

August 11, 2017

Issued for Permit Revision 1

MacKay-Lyons Sweetapple

Architects Limited

2188 Gottingen Street
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Blackwell

Structural Engineers

19 Duncan Street, Suite 405
Toronto, Ontario Canada M5H 3H1
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Talisman Civil Engineers

Civil Engineers

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ph: (801) 743-1300

IGES

Geotechnical Engineers

12429 South Street 300 East, Suite 100
Draper, Utah, United States 84020-8770
ph: (801) 748-4045

Peterson Builders, Inc.

Construction Management

4794 E 2600 North
P.O. Box 60, Eden, Utah, United States 84310
ph: (801) 745-3573



CIVIL

C101	General Notes and Legend
C201	Site and Utility Plan
C301	Grading Plan
C401	Erosion Control Plan
C501	Details

ARCHITECTURAL

A001	Abbreviations, Key Plan & Partition Types
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A201	Lower & Upper Level Reflected Ceiling Plans
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A401	Building Sections
A500	Plan Details
A510	Section Details
A600	Millwork
A601	Millwork
A602	Millwork Details
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STRUCTURAL

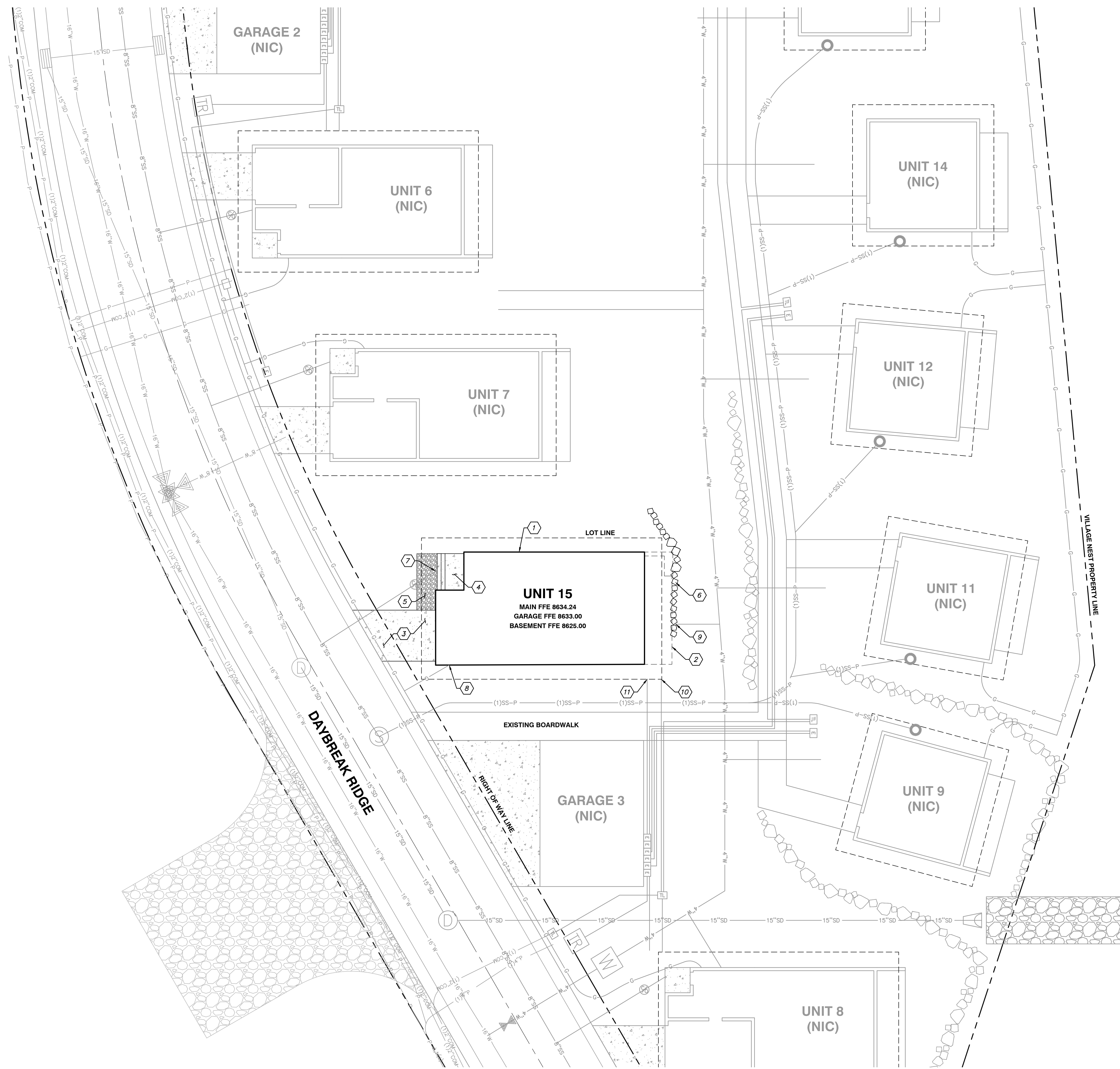
S-001	General Notes
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S-300	Framing Sections



Hawke Media House

Village Nest 15

Summit Powder Mountain, Eden UT



GENERAL NOTES:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY WEBER COUNTY. ALSO, INSPECTORS WILL HAVE THE RIGHT TO REQUEST CHANGES TO THE FACILITIES AS NEEDED.

DUST MUST BE KEPT TO A MINIMUM. CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTACT POWDER MOUNTAIN WATER & SEWER IMPROVEMENT DISTRICT TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY.

ENSURE ALL GRADING SLOPES AWAY FROM STRUCTURE AT 5% FOR A MINIMUM OF 10' PER IBC R401.3

UTILITIES:

ENSURE MINIMUM BURIED DEPTH PER BUILDING CODE FOR ALL BURIED UTILITIES.

IMPROVEMENTS, INCLUDING LANDSCAPING, SHALL NOT INTERFERE WITH THE DRAINAGE CULVERT, RIP RAP, AND DRAINAGE PATTERN ASSOCIATED WITH ANY DRAINAGE EASEMENT.

CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITY CONNECTIONS PRIOR TO CONSTRUCTION.

KEY NOTES:

- 1 BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
- 2 BUILDING OVERHANG. SEE ARCHITECTURAL PLANS.
- 3 6" THICK CONCRETE DRIVEWAY PER APWA PLAN NO. 216.
- 4 CONCRETE PORCH PER ARCHITECTURAL PLANS.
- 5 CRUSHED GRANITE PATH. SEE ARCHITECTURAL PLANS.
- 6 ROCKERY TO BE LESS THAN 48" TALL. SEE GRADING PLANS.
- 7 CONNECT TO EXISTING SANITARY SEWER LATERAL. SEE MECHANICAL PLANS.
- 8 CONNECT TO EXISTING GAS SERVICE LATERAL. SEE MECHANICAL PLANS.
- 9 CONNECT TO EXISTING WATER SERVICE LATERAL. SEE MECHANICAL PLANS.
- 10 CONNECT TO EXISTING TELECOMMUNICATIONS CONDUIT. SEE ELECTRICAL PLANS.
- 11 CONNECT TO EXISTING ELECTRICAL CONDUIT. SEE ELECTRICAL PLANS.

Hawke Media House

Summit Powder Mountain
Elev. 9k

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TALISMAN
CIVIL CONSULTANTS

5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

No.	Description	Date
03	Issued for Permit	30.06.2017
02	Issued for 80% Review	20.06.2017
01	Issued for Pricing	13.04.2017
Revision:		

NOTES:

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SHOP DRAWINGS:
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Scale:
date:
drawn:
chk'd:

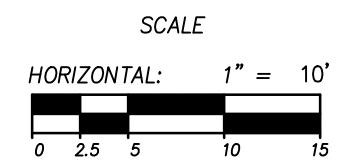
C201

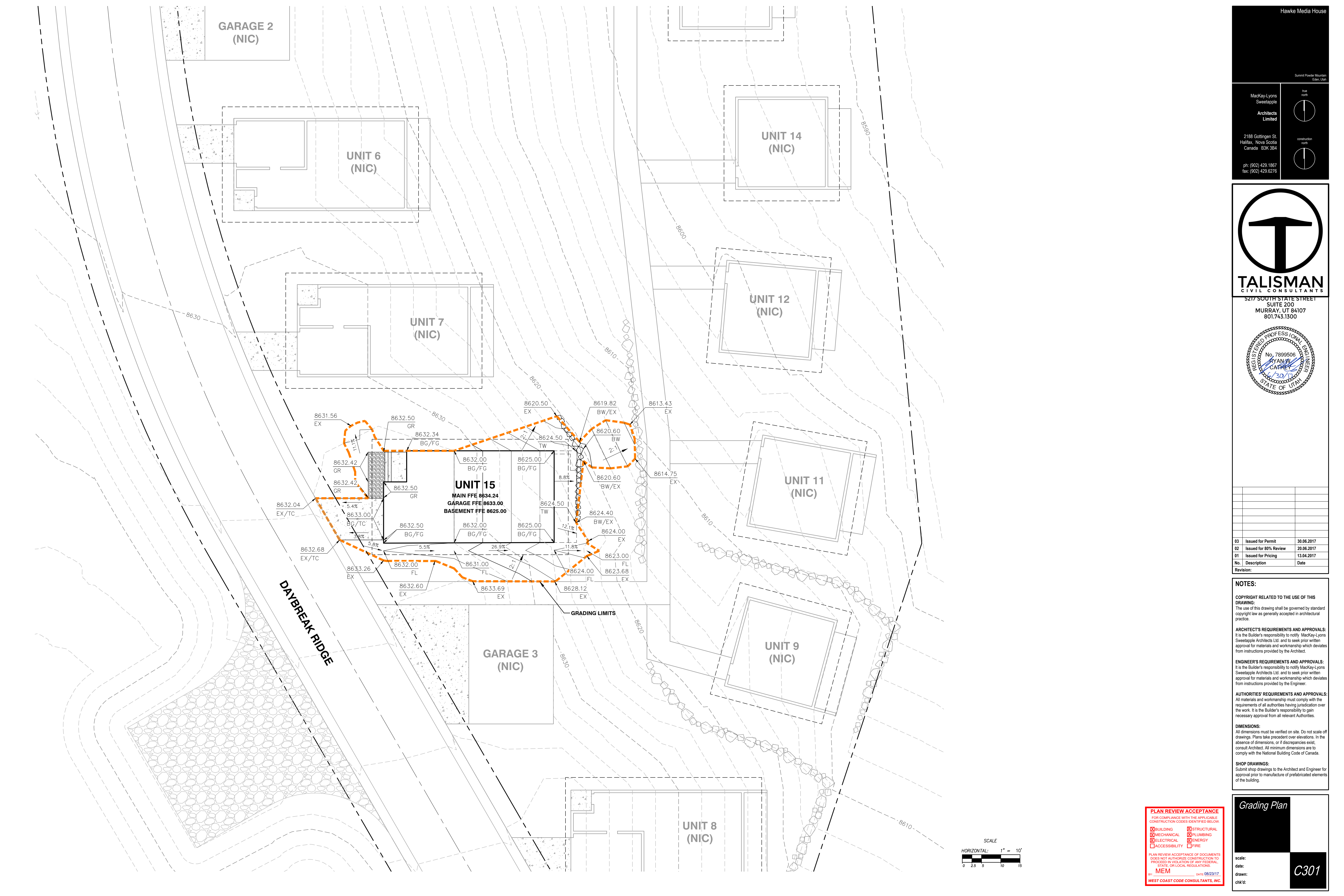
PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

MEM DATE 08/23/17
WEST COAST CODE CONSULTANTS, INC.





Hawke Media House
Summit Powder Mountain
Eben, Pa.

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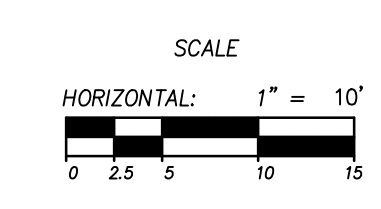
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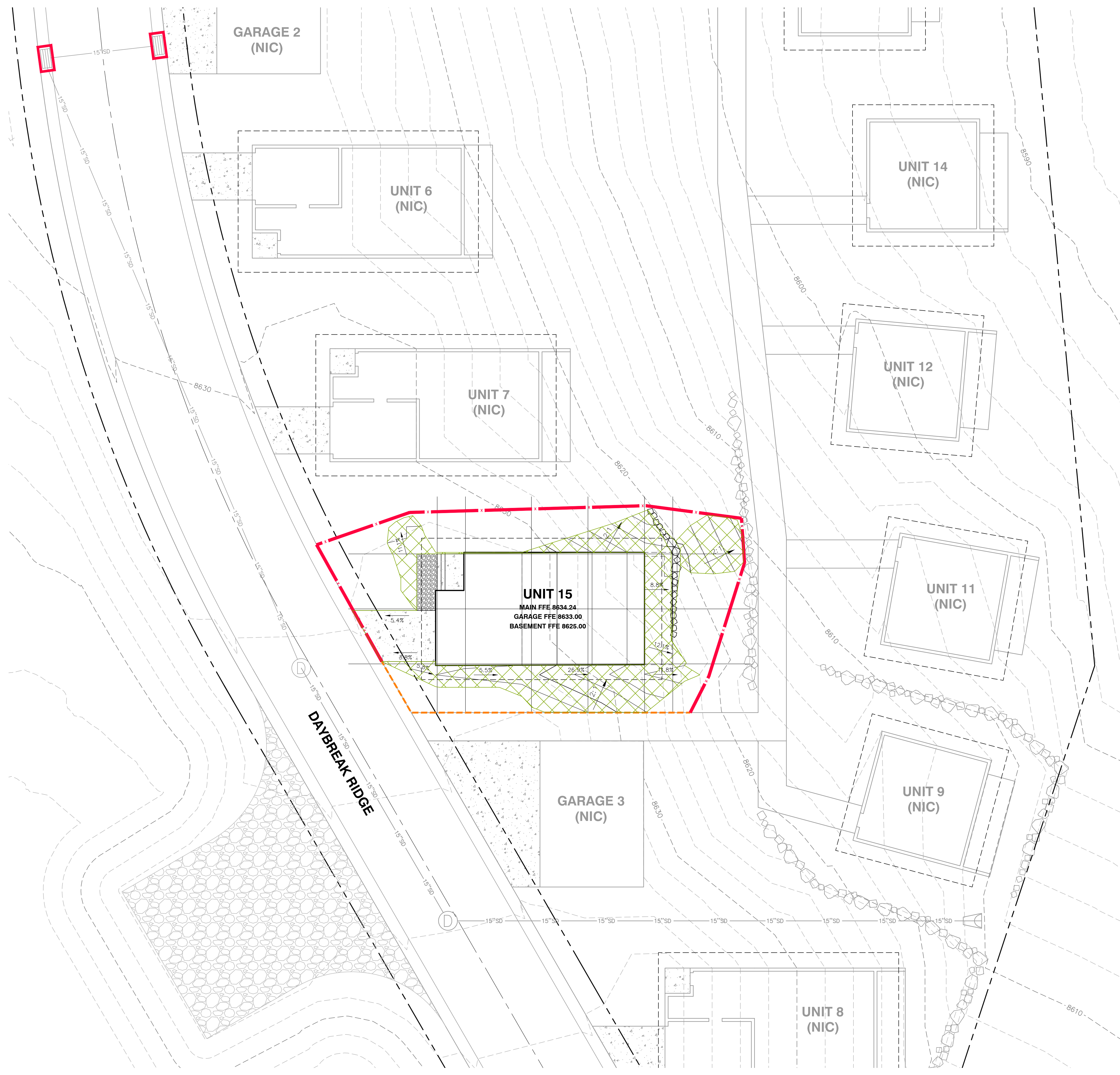
MEM DATE: 08/23/17
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Grading Plan

scale:
date:
drawn:
chk'd:

C301



EROSION CONTROL GENERAL NOTES:

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CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST. CONTRACTOR TO LOCATE A NEARBY HYDRANT FOR USE AND TO INSTALL TEMPORARY METER. CONSTRUCTION WATER COST TO BE INCLUDED IN BID.

WHEN GRADING OPERATIONS ARE COMPLETED AND THE DISTURBED GROUND IS LEFT "OPEN" FOR 14 DAYS OR MORE, THE AREA SHALL BE FURROWED PARALLEL TO THE CONTOURS.

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT PLANNING.

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MAINTENANCE:
ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI-WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

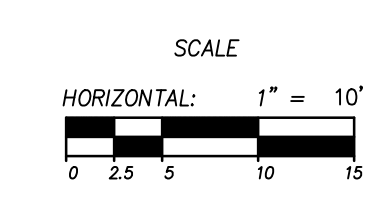
SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF BARRIER.

SEDIMENT TRACKED ONTO PAVED ROADS MUST BE CLEANED UP AS SOON AS PRACTICAL, BUT IN NO CASE LATER THAN THE END OF THE NORMAL WORK DAY. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

EXPOSED SLOPES:
ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:
A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED
B) TRACKING STRAW PERPENDICULAR TO SLOPES
C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

- HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION ON SLOPES OF 3:1 OR STEEPER MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS.
 - INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN. SEE EROSION CONTROL DETAILS ON SHEET C501.
 - INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE EROSION CONTROL DETAILS ON SHEET C501.
 - INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.
- * SEED MIXTURE FOR REVEGETATION
 40% MOUNTAIN BROME (BROMUS MARGINATUS)
 25% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS)
 5% SHEEP FESCUE (FESTUCA OVINA SPP. DURIUSCULA)
 5% ALPINE BLUEGRASS (POA ALPINE)
 25% THICKSPIKE WHEATGRASS (ELYMUS LANCEOLATUS SSP. LANCEOLATUS)
- SEEDING RATE IS 40 POUNDS PER ACRE.



PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input checked="" type="checkbox"/> FIRE

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 BY: MEM DATE: 08/23/17
 WEST COAST CODE CONSULTANTS, INC.

Hawke Media House

Summit Powder Mountain Eten, UT

MackKay-Lyons Sweetapple Architects Limited

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TALISMAN CIVIL CONSULTANTS

5217 SOUTH STATE STREET SUITE 200 MURRAY, UT 84107 801.743.1300

REG. STATE PROFESSIONAL ENGINEER No. 7899506 RYAN W. CATHER 3/30/17 STATE OF UTAH

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SHOP DRAWINGS:
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Erosion Control Plan

scale: 1" = 10'

date: 08/23/17

drawn: [Signature]

chk'd: [Signature]

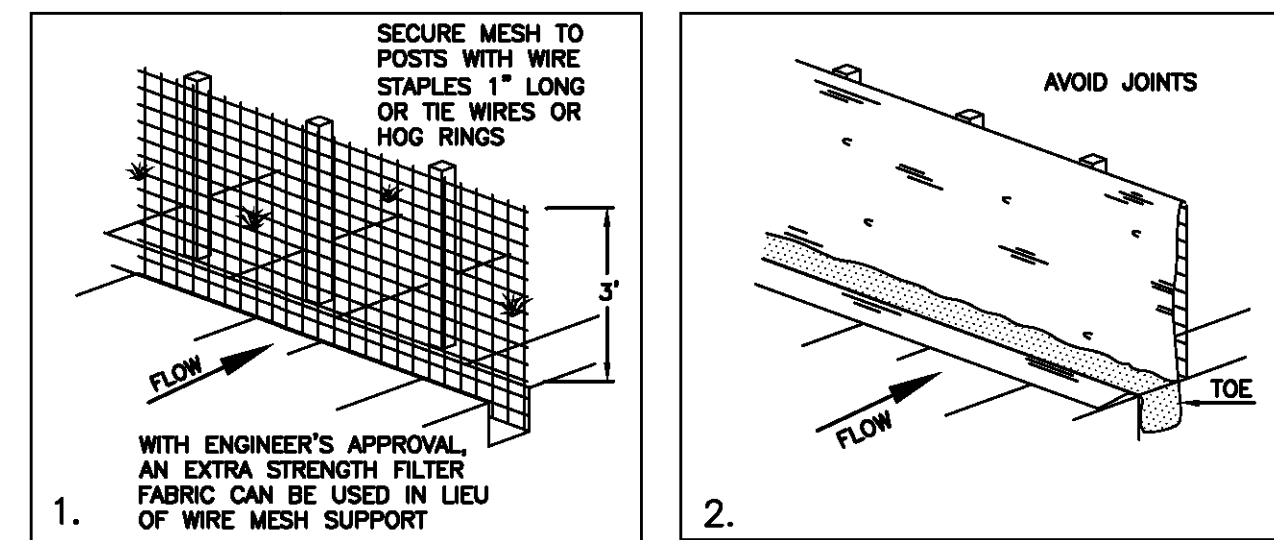
C401

Silt fence

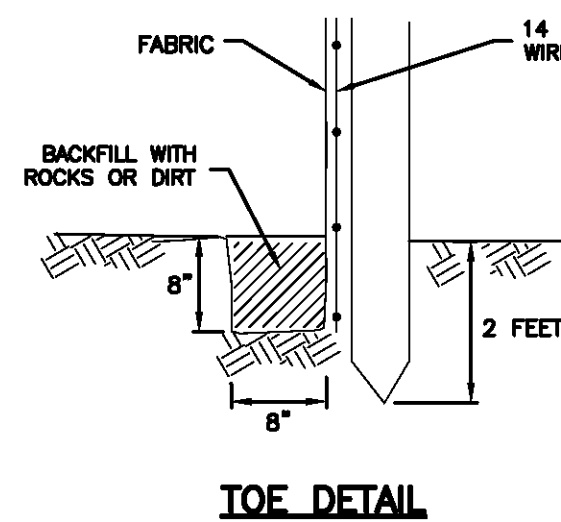
1. **GENERAL**
 - A. Description: A temporary sediment barrier consisting of a filter fabric stretched across and attached to supporting posts and entrenched.
 - B. Application: To intercept sediment from disturbed areas of limited extent.
 - C. Perimeter Control: Place barrier at down gradient limits of disturbance.
 - D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
 - E. Protection of Existing Waterways: Place barrier at top of stream bank.
 - F. Inlet Protection.
2. **PRODUCTS**
 - A. Fabric: Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
 - B. Burlap: 10 ounces per square yard of fabric.
 - C. Posts: Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.
3. **EXECUTION**
 - A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
 - B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
 - C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
 - D. Maintenance:
 - 1) Inspect immediately after each rainfall and at least daily during prolonged rainfall.
 - 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary, replace the fabric promptly.
 - 3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier.
 - 4) Re-anchor fence as necessary to prevent shortcutting.
 - 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

6

NARRATIVE: THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR AND ENGINEER. DETAILS SHOWN HERE HIGHLIGHT IMPORTANT PARTS OF CONSTRUCTION, AND SHOULD BE MODIFIED AS NEEDED.



INSTALLATION SEQUENCE



TOE DETAIL

Silt fence

February 2008

7

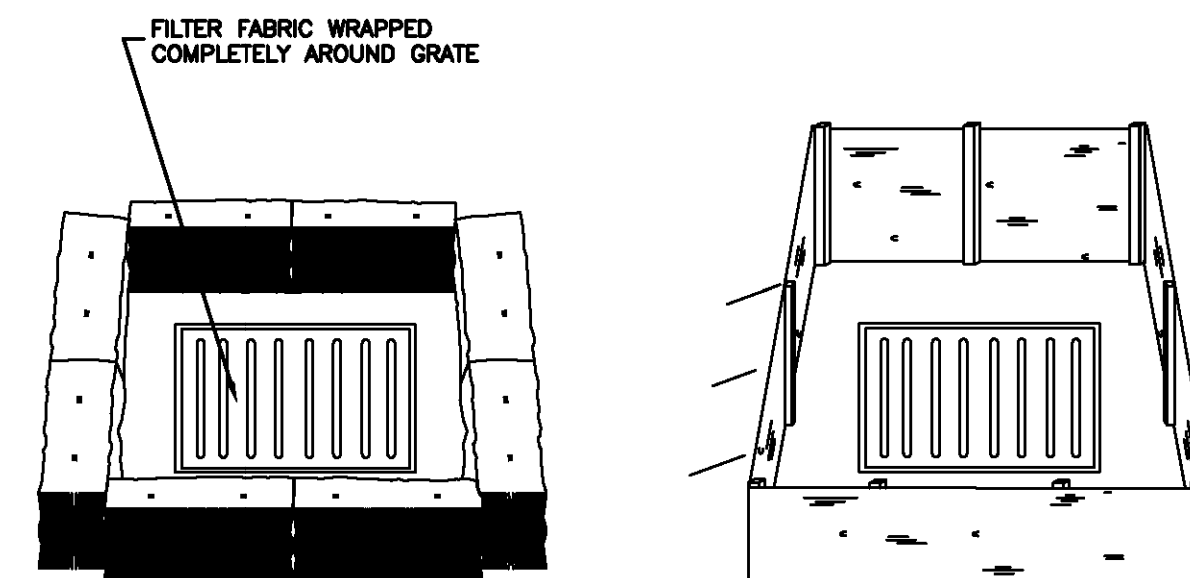
Plan 122

Inlet protection - fence or straw bale

1. **GENERAL**
 - A. Description: A temporary sediment barrier around storm drain inlet.
 - B. Application: At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
2. **PRODUCT** (Not used)
3. **EXECUTION**
 - A. Installation and application criteria.
 - 1) Provide up gradient sediment controls, such as silt fence during construction of inlet.
 - 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
 - 3) Install filter fabric completely around grate.
 - B. Maintenance.
 - 1) Inspect inlet protection after every large storm event and at a minimum of once monthly.
 - 2) Remove sediment accumulated when it reaches 4-inches in depth.
 - 3) Repair or re-align barrier or fence as needed.
 - 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

14

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STRAW BALE BARRIER
(PLAN No. 121)

SILT FENCE
(PLAN No. 122)

Inlet protection - fence or straw bale

February 2008

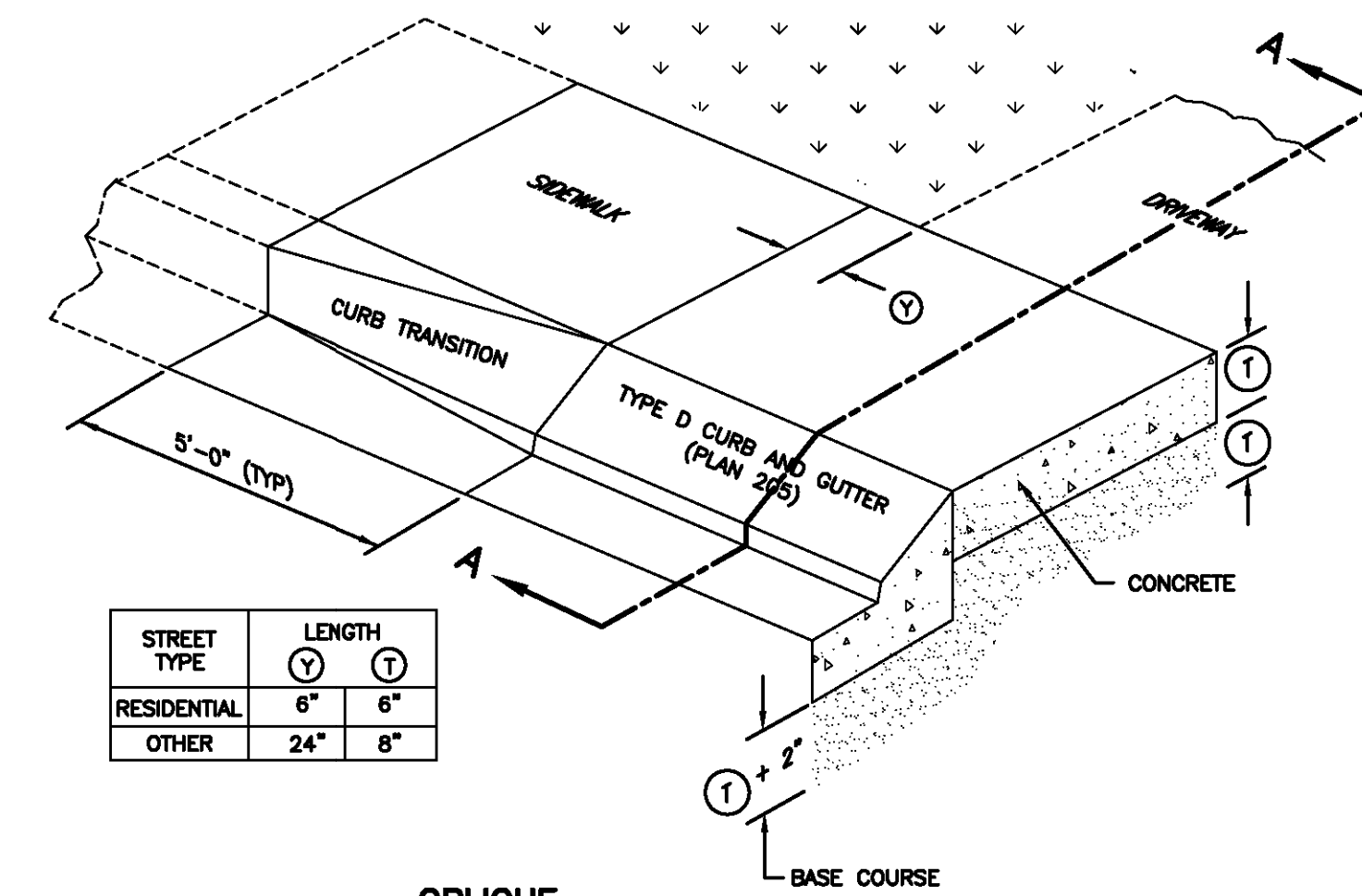
15

Plan 124
Sheet 3 of 3

Mountable curb driveway approach

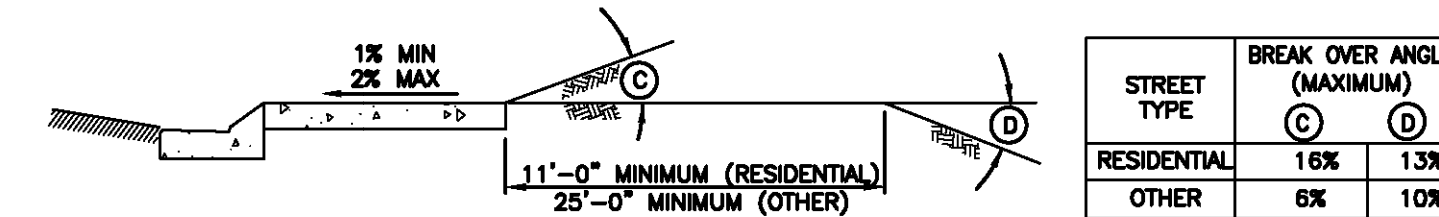
1. **GENERAL**
 - A. Variance from specified dimensions and slopes must be acceptable to the ENGINEER. System configuration may be changed at ENGINEER'S discretion.
 - B. Additional requirements are specified in APWA Section 32 16 13.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER'S permission.
 - B. Expansion Joint Filler: 1/2-inch thick type F1 full depth, APWA Section 32 13 73.
 - C. Concrete: Class 4000, APWA Section 03 30 04. If necessary, provide concrete that achieves design strength in less than 7 days. Use caution; however, as concrete crazing (spider cracks) may develop if air temperature exceeds 90 degrees F.
 - D. Reinforcement: Galvanized or epoxy coated, deformed, 60 ksi yield grade steel, ASTM A 615.
 - E. Concrete Curing Agent: Clear membrane forming compound with fugitive dye (Type ID Class A), APWA Section 03 39 00.
3. **EXECUTION**
 - A. Base Course Placement: APWA Section 32 05 10. Maximum lift thickness before compaction is 8-inches when using riding equipment or 6-inches when using hand held equipment. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Concrete Placement: APWA Section 03 30 10.
 - 1) Install expansion joints vertical, full depth, with top of filler set flush with concrete surface.
 - 2) Install contraction joints vertical, 1/8-inch wide or 1/4 slab thickness if the slab is greater than 8-inches thick. Maximum length to width ratio for non-square panels is 1.5 to 1. Maximum panel length (in feet) is 1.5 times the slab thickness (in inches).
 - 3) Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - C. Protection and Repair: Protect concrete from deicing chemicals during cure. Repair construction that does not drain. If necessary, fill flow-line with water to verify.

42

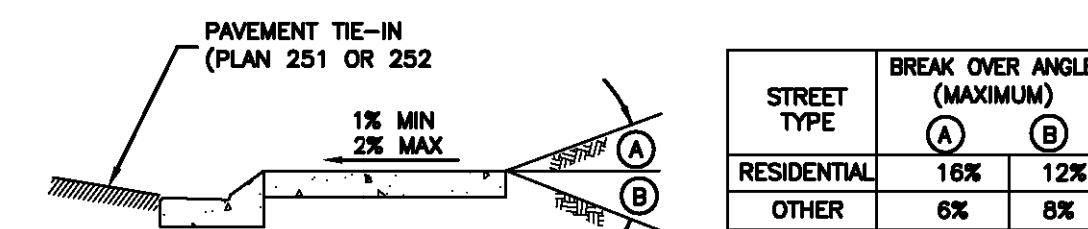


STREET TYPE	LENGTH
RESIDENTIAL	6' 6"
OTHER	24' 8"

OBLIQUE



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS



SECTION A-A - TYPICAL DRIVEWAY APPROACH

Mountable curb driveway approach

December 2009

43

Plan 216

Hawke Media House

Summit Powder Mountain Elev. 946

MacKay-Lyons Sweetapple Architects Limited

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No. 7899506 RYAN W. CATHER 30/1/17 STATE OF UTAH

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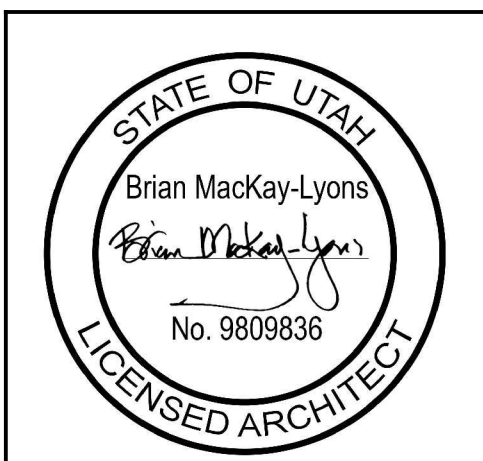
C501

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Canada B3K 3B4

ph: (902) 429.1867
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PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW.

BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT AUTHORIZE CONSTRUCTION TO
PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS.

BY: MEM DATE: 08/23/17
WEST COAST CODE CONSULTANTS, INC.

04	Issued for Permit Rev 1	11.08.2017
03	Issued for Permit	30.06.2017
02	Issued for 80% Review	20.06.2017
01	Issued for Pricing	13.04.2017
00	Description	Date

Revision:

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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Abbreviations,
Key Plan &
Partition Types

scale: varies
date: 17-04-12
drawn: RJ/JE
chk'd: BML



4 Village Nest - Key Plan
Scale 1/64" = 1'-0"

	Base		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling	
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Material	Finish	
LOWER LEVEL														
Hall	SW	PT-C2	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC.	GWB	PT-C3	
Bedroom 1	SW	PT-C2	GWB	PT-C1	GWB/GLZ	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC.	GWB	PT-C3	
Bathroom 1	SW	PT-C2	CT1/GWB	PT-C1	CT1/GWB	PT-C1	GWB	PT-C1	CT1/GWB	PT-C1	CONC./CT2	CT1/GWB	PT-C3	
Bedroom 2	SW	PT-C2	GWB	PT-C1	GWB/GLZ	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC.	GWB	PT-C3	
Bathroom 2	SW	PT-C2	GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CONC./CT2	CT1/GWB	PT-C3	
UPPER LEVEL														
Great Room	SW	PT-C2	GWB	PT-C1	GLZ/GWB	PT-C1	GLZ/GWB	PT-C1	GWB	PT-C1	WD	GWB	PT-C3	
Entry	SW	PT-C2	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	WD	GWB	PT-C3	
WC	SW	PT-C2	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	WD	GWB	PT-C3	
Garage	SW	PT-C2	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC.	GWB	PT-C3	

Finish Types.		Legend
Paint	PT-C1 - Benjamin Moore Decorators White - Egg Shell Finish PT-C2 - Benjamin Moore Decorators White - Semi Gloss Finish PT-C3 - Benjamin Moore Decorators White - Flat Finish (Ceilings Only)	N/A not applicable GWB gypsum wall board per spec. CONC. concrete CT ceramic tile WD wood GLZ floor to ceiling glazing SW solid wood
Wood		
Concrete	CONC. - polished concrete	
Ceramic Tile	CT1 - white subway tile 4X16 CT2 - grey 2x2 antislip tile	

3 Room Finish Schedule
A001

AD AREA DRAIN	DN DOWN	MAX MAXIMUM	SIM SIMILAR
ADJ ADJACENT	DR DOOR	MO MASONRY OPENING	SPEC SPECIFIED OR SPECIFICATION
AF ABOVE FINISHED FLOOR	DWG DRAWING	MECH MECHANICAL	SPR SPRINKLER
AL ALUMINUM	EACH EACH	MEM MEMBER	ST STL STAINLESS STEEL
AN ANODIZED	EA ELEVATION	MIN MINIMUM	STC SOUND TRANSMISSION COEFFICIENT
BS BASEMENT	ELEC ELECTRICAL	MRGWB MOISTURE-RESISTANT GYPSUM WALL BOARD	STL STRUCTURAL
BY BEYOND	ELEV ELEVATOR ELEVATION	MTL METAL	TELE TELEPHONE
BO BOTTOM	EQ EQUAL	NIC NOT IN CONTRACT	TO TOLET
BT BETWEEN	EQ FACE OF WOOD FRAMING	NOM NOMINAL	TO TOP OF
CH CHANNEL	FO FOUNDATION	OC ON CENTER	TOC TOP OF CONCRETE
CJ CONTROL JOINT	FO GAUGE	OH OPPOSITE HAND	TOS TOP OF STEEL
CLG CEILING	GA GALVANIZED	OZ OUNCE	TP TOILET PAPER DISPENSER
CLR CLEAR	GW GYPSUM WALL BOARD	PCC PRE-CAST CONCRETE	TYP TYPICAL
CMU CONCRETE MASONRY UNIT	HC HOLLOW CORE	PLYD PLYWOOD	UN UNLESS OTHERWISE NOTED
COF CENTERLINE OF WOOD FRAMING	HM HOLLOW METAL	PT PRESSURE TREATED	US UNDERSIDE
COL COLUMN	HP HIGH POINT	PTD PAINTED	VF VERIFY IN FIELD
CONC CONCRETE	HVAC HEATING, VENTILATING, AND AIR CONDITIONING	PVC POLYVINYL CHLORIDE	VP VISION PANEL
CONT CONTINUOUS	INT INSULATED	RCP REFLECTED CEILING PLAN	TYP TYPICAL
CPT CERAMIC TILE	ILO IN LIEU OF	RD ROOF DRAIN	VP VERIFY IN FIELD
DBL DOUBLE	INSUL INSULATED	REQD REQUIRED	WI WITH
DA DIAMETER	INT INTERIOR	REV REVERSE	WD WOOD
DM DIMENSIONS	LO LOW	RM ROOM	

2 Abbreviations
A001

building number	northwest corner natural grade elevation	northeast corner natural grade elevation	southwest corner natural grade elevation	southeast corner natural grade elevation	upper level floor elevation	height to building ridge	average building height (less than 35')
15	8625.72	8614.16	8631.12	8618.12	8634.24	8650.91	28.99

1 Height Restriction Chart
A001

TYPE	INTERIOR WALL TYPE DESCRIPTION
P1	+ 1/2" GWB, PTD + 2x4 studs @ 16" o.c. + 1/2" GWB, PTD
P2	+ 1/2" GWB, PTD + 2x4 studs @ 16" o.c. + 3 1/2" acoustic batt in cavity (min. STC 50) + 1/2" GWB, PTD
P3	+ tile as per spec + 5/8" tile backer board + 2x4 studs @ 16" o.c. + 3 1/2" acoustic batt in cavity (min. STC 50) + 1/2" GWB, PTD
P4	not used
P5	+ 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity (min. STC 50) + 1/2" GWB, PTD

FLOOR TYPE DESCRIPTION

Floor Assembly Type 1	System Components:
	+ 4" reinforced polished concrete slab on grade as per structural + 6 mil poly vapor barrier (seal all joints) + 2" continuous XPS rigid insulation (R10) + 6" compacted gravel base

Floor Assembly Type 2	System Components:
	+ Engineered hardwood flooring + 3/4" sheathing as per structural + Floor joists as per structural + Acoustic insulation (min. IIC 50) + Strapping as required + 5/8" gypsum, ceiling finish as noted

Deck Assembly	System Components:
	+ Palletized wood deck system + Liquid applied roofing membrane + 3/4" exterior grade sheathing as per structural, slope to drain, minimum 2% + Wood block as per structural + Wood floor joist as per structural + 5/8" type X gypsum sheathing + Vapor permeable weather barrier + Ventgrid (airspace) + 3/4" vertical cedar shiplap cladding - type 1

Exterior Roof Type Description	Roof Assembly Type 1	Roof Assembly Type 2	Roof Assembly Type 3
	Roof Assembly Type 1 System Components: + 5/8" gypsum sheathing + Sprinkler system + 3" 2lb. closed cell sprayfoam insulation (R18) + Roof joists as per structural + 3/4" exterior grade sheathing as per structural + 2" continuous XPS rigid insulation (R10) + Vapor permeable roof underlayment + 3/4" wood strapping + 3/4" wood strapping perpendicular to metal cladding (airspace) + Galvalume standing seam cladding (air space), Class A Roof Covering	Roof Assembly Type 2 System Components: + 5/8" gypsum sheathing + Sprinkler system + Roof joists as per structural + 3/4" exterior grade sheathing as per structural + 2" continuous XPS rigid insulation (R10) + Vapor permeable roof underlayment + 3/4" wood strapping + 3/4" wood strapping perpendicular to metal cladding (airspace) + Galvalume standing seam cladding (air space), Class A Roof Covering	Roof Assembly Type 3 System Components: + 3/4" vertical cedar shiplap cladding - type 1 + Ventgrid (airspace) + Vapor permeable weather barrier + 5/8" type X gypsum sheathing + Sprinkler system + Roof joists as per structural + 3/4" exterior grade sheathing as per structural + 2" continuous XPS rigid insulation (R10) + Vapor permeable roof underlayment + 3/4" wood strapping + 3/4" wood strapping perpendicular to metal cladding (airspace) + Galvalume standing seam cladding (air space), Class A Roof Covering

EXTERIOR WALL TYPE DESCRIPTION

Exterior Wall Assembly 1	System Components:
	+ 1/2" gypsum + 4" 2lb. closed cell sprayfoam insulation (R24) + 2x6 studs as per structural + 1/2" exterior grade sheathing as per structural + 1 1/2" continuous XPS rigid insulation (R7.5) + Vapor permeable weather barrier + Ventgrid (airspace) + 3/4" vertical cedar shiplap cladding - Type 1

Exterior Wall Assembly 2	System Components:
	+ 1/2" gypsum + Blocking as indicated + 2x6 studs as per structural + 1/2" exterior grade sheathing as per structural + 1 1/2" continuous XPS rigid insulation (R7.5) + Vapor permeable weather barrier + Ventgrid (airspace) + 3/4" vertical cedar shiplap cladding - Type 1

Exterior Wall Assembly 3	System Components:
	+ 3/4" vertical cedar shiplap cladding - Type 1 + Ventgrid (airspace) + Vapor permeable weather barrier + 1/2" exterior grade plywood + 2x6 studs as per structural + 1/2" exterior grade sheathing as per structural + 1 1/2" continuous XPS rigid insulation (R7.5) + Vapor permeable weather barrier + Ventgrid (airspace) + 3/4" vertical cedar shiplap cladding - Type 1

Exterior Wall Assembly 4	System Components:	Exterior Wall Assembly 5	System Components:
	+ 1/2" gypsum + 4" 2lb. closed cell sprayfoam insulation (R24) + 2x6 studs as per structural + 1/2" exterior grade sheathing as per structural + 1 1/2" continuous XPS rigid insulation (R7.5) + Vapor permeable weather barrier + Ventgrid (airspace) + 3/4" vertical cedar shiplap cladding - Type 1		+ 1/2" gypsum + 4" 2lb. closed cell sprayfoam insulation (R24) + 2x6 studs as per structural + 1/2" exterior grade sheathing as per structural + 1 1/2" continuous XPS rigid insulation (R7.5) + 1/2" gypsum

FOUNDATION WALL TYPE DESCRIPTION

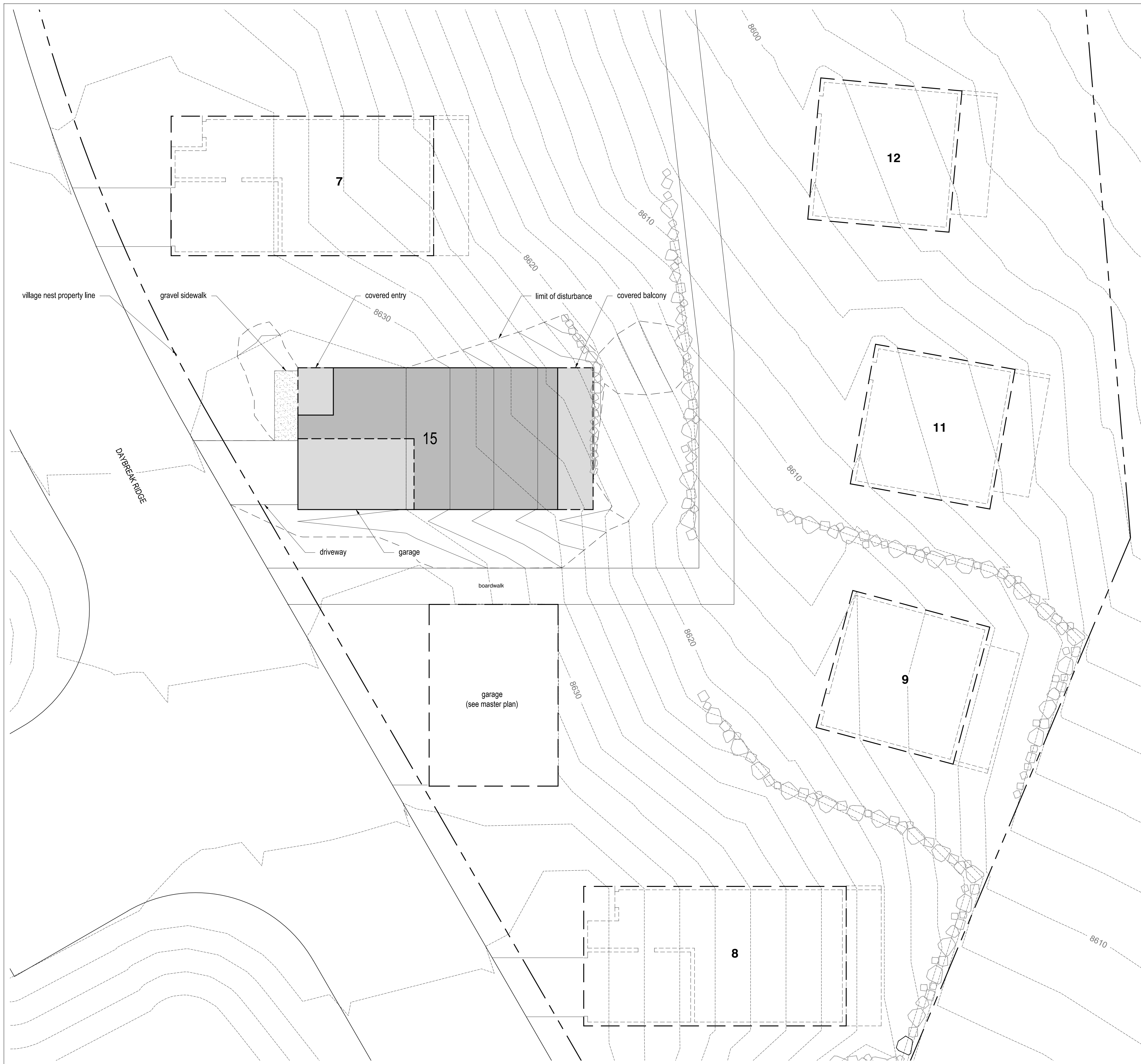
Foundation Wall Assembly 1	System Components:
	+ 6" min. gravel backfill + 2" continuous XPS rigid insulation (R10) + Reinforced concrete foundation wall as per structural + Foundation waterproofing system as per specification + 6" min. gravel backfill

Foundation Wall Assembly 2	System Components:
	+ 1/2" gypsum + 3 1/2" 2lb. closed cell sprayfoam insulation (R21) + 2x4 studs as per structural, hold stud wall 1" from wall and insulate behind for thermal continuity + 1" continuous 2lb. closed cell sprayfoam insulation (R6) + Reinforced concrete as per structural and concrete finish diagram (A200) + Foundation waterproofing system as per specification below grade + 6" min. gravel backfill below grade

A permanent certificate shall be completed and located in an approved location that lists the predominant R-values of the insulation installed in the ceiling/ roof, walls, foundation, and ducts outside the conditioned spaces, and U-factors for the fenestration.

SHIPLAP CLADDING PROFILES
Type 1 + 1x4 vertical cedar shiplap cladding - 1/4" x 3/8" scarf cut at centerline of board
Type 2 + 3/4" vertical cedar cladding

5 Partition Type Legend
A001 Scale 1 1/2" = 1'-0"

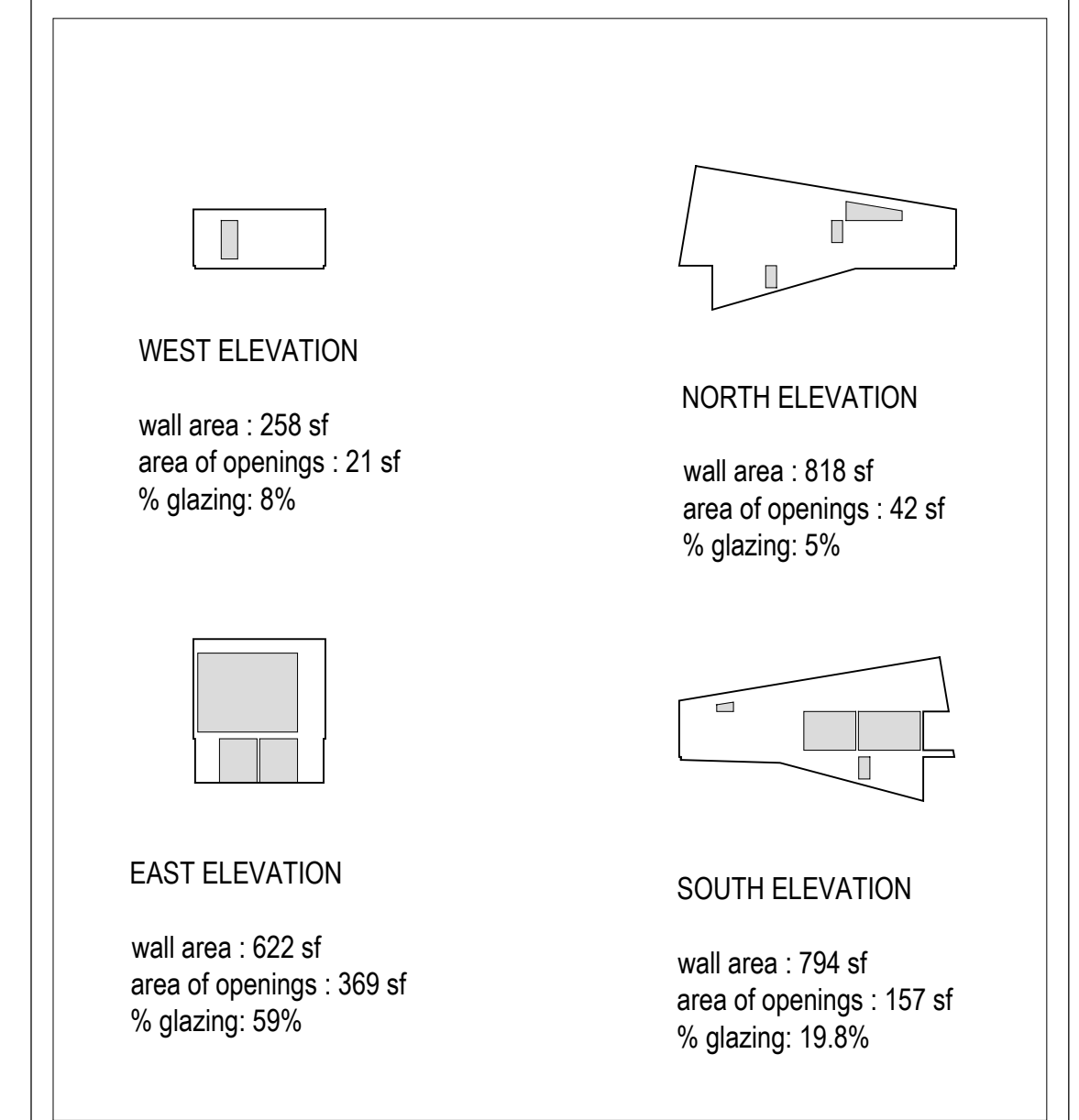


Site Plan Notes:

- + See Village Nest Neighborhood Masterplan for Landscape Design
- + See Civil Engineering drawings for information relating but not limited to:
 - site location.
 - site boundaries.
 - rights-of-way, easements.
 - geodetic elevations, site grading, earthwork.
 - all underground and aboveground services including fire hydrants, maintenance access covers, transformers, air condensers.
 - paved areas such as driveways, curbs, curb cutouts.

+ See Structural Engineering drawings for reference to Geotechnical Report.

+Refer to Structural Engineering drawings for Foundation Plan



2
A100 Percentage of Openings Elevation Diagrams

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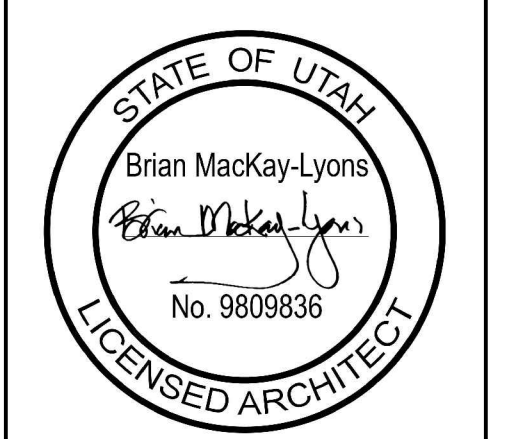
Hawke Media House
Village Nest 15

Summit Power Mountain
Evan, Utah

MackKay-Lyons
Sweetapple
Architects
Limited

2188 Göttingen St.
Halifax, Nova Scotia
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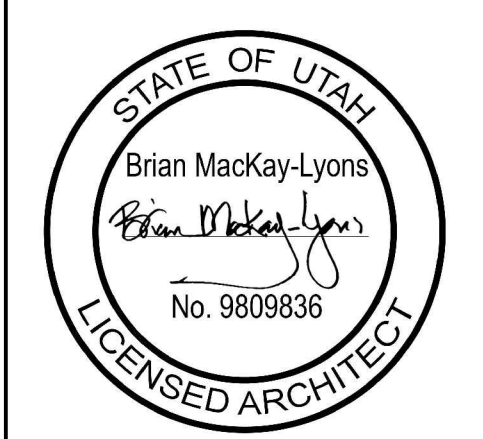
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Site Plan

scale: 1/8" = 1'-0"
date: 17-04-11
drawn: RJJE
chk'd: BML

A100

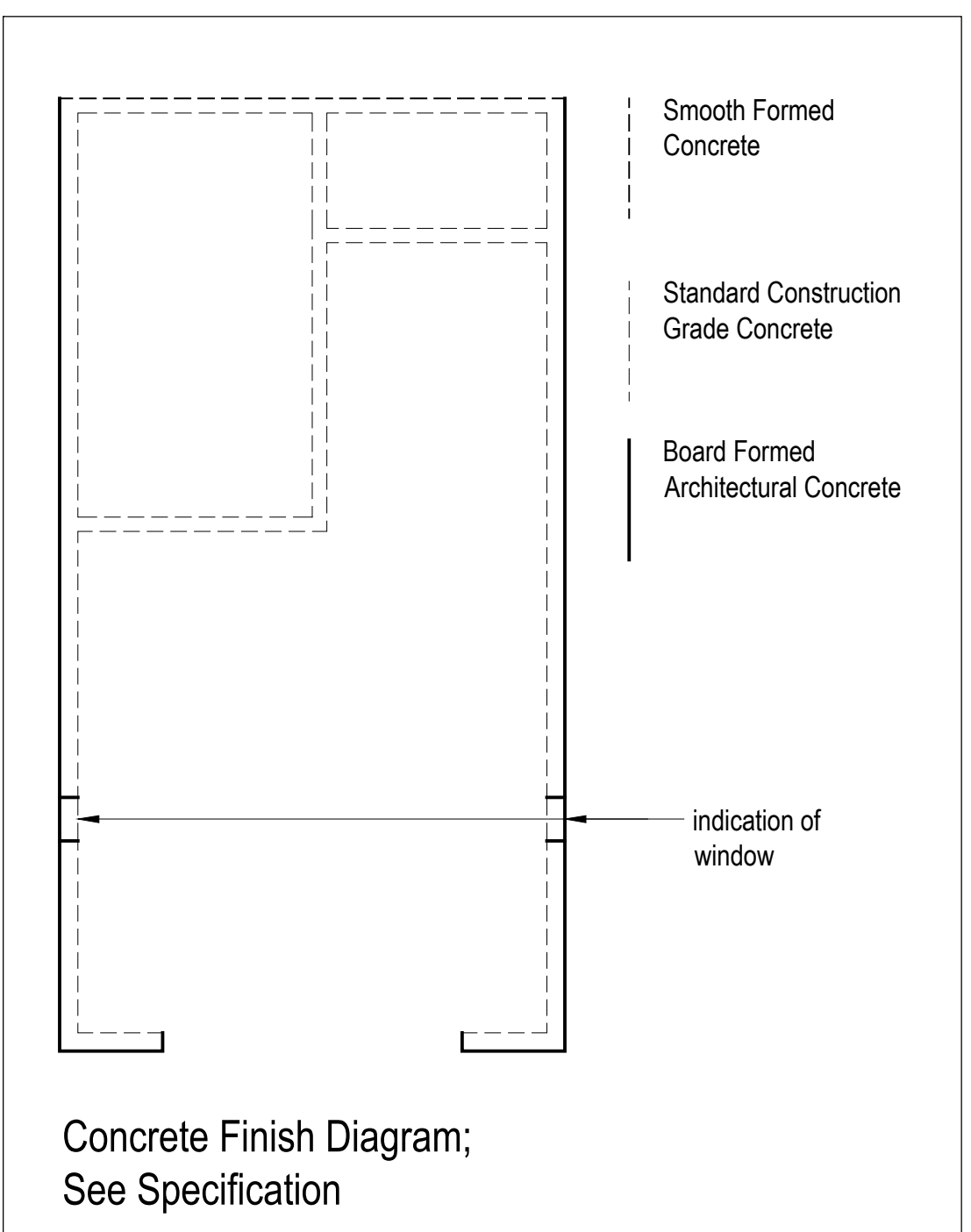


LEGEND

- (X) Window / Door Type
- ◇ Partition Type
- CJ Control Joint
- ▭ Wood Flooring
- ▭ Tile

SQUARE FOOTAGES

Floor Plan Upper:	756 square feet
Floor Plan Lower:	642 square feet
Livable Total:	1398 square feet
Garage/ Storage/ Mechanical:	276 square feet
Covered Entry:	44 square feet
Covered Balcony:	126 square feet



MECHANICAL AND PLUMBING NOTES:

- + All work shall be performed in accordance with 2015 International Residential Code, 2012 International Mechanical Code, 2012 International Plumbing Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- + For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve per IRC P3008.1.
- + Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
- + Do not shut-off / put out service any systems / services without first coordinating all downtime with the owner's personnel.
- + Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
- + Contractor shall provide 1 year standard warranty.
- + Install all equipment in accordance with manufacturer's installation instructions.
- + Project Elevation is 8634 ft for equipment selection.
- + Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
- + Dryers located in closets shall be provided with make-up air, per IRC G2439.5
- + If a single duct will be used for combustion air, provide a minimum duct size of 1 sq. inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room, per IRC G2407.6.2.

