



Development Review Committee

1020 East Pioneer Road

Draper, UT 84020

August 13, 2019

To: Draper City Planning Commission
Business Date: August 22, 2019

From: Development Review Committee

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

Re: Draper Cove – Site Plan Request

Application No.: SPR-664-2019
Applicant: Drew Parcell, representing Parcell Construction
Project Location: 839 East and 857 East Pioneer Road
Current Zoning: TC (Town Center) Zone
Acreage: 1.83 Acres (Approximately 79,714 ft²)
Request: Request for approval of a site plan in the TC (Town Center) Zone regarding a commercial and office development.

BACKGROUND AND SUMMARY

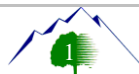
This application is a request for approval of a site plan for approximately 1.83 acres located on the north side of Pioneer Road, at approximately 839 East and 857 East Pioneer Road. The property is currently zoned TC (Town Center). The applicant is requesting that a site plan be approved to allow for the development of flex buildings featuring commercial and office uses. It is the intent of the applicant to condominiumize the units at a later date.

The application encompasses two parcels. Parcel 1, tax id number 28-29-310-007, contains a home which has been on the property since at least 1938. Parcel 2, tax id number 28-29-310-031, is vacant.

ANALYSIS

General Plan and Zoning. The Land Use Map of the General Plan calls for the Town Center land use designation for the subject property. This category “supports the mix of four (4) land uses: single/multi-family residential, office, commercial, and institutional.”

The property has been assigned the TC zoning classification. The purpose of the TC zone is to “provide a method for implementing special provisions found within the general plan and the Draper City conservation area master plan regarding the establishment and promotion of a historic core area of the community characterized by stringent design standards for buildings, public spaces, site design and landscaping with a harmonious mix of commercial uses, limited high density residential uses and civic



areas.”

The General Plan has identified the underlying zone as the preferred zoning classification for the Town Center land use designation. The CN (Neighborhood Commercial) abuts the property on the north. The TC zone abuts the property on the east, west, and south.

Site Plan Layout. The applicant is proposing 24 commercial and office flex units. The project is designed to have each storefront unit be adaptable to commercial or office uses. The development will have eight units facing Pioneer Rd, and a single access point in the center of the properties frontage. The remaining units will then flank a center parking lot. There will be four buildings in total, along with two plaza areas and outdoor seating areas.

Landscaping and Lot Coverage. The building footprint area is 29,376 square feet, creating an overall building lot coverage of 37%. The TC zone allows for maximum of 50% overall lot coverage. The site contains 14,805 square feet of landscaping, equaling 18.6% of the site. The TC zone requires at least 15% overall landscaping. The landscaping will be primarily in the parking lot and behind the buildings. There will be some planting beds along the building entrances and the front walkways. The plaza areas will be 1,000 square feet in size each and feature seating areas. Each unit will have a small 140 square foot area in front of the store front windows that could be used for seating, benches, or display areas. There are not currently any mature trees with over 4-inches of caliper on the property, so the standards for old growth trees does not apply to this property. The applicant has met the standards for new landscaping installation. There will be 67 trees installed, including 22 trees adjacent to residential uses.

Parking. The applicant has proposed a breakdown of 55% retail use and 45% office use. There is a second story on the units that is designed for storage. The TC zone references the normal parking code in order to determine the parking standards. Given the use breakdown listed above, the applicant is required to have a baseline of 108 parking stalls, with 40 stalls for retail use, 53 stalls for office use, and 15 stalls for storage use. The code allows for a minimum/maximum 25% +/- deviation outright, which creates a parking requirement of 81-135 stalls for the property. The applicant will comply with the parking requirements with 84 on-site stalls, and is not requesting a deviation or shared parking. In addition, the applicant will provide 12 on-street spaces. The TC zone does not allow on-street parking spaces to count towards the minimum required parking stalls. All on-site parking has been located behind the front buildings.

Architecture. The applicant is proposing a traditional brick building. The buildings along Pioneer Rd will be 30-feet tall and the interior buildings will be 28-feet tall. The buildings will feature brick, EIFS, and white cedar window trim. Brick equals 80% of each façade, as required by code. The front facades on each unit, and some side facades contains 50.5%-68.1% transparency on the ground floor. The TC zone requires at least 50% transparency on the ground floor when facing a public or private right-of-way, a parking area, or pedestrian or vehicle pathway. The interior buildings will feature a glass roll-up door for a portion of their store front windows. This will allow the interior space to be opened up to the outside.

Historic Preservation Committee Recommendations. The Historic Preservation Committee reviewed the proposed site plan at their June 19, 2019 meeting. They had four recommendations, as listed below. The applicant has complied with items number 3 and 4. The lighting being used on site is a pedant type light that is historic in nature and should tie well into the development. The plans provide for store front windows adjacent to Pioneer Road, with on-street parking and sidewalks. Any lighting in the right-of-way will conform to the City’s approved Town Center street light design. Item number 1 looks at the color of brick being provided on the buildings. The applicant has stated the multi-colored brick shown in the architectural renderings will not be what they end up going with. They will provide a dark brick that will be more historic looking. No updated renderings have been provided showing the color of the brick. Item

number 2 deals with cross access. The applicant has looked into cross access with the property to the north but has not come to a private agreement allowing cross access. The properties the east and west are either infeasible for cross access due to building locations or are residential properties.

1. The building contain a dark historic brick color. The multi-colored brick shown on the renderings are not historic.
2. Look into providing cross access to adjacent property for future development construction.
3. Install historic type lighting.
4. Tie the project into the plans for the town center in regards to lighting, passage ways, and make it a nice area to come to.

Lighting. The applicant is proposing three light poles within the parking lot, and wall mounted lighting along the plaza areas. The TC zone encourages the use of building mounted lights or bollard type lighting, and calls for lights to integrate architecturally with the building and TC area. It also references back to the standard lighting code for regulations. The parking lot lighting will be on 20-foot tall poles, as allowed. The foot candle levels adjacent to residential zones will be 0.0. The code allows up to 0.2 foot candles at property lines adjacent to residential uses. Lighting will be a pendant type light that will match the buildings architecturally, and meet light shielding standards.

Fencing. The applicant is proposing a 6-foot tall masonry or precast concrete wall along the west and east property lines. There are residential uses adjacent to these property lines. The TC zone allows fencing in limited circumstances, including when commercial uses abut a residential use.

