

PROJECT DESCRIPTION:

ADDRESS: 450 N. 100 W.
LOGAN, UT 84114

PARCEL NUMBER(s): 05-081-0032 (0.21 ACRES)

UNIT MIX
• 1 BEDROOM: 8
TOTAL UNITS: 8

SQUARE FOOTAGE
• 1-BEDROOM: 765 S.F.

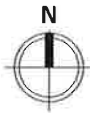
DENSITY: 38 UNITS/ACRE

ZONE: TOWN CENTER 1 (TC-1)

SETBACKS & YARD REQUIREMENTS
• MIN. FRONT YARD SETBACK: 0-10 FT.
• MIN. SIDE YARD SETBACK: 5 FT. PARKING, 5 FT. MIXED USE BUILDING
• MIN. REAR YARD SETBACK: 10 FT.

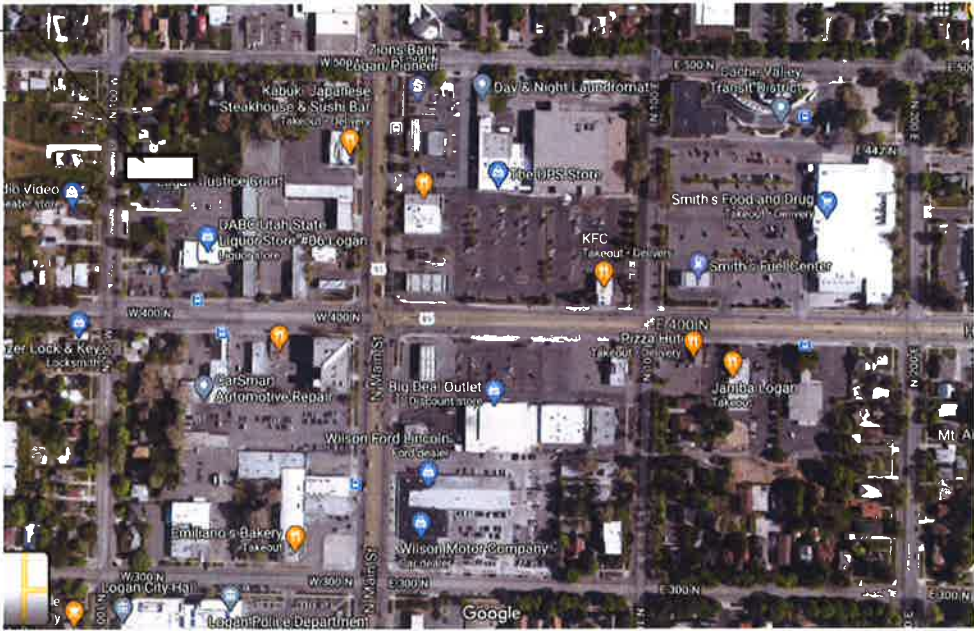
BUILDING HEIGHT (17.10.060)
• MAX. BUILDING HEIGHT: 55 FT. (80' WITH TRANSITION)

LINETYPE LEGEND



- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- BUILDING FOOTPRINT

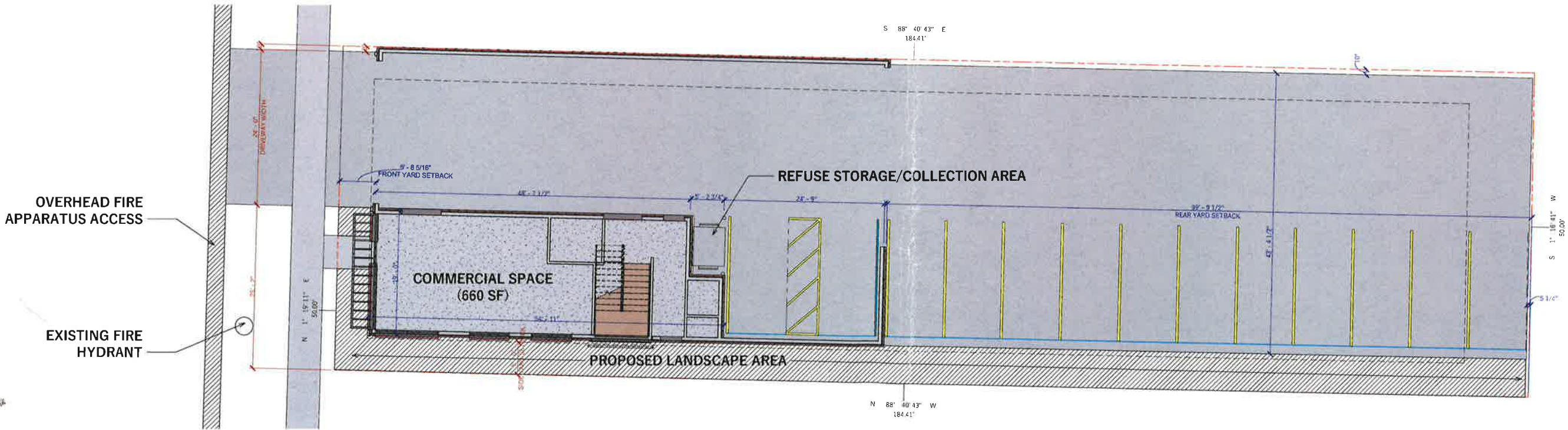
SUBJECT PROPERTY



② VICINITY PLAN
1/16" = 1'-0"

