



ARCHITECTURAL REVIEW COMMISSION AGENDA

May 30, 2019

Notice is hereby given that the Cottonwood Heights Architectural Review Commission will hold a meeting (City Council Work Room) beginning at **6:00 p.m. on Thursday, May 30, 2019**, located at 2277 E. Bengal Blvd., Cottonwood Heights, Utah.

6:00 p.m. BUSINESS MEETING

1.0 Welcome and Acknowledgements

- 1.1. Ex Parte Communications or Conflicts of Interest to Disclose

2.0 Business Items

2.1. **(Project SPL-19-006)**

Action on a request from Timothy Parsons, on behalf of Heather Moreu, for consideration of a Certificate of Design Compliance for an exterior façade remodel at 1930 E Ft. Union Blvd.

2.2 **(Project SPL-19-003)**

Action on a request by Roderick Enterprises for approval of a Certificate of Design Compliance for an exterior façade remodel at the KFC restaurant at 6890 S. Highland Dr.

2.3 **(Project SPL-19-007)**

Action on a request by John Prince for approval of a Certificate of Design Compliance for a site plan approval of 24 town home units located at approximately 1700 E. Fort Union Blvd.

3.0 Consent Agenda

3.1. Approval of Minutes for May 30, 2019

(The Architectural Review Commission will move to approve the minutes of April 24, 2019 after the following process is met. The recorder will prepare the minutes and email them to each member of the Commission. The members will have five days to review the minutes and provide any changes to the recorder. If, after five days there are no changes, the minutes will stand approved. If there are changes, the process will be followed until the changes are made and the Commission agrees, at which time the minutes shall be deemed approved.)

4.0 Adjournment

Meeting Procedures

Items will generally be heard in the following order:

1. Staff Presentation
2. Applicant Presentation
3. Architectural Review Committee Deliberation
4. Architectural Review Committee Motion and Vote

Architectural Review Commission applications may be tabled if: 1) Additional information is needed in order to act on the item; OR 2) the Architectural Review Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. **NO agenda item will begin after 9 pm** without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regularly scheduled meeting.

Submission of Written Public Comment

Written comments on any agenda item should be received by the Cottonwood Heights Community and Economic Development Department no later than the day prior to the meeting at noon. Comments should be emailed to ahulka@ch.utah.gov. After the public hearing has been closed, the Planning Commission will not accept any additional written or verbal comments on the application.

Notice of Participation by Telephonic/Digital Means

Architectural Review Commission may participate in the meeting via telephonic communication. If a Commissioner does participate via telephonic communication, the Commissioner will be on speakerphone. The speakerphone will be amplified so that the other Commissioners and all other persons present in the room will be able to hear all discussions.

Notice of Compliance with the American Disabilities Act (ADA)

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder at (801)944-7021 at least 24 hours prior to the meeting. TDD number is (801)270-2425 or call Relay Utah at #711.

Confirmation of Public Notice

On Friday, May 24, 2019 a copy of the foregoing notice was posted in conspicuous view in the front foyer of the Cottonwood Heights City Offices. The agenda was also posted on the City's website at www.cottonwoodheights.utah.gov and the State Public Meeting Notice website at <http://pmn.utah.gov>.

DATED THIS 24th DAY OF MAY 2019

Paula Melgar, City Recorder

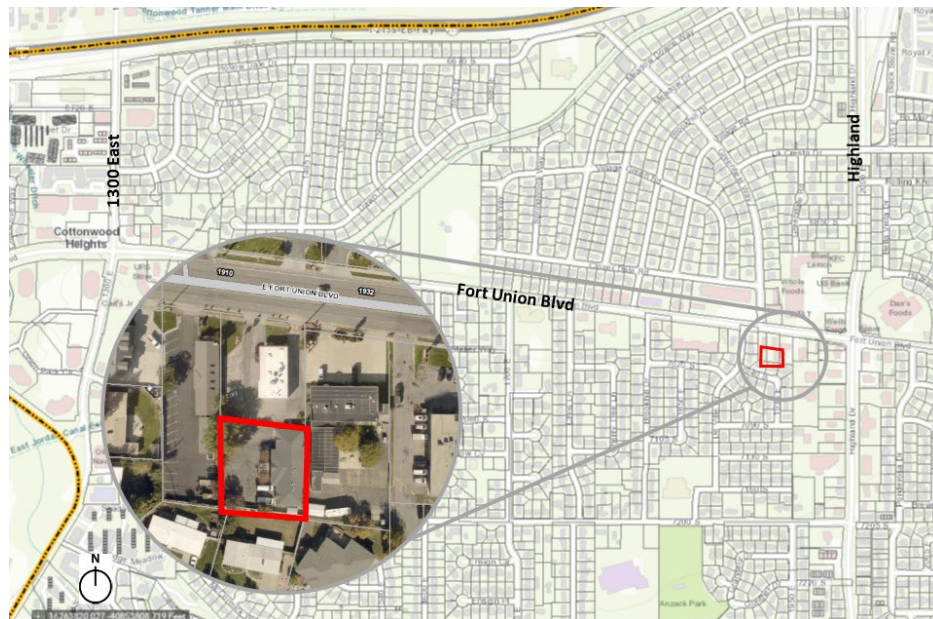


MEMORANDUM

To: CH Architectural Review Commission (ARC)
From: Matt Taylor, Senior Planner
Date: May 30, 2019
Subject: Canyons Veterinary Clinic: Project SPL-19-006

REQUEST

An application has been made by Timothy Parsons, on behalf of Heather Moreu, for consideration of a Certificate of Design Compliance for an exterior façade remodel at 1930 E Ft. Union Blvd within the CR (Regional Commercial) zone. The existing building is proposed to be a veterinary clinic.



The applicant has submitted proposed building elevations plan, landscaping plan, and building material samples (see Attachment “B” and “C”).

APPROVAL PROCESS

The project is within the Gateway Overlay District and requires the ARC to issue a certificate of design compliance (see 19.49.080 CH City Code). In considering approval of the certificate, the ARC should consider the general review criteria:

D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:

1. The proposed work must comply with the applicable design guidelines for that overlay district;

...

4. *The overall character of the Gateway Overlay District is protected.*

All applicable design guidelines may be found online at:

http://cottonwoodheights.utah.gov/UserFiles/Servers/Server_109694/File/Departments/Planning/CWH%20Design%20Guidelines%20OFFICIAL.pdf

ANALYSIS

Architecture

The applicant's proposed building materials primarily uses a combination of:

- An EIFS system (painted light Dover Sky) by Dryvit
- Stone for columns (Back Country Mountain LedgeStone)
- Cedar for use in columns and dormers (Sierra by Bayer)
- Metal roofing fascia trim for doorframe (Wineberry by Marvin)

The applicant has provided a project narrative explaining the scope of the project and their rationale for the proposed changes (see Attachment A).

Site Plan / Landscaping

Plans are attached for the existing landscaping and trees to be preserved as currently installed.

Signage

No signage has been proposed with this application. Any future proposed signage will require ARC review.

RECOMMENDATION

Staff recommends that the ARC review the proposal and judge it per the criteria cited above and per the City's Design Review criteria. If the proposal is found to be satisfactory, staff recommends that the ARC issue an updated Certificate of Design Compliance. If there are concerns or proposed modifications, the ARC should either issue a Certificate with conditions, or schedule a follow-up meeting to continue its deliberation.

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for Project SPL-19-006, a request from Timothy Parsons (on behalf of Heather Moreau), for the exterior remodel of an existing building for a proposed veterinarian clinic at 1930 E. Ft. Union Blvd. within the CR (Regional Commercial) zone.

- Add any conditions of approval...

Denial

- I move to deny a Certificate of Design Compliance for Project SPL-19-006, a request from Timothy Parsons (on behalf of Heather Moreau), for the exterior remodel of an existing building for a proposed veterinarian clinic at 1930 E. Ft. Union Blvd. within the CR (Regional Commercial) zone.
- List reasons for denial...

ATTACHMENTS

- A. Project Narrative
- B. Plan Submittal (site plan, landscape plan, building elevations, etc.)
- C. Project Materials

PROJECT NARRATIVE

This proposed development is not of the extent seen in a typical development - but rather a facelift to an existing structure. The exterior development consists of replacing a front entry door system, removing canvas awnings, adding column wraps and the application of 3 decorative trusses.

At the building, the existing front doors will be replaced with a new entry system in an aluminum material and color to match the existing exterior aluminum framed windows.

Four of the existing exterior columns are a round Georgian style column. They will be wrapped with a square profile (in plan) natural stone terminated with a stone cap, followed by a wood wrap above, terminating at the roof overhang. The 2 outer "columns" are more of an existing "L" shaped pier. They will be addressed in a consistent manner but without the stone application - which is reserved for only the true columns.

The two facades which are visible from the pedestrian way currently have canvas awnings that will be removed. These awnings are deteriorating - but more importantly confuse the pedestrian as to where the actual building entry is located. The three existing dormers will receive a decorative wood truss application to their face. This wood element will tie back to the aesthetic of the column wraps while enhancing and clarifying the entry sequence of the structure itself.

We propose to enhance the existing exterior with a mountain rustic aesthetic emphasizing entry through the use of rustic trusses and column wraps flanking the entry itself. Lighting at the entry consists of recessed fixtures to create a welcoming glow under the canopy between the warm wood columns. This concept will light the path - not draw attention to the light source itself. The building Code does require an emergency egress light above both end exterior doors which will be provided and are indicated on the photometric plan.

Existing mechanical equipment is located in a narrow strip between the building and an existing CMU fence making them virtually invisible.

