



Development Review Committee

1020 East Pioneer Road
Draper, Utah 84020

STAFF REPORT

August 4, 2020

To: Draper City Planning Commission
Business Date: August 13, 2020

From: Development Review Committee

Prepared By: Jennifer Jastremsky, AICP, Senior Planner
Planning Division
Community Development Department
(801) 576-6328 or jennifer.jastremsky@draper.ut.us

Re: DRAPER WINGATE HOTEL—SITE PLAN REQUEST

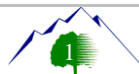
Application No.: SPR-979-2020
Applicant: Alan Melchior
Project Location: Approximately 12361 S Minuteman Drive
Current Zoning: CSD-DP (Draper Peaks Commercial Special District) Zone
Acreage: Approximately 2.4 Acres (approximately 104,500 square feet)
Request: Request for approval of a Site Plan in the CSD-DP (Draper Peaks Commercial Special District) Zone to remove the vacant restaurant building and construct a new four-story hotel along with a parking lot and landscaping improvements.

SUMMARY & BACKGROUND

This application is a request for approval of a Site Plan for approximately 2.4 acres located at approximately 12361 S Minuteman Drive (Exhibit B). The property is currently zoned CSD-DP (Draper Peaks Commercial Special District) Zone. The applicant is requesting that a Site Plan be approved to allow for the removal of a vacant restaurant building and the construction of a new four-story hotel along with parking lot and landscaping improvements.

The subject property is within the Draper Crossing development, which was a project that was approved with a development agreement in June 1997. The development agreement established the development requirements for the area including elements such as site uses, setbacks, parking requirements, lighting, and architectural design standards to name a few. The property was later incorporated into the CSD-DP zone in 2004. Many of the development requirements from the development agreement control, however, some items such as architectural design are required to comply with the CSD zoning ordinance.

The existing building was approved as a fast food restaurant with drive-thru (Fazoli's Restaurant) in 2000. It has operated as a restaurant under different names, however, it is currently vacant.



The property contains two lots. The applicant is proposing a lot consolidation in order to combine the properties into one. This application will be reviewed by the Zoning Administrator. The Hotel is located entirely on one parcel and the consolidation is not required as part of the site plan approval.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Commercial Special District land use designation for the subject property (Exhibit C). This category is characterized as follows:

Commercial Special District

| LAND USE DESCRIPTION | |
|--------------------------|---|
| CHARACTERISTICS | <ul style="list-style-type: none"> • Include a wide range of commercial uses that are destination oriented and draw from a regional customer base • Compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components • Limited traffic access points • Development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses • Uniform design standards and aesthetics • Access to individual properties should be provided only from frontage roads or major arterials • Common off-street traffic circulation and parking areas |
| LAND USE MIX | <ul style="list-style-type: none"> • Large-scale master-planned commercial centers • Big box centers • Corporate headquarters • Multi-story upscale office buildings • Multi-story upscale residential buildings |
| COMPATIBLE ZONING | <ul style="list-style-type: none"> • Adopted Commercial Special District zone • Adopted Major Freeway Arterial Frontage Road zone |
| LOCATION | <ul style="list-style-type: none"> • Strategically placed along high-traffic corridors with convenient points of traffic access to and from residential areas • Excellent transportation access to major highways • High visibility from the I-15 corridor • Proximity to both Salt Lake and Utah Counties • Provide adequate buffers in the form of setbacks, open space, low impact industrial uses, barriers, etc. adjacent to existing residential areas • Major streets serving these areas should accommodate truck traffic |

The property has been assigned the CSD-DP zoning classification (Exhibit D). Per the Draper City Municipal Code (DCMC) Section 9-8-020, the purpose of each CSD zone is to “permit a compatible, master planned mix of day and evening uses consisting of office, light manufacturing, retail, residential, recreation and open space components. Although development size and use mix will vary from location to location, each development is intended to consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses.”

The CSD-DP Zone zoning designation is identified by the General Plan as a preferred zoning classification for the Commercial Special District land use designation. The CSD-DP zoning district abuts the subject property on all sides except to the south where the CC (Community Commercial) zone abuts.

Site Plan Layout. The applicant is proposing to redevelop the site into a 98-room hotel (Exhibit E). The hotel building will be located on the north portion of the property where the existing restaurant building is located. Parking will be provided to the south and east of the hotel building. The ingress and egress points for the property will not be altered. Currently the site has an access point to Minuteman Dr. and two access points to Pioneer Road. All access points are shared with adjacent properties and the Draper Crossing development at large, including cross access and shared parking agreements.

Landscaping and Lot Coverage. The development provides 12% overall landscaping at 12,468 square feet (Exhibit F). The building has a footprint of 9,745 square feet, a 10.5% property coverage amount. The CSD-DP zone does not stipulate a minimum amount of landscaping nor lot coverage. It does however require landscaping around buildings, along streets, and within parking lots. The proposed plans show extensive landscaping along its primary entrance to the site, Minuteman Dr. Landscaping is then provided around the building, at the end of parking rows, and along Pioneer Road. The parking lot contains tree diamonds as required within the CSD-DP zone. The site does contain a 500 square foot outdoor patio area. Additional amenities are located within the building, including a pool.

Parking. The applicant is providing 137 parking spaces on the site. The code requires a hotel to provide one parking space per room, plus parking for any accessory uses like a restaurant. The hotel will contain 98 rooms and does not contain any accessory uses. The CSD-DP zone does not have a maximum amount of parking that is allowed. The applicant is looking into the possibility of eliminating a few of the spaces to allow for RV parking. The site has an excess of 39 parking spaces, the site can accommodate a slight change to the parking layout to accommodate RV parking.

Architecture. The proposed hotel will contain four stories and be 55-feet tall (Exhibit G). The building’s roofline will contain two hipped roof features that will extend up to 11’ above the roofline. The building materials will be Exterior Insulation and Finish System (EIFS) and stone. The CSD-DP zone does not contain any minimum or maximum amounts of building materials. It does require buildings to match the architectural theme included in the exhibits to the zone and include stacked ledge stone. The architectural theme is the same for the entire Draper Peaks development, and includes the hipped roof features, stucco/EIFS materials, and stone.

Lighting. The lighting plan shows four light poles within the parking lot and building mounted lights at the building entrances. The CSD-DP zone does not contain lighting standards. The Draper Crossing Development Agreement and Design Guidelines do include lighting standards. These standards call for lights to be used for security purposes and to be shielded to prevent light pollution. The proposed light poles will match that used in the Draper Peaks and Draper Crossing shopping centers. The light fixtures will be mounted on 20-foot tall poles and will be full cutoff fixtures to reduce light pollution.

Criteria For Approval. The criteria for review and potential approval of a Site Plan Review request is found in Section 9-5-090(E) of the DCMC. This section depicts the standard of review for such requests as:

- E. Standards For Approval: The following standards shall apply to the approval of a site plan:
 - 1. The entire site shall be developed at one time unless a phased development plan is approved.
 - 2. A site plan shall conform to applicable standards set forth in this title, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
 - 3. The proposed development plans meet the intent, goals, and objectives of the general plan and the purpose of the zone district in which the site is located.
 - 4. The public facilities and services in the area are adequate to support the subject development, as required by engineering standards and specifications.
 - 5. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of this code, including traffic, storm water drainage, and utilities concerns.

