



North Elevation - Parking



1300 East Elevation



2100 South Elevation



West Elevation



CVS #10423/CS #65276,
2600 SOUTH & 1300 EAST, SLC, UT.



E1 - EIFS - Pale Yellow



E2 - EIFS - Raftertail



E3 - EIFS - Terracotta



E4 - Anodized Aluminum



E5 - Paint - Match Terracotta



E6 - Pine Hall Brick Oatmeal



E7 - Pine Hall Brick Pewter



E8 - Pine Hall Brick Chocolate



E9 - Angelus Split Face Block - Terracotta



E10 - Precast Sill Cap

CVS/pharmacy

CRITERIA CHECKLIST

PROJECT DATA	
CVS SITE AREA	1.34 (28,446 S.F.) = TOTAL SITE
CVS PHARMACY AREA	13,013 S.F. (22.26% OF TOTAL SITE)
TOTAL PARKING REQUIRED FOR CVS	26 SPACES (271,000 S.F.)
TOTAL PARKING PROVIDED FOR CVS	67 (INCLUDING ACCESSIBLE)
LAND INFORMATION	
LAND LOT	SECTION 17 & 20, TOWNSHIP 1 S, RANGE 1 E, SUB & M
PARCEL NUMBER	16-20-227-008, 16-17-479-044, 16-17-479-043
BOUNDARY SURVEY	COMPLETED
TOPOGRAPHICAL SURVEY	COMPLETED
ENVIRONMENTAL REPORT	PENDING
GEOTECHNICAL REPORT	PENDING
DETENTION EVALUATION	UNDERGROUND
CITY/FINAL EVALUATION (APPROX.)	1500 CU YDS
OFF SITE IMPROVEMENTS	SEE SITE RISK ASSESSMENT
TRAFFIC STUDY	-
FRONT SETBACK	15' MAX
STREET SIDE SETBACK	NONE
REAR SETBACKS	NONE
EASEMENTS	UTAH POWER AND LIGHT, ROCKY MOUNTAIN POWER, UDOT
ZONING INFORMATION	
EXISTING ZONING	CSH202 (SOUTH)/R10 (NORTH)
PROPOSED ZONING	CB (NORTH)
ADJACENT ZONING	SR-1 (N), SR-1/CSH202 (W), CB (E), CSH201 (S)
ZONING CONTACT	WAYNE MILLS (801) 535-7704
CONDITIONS OF ZONING	NONE
DENSITY LIMITS	-
MINIMUM LOT SIZE	NONE
MINIMUM LOT WIDTH	-
MINIMUM ROAD FRONTAGE	-
BUILDING HEIGHT LIMIT	30'
24 HOUR PHARMACY ALLOWED	CONDITIONAL USE PERMIT REQUIRED
MINUTE CLING ALLOWED	PERMITTED USE
LICORSE LICENSE ALLOWED	NO
BEER/MINE LICENSE ALLOWED	PERMITTED USE FOR BEER SALES ONLY
LANDSCAPE INFORMATION	