PARKING REQUIREMENTS

- MIN. SPACES PER DWELLING UNIT:
 - STUDIO/ 1 BEDROOM: 1.5 STALLS* 8 UNITS= 12 SPACES
- DWELLING UNIT SPACES PROVIDED: 12 SPACES
- MIN. VISITOR STALLS REQUIRED: 1 STALL PER 10 UNITS
- VISITOR STALLS PROVIDED: 1 STALLS
- TOTAL STALLS: 13 STALLS



① ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

20-020

FEBRUARY
2021

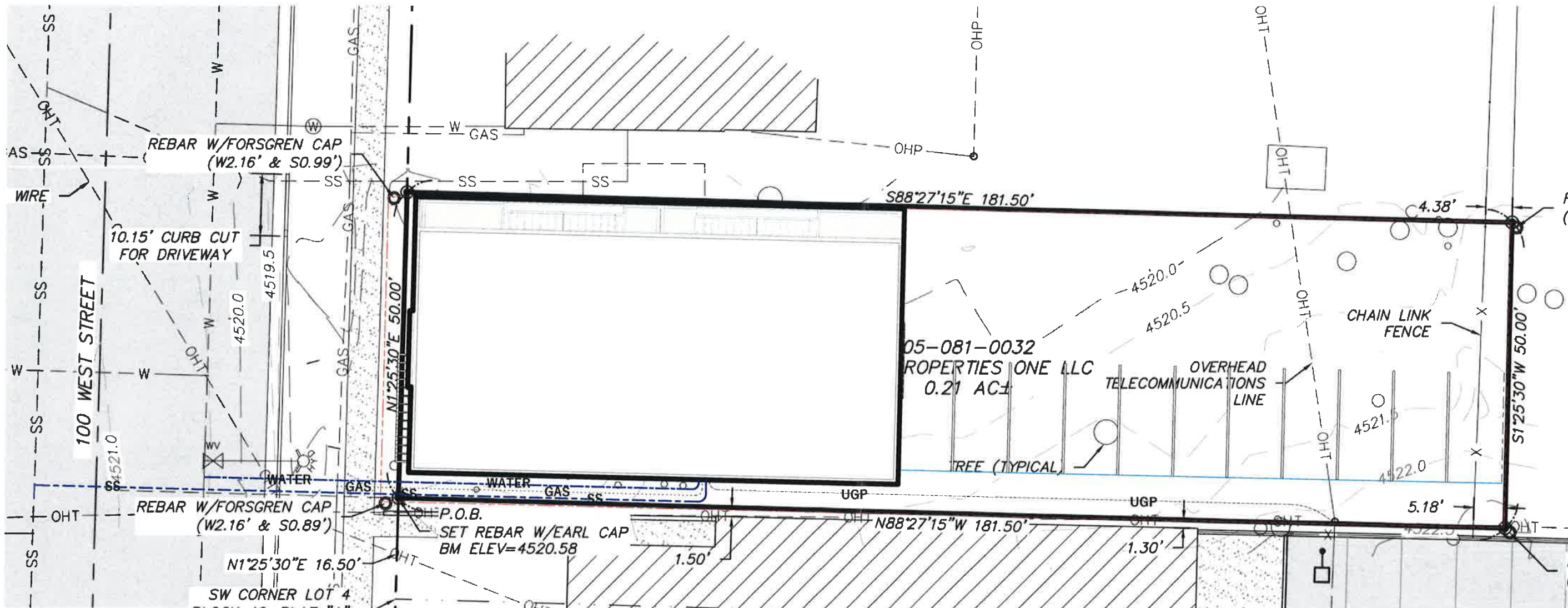
LOGAN 100 W MIXED USE

100 W. 456 N
LOGAN, UTAH 84321

SITE PLAN

G1.0

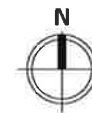




① SITE UTILITY PLAN
1/8" = 1'-0"

LINETYPE LEGEND

	PROPERTY LINE
	UNDERGROUND POWER LINES
	SANITARY SEWER LINES
	WATER LINES
	GAS LINES



LOGAN 100 W MIXED USE

OPEN SPACE
PLAN

G1.2

100 W. 456 N
LOGAN, UTAH 84321



20-020

FEBRUARY
2021

PROJECT #	20-020
ISSUE DATE	FEBRUARY 2021
PROJECT ADDRESS	LOGAN 100 W MIXED USE
SHEET NAME	OPEN SPACE PLAN
SHEET #	G1.2
STAMP	
REVISIONS	
CONSULTANT	

FEBRUARY
2021

100 W. 456 N
LOGAN, UTAH 84321

UNIT A - FLOOR PLAN

A0.1

INTERIOR FINISH LEGEND

TAG LEGEND

 WALL TAG

 DOOR TAG

1. LAUNDRY:

- CLOTHES WASHER/DRYER LOCATION:
 - SIDE-BY-SIDE WASHER/DRYER PLUMBING, ELECTRICAL, AND EXHAUST SHALL BE CONFIGURED TO ALLOW FOR THE WASHER TO BE INSTALLED AND ORIENTED ON THE LEFT SIDE WHEN FACING THE APPLIANCES.
- 2. SHELVING OR CABINERY PER PLAN AND BUILDER SPECS.
- 3. LAUNDRY SINK PER PLAN AND BUILDER SPECS.
- 4. LOCATE WHERE GRAY BOX AS REQUIRED PER CODE.
- 5. DRYER VENT:
 - INSTALL A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. VENT MUST BE EQUIPPED WITH A BACKDRAFT DAMPER.
 - THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 36" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL, WHERE FITTINGS ARE USED, THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE G2439.7.4.1.

