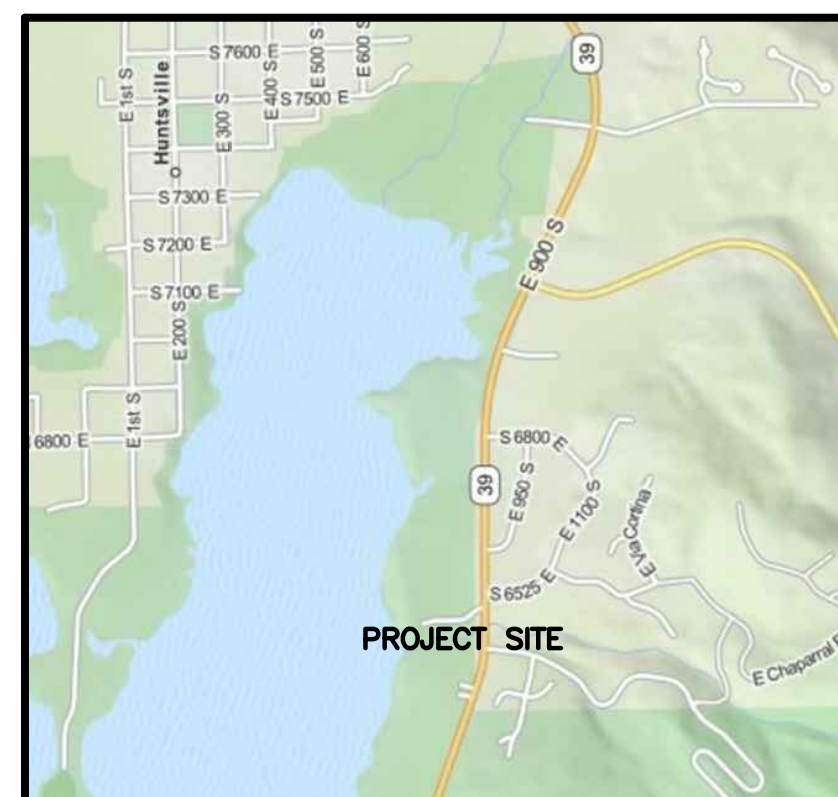


EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY WEBER COUNTY, UTAH MARCH, 2015



VICINITY MAP NO SCALE

LAND USE

TOTAL AREA.....193,238 S.F. (4.436 ACRES) COMMON AREA.....133,735 S.F. (3.070 ACRES) 69% ROAD AREA.....22,528 S.F. (0.517 ACRES) OPEN AREA.....11,207 S.F. (2.553 ACRES) LIMITED COMMON AREA.....12,603 S.F. (0.289 ACRES) 6% PRIVATELY OWNED BUILDING.....43,988 S.F. (1.010 ACRES) 23% PUBLIC STREET DEDICATION.....2,912 S.F. (0.067 ACRES) 2%

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39, SAID POINT BEING N00°25'49"E 116.29 FEET AND S89°34'11"E 379.43 FEET FROM THE SOUTHWEST CORNER OF SECTION 13; THENCE N14°34'00"E 121.64 FEET; THENCE N70°43'57"W 63.32 FEET; THENCE N17°56'43"E 115.86 FEET; THENCE N06°58'25"E 95.65 FEET; THENCE N18°32'05"W 88.52 FEET; THENCE N13°34'41"W 26.00 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 22.64 FEET, A CHORD BEARING OF N60°20'46"W, AND A CHORD LENGTH OF 20.55 FEET; THENCE N17°38'34"W 8.59 FEET; THENCE S72°01'51"W 28.00 FEET; THENCE N17°58'09"W 66.23 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.67 FEET, A RADIUS OF 66.72 FEET, A CHORD BEARING OF N46°55'45"E, AND A CHORD LENGTH OF 80.71 FEET; THENCE N72°01'51"E 211.70 FEET; THENCE S60°22'18"E 75.49 FEET; THENCE S89°39'30"E 47.12 FEET; THENCE S00°20'30"W 670.72 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 39; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 292.43 FEET, A RADIUS OF 1869.86 FEET, A CHORD BEARING OF N77°42'36"W, AND A CHORD LENGTH OF 292.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 193,238 SQUARE FEET OR 4.436 ACRES

LINE TABLE

Table with columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L8 with their respective bearings and distances.

CURVE TABLE

Table with columns: #, RADIUS, ARC LENGTH, CHD LENGTH, TANGENT, CHD BEARING, DELTA. Lists curve data for lines C1 through C31.

NOTES

- 1. ALL ROADWAYS, PATIOS, DECKS, AND WALKWAYS WITHIN THE PROJECT ARE DEDICATED LIMITED COMMON AREAS. ALL DRIVEWAYS TO PADS ARE DEDICATED LIMITED COMMON AREAS. THEY ARE SET ASIDE AND RESERVED FOR THE USE OF THE RESPECTIVE PAD TO WHICH THEY ARE ATTACHED OR APPURTENANT.
2. ALL OTHER AREAS CONTAINED WITHIN THE PROJECT, BUT NOT SHOWN WITH DIAGONAL STRIPE OR CROSS HATCHED LINES ARE DEDICATED AS COMMON AREA, INCLUDING PARKING, PRIVATE STREETS, PUBLIC UTILITY, STORM WATER DETENTION AND DRAINAGE EASEMENT AREA. COMMON AREAS ARE TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON AND GRANT AND DEDICATE TO THE GOVERNING AUTHORITY A PERPETUAL OPEN SPACE RIGHT AND EASEMENT ON AND OVER THE COMMON AREA TO GUARANTEE THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES.
3. CULINARY WATERLINE AND THE SANITARY SEWER MAIN TO BE OWNED AND MAINTAINED BY LAKEVIEW WATER SYSTEM AND MOUNTAIN SEWER CORPORATION RESPECTIVELY.
4. THERE ARE NO CONVERTIBLE OR WITHDRAWALABLE AREAS IN THIS PROJECT PHASE.
5. ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: N89°36'57"W

NARRATIVE

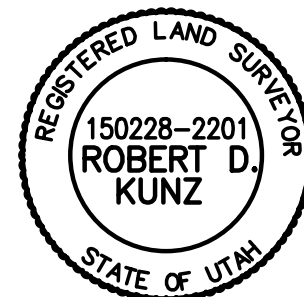
THE PURPOSE OF THIS PLAT IS TO DIVIDE THE BELOW DESCRIBED PROPERTY INTO A SUBDIVISION PLAT. ALL BOUNDARY CORNERS WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

SURVEYOR'S CERTIFICATE

I, ROBERT D. KUNZ, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF EDGEWATER BEACH RESORT PHASE 2 - 1ST AMENDMENT IN WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF WEBER COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

150228 ROBERT D. KUNZ UTAH LICENSE NUMBER



OWNERS DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS: JACK FISHER HOMES, WHICH IS THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON MAKE THIS CERTIFICATE FOR AND ON BEHALF OF SAID CORPORATION AND HAVE CAUSED; 1. A SURVEY TO BE MADE AND 2. THIS PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAT, CONSISTING OF (2) SHEETS. WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS AND PADS AND PUBLIC AND PRIVATE STREETS AS SHOWN HEREON AND NAME SAID TRACT EDGEWATER BEACH RESORT PHASE 2, AND DO HEREBY:

DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PUBLIC STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES. DEDICATE AND RESERVE UNTO THEMSELVES, THEIR HEIRS, THEIR GRANTEES AND ASSIGNS, A RIGHT-OF-WAY TO BE USED IN COMMON WITH ALL OTHERS WITHIN SAID SUBDIVISION (AND THOSE ADJOINING SUBDIVISIONS THAT MAY BE SUBDIVIDED BY THE UNDERSIGNED OWNERS, THEIR SUCCESSORS, OR ASSIGNS) ON, OVER AND ACROSS ALL THOSE PORTIONS OR PARTS OF SAID TRACT OF LAND DESIGNATED ON SAID PLAT AS PRIVATE STREETS AS ACCESS TO THE INDIVIDUAL UNITS AND PADS, TO BE MAINTAINED BY A UNIT AND PAD OWNERS ASSOCIATION WHOSE MEMBERSHIP CONSISTS OF SAID OWNERS, THEIR GRANTEES, SUCCESSORS, OR ASSIGNS. GRANT AND CONVEY TO EDGEWATER BEACH RESORT HOA, INC., ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS COMMON AREAS TO BE USED FOR RECREATIONAL AND OPEN SPACE PURPOSES FOR THE BENEFIT OF EACH EDGEWATER BEACH RESORT HOA, INC. MEMBER IN COMMON WITH ALL OTHERS IN THE SUBDIVISION AND GRANT AND DEDICATE TO WEBER COUNTY A PERPETUAL EASEMENT ON AND OVER THE COMMON AREAS TO GUARANTEE TO WEBER COUNTY THAT THE COMMON AREAS REMAIN OPEN AND UNDEVELOPED EXCEPT FOR APPROVED RECREATIONAL, PARKING AND OPEN SPACE PURPOSES. GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREOF AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS. GRANT AND DEDICATE UNTO ALL OWNERS OF UNITS AND PADS UPON WHICH PRIVATE LAND DRAINS ARE CONSTRUCTED OR WHICH ARE OTHERWISE DEPENDENT UPON SUCH LAND DRAINS, AN EASEMENT OVER SUCH LAND DRAINS FOR THE PURPOSE OF PERPETUAL MAINTENANCE AND OPERATION. DEDICATE AND CONVEY TO THE GOVERNING AUTHORITY, OR ITS DESIGNEE, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS PARKS THE SAME TO BE USED AS PUBLIC OPEN SPACE. ALL COMMON AREA, INCLUDING THE PRIVATE STREETS, IS CONSIDERED TO BE AN EASEMENT FOR PUBLIC UTILITY AND DRAINAGE PURPOSES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACKNOWLEDGMENT

STATE OF UTAH )ss. COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME \_\_\_\_\_ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH )ss. COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE \_\_\_\_\_ AND \_\_\_\_\_ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC

Project Info.

