WASHINGTON CITY
PLANNING COMMISSION MEETING
STAFF REVIEW

AGENDA ITEM:	4a
HEARING DATE:	February 21, 2024
ACTION REQUESTED:	C-23-16, A request for a Conditional Use Permit for a 5 story hotel, 3 story office building and parking structure located at 1294 East Hospitality Way
APPLICANT:	SWH Investment LLC/WH INV LLC
OWNER:	WH INV LLC
ENGINEER:	Brent Gardner - Alpha Engineering
REVIEWED BY:	Eldon Gibb - City Planner
RECOMMENDATION:	Recommend approval with conditions onto City Council

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Background

The applicant is requesting approval of a Conditional Use Permit to build a 5 story Hotel, 3 story Office Building and a shared Parking Structure located at 1294 East Hospitality Way. This project previously received a height waiver up to 65' feet on October 11, 2023 by City Council. Zoning regulations require Hotels and office buildings over 5,000 sq. ft in size to obtain an approved Conditional Use Permit. The site is layed out with the Hotel on the east, office building to the west and the shared parking structure in between.

The Hotel includes 121 rooms with 7 employees during the largest shift. Parking for the hotel requires 140 parking spaces. The office building is 22,884 sq. ft and requires 92 parking spaces. Required parking for both uses is 232 parking spaces.

The applicant is proposing 155 shared parking spaces which is 77 parking spaces short of the required count. The peak hours of operation for both uses do not align and the applicant is seeking approval to reduce the required parking with the shared parking outline described below.

During normal daytime working hours the office building will utilize and be allocated the required 92 stalls. This would leave 63 stalls available for hotel use. During the evening hours and when the office is not in use, the hotel would use and be allocated the required 140 stalls leaving 15 stalls for late night office use. Staff like the idea of providing shared parking between the two

uses; however, staff is concerned for the few events that occur on a yearly basis where parking would not be adequate and could overflow onto Hospitality Way. Staff has added a condition addressing this concern asking the applicant to install no parking signs along Hospitality Way.

The parcel is zoned Service Commercial (C-2). The area is designated in the General Plan as Regional Commercial. Staff has reviewed the proposed project and finds that it meets the standards as outlined in the General Plan and Zoning Ordinance. The building elevations/finishes are aesthetically pleasing and appears that this development will be a welcomed addition to the city.

Recommendation

Staff recommends that the Planning Commission recommend approval C-23-16, allowing for a 5 story Hotel, 3 story office building and parking structure to be located at 1294 East Hospitality Way, onto City Council, based on the following findings and subject to the following conditions:

Findings

1. The proposed use, at the particular location, provides a service or facility which will contribute to the general well being of the neighborhood and community; and

2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and

3. The proposed use will comply with the regulations and conditions specified in this title for such use; and

4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet or exceed the requirements of City and State adopted codes. Including, but not limited to, the Building and Fire Codes of Washington City.

2. The development of the site shall comply with the development standards of the C-2 Zone.

3. Development of the site shall also comply with the recommendations of a geotechnical study and drainage study. Improvements for the drainage and detention shall be approved by the Public Works Department prior to the issuance of building permits.

4. The applicant will submit a traffic impact study for review and approval by the Public Works Department. The City's Access Management Plan will be adhered to in the traffic design of the

project.

5. The parking will be adhered to as presented in the exhibits of this application .

6. Any roof mounted equipment will be screened from view.

7. A detailed landscaping plan will be submitted for review and approval prior to any landscaping being installed throughout the project. The landscaping will adhere to the city's water conservation ordinance.

8. All lighting within the project development will be directed inward to the site.

9. All signage will be in accordance with the adopted sign regulations of the city.

10. Dumpster screening shall blend in with the surrounding development. Details for these items shall be submitted for review and approval prior to the issuance of associated/required permits.

11. Construction drawings will need to be submitted for review and approval, prior to any work being done on the site.

12. No parking signs shall be installed along Hospitality Way.

13. The shared access and parking agreement shall be recorded at the county prior to issuance of building permit and a copy of such document provided to the community development department.

Washington City
Where Dixie Began

WashingtonCity.org

PROJECT FLOW CARD **CUP-23-16- Hyatt House hotel**

Planning	Reviewed. OK to move forward. Conditions added to staff report addressing “peak season use” in that parking could overflow onto Hospitality Way. Shared access agreement needs to be complete and recorded at county prior to issuance of building permit	
Hillside	NA	
Public Works	Reviewed and ok with the concept. However, numerous items will need to be addressed with civil construction drawings.	
Engineer	Reviewed, no concerns	
Fire Dept.	No review conducted at this phase as the project lacks information needed to complete a review. We are comfortable with this moving forward on a deferred submittal status from us with full review being completed prior to issuing building permit	
Parks/Trails	Reviewed, No concerns	
Building Dept.	Reviewed and have concerns at this time	
Washington Power	Reviewed, No concerns	
Dixie Power	NA	
Economic Dev.	This project meets the City’s priorities for economic development. A new hotel at this location provides a convenient place for tourists and travelers to stay, this stimulates and supports nearby commercial activity. Visitors increase demand for goods and services, create jobs and generate revenue for the local businesses. Unlike primary residential, commercial properties pay 100% of the assessed tax based on valuation. This, along with TRT tax helps offset what would otherwise be a greater tax burden for residents. This project is also proposing office space. Office space provides opportunity for regular daytime foot traffic to restaurants, grocers, and other retail. Office space also allows for professional jobs to locate within Washington City limits. RH	
Administrative	Reviewed. No concerns. RH for JR & TS	

Additional Comments:

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SITE DATA

TOTAL AREA: 3.29 ACRES
PARCEL NUMBERS A: W-CHC-9,
PARCEL NUMBERS B: W-CHC-8
CURRENT ZONE: C-2
GENERAL PLAN: REGIONAL COMMERCIAL (RCOM)
REQ'D BUILDING SETBACKS (ORDINANCE CHAPTER 9 9-10B-5):
FRONT: 20'
SIDE: 0'

PARKING REQUIREMENTS (ORDINANCE CHAPTER 16 9-16-5):

REQUIRED PARKING:

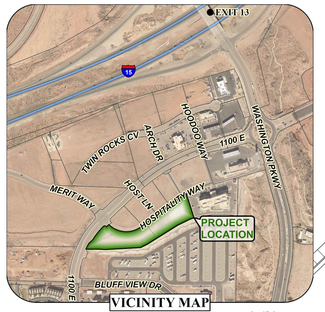
OFFICE BUILDING:
22,884 S.F. x 1 STALL / 250 S.F. = 91.5 STALLS

HOTEL:
121 ROOMS x 1.1 STALLS / ROOM = 133.1 STALLS
14 PEAK HOUR EMPLOYEES x 1 STALL / 2 EMPLOYEES = 7 STALLS
TOTAL REQUIRED FOR HOTEL: 140.1 STALLS