Criteria For Approval. The criteria for review and potential approval of a site plan request is found in Sections 9-5-090(E) of the Draper City Municipal Code. 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. In addition, consideration shall be given to the following:
 - a. Considerations relating to traffic safety and traffic congestion:
 - (1) Effect of the site development plan on traffic conditions on abutting streets and neighboring land uses, both as existing and as planned;
 - (2) Layout of the site with respect to location and dimensions of vehicular and pedestrian entrances, exits, driveways, and walkways;
 - (3) Arrangement and adequacy of off street parking facilities to prevent traffic congestion and compliance with the provisions of city ordinances regarding the same;
 - (4) Location, arrangement, and dimensions of truck loading and unloading facilities;
 - (5) Vehicular and pedestrian circulation patterns within the boundaries of the development;
 - (6) Surfacing and lighting of off street parking facilities; and
 - (7) Provision for transportation modes other than personal motor vehicles, including such alternative modes as pedestrian, bicycle, and mass transit.
 - b. Considerations relating to outdoor advertising:
 - (1) Compliance with the provisions of chapter 26 of this title. Sign permit applications shall be reviewed and permits issued as a separate process. Action may be taken simultaneously with or following site plan review.

- c. Considerations relating to landscaping:
 - (1) Location, height, and materials of walls, fences, hedges, and screen plantings to provide for harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development;
 - (2) Planting of ground cover or other surfaces to prevent dust and erosion;
 - (3) Unnecessary destruction of existing healthy trees; and
 - (4) Compliance with the Draper City general plan guidelines to promote consistent forms of development within the districts of the city as identified in the general plan.
- d. Considerations relating to buildings and site layout:
 - (1) The general silhouette and mass, including location on the site and elevations, in relationship to the character of the district or neighborhood and the applicable provisions of the general plan; and
 - (2) Exterior design in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on the street, line and pitch of roofs, the arrangement of structures on the parcel, and appropriate use of materials and colors to promote the objectives of the general plan relating to the character of the district or neighborhood.
- e. Considerations relating to drainage and irrigation:
 - (1) The effect of the site development plan on the adequacy of the storm and surface water drainage; and
 - (2) The need for piping of irrigation ditches bordering or within the site.
- f. Other considerations including, but not limited to:
 - (1) Buffering;
 - (2) Lighting;
 - (3) Placement of trash containers and disposal facilities; and
 - (4) Location of surface, wall and roof mounted equipment.
- 3. In order to assure that the development will be constructed to completion in an acceptable manner, the applicant shall enter into an agreement and provide a satisfactory letter of credit or escrow deposit. The agreement and letter of credit or escrow deposit shall assure timely construction and installation of improvements required by a site plan approval.
- 4. In a planned center, individual uses shall be subject to the following requirements:
 - a. The overall planned center shall have been approved as a conditional use, which shall include an overall site plan, development guidelines and a list of allowable uses in the center.
 - b. The city and the developer of the planned center shall enter into a development agreement governing development of the center. The agreement shall include a provision to the effect that staff review and approval of uses and the site plan is typically sufficient.
- c. Development guidelines for a center shall, as a minimum, address the following topics:
 - (1) General site engineering (e.g., storm drainage, provision of utilities, erosion control, etc.);
 - (2) Architectural guidelines, including building setbacks, height, massing and scale, site coverage by buildings, materials, and colors;
 - (3) Landscaping and open space standards;
 - (4) Signage;
 - (5) Exterior lighting;
 - (6) Parking, pedestrian and vehicular circulation, and access to the site;
 - (7) Rights of access within the center (use of cross easements, etc.);
 - (8) Development phasing and improvements/amenities to be completed with each phase;

- (9) Outdoor sales, storage and equipment;
- (10) Fencing and walls; and
- (11) Maintenance standards and responsibilities.

REVIEWS

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

Engineering and Public Works Divisions Review. The Draper City Engineering and Public Works Divisions have completed their reviews of the site plan submission. Comments from these divisions, 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 this division, if any, can be found in Exhibit A.

Geotechnical and Geologic Hazards Review. Taylor Geo-Engineering, LLC, in working with the Draper City Building and Engineering Divisions, has completed their review of the geotechnical and geologic hazards report submitted as a part of the site plan. Comments from Taylor Geo-Engineering, LLC, if any, can be found in Exhibit A.

Fire Division Review. The Draper City Fire Marshal has completed his review of the site plan submission. Comments from this division, if any, can be found in Exhibit A.

Historic Preservation Committee. The Draper City Historic Preservation Committee completed their review of the site plan submission during their June 19, 2019 meeting. Recommendations from this committee, if any, can be found in Exhibit A.

South Valley Sewer District Review. The South Valley Sewer District has completed their initial review of the site plan submission. Comments from this division, if any, can be found in Exhibit A.

WaterPro Review. Water Pro, as a representative of the Draper Irrigation Company, has completed their initial review of the site plan submission. Comments from this division, if any, can be found in Exhibit A.

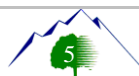
Noticing. Notice has been properly issued in the manner outlined in the City and State Codes.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the request, receive public comment, and make a decision based on the findings listed below and the criteria for approval, or denial, 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. Address any outstanding redlines outlined in Exhibit A of this report prior to obtaining land disturbance permit. In the case of outstanding fire redlines, they shall be addressed prior to obtaining final occupancy on the buildings.

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.

The findings for denial as are follows:

1. The proposed development plans do not meet the intent, goals, and objectives of the Draper City General Plan.
2. The proposed development plans do not meet the requirements and provisions of the Draper City Municipal Code.
3. The proposed development does not conform to the general aesthetic and physical development of the area.
4. The public services in the area are not adequate to support the subject development.

MODEL MOTIONS

Sample Motion for Approval – I move that we approve the site plan, as requested by Drew Parcell, representing Parcell Construction for Draper Cove Site Plan, application SPR-664-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 13, 2019

Sample Motion for Modified Approval– I move that we approve the site plan, as requested by Drew Parcell, representing Parcell Construction for Draper Cove Site Plan, application SPR-664-2019, based on the findings and subject to the conditions listed in the Staff Report dated August 13, 2019 and as modified by the findings and conditions below:

1. List any additional findings and conditions...

Sample Motion for Denial – I move that we deny the site plan, as requested by Drew Parcell, representing Parcell Construction for Draper Cove Site Plan, application SPR-664-2019, based on the findings listed in the Staff Report dated August 13, 2019.

