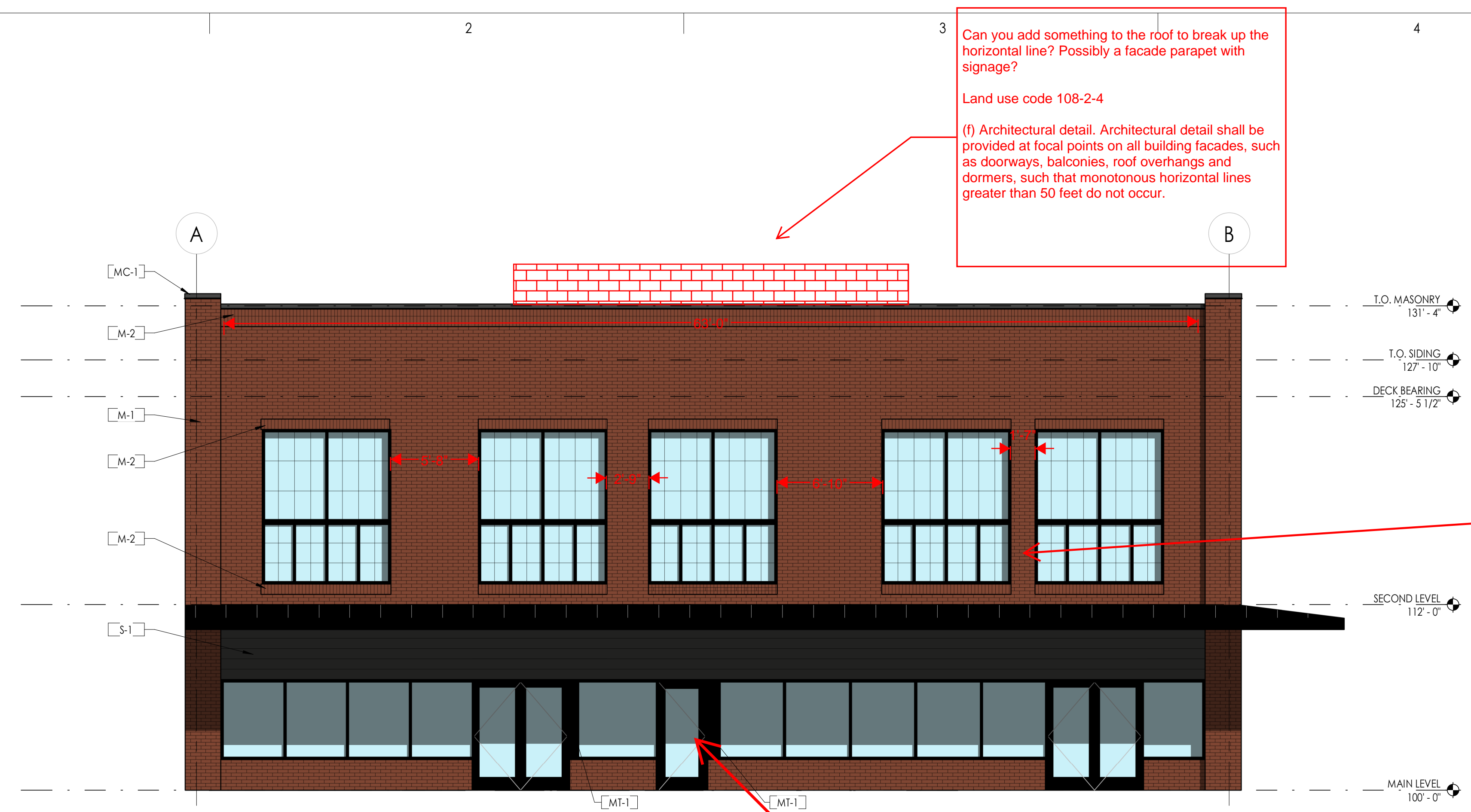




EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
MASONRY			
M-1	BRICK VENEER		RED
M-2	BRICK VENEER SOLDIER COURSE		RED
METAL			
MC-1	ALUM. METAL COPING	PREFINISHED TO MATCH LAP SIDING	
MT-1	ALUM. BREAK METAL	BLACK	
SIDING			
S-1	LAP SIDING	SHERWIN WILLIAMS IRON ORE	



Can you add something to the roof to break up the horizontal line? Possibly a facade parapet with signage?
Land use code 108-2-4
(f) Architectural detail. Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet do not occur.

Can you evenly space the windows? Technically, the code allows what you are proposing, but it would look better if the windows were evenly spaced.

Can you make this a double door? Street front retail should have double doors.

