



# August 15, 2017 Issued for Construction

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# Kimmelman May Mountain House

Summit Powder Mountain, Eden UT



**GENERAL NOTES**

- ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER, AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.
- CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.
- TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT UDOT TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.
- CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.
- AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.
- ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.
- ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.
- CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFORE COMMENCING CONSTRUCTION.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRIQUES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.
- CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LISTED IN THE STATE OF UTAH AND SHALL BE BONDED FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.
- CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. DURING THE COURSE OF HIS EXAMINATION A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT HE HAS REVIEWED THIS CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.
- CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.
- CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER. ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.
- IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.
- WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR OUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.
- CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR PRIOR TO ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS RELIED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.
- WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FINEST QUALITY ARE TO BE USED.

**GENERAL NOTES CONT.**

- CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO THE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
- ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

**UTILITY NOTES**

- CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY. INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
- EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS), PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-862-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
- CONTRACTOR SHALL NOT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
- CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
- ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOEWERED TO MEET FINISHED GRADE.
- CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
- CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE JOINTS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
- SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED, UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
- CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
- EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DETERMINED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
- MANTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
- CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
- ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
- UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
- ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
- ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
- CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
- ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURBS, GUTTERS, SIDEWALK AND STREET PAVING.
- CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NON-METALLIC PIPE.
- THE CONTRACTOR SHALL NOTIFY TALISMAN CIVIL CONSULTANTS, LLC, IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH SUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
- UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH.

**EROSION CONTROL 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 THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

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.

**LEGEND:**

SYMBOL / LINETYPE	DESCRIPTION
-PT-	EXISTING 4" WATER PIPE
-W-	EXISTING WATER SERVICE LATERAL
-M-	EXISTING WATER METER
-V-	EXISTING WATER VALVE
-F8-	EXISTING 8" SANITARY SEWER PIPE
-L-	EXISTING SANITARY SEWER LATERAL AND CLEANOUT
-P8S-	EXISTING PRESSURIZED SANITARY SEWER PIPE
-G-	EXISTING SANITARY SEWER GRINDER/PUMP
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING 15" STORM DRAIN PIPE
○	EXISTING STORM DRAIN MANHOLE
□	EXISTING STORM DRAIN FLARED END SECTION
-TE-	EXISTING TELECOMMUNICATION CONDUIT
-TEB-	EXISTING TELECOMMUNICATION PULL BOX
-E-	EXISTING ELECTRICAL CONDUIT
-TEB-	EXISTING ELECTRICAL PULL BOX
-TR-	EXISTING ELECTRICAL TRANSFORMER
-G-	EXISTING GAS PIPE
■	PROPOSED CONCRETE

NOTE: LEGEND MAY CONTAIN SYMBOLS THAT ARE NOT USED IN PLAN SET.

**EROSION CONTROL 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 THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

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.

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 DIVISION OF WATER QUALITY.

**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:

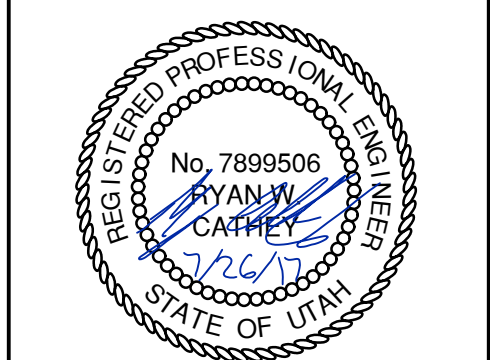
- SPRAYING DISTURBED AREAS WITH A TACKLER VIA HYDROSEED
- TRACKING STRAW PERPENDICULAR TO SLOPES
- INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

\* **SEED MIXTURE FOR REVEGETATION**

- a. MEADOW BROME (RIGOR) 14lb./ac
- b. ORCHARD GRASS 10lb./ac
- c. ALFALFA (ADAK) 4lb./ac

**ABBREVIATIONS:**

- BG - BUILDING
- BS - BOTTOM OF STEP
- BW - BOTTOM OF WALL
- EX - EXISTING
- FG - FINISHED
- FL - FLOWLINE
- GR - GRAVEL
- INC - NOT IN CONTRACT
- TC - TOP OF CONCRETE
- TS - TOP OF STEP



No.	Description	Date

**NOTES:**

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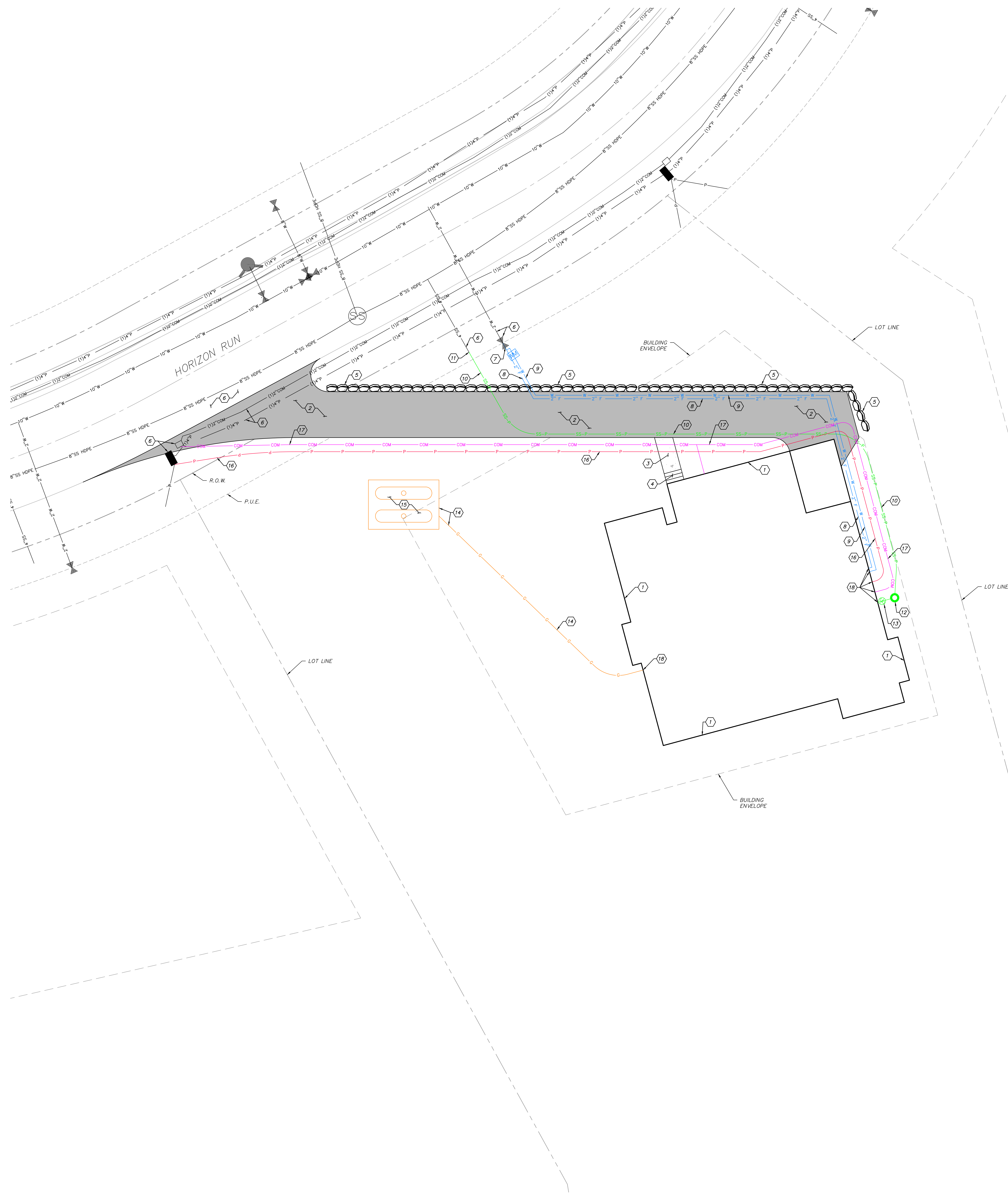
**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
It is the Architect's responsibility to verify that the work complies with the requirements of the local building department and to obtain approval for materials and workmanship which deviates from instructions provided by the Architect.

**ENGINEER'S REQUIREMENTS AND APPROVALS:**  
It is the Engineer's responsibility to verify that the work complies with the requirements of the local building department and to obtain approval for materials and workmanship which deviates from instructions provided by the Engineer.

**AUTHORITY'S REQUIREMENTS AND APPROVALS:**  
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the bidder's responsibility to obtain necessary approval from all relevant Authorities.

**DIMENSIONS:**  
All dimensions must be verified on site. Do not scale drawings. Plans take precedent over elevations. In the absence of drawings, all dimensions and quantities shall be verified on site. All minimum dimensions are to comply with the International Building Code, 2019 Edition.

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



**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 DURING CONSTRUCTION.

**UTILITIES:**  
 ENSURE MINIMUM BURIED DEPTH PER BUILDING CODE FOR ALL BURIED UTILITIES. IMPROVEMENTS, INCLUDING LANDSCAPING, SHALL NOT INTERFERE WITH ANY DRAINAGE CULVERT, RIP RAP, AND DRAINAGE PATTERN ASSOCIATED WITH ANY DRAINAGE EASEMENT.

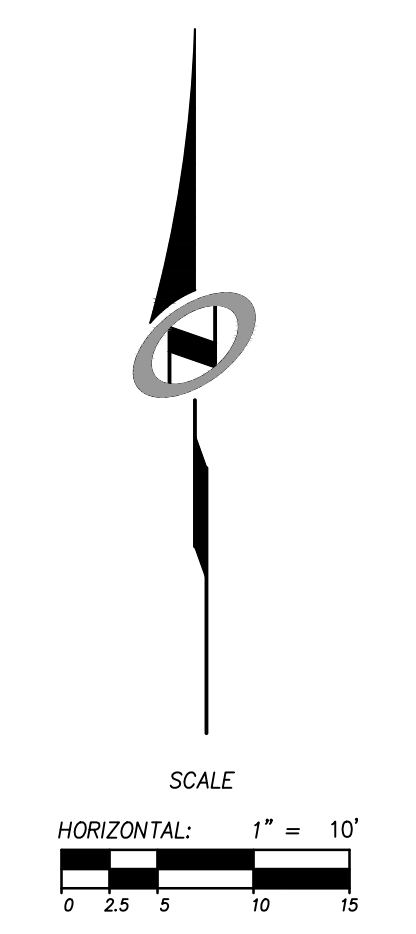
- KEY NOTES:**
- 1) BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
  - 2) INSTALL PAVEMENT ASPHALT PAVEMENT PER SECTION DETAIL A/SHEET C601.
  - 3) INSTALL PAVER PATHWAY. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - 4) CONSTRUCT CONCRETE STAIRS. SEE ARCHITECTURAL PLANS FOR DETAILS.
  - 5) CONSTRUCT ROCKERY SLOPE LESS THAN 48" HIGH AT 0.5:1 SLOPE. SEE GRADING PLAN FOR ELEVATIONS.
  - 6) PROTECT IN PLACE EXISTING IMPROVEMENTS. IF DAMAGED, REPLACE AT CONTRACTOR'S EXPENSE.
  - 7) CONNECT TO EXISTING 2" WATER LATERAL PER DETAIL B/SHEET C601.
  - 8) INSTALL 2" PVC FIRE LINE. MINIMUM COVER OF 60" DEEP.
  - 9) INSTALL 3/4" PVC WATER LATERAL. MINIMUM COVER OF 60" DEEP.
  - 10) INSTALL 1 1/2" DR-11 IPS PRESSURE SEWER PIPE. MINIMUM COVER OF 60" SEWER PRESSURE LINE TO CROSS UNDER WATER LATERAL WITH A MINIMUM OF 18" CLEAR BETWEEN PIPES AT CROSSING.
  - 11) CONNECT 1 1/2" PRESSURE SEWER PIPE TO EXISTING 4" SEWER LATERAL.
  - 12) INSTALL E/ONE GRINDER PUMP STATION MODEL DHD71 WITH E/ONE ENTRY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFI RECEPTACLE. ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL SHEET C602.
  - 13) INSTALL 4" SEWER LATERAL AND CLEANOUT PER APWA STANDARD PLAN NO. 431.
  - 14) GAS PIPES, AND STORAGE TANKS (1,000 GAL) TO BE EXCAVATED AND TRENCHED BY CONTRACTOR. INSTALLATION BY OTHERS. GAS PIPE MINIMUM COVER OF 24".
  - 15) PROPANE TANK PIT PER DETAIL C/SHEET 601.
  - 16) INSTALL 2" ELECTRICAL CONDUIT WITH MULE TAPE. MINIMUM COVER OF 24". CONTRACTOR TO COORDINATE ELECTRICAL INSTALLATION WITH ROCKY MOUNTAIN POWER.
  - 17) INSTALL 2" COMMUNICATIONS CONDUIT WITH MULE TAPE. MINIMUM COVER OF 24". CONTRACTOR TO COORDINATE WITH SUMMIT FOR COMMUNICATIONS SERVICE AND INSTALLATION.
  - 18) SEE MECHANICAL PLANS FOR CONTINUATION OF UTILITY WITHIN BUILDING.

Kimbleman Residence  
 MacKay Lyon  
 Architects  
 Limited  
 2180 College St.  
 Halifax, Nova Scotia  
 Canada B3K 3B4  
 Tel: (902) 429-1817  
 Fax: (902) 429-6276

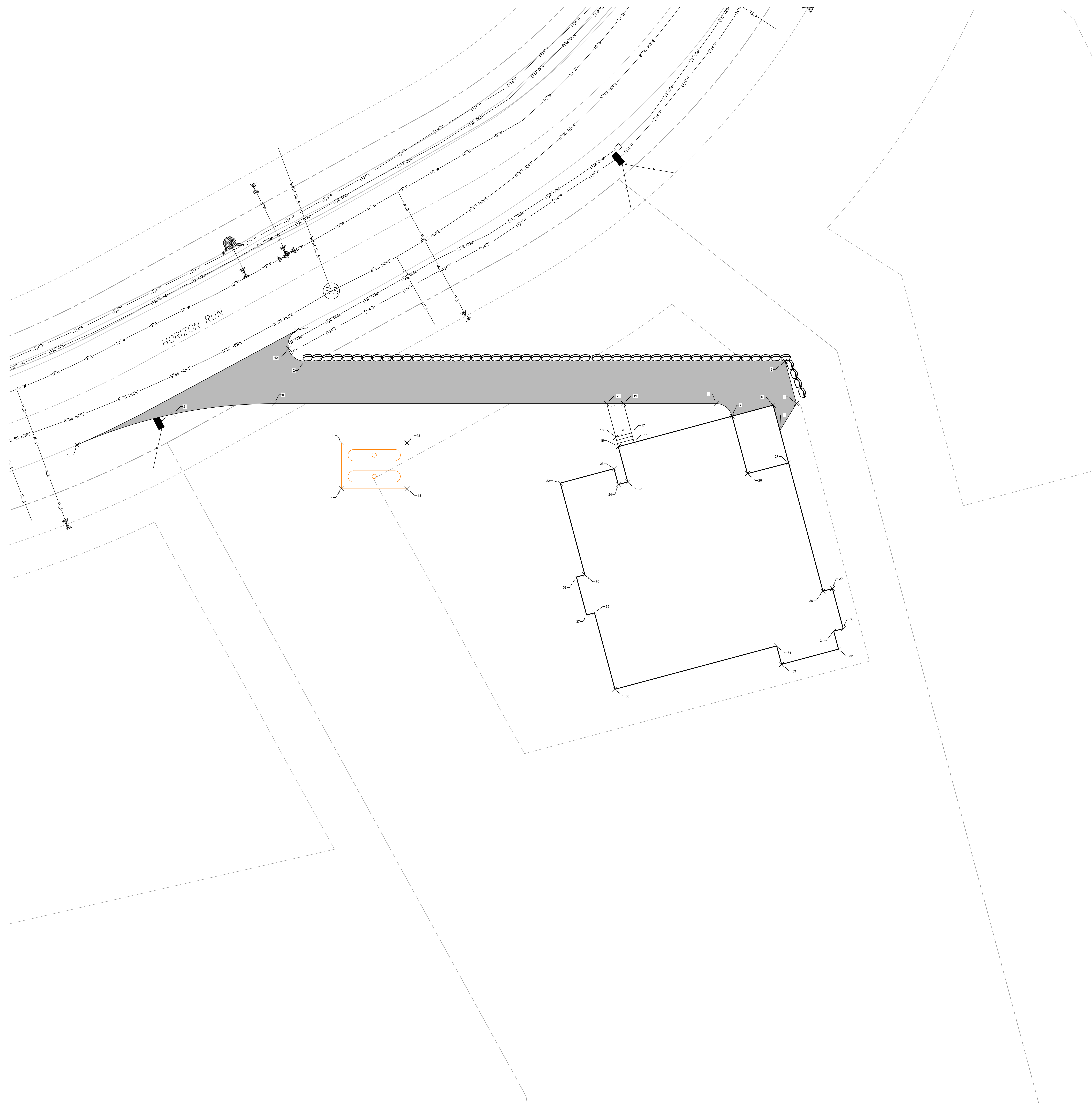
**TALISMAN**  
 5217 SOUTH STATE STREET  
 SUITE 200  
 MURRAY, UT 84107  
 801.743.1300

No.	Description	Date

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Site and Utilities Plan  
 scale: 1" = 10'  
 date: 11-28-26  
 drawn: JR  
 checked: RC  
**C201**



Point #	Northing	Easting
1	3657551.36	1568368.14
2	3657541.96	1568370.51
3	3657541.96	1568517.39
4	3657528.96	1568520.87
5	3657520.76	1568515.82
6	3657528.49	1568513.75
7	3657525.13	1568501.19
8	3657528.96	1568496.33
9	3657528.96	1568361.21
10	3657516.34	1568301.01
11	3657516.96	1568391.84
12	3657516.96	1568401.84
13	3657502.96	1568401.84
14	3657502.96	1568391.84
15	3657515.81	1568466.42
16	3657517.10	1568471.25
17	3657520.00	1568470.47
18	3657518.71	1568465.64
19	3657528.96	1568468.07
20	3657528.96	1568462.90

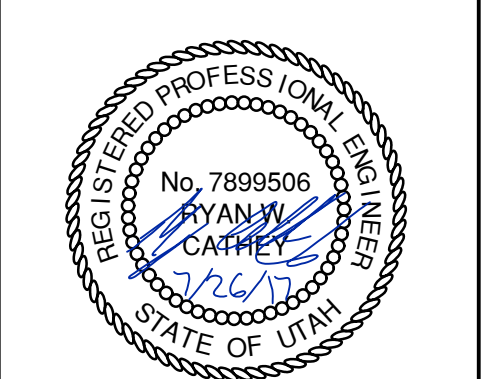
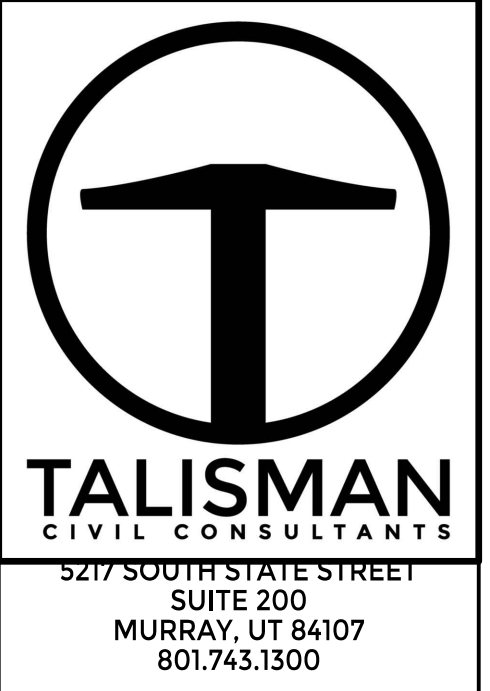
Point #	Northing	Easting
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22	3657504.68	1568448.70
23	3657508.08	1568465.12
24	3657504.25	1568466.41
25	3657505.02	1568469.31
26	3657507.58	1568505.89
27	3657510.82	1568518.38
28	3657471.66	1568528.98
29	3657472.44	1568531.87
30	3657460.20	1568535.15
31	3657459.43	1568532.25
32	3657453.95	1568533.72
33	3657449.30	1568516.33
34	3657454.93	1568514.83
35	3657441.69	1568465.40
36	3657465.03	1568459.15
37	3657464.38	1568456.73
38	3657475.97	1568453.63
39	3657476.66	1568456.20

Kimmelman Residence

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Haverhill, New South  
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Swempp  
Architects  
Limited

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fax: (502) 429 6276



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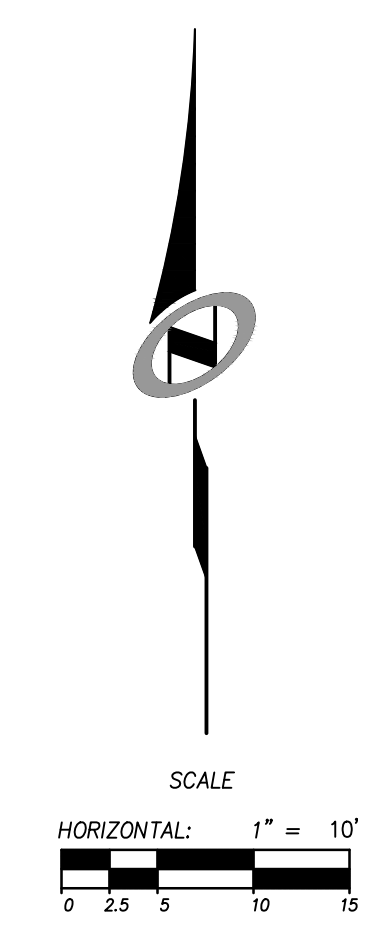
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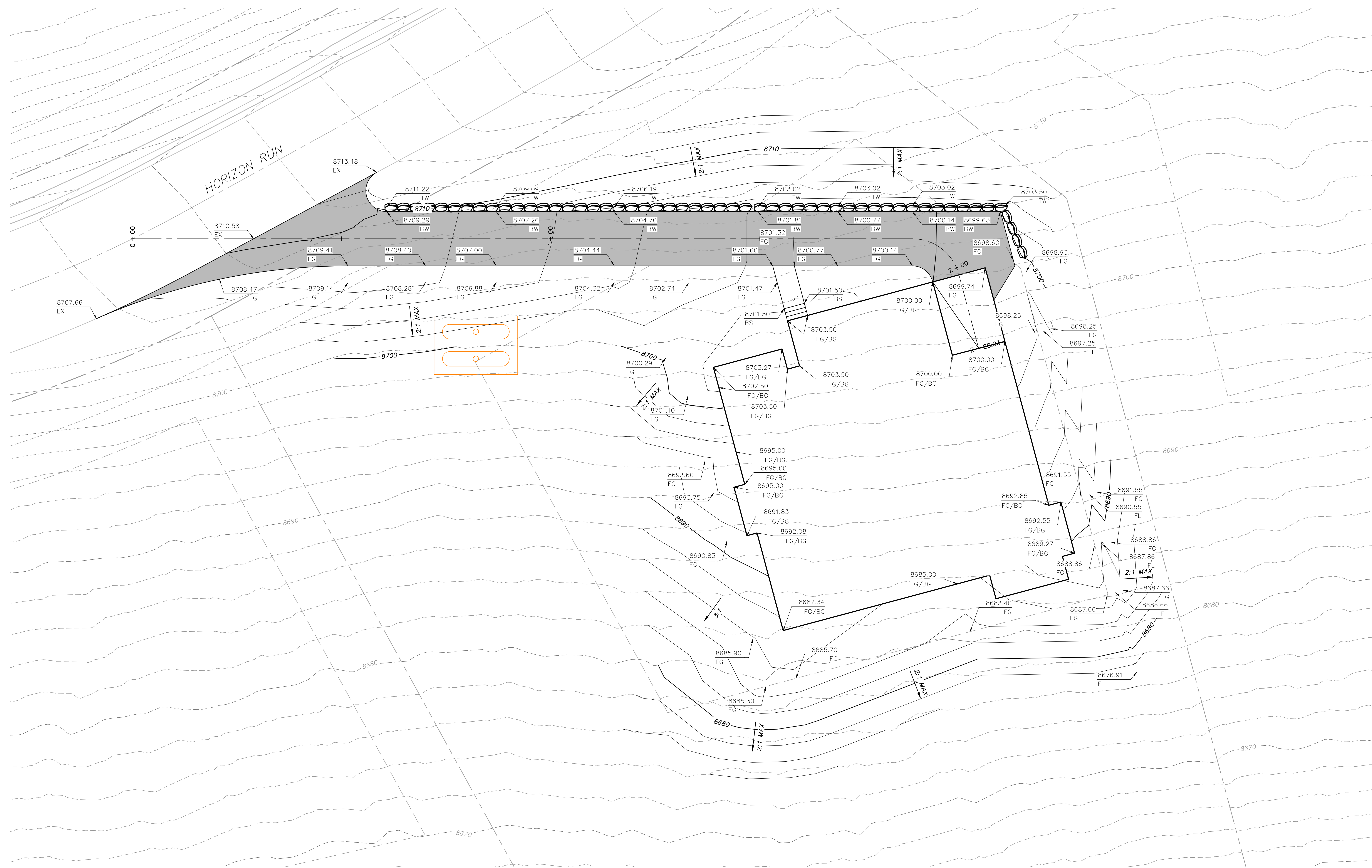
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Horizontal Control Plan

scale: 1" = 10'  
date: 11-28-26  
drawn: JB  
check: RC

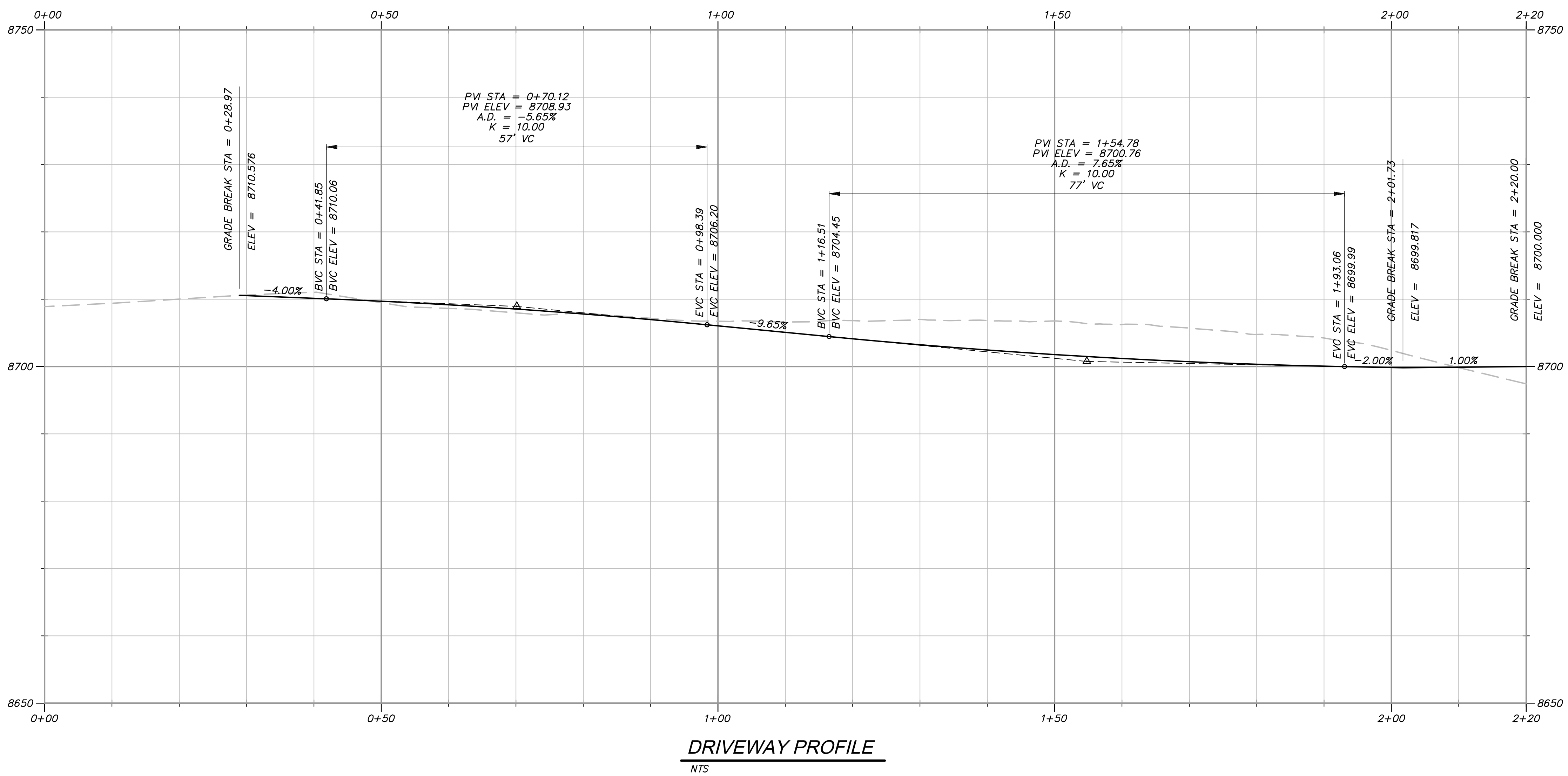
C202



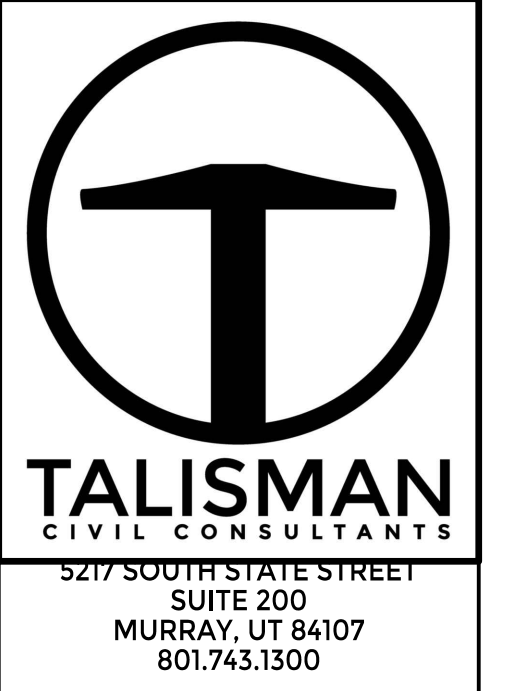


ABBREVIATIONS:

BG	BUILDING
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
EX	EXISTING
FG	FINISHED GRADE
FL	FLOWLINE
TS	TOP OF STAIRS
TW	TOP OF WALL



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 fax: (902) 429-6276



No. Description Date

Revision:

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**Grading and Drainage Plan and Driveway Profile**

scale: 1" = 10'  
 date: 11-28-26  
 drawn: JB  
 checked: RC

**C201**



**EROSION CONTROL 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 THE COUNTY. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES AS NEEDED.

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.

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 DIVISION OF WATER QUALITY.

**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 SEED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION 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 NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. RE-SEED AREA IS APPROXIMATE. CONTRACTOR IS TO REVEGETATE ALL DISTURBED AREAS.

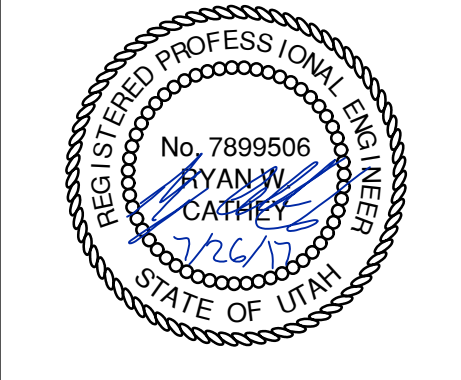
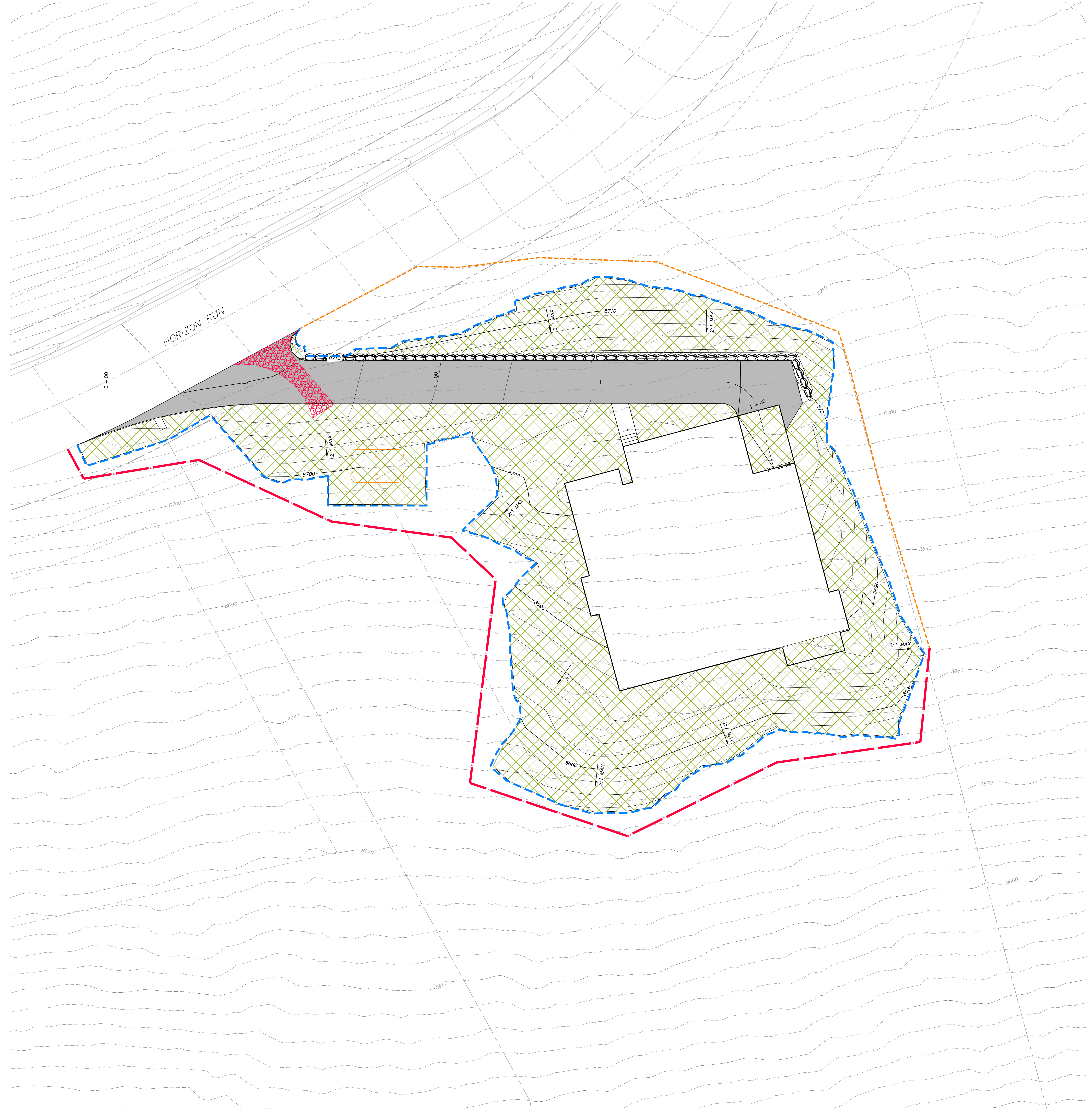
STABILIZED CONSTRUCTION ENTRANCE FOR SITE INGRESS/EGRESS. IF ALTERNATE ACCESS POINTS ARE APPROVED BY OWNER, ADDITIONAL STABILIZED CONSTRUCTION ENTRANCES WILL BE REQUIRED.

INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.

INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

GRADING LIMIT LINE.

**\* SEED MIXTURE FOR REVEGETATION**  
a. MEADOW BROME (RICOR) 14lb/oc  
b. ORCHARD GRASS 10lb/oc  
c. ALFALFA (ADAK) 4lb/oc



No.	Description	Date

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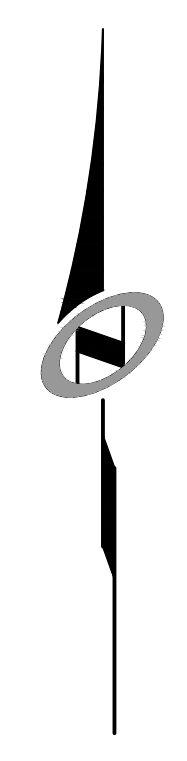
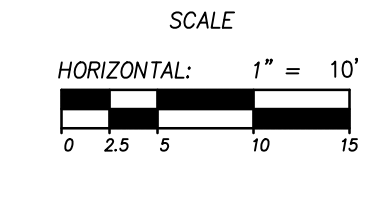
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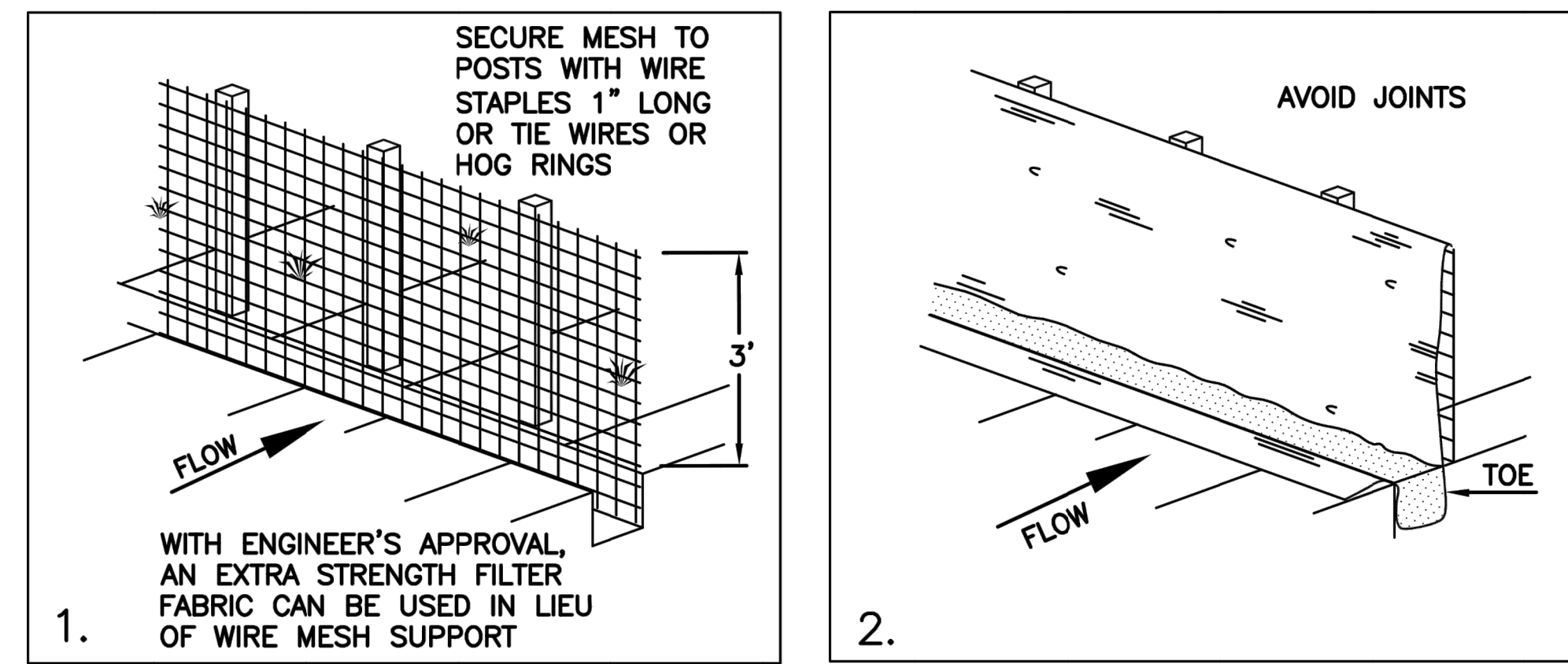
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**Erosion Control Plan**

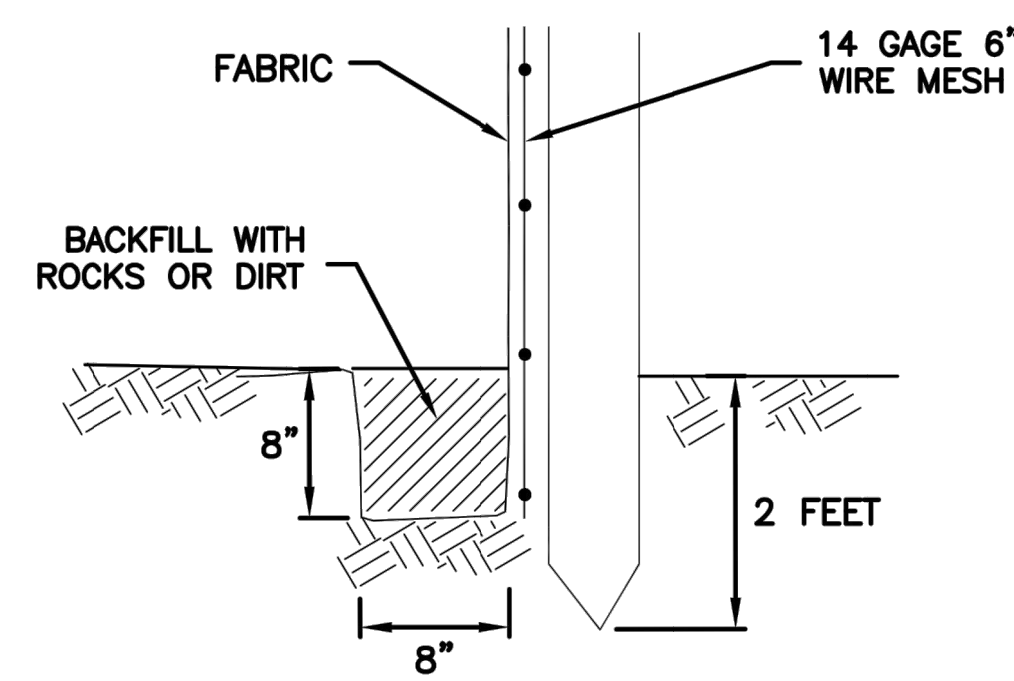
scale: 1" = 10'  
date: 11-28-26  
drawn: JR  
checked: RC



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**

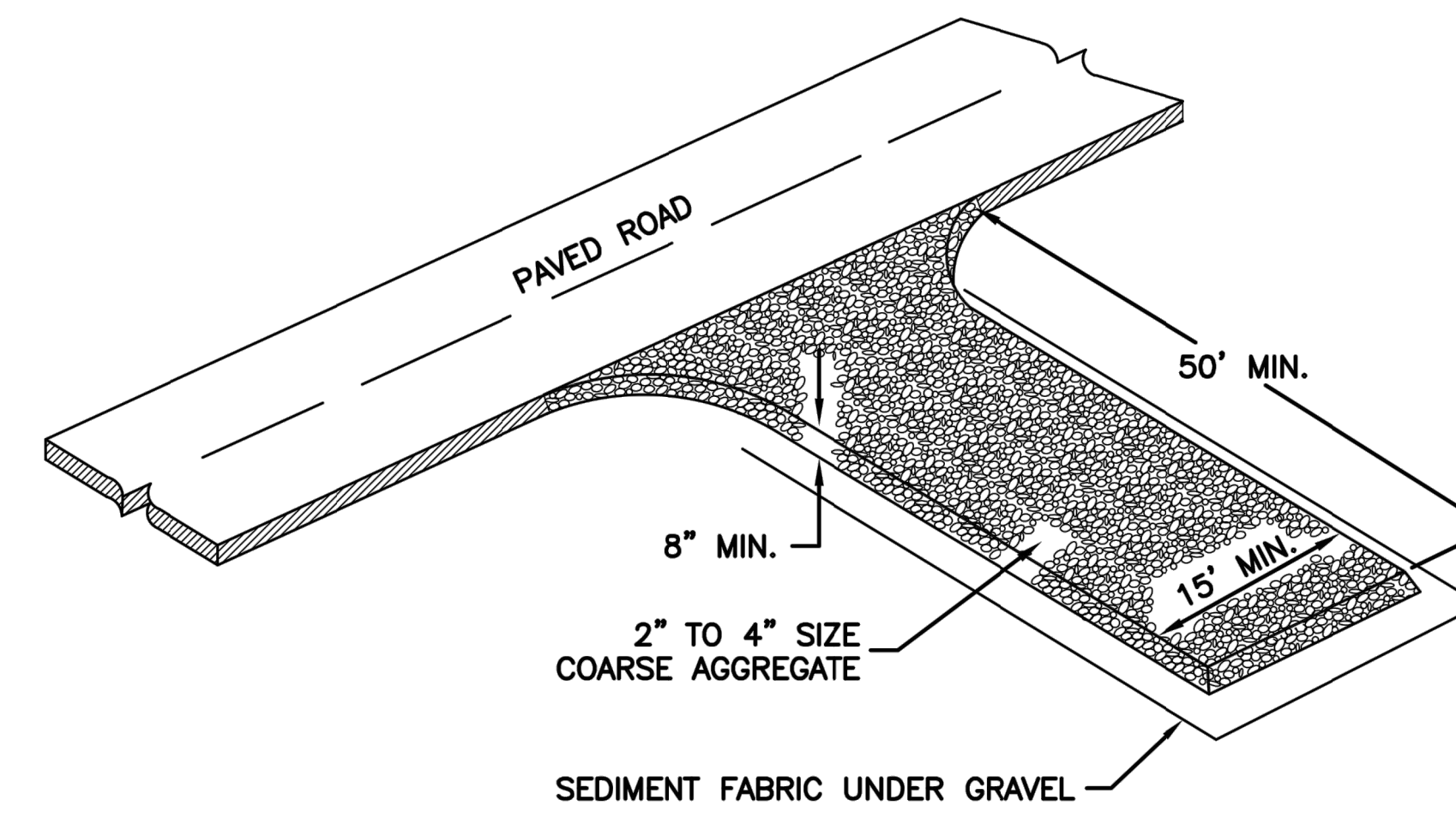
7

Plan  
**122**

February 2006

**1 SILT FENCE DETAIL**  
NTS

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.