OVERALL SITE:
91.5 STALLS (OFFICE) + 140.1 STALLS (HOTEL) = 232 STALLS

PROVIDED PARKING:
OFFICE: 22 STALLS
HOTEL: 28 STALLS
PARKING STRUCTURE: 105 STALLS
TOTAL PROVIDED ON OVERALL SITE: 155 STALLS

NOTE:
THE SEQUENCING OF THE PEAK PARKING REQUIREMENTS FOR THE OFFICE AND HOTEL DO NOT ALIGN. DURING NORMAL WORKING HOURS THE OFFICE BUILDING UTILIZES THE REQUIRED 92 STALLS (LEAVING THE REMAINING 63 FOR HOTEL USE), WHICH DOES NOT EXCEED THE PROVIDED 155 STALLS. DURING THE EVENING AND NIGHT HOURS, THE HOTEL USES THE REQUIRED 140 STALLS (LEAVING AN ADDITIOINAL 15 STALLS FOR LATE NIGHT OFFICE USE), WHICH ALSO DOES NOT EXCEED THE PROVIDED 155 STALLS.



VICINITY MAP

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- EXISTING SITE IMPROVEMENTS
- PROPOSED SITE IMPROVEMENTS
- PROPOSED BUILDING

KEYED NOTE LEGEND

(A) EXISTING ASPHALT TO REMAIN UNDISTURBED.
(B) EXISTING ELECTRICAL EQUIPMENT TO REMAIN UNDISTURBED..
(C) EXISTING CURB, SIDEWALK AND OTHER EXISTING IMPROVEMENTS OUTSIDE OF PROJECT LIMITS TO REMAIN UNDISTURBED.
(D) INSTALL ASPHALT.
(E) INSTALL ONSITE CONCRETE.
(F) INSTALL A-CURB.
(G) INSTALL ON SITE COLLECTING CURB.
(H) INSTALL ON SITE SHEDDING CURB..
(I) TRANSITION FROM COLLECTING CURB TO SHEDDING CURB.
(J) INSTALL ACCESSIBLE RAMP.
(K) SAWCUT 2'-0" INTO EXISTING ASPHALT, REMOVE AND REPLACE. INSTALL 6' WATERWAY.
(L) INSTALL RETAINING WALL.
(M) INSTALL PARKING STRIPING AND SYMBOLS AS SHOWN THROUGHOUT THE SITE.
(N) INSTALL DUMPSTER ENCLOSURE, SEE ARCHITECTURAL DRAWINGS.
(O) INSTALL THICKENED CONCRETE AT DUMPSTER ENCLOSURE.
(P) INSTALL ACCESSIBLE PARKING SIGN (R7-8).
(Q) INSTALL ACCESSIBLE PARKING SIGN (R7-8) WITH VAN ACCESSIBLE SIGN (R7-8A).
(R) INSTALL STOP SIGN.
(S) INSTALL FENCING AND GATES AROUND AMENITIES. SEE ARCHITECTURAL DRAWINGS.
(T) AMENITY AREA. SEE ARCHITECTURAL DRAWINGS.
(U) PARKING STRUCTURE ENTRANCE/EXIT.
(W) EXISTING LIGHT POLE TO BE RELOCATED 2' BEHIND NEW TOP BACK OF CURB.
(X) LANDSCAPING. SEE LANDSCAPE DRAWINGS.
(Y) INSTALL 2' WATERWAY.
(Z) SAWCUT 2'-0" INTO EXISTING ASPHALT, INSTALL HB30-7 CURB AND GUTTER TO MATCH EXISTING, REPLACE ASPHALT TO MATCH EXISTING ROADWAY SECTION.
(AA) BIKE RACK, SEE ARCHITECTURAL DRAWINGS.
(AB) MONUMENT SIGN, SEE ARCHITECTURAL DRAWINGS.
(AC) ELECTRIC VEHICLE CHARGING STALL (NOTED WITH "EV" TEXT, TYP.)

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft. (30X42 SHEET)
1 inch = 60 ft. (15X22 SHEET)

N

REV.	DATE
#	REV. DESCRIPTION
ISS.	DATE
MARK	ISSUE DESCRIPTION

PRELIMINARY
NOT FOR CONSTRUCTION

HYATT HOUSE HOTEL & OFFICE PROJECT
WASHINGTON, UTAH

beecherwalker
Architecture/Interiors
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HOLLADAY, UTAH 84121
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BEECHERWALKER.COM

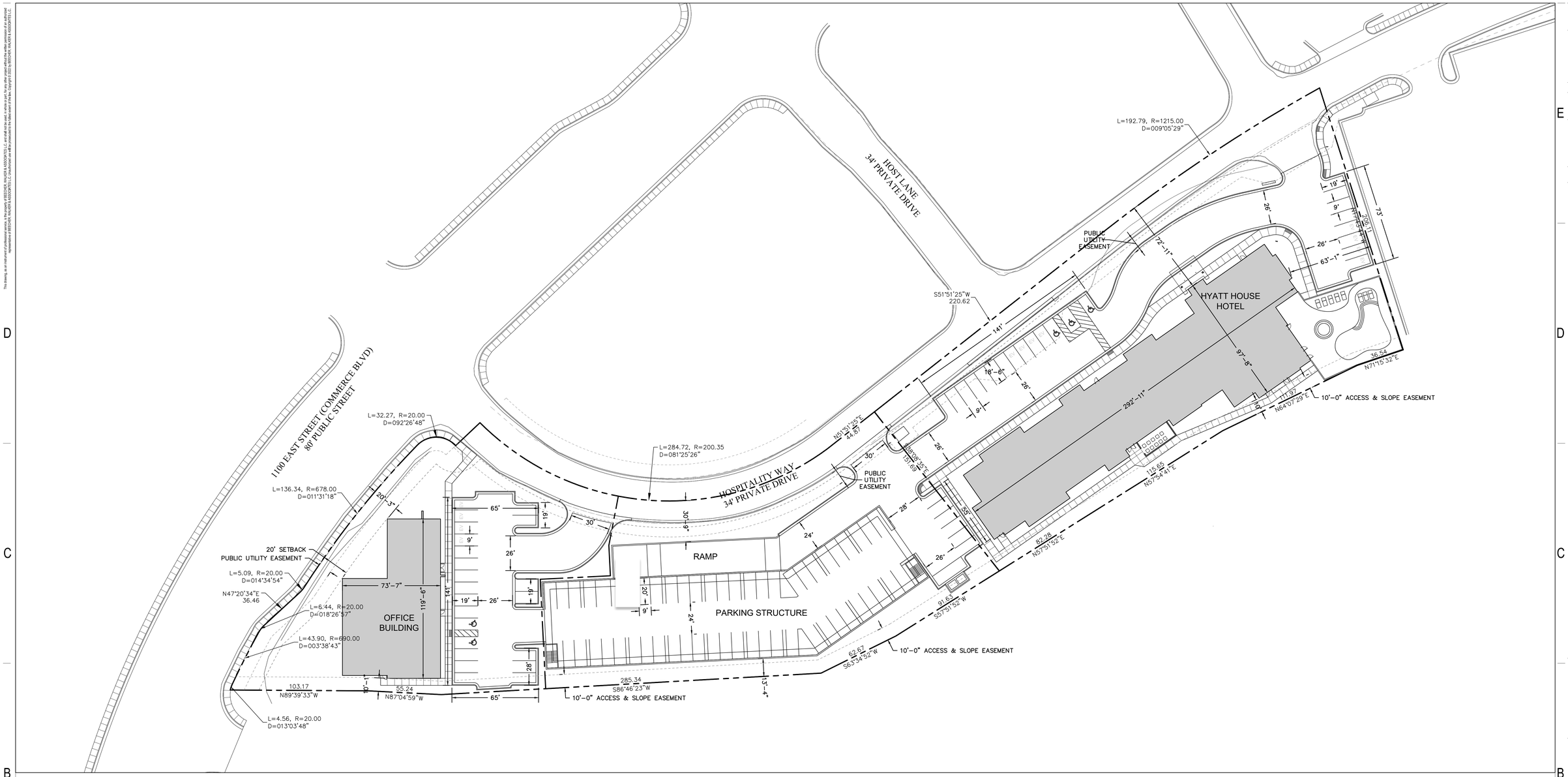
PROJECT NUMBER 997-02
DWN BY WSS | CHKD BY JRH
CUP

