



**Project #21-059
Brickyard
Located at 800 N 50 W**

REPORT SUMMARY...

<i>Project Name:</i>	Brickyard
<i>Proponent / Owner:</i>	Jake Thompson / Direct Homes, Inc.
<i>Project Address:</i>	800 N 50 W
<i>Request:</i>	Design Review Permit
<i>Current Zoning:</i>	Mixed Use (MU)
<i>Type of Action:</i>	Quasi-Judicial
<i>Hearing Date</i>	November 18, 2021
<i>Submitted By:</i>	Tanya Rice, Planner II

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Design Review Permit for Project #21-059, Brickyard, in the Mixed Use (MU) zone located at 800 N 50 W, TIN #05-048-0018.

Land use adjoining the subject property

<i>North:</i>	COM: Vacant	<i>East:</i>	MR-12: Residential Uses
<i>South:</i>	COM: Commercial Uses	<i>West:</i>	COM: Commercial Uses

Project Proposal

In March 2021, this project site was rezoned from COM to MU. The .80-acre parcel fronts onto both 800 North and 50 West. The proposal includes a new one-story commercial building along 800 North and a new four-story residential building along 50 West. The commercial building is 1,509 SF with rear surface parking. The residential building has three floors of residential units along 50 West and steps up to four floors on the east side. Covered ground level parking occupies the first floor space on the east side of the building, with three floors of residential units above, totaling 24 units in the development. The proposal includes landscaping around the perimeter of the site.



Figure 1 shows the proposed building from the intersection of 800 N 50 W

Mixed Use Zone

The Logan City Land Development Code (LDC) entitles property's zoned Mixed Use (MU) with certain development rights. The MU zone allows a mix of residential and commercial uses in compact urban development patterns. Minimum residential densities and a range of commercial uses are allowed with the intention of serving neighborhood populations and creating dense walkable housing opportunities.

Density

The LDC allows up to 30 dwelling units per acre in the MU zone. The .80-acre project proposal includes 24 3 bedroom units which meets equates to a density of 30 units-per-acre. The proposed project is consistent with the maximum densities allowed in the LDC.

Building Frontage

The LDC requires a minimum 60% building frontage in the MU zone to create urban spaces with architectural mass framing streetscapes. This requirement also results in surface parking lots being less visually prominent and more subordinate to primary buildings. The proposed project has two street frontages (50 West & 800 North) with 78% building frontage along 800 North and 50% building frontage along 50 West. If you average the total frontage, they equal 64% and comply with code. As conditioned with frontage averaged at 60% or more, the project complies with the LDC.

Setbacks

The Land Development Code (LDC) requirements for setbacks in the **MU** zone are as follows (as measured from property lines):

Front (min-max):	0-10'
Side:	8'
Rear:	10'
Parking (front):	10'
Parking (side/rear):	5'

The proposed commercial building along 800 North are shown at the following:

Front (north):	10' (from the proposed sidewalk)
Corner (west):	0' (approx. 1 foot from the existing sidewalk)
Side (east):	8'
Rear:	NA
Parking (front):	NA
Parking (side/rear):	NA

The proposed residential building (50 West) and parking area are shown at the following:

Front (west):	varies 5'- 7'
Side (south):	varies 5'- 10'
Rear:	47'
Parking (side/rear):	5'

As proposed the project setbacks comply with the requirements of the LDC.

Lot Coverage

The LDC 17.10.100 establishes a maximum lot coverage of 60% (building footprint) in the MU zone. The proposed combined building footprints are approximately 11,580 SF on the .80-acre (34,848 SF) project site resulting in a 33% lot coverage. As proposed, the project complies with the lot coverage maximums in the LDC.

Parking Requirements

The LDC requires 1.5 parking stalls for dwelling units containing one-bedroom or less and 2.0 parking stalls for dwelling units containing two bedrooms or more in the MU zone. Commercial parking requirements are based on the commercial uses within the building. Common commercial parking requirements are 1.0 parking stalls per every 300 SF of office space and 1.0 parking stalls per every 250 SF of retail space.

The proposed project shows 24 three-bedroom units for a total residential parking requirement of 48 stalls. The commercial building is approximately 1,509 SF. At one (1) stall per every 300 SF (office) the commercial building would require five (5) parking stalls for a grand total of 53 stalls. The plan shows a total of 53 parking stalls (surface and covered). However, parking lot

specifications and landscaping requirements will eliminate four (4) stalls thereby reducing the proposed number of 53 down to 49 parking stalls. The proponent may reduce the number of units, reduce the number of bedrooms, or otherwise reconfigure the parking to match parking needs. Additionally, a backout area (see LDC Figure 17.31.090) shall be configured at the north end of the dead-end parking lot near the commercial building. As conditioned with final parking approvals based on building permit plans, the parking requirements comply with the LDC.

The LDC 17.31.040 requires bike racks/parking areas for mixed use developments at .5 stall per bedroom. Each of the 24 units are three-bedrooms requiring 1.5 stalls per unit totaling 36 stalls. No bike parking is indicated on the site plan. As conditioned, with parking for 36 bikes, the project meets the code.

Site Layout & Pedestrian Circulation

The LDC 17.30 requires projects to provide pedestrian and street connectivity. The proposed site layout places the buildings near the sidewalk edge making walking quick and convenient. The site plan does not show a sidewalk along 800 North where an entrance to the commercial building is located. Both a sidewalk as part of the right of way improvements on 800 North and an entrance connection to the building are required. As conditioned with a sidewalk and pedestrian connection to the north side of the commercial building, the project meets the requirements in the LDC.



Figure 2 shows the proposed site plan at 50 W 800 N

Building Elevations

The LDC 17.12 indicates that buildings in the MU zone shall vary from one another, have four-sided architecture and designed with a mix of materials. Acceptable building materials are masonry, stucco, fiber-cement board, wood and metal. Material mixes shall wrap all four sides of buildings and blank walls exceeding 40 linear feet are prohibited. Vertical dimensions of blank walls shall not exceed 12 feet and roof forms should be varied for visual interest. Buildings shall be oriented to the street with primary entrances facing towards the street. Secondary entrances should face the side or rear. Commercial/Mixed Use buildings are required to have 50% transparency (fenestration) along ground-floor street frontages and residential buildings are required to have 15% transparency along street frontages. The proposed building elevations

show numerous design features, and at least 50% fenestration along ground floor street facing facades. Building materials consist of brick, LP lap siding and Fiberon siding. As proposed, the project meets the requirements in the LDC.

Open Space & Landscaping

The LDC 17.07.090 requires 10% open space and an additional 10% useable outdoor space in the MU zone. The LDC 17.35 generally describes open space as vegetation or landscaped areas, while useable outdoor space is typically decking, patios and other similar outdoor amenities. The .8-acre project site requires 3,484 SF of open space and 3,484 SF of outdoor space totaling 6,969 SF of open and outdoor space. The project proposal includes conceptual open space and usable outdoor areas (balconies) totaling approximately 6,575 SF (18.5%). As conditioned, with 20% open space and landscaping, the project complies with the open space requirements of the LDC.

Landscaping

The LDC 17.32 requires minimum plant material for overall visual aesthetics, ecology, screening, and shading purposes. Interior parking lot planting requirements apply.

The LDC requires a minimum of 20 trees and a combination of 50 shrubs, flowers and ornamental grasses per acre of land in the MU zone. For .8-acres, 16 trees and 40 shrubs/perennials/ornamental grasses would be required as per the LDC. The project only shows conceptual open space and landscaping areas for this submittal. As conditioned with full open space and landscaping plan, the project meets the requirements of the LDC.

