

After Recording, Return To:

WHL Hiatt, LLC
Attn: Tyler Horan
42 East 1100 South, Suite 1A
American Fork, Utah 84003

**SECOND AMENDMENT TO DEVELOPMENT AGREEMENT FOR HIATT CREEK
PHASE B-1 AND B-2 PROJECT**

(Expansion of Property and Project)

This *Second Amendment to Development agreement for Hiatt Creek B-1 and B-2 Project* (“**Second Amendment**”) is entered into by and among PAYSON CITY, a Utah municipal corporation (“**City**”), WHL HIATT, LLC, a Utah limited liability company (“**Developer**”), and HAWKMOON HOLDINGS, LLC, a Utah limited liability company (“**Landowner**”) effective as of the date signed by all parties.

RECITALS

A. The City, Developer, and Landowner entered into a *Development Agreement for Hiatt Creek Phase B-1 and B-2 Project* on or about September 4, 2025 (“**Agreement**”), with respect to the development of certain land within the City’s municipal boundaries (“**Property**,” and the residential project to be developed thereon, the “**Project**”). The real property identified in the initial Agreement is sometimes referred to as “**Phase B-1**” and “**Phase B-2**” of the Hiatt Creek Subdivision. The Agreement was recorded with the Utah County Recorder’s Office on September 22, 2025, as Entry No. 72420:2025.

B. The parties have entered into that certain *First Amendment to Development Agreement for Hiatt Creek Phase B-1 and B-2 Project* (“**First Amendment**”) which was recorded with the Utah County Recorder’s Office on January 28, 2026, as Entry No. 6895:2026. Among other things, the First Amended expanded the Property and Project to include additional property which is sometimes referred as “**Phase D**” of the Hiatt Creek Subdivision.

C. The parties now wish to make certain modifications to the Agreement as set forth in this Second Amendment. Including, without limitation, expanding the Property and the Project to include additional land.

D. Section 13.9 of the Agreement provides that the parties may amend the Agreement in a written instrument signed by the parties.

AGREEMENT

NOW, THEREFORE, in exchange for the mutual promises set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties do hereby agree as follows:

1. Recitals. The foregoing Recitals are incorporated into and made part of the parties' agreement by this reference.

2. Defined Terms. Capitalized terms used herein, but not otherwise defined in this Second Amendment, shall have the meaning given to such terms in the Agreement.

3. Expansion of Property and Project. The Agreement, as amended by the First Amendment, encumbered the real property identified in Exhibit 2-A attached hereto. The real property encumbered by the Agreement is hereby expanded to include the additional land ("**Expansion Area**") set forth in Exhibit 2-B attached hereto. The Expansion Area is sometimes referred to as "**Phase A**" Hiatt Creek Subdivision. Henceforth the term "**Property**," as used in the Agreement and all amendments thereto, shall mean and include both the real property identified on Exhibit 2-A and the real property identified on Exhibit 2-B. The Project is also expanded to include the Expansion Area. The parties agree that all terms and conditions of the Agreement will be applicable to, and binding upon, the real property identified in Exhibit 2-A and the real property identified on Exhibit 2-B. Developer may also add additional real property to the Hiatt Creek Subdivision from time to time as provided in the CC&Rs, with any such additional real property being subject to the CC&Rs and other applicable HOA documents.

4. Amenities Available to Residents of Expansion Area. The CC&Rs for the Project will state, or will be amended to state, that the Project Amenities owned and operated by the HOA will be available to residents of the Expansion Area as well as residents of other areas of the Project.

5. Construction of Project Amenities. In addition to the Project Amenities identified in the Agreement, which, as set forth in Section 6 of the Agreement, consist of the Phase B-1 Amenities, the Phase B-2 Amenities, and the Offsite Amenities, Developer also agrees to install the additional amenities identified on Exhibit 2-C attached hereto ("**Additional Project Amenities**"). Developer has included proposed drawings and renderings of certain Project Amenities and Additional Project Amenities on Exhibit 2-D attached hereto ("**Proposed Renderings**"). Notwithstanding their inclusion in this Agreement, the Proposed Renderings are illustrative design examples of the various types of amenities the Developer will install. The actual size, scope, design, and materials of the Project Amenities and Additional Project Amenities are subject to change after additional design review and consultation with the HOA and future residents of the Hiatt Creek Subdivision about resident preferences. Thus, the City and Developer

agree that the actual amenities, when installed and completed, may vary from the Proposed Renderings. However, under no circumstances will the clubhouse be less than 2500 square feet. In addition, the developer currently proposes to include the features and components identified below (“**Proposed Features**”) in connection with the Project Amenities and Additional Project Amenities. As with the Proposed Renderings, the Proposed Features are illustrative in nature and the size, scope, design, and materials of the Proposed Features are subject to change, modification, and revision prior to construction based on additional design review, HOA preferences, etc. The current Proposed Features are as follows:

a. Clubhouse. The current proposed design of the clubhouse is shown on the Proposed Renderings is currently anticipated to include the following features: a large recreation area with seating and a TV; a serving kitchen (no cooking appliances); a game room with pool table or ping pong table; a pool; restroom facilities with showers and changing areas; and folding tables and chairs that can be used for group events.

b. Pool. The current proposed design of the pool is shown on the Proposed Renderings. The pool is anticipated to be 30 feet by 60 feet with a depth of 3.5 feet to 5 feet. The pool is anticipated to include a “play shelf” area in the shallow end of the pool with deck seating and lounge areas adjacent to the pool.

c. Pickleball. Pickleball courts are anticipated to be regulation size, but final layout, striping, and configuration will be determined during final design.

d. Pavilions. The current proposed design of the shade pavilions is shown on the Proposed Renderings. The pavilions are anticipated to be 20 feet by 14 feet for a large size pavilion and 14 feet by 12 feet for a small sized pavilion. The pavilions are intended to include commercial grade quality picnic tables (2 for large pavilions and 1 for small pavilions).

e. Playground. The current proposal involves a commercial grade prefabricated playground design with the play surface anticipated to be engineered wood fiber wood chips. An illustrative example of a playground is shown on the Proposed Renderings.

6. Amenity Construction. The Project Amenities and the Additional Project Amenities will be constructed in Phase B-1, Phase B-2, or Phase D of the Hiatt Creek Subdivision. None of the Project Amenities or the Additional Project Amenities will be constructed within Phase A of the Hiatt Creek Subdivision, which, as noted above, is the Expansion Area identified on **Exhibit 2-B** attached hereto. However, Developer reserves the right to construct additional amenities not required by the City in any portion of the Property or the Project. Notwithstanding any contrary

provision of the Agreement, as amended, the Project Amenities and the Additional Project Amenities will be constructed in connection with the development of the infrastructure for the phase of the Project in which they are intended to be located, as shown on the approved subdivision plats for Phase B-1, Phase B-2, or Phase D of the Hiatt Creek Subdivision. Nevertheless, to ensure completion of the Project Amenities and the Additional Project Amenities, the City and Developer agree that certificates of occupancy will be issued for Phase B-1 and Phase B-2, but no more than twenty (20) certificates of occupancy will be issued for Residential Dwelling Units within Phase D of the Hiatt Creek Subdivision until the Project Amenities and Additional Project Amenities are Substantially Complete, as defined below. No certificates of occupancy will be issued for Residential Dwelling Units within Phase A of the Hiatt Creek Subdivision until the Project Amenities and Additional Project Amenities are Substantially Complete, as defined below.

7. Substantial Completion. As used in the Agreement, as amended, the terms “**Substantial Completion**” and “**Substantially Complete**,” as they apply to the Project Amenities and Additional Project Amenities, mean that construction of such items has been sufficiently completed in accordance with approved plans and specifications, if any, for such items that the Project Amenities and Additional Project Amenities are ready for use and can be safely used by members of the HOA. Without limiting the foregoing, Substantial Completion or Substantially Complete requires: (a) that all major components of the Project Amenities and Additional Project Amenities are completed, subject only to outstanding punch list work, and such components are functioning as intended; (b) that any components of the Project Amenities and Additional Project Amenities which require inspection or approval by any municipal authority or governmental entity have been so inspected and approved (which approval may be subject to the completion of punch list items) and any applicable warranty bonds have been delivered or posted with the applicable municipal authority; (c) that any components which require a certificate of occupancy have received at least a temporary certificate of occupancy; and (d) any outstanding punch list work consists of only minor items which do not impair or affect the general usability Project Amenities or General Project Amenities. Notwithstanding the foregoing, to the extent that any portion of the foregoing cannot be completed due solely to weather conditions (including without limitation, the inability to install paving or sod on account of winter temperatures), then, subject to the caveat in the following sentence, the applicable Project Amenities or Additional Project Amenities will be deemed Substantially Complete without the weather-delayed component. If, however, Developer does not complete all weather-delayed components within a reasonable time after weather conditions allow for completion, then the Substantially Complete designation may be revoked until all such weather-delayed components are complete.

8. Scope of Changes. Except as expressly modified by this Second Amendment, all terms and conditions of the Agreement, shall be unchanged and shall be deemed in full force and effect. To the extent any provision of this Second Amendment conflicts with a provision of the Agreement, the terms of this Second Amendment will control.

9. Binding Effect. Upon full execution by the parties, this Second Amendment shall be binding on the parties and their successors, heirs, and permitted assigns.

10. Counterparts. This Second Amendment may be executed in one or more counterparts which may be exchanged by traditional or electronic means and all of which, taken together, shall constitute one and the same instrument.

[End of Second Amendment. Signature Pages Follow.]

WHEREFORE, in witness of their agreement to the foregoing, the parties have executed this Second Amendment.

CITY:

CITY OF PAYSON,
a Utah municipal corporation

By: _____

Printed Name: William R. Wright

Title: Mayor

Date: _____

Approved as to form:

Attest:

Brandon Dalley, City Attorney

Amalie R. Ottley, City Recorder

STATE OF UTAH)
 §
COUNTY OF UTAH)

On this _____ day of _____, 2026, personally appeared before me, William R. Wright, the signer of the foregoing instrument, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn / affirmed, did say that he is the Mayor of Payson City, a Utah municipal corporation, and that said document was signed by him on behalf of said municipal corporation, and who acknowledged to me that he executed the same.

Notary Public

DEVELOPER:

WHL HIATT, LLC,
a Utah limited liability company

By: _____

Printed Name: _____

Title: _____

Date: _____

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
 §
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026,
by _____ as the _____ of WHL Hiatt, LLC.

Notary Public

LANDOWNER:

HAWKMOON HOLDINGS, LLC,
a Utah limited liability company

By: _____

Printed Name: _____

Title: _____

Date: _____

LANDOWNER ACKNOWLEDGMENT

STATE OF UTAH)
 §
COUNTY OF UTAH)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026,
by _____ as the _____ of Hawkmoon Holdings,
LLC.

Notary Public

EXHIBIT 2-A

(Property)

Parcel 1

LOT 1001 THROUGH LOT 1050, INCLUSIVE, OF THE HIATT CREEK, PLAT B, PHASE 1 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED WITH THE UTAH COUNTY RECORDER ON SEPTEMBER 22, 2025, AS ENTRY NO. 72417:2025.

Parcel 2

LOT 1051 THROUGH LOT 1100, INCLUSIVE, OF THE HIATT CREEK PLAT B PHASE 2 SUBDIVISION ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED WITH THE UTAH COUNTY RECORDER ON FEBRUARY 11, 2026, AS ENTRY NO. 11055:2026.

Parcel 3

A parcel of land situate in the Northeast Quarter of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°13'47" East 560.59 feet along the West Section line and West 16.74 feet from the Northeast Corner of Section 24, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running

thence South 387.09 feet;

thence South 89°47'00" West 873.25 feet;

thence North 112.71 feet;

thence North 30°25'09" East 107.01 feet;

thence North 2°38'53" East 152.60 feet;

thence North 12°02'50" East 27.33 feet;

thence North 89°44'37" East 350.42 feet;

thence North 89°24'50" East 455.91 feet to the point of beginning.

Contains 323,068 Square Feet or 7.417 Acres

EXHIBIT 2-B

(Expansion Area)

BOUNDARY DESCRIPTION - Hiatt Creek A

A parcel of land situate in the Northwest Quarter of Section 19, Township 9 South, Range 2 East, and in the Northeast Quarter of Section 24, Township 9 South, Range 1 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point being South 00°13'47" East 569.99 feet along the West Section line and South 89°40'42" West 9.65 feet from the Northwest Corner of Section 19, Township 9 South, Range 2 East, Salt Lake Base and Meridian, and running;

thence North 89°40'42" East 578.28 feet;

thence South 00°36'46" East 378.67 feet;

thence South 89°47'00" West 578.92 feet;

thence North 00°31'00" West 377.61 feet to the point of beginning.