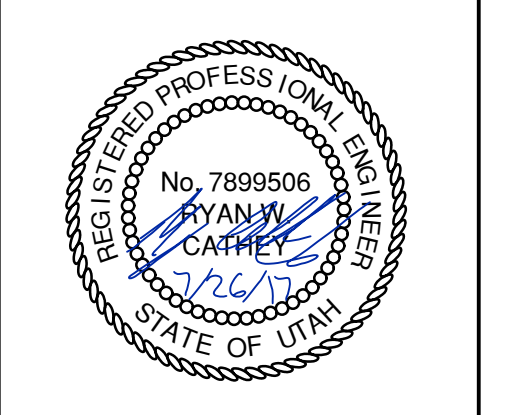
**Stabilized roadway entrance**

19

Plan  
**126**

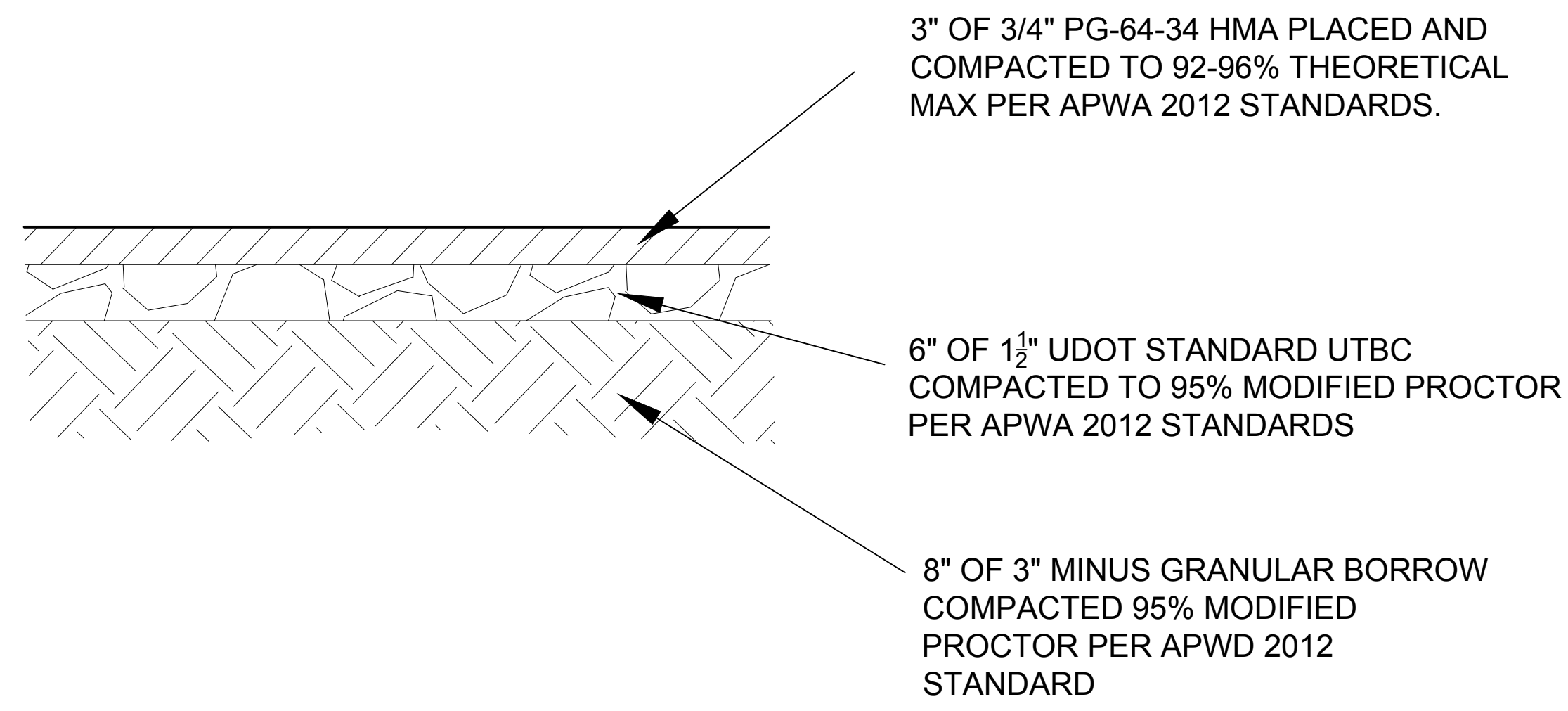
February 2006

**2 STABILIZED ROADWAY ENTRANCE DETAIL**  
NTS

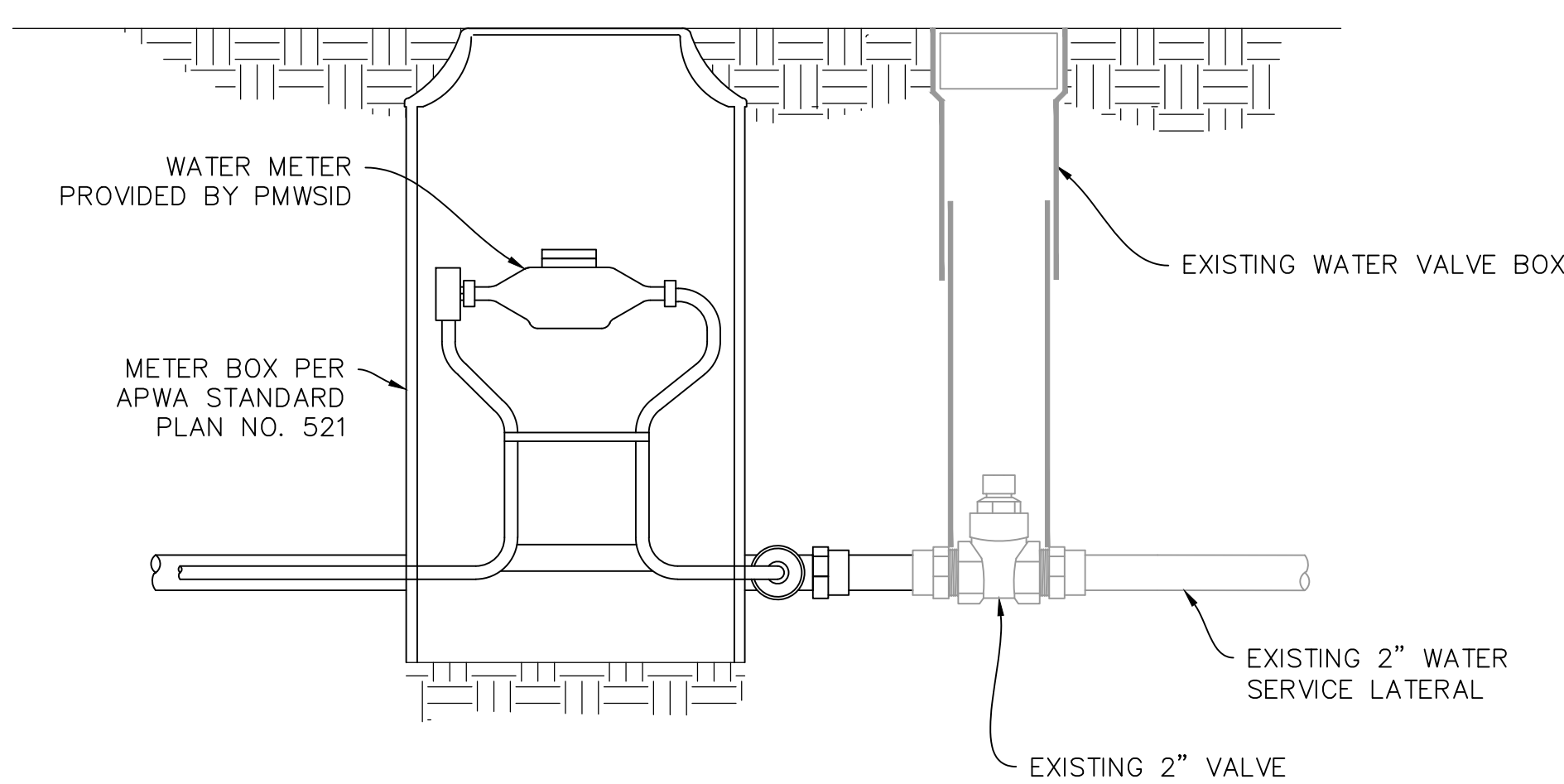
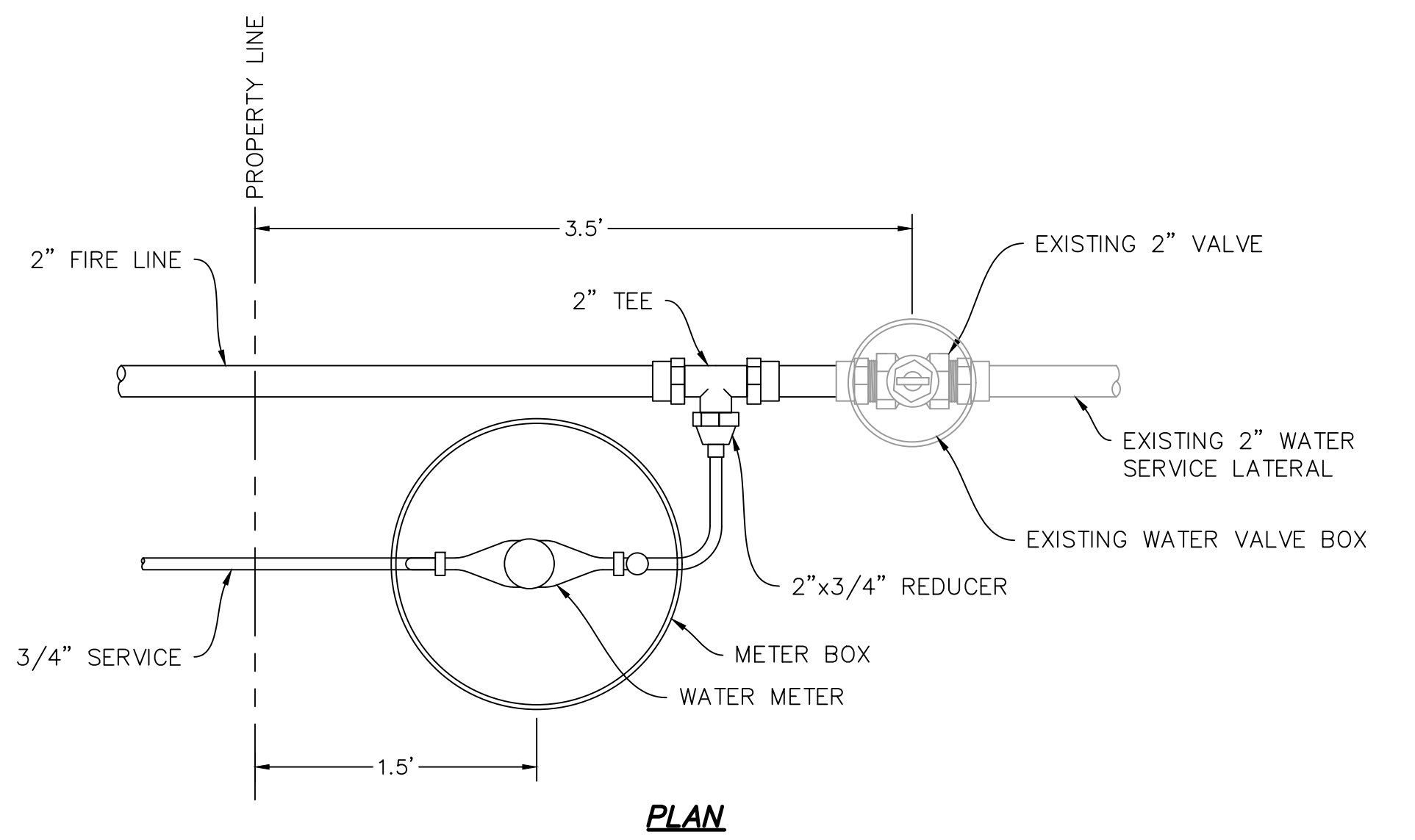


No.	Description	Date

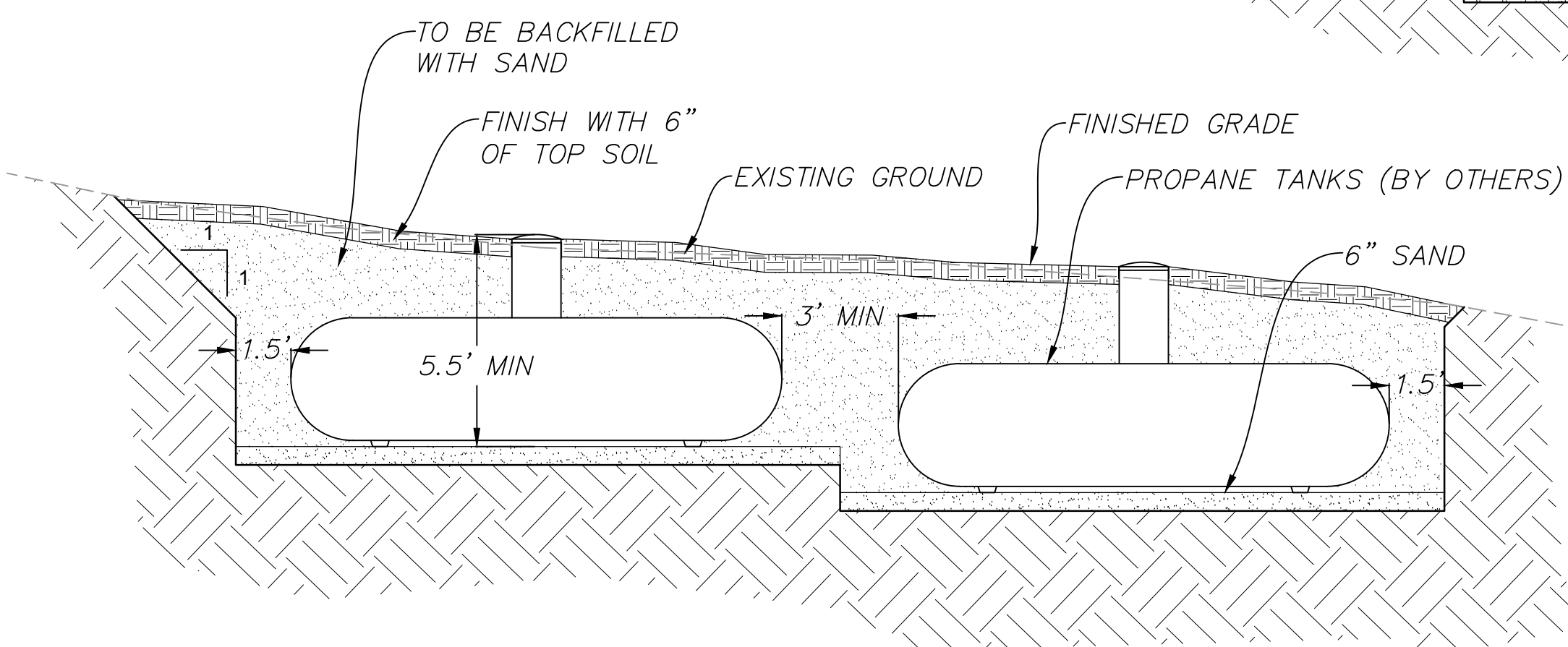
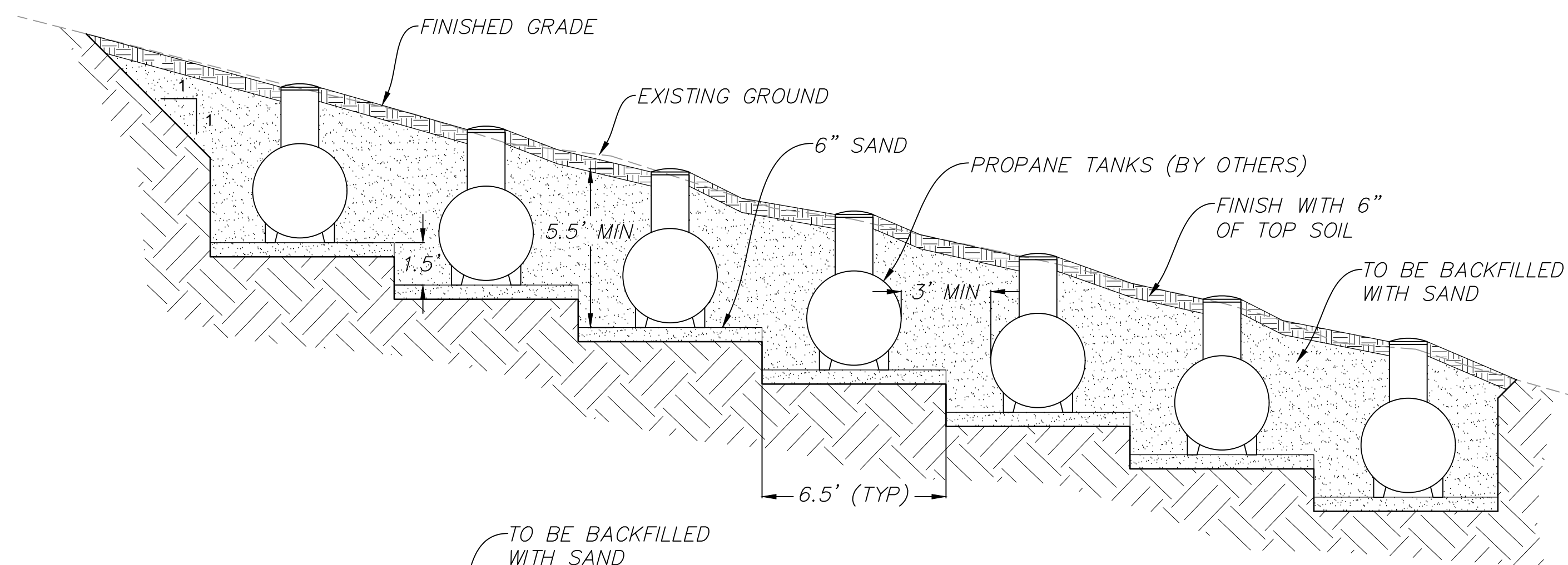
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**PARKING ASPHALT SECTION**



**PROPANE TANK PIT TYPICAL DETAIL**

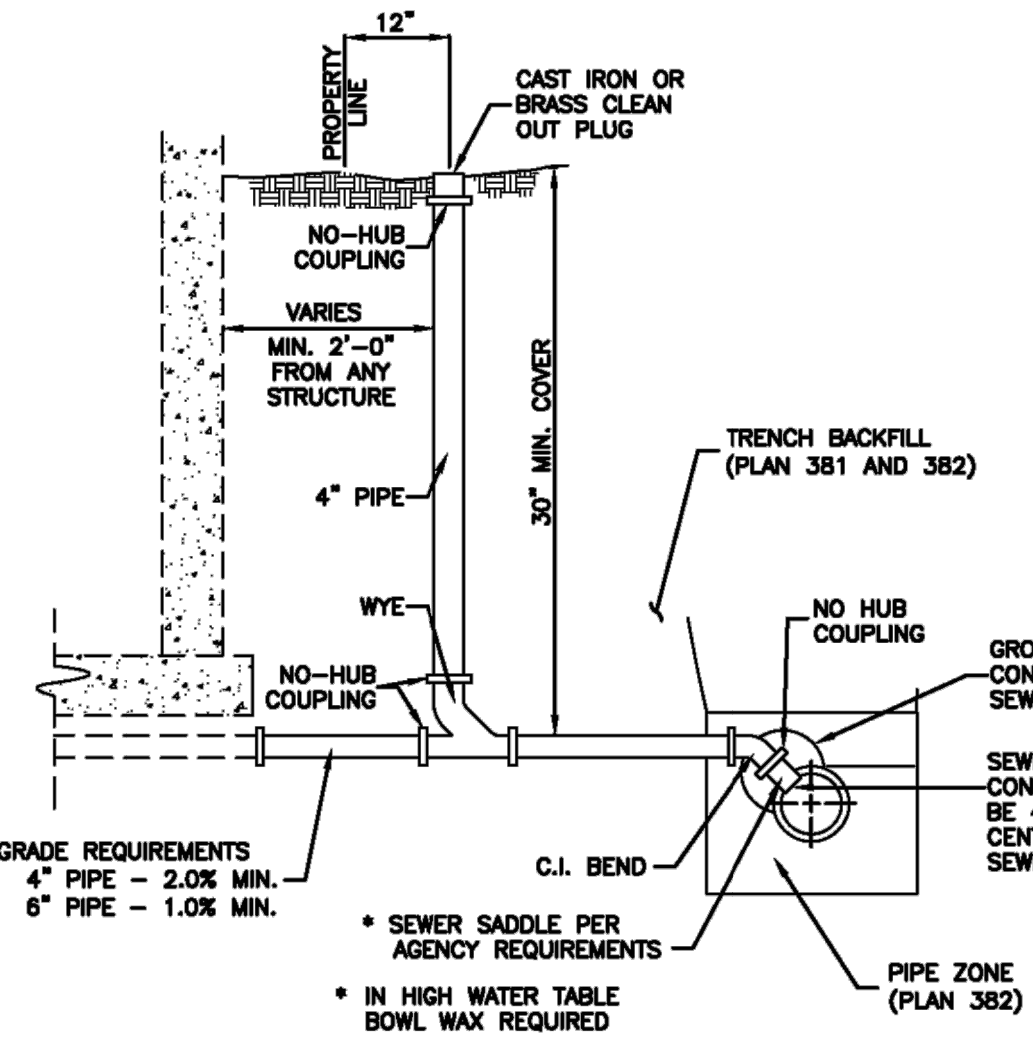


**PROPANE TANK PIT TYPICAL DETAIL**

**Sewer lateral connection**

- GENERAL**
  - Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
  - Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
  - Verify if CONTRACTOR or agency is to install the wye.
- PRODUCTS**
  - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
  - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
  - Provide agency approved wye or tee with appropriate donut.
  - Stainless steel straps required.
- EXECUTION**
  - Tape wrap pipe as required by soil conditions.
  - Remove core plug from sewer main. Do not break into sewer main to make connection.
  - Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

218



**Sewer lateral connection**

219

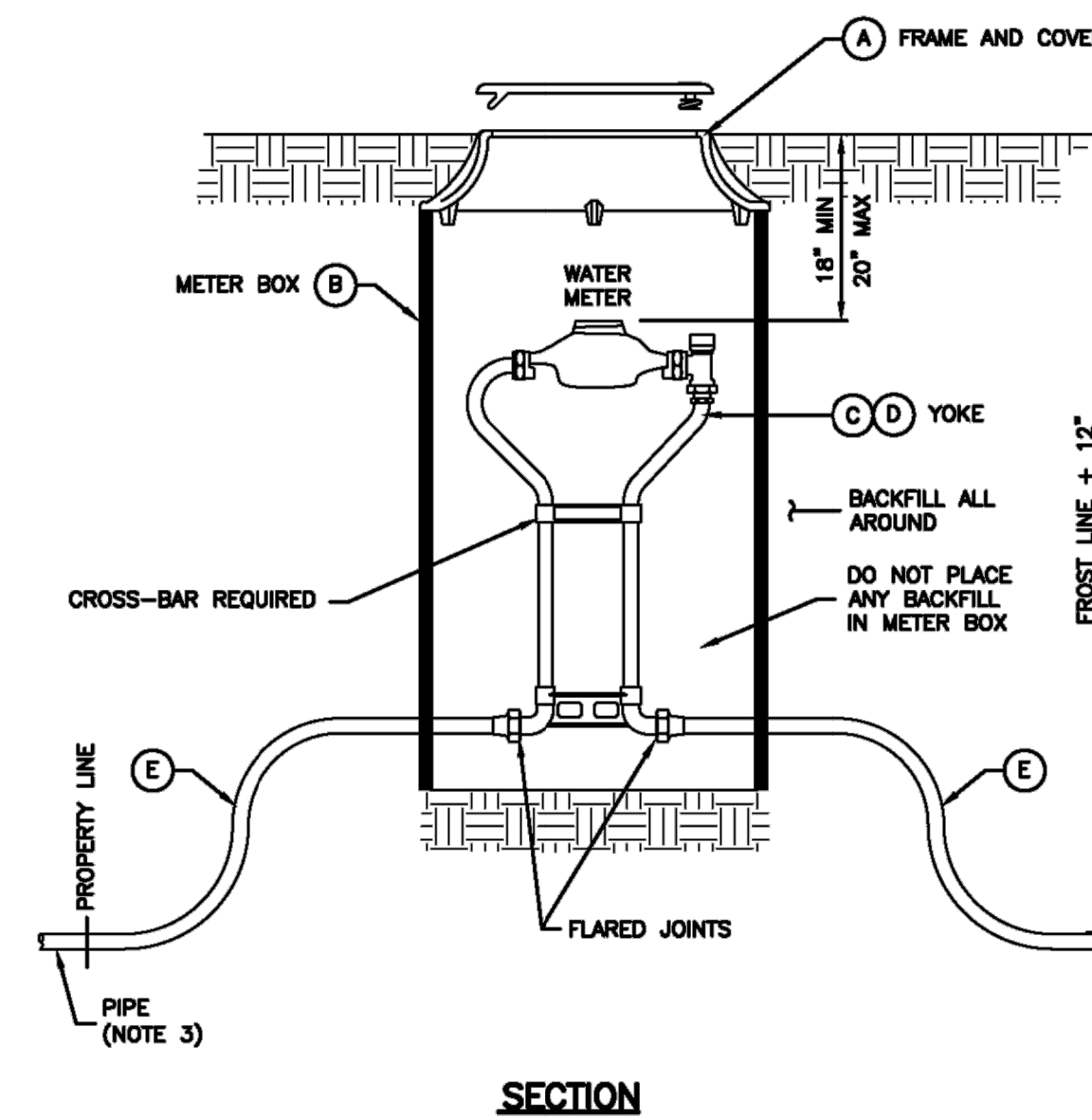
January 2011

Plan 431

**3/4" and 1" meter**

- GENERAL**
  - In street surfaces or other vehicular traffic areas (like driveway approaches), install the same type of meter box as required for 1 1/2" and 2" service meters. See Plan 522.
  - Before backfilling, secure inspection of installation by ENGINEER.
- PRODUCTS**
  - Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
  - Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
  - Casings: Gray iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.
- EXECUTION**
  - Meter Placement:
    - All meters are to be installed in the park strip or within 7 feet of the property line (street side).
    - Do not install meters under driveway approaches, sidewalks, or curb and gutter.
  - Meter Box: Set box so grade of the frame and cover matches the grade of the surrounding surface.
  - Pipe Outside of Right-of-Way: Coordinate with utility agency or adjacent property owner for type of pipe to be used outside of right-of-way.
  - Inspection: Before backfilling around meter box, secure inspection of installation by ENGINEER.
  - Base Course and Backfill Placement: Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26. Maximum lift thickness before compaction is 8-inches.

238



No.	ITEM	DESCRIPTION
(A)	FRAME AND COVER	CAST IRON COVER (grass) DUCTILE IRON COVER (driveway)
(B)	METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED P.E. PVC, CMP OR MATERIAL ACCEPTABLE TO AGENCY
(C)	3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(D)	1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)	COPPER PIPE	TYPE K (SOFT)

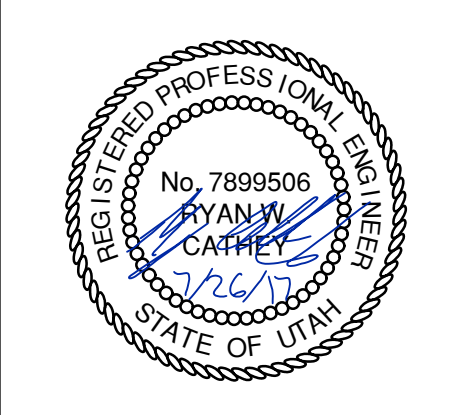
\* FURNISHED BY UTILITY AGENCY

**3/4" and 1" meter**

239

August 2001

Plan 521



No.	Description	Date

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EXTERIOR ROOF AND SOFFIT TYPE DESCRIPTION

**Roof Assembly 1**

**System Components**

- weathering steel standing seam metal cladding (air space), Class A Roof Covering
- 3/4" wood strapping perpendicular to metal cladding (airspace)
- 3/4" plywood sheathing as per structural
- vapor permeable roof underlayment
- 2" continuous XPS rigid insulation (R10)
- wood joists as per structural
- 3" closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
- interior sprinkler system
- wood blocking as required
- 1x4 shiplap wood cladding - type 1 - see profile below

**Roof Assembly 2**

**System Components**

- weathering steel standing seam metal cladding (air space), Class A Roof Covering
- 3/4" wood strapping perpendicular to metal cladding (airspace)
- 3/4" plywood sheathing as per structural
- vapor permeable roof underlayment
- 2" continuous XPS rigid insulation (R10)
- 3/4" plywood sheathing as per structural
- wood joists as per structural
- 3" closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
- interior sprinkler system
- 5/8" gypsum wallboard, PTD.

**Roof Assembly 3**

**System Components**

- 2" stone paver and radiant heating panel on adjustable pedestal
- liquid-applied roofing membrane
- sloped continuous XPS rigid insulation (minimum 2" - minimum 2% slope to drain)
- plywood sheathing as per structural
- wood floor joists as per structural
- 3" closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
- interior sprinkler system
- 5/8" GWB
- refer to room finish schedule for interior finish

**Roof Assembly 4**

**Roof Assembly 4**

- Class A EPDM low slope roof membrane
- sloped continuous XPS rigid insulation (minimum 2" - minimum 2% slope to drain)
- plywood sheathing as per structural
- wood joists as per structural
- 3" closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)

**Roof Assembly 5 (Uninsulated Garage Roof)**

**System Components**

- weathering steel standing seam metal cladding (air space), Class A Roof Covering
- 3/4" wood strapping perpendicular to metal cladding (airspace)
- 3/4" wood strapping
- vapor permeable roof underlayment
- 2" continuous XPS rigid insulation (R10)
- 3/4" plywood sheathing as per structural
- wood joists as per structural
- interior sprinkler system
- 5/8" gypsum wallboard, PTD.

EXTERIOR WALL TYPE DESCRIPTION

**Exterior Wall Assembly 1A**

**System Components**

- 1x4 shiplap wood cladding - type 1 - see profile below
- rainscreen grid
- vapor permeable weather barrier
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - air barrier / vapor retarder Class 2)
- 5 1/2" insulation bats (R24)
- 2x8 wood studs as per structural
- wood framing as required
- refer to room finish schedule for interior finish

**Exterior Wall Assembly 2**

**Exterior Wall Assembly 2**

- 1x4 shiplap wood cladding - type 1 - see profile below
- vapor permeable weather barrier
- 1" horizontal pressure treated wood strapping as required
- 3 1/2" continuous XPS rigid insul (R17.5)
- reinforced concrete wall as per structural
- 1 1/2" wood strapping as required
- 5 mil poly - air barrier / vapor retarder Class 1 (seal all joints)
- refer to room finish schedule for interior finish

**Exterior Wall Assembly 1B**

**System Components**

- 1x4 shiplap wood cladding - type 1 - see profile below
- rainscreen grid
- vapor permeable weather barrier
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - air barrier / vapor retarder Class 2)
- 5 1/2" insulation bats (R24)
- 2x8 wood studs as per structural
- refer to room finish schedule for interior finish

**Exterior Wall Assembly 3**

**Exterior Wall Assembly 3**

- 3 1/2" continuous XPS rigid insul (R17.5)
- waterproofing membrane below grade
- reinforced concrete wall as per structural
- 1 1/2" wood strapping as required
- 5 mil poly - air barrier / vapor retarder Class 1 (seal all joints)
- refer to room finish schedule for interior finish

**Exterior Wall Assembly 1C (un-insulated garage wall)**

**System Components**

- 1x4 shiplap wood cladding - type 1 - see profile below
- rainscreen grid
- vapor permeable weather barrier
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2x8 wood studs as per structural
- refer to room finish schedule for interior finish

**Exterior Wall Assembly 1D (insulated garage wall)**

**System Components**

- 1x4 shiplap wood cladding - type 1 - see profile below
- refer to room finish schedule for interior finish
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - air barrier / vapor retarder Class 2)
- 5 1/2" insulation bats (R24)
- 2x8 wood studs as per structural
- refer to room finish schedule for interior finish

4 A001 Exterior Assemblies Scale 1-1/2" = 1'-0"

INTERIOR WALL TYPE DESCRIPTION

**TYPE 1**

**System Components**

- 1/2" GWB, PTD
- 2x6 studs @ 16" o.c.
- 1/2" GWB, PTD

**TYPE 2**

**System Components**

- 1/2" GWB, PTD
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 1/2" GWB, PTD

**TYPE 3**

**System Components**

- tile, T&B
- 5/8" tile backer board
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 1/2" GWB, PTD

**TYPE 4**

**System Components**

- 1x4 vertical shiplap wood cladding - type 1
- solid wood blocking between studs to support cladding
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 5/8" tile backer board
- tile, T&B

**TYPE 5**

**System Components**

- 1x4 vertical shiplap wood cladding - type 1
- solid wood blocking between studs to support cladding
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 5/8" tile backer board
- tile, T&B

**TYPE 6**

**System Components**

- 1x4 vertical shiplap wood cladding - type 1
- solid wood blocking between studs to support cladding
- 2x6 studs @ 16" o.c.
- 5 1/2" acoustic batt in cavity
- 1/2" GWB, PTD

**SHIPLAP CLADDING PROFILE**

**Type 1**

1/2"

3 7/8"

+ 1x4 vertical shiplap wood cladding



2 A001 Key Plan Scale 1/8" = 1'-0"

AD	AREA DRAIN
ADJ	ADJACENT
AF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
BSMT	BASEMENT
BYOND	BEYOND
BOT	BOTTOM
BW	BETWEEN
CHNL	CHANNEL
CJ	CONTROL JOINT
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COF	CENTERLINE OF WOOD FRAMING
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DBL	DOUBLE
DIA	DIAMETER
DIMS	DIMENSIONS
DN	DOWN
DR	DOOR
DWG	DRAWING
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR / ELEVATION
EQ	EQUAL
FOC	FACE OF CONCRETE
FOF	FACE OF WOOD FRAMING
FDN	FOUNDATION
GA	GAUGE
GALV	GALVANIZED
GWB	GYPSSUM WALL BOARD
HC	HOLLOW CORE
HI	HIGH
HM	HOLLOW METAL
HP	HIGH POINT
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ILO	IN LIEU OF
INSUL	INSULATED
INT	INTERIOR
LO	LOW
MAX	MAXIMUM
MO	MASONRY OPENING
MECH	MECHANICAL
MEMBR	MEMBRANE
MIN	MINIMUM
MIRGB	MOISTURE-RESISTANT GYPSSUM WALL BOARD
MTL	METAL
NC	NOT IN CONTRACT
NOM	NOMINAL
OC	ON CENTER
OH	OPPOSITE HAND
OZ	OUNCE
PCC	PRE-CAST CONCRETE
PLYD	PLYWOOD
PT	PRESSURE TREATED
PTD	PAINTED
PVC	POLYVINYL CHLORIDE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REQD	REQUIRED
REV	REVERSE
RM	ROOM
SEM	SIMILAR
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER
ST STL	STAINLESS STEEL
STC	SOUND TRANSMISSION COEFFICIENT
STL	STEEL
STRUCT	STRUCTURAL
TELE	TELEPHONE
TLT	TOILET
TO	TOP OF
TOC	TOP OF CONCRETE
TOS	TOP OF STEEL
TP	TOILET PAPER DISPENSER
TPD	TELEPHONE DATA
TR	TYPICAL
UNL	UNLESS OTHERWISE NOTED
US	UNDERSIDE
VIF	VERIFY IN FIELD
VP	VISION PANEL
VP	TYPICAL
VIF	VERIFY IN FIELD
WI	WITH
WD	WOOD

Kimmelman Residence

MacKay Lyons Architects Limited

2188 Galtways St. Halifax, Nova Scotia Canada B3K 2B4

ph: (902) 429-1967 fax: (902) 429-6276

STATE OF UTAH

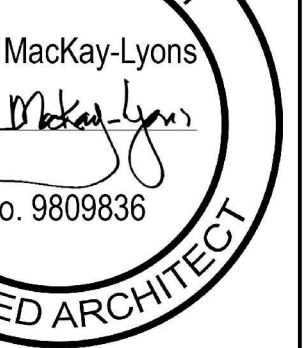
Brian MacKay Lyons

No. 9805836

LICENSED ARCHITECT

	Base		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling		Remarks
	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	
<b>WALKOUT LEVEL</b>															
Hallway	WD	PTC2	GWB	PTC1	N/A		GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bath 3	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	CONC.	SEALED	GWB-W	PTC3	TILE1 in bath
Bedroom 3	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bedroom 2	WD	PTC2	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Laundry	WD	PTC2	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bank Room	WD	PTC2	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bath 2	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	CONC.	SEALED	GWB-W	PTC3	TILE1 in shower
Exercise	WD	PTC2	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Powder Room 1	WD	PTC2	GWB-W	PTC1	GWB-W	PTC1	GWB-W	PTC1	GWB-W	PTC1	CONC.	SEALED	GWB-W	PTC3	
Mudroom	WD	PTC2	GWB	PTC1	WD1	WD1	WD1	WD1	CONC.	SEALED	GWB	PTC3			
Walk-in Closet	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Bath 1	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE2	SEALED	GWB-W	PTC3	
Bedroom 1	WD	PTC2	GWB	PTC1	WD1/GLZ	GLZ		WD1	CONC.	SEALED	GWB	PTC3			
Mechanical	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
<b>PLAZA LEVEL</b>															
Playroom	WD	PTC3	GWB	PTC1	GWB	PTC1	GLZ		GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Powder Room 2	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	CONC.	SEALED	GWB-W	PTC3	
Pantry	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Kitchen	WD	PTC2	WD1		GWB	PTC1	N/A		GWB/GLZ	PTC1	WD2	PREFIN	WD1		
Living Area	WD	PTC2	N/A		GWB	PTC1	GWB/GLZ	PTC1	GWB/GLZ	PTC1	WD2	PREFIN	WD1		
Master Closet	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	N/A		WD2	PREFIN	GWB	PTC3	
Master Bath	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE2		GWB-W	PTC3	
Master Bedroom	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB/GLZ	PTC1	WD2	PREFIN	GWB	PTC3	
<b>ENTRY LEVEL</b>															
Library	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB/GLZ	PTC1	WD2	PREFIN	GWB	PTC3	
Foyer	WD	PTC2	GWB	PTC1	GWB	PTC1	N/A		GWB	PTC1	WD2	PREFIN	WD1		
Music Room	WD	PTC2	N/A		GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	WD1		
Garage	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	CONC.	SEALED	GWB	PTC3	
Study	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	GWB	PTC3	
Nanny Suite	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD2	PREFIN	GWB	PTC3	
Bath 4	WD	PTC2	GWB-W	PTC1	GWB-W	PTC1	GWB-W	PTC1	GWB-W	PTC1	WD2	PREFIN	GWB	PTC3	TILE1 in shower

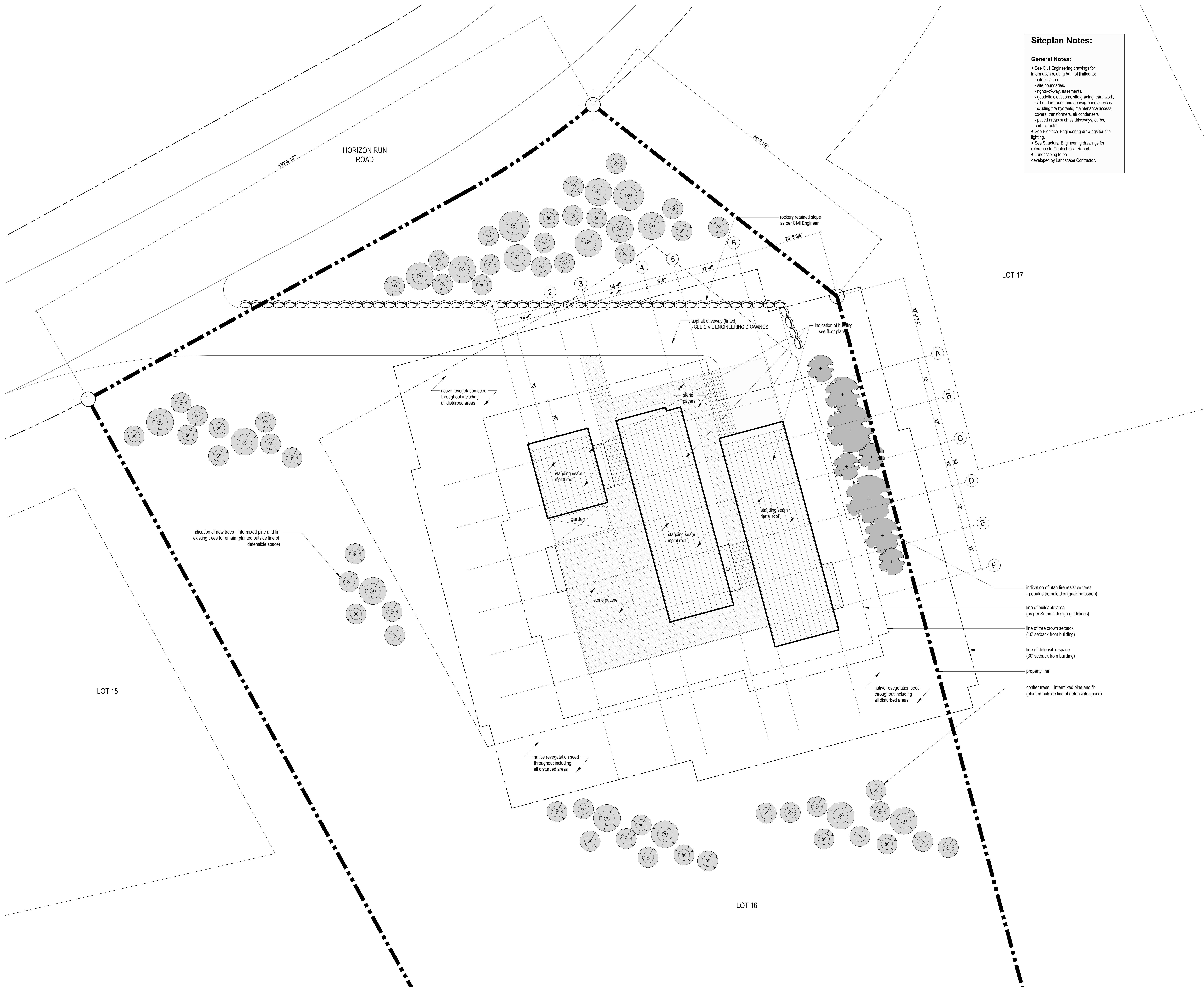
<b>Legend.</b>	N/A	not applicable
GWB	gypsum wall board per spec.	
GWB-W	waterproof sheathing as per spec.	
CONC.	concrete	
STONE	stone paver	
TILE	ceramic tile	
WD	wood	



**Siteplan Notes:**

**General Notes:**

- + 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 Electrical Engineering drawings for site lighting.
- + See Structural Engineering drawings for reference to Geotechnical Report.
- + Landscaping to be developed by Landscape Contractor.



