



**Project #20-039
Blue Springs Business Park
Located at approximately 150 S. 100 E.**

REPORT SUMMARY...

Project Name: Blue Springs Business Park
Proponent / Owner: Jason Larsen / Quayle Family Prop. LLC, Mary Louise C. Bodrero
Project Address: Approx. 800 West 1000 North
Request: Design Review Permit
Current Zoning: Industrial Park (IP)
Type of Action: Quasi-Judicial
Hearing Date: Aug. 13, 2020
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #20-039, Blue Springs Business Park, in the Industrial Park (IP) zone located at approximately 800 West 1000 North., TIN #05-050-0005; -0021.

Current Land use adjoining the subject property

<i>North:</i>	IP: Vacant	<i>East:</i>	IP: Industrial Uses
<i>South:</i>	IP: Vacant	<i>West:</i>	IP: Industrial Uses

Project Proposal

This proposal is for two (2) new industrial buildings, one sized at 86,240 SF and the other at 73,920 SF. The 34' tall concrete tilt-up style buildings are positioned along a new section of 800 West with parking lots, loading docks and landscaping also proposed. The submitted plans show future phases with six (6) additional buildings along the 1000 North and 1000 West frontages. The total project site, including the future phases, is approximately 35 acres in size and configured in three (3) parcels. This proposal includes a boundary line adjustment to align with phase lines. The phase one area is approximately 9.63 acres.



Figure 1 shows the existing conditions of the proposed site.

Land Use

The Land Development Code (LDC) Table 17.11.030 permits a range of commercial and industrial uses in the Industrial Park (IP) zoning district. Uses are centered around manufacturing, warehousing and contractor supply services and also include commercial uses such as office space, restaurant and hotel. The applicant is proposing offices, online sales, warehousing and shipping and receiving for phase one.

Setbacks

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

Front:	20'
Side:	20'
Rear:	10'
Parking (Front):	20'
Parking (Side):	15'

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

Front (east):	95'
Corner (south):	90'
Side (north):	100'
Rear (west):	120'
Parking:	20'

As proposed, the project meets minimum setback requirements for the zone.

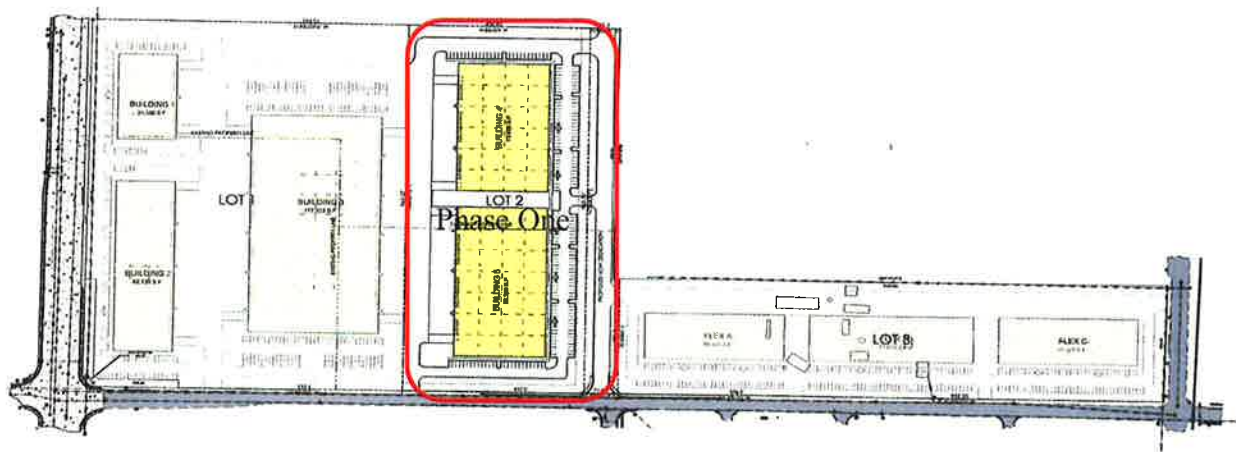


Figure 2 shows the proposed site plan

Lot Coverage

The LDC 17.10.130 establishes a maximum lot coverage of 50% (building(s) footprint) in the IP zone. The proposed buildings total 160,160 SF on a 419,868 phase one site for a lot coverage of 38%. As submitted, the proposed lot coverage of 38% complies with the 50% maximum allowance in the LDC.

Building Design

The LDC 17.12.060 requires new industrial buildings to be designed with high-quality materials and be aesthetically pleasing. Primary buildings in close proximity on the same property should have harmonious proportions and similar architectural styles. Blank walls exceeding 40 linear feet are prohibited and ground floor street facing facades shall have a minimum of 30% transparency. Acceptable wall-breaks include windows, balconies, wall articulation or changes in color or materials. The building materials proposed are textured concrete and composite wood-like materials. The ground floor areas along the east façades fronting 800 West are

shown with approximately 27% transparency and the south façade along 1000 North is shown with approximately 18% transparency. As conditioned with additional transparency along the south façade, the building design meets the requirements in the LDC.

Building Heights

The IP zone allows building heights up to 48'. With a Conditional Use Permit, building's in the IP zone may go up to 80 feet in height. Both buildings are proposed at 34 feet tall. As proposed, the project meets the building height requirements in the LDC.

Parking Requirements

The LDC requires one (1) parking stall per every 300 SF of office space and one (1) parking stall per every 2000 SF for warehousing and freight movement. Manufacturing parking requirements are one (1) stall per every employee at the largest shift. The applicant has indicated that the approximate building space breakdown will be 75% warehousing and 25% office/administration. With a total building space of 160,160 SF, and at this ratio, the parking requirement is 186 stalls. The proposal provides 196 stalls, meeting the minimum requirement in the LDC.

The parking location in the IP zone, and many other zones in the city, indicates placement at the side or rear. In cases where functionality and primary building use present conflicts, the Planning Commission may make exceptions to design issues as per LDC 17.43.080. The Planning Commission needs to make findings that don't compromise neighborhood character and future approvals. The proposal includes semi-truck loading docks and large truck circulation along the entire rear of both buildings, creating conflicts between automobile parking and semi-truck movements. Locating the parking lots adjacent to the semi-truck areas would be challenging and difficult for both vehicle types. Given the layout of the building's floorplans and context of the surrounding large-scale industrial businesses, separating the parking lot and semi-truck loading dock should be a consideration in this situation. Future projects with similar scales and configurations would be treated with the same continuity. As conditioned with the Planning Commission determining the location of parking lots, the project meets the standards in the LDC.