Surveyor: R. KUNZ Designer: N. ANDERSON Begin Date: 03-02-15 Name: EDGEWATER BEACH RESORT PHASE 2 Number: 6240-03 Revision: 1"=30' Scale: Checked:



WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WORKS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY SURVEYOR

WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER COUNTY ATTORNEY

WEBER-MORGAN HEALTH DEPARTMENT

I HEREBY CERTIFY THAT THE SOILS, PERCOLATION RATES, AND SITE CONDITIONS FOR THIS SUBDIVISION HAVE BEEN INVESTIGATED BY THIS OFFICE AND ARE APPROVED FOR ON-SITE WASTEWATER DISPOSAL SYSTEMS. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

WEBER-MORGAN HEALTH DEPARTMENT

Weber County Recorder

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_ Filed For Record And Recorded, \_\_\_\_\_ in \_\_\_\_\_ Book \_\_\_\_\_ Of The Official Records, Page \_\_\_\_\_ Recorded For: \_\_\_\_\_ Weber County Recorder \_\_\_\_\_ Deputy.

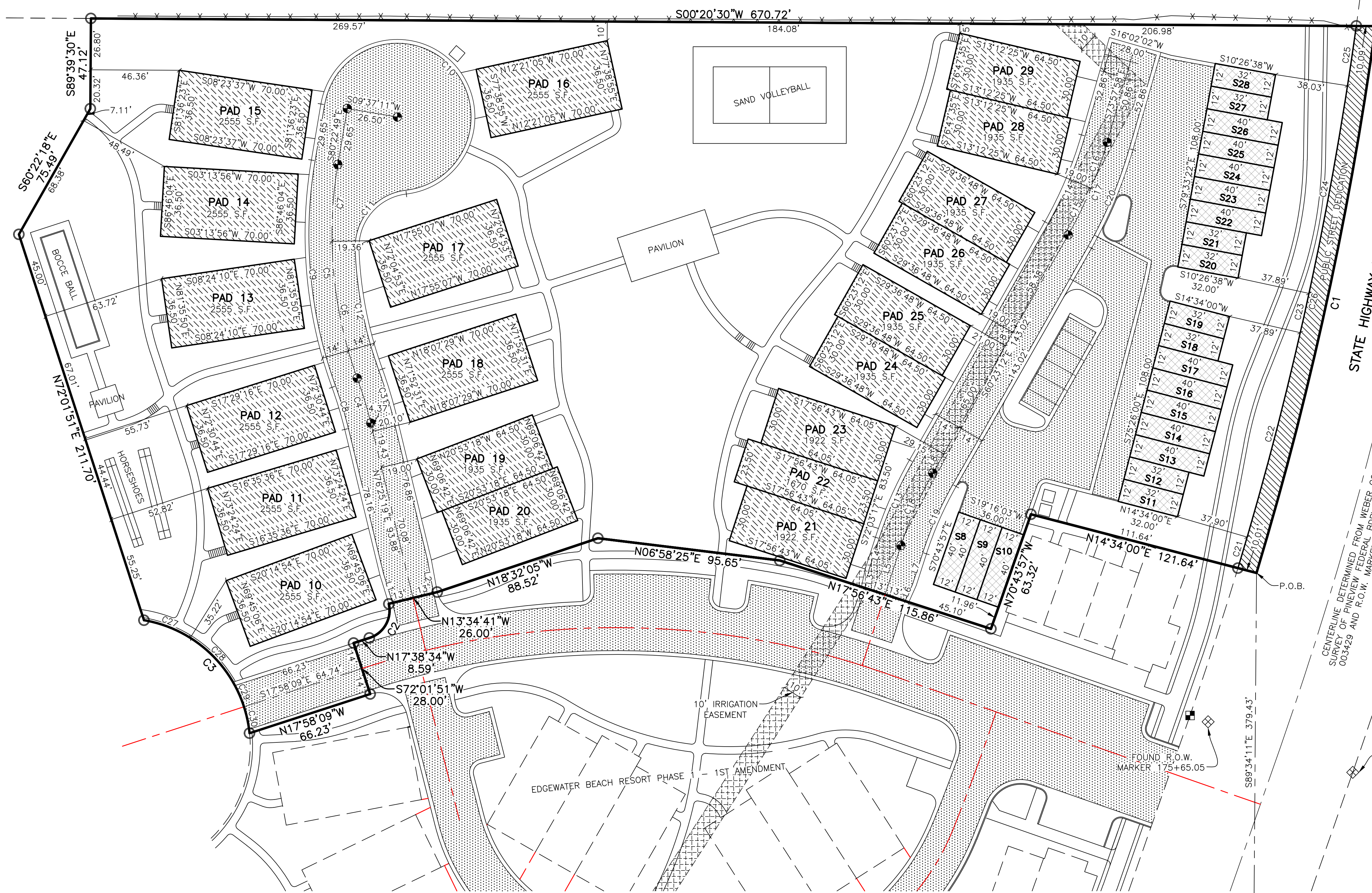
# EDGEWATER BEACH RESORT PHASE 2 A PLANNED RESIDENTIAL UNIT DEVELOPMENT (P.R.U.D.)

PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY  
WEBER COUNTY, UTAH  
MARCH, 2015

SOUTH QUARTER CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (CALCULATED)

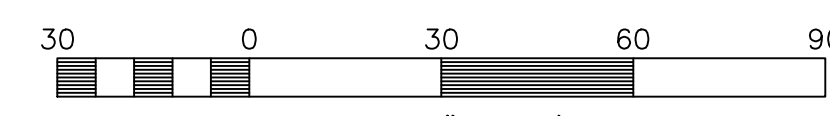
WITNESS CORNER FOUND BRASS CAP REFERENCE MONUMENT IN GOOD CONDITION

WITNESS CORNER FOUND BRASS CAP REFERENCE MONUMENT IN GOOD CONDITION



### LEGEND

- = SECTION CORNER
- = SET 5/8" X 24" REBAR AND CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND R.O.W. MONUMENT
- = SET R.O.W. MONUMENT
- = SET CL MONUMENT
- = LIMITED COMMON AREA
- = PUBLIC STREET DEDICATION
- = PRIVATE OWNERSHIP
- = PAVED AREA (COMMON AREA)
- = COMMON AREA
- = 10' IRRIGATION EASEMENT



ALL BUILDING TIE DIMENSIONS ARE PERPENDICULAR TO BOUNDARY LINE OR ROAD CENTERLINE.

NORTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (CALCULATED)

SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. (FOUND WEBER COUNTY BRASS CAP MARKED 2006 IN GOOD CONDITION)

**Reeve & Associates, Inc.**  
920 CHAMBERS STREET, SUITE 14, OGDEN, UT 84403  
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-associates.com

**Project Info.**  
Surveyor: R. KUNZ  
Designer: N. ANDERSON  
Begin Date: 03-02-15  
Name: EDGEWATER BEACH RESORT PHASE 2  
Number: 6240-03  
Revision:  
Scale: 1"=30'  
Checked:

**Weber County Recorder**  
Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
And Recorded, \_\_\_\_\_  
At \_\_\_\_\_ In Book \_\_\_\_\_  
Of The Official Records, Page \_\_\_\_\_  
Recorded For: \_\_\_\_\_  
Weber County Recorder  
Deputy.



**Plant Tables**

**TREES**

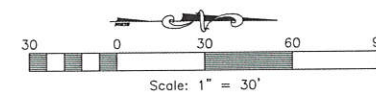
Quantity	Symbol	Scientific Name	Common Name	Planting Size
16	(Red circle)	Acer ginnala 'Flame'	Flame Amur Maple	1 1/2" cal.
4	(Black circle)	Amelanchier x grandiflora	Autumn Brilliance Serviceberry	1" cal.
35	(Yellow circle)	Populus tremuloides	Quaking Aspen	1 1/2" cal.
5	(Green circle)	Abies concolor	White Fir	5'-8' B&B
6	(Dark green circle)	Picea pungens 'Fat Albert'	Fat Albert Spruce	5'-8' B&B
18	(Purple circle)	Prunus virginiana	Choke Cherry	1" cal.
13	(Pink circle)	Malus 'Spring Snow'	Spring Snow Crabapple	2" cal.
3	(Blue circle)	Pinus nigra	Austrian Pine	5'-8' B&B
7	(Light blue circle)	Picea pungens	Colorado Blue Spruce	5'-8' B&B
3	(Dark blue circle)	Abies lasiocarpa	Subalpine Fir	5'-8' B&B
3	(Light purple circle)	Tilia cordata	Little Leaf Linden	2" cal.

- Biogross Sod, or equal
- Native Grass Mix - Contact Granite Seed Company, 801-768-4422.
- Prairie Wildflower Seed Mix - Contact Granite Seed Company, 801-768-4422.

NOTE: Vary heights of evergreen trees for a natural look.  
 NOTE: All beds shall have a 3" layer of Shredded Bark Mulch. Replenish annually to maintain mulch depth.  
 NOTE: Irrigation shall be designed by owner's licensed landscape contractor.

**SHRUB PALLETTE**

Scientific Name	Common Name	Planting Size
Caryopteris clandonensis	Blue Mist Spirea	1-5 gal.
Chrysothamnus nauseosus	Rabbit Brush	1-5 gal.
Cornus sericea	Redtwig Dogwood	1-5 gal.
Cragana arborescens	Siberian Pea Shrub	1-5 gal.
Forsythia x intermedia 'Spring Glory'	Spring Glory Forsythia	1-5 gal.
Mahonia aquifolium 'Compactum'	Compact Oregon grapehally	1-5 gal.
Perovskia atriplicifolia	Russian Sage	1-5 gal.
Philadelphus spp.	Mock Orange	1-5 gal.
Physocarpus opulus	Ninebark	1-5 gal.
Pinus mugo 'Pumilio'	Dwarf Mugo Pine	1-5 gal.
Potentilla fruticosa	Shrubby Cinquefoil	1-5 gal.
Rhus trilobata	Sumac	1-5 gal.
Ribes alpinum	Alpine Currant	1-5 gal.
Rosa woodsii	Wood's Rose	1-5 gal.
Spiraea spp.	Spirea	1-5 gal.
Symphoricarpos	Mountain Snowberry	1-5 gal.
Syringa spp.	Common Lilac	1-5 gal.
Viburnum opulus nanum	Dwarf European Cranberry	1-5 gal.