LOT 15

LOT 17

LOT 16

- indication of utah fire resistive trees - populus tremuloides (quaking aspen)
- line of buildable area (as per Summit design guidelines)
- line of tree crown setback (10' setback from building)
- line of defensible space (30' setback from building)
- property line
- conifer trees - intermixed pine and fir (planted outside line of defensible space)

No.	Description	Date
01	Issued for Construction	2017.08.15

**NOTES:**

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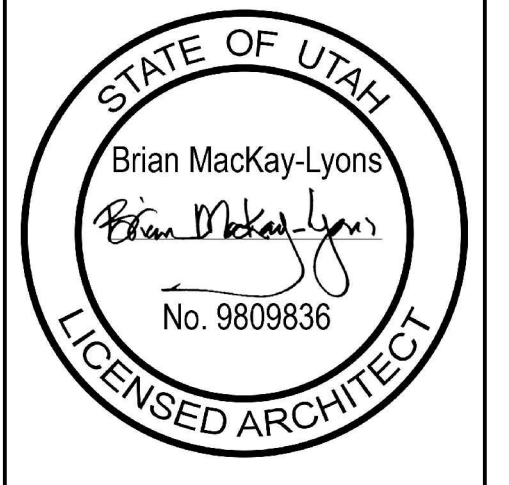
**DIMENSIONS:**  
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancy exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

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

**Site Plan**

Scale: 1/8" = 1'-0"  
Date: 17-08-15  
Drawn: DPAB  
Checked: BML

**A100**



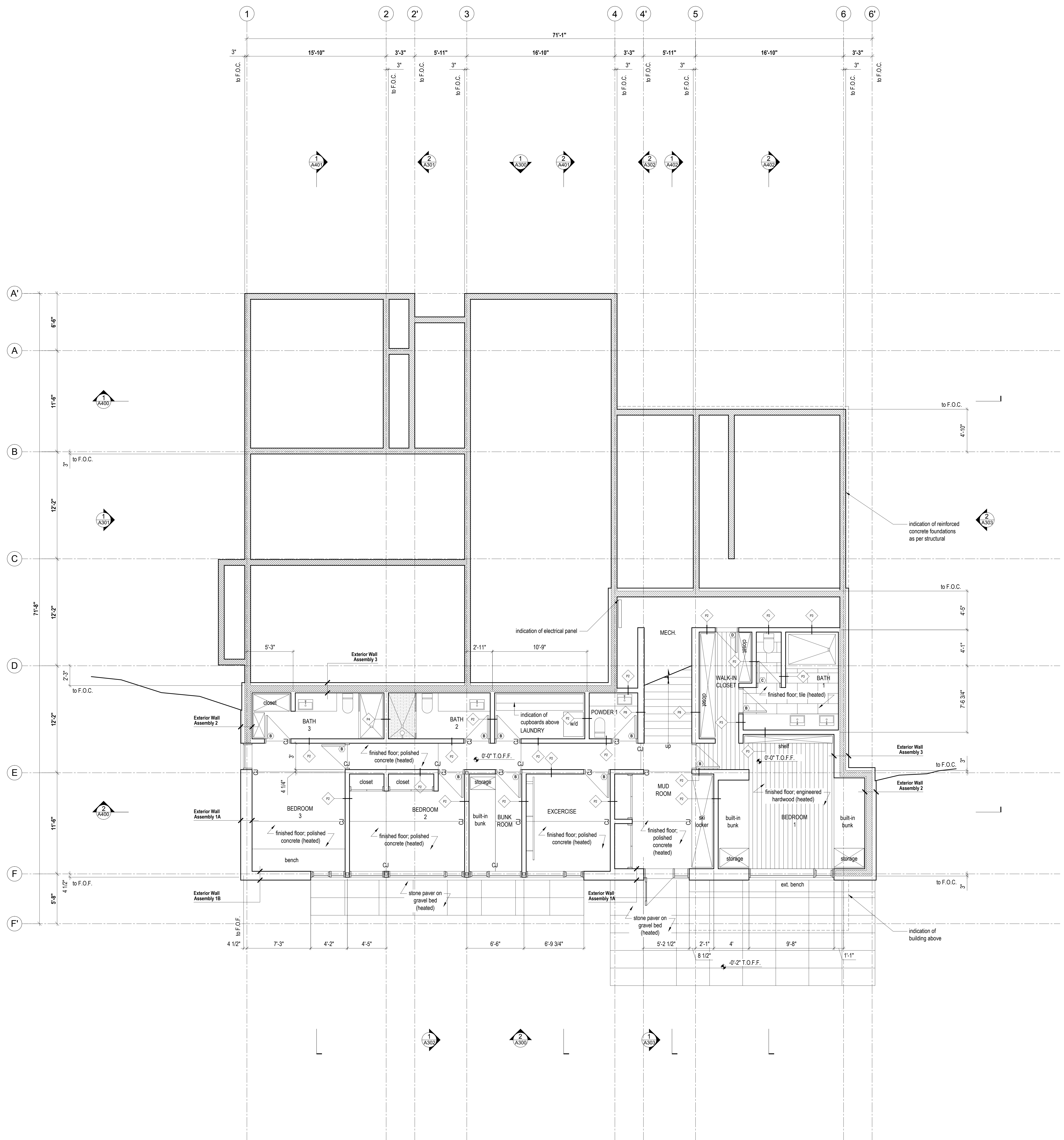
**LEGEND**  
⊕ Center line  
⊗ Door type  
⬡ Partition type  
▨ Reinforced Concrete as per Structural  
  
NOTE: FURNITURE N.I.C. (UNLESS BUILT-IN)

**SQUARE FOOTAGES**

WALK OUT LEVEL FLOOR AREA:  
1623 SF ANSI Z675-2003  
PLAZA LEVEL FLOOR AREA:  
2257 SF ANSI Z675-2003  
ENTRY LEVEL FLOOR AREA:  
864 SF ANSI Z675-2003  
UPPER LEVEL FLOOR AREA:  
237 SF ANSI Z675-2003  
GARAGE FLOOR AREA:  
257 SF ANSI Z675-2003  
  
**TOTAL AREA:**  
4981 SF ANSI Z675-2003

**NOTE:**  
+ FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS  
+ FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE  
+ FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

**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.  
+ Kitchen and Bathroom appliances and fixtures will be a deferred submittal but shall conform to all applicable codes.  
+ 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.  
+ 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. Submit all all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.  
+ Install all equipment in accordance with manufacturer's installation instructions.  
+ Project Elevation is 8700 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.  
+ Distinct new domestic water piping.  
+ Dryers located in closets shall be provided with make-up air, per IRC G2439.5



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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.

**Floor Plans**  
Scale: 1/4" = 1'-0"  
Date: 17-08-15  
Drawn: DPAB  
Checked: BML  
**A200**

- LEGEND**
- ⊘ Center line
  - ⊗ Door type
  - ⬡ Partition type
  - ▨ Reinforced Concrete as per Structural

**SQUARE FOOTAGES**

WALK OUT LEVEL FLOOR AREA:	1623 SF ANSI Z675-2003
PLAZA LEVEL FLOOR AREA:	2257 SF ANSI Z675-2003
ENTRY LEVEL FLOOR AREA:	864 SF ANSI Z675-2003
UPPER LEVEL FLOOR AREA:	237 SF ANSI Z675-2003
GARAGE FLOOR AREA:	257 SF ANSI Z675-2003
<b>TOTAL AREA:</b>	<b>4981 SF ANSI Z675-2003</b>

- NOTE:**
- + FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
  - + FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
  - + FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

- 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.
  - + Kitchen and Bathroom appliances and fixtures will be a deferred submittal but shall conform to all applicable codes.
  - + 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.
  - + 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. Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
  - + Install all equipment in accordance with manufacturer's installation instructions.
  - + Project Elevation is 8700 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.
  - + Distinct new domestic water piping.
  - + Dryers located in closets shall be provided with make-up air, per IRC G2439.5

01	Issued for Construction	2017.08.15
No.	Description	Date
Revision:		

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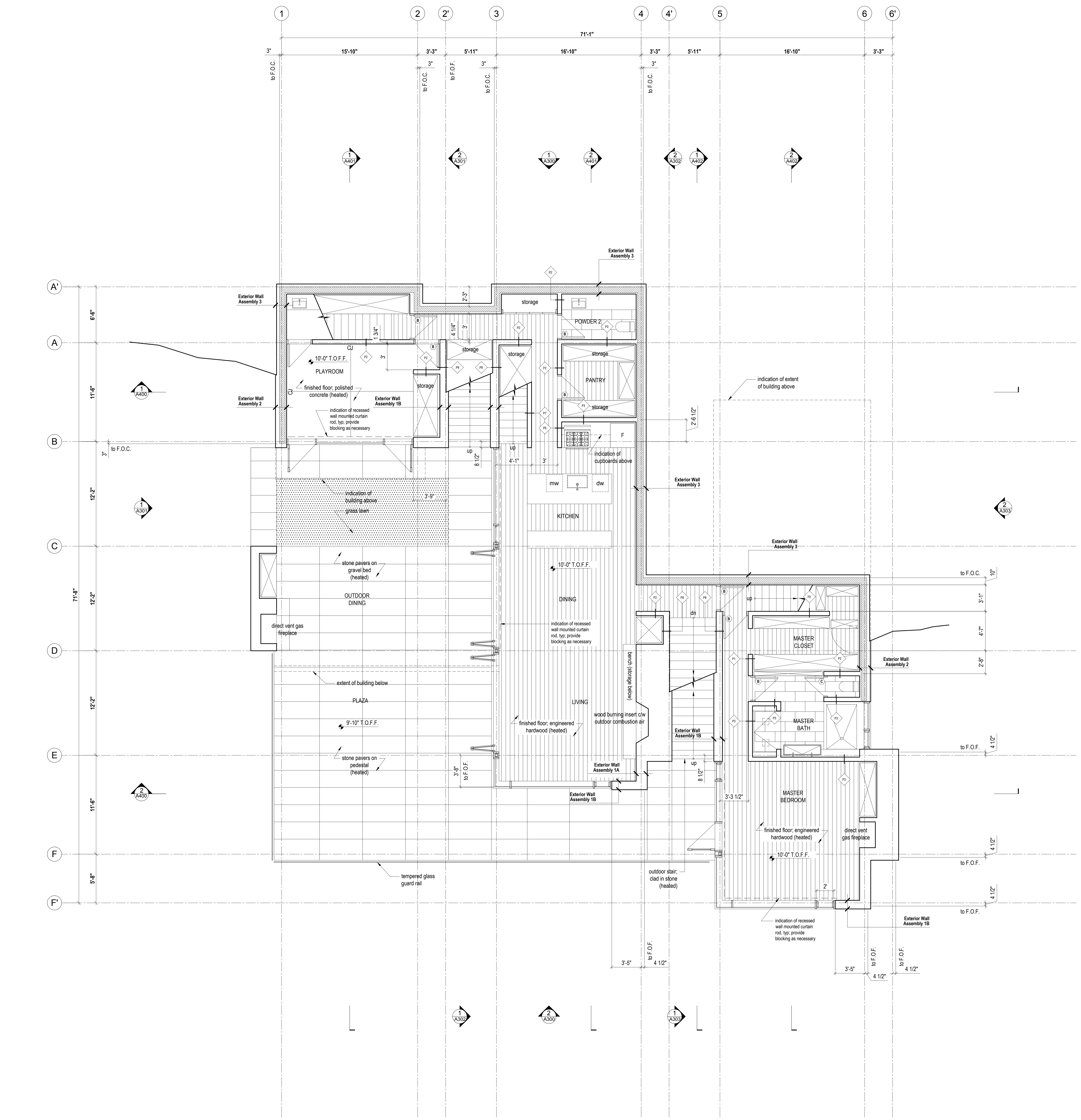
**DIMENSIONS:**  
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**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

**Floor Plans**

Scale: 1/4" = 1'-0"  
Date: 17.08.15  
Drawn: DPAB  
Checked: BML

A201



1 Floor Plan Plaza Level  
Scale 1/4" = 1'-0"



LEGEND

- ⊘ Center line
- (X) Door type
- ◇ Partition type
- ▨ Reinforced Concrete as per Structural

NOTE: FURNITURE N.I.C. (UNLESS BUILT-IN)

SQUARE FOOTAGES

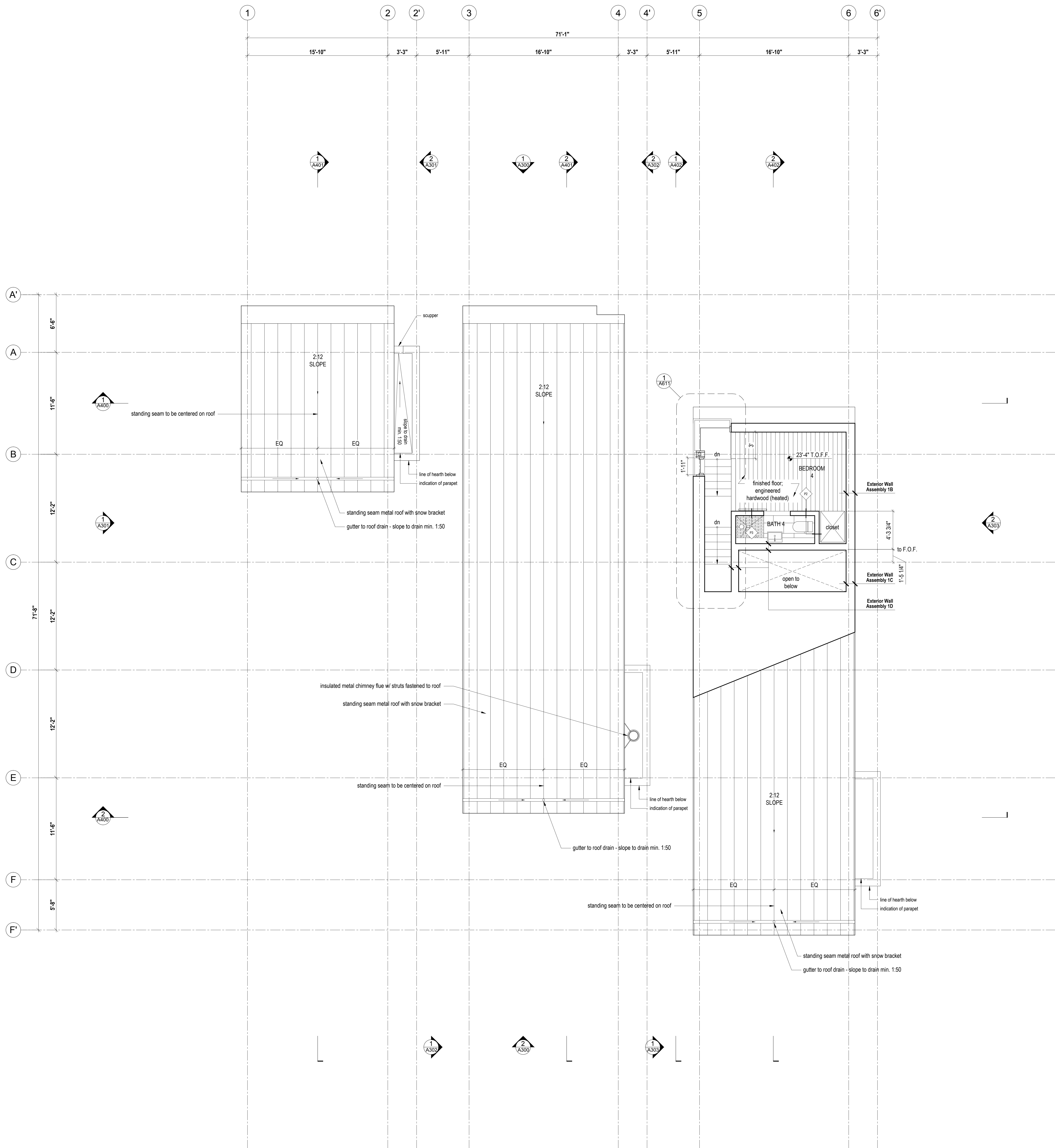
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NOTE:

- + FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- + FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- + FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

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.
- + Kitchen and Bathroom appliances and fixtures will be a deferred submittal but shall conform to all applicable codes.
- + 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.
- + 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 project electronically to architect for review and approval. Do not place order until reviewed and approved.
- + Contractor shall provide 1 year standard warranty. Submit all air equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
- + Install all equipment in accordance with manufacturer's installation instructions.
- + Project Elevation is 8700 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.
- + Disinfect new domestic water piping.
- + Dryers located in closets shall be provided with make-up air, per IRC G2439.5



No.	Description	Date
01	Issued for Construction	2017.08.15

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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.

**LEGEND**

**Symbols**

- Center line
- Recessed LED pot light
- Recessed LED pot light w/ square trim, in-line w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

**Ceiling Finishes**

- 1x4 shiplap wood cladding - see A001
- Painted GWB

**LIGHTING**

- Recessed LED pot light
- Recessed LED pot light w/ square trim, in-line w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

**MECHANICAL**

- bathroom fan
- ceiling fan

**ELECTRICAL NOTES:**

- All lighting to be dimmable.
- All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
- 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 ampacity for electrical service.
- Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- Provide 200 outlets for oven and mechanical equipment requiring same.
- All wall receptacles to be mounted 10" from finished floor to bottom of plate.
- Floor outlets 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.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E460.1.
- 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.
- Receptacles in the mechanical room shall be GFCI protected.
- Dishwasher branch circuit to be GFCI protected, per IRC E3002.9.
- A dedicated 20 amp branch circuit is required for the bathroom receptacle outlets.
- Exterior outlets to be provided per IRC E3001.7, and shall be weather resistant and GFCI protected.
- A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 20' 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 M501.1 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 interrupter (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:**

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

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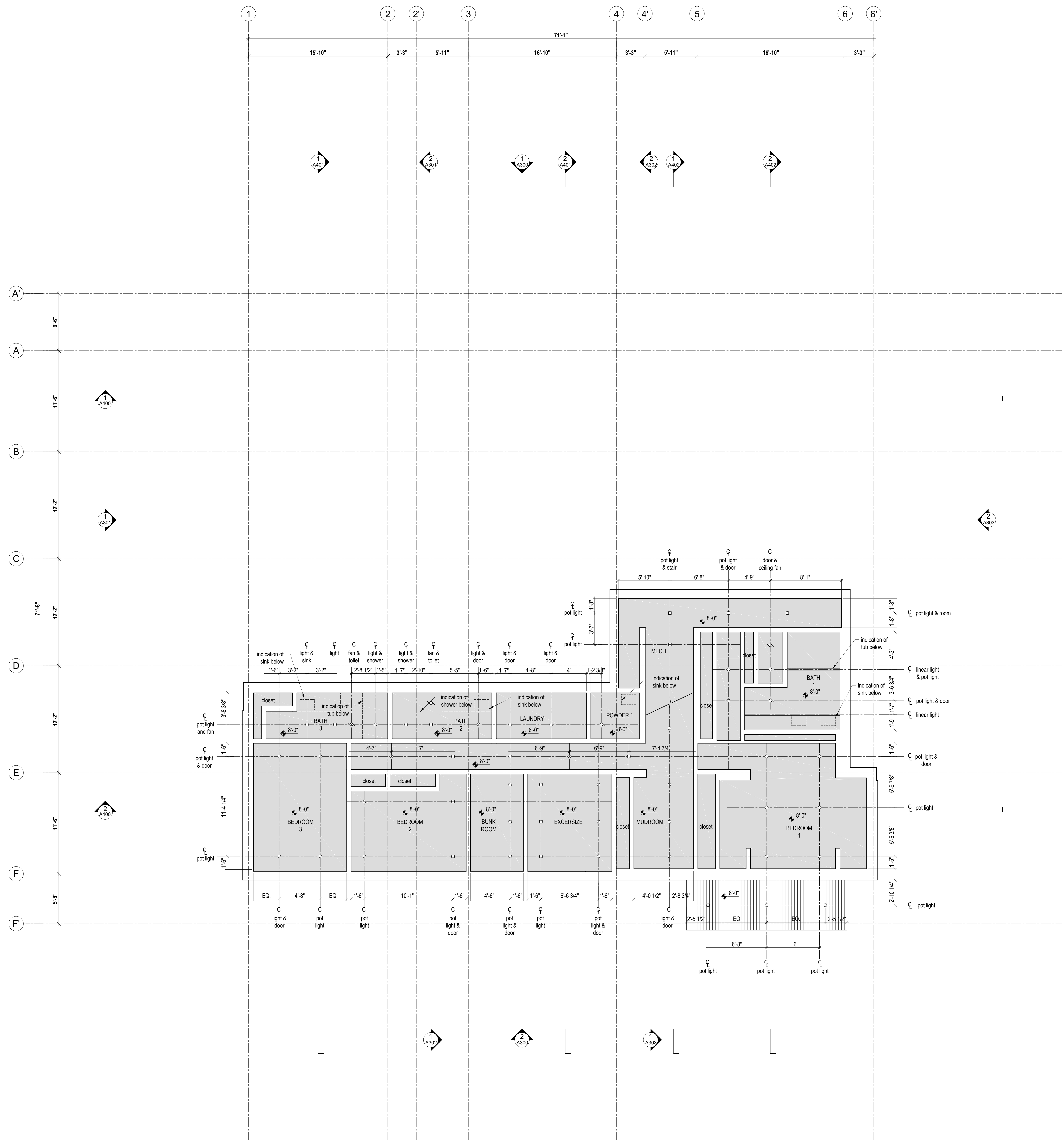
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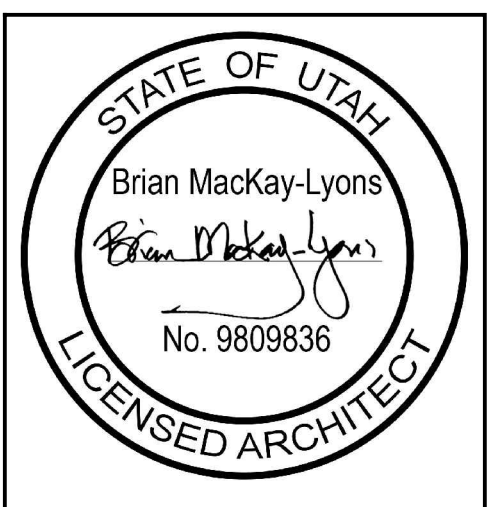
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**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.



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





**LEGEND**

**Symbols**

- Center line
- Recessed LED pot light
- Recessed LED pot light w/ square trim, inline w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

**Ceiling Finishes**

- 1x4 shiplap wood cladding - see A001
- Painted GWS

**LIGHTING**

- bathroom fan
- ceiling fan

**ELECTRICAL NOTES:**

- All lighting to be dimmable.
- All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
- 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 20A outlets for tools 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.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E4602.1.
- 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.
- Receptacles in the mechanical room shall be GFCI protected.
- Disinfectant 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:**

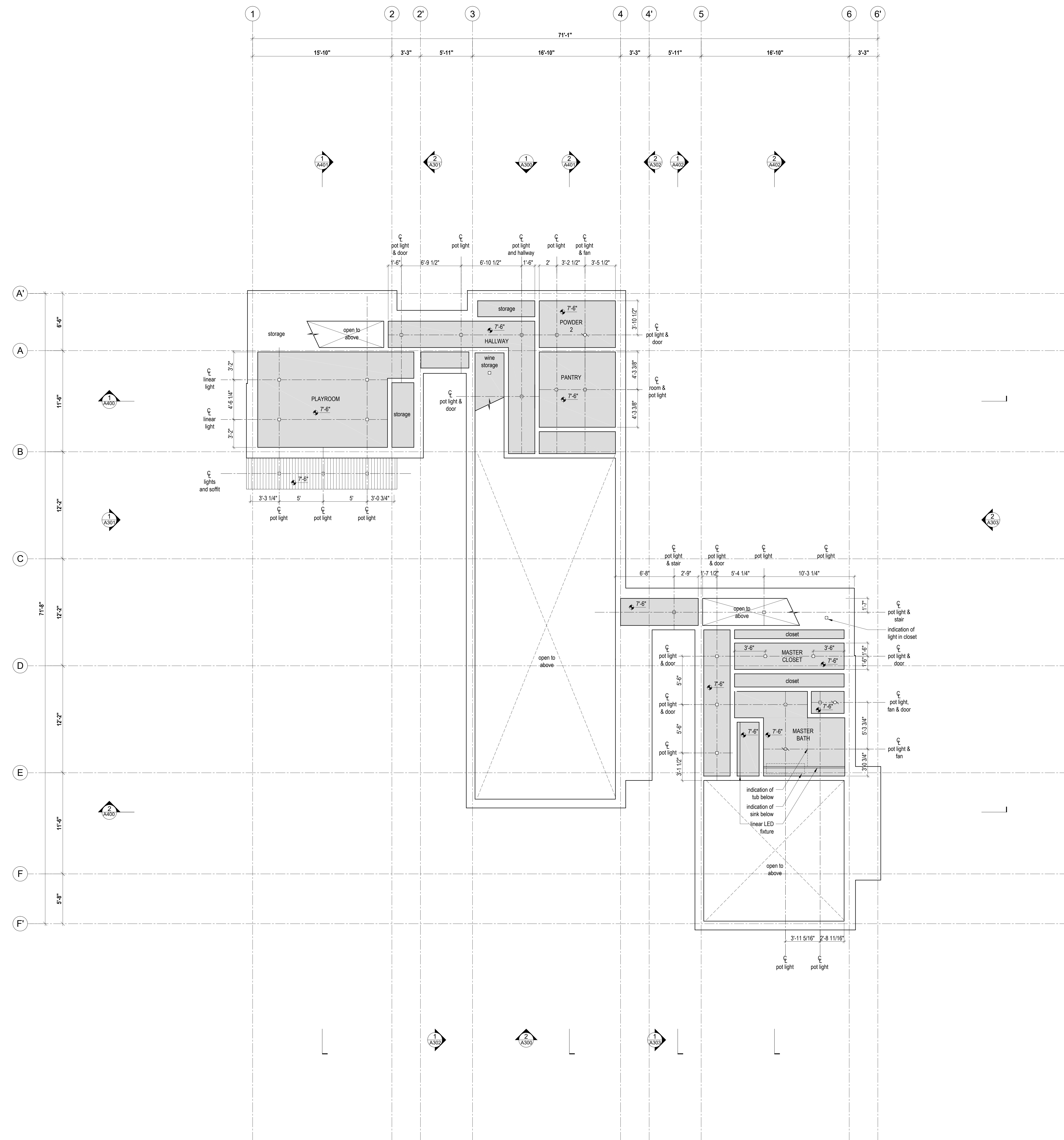
- All switches to be dimmer switches.
- Switches to be 4" from finished floor to bottom of plate unless otherwise noted.
- Lutron Diva Series white switches with white cover plates unless otherwise noted.
- Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where 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 efficiency, per IRC N1104.1.

**LIGHTING NOTES:**

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



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

**Reflected Ceiling Plans**

Scale: 1/4" = 1'-0"  
 Date: 17-08-15  
 Drawn: DPAB  
 Check: BML

**A205**

**LEGEND**

**Symbols**

Center line

Recessed LED pot light

Recessed LED pot light w/ square trim, inline w/ shiplap ceiling boards

Pendant light - TBD

Linear LED cove light fixture

**Ceiling Finishes**

1x4 shiplap wood cladding - see A001

Painted GWB

**LIGHTING**

Recessed LED pot light

Recessed LED pot light w/ square trim, inline w/ shiplap ceiling boards

Pendant light - TBD

Linear LED cove light fixture

**MECHANICAL**

bathroom fan

ceiling fan

**ELECTRICAL NOTES:**

- All lighting to be dimmable.
- All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
- 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 ampacity 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 Mount Service Metallic floor outlets, or approved equivalent by architect.
- Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E400.1.
- 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.
- Receptacles in the mechanical room shall be GFCI protected.
- Dishwasher branch circuit to be GFCI protected, see IRC E3602.3.
- 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 M301.1 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**

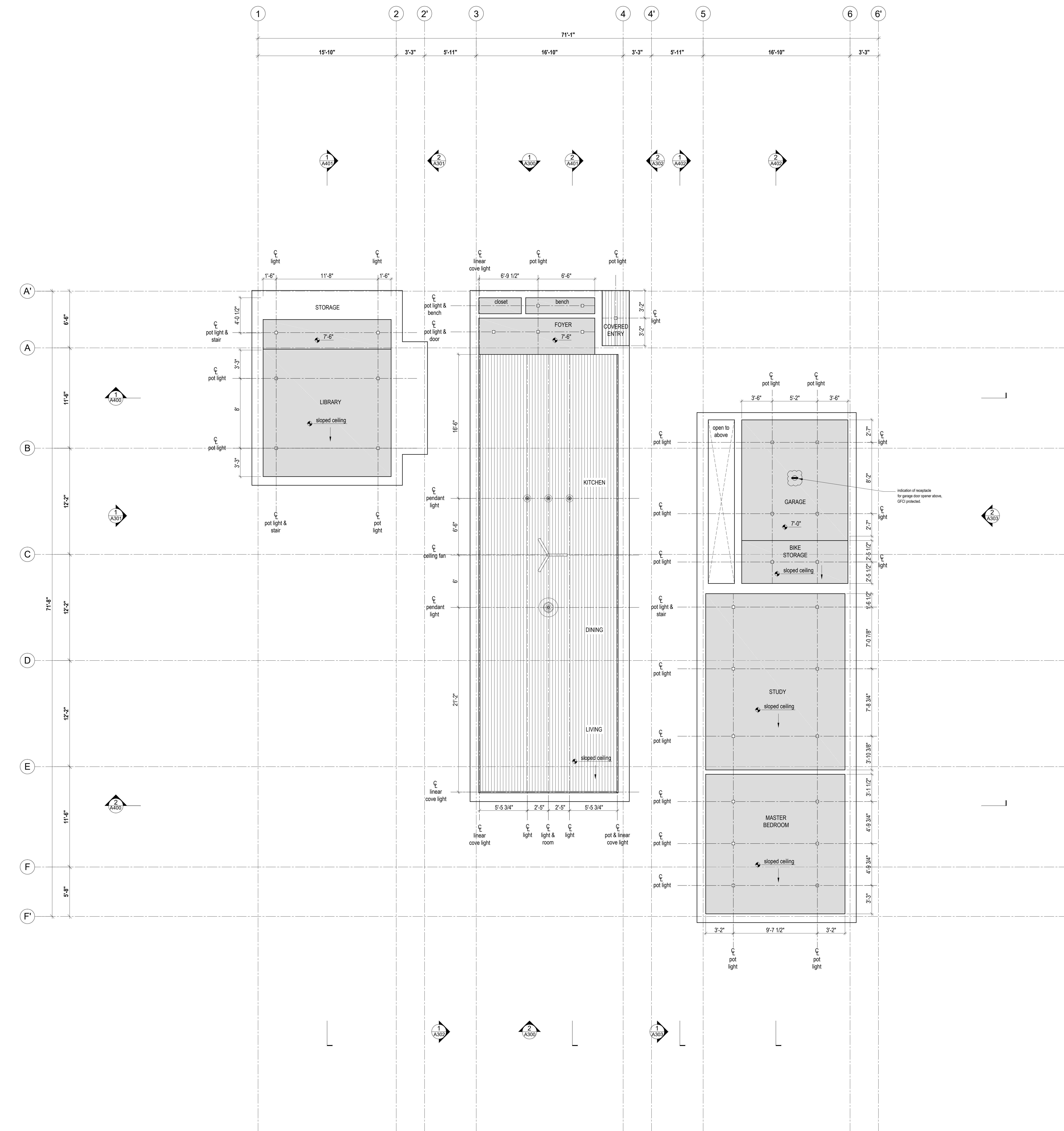
- All switches to be dimmer switches.
- Switches to be 4" from finished floor to bottom of plate unless otherwise noted.
- Lutron Dim. Series white switches with white cover plate unless otherwise noted.
- Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where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

**FIXTURES**

- All fixtures to be specified by architect, supplied and installed by contractor.
- Builder to verify location and size 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:**

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



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

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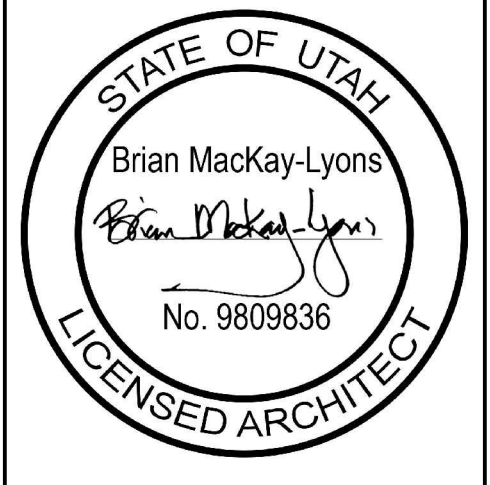
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Reflected Ceiling Plans

Scale: 1/4" = 1'-0"  
Date: 17-08-15  
Drawn: DPAB  
Checked: BML

A206



**LEGEND**

**Symbols**

- Center line
- Recessed LED pot light
- Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

**Ceiling Finishes**

- 1x4 shiplap wood cladding - see A001
- Painted GWB

**LIGHTING**

- Recessed LED pot light
- Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards
- Pendant light - TBD
- Linear LED cove light fixture

**MECHANICAL**

- bathroom fan
- ceiling fan

**ELECTRICAL NOTES:**

- All lighting to be dimmable.
- All smoke and CO detectors shall be interconnected, hardwired to the building power supply, and provided with battery backup.
- 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 ampacity for electrical service.
- Rough-in pre-wiring and supply installation of electrical fixtures and equipment.
- Provide 250v outlets for oven and mechanical equipment requiring same.
- All wall receptacles to be mounted 12" from finished floor to bottom of plate.
- Floor duplexes to be Hubbell Flush Mute Service Metallic floor outlets, or approved equivalent by architect.
- Provide exhaust fans bathrooms. Refer to architectural drawings for exact location of exhausts.
- Ensure that working space around electrical panel meets the minimum dimensions required by IRC E400.1.
- 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.
- Receptacles in the mechanical room shall be GFCI protected.
- Disinfectant 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 E301.7, and shall be weather resistant and GFCI protected.
- A weather resistant, GFCI protected receptacle shall be located on the exterior of the house within 2' 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:**

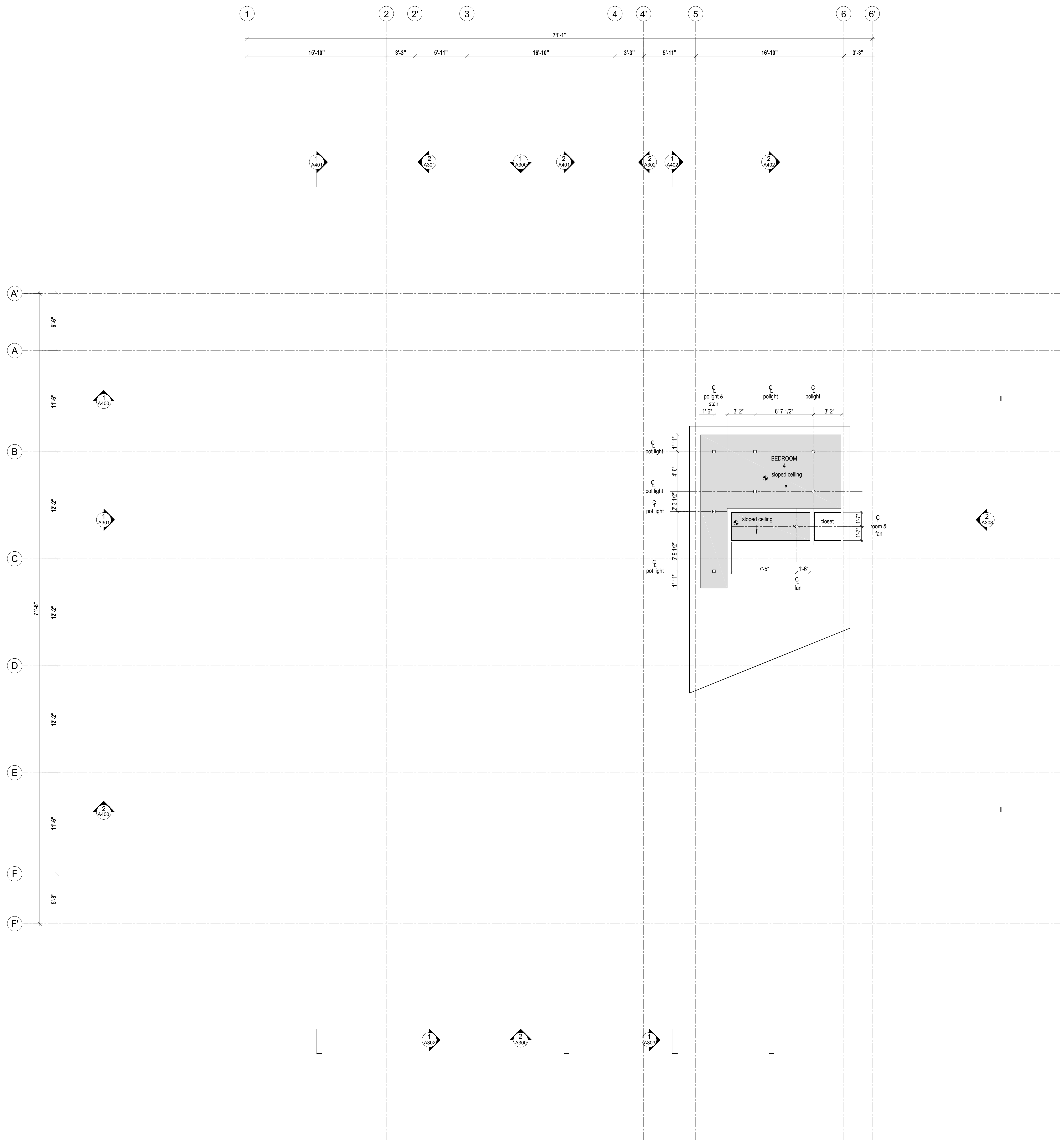
- All switches to be dimmer switches.
- Switches to be 4'-0" from finished floor to bottom of plate unless otherwise noted.
- Lutron Diva Series white switches with white cover plate unless otherwise noted.
- Install ground fault interrupter (GFI) outlets in kitchen, bathrooms, mechanical room, and where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

**FIXTURES:**

- All fixtures to be specified by architect, supplied and installed by contractor.
- Builder to verify location and scale of all chandeliers to recessed 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:**

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



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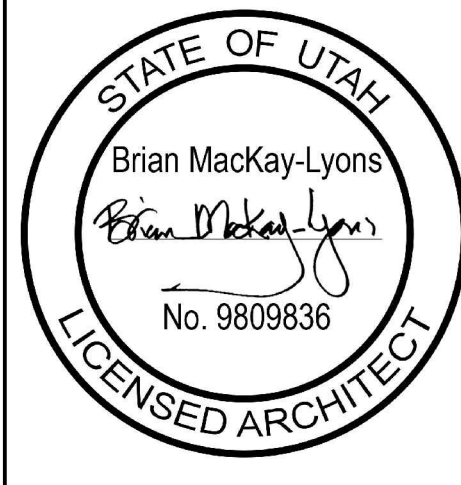
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**Reflected Ceiling Plans**

Scale: 1/4" = 1'-0"  
Date: 17-08-15  
Drawn: DPAB  
Checked: BML

**A207**



LEGEND

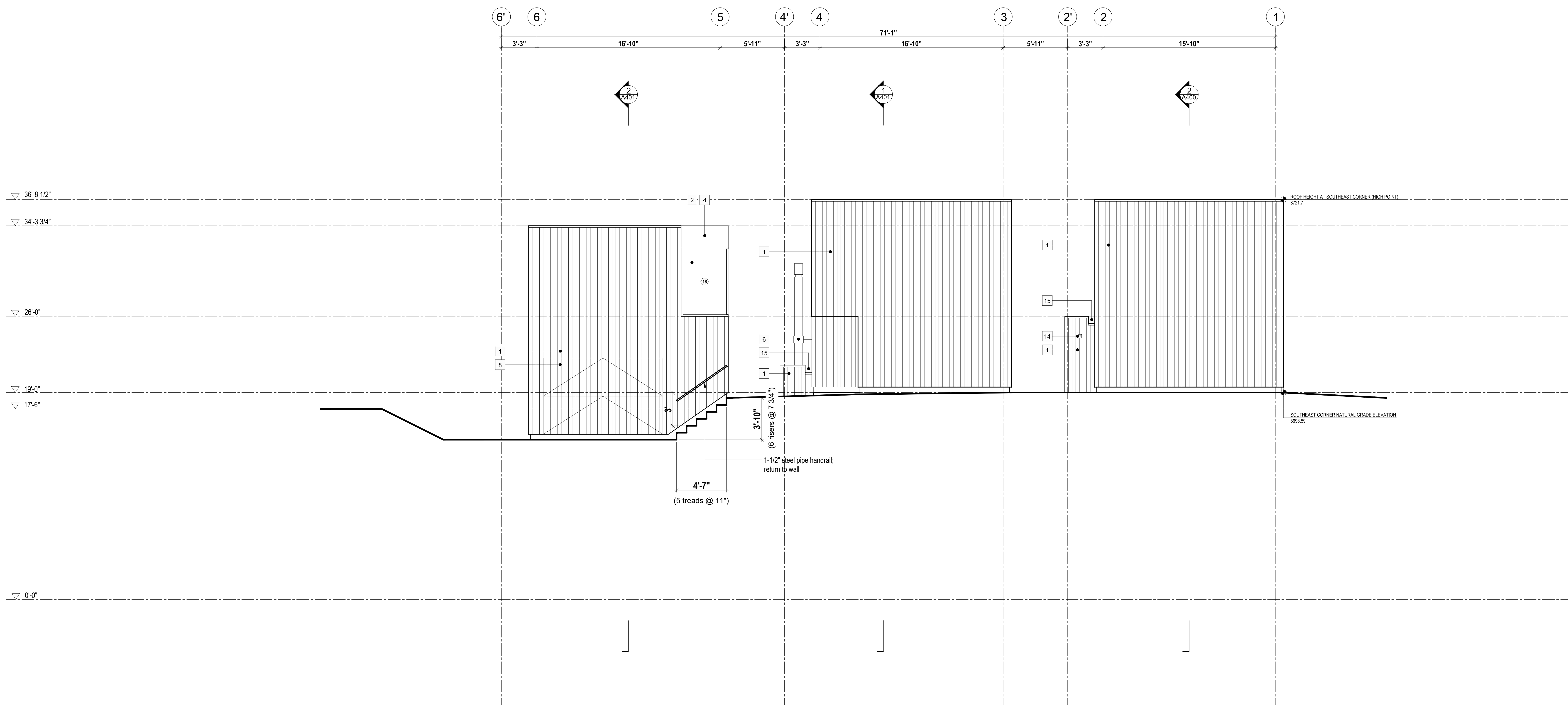
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 2 glazing system - see window/door schedule
- 3 sliding glazing system - see window/door schedule
- 4 anodized aluminum flashing
- 5 cement board
- 6 chimney, finish t.b.d.
- 7 outdoor gas fireplace
- 8 bi-fold garage door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 9 standing seam metal roof with snow bracket
- 10 tempered glass guard
- 11 stone clad stair
- 12 stone clad bench
- 13 flush mount ext. door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 14 snow bracket
- 15 wall terminal for direct vent gas fireplace
- 16 roof scupper

NOTES:

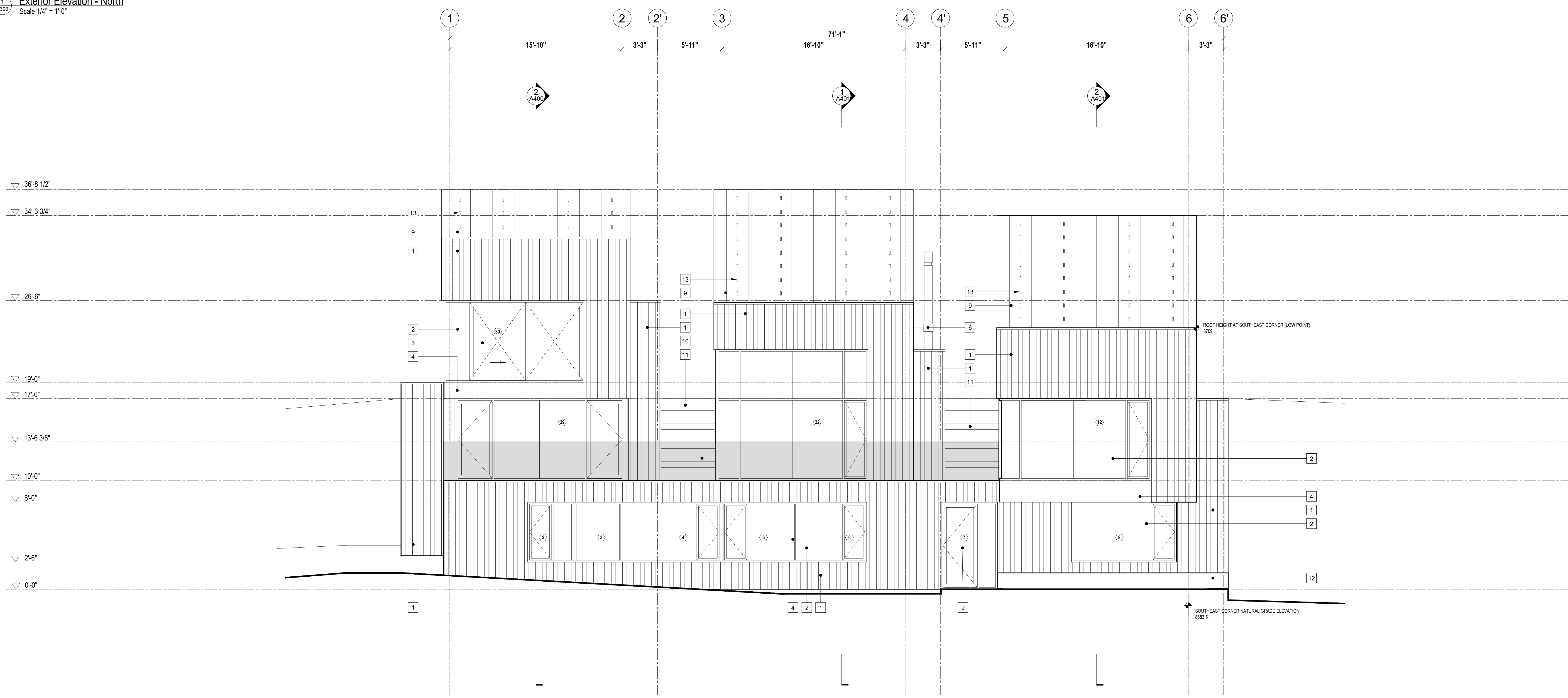
- Refer to A900 Window Door Schedule for Window Door Dimensions
- Vent openings through exterior walls or roof cannot exceed 144 sq in.
- Vent openings must be covered with a mesh that meets the requirements of IWUIC 504.10.

