

# July 13, 2018 Issued for Permit

# MacKay-Lyons Sweetapple

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# **Blackwell**

# Structural Engineers

19 Duncan Street, Suite 405 Toronto, Ontario, Canada M5H 3H1 ph: (416) 593-5300 fax: (416) 593-4840

# Talisman Civil Engineers

Civil Engineers

5217 South State Street #200 Murray, Utah, United States 84107 ph: (801) 743-1300

# **IGES**

# Geotechnical Engineers

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# **BMA Consulting**

**Electrical Engineers** 

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# Harris-Dudley Co.

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Construction Management P.O. Box 17404,

Salt Lake City, Utah, United States 84117 ph: (801) 381-9003

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**ELECTRICAL** 

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C701

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**Building Sections** 

# Lot 14R Mountain House

#### GENERAL NOTES

- 1. 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.

  2. 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.
- 3. 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
- 6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.
  7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.
  8. 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.
  9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR
  INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF
- CONSTRUCTION REQUIRING OBSERVATION.

  10. 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.

  11. 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.
  12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP
  ANY QUESTIONS BEFOREHAND.
- 13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.

  14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.
- 15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

  16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE 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.

- 17. 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. IF, 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, IF AWARDED THE 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 BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR
- SUBMITTING HIS BID. 18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE

ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND

- DURING CONSTRUCTION.

  19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.

  20. 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.

  21. 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.

  22. 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.

  23. 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.

24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT 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.

  25. 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 REDLINED AS A
- ACCEPTANCE.

  26. 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 FIRST QUALITY ARE TO BE USED.

PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL

#### GENERAL NOTES CONT.

- 27. 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 FORESSE AND
- TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

  28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
- 29. 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.

  30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON

PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

#### UTILITY NOTES

SMOOTH FINISH.

- 1. 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. 2. 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 1-800-662-4111 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 POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS.
- CONTRACTOR SHALL VERIFY LOCATION AND INVERTS 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.

  4. 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 LOWERED 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 VOIDS LEFT BY CUTTING PROCESS, TO A
- 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.
- 11. 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 DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.

  12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND
- 12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.

  13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.

  14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY
- UTILITY LINES.
  15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
  16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER
  OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
  17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" OF COVER TO TOP OF
- 17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60° OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.

  18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.

  19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS
- 20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
  21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
  22. THE CONTRACTOR SHALL NOTIFY TALISMAN CIVIL CONSULTANTS, LLC. IN WRITING
- AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.

  23. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH

### EROSION CONTROL GENERAL NOTES:

TO THE CONTOURS.

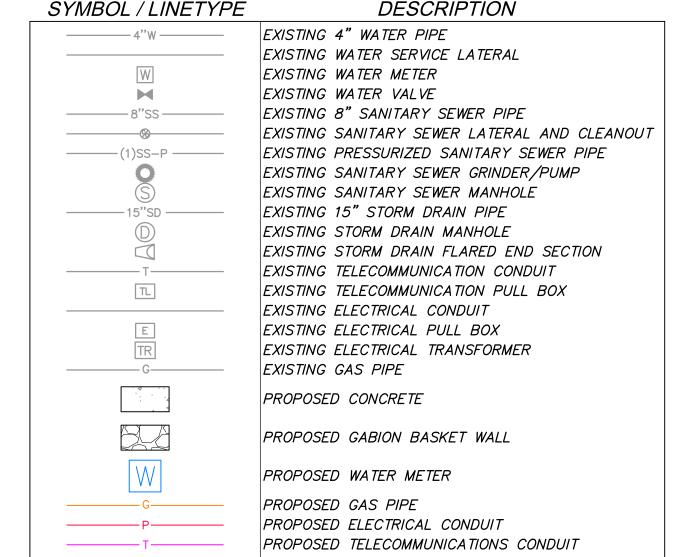
THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES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

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

#### <u>LEGEND:</u>



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.

ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES OUTSIDE OF DESIGNATED SITE GRADING SHALL BE RETURNED TO NATURAL GRADE AND SEEDED PER SEEDING INSTRUCTIONS UNDER SCOPE OF WORK.

# 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

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

# \* <u>SEED MIXTURE FOR REVEGITATION</u> a. MEADOW BROME (RIGOR) 14lb/ac

b. ORCHARD GRASS 10lb/ac c. ALFALFA (ADAK) 4lb/ac

# ABBREVIATIONS: BG - BUILDING

- BW BOTTOM OF WALL FL — FLOWLINE FG — FINISHED GROUND
- EX EXISTING MA — MATCH TW — TOP OF WALL

# WEBER COUNTY 2380 WASHINGTON BLVD. #240 OGDEN, UT 84401

(801) 399–8374

ROCKY MOUNTIAN POWER

1438 WEST 2550 SOUTH OGDEN, UT 84401 (801) 629-4429

POWDER MOUNTAIN WATER & SEWER DISTRICT
PO BOX 270

EDEN, UT 84310 (801) 745-0912

PROFESS /ON TO THE PROPERTY OF THE PROPERTY OF

LOT 14R Residence

Architects

Halifax, Nova Scotia Canada B3K 3B4

fax: (902) 429.6276

TALISMAN

**5217 SOUTH STATE STREET** 

SUITE 200

**MURRAY, UT 84107** 

801.743.1300

No. Description Date

### NOTES

COPYRIGHT RELATED TO THE USE OF THIS DRAWING:

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

ARCHITECT'S REQUIREMENTS AND APPROVALS

It is the Builder's responsibility to notify MacKay-Lyons

Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

ENGINEER'S REQUIREMENTS AND APPROVALS: It is the Builder's responsibility to notify MacKay-Lyons Sweetapple Architects Ltd. and to seek prior written

approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITIES' REQUIREMENTS AND APPROVALS: All materials and workmanship must comply with the

requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

DIMENSIONS:

All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the

consult Architect. All minimum dimensions are to comply with the International Building Code, 2009 Edition.

SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for

approval prior to manufacture of prefabricated elements

absence of dimensions, or if discrepancies exist.

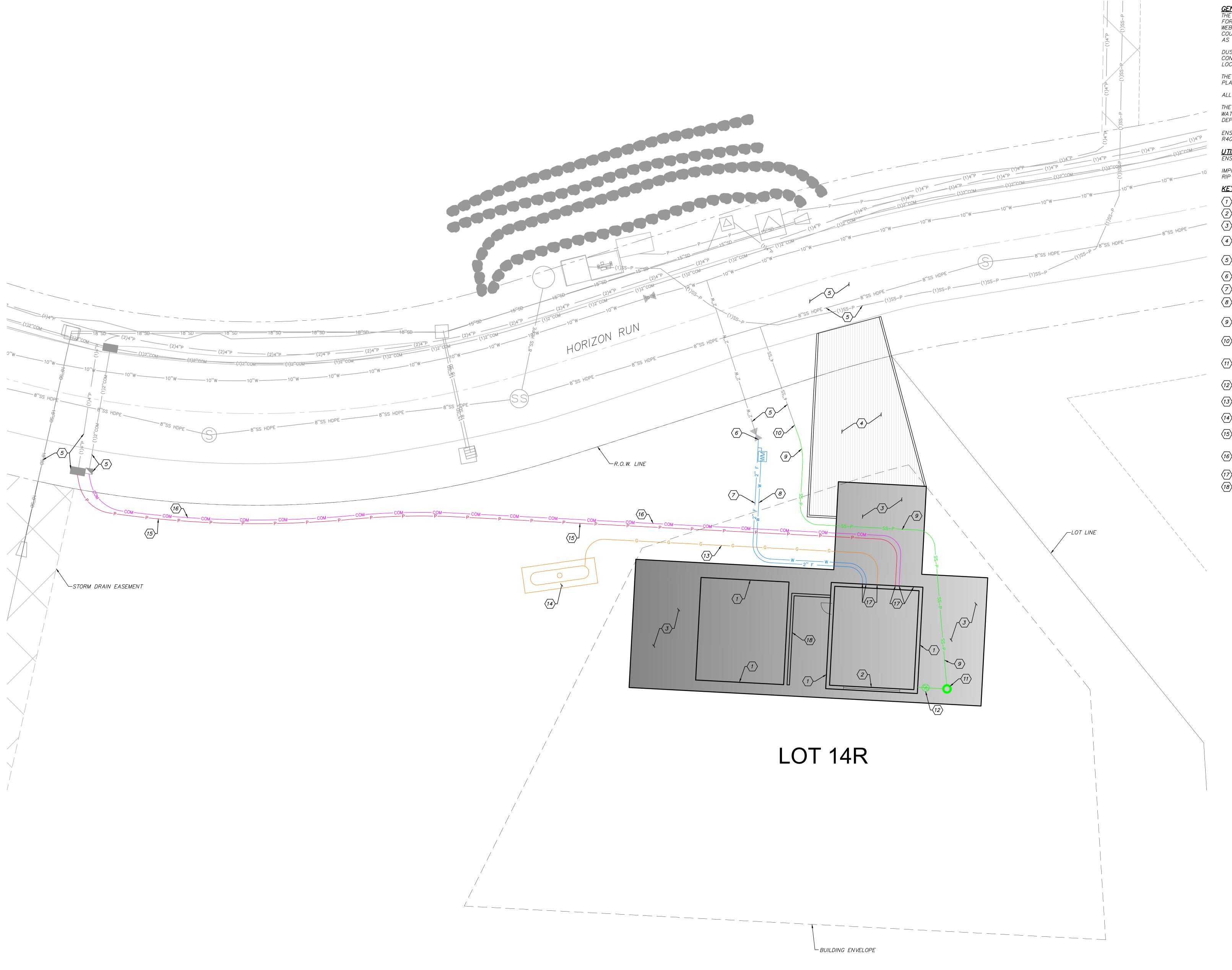
General Notes &

scale: N/A date: 05.18.2018 drawn: JLB

of the building.

C10<sup>-</sup>





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

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT

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

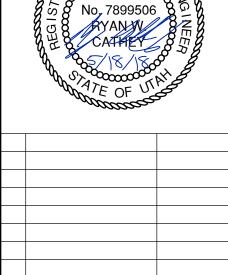
ENSURE ALL GRADING SLOPES AWAY FROM STRUCTURE AT 5% FOR A MINIMUM OF 10' PER IRC R401.3

- IMPROVEMENTS, INCLUDING LANDSCAPING, SHALL NOT INTERFERE WITH ANY DRAINAGE CULVERT, RIP RAP, AND DRAINAGE PATTERN ASSOCIATED WITH ANY DRAINAGE EASEMENT.
- INSTALL PREFABRICATED STEEL BRIDGE. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.

- PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE.

  ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE

  DETAIL SHEET C602.
- GAS PIPES, AND STORAGE TANKS (1,000 GAL) TO BE EXCAVATED AND TRENCHED BY CONTRACTOR. INSTALLATION BY OTHERS. GAS PIPE MINIMUM COVER OF 24".



Architects Limited

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TALISMAN

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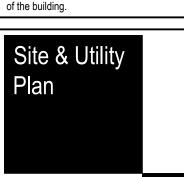
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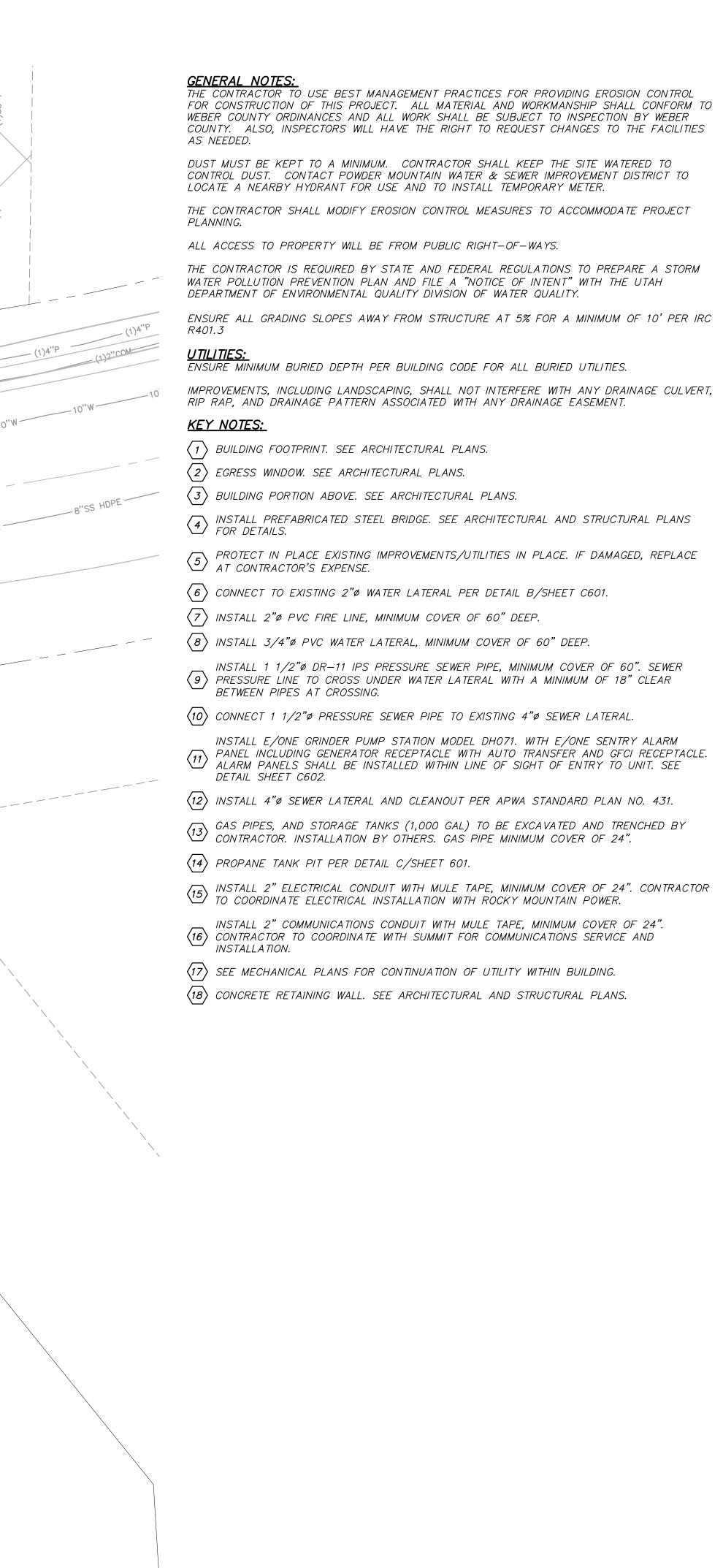
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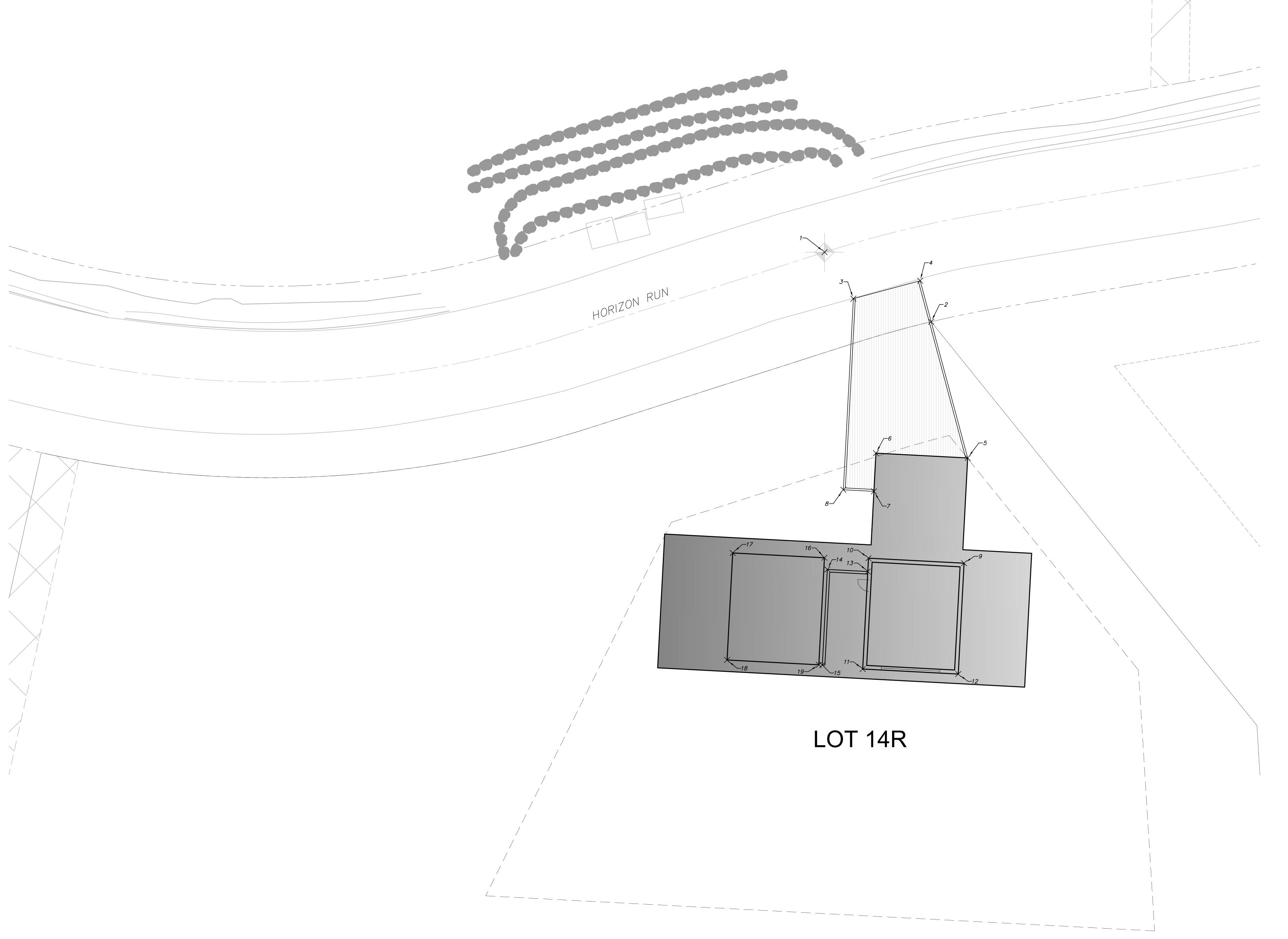
comply with the International Building Code, 2009 SHOP DRAWINGS: Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements



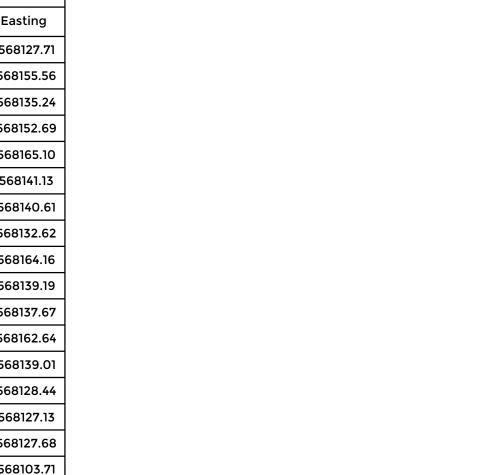
drawn: JLB





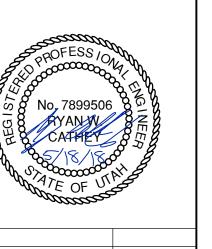


	Point Table	•
Point #	Northing	Easting
1	3657488.79	1568127.7
2	3657470.62	1568155.56
3	3657476.65	1568135.24
4	3657481.33	1568152.69
5	3657435.03	1568165.10
6	3657436.29	1568141.13
7	3657426.30	1568140.6
8	3657426.72	1568132.62
9	3657407.54	1568164.16
10	3657408.85	1568139.19
11	3657379.89	1568137.67
12	3657378.58	1568162.64
13	3657405.36	1568139.0
14	3657405.91	1568128.4
15	3657380.94	1568127.13
16	3657408.95	1568127.68
17	3657410.21	1568103.7
18	3657382.25	1568102.2
19	3657380.99	1568126.2





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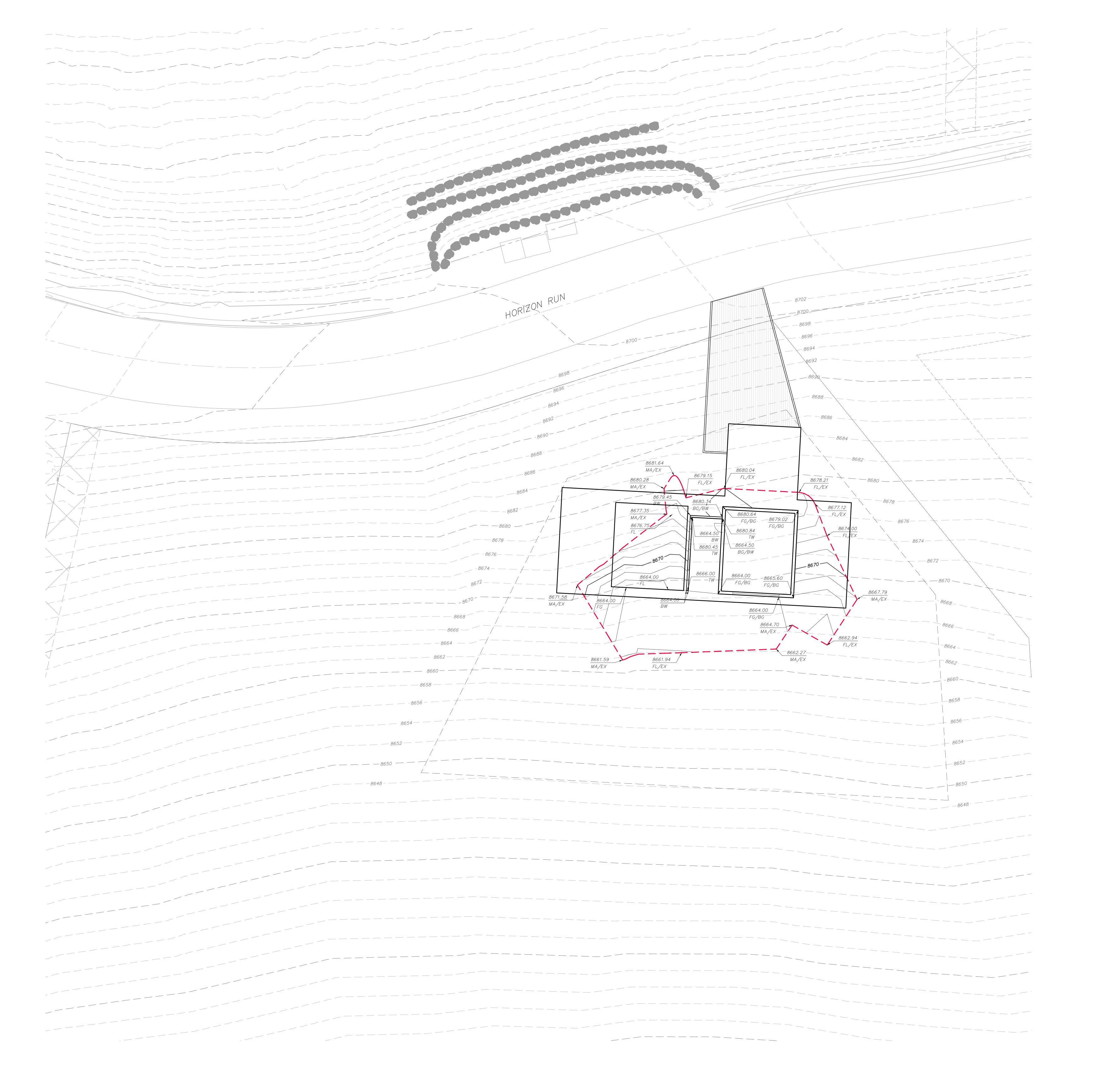
Edition.

