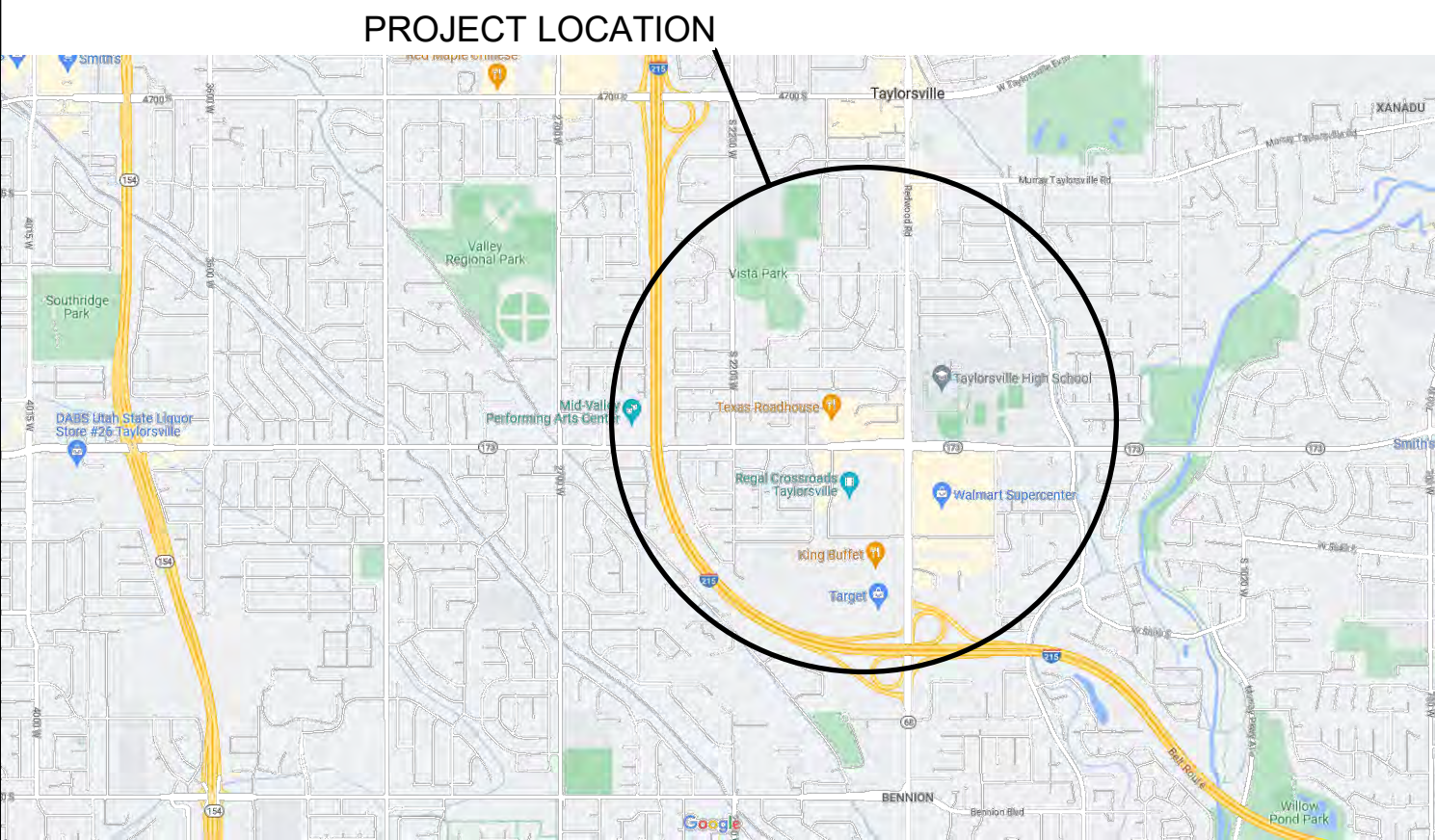


LEGACY PLAZA @ 54th
PLANNING SUBMITTAL
LOCATED AT:
5400 S REDWOOD RD,
TAYLORSVILLE, UTAH

VICINITY MAP



AERIAL OF EXISTING SITE



PROJECT & CODE INFORMATION

- APPLICABLE CODES**
- INTERNATIONAL BUILDING CODE 2018
INTERNATIONAL MECHANICAL CODE 2018
INTERNATIONAL FUEL GAS CODE 2018
INTERNATIONAL PLUMBING CODE 2018
INTERNATIONAL FIRE CODE 2018
- A. OCCUPANCY AND GROUP M
CHANGE IN USE: NO MIXED OCCUPANCY: NO
- B. SEISMIC DESIGN CATEGORY: D
- C. TYPE OF CONSTRUCTION (CIRCLE ONE)
I A I B II A II B III A III B IV HT
- D. FIRE RESISTANCE RATING: REQUIREMENTS FOR THE EXTERIOR WALLS X< 5 FT 2HR
BASED ON THE FIRE SEPARATION DISTANCE (IN HOURS) 5<X<10 FT 1HR
NORTH 0 EAST 0 SOUTH 0 10<X<30 FT 0 HR
- E. MIXED OCCUPANCIES: N/A NONSEPARATED USES:
- F. SPRINKLERED:
REQUIRED: YES PER SECTION 903 PROVIDED: YES
TYPE OF SPRINKLER SYSTEM (IBC903.3.1): WET
- G. ALLOWABLE NUMBER OF STORIES: 2 ALLOWABLE BUILDING HEIGHT:
- H. ACTUAL AREA PER FLOOR (square feet): 33,992 sf
- I. TABULAR AREA (table 503): YARD INCREASE: .75 x 9,000 = 6,750 SQ FT
- J. AREA MODIFICATIONS: TOTAL 15,750 SQ FT
- K. FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (hours)

ELEMENT	HOURS			
EXTERIOR BEARING WALLS	0			
INTERIOR BEARING WALLS	0			
EXTERIOR NON-BEARING WALLS	0			
STRUCTURAL FRAME	0			
PARTITIONS - PERMANENT	0			
FIRE BARRIERS	0			
DOORS IN FIRE BARRIER	0			

FOR TAYLORSVILLE CITY

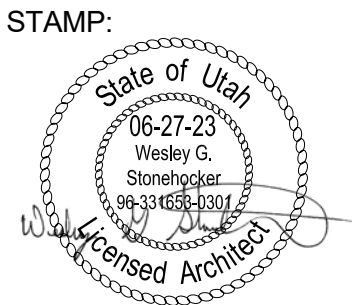
PERSPECTIVE VIEW OF SITE PLAN

Legacy Plaza at 54th – Retail Shopping Center

This application for site plan approval is consistent with the approved site plan from 2015 and the Zoning for this property. This is considered Phase 2 of the Legacy Plaza at 54th redevelopment, with Phase 1 including the Zaxby's building, and the 4 multi-tenant retail buildings on the Eastern half of the property (we call them Buildings A, B, C & D). Phase 1 also included the demolition of the old theater building that was replaced with the new Texas Roadhouse restaurant and the demolition of the 120,000 sf former Furniture Warehouse/Fred Meyer building. Phase 2 of the redevelopment will include three anchor buildings of 12,500 sf, 10,000 sf and 9,504 sf respectively, a freestanding drive-thru restaurant and addition small retail shop space of 1,846 sf. Phase 2 will also include a new parking lot to the East of Planet Fitness and West of the new buildings, along with new parking spaces on the North and South of the new buildings, totaling approximately 110 parking spaces. Much of the site work, landscaping, utilities and parking was built as part of the Phase 1 improvements. We look forward to making these significant additions and improvement to Legacy Plaza at 54th and bring new shopping opportunities to the Taylorsville community.



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DATE: 06-30-2023
REVISION:

LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

SHEET TITLE:
COVER
SHEET

SHEET NUMBER:
C100



1

SITE PLAN
SCALE: 1" = 40'

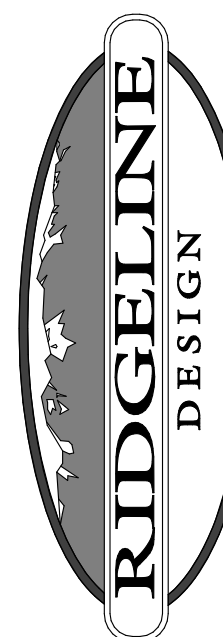
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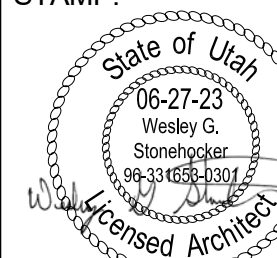
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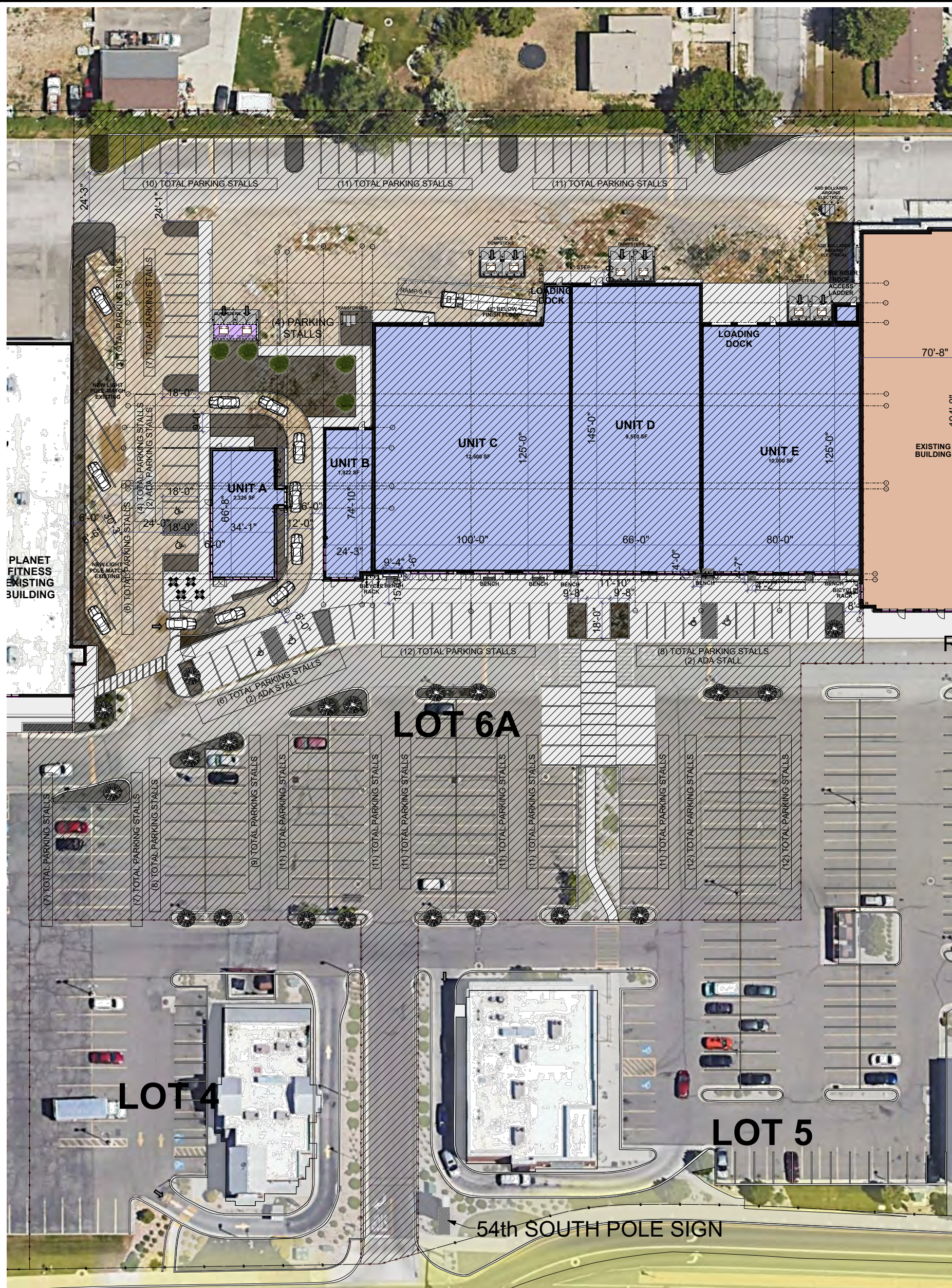
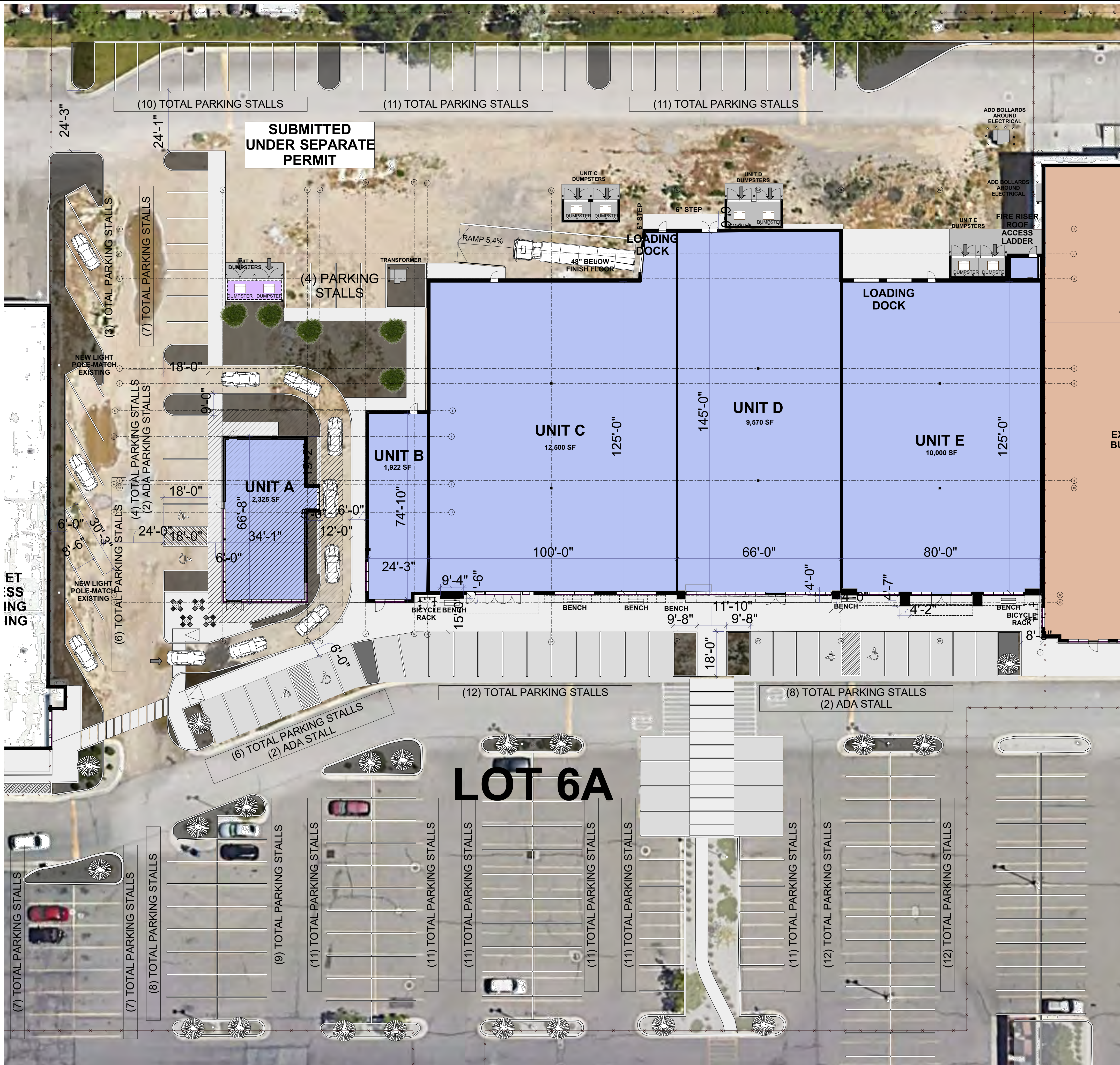
LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

