Millcreek

1330 East Chambers
Avenue, Millcreek, UT
84106

Request for Proposals/Bid

Construction Management/General Contractor Services for the Millcreek Common East Mixed-Use Development

Due Date: Thursday, January 29, 2026, at 4:00 p.m., MST

Mandatory Pre-Submittal Meeting on January 20, 2026 at 2:00 PM MST Millcreek City Hall, 1330 East Chambers Avenue, Millcreek, Utah 84106, in the Community Forum Room on the second floor

1. Introduction. Millcreek (the "*City*"), in partnership with its development partners, the PEG Group and Solstice Development (the "*Partners")* is requesting proposals/bids ("*Proposals*") from qualified companies ("*Proposers*") to provide Construction Manager/General Contractor ("CM/GC") preconstruction services (the "Services") for the Millcreek Common East mixed use development, which will consist of a hotel, a residential multifamily condominium, ground-level retail, and a shared parking facility. The City, at its sole discretion, may continue with the selected Proposer or solicit an additional request for construction management/general contractor services to provide a guaranteed not to exceed price based on the 100% drawings. The City and the Partners jointly retained Beecher Walker Architects to perform architectural design services for the Millcreek Common East Mixed-Use Development.

1.1. Intent. It is the intent of this Request for Proposals (this "*Request*") to set forth the minimum acceptable requirements for Responses to this Request and the grading criteria for evaluating the proposals received

2. Background and Detailed Description of Services. In 2019, the City began a concerted effort to redevelop the commercial area located between Highland Drive and 1300 East, and between 3300 South and Elgin Avenue, into a mixed-use civic center anchored by an iconic community gathering space. Millcreek City Hall and Phase I of Millcreek Common, the community gathering space, are complete. A shared parking structure will be completed by June 2026, and several hundred residential dwellings will come online in 2026. Phase II of Millcreek Common is currently under construction. Millcreek has acquired a 0.72-acre parcel on the corner of Chambers Avenue and

Highland Drive to facilitate a development, as indicated in Exhibit "A." Through a separate RFP process, the City selected two Partners with experience in delivering hotel and other mixed use developments. The City and the Partners assembled additional land to the south, for an assemblage of approximately 1.2 acres. Conceptual renderings and a site plan are included in Exhibit "B." The site plan building program includes:

- A hotel of approximately 110 rooms
- 25 condominium units
- 13,000 square feet of restaurant and retail commercial space.
- 13,000 square feet of basement storage
- 272 parking stall structure

3. Proposal Requirements/Required Format of Proposals.. Proposer(s) must deliver an electronic file of the Proposal to purchasing@millcreekut.gov. Proposals, eligible for consideration,must **RESPOND TO THE EVALUATION CRITERIA IN LESS THAN7 PAGES (the seven-page limitation includes references and certificationsfee response). The response to the fee component, MUST BE SUBMITTED IN A SEPARATE FILE, to the same email address purchasing@millcreekut.gov.** Any response, modification, or amendment received after the due date and time is late. No late responses, modifications, or amendments will be accepted or considered. Except as provided above, no responses via facsimile, e-mail, or telegraph will be accepted. Proposals must include the following elements and be signed by an authorized representative of the Proposer:

3.1. Introductory Letter. An introductory letter that is not part of the page limitation expressing an interest in providing the Services should be included, together with a signed Certification in the form of exhibit "C" of this Request. The introductory letter, shall be submitted electronically in the same email as the Proposal, and should be addressed to:

Francis Xavier Lilly, AICP
Millcreek
1330 East Chambers Avenue
Millcreek, Utah 84106

Include an e-mail address for the primary contact of the Proposer.

3.2. Proposed Project Team Organization and Qualifications. Describe, in sufficient detail, the Proposer's experience, qualifications, and availability that are relevant with respect to the Services. Describe the roles and responsibilities of the Project Team members and how they will work together to achieve the objectives of the project. Provide a chart that identifies the roles of each of the key individuals who would be involved in each phase of the project. Provide resumes for all key individuals on the proposed project team outlining qualifications, education, and specific experience and expertise related to municipal

building construction with an emphasis on similar uses. List current work commitments to other projects or activities in sufficient detail to indicate that individuals assigned to the proposed project will be able to meet time commitments. Provide a matrix that indicates past project collaborations carried out by the proposed team. Personnel indicated as assigned to the project must be actively engaged in completing the tasks. Any change in personnel after the Proposal is submitted or after the contract is awarded must be approved by the City before the change is made to ensure consistent expertise throughout the term of the project. If approval of the change is not granted by the City, any signed contract may be deemed in breach.

3.3. Responsiveness and Past Performance. Provide information on at least five similarly sized construction projects that demonstrate the Proposer's ability to undertake a project of this scope and magnitude. For each project identified, provide the following information: name of contact, telephone numbers, email address, owner, location of project, project description, photos, square footage, cost, duration of project, date completed, percent of total project cost attributable to change orders, special features and project team members' involvement. The City may contact all references and visit such projects.

3.4. Proposed Project Schedule. Describe, in sufficient detail, the Proposer's ability and availability to perform the Services to achieve a groundbreaking by July 2026 and a project completion by July 2028. Identify internal methods that will be used for project schedule control.

3.5. Project Approach and Understanding. Describe, in sufficient detail, the Proposer's understanding of the proposed project, and the City's vision. Outline all tasks, any special approaches, and the plan for completion. Innovation and alternatives to the scope proposed here are welcome. Explain internal policies and procedures related to work quality and cost control. Describe experience with appointed and elected officials, citizens, special focus groups, and facilitating public information gathering meetings. List and describe any potential conflicts of interest.

3.6. General Contractor Fee for Pre-construction Services. Detail the proposed all-inclusive fee for the pre-construction services. Fee component MUST BE SUBMITTED SEPARATE FROM THE REST OF THE PROPOSAL.

3.7. Identification of Anticipated Potential Problems. Proposals should identify and describe any potential problems with respect to providing the Services or utilization of an outside entity to provide associated needs assessment, programming, and schematic design services, and/or design development, construction documentation, and construction administration services.

4. Evaluation Criteria and Scoring Process. All Proposals received will be reviewed by an Evaluation Committee (defined below). Each evaluation criterion has been assigned a percentage based on its relative importance to the Services. The criteria and each associated percentage are as follows:

Evaluation Criteria	**Weight**
Proposed Project Team Organization and Qualifications	30%
Responsiveness and Past Performance	20%
Proposed Schedule Approach	20%
Project Approach and Understanding	20%
General Contractor Fee for Preconstruction Services. The points assigned to the fee proposal will be based on the lowest proposal fee. The Proposer with the lowest proposed fee will receive 100% of the fee points. All other Prospers will receive a portion of the total fee points based on the percentage of their proposed fee that exceeds the lowest proposed fee. The formula to compute the points is: Fee Points x (lowest proposed fee/proposed fee).	10%
Total	**100%**

5. Selection. The 3-member Evaluation Committee will review and grade all evaluation criteria, except the fee component. A neutral party outside the evaluation committee will review the fee component. Fee scoring will be considered after the evaluation committee scores the qualifications components. The City may conduct discussions with Proposers who are being considered to be selected for the award. In addition, one or more Proposers may be invited to participate in an interview; however, Proposals may be accepted without discussion or interview. The Mayor or her designee will make the award.

6. Mandatory Pre-Submittal Meeting. A mandatory pre-submittal meeting will be held on Tuesday, January 20, 2026 at 2:00 pm at 1330 East Chambers Avenue, Millcreek, UT, in the Community Forum Room on the second floor. A representative from each firm on the Proposing Team must attend. During the meeting, the City will make a presentation to describe the overall scope of work and intended schedule. Interested firms may ask questions and request clarification about the project and the procurement process. Subconsultants are welcome to attend this meeting, but their attendance is not mandatory.

7. **General Information**. The City reserves the right to reject any and all Responses. The City reserves the right to amend, modify, or waive any requirement set forth in this Request. Response to this Request is at the Proposer's sole risk and expense. All Proposers must comply with applicable federal, state, and local laws and regulations. Except for written responses provided by the contact person described below, the City has not authorized anyone to make any representations regarding the subject matter of this Request. All requests for clarification or additional information regarding this Request must be submitted in writing to the contact person described below no later than January 29, 2026 at 4:00 pm. The contact person will endeavor to respond to such requests for clarification or additional information, and if the contact person deems, in his or her sole and absolute discretion, that such response is of general applicability, the response, if any, will be posted on the City's website at Millcreek.us (which constitutes a written response). Entities responding to this Request are encouraged to review the City's website frequently. The City anticipates selecting one or more of the responding Proposers, but there is no guarantee that any responding Proposer will be selected. Responses will be placed in the public domain and become public records subject to examination and review by any interested parties in accordance with the Government Record Access Management Act (Utah Code Ann. § 63G-2-101, *et seq.*). All materials submitted in response to this Request will become the property of the City and will be managed in accordance with the Government Record Access Management Act.

8. **Term of Contract.** The successful Proposer will be required to enter into a contract with the City to provide the Services. If the selected Proposer and the City Attorney are unable to negotiate a successful agreement, the City Manager or his designee will select another Proposer, and negotiation will continue with that Proposer until an acceptable agreement is reached. Any costs associated with the Proposals, is the responsibility of the Proposer and not the City.

