OCOTILLO SPRINGS

SANTA CLARA, UTAH

AERIAL VIEW

09.22.16

CRSA

OCOTILLO SPRINGS

SANTA CLARA, UTAH

FOUR PLEX

09.22.16

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OCOTILLO SPRINGS

SANTA CLARA, UTAH

FOUR PLEX

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09.22.16

OCOTILLO SPRINGS

SANTA CLARA, UTAH

SIX PLEX

09.22.16

CRSA

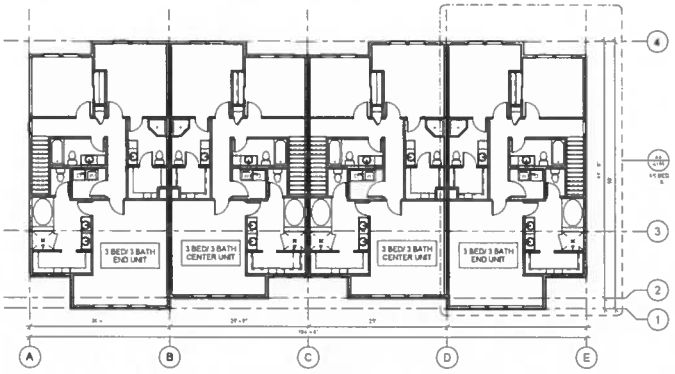
OCOTILLO SPRINGS

SANTA CLARA, UTAH

SIX PLEX

09.22.16

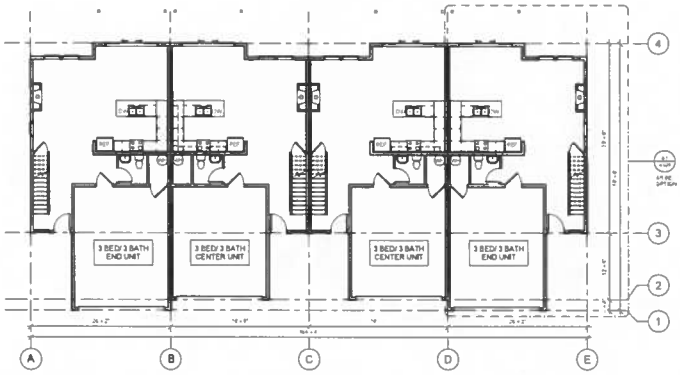
CRSA



AREA CALCULATIONS

9 430 S.F	STANDARD 4 PLEX TOTAL AREA
10 105 S.F	BLDG W/ 5 BED END UNIT ONE SIDE

FOUR PLEX SECOND LEVEL PLAN



FOUR PLEX MAIN LEVEL PLAN

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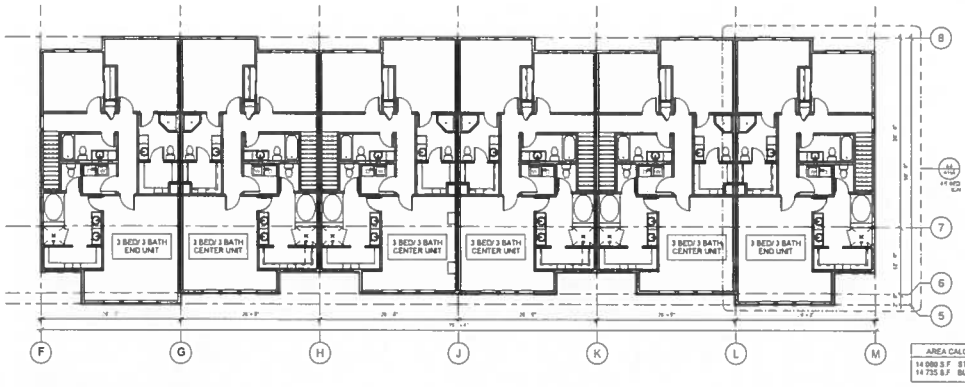
OCOTILLO SPRINGS VRBO TOWNHOMES