GARAGE/EXTERIOR:

1. DWELLING-GARAGE OPENING AND PENETRATION PROTECTION SHALL COMPLY WITH SECTION R302.5
2. DWELLING GARAGE SEPARATION SHALL COMPLY WITH TABLE R302.6. THIS PROVISION SHALL NOT APPLY TO GARAGE WALLS THAT ARE PERPENDICULAR TO THE ADJACENT DWELLING UNIT WALL.
3. NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE SIDE FROM THE RESIDENCE AND ATTICS.
4. NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE CEILING ADJACENT TO HABITABLE ROOMS ABOVE THE GARAGE.
5. NOT LESS THAN 1/2 GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL OF A GARAGE LOCATED LESS THAN 5' OF OPEN SPACE FROM THE GARAGE.
6. ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES TO BE MINIMUM TIGHT FITTING, WEATHER-STRIPPED 20-MINUTE RATED 1 3/8" THICK SOLID WOOD, OR 1 3/8" THICK SOLID OR HONEYCOMB STEEL DOORS PER R302.5.1 EQUIPPED WITH SELF-CLOSING DEVICE.
7. HOSE BIBS
 - ALL HOSE BIBS ARE FREEZE-RESISTANT TYPE

KITCHEN:

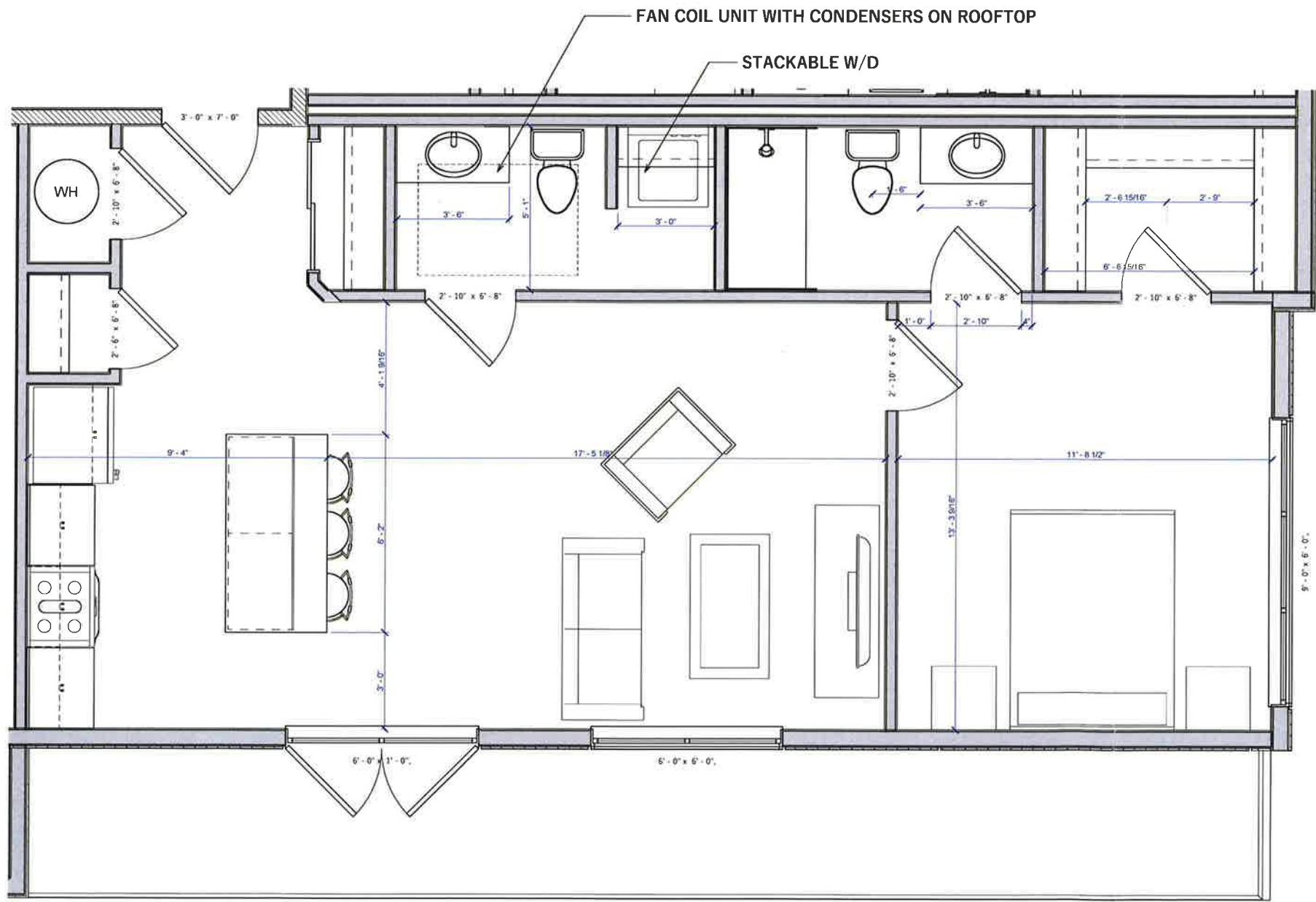
1. KITCHEN COUNTERTOP:
 - 36" H. A.F.F. ON BASE CABINETS, TYP. U.O.
 - BACKSPLASH PER BUILDER
2. UPPER CABINETS:
 - 12" D. CABINETS INDICATED BY DASHED LINE ON PLAN
 - TYP. CABINET HEIGHTS WILL VARY PER BUILDER, U.O.
3. KITCHEN SINK:
 - PROVIDE DISPOSAL, SWITCH POWER, SEE ELECTRICAL PLANS
4. REFRIGERATOR:
 - COORDINATE PLUMBING FOR ICE MAKER AS REQUIRED
5. PANTRY SHELVES:
 - INSTALL (5) SHELVES
 - (2) 16" DEEP @ 20" H. 36" H.
 - (3) 12" DEEP @ 48" H. 60" H. 72" H.