Contains 218,790 Square Feet or 5.023 Acres

EXHIBIT 2-C

(List of Additional Amenities)

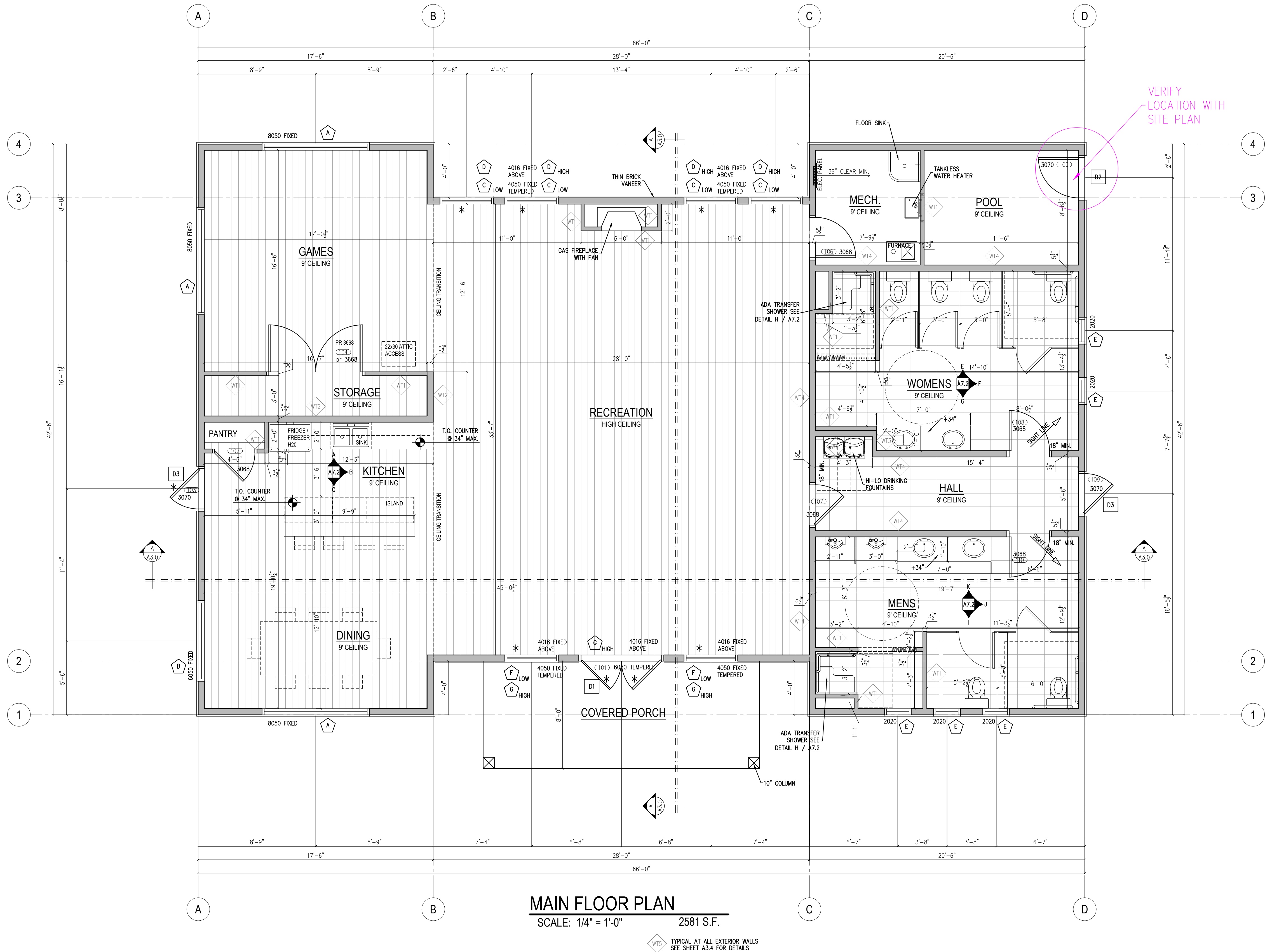
- An increase in the size of the project clubhouse, the clubhouse will be at least 2,500 square feet.
- An additional large shade pavilion area for the project.
- A large, centralized playground area.

EXHIBIT 2-D Part 1

(Clubhouse – Floor Plan and Elevations)

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT

PLOT DATE: 10/9/2025 Q:\ACAD\Files\Keystone Homes\Clubhouses\Halt Creek Clubhouse - Payson\H02_CClub_A1_1.rvt.dwg



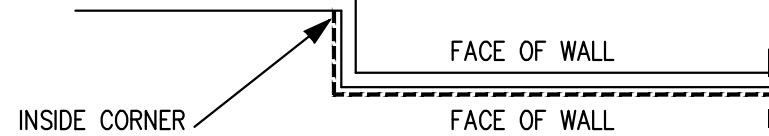
MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0" 2581 S.F.

WT5 TYPICAL AT ALL EXTERIOR WALLS
SEE SHEET A3.4 FOR DETAILS

- FLOOR PLAN NOTES:
- SEE SHEET A2.1 & A2.2 FOR EXTERIOR FINISHES.
 - SEE SHEET A4.1 FOR DOOR SCHEDULE AND DOOR/WINDOW TYPE.
 - SEE SHEET A4.1 FOR SAFETY GLAZING AND THERMAL PERFORMANCE REQUIREMENTS OF EXTERIOR DOORS AND WINDOWS.
 - SEE SHEET A3.3 FOR WALL TYPES.
 - SEE SHEET A7.1 FOR TILE INSTALLATION DETAILS.
 - ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH CEILING HEIGHTS WITH OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
 - GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS AS NECESSARY TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC.
 - FOR SOUND INSULATION AT INTERIOR WALLS SEE FLOOR PLANS AND WALL TYPE DETAILS. VERIFY WITH OWNER.
 - RAILINGS AND OTHER FINISHES SHOWN ARE REPRESENTATIVE. OWNER MAY NOT ACCURATELY DEPICT PRODUCTS SELECTED FOR PROJECT. VERIFY FINAL SELECTIONS BEFORE INSTALLATION.
 - SEE STRUCTURAL DRAWINGS FOR COLUMN LOCATIONS, SHEAR WALL LOCATIONS, & HOLDDOWN AND STRAP LOCATIONS.
 - PROVIDE BACKING FOR INSTALLATION OF GRAB BARS AT WATER CLOSETS, BATHROOMS AND SHOWERS, AS WELL AS REINFORCEMENT FOR SHOWER BENCHES. SEE SHEETS A7.0 FOR TYPICAL MOUNTING DETAILS.
 - APPLIANCES TO BE SELECTED BY OWNER, FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
 - SEE REFLECTED CEILING PLANS FOR ANY DROPS AT CEILING TRANSITIONS WITH MECHANICAL ENGINEER. SEE OWNER FOR LIGHTING FIXTURE TYPE AND LOCATION, TYPICAL.
 - PROVIDE FLOOR DRAIN AT BATHROOMS, TOILET ROOMS, LAUNDRY AND FURNACE/ WATER HEATER ROOMS, ETC. - TYPICAL (SEE PLUMBING DRAWINGS). COORDINATE LOCATION OF DRAINS WITH STRUCTURAL ENGINEER.
 - DOORS AND WINDOWS MARKED WITH A "*" SYMBOL ARE TO BE TYPICAL.

INTERIOR FINISH SCHEDULE	
FLOOR	
F1	EVP
F2	PORCELAIN TILE
F3	CONCRETE, SEALED
BASE	
B1	WOOD BASE (1X5 MDF) - PAINT TO MATCH WALL
B2	4" RUBBER BASE
B3	NO BASE
B4	TILE W/ SCHLUTER STRIP
WALL	
W1	GYPSUM BOARD, PAINT: SW 7757 HIGH REFLECTIVE WHITE, SHERWIN WILLIAMS
CEILING	
- SEE REFLECTED CEILING PLANS	
C1	GYPSUM BOARD, PAINT: SW 7757 HIGH REFLECTIVE WHITE, SHERWIN WILLIAMS (GENERAL)
C2	WOOD: ON SUSPENDED GRID SYSTEM EQ. TO ARMSTRONG LINEAR, CLEAR FINISH, RED CEDAR, SMOOTH 1X5 PLANK, CONTINUOUS LENGTH, TIGHT, CLEAR FINISH
C3	EXPOSED TO STRUCTURE
CABINETS	
CA1	LAMINATE
COUNTERTOP and PANELS	
M1	QUARTZ
1. PROVIDE AWW CUSTOM GRADE CABINETS AND CASEWORK. PROJECT REGISTRATION AND CERTIFICATION NOT REQUIRED.	
2. CABINET PULLS AND MISCELLANEOUS HARDWARE EQUAL TO HOME DEPOT BRUSHED CHROME, U.O.N. SEE ARCHITECT.	
3. LIGHT KNOCK-DOWN GYP. BOARD TEXTURE, WALLS AND CEILINGS, TYPICAL.	

- FINISH NOTES:
- SEE FINISH PLANS/SCHEDULES/SPECIFICATIONS FOR ALL MATERIALS, COLORS, ACCENT WALLS, PATTERNS, ETC. SUBMIT ALL SELECTIONS TO ARCHITECT FOR APPROVAL.
 - SEE PLANS FOR ACCENT WALLS - VERIFY COLORS WITH ARCHITECT. ALL ACCENT WALLS TO RETURN TO AN INSIDE CORNER (SEE BELOW), TYPICAL.
 - WALL MATERIAL LISTED ON FINISH SCHEDULE ABOVE DOES NOT LIST THE FINISH SYSTEM—ONLY THE EXTERIOR LAYER (FOR COMPLETE SYSTEM & RATING, SEE CONSTRUCTION, SEE WALL TYPES, SECTIONS AND STRUCTURAL DWGS).
 - USE WATER-RESISTANT GYPSUM BOARD AND EPOXY PAINT AT ALL WEIR POINT LOCATIONS (I.E., RESTROOM, KITCHEN, LAUNDRY, DRINKING FOUNTAIN, ETC.).
 - WINDOW COVERINGS - 2" FAUX WOOD BLINDS, WHITE. COORDINATE WITH ARCHITECT.
 - PROVIDE TRANSITION STRIPS AT FLOORING MATERIAL TRANSITIONS, EQUAL TO SCHLUTER STAINLESS STEEL.
 - PROVIDE ADA COMPLIANT SIGNAGE, OTHER INTERIOR AND EXTERIOR SIGNAGE AND GRAPHICS BY OWNER. VERIFY INTENT.
 - RESTROOM PARTITIONS AND ACCESSORIES TO BE STAINLESS STEEL, BRUSHED.
 - PAINT EXPOSED STEEL STRUCTURE AND COMPONENTS, POWDER-COAT AT EXTERIOR LOCATIONS, U.O.N.
 - FURNISHINGS AND EQUIPMENT TO BE PROVIDED BY OWNER, U.O.N. COORDINATE WITH ARCHITECT.
 - 4" BACKSPLASH TO MATCH COUNTERTOP, TYP. U.O.N.
 - FINISHES / COLORS TO TERMINATE AT INSIDE CORNERS. SEE BELOW.



REVISIONS

DRAWN BY
BH / JLH

HARRIS ARCHITECTURE
920 EAST 800 NORTH, #201, CREST UT 84097 801-377-6303 WWW.HARRIS-ARCHITECTURE.COM

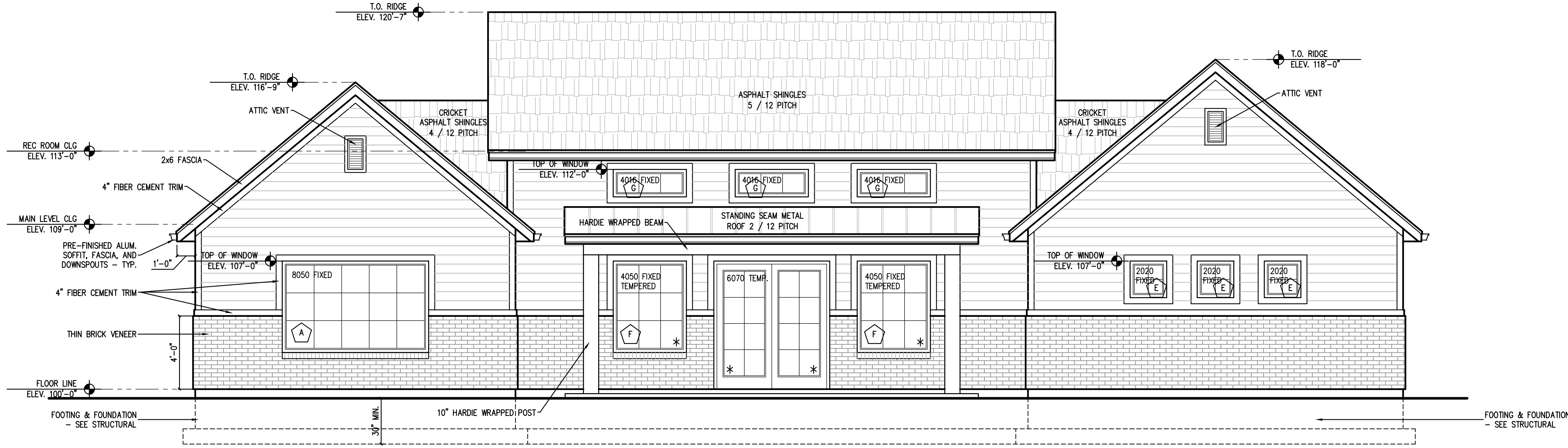
A NEW CLUBHOUSE FOR KEYSTONE HOMES
HIATT CREEK - CLUBHOUSE
MAIN FLOOR PLAN

8.28.2025
PAYSON, UT

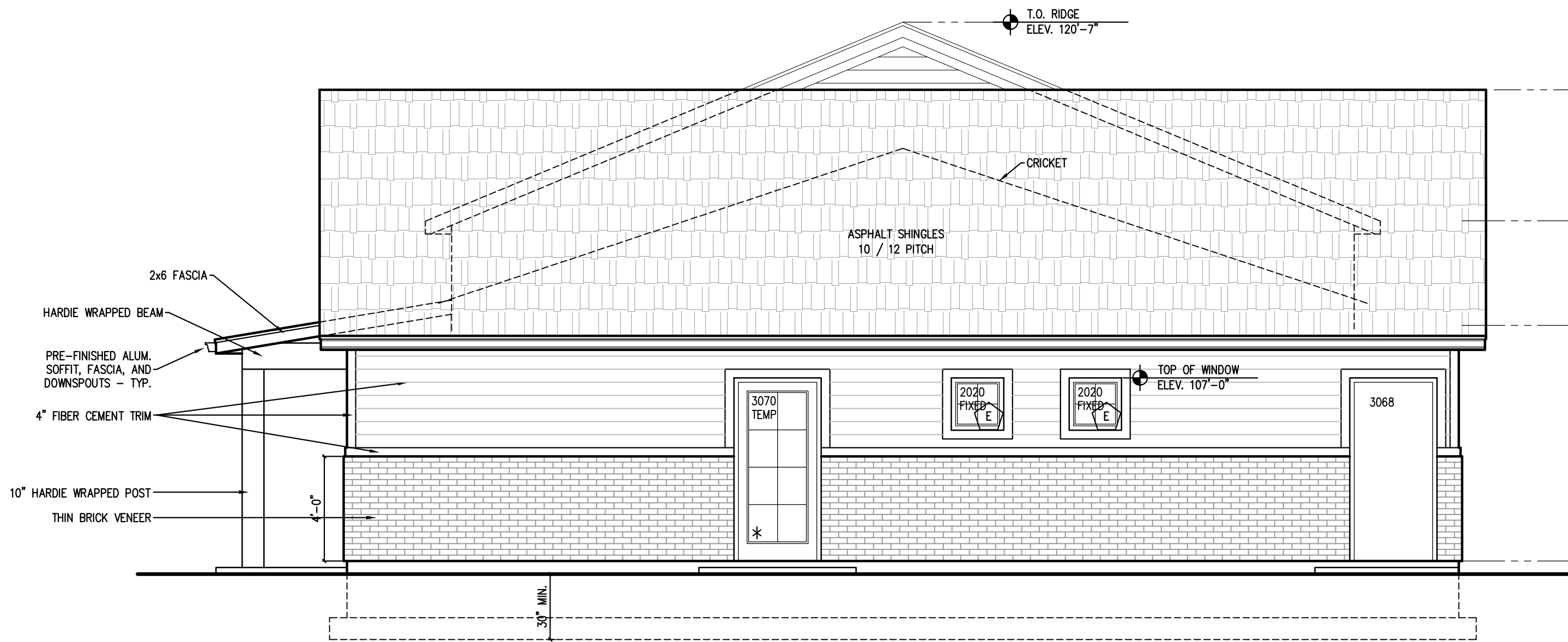
A1.1

THESE DRAWINGS OR ANY PARTS THEREOF, AS INSTRUMENTS OF SERVICE, REMAIN THE PROPERTY OF THE ARCHITECTS AND MAY NOT BE REPRODUCED OR USED ON OTHER WORK WITHOUT THEIR WRITTEN CONSENT.