THE SCOTT GROUP, LLC

FOUR PLEX PLANS

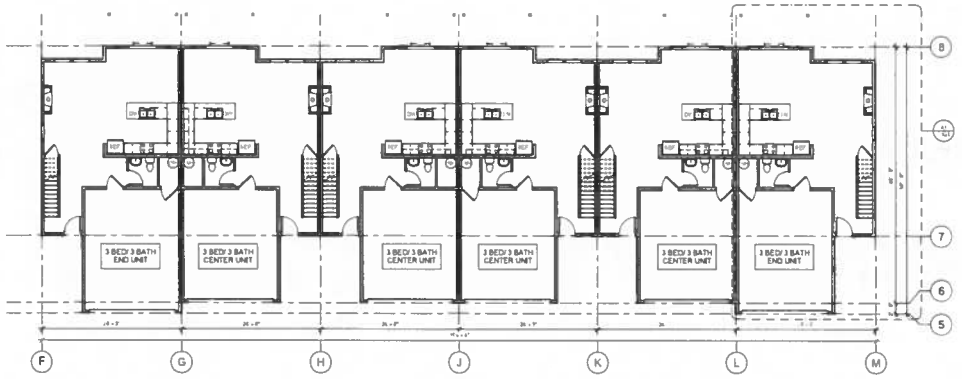
A101



AREA CALCULATIONS

14 088 S.F STANDARD 6 PLEX TOTAL AREA
14 735 S.F BLDG.W/ 5 BED END UNIT ONE SIDE

SIX PLEX SECOND LEVEL PLAN



SIX PLEX MAIN LEVEL PLAN

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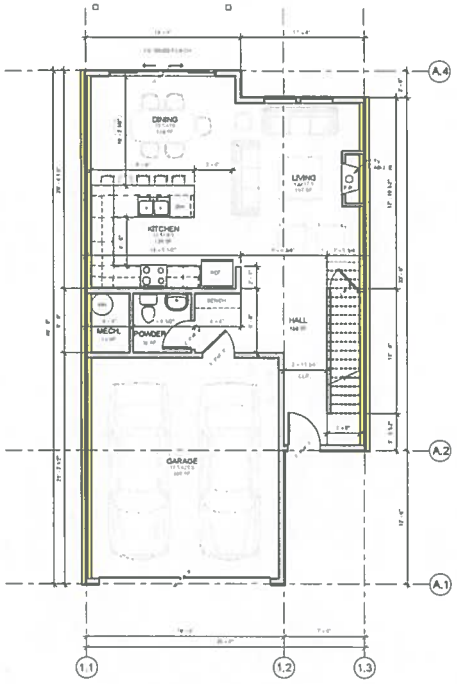
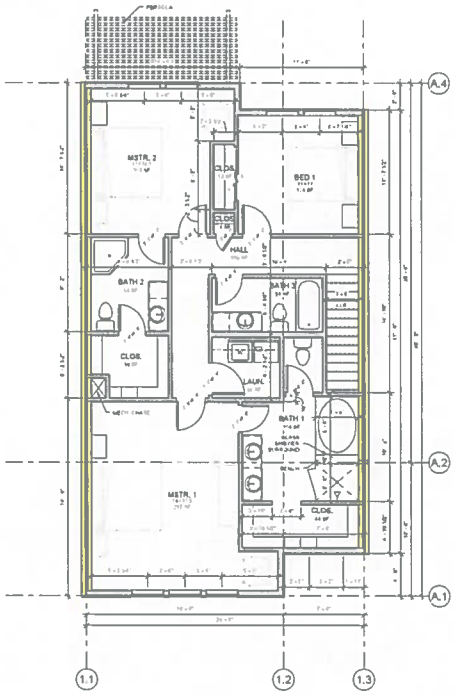
SIX PLEX PLANS

A102

AREA CALCULATIONS	
420 S.F.	GARAGE
726 S.F.	MAIN LEVEL
1,189 S.F.	SECOND LEVEL
2,315 S.F.	TOTAL





A1 / A103 3 BED CENTER UNIT MAIN LEVEL PLAN

A1 / A103 3 BED CENTER UNIT SECOND LEVEL PLAN

GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF EXTERIOR SHEATHING OR FACE OF CONCRETE WALL.