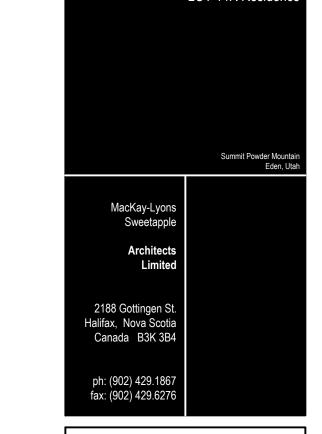
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Horizontal
Control Plan

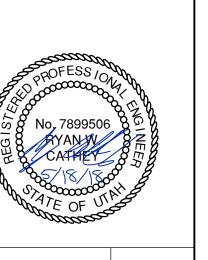
scale: 1"=10'
date: 05.18.2018
drawn: JLB











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Revision:

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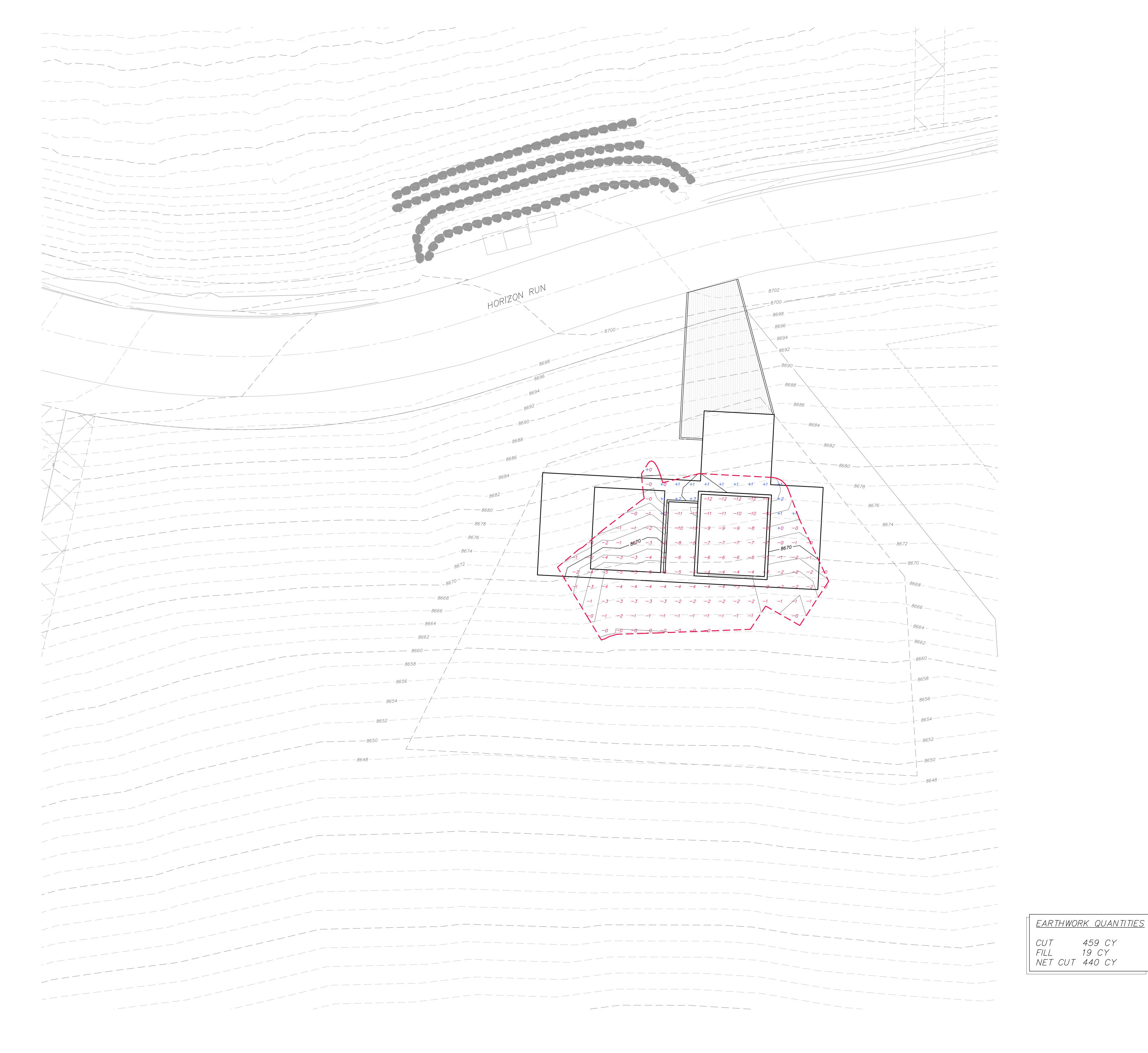
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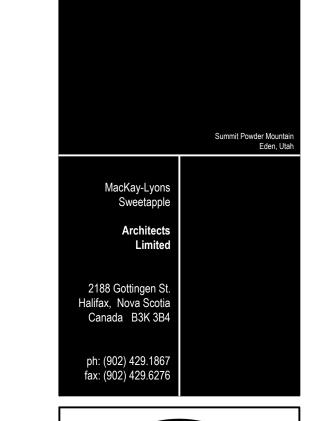
SHOP DRAWINGS:
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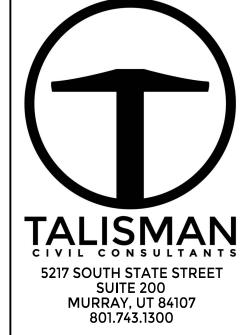


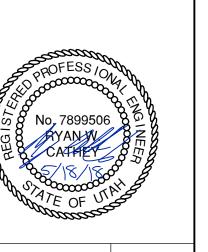
scale: 1"=10'
date: 05.18.2018
drawn: JLB

C301









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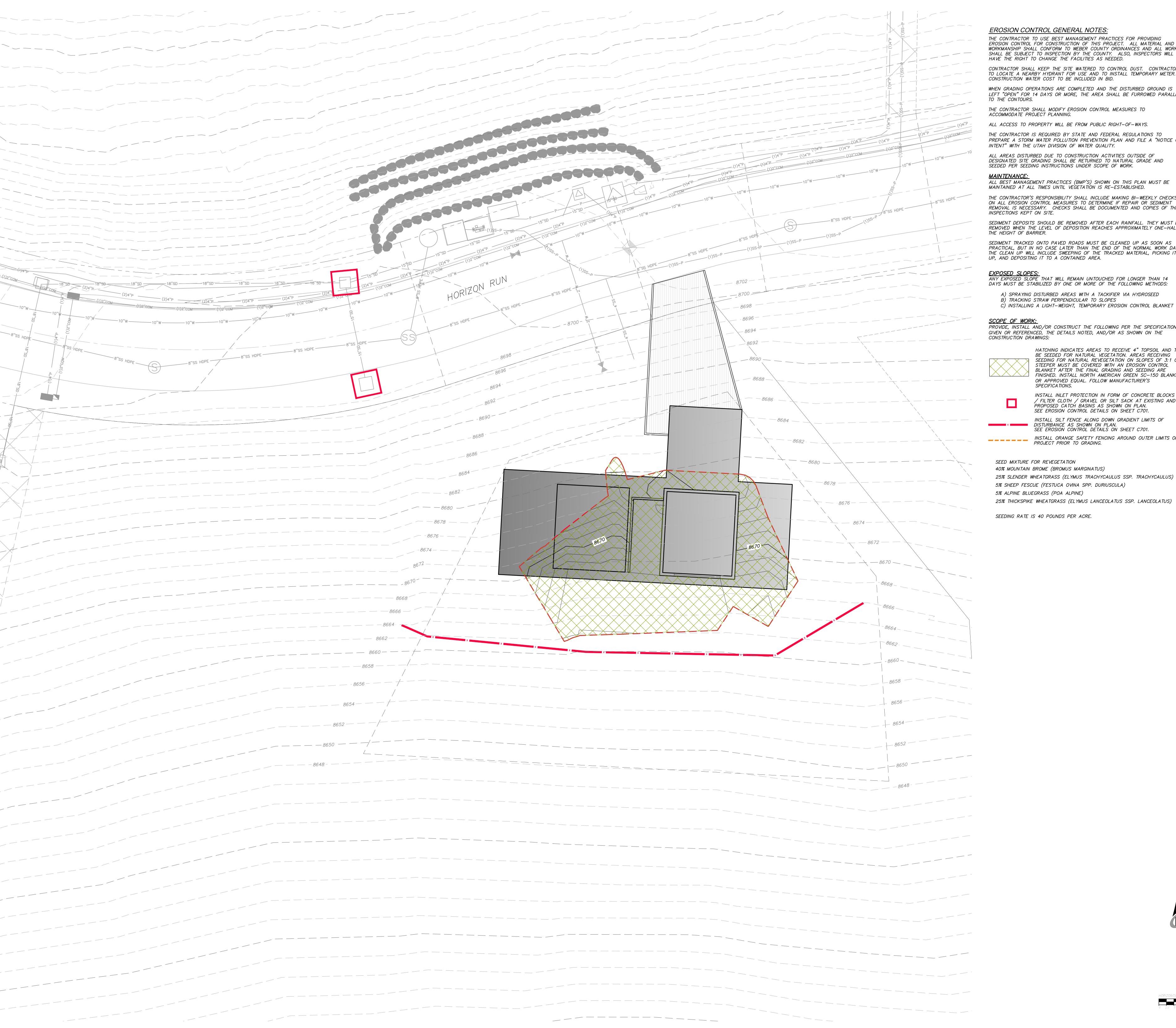
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of the building.



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.

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

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

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.

DESIGNATED SITE GRADING SHALL BE RETURNED TO NATURAL GRADE AND SEEDED PER SEEDING INSTRUCTIONS UNDER SCOPE OF WORK.

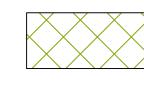
THE CONTRACTOR'S RESPONSIBILITY SHALL INCLUDE MAKING BI—WEEKLY CHECKS ON ALL EROSION CONTROL MEASURES TO DETERMINE IF REPAIR OR SEDIMENT REMOVAL IS NECESSARY. CHECKS SHALL BE DOCUMENTED AND COPIES OF THE INSPECTIONS KEPT ON SITE.

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.

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:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS



HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION ON SLOPES OF 3:1 OR FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET



INSTALL INLET PROTECTION IN FORM OF CONCRETE BLOCKS / FILTER CLOTH / GRAVEL OR SILT SACK AT EXISTING AND PROPOSED CATCH BASINS AS SHOWN ON PLAN.
SEE EROSION CONTROL DETAILS ON SHEET C701.

INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE EROSION CONTROL DETAILS ON SHEET C701.

SEED MIXTURE FOR REVEGETATION 40% MOUNTAIN BROME (BROMUS MARGINATUS)

25% THICKSPIKE WHEATGRASS (ELYMUS LANCEOLATUS SSP. LANCEOLATUS)

SEEDING RATE IS 40 POUNDS PER ACRE.

**EROSION CONTROL GENERAL NOTES:** 

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

ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES OUTSIDE OF

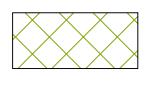
MAINTENANCE:
ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE

THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT UP, AND DEPOSITING IT TO A CONTAINED AREA.

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED B) TRACKING STRAW PERPENDICULAR TO SLOPES

GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

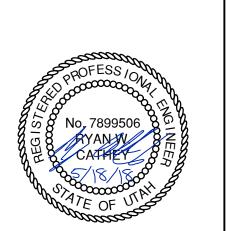


STEEPER MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS.



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

25% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS) 5% SHEEP FESCUE (FESTUCA OVINA SPP. DURIUSCULA) 5% ALPINE BLUEGRASS (POA ALPINE)



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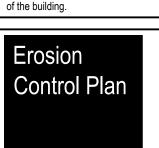
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#### Silt fence

- 1. GENERAL A. Description. A temporary sediment barrier consisting of a filter fabric stretched
- across and attached to supporting posts and entrenched. B. Application. To intercept sediment from disturbed areas of limited extent. C. Perimeter Control: Place barrier at down gradient limits of disturbance. D. Sediment Barrier: Place barrier at toe of slope or soil stockpile.
- E. Protection of Existing Waterways: Place barrier at top of stream bank. F. Inlet Protection.

#### 2. PRODUCTS

- A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature range of 0 deg F to 120 deg F.
- B. Burlap. 10 ounces per square yard of fabric. C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a minimum length of 5 feet, or steel posts with projections for fastening wire to them.

#### 3. EXECUTION

- A. Cut the fabric on site to desired width, unroll, and drape over the barrier. Secure the fabric toe with rocks or dirt and secure the fabric to the mesh with twin, staples or similar devices.
- B. When attaching two silt fences together, place the end post of the second fence inside the end post of the first fence. Rotate both posts at least 180 degrees on a clockwise direction to create a tight seal with the filter fabric. Drive both posts into the ground and bury the flap.
- C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity.
- D. Maintenance. 1) Inspect immediately after each rainfall and at least daily during prolonged
- 2) Should the fabric on a silt fence or filter barrier decompose or become ineffective before the end of the expected usable life and the barrier still be necessary,
- 3) Remove sediment deposits after each storm event. They must be removed when deposits reach approximately one-half the height of the barrier. 4) Re-anchor fence as necessary to prevent shortcutting.
- 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

replace the fabric promptly.

#### Inlet protection – fence or straw bale

- 1. GENERAL A. Description. A temporary sediment barrier around storm drain inlet. B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- 2. PRODUCT (Not used)

3) Install filter fabric completely around grate.

### 3. EXECUTION

- A. Installation and application criteria. 1) Provide up gradient sediment controls, such as silt fence during construction of 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet.
- B. Maintenance. 1) Inspect inlet protection after every large storm event and at a minimum of once

2) Remove sediment accumulated when it reaches 4-inches in depth.

3) Repair or re-align barrier or fence as needed. 4) Look for bypassing or undercutting and re-compact soil around barrier or fence as required.

#### 3/4" and 1" meter

- GENERAL A. 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
- B. Before backfilling, secure inspection of installation by ENGINEER.

#### 2. PRODUCTS

A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission. B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches. C. Castings: Grey iron class 35 minimum per ASTM A 48, coated with asphalt based

#### 3. EXECUTION

paint or better.

- A. Meter Placement: 1) All meters are to be installed in the park strip or within 7 feet of the property line
- 2) Do not install meters under driveway approaches, sidewalks, or curb and gutter. B. Meter Box: Set box so grade of the frame and cover matches the grade of the
- C. 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.
- D. Inspection: Before backfilling around meter box, secure inspection of installation by ENGINEER.
- E. 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.

#### Cover collar for water valve box

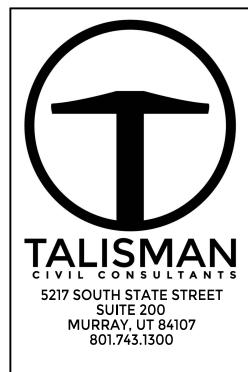
1. GENERAL A. In a pavement surface, fill an annular space around a frame and cover casting with concrete. The concrete will support the casting under traffic loadings.

### 2. PRODUCTS

- A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
- B. Concrete: Class 4000, APWA Section 03 30 04. C. Concrete Curing Agent: Type ID Class A (clear with fugitive dye), membrane forming compound, APWA Section 03 39 00.

#### 3. EXECUTION

- A. Base Course: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23
- B. Pavement Preparation: Provide a neat vertical and concentric joint between concrete collar and existing asphalt concrete surface. Clean edges of all dirt, oil, and loose debris.



MacKay-Lyons Sweetapple

Architects Limited

2188 Gottingen St

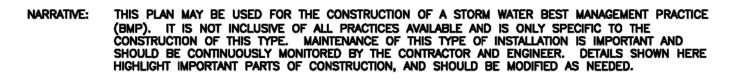
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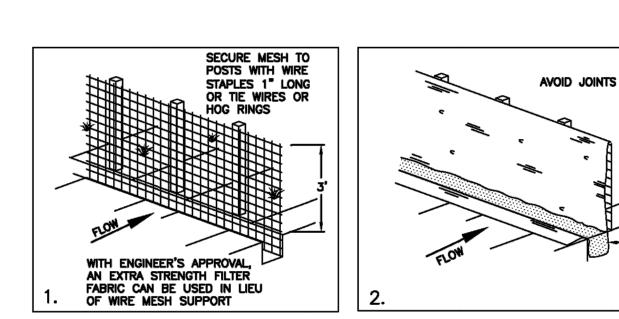
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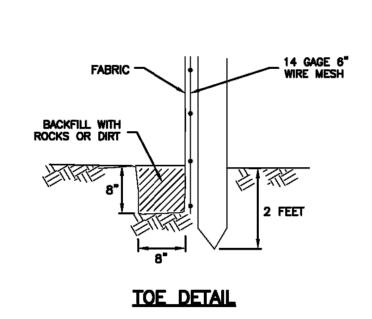
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LOT 14R Residence



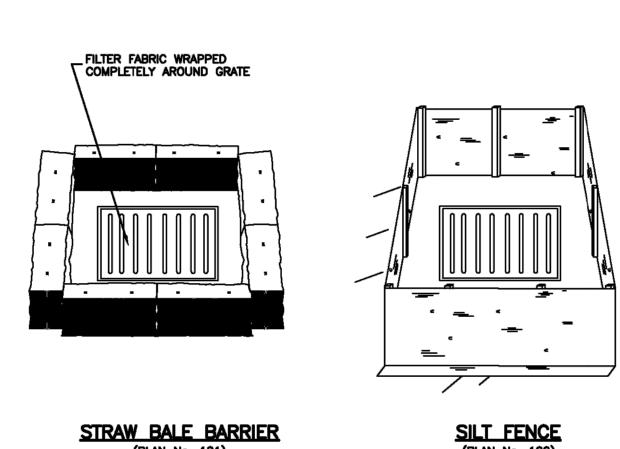


INSTALLATION SEQUENCE

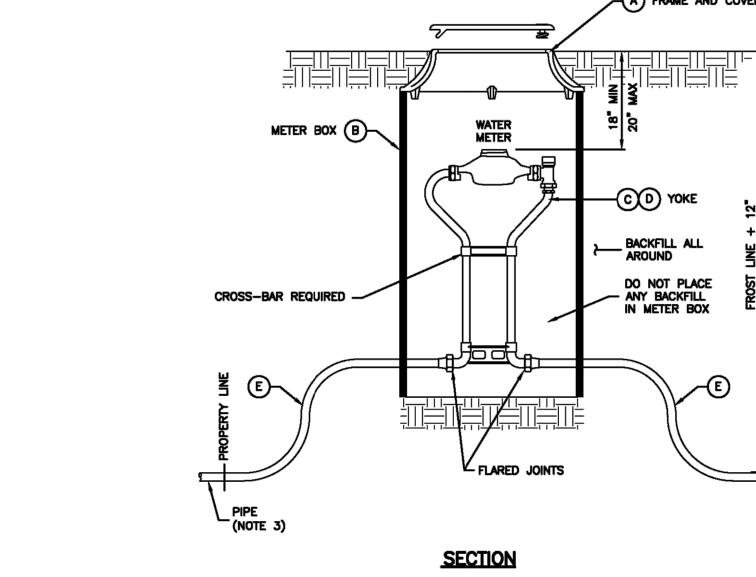


	Silt fence	12
February 2006	7	

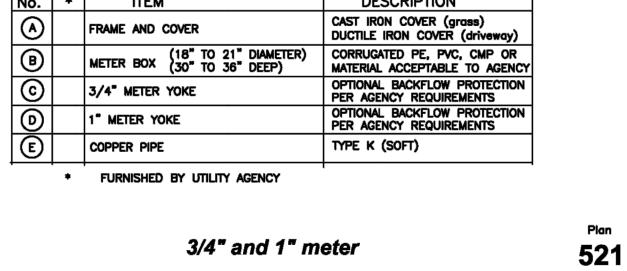
# THIS PLAN MAY BE USED FOR THE CONSTRUCTION OF A STORM WATER BEST MANAGEMENT PRACTICE (BMP). IT IS NOT INCLUSIVE OF ALL PRACTICES AVAILABLE AND IS ONLY SPECIFIC TO THE CONSTRUCTION OF THIS TYPE. MAINTENANCE OF THIS TYPE OF INSTALLATION IS IMPORTANT AND SHOULD BE CONTINUOUSLY MONITORED BY THE CONTRACTOR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

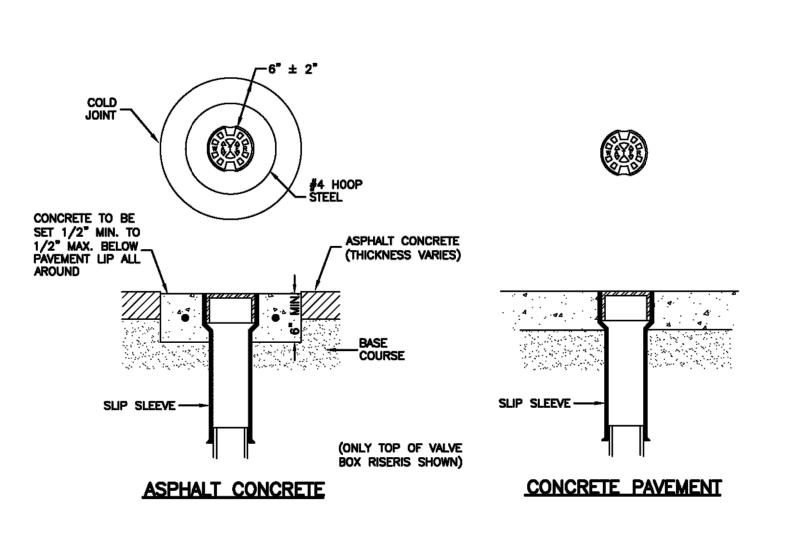


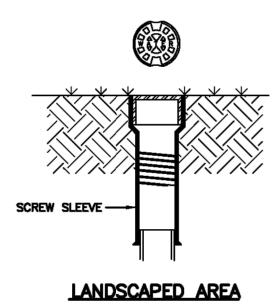
TRAW BALE BARRIER	SILT FEN
(PLAN No. 121)	(PLAN No. 12



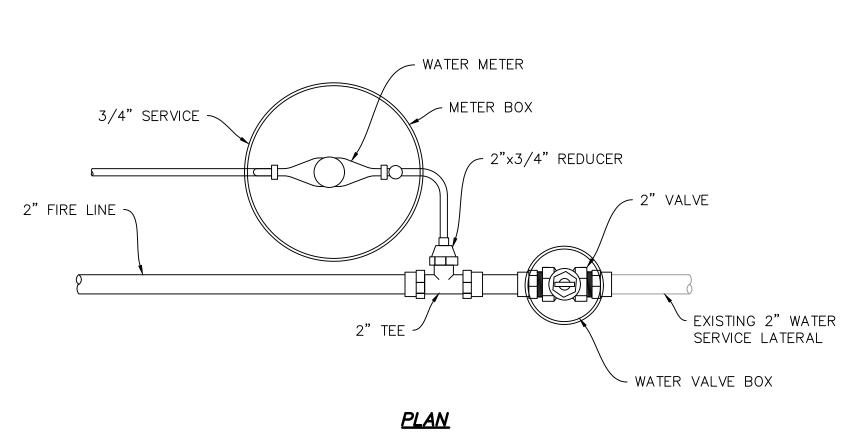
		LEGEND	
No.	*	ITEM	DESCRIPTION
$\odot$		FRAME AND COVER	CAST IRON COVER (grass) DUCTILE IRON COVER (driveway)
ⅎ		METER BOX (18" TO 21" DIAMETER) (30" TO 36" DEEP)	CORRUGATED PE, PVC, CMP OR MATERIAL ACCEPTABLE TO AGENC
0		3/4" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(		1" METER YOKE	OPTIONAL BACKFLOW PROTECTION PER AGENCY REQUIREMENTS
(E)		COPPER PIPE	TYPE K (SOFT)
(E)	*	FURNISHED BY UTILITY AGENCY	TYPE K (SOFT)

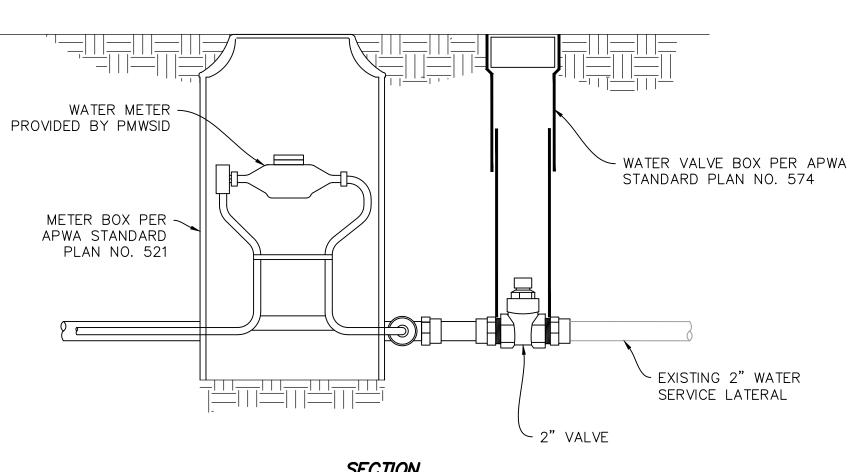




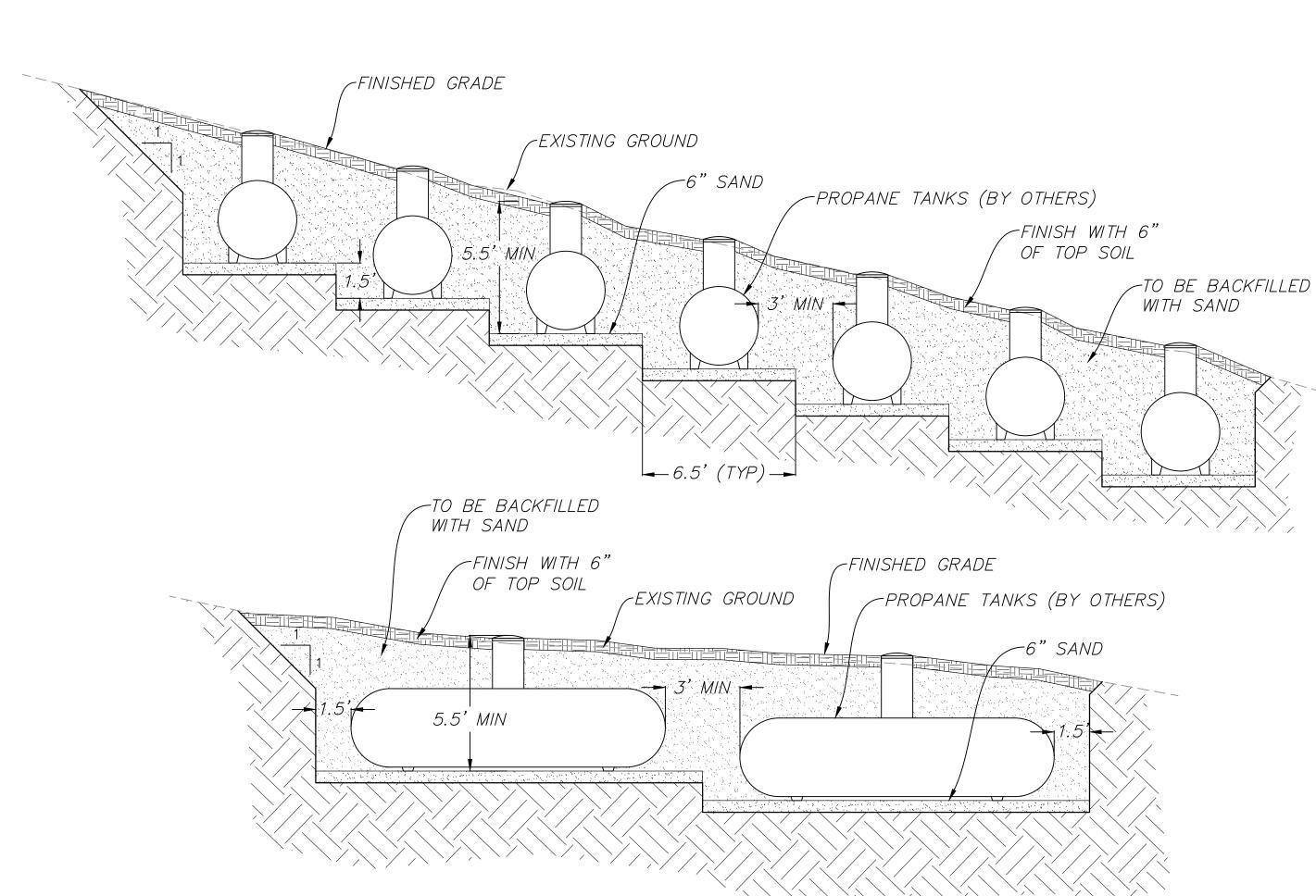


	Cover collar for water valve box	Plan <b>574</b>
2010	277	<b>9</b> 7 <b>4</b>



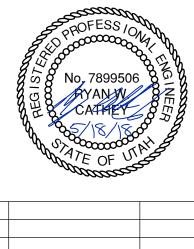


FIRE LINE AND WATER METER DETAIL



Sheet 3 of 3





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# 010000 GENERAL

1. CONFORM TO THE REQUIREMENTS OF THE BUILDING CODE OF IBC 2015, LATEST EDITION, AND ALL OTHER APPLICABLE LOCAL CODES AND REGULATIONS OF AGENCIES HAVING

READ STRUCTURAL DRAWINGS IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER

- 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. 8. ALL TEMPORARY WORKS INCLUDING SHORING ARE TO BE PROVIDED BY THE CONTRACTOR.