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 Department



Draper City Planning Division



Draper City Fire Department



Draper City Legal Counsel



Draper City Building Division

EXHIBIT A DEPARTMENT REVIEWS

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

Planning Division Review.

1. Provide dumpster enclosure details prior to land disturbance permit issuance. All dumpster enclosures shall comply with DCMC Section 9-11-090(D)(1)(f).
2. The landscape plan shall be modified to include at least 10% landscaping per DCMC Section 9-11-090(D)(1)(g)(4) prior to land disturbance permit issuance.
3. Mechanical equipment shall be screened per DCMC Section 9-11-090(D)(1)(f).

Engineering and Public Works Divisions Review.

1. Stormwater Maintenance Agreement is a condition of approval; it is required to be recorded and returned to the city prior to issuance of the Land Disturbance Permit for construction of the site.
2. 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. – Informational comment, no action required at this time.
3. Any work in the public right-of-way will require an Encroachment Permit obtained through the Engineering Division. – Informational comment, no action required at this time.
4. Replace Detail and reference to ST-07 with detail ST-09.
5. Show restoration area between utility cuts as required per Draper City Standard Detail ST-19.

Geotechnical and Geologic Hazards Review.

1. Based substantially in and on reliance of the technical documentation and assurances provided by Wilding, including their opinions and conclusions, it is TG's opinion that Wilding has adequately addressed geotechnical parameters at the site, consistent with concerns for public health, safety and welfare; reasonable professional standards of practice and Draper City's Geologic Hazards Ordinance (Draper City, 2010).
2. A liquefaction study was completed for the subject site. Wilding concluded that the site is susceptible up to 1.25 inches of liquefaction induced settlement and 3.7 feet of liquefaction induced lateral spread.
3. In accordance with Section 9-19-120 of the Draper City Geologic Hazard Ordinance, the property owner of the parcel should record, prior to the approval of any development on the property, a disclosure and acknowledgment form running with the land indicating the site is within a geologic hazard study area and found to be susceptible to liquefaction.

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.
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. 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.
 4. 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.
 5. 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.
 6. 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.
 7. 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.
 8. 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.
 9. Visible Addressing Required. New and existing buildings shall have approved address numbers plainly legible and visible from the street fronting the property. These numbers shall contrast with their background.

Historic Preservation Committee Recommendations.

5. The building contain a dark historic brick color. The multi-colored brick shown on the renderings are not historic.
6. Look into providing cross access to adjacent property for future development construction.
7. Install historic type lighting.
8. Tie the project into the plans for the town center in regards to lighting, passage ways, and make it a nice area to come to.

South Valley Sewer District Review.

1. The District anticipates that its collection system and the treatment facilities will have adequate capacity to provide sewer service to this development.

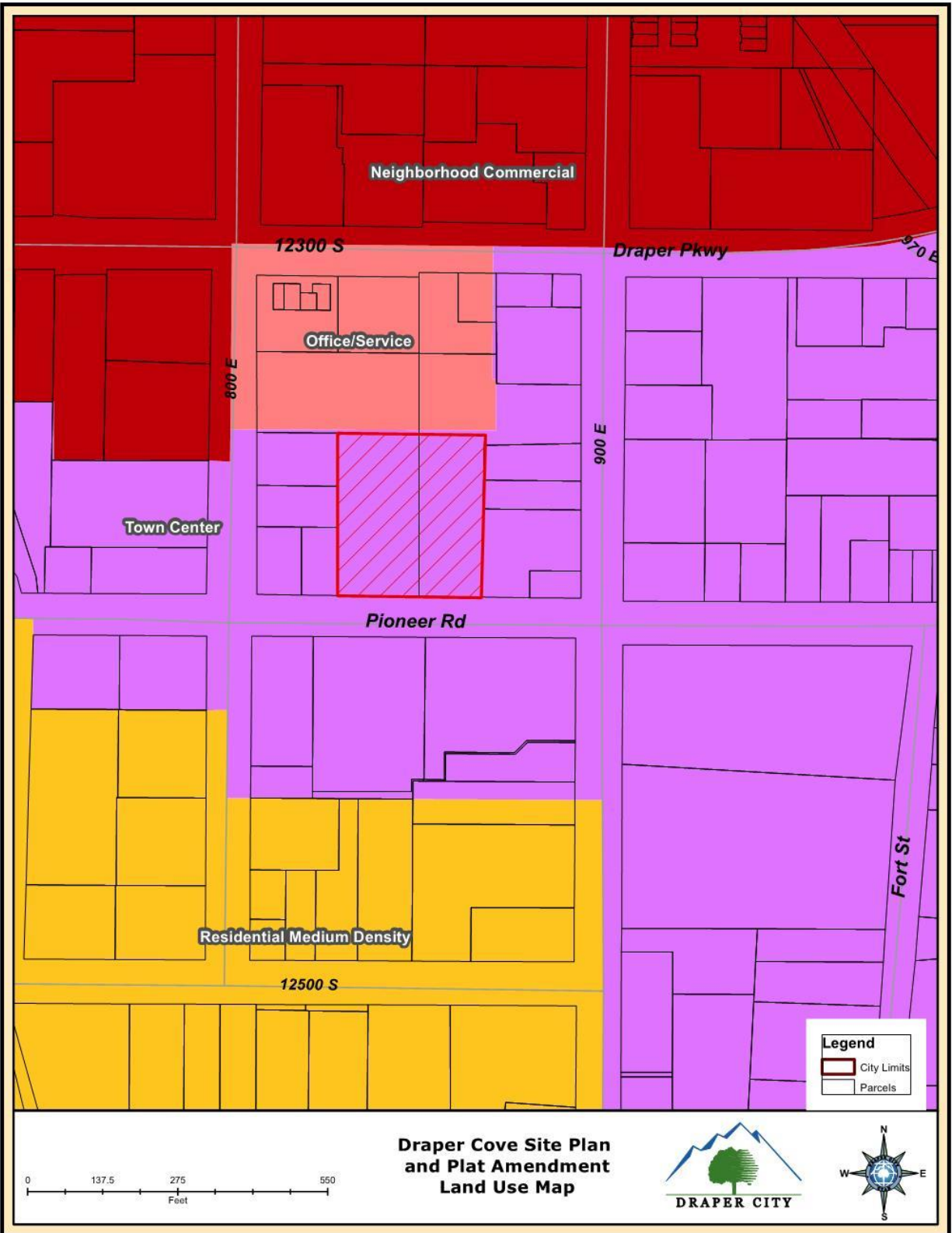
WaterPro Review.