TREE SURVEY	YES
FRONT LANDSCAPE STRIP	EXISTING TO REMAIN
SIDE LANDSCAPE STRIP	EXISTING TO REMAIN
REAR LANDSCAPE STRIP	IN BUFFER
BUFFERS	17' ALONG RESIDENTIAL
BUILDING CODE INFORMATION	
PLANNING DEPT.	WAYNE MILLS (801) 535-7704
WATER/SEWER	SALT LAKE CITY (801) 535-7704
TRANSPORTATION	SALT LAKE CITY (801) 535-7704
INSPECTION/CODE ENFORCEMENT	SALT LAKE CITY (801) 535-7704
UTILITY INFORMATION	
GAS AVAILABILITY	YES NO SHOWN ON PLAN
ELECTRIC AVAILABILITY	YES NO SHOWN ON PLAN
TELEPHONE AVAILABILITY	YES NO SHOWN ON PLAN
CABLE AVAILABILITY	YES NO SHOWN ON PLAN
WATER AVAILABILITY	YES NO SHOWN ON PLAN
SEWER AVAILABILITY	YES NO SHOWN ON PLAN
STORM AVAILABILITY	YES NO SHOWN ON PLAN
CURB CUT EVALUATIONS	R/R/O ON 2100 S, R/R/O AND FULL ACCESS ON 1300 E
DECEL LANES	NONE
ROW REQUIREMENTS	NONE
LINE OF SITE	CLEAR
SIGN INFORMATION	
BLDG SIGN REQUIREMENTS	SEE SIGN PACKAGE
PIEHLON SIGN LOCATION	SHOWN ON PLAN
PYLON SIGN REQUIREMENTS	SHOWN ON PLAN
MONUMENT SIGN LOCATION	EXISTING
MONUMENT SIGN REQUIREMENTS	EXISTING
SITE PLAN INFORMATION	
TRANSFORMER LOCATION	SHOWN ON PLAN
TRASH ENCLOSURE LOCATION	SHOWN ON PLAN
TRUCK ACCESS	ACCESS PROVIDED FOR WB-67 TRUCK
PHOTO METRICS	-
LIGHT POLE SIZE & LOCATION	LOCATION SHOWN ON PLANS
DRIVE-THRU SIGN LOCATION	BOTH ACCESS POINTS
ACCESSIBLE PARKING	4 ACCESSIBLE SPACES PROVIDED
DRIVEWAY WIDTH DIMENSIONS	1-33', 1-28' R/R/O ACCESS, 1-24' FULL ACCESS
PARKING DRIVEWAY DIMENSION	6'-10"
UTILITY COORDINATION	-
FINISH FLOOR ELEVATION	FF=4414.00
NORTH ARROW	SHOWN ON PLAN
GRAPHIC SCALE	SHOWN ON PLAN
ESTIMATED CONSTRUCTION QUANTITIES	
CURB AND GUTTER	1356 LF
REGULAR DUTY PAVEMENT	20,514 SF
HEAVY DUTY PAVEMENT	7,560 SF
SIDEWALKS AND PADS	16,316 SF
SCREENING AND RETAINING WALLS	158 LF
EXCAVATION AND FILL	1500 CU YARD
LANDSCAPING	10747 SF