The LDC requires perimeter landscaping to all off-street parking lots that are not fully screened from view of adjacent public right-of-way. For parking lots containing less than 25 stalls, a five (5) foot perimeter landscape border shall be included. All parking aisles shall have landscaped areas at each end of the aisle. The project proposal shows a parking lot of 12 stalls, six (6) stalls of which are along 50 West without a landscape perimeter border. Also, parking aisles are missing the landscape area at the end of each aisle. As conditioned, with a 5' perimeter landscape border and addition of landscaped aisle ends, the project meets the code for interior parking lots

Plant material is also required to be planted around the perimeter of the building where feasible. A variety of plants species are required, and 25% of the plant material is required to be evergreen species. As conditioned, with a landscaping plan, the project complies with the requirements of the LDC.

Lighting

The LDC 17.37.090 requires adequate lighting that adds aesthetic quality and improves safety while mitigating unnecessary glare, sky glow and light trespass. The LDC limits freestanding pole height to 32 feet and luminaire fixtures on buildings and canopies to be concealed source, down-cast and shielded from neighboring properties. Light measurements are required to range between 0.5 – 4.0-foot candles, so areas are sufficiently safe, but not excessively bright. As submitted, no exterior lighting has been shown. As conditioned, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Environmental	• Water
• Engineering	• Fire

PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments have been received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 9/11/21, posted on the City's website and the Utah Public Meeting website on 9/13/21, and mailed to property owners within 300 feet on 9/8/21.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Design Review and are available in the Community Development Department.
2. The combined building frontage of all buildings shall average 60% or more.
3. Final parking approvals for both residential and commercial uses will be granted at the building permit phase and will comply with all LDC regulations and allowances granted to staff.
4. A backout area shall be provided at all dead-end parking aisles.
5. Bike parking shall be provided to accommodate a minimum of 36 bikes.
6. A sidewalk connection between 800 North and the commercial building entrance shall be made.
7. A performance landscaping plan, prepared in accordance with §17.39 of the LDC, shall be submitted for approval to the Community Development Department prior to the issuance of the building permit. The plan shall include the following:
 - a) Open Space and Useable Outdoor areas shall total a minimum of 6,969 SF.
 - b) A minimum of 16 trees and 40 shrubs/perennials/grasses shall be provided.
 - c) Plant materials shall be placed around the perimeter of the buildings where feasible in a 3' minimum planting strip.
 - d) Interior parking lot landscaping shall be provided:
 - All aisles shall have landscaped areas at each end of the aisle.
 - A 5' perimeter landscape border shall be adjacent to all parking stalls along 50 West.
8. All dumpsters shall be visually screened or buffered from public streets by using fencing, walls and landscaping.
9. Rooftop mechanical and/or building wall mechanical equipment shall be placed out of view from the street or screen from view from the street.
10. Exterior lighting shall be concealed source, down-cast and shall not illuminate or cast light onto adjacent properties.
11. No signs are approved with this Design Review Permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
12. Surface storm-water retention and detention facilities shall be located away from public streets and buffered from view.
13. Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. *Environmental* —contact 716-9761
 - No conditions
 - b. *Engineering* —contact 716-9160
 - Provide storm water detention/retention in accordance with Logan City Storm Water design standards. This included the onsite retention of the 90% storm through the use of Low Impact Design methods.
 - Provide water shares or in-lieu fee for increased demand to City system. Required water demand shall be determined per Utah Administrative Code R309-510-7.
 - No utilities were shown on the site plan, will address these drawings as part of the Building Permit Review process.
 - Developer to abandon any existing utilities that will not be used for the new development and cap at the City utility main lines.

- Existing sewer (if reused for the proposed development shall be have video recorded inspection submitted to the Wastewater division for review and approval.
- All utilities on site shall be considered private and will require a Private Water Utility Agreement to be signed and recorded at County Recorder's office.
- Install curb, gutter, and sidewalk at 50 West and 800 North roadways. The "rolled curb on 50 West must be removed and APWA Type A curb and gutter shall be installed. Coordinate with Logan City for location/alignment.
- The site plan lacks detail and will be reviewed in depth as part of the Building Permit Review process. Driveway accesses shall be aligned with existing accesses on opposing sides of the street. Drive Accesses shall be separated from the 800 N 50 West intersection in accordance with Logan City Design Standards for local residential road (125-feet from intersection).
- All site and utility plans for Building Permit Review shall be stamped by a Licensed Professional Engineer in the State of Utah.
- Maintain all existing irrigation and stormwater conveyances through and adjacent to property. There is an existing ditch along the 800 North frontage that will be required to be piped.
- The location of property lines is unclear. Identify property boundaries via survey and work with Engineering to identify and dedicate necessary ROW on 50 West to ensure sufficient width to allow for street improvements. If development does not want deed right of way for sidewalk and park strip these can be constructed on private property.
- Provide 10-ft Public Utility Easements along 800 North and 50 West and 5-ft PUEs along other property boundaries.

c. Water—contact 716-9627

- All commercial buildings water mains need to have their own RP (ASSE1013) backflow assembly installed and tested on the water main as it enters the building before any branch offs or possible connections.
Properly sized drain required to serve this backflow assembly. Residential water services or (mains) must be totally separated from any commercial water mains. If residential buildings are three levels above finish grade or higher, their water mains must have a minimum DC (ASSE1015) backflow assembly on the water mains also. Separate residential and commercial water systems (services).
- All landscape irrigation system's fed from Logan City water must have a high hazard rated backflow assembly installed and tested. All backflow assemblies must be tested within 10 days of turning water into them and annually thereafter.
- Fire suppression systems that are connected to Logan City water (with no added chemicals) must have a minimum DC (ASSE1015) backflow assembly installed and tested. Fire risers and B/F assemblies must be installed as per Logan City standards.
- All points of use of water must comply with the 2018 IPC and State of Utah Amendments and the Utah Admin Code 309-305 during and after construction. Project shall comply with all current plumbing codes, Utah State Amendments, Utah Division of Drinking Water rules and regulations including, but not limited to, those pertaining to backflow protection and cross connection prevention.

d. Fire—contact 716-9515

- Aerial Fire Apparatus Access, Fire hydrants, Fire Sprinklers, Fire Alarms and Standpipes are required and reviewed in building permit submittals.

e. Light and Power – 716-9643

- Overhead power need to be put underground or a 10' distance needs to be maintained away from all buildings.

RECOMMENDED FINDINGS FOR APPROVAL FOR THE DESIGN REVIEW PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The conditioned project will not interfere with the use and enjoyment of adjacent properties

because of the building design, site layout, height transitions, landscaping, and setbacks.

2. The Design Review conforms to the requirements of Title 17 of the Logan Municipal Code.
3. The conditioned project provides required off-street parking.
4. The project meets the goals and objectives of the MU designation within the Logan General Plan by providing services near high capacity roadways and is designed in way for easy circulation of both pedestrian and vehicles.
5. The conditioned project complies with maximum height, density and building design, open space standards and is in conformance with Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.
7. 50 West and 800 North are adequate in size and design to sufficiently handle infrastructure related to the land use.