At the site, the shared entrance and exit with Red Hanger will however allow for smooth flow of traffic in and out of the site along Fort Union Blvd.

The site employs natural landscape barriers/curbing to help patrons easily identify our parking. The entrance is centrally located and oriented towards the parking area. It is highlighted by a covered entrance that provides protection from the elements for clients and their pets during the ingress and egress process. The entrance is incorporated into a covered porch area on either side of the main door, offering an attractive area for clients to mingle or wait for their appointment time. The entrance is also flanked by landscaping to help break up the monotony of continuous pavement, to reduce visual impact, and to provide a safe and easily accessible pet relief area. The parking area is flanked by shade trees which help keep the pavement

cooler for clients and their pets in the hot Utah summers while providing a natural, inviting barrier between surrounding buildings.

The building contains a side entrance to allow for equipment and supplies to be delivered safely without disrupting the natural flow of traffic or impeding patrons as they are transporting their pets to and from the main entrance.

Canyons Construction Mitigation Plan

The conditional use permit for this property (CUP-18-007) included a requirement for a construction mitigation plan to be submitted prior to construction. Please submit a plan that addresses each item in the condition of approval:

- o 1. A construction mitigation plan shall be submitted prior to construction addressing construction hours, construction vehicle parking, deliveries, stockpiling and staging, trash management and recycling of materials, dust and mud control, noise, grading and excavation, temporary lighting, and construction signage;

Construction hours

- 6AM to 10PM

Construction Vehicle parking

- Along west side of building in existing parking lot.

Deliveries

- Deliveries will be received on west side of building in existing parking lot.

Stockpiling and staging

- None.

Trash Management and recycling of materials

- Dumpsters will be located at the north end of the building for construction debris and recycled materials.

Dust & Mud Control/Grading & Excavation

- None.

Temporary lighting

- Will use existing parking lot lights for temp lighting.

Construction Signage

- TWC will provide a construction sign and place it at the entrance of the existing parking lot.



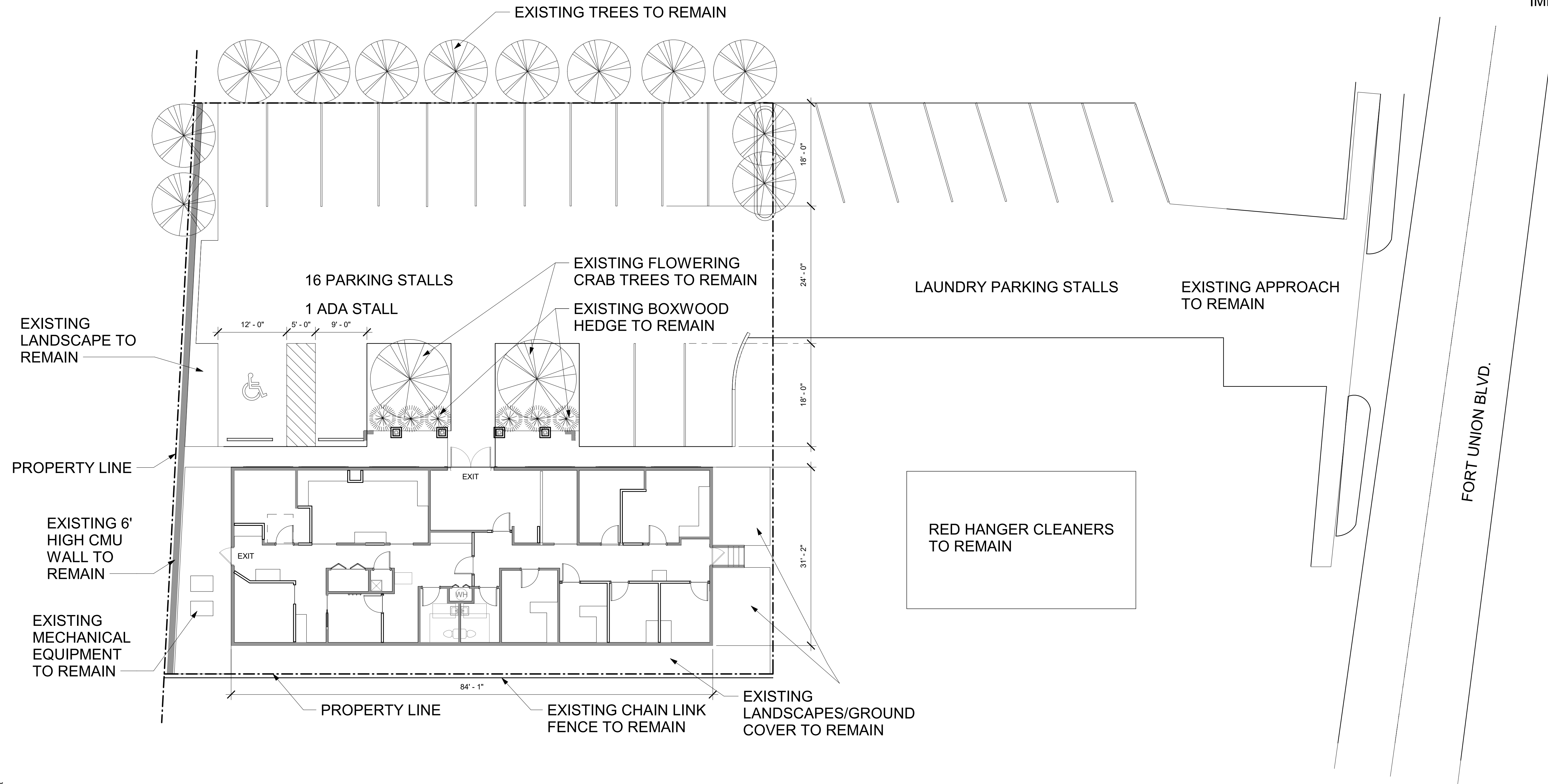




SITE PLAN GENERAL NOTES

1. NO SITE WORK IS INCLUDED IN THIS PROJECT.
2. EXISTING GRADE, PARKING, SIDEWALK AND STOOPS TO REMAIN.

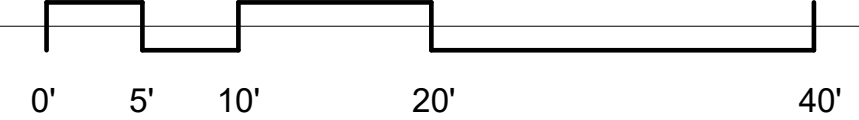
PERVIOUS SURFACES (14%): 1,431 SQ FT.
IMPERVIOUS SURFACES (86%): 8,903 SQ FT.
TOTAL: 10,334 SQ FT.



1 SITE PLAN
A0.1 1" = 10'-0"

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PHONE 320-235-8463

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION OR REPORT WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION
AND THAT I AM A DULY LICENSED ARCHITECT
UNDER THE LAWS OF THE STATE OF

PRINTED NAME: PHILIP ANDERSON
SIGNATURE:

CANYONS VETERINARY
CLINIC
1930 EAST FORT UNION BLVD
COTTONWOOD HEIGHTS, UT

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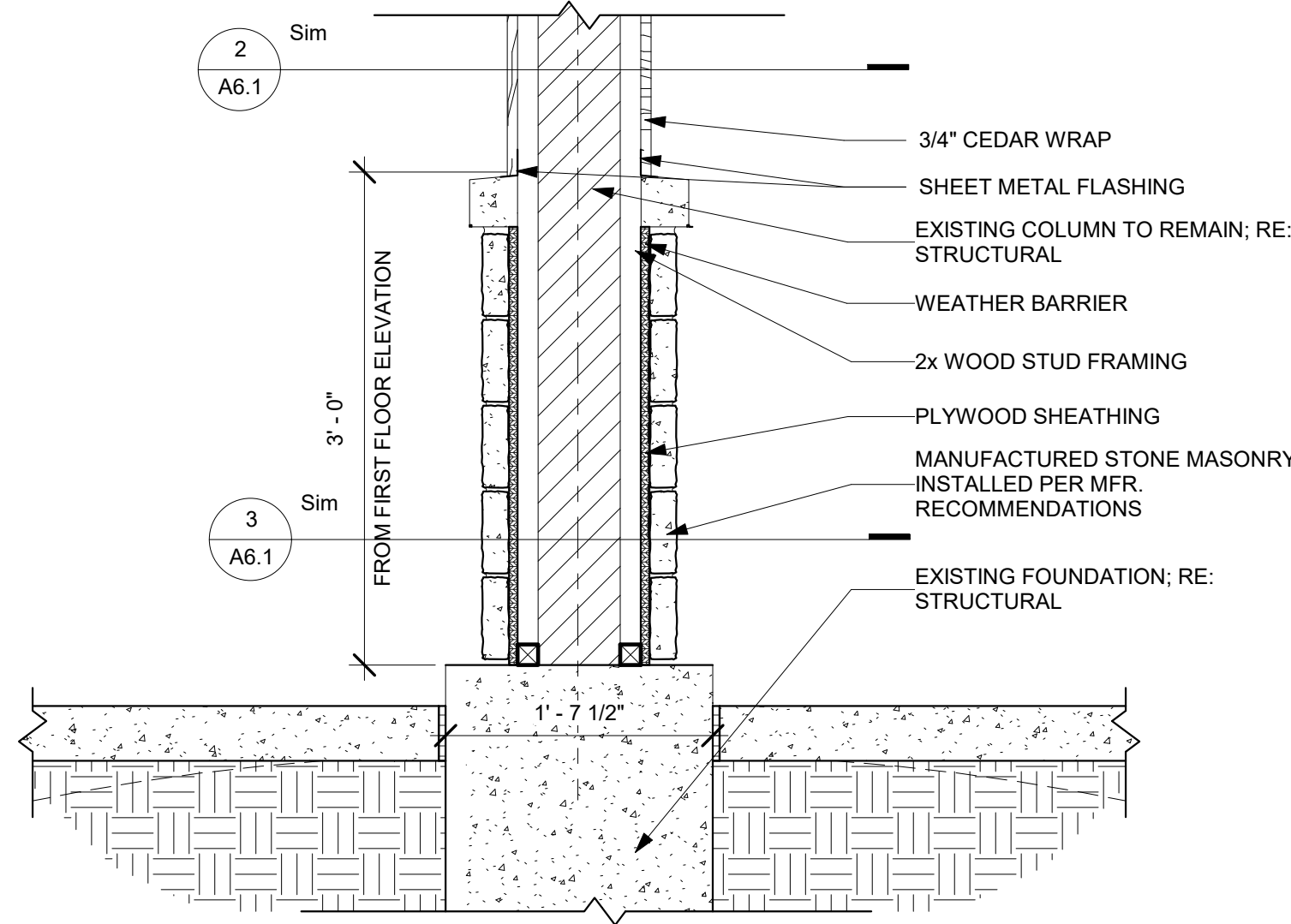
NO.	DESCRIPTION	DATE
1	FOR PERMIT	4-12-2019

