



**Project #16-050
Park Avenue Senior Living
Located at 1600 North 200 West**

REPORT SUMMARY...

Project Name: Park Avenue Senior Living
Proponent / Owner: Sierra Homes / Jane B. Davis Trust
Project Address: 743 North 800 East
Request: Design Review Permit
Current Zoning: Commercial (COM)
Type of Action: Quasi-Judicial
Date of Hearing: Nov. 10, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #16-050, Park Avenue Senior Living, in the Commercial (COM) zone located at 1566 North 200 West, TIN #04-082-0018

Current Land use adjoining the subject property

<i>North:</i>	COM: Commercial Uses	<i>East:</i>	COM: Commercial Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	NR-6: Vacant Land

DESIGN REVIEW PERMIT

Project Proposal

This is a proposal for a mixed use project on a vacant 5.5 acre site that consists of six (6) commercial two-story buildings located near 1600 North and 13 two-story residential buildings near the middle of the property. Each building is comprised of either 2-8 units, all being stacked vertically within the two-stories. The main unit would be on the ground floor, intended for senior living with a second accessory residential unit above. The upper units are accessed through an interior corridor and the lower units are accessed via French doors. The commercial buildings will have the flexibility to have either residential above or additional office/commercial space above. The proposal includes a 255 stall parking lot, landscaping and usable outdoor space. The project is accessed by 1600 North via two (2) driveway approaches.

Density

The Land Development Code (LDC) does not assign a density for commercial uses (units), nor does the LDC mandate a ratio between commercial square feet and residential square feet, it simply states that the primary use shall be commercial in the COM zoning district. The LDC permits a maximum of 30 residential dwelling units per acre of land in the COM zone. The proposal is for 11 commercial units (1,200 SF each) and 95 residential units. At 5.5 acres, 95 residential units results in a density of 17 units per acre and complies with the LDC.

Land Use

The LDC Table 17.17.030 permits a wide range of commercial uses in the COM zone, including retail, office, service and hospitality businesses that are intended to serve city-wide populations. The COM zone also permits residential uses with the stipulation that it must be accessory to the primary use and contained within the walls of the primary structure. Residential development is encouraged so long as it is integrated into the design and function of the commercial project. Multi-story buildings are encouraged to maximize the density of the development.

The applicant has indicated the intent of senior housing units on the main floor with the option of accessory residential dwelling units situated above. The commercial buildings have not been indicated as containing a certain use, but would have an accessory residential or commercial office unit located above. The applicant has not indicated whether or not this project will be age restricted (55 or older).

Setbacks

The Land Development Code (LDC) requirements for setbacks in the COM zone are as follows (as measured from property lines):

Front:	10'
Side:	5'
Rear:	10'
Parking:	15'

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

Front (North):	20'
Corner Side(West):	10'-6"
Side (East):	81'
Rear (South):	61'
Parking (200 West):	10'
Parking (1600 North):	20'

As proposed, the buildings meet minimum setbacks but the parking adjacent to 200 West does not meet the minimum 15' setback. As conditioned, the proposed project meets minimum setback requirements of the LDC.

Lot Coverage

The LDC 17.19.070 establishes a maximum lot coverage of 60% (building(s) footprint) in the COM zone. The total project site is 5.51 acres (240,015 SF) in size with the cumulative proposed building footprint at approximately 59,700 SF (25%). The proposal of 25% lot coverage complies with maximum allowances in the LDC.

Building Orientation

The LDC 17.19.070 requires the building(s) to be oriented to the street with a functioning pedestrian entrance open during business hours. Weather protection is required above every pedestrian entrance. The proposal shows eight (8) buildings with street frontage. Four (4) out of the eight (8), face the street, with the remaining buildings oriented with the side façade facing the street. The proposed pedestrian doorways have little to no weather protection provided. As conditioned with all buildings having street facing orientation with doorways and weather protection, the project meets the requirements in the LDC.

Building Frontage

The LDC 17.19.070 requires that at least 50% of the overall width of the property contain building mass. This requirement is described in LDC 17.19.020 as being necessary to create urban settings that frame streets with buildings and architecture while reducing the visual prominence of parking lots. The proposed building(s) frontage along 1600 North is proposed at 55% (630' property width to 350' building(s)), meeting the LDC requirements.

Site Layout

The LDC 17.16.040.B outlines an emphasis on pedestrian-orientation with parking areas located at the rear and sides of the main building(s). The proposal places the majority of the parking to the interior areas located behind or to the side of the street facing buildings. As proposed, the project layout complies with the LDC regulations.

Building Elevations

The LDC 17.19.070 indicates that blank walls exceeding 30 linear feet are prohibited. Acceptable breaks include windows, balconies, wall articulation or changes in color or material. The LDC also requires a minimum of 30% transparency on ground floor street facing facades. The LDC allows maximum building heights of 38'. The proposed buildings facades show wall breaks and architectural features at intervals of less than 30 linear feet. The commercial buildings show front facades with approximately 35% and side facades with approximately 27% of window transparency. The two-story buildings are proposed at heights below the maximum of 38'. As conditioned with a minimum 30% transparency for all street facing facades, the project meets the building elevation requirements in the LDC.

Pedestrian Circulation

The LDC requires a pedestrian sidewalk connection between the building door and the adjacent street sidewalk and weather protection above pedestrian doors. The proposal includes numerous sidewalk connections between the street and the buildings. Some of the buildings do not have direct sidewalk connections, they wrap around to a side or rear doorway. As conditioned with direct sidewalk connections to the street the project complies with the LDC.

Parking Numbers

The LDC 17.38.070 bases vehicular parking requirements on a specific commercial land use. Most commercial parking requirements are within the range of 1 stall per every 200-300 SF of building space. Residential parking requirements are 2 stalls per dwelling unit. With 13,200 SF of commercial proposed, but no exact commercial land use identified at this point, a likely parking requirement would be 52 stalls (based on 1 per 250 SF). With 95 residential units proposed, the parking requirement would be 190 stalls. The proposal includes 255 parking stalls. Commercial parking will be reviewed and approved with each individual business license. As conditioned, the project meets the LDC requirements.

