

Project #22-064 Raising Cane's Located at 1165 North Main Street

REPORT SUMMARY	
Project Name:	Raising Cane's
Proponent/Owner:	Chris Bick / Hopkins Family Properties LLC
Project Address:	1165 North Main Street
Request:	Design Review Permit
Current Zoning:	Commercial (COM)
Date of Hearing:	December 15, 2022
-	Quasi-Judicial
Submitted By:	Tanya Rice, Planner

RECOMMENDATION

Staff recommends that the Planning Commission conditionally **approve** a Design Review Permit for Project #22-064 Raising Cane's for a new 3,026 SF commercial building located at approximately 1165 North Main Street: TIN #05-042-0023.

Land use adjoining the subject property

North:	COM: Commercial Uses	East:	COM: Commercial Uses
South:	COM: Commercial Uses	West:	COM: Commercial Uses

PROJECT PROPOSAL

This is a proposal for a new 3,026 Square Foot (SF) commercial restaurant building with two drive-thru lanes and outdoor dining patio. Site improvements include curb, gutter, sidewalk, parking lot, and landscaping. The 1-acre project site is located at the southwest corner of the intersection of Main Street and 1250 North. Currently, the vacant Sizzler building exists along Main Street and the remainder of the site is primarily asphalt paving.



Figure 1 shows the proposed southeast corner.

LAND USE

The Land Development Code (LDC) Table 17.11.030 permits restaurants in the COM zoning district. The COM zoning designation is the City's primary economic zone and permits a wide range of commercial uses.

DESIGN REVIEW

The Land Development Code (LDC) 17.43 requires Design Review Permit approval for commercial developments to ensure high-quality design, layout compatibility and uniform compliance with Logan City regulations. The Planning Commission may approve or

conditionally approve a Design Review Permit upon substantiating findings in conformance with Title 17 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'
Side:	8'
Rear:	10'
Parking Front:	10'
Parking Side/Rear:	5'

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

, j ,	
Front (Main Street):	70'
Side (1250 N):	80'
Side (South):	30'
Rear (West):	145'
Parking Side (1250 N):	10'

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

Lot Coverage

The LDC 17.10.080 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The total project site is 1.0-acre (43,560 SF) in size with a proposed 3,026 SF building that equals approximately 7% of the lot and complies with maximum coverages in the LDC.



Figure 2 shows the site plan

Building Frontage

The LDC 17.10.080 requires that at least 50% of the overall width of the front property contains building mass. This requirement enhances pedestrian safety and creates urban settings that

frame streets with architecture while reducing the visual prominence of parking lots. Considering the 160' property width and a building footprint width of approximately 55', the building frontage would equal 35%. To increase building frontage and extend the outdoor dining area, the applicant has proposed structured porticos covering the outdoor dining area and drive thru lanes. The porticos extend 45' beyond the building footprint totaling 100' of massing. Considering the porticos in the building massing, the frontage would equal 62%. As conditioned, the project meets the requirements on the LDC.

Access & Circulation

The existing two vehicle accesses to this property from Cache Valley Blvd. (1250 North) will remain providing access to the new fast-food restaurant. A 14' wide vehicle turn-around area is indicated by striping and shown east of the parking area.

The LDC 17.10.030 requires parking lots to be placed behind or in secondary locations to the primary buildings. Pedestrian circulation should be safe and convenient that results in sidewalks connecting streets to building entrances. The site plan shows the front of the building facing Main Street, the drive-thru surrounding the building, and parking located between the building and 1250 N (side and rear). A sidewalk connection is shown joining the building and the patio to the street. As proposed, the project meets the requirements in the LDC.

Parking Stall & Drive-Thru Lane Requirements

The LDC 17.31.040 requires one parking stall per 75 SF of dining area for fast food restaurants and at least 8 car stacking positions in the drive-thru lane. With proposed combined dining areas of 1,600 SF (inside 1,007 SF and outside 600 SF), the LDC would require 21 parking stalls. The site plan shows 24 parking stalls are proposed in the parking lot. The drive-thru lane is shown with enough length to accommodate eight cars. The LDC requires bike racks for new restaurants which are not include in the proposal. As conditioned with minimum parking stalls, minimum stacking and a bike rack, the project meets the requirements in the LDC.