REVISION SCHEDULE

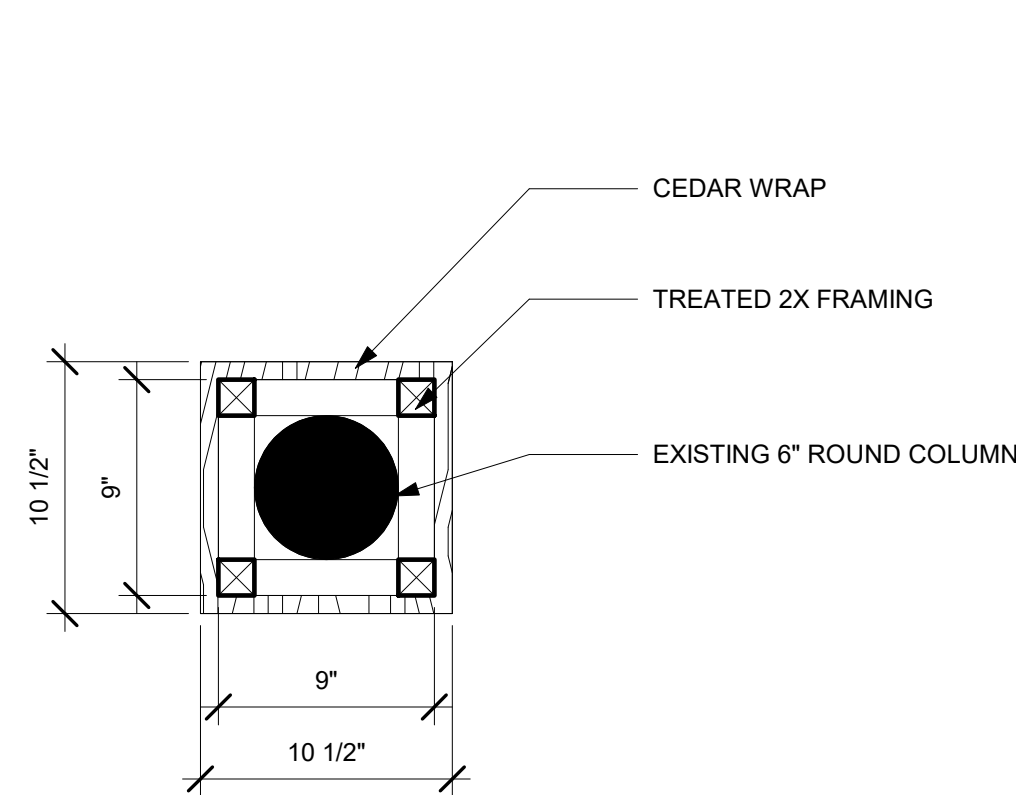
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SITE PLAN

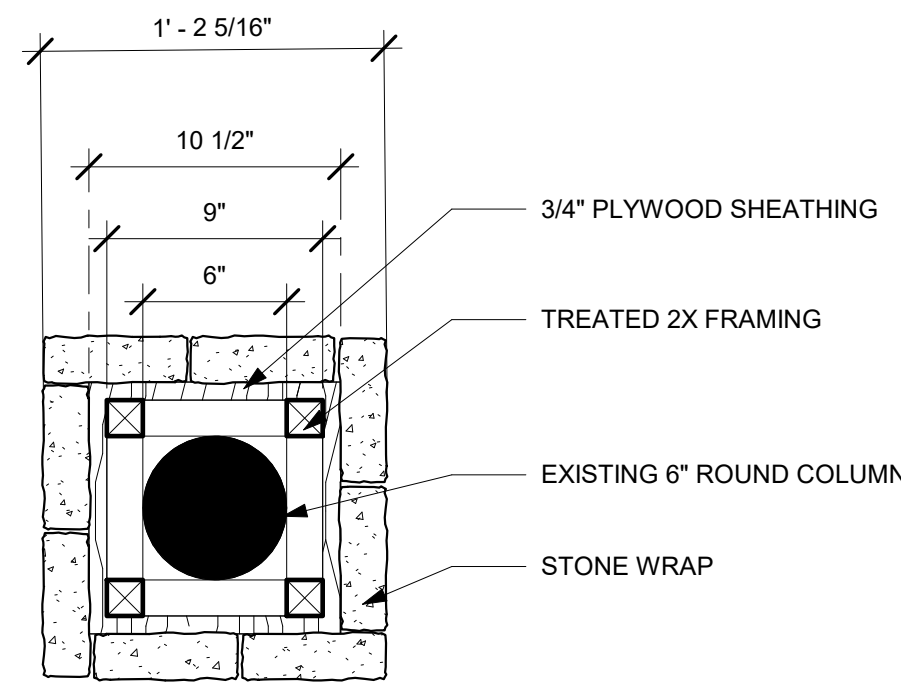
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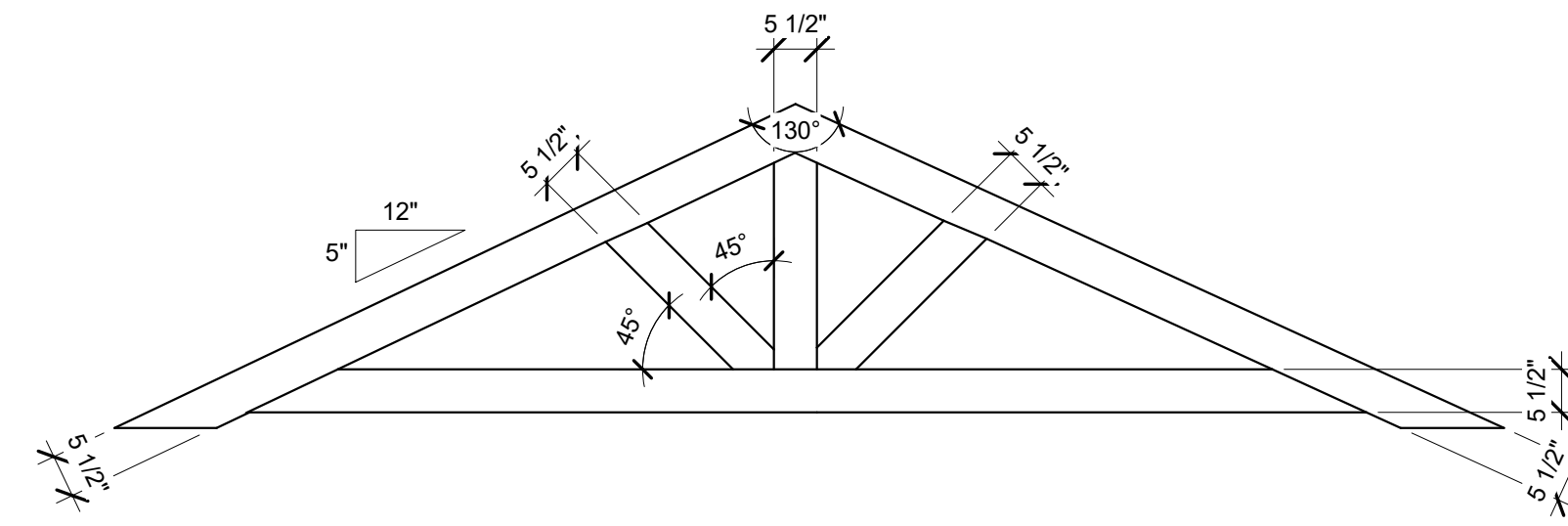
1 COLUMN SECTION
A6.1 1" = 1'-0"



