



CITY COUNCIL MEETING STAFF REPORT

DATE OF MEETING: March 19, 2024
NAME OF PROJECT: Springer Farms
PROPERTY OWNER: Springer Farms Land Holdings LLC
AUTHORIZED REPRESENTATIVE: Travis Nokes
AGENDA ITEM: Plat Amendment of Springer Farms Commercial Planned Unit Development – Condominium of Unit 4
LOCATION OF ITEM: 49 North 200 West
ZONING DESIGNATIONS: C-3

ITEM: 14

Travis Nokes is requesting a Plat Amendment of the Robey Building of Springer Farms. The proposal would subdivide the Robey (Unit 4) building into ten units. The Robey Building will consist of seven short-term rental units on the upper floor and three commercial units on the lower floor. The property is located at 65 N 200 W and is in the C-3 zone.

BACKGROUND:

Travis Nokes, representative for Springer Farms Land Holdings LLC, is proposing a plat amendment of the Springer Farms Commercial Planned Unit Development that will subdivide Unit 4 into ten condominiums. The condominiums will consist of seven short-term rental units on the upper floor and three commercial units on the lower floor. This will allow the owner to sell each of the ten units to different entities that will be governed by the Codes, Covenants, and Restrictions (CC&Rs) of Springer Farms.

Commercial Condominiums are a conditional use in the C-3 zone. Currently, Springer Farms is a four-unit commercial planned unit development. The four units are four building sites surrounded by common area that the four units all own in common. What is being proposed is to add a plat to the recorded Springer Farms Subdivision. The new plat will be a condominium plat of Unit 4 that will divide it from one unit to ten units. Unit 4, which currently has one tax identification number, will have ten tax identification numbers. Likewise, Springer Farms, which currently has four tax identification numbers, will have 14 tax identification numbers. It is likely that Units 1-3 will also go through the same process in the future.

Unit 4 is currently under construction. There are different building code requirements for a condominium building as compared to a building in one ownership. It is staff's understanding that the building under construction is being built to the required condominium standards. As mentioned earlier, Springer Farms CC&Rs will govern all the units in the development. The landscaping and parking areas are recorded as common area and will be maintained by the Property Owners' Association.

The site is located to the west of Town Square and fronts on 200 West. The property is in the C-3 zone and commercial condominiums are allowed as a conditional use. The property is located in an important area of Midway because it surrounds the Town Square. The C-3 zone, that includes and surrounds the Town Square, is distinct from the C-2 zone which covers the majority of Main Street heading to the east. The difference between the two zones is the C-3 zone is more restrictive than the C-2 zone. For example, where the C-2 zone allows for several uses associated with vehicles such as gasoline stations and car washes, the C-3 zone is more restrictive and does not allow these types of uses. The C-3 zone is focused on restaurants, retail, offices, and other similar types of commercial uses. The purpose of this distinction is to create a walkable core to Midway that is a gathering area for the community. The City Council has recently reviewed a proposed master plan for the Town Square that will help the Town Square to be more usable year-round and a gathering place for the community. The City is also interested in compatible uses developing around the Town Square that will complement the area and create an active and vibrant Midway core. The Springer Village will help create that core with its eateries, commercial, and nightly rentals.

There are existing residents and commercial businesses in the area that will be impacted by the development and careful planning must be taken to mitigate negative impacts wherever reasonably possible. Because commercial planned unit developments are a conditional use, the City Council may require reasonable conditions to mitigate negative impacts to the neighbors and the area. Conditional uses are governed by the following standards:

- (a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The original approval of Springer Farms as a Conditional Use has the following conditions required as part of the approval and will continue to be required if Unit 4 is subdivided:

- Fencing be installed per the proposed fencing plan and compliance with City requirements.
- The windows facing off the property, on the second floor of any buildings, had to have window coverings installed on them.

LAND USE SUMMARY:

- C-3 zone
- 1.26 acres
- Unit 4 is 4,747 square feet (building footprint)
- Unit 4 will be a condominium plat
- Unit Four:
 - Three lower floor commercial units
 - Seven short-term rentals (will not include kitchens or individual laundry facilities)
- Private driveways, parking, and landscaping that will be common area and will be maintained by the Property Owners' Association

ANALYSIS:

Architectural Theme – The developer is required to receive architectural approval of all structures in a commercial planned unit development. The developer has presented renderings to the Visual Architecture Committee and has received a recommendation of approval for Unit 4.

Parking – The developer is providing 50 stalls in the proposed site plan. Based on the information provided, 44 stalls are required for the proposal (13 stalls for short-term rentals, 6.4 stalls for the west building lower floor and 4 stalls for the west building upper floor, 10.2 stalls for the south building lower floor, and 4.25 stalls for the restaurant, and 5.8 stalls for the north building).

Height of structures – Structures cannot exceed 35’ in height, measured from natural grade to the roof. Architectural elements may exceed the 35’ limit as per code.

Transient Rental Overlay District – The transient rental overlay district (TROD) covers the entire project area. The proposal is to create 13 short-term rental units (seven in Unit4). The units will not contain kitchens or laundry facilities.

Property Owners’ Association – A Property Owners’ Association (POA) is required for any planned unit developments. It is the POA’s responsibility to maintain common areas that include landscaping, driveways, and parking areas. It is also possible that the POA will be required to maintain the outer walls, roofs, and shared areas within the buildings such as hallways and stairs. The developer has submitted the proposed Declaration of Covenants, Conditions and Restrictions which will be reviewed by the City Attorney.

Landscaping and Fencing Plan – A landscaping plan has been submitted to the City for staff and VAC review. The landscaping and fencing may help mitigate nuisance issue such as light and noise for surrounding residences. Normally fencing is not a requirement for commercial development but since a commercial condominium is a conditional use permit, fencing has been required to help mitigate nuisances. Fencing has been required along the southside of the parking lot and along the east side of the parking lot. The fencing will help shield vehicle lights from shining on the surrounding homes located in the commercial zone.

Lighting Plan – The applicant has submitted a statement that all lighting will have full cut-off as required by code. This requirement includes street lighting, commercial building lighting, and parking areas lighting. The purpose of the code is to assure the lights will comply the requirement of having full cut-off and to also assure that no light trespass will occur onto neighboring properties.

Dumpster and Snow Storage Plan – The developer has submitted a dumpster and snow storage plan. Dumpsters are required to be located in enclosures and the enclosures must be reviewed by the VAC. The applicant has also submitted a “Will-Serve” letter from Wasatch County Solid Waste Disposal District.

PLANNING COMMISSION RECOMMENDATION:

Motion: Commissioner Osborne: I make a motion that we recommend approval for a Plat Amendment of the Robey Building of Springer Farms. The proposal would subdivide the Robey building into ten units. The Robey Building will consist of seven short-term rental units on the upper floor and three commercial units on the lower floor. The property is located at 65 N 200 W and is in the C3 zone. Accept the findings in the staff report with no conditions.

Seconded: Commissioner Lineback

Chairman Nicholas: Any discussion on the motion?

Chairman Nicholas: All in favor.

Ayes: Commissioners: Lineback, Osborne, Wardle, Miles

Nays: None

Motion: Passed

VISUAL AND ARCHITECTURAL COMMITTEE RECOMMENDATION:

The Visual and Architectural Committee (VAC) reviewed renderings for the proposed development during their meeting on December 14, 2022. Signage will need to be reviewed and approved when more information is submitted.

POSSIBLE FINDINGS:

- The proposal will benefit the City financially by creating a greater tax base and by providing more commercial options to the community.
- The proposal may help the City better comply with State requirements regarding the ability to collect resort tax.
- Commercial condominium developments are a conditional use in the C-3 zone.

ALTERNATIVE ACTIONS:

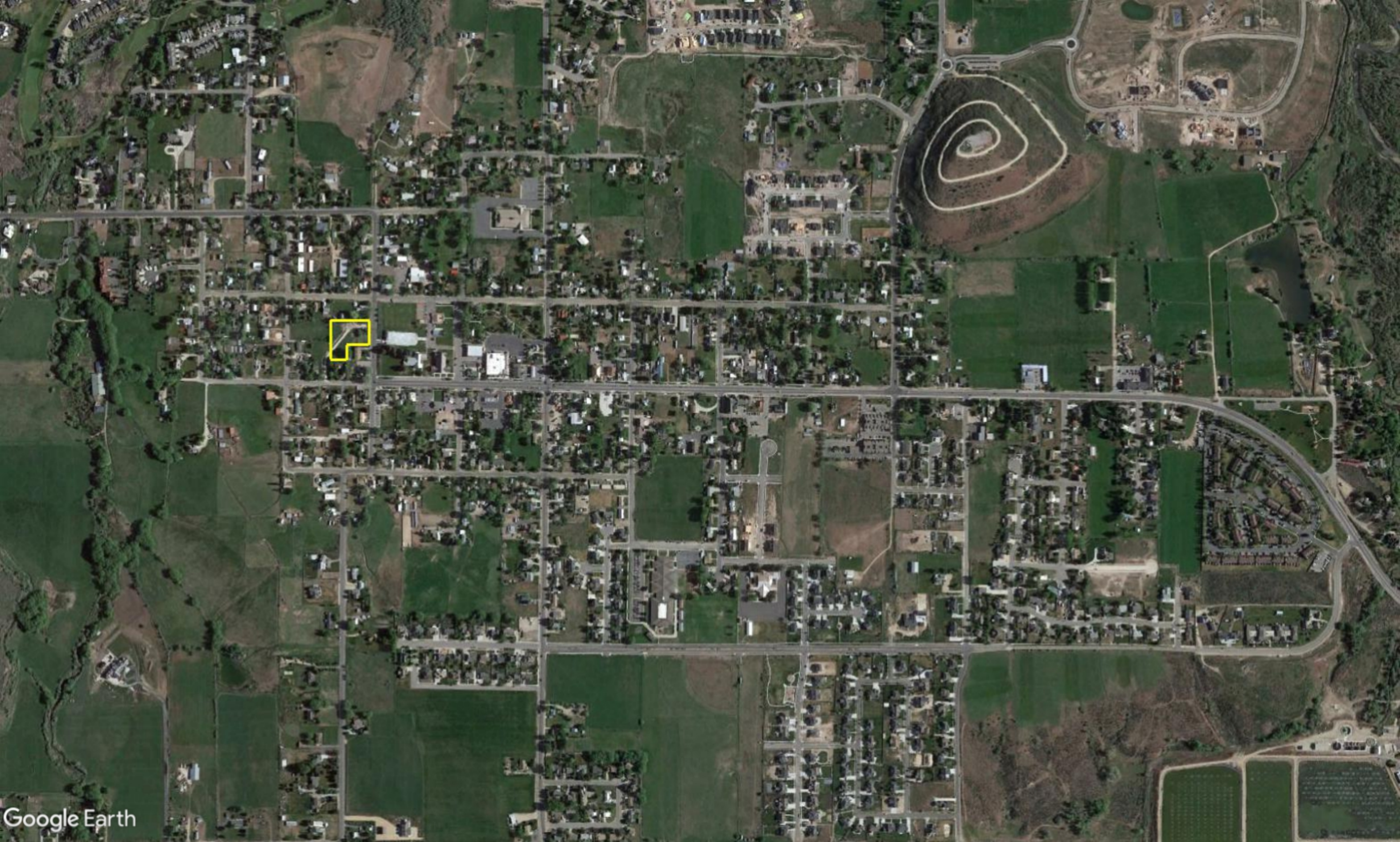
1. Approval (conditional). This action can be taken if the City Council finds the proposal complies with the requirements of the code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Place condition(s) if needed

