Transit Station Area

DEVELOPMENT SCORE REVIEW

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project #:	Received By:	Date Received:

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Request: Garten Restaurant + Bar

Address of Subject Property: 425 N 400 W Salt Lake City UT 84103

Name of Applicant: Jeff Carleton

Phone:

Address of Applicant: 219 4th Ave

E-mail of Applicant: jeff@mountainwestcider.com

Cell/Fax: 860 878 4425

Applicant's Interest in Subject Property:

☐ Owner ☐ Contractor ☐ Architect ☑ Other:

Name of Property Owner (if different from applicant): AHL Enterprises

E-mail of Property Owner: fred.lieser@dychem.com

Phone: 801 521-0313

➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address:	Planning Counter PO Box 145471 Salt Lake City, UT 84114	*In Person:*	Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700

REQUIRED FEE

➔ Fees for public notices will be required.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: Jeffrey A Carleton

Date: 3/4/2021

Updated 7/1/20

SUBMITTAL REQUIREMENTS

Staff Review		
		1. Project Description (please attach additional sheet)
☐	☑	Written description of your proposal
☐	☑	Indicate the existing property use and proposed property use
		2. Transit Station Area (TSA) Development Guideline Checklist
☐	☑	Completed TSA Development Guideline Checklist (attached)
☐	☑	Documentation necessary to determine compliance with optional development guidelines
		3. Minimum Plan Requirements
☐	☐	One paper copy (24" x 36") of each plan and elevation drawing
☐	☑	A digital (PDF) copy of the each plan and elevation drawing
☐	☐	One 11 x 17 inch reduced copy of each plan and elevation drawing
		4. Site Plan
☐	☑	Site plan (see *Site Plan Requirements* flyer for further details)
		5. Elevation Drawing
☐	☑	Detailed elevation, sections and profile drawings with dimensions drawn to scale
☐	☑	Type of construction and list the primary exterior construction materials
☐	☐	Number, size, and type of dwelling units in each building, and the overall dwelling unit density

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

January 4, 2021

Project Narrative for:

Mountain West Cider Company, Restaurant/Bar structure, named the **"Garten",** located at:

425 N 400 W, 417 N 400 W, Salt Lake City, UT 84103.

Mountain West Cider Company, Inc. is a public company. The President/CEO is Jeff Carleton, 219 4th Ave. Salt Lake City, UT 84103. Mobile, 860.878.4425

Existing property use: Mountain West Cider Company has been located at 425 N 400 W, SLC since 2015. The structure, (warehouse), is owned by AHL Enterprises. Mountain West Cider Company is the current tenant and has contractual first rights of refusal to purchase the property as well as the contiguous property at 417 N 400 W. Mountain West Cider Co., is currently licensed as a "hard", alcoholic cider manufacturer, a package 5 sales agency for the DABC and holds a Bar license.

During the summer, (May-Oct), for the last 4 years, the empty lot at 417 N has been utilized as an outdoor Bier Garten with a temporary fest tent, bar and stage that provided live entertainment. Our intent is to replace the current outdoor venue with a permanent structure that would include a full service kitchen, restaurant, bar and smokehouse. In addition, the temporary stage would be replaced with a permanent stage that includes professional lighting and sound installations. After meeting with the city DRT, it has been suggested that the two separate lots be consolidated into one lot. That work is underway, the survey has been completed and the title search will soon be finalized. The lot consolidation paperwork will shortly be filed with the City/County.

Proposed property use: The popularity of the "Garten" over the last several years has demonstrated community support for a local bar/restaurant at the current location. The Capitol Hill neighborhood has a dearth of eating establishments relative to the growing population. The growing number of affluent residents of The Hardware development and 4th West developments will soon stretch to 4th North, just across the street from the Garten current location. The Marmalade apartments adjacent to the library on 300 W will also be occupied in 2022.

The Concept: The two story timber frame construction of the proposed restaurant will continue the theme of a European style bier garten. The architect has given the structure a modern twist by opening the street facing façade with a largely window glazed facing. This open concept along with the dormers located on the South facing roof will allow a lot of light to enter the building contributing to the sense of openness inside. Once inside, the large wood timbers and steel framing, along with the scale, (13 foot sidewalls and second partial floor), will evoke a large, barnlike structure and give the building its unique sense of space and style.

The second floor features a balcony on the western side of building that opens to the interior floor below. Outside the building, the second floor balcony looks westward to the stage and outdoor spaces.

The new "Garten" will continue to feature on the eastern entrance a large, landscaped, garden themed, dog friendly courtyard, for outdoor dining and socializing. The western end of the lot will also include outdoor dining options as well as space surrounding the stage to dance and enjoy live music and performances.

The kitchen is located on the eastern side of the building to centralize food distribution throughout the space. It is located next to a smoke house that will feature a "pit", a smoker, a Santa Maria grill and outdoor pizza oven. The menu will feature smoked and fire roasted items as well as a more traditional "pub" menu available through the kitchen. In the summer the entire space can comfortably host 250 guests. In the winter, the indoor space can accommodate 120 guests.

Transit Station Area Development Guidelines Checklist

CATEGORY	*(Unless otherwise noted, points may only be obtained from one item in each guideline section.)* GUIDELINE	ITEM DESCRIPTION	VALUE	APPLICANT REVIEW	STAFF REVIEW
Land Use	**1.A. Intensity and Density of Use** (Applicable to Core Area Only.) A project that meets at least one of the following requirements:	More than 50 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ration of 3 or more.	20		
		More than 30 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 2 or more.	15		
		More than 20 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	10		
	1.B. Intensity and Density of Use (Applicable to Transition Area only.) A project that meets at least one of the following requirements:	More than 25 dwelling units per acre; Buildings that are up to 80% of the allowable building height; or Buildings with a Floor to Lot Area ratio of 2 or more.	12		
		More than 20 dwelling units per acre; Buildings that are up to 70% of the allowable building height; or Buildings with a floor to lot area ratio of 1.5 or more.	8		
		More than 15 dwelling units per acre; Buildings that are at least 60% of the allowable building height; or Buildings with a floor to lot area ratio of 1 or more.	5		
	2. Integrated Mixed of Uses: If the ground floor of a building is designed for retail, restaurant, or other use other than residential on the ground floor. The guideline applies to street facing habitable space only and not the entire ground floor area. The following points shall be added to the development score:	100% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	20		
		At least 75% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	15		
		At least 50% of the gross floor area on the ground floor is dedicated to a use different than what is on the floors above.	10		
		A project that includes at least two uses that are different than existing uses on adjacent properties.	6	6	

