



Project #22-006
Blue Spring Business Park Bldg. #1 and #2
Located at approximately 1200 N. 800 W.

REPORT SUMMARY...

<i>Project Name:</i>	Blue Spring Business Park Building #1 and #2
<i>Proponent / Owner:</i>	Andrew Bollschweller / Jason Larsen, Blue Spring Business Park LLC
<i>Project Address:</i>	Approx. 1200 North 800 West
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Industrial Park (IP)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	January 27, 2022
<i>Submitted By:</i>	Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #22-006, Blue Spring Business Park Building #1 and #2, in the Industrial Park (IP) zone located at approximately 1200 North 800 West, TIN #05-050-0019.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Industrial Uses	<i>West:</i>	IP: Vacant

Project Proposal

This proposal is for two (2) new industrial buildings, one sized 189,216 SF and the other at 62,610 SF. The 39' tall concrete tilt-up style buildings are shown at the southeast corner of the future intersection of 1200 North & 800 West between 800 West and 600 West. This proposal is for the sixth and seventh buildings in the Blue Spring Business Park, which are buildings designed for industrial and commercial uses ranging from warehousing and storage to retail and restaurant. These buildings are on a 15.50-acre parcel of the 35-acre Blue Spring Business Park.

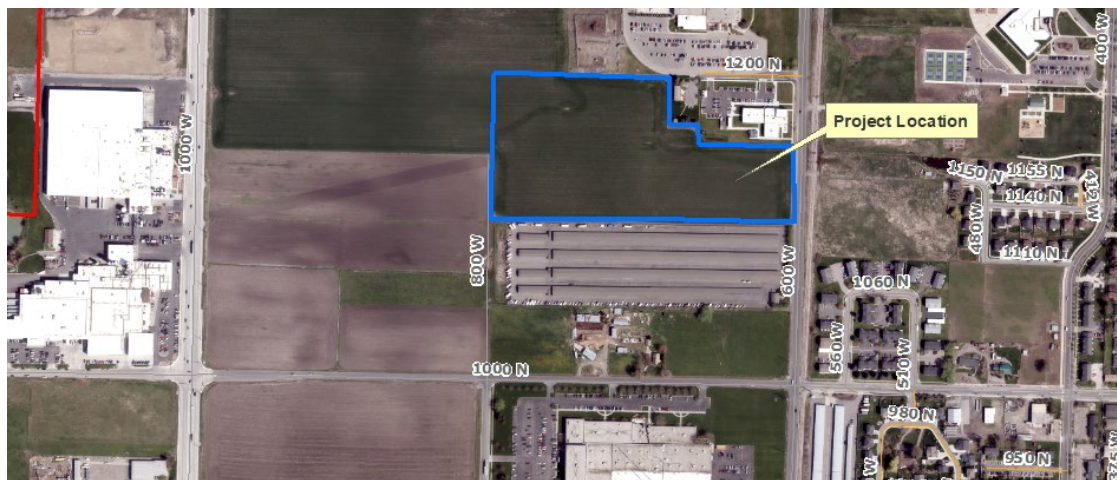


Figure 1 shows existing conditions of project site.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits a range of commercial and industrial uses in the Industrial Park (IP) zoning district. Uses are centered around manufacturing, warehousing and contractor supply services and also include commercial uses

such as office space, restaurant and hotel. The applicant is proposing offices, online sales, and warehousing/freight movement in these two buildings.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **IP** zone are as follows (as measured from the exterior property lines of the project site, at closest points):

Front:	20'
Side:	20'
Rear:	10'
Parking (Front):	20'
Parking (Side):	15'

The following setbacks are proposed for the buildings (as measured from the exterior property lines of the project site, at closest points):

Front (north):	80'
Side (east):	40'
Side (west):	155'
Rear (south):	90'
Parking(front):	30'
Parking (side/corner)	20'

As proposed, the project meets minimum setback requirements for the zone.



Figure 2 shows the proposed site plan

Lot Coverage

The LDC 17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The proposed buildings total 253,826 SF on a 15.50 AC (675,180 SF) site for a lot coverage of 37%. As submitted, the project meets the lot coverage requirements on the LDC.

Building Design

The LDC 17.12.060 requires new industrial buildings to be well-designed with high-quality materials. Blank walls exceeding 40 linear feet are prohibited and ground floor street-facing facades shall have a minimum of 30% transparency. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color and materials. The proposed building materials are tilt-up textured concrete in a variety of earth-toned colors with small vertical accent composite (wood-like) sections. The 1200 North street facing façade is shown with 28% transparency and the 600 West facing façade is shown with 25% transparency, both shy of the

30% LDC standard. The 800 West Street facing façade is shown with 9% transparency (21% fenestration including roll up doors) with the bulk of the façade showing utility doors and entrances. The other non-street facing facades show wall-breaks and other features at the minimum 40 linear foot increments. As conditioned with additional transparency, the building design meets the requirements in the LDC.

Building Heights

The IP zone allows building heights up to 48'. With a Conditional Use Permit, a building's height may go up to 80 feet in height. Both buildings are proposed at 39 feet tall. As proposed, the project meets the building height requirements in the LDC.

Parking Requirements

The LDC requires one (1) parking stall per every 300 SF of office space and one (1) parking stall per every 2,000 SF for warehousing and freight movement. Between the two buildings, the applicant has indicated the approximate building space breakdown will be approximately 80% warehousing and 20% office/administration. With a total building space of 253,826 SF, and at this ratio, the parking requirement is 244 stalls (138 office & 106 warehouse). The proposal shows 341 parking stalls (140%). LDC 17.32.070.C.3. requires when base parking requirements are exceeded by more than 125%, additional parking lot landscaping of 36 SF per additional stall is required to help mitigate the impacts of the excessive asphalt paving (97 additional parking stalls equals 3,492 SF). As conditioned, the project meets the parking requirements in the LDC.