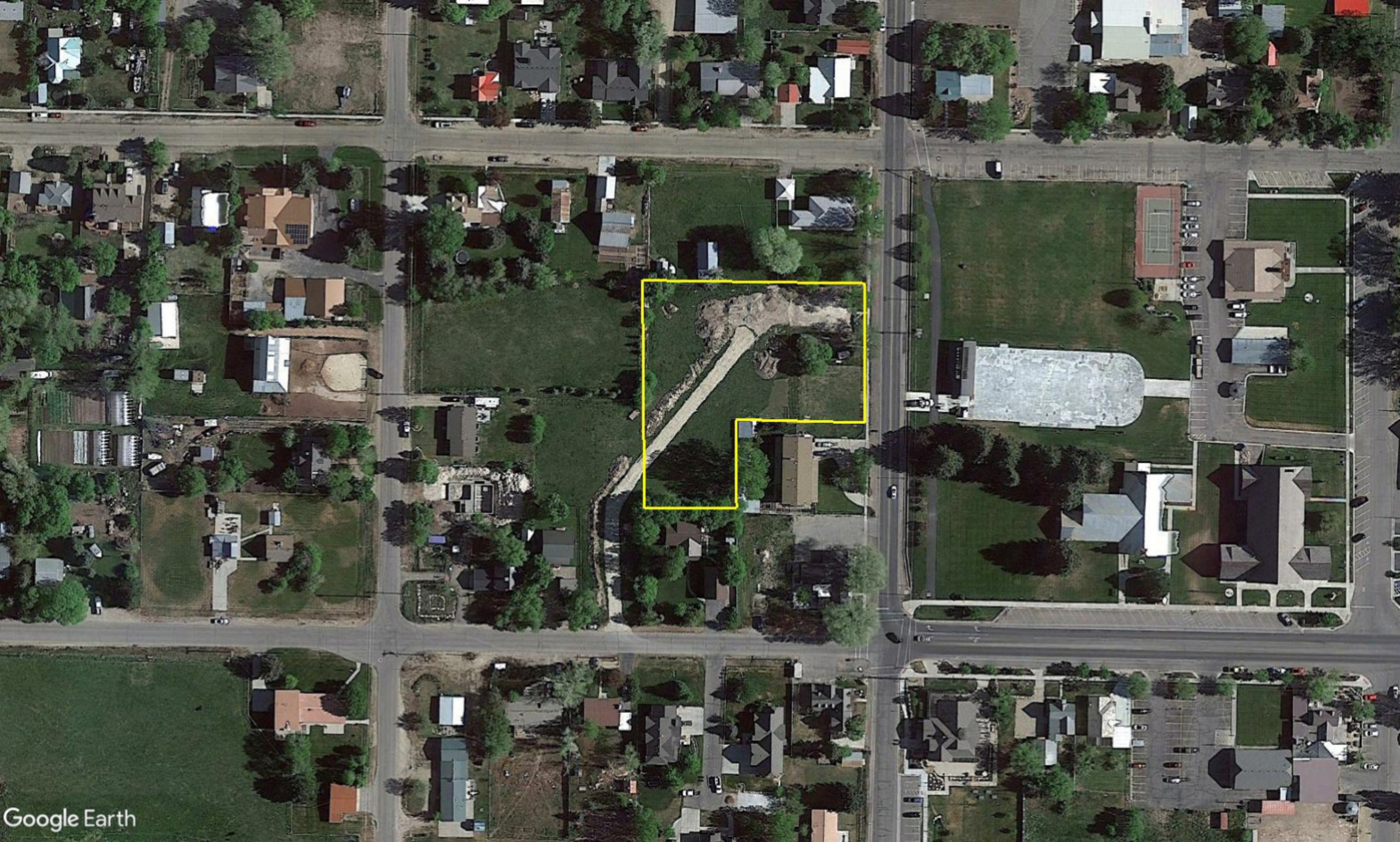
2. Continuance. This action can be taken if the City Council that there are unresolved issues.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for continuance
 - i. Unresolved issues that must be addressed
 - d. Date when the item will be heard again

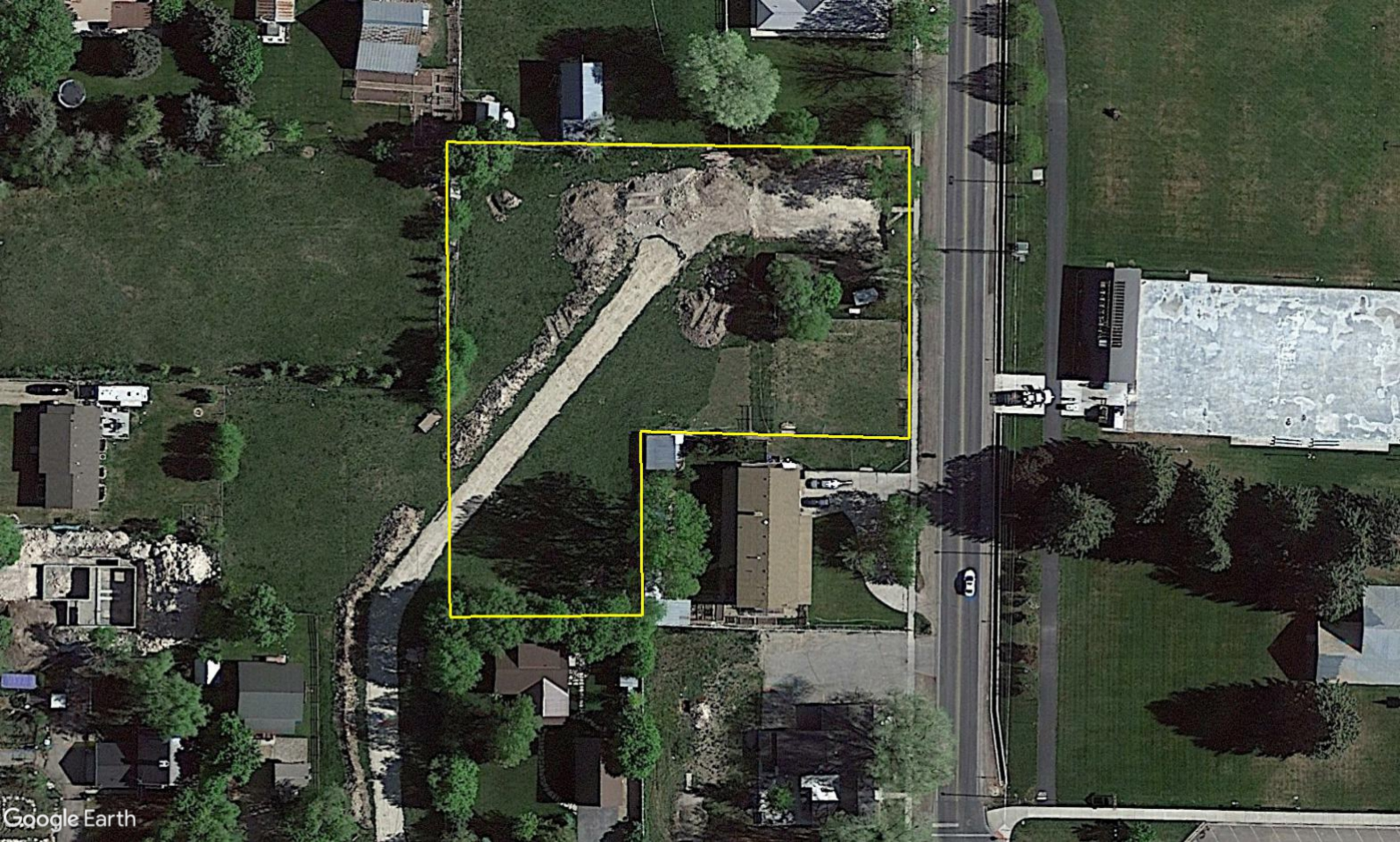
3. Denial. This action can be taken if the City Council finds that the request does not comply with the requirements of the code.
 - a. Accept staff report
 - b. List accepted findings
 - c. Reasons for denial

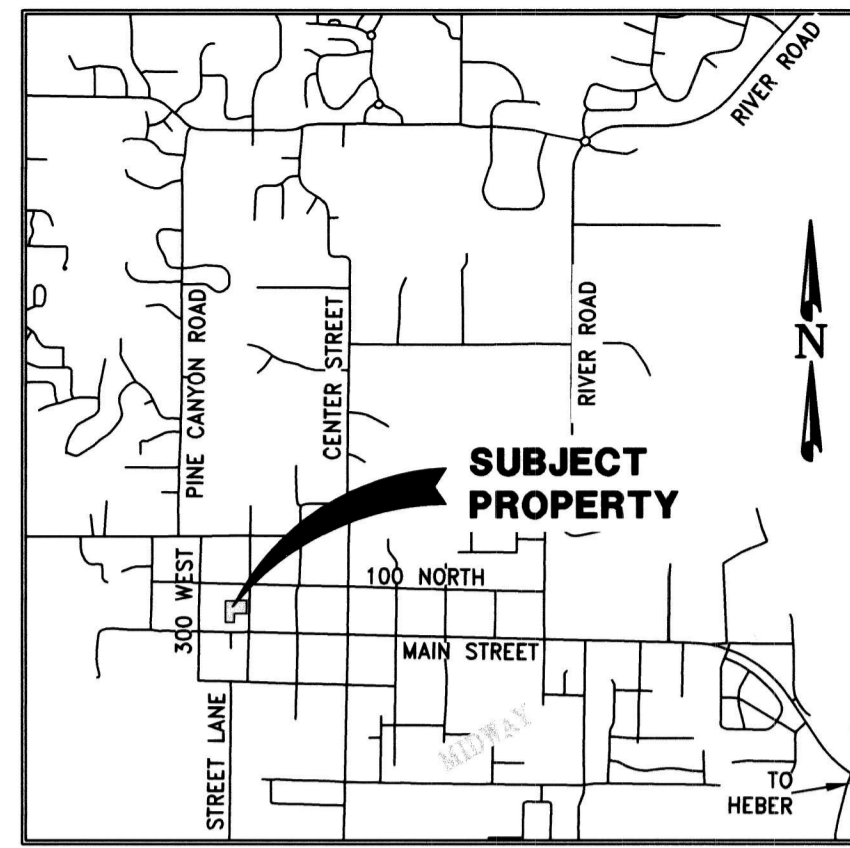
PROPOSED CONDITIONS:

1. None







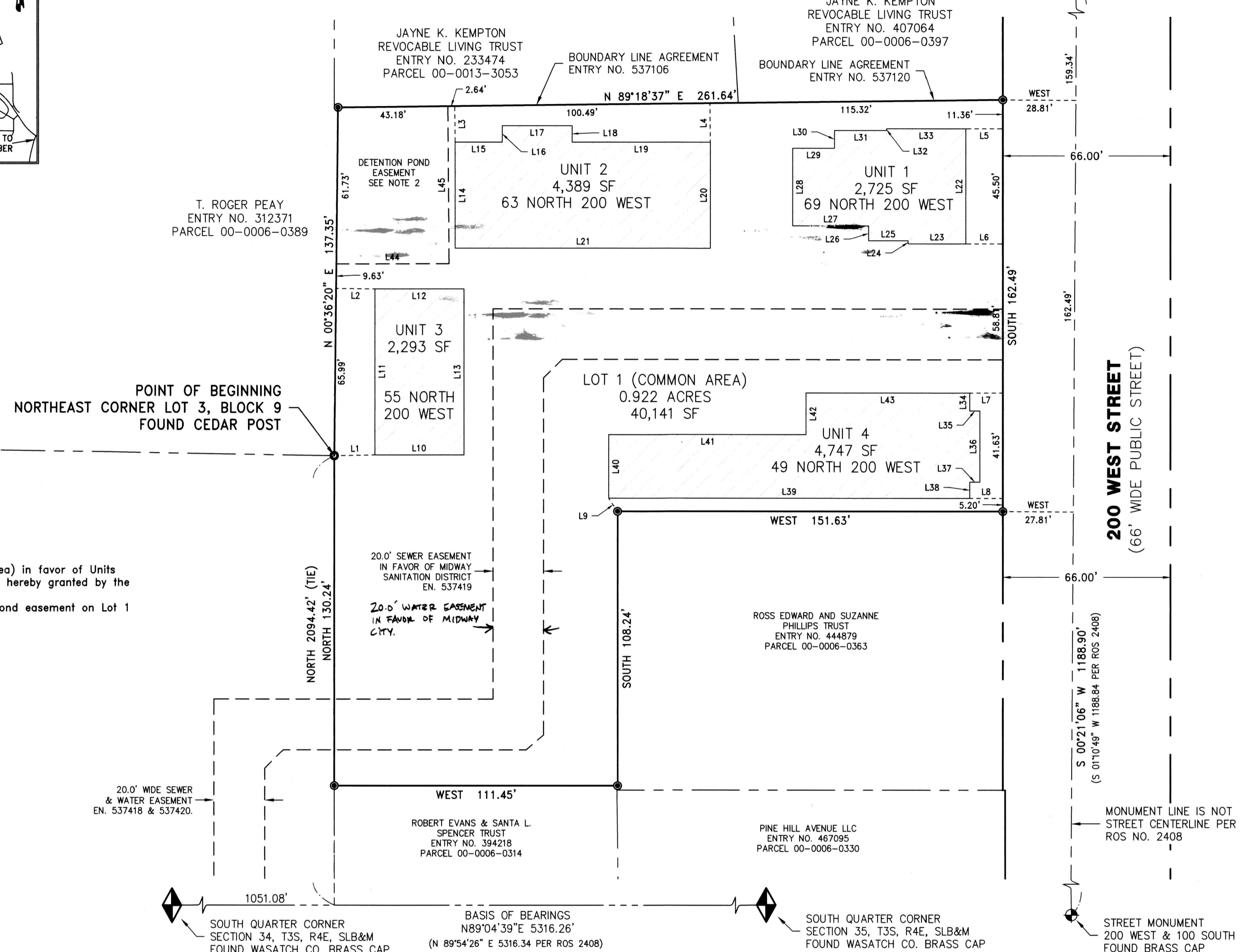


VICINITY MAP
N.T.S.