Open Space Area

The LDC 17.19.070 requires 10% open space and an additional 10% useable outdoor space of the project site. The LDC 17.35 generally describes open space as native vegetation or landscaped areas, while useable outdoor space is typically decks, patios and other similar amenities. The 5.5 acre (239,580 SF) site would require 23,958 SF of both landscaping and usable outdoor space for a total of 47,960 SF of open space. As proposed with open space areas totaling 48,034 SF (20%), the project meets the minimum open space area requirements of the LDC as proposed.

Landscaping

The LDC 17.39 requires minimum landscaping for overall visual aesthetics, ecological reasons, visual screening, shading purposes and enhancement of the outdoor experience. The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the COM zone. For 5.5 acres, 110 trees and 275 shrubs, flowers and ornamental plants would be required as per the LDC. The proposed site plan does not show vegetation amounts. As conditioned with a landscaping plan, the project meets the LDC landscaping requirement.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0 foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comment had been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on October 27, 2016, posted on the City's website and the Utah Public Meeting website on November 3, 2016, and noticed in a quarter page ad on October 23, 2016.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. This is a commercial zone and the primary commercial uses and structures need to be established early to indicate a mixed-use development. For every two residential structures built, one commercial structure shall be completed. This residential to commercial building ratio shall continue throughout the project until all six commercial structures are completed.
3. Excluding trim, vinyl building materials are prohibited in the commercial zoning district. Building materials shall consist of brick, rock, stucco, wood, cement board, metal and/or any combination of these.
4. All street facing commercial building facades shall have a minimum of 30% window transparency based on the total ground floor façade area.
5. All buildings facing either 1600 North or 200 West shall have the unit and/or building oriented to the adjacent street with primary pedestrian entrances (doorways), windows, architectural detailing and overhead weather protection provided. At least one sidewalk connection shall directly connect the primary doorway of the unit/building to the street.
6. Parking lot setbacks from 200 West shall be a minimum of 15'.
7. A minimum of 242 parking stalls shall be provided on-site. As each commercial business is proposed, parking shall be provided based on the specific commercial use as per the LDC. Multiple bike racks shall be provided on-site providing convenient bike parking.
8. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Street trees along all adjacent streets provided every thirty (30) feet on center.
 - b) Open Space and Useable Outdoor areas shall total a minimum of 48,034 SF.
 - c) A total number 110 trees and 275 shrubs, perennials and grasses shall be provided. The total number of plants may be divided into different phases as long as the numbers are proportionate to the acreage of land each phase contains.
9. All dumpsters shall be located outside of building setbacks, ideally to the rear or side of the building(s), and visually screened or buffered from public streets by using landscaping, fencing or walls.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties, in particular the residential uses located to the east.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.

12. No fences are approved with this Design Review Permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
13. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental—contact 716-9760*
 - Dumpsters only, no mixing of dumpsters and residential carts. Add another double enclosure in the north east corner of development. Relocate the west enclosure away from the 200 West entrance to a minimum 60 ft straight on access location more centrally located between the commercial buildings. Add a 2nd location if a recycle dumpster is also desired. Relocate the south east enclosure so it faces west rather than north to allow for an efficient collection flow pattern. Minimum inside measurement on a double enclosure without gates is 22 ft wide and 10 ft deep. With gates it is 24 ft wide. Place bollards or other design feature in back of enclosures to protect back walls. Gates are strongly discouraged and are not required if the enclosures faces away from public street view.
 - b. *Water—contact 716-9622*
 - All water meter setters must have dbl. check valve.
 - All landscape irrigation must have a high hazard rated backflow assembly installed and tested.
 - All points of use must have approved back flow protection determined by hazard assessment.
 - Commercial units must have separate water mains and backflow assemblies as per degree of hazard.
 - c. *Engineering—contact 716-9153*
 - Based detail shown it is not possible to give specific comments regarding water lines for fire and building services. This will need to be addressed during design review but the following guidelines will apply:
 - All commercial buildings shall be serviced from 1600 North
 - If each building has less than 5 units, each unit shall have its own water meter and service line
 - All interior water mains serving buildings internal to the project or fire protection shall be looped internally and to the City main lines in 200 West and 1600 North
 - All residential buildings with fewer than 5 units shall have individual water meter and service lines to each unit. If greater the 4 units a master meter for each building will be acceptable.
 - All water distribution lines shall be sized based on the combined fire, domestic and irrigation flows
 - Storm water shall be designed in accordance with Logan City design standards. This shall include the retaining of the 90% storm onsite and the implementation of Low Impact Design concepts within the project
 - Provide water rights for increased demand on City system for indoor and outdoor use
 - Developer shall be responsible for all water mains located in private roads. This includes the maintenance, repair and replacement of these lines. Developer shall submit a Water Utility Agreement with the City. All utilities shall be designed and constructed to Logan City standards
 - Accesses to 200 West and 1600 North shall be a minimum of 150' preferred 200' from any intersections of City roads. Accesses to these roads shall align with any existing accesses from property across 200 West or 1600 North
 - Developer shall pipe the existing ditch along 1600 North and incorporate with curb and gutter catch basins

d. Fire—contact 716-9515

- (IFC 503.1.1) Fire Apparatus Access shall extend to within 150 feet of all portions of the facility as measured by an approved route around the exterior of the building. Proposed access appears to be adequate. Site plans shall include the turning radius for fire apparatus at corners. Inside turn: 19'4", Curb to curb 35'6", Wall to wall 40' (IFC 507.5.1) Fire Hydrants shall be located within 400 feet of the building as measured by an approved route around the exterior of the building. A fire hydrant is required within 100 ft of FDC.

New fire hydrant locations will be reviewed with plan submittal.

(IFC 507.1) An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, building or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (IFC 507.3)

According to Table B105.1 (2) the fire flow for up to 3,600 sq. ft. building of Type VB construction is 1,500 gpm @ 20 psi.

FH01348 at 1544 N 200 W flows 4,560 gpm @ 20 psi,

FH01654 at 90 W 1600 N flows 4,435 gpm @ 20 psi,

Fire Flow is adequate.

Fire Sprinklers? (if required can they be 13D for one and two family dwellings?)