B. GARAGE SLAB TO BE 4" THICK CONCRETE WITH 6x6 W1.4xW1.4 WELDED WIRE MESH REINFORCEMENT.

C. PROVIDE TEMPERED GLAZING IN ALL BATHTUB AND SHOWER AREAS.

D. PROVIDE FIRE BLOCKING AT ALL CONCEALED SPACES AS REQUIRED BY THE 2012 IRC.

E. ALL EXTERIOR WALLS TO BE 2x6 @ 16" O.C. WITH R-19 BATT INSULATION.

F. SLOPE ALL DRIVEWAYS AND GARAGE FLOORS TOWARDS THE GARAGE DOOR OPENING AT 2% MINIMUM.

G. ALL INTERIOR DOORS TO BE 1 3/8" THICK SOLID CORE.

H. CABINETRY AND COUNTERTOPS TO BE SELECTED BY OWNER.

LEGEND

PATTERN	DESCRIPTION
	DENOTES WALLS TO RECEIVE SOUND ATTENUATION BATT INSULATION. SEE WALL TYPES FOR THICKNESS.

KEYNOTES

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[redacted]

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[redacted]

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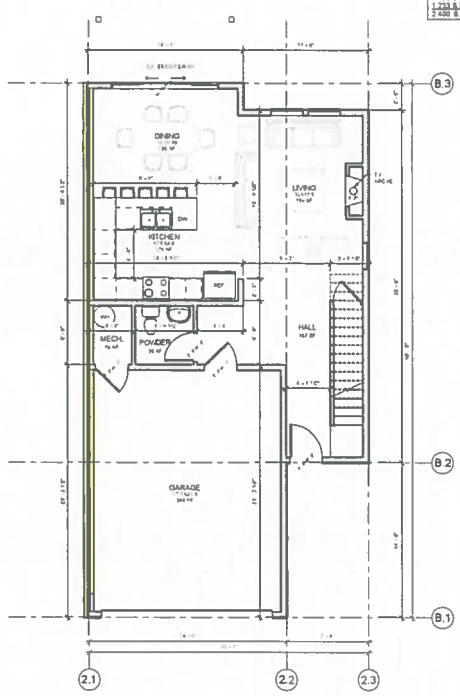
[redacted]

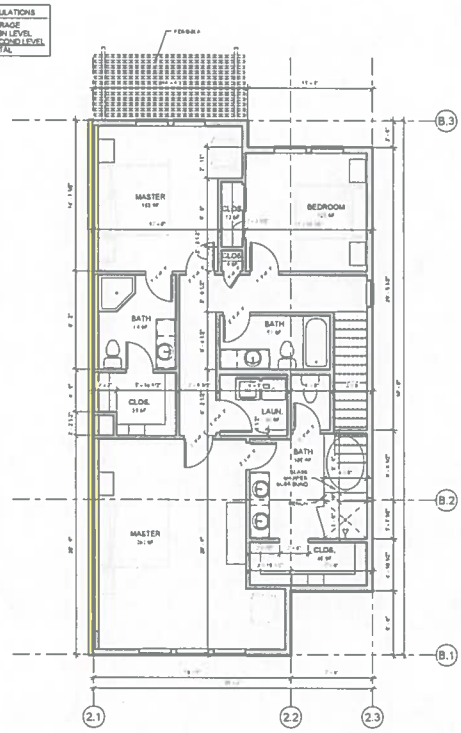
THE SCOTT GROUP, LLC
[redacted]

