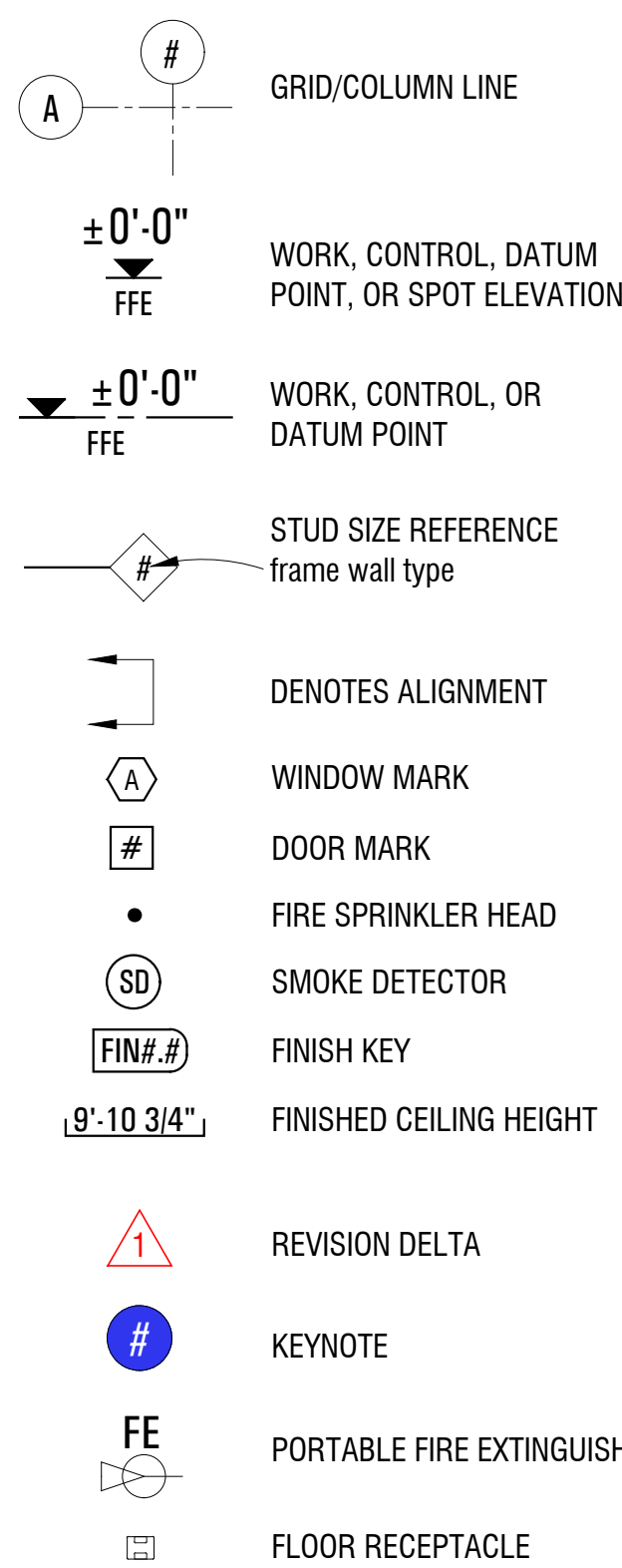


**DRAFTING SYMBOLS**



**ABBREVIATIONS**

AB	anchor bolt	GWB, GYP	gypsum wallboard	R	riser
ABV	above		RA, R/A		return air revision
ADJ	adjacent	HGD	hot dip galvanized	REV	reference, refer to
AFF	above finished floor	HDWD	hardwood header	REF	reference, refer to
ALU, ALUM	aluminum	HDR	header	RO	rough opening
BEL	below	HC	hollow core	S	south
B.O.	bottom of	HB	hose bibb	SH	shelving
BOT	bottom	HM	hollow metal	SIM	similar
BM	beam	HORZ	horizontal	SOG	slab on grade
CIP	cast in place centerline	HWH	hot water heater	SPEC	specifications
CL	ceiling	I/S	inside	SSTL	stainless steel
CLR	clear	JT	joint	STL	steel
CMU	concrete masonry unit	LAV	lavatory	THK	thick, -ness
COL	column	MAS	masonry	T.O.	top of
CONC	concrete	MAX	maximum	T.O.W.	top of wall
CONT	continuous	MFR	manufacturer	TYP	typical
CJ	control joint	MECH	mechanical	UNO	unless noted otherwise
DIA	diameter	MWK	millwork	U/G	underground
DR	door	MIN	minimum	U/S	underside
(D)	detail	N	north	VERT	vertical
(E)	existing	N/A	not applicable	VG	vertical grain
EJ	expansion joint	NIC	not in contract	VIF	verify in field
EPB	electrical panel board	NTS	not to scale	W	wide, width, west
EXG	existing	O/	over	W/	with
FFE	finished floor elevation	O.C.	on center	WH	water heater
F.O.	face of	OS, O/S	outside	WIN, WDW	window
FTG	footing	OD	outside diameter	W/O	without
GA	gauge	PTD	painted	W.O.	where occurs
GALV	galvanized	OH	overhead		
GL	glass	OP-SIT	opposite		
GLB	glue - laminated beam	PNT	paint, -ed		
GSN	general structural notes	PSF	pounds per sq. ft.		
		PL	property line		
		PT, P-T	pressure treated		
		PTD	painted		