The parking location in the IP zone, and many other zones in the city, indicates placement at the side or rear. In cases where functionality and primary building use present conflicts, the Planning Commission may make exceptions to design issues as per LDC 17.43.080. The Planning Commission needs to make findings that don't compromise neighborhood character and future approvals. The neighborhood character in this part of town shows numerous parking lots positioned between the street and the building, and this particular proposal includes semi-truck loading docks and large truck circulation along the entire rear of the building, creating conflicts between automobile parking and semi-truck loading/unloading movements. Given the layout of the building's floorplans and context of the surrounding large-scale industrial businesses, separating the parking lot and semi-truck loading dock should be a consideration in this situation. Future projects with similar scales and configurations would be treated with the same continuity. As conditioned with the Planning Commission determining the location of parking lots, the project meets the standards in the LDC.

Site Layout & Pedestrian Circulation

The LDC 17.31.090 requires commercial and industrial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, parking areas and other outdoor gathering areas. When parking areas are proposed in areas adjacent to streets, LDC 17.32.070 requires additional landscaping/buffering to help screen asphalt parking areas. Type "B" screening, additional shrubbery, and trees is required when a parking lot is within 12'-25' of the street. This proposed shows parking area adjacent to 600 W, 800 West and 1200 North. Pedestrian circulation is not shown on the site plan and needs to connect to streets and buildings. As conditioned with full pedestrian circulation to all streets and Type "B" screening, the project complies with the LDC.

Open Space and Landscaping

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas. While useable outdoor space could be additional green space, these areas are typically decks, patios and other similar outdoor amenities. The 15.5-acre site requires 67,518 SF of open space and 37,518 SF of outdoor space for a total of 135,036 SF. The proposed conceptual landscape plan shows preliminary landscaping and green space areas totaling a minimum of 20%. 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 for industrial projects. As conditioned with minimum open space and landscaping, the project complies with the LDC.

Lighting

The LDC 17.37.090 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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

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 1/15/22, posted on the City's website and the Utah Public Meeting website on 1/17/22, and mailed to property owners within 300 feet on 1/10/22.

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 approves parking locations as shown.
3. The Planning Commission utilizes their LDC 17.43.080 approval criteria to adjust the transparency requirement (less than 10% deviation) and approves 28% transparency for both the east and north street facing facades. This is consistent with previous Blue Spring Business Park building approvals.
4. The transparency along the 800 West façade shall increase to 30% unless the Planning Commission utilizes their discretionary design authority and grants a reduction.
5. Sidewalk connections shall be added linking the building entrances to 600 W, 800 West and 1200 North.
6. 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) Open Space and Useable Outdoor areas shall total a minimum of 135,036 SF.
 - b) Type "B" landscaping buffering shall be provided between the parking lots and 600 West, 800 West and 1200 North.
 - c) A total of 310 trees and 775 shrubs, perennials and ornamental grasses shall be provided.
 - d) If parking stalls counts exceed 125%, 36 SF of interior parking lot landscaping shall be provided per parking stall.
 - e) Street trees shall be provided every 30 feet along adjacent streets (provide 30' of clear space at street intersections for visibility).

7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
10. 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.
11. 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.
12. Surface storm-water retention and detention facilities shall not be located in front yard areas if open and should be located in areas away from public streets and buffered from view.
13. 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*
 - Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - Minimum inside measurement for a double enclosure is 24 ft. wide by 10 ft. deep. Minimum inside measurement for a single enclosure is 12 ft. wide by 10 ft. deep.
 - Place bollards in the back of the enclosure to protect walls.
 - Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
 - b. *Engineering —contact 716-9160*
 - Provide City with water shares or in-lieu fee for increased demand to City system. This requirement shall be per City Code and Utah Administrative Rule R509-519-
 - Provide storm water detention/retention for site per City Storm Water Design Standards. This includes the onsite retention of the 90th percent storm through the use of Low Impact Design methods.
 - Provide private water utility agreement for all fire lines located on private property for review and approval by the City and recorded with County Recorder
 - Provide a Storm Water Maintenance Agreement for review and approval by the City and recorded with County Recorder
 - Due to development being within 1000 feet of and existing railroad crossing, a diagnostic review of this developments impacts to the crossing must be completed with UDOT and Union Pacific Railroad. All requirements imposed on project by UDOT, and Union Pacific Railroad shall be incorporated into the final design permit package (Reference State Code R930-5-7(2))
 - Realign accesses on 800 West to better align with accesses to Building 3 on west side of 800 West. This is a design discussion with Engineering during Building Permit Design Reviews
 - Dedicate 14 feet of right of way along 600 West frontage for future road classification of 600 West in Transportation Master Plan
 - Dedicate a 10' public utility easement along all property frontages to existing and planned City roads and a 5' public utility easement along all other property lines
 - Construct all road and utility improvements on 800 West, 1200 North and 600 West. Pavement section of all roads shall meet the minimum standards for a collector road per Logan City Design Standards
 - No site utility plans submitted with application, City will review and coordinate these utilities with the Building Permit review and approval. Development shall ensure a 12"

water line and a 10" sewer line is installed along the frontage of 1200 North east of 800 West. Coordinate design with other infrastructure packages for Blue Spring Subdivision and Logan City/North Logan Sewer Transmission line.