BATH:

1. FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER R702 4.2
2. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH AN NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER IRC 2015 SEC. R307.2
3. BATH CABINETS:
 - HEIGHT, BACKSPLASH & MIRROR ABOVE PER BUILDER.

① UNIT A FLOOR PLAN
1/2" = 1'-0"





- TYPICAL NOTES:**
1. SEE GENERAL NOTES FOR ADDITIONAL REQUIREMENTS NOT NOTED ON PLANS.
 2. ALL NON-90 DEGREE ANGLES ARE 45 DEGREES U.N.O.
 3. PROVIDE 4" MIN. DOOR JAMB CONDITION AT PERPENDICULAR WALL OR CENTER WITHIN FRAMED OPENING, (TYPICAL U.N.O.)
 4. TYPICAL STAIR RAILING @ 34"-36" ABOVE THE TREAD NOSING.
 5. TYPICAL GUARDRAIL MIN. 36" ABOVE THE ADJACENT FINISHED FLOOR AND SHALL NOT HAVE OPENINGS WHICH ALLOW THE PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.
 6. DIMENSIONS TO DOORS AND WINDOWS ARE TO CENTER OF FRAMED OPENING OR FACE OF STUD UNLESS NOTED OTHERWISE.
 7. WINDOW AND DOOR CALLOUTS ON PLANS ARE GENERIC/NOMINAL WIDTH CALLOUTS. ACTUAL ROUGH OPENING PER MANUFACTURER'S SPECS.
 8. COORDINATE ALL WINDOW HEIGHTS AND SIZES WITH ELEVATIONS AND WINDOW SCHEDULE.
 9. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDDOWN REQUIREMENTS. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30'-0".
 10. PENETRATION OF SMOKE BARRIERS AND PARTITIONS SHALL BE PROVIDED WITH AN APPROVED FIRE/SMOKE STOP SYSTEM OF A MINIMUM OF 1 HOUR FIRE RATED MATERIALS WHICH HAVE BEEN TESTED AND APPROVED BY THE AMERICAN SOCIETY OF TESTING MATERIALS (ASTM).

- LAUNDRY:**
1. CLOTHES WASHER/DRYER LOCATION:
 - SIDE-BY-SIDE WASHER/DRYER PLUMBING, ELECTRICAL, AND EXHAUST SHALL BE CONFIGURED TO ALLOW FOR THE WASHER TO BE INSTALLED AND ORIENTED ON THE LEFT SIDE WHEN FACING THE APPLIANCES.
 2. SHELVEING OR CABINETRY PER PLAN AND BUILDER SPECS.
 3. LAUNDRY SINK PER PLAN AND BUILDER SPECS.
 4. LOCATE WASHER GRAY BOX AS REQUIRED PER CODE.
 5. DRYER VENT:
 - INSTALL A MOISTURE EXHAUST SYSTEM THAT VENTS TO THE EXTERIOR. VENT MUST BE EQUIPPED WITH A BACKDRAFT DAMPER PER G2439.3. THE MAXIMUM LENGTH OF THE EXHAUST DUCT SHALL BE 36" FROM THE CONNECTION TO THE TRANSITION DUCT FROM THE DRYER TO THE OUTLET TERMINAL. WHERE FITTINGS ARE USED, THE MAX. LENGTH OF THE EXHAUST DUCT SHALL BE REDUCED IN ACCORDANCE WITH TABLE G2439.7.4.1

- ROOM NOTES:**
1. R & S:
 - INDICATES ROD & SHELF IN CLOSETS. "(2)R & S" INDICATES (1) HIGH ROD AND (1) LOW ROD PLUS SHELF. SHELVES ARE 12" DEEP, U.N.O.
 2. FIREPLACE:
 - GAS FIREPLACE (PER BUILDER) W/DIRECT VENT OR B-VENT PER PLANS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. REFER TO INTERIOR ELEVATIONS FOR DIMENSIONS AND DESIGN LAYOUT. MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL FIREPLACES MUST BE KEPT ON SITE FOR VERIFICATION/INSPECTION OF REQUIRED CLEARANCES TO COMBUSTIBLE MATERIAL. ALL FIREPLACES TO BE UL LISTED & PROVIDE W/IA READY ACCESSIBLE SHUT-OFF VALVE PER 2015 INTERNATIONAL FUEL GAS CODE SEC. 409.5
 3. ATTIC ACCESS:
 - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22"X30" AND SHALL BE LOCATED IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION PER R507.1. AIR BARRIER SEAL AND INSULATION PER N1102.4.1

- GARAGE/EXTERIOR:**
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 5. NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL OF A GARAGE LOCATED LESS THAN 3'-0" FROM A DWELLING UNIT ON THE SAME LOT.
 6. ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES TO BE MINIMUM TIGHT FITTING. WEATHER-STRIPPED 20-MINUTE RATED, OR 1 3/8" THICK SOLID WOOD, OR 1 3/8" THICK SOLID OR HONEYCOMB STEEL DOORS PER R302.5.1 EQUIPPED WITH SELF-CLOSING DEVICE HOSE BIB:
 - ALL HOSE BIBS ARE FREEZE-RESISTANT TYPE
 - 7.

