



Project #19-001
Logan Gateway Office Building
Located at 701 South Main Street

REPORT SUMMARY...

Project Name: Logan Gateway Office Building
Proponent/Owner: Gary Blazzard / Rodney Ellis, Lucy Ellis, Southpoint Holdings
Project Address: 701 South Main Street
Request: Rezone / Design Review / Conditional Use Permit
Current Zoning: Mixed Use (MU)
Date of Hearing: Feb. 28, 2019
Type of Action: Legislative / Quasi-Judicial
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission recommend **approval** for a rezone from Mixed Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20); and **conditionally approve** a Design Review and Conditional Use Permit for Project #19-001 Logan Gateway Office Building, for a 68,000 SF office building. located at approximately 701 South Main Street, TIN# 02-063-0010; -0011; -0012; -0013; -0016.

Land use adjoining the subject property

<i>North:</i>	MU: Residential Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	NR: Residential Uses

Project Request

The proponent is requesting a Design Review Permit to construct a new four-story glass and steel office building along the new 100 West corridor. The request includes a Conditional Use Permit to allow a limited front-yard parking lot. The approximately 68,000 SF office building is proposed with surrounding surface parking lots with landscaping and sidewalks in perimeter areas. Three potential future development "pad sites" are being proposed along the Main Street frontage with one main driveway approach aligning with 700 South across the street. The rectangular office building has mirrored facades on the west and east sides creating a "double-front" appearance. The Logan River creates the northern border with a trail conceptually shown along the river's southern bank. The nearly 7.8-acre site currently consists of five (5) properties including the Ellis Equipment business, a residential home and a single-story restaurant building. The generally flat site is triangular shaped and currently has very little vegetation and trees. The anticipated 100 West street expansion project would bisect the site and create a larger main project area of approximately 5.50 acres and a smaller remaining eastern area of approximately 1.5 acres.

Rezone Request

The applicant is requesting a rezone from MU to COM for the main project site located between Main Street and 100 West. Final alignments for 100 West have yet to be completed, but after street alignments and dedication, the main project site should be approximately 5.5 acres. The remainder smaller property that will be created east of the future 100 West street is proposed to be rezoned from MU to MR-20. This remainder smaller property should be approximately 1.5 acres in size after street alignments and dedications.

The Logan City Future Land Use Plan (FLUP) found inside the Logan City General Plan designates the entire project site as Mixed-Use Center (MUC). The MUC land use designation is described as having high concentrations of commercial and residential uses mixed together into compact urban and walkable development patterns. When creating compact development

footprints, the City of Logan can concentrate growth inwards and upwards and relieve suburban style development pressures on surrounding rural areas. This development pattern is contrary to the current status-quo sprawling automobile-oriented development patterns typically built over the last several decades. The Commercial (COM) land use designation is described in the Logan General Plan as being designed for a wide-range of commercial uses and services intended to serve local and regional populations. Residential development is possible but not mandatory in the COM zoning district. The Mixed Residential (MR) land use designation is described in the Logan General Plan as areas providing a wide-range of housing options for all stages of life and levels of income.

The Logan City Land Development Code (LDC) describes the MU zoning district as areas providing a mix of both commercial and residential developments in either “horizontal” or “vertical” patterns. In more urban areas, the “vertical” pattern is encouraged to provide more compact and walkable environments. A range of commercial uses are permitted, including but not limited to, office, restaurant and retail. Residential uses are permitted at 30 dwelling units per acre. The LDC describes the COM zoning district as areas providing city-wide and regional commercial services. A wide-range of commercial land uses and services, including but not limited to office, restaurant and retail are permitted. Residential uses are only allowed in buildings that provide ground floor commercial. No freestanding residential is permitted. The LDC describes the MR-20 zoning district as being a residential district providing a range of multi-family housing types and styles. Densities are limited to 20 dwelling units per acre.

Design Review Permit

The LDC 17.43 requires Design Review Permit approvals for new commercial developments to ensure high-quality design, project layout and neighborhood compatibility. The Planning Commission may approve or conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 of the LDC. The Design Review Permit applies to the proposed office building only. The possible future “pad sites” and MR-20 areas will require future Design Review Permits prior to construction.

Lot Coverage & Building Height

The LDC 17.10.080 limits lot coverage at a maximum of 60% (building(s) footprint) and base building heights at 40' in the COM zone. With an increased front yard setback of 40' or stepping the building mass back at a 2' horizontal to 1' vertical ratio, building can achieve a max height of 55'. The project site is approximately 5.50 acres (239,580 SF) in size with the total proposed building footprint at approximately 16,500 SF, lot coverage would equal 14% and comply with LDC requirements.