HEIGHT RESTRICTION CHART

Northwest corner natural grade elevation:	8698.51'
Roof height at northwest corner elevation:	8721.1'
Southeast corner natural grade elevation:	8683.51'
Roof height at southeast corner:	8709'
Average building height:	24.3'



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



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

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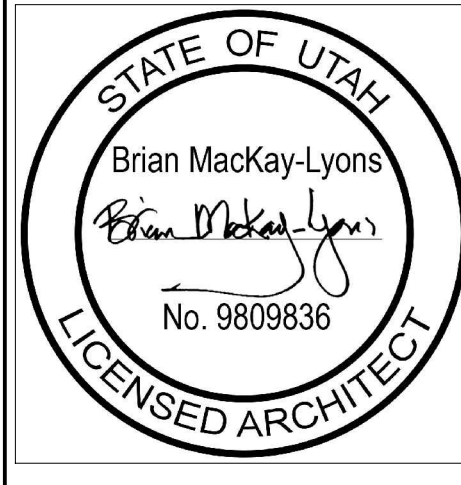
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Exterior Elevations



- LEGEND**
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 2 glazing system - see window/door schedule
  - 3 sliding glazing system - see window/door schedule
  - 4 anodized aluminum flashing
  - 5 reinforced concrete
  - 6 chimney, finish t.b.d.
  - 7 outdoor gas fireplace
  - 8 bi-fold garage door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 9 standing seam metal roof with snow bracket
  - 10 tempered glass guard
  - 11 stone clad stair with stone
  - 12 stone clad bench
  - 13 flush mount ext. door; 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 14 wall terminal for direct vent gas fireplace
  - 15 roof scupper

**NOTES:**

- + Refer to A500 Window Door Schedule for Window Door Dimensions
- + 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 IMVIC 504.10.

**HEIGHT RESTRICTION CHART**

Northwest corner natural grade elevation:	8698.51'
Roof height at northwest corner elevation:	8721.1'
Southeast corner natural grade elevation:	8683.51'
Roof height at southeast corner:	8709'
Average building height:	24.3'

Issue for Construction	2017.08.15	
No.	Description	Date
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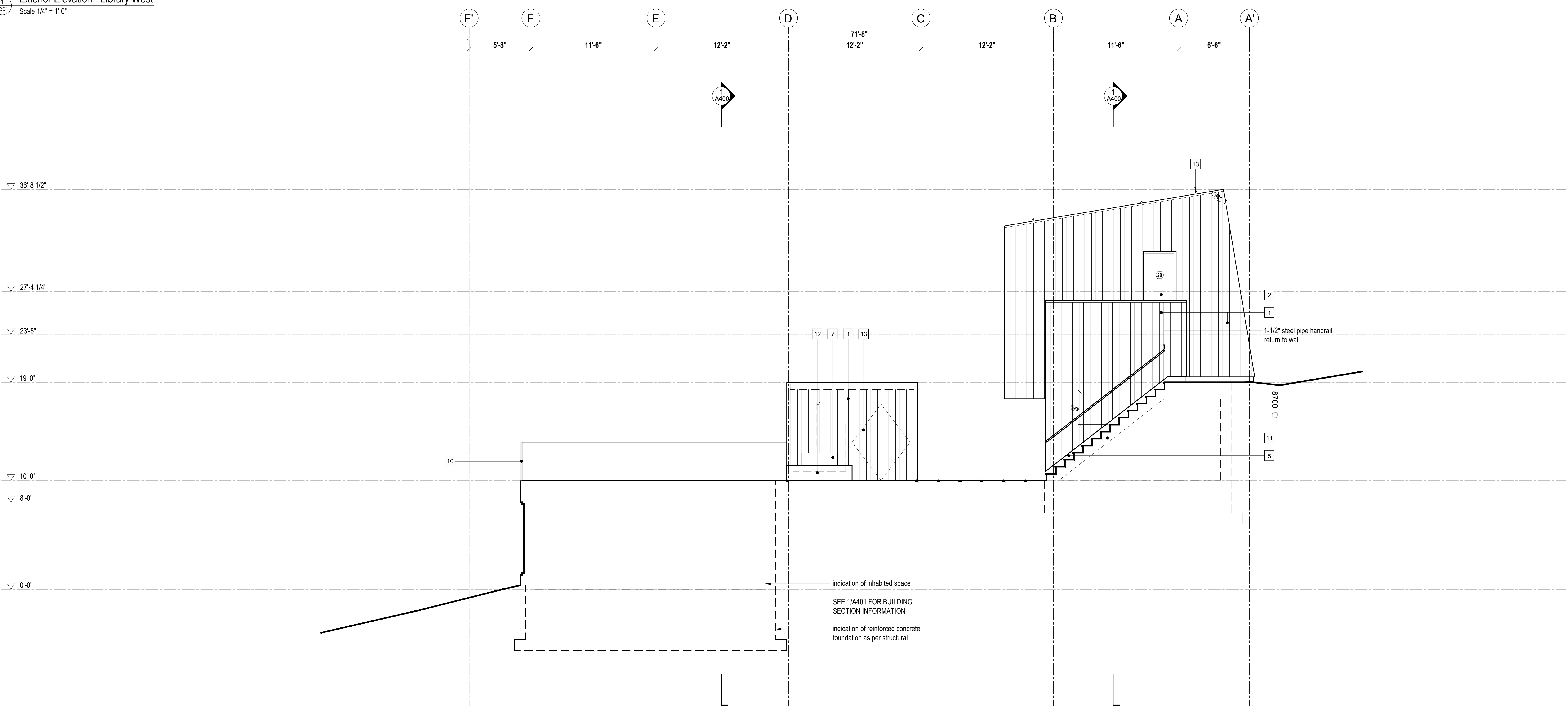
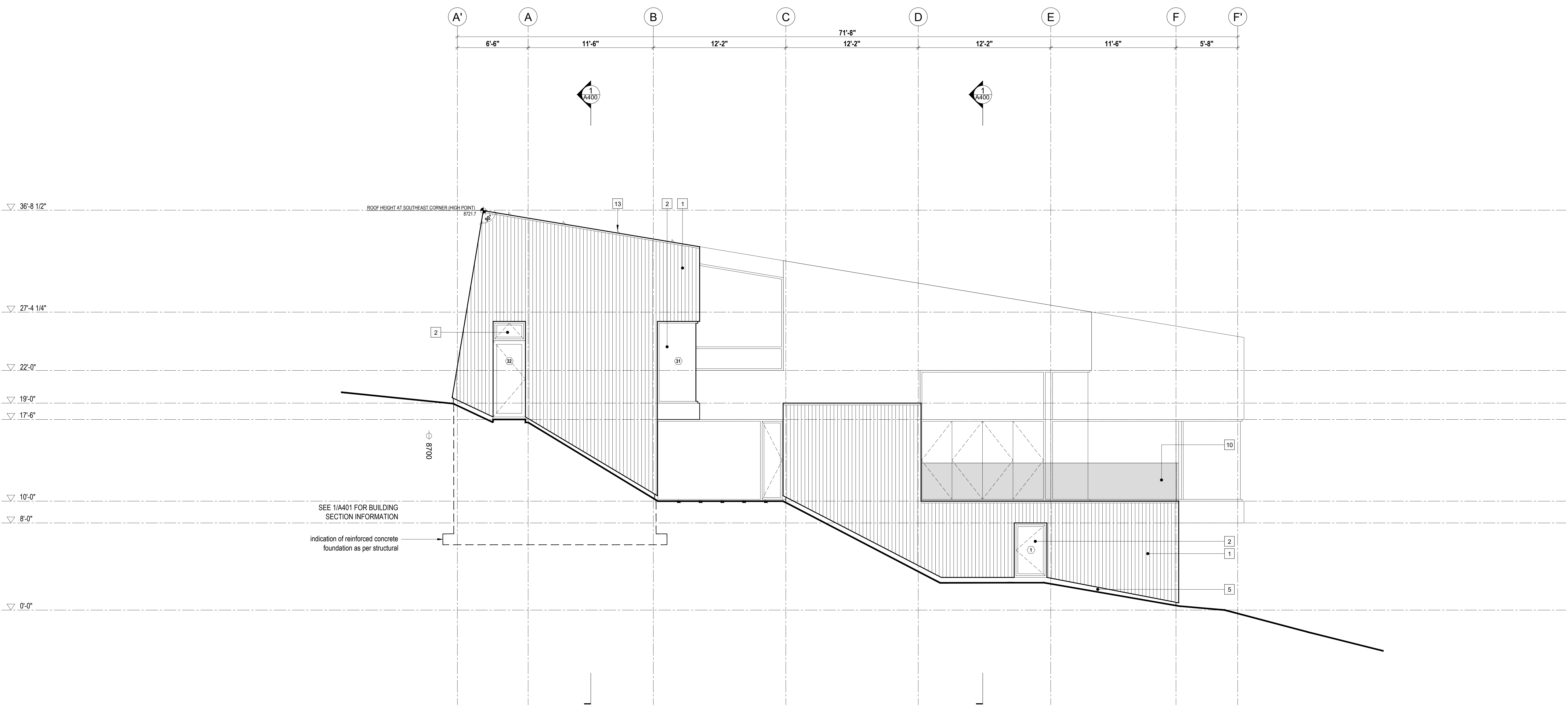
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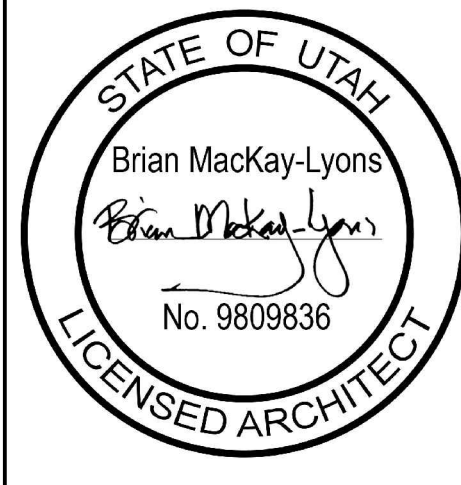
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**SHOP DRAWINGS:**  
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- LEGEND**
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 2 glazing system - see window/door schedule
  - 3 sliding glazing system - see window/door schedule
  - 4 anodized aluminum flashing
  - 5 cement board
  - 6 chimney, finish t.b.d.
  - 7 outdoor gas fireplace
  - 8 bi-fold garage door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 9 standing seam metal roof with snow bracket
  - 10 tempered glass guard
  - 11 stone clad stair
  - 12 stone clad bench
  - 13 flush mount ext. door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 14 snow bracket
  - 15 wall terminal for direct vent gas fireplace
  - 16 roof scupper

- NOTES:**
- + Refer to A900 Window Door Schedule for Window Door Dimensions
  - + 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 IWUIC 504.10.

**HEIGHT RESTRICTION CHART**

Northwest corner natural grade elevation:	8698.51'
Roof height at northwest corner elevation:	8721.1'
Southeast corner natural grade elevation:	8683.51'
Roof height at southeast corner:	8709'
Average building height:	24.3'

01	Issued for Construction	2017.08.15
No.	Description	Date
Revision:		

**NOTES:**

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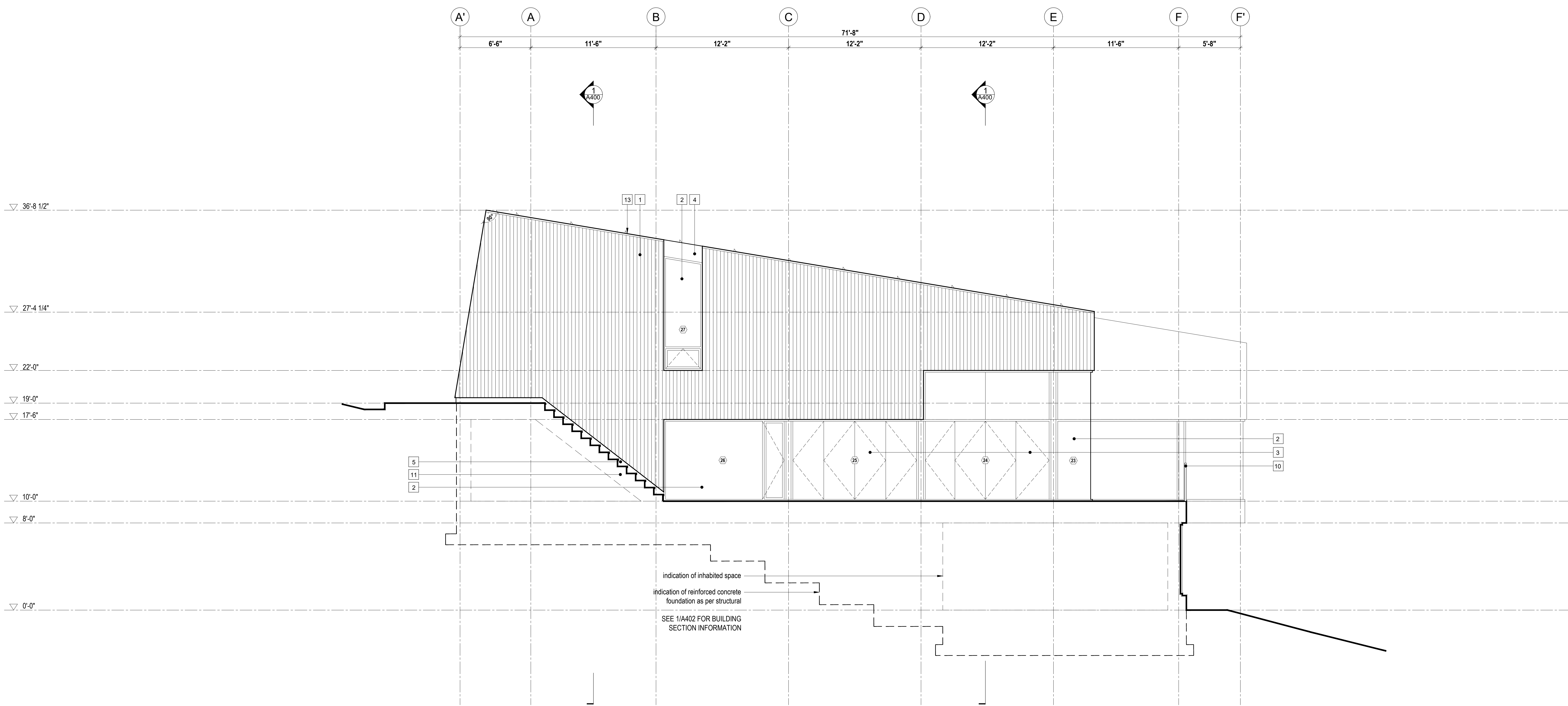
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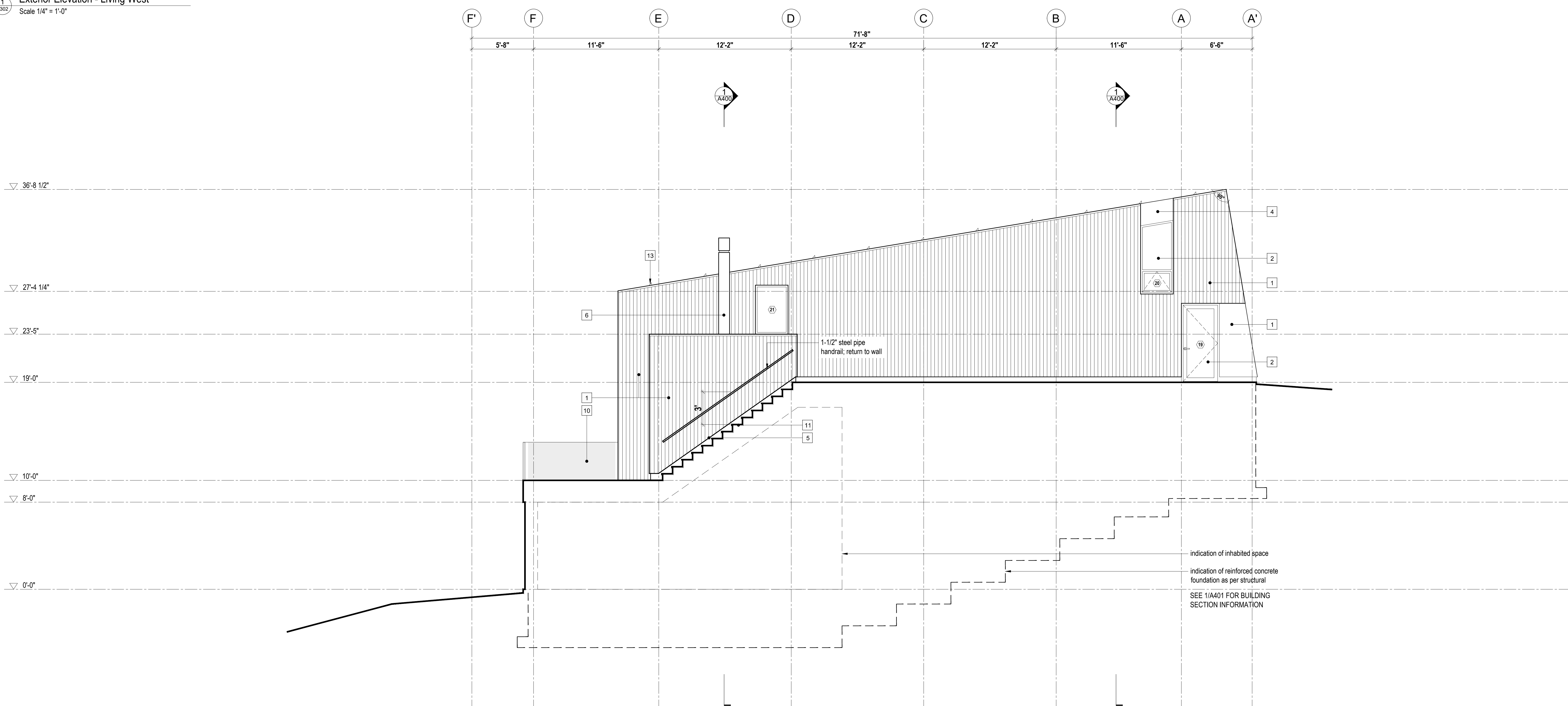
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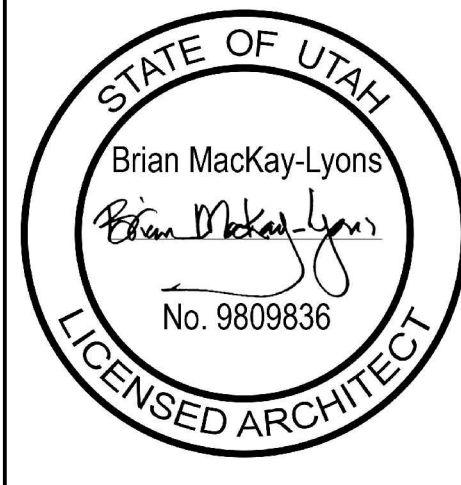
**SHOP DRAWINGS:**  
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1 Exterior Elevation - Living West  
Scale 1/4" = 1'-0"



2 Exterior Elevation - Living East  
Scale 1/4" = 1'-0"



- LEGEND**
- 1 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 2 glazing system - see window/door schedule
  - 3 sliding glazing system - see window/door schedule
  - 4 anodized aluminum flashing
  - 5 cement board
  - 6 chimney, finish t.b.d.
  - 7 outdoor gas fireplace
  - 8 bi-fold garage door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 9 standing seam metal roof with snow bracket
  - 10 tempered glass guard
  - 11 stone clad stair
  - 12 stone clad bench
  - 13 flush mount ext. door: 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
  - 14 snow bracket
  - 14 wall terminal for direct vent gas fireplace
  - 15 roof scupper

- NOTES:**
- + Refer to A900 Window Door Schedule for Window Door Dimensions
  - + 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 IWUIC 504.10.

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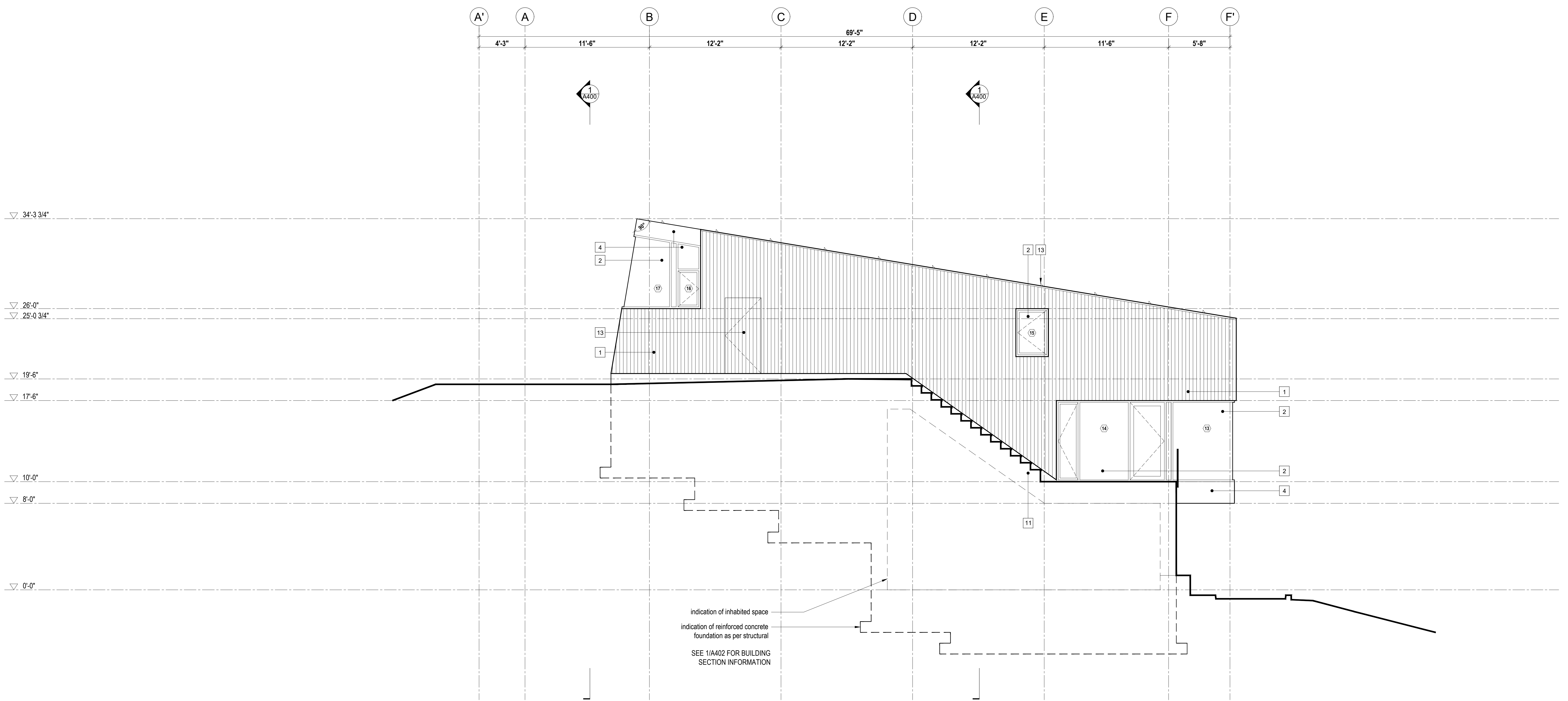
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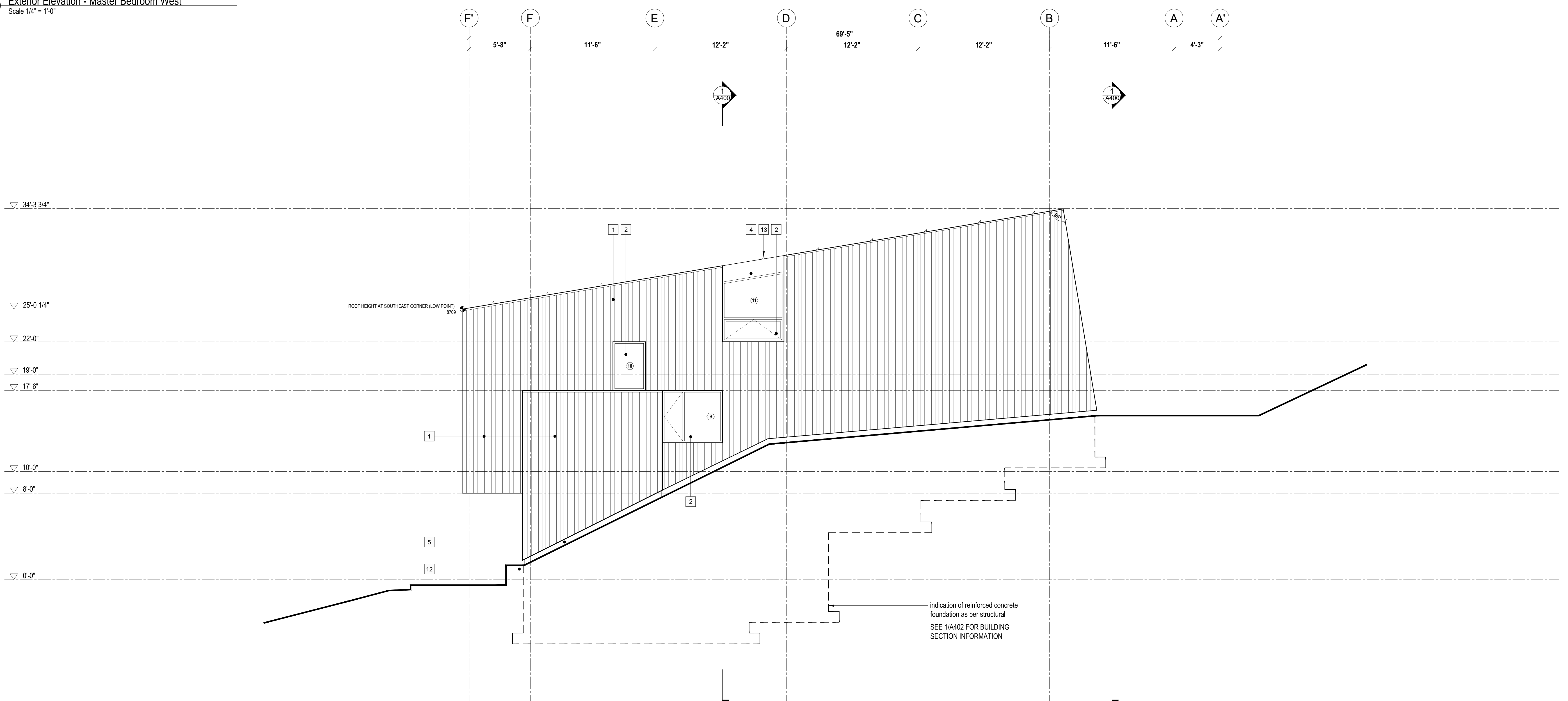
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1 Exterior Elevation - Master Bedroom West  
Scale 1/4" = 1'-0"

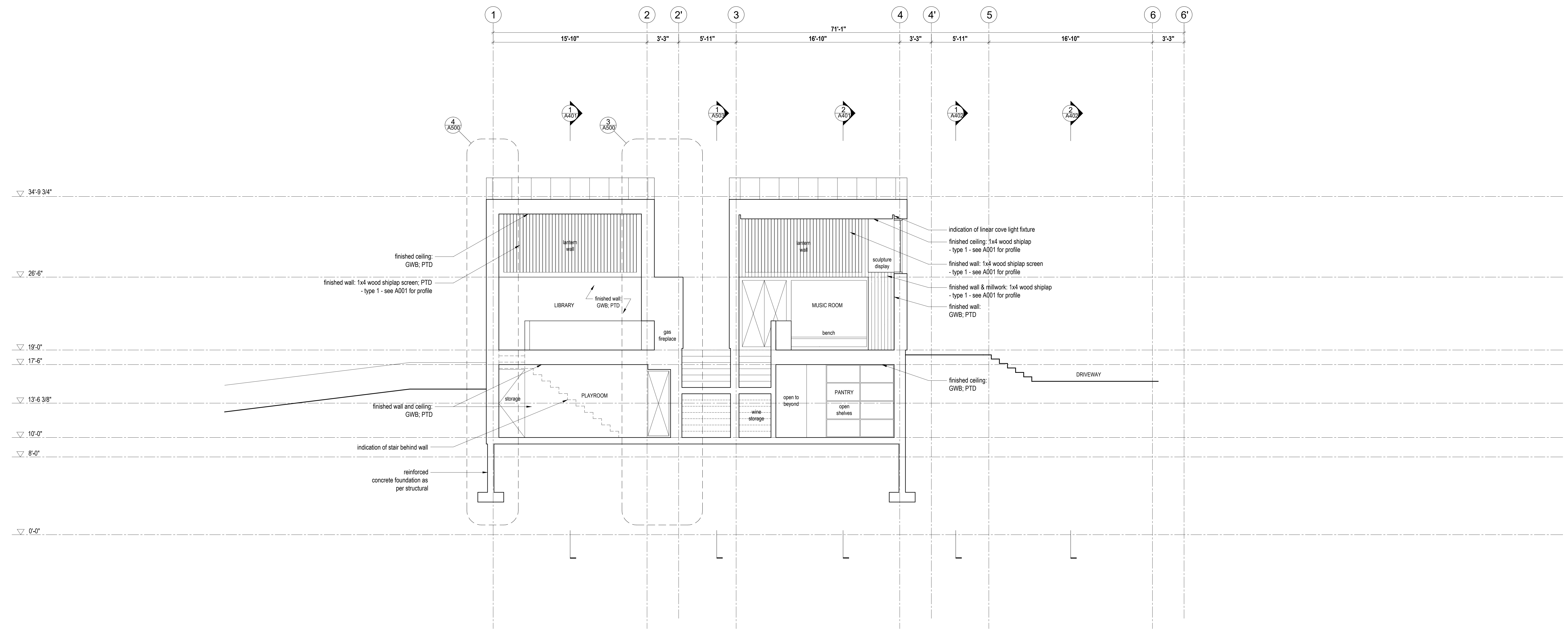
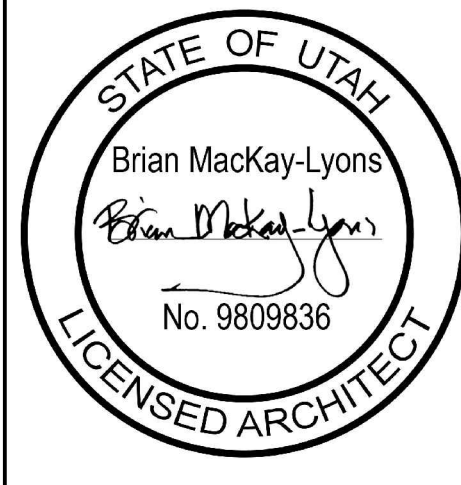


2 Exterior Elevation - Master Bedroom East  
Scale 1/4" = 1'-0"

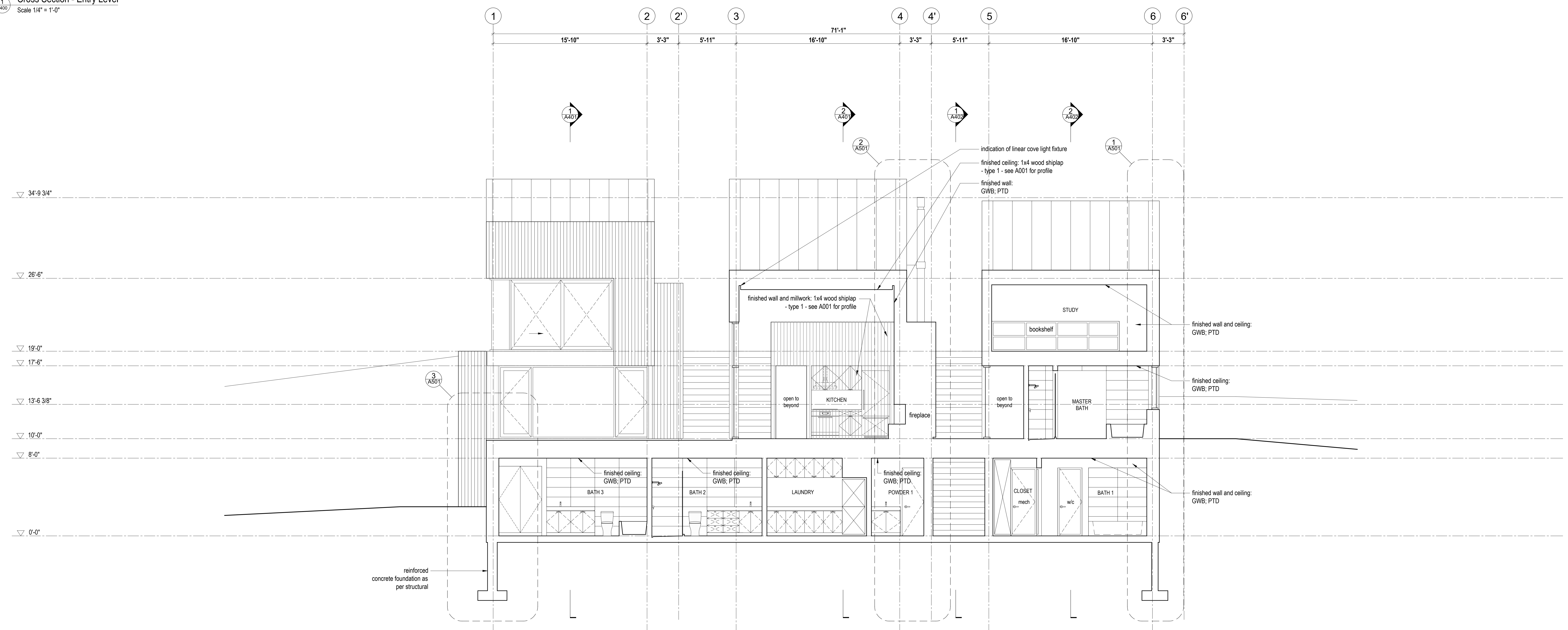
Exterior Elevations

Scale: 1/4" = 1'-0"  
Date: 17.08.15  
Drawn: AB  
Checked: BML

A303



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

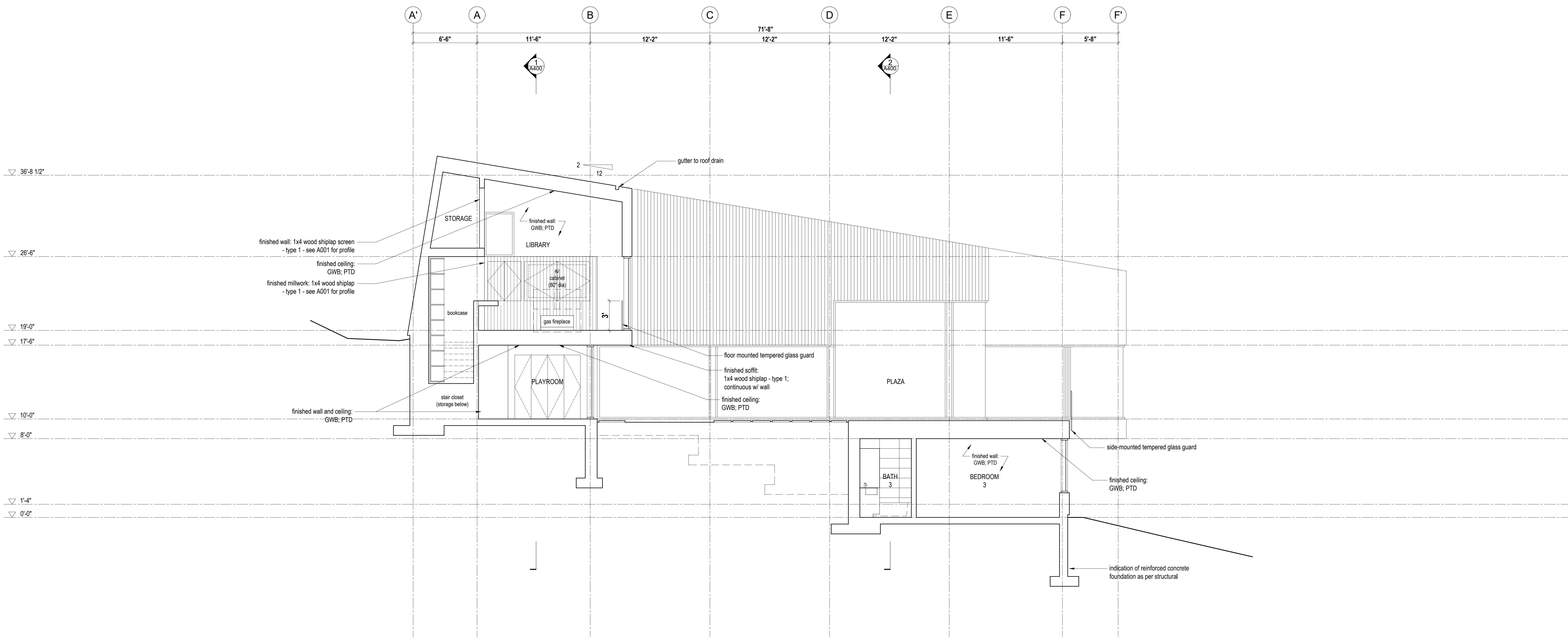
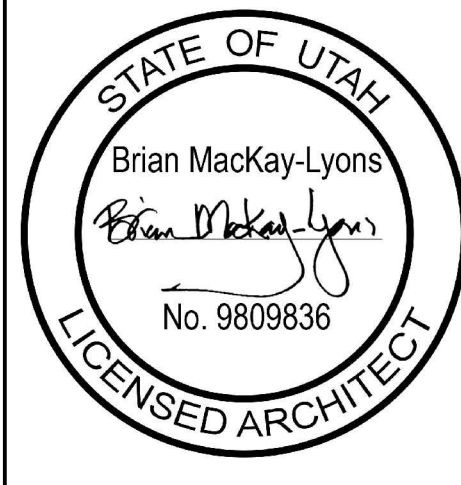