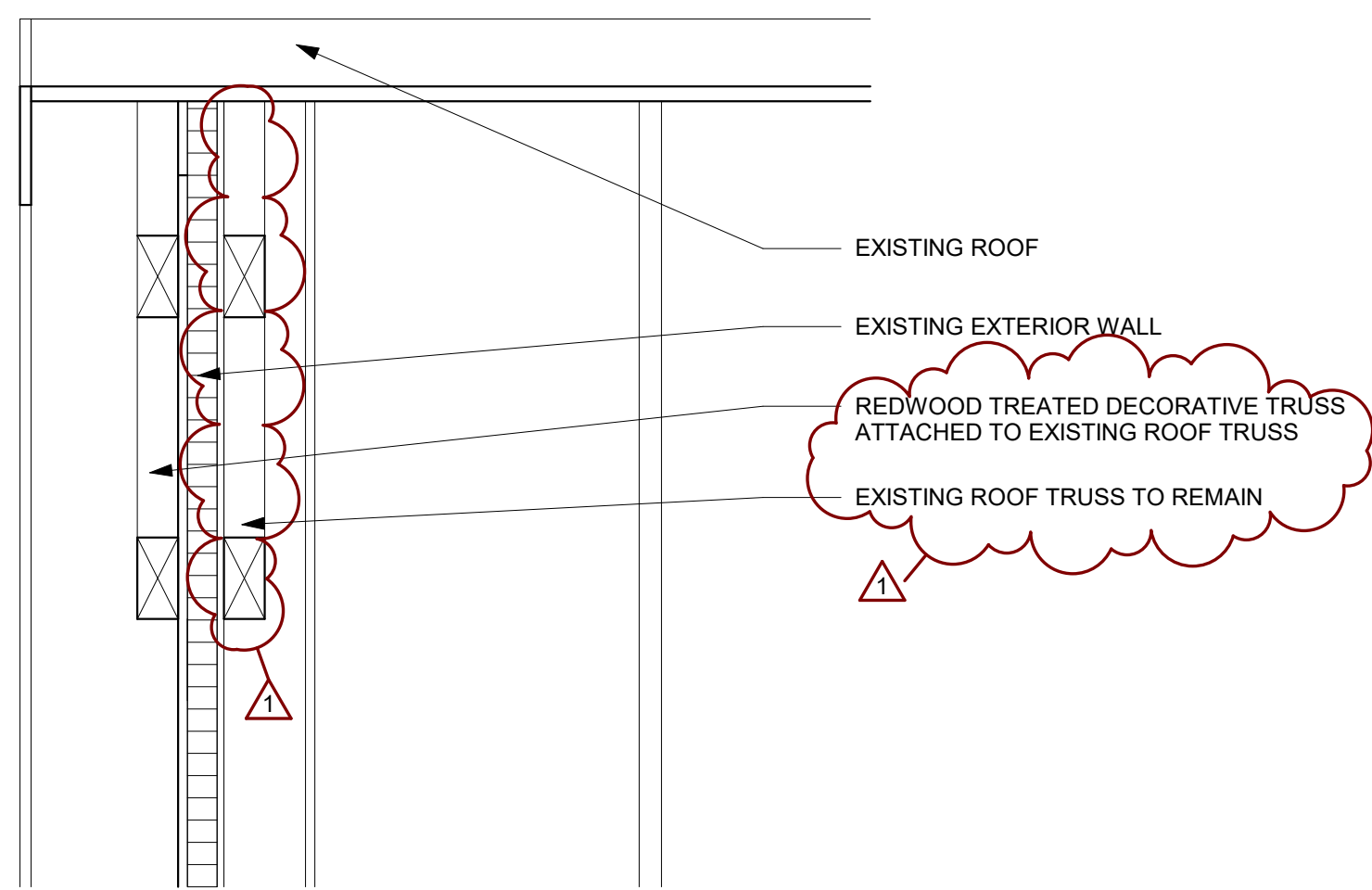
2 COLUMN PLAN SECTION A
A6.1 1 1/2" = 1'-0"



3 COLUMN PLAN SECTION B
A6.1 1 1/2" = 1'-0"



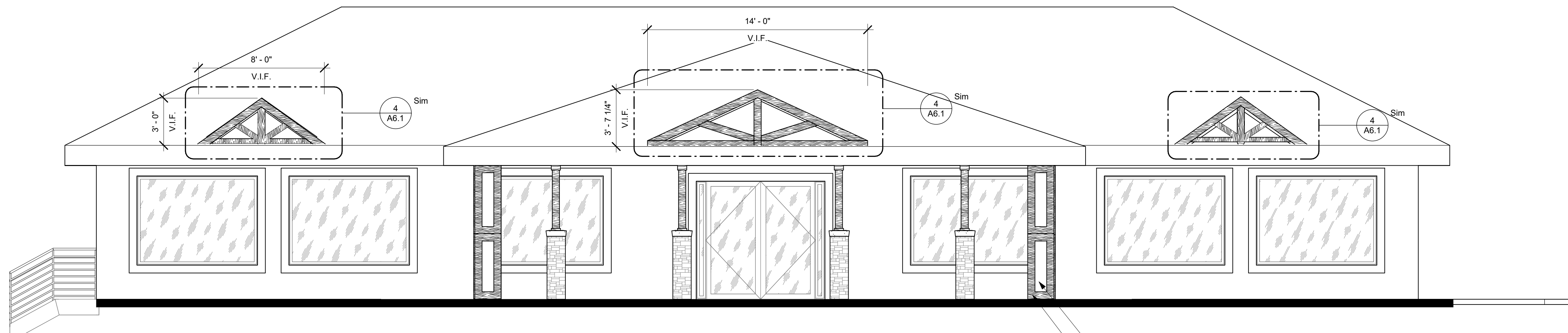
4 TRUSS DETAIL
A6.1 1/2" = 1'-0"



5 TRUSS SECTION DETAIL
A6.1 1" = 1'-0"



6 NORTH
A6.1 1/4" = 1'-0"



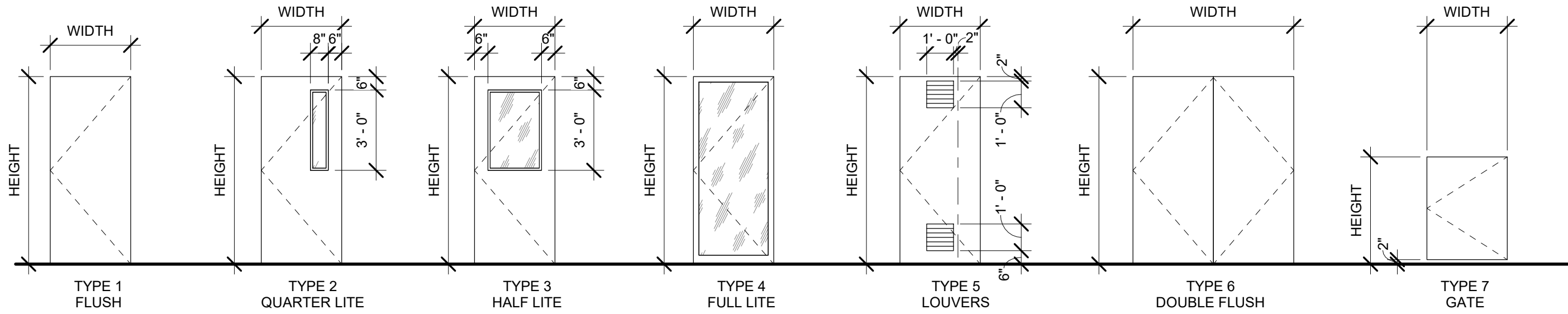
7 WEST
A6.1 1/4" = 1'-0"

PAINT EXISTING EFIS - TYP. AT COLUMNS
3/4" CEDAR BOARDS TYP. AT COLUMNS

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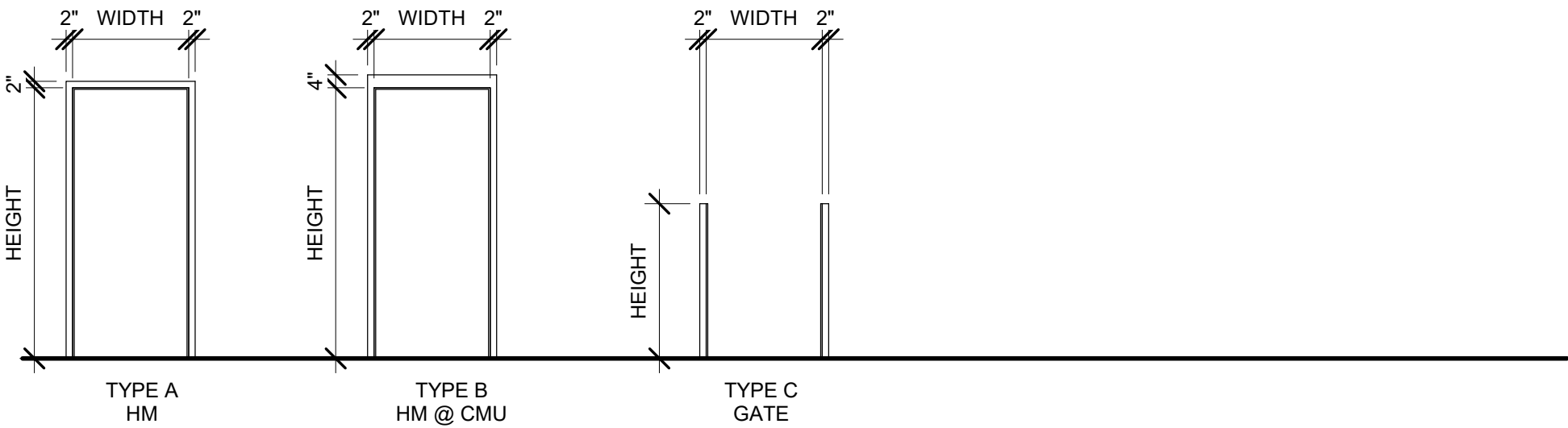
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DOOR SCHEDULE																			
DOOR NUMBER	DOOR PANEL						FRAME TYPE	Comments	Frame Material	Frame Finish	Lockset Function	Silencers	Stop	Closer	Door Bottom	Acoustic al Seals	Weatherst ripping	Threshold	
	TYPE	WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH													
Exterior																			
100	4	7'- 0"	7'- 6"	2"	ALUMINUM	PAINTED	A		ALUMINUM	PAINTED	ENTRY	3		Yes	Yes		Yes	Yes	
105	1	3'- 0"	7'- 0"	1 3/4"	HOLLOW METAL	PAINTED	A		HOLLOW METAL	PAINTED	ENTRY	3		Yes	Yes		Yes	Yes	
121	1	3'- 0"	7'- 0"	1 3/4"	HOLLOW METAL	PAINTED	A		HOLLOW METAL	PAINTED	ENTRY	3		Yes	Yes		Yes	Yes	
Interior																			
101	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3		Yes					
103	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	OFFICE	3	W						
104	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3	W						
106	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3	W						
107	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3	W						
108	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3	W						
109	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3	W						
110	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PRIVACY	3	W	Yes					
111	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A	SOUND SEAL	HOLLOW METAL	PAINTED	PUSH/PULL	3		Yes	Yes	Yes			
112	6	3'- 0"	7'- 0"	1 1/2"	SCWD	PLAM			HOLLOW METAL	PAINTED	PASSAGE	3							
113	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PRIVACY	3	W	Yes					
115	1	2'- 10"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3							
116	6	6'- 0"	7'- 0"	1 1/2"	SCWD	PLAM			HOLLOW METAL	PAINTED	PASSAGE	3							
120	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A	SOUND SEAL AND KICKPLATE	HOLLOW METAL	PAINTED	PASSAGE	3		Yes	Yes	Yes			
123 A	1	3'- 0"	7'- 0"	1 1/2"	SCWD	PLAM			HOLLOW METAL	PAINTED	PUSH/PULL	3		Yes					
123 B	1	3'- 0"	7'- 0"	1 3/4"	SCWD	PLAM	A		HOLLOW METAL	PAINTED	PASSAGE	3	W						