**GENERAL NOTES**

- Contractor to obtain permit(s).
- Agreement between owner and contractor shall be Standard Form of Agreement Between Owner and Contractor, AIA Document No. A102 - 2007. The General Conditions of the Contract for Construction shall be AIA form A201-2007.
- Contractor to provide a Critical Path Method (CPM) schedule with bid. Contractor to provide a parallel schedule indicating corresponding approval dates for parcel Owner sign-off of each condition for which an upgrade or alternate is available - beyond this approval date, pending any approved schedule revisions, the base-bid condition will prevail. Owner and contractor to establish a schedule and agreed-upon liquidated damages if work is not substantially complete by Contractor's proposed schedule.
- Provide dumpster. No trash allowed to be seen above top of dumpster. Contractor to leave the site in a neat and orderly manner, free of trash and debris, daily. Dispose of all trash, debris, and construction waste in a proper, legal manner.
- Provide a temporary toilet and clean on not less than a weekly basis.
- Job should be staffed properly for the stage of construction - a superintendent to be present at all times during construction.
- The first pay application may be submitted at the end of the first month of work. Pay application to include only materials installed on the job, a full breakdown of the work, and all lien releases, conditional and unconditional.
- All changes will be done by fully executed Change Orders, signed by Owner, Contractor, and Architect, before the work is initiated. Change Orders shall include, at a minimum, any and all changes to the contract sum and contract time. Contractor is not authorized to make changes without a fully executed Change Order. Work performed not in accordance with the contract documents and without a fully executed Change Order shall be at the Contractor's sole risk.
- Minimum standards of workmanship from the Utah Division for Occupational and Professional Licensing, National Association of State Contractor Licensing Agencies Residential Construction Standards, or respective trade organization shall not be used in determining the acceptability of work unless no other level of quality is specified.
- All disputes shall be settled by mediation and then arbitration, unless otherwise stipulated in the Owner Contractor Agreement.
- Where the notes, drawings, or specifications disagree, Contractor may request a clarification during the bidding period, otherwise the more stringent, or costly, requirement(s) shall govern.
- Establish and verify all openings and inserts for mechanical, electrical and plumbing w/ the appropriate trades, drawings and subcontractors prior to construction. Contractor to obtain approval from Owner indicating sign-off on all fixture, equipment, and other upgrades or alternates that may affect rough-in locations, or other trades, prior to commencing work.
- Verify and coordinate all dimensions and conditions prior to starting work. Notify Architect of any discrepancies, inconsistencies, or conditions not covered in the documents in sufficient time so as to not cause delay. Contractor to hold preconstruction/preinstallation meetings prior to the start of any subcontractor's work.
- Details are applicable where indicated by section cut, by note or by detail title. Provide similar details at similar conditions unless noted otherwise. Contractor may request a clarification during the bidding period otherwise the more stringent, or costly, requirement(s) shall govern.
- The drawings show the completed Project, they do not include components that may be necessary for construction safety. Contractor is responsible for safety on and around the jobsite during construction and for repairing any damage caused by Contractor (including damage to adjacent or public properties) at no additional cost to Owner.
- Dimensions:
  - Do not scale drawings - use dimensions only. Dimensions shall take precedence over scale on Construction Documents.
  - Contractor shall verify all dimensions and conditions in field. If a dimensional error occurs or a condition not covered in the drawings is encountered, Contractor shall notify Architect, in writing, before commencing that portion of the work.
  - Dimensions, where shown, are normally given:
    - to face of sheathing, concrete, or masonry (exterior)
    - to face of stud or finished face of cabinetry or fixture (interior)
    - to center lines
- The starting of work by any Contractor shall be considered *prima facie* evidence that he has inspected the Documents and examined the conditions under which materials will be installed and finds them satisfactory.
- The contractor shall supervise and direct the work using best skill and attention. He shall be solely responsible for all methods, techniques, sequences, and procedures, and for coordination of all portions of the work under contract. Contractor shall be solely responsible for coordinating the sequence of work to avoid conflicts with equipment or fixture installation, or other conditions that may potentially be in conflict with previously installed work.
- Apply, install, connect, erect, use, clean, and condition all manufactured articles, materials, and equipment in accordance w/ the manufacturer's written specifications, instructions and recommendations unless specified to the contrary herein. All materials for use shall be new unless otherwise noted. No asbestos or materials w/ pcb's shall be used on this Project.
- Caulk, seal, and/or weatherproof penetrations in walls, ceilings, and floors for plumbing, electrical, and other openings in the building envelope. Provide appropriate 'Quickflash' small-penetration flashing (<http://www.quickflashproducts.com/>), or equivalent, at all penetrations through the exterior envelope. Review all visible penetrations with Architect prior to installation; special care shall be taken with such penetrations; i.e. decorative sleeves shall be provided and/or a change to the material of the penetrating item shall be made at the Architect's sole discretion and at no additional cost to the Owner.
- The sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weatherstripped or otherwise sealed with an air barrier material, suitable film or solid material:
  - all joints, seams and penetrations
  - site-built windows, doors and skylights
  - openings between window and door assemblies and their respective jambs and framing
  - utility penetrations
  - dropped ceilings, knee walls, or chases adjacent to the thermal envelope
  - walls and ceilings separating a garage, crawl space, or unconditioned basement, from conditioned spaces
  - behind tubs and showers on exterior walls
  - all penetrations and access openings through the subfloor or roof/attic framing rim joist junction
  - other sources of infiltration.
- Prime coat all surfaces (unless other finish is specified) at such areas which will be concealed by built-ins, cabinets, etc.
- All glazing, including vertical windows and skylights, to meet Building Code requirements - refer to window schedule for additional information.