#### 010001 DESIGN NOTES

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS AND REQUIREMENTS OF THE FOLLOWING CODES: THE IBC 2015, AND ALL OTHER APPLICABLE LOCAL CODES AND REGULATIONS HAVING JURISDICTION.

- 3. AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES. AMERICAN CONCRETE INSTITUTE (ACI): ACI-318-14 BUILDING CODE REQUIREMENTS FOR
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC): AISC-325 AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL 14TH EDITION. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC): AISC 360-16 SPECIFICATIONS FOR STRUCTURAL STEEL STRUCTURES. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC): AISC-341-16 SEISMIC PROVISIONS
- FOR STRUCTURAL STEEL BUILDINGS. AMERICAN WOOD COUNCIL (AWC): NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION COMMENTARY - WITH SUPPLEMENT 2015 EDITION. AMERICAN WOOD COUNCIL (AWC): SDPWS-2015 SPECIAL DESIGN PROVISIONS FOR WIND

#### AND SEISMIC

0.	FOR	CES ON ST	RUCTURAL FRAME:	
	A. B. C.	LIVE: DEAD: SNOW:	VARIES REFER TO NOTES UNDER PLANS VARIES REFER TO NOTES UNDER PLANS EXPOSURE FACTOR (CE) THERMAL FACTOR (CT) IMPORTANCE FACTOR (I) ROOF SLOPE FACTOR (CS) GROUND SNOW LOAD (PG): FLAT ROOF SNOW LOAD (PF): SLOPED ROOF SNOW LOAD (PS):	= 1.0 = 1.0 = 1 = 1 = 270psf = 189psf = 189psf
			FROST DEPTH:	= 40in
	D.	WIND:	BASIC WIND SPEED (V): WIND IMPORTANCE FACTOR (I): EXPOSURE FACTOR:	=115mph = 1 = C

SEI	SMIC ANALYSIS:	
E. F.	SEISMIC IMPORTANCE FACTOR (I): RISK CATEGORY:	= 1 = II
G. H. I. J. K. L.	SPECTRAL RESPONSE ACCEL (Ss): SPECTRAL RESPONSE ACCEL (S1): SITE CLASSIFICATION: DESIGN SPECTRAL RESPONSE (SDS): DESIGN SPECTRAL RESPONSE (SD1): SEISMIC DESIGN CATEGORY:	= 0.831 = 0.277 = C = 0.592 = 0.281 = D

12. LATERAL LOAD RESISTING SYSTEMS M. THE LATERAL FORCES ARE RESISTED BY:

I) LATERAL SYSTEM: STEEL SPECIAL CONCENTRICALLY BRACED FRAMES - ABOVE L3

RESPONSE MOD. COEFFICIENT(R): OVERSTRENGTH FACTOR( $\Omega$ ): DEFLECTION MODIFICATION FACTOR(Cd):

II) LATERAL SYSTEM: STEEL ORDINARY CONCENTRICALLY BRACED FRAMES - BELOW L3

ORDINARY CONCRETE SHEAR WALLS

RESPONSE MOD. COEFFICTIENT(R): OVERSTRENGTH FACTOR( $\Omega$ ): DEFLECTION MODIFICATION FACTOR(Cd): 3.5 III) LATERAL SYSTEM: RESPONSE MOD. COEFFICTIENT(R):

OVERSTRENGTH FACTOR( $\Omega$ ): DEFLECTION MODIFICATION FACTOR(Cd): N. SEISMIC ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE. O. ANALYSIS SOFTWARE:

13. LATERAL LOAD ON FOUNDATIONS P. A GEOTEHCNICAL REPORT "GEOTCHNICAL AND GEOLOGIC HAZARD INVESTIGATION:

LOT 14R OF SUMMIT EDEN PHASE 1A POWDER MOUNTAIN RESORT WEBER COUNTY. UTAH" PROJECT NUMBER 02693-001, DATED MARCH 8TH, 2017 HAS BEEN PREPARED BY IGES INC. THE CONTRACTOR IS TO READ THE REPORT AND BE FAMILIAR WITH IT'S FOUNDATION WALLS ARE DESIGNED ASSUMING THERE IS FREE-DRAINING BACKFILL OR THAT OTHER PROVISIONS HAVE BEEN MADE, SUCH THAT THE WALLS ARE NOT SUBJECT TO HYDROSTATIC PRESSURE.

### 010003 NOTABLE SUBMITTALS

- 1. GENERAL REVIEW BY COMPONENT ENGINEERS A. COMPONENT ENGINEERS ARE RESPONSIBLE FOR GENERAL REVIEW OF THE CONSTRUCTION FOR THE PORTION OF THE WORK PREPARED UNDER THEIR PROFESSIONAL SEALS. THEY SHALL PROVIDE: I) REPORTS FOR EACH SITE VISIT II) A PROJECT COMPLETION NOTICE
- A. ENGINEERED COMPONENTS INCLUDE; PRECAST CONCRETE, OPEN WEB STEEL JOISTS, METAL DECK, PRE-ENGINEERED WOOD TRUSSES, DEEP FOUNDATIONS, MISCELLANEOUS METALS, STRUCTURAL GLASS, GLASS CONNECTIONS, CURTAINWALL, HELICAL PEIRS, GEOPIERS, MICROPILES.

### 010004 SUBMITTALS

DESIGN GEOMETRY.

LICENSED IN THE STATE OF UTAH.

ROD AND CABLE SYSTEMS

- GEOMETRY a). SUBMIT SURVEY RECORDS CONFIRMING THAT THE BUILT GEOMETRY MATCHES THE
- CONCRETE AND REINFORCEMENT a). SUBMIT REINFORCING PLACING DRAWINGS AND BAR LISTS FOR REVIEW BY THE b). PROVIDE TEST CYLINDERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACI BUILDING CODE, ACI-318, BUT A MINIMUM OF 3 CYLINDERS FROM EACH LOAD OF
- CONCRETE, TO BE TESTED; 1 AT 7 DAYS AND 2 AT 28 DAYS. a). DETAIL CONNECTIONS AND THE LIKE IN ACCORDANCE WITH THE AMERICAN SOCIETY OF CIVIL ENGINEERS: ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES FOR THE FORCES SHOWN ON THE DRAWINGS.
- b). SUBMIT SHOP, ERECTION, AND SETTING DRAWINGS FOR REVIEW BY THE CONSULTANT. STEEL JOISTS a). DESIGN STEEL JOISTS, BRIDGING, AND THE LIKE IN ACCORDANCE WITH THE BUILDING CODE OF IBC 2015 FOR THE FORCES SHOWN ON THE DRAWINGS. b), SUBMIT SHOP DETAILS AND ERECTION DRAWINGS FOR REVIEW BY THE CONSULTANT. c). SUBMIT DRAWINGS STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER
- a), DESIGN ROD AND CABLE SYSTEMS INCLUDING RODS, CABLES, END FITTINGS. PRETENSIONING DEVICES, FITTINGS, AND THE LIKE IN ACCORDANCE WITH THE BUILDING CODE OF IBC 2015 FOR THE FORCES SHOWN ON THE DRAWINGS. b). SUBMIT SHOP DETAILS AND ERECTION DRAWINGS FOR REVIEW BY THE CONSULTANT. c). SUBMIT DRAWINGS STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER
- LICENSED IN THE STATE OF UTAH. METAL DECK a). DESIGN DECK IN CONFORMANCE WITH THE REQUIREMENTS OF AISC 360-16, FOR THE FORCES SHOWN ON THE DRAWINGS. b). SUBMIT SHOP DRAWINGS STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER
- LICENSED IN THE STATE OF UTAH. ENGINEERED WOOD FRAMING a). DESIGN FRAMING MEMBERS FOR THE FORCES SHOWN ON THE DRAWINGS IN ACCORDANCE WITH THE CODES, RULES, & REGULATIONS OF THE STATE OF UTAH AND THE REQUIREMENTS OF:
- THE BUILDING CODE OF IBC 2015. AMERICAN WOOD COUNCIL (AWC): NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION COMMENTARY - WITH SUPPLEMENT 2015 EDITION. b). DESIGN CONNECTIONS AND THE LIKE IN ACCORDANCE WITH THE CODES, RULES, & REGULATIONS OF THE STATE OF UTAH AND THE REQUIREMENTS OF:
- THE BUILDING CODE OF IBC 2015. AMERICAN WOOD COUNCIL (AWC): NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION COMMENTARY - WITH SUPPLEMENT 2015 EDITION.
- AMERICAN WOOD COUNCIL (AWC): SDPWS-2015 SPECIAL DESIGN PROVISIONS FOR WIND c). SUBMIT SHOP DRAWINGS FOR REVIEW BY THE CONSULTANT, INCLUDING GRADES, FINISHES, SHOP AND ERECTION DETAILS, CONNECTIONS AND CAMBER.
- d). SUBMIT CALCULATIONS STAMPED AND SIGNED BY QUALIFIED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF UTAH. PRE-ENGINEERED WOOD TRUSSES
- a). DESIGN TRUSSES IN ACCORDANCE WITH THE CODES, RULES, & REGULATIONS OF THE STATE OF UTAH AND THE REQUIREMENTS OF: THE BUILDING CODE OF IBC 2015.
- AMERICAN WOOD COUNCIL (AWC): NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION COMMENTARY - WITH SUPPLEMENT 2015 EDITION. AMERICAN WOOD COUNCIL (AWC): SDPWS-2015 SPECIAL DESIGN PROVISIONS FOR WIND b). SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR PRE-ENGINEERED WOOD TRUSSES FOR REVIEW BY THE CONSULTANT.

#### 030000 CONCRETE

1. NOMINAL MAXIMUM SIZE OF AGGREGATE SHALL BE 3/4". 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 A23.1	CONCRETE STRENGTH fc (psi)	MAX W/C RATIO	AIR CONTENT <sup>1</sup>	SCOPE
CM1	FOUNDATION MIX		3500		5-8%	FOOTING AND CAPS
CM2	SLAB ON GRADE MIX		3000			SLABS ON GRADE
СМЗ	SLAB AND BEAM MIX		4500			FRAMED SLABS AND BEAMS
CM4	COLUMN AND WALL MIX		4500			CONC. COLUMNS AND WALLS NOT EXPOSED TO FREEZE THAW OR DE-ICING CHEMICALS
CM5	TOPPING MIX		3000			TOPPINGS ON CONCRETE
CM6	COMPOSITE DECK MIX		3000			SLABS ON METAL DECKS
CM7	PARKING SLAB AND BEAM MIX	C-1 <sup>2</sup>	5000	0.40	5-8%	FOUNDATION WALLS ADJACENT TO PAVING FRAMED SLABS AND BEAMS EXPOSED TO DE-ICING CHEMICALS
CM8	PAVING MIX	C-2	4700	0.45	5-8%	EXTERIOR PAVING AND SIDEWALKS
CM9	PARKING MIX	C-4	3500	0.55	4-7%	SLAB ON GRADE IN PARKING GARAGE EXPOSED TO DE-ICING CHEMICALS BUT NOT TO FREEZE THAW
CM10	INTENTIONALLY LEFT BLANK					
CM11	EXTERIOR WALL MIX	F-2	3500	0.55	4-7%	FOUNDATION WALLS AND OTHER WALLS AND OTHER WALLS EXPOSED TO FREEZE THAW BUT NOT EXPOSED TO DE-ICING CHEMICALS

1. WHERE AGGREGATES SMALLER THAN 14 mm ARE USED, INCREASE AIR CONTENT BY 1% 2. REINFORCED CONCRETE EXPOSED TO DE-ICING CHEMICALS TO HAVE DCI CORROSION INHIBITOR @ 11L/cu.m. DOSAGE OR APPROVED EQUIVALENT

- REINFORCEMENT
- CONFORM TO THE REQUIREMENTS OF ASTM A615 AND ASTM A706 IF WELDABLE REINFORCEMENT IS USED. A. REINFORCING BARS SHALL BE MINIMUM ASTM A615 GRADE 60 AND WELDED WIRE
- FABRIC SHALL BE MINUMUM ASTM A185, SUPPLY IN FLAT SHEETS. SLAB ON GRADE: A. PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF OS SUSTAINING 500psf WITHOUT SETTLEMENT RELATIVE TO BUILDING FOOTING.
- STONE OVER THE SUB GRADE. THOROUGHLY ROLL AND CONSOLIDATE TO THE LINES AND LEVELS REQUIRED. CONCRETE AND REINFORCEMENT: A. PROVIDE DOWELS TO WALLS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND

BEFORE PLACING SLAB, PLACE MINIMUM 6" OF 3/4" MAXIMUM SIZE CLEAR CRUSHED

- SPACING TO VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED B. PROVIDE 1.5"x2.5" KEYS AT ALL CONSTRUCTION JOINTS UNLESS NOTED
- OTHERWISE. CONCRETE COVER TO REINFORCEMENT TO CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND ACI 318 AND THE FOLLOWING COVER REQUIREMENTS:
  - REINFORCING TYPE: SLABS NOT EXPOSED TO WEATHER AND INTERIOR WALL SURFACES EXTERIOR WALL SURFACES, SLABS EXPOSED 1 1/2in TO WEATHER #5 AND SMALLER EXTERIOR WALL SURFACES, SLABS EXPOSED TO WEATHER LARGER THAN #5 COLUMN AND BEAM TIES CLEAR DISTANCE BETWEEN BARS FORMED DIRECTLY AGAINST EARTH
- D. SECURELY TIE IN PLACE AND ADEQUATELY SUPPORT ALL REINFORCEMENT. LAP ALL BARS MARKED 'CONTINUOUS JOINTS' (CONT.) MINIMUM 40db. WHERE CHEMICAL ANCHORS ARE QEQUIRED, USE HILTI HIT HY 200 EPOXY OR APPROVED EQUAL.

#### 050000 STRUCTURAL STEEL:

- 1. ALL STRUCTURAL STEEL AND MISCELANEOUS METAL SHALL BE DETAILED, FABRICATED AND
- ERECTED IN CONFORMANCE WITH AISC 325. ALL STRUCTURAL STEEL SHALL CONFORM TO THE NOTED ASTM STANDARDS UNO.
- A. W-SHAPES HSS (RECTANGULAR AND SQUARE) HSS (CIRCULAR)

ANGLES/C-CHANNELS/MC-CHANNELS

E. ALL OTHER STEEL PLATES 3. WHERE SPECIFIED, GALVANIZED STEEL IS TO BE COMPLETED IN ACCORDANCE WITH ASTM 4. ALL TEMPORARY BRACING, SHORING, AND ERECTION CLIPS REQUIRED BY THE CONTRACTOR

A500 (GRADE C, Fy = 50ksi)

A500 (Fy = 42ksi)

A36

- ARE NOT SHOWN. WORK IS TO CONFORM TO OSHA REQUIREMENTS. 5. SHOP DRAWINGS ARE TO BE SUBMITTED TO CONSULTANTS FOR REVIEW PRIOR TO
- 6. TESTING AND INSPECTION AGENCIES SHALL SEND STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE CONSULTANT. CONNECTIONS F. ALL STEEL-TO -STEEL BOLTED CONNECTIONS TO BE MADE WITH HIGH STRENGTH
- BOLTS AS PER 'SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR G. UNLESS NOTED BOLTS IN CONNECTIONS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE SHEAR PLANE. USE ASTM A325 BOLTS UNLESS
- H. STEEL WASHERS CONFORM TO A436. NUTS TO CONFORM TO A563 ANCHOR BOLTS AND ANCHOR RODS TO CONFORM TO ASTM F1554 GRADE 36. J. ALL WELDED CONNECTIONS TO BE COMPLETED IN ACCORDANCE WITH THE "STRUCTURAL WELDING CODE - STEEL (AWS-01.1) AND HAVE A MINIMUM TENSILE
- STRENGTH OF 70ksi FOR ALL ELECTRODES. K. ALL WELDERS ARE TO BE QUALIFIED IN ACCORDANCE WITH AWS.01.1 FOR ALL WELDS THEY WILL BE COMPLETING. WELD LENGTHS CALLED FOR ON STRUCTURAL DRAWINGS ARE NET EFFECTIVE LENGTH. IF NO LENGTH IS SPECIFIED USE THE MINIMUM SIZE AS SPECIFIED IN AISC
- 360, SECTION J2.2B. M. ALL WELDING TO BE PERFORMED IN ACCORDANCE WITH A WRITTEN WELDING PROCEDURE SPECIFICATION (WPS). SUBMIT ALL WPS TO CONSULTANT WHICH OUTLINES ALL PROCEDURES, ELECTRODE SPECIFICATIONS, DATA SHEETS AND LIMITATIONS
- N. RUN-OFF TABS PER AWS D1.1 ARE REQUIRED FOR ALL COMPLETE JOINT PENETRATION WELDS. START AND COMPLETE ALL WELDS ON RUN-OFF TABS. WELDS ARE NOT TO BE COMPLETED AT COPE HOLE LOCATIONS. O. COMPLETE PENETRATION AND PARTIAL PENETRATION WELDS SHALL BE
- INSPECTED AND EXAMINED BY ULTRASONIC TESTING. ALL TESTING AND INSPECTION SHALL CONFORM TO IBC REQUIREMENTS. 8. ALL HEADED STUDS WELDED TO BEAMS OR CONCRETE CONNECTIONS SHALL BE NELSON STUDS OR APPROVED FOUAL 9. HEADED STUDS SHALL BE AUTOMATICALLY WELDED IN SHOP OR FIELD WELDED WITH
- EQUIPMENT APPROVED BY THE MANUFACTURER OF THE STUDS.

### 310000 FOUNDATIONS

1. A GEOTEHCNICAL REPORT "GEOTCHNICAL AND GEOLOGIC HAZARD INVESTIGATION: LOT 71R OF SUMMIT EDEN PHASE 1C 8488 E. SPRING PARK ROAD SUMMIT POWDER MOUNTAIN RESORT WEBER COUNTY, UTAH" PROJECT NUMBER 02565-001, DATED AUGUST 30TH, 2017 HAS BEEN

- PREPARED BY IGES INC.. READ THIS REPORT, AND BE THOROUGHLY FAMILIARIZED WITH THEIR 2. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL 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 40in BELOW FINISHED GRADE IF NOT NOTED TO BE FOUNDED LOWER. 4. THE LINE OF SLOPE BETWEEN ADJACENT FOOTINGS OR EXCAVATIONS OR ALONG STEPPED FOOTINGS SHALL NOT EXCEED A RISE OF 7 IN A RUN OF 10.
- 5. DO NOT PLACE BACKFILL AGAINST WALLS RETAINING EARTH (OTHER THAN CANTILEVER WALLS) UNTIL THE FLOOR CONSTRUCTION AT TOP AND BOTTOM OF THE WALLS IS POURED AND HAS ATTAINED 70% OF ITS SPECIFIED STRENGTH.
- 6. CARRY OUT BACKFILLING AGAINST FOUNDATION WALLS WHERE THERE IS GRADE ON BOTH SIDES IN SUCH A MANNER THAT THE LEVEL OF BACKFILLING ON ONE SIDE OF THE WALL IS NEVER MORE THAN 1'-8" DIFFERENT FROM THE LEVEL ON THE OTHER SIDE OF THE WALL.

6x6 AND LARGER

060000 WOOD: 1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH AND MEET THE FOLLOWING MINIMUM REQUIREMENTS UNLESS NOTED OTHERWISE. 2x6 STUDS, SILLS AND PLATES 2x\_ JOISTS & BLOCKING

ENGINEERED FRAMING BEAMS AND MATERIAL SHALL MEET THE FOLLOWING MINUMUM REQUIREMENTS UNLESS NOTED OTHERWISE. PARALLEL STRAND LUMBER BENDING STRESS (EDGE LOADED) Fb = 2,900psi SHEAR STRESS (EDGE LOADED) Fv = 290psi COMPRESSIVE STRESS (PERP TO GRAIN) Fc = 750psi COMPRESSIVE STRESS (PARA TO GRAN) Fc = 2,900psi MODULUS OF ELASTICITY E = 2,000ksi LAMINATED VENEER LUMBER BENDING STRESS (EDGE LOADED) Fb = 2,600psi SHEAR STRESS (EDGE LOADED) Fv = 285psi COMPRESSIVE STRESS (PERP TO GRAIN) Fc = 750psi COMPRESSIVE STRESS (PARA TO GRAN) Fc = 2,510psi

E = 1,800ksi MODULUS OF ELASTICITY LAMINATED STRAND LUMBER BENDING STRESS (EDGE LOADED) Fb = 2,325psiSHEAR STRESS (EDGE LOADED) Fv = 310psi COMPRESSIVE STRESS (PERP TO GRAIN) Fc = 900psi COMPRESSIVE STRESS (PARA TO GRAN) Fc = 2,170psi MODULUS OF ELASTICITY E = 1,550ksi

ALL LOAD BEARING STUD WALLS NOT INDICATED AS SHEARWALLS ON PLANS TO BE SHEATHED WITH PLYWOOD OR OSB PANELS. BLOCK ALL PANEL EDGES. TYPICAL NAILING TO BE 10d @ 6" c/c AT ALL SUPPORTED EDGES AND 10d @ 12" c/c AT INTERMEDIATE SUPPORTS UNLESS NOTED OTHERWISE.

MANUFACTURER PRIOR TO FABRICATION OF ELEMENTS. ALL BLOCKING IN ENGINEERED FLOOR SYSTEM TO BE FULL DEPTH LVL MATERIAL. SUBSTITUTION OF FLOOR SYSTEM CAN BE MADE WITH THE SUBMISISON OF EQUIVALENCY REPORT FROM ALTERNATE SUPPLIER. ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE BY SIMPSON STRONG TIE OR APPROVED

ENGINEERED FLOOR JOISTS TO BE MANUFACTURED FLOOR JOIST SYSTEM BY REDBUILT

ENGINEERED WOOD PRODUCTS. PROVIDE SEALED ENGINEERED FLOOR LAYOUTS FROM

EQUIVALENT. ALL HANGERS TO BE RATED FOR MINUIMUM CONNECTION FORCES NOTED ON EXECUTION: A. ALL SILL PLATES TO BE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 13%. B. PROVIDE SOLID BLOCKING, INCLUDING SQUASH BLOCKS, BELOW ALL POINT

C. PROVIDE BRIDGING IN FLOOR AND ROOF ASSEMBLIES AT 8'-0" c/c MAXIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE BY THE ENGINEERED FLOOR

LOADS, EXTENDING DOWN TO THE TOP OF FOUNDATIONS.

