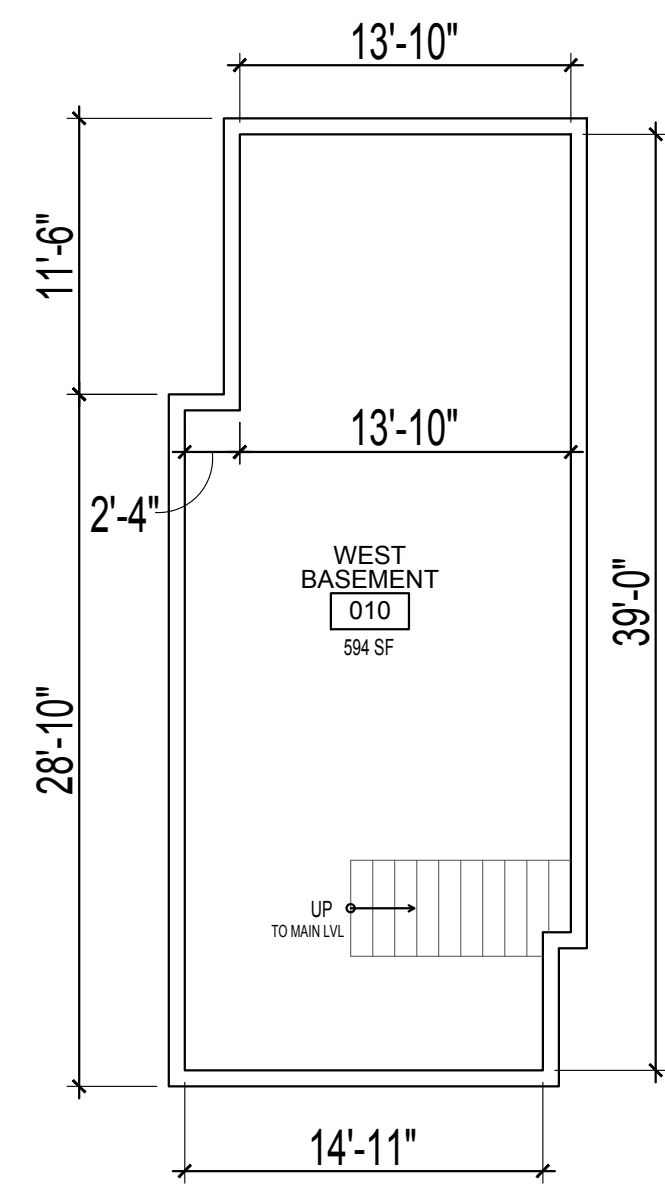
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