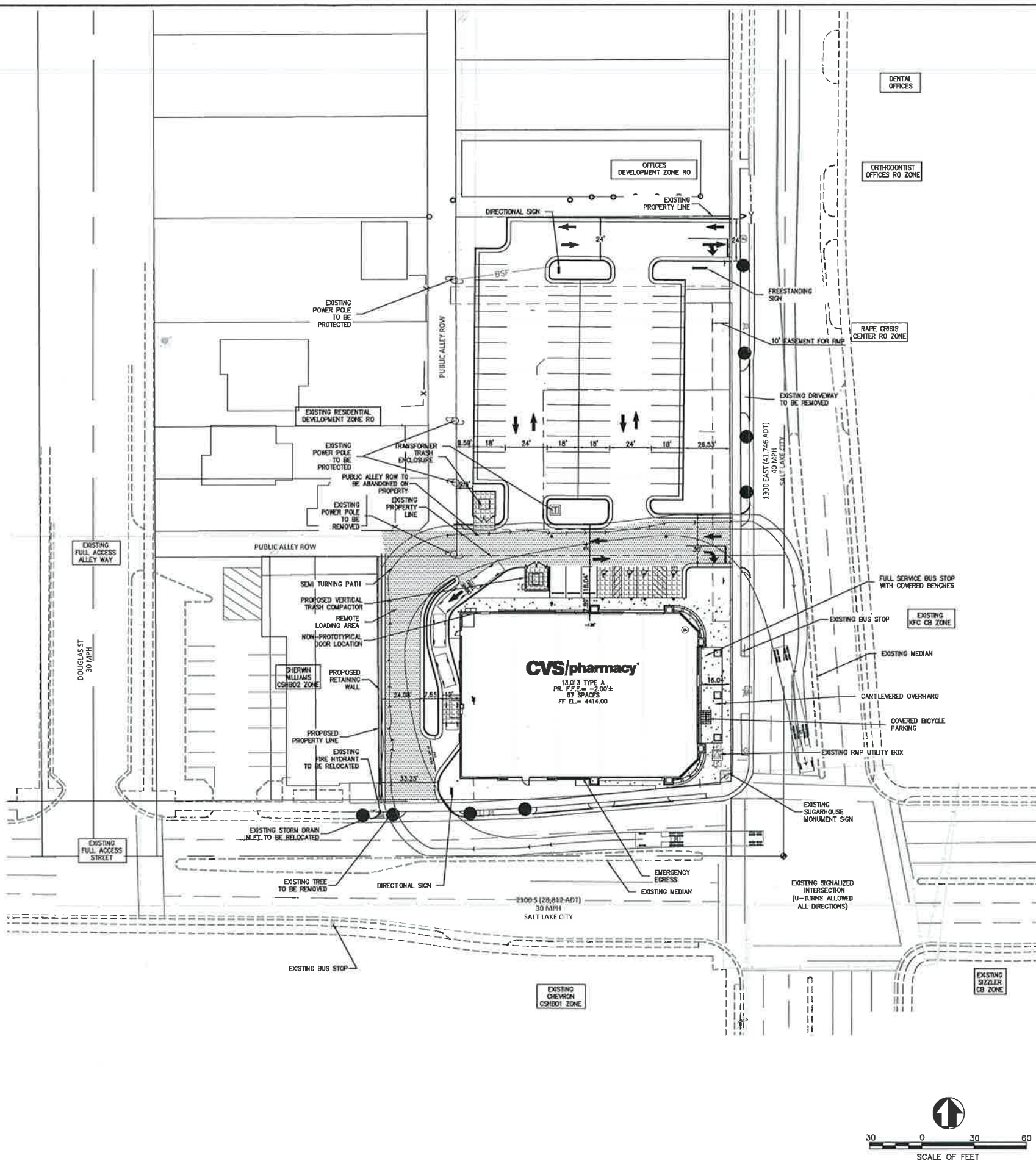
SITE RISK ASSESSMENT

- PROPERTY:**
1. SIGNIFICANT GRADE CHANGE (-5') IN SOUTHWEST CORNER OF SITE ALONG 2100 SOUTH.
 2. EXISTING SITE UTILIZES RETAINING WALLS (-3'-4') ON SOUTHWEST CORNER OF PROPERTY, ALONG BACK OF SHERWIN-WILLIAMS.
 3. NORTHERN BOUNDARY OF SITE HAS GRADE DIFFERENCE OF ~1' BETWEEN SIDES OF CURB WALL. ALLEY ROW TO BE VACATED. THIS IS A DISCRETIONARY PROCESS THAT CAN TAKE 6-9 MONTHS.
 4. PARCEL COMBINATION WILL BE REQUIRED.
 5. PHASE I ENVIRONMENTAL SHOULD BE COMPLETED BECAUSE OF EXISTING PROPERTY USE.
- ZONING:**
1. A REZONE OF THE NORTHERN PARCEL FROM RESIDENTIAL OFFICE (R10) TO SUGARHOUSE COMMERCIAL BUSINESS DISTRICT (CSH202) WILL BE REQUIRED AND THE REZONE PROCESS IS EXPECTED TO TAKE 1 YEAR.
 2. BUILDING WILL BE REQUIRED TO BE WITHIN MAXIMUM DISTANCE OF 15 FEET FROM BOTH STREETS.
 3. SITE DESIGN AND ARCHITECTURAL STANDARDS AS DEFINED IN THE SUGARHOUSE MASTER PLAN WILL BE REQUIRED.
 4. POTENTIAL CONCERN OF LARGER THAN REQUIRED PARKING ALONG 1300 EAST AND LACK OF URBAN DESIGN ELEMENTS ALONG 1300 EAST.
- ACCESS:**
1. FULL ACCESS WILL NOT BE PERMITTED ON 2100 SOUTH, HOWEVER LEFT TURNS CAN BE COMPLETED VIA DOUGLAS STREET AND ALLEY WAY NORTH OF SHERWIN-WILLIAMS.
 2. A SECOND PEDESTRIAN ACCESS TO THE SOUTH SIDE OF THE BUILDING FROM 2100 SOUTH MAY BE REQUIRED.
 3. CROSS ACCESS EASEMENT TO THE GENERAL PUBLIC MAY BE REQUIRED WHERE ALLEY ROW IS VACATED.
- ARCHITECTURAL:**
1. ARCHITECTURAL STANDARDS (INCLUDING 40% GLASS) WILL BE REQUIRED (SEE MASTER PLAN AND ZONING DOCS).
 2. A CHAMFERED ENTRANCE AT THE NORTHEAST CORNER OF THE BUILDING MAY BE REQUIRED TO IMPROVED PEDESTRIAN ACCESS AND MEET DESIGN STANDARDS.
- UTILITIES:**