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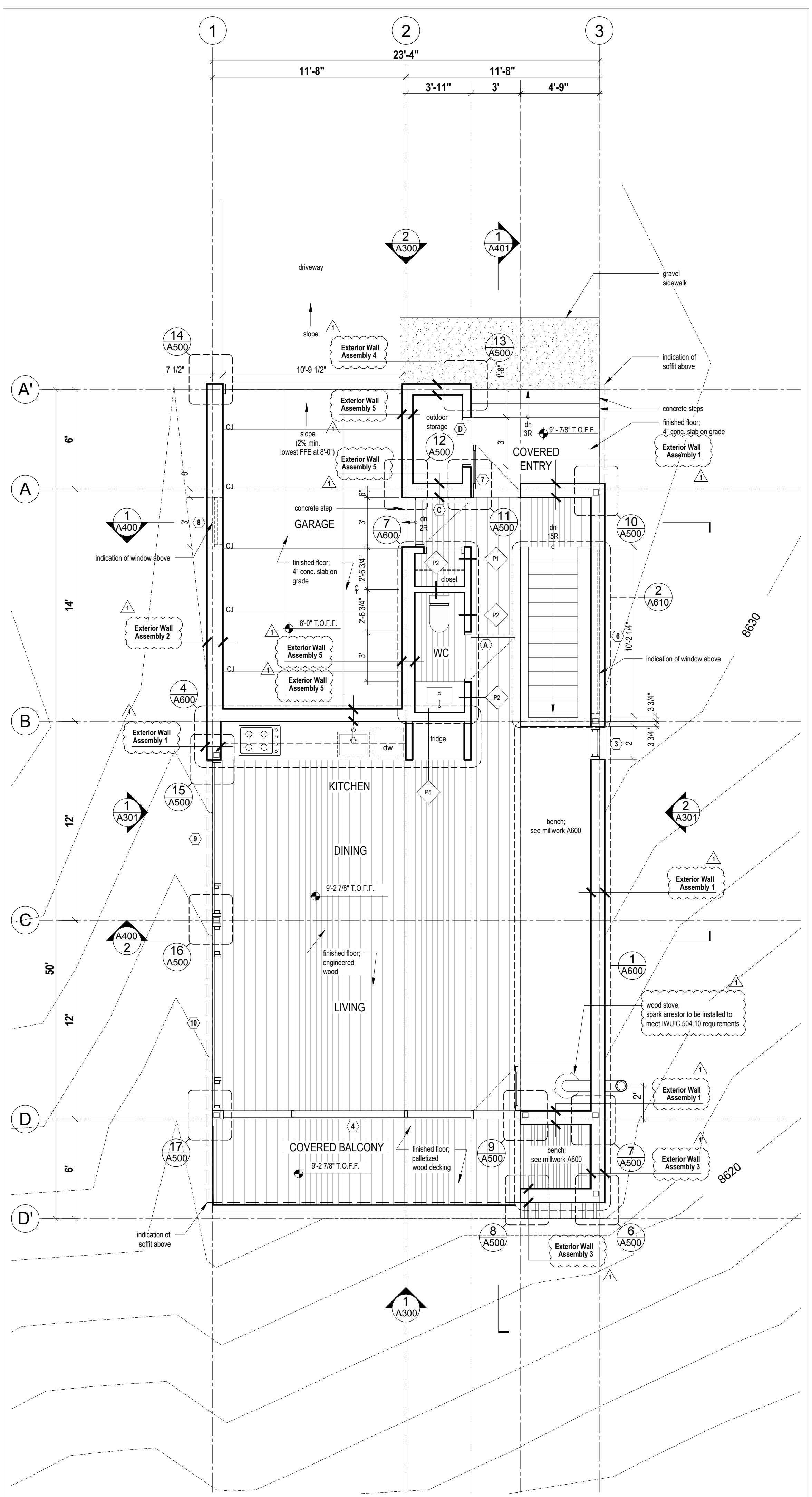
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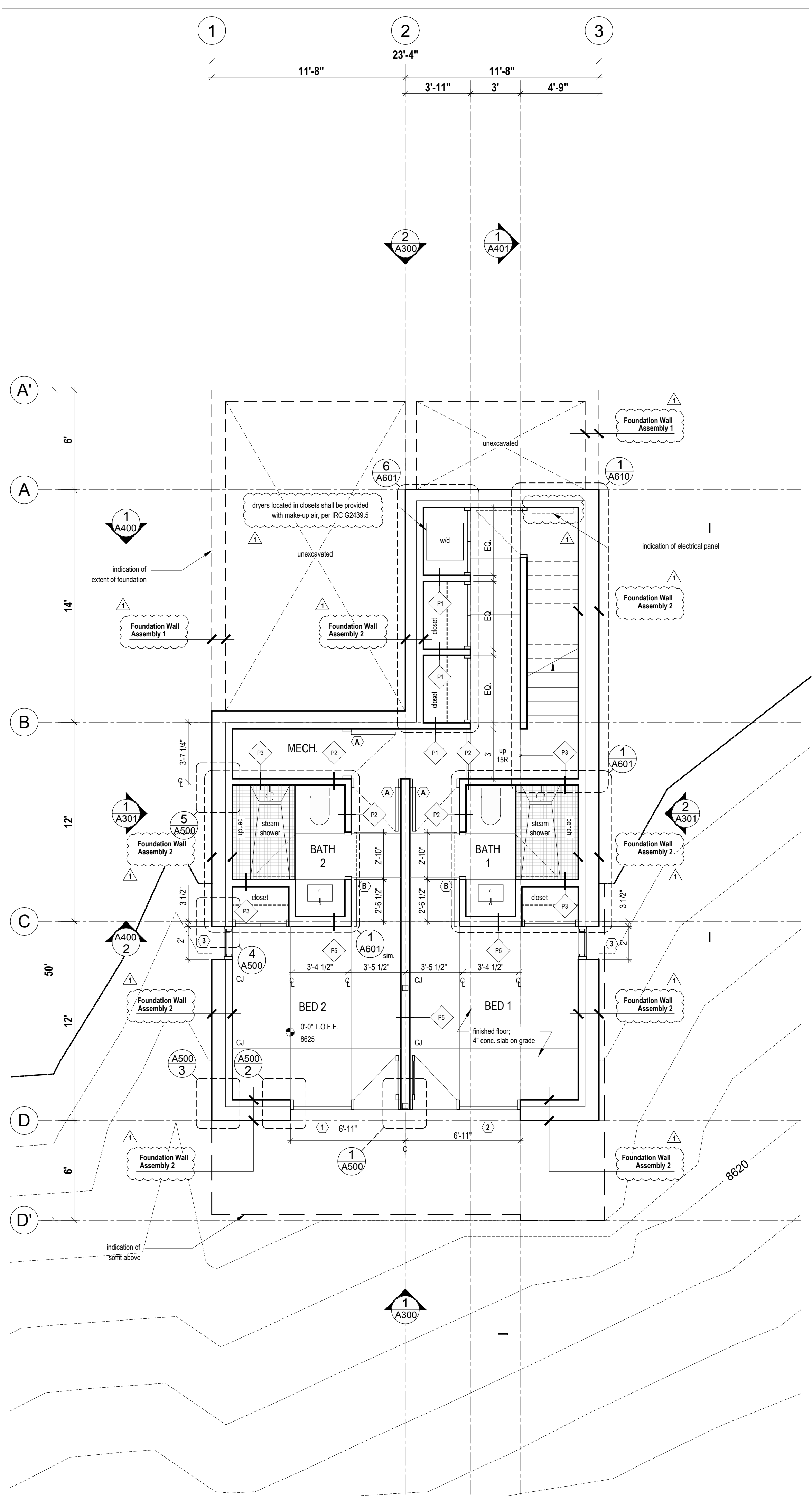
Floor Plans

scale: 1/4"=1'-0"
date: 17-04-11
drawn: RJ/E
chk'd: BML

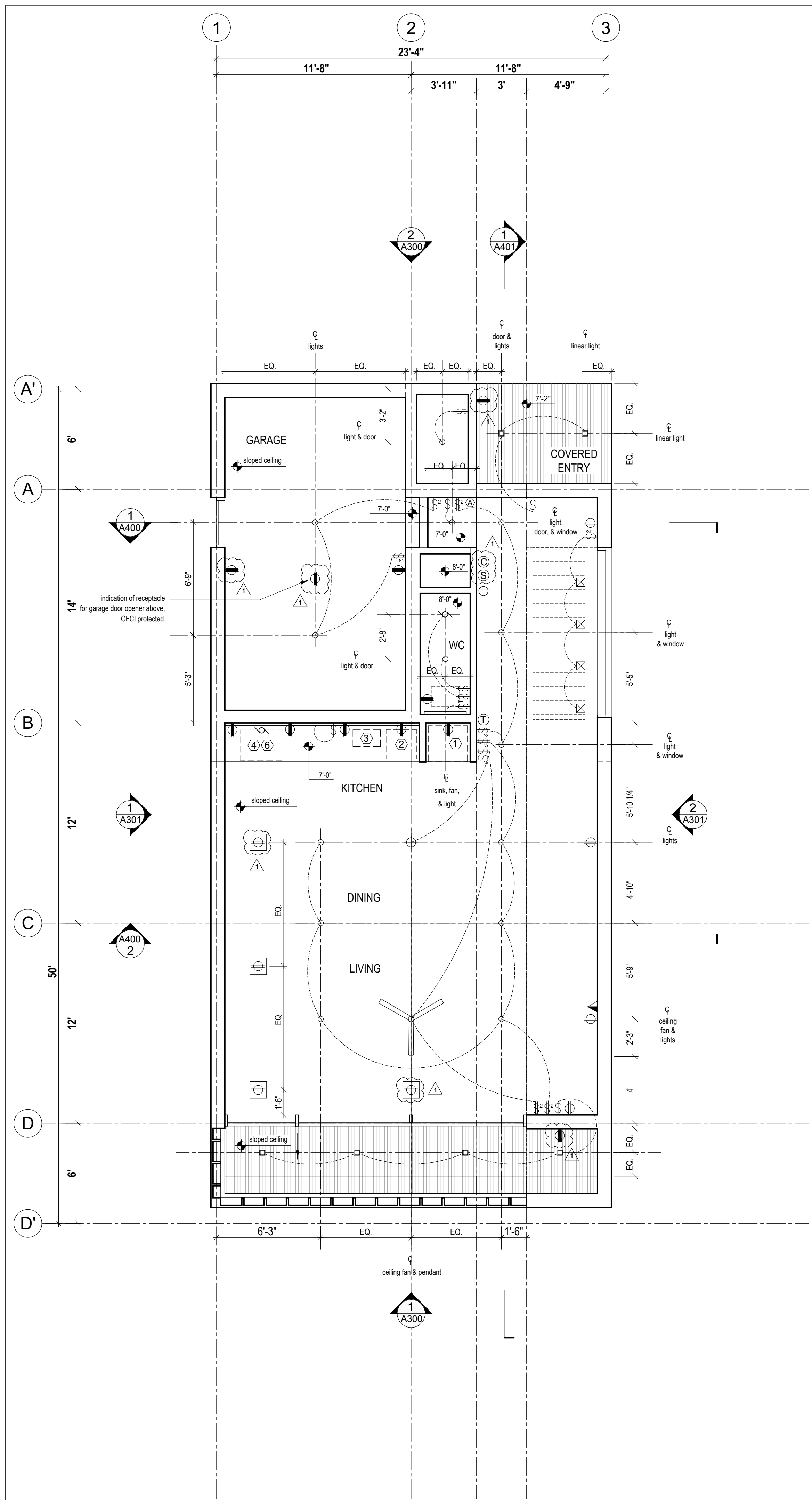
A200



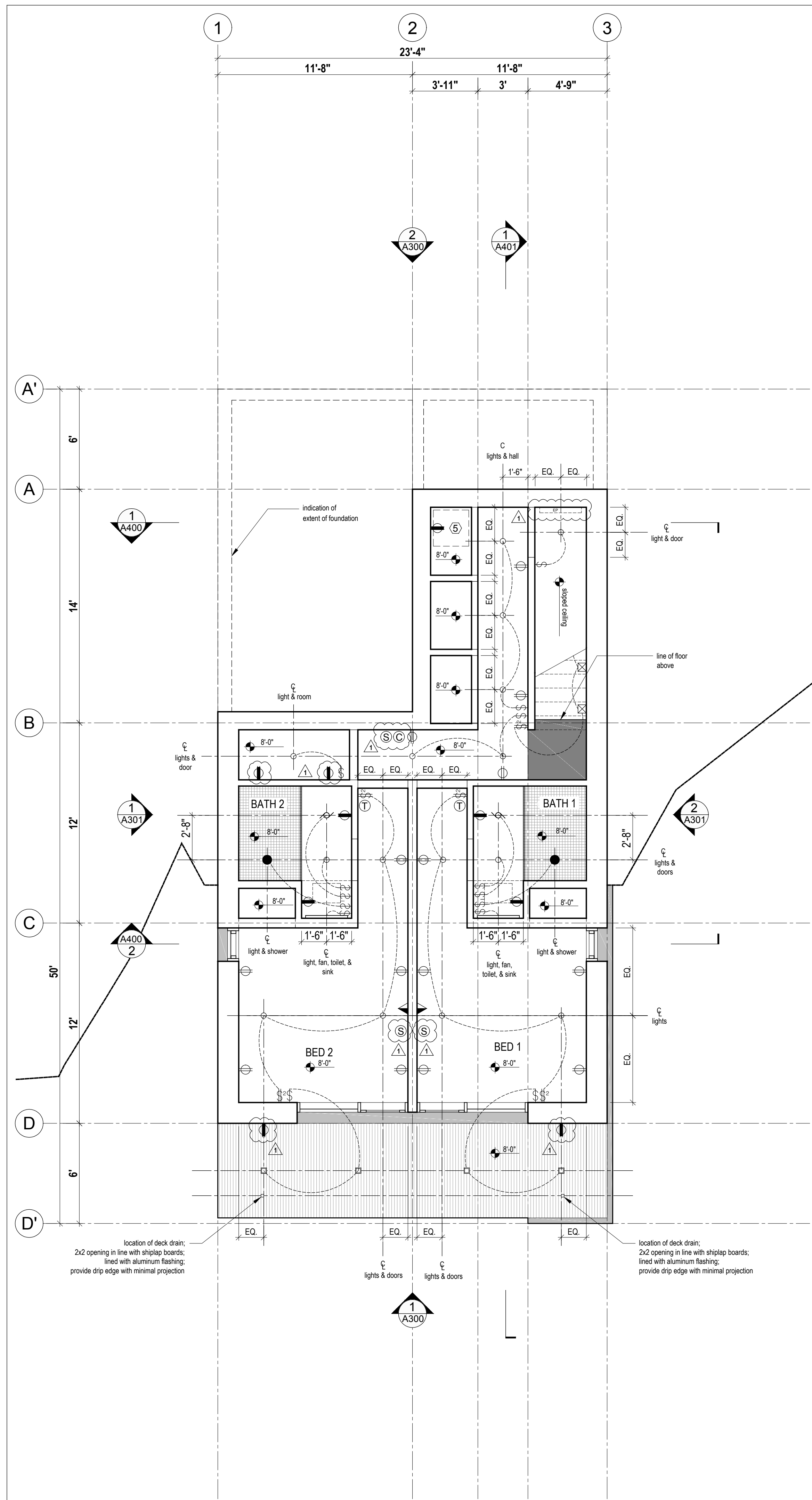
2 Upper Floor Plan
Scale 1/4" = 1'-0"



1 Lower Floor Plan
Scale 1/4" = 1'-0"



2 Upper Reflected Ceiling Plan
Scale 1/4" = 1'-0"



1 Lower Reflected Ceiling Plan
Scale 1/4" = 1'-0"

ELECTRIC LEGEND:

- ⊕ 125v duplex
- ⊕ GFCI duplex
- ⊕ 240v duplex
- ⊕ floor duplex
- shower luminaire
- ⊗ wall mounted stair luminaire
- square LED potlight
- ⊕ ceiling mounted pendant
- LED pot light
- ⊕ wall switch
- ⊕ two-way switch
- ⊕ switch with timer
- ⊕ exhaust fan
- ⊕ data jack (phone, internet, & TV)
- ⊕ smoke alarm (wall mounted)
- ⊕ thermostat
- ⊕ alarm control pad
- ⊕ carbon monoxide detector
- ⊕ interior LED strip light
- ⊕ electrical panel
- ⊕ ceiling fan

Ceiling Finishes

- ▨ 1x4 shiplap wood cladding - type 1 - see A001
- Painted GWB
- ▨ Clear anodized aluminum flashing to match glazing system
- ▨ Tile, refer to spec.
- ▨ PTD MDF, refer to spec.

APPLIANCE LEGEND
(refer to appliance specs for electrical requirements)

- ① refrigerator / freezer
- ② dishwasher
- ③ microwave
- ④ oven
- ⑤ washer / dryer
- ⑥ cooktop

ELECTRICAL NOTES:

- + All work shall be performed in accordance with 2015 International Residential Code, and 2012 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.
- + Architect to review location of all electrical units with electrical contractor prior to the execution of the work.
- + See typical heights and alignments diagram on A600, A601, A602 for exact location of electrical units on walls.
- + Supply and install underground service as per Civil Engineering drawings. Electrical contractor to determine proper amperage for electrical service.
- + Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- + Provide 240v outlets for oven and mechanical equipment requiring same.
- + All wall receptacles to be mounted 10" from finished floor to bottom of plate.
- + Floor duplexes to be Hubbell Flush Multi Service Metallic floor outlets, or approved equivalent by architect.
- + Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- + Smoke detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup per IRC R314.4.
- + Ensure that working space around electrical panel meets the minimum dimensions required by IRC E3405.1.
- + A minimum of one 125 volt, single phase, 15 or 20-amp receptacle shall be located in the garage, and shall be GFCI protected, including the garage door opener per IRC E3902.2.
- + Receptacles in the mechanical room shall be GFCI protected.
- + Dishwasher branch circuit to be GFCI protected, per IRC E3902.9.
- + A dedicated 20-amp branch circuit is required for the bathroom receptacle outlets.
- + Exterior outlets to be provided per IRC E3901.7, and shall be weather resistant and GFCI protected.
- + A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 25' of the air conditioning unit.
- + All outlets to be tamper resistant, in accordance with IRC E4002.14.
- + Mechanical ducts will meet all the requirements of IRC M1601.1 and ACCA Manual D.
- + Coordinate hood fan control location with kitchen hood installer.
- + Floor mounted receptacles must be listed for floor mounted and face up application.

SWITCHES

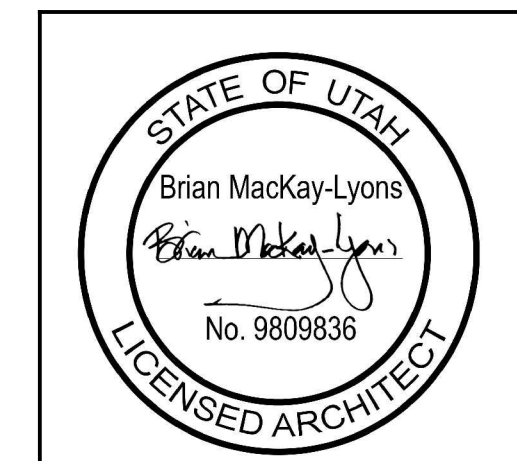
- + All switches to be dimmer switches.
- + Switches to be 4'-0" from finished floor to bottom of plate unless otherwise noted.
- + Lutron Diva Series white switches with white cover plate unless otherwise noted.
- + Install ground fault interceptor (GFI) outlets in kitchen, bathrooms, mechanical room, and where required.

FIXTURES

- + All fixtures to be specified by architect, supplied and installed by contractor.
- + Builder to verify location and sizes of all blockouts to receive light fixtures.
- + Smoke detectors to comply with local building code and to be white.
- + No less than 75% of the lamps permanently installed in lighting fixtures shall be high efficacy, per IRC N1104.1.

LIGHTING NOTES:

1. All finished ceiling heights dimensioned from top of finished floor below.
3. Where applicable, all light fixtures mounted in wood ceiling to be in-line with shiplap boards unless otherwise noted.



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BY: **MEM** DATE: 08/23/17
WEST COAST CODE CONSULTANTS, INC.

Revision:

No.	Description	Date
03	Issued for Permit Rev 1	11.08.2017
02	Issued for Permit	30.06.2017
01	Issued for 80% Review	20.06.2017

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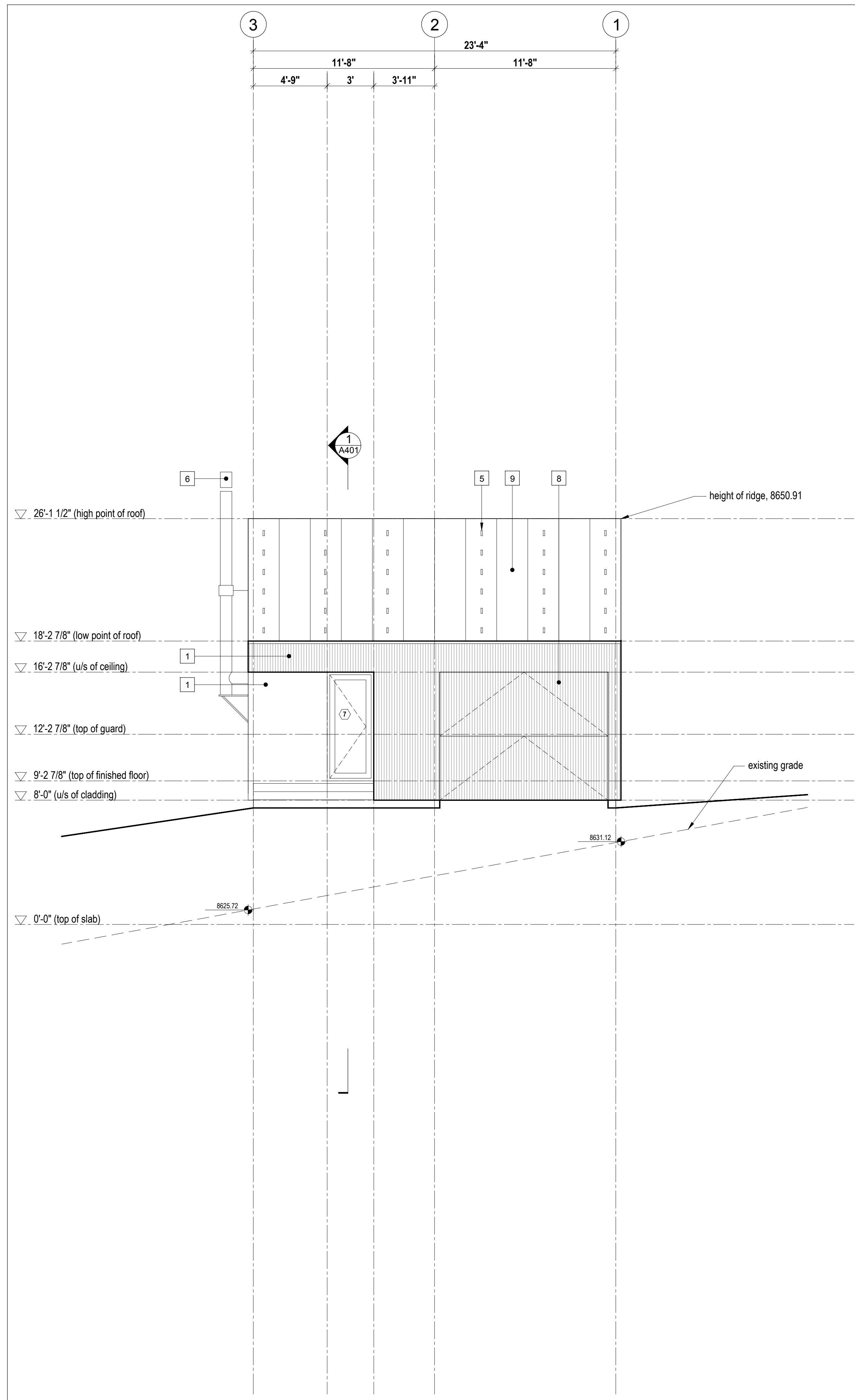
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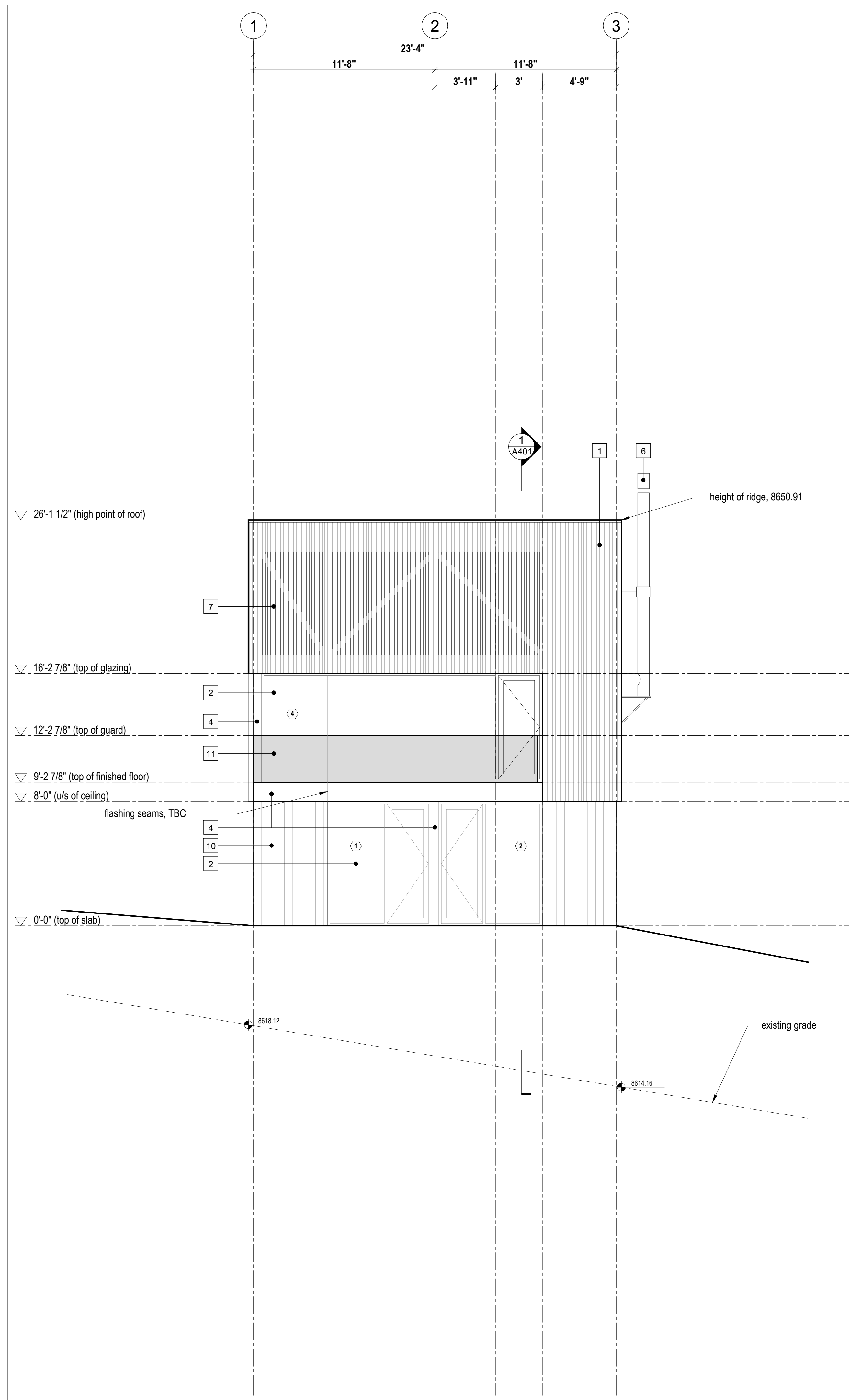
Reflected Ceiling Plans

scale: 1/4"=1'-0"
date: 17-06-01
drawn: RJ/JE
chk'd: BML

A201



2 West Elevation
Scale 1/4" = 1'-0"



1 East Elevation
Scale 1/4" = 1'-0"

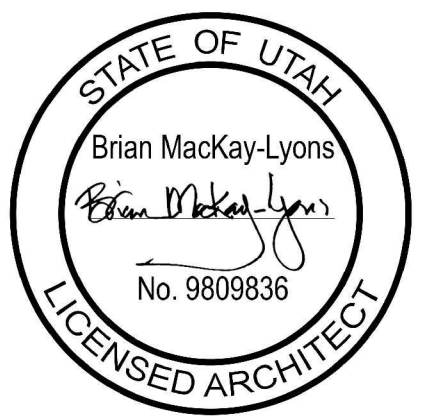
LEGEND

- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 2 anodized aluminum framed glazing system - see window/door schedule
- 3 not used
- 4 clear anodized aluminum flashing
- 5 snow bracket
- 6 stainless steel chimney
- 7 shiplap wood screen - type 1 - see A001 for profile; exposed framing behind
- 8 bi-fold garage door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 9 standing seam metal roof
- 10 vertical 6" board-formed concrete
- 11 tempered glass guard
- 12 integrated gutter

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDINGS	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 08/23/17
WEST COAST CODE CONSULTANTS, INC.



See A001 for Height
Restriction Chart

No.	Description	Date
04	Issued for Permit Rev 1	11.08.2017
03	Issued for Permit	30.06.2017
02	Issued for 80% Review	20.06.2017
01	Issued for Pricing	13.04.2017
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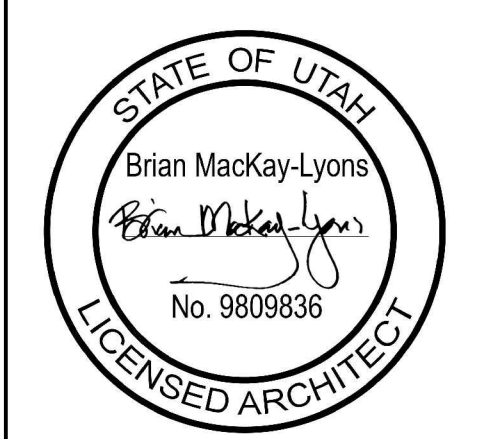
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Exterior
Elevations

scale: 1/4" = 1'-0"
date: 17-04-11
drawn: RJJE
chk'd: BML

A300

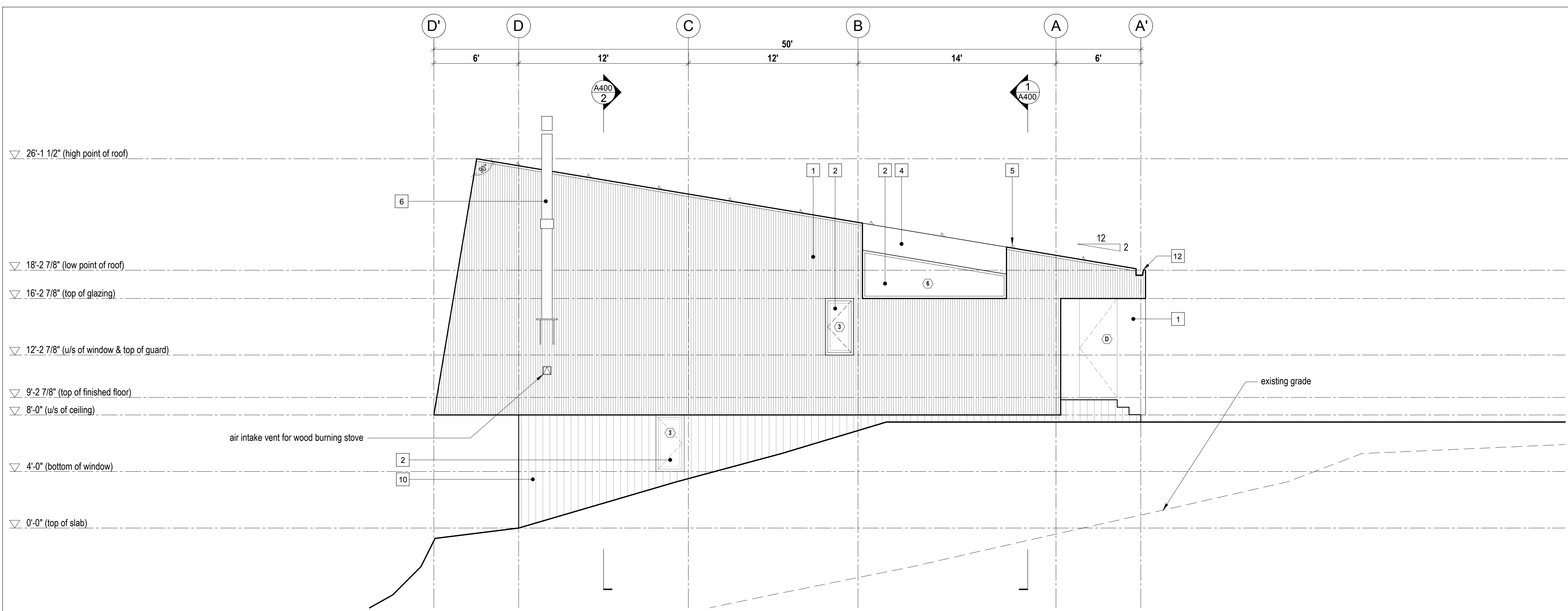


See A001 for Height
Restriction Chart

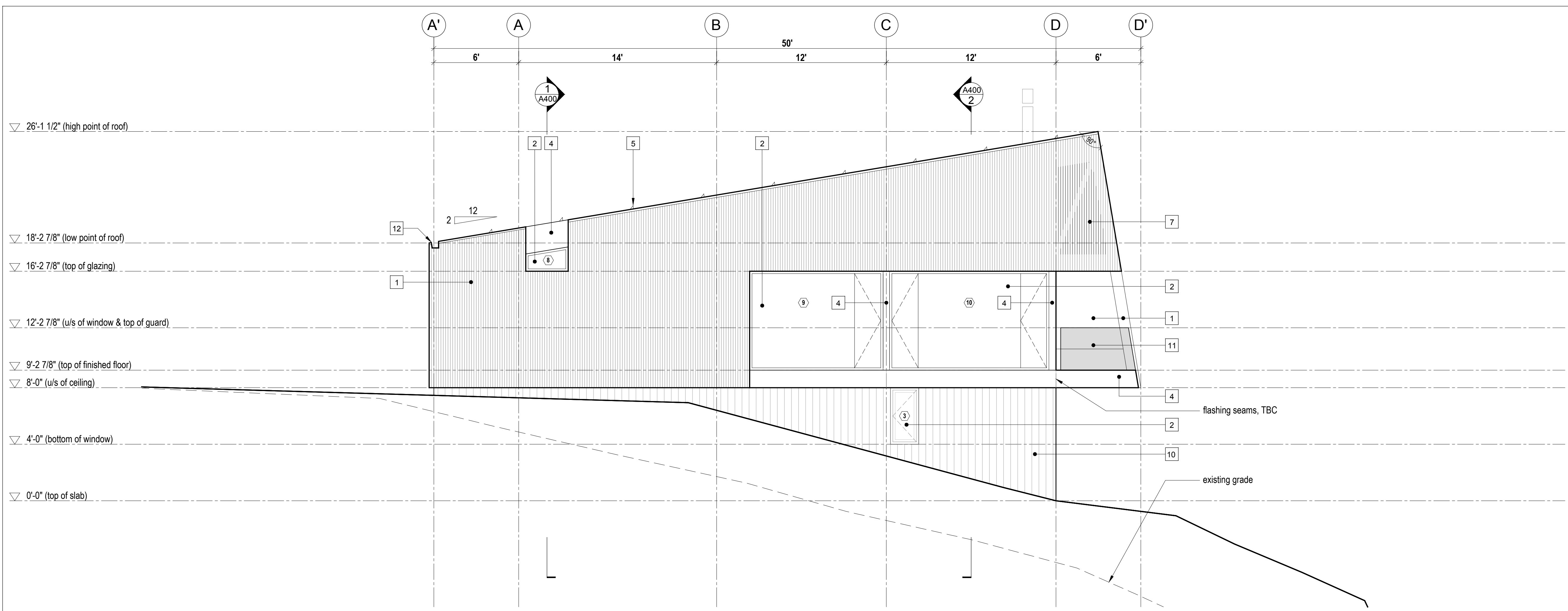
- LEGEND**
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
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 - 10 vertical 6" board-formed concrete
 - 11 tempered glass guard
 - 12 integrated gutter

NOTES:

- + Vent openings through exterior walls or roof cannot exceed 144 sq in.
- + Vent openings must be covered with a mesh that meets the requirements of IWUC 504.10.



2 North Elevation
Scale 1/4" = 1'-0"



1 South Elevation
Scale 1/4" = 1'-0"

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Exterior Elevations

scale: 1/4" = 1'-0"
date: 17-04-11
drawn: RJJE
chk'd: BML

A301



See A001 for room
finish schedule

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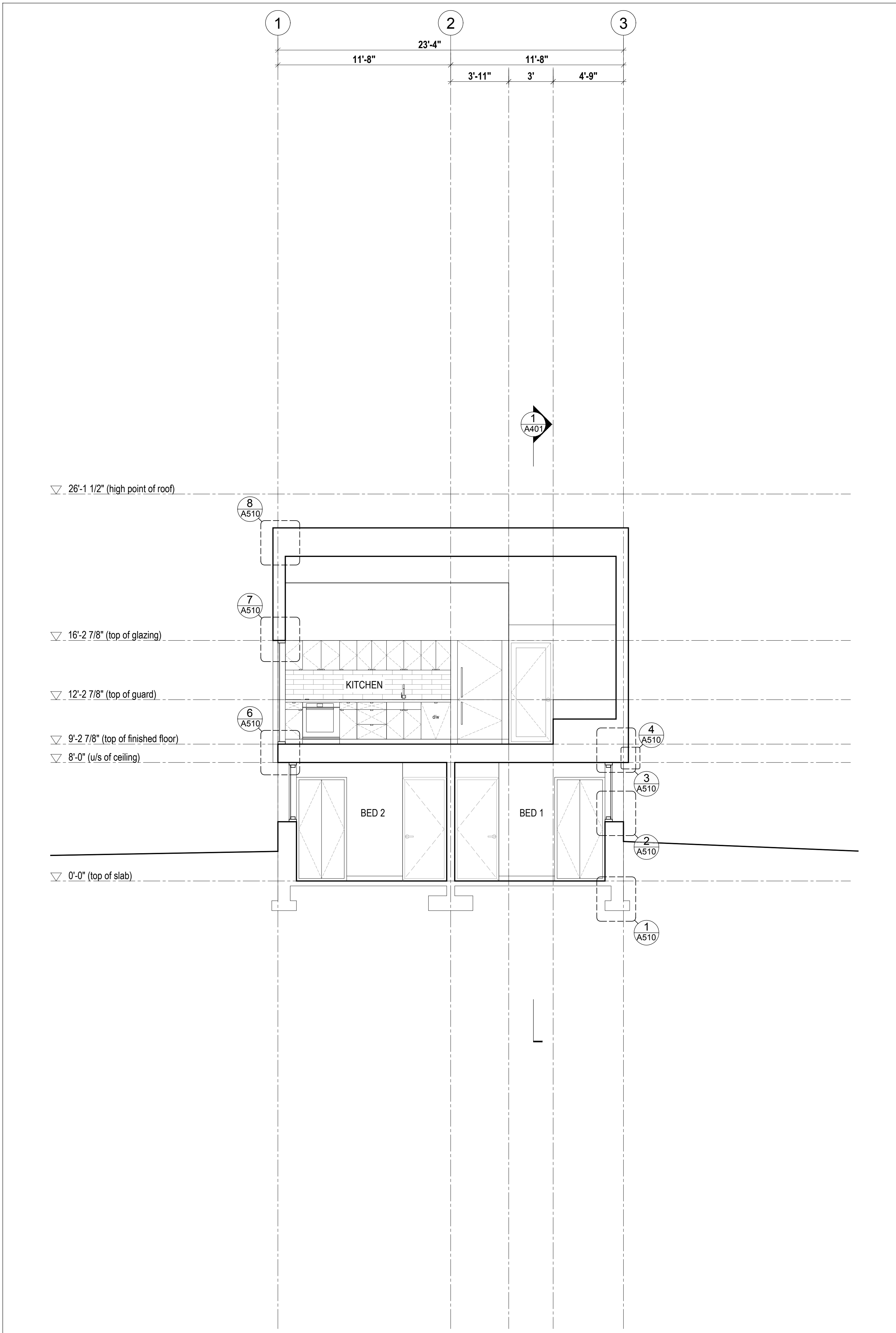
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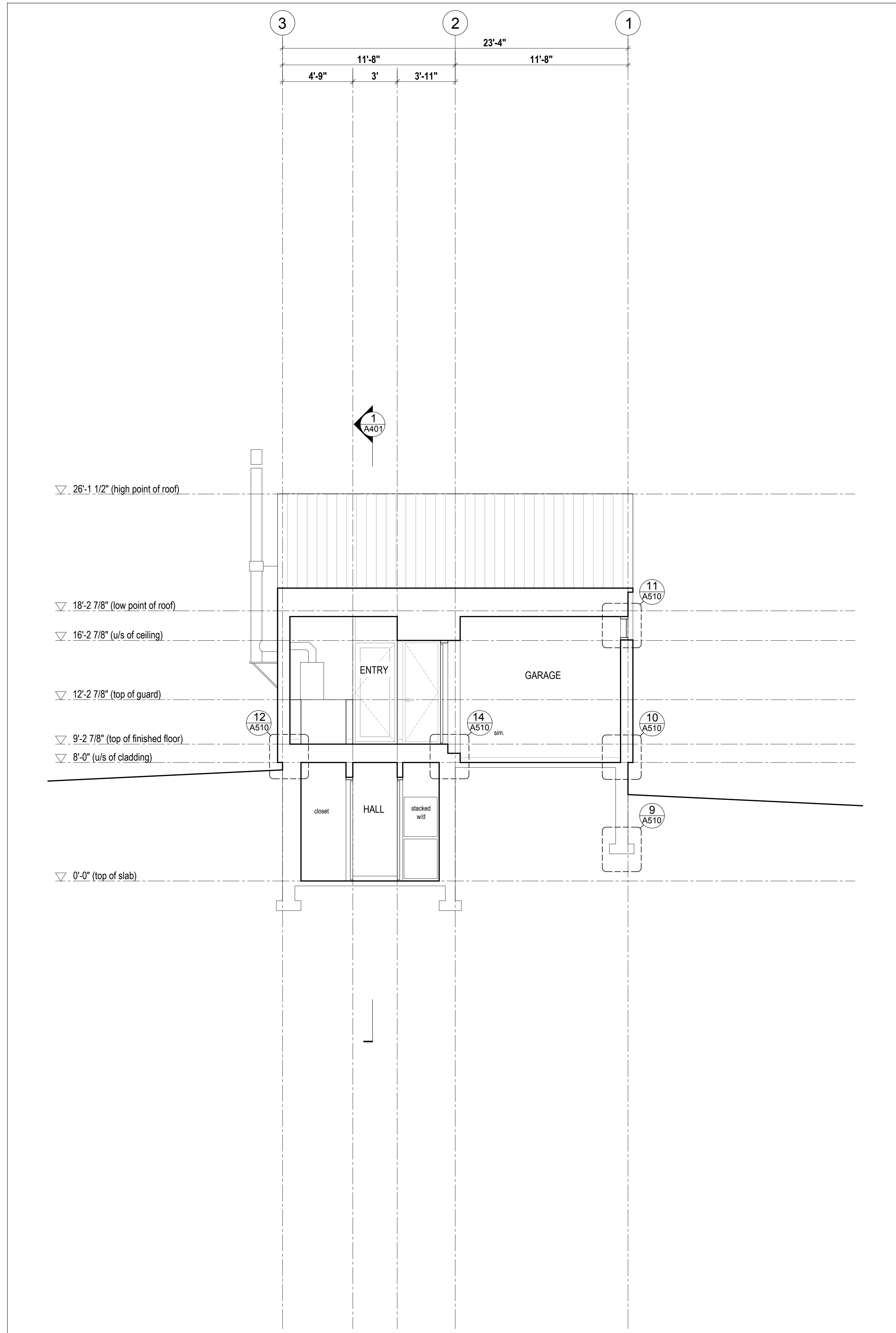
Building Sections

scale: 1/4" = 1'-0"
date: 16-04-20
drawn: RJ/JE
chk'd: BML

A400



2 Cross Section
Scale 1/4" = 1'-0"



1 Cross Section
Scale 1/4" = 1'-0"

Mackay-Lyons
Sweetapple
Architects
Limited

2188 Göttingen St.
Halifax, Nova Scotia
Canada B3K 3B4

ph: (902) 429.1867
fax: (902) 429.6276



See A001 for room
finish schedule

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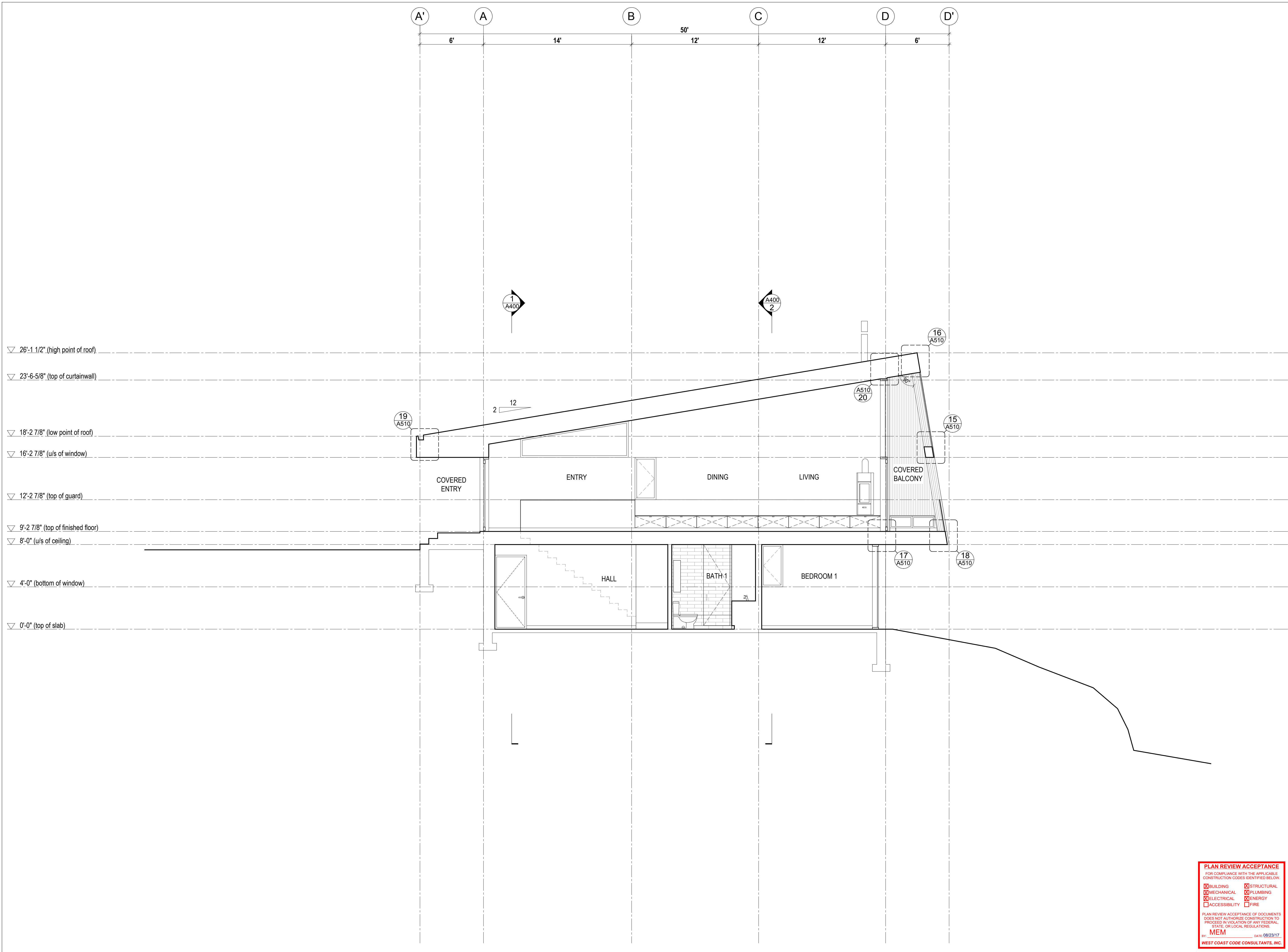
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Building Section

scale: 1/4" = 1'-0"
date: 17-04-11
drawn: RJ/JE
chk'd: BML

A401



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BY: MEM DATE: 08/29/17
WEST COAST CODE CONSULTANTS, INC.

1 Long Section
Scale 1/4" = 1'-0"

Floor Assembly Type 1

- System Components:**
- + 4" reinforced polished concrete slab on grade as per structural
 - + 6 mil poly vapor barrier (seal all joints)
 - + 2" continuous XPS rigid insulation (R10)
 - + 6" compacted gravel base

Floor Assembly Type 2

- System Components:**
- + Engineered hardwood flooring
 - + 3/4" sheathing as per structural
 - + Floor joists as per structural
 - + Acoustic insulation (min. IIC 50)
 - + Strapping as required
 - + 5/8" gypsum, ceiling finish as noted

Deck Assembly

- System Components**
- + Palletized wood deck system
 - + Liquid applied roofing membrane
 - + 3/4" exterior grade sheathing as per structural, slope to drain, minimum 2%
 - + Wood block as per structural
 - + Wood floor joist as per structural
 - + 5/8" type x gypsum sheathing
 - + Vapor permeable weather barrier
 - + Ventgrid (airspace)
 - + 3/4" vertical cedar shiplap cladding - type 1

Roof Assembly Type 1

- System Components:**
- + 5/8" gypsum sheathing
 - + Sprinkler system
 - + 3" 2lb. closed cell sprayfoam insulation (R18)
 - + Roof joists as per structural
 - + 3/4" exterior grade sheathing as per structural
 - + 2" continuous XPS rigid insulation (R10)
 - + Vapor permeable roof underlayment
 - + 3/4" wood strapping
 - + 3/4" wood strapping perpendicular to metal cladding (airspace)
 - + Galvalume standing seam cladding (air space), Class A Roof Covering

Roof Assembly Type 2

- System Components:**
- + 5/8" gypsum sheathing
 - + Sprinkler system
 - + Roof joists as per structural
 - + 3/4" exterior grade sheathing as per structural
 - + 2" continuous XPS rigid insulation (R10)
 - + Vapor permeable roof underlayment
 - + 3/4" wood strapping
 - + 3/4" wood strapping perpendicular to metal cladding (airspace)
 - + Galvalume standing seam cladding (air space), Class A Roof Covering

Roof Assembly Type 3

- System Components:**
- + 3/4" vertical cedar shiplap cladding - type 1
 - + Ventgrid (airspace)
 - + Vapor permeable weather barrier
 - + 5/8" type X gypsum sheathing
 - + Sprinkler system
 - + Roof joists as per structural
 - + 3/4" exterior grade sheathing as per structural
 - + 2" continuous XPS rigid insulation (R10)
 - + Vapor permeable roof underlayment
 - + 3/4" wood strapping
 - + 3/4" wood strapping perpendicular to metal cladding (airspace)
 - + Galvalume standing seam cladding (air space), Class A Roof Covering

Exterior Wall Assembly 1

- System Components**
- + 1/2" gypsum
 - + 4" 2lb. closed cell sprayfoam insulation (R24)
 - + 2x6 studs as per structural
 - + 1/2" exterior grade sheathing as per structural
 - + 1 1/2" continuous XPS rigid insulation (R7.5)
 - + Vapor permeable weather barrier
 - + Ventgrid (airspace)
 - + 3/4" vertical cedar shiplap cladding - Type 1

Exterior Wall Assembly 2

- System Components**
- + 1/2" gypsum
 - + Blocking as indicated
 - + 2x6 studs as per structural
 - + 1/2" exterior grade sheathing as per structural
 - + 1 1/2" continuous XPS rigid insulation (R7.5)
 - + Vapor permeable weather barrier
 - + Ventgrid (airspace)
 - + 3/4" vertical cedar shiplap cladding - Type 1

Exterior Wall Assembly 3

- System Components**
- + 3/4" vertical cedar shiplap cladding - Type 1
 - + Ventgrid (airspace)
 - + Vapor permeable weather barrier
 - + 1/2" exterior grade plywood
 - + 2x6 studs as per structural
 - + 1/2" exterior grade sheathing as per structural
 - + 1 1/2" continuous XPS rigid insulation (R7.5)
 - + Vapor permeable weather barrier
 - + Ventgrid (airspace)
 - + 3/4" vertical cedar shiplap cladding - Type 1

Exterior Wall Assembly 4

- System Components**
- + 1/2" gypsum
 - + 2x4 studs as per structural
 - + 1/2" exterior grade sheathing as per structural
 - + 1 1/2" continuous XPS rigid insulation (R7.5)
 - + Vapor permeable weather barrier
 - + Ventgrid (airspace)
 - + 3/4" vertical cedar shiplap cladding - Type 1

Exterior Wall Assembly 5

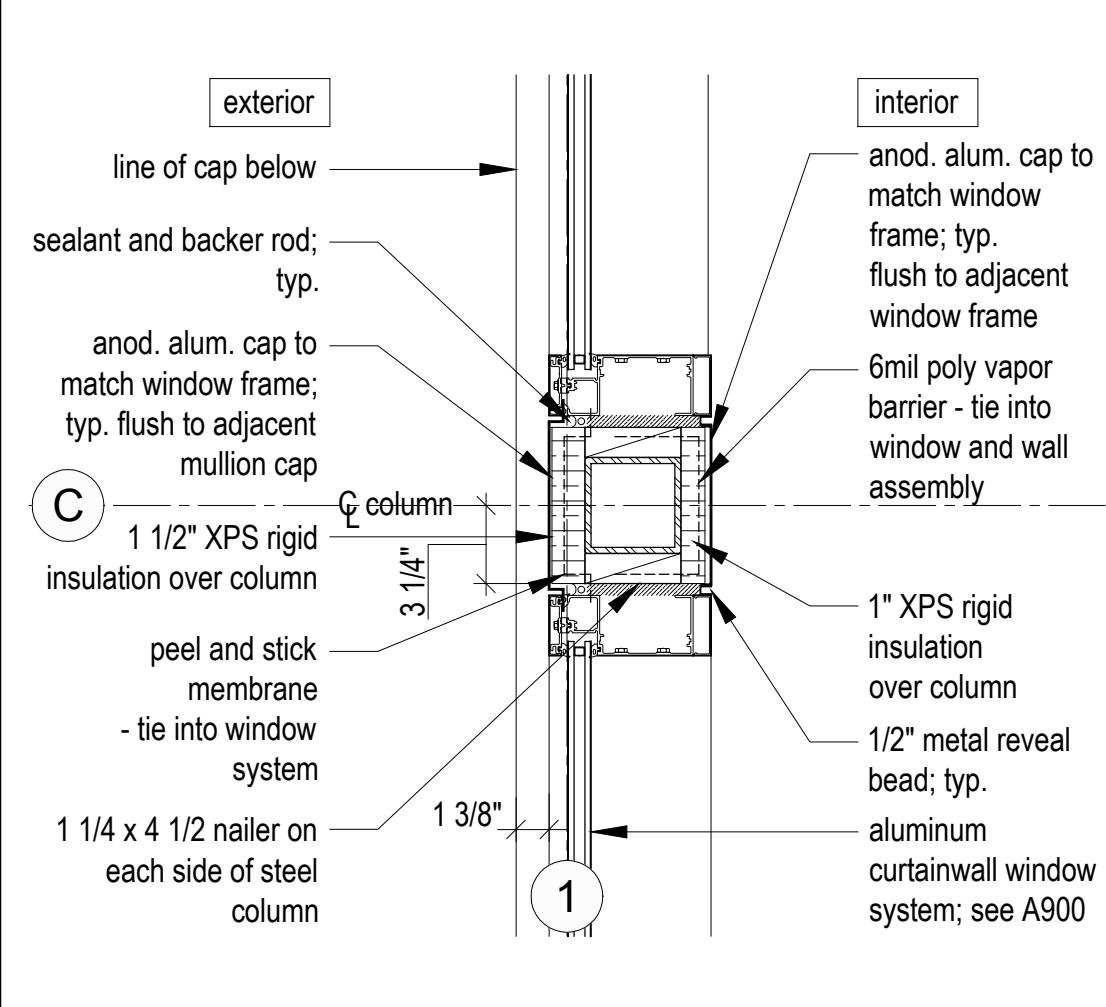
- System Components**
- + 1/2" gypsum
 - + 4" 2lb. closed cell sprayfoam insulation (R24)
 - + 2x6 studs as per structural
 - + 1/2" exterior grade sheathing as per structural
 - + 1 1/2" continuous XPS rigid insulation (R7.5)
 - + 1/2" gypsum

Foundation Wall Assembly 1

- System Components:**
- + 2" continuous XPS rigid insulation (R10)
 - + 6" min. gravel backfill
 - + 2" continuous XPS rigid insulation (R10)
 - + Reinforced concrete foundation wall as per structural
 - + Foundation waterproofing system as per specification
 - + 6" min. gravel backfill

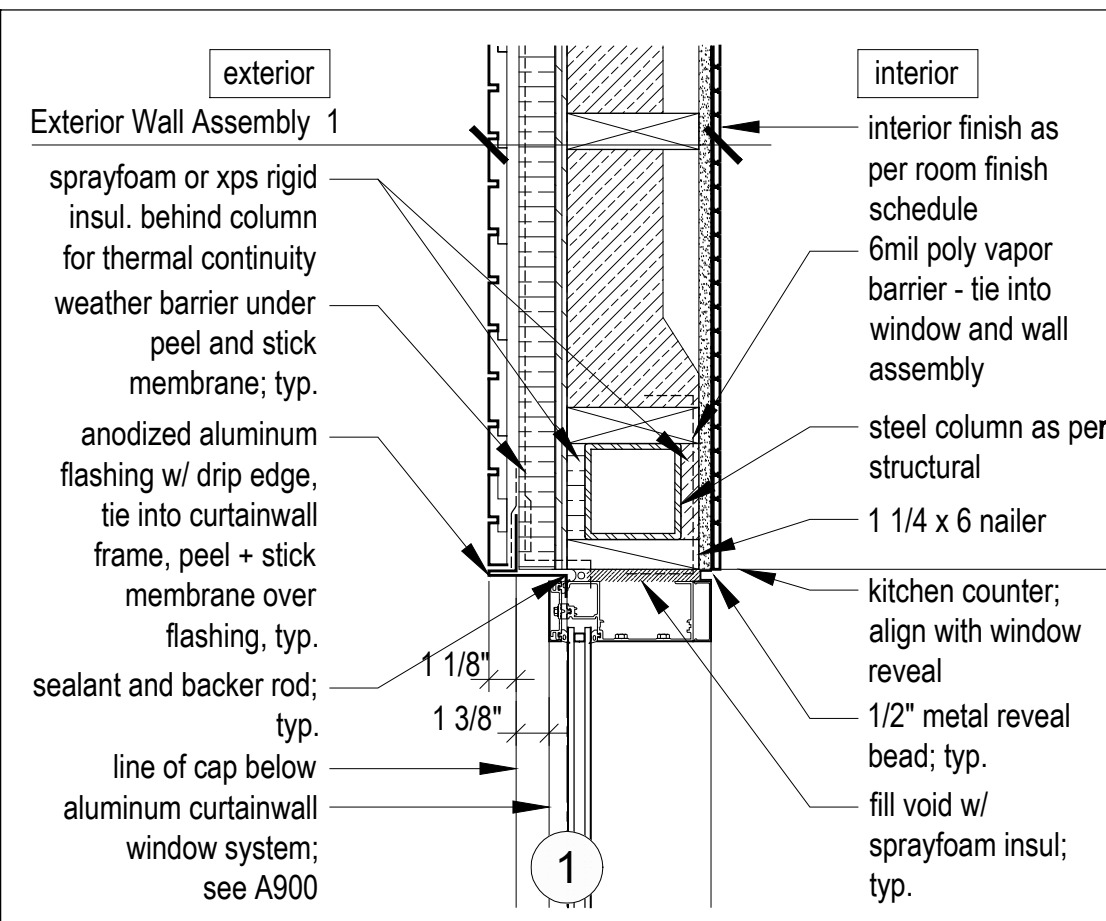
Foundation Wall Assembly 2

- System Components:**
- + 1/2" gypsum
 - + 3 1/2" 2lb. closed cell sprayfoam insulation (R21)
 - + 2x4 studs as per structural, hold stud wall 1" from wall and insulate behind for thermal continuity
 - + 1" continuous 2lb. closed cell sprayfoam insulation (R6)
 - + Reinforced concrete as per structural and concrete finish diagram (A200)
 - + Foundation waterproofing system as per specification below grade
 - + 6" min. gravel backfill below grade



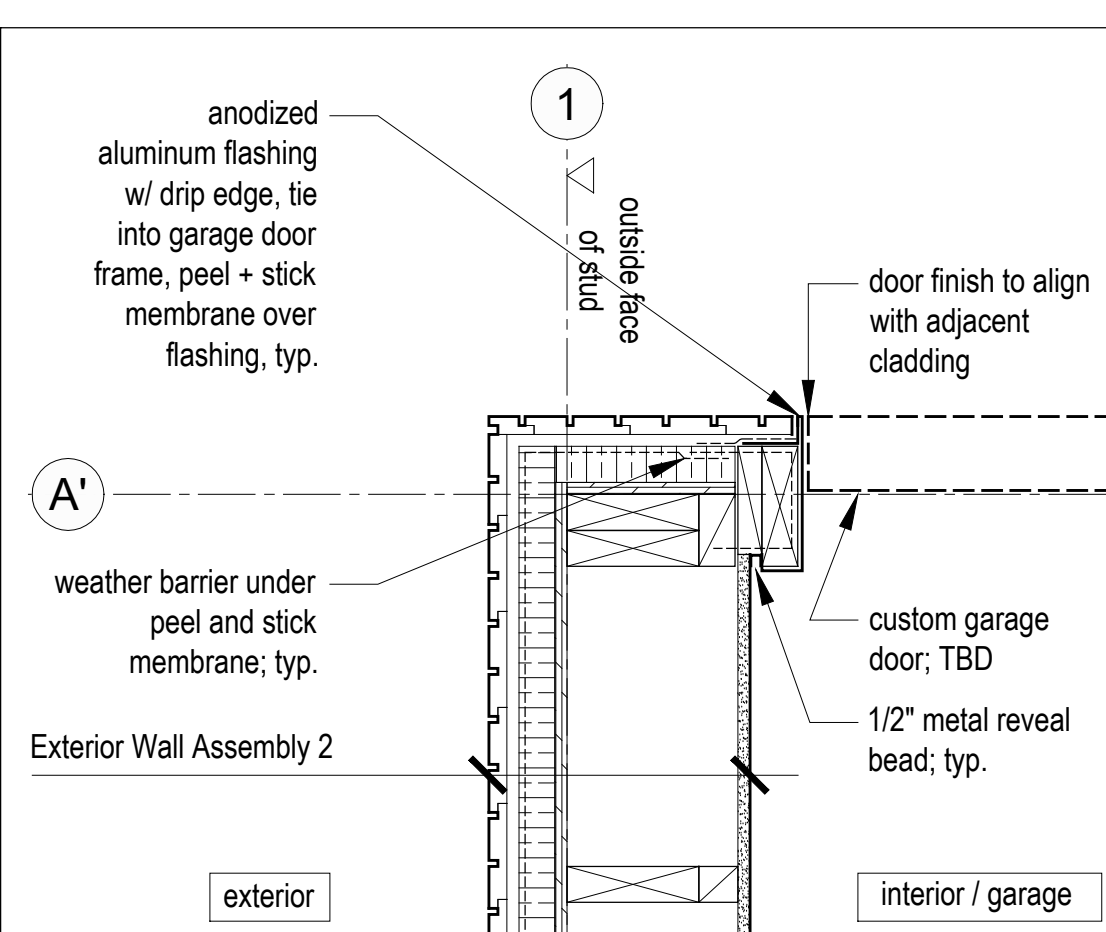
16 HSS Post Detail at Windows

Scale 1 1/2" = 1'-0"



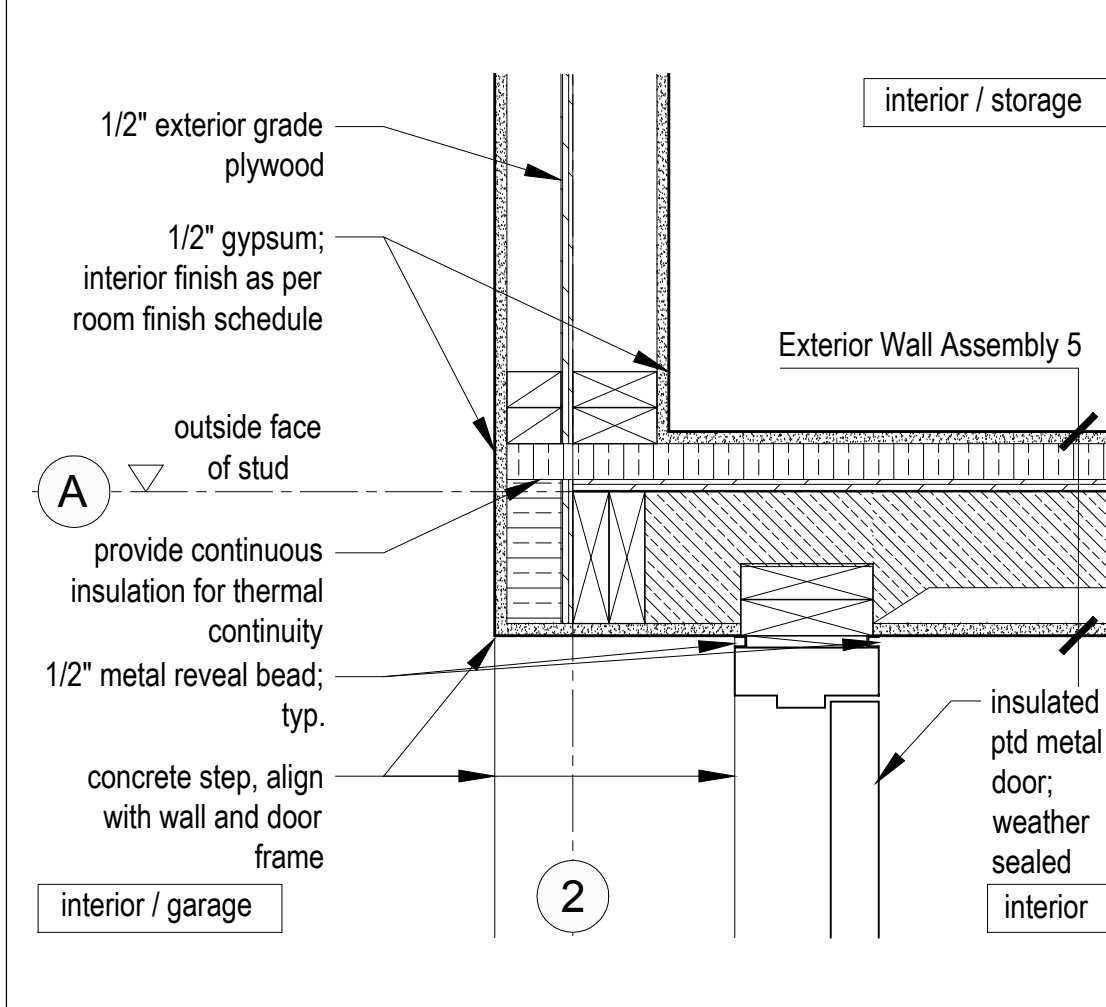
15 Typical HSS Post Detail at Window and Wall

Scale 1 1/2" = 1'-0"