AS100

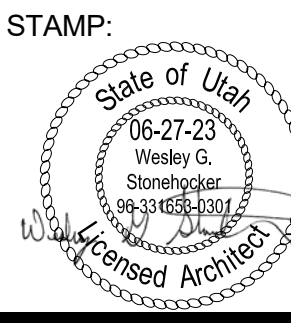


2 LOT 6A
SCALE: 1" = 50'

Legacy Plaza at 54th – Retail Shopping Center

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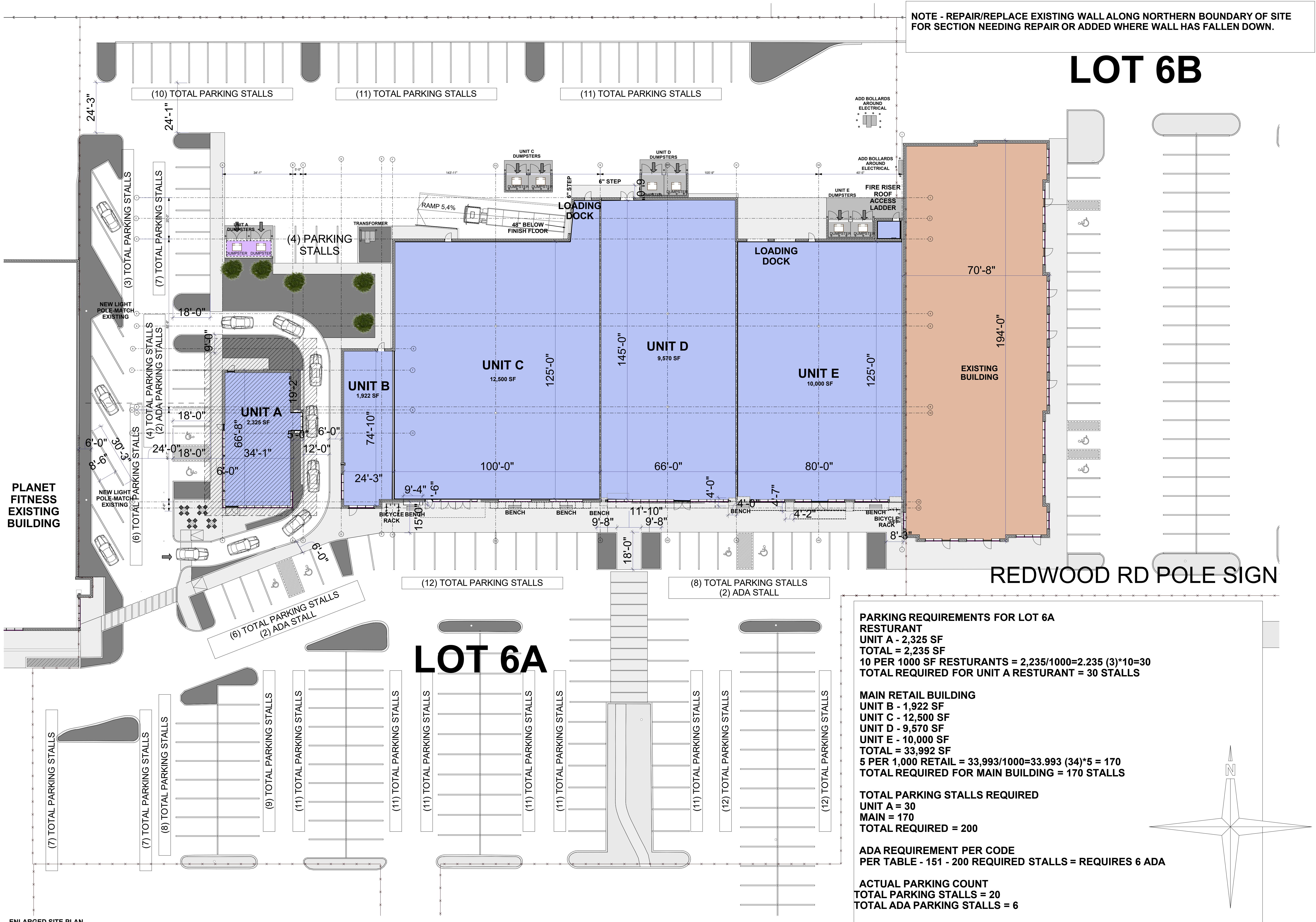
LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

SHEET TITLE:
SITE PLAN
LOT 6A

SHEET NUMBER:

AS101



NOTE - REPAIR/REPLACE EXISTING WALL ALONG NORTHERN BOUNDARY OF SITE FOR SECTION NEEDING REPAIR OR ADDED WHERE WALL HAS FALLEN DOWN.

LOT 6B

LOT 6A

PARKING REQUIREMENTS FOR LOT 6A
RESTURANT
UNIT A - 2,325 SF
TOTAL = 2,235 SF
 $10 \text{ PER } 1000 \text{ SF RESTURANTS} = 2,235/1000=2.235 (3)*10=30$
TOTAL REQUIRED FOR UNIT A RESTURANT = 30 STALLS

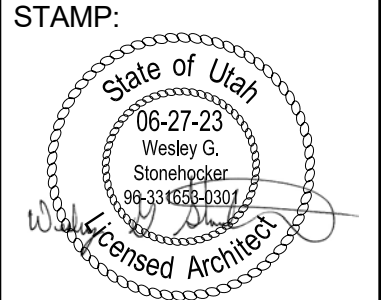
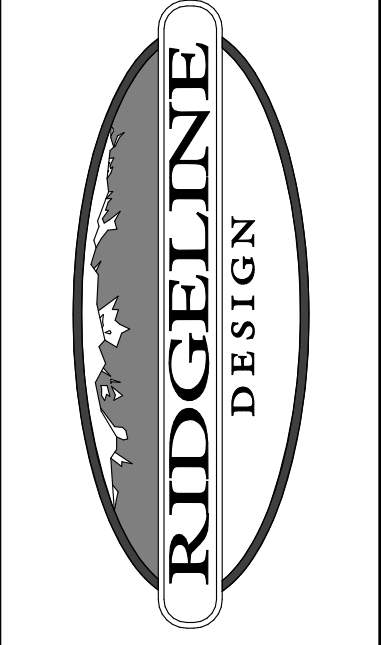
MAIN RETAIL BUILDING
UNIT B - 1,922 SF
UNIT C - 12,500 SF
UNIT D - 9,570 SF
UNIT E - 10,000 SF
TOTAL = 33,992 SF
 $5 \text{ PER } 1,000 \text{ RETAIL} = 33,993/1000=33.993 (34)*5 = 170$
TOTAL REQUIRED FOR MAIN BUILDING = 170 STALLS

TOTAL PARKING STALLS REQUIRED
UNIT A = 30
MAIN = 170
TOTAL REQUIRED = 200

ADA REQUIREMENT PER CODE
PER TABLE - 151 - 200 REQUIRED STALLS = REQUIRES 6 ADA

ACTUAL PARKING COUNT
TOTAL PARKING STALLS = 20
TOTAL ADA PARKING STALLS = 6

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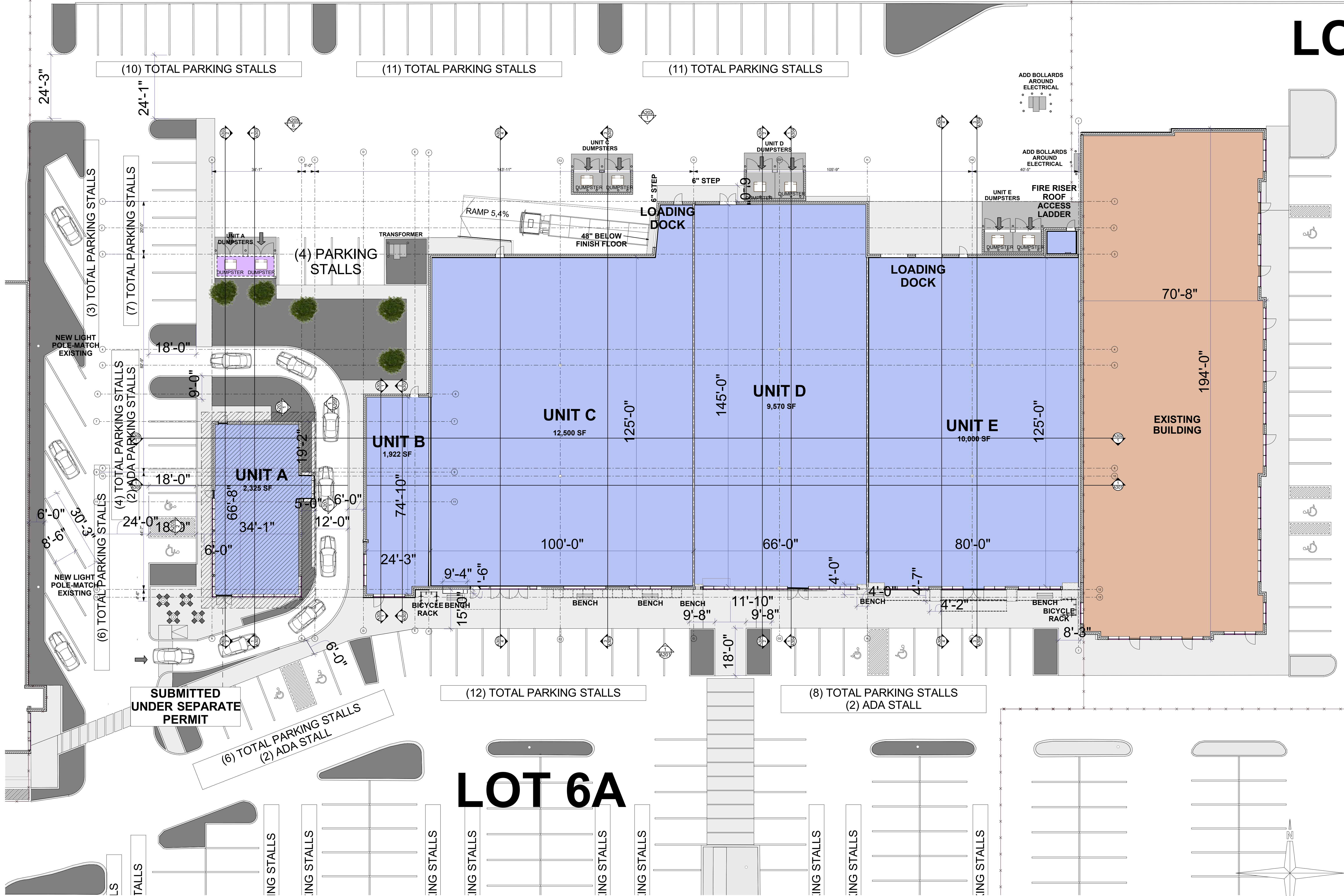
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LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

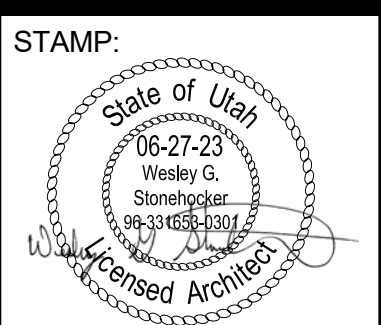
SHEET TITLE:
ENLARGED
SITE PLAN

SHEET NUMBER:
AS102



LC

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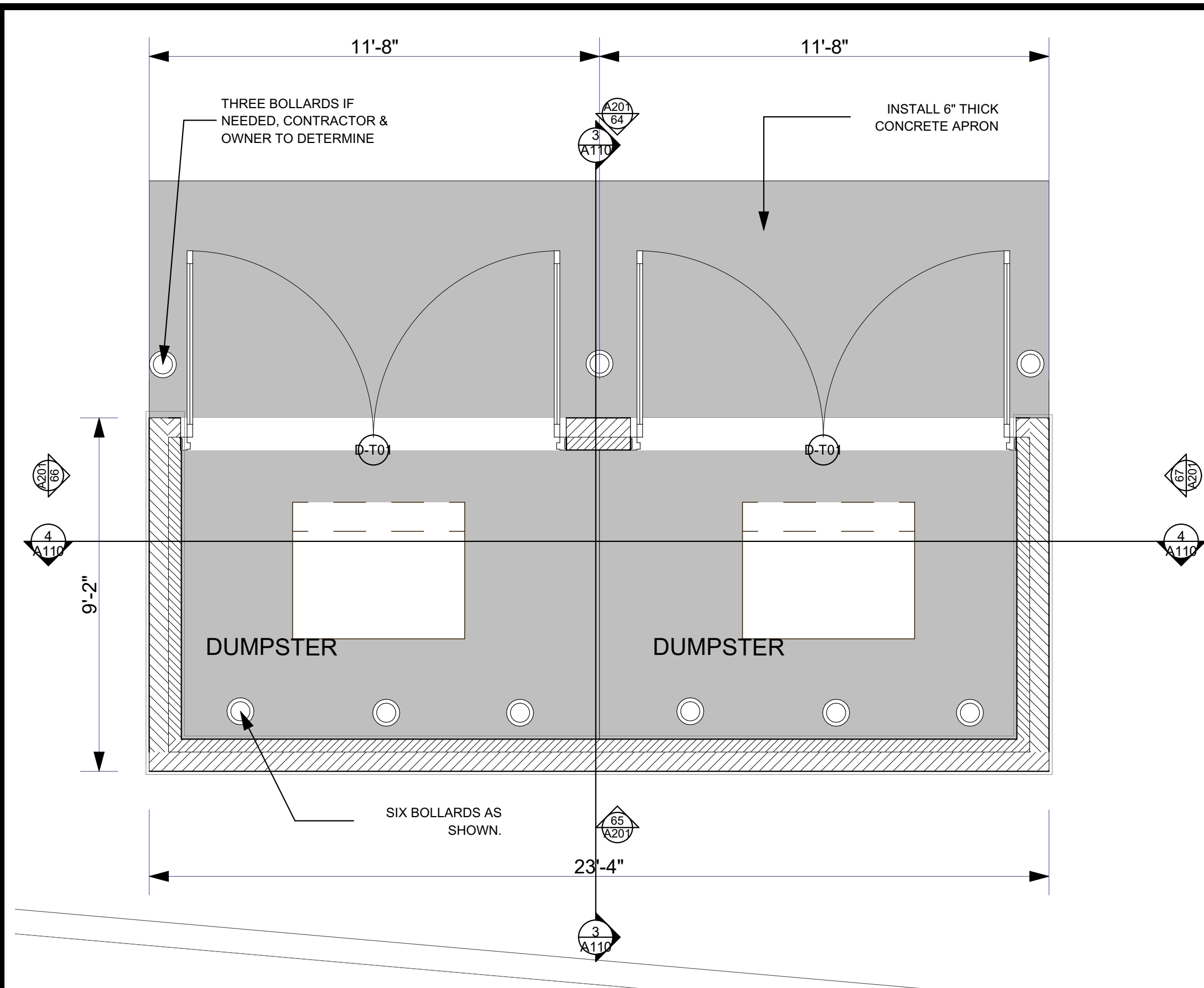
DATE: 06-30-2023
REVISION:

**LEGACY PLAZA
TAYLORSVILLE UTAH**
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

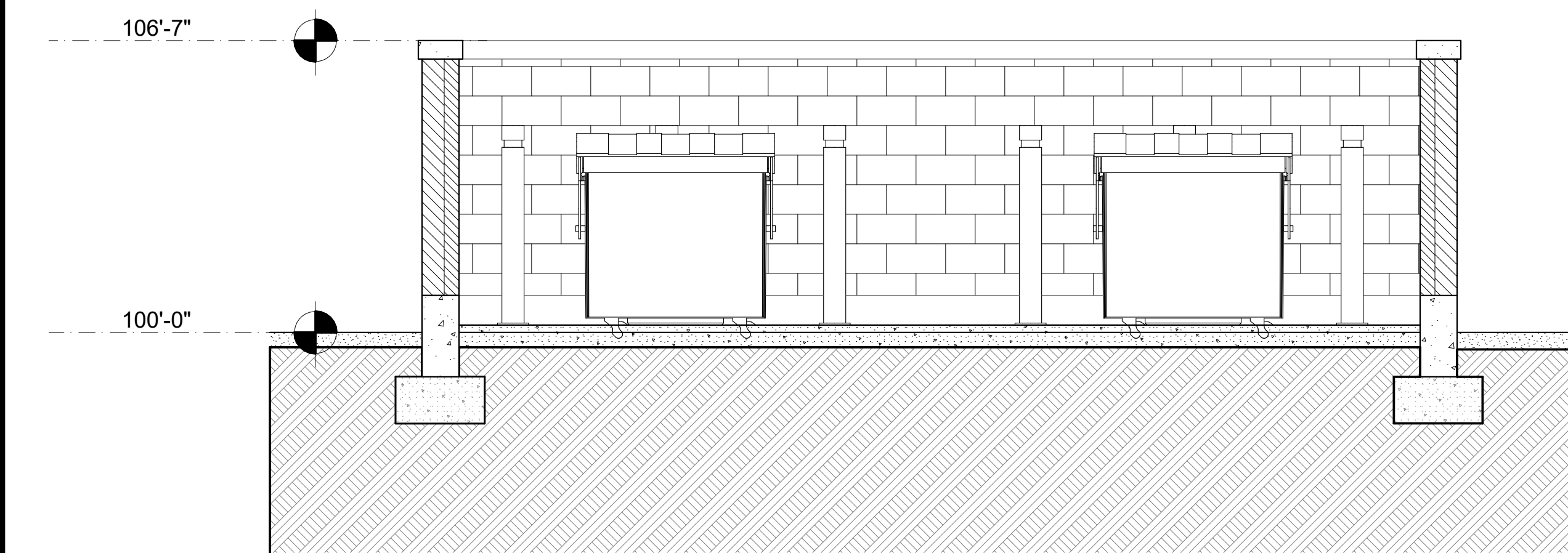
PROJECT NO:
1925

SHEET TITLE:
**MAIN FLOOR
PLAN**

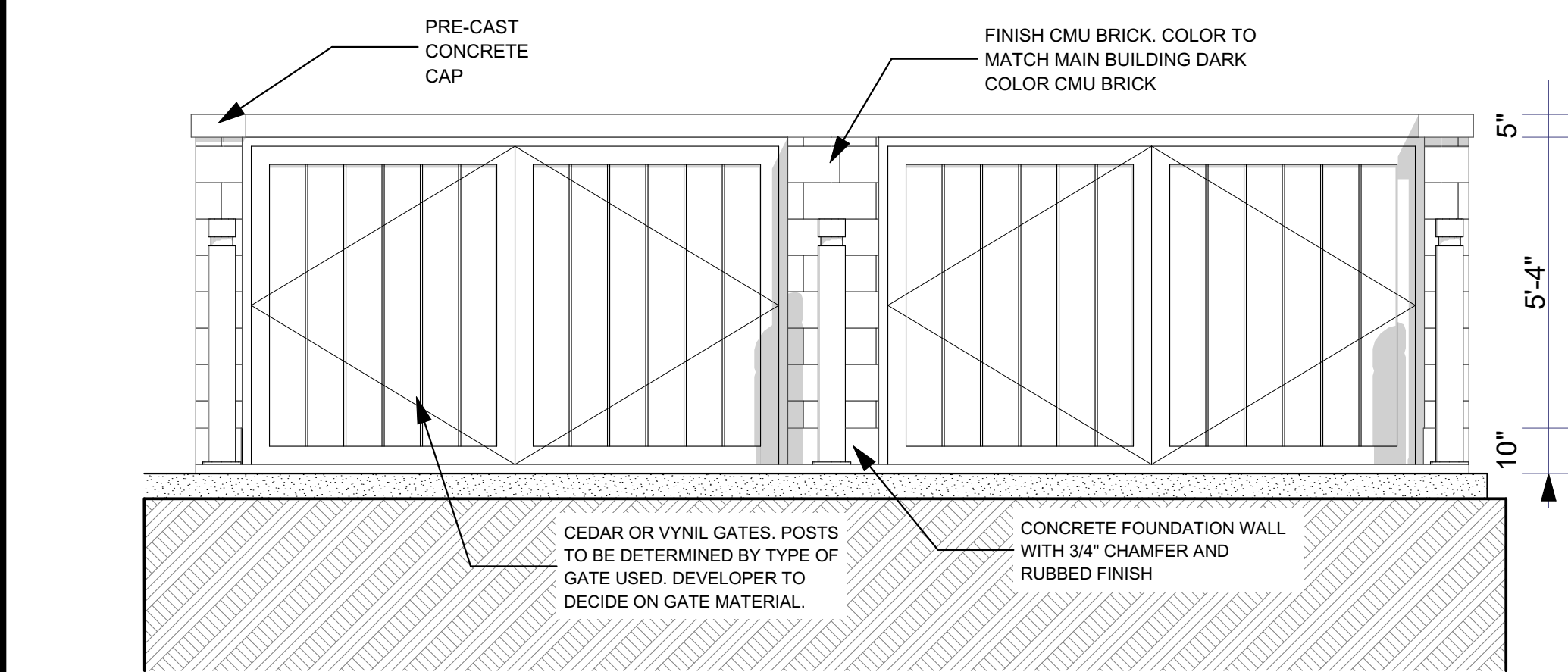
SHEET NUMBER:
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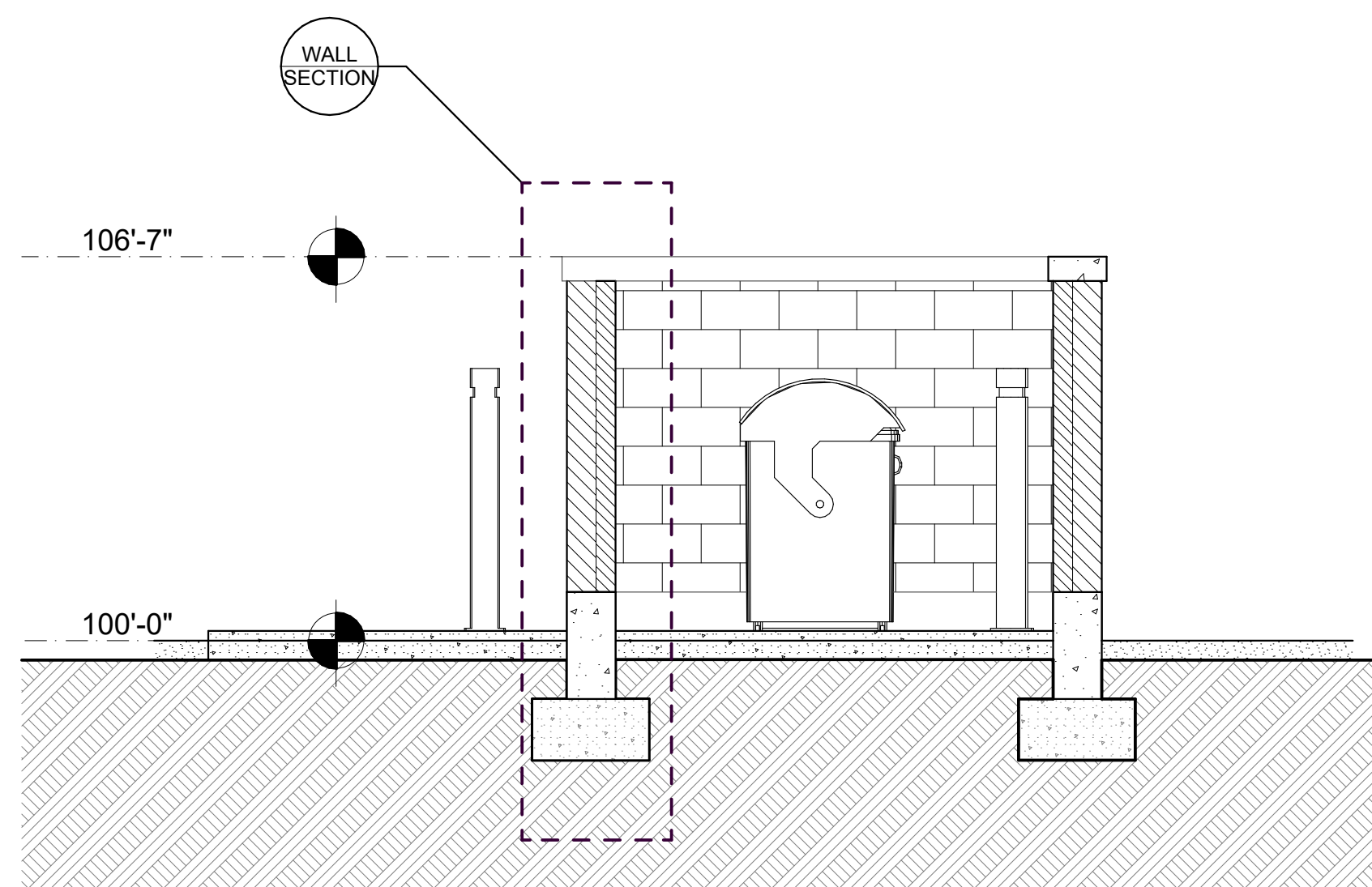
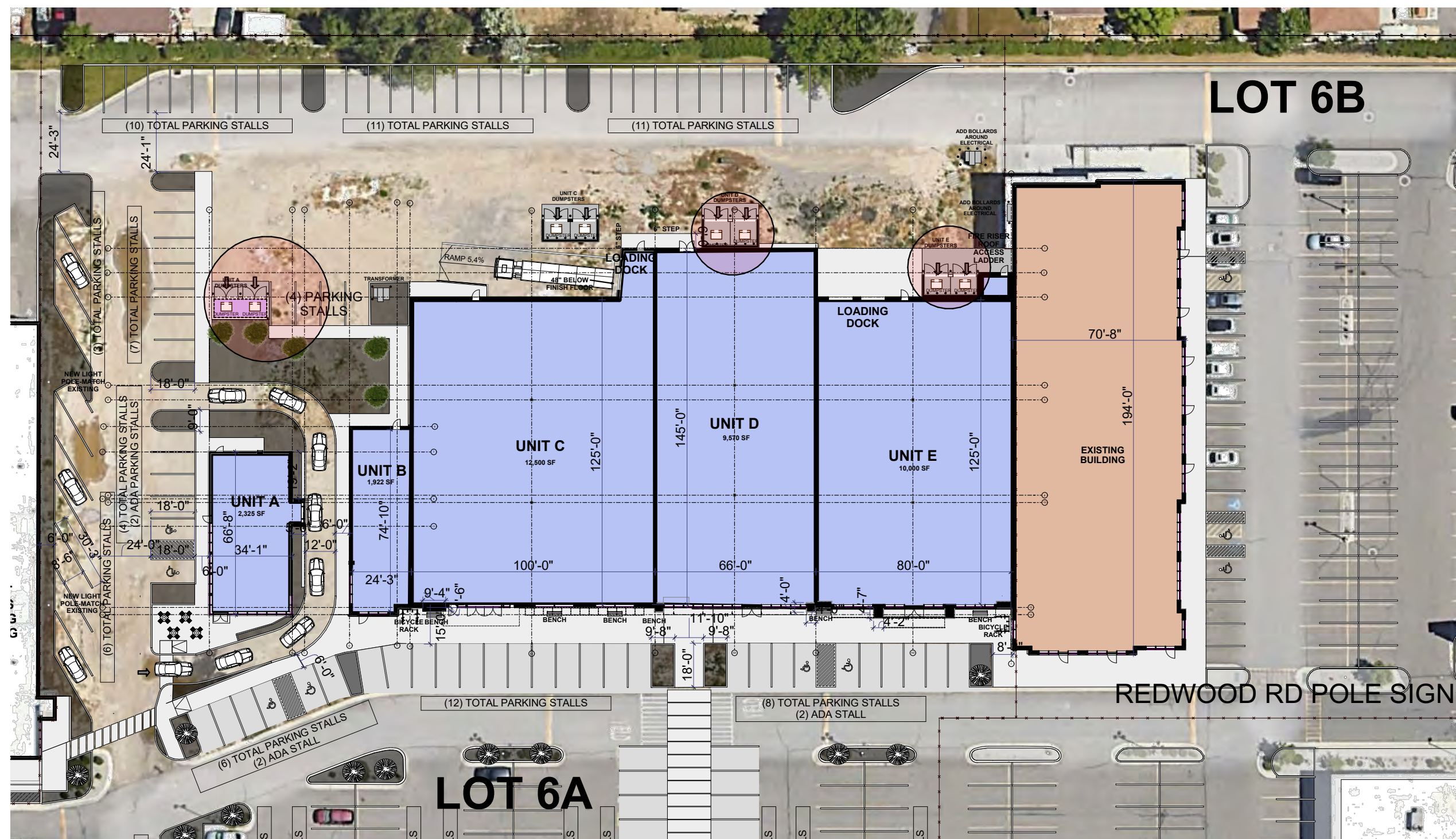
2 0. TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"