1. EXISTING POWER POLES LINE THE EASTERN EDGE OF NORTH-SOUTH ALLEY AND OVERHEAD POWER EXTENDS SOUTH THROUGH SITE AND ACROSS 2100 SOUTH. POWER AND TELECOM ARE ON POLES.
 2. 6" MAXIMUM WATER AVAILABLE TO SITE WHICH MAY NOT MEET FIRE FLOW DEMAND. IF 6" LINE IS INSUFFICIENT, THE NEAREST LARGER LINE IS A 12" WATER MAIN IN 1300 EAST, SOUTH OF 2100 SOUTH.
 3. EXISTING OIL/SAND SEPARATOR TO BE REMOVED.
 4. NEWLY INSTALLED UTILITY VAULT ALONG EAST SIDE OF BUILDING FOOTING. (USE TO BE DETERMINED)
 5. OFF SITE STORM DRAIN LINE MAY BE REQUIRED IN 2100 SOUTH TO CONNECT TO EXISTING LINE BY DOUGLAS STREET.
- LANDSCAPE ARCHITECTURE/SUGARHOUSE:**
1. EXISTING TREES IN ROW ARE PROHIBITED TO BE REMOVED WITHOUT PERMISSION.
 2. BOX OF TREES AND SHRUBS SHALL BE DROUGHT TOLERANT.
 3. SCREENING AND YARD LANDSCAPE BUFFERS MAY BE REQUIRED.

SITE DATA	
CVS LOT AREA	= 1.35 ACRES
- PAVED AREA	= 24 ACRES
- IMPERVIOUS AREA	= 1.11 ACRES (82%)
BUILDING AREA	= 13,013 SF
SITE DENSITY	13,013 SF (BLDG) / 58,446 SF (LOT) = 22.26%
EMPLOYEES	= 2 SHIFT MAXIMUM
PARKING REQUIRED	26 SPACES
PARKING PROVIDED (INCL. 4 ADA)	67 SPACES
PARKING RATIO REQUIRED	2/1,000 S.F.
PARKING RATIO PROVIDED	1/194 S.F.

SITE PLAN LEGEND

- TRANSFORMER BOX ON PAD
- EXISTING TRAFFIC SIGNAL
- ACCESSIBLE PARKING SPACES
- NUMBER OF PARKING SPACES
- WB-67 DELIVERY TRUCK (73.5' TRUCK)
- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- CONCRETE SIDEWALK
- PROPOSED LIGHT POLE



CVS pharmacy

UTAH 13,013 - RIGHT REAR DRIVE-THRU

STORE NUMBER: XXXXX

2100 SOUTH & 1300 EAST
SALT LAKE CITY, UTAH 84106

PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 65276

CML ENGINEER:

PSOMAS

4179 S. Riverbowl Rd., Suite 200
Salt Lake City, Utah 84123
(801) 270-5777 (801) 270-5782 (FAX)

CONSULTANT:

DEVELOPER:

ARMSTRONG DEVELOPMENT PROPERTIES, INC.