1. In regards to the New Flex Offices for Draper Cove project, plans are under review. Water will be provided to this project. This project may need to meet further requirements, including obtaining final design approval before water infrastructure can be installed.

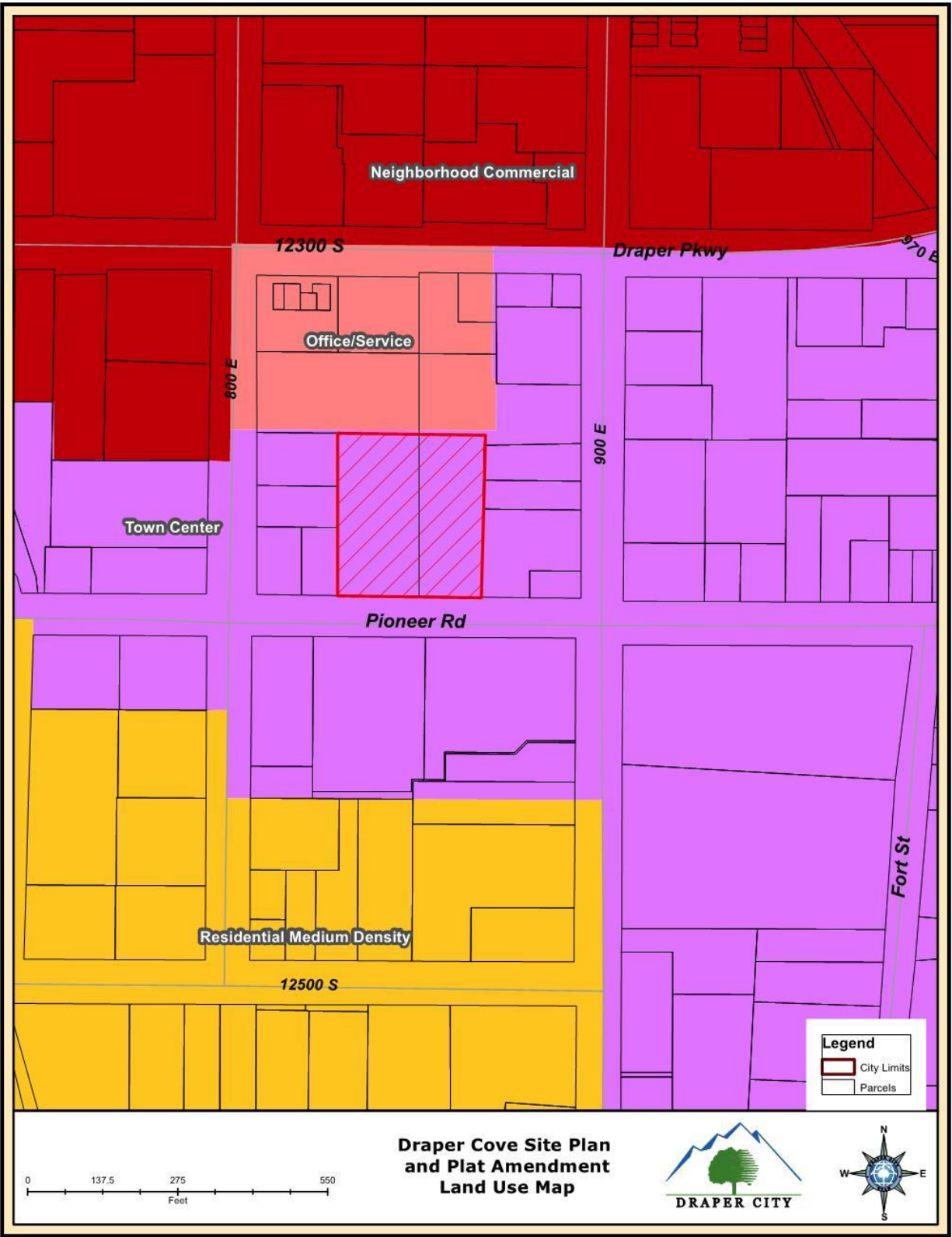
**EXHIBIT B
AERIAL MAP**



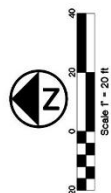
**EXHIBIT C
LAND USE MAP**



**EXHIBIT D
ZONING MAP**



SITE PLAN



PARKING TABULATION

REQUIRED: 2.5 SPACES PER 1,000 SQUARE FEET (RETAIL)
2.5 SPACES PER 1,000 SQUARE FEET (OFFICE)

150 SPACES PER 1,000 SQUARE FEET (STORAGE)

BUILDING SQUARE FOOTAGE = 58,792 SQ FT
TOTAL SPACES REQUIRED = 146.97 SF = 40 SPACES
STORAGE (20 LVL) = 20.76 SF = 15 SPACES
TOTAL SPACES REQUIRED WITH 15%
OVERALL BUFFER = 55 SPACES

PROVIDED: 84 SPACES
TOTAL PARKING PROVIDED = 72 SPACES
HANDICAP PROVIDED = 4

SITE TABULATIONS:	
IMPERVIOUS AREAS:	
BUILDING FOOTPRINT:	28,376 SF (37.0%)
SEWER/SLUICEL:	7704 SF
PARKING LOT:	27,447 SF
TOTAL AREA (IMPERVIOUS):	64,527 SF
LANDSCAPE AREA (PERVIOUS):	14,805 SF (16.6%)
TOTAL AREA IN SITE:	79,335 SF (1.82 AC)