Building Design

The LDC 17.12.020.C.3 states that buildings should have a mix of materials, brick, stone, block, (masonry) stucco, fiber cement board, wood, metal and architectural concrete are all listed as acceptable materials. Façade design should contain "four-sided" architecture with similar elements and designs for all sides of the building for continuity. Building mass and articulation should convey a pedestrian scale with minimal blank wall portions. For street facing façades 30% transparency (windows) is required as per LDC 17.10.080.

The proposed building shows a mix of materials and color variation of brick, wood, and metal on all four sides. Floor-to-ceiling windows are shown exceeding 30% on both street facing facades. The pedestrian door on the north side of the building needs overhead weather protection. As conditioned, added weather protection for all pedestrian doors, the building design complies with the requirements in the LDC.

Open Space & Landscaping

The LDC 17.10.080 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.28 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar pedestrian amenities. The 1.0-acre (43,560 SF) site would require 4,356 SF of both landscaping and usable outdoor space for a total of 8,712 SF of open space. 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.

LDC 17.32.070 also requires that parking areas and utilities/dumpsters be buffered and/or screened from public streets. The proposed project shows conceptual landscaping, open space

and outdoor dining areas, and is conditioned to provide a detailed landscape plan that also includes adequate buffering and/or screening of the parking areas, drive-thru, and utility areas from Main Street.

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.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

٠	Environmental	•	Water
٠	Fire	•	Engineering
٠	Light and Power		

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 12/03/22, posted on the City's website and the Utah Public Meeting website on 12/5/22 and mailed out to adjacent property owners within 300' on 11/28/22.

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 porticos over the drive-thru lane and extending the outdoor dining areas along Main Street can be considered as meeting the frontage requirements.
- 3. A minimum of 21 parking stalls, 8 stacking positions within the drive-thru isle and a bike rack shall all be provided.
- 4. Weather protection shall be provided above all pedestrian entrances.
- 5. 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 Forrester.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 8,712 SF.
 - c) A total number of 20 trees and 50 shrubs, perennials and grasses shall be provided. 25% of the trees shall be evergreen.
- 6. The plan shall provide dense low-growing landscaping east of the drive-thru lane and north of the parking areas to buffer from public view.
- 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, including gas canopy lighting, shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
- 10. Standard streetscape improvements will be required along Main Street with driveway access being limited to the joint access agreements located to the north of this site.
- 11. 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.
- 12. 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.
- 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. Engineering—contact 716-9160
 - Provide water shares or in-lieu fee for indoor and outdoor increased demands to the City system. This requirement shall be per City Code and Utah Administrative Rule R509-519-7
 - 2. All utilities outside of the public right-of-way way shall be private lines and shall be owned, maintained, repaired/replaced by the property owner. All infrastructure shall be installed, maintained, and repaired/replaced in accordance with Logan City Standards.
 - 3. Sufficient fire hydrants shall be located in and around the site to meet fire code requirements.
 - 4. All existing water and sewer utility service lines to the property that are not used by the development shall be capped at the City main line.
 - 5. There is an existing 6" water line stub near the location shown for the fire service line. It is anticipated that the development will tie into that stub. There is an existing 1 ½" water service line for the property. This service line size is no longer supported by Logan and shall be updated to a 2" water service line.
 - 6. Provide storm water detention/retention per Logan City Design standards. This includes the onsite retention of the 90% storm event through the use of Low Impact design methods
 - 7. A stormwater maintenance agreement shall be provided for City Review, approval, and recordation at County Recorder's Office at the time of construction plans approval.
 - 8. If the area of disturbance is greater than 1 acre, a State Storm Water Permit is required. Development shall also provide a sediment and erosion control plans for all construction activities.
 - 9. All development right of way access points shall be constructed in accordance with Logan Design Standards.
 - 10. Provide a Geotechnical Report that includes but is not limited to: 1) Historical high ground water elevation if encountered, and 2) Percolation rate of soils at bottom of all storm water basins.
 - 11. Sidewalks shall be extended through the drive approaches to this development per City commercial driveway standards.
 - 12. The proposed 5' sidewalk shown along the south side of Cache Valley Blvd (1250 N) shall be a minimum of 6' where it is adjacent to the curb. Owner to dedicate sufficient right of way to encompass the proposed sidewalk.
 - 13. Update the sidewalk on the east of the site to extend straight from the south property line to the north and to a minimum 5' wide. Provide right of way over the sidewalk area.
 - 14. The City would prefer that the driveway on the northwest corner be a combined driveway with the driveway to the professional plaza to the west if possible.