SPRINGER FARMS SUBDIVISION

"COMMERCIAL PLANNED UNIT DEVELOPMENT"

PART OF BLOCK 9, MIDWAY SURVEY, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, MIDWAY, WASATCH COUNTY, UTAH

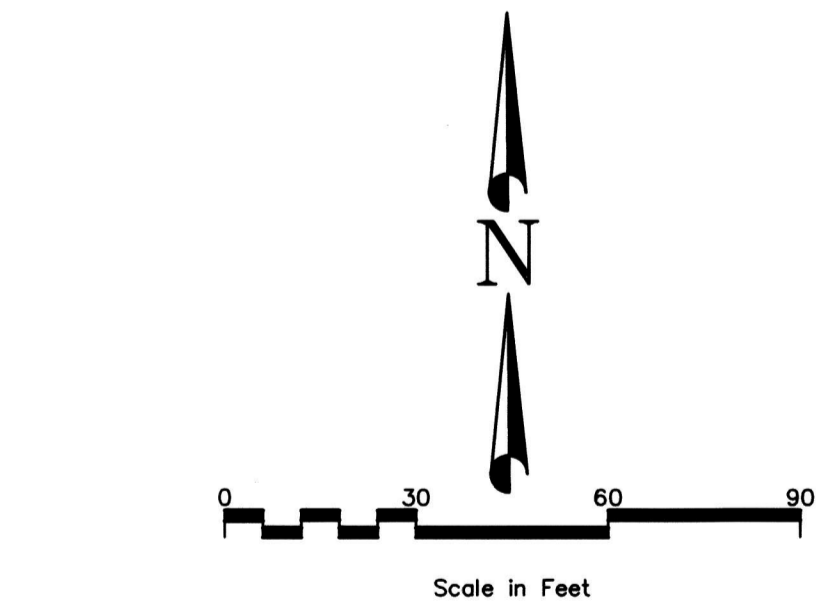
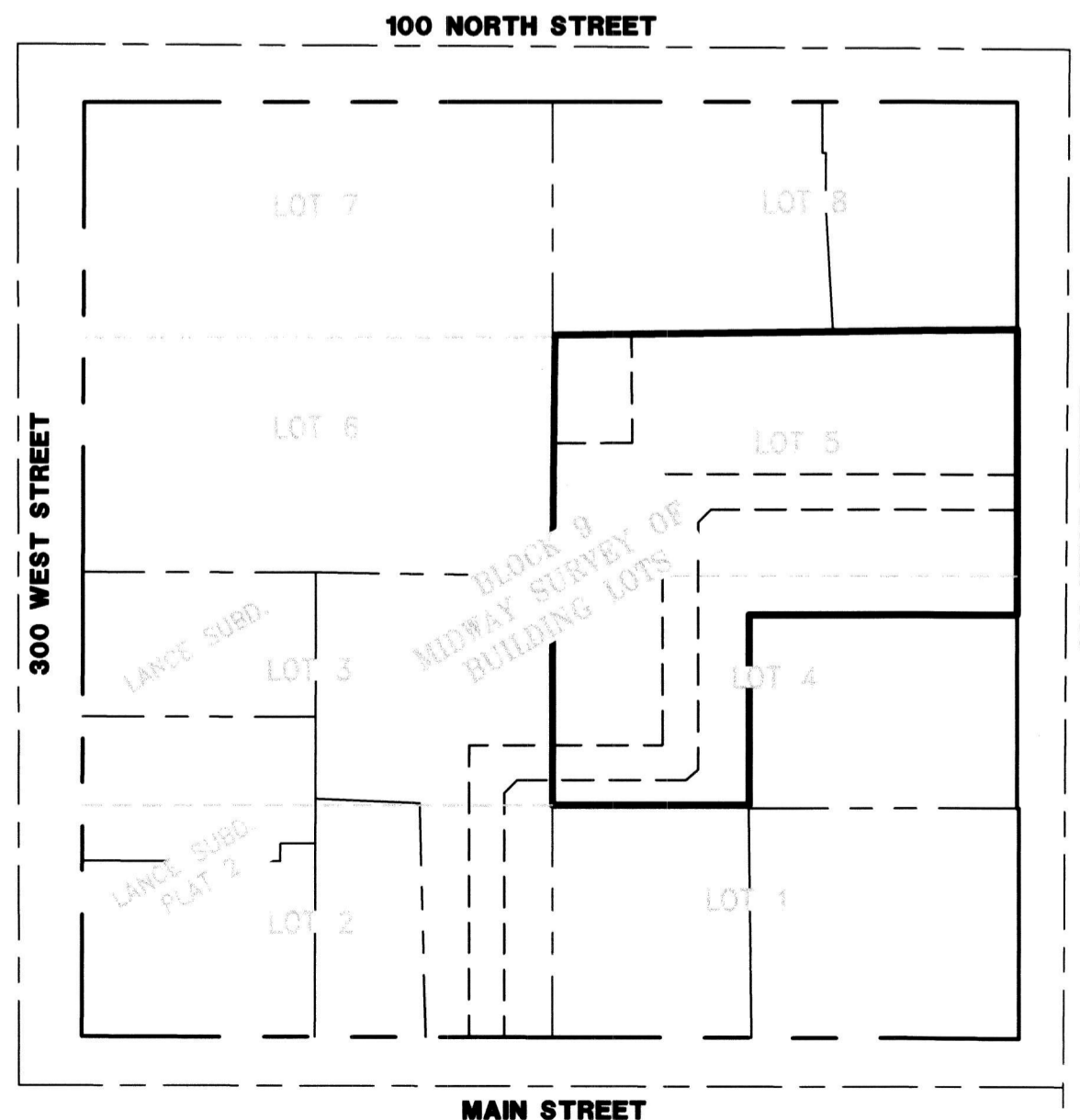


LINE	BEARING	LENGTH
L1	S 88°49'24" W	15.94
L2	N 89°23'40" W	15.25
L3	N 00°41'23" W	14.17
L4	N 00°41'23" W	15.38
L5	N 90°00'00" E	14.59
L6	N 90°00'00" E	14.59
L7	N 90°00'00" E	13.01
L8	N 90°00'00" E	13.01
L9	S 33°57'09" E	6.27
L10	N 90°00'00" E	35.00
L11	S 00°00'00" E	65.50
L12	N 90°00'00" W	35.00
L13	N 00°00'00" E	65.50
L14	N 00°00'00" E	41.89
L15	N 90°00'00" E	18.59
L16	N 00°00'00" E	6.48
L17	N 90°00'00" E	27.56
L18	S 00°00'00" E	6.48
L19	N 90°00'00" E	54.35
L20	S 00°00'00" E	41.89
L21	N 90°00'00" W	100.50
L22	S 00°00'00" W	45.50
L23	N 90°00'00" W	22.67
L24	N 00°00'00" E	1.25
L25	N 90°00'00" W	15.50
L26	N 00°00'00" E	5.92
L27	N 90°00'00" W	30.00
L28	N 00°00'00" E	30.58
L29	S 90°00'00" E	16.48
L30	N 00°00'00" E	7.04
L31	N 90°00'00" E	20.59
L32	N 00°00'00" E	0.71
L33	N 90°00'00" E	31.10
L34	S 00°00'00" E	7.15
L35	N 90°00'00" E	4.00
L36	S 00°00'00" E	27.96
L37	N 90°00'00" W	4.00
L38	S 00°00'00" E	6.52
L39	N 90°00'00" W	142.12
L40	N 00°00'00" E	25.12
L41	N 90°00'00" E	77.62
L42	N 00°00'00" E	16.50
L43	N 90°00'00" E	64.50
L44	N 89°48'06" E	44.27
L45	N 00°24'20" W	62.10

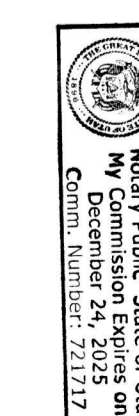
- Notes:
- An easement across Lot 1 (Common Area) in favor of Units 1-4 for utilities, access, and parking is hereby granted by the recording of this plat.
 - The pond located within the detention pond easement on Lot 1 is not to be filled.

POINT OF BEGINNING
NORTHEAST CORNER LOT 3, BLOCK 9
FOUND CEDAR POST

BLOCK DETAIL
N.T.S.



- LEGEND
- WASATCH COUNTY SECTION CORNER (AS NOTED)
 - SET REBAR W/CAP STAMPED "LEGEND ENGINEERING" (UNLESS OTHERWISE NOTED)
 - FOUND PROPERTY MONUMENT (AS NOTED)
 - FOUND STREET MONUMENT
 - PROPERTY BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - SECTION LINE
 - MONUMENT LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - BUILDING UNIT PAD (PRIVATE OWNERSHIP)



COUNTY SURVEYOR
APPROVED AS TO FORM THIS 11th DAY OF October, A.D. 2023.
DATE: 10-17-23
DATE: 10-26-23
R.O.S. # 3993

ACKNOWLEDGEMENT
ON THE 11 DAY OF October, A.D. 2023 PERSONALLY APPEARED BEFORE ME, David M Springer who being by me duly sworn did say that he is the co-owner of Atlas Holdings, a limited liability company, and that by the authority of its members or its article of organization, and he acknowledged to me that said limited liability company executed the same.
MY COMMISSION EXPIRES: 12-24-2025
COMMISSION NUMBER 721717
NOTARY PUBLIC [Signature]
COMMISSIONED IN UTAH
(SEE SEAL BELOW)
RESIDING IN Wasatch COUNTY

ACKNOWLEDGEMENT
ON THE 11 DAY OF October, A.D. 2023 PERSONALLY APPEARED BEFORE ME, Travis V Nokes who being by me duly sworn did say that he is the owner of the described property, who executed the foregoing instrument and acknowledged to me that said executed the same.
MY COMMISSION EXPIRES: 12-24-2025
COMMISSION NUMBER 721717
NOTARY PUBLIC [Signature]
COMMISSIONED IN UTAH
(SEE SEAL BELOW)
RESIDING IN Wasatch COUNTY

BOUNDARY DESCRIPTION
BEGINNING AT THE NORTHEAST CORNER OF LOT 3, BLOCK 9, MIDWAY SURVEY OF BUILDING LOTS, SAID POINT BEING NORTH 89°04'39" EAST 1051.08 FEET AND NORTH 2094.42 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 0°36'20" EAST 137.35 FEET; THENCE NORTH 89°18'37" EAST 261.64 FEET; THENCE SOUTH 162.49 FEET; THENCE WEST 151.63 FEET; THENCE SOUTH 108.24 FEET; THENCE WEST 111.45 FEET; THENCE NORTH 130.24 FEET TO THE POINT OF BEGINNING.
CONTAINS 1 LOT AND 4 UNITS
54,294 SQUARE FEET OR 1.246 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE
I, DON K. ROUNDY, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH HOLDING CERTIFICATE NUMBER 501180 AS PRESCRIBED BY TITLE 58, CHAPTER 22 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN AND DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH STATE CODE, HAVE VERIFIED ALL MEASUREMENTS SHOWN AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND UNITS HEREAFTER TO BE KNOWN AS
SPRINGER FARMS SUBDIVISION
AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THIS PLAT.
Date: October 6, 2023



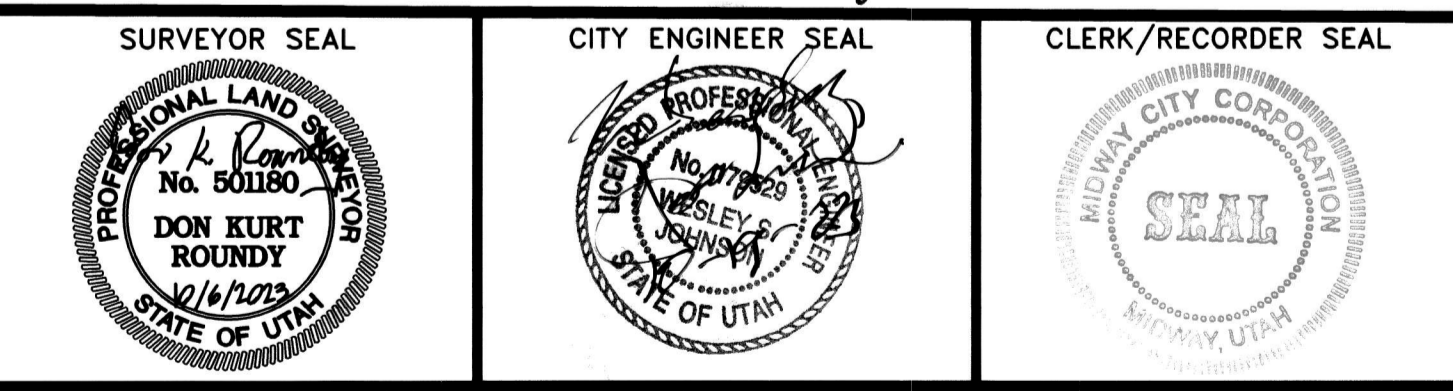
Don K. Roundy
P.L.S. No. 501180

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT I / WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED, HEREAFTER TO BE KNOWN AS THE
SPRINGER FARMS SUBDIVISION
DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND, STREETS AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS 11th DAY OF October 2023.