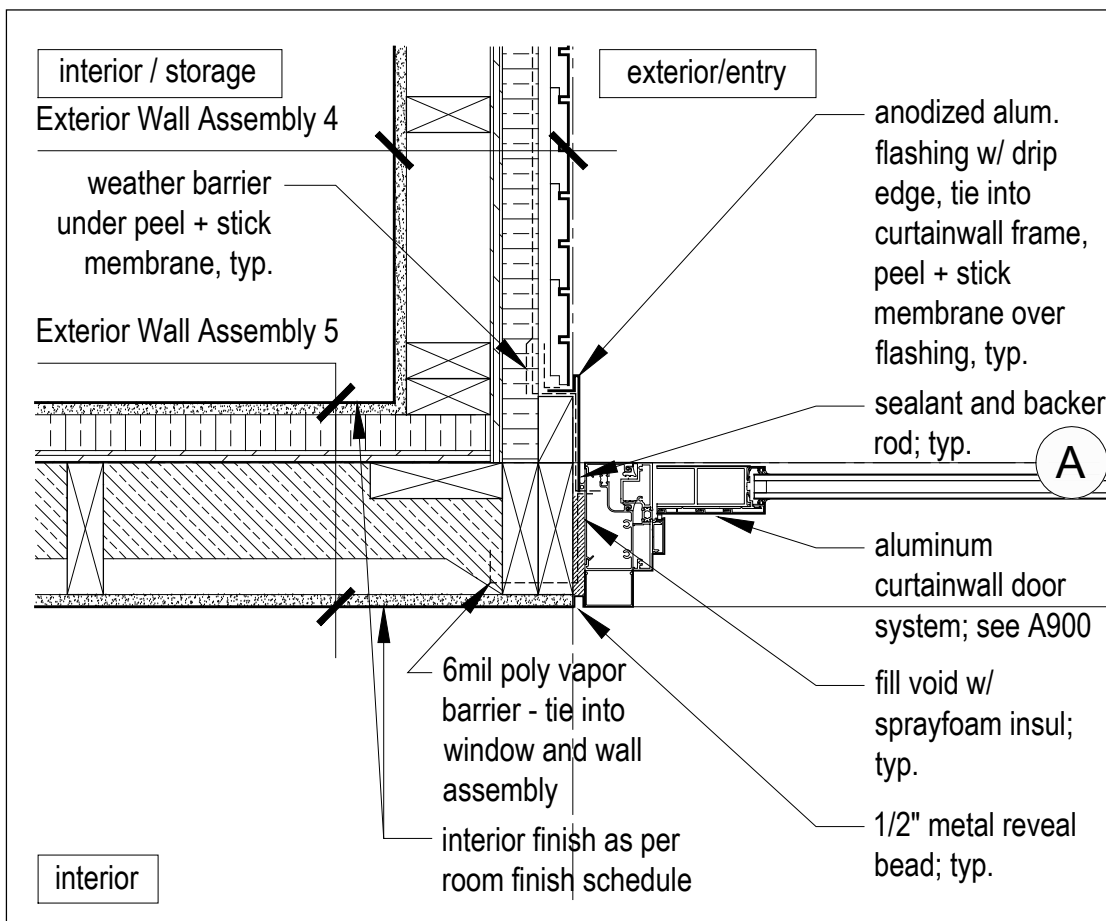
14 Garage Corner Detail

Scale 1 1/2" = 1'-0"



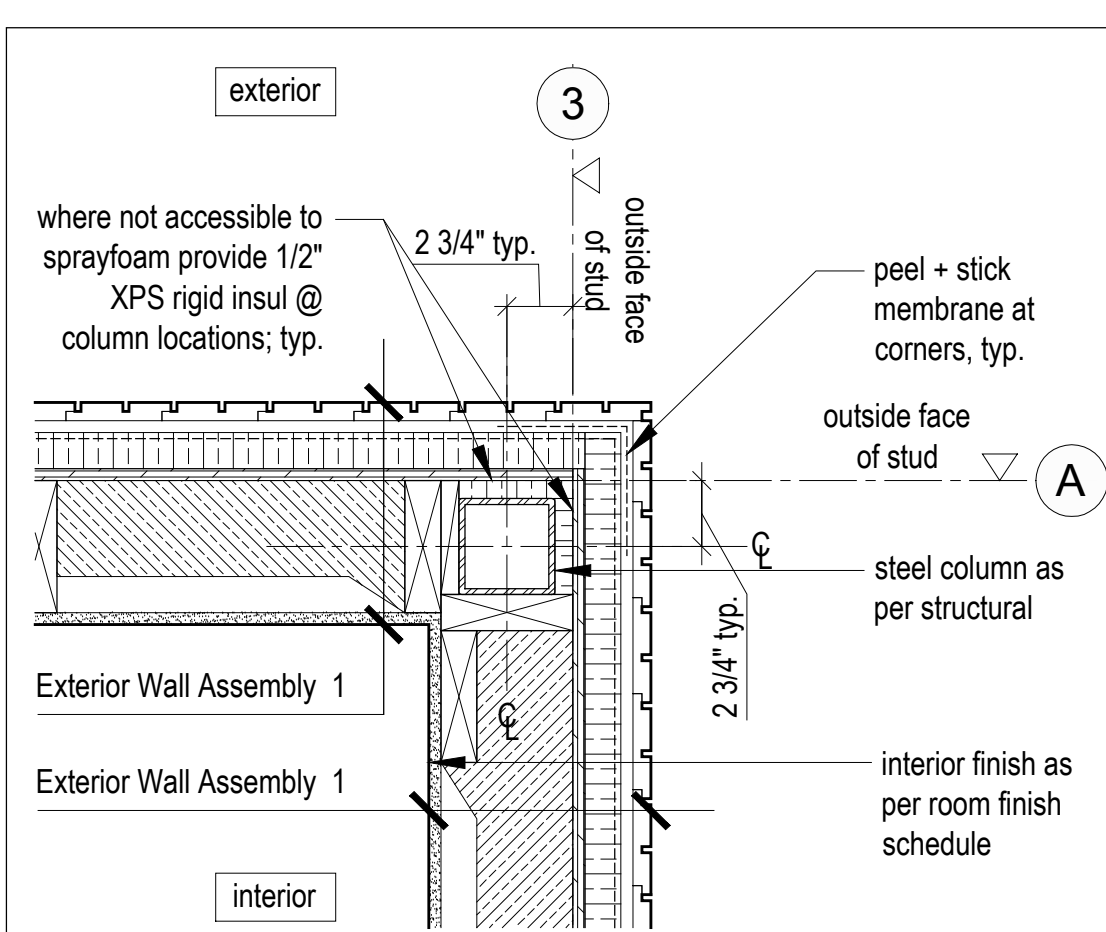
12 Typical Garage Door Jamb Detail

Scale 1 1/2" = 1'-0"



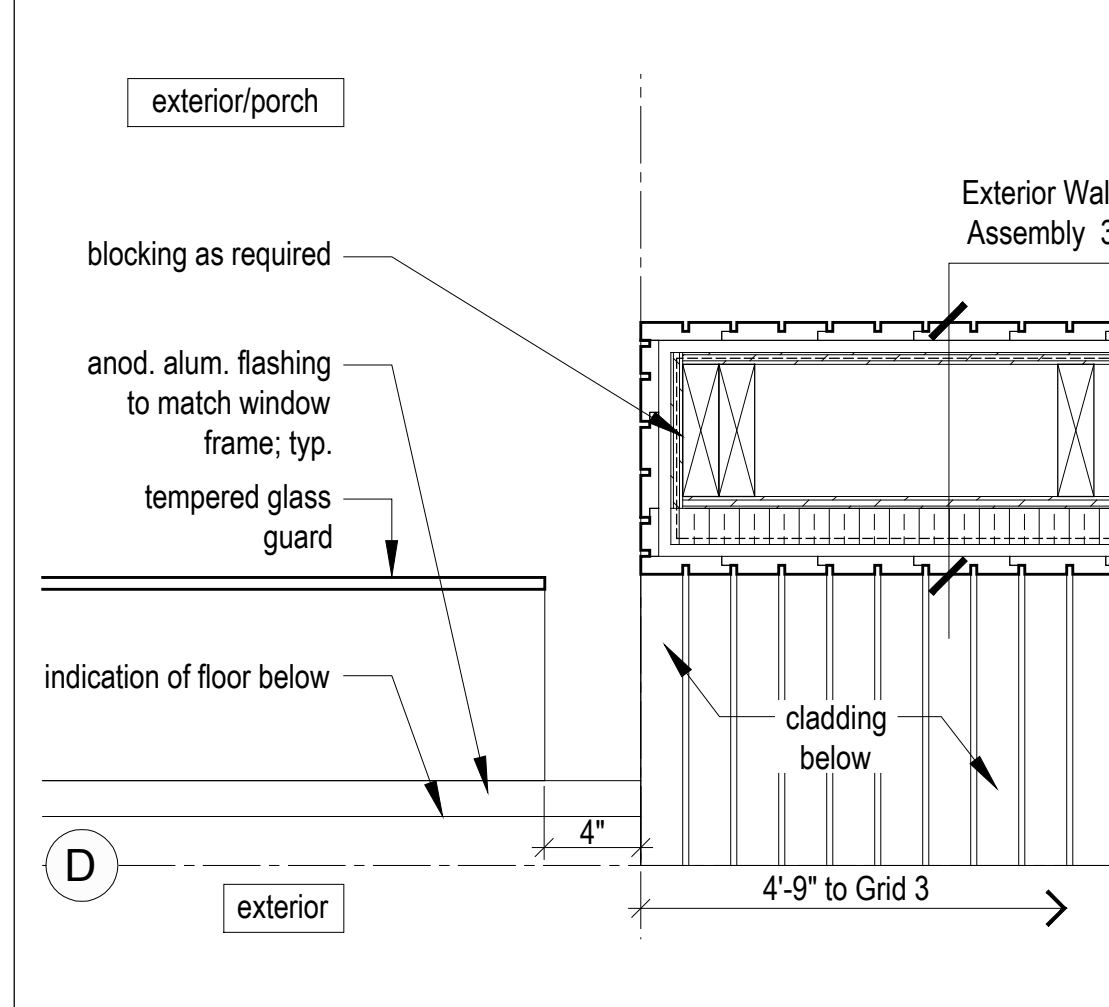
11 Entry Door Jamb Detail

Scale 1 1/2" = 1'-0"



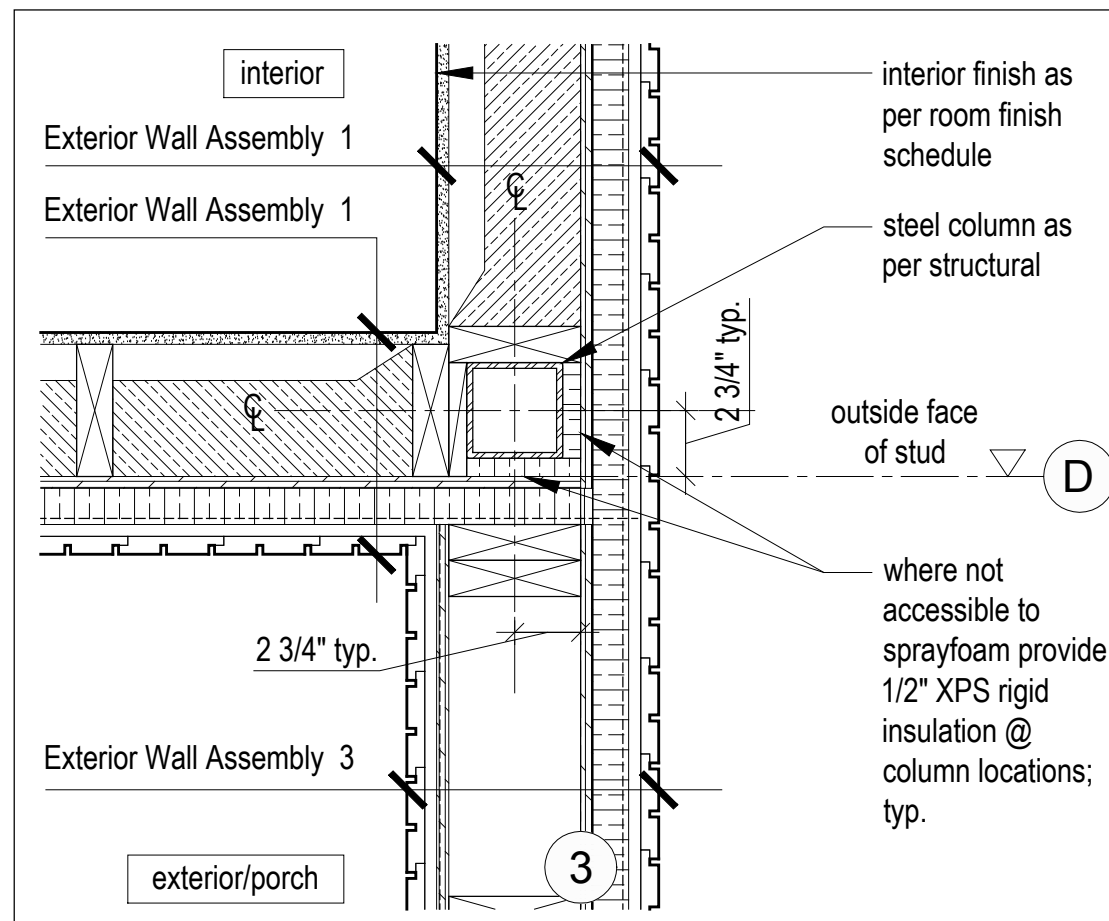
10 Typical Corner Detail

Scale 1 1/2" = 1'-0"



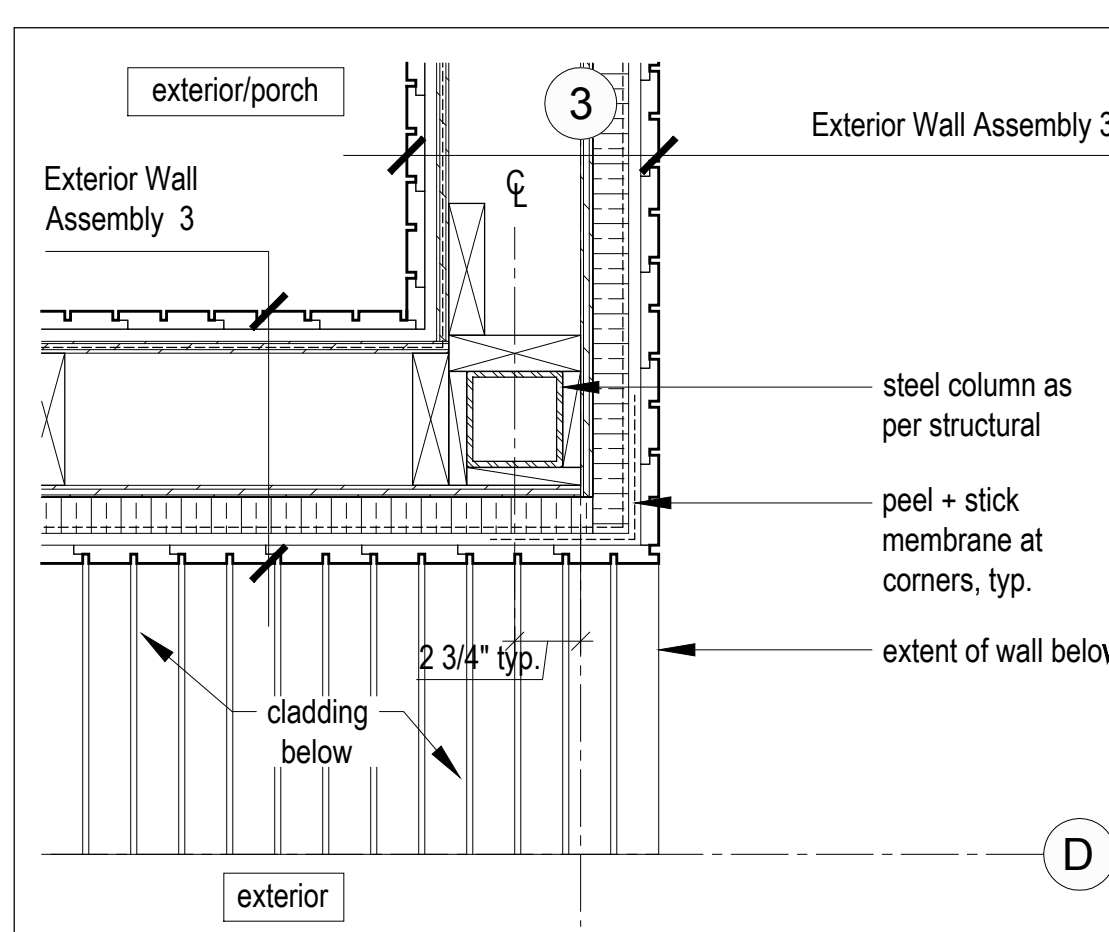
8 Lantern Wall at Handrail Detail

Scale 1 1/2" = 1'-0"



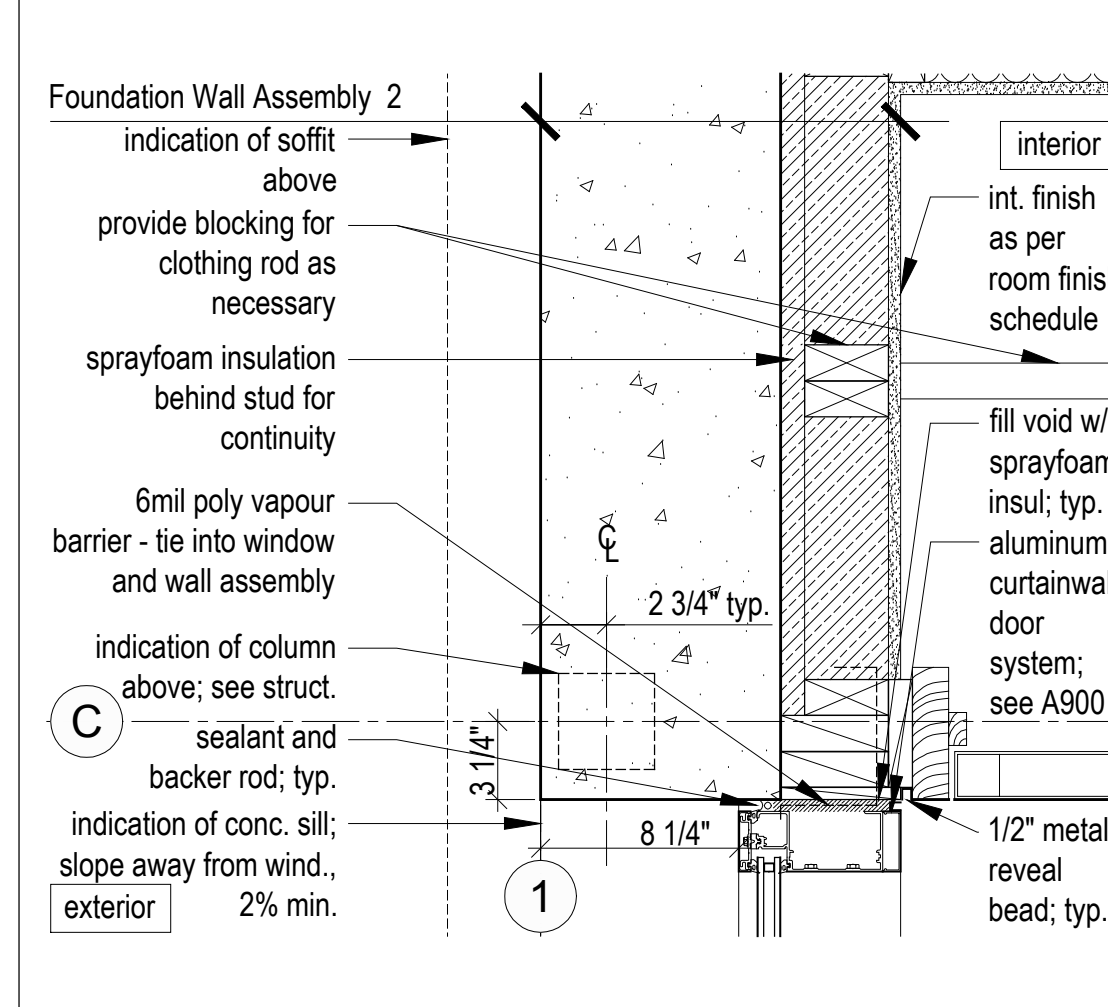
7 Lantern Wall Transition Detail

Scale 1 1/2" = 1'-0"



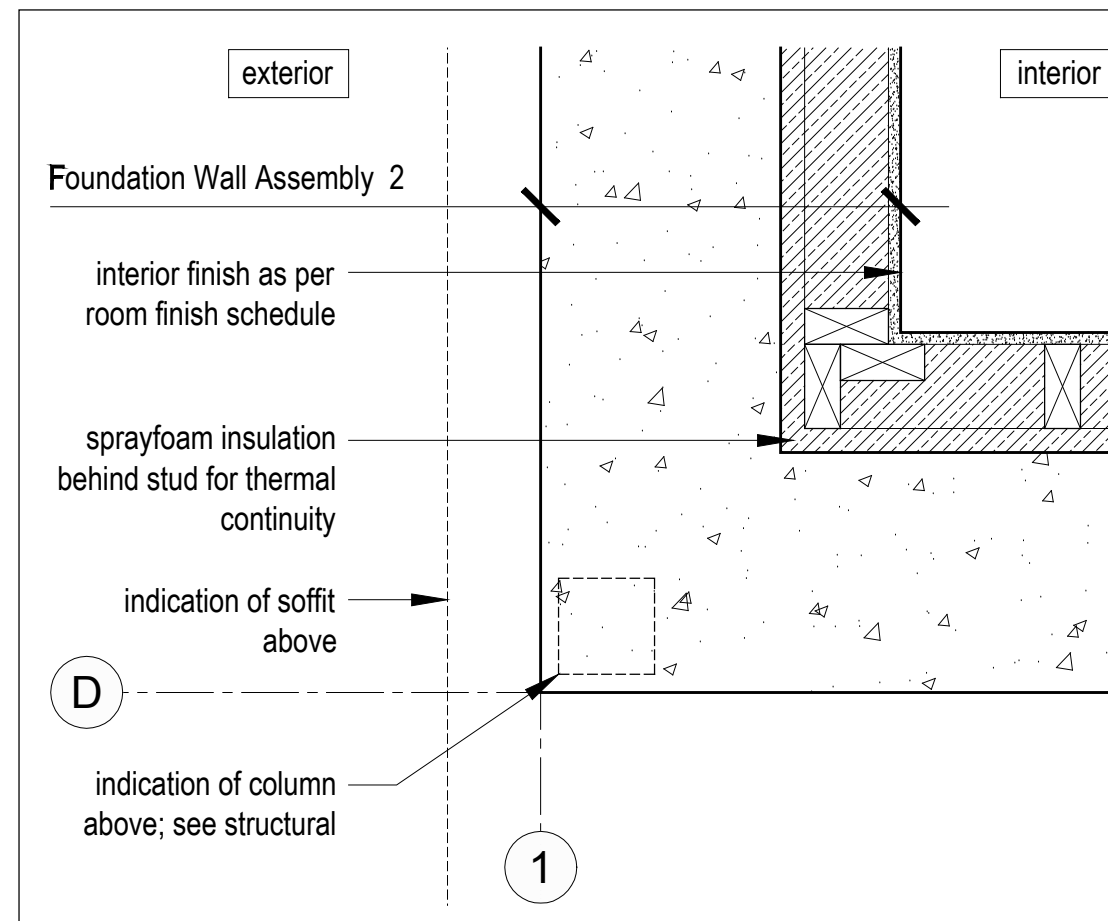
6 Lantern Wall Corner Detail

Scale 1 1/2" = 1'-0"



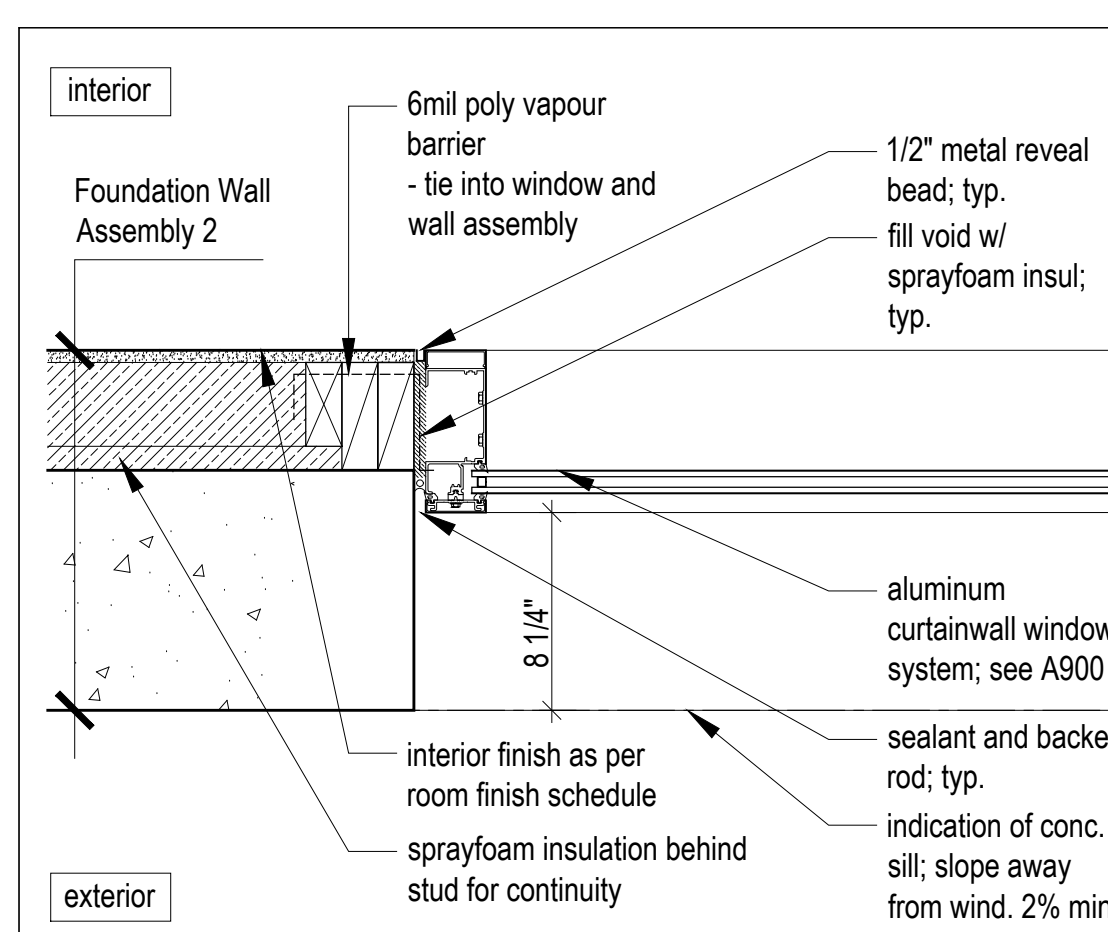
4 Typ. Window at Bedroom Closet/Concrete Wall Detail

Scale 1 1/2" = 1'-0"



3 Typical Exposed Concrete Corner Detail

Scale 1 1/2" = 1'-0"

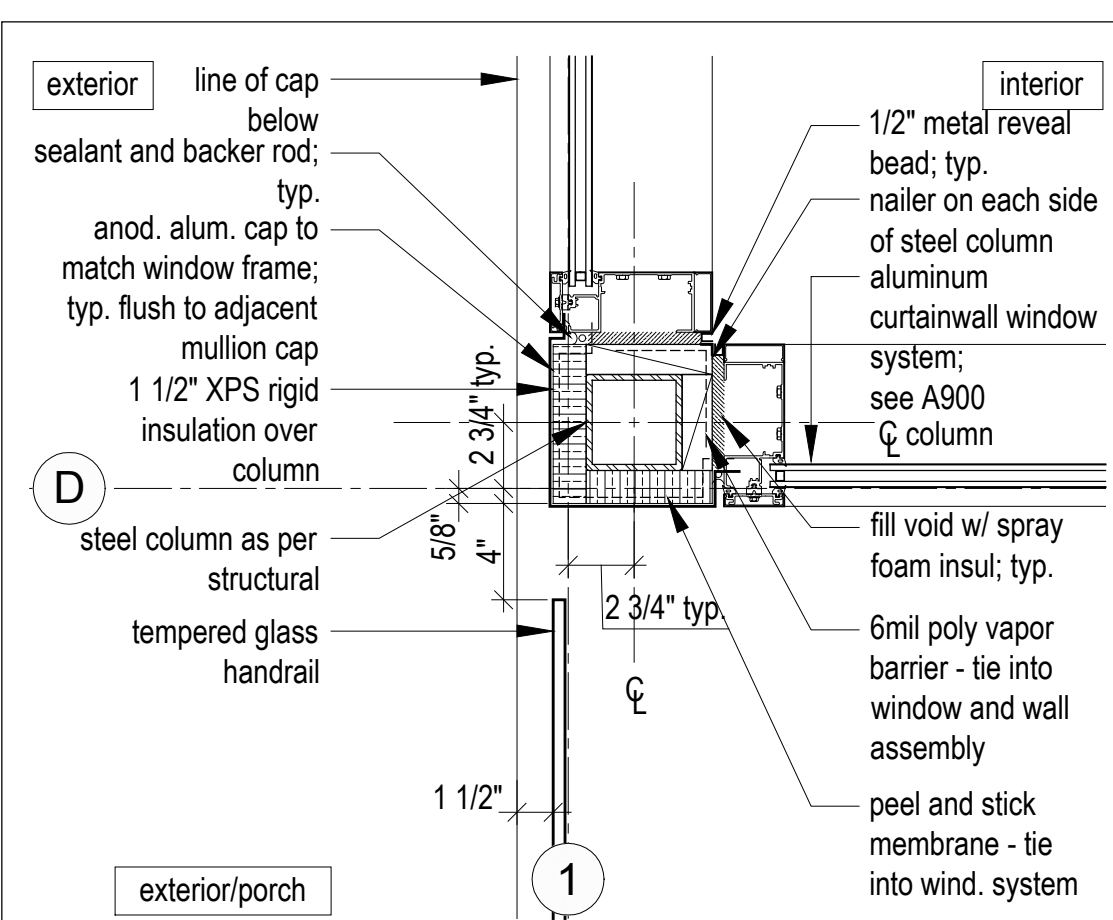


2 Typical Full Height Window at Concrete Wall Detail

Scale 1 1/2" = 1'-0"

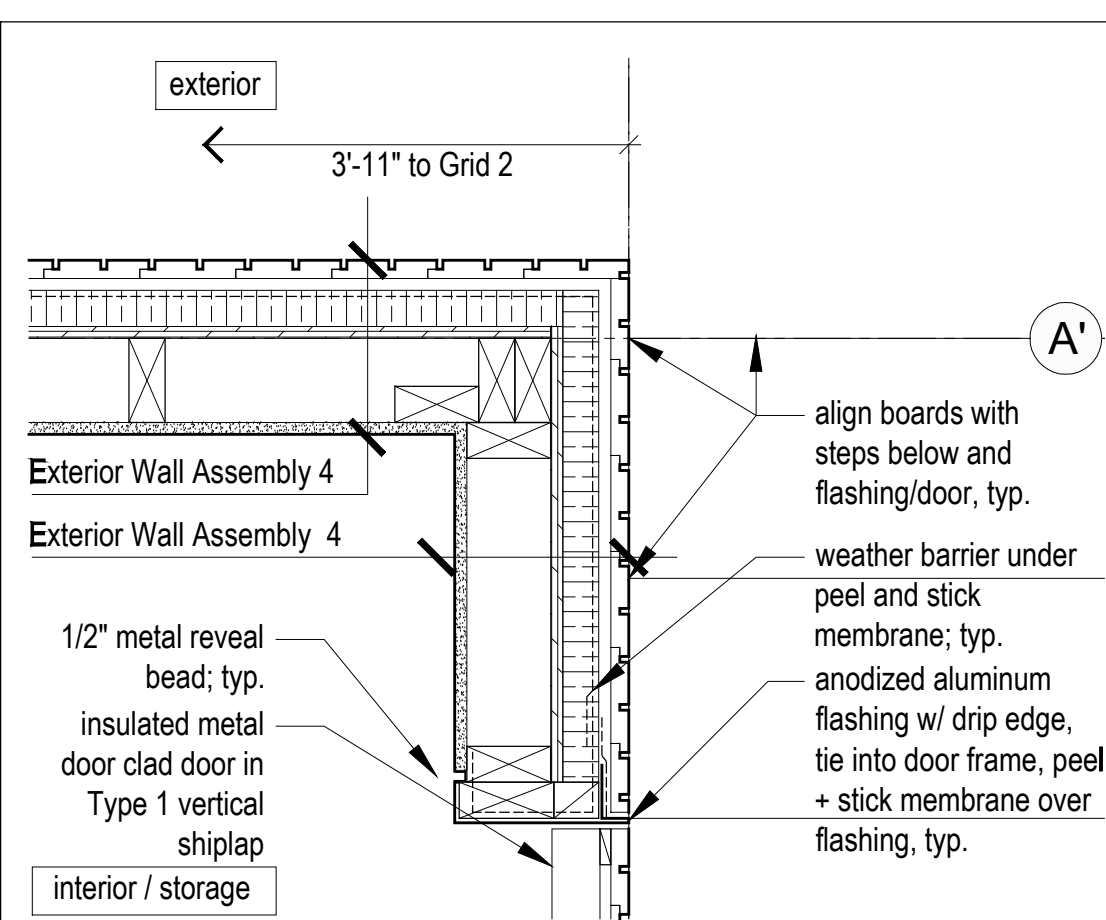
18 Assemblies

Scale 1 1/2" = 1'-0"



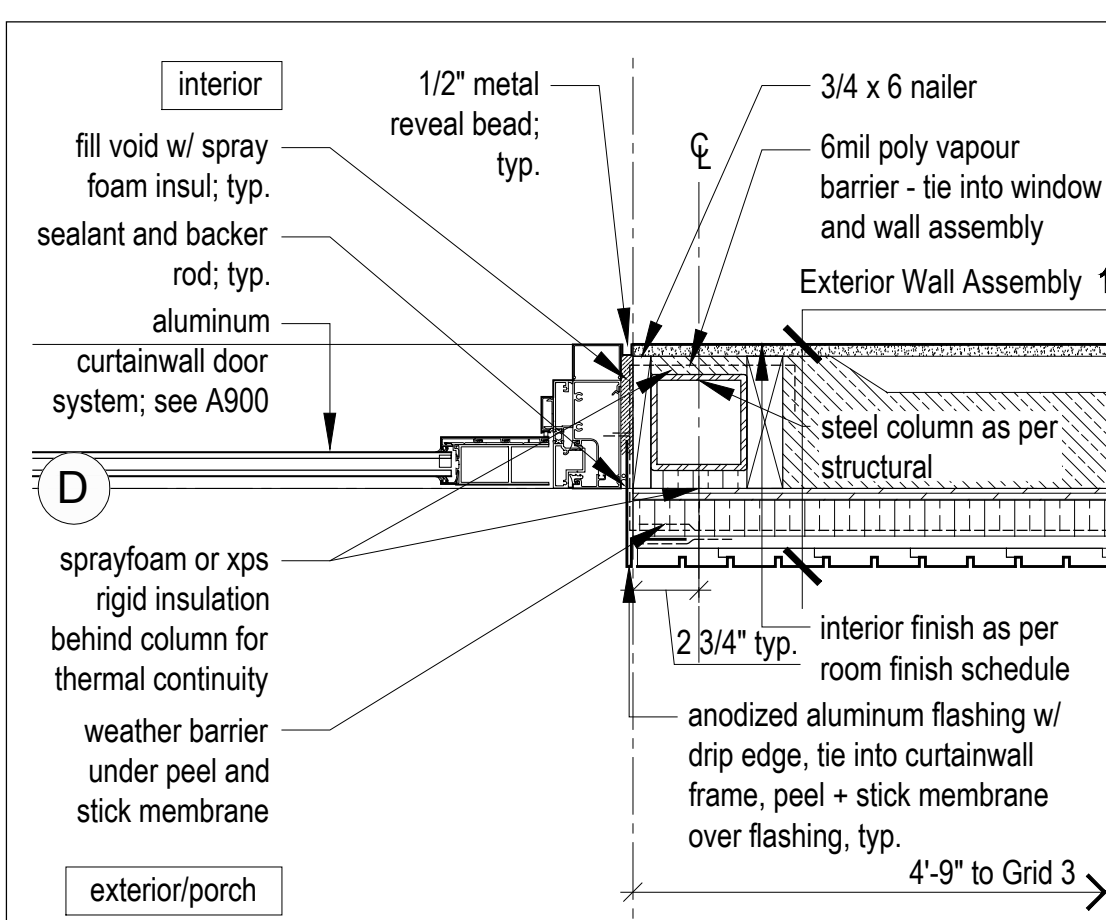
17 HSS Post Detail at Corner Window

Scale 1 1/2" = 1'-0"



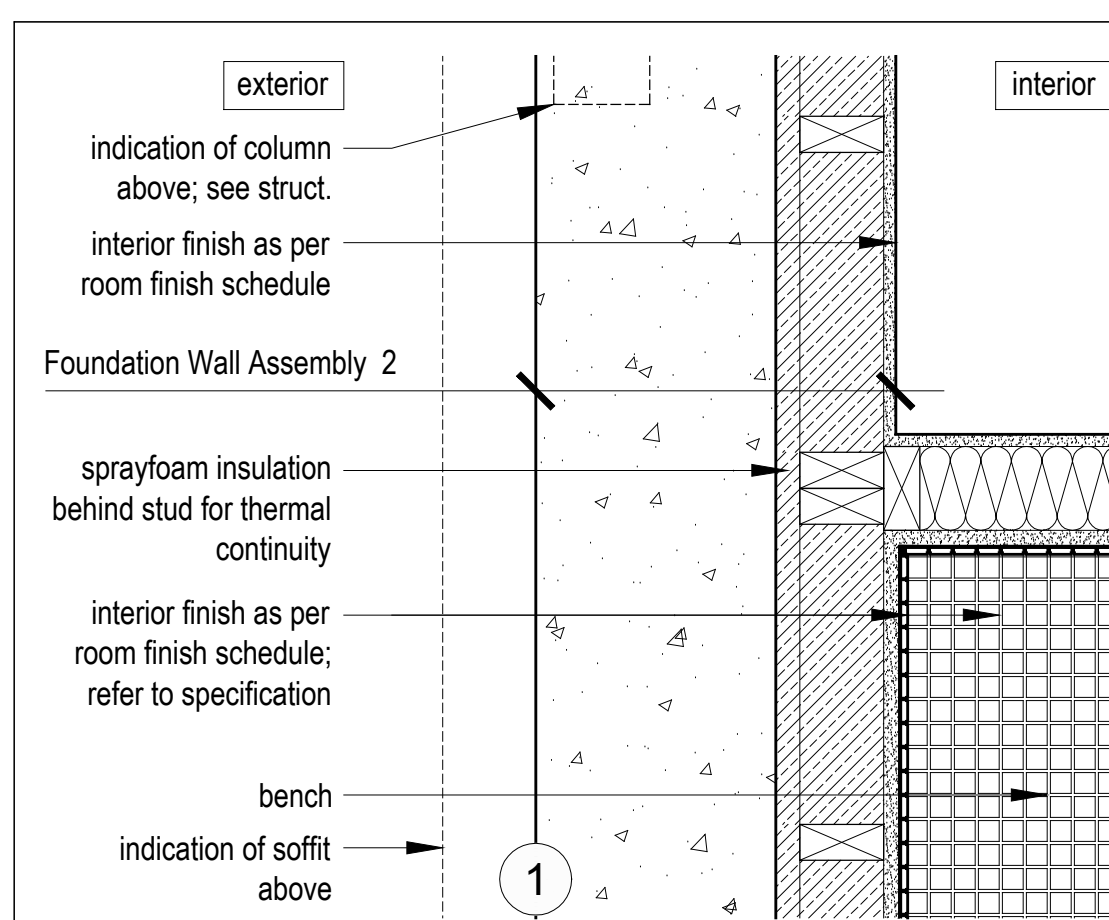
13 Exterior Storage Jamb Detail

Scale 1 1/2" = 1'-0"



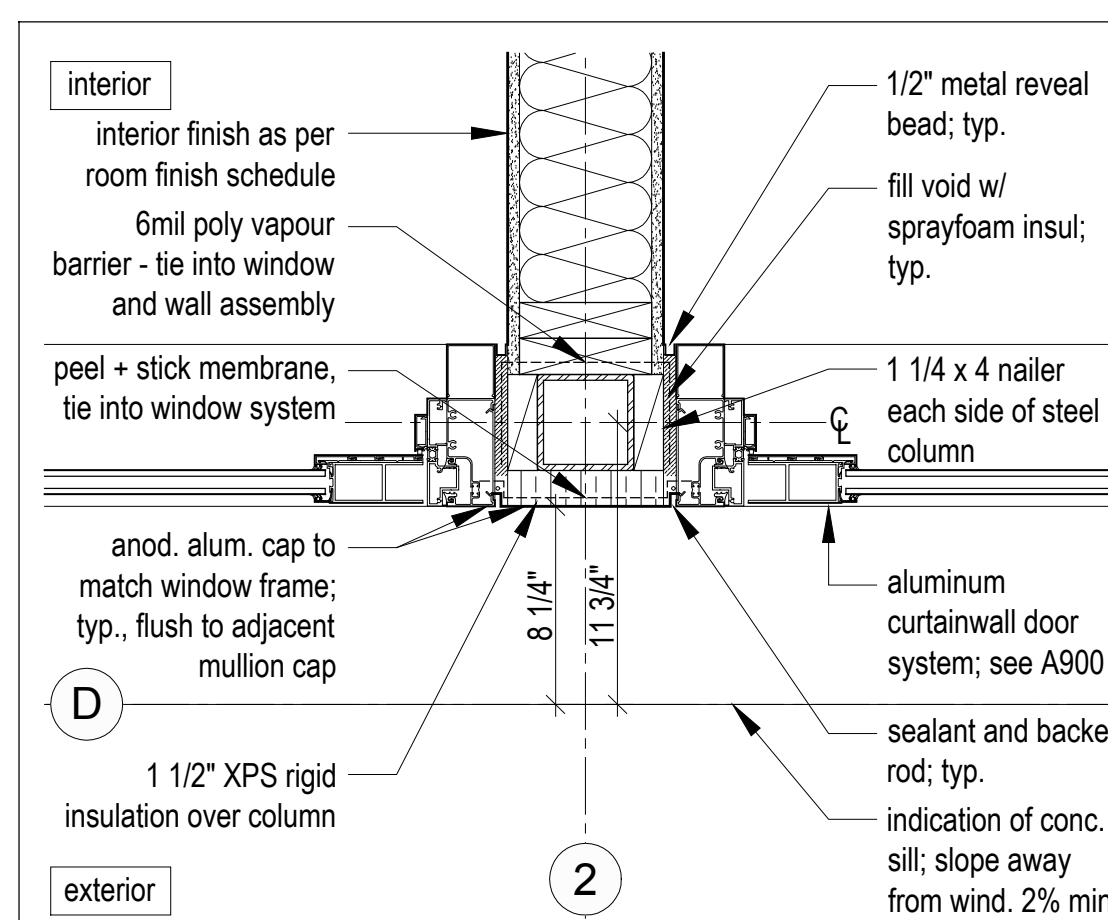
9 Door Jamb at Deck Detail

Scale 1 1/2" = 1'-0"



5 Concrete Wall at Bathroom Detail

Scale 1 1/2" = 1'-0"



1 HSS Post at Bedroom Window Detail

Scale 1 1/2" = 1'-0"

Hawke Media House
Village Nest 15

Summit Power: Mountain
Elev. Utah

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Sweetapple
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fax: (902) 429.6276

STATE OF UTAH

Brian MacKay-Lyons

Professional Seal

No. 9809836

LICENSED ARCHITECT

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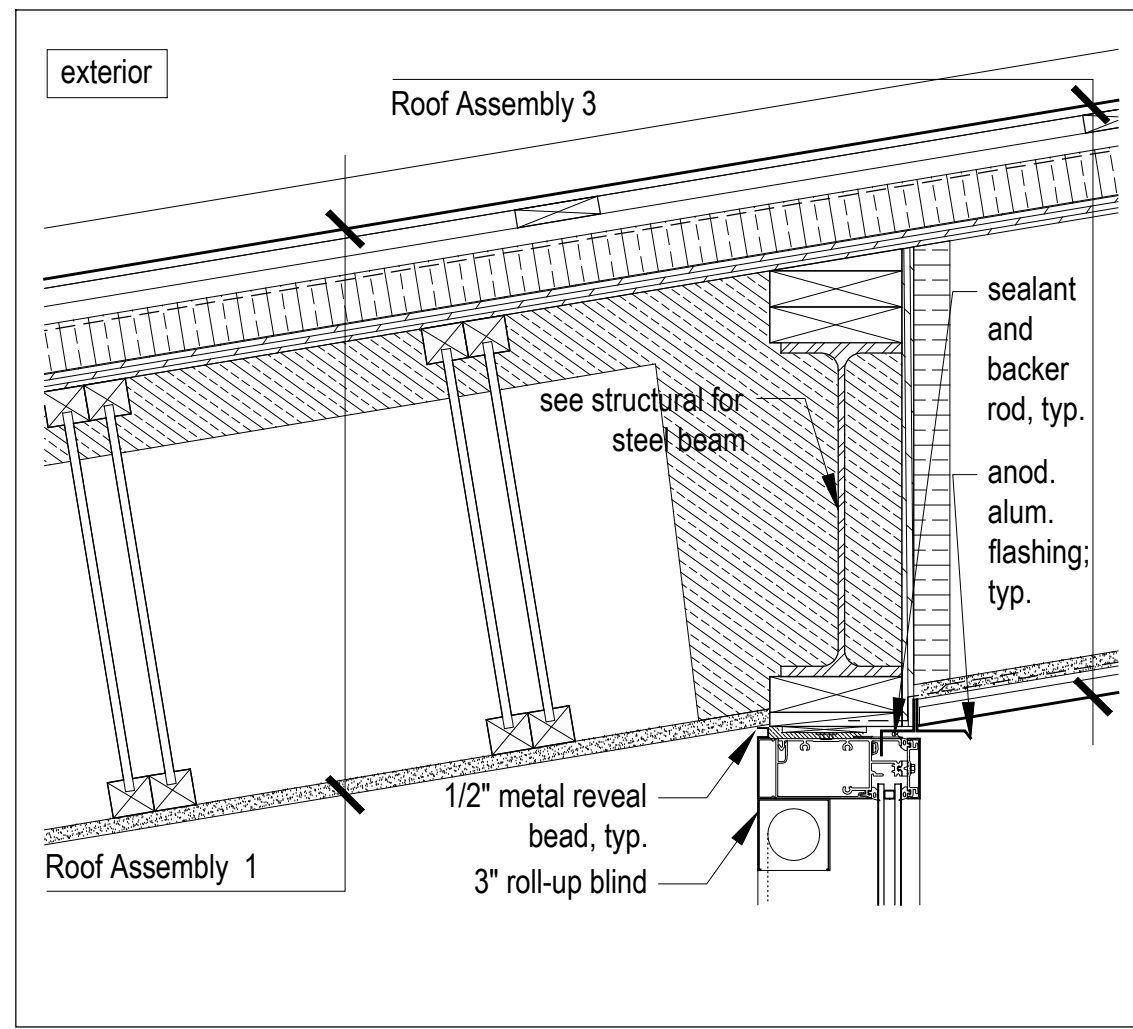
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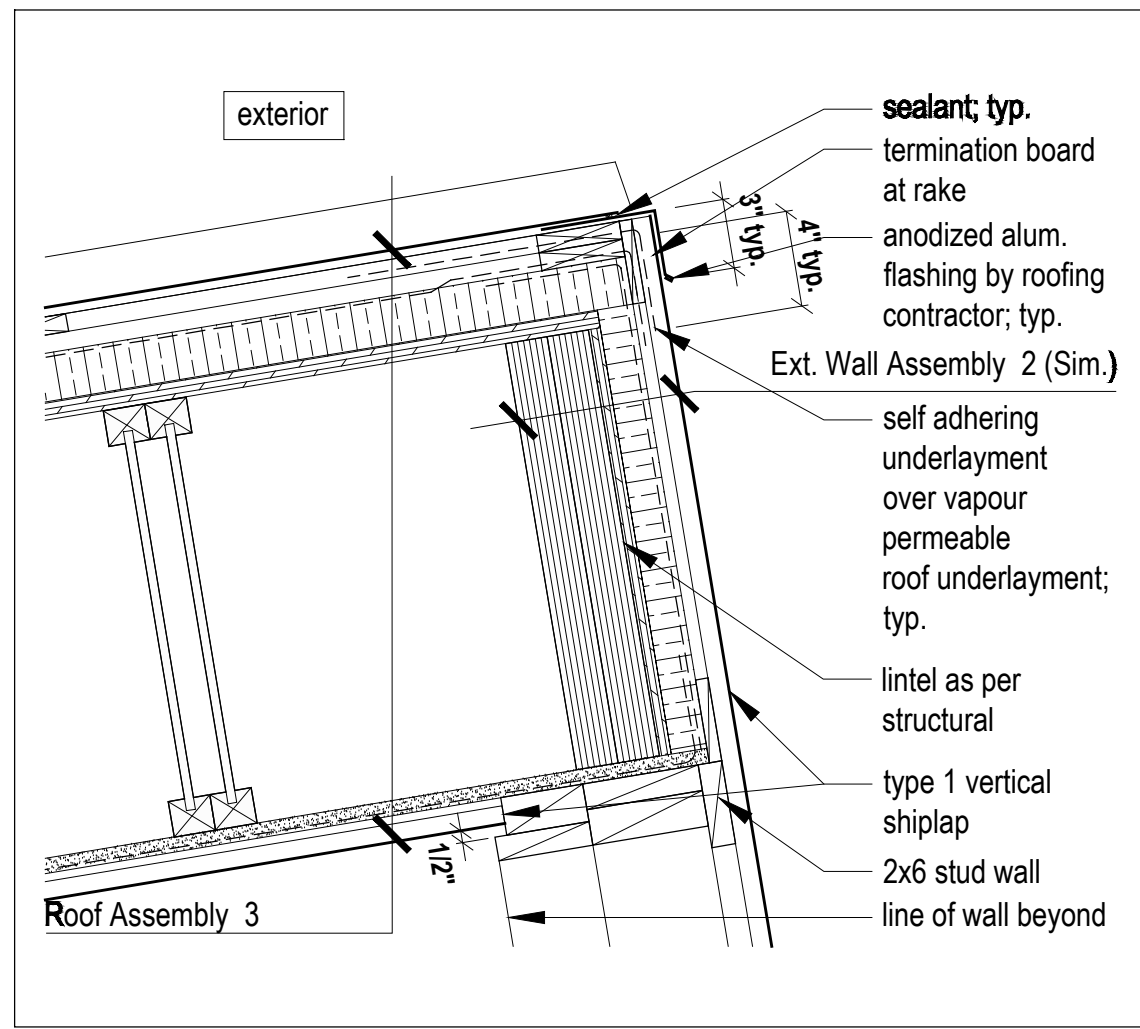
Plan Details

scale: 1 1/2" = 1'-0"
date: 17-06-12
drawn: JE
chk'd: BML

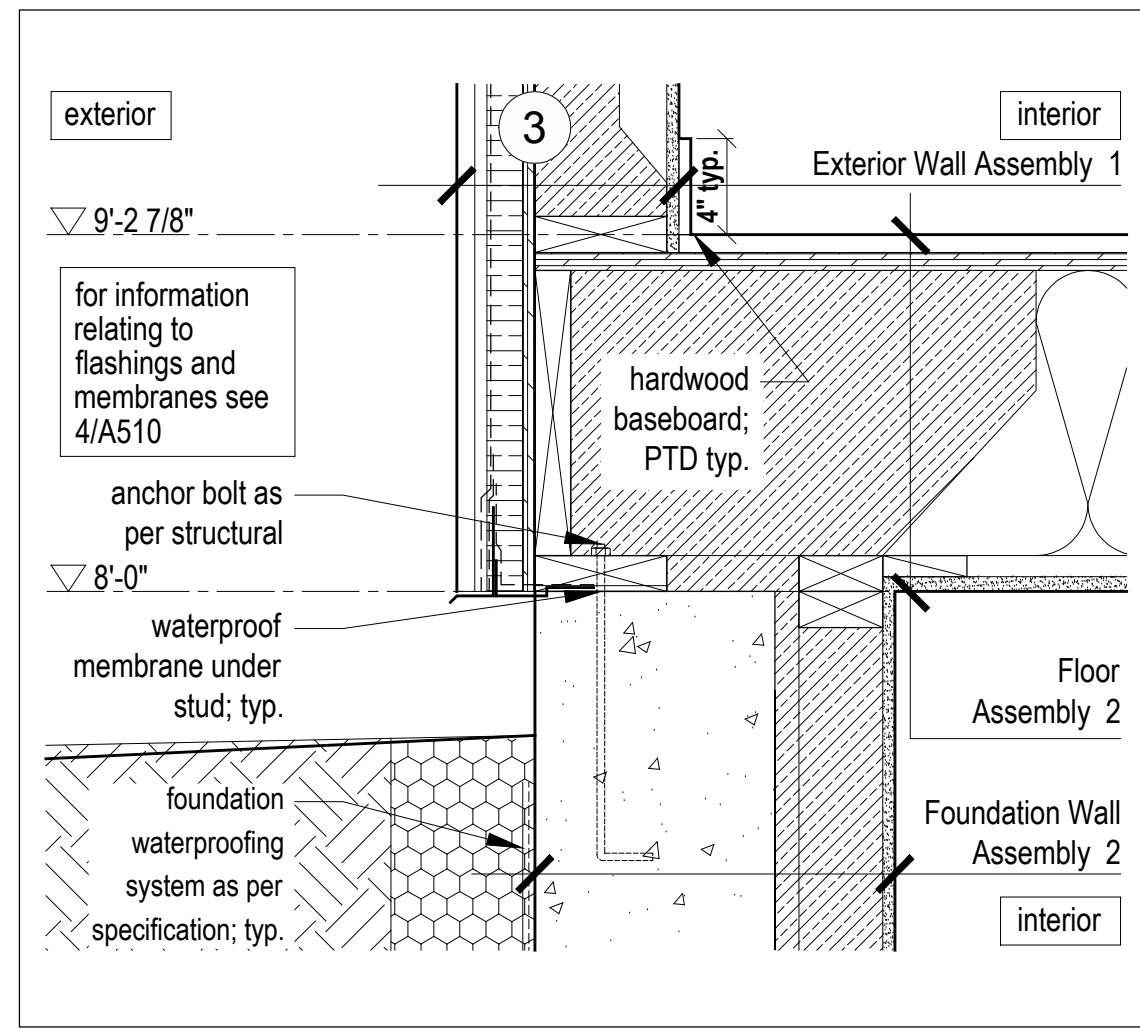
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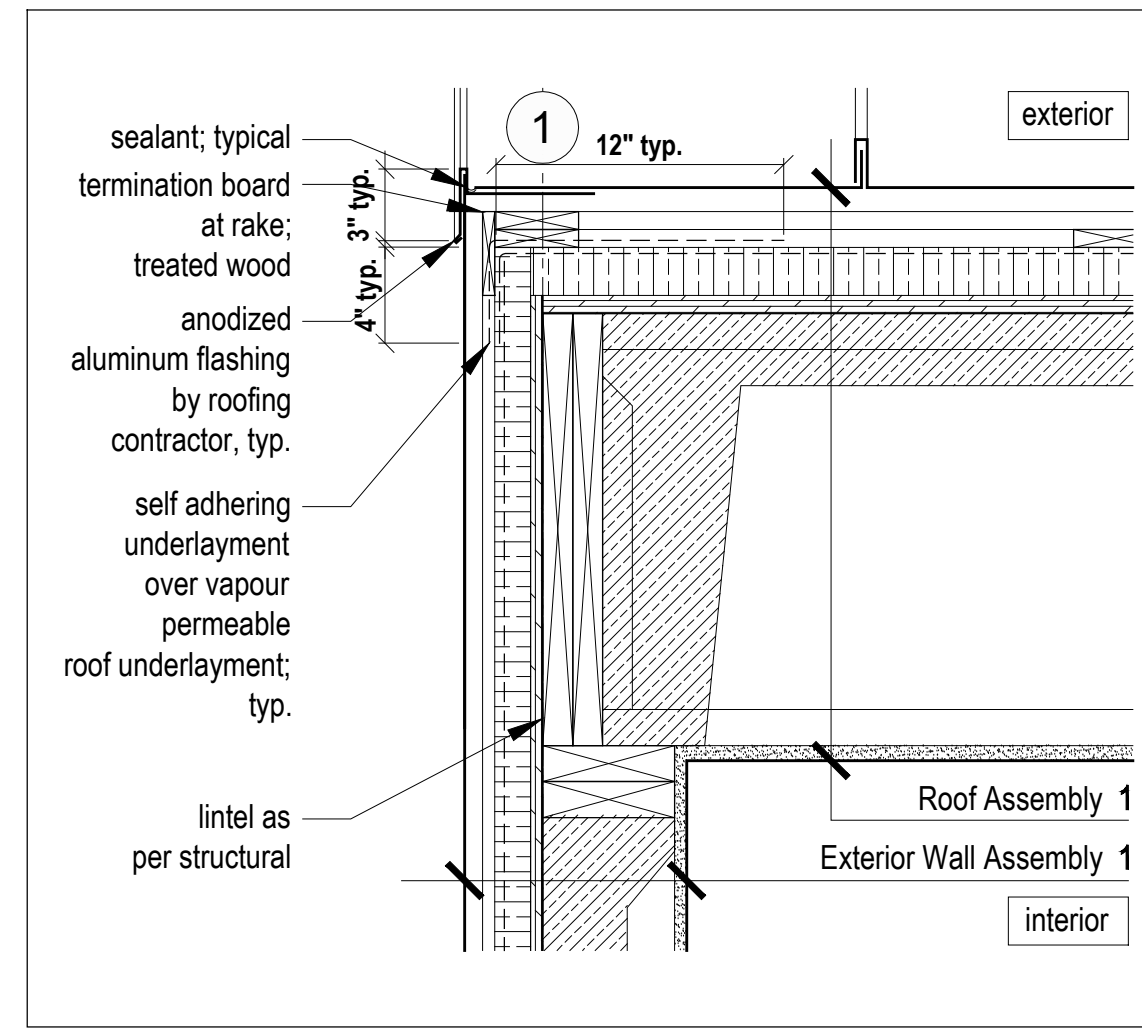
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A510 Typical Window Head Detail At Sloped Roof
Scale 1 1/2" = 1'-0"



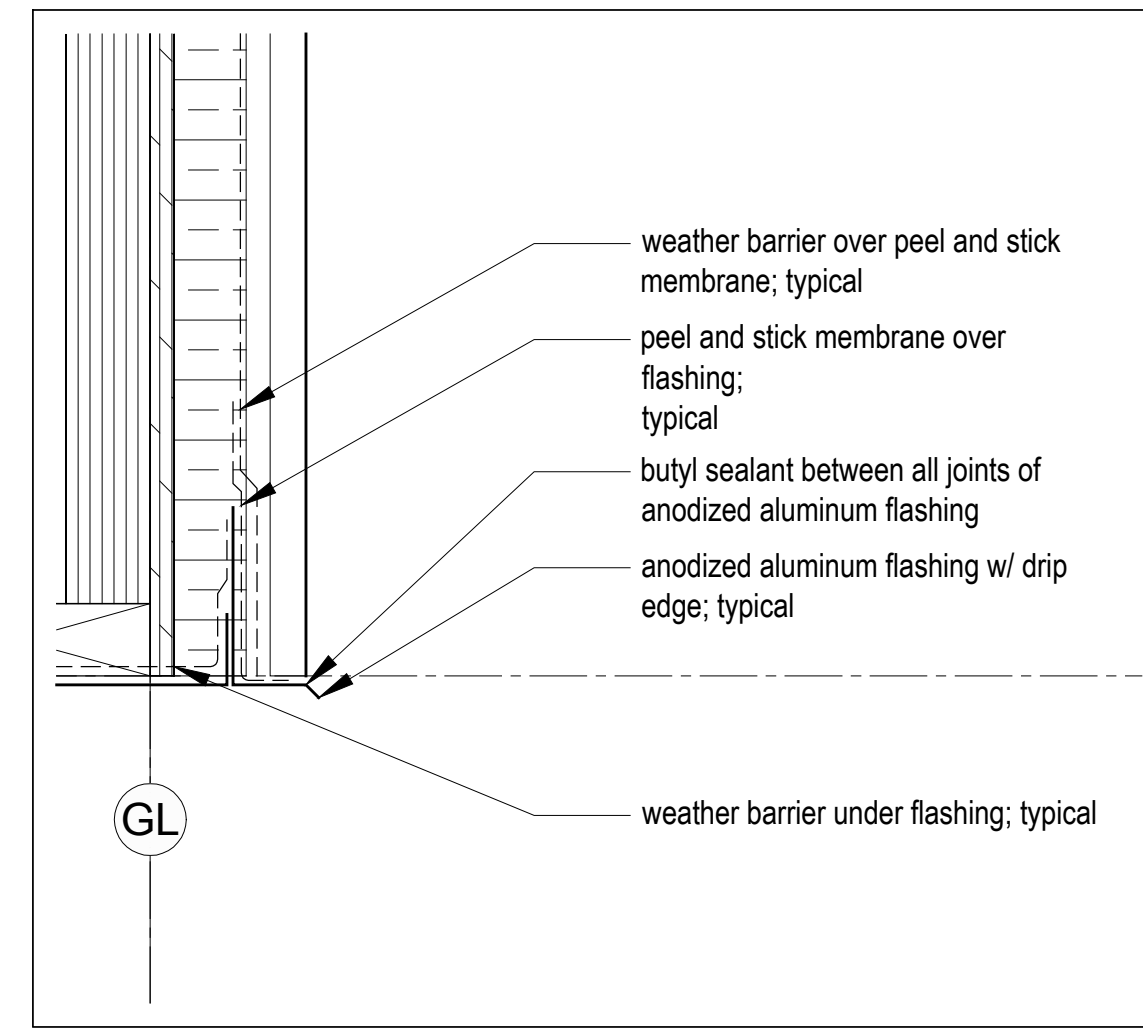
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A510 Section Detail At Eave/Covered Porch
Scale 1 1/2" = 1'-0"



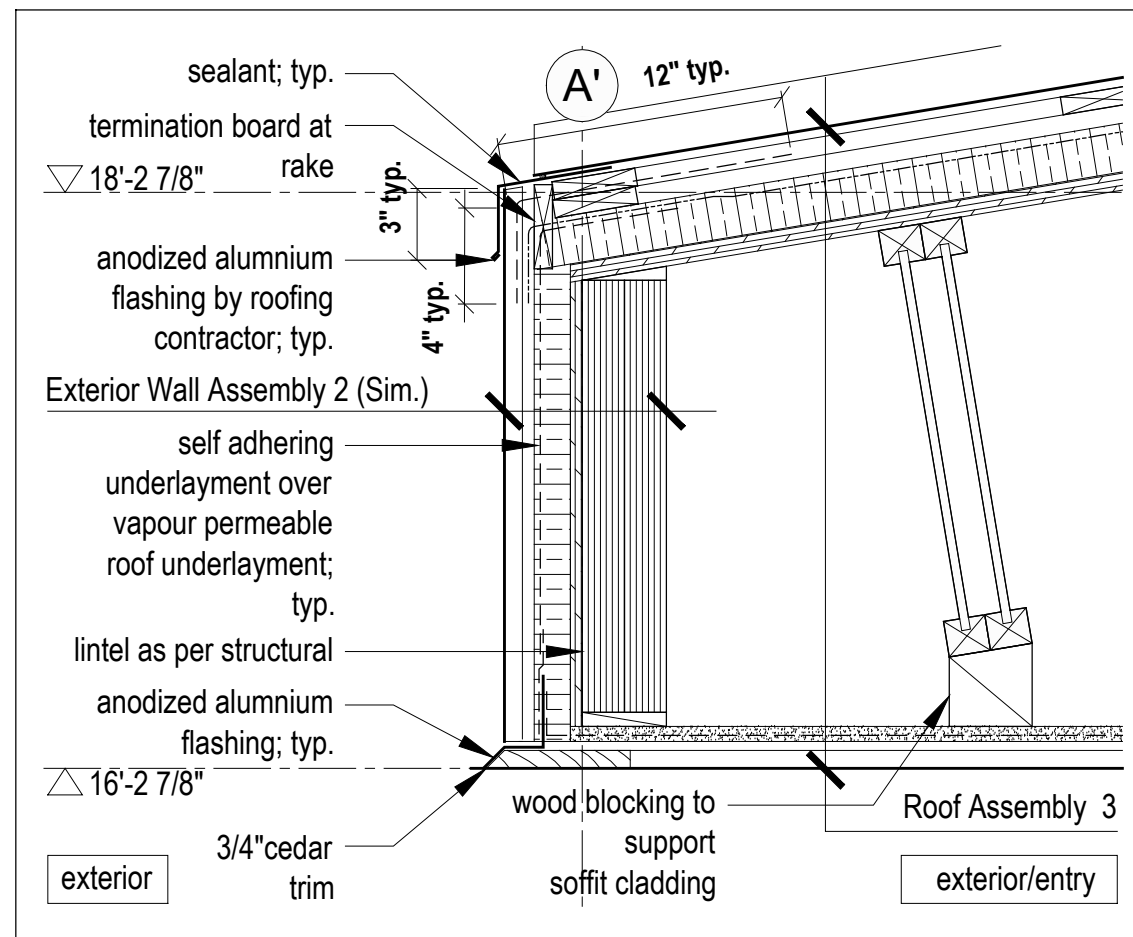
12
A510 Typical Foundation/Exterior Wall Transition Detail
Scale 1 1/2" = 1'-0"



