

THE RESERVE LOT 49

93 E. Hampton Drive

Midway, Utah

GOVERNING CODE:

ACTUAL CONSTRUCTION WILL COMPLY WITH APPLICABLE LOCAL ORDINANCES AND BUILDING CODES.

2021 IRC / 2021 IBC

DESIGNER : Highland Group Building Design Inc. (801) 277-4433

CONTRACTOR : Watts Enterprises (801) 272-7111

SURVEYOR : Titan Land Surveying (435) 671-0392

INTERIOR DESIGN: Inspiration Design Studio (703) 585-2184

STRUCTURAL : Focus Engineering (801) 352-0075

INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT										
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	GRAVEL SPACE WALL R-VALUE
5 AND MARINE 4	0.32	0.55	NR	49	20 or 13+5h	13/17	30g	15/19	10.2 ft	15/19
6	0.32	0.55	NR	49	20+5 or 13+10h	15/20	30g	15/19	10.4 ft	15/19

A. R-VALUES ARE MINIMUMS, U-FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R-VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R-VALUE SPECIFIED IN THE TABLE.

B. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.

C. 15/19 MEANS R-15 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. 15/19 SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME. 10/13 MEANS R-10 CONTINUOUS INSULATION ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.

D. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUES FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN ZONES 1 THROUGH 3 FOR HEATED SLABS.

E. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.

F. BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE N1101.10 AND TABLE N1101.10.

G. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-14 MINIMUM.

H. THE FIRST VALUE IS CAVITY INSULATION, THE SECOND VALUE IS CONTINUOUS INSULATION, SO 13+5 MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION.

I. THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATIONS ON THE INTERIOR OF THE MASS WALL.

TABLE M1506.2 DUCT LENGTH														
DUCT TYPE	FLEX DUCT							SMOOTH-WALL DUCT						
	50	80	100	125	150	200	300	50	80	100	125	150	200	300
Diameter ^a (inches)	Maximum length ^{b,c,d} (feet)													
3	X	X	X	X	X	X	X	5	X	X	X	X	X	X
4	56	4	X	X	X	X	X	114	31	10	X	X	X	X
5	NL	81	42	16	2	X	X	NL	152	41	51	28	4	X
6	NL	NL	158	41	55	18	1	X	NL	NL	168	112	53	25
7	NL	NL	NL	NL	161	78	40	14	NL	NL	NL	NL	148	88
8 and above	NL	NL	NL	NL	NL	184	111	64	NL	NL	NL	NL	NL	148

For 30 in. 1 foot= 304.8 mm.

a. Fan airflow rating shall be in accordance with ANSI/AMCA 210-ANSI/ASHRAE 51.

b. For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter.

c. This table assumes that elbows are not used. Fifteen feet of allowable duct length shall be deducted for each elbow installed in the duct run.

d. NL= no limit on duct length of this size.

e. X= not allowed. Any length of duct of this size with assumed turns and fittings will exceed the rated pressure drop.

DEFERRED SUBMITTAL	
1	TRUSS DETAILS
2	GAS PIPING SCHEMATIC
3	FACTORY-BUILT FIREPLACE PRODUCT INFORMATION
4	
5	
6	

INDEX OF DRAWINGS	
SHEET NO.	DESCRIPTION
	COVER SHEET
	SURVEY
1	SITE PLAN
2	LOWER LEVEL FLOOR PLAN
3	MAIN LEVEL FLOOR PLAN
4	FRONT & GARAGE ELEVATIONS
5	RIGHT SIDE ELEVATIONS, DOOR & WINDOW SCHEDULES
6	REAR & LEFT SIDE ELEVATIONS
7	BUILDING SECTIONS A & B
8	BUILDING SECTIONS C, D, E & F
9	BUILDING SECTIONS G, H, I & J
10	TYPICAL WALL SECTION, ARCHITECTURAL DETAILS
11	ARCHITECTURAL DETAILS
12	ROOF PLAN
13	LOWER LEVEL REFLECTED CEILING PLAN
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SD-1	STRUCTURAL DETAILS
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SD-3	STRUCTURAL DETAILS
SD-4	STRUCTURAL DETAILS
SD-5	STRUCTURAL DETAILS
SD-6	STRUCTURAL DETAILS

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WE HAVE ENFORCED AND WILL CONTINUE TO ENFORCE OUR FEDERAL COPYRIGHTS TO PROTECT THE INVESTMENT OF OUR DESIGNS.

I, DEREK KOHLER, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF UTAH, HOLDING LICENSE NUMBER 11725351-2201, AS PRESCRIBED UNDER THE LAWS OF UTAH. I FURTHER CERTIFY THAT A TOPOGRAPHIC SURVEY OF THE LAND SHOWN AND DESCRIBED HEREON HAS BEEN PERFORMED UNDER MY SUPERVISION, AND THAT THE REPRESENTATION SHOWN ON THIS MAP IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS OF UTAH STATE LAW.

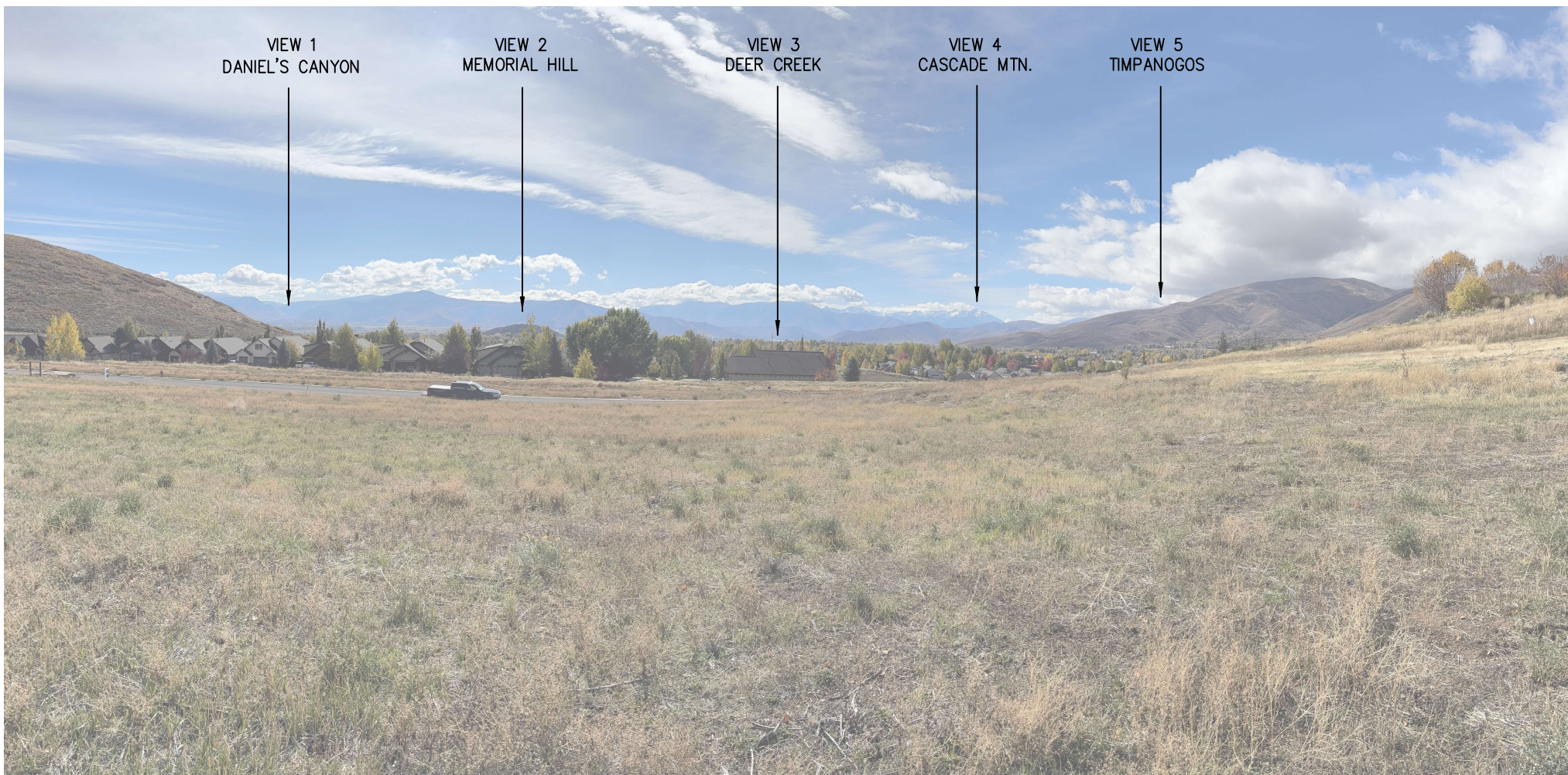


SURVEYOR'S SEAL

LEGEND

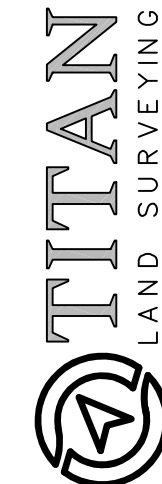
- FOUND REBAR & CAP
- FOUND CURB RIVET ON PROPERTY LINE EXT.
- POWER LATERAL
- SEWER MANHOLE
- SEWER LATERAL
- WATER METER
- COMM BOX
- ELECTRICAL JUNCTION BOX
- IRRIGATION BOX
- STORM DRAIN MANHOLE
- FOUND CURB RIVET
- WATER LATERAL
- LOT/PROPERTY LINE
- ADJOINING LOT LINE
- CENTER OF RIGHT-OF-WAY
- 10' PUBLIC UTILITY EASEMENT
- MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	1472.00'	36.05'	12°41'22"	36.05'	S 73°55'54" W
C2	428.00'	104.74'	14°01'15"	104.48'	S 69°37'22" W



TOPOGRAPHIC NOTES

- SEE BENCHMARK ELEVATION SHOWN HEREON.
- FIELD WORK WAS PERFORMED IN OCTOBER 2023.
- SEE THE RESERVE AT MIDWAY ENTRY NO. 520955 FOR ADDITIONAL NOTES THAT MAY AFFECT THE SUBJECT LOT.



