

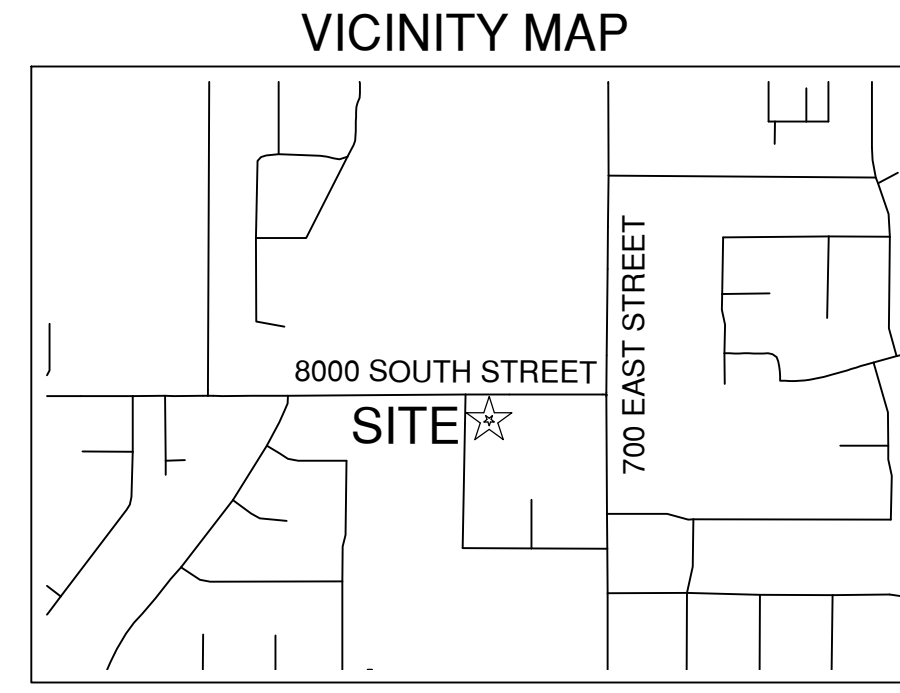
Sandy City General Plat Notes:

- Requirements have been imposed relating to the development of this subdivision and development on each of the lots.
 - Building Permits/Certificates of Occupancy may not be issued until certain improvements have been installed.
 - Certain measures are required to control blowing soil and sand during construction on a lot.
 - No trees shall be planted in the public park strip less than 8 feet wide. Centerline of tree(s) shall be planted a minimum of 4 feet away from back of curb and edge of sidewalk.
 - No driveways shall be constructed as to slope toward any structure without written permission from Sandy City Engineer.
 - Evidence that the contractor has a Sandy City Permit to work in the public way shall be presented to the Building Division prior to issuance of a building permit. Contact the Public Works Department for more information.
 - All roadways that are not private roads (if any) are dedicated to Sandy City as right of way (R.O.W.) for public use.
- The requirements and conditions set forth in notes 1-7 above are detailed in the Sandy City Community Development and Engineering files (known as SUB-06-19-5681) as such files exist as of the date of the recording of the plat, the Conditions of Approval imposed by the Sandy City Planning Commission, the Sandy City Standard Specifications for Municipal Improvements, the Streets and Public Improvements chapters of the Revised Ordinances of Sandy City, the Sandy City Building Code, and the Sandy City Land Development Code. Requirements may be imposed as required by the applicable Sandy City Ordinances at the time of additional development applications and approvals relating to the subject property.

LINE TABLE		CURVE TABLE	
#	BEARING & DIST.	#	RADIUS LENGTH CHORD
L1	N89°58'35"E 159.31'	C1	23.00' 36.13' IN44°58'35"E 32.53'
L2	N00°01'24"W 95.67'	C2	22.97' 36.14' S45°01'34"E 32.52'
L3	N89°51'33"E 33.00'		
L4	S00°01'24"E 92.05'		
L5	S00°01'24"E 15.00'		
L6	S00°03'01"W 3.71'		
L7	N00°01'25"W 5.00'		
L8	N89°58'35"E 16.62'		
L9	S00°01'25"E 42.98'		
L10	S00°01'25"E 159.53'		
L11	N00°01'25"W 38.00'		

- LEGEND**
- DENOTES STREET LIGHTS TO BE INSTALLED
 - DENOTES FIRE HYDRANTS TO BE INSTALLED
 - SET 5/8" x 24" REBAR W/ PLASTIC CAP STAMPED "LS 295720"
 - DENOTES SECTION CORNERS

- DENOTES PRIVATE OWNERSHIP
- LIMITED COMMON
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND PRIVATE AREAS.
- COMMON
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND NOT HATCHED AS PRIVATE OR LIMITED COMMON.
- PRIVATE RIGHT OF WAY, SEWER EASEMENT, WATERLINE EASEMENT
- DEDICATED AS RIGHT OF WAY TO SANDY CITY FOR PUBLIC AND UTILITY USE.
- P.U.E. & DRAINAGE EASEMENTS
- PROPERTY LINES OR PRIVATE R.O.W. LINES
- INTERIOR LOT LINE
- SUBDIVISION BOUNDARY LINE

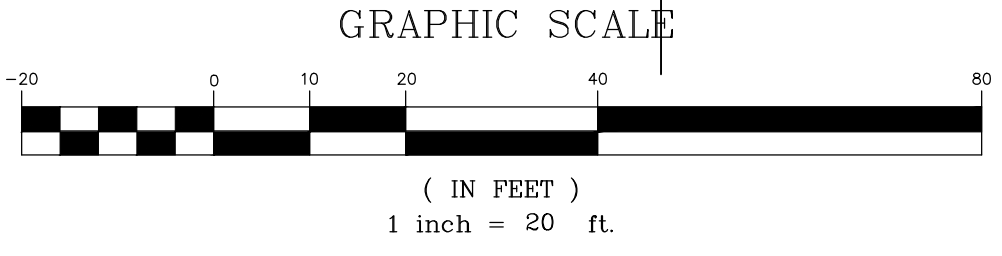
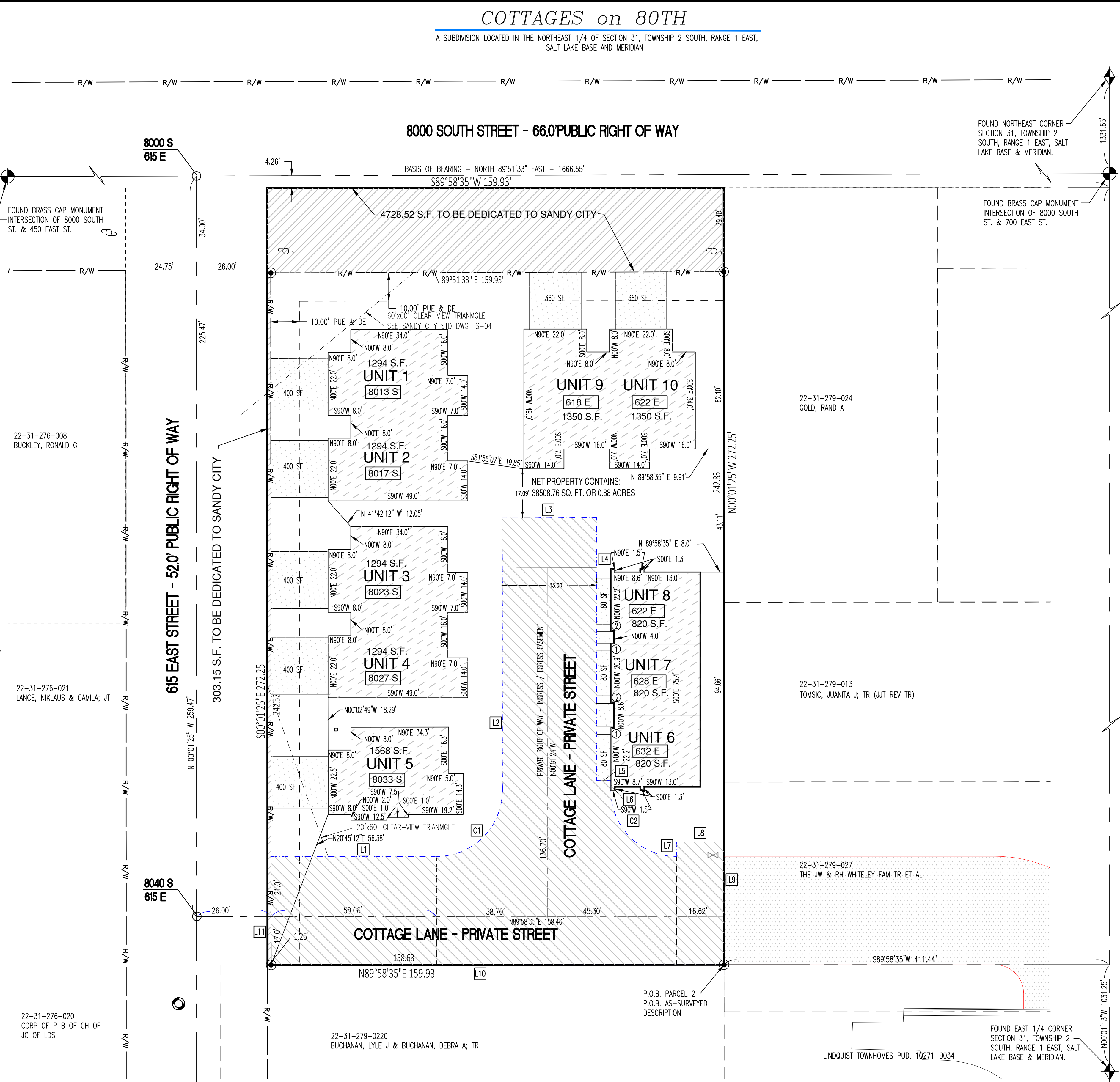


DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED BY DOMINION ENERGY
Date: _____

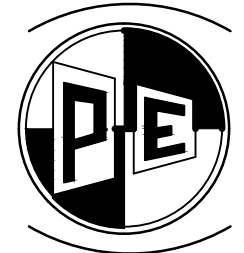
ROCKY MOUNTAIN POWER, A DIVISION OF PACIFICORP APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL, OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF ELECTRICAL UTILITIES SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT ROCKY MOUNTAIN POWER AT 1-800-469-3961.

APPROVED BY ROCKY MOUNTAIN POWER
Date: _____



COTTAGES on 80TH
A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

PLAT PREPARED BY:
PETERSON ENGINEERING
400 WEST 7107 SOUTH
SUITE No. 1
MIDVALE, UTAH 84047
(801) 255-3503



SANDY CITY PARKS & REC
APPROVED THIS _____ DAY OF _____ A.D. 2019.

DEVELOPER
FERRAN CONSTRUCTION

APPROVED BY MIDVALLEY IMPROVEMENT DISTRICT
Date: _____

APPROVED BY CENTURY LINK
Date: _____

APPROVED BY COMCAST
Date: _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____ A.D. 2019 BY THE SANDY CITY PLANNING COMMISSION.
CHAIRMAN, SANDY CITY PLANNING COMMISSION

SALT LAKE COUNTY HEALTH DEPT.
APPROVED THIS _____ DAY OF _____ A.D. 2019.
SALT LAKE CO. HEALTH DEPARTMENT

SANDY CITY PUBLIC UTILITIES DEPT.
APPROVED THIS _____ DAY OF _____ A.D. 2019.
ENGINEERING MANAGER

CITY ENGINEER
APPROVED THIS _____ DAY OF _____ A.D. 2019.
SANDY CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 2019.
SANDY CITY ATTORNEY

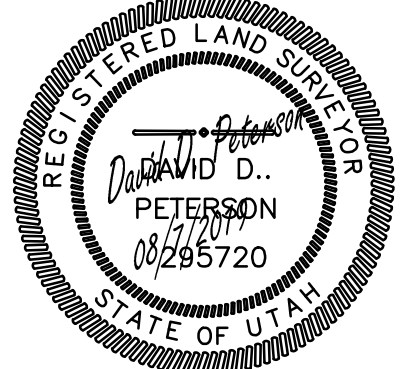
SURVEYOR'S CERTIFICATE

I, DAVID D. PETERSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 295720, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS MARLIN SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE FRONTAGE, WIDTH, AND AREA REQUIREMENTS OF THE APPLICABLE ZONING ORDINANCE.

DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°01'13" WEST 1031.25 FEET, AND SOUTH 89°58'35" WEST 411.44 FEET FROM THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN; RUNNING THENCE NORTH 00°01'25" WEST 272.25 FEET; THENCE S89°58'35"W 159.93 FEET; THENCE SOUTH 00°01'25" EAST 272.25 FEET; THENCE N89°58'35"E 159.93 FEET TO THE POINT OF BEGINNING.

CONTAINS: 43,540.94 SQ. FT. OR 0.999 ACRES OR 10 UNITS



OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE ABOVE-DESCRIBED TRACT OF LAND AND DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREAFTER KNOWN AS

COTTAGES on 80TH

AND DO HEREBY DEDICATE TO SANDY CITY, FOR PERPETUAL USE, ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC AND UTILITY USES. THE UNDERSIGNED OWNERS ALSO HEREBY DEDICATE TO THE OWNERS OF LOTS 2 AND 3, FOR PERPETUAL USE, ALL PRIVATELY-OWNED ROADS, STREETS, LANES, ALLEYS, AND DRIVEWAYS AS NON-EXCLUSIVE WATER, SANITARY SEWER, STORM SEWER, PUBLIC UTILITY, STREETLIGHT, AND DRAINAGE EASE, EASEMENTS, AS WELL AS VEHICULAR AND PEDESTRIAN ACCESS EASEMENTS FOR THE USE OF THE LOT OWNERS AND THEIR GUESTS AND INVITEES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY TO ANY AND ALL PUBLIC UTILITY COMPANIES A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER THE PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAT, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY LINES AND FACILITIES. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____ A.D. 2019

FERRAN CONSTRUCTION, LLC
TROY FERRAN MANAGING MEMBER

CRED EQUITY, LLC
XX AS MANAGING MEMBER

ACKNOWLEDGEMENT

STATE OF UTAH)
County of Salt Lake) ss.
On the _____ day of _____, 2019, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, _____, who, being by me duly sworn, did say that he/she is _____, a limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company, by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Commission Number _____ Print Name _____
My Commission Expires _____ Notary Public Signature: _____
Residing in Salt Lake County, Utah

STATE OF UTAH)
County of Salt Lake) ss.
On the _____ day of _____, 2019, personally appeared before me, the undersigned notary public, in and for said County of Salt Lake, _____, who, being by me duly sworn, did say that he/she is _____, a limited liability company, and that the foregoing Owner's Dedication was signed for, and in behalf of, said limited liability company, by authority of its organizational documents, and he/she acknowledged to me that said limited liability company executed the same.