REVIEWS

Planning Division Review. The Draper City Planning Division has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Building Division Review. The Draper City Building Division has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geotechnical, in working with the Draper City Building and Engineering Divisions, has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire has completed their review of the Site Plan submission. Comments from the Division, if any, can be found in Exhibit A.

Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff finds that the application complies with the DCMC and recommends that the Planning Commission review the request, receive public comment, and approve the application based on the findings listed below and the criteria for approval, as listed within the staff report.

If the Planning Commission decides to approve the request, staff recommends they include the following conditions of approval:

- 1. That all requirements of the Draper City Engineering, Public Works, Building, Planning, and Fire Divisions are satisfied throughout the development of the site and the construction of all buildings

- on the site, including permitting.
2. That all requirements of the geotechnical report are satisfied throughout the development of the site and the construction of all buildings on the site.
3. Staff may approve a change in parking layout to accommodate RV parking. Any substantial change to the parking layout shall require additional review by the Planning Commission.

The findings for approval as are follows:

1. The proposed development plans meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development conforms to the general aesthetic and physical development of the area.
4. The public services in the area are adequate to support the subject development.
5. The entire site shall be developed at one time unless a phased development plan is approved.
6. The site plan conforms to applicable standards set forth in this title and the Draper Crossing Development Agreement, including but not limited to, building heights, setbacks, access points, parking, landscaping, and building materials.
7. The proposed development plans comply with the engineering standards found in Titles 7, 8, 11, 12, 16, and 18 of the Draper City Municipal Code, including traffic, storm water drainage, and utilities concerns.

MODEL MOTIONS

Sample Motion for Approval

I move that we approve the Site Plan, as requested by Alan Melchior for the Draper Wingate Hotel, application SPR-979-2020, based on the findings and subject to the conditions listed in the Staff Report dated August 4, 2020.

Sample Motion for Modified Approval

I move that we approve the Site Plan, as requested by Alan Melchior for the Draper Wingate Hotel, application SPR-979-2020, based on the findings and subject to the conditions listed in the Staff Report dated August 4, 2020 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

DEVELOPMENT REVIEW COMMITTEE ACKNOWLEDGEMENT

We, the undersigned, as duly appointed members of the Draper City Development Review Committee, do acknowledge that the application which provides the subject for this staff report has been reviewed by the Committee and has been found to be appropriate for review by the Draper City Planning Commission and/or City Council.

Draper City Public Works Division

Draper City Building Division

Draper City Fire Department

Draper City Planning Division

Draper City Legal Counsel

EXHIBIT A DEPARTMENT REVIEWS

REVIEWS ARE NOT MEANT TO BE AN ALL INCLUSIVE LIST OF POSSIBLE COMMENTS OR CONDITIONS.

Planning Division Review.

1. The proposed plans comply with DCMC.

Engineering and Public Works Divisions Review.

1. Once site plan has been approved, a Land Disturbance Permit is required prior to construction activities onsite. Permit is obtained through the Engineering Division and is required prior to Building Permit issuance.
2. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division.

Geotechnical and Geologic Hazards Review.

1. Based substantially in and on reliance of the technical documentation and assurances provided by AGECE, including their opinions and conclusions, it is TC's opinion that AGECE has adequately addressed geotechnical parameters at the site, consistent with concerns for public health, safety, welfare, reasonable professional standards of practice and the Draper City's Geologic Hazards Ordinance (Draper City, 2010).
2. A liquefaction study was completed for the subject site. AGECE concluded that the site is susceptible to 1.1 inches of liquefaction induced settlement. The site is not susceptible to liquefaction induced lateral spread.
3. Based on the review of the subject documents, TC recommends Draper City consider the AGECE submittals complete from a geotechnical engineering perspective.

Fire Division Review.

1. Fire Department Access is required. An unobstructed minimum road width of twenty-six (26) feet exclusive of the shoulders and a minimum height of thirteen (13) feet six (6) inches shall be required. The road must be designed and maintained to support the imposed loads of emergency apparatus. The surface shall be able to provide all weather driving capabilities. The road shall have an inside turning radius of twenty – eight (28) feet. There shall be a maximum grade of 10%. Grades may be checked prior to building permits being issued. Due to the building height being more than thirty, (30) feet the fire code requires that the fire access lane width to be increased to 26 feet. This plan meets this requirement.
2. Hydrants and Site Access. All hydrants and a form of acceptable temporary Fire Department Access to the site shall be installed and APPROVED by the Fire Department prior to the issuance of any Building Permits. If at any time during the building phase any of the hydrants or temporary Fire Department Access becomes non-compliant any and all permits could be revoked.
3. Fire Hydrants are required there shall be a total of 4 hydrant(s) required spaced at 350ft. increments. The required fire flow for this project is 3500GPM for full 3 hour duration. The number of hydrants and fire flow has already been reduced 50% due to the building shall be equipped with fire sprinklers.
4. No combustible construction shall be, allowed prior to hydrant installation and testing by water

purveyor. All hydrants must be operational prior to any combustible elements being received or delivered on building site.

5. Fire Sprinklers Required. A deferred submittal for a NFPA 13 fire sprinkler shop drawings are to be sent via email to: Don Buckley at don.buckley@draper.ut.us . A complete set of plans, with manufacturer cut sheets, and hydraulic calculations. Plans must be stamped by a NICET level III or better in Auto Sprinkler Layout. (There needs to be a hydrant with-in a 100 feet of the FDC.) FDC is required to have KNOX Locking Caps. **ALL FIRE PROTECTION PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.**
6. Standpipes Are Required. This building will be required to have standpipes. This standpipe will be required to be pressure tested and a Contractor Certificate of Completion will be required to be filled out.
7. Post Indicator Valve with Tamper May Be Required. If there is no designated fire riser room with a direct access door from the outside. There shall be either a wall mounted P.I.V (OS&Y) or a typical P.I.V placed a minimum distance of 40 feet from the building with a tamper switch.
8. Low Frequency Fire Alarm Required. A deferred submittal for fire alarm shop drawings are to be sent via email to the following to: Don Buckley at don.buckley@draper.ut.us . A complete set of plans, with manufacturer cut sheets, and battery calculations. Plans must be stamped by a NICET level III or better in Fire Alarm Systems. **ALL FIRE ALARM PLANS REQUIRE 3rd PARTY REVIEW PRIOR TO BE SUBMITTED TO THE DRAPER FIRE DEPARTMENT.**
9. Emergency Responder Radio Coverage Required. Emergency responder radio coverage shall be provided in accordance with the IFC.
10. Emergency Voice/Alarm Communication System May Be Required. An emergency voice/alarm communication system shall be provided in accordance with the IFC.
11. Two-way communication will be Required. As per Section 1009.8 in the 2018 IFC.
12. Knox Boxes Required. Fire Department “Knox Brand” lock box to be mounted to exterior walls, near the main entrance and/or nearest the door serving the exterior access to the fire sprinkler riser room. (At a height of 5 feet to the top of the box) Lock box purchase can be arranged by the General Contractor. See attached information form.
13. 2A-10BC Fire Extinguishers required. The extinguisher needs to be a serviceable type meaning metal head and metal neck. Extinguishers need to be located in a conspicuous location where they will be readily accessible and immediately available for use. Placed every 75 feet of travel. If in cabinet or not the extinguisher or cabinet needs to be mounted so that the top is not more than five (5) feet above the floor.