(IFC 903.2.8) An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

Utah Amended Exception: 1. Detached one and two family dwellings and multiple single –family dwellings (townhouses) constructed in accordance with the International Residential Code for one and two family dwellings.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW AND CONDITIONAL USE PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed project, as conditioned, is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, site layout, materials, landscaping, and setbacks.
2. The Design Review and Conditional Use Permit conform to the requirements of Title 17 of the Logan Municipal Code.
3. The proposed project provides adequate open space and useable outdoor space in conformance with Title 17.
4. The proposed project provides adequate off-street parking.
5. The project meets the goals and objectives of the COM designation within the Logan General Plan by providing commercial services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
6. The proposed project complies with maximum height, residential density and building design standards and is in conformance with Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
8. 200 West and 1600 North streets provide access and are adequate in size and design to sufficiently handle all traffic modes and infrastructure related to the land use.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

Planning Commission Land Use Appeal

Board Administrative Review

Date Received 10-10-16	Received By	Receipt Number	Zone COM	Application Number PG 16-050
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME Park Avenue Senior Living				
PROJECT ADDRESS 1600 North 200 West			COUNTY PLAT TAX ID # 04 - 082 - 0018	
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Sierra Homes			MAIN PHONE # 435-257-4963	
MAILING ADDRESS 470 N 2450 W		CITY Tremonton, UT	STATE 84337	ZIP
EMAIL ADDRESS jeff@sierrahomes.com				
PROPERTY OWNER OF RECORD (Must be listed) Jane B. Davis TRUST / Robert Davis Trustee			MAIN PHONE #	
MAILING ADDRESS 750 Orchard Dr. River Heights, UT		CITY	STATE	ZIP 84321
EMAIL ADDRESS RLD845@COMCAST.NET				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) all Back & vinyl One level senior living with upper units for family/parents. Attached separate entrance available upon owner's or market needs. Commercial on 1600 North and 200 West (in red). - NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -			Total Lot Size (acres) 5.51	
			Size of Proposed New Building (square feet) Approx. 1250 sqft / unit Commercial & residential	
			Number of Proposed New Units/Lots 104	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent Robert Davis Trustee B. Stocking	
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.			Signature of Property Owner Robert Davis Trustee	



AREA CALCULATIONS

TOTAL PROPERTY: 55 ACRES
 OPEN SPACE: 208,578 SQ. FT.
 EXISTING: 4,034 SQ. FT.
 EXISTING: 108,000 SQ. FT.
 EXISTING: 108,000 SQ. FT.

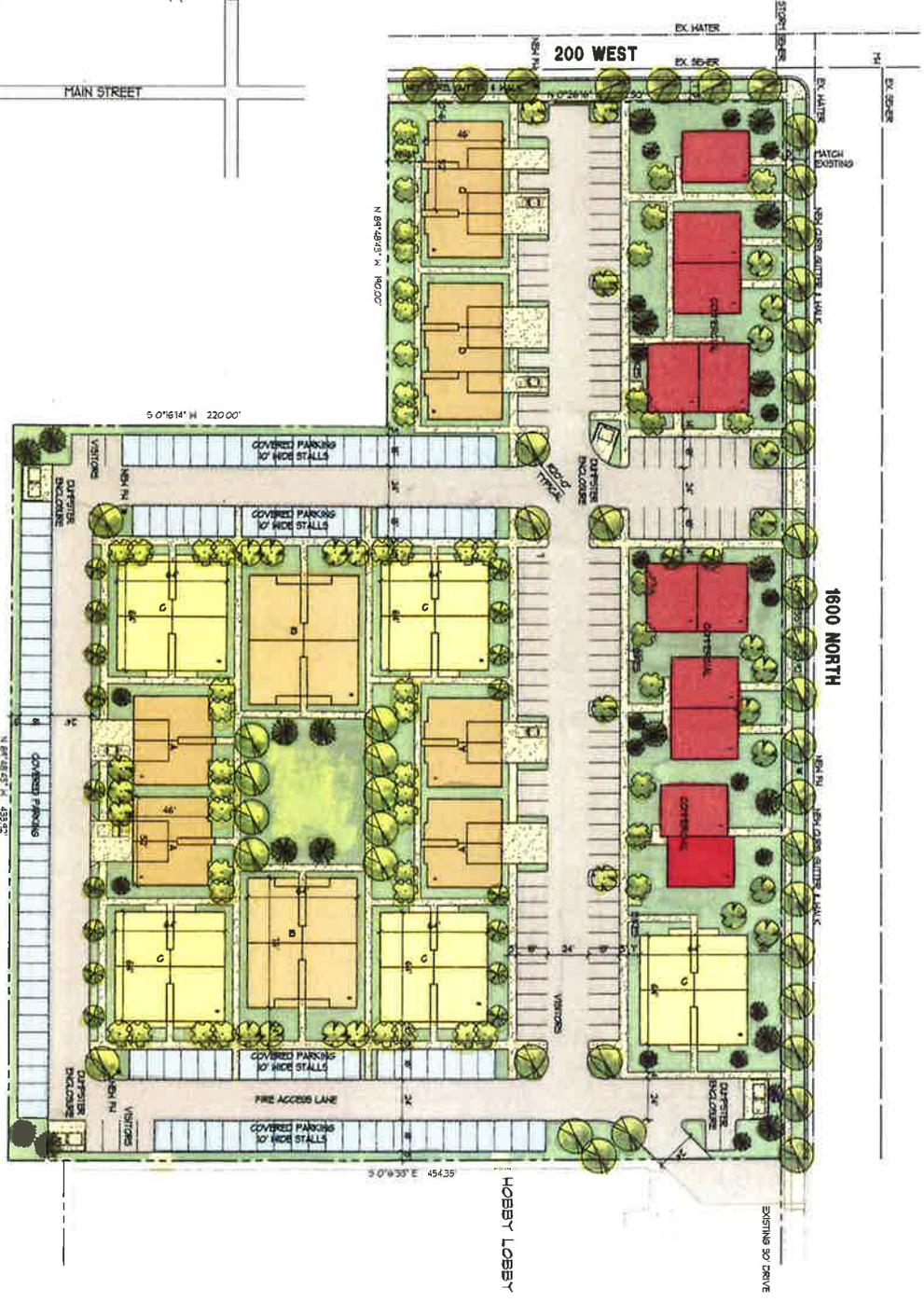
PARKING CALCULATIONS

CORPORAL: 1,000 SF, 15,000 SF, 14
 HOUSING: 2,000 SF, 21
 VISITOR: 21
 TOTAL: 295

10/26/19 17:46:18



VICINITY MAP



SITE PLAN

SD1

CA Christopherson Architectural Alliance
 88 South Main Provo, UT 84601 T: (801) 733-0090 F: (801) 733-0091