3 BEDROOM CENTER UNIT PLANS

A103

AREA CALCULATIONS	
437 S.F.	GARAGE
730 S.F.	MAIN LEVEL
1,233 S.F.	SECOND LEVEL
2,400 S.F.	TOTAL





A1 / A104 3 BED END UNIT MAIN LEVEL PLAN

A1 / A104 3 BED END UNIT SECOND LEVEL PLAN

GENERAL NOTES

A. ALL EXTERIOR WALLS ARE 2 X 6 FACE OF STUD FACE OF EXTERIOR SHEATHING UNLESS OTHERWISE NOTED.
B. DIMENSIONS FROM HINGE FACE OF DOOR FRAME TO FINISHED WALL UNLESS NOTED OTHERWISE.
C. PROVIDE TEMPERED GLASS IN ALL GLAZING, EXCEPT ALL BATHTUB AND SHOWER.
D. PROVIDE FIREBLOCKING AND FLOOR SHEATHING AT FRAMED WALLS AS NEEDED FOR FIRE WARP AS STIPULATED BY CODE.
E. ALL EXTERIOR PLUMBING FIXTURES ARE SHOWN THE MANUFACTURER PROVIDES AND INSTALLS THE ROUGH APPURTENANCE. ADDITIONALLY PROVIDE ENTIRE THE BUILDING FROM THE POINT OF SERVICE.
F. SLOPE ALL FLOORS AWAY FROM GARAGE AWAY FROM THE BUILDING FOR POSITIVE DRAINAGE.
G. TEMPERED GLASS IN ALL PLUMBING FIXTURES AND SHOWER AREAS AS SPECIFIED BY CODE.
H. CABINETRY AND FINISHES AS SPECIFIED BY OWNER AND ARCHITECT.

LEGEND

PATTERN	DESCRIPTION
	DENOTES WALLS TO RECEIVE SOUND ATTENUATION INSULATION. SEE ALL ARCHITECTURAL PLANS FOR THERMAL INSULATION