SUPPLIER REFER TO TYPICAL DETAILS FOR STANDARD FRAMING REQUIREMENTS AT WOOD TO STEEL, WOOD TO FOUNDATION AND WOOD TO WOOD FLOOR ASSEMBLIES. PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE E. RE-TIGHTEN ALL ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

#### 053100 STEEL DECKING:

a). STEEL DECKING PER PLAN AND CONFORMING TO AISC 360-16 AND THE FOLLOWING; i. AISI NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS (2016) ii. SDI DESIGN MANUAL FOR COMPOSITE DECKS, FORM DECKS, AND ROOF DECKS (2017) iii. SDI SHORT FORM SPECIFICATIONS (2017)

b). MINIMUM ZINC COATING OF Z275 FOR EXTERIOR DECKING AND DECKING EXPOSED TO VIEW WITHOUT PAINTED WITHOUT PAINTED FINISH. c). MINIMUM ZINC COATING OF ZF75 FOR INTERIOR DECKING NOT EXPOSED TO VIEW AND INTERIOR DECKING WITH FIELD APPLIED PAINT SYSTEM. d). MINIMUM 18 GAUGE STEEL CONFORMING TO ABOVE STANDARDS FOR COVER PLATES, CELL

CLOSURES, WEB STIFFENERS, EDGE STRIPS AND FLASHINGS. e). FORM ROOF DECK WITH INTEGRAL RIBS OF A SHAPE TO MATCH EXISTING DECK WHERE REPAIR/REPLACEMENT OF EXISTING DECK IS REQUIRED. a). DESIGN DECK IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF IBC b). DESIGN AND CONNECT METAL EDGE AND CLOSURE STRIPS, METAL SCREEDS, FLASHINGS AND

c). DESIGN FRAMING FOR 18" OR SMALLER OPENINGS IN ROOF DECK, AND 12" OR SMALLER OPENINGS IN FLOOR DECK. REINFORCE OPENINGS OVER 6", AS REQUIRED. d). PLACE SHEETS IN MINIMUM 3 SPAN LENGTHS. BEAR ENDS MINIMUM 2". e). LAP ENDS OF NON-COMPOSITE DECK UNITS A MINIMUM OF 2" AND ONLY OVER SUPPORTING f). AS A MINIMUM, WELD DECK TO SUPPORTS AND PERIMETER ELEMENTS WITH 3/4" PUDDLE WELDS AT MAXIMUM 16" o/c OR EVERY SECOND FLUTE. WHICHEVER IS LESS. g). AS A MINIMUM, FASTEN SIDE JOINTS OF DECK UNITS BETWEEN SUPPORTS BY CLINCHING AT

h). PAINT WELDS AND REPAIR DAMAGED COATING WITH GALVACON COATING. i). DO THE FOLLOWING WHERE DECKING IS EXPOSED TO VIEW: i. LAP ENDS OF DECK UNITS ONLY OVER SUPPORTING MEMBERS. NO SEAMS ARE PERMITTED WITHIN SPANS. ii. KEEP DECK FREE OF DIRT, SCALE, FOREIGN MATTER, DENTS OR DEFORMATIONS. iii. KEEP FUSION WELDS WELL WITHIN THE BEARING WIDTH OF SUPPORTING MEMBERS.

24" INTERVALS OR WITH 1" LONG WELDS AT 40" INTERVALS.

iv. AVOID WELD DAMAGE TO THE DECK OR ITS SUPPORTS.

# FRAMING PLAN LEGEND

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REPEAT FRAMING ELEMENTS (SPAN)	
REPEAT FRAMING ELEMENTS (EXTENT)	

EXTERIOR STUD & LOAD BEARING STUDS WALLS (NON-LOAD BEARING)

**BEAM MEMBERS** 

STUD WALL ABOVE CONCRETE WALLS COLUMN (HSS)

COLUMN (WOOD) **COLUMN ABOVE** 

CANTILEVERS MOMENT CONNECTIONS

EXTENT OF ROOF

EXTENT OF ELEMENTS

EXTENT OF FINISHES -----

WELDED JOINT/MEMBER

DOCUMENT ACCEPTANCE OR REJECTION OF

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 TAP LENGTHS, STAGGER AND OFFSETS ARE PROVIDED; AND THAT ALL MECHANICAL CONNECTIONS ARE INSTALLED PER THE MANUFACTURER'S INSTRUCTIONS AND/OR EVALUATION REPORT.
ANCHORAGE		Х	INSPECTION OF ANCHORS CAST IN CONCRETE.
USE OF REQUIRED MIX DESIGN		Х	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	Х		
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		Х	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	Х		
MATERIAL IDENTIFICATION		Х	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		Х	VERIFY CONFIGURATION AND FINISH.
FIT-UP FILLET WELDS		Х	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		Х	VERIFY THAT WELDERS ARE APPROPRIATELY QUALIFIED.
CONTROL AND HANDLING OF WELDING CONSUMABLES		Х	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,
WPS FOLLOWED		Х	AND TEMPERATURE ARE WITHIN LIMITS.  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		Х	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		Х	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  SIZE, LENGTH, AND LOCATION OF WELDS	X	Х	VERIFY THAT WELDS HAVE BEEN PROPERLY CLEANED.
WELDS MEET VISUAL ACCEPTANCE CRITERIA	X		
ARC STRIKES	X		
K-AREA	X		
BACKING AND WELD TABS REMOVED	Х		
REPAIR ACTIVITIES	Х		

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

1. SPECIAL INSPECTORS SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO PERFORMING ANY DUTIES. 2. SPECIAL INSPECTORS SHALL PROVIDE PROOF OF LICENSURE BY THE STATE OF UTAH FOR EACH TYPE OF INSPECTION.

3. SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, THIS STATEMENT, AND THE IBC SECTIONS 1704 AND 1705. 4. INSPECTION REPORTS WILL BE SUBMITTED TO THE CODE CONSULTANT, THE ARCHITECT, AND THE STATE OF UTAH BUILDING

OFFICIAL WITHIN 48 HOURS OF PERFORMING INSPECTIONS. 5. 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

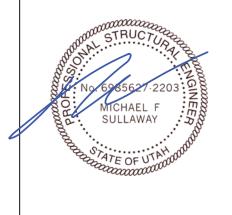
DOCUMENTS AND APPLICABLE CODES SHALL BE SUBMITTED.

2188 Gottingen St. Halifax, Nova Scotia Canada B3K 3B4 ph: (902) 429.1867 fax: (902) 429.6276 416.593.5300 | blackwell.ca

MacKay-Lyons

Lot 14 Mountain House

Summit Powder Mou



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

It is the Builder's responsibility to notify MacKay-Lyons Sweetapple Architects Ltd. and to seek prior written

from instructions provided by the Engineer. **AUTHORITIES' REQUIREMENTS AND APPROVALS:** All materials and workmanship must comply with the requirements of all authorities having jurisdication over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

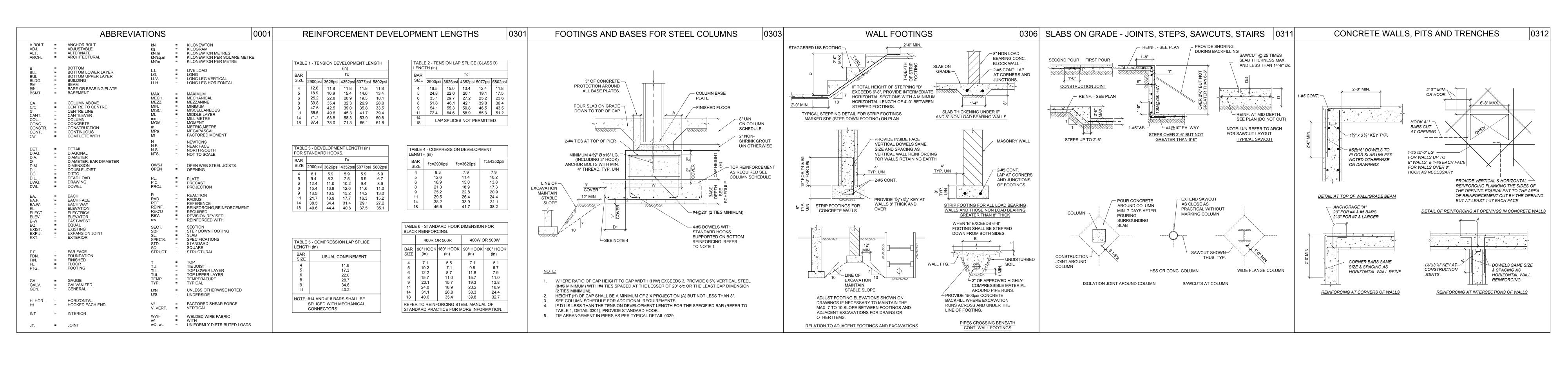
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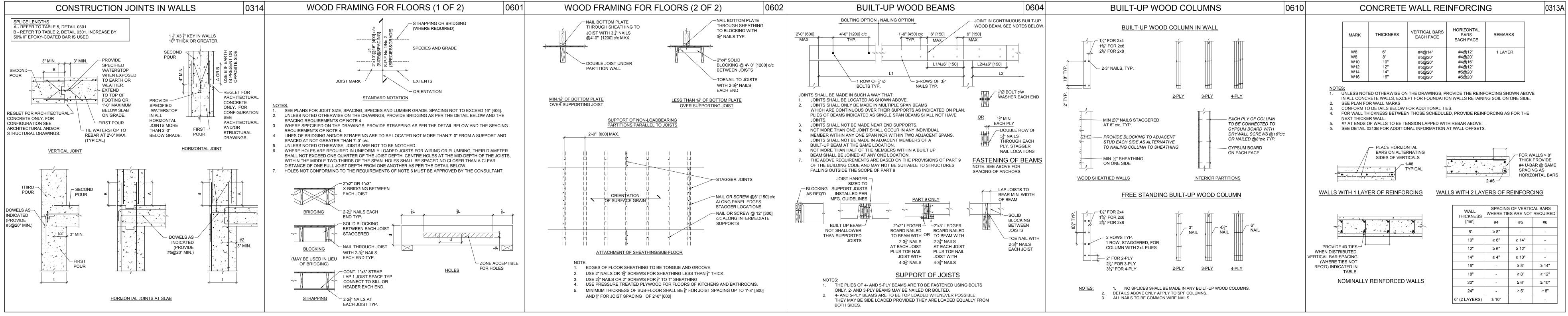
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements

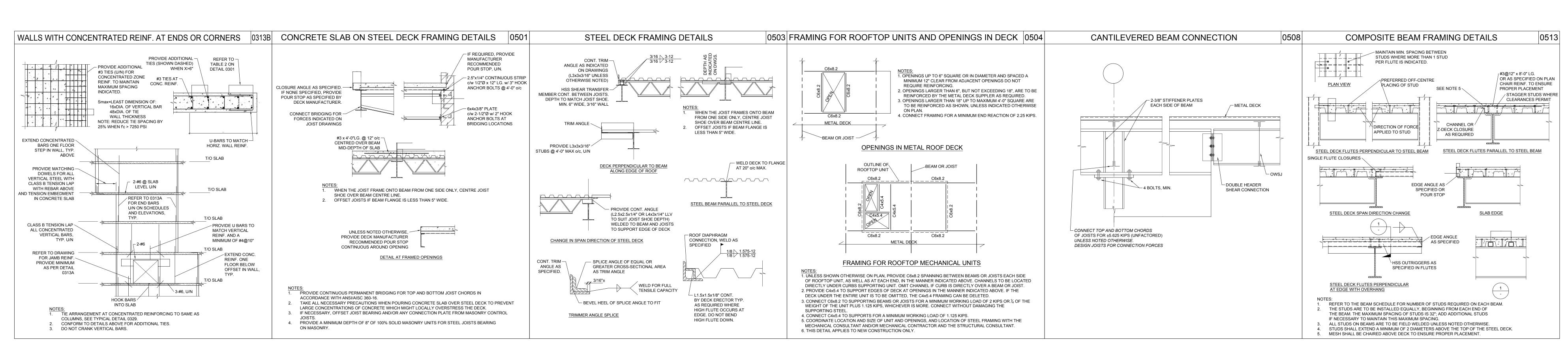
scale: NOT TO SCALE date: 2018-05-20

SHOP DRAWINGS:

PLOT DATE: July 06, 2018 FILE: J:\Job-2017 - 170900 to 170999\170950 Summit Lot 14R\Drawings Structural\170950\_X-TB-E.dwg



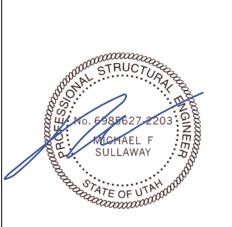




Summit Powder Mou MacKay-Lyons 2188 Gottingen St. Halifax, Nova Scotia Canada B3K 3B4 ph: (902) 429.1867 fax: (902) 429.6276

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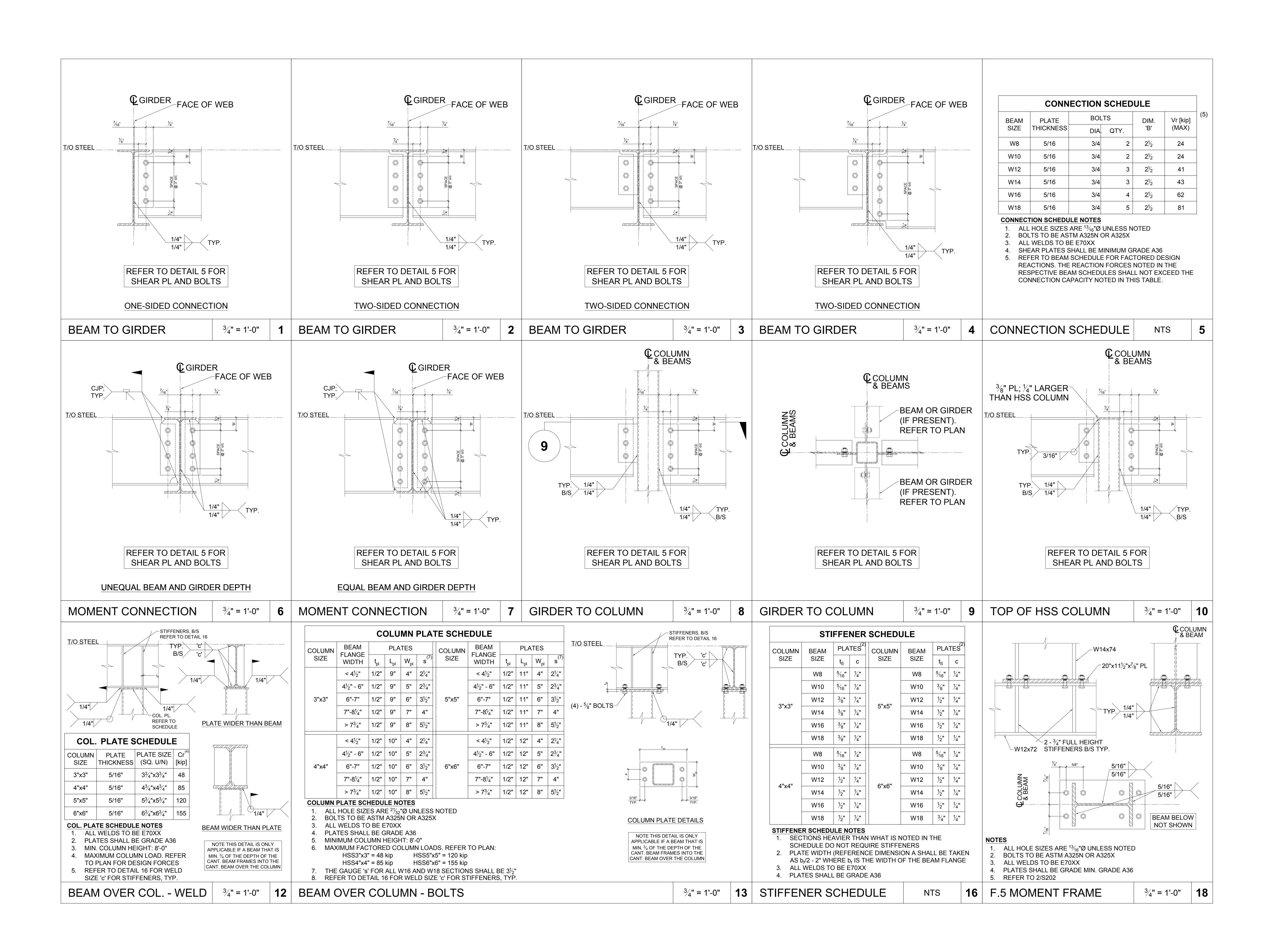
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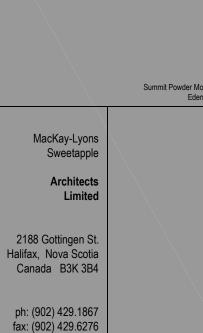
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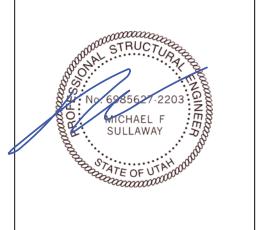
scale: NOT TO SCALE date: 2018-05-20 drawn: DP





Lot 14 Mountain House





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01 Issued for Costing 2018.05.30

Revision:

NOTES:

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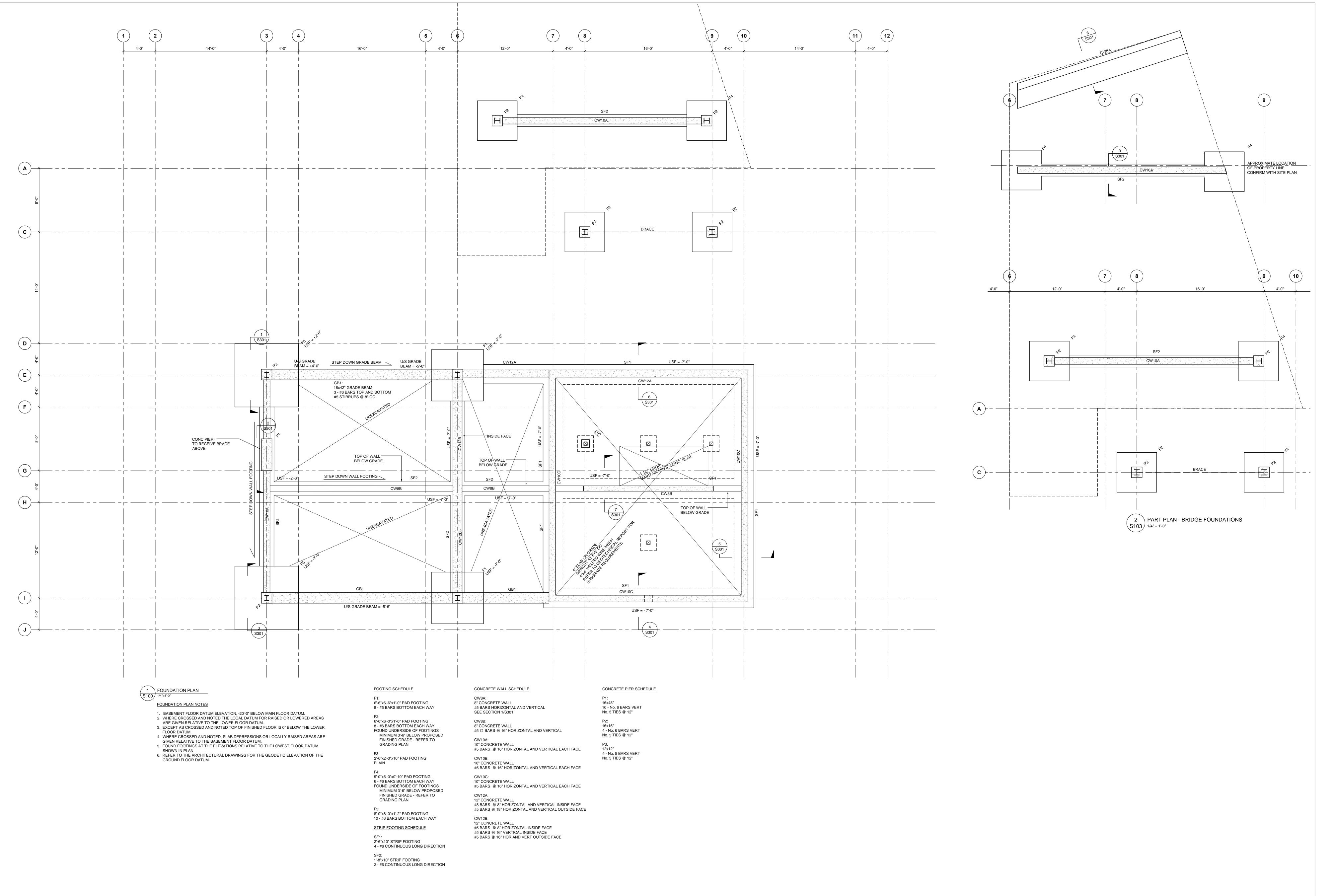
comply with the National Building Code of Canada.

SHOP DRAWINGS:

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

Typical Steel Details

scale: NOT TO SCALE
date: 2018-05-20
drawn: DP
chk'd: TJ



MacKay-Lyons
Sweetapple

Architects
Limited

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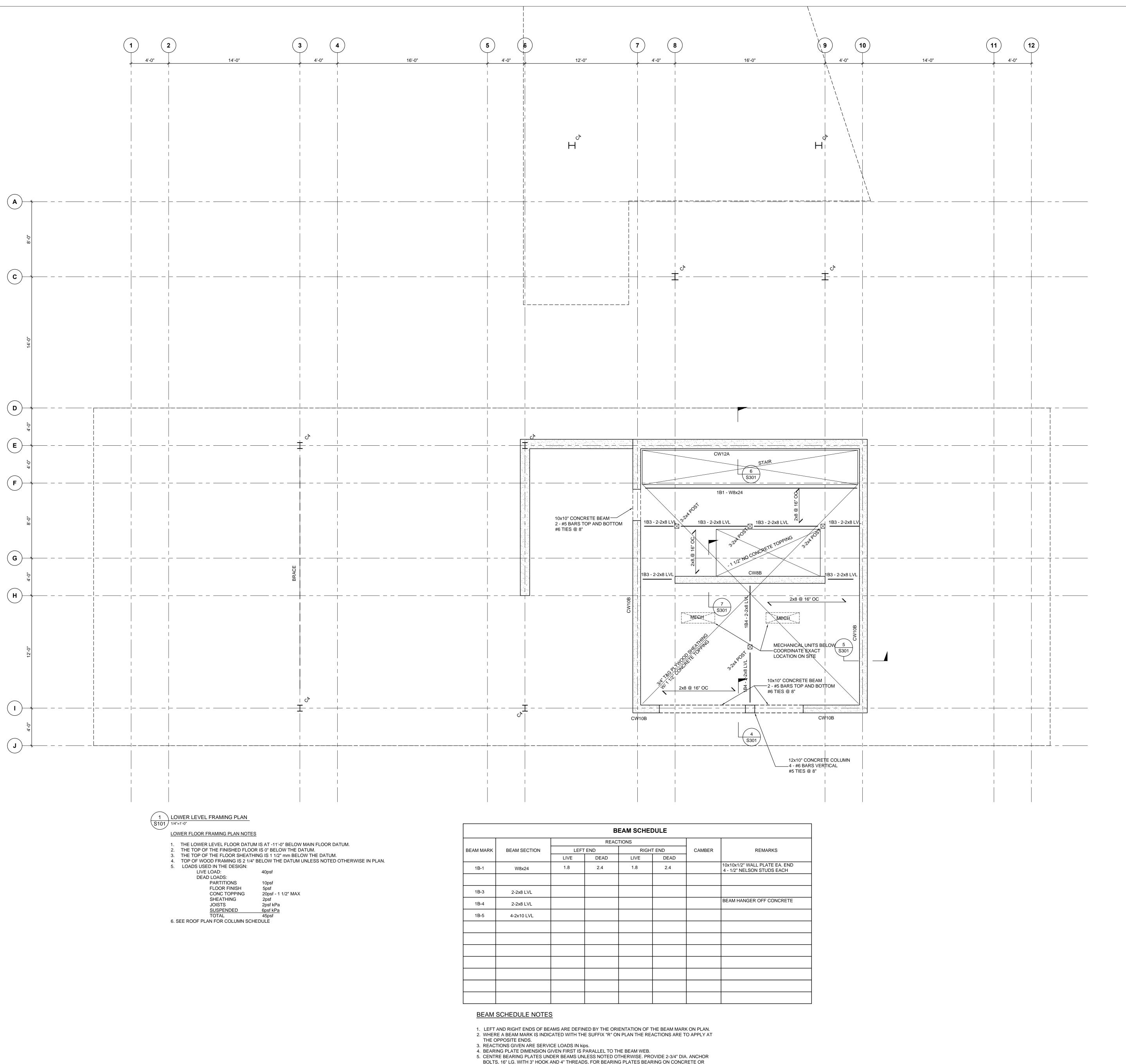
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Foundation Plan

scale: 1/4" = 1'-0"
date: 2018-05-20
drawn: DP



- MASONRY, UNLESS NOTED OTHERWISE. ALTERNATIVELY ANCHOR RODS MAY BE WELDED TO UNDERSIDE OF BEARING PLATE. GROUT MASONRY AS INDICATED IN THE GENERAL NOTES, UNLESS
- 6. DESIGN CONNECTIONS FOR AXIAL FORCE (Pf), END MOMENT (Mf), TORSION (Tf) OR OUT OF PLANE HORIZONTAL FORCE (Hf) SHOWN IN THE REMARKS COLUMN, IN ADDITION TO THE VERTICAL SHEAR PROVIDED IN THE REACTION COLUMN. 7. CAMBERS ARE IN INCHES.