- Provide a Geotech report that includes but is not limited to the historical high-water table, percolation rates of native soils, and the California Bearing Ratio of subgrade soils for pavement section design.

c. Fire—contact 716-9515

- Fire hydrants not existing in the area. A Building of this size will require 8 hydrants.
- Fire Sprinkler Systems Required.
- Fire Alarm Systems Required.
- If building includes high piled storage fire fighter access every 100 feet around exterior required.

d. Water—contact 716-9627

- Each unit's water main's needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of B/F.
- All landscape irrigation system's fed from 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.
- Fire suppression systems that connect to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW 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 building design, site layout, materials, landscaping, and setbacks.
2. LDC 17.43.080 authorizes the Planning Commission to make design adjustments not associated with numerical standards and requirements if they are consistent with surrounding areas and do not compromise future approvals.
3. The large-scale semi-truck loading docks and circulation conflict with automobile parking and warrant a design adjustment.
4. The allowance of the parking lot locations will not compromise the neighborhood character in this area for large-scale shipping and warehousing projects as similarly sized projects in the area have similar parking lot locations.
5. The proposed project provides required off-street parking.
6. The proposed project complies with maximum height, density and building design, open space 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. 1200 North, 600 West and 800 West provides access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

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.

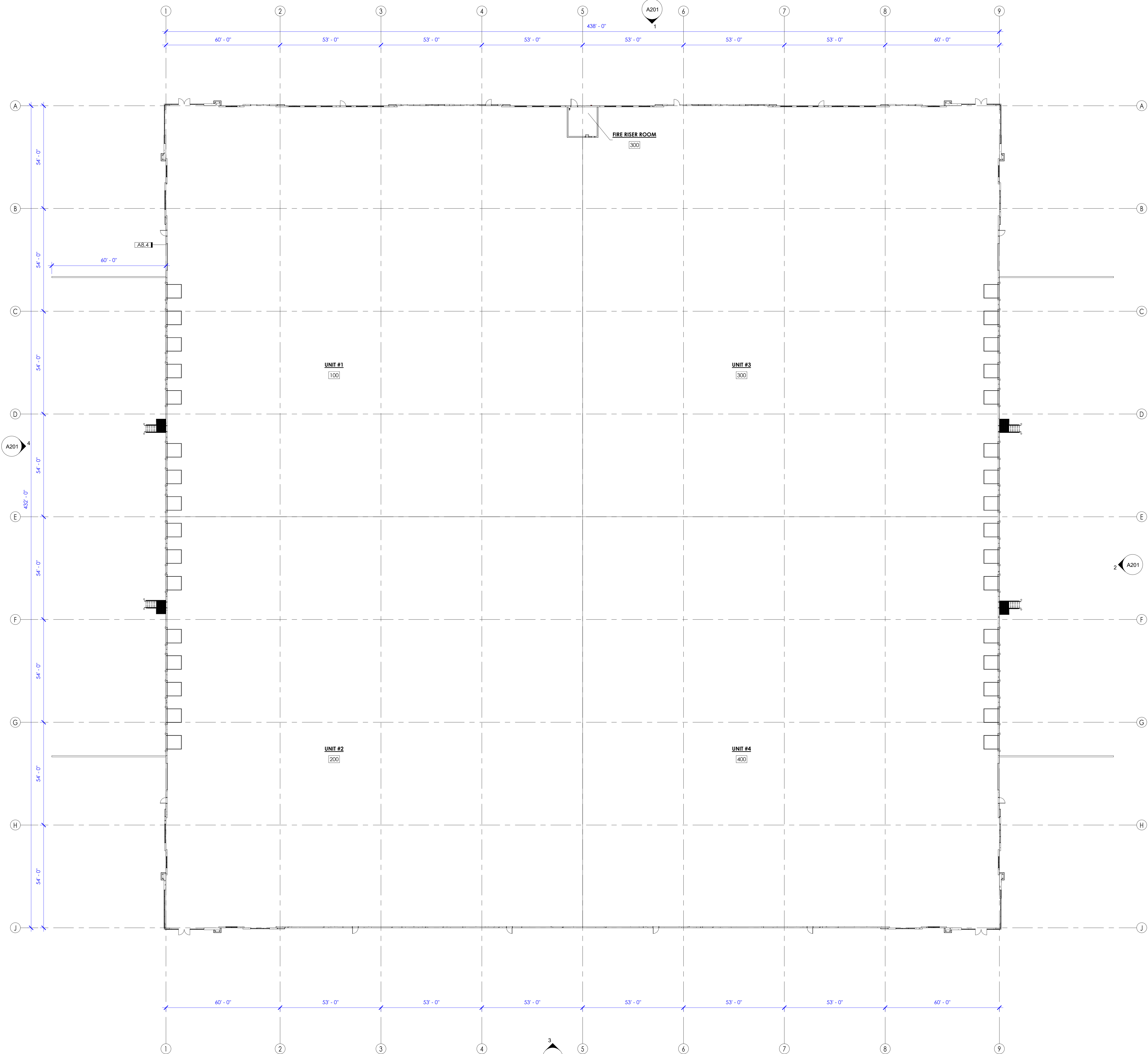


APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 12/20/21	Received By TR	Scheduled Meeting Date JAN. 27	Zone JP BLDG	Application Number PC 22-006
Type of Application (Check all that apply):				
<input checked="" type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Administrative Design Review	
<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Zone Change	<input type="checkbox"/> Other	
PROJECT NAME BLUE SPRING BUSINESS PARK - BUILDING #1 & BUILDING #2				
PROJECT ADDRESS BUILDING #1 - APPROX. 1200 NORTH & 800 WEST BUILDING #2 - APPROX. 1200 NORTH & 600 WEST			COUNTY PLAT TAX ID # 05-050-0019	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER GUS PACHECO ANDREW KOLLSCHWELER			PHONE # 801-671-9678	
MAILING ADDRESS 909 WEST SOUTH JORDAN PARKWAY		CITY SOUTH JORDAN	STATE UT	ZIP 84095
EMAIL ADDRESS Andrew GUS@AEURBIA.COM				
PROPERTY OWNER OF RECORD JASON LARSEN			PHONE # 435.760.7446	
MAILING ADDRESS 1075 N MAIN		CITY LOGAN	STATE UTAH	ZIP 84341
EMAIL ADDRESS JASON@ALS.COM				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed)			Total Lot Size (acres)	
2 CONCRETE TILT-UP WAREHOUSE BUILDING (CORE & SHELL)			Size of Proposed New Building (square feet)	
			BUILDING #1 - 189,739 SF	
			BUILDING #2 - 63,034 SF	
			Number of Proposed New Units/Lots	
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 permit on behalf of the property owner.		Signature of Property Owner's Authorized Project Representative 		
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		

