



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

November 10, 2020

To: Planning Commission
From: Community Development Department
Subject: Towne Ridge Retail Pads "B" and "C" Preliminary Site Plan Review
9680 and 9710 S. State Street
[Community #2, Civic Center]

SPR-08-20-5886
2.37Acres
CBD Zone

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area, by U.S. Mail delivery.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
S#98-38	South Town Ridge Subdivision, Commercial , approved 1998. Recorded Plat, later amended.
SPR-01-15-4111	WCF Master Plan, Commercial Development, approved 2015.
SUB-3-16-5012	Towne Ridge Commercial Subdivision, approved 2016. Recorded Plat.
SPR-04-17-4561	DoDo Restaurant site plan review, approved 2017. Project never built, later withdrawn.

REQUEST

Sterling Realty Organization, of Seattle, Washington, property owners, represented by Mr. Chris Jensen, Architect, of THINK Architecture, of Sandy, Utah, are requesting preliminary site plan review for two new, multi-user retail commercial buildings, one on each of the two "Pad Site" lots approved in the Towne Ridge Commercial Subdivision in 2016. The two commercial subdivision lots are located at 9680 and 9710 S. State Street and are zoned Central Business District (CBD) and the lots also are located within the Cairns downtown development district. Pad lot "B" is proposed to have a commercial shell building of 8,097 square feet and Pad Lot "C" is proposed to have a commercial shell building of 8,113 square feet. Both buildings will be single story, slab on grade structures. Also requested is architectural design review for the building design, materials and colors for the new buildings and review of the buildings and the site plans

under the new Cairns Design Standards. The Planning Commission is the land-use authority for these requested actions.

BACKGROUND

Sterling Realty Organization has purchased the Towne Ridge Towers Office buildings (now occupied by NICE-inContact), the large parking structure located to the south of the office towers and these two vacant retail pad lots from the Worker's Compensation Fund (WCF) as long term investment properties. These properties front the west side of State Street, directly south and west of the Mountain America Exposition Center. Preparatory to WCF's master development plan approval, during the winter of 2014-15 the WCF developers obtained permission from the Jordan and Salt Lake Canal Company (Salt Lake City Public Utilities Department) to relocate the canal and place it in a 10 foot by 20 foot concrete box culvert, which traverses the two commercial pad site lots south to north from Albion Village to Towne Ridge Parkway. This buried canal structure limits the building location options, utility routing, as well as the overall site grading of the property.

Staff has been working with the developer's project design team since August, 2020. Intermediate designs for the project were reviewed by the Sandy City Architectural Design Review Committee at a meeting held on August 26, 2020. Since that meeting, staff has been working with the developers and their design team to address the project under the new Cairns Design Standards document, which was adopted by the City in December, 2018. This was after the approval of the WCF master development plan, Towne Ridge Commercial Subdivision, and the construction of the Towne Ridge office towers to the west.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project due to the project's location and the longstanding CBD zoning.

ANALYSIS

This project is being considered under three sets of regulations: (1) the CBD zoning district and the requirements of Chapters 21-08, 21-23, 21-24, and 21-25 of the Sandy City Development Code; (2) The Sandy City Architectural Design Standards; and (3) The Cairns Design Standards.

The Towne Ridge Commercial Subdivision caused the basic infrastructure for these two lots to be constructed in 2017. This site plan approval, therefore does not have to address street dedication, street access, overall utility availability, etc. The project has been extensively reviewed by all of the normal reviewing Sandy City Departments and Divisions, and all recommend approval of the project by the Planning Commission, subject to their usual requirements and conditions. These requirements and conditions will be fully incorporated into the project plans and agreements during final site plan review and building and other life safety code reviews, by staff.

Zoning Review. The project will meet all of the requirements of the CBD zoning district and the Sandy City Development code. Parking for these two retail pads will be provided on each site, with any additional required parking or excess parking (based upon the exact land use categories of the leased space being constructed as a shell building) being met in the adjacent large parking structure, under the existing Towne Ridge Commercial project's shared parking agreement.

Restaurants with Drive-up Windows in the CBD. Generally, drive-up windows and drive-thru queuing lanes are discouraged within the CBD, and therefore, are listed as “Conditional Uses” in the land use matrix contained in Sandy City Development Code Chapter 21-08. As this project is to construct two shell commercial buildings, future tenant land uses will be determined at the time of lease negotiations with the owner. However, the owners are desirous of making one drive-up window based restaurant user a probability in each of the two building. Therefore the site plan shows one drive-up window future location on the north end of each building, with queuing lanes located between the proposed buildings and State Street. (See separate Conditional Use application #CUP-11-20-5958 to consider the Conditional Use review for these properties on this agenda.)

The drive-up windows and the resultant queuing lanes have been the major discussion and issue point between the planning staff and the developer and his design team from the beginning of this project. With the 2018 adoption of the Cairns Design Standards, Sandy City has embarked upon a new development pattern goal and ethos for the properties within the Cairns downtown development district. This will be the first drive-up windows considered by Sandy City during site plan review, since the adoption of the Cairns Design Standards, and only the third project reviewed by the City under “Cairns”. As such, staff wanted to find ways to allow a transitioning in site design that could accommodate the owner’s desire to have drive-up window based restaurants be a part of this project, but minimize the visual impact along State Street from the queuing lanes, and waiting vehicles dominating the space between the pedestrian realm along State Street and the “front yards” of the buildings. A secondary consideration of the drive-up window queuing lanes was how they might “go away” in the future, if and when the Cairns district transitions to a more pedestrian dominated development area.

Architectural Design Review. The building’s design, materials and colors were reviewed by the Sandy City Architectural Design Review Committee in a meeting held on August 26, 2020. (Please see the attached agenda and minutes from that meeting.) The committee unanimously recommended to the Planning Commission that this project be approved. The only issue of concern for the committee was the use of the “reclaimed wood” siding on a portion of the buildings’ exterior. The committee questioned its use in our climate, as to degradation in appearance over time.