2 Cross Section - Walkout Level  
Scale 1/4" = 1'-0"

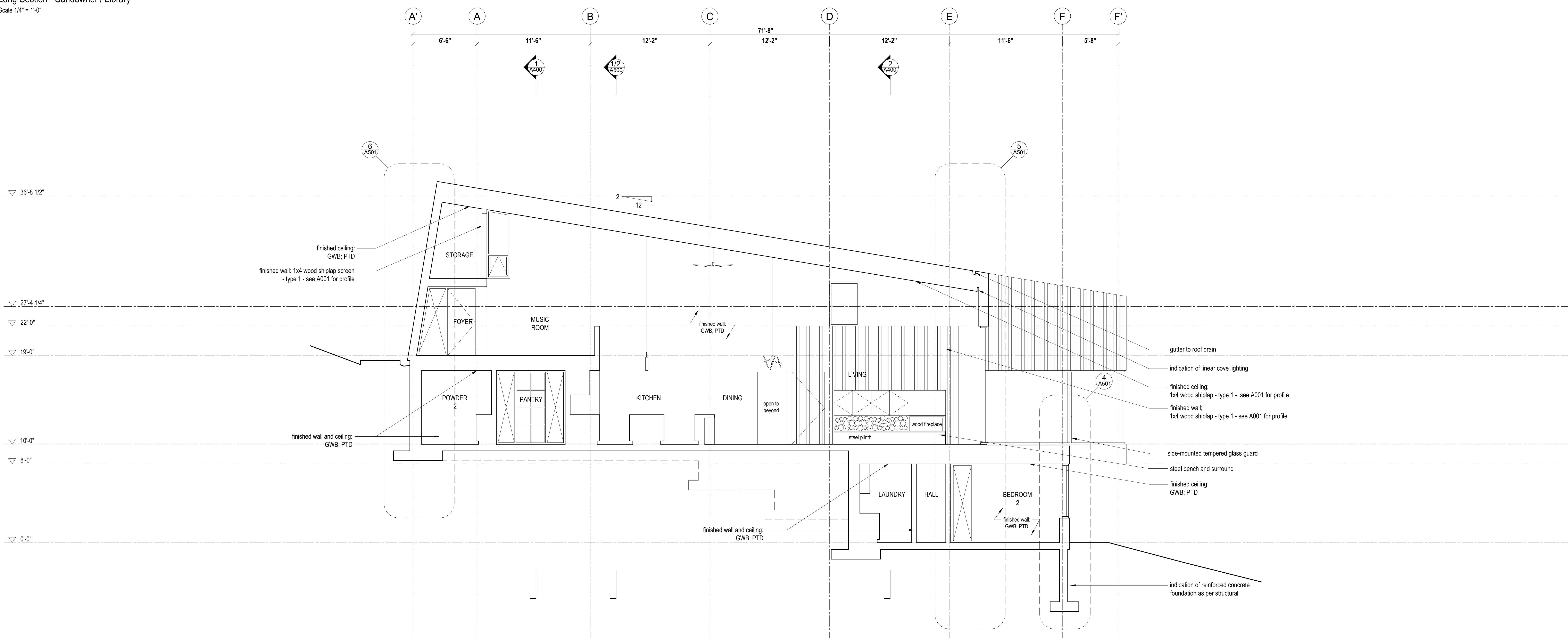
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1  
A001  
Long Section - Sundowner / Library  
Scale 1/4" = 1'-0"

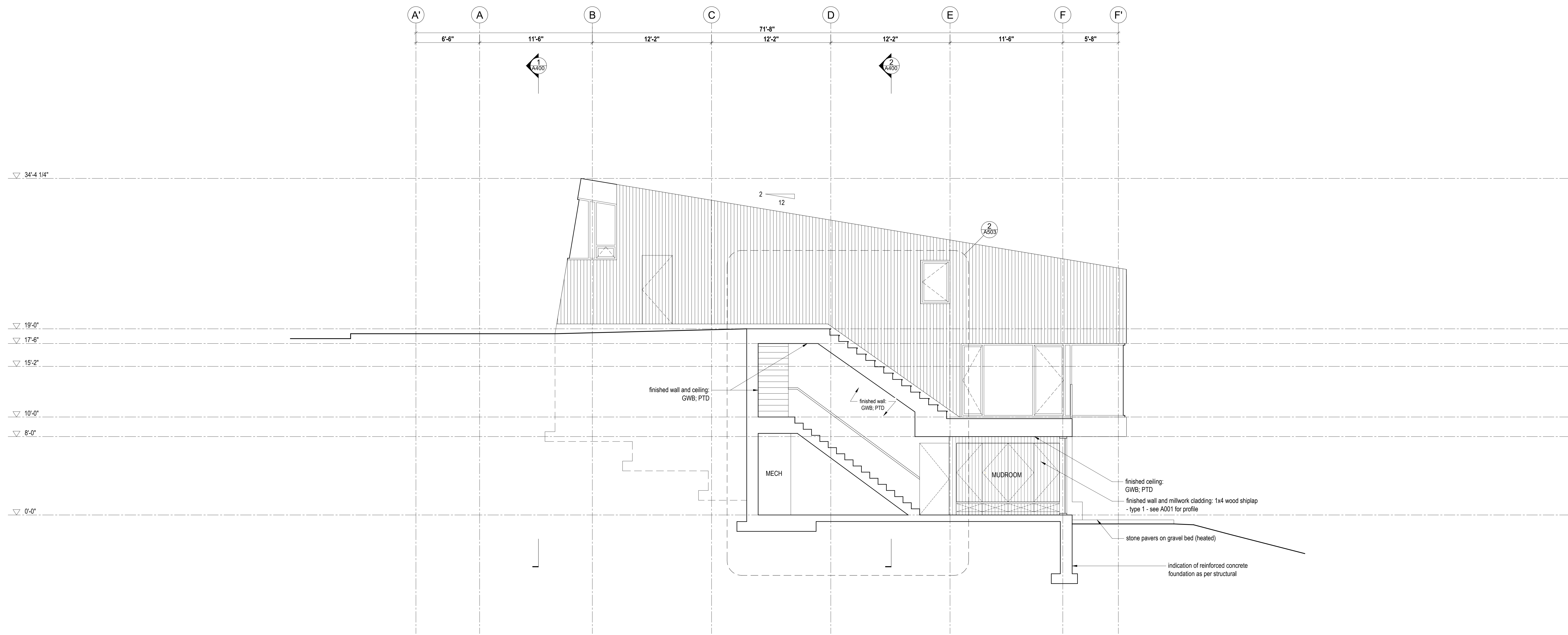
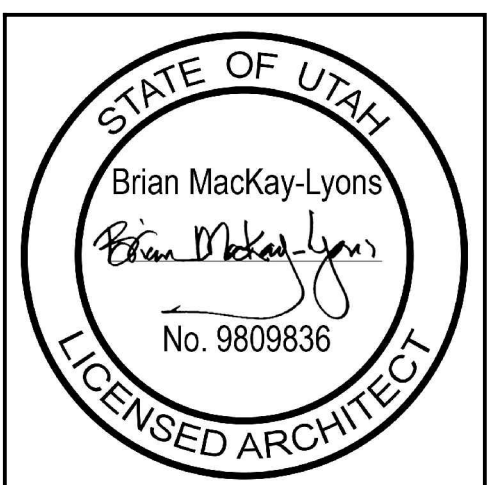


2  
A001  
Long Section - Living Pavilion  
Scale 1/4" = 1'-0"

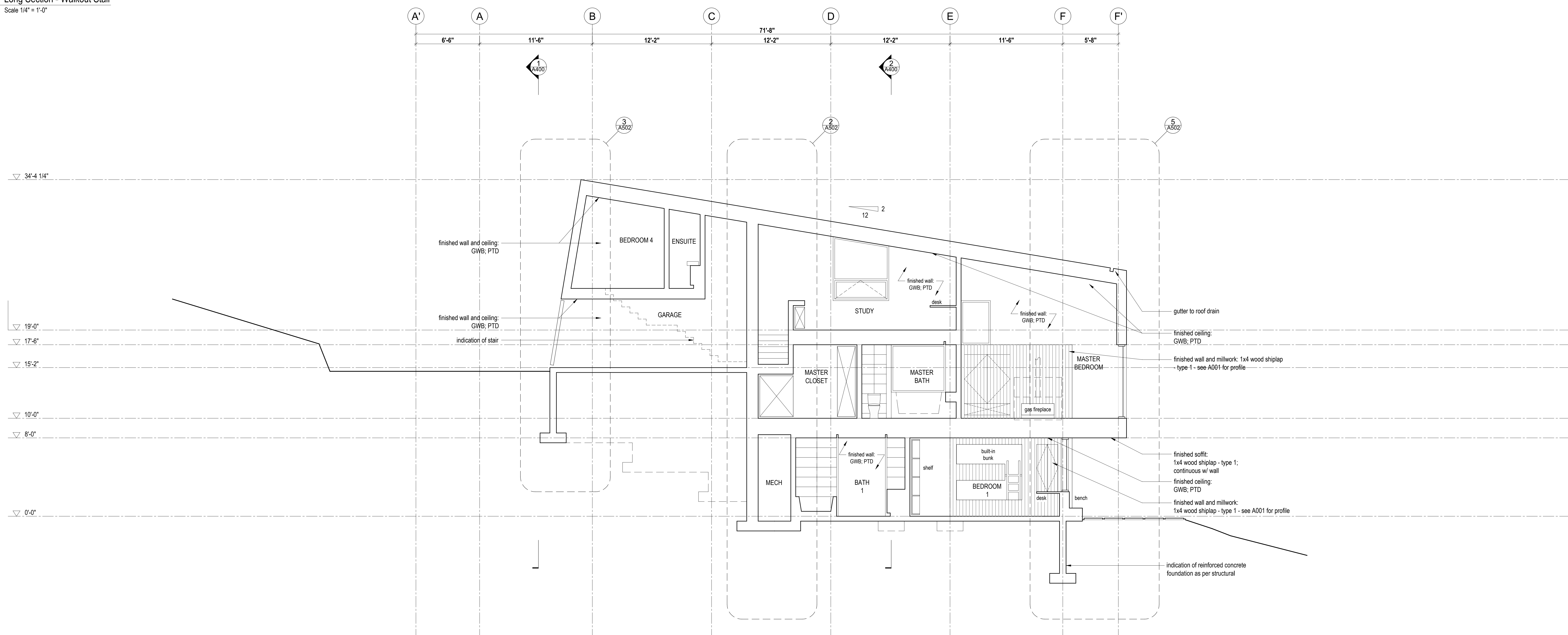
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Building Sections



1  
A502  
Long Section - Walkout Stair  
Scale 1/4" = 1'-0"



2  
A503  
Long Section - Master Bedroom  
Scale 1/4" = 1'-0"

No.	Description	Date
01	Issued for Construction	2017.08.15

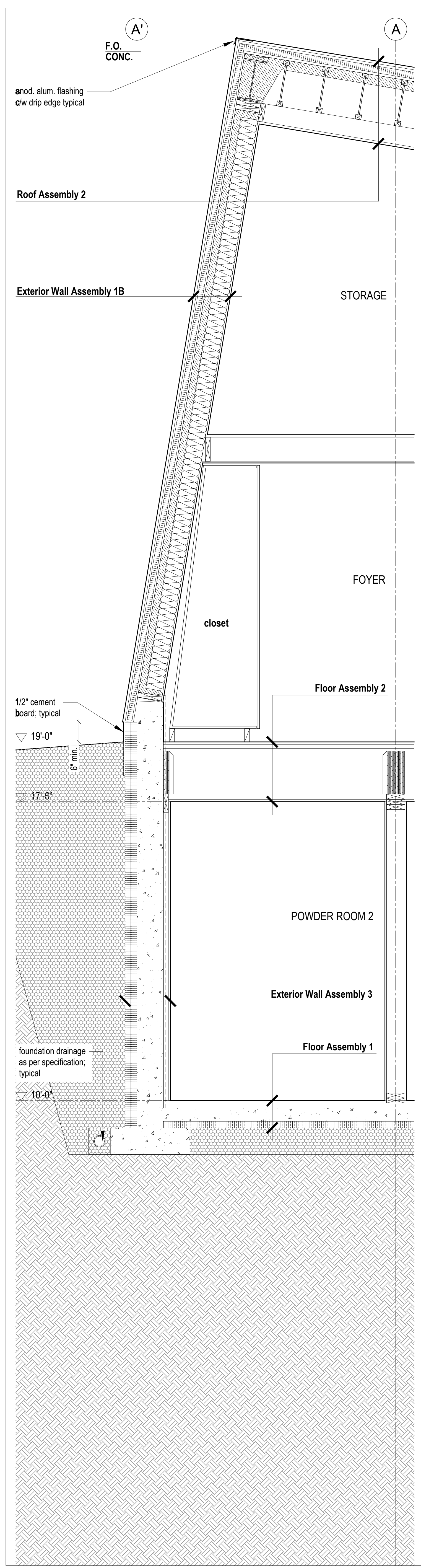
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Building Sections

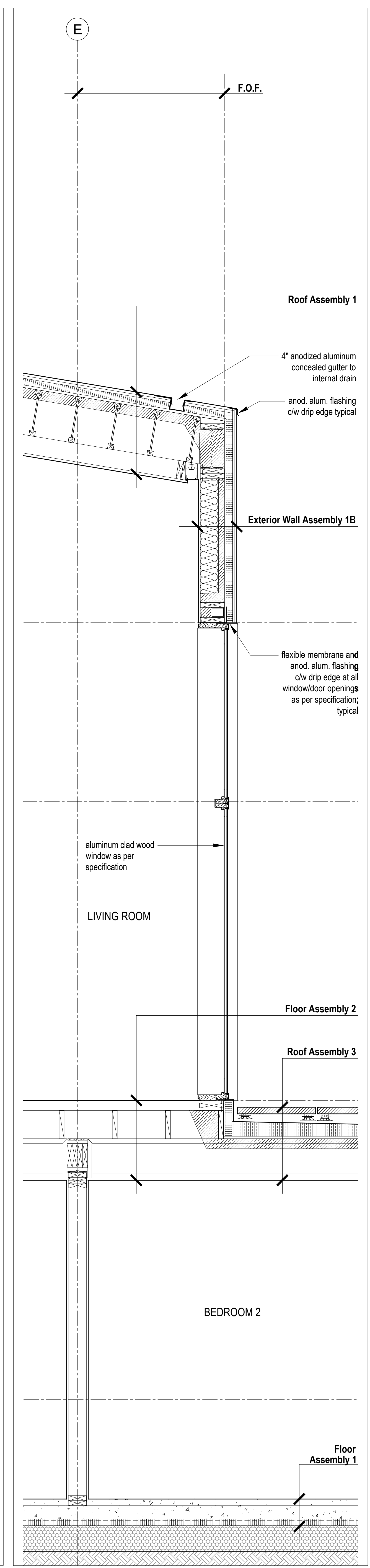


- Roof Assembly 1**
  - + weathering steel standing seam metal cladding (air space), Class A Roof Covering
  - + 3/4" wood strapping perpendicular to metal cladding (air space)
  - + vapor permeable roof underlayment
  - + 2" continuous XPS rigid insulation (R10)
  - + 3/4" plywood sheathing as per structural
  - + wood joists as per structural
  - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
  - + interior sprinkler system
  - + wood blocking as required
  - + 1x4 shiplap wood cladding - type 1 - see profile below
- Roof Assembly 2**
  - + weathering steel standing seam metal cladding (air space), Class A Roof Covering
  - + 3/4" wood strapping perpendicular to metal cladding (air space)
  - + vapor permeable roof underlayment
  - + 2" continuous XPS rigid insulation (R10)
  - + 3/4" plywood sheathing as per structural
  - + wood joists as per structural
  - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
  - + interior sprinkler system
  - + 5/8" gypsum wallboard, PTD.
- Roof Assembly 3**
  - + 2" stone paver and radiant heating panel on adjustable pedestal
  - + liquid-applied roofing membrane
  - + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain
  - + plywood sheathing as per structural
  - + wood floor joists as per structural
  - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
  - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
  - + interior sprinkler system
  - + 5/8" GWB
  - + refer to room finish schedule for interior finish
- Roof Assembly 4**
  - + Class A EPDM low slope roof membrane (minimum 2") - minimum 2% slope to drain
  - + plywood sheathing as per structural
  - + wood floor joists as per structural
  - + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2)
  - + 3/4" wood strapping
  - + vapor permeable roof underlayment
  - + 2" continuous XPS rigid insulation (R10)
  - + 3/4" plywood sheathing as per structural
  - + wood joists as per structural
  - + interior sprinkler system
  - + 5/8" gypsum wallboard, PTD.
- Roof Assembly 5**
  - + weathering steel standing seam metal cladding (air space), Class A Roof Covering
  - + 3/4" wood strapping perpendicular to metal cladding (air space)
  - + vapor permeable roof underlayment
  - + 2" continuous XPS rigid insulation (R10)
  - + 3/4" plywood sheathing as per structural
  - + wood joists as per structural
  - + interior sprinkler system
  - + 5/8" gypsum wallboard, PTD.
- Exterior Wall Assembly 1A**
  - + 1x4 shiplap wood cladding - type 1 - see profile below
  - + rainscreen grid
  - + vapor permeable weather barrier
  - + 2" continuous XPS rigid insulation (R10)
  - + 1/2" plywood sheathing as per structural
  - + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2)
  - + 5/8" insulation batts (R24)
  - + 2x6 wood studs as per structural
  - + wood furring as required
  - + refer to room finish schedule for interior finish
- Exterior Wall Assembly 1B**
  - + 1x4 shiplap wood cladding - type 1 - see profile below
  - + rainscreen grid
  - + vapor permeable weather barrier
  - + 2" continuous XPS rigid insulation (R10)
  - + 1/2" plywood sheathing as per structural
  - + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2)
  - + 5/8" insulation batts (R24)
  - + 2x6 wood studs as per structural
  - + wood furring as required
  - + refer to room finish schedule for interior finish
- Exterior Wall Assembly 2**
  - + 1x4 shiplap wood cladding - type 1 - see profile below
  - + vapor permeable weather barrier
  - + 7" horizontal pressure treated wood strapping as required
  - + 3 1/2" continuous XPS rigid insul (R17.5)
  - + reinforced concrete wall as per structural
  - + 1 1/2" wood strapping as required
  - + 8mil poly - air barrier / vapor retarder Class 1 (seal all joints)
  - + refer to room finish schedule for interior finish
- Exterior Wall Assembly 3**
  - + 3 1/2" continuous XPS rigid insul (R17.5)
  - + waterproofing membrane below grade
  - + reinforced concrete wall as per structural
  - + 1 1/2" wood strapping as required
  - + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints)
  - + refer to room finish schedule for interior finish
- Floor Assembly 1**
  - + refer to room finish schedule for finished floor
  - + 4" reinforced concrete slab as per structural
  - + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints)
  - + 2" continuous XPS rigid insulation
  - + 6" gypsum wallboard, PTD.
- Floor Assembly 2**
  - + 3/4" engineered hardwood flooring
  - + 1 1/2" gypsum w/ radiant in-floor heat
  - + 3/4" plywood sheathing
  - + wood floor joists as per structural
  - + 2" continuous XPS rigid insulation
  - + 6" gypsum wallboard, PTD.
- Floor Assembly 3**
  - + 3/4" engineered hardwood flooring
  - + 1 1/2" gypsum w/ radiant in-floor heat
  - + 3/4" plywood sheathing
  - + wood floor joists as per structural
  - + 2" continuous XPS rigid insulation
  - + 6" gypsum wallboard, PTD.
- Floor Assembly 4**
  - + 3/4" engineered hardwood flooring
  - + 1 1/2" gypsum w/ radiant in-floor heat
  - + 3/4" plywood sheathing
  - + wood floor joists as per structural
  - + 2" continuous XPS rigid insulation
  - + 6" gypsum wallboard, PTD.
- Exterior Patio Assembly 1**
  - + 2" stone paver
  - + 2" sand bed - AASHTO No. 9 grading
  - + crushed stone - AASHTO No. 57 grading
  - + depth as per geotech
  - + geotextile fabric

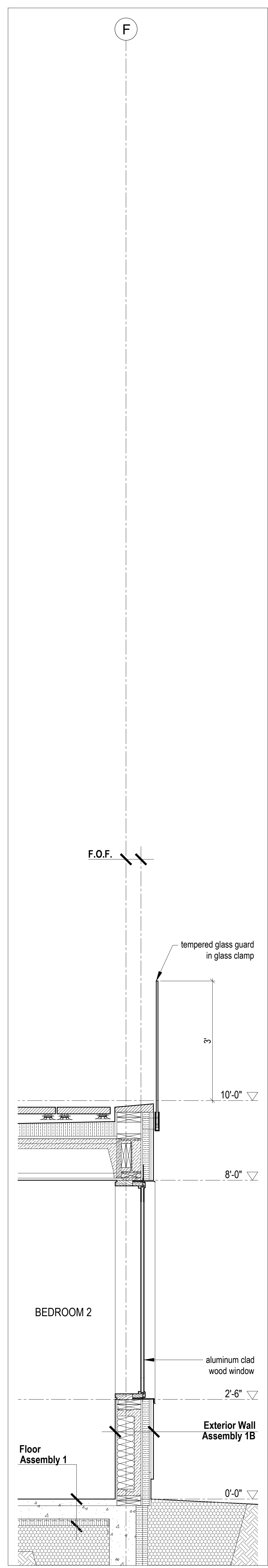
Assemblies  
ms



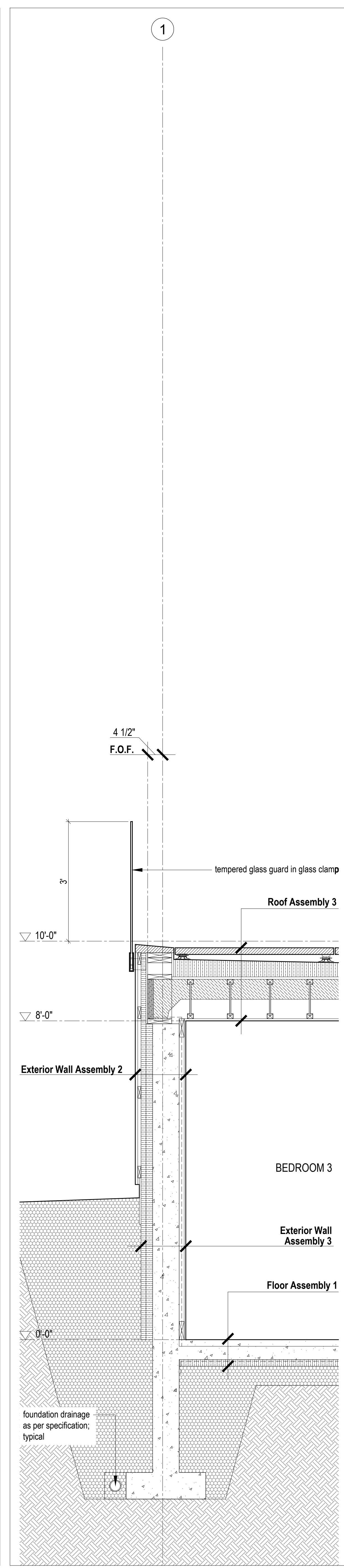
6 Wall Section @ Foyer / Powder Room 2  
Scale 3/4" = 1'-0"



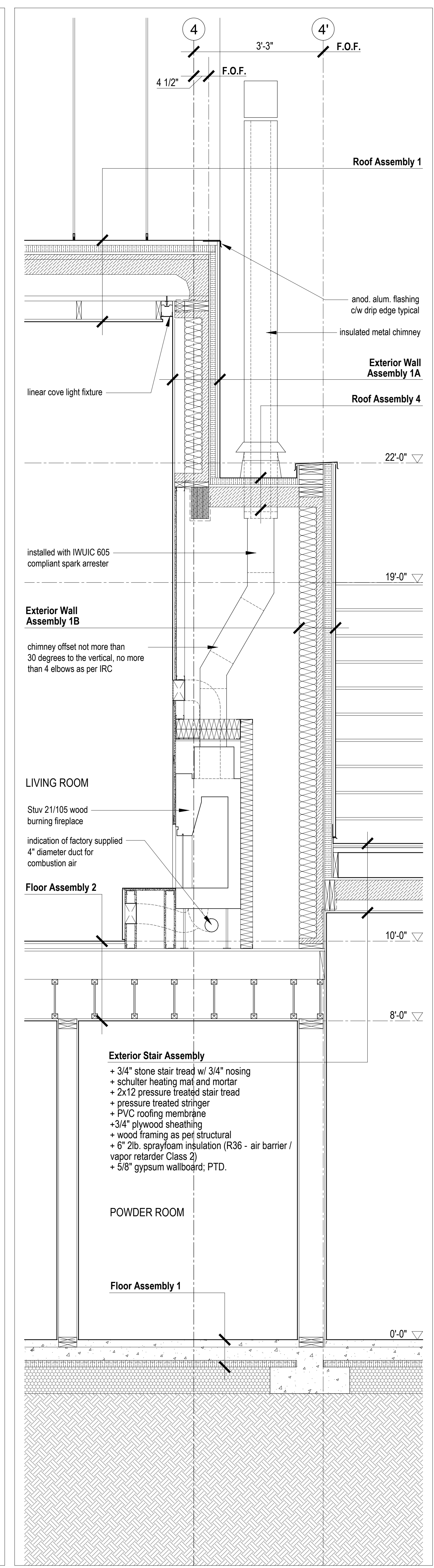
5 Wall Section @ Living Room / Exercise Room  
Scale 3/4" = 1'-0"



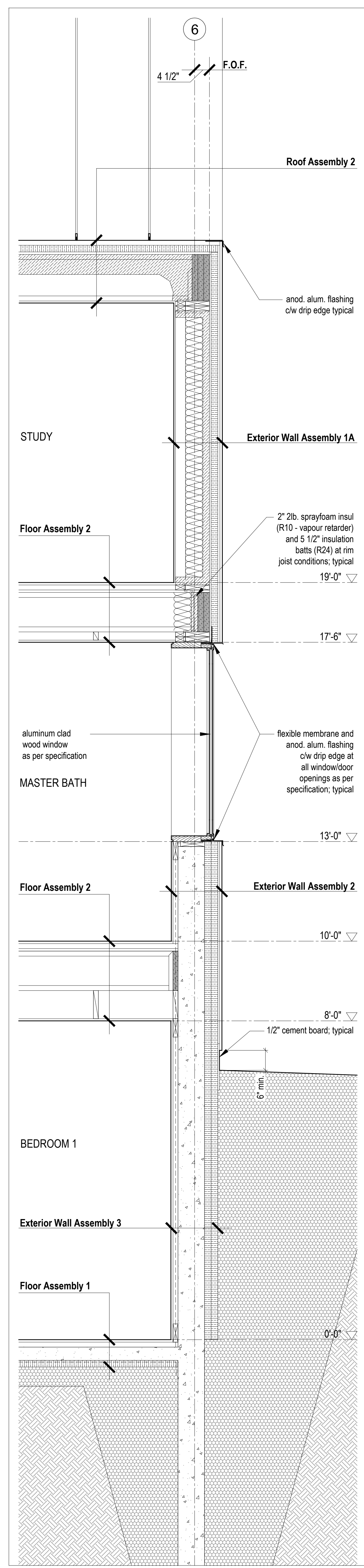
4 Wall Section @ Exercise Room  
Scale 3/4" = 1'-0"



3 Wall Section @ Bedroom 3  
Scale 3/4" = 1'-0"



2 Wall Section @ Living Room / Fireplace / Powder Room  
Scale 3/4" = 1'-0"



1 Wall Section @ Study / Master Bath / Bedroom 1  
Scale 3/4" = 1'-0"

Kimmelman Residence  
 2180 Collingwood St.  
 Halifax, Nova Scotia  
 Canada B3K 3B4  
 Tel: (902) 429-1867  
 Fax: (902) 429-6276

MacKay-Lyons  
 Sweetapple  
 Architects  
 Limited  
 Brian MacKay-Lyons  
 No. 9809836  
 LICENSED ARCHITECT

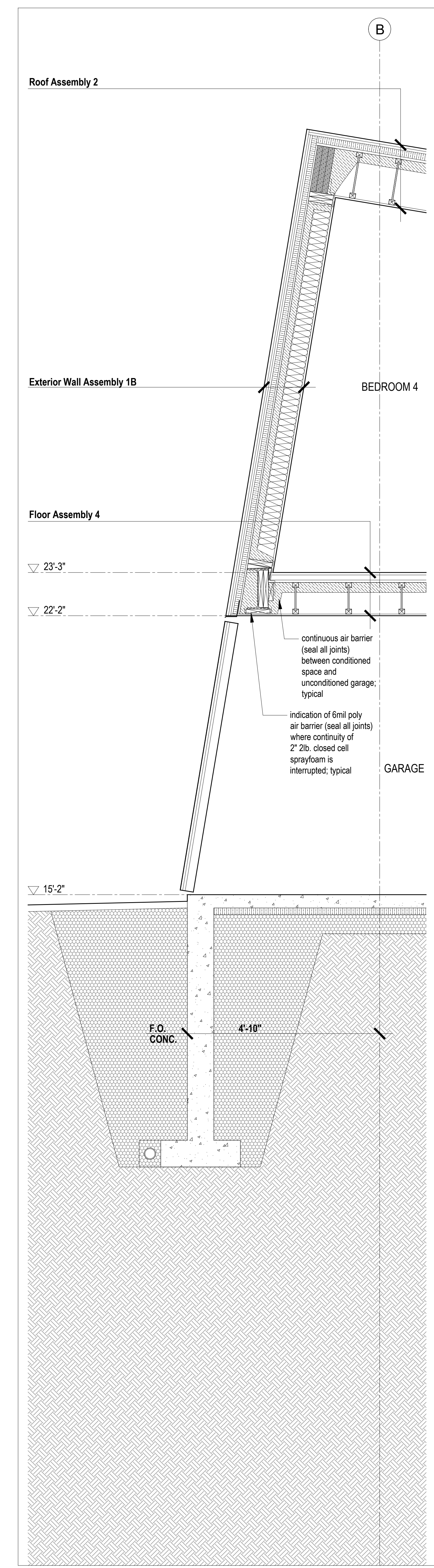
No.	Description	Date
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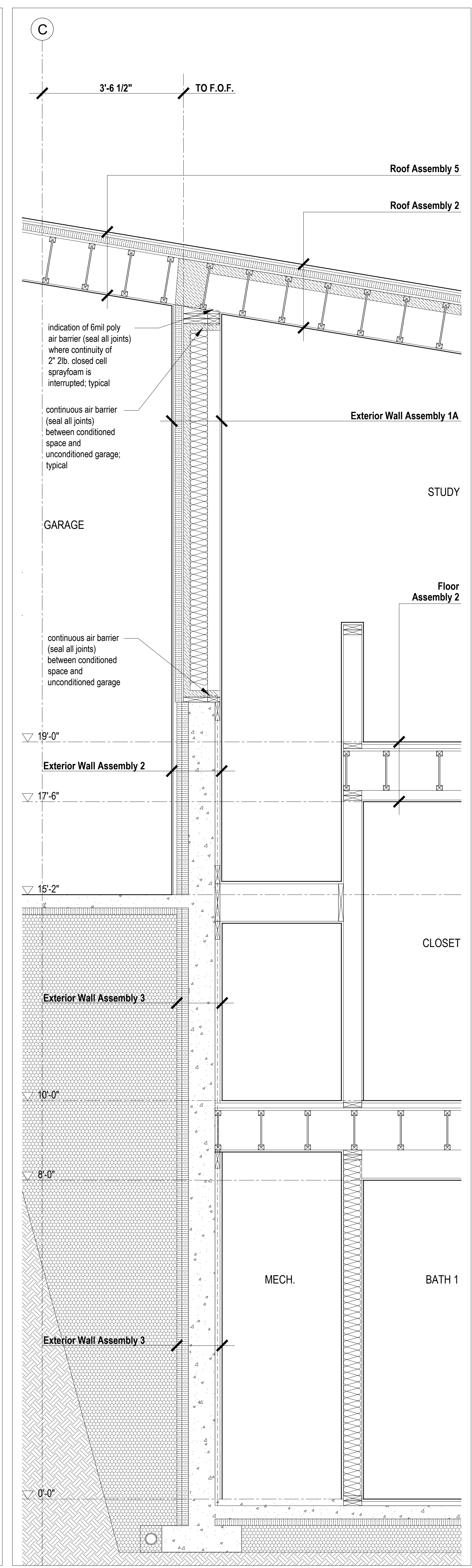
Detail Wall Sections  
 scale: 1/8" = 1'-0"  
 date: 08-15-15  
 drawn: DP  
 checked: BML  
**A501**

<b>Roof Assembly 1</b> + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + interior sprinkler system + wood blocking as required + 1x4 shiplap wood cladding - type 1 - see profile below	<b>Roof Assembly 2</b> + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + interior sprinkler system + 5/8" gypsum wallboard, PTD.	<b>Roof Assembly 3</b> + 2" stone paver and radiant heating panel on adjustable pedestal + liquid-applied roofing membrane + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" GWB + refer to room finish schedule for interior finish	<b>Roof Assembly 4</b> + Class A EPDM low slope roof membrane + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R16 - air barrier / vapor retarder Class 2) + 3/4" wood strapping + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + interior sprinkler system + 5/8" gypsum wallboard, PTD.	<b>Roof Assembly 5</b> + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + interior sprinkler system + 5/8" gypsum wallboard, PTD.	<b>Exterior Wall Assembly 1A</b> + 1x4 shiplap wood cladding - type 1 - see profile below + rainscreen grid + vapor permeable weather barrier + 2" continuous XPS rigid insulation (R10) + 1/2" plywood sheathing as per structural + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2) + 3/4" plywood sheathing as per structural + 2x6 wood studs as per structural + wood furring as required + refer to room finish schedule for interior finish	<b>Exterior Wall Assembly 1B</b> + 1x4 shiplap wood cladding - type 1 - see profile below + rainscreen grid + vapor permeable weather barrier + 2" continuous XPS rigid insulation (R10) + 1/2" plywood sheathing as per structural + 2" 2lb. closed cell sprayfoam insulation (R12 - vapor retarder Class 2) + 3/4" plywood sheathing as per structural + 2x6 wood studs as per structural + wood furring as required + refer to room finish schedule for interior finish	<b>Exterior Wall Assembly 2</b> + 1x4 shiplap wood cladding - type 1 - see profile below + vapor permeable weather barrier + 7" horizontal pressure treated wood strapping as required + 3 1/2" continuous XPS rigid insul (R17.5) + reinforced concrete wall as per structural + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + 1 1/2" wood strapping as required + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + refer to room finish schedule for interior finish	<b>Exterior Wall Assembly 3</b> + 3 1/2" continuous XPS rigid insul (R17.5) + waterproofing membrane below grade + reinforced concrete wall as per structural + 1 1/2" wood strapping as required + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + reinforced concrete wall as per structural + 1 1/2" wood strapping as required + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + refer to room finish schedule for interior finish	<b>Floor Assembly 1</b> + refer to room finish schedule for finished floor + 4" reinforced concrete slab as per structural + 1 1/2" wood strapping as required + 6mil poly - air barrier / vapor retarder Class 1 (seal all joints) + 2" continuous XPS rigid insulation + 6" compacted gravel base <b>Floor Assembly 2</b> + 3/4" engineered hardwood flooring + 1 1/2" gyprocrete w/ radiant in-floor heat + 3/4" plywood sheathing + wood floor joists as per structural + 3/4" plywood sheathing + wood furring/strapping as required + 5/8" type X gypsum sheathing + vapor permeable weather barrier + rainscreen grid + 1x4 shiplap wood cladding - type 1 - see profile below	<b>Floor Assembly 3</b> + 3/4" engineered hardwood flooring + 1 1/2" gyprocrete w/ radiant in-floor heat + 3/4" plywood sheathing + wood floor joists as per structural + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2) + wood furring/strapping as required + 5/8" type X gypsum sheathing + vapor permeable weather barrier + rainscreen grid + 1x4 shiplap wood cladding - type 1 - see profile below	<b>Floor Assembly 4</b> + 3/4" engineered hardwood flooring + 1 1/2" gyprocrete w/ radiant in-floor heat + 3/4" plywood sheathing + wood floor joists as per structural + 6" 2lb. closed cell sprayfoam insulation (R36 - air barrier / vapor retarder Class 2) + wood furring/strapping as required + 5/8" gypsum wallboard, PTD.	<b>Exterior Patio Assembly 1</b> + 2" stone paver + 2" sand bed - AASHTO No. 9 grading w/ radiant in-floor heat + crushed stone - AASHTO No. 57 grading depth as per geotech + geotextile fabric
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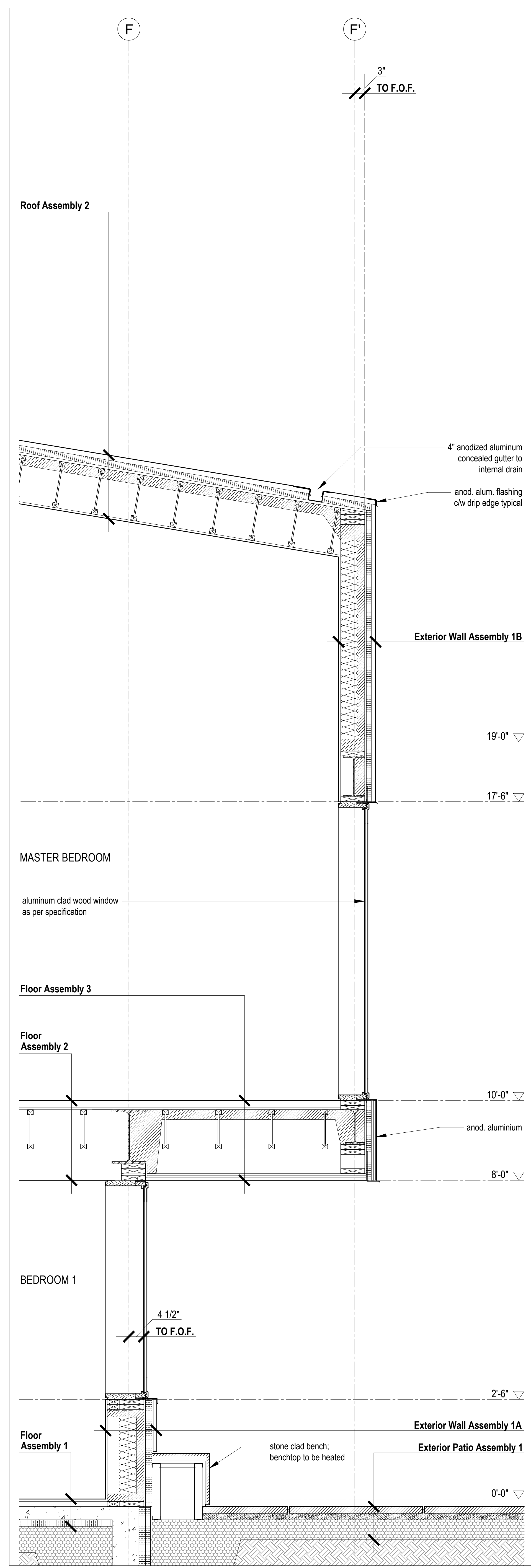
Assemblies  
ms



3 Wall Section @ Nanny Suite / Garage  
Scale 3/4" = 1'-0"



2 Wall Section @ Study / Closet Mechanical  
Scale 3/4" = 1'-0"



1 Wall Section @ Master Bedroom / Bedroom 1  
Scale 3/4" = 1'-0"

Kimmeiman Residence  
MacKay-Lyons  
Sweetapple Architects  
2180 Collingwood St.  
Halifax, Nova Scotia  
Canada B3K 3B4  
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STATE OF NEW BRUNSWICK  
Brian MacKay-Lyons  
No. 9809836  
LICENSED ARCHITECT

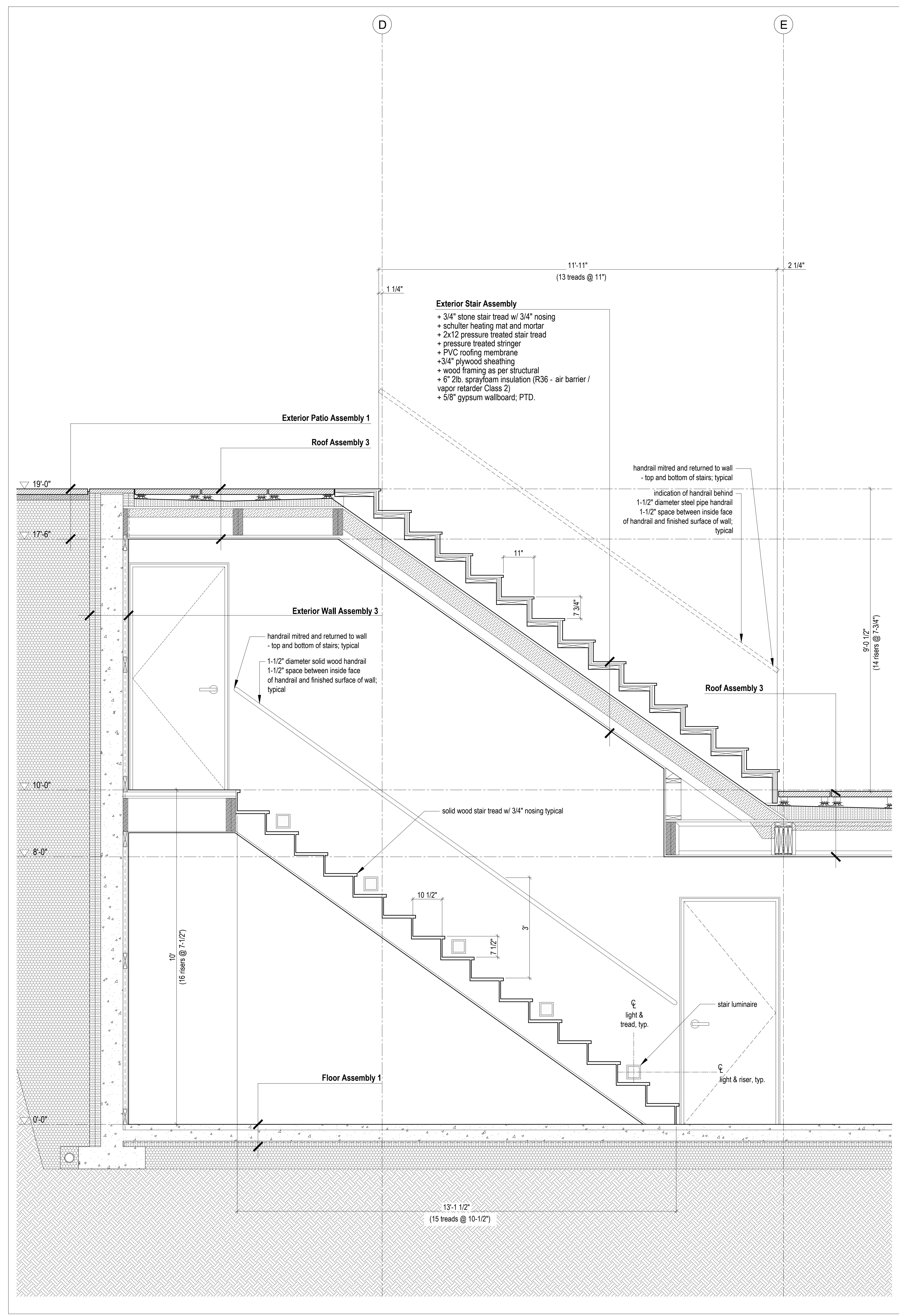
21	Issued for Construction	2017.08.15
No.	Description	Date
Revision:		

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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.