9. **Contact Person**. For more information on the Proposal, contact Francis Xavier Lilly, AICP, 3330 South 1300 East, Millcreek, UT 84106, flilly@millcreekut.gov, 801.214.2752, or for American with Disabilities Act (ADA) accommodation, individuals may request assistance by contacting the ADA Coordinator, 801-214-2751 or adainfo@millcreekut.gov.

Exhibit "A" Project Location

Exhibit "B"
Conceptual Plans

Exhibit "C"

Certification

The undersigned Proposer certifies that it has not:

1. Provided an illegal gift or payoff to a City officer or employee or former City officer or employee or his or her relative or business entity;

2. Retained any person to solicit or secure this contract upon an agreement or understanding for commission, percentage, brokerage, or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business; or

3. Knowingly influenced and hereby promise that it will not knowingly influence a City officer, an employee, or a former City officer or employee to break any applicable ethical standard or rules.

The undersigned Proposer certifies that:

1. The Proposal is made in good faith.

2. The Proposal is made in conformity with the specifications and qualifications contained in the Request.

Name of Proposer: _____

Name of Authorized Representative: _____

Signature of Authorized Representative: _____

Address: _____

City/State/Zip: _____

Telephone Number: _____

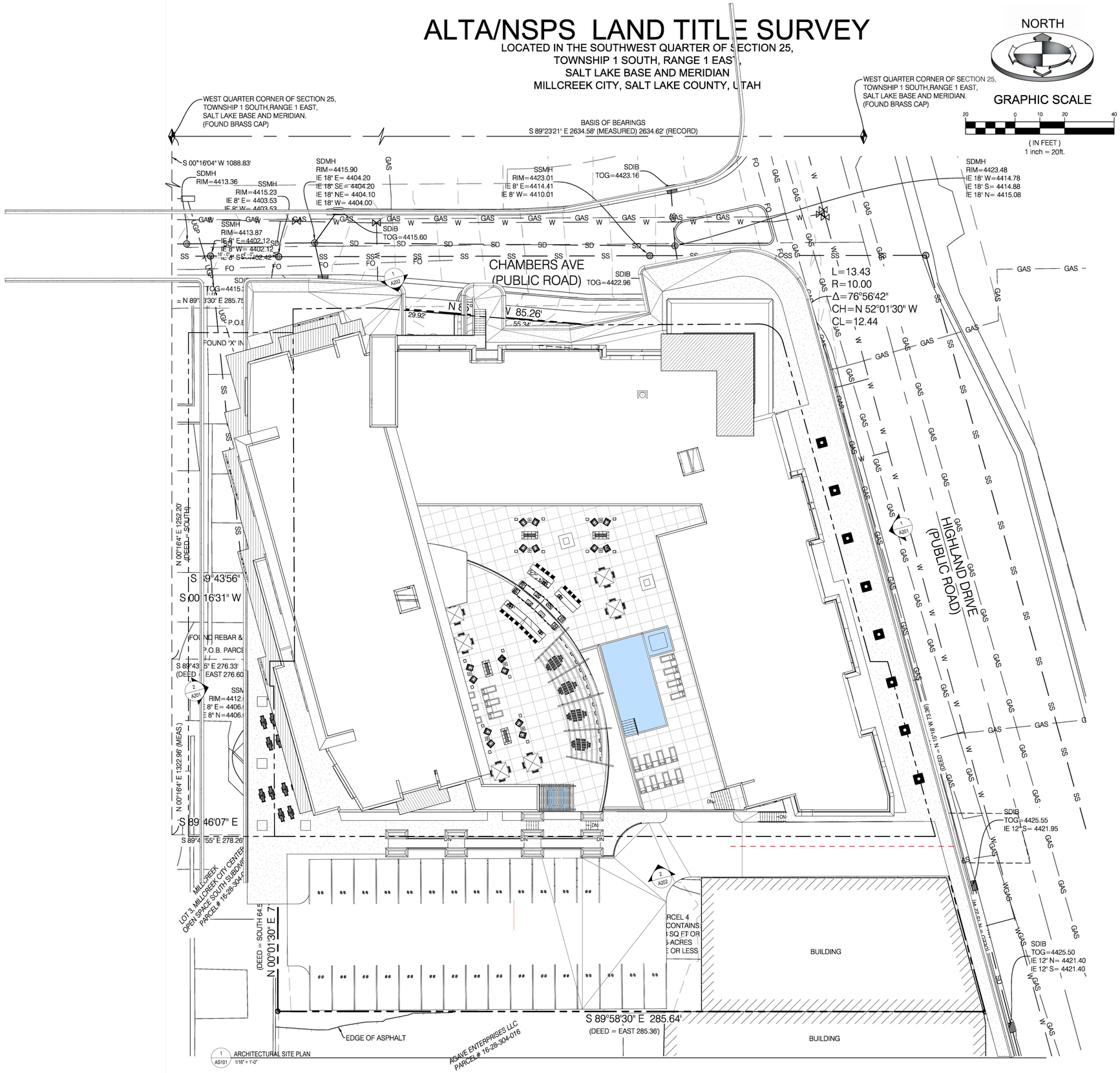
Web Site Address: _____

Email Address: _____

Date Signed: _____

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 25,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
MILLCREEK CITY, SALT LAKE COUNTY, UTAH



1 AS101 ARCHITECTURAL SITE PLAN 1/16" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	8
52	52
LEVEL 1 PARKING & CONDOS	
9' x 18' - 90 DEGREE	27
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	2
9' x 20' - PARALLEL	4
35	35
LEVEL 2 PARKING & CONDOS	
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 108" RIGHT ACCESS	1
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
48	48
LEVEL 3 PARKING	
8' x 18' COMPACT	1
9' x 18' - 90 DEGREE	61
9' x 18' ELECTRIC VEHICLE	4
66	66
LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
3	3
TOTAL	204

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

beecherwalker
Architecture/Interiors
o. 801.438.9500 | 3115 EAST LION LANE #200
f. 801.438.9501 | HOLLADAY, UTAH 84121
BEECHERWALKER.COM

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

ARCHITECTURAL SITE PLAN

DRAWING NUMBER
AS101

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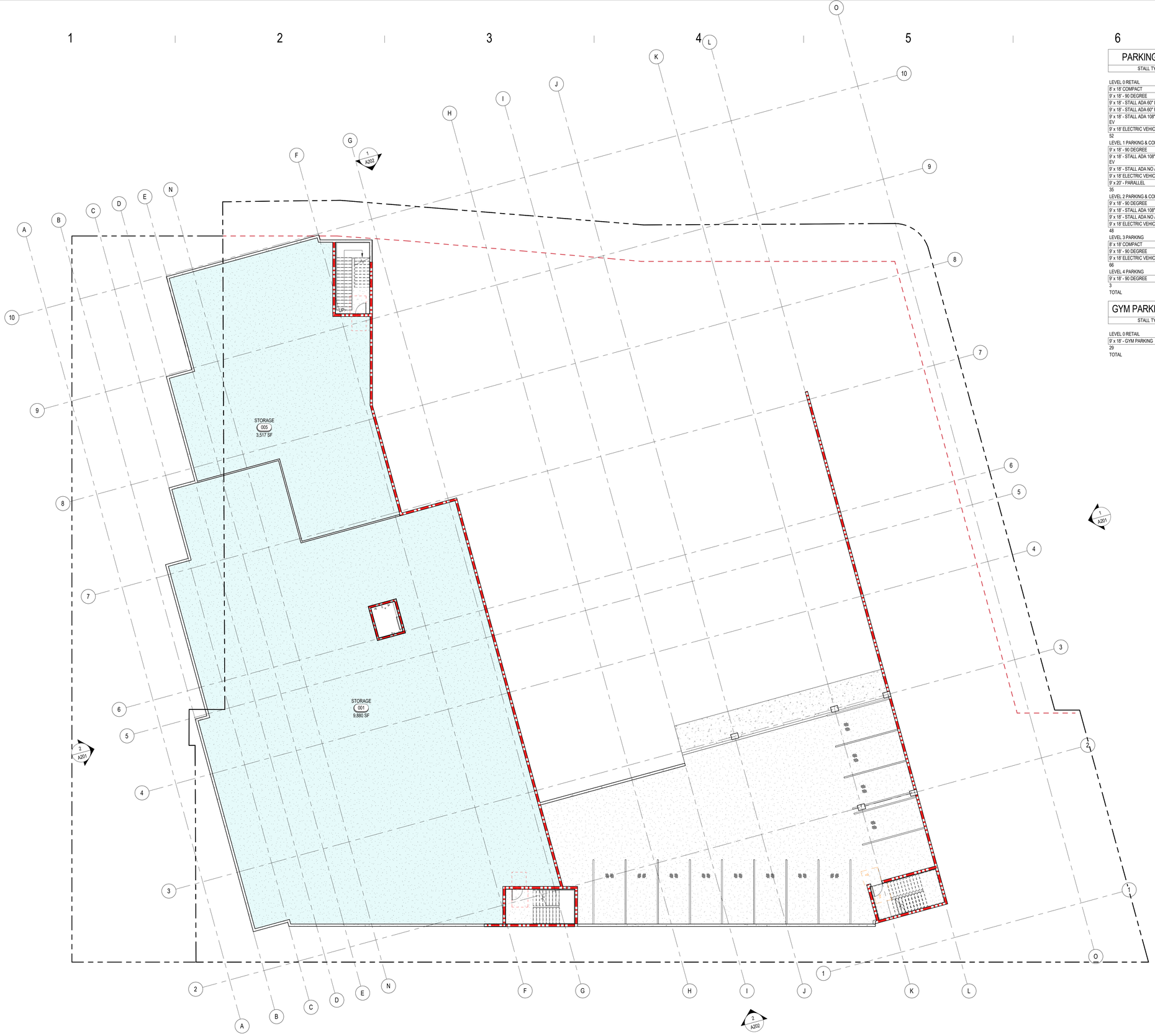