Commission Number _____ Print Name _____
My Commission Expires _____ Notary Public Signature: _____
Residing in Salt Lake County, Utah

COTTAGES on 80TH

A SUBDIVISION LOCATED IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN

SANDY CITY MAYOR
PRESENTED TO THE SANDY CITY MAYOR THIS _____ DAY OF _____ A.D. 2019 AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

SANDY CITY MAYOR _____ ATTEST:
SANDY CITY RECORDER _____ SEAL

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ BOOK _____ PAGE _____
FEE \$ _____ SALT LAKE COUNTY RECORDER



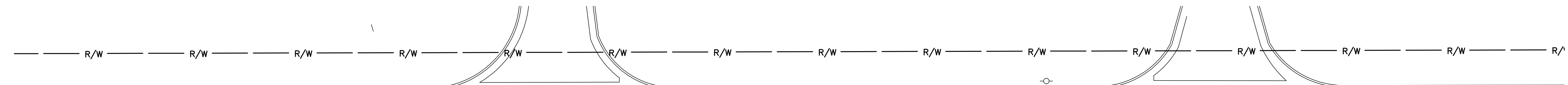
Date: December 21, 2019
 Job No.: F-19-121
 Drawn: D. PETERSON
 Check: K. O'GILVIE
 SRV: K. O'GILVIE
 Checked: D. PETERSON

PETERSON ENGINEERING, P.C.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047
 801-255-3503

COTTAGES ON 80TH
 615 E 8000 S, SANDY UTAH

SITE PLAN

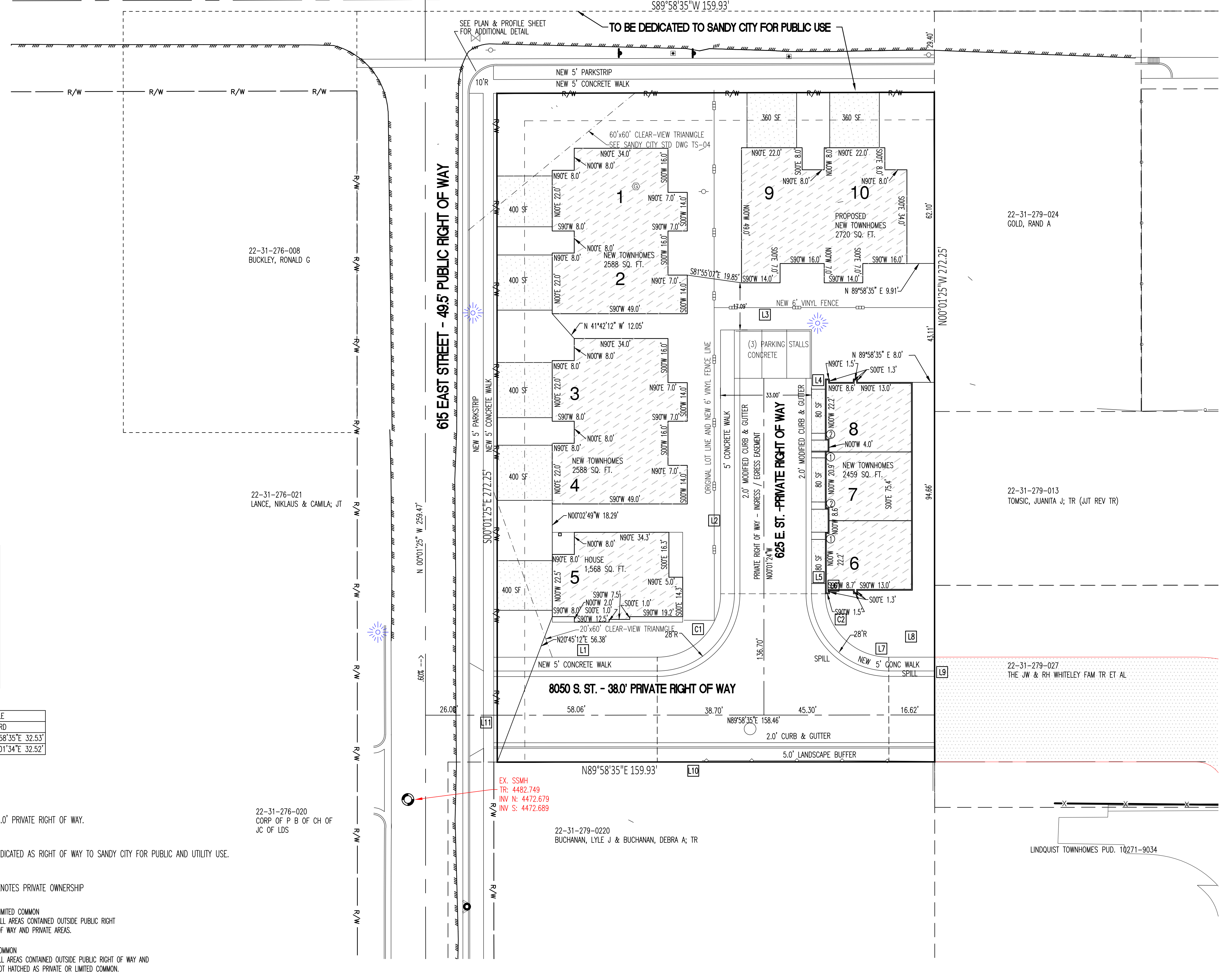
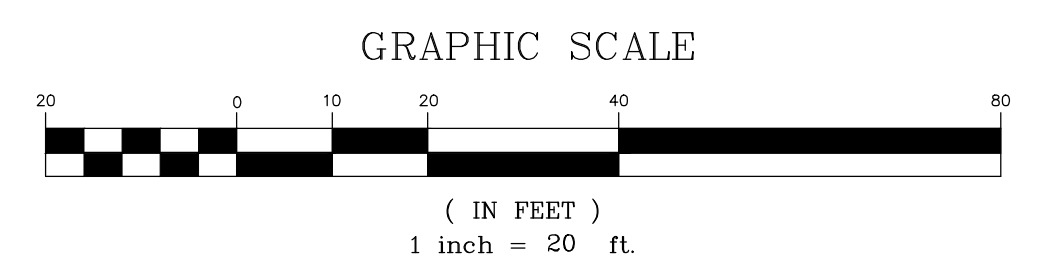
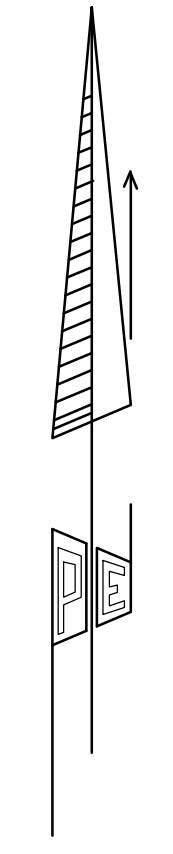
SHEET
C 1.0



8000 SOUTH STREET - 66.0' PUBLIC RIGHT OF WAY

EX. SSMH
 TR: 4480.35
 INV E/W: 4471.15
 INV S: 4471.25

EX. SSMH
 TR: 4483.06
 INV E: 4473.86



615 EAST STREET - 49.5' PUBLIC RIGHT OF WAY

8050 S. ST. - 38.0' PRIVATE RIGHT OF WAY

LINE TABLE

#	BEARING & DIST.
L1	N89°58'35"E 59.31'
L2	N00°01'24"W 95.67'
L3	N89°51'33"E 33.00'
L4	S00°01'24"E 92.05'
L5	S00°01'24"E 5.00'
L6	S00°03'01"W 3.71'
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L9	S00°01'25"E 42.98'
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L11	N00°01'25"W 38.00'

CURVE TABLE

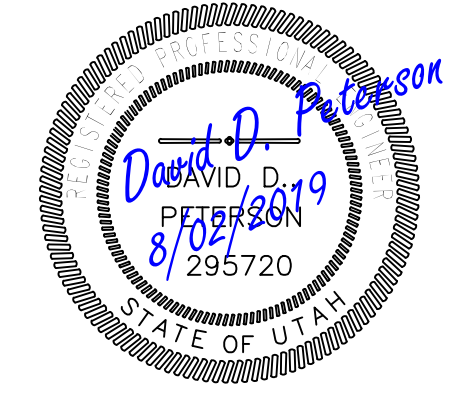
#	RADIUS	LENGTH	CHORD
C1	23.00'	36.13'	N44°58'35"E 32.53'
C2	22.97'	36.14'	S45°01'34"E 32.52'

- ① N89° 1.0'
- ② S90°W 1.0'

- 38.0' PRIVATE RIGHT OF WAY.
- DEDICATED AS RIGHT OF WAY TO SANDY CITY FOR PUBLIC AND UTILITY USE.
- DENOTES PRIVATE OWNERSHIP.
- LIMITED COMMON
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND PRIVATE AREAS.
- COMMON
ALL AREAS CONTAINED OUTSIDE PUBLIC RIGHT OF WAY AND NOT HATCHED AS PRIVATE OR LIMITED COMMON.

LEGEND OF SYMBOLS AND ABBREVIATIONS

- EDGE OF ASPHALT
- EX WATER LINE
- PROPOSED WATER LINE
- OVERHEAD UTILITY LINES
- EXISTING IRRIGATION LINE
- NEW IRRIGATION LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN LINE
- NEW STORM DRAIN LINE
- NEW WATER CONNECTION
- EX. FIRE HYDRANT
- NEW FIRE HYDRANT
- WATER VALVE
- WATER METER
- SEWER MAN HOLE
- STORM DRAIN CLEAN OUT
- CURB INLET BOX
- STORM DRAIN INLET BOX
- UTILITY POLE
- GAS METER
- AIR CONDITIONING UNIT
- PHONE SERVICE
- ELECTRICAL BOX
- OR TRANSFORMER

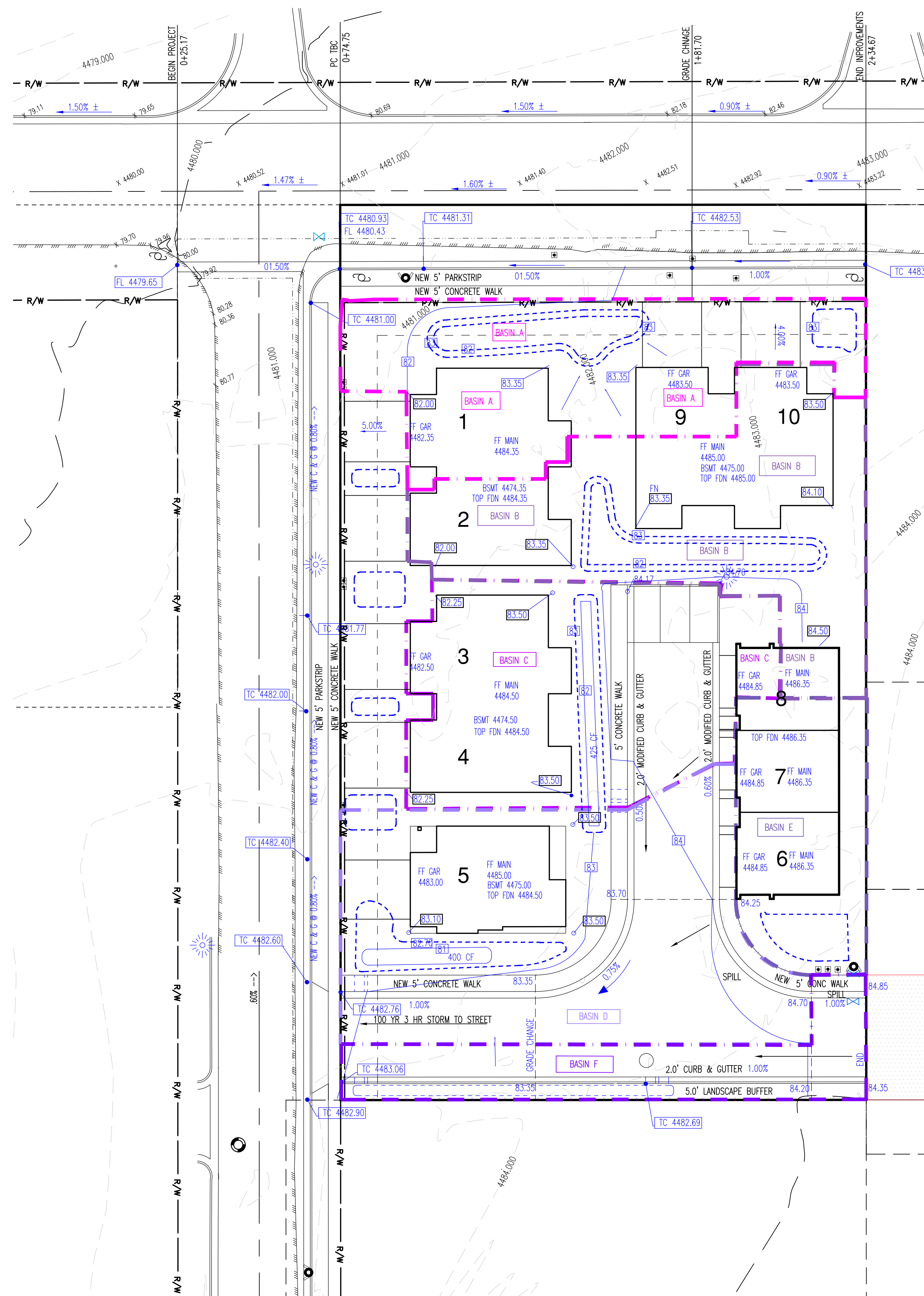


SIGHT PLAN TABULATIONS
 35 L.F. NEW 4" CONCRETE WALK
 35 L.F. + NEW 2.5" CURB AND GUTTER
 1000 SF. NEW PAVING AND BASE (UTILITY TRENCHES)
 1-NEW 30' DRIVE APPROACH

SIGHT PLAN AREAS
 TOTAL PLAT AREA: 38,971.84 SQ. FT.
 AREA BUILDINGS: 11,580 SQ. FT. OR 30%
 AREA HARD SURFACE: 9,450 SQ. FT. OR 24%
 AREA LANDSCAPING: 17,941.84 SQ. FT. OR 46%



CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF
 ANY CONSTRUCTION.



BASIN A
 TOTAL BASIN AREA: 6238.0 SF
 BUILDING AREA: 2126.28 SF
 LANDSCAPE AREA: 4112.0 SF
 HARD SURFACE AREA: 0 SF

BASIN B
 TOTAL BASIN AREA: 7201.20 SF
 BUILDING AREA: 4808.18 SF
 LANDSCAPE AREA: 2393.02 SF
 HARD SURFACE AREA: 0 SF

BASIN C
 TOTAL BASIN AREA: 6922.52 SF
 BUILDING AREA: 2869.41 SF
 LANDSCAPE AREA: 1571.24 SF
 HARD SURFACE AREA: 2481.87 SF

BASIN D
 TOTAL BASIN AREA: 9437.65 SF
 BUILDING AREA: 1566.80 SF
 LANDSCAPE AREA: 2506.41 SF
 HARD SURFACE AREA: 5364.44 SF

BASIN E
 TOTAL BASIN AREA: 3242.07 SF
 BUILDING AREA: 1939.17 SF
 LANDSCAPE AREA: 1295.61 SF
 HARD SURFACE AREA: 0 SF

BASIN F
 TOTAL BASIN AREA: 3020.21 SF
 BUILDING AREA: 0 SF
 LANDSCAPE AREA: 1900.71 SF
 HARD SURFACE AREA: 1119.50 SF

GRADING NOTES:

PROVIDE SLOPE AWAY FROM BUILDINGS THAT COMPLIES WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE (2% MINIMUM / 12% MAXIMUM ON HARD SURFACES; 5% MINIMUM / 2:1 MAXIMUM IN LANDSCAPE AREAS - FOR A MINIMUM 10 FEET IN ANY CASE). CONTRACTOR TO OBTAIN APPROVAL FROM THE BUILDING DIVISION (801)-568-7251 FOR GRADING ADJACING TO BUILDINGS.