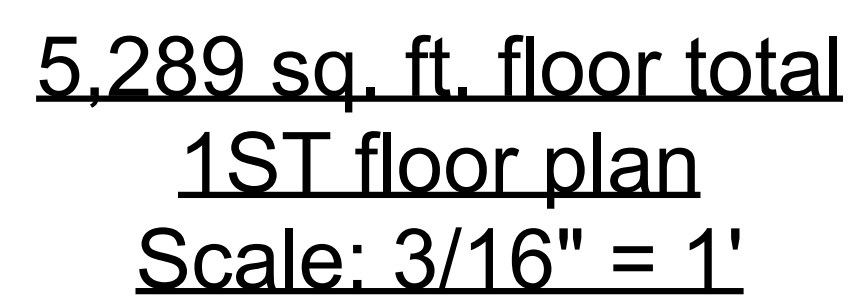


APPLICATION FOR PROJECT REVIEW

For Staff Only <input checked="" type="checkbox"/> Planning Commission		<input type="checkbox"/> Land Use Appeal Board		<input type="checkbox"/> Administrative Review
Date Received 8/13/21	Received By	Scheduled Meeting Date Sept. 23	Zone MU	Application Number PC 21-057
Type of Application (Check all that apply): BUDGET				
<input checked="" type="checkbox"/> Design Review <input type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Zone Change <input type="checkbox"/> Other				
PROJECT NAME Brickyard				
PROJECT ADDRESS 800 north 50 west			COUNTY PLAT TAX ID # 05-048-0018	
AUTHORIZED PROJECT REPRESENTATIVE FOR OWNER Jake Thompson			PHONE # 435-764-2418	
MAILING ADDRESS PO Box 6384		CITY N. Logan	STATE Ut	ZIP 84341
EMAIL ADDRESS jke-thomp@hotmail.com				
PROPERTY OWNER OF RECORD Direct Homes, inc			PHONE # 435-764-2418	
MAILING ADDRESS PO Box 6384		CITY N. Logan	STATE Ut	ZIP 84341
EMAIL ADDRESS jke-thomp@hotmail.com				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE NOTICED AND PRESENTED (Include as much detail as possible - attach a separate sheet if needed) 30 residential unit & 2 commercial or combined 1 commercial unit with above and underground parking structure			Total Lot Size (acres) .8	
			Size of Proposed New Building (square feet) 37,789	
			Number of Proposed New Units/Lots 30 residential / 2 commercial	
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permit on behalf of the property owner.		Signature of Property Owner's Authorized Project Representative 		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner 		

APPLICATION MUST BE ACCURATE AND COMPLETE
NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -

1,121 sq. ft. this end unit



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Brickyard

1st floor plan

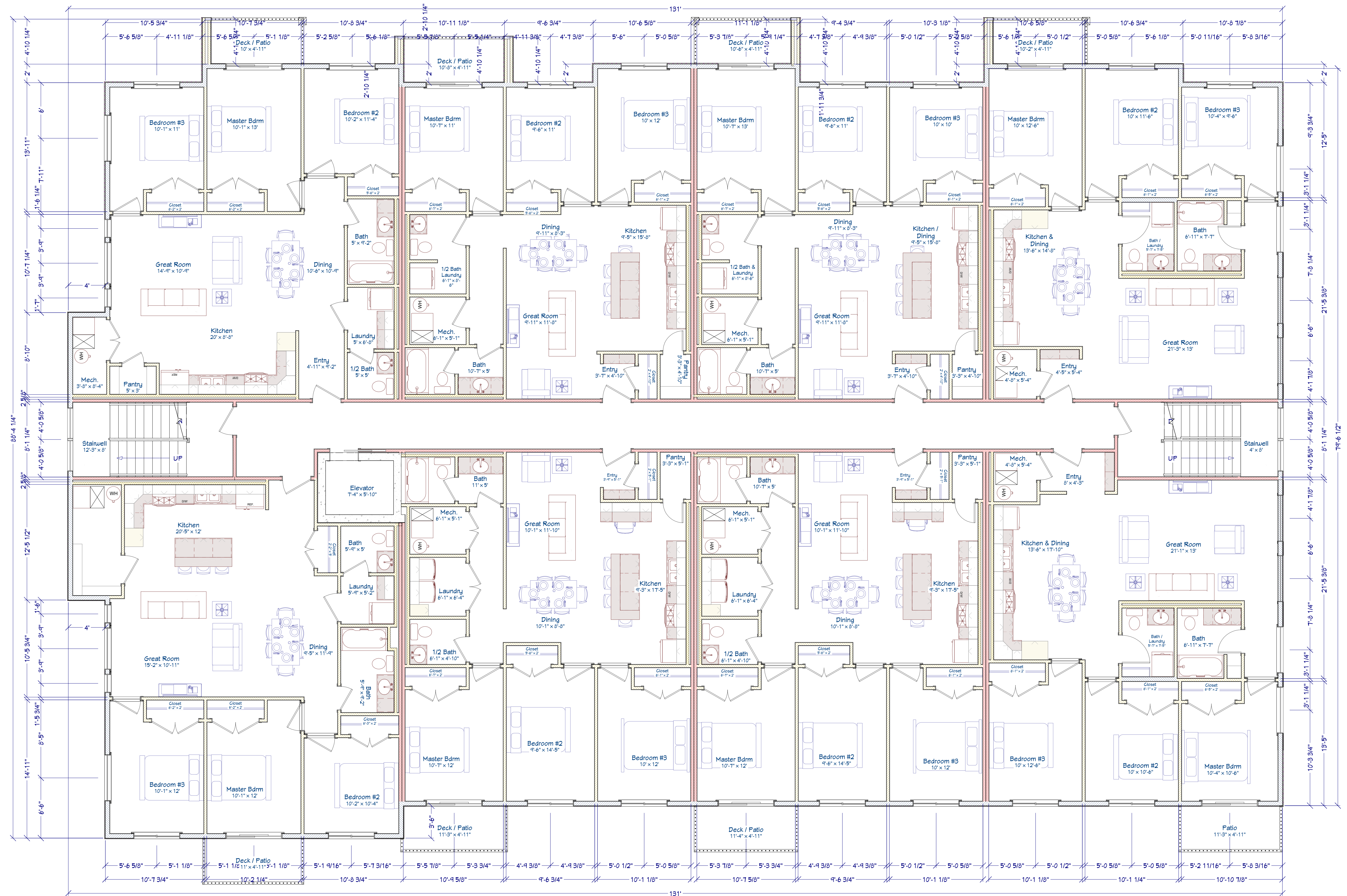


OWNER: JAY L. BAIR
PHONE: (435)770-8636
EMAIL: jay@bairdesigns.com
WEB: bairdesigns.com
336 SUNBURST LN. ©
C RICHMOND, UT, 84333

1,151 sq. ft. this end unit

1,090 sq. ft. (2) middle units)

1,121 sq. ft. this end unit

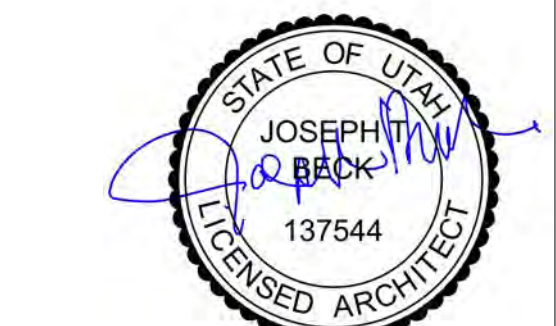


1,226 sq. ft. this end unit

1,171 sq. ft. (2) middle units)

1,150 sq. ft. this end unit

10,273 sq. ft. floor total
2nd-3rd floor plans
Scale: 3/16" = 1'



DO NOT SCALE 11"x17" PRINTS
THEY ARE NOT TO SCALE

PROJECT FOR:

Brickyard

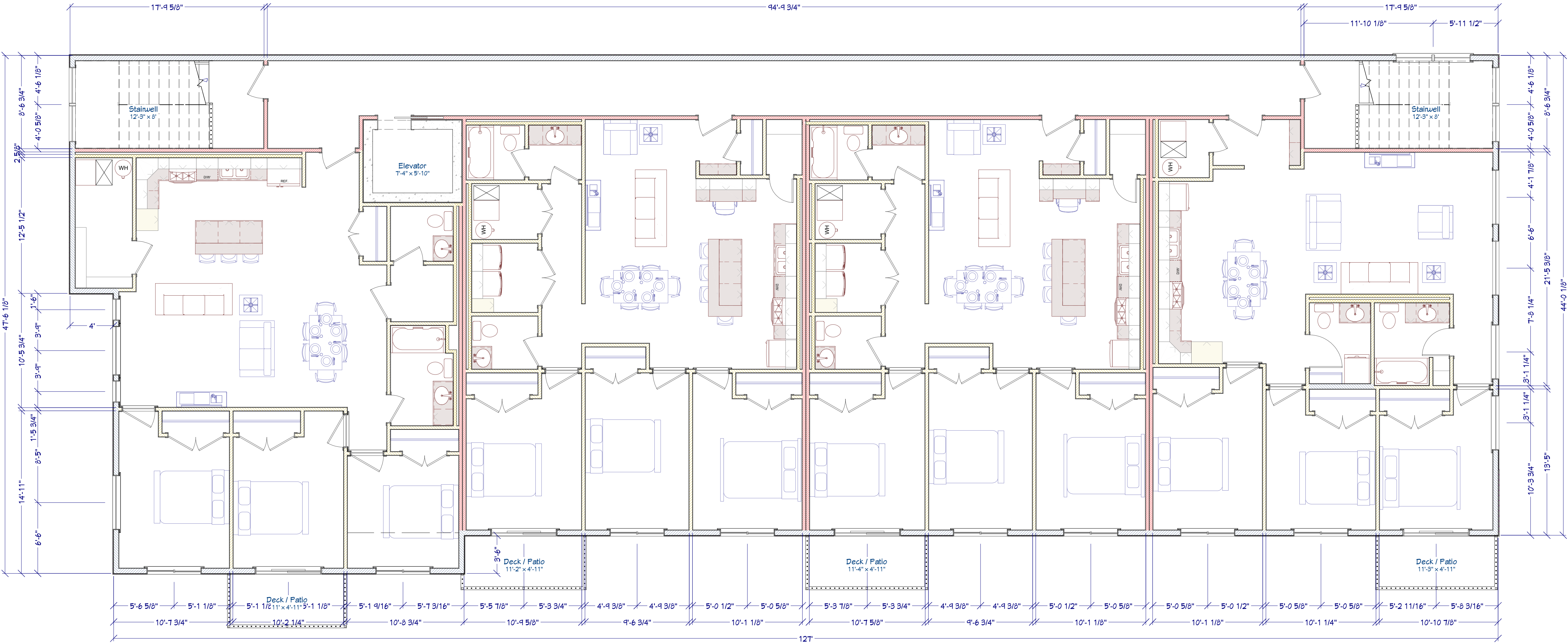
TITLE:
2nd-3rd floor plans

DATE:
11/8/2021
PAGE #
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OWNER: JAY L. BAIR
PHONE: (435)770-8636
EMAIL: jay@bairdesigns.com
WEB: bairdesigns.com
336 SUNBURST LN. ©
BAIRDESIGN LLC RICHMOND, UT, 84333

MASTER DOOR SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O	NUMBER	QTY	FLOOR	SIZE
D01	2	1	2260 R IN	26"x80"x1 3/8" R IN	28"x82 1/2"	D01	2	1	2260 R IN
D02	5	1	2660 L IN	30"x80"x1 3/8" L IN	32"x82 1/2"	D02	5	1	2660 L IN
D03	4	1	2660 R IN	30"x80"x1 3/8" R IN	32"x82 1/2"	D03	4	1	2660 R IN
D04	1	1	2660 R IN	32"x80"x1 3/8" R IN	34"x82 1/2"	D04	1	1	2660 R IN
D05	1	1	3060 L EX	36"x80"x1 3/8" L EX	38"x82 1/2"	D05	1	1	3060 L EX
D06	10	1	3060 L IN	36"x80"x1 3/8" L IN	38"x82 1/2"	D06	10	1	3060 L IN
D07	1	1	3060 L	36"x80"x1 3/8" L	38"x82 1/2"	D07	1	1	3060 L
D08	5	1	4060 L/R IN	(2) 24"x80"x1 3/8" L/R IN	50"x82 1/2"	D08	5	1	4060 L/R IN
D09	1	1	4460 L/R IN	(2) 26"x80"x1 3/8" L/R IN	54"x82 1/2"	D09	1	1	4460 L/R IN
D10	1	3	4460 L/R IN	(2) 26"x80"x1 3/8" L/R IN	54"x82 1/2"	D10	1	3	4460 L/R IN
D11	7	1	5060 L/R IN	(2) 30"x80"x1 3/8" L/R IN	62"x82 1/2"	D11	7	1	5060 L/R IN
D12	4	1	6060 L EX	(2) 36"x80"x1 3/4" L EX	74"x83"	D12	4	1	6060 L EX
D13	2	2	2260 L IN	26"x80"x1 3/8" L IN	28"x82 1/2"	D13	2	2	2260 L IN
D14	2	2	2260 R IN	26"x80"x1 3/8" R IN	28"x82 1/2"	D14	2	2	2260 R IN
D15	8	2	2660 L IN	30"x80"x1 3/8" L IN	32"x82 1/2"	D15	8	2	2660 L IN
D16	4	2	2660 R IN	30"x80"x1 3/8" R IN	32"x82 1/2"	D16	4	2	2660 R IN
D17	4	2	2660 L IN	32"x80"x1 3/8" L IN	34"x82 1/2"	D17	4	2	2660 L IN
D18	1	2	2660 R IN	32"x80"x1 3/8" R IN	34"x82 1/2"	D18	1	2	2660 R IN
D19	4	3	2660 L IN	32"x80"x1 3/8" L IN	34"x82 1/2"	D19	4	3	2660 L IN
D20	20	2	3060 L IN	36"x80"x1 3/8" L IN	38"x82 1/2"	D20	20	2	3060 L IN
D21	1	2	3060 L	36"x80"x1 3/8" L	38"x82 1/2"	D21	1	2	3060 L
D22	13	2	4060 L/R IN	(2) 24"x80"x1 3/8" L/R IN	50"x82 1/2"	D22	13	2	4060 L/R IN
D23	1	2	4460 L/R IN	(2) 26"x80"x1 3/8" L/R IN	54"x82 1/2"	D23	1	2	4460 L/R IN
D24	1	4	3070 L	36"x84"x1 3/8" L	74"x86 1/2"	D24	1	4	3070 L
D25	16	2	5060 L/R IN	(2) 30"x80"x1 3/8" L/R IN	62"x82 1/2"	D25	16	2	5060 L/R IN
D26	4	2	6060 L EX	(2) 36"x80"x1 3/4" L EX	74"x83"	D26	4	2	6060 L EX
D27	4	2	6060 R EX	(2) 36"x80"x1 3/4" R EX	74"x83"	D27	4	2	6060 R EX
D28	2	3	2260 L IN	26"x80"x1 3/8" L IN	28"x82 1/2"	D28	2	3	2260 L IN
D29	2	3	2260 R IN	26"x80"x1 3/8" R IN	28"x82 1/2"	D29	2	3	2260 R IN
D30	8	3	2660 L IN	30"x80"x1 3/8" L IN	32"x82 1/2"	D30	8	3	2660 L IN
D31	4	3	2660 R IN	30"x80"x1 3/8" R IN	32"x82 1/2"	D31	4	3	2660 R IN
D32	1	3	2460 L IN	28"x80"x1 3/8" L IN	30"x82 1/2"	D32	1	3	2460 L IN
D33	1	3	2860 R IN	32"x80"x1 3/8" R IN	34"x82 1/2"	D33	1	3	2860 R IN
D34	4	4	3060 R IN	36"x80"x1 3/8" R IN	38"x82 1/2"	D34	4	4	3060 R IN
D35	20	3	3060 L IN	36"x80"x1 3/8" L IN	38"x82 1/2"	D35	20	3	3060 L IN
D36	23	3	3060 R IN	36"x80"x1 3/8" R IN	38"x82 1/2"	D36	23	3	3060 R IN
D37	13	3	4060 L/R IN	(2) 24"x80"x1 3/8" L/R IN	50"x82 1/2"	D37	13	3	4060 L/R IN
D38	4	4	2860 L IN	32"x80"x1 3/8" L IN	34"x82 1/2"	D38	4	4	2860 L IN
D39	12	4	3060 L IN	36"x80"x1 3/8" L IN	38"x82 1/2"	D39	12	4	3060 L IN
D40	16	3	3060 L/R IN	(2) 30"x80"x1 3/8" L/R IN	62"x82 1/2"	D40	16	3	3060 L/R IN
D41	8	3	6060 EX	(2) 36"x80"x1 3/4" L EX	74"x83"	D41	8	3	6060 EX
D42	2	4	2260 L IN	26"x80"x1 3/8" L IN	28"x82 1/2"	D42	2	4	2260 L IN
D43	3	4	2660 L IN	30"x80"x1 3/8" L IN	32"x82 1/2"	D43	3	4	2660 L IN
D44	5	4	2660 R IN	30"x80"x1 3/8" R IN	32"x82 1/2"	D44	5	4	2660 R IN
D45	23	2	3060 R IN	36"x80"x1 3/8" R IN	38"x82 1/2"	D45	23	2	3060 R IN
D46	2	1	6060 L/R IN	(2) 36"x80"x1 3/8" L/R IN	74"x82 1/2"	D46	2	1	6060 L/R IN
D47	15	1	3060 R IN	36"x80"x1 3/8" R IN	38"x82 1/2"	D47	15	1	3060 R IN
D48	1	2	4460 L/R IN	(2) 26"x80"x1 3/8" L/R IN	54"x82 1/2"	D48	1	2	4460 L/R IN
D49	8	4	4060 L/R IN	(2) 24"x80"x1 3/8" L/R IN	50"x82 1/2"	D49	8	4	4060 L/R IN
D50	1	1	2460 L IN	28"x80"x1 3/8" L IN	30"x82 1/2"	D50	1	1	2460 L IN
D52	4	4	5060 L/R IN	(2) 30"x80"x1 3/8" L/R IN	62"x82 1/2"	D52	4	4	5060 L/R IN
D53	4	4	6060 L EX	(2) 36"x80"x1 3/4" L EX	74"x83"	D53	4	4	6060 L EX
D54	1	3	3070 L	36"x84"x1 3/8" L	74"x86 1/2"	D54	1	3	3070 L