THE RESERVE AT MIDWAY

LOT 49

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 4 EAST, 588M WASHCUT COUNTY, UT

TOPOGRAPHIC SURVEY

PREPARED FOR

WATTS ENTERPRISES

PROJECT
T25-213

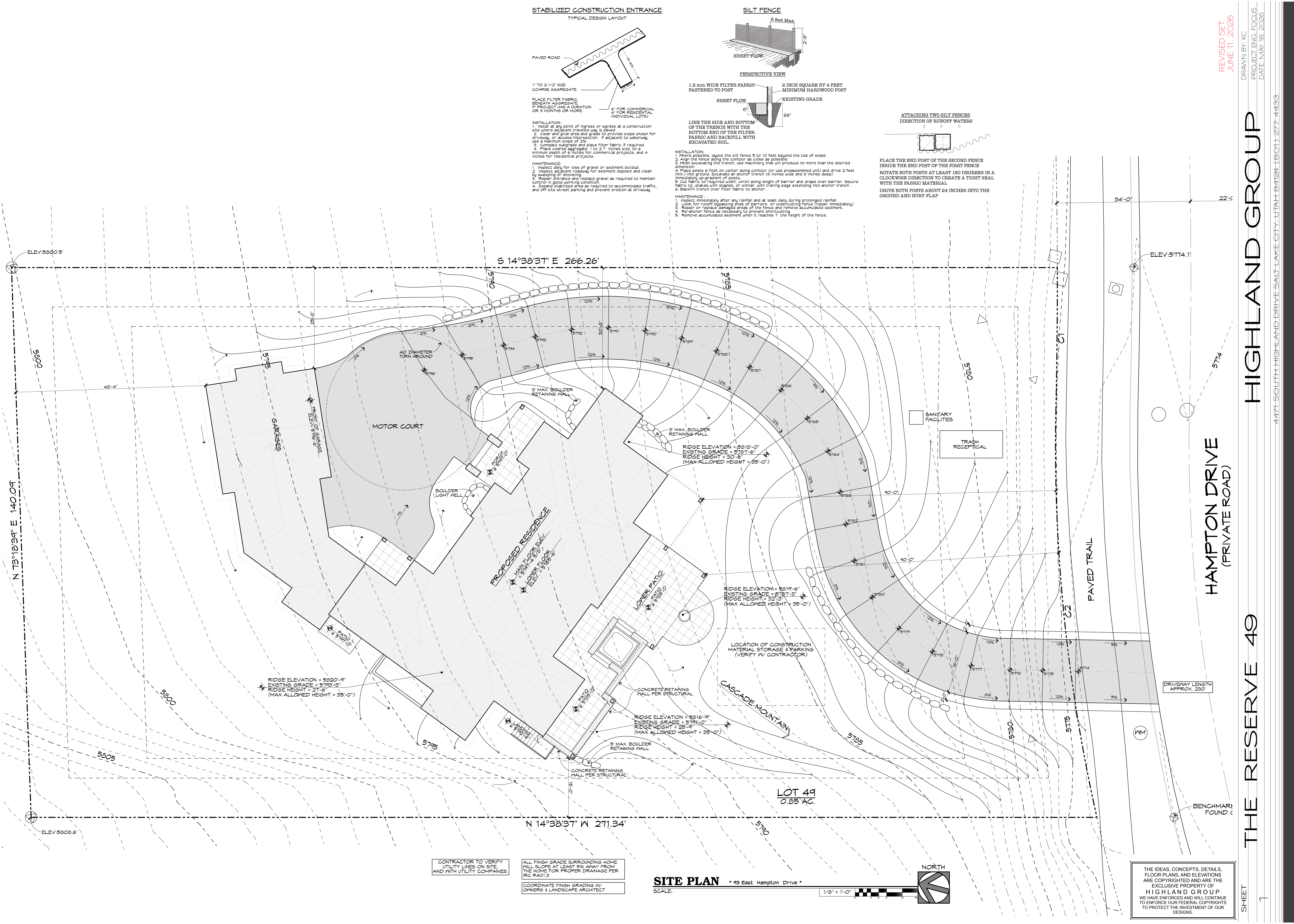
DATE:
10/20/2023

SHEET 1 OF 1

1" = 20'

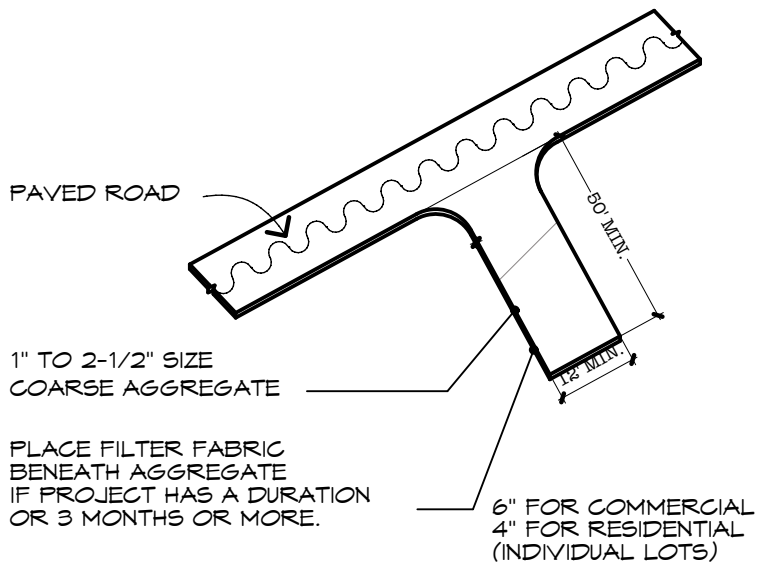
DRAWN BY: BRM

REVIEWED BY: DMK



STABILIZED CONSTRUCTION ENTRANCE

TYPICAL DESIGN LAYOUT



INSTALLATION:
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grade area and grade to provide slope shown for driveway or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 1/2 inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.
MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

SILT FENCE

6 feet Max

2'-3"

PERSPECTIVE VIEW

1.8 mm WIDE FILTER FABRIC FASTENED TO POST

SHEET FLOW

2 INCH SQUARE BY 4 FEET MINIMUM HARDWOOD POST

6"

24"

LINE THE SIDE AND BOTTOM OF THE TRENCH WITH THE BOTTOM END OF THE FILTER FABRIC AND BACKFILL WITH EXCAVATED SOIL.

INSTALLATION:
1. Where possible, layout the silt fence 5 to 10 feet beyond the toe of slope.
2. Align the fence along the contour as close as possible.
3. When excavating the trench, use machinery that will produce no more than the desired dimension.
4. Place posts 6 feet on center along contour (or use preassembled unit) and drive 2 feet (min.) into ground. Excavate an anchor trench (6 inches wide and 8 inches deep) immediately up-gradient of posts.
5. Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to stakes with staples, or similar, with trailing edge extending into anchor trench.
6. Backfill trench over filter fabric to anchor.

MAINTENANCE:
1. Inspect immediately after any rainfall and at least daily during prolonged rainfall.
2. Look for runoff bypassing ends of barriers, or undercutting fence (repair immediately).
3. Repair or replace damaged areas of the fence and remove accumulated sediment.
4. Re-anchor fence as necessary to prevent shortcutting.
5. Remove accumulated sediment when it reaches 75% the height of the fence.

ATTACHING TWO SILT FENCES

DIRECTION OF RUNOFF WATERS

PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE
ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
DRIVE BOTH POSTS ABOUT 24 INCHES INTO THE GROUND AND BURY FLAP

CONTRACTOR TO VERIFY UTILITY LINES ON SITE, AND WITH UTILITY COMPANIES.

ALL FINISH GRADE SURROUNDING HOME WILL SLOPE AT LEAST 5% AWAY FROM THE HOME FOR PROPER DRAINAGE PER RC 8401.3

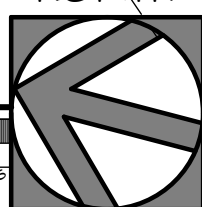
COORDINATE FINISH GRADING W/ OWNERS & LANDSCAPE ARCHITECT

SITE PLAN • 49 East Hampton Drive •

SCALE:

1/8" = 1'-0"

NORTH



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SHEET 1

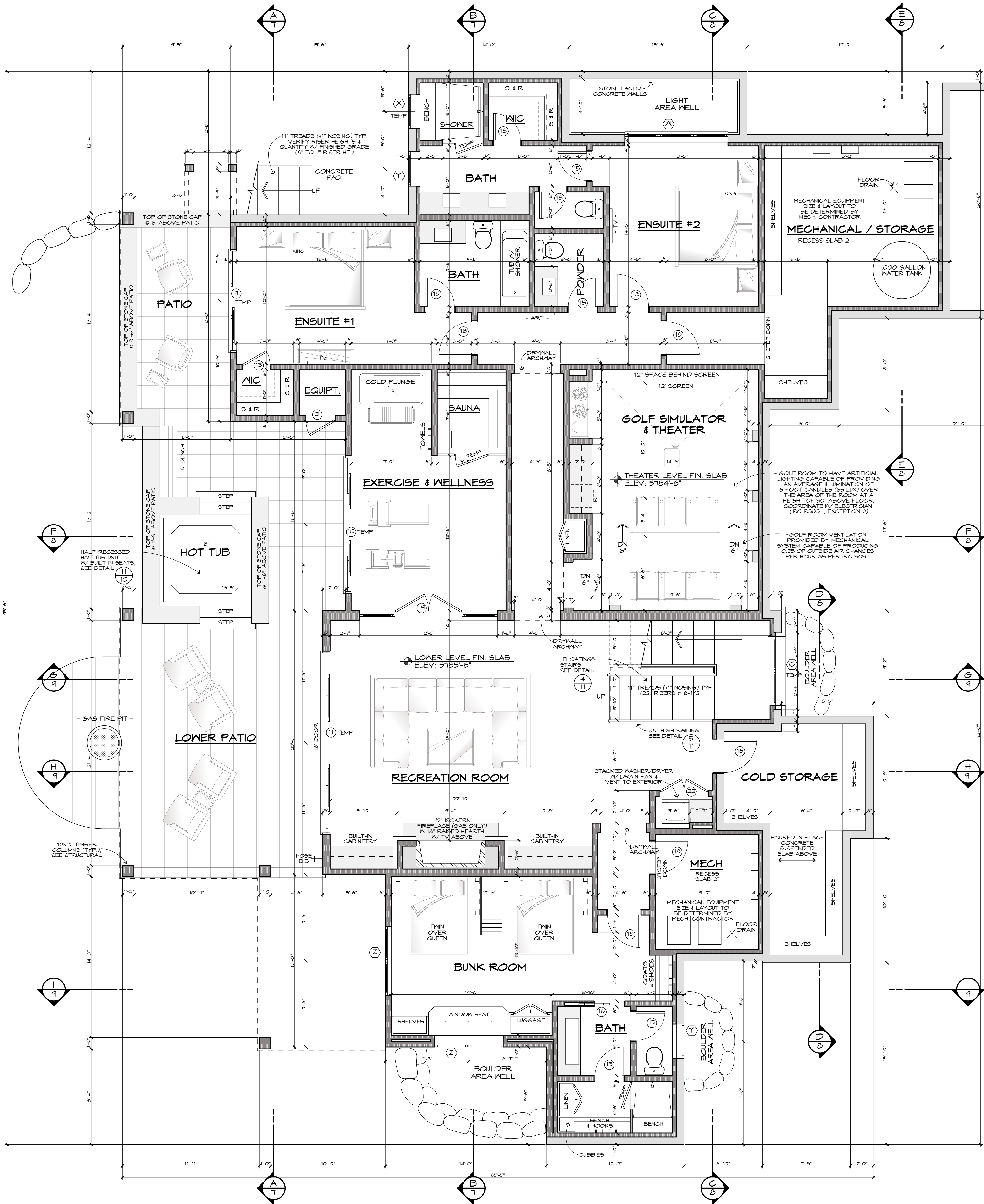
THE RESERVE 49

HIGHLAND GROUP

REVISOR SET
JUNE 11, 2026

DRAWN BY: KC
PROJECT ENG: FOCUS
DATE: MAY 18, 2026

4471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84124 (801) 277-4433



LOWER LEVEL FLOOR PLAN

SQUARE FOOTAGE	
LOWER FLOOR (FINISHED)	2,915 SQ. FT.
MAIN FLOOR	3,225 SQ. FT.
TOTAL FINISHED	6,140 SQ. FT.