PLOT DATE: 10/9/2025 Q:\ACAD\Files\Keystone Homes\Clubhouses\Hatt Creek Clubhouse - Payson\H2 CLUB_A2.dwg



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



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

GENERAL NOTES

1. PROVIDE/MAINTAIN 30" MINIMUM FROST DEPTH CLEARANCE FROM TOP OF GRADE TO BOTTOM OF FOOTING - SEE STRUCTURAL FOR EXACT HEIGHTS OF FOUNDATION WALLS.
2. GENERAL CONTRACTOR TO COORDINATE ALL FOOTING HEIGHTS AND FOOTING STEPS WITH CIVIL AND STRUCTURAL AND WITH FINAL GRADES ON SITE.
3. GENERAL CONTRACTOR AND FRAMING SUB-CONTRACTOR TO ADJUST FLOOR AND ROOF FRAMING MEMBERS TO ALLOW FOR PLUMBING FIXTURE TRAPS, ROOF HATCHES, ETC....
4. SOILS ENGINEER TO PROVIDE INSPECTION OF THE SITE ONCE EXCAVATION HAS TAKEN PLACE TO DETERMINE IF ANY PERIMETER DRAINAGE SYSTEM AND WATERPROOFING MEMBRANE IS REQUIRED.
5. ALL SUB-CONTRACTORS TO VERIFY EXACT FLOOR TO FLOOR HEIGHTS AND FINISH FINISHING HEIGHTS WITH OWNER PRIOR TO CONSTRUCTION AND INSTALLATION.
6. FOR SOUND INSULATION AT INTERIOR WALLS SEE FLOOR PLANS AND WALL TYPE SHEET A3.7. VERIFY WITH OWNER.
7. SEE ROOF PLAN FOR ALL DIMENSIONS OF THE CANOPIES.
8. VERIFY ALL SIGN DESIGNS AND LOCATIONS WITH LOCAL CITY SIGN ORDINANCES AND STANDARDS (SIGNS PROVIDED AND INSTALLED BY OWNER - TYPICAL).
9. STEEL FABRICATOR TO PROVIDE WOOD BLOCKING ATTACHED TO STEEL BEAMS WHEN NECESSARY - COORDINATE WITH FRAMING PLANS AND SECTIONS.
10. COORDINATE BETWEEN TRUSS MFR AND STEEL FABRICATOR TO VERIFY THE TOP OF STEEL ELEVATIONS AS THEY RELATE TO TRUSS BEARING.
11. SHEETROCK AT UNFINISHED SPACES TO BE INSTALLED AT TIME OF TENANT FINISH.
12. FINISH FLOORING NOT SHOWN ON CROSS SECTIONS - REFER TO FLOOR PLAN AND FINISH SCHEDULE FOR LOCATIONS.
13. RAILINGS AND OTHER FINISHED SHOWN ARE REPRESENTATIVE AND MAY NOT ACCURATELY REFLECT PRODUCTS SELECTED FOR PROJECT. VERIFY FINAL SELECTION(S) BEFORE INSTALLATION.
14. PAINT STEEL AT EXPOSED LOCATIONS (EXCEPT WHERE "NATURAL STEEL" IS NOTED). POWDER-COAT AT EXTERIOR LOCATIONS, U.O.M.

R = RATED GLASS
S = SPANDREL GLASS
* = TEMPERED GLASS

NOTE: FOR LOCATION OF TEMPERED OR RATED GLASS IN DOORS & WINDOWS, SEE EXTERIOR ELEVATIONS, DOOR SCHEDULE, AND DOOR/ WINDOW DETAILS.

SEE SHEETS A4.0-A4.1 FOR DOOR AND WINDOW TYPES

REVISIONS

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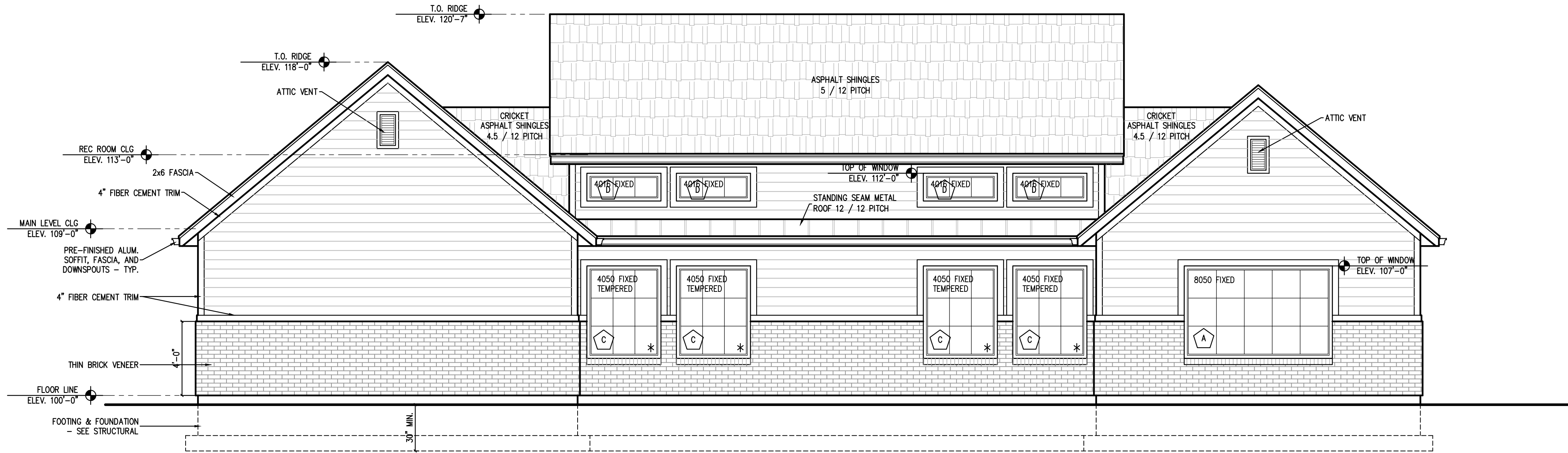
A NEW CLUBHOUSE FOR KEYSTONE HOMES
HIATT CREEK - CLUBHOUSE
FRONT & RIGHT SIDE ELEVATION

8.28.2025
PAYSON, UT

A2.0

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PLOT DATE: 10/9/2025 Q:\ACAD\Files\Keystone Homes\Clubhouses\Halt Creek Clubhouse - Payson\H2 CLUB_A2_DELEV.dwg



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



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

GENERAL NOTES

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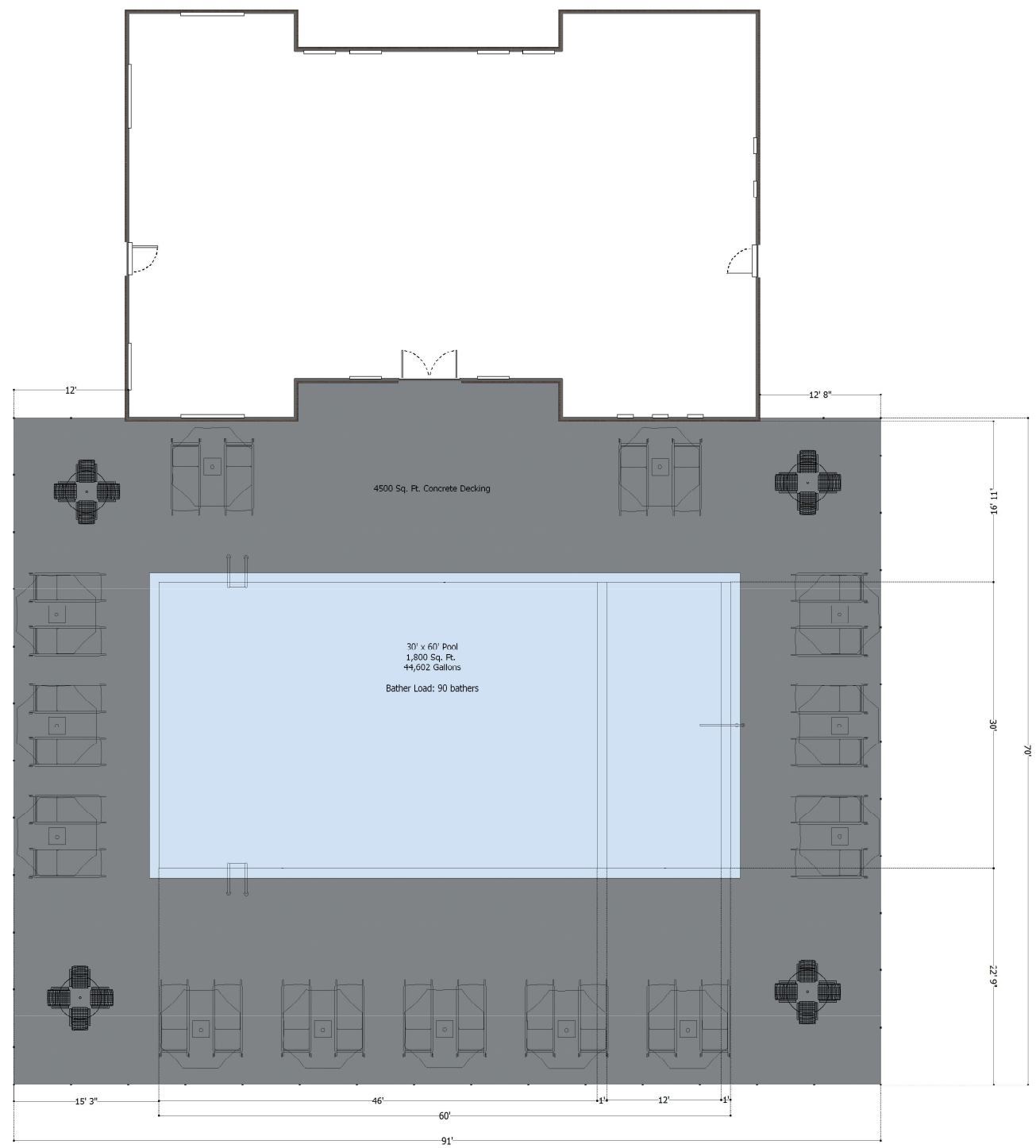
A NEW CLUBHOUSE FOR KEYSTONE HOMES
HIATT CREEK - CLUBHOUSE
REAR & LEFT SIDE ELEVATION

8.28.2025
PAYSON, UT

A2.1

EXHIBIT 2-D Part 2

(Pool Layout and Renderings)