MASTER WINDOW SCHEDULE									
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED	QTY	NUMBER	QTY
W01	12	1	3020FX	36"x24"FX			12	W01	12
W02	12	1	5016FX	60"x18"FX			12	W02	12
W03	8	1	5050LS	60"x60"LS	YES		8	W03	8
W04	2	1	5060	60"x80"			2	W04	2
W05	4	1	6016FX	72"x18"FX			4	W05	4
W06	4	2	2016FX	24"x18"FX			4	W06	4
W07	4	2	2050SH	24"x60"SH			4	W07	4
W08	24	2	3020FX	36"x24"FX			24	W08	24
W09	20	2	5016FX	60"x18"FX			20	W09	20
W10	2	2	5020FX	60"x24"FX			2	W10	2
W11	2	2	5050FX	60"x60"FX			2	W11	2
W12	16	2	5050LS	60"x60"LS	YES		16	W12	16
W13	4	2	5060	60"x80"			4	W13	4
W14	8	2	6016FX	72"x18"FX			8	W14	8
W15	2	2	61050	82"x60"			2	W15	2
W16	4	3	2016FX	24"x18"FX			4	W16	4
W17	4	3	2050SH	24"x60"SH			4	W17	4
W18	24	3	3020FX	36"x24"FX			24	W18	24
W19	22	3	5016FX	60"x18"FX			22	W19	22
W20	2	3	5050FX	60"x60"FX			2	W20	2
W21	16	3	5050LS	60"x60"LS	YES		16	W21	16
W22	4	3	5060	60"x80"			4	W22	4
W23	8	3	6016FX	72"x18"FX			8	W23	8
W24	2	3	61050	82"x60"			2	W24	2
W25	2	4	2016FX	24"x18"FX			2	W25	2
W26	2	4	2050SH	24"x60"SH			2	W26	2
W27	12	4	3020FX	36"x24"FX			12	W27	12
W28	11	4	5016FX	60"x18"FX			11	W28	11
W29	1	4	5050FX	60"x60"FX			1	W29	1
W30	8	4	5050LS	60"x60"LS	YES		8	W30	8
W31	4	4	5060	60"x80"			4	W31	4
W32	4	4	6016FX	72"x18"FX			4	W32	4
W33	2	4	61041	82"x104"			2	W33	2
W34	2	3	4616FX	54"x18"FX			2	W34	2
W35	2	3	4650FX	54"x60"FX			2	W35	2
W36	1	4	4616FX	54"x18"FX			1	W36	1
W37	1	4	4650FX	54"x60"FX			1	W37	1
W38	2	2	4616FX	54"x18"FX			2	W38	2
W39	2	2	4650FX	54"x60"FX			2	W39	2
W40	1	4	61016	82"x18"			1	W40	1
W41	1	1	5016FX	60"x18"FX	YES		1	W41	1

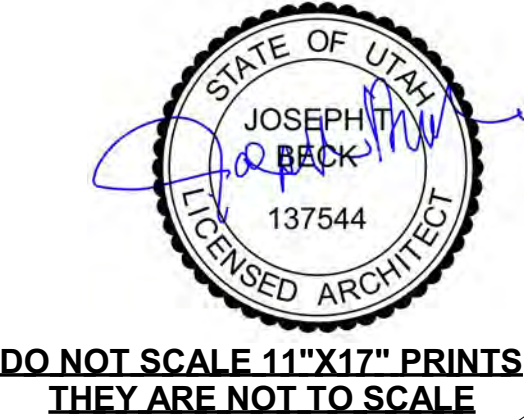


1,226 sq. ft. this end unit

1,171 sq. ft. (2) middle units)

1,150 sq. ft. this end unit

5,746 sq. ft. floor total
4th floor plan
Scale: 3/16" = 1'



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PROJECT FOR:

Brickyard

TITLE:

4th floor plan

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MASTER DOOR SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	R/O
D01	2	1	2260	R IN	26"X80"X1 3/8" R IN
D02	5	1	2660	L IN	30"X80"X1 3/8" L IN
D03	4	1	2660	R IN	30"X80"X1 3/8" R IN
D04	1	1	2660	R IN	32"X80"X1 3/8" R IN
D05	1	1	3060	L EX	36"X80"X1 3/4" L EX
D06	10	1	3060	L IN	36"X80"X1 3/8" L IN
D07	1	1	3060	L IN	36"X80"X1 3/8" L IN
D08	5	1	4060	L/R IN	(2) 24"X80"X1 3/8" L/R IN
D09	1	1	4460	L/R IN	(2) 26"X80"X1 3/8" L/R IN
D10	1	3	4460	L/R IN	(2) 26"X80"X1 3/8" L/R IN
D11	7	1	5060	L/R IN	(2) 30"X80"X1 3/8" L/R IN
D12	4	1	6060	L EX	(2) 36"X80"X1 3/4" L EX
D13	2	2	2260	L IN	26"X80"X1 3/8" L IN
D14	2	2	2260	R IN	26"X80"X1 3/8" R IN
D15	0	2	2660	L IN	30"X80"X1 3/8" L IN
D16	4	2	2660	R IN	30"X80"X1 3/8" R IN
D17	4	2	2660	L IN	32"X80"X1 3/8" L IN
D18	1	2	2660	R IN	32"X80"X1 3/8" R IN
D19	4	3	2660	L IN	32"X80"X1 3/8" L IN
D20	20	2	3060	L IN	36"X80"X1 3/8" L IN
D21	1	2	3060	L	36"X80"X1 3/8" L
D22	13	2	4060	L/R IN	(2) 24"X80"X1 3/8" L/R IN
D23	1	2	2460	L IN	28"X80"X1 3/8" L IN
D24	1	4	3070	L	36"X84"X1 3/8" L
D25	16	2	5060	L/R IN	(2) 30"X80"X1 3/8" L/R IN
D26	4	2	6060	L EX	(2) 36"X80"X1 3/4" L EX
D27	4	2	6060	R EX	(2) 36"X80"X1 3/4" R EX
D28	2	3	2260	L IN	26"X80"X1 3/8" L IN
D29	2	3	2260	R IN	26"X80"X1 3/8" R IN
D30	8	3	2660	L IN	30"X80"X1 3/8" L IN
D31	4	3	2660	R IN	30"X80"X1 3/8" R IN
D32	1	3	2460	L IN	28"X80"X1 3/8" L IN
D33	1	3	2860	R IN	32"X80"X1 3/8" R IN
D34	4	4	3060	R IN	36"X80"X1 3/8" R IN
D35	20	3	3060	L IN	36"X80"X1 3/8" L IN
D36	23	3	3060	R IN	36"X80"X1 3/8" R IN
D37	13	3	4060	L/R IN	(2) 24"X80"X1 3/8" L/R IN
D38	4	4	2660	L IN	32"X80"X1 3/8" L IN
D39	12	4	3060	L IN	36"X80"X1 3/8" L IN
D40	16	3	5060	L/R IN	(2) 30"X80"X1 3/8" L/R IN
D41	0	3	6060	L EX	(2) 36"X80"X1 3/4" L EX
D42	2	4	2260	L IN	26"X80"X1 3/8" L IN
D43	3	4	2660	L IN	30"X80"X1 3/8" L IN
D44	5	4	2660	R IN	30"X80"X1 3/8" R IN
D45	23	2	3060	R IN	36"X80"X1 3/8" R IN
D46	2	1	6060	L/R IN	(2) 36"X80"X1 3/8" L/R IN
D47	15	1	3060	R IN	36"X80"X1 3/8" R IN
D48	1	2	4460	L/R IN	(2) 26"X80"X1 3/8" L/R IN
D49	0	4	4060	L/R IN	(2) 24"X80"X1 3/8" L/R IN
D50	1	1	2460	L IN	28"X80"X1 3/8" L IN
D52	4	4	5060	L/R IN	(2) 30"X80"X1 3/8" L/R IN
D53	4	4	6060	L EX	(2) 36"X80"X1 3/4" L EX
D54	1	3	3070	L	36"X84"X1 3/8" L

MASTER WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED
W01	12	1	3020FX	36"X24"FX		
W02	12	1	5016FX	60"X18"FX		
W03	0	1	5050LS	60"X60"LS	YES	
W04	2	1	5060	60"X80"		
W05	4	1	6016FX	72"X18"FX		
W06	4	2	2016FX	24"X18"FX		
W07	4	2	2050SH	24"X60"SH		
W08	24	2	3020FX	36"X24"FX		
W09	20	2	5016FX	60"X18"FX		
W10	2	2	5020FX	60"X24"FX		
W11	2	2	5050FX	60"X60"FX		
W12	16	2	5050LS	60"X60"LS	YES	
W13	4	2	5060	60"X80"		
W14	0	2	6016FX	72"X18"FX		
W15	2	2	61050	82"X60"		
W16	4	3	2016FX	24"X18"FX		
W17	4	3	2050SH	24"X60"SH		
W18	24	3	3020FX	36"X24"FX		
W19	22	3	5016FX	60"X18"FX		
W20	2	3	5050FX	60"X60"FX		
W21	16	3	5050LS	60"X60"LS	YES	
W22	4	3	5060	60"X80"		
W23	0	3	6016FX	72"X18"FX		
W24	2	3	61050	82"X60"		
W25	2	4	2016FX	24"X18"FX		
W26	2	4	2050SH	24"X60"SH		
W27	12	4	3020FX	36"X24"FX		
W28	11	4	5016FX	60"X18"FX		
W29	1	4	5050FX	60"X60"FX		
W30	0	4	5050LS	60"X60"LS	YES	
W31	2	4	5060	60"X80"		
W32	4	4	6016FX	72"X18"FX		
W33	2	4	61041	82"X104"		
W34	2	3	4616FX	54"X18"FX		
W35	2	3	4650FX	54"X60"FX		
W36	1	4	4616FX	54"X18"FX		
W37	1	4	4650FX	54"X60"FX		
W38	2	2	4616FX	54"X18"FX		
W39	2	2	4650FX	54"X60"FX		
W40	1	4	61016	82"X18"		
W41	1	1	5016FX	60"X18"FX	YES	



West elevation
Scale: 3/16" = 1'



DO NOT SCALE 11"X17" PRINTS
THEY ARE NOT TO SCALE

PROJECT FOR:

Brickyard

TITLE:

West elevation

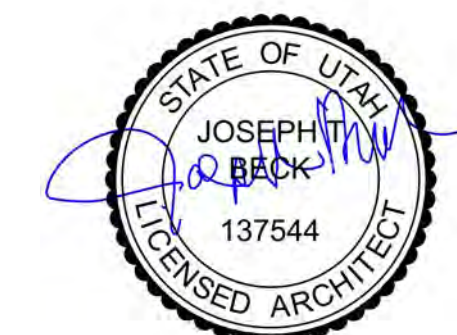
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North elevation
Scale: 1/4" = 1'



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PROJECT FOR:

North elevation

Brickyard

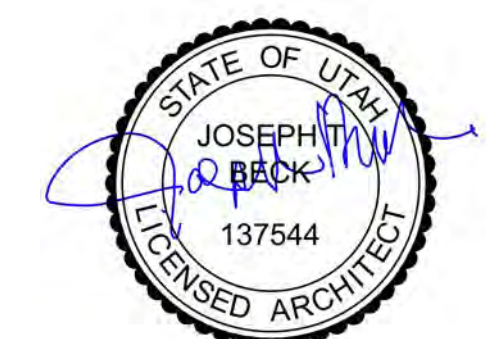


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East elevation
Scale: 3/16" = 1'



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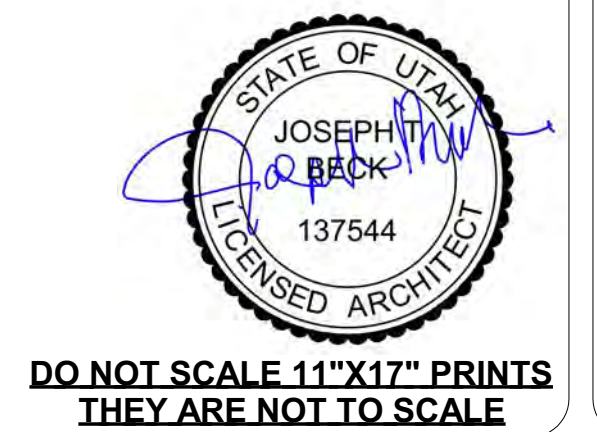
East elevation

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South elevation
Scale: 1/4" = 1'



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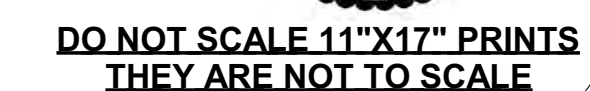
Brickyard

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South elevation

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Brickyard

Building section



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A
10
Building section
Scale: 1/4" = 1'

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STATE OF UTAH
JOSEPH A. BECK
137544
LICENSED ARCHITECT

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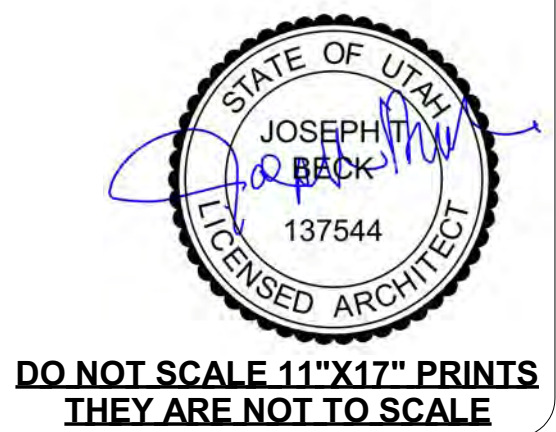
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Building section