1 A099 LEVEL -1 STORAGE FLOOR PLAN
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	8
52	52
LEVEL 1 PARKING & CONDOS	
9' x 18' - 90 DEGREE	27
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
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48	48
LEVEL 3 PARKING	
8' x 18' COMPACT	1
9' x 18' - 90 DEGREE	61
9' x 18' ELECTRIC VEHICLE	4
66	66
LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
3	3
TOTAL	204

GYM PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 18' - GYM PARKING	29
29	29
TOTAL	29

BOH SCHEDULE

NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,880 SF
	9,880 SF
LEVEL 1 PARKING & CONDOS	
BOH	228 SF
LAUNDRY	553 SF
BREAKROOM	110 SF
AHU	36 SF
	926 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 3 PARKING	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 4 PARKING	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
LEVEL 5	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
TOTAL	11,898 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	3,133 SF
RETAIL	3,490 SF
RETAIL	1,680 SF
RETAIL	1,666 SF
RETAIL	2,458 SF
TOTAL	12,427 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,484 SF
CONDO B	3,687 SF
CONDO C	1,769 SF
CONDO D	1,424 SF
	8,364 SF
LEVEL 2 PARKING & CONDOS	
CONDO #6	1,485 SF
CONDO #7	1,842 SF
CONDO #8	1,769 SF
CONDO #9	1,844 SF
CONDO #10	1,424 SF
	8,365 SF
LEVEL 3 CONDOS	
CONDO #11	1,485 SF
CONDO #12	1,842 SF
CONDO #13	1,769 SF
CONDO #14	1,844 SF
CONDO #15	1,424 SF
	8,365 SF
LEVEL 4 CONDOS	
CONDO #16	1,485 SF
CONDO #17	1,842 SF
CONDO #18	1,769 SF
CONDO #19	1,844 SF
CONDO #20	1,424 SF
	8,365 SF
LEVEL 5 CONDOS	
CONDO #21	1,485 SF
CONDO #22	1,842 SF
CONDO #23	1,769 SF
CONDO #24	1,844 SF
CONDO #25	1,424 SF
	8,365 SF
TOTAL	41,825 SF

HOTEL SCHEDULE

NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	4	1,492 SF
DBL QUEEN ADA	1	462 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	1	317 SF
12		4,333 SF
LEVEL 2 PARKING & CONDOS		
DBL KING SUITE.	1	576 SF
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	2	635 SF
KING SUITE	1	538 SF
20		7,718 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	3	1,298 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,537 SF
KING C.	1	318 SF
20		7,240 SF
LEVEL 4 PARKING		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,539 SF
KING C	1	318 SF
20		7,242 SF
LEVEL 5		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	24	7,298 SF
KING C.	1	318 SF
KING MOD	1	505 SF
NORTH STAIR	1	188 SF
38		12,694 SF
TOTAL: 110		39,227 SF

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SCHEMATIC DESIGN

LEVEL 00 FLOOR PLAN

DRAWING NUMBER
A099

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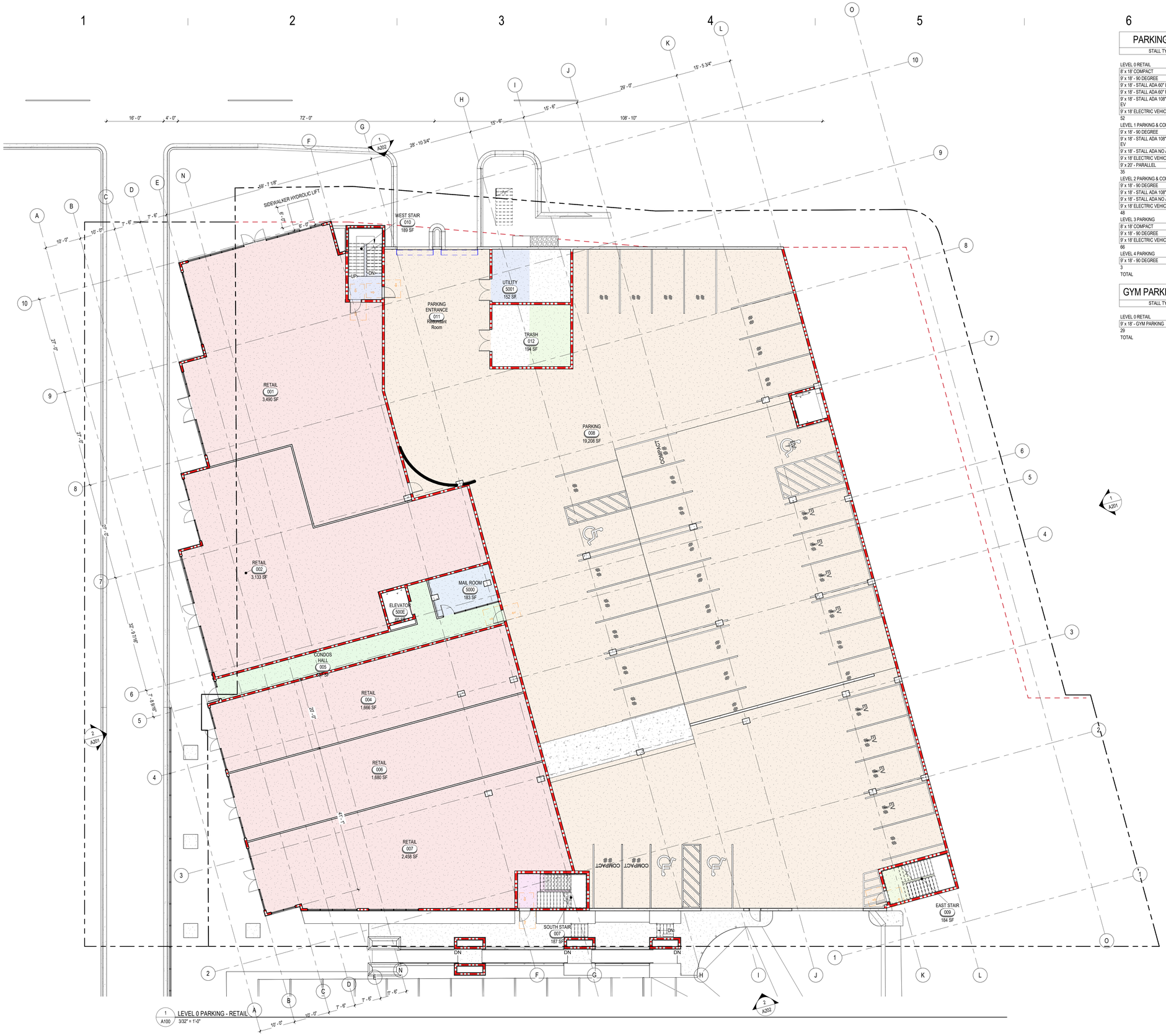

1 LEVEL 0 PARKING - RETAIL
A100 3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	8
52	52
LEVEL 1 PARKING & CONDOS	
9' x 18' - 90 DEGREE	27
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	2
9' x 20' - PARALLEL	4
35	35
LEVEL 2 PARKING & CONDOS	
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 108" RIGHT ACCESS	1
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
48	48
LEVEL 3 PARKING	
8' x 18' COMPACT	1
9' x 18' - 90 DEGREE	61
9' x 18' ELECTRIC VEHICLE	4
66	66
LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
3	3
TOTAL	204

GYM PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 18' - GYM PARKING	29
29	29
TOTAL	29

BOH SCHEDULE

NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,880 SF
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	450 SF
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COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 4 PARKING	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
LEVEL 5	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
TOTAL	11,898 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	3,133 SF
RETAIL	3,490 SF
RETAIL	1,680 SF
RETAIL	1,666 SF
RETAIL	2,458 SF
TOTAL	12,427 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,484 SF
CONDO B	3,687 SF
CONDO C	1,769 SF
CONDO D	1,424 SF
	8,364 SF
LEVEL 2 PARKING & CONDOS	
CONDO #6	1,485 SF
CONDO #7	1,842 SF
CONDO #8	1,769 SF
CONDO #9	1,844 SF
CONDO #10	1,424 SF
	8,365 SF
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CONDO #12	1,842 SF
CONDO #13	1,769 SF
CONDO #14	1,844 SF
CONDO #15	1,424 SF
	8,365 SF
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CONDO #18	1,769 SF
CONDO #19	1,844 SF
CONDO #20	1,424 SF
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CONDO #23	1,769 SF
CONDO #24	1,844 SF
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HOTEL SCHEDULE