The proposed building is 56'-11.5" with some parapet areas reaching 66' tall. The upper parapet walls are intended to screen mechanical equipment that is placed on the roof and setback to the center area. The LDC allows limited non-habitable height exceptions, such as spires, domes, belfries, etc. on no more than ten percentage of the roof area and as approved by the Planning Commission. As conditioned with upper mechanical screen walls limited to 10% of the roof area, the project complies with the requirements in the LDC.

Building Design & Site Layout

The LDC 17.12.020 states that commercial buildings should be designed to promote high-quality and aesthetically pleasing developments. The proposed office building shows glass, galvanized aluminum, modular metal and spandrel glass as building materials. All of these materials are permitted in the COM zoning district and the architectural design of the buildings meets minimum LDC building transparency, articulation, and all other general building design standards. The LDC requires buildings to be oriented towards the adjacent street with human-scaled features and entryways in prominent locations. Pedestrian entrances should have some form of weather protection provided above.

The LDC 17.10.080 typically requires parking areas to be located to the side and rear in the COM zone to prioritize architecture and curb-appeal over surface asphalt parking lots. In unique circumstances, the COM zone, through a Conditional Use Permit process, allows for a limited amount (50% max. req. parking) of parking area to be located within the front yard. Enhanced landscaping and pedestrian features are required as part of the Conditional Use Permit. Findings shall be made that show that the proposed development is compatible and consistent with surrounding businesses and development patterns. There are some front yard parking areas along the 100 West corridors in areas developed in decades past under different ordinances. Typically, the newer developments in the region, especially along south Main, have parking lots in the side and rear yards. As conditioned, the project meets the requirements of the LDC.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the COM zone are as follows (as measured from property lines):

Front:	10' (40' when buildings exceed 40' in height)
Side:	8'
Rear:	10'
River:	25' (top of bank or high-water mark)
Parking (front):	10'
Parking (side & rear)	5'

The following setbacks are proposed for the building(s) (as measured from the exterior property lines of the project site):

Front: (West)	76'
Side: (South)	288'
Rear: (East)	192'
River: (North)	128'
Parking (front, west):	15'
Parking (side & rear)	5+'

As proposed, the project meets minimum setback requirements of the LDC.

Pedestrian Circulation

The LDC 17.30.160 requires pedestrian circulation within a project and connecting to adjacent public streets. Pedestrian circulation should provide a safe, convenient and well-connected sidewalk network. The proposed project shows sidewalks around the building and along the river in the form of a trail. A complete connection is not shown between the building and the surrounding streets. As conditioned with a connection between sidewalk sections of building (entrances) to surrounding streets by either additional sidewalk sections or dedicated painted routes through parking areas, the project meets the requirements in the LDC.

Parking Stall Requirements

The LDC 17.31.040 requires one (1) parking stall per every 300 SF of office space. The proposed building(s) total approximately 65,000 SF of office space. This building configuration would require 216 parking stalls. The proposal includes 224 parking stalls. As proposed, the project meets the parking requirements in the LDC.

Open Space

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site in the COM zone. The LDC 17.28 generally describes open space as native vegetation or landscaping areas, while useable outdoor space is typically decks, patios and other similar amenities. The approximate 5.50-acre (239,580 SF) site would require 23,958 SF

of open space and 23,958 SF of usable outdoor space. The proposal shows conceptual landscaping and outdoor spaces near the 20% requirements. As conditioned with minimum open space requirements, the project complies with the LDC.

Landscaping

The LDC 17.32 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For 5.50 acre, 110 trees and 275 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed project shows only conceptual landscaping. As conditioned with a detailed landscaping plan meeting minimum plant numbers, the project complies with the LDC.

Lighting

The LDC 17.30.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

Staff Summary

The Planning Commission will need to first determine if the zoning request is appropriate for this area of the city. Generally, the MU zones require residential components and a much more compact urban development pattern. The COM zone allows for a more horizontal suburban pattern and does not require residential uses. The commercial uses allowed in the MU and COM zones are similar to one another and shouldn't be the determining factor in this rezone request. The MR-20 zoning district would be 10 fewer units per acre if compared to MU residential development. The smaller 1.5 acre remaining area along the river is better suited and provides a unique opportunity for residential development.

Considering the existing land use of tractor sales and service with ample outdoor storage, a new project in accordance with the LDC will provide the City with a visually better and more efficient use of this land. Additional employment opportunities and housing options within close proximity to core areas of Logan will decrease automobile transportation impacts, improve utility distribution services and provide additional vibrancy to a changing and re-developing area of town. The trail connections to the south will provide amenities, natural beauty and recreational opportunities to offset the typical harsh urban environments buildings and parking lots create.