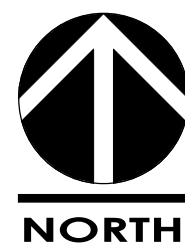
APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

C:\Users\jacob\Documents\AE2021.426 - Blue Spring Business Park Building #1 - gauran@urbia.com.rvt 11/30/2021 2:45:42 PM



1
A101
OVERALL MAIN LEVEL FLOOR PLAN
3/64" = 1'-0"

0 16' 32' 48'
GRAPHIC SCALE



KEYNOTE LEGEND

WALL TYPE LEGEND

	WT01 - 12' CONCRETE TILT-UP PANEL
	WT02 - 8' CONCRETE TILT-UP PANEL
	WT03 - 6' METAL STUD WALL
	WT04 - EXTERIOR 6' METAL STUD

NOTE: SEE SHEETS G004 AND A311 FOR ADDITIONAL WALL TYPE AND FRAMING INFORMATION.

LEGEND

	= DOOR TAGS		= DETAILS CALL-OUTS TAGS
	= STOREFRONT WALL TAGS		= SECTION CUTS TAGS
	= KEYNOTE TAGS		
	= ROOM NUMBER		
	= WALL TYPE TAGS: SEE WALL TYPES ON G006		
	'C' = WALL TYPE		
	'6' = STUD SIZE		








GENERAL NOTES

- INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
- INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
- ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
- SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
- COORDINATE ALL WINDOW HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
- FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
- FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
- FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
- DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
- CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
- PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
- ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.



KEYNOTE LEGEND

LEGEND

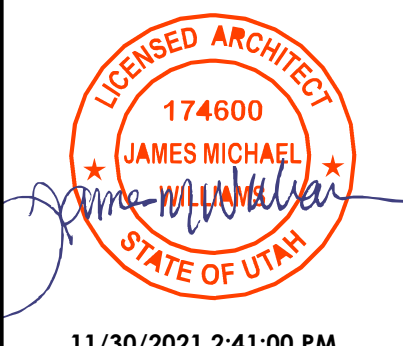
-  = DOOR TAGS
 = STOREFRONT WALL TAGS
 = KEYNOTE TAGS
 = ROOM NUMBER
 = WALL TYPE TAGS; SEE WALL TYPES ON G006
 = DETAILS CALL-OUTS TAGS
 = SECTION CUTS TAGS

ROOFING NOTES (TYPICAL):

1. PROVIDE FULL MANUFACTURERS WARRANTY ON MATERIALS AND 5 YEAR WARRANTY MIN. ON LABOR. UNO
2. ALL COLORS, ASSEMBLIES AND MATERIALS MUST MEET APPROVAL OF OWNER AND DESIGN PROFESSIONAL.
3. PROVIDE PRODUCT SUBMITTALS FOR PRE APPROVAL PRIOR TO ORDERING AND INSTALLATION
4. FOR TYPICAL ROOF FLASHING DETAILS, SEE SHEET A402
5. PROVIDE 5" FLASHING COUNTER FLASHING, Drip EDGES AS REQ'D, CAULK AND SEAL ROOFING TO EXTEND 1" MIN. UP ADJACENT WALLS AND DISCONTINUITIES TYPICAL.
6. INSTALL ROOF PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. MANUFACTURER TO INSPECT INSTALLATION AS REQ'D FOR WARRANTY. PROVIDE SEAL ROOF MIN. 1" ROPE.
7. FOR ALL PLUMBING PENETRATIONS REFER TO DETAILS ON A402 AND PLUMBING DRAWINGS
8. FOR MISC. ROOF DETAILS SEE A402
9. TYPICAL MINIMUM ROOF SLOPE @ 1/4" MIN. PER FOOT FOR ALL PLACES.
10. SEE MECHANICAL PLAN FOR ROOF MOUNTED EQUIPMENT AND CURBS, ET.

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architects and engineers

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webpage: [aeurbia.com](http://www.aeurbia.com)



BLUE SPRING BUSINESS PARK - BUILDING 1
JASON LARSEN
1101 NORTH 800 WEST LOGAN, UT 84321

Revision Schedule		Revision Date
MARK	DESCRIPTION	

AE2021.426
ROOF PLAN

DATE: JULY 30, 2021

SHEET #:

A103

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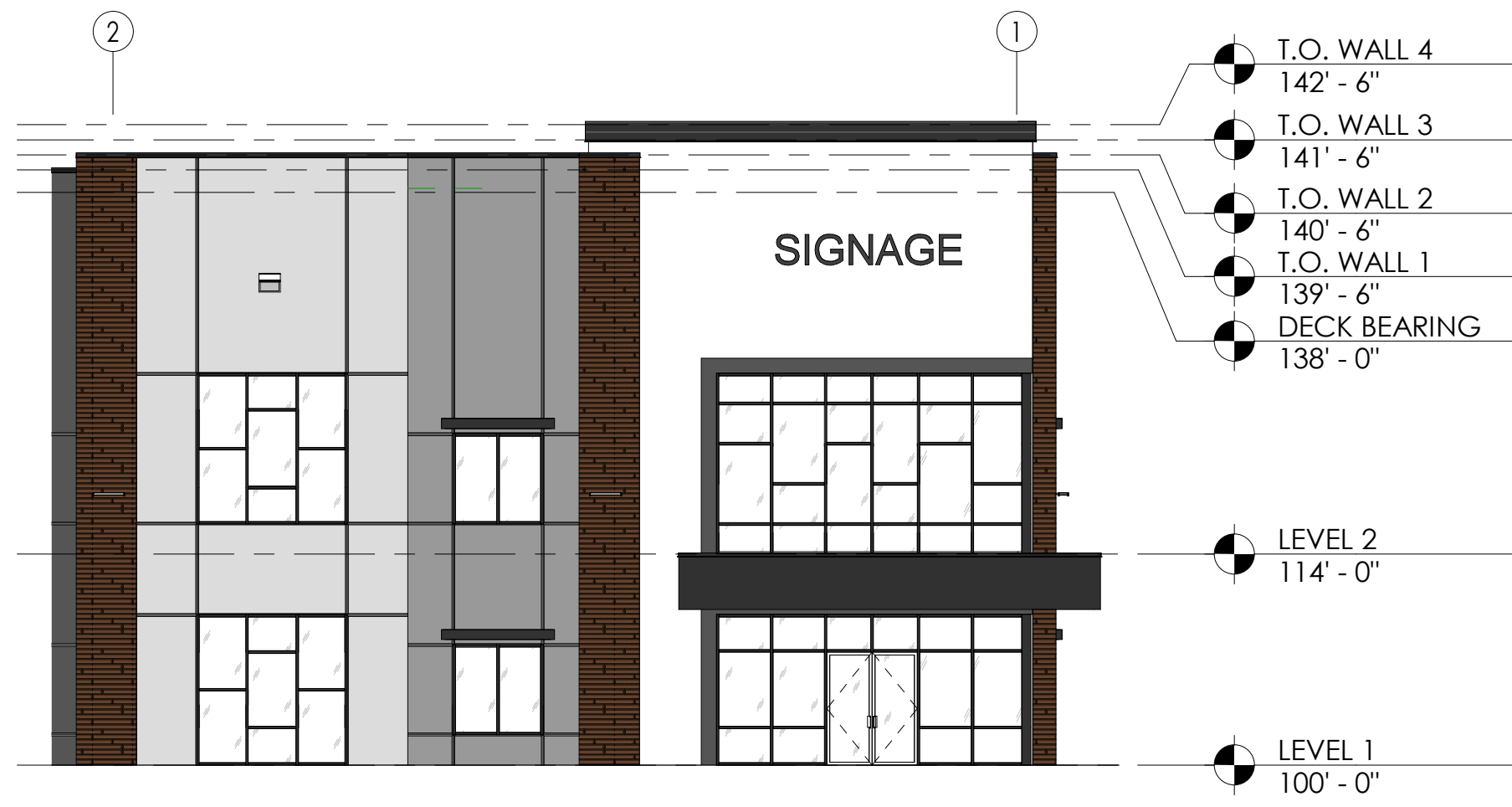
GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
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10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
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13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

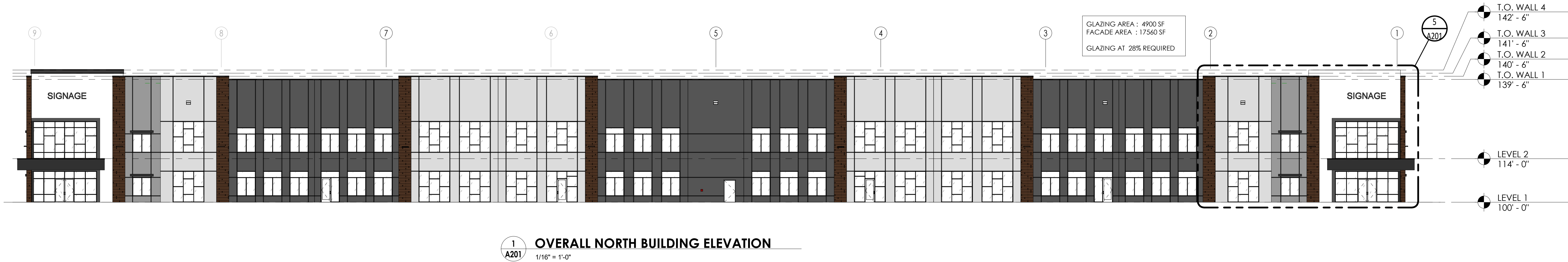
EXTERIOR ELEVATIONS LEGEND

- CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 7.8 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 6259 SPATIAL WHITE - 34.13 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7670 GRAY SHINGLE - 7.18 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7069 IRON ORE - 31.80 % TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS CNC CHARCOAL - 0.72 % TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESTNUT - 6.24 % TOTAL AREA
- GLAZING

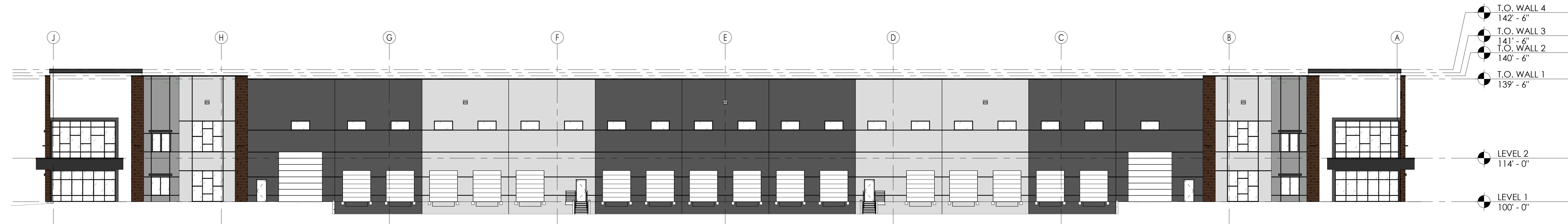
- NOTES:
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND BATCHED PRIOR TO PAINTING.
 2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
 4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.