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 2. UPPER CABINETS:
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 3. KITCHEN SINK:
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 2. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH AS NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER IRC 2015 SEC. R307.2
 3. BATH CABINETS:
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KEYED NOTES

INTERIOR FINISH LEGEND

- | | | |
|-------|-------------------|--|
| CPT 1 | CARPET TILE 1 | |
| LVT 1 | LUXURY VINYL TILE | |
| SC | SEALED CONCRETE | |

TAG LEGEND

- | | |
|--|----------|
| | WALL TAG |
| | DOOR TAG |

UNIT B FLOOR PLAN
1/2" = 1'-0"

20-020

FEBRUARY
2021

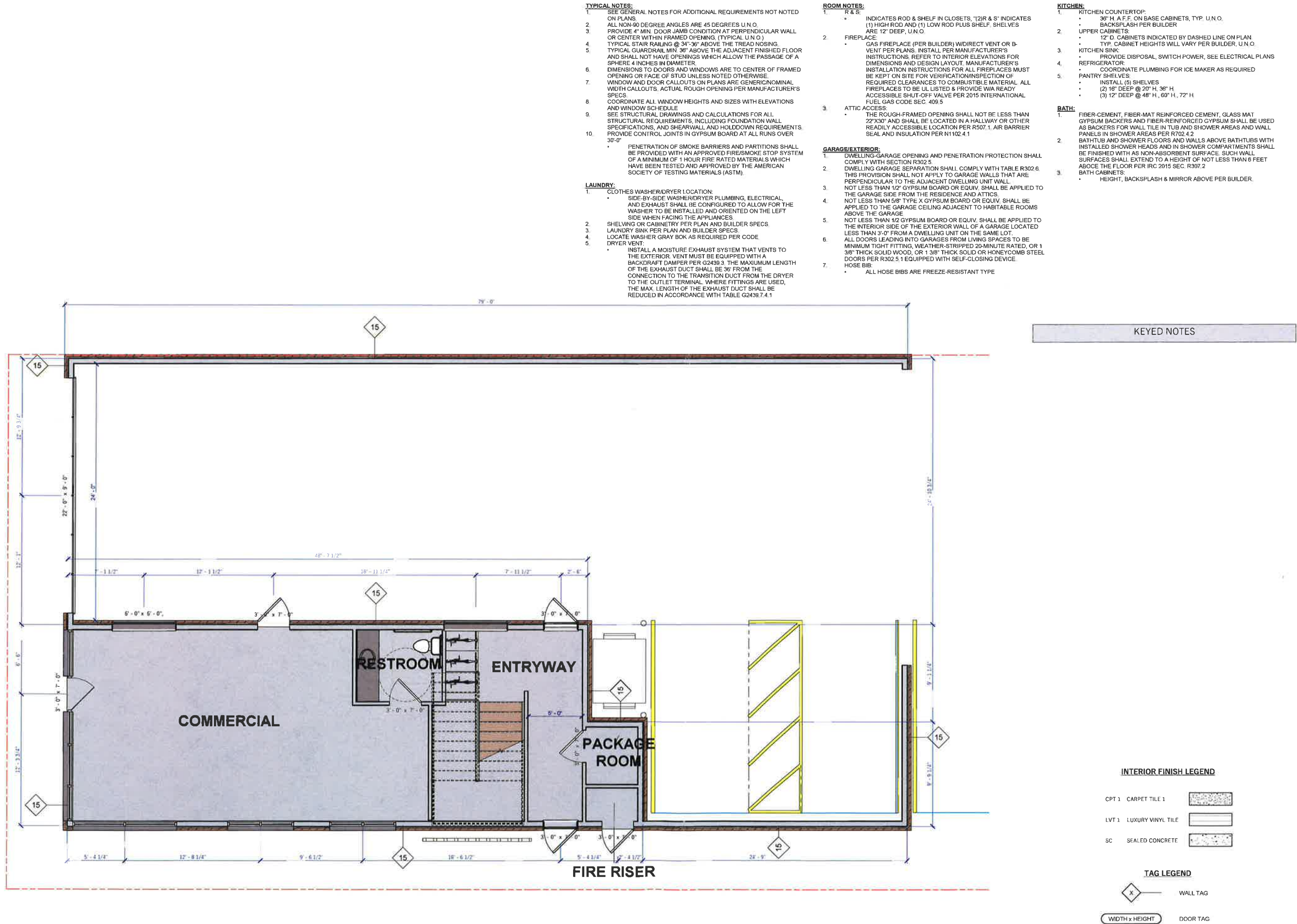
LOGAN 100 W MIXED USE

100 W. 456 N
LOGAN, UTAH 84321

UNIT B -
FLOOR PLAN

A0.2





1 LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



TYPICAL NOTES:

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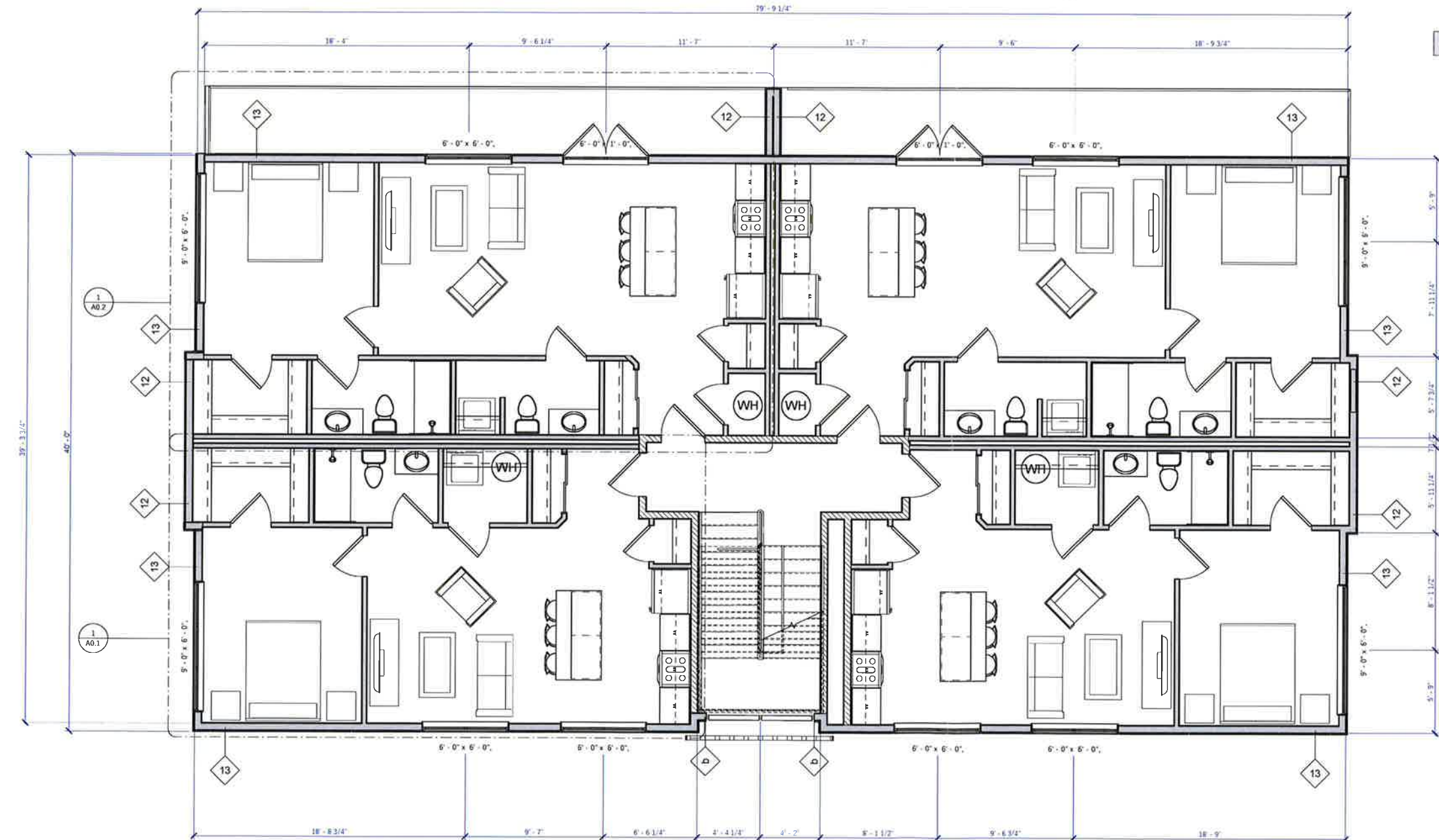
KEYED NOTES

INTERIOR FINISH LEGEND

- | | | |
|-------|-------------------|--|
| CPT 1 | CARPET TILE 1 | |
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| SC | SEALED CONCRETE | |

TAG LEGEND

- | | |
|--|----------|
| | WALL TAG |
| | DOOR TAG |





1 LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

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 - NOT LESS THAN 5/8" TYPE X GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE GARAGE CEILING ADJACENT TO HABITABLE ROOMS ABOVE THE GARAGE.
 - NOT LESS THAN 1/2" GYPSUM BOARD OR EQUIV. SHALL BE APPLIED TO THE INTERIOR SIDE OF THE EXTERIOR WALL OF A GARAGE LOCATED LESS THAN 3'-0" FROM A DWELLING UNIT ON THE SAME LOT.
 - ALL DOORS LEADING INTO GARAGES FROM LIVING SPACES TO BE MINIMUM TIGHT FITTING, WEATHER-STRIPPED 20-MINUTE RATED, OR 1 3/8" THICK SOLID WOOD, OR 1 3/8" THICK SOLID OR HONEYCOMB STEEL DOORS PER R302.5.1 EQUIPPED WITH SELF-CLOSING DEVICE.
 - HOSE BIB:
 - ALL HOSE BIBS ARE FREEZE-RESISTANT TYPE.