The max height of the main building, the equipment screen walls on top of the roof extending to 66' in height and the compatibility and consistency of the proposed front yard parking lot to the adjacent and adjoining business will warrant special consideration and findings from the Planning Commission. Staff continues to urge the Planning Commission to use careful consideration in project approvals for overall fair and consistent permitting.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Fire	• Engineering
• Forester	

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 2/16/19, posted on the City's website and the Utah Public Meeting website on 2/21/19 and mailed out to adjacent property owners within 300' on 2/11/19.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The Planning Commission allows the main building height at 56'-11.5", as it is within the 10% discretionary adjustment allowance in LDC 17.43.080.
3. The equipment screen walls, considered by the Planning Commission to be "similar features" in the building area extensions as per LDC 17.12.050, may extend above the roofline but shall be limited to 10% of the roof area and positioned near the center of the building.
4. The Planning Commission allows for front yard parking as proposed along 100 West because it is less than 50% of the total parking requirement and the surrounding properties and character of the area currently include some front-yard parking lots.
5. Enhanced vertical landscaping that matches "Type B" in LDC 17.32.070 shall be placed in the areas between the street and the front-yard parking lot along 100 West.
6. Enhanced pedestrian walkways shall be provided thru the front yard parking lot connecting the building to 100 West.
7. In the interim, temporary landscaping shall be provided in "pad site" areas. No weeds, gravel, cobble or bare dirt will be permitted ground treatments.
8. Pedestrian sidewalks and delineated painted crossings thru parking lots shall provide convenient complete connections from the building to 100 West and Main Street.
9. A trail easement is voluntarily provided that will allow the City to extend the trails network along the river corridor.
10. The project shall provide a minimum of 216 parking stalls for the proposed office building.
11. 10% Open Space and an additional 10% Outdoor Space shall be provided prior to building permits. If the "pad site" areas are slightly adjusted, open space shall be adjusted proportionately so that "pad sites" and the office building provide either collectively or individually 10% Open Space and 10 % Outdoor Space.
12. A performance landscaping plan, prepared in accordance with §17.32 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Street trees along all adjacent streets provided every thirty (30) feet on center unless otherwise noted by the City Forester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 20% of the project site.
 - c) A total number 20 trees per acre and 50 shrubs/perennials per acre of the final project site shall be provided.
13. Decretive street lights along South Main Street be completed as per Logan City Light and Power plans and specifications.
14. All dumpsters shall be placed outside of front setbacks and visually screened or buffered from public streets by using fencing, walls and landscaping.

15. Storm-water retention/detention surface ponds or basins shall be positioned outside of the front setback and screened with dense vegetation from adjacent public street views.
16. All streets adjacent to or within the development shall be improved to current city standards and specifications.
17. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
18. Exterior private property lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
19. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
20. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
21. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental—contact 716-9760*
 1. Dumpsters must be screened from the nearest public roads.
 2. A minimum 60 ft. straight on access is required to all dumpsters. Parking lot driveways work well for this.
 3. No parking is allowed in front of and immediately adjacent to the dumpsters.
 4. Minimum inside measurement of a single dumpster enclosure is 12 ft. wide and 10 ft. deep. The minimum inside measurement on a double enclosure without gates, is 22 ft.
 5. If the enclosure will have gates, the minimum inside measurement is 24 ft. wide and 10 ft. deep. Gates must be designed to fully open and then be held in the open position during the collection process.
 6. Place bollards on the front corners and in the back of the enclosure to help protect the walls.
 - b. *Water—contact 716-9622*
 1. The buildings water main needs to have its own RP (ASSE1013) installed and tested on the water main as it enters the building before any branch offs or connections. Any landscape irrigation connected to Logan City water must have a high hazard backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 2. Fire suppression systems connected to Logan City water must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 3. All points of use of water must comply with the 2015 IPC and State of Utah Amendments, during and after construction.
 - c. *Engineering – contact 716-9160*
 1. Provide Storm water detention/retention per Logan City Storm Water Design Standards. This shall include the retention of the 90% storm event onsite utilizing Low Impact Design practices near buildings and in parking areas for the retention of the 90% storm event.
 2. Provide water shares or an in-leu of fee for increased demand for proposed new development. Shares required shall be based on Utah Administrative Code R309-510-7 for both indoor and outdoor demands.
 3. Dedicate road right of way for 100 West. City is proposing to extend the existing north right of way width of 99' at 600 South through this development (recognizing it may need to purchase 19' of right of way). At a minimum, the City will require a dedication of 80' of right of way. A dedication of a roadway easement of 10' on each side of the required 80' road right of way. Road alignment shall be designed for 40 miles per hour. City has developed an alignment for each width which will need to be adhered to.