PRELIMINARY SITE PLAN

DRAWING NUMBER C2.1

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LEGEND

- PROPERTY BOUNDARY
- EXISTING SITE IMPROVEMENTS
- PROPOSED SITE IMPROVEMENTS
- PROPOSED BUILDING

NOTE:
1. THERE EXISTS AN INFINITE NUMBER OF DIMENSIONS THAN CAN BE ANNOTATED ACROSS THE SITE. THIS EXHIBIT SERVES TO GENERALLY SHOW THE DIMENSIONS OF THE BUILDING, PARKING, PROPERTY, ETC.
2. ALL PARKING STALLS HAVE A MINIMUM WIDTH OF 9 FEET AND MINIMUM LENGTH OF 19 FEET.

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft. (30X42 SHEET)
1 inch = 60 ft. (15X22 SHEET)

N

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

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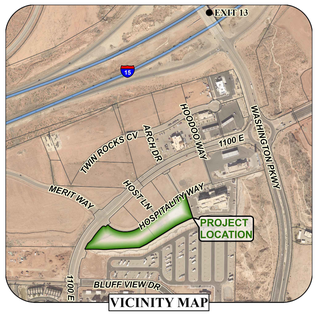
PROJECT NUMBER 997-02
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CUP

PRELIMINARY SITE DIMENSIONS

DRAWING NUMBER
C2.2

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VICINITY MAP

LEGEND

- EXISTING SITE IMPROVEMENT
- OHP — EXISTING OVERHEAD POWER LINE
- S — S — EXISTING SEWER LINE
- W — W — EXISTING WATER LINE
- SD — SD — EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING VALVE
- F — F — EXISTING FIBER
- S — S — NEW SEWER LINE
- W — W — NEW WATER LINE
- P — P — NEW UNDERGROUND POWER
- G — G — NEW GAS LINE
- NEW WATER METER
- NEW FIRE HYDRANT
- NEW VALVE
- EXISTING MINOR CONTOUR
- 2607 EXISTING MAJOR CONTOUR
- PROJECT BOUNDARY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

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PROJECT NUMBER
997-02

DWN BY	CHKD BY
WSS	JRH

CUP

PRELIMINARY UTILITY PLAN

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C3.1

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HOST LANE
34' PRIVATE DRIVE

1100 EAST STREET (COMMERCE BLVD)
80' PUBLIC STREET

HOSPITALITY WAY
34' PRIVATE DRIVE

HYATT HOUSE HOTEL
FFE: 2978.85

OFFICE BUILDING
FFE: 2968.40

PARKING STRUCTURE

LEGEND

- 2607 EXISTING MAJOR CONTOUR (5' INTERVAL)
- EXISTING MINOR CONTOUR (1' INTERVAL)
- 2608 PROPOSED MAJOR CONTOUR (5' INTERVAL)
- PROPOSED MINOR CONTOUR (1' INTERVAL)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

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1 inch = 60 ft. (15X22 SHEET)

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PROJECT NUMBER
997-02

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WSS	JRH

CUP

PRELIMINARY GRADING PLAN

DRAWING NUMBER
C4.1

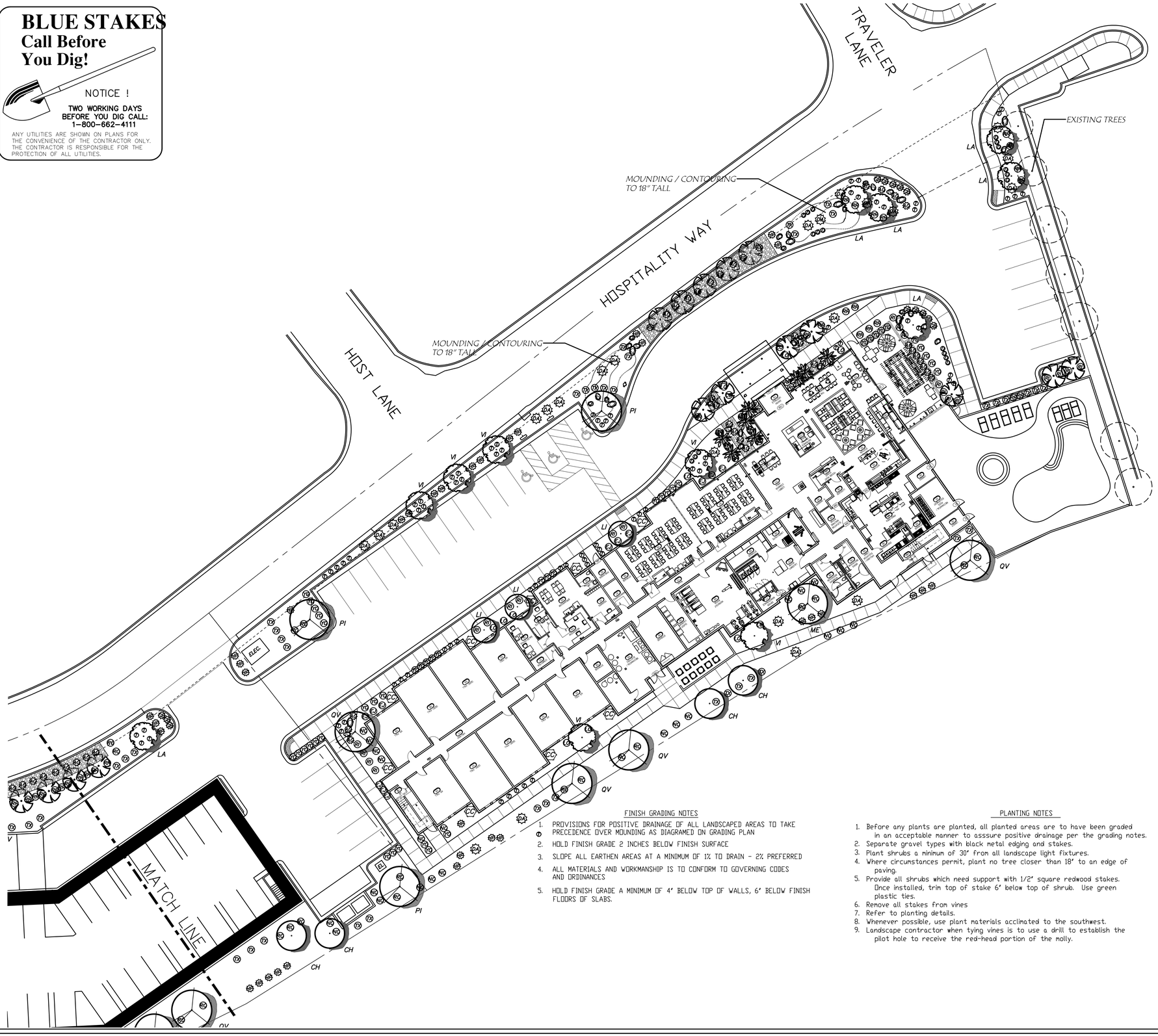
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BLUE STAKES
Call Before You Dig!