FLOOD NOTE:

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 49035C 0432C, which bears an effective date of 09/25/2009 and is not in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

HYDROLOGY:

SANDY 80 TOWNHOMES
 1/2/2019 CALCULATIONS FOR STORM RUNOFF DETENTION VOLUME REQUIREMENTS
 10-Year, 3-Hour Storm
 SANDY CITY UTAH

Calculate CA and allowable discharge:

	Acres	Coefficient	CA	"h" S.F.	"h" Acres	
Pavement	0.22	0.90	0.20	9,450	0.22	24 %
Roof	0.27	0.85	0.23	11,580	0.27	30 %
Landscaped	0.41	0.15	0.06	17941	0.41	46 %
	0.00	0.00	0.00	0	0.00	0 %
Total	0.90	0.54	0.487	Total 38971	0.89	100 %

Allowable discharge at 0.2 cfs/acre: 0.18 Discharge to Use: 0.20 (input cfs)

60.0000 (input) minutes/ inch of permeability	0.0167 (output) inches/minute of permeability
1.0000 (output) hours/inch of permeability	1.0000 (output) inches/hour of permeability
(Input) Permeability Ra 1 in/hr	17941 (input) sf (perc. surf. area) 0.415 (output) cfs (perc. outfall)

Notes:
 Miscellaneous flow inputs:
 Inflow from other areas: (cfs) Outflow to other areas: 0 (cfs)

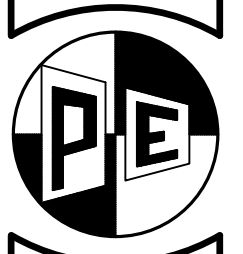
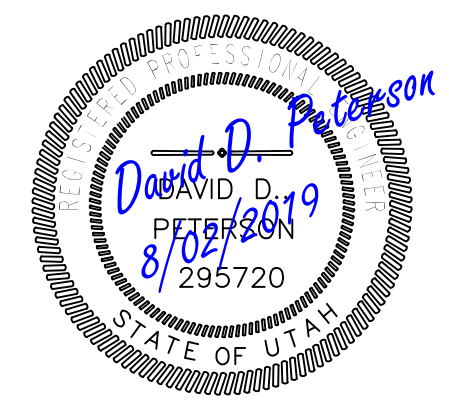
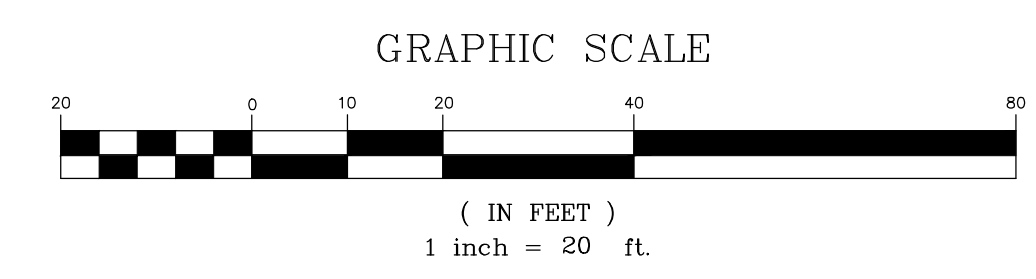
Calculate detention volume required:

Time (minutes)	CA	Average Intensity (in./hr.)	Time (sec.)	Cum. Runoff (cu. ft.)	from other areas (cu. ft.)	contributing areas (cu. ft.)	Office Discharge (cu. ft.)	Outflow to other areas (cu. ft.)	Percolation outfall (cu. ft.)	Storage (cu. ft.)
5	0.49	3.72	300	543	0	543	60	0	125	359
15	0.49	2.28	900	999	0	999	180	0	374	445
30	0.49	1.44	1800	1262	0	1262	360	0	748	155
60	0.49	0.93	3600	1630	0	1630	720	0	1495	-585
120	0.49	0.55	7200	1928	0	1928	1440	0	2990	-2502
180	0.49	0.40	10800	2104	0	2104	2160	0	4485	-4542
360	0.49	0.25	21600	2630	0	2630	4320	0	8971	-10661
720	0.49	0.15	43200	3155	0	3155	8640	0	17941	-23426
1440	0.49	0.09	86400	3787	0	3787	17280	0	35882	-49375

Summary: Bonding for 1500 cu. ft. required.

LEGEND

- Power Pole
- Comm. Man Hole
- Electric Meter
- Cable Box
- Water Meter
- Indicates Handicapped Parking
- Sight Light
- Schedule B Exception
- Water Valve
- Fire Hydrant
- Water Manhole
- Water Meter Pit
- Gas Meter
- Section Corner
- Irrigation Box
- Storm Manhole
- Storm Inlet
- Curb Storm Inlet
- Sanitary Sewer
- Gas Manhole
- Parking Row Count
- Monument
- Distance to Nearest Intersection



Date: December 21, 2019
 Job No.: F-19-121
 Drawn by: D. GILVINE
 SRV: K. OGILVIE
 Checked: D. PETERSON

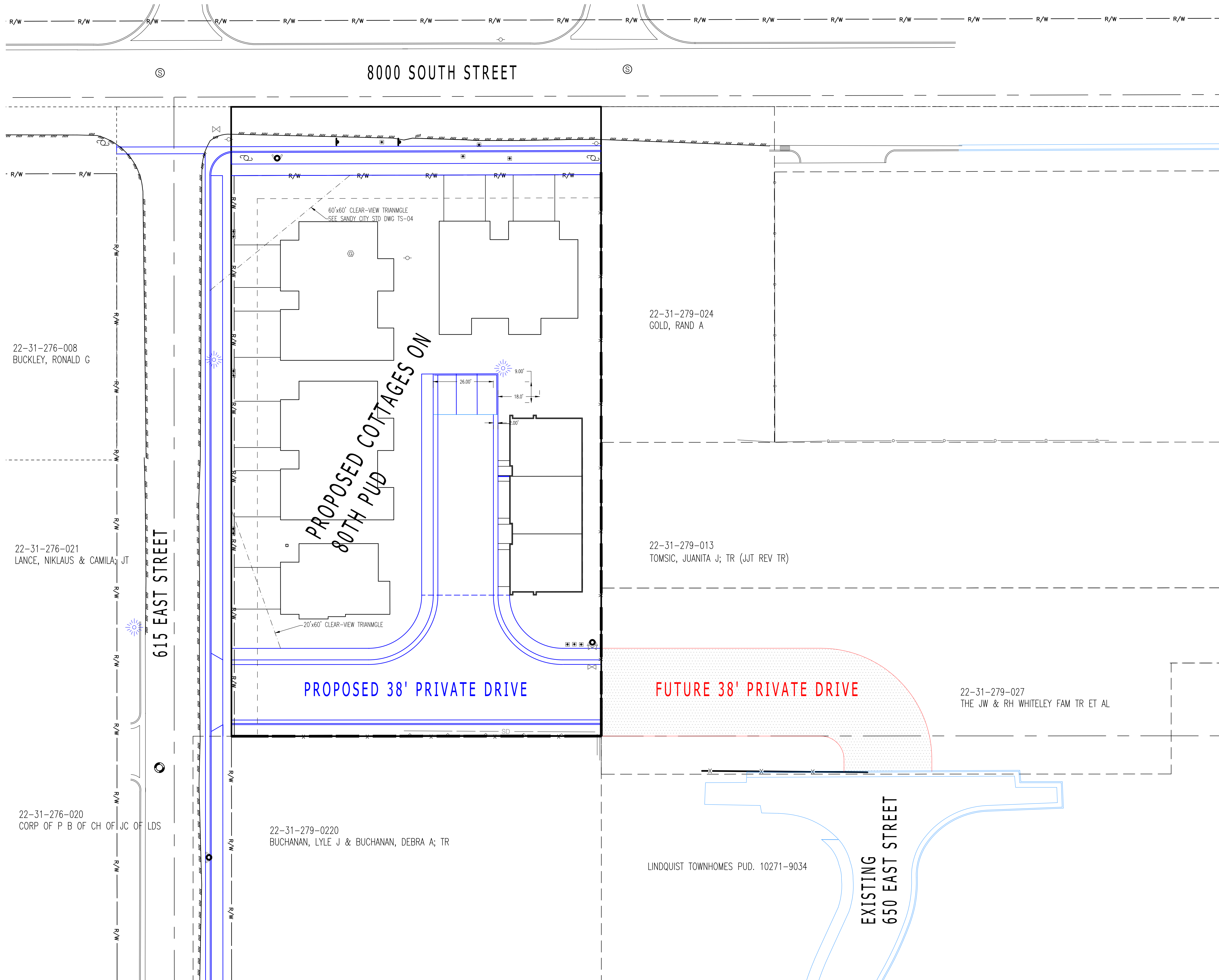
PETERSON ENGINEERING, P.C.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-255-3503

COTTAGES ON 80TH
 615 E 8000 S, SANDY UTAH

GRADING & DRAINAGE

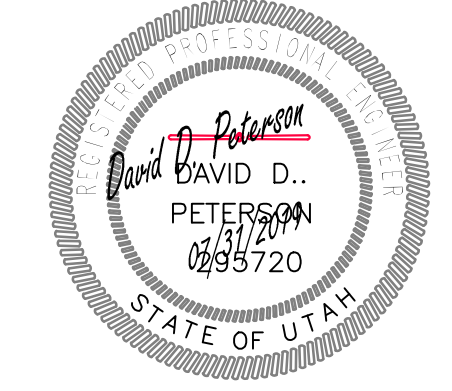
SHEET
C 3.0

COTTAGES ON 80TH - MASTER PLAN



 CALL BLUESTAKES
 @ 1-800-662-4111
 AT LEAST 48 HOURS
 PRIOR TO THE
 COMMENCEMENT OF
 ANY CONSTRUCTION.

SCALE: 1" = 20'
 AUGUST 2019



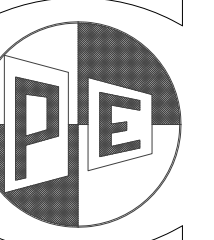
Date: December 21, 2019
 Job No.: F-18-121
 Drawn: D. PETERSON
 Check: K. OGBLIVE
 Checked: D. PETERSON

PETERSON ENGINEERING, P.C.
 CONSULTING ENGINEERS & LAND SURVEYORS
 7107 SOUTH 400 WEST #1 MIDVALE UTAH 84047 801-955-3503

COTTAGES ON 80TH
 615 E 8000 S, SANDY UTAH

MASTER PLAN

M 1.0



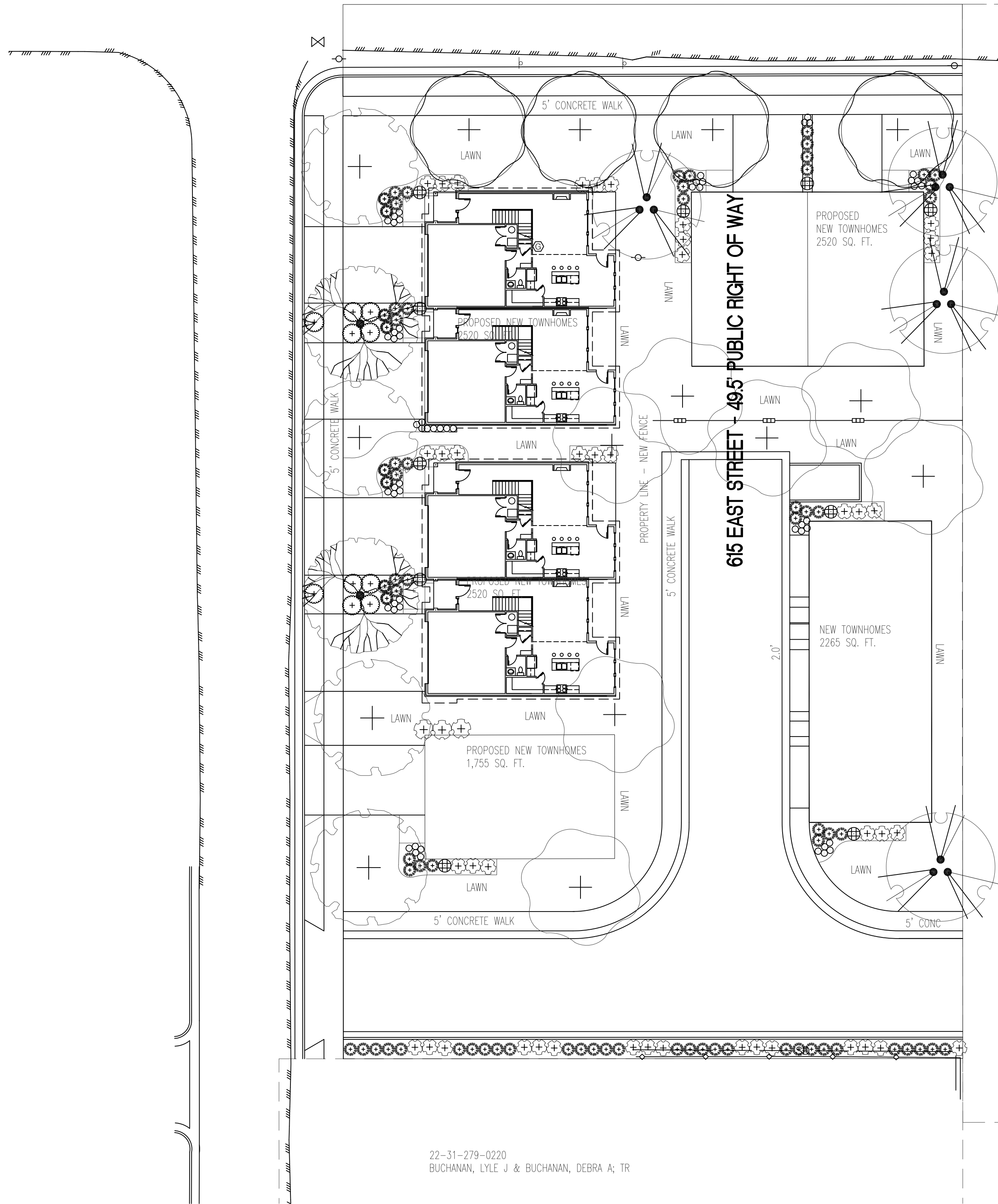
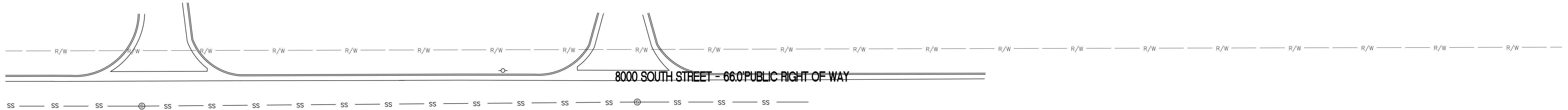
Date: December 21, 2019
 Job No: F-18324
 Drawn: D. PETERSON
 SRV: K. OGLIVE
 Checked: D. PETERSON