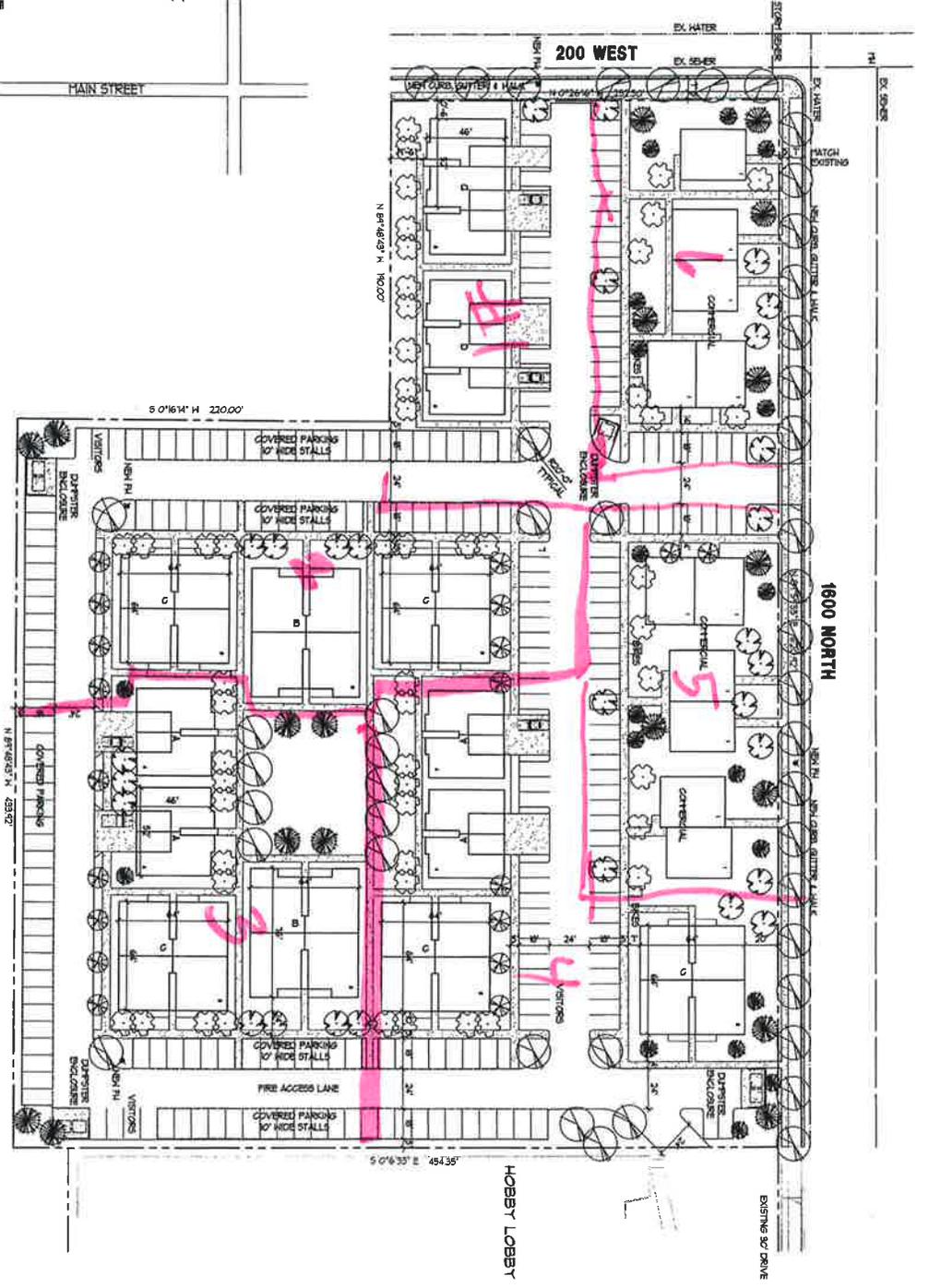
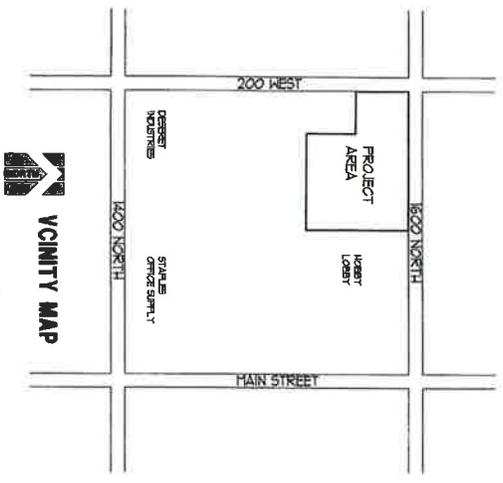
PARK AVENUE SENIOR LIVING
 200 WEST 1600 NORTH, LOGAN, UTAH
 by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH

Professional seal and project information including: PROJECT: PARK AVENUE SENIOR LIVING, DATE: OCT 26, 2018, DRAWN BY: [Name], CHECKED BY: [Name], and a circular professional seal for the Utah State Board of Professional Engineers.