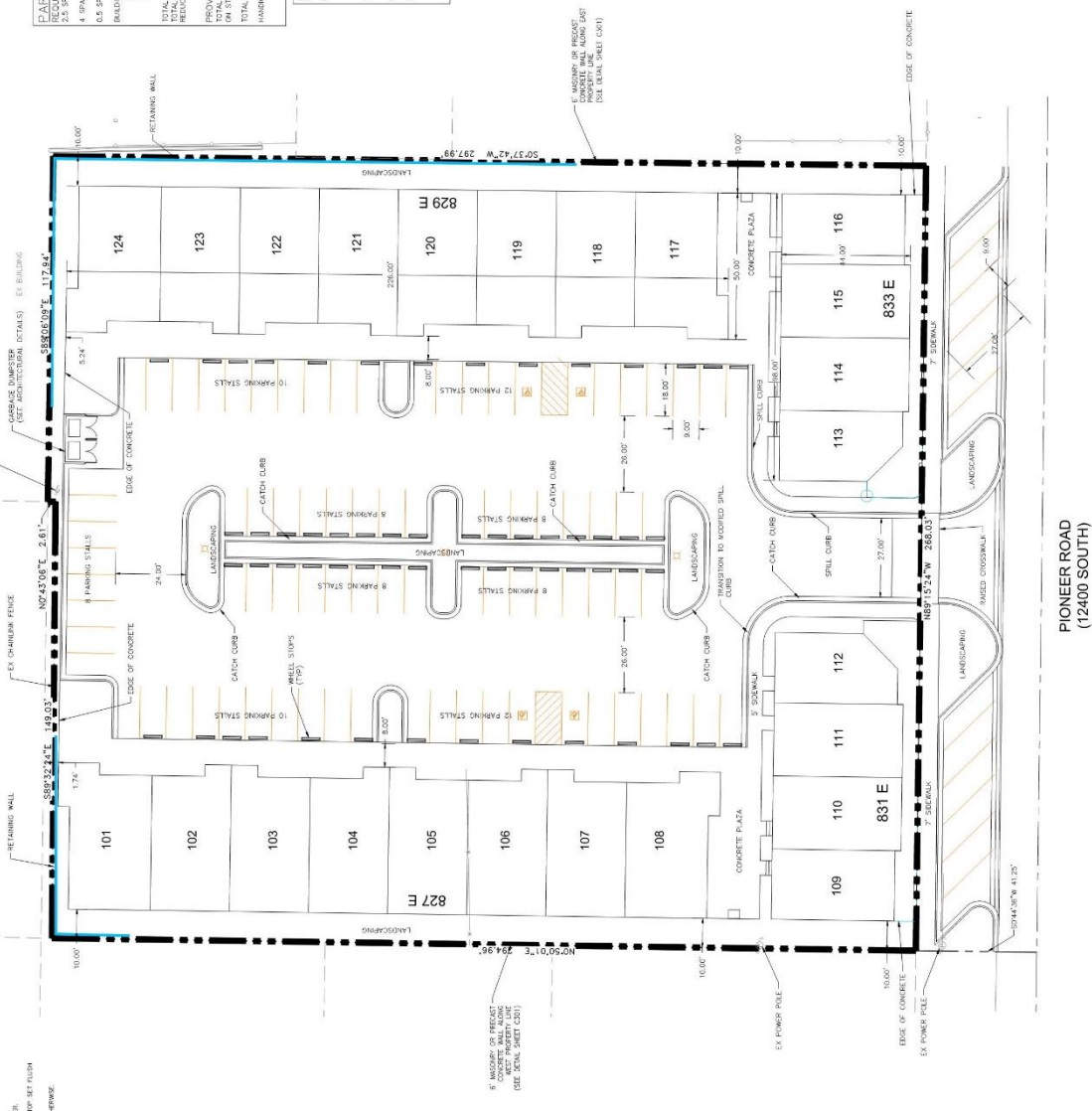


EXHIBIT F LANDSCAPE PLAN

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	ACORN PLATANUS 'CRIMSON SENTINEL' CRIMSON SENTINEL NORWAY SPRUCE	2' CAL.	22
	PRINCE OF WALES YEW COLUMBIAN SARGENT CHERRY	2' CAL.	8

EVERGREEN TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	POETA ARIES CYPRIPRIANA COLUMBIAN SARGENT CHERRY	8' TALL	4
	POETA ARIES CYPRIPRIANA WINTER WHITE SPRUCE	7' TALL	53

DECIDUOUS SHRUB LEGEND

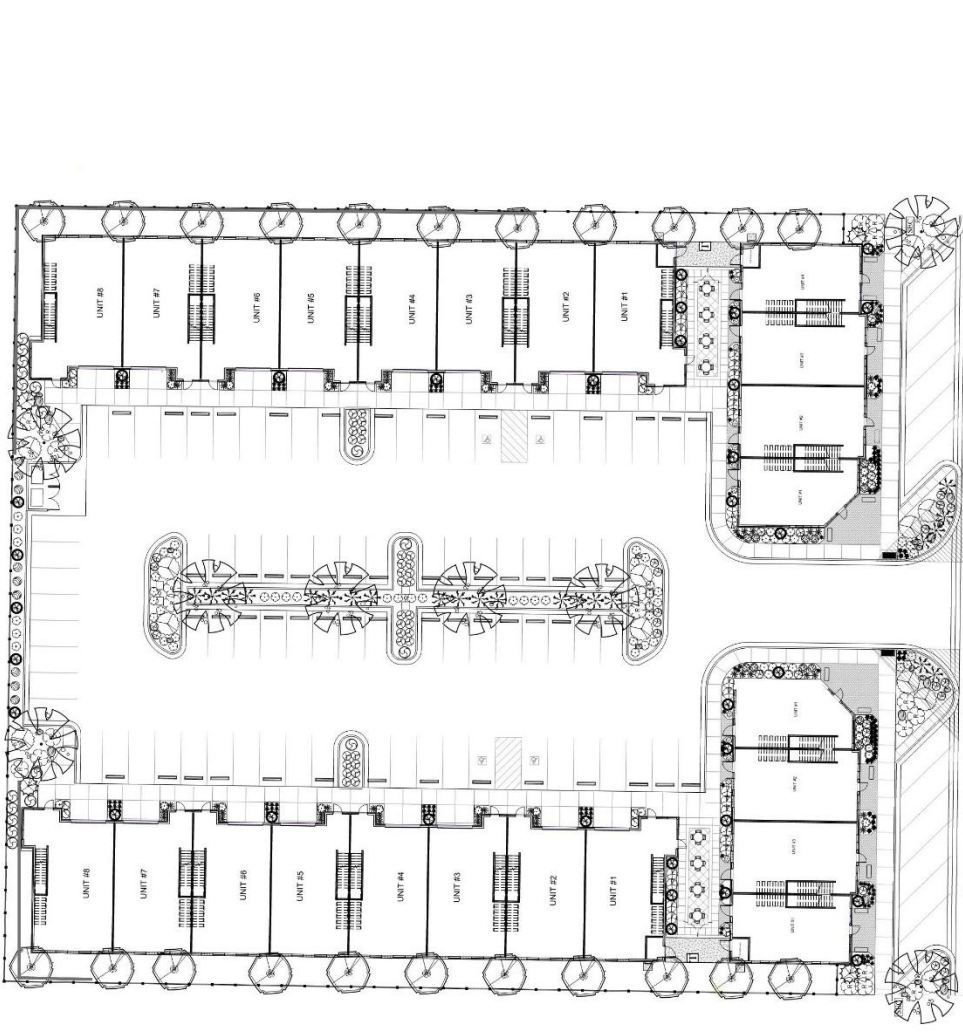
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	DOUGLASS SPRUCE DOUGLASS SPRUCE	5' CAL.	31
	CORNUS SERICEA KELSO	5' CAL.	8
	FORSYTHIA X CORBETIANA KELSO	5' CAL.	18
	HYDRANGEA KELSO	5' CAL.	20
	HYDRANGEA KELSO	5' CAL.	10
	HYDRANGEA KELSO	5' CAL.	13
	HYDRANGEA KELSO	5' CAL.	11
	HYDRANGEA KELSO	5' CAL.	20
	HYDRANGEA KELSO	5' CAL.	54
	HYDRANGEA KELSO	5' CAL.	34