**PROJECT INFORMATION**

**PROJECT DESCRIPTION:** A new single-family townhouses located in the Summit | Powder Mountain development located at the top of Powder Mountain in Eden, Utah. The site is adjacent to the future area of the development known as "the village". The dwellings have an individual expression, but are collected under one undulating roof. This shared structure provides a reduced design and construction cost, while increasing available space, with higher energy efficiency. The dwellings vary in orientation, which provides a nice rhythm to the structure.

The low profile of the structure is "neighbor friendly" in that it minimizes obstructions to views from uphill sites. The slope of the site allows for a split level solution with the upper floor under the undulating roof as a large, inviting and generous room, organized on two levels. Views of the valley are out the west through the living room window wall and bedroom windows on the lower two levels; views to the mountaintop are to the east through the kitchen windows.

The building shell consists of wood framing members, and is highly insulated both in the stud cavities as well as with continuous insulation at the exterior.

The primary exterior materials are wood siding and rusty 'Corten' steel, with a metal roof. Interior materials consist of tile and wood flooring, wood paneling, gypsum drywall, and glass/frosted glass.

**MARKET VALUE:** tbd / by owner

**PROJECT ADDRESS:** Summit | Powder Mountain development located in Eden, UT, in the Phase 1c, lots: 60a, 60b, 61a, 61b and 62r

**ZONING:** Town house district, e-1.3.1

**DISTRICT REGULATIONS:**

- minimum lot dimensions / n/a
- on site water and sewer
- building setbacks / 0' front, 0' side, 5' rear
- maximum height / 2 stories and 35'
- lot coverage / n/a
- allowed uses / single-family dwellings
- parking / 1 space

**LEGAL DESCRIPTION:** refer to civil

LOT AREA:	/ lot	/ area	/ address
(for reference only)	60A	1,575sf / 0.036ac	5747 N Copper Crest
refer to civil for actual calculations)	60B	1,500sf / 0.034ac	5743 N Copper Crest
	61A	1,500sf / 0.034ac	5741 N Copper Crest
	61B	1,500sf / 0.034ac	5737 N Copper Crest
	62R	2,298sf / 0.053ac	5731 N Copper Crest
	Total	8,598sf / 0.197ac	