**EXHIBIT B
AERIAL MAP**

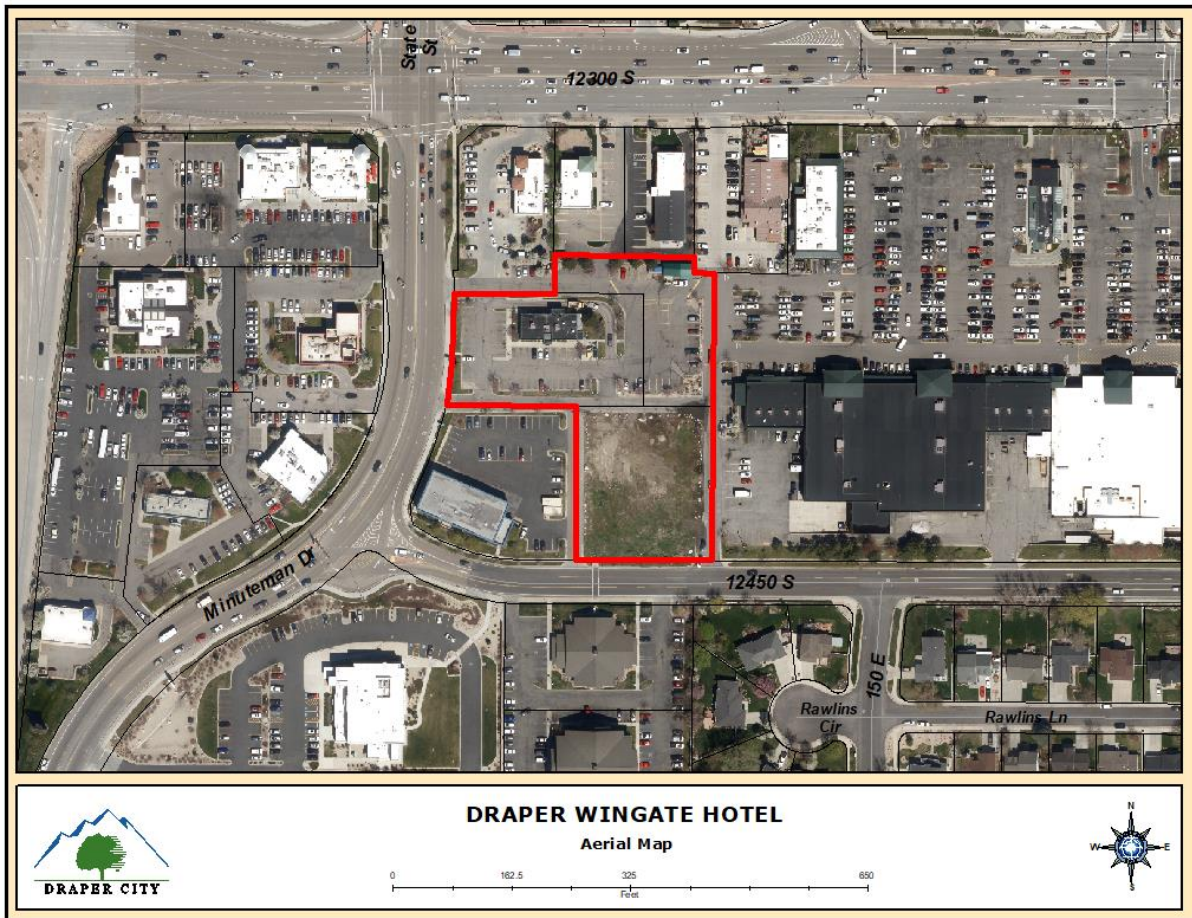


EXHIBIT C
LAND USE MAP

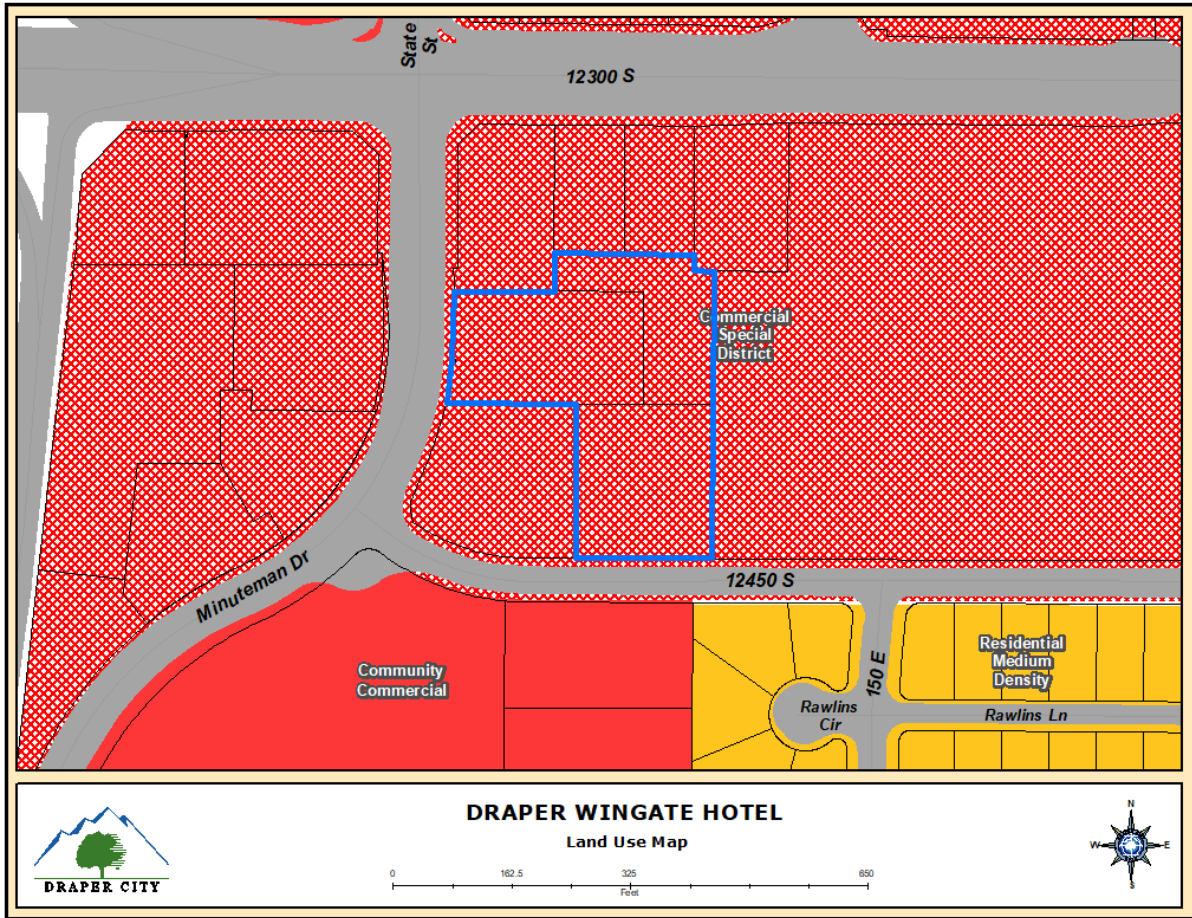


EXHIBIT D
ZONING MAP