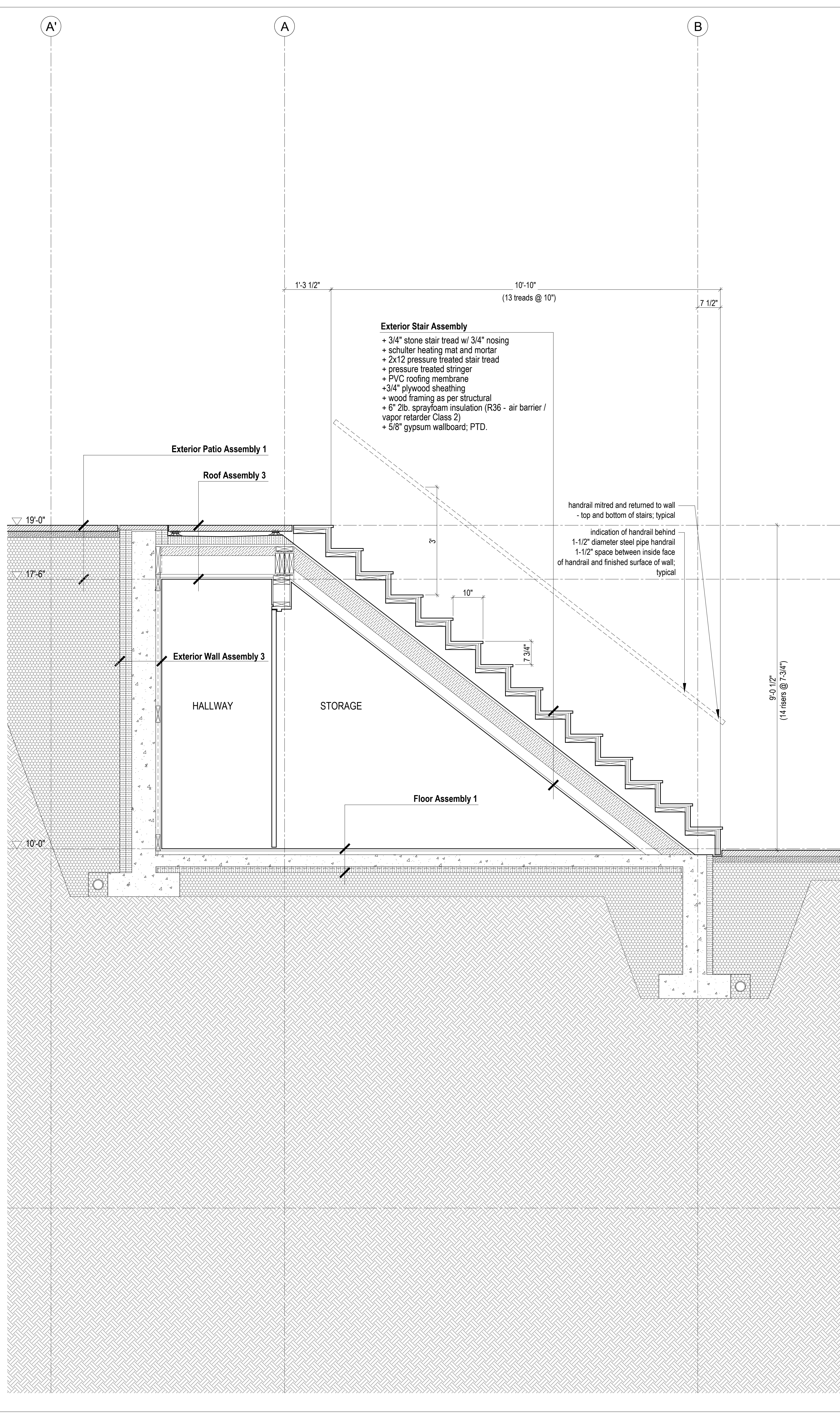
Detail Wall Sections  
scale: 1/32" = 1"  
date: 07-25-15  
drawn: DP  
checked: BML  
A502

<b>Roof Assembly 1</b> + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping perpendicular to metal cladding (airspace) + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2) + interior sprinkler system + wood blocking as required + 1x4 shiplap wood cladding - type 1 - see profile below	<b>Roof Assembly 2</b> + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + 3/4" wood strapping perpendicular to metal cladding (airspace) + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2) + interior sprinkler system + 5/8" gypsum wallboard; PTD.	<b>Roof Assembly 3</b> + 2" stone paver and radiant heating panel on adjustable pedestal + liquid-applied roofing membrane + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2) + interior sprinkler system + refer to room finish schedule for interior finish	<b>Roof Assembly 4</b> + Class A EPDM low slope roof membrane + sloped XPS continuous rigid insulation (minimum 2") - minimum 2% slope to drain + plywood sheathing as per structural + wood floor joists as per structural + 3" 2lb. closed cell sprayfoam insulation (R18 - air barrier / vapor retarder Class 2) + interior sprinkler system + refer to room finish schedule for interior finish	<b>Roof Assembly 5</b> + weathering steel standing seam metal cladding (air space), Class A Roof Covering + 3/4" wood strapping perpendicular to metal cladding (airspace) + vapor permeable roof underlayment + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + wood joists as per structural + interior sprinkler system + 5/8" gypsum wallboard; 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Assemblies  
ms



2 Stair Section  
Scale 3/4" = 1'-0"



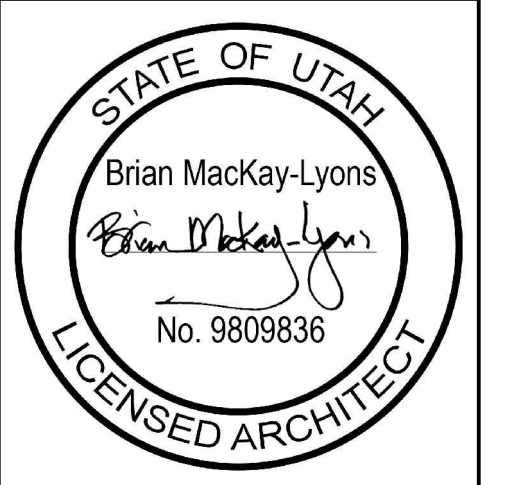
3 Stair Section  
Scale 3/4" = 1'-0"

Kimmelman Residence

MacKay-Lyons  
Swainberg  
Architects  
Limited

2180 Colquhoun St.  
Halifax, Nova Scotia  
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fax: (902) 429-6276



11	Issued for Construction	2017.08.15
No.	Description	Date
Revision:		

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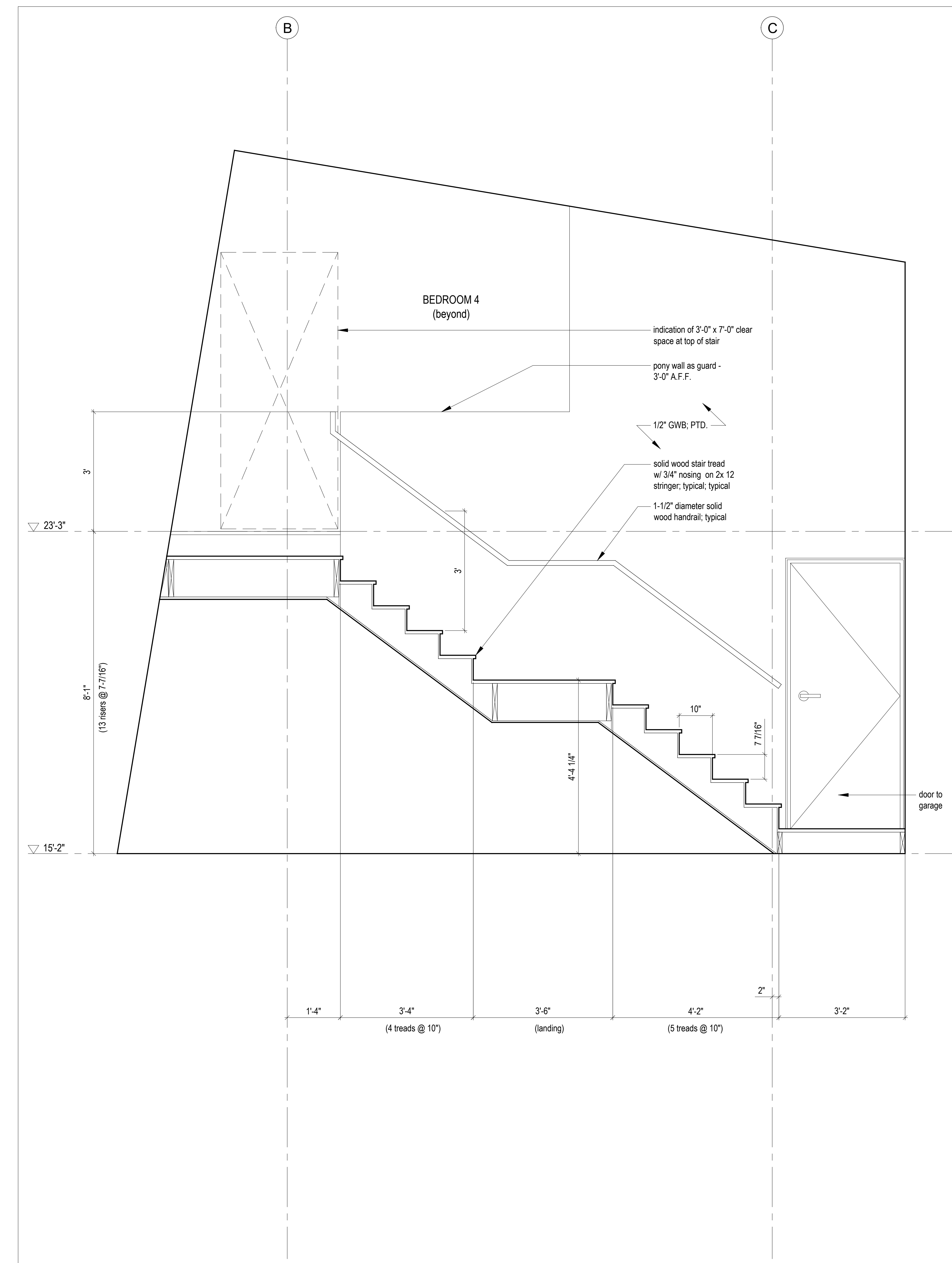
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Detail Wall Sections

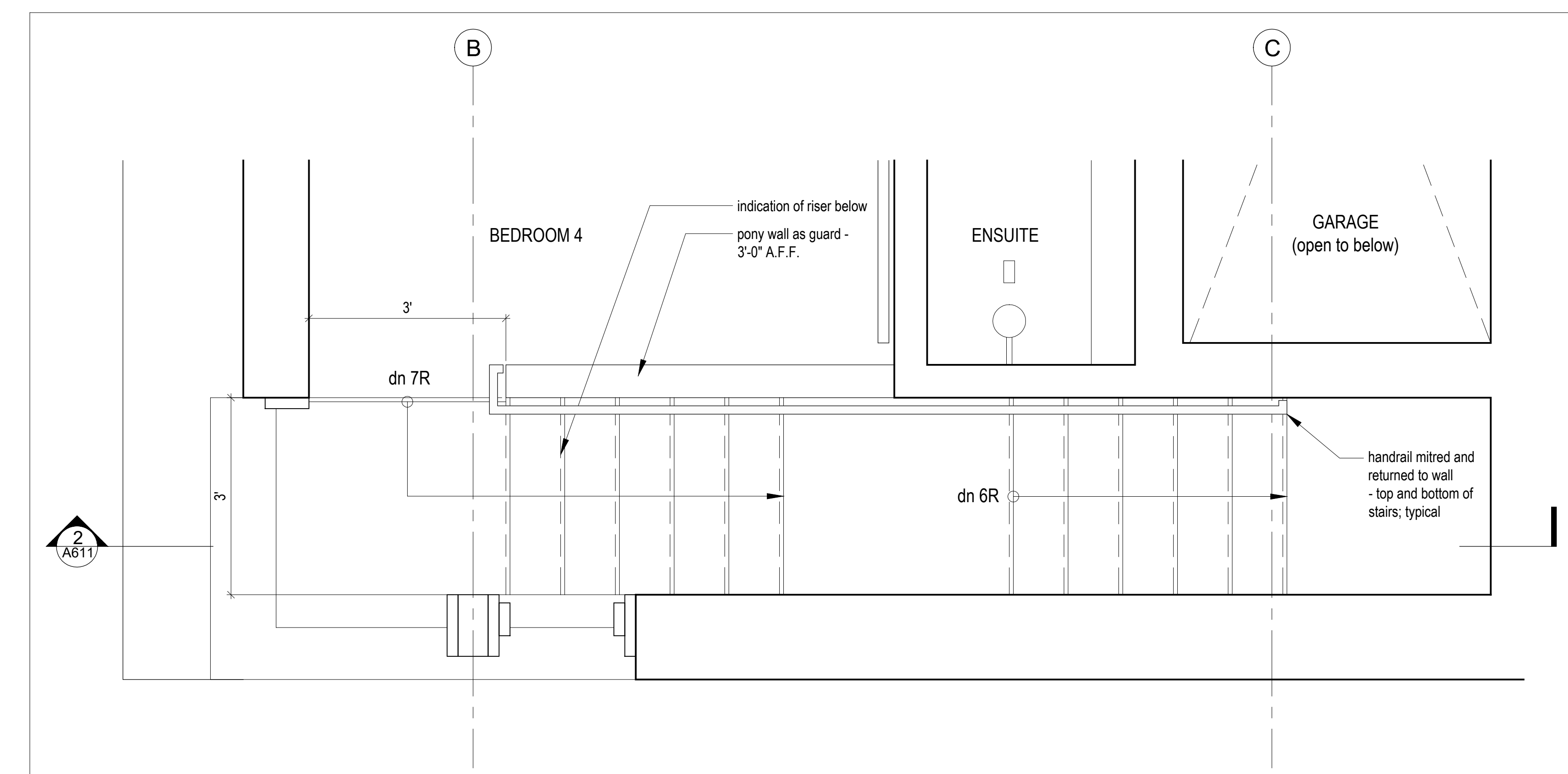
scale: 1/2" = 1'-0"  
date: 07-26-15  
drawn: DP

**A503**





2  
A611  
Stair Section  
Scale 3/4" = 1'-0"



1  
A611  
Partial Plan @ Stair to Study  
Scale 3/4" = 1'-0"

No.	Description	Date
01	Issued for Construction	2017.08.15

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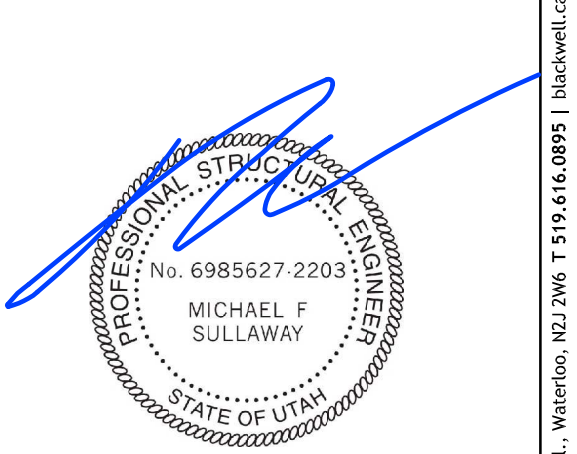












Seal

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MARK	DATE	DESCRIPTION
	17.07.31	ISSUED FOR PERMIT
	17.07.26	ISSUED FOR COORDINATION

ISSUE:

Project Name  
**KIMMELMAN  
MAY  
RESIDENCE**

Address  
**SUMMIT POWDER  
MOUNTAIN**

**EDEN, UTAH**

File Name	CAD/BIM Program
FILENAME.EXT	AUTOCAD
Drawn by	Checked by
AVB	DB
Scale	Project #
AS NOTED	170266

Sheet Title  
**GENERAL  
NOTES**

# S-001

**010000 GENERAL**

- 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.
- READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS.
- 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.
- 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.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATIONS OF PITS, BASES, Sumps, TRENCHES, DEPRESSIONS, GROOVES, CURBS, CHAMFERS AND SLOPES NOT SHOWN ON STRUCTURAL DRAWINGS.
- HORIZONTAL AND VERTICAL DESIGN LOADS ARE NOTED. THEY SHALL NOT BE EXCEEDED DURING CONSTRUCTION.
- TYPICAL STRUCTURAL DETAILS SHALL GOVERN THE WORK, IF DETAILS DIFFER ON THE DRAWINGS, THE MOST STRINGENT SHALL GOVERN.
- ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR. SEE SPECIFICATIONS FOR DETAILED REQUIREMENTS.

**010001 DESIGN NOTES**

- ALL REINFORCED CONCRETE ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ACI BUILDING CODE, ACI 318-14.
- ALL STRUCTURAL STEEL ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH AISC 'SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS' - LATEST EDITION AND ALL CURRENT SUPPLEMENTS.
- 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:
  - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC).
  - NATIONAL FOREST PRODUCTS ASSOCIATION 'DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER'
  - U.S. DEPT. OF COMMERCE STANDARD CS 253.
  - AMERICAN PLYWOOD ASSOCIATION.
- LATERAL FORCES ON STRUCTURAL FRAME
  - THE LATERAL FORCES ARE RESISTED BY THE WOOD FRAME SHEARWALLS, MOMENT FRAMES, STEEL BRACING, AND CONCRETE FOUNDATION WALLS.
  - THE FRAME IS NOT STABLE UNTIL THE LATERAL LOAD RESISTING SYSTEM IS IN PLACE.
  - WIND:
    - THE DESIGN OF THE STRUCTURE FOR WIND IS BASED ON A BASIC WIND SPEED (3 SECOND GUST) OF 115 MPH.
    - THE IMPORTANCE FACTOR, *I*, FOR WIND DESIGN IS 1.
    - WIND EXPOSURE: C
    - THE DESIGN WIND FORCES HAVE BEEN CALCULATED IN ACCORDANCE WITH THE SIMPLIFIED WIND LOAD METHOD OUTLINED IN ASCE-7.
  - EARTHQUAKE:
    - THE DESIGN OF THE STRUCTURE FOR EARTHQUAKE IS BASED ON:
      - R* = 1.0
      - SEISMIC RISK CATEGORY = 2
      - S<sub>s</sub>* = .898
      - S<sub>1</sub>* = .304
      - SITE CLASS = D
      - S<sub>D5</sub>* = 0.683
      - S<sub>D1</sub>* = 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.
- LATERAL FORCES ON FOUNDATION WALLS
  - 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
  - FOUNDATION AND OTHER WALLS RETAINING EARTH HAVE BEEN DESIGNED FOR SURCHARGE OF 100PSF.
  - THE WALLS HAVE BEEN DESIGNED ASSUMING THAT THERE IS FREE-DRAWING BACKFILL, OR THAT OTHER PROVISIONS HAVE BEEN MADE, SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.
- SNOW LOADS ON ROOFS
  - THE ROOFS HAVE BEEN DESIGNED FOR A ROOF SNOW LOAD OF 192PSF.
  - ADDITIONAL SNOW ACCUMULATIONS ADJACENT TO HIGHER WALLS, ROOFS AND MECHANICAL UNITS ARE INDICATED ON THE DRAWINGS.
- WIND UPLIFT OF ROOFS
  - ALL ROOF ELEMENTS, AND ITS CONNECTION TO THE STRUCTURE ARE TO BE DESIGNED FOR AN UPWARD SURCHARGE OF 20 psf. DUE TO WIND.
- LIVE AND OTHER LOADS
  - SEE NOTES BELOW FLOOR PLANS.
- FUTURE EXTENSIONS
  - THE STRUCTURE HAS NOT BEEN DESIGNED FOR ANY FUTURE EXTENSIONS

**030000 CONCRETE**

- MATERIALS
  - CONCRETE
    - 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.
    - 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.

CATEGORY	DESCRIPTION	EXPOSURE CLASS PER ACI 318.1	CONCRETE STRENGTH <i>f<sub>c</sub></i> (psi)	SLUMP (in)	MAX. W/C RATIO	AIR CONTENT	SCOPE
CM 1	FOUNDATION MIX		3500	3 1/8"		5%-8%	FOOTINGS AND CAPS
CM 2	SLAB ON GRADE MIX		3000	3 1/8"			SLABS ON GRADE
CM 4	COLUMN AND WALL MIX		4500	3 1/8"			CONCRETE COLUMNS AND WALLS NOT EXPOSED TO FREEZE THAW OR DE-ICING CHEMICALS
CM 5	TOPPING MIX		3000	1 1/2"			TOPPINGS ON CONCRETE.
CM 6	COMPOSITE DECK MIX		3000	2 3/8"			SLABS ON METAL DECK
CM 7	PARKING SLAB AND BEAM MIX	C-1 <sup>†</sup>	5000	3 1/8"	0.40	5%-8%	FOUNDATION WALLS AND OTHER WALLS EXPOSED TO DE-ICING CHEMICALS.
CM 8	PAVING MIX	C-2	4700	2 3/8"	0.45	5%-8%	EXTERIOR PAVING AND SIDEWALKS
CM 11	EXTERIOR WALL MIX	F-2	3500	3 1/8"	0.55	4%-7%	FOUNDATION WALLS AND OTHER WALLS EXPOSED TO FREEZE THAW BUT NOT EXPOSED TO DE-ICING CHEMICALS
CM 12	LEAN MIX		6 max. <sup>‡</sup>	6-8"			UNSHRINKABLE FILL
CM 13	SELF CONSOLIDATING MIX		4500	SLUMP FLOW			

1. TOLERANCE FOR SLUMP SHALL BE +/- 3/4" FOR SPECIFIED SLUMP 3 1/8" OR LESS, AND +/- 1 1/4" 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 @ 1 1/2cu.m. (0.31cu.ft.) DOSAGE OR APPROVED EQUIVALENT  
4. MAX 28kg CEMENT/cu.m.

- REINFORCEMENT:
  - CONFORM TO THE REQUIREMENTS OF ASTM A615, AND ASTM A706 IF WELDABLE REINFORCEMENT IS USED.
  - REINFORCING BARS SHALL BE MINIMUM ASTM A615 GRADE 60, AND WELDED WIRE FABRIC SHALL BE MINIMUM ASTM A185, SUPPLY IN FLAT SHEETS.
- EXECUTION
  - SLAB ON GRADE
    - PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF SUSTAINING 500psf WITHOUT SETTLEMENT RELATIVE TO THE BUILDING FOOTINGS.
    - 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.
  - CONCRETE AND REINFORCEMENT
    - 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.
    - CONSTRUCTION JOINTS:
      - PROVIDE 1.5 in x 3.5 in KEYS AT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
    - CONCRETE COVER TO REINFORCEMENT: CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND ACI 318.
    - SECURELY TIE IN PLACE AND ADEQUATELY SUPPORT ALL REINFORCEMENT. LAP ALL BARS MARKED "CONTINUOUS" (CONT.) 40 BAR DIAMETERS.
    - WHERE EXPANSION ANCHORS ARE REQUIRED, USE 5/8" DIA. X 6" HILTI KB II OR APPROVED EQUAL.
    - WHERE CHEMICAL ANCHORS ARE REQUIRED, USE HILTI HY 200 EPOXY, OR APPROVED EQUAL.

**310000 FOUNDATIONS**

- A SOIL INVESTIGATION HAS BEEN DONE BY IGES AS REPORTED IN THER SOIL REPORT "GEO TECHNICAL 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.
- FOUND ALL FOOTINGS ON ENGINEERED FILL CAPABLE OF SAFELY SUSTAINING AN ALLOWABLE BEARING VALUE OF 2900 PSF.
- 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 FOUNDED LOWER.
- 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.
- 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.
- 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'-0" DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.

**050000 STRUCTURAL STEEL**

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

**060000 WOOD**

- 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:
  - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)
  - NATIONAL FOREST PRODUCTS ASSOC. "DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER".
  - U.S. DEPT. OF COMMERCE STANDARD CS 253.
  - AMERICAN PLYWOOD ASSOCIATION.
- 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:
  - BENDING: *F<sub>b</sub>* = 850 psi
  - HORIZONTAL SHEAR: *F<sub>v</sub>* = 95 psi
  - COMP. PERPENDICULAR TO GRAIN: *F<sub>c</sub>* = 625 psi
  - COMP PARALLEL TO GRAIN: *F<sub>c</sub>* = 1300 psi
  - MODULUS OF ELASTICITY: *E* = 160000 psi
 ALL VALUES SHALL BE ADJUSTED WITH APPROPRIATE ADJUSTMENT FACTORS AS PER THE NDS SUPPLEMENT.
- 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.
- SAWN LUMBER
  - SPECIES - SPRUCE-PINE-FIR
  - GRADE - No.1No.2
- PLYWOOD SHEATHING
  - FLOOR AND ROOF SHEATHING TO BE TONGUE AND GROOVE
  - EXTERIOR SHEATHING SHALL CONSIST OF 1/2" EXPOSURE 1 GRADE PLYWOOD FASTENED TO STUDS WITH 8d NAILS AT 6" O/C MAX. UNLESS NOTED OTHERWISE.
- CONNECTIONS
  - 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.
  - NAILS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM F 1667.
  - LAG SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B18.2.1
  - WOOD SCREWS ARE TO CONFORM TO THE REQUIREMENTS OF ASTM B163.1
  - ALL LAG BOLTS, THRU BOLTS AND OTHER HARDWARE TO BE HOT DIPPED GALVANIZED.
  - 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 OUTRIGHT.
  - UNLESS OTHERWISE APPROVED BY THE CONSULTANT, ALL NAILS ARE TO HAVE FULL ROUND HEADS; CLIPPED HEAD NAILS ARE NOT ACCEPTABLE.

- EXECUTION
  - PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE.
  - 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.
  - 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.
  - 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.
  - ENGINEERED WOOD TRUSSES
    - THE WOOD TRUSS SUPPLIER IS RESPONSIBLE FOR THE DESIGN OF ALL TEMPORARY AND PERMANENT BRACING REQUIRED FOR THE STABILITY OF THE TRUSSES.
    - ERECT TRUSSES IN CONFORMANCE WITH THE GUIDELINES PRODUCED BY TPIC IN THE DOCUMENT "HANDLING, ERECTION AND BRACING OF WOOD TRUSSES"
    - 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**

- GENERAL REVIEW BY COMPONENT ENGINEERS
  - COMPONENT ENGINEERS ARE RESPONSIBLE FOR GENERAL REVIEW OF CONSTRUCTION FOR THE PORTION OF THE WORK PREPARED UNDER THEIR PROFESSIONAL SEALS. THEY SHALL PROVIDE:
    - REPORTS FOR EACH SITE VISIT
    - A PROJECT COMPLETION NOTICE
  - 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**

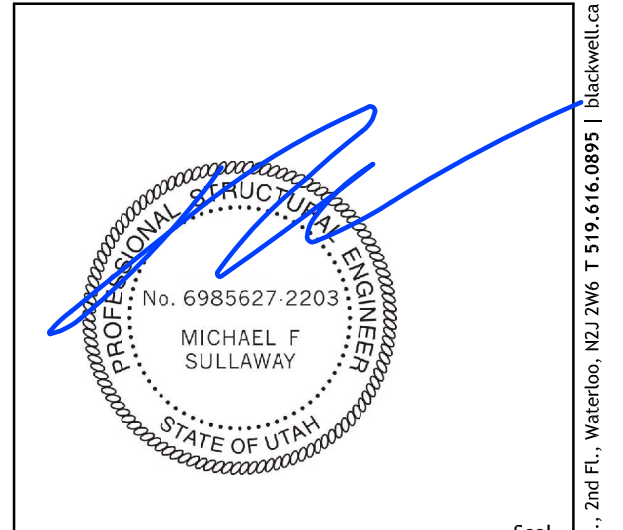
- GEOMETRY
  - SUBMIT SURVEY RECORDS CONFIRMING THAT THE BUILT GEOMETRY MATCHES THE DESIGN GEOMETRY.
- CONCRETE AND REINFORCEMENT
  - SUBMIT REINFORCING PLACING DRAWINGS AND BAR LISTS FOR REVIEW BY THE CONSULTANT.
  - PROVIDE TEST CYLINDERS IN ACCORDANCE WITH APPLICABLE ASTM STANDARDS
- STRUCTURAL STEEL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

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-DISTRUCTIVE 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 HOLDOWNS. <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.



NOTE:  
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.

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MARK	DATE	DESCRIPTION
	17.07.31	ISSUED FOR PERMIT
	17.07.26	ISSUED FOR COORDINATION

MARK	DATE	DESCRIPTION
	17.07.31	ISSUED FOR PERMIT
	17.07.26	ISSUED FOR COORDINATION

Project Name  
**KIMMELMAN  
MAY  
RESIDENCE**

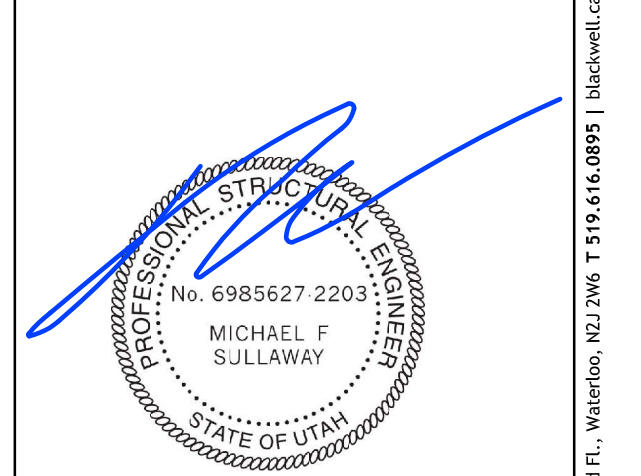
Address  
**SUMMIT POWDER  
MOUNTAIN  
EDEN, UTAH**

File Name FILENAME.EXT	CAD/BIM Program AUTOCAD
Drawn by AVB	Checked by DB
Scale AS NOTED	Project # 170266

Sheet Title  
**DETAILED  
INSPECTIONS**

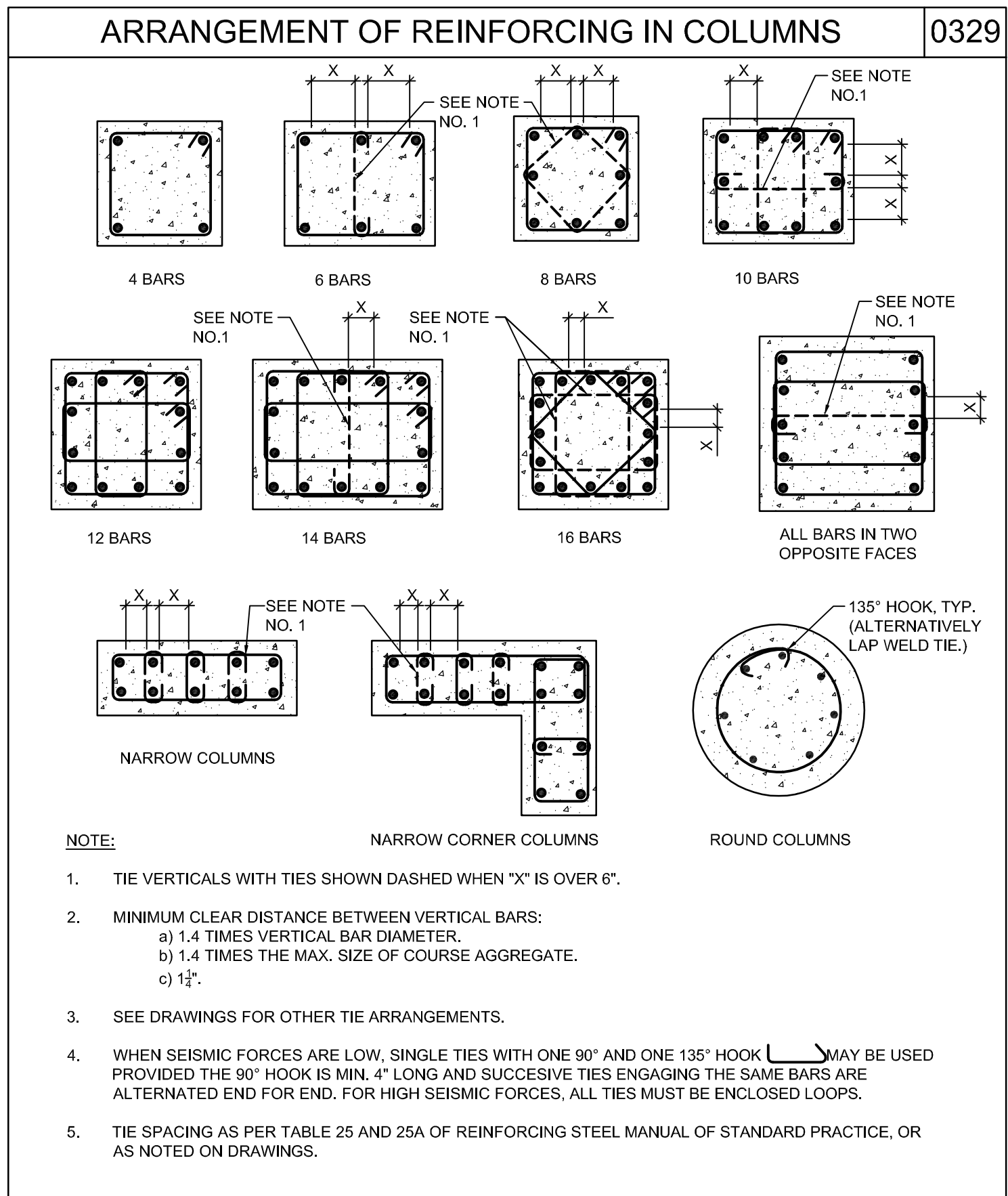
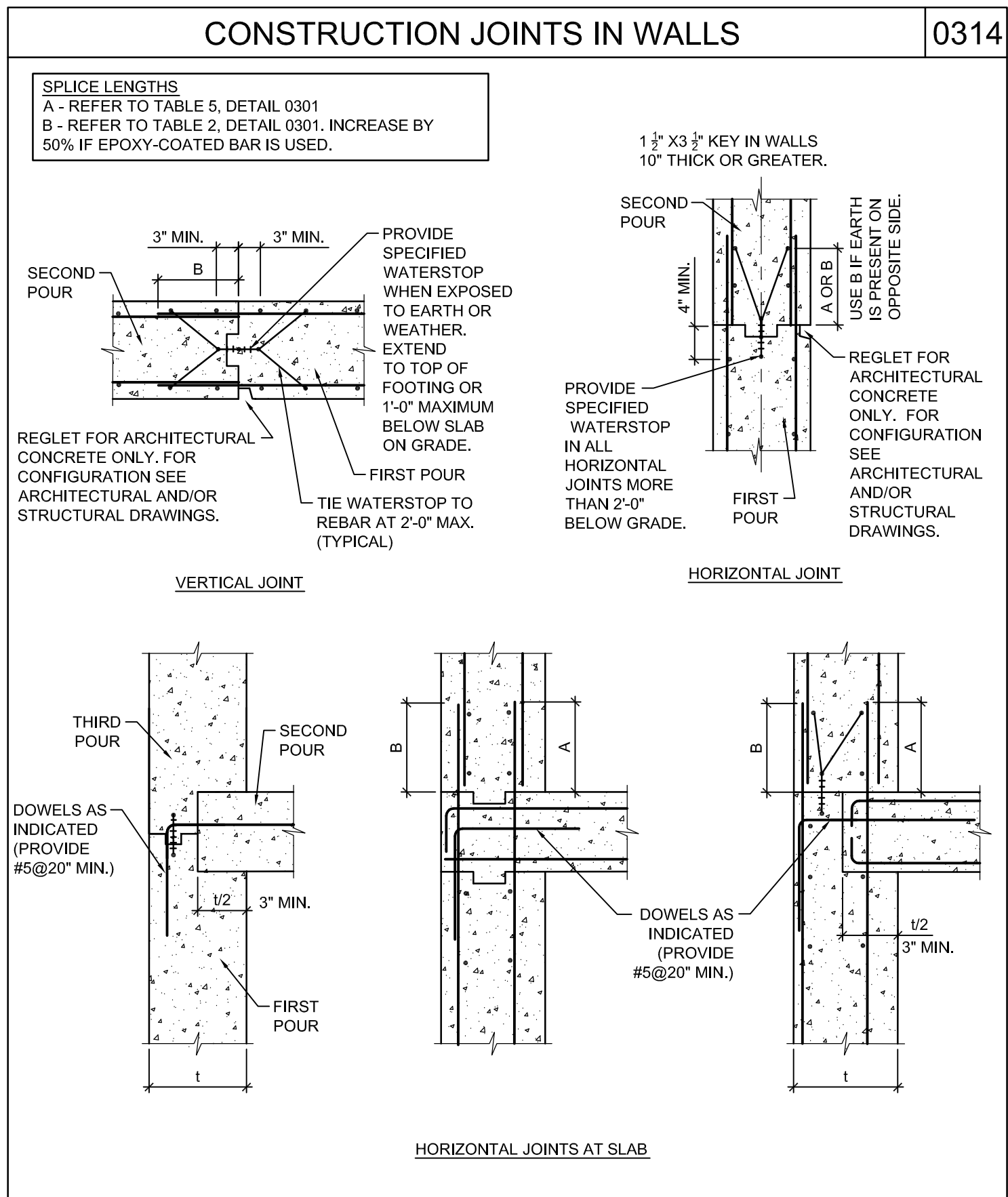
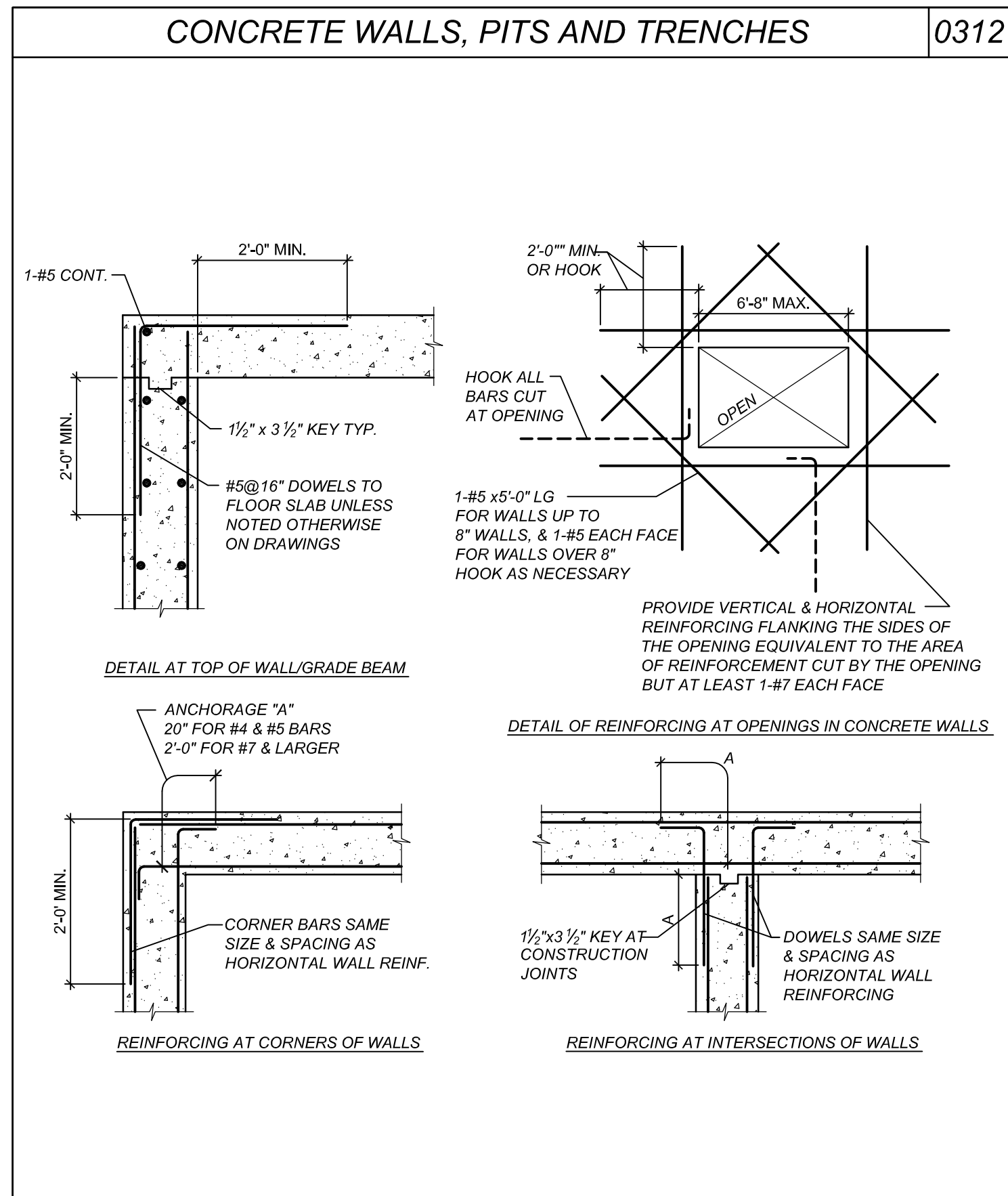
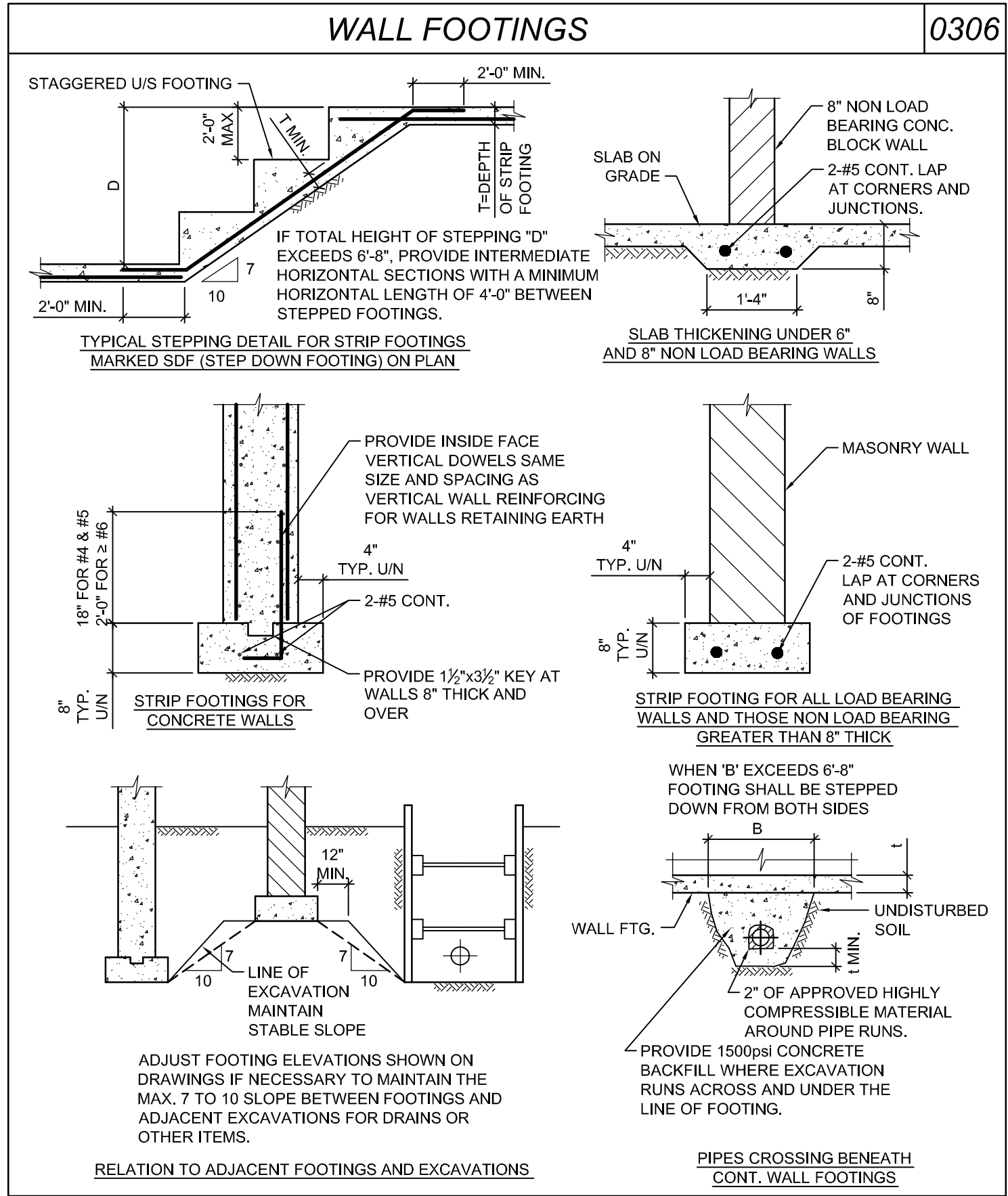
**S-002**

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ABBREVIATIONS		0001
A.BOLT	ANCHOR BOLT	KN
ADJ.	ADJUSTABLE	KG
ALT.	ALTERNATE	KN/M
ARCH.	ARCHITECTURAL	KN/SQ.M
		KN/M
B	BOTTOM	L.L.
BLL	BOTTOM LOWER LAYER	LLG
BUL	BOTTOM UPPER LAYER	LLV
BLDG.	BUILDING	LLH
BM.	BEAM	
BR	BASE OR BEARING PLATE	MAX.
BSMT.	BASEMENT	MECH.
		MEZZ.
CA	COLUMN ABOVE	MIN.
C/C	CENTRE TO CENTRE	MISC.
C	CENTRE LINE	ML
CANT.	CANTILEVER	MM
COL.	COLUMN	MOM.
CONC.	CONCRETE	M
CONSTR.	CONSTRUCTION	MPA
CONT.	CONTINUOUS	N
cw	COMPLETE WITH	N.F.
		N.S.
		NTS.
DET.	DETAIL	OWSJ
DIAG.	DIAGONAL	OPEN
DIA.	DIAMETER	
D	DIAMETER, BAR DIAMETER	
DIM.	DIMENSION	
D.J.	DOUBLE JOIST	
D.O.	OTTO	
D.L.	DEAD LOAD	
DWG.	DRAWING	
DWL.	DOWEL	
EA.	EACH	R
EA.F.	EACH FACE	RAD
EA.W.	EACH WAY	REF.
EL.	ELEVATION	REINF.
ELECT.	ELECTRICAL	REQ'D
ELEV.	ELEVATOR	REV.
E-W	EAST-WEST	REINFORCED WITH
EQ.	EQUAL	SECT.
EXIST.	EXISTING	SDF
EXP.J.	EXPANSION JOINT	SL
EXT.	EXTERIOR	SPEC'S.
		STD.
		SQ.
		STRUCT.
F.F.	FAR FACE	T
FDN.	FOUNDATION	T.J.
FIN.	FINISHED	TLL
FL.	FLOOR	TUL
FTG.	FOOTING	TEMP.
		TYP.
G.A.	GAUGE	UN
GALV.	GALVANIZED	US
GEN.	GENERAL	
H. HOR.	HORIZONTAL	V.F. VERT.
HH	HOOKED EACH END	V. VERT.
		WWF
INT.	INTERIOR	wf
		wd, wl
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 SPLICE (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	50.8	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	19.9	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 <sub>c</sub> =2900psi	f <sub>c</sub> =3626psi	f <sub>c</sub> >=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	46.5	41.7	38.2		
TABLE 5 - COMPRESSION LAP SPLICE LENGTH (in)					
BAR SIZE	USUAL CONFINEMENT				
4	11.8				
5	17.3				
6	22.8				
8	28.7				
9	34.6				
11	40.2				
NOTE: #14 AND #18 BARS SHALL BE SPLICED WITH MECHANICAL CONNECTORS					
TABLE 6 - STANDARD HOOK DIMENSION FOR BLACK REINFORCING.					
BAR SIZE	400R OR 500R	400W OR 500W			
90° HOOK	180° HOOK	90° HOOK			
180° HOOK	180° HOOK	180° HOOK			
4	7.1	5.5	7.1		
5	10.2	7.1	9.8		
6	12.2	8.7	11.8		
8	15.7	11.0	15.7		
9	20.1	15.7	19.3		
11	24.0	18.9	23.2		
14	31.1	26.8	30.3		
18	40.6	35.4	39.8		
REFER TO REINFORCING STEEL MANUAL OF STANDARD PRACTICE FOR MORE INFORMATION.					