MECHANICAL NOTES

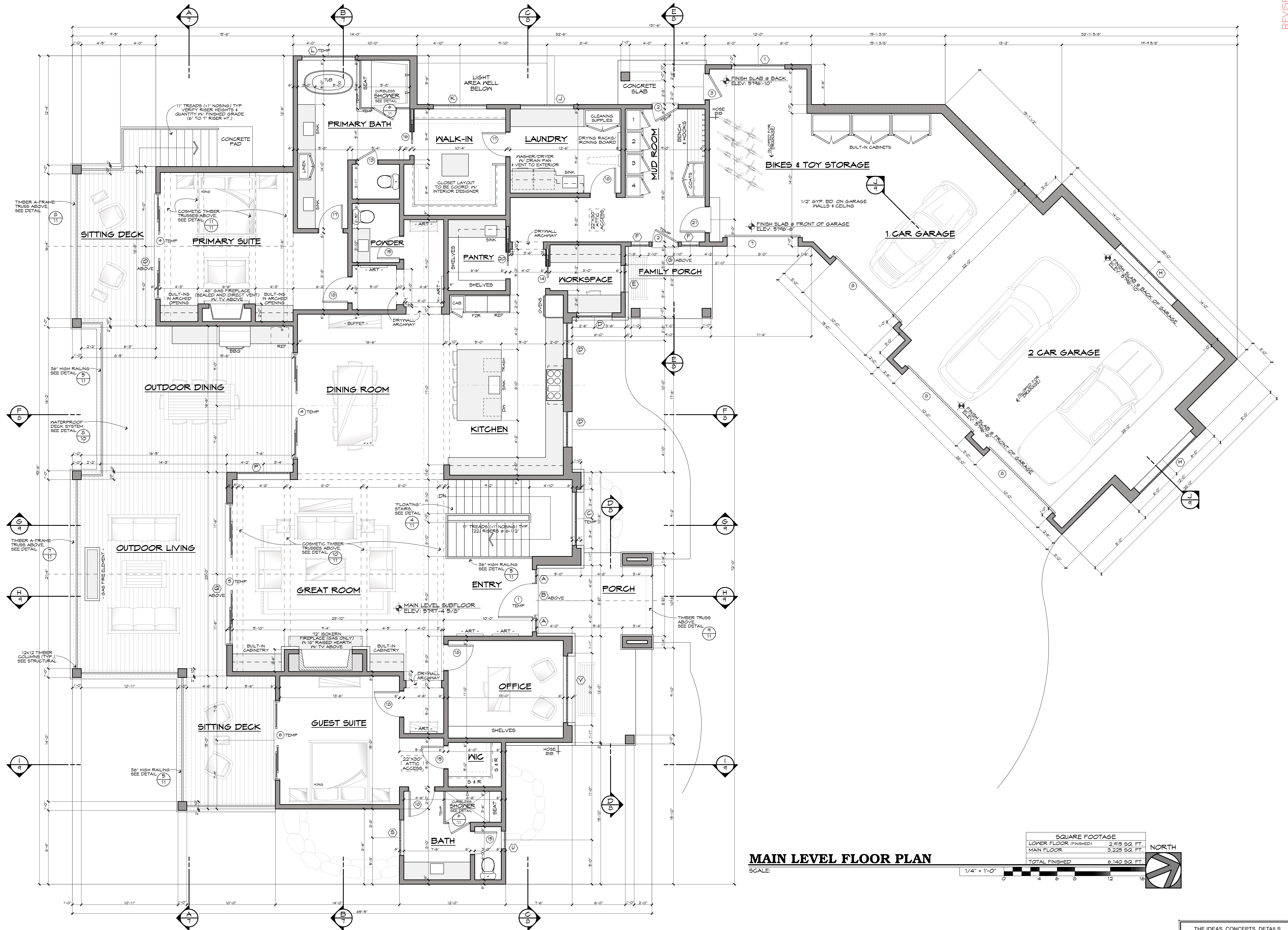
1. PROVIDE COMBUSTION AIR FOR ALL GAS APPLIANCES AT A RATE OF 1/2 SQ. INCH PER 1000 BTU'S. COMBUSTION AIR SHALL BE OBTAINED FROM OUTDOORS OR FROM SPACES FREELY COMMUNICATED WITH THE OUTDOORS. COMBUSTION AIR DUCTS SHALL HAVE AN EXTERIOR COVER OF 1/4" SCREEN. TWO SEPARATE COMBUSTION AIR DUCTS SHALL BE PROVIDED. ONE OF THE REQUIRED DUCTS IS TO TERMINATE IN UPPER 1/2 OF THE ROOM 1/4 PER 1000 BTU. THE OTHER IS TO TERMINATE WITHIN 12" OF FLOOR 1/4 1000 BTU. -IRC M109.1-M109.6
2. DRYER DUCTS SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS M1502.4.1 THROUGH M1502.4.7.
3. INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS GARAGES, ETC. . .
4. PROVIDE 30" CLEARANCE FROM RANGE TOP TO COMBUSTIBLE MATERIALS. FOR EXCEPTIONS, SEE INTERNATIONAL MECHANICAL CODE. SIDE CLEARANCE SHALL BE AS SPECIFIED BY PERMANENT MARKING ON THE UNIT. -IRC M1401.1
5. PROVIDE EXPANSION TANK ON CULINARY WATER SYSTEM. -IRC P2403.4
6. PROVIDE SEISMIC STRAPS & PRESSURE RELIEF VALVE ON ALL WATER HEATERS.
7. PROVIDE MIN. 30" WORK SPACE IN FRONT OF FURNACE AND MIN. 3" ALONG SIDE AND BACK.
8. GAS LOGS SHALL BE LOCATED WITH A SHUT-OFF VALVE LOCATED OUTSIDE OF THE FIREBOX AND WITHIN 6" OF THE APPLIANCE. -IRC G2420.5. IF GAS LOG LIGHTERS ARE USED, FLUE MUST BE PERMANENTLY BLOCKED OPEN. ALL GAS LOG LIGHTERS, AND/OR GAS FIREPLACES REQUIRE OUTSIDE COMBUSTION AIR. ALL FLUES MUST EQUAL 1 SQ. INCH OF PERMANENTLY BLOCKED OPEN AREA PER 1000 BTU'S. ALL ROOMS WHERE GAS LOGS, LOG LIGHTER, OR FIREPLACES ARE INSTALLED MUST EQUAL 50 CUBIC FEET OF VOLUME PER 1000 BTU. FOR EVERY PIECE OF EQUIPMENT IN ADDITION TO THE REQUIRED OUTSIDE AIR. -IRC M1102.1
9. PROVIDE VENTILATION SYSTEM IN BATHROOMS/WATER CLOSET COMPARTMENTS, CAPABLE OF PRODUCING EXHAUST RATES IN ACCORDANCE WITH SECTION M1507. EXHAUST AIR FROM THE SPACE SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS.
10. PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 65 DEGREES AT A POINT 36" ABOVE THE FLOOR IN ALL ROOMS.
11. FUEL-BURNING APPLIANCES, INCLUDING FIREPLACES, ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS, OR TOILET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES.
12. FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT-VENT WATER HEATERS LOCATED IN A BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. -IRC M2005.2
13. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR IN GARAGES, ROOMS OR SPACES THAT ARE NOT PART OF THE LIVING SPACE OF A DRILLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. -IRC M1307.3
14. APPLIANCES LOCATED IN A GARAGE OR CARPORT SHALL BE PROTECTED FROM IMPACT BY AUTOMOBILES. -IRC M1307.3.1

PLUMBING NOTES

1. HOSE BIBBS TO BE NON-FREEZE, BACK FLOW PREVENTER TYPE.
2. WATER CLOSETS TO HAVE A FLOW RATE OF 1.6 GALLONS OR LESS PER FLUSH. -IRC P2403.2
3. SHOWER HEADS TO HAVE A FLOW RATE OF 2.5 GALLONS PER MINUTE OR LESS. -IRC P2403.2
4. SHOWERS SHALL BE FINISHED TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE THE FLOOR. MATERIAL SHALL BE NON-ABSORBENT. -IRC R307.2
5. ALL PLUMBING VENTS THROUGH THE ROOF TO BE SIZED ACCORDING TO P3113.1
6. PROVIDE A FLOOR DRAIN BY THE WATER HEATER. IF WATER HEATER OR STEAM SHOWER EQUIPMENT IS LOCATED ON A WOOD FLOOR, PROVIDE A METAL PAN. -IRC P2201.6
7. BATHROOM EXHAUST FAN DUCTS MUST CONTINUE AND DISCHARGE DIRECTLY OUTSIDE THE STRUCTURE. CLOSE PROXIMITY TO ATTIC VENTS OR TO SOFFIT AREAS ARE SPECIFICALLY PROHIBITED. ALL EXHAUST DUCTS MUST NOW CONNECT TO AN OPENING WITH PROPER SCREEN FOR TERMINATIONS IN SOFFIT AND WALL AREAS AND TO AN APPROVED THRU THE ROOF DISCHARGE FITTING INSTALLED AS NOT TO BE BLOCKED OR STOPPED BY SNOW OR ICE.
8. BATHTUB AND WHIRLPOOL TUBS MUST HAVE ANTI-SCALD MIXING VALVES LIMITING WATER TEMPERATURE TO 120 DEGREES
9. TUBS AND SHOWERS WITH TILED WALLS REQUIRE CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS. GREEN BOARD IS NO LONGER ALLOWED IN ANY APPLICATION.
10. BACKWATER VALVES REQ. UNLESS IT CAN BE ESTABLISHED A FUTURE IN THE LOWEST LEVEL OF THE HOME IS 10" BELOW THE ELEVATION OF THE UPSTREAM MANHOLE COVER. THIS WILL REQUIRE THE BASEMENT FLOOR TO BE PLUMBED INDEPENDENT FROM THE UPPER FLOORS. BACKWATER VALVES MUST BE ACCESSIBLE.

REVISED SET
JUNE 11, 2026

DRAWN BY: KC
PROJECT ENG. FOCUS
DATE: MAY 18, 2026



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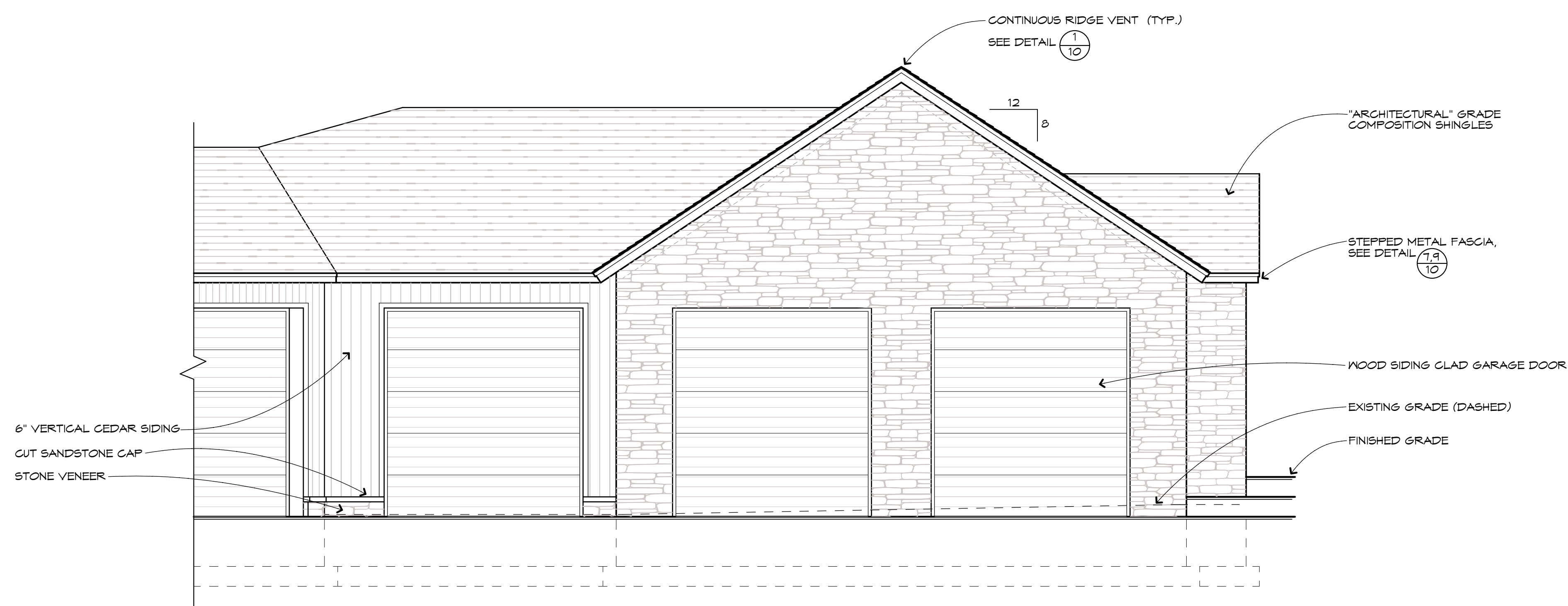
HIGHLAND GROUP