EVERGREEN SHRUB LEGEND

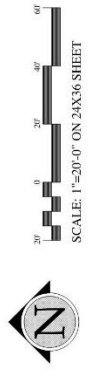
SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	DOUGLASS SPRUCE DOUGLASS SPRUCE	5' CAL.	24
	DOUGLASS SPRUCE DOUGLASS SPRUCE	5' CAL.	22
	DOUGLASS SPRUCE DOUGLASS SPRUCE	5' CAL.	12

PERENNIAL & GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	DOUGLASS SPRUCE DOUGLASS SPRUCE	1' CAL.	116
	DOUGLASS SPRUCE DOUGLASS SPRUCE	1' CAL.	45
	DOUGLASS SPRUCE DOUGLASS SPRUCE	1' CAL.	16
	DOUGLASS SPRUCE DOUGLASS SPRUCE	1' CAL.	50



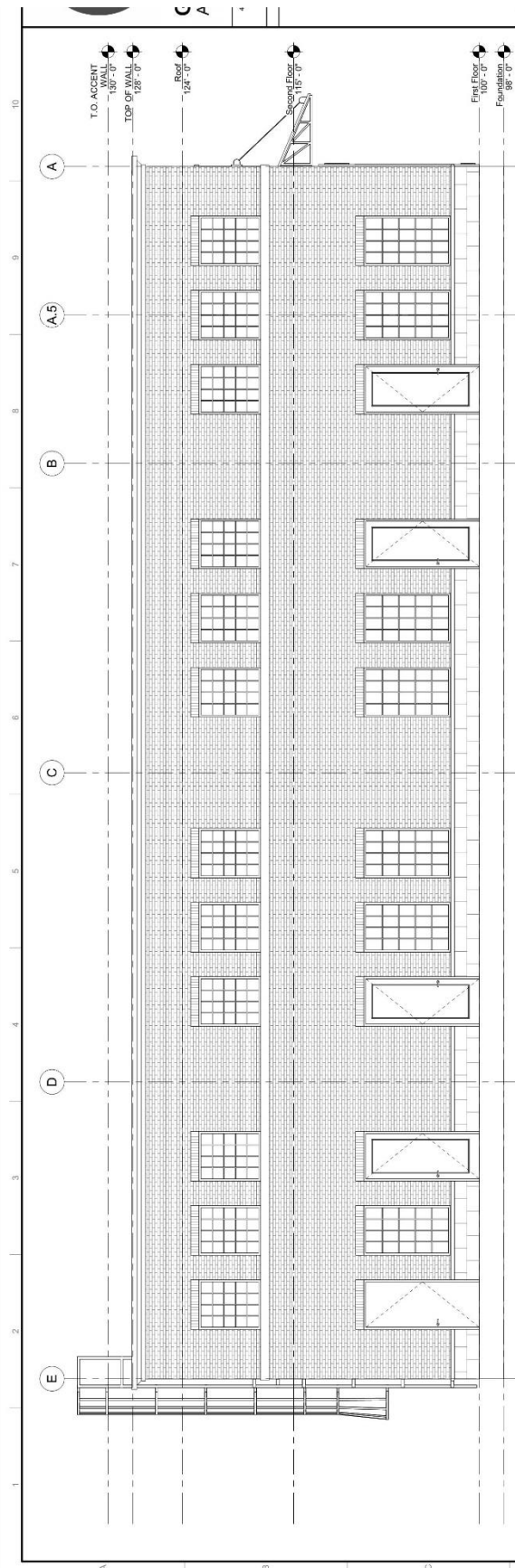
PIONEER ROAD



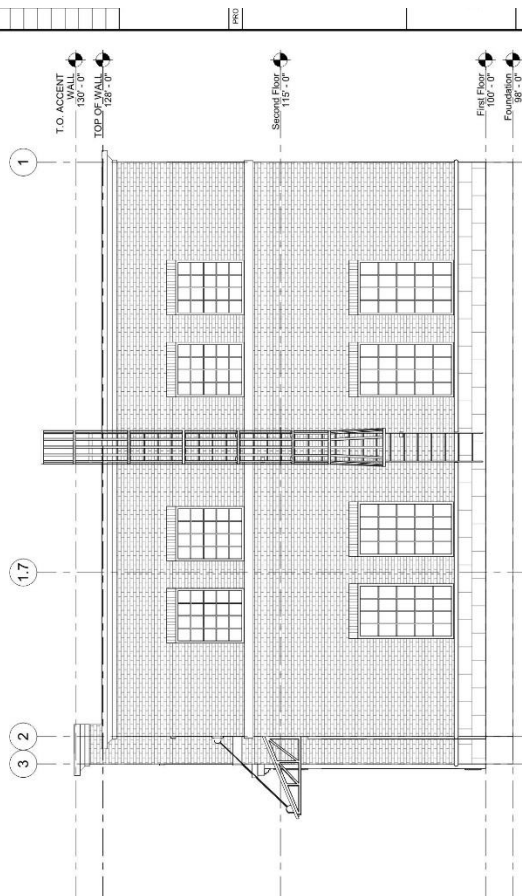
SOUTH ELEVATION (STREET)

WEST ELEVATION

[illegible]