2121 W. Chandler Blvd., Ste 106
Chandler, AZ 85224
(602) 385-4100
(602) 385-4101 (FAX)

SEAL:

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE SEAL AND SIGNATURE OF THE RESPONSIBLE REGISTRANT APPEARS ON THE DRAWING, AND PROPER PERMIT FORMS AND RELATED FEES ARE TRANSMITTED BY THE OWNER, OWNER'S AGENT OR CONTRACTOR TO THE AUTHORITY HAVING JURISDICTION.

REVISIONS:

9/30/2014 - SITE PLAN APPROVAL
12/22/2014 - CANTILEVERED OVERHANG
1/12/2015 - REDESIGNED DRIVE-THRU

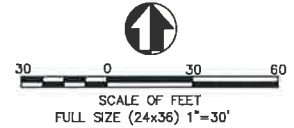
PROJ. MANAGER: LFM
CHECKED BY: LFM
PERMIT DATE:
PSOMAS JOB NUMBER: 8CVS010104
TITLE:

SP-1

SHEET NUMBER:

1 OF 1

COMMENTS:



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MERCHANDISE FIXTURE LEGEND

B.O. 78"x48"x16"D B.O.=BACKROOM ORGANIZER	PALLET POSITION 3'-0" x 4'-4" AREA	RX STORAGE RACK	RETAIL STORAGE CART	EMPLOYEE LOCKERS	LOOSE PICK OVERSTOCK	11 ASILE MARKER
FIXTURE SUPPLIED BY OTHERS	FIXTURE TO RECEIVE OUTLET IN KNOCKPLATE	L.S. RACK	BULK STORAGE CART	COAT RACK	U-BOAT STOCK CART	FIXTURE TAG
O.S. 84"x48"x16"D O.S.=OVERSTOCK SHELVING	8'-0"x3'-6" HEAVY DUTY PALLET RACKS	PED STORAGE CART	MOP ORGANIZER	SHOPPING BASKET HOLDER	HAND TRUCK	COMMUNICATION JACK w/ LETTER INDICATING TYPE: T=TELEPHONE, P=PO, O.S.=D=DATA, I=INTERCOM, PF=POWER FAILURE
		FIRE EXTINGUISHER	SUPPLY TRAYS	PALLET JACK & EMPTY PALLETS		