NOTICE !

TWO WORKING DAYS BEFORE YOU DIG CALL: 1-800-662-4111

ANY UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.



PLANT LIST

SYMBOL	NAME	SIZE
ME	*Prosopis glandulosa* Texas Honey Mesquite–multi	36" box
LI	*Ligustrum lucidum* Glossy Privet– multi	24" box
CH	*Chilopsis linearis 'Burgundy Lace'* Burgundy Lace Desert Willow–multi	24" box
VI	*Vitex agnus–castus* Chaste tree– multi	24" box
QV	*Quercus virginiana* Live Oak	36" box
LA	*Lagerstroemia indica 'Red' multi* Red Crape Myrtle– multi	24" box
PI	*Pistacia chinensis 'Red Push'* Red Push Pistache	24" box
	Washingtonia filifera California Fan Palm PALMS TO BE TRUE FILIFERA PALMS, NO HYBRID PALMS. VERIFICATION FROM SUPPLIER REQUIRED. SKIN ALL PALMS' TRUNK'S 3/4 UP TRUNK	12'
	Trachycarpus fortunei Windmill Palm	24" box
RO	*Rosmarinus officinalis 'prostratus'* Creeping Rosemary	5 gal
NO	*Nerium oleander 'Dwarf Red'* Dwarf Red Oleander	5 gal
LO	*Lonicera 'Pams Pink'* Pams Pink Honeysuckle	5 gal
YO	*Ilex vomitoria 'Yaupon'* Glossy Privet	5 gal
CC	*Prunus caroliniana ' compact'* Compact Carolina Cherry	15 gal
RI	*Rhaphiolepis indica 'Ballerina'* India Hawthorn	5 gal
HP	*Hesperaloe parviflora* Red Yucca	5 gal
RR	*Rosa 'Red Drift'* Red Drift Rose	2 gal
EJ	*Euonymus V. 'Aureo–variegata'* Varigated Euonymus	5 gal
DA	*Dasylirion longissimum* Grass Tree	15 gal
AG	*Agave parryi 'Truncata'* Artichoke Agave	5 gal
GB	*Echinocactus grusonii* Golden Barrel Cactus	5 gal
TX	*Leucophyllum laevigatum* Rio Bravo Texas Ranger	5 gal
D	*Chrysactinia mexicana* Damianita	5 gal
T	*Teucrium chamadrys* Germander	5 gal
G	*Gaura lindheimeri* Pink Gaura	1 gal

BOULDERS– Basalt Boulders 2' – 3.5' Diameter

Landscape Gravel– 3/4" Palomino Rock

ACCENT ROCK – 1–2" Black Lava Cinders

FINISH GRADING NOTES

1. PROVISIONS FOR POSITIVE DRAINAGE OF ALL LANDSCAPED AREAS TO TAKE PRECEDENCE OVER MOUNDING AS DIAGRAMED ON GRADING PLAN
2. HOLD FINISH GRADE 2 INCHES BELOW FINISH SURFACE
3. SLOPE ALL EARTHEN AREAS AT A MINIMUM OF 1% TO DRAIN - 2% PREFERRED
4. ALL MATERIALS AND WORKMANSHIP IS TO CONFORM TO GOVERNING CODES AND ORDINANCES
5. HOLD FINISH GRADE A MINIMUM OF 4" BELOW TOP OF WALLS, 6" BELOW FINISH FLOORS OF SLABS.

PLANTING NOTES

1. Before any plants are planted, all planted areas are to have been graded in an acceptable manner to asssure positive drainage per the grading notes.
2. Separate gravel types with black metal edging and stakes.
3. Plant shrubs a mininum of 30" from all landscape light fixtures.
4. Where circumstances permit, plant no tree closer than 18" to an edge of paving.
5. Provide all shrubs which need support with 1/2" square redwood stakes. Once installed, trim top of stake 6" below top of shrub. Use green plastic ties.
6. Remove all stakes from vines
7. Refer to planting details.
8. Whenever possible, use plant materials acclimated to the southwest.
9. Landscape contractor when tying vines is to use a drill to establish the pilot hole to receive the red-head portion of the molly.
10. When tying vines or espaliers, wires should be spaced as follows: 1st (2) at 1'-6" apart from finish grade, the next (3) at 1'-0" apart to make the top wire at 6'-0" above finish grade. Wires should be a minimum of 8'-0" long center on plants. When vines or espaliers are closer than 10' apart, use a continuous wire between both plants.
11. For protection of trees in turf areas leave a bare area approx. 4' away from tree base in all directions. For plant pit size refer to specs.
12. Where circumstances permit, do not plant specimen trees closer than four (4) feet from the edge of paving, or roof lines. DEEPROOT or approved root barriers are to be installed per detail 'D' on the planting specification sheet. Refer to planting legend for species requiring deep root barriers.

