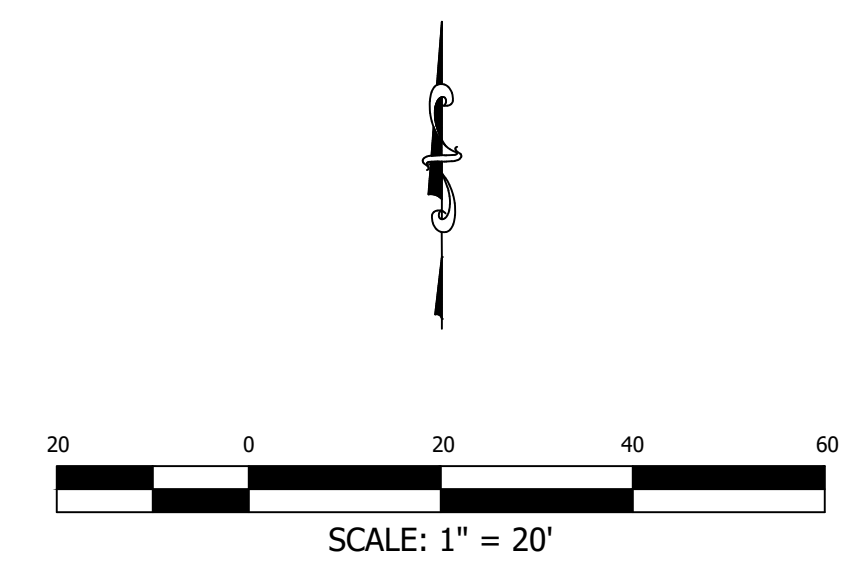
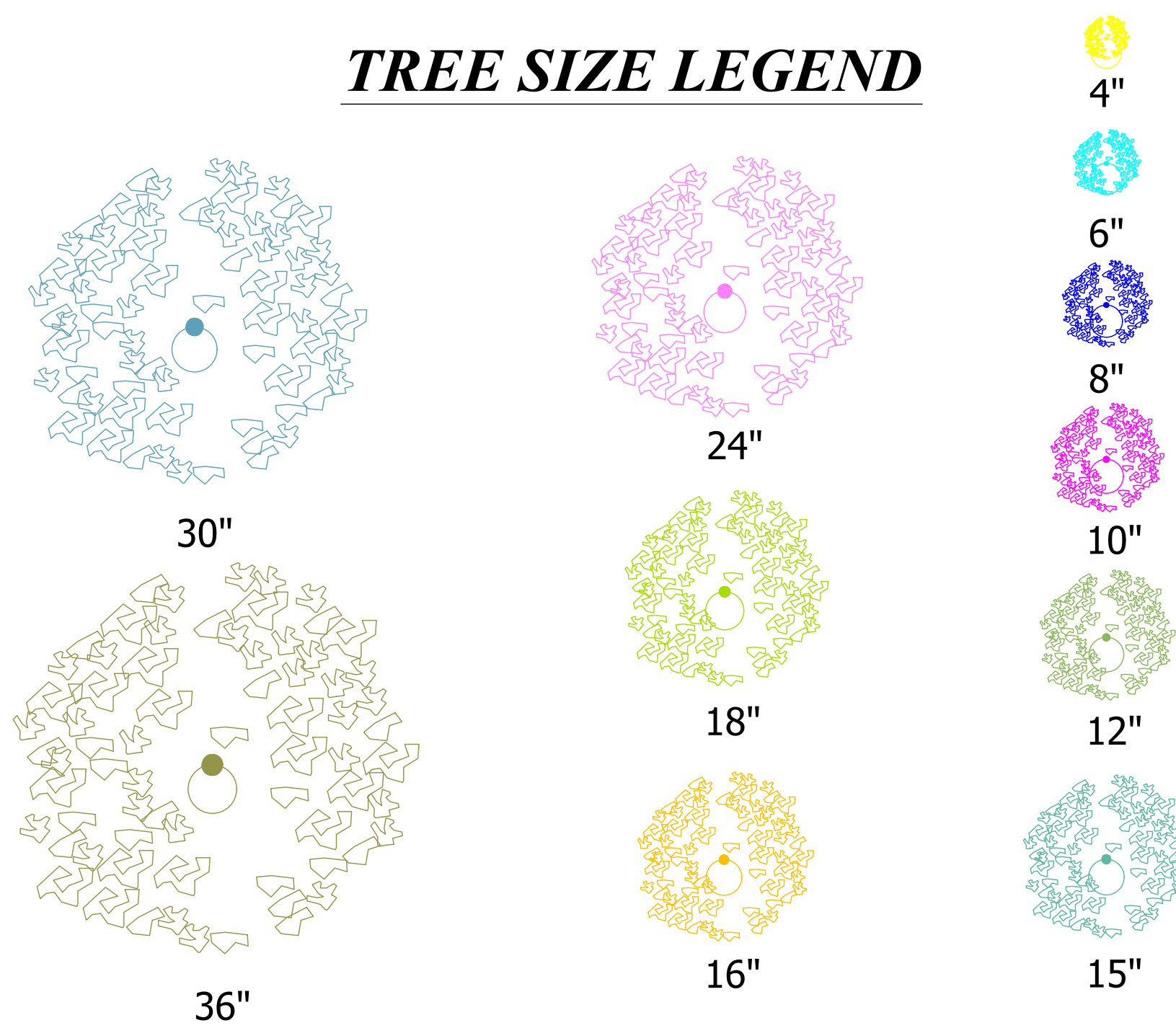


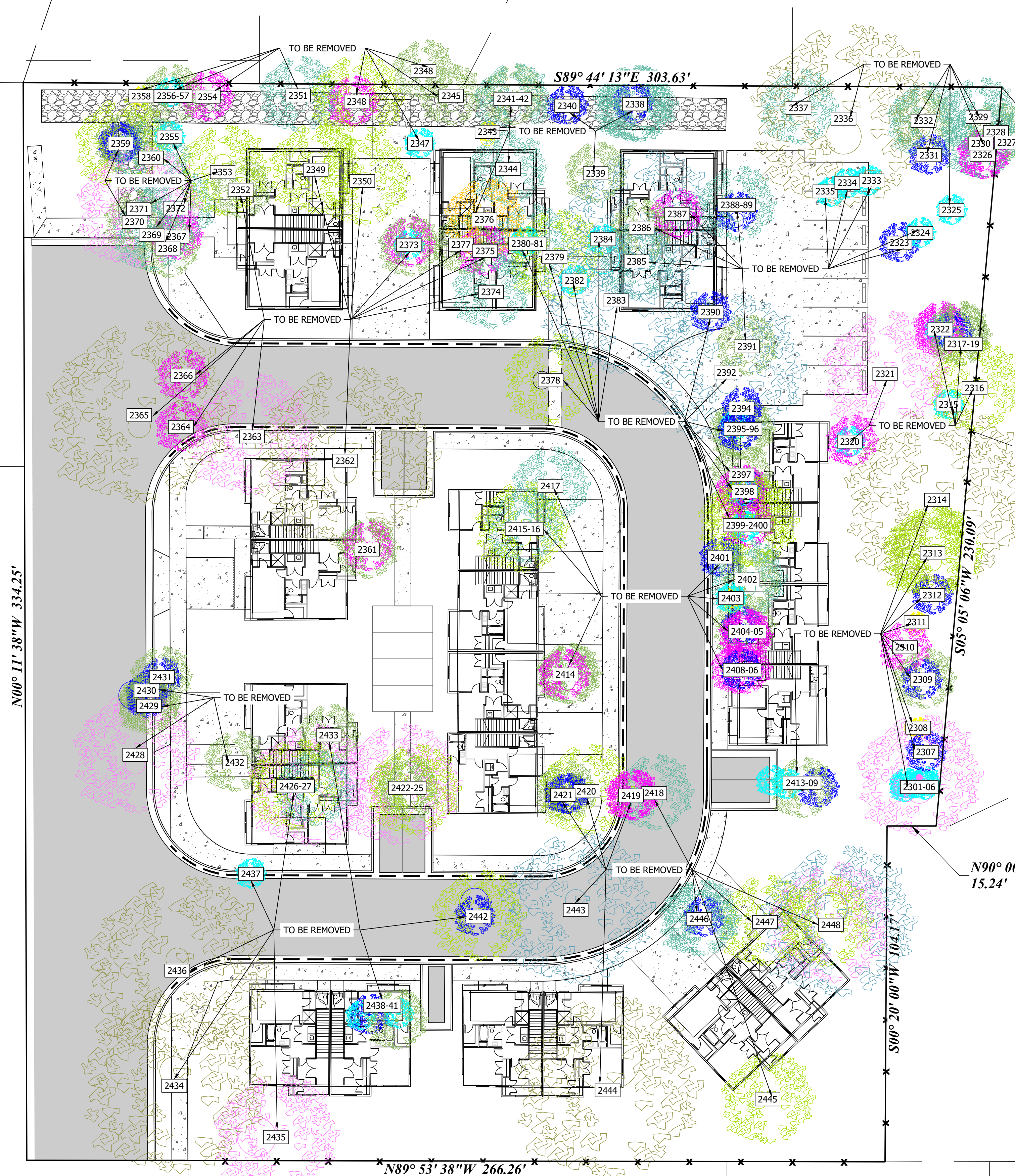
TREE #	REE SPECI	TRUNK DIA	NOTES	STATUS	REASON FOR STATUS	TREE #	TREE SPECIES	TRUNK DIA	NOTES	STATUS	REASON FOR STATUS
2301	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2376	Elm	16"	Appears to be in Good Shape	Remove	Tree is invasive
2302	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2377	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive
2303	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2378	Elm	18"	Appears to be in Poor Shape	Remove	Tree is invasive
2304	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2379	Elm	18"	Appears to be in Poor Shape	Remove	Tree is invasive
2305	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2380	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive
2306	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2381	Elm	6"	Appears to be in Poor Shape	Remove	Tree is invasive
2307	Elm	8"	Appears to be in Good Shape	Remove	Tree is invasive	2382	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive
2308	Elm	4"	Appears to be in Good Shape	Remove	Tree is invasive	2383	Elm	30"	Appears to be in Poor Shape	Remove	Tree is invasive
2309	Elm	8" & 12" DBL	Appears to be in Good Shape	Remove	Tree is invasive	2384	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive
2310	Elm	10"	Appears to be in Poor Shape	Remove	Tree is invasive	2385	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive
2311	Elm	4"	Appears to be in Good Shape	Remove	Tree is invasive	2386	Elm	12" & 30" DBL	Appears to be in Poor Shape	Remove	Tree is invasive
2312	Elm	8"	Appears to be in Poor Shape	Remove	Tree is invasive	2387	Elm	10"	Appears to be in Good Shape	Remove	Tree is invasive
2313	Elm	(3) 18" TPL	Appears to be in Poor Shape	Remove	Tree is invasive	2388	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive
2314	Elm	36"	Appears to be in Good Shape	Remove	Tree is invasive	2389	Elm	8"	Appears to be in Poor Shape	Remove	Tree is invasive
2315	Elm	6"	Appears to be in Poor Shape	Remove	Tree is invasive	2390	Elm	8"	Appears to be in Good Shape	Remove	Tree is invasive
2316	Elm	18"	Appears to be in Good Shape	Remove	Tree is invasive	2391	Elm	12"	Appears to be in Poor Shape	Remove	Tree is invasive
2317	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive	2392	Elm	30"	Appears to be in Poor Shape	Remove	Tree is invasive
2318	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive	2393	Elm	N/A	Appears to be in Poor Shape	Remove	Tree is invasive
2319	Elm	8"	Appears to be in Good Shape	Remove	Tree is invasive	2394	Elm	8"	Appears to be in Good Shape	Remove	Tree is invasive
2320	Elm	6" & 10" DBL	Appears to be in Good Shape	Remove	Tree is invasive	2395	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive
2321	Elm	24"	Appears to be in Good Shape	Remove	Tree is invasive	2396	Elm	8" & (2) 12"	Appears to be in Good Shape	Remove	Tree is invasive
2322	Elm	(2) 10" & 6" & 12" QUAD	Appears to be in Poor Shape	Remove	Tree is invasive	2397	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive
2323	Elm	8"	Appears to be in Poor Shape	Remove	Tree is invasive	2398	Elm	6" & 8" & 10" TPL	Appears to be in Good Shape	Remove	Tree is invasive
2324	Elm	6"	Appears to be in Poor Shape	Remove	Tree is invasive	2399	Elm	(2) 10" & 18" TPL	Appears to be in Good Shape	Remove	Tree is invasive
2325	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2400	Elm	(2) 6" DBL	Appears to be in Poor Shape	Remove	Tree is invasive
2326	Elm	(2) 10" DBL	Appears to be in Good Shape	Remove	Tree is invasive	2401	Elm	8"	Appears to be in Poor Shape	Remove	Tree is invasive
2327	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive	2402	Elm	12" & 15"	Appears to be in Poor Shape	Remove	Tree is invasive
2328	Elm	12"	Appears to be in Poor Shape	Remove	Tree is invasive	2403	Elm	4" & 6" DBL	Appears to be in Poor Shape	Remove	Tree is invasive
2329	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2404	Elm	8" & 10" 12" TPL	Appears to be in Poor Shape	Remove	Tree is invasive
2330	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2405	Elm	10"	Appears to be in Poor Shape	Remove	Tree is invasive
2331	Elm	8"	Appears to be in Poor Shape	Remove	Tree is invasive	2406	Elm	10"	Appears to be in Poor Shape	Remove	Tree is invasive
2332	Elm	12" & 15" DBL	Appears to be in Good Shape	Remove	Tree is invasive	2407	Elm	8"	Appears to be in Poor Shape	Remove	Tree is invasive
2333	Elm	6"	Appears to be in Poor Shape	Remove	Tree is invasive	2408	Elm	10"	Appears to be in Poor Shape	Remove	Tree is invasive
2334	Elm	6"	Appears to be in Poor Shape	Remove	Tree is invasive	2409	Elm	8"	Appears to be in Poor Shape	Remove	Tree is invasive
2335	Elm	6"	Appears to be in Poor Shape	Remove	Tree is invasive	2410	Elm	8"	Appears to be in Good Shape	Remove	Tree is invasive
2336	Elm	36"	Appears to be in Poor Shape	Remove	Tree is invasive	2411	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive
2337	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2412	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive
2338	Elm	(3) 8" & 15" QUAD	Appears to be Diseased	Remove	Tree is invasive	2413	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive
2339	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive	2414	Elm	(2) 10" & 12" TPL	Appears to be in Poor Shape	Remove	Tree is invasive
2340	Elm	8"	Appears to be in Good Shape	Remove	Tree is invasive	2415	Elm	18"	Appears to be in Poor Shape	Remove	Tree is invasive
2341	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive	2416	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive
2342	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2417	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive
2343	Elm	4"	Appears to be in Poor Shape	Remove	Tree is invasive	2418	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive
2344	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive	2419	Elm	(2) 10" DBL	Appears to be in Good Shape	Remove	Tree is invasive
2345	Elm	12" CLUSTER	Appears to be in Poor Shape	Remove	Tree is invasive	2420	Elm	18"	Appears to be in Good Shape	Remove	Tree is invasive
2346	Elm	12" CLUSTER	Appears to be in Good Shape	Remove	Tree is invasive	2421	Elm	8" & 10" & 12" TPL	Appears to be in Good Shape	Remove	Tree is invasive
2347	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2422	Japanese Pagoda	15"	Appears to be in Good Shape	Remain	Tree to remain in place
2348	Elm	10" & 18" DBL	Appears to be in Good Shape	Remove	Tree is invasive	2423	Japanese Pagoda	12" 7" & 18" DBL	Appears to be in Good Shape	Remain	Tree to remain in place
2349	Elm	18"	Appears to be in Good Shape	Remove	Tree is invasive	2424	Japanese Pagoda	12"	Appears to be in Good Shape	Remain	Tree to remain in place
2350	Elm	18"	Appears to be in Good Shape	Remove	Tree is invasive	2425	Japanese Pagoda	24" & 36" DBL	Appears to be in Good Shape	Remain	Tree to remain in place
2351	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2426	Elm	15" & 24" DBL	Appears to be in Good Shape	Remove	Tree is invasive
2352	Elm	12"	Appears to be in Poor Shape	Remove	Tree is invasive	2427	Elm	18"	Appears to be in Good Shape	Remove	Tree is invasive
2353	Elm	18"	Appears to be in Good Shape	Remove	Tree is invasive	2428	Elm	24"	Appears to be in Poor Shape	Remove	Tree is invasive
2354	Elm	10"	Appears to be in Poor Shape	Remove	Tree is invasive	2429	Ash Elm	(2) 12" DBL	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2355	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2430	Ash Elm	(4) 8" QUAD	Appears to be in Poor Shape	Remove	Tree is dying or a potential public nuisance
2356	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive	2431	Ash Elm	8" & 12" DBL	Appears to be in Poor Shape	Remove	Tree impacts proposed infrastructure
2357	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive	2432	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive
2358	Elm	4"	Appears to be in Good Shape	Remove	Tree is invasive	2433	Gray Alder	12"	Appears to be in Good Shape	Remove	Tree impacts proposed infrastructure
2359	Elm	(2) 8" & 12" & 18" QUAD	Appears to be in Good Shape	Remove	Tree is invasive	2434	Elm	36"	Appears to be in Good Shape	Remove	Tree is invasive
2360	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2435	Elm	24"	Appears to be in Poor Shape	Remove	Tree is invasive
2361	Sycamore	10" & 24" DBL	Appears to be in Poor Shape	Remain	Tree to remain in place	2436	Elm	36"	Appears to be Diseased	Remove	Tree is invasive
2362	Elm	36" CLUSTER	Appears to be in Poor Shape	Remove	Tree is invasive	2437	Elm	6"	Appears to be in Poor Shape	Remove	Tree is invasive
2363	Elm	24"	Appears to be in Good Shape	Remove	Tree is invasive	2438	Elm	6" & 12" DBL	Appears to be in Good Shape	Remove	Tree is invasive
2364	Elm	10"	Appears to be in Good Shape	Remove	Tree is invasive	2439	Elm	8"	Appears to be in Good Shape	Remove	Tree is invasive
2365	Elm	36"	Appears to be in Good Shape	Remove	Tree is invasive	2440	Elm	6"	Appears to be in Good Shape	Remove	Tree is invasive
2366	Elm	10"	Appears to be in Good Shape	Remove	Tree is invasive	2441	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive
2367	Elm	10"	Appears to be in Good Shape	Remove	Tree is invasive	2442	Elm	8" & 18" DBL	Appears to be in Poor Shape	Remove	Tree is invasive
2368	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive	2443	Elm	30"	Appears to be in Good Shape	Remove	Tree is invasive
2369	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2444	Elm	36"	Appears to be in Good Shape	Remove	Tree is invasive
2370	Elm	12"	Appears to be in Good Shape	Remove	Tree is invasive	2445	Elm	18"	Appears to be in Poor Shape	Remove	Tree is invasive
2371	Elm	24"	Appears to be in Good Shape	Remove	Tree is invasive	2446	Elm	8" & (2) 15"	Appears to be in Poor Shape	Remove	Tree is invasive
2372	Elm	15"	Appears to be in Good Shape	Remove	Tree is invasive	2447	Elm	18"	Appears to be in Good Shape	Remove	Tree is invasive
2373	Elm	10" & 12" & 6" TPL	Appears to be in Poor Shape	Remove	Tree is invasive	2448	Elm	18" & 24" & 30" TPL	Appears to be in Poor Shape	Remove	Tree is invasive
2374	Elm	15"	Appears to be in Poor Shape	Remove	Tree is invasive						
2375	Elm	10"	Appears to be in Good Shape	Remove	Tree is invasive						