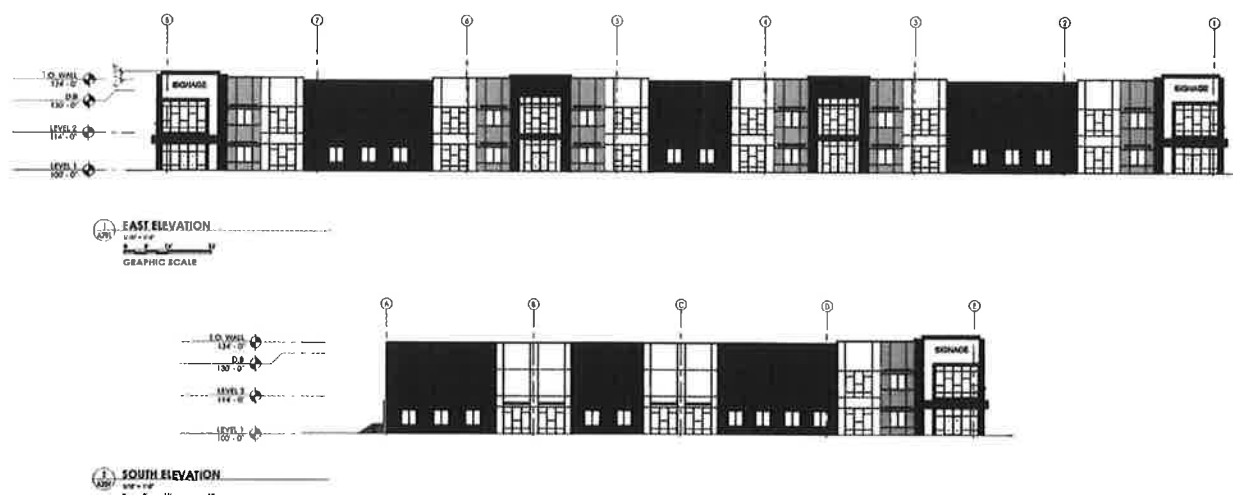


Figure 3 shows the street-facing elevations.

Site Layout & Pedestrian Circulation

The LDC 17.31.090 requires commercial and industrial sites to include safe and convenient pedestrian circulation from the adjacent streets to buildings, parking areas and other outdoor gathering areas. When parking areas are proposed in areas adjacent to streets, LDC 17.32.070 requires additional landscaping to help screen asphalt parking areas. Type "B" screening is required when a parking lot is within 12'-25' of the street. This type of screen requires additional

shrubby and trees in this space for buffering purposes. As conditioned with pedestrian circulation and Type "B" screening, the project complies with the LDC.

Open Space and Landscaping

The LDC 17.10.030 requires 10% open space and an additional 10% useable outdoor space in the IP zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas. While useable outdoor space could be additional green space, these areas are typically decks, patios and other similar outdoor amenities. The 9.63-acre site would be required 41,948 SF of open space and 41,948 SF of outdoor space for a total of 83,896 SF. The proposed conceptual landscape plan shows preliminary landscaping and green space areas totally 20%. The LDC 17.32 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 for industrial projects. As conditioned with minimum open space and landscaping, the project complies with the LDC.

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 comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 8/1/20, posted on the City's website and the Utah Public Meeting website on 8/5/20, and mailed to property owners within 300 feet on 7/27/20.

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. The Planning Commission approves parking locations as shown.
3. The Planning Commission accepts the 27% transparency on the east facades.
4. The south façade of building #5 shall have increased transparency or other approved elements similar to transparency to equal 27% of the façade area.
5. Walkways shall be added in areas that connect the surrounding streets to the building entrances and outdoor amenity areas.
6. A performance landscaping plan, prepared in accordance with §17.32 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) Open Space and Useable Outdoor areas shall total a minimum of 83,896 SF.
 - b) 18 SF of interior parking lot landscaping shall be provided per parking stall.

- c) A total of 192 trees and 480 shrubs, perennials and ornamental grasses shall be provided.
 - d) Street trees shall be provided every 30 feet along adjacent streets.
7. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
 8. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
 9. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
 10. 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.
 11. 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.
 12. Surface storm-water retention and detention facilities shall not be located in front yard areas if open and should be located in areas away from public streets and buffered from view.
 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*
 - Minimum inside measurement of a double enclosure without gates is 22 ft. wide and 10 ft. deep. No gates are required but if desired it is a minimum of 24 ft. wide. Minimum 20 ft. over-head clearance on approach and over the enclosure. Place bollards in the back and on the front corners of enclosure.
 - b. *Engineering —contact 716-9160*
 - Provide water shares or in-leu fee for increased indoor and outdoor demands to City system.
 - Provide storm water detention and/or retention per Logan City design standards. This includes the onsite retention of the 90% utilizing Low Impact Design methods.
 - Provide private water utility agreements and storm water agreements
 - Dedicate 66' of right of way for 800 West and construct infrastructures
 - Dedicate right of way along 1000 North as required to construct a 102' minor arterial road as designated in the Logan Transportation Master Plan.
 - Dedicate right of way along 600 West as required to construct a 80' major collector road as designated in the Logan Transportation Master Plan. Additional right of way may be required to provide right hand turn lane and acceptance lane at intersection. Coordinate with Public Works Department during design to finalize these requirements.
 - Pavement sections shall be as specified in the new Logan City road design standards. Pavement section along 800 West shall be that of a collector road if it is going to be used by truck traffic. Alternate is to submit a pavement section from a Geotech Engineer based on ESAL and soil conditions.
 - Accesses to the site shall be as specified in the new City design standards for road classification(s)
 - Access from 1000 West shall be at gridded street locations as approved by UDOT through the CAMP.
 - Complete road section along 1000 West per UDOT requirements and City standards, include but are not limited to:
 - Providing a 16' acceptance lane from 1000 North onto 1000 West
 - Construction of sidewalk
 - Construction and landscaping of a park strip to comply with Community Development and UDOT requirements.
 - Dedicate right of way if required to UDOT for above improvements.
 - Other requirements as stipulated by UDOT

- Coordinate with Logan City/North Logan City regarding the construction and installation of a 48" sewer line planned for 800 West and 1000 North.
 - 800 West shall align with 800 West to the south of 1000 North not offset as shown on submitted plans.
- c. *Fire—contact 716-9515*
- Fire Sprinklers and Fire Alarms are required in buildings greater than 12,000 sq ft. Fire Hydrants will be required within 400 ft of all points around the exterior of all buildings and within 100 ft of all fire department connections (FDC). Looped water mains are preferred. Dead end roads longer than 150 ft shall have an approved turnaround. A plan that includes the fire apparatus radius on all fire access roads is required.
- d. *Water—contact 716-9627*
- 1-) Each unit's water main's needs to have their own RP (ASSE1013) installed and tested on the water main as it enters each unit before any branch offs or possible connections. So, each unit is independently controlled and protected. Properly sized drain required to serve dump port of B/F.
 - 2-) All landscape irrigation system's fed from Logan City water must have a high hazard backflow assembly installed and tested.
 - All backflow assemblies must be tested within 10 days of turning in water to them and annually thereafter.
 - 3-) Fire suppression systems that connect to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
 - 4-) All points of use of water must comply with the 2018 IPC and State of Utah Amendments, during and after construction.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