Review Under the new Cairns Design Standards. This is only the third project to be reviewed under the new Cairns Design Standards, since the adoption of the regulation in December, 2018. Both the standards and the process is new to everyone: staff, Planning Commission and the development design professionals. The standards have been crafted to look comprehensively at the proposed building, land uses and the site planning, based upon the type of public street that the project is located upon.

The Cairns Design Standards document, in association with The Cairns Master Plan, will regulate architecture, building massing and arrangement, landscaping, streetscape, parking arrangement, and general practices of good urban design to facilitate The Cairns brand and create predictability in quality development practices. Administration of these regulations is vested in the Planning Division staff. The concept of the regulations is that after education of the design professionals, the document states many design standards and suggestions to aid in the design of the development to support the Cairns vision and to obtain the City desired design character.

The suggestions are cited in the regulations as “shoulds” and the standards are cited as “shalls”. It was envisioned that if a development project were to be designed so as to meet all of the regulations (the shalls) then review by the Planning Commission would be waived. This follows the concept of increased predictability within the development process. However, if the project did not or could not meet all the “shalls”, then the developer is to request review by the Planning Commission to consider “exceptions” to the standards, and the Planning Commission can grant exceptions, after considering the proposed design differences and weighing the benefits of the offsetting “enhancements” offered by the developer in the project design, against the requested “exceptions”.

To aid in this process, The Cairns Design Standards document contains a section titled “Appendix D, List of Requirements.” This is a condensed list of all the design “shalls” contained in the whole document. This is the point in the process where the Planning Commission is being asked to consider the specific “exceptions” to the standards and to determine if the offsetting “enhancements” offered by the design of the project justifies the granting of the “exceptions.” The applicants are seeking numerous exceptions from the requirements as part of this project.

The attached Appendix “D” document was initially submitted by the developer’s design team. To aid in both the planning staff’s and the Planning Commission’s review of the project, staff has added determinations to the document, as to meeting the requirements or not and indicated staff’s determination of compliance or the need for an exception and some indication of staff support for the exception being granted by the Planning Commission. This has been indicated with some narrative comments from staff in the margins and some symbols used to agree that a standard has been met, or if it can be met through further plan evolution during final site plan review. Staff has also identified provisions that need an exception to the standard. The attached Appendix “D” document, dated November 10, 2020, was last reviewed and analyzed by staff on November 10, 2020 and given back to the developer’s design Team. This document is attached as part of the staff report, and could be reviewed by the Commission on a point by point basis.

Since that time, the developer’s design team has made some modifications to some of the drawings and provided a three page letter on November 12, 2020. This letter and the changes to the drawings are the developer’s final submissions and attempt to clarify their responses to staff’s judgements in the appendix “D” document and to emphasize the requested design “exceptions” and offsetting “enhancements”.

The Planning Commission is being asked to weigh in totality the value of the proposed enhancements against the requested exceptions from the design standards.

Major Exceptions: The major design concession (as determined by the Planning staff and therefore warranting further staff analysis) which are being sought in this project are as follows:

1. **Chapter 3, Streetscape Design.** Because these two subdivision lots were designed as part of the WCF masterplan and the Towne Ridge Commercial Subdivision, their configuration, street orientation and physical size have been set. Additionally, the relocation and burial of the canal has prohibited building locations on the two pad lots to be on the central and northern portions of Lot “C” and the eastern portions of the Lots “B” and “C”, closer to State Street. However, it is the desire of the owner to have drive-up

window restaurant uses in each building. This places the drive-up window vehicle queuing lanes to be between the buildings and the pedestrian realm of the park strip and sidewalk along the west side of State Street. That is preventing compliance with the required minimum and maximum building setbacks. According to the Cairns Design Standards, the building setback for both lots along State Street are a minimum setback of 26 feet from the back of the curb and a maximum building setback of 38 feet from the back of the curb. The proposed building setback for pad lot "B" is 48 feet from the back of the curb. For the pad lot "C" the State Street front yard setback is proposed to be 47.0 feet from the back of the curb.

The required building setback for the secondary frontage of pad lot "C" is a minimum of 24 feet and a maximum of 41 feet from the back of the curb on Albion Village Way. The proposed building setback for pad lot "C" on the secondary street frontage along Albion Village Way is 165 feet. This is due partly to the canal location and partly to place on-site parking to the south of the pad lot "C" building with two double stack parking banks in an efficient layout.

In an attempt to mitigate the impact of the drive-up window vehicle queuing lanes along the State Street frontages, three ideas were suggested and implemented on this project. First, is the proposed screening fence and vegetative plantings between the sidewalk and the queuing lanes. Second, was the concept of bringing two portions of each of the buildings' awnings forward toward State Street and then having supporting columns of the building come up from the ground, and connecting the awning/roof over the queuing lanes. These building columns are located between the queuing lanes and the sidewalk. Doing this is hoped to give the impression that the building, or a portion thereof is much closer to the sidewalk and the pedestrian realm than the bulk of the building actually is. This would place the awning supporting columns at a setback of approximately 13 feet from the back of the curb for the pad lot "C" and at approximately 14 feet from the back of the curb for pad lot "B".

Finally, it was suggested that the surface area between the building frontage and the drive-up vehicle queuing lane could be set at the same cross slope grade from the building to the east edge of the queuing lane. This would allow the entire hard surfaced area between the building and the east edge of the queuing lane to be converted and used as outside gathering and dining space, should the drive-up window use ever wane in popularity in the future. In the interim, the gathering space/dinning space and the drive-up window queuing lanes could co-exist.