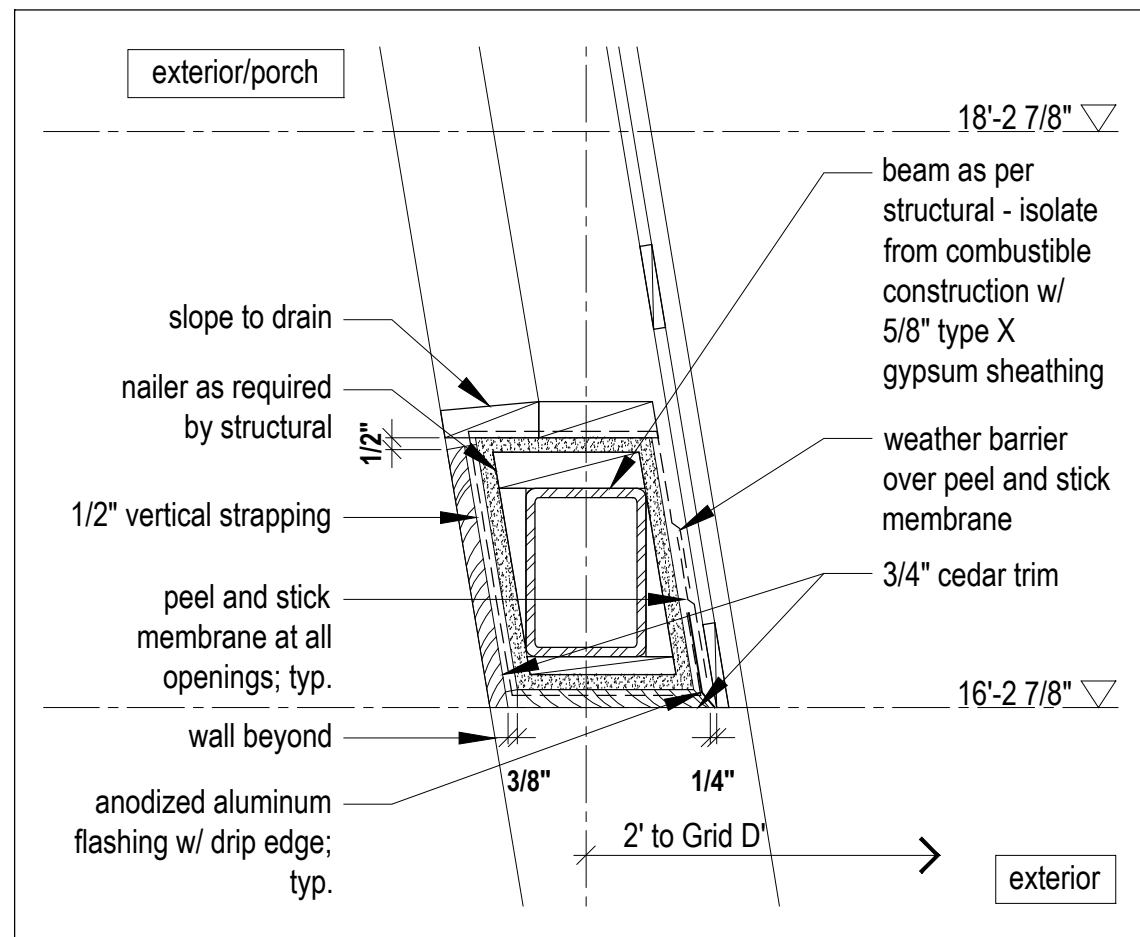
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A510 Typical Detail at Rake
Scale 1 1/2" = 1'-0"



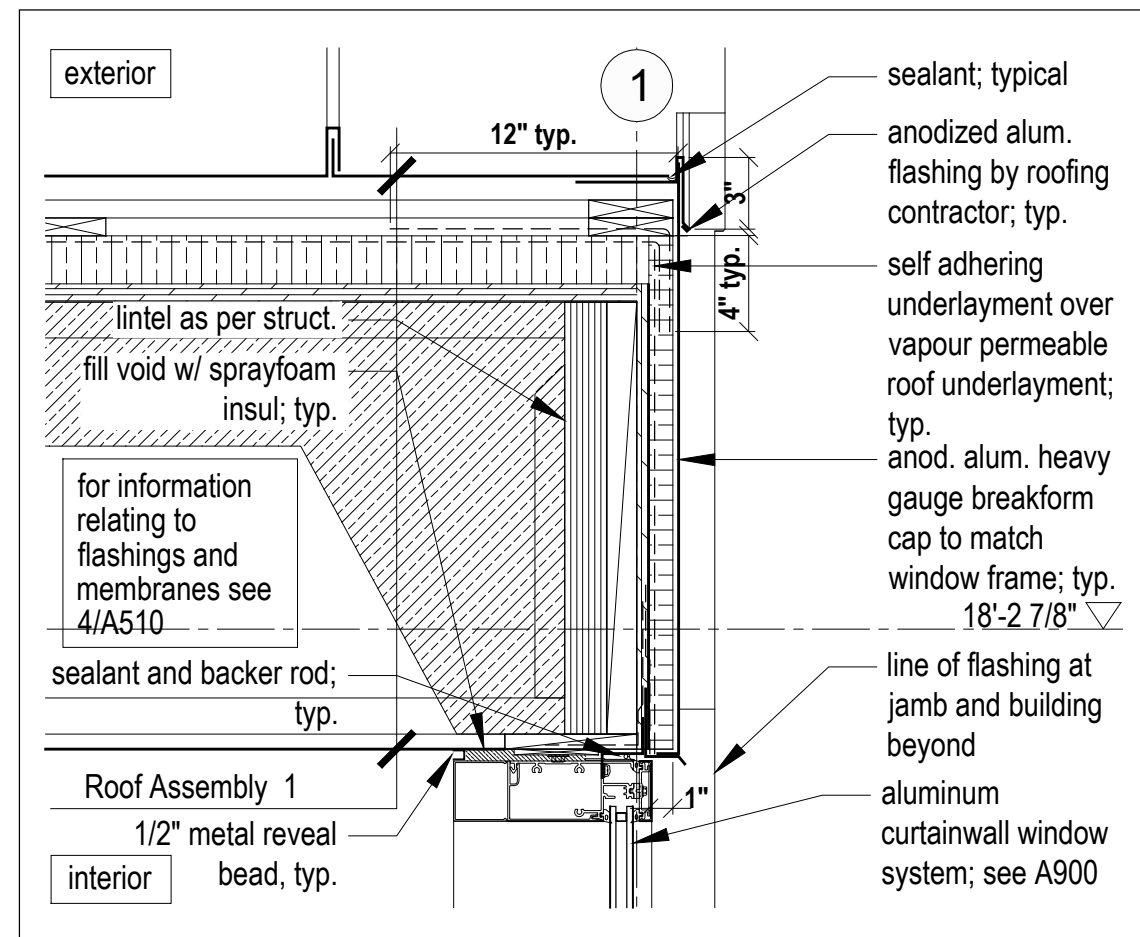
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A510 Typical Drip Detail
Scale 3" = 1'-0"



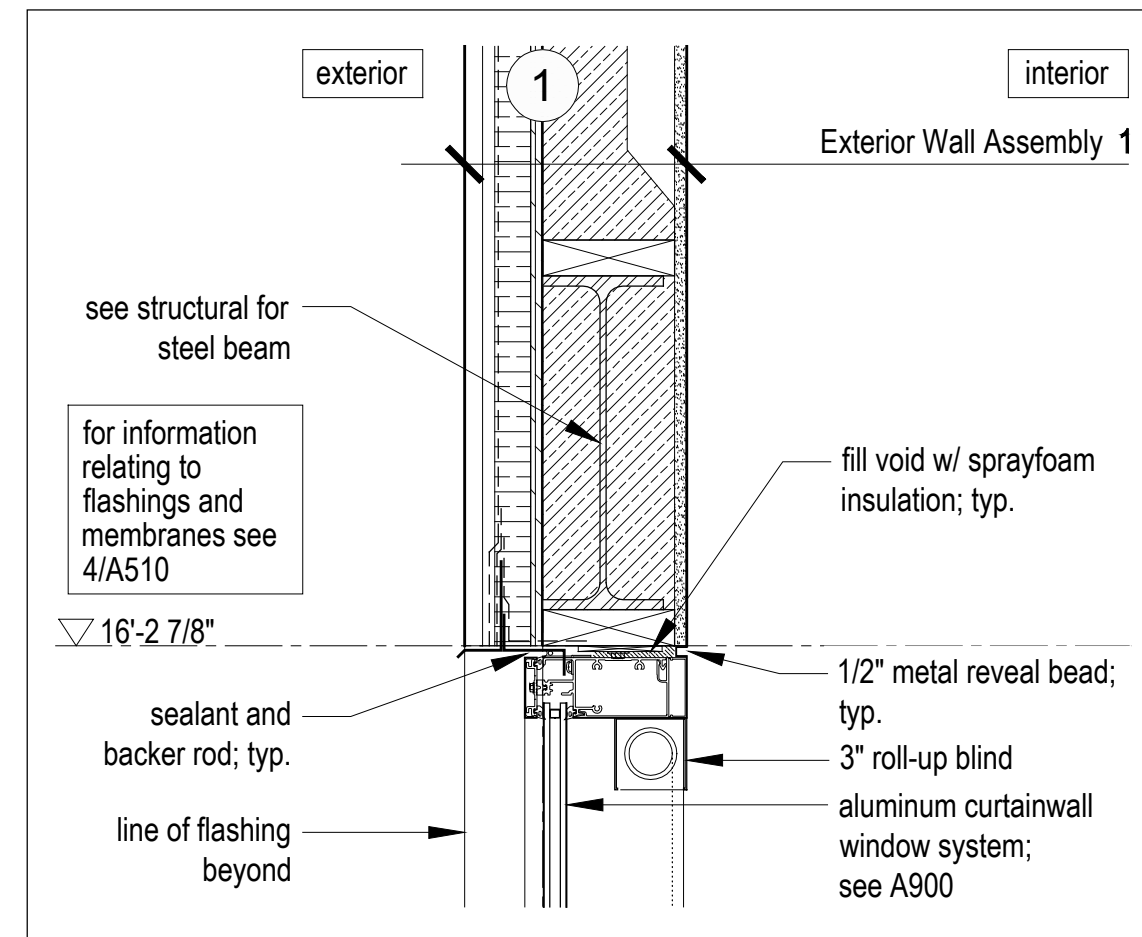
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A510 Typical Detail At Eave/Entry
Scale 1 1/2" = 1'-0"



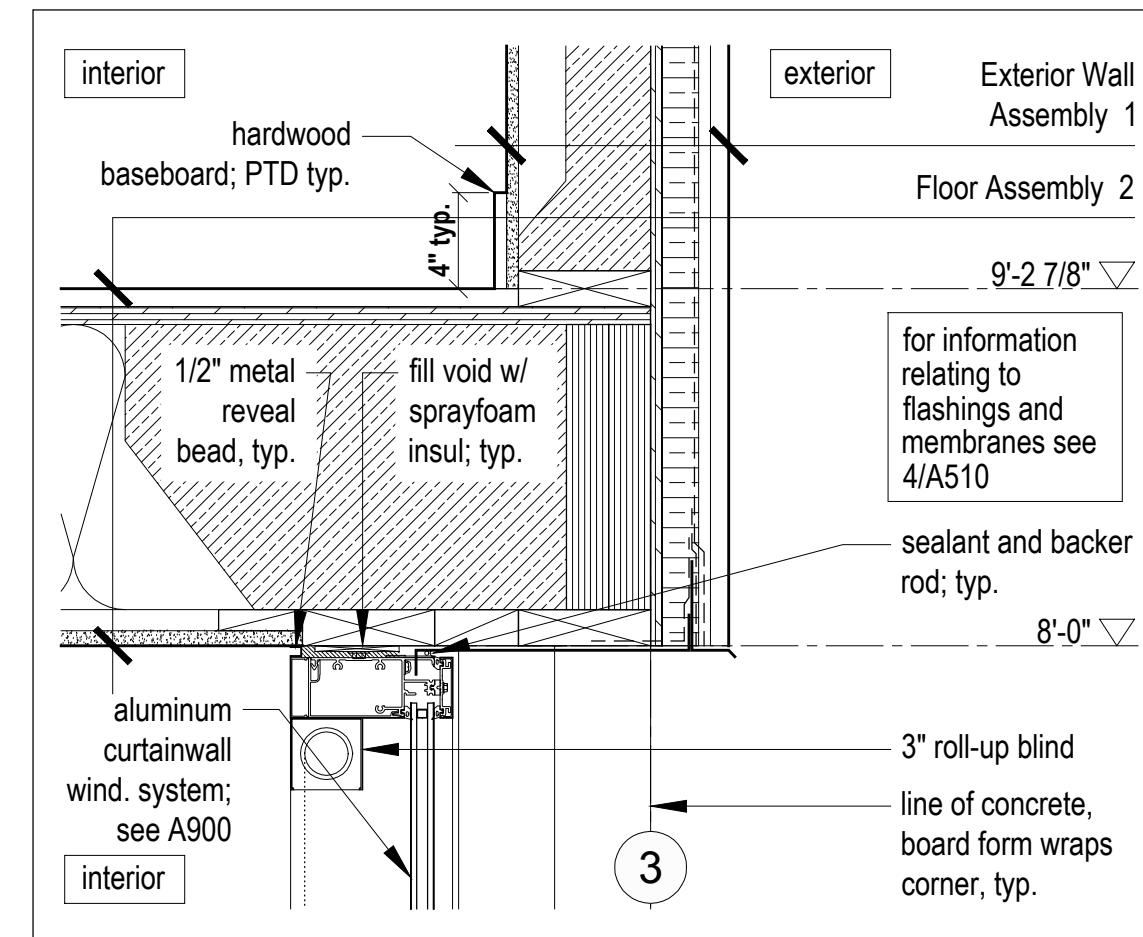
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A510 Typical Lantern/Beam Detail
Scale 1 1/2" = 1'-0"



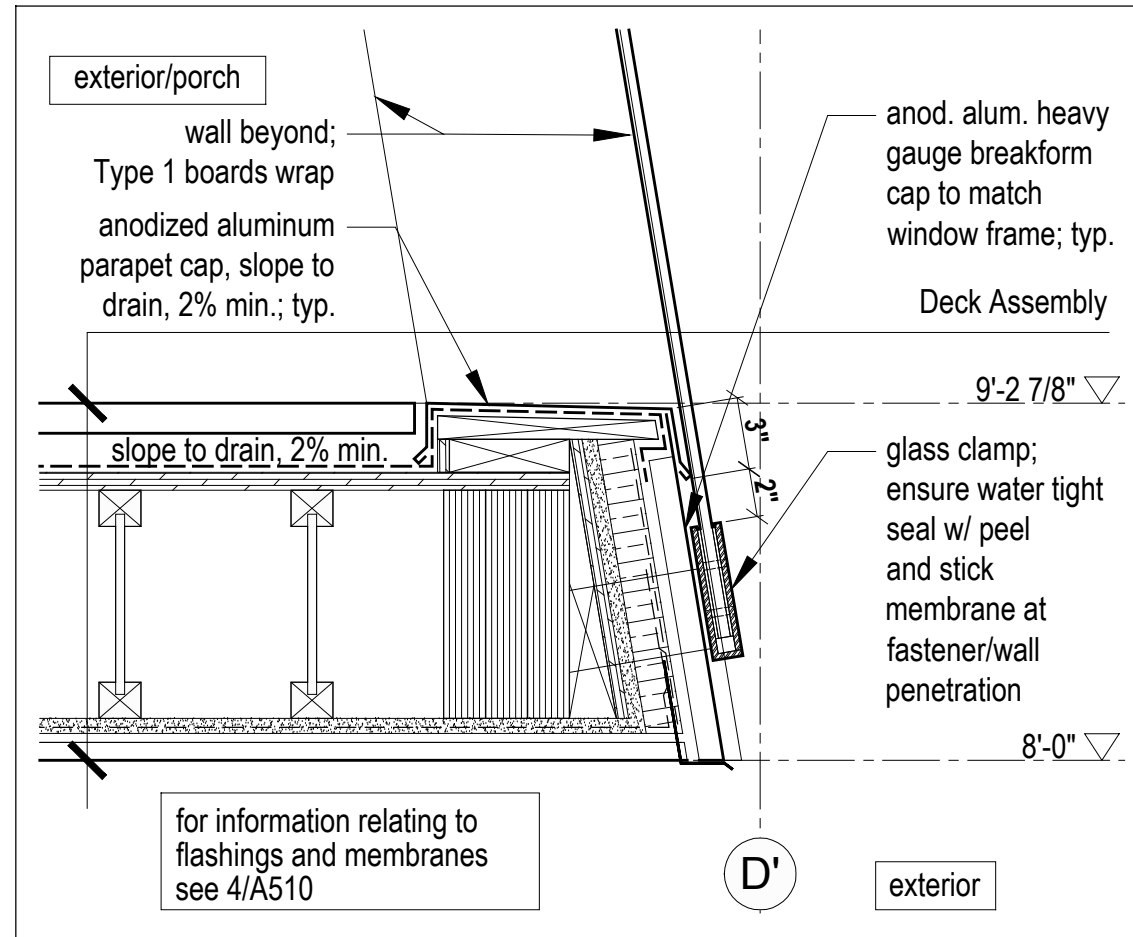
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A510 Typical Detail At Rake & Aluminum Window Cap
Scale 1 1/2" = 1'-0"



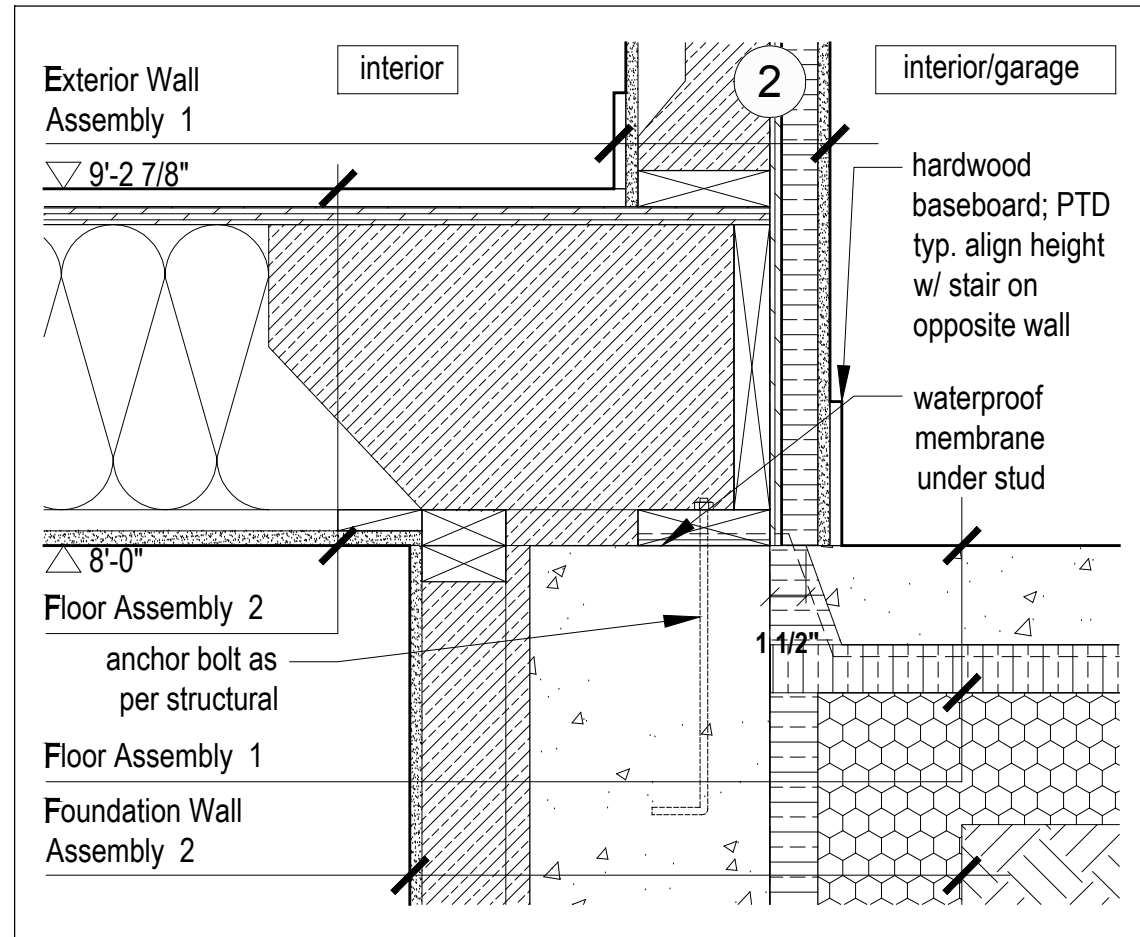
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A510 Typical Upper Level Window Head Detail
Scale 1 1/2" = 1'-0"



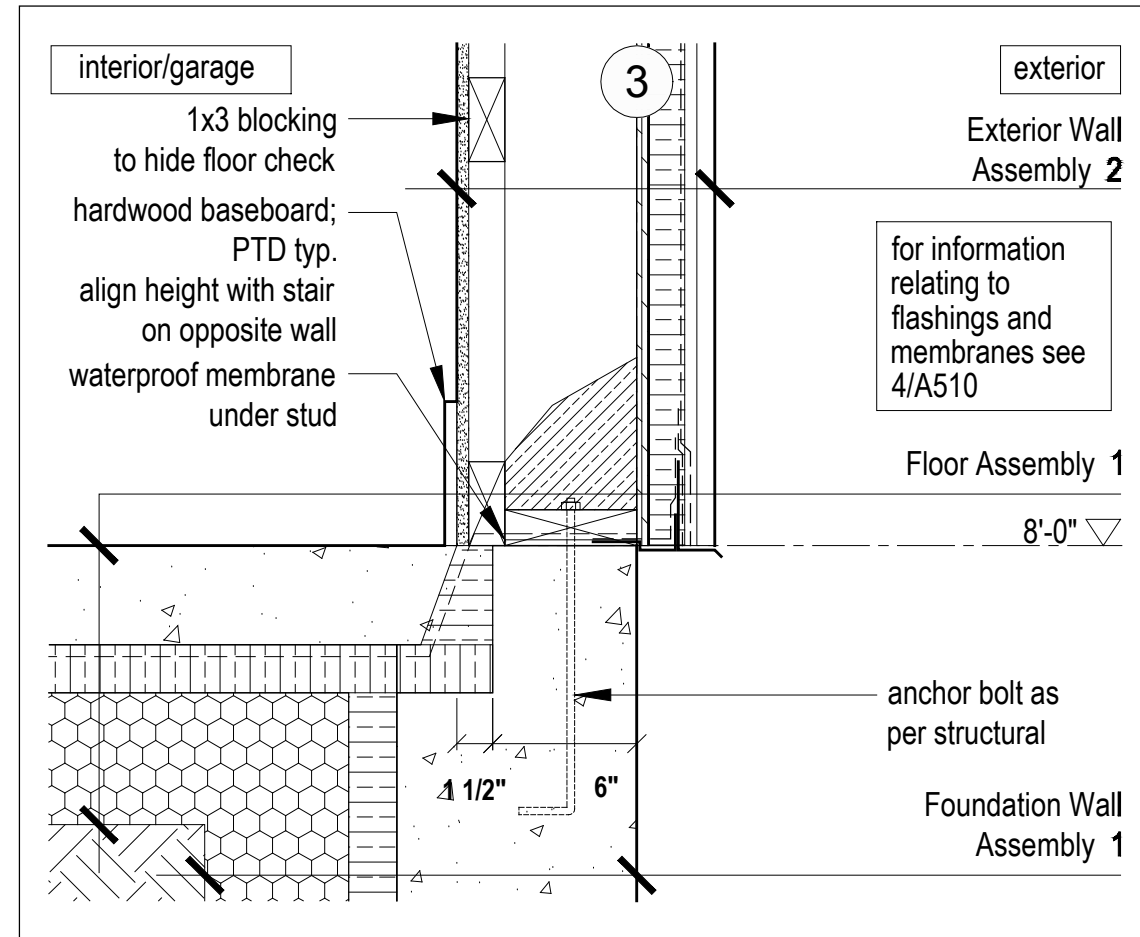
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A510 Typical Lower Level Window Head Detail
Scale 1 1/2" = 1'-0"



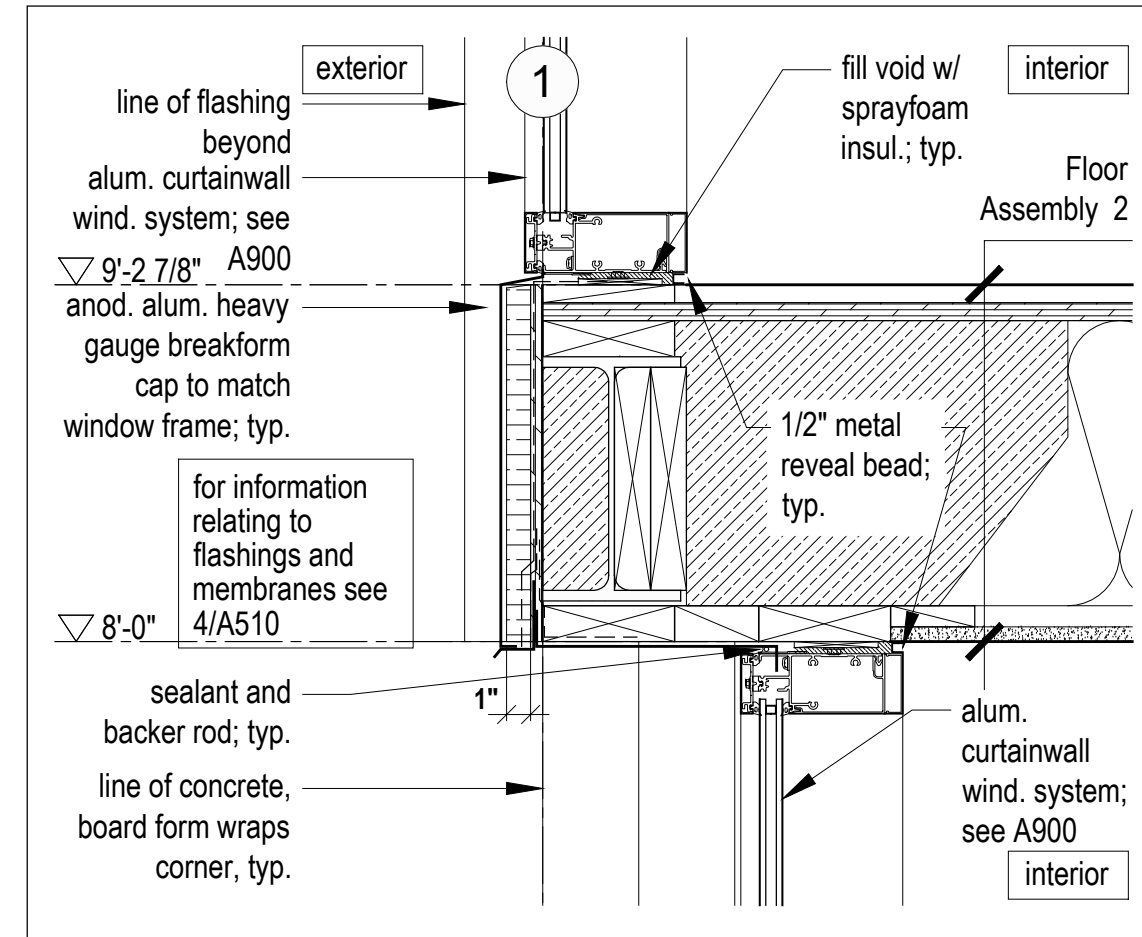
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A510 Typical Parapet Detail At Covered Porch
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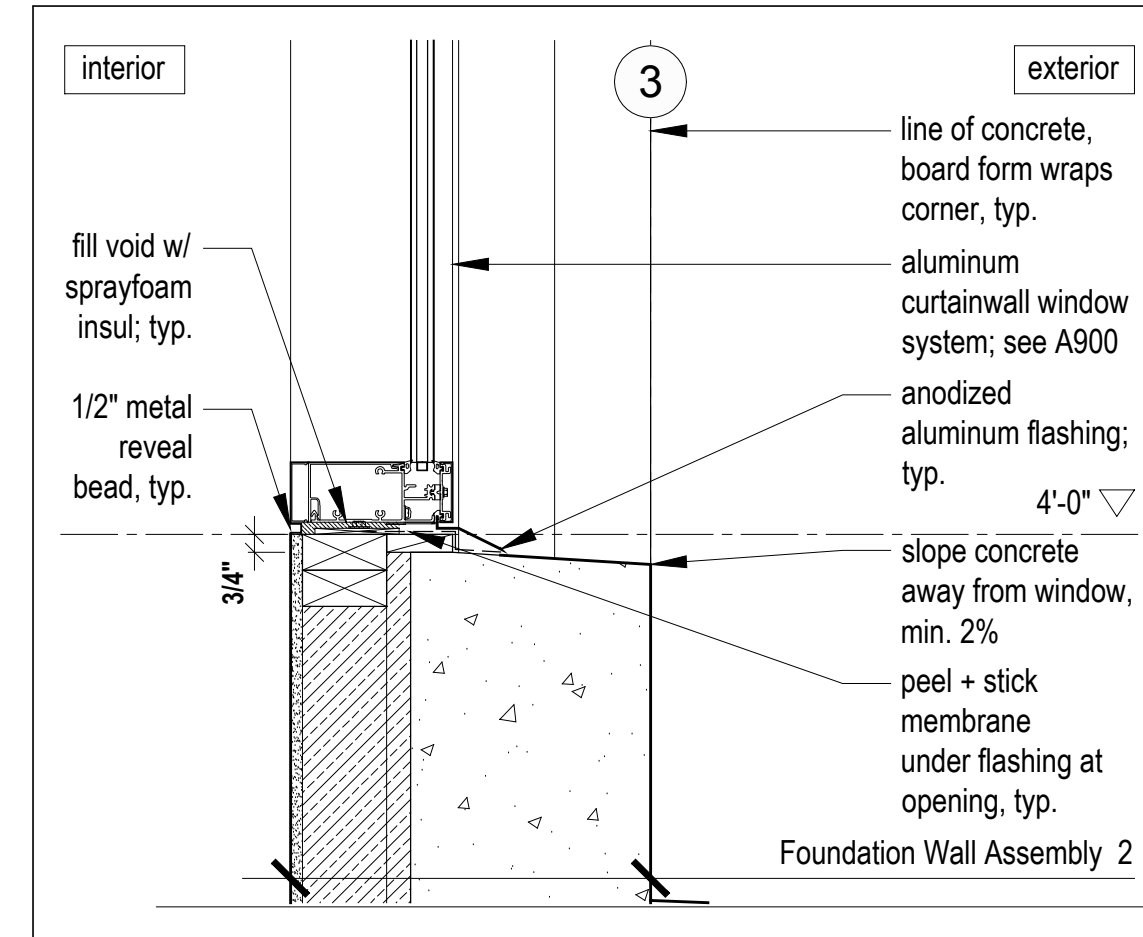
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A510 Typical Interior Wall At Garage Floor Detail
Scale 1 1/2" = 1'-0"



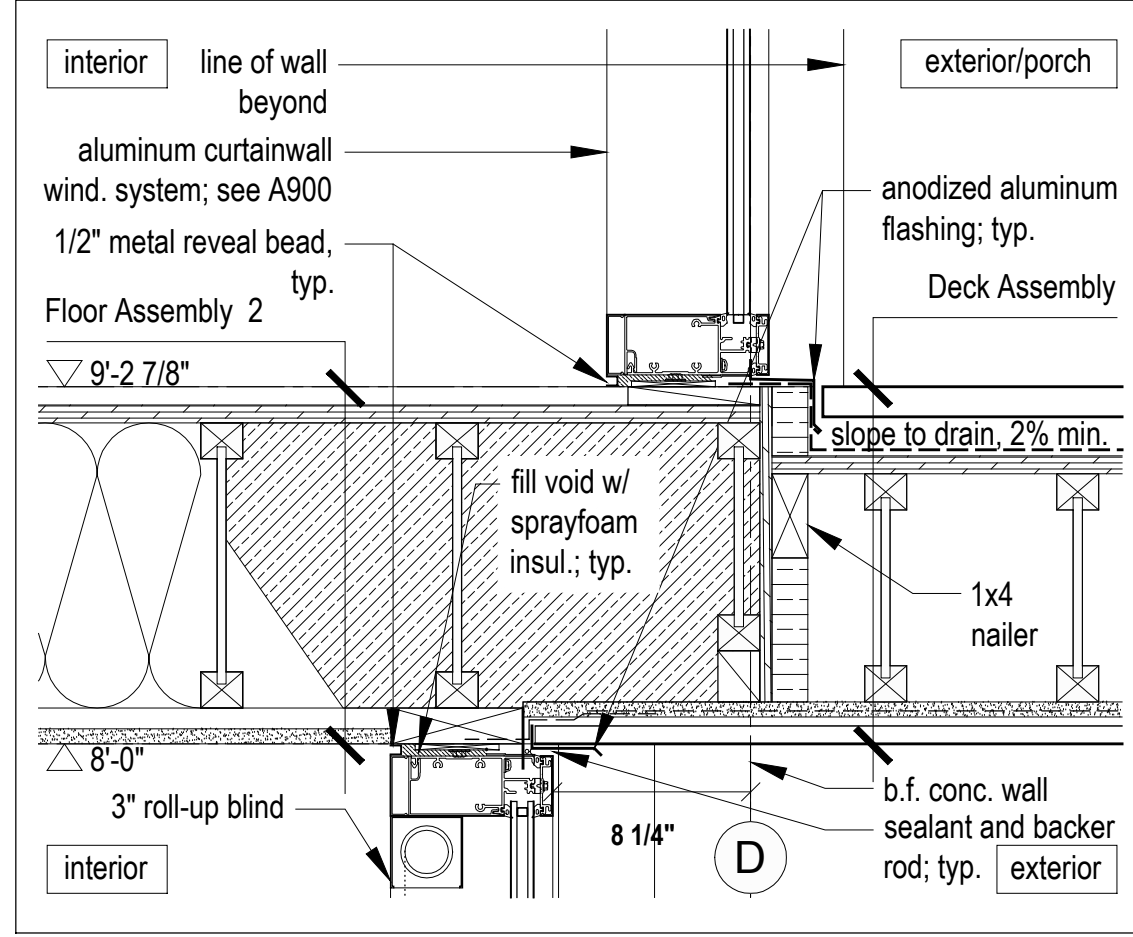
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A510 Typical Exterior Wall At Garage Floor Detail
Scale 1 1/2" = 1'-0"



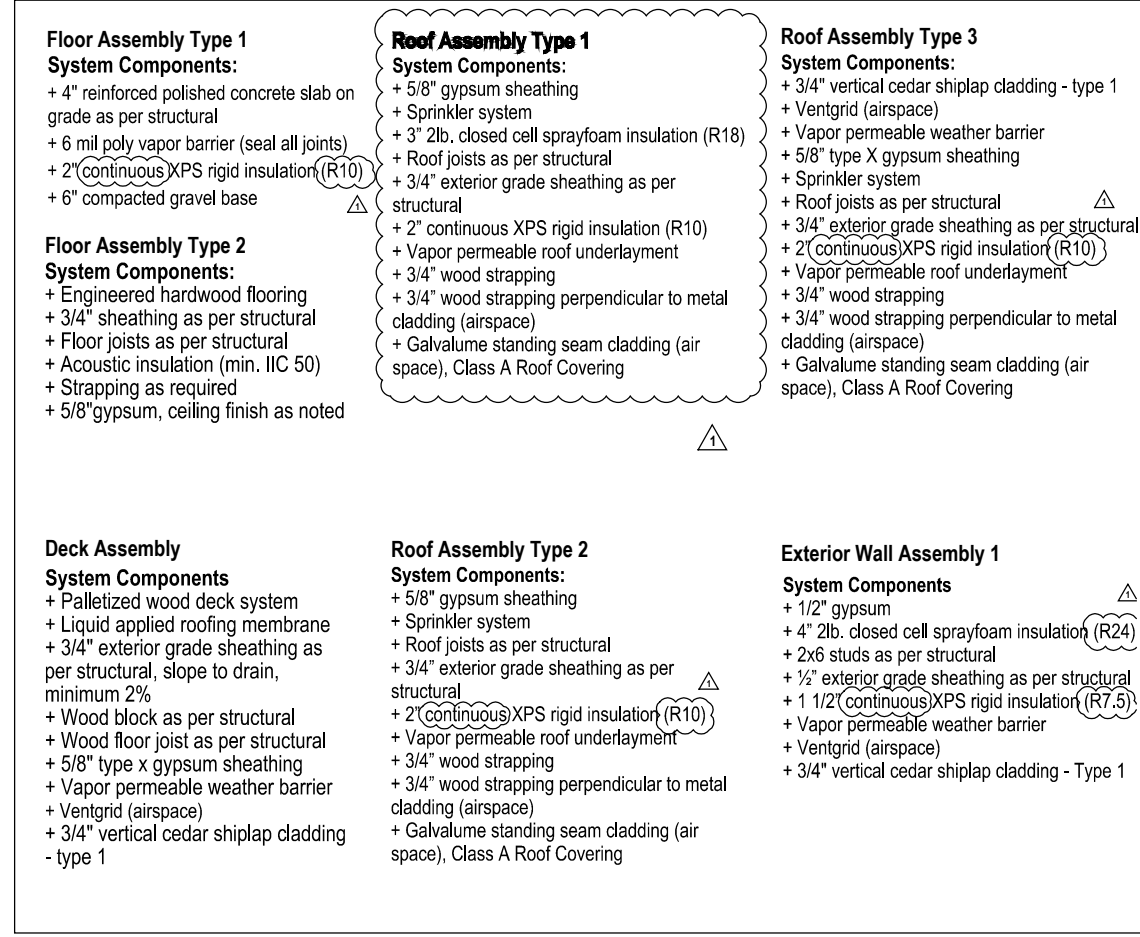
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A510 Detail At Window Head/Sill Transition
Scale 1 1/2" = 1'-0"



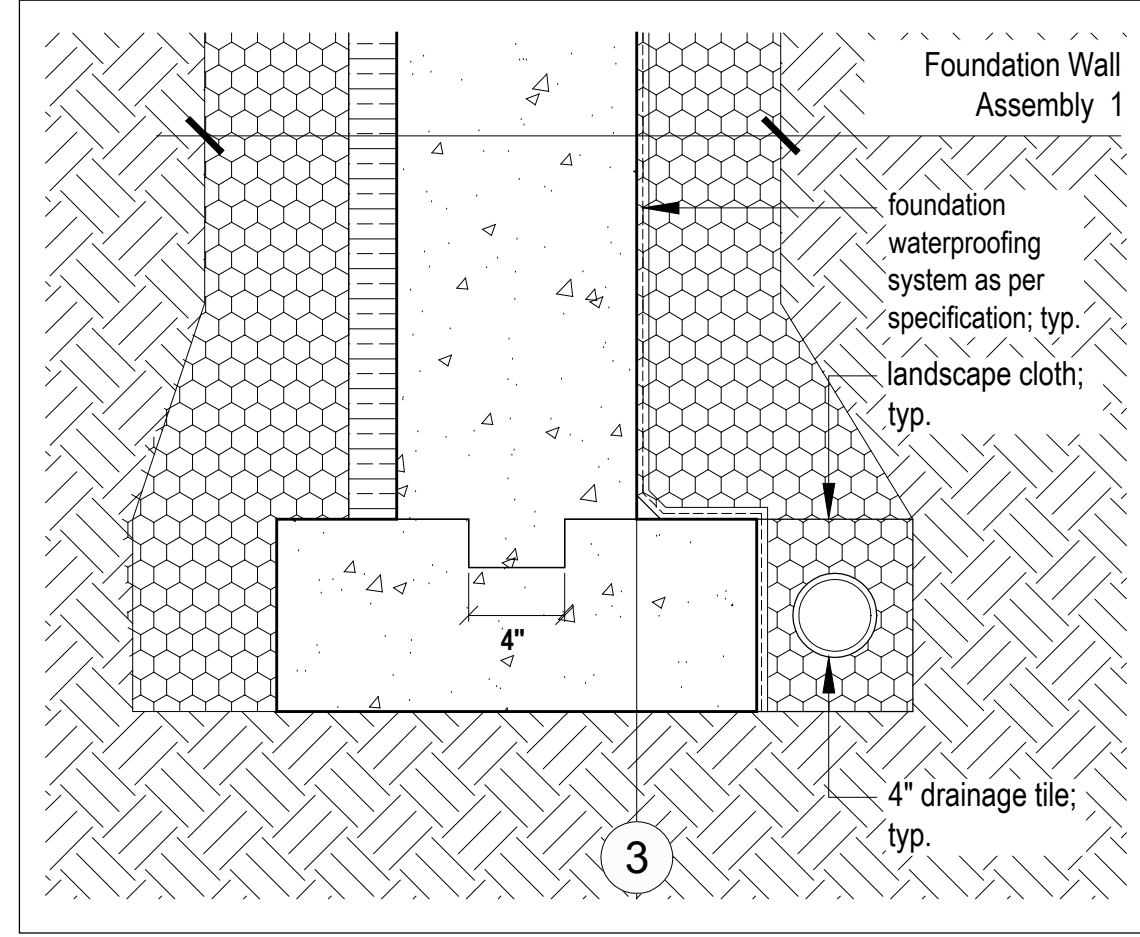
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A510 Typical Concrete Sill Detail
Scale 1 1/2" = 1'-0"



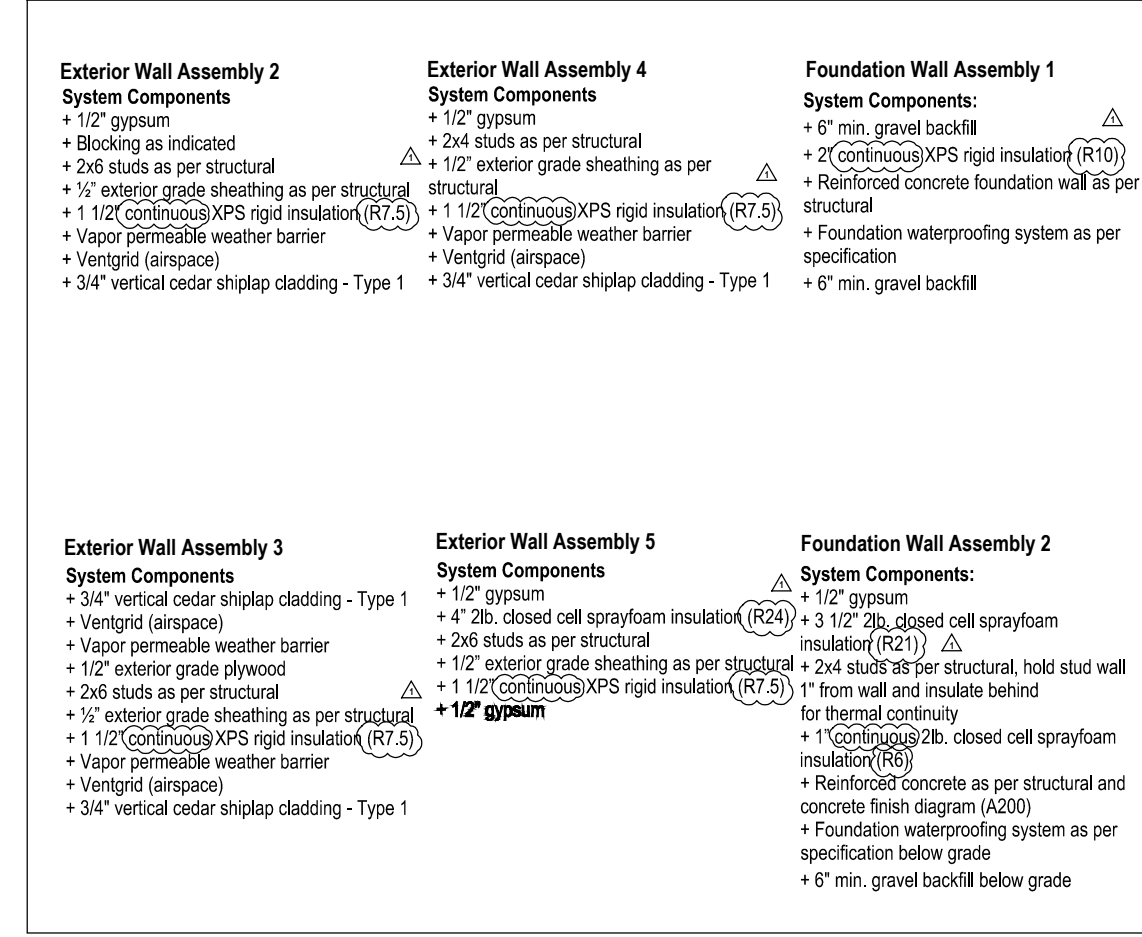
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A510 Typical Window/Deck Detail
Scale 1 1/2" = 1'-0"



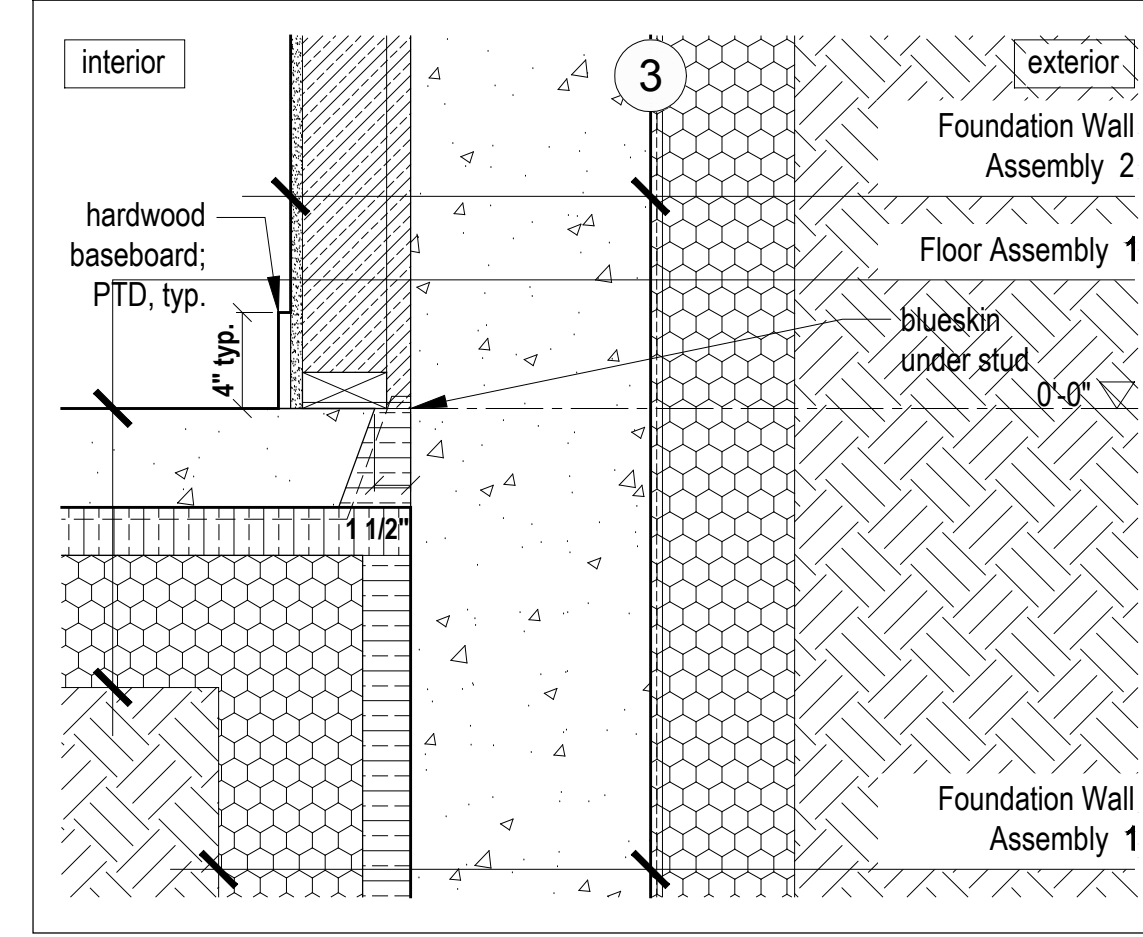
13
A510 Assemblies



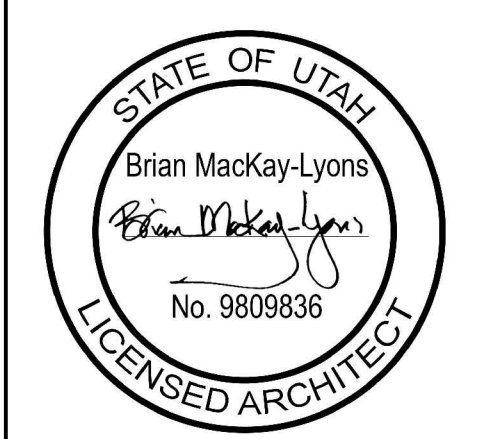
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A510 Typical Foundation Footing Detail
Scale 1 1/2" = 1'-0"



5
A510 Assemblies



1
A510 Typical Exterior Wall at Floor Slab
Scale 1 1/2" = 1'-0"



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ELECTRICAL [] ENERGY []
ACCESSIBILITY [] FIRE []
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BY MEM DATE 08/23/17
WEST COAST CODE CONSULTANTS, INC.

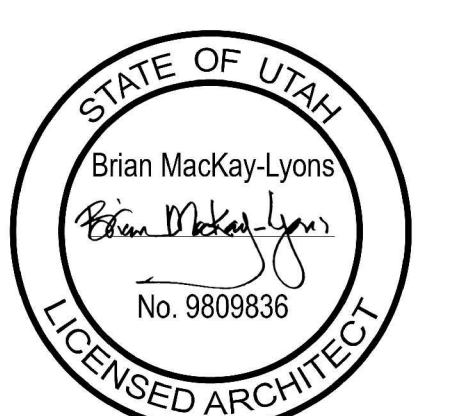
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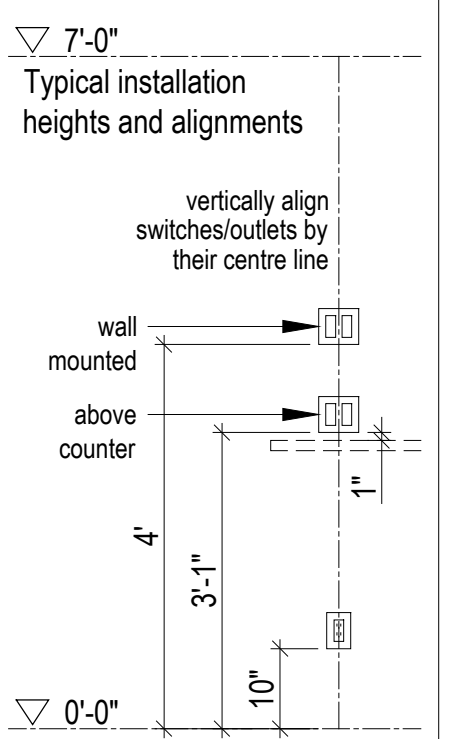
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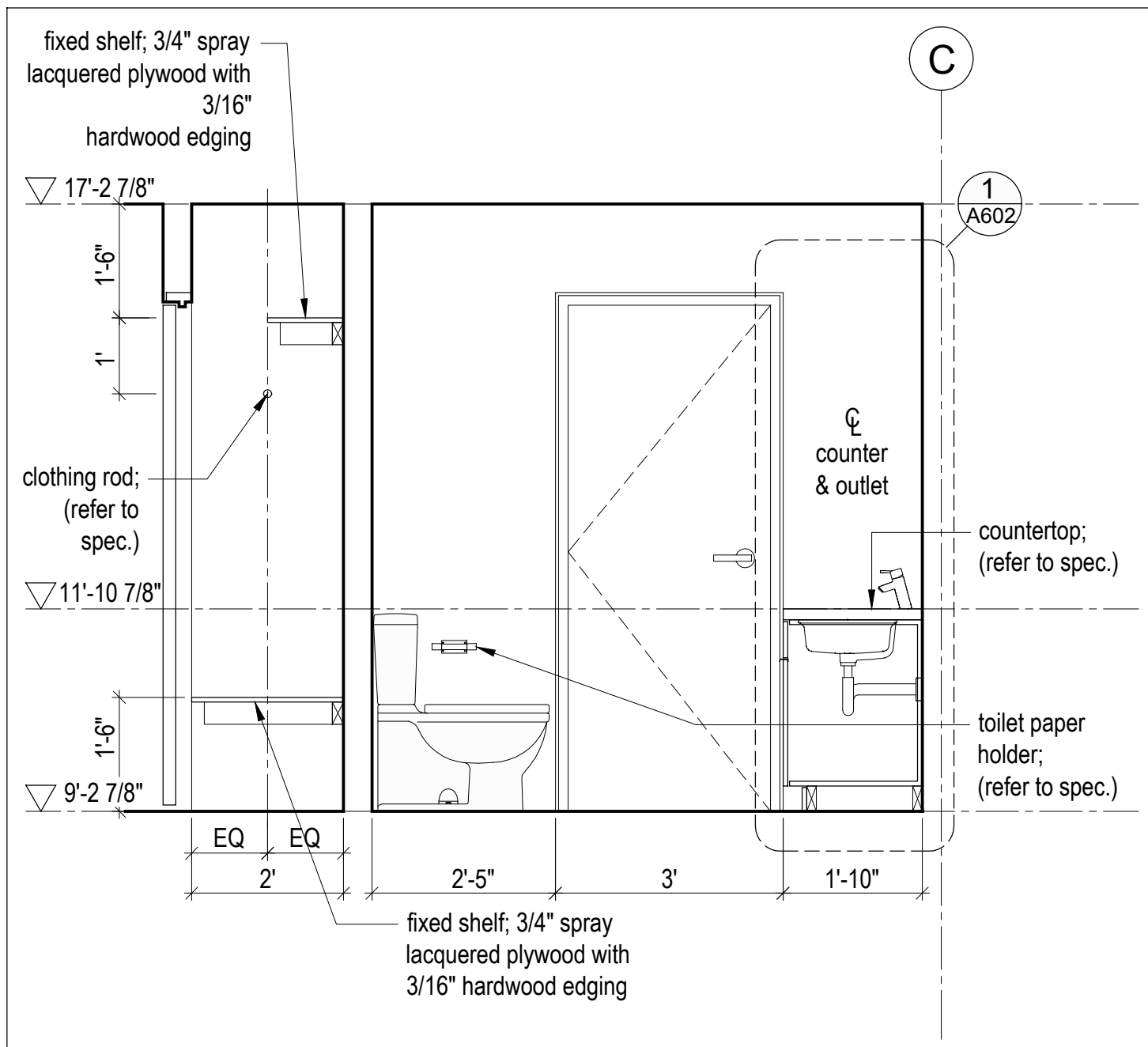
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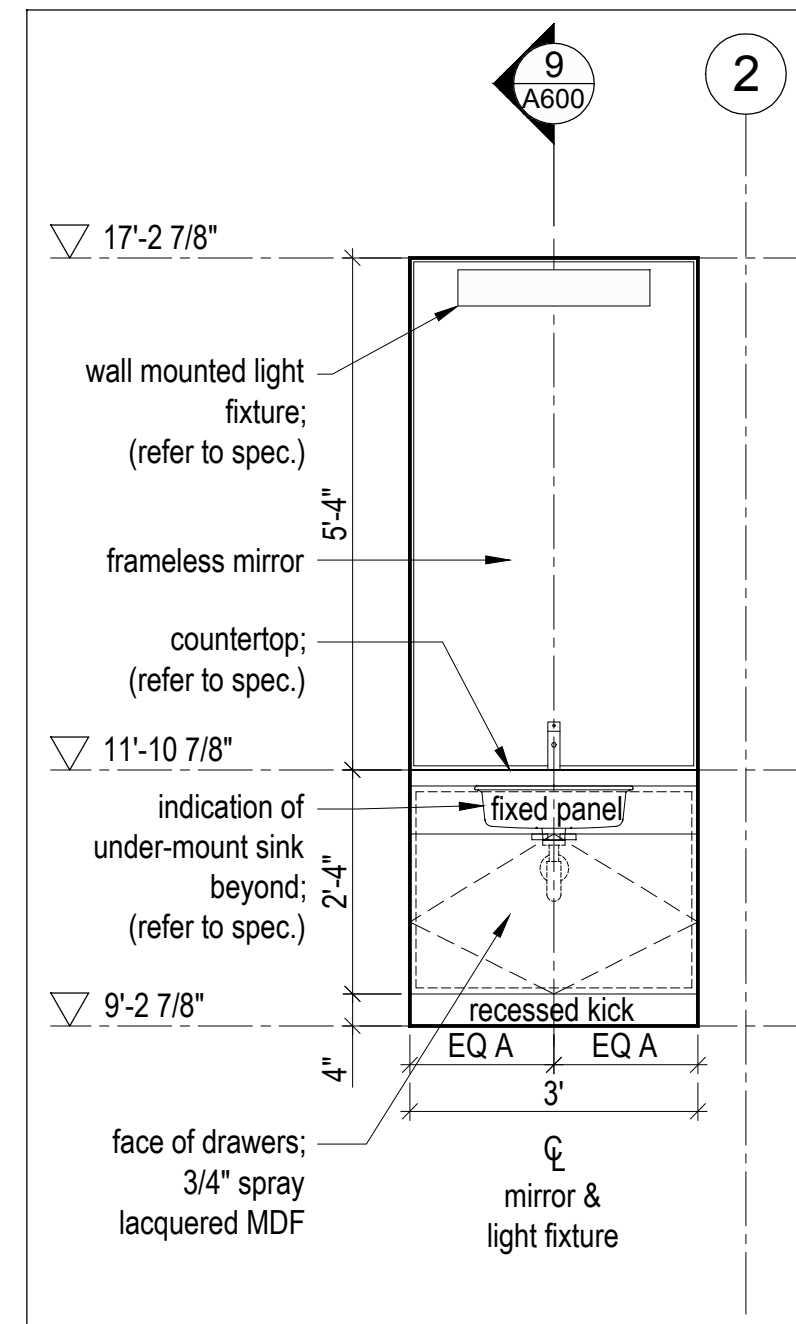
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Main Level

scale: as noted
date: 17-06-15
drawn: RJ/JE
chk'd: BML

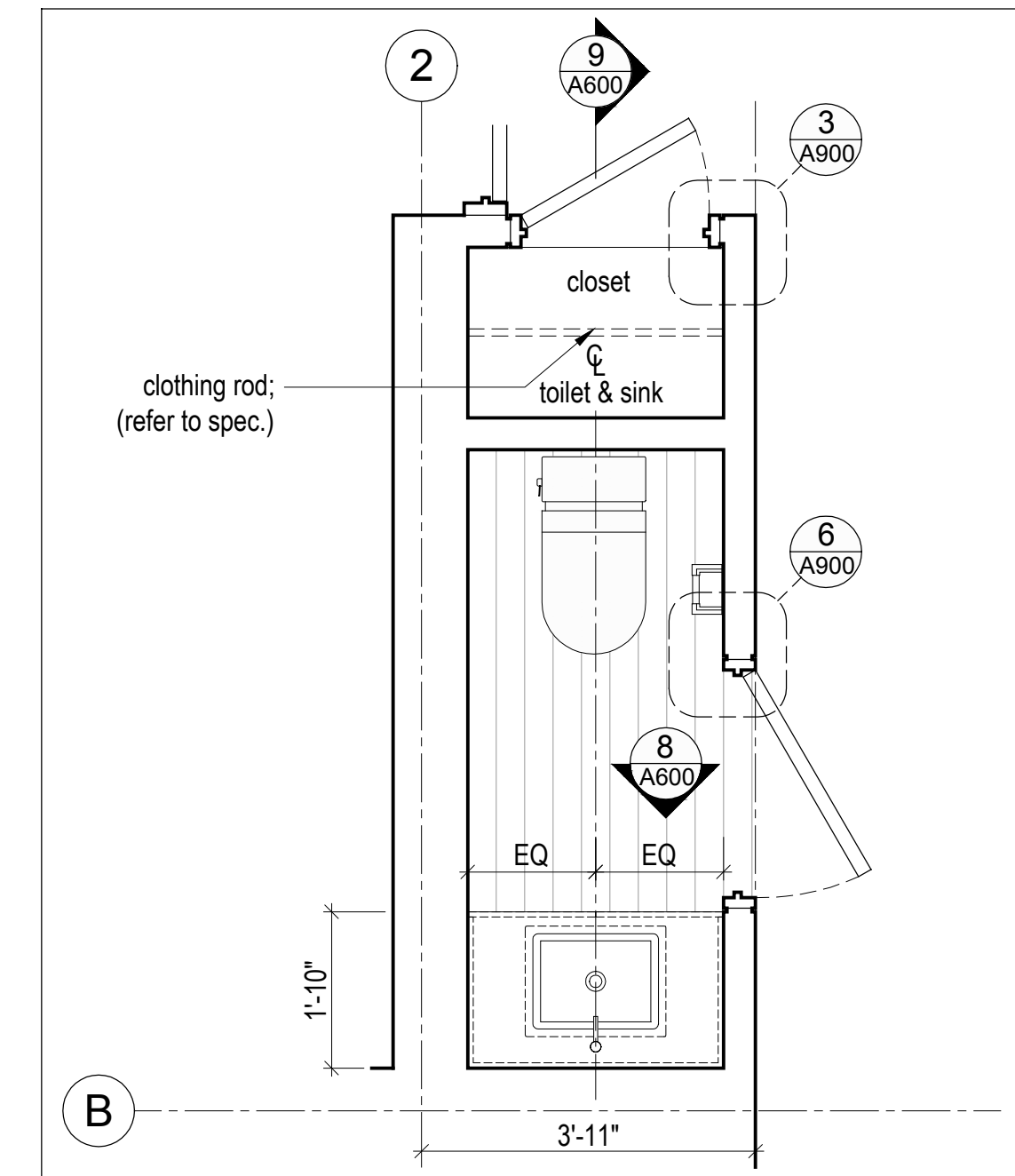
A600



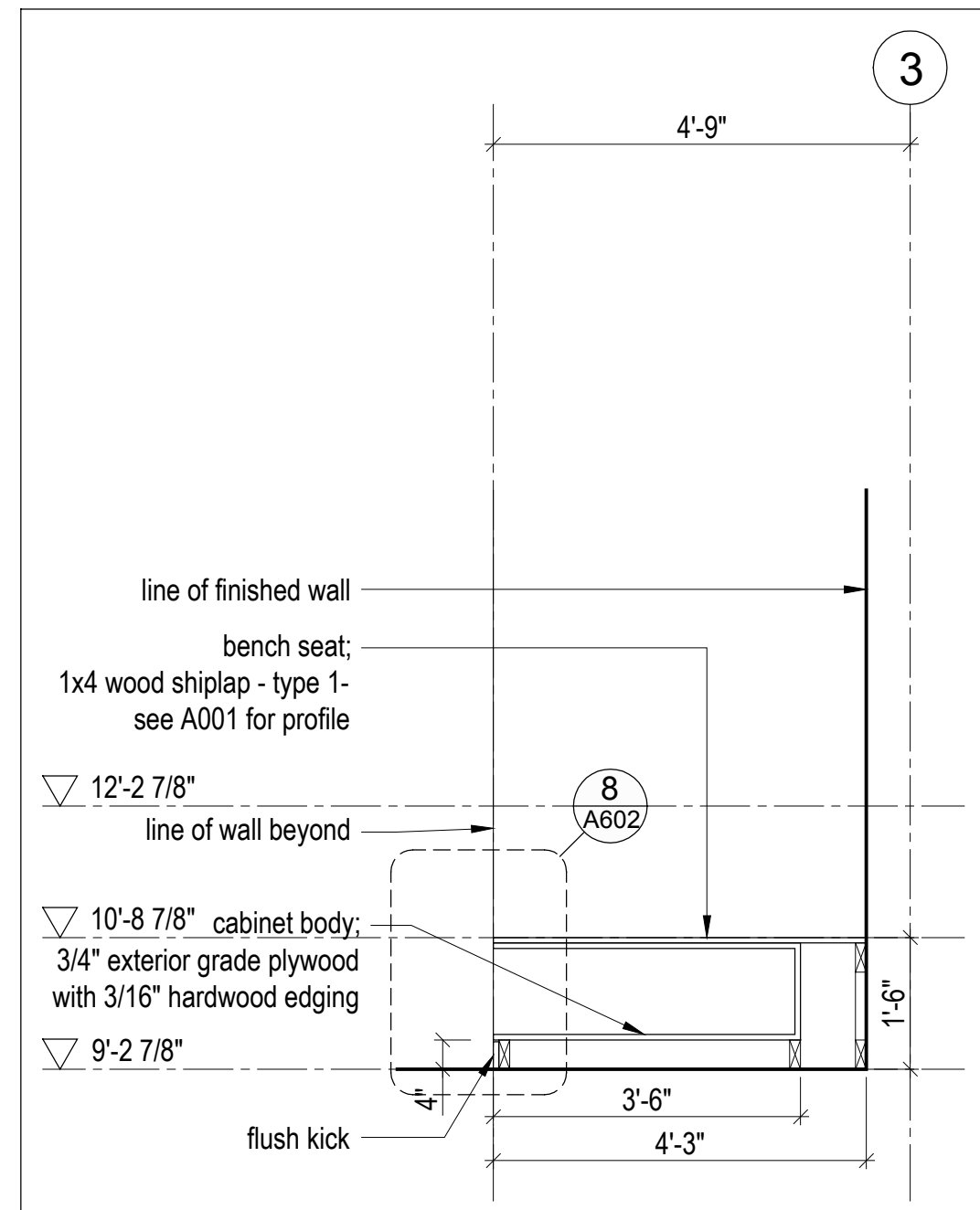
9 WC and Closet - Section
Scale 1/2" = 1'-0"