0 20 40 80
1"=20'

COSTANZA PS. ASSOCIATES
John J. Costanza
P.O. Box 31221
St. George, Utah 84771
Telephone 435-862-8317

UTAH LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 4/30/24
Signature
Date
97-328108-5301
STATE OF UTAH
010924 jennifer walker

no.	revisions	date by

Scale: 1" = 20'
Date: JANUARY 10, 2024
Drawn By: JJC
Approved By:

HYATT HOUSE and OFFICE

PLANTING PLAN

North

Job No.
MISC.

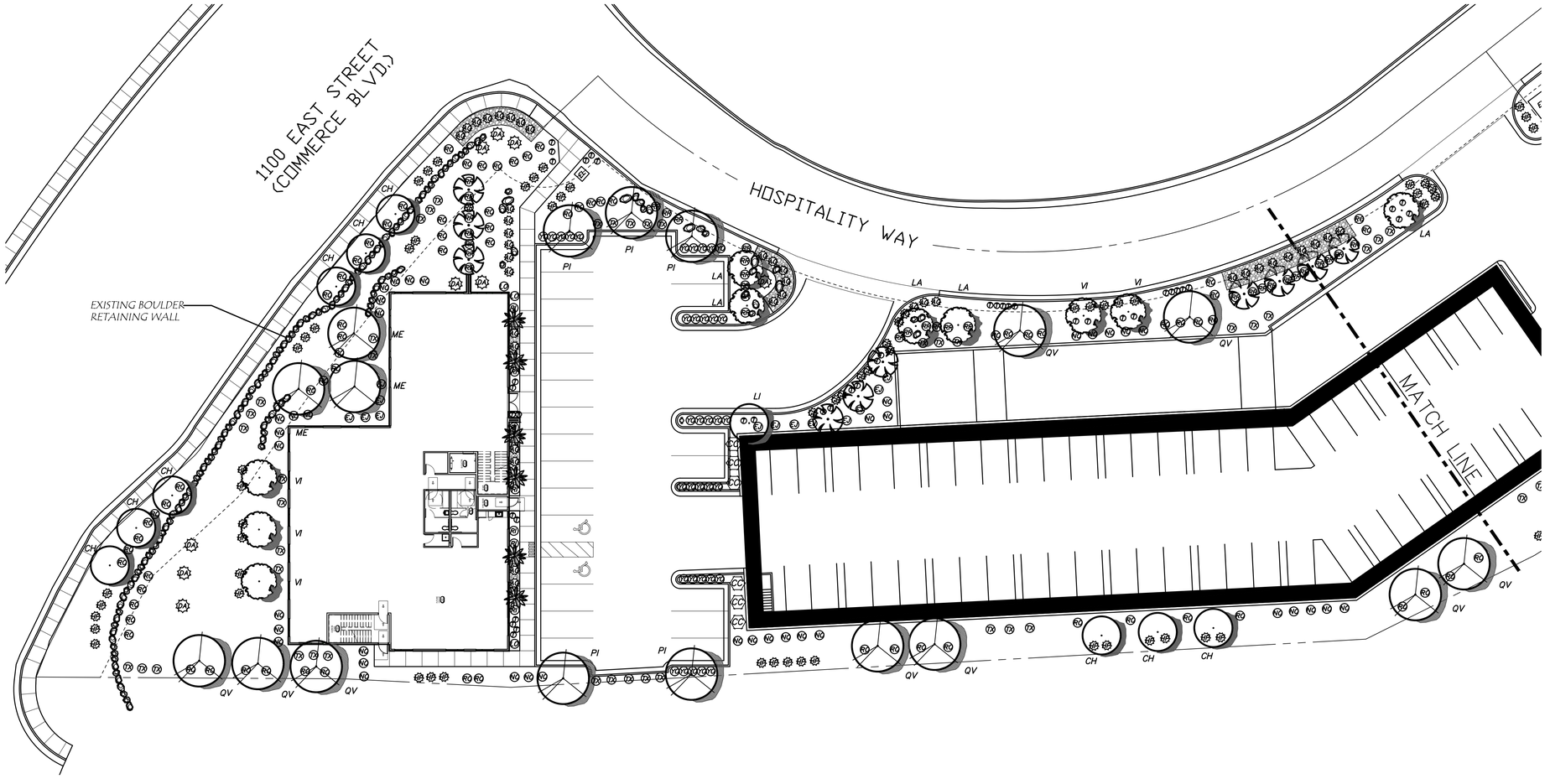
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BOULDERS– Basalt Boulders
2' – 3.5' Diameter

Landscape Gravel– 3/4" Palomino Rock

ACCENT ROCK – 1–2" Black Lava Cinders

0 20 40 80
1"=20'

COSTANZA PS ASSOCIATES
John J. Costanza
P.O. Box 31221
St. George, Utah 84771
Telephone 435-862-8317

UTAH LANDSCAPE ARCHITECT
JOHN J. COSTANZA
Expires 08/31/24
Signature
Date
97-328108-5301
STATE OF UTAH
010924 Jennifer walker

no.	revisions	date	by

Scale: 1" = 20'
Date: JANUARY 10, 2024
Drawn By: JJC
Approved By:

HYATT HOUSE and OFFICE

PLANTING PLAN

North

Job No.
MISC.

Sheet No.
L–2
of 5

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PROJECT NUMBER
Project Number