2. Chapter 5, Commercial and Hospitality Building Architecture. The proposed exterior building materials for both buildings consists of glass store fronts, architectural metal panels, stone and reclaimed wood used for siding. The reclaimed wood siding is a desire of the owners and may qualify for consideration for a "net zero" building credit (a LEEDS alternative). The Sandy City Architectural Design Committee raised concerns about the suitability of using reclaimed wood as siding, in that it may not be a "durable material" in this climate and context.
3. Chapter 6, Surface Vehicle Parking. The Cairns Design Standards require that when surface parking lots are proposed to be located between a building and a public street,

that at least 50 percent of the street frontage area be fronted with buildings. This requirement is met for the State Street frontages, but is not met for the side street secondary frontage along Albion Village Way. Here, the building on proposed pad lot "C" is set back 165.5 feet. As stated above, part of the reason the building cannot be fronted closer to Albion Village Way is the location of the buried canal. An exception for the building frontage requirement along Albion Village Way is necessary to allow the development of this site and still locate required vehicle parking on the lot.

The developer is seeking these three major exceptions and several other more minor exceptions from several areas of the Cairns Design Standards (see Exceptions document). The Planning Commission can approve these exceptions so long as the applicant demonstrates the following:

- Compliance with the intent of the applicable regulations; and
- Compliance with the intent of the Master Plan; and
- Providing through the proposed enhancements, the same or better quality of design, as determined by the Planning Commission.

If these criteria are determined to be not met, the Planning Commission may require additional development enhancements or choose to not grant certain exceptions, which would then require some project redesign.

Staff Concerns.

The only concerns that the planning staff has at this point in the process is the proposed use of the reclaimed wood siding in this climate. This requires a balancing of the possible degradation of the appearance of the wood after subjection to long term environment exposure and the owner's desire to gain credits toward a "Net Zero" building goal and the value of the look of this material considering the "mountain meets urban" design theme.

(This staff concern could be considered by the Planning Commission as additional project conditions of approval.)

Much progress has been made through cooperative collaboration between the planning staff and the developer's design professionals. Staff believes that this project has been greatly improved and benefited from this collaboration and by undergoing The Cairns design review process.

Staff finds that the intent of the regulations and master plan are substantially met with the proposed design.

Staff is comfortable recommending approval of the requested exceptions. Staff also recommends acceptance by the Planning Commission of the proposed project enhancements which justify granting the requested exceptions.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for the proposed Towne Ridge Retail pad lots "B" and "C" project, based upon the following three findings and the following eight conditions:

FINDINGS.

- A. That the proposed project has been extensively reviewed and refined and now meets the intent of both The Cairns Master Plan and The Cairns Design Standards.
- B. That the proposed project meets all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
- C. That the requested exceptions to The Cairns Design Standards are found to be justifiable and the impact of these design exceptions will be fully compensated by the proposed project enhancements.

CONDITIONS.

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications required or allowed by the Planning Commission.
2. That the development **complies with all Building & Safety, Fire and Life Safety Codes** applicable to this type of use.
3. That the developer be responsible to **meet all provisions of the CDB Zone and The Cairns Design Standards, except as otherwise allowed by the Planning Commission, with the details finalized with staff during final site plan review.**
4. **All utility boxes** (i.e. transformers, switchgear, telephone, cable TV, etc.) shall be shown on the site plan and shall be placed underground or moved behind the front setback of the buildings and screened from view, preferably located along the proposed driveway. Each box shall be shown in its exact location and shall be noted with its exact height, width and length. Building **utility meters** shall be mounted to the side or rear elevation or screened.
5. That the developer be responsible for the placement of a **temporary 6 foot high chain link fence** around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems, if it becomes necessary or if it is required by the Community Development Department during Site Plan Review.
6. That the applicant **complies with all department requirements** as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
7. That the **amenities** illustrated on the preliminary site plan be a requirement of this development.
8. That all signage be reviewed and approved under separate permit and be in conformance with City Code.

Planner:



Douglas L. Wheelwright
Development Services Manager

Reviewed by:



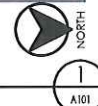
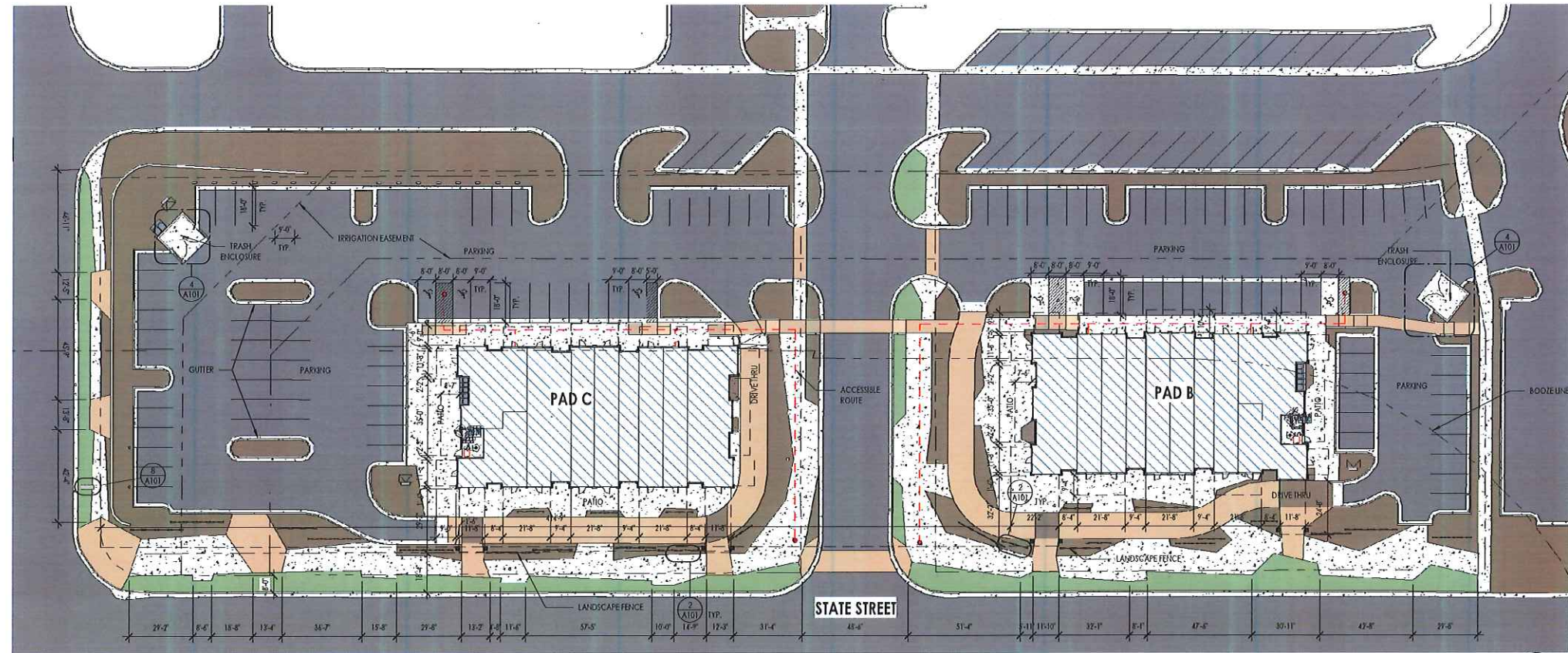
File Name: S:\USERS\PLN\STAFFRPT\2020\SPR-08-20-5886 STAFF REPORT.DOCX



Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway,
Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax 801.269.1425
www.thinkaec.com

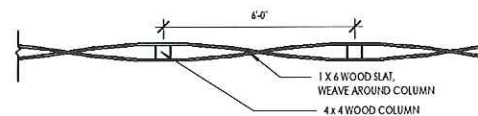
The design shown and described herein
including all technical drawings, graphic
representation & models thereof, are proprietary
& cannot be copied, duplicated or
commercially exploited in whole or in part
without the sole and express written permission
from Think Architecture, Inc.
These drawings are available for limited review
and evaluation by clients, consultants,
contractors, government agencies, vendors,
and office personnel only in accordance with
this notice.



SITE PLAN

1" = 30'-0"

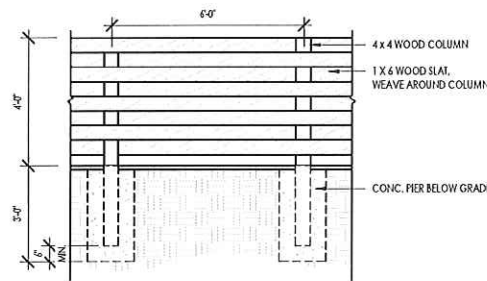
1
A101



FENCE - PLAN

3/8" = 1'-0"

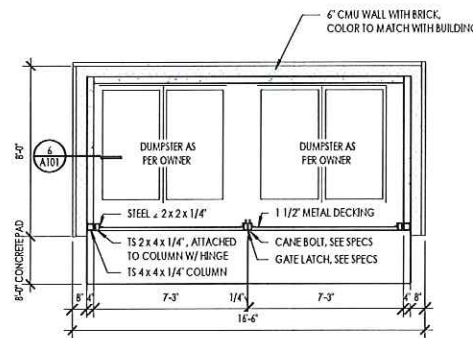
2
A101



FENCE - ELEVATION

3/8" = 1'-0"

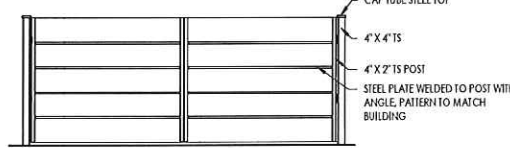
3
A101



DUMPSTER PLAN

1/4" = 1'-0"

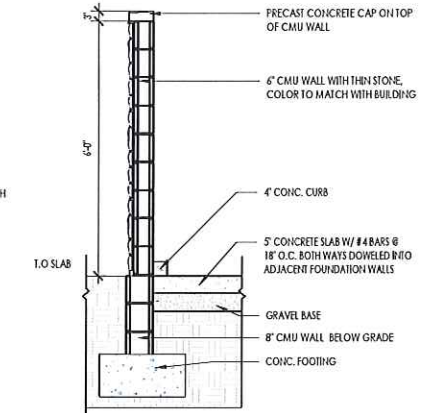
4
A101



DUMPSTER - GATE ELEVATION

1/4" = 1'-0"

5
A101



DUMPSTER - CMU WALL SECTION

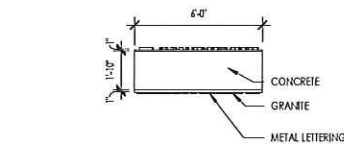
1/2" = 1'-0"

6
A101



WAYFINDING SIGN

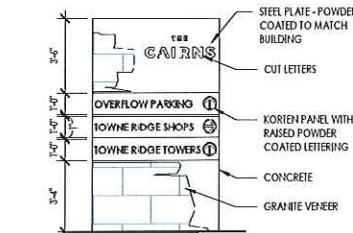
7
A101



WAYFINDING SIGN - PLAN

1/4" = 1'-0"

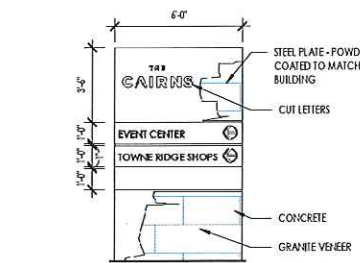
8
A101



WAYFINDING SIGN - ELEVATION (EAST SIDE)

1/4" = 1'-0"

9
A101



WAYFINDING SIGN - ELEVATION (WEST SIDE)

1/4" = 1'-0"