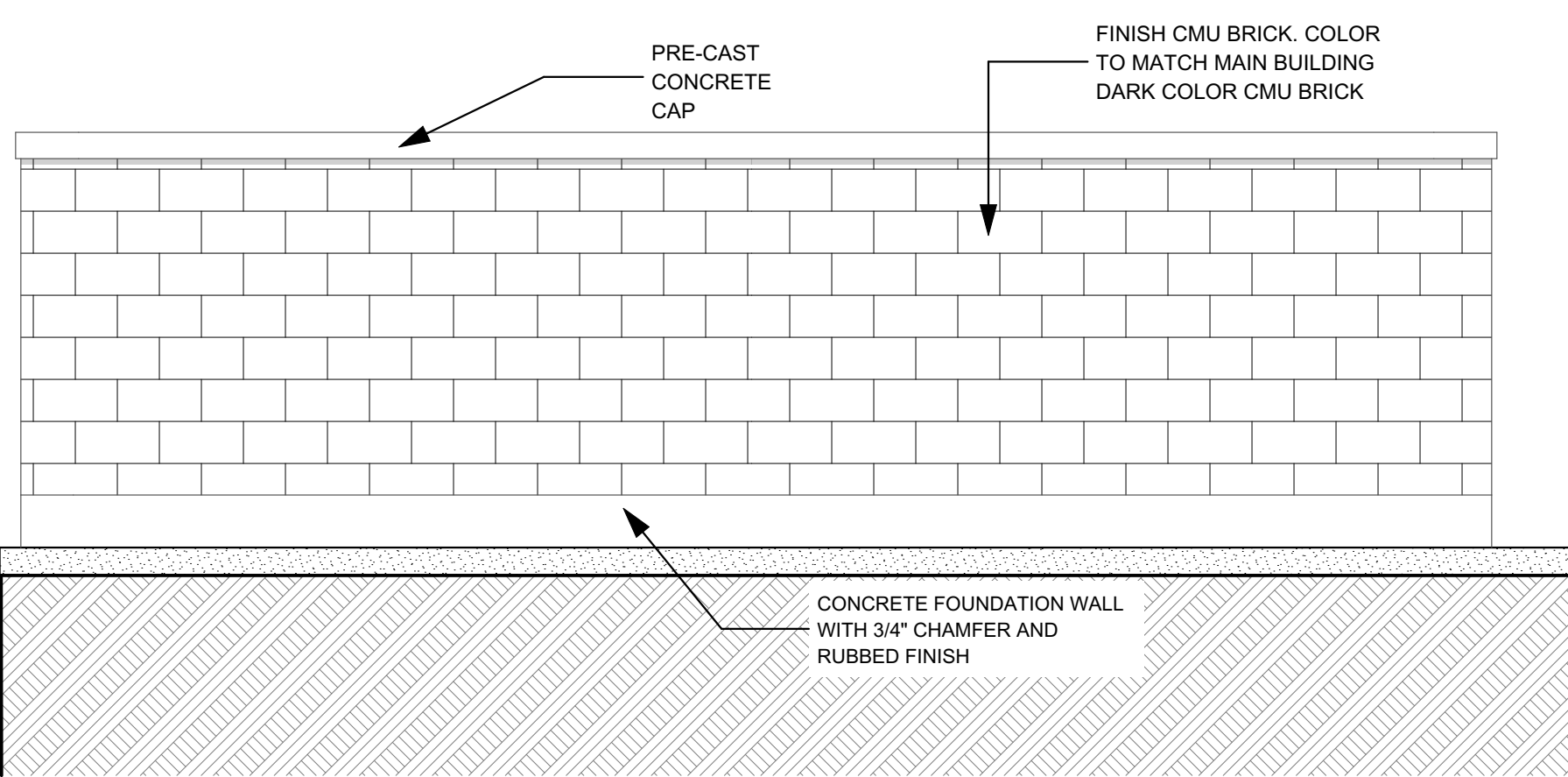
5 1-02 SECTION
SCALE: 3/8" = 1'-0"



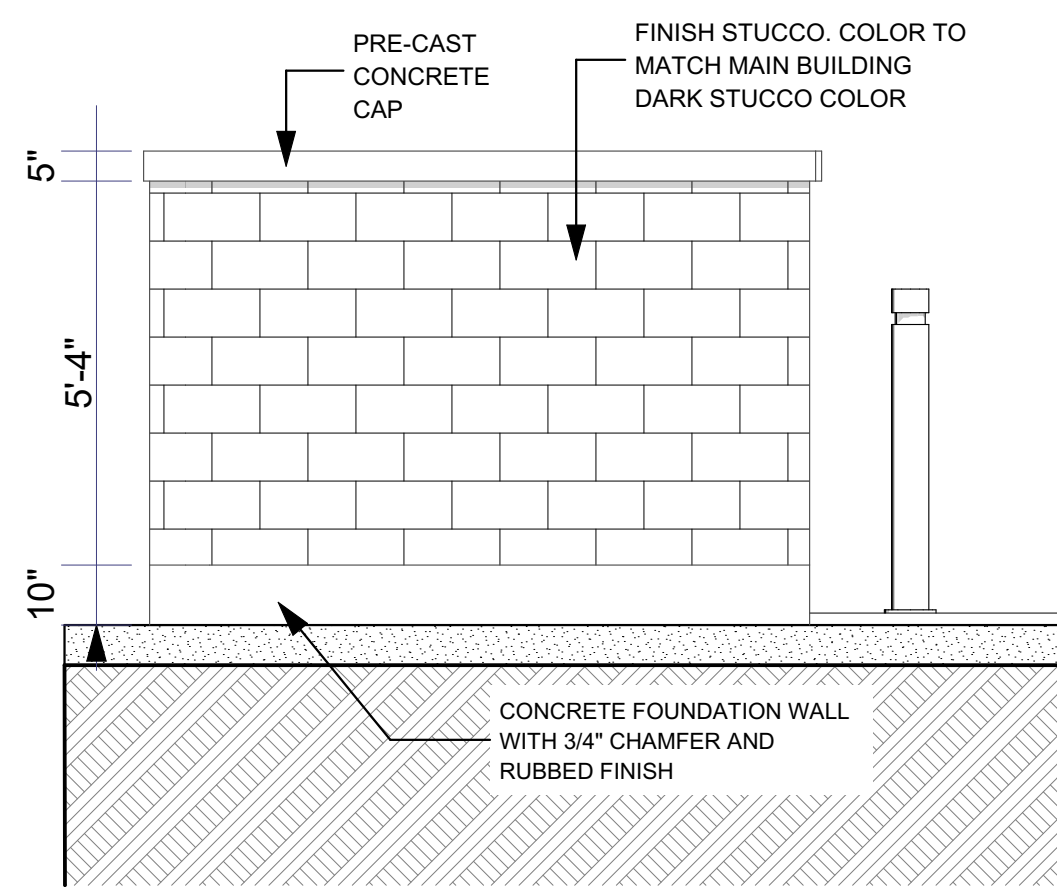
6 FRONT ELEVATION
SCALE: 3/8" = 1'-0"



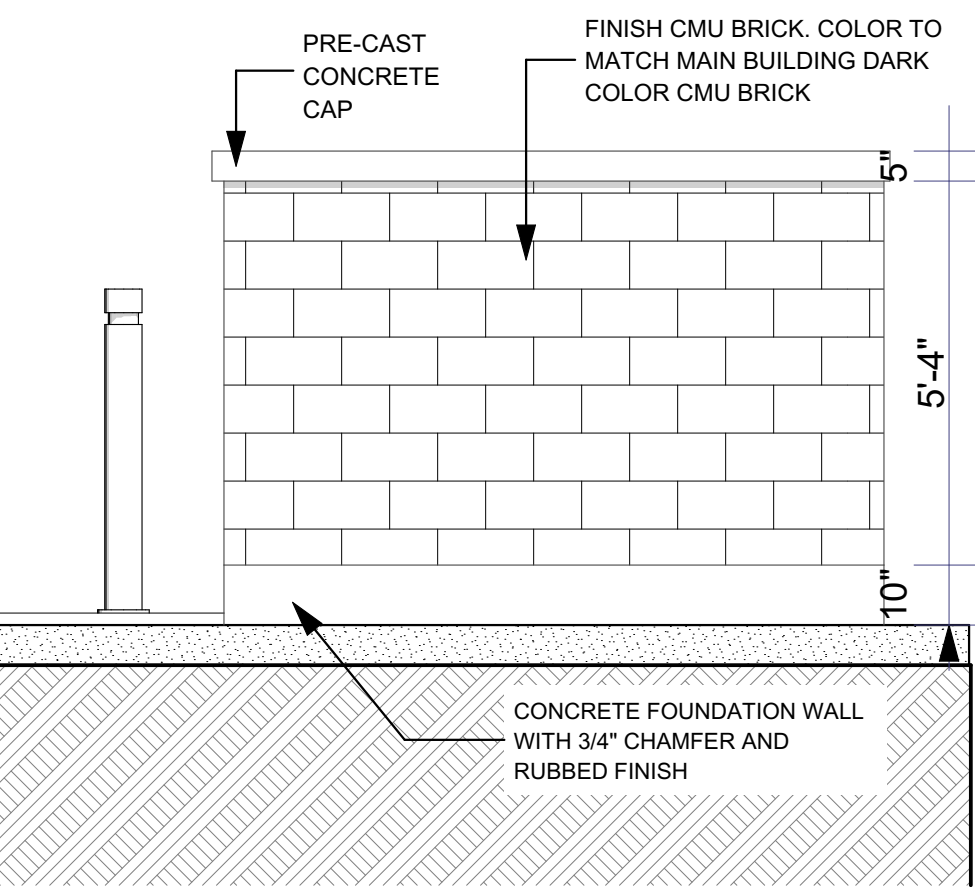
4 1-01 SECTION
SCALE: 3/8" = 1'-0"



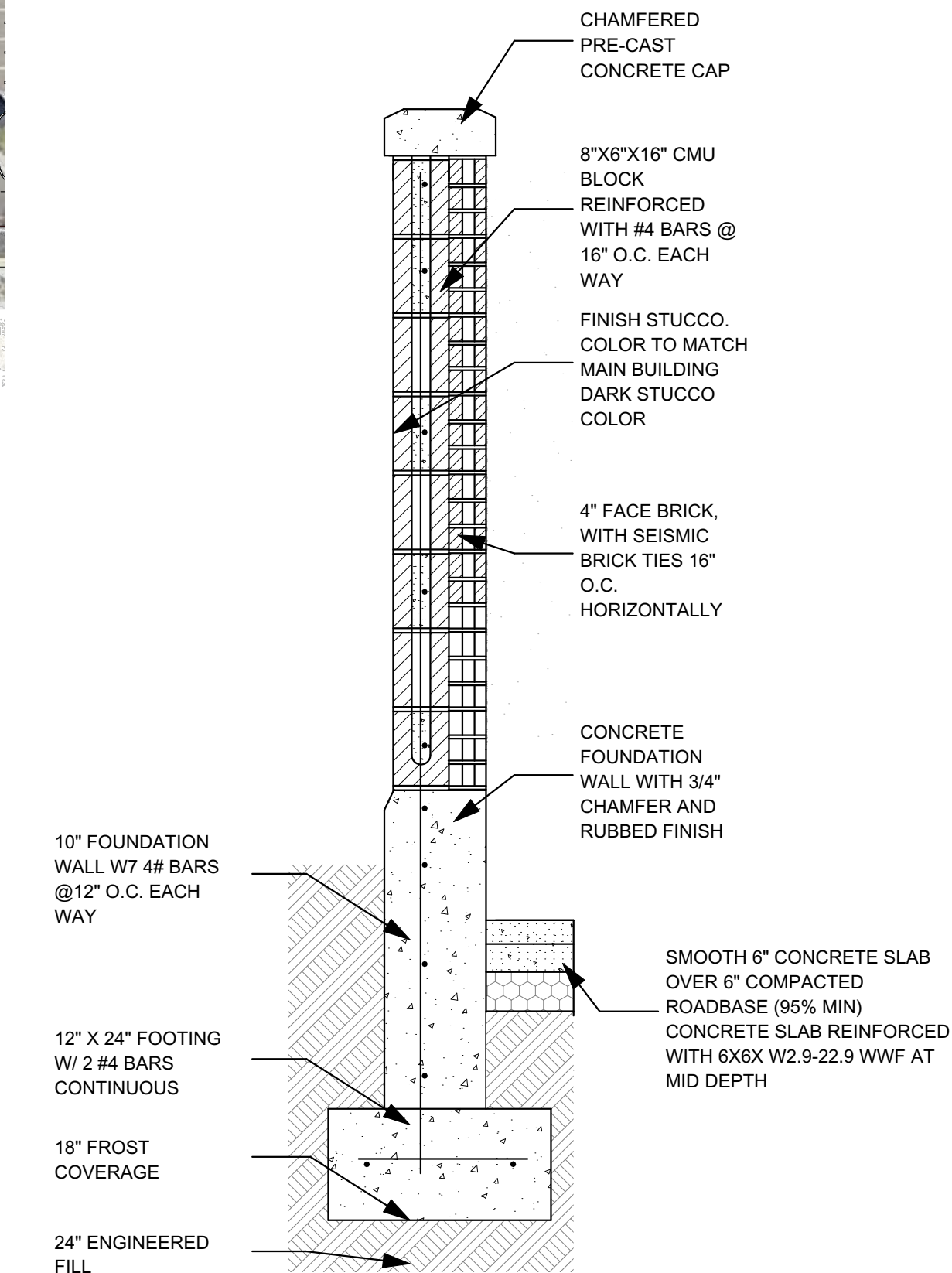
7 BACK ELEVATION
SCALE: 3/8" = 1'-0"