AREA CALCULATIONS
 TOTAL PROPERTY 5.9 ACRES
 OPEN SPACE RESID 20% 11.8 ACRES
 TOTAL OPEN SPACE 14.4 ACRES
 TOTAL PROJECT 14.4 ACRES
 TOTAL PROJECT 14.4 ACRES

PARKING CALCULATIONS

CORPORAL (0.050 SF @ 2000 SF)	4
RESIDENT (2100 SF @ 100)	21
VEHICLE	21
TOTAL	25



SITE PLAN
 1" = 30'

SD1

CA Christopherson
 Architectural Alliance
 365 South Main Provo, Utah 84601 T (801) 733-5410 F (801) 733-0170

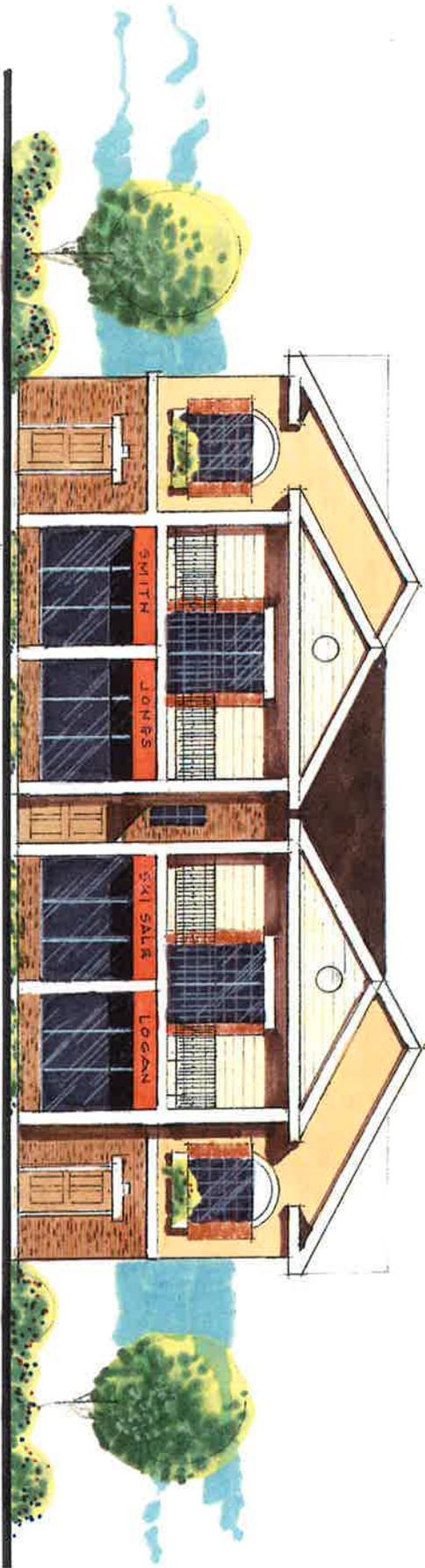
PARK AVENUE SENIOR LIVING
 200 WEST 1600 NORTH, LOGAN, UTAH
 by SIERRA HOMES, 470 N 2450 W, TREMONTON, UTAH



DATE	10/29/16
BY	CMC
CHECKED BY	CMC
APPROVED BY	CMC
PROJECT	PARK AVENUE SENIOR LIVING

NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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Commercial Front



CA Christopherson
Architectural Alliance
554 South 1000 Provo, UT 84601-7222 MO: 801-762-2172

PARK AVENUE SENIOR LIVING
200 WEST 1000 NORTH, LOGAN, UTAH
by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



DATE	10/20/2010
BY	CHRISTOPHERSON ARCHITECTURAL ALLIANCE
PROJECT	PARK AVENUE SENIOR LIVING
LOCATION	200 WEST 1000 NORTH, LOGAN, UTAH

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Commercial Street Side



CA Christopherson
Architectural Alliance
188 South Main Street, Suite 100, Provo, UT 84601

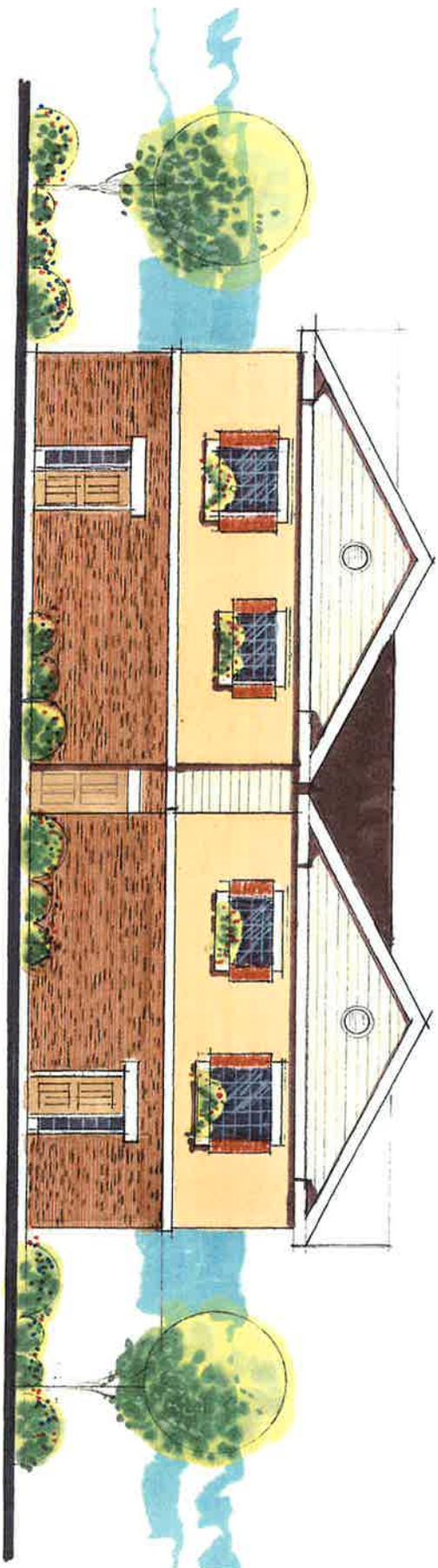
PARK AVENUE SENIOR LIVING
200 WEST 1600 NORTH, LOGAN, UTAH
by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



PROJECT NO.	2002
DATE	02/20/02
DESIGNER	SIERRA HOIMES
PROJECT NAME	PARK AVENUE SENIOR LIVING

Scale: 1/4" = 1'-0"
 Date: 02/20/02
 Project: PARK AVENUE SENIOR LIVING
 Designer: SIERRA HOIMES
 Project No.: 2002