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KING C.	1	317 SF
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LEVEL 2 PARKING & CONDOS		
DBL KING SUITE.	1	576 SF
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KING C.	1	318 SF
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DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,539 SF
KING C	1	318 SF
20		7,242 SF
LEVEL 5		
DBL QUEEN	8	2,983 SF
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DBL QUEEN MOD	1	477 SF
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KING MOD	1	505 SF
NORTH STAIR	1	188 SF
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TOTAL: 110		39,227 SF

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beecherwalker
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BEECHERWALKER.COM
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Author	Checker

SCHEMATIC DESIGN

LEVEL 0 FLOOR PLAN

DRAWING NUMBER
A100

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1 A101 LEVEL 1 FLOOR PLAN
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
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52	52
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9' x 18' ELECTRIC VEHICLE	4
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LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
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TOTAL	204

GYM PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
9' x 18' - GYM PARKING	29
29	29
TOTAL	29

BOH SCHEDULE

NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,880 SF
	9,880 SF
LEVEL 1 PARKING & CONDOS	
BOH	228 SF
LAUNDRY	553 SF
BREAKROOM	110 SF
AHU	36 SF
	926 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 3 PARKING	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 4 PARKING	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
LEVEL 5	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
TOTAL	11,898 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	3,133 SF
RETAIL	3,490 SF
RETAIL	1,680 SF
RETAIL	1,666 SF
RETAIL	2,458 SF
TOTAL	12,427 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,484 SF
CONDO B	3,687 SF
CONDO C	1,769 SF
CONDO D	1,424 SF
	8,364 SF
LEVEL 2 PARKING & CONDOS	
CONDO #6	1,485 SF
CONDO #7	1,842 SF
CONDO #8	1,769 SF
CONDO #9	1,844 SF
CONDO #10	1,424 SF
	8,365 SF
LEVEL 3 CONDOS	
CONDO #11	1,485 SF
CONDO #12	1,842 SF
CONDO #13	1,769 SF
CONDO #14	1,844 SF
CONDO #15	1,424 SF
	8,365 SF
LEVEL 4 CONDOS	
CONDO #16	1,485 SF
CONDO #17	1,842 SF
CONDO #18	1,769 SF
CONDO #19	1,844 SF
CONDO #20	1,424 SF
	8,365 SF
LEVEL 5 CONDOS	
CONDO #21	1,485 SF
CONDO #22	1,842 SF
CONDO #23	1,769 SF
CONDO #24	1,844 SF
CONDO #25	1,424 SF
	8,365 SF
TOTAL	41,825 SF

HOTEL SCHEDULE

NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	4	1,492 SF
DBL QUEEN ADA	1	462 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	1	317 SF
12		4,333 SF
LEVEL 2 PARKING & CONDOS		
DBL KING SUITE.	1	576 SF
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	2	635 SF
KING SUITE	1	538 SF
20		7,718 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	3	1,298 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,537 SF
KING C.	1	318 SF
20		7,240 SF
LEVEL 4 PARKING		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,539 SF
KING C	1	318 SF
20		7,242 SF
LEVEL 5		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	24	7,298 SF
KING C.	1	318 SF
KING MOD	1	505 SF
NORTH STAIR	1	188 SF
38		12,694 SF
TOTAL: 110		39,227 SF

#	REV. DESCRIPTION	REV. DATE

MARK	ISSUE DESCRIPTION	ISS. DATE

MILLCREEK COMMON
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

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f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 1 FLOOR PLAN

DRAWING NUMBER
A101

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1 LEVEL 2 FLOOR PLAN
A102 3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	8
52	52
LEVEL 1 PARKING & CONDOS	
9' x 18' - 90 DEGREE	27
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	2
9' x 20' - PARALLEL	4
35	35
LEVEL 2 PARKING & CONDOS	
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 108" RIGHT ACCESS	1
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
48	48
LEVEL 3 PARKING	
8' x 18' COMPACT	1
9' x 18' - 90 DEGREE	61
9' x 18' ELECTRIC VEHICLE	4
66	66
LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
3	3
TOTAL	204

BOH SCHEDULE

NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,880 SF
	9,880 SF
LEVEL 1 PARKING & CONDOS	
BOH	228 SF
LAUNDRY	553 SF
BREAKROOM	110 SF
AHU	36 SF
	926 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 3 PARKING	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 4 PARKING	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
LEVEL 5	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
TOTAL	11,898 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	3,133 SF
RETAIL	3,490 SF
RETAIL	1,680 SF
RETAIL	1,666 SF
RETAIL	2,458 SF
TOTAL	12,427 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,484 SF
CONDO B	3,687 SF
CONDO C	1,769 SF
CONDO D	1,424 SF
	8,364 SF
LEVEL 2 PARKING & CONDOS	
CONDO #6	1,485 SF
CONDO #7	1,842 SF
CONDO #8	1,769 SF
CONDO #9	1,844 SF
CONDO #10	1,424 SF
	8,365 SF
LEVEL 3 CONDOS	
CONDO #11	1,485 SF
CONDO #12	1,842 SF
CONDO #13	1,769 SF
CONDO #14	1,844 SF
CONDO #15	1,424 SF
	8,365 SF
LEVEL 4 CONDOS	
CONDO #16	1,485 SF
CONDO #17	1,842 SF
CONDO #18	1,769 SF
CONDO #19	1,844 SF
CONDO #20	1,424 SF
	8,365 SF
LEVEL 5 CONDOS	
CONDO #21	1,485 SF
CONDO #22	1,842 SF
CONDO #23	1,769 SF
CONDO #24	1,844 SF
CONDO #25	1,424 SF
	8,365 SF
TOTAL	41,825 SF

HOTEL SCHEDULE

NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	4	1,492 SF
DBL QUEEN ADA	1	462 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	1	317 SF
12		4,333 SF
LEVEL 2 PARKING & CONDOS		
DBL KING SUITE	1	576 SF
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	2	635 SF
KING SUITE	1	538 SF
20		7,718 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	3	1,298 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,537 SF
KING C.	1	318 SF
20		7,240 SF
LEVEL 4 PARKING		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,539 SF
KING C	1	318 SF
20		7,242 SF
LEVEL 5		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	24	7,298 SF
KING C.	1	318 SF
KING MOD	1	505 SF
NORTH STAIR	1	188 SF
38		12,694 SF
TOTAL: 110		39,227 SF

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON
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PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 2 FLOOR PLAN

DRAWING NUMBER
A102

Autodesk Docs://Millcreek Common/MILLCREEK COMMON V26.rvt
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1 LEVEL 3 CONDOS
A103 3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	8
52	52
LEVEL 1 PARKING & CONDOS	
9' x 18' - 90 DEGREE	27
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	2
9' x 20' - PARALLEL	4
35	35
LEVEL 2 PARKING & CONDOS	
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 108" RIGHT ACCESS	1
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
48	48
LEVEL 3 PARKING	
8' x 18' COMPACT	1
9' x 18' - 90 DEGREE	61
9' x 18' ELECTRIC VEHICLE	4
66	66
LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
3	3
TOTAL	204

BOH SCHEDULE

NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,880 SF
	9,880 SF
LEVEL 1 PARKING & CONDOS	
BOH	228 SF
LAUNDRY	553 SF
BREAKROOM	110 SF
AHU	36 SF
	926 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 3 PARKING	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 4 PARKING	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
LEVEL 5	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
TOTAL	11,898 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	3,133 SF
RETAIL	3,490 SF
RETAIL	1,680 SF
RETAIL	1,666 SF
RETAIL	2,458 SF
TOTAL	12,427 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,484 SF
CONDO B	3,687 SF
CONDO C	1,769 SF
CONDO D	1,424 SF
	8,364 SF
LEVEL 2 PARKING & CONDOS	
CONDO #6	1,485 SF
CONDO #7	1,842 SF
CONDO #8	1,769 SF
CONDO #9	1,844 SF
CONDO #10	1,424 SF
	8,365 SF
LEVEL 3 CONDOS	
CONDO #11	1,485 SF
CONDO #12	1,842 SF
CONDO #13	1,769 SF
CONDO #14	1,844 SF
CONDO #15	1,424 SF
	8,365 SF
LEVEL 4 CONDOS	
CONDO #16	1,485 SF
CONDO #17	1,842 SF
CONDO #18	1,769 SF
CONDO #19	1,844 SF
CONDO #20	1,424 SF
	8,365 SF
LEVEL 5 CONDOS	
CONDO #21	1,485 SF
CONDO #22	1,842 SF
CONDO #23	1,769 SF
CONDO #24	1,844 SF
CONDO #25	1,424 SF
	8,365 SF
TOTAL	41,825 SF