Can you add something to the roof to break up the horizontal line?
Land use code 108-2-4
(f) Architectural detail. Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet do not occur.

C3 NORTH ELEVATION
3/16" = 1'-0"



A3 EAST ELEVATION
3/16" = 1'-0"

Consultant

Project Name
FROERER EDEN - MIXED USE
VALLEY PHYSICAL THERAPY
5461 E. 2300 N.
EDEN, UT

Issued No.	Date	Description

Revision No.	Date	Description

SAA Project No. 2021-64
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

AE201

NOT FOR CONSTRUCTION

EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
MASONRY			
M-1	BRICK VENEER		RED
M-2	BRICK VENEER SOLDIER COURSE		RED
METAL			
MC-1	ALUM. METAL COPING	PREFINISHED TO MATCH LAP SIDING	
MT-1	ALUM. BREAK METAL	BLACK	
SIDING			
S-1	LAP SIDING	SHERWIN WILLIAMS IRON ORE	



C3 SOUTH ELEVATION
3/16" = 1'-0"

This side will be visible from the street. Is it possible to add brick to the second floor to break up this facade on the second floor?

Land use code 108-2-4

(f) Architectural detail. Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than 50 feet do not occur.



A3 WEST ELEVATION
3/16" = 1'-0"

NOT FOR CONSTRUCTION

FROERER EDEN - MIXED USE
VALLEY PHYSICAL THERAPY
5461 E. 2300 N.
EDEN, UT

Project Name

Issued No.	Date	Description

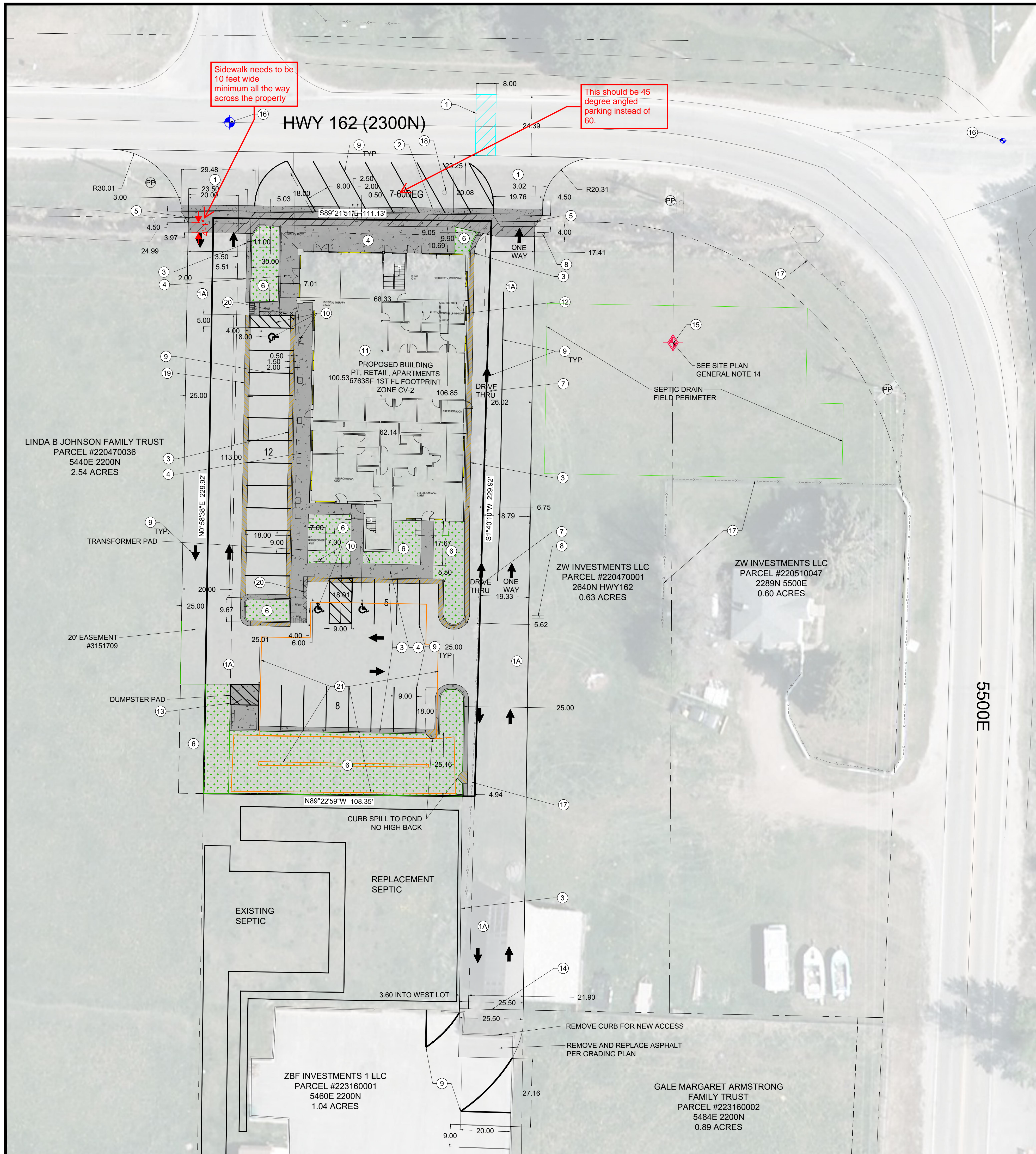
Revision No.	Date	Description

SAA Project No. 2021-64
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number

AE202



SITE INFORMATION

ASPHALT	16319 SF	50.72%
CONCRETE	4613 SF	14.34%
BUILDING	6763 SF	21.02%
LANDSCAPE	4479 SF	13.92%
TOTAL SITE AREA	32174 SF 7386 ACRES	100.00%

PARKING REQUIRED -
BACHELOR/ BACHELORETTE AND FAMILY = 1.75 SPACES PER DWELLING, 8 DWELLINGS = 8*1.75= 14 STALLS

CLINIC = 4 SPACES PER PROFESSIONAL, ONE SPACE PER SUBORDINATE STAFF= 4+1+4= 9 STALLS

RETAIL WITH DRIVE THRU = 1 SPACE PER 200 SQFT WITH 4 CAR STACKING = STACKING IS MET, 701/200= 3.505 - 4 STALLS

14+9+4 = 27 STALLS NEEDED

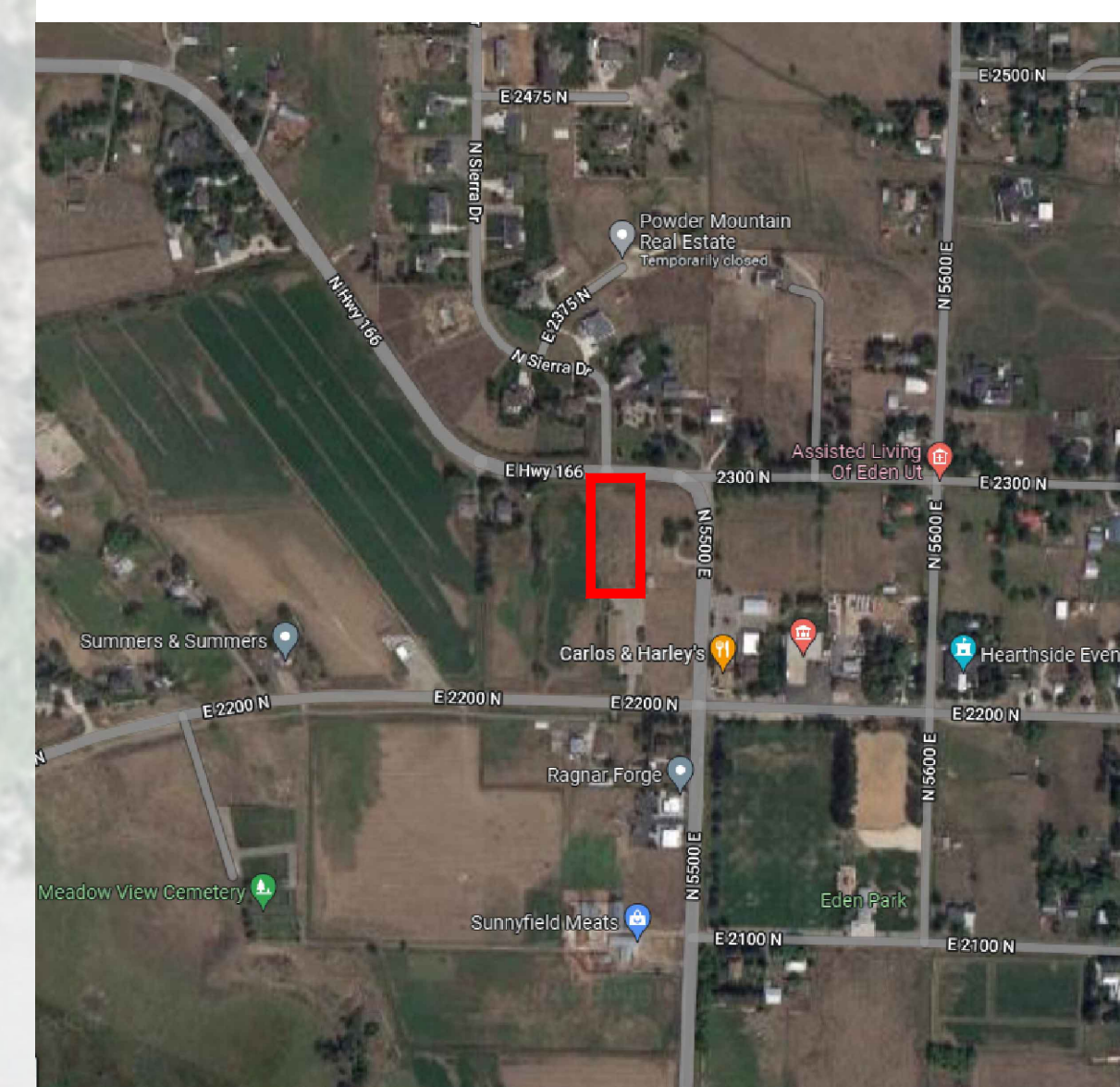
PARKING PROPOSED - 32 STALLS / 3 ADA STALLS INCLUDED