 Subtotal (For Page): 0

Transit Station Area Development Guidelines Checklist

Land Use	**3.A. Mixed Income Housing** A project that includes affordable housing available to those with 60% or less of the median household income of the City for sale or lease shall have the following number of points added to the development score:	33% or more of the total dwelling units.	40	
		20% or more of the total dwelling units.	30	
		10% or more of the total dwelling units.	20	
	3.B. Mixed Income Housing An affordable housing project that is located in an area identified in the "Opportunity Index" map (as used in the latest available Utah Housing Corporation Allocation Plan) or its successor as determined by the Planning Director, with a rating of at least 3 or greater shall receive the following points:	Areas rated 5 or greater	20	
		Area rated 3 or greater	10	
	4. Accessible Dwelling Units A project which includes dwelling units designed as ADA accessible:	33% or more of the total dwelling units.	8	
		15% or more of the total dwelling units	5	
		10% or more of the total dwelling units.	3	
	5. Community Serving Uses Projects the include the following area of community serving uses: (Refer to Guidelines for qualifying uses.)	A minimum of 1500 square feet.	15	15
		A minimum of 1000 square feet	10	
		A minimum of 500 Square feet	5	
	6. Redevelopment of Surface Parking Lots A project that includes the redevelopment of an existing surface parking lot to an active use or structured parking:	50% or more of the existing surface parking lot is covered by new buildings.	15	15
		35% or more of the existing surface parking lot is covered by new buildings.	10	
		25% or more of the existing surface parking lot is covered by new buildings.	5	
	7. Redevelopment of Nonconforming Use or Noncomplying Building A project that includes redevelopment of a site containing a nonconforming use or non-complying building:	A new building that meets the standards of the TSA zoning district and replaces a building that does not meet the standards.	10	
		A project that includes replacing a nonconforming use with a use that is allowed in the TSA zoning district.	5	
	8. Removal of Billboards A project that includes redevelopment of a site containing a billboard:	An existing billboard is legally removed by the developer as part of a redevelopment project.	10	
Building and Site Design	**9. Sustainable Site and Open Space Design** A project that incorporates adopted sustainable policies of the City: ***(Points may be obtained from both items.)***	The project utilizes a roof design, such as a landscaped roof, that is intended to reduce energy use, storm drainage runoff or other similar sustainable policy of the City.	10	
		The project utilizes landscape designs and materials that conserves energy, reduces the urban heat island, conserves water, retains or reuses storm drainage or other similar sustainable policy of the City. Documentation must be provided to indicate how the project will incorporate this guideline.	5	

 Subtotal (For Page): 30

Transit Station Area Development Guidelines Checklist

Building and Site Design

10. Green Building The following points will be awarded based on the level of LEED certification:	Platinum	50		
	Gold	40		
	Silver	30		
11. Energy Efficiency Projects that incorporate energy efficiency into the design of the project shall have the following points added to the development score: ***(For guidelines 1 through 4, points may only be obtained from one item. Points from guidelines 1 through 4 may be combined with points from guideline 5.)***	1. The project is certified as having 100% of its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	50	50	
	2. The project is certified as having 50% its energy needs served by renewable power either from on or off-site sources. If development relies on off-site power, documentation must be provided showing at least 20 year commitment to power source	25		
	3. Solar array: 5 points for every 500 square feet of solar panels. Maximum 20 points.	20		
	4. Geothermal heating and cooling systems	10		
	5. The project is designed with passive, energy efficient features that include awnings or solar shades over all windows, or other similar passive energy saving features.	5		
12. 360 Degree Architecture A project that incorporates architecture features on building facades that are not adjacent to a street: *(See Guideline for required elements.)*	Architectural detailing is wrapped around all four sides. See guideline document for specific detailing requirements.	20	20	
	Architectural detailing is wrapped around both side facades of a building, but not on the rear façade. See guideline document for specific detailing requirements.	15		
13. Historic Preservation Projects that preserve, rehabilitate, restore, reuse a historic property or new construction that contributes to the character of a historic property or district:	Local Register: New construction, major alterations and additions that are approved by the Historic Landmark Commission that include reuse of the site.	40		
	National Register: State Historic Preservation Office review and approval of exterior alterations to buildings not locally designated, but on the national register and seeking federal tax credits	40		
	Projects that are adjacent to a local or national designated property that are compatible with the historic property through building mass and bulk, setbacks and design features as determined by the Planning Director	20		
	Local Register: Projects that receive administrative approval in accordance with Zoning Ordinance Section 21A.34.020.	5		
	Projects that add historically significant sites to the Salt Lake City Register of Cultural Resources if they qualify as defined in Zoning Ordinance Section 21A.34.	50		

 Subtotal (For Page):

Transit Station Area Development Guidelines Checklist

Building and Site Design	**14. Building Materials** Projects that incorporate high quality, durable and low maintenance building materials:	At least 80% of the street facing façades above the ground floor are clad in durable, high quality materials, as listed above, excluding glazing, doors, and trim	20	20
		At least 70% of the street facing facades above the ground floor are clad in high quality, durable materials as listed above, excluding glazing, doors, and trim	15	
	15. Corner Buildings Buildings located on the corners of intersecting streets that address both streets:	When located on the corner of two intersecting streets, the primary entrance of the building addresses the corner by including a hinged, rounded, beveled, open bay, mitered orientation or similar entrance feature.	10	
	16. Rooftop Design and Use A project that incorporates a rooftop use: ***(Points may be obtained from both items.)***	A rooftop of a building is used as a common space for the building occupants.	6	
		A roof includes at least one of the following design features: Two or more sloping planes visible from a public street; An arched or barrel vaulted design; A distinguishable cornice or parapet; Overhangs that are a minimum of 12 inches in depth to create a shadow line.	5	5
	17. Eyes on the Street and Public Spaces Buildings that are designed to have windows, doors, balconies or other similar features facing public streets and open spaces:	Operable openings, balconies, verandas or other similar features on all levels of the building that face a public space and allow visibility into the public space. Balconies need to have a minimum depth of 6 feet and include at least 30 square feet of space	15	15
	18. Lighting A project that includes a lighting plan that accomplishes at least one of the following:	Casts light from store fronts onto the sidewalk; Highlights unique architectural features of a building; or Highlights artwork or unique landscape features.	6	6
	19. Signs Signs that meet the intent of this guideline shall have the following points added to the development score:	A sign that is mounted perpendicular to the primary building façade and oriented to the pedestrian (projecting business storefront sign).	2	
		An awning or canopy sign that is integrated into the design of the building.	2	
		A monument sign that is integrated into the site and compatible with the building architecture.	2	2
Public Spaces	**20. Public Spaces and Plazas** Projects that include active, outdoor spaces, that are accessible to the public and adjacent to a public right of way:	A project includes a minimum of 15% of the total lot area.	15	
		A project includes a minimum of 10% of the total lot area.	10	
		A project includes a minimum of 5% of the total lot area.	5	
		A public space, regardless of size, that is located near a transit station and includes seating, art, protection from the elements or other feature intended to activate the space or make it comfortable (must be within 330 feet of transit station).	3	

Transit Station Area Development Guidelines Checklist

Public Spaces	**21. Streetscape Amenities** A project that includes street furniture, pedestrian amenities, public art or other similar features intended to improve the streetscape:	At least 4 street furnishings	3	
		At least 3 street furnishings	2	2
		At least 2 street furnishings	1	
	22. Public Artwork Projects that include public art in a location where it is readily visible from a public space:	2 points per art piece, up to a maximum of 6 points	6	
Circulation	**23. Connections and Walkways** Projects that include connections and walkways from buildings, parking lots and private open space to public spaces: ***(Points may be obtained from both items.)***	Projects that include a minimum six foot wide ADA accessible walkway through a parking lot that is separated from vehicle drive aisles.	4	
		Projects that include a minimum six foot wide ADA accessible sidewalk from private property to public open spaces.	4	
	24. Bicycle Amenities A project that includes bicycle parking amenities in addition to what is already required in the zoning ordinance: ***(Points may be obtained from multiple items.)***	The project includes lockers, changing rooms for cyclists and showers.	6	
		The project includes any bicycle amenity identified in the Bicycle Amenity section of the Transit Station Area Development Guidelines.	3	3
		The project incorporates art into the design of the bicycle amenity.	3	3
	25.A. Access to Transit: A project located within close proximity to a transit station shall have the following number of points added to the development score: *(Applies to any TRAX or Frontrunner station platform or any bus stop where three or more separate bus routes come together.)*	The project is located within 300 feet, measured along the most direct, legal walking path.	15	
		The project is located within 750 feet, measured along the most direct, legal walking path.	10	
		The project is located within 1500 feet, measured along the most direct legal walking path.	5	5
	25.B. Access to Transit: A development that provides transit passes to residents as follows:	A multi-family residential development that provides transit passes to residents through the City's transit pass program for a minimum period of three years from the development's initial occupancy. Passes shall be available for free to residents at request. At least one pass shall be available per unit. Verification from Transportation division of minimum 3 year participation is required.	15	
	26. Public Walkways Interior to the Block A development that includes public walkways through the interior of blocks: *(To qualify for these points, the walkways cannot be fenced or gated.)*	The project includes a narrow street or alley through the project that accommodates people walking, biking and driving.	30	30
		The project includes a walkway accessible to the public that is a minimum of 10 feet wide that connects through the property to a public space, such as park, trail or street or similar area and allows for the walkway to be continued on adjacent properties.	20	