THE RESERVE 49

SHEET 3

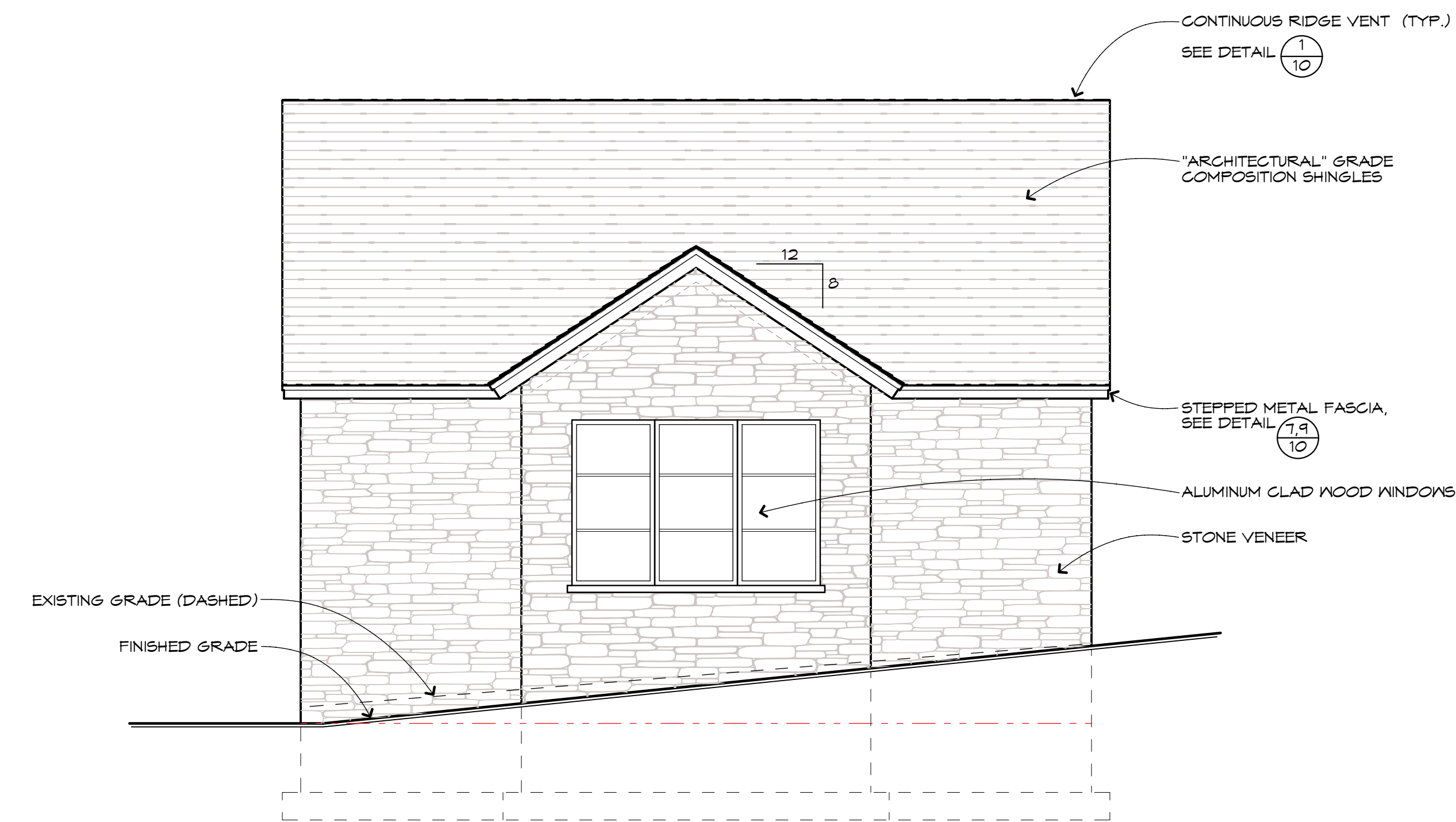
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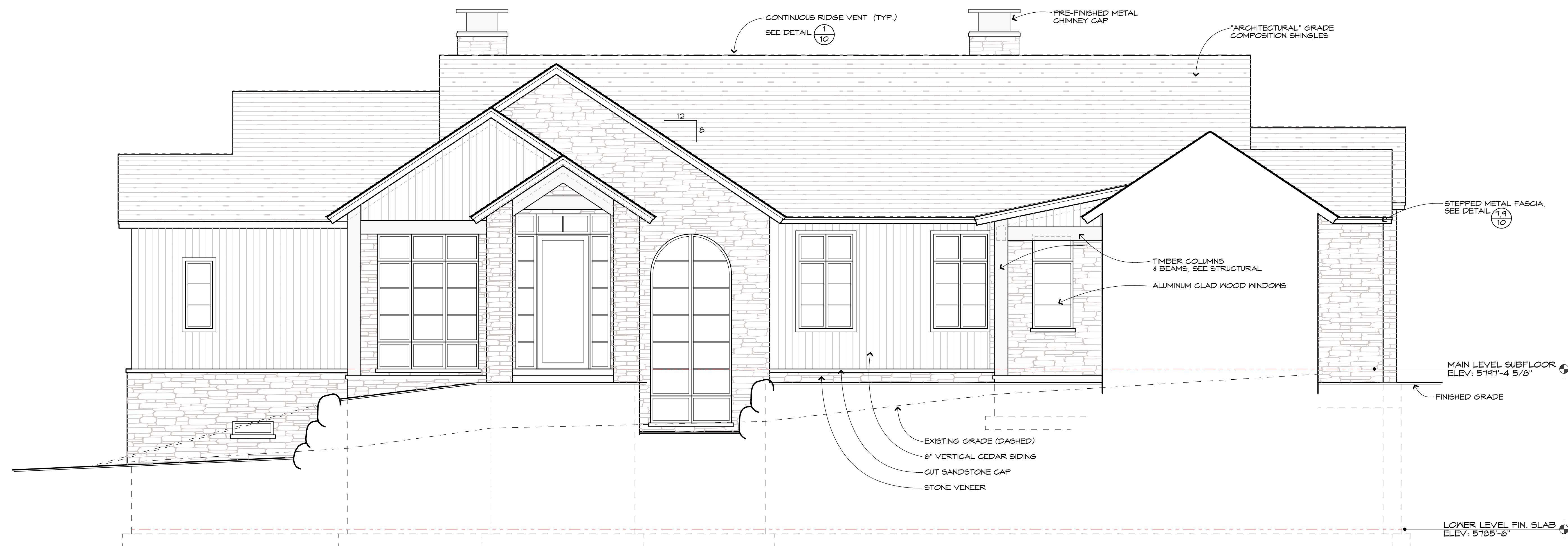
GARAGE FRONT ELEVATION

SCALE:



GARAGE SIDE ELEVATION

SCALE:

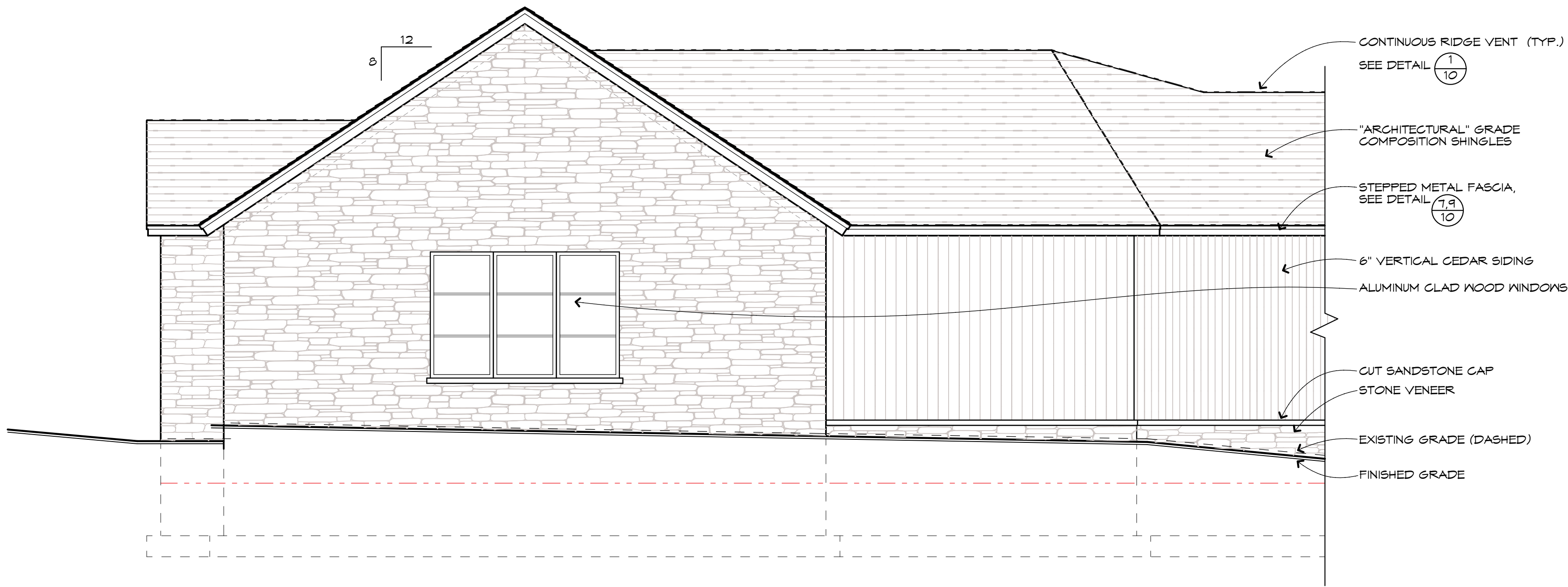


FRONT ELEVATION

SCALE:

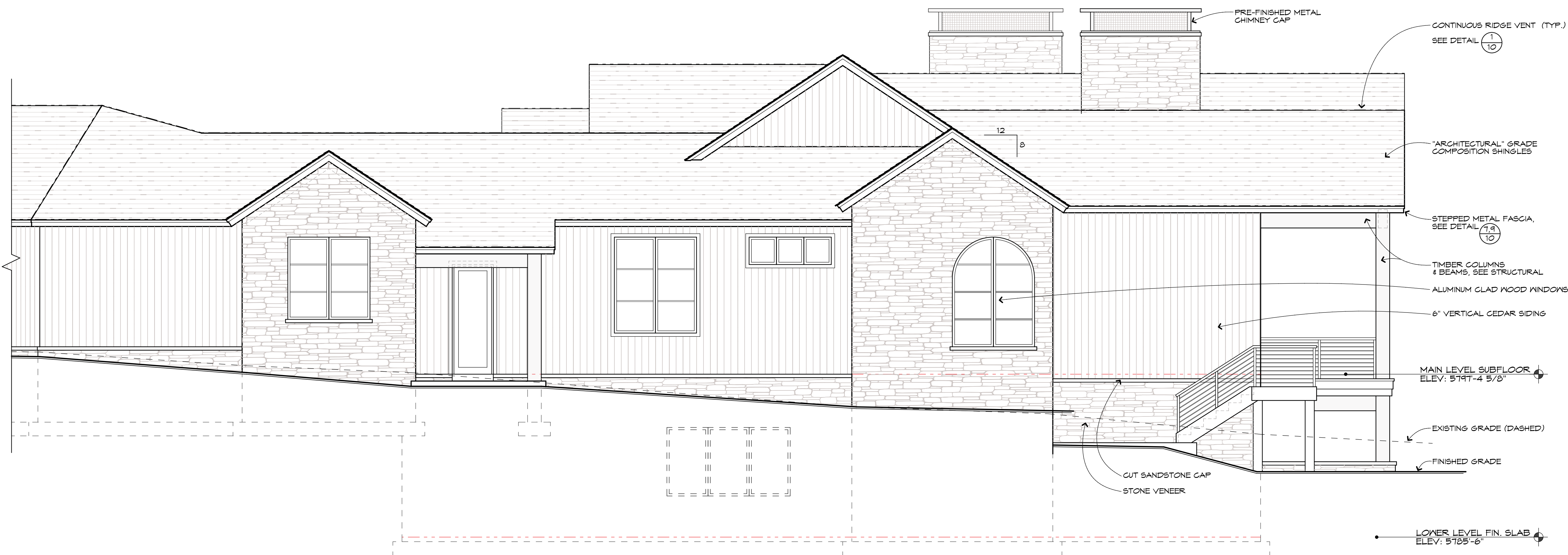


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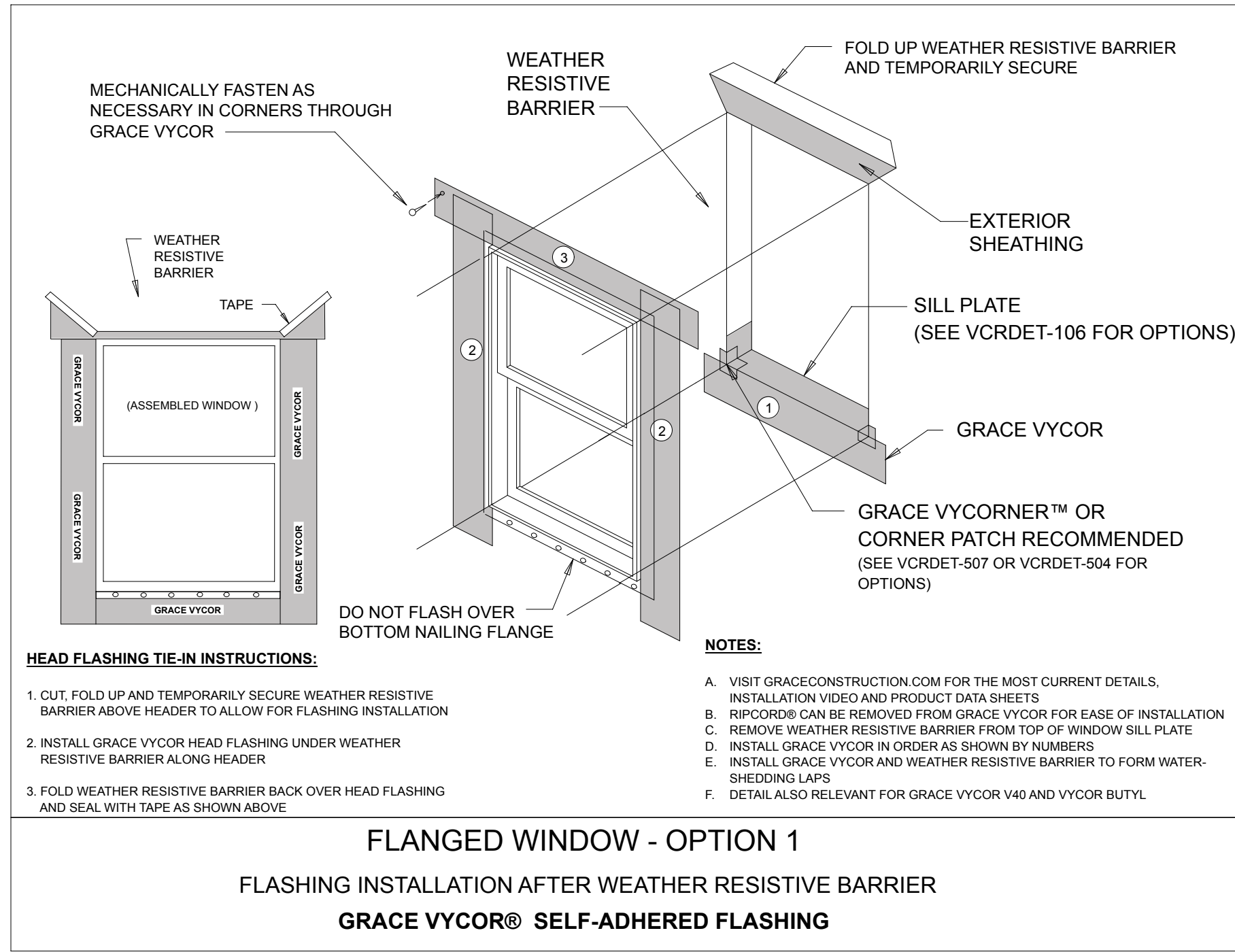
GARAGE REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



FLANGED WINDOW - OPTION 1

FLASHING INSTALLATION AFTER WEATHER RESISTIVE BARRIER
GRACE VYCOR® SELF-ADHERED FLASHING

DOOR & WINDOW NOTES

- BEDROOM WINDOW SILLS FINISHED MUST BE WITHIN 44" OF THE FLOOR AND PROVIDE MINIMUM CLEAR OPENINGS OF 5.7 SQ. FEET WITH HEIGHT DIMENSION NOT LESS THAN 24" AND WIDTH DIMENSION NOT LESS THAN 20" - IRC R310.1-R310.1.4
- ALL WINDOWS TO HAVE A U-VALUE OF .32 OR BETTER. (TABLE N1102.1)
- GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB ENCLOSURES AND WALLS ENCLOSING THESE COMPARTMENTS SHALL BE TEMPERED. - IRC TABLE R302.9
- 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 TO HUMAN IMPACT. - IRC R302
- WINDOW WELLS TO PROVIDE A MINIMUM NET CLEAR OPENING OF 9 SQ. FT. WITH A MINIMUM DIMENSION OF 36 INCHES. PROVIDE A PERMANENT LADDER IF WINDOW WELL IS MORE THAN 44" DEEP. - IRC R310.2
- ALL FIXED WINDOWS TO MATCH "SASH SET" TO MATCH OPERABLE WINDOWS. NO DIRECT SET WINDOWS. DOOR TRANSOMS TO BE SASH SET WINDOWS.

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	HEADER HEIGHT	MATERIAL		REMARKS
(A)	1'-6"	11'-6"	11'-6" FROM MAN	ALUMINUM CLAD WOOD	INSULATED	1'-6" x 10'-0" SASH-SET FIXED (TEMP.) W/ 1'-6" x 1'-6" S.S. FIXED TRANSOM
(B)	4'-0"	1'-6"	11'-6" FROM MAN			S.S. FIXED TRANSOM (TEMP.)
(C)	6'-0"	14'-0"	10'-0" FROM MAN			(2) 3'-0" x 12'-0" SASH-SET FIXED PANELS W/ HALF-ROUND ARCH TOP
(D)	4'-0"	7'-0"	10'-0" FROM MAN			(2) 3'-0" x 2'-0" AWINGS BELOW (TEMP.)
(E)	3'-0"	7'-0"	10'-0" FROM MAN			(2) 2'-0" x 3'-0" CASEMENTS W/ 3'-0" x 2'-0" S.S. TRANSOMS
(F)	2'-0"	10'-0"	10'-0" FROM MAN			3'-0" x 8'-0" CASEMENT W/ 3'-0" x 2'-0" S/S TRANSOM
(G)	3'-0"	2'-0"	10'-0" FROM MAN			2'-0" x 8'-0" SASH-SET FIXED (TEMP.) W/ 2'-0" x 2'-0" SASH-SET FIXED TRANSOM
(H)	9'-0"	6'-0"	10'-0" FROM MAN			SASH-SET FIXED TRANSOM (TEMP.)
(I)	6'-0"	6'-0"	10'-0" FROM MAN			(3) 3'-0" x 6'-0" FIXED / CASEMENT / FIXED
(J)	6'-0"	7'-0"	10'-0" FROM MAN			(2) 3'-0" x 6'-0" DOUBLE CASEMENT
(K)	6'-0"	2'-0"	10'-0" FROM MAN			(2) 3'-0" x 7'-0" DOUBLE CASEMENT
(L)	6'-0"	8'-0"	10'-0" FROM MAN			(3) 2'-0" x 2'-0" AWINGS
(M)	NOT USED					(2) 3'-0" x 3'-0" SASH-SET FIXED PANELS W/ HALF-ROUND ARCH TOP (TEMP.)
(N)	NOT USED					
(O)	12'-0"	2'-0"	12'-8" FROM MAN			(4) 3'-0" x 2'-0" S.S. FIXED TRANSOMS (TEMP.)
(P)	6'-0"	10'-0"	10'-0" FROM MAN			(2) 3'-0" x 8'-0" S.S. FIXED W/ 1'-0" x 2'-0" TEMP. AWINGS BELOW
(Q)	16'-0"	3'-0"	13'-8" FROM MAN			(4) 4'-0" x 3'-0" S.S. FIXED TRANSOMS (TEMP.)
(R)	NOT USED					
(S)	4'-0"	7'-0"	10'-0" FROM MAN			DOUBLE CASEMENT
(T)	NOT USED					
(U)	2'-0"	5'-0"	8'-0" FROM MAN			CASEMENT
(V)	7'-6"	10'-0"	10'-0" FROM UPPER			(3) 2'-6" x 8'-0" S.S. FIXED W/ 1'-0" x 2'-0" S.S. TRANSOMS ABOVE
(W)	9'-0"	5'-0"	8'-0" FROM LOWER			(3) 3'-0" x 5'-0" CASEMENT / FIXED / CASEMENT
(X)	3'-0"	1'-0"	8'-0" FROM LOWER			AWINGS (TEMP.)
(Y)	3'-0"	1'-0"	9'-0" FROM LOWER			AWINGS
(Z)	6'-0"	6'-0"	8'-0" FROM LOWER			DOUBLE CASEMENT
(AA)	NOT USED					
(AB)						