1 NORTH ELEVATION (REAR)

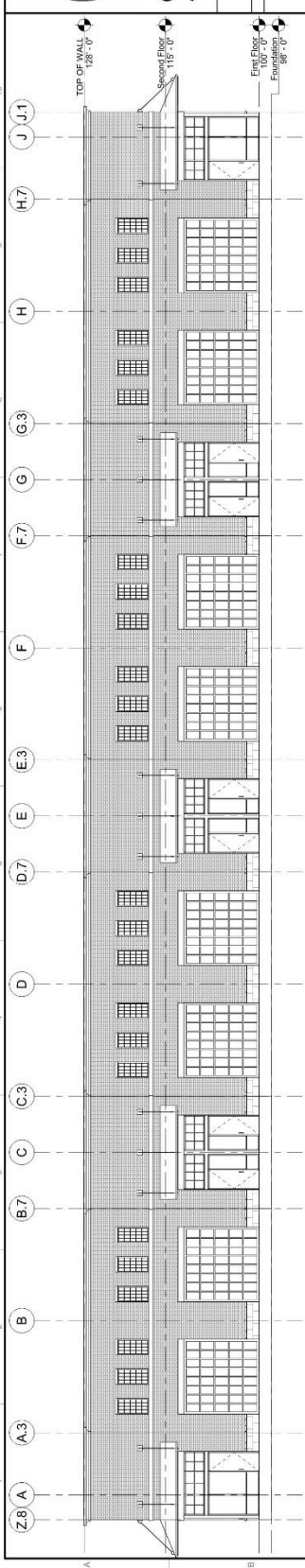


2 EAST ELEVATION

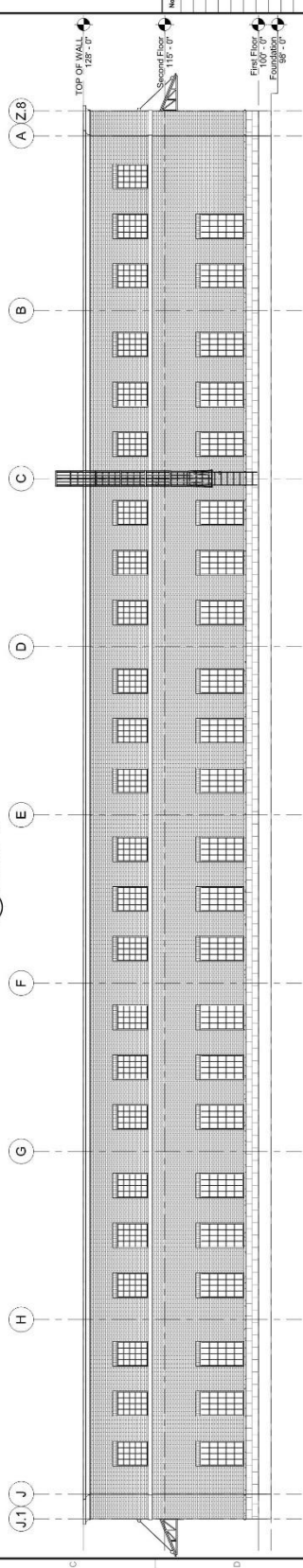
MATERIAL CALCULATIONS	
<p>STREET SIDE</p> <p>LANDING WINDOVS AND FIRST LEVEL PRST LEVEL OF 12' CEILING / 18' CEILING = 1,032 SF OF FACADE DOORS AND WINDOWS 59 SF = 4.33%</p> <p>FACADE AREA TOTAL: 2,088 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 586 SF = 27.4%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 1,492 SF</p> <p>SECONDARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 1,492 SF OF FACADE DOORS AND WINDOWS 140 SF = 8.0%</p> <p>FACADE AREA TOTAL: 2,714 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 621 SF = 22.6%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 2,123 SF</p> <p>PRIMARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 2,123 SF OF FACADE DOORS AND WINDOWS 381 SF = 17.9%</p> <p>FACADE AREA TOTAL: 2,714 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 621 SF = 22.6%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 2,123 SF</p> <p>SECONDARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 2,123 SF OF FACADE DOORS AND WINDOWS 100 SF = 4.6%</p>	<p>BACK SIDE</p> <p>LANDING WINDOVS AND FIRST LEVEL PRST LEVEL OF 12' CEILING / 18' CEILING = 1,032 SF OF FACADE DOORS AND WINDOWS 124 SF = 9.3%</p> <p>FACADE AREA TOTAL: 1,177 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 204 SF = 17.3%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 973 SF</p> <p>PRIMARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 973 SF OF FACADE DOORS AND WINDOWS 160 SF = 16.3%</p> <p>FACADE AREA TOTAL: 1,177 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 204 SF = 17.3%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 973 SF</p> <p>SECONDARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 973 SF OF FACADE DOORS AND WINDOWS 43 SF = 4.4%</p>
<p>WEST FACADE</p> <p>LANDING WINDOVS AND FIRST LEVEL PRST LEVEL OF 12' CEILING / 12' CEILING = 504 SF OF FACADE DOORS AND WINDOWS 71 SF = 13.9%</p> <p>FACADE AREA TOTAL: 1,177 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 331 SF = 28%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 846 SF</p> <p>PRIMARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 846 SF OF FACADE DOORS AND WINDOWS 82 SF = 8.0%</p> <p>FACADE AREA TOTAL: 1,177 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 331 SF = 28%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 846 SF</p> <p>SECONDARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 846 SF OF FACADE DOORS AND WINDOWS 104 SF = 12.3%</p>	<p>EAST FACADE</p> <p>LANDING WINDOVS AND FIRST LEVEL PRST LEVEL OF 12' CEILING / 18' CEILING = 1,032 SF OF FACADE DOORS AND WINDOWS 124 SF = 9.3%</p> <p>FACADE AREA TOTAL: 1,177 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 204 SF = 17.3%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 973 SF</p> <p>PRIMARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 973 SF OF FACADE DOORS AND WINDOWS 160 SF = 16.3%</p> <p>FACADE AREA TOTAL: 1,177 SF</p> <p>DOORS + WINDOWS AND FIRST AND SECOND LEVELS: 204 SF = 17.3%</p> <p>FACADE AREA MINUS DOORS & WINDOWS = 973 SF</p> <p>SECONDARY MATERIAL PRST LEVEL OF 12' CEILING / 12' CEILING = 973 SF OF FACADE DOORS AND WINDOWS 43 SF = 4.4%</p>