4. Construct 100 West to a full road section of 80'. Sidewalk and park stripe on west side of 100 West are not required to be constructed with this development.
 5. Road design shall require a geotechnical study to determine the subgrade California Bearing Ratio. If less than 5, a geotechnical report shall be required and pavement design.. Pavement design shall support 15,000 vehicles per day. In no case shall the pavement section be less than 5" asphalt, 4" untreated base course, 12" granular borrow. This applies to 100 West only, not private roads in development site.
 6. Extend water line, sewer line and storm drain piping in 100 West to a point south of future bridge as agreed to by the City during design. Water line shall be 12" minimum size.
 7. Provide City with data to determine sewer flows from development. City will run sewer model to determine if there is a capacity issue in existing sewer mains for increased flows. If issues are found, development may be delayed until existing sewer main capacity issues are resolved.
 8. Dedicate right of way on parcels 02-063-0011 and 02-063-0010 per dedication descriptions provided by City for the South Main Sidewalk project. Right of way for this dedication shall be to UDOT.
 9. Construct all curb, gutter and sidewalk, park strip and landscaping required by the current South Main Sidewalk project and this design review permit. City will work with developer if minor changes are needed to support new development.
 10. Perform a Property Line Adjustment for combining existing lots or modifying property lines to support new development. This can also be done with subdivision plat.
 11. Any existing water and sewer service connections to the existing City Utility Mains shall be capped at the City Utility Main line(s).
 12. Attend CAMP for UDOT approval, Traffic Impact Study of intersection at 700 South may be required by UDOT.
- d. Fire – contact 716-9515
1. Provide fire access site plan including aerial apparatus access.
 2. Fire Sprinklers and Alarms Required. Fire hydrant within 100 ft. of FDC required.
- e. Forrester – contact 716-9749
1. Columnar Oaks were planted across the street from this location it may be a good choice for this park strip as well.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the conditioned building design, site layout, materials, landscaping, building orientation, heights and setbacks.
2. The Design Review Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides off-street parking in compliance with the LDC..
5. The front yard parking allowance does not compromise neighborhood character in the area and is done in accordance to LDC standards.
6. The proposed project complies with maximum height, density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. The surrounding streets provide access, utilities and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE REZONE

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The location of the subject property is suitable for commercial developments because it is compatible with commercial areas to the south.
2. The subject property can fulfill the purpose of the General Plan and LDC by providing commercial services to city-wide populations because of its location and ease of access.
3. The subject property is in an area and surrounded by streets and infrastructure that can handle and appropriately serve Commercial developments.
4. The proposed Commercial zoning designation along with review and approval of Design Review Permits with sufficient open space, parking, walkable layout and landscaping will ensure neighborhood compatibility.
5. The Proposed MR-20 zoning is less intensive and lower densities than that of the MU zoning district and can still provide quality and unique housing options along the river corridor.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

Logan Gateway Office Building

701 South Main



February 28, 2019



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal Board ☐ Administrative Review

Date Received 12/10/2018	Received By ARILAN	Receipt Number 10504	Zone MU	Application Number PC 19-001
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Type of Application (Check all that apply):

<input checked="" type="checkbox"/> Design Review	<input checked="" type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input checked="" type="checkbox"/> Zone Change	<input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Variance	<input type="checkbox"/> 4950' Design Review	<input type="checkbox"/> Other _____

PROJECT NAME
LOGAN GATEWAY OFFICE BUILDING

PROJECT ADDRESS 701 SOUTH MAIN STREET (APPROX)	COUNTY PLAT TAX ID # see attached
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) GARY BLAZZARD	MAIN PHONE # 801-532-2393
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MAILING ADDRESS 90 SOUTH 400 WEST, SUITE 110	CITY SALT LAKE CITY	STATE UTAH	ZIP 84101
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EMAIL ADDRESS
gblazzard@hksinc.com

PROPERTY OWNER OF RECORD (Must be listed) CRAIG ADAMS	MAIN PHONE # 1-435-752-1702
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MAILING ADDRESS 1047 South 100 West, Suite 220	CITY LOGAN	STATE UTAH	ZIP 84321
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EMAIL ADDRESS
Craig@adams-wealth.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED
(Include as much detail as possible - attach a separate sheet if needed)

requesting a zone change from Mixed-Use (MU) to Commercial (COM) and Mixed Residential Medium (MR-20) of ~7.8 acres (COM east of the new 100 West Street and MR-20 west of the new 100 West Street), a Design Review and Conditional Use Permit for a 68,000 SF office building, parking and site improvements located at 701 South Main Street; TIN 02-063-0013;-0016;-0012;-0010;-0011. (Woodruff Neighborhood).

Total Lot Size (acres)
approx. 7.8 ac.