DOOR SCHEDULE						
MARK	WIDTH	HEIGHT	MATERIAL	TYPE		REMARKS
(1)	4'-0"	10'-0"	WOOD/GLASS	ENTRY		ENTRY DOOR W/ TEMP. GLASS (SEE ELEV.)
(2)	3'-0"	8'-0"	WOOD/GLASS	PATIO		TEMPERED GLASS
(3)	3'-0"	8'-0"	WOOD	PANELED		SOLID CORE EXTERIOR DOOR
(4)	12'-0"	10'-0"	WOOD/GLASS	DOUBLE SLIDER		(4) 3'-0" x 10'-0" TEMP. PANELS, FIXED/OPER/OPER/FIXED
(5)	16'-0"	10'-0"	WOOD/GLASS	DOUBLE SLIDER		(4) 4'-0" x 10'-0" TEMP. PANELS, FIXED/OPER/OPER/FIXED
(6)	9'-0"	10'-0"	WOOD/GLASS	SLIDER		(3) 3'-0" x 10'-0" TEMP. PANELS, FIXED/OPER/FIXED, SEE FLOOR PLAN
(7)	8'-0"	10'-0"	WOOD	SECTIONAL		OVERHEAD GAR. DOOR W/ WOOD FINISH, SEE ELEVATIONS
(8)	10'-0"	10'-0"	WOOD	SECTIONAL		OVERHEAD GAR. DOOR W/ WOOD FINISH, SEE ELEVATIONS
(9)	9'-0"	8'-0"	WOOD/GLASS	SLIDER		(3) 3'-0" x 8'-0" TEMP. PANELS, FIXED/OPER/FIXED, SEE FLOOR PLAN
(10)	12'-0"	8'-0"	WOOD/GLASS	DOUBLE SLIDER		(4) 3'-0" x 8'-0" TEMP. PANELS, FIXED/OPER/OPER/FIXED
(11)	16'-0"	8'-0"	WOOD/GLASS	DOUBLE SLIDER		(4) 4'-0" x 8'-0" TEMP. PANELS, FIXED/OPER/OPER/FIXED
(12)	- NOT USED -					
(13)	2'-6"	8'-0"	WOOD	PANELED		SOLID CORE INTERIOR DOOR
(14)	2'-6"	8'-0"	WOOD	POCKET		SOLID CORE INTERIOR DOOR
(15)	2'-8"	8'-0"	WOOD	PANELED		SOLID CORE INTERIOR DOOR
(16)	2'-8"	8'-0"	WOOD	POCKET		SOLID CORE INTERIOR DOOR
(17)	2'-10"	8'-0"	WOOD	PANELED		SOLID CORE INTERIOR DOOR
(18)	3'-0"	8'-0"	WOOD	PANELED		SOLID CORE INTERIOR DOOR
(19)	12'-0"	8'-0"	WOOD/GLASS	STOREFRONT		(2) 6'-0" x 8'-0" TEMP. GLASS DOORS W/ 3'-0" x 8'-0" FIXED PANEL EACH SIDE (TEMP.)
(20)	3'-0"	8'-0"	WOOD	POCKET		SOLID CORE INTERIOR DOOR
(21)	3'-0"	8'-0"	WOOD	PANELED		SOLID CORE EXT. DOOR 20 MIN. FIRE RATING W/ SELF CLOSER
(22)	4'-4"	8'-0"	WOOD	FRENCH		(2) 2'-2" x 8'-0" SOLID CORE INTERIOR DOORS
(23)						
(24)						
(25)						
(26)						
(27)						
(28)						
(29)						
(30)						

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JUNE 11, 2026

DRAWN BY: KC
PROJECT ENG. FOCUS
DATE: MAY 18, 2026

HIGHLAND GROUP

THE RESERVE 49

SHEET

5

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LEFT SIDE ELEVATION

SCALE:



REAR ELEVATION

SCALE:



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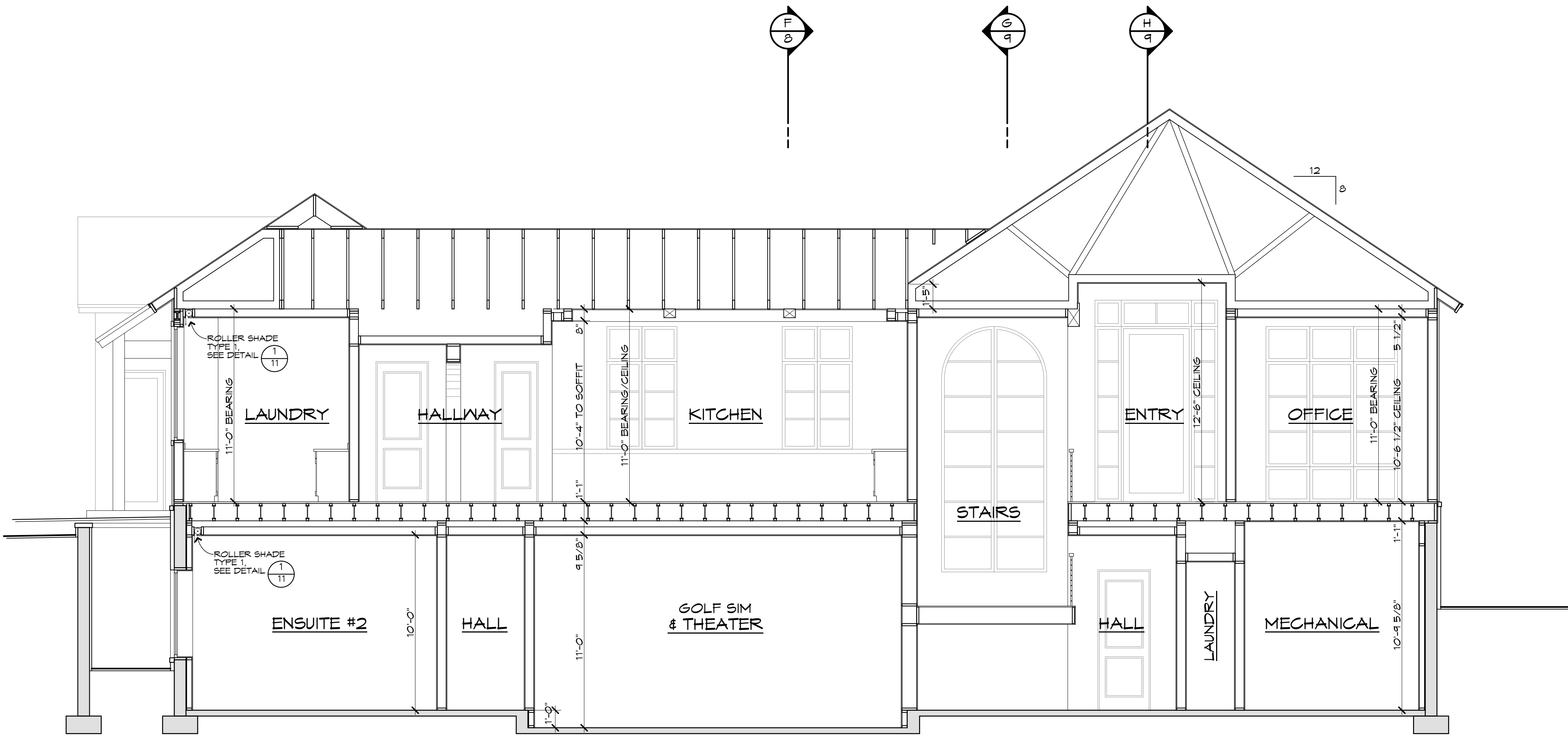
THE RESERVE 49

SHEET

6

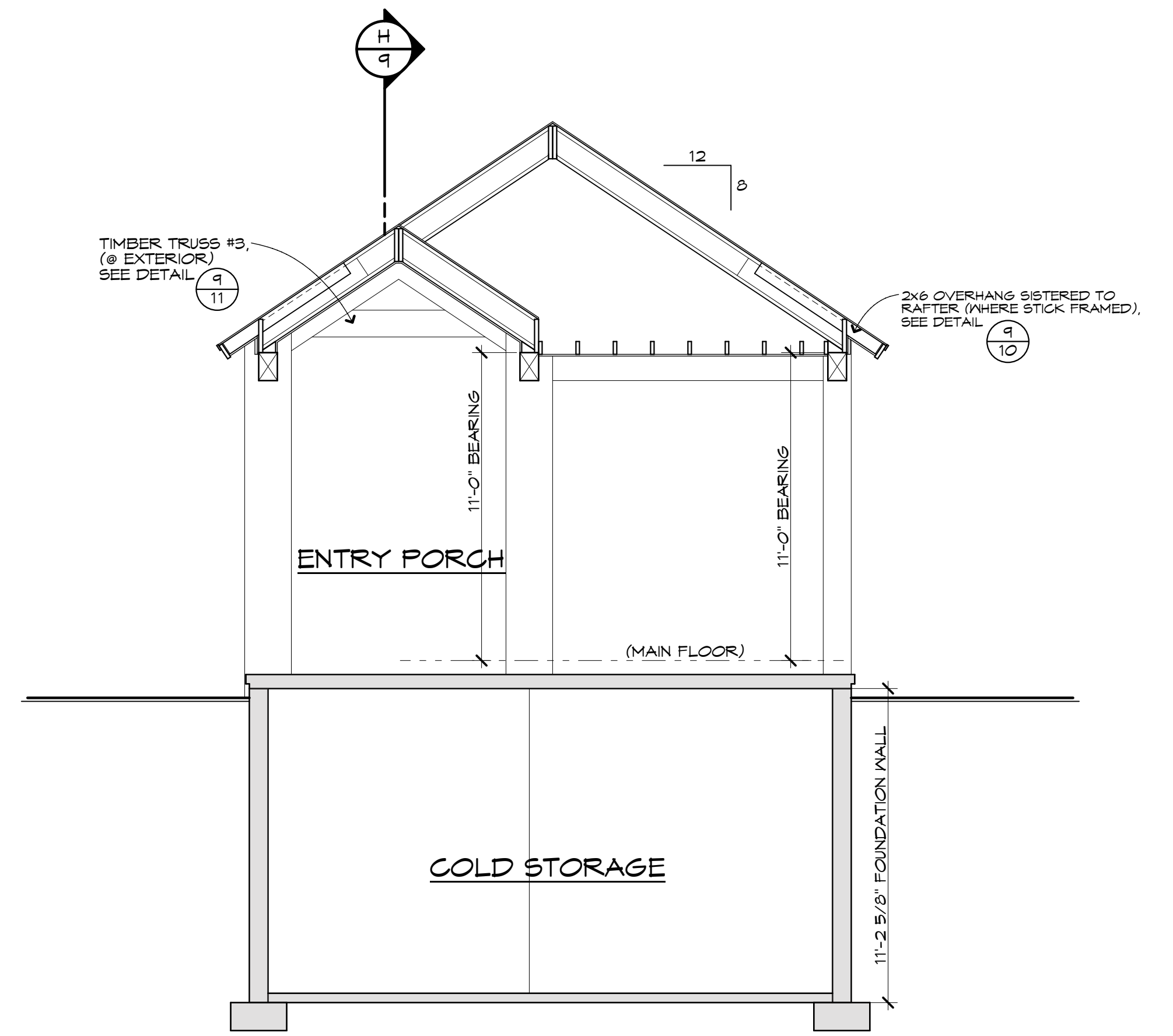
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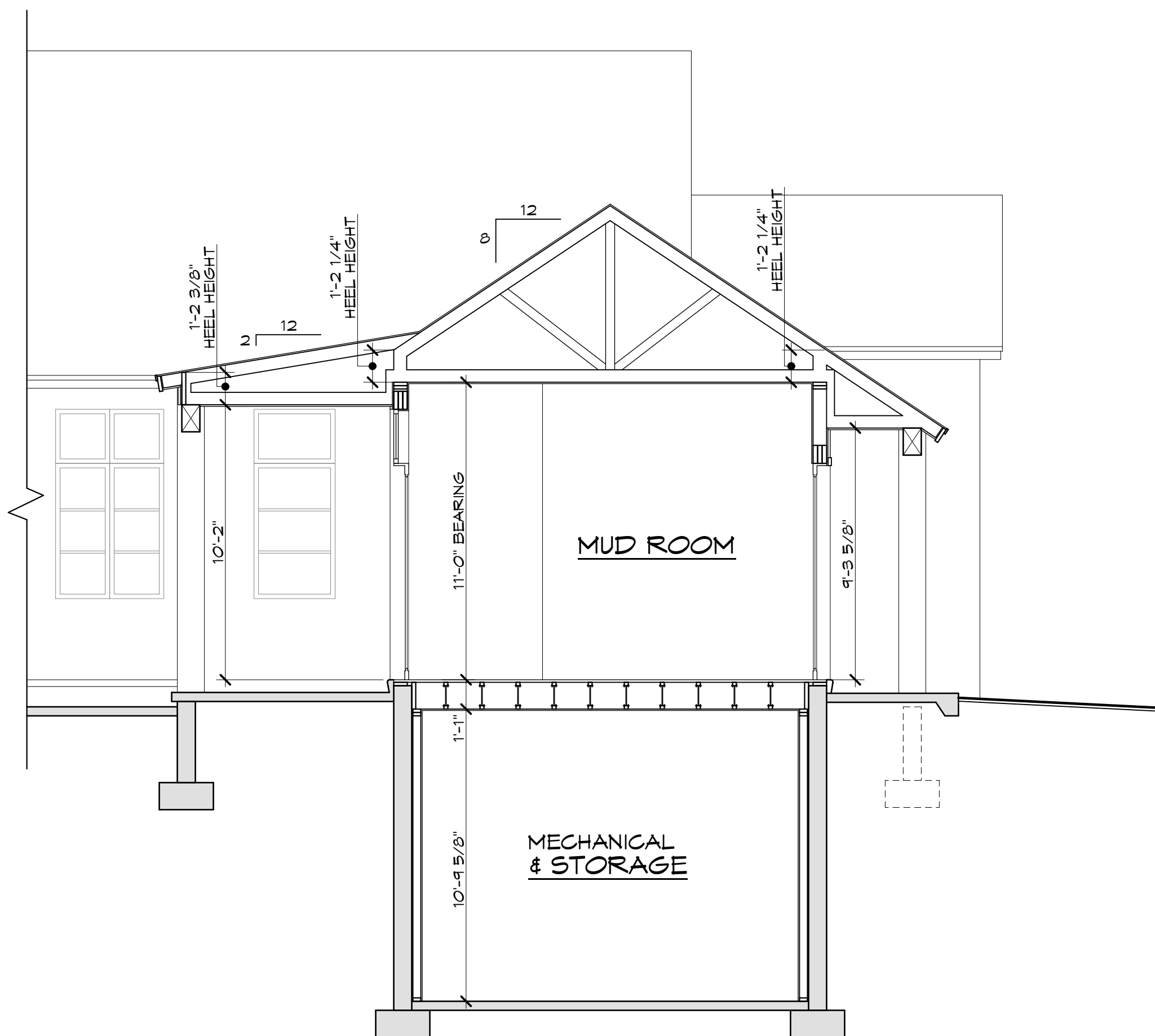
BUILDING SECTION