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 Two Working Days Before You Dig

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 TEL: (801) 821-3100 FAX: (801) 821-2666 www.reeve-inc.com  
 CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

**Edgewater Beach Resort Phase-2**  
 WEBER COUNTY, UTAH  
**Landscape Plan**



**Project Info.**  
 Engineer: J. NATE REEVE, P.E.  
 Drafter: R. HANSEN  
 Begin Date: MARCH 2, 2015  
 Name: EDGEWATER BEACH RESORT PHASE-2  
 Number: 6240-03

# THE ROCKPORT

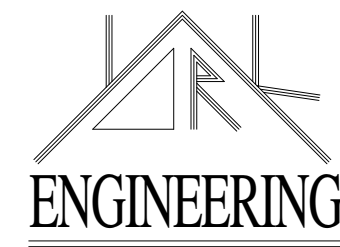
## LAKES SERIES

### ADDRESS

#### DESIGN PROFESSIONAL

Robert McArthur Studios  
**RGM Inc.**  
 188 North 100 West  
 Bountiful, Utah 84010  
 801.292-1512 FAX: 801-292-1566

#### STRUCTURAL ENGINEER



YORK ENGINEERING INC.  
 2329 W. SPRING HOLLOW RD.  
 MORGAN, UT  
 (801) 876-3501



#### ABBREVIATION LEGEND

#	NUMBER	E.S.	EACH SIDE	OF.	OUTSIDE FACE
Ø	DIAMETER	E.W.T.	EACH WAY	O.H.	OVERHEAD
°	ANGLE	E.P.A.N.	EXPANDED	O.S.D.	OVERSIZED DOOR
AB.	ANCHOR BOLT	EXT.	EXTERIOR	OP.	OPENING
ABV.	ABOVE	F.O.	FLOOR ORN.	P.A.R.T.	PARTITION
ABT.	ABOVE	F.D.	FLOOR DRN.	P.C.F.	POUNDER PER CUBIC FOOT
ACE.	ADJUSTABLE	F.F.	FIRE EXTINGUISHER	P.E.R.P.	PERPENDICULAR
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	F.F.C.	FIRE EXTINGUISHER CABINET	P.L.	POUNDS PER LINEAR FOOT
ALUM.	ALUMINUM	F.L.	FLOOR	P.N.T.	PAINTED
APPROX.	APPROXIMATE	F.P.	FINISH FLOOR	P.P.O.T.	PROTECT
ARCH.	ARCHITECT	F.T.	FOOTING	P.S.F.	POUNDS PER SQUARE FOOT
A.S.T.M.	AMERICAN SOCIETY FOR TESTING MATERIALS	F.L.G.	FINISH GROUND	P.S.I.	POUNDS PER SQUARE INCH
BD.	BOARD	GA.	GALVANIZED	Q.T.C.	QUANTITY
B.D.M.	BUILDING MARK	GND.	GROUND	REIN.	REINFORCED
B.M.	BENCH MARK	G.N.P.	GYP. WALL BOARD	R.C.	REINFORCED CONCRETE
B.O.	BOTTOM	H.W.	HARDWARE	R.M.	ROOM
B.O.T.	BOTTOM OF	H.P.	HORIZONTAL	R.O.P.	ROOM OPENING
B.P.	BASE PLATE	H.R.	HURD	S.C.	SCHEDULE
B.R.G.	BEARING	H.T.	HIGH	S.D.I.	STEEL DECK INSTITUTE </td
B.T.W.	BETWEEN	H.V.C.	HEAT/VENTILATION/COOLING	S.H.	SHORT
CER.	CERAMIC	H.Y.D.	HYDRANT	S.H.T.	SHEET
C.L.	CLEAR	I.D.	INSIDE DIAMETER	S.P.E.C.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	I.F.	INSIDE FACE	STAN.	STANDARD
COL.	COLUMN	I.N.F.O.	INFORMATION	STR.	STRUCTURAL
CONC.	CONCRETE	INS.	INSULATION	SUB.	SUBFLOOR
CONC.	CONCRETE	LAV.	LAVATORY	SUSP.	SUSPENDED
COORD.	COORDINATE	M.A.N.T.	MAINTENANCE	T.O.P.	TOP
C.P.F.	CONSTRUCTION JOINT	M.A.N.F.	MANUFACTURER	T.O.A.	TOP OF ASPHALT
D.B.L.	DOUBLE	M.A.T.	MATERIAL	T.O.C.	TOP OF CURB
D.E.P.T.	DEPARTMENT	M.E.C.H.	MECHANICAL	T.O.F.	TOP OF FOOTING
D.E.T.	DETAIL	M.F.P.	MANUFACTURER	T.O.F.	TOP OF FINISH FLOOR
D.I.A.	DIAMETER	M.I.N.	MINIMUM	T.O.S.	TOP OF SLAB
D.I.A.	DIAMETER	M.I.S.C.	MISCELLANEOUS	T.O.W.	TOP OF WALK
DRAWG.	DRAWINGS	M.T.C.	METAL CONTACT	U.N.O.	UNLESS NOTED OTHERWISE
EACH	EACH FACE	M.T.S.	METAL TO SCALE	VERT.	VERTICAL
E.F.	EACH FACE	N.C.	NOT IN CONTACT	W.	WOOD
ELEV.	ELEVATION	N.C.T.S.	NOT TO SCALE	W.W.F.	WELDED WIRE FABRIC
E.Q.	EQUAL	O.D.	OUTSIDE DIAMETER		

PROJECT TO BE PERFORMED  
 IN STRICT ACCORDANCE WITH  
 THE 2012 IRC AND ALL LOCAL  
 APPLICABLE CODES

Area Schedule (Gross Building)	
Name	Area
Lower Level - Living Area	566 SF
Lower Level - Mech. & Storage	744 SF
Main Level - Garage	506 SF
Main Level - Living Area	1411 SF
Upper Level - Living Area	724 SF

Sheet List	
Sheet Number	Sheet Name

A1.1	Cover Sheet
A1.2	General Notes
A1.3	Site Plan
A2.0	Basement Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A3.1	Elevations
A3.2	Elevations
A4.1	Building Sections
A4.2	Building Sections
A6.0	Roof Plan
E1.0	Basement Electrical Plan
E1.1	First Floor Electrical
E1.2	Second Floor Electrical
S1.1	Foundation Plan
S2.1	First Floor Framing Plan
S2.2	Second Floor Framing
S2.3	Roof Framing
SD1	Structural Details
SD2	Structural Details
SD3	Moment Frame Details

LOT #

ENGINEER OF RECORD  
**WILLIAM YORK**

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 Cover Sheet

SHEET #

A1.1

A. GENERAL

- ALL WORK IS TO BE PERFORMED IN COMPLIANCE WITH THE 2012 IRC AND ALL FEDERAL, STATE, AND LOCAL CODES. SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
- THE PROJECT MANAGER, SUPERINTENDENT, AND ALL SUBCONTRACTORS ARE TO EXAMINE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BOTH ON THE PLANS AND IN THE FIELD.

B. EXCAVATION, BACKFILL, AND GRADING

- ALL EXCAVATION FOR FOOTINGS SHALL BE TO NATURAL, UNDISTURBED SOIL.
- ALL FOOTINGS SHALL BE IN PLACE ON UNDISTURBED EARTH AND BELOW FROST LINE (40" MINIMUM)
- FINISH GRADING SHALL BE DONE SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS. GRADE SHALL SLOPE AWAY 6" MINIMUM FOR THE FIRST 10 FEET FROM BUILDING. NO NEGATIVE SLOPED DRIVEWAYS.
- IF SOIL IS TO BE PLACED OVER THE CURB, GUTTER AND SIDEWALK TO ALLOW DRIVING EQUIPMENT OVER THE CONCRETE, THEN AT LEAST A 4" DIAMETER PIPE SHALL BE PLACED IN THE GUTTER PRIOR TO DIRT PLACEMENT TO ALLOW FOR DRAINAGE.
- ALL DIRT RAMPS OVER SIDEWALKS ARE TO BE OF ROAD BASE MATERIAL.

C. WINDOWS

- HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
- HABITABLE ROOMS WITHIN A DWELLING UNIT SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE GLAZED FENESTRATION WITH AN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF SUCH ROOMS.
- TOPS OF WINDOWS SHALL BE A MINIMUM OF 6'-8" ABOVE FINISHED FLOOR, UNLESS NOTED OTHERWISE. THE BOTTOM OF WINDOWS AT COUNTERTOPS SHALL BE 44" ABOVE FINISHED FLOOR.
- ALL FENESTRATION GLAZING WITHIN 24" OF EITHER SIDE OF EXTERIOR DOORS SHALL BE TEMPERED (SAFETY GLAZED).
- ALL FENESTRATION GLAZING IN ROOMS USED FOR SLEEPING SHALL HAVE SILLS NO MORE THAN 44" ABOVE FINISHED FLOOR WITH A NET CLEAR OPENING OF NOT LESS THAN 5.1 SQUARE FEET. HEIGHT OF OPENING SHALL NOT BE LESS THAN 24", WITH A CLEAR NET OPENING OF NOT LESS THAN 20"
- PROVIDE 9" FLASHING, COUNTER FLASHING AND APPROVED CAULKING AT ALL EXTERIOR GLAZED FENESTRATION. WINDOWS MUST BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

D. VENTILATION

- VENTILATION SHALL BE PROVIDED TO ALL CRAWL SPACES BY MEANS OF SCREENED VENTS PLACED SO AS TO PROVIDE CROSS VENTILATION.
- CRAWL SPACES MUST HAVE ONE SQUARE FOOT OF VENTILATION FOR EVERY 150 SQUARE FEET OF FLOOR AREA, WITH ONE VENT WITHIN 3 FEET OF EACH CORNER OF BUILDING.
- ATTICS TO BE VENTILATED ACCORDING TO THE REQUIREMENTS OF SECTION R806.2 OF THE 2012 IRC.