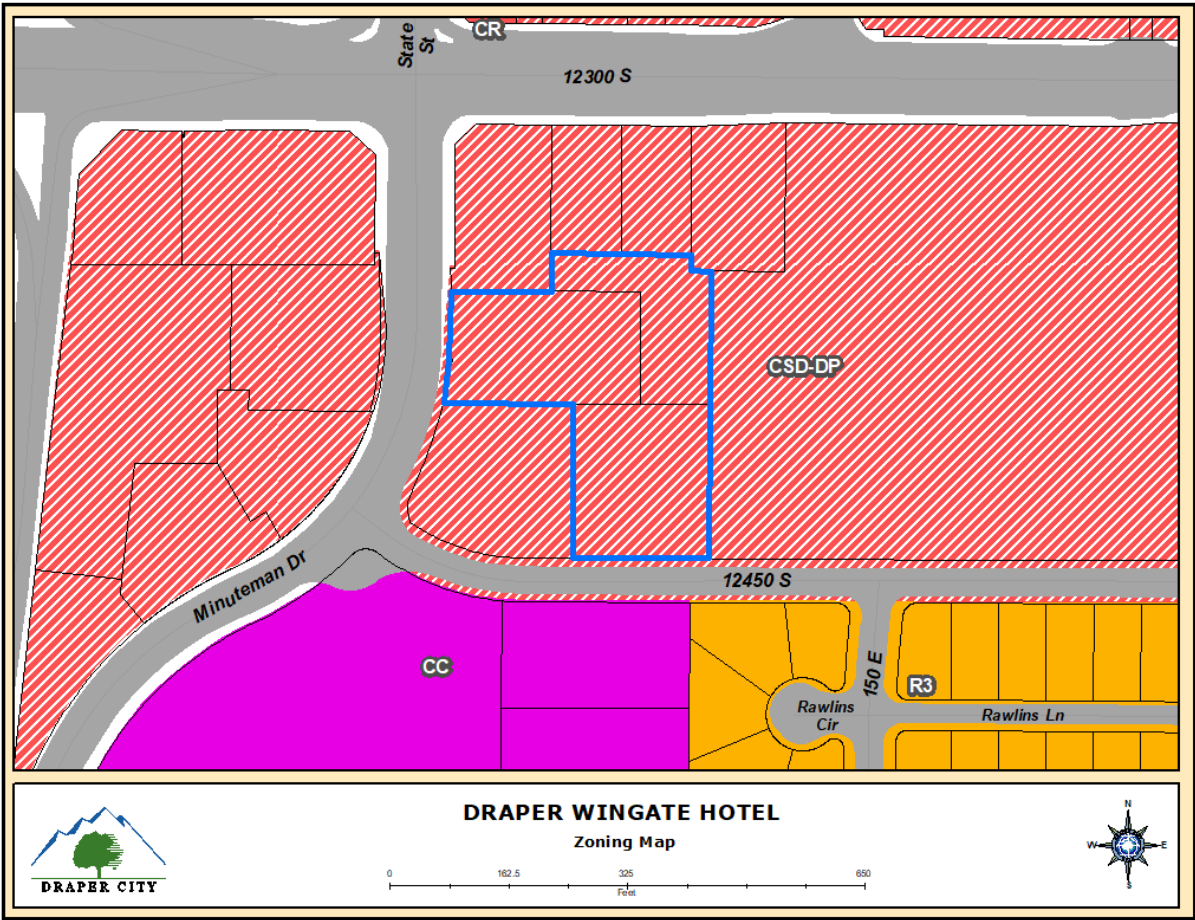
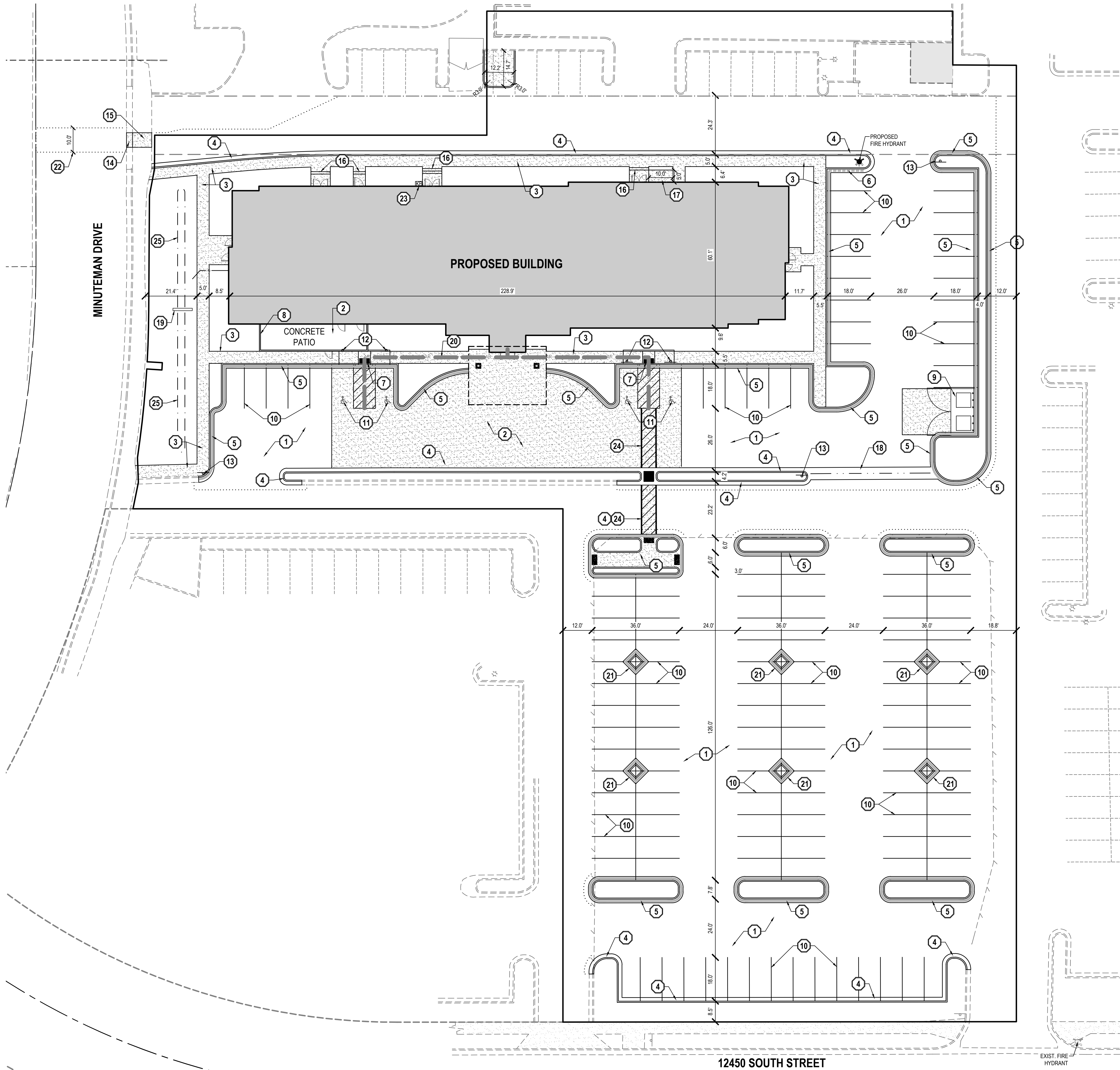


EXHIBIT E
SITE PLAN



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:

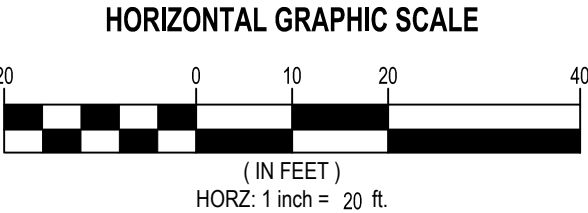
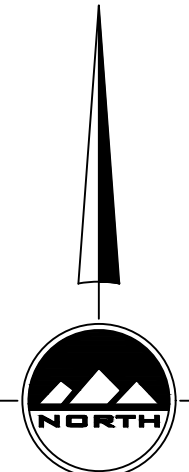
- PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 ASPHALT PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 4' C-600.
 - 2 CONCRETE PAVEMENT PER GEOTECHNICAL REPORT AND DETAIL 5' C-600.
 - 3 4" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231.
 - 4 24" COLLECTION CURB AND GUTTER PER DETAIL 6' C-600.
 - 5 24" REVERSE PAN CURB AND GUTTER PER DETAIL 7' C-600.
 - 6 TRANSITION BETWEEN COLLECTION CURB AND GUTTER AND REVERSE PAN CURB AND GUTTER.
 - 7 HANDICAP ACCESS RAMP PER APWA STANDARD PLAN NO. 235 WITH DETECTABLE WARNING SURFACE PER APWA STANDARD PLAN NO. 238.
 - 8 MASONRY WALL. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
 - 9 TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE. PER DEVELOPMENT AGREEMENT: ENCLOSURE GATE SHALL BE SHEET METAL, CORRUGATED METAL OR CHAIN LINK WITH SLATS.
 - 10 4" WIDE SOLID WHITE PAVEMENT MARKING PER M.U.T.C.D. STANDARD PLANS.
 - 11 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING PER M.U.T.C.D. STANDARD PLANS.
 - 12 "HANDICAP PARKING" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - 13 "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
 - 14 REMOVE AND REPLACE EXISTING CONCRETE CURB AND GUTTER FOR UTILITY INSTALLATION. MATCH EXISTING. SEE UTILITY PLAN FOR INFORMATION.
 - 15 REMOVE AND REPLACE EXISTING CONCRETE SIDEWALK PER DRAPER CITY STANDARD DETAIL ST-12 FOR UTILITY INSTALLATION. MATCH EXISTING. SEE UTILITY PLAN FOR INFORMATION.
 - 16 STAIRS IN SIDEWALK. SEE GRADING PLAN FOR ELEVATION INFORMATION. SEE ARCHITECTURAL PLANS FOR HANDRAIL INFORMATION.
 - 17 ADA ACCESSIBLE RAMP W/ HANDRAIL PER OWNER/ARCHITECT SPECIFICATIONS. RAMP SLOPE SHALL NOT EXCEED 1:12 OR 8.33% AND CROSS SLOPE SHALL NOT EXCEED 2.00%. CONTRACTOR TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED ALLOWABLE SLOPES.
 - 18 5' WATERWAY PER DRAPER CITY STANDARD DETAIL ST-10. WATERWAY TRANSITION SIMILAR TO APWA STANDARD PLANS NO. 211 AND 213 AND SPECIFICATIONS.
 - 19 MONUMENT SIGN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
 - 20 DESIGNATED ACCESSIBLE ROUTE. RUNNING SLOPE SHALL NOT EXCEED 5.00% (1:12 OR 8.33% FOR RAMPS) AND CROSS SLOPES SHALL NOT EXCEED 2.00%. CONTRACTOR TO REMOVE AND REPLACE ANY AREAS WHICH EXCEED ALLOWABLE SLOPES.
 - 21 5'X5' TREE DIAMOND PER DRAPER CITY MUNICIPAL CODE 9-18A-060.
 - 22 SAWCUT AND PATCH EXISTING ASPHALT PAVEMENT FOR UTILITY INSTALLATION PER DRAPER CITY STANDARD DETAIL NO. ST-19. REFER TO DETAIL ST-20 FOR TEMPORARY STEEL PLATE INSTALLATION.
 - 23 "KNOX BRAND" LOCK BOX TO BE MOUNTED TO EXTERIOR WALL AT A HEIGHT OF 5' TO THE TOP OF BOX.
 - 24 WHITE CROSSWALK MARKING PER M.U.T.C.D. STANDARD PLANS.
 - 25 LANDSCAPE BERM. SEE GRADING PLAN SHEET C-300 FOR INFORMATION.

| BUILDING AREA | |
|---------------|-----------|
| DESCRIPTION | AREA (SF) |
| FIRST FLOOR | 9,745 |
| SECOND FLOOR | 10,539 |
| THIRD FLOOR | 10,542 |
| FOURTH FLOOR | 10,542 |
| TOTAL | 41,368 |

| SITE SUMMARY TABLE (PARKING AREAS) | | |
|------------------------------------|------------|------------|
| DESCRIPTION | AREA (SF) | PERCENTAGE |
| PAVEMENT | 92,712 | 88% |
| LANDSCAPING | 12,468 | 12% |
| TOTAL SITE | 105,180 | 100% |
| | 2.41 ACRES | |

| FIRE FLOW REQUIREMENT | |
|-----------------------------|----------|
| CONSTRUCTION TYPE | 5A |
| FLOW REQUIRED | 1875 GPM |
| DURATION | 3 HRS |
| FIRE HYDRANTS REQUIRED | 2 |
| MAXIMUM DISTANCE TO HYDRANT | 225 FT |

| PARKING DATA TABLE | |
|-------------------------|-----|
| REQUIRED STALLS | 99 |
| STANDARD STALLS | 133 |
| ADA - ACCESSIBLE STALLS | 4 |
| TOTAL STALLS | 137 |