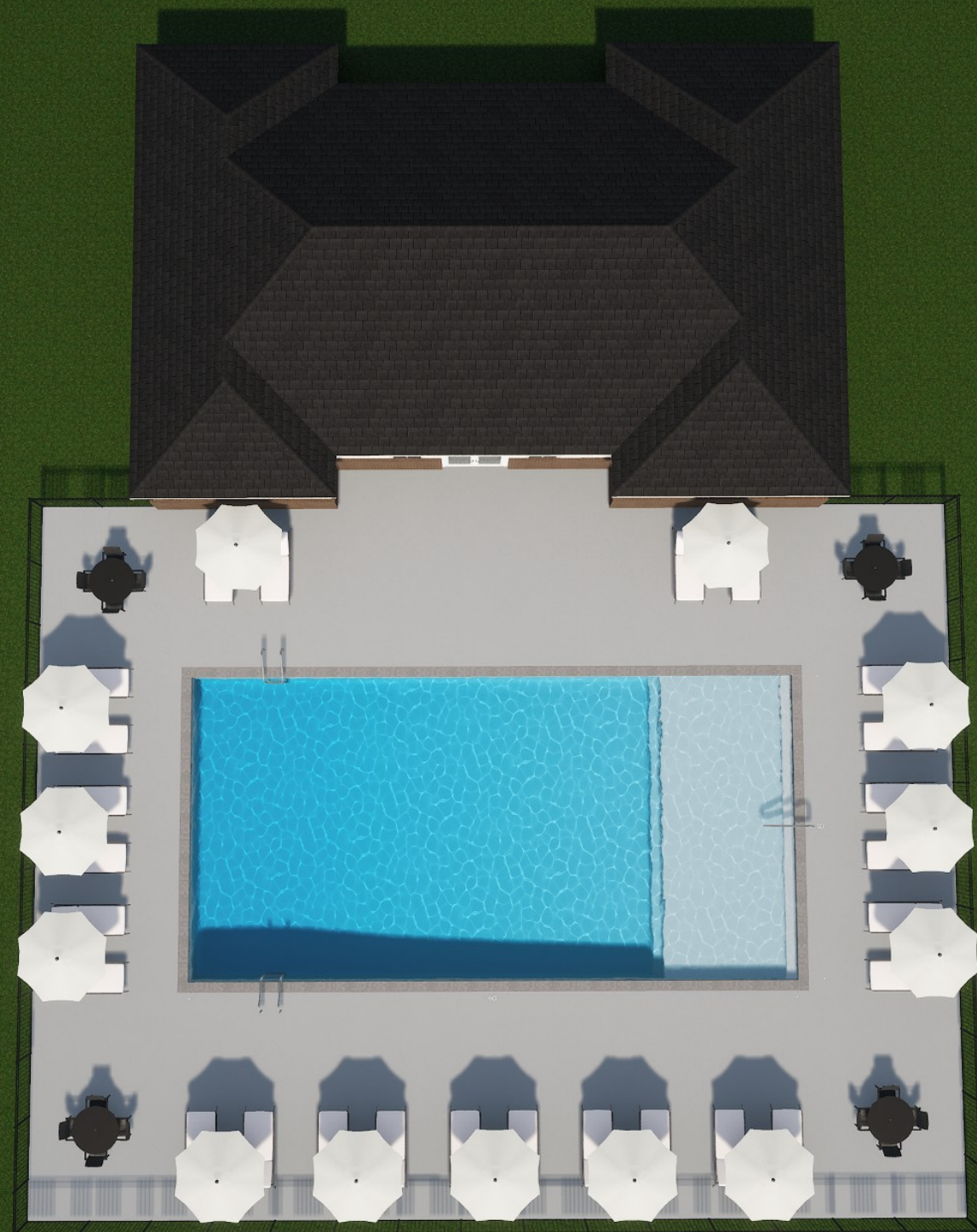


Hiatt Ranch Clubhouse Pool

artistic conception

VIP3D





artistic conception



artistic conception

VIP3D



artistic conception

VIP3D



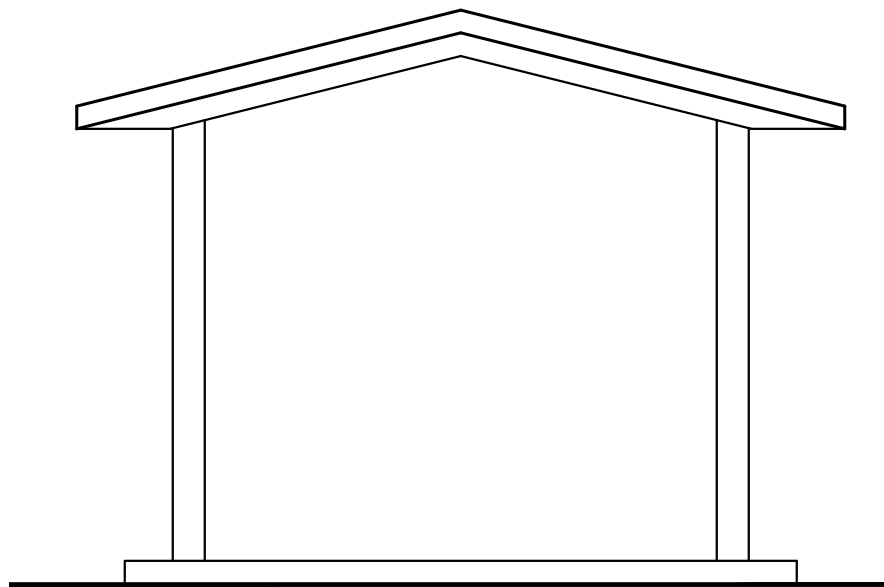
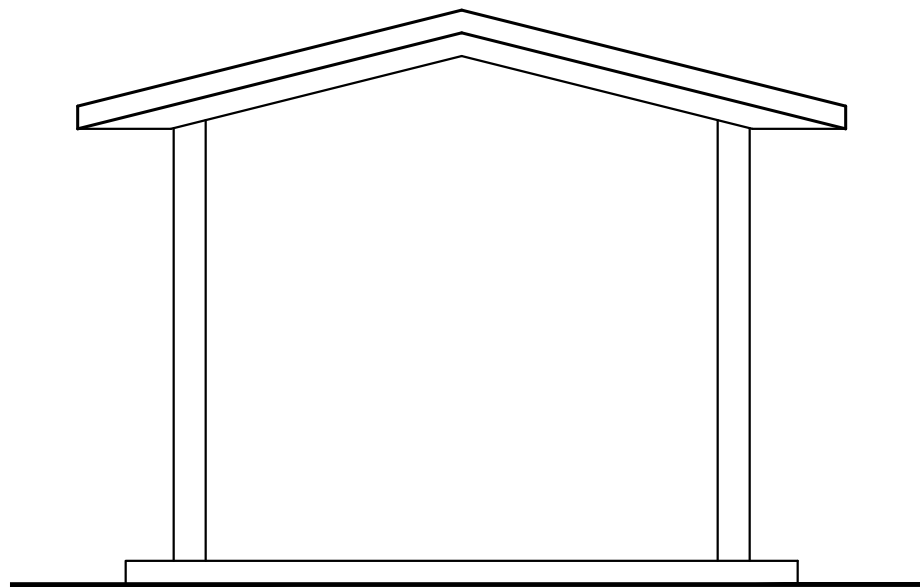
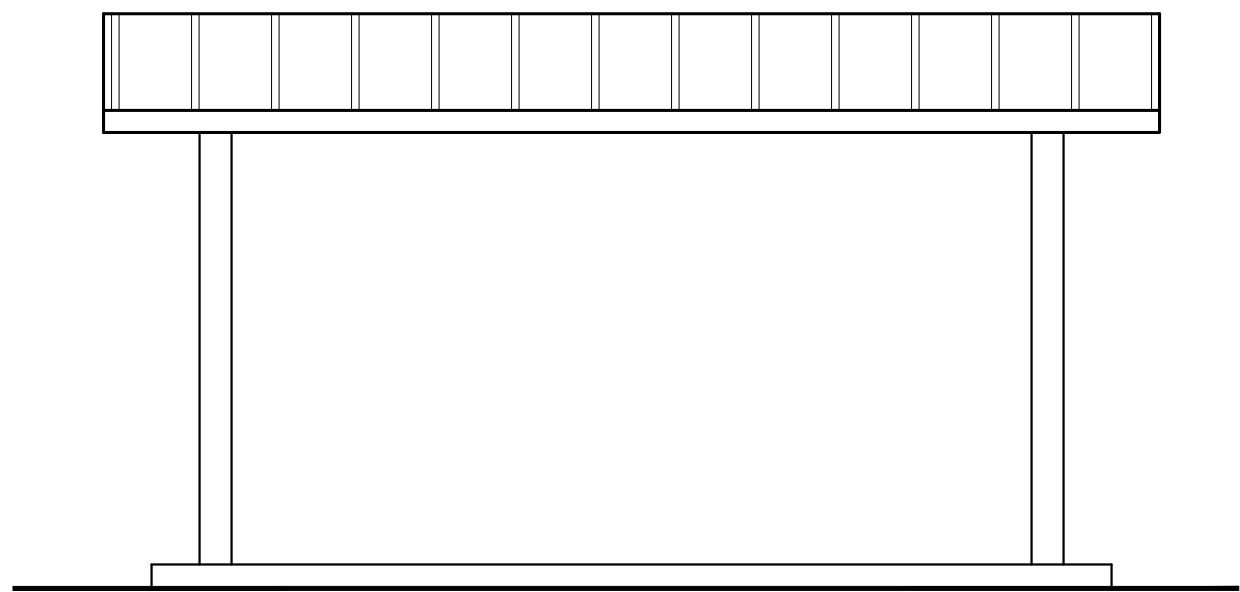
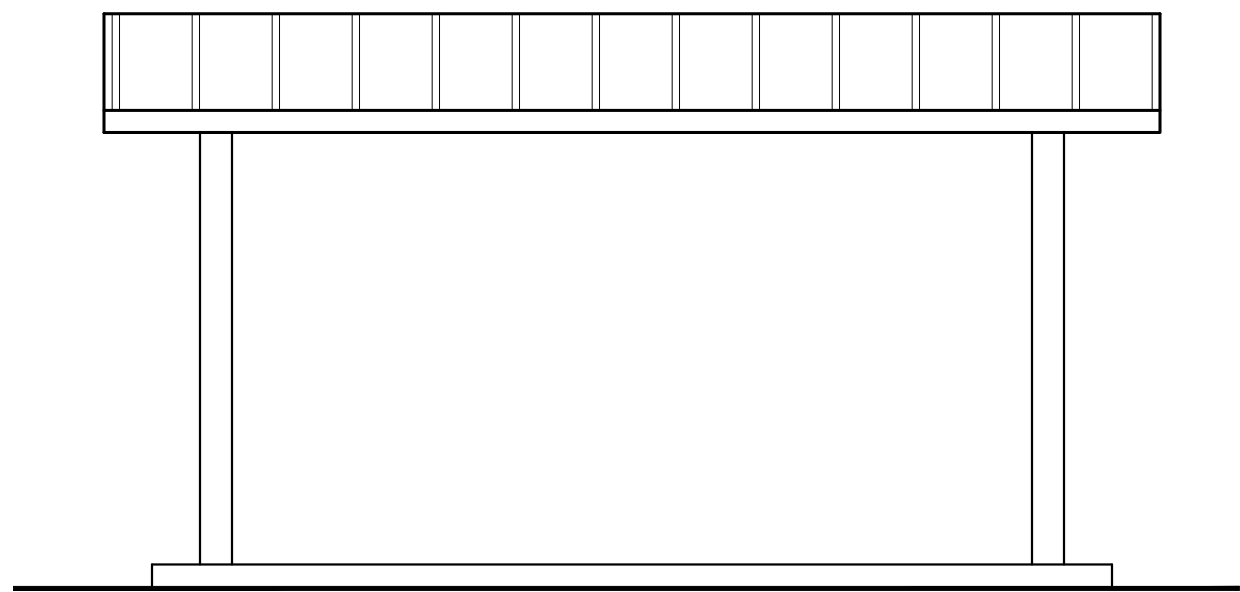


artistic conception

VIP3D

EXHIBIT 2-D Part 3

(Large Pavilion)



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PLAN NAME:

HIATT
CREEK
20' x 14'
PAVILION

SUBDIVISION:

HIATT
CREEK

DATE:

2026-03-27

JMD PROJECT NUMBER:

2023-1093

SET:

CONSTRUCTION DOCS.

SHEET NAME:

COVER SHEET

SHEET NUMBER:

C001

JEFF ADAMS DESIGN, LLC
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ABBREVIATIONS

A	AMPS	EL	ELEVATION	MAX	MAXIMUM	SD	SMOKE DETECTOR
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	MDF	MEDIUM DENSITY	SECT	SECTION
AFG	ABOVE FINISH GRADE	ELEV	ELEVATOR		FIBERBOARD	SG	SAFETY GLASS
AL	ALUMINUM	EQ	EQUAL	MECH	MECHANICAL	SGD	SLIDING GLASS DOOR
ALT	ALTERNATE	EQUIP	EQUIPMENT	MED	MEDIUM	SH	SHEET
ASPH	ASPHALT	EST	ESTIMATE	MFR	MANUFACTURER	SIM	SIMILAR
AVG	AVERAGE	EXH	EXHAUST	MIN	MINIMUM	SPECS	SPECIFICATIONS
AWG	AMERICAN WIRE GAGE	FA	FIRE ALARM	MISC	MISCELLANEOUS	SPKR	SPEAKER
BKR	CIRCUIT BREAKER	FC	FIBER CEMENT	MTL	METAL	SF	SQUARE FEET
BRG	BEARING	FD	FLOOR DRAIN	NTL	NOT IN CONTRACT	SI	SQUARE INCH
C	CEILING MOUNTED	FG	FIBERGLASS	NTS	NOT TO SCALE	STD	STANDARD
CIP	CAST IN PLACE	FDN	FOUNDATION	NO	NUMBER	STL	STEEL
CJ	CONTROL JOINT	FIN	FINISH	NOM	NOMINAL	SUSP	SUSPENDED
CAB	CABINET	FL	FLOOR	OC	ON-CENTER	SYS	SYSTEM
CKT	CIRCUIT BREAKER	FTG	FOOTING	CHD	OVERHEAD DOOR	T&G	TONQUE AND GROOVE
CLG	CEILING	GA	GAUGE	OPNG	OPENING	TEMP	TEMPERED GLASS
CLR	CLEAR	GAR	GARAGE	PL	PROPERTY LINE	TOB	TOP OF BEAM
CO	CARBON MONOXIDE	GFI	GROUND FAULT CIRCUIT	PL	PLATE	TOF	TOP OF FOOTING
COL	COLUMN		INTERRUPTER	PLY	PLYWOOD	TOW	TOP OF WALL
COMB	COMBINATION	GL	GLASS	PSF	POUNDS PER SQUARE	TV	TELEVISION
CONC	CONCRETE	GLB	GLU-LAM BEAM		FOOT	TYP	TYPICAL
CONST	CONSTRUCTION	GYP	GYPSUM	PSI	POUNDS PER SQUARE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	HB	HOSE BIBB		INCH		
CU	COPPER	HOZ	HORIZONTAL	PVC	POLYVINYL CHLORIDE	VB	VAPOR BARRIER
DW	DISHWASHER	IG	ISOLATED GROUND	PWR	POWER	VA	VOLT AMP
DBL	DOUBLE	INSUL	INSULATION	QTY	QUANTITY	VERT	VERTICAL
DEMO	DEMOLITION	INT	INTERIOR	R	RADIUS	WC	WATER CLOSET
DIA	DIAMETER	J-BOX	JUNCTION BOX	RO	ROUGH OPENING	WP	WEATHERPROOF
DIM	DIMENSION	JCT	JUNCTION	REF	REFRIGERATOR	WT	WEIGHT
DN	DOWN	LED	LIGHT EMITTING DIODE	REF	REFERENCE	W/	WITH
DR	DOOR	LF	LINEAR FEET	REINF	REINFORCED	W/O	WITHOUT
EF	EXHAUST FAN	LAT	LATERAL	REQ'D	REQUIRED	WH	WATER HEATER
EW	EACH WAY	LT	LIGHT	REV	REVISION	WIC	WALK-IN-CLOSET
EA	EACH	LTG	LIGHTING	RM	ROOM		

GENERAL PLUMBING, GAS & HVAC NOTES:

- ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE IRC.
- ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE.
- PROVIDE EXPANSION TANK ON THE CULINARY WATER SYSTEM.
- WATER HEATER TO BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLUANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE IRC & IFGC.
- PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE.
- HOT WATER SUPPLIED TO BATHTUBS AND WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBO TUB/SHOWER VALVE.
- EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PUBLIC GARAGES, PRIVATE GARAGES, AND PARKING GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE DIRECTLY WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE PRIVATE GARAGE.
- APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MIN. CLEARANCE TO 6 FEET ABOVE THE FLOOR, EXCEPT WHERE THE APPLIANCE IS PROTECTED FROM MOTOR VEHICLE IMPACT.