GENERAL NOTES

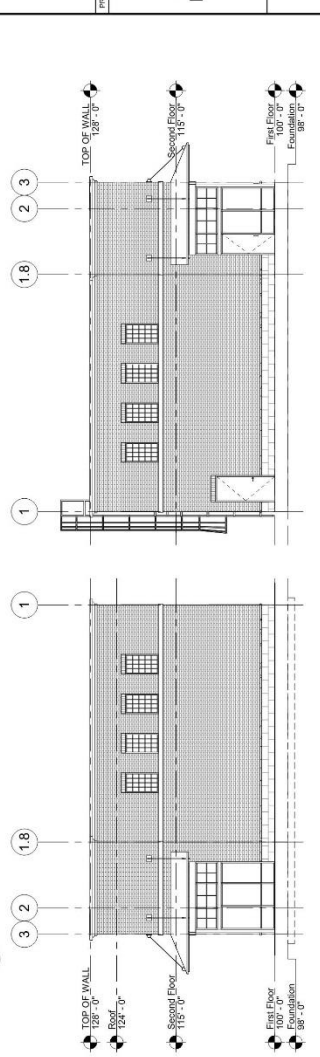
- [illegible]



1 EAST ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (REAR)
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL CALCULATIONS

<p>BRICK FACADE GLAZED PERCENTAGE OF FIRST LEVEL: 10.0% TRANSPARENCY: 10.0% DOORS AND WINDOWS: 1.848 SF = 6.1%</p> <p>BRICK FACADE GLAZED PERCENTAGE OF FIRST AND SECOND LEVELS: 2.148 SF = 3.4%</p> <p>DOORS & WINDOWS DOORS & WINDOWS: 1.848 SF = 6.1%</p> <p>PRIMARY MATERIAL BRICK / BRICKS: 1.848 SF = 6.1%</p> <p>SECONDARY MATERIAL GLASS: 1.848 SF = 6.1%</p>	<p>BRICK FACADE GLAZED PERCENTAGE OF FIRST LEVEL: 10.0% TRANSPARENCY: 10.0% DOORS AND WINDOWS: 1.848 SF = 6.1%</p> <p>BRICK FACADE GLAZED PERCENTAGE OF FIRST AND SECOND LEVELS: 2.148 SF = 3.4%</p> <p>DOORS & WINDOWS DOORS & WINDOWS: 1.848 SF = 6.1%</p> <p>PRIMARY MATERIAL BRICK / BRICKS: 1.848 SF = 6.1%</p> <p>SECONDARY MATERIAL GLASS: 1.848 SF = 6.1%</p>	<p>BRICK FACADE GLAZED PERCENTAGE OF FIRST LEVEL: 10.0% TRANSPARENCY: 10.0% DOORS AND WINDOWS: 1.848 SF = 6.1%</p> <p>BRICK FACADE GLAZED PERCENTAGE OF FIRST AND SECOND LEVELS: 2.148 SF = 3.4%</p> <p>DOORS & WINDOWS DOORS & WINDOWS: 1.848 SF = 6.1%</p> <p>PRIMARY MATERIAL BRICK / BRICKS: 1.848 SF = 6.1%</p> <p>SECONDARY MATERIAL GLASS: 1.848 SF = 6.1%</p>	<p>BRICK FACADE GLAZED PERCENTAGE OF FIRST LEVEL: 10.0% TRANSPARENCY: 10.0% DOORS AND WINDOWS: 1.848 SF = 6.1%</p> <p>BRICK FACADE GLAZED PERCENTAGE OF FIRST AND SECOND LEVELS: 2.148 SF = 3.4%</p> <p>DOORS & WINDOWS DOORS & WINDOWS: 1.848 SF = 6.1%</p> <p>PRIMARY MATERIAL BRICK / BRICKS: 1.848 SF = 6.1%</p> <p>SECONDARY MATERIAL GLASS: 1.848 SF = 6.1%</p>
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GENERAL NOTES

- ELEVATIONS ON THIS SHEET ARE FOR PLANNING DEPARTMENT AND ARCHITECTURAL REVIEW ONLY. THEY ARE NOT TO BE USED FOR PERMITS. HEREIN IS INTENDED TO SHOW DESIGN INTENT, AS PART OF THE COMMUNICATION PROCESS AND PLANNING.
- FINAL ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS WILL BE PROVIDED FOR THE PROJECT AND IS NOT REFLECTED IN THESE DRAWINGS.
- PLEASE DO NOT REFER TO THESE DRAWINGS FOR CONSTRUCTION PURPOSES. ANY CHANGES TO THE DESIGN WILL BE MADE IN THE PERMIT SET WHICH WILL BE SUFFICIENT FOR CONSTRUCTION.
- MECHANICAL EQUIPMENT WILL BE SCREENED FROM THE STREET WITH BUILDING PERMIT PROCESS. WILL VERIFY NEEDS WITH BUILDING PERMIT PROCESS.

A

B

C

D

E

F

G



PIONEER ROAD PERSPECTIVE



PIONEER ROAD PERSPECTIVE



HEADING INTO PROJECT DRIVE AISLE



HEADING THRU PROJECT DRIVE AISLE TO INTERNAL PARKING LOT



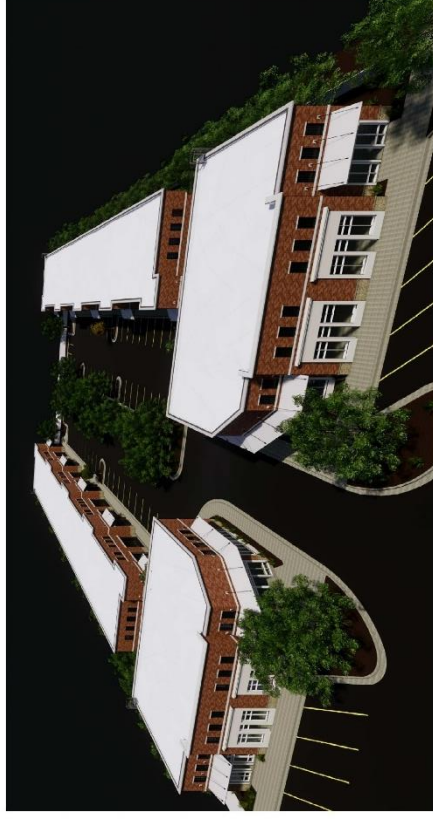
LOOKING AT DRIVE AISLE SIDE OF THE FRONT BUILDING



VIEW OF LARGER BUILDING TO THE SIDES OF THE PARKING LOT



BACK OF LOT, LOOKING TOWARDS PIONEER ROAD. LOOKING AT LARGER BUILDING



BIRDS EYE VIEWS FROM PIONEER ROAD LOOKING NORTH