TREE SIZE LEGEND



LEGEND

PROPERTY LINE _____
 ADJACENT PROPERTY _____



1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

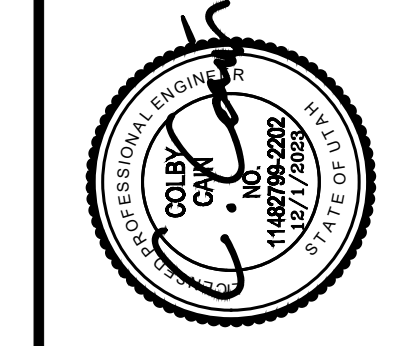
**PRELIMINARY
NOT FOR
CONSTRUCTION**

FRY DEVELOPMENT
 7613 SOUTH 300 EAST STREET
 TAX PARCELS #22-30-451-001, #22-30-451-002, #22-30-451-012, #22-30-452-001, #22-30-452-007
 LOCATED IN THE SOUTHEAST 1/4 OF SECTION 30, T. 2 S., R. 1 E., S.L.B.&M.
 SANDY CITY, SALT LAKE COUNTY, UTAH

DRAWN: LIS 03/28/2023
 APPROVED: CC 03/28/2023
 PROJECT #: 1522008
 BOUNDARY 1522008.dwg

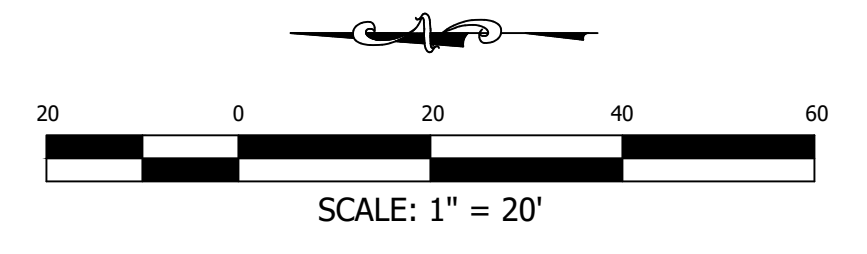
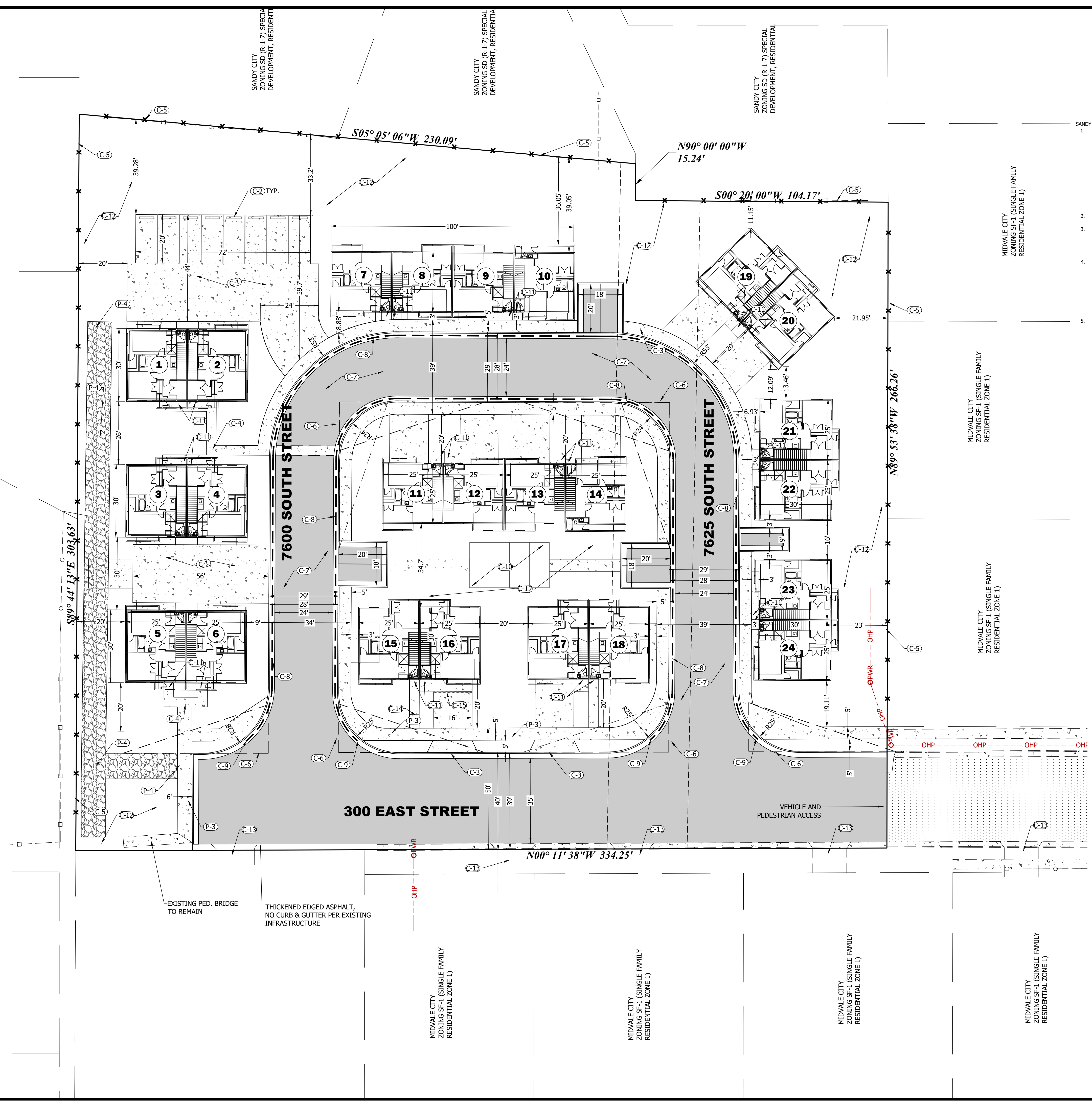
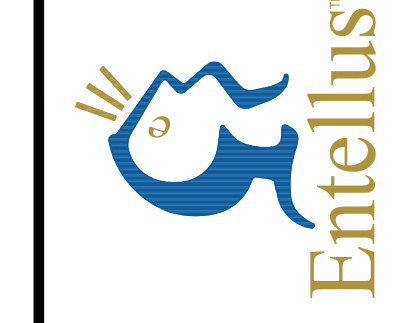
C301
 TREE EXHIBIT