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

1. The proposed project 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. LDC 17.43.080 authorizes the Planning Commission to make design adjustments not associated with numerical standards and requirements if they are consistent with surrounding areas and do not compromise future approvals.
3. The large-scale semi-truck loading docks and circulation conflict with automobile parking and warrant a design adjustment.
4. The allowance of the parking lot locations will not compromise the neighborhood character in this area for large-scale shipping and warehousing projects as similarly sized projects in the area have similar parking lot locations.
5. The proposed project provides required off-street parking.
6. The proposed project complies with maximum height, density and building design, open space 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. 1000 North and 1000 West provides access and is 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 7-13-20	Received By	Scheduled Meeting Date Aug. 13	Zone IP	Application Number PC 20-039
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Type of Application (Check all that apply):

Design Review Conditional Use Subdivision Zone Change
 Code Amendment Appeal Other Administrative Design Review

PROJECT NAME
Blue Spring Business Park

PROJECT ADDRESS NE corner 1000W 1000 N Logan Utah 84341	COUNTY PLAT TAX ID # 05 - 050 - 0006 05 050 00081
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AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Jason Loren	MAIN PHONE # 435 760 7446
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MAILING ADDRESS	CITY	STATE	ZIP
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1075 N Main St Suite 120	Logan	Utah	84341
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EMAIL ADDRESS Jason@als.com

PROPERTY OWNER OF RECORD (Must be listed) Quayle Family Properties LLC	MAIN PHONE # 435 753 6165
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MAILING ADDRESS	CITY	STATE	ZIP
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1839 North 200 West	Logan	Utah	84341
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EMAIL ADDRESS Jason@als.com / Rhome70@gmail.com

DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) SEE ATTACHED	Total Lot Size (acres) 24.95
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Size of Proposed New Building (square feet)

Number of Proposed New Units/Lots

- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

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

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
Dean W Quayle



Project	Blue Springs Business Park	Project Number	AE2020.207
Facilitator	Andrew Bollschweiler AE Urbia		
Date	March 20, 2014		
Subject	Project Narrative		

Project Narrative

This project will consist of two buildings, one 86,240 square feet and the other 73,920 square feet. The buildings are proposed as shell buildings for future tenants that have not been determined at this time. The primary uses of future tenants for this building would be office, warehouse, light manufacturing, or other similar uses.

They are equipped with west facing docks that comprise most of the west elevations of both buildings. The employee parking has been positioned on the East side of the buildings to separate semi-truck traffic and regular traffic. We have done this to keep pedestrian traffic from employee vehicles or the public way out of the maneuvering patterns of the semi-trucks. We are requesting a deviation from the zoning ordinance to position the parking areas next to the street. To compensate for this deviation, we propose increased landscaping and a berm to help screen parking from the public way.

All other areas of site design either meet or exceed the zoning requirements. We have provided more parking than is required for the purpose of meeting the market demands for tenants that we do not currently have. The amount of office and or other uses in these buildings is unknown.

Let me know if you have any questions.

Andrew Bollschweiler
801-746-0456
andrew@aeurbia.com



APPLICATION FOR PROJECT REVIEW

Planning Commission
 Land Use Appeal Board
 Administrative Review

Date Received	Received By	Scheduled Meeting Date	Zone	Application Number
Type of Application (Check all that apply): <input type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Other <input type="checkbox"/> Administrative Design Review				
PROJECT NAME <i>Blue Spring Business Park</i>				
PROJECT ADDRESS <i>1000 W 1000 N Logan Utah 84341</i>				COUNTY PLAT TAX ID # <i>05 - 050 - 0005</i>
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) <i>Jawn Larsen</i>				MAIN PHONE #
MAILING ADDRESS <i>1075 N Main St Suite 100</i>		CITY <i>Logan</i>	STATE <i>Utah</i>	ZIP <i>84341</i>
EMAIL ADDRESS <i>Jawn@ak.com</i>				
PROPERTY OWNER OF RECORD (Must be listed) <i>MARY LOUISE C. BOHRER</i>				MAIN PHONE # <i>435-752-1505</i>
MAILING ADDRESS <i>545 West 500 North</i>		CITY <i>LOGAN</i>	STATE <i>Utah</i>	ZIP <i>84321</i>
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)				Total Lot Size (acres) <i>18.27</i>
				Size of Proposed New Building (square feet)
				Number of Proposed New Units/Lots
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -				
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 <i>Mary Louise C Bohrer</i>		
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 <i>Mary Louise C Bohrer</i>		



05-050-0008

05-050-0005

05-050-0006

05-052-0004

05-052-0046

05-052-0047

05-050-0020

05-050-0022 05-050-0026

05-050-0019

05-050-0018

05-050-0021

05-052-0028

05-052-0029

05-050-0027

W 1200 N

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 05-113-0030 07-173-0014
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05-113-0025 07-173-0014