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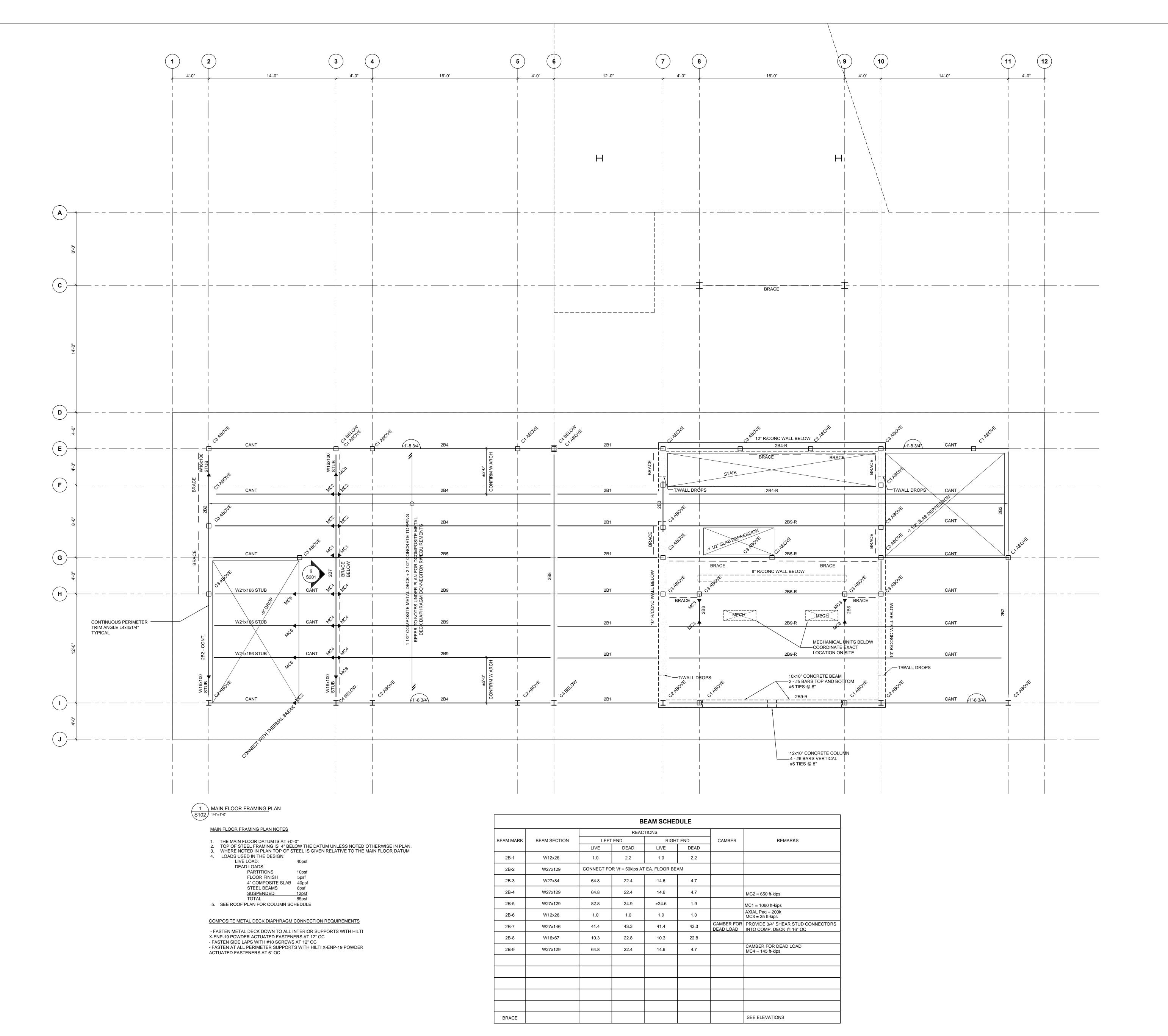
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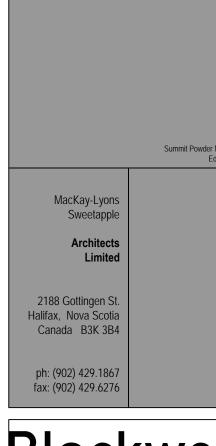
Lower Floor

scale: 1/4" = 1'-0" date: 2018-05-20



### STEEL BEAM SCHEDULE NOTES

- 1. LEFT AND RIGHT ENDS OF BEAMS ARE DEFINED BY THE ORIENTATION OF THE BEAM MARK ON PLAN. 2. WHERE A BEAM MARK IS INDICATED WITH THE SUFFIX "R" ON PLAN THE REACTIONS ARE TO APPLY AT THE OPPOSITE ENDS.
- 3. REACTIONS GIVEN ARE SERVICE LOADS IN kips. 4. BEARING PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE BEAM WEB. 5. CENTRE BEARING PLATES UNDER BEAMS UNLESS NOTED OTHERWISE. PROVIDE 2-3/4" DIA. ANCHOR
- BOLTS, 16" LG. WITH 3" HOOK AND 4" THREADS, FOR BEARING PLATES BEARING ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. ALTERNATIVELY ANCHOR RODS MAY BE WELDED TO
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- HORIZONTAL FORCE (Hf) SHOWN IN THE REMARKS COLUMN, IN ADDITION TO THE VERTICAL SHEAR PROVIDED IN THE REACTION COLUMN.
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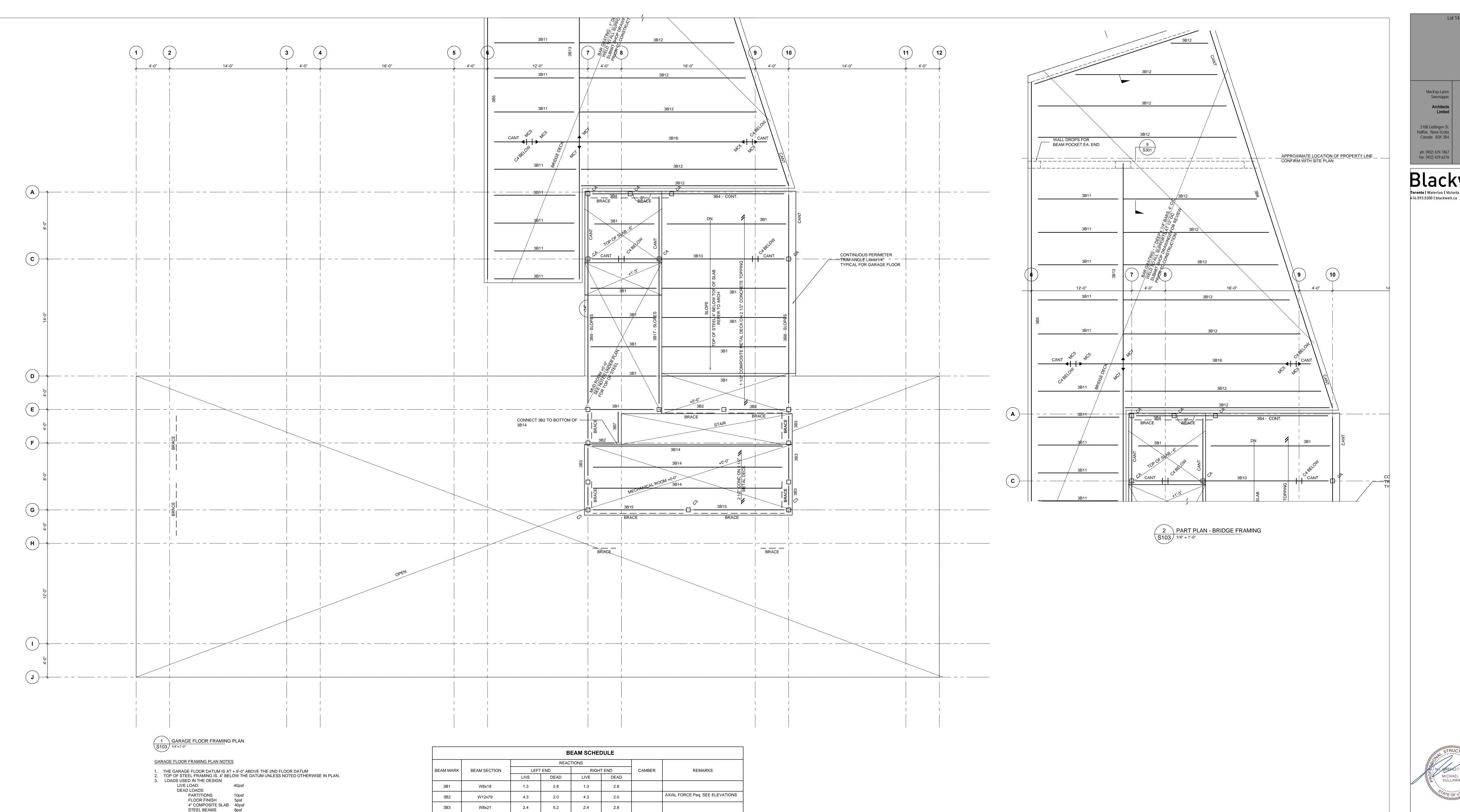
comply with the National Building Code of Canada. SHOP DRAWINGS: Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements

consult Architect. All minimum dimensions are to

of the building.

scale: 1/4" = 1'-0" date: 2018-05-20

drawn: DP



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consult Architect. All minimum dimensions are to

Garage Floor

of the building.

scale: 1/4" = 1'-0" date: 2018-05-20 drawn: DP

W12x35

W30x90

W30x90

W6x20

W18x45

W10x68

W30x90

W12x14

W12x22

W30x90

W8x18

W16x45

W30x90

W18x46

STEEL BEAM SCHEDULE NOTES

BRACE HSS 152x152x6.4

3B5

3B7

3B9

3B10

3B11

3B12

3B13

3B14

3B15

3B16

3B17

- 1. LEFT AND RIGHT ENDS OF BEAMS ARE DEFINED BY THE ORIENTATION OF THE BEAM MARK ON PLAN. 2. WHERE A BEAM MARK IS INDICATED WITH THE SUFFIX "R" ON PLAN THE REACTIONS ARE TO APPLY AT THE OPPOSITE ENDS.
- 3. REACTIONS GIVEN ARE SERVICE LOADS IN kips. 4. BEARING PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE BEAM WEB.

3.6

32.6

81.8

4.0

±5.5

± 3.0

3.5

9.8

57.2

4.0

4.0

93.9

±5.5

5.2

1.8

7.4

2.9

0.3

0.8

6.8

1.8

1.8

13.5

7.4

2.4

2.2

1.8

21.3

9.8

180.9

0.3

8.0

1.8

1.8

1.8

5.6

21.3

3.6

35.7

29.2

4.0

21.0

13.2

24.8

3.5

9.8

29.7

4.0

4.0

56.6

21.0

10x16x3/4" B/PL, 2 - 3/4"Ø ANCHORS

MC7 = 265 ft-kips 10x16x3/4" B/PL, 2 - 3/4"Ø ANCHORS

AXIAL FORCE Peq, SEE ELEVATIONS

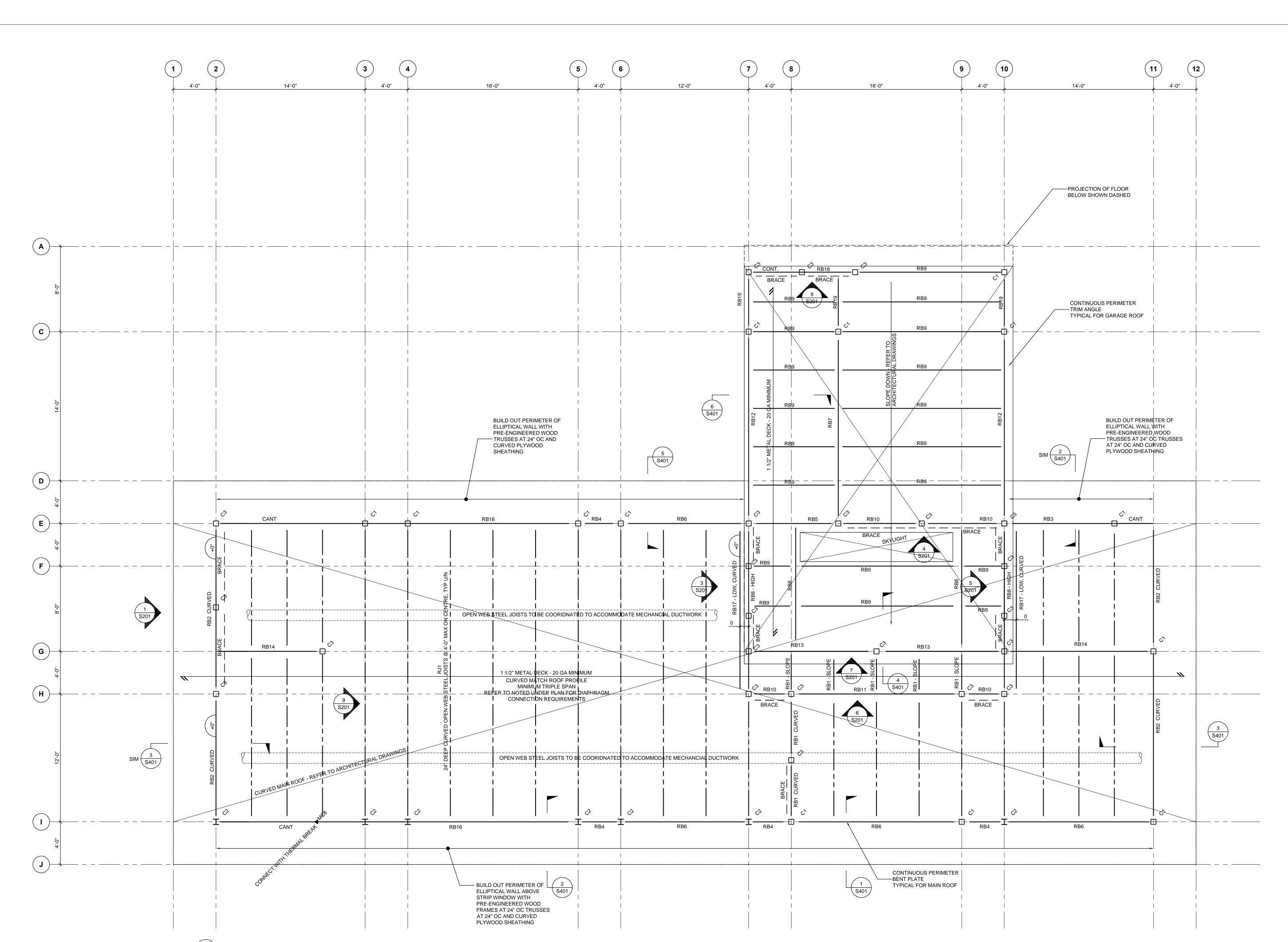
MC5 = 150 ft-kips, BEAM TO COLUMN

- 5. CENTRE BEARING PLATES UNDER BEAMS UNLESS NOTED OTHERWISE. PROVIDE 2-3/4" DIA. ANCHOR BOLTS, 16" LG. WITH 3" HOOK AND 4" THREADS, FOR BEARING PLATES BEARING ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. ALTERNATIVELY ANCHOR RODS MAY BE WELDED TO
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- PROVIDED IN THE REACTION COLUMN.

CAMBERS ARE IN INCHES.

FILE: J:\Job-2017 - 170900 to 170999\170950 Summit Lot 14R\Drawings Structural\170950\_X-TB-E.dwg

4. SEE ROOF PLAN FOR COLUMN SCHEDULE



1 ROOF FRAMING PLAN S104 1/4"=1'-0"

1. ROOF IS CURVED - REFER TO ARCHITECTURAL DRAWINGS FOR UNDERSIDE OF DECK ELEVATIONS 2. TOP OF STEEL BEAMS ARE 4" BELOW THE UNDERSIDE OF THE METAL DECK UNLESS NOTED

3. WHERE NOTED IN PLAN THE TOP OF STEEL ELEVATIONS ARE GIVEN RELATIVE TO UNDERSIDE OF 4. TOP OF STEEL AT UNDERSIDE OF DECK FOR GARAGE ROOF BEAMS 5. SUPERIMPOSED LOADS USED IN THE DESIGN: SNOW + RAIN - 192psf PLUS SNOW ACCUMULATION SHOWN ON PLAN

ROOFING AND INSULATION MECHANICAL EQUIPMENT 6. SELF WEIGHT OF STRUCTURE USED IN THE DESIGN:

STRUCTURAL STEEL 8psf (INLUDES OPEN WEB STEEL JOISTS)

METAL DECK DIAPHRAGM CONNECTION REQUIREMENTS

- FASTEN METAL DECK DOWN TO ALL SUPPORTS WITH HILTI X-ENP-19 POWDER ACTUATED FASTENERS - FASTEN SIDE LAPS WITH #10 SCREWS AT 12" OC - FASTEN AT ALL PERIMETER SUPPORTS WITH HILTI X-ENP-19 POWDER ACTUATED FASTENERS AT 6" OC

				ROO	F BEAM	SCH	HEDU	LE		
				REACTIO	ONS (kips)					
BEAM MARK	BEAM SECTION		EFT EN			RIGHT			CAMBER	REMARKS
		SNOW		DEAD	SNOV	N	DE	AD		AVIAL FORCE D. OFF FLEVATIONS
RB1	W10x22	2.4		0.5	2.4	2.4		.5		AXIAL FORCE Peq, SEE ELEVATIONS CURVE TO MATCH ROOF
RB2	W16x31	10.0	10.0 1.5		10.0	10.0		.5		CURVE TO MATCH ROOF
RB3	W16x31	4.2	.2 0.5		19.8		3.7			
RB4	W16x31	0.5		0.5	0.5		0.5			
RB5	W10x22	22.2		3.1	22.2		3	.1		
RB6	W16x26	12.6		1.9	12.6		1.9			
RB7	W10x54	21.1		3.2	21.1		3.2			
RB8	W10x22	11.9		1.7	11.9		1.7			
RB9	C10x15.3	6.1		1.0	6.1		1.0			
RB10	W16x31	5.3		0.8	5.3		0.8			AXIAL FORCE Peq, SEE ELEVATIONS
RB11	W16x31	19.1		2.7	23.8		3	.4		
RB12	W10x39	12.7		2.0	12.7	12.7		.0		
RB13	W16x31	15.2		2.2	15.2		2	.2		AXIAL FORCE Peq, SEE ELEVATIONS
RB14	W16x26	14.0		2.0	14.0		2.0			
RB15	W16x26	11.0		1.7	11.0		1.7			
RB16	W24x117	14.9	91.0	±4.6	13.5	3.5 2.9		18.4		MC8 = 255 ft-kips
RB17	W12x35	0.5		0.5	0.5	0.5		.5		
RB18	W16x31	6.1		1.0	6.1	6.1		.0		AXIAL FORCE Peq, SEE ELEVATIONS CONTINUOUS OVER COLUMN
RB19	W10x22	6.8		1.0	6.8		1.0			
BRACE	HSS6x6x1/4"									

### STEEL BEAM SCHEDULE NOTES

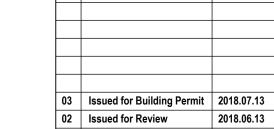
- 1. LEFT AND RIGHT ENDS OF BEAMS ARE DEFINED BY THE ORIENTATION OF THE BEAM MARK ON PLAN. 2. WHERE A BEAM MARK IS INDICATED WITH THE SUFFIX "R" ON PLAN THE REACTIONS ARE TO APPLY AT
- THE OPPOSITE ENDS.
- 3. REACTIONS GIVEN ARE SERVICE LOADS IN kips. 4. BEARING PLATE DIMENSION GIVEN FIRST IS PARALLEL TO THE BEAM WEB. 5. CENTRE BEARING PLATES UNDER BEAMS UNLESS NOTED OTHERWISE. PROVIDE 2 - 3/4" DIA. ANCHOR
- BOLTS, 16" LG. WITH 3" HOOK AND 4" THREADS, FOR BEARING PLATES BEARING ON CONCRETE OR MASONRY, UNLESS NOTED OTHERWISE. ALTERNATIVELY ANCHOR RODS MAY BE WELDED TO UNDERSIDE OF BEARING PLATE. GROUT MASONRY AS INDICATED IN THE GENERAL NOTES, UNLESS
- 6. DESIGN CONNECTIONS FOR AXIAL FORCE (Pf), END MOMENT (Mf), TORSION (Tf) OR OUT OF PLANE HORIZONTAL FORCE (Hf) SHOWN IN THE REMARKS COLUMN, IN ADDITION TO THE VERTICAL SHEAR PROVIDED IN THE REACTION COLUMN. 7. CAMBERS ARE IN INCHES.

	COLUMN SCHEDULE										
MEMBER MARK	MEMBER DESCRIPTION	REMARKS									
C1	HSS6x6x1/4	MAX LOAD, Pf = 75 kips									
C2	W6x25	MAX LOAD, Pf = 75 kips									
C3	HSS6x6x1/2	MAX LOAD, Pf = 75kips COLUMN @ BRACE LOCATION									
C4	W10x49	MAX LOAD, Pf = 330 kips									

### STEEL COLUMN SCHEDULE NOTES

NOTED OTHERWISE.

- 1. CENTRE COLUMNS, CAPS AND FOOTINGS ON GRIDS UNLESS NOTED OTHERWISE. COLUMN LOADS INDICATED ARE FACTORED COMPRESSION.
- 3. REFER TO STANDARD DETAIL 0303 TYPICAL FOOTING AND COLUMN BASE DETAILS UNLESS NOTED OTHERWISE. 4. PROVIDE 4-3/4" DIAM. ANCHOR BOLTS AS PER STANDARD DETAIL 0303 UNLESS



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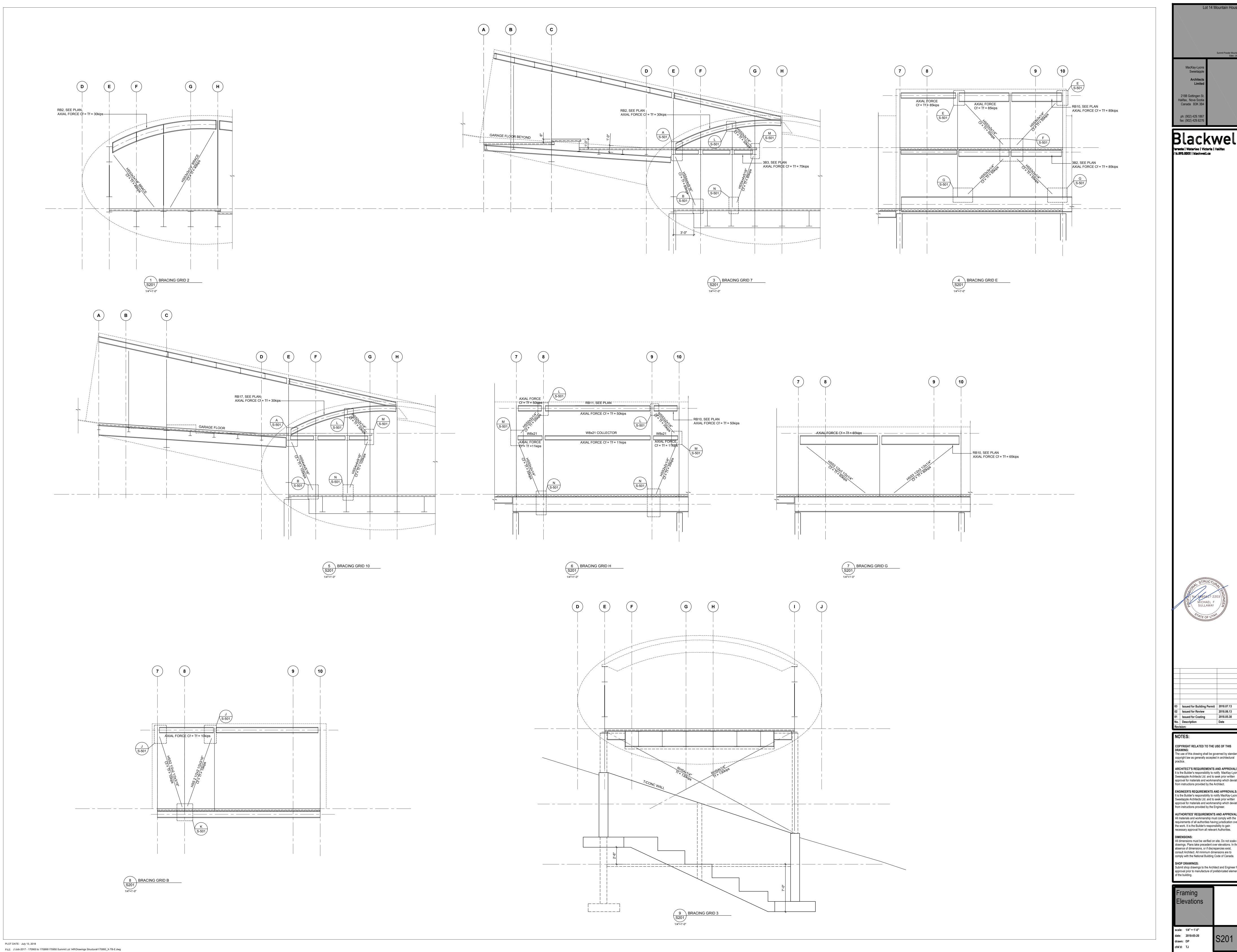
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DIMENSIONS:

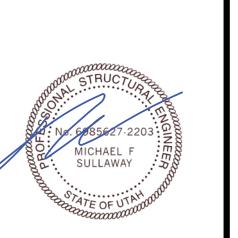
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.