REV #	BY	DATE



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com

Entellus



- SANDY CITY PUBLIC WORKS GENERAL NOTES**
- INSTALL SURVEY MONUMENTS ACCORDING TO THE RECORDED PLAN PER SALT LAKE COUNTY SPECIFICATIONS. IT IS UNLAWFUL FOR ANY PERSON TO INSTALL SURVEY MONUMENTS HAVING A SPATIAL RELATIONSHIP WITH ANY SECTION OR QUARTER SECTION CORNER WITHOUT HAVING FIRST OBTAINED FROM THE SALT LAKE COUNTY SURVEYOR'S OFFICE A PERMIT FOR SUCH INSTALLATION (UT. CODE ANN. SECTION 17-23-17). ALL SURVEY MONUMENTS INSTALLED SHALL BE IN ACCORDANCE WITH THE PERMIT ISSUED AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE SALT LAKE COUNTY SURVEYOR'S OFFICE. A STANDARD PRECAST MONUMENTS WILL BE FURNISHED BY THE COUNTY SURVEYOR'S OFFICE.
 - INSTALL SURVEY RIVETS, OFFSET FROM EACH LOT'S PROPERTY CORNERS, IN CURBS OR SIDEWALK.
 - BUILDER/OWNER SHALL OBTAIN AN EXCAVATION PERMIT FROM SANDY CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE SANDY CITY RIGHT-OF-WAY. TRAFFIC PLAN, BONDING, AND INSURANCE WILL BE REQUIRED.
 - NOTIFY SANDY CITY PUBLIC WORKS INSPECTION DEPARTMENT, 801-568-2999, 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OF ANY ROADWAYS OR PUBLIC IMPROVEMENTS, INCLUDING SEWER FACILITIES. ALL INSPECTIONS MUST BE DONE PRIOR TO OR CONCURRENT WITH CONSTRUCTION. FAILURE TO MAKE THIS NOTIFICATION MAY RESULT IN THE UNCOVERING AND/OR REMOVAL OF ALL ITEMS INSTALLED WITHOUT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DPOLISEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POLISEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.
 - PROVIDE A PROCTOR TEST, FOR ROADBASE MATERIAL THAT IS TO BE PLACED IN THE PUBLIC RIGHT-OF-WAY, TO THE SANDY CITY PUBLIC WORKS INSPECTOR, WHEN DELIVERED OR PLACED ON SITE.
 - FOLLOW ALL RECOMMENDATIONS OF THE APPROVED GEOTECHNICAL REPORT. SANDY CITY STANDARD SPECIFICATIONS AND DETAILS SHALL GOVERN, HOWEVER, UNLESS GEOTECHNICAL REPORT RECOMMENDATIONS ARE MORE STRINGENT.
 - BUILDER/OWNER SHALL REPLACE ANY EXISTING SIDEWALK OR CURB & GUTTER, ALONG THE FRONTAGE OF THIS PROJECT, THAT IS FOUND TO BE LIFTED, CHIPPED, CRACKED, SPALLED, OR NOT PROPERLY DRAINING, AS DIRECTED BY THE SANDY CITY INSPECTOR.
 - DUST, MUD, AND EROSION SHALL BE ADEQUATELY CONTROLLED, BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES. HOWEVER, THE USE OF MOTOR OILS AND OTHER PETROLEUM-BASED OR TOXIC LIQUIDS, FOR DUST SUPPRESSION, IS ABSOLUTELY PROHIBITED.
 - ANY PROPOSED CHANGES TO THE APPROVED DESIGN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD AND THE CITY ENGINEER. PRIOR TO RELEASE OF THE GUARANTEES FOR IMPROVEMENTS (BOND), AND ACCORDING TO THE "CITY ENGINEER REQUIREMENTS" LETTER FOR THIS PROJECT, THE DEVELOPER SHALL SUBMIT A PDF COPY OF THE CONTRACTOR'S SITE (NOT BUILDING) CONSTRUCTION DRAWING SET TO SANDY CITY PUBLIC WORKS DEPARTMENT. AN AS-BUILT FIELD SURVEY IS NOT REQUIRED. THE AS-BUILT DRAWING MAY BE SUBMITTED BY E-MAIL AT DPOLISEN@SANDY.UTAH.GOV, OR ON A USB FLASH DRIVE, OR THE HARD-COPY ORIGINAL MAY BE SUBMITTED TO SANDY CITY (DAVE POLISEN, 801-568-6058), WHERE THE SET WILL BE SCANNED AND RETURNED TO THE OWNER.

- SITE NOTES:**
- ALL PARKING STALLS AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE.

SYMBOL LEGEND

- (A-1) ADA SIDEWALK RAMP PER SANDY CITY DETAIL, SHEET C910
- (C-1) PRIVATE CONCRETE SECTION PER DETAIL, SHEET C900
- (C-2) PRIVATE CONCRETE PARKING STOP PER DETAIL, SHEET C900
- (C-3) PRIVATE DRIVE APPROACH PER DETAIL, SHEET C900
- (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- (C-5) 6' WHITE VINYL FENCE PER DETAIL, SHEET C900
- (C-6) CLEAR-VIEW TRIANGLE. NO OBSTACLE (INCLUDING VEGETATION) OVER 3 FEET HIGH, AS MEASURED FROM TOP BACK OF CURB, ARE ALLOWED WITHIN THE TRIANGLE.
- (C-7) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C900
- (C-8) PRIVATE 30" ROLL CURB AND GUTTER PER DETAIL, SHEET C900
- (C-9) TRANSITION FROM PRIVATE ROLL CURB AND GUTTER TO PUBLIC CATCH CURB AND GUTTER
- (C-10) PRIVATE OPEN ACCESS PERGOLA PER ARCHITECTURAL DRAWINGS
- (C-11) FRONT DOOR ACCESS PADS PER ARCHITECTURAL DRAWINGS
- (C-12) PUBLIC COMMON SPACE FOR RESIDENT USE
- (C-13) EXISTING NEIGHBOR DRIVEWAY TO REMAIN AND CONNECT BACK INTO 300 EAST
- (C-14) PRIVATE STEP (1) TO GET PROPER DRAINAGE PER DETAIL, SHEET C900
- (C-15) PRIVATE FRENCH DRAIN IN DRIVEWAY PER DETAIL, SHEET C900
- (P-1) PUBLIC ASPHALT ROAD PER SANDY CITY DETAIL, SHEET C910
- (P-2) PUBLIC 30" CATCH CURB AND GUTTER PER SANDY CITY DETAIL, SHEET C910
- (P-3) PUBLIC CITY SIDEWALK PER SANDY CITY DETAIL, SHEET C910
- (P-4) COMPACTED GRAVEL DRIVE ACCESS PER SANDY CITY DETAIL, SHEET C910

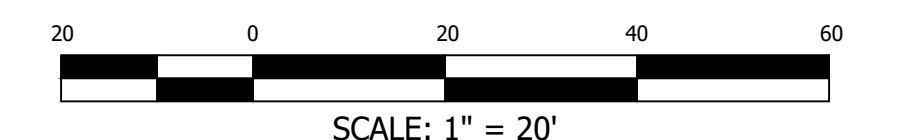
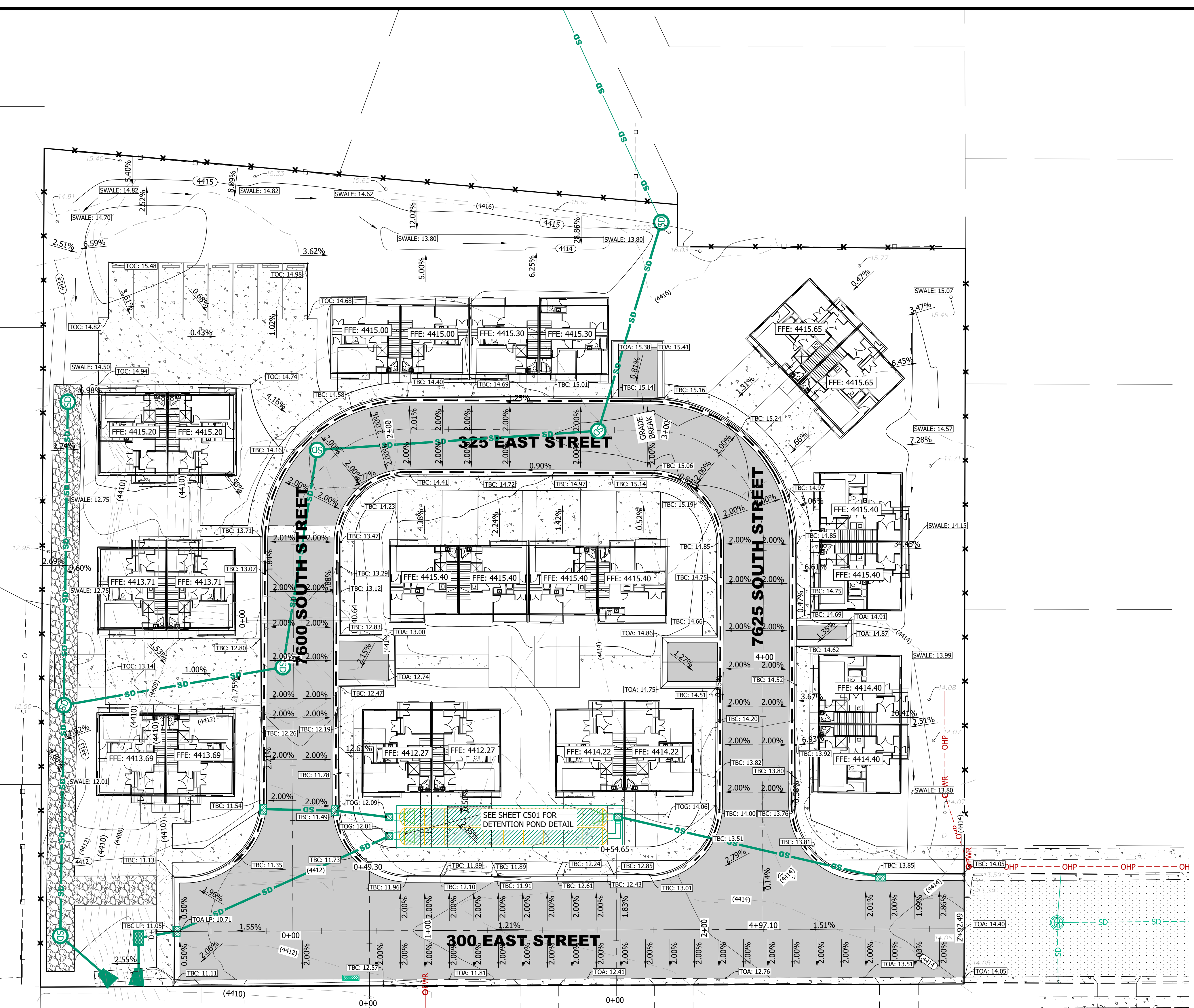
SITE STATISTICS TABLE

	AREA (SQ.FT.)	PERCENT OF PARCEL
BUILDING	17000.0	17.9%
IMPROVEMENTS	41548.0	43.7%
LANDSCAPE	36543.5	38.4%
TOTAL	95091.5	100%
IMPERVIOUS	58548.0	61.6%
PERVIOUS	36543.5	38.4%
OPEN SPACE	41857.0	44%

EXISTING PED. BRIDGE TO REMAIN
THICKENED EDGED ASPHALT, NO CURB & GUTTER PER EXISTING INFRASTRUCTURE

VEHICLE AND PEDESTRIAN ACCESS

H:1522008\J_Production\Civil\04_Plan Set\PLAN SET-1522008(1)



DRAINAGE CALCULATIONS

1-Dec-23

Area Analysis

Area	sq.ft.	Acres	C
Building	17,000	0.39	0.85
Improvements	41,545	0.95	0.90
Landscape	36,470	0.84	0.15
Total	95,015	2.18	0.60

25 Year Detention Analysis

NDA Precipitation Frequency Data Server
 Latitude: 40.6128° Longitude: -111.8812°
 Allowable Runoff: 0.20 cfs/acre 0.44 cfs

Time (min.)	I (in./hr)	Runoff (cfs)	Allowable Runoff (cfs)	Storage (ft)
5	4.430	1,749	131	1,618
10	3.370	2,660	262	2,399
15	2.780	3,292	393	2,899
30	1.870	4,429	785	3,643
60	1.160	5,494	1,570	3,924
120	0.643	6,091	3,141	2,950
180	0.450	6,394	4,711	1,683
360	0.264	7,503	9,423	0
720	0.160	9,094	18,846	0
1440	0.087	9,890	37,692	0

Required Detention **3,924**

Orifice Sizing

Highwater Elevation	4,412.20 ft
Orifice Elevation	4,409.50 ft
Flow	0.44 cfs
C _d	0.62 square-edge
Orifice Size	3.13 in.