W

05-113-0024 07-173-0014

W

05-113-0015 05-113-0019 07-173-0015

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05-113-0014 07-173-0016

NORTH

Date: 7/13/2020



BLUE SPRINGS BUSINESS PARK

1000 N 1000 W
LOGAN, UTAH

AE2020.207

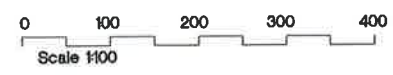
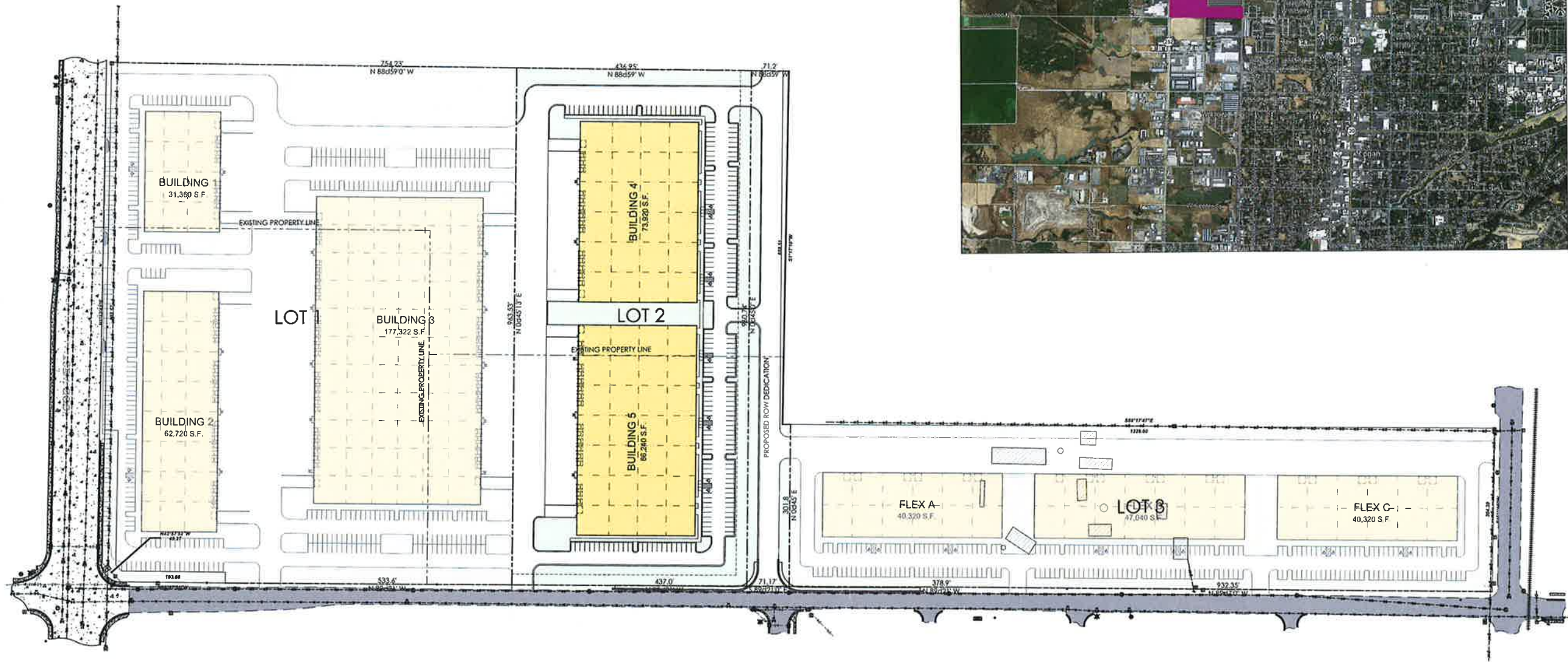
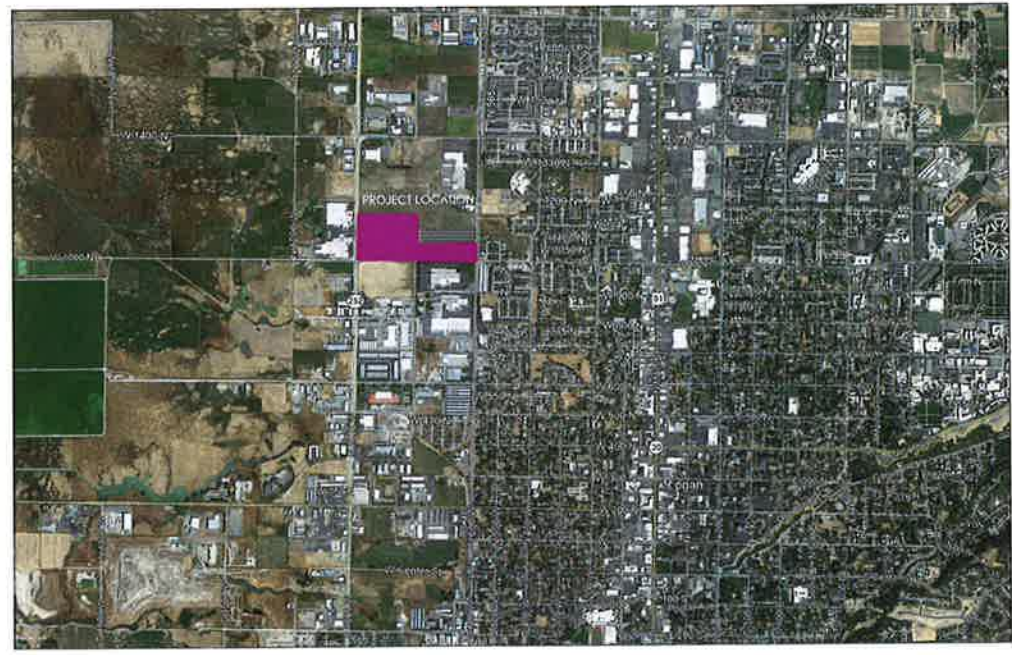
PROPERTY EXHIBIT