 Subtotal (For Page): 5

Transit Station Area Development Guidelines Checklist

Parking	**27. Parking Structure Design** Parking structures that incorporate the following:	100% of the parking structure is wrapped with high quality, durable materials or habitable space with a depth of at least 25' on all street facing facades.	25		
		75% of the parking structure is wrapped in high quality, durable materials or habitable space with a depth of at least 25' on all street facing facades.	20		
		For below grade parking structures, there is no visible evidence of the parking garage other than the parking entrance. The ground floor uses must have entrances at grade, without the use of ramps, to qualify.	25		
	28. Alternative Vehicle Parking Projects that include dedicated parking stalls for alternative fuel vehicles, scooters, mopeds or motorcycles: ***(Points may be obtained from multiple items.)***	Parking for alternative fuel vehicles, scooters, mopeds, motorcycles, or other similar vehicle is provided at a rate equal to 7% of the total number of spaces provided for automobiles.	5	5	
		A project includes dedicated parking stalls/equipment for a car sharing program.	3		
		A project includes a charging station for electric vehicles: Level 1 Station: 2 pts per stall, max. 6 Level 2 Station: 3 pts per stall, max 9 Level 3 Station: 4 pts per stall, max. 12	12	6	
	29. Parking Ratios Projects that provide parking in the ratios indicated:	Residential developments with a parking ratio less than 1 stall per unit:	25		
		Residential development with a parking ratio less than 1.25 stall per unit	15		
		Non-residential developments with a parking ratio less than 2 stalls per 1,000 gross square feet	20	20	
Community Engagement	**30. Neighborhood Input**	Projects that have been presented to the associated community council and have notified residents and property owners within 300 feet via mail about when and where the community council presentation will be held	10	10	
		Projects that have been presented at an open house for the proposal on the development site and have notified residents and property owners within 300 feet via mail about when and where the open house will be held	10		

Approval Process		Applicant Total	Staff Total
Planning Commission Review Required	**124 points or less**	98	
Administrative (Staff) Approval	**125 points or more**	98	

 Subtotal (For Page): 17

Dear TSA or whom it may concern,

Apollo Energy and EID INC will be installing a rooftop solar PV production system for Mountain West Hard Cider Co. The proposed PV system would provide 100% offset of the proposed load calculations for the additional building being constructed at;
425 N 400 W Salt Lake City, UT 84103.

The proposed PV system will be built on the same parcel as the new building being constructed but installed on the existing warehouse.

If any additional information is required please feel free to reach out.

Landon Brown
801.941.8602
Lbrown@goapolloenergy.com

Mountain West Cider, Garten Project

425 N 400 W, SLC, UT 84103

Transit Station Area Development Score Review

Detail and notes regarding construction commitments

#2 A project that includes at least two uses that are different from existing...

Existing use: gravel lot

New use: Restaurant, Bar and Outdoor stage and entertainment venue

6 points

#11 Energy Efficiency

The project is certified as having 100% of it's energy needs served by renewable power...

Apollo Energy has been retained to supply solar panels to generate on site electricity to provide 100% power to the new structure. (See attached memorandum from Apollo Energy).

50 points

#12 360 Degree Architecture

Architectural detailing is wrapped around all four sides

Sloped roof and dormer windows on the south, Balcony and widow glazing on the west, windows and sloped roof on the north and window glazing and architectural features on the street facing east.

20 points

#14 Building Materials

At least 80% of the street facing facades above the ground floor are clad in durable, high quality materials...

Shake shingle in the roof eves, minimal full dimension board and batten siding, high quality door and window trim and over 80% of the façade glazed with architecturally accented windows.

20 points

#16 Rooftop Design and Use

Two or more sloping planes visible from a public street

7 sloping planes visible from the street

5 points

#17 Eyes on the Street and Public Spaces

Buildings that are designed to have windows, doors, balconies... facing public streets and open spaces.

From the street facing courtyard and through the significant window glazing, passers by will be able to view the interior balcony overlooking the restaurant. The exterior balcony on the west side of the building looks down into a common area in front of the stage and on the ground floor, glass doors and windows also focus attention on the common area and stage.

15 points

#18 Lighting

A project that includes a lighting plan that casts light from store fronts onto the sidewalk; highlights unique architectural features...

Our significant lighting plan highlights the unique architectural building features as well as casting lighting on sidewalks that are visible from the street.

6 points

#21 Streetscape Amenities

A project that includes street furniture, ...public art..

We will have 2 steel benches located on the street side of the courtyard for patrons waiting for pickup or entry into the space. Our bike racks will be designed with an apple and/or garden motif to present as artwork with the space.

2 points

#24 Bicycle Amenities

Bicycle amenities and incorporate art into the bicycle amenity...

Multiple bike racks that are designed as art pieces to accentuate the space

3 + 3 point=6 points

#26 Public Walkways Interior to the Block

The project includes a narrow street or alley through the project that accommodates people walking, biking, driving.

Alleyway to the north of the building that wraps around and provides access to the interior of the block and other properties.

30 points

#28 Alternative Vehicle Parking

Parking for Alternative fuel vehicles, scooters, mopeds, motorcycles or other similar vehicle...

We'll provide multiple spaces for motorcycles, scooters, etc.

5 points

Level 2 station

Our contract with Apollo Energy includes 2 level 2 stations

3 pts/stall=6 points

#29 Parking Ratios

Parking ratios less than 2 stalls/1,000 gross square feet

2400 gross sq feet

Addition of two parking spaces to the structure

20 points

#30 Neighborhood Input

Projects presented to local community council

Scheduled to be presented to Capitol Hill Community Council, March 16, 2022

10 points

Total points for the project 201 as proposed

CONSTRUCTION TYPE

TYPE 5B

PRIMARY STRUCTURAL FRAME IS HEAVY TIMBER.

INTERIOR BUILDING ELEMENTS ARE OF SOLID WOOD, LAMINATED WOOD, HEAVY TIMBER OR STRUCTURAL COMPOSITE LUMBER WITHOUT CONCEALED SPACES.

EXTERIOR BEARING WALLS ARE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS (2 HOUR RATING) FIRE-RETARDANT TREATED WOOD FRAMING AND SHEATHING IN COMPLIANCE WITH SECTION 2303.2 IS PERMITTED.

NON BEARING WALLS & PARTITIONS, INCLUDING EXTERIOR WALLS TO COMPLY WITH TABLE 602.