STORM DRAIN NOTES

- NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.
- EACH RESIDENTIAL LOT IS REQUIRED TO RETAIN STORM WATER ON SITE, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TOWARD THE STREET AND/OR TO SUBDIVISION STORM WATER FLOW CONTROL FEATURE(S) AS LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS, DURING AND AFTER CONSTRUCTION. THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION AREAS, BERMS, PLANTER BEDS, UNDERGROUND INFILTRATION, ETC.
- PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARDS PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR REDEVELOPMENT SHALL NOT INCREASE THE BURDEN OF STORM WATER ON NEIGHBORING AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMITS OF PROJECT PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF (INCLUDING FLOWS THAT EXISTED BEFORE THE NEW DEVELOPMENT OR REDEVELOPMENT OCCURRED). ANY CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN AGREEMENT/EASEMENT WITH THE AFFECTED PROPERTY OWNERS.
- THE CITY SHALL BE GIVEN THE FIRST RIGHT OF REFUSAL TO PURCHASE WATER RIGHTS ACCOMPANYING THE PROPERTY IN THIS DEVELOPMENT.
- FOR STORM DRAIN MAINTENANCE AGREEMENT, REFERS TO THE RECORDED POST CONSTRUCTION AGREEMENT.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

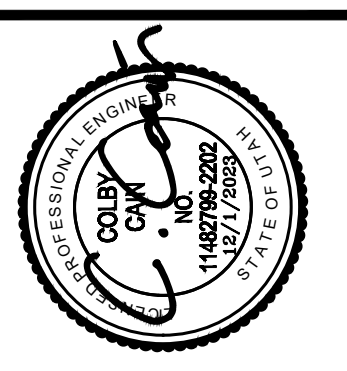
ACCESSIBLE ROUTE:
 MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
 A CLEAR 60" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

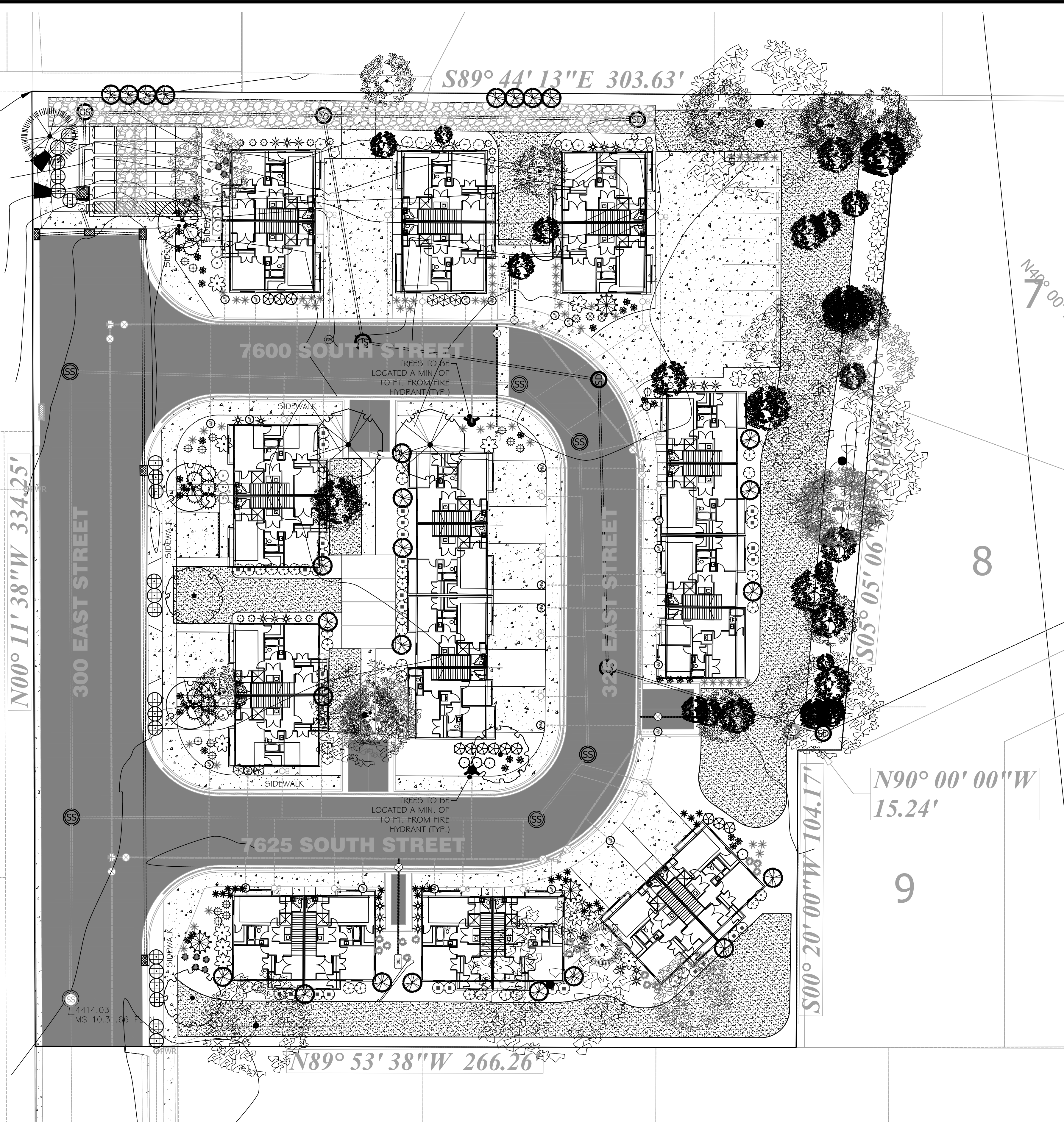


1. NO DRIVEWAY SHALL BE CONSTRUCTED TO CONVEY STORM WATER RUNOFF TOWARD ANY BUILDING.



This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and approval by Foresite Design Group, L.C. shall be without liability to Foresite Design Group, L.C.

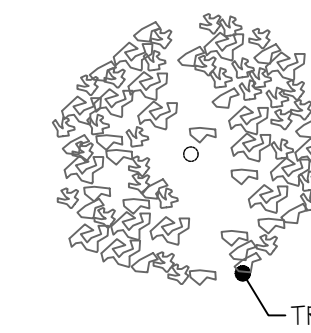
P.O.B.
SW 1/4, SE 1/4,
R.1E., S.L.B.&M.



PLANT SCHEDULE TOTAL PROJECT

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer ginnala "Flame" / Flame Amur Maple Hydro Zone 2 - Multi Trunk	15 gal	1.5"		3
	Acer rubrum "Autumn Blaze" / Autumn Blaze Red Maple Hydro Zone 2	B # B	2"		3
	Gleditsia triacanthos inermis "Shademaster" TM / Shademaster Locust Hydro Zone 1	B # B	1.5"		2
	Picea pungens / Colorado Spruce Hydro Zone 2	B # B		6' - 8" Height	1
	Picea pungens glauca "Pendula" / Weeping Blue Colorado Spruce Hydro Zone 2	B # B		6' - 8" Height	3
	Pinus flexilis "Vanderwolf's Pyramid" / Vanderwolf's Pyramid Pine Hydro Zone 1	B # B		6' - 8" Height	1
	Pinus nigra "Arnold Sentinel" / Arnold Sentinel Austrian Black Pine Hydro Zone 1	B # B		6' - 8" Height	26
SHRUBS	BOTANICAL / COMMON NAME	CONT			
	Aquilegia x / Columbine Hydro Zone F3	1 gal	26		
	Berberis thunbergii "Crimson Pygmy" / Crimson Pygmy Barberry Hydro Zone 2	5 gal	20		
	Calamagrostis x acutiflora "Avalanche" / Feather Reed Grass Hydro Zone 2	2 gal	29		
	Caryopteris x clandonensis "Dark Knight" / Blue Mist Shrub Hydro Zone 2	5 gal	10		
	Coneopsis grandiflora "Sunray" / Sunray Tickseed	1 gal	24		
	Echinacea purpurea / Purple Coneflower	1 gal	8		
	Euonymus alatus "Compactus" / Compact Burning Bush Hydro Zone 2	5 gal	11		
	Euonymus fortunei "Colorata" / Purple-leaf Winter Creeper Hydro Zone 2 - Evergreen	2 gal	13		
	Hemerocallis x "Stella de Oro" / Stella de Oro Daylily Hydro Zone P3	1 gal	34		
	Juniperus horizontalis "Bar Harbor" / Bar Harbor Creeping Juniper Hydro Zone 1 - Evergreen	5 gal	21		
	Miscanthus sinensis "Gracillimus" / Maiden Grass Hydro Zone 2	5 gal	12		
	Miscanthus sinensis "Purpurescens" / Flame Grass Hydro Zone 2	5 gal	8		
	Pennisetum alopecuroides / Fountain Grass Hydro Zone 2	2 gal	15		
	Pennisetum alopecuroides "Little Bunny" / Little Bunny Fountain Grass Hydro Zone 2	2 gal	57		
	Ribes alpinum "Green Mound" / Green Mound Alpine Currant Hydro Zone 2	5 gal	4		
	Spiraea japonica "Neon Flash" / Neon Flash Spiraea Hydro Zone 3	5 gal	12		
	Spiraea x bumalda "Dart's Red" / Dart's Red Spiraea Hydro Zone 3	5 gal	36		
	Spiraea x bumalda "Golden Princess" / Golden Princess Spiraea Hydro Zone 3	5 gal	38		
	Spiraea x bumalda "Goldmound" / Gold Mound Spiraea Hydro Zone 3	5 gal	5		

EXISTING TREES



EXISTING TREES OF VARIOUS SIZES AND SPECIES WITHIN THE PROJECT LIMITS. LOCATION BASED ON CIVIL ENGINEERING PLANS AND SITE SURVEY. CONTRACTOR TO PROTECT EXISTING TREE AT DRIP LINE DURING CONSTRUCTION WITH HIGH-VISIBILITY MATERIALS AT A MINIMUM HEIGHT OF FOUR FEET (4). TREE CANOPY ILLUSTRATED IS BASED ON SITE SURVEY. STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL IS PROHIBITED WITHIN THE PROTECTION ZONE 50 AS TO MINIMIZE SOIL COMPACTION. THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE IS PROHIBITED WITHIN THE TREE PROTECTION ZONE.

MULCHES / ROCK

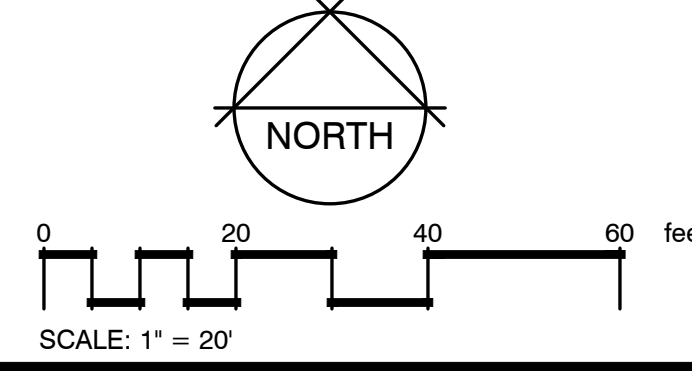
	4" MINIMUM DEPTH OF 1" TO 2-1/2" OF COLORED CRUSHED ROCK (BROWNS, REDS & GRAYS) OVER DEWIT PRO 5 WEED BARRIER	TOTAL 21,675 S.F.
	ACCESS TO STORM DRAINAGE (REFER TO CIVIL PLANS)	2,459 S.F.
	"CHANSARE FARMS IMPERIAL BLUE" - WHICH IS A WATER-WISE TURF GRASS - REFER TO NOTES AND DETAILS SHEET	12,318 S.F.
	CONCRETE MOW STRIP TO SEPARATE ROCK MULCHES FROM GRASS - REFER TO SHEET L-2	

NOTES:

- SEE SHEET L-2 FOR NOTES AND DETAILS.
- LANDSCAPE MATERIAL SQUARE FOOTAGES INCLUDE AREAS WITHIN THE PUBLIC RIGHT-OF-WAY.
- CLEAR VIEW AREA AT STREET INTERSECTIONS IS TO BE MEASURED AS NOTED ON PLAN.
- TREE REMOVAL OR TREE PLANTING IN THE PUBLIC RIGHT-OF-WAY REQUIRES APPROVAL FROM SANDY CITY URBAN FORESTRY OR SUBMIT PLANS CONTAINING AN URBAN FORESTER APPROVAL SIGNATURE.
- ALL WORK DONE WITHIN THE PUBLIC WAY SHALL BE DONE BY A LICENSED, BONDED AND INSURED CONTRACTOR WHO SHALL FIRST OBTAIN A PUBLIC WAY PERMIT.
- IRRIGATION SYSTEM IS EQUIPPED WITH A SMART ET BASED CONTROLLER AND RAIN SENSOR AS PART OF THE SPRINKLER SYSTEM.
- PLANS ARE DIAGRAMMATIC DUE TO SCALE, THEREFORE, IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES.
- SPRINKLER AUDITS ARE TO BE CONDUCTED AND REPORTS SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BACKFLOW PREVENTION DEVICE NEEDS TO BE TESTED AND SUBMITTED TO THE CITY.
- ROCK MULCHES AND BOULDERS TO COMPLEMENT & BLEND WITH ARCHITECTURAL MATERIALS AND COLORS. CONTRACTOR TO SUBMIT SAMPLES TO OWNERS REPRESENTATIVE PRIOR TO DELIVERY.
- CONTRACTOR TO REFER TO THE CIVIL GRADING PLAN AND NOTIFY LANDSCAPE ARCHITECT IF ANY LANDSCAPE AREAS CONSIST OF GRADES STEEPER THAN 2H:1V SLOPE. MAXIMUM SLOPE IN ALL LANDSCAPE AREAS IS 2H:1V (H=HORIZONTAL & V=VERTICAL)
- TREE CALIPER SIZE TO BE MEASURED 1.8 INCHES ABOVE GRADE PER CITY REQUIREMENT.
- EVERGREEN TREES TO BE 6 FOOT MINIMUM HEIGHT ABOVE GRADE PER CITY REQUIREMENT.
- NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED MINIMUM OF 4 FEET AWAY FROM BACK OF CURB AND EITHER SIDE OF SIDEWALK.
- REFER TO SHEET L-2 FOR ADDITIONAL SANDY CITY LANDSCAPE AND IRRIGATION REQUIREMENTS.