Commercial Back



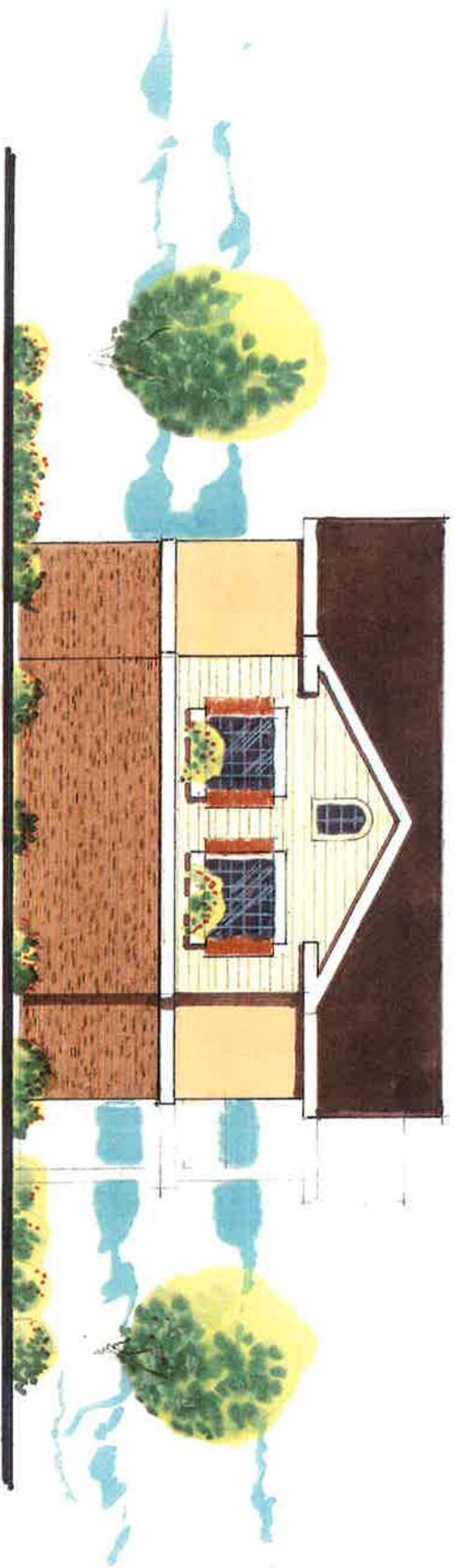
CA Christopherson
Architectural Alliance
122 South 1000, Provo, Utah 84601 • 435.232.5240 • P. 435.752.1175

PARK AVENUE SENIOR LIVING
200 WEST 1800 NORTH, LOGAN, UTAH
by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



PROJECT	PARK AVENUE SENIOR LIVING
DATE	02/26/2008
DESIGNED BY	CHRISTOPHER S. HOIMES
SCALE	AS SHOWN

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Commercial Sides



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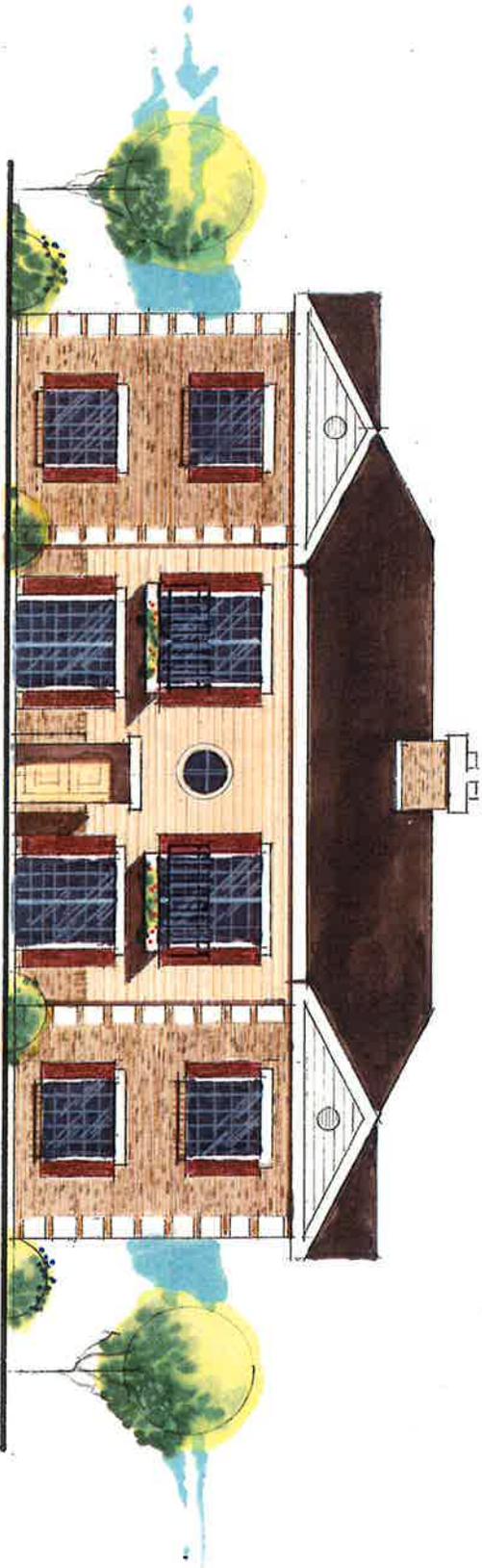
PARK AVENUE SENIOR LIVING
 200 WEST 1800 NORTH, LOGAN, UTAH
 by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