Size of Proposed New Building
(square feet)

68,136 / BUILDING

Number of Proposed New Units/Lots

N/A

I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.

Signature of Property Owner's Authorized Agent

I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.

Signature of Property Owner

Council workshop: **mar. 5**
Council hearing: **mar. 19**

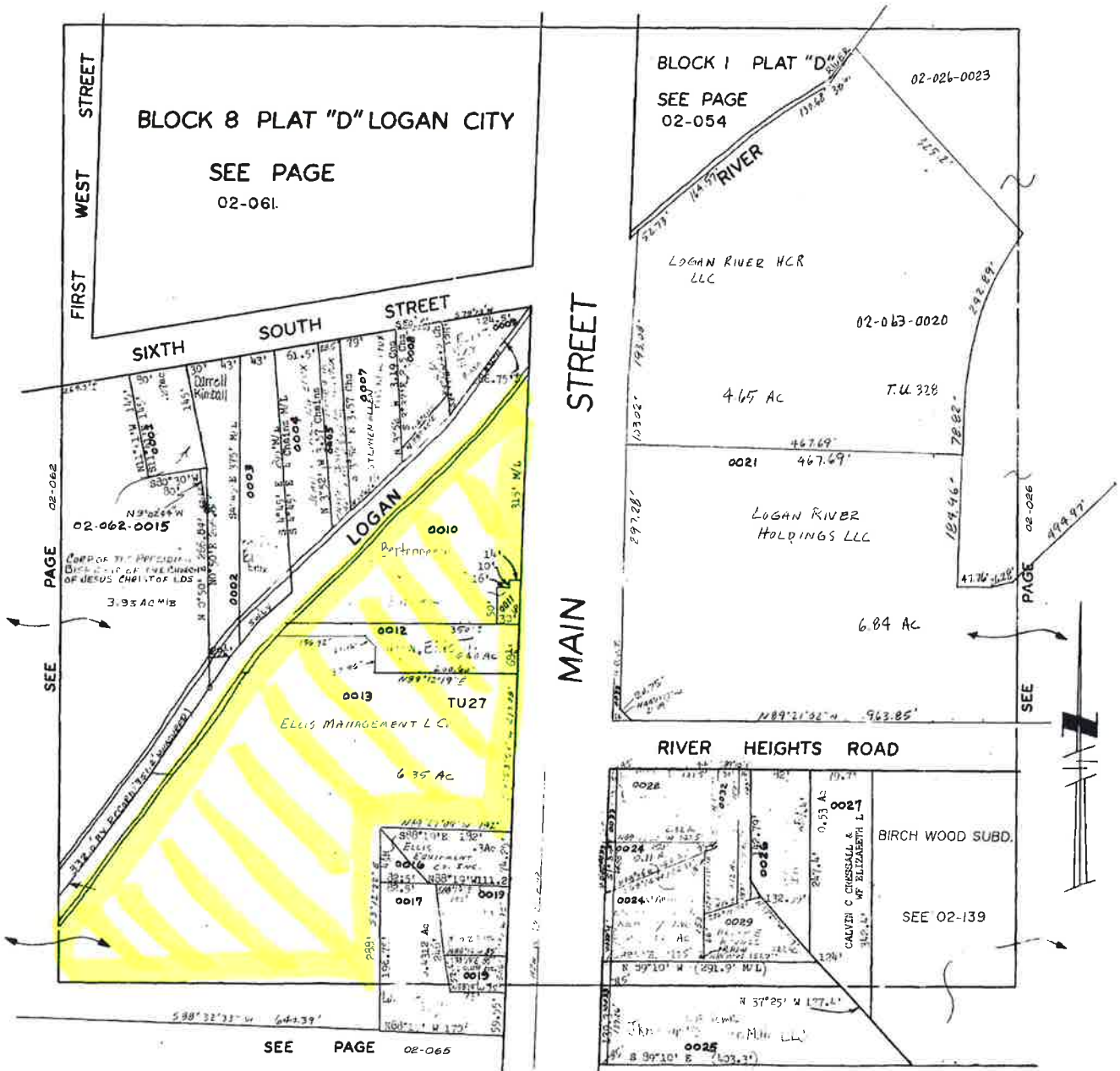
Section 4 Township 11 North Range 1 East
NE⁴ of SE⁴