12/6/23
LANDSCAPE AREA & WATER CONSERVING LANDSCAPING CALCULATIONS SUMMARY
ON SITE LANDSCAPE PROVIDED (REFER TO CIVIL PLANS)
36,452 S.F. 46.31% OF LOT AREA
PERCENT OF LANDSCAPE AREA OF LIVE PLANT COVERAGE (INCLUDING RD. R.O.W. & SLOPE)
178.64% WITH TREES CALCULATED
50.25% WITHOUT TREES CALCULATED
TOTAL LANDSCAPE AREA IN WATER-WISE TURF GRASS (INCLUDING ROAD R.O.W.)
12,318 S.F. 33.79% OF LANDSCAPE (35% MAXIMUM ALLOWED)
PERCENT OF WATER- CONSERVING PLANTS (EXCLUDES TREES & TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
PERCENT OF WATER- CONSERVING TREES (SHRUBS & TURF GRASS)
100.00% BASED ON CITY WATER CONSERVING PLANT LIST
TOTAL IRRIGATED LANDSCAPE AREA (INCLUDING ROAD R.O.W.)
27,393 S.F. 75.15% OF LANDSCAPE

PROVIDED OVERALL TREES AND SHRUBS
113.0 TREES &
4.7 TREES / UNIT
383.0 SHRUBS
16.0 SHRUBS / UNIT
31 EVERGREEN TREES PROVIDED = 42.52%
24 HOUSING UNITS OF REQUIRED TREES



PLANNING, LANDSCAPE ARCHITECTURE & SITE DESIGN SERVICES
1000 CHANDLER DRIVE
SANDY, UTAH 84070
PHONE: 801.841.7464
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Foresite
Design Group, L.C.

WOODHAVEN ESTATES
LANDSCAPE PLAN
7613 SOUTH 300 EAST SANDY, UTAH 84070

DESIGNER: DCM
PROJECT PROFESSIONAL: DCM

REVISIONS
1 PER CITY COMMENTS & SITE PLAN CHANGES
2 PER SITE PLAN CHANGES
3 PER SITE PLAN CHANGES

DATE
DCM 2/23/23
DCM 6/27/23
DCM 12/5/23

NO.
1
2
3

FILE NAME: SCALE:
FDG-282 1" = 20'

SHEET:
L-1

DATE: 12/6/23
DAN MANN
6248



2/16/2023

WOODHAVEN ESTATES

7613 SOUTH 300 EAST SANDY, UT

DRAWN BY: PCH

CHECKED BY: PCH

PROJECT NO.: 23005.01

NO.	DATE	DESCRIPTION

PHOTOMETRIC SITE PLAN

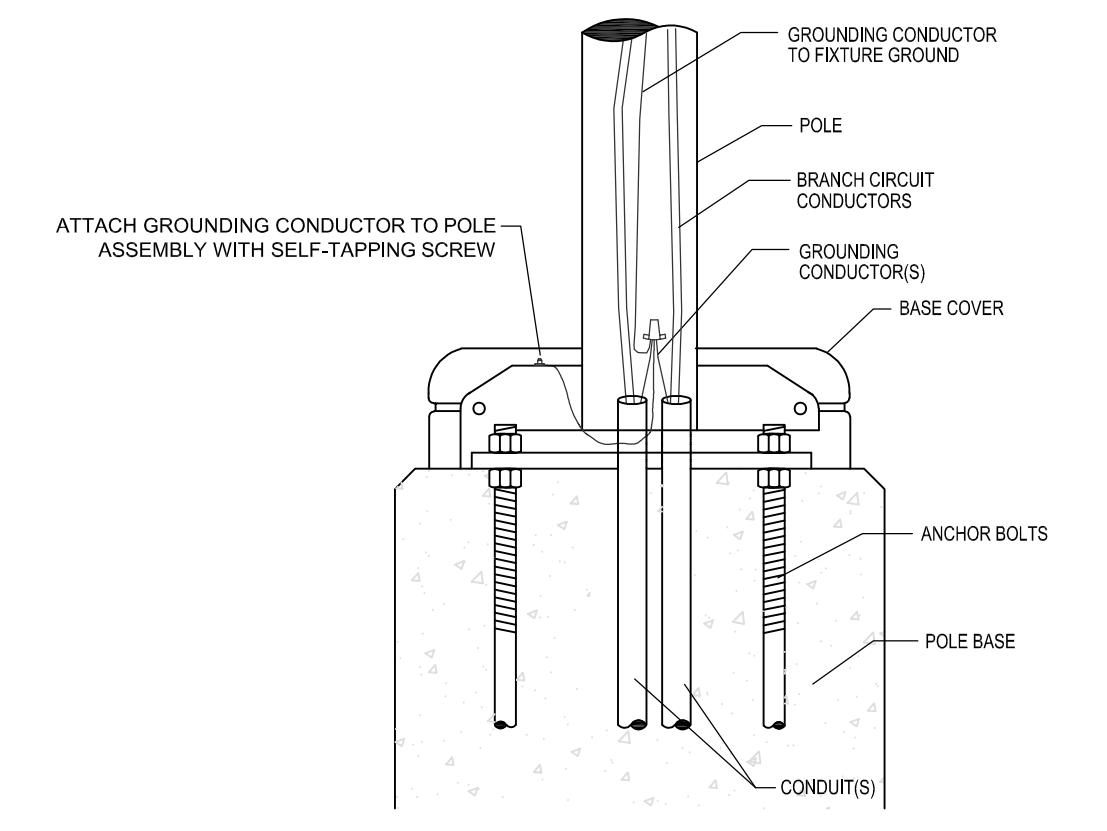
DRAWING NO.

E101

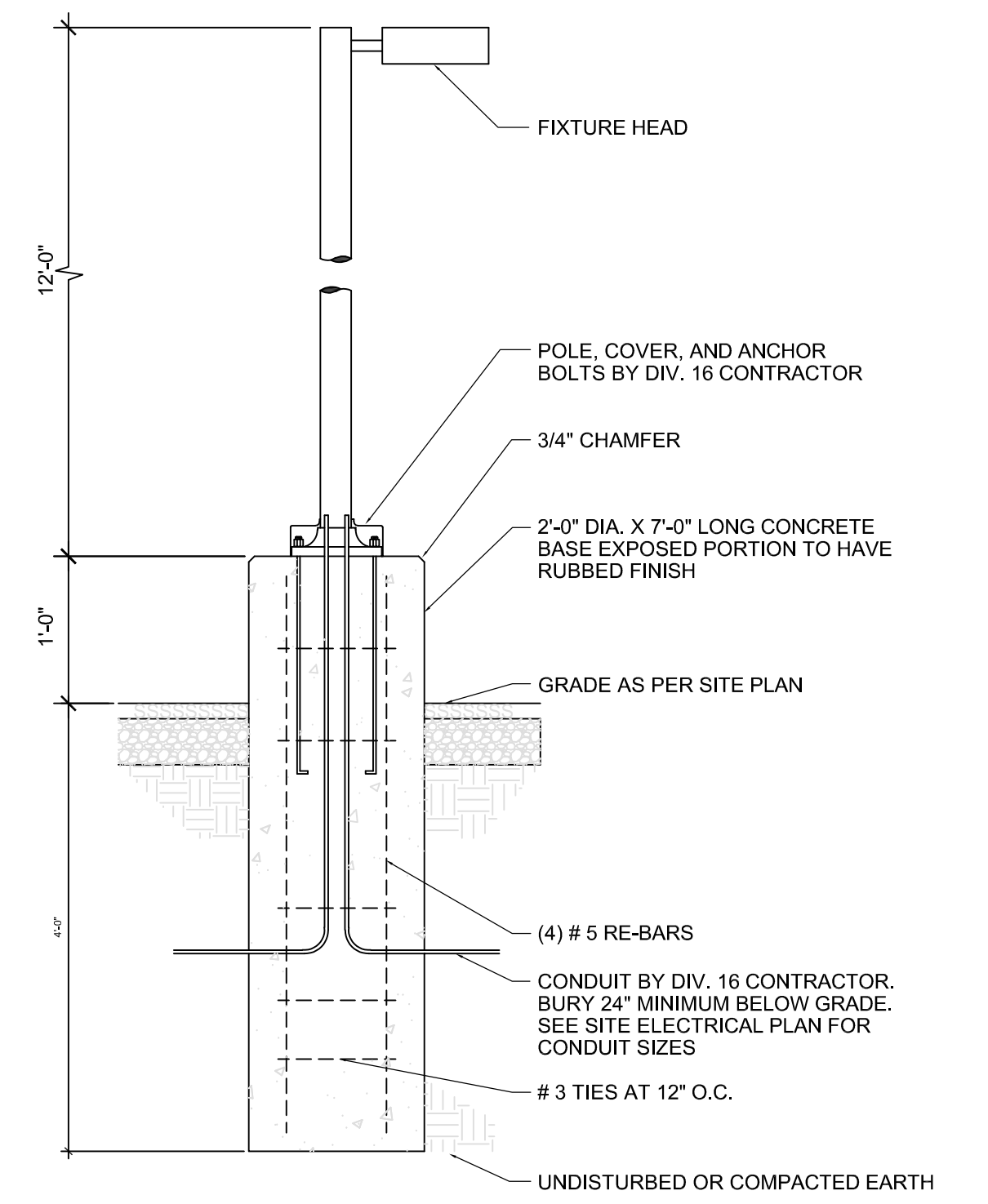
- KEYED NOTES () (#)**
- LIGHT FIXTURE TO BE CREEE RSWL-B-HT-3ME-14L-30K7-UL-GY-N THE SANDY POLE LIGHT CITY STANDARD. LIGHT FIXTURE TO BE MOUNTED ON 25' POLE ACCORDING TO SANDY CITY STANDARDS.
 - 12"X24"X12" TIER 22 POLYMER CONCRETE JUNCTION BOX TO BE INSTALLED AT BASE OF ALL STREET LIGHTS. JUNCTION BOX AND ALL COMPONENTS TO BE INSTALLED IN ACCORDANCE WITH SANDY CITY REQUIREMENTS.
 - LIGHTING CIRCUIT TO BE CONNECTED TO A 208V 20A CIRCUIT.

Calculation Summary

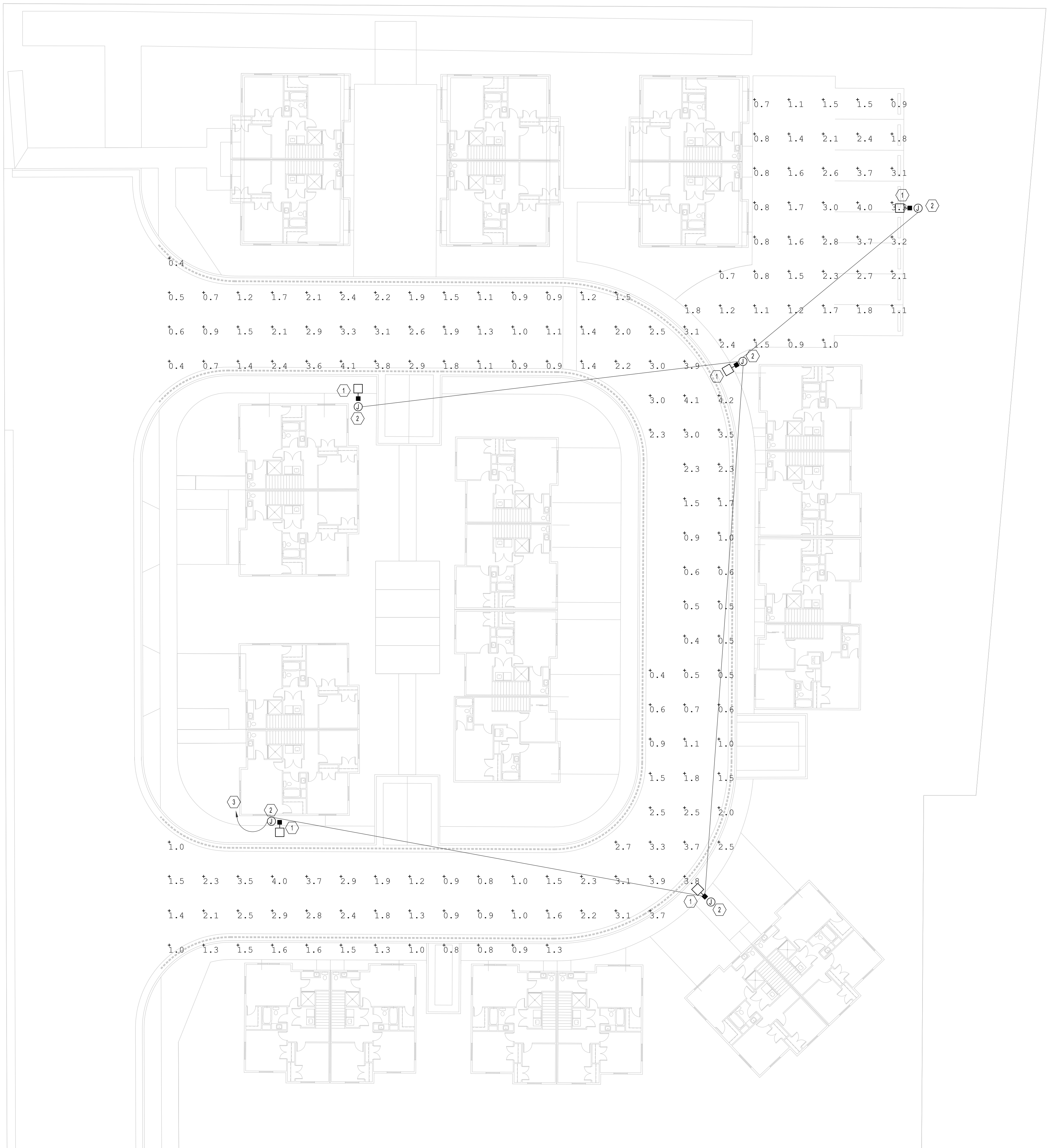
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Local Residential Street	Illuminance Fc		1.83	4.2	0.4	4.58	10.50
Parking Lot	Illuminance Fc		1.83	4.0	0.7	2.61	3.71