DATE	NOV 15 2016
PROJECT	PARK AVENUE SENIOR LIVING
SCALE	AS SHOWN

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Building C Front & Back



**Christopherson
Architectural Alliance**
301 South Glen Proctor, Ogden, UT 84403 P: 438-7330 F: 438-7331

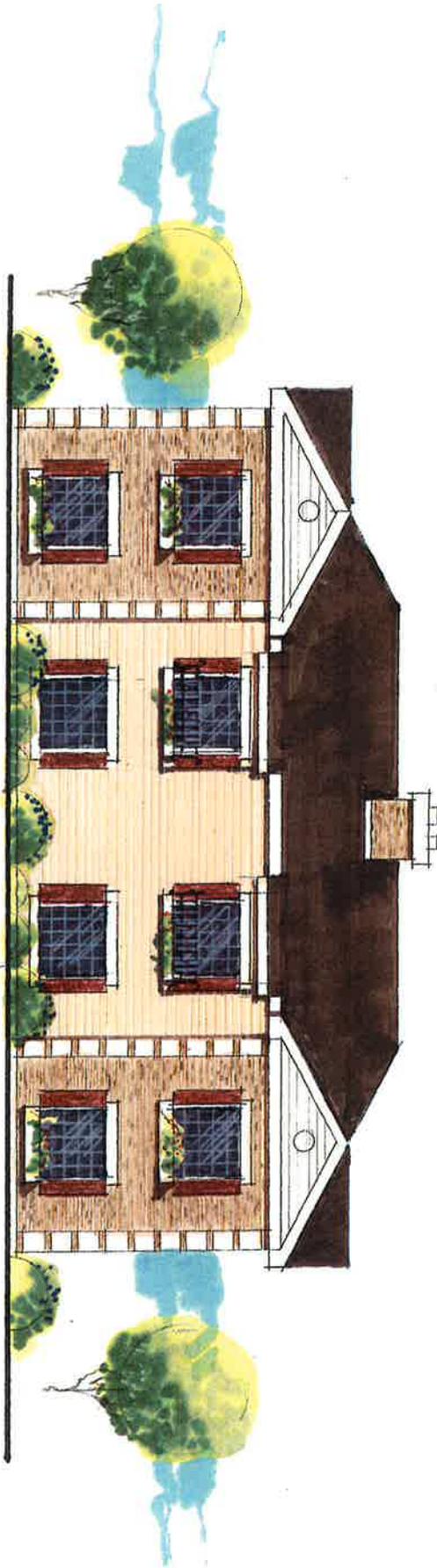
PARK AVENUE SENIOR LIVING
200 WEST 1800 NORTH, LOGAN, UTAH
by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



DATE	10/15/2013
BY	DANIEL J. CHRISTOPHERSON
PROJECT	PARK AVENUE SENIOR LIVING
LOCATION	200 WEST 1800 NORTH, LOGAN, UTAH

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Building C Sides



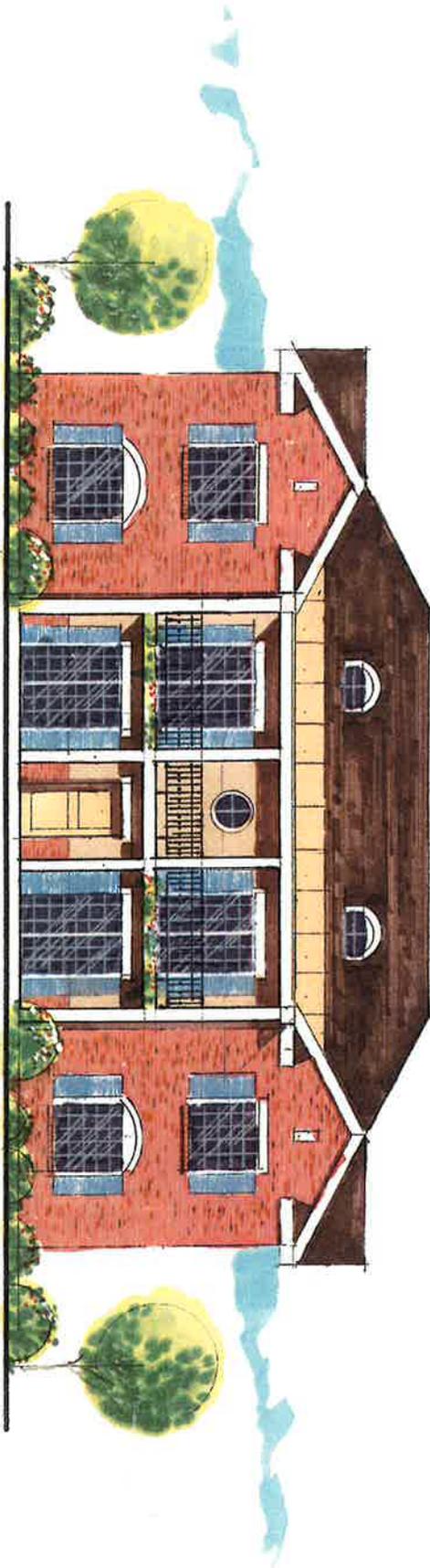
**Christopherson
Architectural Alliance**
255 West 1600 North, Logan, UT 84301 P: 437-122-5415 F: 437-122-2172

PARK AVENUE SENIOR LIVING
200 WEST 1600 NORTH, LOGAN, UTAH
by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



DATE	12/15/2011
BY	CHRISTOPHERSON ARCHITECTURAL ALLIANCE
PROJECT	PARK AVENUE SENIOR LIVING
LOCATION	200 WEST 1600 NORTH, LOGAN, UTAH

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Building B Front & Back



CA Christopherson
Architectural Alliance
555 South Main, Provo, Utah 84601 T: (435) 725-6110 F: (435) 773-1415