E. FIRE PROTECTION AND WARMING

- PROVIDE ONE LAYER OF 5/8" TYPE "X" GYP BOARD ON ALL WALLS AND CEILING OF THE GARAGE COMMON TO LIVING AREAS, WALLS SUPPORTING UPPER FLOOR AND ANY EXPOSED BEAMS AND POSTS.
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE THE WALL UNDER THE STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD.
- DOORS LEADING FROM GARAGE INTO LIVING AREA SHALL BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK OR HAVING A FIRE RATED PROTECTION OF NOT LESS THAN 20 MINUTES WHEN TESTED.
- SMOKE AND CARBON MONOXIDE DETECTORS ARE REQUIRED TO MEET LOCAL CODES. WIRE ALL SMOKE DETECTORS IN SERIES WITH BATTERY BACKUP.
- WOOD BURNING FIREPLACE CHIMNEYS MUST EXTEND 24" MINIMUM ABOVE ANY ROOF WITHIN A 10'-0" RADIUS.
- MUST HAVE TWO SELF CLOSING HINGES ON 20 MINUTE RATED DOORS.

F. RAILINGS

- HANDRAILS ARE REQUIRED AT ALL STAIRWAYS HAVING FOUR OR MORE RISERS.
- PROVIDE 1 1/4" TO 2 5/8" HANDRAILS 34" TO 38" IN HEIGHT THAT RUN CONTINUOUS AND HAVE RETURNING ENDS TO WALL, NEWEL POST, OR SAFETY TERMINAL.
- HANDRAILS DEEPER THAN 2 5/8" SHALL HAVE A FINGER GROOVE 3/4" x 1/4" DEEP ROUTED THE ENTIRE LENGTH OF AT LEAST ONE SIDE OF HANDRAIL.
- MINIMUM 36" HIGH GUARDRAILS ARE REQUIRED AT ALL LANDINGS, DECKS OR FLOOR LEVELS THAT ARE MORE THAN 30" OFFSET IN HEIGHT.

G. WINDOW WELLS

- WINDOW WELLS SERVING REQUIRED EGRESS WINDOWS SHALL HAVE DIMENSIONS IN KEEPING WITH THE MINIMUM REQUIRED FOR WINDOWS.
- 44" MAXIMUM DEPTH (OR PROVIDE STEPS OR LADDER RUNGS)
- 36" HORIZONTAL CLEARANCE FROM FOUNDATION TO FRONT OF WINDOW WELL
- 36" VERTICAL CLEARANCE REQUIRED FROM ANY PROJECTION IN HORIZONTAL CLEARANCE AS STATED ABOVE (i.e. BAY WINDOWS OR CANTILEVERS)
- GRATINGS OR GUARDRAILS PROTECTING WINDOW WELLS SHALL BE EASILY REMOVABLE OR BE DESIGNED SO AS NOT TO HINDER EGRESS.
- WINDOW WELLS SHALL HAVE A NET CLEAR OPENING OF 9 SQUARE FEET MINIMUM.

H. STAIRS

- MAXIMUM RISE = 7 3/4" AND MINIMUM TREAD DEPTH = 10" (11" TREAD REQUIRED IN THE ABSENCE OF NOSING.)
- MINIMUM HEADROOM = 6'-8" FINISH FROM NOSING LINE AND MINIMUM FINISH WIDTH = 36"
- EVERY STAIRWAY LANDING SHALL HAVE A DIMENSION MEASURED IN THE DIRECTION OF TRAVEL, AT LEAST EQUAL TO THE STAIRWAY WIDTH.
- A DOOR MAY OPEN AT THE TOP OF THE STEP OF AN INTERIOR FLIGHT OF STAIRS PROVIDED THE DOOR DOES NOT SWING OVER THE TOP STEP, AND PROVIDED THE TOP STEP IS NO MORE THAN 8" LOWER THAN FLOOR LEVEL.
- (3) 1 1/4" x 11 7/8" LVL / LSL STRINGERS REQUIRED AT ALL STAIRWAYS.

I. WEATHER PROTECTION

- INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ASPHALT ROOF SHINGLES.
- INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER ALUMINUM SIDING.
- INSTALL (1) LAYER OF GRADE "D" (15LB) FELT UNDER BRICK VENEER.
- INSTALL (2) LAYERS OF GRADE "D" (15LB) FELT UNDER EXTERIOR INSULATING FINISH SYSTEMS (EFIS / STUCCO).
- INSTALL (1) LAYERS OF NO. 40 COATED ROOFING OR COATED GLASS BASE FROM THE ROOF EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER
- INSTALL (1) LAYER OF NO. 40 COATED ROOFING OR COATED GLASS BASE AT ALL ROOF VALLEY CONDITIONS.
- PROVIDE METAL FLASHING OR EQUAL AT ALL FOUNDATIONS. (OR BRICK AND EFIS TRANSITIONS) WHERE WATER FROM WEATHER BARRIER COULD HAVE ENTERED DWELLING.
- PROVIDE METAL FLASHING OR 15LB FELT BETWEEN WOOD SHEATHING AND CONCRETE PORCHES, LANDINGS, STEPS, AND STAIRS.
- PROVIDE 9" FLASHING, COUNTER FLASHING, AND APPROVED CAULKING AT ALL EXTERIOR WINDOWS AND DOORS. WINDOWS AND DOORS MUST BE INSTALLED AS PER MANUFACTURER.

J. PLUMBING (ALL WORK TO BE IN ACCORDANCE WITH THE 2012 IRC)

- WATER HEATERS SHALL BE STRAPPED AT THE UPPER ONE THIRD AND LOWER ONE THIRD, WITH THE LOWER STRAP NOT CLOSER THAN 4" ABOVE ANY CONTROLS.
- TOILETS SHALL BE 1.6 GALLON FLUSH TYPE. SHOWER HEADS SHALL BE 2.5 GPM TYPE.
- PROVIDE PRESSURE REGULATOR AND SHUT OFF VALVE.
- INTERIOR WASTE AND VENT LINES SHALL BE ABS.
- FREZLESS BACKFLOW PREVENTION HOSE BIBS WITH ACCESSIBLE SHUT OFF VALVES REQUIRED.
- PLUMBING VENTS SHALL BE AT LEAST 6' ABOVE OR 10' AWAY FROM ALL OUTSIDE AIR INTAKE OPENINGS.
- NO SLIP JOINT PLUMBING CONNECTIONS ALLOWED IN CONCEALED AREAS.
- INDIVIDUALLY INSULATE ALL PLUMBING, WATER, AND DRAIN LINES IN AREAS SUBJECT TO FREEZING.
- INSTALL EXPANSION TANK FOR WATER HEATER. INSULATE HOT WATER LINES IN UNFINISHED AREAS WITH 1/2" FOAM.
- HEAT / CHECK VALVES REQUIRED AT WATER HEATER INLET AND OUTLET.
- PROVIDE ANTI SCALD VALVES ON ALL SHOWER AND TUB INSTALLATIONS.
- FIXTURES THAT HAVE A FLOOD LEVEL RIM LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MAN HOLE COVER REQUIRES AND ACCESSIBLE BACKWATER VALVE. TYP.

K. MASONRY

- MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED PER TABLE R703.7.1 OF THE 2012 IRC.
- FLASHING SHALL BE LOCATED BENEATH THE FIRST COARSE OF MASONRY ABOVE FINISHED GRADE LEVEL ABOVE THE FOUNDATION WALL AND AT ALL OTHER POINTS OF SUPPORT.
- WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE WYTHE OF MASONRY WALLS AT A MAXIMUM SPACING OF 33" O.C. WEEP HOLES SHALL NOT BE LESS THAN 3/16" DIAMETER. WEEP HOLES SHALL BE LOCATED IMMEDIATELY ABOVE THE FLASHING.

L. MECHANICAL

- MAXIMUM LENGTH OF DRYER EXHAUST DUCT SHALL BE 25'. MAXIMUM LENGTH SHALL BE REDUCE 2.5' FOR EACH 45 DEGREE BEND AND 5' FOR EACH 90 DEGREE BEND.
- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF ALL MECHANICAL FIXTURES.
- DESIGN SHALL BE CONSIDERED UNUSUALLY TIGHT CONSTRUCTION IN ALL COMBUSTION AIR TO ROOMS OR CONTAINING FUEL BURNING APPLIANCES SHALL BE OBTAINED FROM THE OUTDOORS OR FROM SPACES FREELY COMMUNICATING WITH THE OUTDOORS.
- VENTS SHALL TERMINATE 4' BELOW OR 4' HORIZONTALLY AND AT LEAST 1' ABOVE A DOOR, OPERABLE WINDOW, OR A GRAVITY AIR INLET INTO A BUILDING.
- FLUE VENTS AND EXHAUST FAN VENTS SHALL BE AT LEAST 3' FROM AN OUTSIDE AIR INLET LOCATED WITHIN 10' AND AT LEAST 4' FROM A PROPERTY LINE.
- NO CLOTH TYPE DUCT TAPE ALLOWED. METAL OR FOIL TAPE MUST BE USED.
- ALL JOINTS TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH TAPE OR MASTIC.
- GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
- A GAS LINE SEDIMENT TRAP SHALL BE INSTALLED DOWN STREAM OF THE EQUIPMENT (FURNACE AND WATER HEATER) SHUT OFF VALVE AS CLOSE TO THE INLET OF THE EQUIPMENT AS PRACTICAL.
- ALL GAS LINE PIPING MATERIAL SHALL BE STEEL OR WROUGHT IRON (SCHEDULE 40 MINIMUM) AND SHALL BE ASME COMPLIANT.
- IF A SINGLE-DUCT WILL BE USED FOR COMBUSTION AIR FOR THE FURNACE AND WATER HEATER, THEN A MINIMUM DUCT SIZE OF 1 SQ. IN PER 3000 BTU-HOUR INPUT IS REQUIRED. THE ONE OPENING MUST ALSO BE IN THE TOP 12 INCHES OF THE ROOM.