- KITCHEN:**
- KITCHEN COUNTERTOP:
 - 36" H. A.F.F. ON BASE CABINETS, TYP. U.N.O.
 - BACKSPLASH PER BUILDER.
 - UPPER CABINETS:
 - 12" D. CABINETS INDICATED BY DASHED LINE ON PLAN.
 - TYP. CABINET HEIGHTS WILL VARY PER BUILDER, U.N.O.
 - KITCHEN SINK:
 - PROVIDE DISPOSAL, SWITCH POWER, SEE ELECTRICAL PLANS.
 - REFRIGERATOR:
 - COORDINATE PLUMBING FOR ICE MAKER AS REQUIRED.
 - PANTRY SHELVES:
 - INSTALL (5) SHELVES.
 - (2) 16" DEEP @ 20" H, 36" H.
 - (3) 12" DEEP @ 48" H, 60" H, 72" H.
- BATH:**
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS AND FIBER-REINFORCED GYPSUM SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS PER R702.4.2.
 - BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER IRC 2015 SEC. R307.2.
 - BATH CABINETS:
 - HEIGHT, BACKSPLASH & MIRROR ABOVE PER BUILDER.

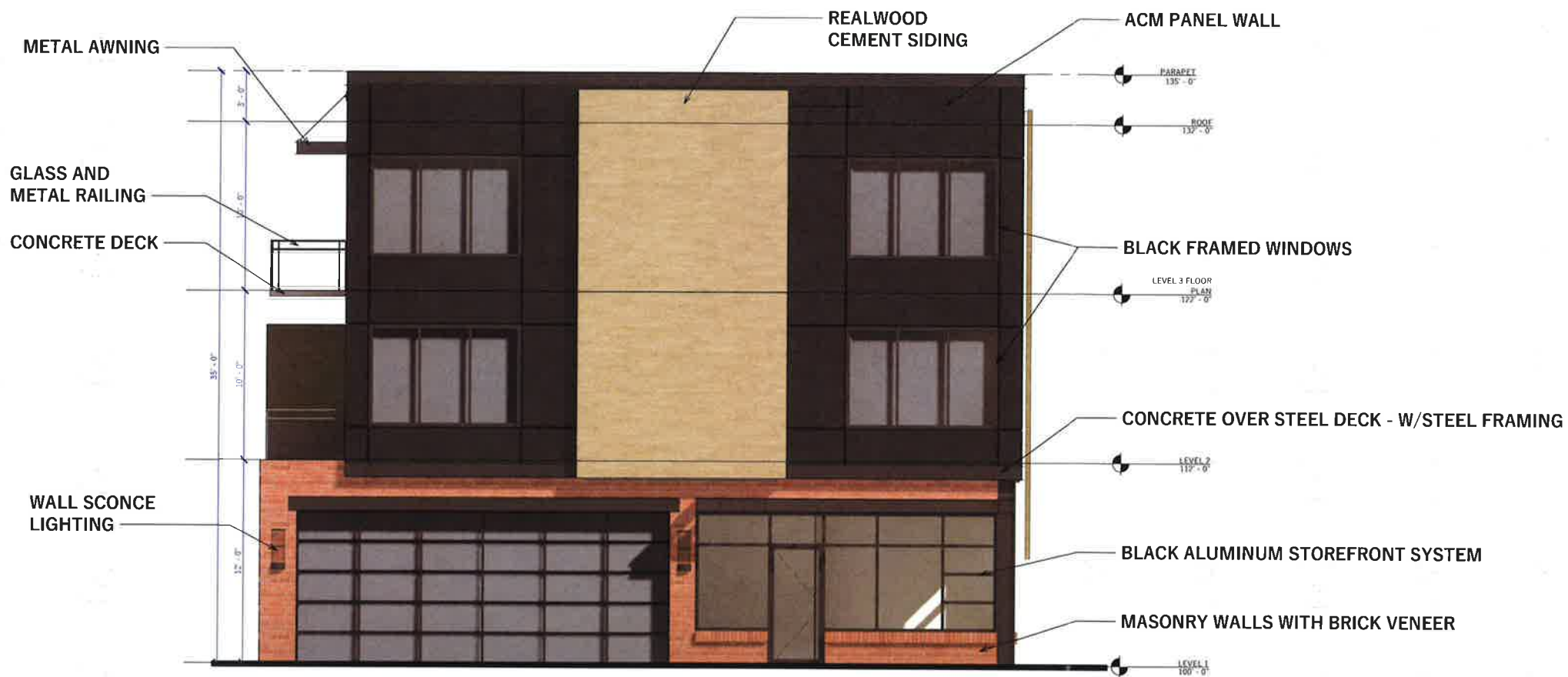
KEYED NOTES

INTERIOR FINISH LEGEND

- | | | |
|-------|-------------------|--|
| CPT 1 | CARPET TILE 1 | |
| LVT 1 | LUXURY VINYL TILE | |
| SC | SEALED CONCRETE | |

TAG LEGEND

- | | |
|--|----------|
| | WALL TAG |
| | DOOR TAG |



② WEST ELEVATION
1/4" = 1'-0"