B ENLARGED POLE BASE DETAIL
E101



C LUMINAIRE POLE BASE DETAIL
E101



A PHOTOMETRIC SITE PLAN
E101 SCALE: 1/16" = 1'-0"
N
S
E
W

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
 Windows to have 20" min. clear width and 24" min. clear height.
 Bedroom windows to be a min. of 5.7 sq. ft.
 Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

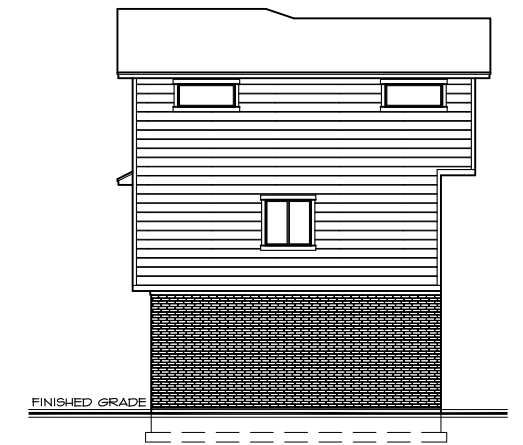
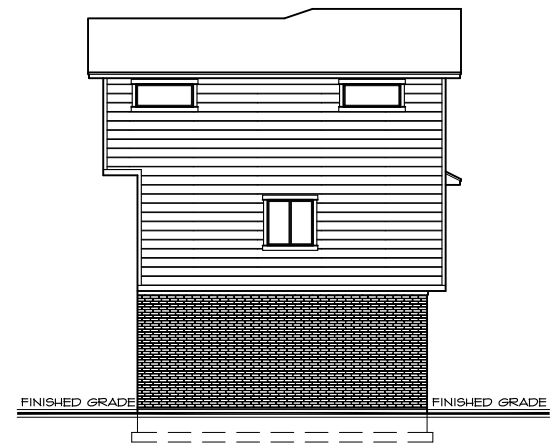
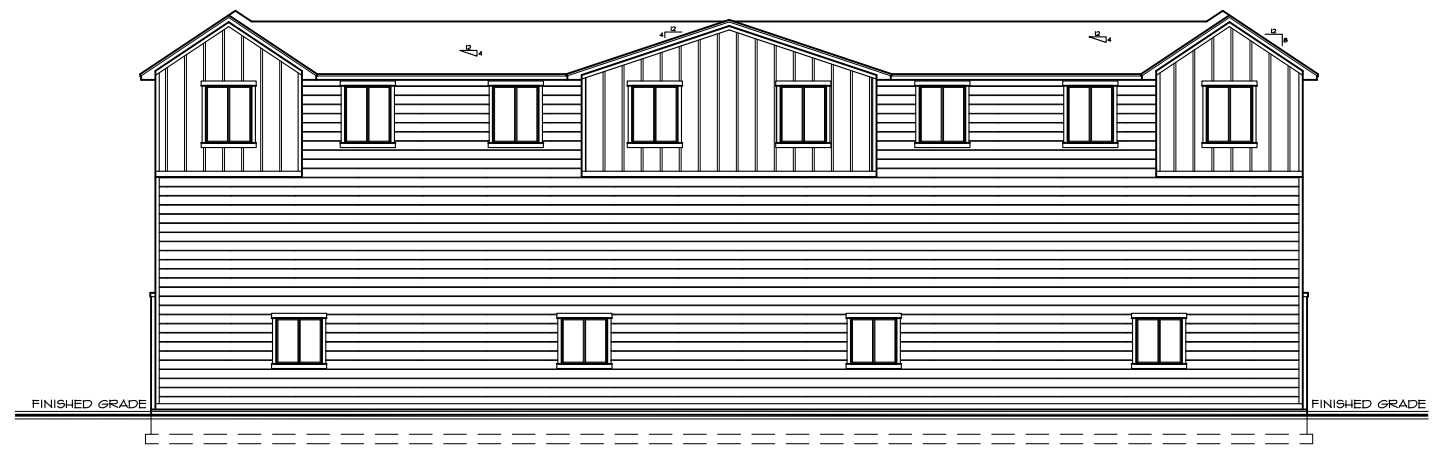
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)

The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5% R40) Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



FRONT ELEVATION
 SCALE 1/4"

PLANNED FOR:
FRY DEVELOPMENT
 7415 S. 3500 E
 SANDY, UTAH

Ammon
 Idaho 83406
 208.525.9555

South Jordan
 Utah 84091
 801.525.6700

1424 Legend Hills Dr.
 Suite # 120
 Clearfield, Utah 84015
 801.525.6700
 plans@creationswest.com

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DATE:
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SHEET:
 1

PLAN NUMBER
UNIT 11-14

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

GENERAL NOTE KEY:
 ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a sulked light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. 4. Provide 30" min. width for the water closet and 24" clear in front.
4. Temp. wall and door.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12', termination cap.
6. Effer ground.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.
9. Backsaver valve.
10. Enclosed usable space under stowways shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 900 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable. (if no window, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC R2108.3

Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R307

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceiling of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceiling of garage, if habitable space above garage. Wall @ 6" o.c. All beams and structural members shall be protected with 5/8" gyp. brd.

Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5

Protect enclosed usable space under stairs with 5/8" gyp. brd.

Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6

Fire blocking at stud cavities that are greater than 8'-0". Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical or any point in the assembly and the chimney assembly shall not include more than four elbows.

Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.1.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. R1509.1.3

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2'-1/2" for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. R1502.4.4

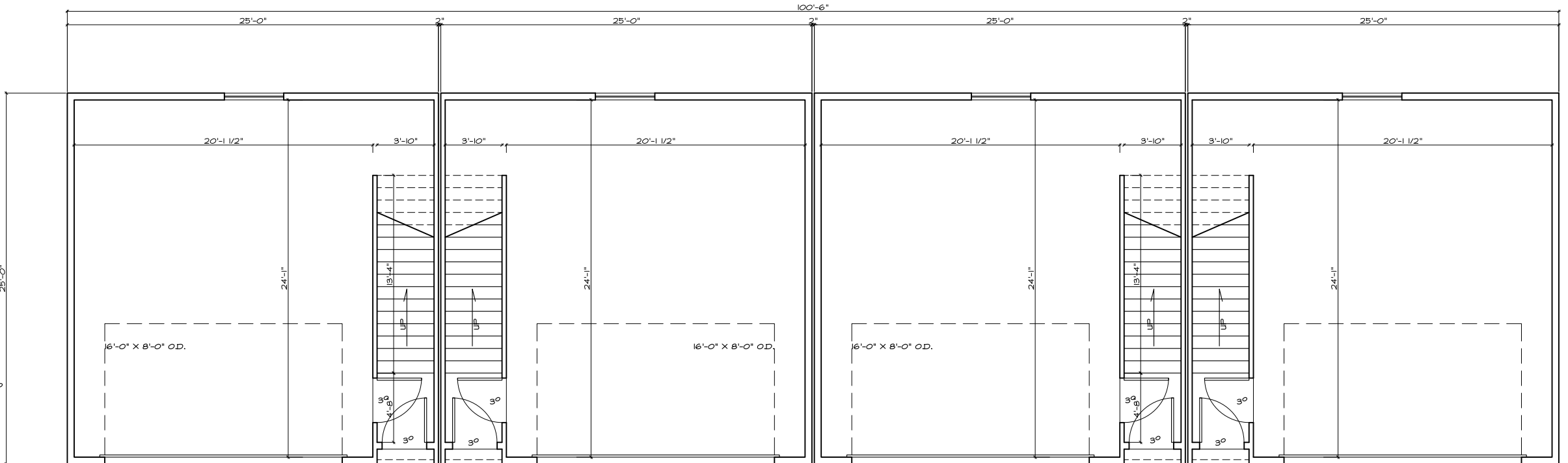
CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. R1411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. R1411.3

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawl space door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
 10'-2 5/8" CEIL. HEIGHT TYP.
 2X6 EXTERIOR WALLS (5 1/2")
 4 1/2" MASONRY LEDGE U.O.S.
 WINDOWS SET @ 8'-0" TYP
 DOOR HEIGHT 8'-0" TYP.

MAIN FLOOR PLAN

SCALE 1/4"
 621 SQ. FT. MAIN LEVEL PER UNIT
 667 SQ. FT. 2ND LEVEL
 692 SQ. FT. 3RD LEVEL PER UNIT
 1980 SQ FT TOTAL

PLANNED FOR:
 FRY DEVELOPMENT
 7618 S. 300 E
 SANDY, UTAH

1424 Legend Hills Dr. South Jordan
 Suite # 120 Utah 84091
 Clearfield Utah 84015 801.525.6700 | 208.525.9555
 801.525.6700 plans@creationswest.com

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

GENERAL NOTE KEY:
 ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM, run exhaust duct to the outside. 4. Provide 30" min. width for the water closet and 24" clear in front.
4. Temp. wall and door.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12". termination cap.
6. Upper ground.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.
9. Backwater valve.
10. Enclosed usable space under staircase shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 400 sq. ft. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30". Slidged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tub having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be operable. If no window, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm, for continuous ventilation. Showers & tubs shall have temperature-limiting device complying with IRC P2108.3. Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R301.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 15 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c. All beams and structural members shall be protected with 5/8" gyp. brd. Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5. Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6. Fire blocking at stud cavities that are greater than 8'-0". Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed on the outside. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the location to the wall or roof termination. The max. length of the duct shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point. In the assembly and the chimney assembly shall not include more than four elbows. Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet. Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, admit listing showing EPA compliance. (IRC R1004.1)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

Windows considered to be 0.35 U-Factor typical, U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13 of the 2018 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R502.2.1

APPLIANCES IN ATTICS:

Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. I.R.C. R502.1.3

DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2 1/2" for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". I.R.C. R502.4.4

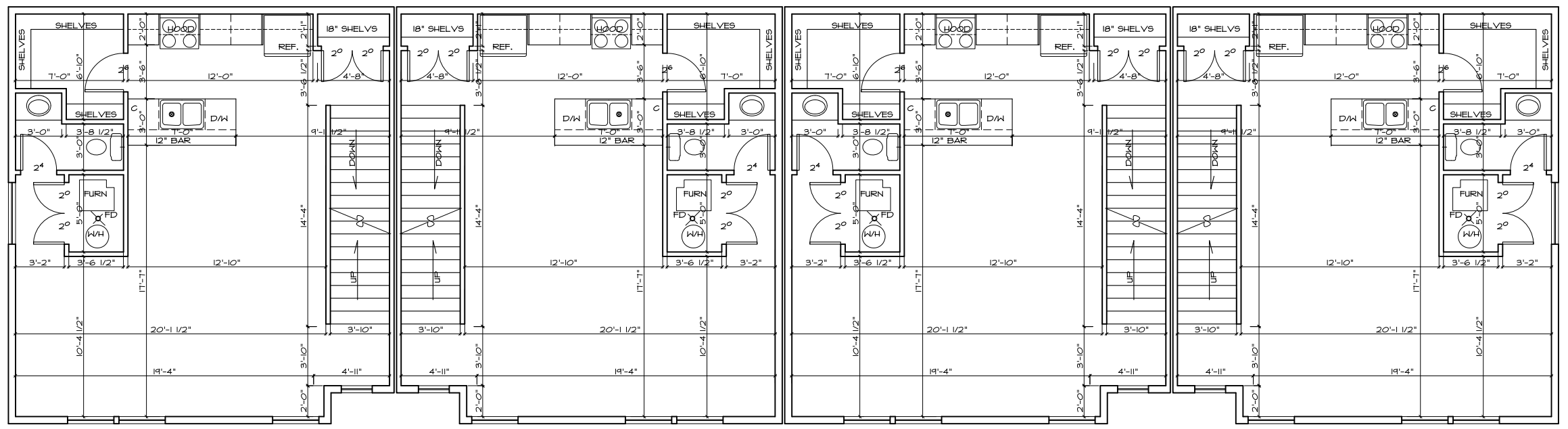
CONDENSATE DISPOSAL:

Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. I.R.C. R411.3

A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. I.R.C. R411.3.1

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
 9'-1 7/8" CEIL. HEIGHT TYP.
 2X6 EXTERIOR WALLS (5 1/2")
 WINDOWS SET @ 1'-0" TYP
 DOOR HEIGHT 7'-0" TYP.