ATLAS HOLDINGS, LLC
TITLE Co-owner
PRINT NAME David M Springer
SIGNATURE [Signature]
TRAVIS V. NOKES
TITLE Co-owner
PRINT NAME Travis V Nokes
SIGNATURE [Signature]

ACCEPTANCE BY MIDWAY CITY
THE CITY COUNCIL OF MIDWAY CITY, WASATCH COUNTY, STATE OF UTAH, HEREBY APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON, AND HEREBY ACCEPTS THE DEDICATION OF ALL LOTS, STREETS, EASEMENTS, AND OTHER PARCEL OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC, THIS 29th DAY OF November 2023.
APPROVED [Signature] ATTEST: [Signature]
CITY ENGINEER (SEE SEAL BELOW) CLERK-RECORDER (SEE SEAL BELOW)
APPROVED [Signature] APPROVED [Signature]
CITY ENGINEER (SEE SEAL BELOW) CITY ATTORNEY

PLANNING APPROVAL
APPROVED THIS 25th DAY OF October, A.D. 2023, BY THE MIDWAY CITY PLANNING COMMISSION.
[Signature] CHAIRMAN



LEGEND ENGINEERING
52 WEST 100 NORTH
HEBER CITY, UT 84032
PHONE: 435-654-4828
www.legendengineering.com

Recorder
ENTRY # 538305 BOOK 1457 PAGE 1085
DATE Nov 1 2023 TIME 11:22 AM FEE \$ 52.00
FOR ATLAS HOLDING LLC TRAVIS NOKES
BY KM WASATCH COUNTY RECORDER MARCY M MURRAY
DATE: 6/26/23
SCALE: 1"=40'
PAGE: 1 OF 1
PROJECT: S22-026



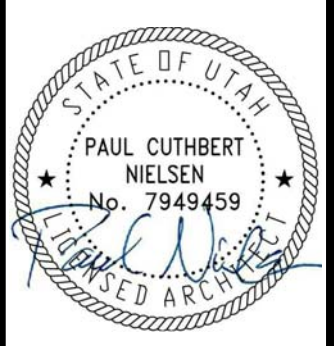
EXTERIOR ELEVATION GENERAL NOTES:

- A. SEE SHEET A601 FOR DOOR AND WINDOW SCHEDULES.
- B. SAND PLASTER EXPOSED SURFACES OF FOUNDATION WALL.
- C. DOWNSPOUT LOCATIONS TO BE AS UNOBTRUSIVE AS POSSIBLE AND TO BE RUN UNDERGROUND - COORDINATE WITH CIVIL DRAWINGS.
- D. CHIMNEY HEIGHT TO BE 36" TALLER THAN ADJOINING ROOF AND 24" HIGHER THAN ANY ROOF WITH IN 10' HORIZONTAL.
- E. COORDINATE / VERIFY ALL FINISHES WITH OWNER.

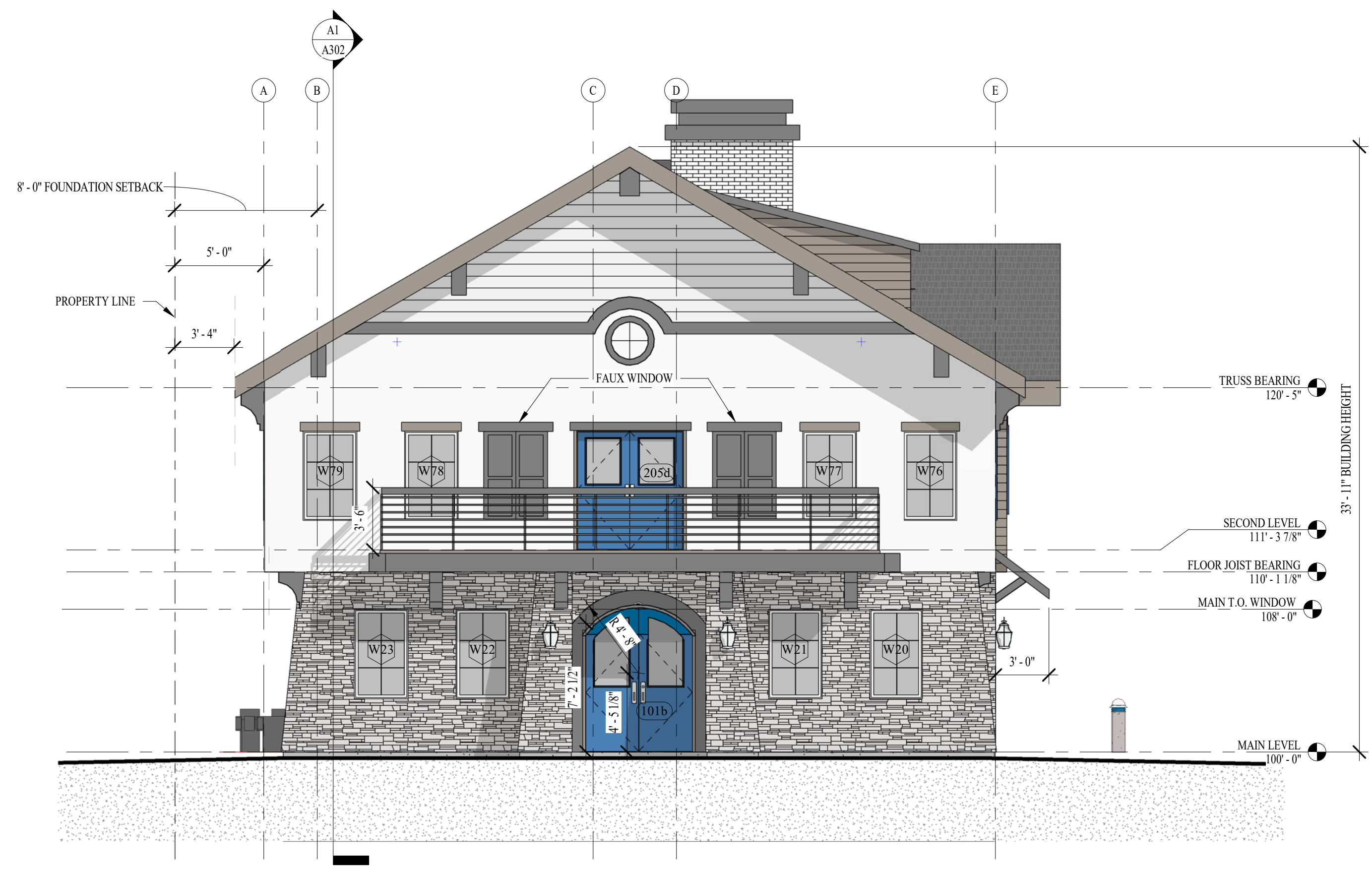
MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
01	PERMIT SET	10.12.2023	


ORDER
 ARCHITECTURE
 T 801.597.7641
 4478 W DORENA LN
 SOUTH JORDAN, UT 84009
 paul@order-arch.com
 www.order-arch.com

SPRINGER TRIPLET
 49 NORTH 200 WEST
 MIDWAY, UTAH 84049



PROJECT NUMBER	147.2301
EXTERIOR ELEVATIONS	
DRAWING NUMBER	A201



C1 WEST ELEVATION
A201 3/16" = 1'-0"



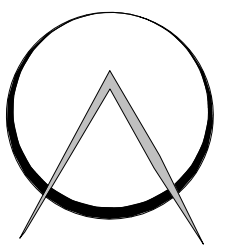
A1 SOUTH ELEVATION
A201 3/16" = 1'-0"

1 2 3 4 5 6

EXTERIOR ELEVATION GENERAL NOTES:

- A. SEE SHEET A601 FOR DOOR AND WINDOW SCHEDULES.
- B. SAND PLASTER EXPOSED SURFACES OF FOUNDATION WALL.
- C. DOWNSPOUT LOCATIONS TO BE AS UNOBTURUSIVE AS POSSIBLE AND TO BE RUN UNDERGROUND - COORDINATE WITH CIVIL DRAWINGS.
- D. CHIMNEY HEIGHT TO BE 36" TALLER THAN ADJOINING ROOF AND 24" HIGHER THAN ANY ROOF WITH IN 10' HORIZONTAL.
- E. COORDINATE / VERIFY ALL FINISHES WITH OWNER.

MARK	ISSUE DESCRIPTION	ISS. DATE	REV. DATE
2	STUDIO CHANGE		10.20.23
01	PERMITS SET	10.12.2023	



ORDER
ARCHITECTURE

T 801.597.7641

4478 W DORENA LN
SOUTH JORDAN, UT 84009

paul@order-arch.com
www.order-arch.com

SPRINGER TRIPLET
49 NORTH 200 WEST
MIDWAY, UTAH 84049



PROJECT NUMBER
147.2301

EXTERIOR
ELEVATIONS

DRAWING NUMBER

A202



1 2 3 4 5 6

D

D

C

C

B

B

A

A

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FLOOR PLAN GENERAL NOTES:

- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
- B. ALL DIMENSIONS ARE TO FINISH FACE OF WALL OR TILE SUBSTRATE UNLESS OTHERWISE NOTED.
- C. DO NOT SCALE DRAWINGS.
- D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- E. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
- F. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED, AND INDICATED IN THE CONTRACTORS BID.
- G. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- H. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- I. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- J. GENERAL CONTRACTOR TO COORDINATE WITH OWNER WITH REGARDS TO ALL INTERIOR FINISHES AND MATERIALS FOR PRODUCTS AND INSTALLATION.
- K. GENERAL CONTRACTOR TO COORDINATE ALL RESTROOM ACCESSORIES WITH OWNER. SEE MOUNTING HEIGHT DETAILS ON A501.
- L. SEE DETAILS B2, B3 & B4 ON SHEET A502 FOR EXTERIOR WALL LOCATIONS IN RELATIONSHIP TO FOUNDATION WALL.