OCCUPANCY CALCULATION

COMMERCIAL KITCHEN AREA TOTAL: 2 OCCUPANTS
BAR AREA TOTAL: 1 OCCUPANT
MAIN LEVEL DINING AREA: 89 OCCUPANTS
UPPER LEVEL DINING AREA: 23 OCCUPANTS

TOTAL OCCUPANCY: 115 PEOPLE

BATHROOM CALCULATIONS

OCCUPANT LOAD 115 PEOPLE = 58 MALE & 58 / FEMALE

PER IBC TABLE 2902.1
MIN. NUMBER OF REQUIRED PLUMBING FIXTURES

WATER CLOSETS: MALE 1 / 75 FEMALE 1 / 75
LAVATORIES: MALE 1 / 200 FEMALE 1 / 200
DRINKING FOUNTAINS: 1 / 500

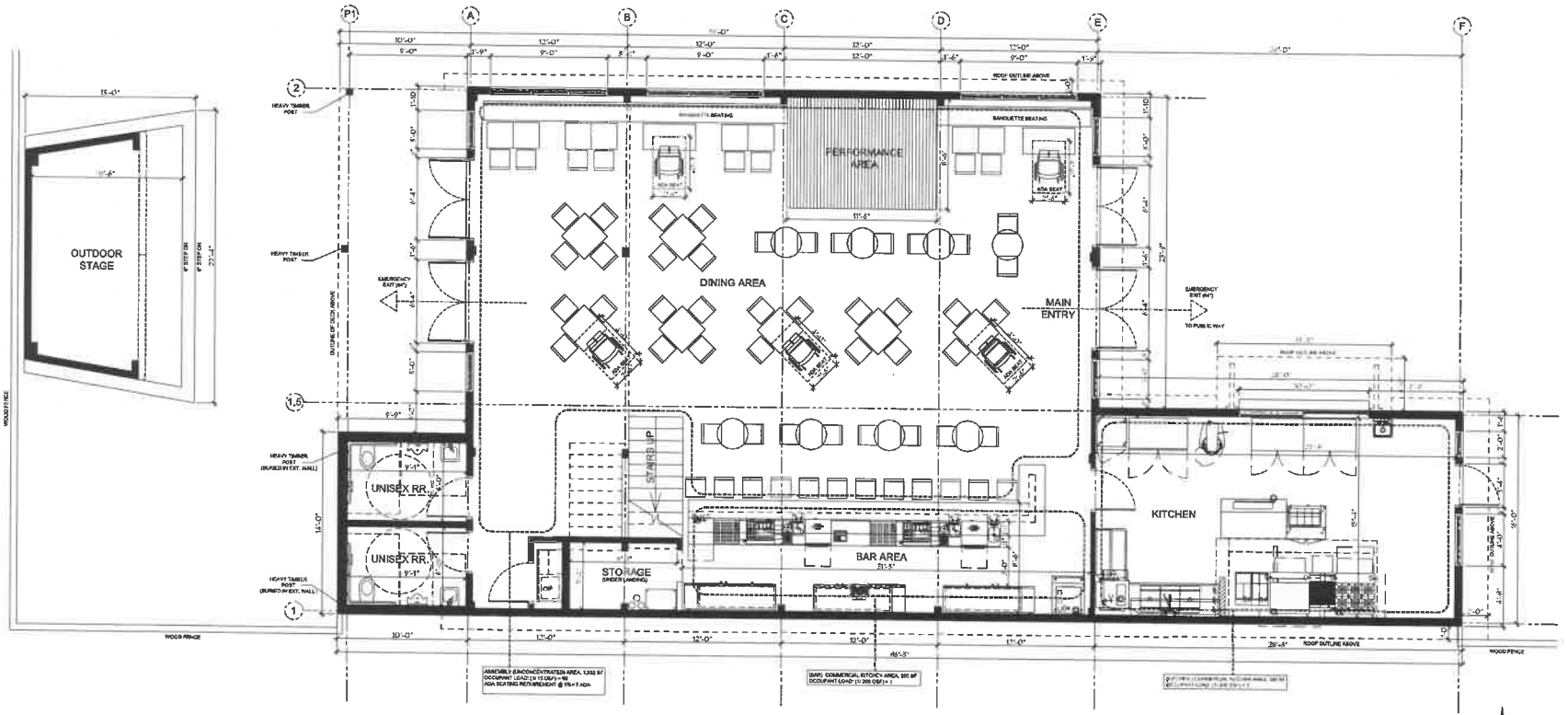
EGRESS REQUIREMENT

AT LEAST TWO MEANS OF EGRESS REQUIRED

EXIT WIDTH (0.2 INCHES / OCCUPANT): 115 X .2 = 23 INCHES

(2) EMERGENCY EXITS PROVIDED A TOTAL OF 126 INCHES

SEE EGRESS PATHS TO PUBLIC WAY ON PLAN (DASHED LINES)



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

HEART HEALTHY DESIGN
ARCHITECTURE + INTERIORS + PROJECT MANAGEMENT
BRIAN D. JUNGE AIA 801.828.0567

MOUNTAIN WEST "GARTEN"
425 NORTH 400 WEST
SALT LAKE CITY, UTAH

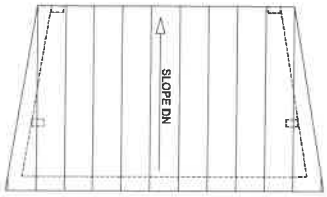
STATE OF UTAH
BRIAN D JUNGE
REGISTERED ARCHITECT

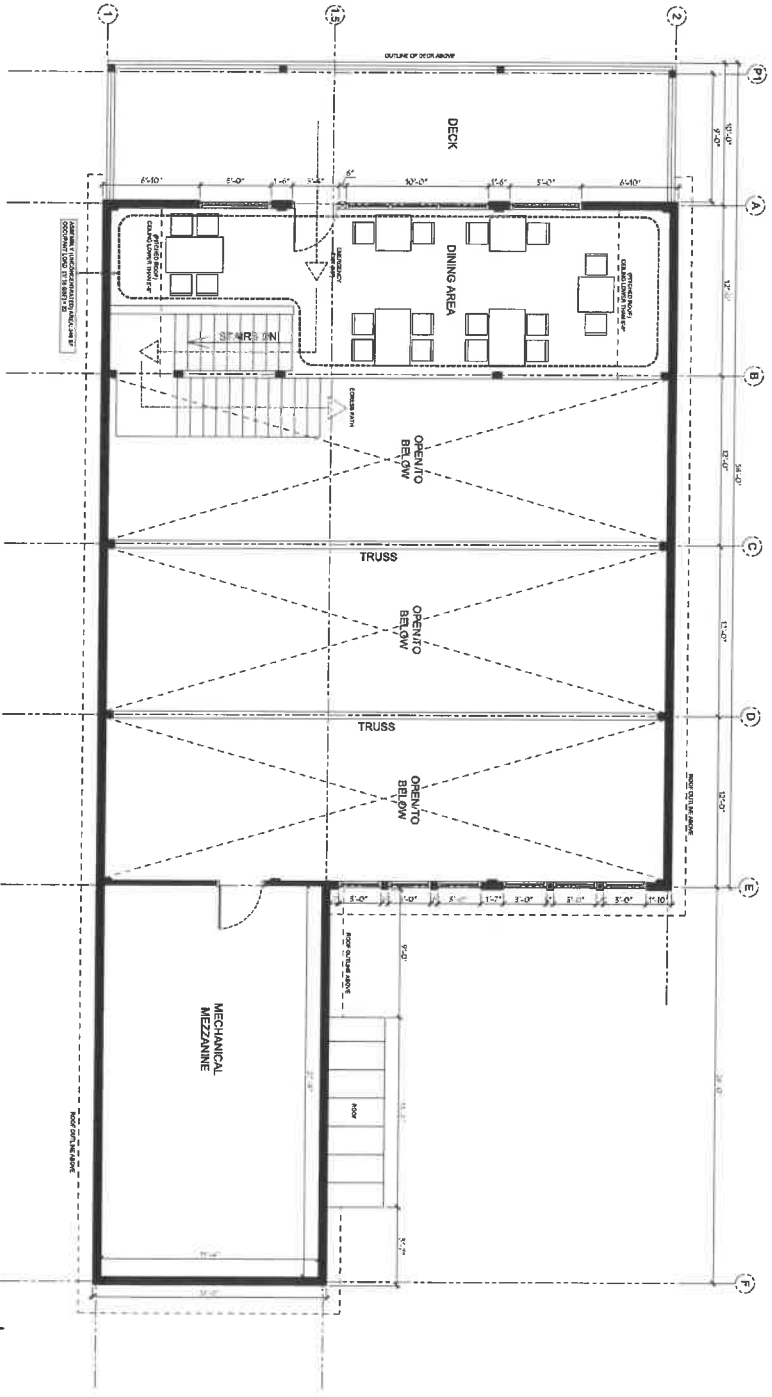
DATE:	STATUS
03 / 04 / 2021	CONCEPT DRAWINGS
09 / 12 / 2021	S.D. DRAWINGS
01 / 04 / 2022	D.D. DRAWINGS
02 / 03 / 2022	REVIEW DRAWINGS