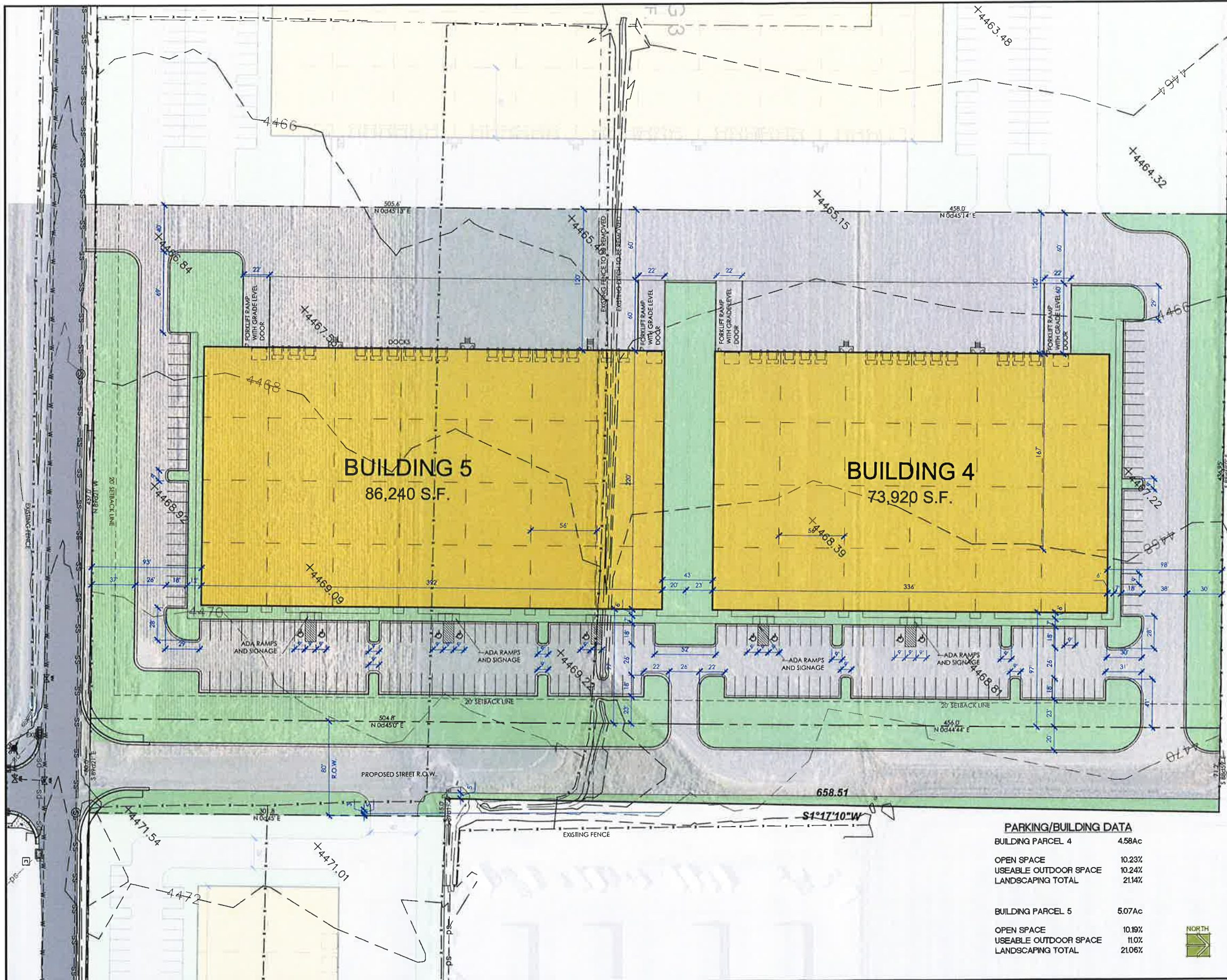
REVISIONS:

DATE: 7/10/2020
SHEET NO.

A1.0

VICINITY MAP





aeurbia
architects and engineers
909 W South Jordan Parkway Utah 84095
Phone: 801.746.0456 Web Page: aeurbia.com

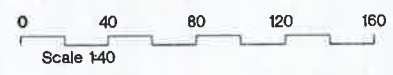
BLUE SPRINGS BUSINESS PARK

1000 N 1000 W
LOGAN, UTAH

PARKING/BUILDING DATA

BUILDING PARCEL 4	4.58Ac
OPEN SPACE	10.23%
USEABLE OUTDOOR SPACE	10.24%
LANDSCAPING TOTAL	21.14%
BUILDING PARCEL 5	5.07Ac
OPEN SPACE	10.19%
USEABLE OUTDOOR SPACE	11.0%
LANDSCAPING TOTAL	21.06%

On-site Landscape		
Building Parcel 4		
Required	Provided	
Site (acres)	na	4.52
Site Trees	90	90
Site Shrubs	226	226
Building Parcel 5		
Required	Provided	
Site (acres)	na	5.08
Site Trees	102	102
Site Shrubs	254	254
8th West Landscape		
Required	Provided	
distance (ft)	na	957
Street trees (west side)	32	32
Street trees (east side)	32	32
10th North Landscape		
Required	Provided	
distance (ft)	na	437
Street trees	15	15



AE2020.207
SITE PLAN

REVISIONS:

DATE: 7/10/2020
SHEET NO.