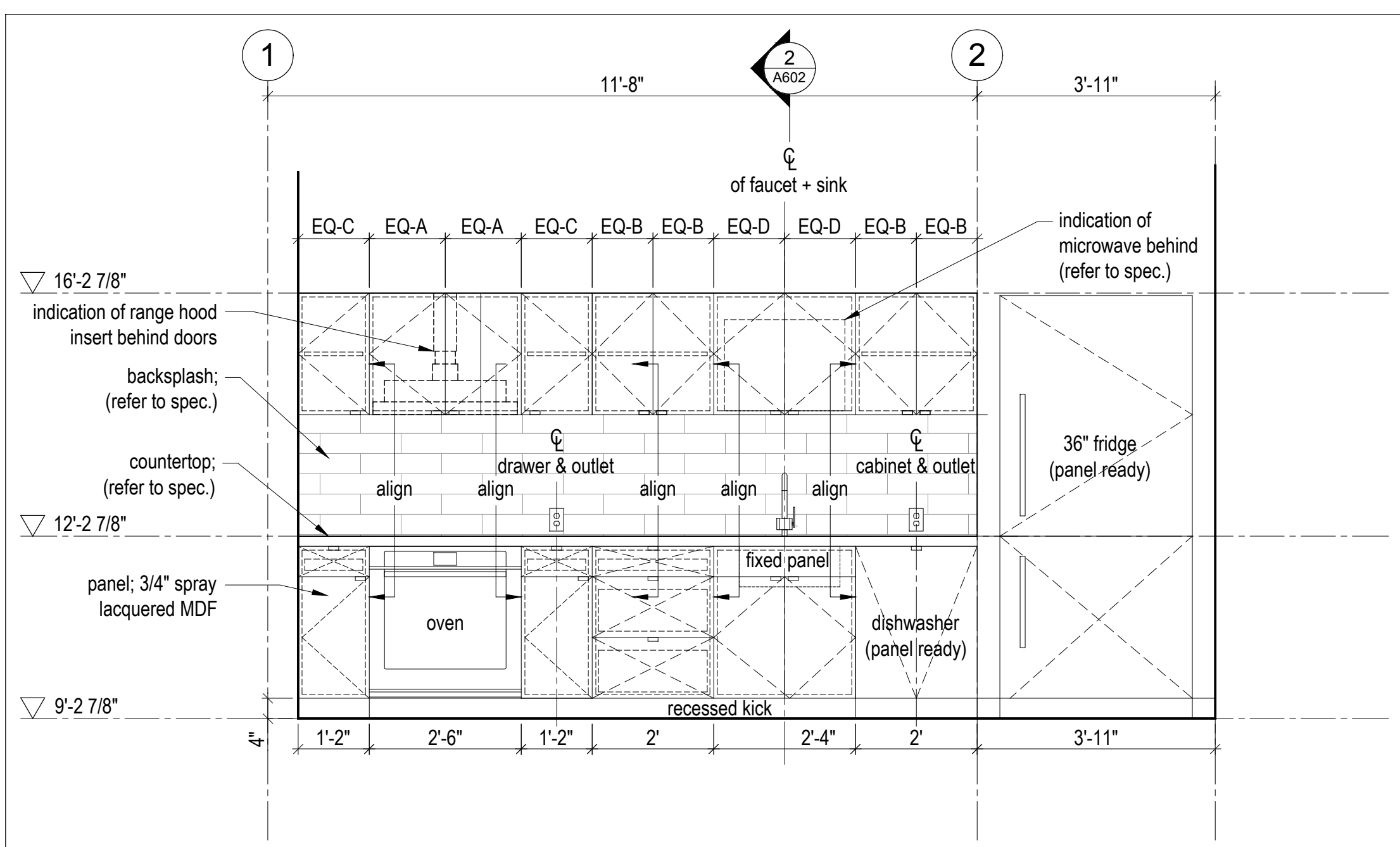
8 WC - Elevation
Scale 1/2" = 1'-0"



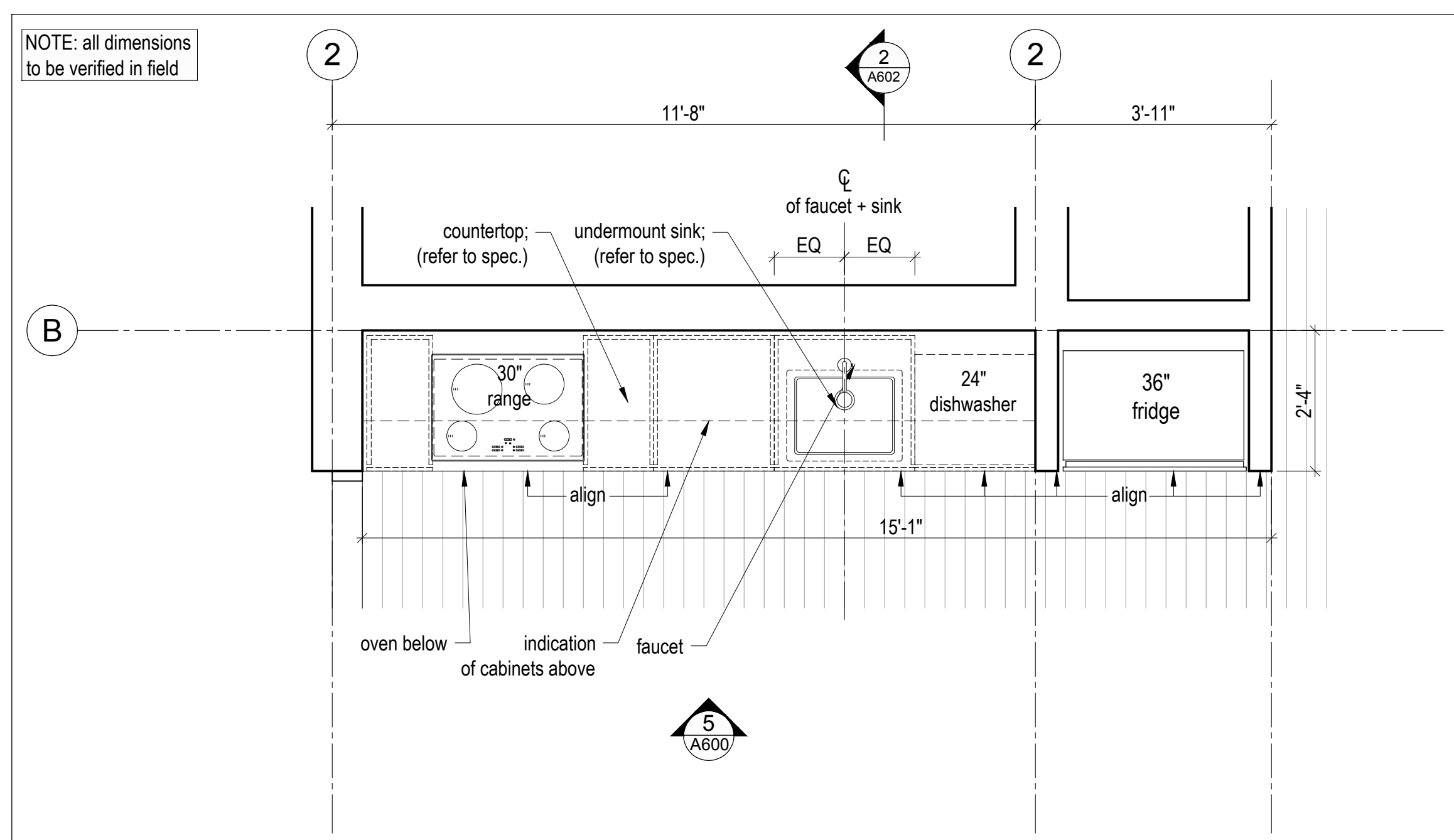
7 WC and Closet - Enlarged Plan
Scale 1/2" = 1'-0"



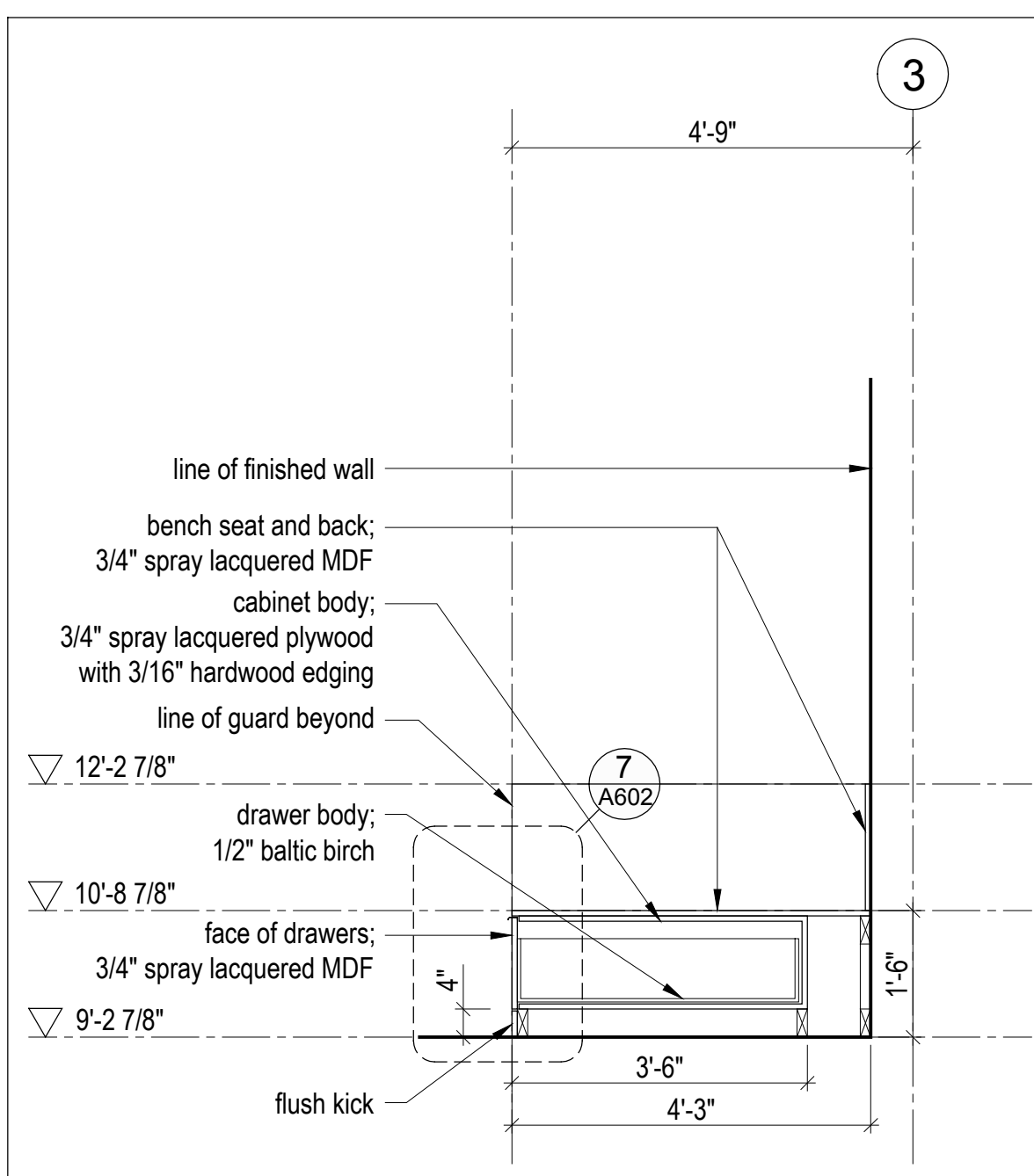
6 Kitchen - Section
Scale 1/2" = 1'-0"



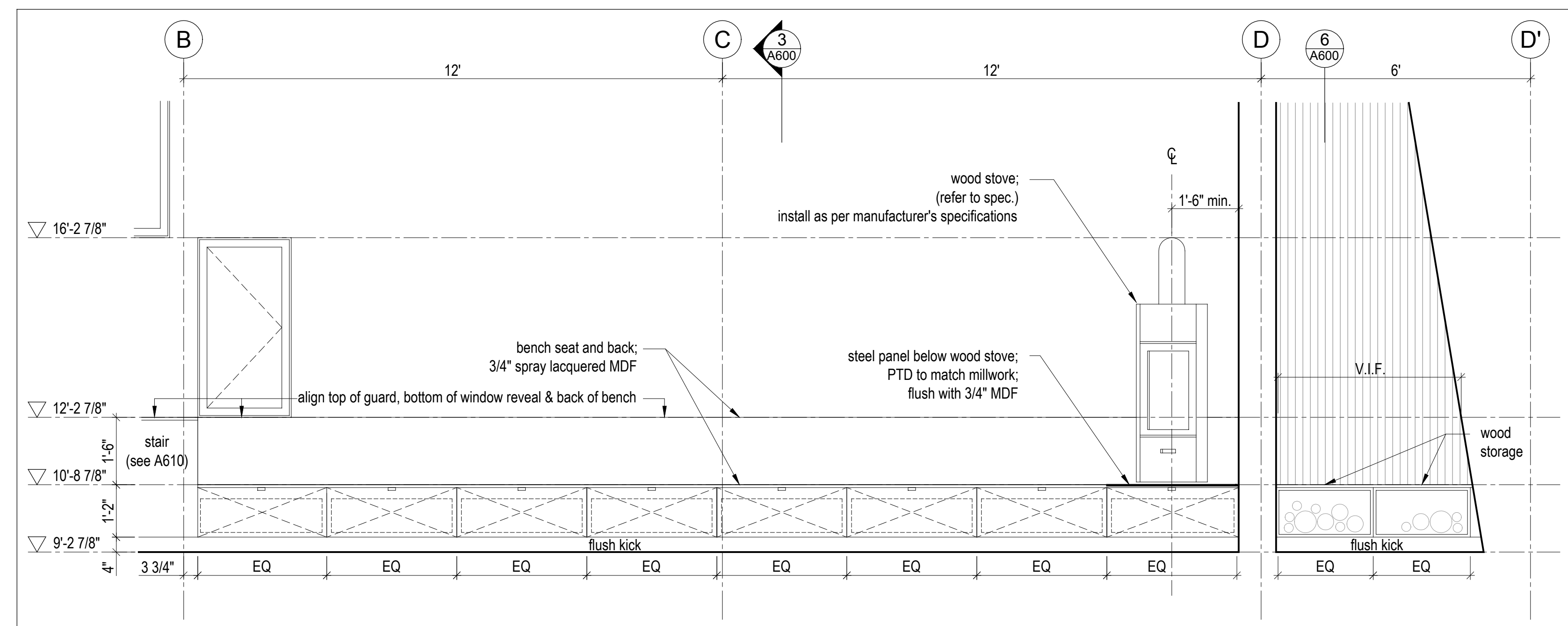
5 Kitchen - Elevation
Scale 1/2" = 1'-0"



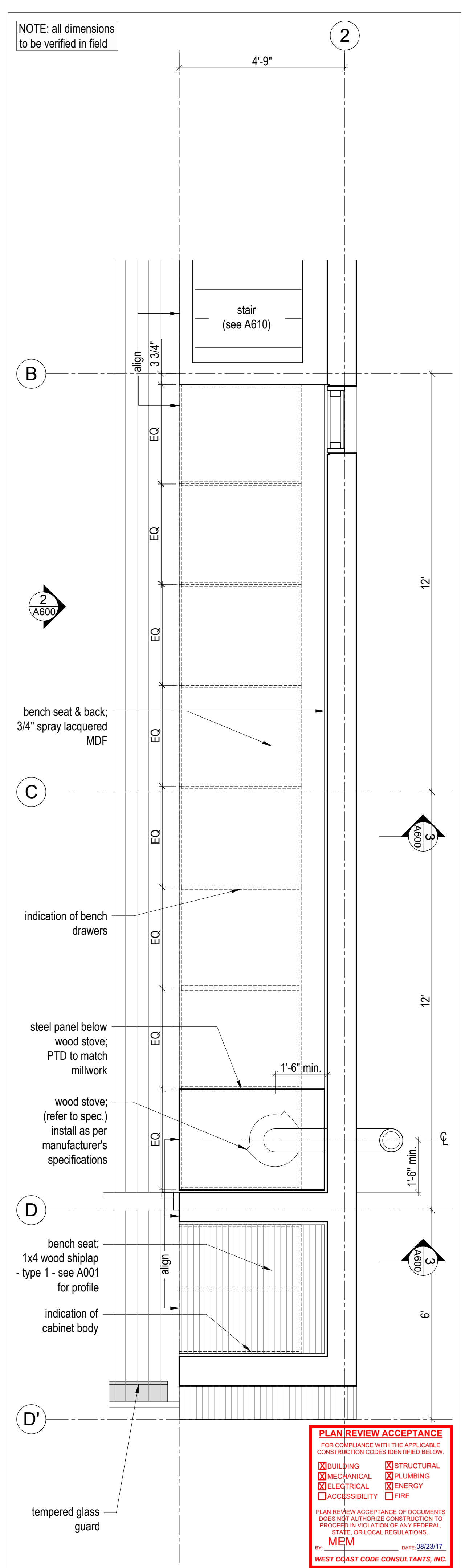
4 Kitchen - Enlarged Plan
Scale 1/2" = 1'-0"



3 Hearth Bench - Section
Scale 1/2" = 1'-0"



2 Hearth Bench - Elevation
Scale 1/2" = 1'-0"



1 Hearth Bench - Enlarged Plan
Scale 1/2" = 1'-0"

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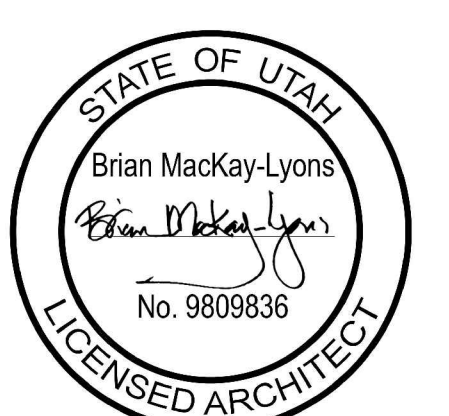
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<input checked="" type="checkbox"/> ACCESSIBILITY	<input checked="" type="checkbox"/> FIRE

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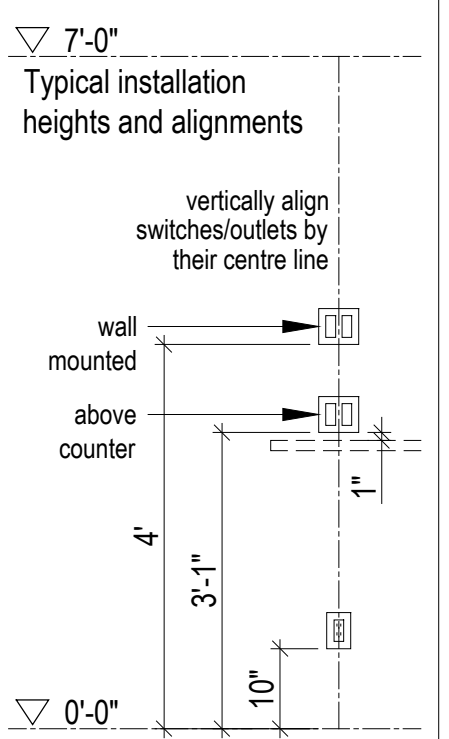
Mackay-Lyons
Sweetapple
Architects
Limited

2188 Göttingen St.
Halifax, Nova Scotia
Canada B3K 3B4

ph: (902) 429.1867
fax: (902) 429.6276



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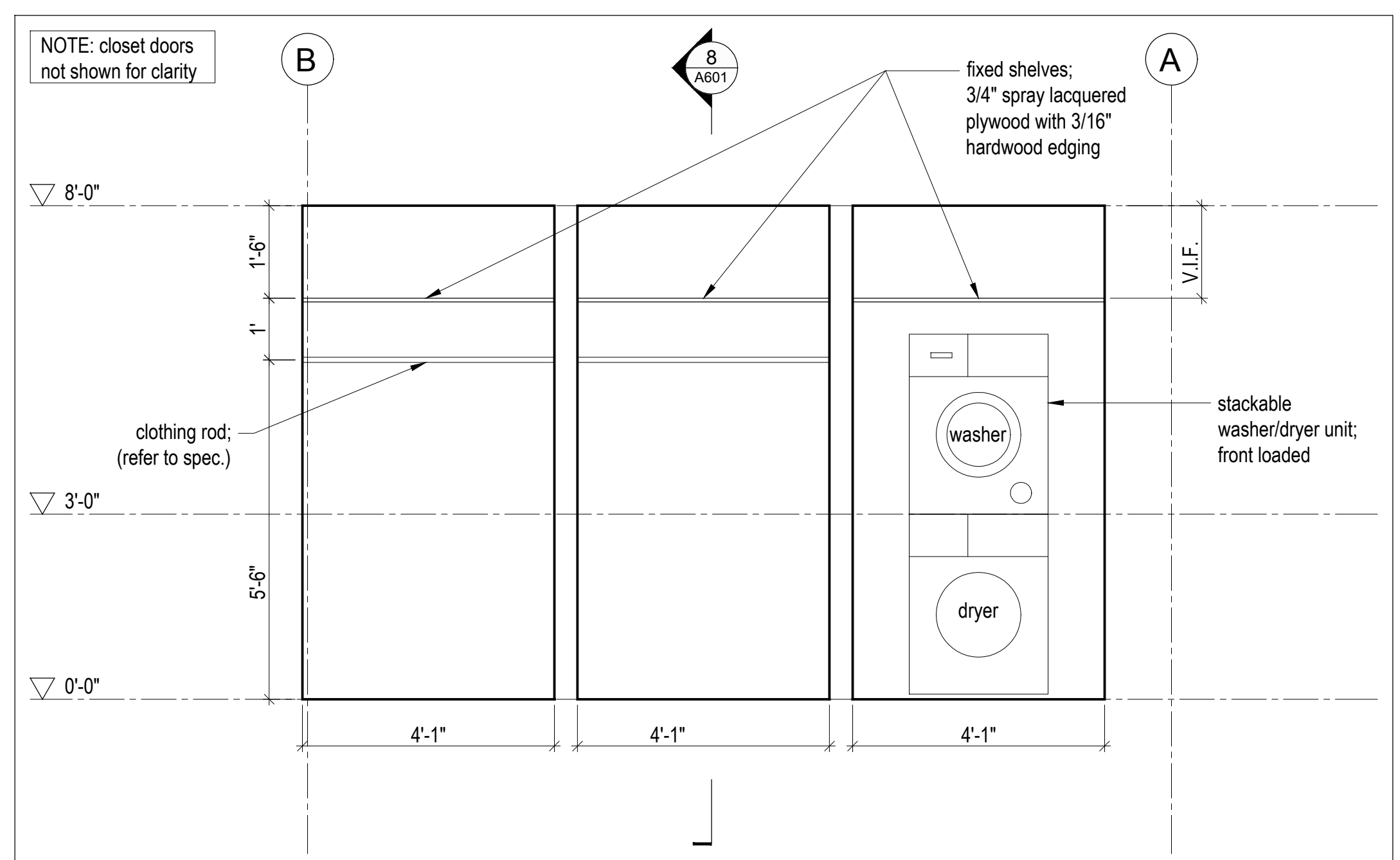
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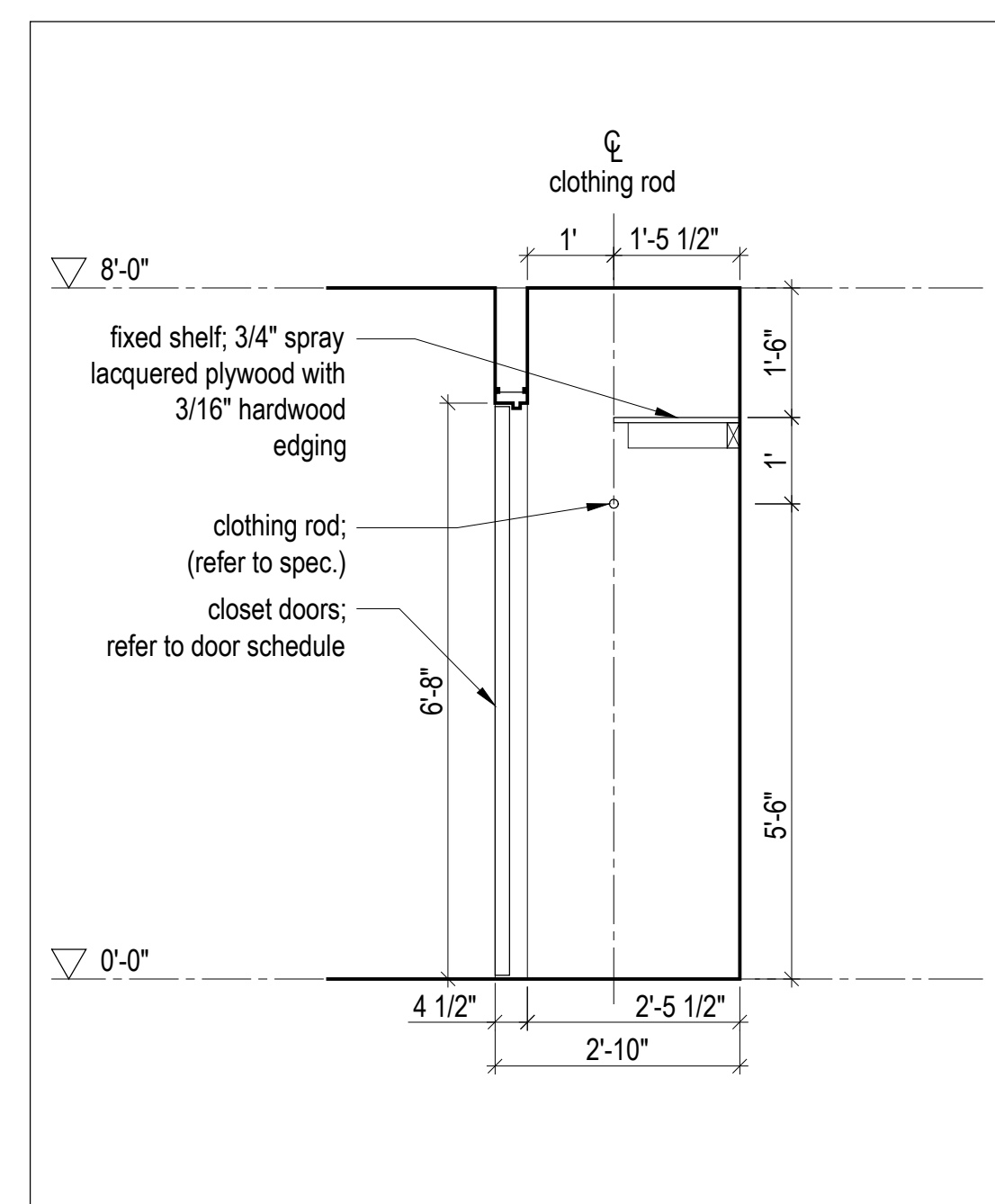
Millwork -
Lower Level

scale: as noted
date: 17-06-15
drawn: RJ/JE
chk'd: BML

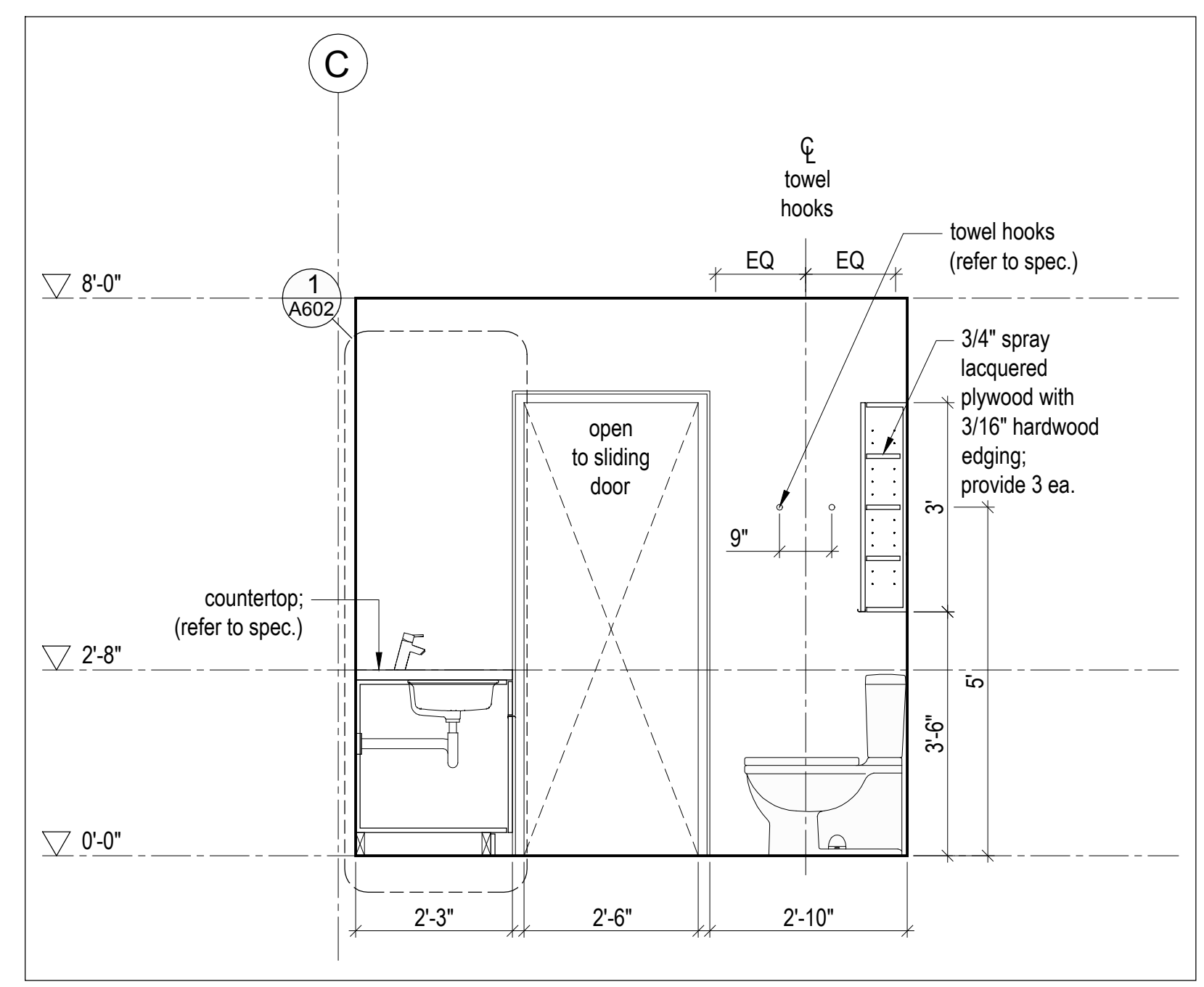
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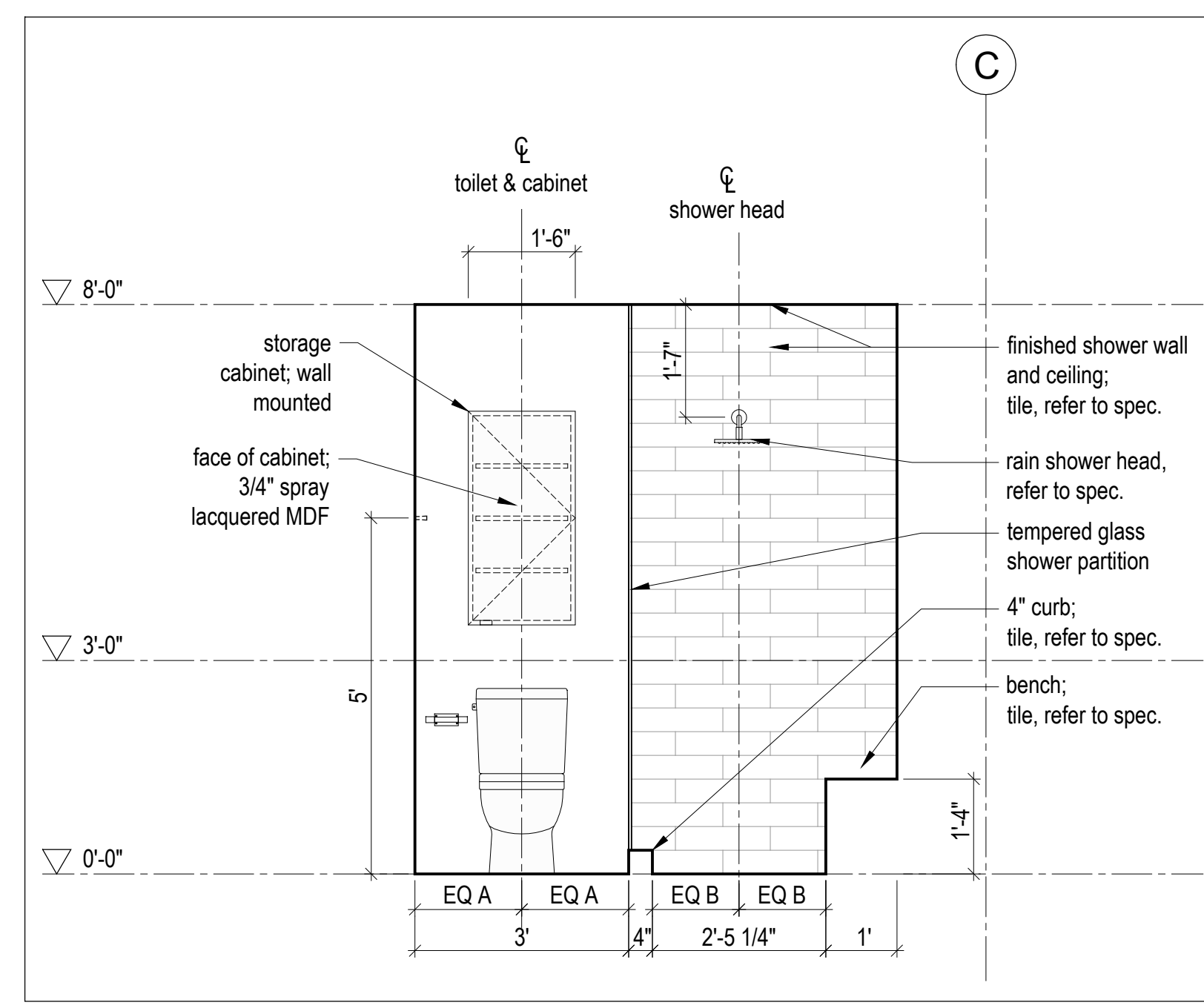
7 Lower Hall Closets - Elevation
Scale 1/2" = 1'-0"



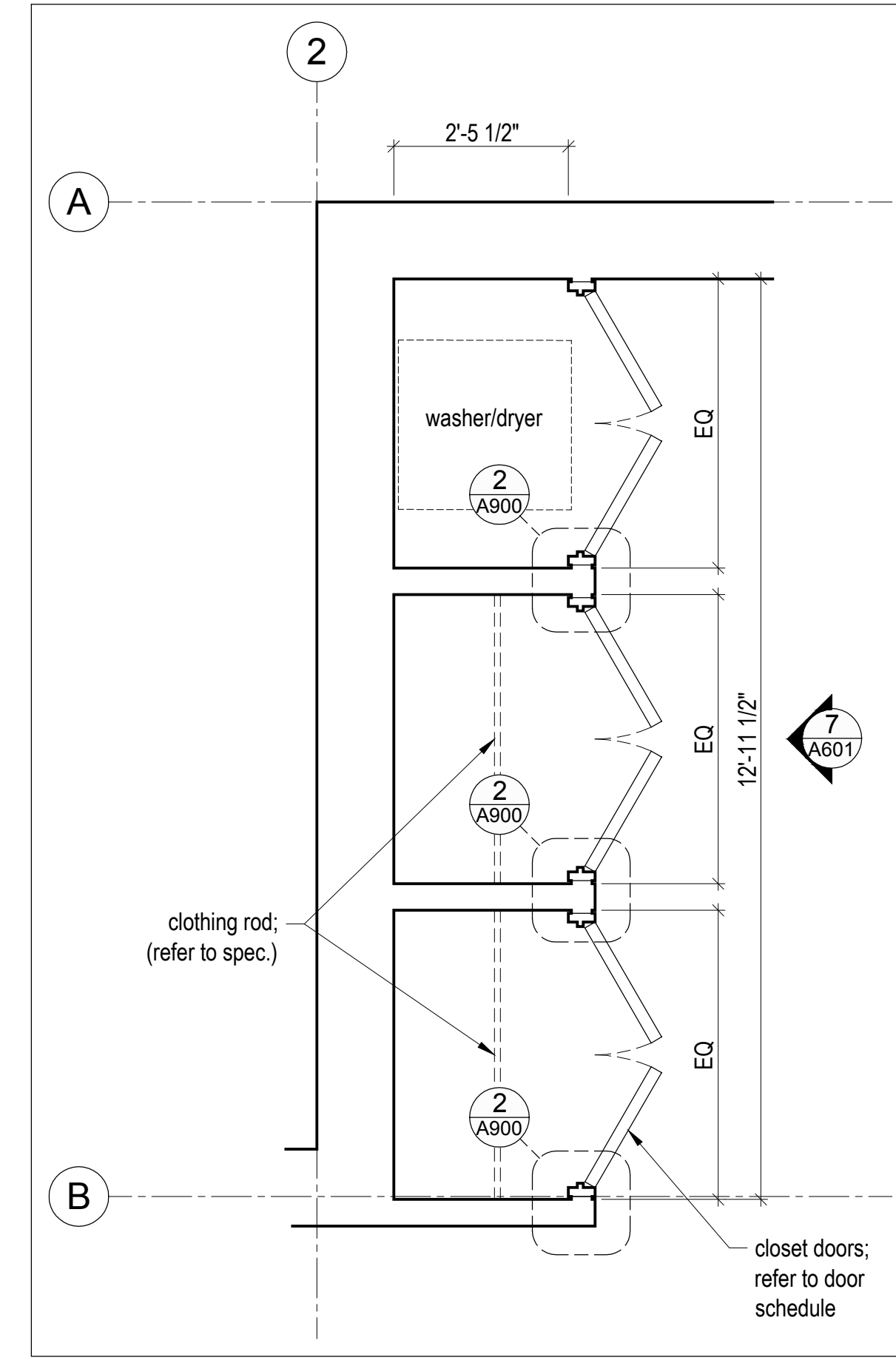
8 Lower Hall Closets - Section
Scale 1/2" = 1'-0"



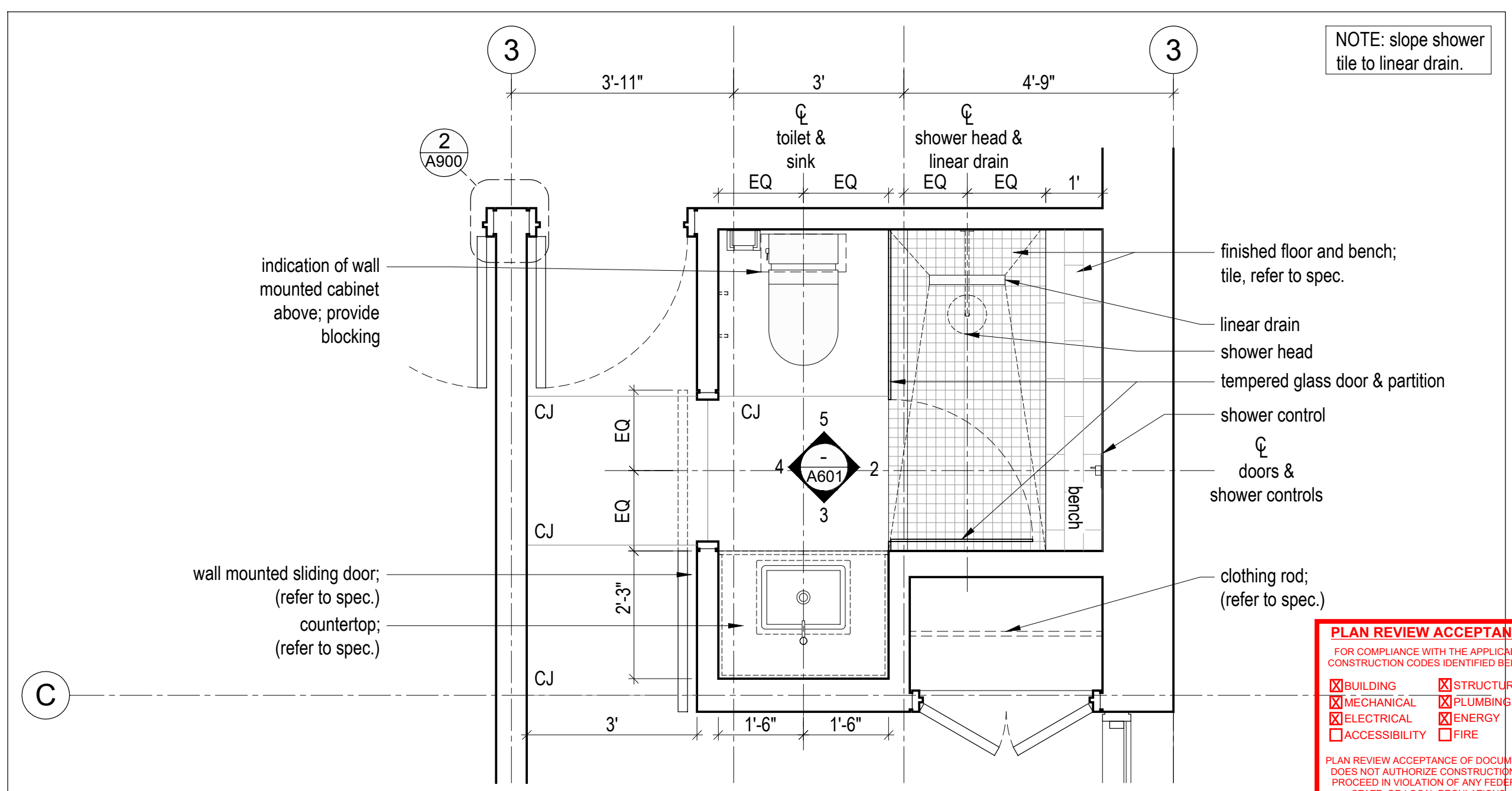
4 Bathroom - Section
Scale 1/2" = 1'-0"



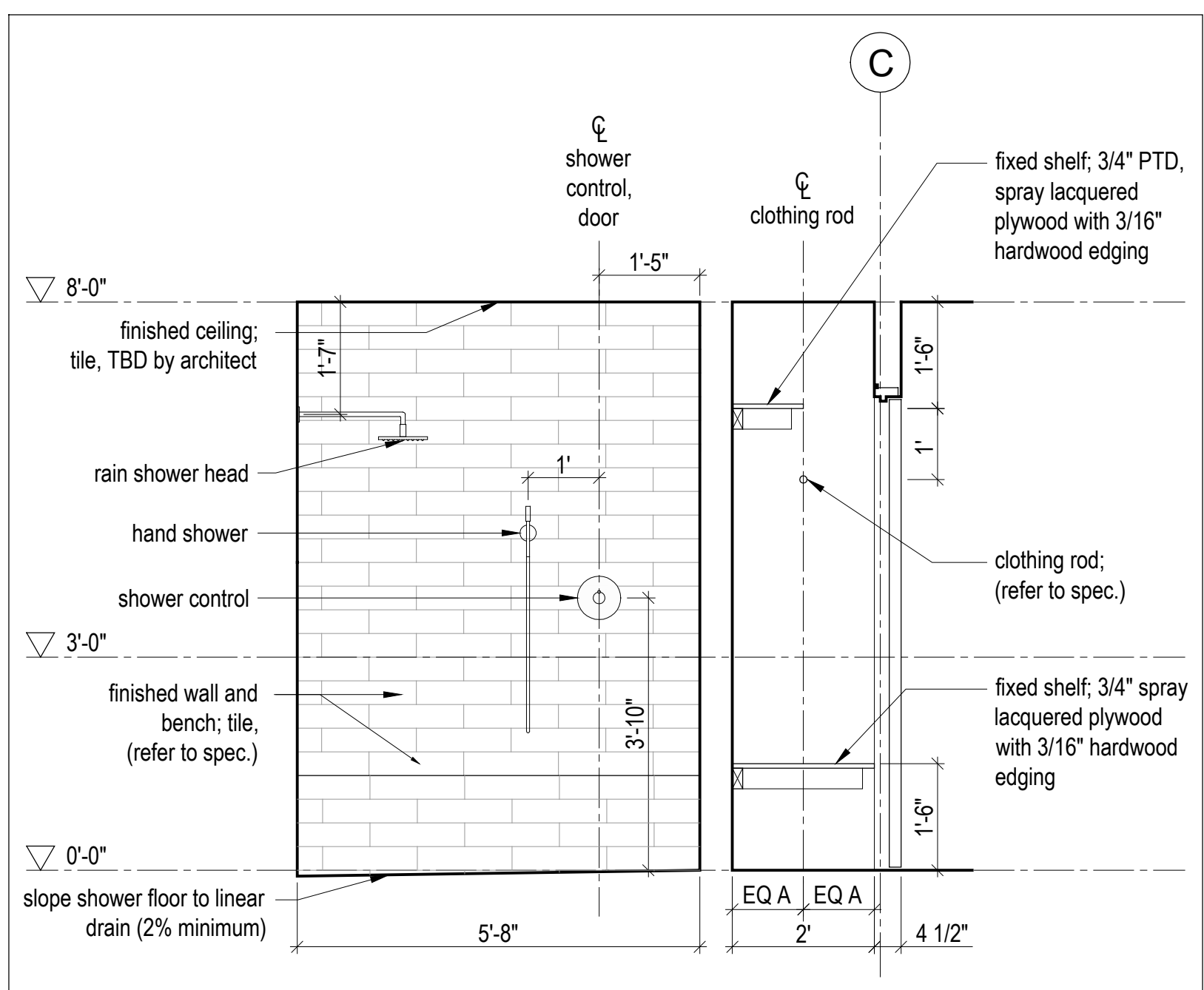
5 Bathroom - Elevation
Scale 1/2" = 1'-0"



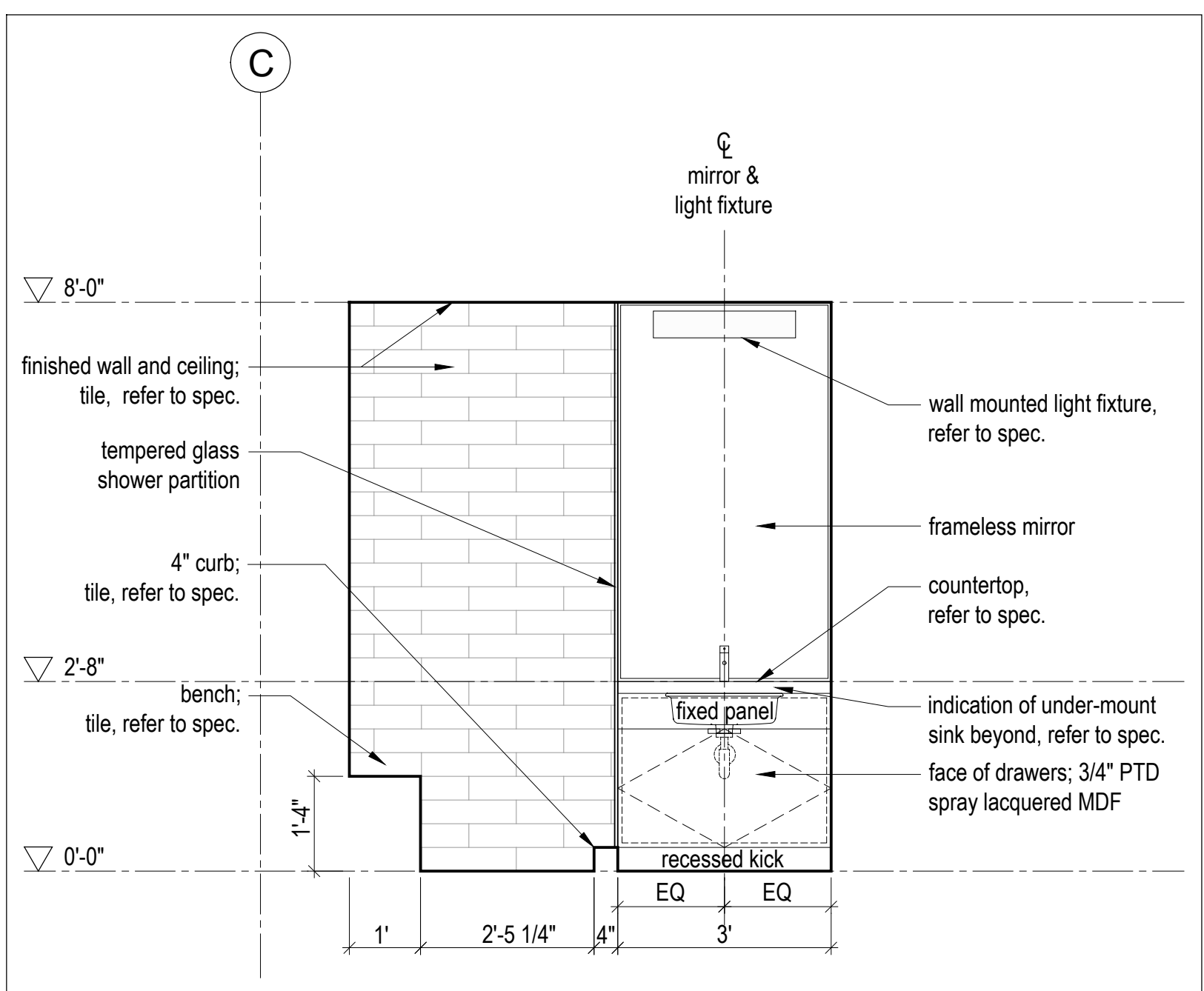
6 Lower Hall Closets - Enlarged Plan
Scale 1/2" = 1'-0"



1 Bathroom & Closet - Enlarged Plan
Scale 1/2" = 1'-0"



2 Bathroom and Closet - Section
Scale 1/2" = 1'-0"



3 Bathroom - Elevation
Scale 1/2" = 1'-0"

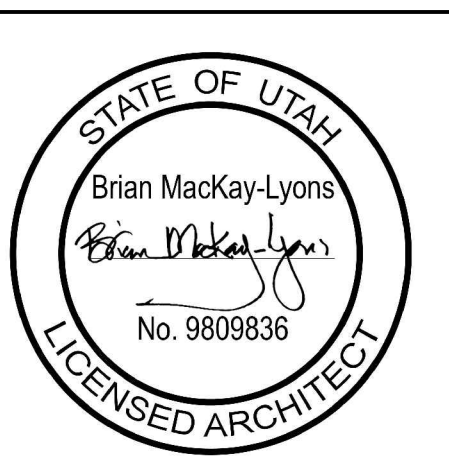
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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE

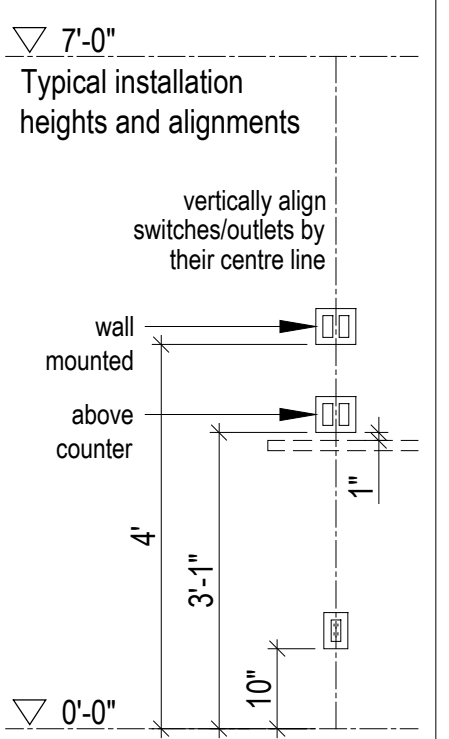
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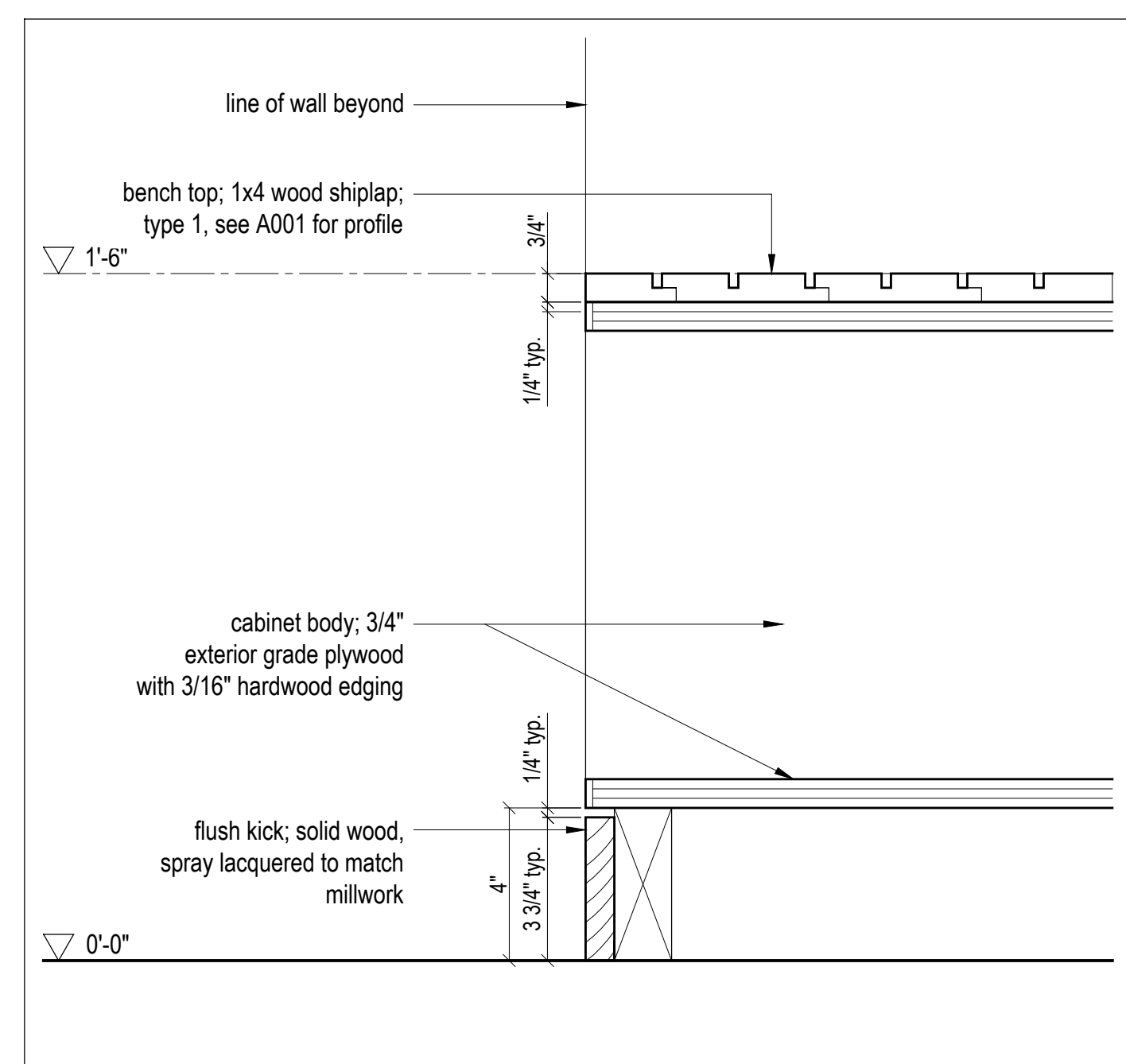
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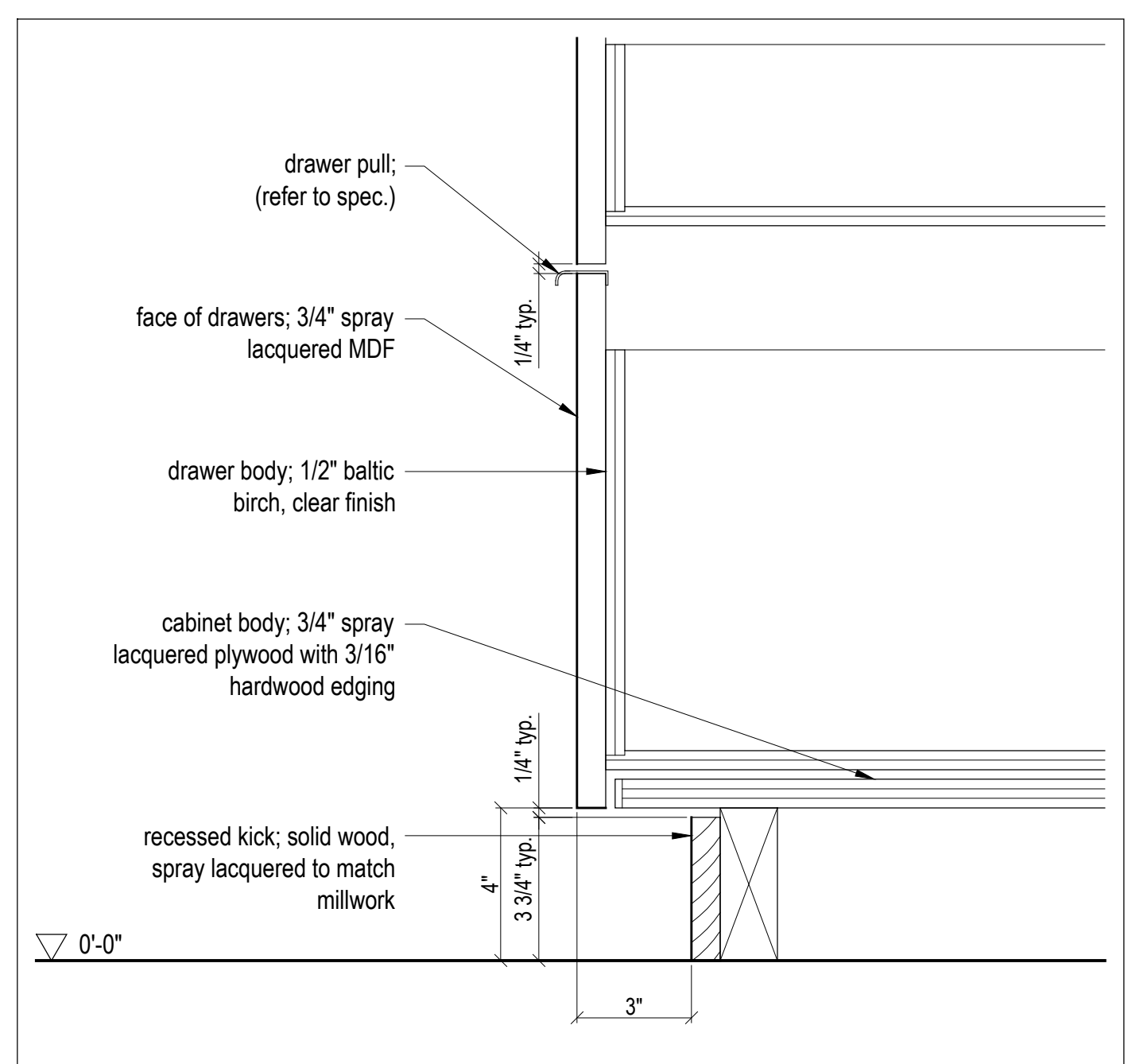
Millwork - Details

scale: as noted
date: 17-06-15
drawn: RJUE
chk'd: BML

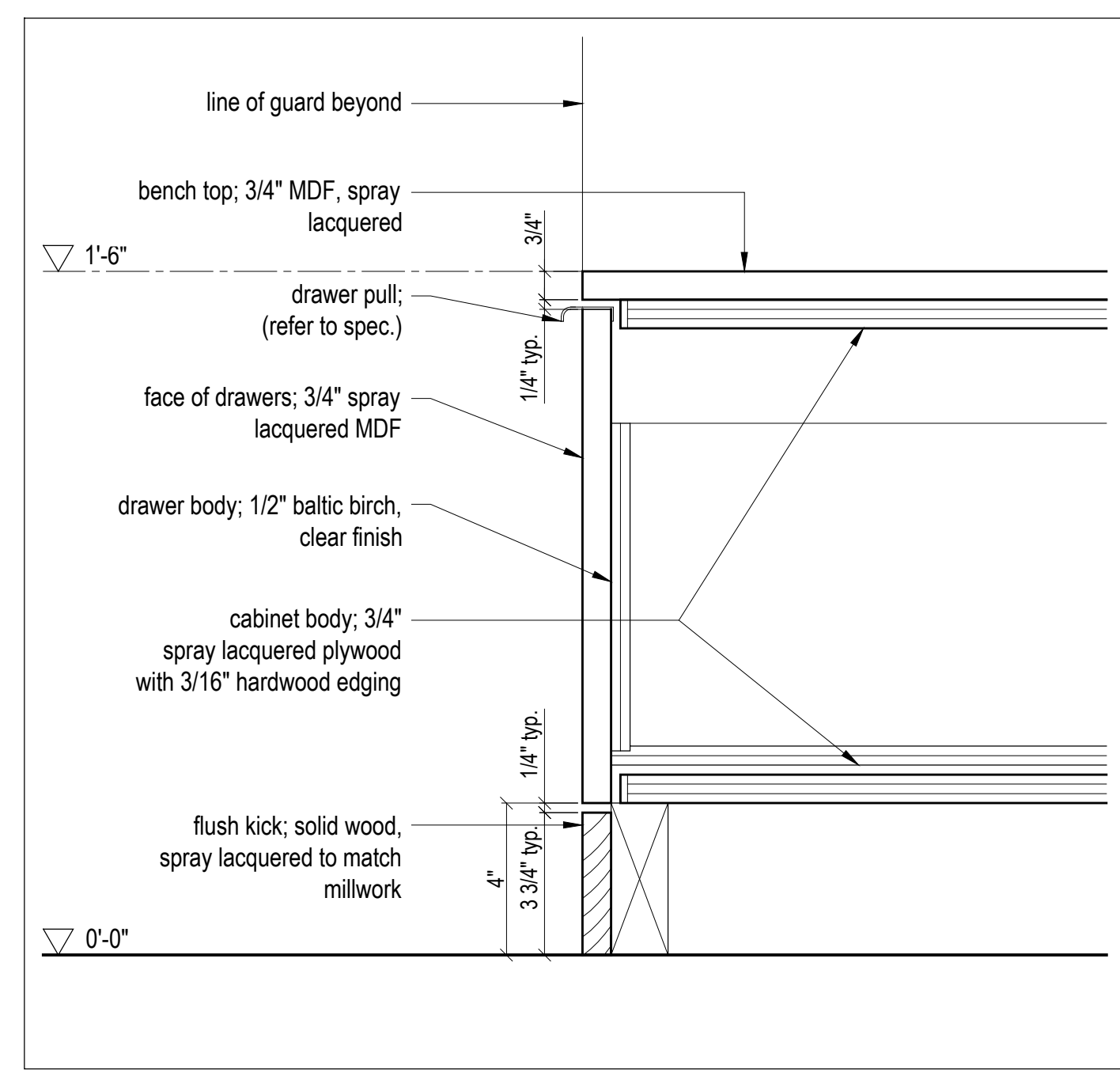
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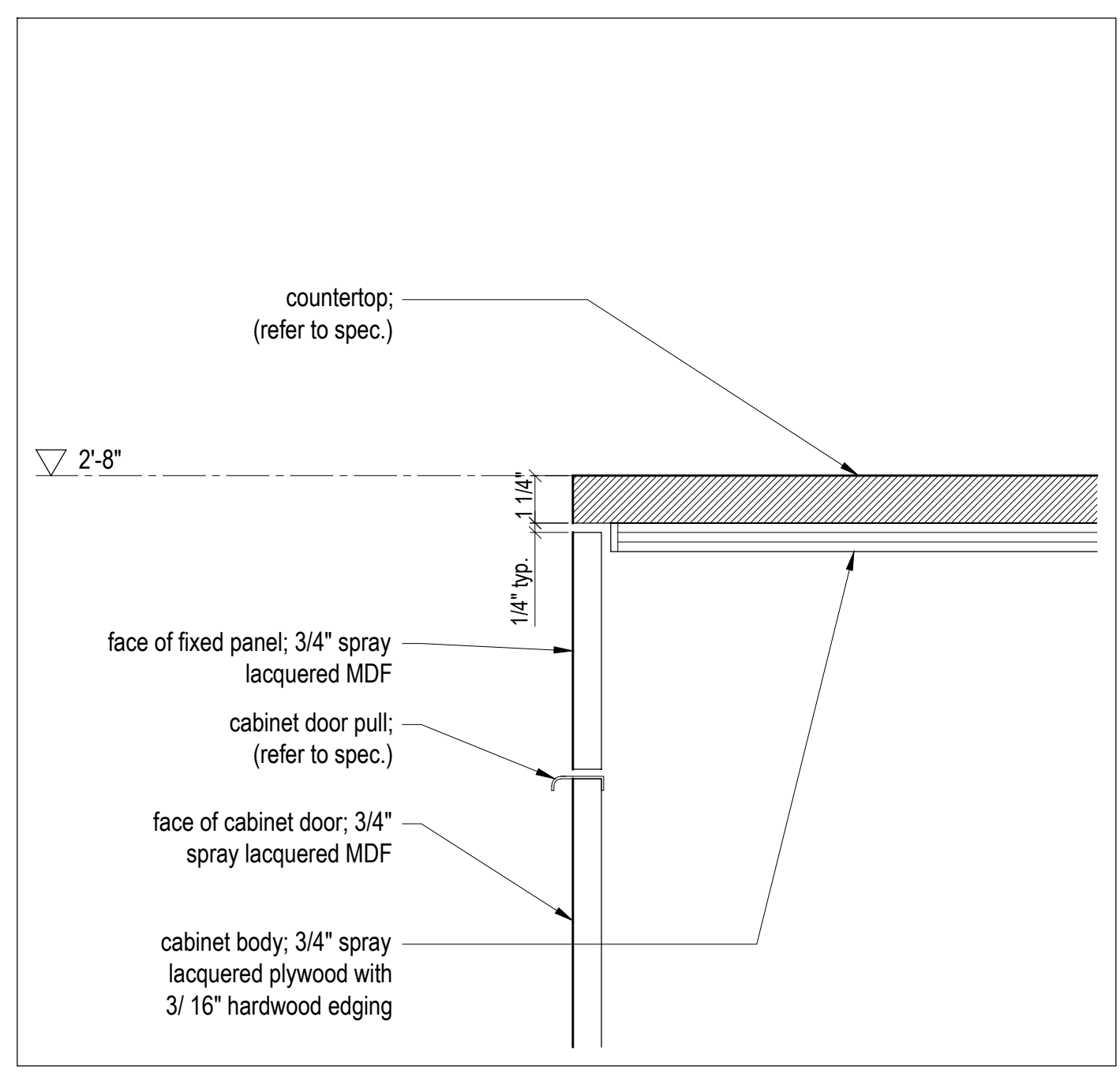
8 A602 **Balcony Bench - Section Detail, Typ.**
Scale 3" = 1'-0"