SCALE: 1/4" = 1'-0" 0 4 8 12 16



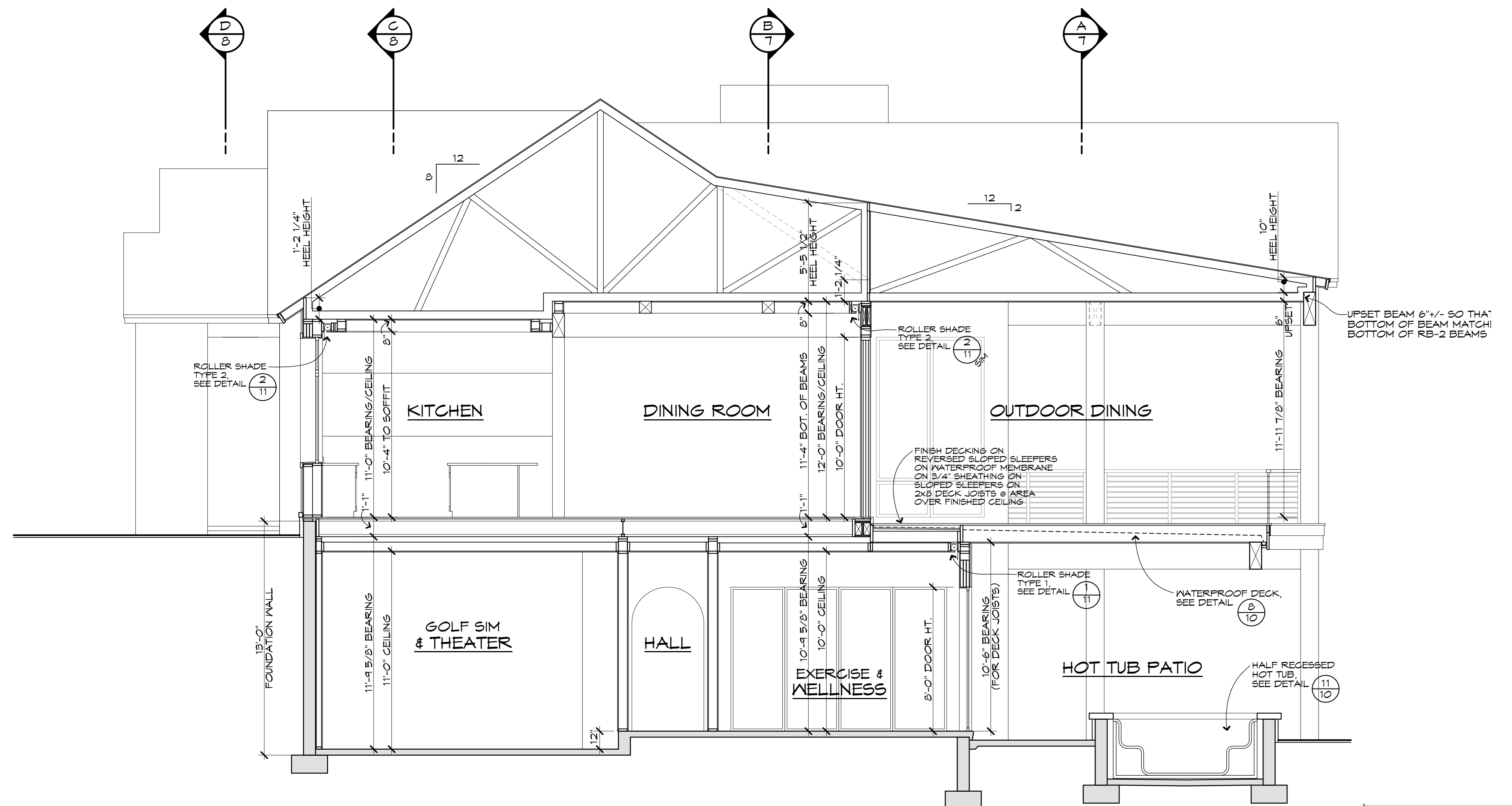
BUILDING SECTION

SCALE: 1/4" = 1'-0" 0 4 8 12 16



BUILDING SECTION

SCALE: 1/4" = 1'-0" 0 4 8 12 16



BUILDING SECTION

SCALE: 1/4" = 1'-0" 0 4 8 12 16

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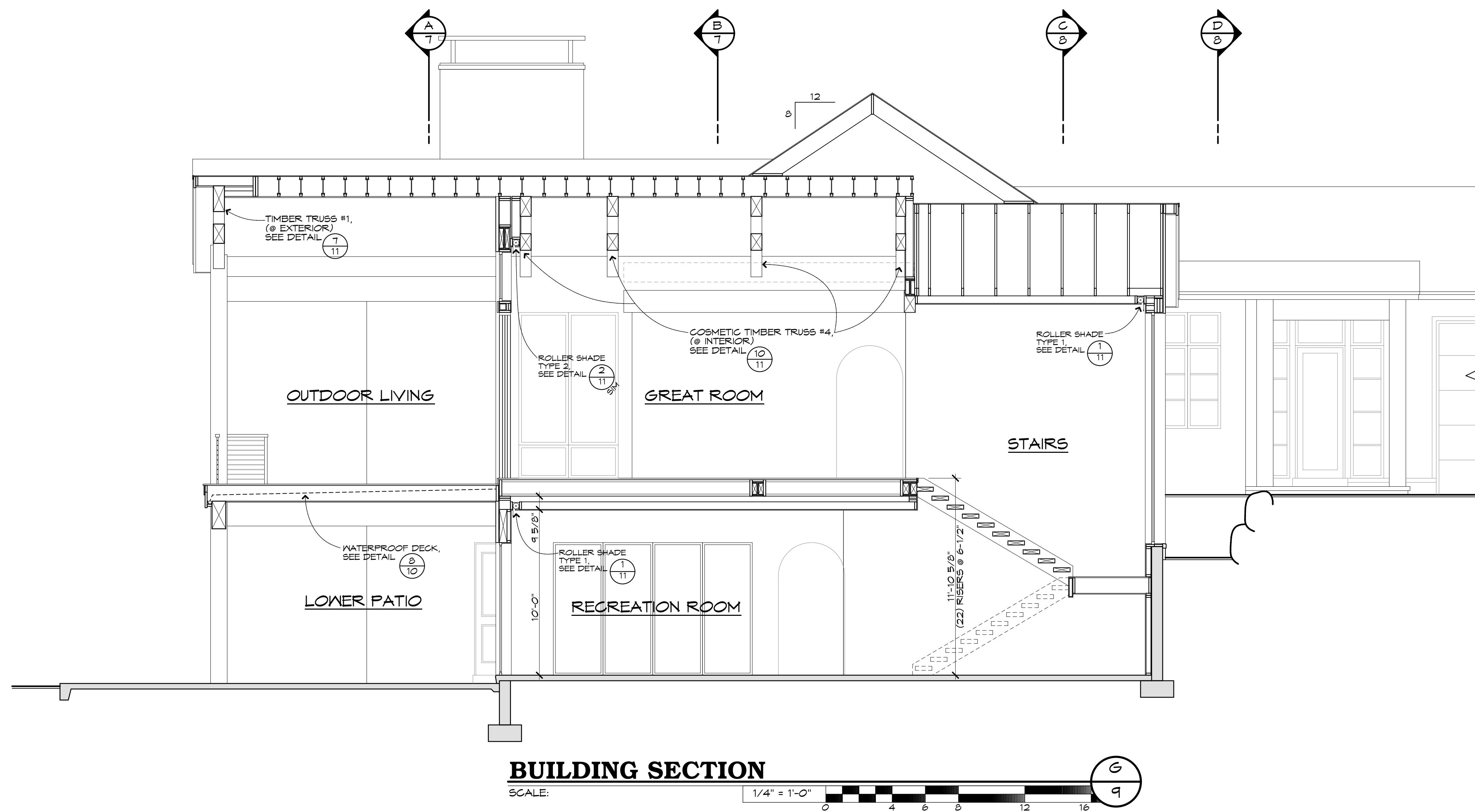
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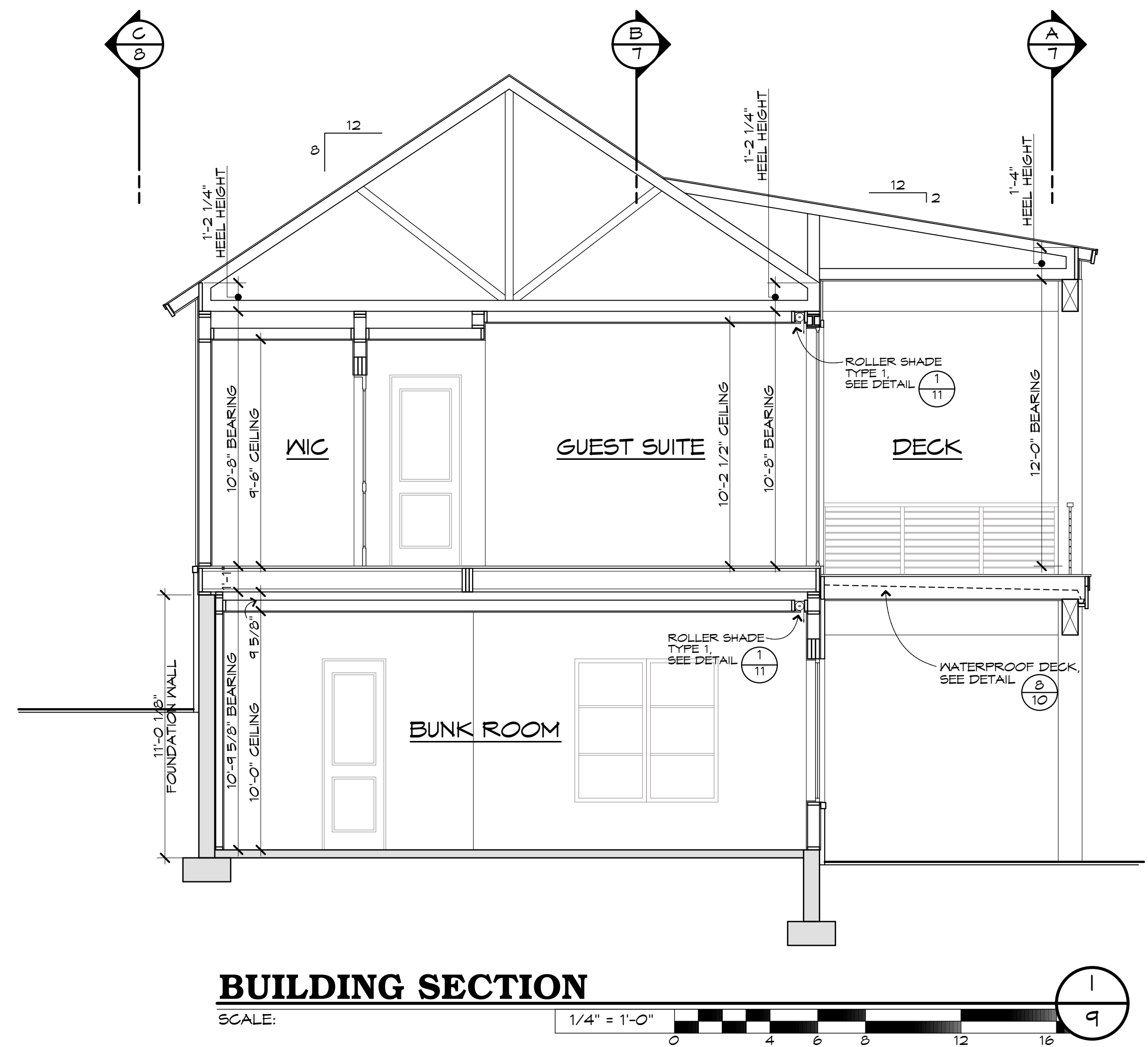
SHEET