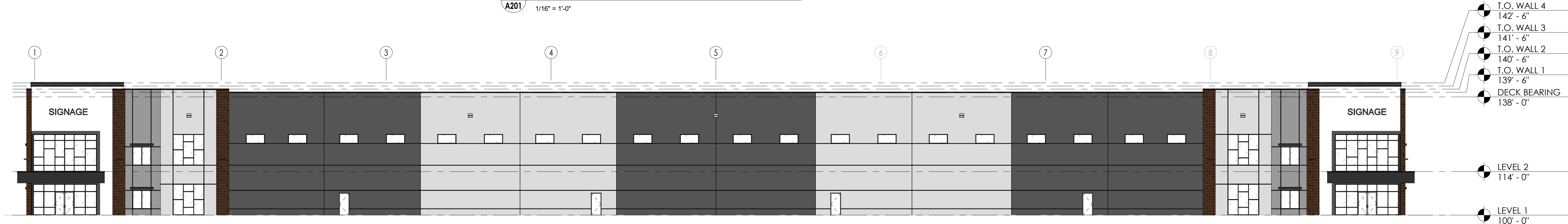
5 ENLARGED CORNER VIEW
3/32" = 1'-0"



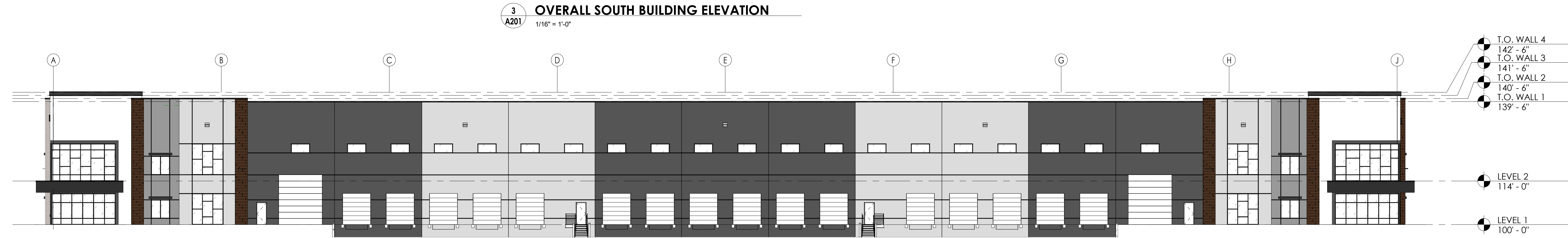
1 OVERALL NORTH BUILDING ELEVATION
1/16" = 1'-0"



2 OVERALL EAST BUILDING ELEVATION
1/16" = 1'-0"



3 OVERALL SOUTH BUILDING ELEVATION
1/16" = 1'-0"



4 OVERALL WEST BUILDING ELEVATION
1/16" = 1'-0"

KEYNOTE LEGEND

GENERAL NOTES

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3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.