- 15. Provide a trip generation memo using a land use representative of the type of development.
- 16. Construct and/or repair damaged or broken curb, gutter and sidewalk in accordance with City standards and specifications.
- b. Environmental —contact 716-9760
 - 1. Minimum 60 ft. straight on access required. Approach must be level, no down or uphill slopes.
 - 2. 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.
 - 3. Place bollards in the back of the enclosure to protect walls.
 - 4. Gates are not required, however if desired, they must be designed to stay open during the collection process.
 - 5. Barrel hinges are suggested for the gates. We need the full 12 ft. clearance so gates must be designed to open completely.
- b. City Forester —contact 716-9749

*Please remove existing Elm trees on main street as part of project and replant with common hackberry if park strip width allows for it.

- 1. Trees shall be planted at correct depth by International Society of Arboriculture standards. Meaning root flare shall be at final grade level.
- 2. Tree stakes shall be loose and only provided when necessary.
- 3. Only low growing variety of trees will be permitted under power lines.
- 4. 30' tree setback is required on park strip trees located near corner intersections for sight distance.
- e. Water contact 716-9627
 - 1. The buildings water main needs to have a RP (ASSE1013) installed and tested on the water main after the water meter, as it enters the building before any branch offs or possible connections inside or outside of building. Properly sized drain required to serve the backflow assemblies dump port. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 - 2. Refer to Utah State Amendment # 608.1.1,608.1.2,608.1.2.1 for installation criteria.
 - All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter. This lot has an approved RP (ASSE1013) already installed for landscape irrigation that could be reused.
 - 4. Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and all B/F assemblies must be installed and tested as per Logan City standards. Project shall comply with all current Utah State plumbing codes, amendments and Utah Admin. code R 309-105-12-(1) rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention, 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. 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 adequate off-street parking.
- 5. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
- 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. 1250 North provides access and is 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.



PC 22-064 design review

1 message

Paul Harris <ph.cv.ut@gmail.com>

Fri, Dec 2, 2022 at 11:54 AM

To: "planning.commission@loganutah.org" <planning.commission@loganutah.org> Cc: paul schwartz <pschwartz4@gmail.com>, Richard Broadbent <rich@broadbentfs.com>, Richard Thurston <richard@richardthurston.com>

I represent the North Hampton Condo Association (NHCA) located just west of the Raising Cane's project proposal. My comments regard the maintenance of the detention ditch and bushes dividing our properties. This area is a trash magnet and the NHCA has maintained it prior. With the Drive Through lanes passing immediately adjacent to this ditch, we would like assurances that Raising Cane's will take steps to keeping this area clean since a drive through lane is a common place for customers to dispose of trash. We would also like a responsible contact for recourse should a future dispute arise and as neighbors to our complex for shared interests/discussion points. Paul Harris