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SOUTH WEST



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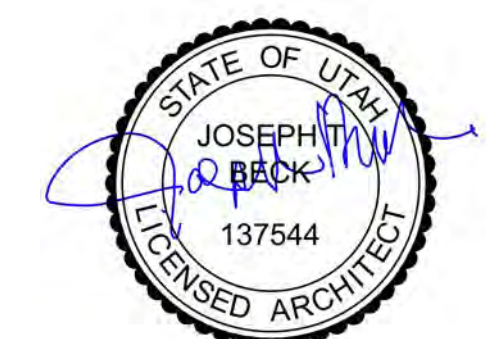
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WEST



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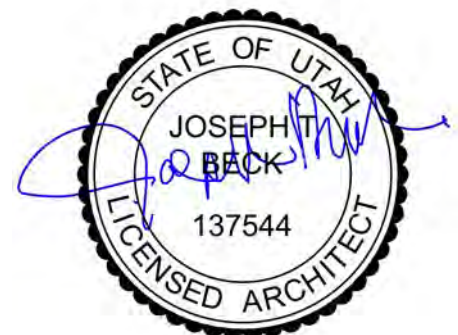
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NORTH WEST



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NORTH



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NORTH EAST



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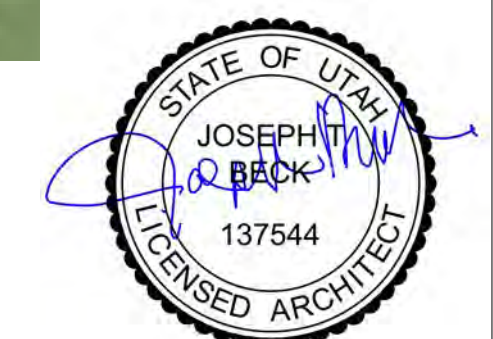
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SOUTH EAST



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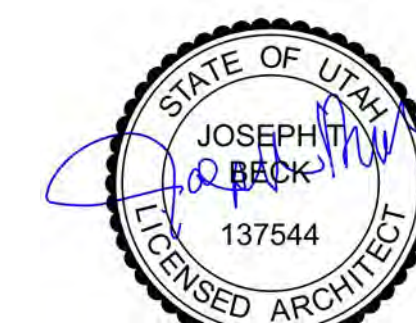
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SOUTH WEST



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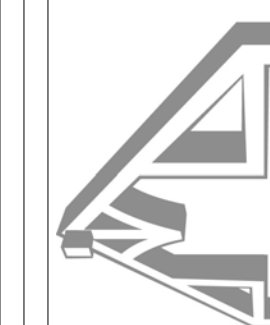
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PROJECT FOR:

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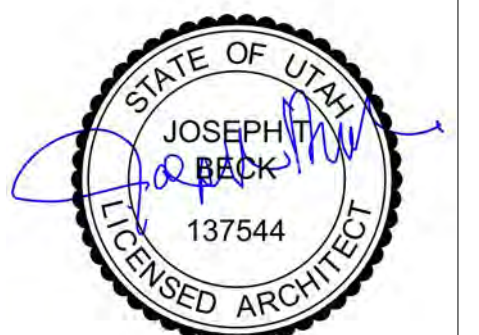


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WEST



DO NOT SCALE 11"X17" PRINTS
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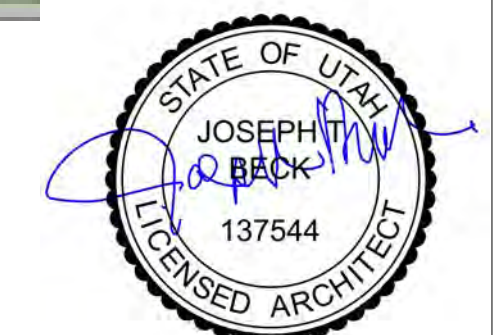
Brickyard



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NORTH



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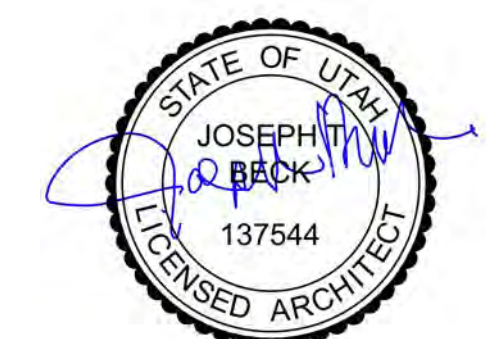
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NORTH EAST (800 N. VIEW)



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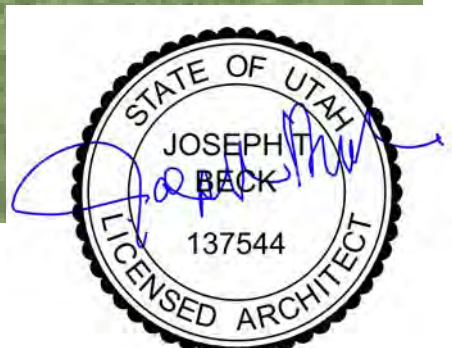
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SOUTH EAST



DO NOT SCALE 11"X17" PRINTS
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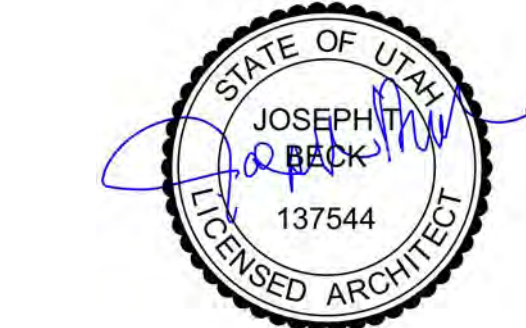
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50 WEST STREET VIEW



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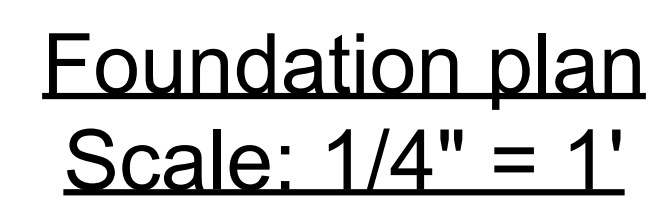
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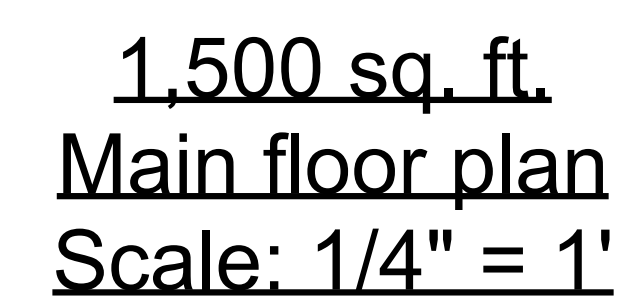
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MASTER WINDOW SCHEDULE							
NUMBER	QTY	FLOOR	SIZE	DIMENSIONS	EGRESS	TEMPERED	QTY
W01	4	1	10292	122"x110"			4
W02	6	1	5092	60"x110"			6