10
A101

RECEIVED
NOV 12 2020
SANDY CITY
COMMUNITY DEVELOPMENT

PROJECT NO. 19106

DATE: 10 SEP 2020

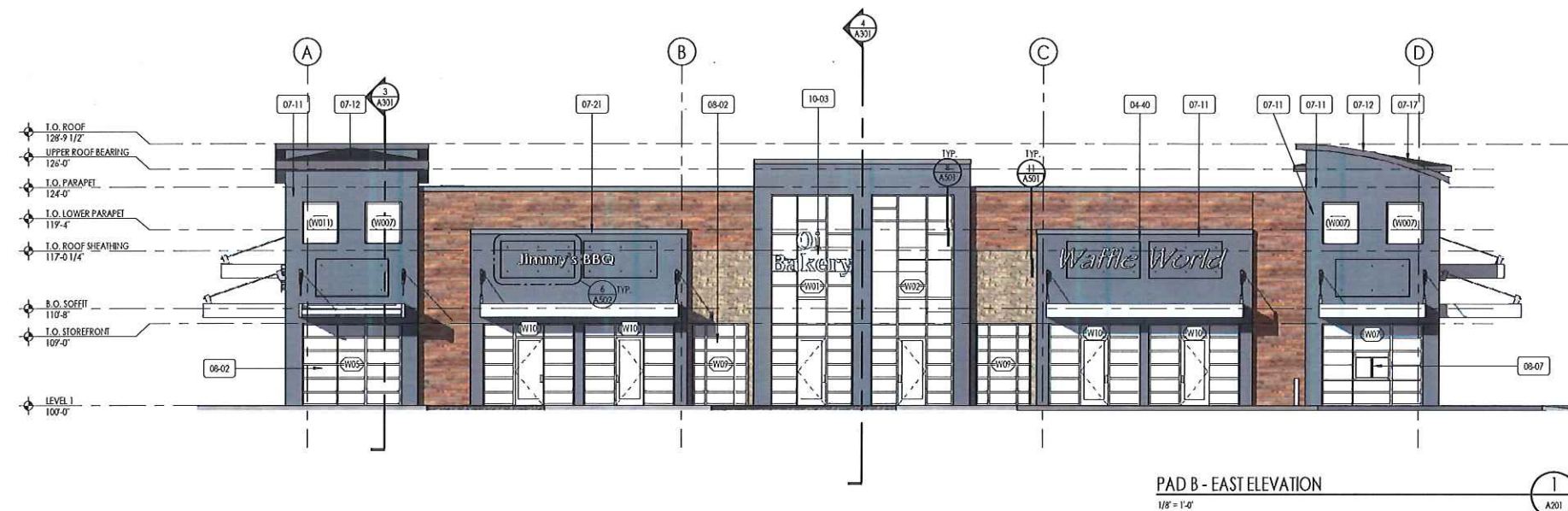
REVISIONS:




SHEET TITLE:
ARCHITECTURAL SITE
PLAN

SHEET NUMBER:

A101

11/11/2020 7:46:28 PM



ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	RECLAIMED WOOD SIDING
	METAL WALL PANELS
	STONE

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

KEYNOTE INSTRUCTIONAL	
Key Value	Keynote Text
04-40	EXTERIOR STONE VENEER , COLOR SELECTED BY ARCHITECT – SEE SPECIFICATIONS.
07-10	RECLAIMED WOOD SIDING – COLOR AS SELECTED BY ARCHITECT, SEE DETAILS & PROJECT MANUAL.
07-11	METAL WALL PANELS - SEE SPECIFICATIONS.
07-12	24 GA. STANDING SEAM METAL ROOFING TO MATCH EXISTING RESTAURANT, INSTALL AS PER DETAILS.
07-17	METAL FASCIA, SEE DETAILS & PROJECT MANUAL.
07-21	CONT SHEET METAL PARAPET CAP TO MATCH WALL FINISH.
08-02	EXTERIOR ALUMINUM STOREFRONT DOOR & WINDOW SYSTEM W/ DBL. INSUL LOW E GLAZING AS SEL BY ARCHITECT, SEE DOOR SCHEDULE & DETAILS.
08-07	EXTRUDED VINYL WINDOWS, SEE SCHEDULE, DETAILS & PROJECT MANUAL.
10-03	EXTERIOR SIGNAGE UNDER SEPARATE PERMIT SEE DETAILS, AND PROJECT MANUAL.



Think
Architecture

Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway,
Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax. 801.269.1425
www.thinkaec.com



TOWNE RIDGE
RETAIL PADS B AND C
9680 S STATE STREET
SANDY, UT 84070

PROJECT NO. 19106
DATE: 10 SEP 2020
REVISIONS:

RECEIVED
NOV 12 2020
SANDY CITY
COMMUNITY DEVELOPMENT
SHEET TITLE:
PAD B - EXTERIOR
ELEVATIONS

SHEET NUMBER:
A201

11/11/2020 7:47:12 PM



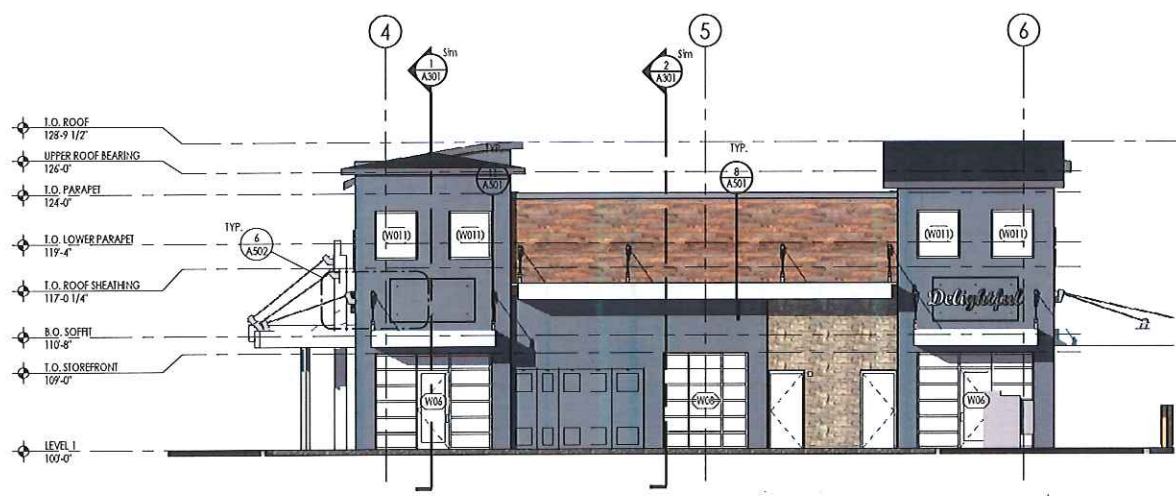
PAD C - EAST ELEVATION
1/8" = 1'-0"