2ND LEVEL FLOOR PLAN
 SCALE: 667 SQ. FT. UPPER LEVEL PER UNIT 1/4"

FRY DEVELOPMENT
 7618 S. 300 E
 SANDY, UTAH

PLANNED FOR:

Annonan
 Idaho 833406
 208.525.5555

South Jordan
 Utah 84091
 801.525.6700

1424 Legend Hills Dr.
 Suite # 120
 Clearfield Utah 84015
 801.525.6700

plans@creationswest.com

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PLAN NUMBER
UNIT 11-14

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

GENERAL NOTE KEY:
 ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. 4. Provide 30" min. width for the water closet and 24" clear in front.
4. Temp. wall and door.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12", termination cap.
6. Utility ground.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.
9. Backwater valve.
10. Enclosed usable space under stowage shall have the walls & ceiling protected on the enclosed side with 1/2" gyp. wall board.

GENERAL NOTES:
 Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:
 Shower compartments shall have at least 100 sq. ft. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tub having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable. If no window, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Shower & tub shall have temperature-limiting device complying with IRC F2108.3
 Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R301
 ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:
 Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd.
 Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5
 Protect enclosed usable space under stairs with 5/8" gyp. brd.
 Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6
 Fire blocking at stud cavities that are greater than 8'-0".
 Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:
 Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

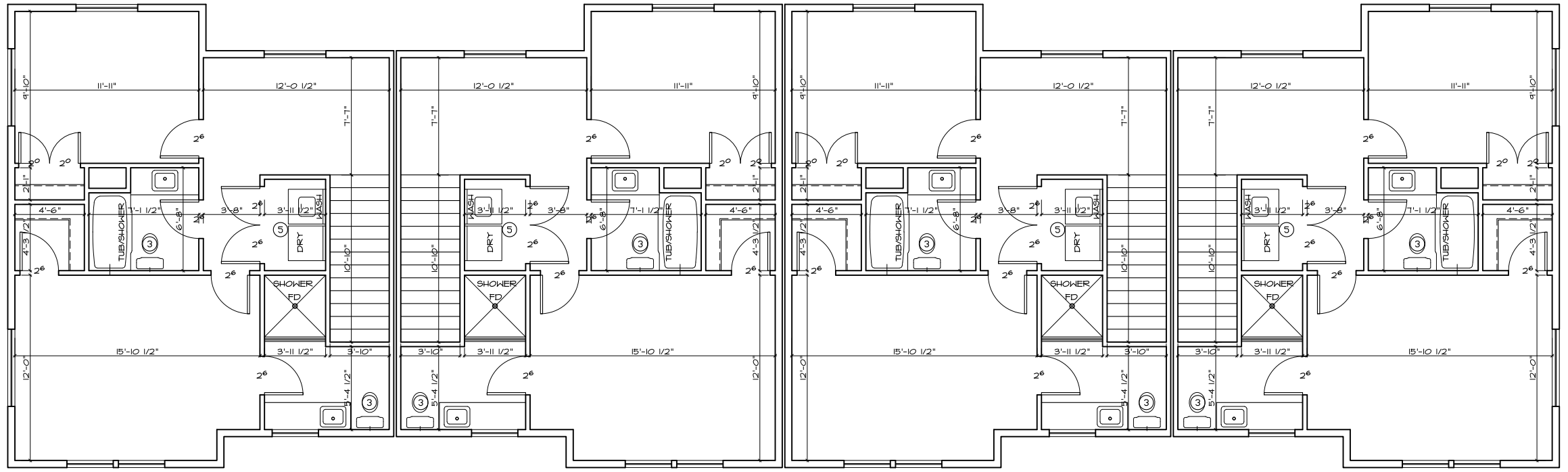
FIREPLACES:
 Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.
 Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building with a horizontal distance of 10 feet.
 Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004)
 Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.
 Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13.3 of the 2015 IECC.
 Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R312.2

APPLIANCES IN ATTICS:
 Attic containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. IRC, M305.1.3

DRYER DUCT:
 Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2 1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". IRC, M502.4.4

CONDENSATE DISPOSAL:
 Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. IRC, M141.3
 A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or overflow in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. IRC, M141.3

ENERGY NOTES:
 IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
 8'-1 7/8" CEIL. HEIGHT TYP.
 2X6 EXTERIOR WALLS (5 1/2")
 WINDOWS SET @ 6'-8" TYP
 DOOR HEIGHT 6'-8" TYP.

3RD LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 692 SQ. FT. UPPER LEVEL PER UNIT

PLANNED FOR:
FRY DEVELOPMENT
 7615 S. 3500 E
 SANDY, UTAH

Ammon
 Idaho 83406
 South Jordan
 Utah 84091
 Clearfield, Utah 84015
 801.525.6700 | 801.525.6700 | 801.525.9555
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PLAN NUMBER
UNIT 11-14

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ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height max. of 44" from floor.
 Windows to have 20" min. clear width and 24" min. clear height.
 Bedroom windows to be a min. of 5.7 sq. ft.
 Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.

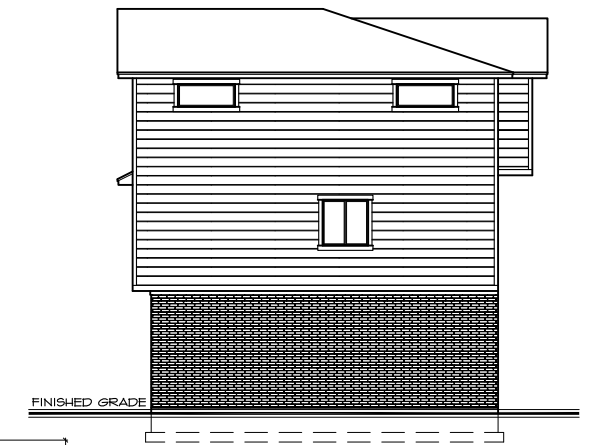
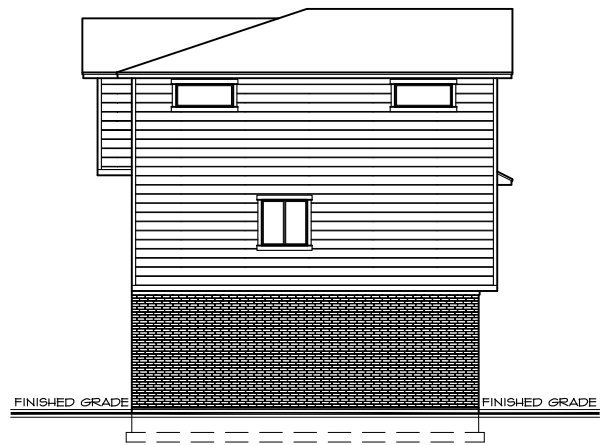
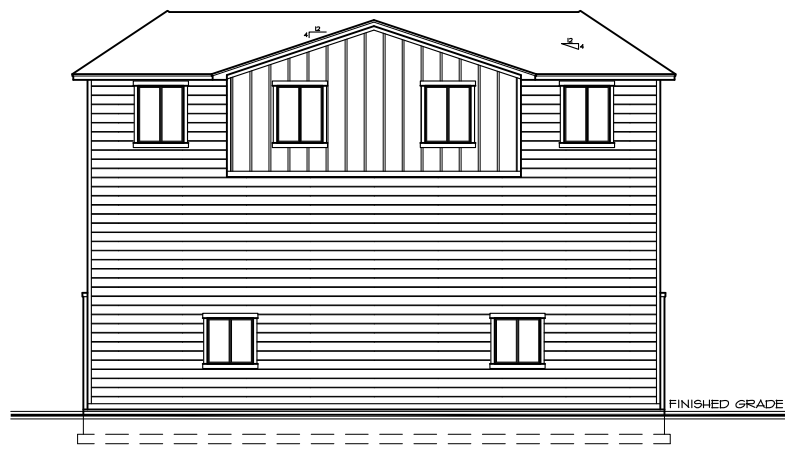
EXTERIOR WALL FINISHES MUST BE LISTED, LABELED, AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLERS MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min.)
 The grade adjacent to all foundation wall shall fall a minimum of 6 inches within the first 10 feet (5% R40) Landings, ramps, patios, porches or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other impervious surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:
 The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presuming to give authority to violate or cancel the provisions of this code or other ordinances of the jurisdictions shall not be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinances of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinances of this jurisdiction.



FRONT ELEVATION
 SCALE 1/4"

PLANNED FOR:
FRY DEVELOPMENT
 7415 S. 3500 E
 SANDY, UTAH

Ammon
 Idaho 83406
 South Jordan
 Utah 84091
 Clearfield, Utah 84015
 801.525.6700 | 801.525.9555
 plans@creationswest.com

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DATE:
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PLAN NUMBER
UNIT 1-2

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GENERAL NOTE KEY:
 ONLY APPLICABLE IF CIRCLED NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximated.
3. Exhaust fan, 400 CFM run exhaust duct to the outside. 4. Provide 30" min. width for the water closet and 24" clear in front.
4. Temp. wall and door.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12". Termination 6".
6. Lifer ground.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.
9. Backwater valve.
10. Enclosed usable space under stairs shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board.

GENERAL NOTES:
 Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:
 Shower compartments shall have at least 400 sq. in. of floor area and be of sufficient size to inscribe a circle with a dia. not less than 30". Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tubs having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft., one half of which must be operable, if no window, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC P108.3
 Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R301

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 18 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:
 Provide 1/2" type 1/2" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type 1/2" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Not @ 6" o.c. All beams and structural members shall be protected with 5/8" gyp. brd. Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self-closer and self-latching. IRC R302.5
 Protect enclosed usable space under stairs with 5/8" gyp. brd.
 Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6
 Fire blocking at stud cavities that are greater than 8'-0".
 Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:
 Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back-draft damper. The size, length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:
 Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows.
 Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet.

Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004)
 Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet.

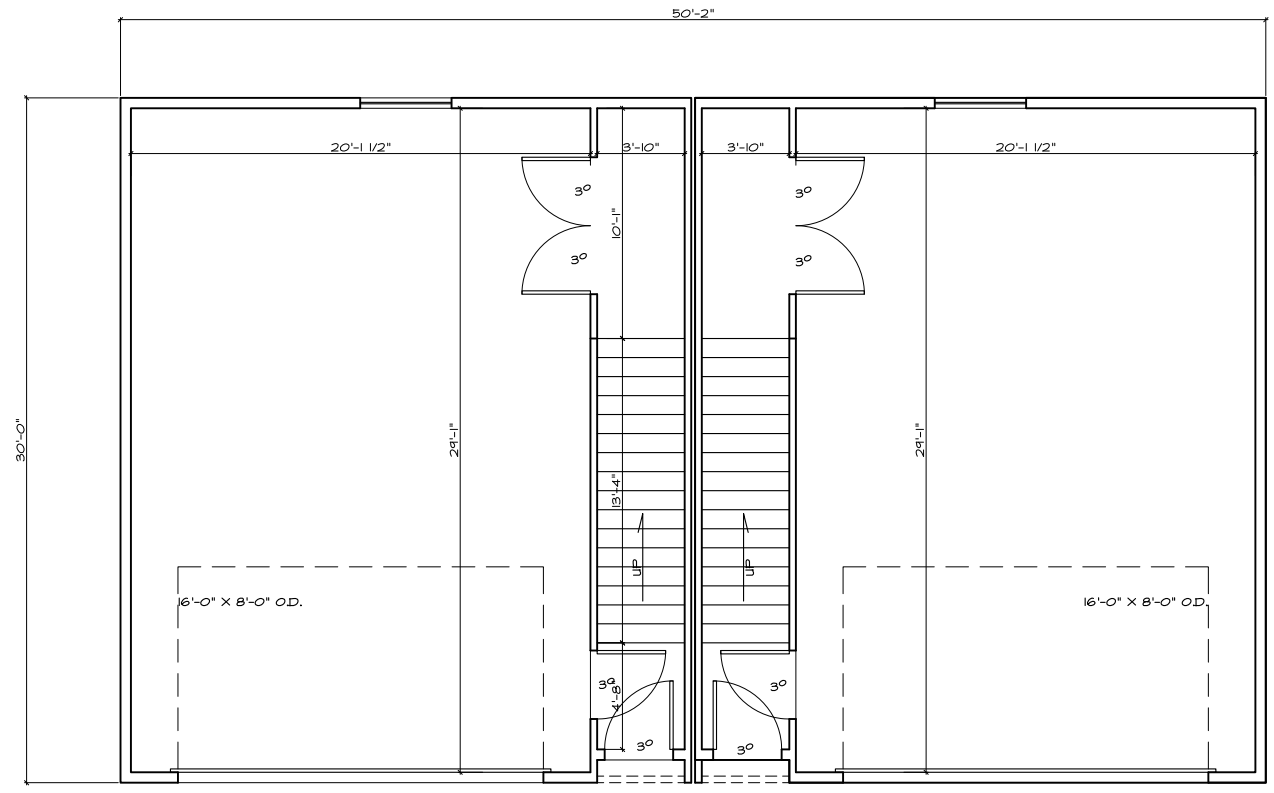
Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 102.13 of the 2018 IECC.
 Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2

APPLIANCES IN ATTICS:
 Attics containing appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required. The clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. IRC, M305.3

DRYER DUCT:
 Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2'-1/2" for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". IRC, M302.4.4

CONDENSATE DISPOSAL:
 Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other areas so as to cause a nuisance. IRC, M141.3
 A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. IRC, M141.3

ENERGY NOTES:
 IECC R402.2.4- The attic access door and crawl-space door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
 10'-2 5/8" CEIL. HEIGHT TYP.
 2X6 EXTERIOR WALLS (5 1/2")
 4 1/2" MASONRY LEDGE U.O.S.
 WINDOWS SET @ 8'-0" TYP
 DOOR HEIGHT 8'-0" TYP.