M. FRAMING

- ALL DIMENSIONS ON FLOOR PLANS ARE TO ROUGH FRAMING 2x4 WALLS CALCULATED TO BE 3 1/2" WIDE, 2X6 WALLS CALCULATED TO BE 5 1/2" WIDE.
- BUILT UP BEAMS OF 2x MEMBERS SHALL BE SPIKED TOGETHER WITH NOT LESS THAN 16d NAILS AT 16" O.C. ON ALL EDGES.
- ALL STRUCTURAL SHEATHING SHALL BE APA RATED AND SHALL NOT EXCEED MAXIMUM SPAN RATING. FLOOR SHEATHING SHALL BE T & G GAP WAFFER BOARD SHEATHING.
- TRUSSES SHALL BE ENGINEERED AND CONSTRUCTED BY MANUFACTURER AND GUARANTEED TO WITHSTAND LOADS AS REQUIRED BY LOCAL CODES.
- ALL BI-PASS DOORS SHALL BE FRAMED 1" SMALLER IN WIDTH THAN THE DOOR. EXAMPLE: A 4'-0" SLIDER SHALL HAVE A 47" R.O. FURTHER MORE BI-FOLD DOORS SHALL BE FRAMED D1 WIDER THAN DOOR AND 82" IN HEIGHT. (VERSES 83" IN HEIGHT FOR A BI-PASS DOOR)
- ALL BEARING AND NON BEARING FRAMING SHALL BE AT 16" O.C. U.N.O.
- FRAMING TO INCLUDE ALL FUR DOWNS, PLANT SHELVES, AND CEILING JOINTS AS PER PLAN.
- INSTALL 3 STUDS AT CORNERS.
- WHERE NOT NOTED OTHERWISE CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, AND WOOD TO WOOD, EXCEPT STUD TO PLATE OR TJI TO PLATE WITH METAL CONNECTORS WITH SIMPSON TIE OR EQUAL.
- ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" O.C. NO MORE THAN TWO SILL PLATES CONNECTED TO THE FOUNDATION WITH "J" BOLTS THROUGH BOTH MEMBERS ARE ALLOWED WITHOUT ENGINEERING. MULTIPLE MEMBER LEDGERS ARE NOT ALLOWED WITHOUT ENGINEERING SHOWING THE FASTENING IS ADEQUATE.

- BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK ALL EDGES OF PLYWOOD ON FLOORS AND ROOFS AS DETAILED.
- ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MIN DIAMETER EQUAL TO 3 TIMES THE BOLT DIAMETER UNLESS SHOWN OTHERWISE IN DETAILS.
- MINIMUM NAILING SHALL BE AS PER TABLE 602.3(1) OF THE 2012 IRC.
- FASTENERS SUCH AS STAPLES CAN ONLY BE SUBBED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY ICBO APPROVAL. HOWEVER ALL FLOOR SHEATHING MUST BE FASTENED WITH CONTINUOUS GLUE BEAD AND RING SHANK NAILS (NO SUBSTITUTION PERMITTED)
- PROVIDE HOLD DOWNS AT SHEAR WALLS AS INDICATED ON THE STRUCTURAL PLANS.
- WOOD BEAMS CONSISTING OF TWO OR MORE PIECES SHALL HAVE THE PIECES SECURELY BOLTED OR NAILED TOGETHER TO PREVENT SEPARATION AND INSURE MUTUAL LOAD SHARING, EACH INTERCONNECTED PIECE SHALL BE CONTINUOUS BETWEEN SUPPORTS, AND SUPPORTS SHALL HAVE THE SAME WIDTH AS THE COMPOSITE BEAM.
- SHELVES IN WALK IN CLOSETS TO BE 16" IN DEPTH. SHELVES IN OTHER CLOSETS TO BE 12". IN CLOSETS WITH DOUBLE SHELVES, UPPER SHELF TO BE AT 84" AND LOWER SHELF TO BE AT 42". IN CLOSETS WITH SINGLE SHELVES, SHELF SHALL BE SET AT 72" ABOVE FINISHED FLOOR.
- STUD WALLS OVER 10' HEIGHT SHALL BE FIRE BLOCKED PER SECTION 602.8 OF THE 2012 IRC
- MEMBER GRADES SHALL BE AS FOLLOWS
- GLUE LAM BEAMS SIMPLE SPAN 24F-V4DF/DF
- GLUE LAM BEAMS CANTILEVERED 24F-V4DF/DF
- JOISTSDF#2 OR BETTER
- HEADERSDF#2 OR BETTER
- POSTSDF#2 OR BETTER
- STUDS NON BEARING WALLSDF STUD GRADE OR BETTER
- STUDS BEARING WALLSDF#2 OR BETTER
- PREFAB TRUSSES OR JOISTS PER MANUFACTURER SPECS
- SILL PLATES IN CONTACT WITH CONCRETEDF#2 PRESSURE TREATED

N. ELECTRICAL

- PERMANENTLY WIRED SMOKE DETECTORS ARE REQUIRED AND MUST BE INSTALLED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO THE EACH SEPARATE AREA. WHEN THE DWELLING UNIT HAS MORE THAN ONE STORY OR BASEMENT OS SPLIT LEVEL INTO TWO OR MORE LEVELS, THE DETECTOR SHALL BE INSTALLED ON THE UPPER LEVEL, EXCEPT THAT WHEN A LOWER LEVEL CONTAINS A SLEEPING AREA, A DETECTOR SHALL BE INSTALLED ON EACH LEVEL. WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL THE DETECTOR SHALL BE PLACED ON THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY OF THE STAIRWAY. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE; SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED. DETECTORS MUST HAVE A BATTERY BACK UP AND MUST EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. DETECTORS MUST BE WIRED IN SERIES
- BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY DEDICATED 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS.
- INCANDESCENT CLOSET LIGHTING SHALL BE 18 MINIMUM FROM COMBUSTIBLES MEASURE HORIZONTALLY. 6" HORIZONTALLY IS PERMITTED FOR FLUSH FIXTURES AND FLORESCENT FIXTURES.
- GROUND FAULT CIRCUIT PROTECTION REQUIRED FOR ALL 110V, SINGLE PHASE 15 AND 20 AMP RECEPTALS IN BATHROOMS, GARAGES AND OUTDOORS WHERE THERE IS A DIRECT GRADE LEVEL ACCESS TO DWELLINGS AND POWER POLES. GFIC ALSO REQUIRED FOR ALL COUNTER TOP LEVEL KITCHEN RECEPTICALS. GARAGE OUTLETS MUST BE A MIN OF 18" ABOVE FLOOR.
- ALL INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED AREAS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (I.C.) PER THE 2012 MANDATORY ENERGY REQUIREMENTS.
- CONDUIT FOR METER BASED SERVICE ENTRANCE SHALL BE ANCHORED TO FOUNDATION WITH UNISTRUT AND CONDUIT CLAMPS (POWDER ACTUATED FASTENERS ARE NOT PERMITTED)
- OUTLETS SHALL BE SPACE ACCORDING TO PREVAILING CODES AS A MINIMUM REQUIREMENT. ACTUAL OUTLET LOCATION MAY VARY FROM PLAN.
- METALLIC WATER SERVICE OR A CONCRETE ENCASED ELECTRODE (UFER GROUND) AVAILABLE FOR USE AS A GROUNDING ELECTRODE FOR THE HOUSE WHICH MEETS THE REQUIREMENTS OF THE 2012 IRC SHALL BE REQUIRED. UFERGROUND SHALL BE REQUIRED WHEN SOIL CONDITIONS AND GROUND WATER CONTENT DO NOT PROVIDE ADEQUATE GROUNDING RESISTANCE (VERIFY UFER REQUIREMENT WITH LOCAL CODES AND ORDINANCES.
- PLASTIC ELECTRICAL BOXES IN GARAGE FIRE WALLS TO BE 2HR LISTED.
- ALL BEDROOM CIRCUITS SHALL BE ARC FAULT PROTECTED (AFCI)
- INCLUDE ONE CARBON MONOXIDE DETECTOR PER LEVEL WIRE IN SERIES WITH SMOKE ALARMS AND PROVIDE A BATTERY BACK-UP
- LOCATE EXTERIOR 110V SERVICE OUTLET WITHIN 25' OF AC UNIT.
- TAMPER RESISTANT RECEPTICALS INSTALLED ON 120v 15amp to 20 amp INSIDE AND OUTSIDE RECEPTICALS.
- A PERMANENT CERTIFICATE SHALL BE INSTALLED ON OR IN THE ELECTRICAL PANEL SHOWING R-VALUES OF ALL CONDITIONED SPACES. SEE RES.CHECK
- WHERE TWO OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME SPACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED WITH CAULKING, SOAM INSULATION, OR OTHER TYPES OF INSULATION, THE CONDUCTORS MUST BE DERATED AS REQUIRED BY IRC E3705.4.4