HOTEL SCHEDULE

NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	4	1,492 SF
DBL QUEEN ADA	1	462 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	1	317 SF
12		4,333 SF
LEVEL 2 PARKING & CONDOS		
DBL KING SUITE	1	576 SF
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	2	635 SF
KING SUITE	1	538 SF
20		7,718 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	3	1,298 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,537 SF
KING C.	1	318 SF
20		7,240 SF
LEVEL 4 PARKING		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,539 SF
KING C	1	318 SF
20		7,242 SF
LEVEL 5		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	24	7,298 SF
KING C.	1	318 SF
KING MOD	1	505 SF
NORTH STAIR	1	188 SF
38		12,694 SF
TOTAL: 110		39,227 SF

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

MILLCREEK COMMON
3210 SOUTH HIGHLAND DRIVE
MILLCREEK, UTAH 84106

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f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 3 FLOOR PLAN

DRAWING NUMBER
A103

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1 A104 LEVEL 4 CONDOS
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	8
52	52
LEVEL 1 PARKING & CONDOS	
9' x 18' - 90 DEGREE	27
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	2
9' x 20' - PARALLEL	4
35	35
LEVEL 2 PARKING & CONDOS	
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 108" RIGHT ACCESS	1
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
48	48
LEVEL 3 PARKING	
8' x 18' COMPACT	1
9' x 18' - 90 DEGREE	61
9' x 18' ELECTRIC VEHICLE	4
66	66
LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
3	3
TOTAL	204

BOH SCHEDULE

NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,880 SF
	9,880 SF
LEVEL 1 PARKING & CONDOS	
BOH	228 SF
LAUNDRY	553 SF
BREAKROOM	110 SF
AHU	36 SF
	926 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 3 PARKING	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 4 PARKING	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
LEVEL 5	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
TOTAL	11,898 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	3,133 SF
RETAIL	3,490 SF
RETAIL	1,680 SF
RETAIL	1,666 SF
RETAIL	2,458 SF
TOTAL	12,427 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,484 SF
CONDO B	3,687 SF
CONDO C	1,769 SF
CONDO D	1,424 SF
	8,364 SF
LEVEL 2 PARKING & CONDOS	
CONDO #6	1,485 SF
CONDO #7	1,842 SF
CONDO #8	1,769 SF
CONDO #9	1,844 SF
CONDO #10	1,424 SF
	8,365 SF
LEVEL 3 CONDOS	
CONDO #11	1,485 SF
CONDO #12	1,842 SF
CONDO #13	1,769 SF
CONDO #14	1,844 SF
CONDO #15	1,424 SF
	8,365 SF
LEVEL 4 CONDOS	
CONDO #16	1,485 SF
CONDO #17	1,842 SF
CONDO #18	1,769 SF
CONDO #19	1,844 SF
CONDO #20	1,424 SF
	8,365 SF
LEVEL 5 CONDOS	
CONDO #21	1,485 SF
CONDO #22	1,842 SF
CONDO #23	1,769 SF
CONDO #24	1,844 SF
CONDO #25	1,424 SF
	8,365 SF
TOTAL	41,825 SF

HOTEL SCHEDULE

NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	4	1,492 SF
DBL QUEEN ADA	1	462 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	1	317 SF
12		4,333 SF
LEVEL 2 PARKING & CONDOS		
DBL KING SUITE	1	576 SF
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	2	635 SF
KING SUITE	1	538 SF
20		7,718 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	3	1,298 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,537 SF
KING C.	1	318 SF
20		7,240 SF
LEVEL 4 PARKING		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,539 SF
KING C	1	318 SF
20		7,242 SF
LEVEL 5		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	24	7,298 SF
KING C.	1	318 SF
KING MOD	1	505 SF
NORTH STAIR	1	188 SF
38		12,694 SF
TOTAL: 110		39,227 SF

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f. 801.438.9501 HOLLADAY, UTAH 84121

PROJECT NUMBER
565.2501

DWN BY	CHKD BY
Author	Checker

SCHEMATIC DESIGN

LEVEL 4 FLOOR PLAN

DRAWING NUMBER
A104

PRINTED AT 12/23/2025 12:18:32 PM Autodesk Docs://Millcreek Common/MILLCREEK_COMMON V26.rvt

1 A105 LEVEL 5 CONDOS
3/32" = 1'-0"

PARKING SCHEDULE

STALL TYPE	AMOUNT
LEVEL 0 RETAIL	
8' x 18' COMPACT	3
9' x 18' - 90 DEGREE	37
9' x 18' - STALL ADA 60" LEFT ACCESS	2
9' x 18' - STALL ADA 60" RIGHT ACCESS	1
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	8
52	52
LEVEL 1 PARKING & CONDOS	
9' x 18' - 90 DEGREE	27
9' x 18' - STALL ADA 108" RIGHT ACCESS EV	1
9' x 18' - STALL ADA NO ACCESS EV	1
9' x 18' ELECTRIC VEHICLE	2
9' x 20' - PARALLEL	4
35	35
LEVEL 2 PARKING & CONDOS	
9' x 18' - 90 DEGREE	42
9' x 18' - STALL ADA 108" RIGHT ACCESS	1
9' x 18' - STALL ADA NO ACCESS	1
9' x 18' ELECTRIC VEHICLE	4
48	48
LEVEL 3 PARKING	
8' x 18' COMPACT	1
9' x 18' - 90 DEGREE	61
9' x 18' ELECTRIC VEHICLE	4
66	66
LEVEL 4 PARKING	
9' x 18' - 90 DEGREE	3
3	3
TOTAL	204

BOH SCHEDULE

NAME	AREA
LEVEL 00 STORAGE	
STORAGE	9,880 SF
	9,880 SF
LEVEL 1 PARKING & CONDOS	
BOH	228 SF
LAUNDRY	553 SF
BREAKROOM	110 SF
AHU	36 SF
	926 SF
LEVEL 2 PARKING & CONDOS	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 3 PARKING	
HOUSE KEEPING	354 SF
COMPUTER	78 SF
ELEC.	18 SF
	450 SF
LEVEL 4 PARKING	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
LEVEL 5	
COMPUTER	78 SF
ELEC.	18 SF
	96 SF
TOTAL	11,898 SF

RETAIL SCHEDULE

NAME	AREA
LEVEL 0 RETAIL	
RETAIL	3,133 SF
RETAIL	3,490 SF
RETAIL	1,680 SF
RETAIL	1,666 SF
RETAIL	2,458 SF
TOTAL	12,427 SF

CONDO SCHEDULE

NAME	AREA
LEVEL 1 PARKING & CONDOS	
CONDO A	1,484 SF
CONDO B	3,687 SF
CONDO C	1,769 SF
CONDO D	1,424 SF
	8,364 SF
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CONDO #6	1,485 SF
CONDO #7	1,842 SF
CONDO #8	1,769 SF
CONDO #9	1,844 SF
CONDO #10	1,424 SF
	8,365 SF
LEVEL 3 CONDOS	
CONDO #11	1,485 SF
CONDO #12	1,842 SF
CONDO #13	1,769 SF
CONDO #14	1,844 SF
CONDO #15	1,424 SF
	8,365 SF
LEVEL 4 CONDOS	
CONDO #16	1,485 SF
CONDO #17	1,842 SF
CONDO #18	1,769 SF
CONDO #19	1,844 SF
CONDO #20	1,424 SF
	8,365 SF
LEVEL 5 CONDOS	
CONDO #21	1,485 SF
CONDO #22	1,842 SF
CONDO #23	1,769 SF
CONDO #24	1,844 SF
CONDO #25	1,424 SF
	8,365 SF
TOTAL	41,825 SF

HOTEL SCHEDULE

NAME	QTY	AREA
LEVEL 1 PARKING & CONDOS		
DBL QUEEN	4	1,492 SF
DBL QUEEN ADA	1	462 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	1	317 SF
12		4,333 SF
LEVEL 2 PARKING & CONDOS		
DBL KING SUITE	1	576 SF
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	5	1,585 SF
KING C.	2	635 SF
KING SUITE	1	538 SF
20		7,718 SF
LEVEL 3 PARKING		
DBL QUEEN	7	2,610 SF
DBL QUEEN ADA	3	1,298 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,537 SF
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20		7,240 SF
LEVEL 4 PARKING		
DBL QUEEN	8	2,983 SF
DBL QUEEN ADA	2	925 SF
DBL QUEEN MOD	1	477 SF
KING	8	2,539 SF
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20		7,242 SF
LEVEL 5		
DBL QUEEN	8	2,983 SF
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KING	24	7,298 SF
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NORTH STAIR	1	188 SF
38		12,694 SF
TOTAL: 110		39,227 SF

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MILLCREEK COMMON
3210 SOUTH HIGHLAND DRIVE
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o. 801.438.9500 3115 EAST LIONLANE #200 BEECHERWALKER.COM
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PROJECT NUMBER
565.2501