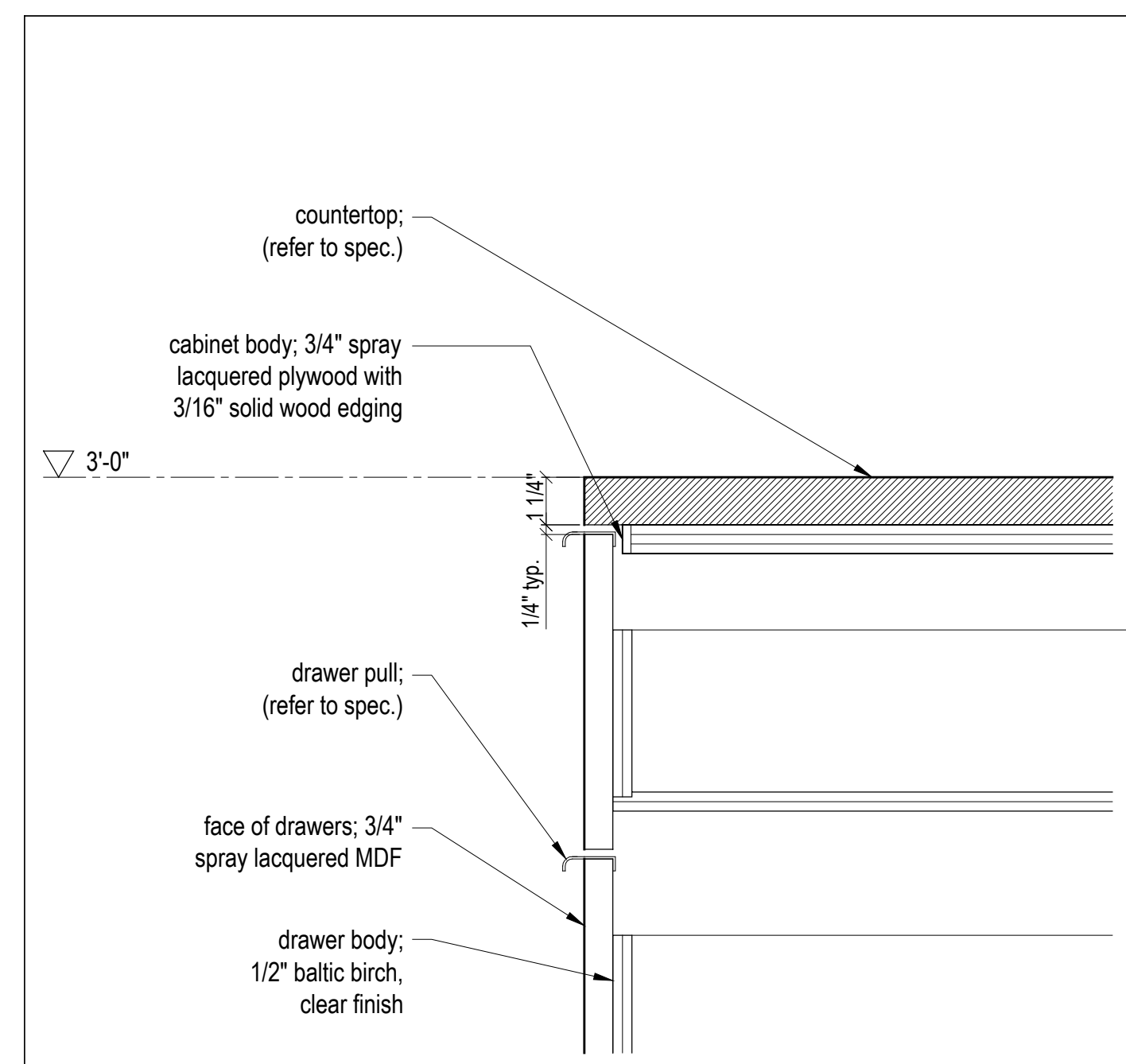
5 A602 **Kitchen Counter - Section Detail, Typ.**
Scale 3" = 1'-0"



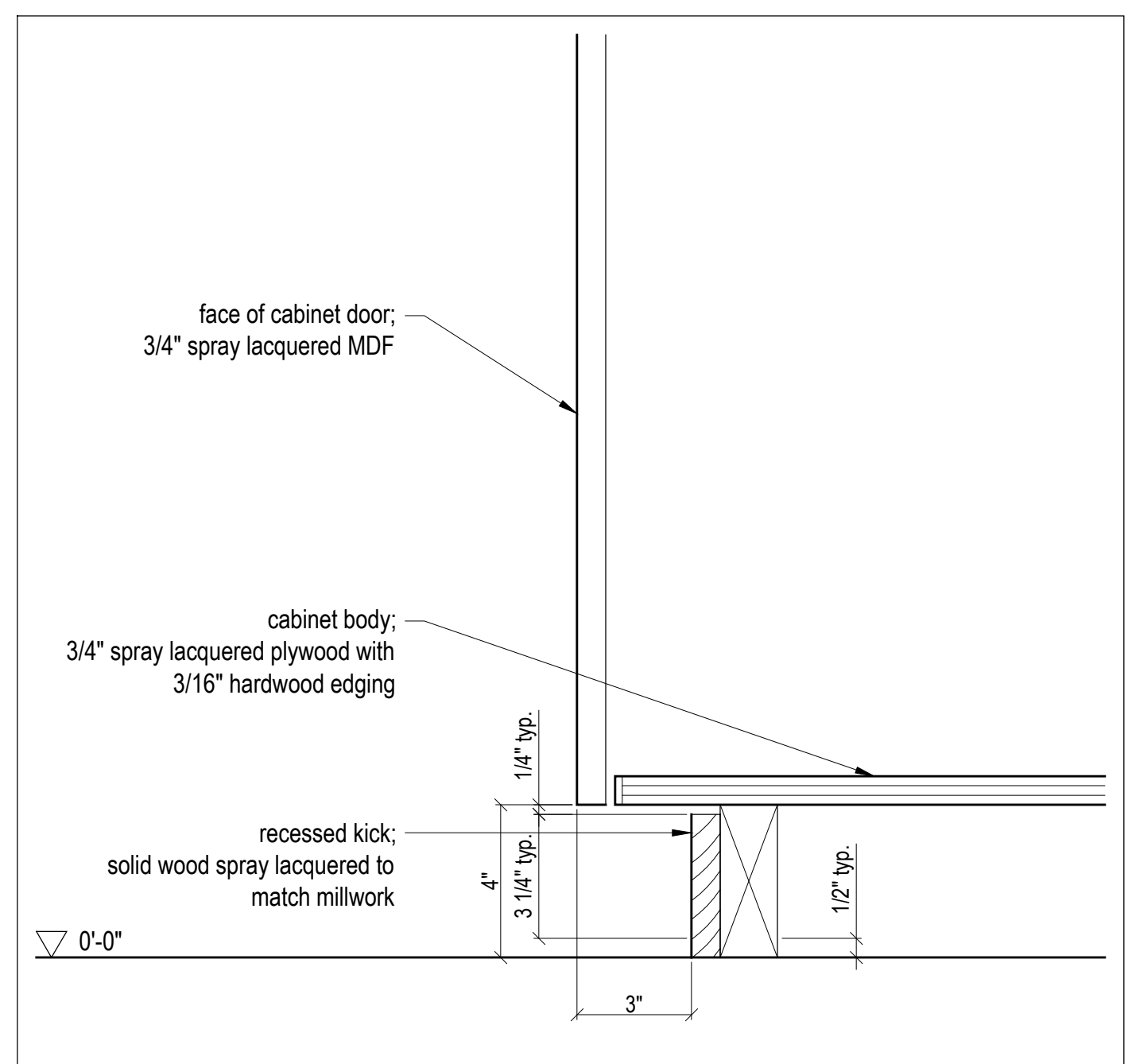
7 A602 **Hearth Bench - Section Detail, Typ.**
Scale 3" = 1'-0"



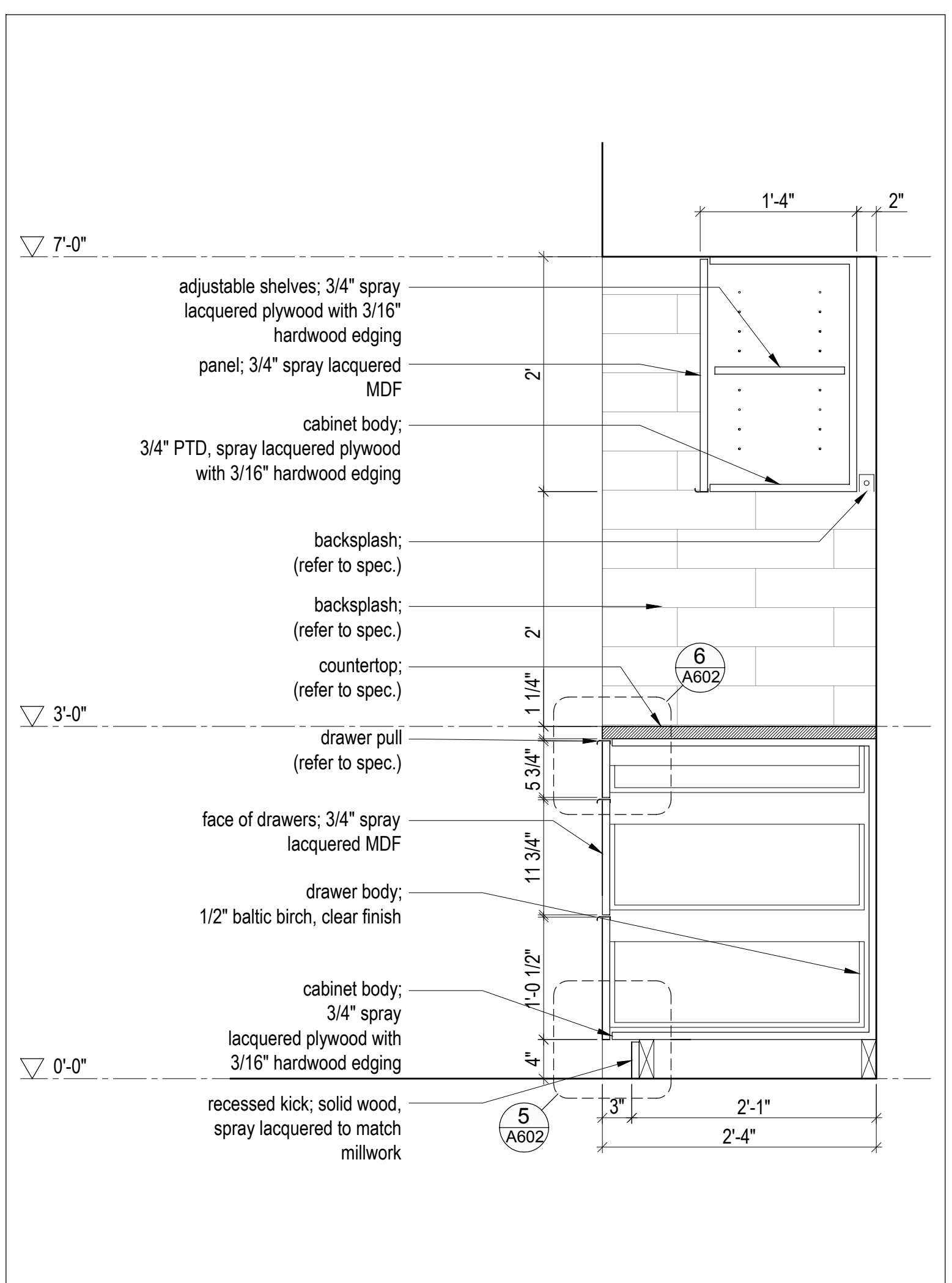
4 A602 **Bathroom Vanity - Section Detail, Typ.**
Scale 3" = 1'-0"



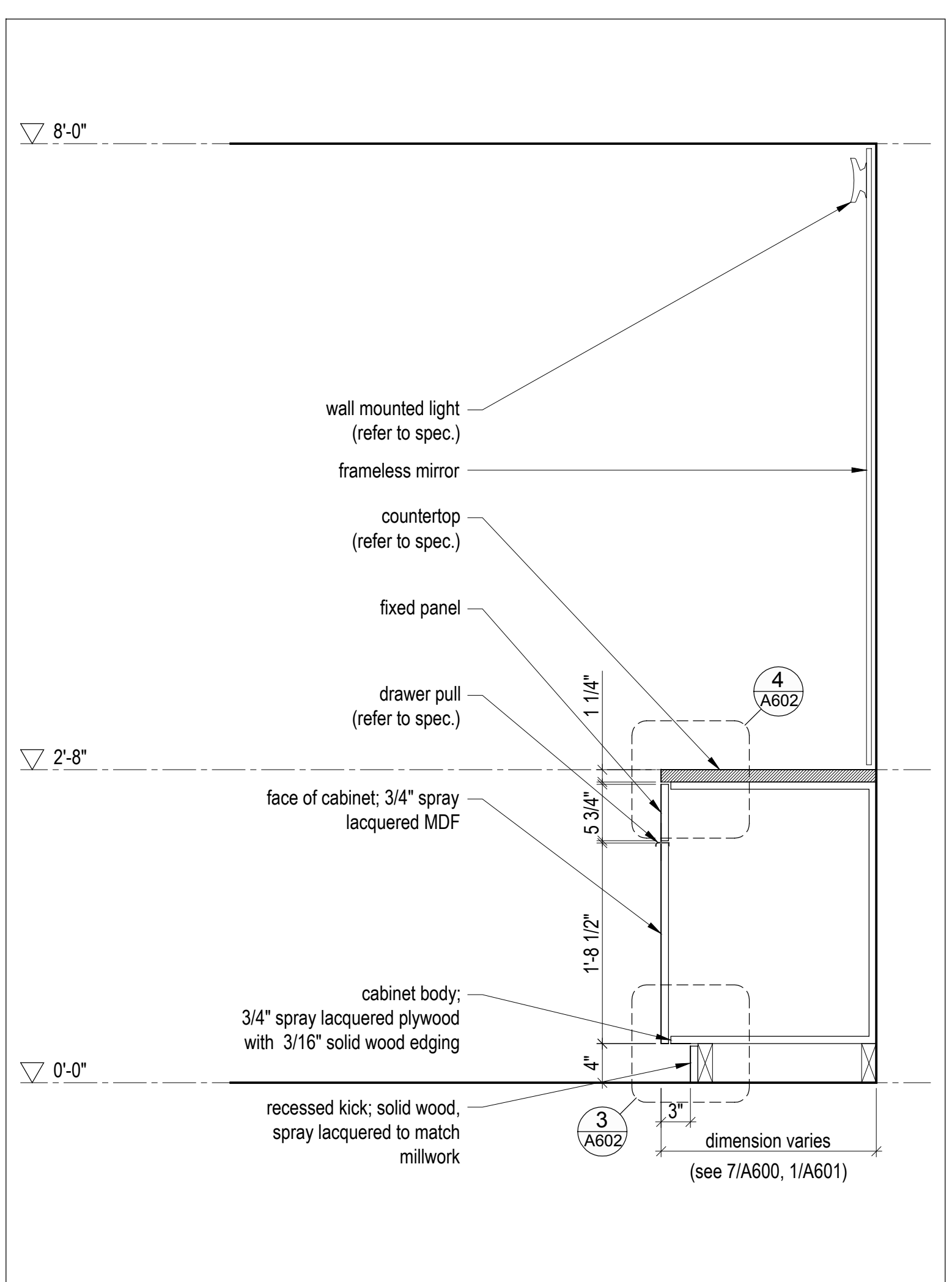
6 A602 **Kitchen Counter - Section Detail, Typ.**
Scale 3" = 1'-0"



3 A602 **Bathroom Vanity - Section Detail, Typ.**
Scale 3" = 1'-0"

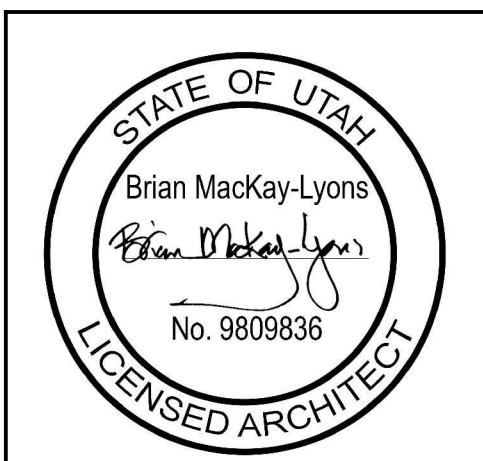


2 A602 **Kitchen Counter - Enlarged Section**
Scale 1" = 1'-0"



1 A602 **Bathroom Counter - Enlarged Section**
Scale 1" = 1'-0"

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
 BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
MEM 08/23/17
WEST COAST CODE CONSULTANTS, INC.



PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW.

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS
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PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS.

BY: **MEM** DATE: 08/23/17
WEST COAST CODE CONSULTANTS, INC.

No.	Description	Date
03	Issued for Permit Rev 1	11.08.2017
02	Issued for Permit	30.06.2017
01	Issued for 80% Review	20.06.2017

Revision:

NOTES:

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The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

ARCHITECT'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify MackKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS:
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AUTHORITIES' REQUIREMENTS AND APPROVALS:
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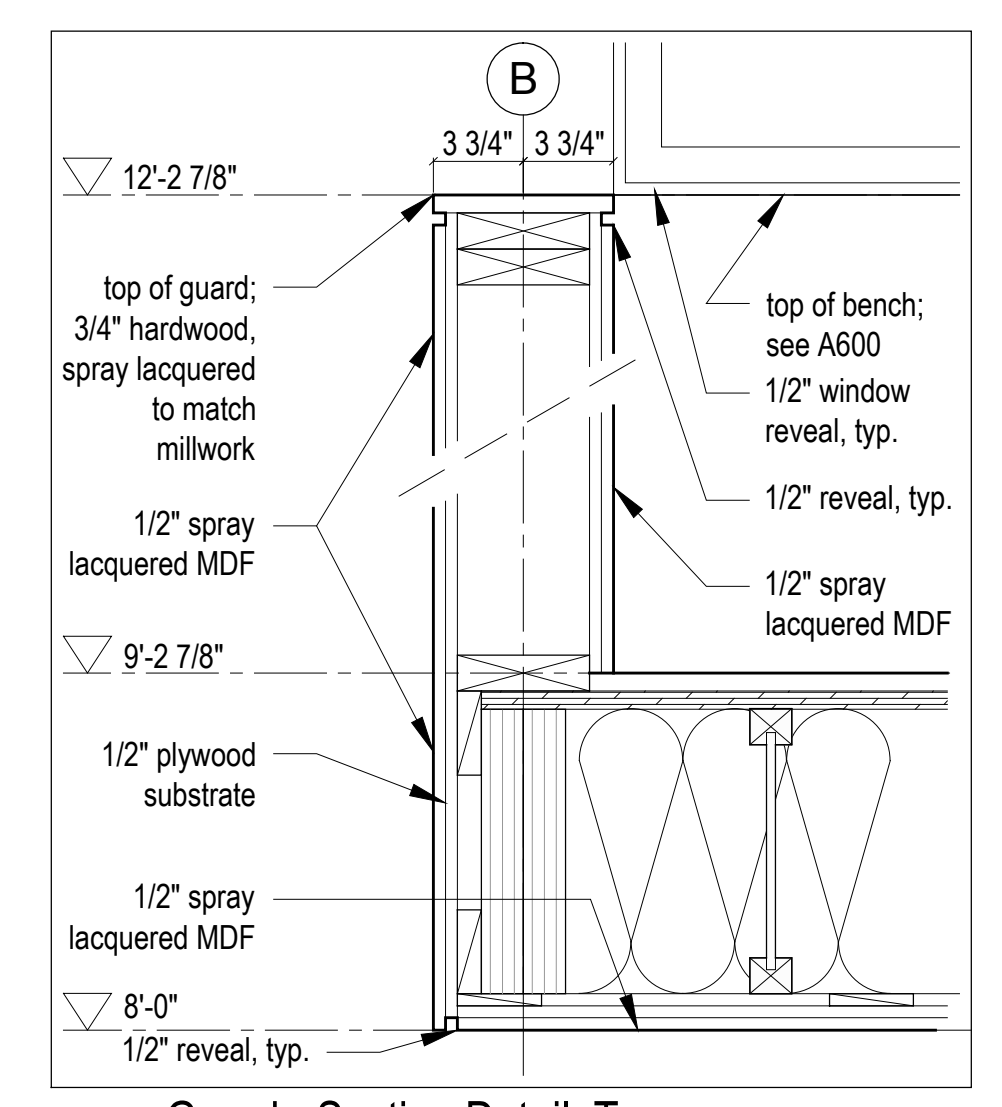
DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

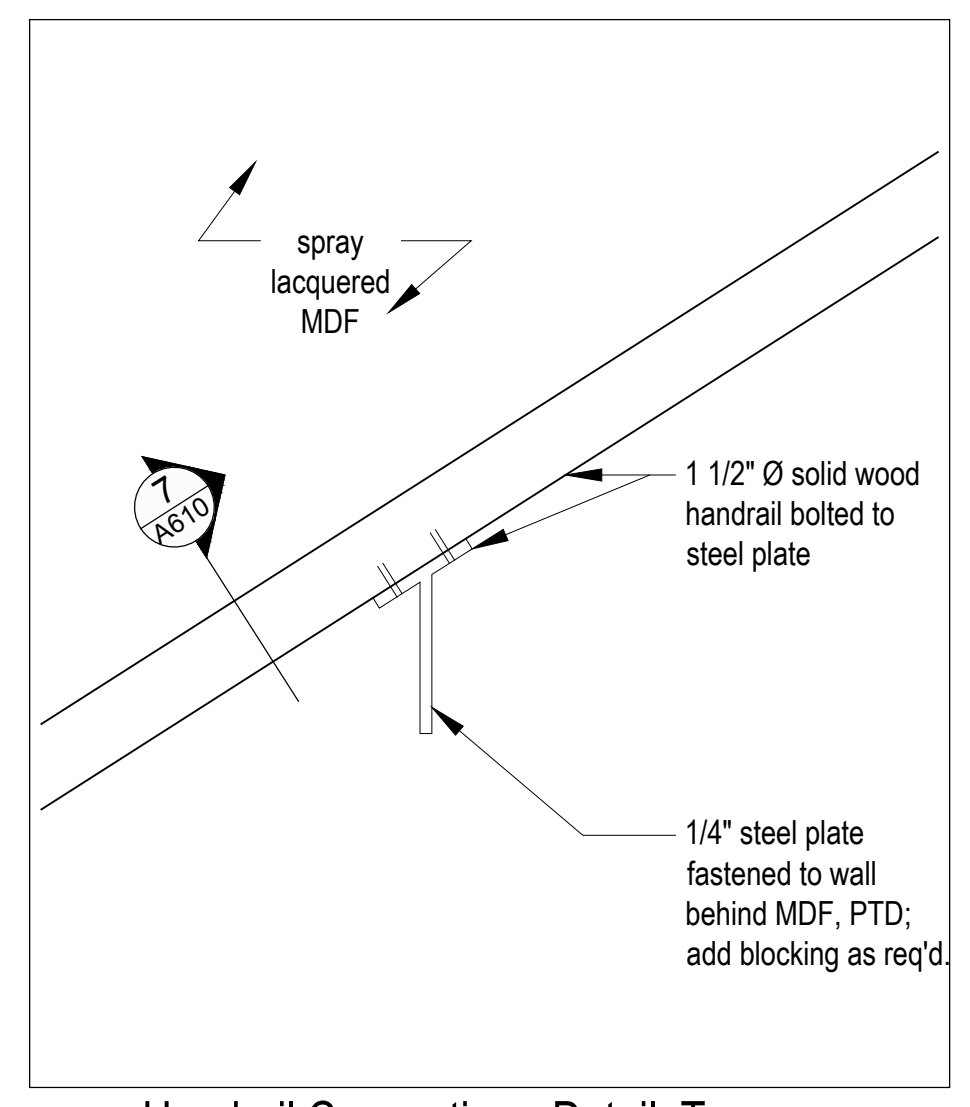
Stair

scale: as noted
date: 17-06-12
drawn: RJ/J/E
chk'd: BML

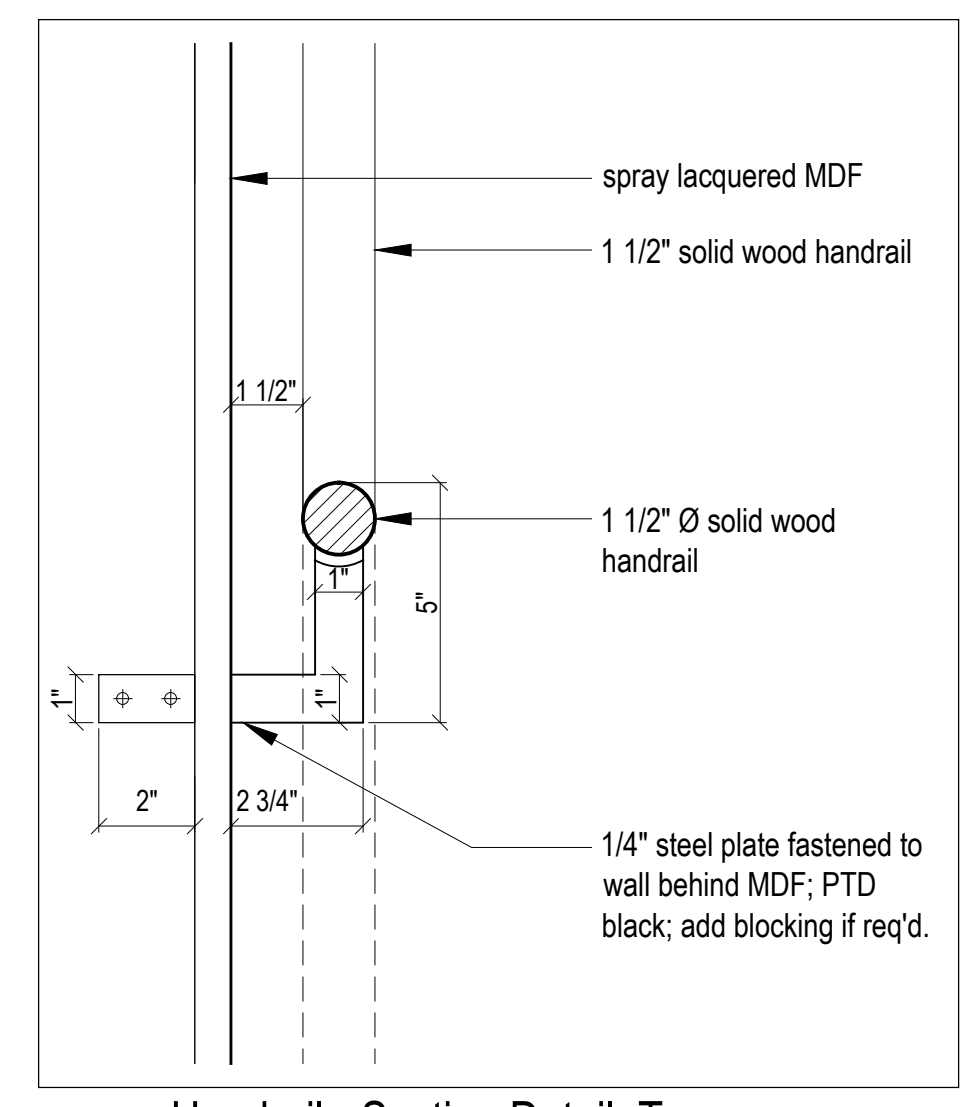
A610



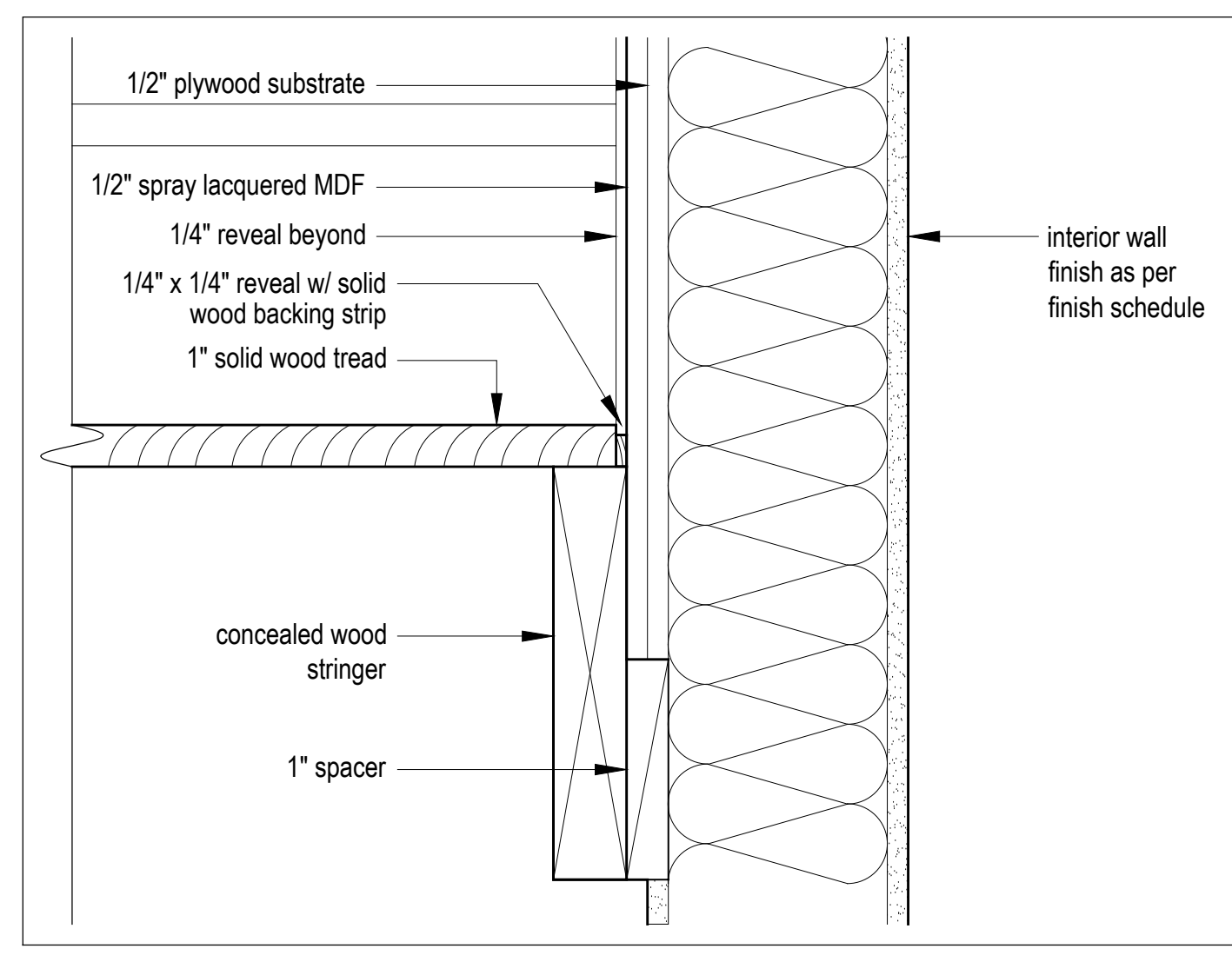
5 Guard - Section Detail, Typ.
A610 1 1/2"=1'-0"



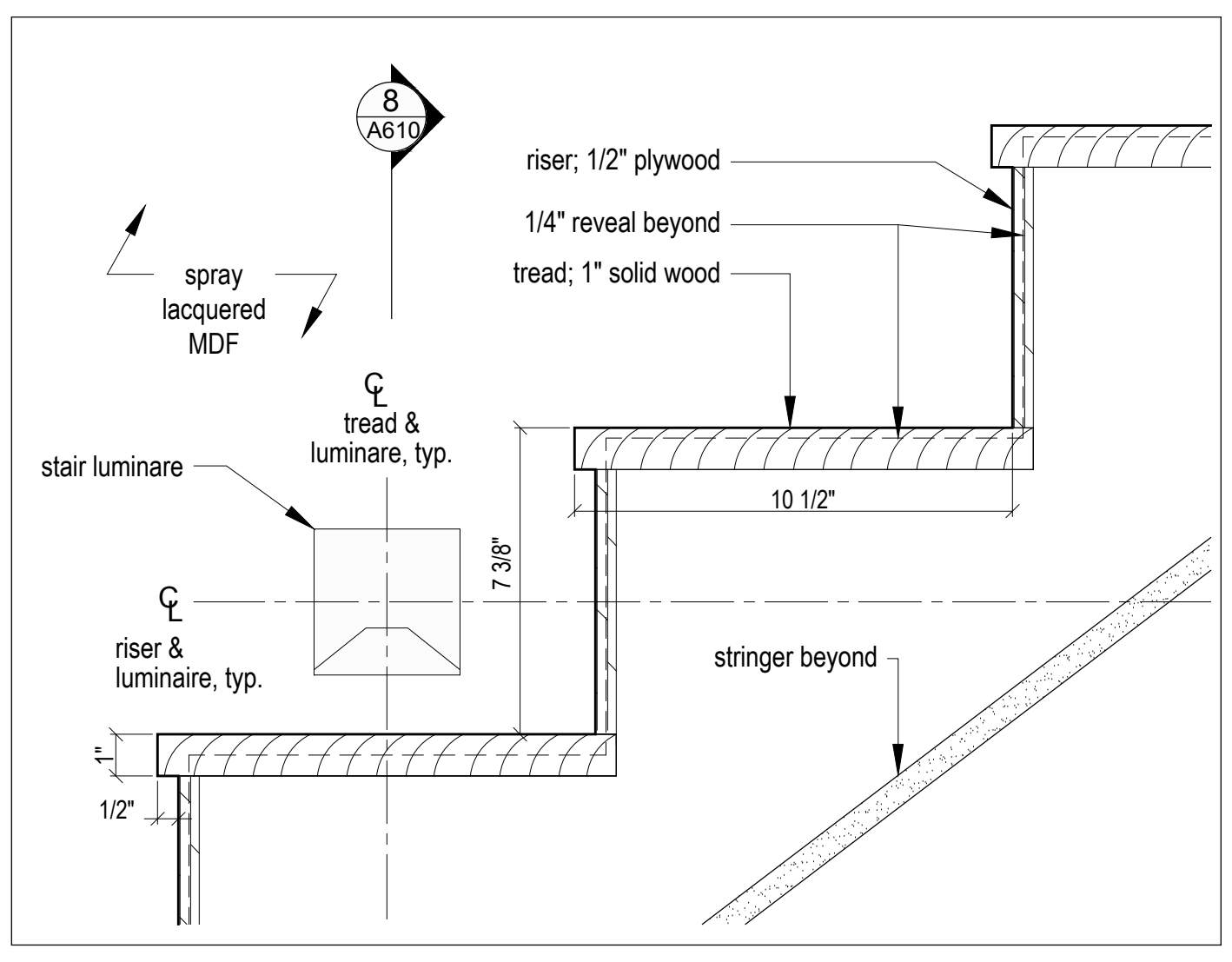
6 Handrail Connection - Detail, Typ.
A610 3"=1'-0"



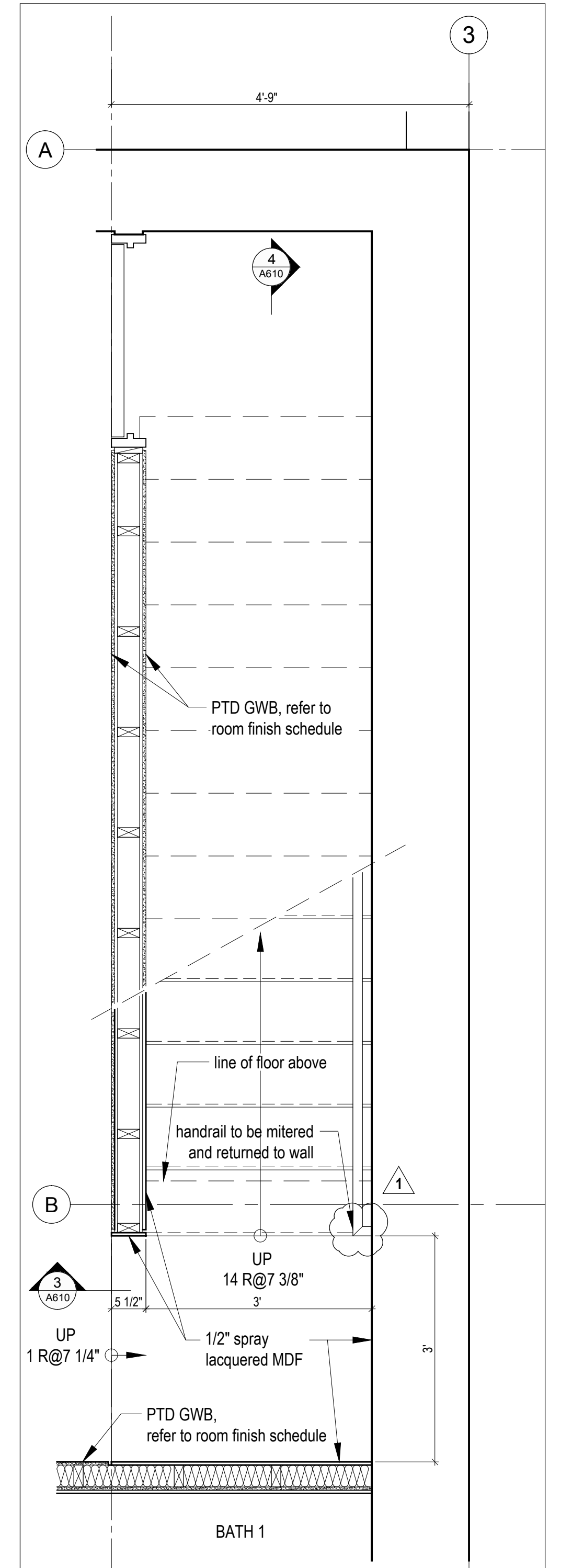
7 Handrail - Section Detail, Typ.
A610 3"=1'-0"



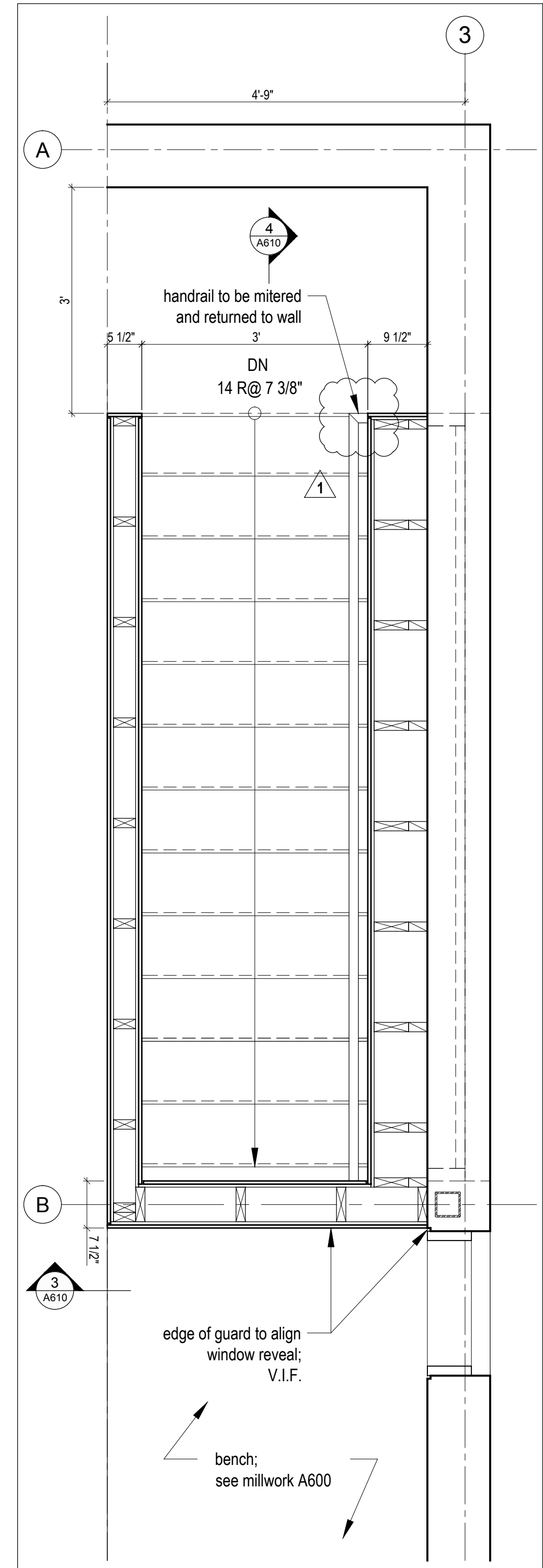
8 Stair Detail
A610 3"=1'-0"



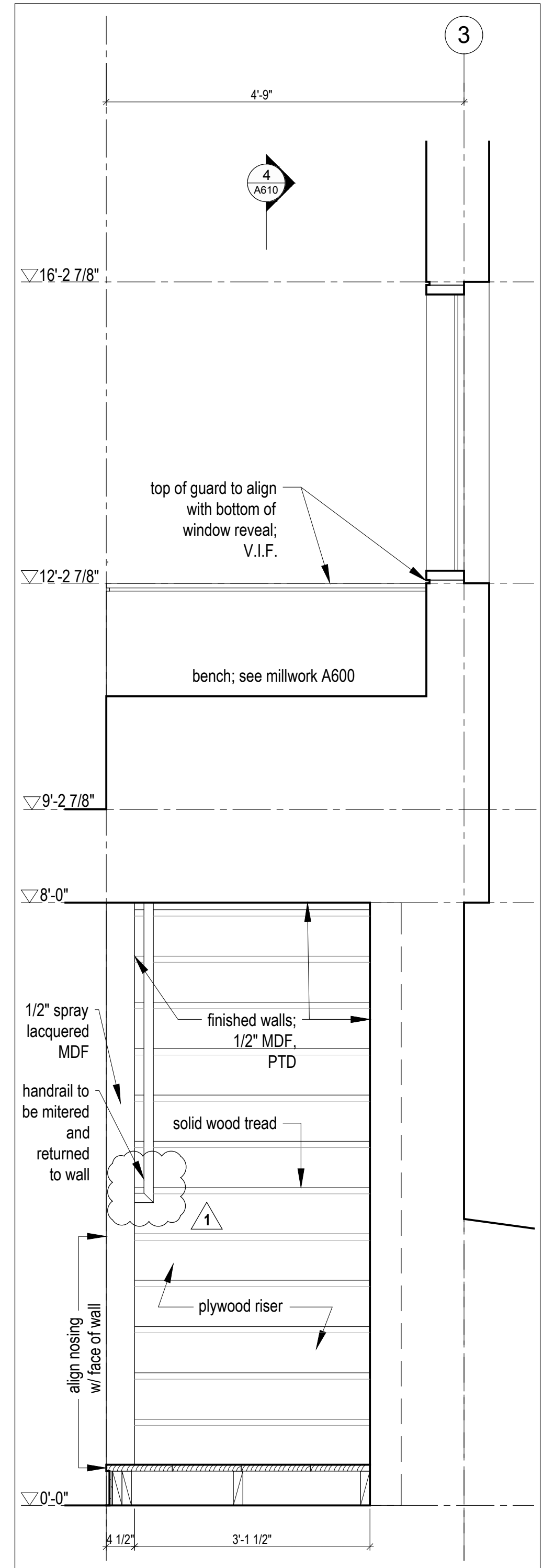
9 Stair Detail
A610 3"=1'-0"



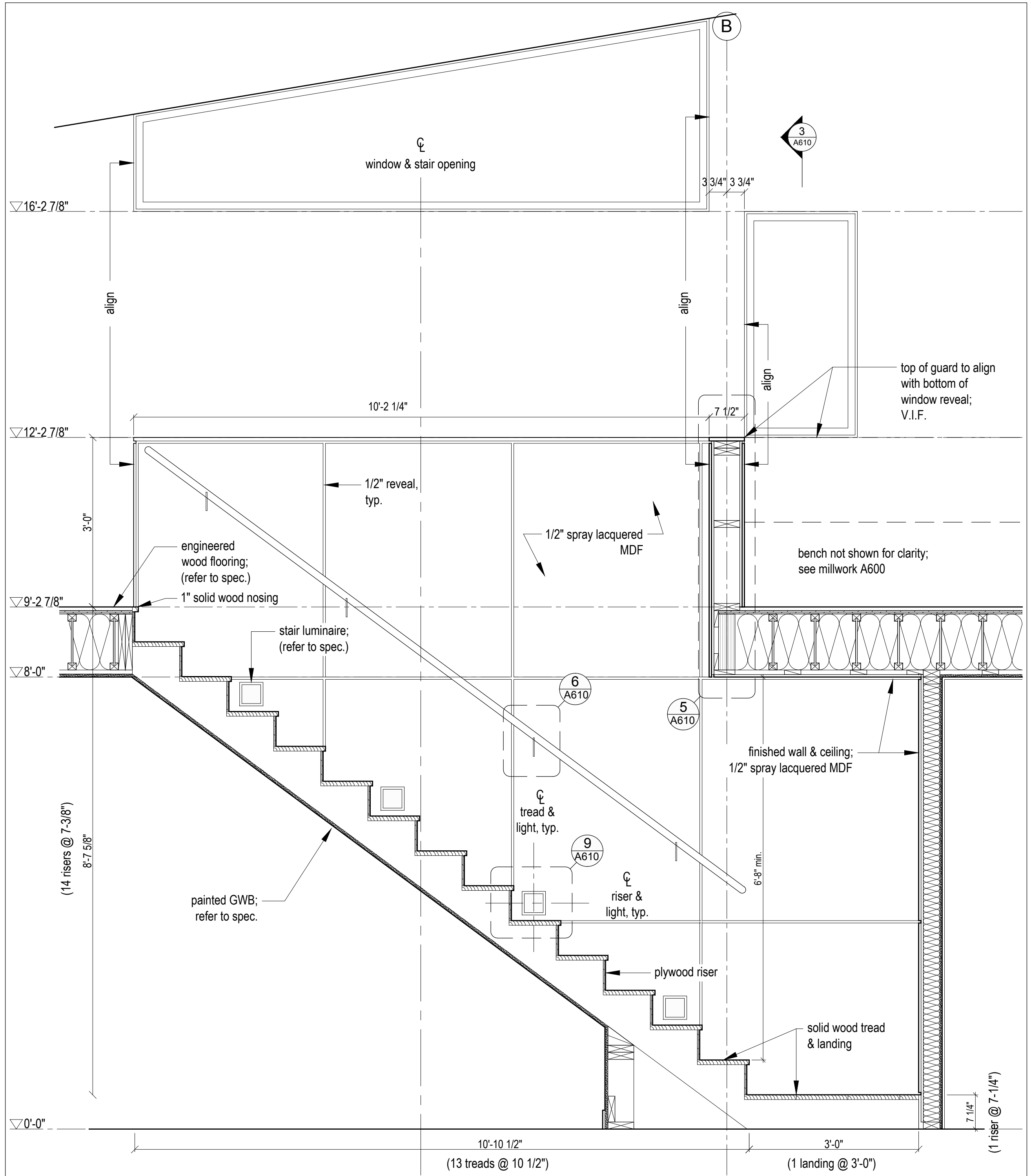
1 Enlarged Lower Floor Plan
A610 3/4"=1'-0"



2 Enlarged Upper Floor Plan
A610 3/4"=1'-0"



3 Stair Section
A610 3/4"=1'-0"



4 Stair Section
A610 3/4"=1'-0"



PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW.

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT AUTHORIZE CONSTRUCTION TO
PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS.

MEM DATE: 08/23/17
WEST COAST CODE CONSULTANTS, INC.

No.	Description	Date
04	Issued for Permit Rev 1	11.08.2017
03	Issued for Permit	30.06.2017
02	Issued for 80% Review	20.06.2017
01	Issued for Pricing	13.04.2017

NOTES:

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AUTHORITIES REQUIREMENTS AND APPROVALS:
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DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

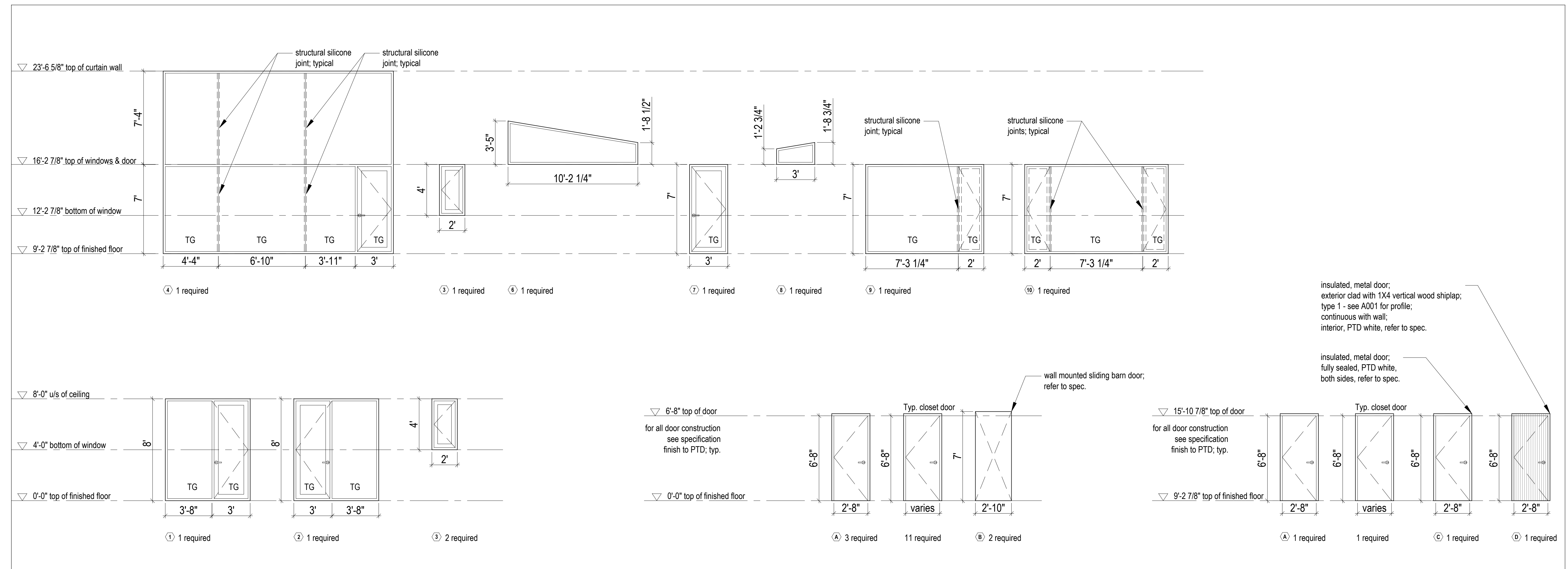
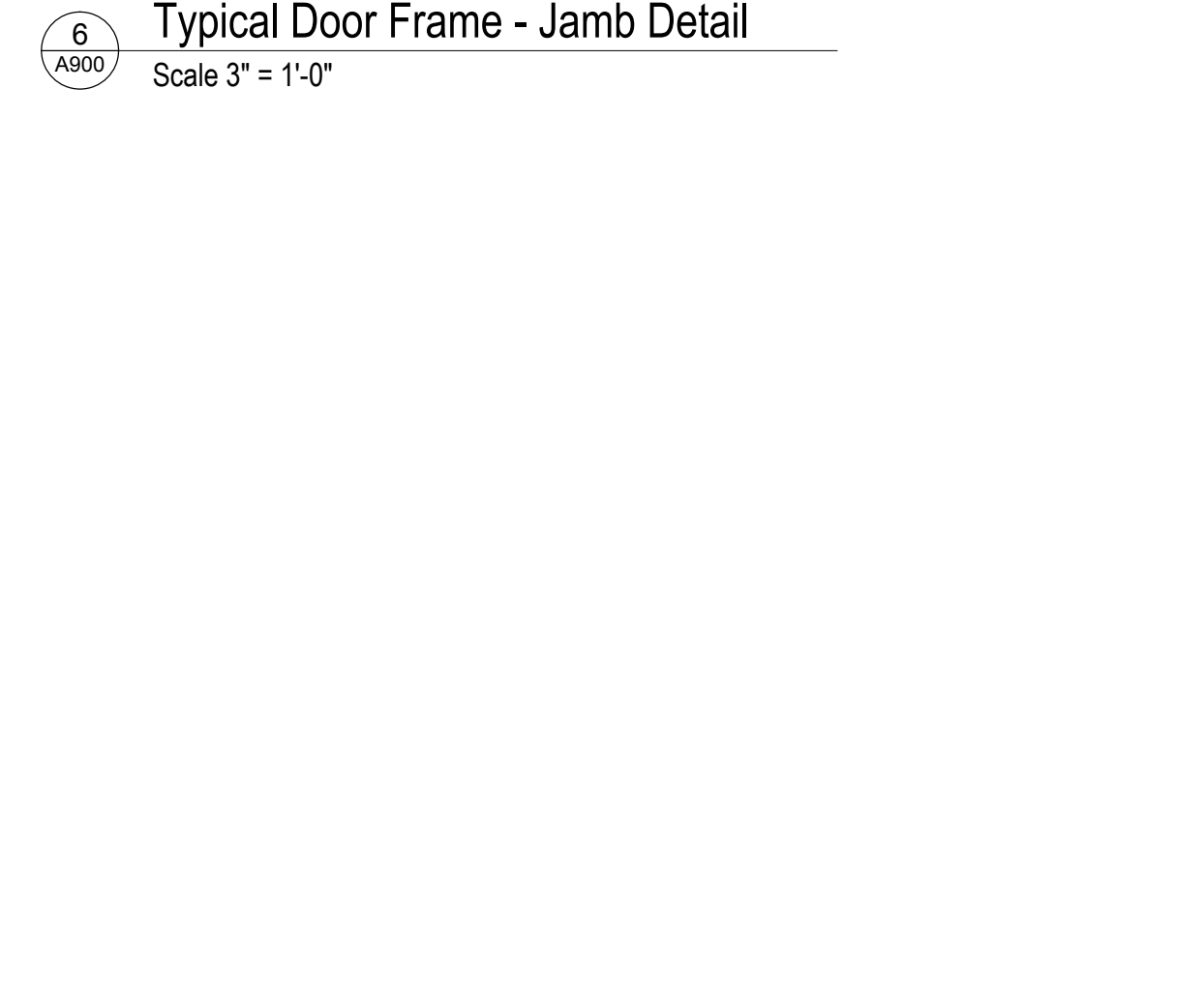
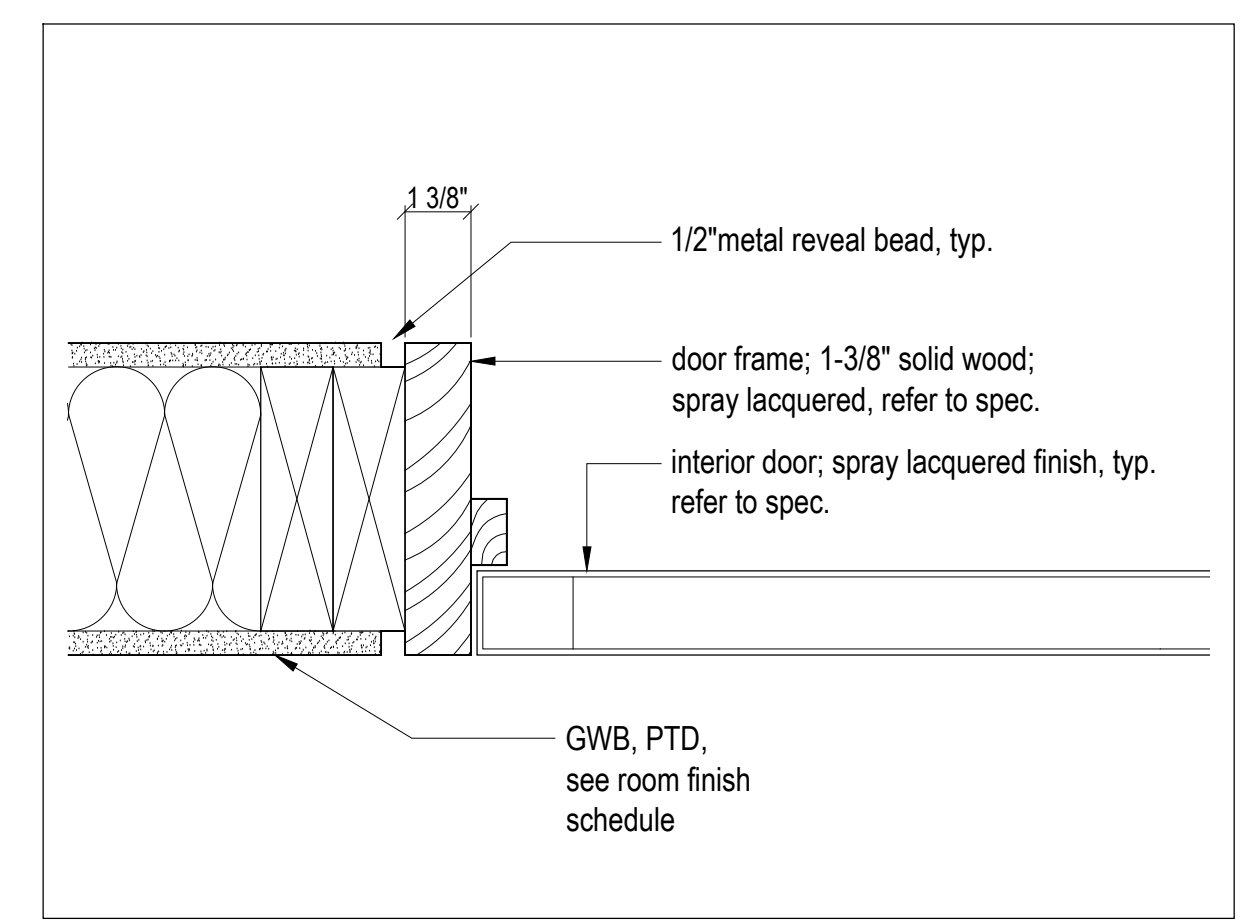
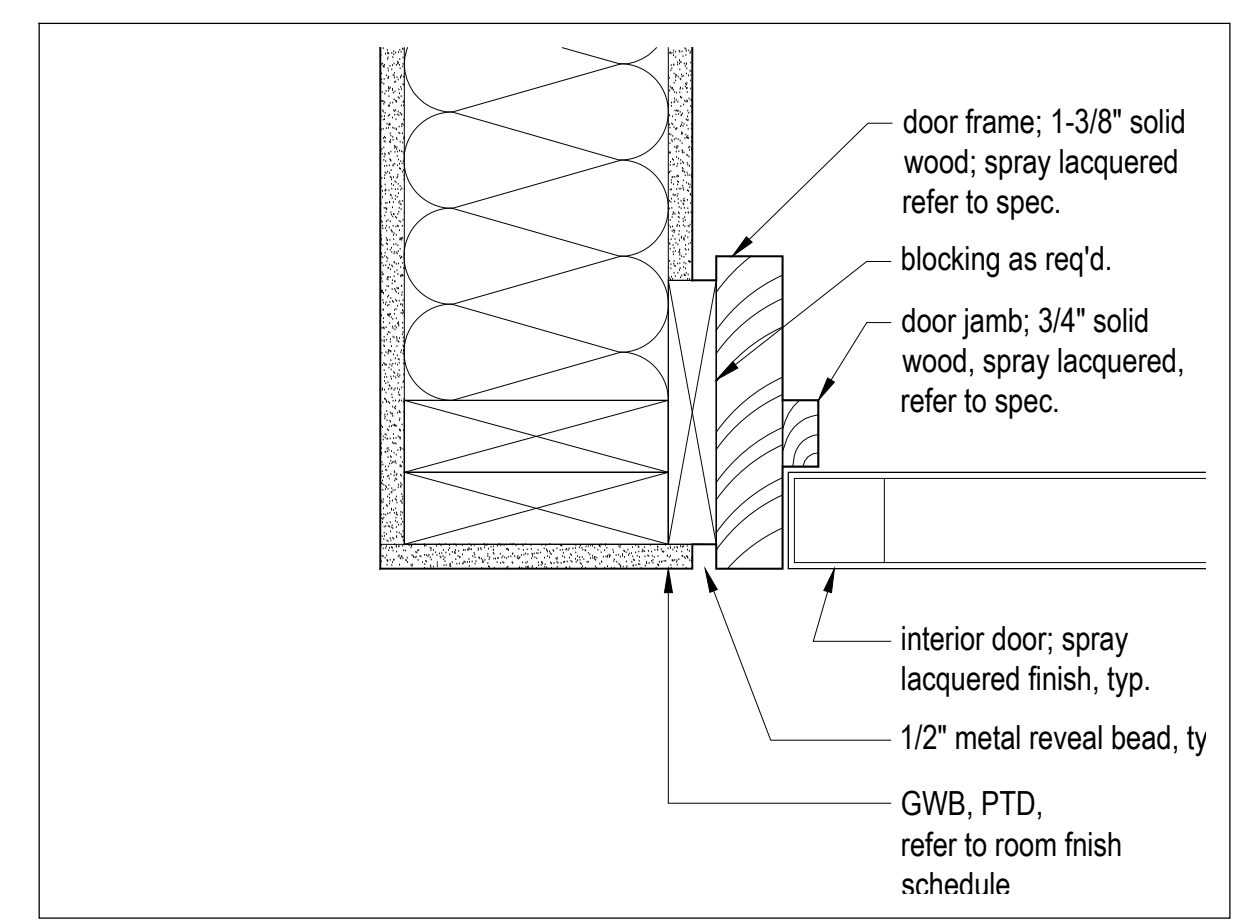
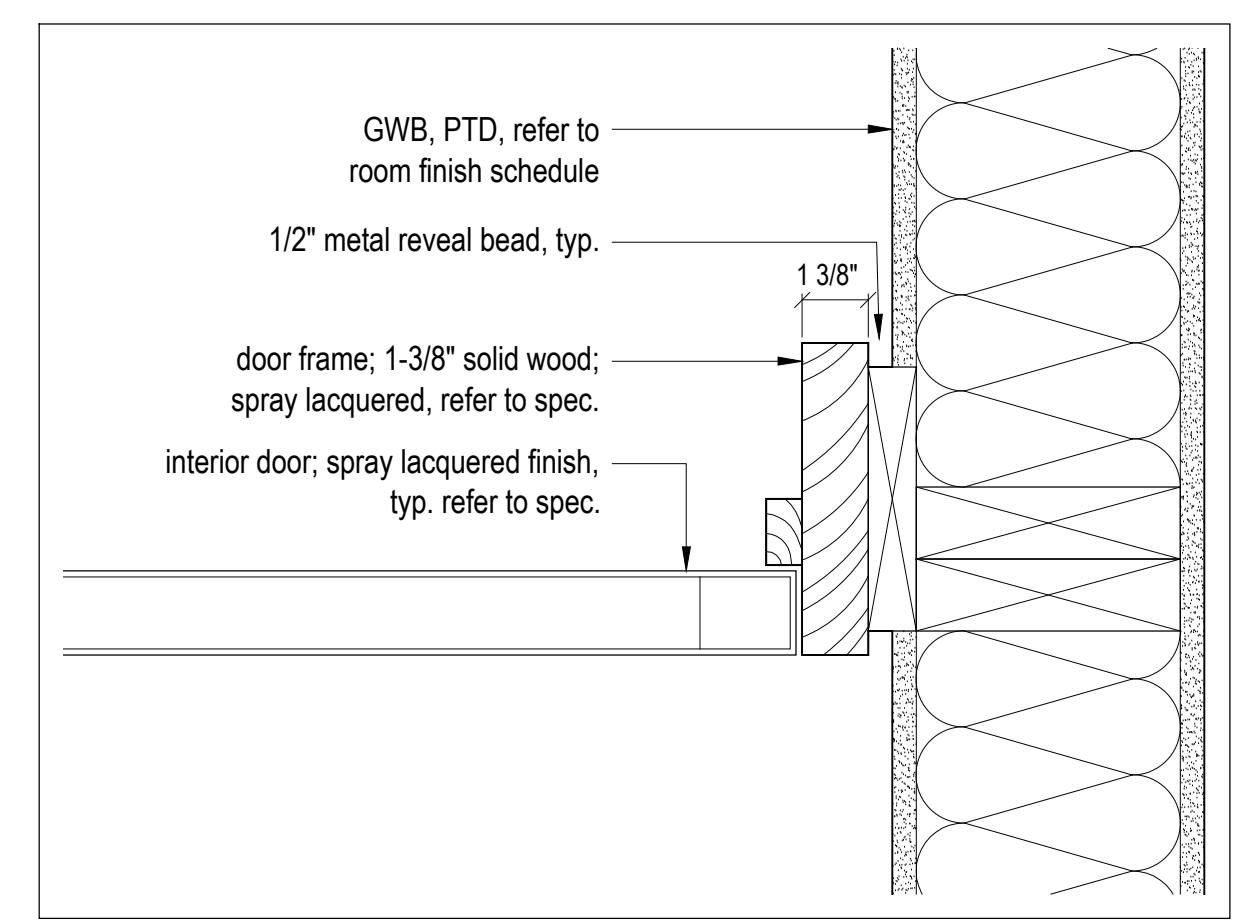
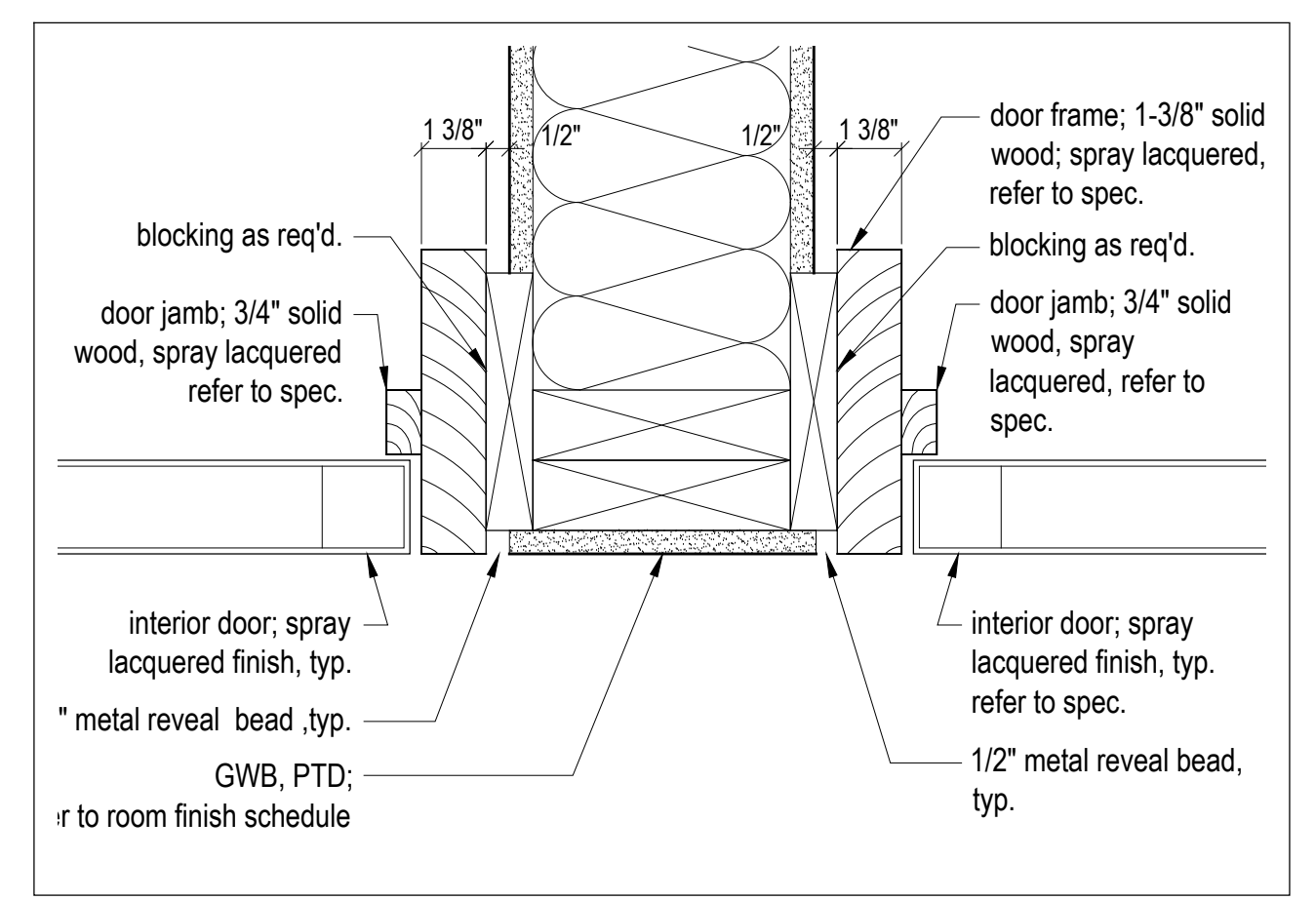
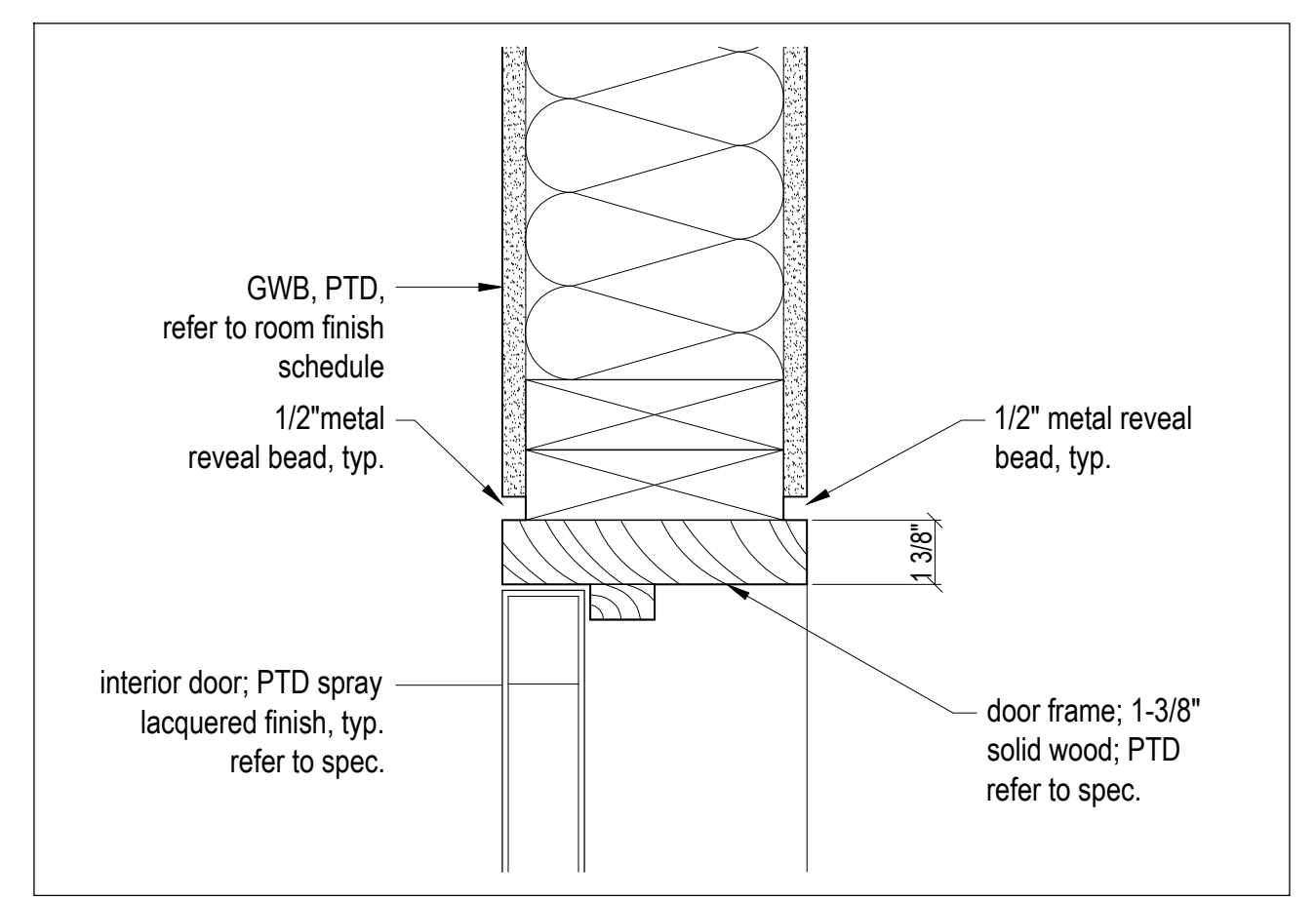
SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Window / Door Schedule