DWN BY
Author

CHKD BY
Checker

Project Status

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A101

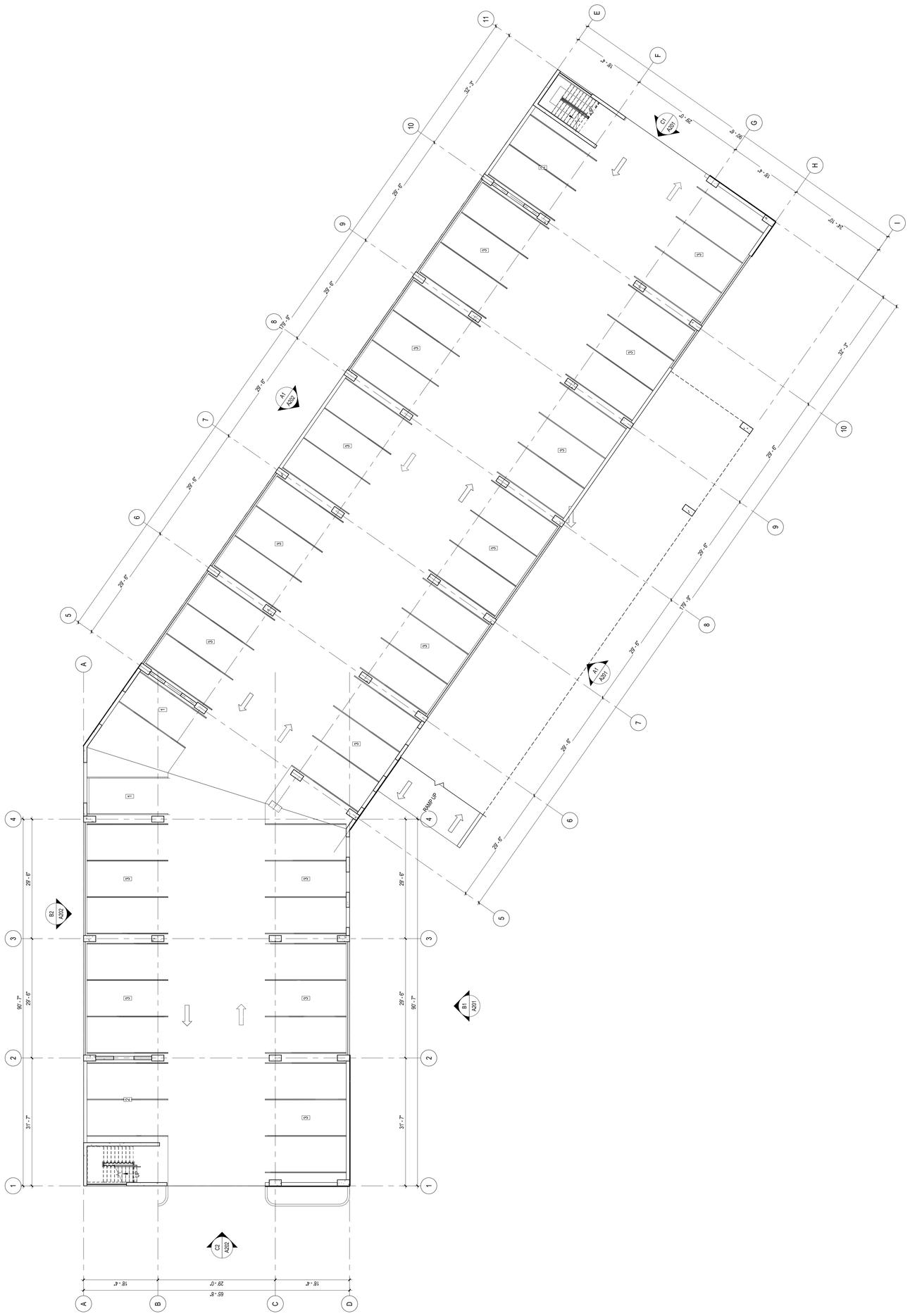
Project Name
Project Address

MARK	ISSUE DESCRIPTION	ISS. DATE
#	REV. DESCRIPTION	REV. DATE

KEYNOTE LEGEND

PARKING COUNT

Type	COUNT
8' x 20'	105
	105



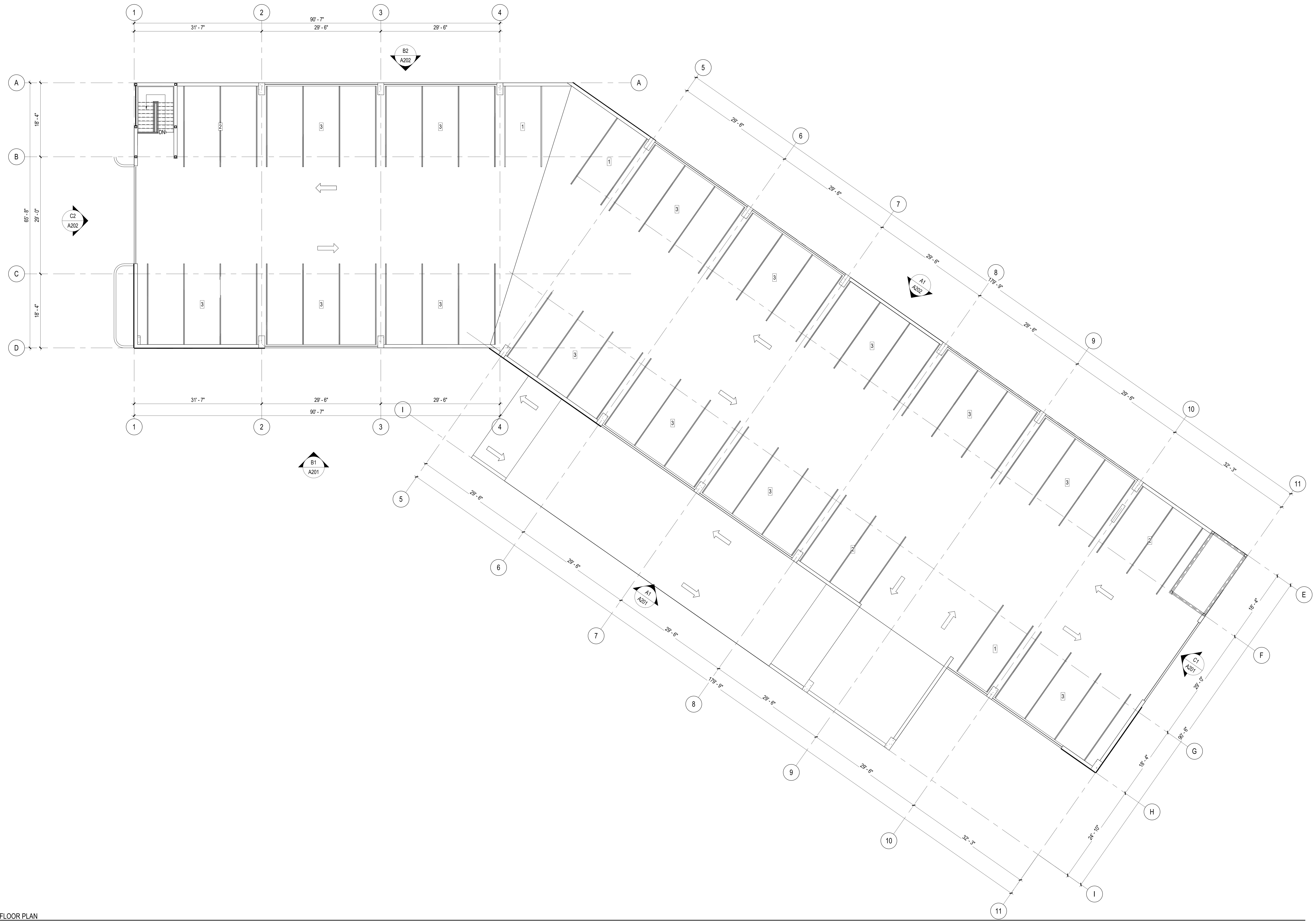
A1 LEVEL 1 FLOOR PLAN
A101 3/32" = 1'-0"

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A1
A102
LEVEL 2 FLOOR PLAN
3/32" = 1'-0"

Project Name
Project Address

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HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
Project Number