A1.1

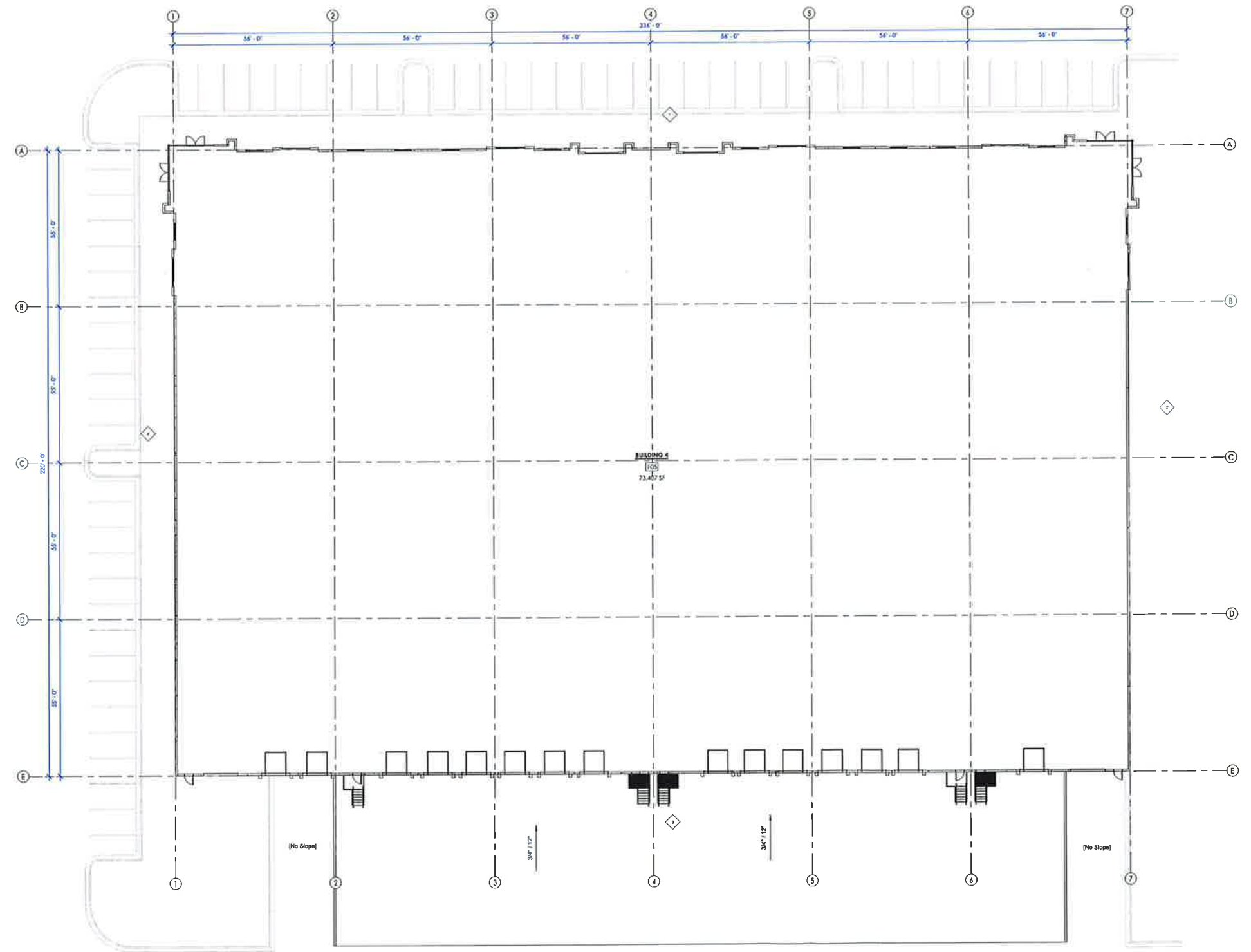
CONTROR
AEURBIA, LLC

LEGEND

- = DOOR TAGS
- = STOREFRONT WALL TAGS
- = KEYNOTE TAGS
- = ROOM NUMBER
- = WALL TYPE TAGS; SEE WALL TYPES ON G004
- *C* = WALL TYPE
- *6" = STUD SIZE
- = DETAILS CALL-OUTS TAGS
- = SECTION CUTS TAGS

GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD. EXTERIOR DIMENSIONS AT FACE OF BILT UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP. BOARD SURFACES TO BE TAPE, SANDED AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CAULK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.



1000 N & 1000 W - BUILDING 4
JASON LARSEN
1000 S 1000 W, LOGAN, UT

MARK	REVISION	SCHEDULE	DATE

PROJECT #
LEVEL 01
FLOOR PLAN

DATE: PROJECT ISSUE DATE

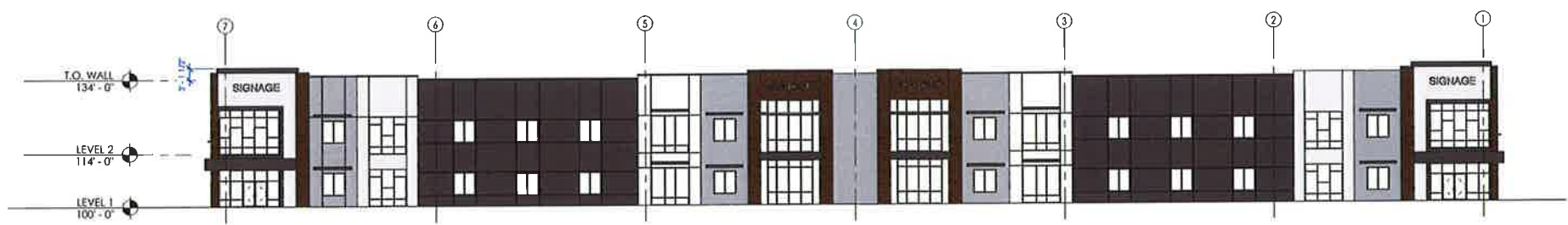
SHEET #:

A101

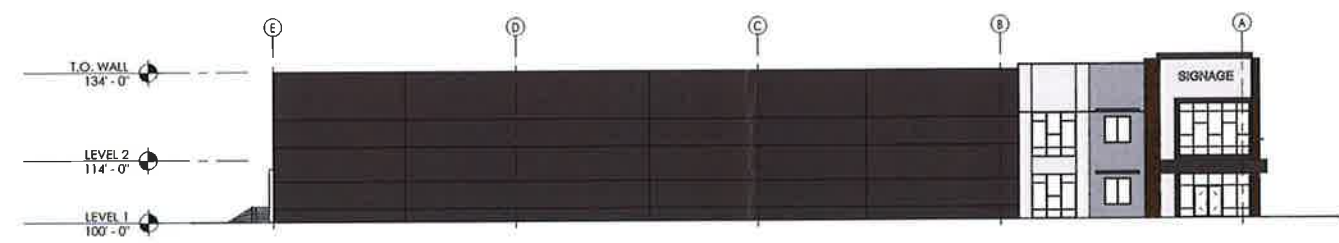
COPYRIGHT © AEURBIA, LLC

1 LEVEL 1
1/16" = 1'-0"

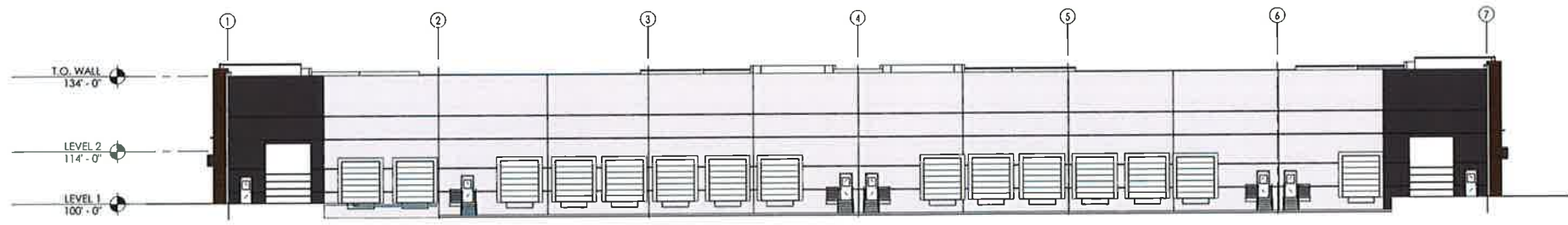




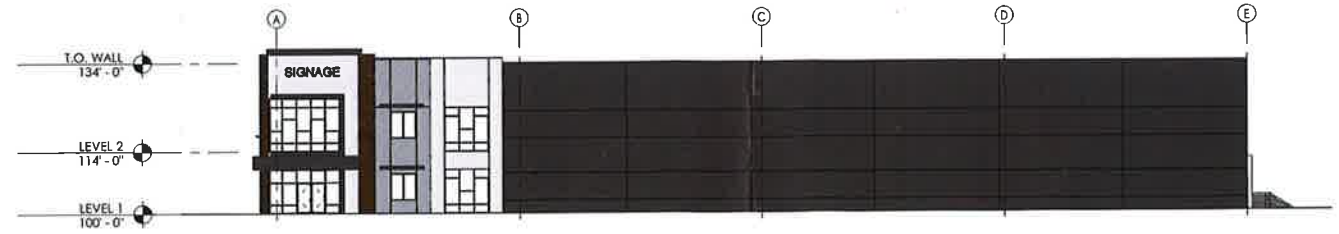
1 EAST ELEVATION
 A201 1/16" = 1'-0"
 0 8' 16' 32'
 GRAPHIC SCALE