**BUILDING AREA:** refer to floor plans

**UTILITIES:**

- gas: Questar Gas 801.324.3539
- electric: Rocky Mountain Power 801.629.4310
- water: powder mountain water & sewer improvement district 801.745.0924 (private)
- comm: (private)

**OCCUPANCY:** R-3

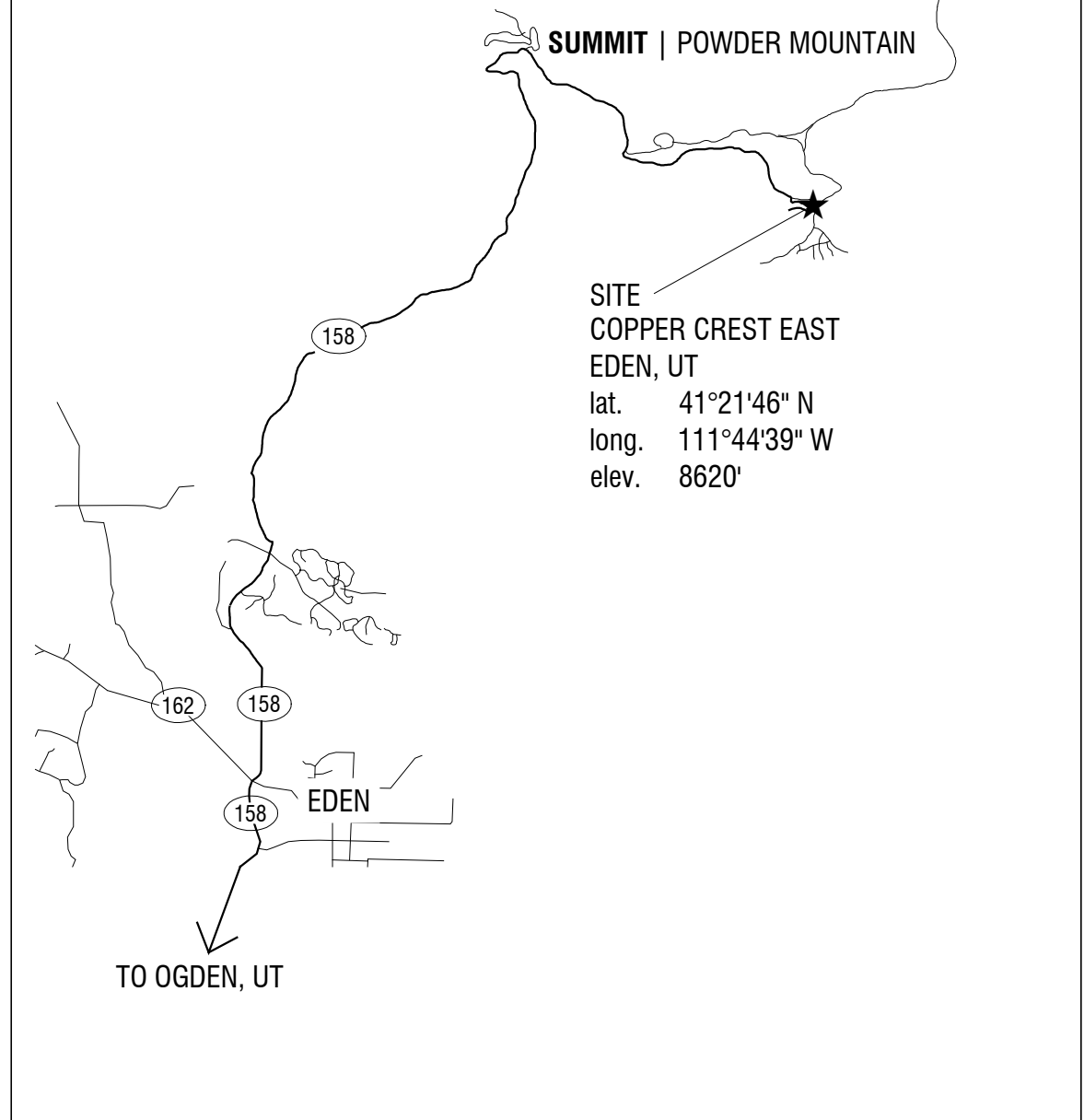
**CONSTRUCTION:** TYPE V

**BUILDING CODES:** refer to building code analysis

**PROJECT TEAM:**

- / master developer**  
summit | powder mountain  
chief operating officer jeff werbelow 435.640.7002 jwerbelow@summit.co
- director of design sam arthur 949.370.2558 sam@summit.co
- / design team**  
architect / studio ma, inc. / 602.251.3800  
project designer christopher alt alt@studioma.com
- project architect dan hoffman hoffman@studioma.com
- project manager tim keil keil@studioma.com
- structural**  
mark rudow, rudow + berry 480.946.8171 mrudow@rbise.com
- mp&e henry johnstone, ghnh 520.881.4546 hjohnsto@ghnh.com
- landscape eric langvardt, langvardt design grp 801.583.1295 eric@langvardtdesigngroup.com
- civil ryan cathey, nv5 801.743.1300 ryan.cathey@nv5.com
- / contractor**  
general contractor brigham wilcox, edge builders 801.879.6200 brigwilcox@gmail.com

**PROJECT LOCATION MAP**



**NTS**

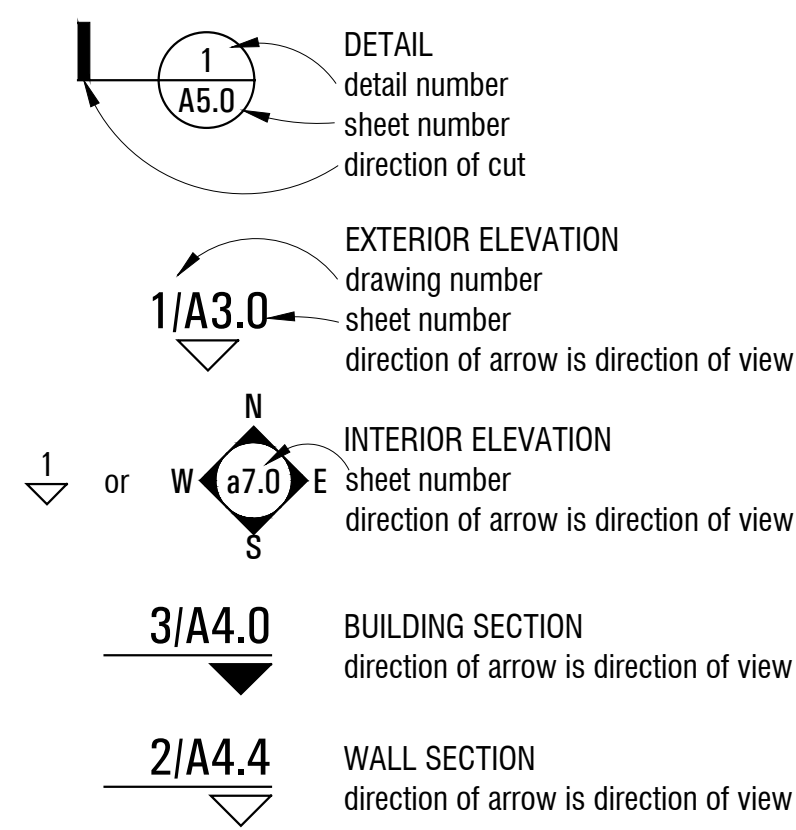
architect  
**STUDIO MA**  
130 N Central Avenue No.300  
Phoenix, Arizona 85004  
T 602 251 3800

sma project no.  
14-078

sma project name  
NINEBARK

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**DETAIL/SECTION MARKS**



**DEFERRED SUBMITTALS**

**GENERAL NOTE:** Documents for deferred submittal items shall be submitted to the registered design professional in responsible charge who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and been found to be in general conformance to the design of the building. The deferred submittal items shall not be installed until the design and submittal documents have been approved by the building official.

- fire sprinkler (by Others)
- pre-fabricated wood i-joists (by Others)
- pre-fabricated wood trusses (by Others)
- window system wind-loading steel reinforcement, and calculations (by Others)

Refer to the drawings for additional information.

**BUILDING INSPECTION AND FIRE DISTRICT REQUIREMENTS**

**GENERAL NOTES:**

- Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
- All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
- Fire department apparatus access is required for each lot.
- If the building is equipped with a fire department connection (FDC) there shall be a cement pad measuring 3 ft x 3 ft under the FDC (coordinate with fire inspector regarding this).