STORE AREA CALCULATIONS

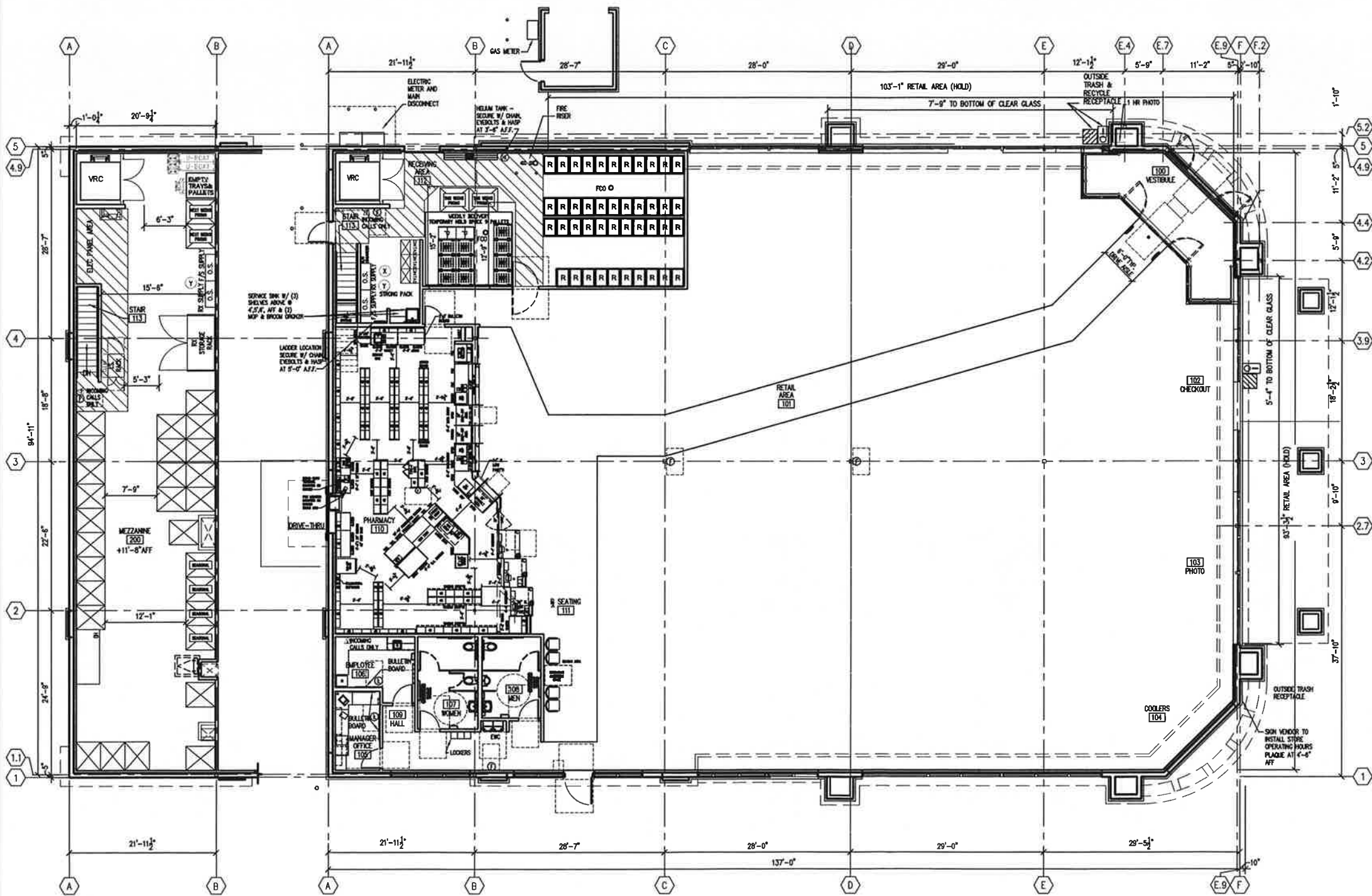
SCALE: 1/8" = 1'-0"	SERVICE AREA: 532 S.F.	RETAIL AREA: 10,783 S.F. (PHARMACY AREA INCLUDED)
TOTAL STORE AREA: 13,013 S.F.	PHARMACY AREA: 1,145 S.F.	MEZZANINE AREA: 1,790 S.F.
RECEIVING AREA: 797 S.F.		

ARCHITECT INFO:

COMPANY NAME: XXXX
CONTACT NAME: XXXX
CONTACT PHONE: XXXX
CONTACT EMAIL: XXXX

CVS STORE LAYOUT INFO:

CONTACT NAME: XXXX
CONTACT PHONE: XXXX
CONTACT EMAIL: XXXX



WESTERN 13,013-RIGHT REAR DRIVE-THRU

STORE NUMBER: 10423

2100 SOUTH AND 1300 EAST
SALT LAKE CITY, UT
PROJECT TYPE: NEW
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 65276

ARCHITECT OF RECORD

CONSULTANT:

DEVELOPER:

ARMSTRONG DEVELOPMENT
2121 W. CHANDLER BLVD
SUITE 106
CHANDLER, AZ 85224
TEL (602) 385-4100
FAX (602) 385-4101

SEAL:

REVISIONS:

DRAWING BY: VHY

DATE: 31 DECEMBER 2014

JOB NUMBER: JCSR14018999

TITLE:

PRELIMINARY OUTLINE PLAN

SHEET NUMBER:

0-1

2 MEZZANINE PLAN

O-1 SCALE: 1/8" = 1'-0"

1 FLOOR PLAN

O-1 SCALE: 1/8" = 1'-0"