2 SOUTH ELEVATION
 A201 1/16" = 1'-0"
 0 8' 16' 32'
 GRAPHIC SCALE



3 WEST ELEVATION
 A201 1/16" = 1'-0"
 0 8' 16' 32'
 GRAPHIC SCALE



4 NORTH ELEVATION
 A201 1/16" = 1'-0"
 0 8' 16' 32'
 GRAPHIC SCALE



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7/7/2020 10:05:25 AM

1000 N & 1000 W - BUILDING 4
 JASON LARSEN
 1000 S 1000 W, LOGAN, UT

MARK	REVISION	SCHEDULE	DESCRIPTION	REVISION DATE

PROJECT #
 ELEVATION

DATE: PROJECT ISSUE DATE

SHEET #:
A201

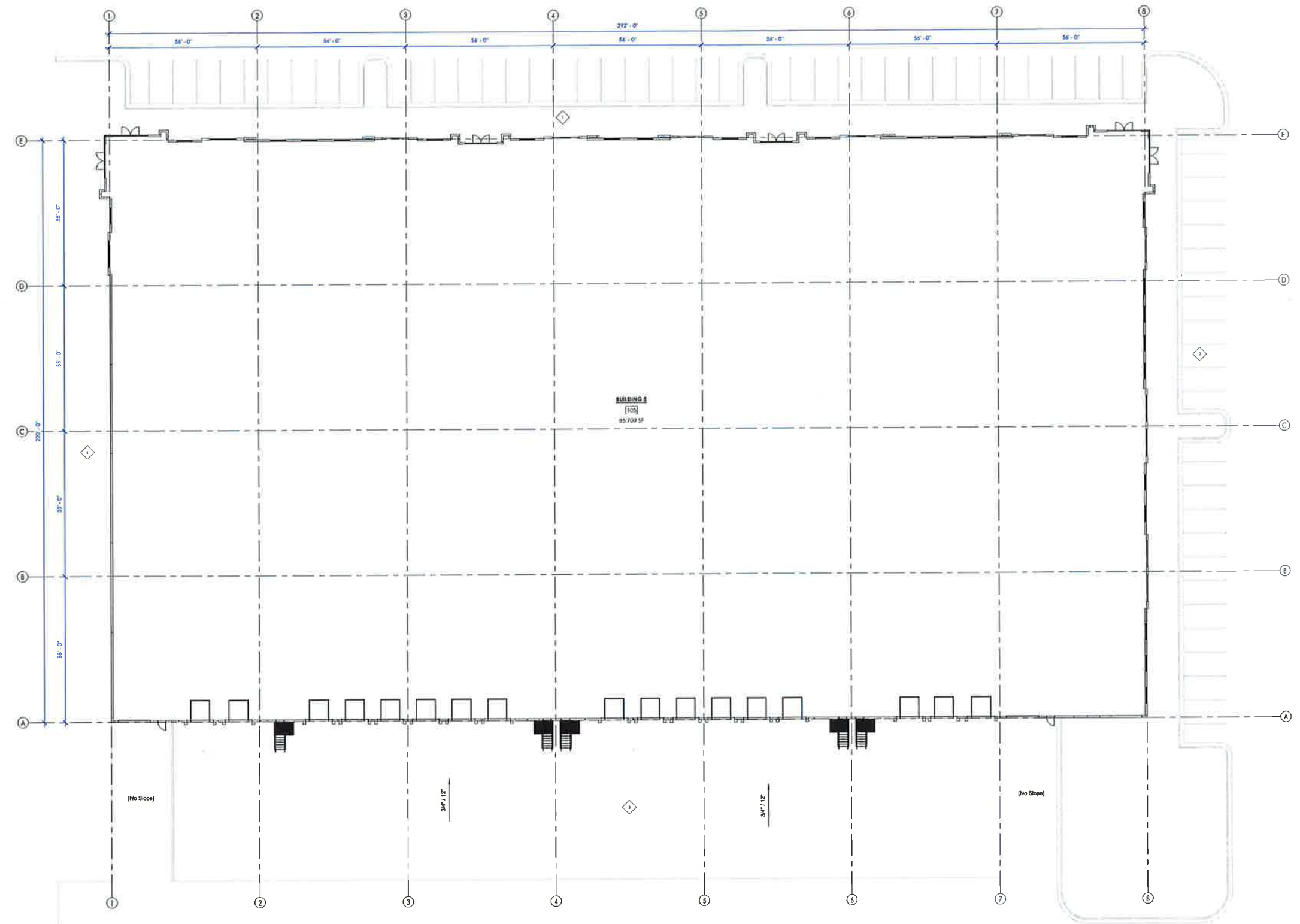
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LEGEND

- = DOOR TAGS
- = STOREFRONT WALL TAGS
- = KEYNOTE TAGS
- = ROOM NUMBER
- = WALL TYPE TAGS; SEE WALL TYPES ON G006
- = DETAILS CALL-OUTS TAGS
- = SECTION CUTS TAGS
- "C" = WALL TYPE
- "S" = STUD SIZE

GENERAL NOTES

1. INTERIOR DIMENSION AT FACE OF STUD; EXTERIOR DIMENSIONS AT FACE OF TILT-UP PANEL.
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY ALL COLORS AND MATERIALS.
3. INSTALL ALL MATERIALS PER MANUFACTURERS RECOMMENDATION.
4. ALL GYP BOARD SURFACES TO BE FAPED, SANDED, AND PRIMED.
5. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS.
6. COORDINATE ALL WINDOWS HEAD HEIGHTS AND SIZES WITH ELEVATIONS AND SCHEDULES.
7. FIRE RATED ASSEMBLIES SHALL BE CONTINUOUS BOTH HORIZONTALLY AND VERTICALLY AND SHALL EXTEND FROM RATED ASSEMBLY TO RATED ASSEMBLY. FIRE CHALK ALL PENETRATIONS.
8. FIRE EXTINGUISHERS, SMOKE DETECTORS, OTHER EMERGENCY DEVICE LOCATIONS, AND RATINGS SHALL BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.
9. FRAMING CONTRACTOR SHALL PROVIDE ADDITIONAL BLOCKING THROUGHOUT THE PROJECT AS REQUIRED TO ACCOMMODATE WALL-MOUNTED FURNISHINGS, ARTWORK, ETC.
10. DOORS SHALL BE LOCATED 6" OFF OF ADJACENT WALL UNLESS NOTED OTHERWISE.
11. CONTRACTOR IS TO PROVIDE SUBMITTALS AND SHOP DRAWINGS ON ALL KEYNOTED ITEMS FOR APPROVAL FROM OWNER/ARCHITECT.
12. PRIOR TO ORDERING ANY EXTERIOR FINISHES, THE CONTRACTOR IS TO VERIFY ALL COLORS AND TYPES OF MATERIALS WITH OWNER/ARCHITECT.
13. ALL ASPECTS OF THIS PROJECT SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT AND THE ASSOCIATED DETAILS - SEE G003 AND G004. IF CONFLICTS OCCUR WHICH MAKE COMPLIANCE WITH THE ADA IMPOSSIBLE, NOTIFY ARCHITECT IMMEDIATELY BEFORE CONTINUING THE WORK.