NHCA board member



APPLICATION FOR PROJECT REVIEW

For Staff Only Planning Commission			Land Us	se Appeal Bo	ard	□ Administra	ative Review
Date Received	Planner	Zone/Neighb	orhood	Scheduled M	leeting Date	Applicatio	n Number
		Type of App	lication (C	heck all that ap	oply):		
🗷 Design Reviev	v 🗆 C	onditional Use		ubdivision	🗆 Admin	istrative Design	Review
🗆 Code Amendn	nent 🗆 A	opeal		one Change	Other		54.
PROJECT NAME				ter	1960 - La Islanda Islanda (h. 1974) 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974 - 1974		
Raising Cane's							
PROJECT ADDRESS		nere en			a and an	COUNTY PLAT TAX	ID #
1165 North Main, Loga	n, UT 84341					05-042-0023	
AUTHORIZED PROJECT REP	RESENTATIVE F	OR OWNER				PHONE #	
Chris Bick						385-235-6536	
MAILING ADDRESS			CITY		STATE		ZIP
111 East Broadway Su	ite 600		S	alt Lake City	L	JΤ	84111
EMAIL ADDRESS				•••••			
chris.bick@kimley-horr	n.com			-			
PROPERTY OWNER OF REC	ORD					PHONE #	
Michael Hopkins	topkins	Family	Prope	entres h	~.h.C.	435-757-8230	
MAILING ADDRESS CITY STATE ZIP					ZIP		
3009 North 2050 EastNorth LoganUT84341					84341		
mikhop91@gmail.com							
DESCRIBE THE PROPOSED (Include as much detail as po	PROJECT AS IT S	SHOULD BE NOTIC separate sheet if n	ED AND PR eeded)	ESENTED		I otal Lot Size (acres	\$)
Please See attached.			,			1.017 Acres	
						Size of Proposed Ne	w Building
						3 026 SF	
						Number of Proposed	Now Units/Late
I certify that the information contained in this application and all Signature of Property Owner's Authorized Project Representative				sentative			
am authorized to sign all further legal documents and permit on behalf of the property owner.							
I certify that I am the property owner on record of the subject Signature of Property Owner							
I understand that all further leg	gal documents and	permits will	11/1	inn	Alty		
be sent to my authorized agen	t listed above.		000				
APPLICATION MUST BE ACC NO SITE ACTIVITY MAY OCCU	URATE AND CON	APPROPRIATE CC	OMMITTEE A	PPROVAL -	\mathcal{V}		

Kimley »Horn

October 21, 2022

Logan Development Review Committee 290 North 100 West Logan, UT 84321

Dear Logan Development Department,

Please consider this application to be a formal request for approval of a new Raising Cane's restaurant to be constructed at the above noted location. Raising Cane's was founded by Todd Graves in 1996 and the proposed location will be a company owned restaurant.

Raising Cane's serves only fresh chicken tenders, premium cut fries, homemade coleslaw, thick butter Texas toast and fresh squeezed lemonade to our customers. Raising canes will have a full drive-through and dining room service with operational hours as follows:

- Sunday thru Thursday 9:30am to 1:30am
- Friday and Saturday 9:30am to 3:30am

We will employ 50 to 75 full and part-time employees with an average of 10 crewmembers working per shift. Our speed of service is the best in the industry. During peak operational hours our crew will utilize handheld tablets to help mitigate traffic flow and manage cars in the drive-through queue. Our proposed multi lane drive-through also allows for a more efficient set up in an effort to help traffic flow.

Our sites are developed with the highest standards with wider drive lanes and heavy landscapes. The proposed building is constructed using real brick and high-grade materials. Additionally Raising Cane's also implements the use of sustainable materials and takes pride in hiring an artist to hand paint our Raising Cane's mural on the side of every restaurant that will include the name of the City in which the new restaurant resides.

We look forward to being a part of the Logan community. Raising Cane's will quickly become one of the top supporters of local school districts and businesses, taking pride in initiatives to feeding the hungry, pet welfare and supporting active and healthy lifestyles.

Should you have any questions regarding the Raising Cane's concept or this application, please do not hesitate to contact the undersigned.

Sincerely,

Chris Bick

Chris Bick, P.E.

Project Manager Kimley-Horn and Associates 111 East Broadway, Suite 600 Salt Lake City, UT 84111 Email: chris.bick@kimley-horn.com Ph: (385) 235-6536

UDOT Pre-Application Permit Meeting

Route: US-91 MP: 28.18

Pre-App # PA-131613 Applicant: Chris Bick (Kimley-Horn)

TIS Level / Permit Review Fee:

• TIS Waived, Permit Fee N/A (Encroachment Permit Only Req'd)

Required Documents - for more Information visit:

https://www.udot.utah.gov/connect/business/permits/access-management/

• Submit utility and sidewalk work details as part of the Encroachment Permit application.