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SCHEMATIC DESIGN

LEVEL 5 FLOOR PLAN

DRAWING NUMBER
A105

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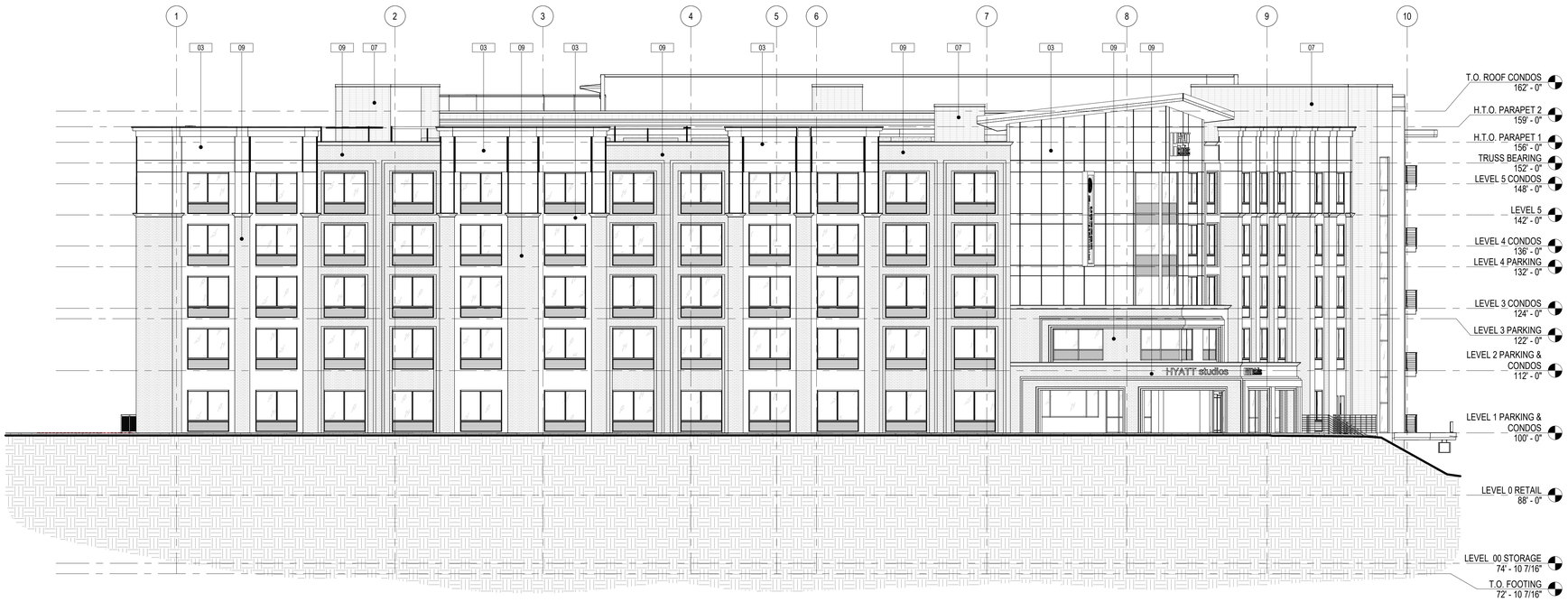

1 A201 EAST ELEVATION
3/32" = 1'-0"

2 A201 WEST ELEVATION
3/32" = 1'-0"

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. USE IMPACT RESISTANT EIFS WITHIN 48" OF SIDEWALKS AND BUILDING ENTRANCES.

ELEVATION GENERAL NOTES:

A. SEE A600 SERIES SHEETS FOR DOOR AND WINDOW TYPE ELEVATIONS.
B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
C. MECHANICAL CONTRACTOR TO COMBINE FACE PLATES FOR DRYER VENT AND EXHAUST ON EXTERIOR OF BUILDING.
D. PROVIDE MOVEMENT JOINTS IN THE THIN BRICK VENEER SYSTEM AS DIRECTED PER THE BRICK INDUSTRY ASSOCIATION TECHNICAL NOTES 28C ON BRICK CONSTRUCTION.
E. SHEET METAL FLASHING AND TRIM COLOR TO MATCH THE COLOR OF THE MATERIAL/FINISH THAT THE FLASHING AND TRIM RESTS UPON.
F. FIBER CEMENT TRIM SHOWN AS BASIS-OF-DESIGN. CONTRACTOR TO ADD TRIM AS NECESSARY. PROVIDE ARCHITECT WITH ELEVATIONS OF ANY ADDED TRIM IN FIBER CEMENT SUBMITTAL.
G. PROVIDE CORNER AND PERIMETER TRIM FOR ALUMINUM PLANK SIDING SYSTEM PER MANUFACTURER.

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

EXTERIOR MATERIALS BY ORIENTATION

MATERIAL	AREA	%
EAST		
*CONCRETE - CAST IN PLACE (EXPOSED)	276 SF	1%
*FIBER CEMENT PANEL (AGED PEWTER)	3,596 SF	17%
*RIBBED STONE	945 SF	4%
*THIN BRICK 1 (STAIRS)	1,420 SF	7%
*THIN BRICK 2 (CONDOS)	3,143 SF	15%
*THIN BRICK 3 (HOTEL)	11,830 SF	56%
	21,210 SF	100%
NORTH		
*CONCRETE - CAST IN PLACE (EXPOSED)	1,182 SF	7%
*CONCRETE SKIN PANEL	733 SF	4%
*FIBER CEMENT PANEL (AGED PEWTER)	2,540 SF	14%
*METAL - ACM PANEL	154 SF	1%
*RIBBED STONE	1,177 SF	7%
*SANDSTONE BLOCK	384 SF	2%
*THIN BRICK 1 (STAIRS)	1,310 SF	7%
*THIN BRICK 2 (CONDOS)	808 SF	5%
*THIN BRICK 3 (HOTEL)	9,512 SF	53%
	17,802 SF	100%
SOUTH		
*CONCRETE - CAST IN PLACE (EXPOSED)	3,531 SF	22%
*CONCRETE SKIN PANEL	545 SF	3%
*FIBER CEMENT PANEL (AGED PEWTER)	817 SF	5%
*METAL - ACM PANEL	105 SF	1%
*RIBBED STONE	1,401 SF	9%
*SANDSTONE BLOCK	558 SF	3%
*THIN BRICK 1 (STAIRS)	2,047 SF	13%
*THIN BRICK 2 (CONDOS)	740 SF	5%
*THIN BRICK 3 (HOTEL)	6,253 SF	39%
	15,997 SF	100%
WEST		
*CONCRETE - CAST IN PLACE (EXPOSED)	214 SF	1%
*CONCRETE SKIN PANEL	1,834 SF	12%
*FIBER CEMENT PANEL (AGED PEWTER)	317 SF	2%
*METAL - ACM PANEL	866 SF	6%
*RIBBED STONE	2,439 SF	16%
*SANDSTONE BLOCK	786 SF	5%
*THIN BRICK 1 (STAIRS)	1,711 SF	11%
*THIN BRICK 2 (CONDOS)	3,778 SF	25%
*THIN BRICK 3 (HOTEL)	3,124 SF	21%
	15,069 SF	100%
APPROXIMATE TOTAL S.F.	70,078 SF	

EXTERIOR MATERIALS TOTAL AMOUNT

NAME	AREA	%
*CONCRETE - CAST IN PLACE (EXPOSED)	5,204 SF	7%
*CONCRETE SKIN PANEL	3,112 SF	4%
*FIBER CEMENT PANEL (AGED PEWTER)	7,270 SF	10%
*METAL - ACM PANEL	1,125 SF	2%
*RIBBED STONE	5,963 SF	9%
*SANDSTONE BLOCK	1,728 SF	2%
*THIN BRICK 1 (STAIRS)	6,488 SF	9%
*THIN BRICK 2 (CONDOS)	8,489 SF	12%
*THIN BRICK 3 (HOTEL)	30,750 SF	44%
TOTAL:	70,109 SF	100%

WINDOW AREA	
ORIENTATION	WINDOW AREA
EAST	3,840 SF
NORTH	2,910 SF
SOUTH	1,232 SF
WEST	2,463 SF

STOREFRONT AREA	
ORIENTATION	STOREFRONT AREA
EAST	535 SF
NORTH	1,421 SF
SOUTH	430 SF
WEST	1,563 SF

EXTERIOR MATERIALS LEGEND

01	CONCRETE - EXPOSED
02	CONCRETE SKIN PANEL
03	FIBER CEMENT PANEL (AGED PEWTER)
04	METAL - ACM PANEL
05	RIBBED STONE
06	SANDSTONE BLOCK
07	THIN BRICK 1 (STAIRS)
08	THIN BRICK 2 (CONDOS)
09	THIN BRICK 3 (HOTEL)

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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