| BENCHMARK | |
|--|--|
| EAST WITNESS CORNER TO THE SOUTHWEST CORNER SECTION 30 T3S, R13, SLB4M ELEVATION = 4424.21 | |



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DRAPER WINGATE DEVELOPMENT LLC
2221 E 6200 S
HOLIDAY, UTAH 84121

CONTACT:
ALAN MELCHIOR
PHONE: (801) 232-8300

WINGATE HOTEL

12361 S MINUTEMAN DRIVE
DRAPER, UTAH

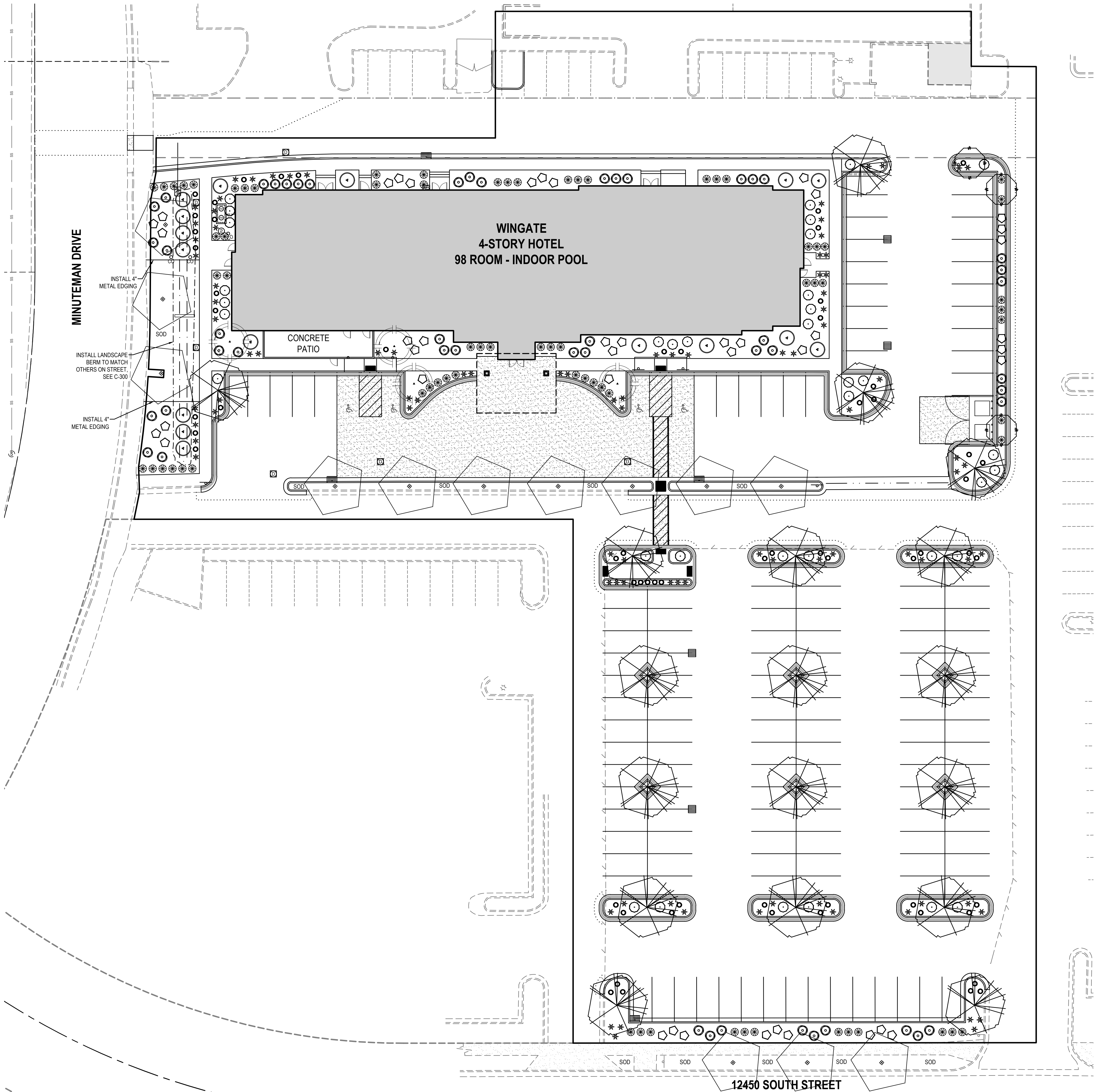


SITE PLAN

PROJECT NUMBER
5193E
PRINT DATE
6/24/20
DRAWN BY
T. MAZEJY
CHECKED BY
D. JENKINS
PROJECT MANAGER
D. JENKINS

C-200

EXHIBIT F
LANDSCAPE PLAN



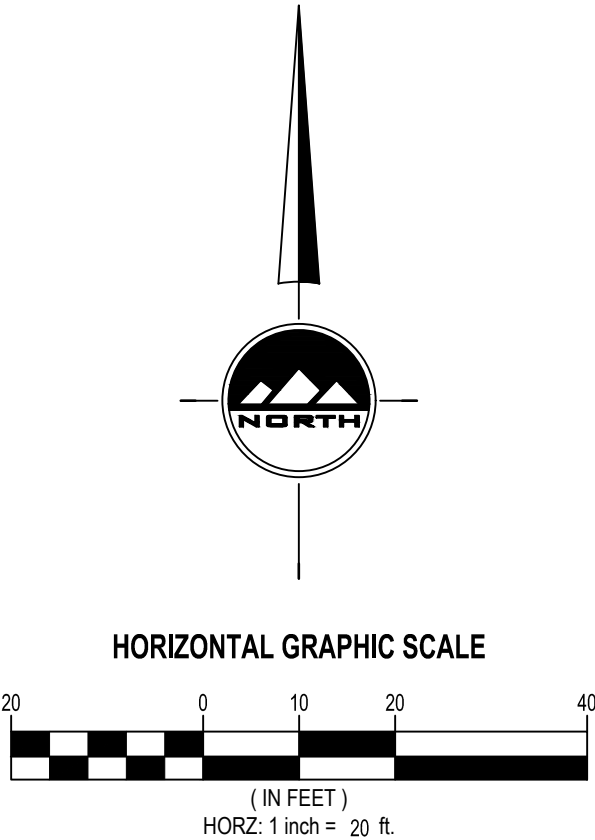
| Landscape | | | | |
|-----------|--------|-------------------------|--------------------------------|------------|
| Trees | | | | |
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 3 | | Existing Tree to Remain | N/A | N/A |
| 4 | | Autumn Blaze Maple | Acer freemanii 'Jeffersred' | 2" CAL. |
| 13 | | Redbud, Eastern | Cercis canadensis | 2" CAL. |
| 18 | | Chanticleer Flowering | Pyrus calleryana 'Chanticleer' | 2" CAL. |

| Shrubs | | | | |
|--------|--------|------------------------------------|--|------------|
| Qty | Symbol | Common Name | Botanical Name | Plant Size |
| 36 | | Barberry, 'Crimson Pygmy' | Berberis thunbergii atropurpurea nana | 5 Gallon |
| 42 | | Dark Knight Spiraea | Caryopteris x. 'Dark Knight' | 5 Gallon |
| 16 | | Dwarf Burning Bush | Euonymus alatus 'Compacta' | 5 Gallon |
| 62 | | Blue Oat Grass | Helictotrichon sempervirens | 1 Gallon |
| 72 | | Feather Reed Grass 'Karl Foerster' | Calamagrostis acutiflora 'Karl Foerster' | 1 Gallon |
| 93 | | Daylily | Hemerocallis | 1 Gallon |
| 49 | | Slowmound Dwarf Mugo Pine | Pinus mugo mugin 'Slowmound' | 5 Gallon |

Landscape Notes: Between all planter bed and sod areas, install 4" metal edging. In all planter bed areas, install 4" deep, 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.

| SITE SUMMARY TABLE (PARKING AREAS) | | |
|------------------------------------|----------------------|------------|
| DESCRIPTION | AREA (SF) | PERCENTAGE |
| PAVEMENT | 57,383 | 91% |
| LANDSCAPING | 5,703 | 9% |
| TOTAL SITE | 63,086 1.45 ACRES | 100% |

| PARKING DATA TABLE | |
|-------------------------|-----|
| REQUIRED STALLS | 98 |
| STANDARD STALLS | 134 |
| ADA - ACCESSIBLE STALLS | 4 |
| TOTAL STALLS | 138 |