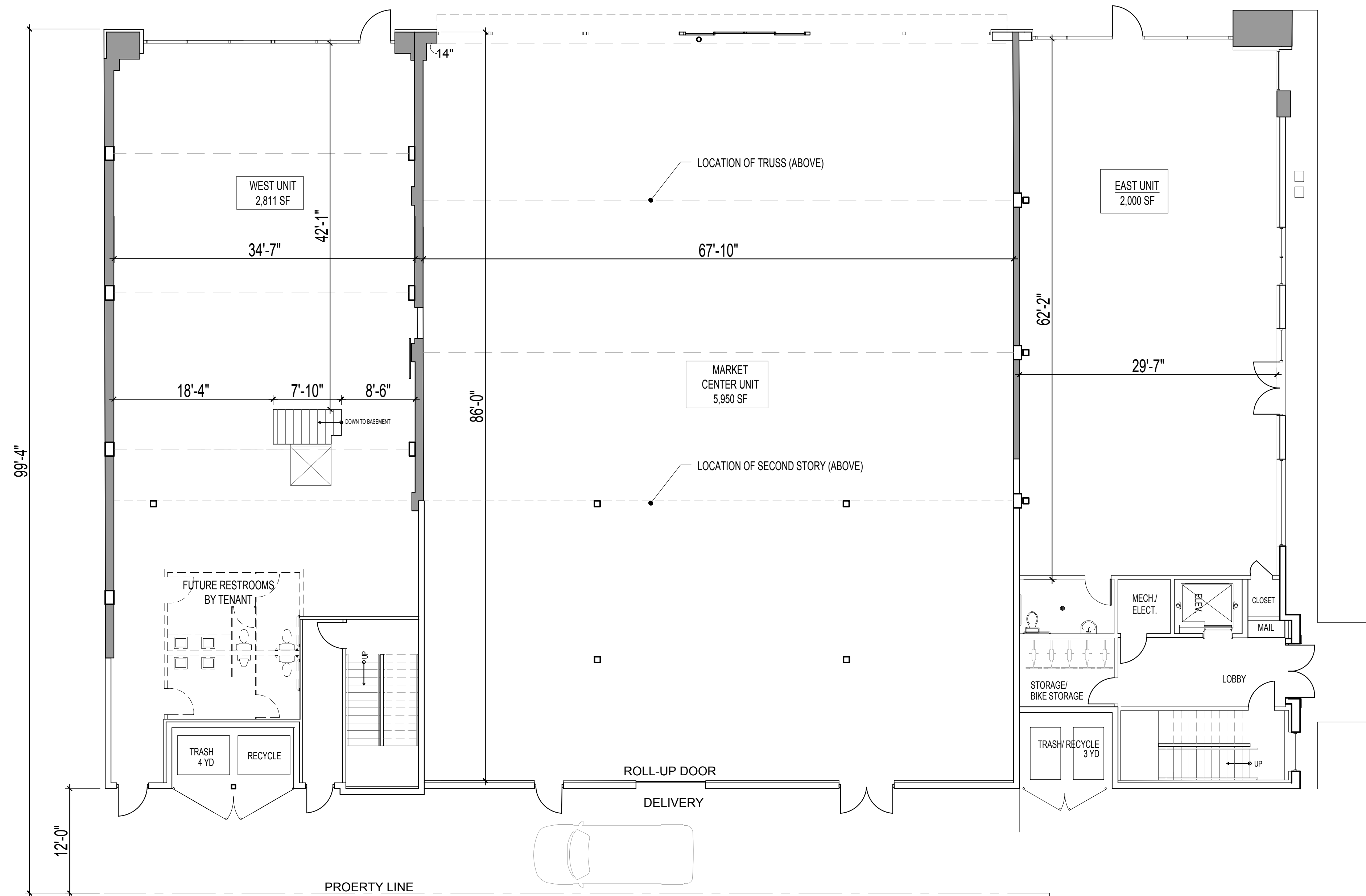
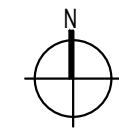
EXISTING PLANS/  
DEMO PLANS