MAIN LEVEL PLAN

A-101

1 MEZZANINE LEVEL FLOOR PLAN
1/4" = 1'-0"





MEZZANINE PLAN
A-102

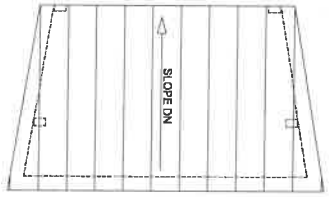
DATE	STATUS
11/19/2021	CONCEPT DRAWINGS
11/12/2021	D.D. DRAWINGS
01/19/2022	B.D. DRAWINGS
02/23/2022	PERMIT/CONSTRUCTION

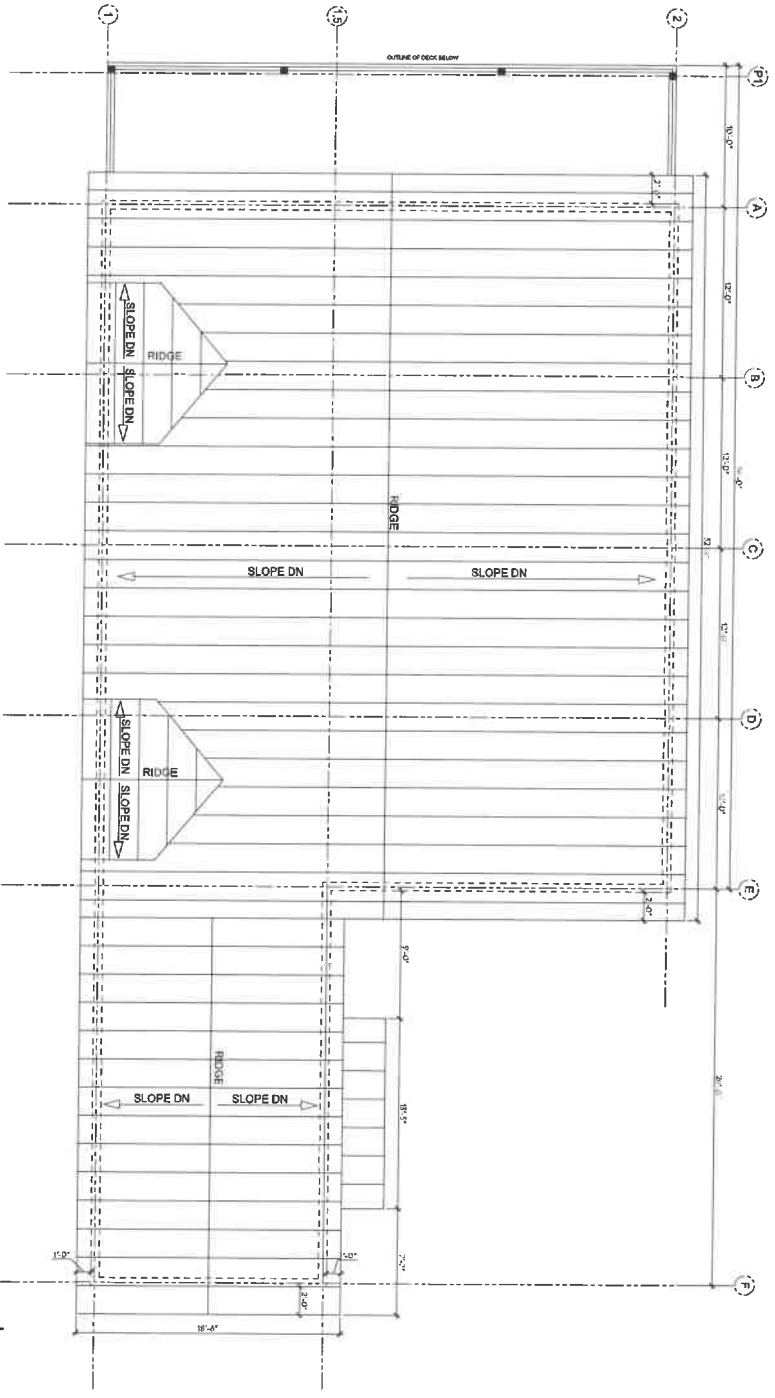
STATE OF UTAH BRIAN D JUNGE LICENSED ARCHITECT