ALAN CHRISTENSEN ENTERPRISES
 LANDSCAPE ARCHITECTURE AND LAND PLANNING
 882 NORTH 400 EAST AMERICAN FORK UTAH 84003 801-766-5565/84047 801-255-3503

SANDY 80 TOWNHOMES
 XX SANDY UTAH

LANDSCAPE PLAN

SHEET
L 1.0



PLANT SCHEDULE

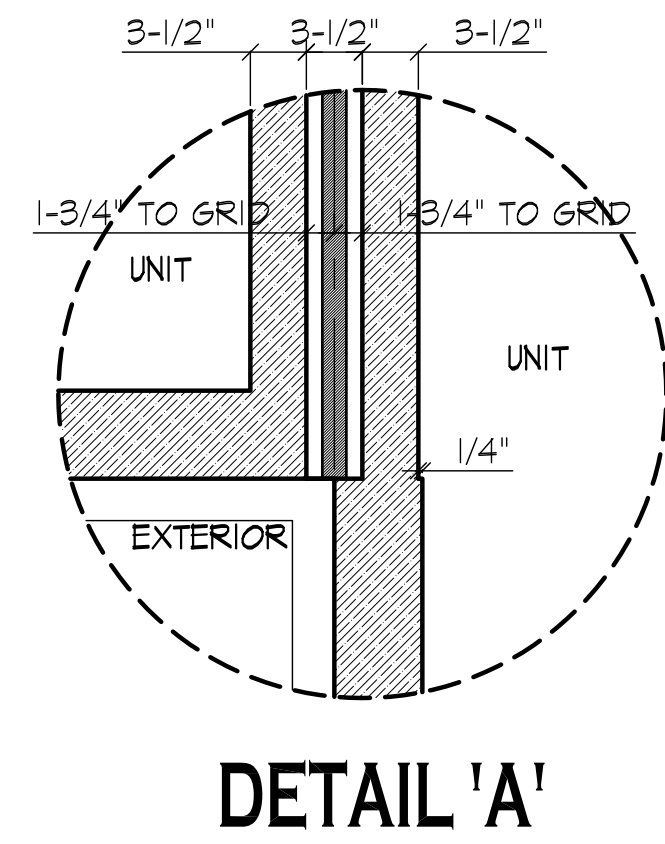
DECIDUOUS TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY MAPLE	2" CAL.	B&B
	EXISTING TREE TO REMAIN PROTECT AND IRRIGATE DURING CONSTRUCTION	2" CAL.	B&B
	CARPINUS BETULUS 'FRANZ FONTAINE' / FRANZ FONTAINE HORNBEAM -KEEP TRIMMED REGULARLY	2" CAL.	B&B
	PYRUS CALLERANA/ CAPITAL PEAR	2" CAL.	B&B
	MALUS / SPRING SNOW CRABAPPLE	2" CAL.	B&B
STREET TREES	BOTANICAL NAME / COMMON NAME	SIZE	CONT.
	GLEDITSIA TRIACANTHOS 'IMPERIAL' / IMPERIAL HONEYLOCUST	2" CAL.	B&B
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	2" CAL.	B&B
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	
	LAVANDULA ANGUSTIFOLIA 'HIDCOTE' / HIDCOTE LAVENDER	5 GAL.	
	WEIGELA WINE AND ROSES	5 GAL.	
	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC -TRIM TO FORM DENSE GROUNDCOVER	5 GAL.	
EVERGREEN SHRUB	BOTANICAL NAME / COMMON NAME	SIZE	
	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD -PLANT AND TRIM SO AS TO FORM DENSE HEDGE	5 GAL.	
GRASSES	BOTANICAL NAME / COMMON NAME	SIZE	
	MISCANTHUS SINENSIS 'GRACILLIMUS' / GRACILLIMUS MAIDEN GRASS	5 GAL.	
	HEMEROCALLIS/ DAYLILY	1 GAL.	
	PENNISETUM ALOPECUROIDES 'KARLEY ROSE' / KARLEY ROSE GRASS -SEE BIOGRASS SOD FARMS FOR SPECIES (801)562-9090	5 GAL.	

PLANTING NOTES:

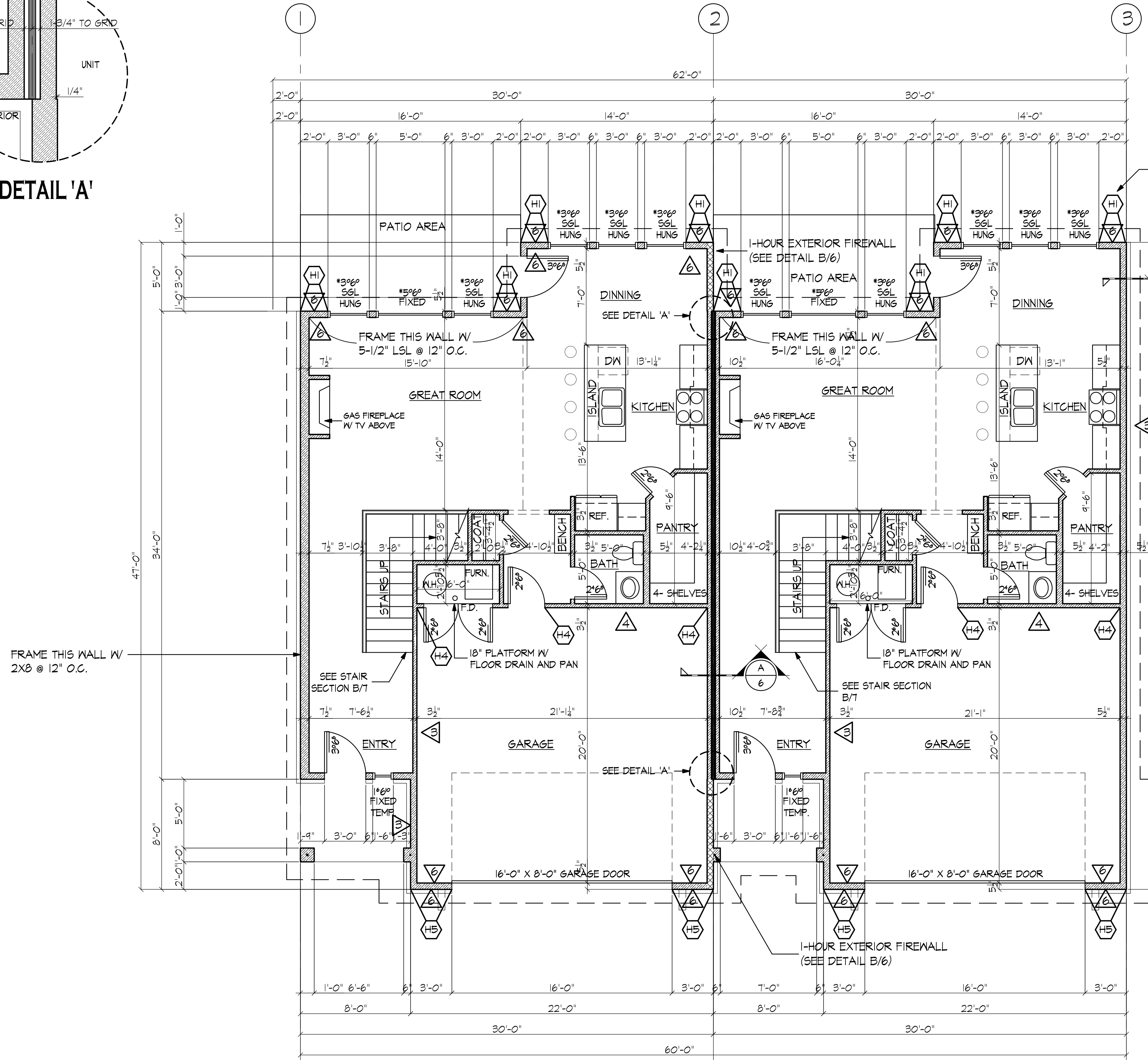
- LANDSCAPE CONTRACTOR (L.C.) SHALL INSTALL 6" OF TOPSOIL IN ALL PLANTER AREAS.
- L.C. SHALL HAVE ALL UTILITIES STAKED BEFORE DIGGING, ANY DAMAGE SHALL BE REPAIRED BY L.C. AT HIS OWN EXPENSE WITH NO COST TO THE OWNER.
- L.C. SHALL MAKE CERTAIN THAT ALL PLANTS ARE PROPERLY WATERED WITH AUTOMATIC IRRIGATION.
- L.C. SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND WITH ALL OTHER CONTRACTORS WORKING ON THE SITE.
- THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN, CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR ANY OTHER GRADING IRREGULARITIES. THE FINISHED LANDSCAPE (i.e., ROCK MULCH, etc.) SHALL BE CONSTANTLY 1/2" BELOW ANY SURROUNDING CURB, WALKS, ETC.
- L.C. SHALL KEEP THE STORAGE AREA, PAVEMENT AND PREMISES CLEAN AND NEAT AT ALL TIMES.
- THE LANDSCAPE ARCHITECT OR OWNER SHALL INSPECT ALL PLANT MATERIALS ON SITE BEFORE INSTALLATION TO INSURE COMPLIANCE WITH SIZES AND TYPES. L.C. SHALL CALL FOR INSPECTION ONE WEEK PRIOR TO PLANTING. WATERING, PROTECTION AND CARING FOR PLANTS DURING THAT PERIOD SHALL BE THE RESPONSIBILITY OF THE L.C.
- L.C. SHALL MAINTAIN ALL PLANTS, ETC., FOR 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION INCLUDING WEEDING, PRUNING, TRASH CLEAN-UP, ETC.
- L.C. SHALL FURNISH ONE YEAR WRITTEN GUARANTEE FOR ALL PLANTS AND THE IRRIGATION SYSTEM.
- ANY PLANT WITHIN 1 YR PERIOD DEEMED UNHEALTHY OR UNSUITABLE BY THE LAND ARCH SHALL BE REPLACED WITHIN 10 WORKING DAYS AS PART OF WARRANTY.
- ALL PLANTER AREAS SHALL RECEIVE 4" DEPTH OF 1" COPPER CANYON ROCK MULCH.
- ALL SHRUBS/GRASSES SHALL BE PLANTED 12" MIN FROM TREE ROOT BALLS

22-31-279-0220
 BUCHANAN, LYLE J & BUCHANAN, DEBRA A; TR

LINDQUIST TOWNHOMES PUD. 10271-9034



DETAIL 'A'



SIMPSON HOLDOWN STRAP
COORDINATE W/ SHEET S1
FOR HOLDOWN SCHEDULE

SHEARWALL TAGS
COORDINATE W/ S1 FOR
SHEARWALL SCHEDULE
TYP.

ALL WINDOWS TO HAVE A U-VALUE OF U-31
AND DOORS TO HAVE A U-VALUE OF U-35

* WHEN NOTED TOP OF
WINDOWS TO BE 8'-0"
ABOVE FINISH FLOOR

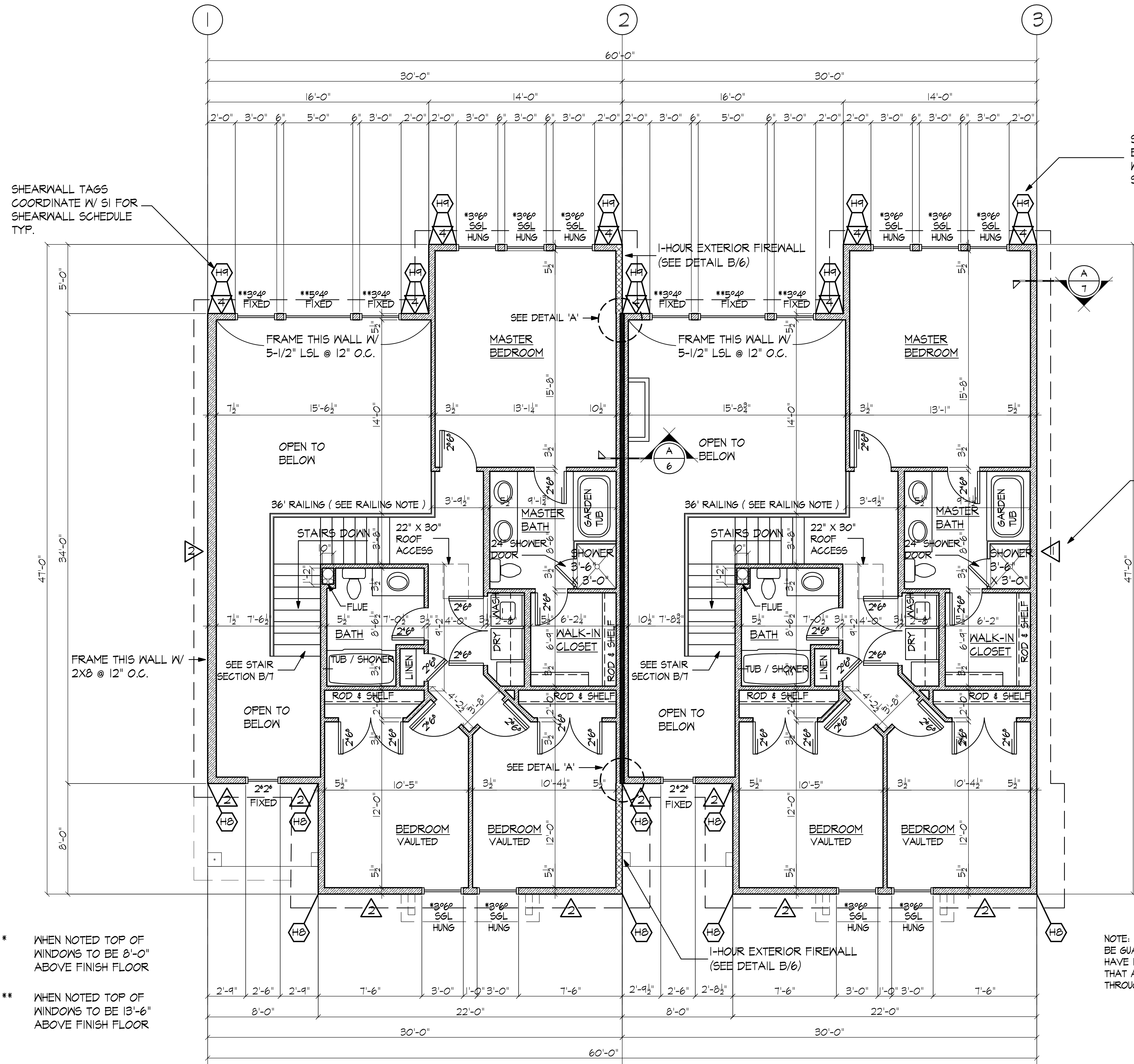
△ 5/8" SHEATHING WHERE NOTED

UNIT 'EAGLE RIVER'
MAIN FLOOR 850 SQ. FT.
UPPER FLOOR 854 SQ. FT.
TOTAL 1704 SQ. FT.

UNIT 'EAGLE RIVER'
MAIN FLOOR 822 SQ. FT.
UPPER FLOOR 854 SQ. FT.
TOTAL 1676 SQ. FT.