SHEET:  
**A1.0**

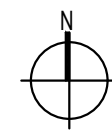
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**A1** REMODEL BASEMENT LVL PLAN  
A1.1 SCALE: 1/8" = 1'-0"



**A2** REMODEL MAIN LVL PLAN  
A1.1 SCALE: 1/8" = 1'-0"



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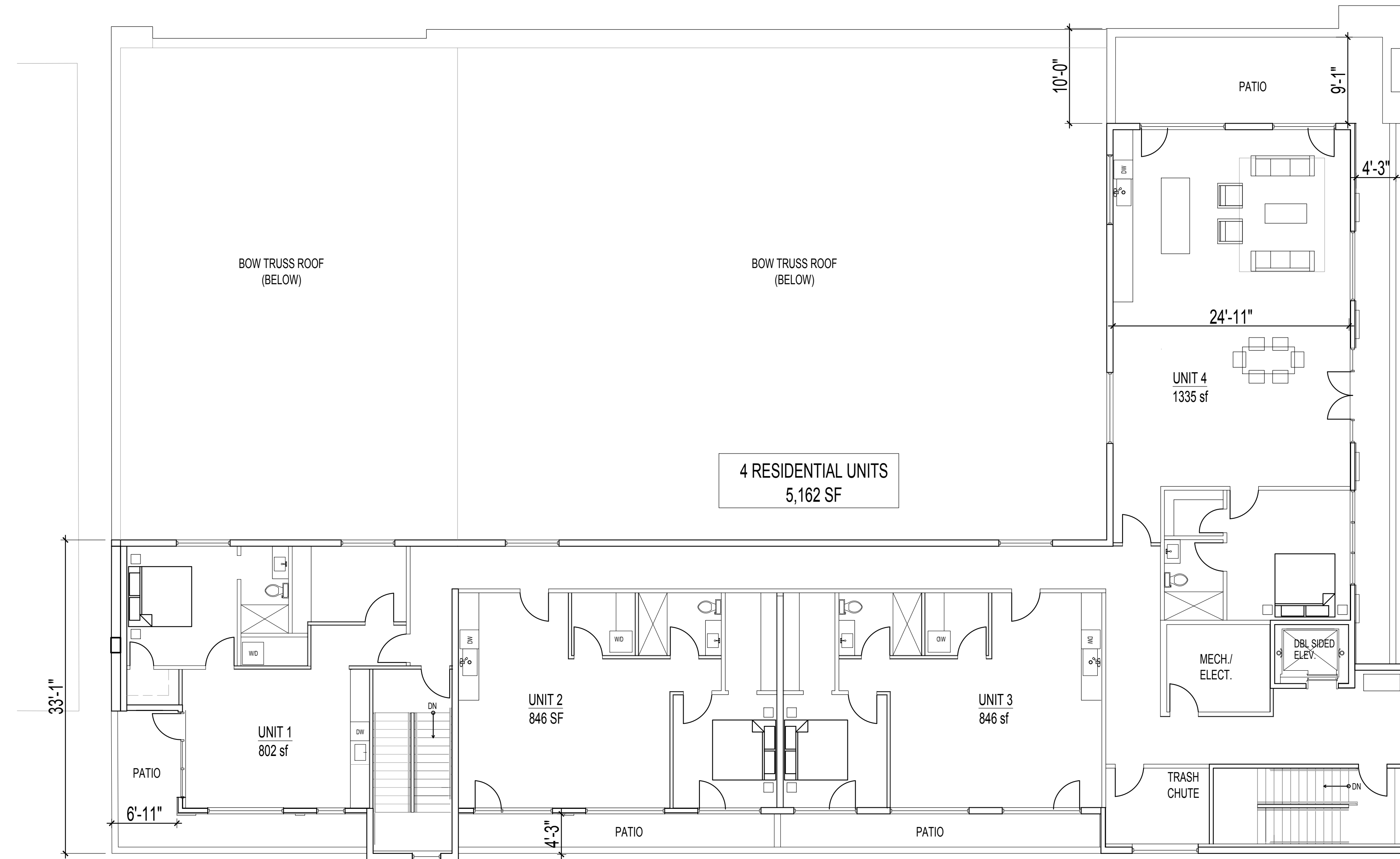
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BASEMENT & MAIN LVL  
REMODEL PLAN

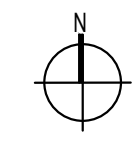
SHEET:

A1.1

DATE:  
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A1
A1.2
**REMODEL UPPER LVL PLAN**  
 SCALE: 1/8" = 1'-0"



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UPPER LVL  
REMODEL PLAN

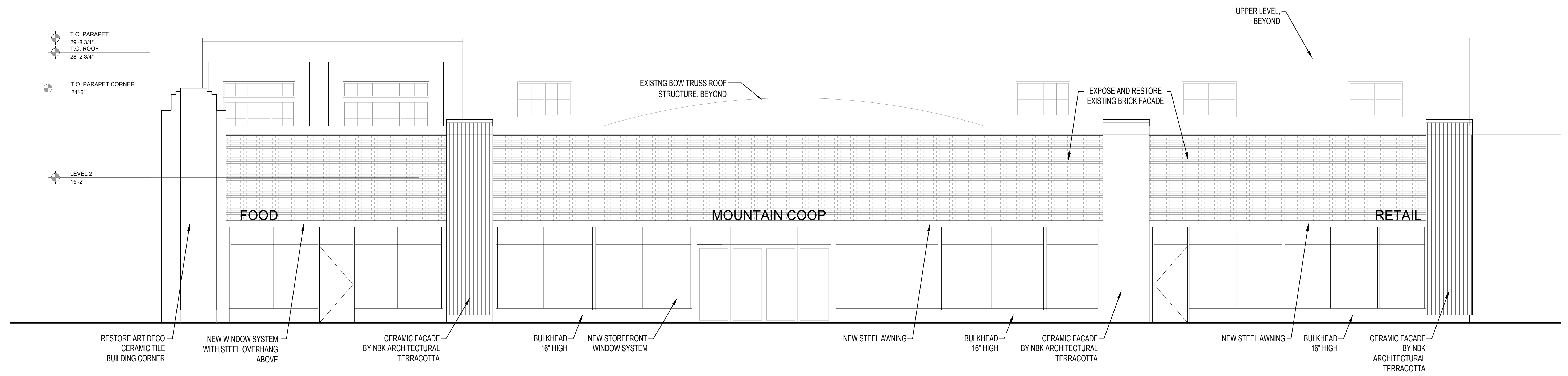
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**A1.2**

DATE:

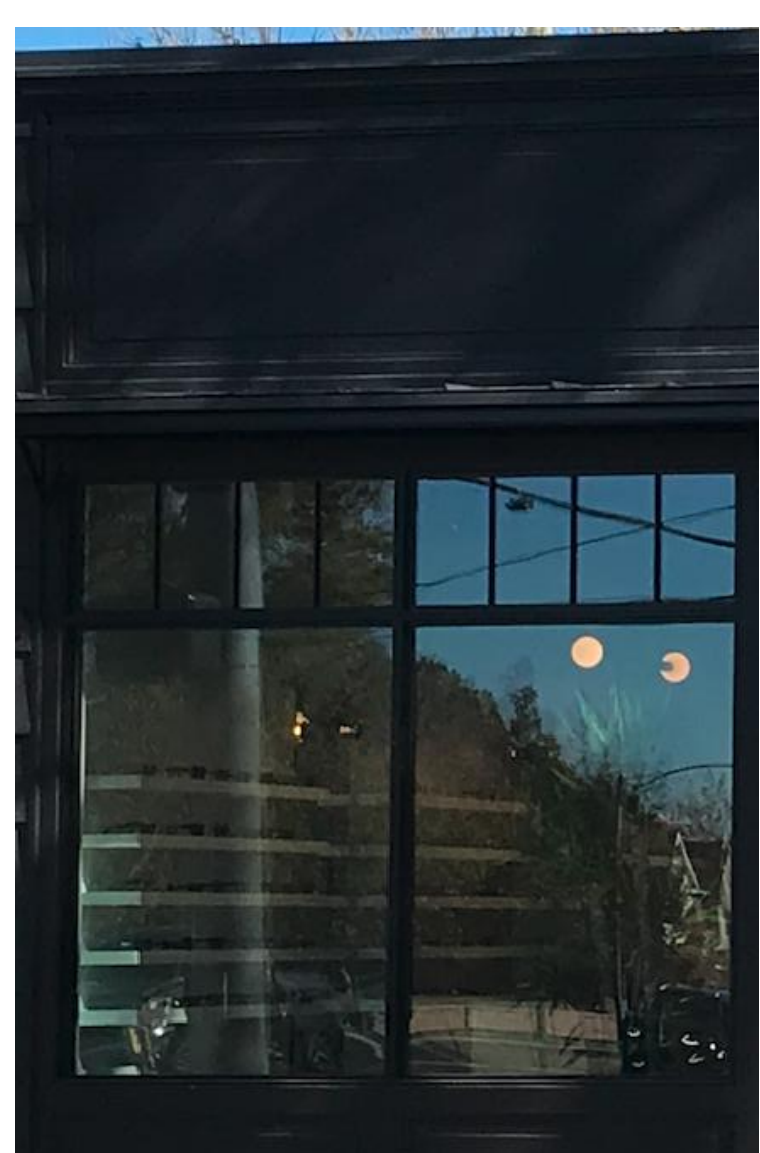
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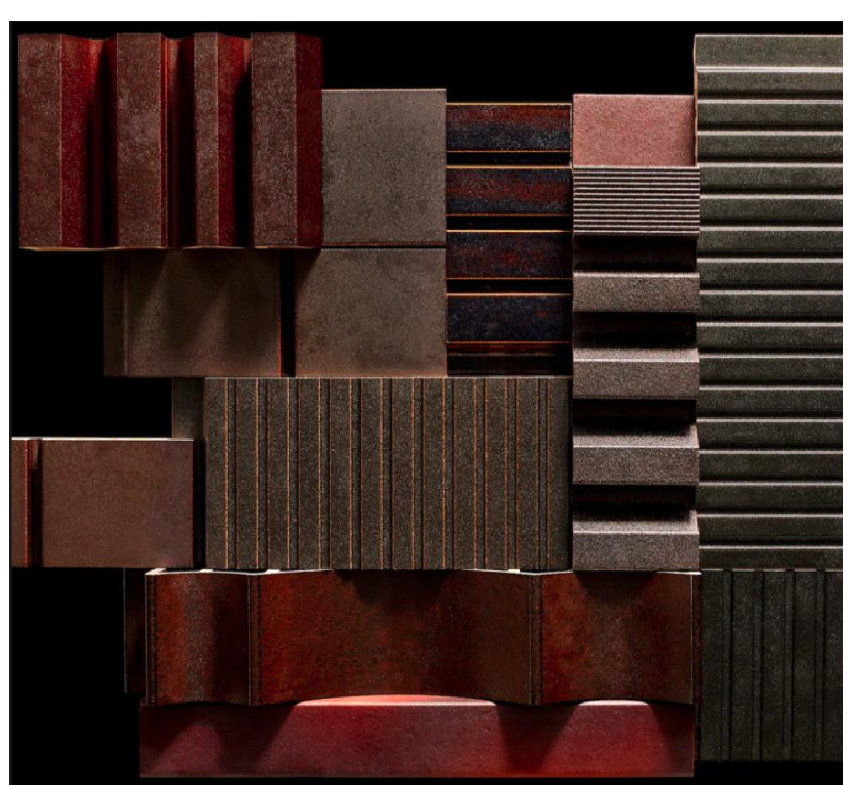