MOUNTAIN WEST "GARTEN"
425 NORTH 400 WEST
SALT LAKE CITY, UTAH

HEART HEALTHY DESIGN
ARCHITECTURE + INTERIORS + PROJECT MANAGEMENT
BRIAN D. JUNGE AIA 801 828-0557

1 ROOF PLAN
1/4" = 1'-0"





ROOF PLAN
A-103

MOUNTAIN WEST "GARTEN"
425 NORTH 400 WEST
SALT LAKE CITY, UTAH

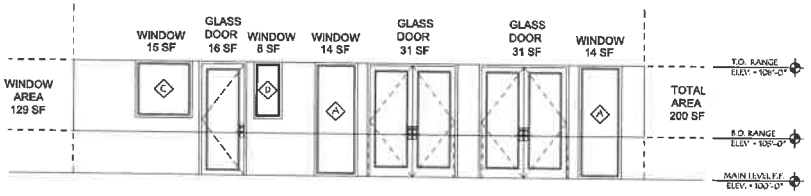
HEART HEALTHY DESIGN
ARCHITECTURE + INTERIORS + PROJECT MANAGEMENT

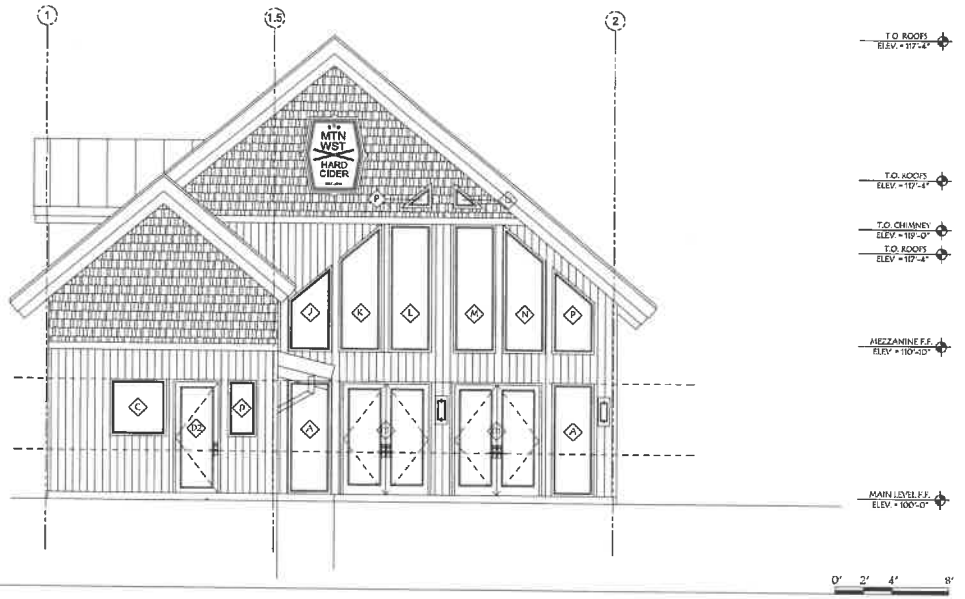
BRIAN D. JUNGE AIA 801 828-0557

TSA ZONING REQUIREMENT

CALCULATION: 129 SF (WINDOW AREA) / 200 SF (TOTAL AREA) = .64

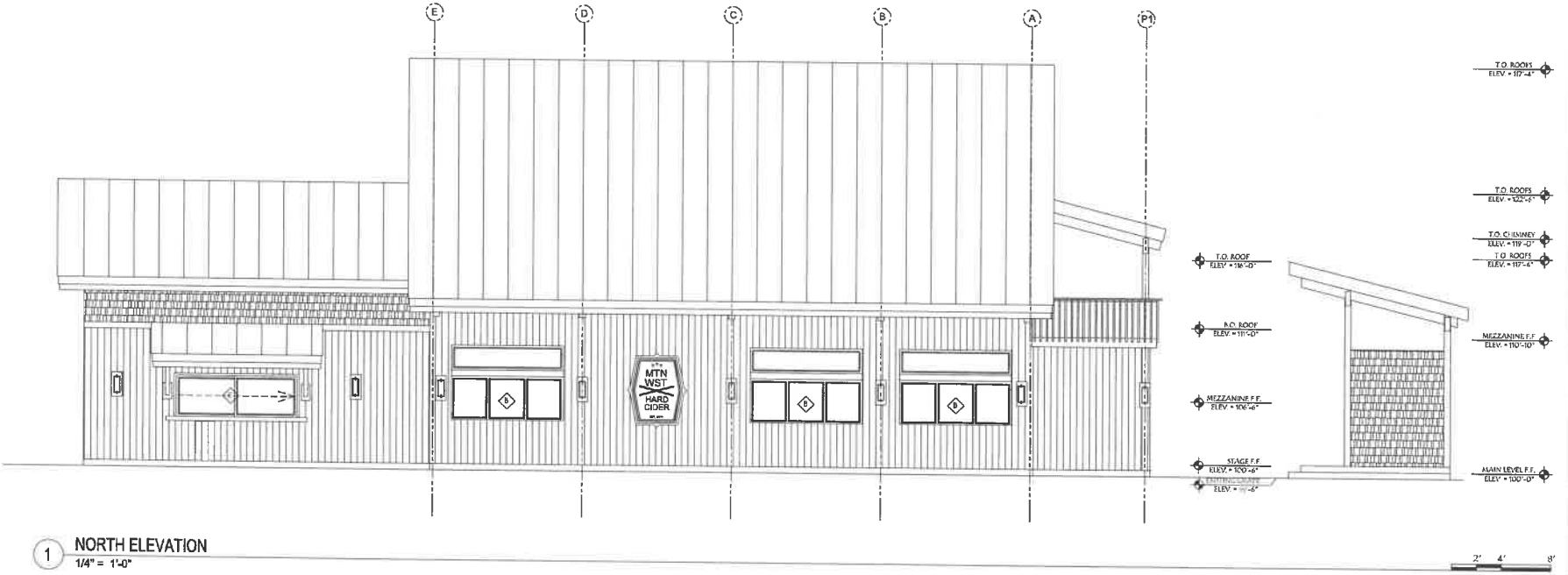
THUS: WINDOW AREA IS GREATER THAN 60% OF FACADE FACING PRIMARY STREET





2 EAST ELEVATION

1/4" = 1'-0"



1 NORTH ELEVATION

1/4" = 1'-0"

HED
HEART HEALTHY DESIGN
ARCHITECTURE + INTERIORS + PROJECT MANAGEMENT
BRIAN D. JUNGE AIA 801 828-0557

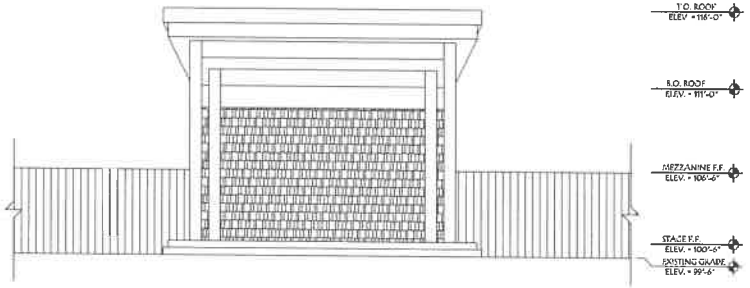
MOUNTAIN WEST "GARTEN"
435 NORTH 400 WEST
SALT LAKE CITY, UTAH

STATE OF UTAH
BRIAN D JUNGE
REGISTERED ARCHITECT

DATE:	STATUS
09 / 04 / 2021	CONCEPT DRAWINGS
09 / 12 / 2021	S.D. DRAWINGS
01 / 04 / 2022	D.D. DRAWINGS
02 / 03 / 2022	REVIEW DRAWINGS