DOOR PANEL TYPES

1/4" = 1'-0"



DOOR FRAME TYPES

1/4" = 1'-0"

DOOR GENERAL NOTES

- EXIT DOORS SHALL MEET REQUIREMENTS OF IBC SECTION 1005
- EXCEPT AS OTHERWISE NOTED, ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
- ALL GLAZING SHALL COMPLY WITH IBC SECTION 2406 AND APPLICABLE ENERGY CODES.
- ALL THRESHOLDS TO HAVE A MAXIMUM CHANGE IN ELEVATION OF 1/2" FROM THE FINISH FLOOR ON EITHER SIDE OF THE THRESHOLD.
- ALL RESTROOM DOORS ADJOINING PUBLIC SPACES SHALL BE SELF CLOSING.
- ALL DOORS TO BE FACTORY FINISHED, AND PREPPED TO RECEIVE SPECIFIED HARDWARE, U.N.O.
- VERIFY SWING ANGLE & PATH AT ALL DOORS.
- ALL DOORS IN DOG HOLDING AREAS NEED TO HAVE A 24" HIGH DOOR KICK PLATE INSTALLED TO PROTECT THEM FROM DAMAGE.
- ALL DOOR FRAMES ARE TO BE FACTORY WELDED.
- PROVIDE 3/4" UNDERCUT AT ALL DOOR LOCATIONS THAT THE FINISH FLOOR IS TILE BENEATH. REFERENCE FINISH PLANS & FINISH SCHEDULE.



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GENESIS
ARCHITECTURE

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I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF

PRINTED NAME: PHILIP ANDERSON
SIGNATURE:

CANYONS VETERINARY

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ISSUE SCHEDULE
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1 FOR PERMIT 4-12-2019

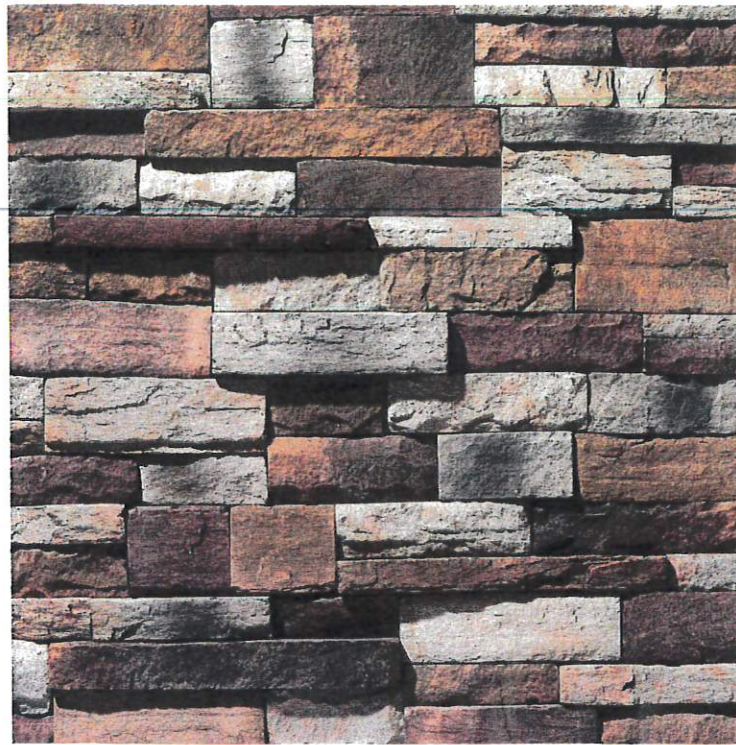
REVISION SCHEDULE

NO. DESCRIPTION DATE

DOOR AND WINDOW
SCHEDULES AND
TYPES

A9.1





Back Country Mountain Ledgestone

US REGIONS:

West

Rocky Mountain

STONE @ COLUMNS

MEMO

To: Architectural Review Commission
From: Andy Hulka, Associate Planner
Date: May 30, 2019
Subject: SPL-19-003 – 6890 S. Highland Dr. – KFC



BACKGROUND

On March 27, 2019, the ARC approved a Certificate of Design Compliance for new signs and awnings at the KFC located at 6890 S. Highland Dr. The Certificate of Design Compliance was approved with the following conditions:

1. The awnings must have an 8-foot clearance above the walkway;
2. The signage above the entrance must encompass the doors and continue to the base as a single element;
3. Painted wall signs are approved as proposed;
4. This approval is for signage and awnings only. Full approval of all exterior modifications is subject to further review by the ARC.

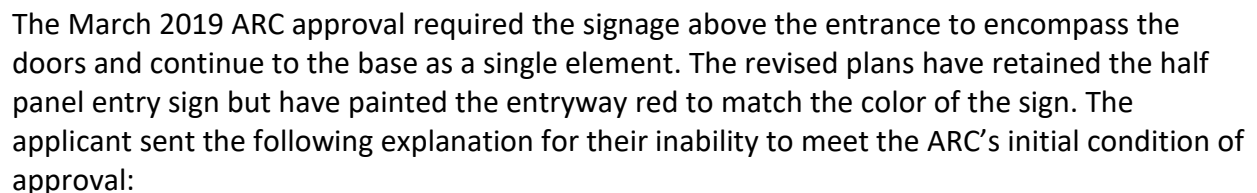
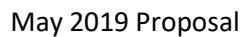
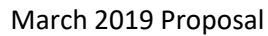
Although the approval was specific to the signs and awnings only, ARC members made several informal suggestions about the overall project during the meeting. Some of the informal comments made included:

- The white/red color scheme is preferred to the tan/brown color scheme.
- No gooseneck lights above the roof (with a possible exception for gooseneck lights above the tower sign area).
- Revise the design to remove the handrail from the front entrance.

REQUEST

The applicant has submitted revised exterior plans that address some of the conditions and recommendations from the March 2019 ARC meeting. The revised plans include changes to the previous approval as well as new exterior details that require a Certificate of Design Compliance from the ARC.

Existing



2

The gooseneck lights above the main entrance were kept for the new design and the other gooseneck lights have been replaced with new exterior light fixtures that do not extend above the roof. No changes have been proposed to remove the guardrail or otherwise redesign the front entry.

Existing

[illegible]

3

Side Elevation (South, Drive-Thru)
Existing



March 2019 Proposal



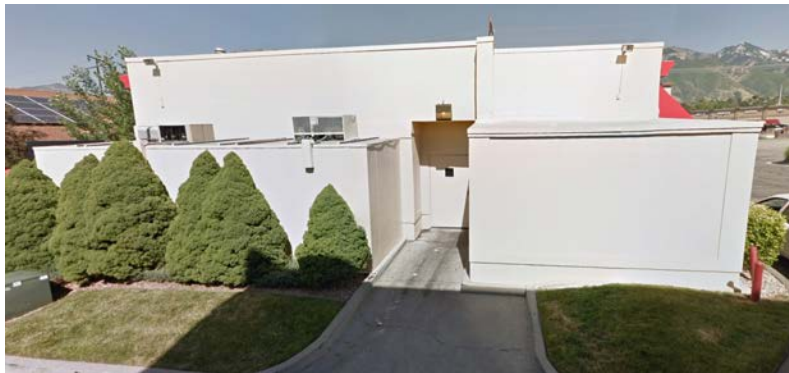
May 2019 Proposal



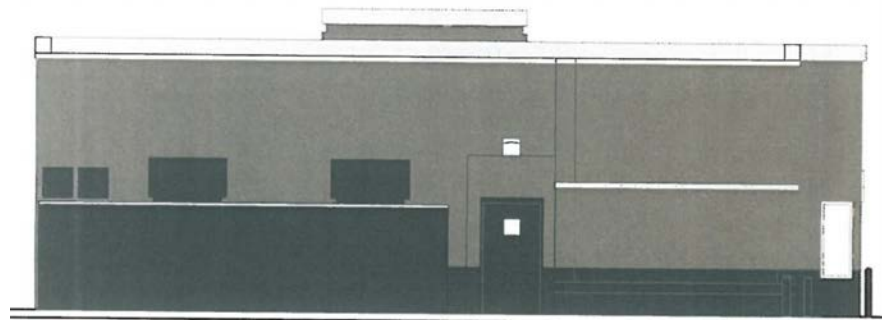
The south side has also been revised to include new exterior light fixtures that do not extend above the roof and a red/white paint color scheme.