GENERAL ELECTRICAL NOTES:

- CONCRETE ENCASED ELECTRODE REQUIRED AS PER IRC.
- ALL RECEPTACLES TO BE TAMPER RESISTANT.
- RECEPTACLES IN BATHROOM, KITCHEN, GARAGE, OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPT SYSTEM (GFI).
- SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM THE CEILING. SMOKE DETECTORS ARE REQUIRED PER IRC. INCLUDING EACH SLEEPING AREA AND OUTSIDE EACH SLEEPING AREA. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE IRC.
- ARC FAULT CIRCUIT INTERRUPTER PROTECTION NOT REQUIRED PER UTAH AMENDED CODE.
- ALL LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED PER THE IRC.
- VENT DRYER WITH 4" METAL DUCTING AND TERMINATE WITH METAL TERMINATION CAP. DRYER VENT LENGTH MUST MEET REQUIREMENTS OF IRC.
- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- BATH VENTS SHALL VENT TO THE OUTSIDE.

SOIL CONDITION NOTES:

- CONTRACTOR SHALL REFER TO SOILS REPORT PRIOR TO EXCAVATION. COORDINATE ANY FOUNDATION DRAINS, SOIL BEARING PRESSURE, OR OTHER REQUIREMENTS WITH THE APPROPRIATE PROFESSIONAL.
- GUTTERS SHALL EXTEND AND DISCHARGE BEYOND THE AREA OF BACK FILL.
- ALL ORGANICS, TOPSOIL, EXISTING FILL AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM PROPOSED BUILDING AREAS. UNDOCUMENTED FILL LEFT BELOW PAVEMENT AND FLATWORK AREAS COULD LEAD TO ADVERSE LONG TERM SETTLEMENT.

GENERAL PLAN ELEVATION NOTES:

- DO NOT SCALE ELEVATION DRAWINGS.
- ALL RAILS MUST BE 36" HIGH AND SHALL NOT ALLOW A 4" SPHERE TO PASS BETWEEN BALUSTERS.
- STAGGER VERTICAL JOINTS OF PLANK.
- CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER IRC.
- ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
- GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.
- MASONRY TO NOT TERMINATE ON OUTSIDE CORNER, UNLESS APPROVED BY CONTRACTOR/OWNER.
- PROVIDE 24" O.C. BLOCKING FOR VERTICAL SIDING PER IRC.

GENERAL ROOF NOTES:

- ROOF COVERINGS SHALL BE INSTALLED ACCORDING TO THE IRC. SEE IRC FOR APPROPRIATE UNDERLAYMENT APPLICATION AND ATTACHMENT BASED ON ROOF COVERING MATERIAL, ROOF SLOPE, WIND SPEED, ETC. PROVIDE ICE SHIELD EXTENDING FROM THE EAVES TO A POINT AT LEAST 24 OR 36 INCHES (DEPENDING ON SLOPE) INSIDE THE EXTERIOR WALL LINE.
- ROOF VALLEYS SHALL BE INSTALLED PER LINING REQUIREMENTS OF IRC.
- BASE FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE CONTINUOUS OR STEP FLASHING AND SHALL NOT BE LESS THAN 4" IN HEIGHT OR WIDTH AND SHALL DIRECT WATER AWAY FROM THE VERTICAL SIDEWALL ONTO THE ROOF OR GUTTER. SEE IRC FOR CONDITIONS SPECIFIC TO THE VERTICAL WALL BUILDING MATERIAL.
- FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THRU THE ROOF PLANE.
- CRICKETS AND SADDLES SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE. CRICKET AND SADDLE COVERINGS SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. SEE IRC FOR SKYLIGHT EXCEPTIONS.
- ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1/300 IF NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS PER IRC. PROVIDE INSULATION BAFFLES IN ATTIC AT PERIMETER.
- PROVIDE A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONCURRENCEAND APPROVAL OF REGISTERED DESIGN PROFESSIONAL.

GENERAL PLAN NOTES:

- CONTRACTOR/OWNER IS TO VERIFY ALL PLAN INFORMATION IS CORRECT PRIOR TO STARTING CONSTRUCTION.
- ALL EXTERIOR WOOD FRAMED WALLS OF THE LIVING SPACE (INSULATED) ARE TO BE 2x4 UNLESS NOTED OTHERWISE. EXTERIOR GARAGE WALLS TO BE 2x4. INTERIOR FRAMED WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.
- NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WORK SHALL BE IN STRICT ACCORDINANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL LOCAL AND STATE ORDINANCES.
- COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY GENERAL CONTRACTOR.
- GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS, DEVICES, FIXTURES AND EQUIPMENT SHALL BE FOLLOWED.
- CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE TO SPECIFY AND COORDINATE THE FOLLOWING ITEMS PRIOR TO START OF CONSTRUCTION:
 - SPECIFY ALL MATERIAL COLORS AND FINISHES.
 - COORDINATE SIZES OF ALL APPLIANCES AND EQUIPMENT TO ENSURE PROPER PLACEMENT AND FIT IN CABINETRY AND FRAMING.
 - SPECIFY APPROVED MANUFACTURERS.
 - COORDINATE AND SPECIFY TYPES OF WALL COVERINGS, PAINT, FLOORING, TRIM STYLES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, HARDWARE, CABINETS, COUNTERTOPS, DOORS, WINDOWS, ETC.
- TOILET, BATH AND SHOWER FIXTURES SHALL BE SPACED IN ACCORDANCE WITH IRC.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE REQUIREMENTS OF IRC AND CONTRACTOR SHALL VERIFY ALL EGRESS WINDOWS MEET THESE REQUIREMENTS PRIOR TO ORDERING.
- ALL WINDOW WELLS TO PROVIDE MINIMUM NET CLEAR OPENING OF 9 SQ FT WITH A MINIMUM DIMENSION OF 36 INCHES. PROVIDE PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44 INCHES DEEP.
- LANDINGS AT EXTERIOR DOORS SHALL MEET THE REQUIREMENTS OF IRC. LANDING IS NOT REQUIRED AT STEPS FROM GARAGE TO HOUSE.
- ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD. GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.
- STAIRS SHALL MEET THE REQUIREMENTS OF IRC AND LAYOUT SHALL BE VERIFIED THAT IT MEETS CODE BY CONTRACTOR AND FRAMING SUB CONTRACTOR PRIOR TO BUILDING OF STAIRS.
- COORDINATE WITH CONTRACTOR/OWNER FOR ANY PLANS SHOWN WITH OPTIONS.
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS. CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT OF HUMAN IMPACT.
- PROVIDE NOT LESS THAN ½ INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON THE CEILING.
- SEE RESCHECK SUBMITTAL FOR INSULATION VALUES AND IECC COMPLIANCE. FINAL RESCHECK CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
- DOORS FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MIN FIRE RATED AND MUST BE SELF-CLOSING.
- ALL TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
- FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' HORIZONTALLY AND VERTICALLY AT FLOOR AND CEILING LINES, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
- PROVIDE FLASHING OVER ALL EXPOSED WOOD CONNECTIONS (RIM JOIST CONNECTION TO STRUCTURE, DECK JOIST TO RIM JOIST, AND DECK JOIST TO DECK BEAMS) AND AT ANY WOOD PROJECTIONS FROM THE HOME PER IRC.

CODE ANALYSIS:

BUILDING:	2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND STATE/LOCAL AMENDMENTS
MECHANICAL:	2018 INTERNATIONAL BUILDING CODE (IBC) IF REQ.
ELECTRICAL:	2018 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING:	2017 NATIONAL ELECTRICAL CODE (NEC)
ENERGY:	2018 INTERNATIONAL PLUMBING CODE (IPC)
	2018 INTERNATIONAL CONSERVATION CODE (IECC) AND UTAH AMENDMENTS
FIRE:	2018 INTERNATIONAL FIRE CODE (IFC)
	2018 INTERNATIONAL FUEL GAS CODE (IFGC)

INSULATION REQUIREMENTS:

PER RESCHECK:	
EXTERIOR WALLS:	R-15 (2x4), R-19 (2x6)
ROOF/ATTIC:	R-38
CANTILEVERS:	R-30
UNFINISHED BASEMENT WALLS:	R-11 (CONTINUOUS)
FINISHED BASEMENT WALLS:	R-13 (CAVITY)
WALKOUT CONC. SLAB:	R-10 (CONTINUOUS) UNDER SLAB 24" MIN.
WINDOWS:	U-0.35 MAX.; LOW-E

SEE SUBMITTED RESCHECK FOR ADDITIONAL INFORMATION.

PROJECT DATA:

PAVILION AREA: 280 SF

SHEET INDEX:

C101:	COVER SHEET
G001:	GENERAL NOTES
A101:	MAIN FLOOR PLAN
A102:	UPPER FLOOR PLAN
A103:	BASEMENT FLOOR PLAN
A201:	ELEVATIONS
A202:	ELEVATIONS
A201:	GENERAL NOTES & DETAILS
E101:	MAIN FLOOR ELECTRICAL PLAN
E102:	UPPER FLOOR ELECTRICAL PLAN
E103:	BASEMENT ELECTRICAL PLAN
S101:	FOOTING AND FOUNDATION PLAN
S102:	MAIN FLOOR FRAMING PLAN
S103:	UPPER FLOOR FRAMING PLAN
S104:	ROOF FRAMING PLAN
S501:	STRUCTURAL DETAILS

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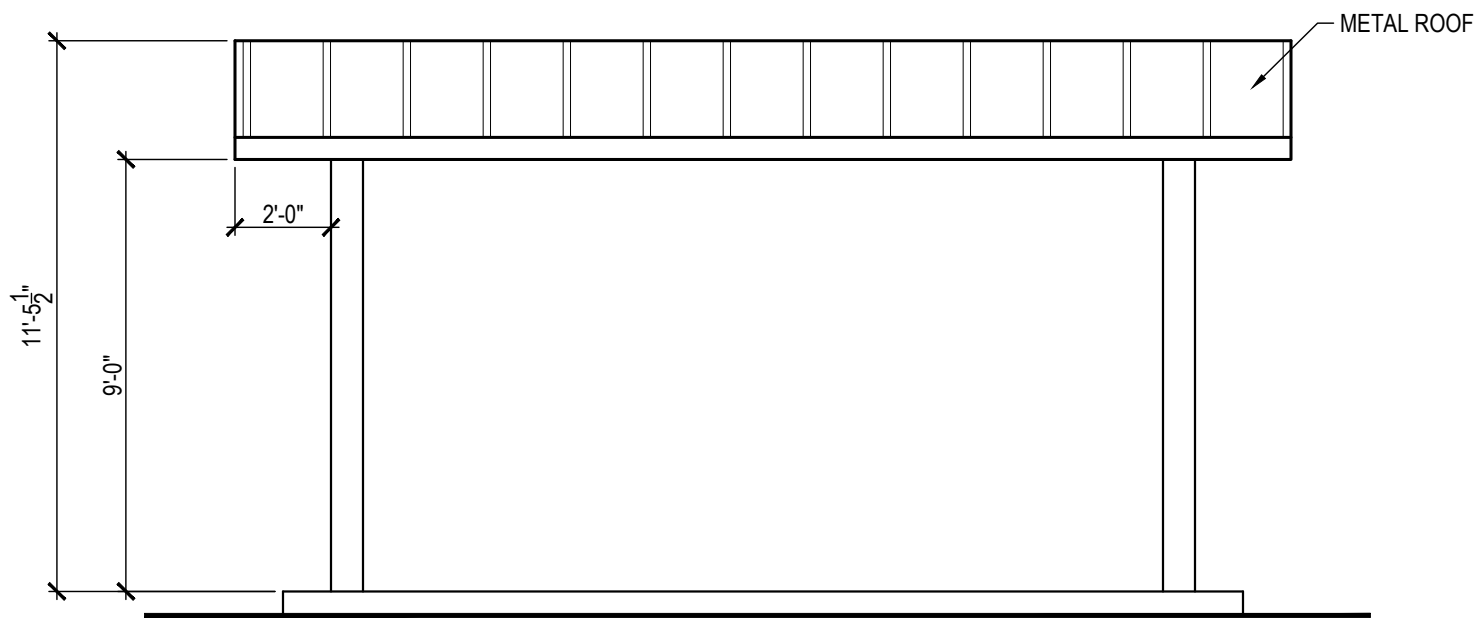
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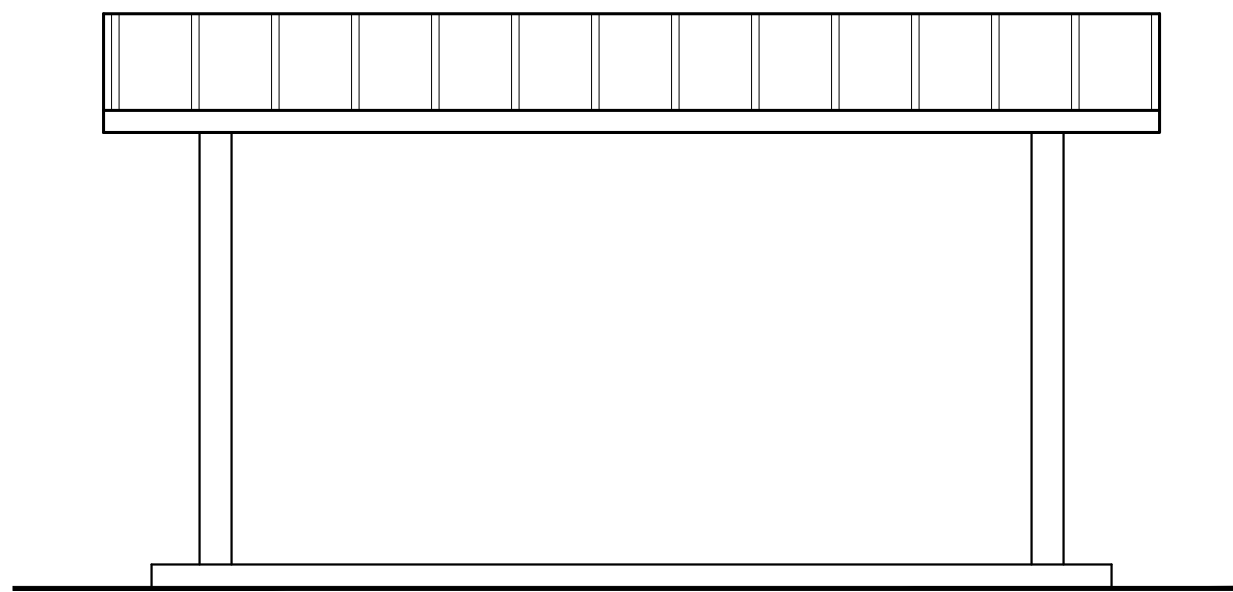
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NOTES