LOT #

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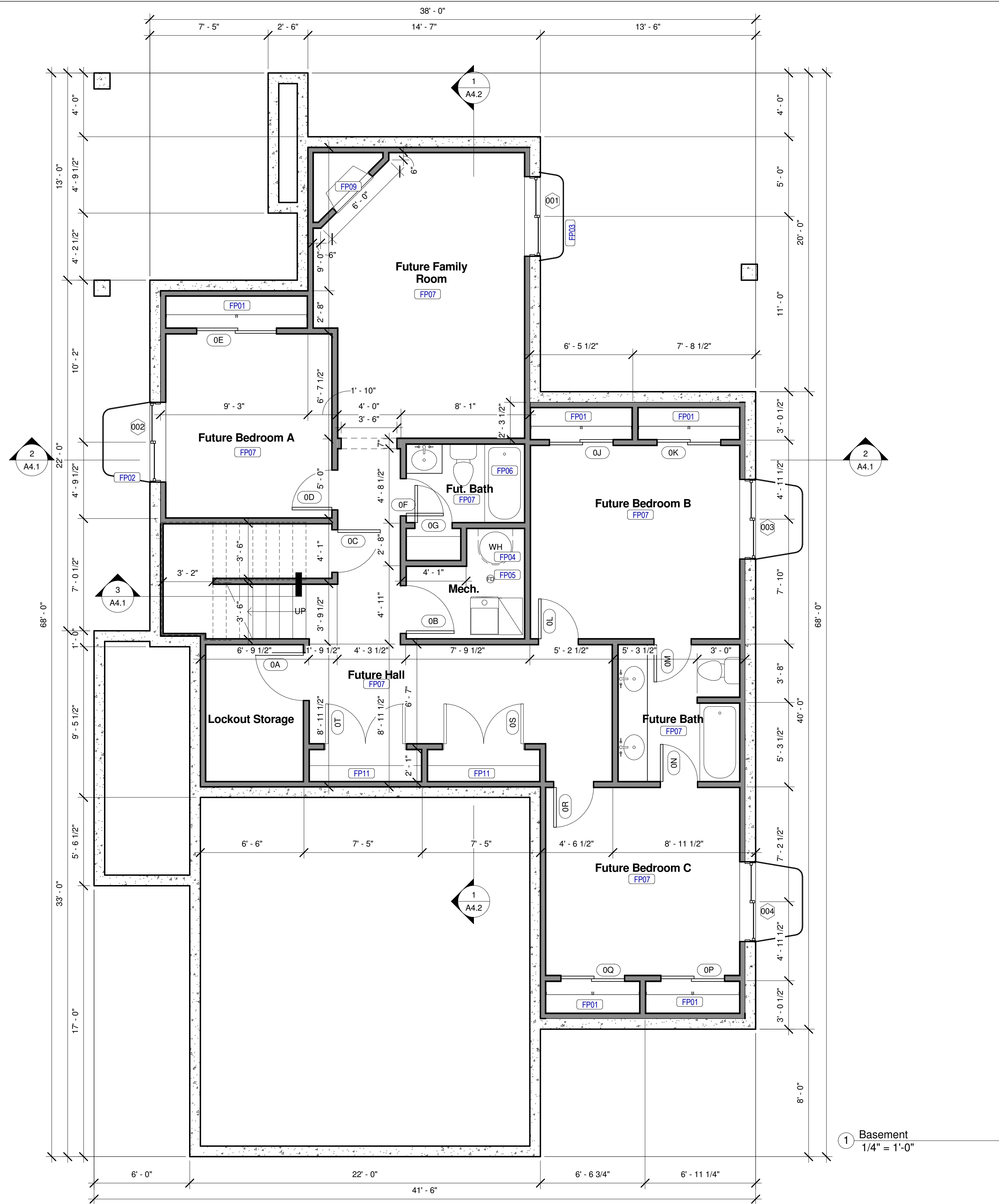
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General Notes

SHEET #

A1.2



Keyed Notes - Lower Level	
Mark	Note Text
FP01	1/2 SINGLE ROD & SHELF, 1/2 DOUBLE ROD & SHELF
FP02	EGRESS WINDOW TO HAVE WINDOW WELL WITH PERMANENT LADDER INSTALLED
FP03	STANDARD WINDOW WELL WITH PERMANENT LADDER INSTALLED
FP04	SEISMIC STRAP WATER HEATER ON TOP 1/3 AND BOTTOM
FP05	FLOOR DRAIN. SLOPE FLOOR TO DRAIN MECHANICAL ROOM ONLY.
FP06	TUB/SHOWER COMBO.
FP07	UNFINISHED/FUTURE AREAS OF BASEMENT SHOWN HALFTONE.
FP08	FUTURE WET BAR
FP09	FUTURE FIREPLACE
FP10	TEMPORARY WALL / DOOR
FP11	(5) 12" SHELVES

WINDOW SCHEDULE - LOWER LEVEL						
Mark	Rough Opening Width	Rough Opening Height	Family	Finish	Head Height	Comments
001	5'-0"	4'-0"	Slider		7'-0"	
002	5'-0"	4'-0"	Slider		7'-0"	
003	5'-0"	4'-0"	Slider		7'-0"	
004	5'-0"	4'-0"	Slider		7'-0"	

DOOR SCHEDULE - LOWER LEVEL					
Door Number	Width	Height	Model	Finish	Comments
0A	3'-0"	6'-8"	Single		Solid core door with deadbolt hardware
0B	3'-0"	6'-8"	Single		
0C	2'-8"	6'-8"	Single		
0D	2'-6"	6'-8"	Single		
0E	5'-0"	6'-8"	Single		
0F	2'-4"	6'-8"	Single		
0G	2'-4"	6'-8"	Single		
0J	4'-0"	6'-8"	Bypass		
0K	4'-0"	6'-8"	Bypass		
0L	2'-6"	6'-8"	Single		
0M	2'-4"	6'-8"	Single		
0N	2'-4"	6'-8"	Single		
0P	4'-0"	6'-8"	Bypass		
0Q	4'-0"	6'-8"	Bypass		
0R	2'-6"	6'-8"	Single		
0S	5'-0"	6'-8"			
0T	5'-0"	6'-8"			

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**WILLIAM YORK**

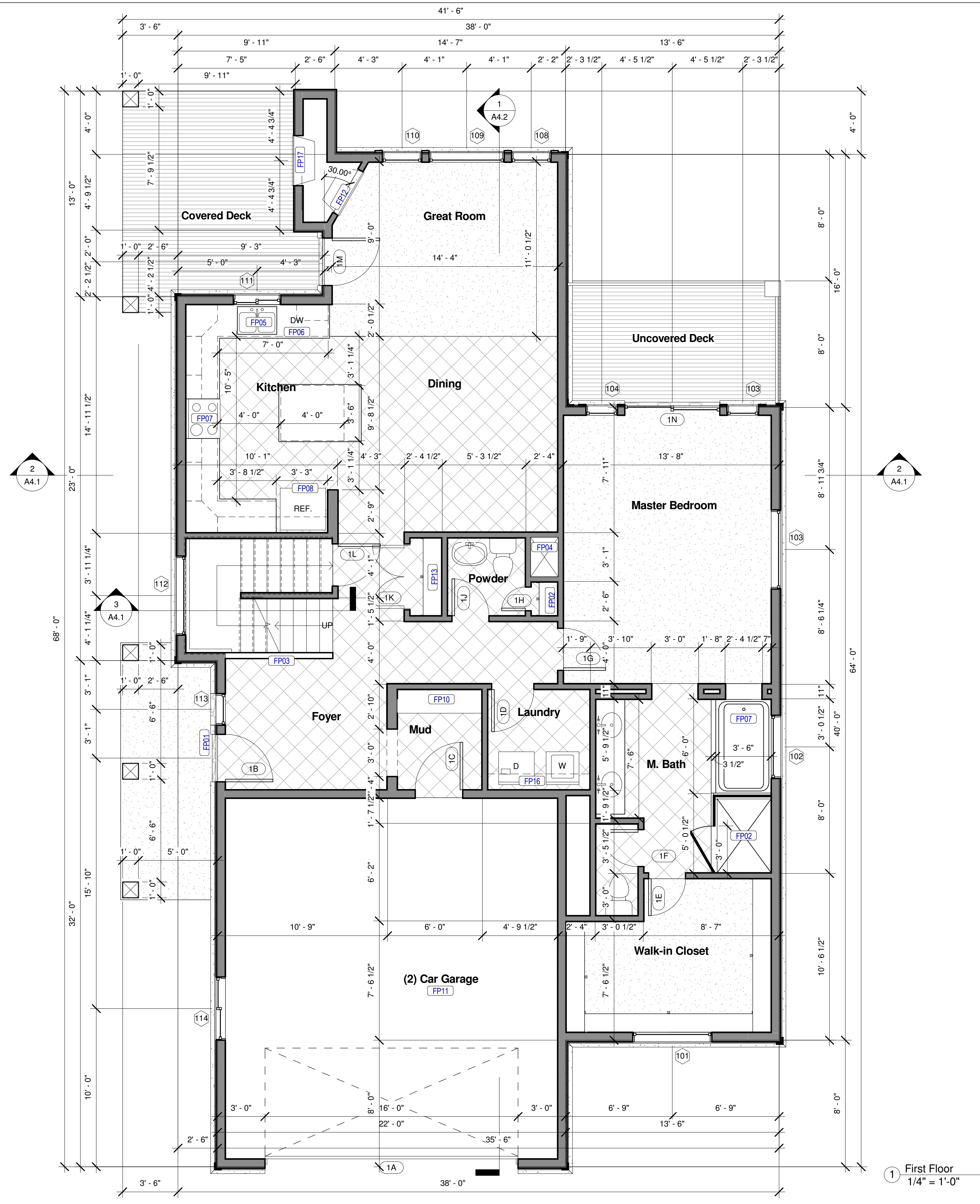
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Basement Plan

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**A2.0**



Keyed Notes - Main Level	
Mark	Note Text
FP01	6" CONCRTE PORCH STEP
FP02	SINGLE ROD AND SHELF
FP03	OPEN RAILING
FP04	FLUE CHASE
FP05	DOUBLE BASIN SINK
FP06	DISHWASHER
FP07	MICROWAVE ABOVE FREE STANDING STOVE
FP08	30" REFRIGERATOR SPACE
FP09	ISLAND BAR
FP10	BENCH W/ HOOKS ABOVE
FP11	GARAGE TO BE 1HR FIRE RATED. USE (1) LAYER 5/8" TYPE 'X' GYP. BD. FIRE TAPED
FP12	FIREPLACE
FP13	(4) 12" PANTRY SHELVES
FP14	NICHE
FP15	OPTIONAL CABINETRY / UTILITY SINK
FP16	SHELF ABOVE WASHER / DRYER
FP17	OPTIONAL FIREPLACE

WINDOW SCHEDULE - MAIN LEVEL						
Mark	Rough Opening		Family	Finish	Head Height	Comments
	Width	Height				
101	5'-0"	2'-0"	Fixed		6'-8"	
102	4'-0"	5'-0"	Fixed		8'-0"	
103			Fixed		8'-0"	
104	2'-0"	6'-0"	Fixed		8'-0"	
108	2'-6"	6'-0"	Fixed		8'-0"	
109	4'-9"	6'-0"	Fixed		8'-0"	
110	2'-6"	6'-0"	Fixed		8'-0"	
111	3'-0"	3'-0"	Slider		6'-8"	
112	5'-0"	3'-0"	Fixed		6'-8"	
113	2'-0"	5'-0"	Fixed		6'-8"	
114	4'-0"	3'-0"	Slider	Vinyl	6'-8"	