DWN BY	CHKD BY
Author	Checker

Project Status

LEVEL 2 FLOOR PLAN

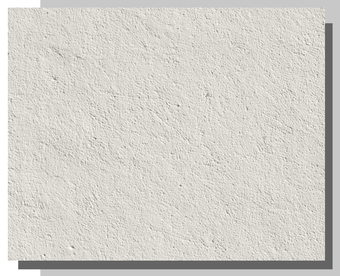
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A102

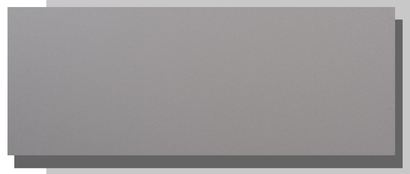
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EIFS I MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: SW7042, SHOJI WHITE



METAL PANEL I MANUFACTURER: ALPOLIC
FINISH: METALLIC
TYPE: PEX METALLIC PEWTER



EIFS I MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: GREY TO MATCH METAL PANEL



SIDING I MANUFACTURER: LONGBOARD
FINISH:
COLOR: LIGHT NATIONAL WALNUT



BRICK I MANUFACTURER: KING KLINKER
FINISH: BLACK BEAUTY
TYPE: IMPERIAL COURSE
GROUT: BLACK

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ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS LEGEND

EIFS | MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: SW7042 SHOJI WHITE; SHERWIN WILLIAMS
MATERIAL DESIGNATION: 01

EIFS | MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: TO MATCH METAL PANEL
MATERIAL DESIGNATION: 02

BRICK | MANUFACTURER: KING KLINKER
FINISH: BLACK BEAUTY
TYPE: IMPERIAL COURSE
MATERIAL DESIGNATION: 03
GROUT: BLACK

ALUMINUM SIDING | MANUFACTURER: LONGBOARD
FINISH: N/A
COLOR: LIGHT NATIONAL WALNUT
MATERIAL DESIGNATION: 04

METAL PANEL | MANUFACTURER: ALPOLIC
FINISH: METALLIC
COLOR: PEX METALLIC PEWTER
MATERIAL DESIGNATION: 05

GLASS | MANUFACTURER: VITRO
FINISH: SOLARBAN 70 (2) OPTIGRAY + CLEAR
MATERIAL DESIGNATION: 06



C1 A201 EAST ELEVATION 1/8" = 1'-0"



C4 A201 PERSPECTIVE VIEW



A1 A201 NORTH ELEVATION 1/8" = 1'-0"

#	REV. DESCRIPTION	REV. DATE
MARK	ISSUE DESCRIPTION	ISS. DATE

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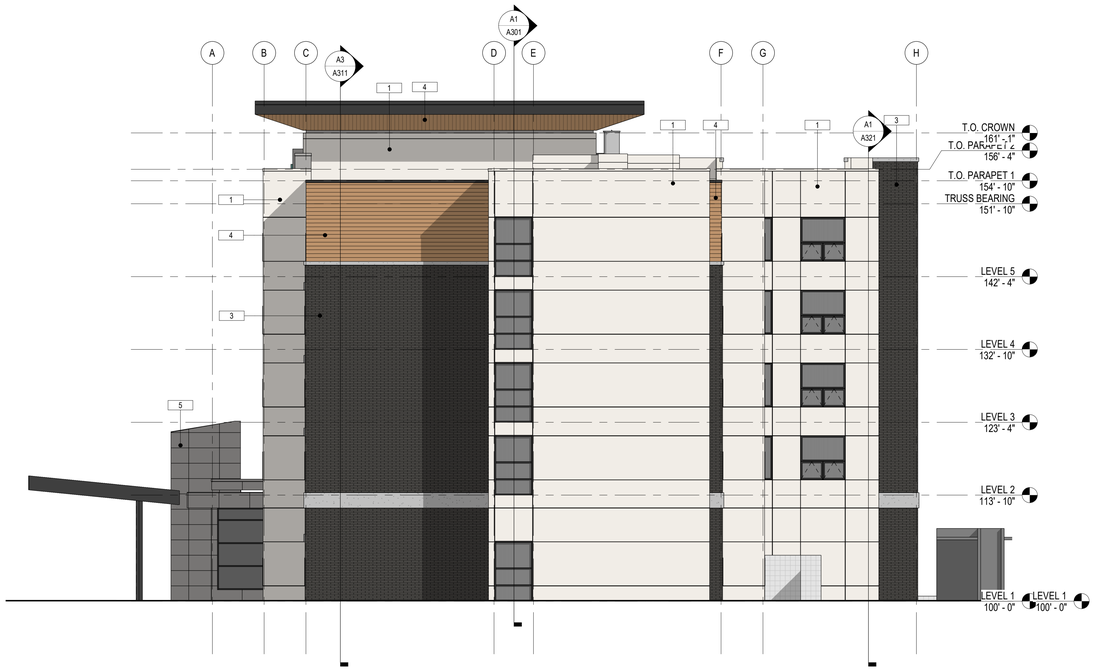
DWN BY Author | CHKD BY Checker
SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

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C1 A202 WEST ELEVATION
1/8" = 1'-0"



A1 A202 SOUTH ELEVATION
1/8" = 1'-0"

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS LEGEND

EIFS | MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: SW7042 SHOJI WHITE; SHERWIN WILLIAMS
MATERIAL DESIGNATION: 01

EIFS | MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: TO MATCH METAL PANEL
MATERIAL DESIGNATION: 02

BRICK | MANUFACTURER: KING KLINKER
FINISH: BLACK BEAUTY
TYPE: IMPERIAL COURSE
MATERIAL DESIGNATION: 03
GROUT: BLACK

ALUMINUM SIDING | MANUFACTURER: LONGBOARD
FINISH: N/A
COLOR: LIGHT NATIONAL WALNUT
MATERIAL DESIGNATION: 04

METAL PANEL | MANUFACTURER: ALPOLIC
FINISH: METALLIC
COLOR: PEX METALLIC PEWTER
MATERIAL DESIGNATION: 05

GLASS | MANUFACTURER: VITRO
FINISH: SOLARBAN 70 (2) OPTIGRAY + CLEAR
MATERIAL DESIGNATION: 06

#	REV. DESCRIPTION	REV. DATE

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WASHINGTON, UTAH

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PROJECT NUMBER

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Author	Checker

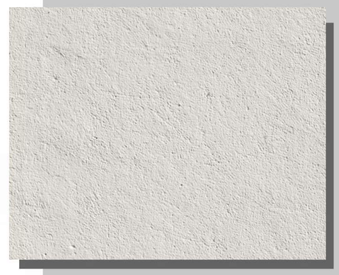
SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A202

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EIFS | MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: SW7042, SHOJI WHITE



BRICK | MANUFACTURER: KING KLINKER
FINISH: BLACK BEAUTY
TYPE: IMPERIAL COURSE
GROUT: BLACK



SIDING | MANUFACTURER: LONGBOARD
FINISH:
COLOR: BEECHWOOD

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C1 / A201 EAST ELEVATION
3/16" = 1'-0"