- GENERAL NOTES**
1. SEE GENERAL NOTES ON SHEET G0.1 FOR ADDITIONAL REQUIREMENTS
 2. COORDINATE WINDOW HEIGHTS WITH UNIT PLANS.
 3. OWNER TO SELECT SIDING COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
 4. FINISH ROOF TO BE STANDING SEAM METAL. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
 5. PROVIDE RAIN GUTTERS AND DOWN SPOUTS AS REQUIRED.
 6. COORDINATE ALL BEARING ELEVATIONS WITH ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL FRAMING REQUIREMENTS.
 7. SEE STRUCTURAL DRAWINGS AND CALCULATIONS FOR ALL STRUCTURAL REQUIREMENTS, INCLUDING FOUNDATION WALL SPECIFICATIONS, AND SHEARWALL AND HOLDOWN REQUIREMENTS.
 8. OWNER TO SELECT STUCCO COLOR AND TEXTURE. INSTALL AS PER ELEVATIONS.
 9. SEE ROOF FRAMING PLAN FOR ALL ROOF SLOPES.
 10. OWNER TO SELECT E.I.F.S. COLORS AND TEXTURE. INSTALL AS PER ELEVATIONS, AND AS PER I.R.C.
 11. ALL METAL ROOFING AS PER METAL BUILDING MANUFACTURER.
 12. IF BRICK IS USED THEN BRICK SHALL BE AS PER OWNER. SEE GENERAL MASONRY NOTES. MASON TO REVIEW DETAILING REQUIREMENTS WITH OWNER. ALL MASONRY TO BE INSTALLED AS REQUIRED BY I.R.C.
 13. OWNER TO SELECT SIDING FOR EXTERIOR. INSTALL AS PER ELEVATIONS.
 14. FINISH ROOF TO BE CONCRETE TILE AS PER OWNER. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS.
 15. PROVIDE CROWN MOLD AT ROOF SOFFIT AS INDICATED. COORDINATE WITH ELECTRICAL FOR RECESSED CANS IN SOFFIT.

KEYED NOTES



① SOUTH ELEVATION
1/4" = 1'-0"

20-020

FEBRUARY
2021

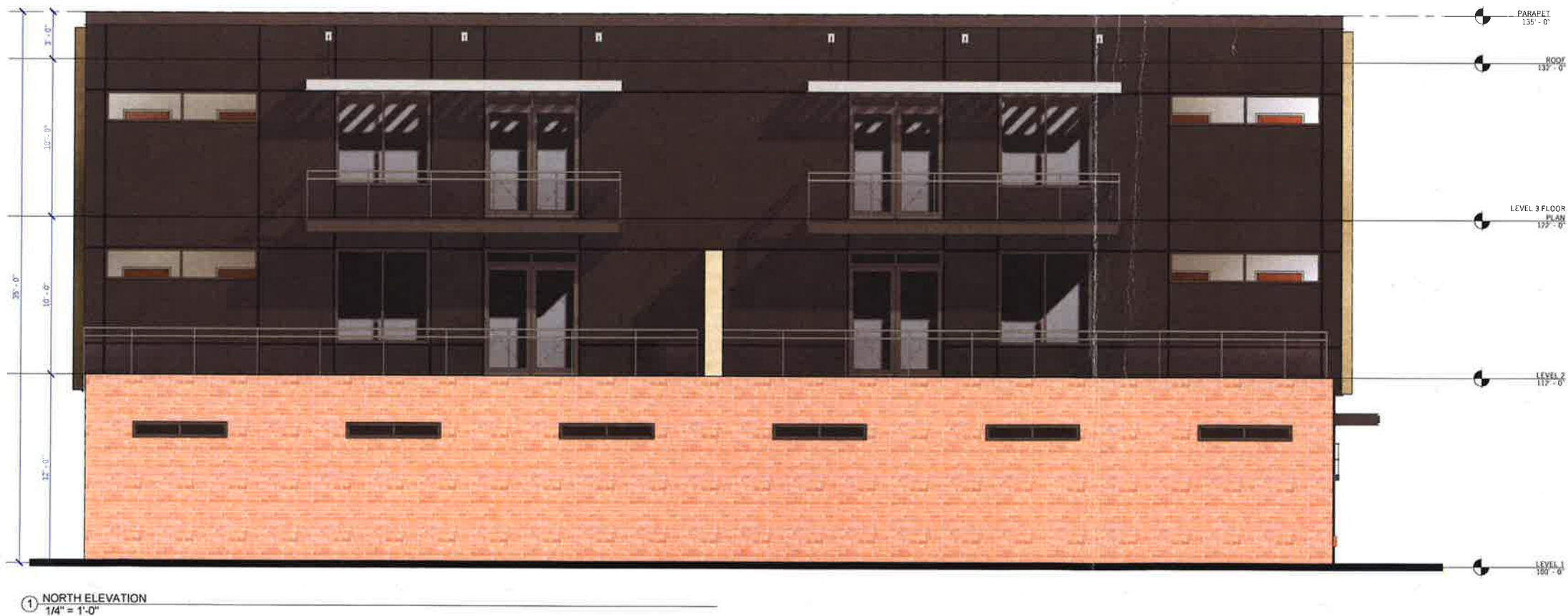
LOGAN 100 W MIXED USE

100 W. 456 N
LOGAN, UTAH 84321

SOUTH AND
WEST
ELEVATIONS

A2.0





GENERAL NOTES

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KEYED NOTES

20-020

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2021

LOGAN 100 W MIXED USE

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LOGAN, UTAH 84321

NORTH AND
EAST
ELEVATIONS

A2.1