DOOR SCHEDULE - MAIN LEVEL					
Door Number	Width	Height	Model	Finish	Comments
1A	16'-0"	7'-0"	OH Door		
1B	3'-0"	6'-8"	Single		
1C	3'-0"	6'-8"	Single		
1D	2'-8"	8'-0"	Single		
1E	2'-4"	8'-0"	Single		
1F	2'-4"	8'-0"	Single		
1G	2'-8"	8'-0"	Single		
1H	1'-6"	8'-0"	Single		
1J	2'-4"	8'-0"	Single		
1K	4'-0"	8'-0"	Double		
1L	2'-8"	8'-0"	Single		
1M	3'-0"	8'-0"	ENTRY		
1N	6'-0"	8'-0"	SGD		

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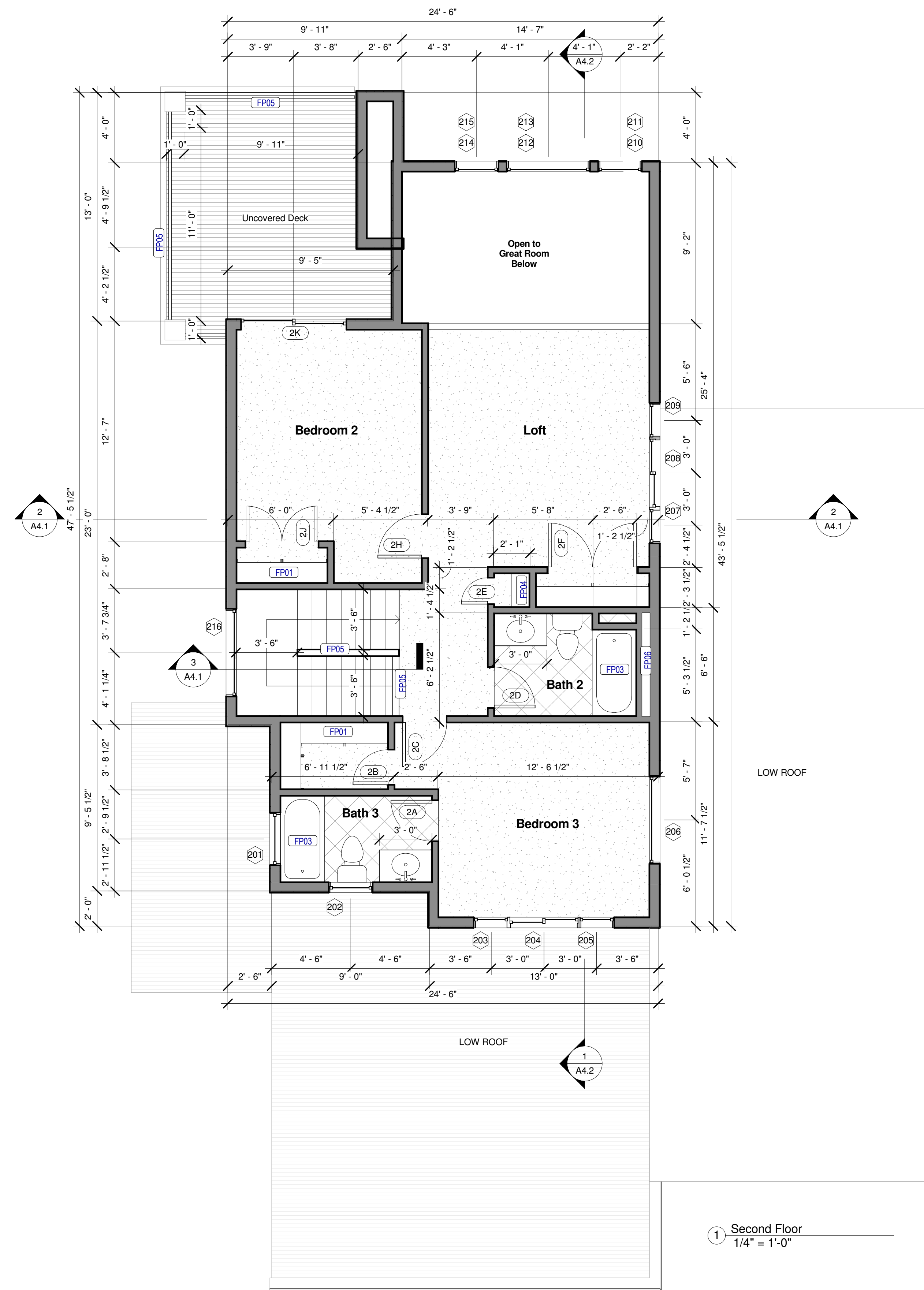
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DRAWING TITLE  
First Floor Plan

**SHEET #**  
**A2.1**

1 First Floor  
1/4" = 1'-0"



1 Second Floor  
1/4" = 1'-0"

Keyed Notes - Upper Level	
Mark	Note Text
FP01	1/2 SINGLE ROD & SHELF, 1/2 DOUBLE ROD & SHELF
FP02	TILE SHOWER
FP03	TUB/SHOWER COMBO.
FP04	(4) 12" LINEN SHELVES
FP05	OPEN RAILING
FP06	HVAC CHASE
FP07	42" x 72" DROP-IN TUB

WINDOW SCHEDULE - UPPER LEVEL						
Mark	Rough Opening		Family	Finish	Head Height	Comments
	Width	Height				
201	3'-0"	5'-0"	Single Hung		6'-8"	
202	2'-6"	5'-0"	Single Hung		6'-8"	
203	2'-0"	5'-0"	Fixed		6'-8"	
204	4'-0"	5'-0"	Slider		6'-8"	
205	2'-0"	5'-0"	Fixed		6'-8"	
206	5'-0"	3'-0"	Fixed		7'-0"	
207	2'-0"	3'-0"	Fixed		7'-0"	
208	4'-0"	3'-0"	Slider		7'-0"	
209	2'-0"	3'-0"	Fixed		7'-0"	
210	2'-6"	6'-0"	Fixed		15'-0"	
211	2'-6"	2'-0"	Fixed		7'-10 1/4"	
212	4'-9"	6'-0"	Fixed		15'-0"	
213	4'-9"	2'-0"	Fixed		7'-10 1/4"	
214	2'-6"	6'-0"	Fixed		15'-0"	
215	2'-6"	2'-0"	Fixed		7'-10 1/4"	
216	5'-0"	3'-0"	Fixed		6'-8"	

DOOR SCHEDULE - SECOND LEVEL					
Door Number	Width	Height	Model	Finish	Comments
2A	2'-4"	6'-8"	Single		
2B	2'-0"	6'-8"	Single		
2C	2'-6"	6'-8"	Single		
2D	2'-4"	6'-8"	Single		
2E	1'-6"	6'-8"			
2F	5'-0"	6'-8"			
2H	2'-6"	6'-8"	Single		
2J	4'-0"	8'-0"	Double	Paint	
2K	6'-0"	8'-0"	SGD		

LOT #

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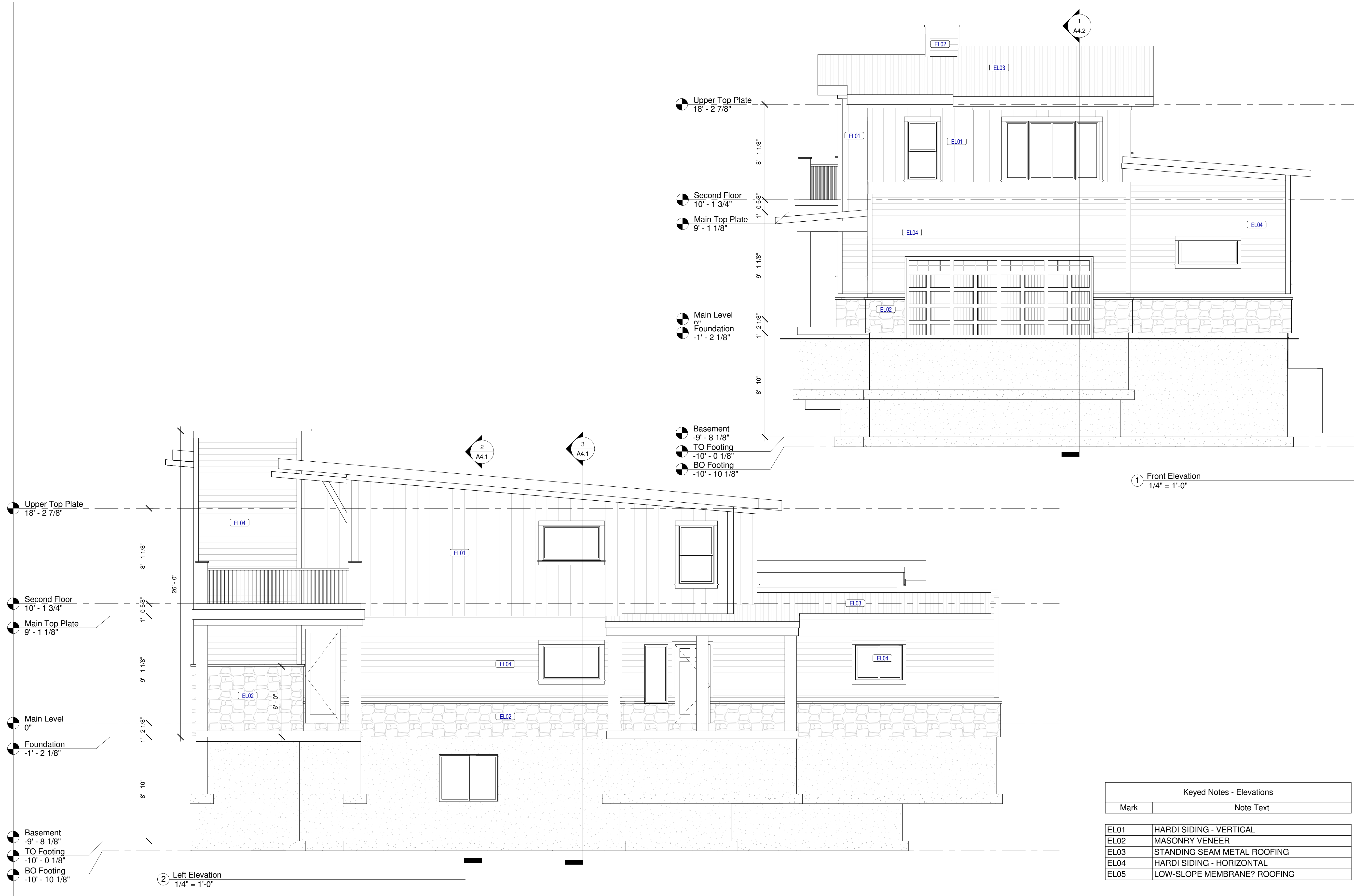
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Second Floor Plan