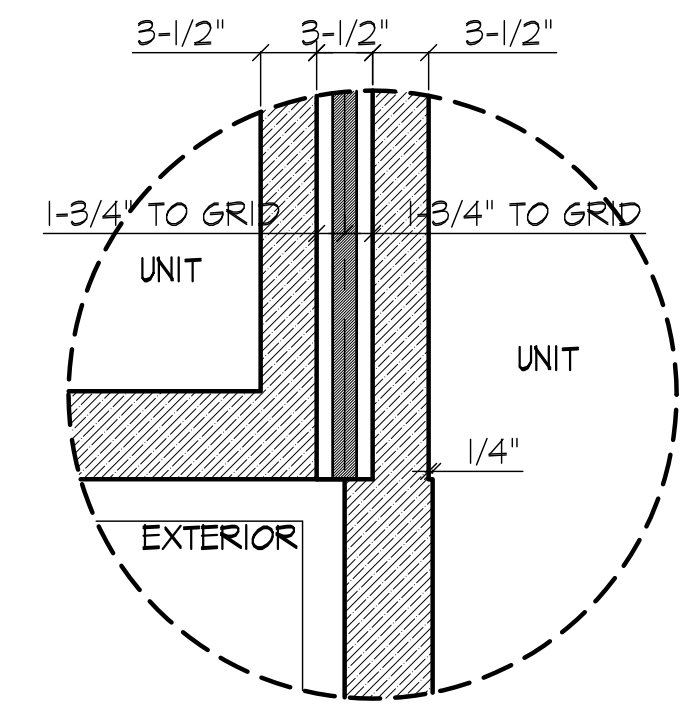
MAIN FLOOR PLAN
SCALE 1/4"=1'-0"

	801-668-5852	MAIN FLOOR PLAN	
	DATE: 0621-19	JOB # 19-3418	2
PROJECT: SANDY 80 TOWNHOMES		SANDY, UT	
UNITS 1,2,3,4			



SHEARWALL TAGS
COORDINATE W/ S1 FOR
SHEARWALL SCHEDULE
TYP.

SIMPSON HOLDOWN STRAP
BETWEEN FLOORS COORDINATE
W/ SHEET S1 FOR HOLDOWN
SCHEDULE



DETAIL 'A'

SHEARWALL TAGS
COORDINATE W/ S1 FOR
SHEARWALL SCHEDULE TYP.

* WHEN NOTED TOP OF
WINDOWS TO BE 8'-0"
ABOVE FINISH FLOOR

** WHEN NOTED TOP OF
WINDOWS TO BE 13'-6"
ABOVE FINISH FLOOR

NOTE: ALL RAILINGS 30" A.F.F. TO
BE GUARD RAILS AND BE 36" AND
HAVE INTERMEDIATE RAILS SUCH
THAT A 4" SPHERE CANNOT PASS
THROUGH

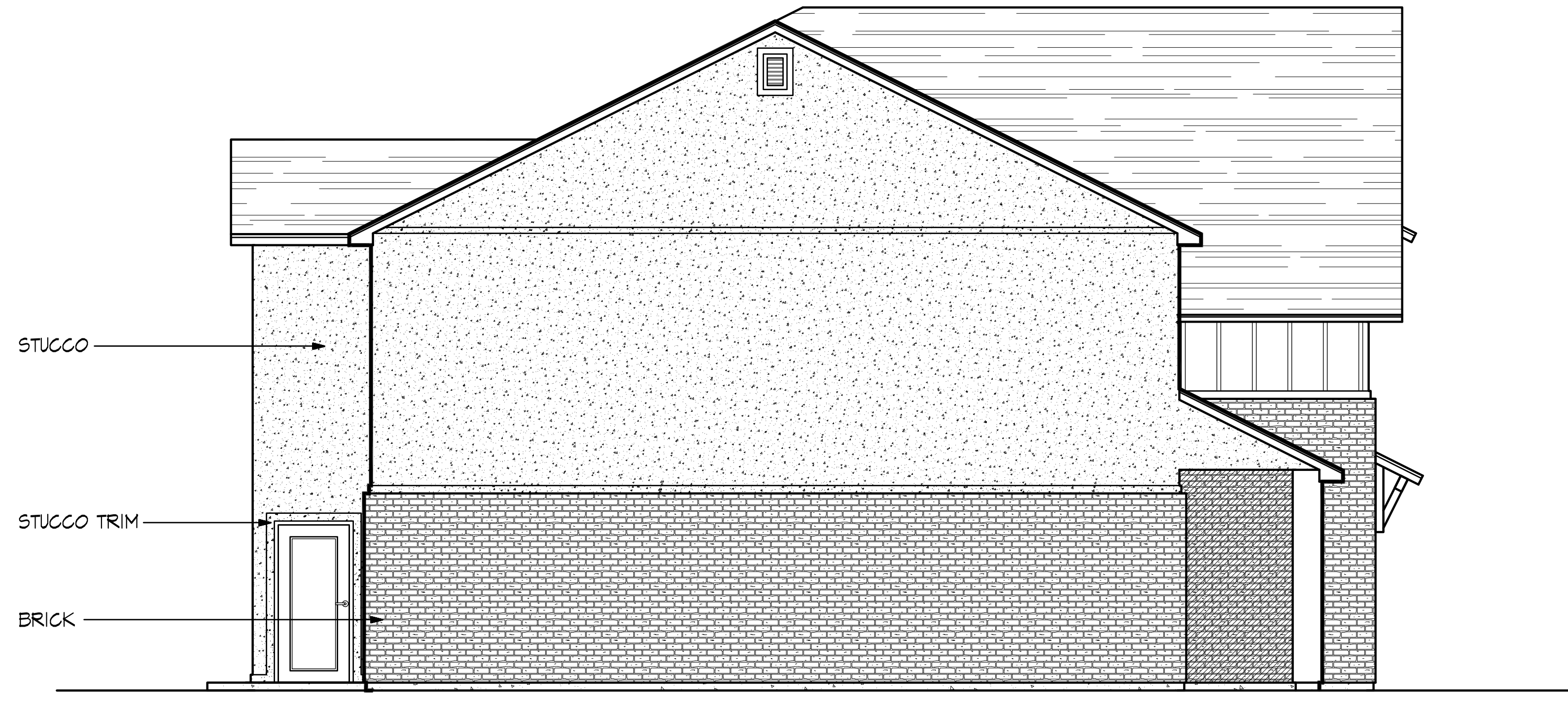
ALL WINDOWS TO HAVE A U-VALUE OF U-31
AND DOORS TO HAVE A U-VALUE OF U-35

UNIT 'EAGLE RIVER'
MAIN FLOOR 850 SQ. FT.
UPPER FLOOR 854 SQ. FT.
TOTAL 1704 SQ. FT.

UNIT 'EAGLE RIVER'
MAIN FLOOR 822 SQ. FT.
UPPER FLOOR 854 SQ. FT.
TOTAL 1676 SQ. FT.

UPPER FLOOR PLAN
SCALE 1/4" = 1'-0"

	801-668-5852	UPPER FLOOR PLAN	
	DATE: 0621-19	JOB # 19-34-18	4
PROJECT: SANDY 80 TOWNHOMES UNITS 1,2,3,4	SANDY, UT		

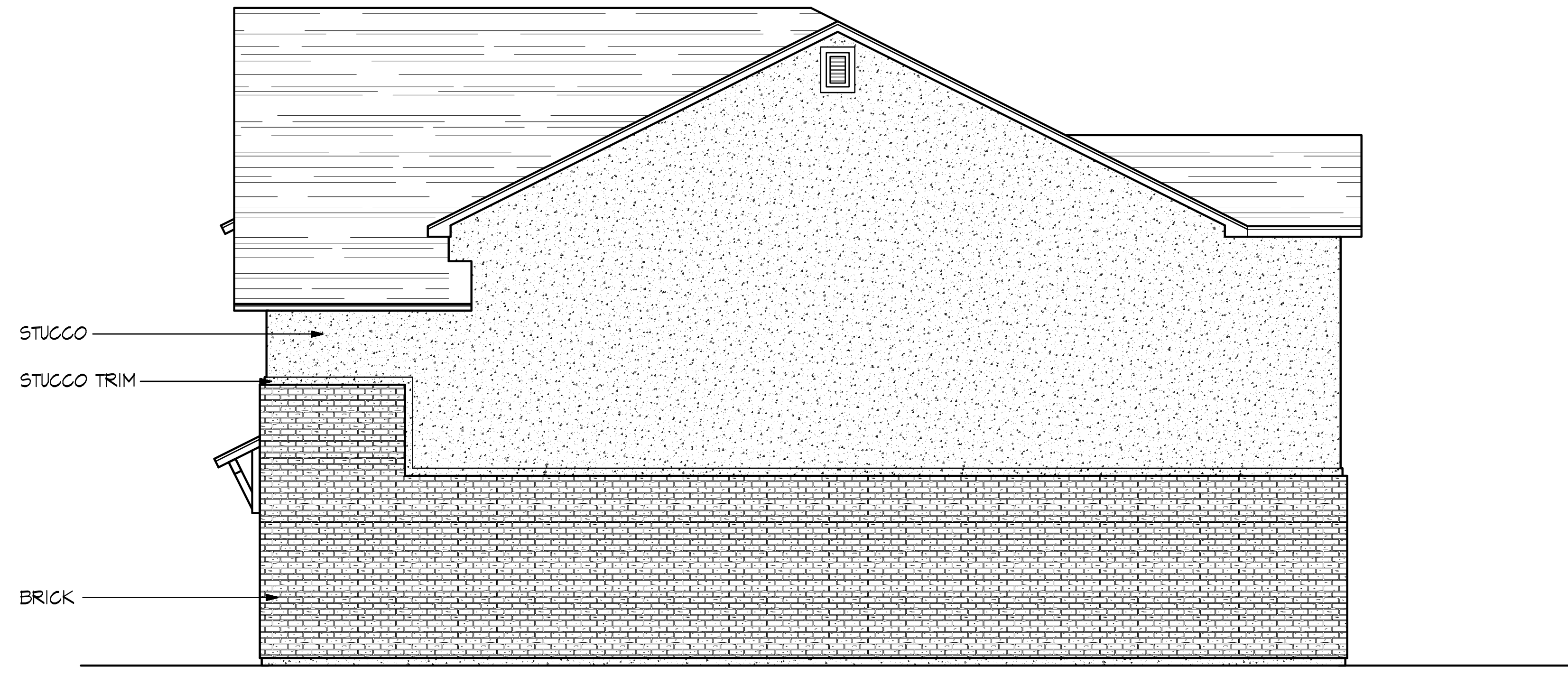


SIDE ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"


	801-668-5852	FRONT & SIDE ELEVATIONS	
	DATE: 0621-19	JOB # 19-34-18	8
PROJECT: SANDY 80 TOWNHOMES		SANDY, UT	
QUALITY HOUSE PLANS		UNITS 1,2,3,4	



SIDE ELEVATION
 SCALE 1/4"=1'-0"



BACK ELEVATION
 SCALE 1/4"=1'-0"

 801-668-5852 QUALITY HOUSE PLANS	SIDE & BACK ELEVATIONS		9
	DATE: 0621-19 PROJECT: SANDY 80 TOWNHOMES UNITS 1,2,3,4	JOB # 19-34-18 SANDY, UT	

GENERAL NOTES:

1. ALL FINISH WORK TO COMPLY TO BEST PRACTICES OF LOCAL TRADE
2. ALL DIMENSIONS VERIFIED BY CONTRACTOR.
3. COORDINATE ALL WINDOW SIZES W/ OWNER.
4. COORDINATE ALL FIXTURES, DOORS, AND FINISH WORK W/ OWNER.
5. SAFETY GLASS W/ IN 24" ARC OF DOOR EDGE, W/ IN 18" OF FLOOR, AND IN TUB ENCLOSURES W/ IN 60" OF FLOOR.
6. ALL BEDROOM WINDOWS TO MEET EGRESS REQUIREMENTS.
7. UNFINISHED WALL OVER 6'-0" TO BE BRIDGED.
8. 22" X 30" ATTIC ACCESS, TO BE INSULATED AND WEATHER STRIPPED.
9. VENT DRYER TO EXTERIOR DUCT MAXIMUM LENGTH IS 35'-0" REDUCE LENGTH FOR FITTINGS PER TABLE '6' 2439.5.5.1 - IRC M502.2
10. FIRE BLOCK WALLS & FURRED SPACES AT CEILING & AT 10' VERT. & HORZ..
11. DOOR BETWEEN HOUSE AND GARAGE TO BE 20 MIN. LABELED DOOR W/ CLOSER.
12. INSTALL BACK FLOW PREVENTION ON ALL HOSE BIBS & LAWN SPRINKLERS.
13. VENT TERMINATIONS SHALL BE 10' AWAY OR 3'-0" ABOVE SWAMP COOLERS
14. ALL WALLS BETWEEN HOUSE AND GARAGE TO HAVE ONE LAYER OF 5/8" G.B. ON GARAGE SIDE OF WALL.
15. ALL GARAGE CEILING W/ ROOMS ABOVE TO HAVE 5/8" G.B. CEILINGS
16. OWNER / CONTRACTOR TO REVIEW VERIFY THAT ALL PLANS ARE CORRECT PRIOR TO CONSTRUCTION.
17. PLANS HAVE BEEN DESIGNED UNDER 2015 IRC
18. PROVIDE ONE SMOKE / CARBON MONOXIDE DETECTOR PER LEVEL
19. MECHANICALLY EXHAUSTED AIR SHALL NOT BE DISCHARGED INTO ATTIC, SOFFIT, ROOF OR CRAWL SPACE
20. PROVIDE EXPANSION TANK, HEAT TRAPS AND STRAP WATER HEATER IN UPPER AND LOWER THIRDS W/ 2 SEISMIC STRAPS
21. ALL LAUNDRY & UTILITY FLOOR DRAINS TO BE DEEP SEAL TYPE.
22. ALL TUB & SHOWER FAUCETS TO BE ANTI-SCALD.
23. ALL EXTERIOR HOSE BIBS TO BE NONFREEZE
24. MAXIMUM FLOW RATES FOR THE SHOWER HEADS, LAVATORY AND SINK FAUCETS, AND WATER CLOSETS. FLOW RATES SHOULD MEET REQUIREMENTS OF IRC P2903.2
25. TEMPERATURE LIMITING DEVICES ARE REQUIRED CONFIRMING TO ASSE 1070 FOR ALL TUB TYPES INCLUDING SOAKER AND WHIRL POOL AND IS TO BE SET AT 120 F UNLESS IT WILL BE REGULATED BY A TUB / SHOWER VALVE COMPLYING WITH IPC 2100.3 & IRC 2103.3.
26. WATER HAMMER ARRESTORS ARE REQUIRED AT QUICK-CLOSING VALVES, I.E. DISHWASHER & CLOTHES WASHER
27. DIRECT WASTE VENT TO BE PVC SCHEDULE 40, DR22 (PS 200) AND DR 24 (PS 140) WITH SOLID CELLULAR CORE OR COMPOSITE WALL.
28. GAS LINES: PROVIDE SEDIMENT TRAPS ON THE DOWNSTREAM SIDE OF SHUTOFF VALVE.
29. ATTIC ACCESS DOOR TO BE WEATHER STRIPPED AND INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
30. MECHANICAL ROOMS SHALL BE ENCLOSED WITH WALLS INSULATED WITH NON-PAPER FACED R-13 BATT. FLOOR JOIST / CEILING AREA TO BE INSULATED WITH R-38. ALL RETURN & SUPPLY DUCTS ARE TO BE INSULATED WITH R-8. MECHANICAL ENCLOSURE MUST HAVE GASKETED DOOR WITH THRESHOLD. PROVIDE 1 SQ. INCH PER 3000 BUT/HOUR FOR ALL FUEL BURNING APPLIANCES OPENING MUST BE WITHIN TOP 12" OF ROOM.
31. PROVIDE R-3 INSULATION ON ALL MECHANICAL SYSTEM PIPING WITH FLUID OVER 105 DEGREES AND BELOW 55 DEGREES.
32. ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ECT.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.4.5
33. INSULATE HEATING TRUNK & BRANCH SUPPLY DUCTS IN UNFINISHED AREAS. IRC N103
34. DRYER AIR VENT REQUIREMENTS NOT TO EXCEED 200CFM. PER IRC 62439.4
35. ALL PLUMBING VENTS THROUGH THE ROOF TO BE 2" MIN. PIPE AS PER IRC P3103.2

INSTALL TWO (2) #4 X 40000 PSI BARS ON ALL SIDES OF OPENINGS BARS SHALL EXTEND 24" BEYOND THE OPENINGS

ALL BEAMS, HEADERS, FOOTINGS & STRUCTURE TO BE DESIGNED BY LICENSE STRUCTURAL ENGINEER

COORDINATE W/ FOOTING & FOUNDATION PLAN & FLOOR PLAN FOR ALL HOLDOWN LOCATIONS (TYP.)