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Address  
**SUMMIT POWDER  
MOUNTAIN**

**EDEN, UTAH**

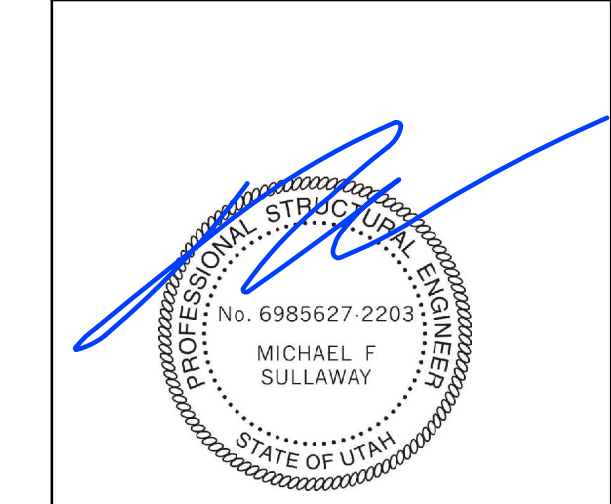
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Sheet Title  
**TYPICAL DETAILS**

**S-003**

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### WOOD FRAMING FOR FLOORS (1 OF 2) 0601

**STANDARD NOTATION**

JOIST MARK  
SPECIES AND GRADE  
EXTENTS  
ORIENTATION  
STRAPPING OR BRIDGING (WHERE REQUIRED)

NOTES:  
1. SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406].  
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4.  
3. WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4.  
4. LINES OF BRIDGING AND/OR STRAPPING ARE TO BE LOCATED NOT MORE THAN 7'-0" FROM A SUPPORT AND SPACED AT NOT GREATER THAN 7'-0" c/c.  
5. UNLESS NOTED OTHERWISE, JOISTS ARE NOT TO BE NOTCHED.  
6. WHERE HOLES ARE REQUIRED IN UNIFORMLY LOADED JOISTS FOR WIRING OR PLUMBING, THEIR DIAMETER SHALL NOT EXCEED ONE QUARTER OF THE JOIST DEPTH, CENTRE HOLES AT THE MID-DEPTH OF THE JOISTS. WITHIN THE MIDDLE TWO-THIRDS OF THE SPAN, HOLES SHALL BE SPACED NO CLOSER THAN A CLEAR DISTANCE OF ONE FULL JOIST DEPTH FROM ONE ANOTHER AS PER THE DETAIL BELOW.  
7. HOLES NOT CONFORMING TO THE REQUIREMENTS OF NOTE 6 MUST BE APPROVED BY THE CONSULTANT.

**BRIDGING**: 2"x2" OR 1"x3" X-BRIDGING BETWEEN EACH JOIST. 2-2" NAILS EACH END TYP.

**BLOCKING**: SOLID BLOCKING BETWEEN EACH JOIST STAGGERED. NAIL THROUGH JOIST WITH 2-3" NAILS EACH END TYP. (MAY BE USED IN LIEU OF BRIDGING)

**STRAPPING**: CONT. 1"x3" STRAP LAP 1 JOIST SPACE TYP. CONNECT TO SILL OR HEADER EACH END. 2-2" NAILS AT EACH JOIST TYP.

**HOLES**: ZONE ACCEPTABLE FOR HOLES.

### WOOD FRAMING FOR FLOORS (2 OF 2) 0602

**SUPPORT OF NON-LOADBEARING PARTITIONS PARALLEL TO JOISTS**

MIN. 1/2" OF BOTTOM PLATE OVER SUPPORTING JOIST

LESS THAN 1/2" OF BOTTOM PLATE OVER SUPPORTING JOIST

**ATTACHMENT OF SHEATHING/SUB-FLOOR**

STAGGER JOINTS

ORIENTATION OF SURFACE GRAIN

NAIL OR SCREW @ 8" [150] c/c ALONG PANEL EDGES, STAGGER LOCATIONS.

NAIL OR SCREW @ 12" [300] c/c ALONG INTERMEDIATE SUPPORTS

NOTE:  
1. EDGES OF FLOOR SHEATHING TO BE TONGUE AND GROOVE.  
2. USE 2" NAILS OR 1" SCREWS FOR SHEATHING LESS THAN 3/4" THICK.  
3. USE 2" NAILS OR 2" SCREWS FOR 3/4" TO 1" SHEATHING.  
4. USE PRESSURE TREATED PLYWOOD FOR FLOORS OF KITCHENS AND BATHROOMS.  
5. MINIMUM THICKNESS OF SUB-FLOOR SHALL BE 3/4" FOR JOIST SPACING UP TO 1'-8" [500] AND 7/8" FOR JOIST SPACING OF 2'-0" [600]

### STEEL BEAMS SUPPORTING WOOD JOISTS 0603

**STEEL BEAM SUPPORTING JOISTS ON TOP FLANGE**

CONTINUOUS 2x4 OR 2x6 TO SUIT. BOLT TO BEAM WITH 12Ø BOLTS @ 800 c/c ALTERNATING SIDES

PROVIDE SOLID BLOCKING BETWEEN JOISTS

TIMBER JOISTS

STEEL BEAM

TOE-NAIL JOIST TO NAILER W/ 2-64mm (2-2 1/2") NAILS PER JOIST.

**STEEL BEAM AT OR BELOW LEVEL OF SUPPORTING JOISTS**

CONTINUOUS 2x RIPPED TO FIT. BOLT TO BEAM WITH 12Ø BOLTS @ 32" c/c ALTERNATING SIDES

1/2" 10-16D NAILS

38mm (2") BLOCKING BETWEEN EXIST. JOISTS IN CONTACT WITH TOP FLANGE AND NAILED TO JOISTS EACH SIDE

CONTINUOUS LEDGER BOARD THICKNESS TO SUIT FLANGE OF BEAM. BOLT TO BEAM WITH 1/2" Ø BOLTS @ 32" c/c

DIMENSION LUMBER CUT FLUSH WITH EDGE OF SUPPORTING MEMBER

TOP-HUNG HANGER SUPPLIED BY MANUFACTURER

JOIST

WEB STIFFENERS AS REQUIRED BY MANUFACTURER

NOTE:  
1. WHERE BEAMS ARE BEING INSTALLED TO SUPPORT EXISTING JOISTS, SAFELY SUPPORT JOISTS AND ANY OTHER LOADS ABOVE UNTIL THE NEW BEAM IS INSTALLED AND PROPERLY SUPPORTED.  
2. SEE PLANS AND/OR SECTIONS FOR SIZES OF JOISTS AND BEAMS.

### BUILT-UP WOOD BEAMS 0604

**BOLTING OPTION** | **NAILING OPTION**

JOINT IN CONTINUOUS BUILT-UP WOOD BEAM. SEE NOTES BELOW.

MAX. TYP. TYP. MAX. MAX.

1 ROW OF 3" Ø BOLTS TYP.

2-ROWS OF 3" NAILS TYP.

L1 1/4" [150]

L2

JOINTS SHALL BE MADE IN SUCH A WAY THAT:  
1. JOINTS SHALL BE LOCATED AS SHOWN ABOVE.  
2. JOINTS SHALL ONLY BE MADE IN MULTIPLE SPAN BEAMS WHICH ARE CONTINUOUS OVER THEIR SUPPORTS AS INDICATED ON PLAN. PLIES OF BEAMS INDICATED AS SINGLE SPAN BEAMS SHALL NOT HAVE JOINTS.  
3. JOINTS SHALL NOT BE MADE NEAR END SUPPORTS.  
4. NOT MORE THAN ONE JOINT SHALL OCCUR IN ANY INDIVIDUAL MEMBER WITHIN ANY SPAN NOR WITHIN TWO ADJACENT SPANS.  
5. JOINTS SHALL NOT BE MADE IN ADJACENT MEMBERS OF A BUILT-UP BEAM AT THE SAME LOCATION.  
6. NOT MORE THAN HALF OF THE MEMBERS WITHIN A BUILT UP BEAM SHALL BE JOINED AT ANY ONE LOCATION.  
7. THE ABOVE REQUIREMENTS ARE BASED ON THE PROVISIONS OF PART 9 OF THE BUILDING CODE AND MAY NOT BE SUITABLE TO STRUCTURES FALLING OUTSIDE THE SCOPE OF PART 9

**FASTENING OF BEAMS**  
NOTE: SEE ABOVE FOR SPACING OF ANCHORS

DOUBLE ROW OF 3" NAILS THROUGH EACH PLY, STAGGER NAIL LOCATIONS

**SUPPORT OF JOISTS**

JOIST HANGER SIZED TO SUPPORT JOISTS AS REQ'D

BUILT UP BEAM NOT SHALLOWER THAN SUPPORTED JOISTS

2"x2" LEDGER BOARD NAILED TO BEAM WITH 2-3" NAILS AT EACH JOIST PLUS TOE NAIL JOIST WITH 4-3" NAILS

2"x3" LEDGER BOARD NAILED TO BEAM WITH 2-3" NAILS AT EACH JOIST PLUS TOE NAIL JOIST WITH 4-3" NAILS

SOLID BLOCKING BETWEEN JOISTS

TOE NAIL WITH 2-3" NAILS EACH JOIST

NOTE:  
1. THE PLYS OF 4- AND 5-PLY BEAMS ARE TO BE FASTENED USING BOLTS ONLY. 2- AND 3-PLY BEAMS MAY BE NAILED OR BOLTED.  
2. 4- AND 5-PLY BEAMS ARE TO BE TOP LOADED WHENEVER POSSIBLE; THEY MAY BE SIDE LOADED PROVIDED THEY ARE LOADED EQUALLY FROM BOTH SIDES.

### FLOOR FRAMING AT WALLS 0605

**DETAIL AT EXTERIOR WALL**

NAIL BOTTOM PLATE TO HEADER OR JOISTS WITH 3" NAILS @ 16" [400] c/c MAX.

CONTINUOUS HEADER OF SAME SIZE, SPECIES AND GRADE AS JOISTS

MIN. 3-3/4" NAILS EACH JOIST

TOE NAIL WITH 2-3/4" NAILS FROM OPPOSITE SIDES AT EACH JOIST

**DETAIL AT INTERIOR WALL**

NAIL BOTTOM PLATE TO JOISTS @ 2'-0" [600] c/c MAX. TYP.

LAP JOIST TO BEAR FULL WIDTH OF SUPPORTING WALL TYP.

TOE NAIL WITH 2-3/4" NAILS EACH SIDE

**FLOOR FRAMING DETAILS AT WOOD FRAME WALLS**

BLOCKING FROM FOUNDATION TO FIRST JOIST SIMILAR IN SIZE AND SPACING TO FLOOR FRAMING

1/2" ANCHOR BOLTS 6" LONG @ 4'-0" [1200] c/c CAST INTO CONCRETE OR GROUTED SOLID INTO MASONRY MIN. 5" [125]

CONT. 2"x4" SILL PLATE

F [10] MORTAR BED OR 1" [25] MINERAL WOOL. (ALTERNATIVELY, CAULK BETWEEN SILL PLATE AND FOUNDATION) OVER 0.05 mm POLY FILM WHERE WOOD IS WITHIN 6" [150] OF GRADE

**DETAIL AT FOUNDATION WALL PERPENDICULAR TO JOISTS**

NOTE: SIMILAR TO ADJACENT DETAIL EXCEPT AS NOTED

NOTE: NAILING ETC. SIMILAR TO WOOD FRAME WALLS

### BUILT-UP WOOD COLUMNS 0610

**BUILT-UP WOOD COLUMN IN WALL**

1/2" FOR 2x4  
1/2" FOR 2x6  
2/3" FOR 2x8

2-3" NAILS TYP.

MIN 2 1/2" NAILS STAGGERED AT 6" c/c TYP.

PROVIDE BLOCKING TO ADJACENT STUD EACH SIDE AS ALTERNATIVE TO NAILING COLUMN TO SHEATHING

MIN. 1/2" SHEATHING ON ONE SIDE

EACH PLY OF COLUMN TO BE CONNECTED TO GYPSUM BOARD WITH DRYWALL SCREWS @ 16" c/c OR NAILED @ 8" c/c TYP.

GYPSUM BOARD ON EACH FACE

**FREE STANDING BUILT-UP WOOD COLUMN**

1/2" FOR 2x4  
1/2" FOR 2x6  
2/3" FOR 2x8

2 ROWS TYP. 1 ROW, STAGGERED, FOR COLUMN WITH 2x4 PLYS

2" FOR 2-PLY  
2 1/2" FOR 3-PLY  
3 1/2" FOR 4-PLY

3" NAIL  
4 1/2" NAIL  
6" NAIL

NOTE:  
1. NO SPLICES SHALL BE MADE IN ANY BUILT-UP WOOD COLUMNS.  
2. DETAILS ABOVE ONLY APPLY TO SPF COLUMNS.  
3. ALL NAILS TO BE COMMON WIRE NAILS.

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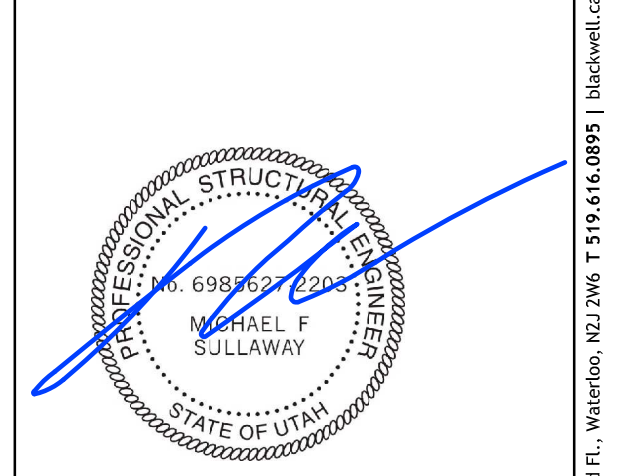
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**TYPICAL DETAILS  
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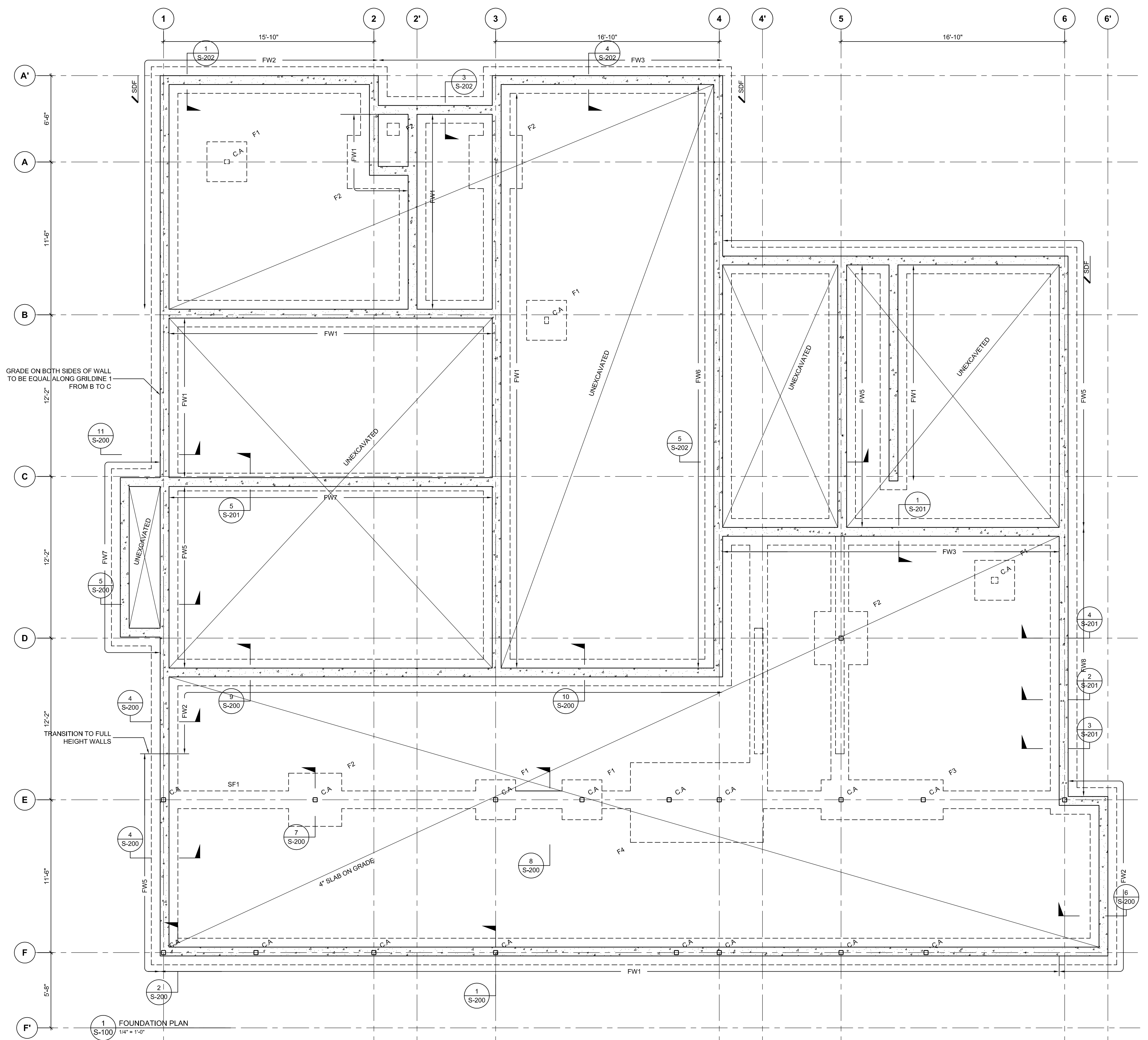
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Sheet Title  
**FOUNDATION  
PLANS**

**S-100**

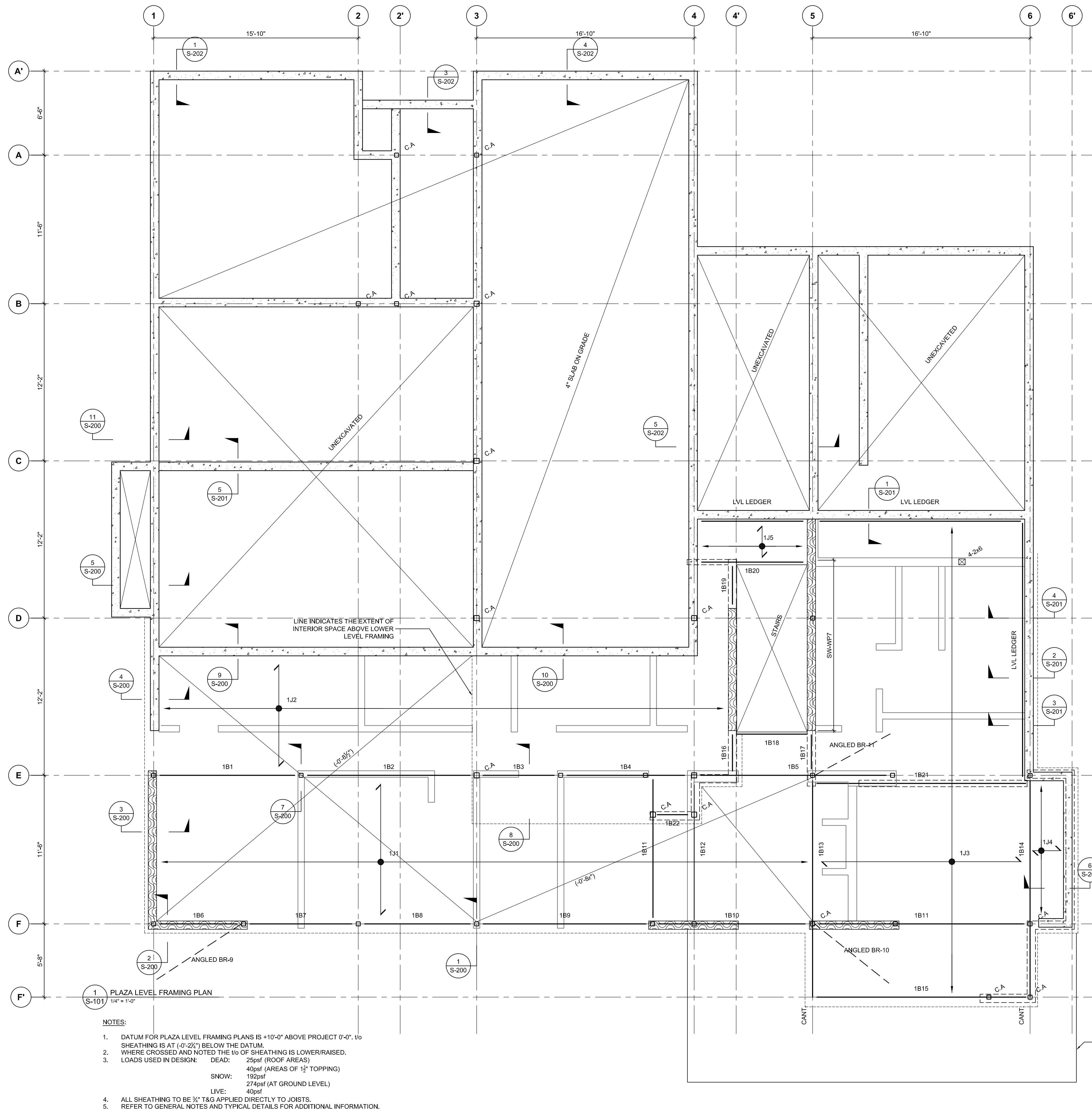


FOUNDATION MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
FW1	8" CONCRETE FOUNDATION WALL	V.I.F. N/A H.I.F. N/A ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
FW2	8" CONCRETE FOUNDATION WALL	V.I.F. #5@ 12"lc V.O.F H.I.F. #5@ 16"lc H.O.F ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
FW3	8" CONCRETE FOUNDATION WALL	V.I.F. #5@ 8"lc V.O.F H.I.F. #5@ 12"lc H.O.F ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
FW4	8" CONCRETE FOUNDATION WALL	V.I.F. #4@ 16"lc V.O.F H.I.F. #4@ 16"lc H.O.F ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
FW5	8" CONCRETE FOUNDATION WALL	V.I.F. #5@ 16"lc V.O.F H.I.F. #5@ 16"lc H.O.F ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
FW6	8" CONCRETE FOUNDATION WALL	BELOW S.O.G. ELEVATION: V.I.F. #5@ 12"lc V.O.F H.I.F. #5@ 12"lc H.O.F ABOVE S.O.G. ELEVATION V.I.F. #5@ 12"lc V.O.F H.I.F. #5@ 10"lc H.O.F ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
FW7	8" CONCRETE FOUNDATION WALL	V.I.F. #5@ 16"lc MIDDLE OF WALL H.I.F. #5@ 16"lc MIDDLE OF WALL ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
FW8	8" CONCRETE FOUNDATION WALL	V.I.F. #5@ 12"lc V.O.F H.I.F. #5@ 16"lc H.O.F ON 8"x24" CONTINUOUS STRIP FOOTING rlw 2 #5 CONTINUOUS BARS.
F1	3'-0" x 3'-0" x 1'-0" CONCRETE FOOTING	rlw 4 #5 BARS B.E.W.
F2	4'-0" x 4'-0" x 1'-4" CONCRETE FOOTING	rlw 6 BARS B.E.W.
F3	3'-0" x 7'-0" x 1'-4" CONCRETE FOOTING	rlw 5 #5 BARS T&B LONG DIRECTION 6 #5 BARS T&B SHORT DIRECTION
F4	6'-0" x 10'-0" x 1'-8" CONCRETE FOOTING	rlw 6 #6 BARS T&B LONG DIRECTION 8 #5 BARS T&B SHORT DIRECTION
SF1	1'-4"x8" CONTINUOUS STRIP FOOTING	rlw 2 #5 CONTINUOUS BARS

- NOTES:
1. PROVIDE MINIMUM 2 #5 CONTINUOUS TOP BARS IN ALL WALLS.
  2. DOWELING FROM FOOTINGS TO WALLS TO MATCH VERTICAL REINFORCING OF WALLS ABOVE.
  3. AT UNREINFORCED WALLS, OR WALLS REINFORCED ON ONE FACE ONLY, PROVIDE ADDITIONAL MATT OF REINFORCING EXTENDING HORIZONTALLY PAST COLUMN LOCATIONS MINIMUM 2'-0" MATCHING OPPOSITE FACE REINFORCING OR 12"lc E.W.
  4. AT ABUTTING CORNERS PROVIDE CORNER BARS MATCHING REINFORCING OF MOST STRINGENT WALL AT SPACING MATCHING HORIZONTAL REINFORCING. REFER TO TYPICAL DETAIL 0312.

- NOTES:
1. A GEOTECHNICAL REPORT HAS BEE PREPARED BY IGES INC. THE CONTRACTOR IS TO READ THE REPORT AND BECOME FRAMILIAR WITH ITS CONTENTS.
  2. SHALLOW FOUNDATIONS HAVE BEEN DESIGNED WITH AN ALLOWABLE BEARING CAPACITY OF 2,800psf FOR DEAD AND LIVE LOADS. ½ INCREASE FOR SEISMIC AND WIND.
  3. NO FOOTINGS ARE TO BE CAST WITHOUT PRIOR APPROVAL FROM THE GEOTECHNICAL CONSULTANT.
  4. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

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PLAZA LEVEL MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
1J1	1 1/2" REDBUILT RED I-85 @ 12" c/c	
1J2	1 1/2" REDBUILT RED I-45 @ 12" c/c	
1J3	1 1/2" REDBUILT RED I-85 @ 12" c/c	
1J4	2x6 @ 16"	
1J5	2x10 @ 12" c/c	
1B1	W10x26	
1B2	W10x26	
1B3	W10x26	
1B4	W10x26	
1B5	W10x26	2-SPAN CONTINUOUS BEAM
1B6	W10x26	
1B7	W10x26	
1B8	W10x26	
1B9	W10x26	
1B10	W10x26	
1B11	W16x67	
1B12	W16x67	
1B13	W10x49	
1B14	W10x49	
1B15	W10x26	
1B16	2 - 1 1/2" x 1 1/2" LVL	
1B17	2 - 1 1/2" x 1 1/2" LVL	
1B18	2 - 1 1/2" x 1 1/2" LVL	
1B19	2 - 1 1/2" x 1 1/2" LVL	
1B20	2 - 1 1/2" x 1 1/2" LVL	
1B21	3 - 1 1/2" x 1 1/2" LVL	
1B21	W10x26	
LVL LEDGER	1 1/2" x 1 1/2" LVL	FASTEN TO CONCRETE WALLS WITH 3/4" Ø BOLTS @ ENDS & 32" c/c WITH HILTI HIT-HY 200 EPOXY, 5" EMBEDMENT.
ANGLED BR-9	3" x 3" x 1/2" HSS	CONNECT FOR Tf = Cf = 24 KIPS
ANGLED BR-10	3" x 3" x 1/2" HSS	CONNECT FOR Tf = Cf = 24 KIPS
ANGLED BR-11	3" x 3" x 1/2" HSS	CONNECT FOR Tf = Cf = 11 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 IBC 2016 LOAD CASES (LRFD) CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE ABC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
  - SEE S-105 FOR SHEARWALL SCHEDULE.



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**PLAZA LEVEL  
FRAMING PLANS**

**S-101**

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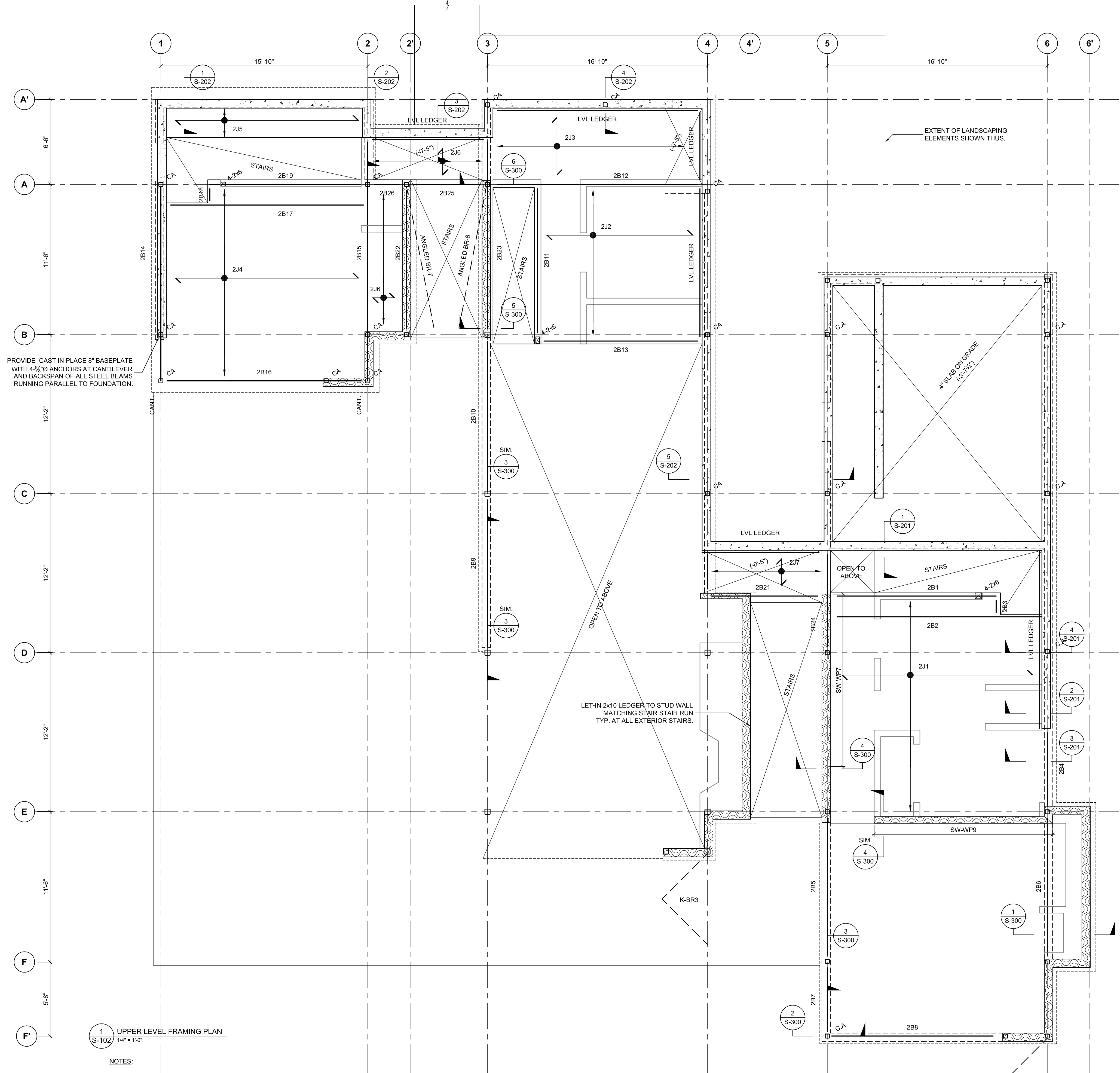


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UPPER LEVEL MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
2J1	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J2	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J3	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J4	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J5	1 1/2" REDBUILT RED I-45 @ 16" c/c	
2J6	2x10 @ 12" c/c	
2J7	2x10 @ 12" c/c	
2B1	2 - 1 1/2" x 11 1/2" LVL	
2B2	2 - 1 1/2" x 11 1/2" LVL	
2B3	2 - 1 1/2" x 11 1/2" LVL	
2B4	2 - 1 1/2" x 11 1/2" LVL	
2B5	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B6	3 - 1 1/2" x 9 1/2" LVL	
2B7	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B8	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B9	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B10	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
2B11	2 - 1 1/2" x 11 1/2" LVL	
2B12	3 - 1 1/2" x 11 1/2" LVL	
2B13	2 - 1 1/2" x 11 1/2" LVL	
2B14	W10x26	
2B15	W10x45	
2B16	W10x26	
2B17	2 - 1 1/2" x 11 1/2" LVL	
2B18	2 - 1 1/2" x 11 1/2" LVL	
2B19	2 - 1 1/2" x 11 1/2" LVL	
2B20	W10x26	
2B21	2 - 1 1/2" x 9 1/2" LVL	
2B22	W10x22	
2B23	W10x22	
2B24	W10x22	
2B25	W8x18	
2B26	W8x18	
LVL LEDGER	1 1/2" x 11 1/2" LVL	FASTEN TO CONCRETE WALLS WITH 3/4" Ø BOLTS @ ENDS & 32" c/c WITH HILTI HIT-HY 200 EPOXY, 5" EMBEDMENT.
KBR-3	REFER TO S-104	
KBR-5	REFER TO S-104	
ANGLED BR-7	3" x 3" x 1/4" HSS	CONNECT FOR Tf = Cf = 8.0 KIPS
ANGLED BR-8	3" x 3" x 1/4" HSS	CONNECT FOR Tf = Cf = 15 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 IBC 2016 LOAD CASES (LRFD)
  - CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
  - SEE S-105 FOR SHEARWALL SCHEDULE.



- 1 UPPER LEVEL FRAMING PLAN  
S-102 1/4" = 1'-0"
- NOTES:
- DATUM FOR UPPER LEVEL FRAMING PLANS IS +15'-0" ABOVE PROJECT 0'-0". 1/2 SHEATHING IS AT (+3'-9 1/2") ABOVE THE DATUM.
  - WHERE CROSSED AND NOTED THE 1/2 SHEATHING IS LOWERED/RAISED.
  - LOADS USED IN DESIGN: DEAD: 25psf (ROOF AREAS)  
40psf (AREAS OF 1 1/2" TOPPING)  
SNOW: 192psf  
LIVE: 40psf
  - ALL SHEATHING TO BE 1/2" T&G APPLIED DIRECTLY TO JOISTS.
  - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

Project Name  
**KIMMELMAN  
MAY  
RESIDENCE**

Address  
**SUMMIT POWDER  
MOUNTAIN**

**EDEN, UTAH**

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

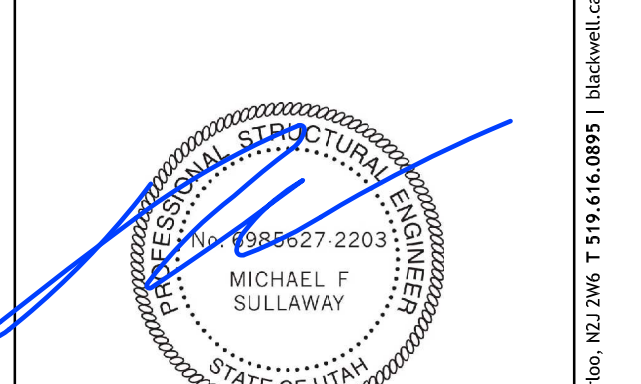
Drawn by: AVB  
Checked by: DB

Scale: AS NOTED  
Project #: 170266

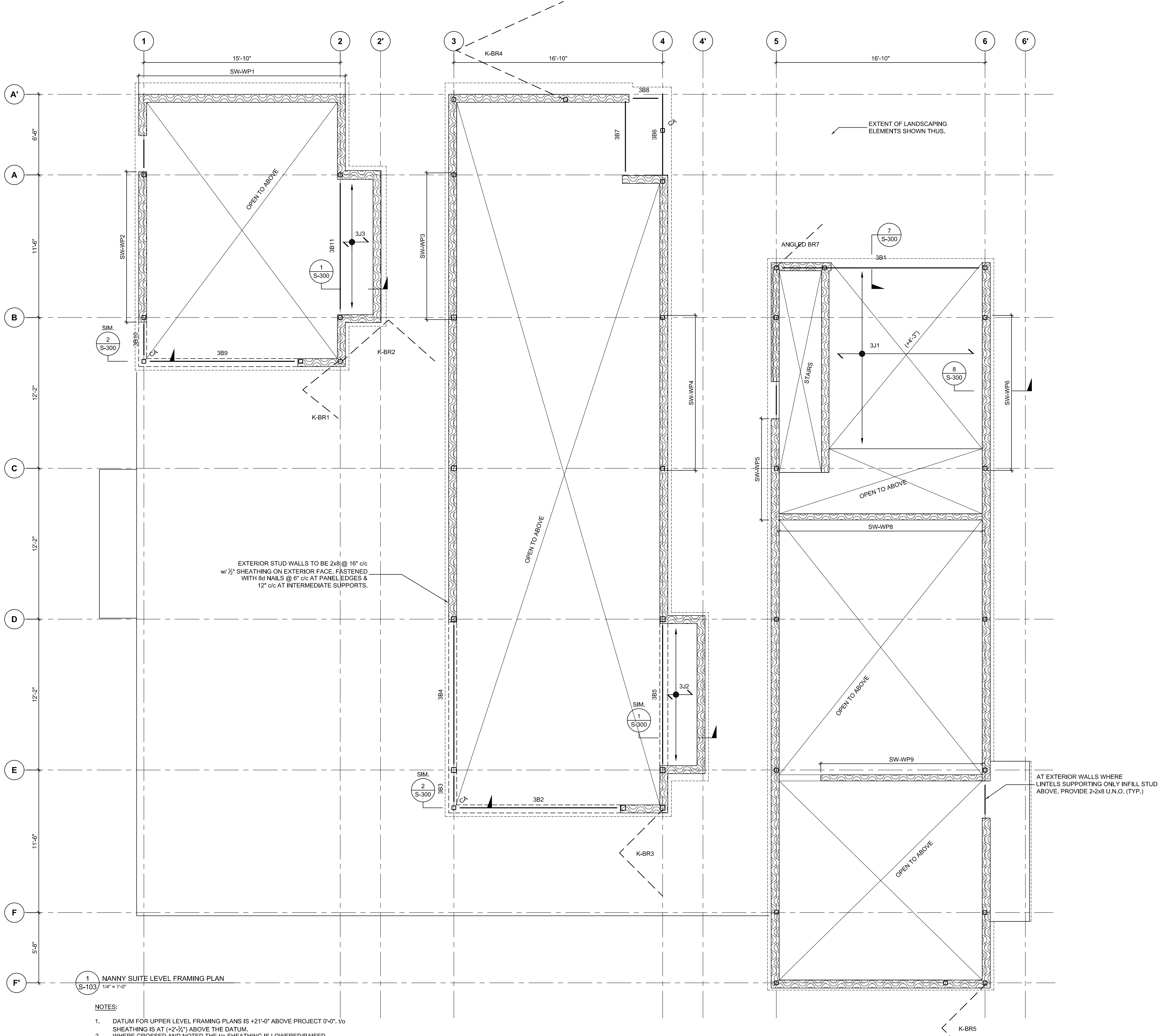
Sheet Title  
**UPPER FLOOR  
FRAMING PLANS**

**S-102**

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NANNY SUITE LEVEL MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
3J1	9 1/2" REDBUILT RED I-45 @ 16" c/c	
3J2	2x6 @ 16" c/c	
3J3	2x6 @ 16" c/c	
3B1	W8x18	
3B2	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B3	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B4	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B5	3 - 1 1/2" x 9 1/2" LVL	
3B6	W8x18	
3B7	3 - 1 1/2" x 9 1/2" LVL	
3B8	3 - 1 1/2" x 9 1/2" LVL	
3B9	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B10	HSS 4"x3"x1/2" WIND GIRT	CONNECT FOR HF = 1.5 KIPS
3B11	3 - 1 1/2" x 9 1/2" LVL	
3B12	NOT IN USE	
K-BR1	REFER TO S-104	
K-BR2	REFER TO S-104	
K-BR3	REFER TO S-104	
K-BR4	REFER TO S-104	
K-BR5	REFER TO S-104	
K-BR6	REFER TO S-104	
ANGLED BR-6	3" x 3" x 1/2" HSS	CONNECT FOR TF = Cf = 3.5 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 IBC 2016 LOAD CASES (LRFD)
  - CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
  - SEE S-105 FOR SHEARWALL SCHEDULE.