1
A202



PAD C - WEST ELEVATION
1/8" = 1'-0"

2
A202



PAD C - SOUTH ELEVATION
1/8" = 1'-0"

3
A202



PAD C - NORTH ELEVATION
1/8" = 1'-0"

4
A202

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	RECLAIMED WOOD SIDING
	METAL WALL PANELS
	STONE

NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL

KEYNOTE INSTRUCTIONAL	
Key Value	Keynote Text



Think
Architecture
Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management
7927 So. Highpoint Parkway,
Suite 300
Sandy, Utah 84094
ph: 801.269.0055
fax: 801.269.1425
www.thinkaec.com

The design shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & cannot be copied, duplicated, or otherwise reproduced in whole or in part without the site and express written permission from Think Architecture, Inc. These drawings are available for limited review and evaluation by clients, contractors, government agencies, vendors, and other personnel only in accordance with this notice.



**TOWNE RIDGE
RETAIL PADS B AND C**
9680 S STATE STREET
SANDY, UT 84070

PROJECT NO. 19106
DATE: 10 SEP 2020
REVISIONS:

RECEIVED
NOV 2020
SHEET TITLE: PAD C - EXTERIOR ELEVATIONS
SANDY CITY
COMMUNITY DEVELOPMENT
SHEET NUMBER: **A202**



Architecture

Interior Design
Landscape Architecture
Land Planning
Construction Management

57927 High Point Parkway, Suite 300
Sandy, Utah 84074
Ph: 801.269.0055
Fax: 801.269.1435
www.thinkarc.com

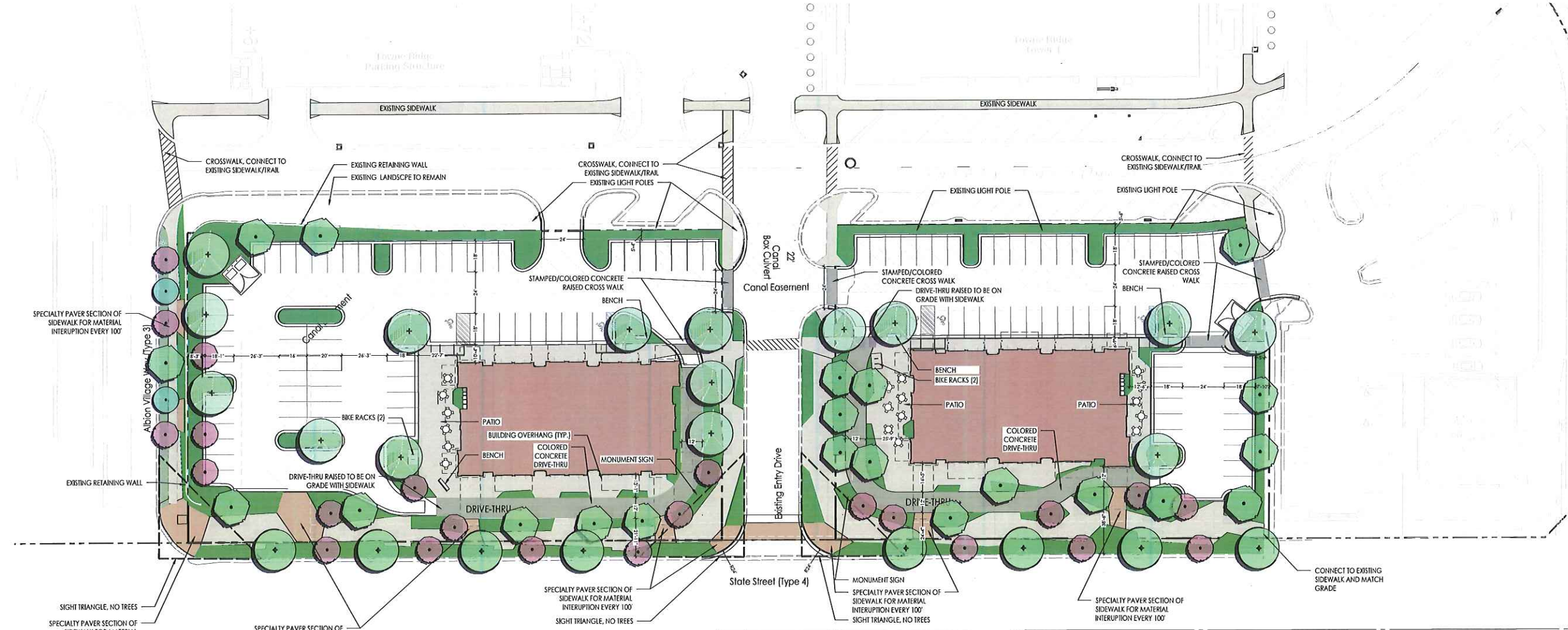
The designs shown and described herein including all technical drawings, graphic representation & models thereof, are proprietary & can not be copied, duplicated, or commercially exploited in whole or in part without the prior and express written permission from THINKARCHITECTURE, INC.

These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and other personnel only in accordance with this notice.