EGRESS & OCCUPANCY LEGEND:

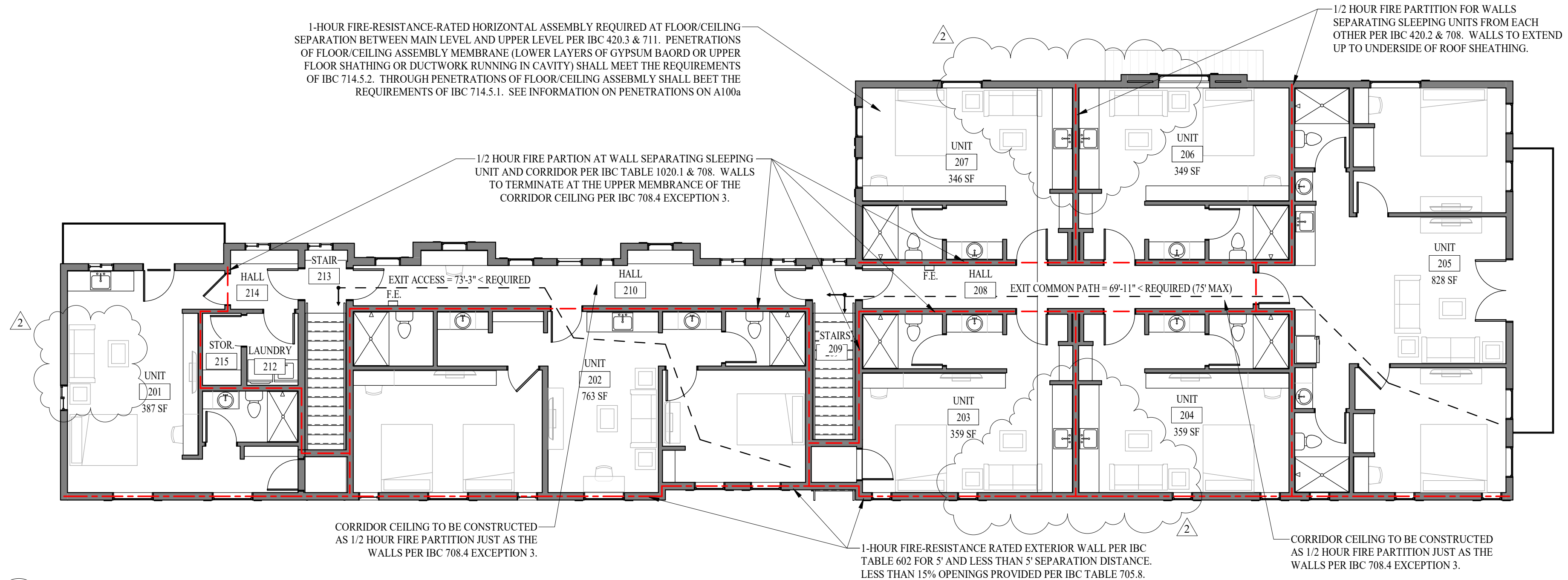
- EXIT 169 OCC → EXIT DISCHARGE AND LOAD FACTOR
- F.E. FIRE EXTINGUISHER (SURFACE-MOUNT). PROVIDE 2A:10BC RATED FIRE EXTINGUISHER.
- LINE INDICATES TRAVEL DISTANCE TO FIRE EXTINGUISHERS
- - - LINE INDICATES EXIT ACCESS (<250') / COMMON PATH OF EGRESS TRAVEL (<75')
- 1/2 HOUR FIRE RATED PARTITION
- 1 HOUR FIRE RATED PARTITION

WHERE FIRE PARTITIONS DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING THE SPACE ABOVE AND ALONG THE LINE OF THE FIRE PARTITION SHALL BE PROVIDED WITH ONE OF THE FOLLOWING:

1. FIREBLOCKING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.2.1.
2. DRAFTSTOPPING UP TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING, DECK OR SLAB ABOVE USING MATERIALS COMPLYING WITH SECTION 718.3.1 FOR FLOORS OR SECTION 718.4.1 FOR ATTICS.

EXCEPTION: WHERE CORRIDOR WALLS PROVIDE A SLEEPING UNIT OR DWELLING UNIT SEPARATION, DRAFTSTOPPING SHALL ONLY BE REQUIRED ABOVE ONE OF THE CORRIDOR WALLS.

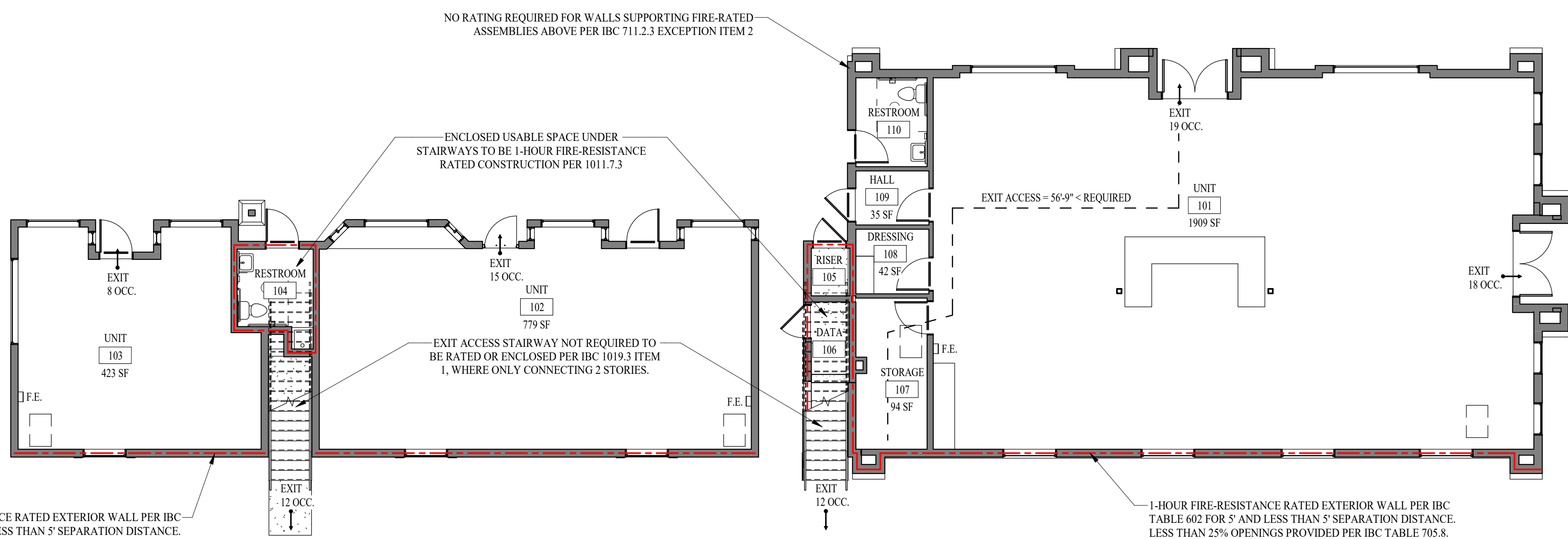
PROVIDE OPENINGS IN FIREBLOCKING/DRAFTSTOPPING TO ALLOW ACCESS INTO ALL ATTIC SPACES. OPENING SHALL BE PROTECTED BY SELF-CLOSING 20 MINUTE RATED DOORS WITH AUTOMATIC LATCHES.



A100 SECOND LEVEL EXITING PLAN
1/8" = 1'-0"

OCCUPANCY LOAD SCHEDULE

SPACE	OCCUPANCY	AREA	LOAD FACTOR	OCCUPANTS
MAIN LEVEL				
101 UNIT	MERCANTILE	2069 SF	60	35
102 UNIT	MERCANTILE	880 SF	60	15
103 UNIT	MERCANTILE	479 SF	60	8
104 RESTROOM	MERCANTILE	71 SF	60	2
107 STORAGE	STORAGE	118 SF	300	1
110 RESTROOM	MERCANTILE	77 SF	60	2
DRESSING		47 SF		
EQUIPMENT	EQUIPMENT	44 SF	300	1
HALL		42 SF		
		3827 SF		64
SECOND LEVEL				
RESIDENTIAL		4671 SF	200	24
		4671 SF		24
TOTAL OCCUPANTS		8498 SF		88

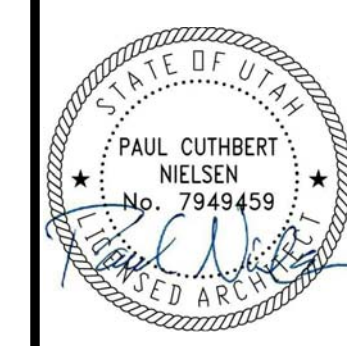


A100 MAIN LEVEL EXITING FLOOR PLAN
1/8" = 1'-0"

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2	STUDIO CHANGE		10/20/23
01	PERMIT SET	10/12/2023	

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4478 W DORENA LN
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paul@order-arch.com
www.order-arch.com

SPRINGER TRIPLET
49 NORTH 200 WEST
MIDWAY, UTAH 84049



PROJECT NUMBER
1472301

EXITING & OCCUPANCY PLANS

DRAWING NUMBER

A100

1 2 3 4 5 6

KEYNOTE LEGEND

- 105 DRESSING ROOM BENCH SHOWN FROM 0" TO 9" ABOVE FLOOR.
- 506 STEEL COLUMN - SEE STRUCTURAL.
- 1001 SURFACE MOUNT FIRE EXTINGUISHER
- 2202 JANITOR SINK, SEE PLUMBING DRAWINGS
- 2302 MECHANICAL EQUIPMENT, SEE MECHANICAL
- 2303 MECHANICAL FLOOR GRILLE - SEE MECHANICAL DRAWINGS.
- 2602 ELECTRICAL EQUIPMENT, SEE ELECTRICAL

FLOOR PLAN GENERAL NOTES:

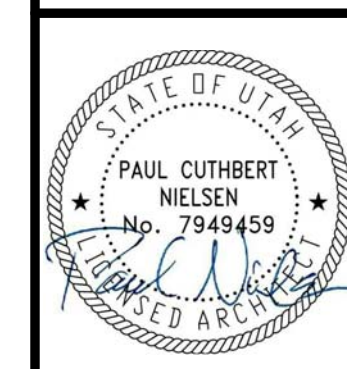
- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
- B. ALL DIMENSIONS ARE TO FINISH FACE OF WALL OR TILE SUBSTRATE UNLESS OTHERWISE NOTED.
- C. DO NOT SCALE DRAWINGS.
- D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
- E. ALL MATERIALS FOR USE IN THIS PROJECT SHALL BE NEW AND UNUSED UNLESS NOTED OTHERWISE.
- F. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED, AND INDICATED IN THE CONTRACTORS BID.
- G. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
- H. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
- I. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILING OR IN ARCHITECTS APPROVED UTILITY SPACES IN ALL CASES UNLESS NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
- J. GENERAL CONTRACTOR TO COORDINATE WITH OWNER WITH REGARDS TO ALL INTERIOR FINISHES AND MATERIALS FOR PRODUCTS AND INSTALLATION.
- K. GENERAL CONTRACTOR TO COORDINATE ALL RESTROOM ACCESSORIES WITH OWNER. SEE MOUNTING HEIGHT DETAILS ON A501.
- L. SEE DETAILS B2, B3 & B4 ON SHEET A502 FOR EXTERIOR WALL LOCATIONS IN RELATIONSHIP TO FOUNDATION WALL.

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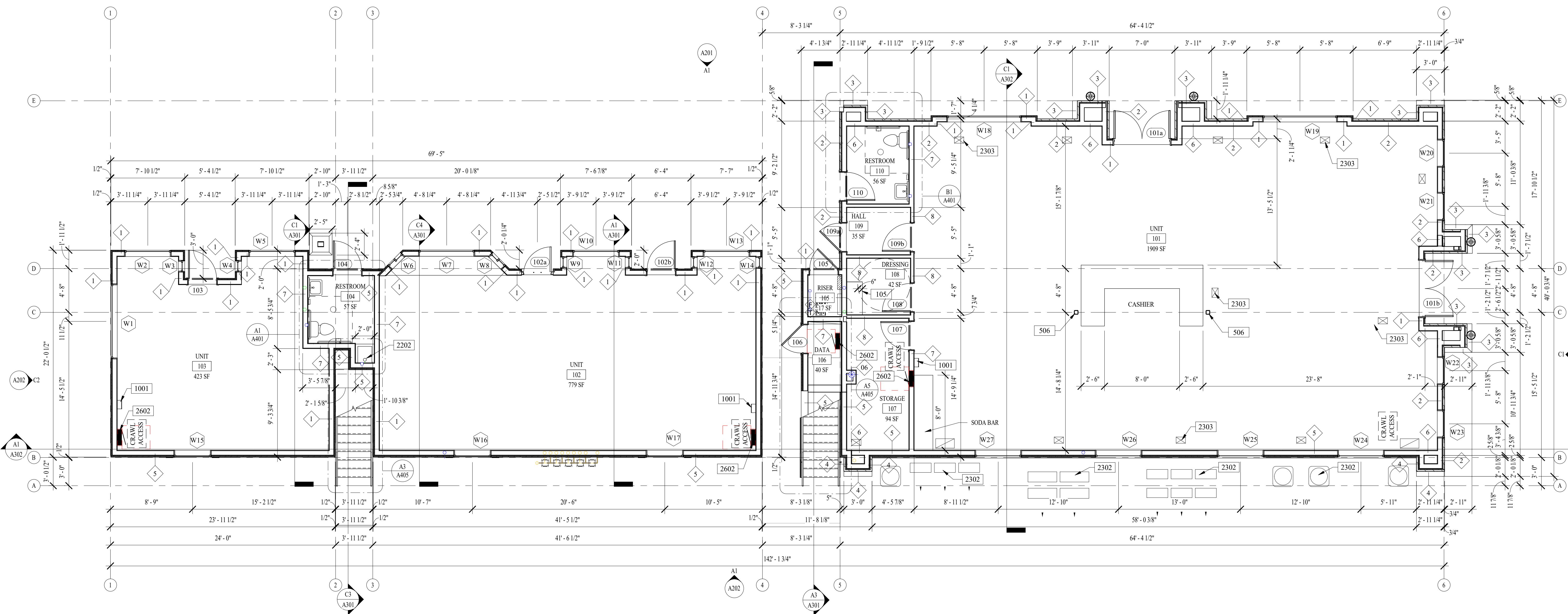