COORDINATE W/ SHEARWALL SCHEDULE SHEET S1 FOR ANCHOR BOLT SIZES AND SPACING TYP.

FOOTING SCHEDULE

F-1 20" X 10" CONTINUOUS CONCRETE FOOTING W/ 2 #4 BARS CONT.

F-2 24" X 10" CONTINUOUS CONCRETE FOOTING W/ 2 #4 BARS CONT.

F-3 24" X 24" X 10" SPOT FOOTING W/ 3) #4 BARS EACHWAY

ALL FOOTINGS TO BE F-2 UNLESS NOTED OTHERWISE

(ALL FOOTINGS TO HAVE A MIN. 30" FROST COVER)

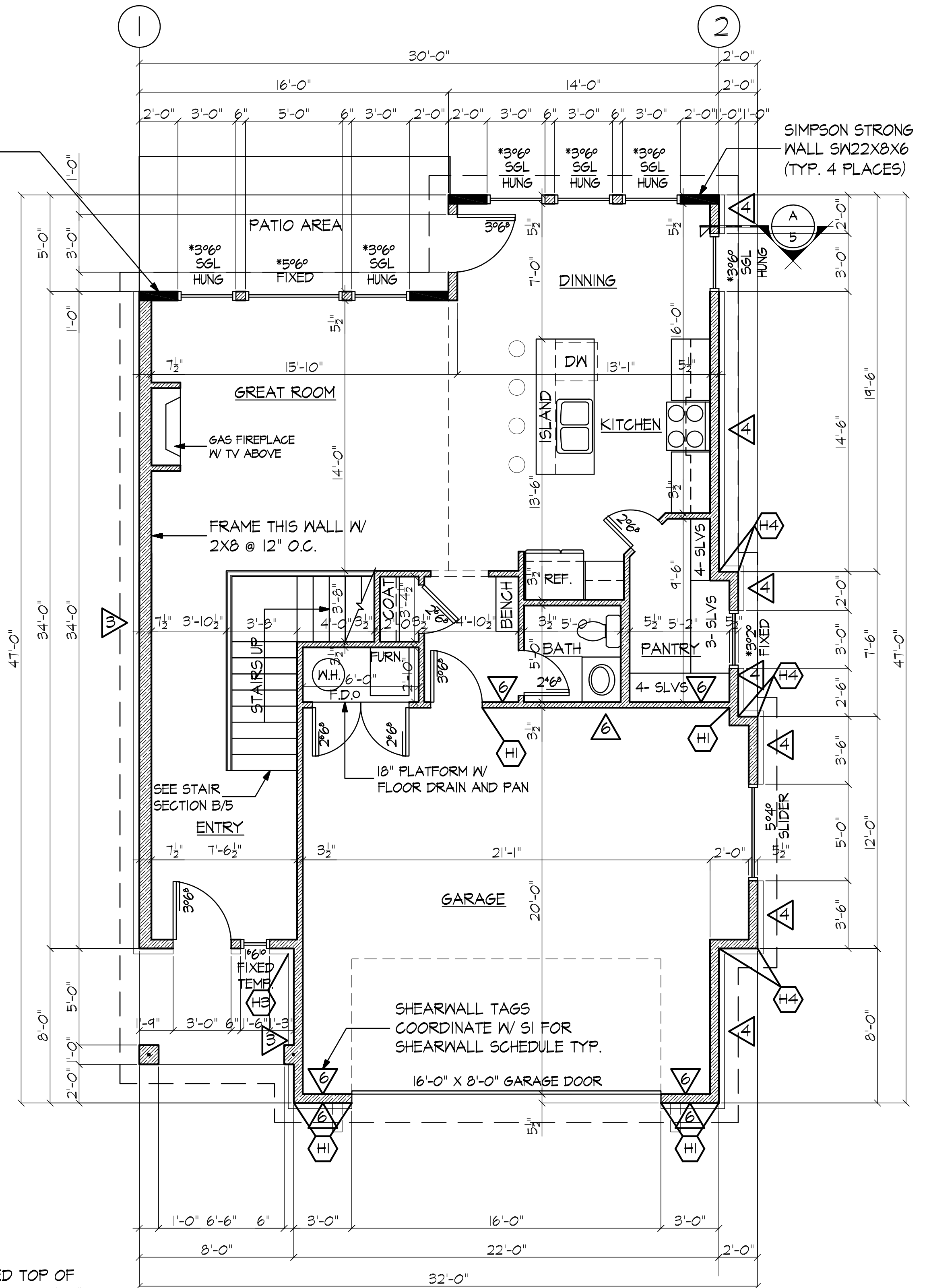
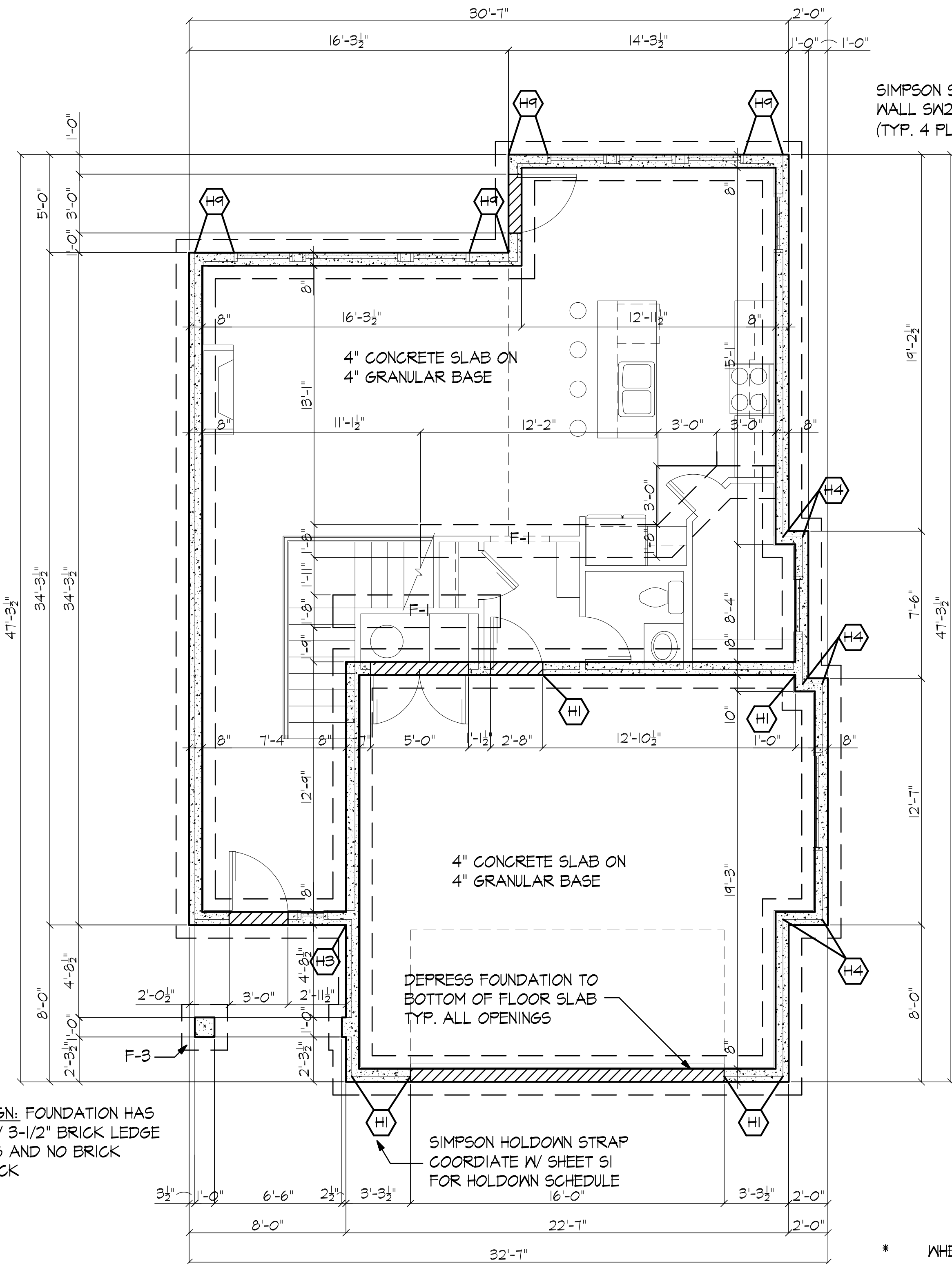
FOUNDATION DESIGN: FOUNDATION HAS BEEN DESIGNED W/ 3-1/2" BRICK LEDGE ON FRONT & SIDES AND NO BRICK LEDGE ON THE BACK

SIMPSON HOLDOWN STRAP COORDINATE W/ SHEET S1 FOR HOLDOWN SCHEDULE 16'-0"

FOUNDATION REINFORCING SCHEDULE				
TAG	HEIGHT	THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
AS NEEDED	2'-0" - 4'-0"	8"	#4 @ 18" O.C.	#4 @ 24" O.C.
	4'-0" - 8'-0"	8"	#4 @ 24" O.C.	#4 @ 24" O.C.
	8'-0" - 9'-0"	8"	#4 @ 16" O.C.	#4 @ 16" O.C.
	9'-0" - 10'-0"	8"	#4 @ 9" O.C.	#4 @ 12" O.C.
	10'-0" - 11'-0"	8"	#4 @ 6" O.C.	#4 @ 12" O.C.
	11'-0" - 13'-0"	8"	#6 @ 10" O.C.	#4 @ 12" O.C.
	13'-0" - 16'-0"	10"	#5 @ 6" O.C.	#4 @ 10" O.C.
	16'-0" - 18'-0"	10"	#6 @ 6" O.C.	#4 @ 6" O.C.

FOOTING & FOUNDATION PLAN

SCALE 1/4"=1'-0"



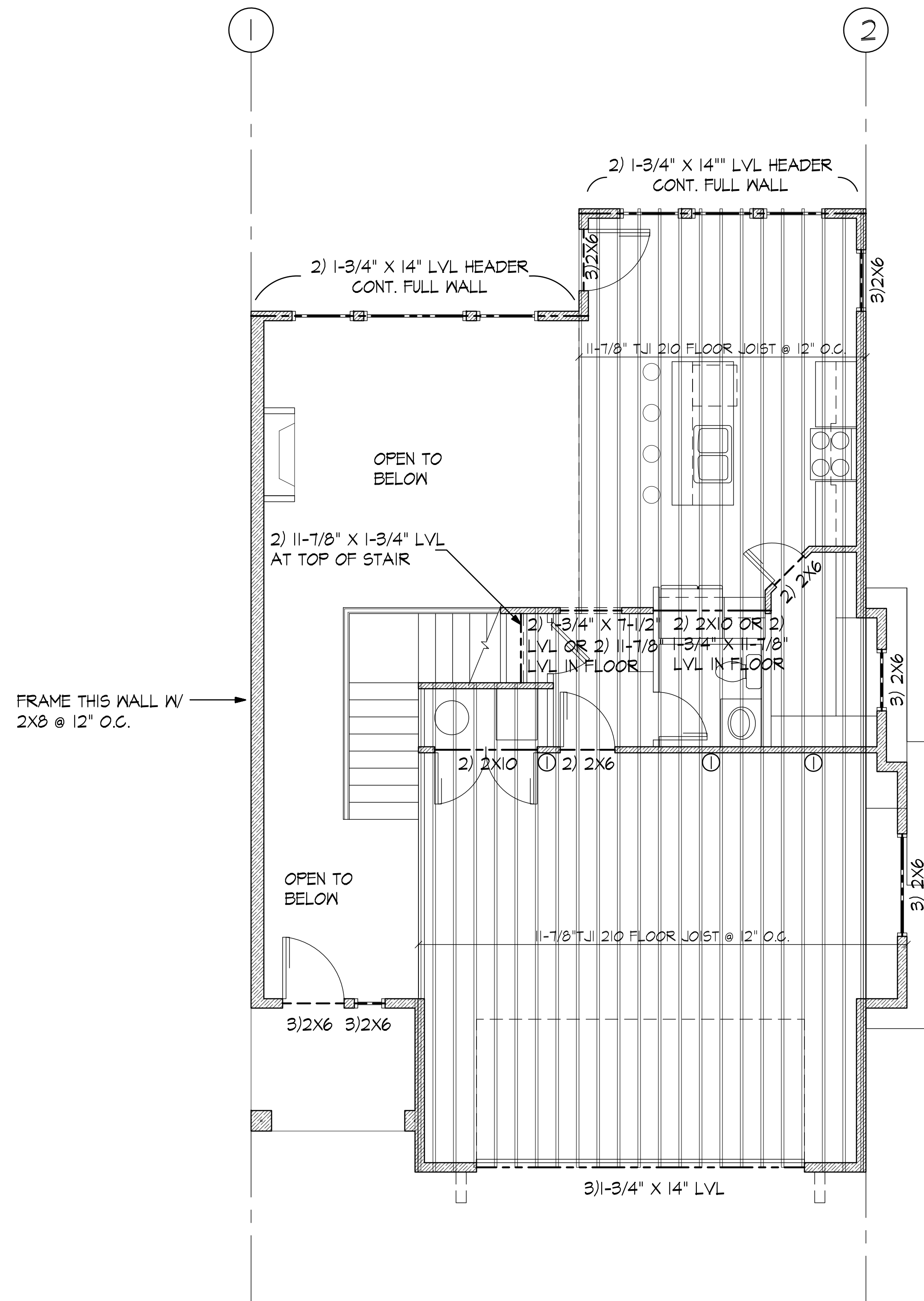
UNIT 'EAGLE RIVER'

MAIN FLOOR 829 SQ. FT.
UPPER FLOOR 854 SQ. FT.
TOTAL 1683 SQ. FT.