LEGEND

BUILDING	---
SIDEWALK	---
TBC	---
PARKING STRIPING	---
SETBACK	---
EASEMENT	---
CENTERLINE	---
BOUNDARY	---
NEW ASPHALT	---
NEW CONCRETE	---
WEBER COUNTY BIKE PATH	---
NEW LANDSCAPING	---
UTILITY TRENCHS	---
NEW CURB AND GUTTER	---
OPEN FACE CURB	---
NEW WATERWAY	---

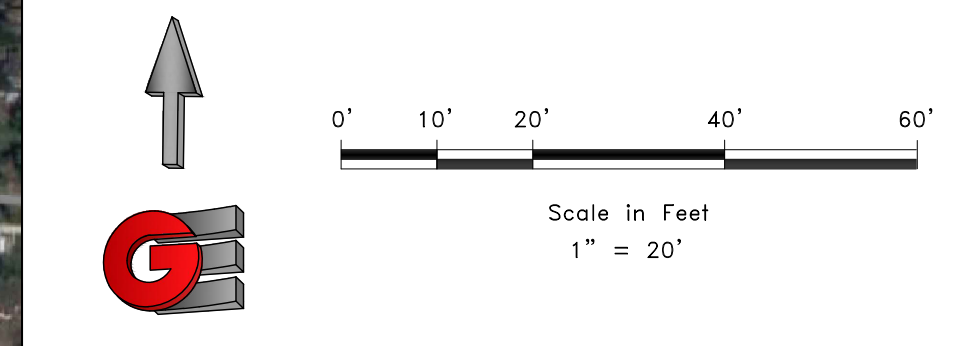
- SITE PLAN KEYNOTES**
- PROPOSED ASPHALT (PER WEBER COUNTY STANDARDS)
 - PROPOSED SITE ASPHALT (PER GEOTECH REPORT#17705)
 - PROPOSED CURB AND GUTTER (PER WEBER COUNTY STANDARDS. SEE SHEET C8 DETAIL 8)
 - PROPOSED SITE CURB AND GUTTER (SEE SHEET C7 DETAIL 3)
 - PROPOSED SITE SIDEWALK (SEE SHEET C7 DETAIL 2)
 - PROPOSED TRAIL (CONCRETE IN FRONT OF THE BUILDING AND ASPHALT CONNECTIONS. PER WEBER COUNTY STANDARDS. SEE SHEET C8 DETAIL 10)
 - PROPOSED LANDSCAPING (DETAIL TO BE PROVIDED BY OTHERS)
 - PROPOSED DRIVE THRU
 - PROPOSED ONE WAY, DOUBLE SIDED ONE WAY/DO NOT ENTER SIGN
 - PROPOSED PAVEMENT MARKING
 - PROPOSED ADA PARKING UNLOADING ZONE, SYMBOL, AND SIGN (SEE SHEET C7 DETAILS 13, 14, 15)
 - PROPOSED BUILDING
 - PROPOSED DRIVE THRU WINDOW
 - PROPOSED TRASH ENCLOSURE AND BOLLARDS (SEE SHEET C8 DETAIL 1, C7 DETAIL 16)
 - PROPOSED ROAD CONNECTION TO SOUTH LOT FOR ADDITIONAL ACCESS
 - EXISTING SECTION MONUMENT (TO FOLLOW WEBER COUNTY SURVEYING MONUMENT PERMIT REGULATIONS AND GUIDELINES)
 - EXISTING ROAD CENTERLINE MONUMENT
 - EXISTING FENCE
 - RELOCATE EXISTING STREET SIGN
 - PROPOSED 2' WATERWAY (SEE SHEET C7 DETAIL 4)
 - PROPOSED THICKENED EDGE SIDEWALK (SEE SHEER C7 DETAIL 5)
 - PROPOSED DETENTION POND AND UNDERGROUND DETENTION (SEE SHEET C2 FOR MORE DETAIL, UNDERGROUND DETAILS ON SHEET C9)