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A201

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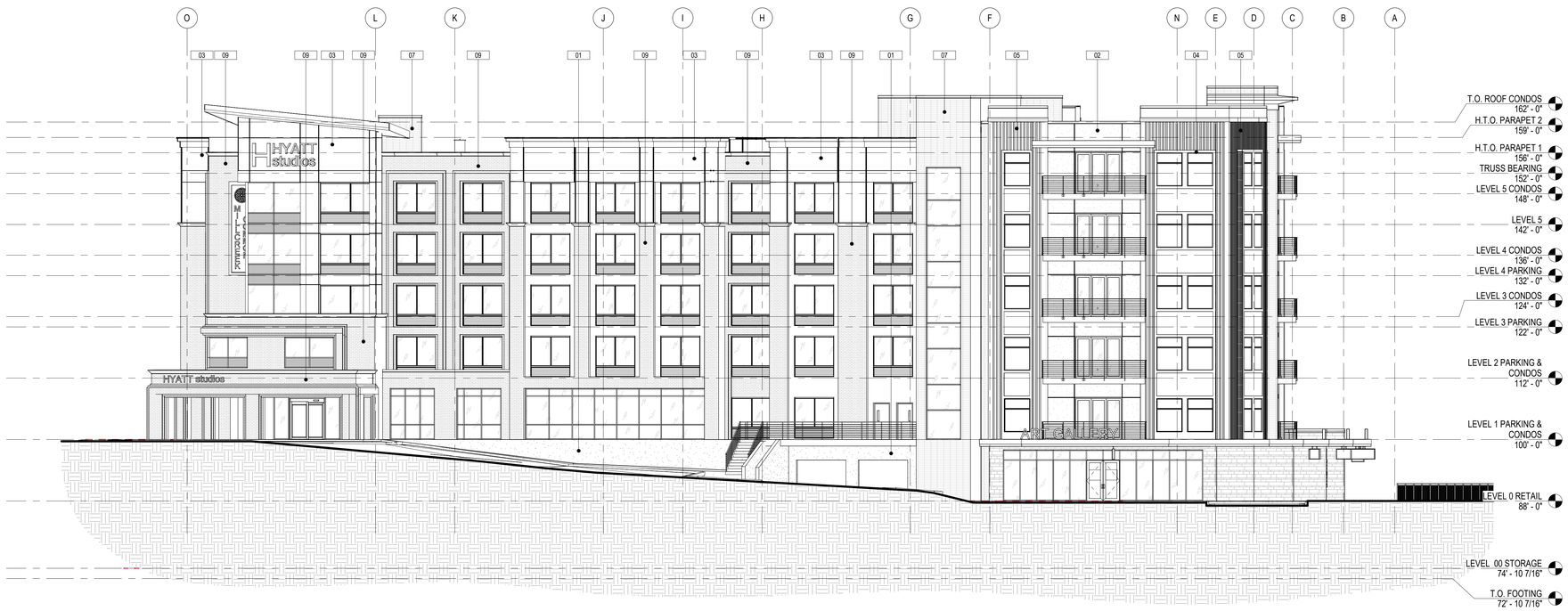
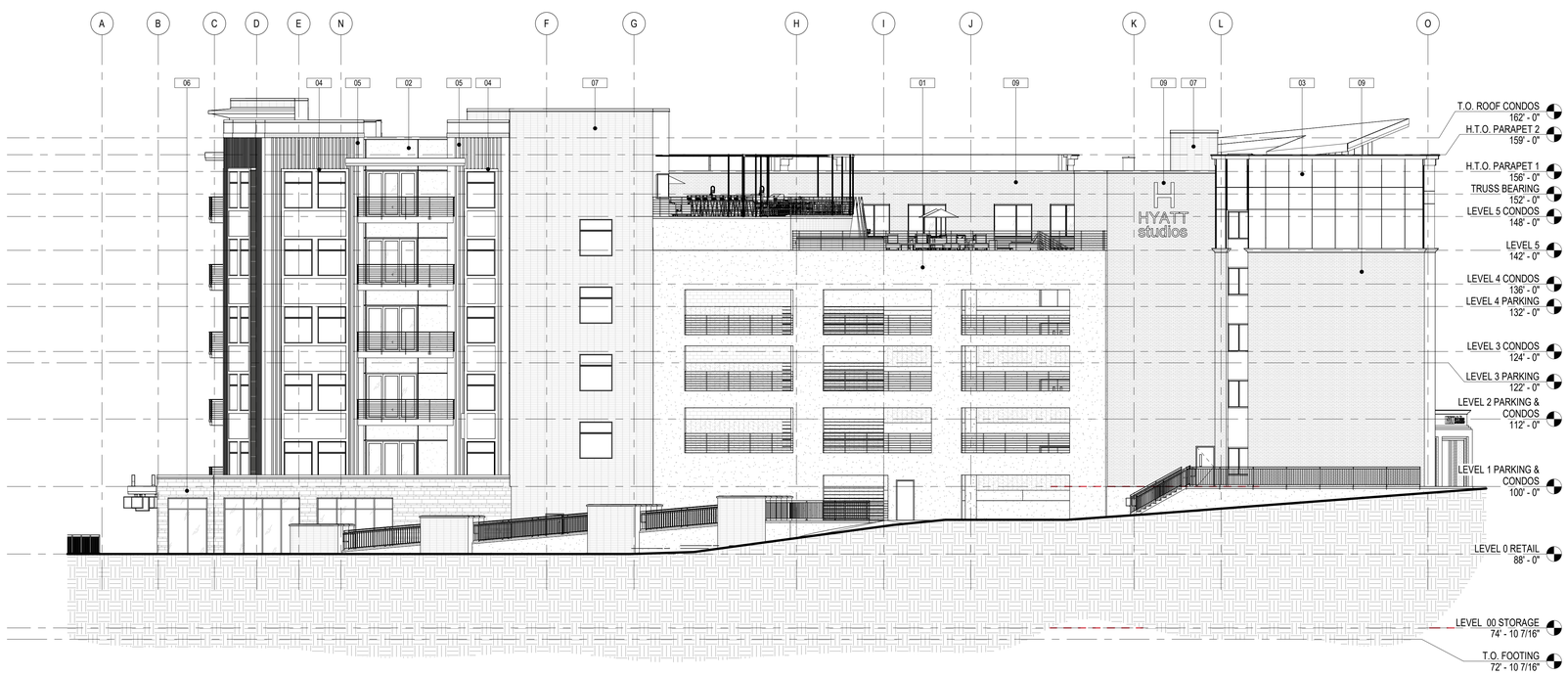


1 A202 NORTH ELEVATION
3/32" = 1'-0"



2 A202 SOUTH ELEVATION
3/32" = 1'-0"

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B. COORDINATE WINDOW HEIGHTS WITH WINDOW TYPE ELEVATIONS AND EXTERIOR ELEVATIONS.
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*THIN BRICK 1 (STAIRS)	6,488 SF	9%
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*THIN BRICK 3 (HOTEL)	30,750 SF	44%
TOTAL:	70,109 SF	100%

WINDOW AREA	
ORIENTATION	WINDOW AREA
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NORTH	2,910 SF
SOUTH	1,232 SF
WEST	2,463 SF

STOREFRONT AREA	
ORIENTATION	STOREFRONT AREA
EAST	535 SF
NORTH	1,421 SF
SOUTH	430 SF
WEST	1,563 SF

EXTERIOR MATERIALS LEGEND

01	CONCRETE - EXPOSED
02	CONCRETE SKIN PANEL
03	FIBER CEMENT PANEL (AGED PEWTER)
04	METAL - ACM PANEL
05	RIBBED STONE
06	SANDSTONE BLOCK
07	THIN BRICK 1 (STAIRS)
08	THIN BRICK 2 (CONDOS)
09	THIN BRICK 3 (HOTEL)

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SCHEMATIC DESIGN

EXTERIOR ELEVATIONS

DRAWING NUMBER
A202

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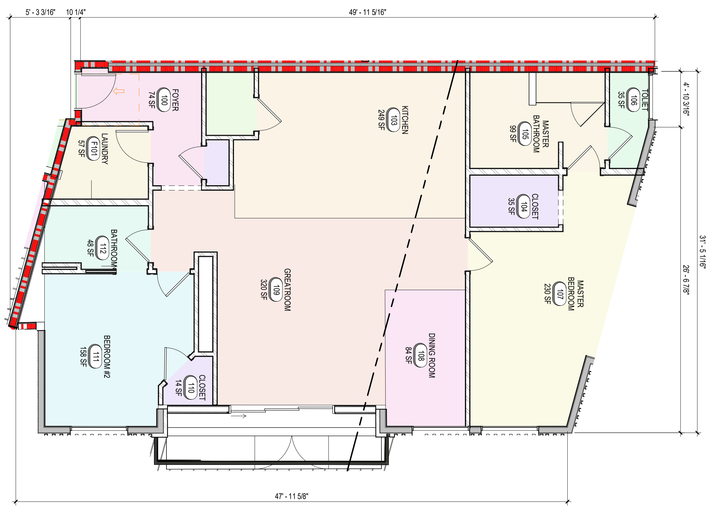
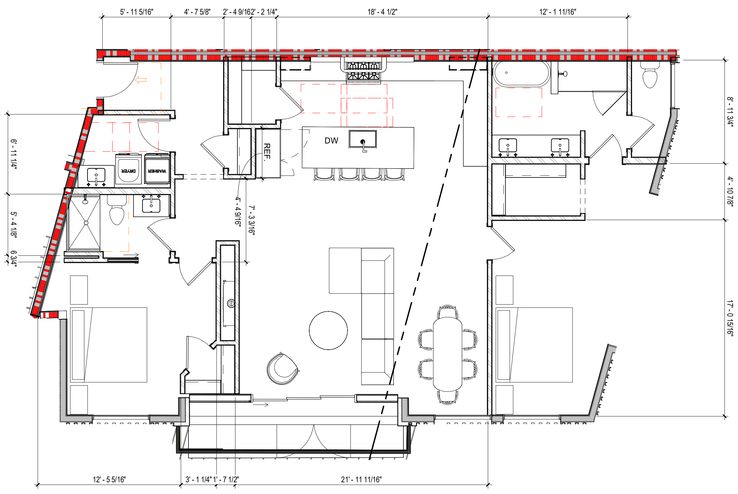