02
063

Scale 1 Inch = 100 FEET

PT BLOCK 5 PLAT "B" PROVIDENCE FARM SVY—WEST OF MAIN TO RIVER

PT BLOCK 6 PLAT "C" PROVIDENCE FARM SVY—EAST OF MAIN

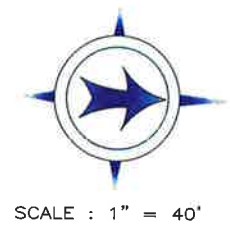
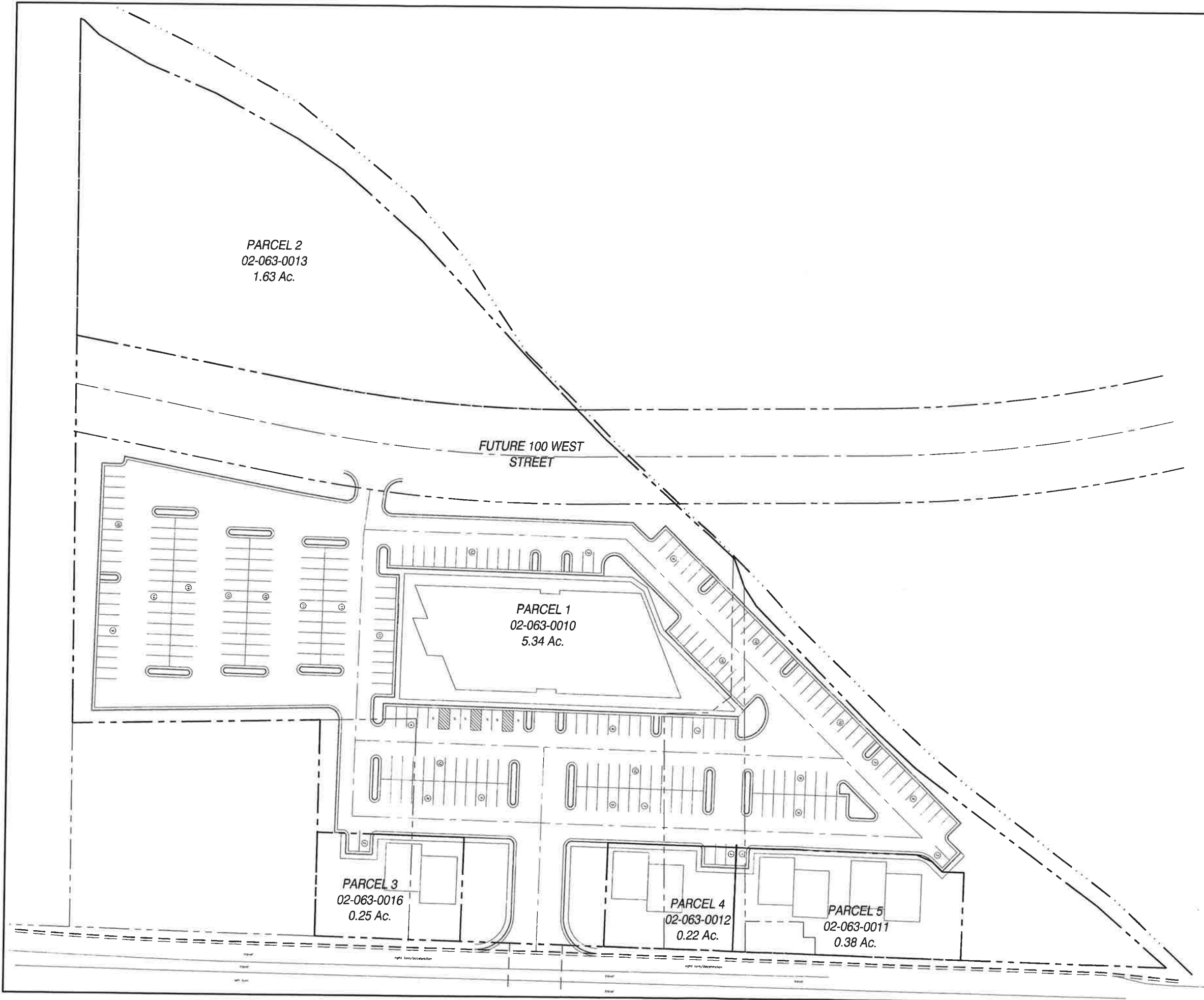


LOGAN GATEWAY BUSINESS COMPLEX

JANUARY 16, 2018

PARKING TABULATION:
 APPLICABLE BUILDING FOOTAGE
 65,452 SF
 (PARKING REQUIRED 1200 SF)
 PARKING STALLS REQUIRED: 248
 PARKING STALLS SHOWN: 224





Turner Design Engineering, Inc.
CIVIL ENGINEERING ▲ LAND PLANNING
1015 SOUTH 600 EAST PROVIDENCE, UTAH 84302
(435) 695-8245

SITE PLAN WITH PARCEL LINES

ADAMS COMMERCIAL

LOGAN, UTAH

Revisions

Job Number

18-004-2

Jan. 18, 2019

Scale

1" = 40'

Designed by

D.T.