MAIN FLOOR PLAN
 SCALE 1/4"
 146 SQ. FT. MAIN LEVEL PER UNIT
 162 SQ. FT. 2ND LEVEL
 816 SQ. FT. 3RD LEVEL PER UNIT
 2354 SQ FT TOTAL

PLANNED FOR:
FRY DEVELOPMENT
 7415 S. 3500 E
 SANDY, UTAH

Ammon
 Idaho 83406
 208.525.9555

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PLAN NUMBER
UNIT 1-2

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6. Lifer ground.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.
9. Backwater valve.
10. Enclosed usable space under stowage shall have the walls & ceiling protected on the enclosed side with 1/2" gyp. wall board.

GENERAL NOTES:

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Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R301

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing on a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

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Door between garage and house shall be 20 minute rated, solid core wood or 1 3/4" labeled door with 1 3/4" w/ self closer and self-latching. IRC R302.5

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Fire blocking at stud cavities that are greater than 8'-0".

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Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2

APPLIANCES IN ATTICS:

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DRYER DUCT:

Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2 1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". IRC, M502.4.4

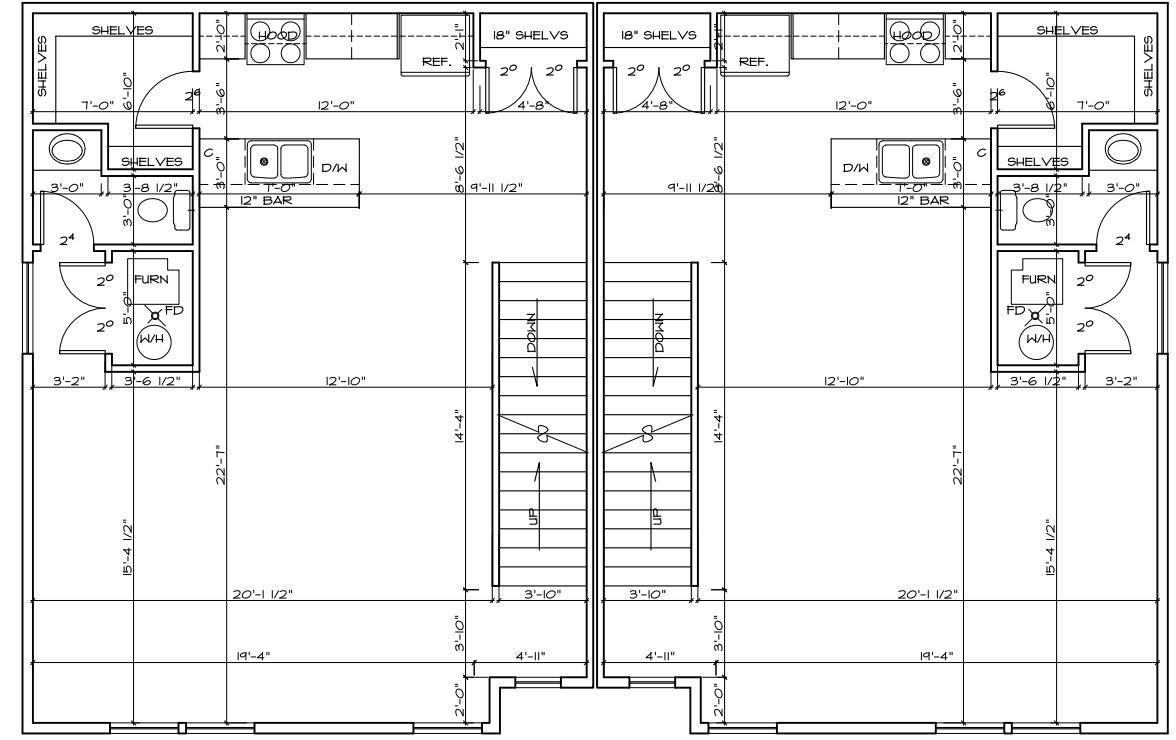
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A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result of overflow from the equipment drain pan or stoppage in the condensate drain piping. Drain piping shall be a minimum of 3/4" nominal size. IRC, M411.3

ENERGY NOTES:

IECC R402.2.4- The attic access door and crawlspace door from the conditioned space to unconditioned space shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.



NOTE:
 9'-1 7/8" CEIL. HEIGHT TYP.
 2X6 EXTERIOR WALLS (5 1/2")
 WINDOWS SET @ 1'-0" TYP
 DOOR HEIGHT 7'-0" TYP.

2ND LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0" (192 SQ. FT. UPPER LEVEL PER UNIT)

PLANNED FOR:
FRY DEVELOPMENT
 TALENT, OREGON
 SANDY, UTAH

Ammon
 Idaho 83406
 208.525.9555

South Jordan
 Utah 84091
 801.525.6700

1424 Legend Hills Dr.
 State # 120
 Clearfield, Utah 84015
 801.525.6700

plans@creationswest.com

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

GENERAL NOTE KEY:
 ONLY APPLICABLE IF CIRCLE NOTE IS CALLED OUT ON PLANS

1. Plumbing wall 2x6 @ 16" o.c.
2. Attic access 22" x 30" with closer & a switched light in attic space. Location, if shown, is approximate.
3. Exhaust fan, 60 CFM run exhaust duct to the outside. 4. Provide 30" min. width for the water closet and 24" clear in front.
4. Temp. wall and door.
5. Vent dryer to outside with 4" metal ducting sealed and secured every 12", termination cap.
6. Utility ground.
7. Sufficient access and working space (30" x 36") shall be provided around all electrical equipment.
8. 20 minute fire rated door.
9. Backwater valve.
10. Enclosed usable space under stairage shall have the walls & soffits protected on the enclosed side with 1/2" gyp. wall board.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Note that all written dimensions take precedence over scale. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

GENERAL BATHROOM NOTES:

Shower compartments shall have at least 100 sq. ft. of floor area and be of sufficient size to inscribe a circle with a diameter less than 30 in. Hinged shower doors shall open outward and have a minimum width of 22". The wall area above built-in tub having installed shower heads and in-shower compartments shall be constructed as per Section R102.4. Such walls shall form a watertight joint with each other and with either the tub, receptor or shower floor. Bathrooms, water closet compartments, and other similar rooms shall be provided with aggregate glazing area in windows of not less than 3 sq. ft. one half of which must be operable. If no window, a mechanical ventilation system shall be req. The min. ventilation rates shall be 50 cfm. for continuous ventilation.

Showers & tubs shall have temperature-limiting device complying with IRC R702.3. Toilet, bath and shower areas to be finished with a nonabsorbent surface in accordance with IRC R301.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a req. exit door the landing shall not exceed 8" from top of threshold. All landings shall be not less than 36" wide, measured in the direction of travel.

FIRE PROTECTION:

Provide 1/2" type "x" gyp. brd. on all the walls and ceilings of garage if no habitable space above. Provide 5/8" type "x" gyp. brd. on all the walls and ceilings of garage, if habitable space above garage. Nail @ 6" o.c.. All beams and structural members shall be protected with 5/8" gyp. brd. Door between garage and house shall be 20 minute rated, solid core wood or "B" labeled door not less than 1 3/4" w/ self closer and self-latching. IRC R302.5. Protect enclosed usable space under stairs with 5/8" gyp. brd. Provide fire resistant construction on the underside of the stairs in accordance with IRC R302.6. Fire blocking at stud cavities that are greater than 8'-0". Need to fire block all flues, chases and dropped ceilings.

EXHAUST SYSTEM NOTES:

Dryer exhaust systems shall convey the moisture to the outdoors and shall terminate on the outside of the building. Screens shall not be installed at the duct terminal. Ducts shall have a back draft damper. The max. length of clothes dryer exhaust duct shall not exceed 25 feet from the dryer location to the wall or roof termination. The max. length of the ducts shall be reduced 2.5 feet for each 45 degree bend and 5 feet for each 90 degree bend. Metal ducting shall be sealed and secured every 12 feet.

FIREPLACES:

Where a factory-built chimney assembly incorporates offsets, no part of the chimney shall be at an angle of more than 30 degrees from vertical at any point in the assembly and the chimney assembly shall not include more than four elbows. Chimneys shall extend at least 3 feet above the highest point where they pass through a roof of a building and at least 2 feet higher than any portion of a building within a horizontal distance of 10 feet. Listing for any fireplace show on plans shall be provided at mechanical inspection. In the event of a wood burning fireplace, submit listing showing EPA compliance. (IRC R1004)

Hose connection back flow preventer shall be installed on the discharge side a hose threaded outlet. Windows considered to be 0.35 U-Factor typical. U-Factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer per section 1022.3 of the 2015 IECC.

Bottom of operable windows on upper floor to be no closer than 24" from floor in accordance with IRC R302.2.

APPLIANCES IN ATTICS:

Attic venting appliances requiring access shall have an opening and a clear and unobstructed passageway large enough to allow removal of the largest appliance, but not less than 30 inches high and 22 inches wide and not more than 20 feet long when measured along the centerline of the passageway from the opening to the appliance. The passageway shall have continuous solid flooring in accordance with chapter 5 not less than 24 inches wide. A level service space at least 30 inches deep and 30 inches wide shall be present along all sides of the appliance where access is required the clear access opening dimensions shall be a minimum of 20 inches by 30 inches, where such dimensions are large enough to allow removal of the largest appliance. IRC, M505.1.5

DRYER DUCT:

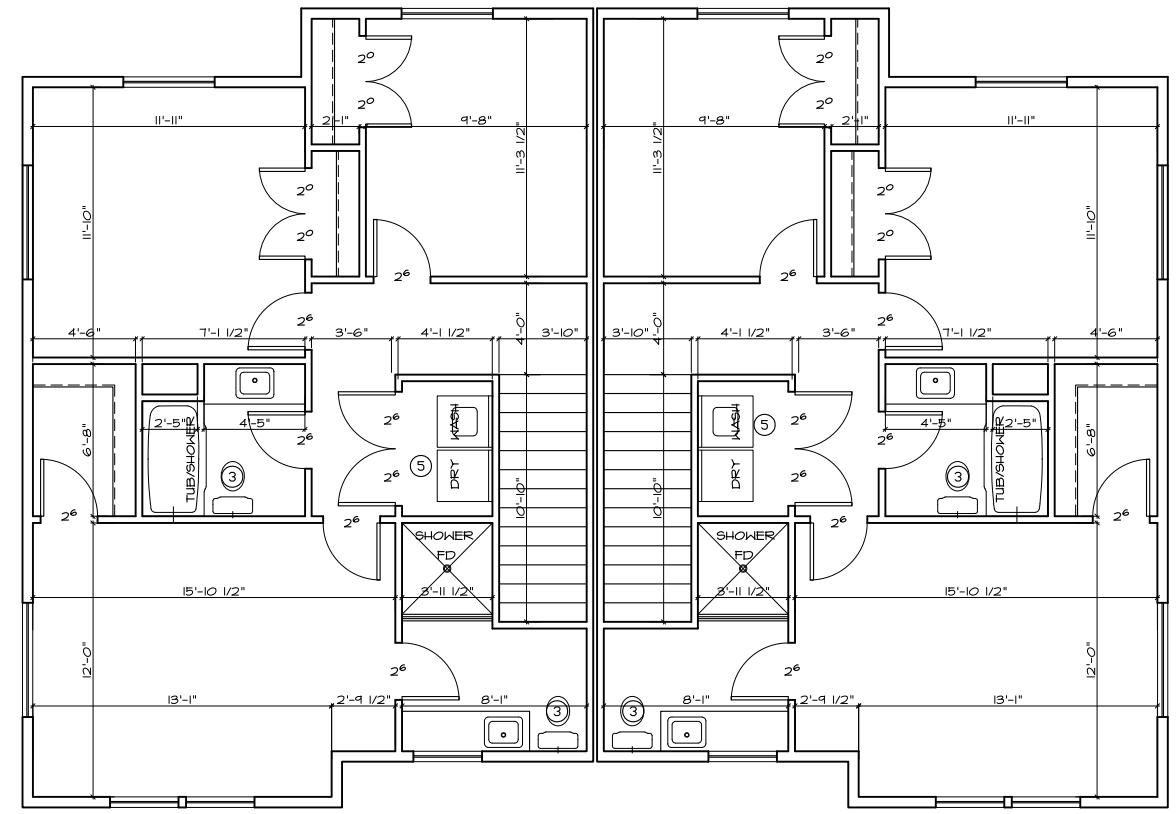
Dryer duct shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 35'. Maximum length of duct shall be reduced 2 1/2' for each 45° bend or 5' for each 90° bend. Duct shall be a min. nominal size of 4". IRC, M502.4.4

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ENERGY NOTES:

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NOTE:
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3RD LEVEL FLOOR PLAN
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