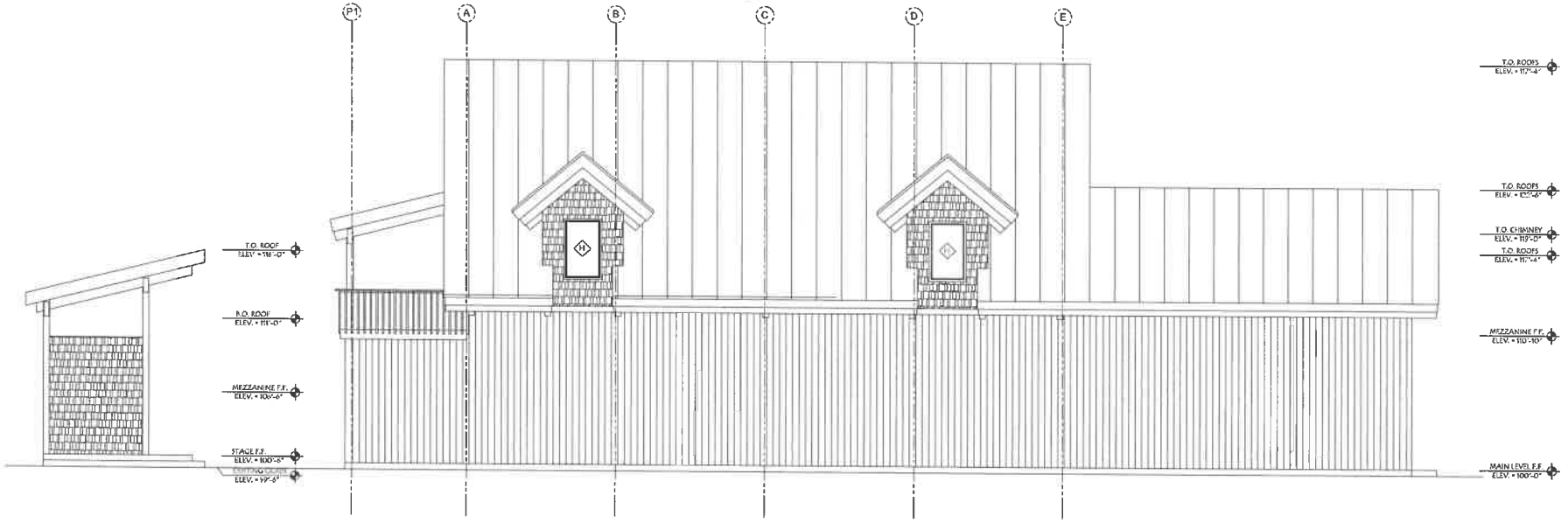
EXTERIOR ELEVATIONS

A-201



3 OUTDOOR STAGE WEST ELEVATION
1/4" = 1'-0"

2 WEST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

HEART HEALTHY DESIGN
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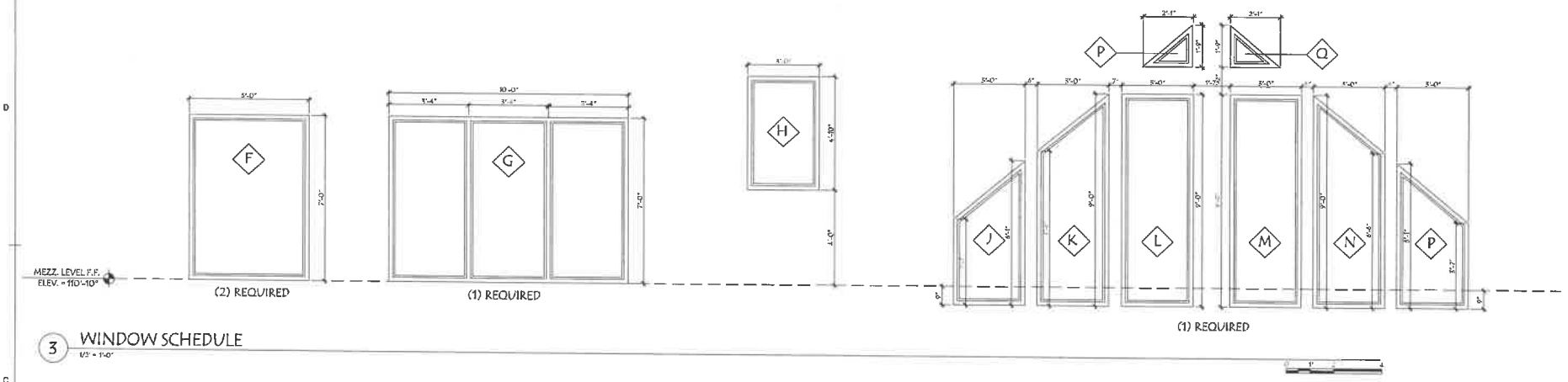
MOUNTAIN WEST "GARTEN"
425 NORTH 400 WEST
SALT LAKE CITY, UTAH

STATE OF UTAH
BRIAN D. JUNGE
LICENSED ARCHITECT

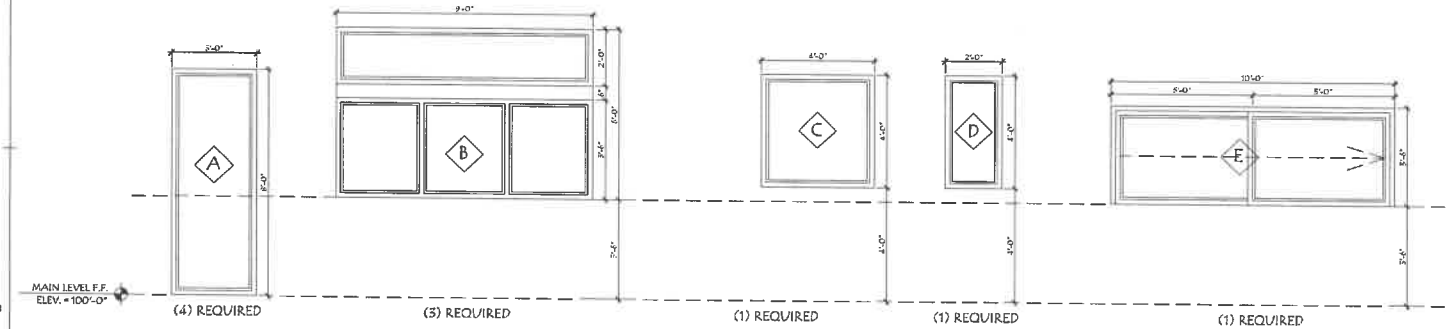
DATE:	STATUS
11/04/2021	CONCEPT DRAWINGS
11/12/2021	S.D. DRAWINGS
11/16/2021	D.D. DRAWINGS
12/07/2021	REVIEW DRAWINGS

EXTERIOR ELEVATIONS

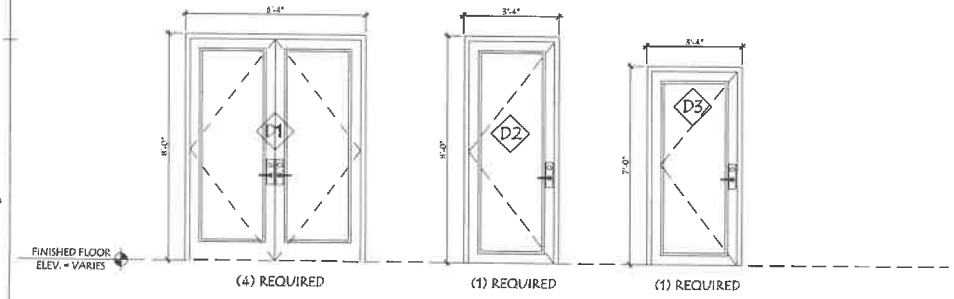
A-202



3 WINDOW SCHEDULE
1/2" = 1'-0"



2 WINDOW SCHEDULE
1/2" = 1'-0"



1 EXTERIOR DOOR SCHEDULE
1/2" = 1'-0"

GENERAL GLAZING NOTES

* WINDOWS & OTHER GLASS SURFACES WILL HAVE AN OUTDOOR VISIBLE LIGHT REFLECTIVE VALUE NO MORE THAN 11 LIGHT PERCENT UNLESS OTHERWISE APPROVED IN ARCHITECTURAL REVIEW BY ITS SOLE DISCRETION.

* ALL WINDOW OPENINGS REQUIRE FIELD MEASUREMENT & VERIFICATION FOR ROUGH OPENINGS. DRAWINGS ONLY REFLECT APPROXIMATE SIZES.