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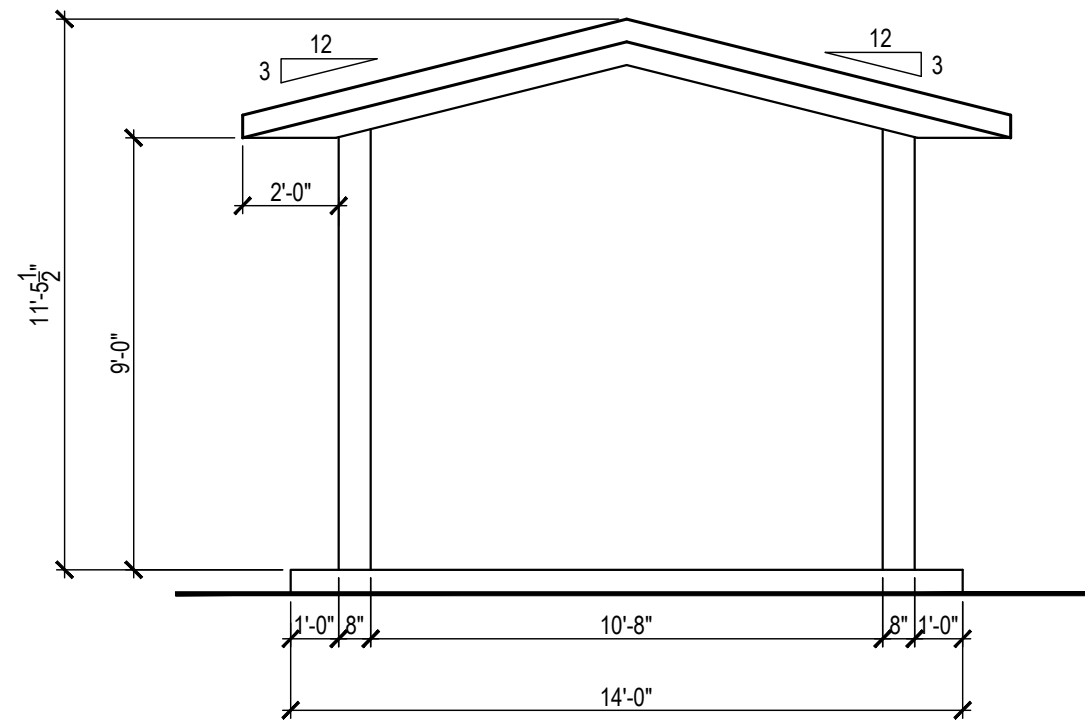
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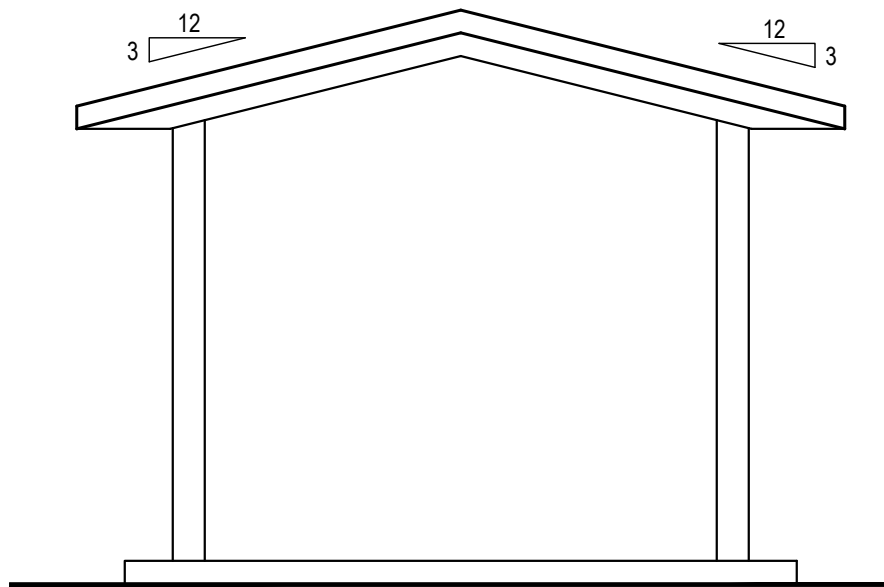
1 FRONT ELEVATION
1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



4 REAR ELEVATION
1/8" = 1'-0" (ARCH B)
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2 RIGHT ELEVATION
1/8" = 1'-0" (ARCH B)
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3 LEFT ELEVATION
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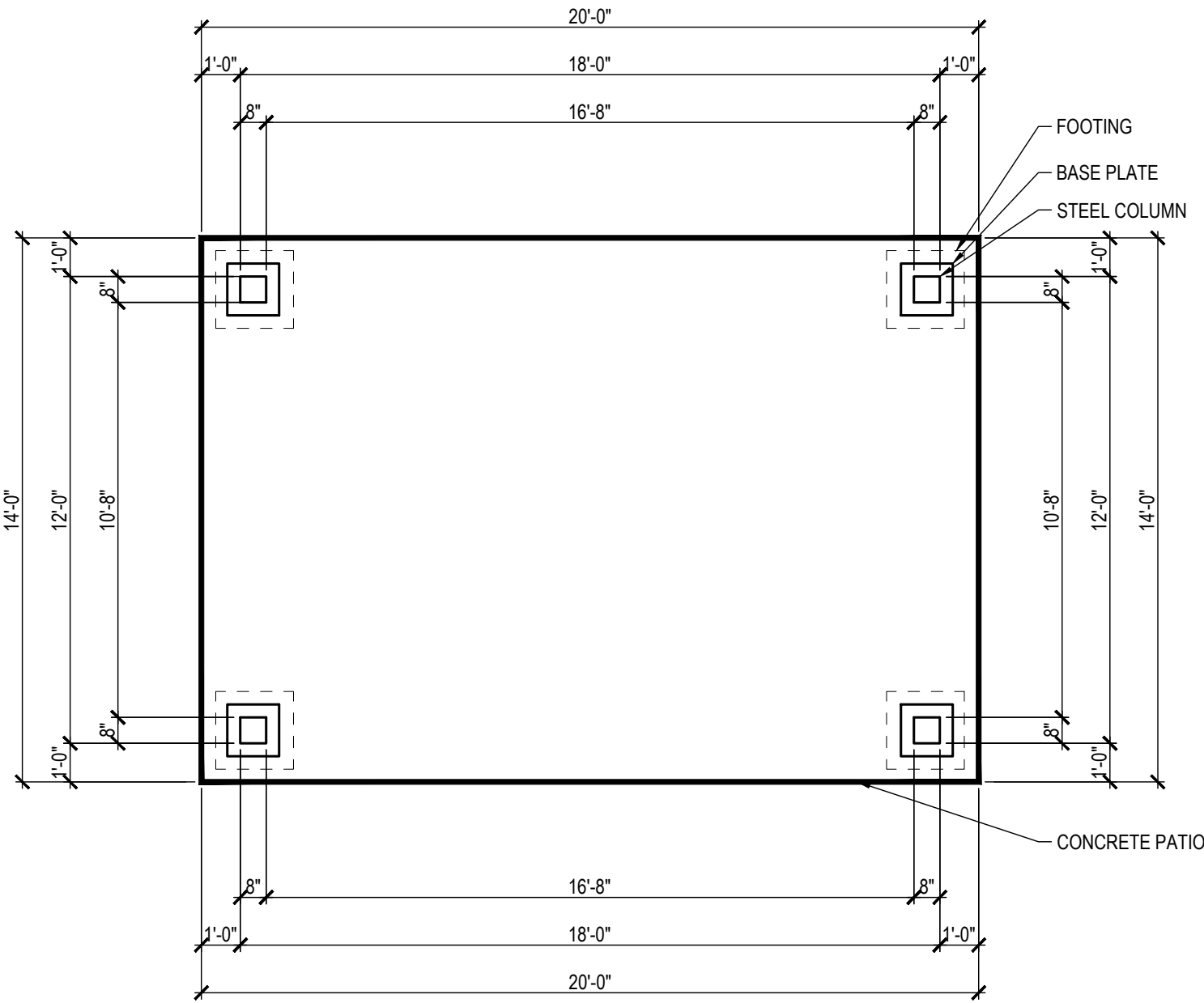
CONSTRUCTION DOCS.

SHEET NAME:

ELEVATIONS

SHEET NUMBER:

A201



1 FOOTING & FOUNDATION PLAN

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



2 ROOF LAYOUT

1/8" = 1'-0" (ARCH B)
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3. THE CONTRACTOR IS TO ENSURE THAT ALL NATIONAL, STATE, AND LOCAL CODES AND ORDINANCES ARE FOLLOWED IN THE CONSTRUCTION OF THE PROJECT.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
THESE ITEMS ARE IN PLACE TO PROVIDE A CLEAR UNDERSTANDING OF CONTRACTOR AND OWNER RESPONSIBILITY AND TO HOLD THE DESIGNER AND/OR DRAFTER HARMLESS OF ANY FINANCIAL OR LEGAL LIABILITY RESULTING FROM ERRORS IN THESE DRAWINGS.
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PLAN NAME:
HIATT
CREEK
20' x 14'
PAVILION

SUBDIVISION:
HIATT
CREEK

DATE:
2026-03-27

PROJECT NUMBER:
2023-1093

SET:
CONSTRUCTION DOCS.

SHEET NAME:
FOOTING &
FOUNDATION

SHEET NUMBER:

S101

EXHIBIT 2-D Part 4

(Small Pavilions)

ABBREVIATIONS

A	AMPS	EL	ELEVATION	MAX	MAXIMUM	SD	SMOKE DETECTOR
AFF	ABOVE FINISH FLOOR	ELEC	ELECTRICAL	MDF	MEDIUM DENSITY	SECT	SECTION
AFG	ABOVE FINISH GRADE	ELEV	ELEVATOR		FIBERBOARD	SG	SAFETY GLASS
AL	ALUMINUM	EQ	EQUAL	MECH	MECHANICAL	SGD	SLIDING GLASS DOOR
ALT	ALTERNATE	EQUIP	EQUIPMENT	MED	MEDIUM	SH	SHEET
ASPH	ASPHALT	EST	ESTIMATE	MFR	MANUFACTURER	SIM	SIMILAR
AVG	AVERAGE	EXH	EXHAUST	MIN	MINIMUM	SPECS	SPECIFICATIONS
AWG	AMERICAN WIRE GAGE	FA	FIRE ALARM	MISC	MISCELLANEOUS	SPKR	SPEAKER
BKR	CIRCUIT BREAKER	FC	FIBER CEMENT	MTL	METAL	SF	SQUARE FEET
BRG	BEARING	FD	FLOOR DRAIN	NTL	NOT IN CONTRACT	SI	SQUARE INCH
C	CEILING MOUNTED	FG	FIBERGLASS	NTS	NOT TO SCALE	STD	STANDARD
CIP	CAST IN PLACE	FDN	FOUNDATION	NO	NUMBER	STL	STEEL
CJ	CONTROL JOINT	FIN	FINISH	NOM	NOMINAL	SUSP	SUSPENDED
CAB	CABINET	FL	FLOOR	OC	ON-CENTER	SYS	SYSTEM
CKT	CIRCUIT BREAKER	FTG	FOOTING	OH	OVERHEAD DOOR	T&G	TONQUE AND GROOVE
CLG	CEILING	GA	GAUGE	OPNG	OPENING	TEMP	TEMPERED GLASS
CLR	CLEAR	GAR	GARAGE	PL	PROPERTY LINE	TOB	TOP OF BEAM
CO	CARBON MONOXIDE	GFI	GROUND FAULT CIRCUIT	PL	PLATE	TOF	TOP OF FOOTING
COL	COLUMN		INTERRUPTER	PLY	PLYWOOD	TOW	TOP OF WALL
COMB	COMBINATION	GL	GLASS	PSF	POUNDS PER SQUARE	TV	TELEVISION
CONC	CONCRETE	GLB	GLU-LAM BEAM		FOOT	TYP	TYPICAL
CONST	CONSTRUCTION	GYP	GYPSUM	PSI	POUNDS PER SQUARE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	HB	HOSE BIBB	PVC	POLYVINYL CHLORIDE	VB	VAPOR BARRIER
CU	COPPER	HOZ	HORIZONTAL	PWR	POWER	VA	VOLT AMP
DW	DISHWASHER	IG	ISOLATED GROUND	QTY	QUANTITY	VERT	VERTICAL
DBL	DOUBLE	INSUL	INSULATION	R	RADIUS	WC	WATER CLOSET
DEMO	DEMOLITION	INT	INTERIOR	RO	ROUGH OPENING	WP	WEATHERPROOF
DIA	DIAMETER	J-BOX	JUNCTION BOX	REF	REFRIGERATOR	WT	WEIGHT
DIM	DIMENSION	JCT	JUNCTION	REF	REFERENCE	W/	WITH
DN	DOWN	LED	LIGHT EMITTING DIODE	REF	REFERENCE	W/O	WITHOUT
DR	DOOR	LF	LINEAR FEET	REINF	REINFORCED	WH	WATER HEATER
EF	EXHAUST FAN	LAT	LATERAL	REQ'D	REQUIRED	WIC	WALK-IN-CLOSET
EW	EACH WAY	LT	LIGHT	REV	REVISION		
EA	EACH	LTG	LIGHTING	RM	ROOM		