A1 / A201 SOUTH ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS LEGEND

EIFS | MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: SW7042 SHOJI WHITE; SHERWIN WILLIAMS
MATERIAL DESIGNATION: 01

BRICK | MANUFACTURER: KING KLINKER
FINISH: BLACK BEAUTY
TYPE: IMPERIAL COURSE
MATERIAL DESIGNATION: 02
GROUT: BLACK

ALUMINUM SIDING | MANUFACTURER: LONGBOARD
FINISH: N/A
COLOR: BEECHWOOD
MATERIAL DESIGNATION: 03

GLASS | MANUFACTURER: -
FINISH: -
MATERIAL DESIGNATION: 04

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE

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PROJECT NUMBER
Project Number
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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A201

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C1 A202 WEST ELEVATION
3/16" = 1'-0"



A1 A202 NORTH ELEVATION
3/16" = 1'-0"

KEYNOTE LEGEND

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
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G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

EXTERIOR MATERIALS LEGEND

EIFS | MANUFACTURER: TBD
FINISH: FINE FINISH
COLOR: SW7042 SHOJI WHITE; SHERWIN WILLIAMS
MATERIAL DESIGNATION: 01

BRICK | MANUFACTURER: KING KLINKER
FINISH: BLACK BEAUTY
TYPE: IMPERIAL COURSE
MATERIAL DESIGNATION: 02
GROUT: BLACK

ALUMINUM SIDING | MANUFACTURER: LONGBOARD
FINISH: N/A
COLOR: BEECHWOOD
MATERIAL DESIGNATION: 03

GLASS | MANUFACTURER: -
FINISH: -
MATERIAL DESIGNATION: 04

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE

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PROJECT NUMBER
Project Number

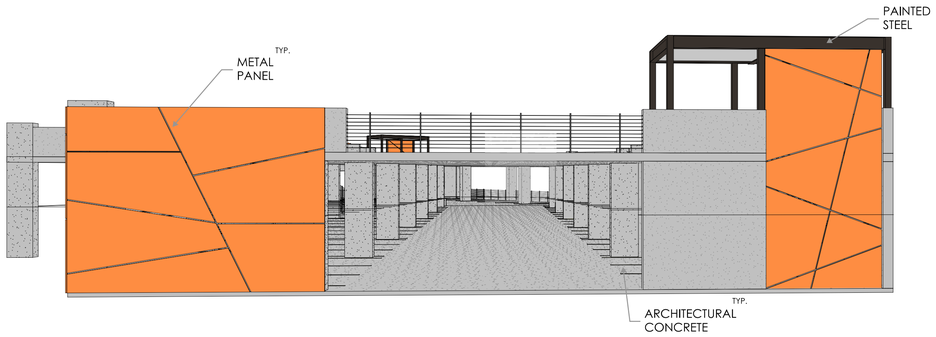
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Author	Checker

SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

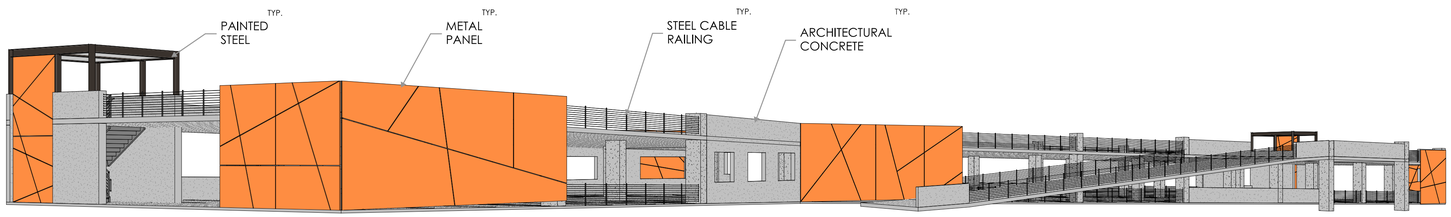
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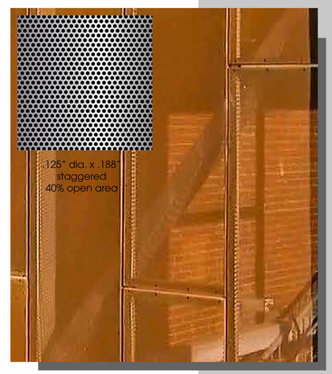
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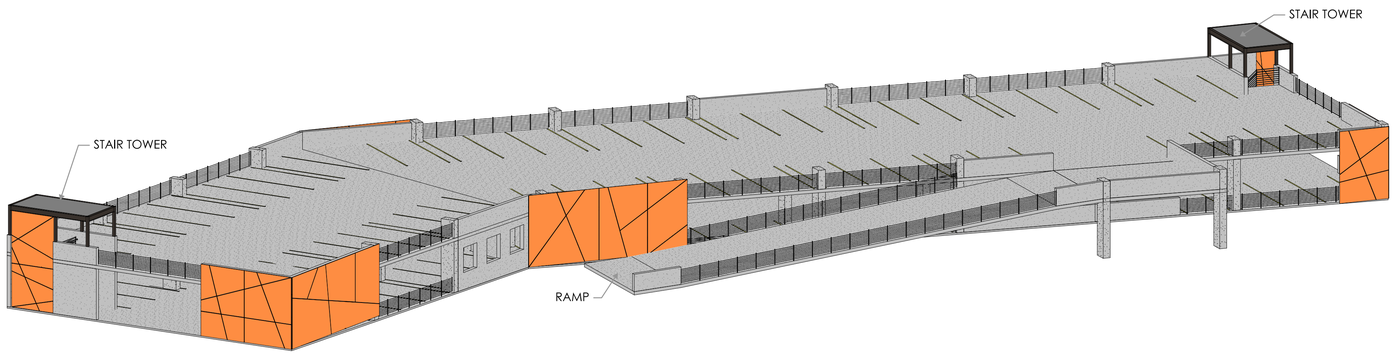


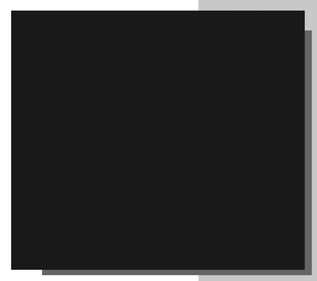
CONCRETE | MANUFACTURER: TBD
FINISH: ARCHITECTURAL CONCRETE
COLOR: NATURAL





METAL PANEL | MANUFACTURER: HENDRICK ARCHITECTURAL
FINISH: PERFORATED PANEL
COLOR: RUST





PAINTED STEEL | MANUFACTURER: TBD
FINISH: TRI CORN BLACK SW6258
COLOR: GREY TO MATCH METAL PANEL

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