KEYNOTES

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3 BEDROOM END UNIT PLANS

A104

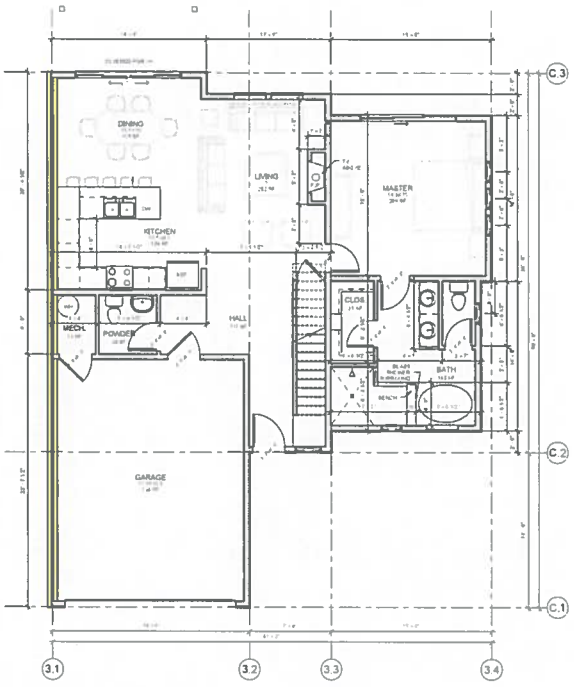
GENERAL NOTES

A. ALL DIMENSIONS ARE TO FACE OF STUD FACE OF EXTERIOR SHEATHING OR CONCRETE WALL.
B. DIMENSIONS FROM INSIDE FACE OF CONCRETE TO FACE OF FINISHED WALL OR CASE UNLESS NOTED OTHERWISE.
C. PROVIDE TEMPERED GLAZING AT ALL DOORS, ALL GLAZING WITHIN 24" ARC OF DOOR, AND ANY GLAZING WITHIN 18" OF FINISH FLOOR AT BATHTUBS AND SHOWERS.
D. ALL WINDOWS IN SLEEPING ROOMS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (5.0 SQ. FT. AT GRADE) AND A MINIMUM NET CLEAR OPENING HEIGHT DIMENSION OF 24" AND A MINIMUM NET CLEAR OPENING WIDTH DIMENSION OF 20" (5.7 SQ. FT. MINIMUM NET CLEAR OPENING AREA REQUIRED).
E. CONTRACTOR SHALL VERIFY THE NUMBER OF PENETRATIONS THROUGH THE SYSTEM AND PROVIDE ADDITIONAL PENETRATIONS AS REQUIRED FOR THE PROJECT.
F. ALL WALLS AND CEILINGS SHALL BE GYPSUM WALLBOARD UNLESS NOTED OTHERWISE.
G. PROVIDE SOLID BLOCKING AT ALL CABINETS, SHELVES, TOILET PAPER HOLDERS, GRAB BARS, ETC. AS REQUIRED.
H. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.

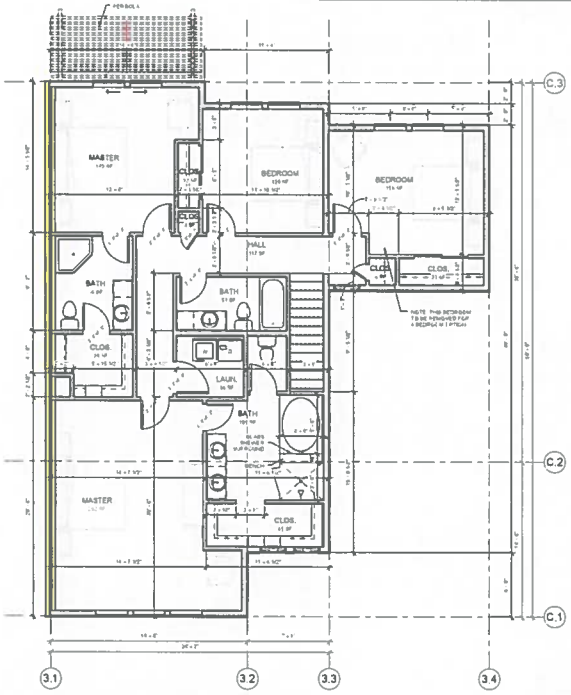
LEGEND

PATTERN	DESCRIPTION
	DENOTES WALLS TO RECEIVE 5/8" TYPE 'X' GYPSUM WALLBOARD FROM FINISH FLOOR TO UNDERSIDE OF ROOF SHEATHING