BENCHMARK
EAST WITNESS CORNER
TO THE SOUTHWEST CORNER
SECTION 30
T3S, R13, S18&M
ELEVATION = 4424.21

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
DRAPER WINGATE DEVELOPMENT LLC
2221 E 8200 S
HOLIDAY, UTAH 84121

CONTACT:
ALAN MELCHIOR
PHONE: (801) 232-8300

WINGATE HOTEL

12361 S MINUTEMAN DRIVE
DRAPER, UTAH

LANDSCAPE PLAN

PROJECT NUMBER
5193E

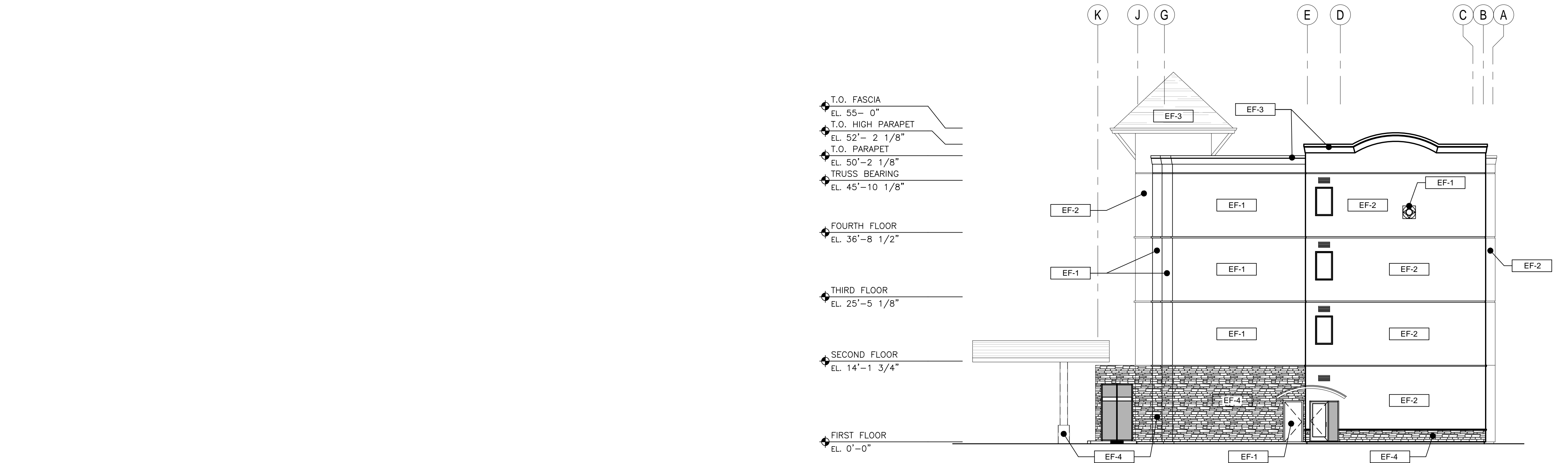
PRINT DATE
6/25/20

DRAWN BY
T. MAZEJY

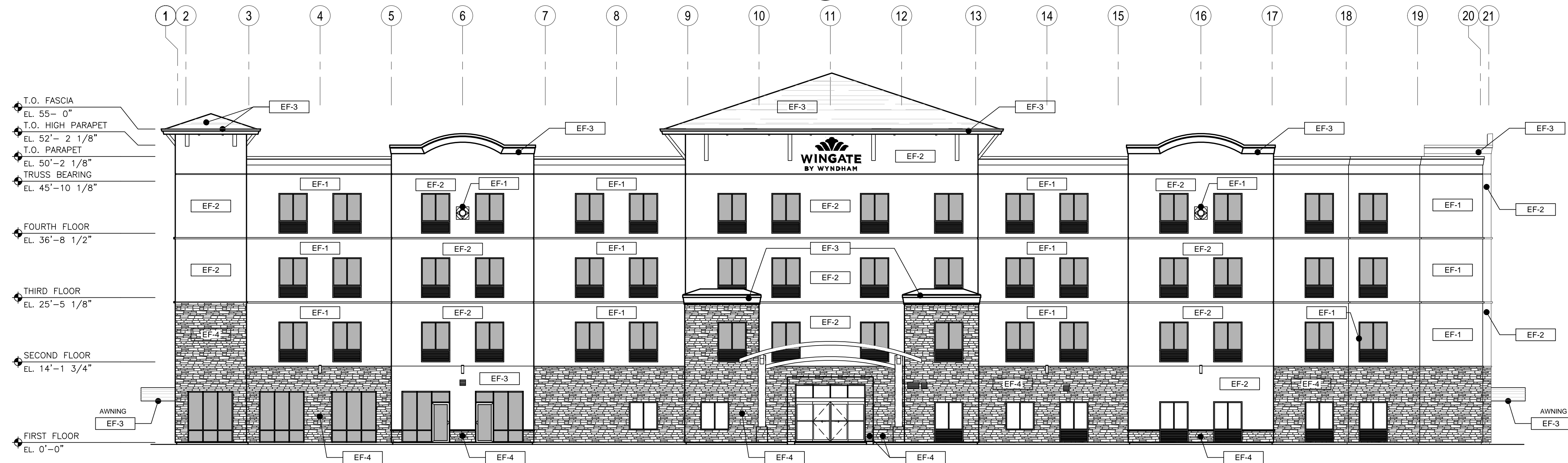
CHECKED BY
D. JENKINS

PROJECT MANAGER
D. JENKINS

EXHIBIT G
ELEVATIONS



2 RIGHT ELEVATION
A200 SCALE: 3/32" = 1'-0"



1 FRONT ELEVATION
A200 SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. FOR EIFS THICKNESS, SEE WALL SECTIONS SHEET A510.
2. EXPANSION JOINT/CONTROL JOINT: INSTALL IN ACCORDANCE WITH EIFS. SEE WINDOW SCHEDULE AND DETAILS SHEET A610.
3. SEE DOOR SCHEDULE AND DETAILS SHEET A600. PROVIDE BACKER ROD & SEALANT AT THE PERIMETER OF ALL WALL PENETRATIONS. SEE SHEET A610 FOR WINDOW DETAILS.
4. PROVIDE BACKER ROD & SEALANT BETWEEN DISSIMILAR MATERIALS.
5. VERIFY THAT WINDOWS ALIGN FROM FLOOR TO FLOOR WHERE INTENDED PER ELEVATIONS.
6. REFER TO LIGHTING CRITERIA SHEETS FOR EXTERIOR LIGHTING INFORMATION.

GEN. CRITERIA NOTES

- 1 EIFS CORNICE SEE DETAIL 16/A501
- 2 LOUVER, SEE MECHANICAL. FINISH TO MATCH WINDOW SURFACES
- 3 NOT USED
- 4 DRYER DUCT DISCHARGE, SEE MECHANICAL
- 5 ILLUMINATED SIGN PROVIDED BY OTHERS. COORDINATE ELECTRICAL. PROVIDE 3/4" THICK PLYWOOD BEHIND EIFS FINISH. COORDINATE WITH SIGN PROVIDER.
- 6 EIFS MEDALLION, SEE DETAIL 5/A200
- 7 WALL MOUNTED UP/DOWN LIGHT

SYMBOL LEGEND

- | | |
|------|--|
| EF-1 | MANUFACTURER: STO COLOR: MATCH PPG 118-1, TAILORED LINEN |
| EF-2 | MANUFACTURER: STO COLOR: MATCH PPG 422-3, SEA SPONGE |
| EF-3 | MANUFACTURER: STO COLOR: MATCH PPG 502-6, SALAL LEAVES |
| EF-4 | MANUFACTURER: COLOR: ADHERED FIELDSTONE TAN |

NOTES:
ALTERNATIVE MANUFACTURER
OF EIFS MANUFACTURER TO
MATCH STO COLORS LISTED
ABOVE.

Owen F. Slagle III - Architect

Ph: (412) 828-5710
Fax: (412) 828-5715
2170 Hulton Road
Verona, PA 15147

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AUTHORIZATION FROM THE ARCHITECT.