Rear Elevation (West)

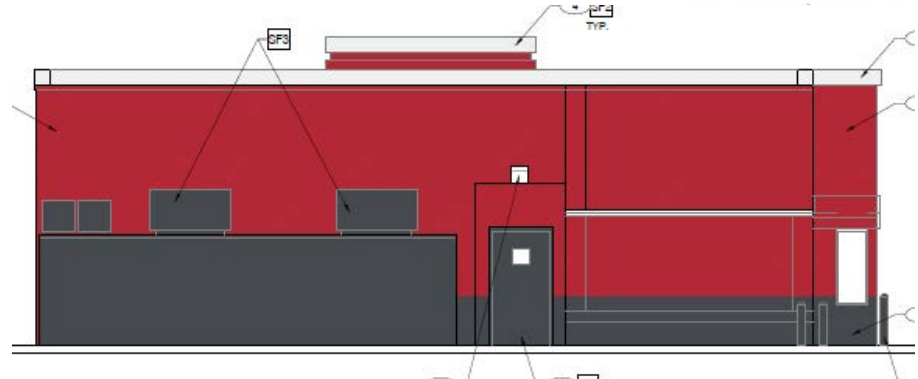
Existing



March 2019 Proposal



May 2019 Proposal



The west wall is now proposed to be painted almost entirely red.

ARCHITECTURAL REVIEW COMMISSION AUTHORITY

The ARC is required to review new designs for compliance with applicable design guidelines and compatibility with surrounding properties, as required by section 19.49.060 of the zoning ordinance:

19.49.060 Gateway Overlay District.

C. Certificate of design compliance. A certificate of design compliance issued by the ARC shall be required before proceeding with any new development or changes to existing development in a Gateway Overlay District. No alteration of the existing condition of land, structures, signs, landscaping or lighting, including, without limitation, demolition of any structure, application of new exterior siding material, creation of a new window or dormer, creation of a driveway or

parking facility, construction of a deck, fence or garage, or enclosure of a porch shall be permitted within the Gateway Overlay District except as provided in this chapter.

D. General review criteria. The ARC must determine that the following general review criteria are met before issuing a certificate of design compliance for a project:

- 1. The proposed work must comply with the applicable design guidelines for that overlay district;*
- 2. The integrity of an individual historic structure is preserved, if applicable;*
- 3. The design of new buildings or additions must be compatible with surrounding gateway properties; and,*
- 4. The overall character of the Gateway Overlay District is protected.*

DESIGN GUIDELINES

Staff recommends that the ARC review the revised plans to determine whether the proposed design is in harmony with applicable design guidelines. Some of the applicable sign guidelines include:

Entrances

- Entrances should be easily identifiable and evoke a sense of entry. (p. 1, #1)
- To make entrances stand out, implement at least two articulation techniques, such as: clerestories, oversized doors, windows flanking doors, ornamental lighting, decorative stone/masonry, a pedestrian area with seating, public art, or landscaping. (p.1, #6)

National Franchise/Big-Box Stores

- Prototypical signage and architecture of big-box stores is discouraged. (p. 5, #1)
- Architecture of franchise stores must be revised if the proposed design is not in conformance with these design guidelines. (p. 5, #3)

Compatibility with Surroundings

- In multiple-building developments, similar materials and colors should be used and specified. (p. 6, #3)

Elements and Articulation

- Buildings should include a recognizable base and top.
 - o Base: Heavy material, thicker walls, vegetation (e.g. raised planters), human-scale elements.
 - o Top: Medium/light materials, cornice and/or parapet treatment on flat roofs, eaves and/or brackets on sloped roofs.

Building Materials

- Heavy materials should be located below medium and light materials, and medium materials should be located below light materials. (p. 12, #1)
- At least 30% of each exterior wall (excluding gables, windows, doors, trim, etc.) should be made up of heavy materials, with the balance being composed of medium and/or light materials. (p. 12, #2)

Building Color

- Colors should be used to tie the entire site together, and should complement the surrounding developments and natural environment. (p. 13, #1)
- Avoid the use of bright, vivid colors, as they can create the perception of poor design and low quality. (p. 13, #3)
- Use earth tones and natural colors that complement each other. (p. 13, #2)

Building Orientation

- Orient buildings to be pedestrian-friendly in terms of safety and aesthetically pleasing site design. (p. 15, #4)

ADJACENT DEVELOPMENT

The subject property is adjacent to the commercial development that includes Bluelemon and Whole Foods. This development was designed with a brown/tan color scheme and a stone base on each of the columns.



OTHER EXAMPLES

Another KFC in the Riverton area on 12300 South was designed with similar features to the proposal, but with a brick base.



RECOMMENDATION

Staff recommends that the ARC review the application for compliance with the applicable design guidelines outlined in this report and make recommendations for a revised design. Specifically, that the design of this site should be unique to this location, not simply the standard franchise design. Commissioners should consider making recommendations on the colors and materials to ensure compatibility with the surrounding development and recommendations on how the entryway could be improved to be more pedestrian friendly. Prior to the issuance of any permit for building and/or site work, staff will review final plan submittals for compliance with applicable city ordinances.

MODEL MOTIONS

Approval

I move to issue a Certificate of Design Compliance for project SPL-19-003 subject to all recommended conditions of approval outlined in the staff report dated May 30, 2019.

- Add any additional conditions of approval...

Denial

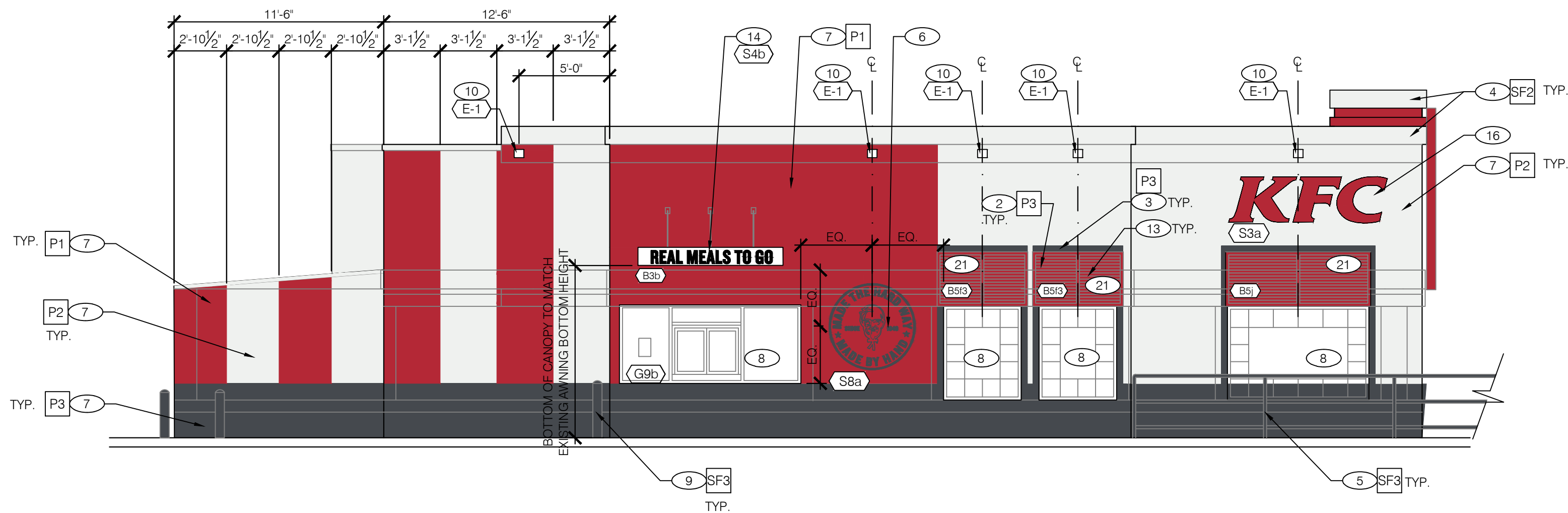
I move to deny a Certificate of Design for project SPL-19-003 based on the following findings:

- List reasons for denial...