AREA CALCULATIONS	
437 S.F.	GARAGE
1,166 S.F.	MAIN LEVEL
1,472 S.F.	SECOND LEVEL
3,075 S.F.	TOTAL



4/5 BED END UNIT MAIN LEVEL PLAN



4/5 BED END UNIT SECOND LEVEL PLAN

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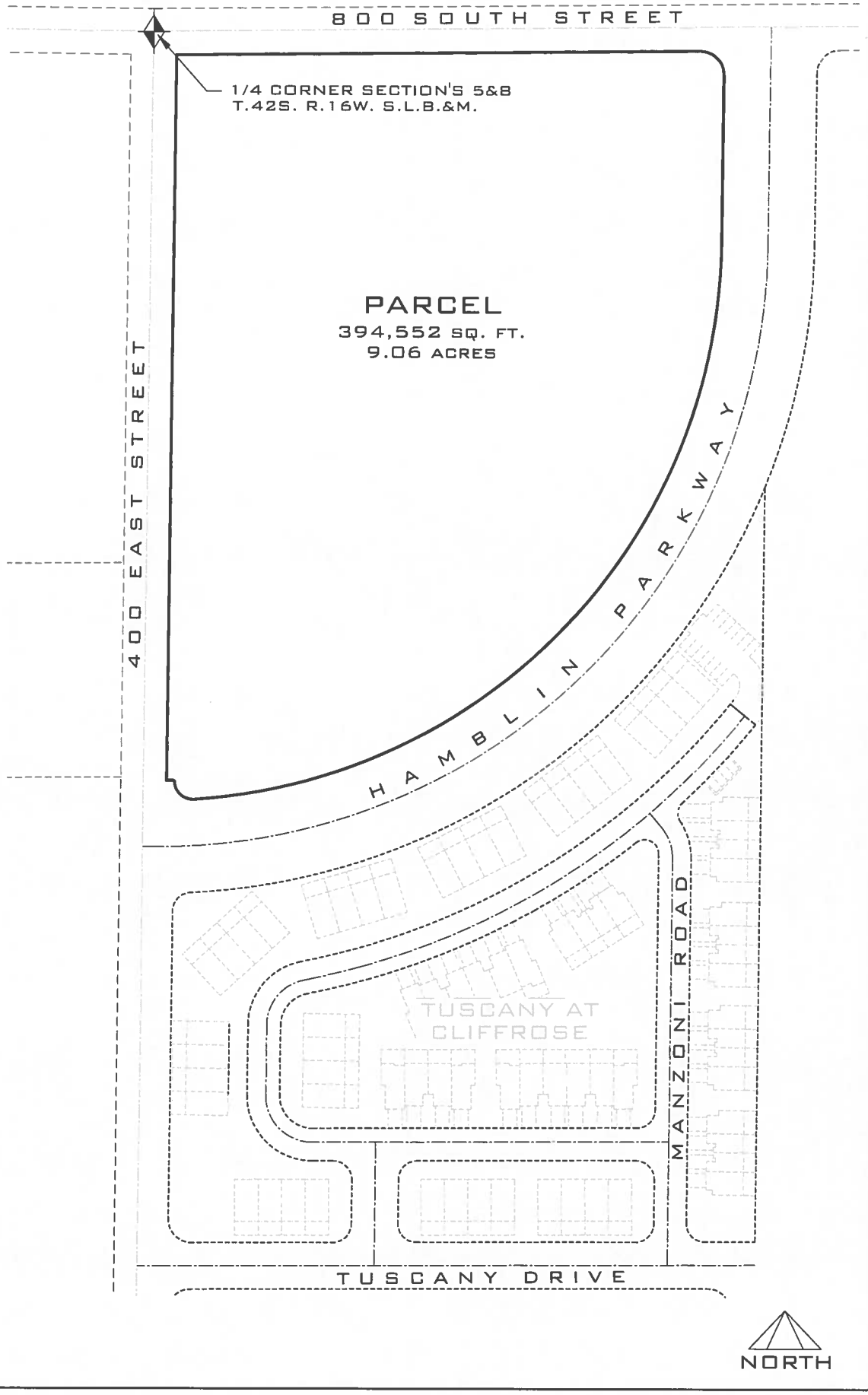
4/5 BEDROOM END UNIT PLANS

A105



DATE:	9/21/2016
JOB NO.:	4712-16
DRAWN BY:	B.E.A.
DESIGNED BY:	B.E.A.
SCALE:	1"=150'
DWG:	ZC-EXHIBIT

REVISIONS DATE

ROSENBERG ASSOCIATES
CIVIL ENGINEERS • LAND SURVEYORS

352 East Riverside Drive, Suite A-2 St. George, Utah 84790
Ph (435) 673-8586
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EXHIBIT MAP

SHEET 1 OF 1 SHEETS

A1 PLANTING PLAN
SCALE: 1" = 40'

CONCEPTUAL PLANTING SCHEDULE

PLANTING GENERAL NOTES (DRAFT):

1. SPACING FOR ALL PLANTINGS SHALL BE AS SHOWN ON THE PLANS AND ON THE PLANTING SCHEDULE. MASS PLANTINGS OF PERENNIALS AND GROUND COVERS SHALL BE EVENLY DISTRIBUTED WITHIN DESIGNATED PLANTING AREA. PLANTINGS SHALL COVER 50% OF TOTAL LANDSCAPE AREA AT TIME OF INSTALLATION.