Franchisee Information

ALAN MELCHIOR
VIEW GATE DEVELOPMENT LLC
2221 EAST 6200 S
SALT LAKE CITY, UT 84121

Project location

WINGATE
Minuteman Drive Lot 2B
Draper, UT 84020

REVISIONS

| NO | DATE |
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DRAWINGS ISSUED FOR:

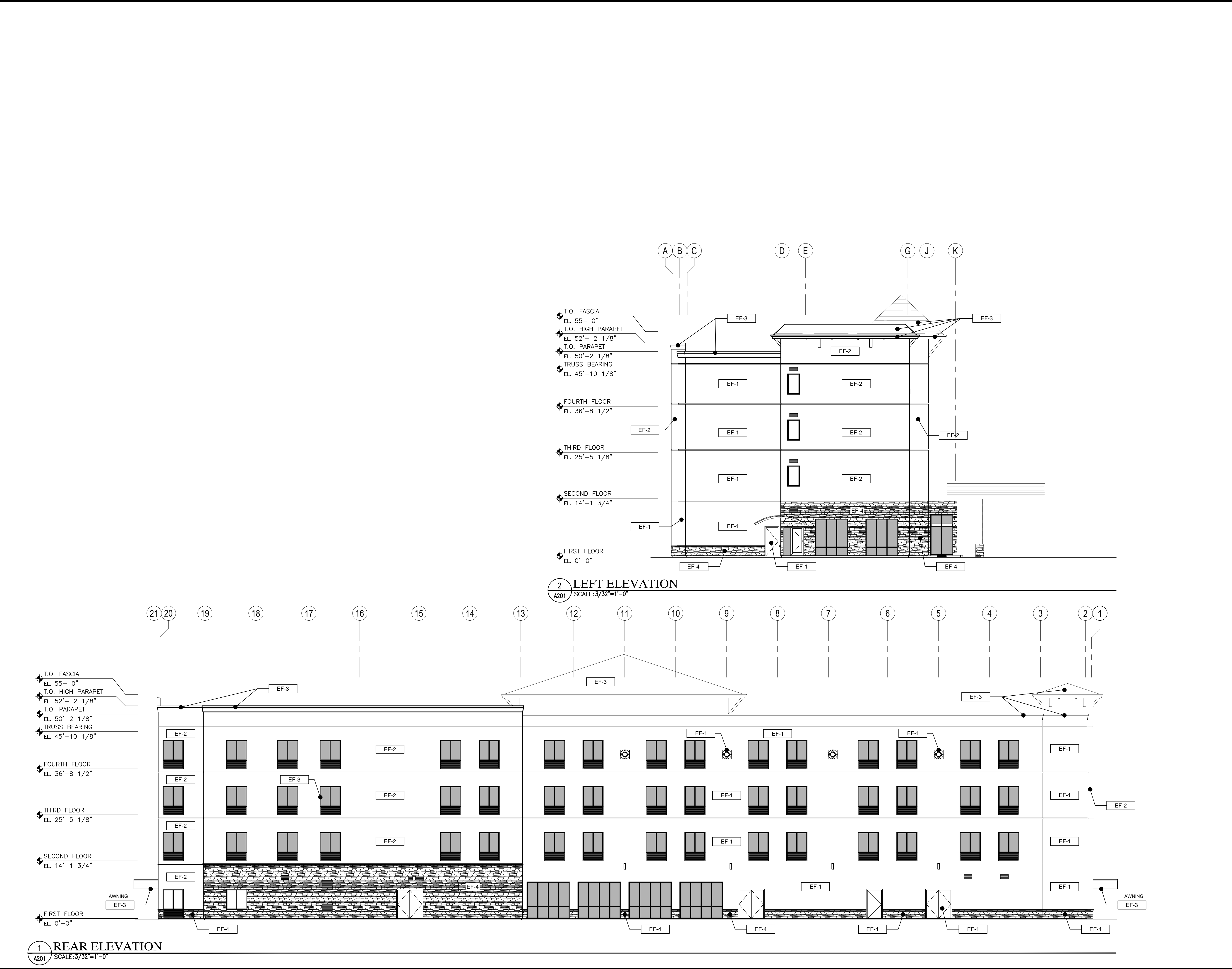
- | | |
|-------------------------------------|------------------------------|
| <input type="checkbox"/> | PRELIM. FLOOR PLAN |
| <input type="checkbox"/> | 30% |
| <input checked="" type="checkbox"/> | CLIENT/CORP. REVIEW (90%) |
| <input checked="" type="checkbox"/> | BIDDING |
| <input checked="" type="checkbox"/> | PERMITTING |
| <input type="checkbox"/> | PERMIT REVISIONS |
| <input type="checkbox"/> | FINAL CONST. |
- DRAWING ISSUE DATE:
6-23-20

EXTERIOR ELEVATIONS

PROJ. NO.:
FA20-105

DATE:
6/23/20

SHEET NUMBER
A200



GENERAL NOTES

1. FOR EIFS THICKNESS, SEE WALL SECTIONS SHEET A310.

2. EXPANSION JOINT/CONTROL JOINT: INSTALL IN ACCORDANCE WITH EIFS. SEE WINDOW SCHEDULE AND DETAILS SHEET A610.

3. SEE DOOR SCHEDULE AND DETAILS SHEET A600. PROVIDE BACKER ROD & SEALANT AT THE PERIMETER OF ALL WALL PENETRATIONS. SEE SHEET A610 FOR WINDOW DETAILS.

4. PROVIDE BACKER ROD & SEALANT BETWEEN DISSIMILAR MATERIALS.

5. VERIFY THAT WINDOWS ALIGN FROM FLOOR TO FLOOR WHERE INTENDED PER ELEVATIONS.

6. REFER TO LIGHTING CRITERIA SHEETS FOR EXTERIOR LIGHTING INFORMATION.

OWEN F. SLAGLE III - ARCHITECT

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GEN. CRITERIA NOTES

1. EIFS CORNICE SEE DETAIL 16/A501

2. LOUVER, SEE MECHANICAL. FINISH TO MATCH WINDOW SURFACES

3. NOT USED

4. DRYER DUCT DISCHARGE, SEE MECHANICAL

5. ILLUMINATED SIGN PROVIDED BY OTHERS. COORDINATE ELECTRICAL. PROVIDE 3/4" THICK PLYWOOD BEHIND EIFS FINISH. COORDINATE WITH SIGN PROVIDER.

6. EIFS MEDALLION, SEE DETAIL 5/A200

7. WALL MOUNTED UP/DOWN LIGHT

REVISIONS

| NO | DATE |
|----|------|
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DRAWINGS ISSUED FOR:

☐ PRELIM. FLOOR PLAN

☐ 30%

☒ CLIENT/CORP. REVIEW (90%)

☒ BIDDING

☒ PERMITTING

☐ PERMIT REVISIONS

☐ FINAL CONST.

DRAWING ISSUE DATE: 6-23-20

SYMBOL LEGEND

EF-1

MANUFACTURER: STO

COLOR: MATCH PPG 118-1, TAILORED LINEN

EF-2

MANUFACTURER: STO

COLOR: MATCH PPG 422-3, SEA SPONGE

EF-3

MANUFACTURER: STO

COLOR: MATCH PPG 502-6, SALAL LEAVES

EF-4

MANUFACTURER: COLOR: ADHERED FIELDSTONE TAN

NOTES:

ALTERNATIVE MANUFACTURER OF EIFS MANUFACTURER TO MATCH STO COLORS LISTED ABOVE.

EXTERIOR ELEVATIONS

PROJ. NO.:

FA20-105

DATE:

6/23/20

SHEET NUMBER

A201