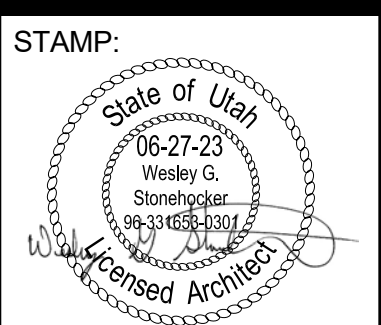
8 EAST ELEVATION
SCALE: 3/8" = 1'-0"



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



4 WALL SECTION DETAIL
SCALE: 3/4" = 1'-0"



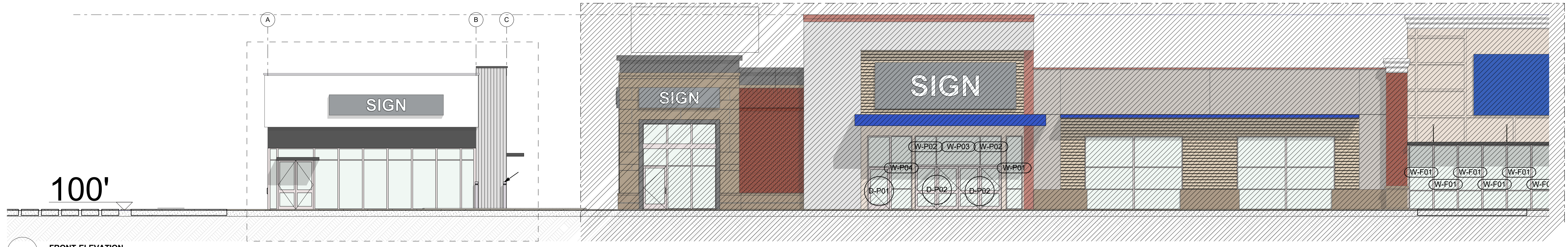
DATE: 06-30-2023
REVISION:

LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

SHEET TITLE:
TRASH
ENCLOSURE

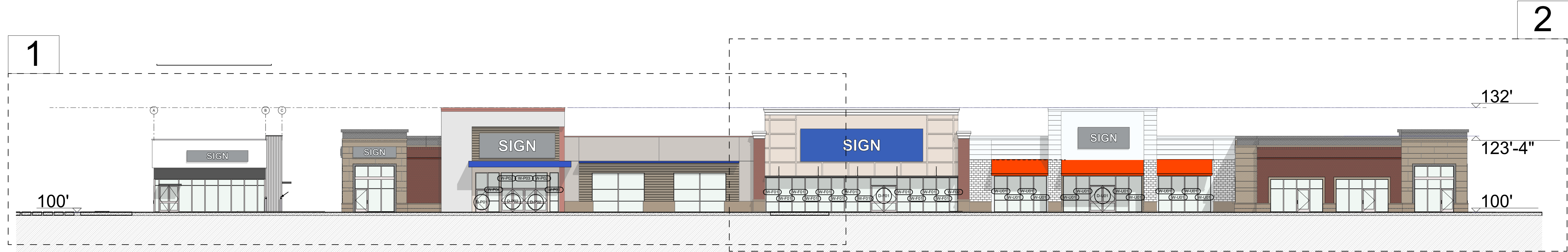
SHEET NUMBER:
A110



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



2
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

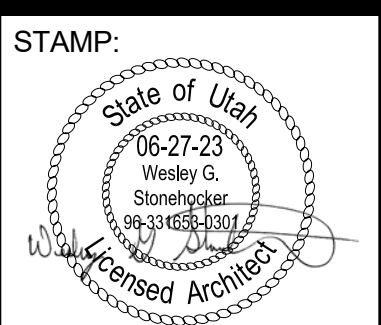


1

2



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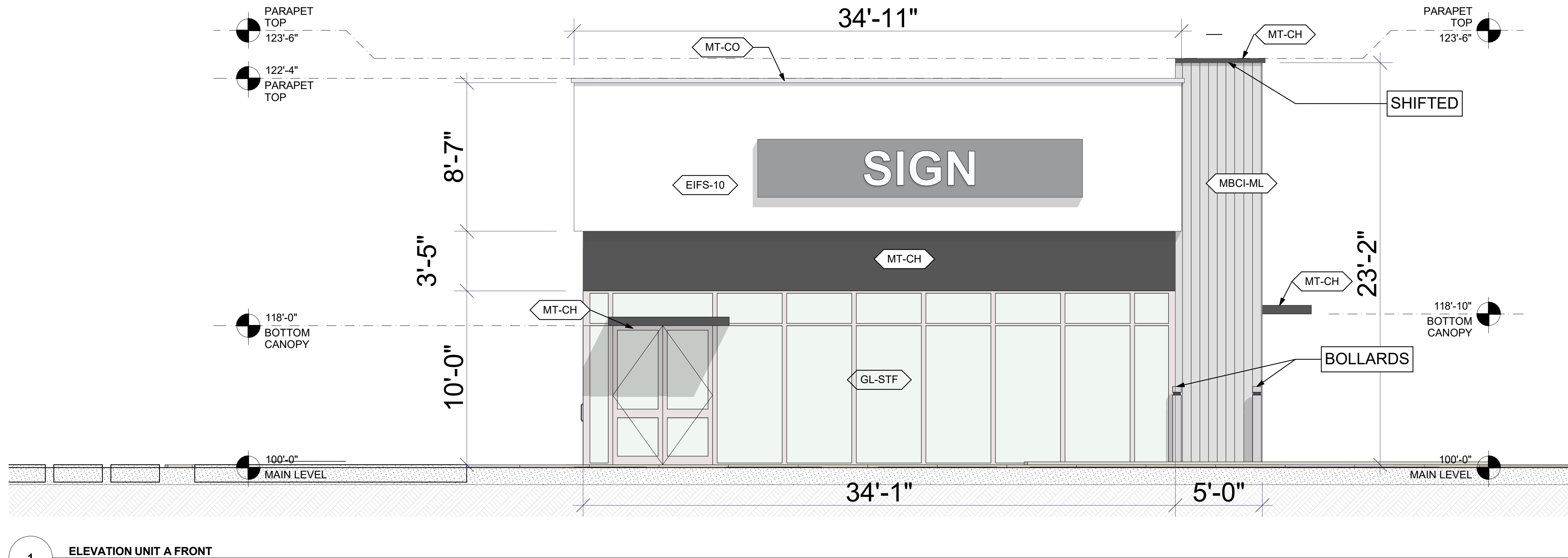
DATE: 06-30-2023
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LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

SHEET TITLE:
FRONT
OVERALL
ELEVATIONS

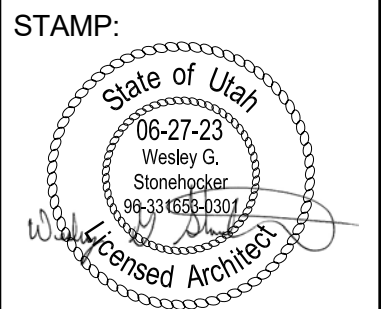
SHEET NUMBER:
A201



1 ELEVATION UNIT A FRONT
SCALE: 1/4" = 1'-0"



UNIT A FRONT ELEVATION				
	MATERIAL	COLOUR	SF	%
EIFS-10	"FOG" EIFS, TYP.	WHITE	298	34.86%
MT-CH	METAL	CHARCOAL	121	14.16%
MT-CO	METAL	COPING	8.81	1.03%
GL-STF	GLASS STOREFRONT TYP.		327	38.25%
MBCI-ML	MBCI METAL PANELS	TO MATCH STOREFRONT	100	11.70%
TOTAL EIFS			298	34.86%



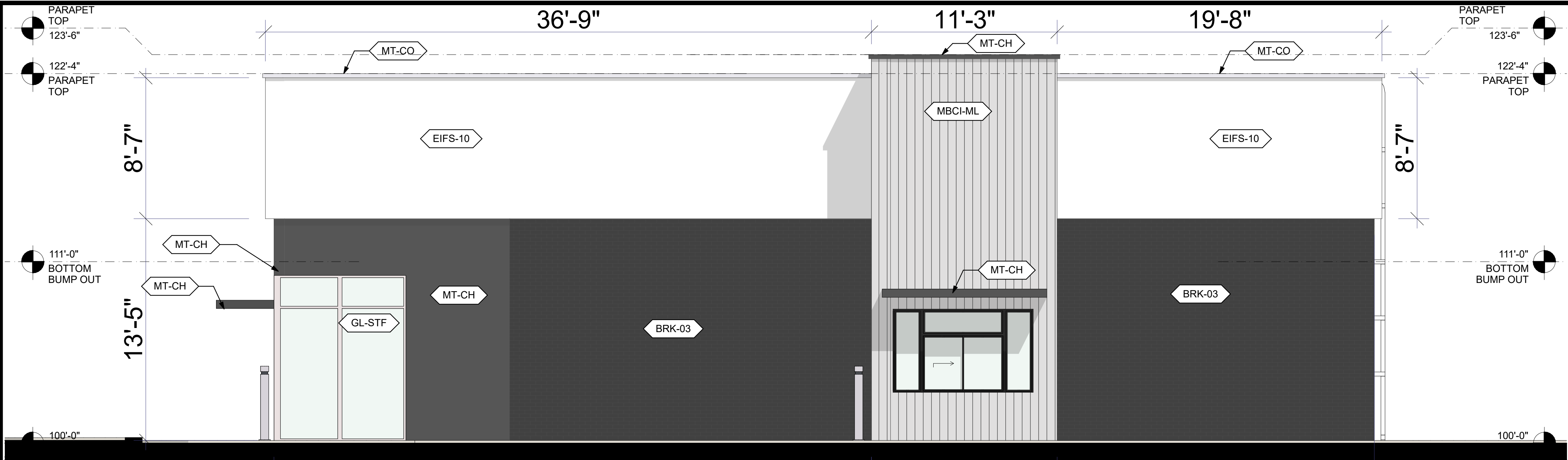
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LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

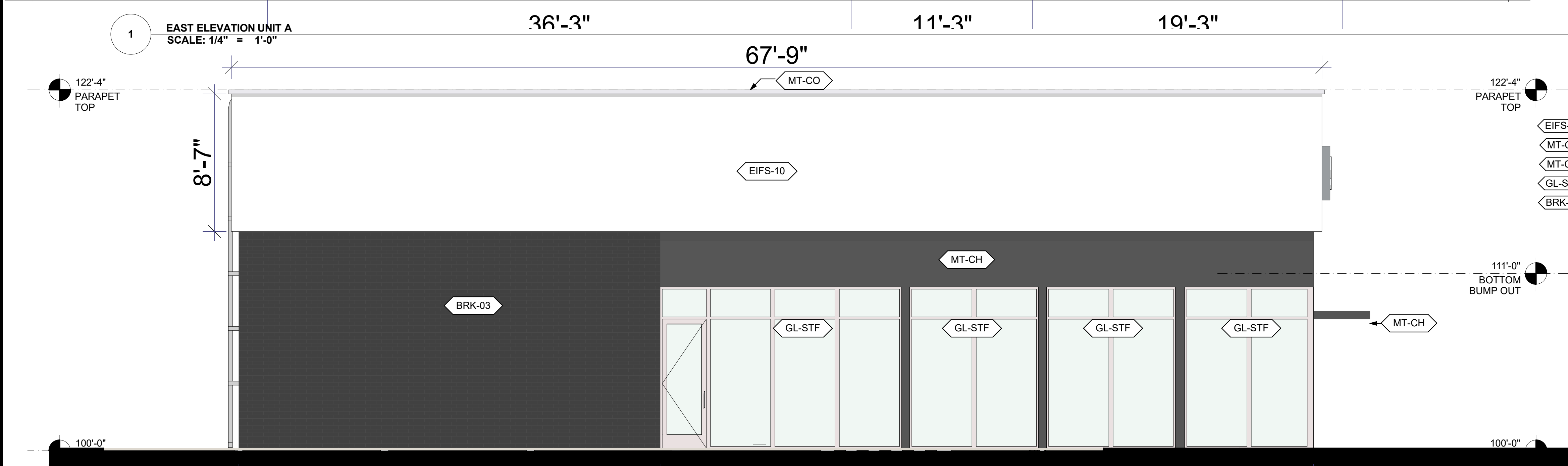
PROJECT NO:
1925

SHEET TITLE:
ELEVATION
UNIT A

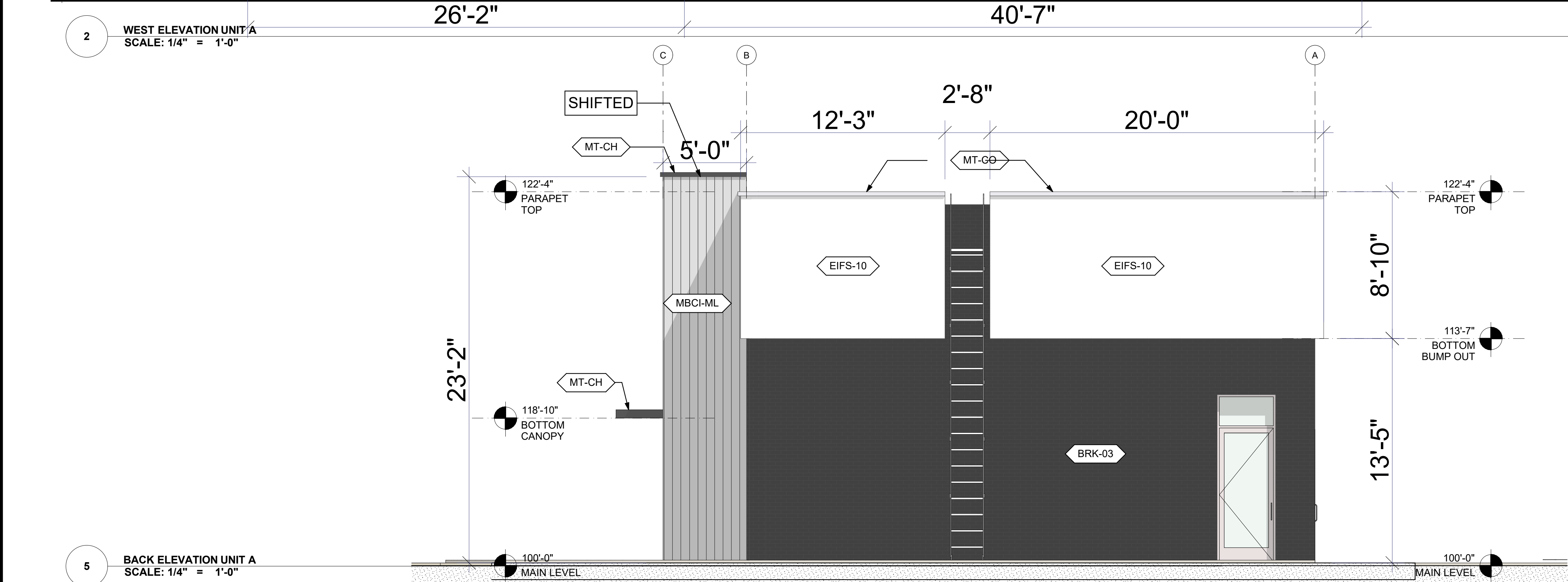
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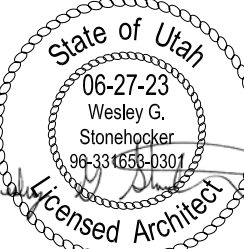
UNIT A EAST ELEVATION			
MATERIAL	COLOUR	SF	%
"FOG" EIFS, TYP.	WHITE	482	32.97%
METAL	CHARCOAL	120	8.21%
METAL	COPING	14	0.96%
GLASS STOREFRONT TYP.		154	10.53%
MBCI METAL PANELS	TO MATCH STOREFRONT	217	14.84%
BRICK	DARK BRICK	475	32.49%
TOTAL EIFS		482	32.97%