DO NOT SCALE 11"X17" PRINTS
THEY ARE NOT TO SCALE



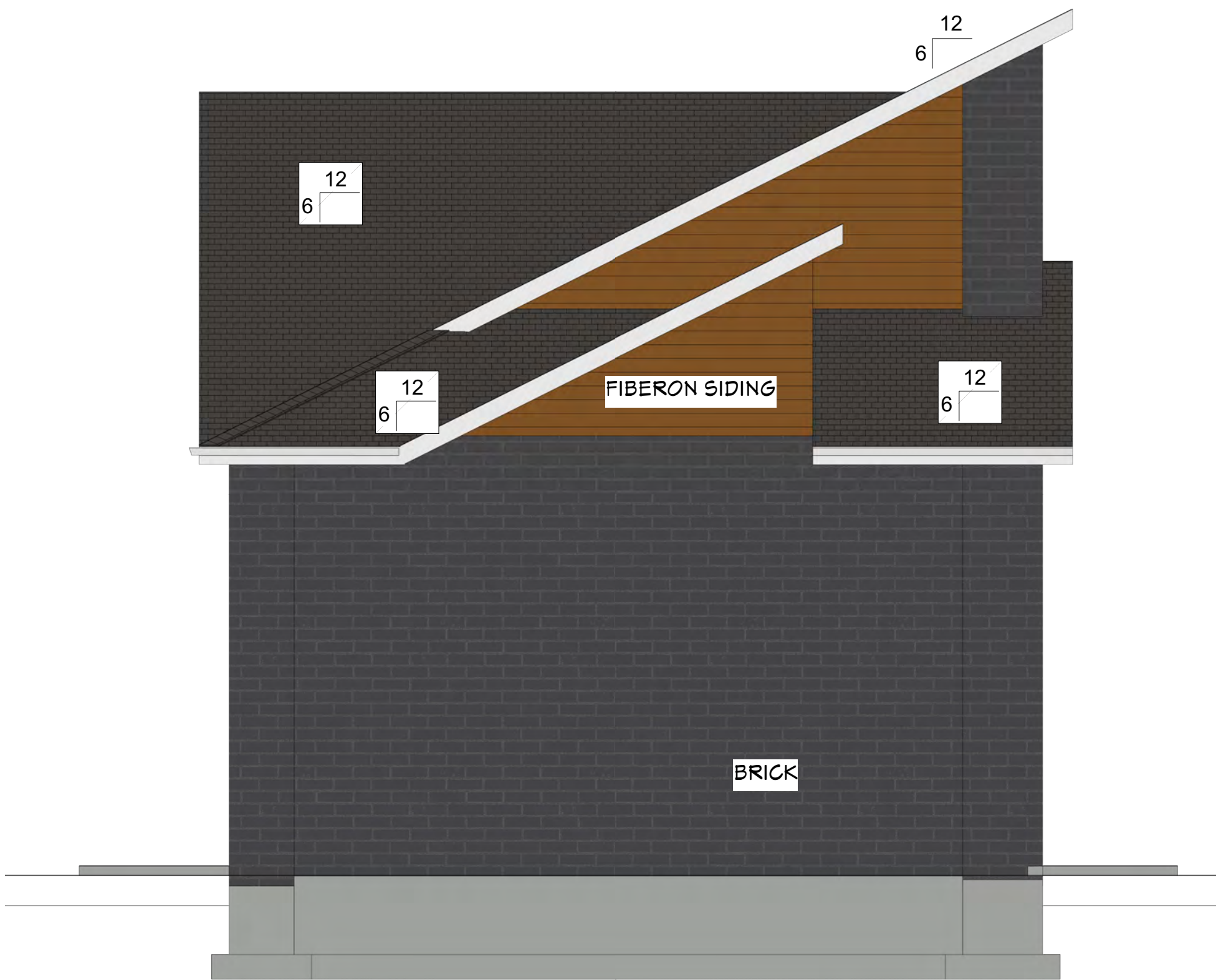
NORTH ELEVATION
SCALE: 1/4" = 1'



WEST ELEVATION
SCALE: 1/4" = 1'



SOUTH ELEVATION
SCALE: 1/4" = 1'



EAST ELEVATION
SCALE: 1/4" = 1'



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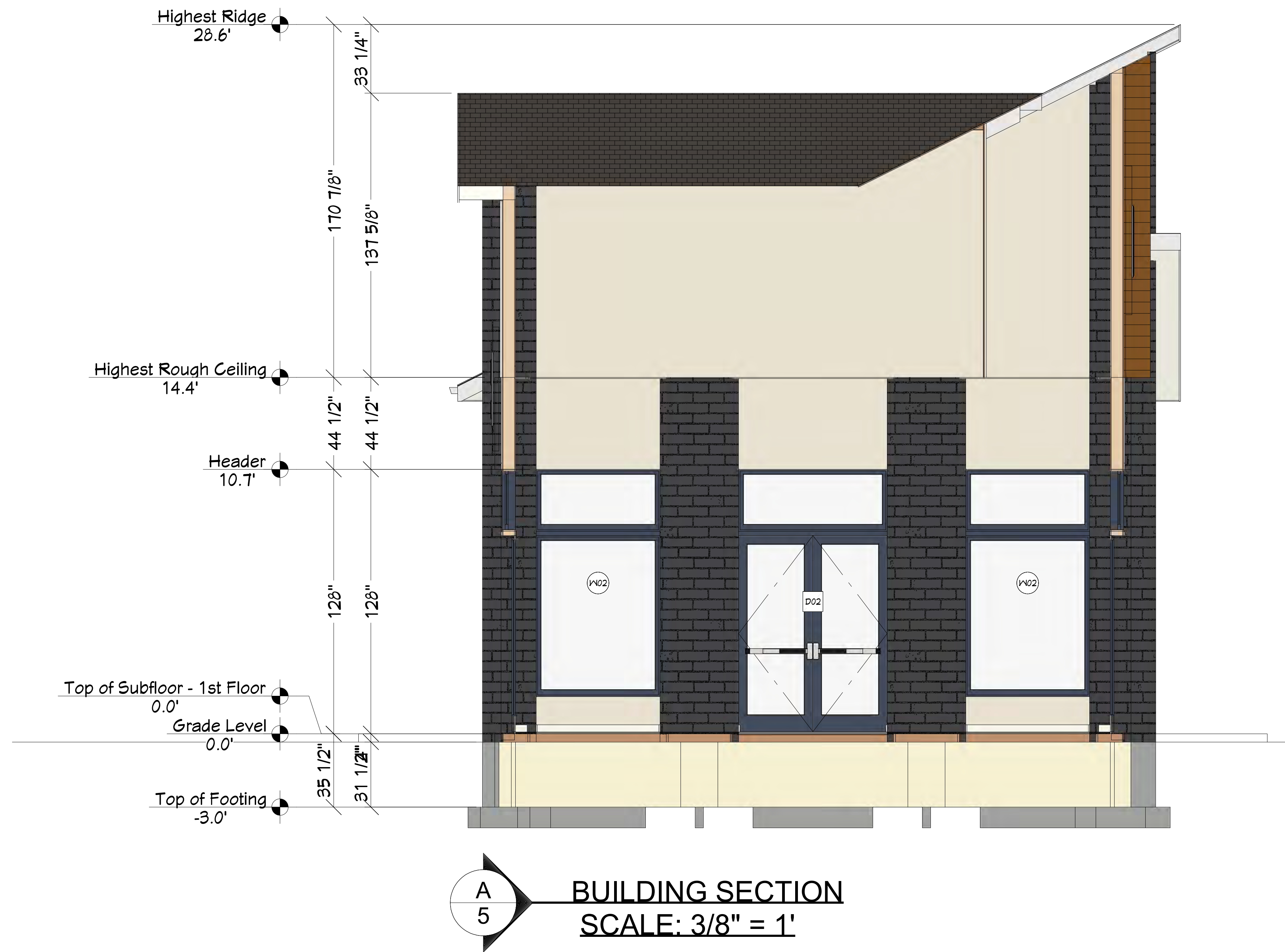
PROJECT FOR:
Brickyard
Commercial & residential

TITLE:
ELEVATIONS

DATE:
11/8/2021

PAGE #
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DO NOT SCALE 11"X17" PRINTS
THEY ARE NOT TO SCALE



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