* BASIS OF DESIGN
ANDERSEN 2 SERIES
LOW E
U RATING OF .29 OR BETTER

* ALL EXTERIOR WINDOW FRAMES
BRONZE ANODIZED ALUMINUM

* ALL INTERIOR WINDOW FRAMES
PAINT GRADE WOOD

* GT-1 LOW E INSULATED-TEMPERED GLASS

* GT-2 LOW E INSULATED-TEMPERED GLASS

* FR FROSTED GLASS FOR SIMILARS AT SHOWER

EGRESS WINDOW REQUIREMENTS PER IRC

NO CLEAR OPENING HEIGHT MAY BE LESS THAN 24"
NO CLEAR OPENING WIDTH MAY BE LESS THAN 20"
DISTANCE FROM FLOOR TO SILL TO BE NO MORE THAN 44"
WINDOW MUST HAVE CLEAR OPENABLE AREA OF MINIMUM 5.0 SQ. INCH OR 0.7 SQ. FEET

TYP SIZE 20" WIDE X 42" TALL
24" WIDE X 36" TALL
30" WIDE X 28" TALL
36" WIDE X 24" TALL

NATURAL LIGHT REQUIREMENTS 8% OF ROOM SQ. FOOTAGE
NATURAL VENTILATION REQUIREMENTS 4% OF ROOM SQ. FOOTAGE

WINDOW WELLS REQUIRED WHERE WINDOW OPENING SILL HEIGHT IS BELOW GRADE/FF ELEVATION
HORIZONTAL DIMENSIONS = 9 SQ. FT. LIMITED X PROJECTION
HORIZONTAL PROJECTION 36"

TEMPERED GLASS REQUIREMENTS PER IRC

1 REQUIRED IN SWINGING DOORS EXCEPT LOUVERED
2 REQUIRED IN FIXED & SLIDING PANELS OF SLIDING DOOR ASSEMBLIES & PANELS IN SLIDING & BI-FOLD CLOSET DOORS
3 REQUIRED IN STORM DOORS
4 REQUIRED IN ALL UNFRAMED SWINGING DOORS
5 REQUIRED IN DOORS & ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS
6 REQUIRED IN AN INDIVIDUAL FIXED OR OPERABLE PANEL WITHIN 24" OF A DOOR
7 REQUIRED IN ALL RAILINGS REGARDLESS OF AREA OR HEIGHT, INCLUDING & MASTER PANELS AND GLASS RAILS
8 REQUIRED IN WALLS AND READY ENCLOSING INDOOR & OUTDOOR POOLS, HOT TUBS, SPAS
9 REQUIRED IN GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36" OF WALKING SURFACE
10 REQUIRED IN ALL JAMBS

HEART HEALTHY DESIGN
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MOUNTAIN WEST "GARTEN"
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SALT LAKE CITY, UTAH

STATE OF UTAH
BRIAN D. JUNGE
LICENSED ARCHITECT

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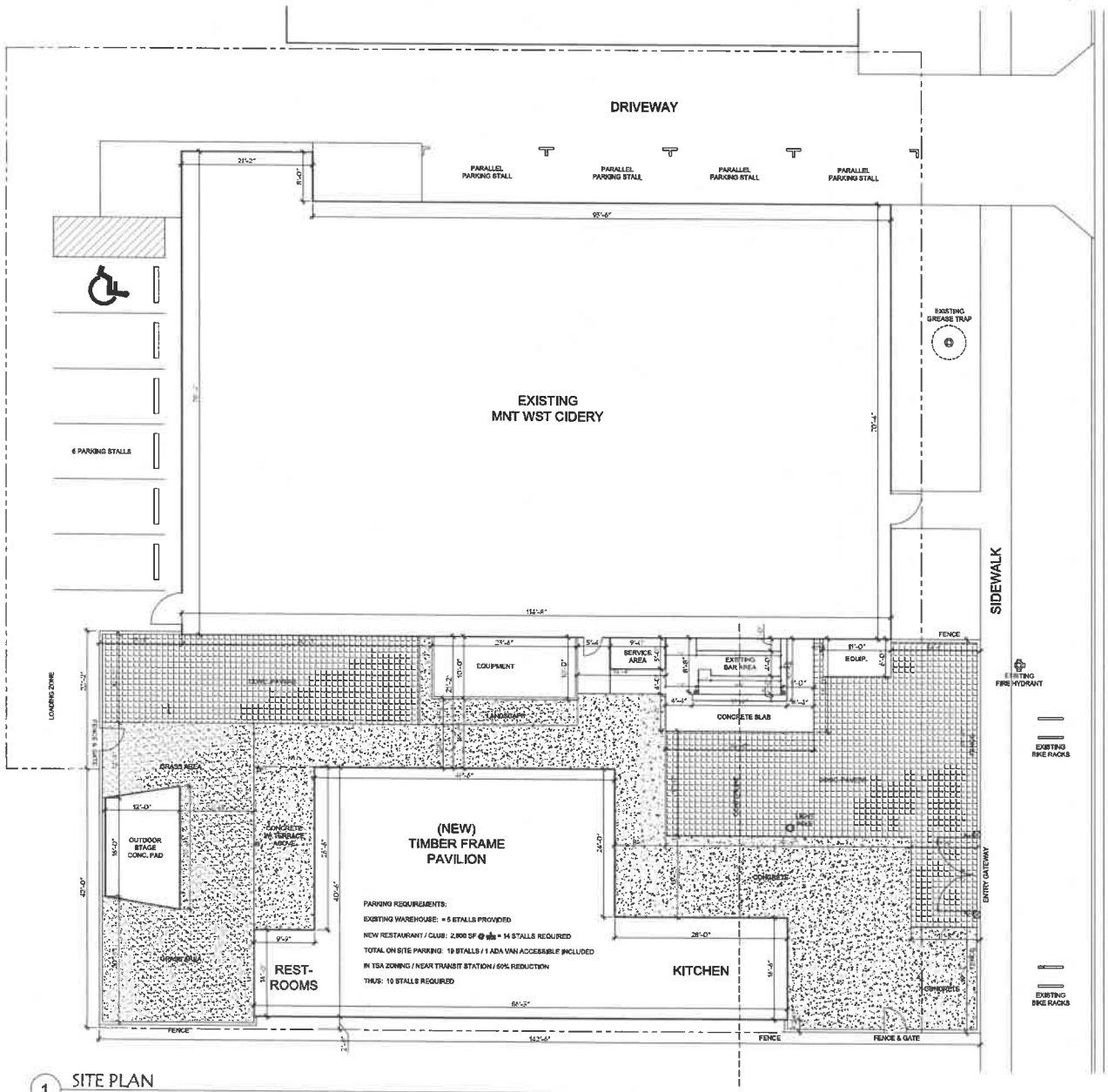
DOOR & WINDOW SCHEDULE

A-203



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

MOUNTIAN WEST "GARTEN"

NEW COMMERCIAL CONSTRUCTION

425 NORTH 400 WEST SALT LAKE CITY, UTAH

DESIGN TEAM		
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ISSUE SET:
REVIEW DOCUMENTS FEB. 21, 2022

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A-202	EXTERIOR ELEVATIONS
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KI	FOOD SERVICE EQUIPMENT PLAN
ENGINEERING	LEGACY POST & BEAM

HEART HEALTHY DESIGN
architecture • sustainability • project management
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MOUNTAIN WEST "GARTEN"
425 NORTH 400 WEST
SALT LAKE CITY, UTAH

STATE OF UTAH
BRIAN D. JUNG
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PROJECT INFO & SITE PLAN

A-100

Type of Construction and list of primary exterior construction materials.

The main building is a post and beam construction with full dimension timbers and beams. Heavy iron flanges reinforce the visually stunning interior hammer trusses on the interior. The roof is clad in a dark colored steel. Eves are surfaced with shake shingles and the other vertical elements not glazed are full dimension 10" board and 4" batten.

The street view from the east is primarily glazed windows and doors reaching up to the second floor. This view of the building will be through open iron fencing.

The southern and western views will be obscured by the already approved expansion of the Red Rock brewery. We've been in contact with the owner and architect as these projects progress in tandem. The view from the north is blocked by the existing production and distribution warehouse.