2. ANY PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR SHALL VERIFY ALL QUANTITIES REQUIRED AND PROVIDE THE PLANTS NECESSARY TO COMPLETE THE PLANTINGS. PLANT MATERIAL QUANTITIES INDICATED FOR BEDS/PLANTERS ARE ESTIMATES. VERIFY QUANTITY TO MATCH DETAILED DESIGN INTENT. PLANT QUANTITIES ARE FOR INDIVIDUAL PLANTS ONLY, AND DO NOT APPLY TO MASSES.

3. GROUNDCOVER MATERIALS SHALL BE PLACED A MINIMUM OF 18 INCHES FROM THE EDGE OF ADJACENT PAVING TO ALLOW ADEQUATE ROOM FOR GROWTH.

4. LANDSCAPE CONTRACTOR SHALL EXAMINE SITE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. IF CONDITIONS ARE UNSATISFACTORY CONTRACTOR SHALL CONTACT OWNER'S REPRESENTATIVE IN WRITING. DO NOT PROCEED UNTIL CONDITIONS ARE SATISFACTORY.

5. BEFORE EXCAVATING, DIGGING, OR DISTURBING SITE FOR ANY REASON, LANDSCAPE CONTRACTOR SHALL HAVE AREA "BLUE STAKED" IN ORDER TO LOCATE UNDERGROUND UTILITIES. LANDSCAPE CONTRACTOR SHALL ALSO NOTE LOCATION OF NEW AND PROPOSED UTILITIES AND WORK IN SUCH A MANNER TO PROTECT EXISTING AND PROPOSED UTILITIES FROM DAMAGE.

6. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS. LANDSCAPE CONTRACTOR SHALL BE FAMILIAR WITH ALL ASPECTS OF THE SITE AND WORK IN SUCH A MANNER AS TO AVOID DAMAGING ANY PORTION OF THE SITE OR STRUCTURE. LANDSCAPE CONTRACTOR SHALL REPAIR ANY DAMAGE, AT NO EXPENSE TO THE OWNER, THAT IS INCURRED BY THE LANDSCAPE CONTRACTOR.

7. GENERAL SITE CONTRACTOR IS RESPONSIBLE FOR FINISHES WITH SUB-GRADES AND BACKFILL WITH CONSTRUCTION LIMIT IMPROVEMENTS. THERE SHALL BE A MINIMUM OF 12" OF CLEAN GROWING MEDIUM IN ALL PLANTING AREAS.

8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADE ELEVATIONS IN ALL LANDSCAPED AREAS. ALLOW FOR 1" DEPTH ROCK MULCH IN ALL SHRUB/GROUND COVER BEDS AND AT BASE OF TREES TO MEET DIA. AROUND TREE TRUNK). DO NOT BURY GROUND COVERS WITH MULCH.

9. LANDSCAPE CONTRACTOR TO LAYOUT PLANTS PRIOR TO PLANTING. ADJUSTMENT MAY BE REQUIRED. PLANT MATERIAL LOCATED IN GRAPHICS OR ROWS SHALL BE MATCHED IN SIZE, FORM, AND APPEARANCE. NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING.

10. ALL PLANT MATERIALS MUST MEET SIZES INDICATED IN SCHEDULES, AND SHALL MEET MINIMUM REQUIREMENTS OF LOCAL CODES. THE OWNER'S AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO REFUSE PLANT MATERIALS WHICH DO NOT MEET SPECIFICATIONS, OR DO NOT MEET THE QUALITY STANDARDS OF THE OWNER. ALL PLANT MATERIAL SHALL HAVE WELL DEVELOPED FIBROUS ROOT SYSTEM THAT ARE FREE OF PHYSICAL DAMAGE, DISEASE, AND INSECT INFESTATION.