UNIT A WEST ELEVATION			
MATERIAL	COLOUR	SF	%
"FOG" EIFS, TYP.	WHITE	579	38.76%
METAL	CHARCOAL	163	10.91%
METAL	COPING	17	1.14%
GLASS STOREFRONT TYP.		380	25.44%
BRICK	DARK BRICK	355	23.76%
TOTAL EIFS		579	38.76%



UNIT A BACK ELEVATION			
MATERIAL	COLOUR	SF	%
FOG" EIFS, TYP.	WHITE	276	5.44%
METAL	CHARCOAL	1	0.02%
METAL	COPING	8	0.16%
BRICK	DARK BRICK	471	9.28%
TOTAL EIFS		276	5.44%



SUBMITTED
UNDER SEPARATE
PERMIT

100'

10

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

SIGN

SIGN

SIGN

W-P02 W-P03 W-P02

W-P04

W-P01

D-P01

D-P02

D-P02

W-F01

W-F01

W-F01

W-F01

W-F01

W-F01

W-F01

SIGN

SIGN

132'

123'-4"

100'

11

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

SUBMITTED
UNDER SEPARATE
PERMIT

1

2

100'

SIGN

SIGN

SIGN

SIGN

SIGN

132'

123'-4"

100'



RIDGELINE DESIGN ARCHITECTS

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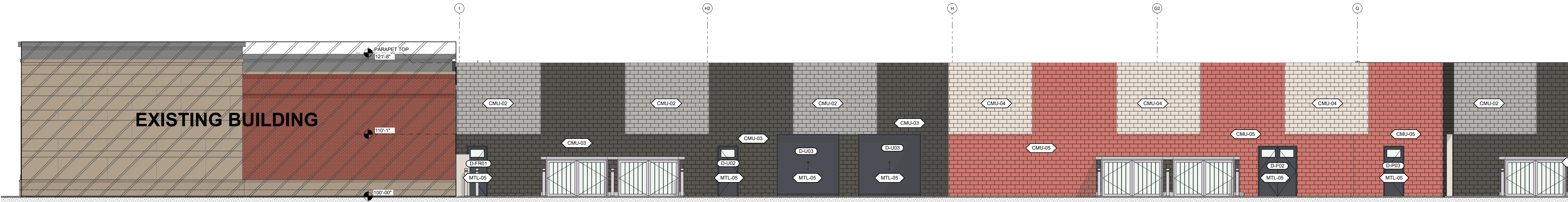
LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
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PROJECT NO:
1925

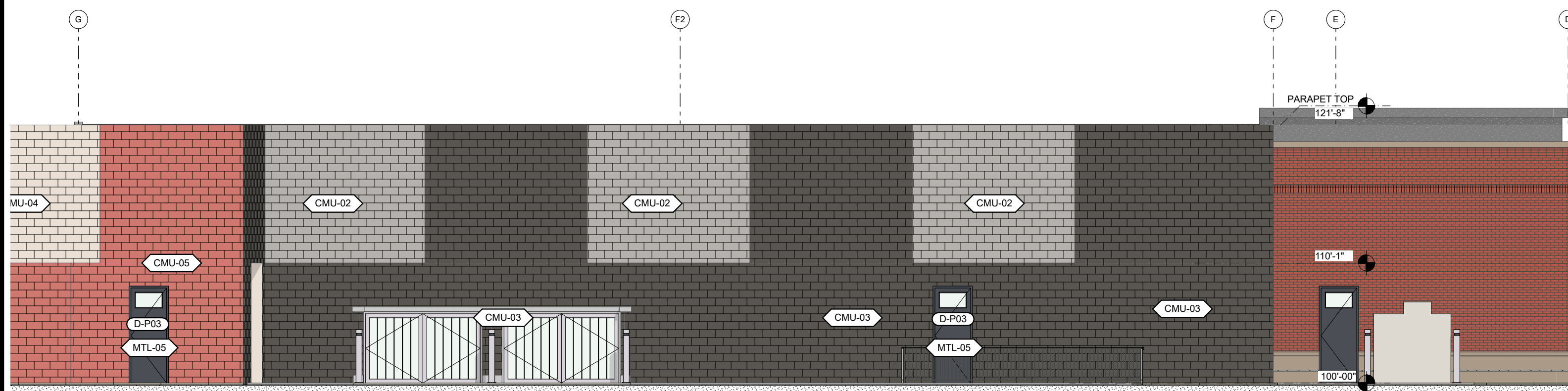
SHEET TITLE:
FRONT
OVERALL
ELEVATIONS

SHEET NUMBER:

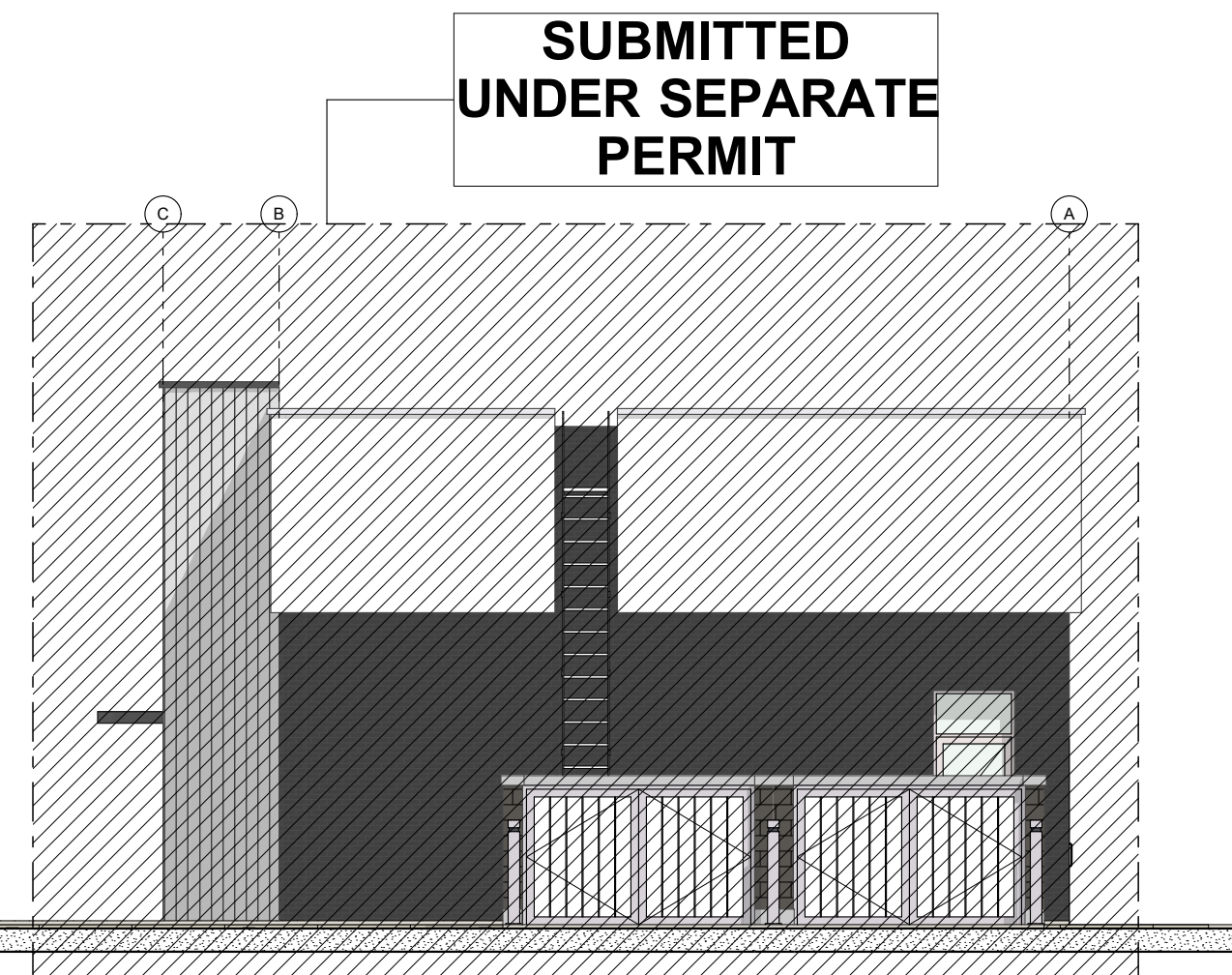
A201



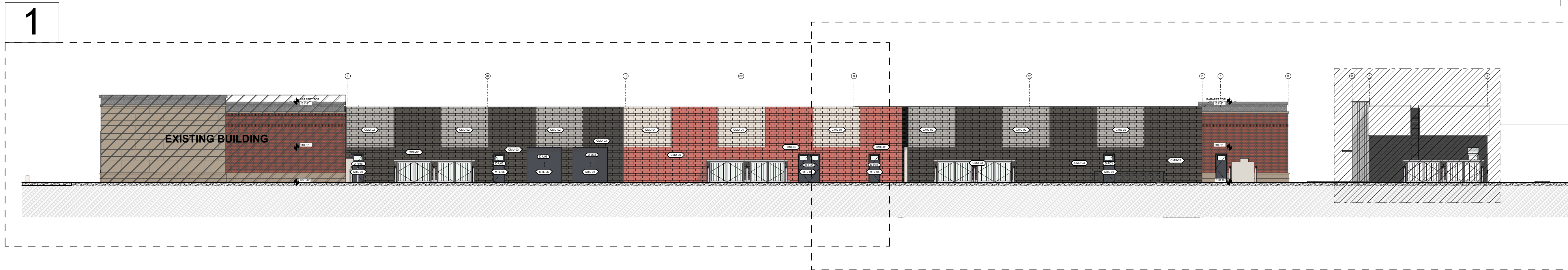
13 BACK ELEVATION
SCALE: 1/8" = 1'-0"



14 BACK ELEVATION
SCALE: 1/8" = 1'-0"



OVERALL BACK			
MATERIAL	COLOUR	SF	%
CMU	MIG GRAY	954	18.96%
CMU	DARK GRAY	2198	43.68%
CMU	RED	1057	21.01%
CMU	BROWN	477	9.48%
METAL	TBD	346	6.88%
TOTAL EIFS		0	0.00%



SUBMITTED
UNDER SEPARATE
PERMIT

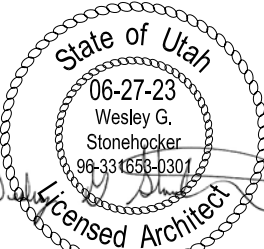


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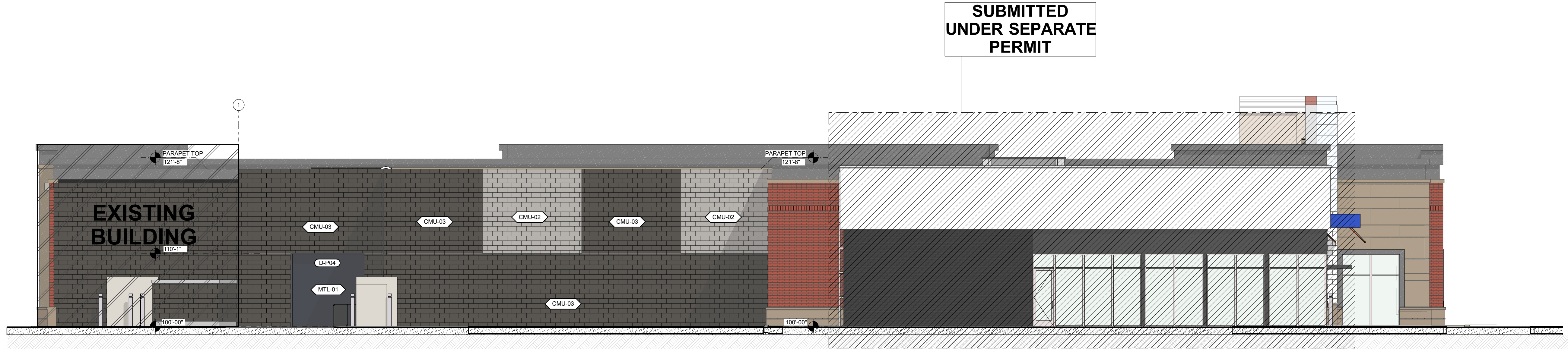
LEGACY PLAZA
TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

SHEET TITLE:
BACK
OVERALL
ELEVATIONS

SHEET NUMBER:

A202

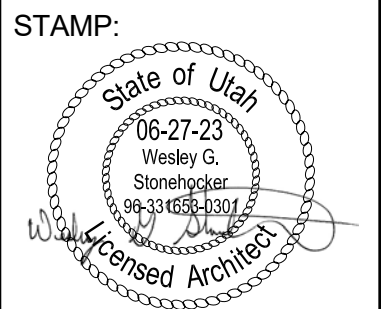


17 WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST			
MATERIAL	COLOUR	SF	%
CMU-02	MIG GRAY	304	17.92%
CMU-03	DARK GRAY	1300	76.65%
MTL-05	TBD	92	5.42%
TOTAL EIFS		0	0.00%