GENERAL PLUMBING, GAS & HVAC NOTES:

- ALL PLUMBING INSTALLATIONS SHALL COMPLY WITH THE IRC.
- ALL PLUMBING VENTS THROUGH THE ROOF TO BE MINIMUM 3" PIPE.
- PROVIDE EXPANSION TANK ON THE CULINARY WATER SYSTEM.
- WATER HEATER TO BE ANCHORED OR STRAPPED IN THE UPPER THIRD AND LOWER ONE-THIRD OF THE APPLUANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE IRC & IFGC.
- PROVIDE COMBUSTION AIR FOR ALL FUEL-BURNING APPLIANCES AT A MINIMUM RATE OF 1 SQ INCH PER 3000 BTU/HOUR INPUT. THE ONE OPENING MUST BE IN THE TOP 12 INCHES OF THE ROOM. PROVIDE MINIMUM 1 INCH CLEARANCE AROUND EQUIPMENT AT SIDES AND REAR OF APPLIANCE. PROVIDE MINIMUM 6 INCH CLEARANCE IN FRONT OF THE APPLIANCE.
- HOT WATER SUPPLIED TO BATHTUBS AND WHIRL POOL TUBS SHALL BE LIMITED TO 120 DEGREES MAX BY A WATER TEMPERATURE LIMITING DEVICE (ASSE 1070) OR BY AN APPROVED COMBO TUB/SHOWER VALVE.
- EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN HAZARDOUS LOCATIONS AND PUBLIC GARAGES, PRIVATE GARAGES, AND PARKING GARAGES. ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE DIRECTLY WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE PRIVATE GARAGE.
- APPLIANCES LOCATED IN PRIVATE GARAGES SHALL BE INSTALLED WITH A MIN. CLEARANCE TO 6 FEET ABOVE THE FLOOR, EXCEPT WHERE THE APPLIANCE IS PROTECTED FROM MOTOR VEHICLE IMPACT.

GENERAL ELECTRICAL NOTES:

- CONCRETE ENCASED ELECTRODE REQUIRED AS PER IRC.
- ALL RECEPTACLES TO BE TAMPER RESISTANT.
- RECEPTACLES IN BATHROOM, KITCHEN, GARAGE, OR LOCATED OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT CIRCUIT INTERRUPT SYSTEM (GFI).
- SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM THE CEILING. SMOKE DETECTORS ARE REQUIRED PER IRC. INCLUDING EACH SLEEPING AREA AND OUTSIDE EACH SLEEPING AREA. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PER THE IRC.
- ARC FAULT CIRCUIT INTERRUPTER PROTECTION NOT REQUIRED PER UTAH AMENDED CODE.
- ALL LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE INSTALLED PER THE IRC.
- VENT DRYER WITH 4" METAL DUCTING AND TERMINATE WITH METAL TERMINATION CAP. DRYER VENT LENGTH MUST MEET REQUIREMENTS OF IRC.
- A MINIMUM OF 75 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS.
- BATH VENTS SHALL VENT TO THE OUTSIDE.

SOIL CONDITION NOTES:

- CONTRACTOR SHALL REFER TO SOILS REPORT PRIOR TO EXCAVATION. COORDINATE ANY FOUNDATION DRAINS, SOIL BEARING PRESSURE, OR OTHER REQUIREMENTS WITH THE APPROPRIATE PROFESSIONAL.
- GUTTERS SHALL EXTEND AND DISCHARGE BEYOND THE AREA OF BACK FILL.
- ALL ORGANICS, TOPSOIL, EXISTING FILL AND OTHER DELETERIOUS MATERIAL SHALL BE REMOVED FROM PROPOSED BUILDING AREAS. UNDOCUMENTED FILL LEFT BELOW PAVEMENT AND FLATWORK AREAS COULD LEAD TO ADVERSE LONG TERM SETTLEMENT.

GENERAL PLAN ELEVATION NOTES:

- DO NOT SCALE ELEVATION DRAWINGS.
- ALL RAILS MUST BE 36" HIGH AND SHALL NOT ALLOW A 4" SPHERE TO PASS BETWEEN BALUSTERS.
- STAGGER VERTICAL JOINTS OF PLANK.
- CONCRETE FOUNDATION WALLS SHALL EXTEND ABOVE FINISHED GRADE ADJACENT TO THE FOUNDATION WALL AT ALL POINTS A MINIMUM OF 6" PER IRC.
- ASPHALT SHINGLES AND UNDERLAYMENT SHALL BE USED PER IRC BASED ON SLOPE OF ROOF AND WIND RESISTANCE.
- GUTTERS MUST OCCUR OVER DOORS AND WINDOW WELLS. COORDINATE WITH CONTRACTOR/OWNER FOR OTHER LOCATIONS.
- MASONRY TO NOT TERMINATE ON OUTSIDE CORNER, UNLESS APPROVED BY CONTRACTOR/OWNER.
- PROVIDE 24" O.C. BLOCKING FOR VERTICAL SIDING PER IRC.

GENERAL ROOF NOTES:

- ROOF COVERINGS SHALL BE INSTALLED ACCORDING TO THE IRC. SEE IRC FOR APPROPRIATE UNDERLAYMENT APPLICATION AND ATTACHMENT BASED ON ROOF COVERING MATERIAL, ROOF SLOPE, WIND SPEED, ETC. PROVIDE ICE SHIELD EXTENDING FROM THE EAVES TO A POINT AT LEAST 24 OR 36 INCHES (DEPENDING ON SLOPE) INSIDE THE EXTERIOR WALL LINE.
- ROOF VALLEYS SHALL BE INSTALLED PER LINING REQUIREMENTS OF IRC.
- BASE FLASHING AGAINST A VERTICAL SIDEWALL SHALL BE CONTINUOUS OR STEP FLASHING AND SHALL NOT BE LESS THAN 4" IN HEIGHT OR WIDTH AND SHALL DIRECT WATER AWAY FROM THE VERTICAL SIDEWALL ONTO THE ROOF OR GUTTER. SEE IRC FOR CONDITIONS SPECIFIC TO THE VERTICAL WALL BUILDING MATERIAL.
- FLASHING SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THRU THE ROOF PLANE.
- CRICKETS AND SADDLES SHALL BE INSTALLED ON THE RIDGE SIDE OF ANY CHIMNEY OR PENETRATION MORE THAN 30" WIDE. CRICKET AND SADDLE COVERINGS SHALL BE SHEET METAL OR THE SAME MATERIAL AS THE ROOF COVERING. SEE IRC FOR SKYLIGHT EXCEPTIONS.
- ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.
- PROVIDE CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATING OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1/300 IF NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET BELOW THE RIDGE OR HIGHEST POINT OF SPACE WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAIVE OR CORNICE VENTS PER IRC. PROVIDE INSULATION BAFFLES IN ATTIC AT PERIMETER.
- PROVIDE A MINIMUM 4-MIL POLYETHYLENE VAPOR RETARDER OVER THE INSULATION ON THE INSIDE (WARM SIDE) OF ALL EXTERIOR WALLS AND ROOF CEILINGS.
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, DRILLED, NOTCHED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT THE WRITTEN CONCURRENCEAND APPROVAL OF REGISTERED DESIGN PROFESSIONAL.

GENERAL PLAN NOTES:

- CONTRACTOR/OWNER IS TO VERIFY ALL PLAN INFORMATION IS CORRECT PRIOR TO STARTING CONSTRUCTION.
- ALL EXTERIOR WOOD FRAMED WALLS OF THE LIVING SPACE (INSULATED) ARE TO BE 2x4 UNLESS NOTED OTHERWISE. EXTERIOR GARAGE WALLS TO BE 2x4. INTERIOR FRAMED WALLS TO BE 2x4 UNLESS NOTED OTHERWISE.
- NOTE THAT ALL WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
- WORK SHALL BE IN STRICT ACCORDINANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL LOCAL AND STATE ORDINANCES.
- COMPLIANCE WITH CODES AND ORDINANCES GOVERNING THE WORK SHALL BE MADE AND ENFORCED BY GENERAL CONTRACTOR.
- GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF MATERIALS, DEVICES, FIXTURES AND EQUIPMENT SHALL BE FOLLOWED.
- CONTRACTOR AND/OR OWNER SHALL BE RESPONSIBLE TO SPECIFY AND COORDINATE THE FOLLOWING ITEMS PRIOR TO START OF CONSTRUCTION:
 - SPECIFY ALL MATERIAL COLORS AND FINISHES.
 - COORDINATE SIZES OF ALL APPLIANCES AND EQUIPMENT TO ENSURE PROPER PLACEMENT AND FIT IN CABINETRY AND FRAMING.
 - SPECIFY APPROVED MANUFACTURERS.
 - COORDINATE AND SPECIFY TYPES OF WALL COVERINGS, PAINT, FLOORING, TRIM STYLES, PLUMBING FIXTURES, ELECTRICAL FIXTURES, HARDWARE, CABINETS, COUNTERTOPS, DOORS, WINDOWS, ETC.
- TOILET, BATH AND SHOWER FIXTURES SHALL BE SPACED IN ACCORDANCE WITH IRC.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL MEET THE REQUIREMENTS OF IRC AND CONTRACTOR SHALL VERIFY ALL EGRESS WINDOWS MEET THESE REQUIREMENTS PRIOR TO ORDERING.
- ALL WINDOW WELLS TO PROVIDE MINIMUM NET CLEAR OPENING OF 9 SQ FT WITH A MINIMUM DIMENSION OF 36 INCHES. PROVIDE PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44 INCHES DEEP.
- LANDINGS AT EXTERIOR DOORS SHALL MEET THE REQUIREMENTS OF IRC. LANDING IS NOT REQUIRED AT STEPS FROM GARAGE TO HOUSE.
- ALL UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF LANDINGS AND STAIRS, BALCONIES AND PORCHES MORE THAN 30 INCHES ABOVE GRADE, AND ROOFS USED FOR OTHER THAN SERVICE OF THE BUILDING SHALL BE PROTECTED BY A GUARD. GUARDS SHALL NOT BE LESS THAN 36 INCHES IN HEIGHT. OPEN GUARDS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO SPHERE 4 INCHES IN DIAMETER CAN PASS THROUGH.
- STAIRS SHALL MEET THE REQUIREMENTS OF IRC AND LAYOUT SHALL BE VERIFIED THAT IT MEETS CODE BY CONTRACTOR AND FRAMING SUB CONTRACTOR PRIOR TO BUILDING OF STAIRS.
- COORDINATE WITH CONTRACTOR/OWNER FOR ANY PLANS SHOWN WITH OPTIONS.
- TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARCH OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FT OF STAIRS, OR GLAZING WITHIN 5 FT OF SPAS OR POOLS. CERTAIN FIXED GLASS PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT OF HUMAN IMPACT.
- PROVIDE NOT LESS THAN ½ INCH GYPSUM BOARD ON THE GARAGE SIDE OF THE WALL AND CEILING SEPARATING A GARAGE AND A DWELLING. WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY, THE ASSEMBLY AND THE STRUCTURE SUPPORTING THE SEPARATION SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE X GYPSUM BOARD ON THE CEILING.
- SEE RESCHECK SUBMITTAL FOR INSULATION VALUES AND IECC COMPLIANCE. FINAL RESCHECK CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL.
- DOORS FROM DWELLINGS TO THE GARAGE SHALL BE 1-3/8" THICK SOLID CORE OR 20 MIN FIRE RATED AND MUST BE SELF-CLOSING.
- ALL TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER CEMENT, OR GLASS MAT GYPSUM BACKER. GREEN BOARD IS NOT ALLOWED IN THIS APPLICATION.
- FIRE BLOCK STUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' HORIZONTALLY AND VERTICALLY AT FLOOR AND CEILING LINES, AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY BUILT CHIMNEYS, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
- PROVIDE FLASHING OVER ALL EXPOSED WOOD CONNECTIONS (RIM JOIST CONNECTION TO STRUCTURE, DECK JOIST TO RIM JOIST, AND DECK JOIST TO DECK BEAMS) AND AT ANY WOOD PROJECTIONS FROM THE HOME PER IRC.

CODE ANALYSIS:

BUILDING:	2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND STATE/LOCAL AMENDMENTS
MECHANICAL:	2018 INTERNATIONAL BUILDING CODE (IBC) IF REQ.
ELECTRICAL:	2018 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING:	2017 NATIONAL ELECTRICAL CODE (NEC)
ENERGY:	2018 INTERNATIONAL PLUMBING CODE (IPC)
	2018 INTERNATIONAL CONSERVATION CODE (IECC) AND UTAH AMENDMENTS
FIRE:	2018 INTERNATIONAL FIRE CODE (IFC)
	2018 INTERNATIONAL FUEL GAS CODE (IFGC)

INSULATION REQUIREMENTS:

PER RESCHECK:	
EXTERIOR WALLS:	R-15 (2x4), R-19 (2x6)
ROOF/ATTIC:	R-38
CANTILEVERS:	R-30
UNFINISHED BASEMENT WALLS:	R-11 (CONTINUOUS)
FINISHED BASEMENT WALLS:	R-13 (CAVITY)
WALKOUT CONC. SLAB:	R-10 (CONTINUOUS) UNDER SLAB 24" MIN.
WINDOWS:	U-0.35 MAX.; LOW-E

SEE SUBMITTED RESCHECK FOR ADDITIONAL INFORMATION.