Site Plan & Access Notes:

- Verify that no existing easement is encumbering the parcel for the existing Logan Lanes parcel.
- Update sidewalk along the entire frontage as required by the city. Any detached sidewalk width is
 required to be 5 ft shown on Standard Drawing PA 5. Attached sidewalk width is to meet the 6 ft
 minimum (8 ft preferred). Ensure all sidewalk is located with at least 1 ft space to the UDOT
 right-of-way. Work with Larry Slagowski at 801-620-1642 or Islagowski@utah.gov to record any
 required right-of-way dedication to meet these qualifications.

Traffic Impact Notes:

• No traffic study is being required by UDOT as the access is on city streets only and the intersection is already signalized and is not anticipated to require further signal modifications.

Utility Notes:

- Show existing and tie-in requirements of utilities
- Our policy is that we require trenchless construction unless convincing and sufficient reason is given for open trench construction. The reason for this is the substantial delays caused to the public which we measure in user costs, and the degradation to our pavement which increases maintenance costs and shortens the life cycle duration of the pavement.
- If small utility trenches are needed, they are to be cut at right angles to the travel lanes. Patches require at least a 2 inch rotomilling approaching and leaving the patch in all travel lanes impacted before final asphalt placement to create the "T patch".
- All final parallel sawcut lines or rotomilling must be located either at designed lane lines or designed center of lane. Sawcuts must be cleaned and a tack-coat applied before asphalt placement.

- All trenches for laterals within a 100 ft distance must have a 2 inch mill and replaced as a single patch. Single laterals will require a 2 inch mill for 20 ft each direction.
- Consider removing abandoned utilities when possible without major impacts to the public. All abandoned lines 6 inch diameter or larger that remain in place are to be filled with flowable fill meeting standard specification 03575.
- Coordinate work as part of the Encroachment Permit application.

Drainage Notes:

• Site drainage is to connect to the city system.

Other Notes:

- This application is to be terminated and the contractor is to obtain an Encroachment Permit for work within the UDOT right-of-way.
- Paul Lindhard and other Logan City representatives attended the meeting.









RAISING CANE'S 1010

PROJECT:

LEGEND

	PROF
w	PROF
F	PROF
SD	PROF
UCT	PROF
UGE	PROF
POW	PROF
	PROF
	PROF
•	PROF

OPOSED SAN. SSWR LINE OPOSED WATER LINE OPOSED FIRE LINE DPOSED STORM SEWER LINE DPOSED TELEPHONE & DATA LINE DPOSED UNDERGROUND ELEC. LINE OPOSED POWER LINE OPOSED GAS LINE OPOSED IRRIGATION LINE OPOSED WATER VALVE OPOSED WATER METER OPOSED INLET DPOSED LANDSCAPE DPOSED LIGHT DUTY ASPHALT PAVEMENT DPOSED HEAVY DUTY CONCRETE PAVEMENT DPOSED MEDIUM DUTY CONCRETE PAVEMENT DPOSED CONCRETE SIDEWALK PAVEMENT PROPOSED CANOPY

NOTES

1. THIS EXHIBIT WAS COMPLETED WITHOUT A GEOTECHNICAL REPORT.

- 2. THE BUILDING WILL BE FIRE SPRINKLED.
- 3. DRY UTILITY LOCATIONS BASED ON INFORMATION PROVIDED BY E4.



JOB NUMBER:	093610015
SCALE:	1" = 20'
DATE:	12/6/2022
SHEET:	1 OF 1

LOCATION:

MAIN & 1250 N LOGAN, UT

RESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC., 2016



UCTS 10 H, WEATHERD HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH

LIGHT BUFF SACK RUB FINISH.