- SITE PLAN GENERAL NOTES**
- STALLS DESIGNATED AS ADA WILL REQUIRE A PAINTED ADA SYMBOL AND SIGN.
 - ALL EXTERIOR DOORS REQUIRE A LEVEL EXTERIOR LANDING WITH A MAX. SLOPE OF 2%.
 - ACCESSIBLE ROUTES AND ADA RAMPS TO BE INSTALLED AS PER ADA STANDARDS.
 - ACCESSIBLE ROUTE TO BE A MAX. SLOPE OF 5% AND A MAX. CROSS SLOPE OF 2% 2009 ANSI 117 403.3.
 - MAXIMUM ELEVATION DIFFERENCE BETWEEN THE ASPHALT SURFACE OF THE PARKING SURFACE AND THE BOTTOM OF THE CONCRETE CURB RAMPS OR SIDEWALK HEIGHT SHALL NOT EXCEED 1/2" VERTICAL OR 1/2" WHEN BEVELED. 2009 ANSI 117 303.502.5.
 - AISLE MARKINGS, SOLID DIRECTIONAL ARROWS AND STOP BARS WILL BE PAINTED AT EACH DRIVEWAY AS SHOWN ON THE PLANS.
 - SEE ALSO DETAIL SHEETS.
 - BUILDING SIDEWALKS, RAMPS, AND BOLLARDS ARE RESPONSIBILITY OF THE BUILDING CONTRACTOR. SEE ARCHITECTURAL PLANS.
 - SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING DETAILS.
 - ALL DIMENSIONS ARE TO TOP BACK OF CURB AND TO THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED.
 - ALL INLETS SHALL HAVE BICYCLE SAVE GRATES.
 - MAX LANDSCAPE AREAS TO BE IRRIGATED WILL BE 20% (PER WEBER COUNTY STANDARDS. PER LANDSCAPE PLAN).
 - NEW CULINARY WATER AND SANITARY SEWER SERVICE LATERALS TO BE STUBBED TO 5' OUTSIDE OF NEW BUILDING. PRIOR TO CONNECTING A NEW SEWER SERVICE LATERAL, THE CONTRACTOR SHALL CAMERA THE EXISTING SEWER MAIN TO IDENTIFY LOCATION OF EXISTING LATERALS AND INFORM OWNER AND ENGINEER.
 - PROTECT ALL EXISTING SECTION CORNER AND SURVEY STREET MONUMENTS. COMPLIANCE WITH ALL PERTINENT SURVEYING CODES, LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO UTAH STATE CODE TITLE 17 CHAPTER 23 IS REQUIRED. COORDINATE ALL SURVEY STREET MONUMENTS INSTALLATION, GRADE ADJUSTMENTS AND FEES AND ALL REQUIRED PERMITS WITH WEBER COUNTY SURVEYOR'S OFFICE PRIOR TO REMOVAL OR DISRUPTION OF EXISTING MONUMENT.



BENCHMARK - WEBER COUNTY CENTERLINE MONUMENT.
ELEVATION 4953.64', GPS 41.3036571', -111.8136457', NORTH EAST OF SITE ON 2300 NORTH.

OWNER - ZBF INVESTMENTS I LLC, 2600 WASHINGTON BLVD OGDEN, UTAH 84401-3614



REVISIONS

DATE	DESCRIPTION

SCALE: 1" = 20'

DATE: 11-9-22

DESIGN: R/IRC

DRAWN: R/IRC

CHECKED: [Signature]

DWG: 11-9-22.DWG

REGISTERED PROFESSIONAL ENGINEER
No. 8010280
RYAN A. CHRISTENSEN
STATE OF UTAH

SITE PLAN

EDEN MIXED-USE DEVELOPMENT

5461E 2300N

EDEN, WEBER, UTAH

GARDNER ENGINEERING
CIVIL-LAND PLANNING
MUNICIPAL-LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801-476-0202 FAX: 801-476-0066

C1