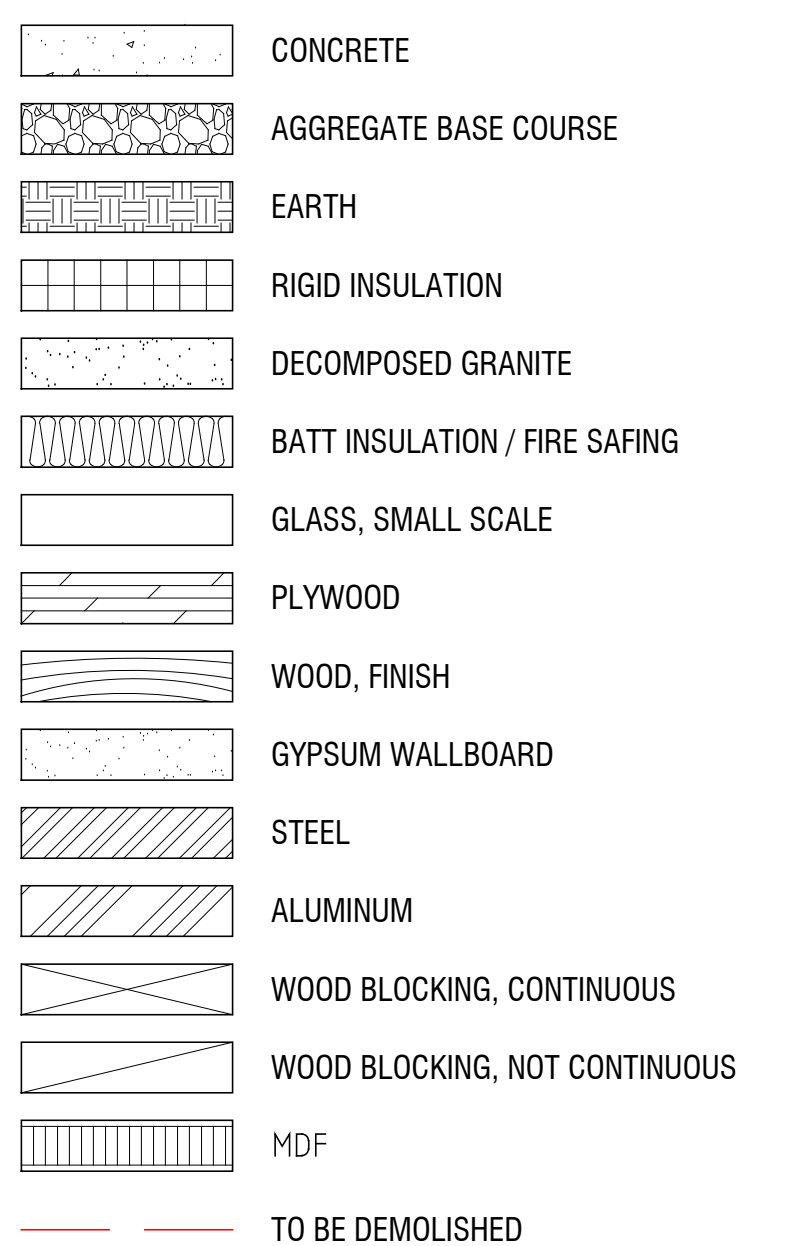
**APPROVED DOCUMENTS AND PERMIT SET:**  
Contractor shall maintain all permits, and no less than one (1) approved/stamped set of construction documents on site and available for inspector review, including plan sets for building construction and deferred submittal scope, including fire suppression systems, fire alarm systems, and any other work requiring a permit.

**PLANNING DEPARTMENT AND DEVELOPMENT REQUIREMENTS**

**GENERAL NOTES:**

- As per LUC §108-2-4, All glass and windows shall be "non-reflective glass".
- As per LUC §108-2-4, All metal siding and metal roofing shall be "non-reflective metal".

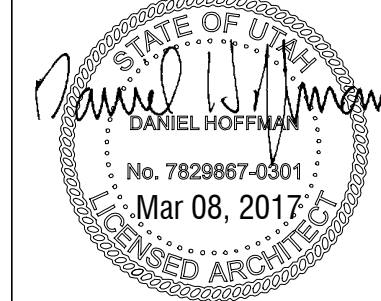
**MATERIALS / HATCH LEGEND**



**SITE AERIAL / OVERLAY**



**NTS**



**A0.01 PROJECT INFO**

N/A Scale

DELTA 1 / PLAN REVIEW COMMENTS phase / rev

2017.03.08 Date