PROJECT DATA:

PAVILION AREA: 120 SF

SHEET INDEX:

C101:	COVER SHEET
G001:	GENERAL NOTES
A101:	MAIN FLOOR PLAN
A102:	UPPER FLOOR PLAN
A103:	BASEMENT FLOOR PLAN
A201:	ELEVATIONS
A202:	ELEVATIONS
A501:	GENERAL NOTES & DETAILS
E101:	MAIN FLOOR ELECTRICAL PLAN
E102:	UPPER FLOOR ELECTRICAL PLAN
E103:	BASEMENT ELECTRICAL PLAN
S101:	FOOTING AND FOUNDATION PLAN
S102:	MAIN FLOOR FRAMING PLAN
S103:	UPPER FLOOR FRAMING PLAN
S104:	ROOF FRAMING PLAN
S501:	STRUCTURAL DETAILS

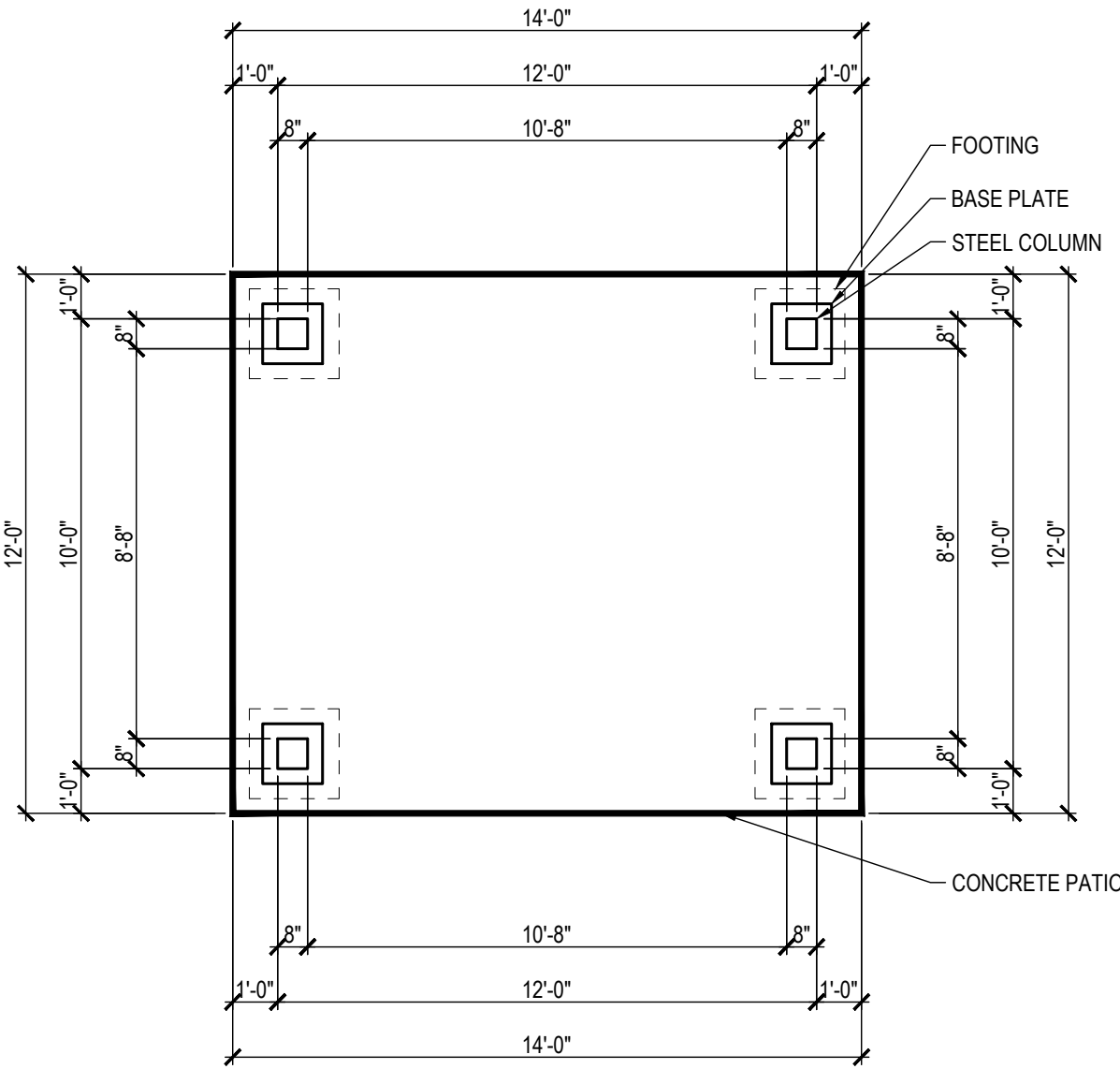
JEFF ADAMS DESIGN, LLC
11629 S 700 E #150
DRAPER, UT 84020
801-878-6244

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONALS, SUCH AS CITY BUILDING OFFICIAL DESIGNER, STRUCTURAL ENGINEER, ETC.
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[illegible]

SHEET NUMBER:

A201



1 FOOTING & FOUNDATION PLAN

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)



2 ROOF LAYOUT

1/8" = 1'-0" (ARCH B)
1/4" = 1'-0" (ARCH D)

JEFF ADAMS DESIGN, LLC
11629 S 700 E #150
DRAPER, UT 84020
801-878-6244

THESE PLANS ARE ONLY PERMITTED FOR USE UNDER THE FOLLOWING CONDITIONS AND RESTRICTIONS:
1. THE GENERAL CONTRACTOR AND/OR OWNER, AS PART OF THE DESIGN TEAM, ARE TO ENSURE THE DRAWING IS CORRECTNESS PRIOR TO THE START OF CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLAN CHANGES DURING THE COURSE OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
4. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
6. NO SHEET OR DETAIL SHALL BE USED INDEPENDENTLY FROM THE APPROVED DRAWING SET.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE PROFESSIONAL, SUCH AS CITY BUILDING OFFICIAL, DESIGNER, STRUCTURAL ENGINEER, ETC.
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PLAN NAME:
HIATT
CREEK
10' x 12'
PAVILION

SUBDIVISION:
HIATT
CREEK

DATE:
2023-04-12
PROJECT NUMBER:
2023-1093
SHEET:
CONSTRUCTION DOCS.
SHEET NAME:
FOOTING &
FOUNDATION
SHEET NUMBER:

S101

EXHIBIT 2-D Part 5

(Site Furnishings – Picnic Tables)



EXHIBIT 2-D Part 6

(Playground Equipment)

Hiatt Creek – Keystone Construction Option 1



Design similar to River Run









GENERAL NOTES

AGE GROUP

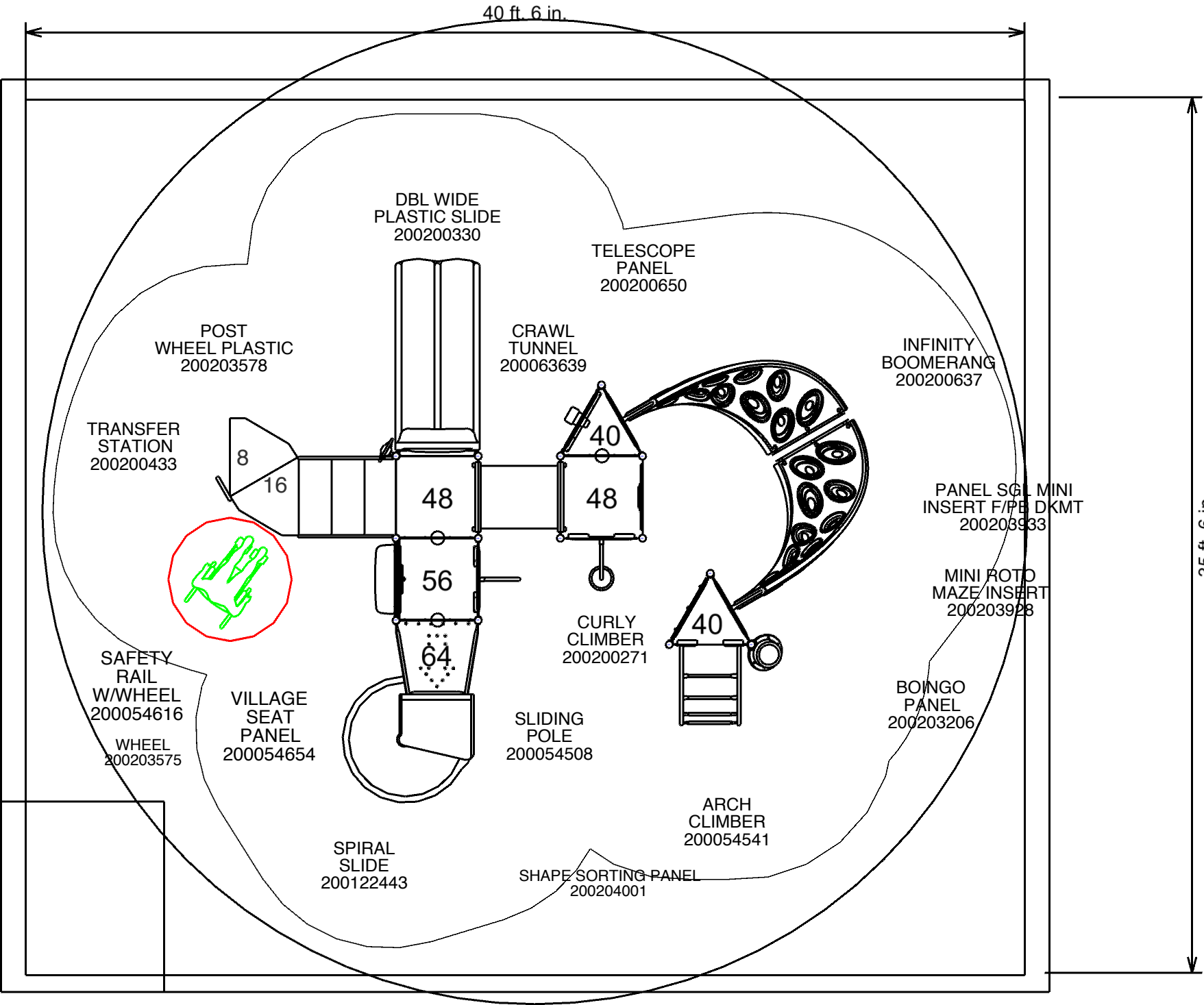
☐ 2-5YRS ☒ 5-12YRS ☐ 12-17YRS ☐ 18+YRS

1. THE AMERICANS WITH DISABILITIES ACT (ADA) MAY REQUIRE THAT YOU MAKE YOUR PARK AND/OR PLAYGROUND ACCESSIBLE WHEN VIEWED IN ITS ENTIRETY. PLEASE CONSULT YOUR LEGAL COUNSEL TO DETERMINE IF THE ADA APPLIES TO YOU.
2. FOR PLAYGROUND EQUIPMENT TO BE CONSIDERED ACCESSIBLE ACCESSIBLE SURFACING MUST BE UTILIZED IN APPLICABLE AREAS.
3. ALTHOUGH A PARTICULAR PLAYGROUND DESIGN MY NOT MEET THE PROPOSED ACCESS BOARD REGULATIONS IN REGARDS TO THE APPROPRIATE NUMBER OF GROUND LEVEL EVENTS THE ACTUAL PLAYGROUND MAY BE IN COMPLIANCE WHEN CONSIDERING EXISTING PLAY COMPONENTS.
4. ALL DECK HEIGHTS ARE MEASURED FROM TOP OF GROUND COVER.
5. FALL ABSORBING GROUND COVER IS REQUIRED UNDER AND AROUND ALL PLAY EQUIPMENT.
6. THE MINIMUM RECOMMENDED FALL ZONE AROUND THE ENTIRE PLAYSTRUCTURE IS SHOWN. THIS ZONE IS TO BE FREE OF ALL TRIPPING OR COLLISION HAZARDS (I.E. ROOTS ROCKS BORDER MATERIAL ETC.).
7. ALL POST LENGTHS ARE IDENTIFIED BY TEXT SHOWING THE POST LENGTHS I.E. 96 REPRESENTS A 96 INCH POST.
8. NOT ALL EQUIPMENT MAY BE APPROPRIATE FOR ALL CHILDREN. SUPERVISION IS REQUIRED.

AGE GROUP: 5-12_ASTM
ELEVATED PLAY ACTIVITIES - TOTAL: 9
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 8 REQ'D 5
ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
GROUND LEVEL ACTIVITY TYPE: 3 REQ'D 3
GROUND LEVEL QUANTITY: 4 REQ'D 3



Inside Rectangular Pit Dimensions
40'6" x 35'6"
Or inside Circle 40' Diameter Minimum



Hiatt Creek Option 1

PROJECT:

Payson, UT
LTCPS REP:
Mike Feidler
PRIMARY PARK AND PLAY, LLC
Enter Phone No.

GROUND SPACE: 27'-6" x 25'
PROTECTIVE AREA: 39'-6" x 34'

DRAWN BY: Mike Feidler
DATE: 03/26/2026
PROJECT: 26005999

LTCPS - FARMINGTON
878 EAST HIGHWAY 60
MONETT MO 65708
VOICE: 1-800-325-8828
FAX: 417-354-2273

PLAYGROUND LAYOUT
COMPLIANCE:

- ☒ ASTM F1487 - PLAYGROUND EQUIPMENT FOR PUBLIC USE
- ☒ CPSC HANDBOOK FOR PUBLIC PLAYGROUND SAFETY

☒ THIS PLAYGROUND DESIGN
MEETS THE FINAL ACCESS
BOARD REGULATION.



THE PLAY COMPONENTS
IDENTIFIED IN THIS PLAN ARE IPEMA
CERTIFIED. THE USE AND LAYOUT
OF THE COMPONENTS CONFORM
TO THE REQUIREMENTS OF ASTM
F1487.