Raising CHICKEN FINGERS	Restaurant Support Office 6800 Bishop Road, Plano, TX 75024 Tele: 972-769-3100 Fax: 972-769-3101
Store: W. 1250 N. & Main Logan, UT 8434 Restaurant #C10 P6Ev-AV) St. 1 10
KEN McCRACKEN ARCHITECT Architecture • Program Management • Per 9540 MAROON CIRCLE SUITE 260 ENGLEWOOD, CO 80112 CONTACT: NAME PHONE: XXX XXX.XXXX EMAIL: X@X.COM	I , mitting
KEN MCCRACKEN, ARCHITE ST ATE OF UT A A KENNETH MCCRACKEN 7296670-0301 TCENSED A RCHITECT 12/05/22	
Prototype : Prototype Issue Date: Design Bulletin Updates: Date Issued: Bulletin Number: 09, 2022 V	6Ev-AV 09.2022 INLCUDED 20212 - 1.0
80% REVIEW S ISSUES 1 . 2 . 3 . 4 . 5 . 6 . 7 . 8 . 9 . . .	SET EVIEW COMMENTS ION
Sheet Title: EXTERIOR ELEVATIONS	 S

roject Number:	RACXXXXX.0
rawn By:	

Sheet Number:

A4.10



BELDEN NORMAN BRICK MASONRY MEDIUM RANGE, SMOOTH, IRON SPOT. MORTAR TO MATCH SOLOMON PROD-UCTS 10 H, WEATHERD HORIZONTAL STRIKE. VERTICAL JOINTS ARE FLUSH

AT FACE OF "1" ELEMMENT

LUSTRE

SOLOMON PRODUCTS 10 H, LIGHT BUFF SACK RUB FINISH.

NICHIHA: VINTAGE CEDAR WOOD LOOK MATERIAL

FINISH.

CHICKEN	Restaurant Support Offic 6800 Bishop Road, Plano, TX Tele: 972-769-3100 Fax: 972-7
^{Store:} W. 1250 N. & Main Logan, UT 84341 Restaurant #C101 P6Ev-AV	St. 0
KEN McCRACKEN ARCHITECT Architecture • Program Management • Perm 9540 MAROON CIRCLE SUITE 260 ENGLEWOOD, CO 80112 CONTACT: NAME PHONE: XXX XXX.XXXX EMAIL: X@X.COM	nitting
KEN MCCRACKEN, ARCHITE	СТ
KENNETH MCCRACKEN 7296670-0301 CAVSED ARCHITEC 12/05/22	
Prototype :	6Ev-AV
Prototype Issue Date: Design Bulletin Updates:	09.2022 INLCUDED
Date Issued: Bulletin Number:	
09, 2022 V 2	20212 - 1.0
80% REVIEW S	ET
ISSUES 1 . 80% REVIEW 2 . FOR PERMIT REV 3 . RESPONSE TO C 4 . FOR BID 5 . FOR CONSTRUCTION 6 . . 7 . . 8 . . 9 . .	VIEW COMMENTS
Sheet Title:	

Sheet Number:

A4.20





Sheet Number:

Project Number: Drawn By:

RACXXXXX.0

EQUIPMENT FLOOR PLAN

Sheet Title:

Date:

	00/0	
_		
ISS	UES	
1		80% REVIEW
2		FOR PERMIT REVIEW
3		RESPONSE TO COMMENTS
4		FOR BID
5		FOR CONSTRUCTION
6		
7		
8		
9		

80% REVIEW SET

Prototype Issue Date:		09.2022
Design Bulletin Updates:		INLCUDED
Date Issued:	Bulletin Number:	
09, 2022		V 20212 - 1.0

Prototype :

6Ev-AV

KEN MCCRACKEN, ARCHITECT

9540 MAROON CIRCLE SUITE 260 ENGLEWOOD, CO 80112 CONTACT: NAME PHONE: XXX XXX.XXXX EMAIL: X@X.COM

KEN McCRACKEN, ARCHITECT

Architecture • Program Management • Permitting

P6Ev-AV

Logan, UT 84341 Restaurant #C1010





X