STREET FACING FACADE (GROUND FLOOR GLASS):  
 566 SF/86 SF = 65% GLASS COVERAGE BETWEEN 3' AND 8' PER 21A.37.050 C.1  
 CB DISTRICT: 40% GLAZING REQUIRED BETWEEN 3' AND 8' ABOVE GRADE

**A1** NORTH ELEVATION  
 A2.1 SCALE: 3/16" = 1'-0"



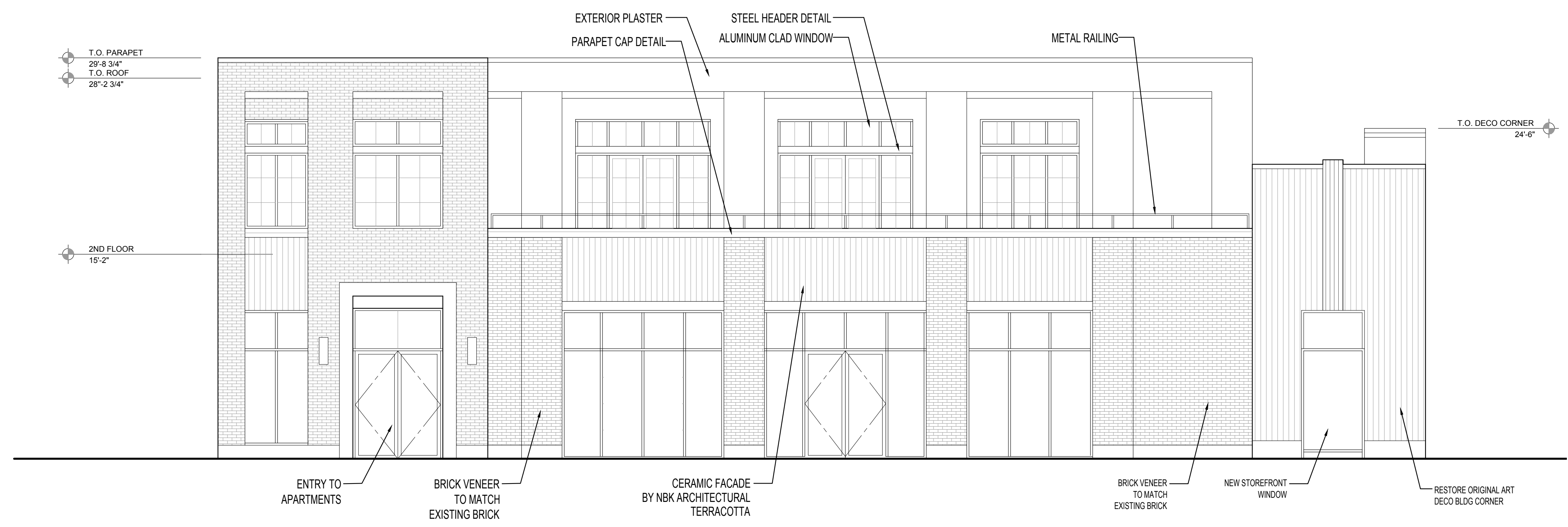
ALUMINUM CLAD WINDOWS



ARCHITECTURAL TERRACOTTA (CERAMIC FACADE)