scale: 1/4" = 1'-0"
date: 17-04-11
drawn: RJ/JJE
chk'd: BML

A900

- NOTES:**
- Curtainwall window frames to be OLDCASTLE RELIANCE - SS series clear anodized aluminum, .32 U-factor.
 - Casement Operators in Curtainwall window frames to be OLDCASTLE ZERO SIGHTLINE SERIES 30P clear anodized aluminum finish, .32 U-factor. Outswing operation typical.
 - All glazed exterior doors to be OLDCASTLE AD-375 THERMAL ENTRANCE series clear anodized aluminum finish, .44 U-factor. Outswing operation typical.
 - All entry doors are to have keyed entry lever and deadbolt. Information to be provided as part of glazing shop drawings and reviewed by architect.
 - The sizes are rough openings. It is the contractor's responsibility to determine finished frames.
 - All operable windows to have screens. Review screen type with architect prior to installation.
 - All window head / sill / jamb flashing to be anodized aluminum to match windows.
 - All window head / sill / jamb assembly details to be designed by window manufacturer and approved by the architect.
 - All operable windows to be outswing.
 - All joints of door cladding to align with joints of wall cladding when doors are in closed position.
 - All window dimensions in this drawing to be verified in field prior to fabrication.
 - Provide shop drawings for all windows and doors for review by architect prior to fabrication and installation.
 - All glazing 18" or less from the finished floor to be tempered, unless otherwise noted.
 - Refer to floor plans for door swing directions.
 - TG indicates tempered glazing.
 - All U-factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer, per IECC R402.3.



insulated, metal door;
exterior clad with 1X4 vertical wood shiplap;
type 1 - see A001 for profile;
continuous with wall;
interior, PTD white, refer to spec.

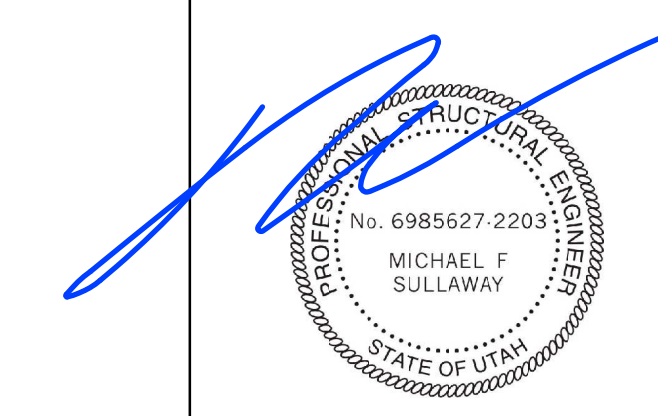
insulated, metal door;
fully sealed, PTD white,
both sides, refer to spec.

wall mounted sliding barn door;
refer to spec.

1 Window & Door Schedule
Scale 1/4" = 1'-0"

THIS DRAWING IS THE PROPERTY OF BLACKWELL AND MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESSED CONSENT OF BLACKWELL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO BLACKWELL AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

REVIEWED AND SEALED BY:



SULLAWAY ENGINEERING
10815 RANCHO BERNARDO ROAD
SUITE 210
SAN DIEGO, CA 92127
(619) 316-9160
www.sullawayeng.com

Table with 3 columns: Issue, Date, Description. Includes entries for permit revisions and permit issuance.

Project Name: HAWKE MEDIA HOUSE VILLAGE NEST 15
Address: SUMMIT POWDER MOUNTAIN EDEN, UTAH
File Name: FILENAME.EXT
Drawn by: AVB
Checked by: DB
Scale: AS NOTED
Project #: 170251

Sheet Title: GENERAL NOTES

S-001

010000 GENERAL

- 1. CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF IBC 2015, LATEST EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
2. READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS.
3. BEFORE PROCEEDING WITH WORK, CHECK ALL THE DIMENSIONS SHOWN ON THE STRUCTURAL DRAWINGS WITH THE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND REPORT DISCREPANCIES TO THE CONSULTANT.
4. REFER TO THE ARCHITECTURAL AND OTHER DRAWINGS FOR LOCATIONS AND DIMENSIONING OF OPENINGS AND SLEEVES NOT SHOWN ON THE STRUCTURAL DRAWINGS. HOWEVER, OBTAIN THE CONSULTANT'S PRIOR APPROVAL BEFORE INSTALLING OPENINGS, SLEEVES, ETC., WHICH ARE NOT SHOWN ON STRUCTURAL DRAWINGS.
5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PITS, BASES, SUMPS, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS.
6. HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
7. TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK, IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
8. ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR. SEE SPECIFICATIONS FOR DETAILED REQUIREMENTS.

010001 DESIGN NOTES

- 1. ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACI BUILDING CODE, ACI 318-14.
2. ALL STRUCTURAL STEEL ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH AISC 'SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS' - LATEST EDITION AND ALL CURRENT SUPPLEMENTS.
3. ALL STRUCTURAL TIMBER ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS AND THE CODES, RULES, AND REGULATIONS OF THE STATE OF UTAH:
a) AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC),
b) NATIONAL FOREST PRODUCTS ASSOCIATION 'DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER'
c) U.S. DEPT. OF COMMERCE STANDARD CS 253.
d) AMERICAN PLYWOOD ASSOCIATION.
4. LATERAL FORCES ON STRUCTURAL FRAME.
A. THE LATERAL FORCES ARE RESISTED BY THE WOOD FRAME SHEARWALLS, MOMENT FRAMES, STEEL BRACING, AND CONCRETE FOUNDATION WALLS.
B. THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
C. WIND:
i) THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON A BASIC WIND SPEED (3 SECOND GUST) OF 115 MPH.
ii) THE IMPORTANCE FACTOR, IW, FOR WIND DESIGN IS 1.
iii) WIND EXPOSURE: C
iv) THE DESIGN WIND FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE SIMPLIFIED WIND LOAD METHOD OUTLINED IN ASCE-7.
D. EARTHQUAKE:
i) THE DESIGN OF THE STRUCTURE FOR EARTHQUAKE IS BASED ON:
- IE = 1.0
- SEISMIC RISK CATEGORY = 2
- SS = .898
- S1 = .304
- SITE CLASS = D
- SDS = 0.883
- SD1 = 0.363
- SEISMIC DESIGN CATEGORY = D
- RESPONSE MODIFICATION FACTOR, R = 3.25 FOR 'STEEL ORDINARY CONCENTRICALLY BRACED FRAMES' & R = 6.5 FOR 'WOOD FRAME SHEAR WALLS'
THE DESIGN EARTHQUAKE FORCES HAVE BEEN CALCULATED USING THE SIMPLIFIED PROCEDURE BY SECTION 1617.5 OF IBC 2015.
5. LATERAL FORCES ON FOUNDATION WALLS
A. WALLS RETAINING EARTH ARE DESIGNED TO SAFELY WITHSTAND A HORIZONTAL PRESSURE AT ANY DEPTH (H) GIVEN BY THE EXPRESSION:
P = K (GH + Q), WHERE
P IS THE PRESSURE EXERTED HORIZONTALLY
H IS THE DEPTH BELOW GRADE
G IS THE UNIT WEIGHT OF SOIL
Q IS THE SURCHARGE ON THE GROUND SURFACE
B. FOUNDATION AND OTHER WALLS RETAINING EARTH HAVE BEEN DESIGNED FOR SURCHARGE OF 100PSF.
C. THE WALLS HAVE BEEN DESIGNED ASSUMING THAT THERE IS FREE-DRAINING BACKFILL, OR THAT OTHER PROVISIONS HAVE BEEN MADE, SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.
6. SNOW LOADS ON ROOFS
A. THE ROOFS HAVE BEEN DESIGNED FOR A ROOF SNOW LOAD OF 192PSF.
B. ADDITIONAL SNOW ACCUMULATIONS ADJACENT TO HIGHER WALLS, ROOFS AND MECHANICAL UNITS ARE INDICATED ON THE DRAWINGS.
7. WIND UPLIFT OF ROOFS
A. ALL ROOF ELEMENTS, AND ITS CONNECTION TO THE STRUCTURE ARE TO BE DESIGNED FOR AN UPWARD SUCTION OF 20 psf. DUE TO WIND.
8. LIVE AND OTHER LOADS
A. SEE NOTES BELOW FLOOR PLANS.
9. FUTURE EXTENSIONS
THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS

030000 CONCRETE

- 1. MATERIALS
A. CONCRETE
i) CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND ACI 318 AND THE FOLLOWING FOR STRENGTH, WATER-TO-CEMENTING MATERIALS CONTENT AND AIR CONTENT.
ii) NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 3/4 in. USE SMALLER AGGREGATES AS APPROPRIATE IN AREAS OF CONGESTED REINFORCING STEEL OR TO IMPROVE WORKABILITY. MODIFY MIX DESIGNS TO SUIT.

Table with 8 columns: CATEGORY, DESCRIPTION, EXPOSURE CLASS, FEA AS 3.1, CONCRETE STRENGTH Fc (psi), SLUMP (in), MAX. W/C RATIO, AIR CONTENT, SCOPE. Lists concrete mix designs for foundation, slabs, columns, etc.

1. TOLERANCE FOR SLUMP SHALL BE +/- 1/2" FOR SPECIFIED SLUMP 3 1/8" OR LESS, AND +/- 1 1/2" FOR SPECIFIED SLUMP BETWEEN 3 1/8" AND 6 3/8"
2. WHERE AGGREGATES SMALLER THAN 9/16 in ARE USED, INCREASE AIR CONTENT BY 1%
3. CONCRETE EXPOSED TO DE-ICING CHEMICALS TO HAVE DCI CORROSION INHIBITOR @ 11L/cu.m. (0.31L/cu.ft.) DOSAGE OR APPROVED EQUIVALENT
4. MAX 28kg CEMENT/cu.m.

- B. REINFORCEMENT:
i) CONFORM TO THE REQUIREMENTS OF ASTM A615, AND ASTM A706 IF WELDABLE REINFORCEMENT IS USED.
ii) REINFORCING BARS SHALL BE MINIMUM ASTM A615 GRADE 60, AND WELDED WIRE FABRIC SHALL BE MINIMUM ASTM A185, SUPPLY IN FLAT SHEETS.
2. EXECUTION
A. SLAB ON GRADE
i) PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF SUSTAINING 500psf WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOOTINGS.
ii) BEFORE PLACING SLAB, PLACE MINIMUM 6 INCHES OF 3/4 INCH MAXIMUM SIZE CLEAR CRUSHED STONE OVER THE SUB GRADE. THOROUGHLY ROLL AND CONSOLIDATE TO THE LINES AND LEVELS REQUIRED.
B. CONCRETE AND REINFORCEMENT
i) PROVIDE DOWELS TO WALLS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND SPACING TO THE VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED OTHERWISE.
ii) CONSTRUCTION JOINTS:
- PROVIDE 1.5 in x 3.5 in KEYS AT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
iii) CONCRETE COVER TO REINFORCEMENT: CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND ACI 318.
iv) SECURELY TIE IN PLACE AND ADEQUATELY SUPPORT ALL REINFORCEMENT. LAP ALL BARS MARKED "CONTINUOUS" (CONT.) 40 BAR DIAMETERS.
v) WHERE EXPANSION ANCHORS ARE REQUIRED, USE 5/8" DIA. X 6" HILTI KB II OR APPROVED EQUAL.
vi) WHERE CHEMICAL ANCHORS ARE REQUIRED, USE HILTI HY 200 EPOXY, OR APPROVED EQUAL.

310000 FOUNDATIONS
1. A SOIL INVESTIGATION HAS BEEN DONE BY IGES AS REPORTED IN THEIR SOIL REPORT 'GEOTECHNICAL AND GEOLOGIC HAZARD INVESTIGATION - HORIZON NEIGHBOURHOOD DEVELOPMENT, SUMMIT POWDER MOUNTAIN RESORT' DATED AUGUST 3RD 2016. READ THIS REPORT, AND BE 'THOROUGHLY' FAMILIARIZED WITH THEIR FINDINGS.
2. FOUND ALL FOOTINGS ON ENGINEERED FILL CAPABLE OF SAFELY SUSTAINING AN ALLOWABLE BEARING VALUE OF 2500 PSF.
3. FOUND FOOTINGS EXPOSED TO FREEZING BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR, BUT A MINIMUM OF 40 INCHES BELOW FINISHED GRADE IF NOT NOTED TO BE FOUND LOWER.
4. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.
5. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF THE WALLS IS POURED AND HAS ATTAINED 70% OF ITS SPECIFIED STRENGTH.
6. CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 1'-3" DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.

050000 STRUCTURAL STEEL

- 1. CONFORM TO THE REQUIREMENTS OF THE AISC 'SPECIFICATIONS FOR STRUCTURAL STEEL FOR BUILDINGS' - LATEST EDITION AND ALL CURRENT SUPPLEMENTS.
2. MATERIALS
A. CHANNEL AND WIDE FLANGE SHAPES - CONFORM TO THE REQUIREMENTS OF ASTM A992
B. TUBE MEMBERS - CONFORM TO THE REQUIREMENTS OF ASTM A500 GRADE B
C. BOLTS, NUTS AND WASHERS - A325
D. ALL OTHER - CONFORM TO THE REQUIREMENTS OF ASTM A36
E. METAL DECK - CONFORM TO THE REQUIREMENTS OF AISC 325 AND AISC 360. DESIGN ALL ELEMENTS WITH THE LATEST PUBLISHED VERSION OF APPLICABLE CODES.
F. ALL WELDING ELECTRODES ARE E70XX, LOW HYDROGEN.
G. ALL STRUCTURAL STEEL EXPOSED TO VIEW SHALL BE DESIGNATED AS ARCHITECTURALLY EXPOSED AESS CATEGORY 1
3. EXECUTION
A. PROVIDE A MINIMUM BEARING OF 8 INCHES FOR ALL STEEL BEAMS BEARING ON MASONRY AND A MINIMUM OF 4 INCHES ON STRUCTURAL STEEL, UNLESS NOTED OTHERWISE.
B. CENTRE BEARING PLATES UNDER BEAMS, OR AS NOTED.
C. BEARING PLATE DIMENSION GIVEN FIRST INDICATES SIDE PARALLEL TO BEAM WEB. NO STRUCTURAL STEEL SHALL BE CUT WITHOUT THE PERMISSION OF THE CONSULTANT.
D. WHERE COLUMNS ARE STABILIZED BY WALLS PROVIDE COLUMN ANCHORS AT ABUTTING WALLS. PROVIDE TEMPORARY BRACING UNTIL WALLS ARE BUILT TIGHT TO COLUMNS.
E. PROVIDE FULL HEIGHT WEB STIFFENERS AT ALL BEAMS BEARING ON COLUMNS AND ALL BEAMS SUPPORTING COLUMNS. WEB STIFFENERS SHALL BE OF THE SAME SIZE AND THICKNESS AS THE COLUMN FLANGES AND SHALL ALIGN WITH THE FLANGES OF THE SUPPORTING COLUMN.
G. ALL WELDING WORK BY AWS CERTIFIED WELDERS. CONFORM TO THE AMERICAN WELDING SOCIETY CODE AWS D1.1.
H. ALL FIELD WELDING BY THE MANUAL SHIELDED ARC WELDING METHOD.
I. PROVIDE A MINIMUM OF FOUR 3/4" DIAMETER ASTM A325 BOLTS PER CONNECTION, IN BEARING TYPE CONNECTION.
J. WHERE A WELD IS REQUIRED, AND NO WELD IS SHOWN ON THE DRAWINGS, PROVIDE A 1/4" FILET WELD ALL AROUND, UNLESS A LARGER WELD SIZE IS REQUIRED AS A MINIMUM WELD SIZE BY AISC.
K. USE AWS PRE-QUALIFIED COMPLETE JOINT PENETRATION GROOVE WELDS FOR ALL GROOVE WELDS.

060000 WOOD

- 1. ALL LUMBER WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE FOLLOWING SPECIFICATIONS AND THE CODES, RULES, AND REGULATIONS OF THE STATE OF UTAH:
a) AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)
b) NATIONAL FOREST PRODUCTS ASSOC. 'DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER'.
c) U.S. DEPT. OF COMMERCE STANDARD CS 253.
d) AMERICAN PLYWOOD ASSOCIATION.
2. LUMBER FOR ALL INTERIOR STRUCTURAL FRAMING, INCLUDING ROOF FRAMING, JOISTS, POSTS, STUDS, SILLS, CAP PLATES, WOOD BEARING PLATES, AND BLOCKING, SHALL BE SURFACE DRY AND USED AT MAXIMUM 19% MOISTURE CONTENT WITH THE FOLLOWING MINIMUM BASE DESIGN VALUES FOR VISUALLY GRADED DIMENSION LUMBER:
i) BENDING: Fb = 850 psi
ii) HORIZONTAL SHEAR: Fv = 95 psi
iii) COMP. PERPENDICULAR TO GRAIN: Fc = 625 psi
iv) COMP. PARALLEL TO GRAIN: Fc = 1300 psi
v) MODULUS OF ELASTICITY: E = 1800000 psi
ALL VALUES SHALL BE ADJUSTED WITH APPROPRIATE ADJUSTMENT FACTORS AS PER THE NDS SUPPLEMENT.
3. USE DOUBLE MEMBERS AT ALL JAMBS AND HEADS OF ALL OPENINGS. USE DOUBLE JOISTS (MIN.) BELOW ALL NON-BEARING STUD WALLS PARALLEL TO SPANS AND PROVIDE SOLID BLOCKING BETWEEN JOISTS BELOW ALL NON-BEARING STUD WALLS PERPENDICULAR TO JOIST SPANS. USE DOUBLE SILLS AND CAP PLATES FOR ALL BEARING WALLS.
4. SAWN LUMBER
i) SPECIES - SPRUCE-PINE-FIR
ii) GRADE - No.1/No.2
5. PLYWOOD SHEATHING
i) FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE
ii) EXTERIOR SHEATHING SHALL CONSIST OF 1/2" GRADE PLYWOOD FASTENED TO STUDS WITH 8d NAILS AT 6" O/C MAX. UNLESS NOTED OTHERWISE.
6. CONNECTIONS
i) ALL WOOD TO WOOD CONNECTIONS OR WOOD TO STEEL CONNECTIONS UNLESS OTHERWISE NOTED ARE TO BE THE APPROPRIATE SIMPSON STRONG-TIE HANGER OR APPROVED OTHERWISE.
ii) NAILS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM F 1667.
iii) LAG SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B182-1.
iv) WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B188-1.
v) ALL LAG BOLTS, THRU BOLTS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
vi) ALL LAG BOLTS SHALL HAVE SHARP THREADS FOR AT LEAST ONE-HALF THE TOTAL BOLT LENGTH. UP TO 152 mm (6") THREADED LENGTH. LAG BOLT WITH DULL THREADS, OR INSUFFICIENT THREADED LENGTH, WILL BE REJECTED OUTHRIGHT.
vii) UNLESS OTHERWISE APPROVED BY THE CONSULTANT, ALL NAILS ARE TO HAVE FULL ROUND HEADS; CLIPPED HEAD NAILS ARE NOT ACCEPTABLE.

- 7. EXECUTION
a. PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE.
b. PROTECT INSTALLED DECKING AND SHEATHING FROM EXCESSIVE MOISTURE UNTIL FINAL WATERPROOFING IS COMPLETE. ENSURE SURFACES THAT ARE TO RECEIVE FINISHES MEET MANUFACTURERS REQUIREMENTS FOR MAXIMUM MOISTURE CONTENT FOR THE FINISH SPECIFIED.
c. DIMENSION LUMBER WITH SMALLER NOMINAL DIMENSION OF 2 INCHES (2-BY-") PRESERVATIVE TREATED FOR EXTERIOR APPLICATIONS SHALL NOT BE INCISED, IF INCISED LUMBER IS TO BE USED, CONFIRM MEMBER SIZES WITH THE ENGINEER PRIOR TO CONSTRUCTION.
d. ALL JOISTS, LINTELS AND BUILT-UP BEAMS COMPRISED OF 2-BY- " SAWN LUMBER MUST BEAR FULLY 38mm MINIMUM ON THE SUPPORT SURFACE. IF HANGERS ARE USED, THEY MUST ADEQUATELY SUPPORT THE FULL SHEAR CAPACITY OF THE MEMBER, UNLESS NOTED OTHERWISE.
e. ENGINEERED WOOD TRUSSES
i) THE WOOD TRUSS SUPPLIER IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY AND PERMANENT BRACING REQUIRED FOR THE STABILITY OF THE TRUSSES.
ii) ERECT TRUSSES IN CONFORMANCE WITH THE GUIDELINES PRODUCED BY TPIC IN THE DOCUMENT "HANDLING, ERECTION AND BRACING OF WOOD TRUSSES"
iii) BRACING OF TRUSSES FOR STABILITY MUST BE TERMINATED IN A DIAPHRAGM OR SHEAR WALL. BRACING IS NOT TO BE TIED INTO MID-HEIGHT OF A WALL OR IN ANY LOCATION THAT RESULTS IN BENDING OF STRUCTURAL MEMBERS

010003 NOTABLE SUBMITTALS

- 1. GENERAL REVIEW BY COMPONENT ENGINEERS
A. COMPONENT ENGINEERS ARE RESPONSIBLE FOR GENERAL REVIEW OF CONSTRUCTION FOR THE PORTION OF THE WORK PREPARED UNDER THEIR PROFESSIONAL SEALS. THEY SHALL PROVIDE:
i) REPORTS FOR EACH SITE VISIT
ii) A PROJECT COMPLETION NOTICE
B. ENGINEERED COMPONENTS INCLUDE: 'PRECAST CONCRETE, 'OPEN WEB STEEL JOISTS, 'METAL DECK, 'STEEL CONNECTIONS, 'WOOD CONNECTIONS, 'PRE-ENGINEERED STEEL BUILDINGS, 'DEEP FOUNDATIONS, 'MISCELLANEOUS METALS, 'STRUCTURAL GLASS, 'WIND BEARING METAL STUD WALLS, 'LOAD BEARING METAL STUD WALLS, 'ROD AND CABLE SYSTEMS, 'HELICAL PIERS, 'GEOPIERS, 'MICROPILES.

010004 SUBMITTALS

- 1. GEOMETRY
A. SUBMIT SURVEY RECORDS CONFIRMING THAT THE BUILT GEOMETRY MATCHES THE DESIGN GEOMETRY.
2. CONCRETE AND REINFORCEMENT
A. SUBMIT REINFORCING PLACING DRAWINGS AND BAR LISTS FOR REVIEW BY THE CONSULTANT.
B. PROVIDE TEST CYLINDERS IN ACCORDANCE WITH APPLICABLE ASTM STANDARDS
3. STRUCTURAL STEEL
A. DESIGN DETAILS, CONNECTIONS, AND THE LIKE IN ACCORDANCE WITH THE IBC AND AISC FOR THE FORCES SHOWN ON THE DRAWINGS.
B. SUBMIT SKETCHES AND DESIGN CALCULATIONS STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH, FOR NON STANDARD CONNECTIONS.
C. SUBMIT SHOP, ERECTION, AND SETTING DRAWINGS FOR REVIEW BY THE CONSULTANT.
D. ENSURE FABRICATOR DRAWINGS SHOWING DESIGNED ASSEMBLIES, COMPONENTS AND CONNECTIONS ARE STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH.

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
[X] BUILDING [X] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[] ACCESSIBILITY [] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: MEM DATE: 08/29/17
WEST COAST CODE CONSULTANTS, INC.

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REVIEWED AND SEALED BY:



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SCHEDULE OF SPECIAL INSPECTIONS

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	DETAILED INSTRUCTIONS AND FREQUENCIES
REINFORCED CONCRETE (IBC 1705.3 & 1705.12.1)			
REINFORCING STEEL		X	VERIFY PRIOR TO PLACING CONCRETE THAT REINFORCING IS OF SPECIFIED TYPE, GRADE AND SIZE; THAT IT IS FREE OF OIL, DIRT AND RUST; THAT IT IS LOCATED AND SPACED PROPERLY; THAT HOOKS, BENDS, TIES, STIRRUPS, AND SUPPLEMENTAL REINFORCEMENT ARE PLACED CORRECTLY; THAT LAP LENGTHS, STAGGER AND OFFSETS ARE PROVIDED; AND THAT ALL MECHANICAL CONNECTIONS ARE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND/OR EVALUATION REPORT.
ANCHORAGE		X	INSPECTION OF ANCHORS CAST IN CONCRETE.
USE OF REQUIRED MIX DESIGN		X	VERIFY THAT ALL MIXTURES USED COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS; ACI 318: Ch. 4, 5.2-5.4; AND IBC 1904.3, 1913.2, 1913.3.
CONCRETE SAMPLING FOR STRENGTH TESTS, SLUMP, AIR CONTENT, AND TEMPERATURE	X		
CONCRETE PLACEMENT	X		
CURING TEMPERATURE AND TECHNIQUES		X	VERIFY THAT AMBIENT TEMPERATURE FOR CONCRETE IS KEPT > 50°F FOR AT LEAST 7 DAYS AFTER PLACEMENT. HIGH-EARLY-STRENGTH CONCRETE SHALL BE KEPT > 50°F FOR AT LEAST 3 DAYS. ACCELERATED CURING METHODS MAY BE USED (SEE ACI 318.5.11.3). ALL CONCRETE MATERIALS, REINFORCEMENT, FORMS, FILLERS, AND GROUND SHALL BE FREE FROM FROST. IN HOT WEATHER CONDITIONS ENSURE THAT APPROPRIATE MEASURES ARE TAKEN TO AVOID PLASTIC SHRINKAGE CRACKING AND THAT THE SPECIFIED WATER/CEMENT RATIO IS NOT EXCEEDED.
STRENGTH VERIFICATION		X	VERIFY THAT ADEQUATE STRENGTH HAS BEEN ACHIEVED PRIOR TO THE REMOVAL OF FORMS.
FORMWORK		X	VERIFY THAT FORMS ARE PLACED PLUMB AND CONFORM TO THE SHAPES, LINES, AND DIMENSIONS OF THE MEMBERS AS REQUIRED BY THE APPROVED CONSTRUCTION DOCUMENTS.
STRUCTURAL STEEL - PRIOR TO WELDING (TABLE N5.4-1, AISC 360-10)			
VERIFY WELDING PROCEDURES (WPS) AND CONSUMABLE CERTIFICATES	X		
MATERIAL IDENTIFICATION		X	VERIFY TYPE AND GRADE OF MATERIAL.
WELDER IDENTIFICATION		X	A SYSTEM SHALL BE MAINTAINED BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED.
FIT-UP GROOVE WELDS		X	VERIFY JOINT PENETRATION, DIMENSIONS, CLEANLINESS, TACKING, AND BACKING.
ACCESS HOLES		X	VERIFY CONFIGURATION AND FINISH.
FIT-UP FILLET WELDS		X	VERIFY ALIGNMENT, GAPS AT ROOT, CLEANLINESS OF STEEL SURFACES, AND TACK WELD QUALITY AND LOCATION.
STRUCTURAL STEEL - DURING WELDING (TABLE N5.4-2, AISC 360-10)			
USE OF QUALIFIED WELDERS		X	VERIFY THAT WELDERS ARE APPROPRIATELY QUALIFIED.
CONTROL AND HANDLING OF WELDING CONSUMABLES		X	VERIFY PACKAGING AND EXPOSURE CONTROL.
CRACKED TACK WELDS		X	VERIFY THAT WELDING DOES NOT OCCUR OVER CRACKED TACK WELDING.
ENVIRONMENTAL CONDITIONS		X	VERIFY THAT WIND SPEED, PRECIPITATION, AND TEMPERATURE ARE WITHIN LIMITS.
WPS FOLLOWED		X	VERIFY ITEMS SUCH AS SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
WPS FOLLOWED		X	VERIFY ITEMS SUCH AS SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
WELDING TECHNIQUES		X	VERIFY INTERPASS AND FINAL CLEANING, EACH PASS IS WITHIN PROFILE LIMITATIONS, AND QUALITY OF EACH PASS.
STRUCTURAL STEEL - AFTER WELDING (TABLE N5.4-3, AISC 360-10)			
WELDS CLEANED		X	VERIFY THAT WELDS HAVE BEEN PROPERLY CLEANED.
SIZE, LENGTH, AND LOCATION OF WELDS	X		
WELDS MEET VISUAL ACCEPTANCE CRITERIA	X		
ARC STRIKES	X		
K-AREA	X		
BACKING AND WELD TABS REMOVED	X		
REPAIR ACTIVITIES	X		
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT/MEMBER	X		

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	DETAILED INSTRUCTIONS AND FREQUENCIES
NON-DSTRUCTIVE TESTING (SECTION N5.5, AISC 360-10)			
CJP WELDS		X	ULTRASONIC TESTING SHALL BE PERFORMED ON 10% OF CJP GROOVE WELDS IN BUTT, T- AND CORNER JOINTS SUBJECTED TO TRANSVERSELY APPLIED TENSION LOADING IN MATERIALS 5/16" THICK OR GREATER. TESTING RATE MUST BE INCREASED IF >5% OF WELDS TESTED HAVE UNACCEPTABLE DEFECTS.
ACCESS HOLES (FLANGE > 2")	X		
WELD JOINTS SUBJECT TO FATIGUE	X		
OTHER STEEL INSPECTIONS (SECTION N5.7, AISC 360-10; TABLES J8-1 & J10-1, AISC 341-10)			
STRUCTURAL STEEL DETAILS		X	ALL FABRICATED STEEL OR STEEL FRAMES SHALL BE INSPECTED TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN IN THE CONSTRUCTION DOCUMENTS, SUCH AS BRACES, STIFFENERS, MEMBER LOCATIONS, AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION.
ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL		X	SHALL BE ON THE PREMISES DURING THE PLACEMENT OF ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL FOR COMPLIANCE WITH CONSTRUCTION DOCUMENTS. VERIFY THE DIAMETER, GRADE, TYPE, AND LENGTH OF THE ANCHOR ROD OR EMBEDMENT ITEM, AND THE EXTENT OR DEPTH OF EMBEDMENT PRIOR TO PLACEMENT OF CONCRETE.
WOOD CONSTRUCTION (IBC 1705.10.1 & 1705.11.2)			
HIGH-LOAD DIAPHRAGMS		X	VERIFY THICKNESS AND GRADE OF SHEATHING, SIZE OF FRAMING MEMBERS AT PANEL EDGES, NAIL/STAPLE DIAMETERS AND LENGTH, AND THE NUMBER OF FASTENER LINES AND FASTENER SPACING PER APPROVED PLANS. <i>PERFORMED BY CODE INSPECTION FIRM.</i>
STRUCTURAL WOOD		X	WHERE FASTENER SPACING IS < 4" o.c.; VERIFY PROPER NAILING, BOLTING, ANCHORING, AND OTHER FASTENING OF SHEAR WALLS, DIAPHRAGMS, BRACES, AND HOLD-DOWNS. <i>PERFORMED BY CODE INSPECTION FIRM.</i>
SOILS (IBC 1705.6)			
VERIFY SUBGRADE IS ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY		X	PRIOR TO PLACEMENT OF CONCRETE.
VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND MATERIAL		X	PRIOR TO PLACEMENT OF COMPACTED FILL OR CONCRETE.
VERIFY THAT SUBGRADE HAS BEEN APPROPRIATELY PREPARED PRIOR TO PLACING COMPACTED FILL		X	PRIOR TO PLACEMENT OF COMPACTED FILL.
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		X	ALL MATERIALS SHALL BE CHECKED AT EACH LIFT FOR PROPER CLASSIFICATIONS AND GRADATIONS NOT LESS THAN ONCE FOR EACH 10,000 SQ.FT. OF SURFACE AREA.
VERIFY PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION.	X		ALL MATERIALS SHALL BE CHECKED AT EACH LIFT FOR PROPER CLASSIFICATIONS AND GRADATIONS NOT LESS THAN ONCE FOR EACH 10,000 SQ.FT. OF SURFACE AREA.

- SPECIAL INSPECTORS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO PERFORMING ANY DUTIES.
- SPECIAL INSPECTORS SHALL PROVIDE PROOF OF LICENSURE BY THE STATE OF UTAH FOR EACH TYPE OF INSPECTION.
- SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT, AND THE IBC SECTIONS 1704 AND 1705.
- INSPECTION REPORTS WILL BE SUBMITTED TO THE CODE CONSULTANT, THE ARCHITECT, AND THE STATE OF UTAH BUILDING OFFICIAL WITHIN 48 HOURS OF PERFORMING INSPECTIONS.
- A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS AND A STATEMENT INDICATING THAT THE STRUCTURE IS IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE CODES SHALL BE SUBMITTED.

2017.06.29	PERMIT REVISIONS 1
2017.06.29	FOR PERMIT

MARK DATE DESCRIPTION

ISSUE:

Project Name
HAWKE MEDIA HOUSE VILLAGE NEST 15

Address
SUMMIT POWDER MOUNTAIN

EDEN, UTAH

File Name FILENAME.EXT	CAD/BIM Program AUTOCAD
Drawn by AVB	Checked by DB
Scale AS NOTED	Project # 170251

Sheet Title
SPECIAL INSPECTIONS

S-002

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE

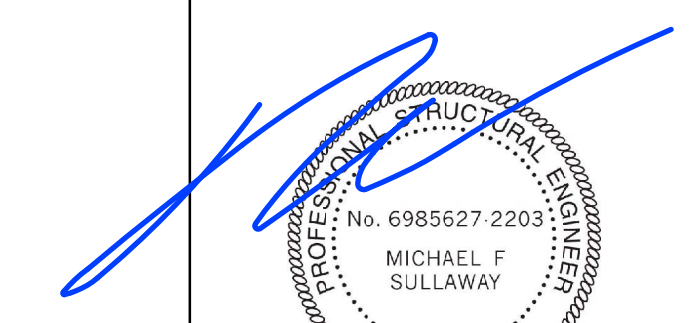
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

BY **MEM** DATE **06/23/17**
WEST COAST CODE CONSULTANTS, INC.

19 Duncan St., #405, Torrance, OH 44111 | T: 416.593.3300 | J: King St., N., 2nd Fl., Waterloo, ON N2L 2Y6 | S: 514.614.0891 | blackwell.ca

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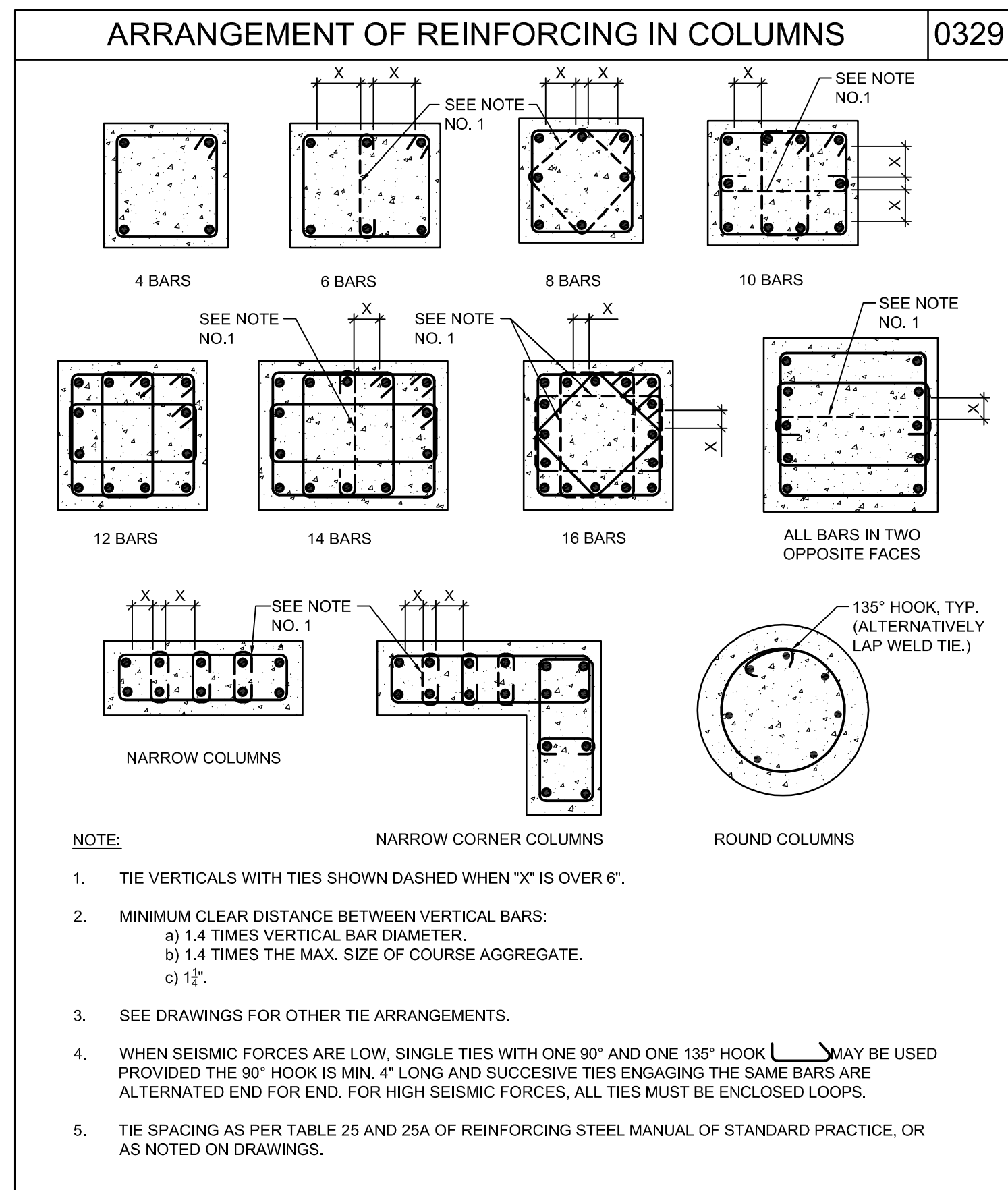
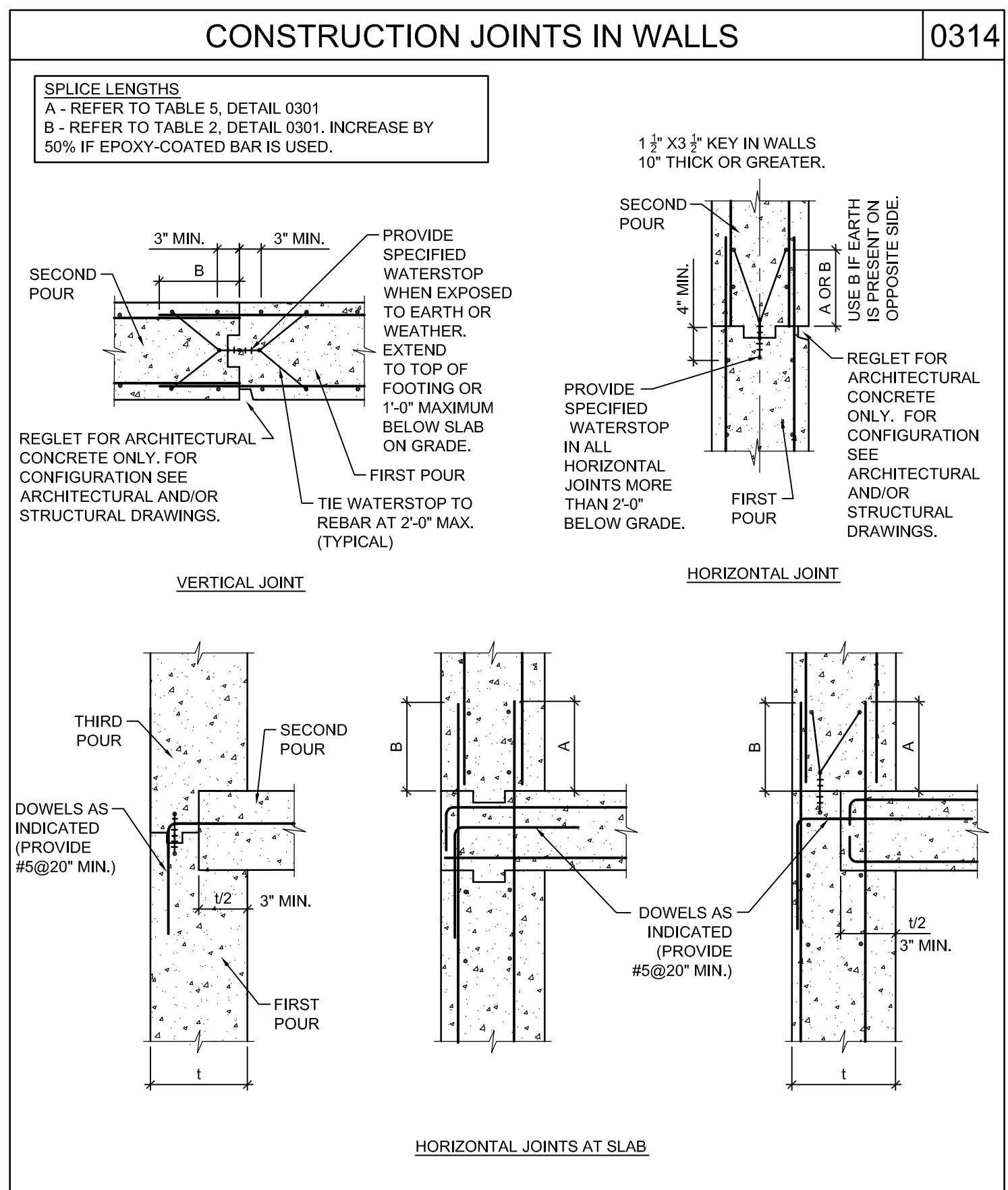
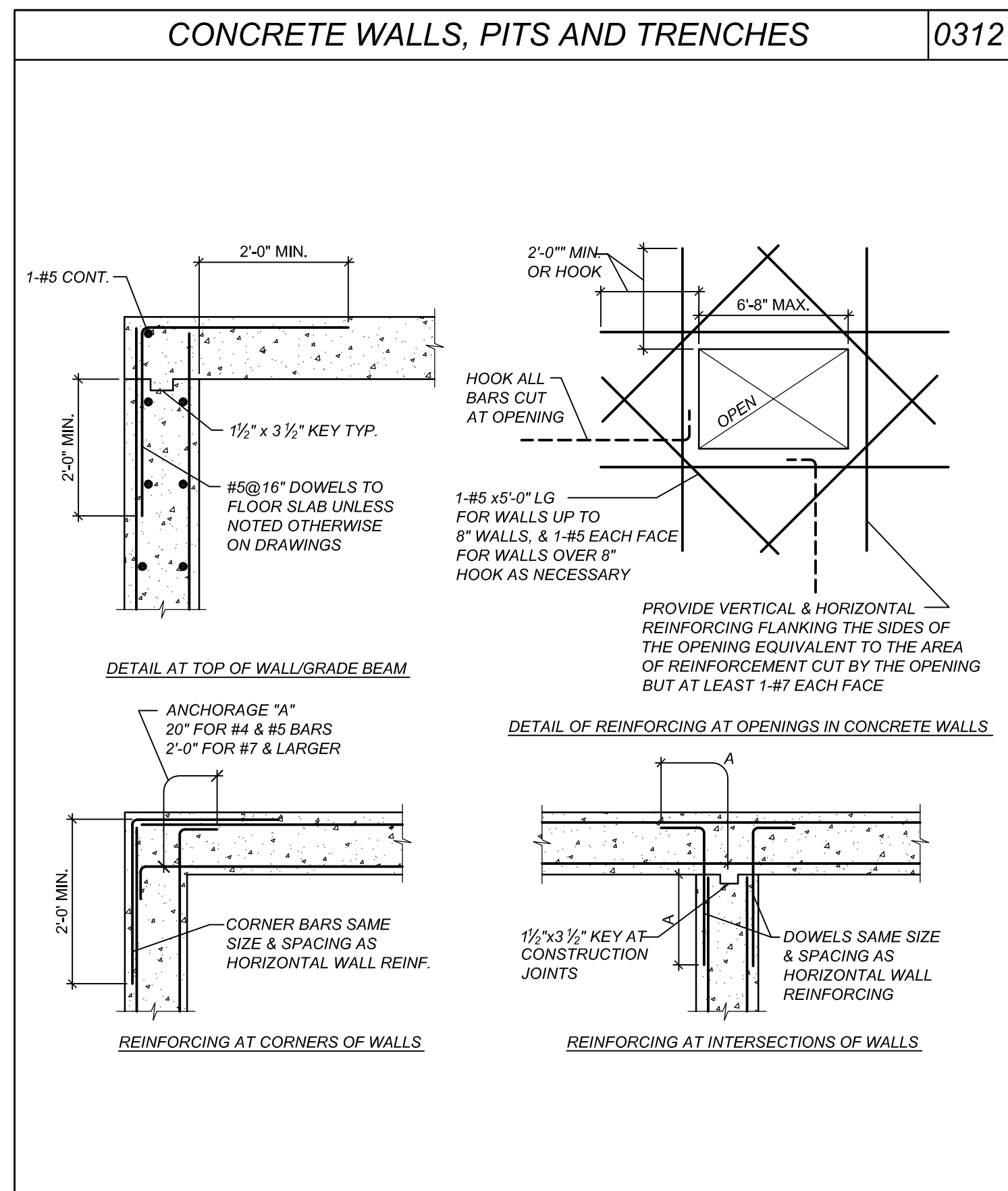
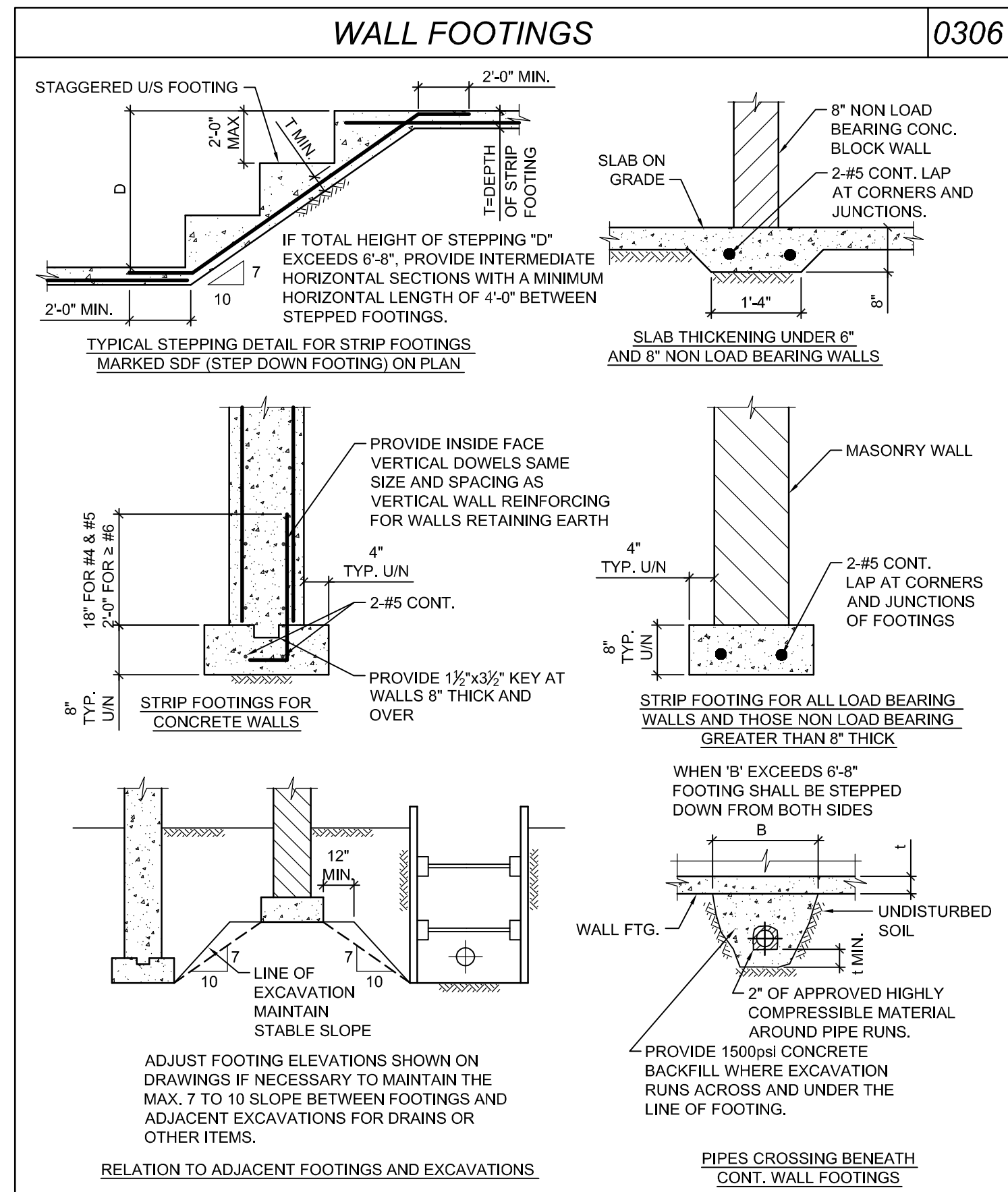
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ABBREVIATIONS		0001
A.BOLT = ANCHOR BOLT	kN = KILONEWTON	
ADJ. = ADJUSTABLE	kg = KILOGRAM	
ALT. = ALTERNATE	kN.m = KILONEWTON METRES	
ARCH. = ARCHITECTURAL	kN/m ² = KILONEWTON PER SQUARE METRE	
	kN/m = KILONEWTON PER METRE	
B = BOTTOM	LL. = LIVE LOAD	
BLL = BOTTOM LOWER LAYER	L.G. = LONG	
BUL = BOTTOM UPPER LAYER	LLV. = LONG LEG VERTICAL	
BLDG. = BUILDING	LLH. = LONG LEG HORIZONTAL	
BM. = BEAM	MAX. = MAXIMUM	
BR. = BASE OR BEARING PLATE	MECH. = MECHANICAL	
BSMT. = BASEMENT	MEZZ. = MEZZANINE	
	MIN. = MINIMUM	
CA = COLUMN ABOVE	MISC. = MISCELLANEOUS	
C/C = CENTRE TO CENTRE	ML = MIDDLE LAYER	
CL = CENTRE LINE	mm = MILLIMETRE	
CANT. = CANTILEVER	MOM. = MOMENT	
COL. = COLUMN	m = METRIC METRE	
CONC. = CONCRETE	MPa = MEGAPASCAL	
CONSTR. = CONSTRUCTION	M = FACTORED MOMENT	
CONT. = CONTINUOUS	N = NEWTONS	
c/w = COMPLETE WITH	N.F. = NEAR FACE	
	N-S = NORTH-SOUTH	
	NTS. = NOT TO SCALE	
DET. = DETAIL	OWS/J = OPEN WEB STEEL JOISTS	
DIAG. = DIAGONAL	OPEN = OPENING	
DIA. = DIAMETER	Ø = DIAMETER, BAR DIAMETER	
Ø = DIM. = DIMENSION	D.O.J. = DOUBLE JOIST	
D.L. = DEAD LOAD	DL. = DITTO	
DWG. = DRAWING	D.W.L. = DOWEL	
EA. = EACH	E.A.F. = EACH FACE	
E.A.W. = EACH WAY	EL. = ELEVATION	
EL. = ELECTRICAL	ELEV. = ELEVATOR	
ELEV. = ELEVATION	E-W = EAST-WEST	
EQ. = EQUAL	EXIST. = EXISTING	
EXP.J. = EXPANSION JOINT	EXT. = EXTERIOR	
F.F. = FAR FACE	FDN. = FOUNDATION	
FIN. = FINISHED	FL. = FLOOR	
FTG. = FOOTING	GA. = GAUGE	
	GALV. = GALVANIZED	
	GEN. = GENERAL	
	U/N = UNLESS OTHERWISE NOTED	
	U/S = UNDERSIDE	
H. HOR. = HORIZONTAL	H. HOOKED EACH END	
	VI. = FACTORED SHEAR FORCE	
	V. VERT. = VERTICAL	
INT. = INTERIOR	WWF = WELDED WIRE FABRIC	
	W = WITH	
	WD. WL. = UNIFORMLY DISTRIBUTED LOADS	
JT. = JOINT		