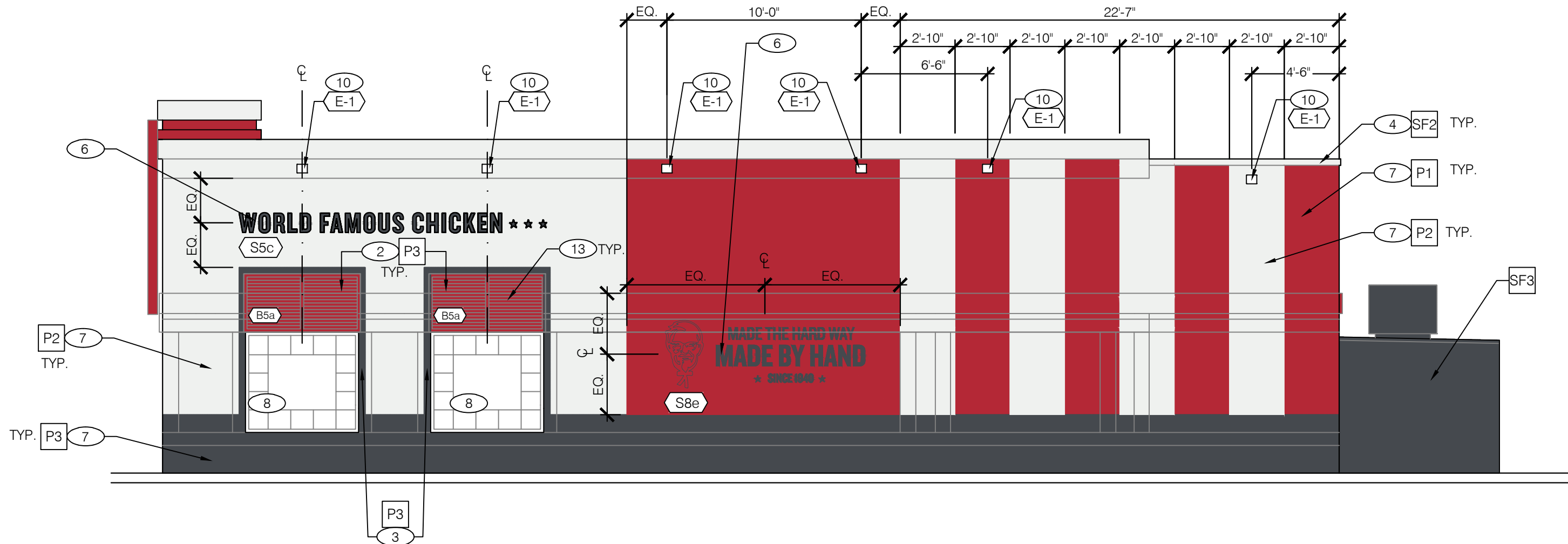
W:\Data\Harmen\2017 Utah Remodels\1816_UT_SaltLakeCity_516_LeonardAndLaurie\03_cdt_current\1816_420_A-2.0 EXTERIOR ELEVATIONS.dwg By: MGARCIA Saved on: 4/22/2019 10:52:03 AM
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF, THIS OFFICE AND WERE CREATED, DEVELOPED OR USED IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF PROJECT ARCHITECT.
WHEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS, CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THE CONTRACTOR SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ALL FABRICATION SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION. ITEMS SHOWN

GENERAL NOTES

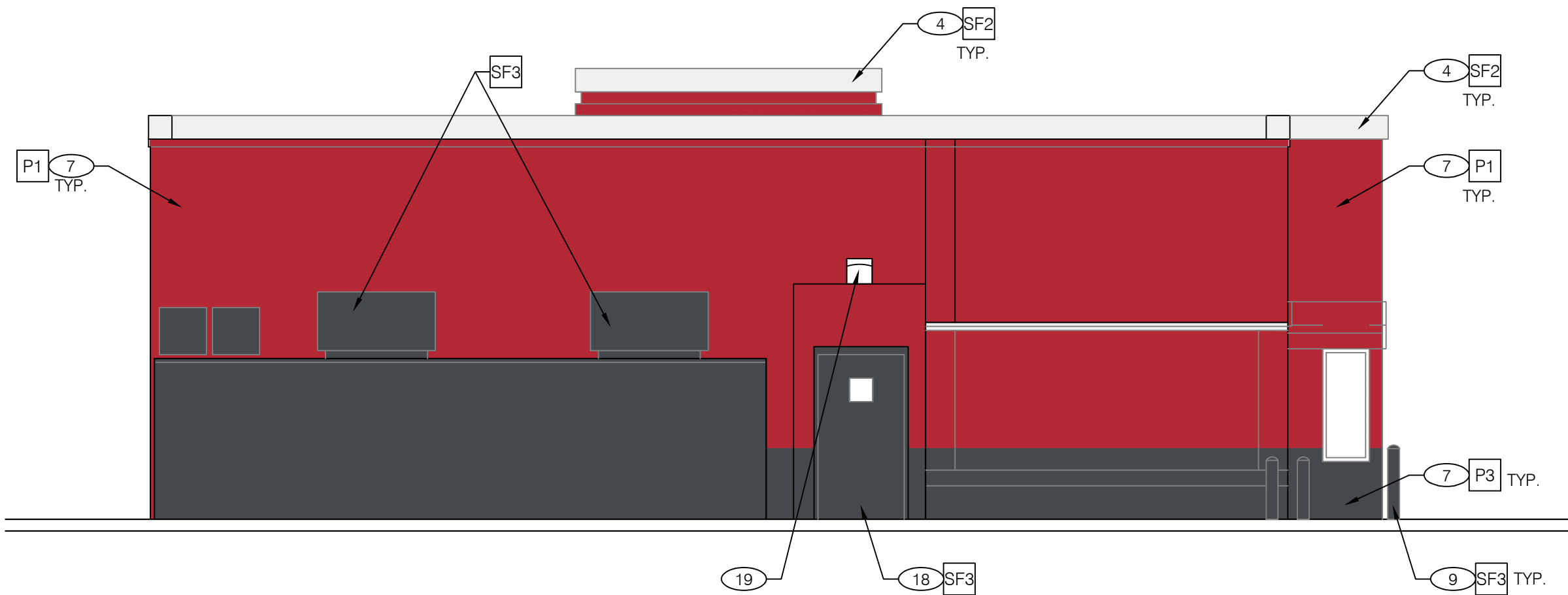
- A. G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDORS RECOMMENDATION.
- B. ALL SIGNAGE, GRAPHICS, AND AWNINGS ARE SHOWN AS A DESIRED BEST CASE LAYOUT. A FINAL SIGNAGE SUBMITTAL SHALL BE DEVELOPED BY THE SIGNAGE VENDOR AND PERMITTED BY THE SIGN VENDOR UNDER A SEPARATE PERMIT FROM THE BUILDING PERMIT.



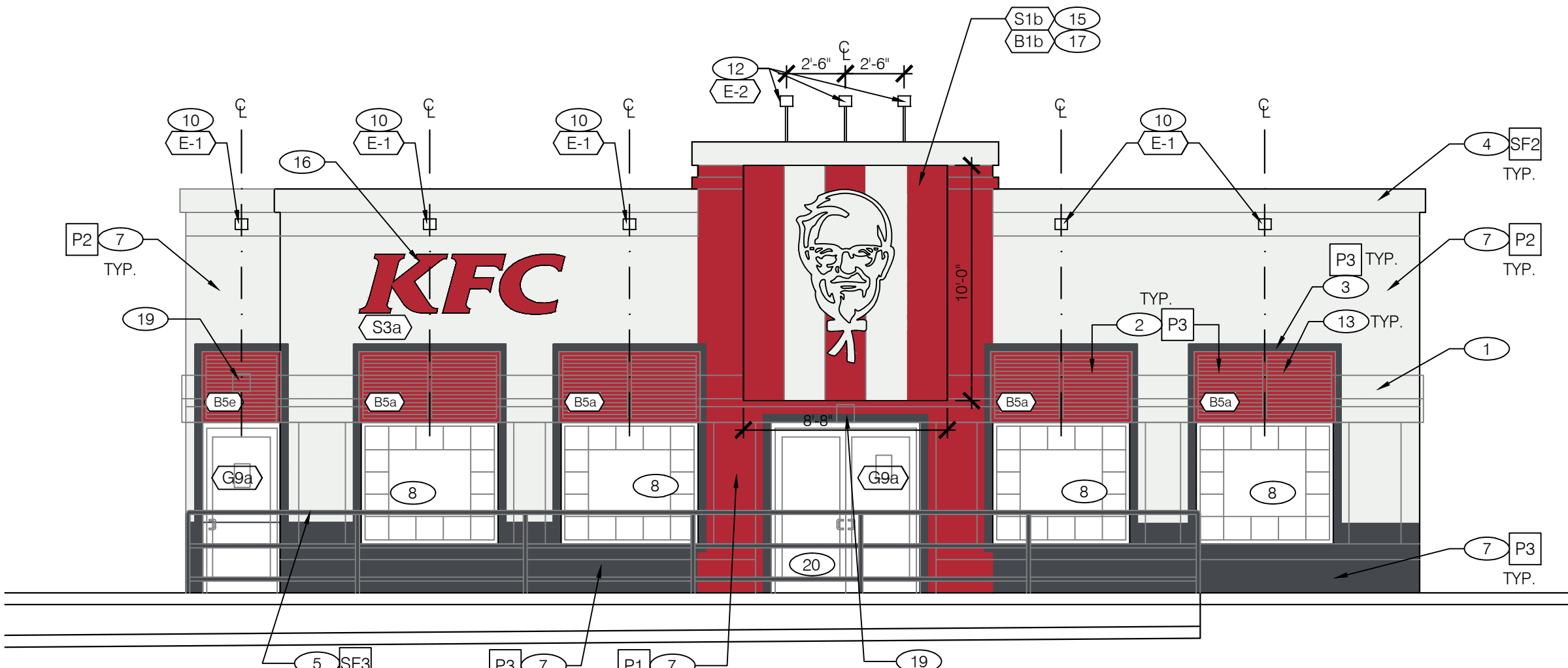
4 - DRIVE-THRU ELEVATION
Scale: 3/16" = 1'-0"