Drawn by

D.T.

Sheet

1 of 1



STUDY
HKS

HKS

OWNER
BY WEST PARTNERS
1047 SOUTH 100 WEST, SUITE 200
LOGAN, UTAH 84321

CIVIL ENGINEER
TURNER DESIGN ENGINEERING, INC.
1918 SOUTH 800 EAST
PROVO, UTAH 84602

ARCHITECT
HKS ARCHITECTS, INC.
80 SOUTH 400 WEST, SUITE 110
SALT LAKE CITY, UT 84101

STRUCTURAL ENGINEER
BURNS ASSOCIATES, INC.
280 WEST 800 SOUTH
SALT LAKE CITY, UT 84101

LANDSCAPE ARCHITECT
MOCLA
145 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101

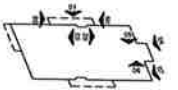
Logan Gateway Business Building Logan, Utah

87 WEST 1200 SOUTH, LOGAN, UTAH

DESIGN / BUILDER
BIG D CONSTRUCTION
404 WEST 400 SOUTH
SALT LAKE CITY, UTAH 84101

MECHANICAL ENGINEER
KIM MECHANICAL
2000 SOUTH 2500 WEST
WEST VALLEY, UTAH 84118

ELECTRICAL ENGINEER
CACHES VALLEY ELECTRIC
875 NORTH 1000 WEST
LOGAN, UTAH 84301



PROJECT NORTH	REVISION	DATE
AD	REVISION	DATE

HKS PROJECT NUMBER
22116.000

DATE
11/15/2018

ISSUE
CONSTRUCTION DOCUMENTS

SHEET TITLE
EXTERIOR ELEVATIONS

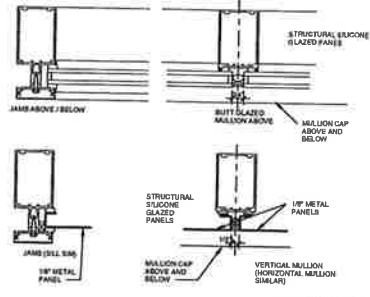
SHEET NO.
A5.01

EXTERIOR ELEVATION NOTES:

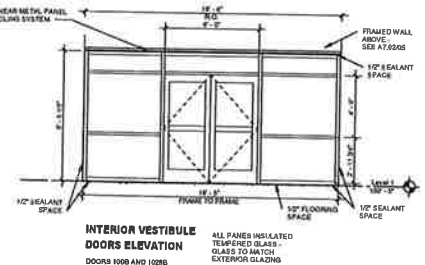
1. HORIZONTAL MULLIONS IN GLAZED ALUMINUM WINDOW SYSTEM ARE CAPTURED. VERTICAL MULLIONS ARE BUTT BLAZED. REFER TO 4-1019.
 2. MODULAR METAL PANELS AND GLAZED IN ALUMINUM PLATE WALL PANELS ARE COLOR 1 UNLESS NOTED OTHERWISE.
 3. GLAZED ALUMINUM WINDOW SYSTEM MULLIONS ARE CLEAR ANODIZED FINISH. METAL CORNERS ADJACENT TO GLAZED ALUMINUM WINDOW SYSTEM SHALL ALSO BE CLEAR ANODIZED FINISH.
 4. FORMED METAL WALL PANELS AT MECHANICAL AREA, STAIRWELL, STAIR AREA AND MECHANICAL SCREENWALL SHALL MATCH THE METAL PANEL COLOR.
 5. METAL PARAPET CAP AT LEVEL 1 ENTRY AREAS SHALL BE COLOR 2 TO MATCH METAL PANELS BELOW.
- METAL PARAPET CAP AT FORMED METAL PANEL WALL LOCATIONS INSIDE STAIR AREA AND MECHANICAL SCREENWALL SHALL MATCH THE METAL PANEL COLOR.
- METAL PARAPET CAP AT GLAZING SYSTEM SHALL MATCH THE GLAZING SYSTEM CAP (INITIAL ALUMINUM COLOR).