TOWN RIDGE RETAIL PADS
9700 SOUTH STATE STREET
SANDY, UT

PROJECT NO. 19106
DATE: OCT. 22, 2020
REVISIONS:

SHEET TITLE:
LANDSCAPE
PLAN
SHEET NUMBER:
L101
LANDSCAPE



SITE SUMMARY

TOTAL PROJECT AREA	2.31 ACRES
LANDSCAPE AREA (MIN. 10%)	0.33 ACRES (14.3%)
TOTAL TREES	69 PROVIDED
STREET TYPE 3 TREES	6 REQUIRED, 6 PROVIDED
STREET TYPE 4 TREES	15 REQUIRED, 15 PROVIDED
ON SITE TREES (1 TREE/400 SF OF LANDSCAPING)	41 REQUIRED, 48 PROVIDED
PARKING LOT CONSUMPTION OF OVERALL SITE (MAX. 50%)	45.6%
PARKING FRONTAGE (MAX. 50%)	158 LF (38.2%)
PARKING AREA LANDSCAPING (15% REQUIRED)	16%
BIKE RACK CAPACITY	4 REQUIRED, 4 PROVIDED
BENCHES	4 REQUIRED, 4 PROVIDED
TRASH RECEPTACLES PROVIDED	4 PROVIDED
RECYCLING RECEPTACLES PROVIDED	4 PROVIDED
PARKING STALLS PROVIDED	118 (INCLUDING 6 ADA)

NOTE:

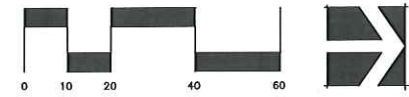
- ALL PLANTS TO BE SELECTED FROM THE CAIRNS DISTRICT PLANT LIST FOUND IN APPENDIX C OF THE CAIRNS DESIGN STANDARDS
- NO TREES, SHRUBS OR PERENNIALS TALLER THAN 36" SHALL BE PLANTED WITHIN THE SIGHT TRIANGLES SHOWN IN PLAN.
- NO TREES SHALL BE PLANTED WITHIN THE CANAL EASEMENT

MATERIALS LEGEND

[Green Swatch]	PLANTER BED (ON SITE)
[Light Green Swatch]	PLANTER BED (OFF SITE)
[White Swatch]	PLANTER BED (EXISTING, OFF SITE)
[Grey Swatch]	SIDEWALK
[Dark Grey Swatch]	DRIVE THRU PAVING
[Brown Swatch]	SPECIALTY PAVING

TREE LIST

21	ACER GRANDIDENTATUM	BIG TOOTH MAPLE	2" CAL.	B&B
23	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" CAL.	B&B
15	CRATAEGUS CRUS-GALLI 'THERMIS'	THORNLESS COCKSPUR HAWTHORN	2" CAL.	B&B
2	TILIA CORDATA 'CORZAM' CORINTHIAN	LITTLE LEAF LINDEN	2" CAL.	B&B
8	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	2" CAL.	B&B



RECEIVED
NOV 12 2020
SANDY CITY
COMMUNITY DEVELOPMENT



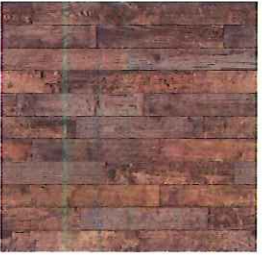
OVERALL PROJECT



METAL PANEL
CITADEL RAIN SCREEN: GUN METAL



STONE
CREATIVE MINES: SPLIT MODULAR - BISON



RECLAIMED WOOD SIDING



STOREFRONT
FRAME: ANODIZED ALUMINUM / GLAZING: CLEAR



CANOPY
POWDER COATED



Think
Architecture
Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway,
Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax. 801.269.1425
www.thinkaec.com

The designs shown and described herein
including all technical drawings, graphic
representation & model's thereof, are proprietary
& cannot be copied, duplicated, or
commercially exploited in whole or in part
without the sole and express written permission
from Think Architecture, Inc.
These drawings are available for limited review
and evaluation by clients, consultants,
contractors, government agencies, vendors,
and office personnel only in accordance with
insurance.



TOWNE RIDGE
RETAIL PADS B AND C
9680 S STATE STREET
SANDY, UT 84070

PROJECT NO. 19106
DATE: 10 SEP 2020

REVISIONS:

RECEIVED

NOV 12 2020

SHEET TITLE: SANDY CITY
EXTERIOR VIEWS DEVELOPMENT

SHEET NUMBER:

A001



VIEW FROM PEDESTRIAN WALK AT STATE STREET



VIEW OF DRIVE THRU



PAD B - VIEW OF WEST ENTRIES



PAD C - VIEW FROM WALK OF DRIVE THRU



PAD C - VIEW OF DRIVE THRU



VIEW FROM STATE STREET AT SOUTHEAST CORNER



Think
Architecture
Architecture
Interior Design
Landscape Architecture
Land Planning
Construction Management

7927 So. Highpoint Parkway,
Suite 300
Sandy, Utah 84094
ph. 801.269.0055
fax. 801.269.1425
www.thinkaec.com

The designs shown and described herein
including all technical drawings, graphic
representation & models thereof, are proprietary
& cannot be copied, duplicated, or
commercially exploited in whole or in part
without the sole and express written permission
from THINK Architecture, Inc.
These drawings are available for limited review
and evaluation by clients, consultants,
contractors, government agencies, vendors,
and other personnel only in accordance with
this notice.



TOWNE RIDGE
RETAIL PADS B AND C
9680 S STATE STREET
SANDY, UT 84070

PROJECT NO. 19106
DATE: 10 SEP 2020

REVISIONS:
RECEIVED
NOV 12 2020

SANDY CITY
COMMUNITY DEVELOPMENT
SHEET TITLE: EXTERIOR VIEWS



SHEET NUMBER:
A002

11/11/2020 7:46:20 PM



FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO EXTERIOR FACE-OF-PLY, UNLESS NOTED OTHERWISE.
2. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
3. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
4. ALL EXTERIOR WALLS ARE ASSUMED TO BE 6" METAL STUD.

FLOOR PLAN KEY NOTES	
Specification Keynote	Instructional Keynote
 Key Note Info	 Key Note Info
KEYNOTE INSTRUCTIONAL	
Key Value	Keynote Text
FL-01	ROOF ACCESS LADDER. SEE DETAIL 9/A502.
FL-02	SOLAR INVERTER. SEE ELECTRICAL DRAWINGS.
FL-03	FIBRE RISER.