3 - ENTRY ELEVATION
Scale: 3/16" = 1'-0"



2 - REAR ELEVATION
Scale: 3/16" = 1'-0"



1 - FRONT ELEVATION
Scale: 3/16" = 1'-0"

FINISH SCHEDULE

MARK	LOCATION	MFG / CONTACT	MODEL #/COLOR	REMARKS
P1	EXTERIOR PAINT	BENJAMIN MOORE KURT MCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA EXTERIOR PAINT EXOTIC RED 2086-10 LOW LUSTER (834)	MASONRY SUBSTRATE PRIMER K066 GLAZED TILE, ACRYLIC, FIBERGLASS SUBSTRATE PRIMER INSL-X STIX - SXA-110
P2	EXTERIOR PAINT	BENJAMIN MOORE KURT MCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	REGAL SELECT EXTERIOR PAINT WEDDING VEIL 2123-10 LOW LUSTER (N401)	MASONRY SUBSTRATE PRIMER K066 GLAZED TILE, ACRYLIC, FIBERGLASS SUBSTRATE PRIMER INSL-X STIX - SXA-110
P3	EXTERIOR PAINT	BENJAMIN MOORE KURT MCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	AURA EXTERIOR PAINT BLACK HORIZON 2123-30 LOW LUSTER (834)	MASONRY SUBSTRATE PRIMER K066 GLAZED TILE, ACRYLIC, FIBERGLASS SUBSTRATE PRIMER INSL-X STIX - SXA-110
SF2	EXTERIOR METAL	BENJAMIN MOORE KURT MCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2123-10 WEDDING VEIL (V520)	COROTECH PRIMER (V132)
SF3	EXTERIOR METAL	BENJAMIN MOORE KURT MCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2123-30 BLACK HORIZON (V520)	COROTECH PRIMER (V132)
SF7	EXTERIOR METAL	BENJAMIN MOORE KURT MCLELLAND P: (800)635-5147 C: (502)640-1608 kurt.mcclelland@benjaminmoore.com	COROTECH POLYESTER URETHANE 2086-10 EXOTIC RED (V520)	COROTECH PRIMER (V132)

FINISH NOTES

- NEW M2 EXTERIOR LIGHT SCENES (INSTALLED ABOVE EXISTING CEILING @ EXISTING LOCATIONS) ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS
- PAINT WALL SURFACE BEHIND NEW AWNINGS
- PAINT 4" WIDE BORDER WINDOW SURROUND AS INDICATED
- EXISTING PARAPET COPING TO BE REPAIRED, SEALED AND PAINTED
- EXISTING RAILING TO BE PAINTED SF-3
- STENCIL PAINTED GRAPHIC ELEMENT
- NEW EXTERIOR PAINT TREATMENT
- EXISTING WINDOWS
- EXISTING BOLLARD
- NEW EXTERIOR LIGHT FIXTURE CENTERED ON WINDOW AND/OR GRAPHIC, OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS
- REINSTALL ADDRESS NUMBERS AFTER PAINTING
- NEW SIGNAGE ACCENT LIGHT FIXTURE, REFER TO LIGHT FIXTURE SCHEDULE. ELECTRICAL CONTRACTOR TO VERIFY CAPACITY ON EXISTING CIRCUITS FOR LIGHTS
- NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS)
- NEW DRIVE-THRU CANOPY
- NEW STAND OFF METAL PANEL SYSTEM W/ VINYL GRAPHICS
- NEW KFC INDIVIDUAL LETTER FACES AND CABINET CANS.
- NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF EXISTING TOWER COPING.
- PAINT EXISTING EXTERIOR DOOR AND FRAME
- NEW EXTERIOR WALL LIGHT, M-3
- EXISTING STOREFRONT
- LOUVERED AWNINGS AT DRIVE-THRU TO HAVE MINIMUM PROJECT - NO FURTHER THAN THE CURB BELOW - CONTRACTOR TO CONFIRM/VERIFY LOUVER AWNING SUPPORT ARM LENGTH WITH VENDOR.

KFC IMAGE COMPONENTS SCHEDULE

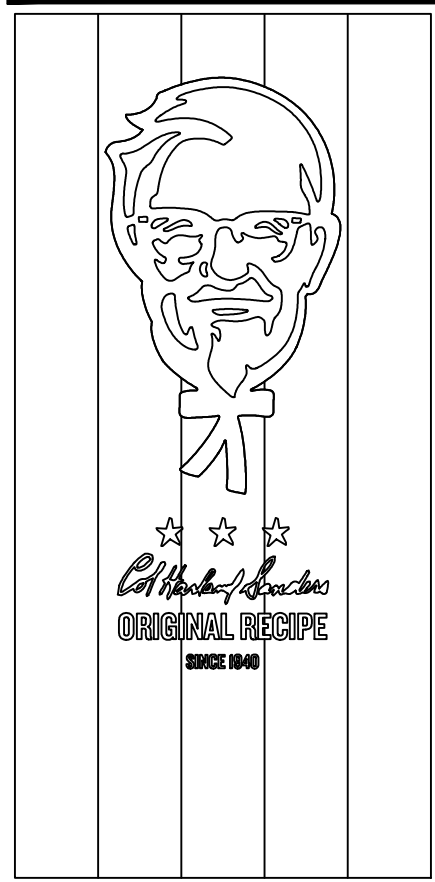
TAG	QTY.	ITEM DESCRIPTION	ELECTRIC
S1b	1	VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT.	
S3a	2	KFC CHANNEL LETTERS - 30" RED	
S4b	1	"REAL MEALS TO GO" VINYL LETTERS FOR 8" DT CANOPY	
S5c	1	"WORLD FAMOUS CHICKEN" 12" LETTERS - PAINT	
S8a	1	"HARD WAY" PAINT TEMPLATE - 57" ROUND	
S8e	1	"HARD WAY" PAINT TEMPLATE - 10'-4" HORIZONTAL	

BUILDING EXTERIOR ELEMENTS

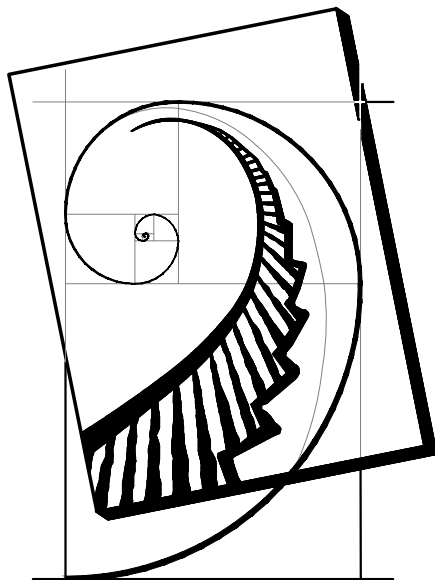
TAG	QTY.	ITEM DESCRIPTION	
B1b	1	TOWER PANEL WITH LOGO AND GRAPHICS - HALF HT.	
B3b	1	DT WINDOW CANOPY - 8" WIDE	
B5a	6	SHUTTERED AWNINGS - 6'-0" WIDE	
B5e	1	SHUTTERED AWNINGS - 3'-4" WIDE	
B5i3	2	SHUTTERED AWNINGS - 5'-0" WIDE (3'-0" HIGH)	
B5j	1	SHUTTERED AWNINGS - 8'-0" WIDE	

EXTERIOR FIXTURES

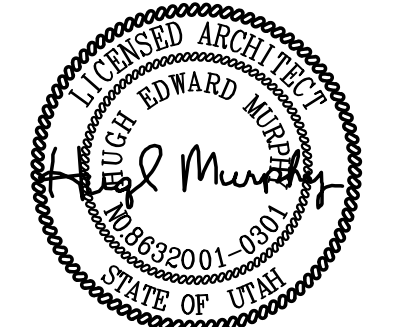
NO.	QTY.	LOCATION	MFG/CATALOG NUMBER	DESCRIPTION	WATTS/ VOLTS
E-1	16	EXTERIOR WALLS	AMERLUX: WAF1/30/BLK (LIGHT) AMERLUX: WAF1/WALL MNT/BLK-36IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 36" ARM BRACKET BLACK FINISH	24 WATTS / 120 VOLTS
E-2	3	ABOVE BANNER PANEL	AMERLUX: FL1/HWS/30/BLK (LIGHT) AMERLUX: WAF1/BLOG MNT/BLK-48IN (BRACKET)	SINGLE ARRAY LED FLOOD LIGHT 3000K BLACK FINISH WITH CUSTOM 48" ARM BRACKET BLACK FINISH HORIZONTAL WIDE SPOT BEAM	31 WATTS / 120 VOLTS
M-3	3	WALL SCONCE	RAB: WPLED20Y	EXTERIOR RATED LED WALL PACK 3000K BRONZE FINISH	20 WATTS / 120 VOLTS



VMI JOB NUMBER
1816



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REVISION:

Mark	Date	By
	9/25/2018	CES

BLDG. DEPT. PLAN CHECK SUBMITTAL & BID SET

PROJECT TITLE

"K-32 / \$6000
TO AMERICAN SHOWMAN"
TEMPLATE VERSION
RELEASE 4.0 OCT. 2017
HMC #516 LEONARD & LAURIE

6890 HIGHLAND DRIVE
COTTONWOOD HEIGHTS, UT 84121

COMMISSION NO. S720075

ISSUE DATE 9/25/2018

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET NO.

A-2.0

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