MAIN FLOOR PLAN

SCALE 1/4"=1'-0"

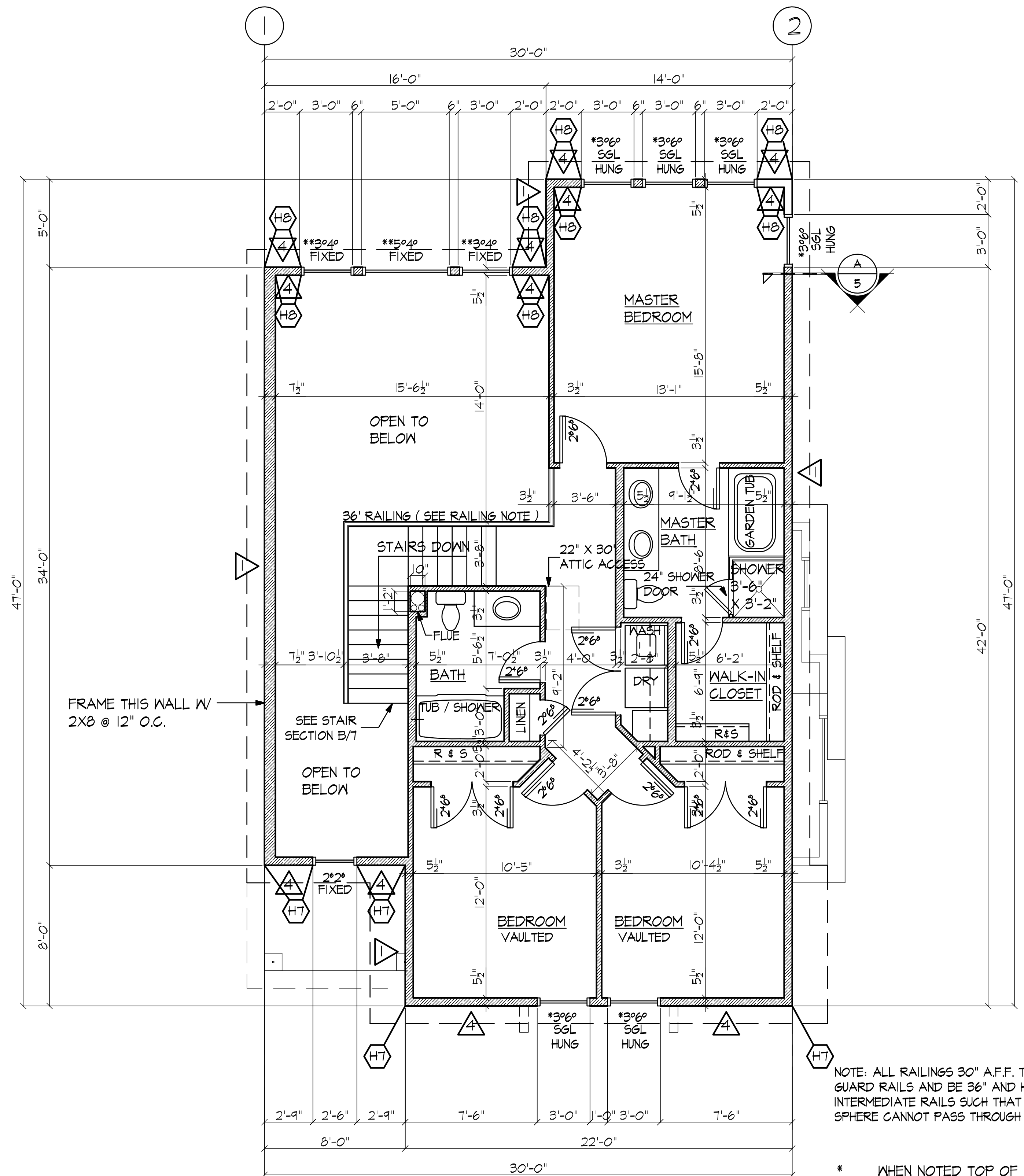
	801-668-5852	FOOTING & FOUND, MAIN FLOOR PLAN	
	DATE: 0621-19	JOB# 19-3418	1
PROJECT: SANDY 80 TOWNHOMES UNIT 5	SANDY, UT		



FLOOR FRAMING PLAN

SCALE 1/4"=1'-0"

- NOTE:
- ① ATTACH EACH FLOOR JOIST TO SHEARWALL W/ SIMPSON A35
 - PROVIDE SOLID BLOCKING @ ALL BEARING LOCATIONS



UNIT 'EAGLE RIVER'

MAIN FLOOR 829 SQ. FT.
UPPER FLOOR 854 SQ. FT.
TOTAL 1683 SQ. FT.

UPPER FLOOR PLAN

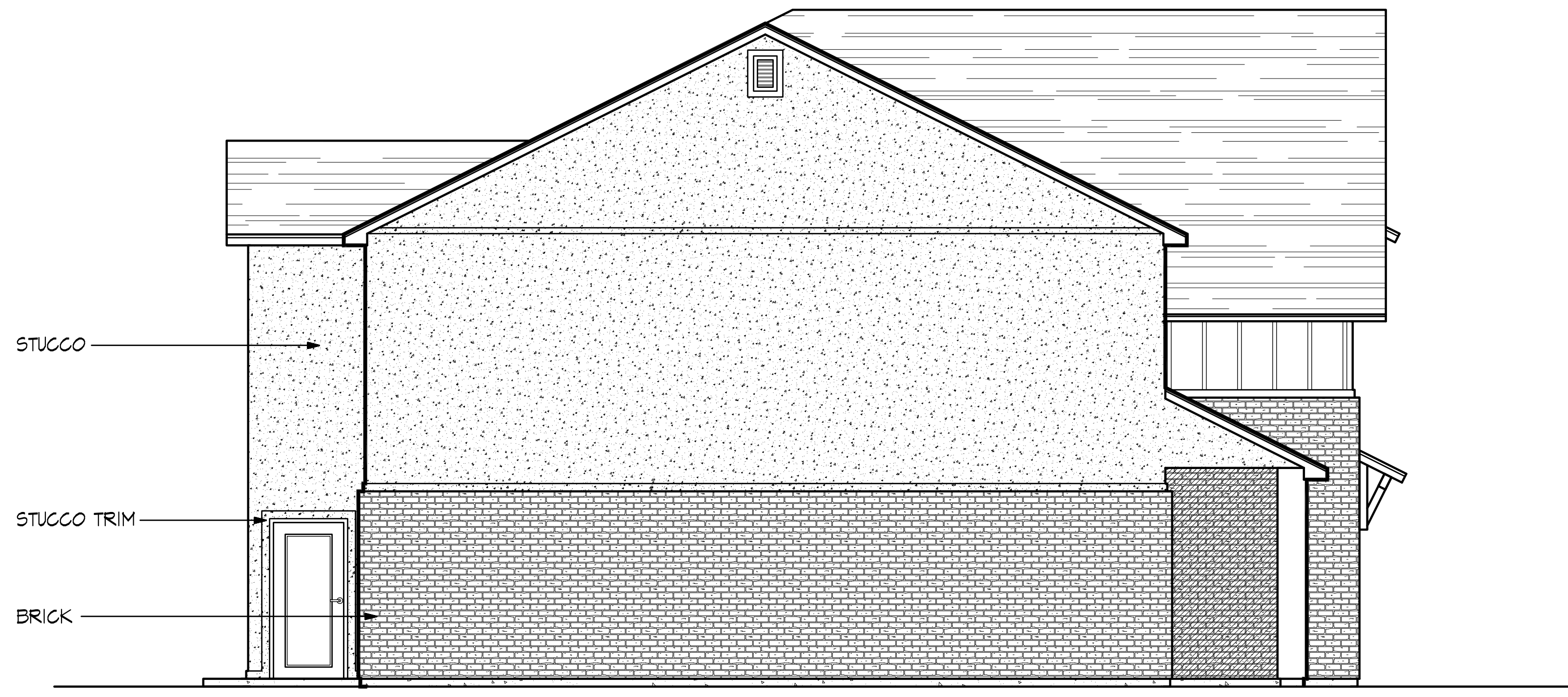
SCALE 1/4"=1'-0"

NOTE: ALL RAILINGS 30" A.F.F. TO BE GUARD RAILS AND BE 36" AND HAVE INTERMEDIATE RAILS SUCH THAT A 4" SPHERE CANNOT PASS THROUGH

* WHEN NOTED TOP OF WINDOWS TO BE 8'-0" ABOVE FINISH FLOOR

** WHEN NOTED TOP OF WINDOWS TO BE 13'-6" ABOVE FINISH MAIN FLOOR

	801-668-5852	FLOOR FRAMING, UPPER FLOOR PLAN	
	DATE: 0621-19	JOB # 19-34-18	2
PROJECT: SANDY 80 TOWNHOMES UNIT 5	SANDY, UT		



SIDE ELEVATION
SCALE 1/4"=1'-0"



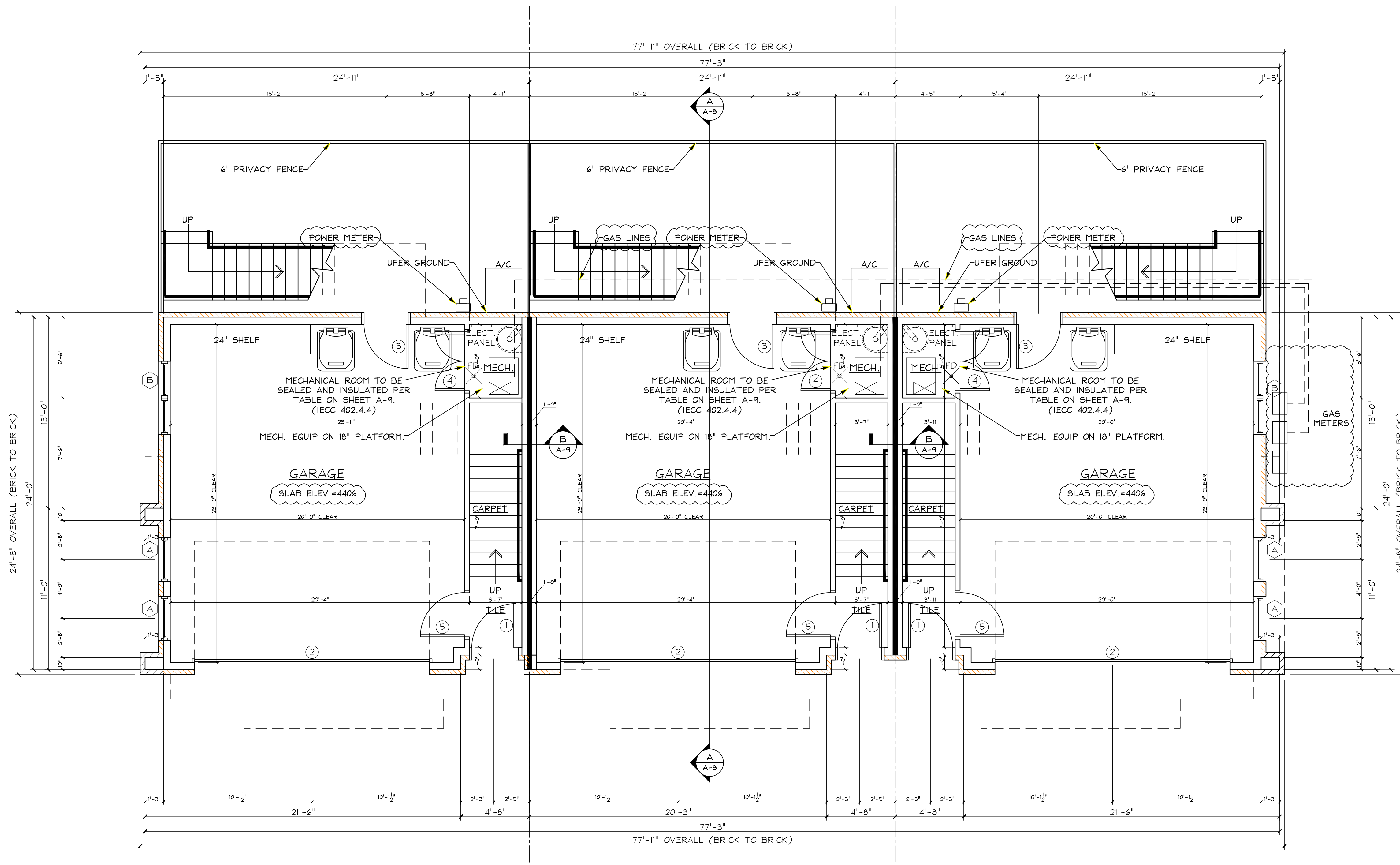
BACK ELEVATION
SCALE 1/4"=1'-0"



FRONT ELEVATION
SCALE 1/4"=1'-0"



SIDE ELEVATION
SCALE 1/4"=1'-0"



Cottages on 80th

Craig Kitterman & Associates Architects

SEE SHEET #A-2 FOR ADD. NOTES

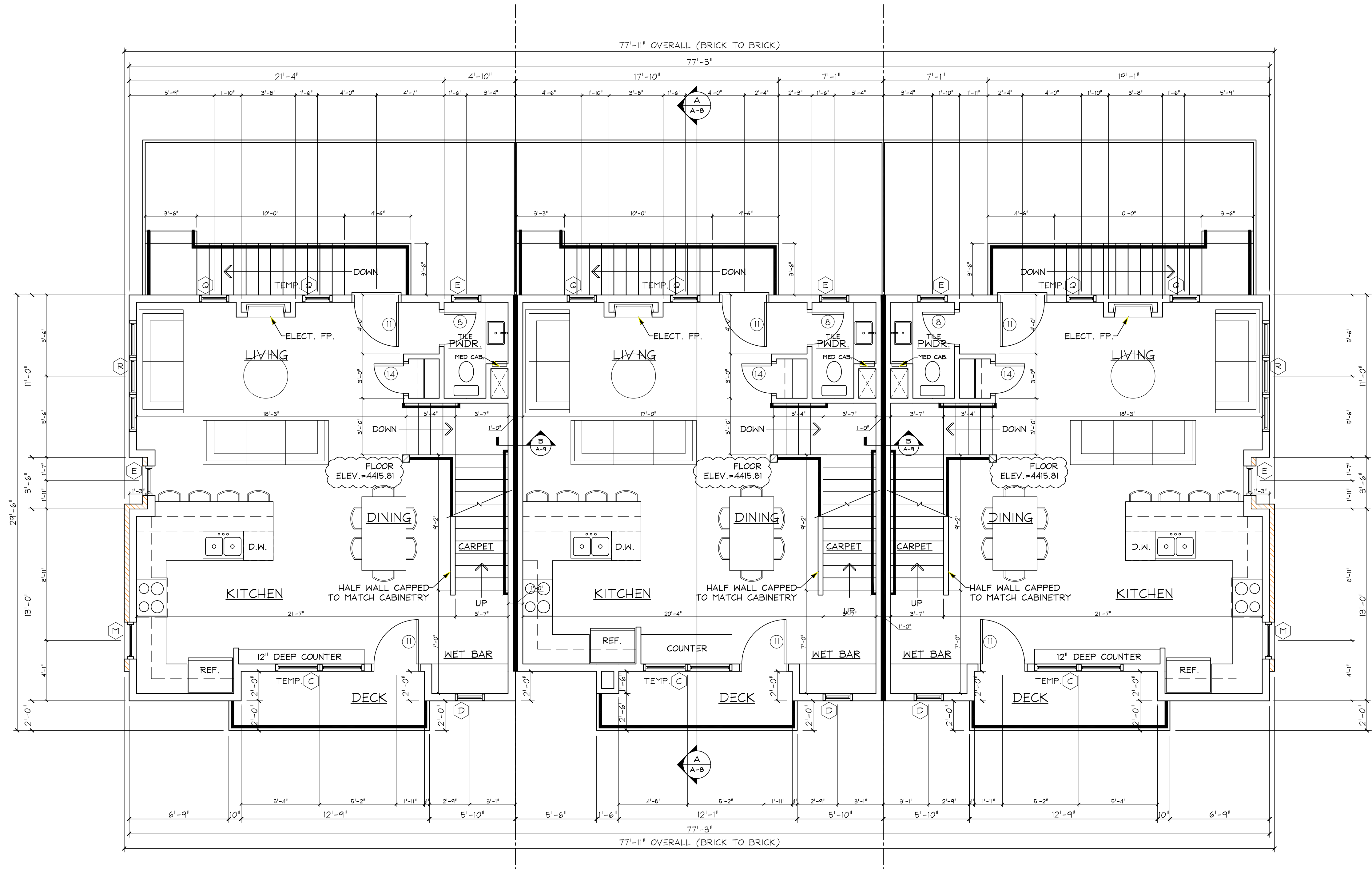

 These plans have been reviewed for code compliance by the Millicreek Building Department.
 Reviewed by: Jhady
 11/05/2018 8:32:41 AM
 Permit Number: 182313-182315
PLEASE COPY OF THIS PLAN DRAWING IS REQUIRED ON SITE FOR ALL INSPECTIONS. OTHERWISE, IT MAY RESULT IN A SCHEDULED INSPECTION AND RE-INSPECTION FEE.