PROJECT NUMBER
1472301

MAIN LEVEL FLOOR PLAN

DRAWING NUMBER

A101



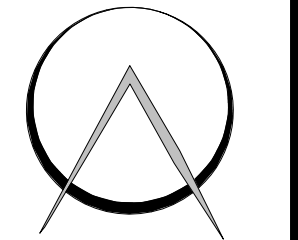
MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"

1 2 3 4 5 6

FLOOR PLAN GENERAL NOTES:

- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
- B. ALL DIMENSIONS ARE TO FINISH FACE OF WALL OR TILE SUBSTRATE UNLESS OTHERWISE NOTED.
- C. DO NOT SCALE DRAWINGS.
- D. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
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- H. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTORS AND SUBCONTRACTORS DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
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- K. GENERAL CONTRACTOR TO COORDINATE ALL RESTROOM ACCESSORIES WITH OWNER. SEE MOUNTING HEIGHT DETAILS ON A501.
- L. SEE DETAILS B2, B3 & B4 ON SHEET A502 FOR EXTERIOR WALL LOCATIONS IN RELATIONSHIP TO FOUNDATION WALL.

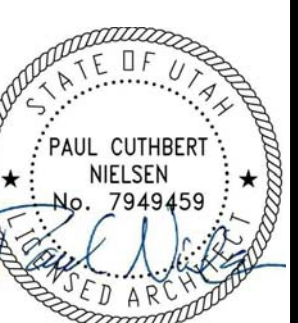
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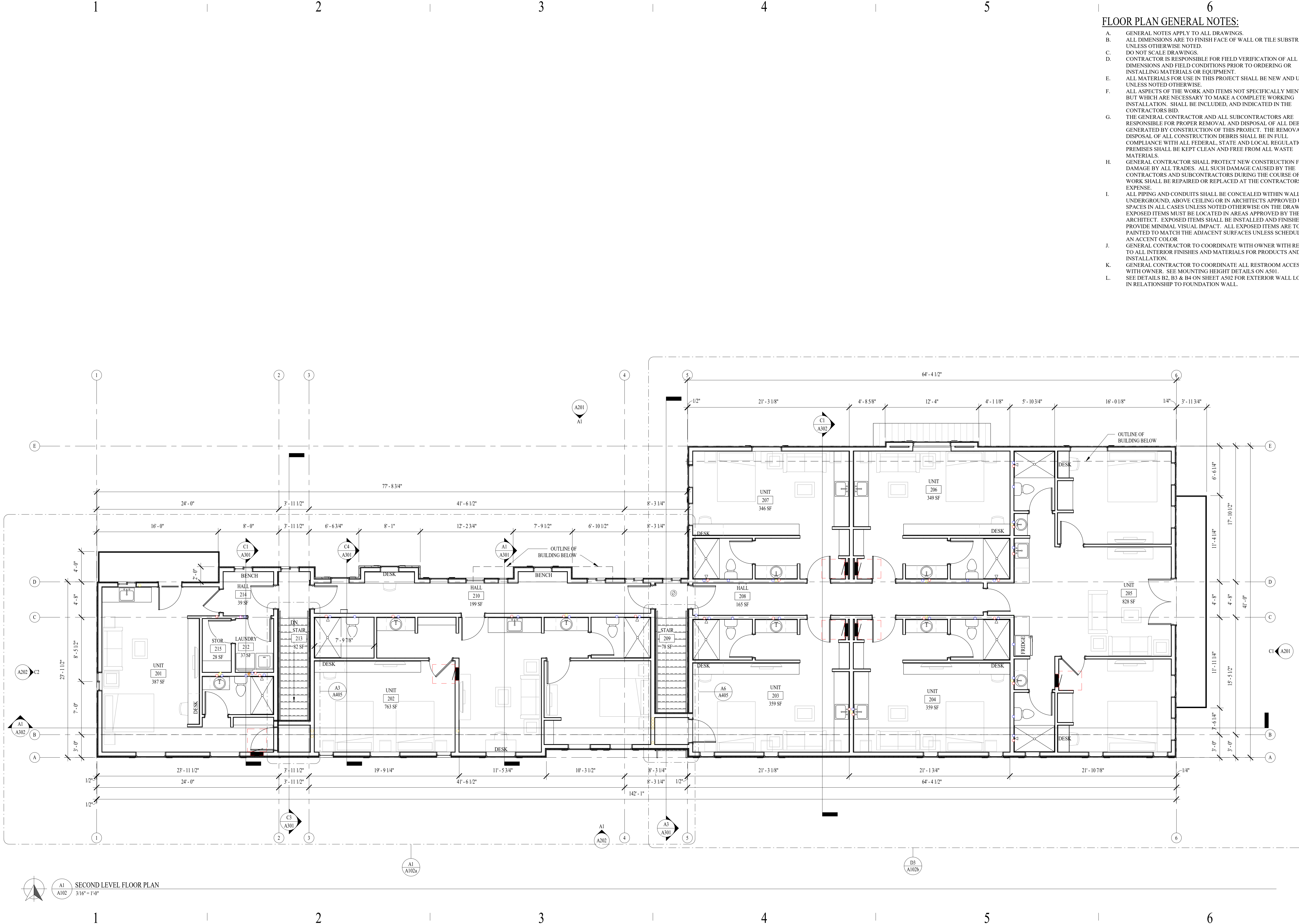


PROJECT NUMBER
147.2301

SECOND LEVEL
FLOOR PLAN

DRAWING NUMBER

A102



SECOND LEVEL FLOOR PLAN
3/16" = 1'-0"

D

D

C

C

B

B

A

A

KEYNOTE LEGEND

- 104 42" HIGHT GUARDRAIL - COORDINATE STYLE WITH OWNER.
- 1001 SURFACE MOUNT FIRE EXTINGUISHER
- 2602 ELECTRICAL EQUIPMENT, SEE ELECTRICAL

FLOOR PLAN GENERAL NOTES:

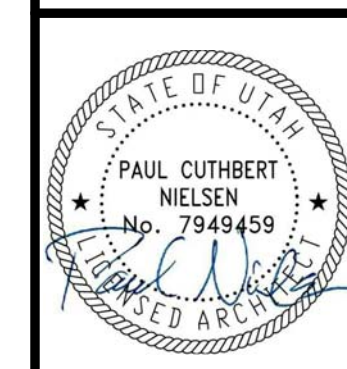
- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
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- L. SEE DETAILS B2, B3 & B4 ON SHEET A502 FOR EXTERIOR WALL LOCATIONS IN RELATIONSHIP TO FOUNDATION WALL.

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paul@order-arch.com
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PROJECT NUMBER
147.2301

ENLARGED SECOND
LEVEL FLOOR PLAN -
AREA A

DRAWING NUMBER
A102a

D

D

C

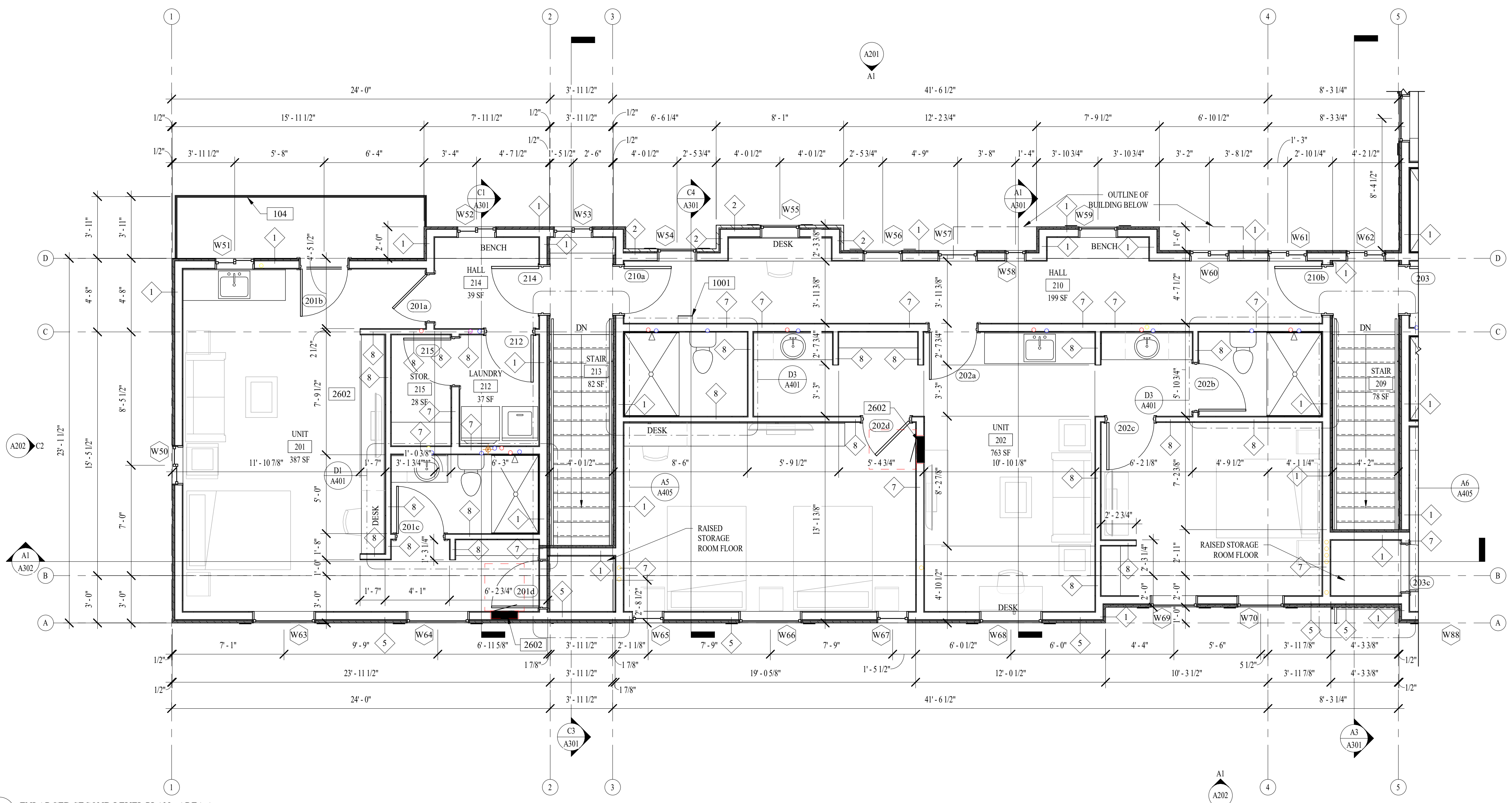
C

B

B

A

A



ENLARGED SECOND LEVEL PLAN - AREA A
1/4" = 1'-0"

1

2

3

4

5

6

KEYNOTE LEGEND

- 104 42" HIGH GUARDRAIL - COORDINATE STYLE WITH OWNER.
- 1001 SURFACE MOUNT FIRE EXTINGUISHER
- 2602 ELECTRICAL EQUIPMENT, SEE ELECTRICAL

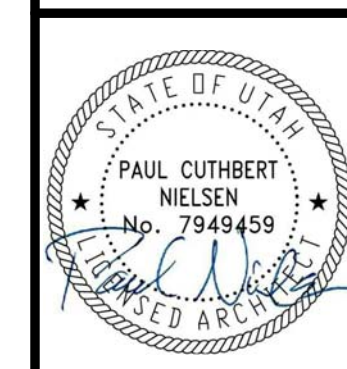
FLOOR PLAN GENERAL NOTES:

- A. GENERAL NOTES APPLY TO ALL DRAWINGS.
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- K. GENERAL CONTRACTOR TO COORDINATE ALL RESTROOM ACCESSORIES WITH OWNER. SEE MOUNTING HEIGHT DETAILS ON A501.
- L. SEE DETAILS B2, B3 & B4 ON SHEET A502 FOR EXTERIOR WALL LOCATIONS IN RELATIONSHIP TO FOUNDATION WALL.