REINFORCEMENT DEVELOPMENT LENGTHS		0301			
TABLE 1 - TENSION DEVELOPMENT LENGTH (in)					
BAR SIZE	2900psi	3626psi	4352psi	5077psi	5802psi
4	12.6	11.8	11.8	11.8	11.8
5	18.9	16.9	15.4	14.6	13.4
6	25.2	22.8	20.9	19.3	18.1
8	39.8	35.4	32.3	29.9	28.0
9	47.6	42.5	39.0	35.8	33.5
11	55.5	49.6	45.3	41.7	39.4
14	71.7	63.8	58.3	53.9	50.8
18	87.4	78.0	71.3	66.1	61.8
TABLE 2 - TENSION LAP SPUCE (CLASS B) LENGTH (in)					
BAR SIZE	2900psi	3626psi	4352psi	5077psi	5802psi
4	16.5	15.0	13.4	12.4	11.8
5	24.8	22.0	20.1	19.1	17.5
6	33.1	29.7	27.2	25.2	23.6
8	51.8	46.1	42.1	39.0	36.4
9	54.1	55.3	50.6	46.5	43.5
11	72.4	64.6	58.9	55.3	51.2
14					
18					
LAP SPLICES NOT PERMITTED					
TABLE 3 - DEVELOPMENT LENGTH (in) FOR STANDARD HOOKS.					
BAR SIZE	2900psi	3626psi	4352psi	5077psi	5802psi
4	6.1	5.9	5.9	5.9	5.9
5	9.4	8.3	7.5	6.9	6.7
6	12.4	11.0	10.2	9.4	8.9
8	15.4	13.8	12.6	11.6	11.0
9	18.5	16.5	15.2	14.2	13.0
11	21.7	18.9	17.7	16.3	15.2
14	38.5	34.4	31.4	29.1	27.2
18	49.6	44.4	40.6	37.5	35.1
TABLE 4 - COMPRESSION DEVELOPMENT LENGTH (in)					
BAR SIZE	f _c = 2900psi	f _c = 3626psi	f _c ≥ 4352psi		
4	8.3	7.9	7.9		
5	12.6	11.4	10.2		
6	16.9	15.0	13.8		
8	21.3	18.9	17.3		
9	25.2	22.8	20.9		
11	29.5	26.4	24.4		
14	38.2	33.9	31.1		
18	48.5	41.7	38.2		
TABLE 5 - COMPRESSION LAP SPUCE LENGTH (in)					
BAR SIZE	USUAL CONFINEMENT				
4	11.8				
5	17.3				
6	22.8				
8	28.7				
9	34.6				
11	40.2				
TABLE 6 - STANDARD HOOK DIMENSION FOR BLACK REINFORCING.					
BAR SIZE	400R OR 500R	400W OR 500W			
	90° HOOK (in)	180° HOOK (in)	90° HOOK (in)	180° HOOK (in)	
4	7.1	5.5	7.1	5.1	
5	10.2	7.1	9.8	6.7	
6	12.2	8.7	11.8	7.9	
8	15.7	11.0	15.7	11.0	
9	20.1	15.7	19.3	13.8	
11	24.0	18.9	23.2	16.9	
14	31.1	26.8	30.3	24.4	
18	40.6	35.4	39.8	32.7	



2017.06.29	PERMIT REVISIONS 1	
2017.06.29	FOR PERMIT	
MARK	DATE	DESCRIPTION

Project Name
**HAWKE MEDIA
HOUSE
VILLAGE NEST
15**

Address
**SUMMIT POWDER
MOUNTAIN
EDEN, UTAH**

File Name	CAD/BIM Program
FILENAME.EXT	AUTOCAD
Drawn by	Checked by
AVB	DB
Scale	Project #
AS NOTED	170251

Sheet Title
**TYPICAL
DETAILS**

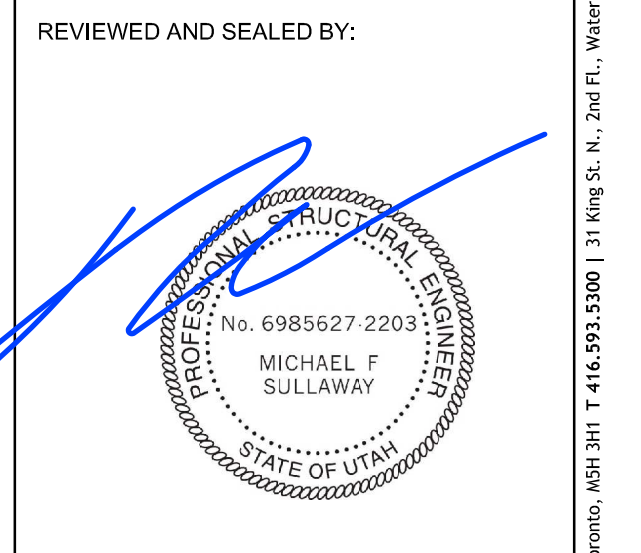
S-003

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

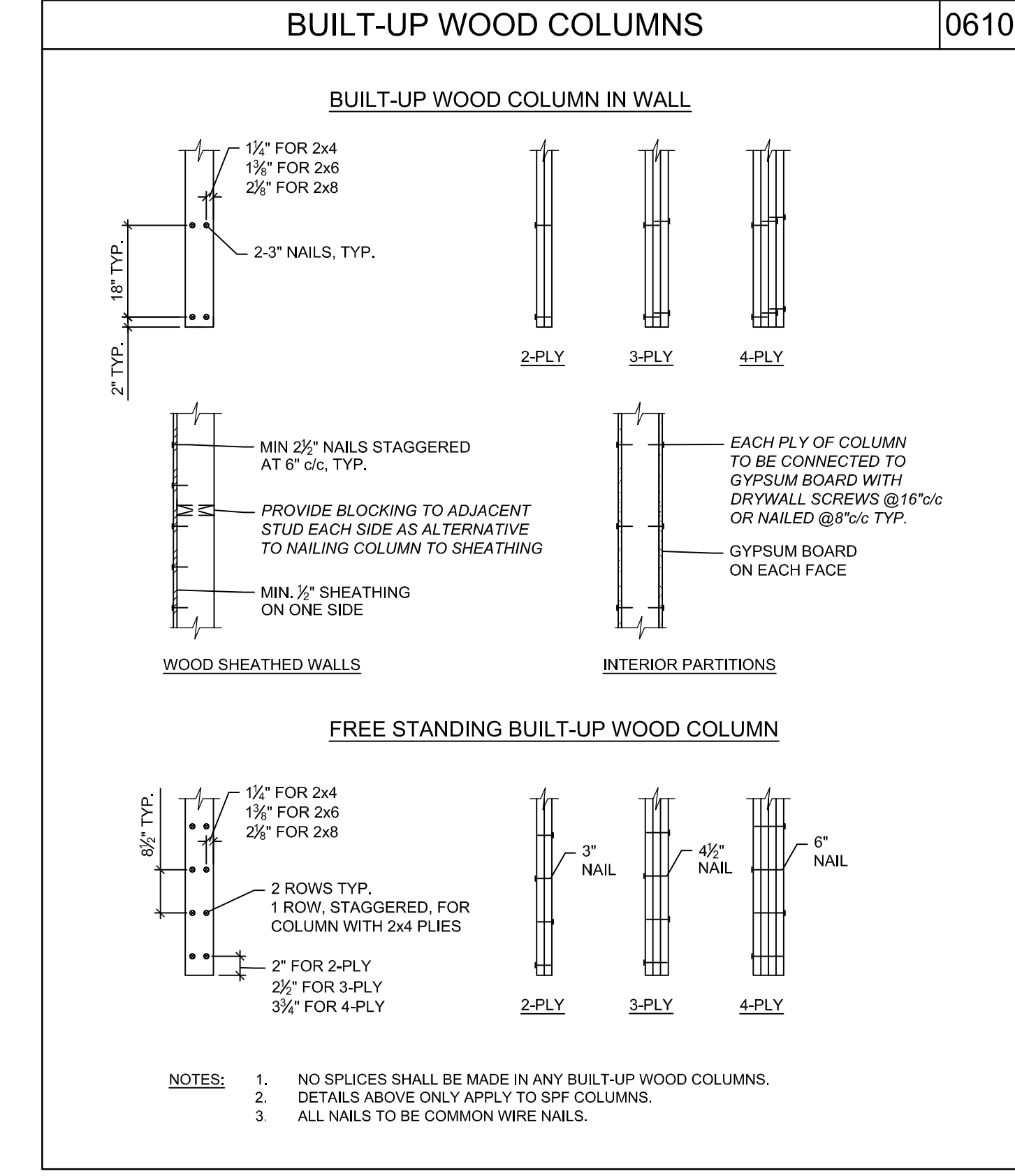
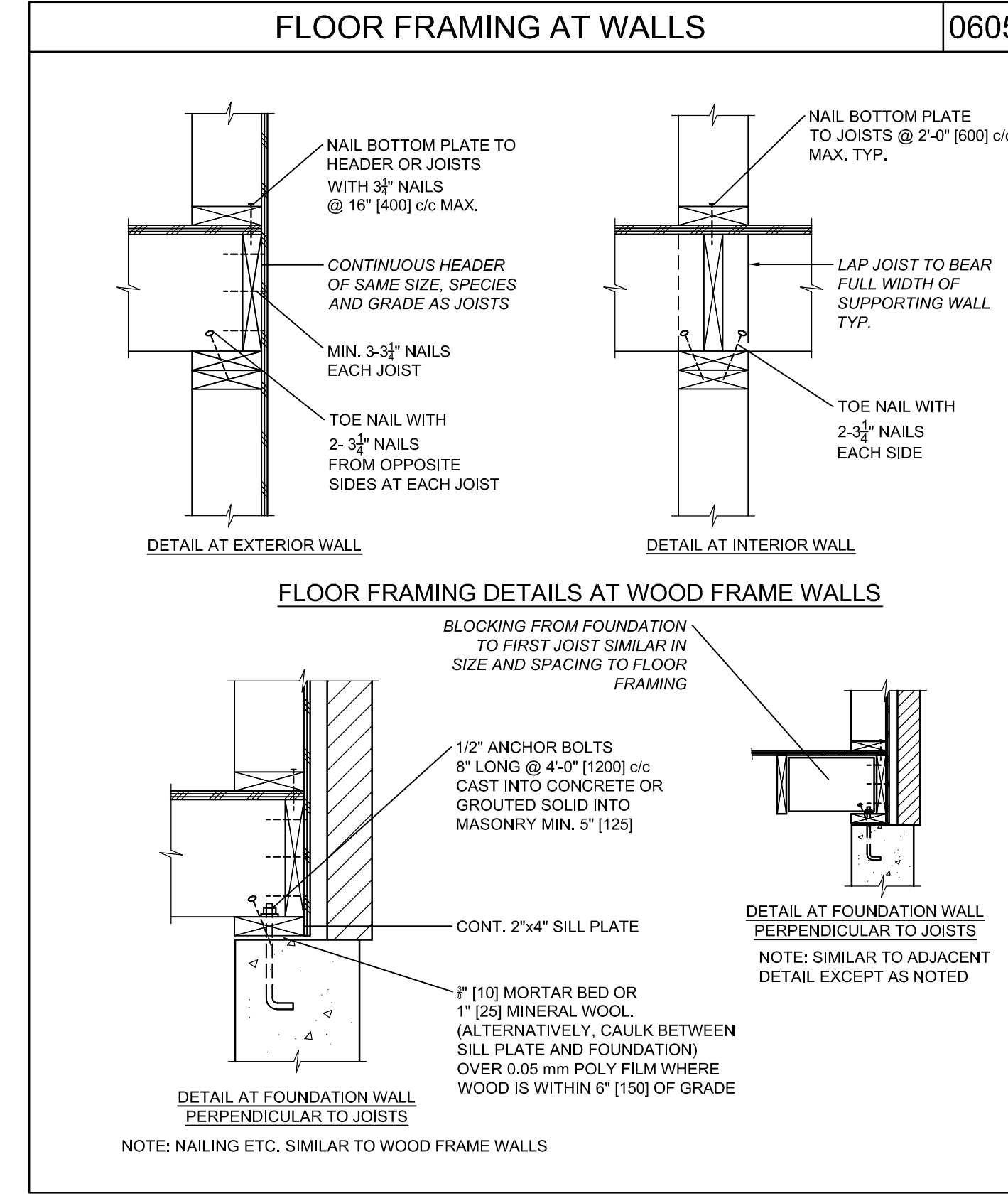
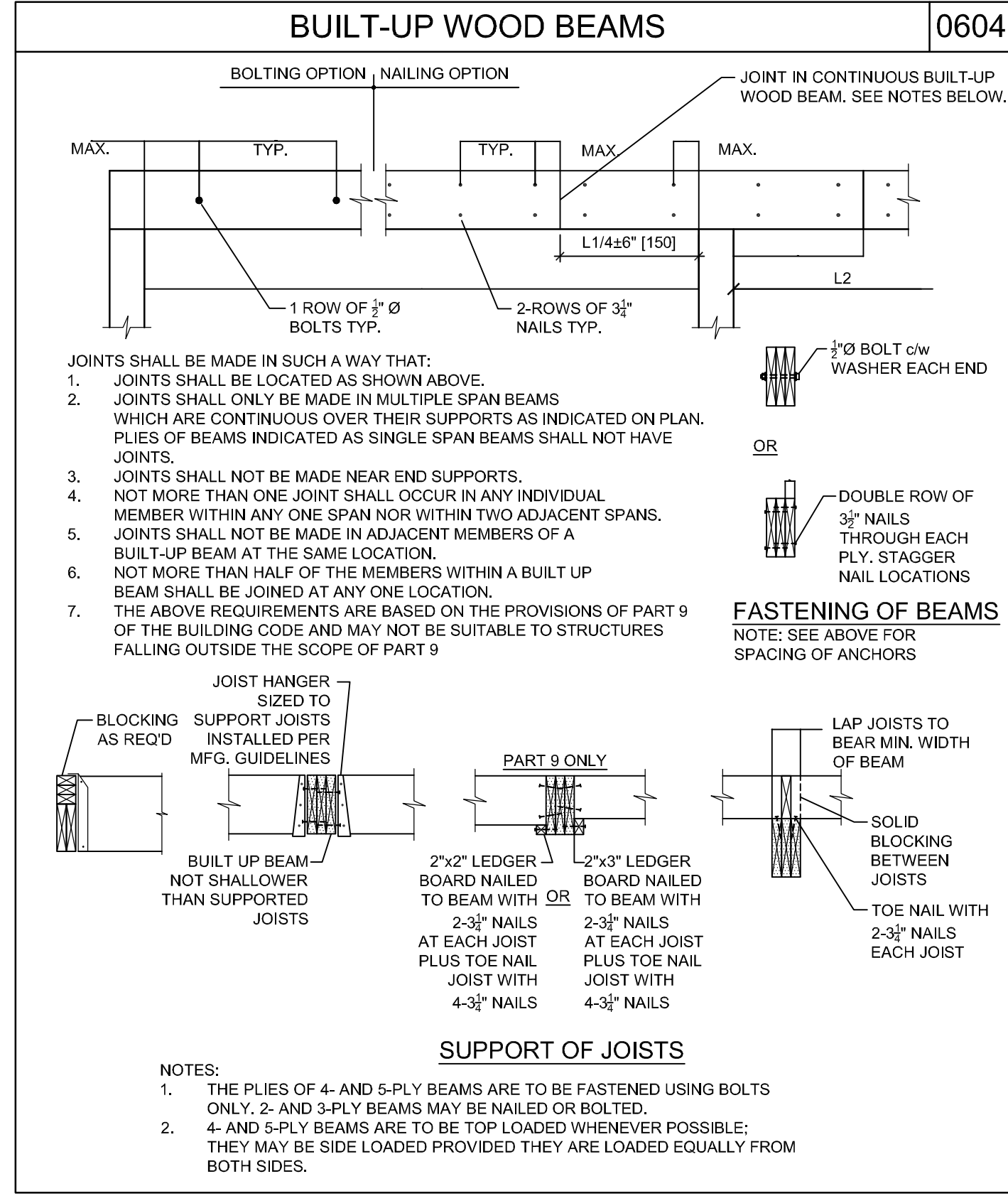
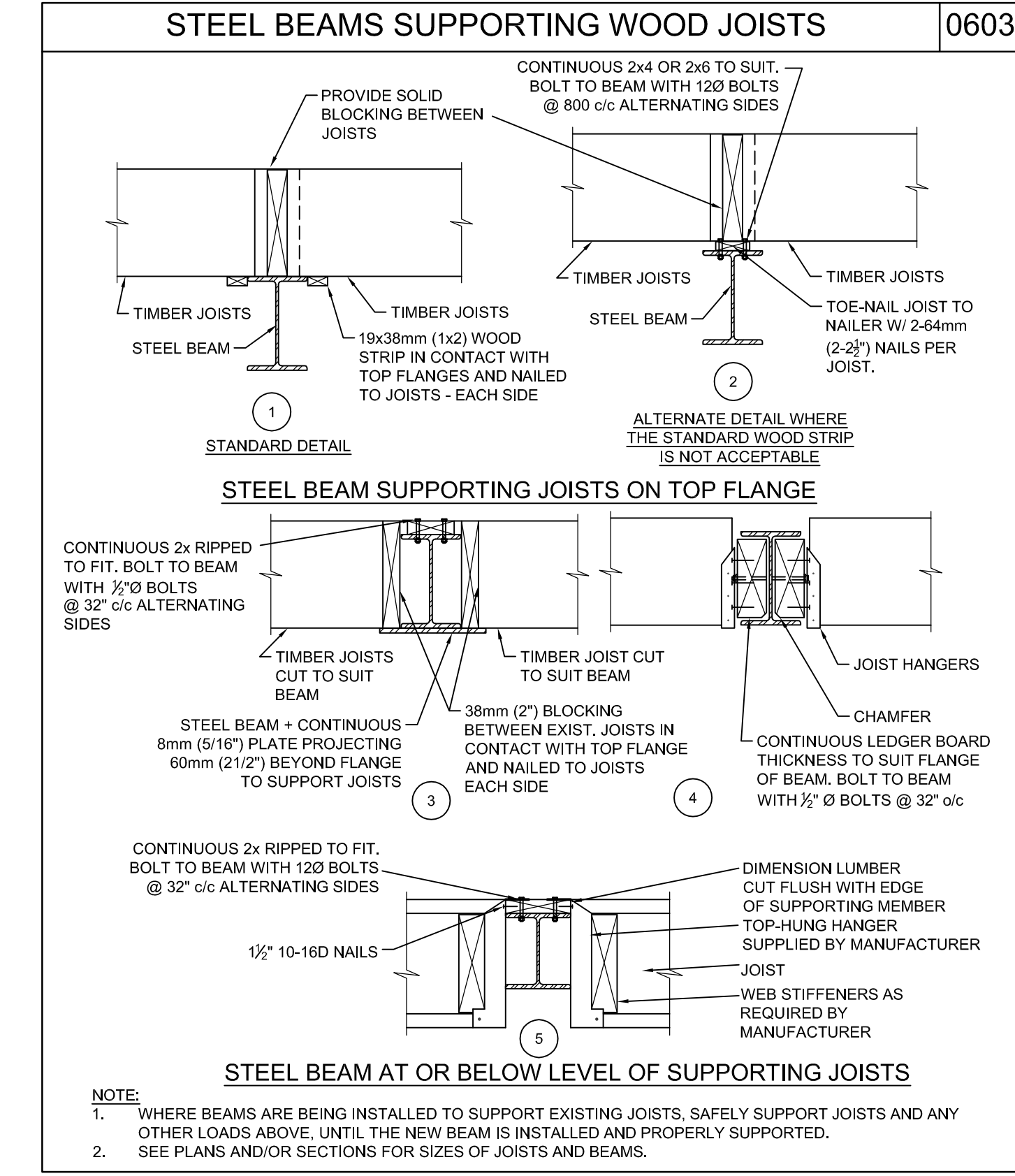
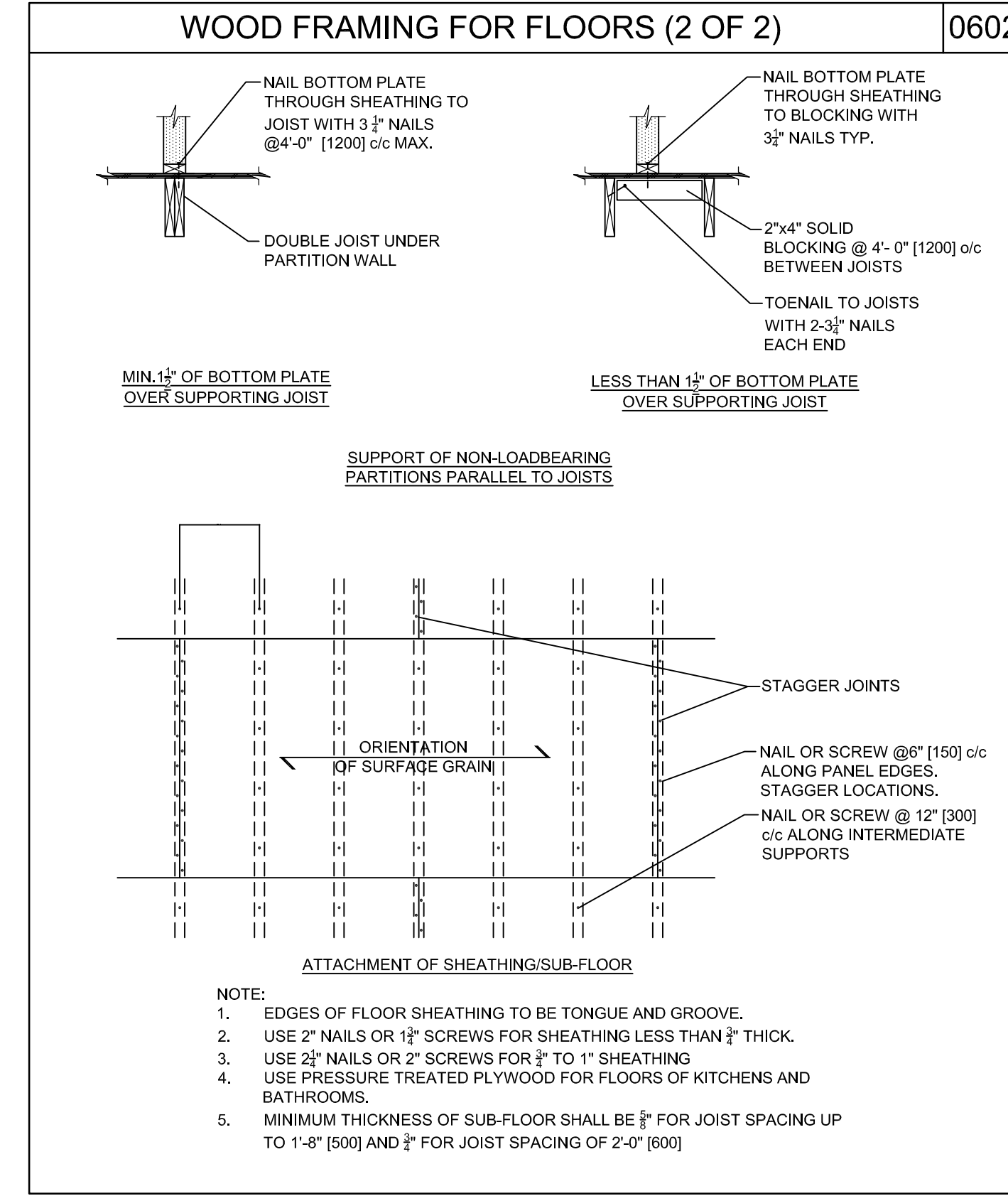
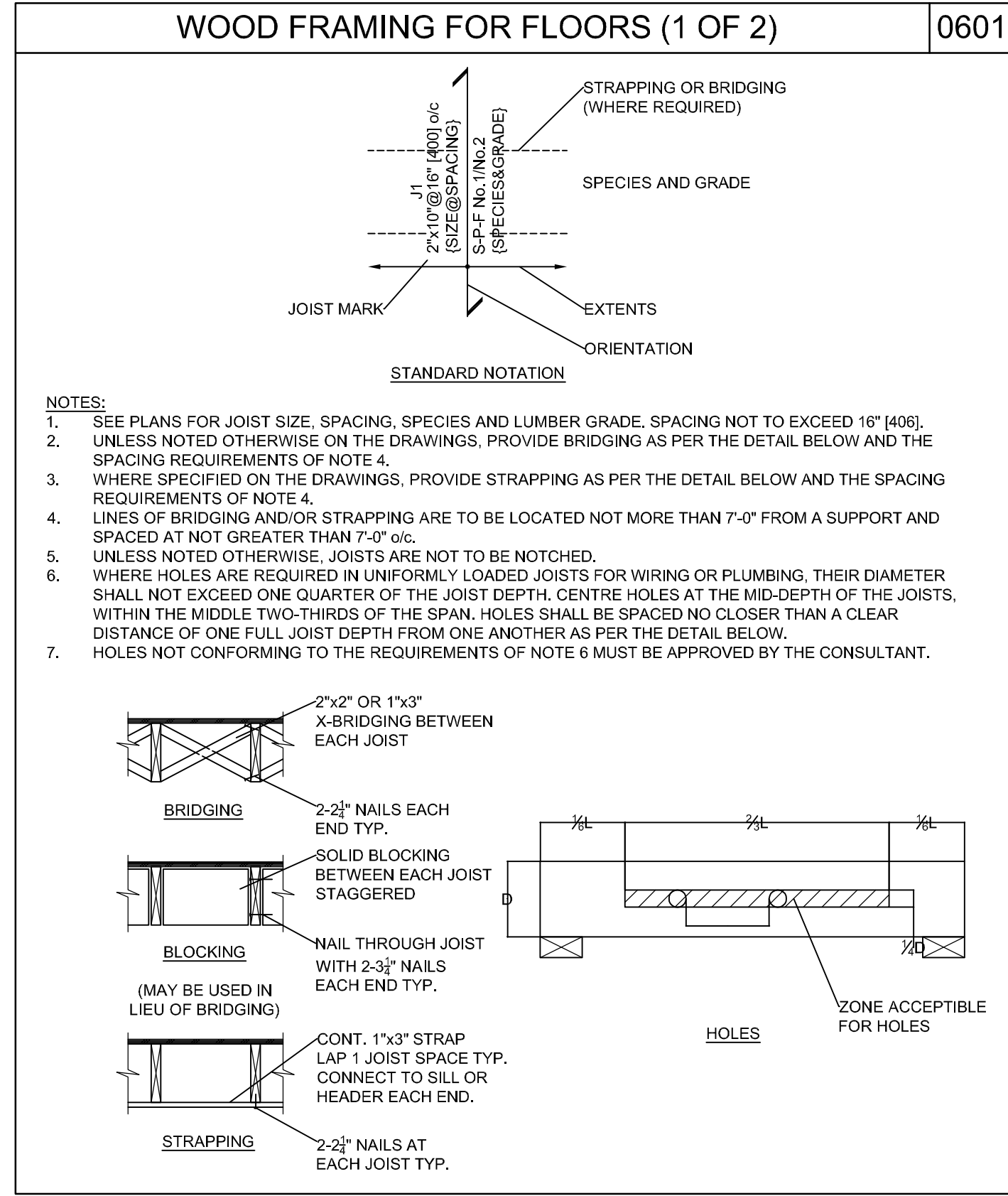
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<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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Project Name
HAWKE MEDIA HOUSE VILLAGE NEST 15

Address
SUMMIT POWDER MOUNTAIN

EDEN, UTAH

File Name: FILENAME.EXT
CAD/BIM Program: AUTOCAD

Drawn by: AVB
Checked by: DB

Scale: AS NOTED
Project #: 170251

Sheet Title
TYPICAL DETAILS CONT'D

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
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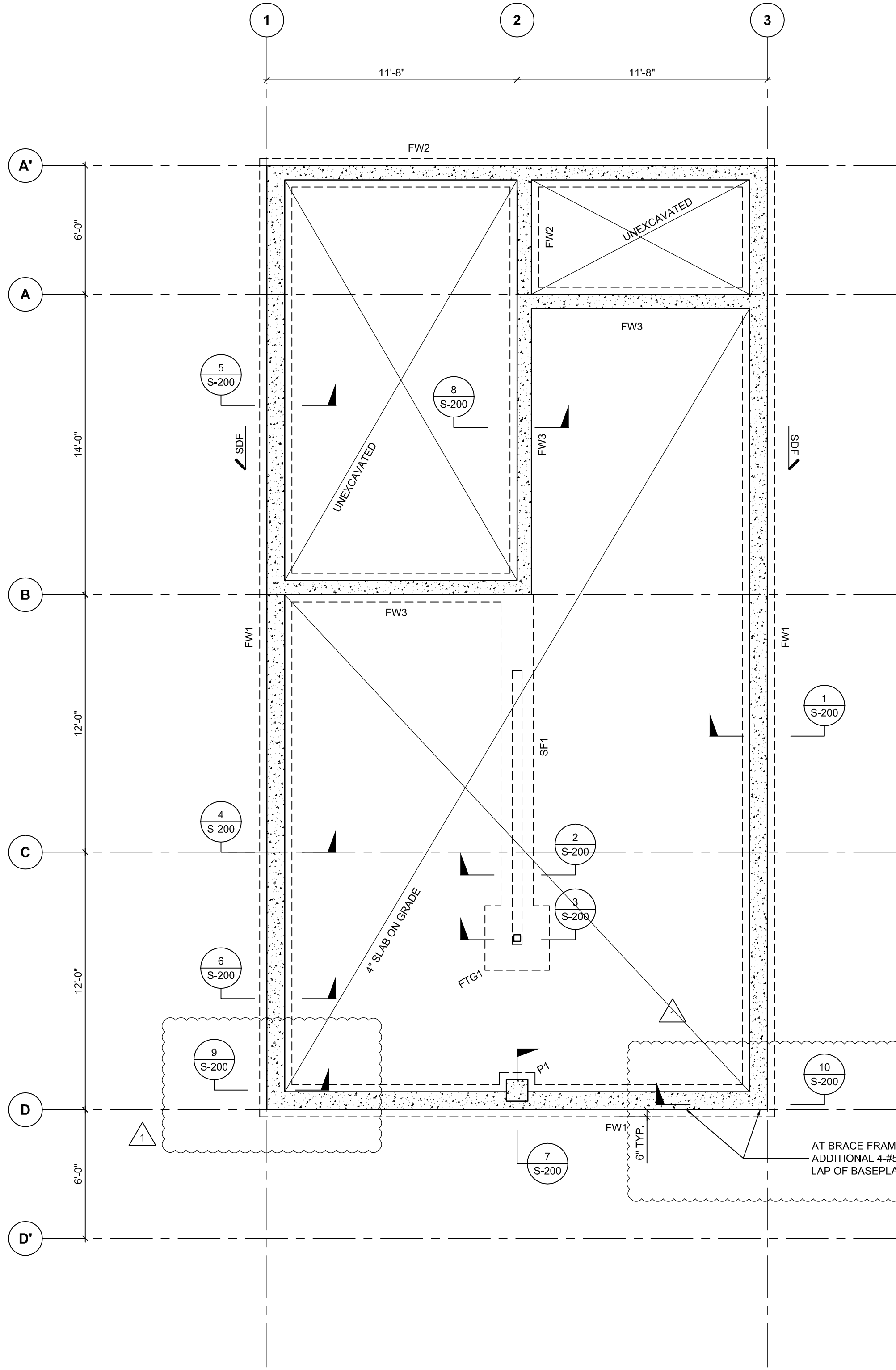
UPPER FLOOR MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
1J1	11 1/2" 210 SERIES I-JOISTS @ 16" c/c	
1J2	11 1/2" 210 SERIES I-JOISTS @ 16" c/c	
1J3	9" 230 SERIES I-JOISTS @ 8" c/c	
1J4	9" 230 SERIES I-JOISTS @ 8" c/c	
1B1	3 - 1 3/4" x 11 1/8" LVL	
1B2	2 - 1 3/4" x 11 1/8" LVL	
1B3	2 - 1 3/4" x 11 1/8" LVL	
1B4	2 - 1 3/4" x 11 1/8" LVL	
1B5	W8x18	PROVIDE BASEPLATE SIMILAR TO BP4 AT BACKSPAN. SEE COLUMN SCHEDULE
1B6	3 - 1 3/4" x 9 1/2" LVL	
1B7	3 - 1 3/4" x 9 1/2" LVL	
1B8	W8x48	PROVIDE BASEPLATE SIMILAR TO BP4 AT BACKSPAN. SEE COLUMN SCHEDULE
1B9	W8x31	
1B10	2 - 1 3/4" x 11 1/8" LVL	

- NOTES:
- ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
 - ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2015 LOAD CASES (LRFD)
 - CONNECT STEEL BEAMS FOR MINIMUM 25 KIPS (LRFD) IN ACCORDANCE WITH AISC 341/360 REQUIREMENTS. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.

FOUNDATION MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
FW1	10" CONCRETE FOUNDATION WALL	BOARD FORM OUTSIDE FACE. r/w #5 BARS @ 18" c/c E.W EACH FACE. ON SF1
FW2	8" CONCRETE FOUNDATION WALL	r/w 2-#5 CONTINUOUS TOP BARS. BACKFILLED EACH SIDE. ON SF1
FW3	8" CONCRETE FOUNDATION WALL	r/w #5 BARS @ 16" c/c INSIDE FACE. ON SF1
FTG1	4'-0" x 4'-0" x 1'-4" CONCRETE FOOTING	r/w 6-#5 BARS B.E.W.
P1	1'-0" x 1'-0" CONCRETE PIER	r/w 4-#6 VERTICAL AND #3 TIE BARS @ 12" c/c. 4" FOOTING PROJECTION.
SF1	2'-0" x 8" CONTINUOUS STRIP FOOTING	r/w 2-#5 CONTINUOUS BARS

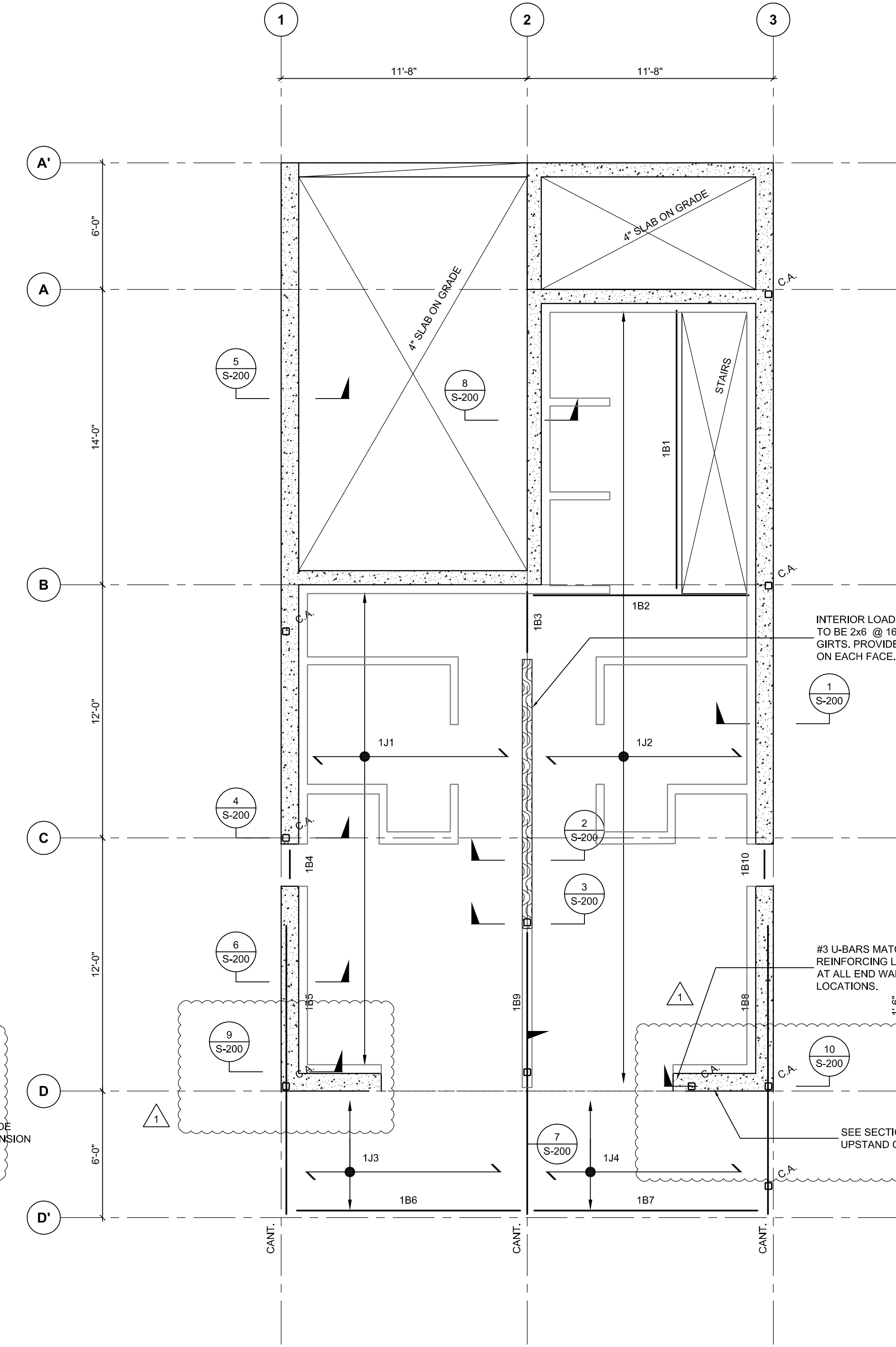
FRAMING LEGEND	
REPEAT FRAMING ELEMENTS (SPAN)	
REPEAT FRAMING ELEMENTS (EXTENT)	
BEAM MEMBERS	
EXTERIOR STUD & LOAD BEARING STUDS	
WALLS (NON-LOAD BEARING)	
STUD WALL ABOVE	
CONCRETE WALLS	
COLUMN (HSS)	
COLUMN (WOOD)	
COLUMN ABOVE	
CANTILEVERS	CANT.
MOMENT CONNECTIONS	
EXTENT OF FINISHES	

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BY: _____ DATE: 08/23/17
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1 FOUNDATION PLAN
1/8" = 1'-0"

- NOTES:
- A GEOTECHNICAL REPORT HAS BEEN PREPARED BY IGES INC. THE CONTRACTOR IS TO READ THE REPORT AND BECOME FRAMILAR WITH ITS CONTENTS.
 - SHALLOW FOUNDATIONS HAVE BEEN DESIGNED DESIGNED WITH AN ALLOWABLE BEARING CAPACITY OF 2,500psf FOR DEAD AND LIVE LOADS.
 - NO FOOTINGS ARE TO BE CAST WITHOUT PRIOR APPROVAL FROM THE GEOTECHNICAL CONSULTANT.
 - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.



2 UPPER FLOOR FRAMING PLANS
1/8" = 1'-0"

- NOTES:
- LOADS USED IN DESIGN: LIVE LOAD: 40psf
DEAD LOAD: 20psf
SNOW LOAD: 192psf (EXTERIOR AREAS ONLY)
 - ALL FLOOR SHEATHING IS TO BE 3/4" SHEATHING T&G GLUED ANY SCREWED DIRECTLY TO THE TOP OF FLOOR JOISTS.
 - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

INTERIOR LOAD BEARING WALLS TO BE 2x6 @ 16" c/c WITH MID HEIGHT GIRTS. PROVIDEGYPSUM BOARD ON EACH FACE.

#3 U-BARS MATCHING HORIZONTAL REINFORCING LOCATIONS. TYPICAL AT ALL END WALL AND WINDOW LOCATIONS.

SEE SECTION FOR CONCRETE UPSTAND CONDITION.

AT BRACE FRAME LOCATIONS PROVIDE ADDITIONAL 4-#5 BARS WITH FULL TENSION LAP OF BASEPLATE ANCHORS.

Project Name
HAWKE MEDIA HOUSE VILLAGE NEST 15

Address
SUMMIT POWDER MOUNTAIN

EDEN, UTAH

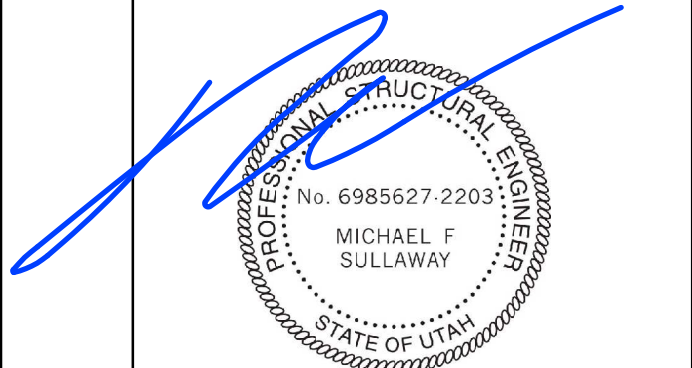
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FILENAME.TXT	AUTOCAD
Drawn by	Checked by
AVB	DB
Scale	Project #
AS NOTED	170251

Sheet Title
FRAMING PLANS

S-100

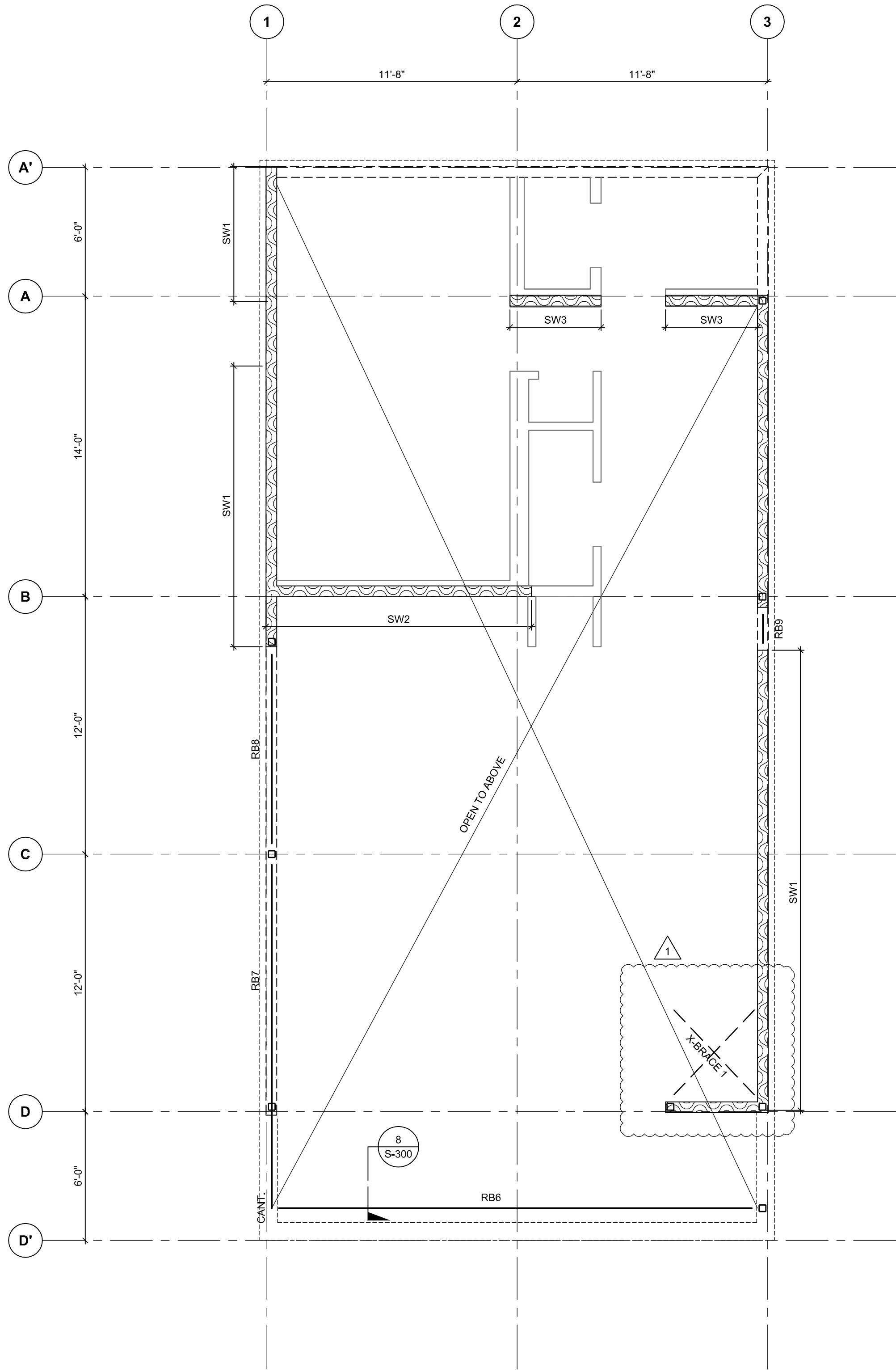
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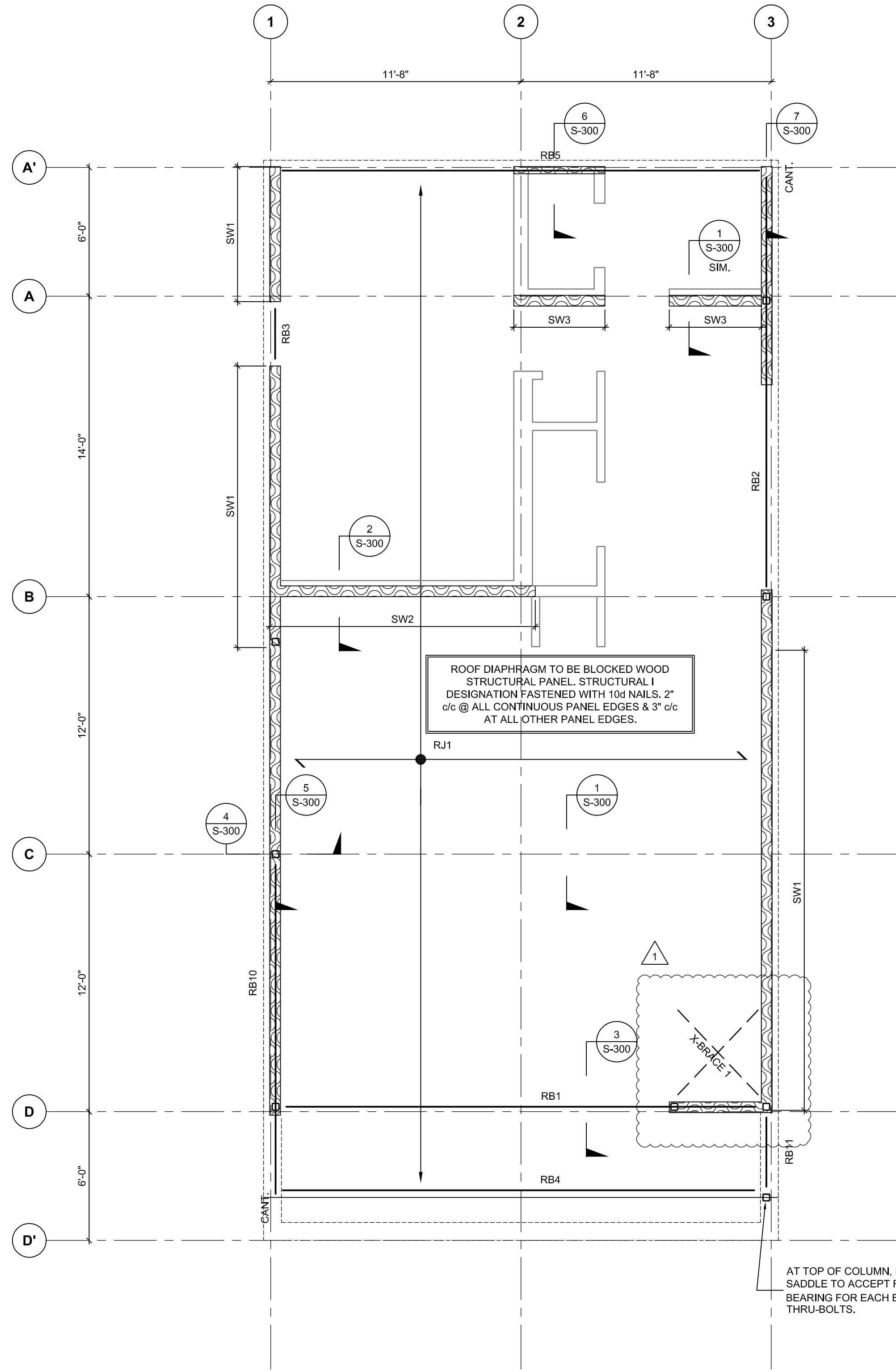
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1
S-101 CLERESTOREY ELEVATION FRAMING
1/8" = 1'-0"

- NOTES:**
- LOADS USED IN DESIGN: SNOW: 192psf
DEAD: 20psf
LIVE: N/A
 - ALL ROOF SHEATHING TO BE 3/4" T&G GLUE AND SCREWED DIRECTLY TO JOISTS. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
 -



2
S-101 UPPER ROOF FRAMING PLANS
1/8" = 1'-0"

- NOTES:**
- LOADS USED IN DESIGN: SNOW: 192psf
DEAD: 20psf
LIVE: N/A
 - ALL ROOF SHEATHING TO BE 3/4" T&G GLUE AND SCREWED DIRECTLY TO JOISTS. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
 -

ROOF MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
RJ1	2 PLY 18" 360 SERIES I-JOISTS @ 16" c/c	SOLID BLOCKING @ 8'-0" c/c MAX FULL BEARING ON STUD WALL, PROVIDE SIMPSON HU3516-2 AT ALL FACE MOUNT CONNECTION.
RB1	W14x26	
RB2	W16x26	
RB3	2 - 1 3/4" x 18" LVL	
RB4	2 - 1 3/4" x 18" LVL	
RB5	2 - 1 3/4" x 18" LVL	
RB6	HSS 7" x 5" x 3/8"	
RB7	W14x26	
RB8	W14x26	
RB9	3 - 1 3/4" x 9.5" LVL	
RB10	3 - 1 3/4" x 18" LVL	
RB11	3 - 1 3/4" x 18" LVL	
X-BRACE 1	3/4" x 2 1/2" x 1/2" ANGLES	CONNECT FOR Tf = 61.0 KIPS

- NOTES:**
- ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
 - ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH HBC 2015 LOAD CASES (LRFD)
 - CONNECT STEEL BEAMS FOR MINIMUM 25 KIPS (LRFD) IN ACCORDANCE WITH AISC 341/360 REQUIREMENTS. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.

SHEARWALL SCHEDULE		
MEMBER MARK	PLWOOD AND NAILING REQUIREMENTS	HOLD-DOWNS AND HARDWARE
SW1	1 1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 6" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS, 1/2" ANCHOR BOLTS @ END STUD SPACE AND 32" c/c.
SW2	1 1/2" WOOD STRUCTURAL PANELS, 10d NAILS @ 3" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	TRIPLE STUD AT ENDS, SIMPSON HDU11-SDS2.5, 1 1/2" HEAVY HEX HEAD ANCHOR, CAST IN PLACE WITH 12" EMBEDMENT, 1/2" ANCHORS BOLTS @ 16" c/c
SW3	1 1/2" WOOD STRUCTURAL PANELS, 10d NAILS @ 2" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS, SIMPSON HDU11-SDS2.5, 1 1/2" HEAVY HEX HEAD ANCHOR, CAST IN PLACE WITH 12" EMBEDMENT, 1/2" ANCHORS BOLTS @ 16" c/c

FRAMING LEGEND	
REPEAT FRAMING ELEMENTS (SPAN)	↔
REPEAT FRAMING ELEMENTS (EXTENT)	→
BEAM MEMBERS	—
EXTERIOR STUD & LOAD BEARING STUDS	▨
WALLS (NON-LOAD BEARING)	▭
STUD WALL ABOVE	▭
CONCRETE WALLS	▭
COLUMN (HSS)	□
COLUMN (WOOD)	▣
COLUMN ABOVE	▣
CANTILEVERS	CANT.
MOMENT CONNECTIONS	▼
EXTENT OF FINISHES	-----

PLAN REVIEW ACCEPTANCE
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Project Name
HAWKE MEDIA HOUSE VILLAGE NEST 15
Address
SUMMIT POWDER MOUNTAIN EDEN, UTAH
File Name: FILENAME.EXT CAD/BIM Program: AUTOCAD
Drawn by: AVB Checked by: DB
Scale: AS NOTED Project #: 170251

Sheet Title
FRAMING PLANS CONTINUED
S-101

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COLUMN SCHEDULE												
DATA	COLUMN	A(-2 $\frac{1}{2}$ ') - 3(-2 $\frac{3}{4}$ ')	B - 3(-2 $\frac{3}{4}$ ')	B(+ 2'-1 $\frac{1}{2}$ ') - 1(+2 $\frac{3}{4}$ ')	C - 1(+2 $\frac{3}{4}$ ')	D(-2 $\frac{3}{4}$ ') - 1(+2 $\frac{3}{4}$ ')	D(-2 $\frac{3}{4}$ ') - 3(-4'-6 $\frac{1}{4}$ ')	D(-2 $\frac{3}{4}$ ') - 3(-2 $\frac{3}{4}$ ')	TOP D(-2'-0") - 3(-2 $\frac{3}{4}$ ')	D(-10 $\frac{3}{4}$ ') - 2	C(+4'-0") - 2	
ROOF PEAK (26'-1")												
LOW ROOF EDGE (18'-2 $\frac{1}{2}$ ')												
T/O FOUNDATION WALL (8'-0")		HSS 4"x4"x $\frac{1}{4}$ "	HSS 4"x4"x $\frac{1}{4}$ "	HSS 4"x4"x $\frac{1}{4}$ "	HSS 4"x4"x $\frac{1}{2}$ "	HSS 4"x4"x $\frac{3}{8}$ "	HSS 4"x4"x $\frac{1}{4}$ "	HSS 4"x4"x $\frac{1}{4}$ "	HSS 4"x4"x $\frac{1}{4}$ " SLOPED			
T/O BASEMENT SLAB (0'-0")										HSS 4"x4"x $\frac{1}{4}$ "	HSS 4"x4"x $\frac{1}{4}$ "	
BASEPLATE		BASEPLATE 1	BASEPLATE 1	BASEPLATE 1	BASEPLATE 5	BASEPLATE 5	BASEPLATE 3 + $\frac{3}{4}$ " PLATE UPSTAND SEE SECTION	BASEPLATE 2 + $\frac{3}{4}$ " PLATE UPSTAND SEE SECTION		BASEPLATE 4	BASEPLATE 4	

GROUTED DIMENSION SPECIFIED IS A MINIMUM. INCREASE GROUTED HEIGHT AND OVERALL ANCHORAGE LENGTH TO SUIT.

NOTES:

- CENTRE COLUMNS CAPS AND FOOTINGS ON GRIDS UNLESS NOTED OTHERWISE
- UNLESS OTHERWISE NOTED, BASEPLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE COLUMN WEB.

BASEPLATE 1 - $\frac{5}{8}$ " THICK	BASEPLATE 2 - $\frac{3}{4}$ " THICK	BASEPLATE 3 - $\frac{3}{4}$ " THICK	BASEPLATE 4 - $\frac{3}{4}$ " THICK	BASEPLATE 5 - $\frac{5}{8}$ " THICK
4- $\frac{5}{8}$ " \varnothing HILTI HIT-Z ANCHORS. DRILL AND EPOXY WITH MIN 6" EMBEDMENT.	3-1 $\frac{1}{2}$ " \varnothing HEAVY HEX HEAD. CAST IN PLACE WITH 24" EMBEDMENT.	4-1" \varnothing HEAVY HEX HEAD. CAST IN PLACE WITH 24" EMBEDMENT.	4- $\frac{1}{2}$ " \varnothing HILTI HIT-Z ANCHORS. DRILL AND EPOXY WITH MIN 6" EMBEDMENT.	3- $\frac{1}{2}$ " \varnothing HILTI HIT-Z ANCHORS. DRILL AND EPOXY WITH MIN 6" EMBEDMENT.

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Project Name
HAWKE MEDIA HOUSE VILLAGE NEST 15

Address
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Drawn by AVB	Checked by DB
Scale AS NOTED	Project # 170251

Sheet Title
COLUMN SCHEDULE

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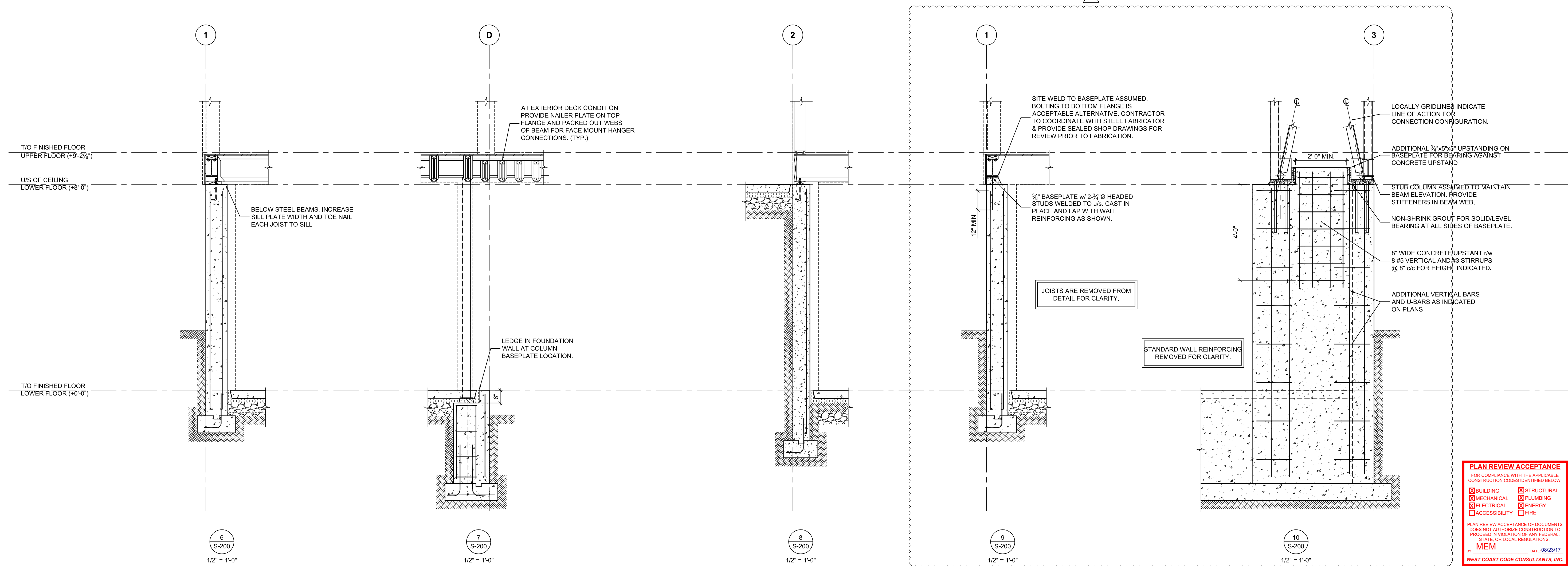
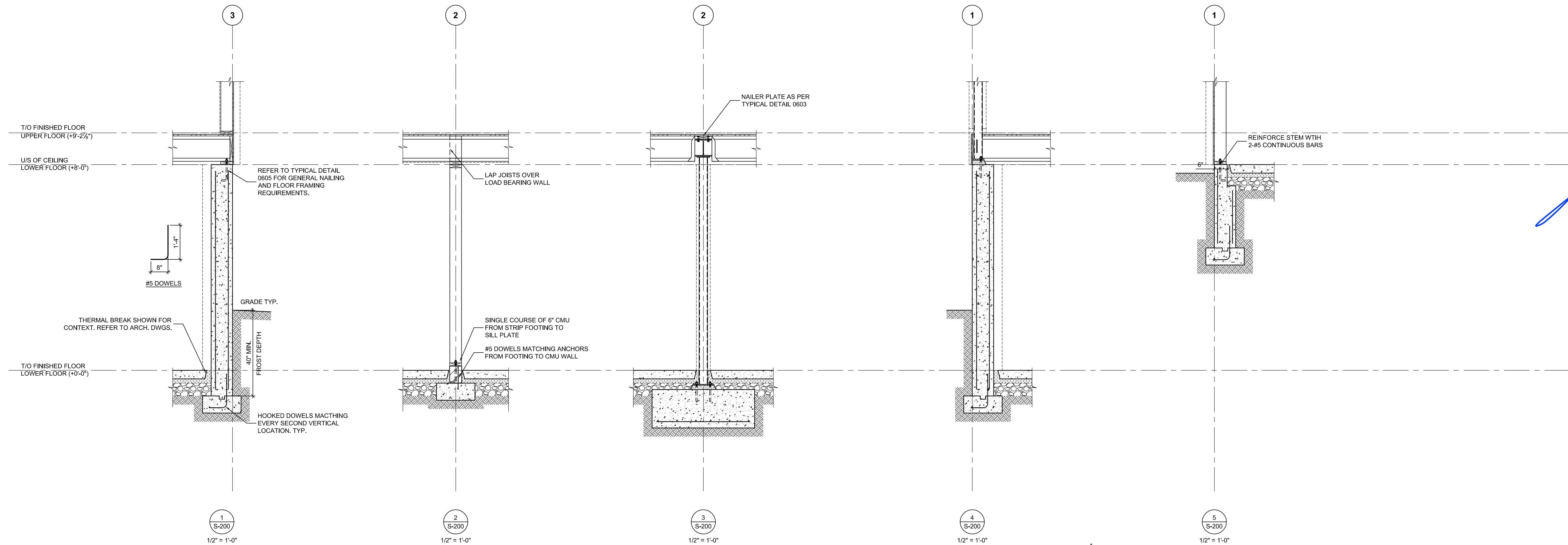
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Project Name
HAWKE MEDIA HOUSE VILLAGE NEST 15
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SUMMIT POWDER MOUNTAIN EDEN, UTAH

File Name: FILENAME.EXT
 Drawn by: AVB
 Scale: AS NOTED

CAD/BIM Program: AUTOCAD
 Checked by: DB
 Project #: 170251

Sheet Title
FOUNDATION SECTIONS

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 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

BUILDING STRUCTURAL
 MECHANICAL PLUMBING
 ELECTRICAL ENERGY
 ACCESSIBILITY FIRE

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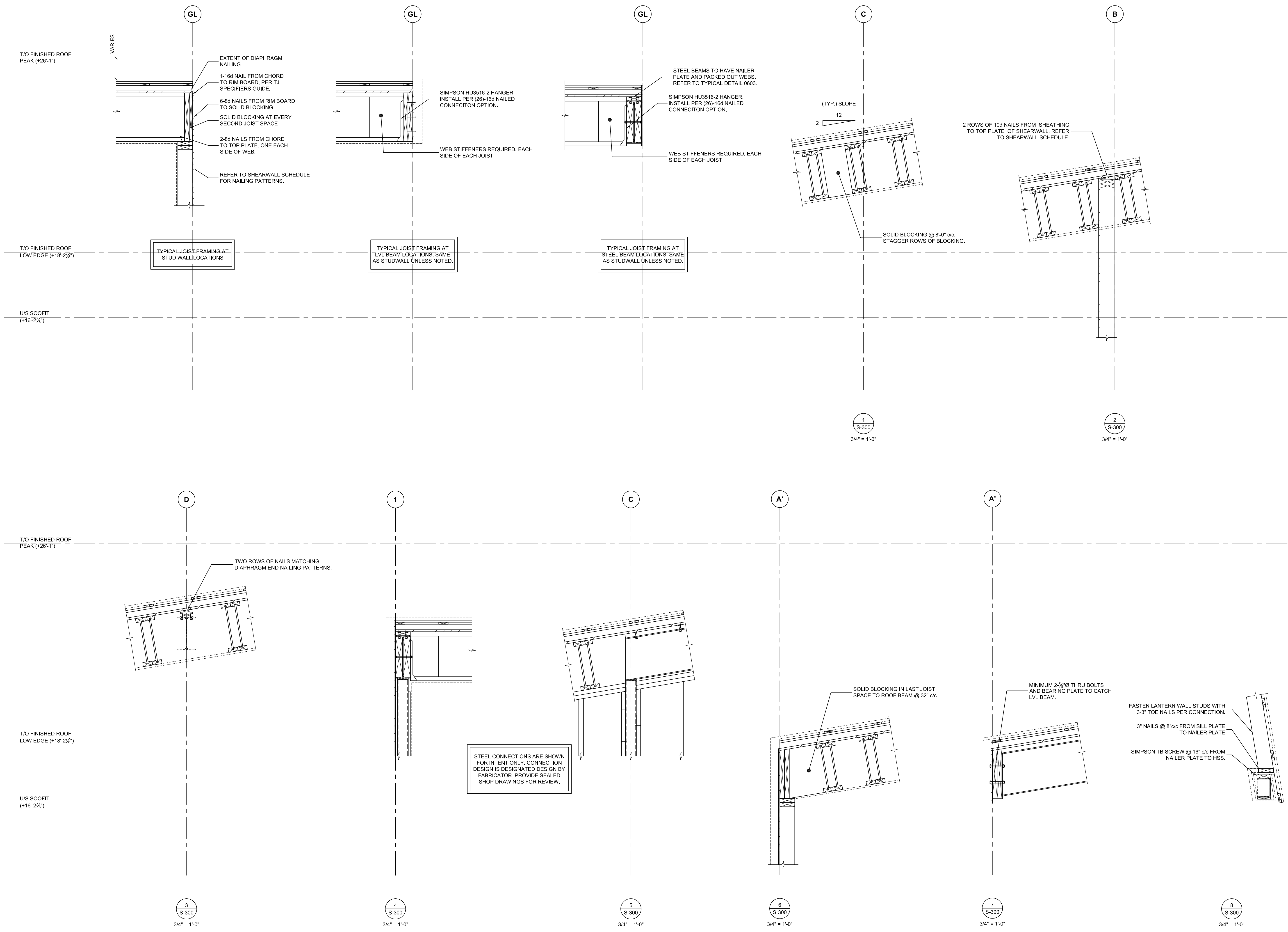
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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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File Name FILENAME.EXT	CAD/BIM Program AUTOCAD
Drawn by AVB	Checked by DB
Scale AS NOTED	Project # 170251

Sheet Title
FRAMING SECTIONS

S-300

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