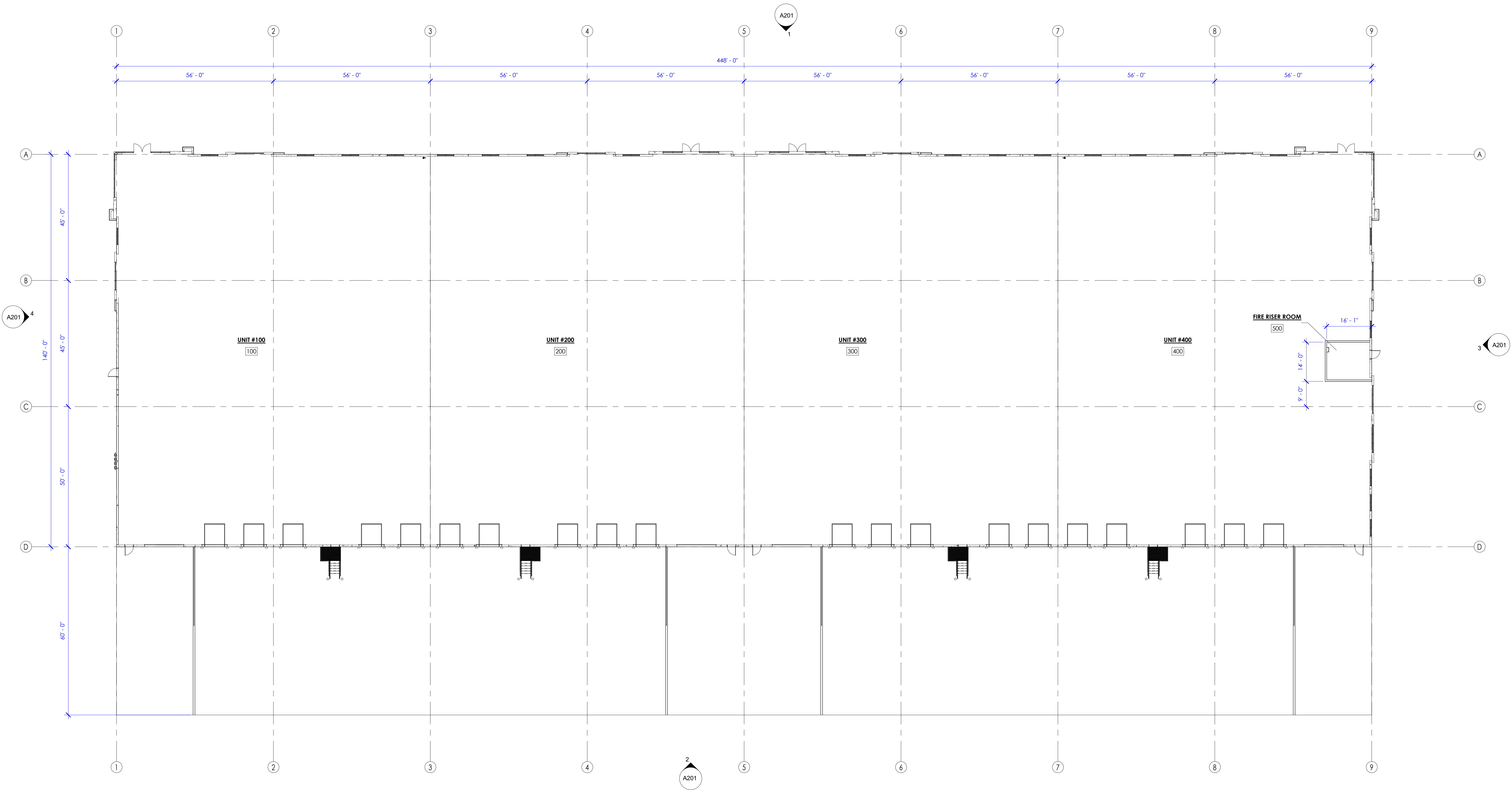
LEGEND

- (145-2) = DOOR TAGS
- (X) = STOREFRONT WALL TAGS
- xx/xxx = KEYNOTE TAGS
- [100] = ROOM NUMBER
- [C6] = WALL TYPE TAGS. SEE WALL TYPES ON G006
- "C" = WALL TYPE
- "6" = STUD SIZE
- (X/X) = DETAILS CALL-OUTS TAGS
- (X/X) = SECTION CUTS TAGS

WALL TYPE LEGEND	
WT01 - 12" CONCRETE TILT-UP PANEL	
WT02 - 8" CONCRETE TILT-UP PANEL	
WT03 - 6" METAL STUD WALL	
WT04 - EXTERIOR 6" METAL STUD	

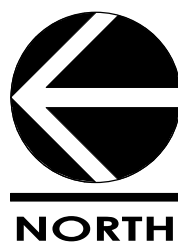
NOTE: SEE SHEETS G006 AND A511 FOR ADDITIONAL WALL TYPE AND FRAMING INFORMATION.

KEYNOTE LEGEND



1 OVERALL MAIN LEVEL FLOOR PLAN
A101 1/16" = 1'-0"

0 8' 16' 32'
GRAPHIC SCALE



Revision Schedule	Revision Date
DESCRIPTION	
MARK	

AE2021.504
LEVEL 01
FLOOR PLAN

DATE: DEC EMBER 30, 2021

SHEET #:

A101

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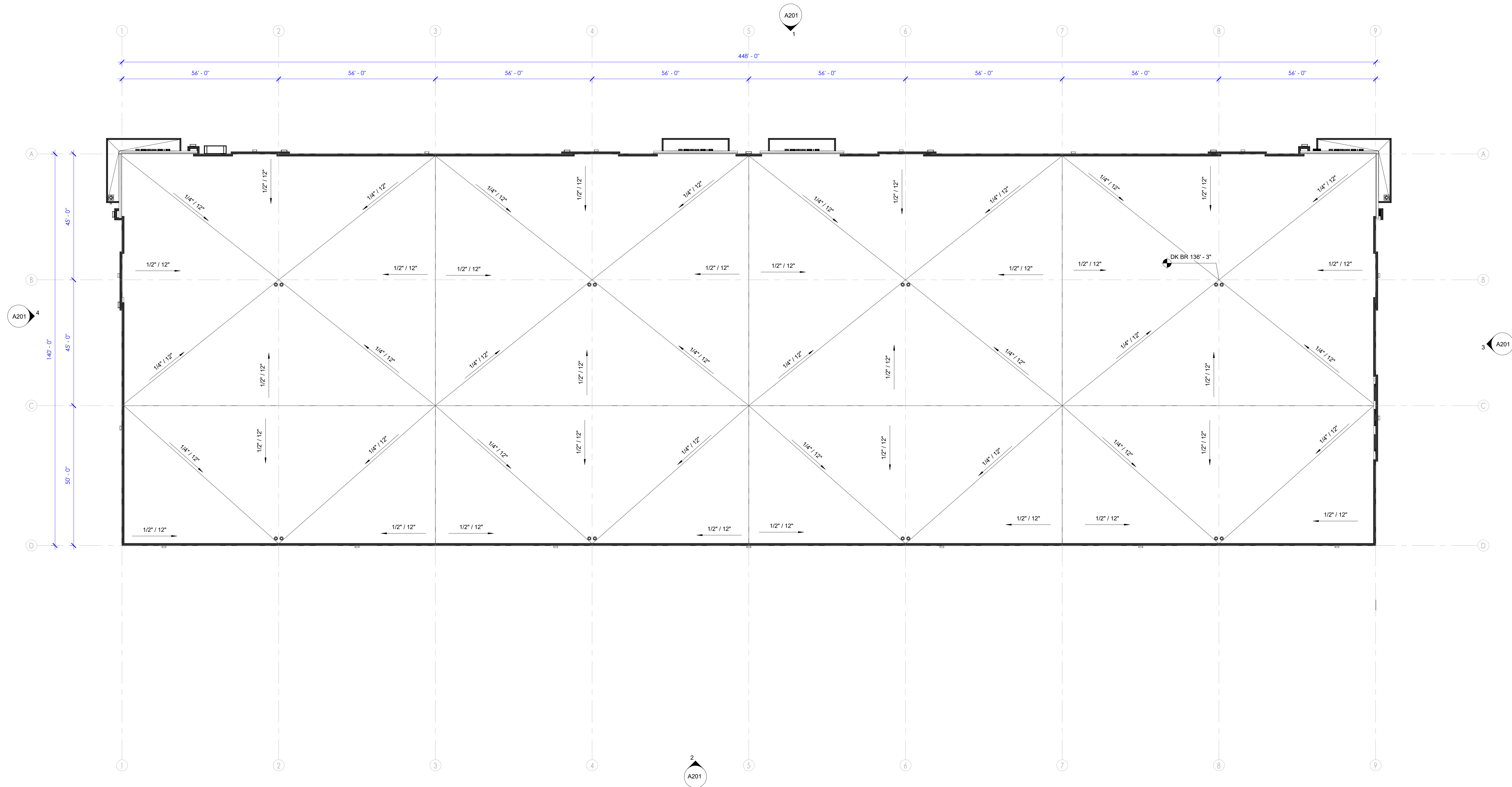
ROOFING NOTES (TYPICAL):