A1 A410 CONDO A ENLARGED FLOOR PLAN
3/16" = 1'-0"



A2 A410 CONDO A ENLARGED FINISH FLOOR PLAN
3/16" = 1'-0"

KEYNOTE LEGEND

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BEECHERWALKER.COM

PROJECT NUMBER
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SCHEMATIC DESIGN

CONDO A ENLARGED FLOOR PLAN

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A410

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KEYNOTE LEGEND

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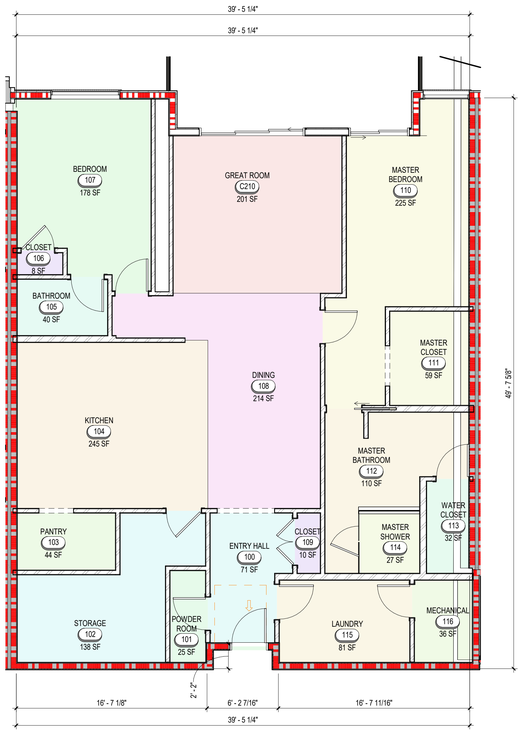
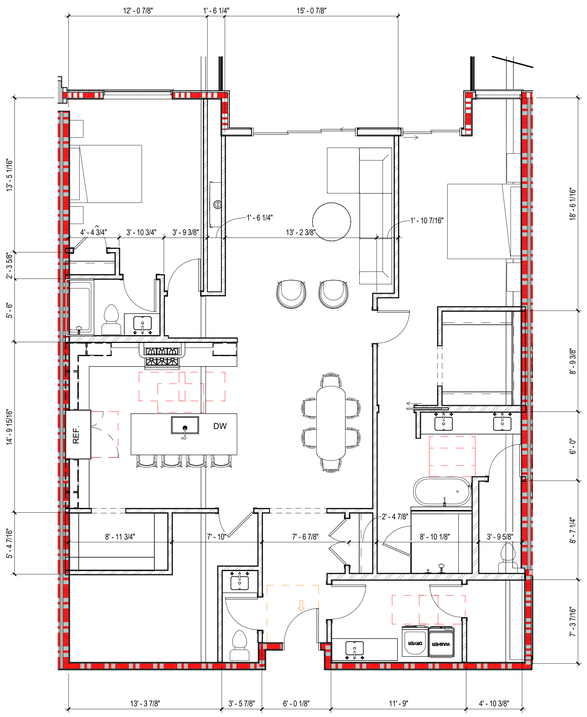


A1 CONDO B ENLARGED FLOOR PLAN
A411 3/16" = 1'-0"



A3 CONDO B ENLARGED FINISH FLOOR PLAN
A411 3/16" = 1'-0"

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CONDO B ENLARGED FLOOR PLAN

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A411

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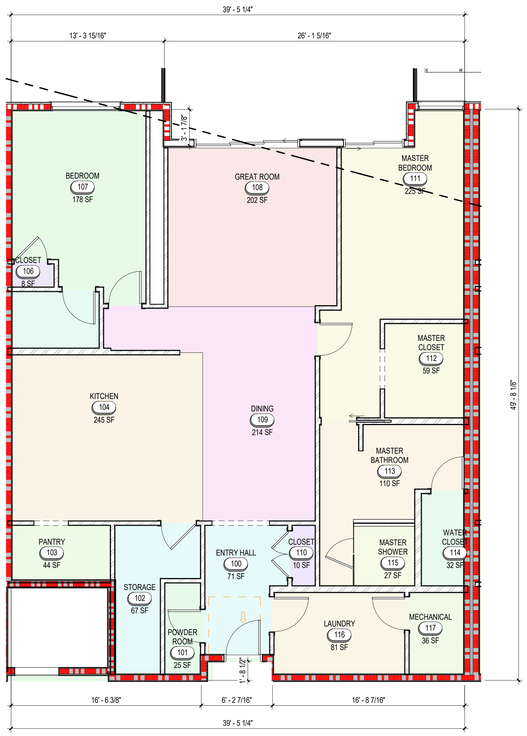
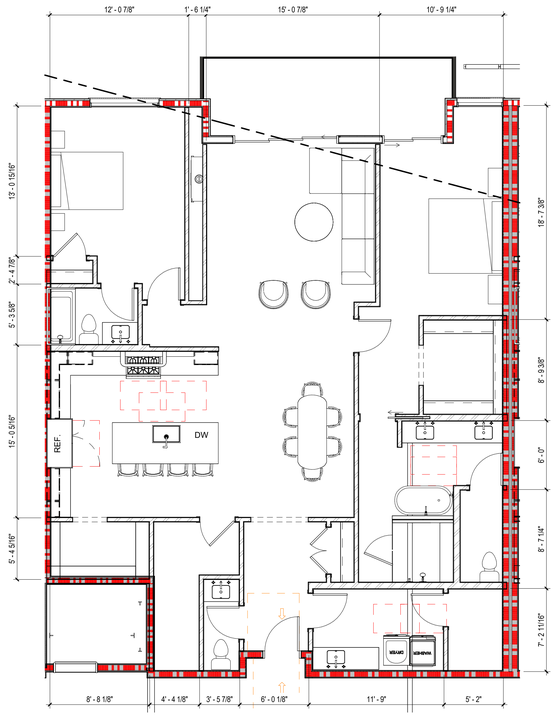


A1 / A412 CONDO C ENLARGED FLOOR PLAN
3/16" = 1'-0"



1 / A412 CONDO C ENLARGED FINISH FLOOR PLAN1
3/16" = 1'-0"

KEYNOTE LEGEND

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CONDO C ENLARGED FLOOR PLAN

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A412

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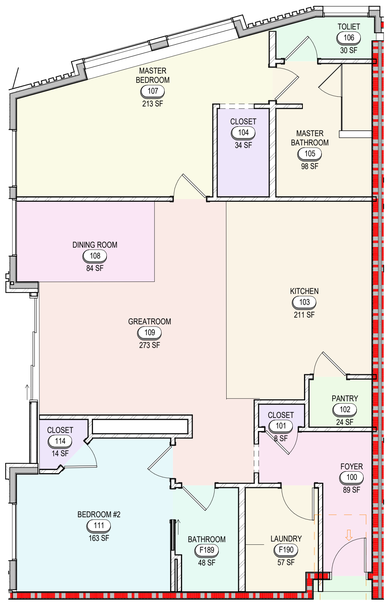
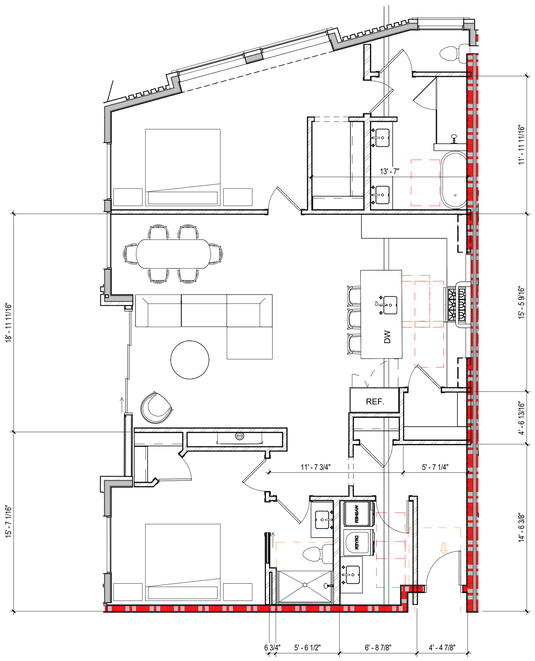


A1 / A413 CONDO D ENLARGED FLOOR PLAN
3/16" = 1'-0"



A3 / A413 CONDO D ENLARGED FINISH FLOOR PLAN
3/16" = 1'-0"

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CONDO D ENLARGED FLOOR PLAN

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SCHEMATIC DESIGN

CONCEPT RENDERING

DRAWING NUMBER
A901

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SCHEMATIC DESIGN

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SCHEMATIC DESIGN

CONCEPT RENDERING

DRAWING NUMBER
A905

MARK	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	REV. DATE

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SCHEMATIC DESIGN

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SCHEMATIC DESIGN

CONCEPT RENDERING

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