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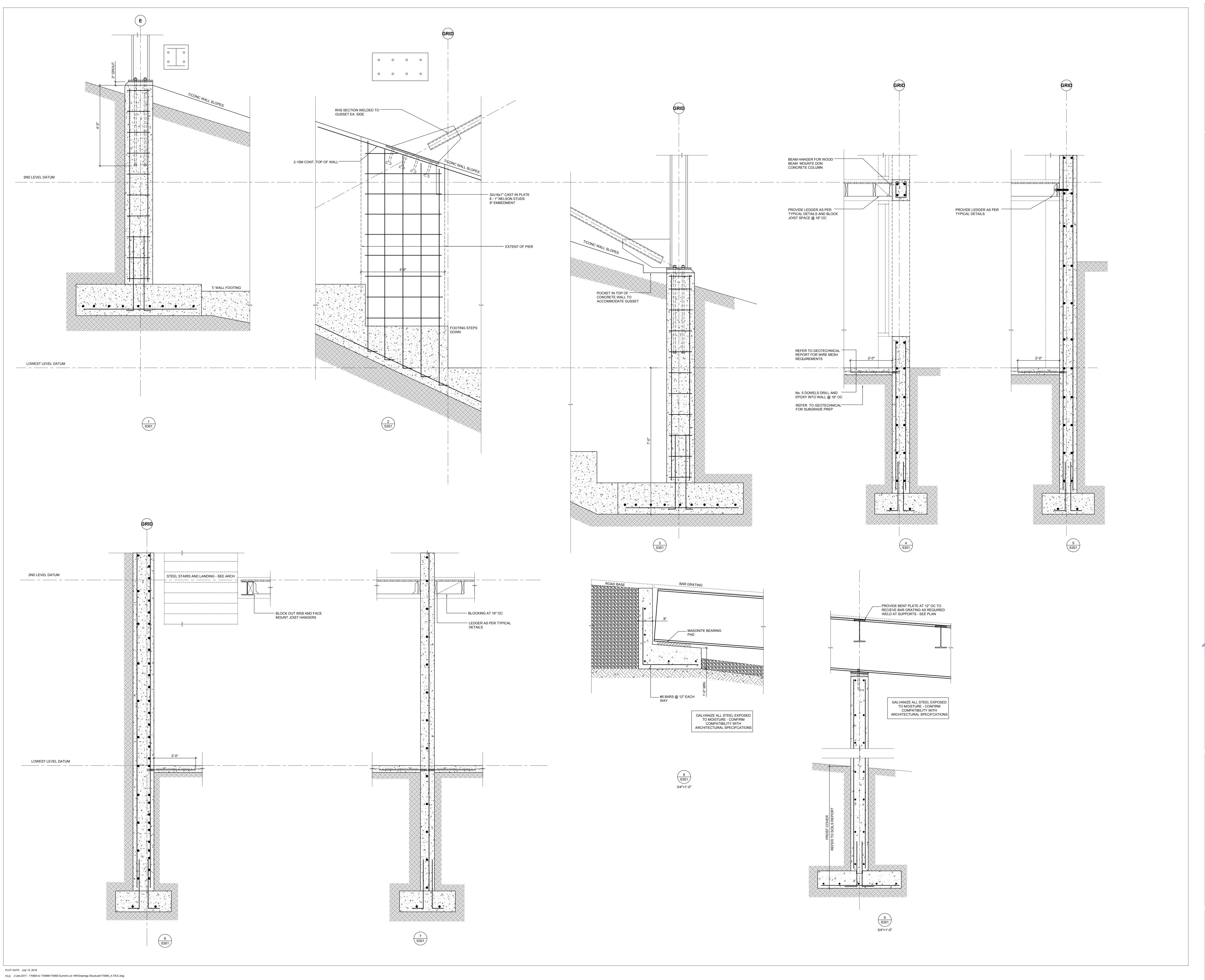
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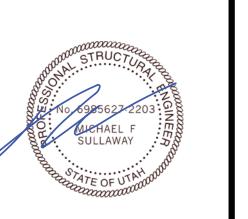
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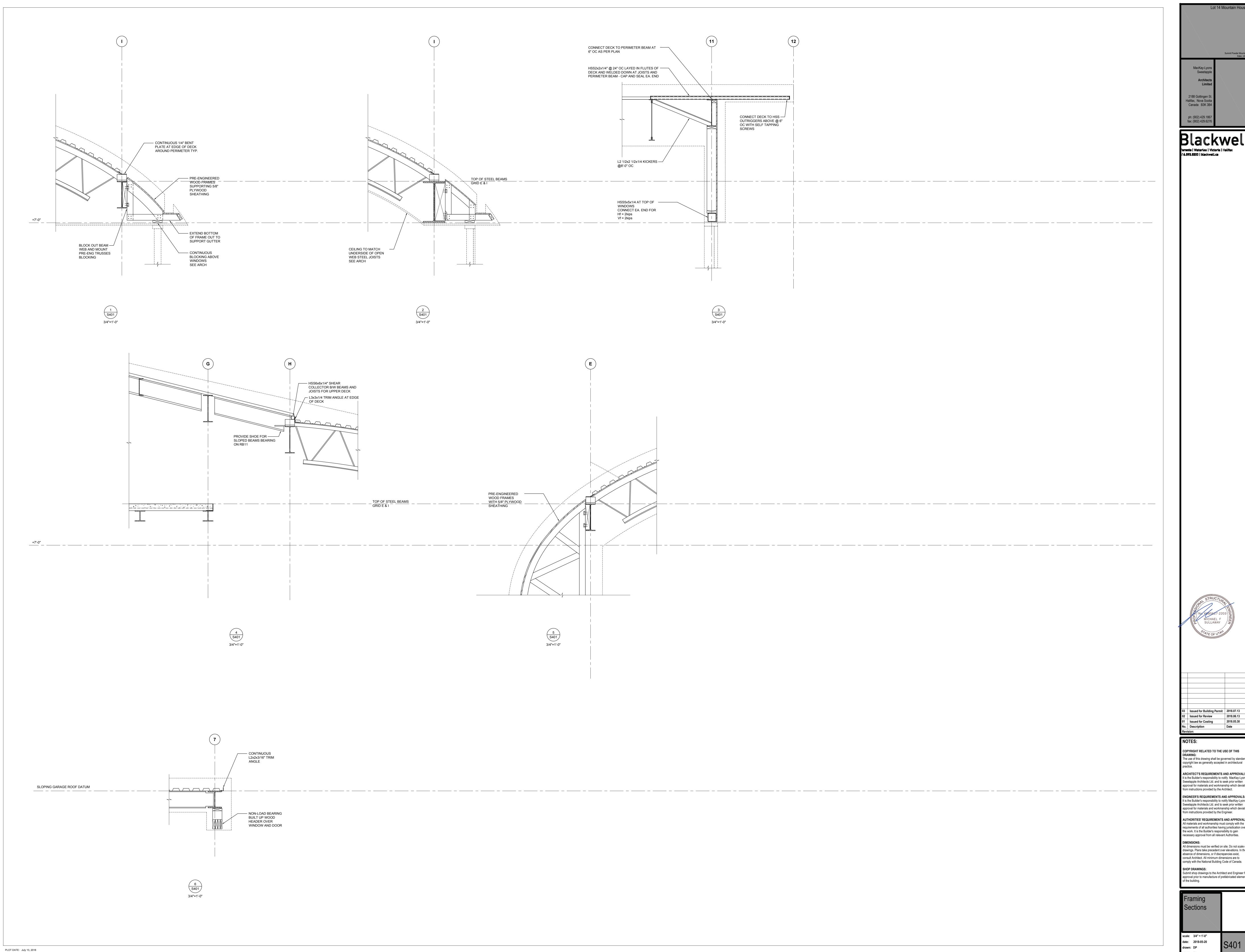
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All dimensions must be verified on site. Do not scale

date: 2018-05-20

PLOT DATE: July 13, 2018



FILE: J:\Job-2017 - 170900 to 170999\170950 Summit Lot 14R\Drawings Structural\170950\_X-TB-E.dwg

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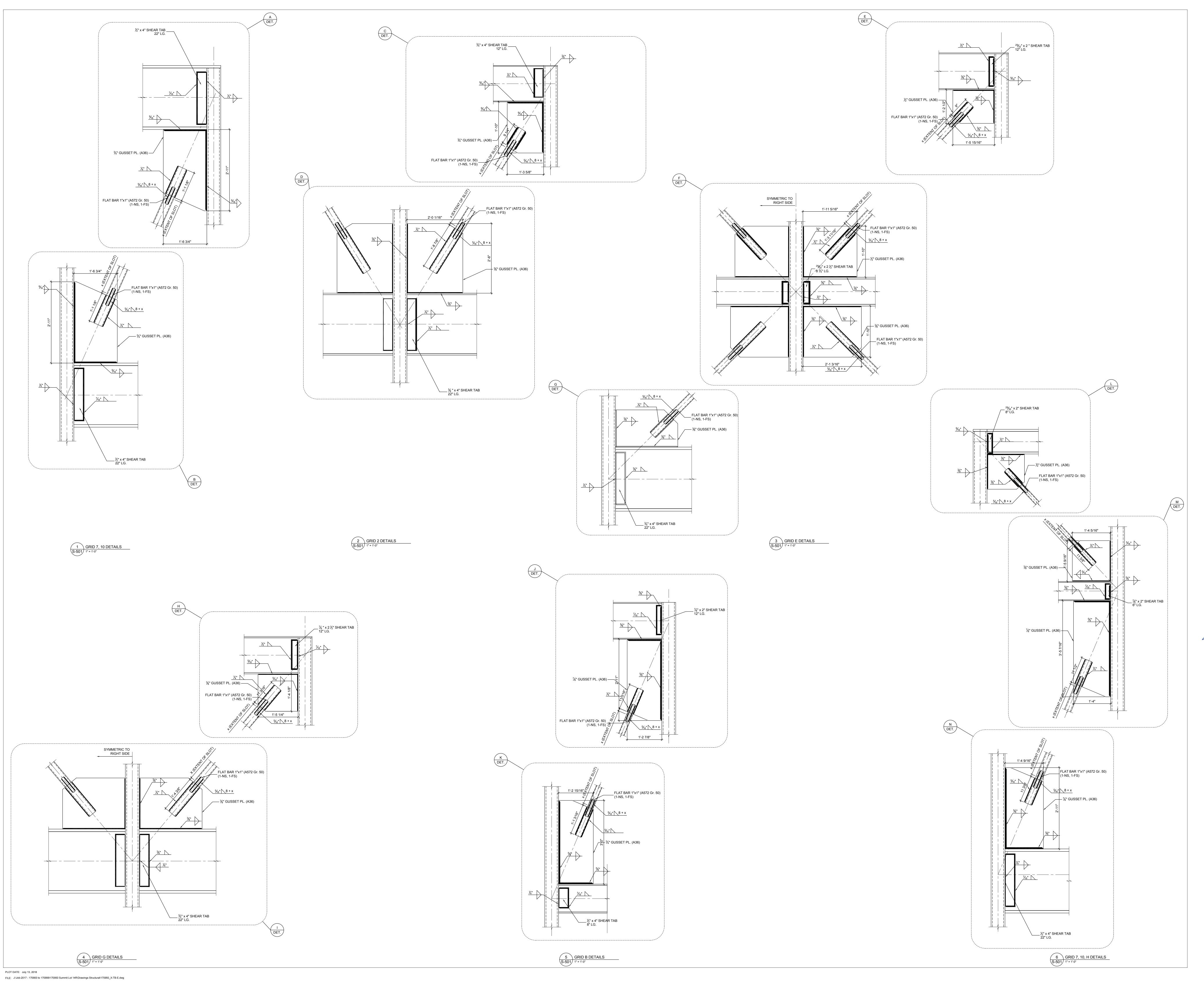
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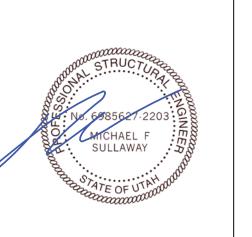
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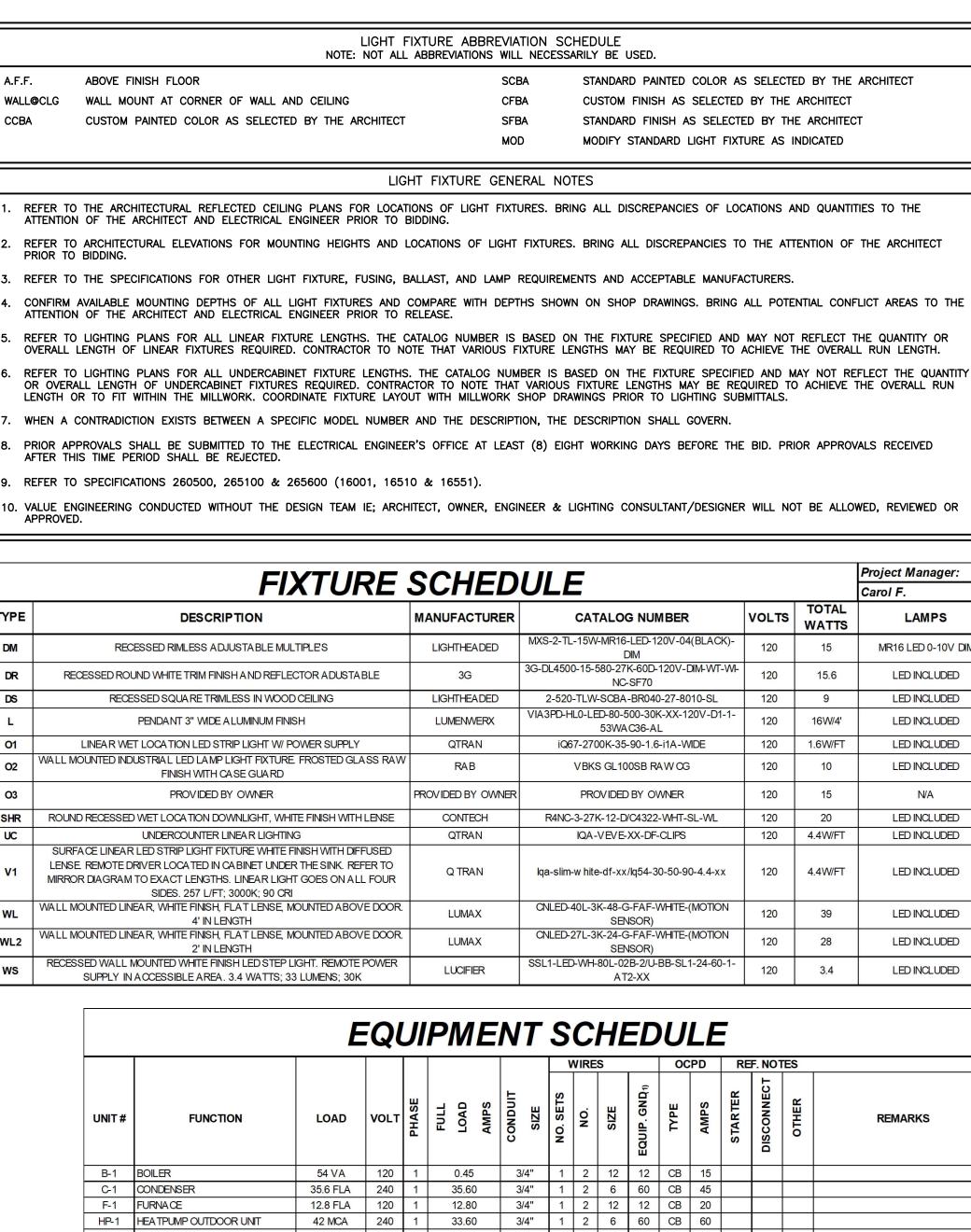
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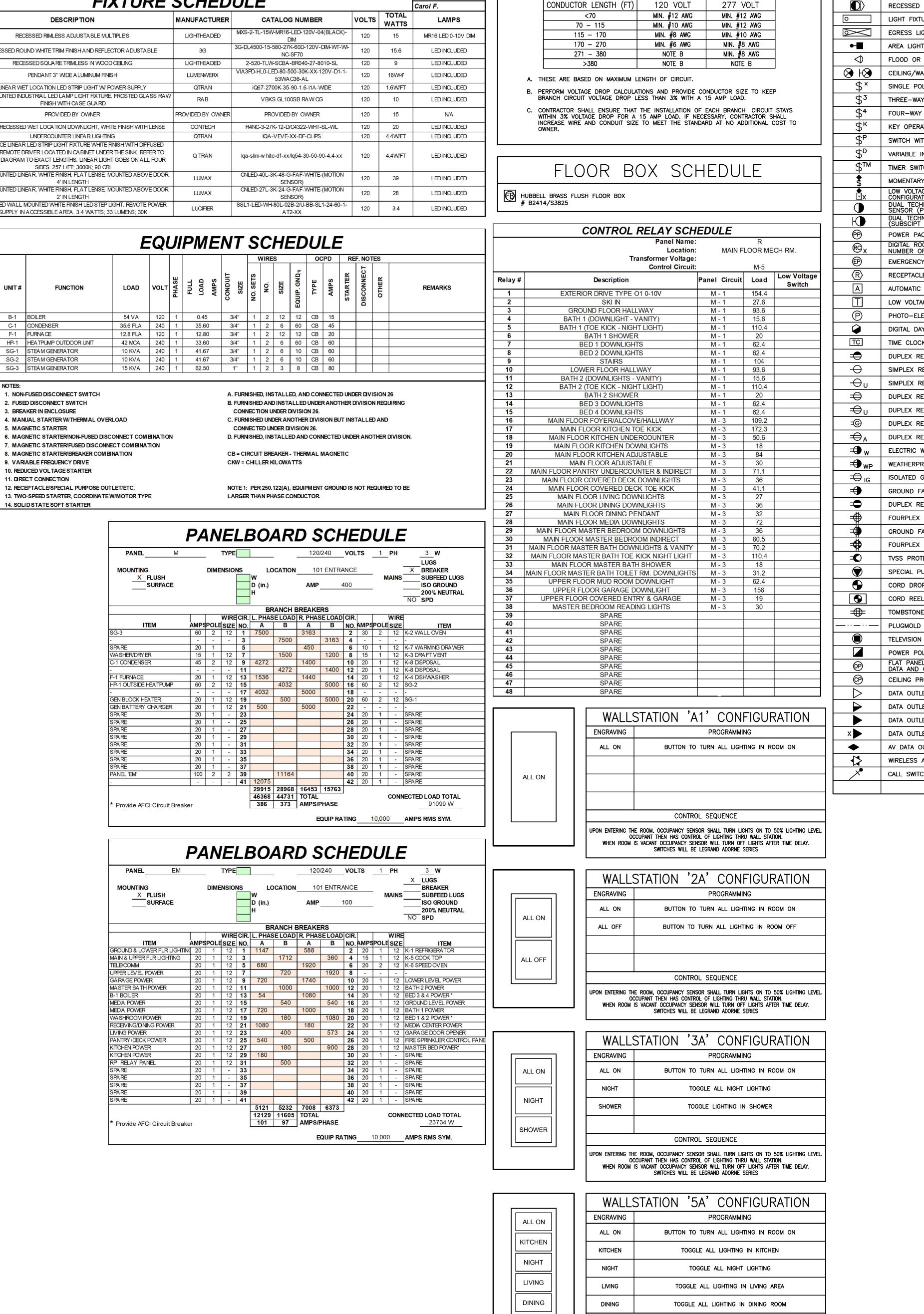
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Connection

scale: 1" = 1'-0" date: 2018-05-20 drawn: DP chk'd: TJ

PLOT DATE: July 13, 2018





GENERAL NOTES

. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.

. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN.

3. CONTRACTOR SHALL VERIFY ALL ELECTRICAL LOADS (VOLTAGE, PHASE, CONNECTION

APPROVED MECHANICAL SHOP DRAWINGS BEFORE BEGINNING ROUGH IN.

6. SEE SPECIFICATION FOR ENERGY SAVING LAMP AND BALLAST REQUIREMENTS.

APPROVED MATERIAL TO MAINTAIN FIRE RATING OF SURFACE PENETRATED.

CIRCUITS SHALL BE RUN WITH CONDUCTORS PER TABLE BELOW.

11. CIRCUITS EXTENDING OVER 70' FOR 120 VOLT AND 115' FOR 277 VOLT 20 AMP

7. FINISHES OF ALL LIGHT FIXTURES SHALL BE AS SELECTED BY ARCHITECT.

REQUIREMENTS, ETC.) OF EQUIPMENT FURNISHED UNDER DIVISION 23 (15) WITH

CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.

WITH MECHANICAL AND CEILING CONTRACTORS.

IN OTHER AREAS.

MASONRY CONTRACTOR.

MAXIMUM LENGTH

EXCEPT THOSE SERVING UNDER COUNTER EQUIPMENT.

CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC

4. SEE SECTION 265100 (16510) OF THE SPECIFICATION REQUIRED COORDINATION MEETINGS

DEVICES, ETC. WHERE APPLICABLE MOUNT ALL WIRING DEVICES ABOVE BACK SPLASH

8. THE ELECTRICAL CONTRACTOR SHALL NOTIFY AND COOPERATE WITH THE MECHANICAL CONTRACTOR SUCH THAT NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE OPERATION

9. ELECTRICAL BOXES SHALL NOT BE LOCATED IN MASONRY COLUMNS IN BRICK WALLS OR

IN GROUTED CELLS ADJACENT TO OPENINGS. COORDINATE LOCATION OF BOXES WITH

10. ALL PENETRATIONS OF FIRE RATED FLOORS, WALLS, AND CEILINGS SHALL BE SEALED WITH

20 AMP MINIMUM BRANCH CIRCUIT CONDUCTOR SIZING

BRANCH CIRCUIT VOLTAGE

CONTROL SEQUENCE

PON ENTERING THE ROOM, OCCUPANCY SENSOR SHALL TURN LIGHTS ON TO 50% LIGHTING LEVEL OCCUPANT THEN HAS CONTROL OF LIGHTING THRU WALL STATION.
WHEN ROOM IS VACANT OCCUPANCY SENSOR WILL TURN OFF LIGHTS AFTER TIME DELAY.

SWITCHES WILL BE LEGRAND ADORNE SERIES

OF THE ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE INSTALLED IN. ENTER OR

PASS THRU ELECTRICAL ROOMS OR SPACES, OR ABOVE OR BELOW ELECTRICAL EQUIPMENT

5. SEE APPLICABLE SHOP DRAWINGS FOR ROUGH IN LOCATION OF ALL EQUIPMENT, WIRING



SEE DIAGRAM

AS NOTED 10. WITH CAP. 1.

AS NOTED SEE DIAGRAM

'S NOTED 9. 11.

CEILING

+4'-0" | 6

AS NOTED 9. 11. 13.

9. 11.

SEE DIAGRAM

SEE DIAGRAM

O.S. & Y. VALVE

FIRE ALARM RELAY OR SECURITY RELAY

TWO-WAY COMMUNICATION CALL STATION

SECURITY SYSTEM OVERHEAD DOOR SWITCH

SECURITY SYSTEM KEYED ACCESS SWITCH

ACCESS CONTROL SYSTEM, REQUEST TO EXIT

ACCESS CONTROL CARD READER

CAMERA - SEE SCHEDULE <

DOOR POSITION INDICATING SWITCH

ARCHITECTURAL ROOM NUMBER

LIGHT FIXTURE (LETTER DESIGNATES TYPE)

ACCESS CONTROL BIOMETRIC READER

TWO-WAY COMMUNICATION SYSTEM ANNUNCIATOR PANEL

FIRE ALARM CONTROL MODULE

FIRE ALARM MONITOR MODULE

SECURITY SYSTEM DOOR SWITCH

SECURITY SYSTEM KEYED PAD

SECURITY MOTION DETECTOR

SECURITY SYSTEM POP-IT

GLASS BREAK DETECTOR

ELECTRIC DOOR STRIKE

ELECTRIC DOOR LOCK

EQUIPMENT NUMBER

CR

DURESS PUSHBUTTON

MAGNETIC SHEAR LOCK

INFRARED SENSOR

ELECTRICAL SYMBOL SCHEDULE

SEE FIXTURE SCHEDULE FOR TYPE, MOUNTING AND WATTAGE.

DUPLEX RECEPTACLE WITH USB OUTLET

DUPLEX RECEPTACLE WITH CONTROL

ELECTRIC WATER COOLER RECEPTACLE

GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE

GROUND FAULT INTERRUPTER FOURPLEX RECEPTACLE

FOURPLEX RECEPTACLE EMERGENCY POWER (RED)

FLAT PANEL DISPLAY WALL BOX, TVSS RECEPT., DATA AND OTHER DEVICES, REFER TO DIAGRAMS

CEILING PROJECTION SYSTEM CEILING BOX

DATA OUTLET W/MORE THAN (3) CABLES

WIRELESS ACCESS POINT, ONE CABLE

DUPLEX RECEPTACLE EMERGENCY POWER (RED)

DUPLEX RECEPTACLE

WEATHERPROOF RECEPTACLE

FOURPLEX RECEPTACLE

TVSS PROTECTED RECEPTACLE

SPECIAL PURPOSE OUTLET

TOMBSTONE RECEPTACLE

DATA OUTLET W/(1) CABLE

DATA OUTLET W/(2) CABLES

DATA OUTLET W/(3) CABLES

TELEVISION OUTLET

AV DATA OUTLET

CALL SWITCH

CORD DROP

CORD REEL

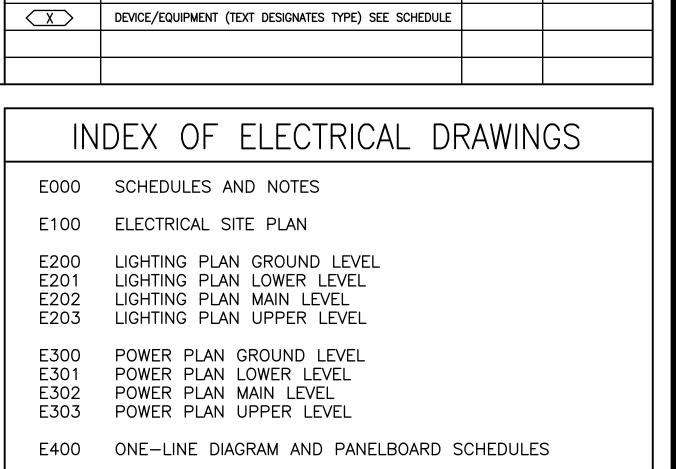
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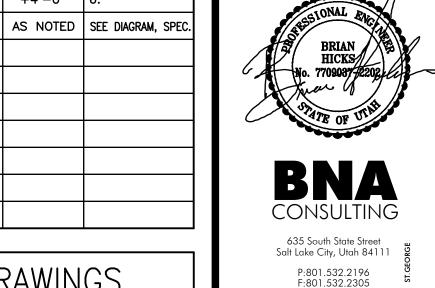
ISOLATED GROUND RECEPTACLE

HEIGHT MEASURED TO CENTER LINE OF THE BOX FROM THE FINISH FLOOR.

PROVIDE H.O.A. AND S.S. PUSHBUTTONS AS REQUIRED.

DOUBLE ARROWS DENOTE A DOUBLE FACE UNIT.