8



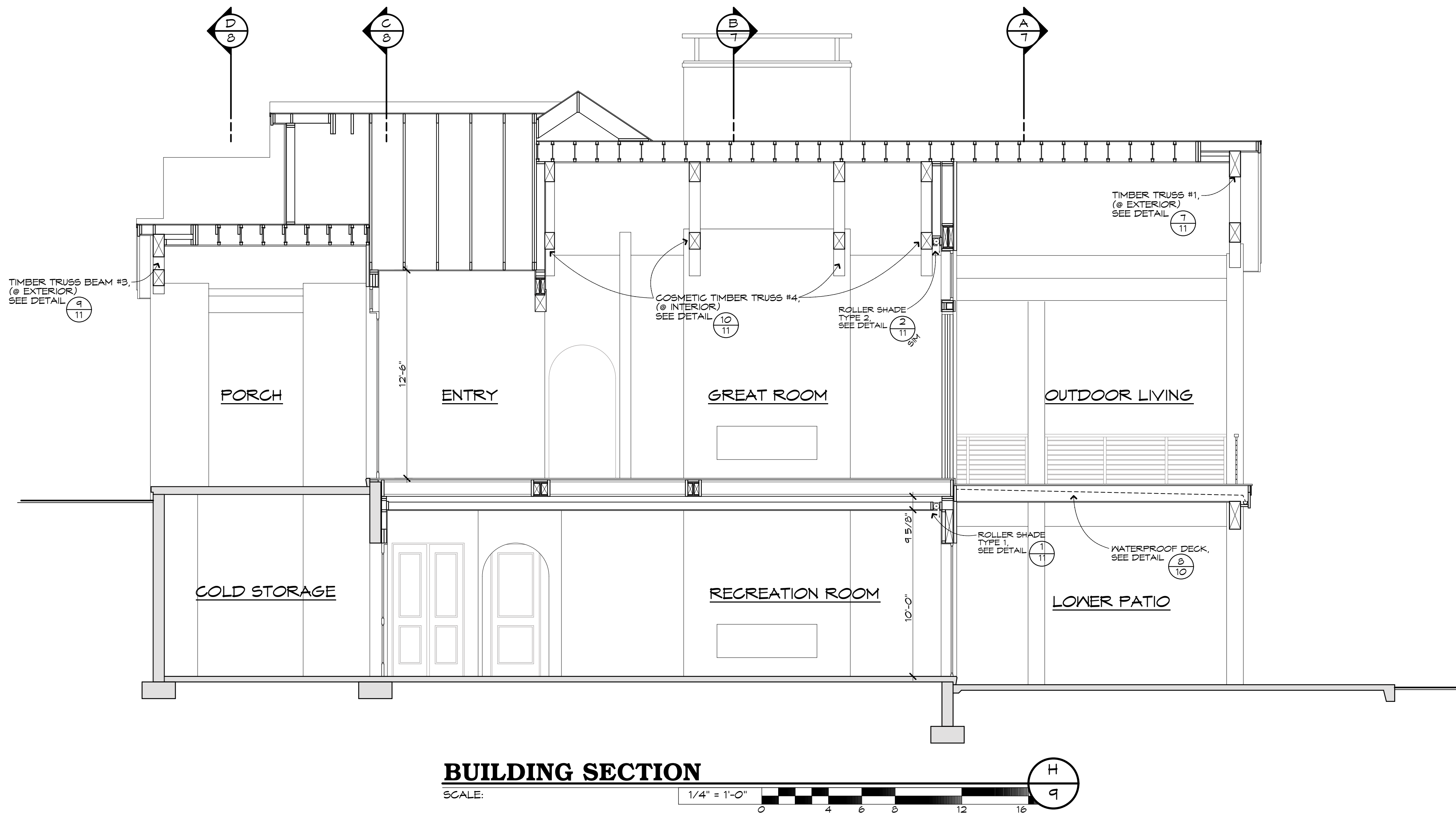
BUILDING SECTION

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



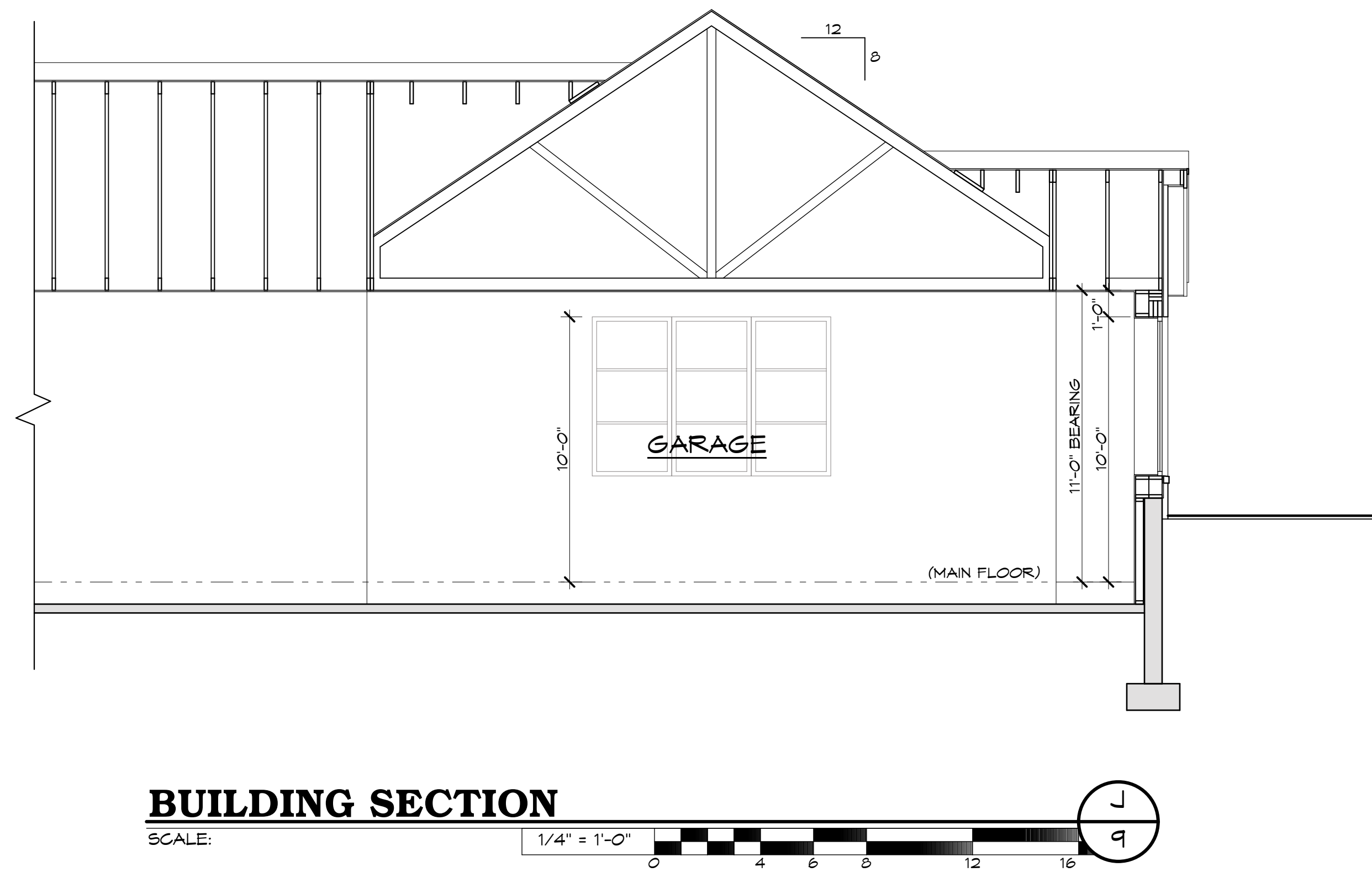
BUILDING SECTION

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



BUILDING SECTION

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



BUILDING SECTION

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

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THE RESERVE 49

SHEET

9

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