EXISTING BRICK  
 ALL OTHER BRICK TO MATCH EXISTING



**A2** EAST ELEVATION  
 A2.1 SCALE: 3/16" = 1'-0"

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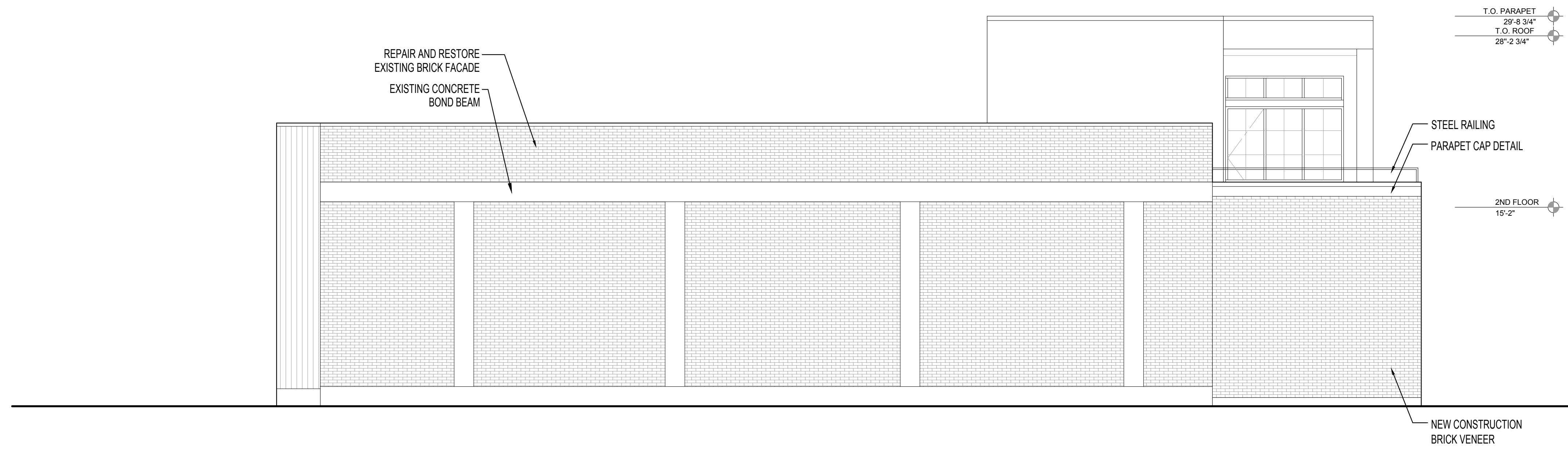
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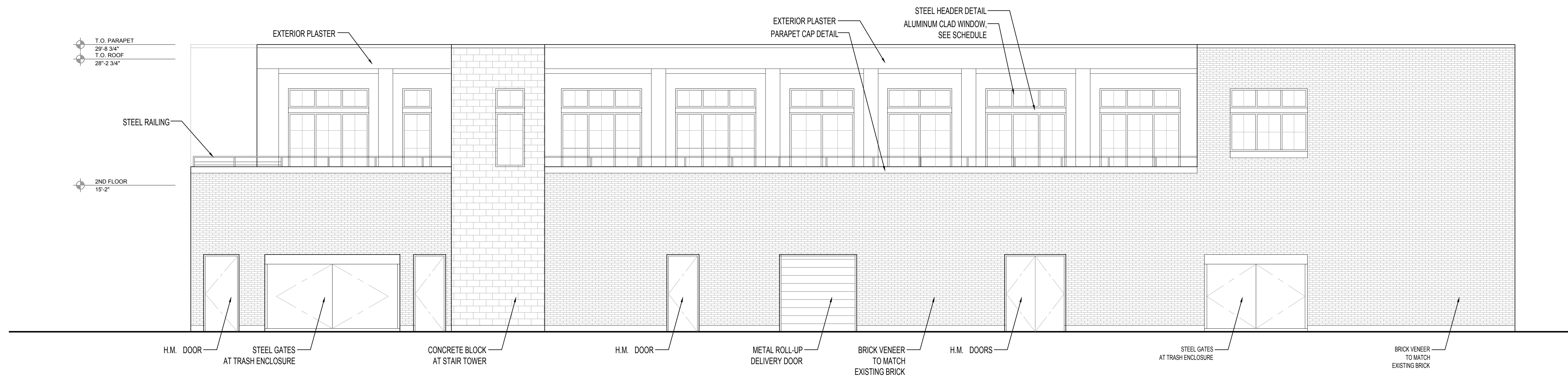
ELEVATIONS

SHEET:  
**A2.1**

DATE:  
 01/30/23



**A1 WEST ELEVATION**  
 A2.2 SCALE: 3/16" = 1'-0"



**A2 SOUTH ELEVATION**  
 A2.2 SCALE: 3/16" = 1'-0"

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