REVISION	SCHEDULE	DESCRIPTION	DATE

AE2020.207

LEVEL 01
FLOOR PLAN

DATE: PROJECT ISSUE DATE

SHEET #:

A101

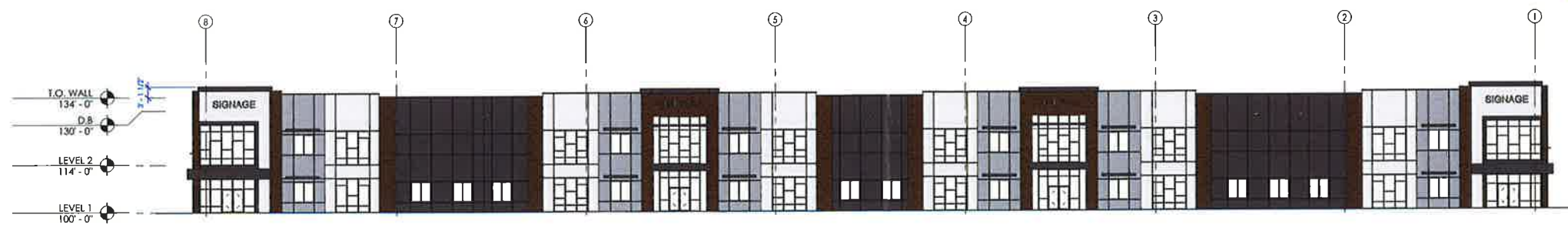
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LEVEL 1
A101
1/16" = 1'-0"

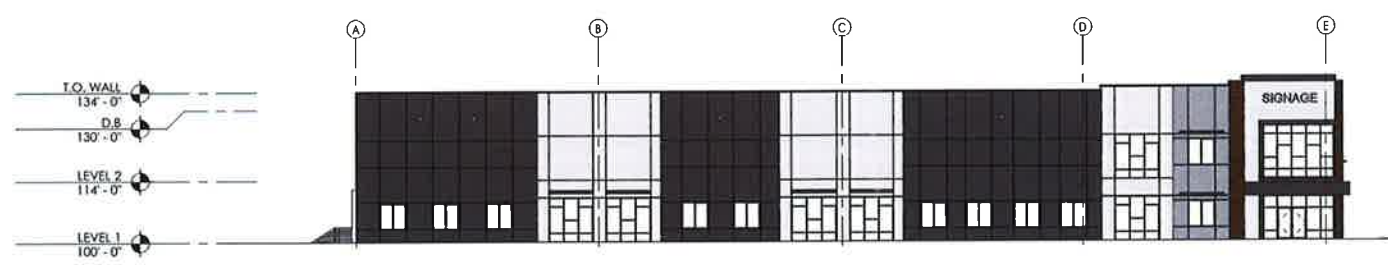
0' 8' 16' 32'

GRAPHIC SCALE

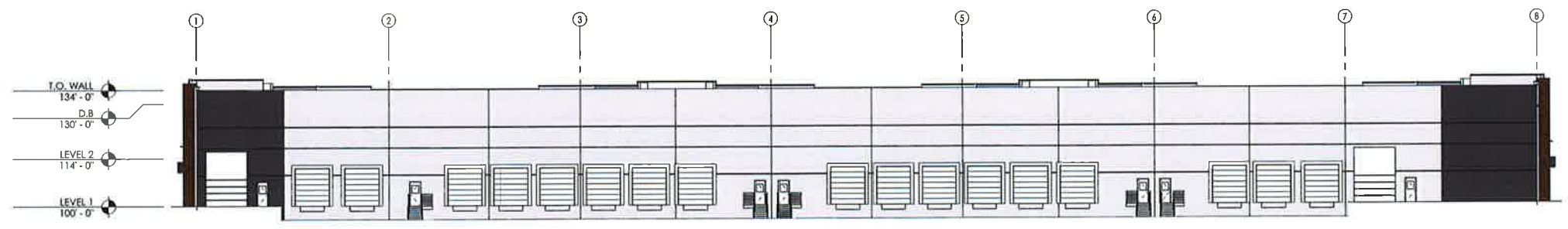
NORTH



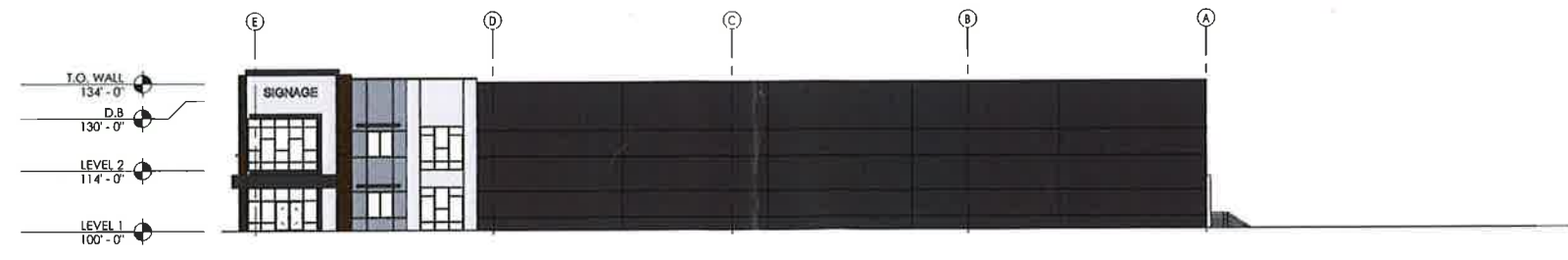
1 EAST ELEVATION
A201 1/16" = 1'-0"
0 6' 12' 24'
GRAPHIC SCALE



2 SOUTH ELEVATION
A201 1/16" = 1'-0"
0 6' 12' 24'
GRAPHIC SCALE



3 WEST ELEVATION
A201 1/16" = 1'-0"
0 6' 12' 24'
GRAPHIC SCALE



4 NORTH ELEVATION
A201 1/16" = 1'-0"
0 6' 12' 24'
GRAPHIC SCALE



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7/7/2020 11:42:22 AM

1000 N & 1000 W - BUILDING 5
JASON LARSEN
1000 N 1000 W, LOGAN, UT

MARK	REVISION SCHEDULE	REVISION DATE
	DESCRIPTION	

AE2020.207
ELEVATIONS

DATE: PROJECT ISSUE DATE

SHEET #:

A201

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