SEE DIAGRAM

+4'-0" 6

+4'-0" | 6.

DOOR

+4'-0" | 6.

+4'-0" | 6.

AS NOTED

CEILING

+4'-0" | 6.

+4'-0" | 6.

CEILING | MOUNT AS PER. MAN

MOUNT AS PER. MAN

MOUNT AS PER. MAN

Lot 14 Mountain Ho

Architects

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and Notes

scale: SEE GRAPH nte: 2018-05-11

# SHEET KEYNOTES

- 1 REFER TO CIVIL PLAN FOR POWER AND COMMUNCATION SERVICE ENTERANCE REQUIREMENTS. LINEAR WET LOCATION LED STRIP LIGHT REFER TO ARCHITECTURAL DETAIL FOR EXACT MOUNTING LOCATION.
- 3 PANEL 'M' IN MECHANICAL ROOM.
- 4 TELE/COMM WALL MOUNTED RACK IN MECHANICAL ROOM. PROVIDED BY OTHERS.
- (5) REMOVE DRIVE FOR TYPE 01 IN GARAGE. WALL MOUNT. EMERGENCY LP FUEL GENERATOR. GENERATOR IS APPROX 6' L x 3' W x 4' H. PROVIDE 4' OF CLEARANCE AND A SOUND WALL. PROPANE CONNECTION AND DESIGN SHALL BE PROVIDED BY OTHERS.

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horizon run road

SKI IN / OUT

## GENERAL SHEET NOTES

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SHEET KEYNOTES

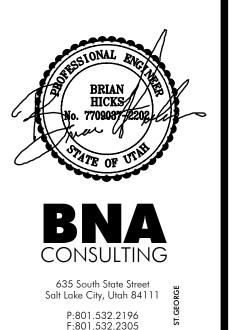
1) MOUNT WALL MOUNTED LIGHT FIXTURE WL ABOVE DOOR OPENING.

 $\stackrel{\textstyle iggreen}{\scriptstyle 2}$  type ws recessed step light shall be mounted +18" above finished floor and/or step.

LIGHTING FIXTURE TO BE MOUNTED BEHIND MIRROR ON ALL FOUR SIDES. REFER TO DETAIL M1 ON SHEET E-400 FOR MORE INFORMATION.

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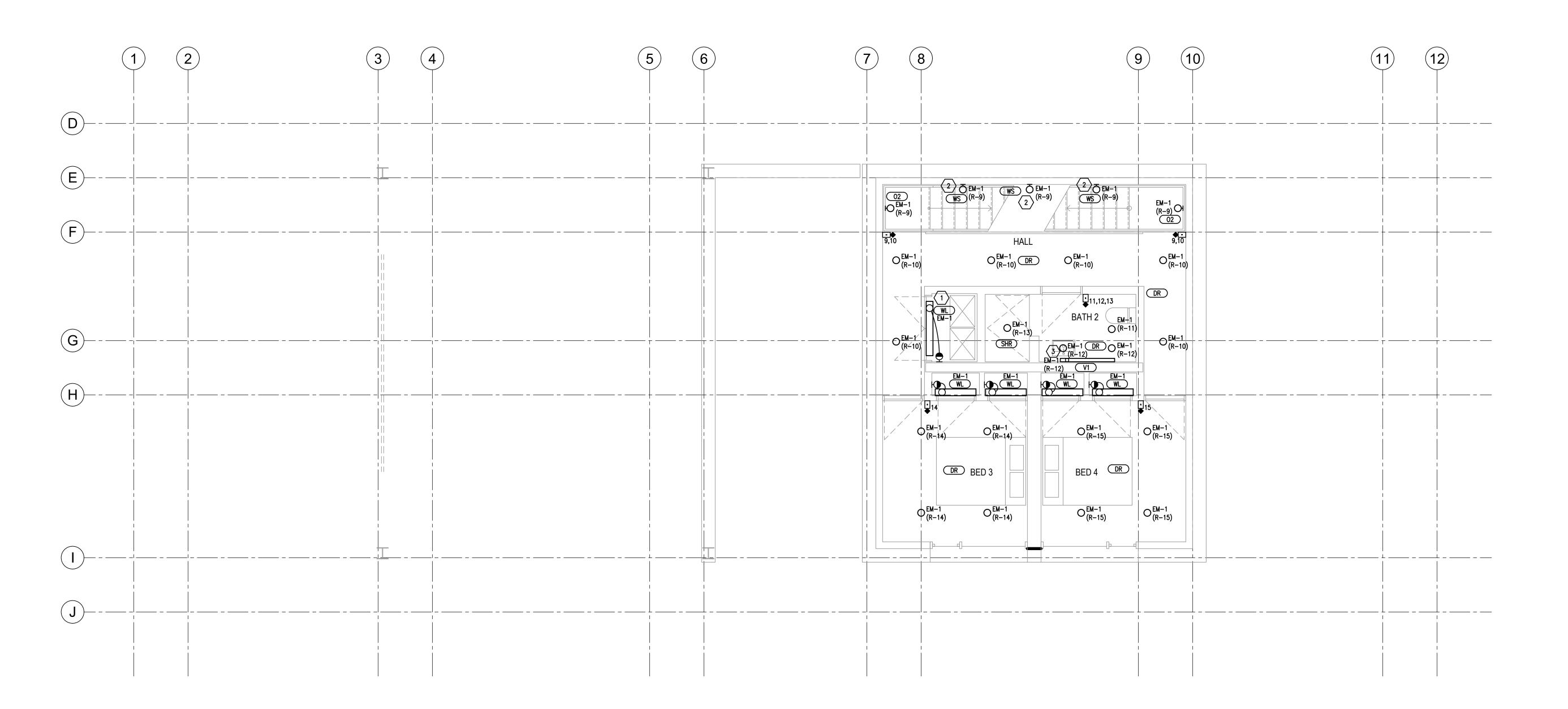
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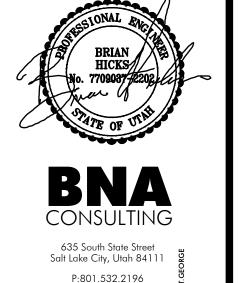
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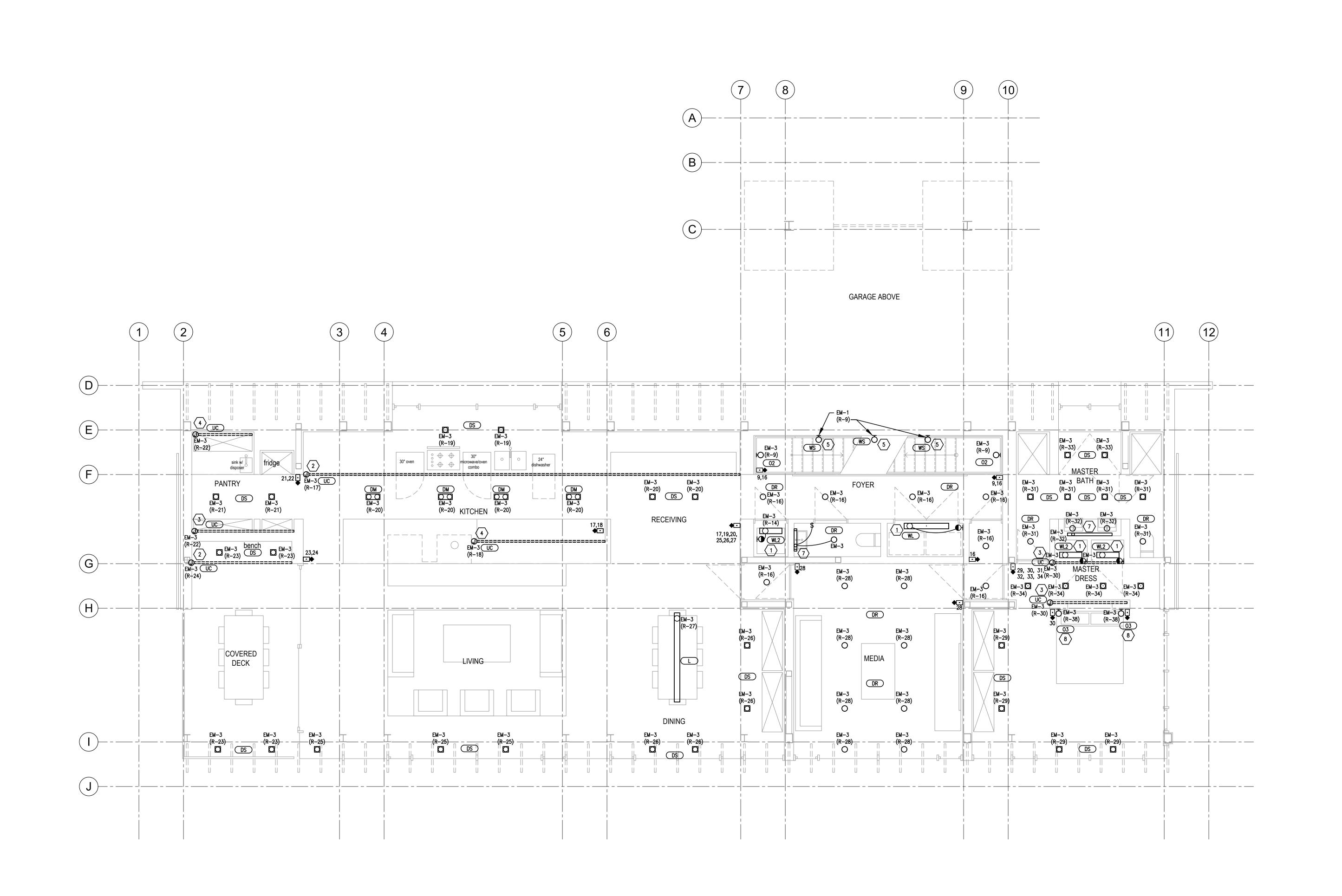
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# SHEET KEYNOTES

- 1 WALL MOUNT ABOVE DOOR OPENING.
- $\langle 2 \rangle$  LIGHT FIXTURE MOUNTED IN TOE KICK.
- (3) LOCATE ABOVE WALL FOR INDIRECT ILLUMINATION ONTO CEILING. 4 UNDER COUNTER LIGHT FIXTURE MOUNT TO FACE OF OVERHANG
- $\langle 5 \rangle$  mount +18" above finish floor or step.
- $\langle 6 \rangle$  FULL MIRROR LIGHTS TO BORDER THE EDGES OF, AND BE MOUNTED ON, THE MIRROR
- T LIGHTING FIXTURE TO BE MOUNTED BEHIND MIRROR ON ALL FOUR SIDES. REFER TO DETAIL M1 ON SHEET E-400 FOR MORE INFORMATION.
- 8 FIXTURE PROVIDED BY OWNER, INSTALLED BY CONTRACTOR. FIXTURE SHALL BE MOUNTED ON THE HEADBOARD COORDINATE EXACT LOCATION WITH OWNER/ARCHITECT PRIOR TO ROUGH—IN.



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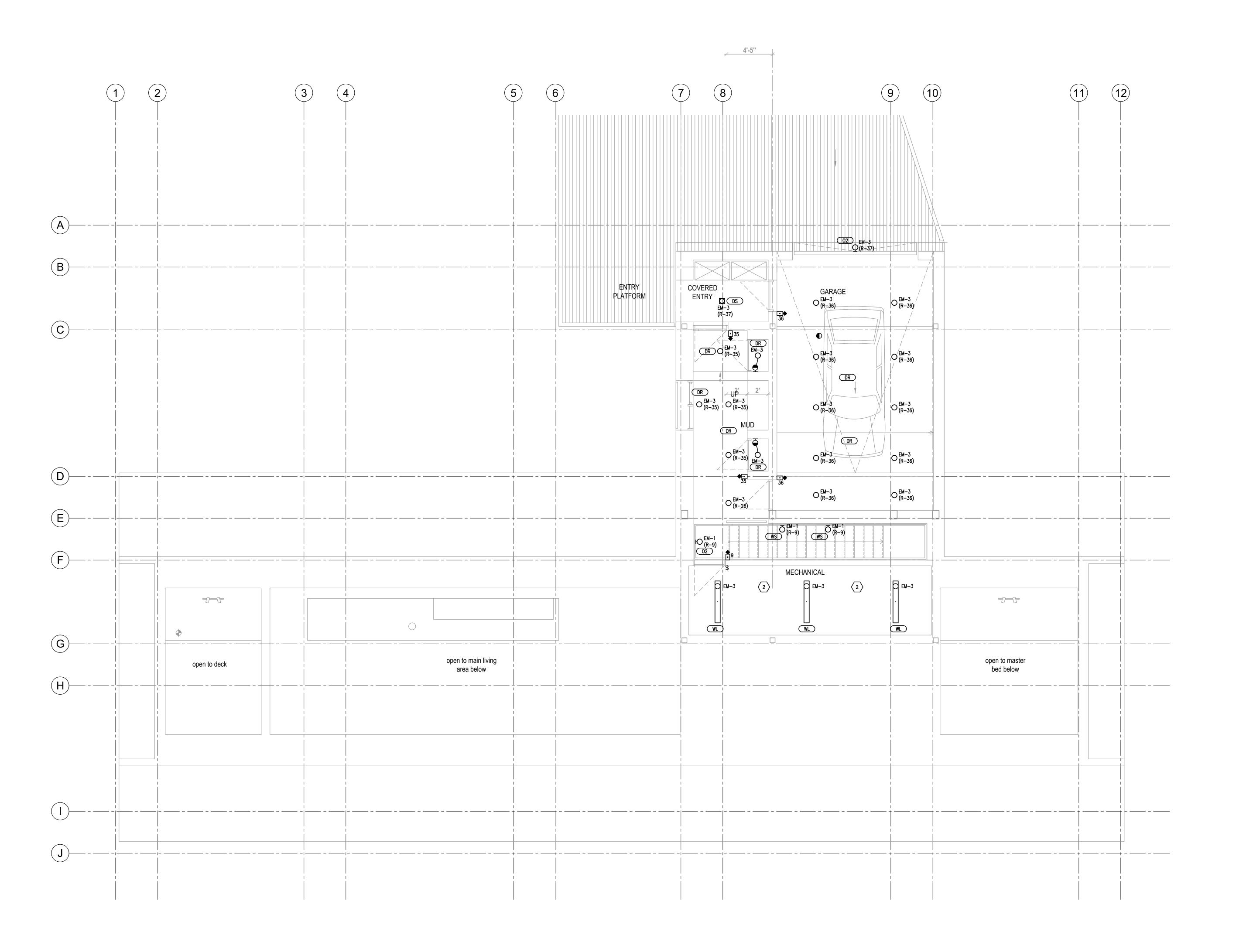
CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES. CONSULT ALL ARCHITECTURAL PLANS, ELEVATIONS & SECTIONS FOR EXACT LOCATIONS OF ALL ELECTRICAL DEVICES. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.

SHEET KEYNOTES

1 MOUNT +18" ABOVE FINISH FLOOR OR STEP.  $\bigcirc$  SURFACE OR PENDANT MOUNT.



Lot 14 Mountain House





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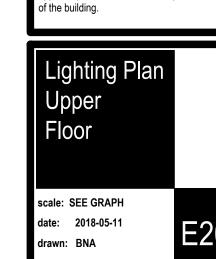
ARCHITECT'S REQUIREMENTS AND APPROVALS It is the Builder's responsibility to notify MacKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect. ENGINEER'S REQUIREMENTS AND APPROVALS:

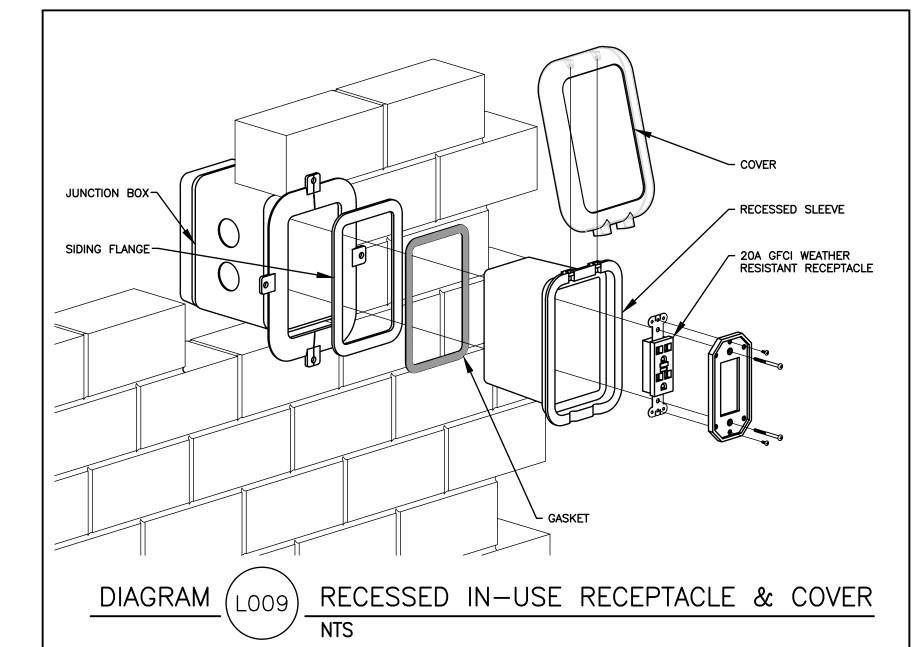
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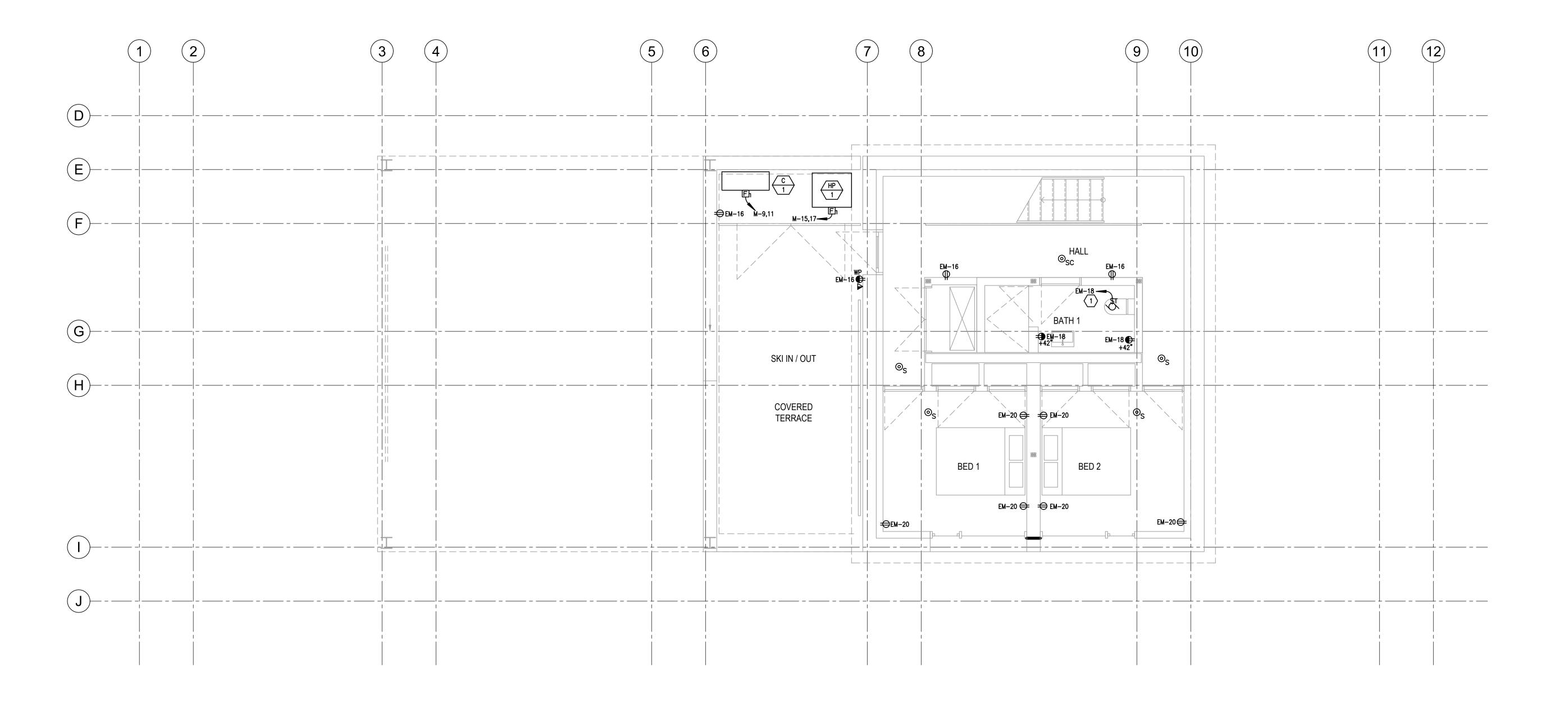
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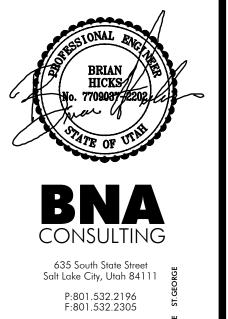
GENERAL SHEET NOTES

1 EXHAUST FAN TO BE CONTROLLED BY SAME SWITCH THAT CONTROLS LIGHT FIXTURES.



Lot 14 Mountain House





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Description Date

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Power Plan Ground Floor

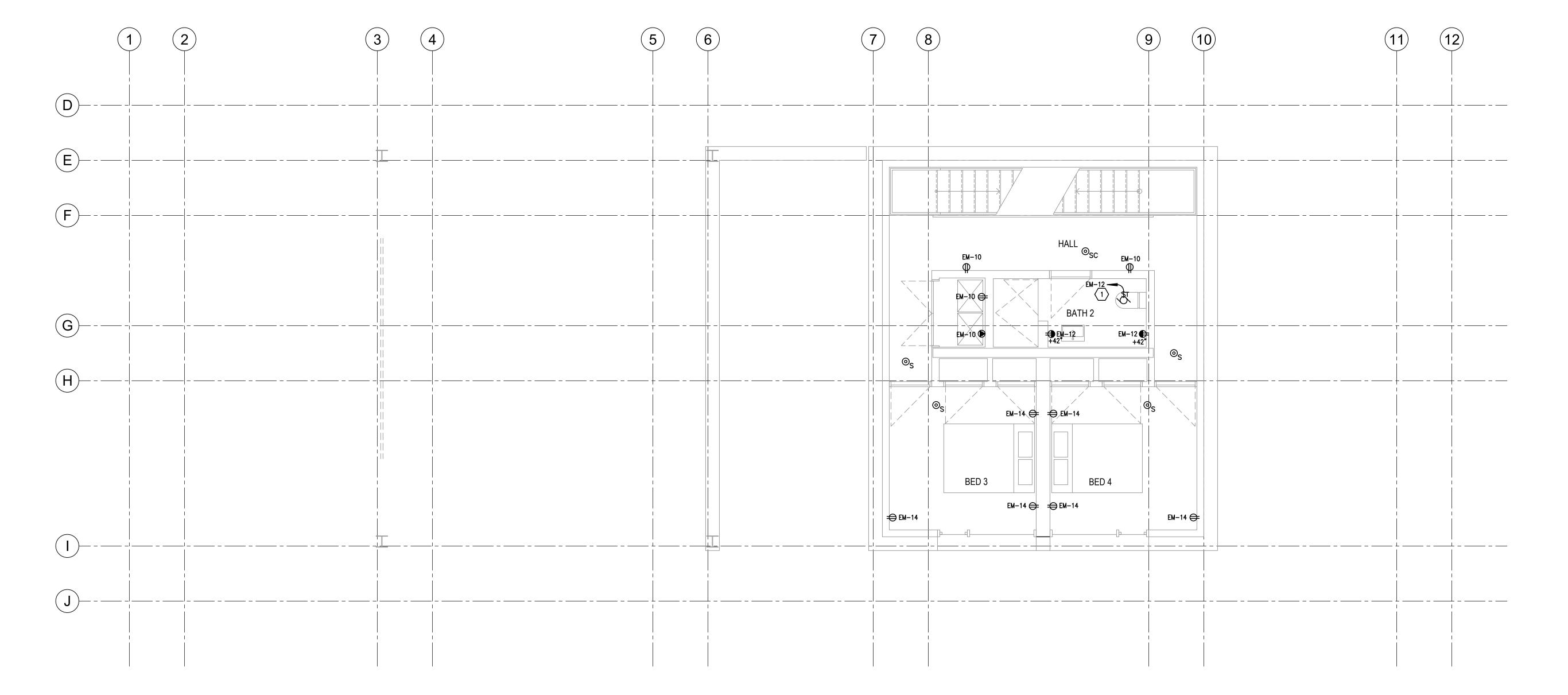
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. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES. CONSULT ALL ARCHITECTURAL PLANS, ELEVATIONS & SECTIONS FOR EXACT LOCATIONS OF ALL ELECTRICAL DEVICES. VERIFY ALL EQUIPMENT DIMENSIONS AND LOCATIONS BEFORE BEGINNING ROUGH IN. CONSULT ALL APPLICABLE CONTRACT DRAWINGS AND SHOP DRAWINGS TO INSURE NEC CODE CLEARANCES REQUIRED AROUND ALL ELECTRICAL EQUIPMENT.