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2	STUDIO CHANGE		10/20/23
01	PERMIT SET	10/12/2023	

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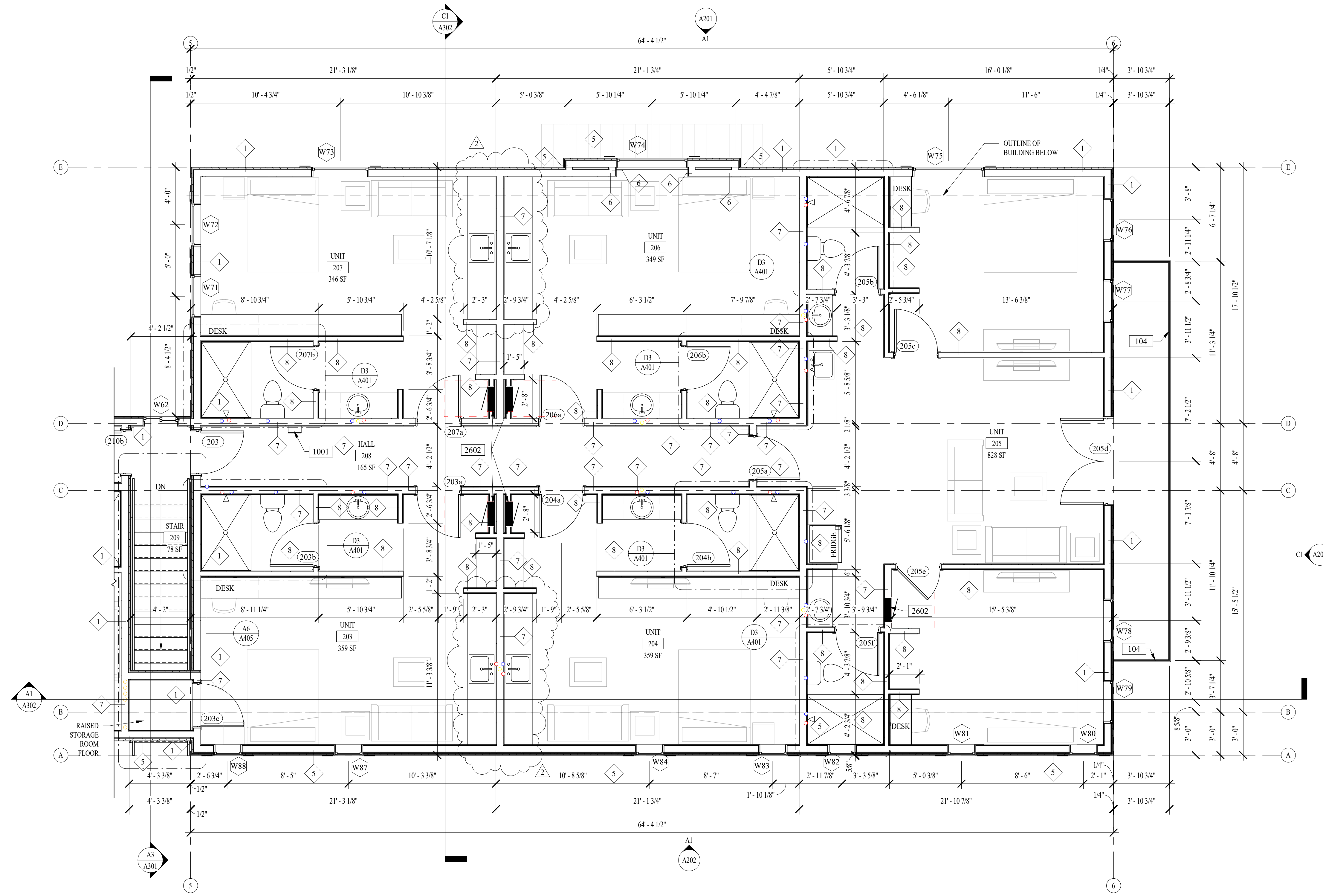


PROJECT NUMBER
1472301

ENLARGED SECOND LEVEL FLOOR PLAN - AREA B

DRAWING NUMBER

A102b



D3 ENLARGED SECOND LEVEL PLAN - AREA B
 A102b 1/4" = 1'-0"

1

2

3

4

5

6

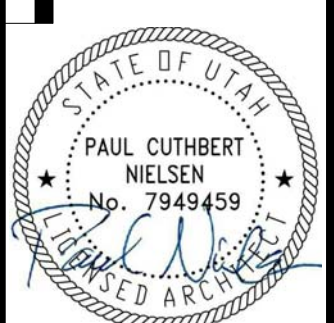
ROOF PLAN GENERAL NOTES:

- A. SLOPE ALL CRICKETS 1/4" PER FOOT MINIMUM OR PER MANUFACTURER RECOMMENDATIONS.
- B. FLASH AND SEAL ALL ROOF PENETRATION PER MANUFACTURERS RECOMMENDED DETAILS.
- C. ROOF ASSEMBLY TO HAVE A MINIMUM CLASS C ROOF COVERING CLASSIFICATION.
- D. CONTRACTOR TO PROVIDE ALL FITTINGS, PIPE JACKS, FLASHING SEALANTS, AND FASTENERS TO COMPLETE INSTALLATION.
- E. PROVIDE SNOW AND ICE SHIELD AT LEAST 36" WIDE IN ALL VALLEYS AND ALSO FROM THE LOWEST ROOF EDGE OF ALL ROOF SURFACES TO A POINT 24" INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- F. ALL VENT STACKS TO BE HIDDEN FROM MAJOR VIEWS - COORDINATE WITH OWNER.
- G. ROOF VENT CALC. 498/300=16.5 S.F. VENTS REQUIRED. PROVIDED. PROVIDE 1/2 WITH GABLE LOUVERS OR RIDGE VENTS. WHERE EAVE VENTS OR CORNICE VENTS ARE INSTALLED. INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR.
- H. PROVIDE BAFFLES AT ATTIC TRUSSES INSULATED CAVITIES TO PROVIDE PATHWAY FOR VENTILATION FROM EAVES TO RIDGES.
- I. INSTALL GUTTER AND DOWNSPOUT TO BE AS UNOBTUSIVE AS POSSIBLE.
- J. CHIMNEY HEIGHT TO BE 36" TALLER THAN ADJOINING ROOF AND 24" HIGHER THAN ANY ROOF WITH IN 10' HORIZONTAL.

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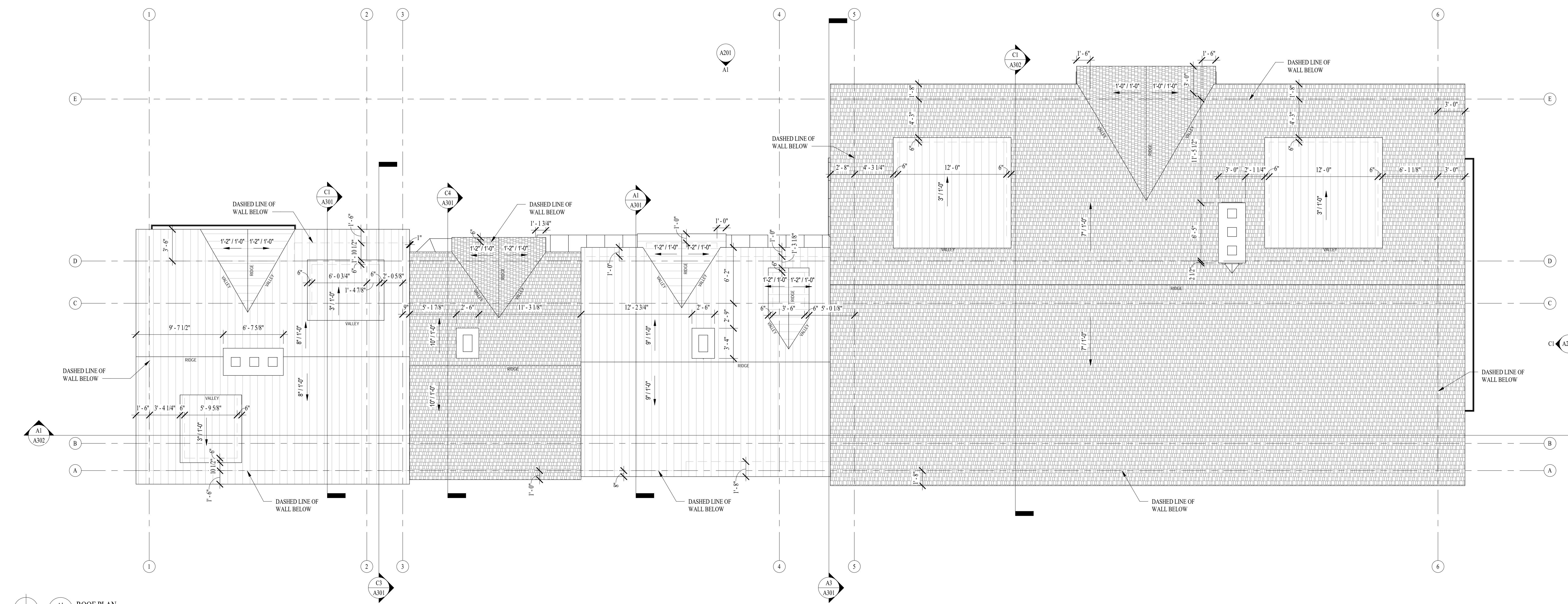

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 4478 W DORENA LN
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PROJECT NUMBER
 147.2301
 ROOF PLAN
 DRAWING NUMBER

A105




 A1
 A105 ROOF PLAN
 3/16" = 1'-0"

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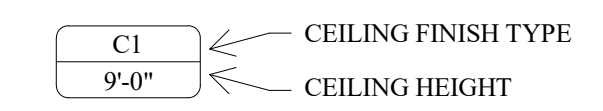
1 2 3 4 5 6

REFLECTED CEILING PLAN GENERAL NOTES:

- A. SEE A1/A502 FOR TYPICAL SUSPENDED GYPSUM BOARD CEILING DETAIL.
- B. SEE B1/B502 FOR TYPICAL SUSPENDED LAY-IN TILE CEILING DETAIL.
- C. COORDINATE ALL ELECTRICAL AND MECHANICAL WITH ELECTRICAL AND MECHANICAL DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND LOADS PRIOR TO INSTALLATION. ALL ELECTRICAL AND MECHANICAL WORK TO MEET LATEST CODE REQUIREMENTS.
- D. COORDINATE ALL LIGHTING WITH ELECTRICAL DRAWINGS.
- E. COORDINATE ALL MECHANICAL VENTS AND DUCTWORK W/ MECHANICAL DRAWINGS.
- F. COORDINATE ALL FINISHES WITH OWNER.
- G. COORDINATE ATTIC WATER HEATER & MECHANICAL EQUIPMENT LOCATIONS WITH TRUSS PROVIDER.

REFLECTED CEILING FINISH TYPES:

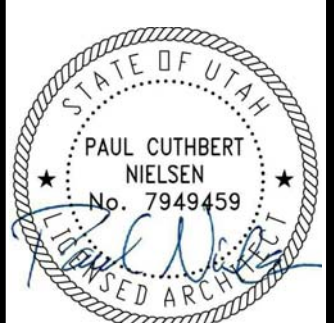
- CEILING HEIGHTS REFER TO B.O. FINISHED SURFACE
- C1. 5/8" GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE, PAINTED.
 - C2. 2-LAYERS OF 5/8" TYPE X GYPSUM BOARD CEILING, PAINTED. REFER TO SHEET A100 & GA FILE NO. FC-5407 ON A100a.
 - C3. 2-LAYERS OF 5/8" TYPE X GYPSUM BOARD CEILING OVER STUD FRAMING/FURRING AS REQUIRED, PAINTED. 1-HOUR RATING PER IBC 722.6.2 & INSTALLED PER 722.7.2.