1. PROVIDE FULL MANUFACTURERS WARRANTY ON MATERIALS AND 5 YEAR WARRANTY MIN. ON LABOR, UNO
2. ALL COLORS, ASSEMBLIES AND MATERIALS MUST MEET APPROVAL OF OWNER AND DESIGN PROFESSIONAL.
3. PROVIDE PRODUCT SUBMITTALS FOR PRE APPROVAL PRIOR TO ORDERING AND INSTALLATION
4. FOR TYPICAL ROOF/FLASHING DETAILS, SEE SHEET A402
5. PROVIDE STEP FLASHING, COUNTER FLASHING, DRIP EDGES AS REQ'D. CAULK AND SEAL. ROOFING TO EXTEND 18" MIN. UP ADJACENT WALLS AND DISCONTINUITIES TYPICAL.
6. INSTALL ROOF PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. MANUFACTURER TO INSPECT INSTALLATION AS REQ'D FOR WARRANTEE. PROVIDE 1/4" PER FOOT MIN. SLOPE.
7. FOR ALL PLUMBING PENETRATIONS REFER TO DETAILS ON A402 AND PLUMBING DRAWINGS.
8. FOR MISC. ROOF DETAILS SEE A402
9. TYPICAL MINIMUM ROOF SLOPE @ 1/4" MIN. PER FOOT ALL PLACES.
10. SEE MECHANICAL PLAN FOR ROOF MOUNTED EQUIPMENT AND CURBS, ET.

LEGEND

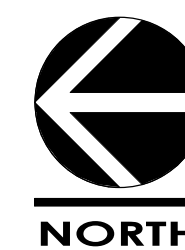
- 145-2 = DOOR TAGS
- A = STOREFRONT WALL TAGS
- xx/xxx = KEYNOTE TAGS
- [100] = ROOM NUMBER
- [C6] = WALL TYPE TAGS; SEE WALL TYPES ON G006
- "C" = WALL TYPE
- "6" = STUD SIZE
- X/X = DETAILS CALL-OUTS TAGS
- X/X = SECTION CUTS TAGS

KEYNOTE LEGEND



1 OVERALL ROOF PLAN
A103 1/16" = 1'-0"

0 8' 16' 32'
GRAPHIC SCALE



Revision Schedule	Revision Date
DESCRIPTION	
MARK	

AE2021.504
ROOF PLAN

DATE: DEC EMBER 30, 2021

SHEET #:

A103

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PARKING/BUILDING DATA

BUILDING 1	189,216 S.F.	BUILDING 6	62,610 S.F.
TOTAL PARKING	238 SPACES	TOTAL PARKING	103 SPACES
RATIO	1.26/1,000 S.F.	RATIO	1.64/1,000 S.F.
OFFICE	12% 22,706 S.F.	OFFICE	30% 18,783 S.F.
PARKING	69 SPACES	PARKING	58 SPACES
RATIO	3.04/1,000 S.F.	RATIO	3.10/1,000 S.F.
REQUIRED RATIO	3/1,000 S.F.	REQUIRED RATIO	3/1,000 S.F.
OPEN BACK AREA	88% 166,510 S.F.	OPEN BACK AREA	70% 43,827 S.F.
PARKING	169 SPACES	PARKING	45 SPACES
RATIO	1.02/1,000 S.F.	RATIO	1.03/1,000 S.F.
PARCEL	11.15Ac	PARCEL	4.35Ac
OPEN SPACE	10.50%	OPEN SPACE	10.00%
USEABLE OUTDOOR SPACE	11.45%	USEABLE OUTDOOR SPACE	10.39%
LANDSCAPING TOTAL	21.61%	LANDSCAPING TOTAL	19.90%

GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPED, SANDED, AND PRIMED.
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EXTERIOR ELEVATIONS LEGEND

- CONCRETE TILT-UP PANEL PAINTED SW 7757 HIGH REFLECTIVE WHITE - 7.8 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 6259 SPATIAL WHITE - 34.13 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7670 GRAY SHINGLE - 7.18 % TOTAL AREA
- CONCRETE TILT-UP PANEL PAINTED SW 7069 IRON ORE - 31.80 % TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS CNC CHARCOAL - 0.72 % TOTAL AREA
- ACM PANEL - ALPOLIC MATERIALS KNOTWOOD CHESTNUT - 6.24 % TOTAL AREA
- GLAZING

- NOTES:
1. ALL EXTERIOR CONCRETE WALLS THAT REQUIRE PAINTING SHALL BE SACK AND PATCHED PRIOR TO PAINTING.
 2. REFER TO ELECTRICAL SHEETS FOR ALL EXTERIOR LIGHTING AND COORDINATE ALL NECESSARY POWER LOCATIONS APPROPRIATELY.
 3. SEE DETAILS ON A506 FOR TYPICAL CONCRETE REVEALS AND PANEL JOINTS.
 4. CAULK AND SEAL ALL EXTERIOR JOINTS WITH APPROVED POLYURETHANE SEALANT.
 5. REFER TO MECHANICAL COM-CHECK FOR GLAZING STANDARDS.
 6. SPANDREL GLAZING TO MATCH EXTERIOR FINISH OF REGULAR GLAZING.

KEYNOTE LEGEND