12. ANY PLANT DAMAGED DURING ANY STAGE OF THE INSTALLATION PROCESS SHALL BE REPLACED AT NO EXPENSE TO THE OWNER

DETAILED NOTES:

1-FIRE PIT
2-CABANA
3-VOLLEYBALL COURT
4-TENNIS COURT
5-CLUB HOUSE
6-PLAYGOUND
7-PARKING AREA
8-ROCK MULCH TYP.
9-TURF TYP.

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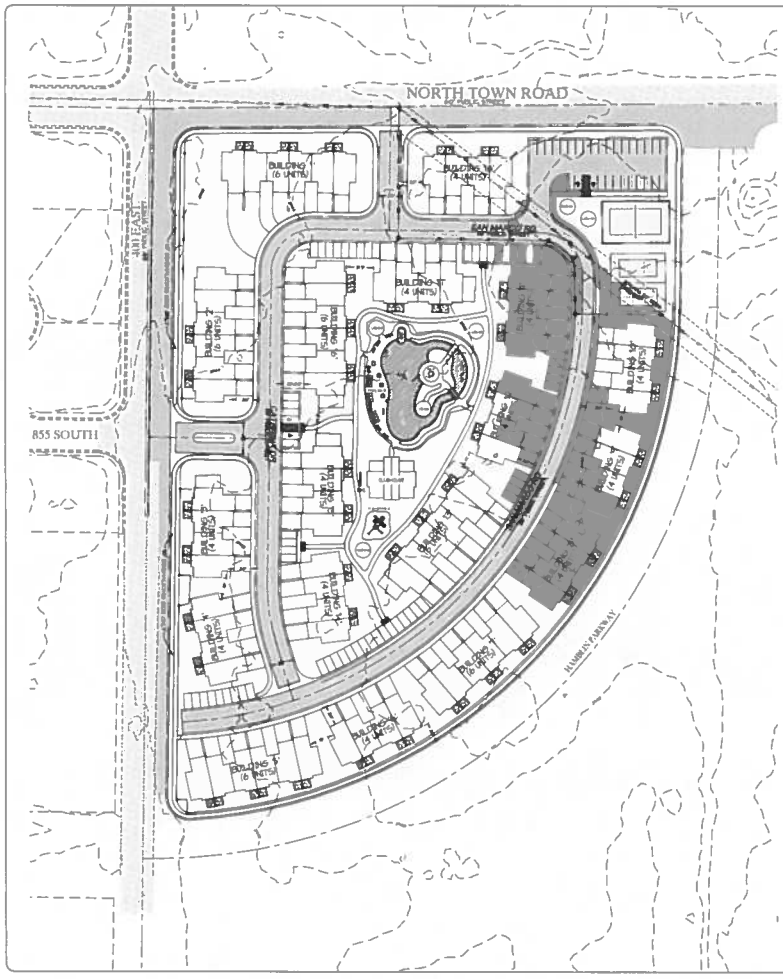
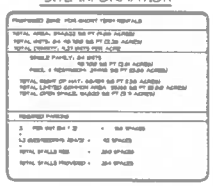
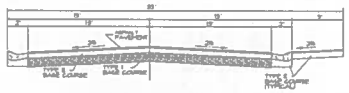
LANDSCAPE PLAN

LS101



SITE INFORMATION

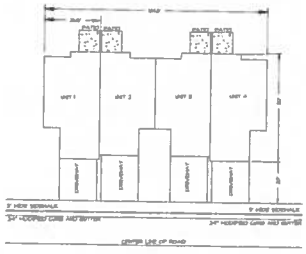




TYPICAL 55' STREET CROSS SECTION

400 EAST CROSS SECTION

NORTH TOWN ROAD CROSS SECTION



TYPICAL TOWNHOME LOTS

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SITE PLAN
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