SHEET #  
**A2.2**





1 Front Elevation  
1/4" = 1'-0"

2 Left Elevation  
1/4" = 1'-0"

Keyed Notes - Elevations	
Mark	Note Text
EL01	HARDI SIDING - VERTICAL
EL02	MASONRY VENEER
EL03	STANDING SEAM METAL ROOFING
EL04	HARDI SIDING - HORIZONTAL
EL05	LOW-SLOPE MEMBRANE? ROOFING

LOT #

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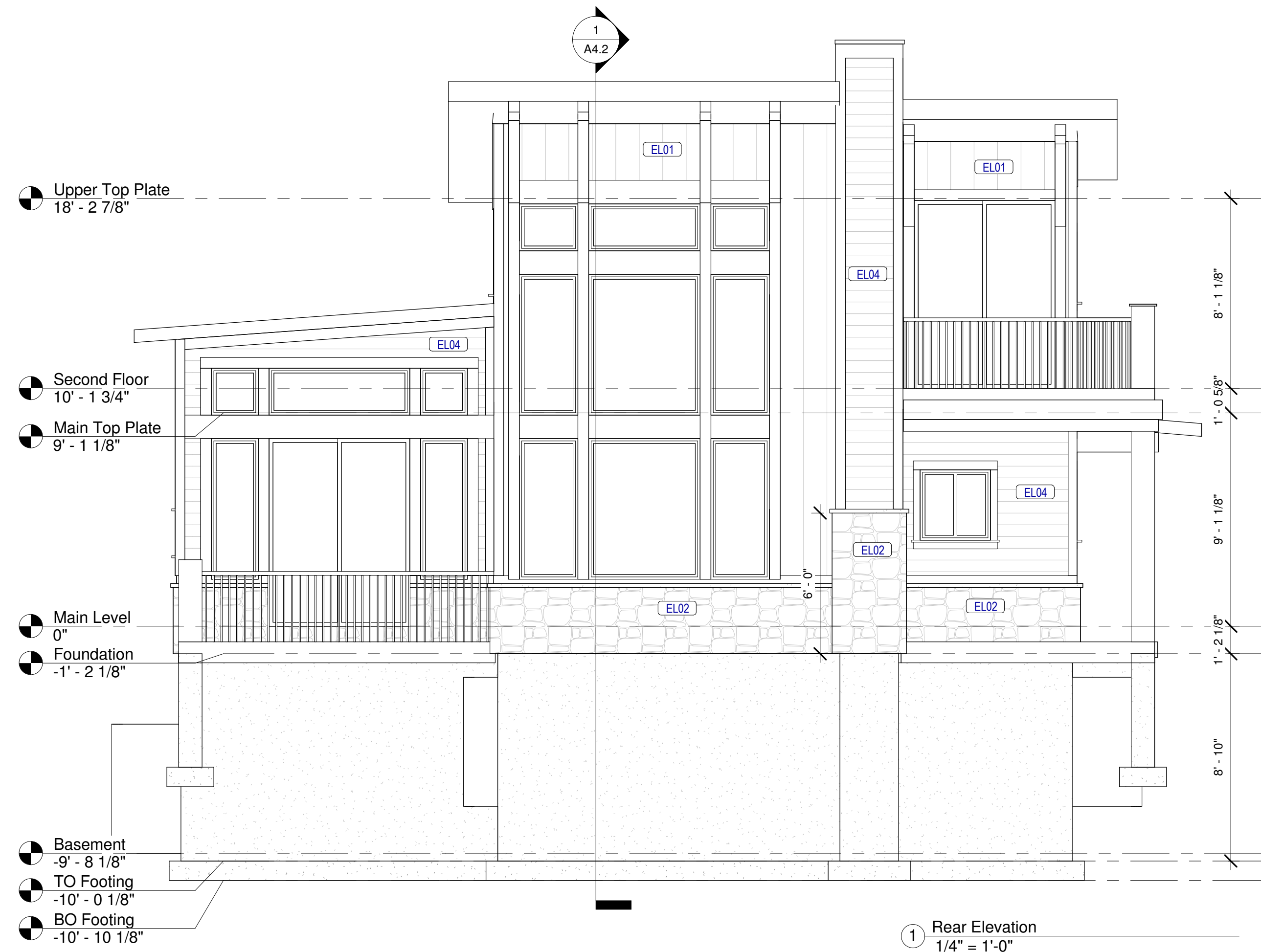
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Elevations

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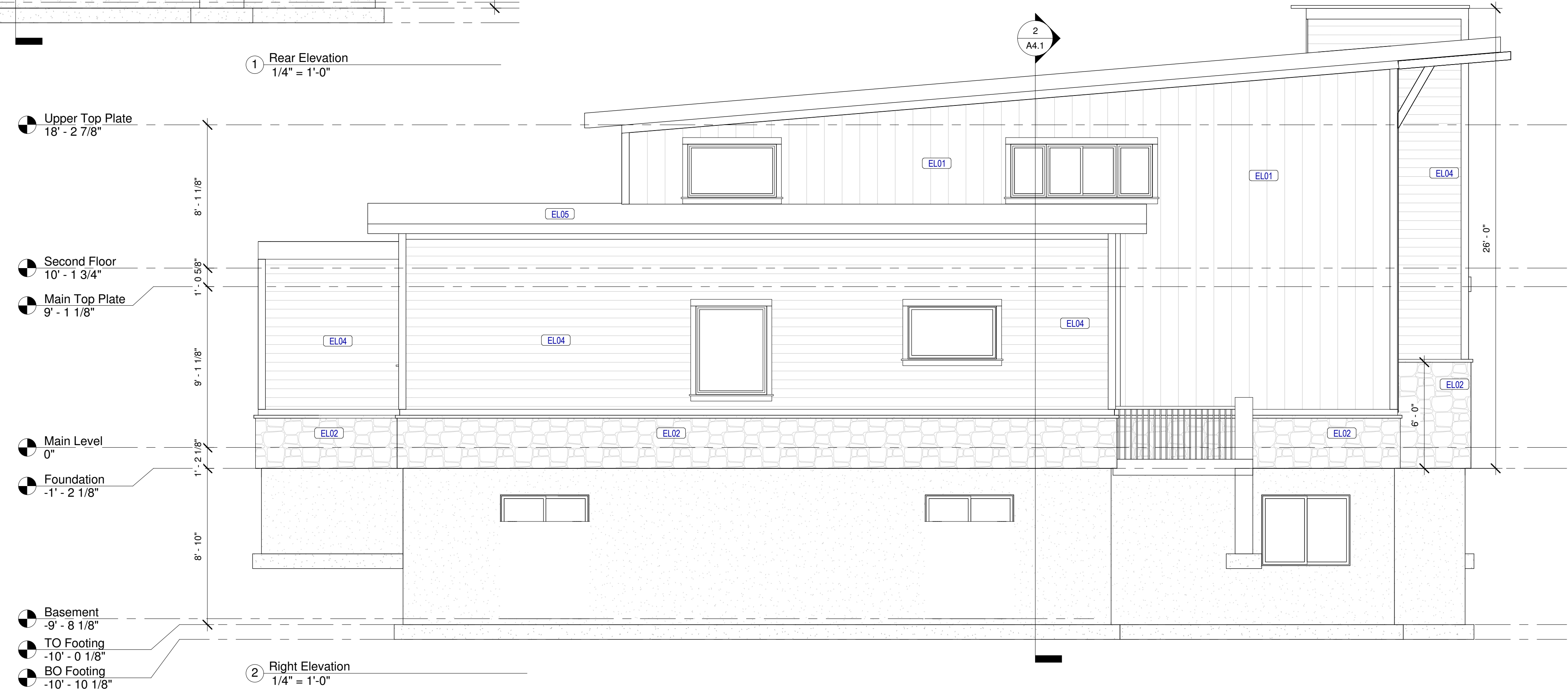
**A3.1**



1 Rear Elevation  
1/4" = 1'-0"

- Upper Top Plate  
18' - 2 7/8"
- Second Floor  
10' - 1 3/4"
- Main Top Plate  
9' - 1 1/8"
- Main Level  
0"
- Foundation  
-1' - 2 1/8"
- Basement  
-9' - 8 1/8"
- TO Footing  
-10' - 0 1/8"
- BO Footing  
-10' - 10 1/8"

Keyed Notes - Elevations	
Mark	Note Text
EL01	HARDI SIDING - VERTICAL
EL02	MASONRY VENEER
EL03	STANDING SEAM METAL ROOFING
EL04	HARDI SIDING - HORIZONTAL
EL05	LOW-SLOPE MEMBRANE? ROOFING



2 Right Elevation  
1/4" = 1'-0"

- Upper Top Plate  
18' - 2 7/8"
- Second Floor  
10' - 1 3/4"
- Main Top Plate  
9' - 1 1/8"
- Main Level  
0"
- Foundation  
-1' - 2 1/8"
- Basement  
-9' - 8 1/8"
- TO Footing  
-10' - 0 1/8"
- BO Footing  
-10' - 10 1/8"

LOT #

ENGINEER OF RECORD  
**WILLIAM YORK**

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Cannonville, Utah 84914

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DRAWING TITLE  
Elevations

SHEET #

A3.2