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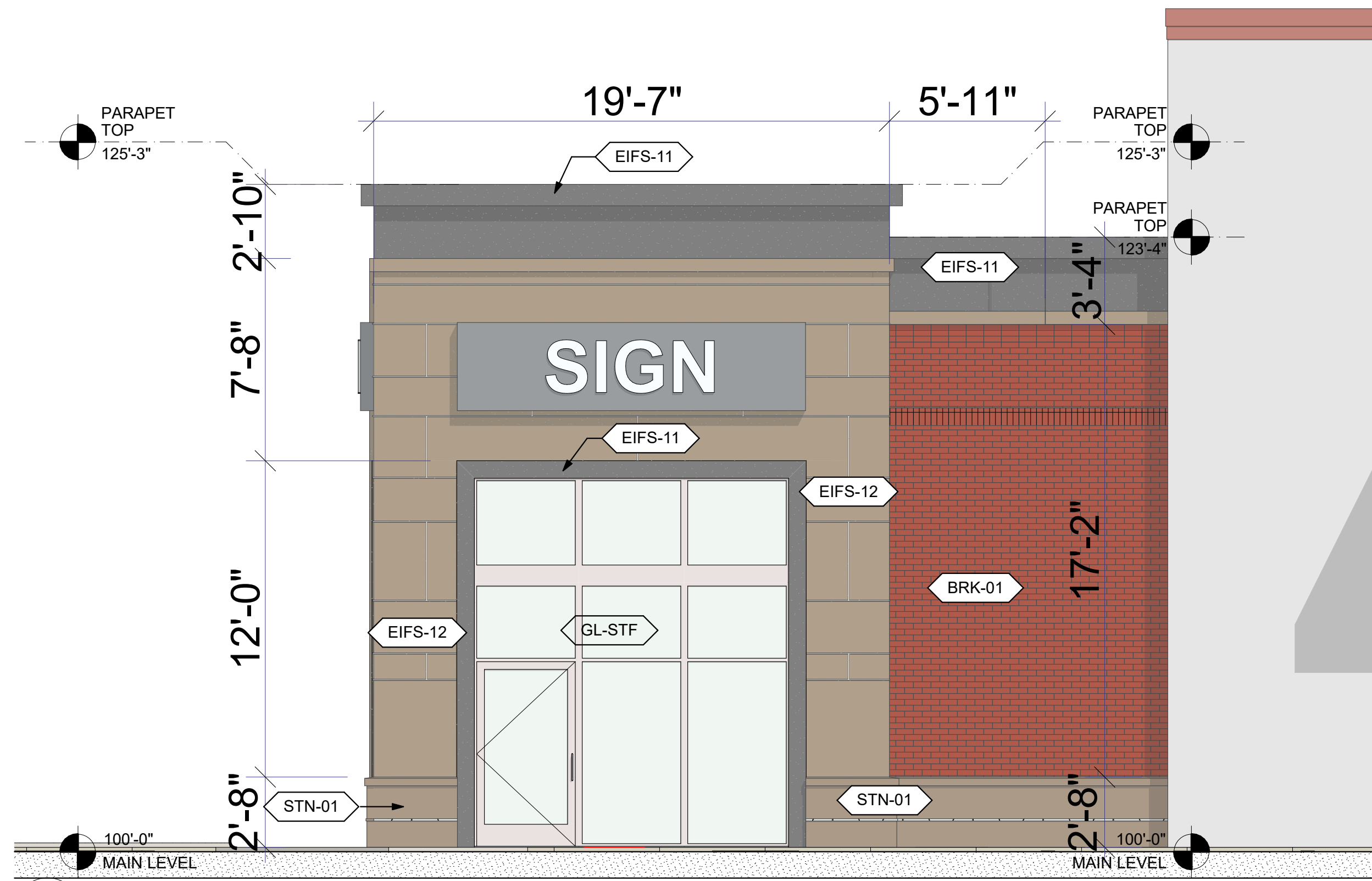
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TAYLORSVILLE UTAH
5400 SOUTH REDWOOD ROAD
TAYLORSVILLE, UTAH

PROJECT NO:
1925

SHEET TITLE:
WEST
OVERALL
ELEVATIONS

SHEET NUMBER:
A203



19 ELEVATION UNIT B FRONT
SCALE: 1/4" = 1'-0"



UNIT B FRONT ELEVATION				
	MATERIAL	COLOUR	SF	%
EIFS-11	EIFS	TBD	107	15.01%
EIFS-12	EIFS	TBD	147	20.62%
BRK-01	BRICK	RED BRICK	101	14.17%
BRK-04	BRICK	BROWN BRICK	147	20.62%
STN-01	STONE	TBD	41	5.75%
GL-STF	GLASS STOREFRONT TYP.		170	23.84%
TOTAL EIFS			254	35.62%

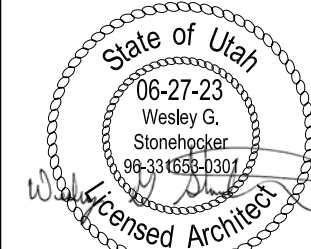
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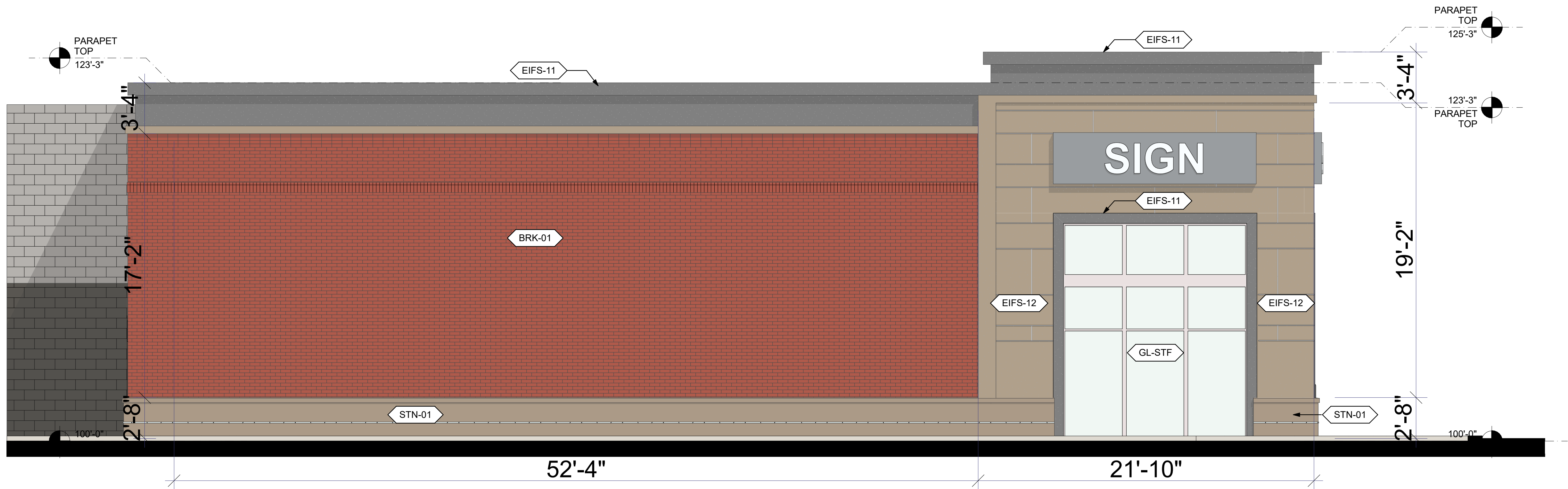
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PROJECT NO:
1925

SHEET TITLE:
ELEVATION
UNIT B

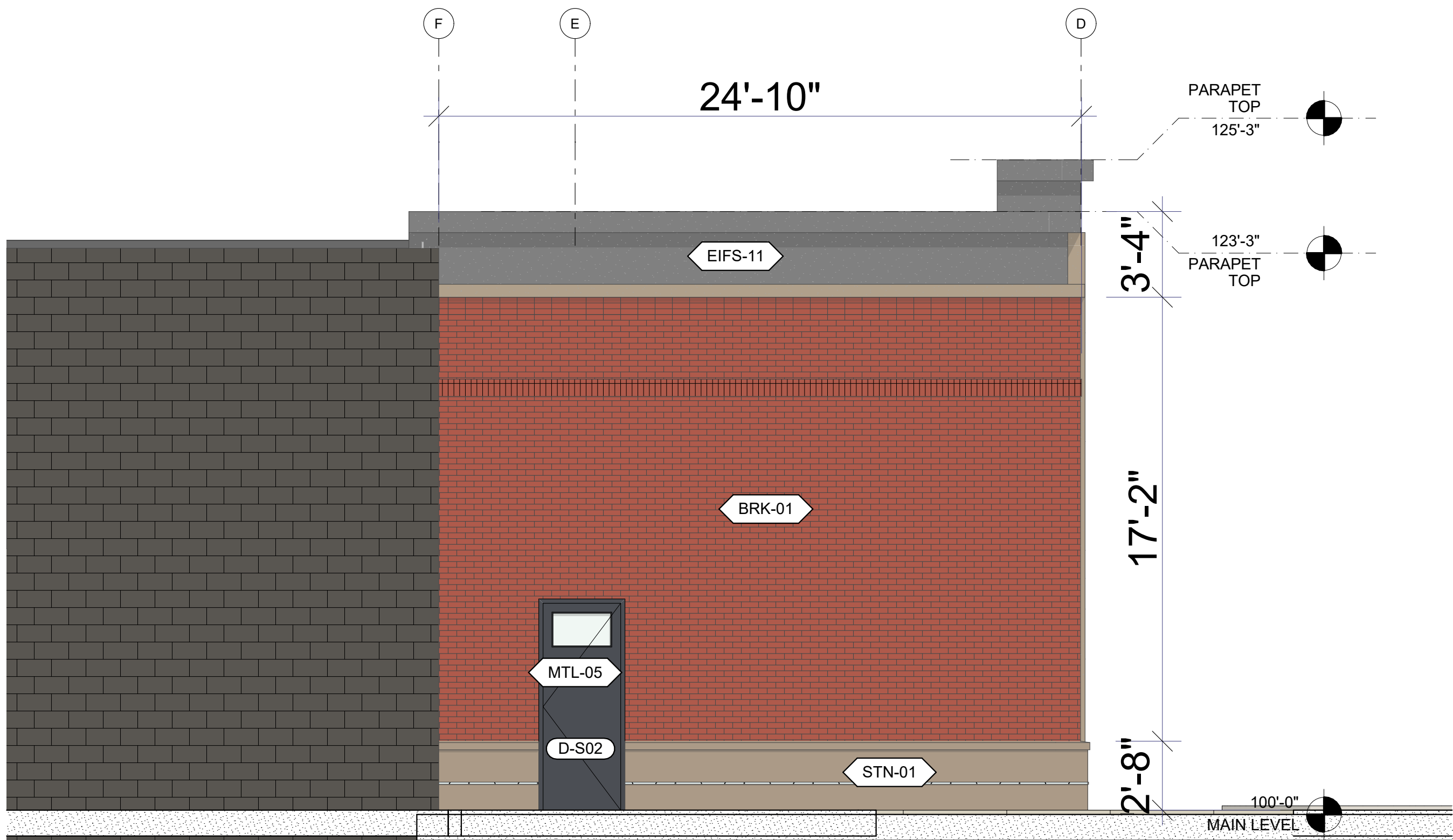
SHEET NUMBER:

A204



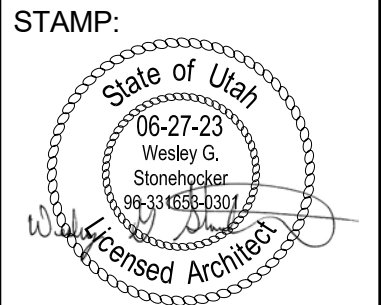
UNIT B WEST ELEVATION				
	MATERIAL	COLOUR	SF	%
EIFS-11	EIFS	TBD	272	15.34%
EIFS-12	EIFS	TBD	124	6.99%
BRK-01	BRICK	RED BRICK	1045	58.94%
STN-01	STONE	TBD	164	9.25%
GL-STF	GLASS STOREFRONT TYP.		168	9.48%
TOTAL EIFS			396	22.34%

22 WEST ELEVATION UNIT B
SCALE: 1/4" = 1'-0"



UNIT B BACK ELEVATION				
	MATERIAL	COLOUR	SF	%
EIFS-11	EIFS	TBD	82	13.80%
BRK-01	BRICK	RED BRICK	426	71.72%
STN-01	STONE	TBD	59	9.93%
MTL-05	METAL	TBD	27	4.55%
TOTAL EIFS			82	13.80%

23 BACK ELEVATION UNIT B
SCALE: 1/4" = 1'-0"



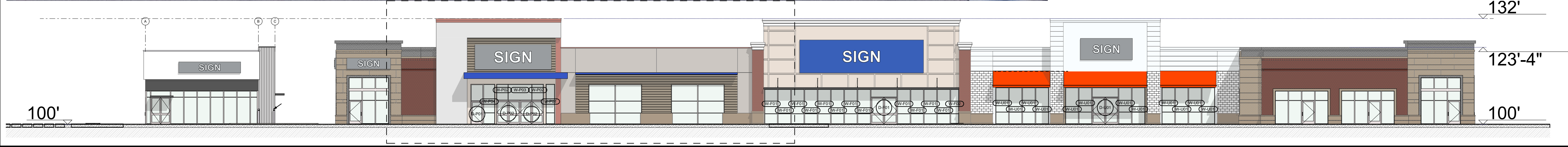
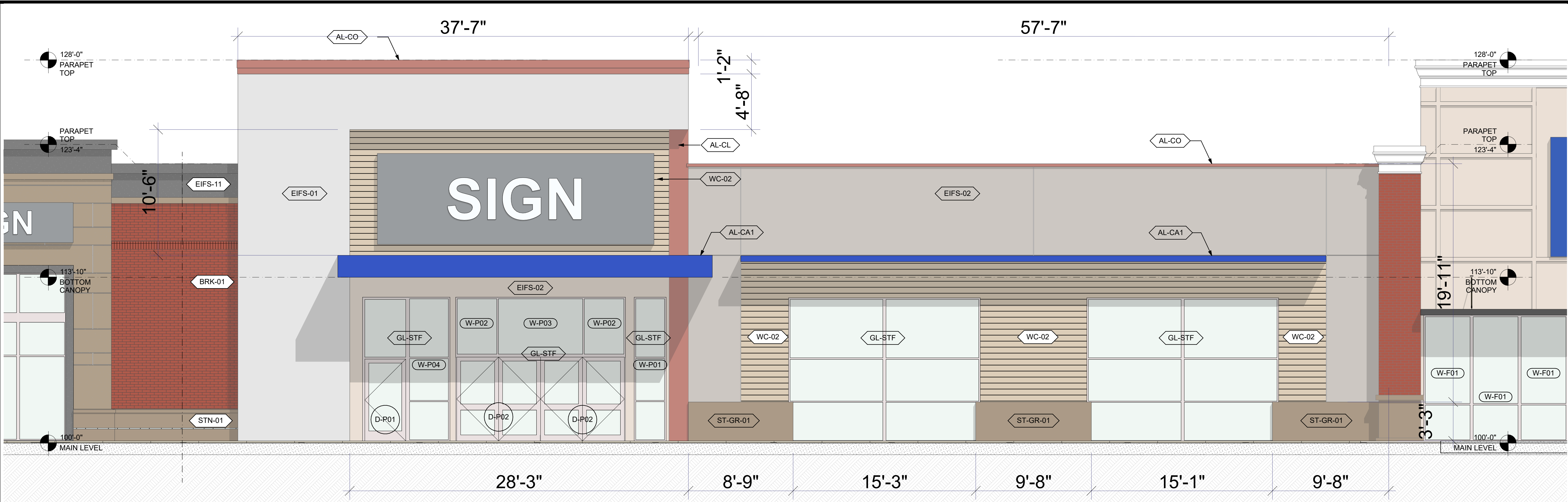
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PROJECT NO:
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SHEET TITLE:
ELEVATIONS
UNIT B