COLORS
COLOR 1: MATCH MULTI-COLOR PAINT (METCO SOFT GRAYWIRE)
COLOR 2: MATCH MULTI-COLOR PAINT (METCO CARBON CAST)

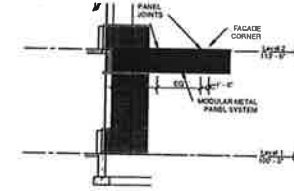
10 METAL PANEL MULLION 2" x 1 1/2"



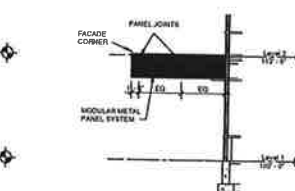
INTERIOR VESTIBULE DOORS ELEVATION DOORS 100B AND 100C



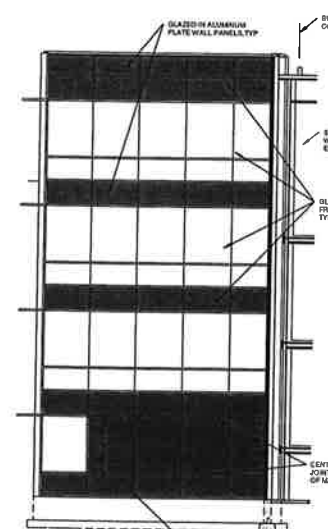
09 NORTH CANOPY EAST 13' x 1' 0"



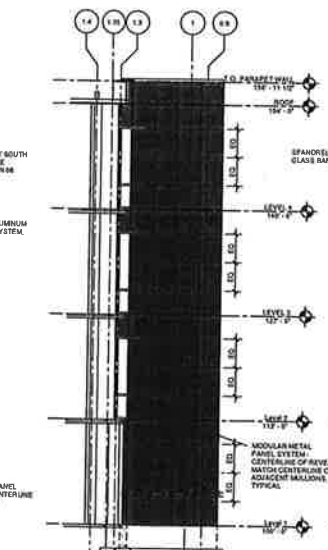
08 NORTH CANOPY W 13' x 1' 0"



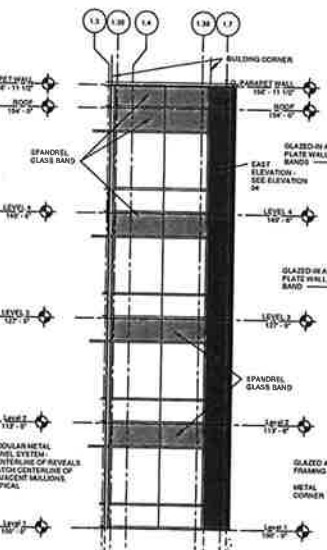
07 EAST ELEVATION SOUTH 1/8" x 1' 0"



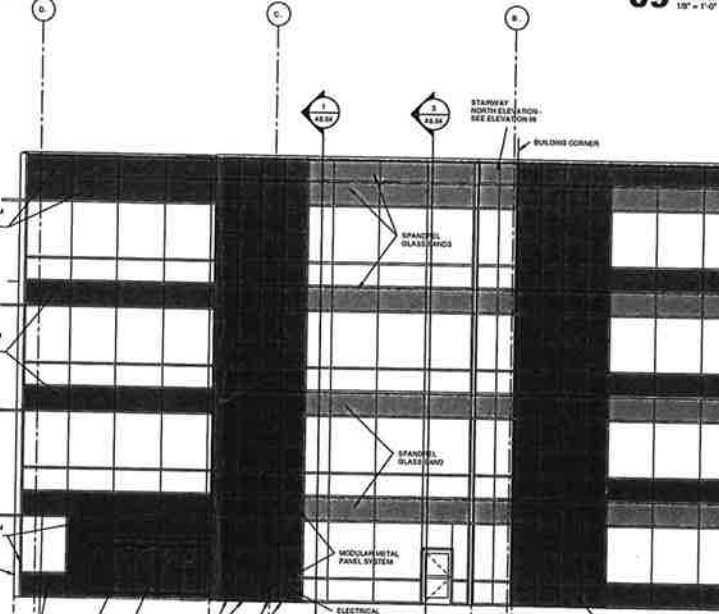
06 STAIR SOUTH ELEVATION 1/8" x 1' 0"



05 STAIR NORTH ELEVATION 1/8" x 1' 0"



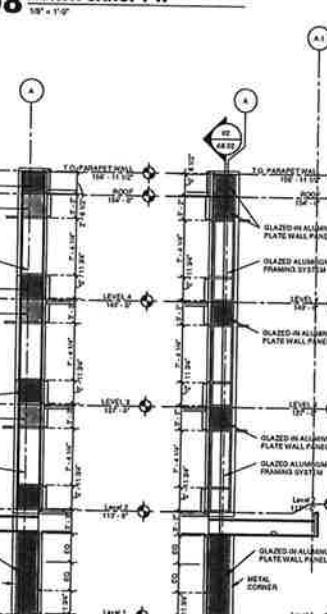
04 EAST ELEVATION 1/8" x 1' 0"



03 NORTH RECESS E 1/8" x 1' 0"



02 NORTH RECESS W 1/8" x 1' 0"



01 NORTH ELEVATION 1/8" x 1' 0"