**NOTE:**  
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MARK	DATE	DESCRIPTION
	17.07.31	ISSUED FOR PERMIT
	17.07.26	ISSUED FOR COORDINATION

Project Name  
**KIMMELMAN  
MAY  
RESIDENCE**

Address  
**SUMMIT POWDER  
MOUNTAIN  
EDEN, UTAH**

File Name FILENAME.EXT	CAD/BIM Program AUTOCAD
Drawn by AVB	Checked by DB
Scale AS NOTED	Project # 170266

Sheet Title  
**NANNY SUITE  
FRAMING PLANS**

**S-103**

- 1** NANNY SUITE LEVEL FRAMING PLAN  
S-103 1/4" = 1'-0"
- NOTES:**
- DATUM FOR UPPER LEVEL FRAMING PLANS IS +21'-0" ABOVE PROJECT 0'-0". 1/2" SHEATHING IS AT (+2'-3/4") ABOVE THE DATUM.
  - WHERE CROSSED AND NOTED THE 1/2" SHEATHING IS LOWERED/RAISED.
  - LOADS USED IN DESIGN: DEAD: 25psf (ROOF AREAS)  
40psf (AREAS OF 1 1/2" TOPPING)  
SNOW: 192psf  
LIVE: 40psf
  - ALL SHEATHING TO BE 1/2" T&G APPLIED DIRECTLY TO JOISTS.
  - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

AT EXTERIOR WALLS WHERE LINTELS SUPPORTING ONLY INFILL STUD ABOVE, PROVIDE 2-2x8 U.N.O. (TYP.)

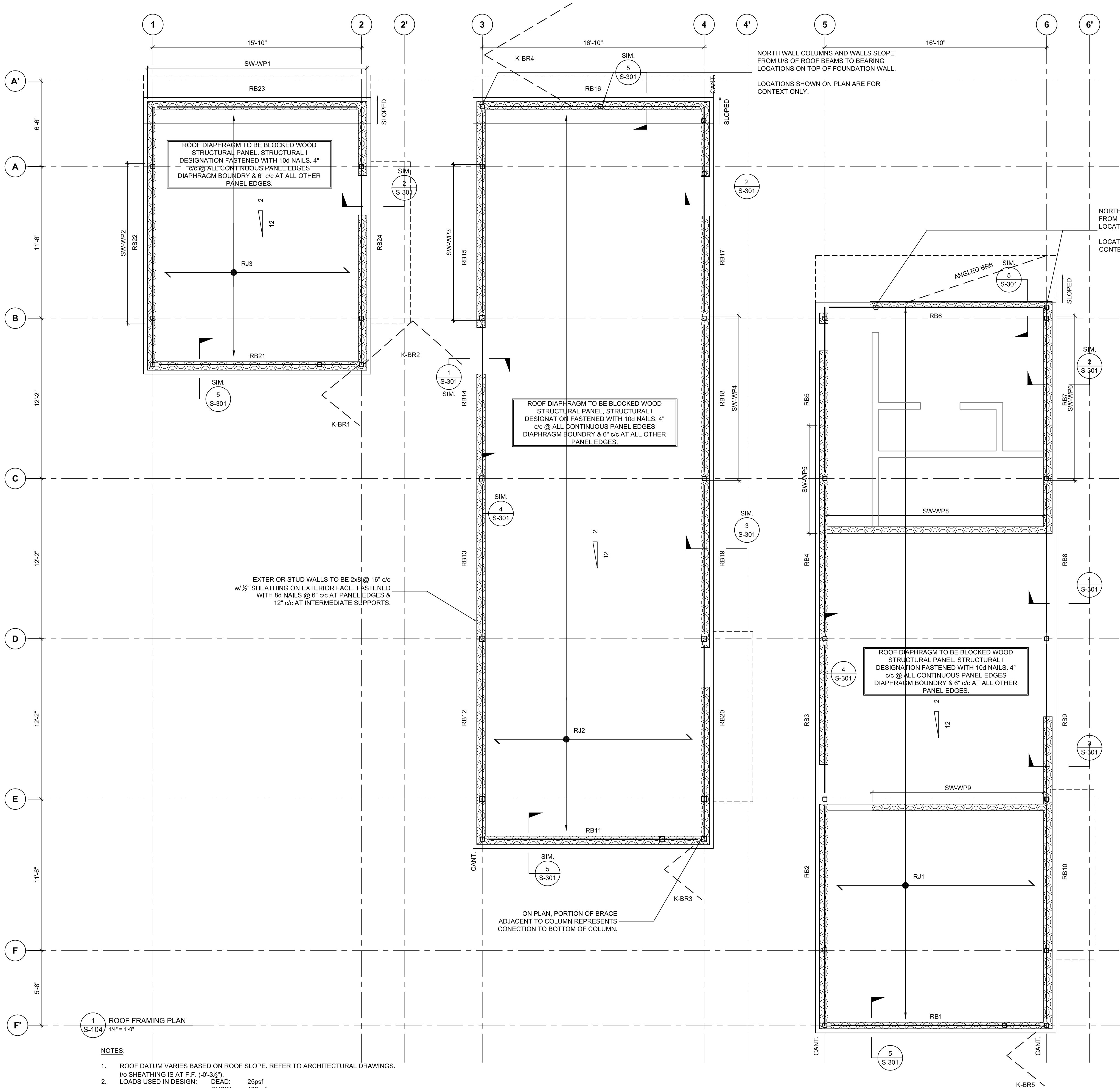


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ROOF MEMBER SCHEDULE		
MEMBER MARK	MEMBER DESCRIPTION	REMARKS
RJ1	14" REDBUILT RED I-90 @12" c/c	SOLID BLOCKING @ 6'-0" c/c MAX
RJ2	14" REDBUILT RED I-90 @12" c/c	SOLID BLOCKING @ 6'-0" c/c MAX
RJ3	14" REDBUILT RED I-90 @12" c/c	SOLID BLOCKING @ 6'-0" c/c MAX
RB1	W12x22	
RB2	W12x26	
RB3	3 - 1 1/2" x 14" LVL	
RB4	3 - 1 1/2" x 14" LVL	
RB5	W12x26	
RB6	W12x22	
RB7	W12x26	
RB8	3 - 1 1/2" x 14" LVL	
RB9	3 - 1 1/2" x 14" LVL	
RB10	W12x26	
RB11	W12x26	
RB12	W12x26	
RB13	3 - 1 1/2" x 14" LVL	
RB14	3 - 1 1/2" x 14" LVL	
RB15	W12x26	
RB16	W12x26	
RB17	W12x26	
RB18	3 - 1 1/2" x 14" LVL	
RB19	3 - 1 1/2" x 14" LVL	
RB20	W12x26	
RB21	W12x26	
RB22	W12x26	
RB23	3 - 1 1/2" x 14" LVL	
RB24	W12x26	
K-BR1	3" x 3" x 1/2" HSS	CONNECT FOR T <sub>f</sub> = C <sub>f</sub> = 7.5 KIPS
K-BR2	3" x 3" x 1/2" HSS	CONNECT FOR T <sub>f</sub> = C <sub>f</sub> = 14 KIPS
K-BR3	3" x 3" x 1/2" HSS	CONNECT FOR T <sub>f</sub> = C <sub>f</sub> = 42 KIPS
K-BR4	3" x 3" x 1/2" HSS	CONNECT FOR T <sub>f</sub> = C <sub>f</sub> = 20 KIPS
K-BR5	3" x 3" x 1/2" HSS	CONNECT FOR T <sub>f</sub> = C <sub>f</sub> = 9.5 KIPS
ANGLED BR-6	3" x 3" x 1/2" HSS	CONNECT FOR T <sub>f</sub> = C <sub>f</sub> = 7 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 IBC 2016 LOAD CASES (LRFD)
  - CONNECT STEEL BEAMS FOR ONE-HALF THE TOTAL UNIFORM LOAD CAPACITY OF THE SIMPLE SPAN BEAM FOR THE GIVEN SPAN AS INDICATED IN THE AISC SPECIFICATION FOR STRUCTURAL STEEL BUILDING. ALL BOLTED CONNECTIONS TO HAVE A MINIMUM OF 2 BOLTS.
  - SEE S-105 FOR SHEARWALL SCHEDULE.

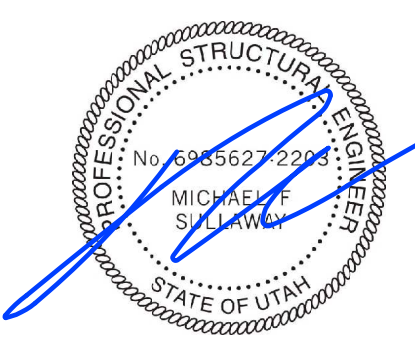


- 1 ROOF FRAMING PLAN  
S-104 1/4" = 1'-0"
- NOTES:
- ROOF DATUM VARIES BASED ON ROOF SLOPE. REFER TO ARCHITECTURAL DRAWINGS.
  - 1/2" SHEATHING IS AT F.F. (-0'-3 1/2").  
LOADS USED IN DESIGN: DEAD: 25psf  
SNOW: 192psf  
LIVE: N/A
  - ALL SHEATHING TO BE 3/4" T&G APPLIED DIRECTLY TO JOISTS.
  - REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

File Name	CAD/BIM Program
FILENAME.EXT	AUTOCAD
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Scale	Project #
AS NOTED	170266

Sheet Title  
**ROOF FRAMING PLANS**

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SHEARWALL SCHEDULE		
MEMBER MARK	PLWOOD AND NAILING REQUIREMENTS	HOLDDOWNS AND HARDWARE
SW-WP1	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 WITH SIMPSON HDU2-SDS2.5. DRILL AND EPOXY 1/2" Ø THREADED ROD 6" WITH HILTI HIT-HY 200, 1/2" Ø ANCHOR BOLTS @ 32" c/c.
SW-WP2	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" Ø ANCHOR BOLTS @ 32" c/c.
SW-WP3	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 4" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS, 1/2" Ø ANCHOR BOLTS @ 16" c/c.
SW-WP4	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 4" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS, 1/2" Ø ANCHOR BOLTS @ 32" c/c.
SW-WP5	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 3" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS WITH SIMPSON HDU8-SDS2.5. CAST IN PLACE 1/2" Ø THREADED ROD WITH 12" EMBEDMENT, 1/2" Ø ANCHOR BOLTS @ 32" c/c.
SW-WP6	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 4" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	DOUBLE STUD AT ENDS, 1/2" Ø ANCHOR BOLTS @ 16" c/c.
SW-WP7	1/2" WOOD STRUCTURAL PANELS, 8d NAILS @ 4" c/c EDGE AND 12" c/c @ INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES.	TRIPLE STUD AT ENDS WITH SIMPSON HDU8-SDS2.5. DRILL AND EPOXY 1/2" Ø THREADED ROD 8" WITH HILTI HIT-HY 200, 1/2" Ø ANCHOR BOLTS @ 32" c/c. PROVIDE SIMPSON MSTA 24 STRAPS ON END STUDS ACROSS FLOOR LEVELS, 1 PER STUD.
SW-WP8	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 WITH SIMPSON HDU8-SDS2.5. DRILL AND EPOXY 1/2" Ø THREADED ROD 6" WITH HILTI HIT-HY 200, 1/2" Ø ANCHOR BOLTS @ 32" c/c.
SW-WP9	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 WITH SIMPSON HDU8-SDS2.5. PROVIDE 4"x4"x1/2" WASHER PLATE ON w/s OF 1821, 1/2" Ø ANCHOR BOLTS @ 32" c/c. PROVIDE SIMPSON MSTA 24 STRAPS ON END STUDS ACROSS FLOOR LEVELS, 1 PER STUD.

FRAMING PLAN 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	
EXTENT OF ROOF	
EXTENT OF ELEMENTS BELOW	

COLUMN SCHEDULE (WEST VOLUME)										
DATA	COLUMN	1 - A	2 - A	1 - B	2 - B	1 - B(+3'-6 1/8")	2(-3'-2 1/4") - B(+3'-6 1/8")	2 - B(+3'-6 1/8")	2'(-0'-3 3/8") - A	2(+0'-3 3/8") - B
ROOF PEAK (36'-8 1/2")										
LOW ROOF (~33'-4 1/4")										
1/2 GLAZING (26'-6")		HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	WIND GIRT	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"		
1/2 FLOOR (19'-0")			TRANSFER BEAM	TRANSFER BEAM	TRANSFER BEAM		TRANSFER BEAM	TRANSFER BEAM		
WALKOUT (10'-0")									HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"
BASEPLATE	BASEPLATE B				BASEPLATE B				BASEPLATE B	BASEPLATE B
ADDITIONAL										

COLUMN SCHEDULE (INTERIOR VOLUME)																		
DATA	COLUMN	3 - A(+0'-5")	3(+9'-0") - A(+0'-5")	4 - A(+3'-0")	3 - A	4 - A(+6 1/4")	3 - B	4 - B	3 - C	4 - C	3 - D	4 - D	3 - E	4 - E	3 - E(+3'-1/2")	4(-3'-2 1/4") - E(+3'-1/2")	4 - E(+3'-1/2")	
ROOF PEAK (36'-8 1/2")	TOP	3 - A(+2'-9 1/4")	3(+9'-0") - A(+2'-9 1/4")															
LOW ROOF (~27'-4 1/4")		HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 5"x5"x 3/8"	HSS 4"x4"x 1/2"	HSS 5"x5"x 3/8"	HSS 4"x4"x 1/2"	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	HSS 4"x4"x 1/2"	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	
1/2 UPPER GLAZING (22'-0")				HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 5"x5"x 3/8"	HSS 4"x4"x 1/2"	HSS 5"x5"x 3/8"	HSS 4"x4"x 1/2"	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	WIND GIRT	HSS 5"x5"x 3/8"	HSS 5"x5"x 3/8"	
1/2 FLOOR (19'-0")																		
WALKOUT LEVEL (10'-0")															TRANSFER BEAM	TRANSFER BEAM	TRANSFER BEAM	TRANSFER BEAM
BASEMENT LEVEL (0'-0")																		
BASEPLATE	BASEPLATE F	BASEPLATE G			BASEPLATE C	BASEPLATE C	BASEPLATE C'	BASEPLATE C	BASEPLATE C'	BASEPLATE C	BASEPLATE C'	BASEPLATE C'						
ADDITIONAL	ADD 4-#5 BARS VERT LAPPED w/ ANCHORS	ADD 4-#5 BARS VERT LAPPED w/ ANCHORS. 2 SETS OF #3 TIES @ 6" c/c @ ANCHORS																

- NOTES:
- AT ALL CAST IN ANCHORAGE FOR COLUMN TO FOUNDATION WALL LOCATIONS, PROVIDE U-BARS @ 6" c/c (MIN 2) WITH 5" HORIZONTAL AND 12" VERTICALS TO CONFINE DOWELS.
  - ALL COLUMNS LOCATED WITHIN STUD CAVITIES TO HAVE FIRST STUD FASTENED DIRECTLY TO FACE OF COLUMN WITH SIMPSON TB WOOD-TO-STEEL SCREW @ 12" c/c.

17.07.31	ISSUED FOR PERMIT
17.07.26	ISSUED FOR COORDINATION

MARK DATE DESCRIPTION

ISSUE:

Project Name  
**KIMMELMAN MAY RESIDENCE**

Address  
**SUMMIT POWDER MOUNTAIN**

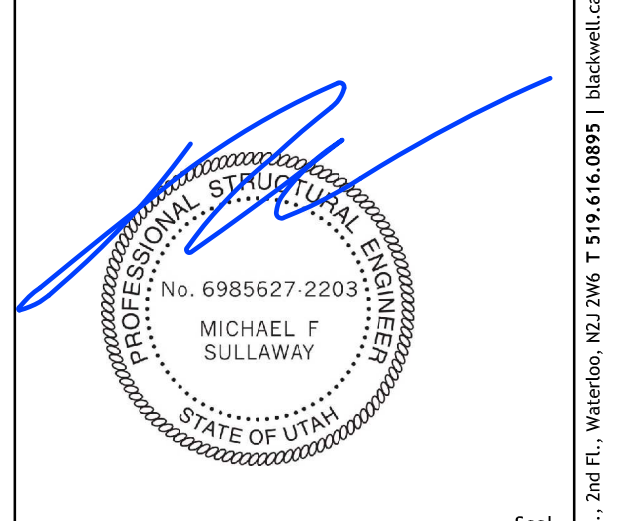
**EDEN, UTAH**

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

Drawn by: AVB Checked by: DB

Scale: AS NOTED Project #: 170266

Sheet Title  
**COLUMN SCHEDULING & SHEARWALL SCHEDULE**



Seal

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COLUMN SCHEDULE (EAST VOLUME AND BASEMENT)																													
DATA	COLUMN	5(+3'-10 1/2") - B(-4'-0")	6 - B(-4'-0")	5 - B	6 - B	5 - C	6 - C	5 - D	6 - D	5 - E	6 - E	5 - F	6 - F	5 - F'	6(-3'-2 1/2") - F'	6 - F'	1 - E	2(-4'-5") - E	3(+6'-6") - E	4(-3'-9 1/2") - E	5(+6'-2 1/2") - E	1 - F	1(+6'-11 1/2") - F	2 - F	3 - F	4(-3'-2 1/2") - F	4 - F	5(6'-4 1/2") - F	
ROOF PEAK (34'-3 3/4")	TOP	5(+3'-10 1/2") - B(-4'-0")	6 - B(-4'-0")																										
LOW ROOF (25'-4")																													
NANNY SUITE FLOOR (23'-0")	TRANSFER BEAM	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"	HSS 4"x4"x 1/2"													
STUDY FLOOR (19'-0")				2"		2"		2"																					
MASTER BEDROOM FLOOR (10'-0")										TRANSFER BEAM		TRANSFER BEAM	TRANSFER BEAM		TRANSFER BEAM	TRANSFER BEAM													
BASMENT LEVEL (0'-0")																													
BASEPLATE		BASEPLATE E	BASEPLATE C	BASEPLATE C	BASEPLATE C	BASEPLATE C	BASEPLATE C	BASEPLATE C	BASEPLATE C	BASEPLATE B	BASEPLATE E	BASEPLATE E	BASEPLATE E				BASEPLATE B	BASEPLATE B	BASEPLATE B	BASEPLATE B	BASEPLATE B	BASEPLATE E		BASEPLATE B	BASEPLATE B	BASEPLATE C	BASEPLATE C	BASEPLATE B	
ADDITIONAL												ADD 2-#5 BARS VERT LAPPED w/ ANCHORS. #3 TIES @ 6" c/c @ ANCHORS									ADD 2-#5 BARS VERT LAPPED w/ ANCHORS. #3 TIES @ 6" c/c @ ANCHORS						ADD 2-#5 BARS VERT LAPPED w/ ANCHORS. #3 TIES @ 6" c/c @ ANCHORS		

- NOTES:
- AT ALL CAST IN ANCHORAGE FOR COLUMN TO FOUNDATION WALL LOCATIONS, PROVIDE U-BARS @ 6" c/c (MIN 2) WITH 5" HORIZONTAL AND 12" VERTICALS TO CONFINE DOWELS.
  - ALL COLUMNS LOCATED WITHIN STUD CAVITIES TO HAVE FIRST STUD FASTENED DIRECTLY TO FACE OF COLUMN WITH SIMPSON TB WOOD-TO-STEEL SCREW @ 12" c/c.

BASEPLATE A (CURRENTLY NOT IN USE)	BASEPLATE B - 5/8" THICK	BASEPLATE C - 5/8" THICK	BASEPLATE D - 5/8" THICK	BASEPLATE E - 5/8" THICK	BASEPLATE F - 5/8" THICK	BASEPLATE G - 5/8" THICK	BASEPLATE H - 5/8" THICK
	2-5/8"Ø HILTI HIT-Z BARS DRILLED AND EPOXIED 6" USING HILTI HIT-HY 200	2-3/4"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 8" EMBEDMENT	2-3/4"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 8" EMBEDMENT	4-7/8"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 12" EMBEDMENT	3-3/4"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 6" EMBEDMENT	3-1"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 6" EMBEDMENT	4-7/8"Ø HILTI HEAVY HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 14" EMBEDMENT

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MARK	DATE	DESCRIPTION

ISSUE:

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**KIMMELMAN MAY RESIDENCE**

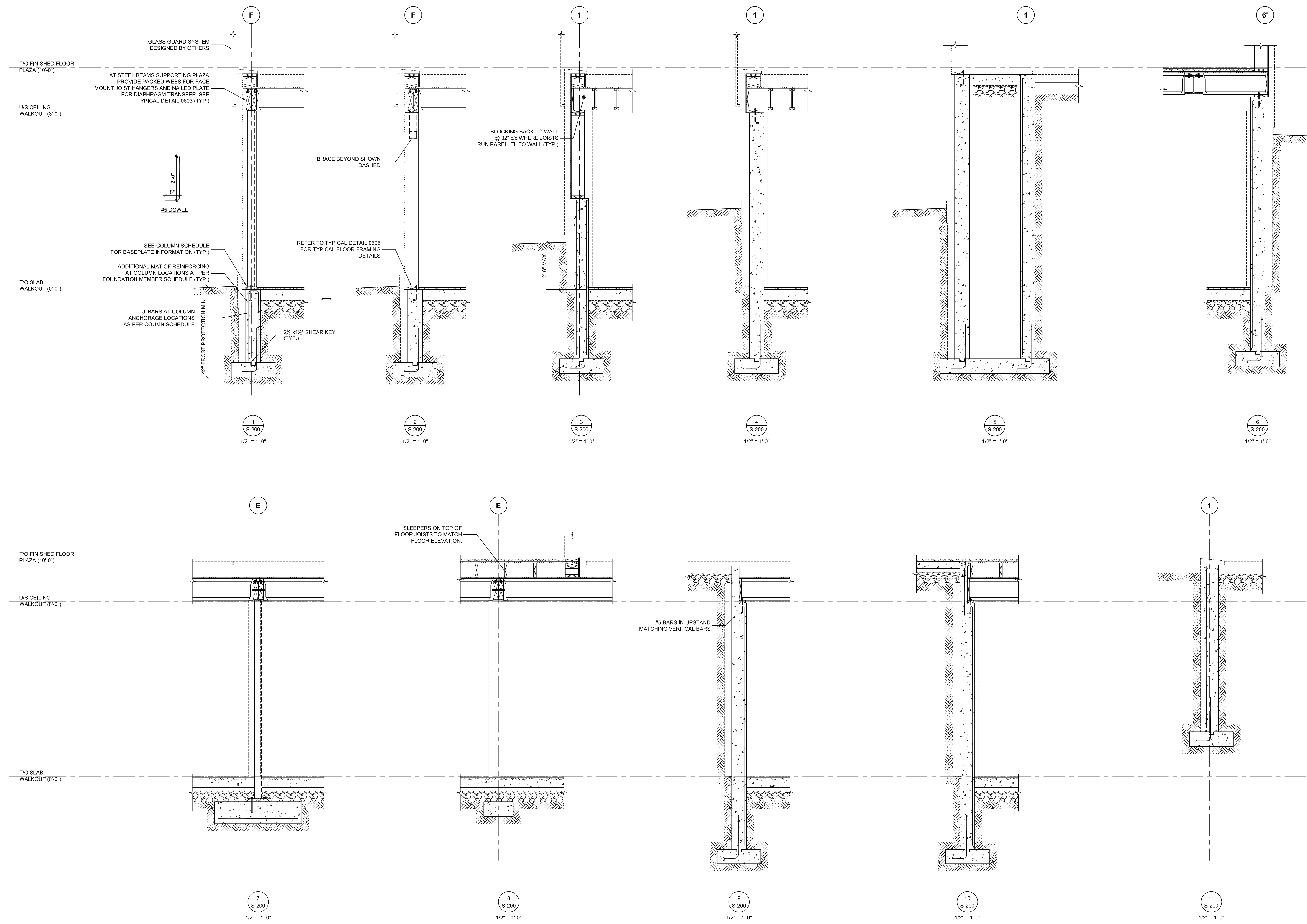
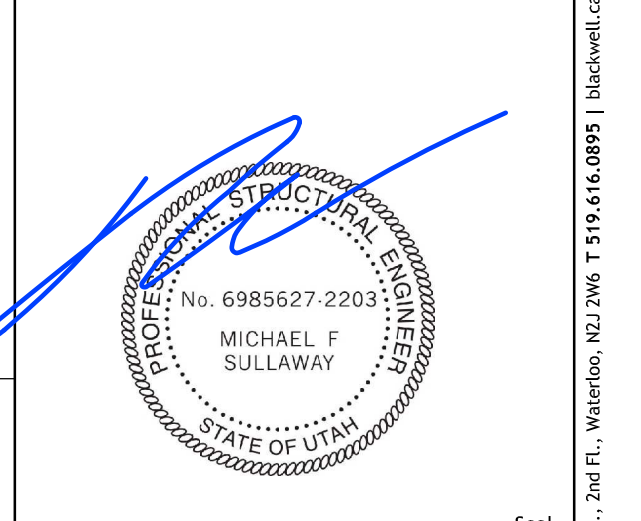
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 Drawn by: AVB Checked by: DB  
 Scale: AS NOTED Project #: 170266

Sheet Title  
**COLUMN SCHEDULING & SHEARWALL SCHEDULE CONT'D**

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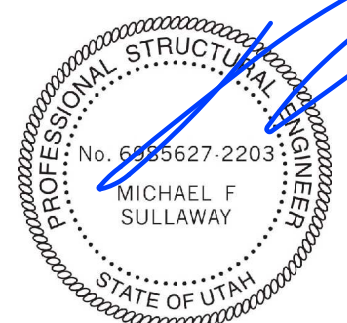
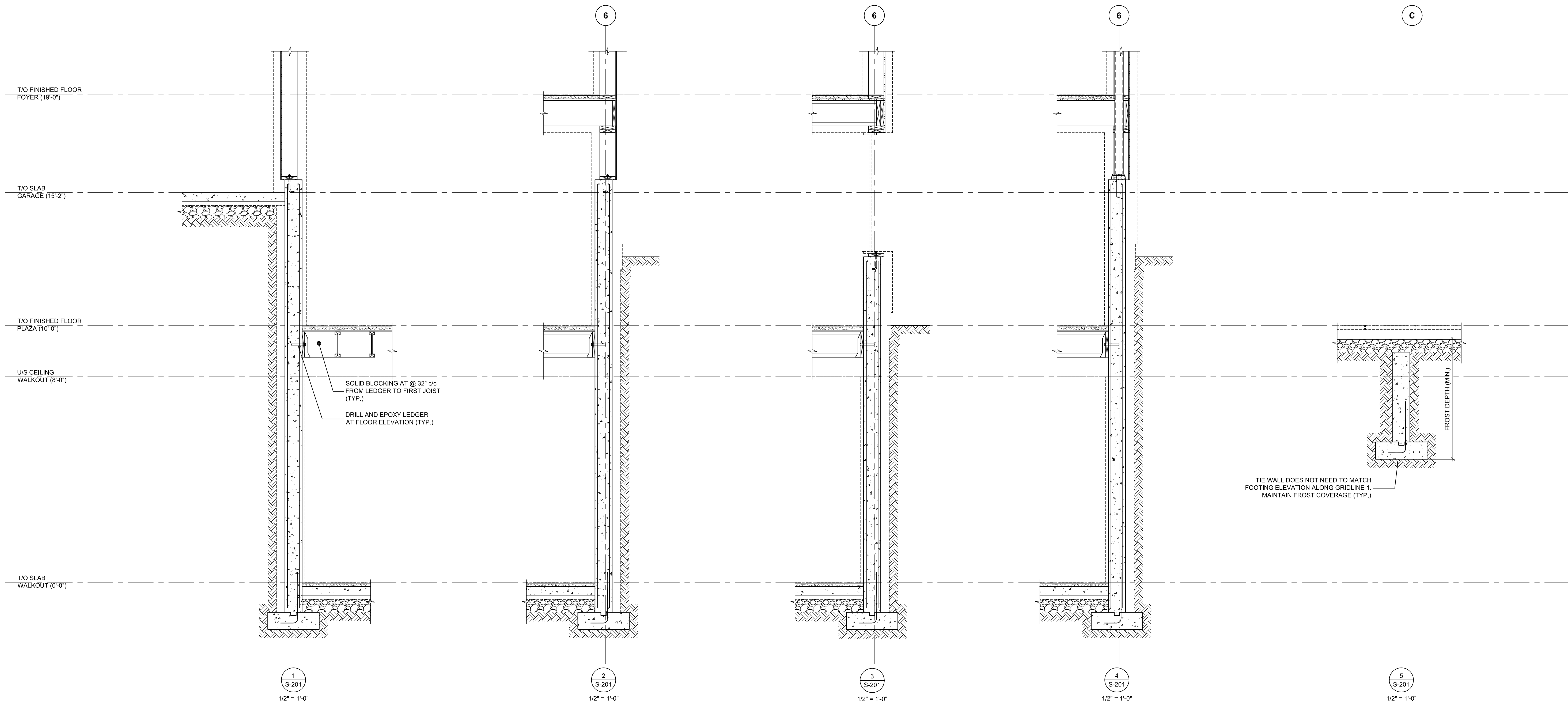
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Address  
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MOUNTAIN  
  
EDEN, UTAH**

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Scale AS NOTED	Project # 170266

Sheet Title  
**FOUNDATION  
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## S-200

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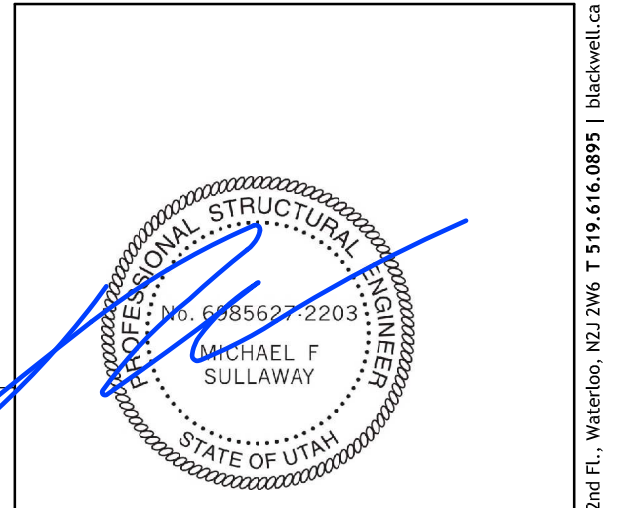
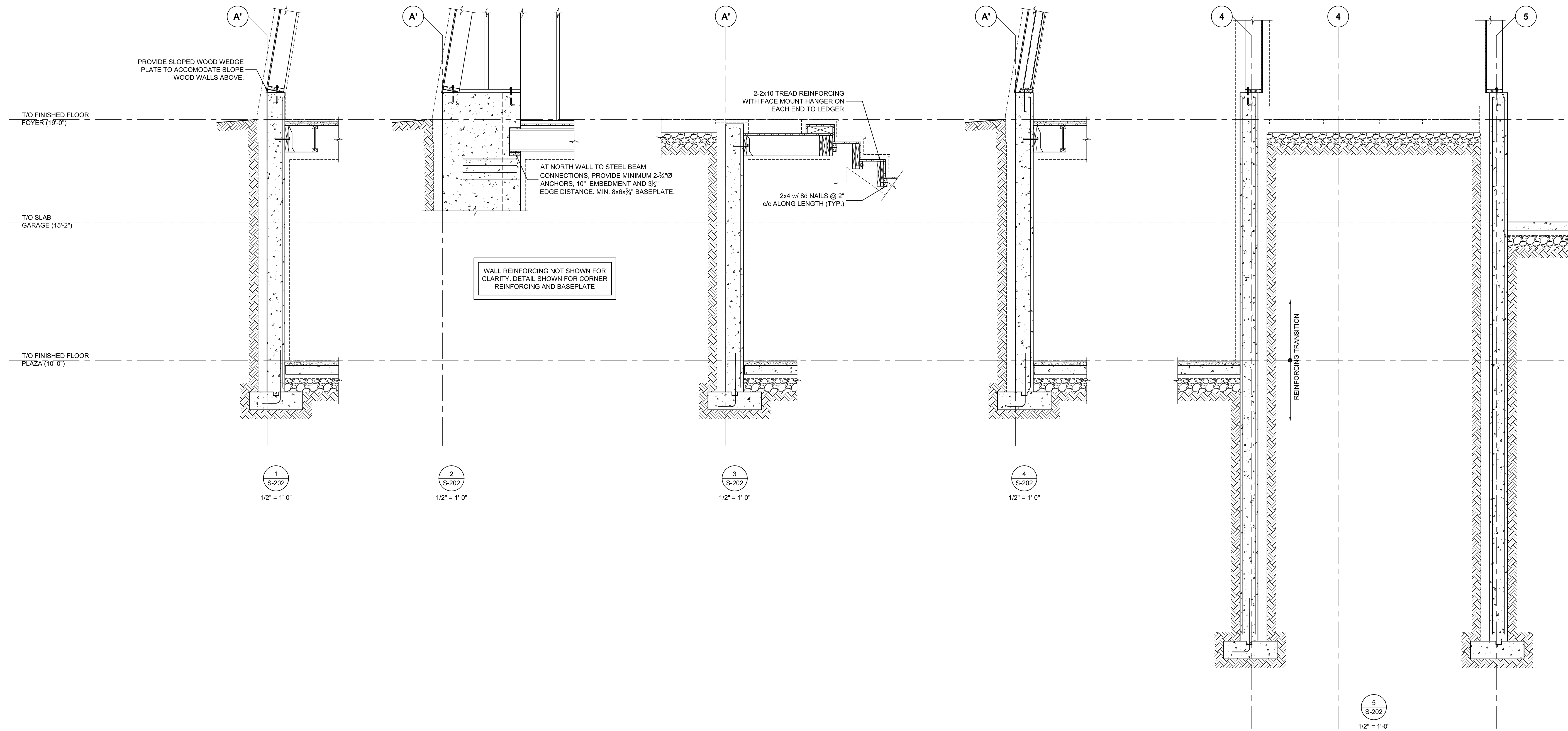
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Project Name  
**KIMMELMAN  
MAY  
RESIDENCE**  
  
Address  
**SUMMIT POWDER  
MOUNTAIN  
  
EDEN, UTAH**

File Name FILENAME.EXT	CAD/BIM Program AUTOCAD
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Scale AS NOTED	Project # 170266

Sheet Title  
**FOUNDATION  
SECTIONS CONT'D**

**S-201**

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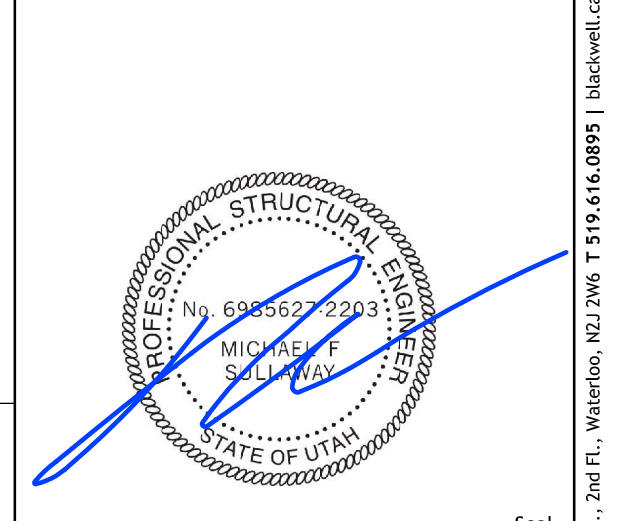
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Sheet Title  
**FOUNDATION  
SECTIONS CONT'D**

**S-202**

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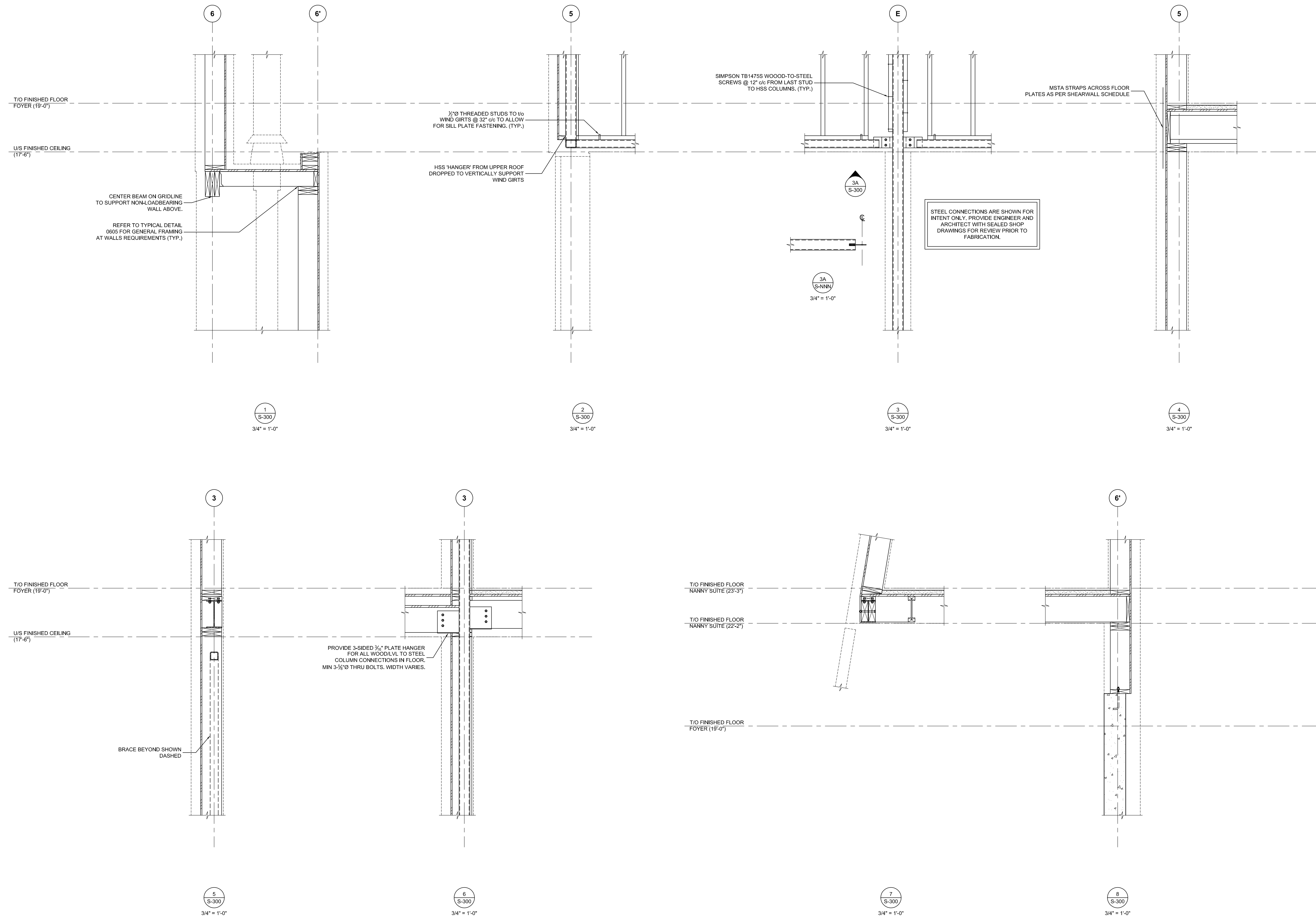
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EDEN, UTAH**

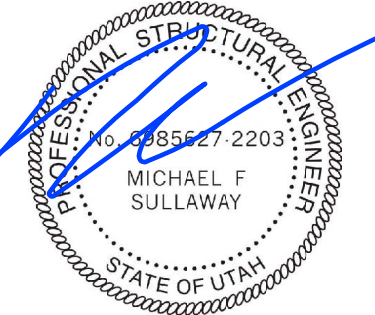
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Sheet Title  
**FRAMING  
SECTIONS**

**S-300**



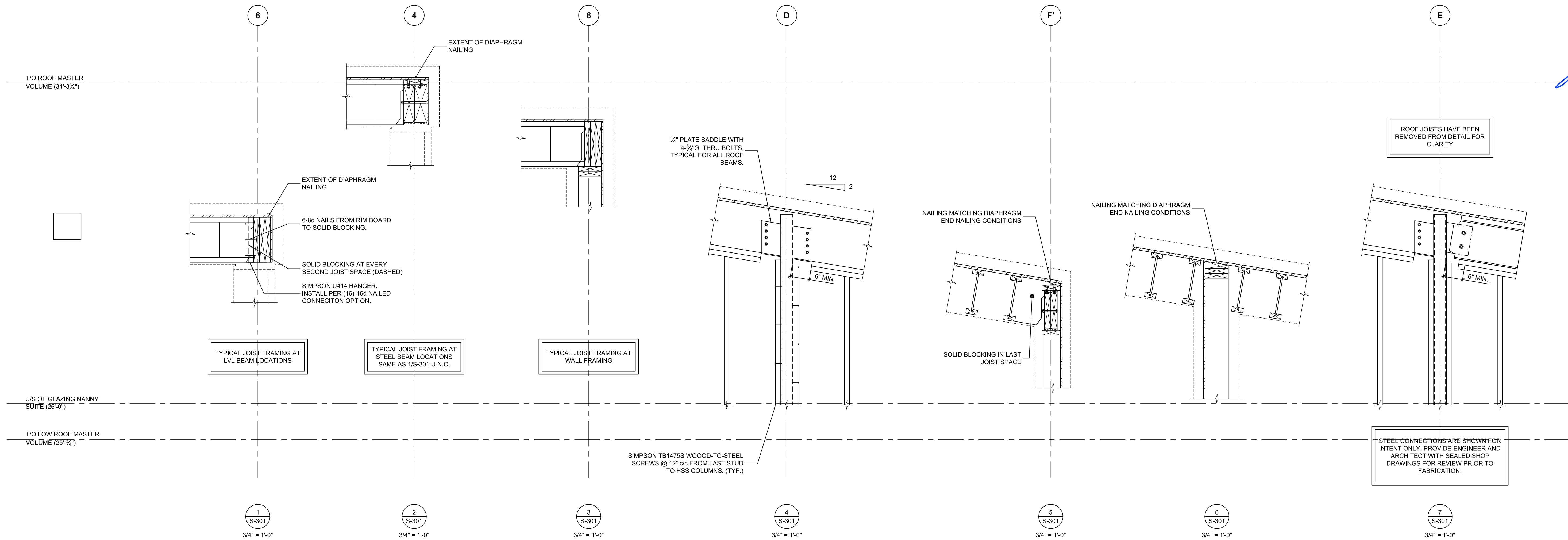
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Sheet Title  
**FRAMING  
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**S-301**

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