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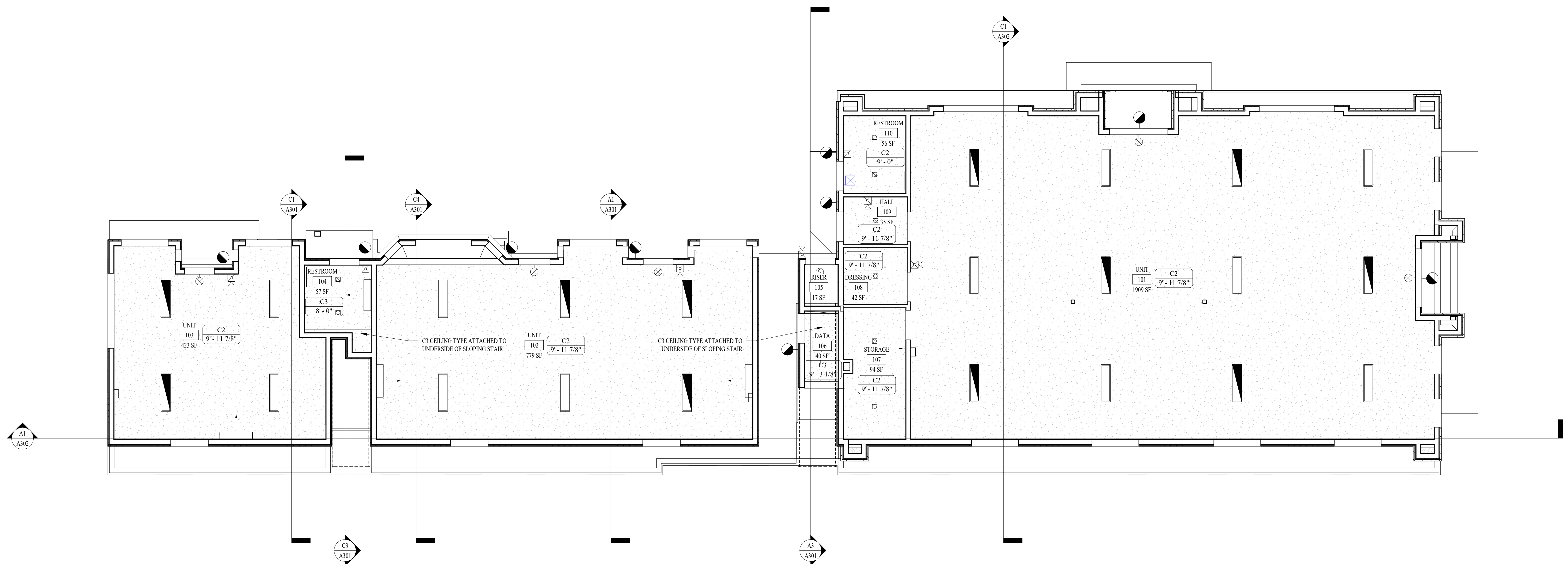


PROJECT NUMBER
147.2301

REFLECTED CEILING PLAN

DRAWING NUMBER

A111




A1
A111
 MAIN LEVEL REFLECTED CEILING PLAN
 3/16" = 1'-0"

1 2 3 4 5 6

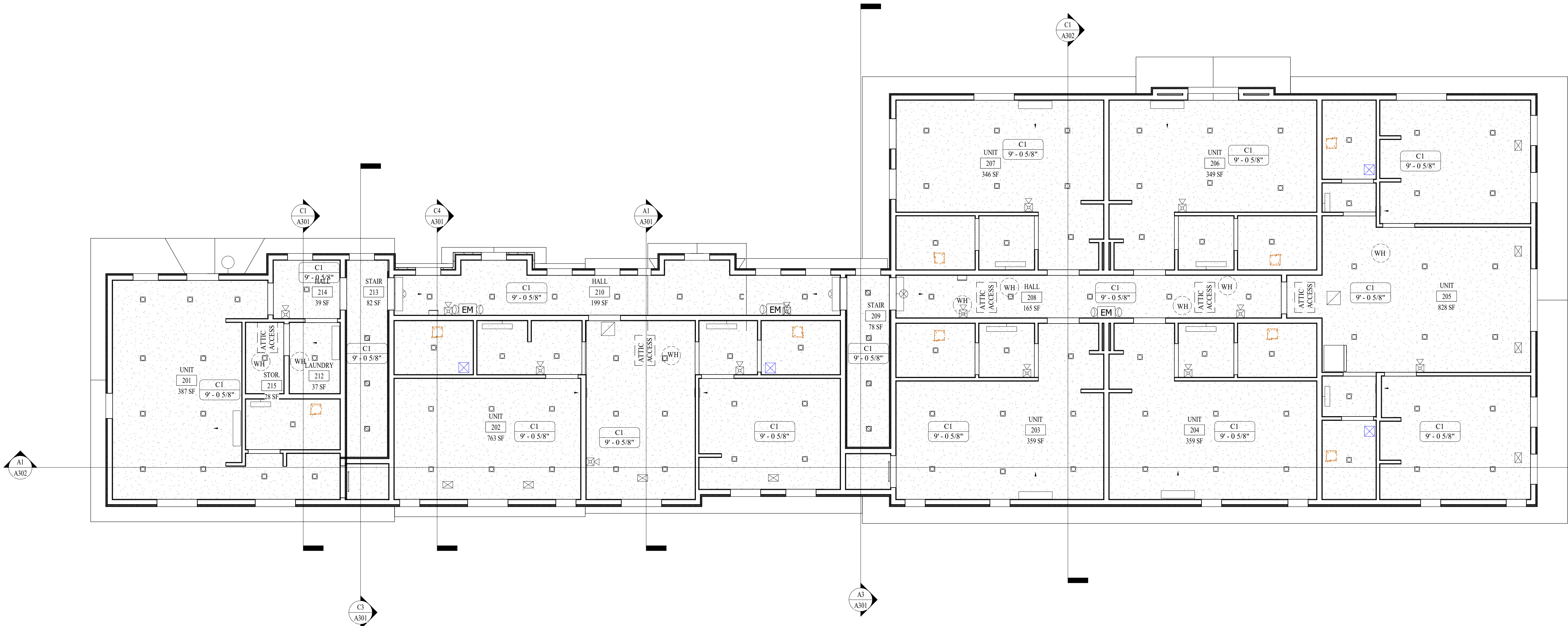
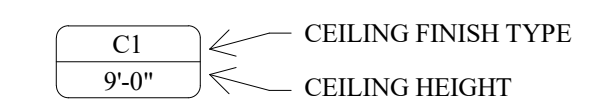
1 2 3 4 5 6

REFLECTED CEILING PLAN GENERAL NOTES:

- A. SEE A1/A502 FOR TYPICAL SUSPENDED GYPSUM BOARD CEILING DETAIL.
- B. SEE B1/A502 FOR TYPICAL SUSPENDED LAY-IN TILE CEILING DETAIL.
- C. COORDINATE ALL ELECTRICAL AND MECHANICAL WITH ELECTRICAL AND MECHANICAL DRAWINGS. CONTRACTOR SHALL FIELD VERIFY ALL LOCATIONS AND LOADS PRIOR TO INSTALLATION. ALL ELECTRICAL AND MECHANICAL WORK TO MEET LATEST CODE REQUIREMENTS.
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- E. COORDINATE ALL MECHANICAL VENTS AND DUCTWORK W/ MECHANICAL DRAWINGS.
- F. COORDINATE ALL FINISHES WITH OWNER
- G. COORDINATE ATTIC WATER HEATER & MECHANICAL EQUIPMENT LOCATIONS WITH TRUSS PROVIDER.

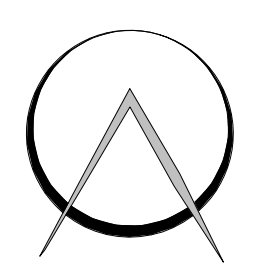
REFLECTED CEILING FINISH TYPES:

- CEILING HEIGHTS REFER TO B.O. FINISHED SURFACE
- C1. 5/8" GYPSUM BOARD CEILING ATTACHED TO BOTTOM OF STRUCTURE, PAINTED.
 - C2. 2-LAYERS OF 5/8" TYPE X GYPSUM BOARD CEILING, PAINTED. REFER TO SHEET A100 & GA FILE NO. FC-5407 ON A100a.
 - C3. 2-LAYERS OF 5/8" TYPE X GYPSUM BOARD CEILING OVER STUD FRAMING/FURRING AS REQUIRED, PAINTED. 1-HOUR RATING PER IBC 722.6.2 & INSTALLED PER 722.7.2.



A1 SECOND LEVEL FLOOR PLAN
 A112 3/16" = 1'-0"

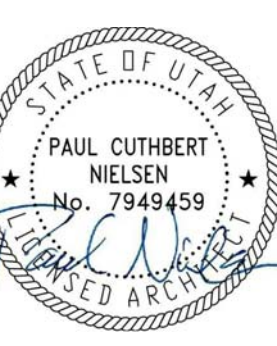
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PROJECT NUMBER
147.2301

REFLECTED CEILING
PLAN

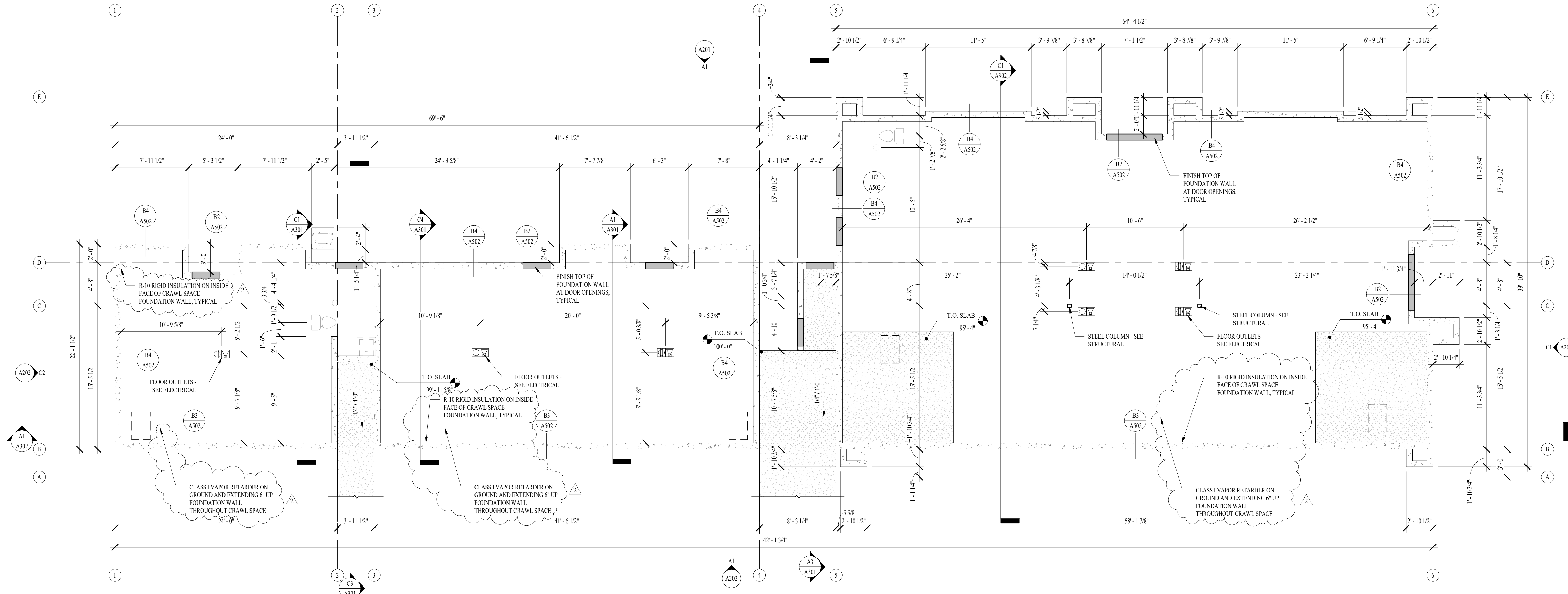
DRAWING NUMBER

A112

1 2 3 4 5 6

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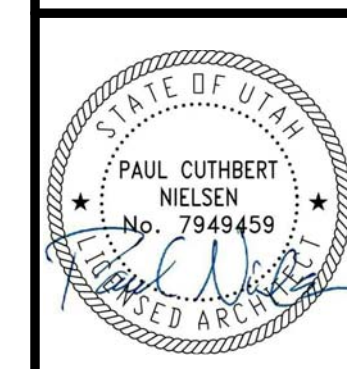
MAIN LEVEL SLAB PLAN
3/16" = 1'-0"



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02	STUDIO CHANGE			10.20.23

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 paul@order-arch.com
 www.order-arch.com

SPRINGER TRIPLET
 49 NORTH 200 WEST
 MIDWAY, UTAH 84049



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