SHEET NUMBER:
A205



UNIT C BACK ELEVATION				
	MATERIAL	COLOUR	SF	%
EIFS-01	EIFS BT DRYBIT SYST.	PETCO-11030	471	16.70%
EIFS-02	EIFS BT DRYBIT SYST.	PETCO-21030	611	21.67%
AL-CO	ALUMINUM COPING	DARK BRONZE	59	2.09%
AL-CL	ALUMINUM BREAK METAL TRIM ENCLOSURE	DARK BRONZE	42	1.49%
AL-CA1	ALUMINUM CANOPY	SW 9176 "DRESS BLUES"	79	2.80%
WC-02	DECORATIVE VENEER WOOD COMPOSITE	CALI BAMBOO	714	25.32%
ST-GR01	GROUND FACE STONE		91	3.23%
GL-STF	GLASS STOREFRONT TYP.		646	22.91%
EIFS-11	EIFS	TBD	15	0.53%
BRK-01	BRICK	RED BRICK	80	2.84%
STN-01	STONE	TBD	12	0.43%
TOTAL EIFS			1097	38.90%

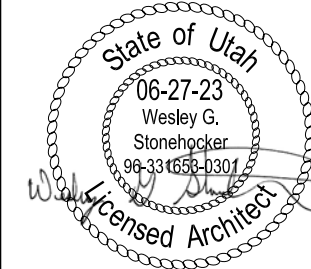
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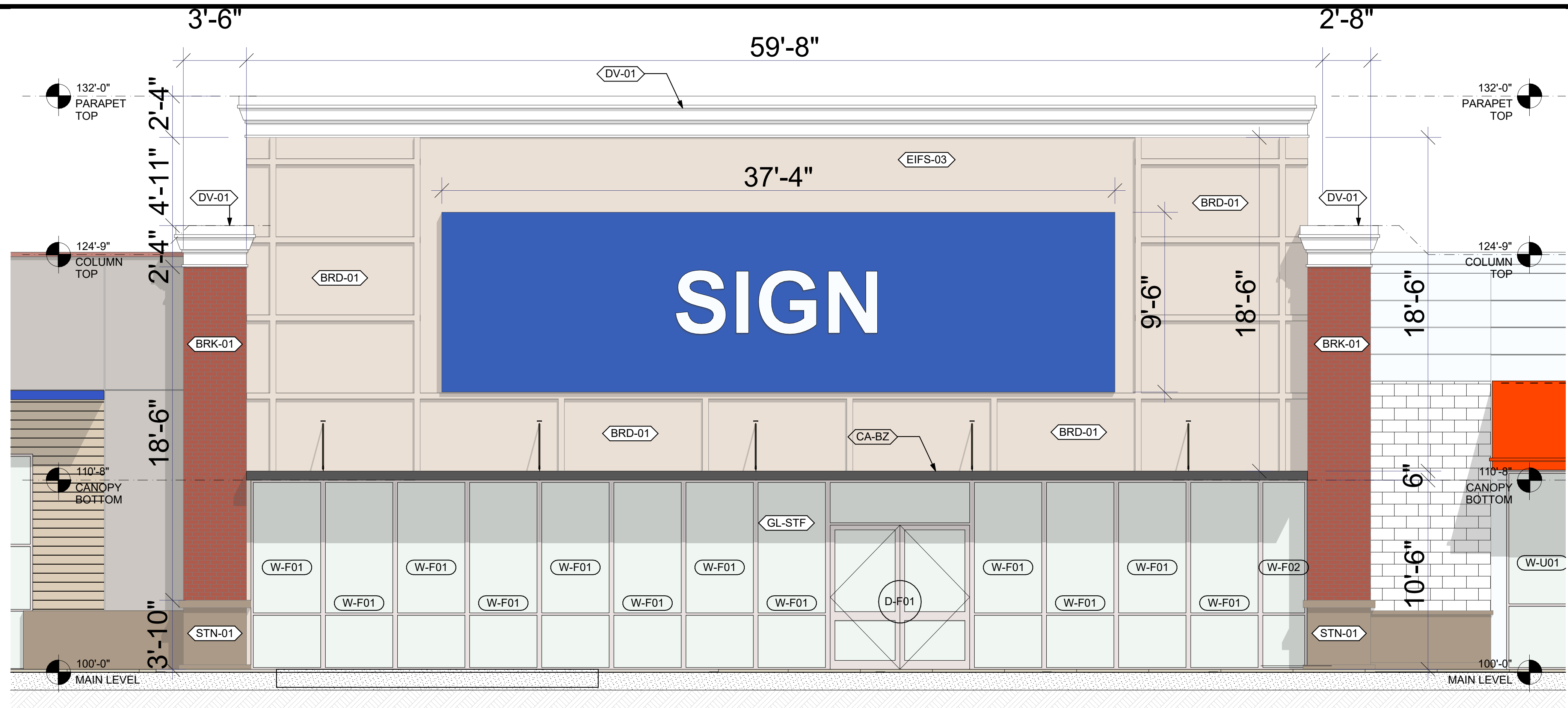
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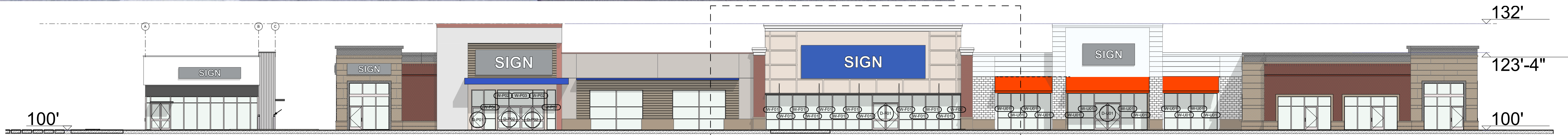
SHEET TITLE:
ELEVATION
UNIT C

SHEET NUMBER:

A206



UNIT D BACK ELEVATION				
	MATERIAL	COLOUR	SF	%
EIFS-03	3" EIFS BT DRYBIT SYST.	OYSTER SHELL	563	27.40%
BRK-01	BRICK	RED BRICK	130	6.33%
STN-01	STONE	TBD	26	1.27%
DV-01	4" EIFS BT DRYBIT SYST.	CHINA WHITE	151	7.35%
BRD-01	HARDY BOARD 4' W X 8' H	OYSTER SHELL	537	26.13%
CA-BZ	METAL CANOPY	DARK BRONZE	30	1.46%
GL-STF	GLASS STOREFRONT TYP.		618	30.07%
TOTAL EIFS			714	34.74%



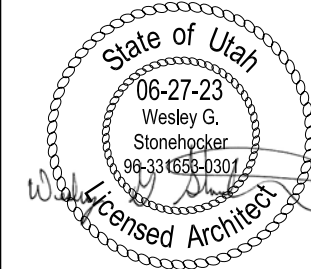
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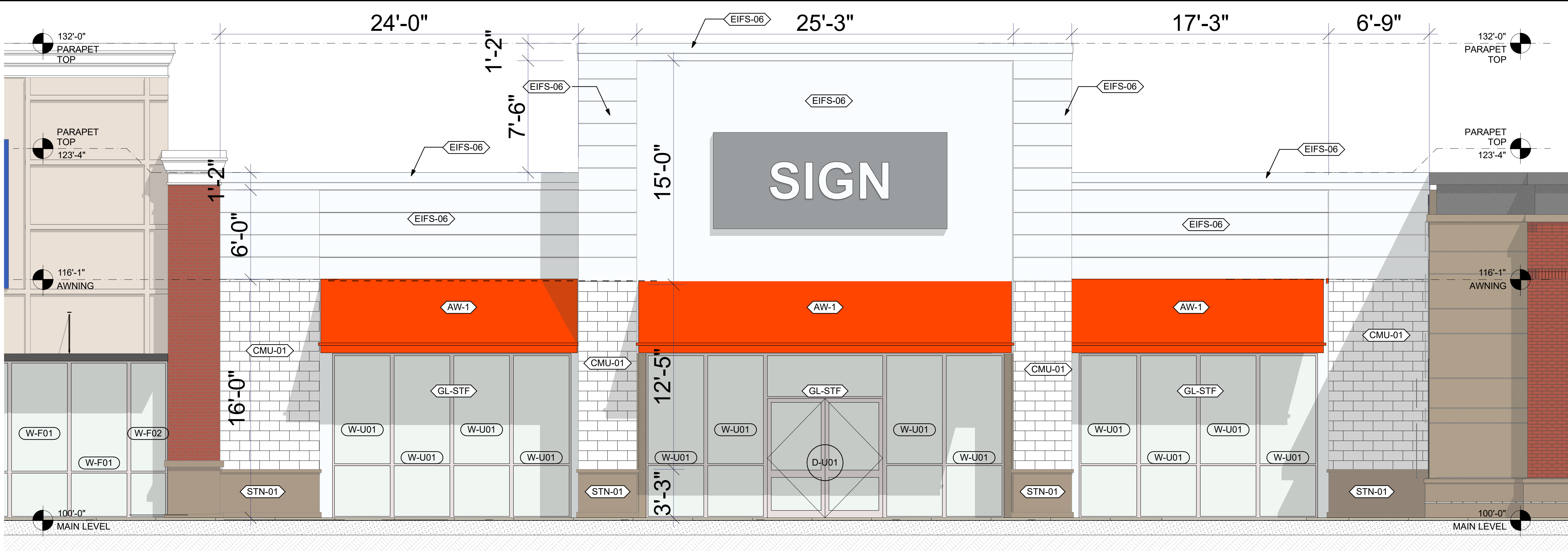
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SHEET TITLE:
ELEVATION
UNIT D

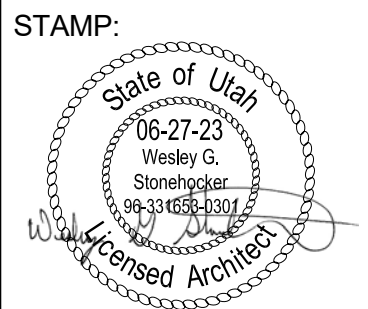
SHEET NUMBER:

A207



UNIT E BACK ELEVATION				
	MATERIAL	COLOUR	SF	%
STN-01	STONE	TBD	67	3.10%
EIFS-06	EIFS BT DRYBIT SYST. W/ WEATHERLASTIC ADOBE FINISH	ULTA01704 (SW 7005 PURE WHITE)	855	39.60%
CMU-01	CMU	WHITE	296	13.71%
AW-1	AWNING TYP.	ORANGE POP #858571	292	13.52%
GL-STF	GLASS STOREFRONT TYP.		649	30.06%
TOTAL EIFS			855	39.60%

NOTE: AW-1 - AWNING TO BE PRE-MANUFACTURED AWNING
INSTALLED BY CONTRACTOR



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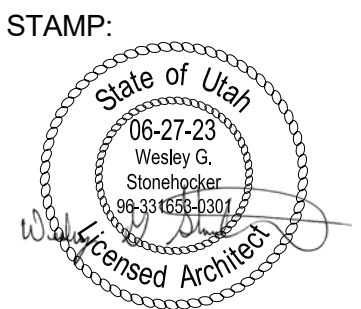
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ELEVATION
UNIT E

SHEET NUMBER:
A208



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RENDERINGS

SHEET NUMBER:
A401

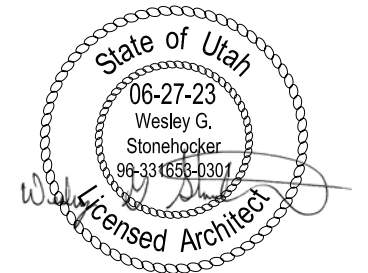


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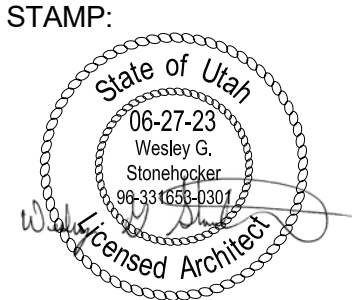
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A402



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A403

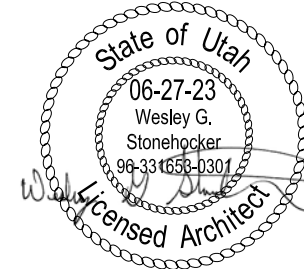


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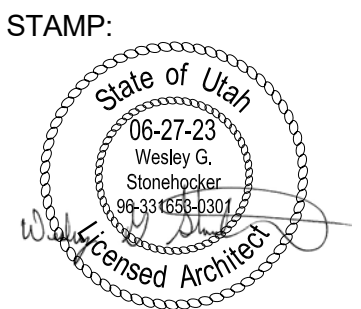
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A404



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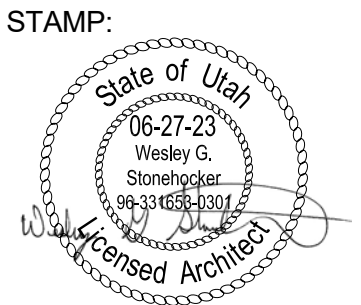
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A406



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SHEET NUMBER:
A407



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RENDERINGS

SHEET NUMBER:
A408