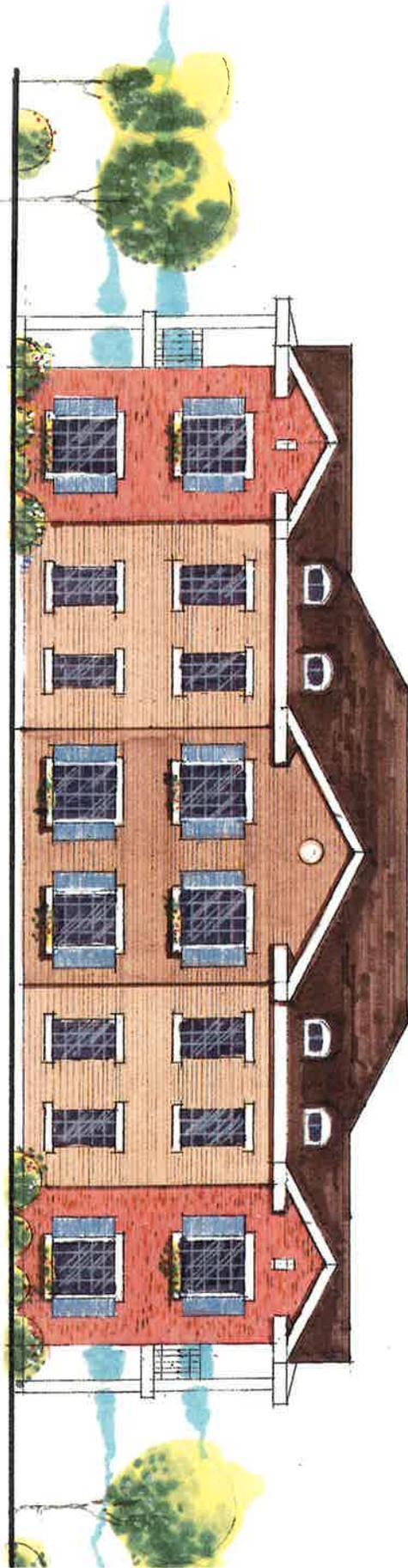
PARK AVENUE SENIOR LIVING
200 WEST 1600 NORTH, LOGAN, UTAH
by SIERRA HOMES, 470 N 2450 W, TREMONTON, UTAH



DATE	10/1/10
BY	CHRISTOPHERSON ARCHITECTURAL ALLIANCE
PROJECT	PARK AVENUE SENIOR LIVING
SCALE	AS SHOWN
REVISIONS	

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Building B Sides



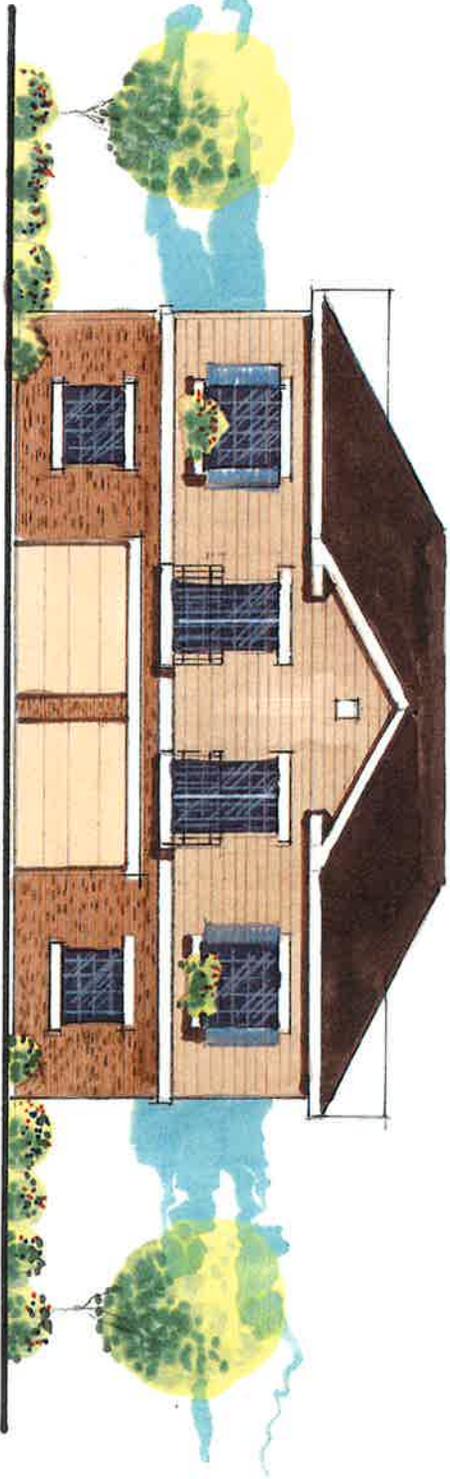
CA Christopherson
Architectural Alliance
100 South 100 West, Suite 100, Salt Lake City, Utah 84143

PARK AVENUE SENIOR LIVING
200 WEST 1600 NORTH, LOGAN, UTAH
by SIERRA HOMES, 470 N 2450 W, TREMONTON, UTAH



Project Name	Park Avenue Senior Living
Client	DC 26, LLC
Location	470 N 2450 W, Tremonton, UT
Scale	1/8" = 1'-0"

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Building A Back
Building D Similar



CA Christopherson
Architectural Alliance
205 South Main, Provo, UT 84601 | P: 435.735.1111

PARK AVENUE SENIOR LIVING
200 WEST 1800 NORTH, LOGAN, UTAH
by SIERRA HOMES, 470 N 2450 W, TREMONTON, UTAH



DATE	10/15/2011
PROJECT	Park Avenue Senior Living
OWNER	Sierra Homes
DESIGNED BY	Christopherson Architectural Alliance
SCALE	AS SHOWN

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Building A Front
Building D Similar



CA Christopherson
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200 South Main Street, Suite 100, Provo, UT 84601

PARK AVENUE SENIOR LIVING
200 WEST 1600 NORTH, LOGAN, UTAH
by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



DATE	10/15/2015
BY	CHRISTOPHERSON ARCHITECTURAL ALLIANCE
PROJECT	PARK AVENUE SENIOR LIVING
LOCATION	200 WEST 1600 NORTH, LOGAN, UTAH
SCALE	AS SHOWN
PROJECT NUMBER	15-001

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Building A & D Sides



CA Christopherson
Architectural Alliance
200 WEST 1600 NORTH, LOGAN, UTAH 84301

PARK AVENUE SENIOR LIVING
200 WEST 1600 NORTH, LOGAN, UTAH
by SIERRA HOIMES, 470 N 2450 W, TREMONTON, UTAH



DATE	10/15/2015
PROJECT	PARK AVENUE SENIOR LIVING
CLIENT	SIERRA HOIMES
ADDRESS	200 WEST 1600 NORTH, LOGAN, UTAH
SCALE	AS SHOWN
DESIGNED BY	CHRISTOPHERSON ARCHITECTURAL ALLIANCE
DRAWN BY	CHRISTOPHERSON ARCHITECTURAL ALLIANCE

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