A104

FLOOR PLAN LEGEND

HATCH PATTERN	DESCRIPTION
	CONCRETE SLAB PROVIDED BY G.C.
	FUTURE CONCRETE SLAB AND INSULATION PROVIDED AND INSTALLED BY FUTURE TENANT.
	CUI WALL
	CMU WALL
	STONE VENEER

FLOOR PLAN GENERAL NOTES

- ALL DIMENSIONS ARE TO EXTERIOR FACE-OF-FLY, UNLESS NOTED OTHERWISE.
- COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 6" METAL STUD.

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
Key Note Info	Key Note Info

KEYNOTE INSTRUCTIONAL	
Key Value	Keynote Text
FL-01	ROOF ACCESS LADDER. SEE DETAIL 9/A502.
FL-02	SOLAR INVERTER. SEE ELECTRICAL DRAWINGS.
FL-03	FIRE RISER.

Think

Architecture

Architecture

Interior Design

Landscape Architecture

Land Planning

Construction Management

7927 So. Highpoint Parkway,

Suite 300

Sandy, Utah 84094

ph: 801.269.0055

fax: 801.269.1425

www.thinkaoc.com

The designs shown and described herein including all technical drawings, graphic representation & model's thereof, are proprietary & cannot be copied, duplicated or commercially exploited in whole or in part without the sole and express written permission from Think Architecture, Inc. These drawings are available for limited review and evaluation by clients, consultants, contractors, government agencies, vendors, and office personnel only in accordance with this notice.



TOWNE RIDGE

RETAIL PADS B AND C

9680 S STATE STREET

SANDY, UT 84070

PROJECT NO. 19106

DATE: 10 SEP 2020

RECEIVED

NOV 12 2020

SANDY CITY

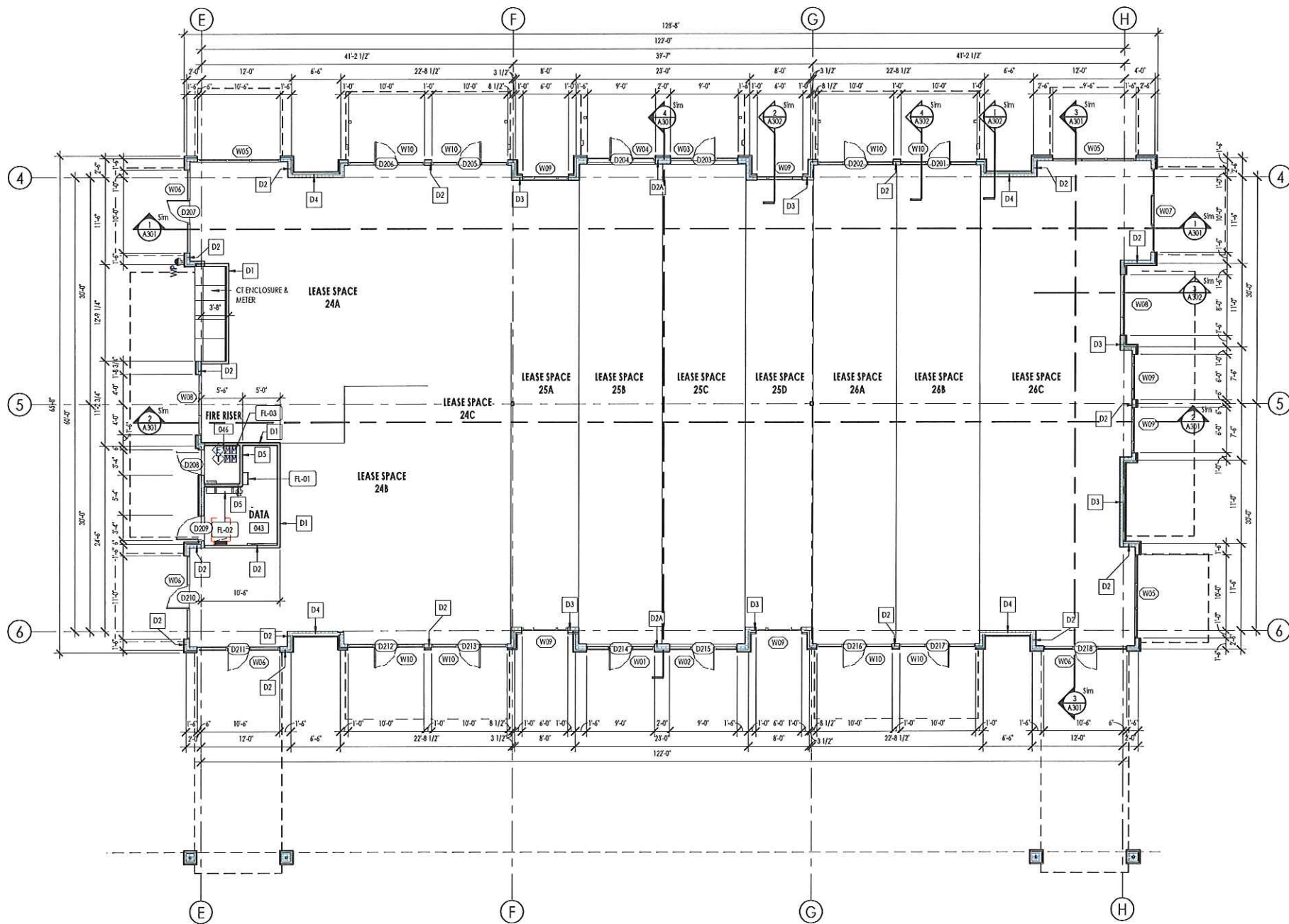
COMMUNITY DEVELOPMENT

SHEET TITLE:

PAD C - FLOOR PLAN

SHEET NUMBER:

A105



PAD C - FLOOR PLAN

1/8" = 1'-0"