PROJECT # 17007R-3PLEX

DATE PRINTED 10/29/2018

A3



Cottages on 80th

Craig Kitterman & Associates Architects
 1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606

SEE SHEET #A-2 FOR ADD. NOTES

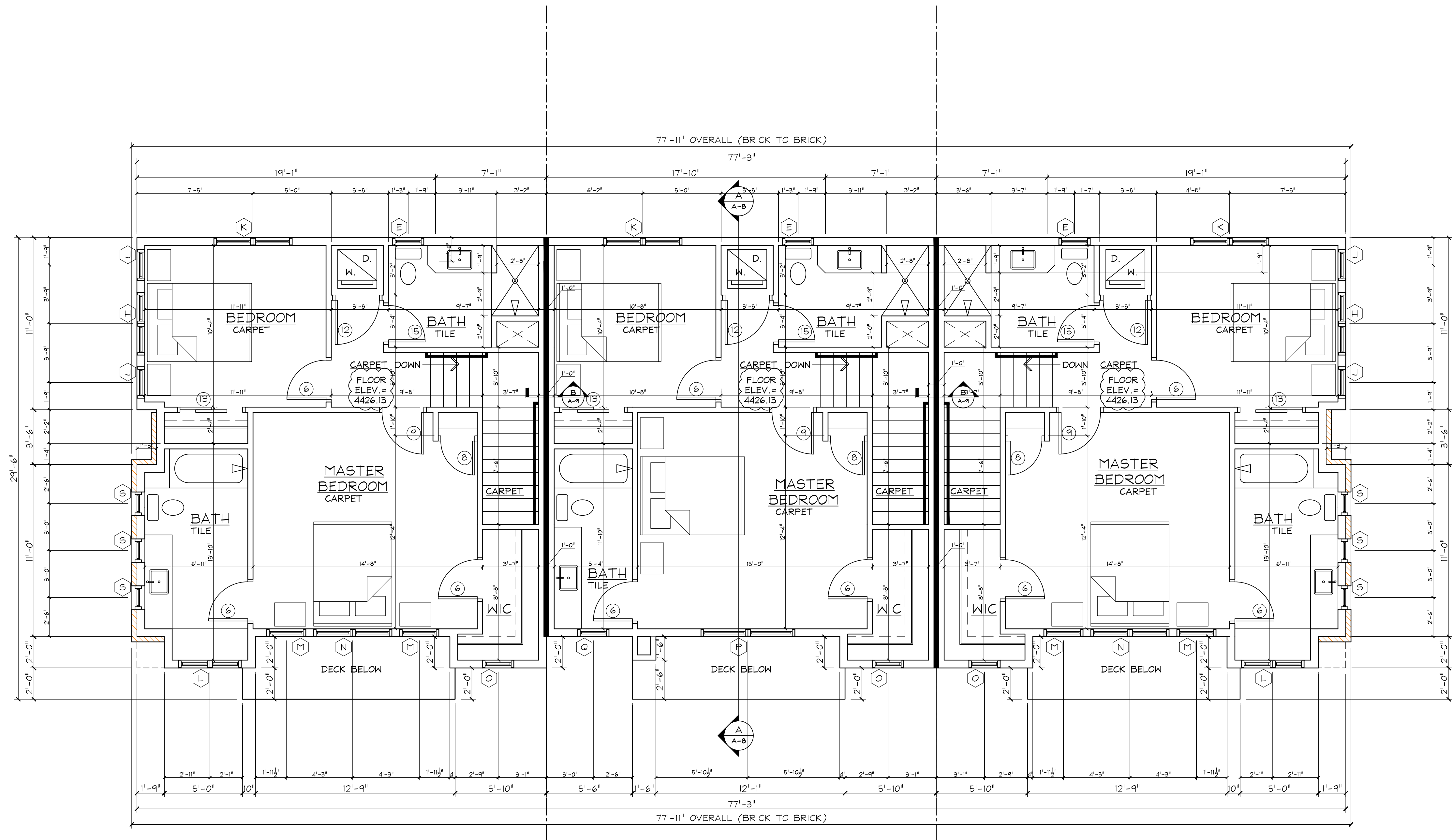
PROJECT #
17007R-3PLEX

DATE PRINTED
10/29/2018


 These plans have been reviewed for code compliance by the Millcreek Building Department.
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 11/05/2018 8:32:42 AM
 Permit Number: 182313-182315
FULL SIZE COPY OF THIS PLAN DRAWING IS REQUIRED ON SITE FOR ALL INSPECTIONS. OTHERWISE, IT MAY RESULT IN A SALES INSPECTION AND RE-INSPECTION FEE.



A
4



Cottages on 80th

Craig Kitterman & Associates Architects
 1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606

SEE SHEET #A-2 FOR ADD. NOTES


 These plans have been reviewed for code compliance by the Millcreek Building Department.
 Reviewed by: jhardy
 11/05/2018 8:32:42 AM
 Permit Number: 182313-182315
FULL SIZE COPY OF THIS PLAN DRAWING IS REQUIRED ON SITE FOR ALL INSPECTIONS. OTHERWISE, IT MAY RESULT IN A SALES INSPECTION AND RE-INSPECTION FEE.



PROJECT #
17007R-3PLEX

DATE PRINTED
10/29/2018

A
5
A-6 NOT USED



DOOR AND WINDOW NOTES

R310.1 - BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE PROVIDED IN EACH SLEEPING ROOM. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

R303.1 - HABITABLE ROOMS
HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EXCEPTIONS:
1. THE GLAZED AREAS NEED NOT BE OPERABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION R310 AND A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED IN ACCORDANCE WITH SECTION M1507.
2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL.
3. USE OF SUNROOM AND PATIO COVERS, AS DEFINED IN SECTION R202, SHALL BE PERMITTED FOR NATURAL VENTILATION IF IN EXCESS OF 40 PERCENT OF THE EXTERIOR SUNROOM WALLS ARE OPEN, OR ARE ENCLOSED ONLY BY INSECT SCREENING.

R303.3 BATHROOMS, BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS SHALL BE PROVIDED WITH AGGREGATE GLAZING AREA IN WINDOWS OF NOT LESS THAN 3 SQUARE FEET, ONE-HALF OF WHICH MUST BE OPENABLE.
EXCEPTION: THE GLAZED AREAS SHALL NOT BE REQUIRED WHERE ARTIFICIAL LIGHT AND A LOCAL EXHAUST SYSTEM ARE PROVIDED. THE MINIMUM LOCAL EXHAUST RATES SHALL BE DETERMINED IN ACCORDANCE WITH SECTION M1507. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.

WINDOW HEADS ARE TO BE DOOR HEIGHT. BEDROOM WINDOW SILLS SHALL BE WITHIN 4" OF THE FINISHED FLOOR.
ALL WINDOWS SHALL BE DOUBLE GLAZED WITH 1/2" MINIMUM AIR SPACE AND SHALL CONFORM TO I.R.C.
GLASS USED IN SHOWER DOORS OR TUB ENCLOSURES SHALL BE NOT LESS THAN 3/16" THICK WHEN FULLY TEMPERED OR 1/4" THICK WHEN LAMINATED.
PROVIDE SCREENS ON ALL DOORS AND OPERABLE WINDOWS.
PROVIDE PROPER FLASHING AND COUNTER FLASHING AROUND WINDOWS AND DOORS.

HAZARDOUS GLAZING LOCATIONS

R308.4 HAZARDOUS LOCATIONS.
THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING.

R308.4.1 GLAZING IN DOORS
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTIONS:
1. GLAZED OPENING OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER SPHERE IS UNABLE TO PASS.
2. DECORATIVE GLAZING.

R308.4.2 GLAZING ADJACENT TO DOORS
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:
1. WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

EXCEPTIONS:
1. DECORATIVE GLAZING.
2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

R308.4.3 GLAZING IN WINDOWS
GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR, AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

R308.4.4 GLAZING IN GUARDS AND RAILINGS
GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALLUSTER PANELS AND NONSTRUCTURAL INFILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.5 GLAZING AND WET SURFACES
GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRL POOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.
EXCEPTION: GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMP
GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMP SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
SEE CODE FOR EXCEPTIONS.

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING
GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60-INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.

SEE SHEET #A-8 FOR EXTERIOR FINISH MATERIAL LEGEND

SEMI-CREEK #A-2 FOR ADD. NOTES

These plans have been reviewed for code compliance by the Millcreek Building Department.

Reviewed by: Jrandy
11/05/2018 8:32:42 AM

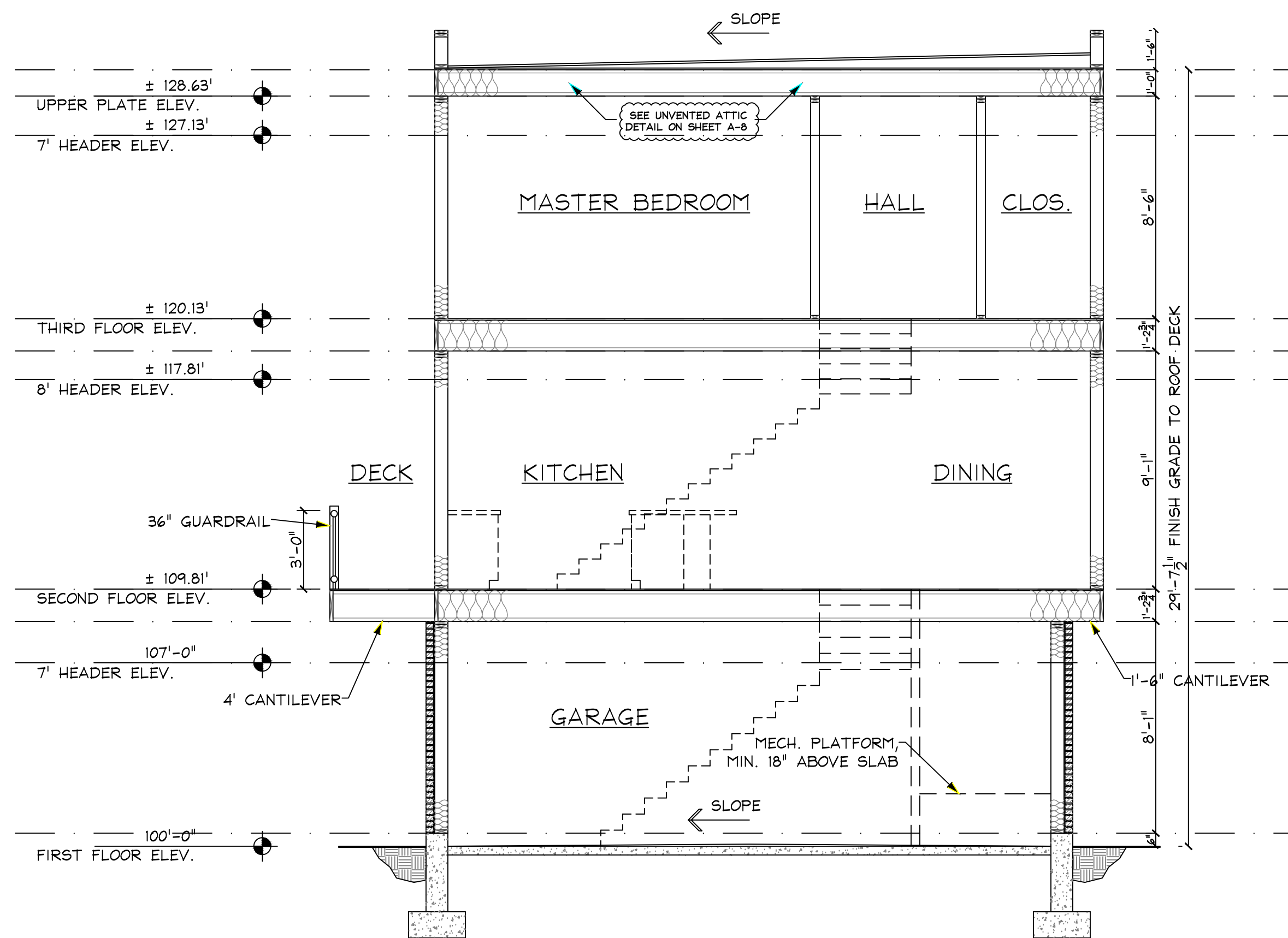
Permit Number: 182313-182315

STATE OF UTAH
CRAIG TAYLOR
KITTERMAN
NO. 28819
REGISTERED ARCHITECT

PROJECT # 17007R-3PLEX
DATE PRINTED 10/29/2018
A 7
A-8 NOT USED

Cottages on 80th

Craig Kitterman & Associates Architects
1079 E. Murray-Holladay Road Holladay, Utah 84117 Office: 801-270-8606



CROSS SECTION "A"

SCALE: 1/4"=1'-0"

SEMI-CREEK #A-2 FOR ADD. NOTES

These plans have been reviewed for code compliance by the Millcreek Building Department.

Reviewed by: jrandy
11/05/2018 8:32:42 AM

Permit Number: 182313-182315

STATE OF UTAH
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Cottages on 80th

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10/29/2018

A
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