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Lot 14 Mountain House

MacKay-Lyons Sweetapple

Architects Limited

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

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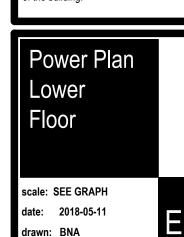
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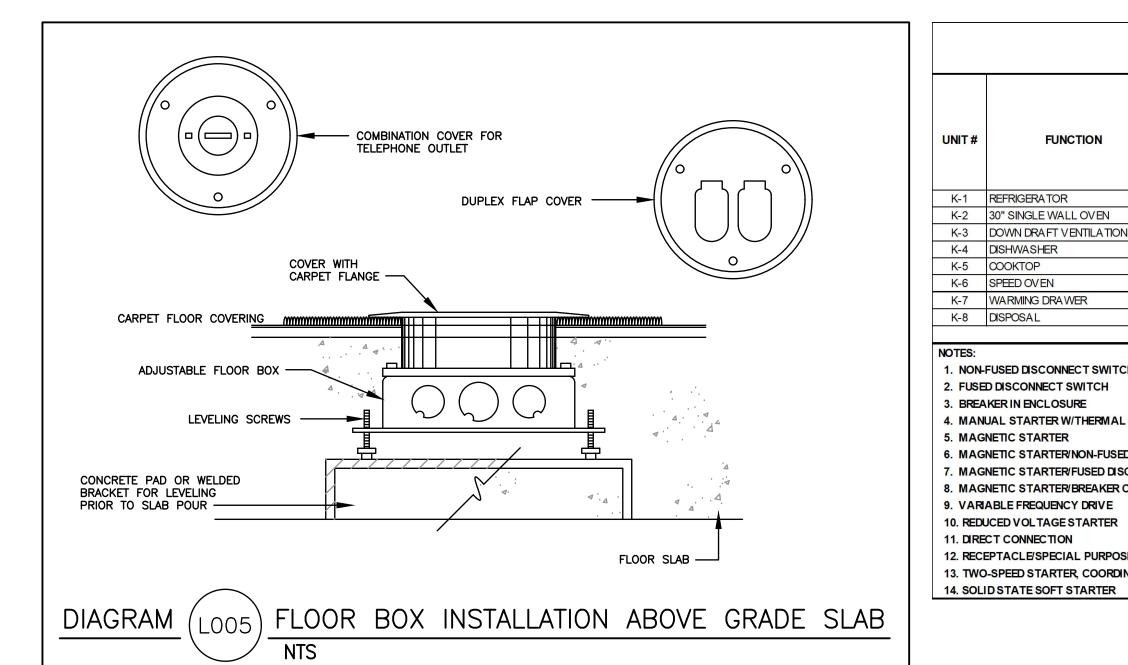
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							WIRES				OCPD			F. NO	TES	
UNIT#	FUNCTION	LOAD	VOLT	PHASE	FULL LOAD AMPS	CONDUIT	NO. SETS	NO.	SIZE	EQUIP. GND(1)	TYPE	AMPS	STARTER	DISCONNECT	OTHER	REMARKS
K-1	REFRIGERA TOR	588 VA	120	1	4.90	3/4"	1	2	12	12	СВ	20			12A	
K-2	30" SINGLE WALL OVEN	6325 VA	240	1	26.35	3/4"	1	2	8	60	CB	30			11A	
K-3	DOWN DRAFT VENTILATION	1200 VA	120	1	10.00	3/4"	1	2	12	12	CB	20			12A	
K-4	DISHWASHER	1440 VA	120	1	12.00	3/4"	1	2	12	60	CB	20			12A	
K-5	СООКТОР	360 VA	120	1	3.00	3/4"	1	2	12	12	СВ	15			12A	
K-6	SPEED OVEN	3840 VA	240	1	16.00	3/4"	1	2	12	12	СВ	20			11A	
K-7	WARMING DRAWER	450 VA	120	1	3.75	3/4"	1	2	12	12	СВ	15			12A	
K-8	DISPOSAL	1400 VA	120	1	11.67	3/4"	1	2	12	12	СВ	20			11A	LOCATE SWITCH UNDER SINK

3. BREAKER IN ENCLOSURE 4. MANUAL STARTER W/THERMAL OVERLOAD 5. MAGNETIC STARTER 6. MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION 8. MAGNETIC STARTER/BREAKER COMBINATION

7. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION 9. VARIABLE FREQUENCY DRIVE 10. REDUCED VOLTAGE STARTER 11. DIRECT CONNECTION 12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC. 13. TWO-SPEED STARTER, COORDINATE W/MOTOR TYPE

CONNECTION UNDER DIVISION 26. C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26. D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION.

NOTE 1: PER 250.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE

CB = CIRCUIT BREAKER - THERMAL MAGNETIC CKW = CHILLER KILOWATTS

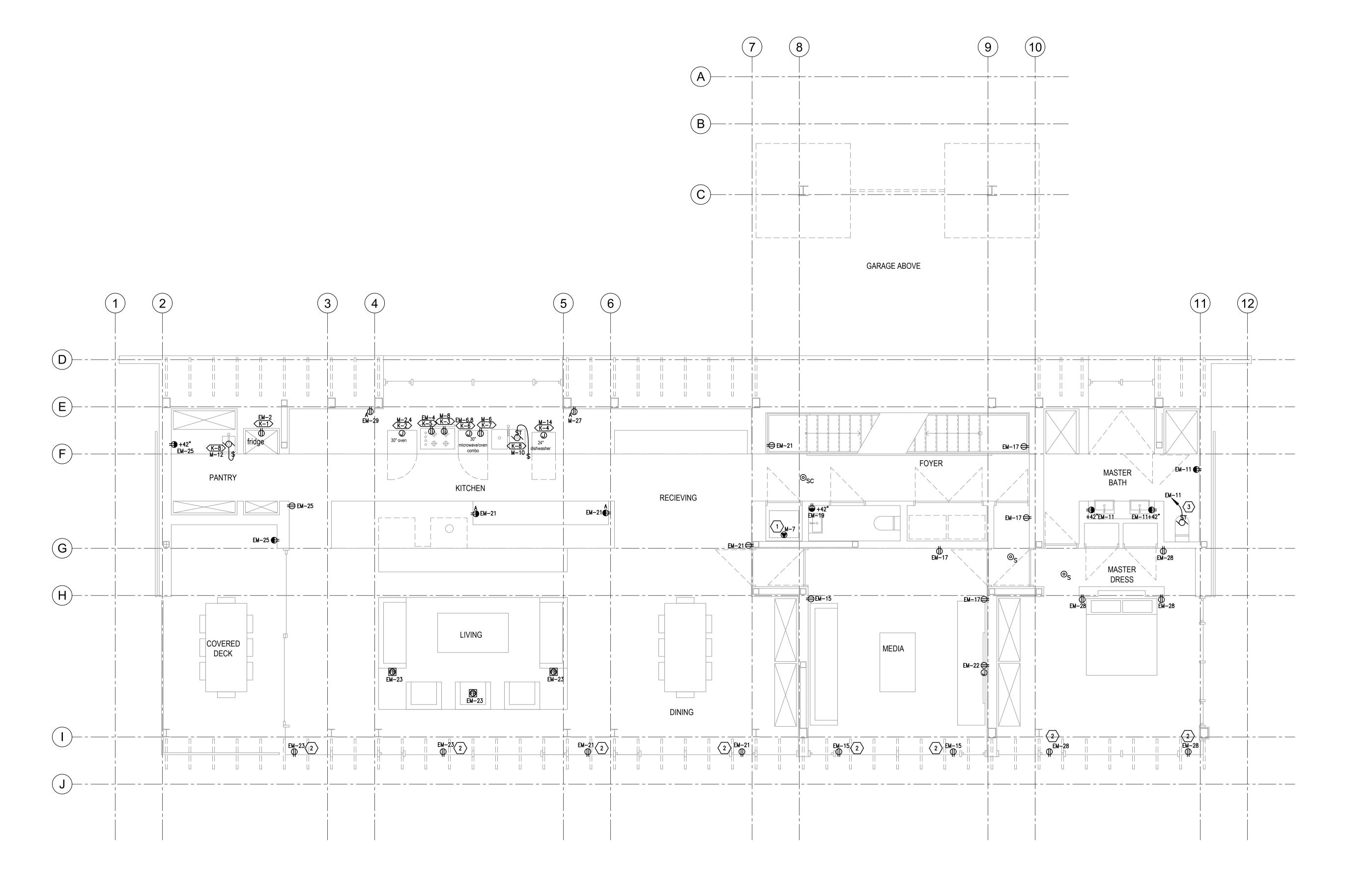
LARGER THAN PHASE CONDUCTOR.

# GENERAL SHEET NOTES

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SHEET KEYNOTES

1 STACKABLE WASHER/DRYER (2) LOCATE RECEPTACLE IN TOE KICK.  $\overline{3}$  EXHAUST FAN TO BE CONTROLLED BY SAME SWITCH THAT CONTROLS LIGHT FIXTURES.





Lot 14 Mountain House

MacKay-Lyons Sweetapple

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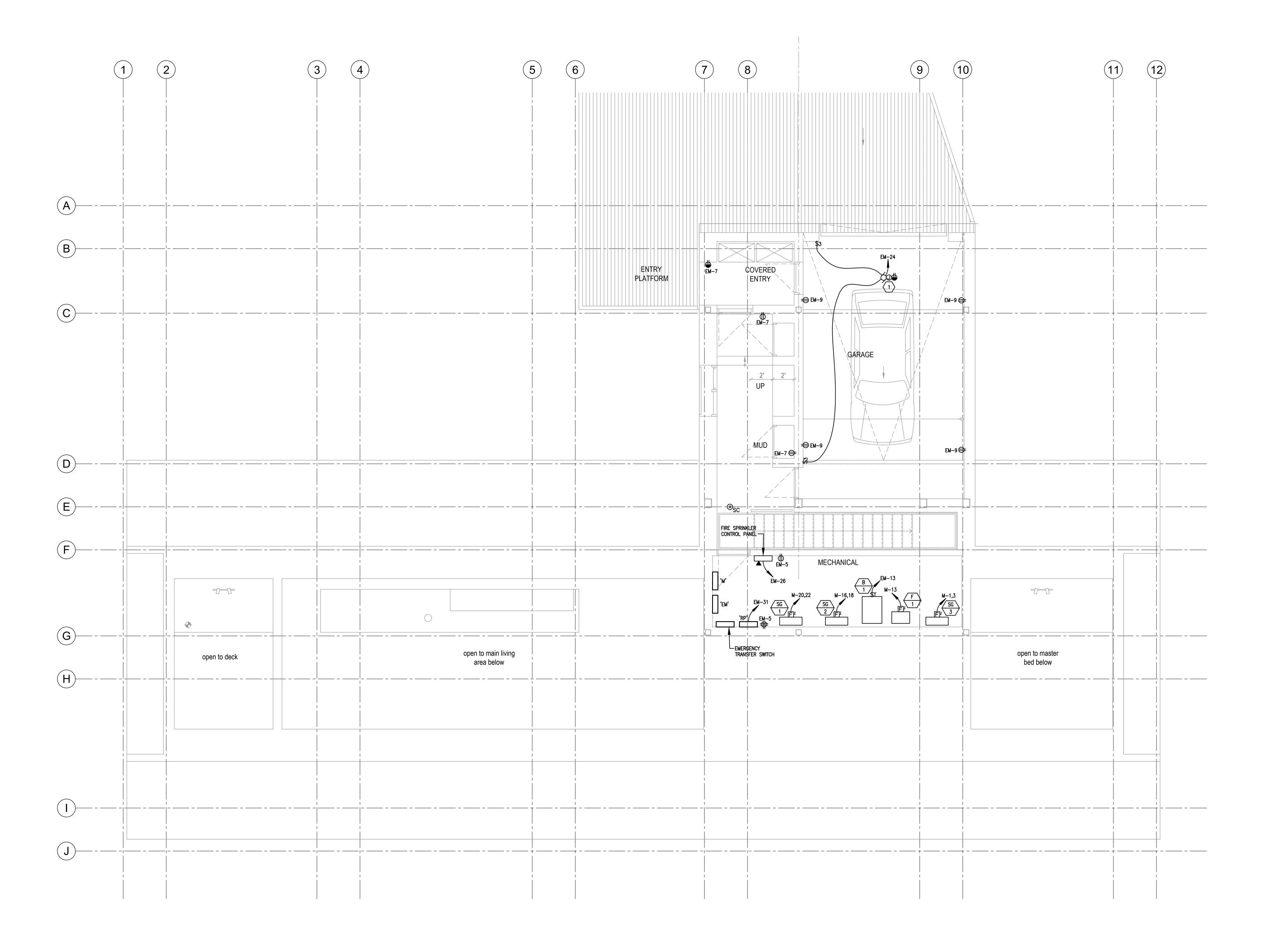


SHEET KEYNOTES

1 GARAGE DOOR OPENER.



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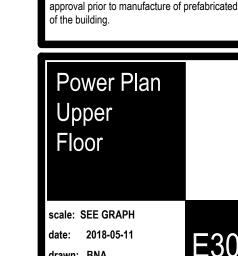
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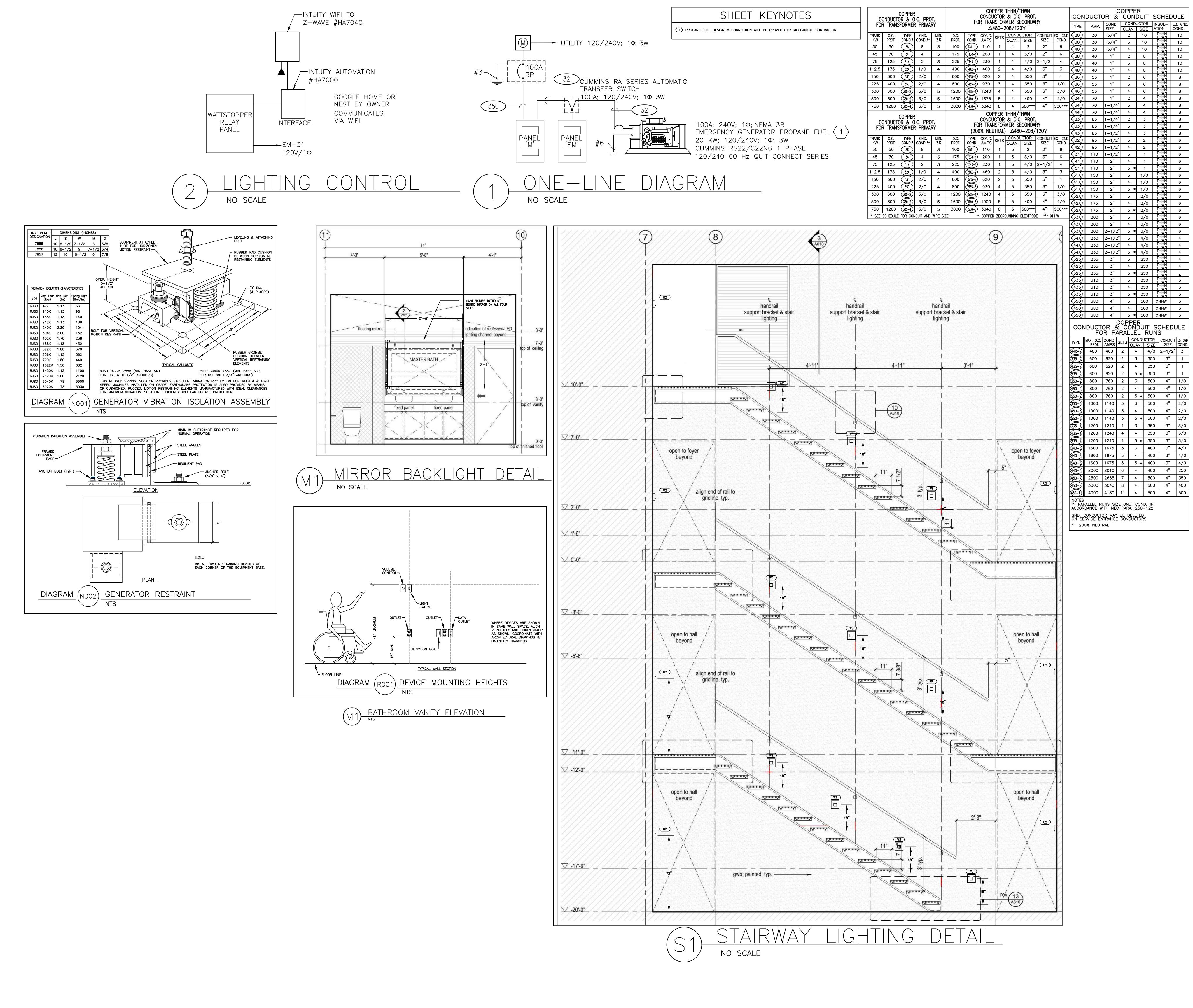
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BRIAN HICKS
No. 7709087 42202

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Revision:

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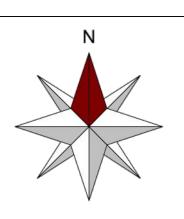
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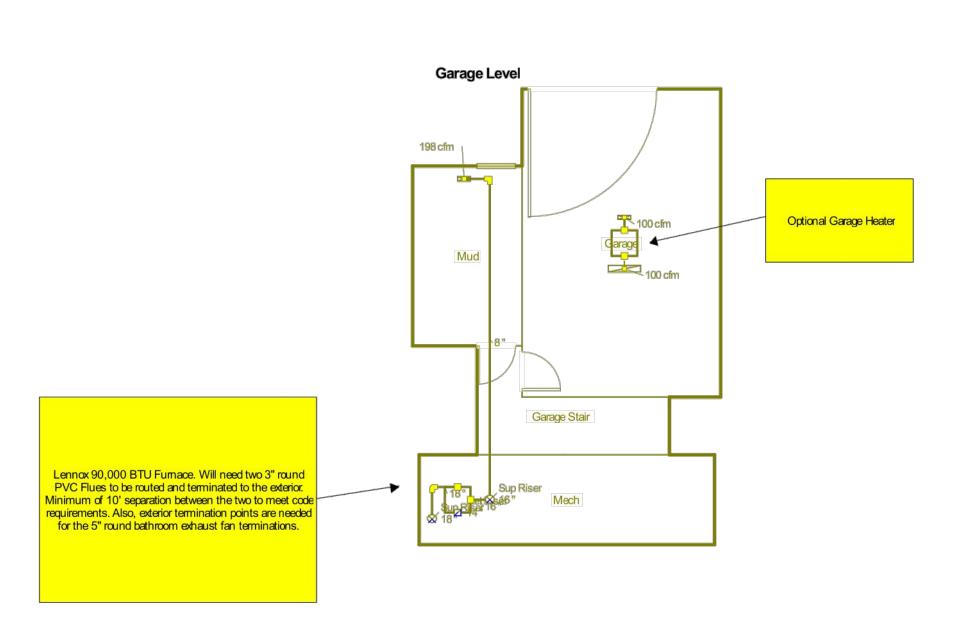
SHOP DRAWINGS:
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One-line
Diagram and
Panelboard
Schedules

scale: SEE GRAPH





Job #:
Performed by Patrick Wallace for:

Lot 14

Lot 14

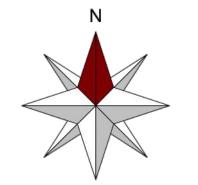
Eden, Utah

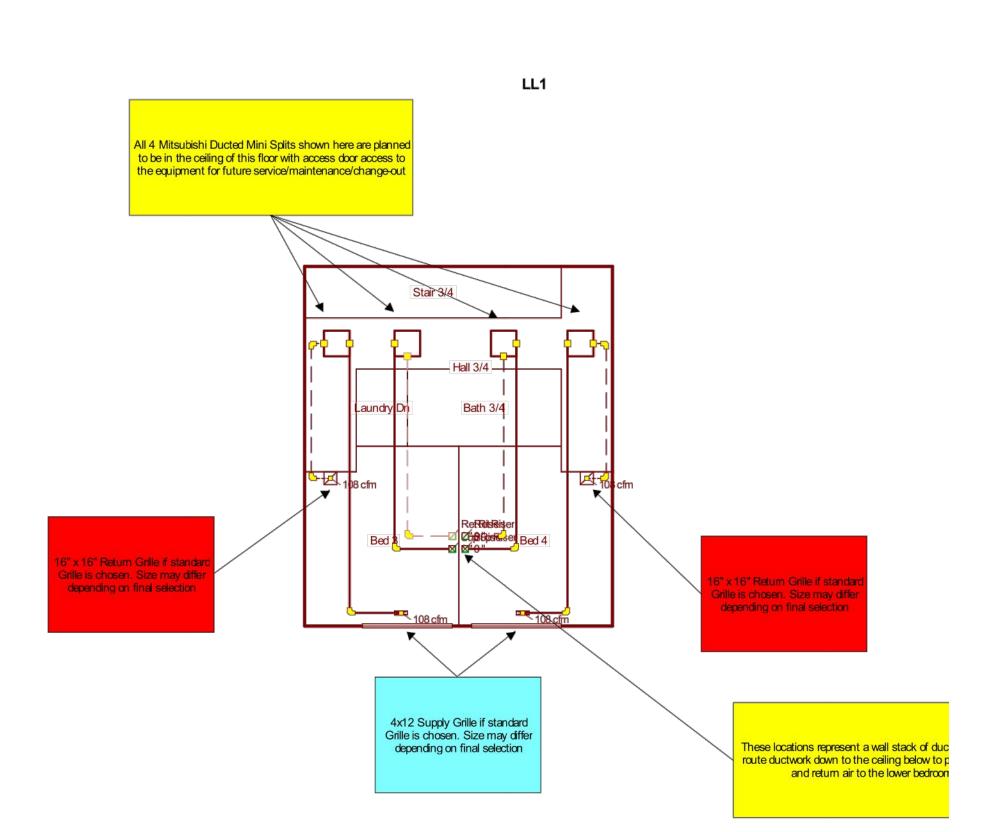
Park City, Utah

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Duct Design Diagram - Upper Level Floor Plan

Scale 1/8" = 1'-0"



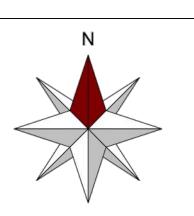


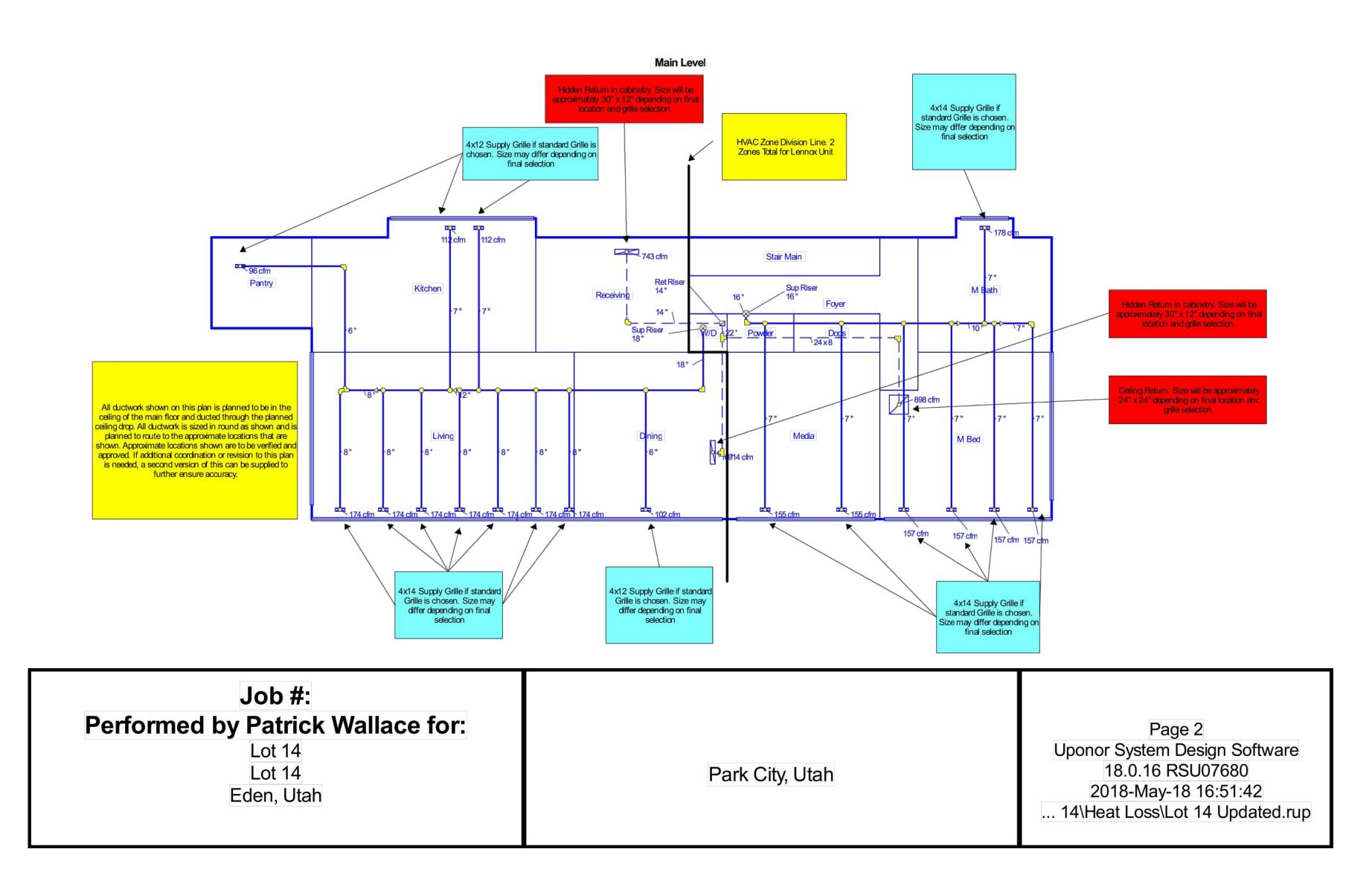
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Eden, Utah

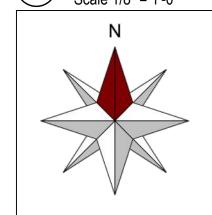
Park City, Utah

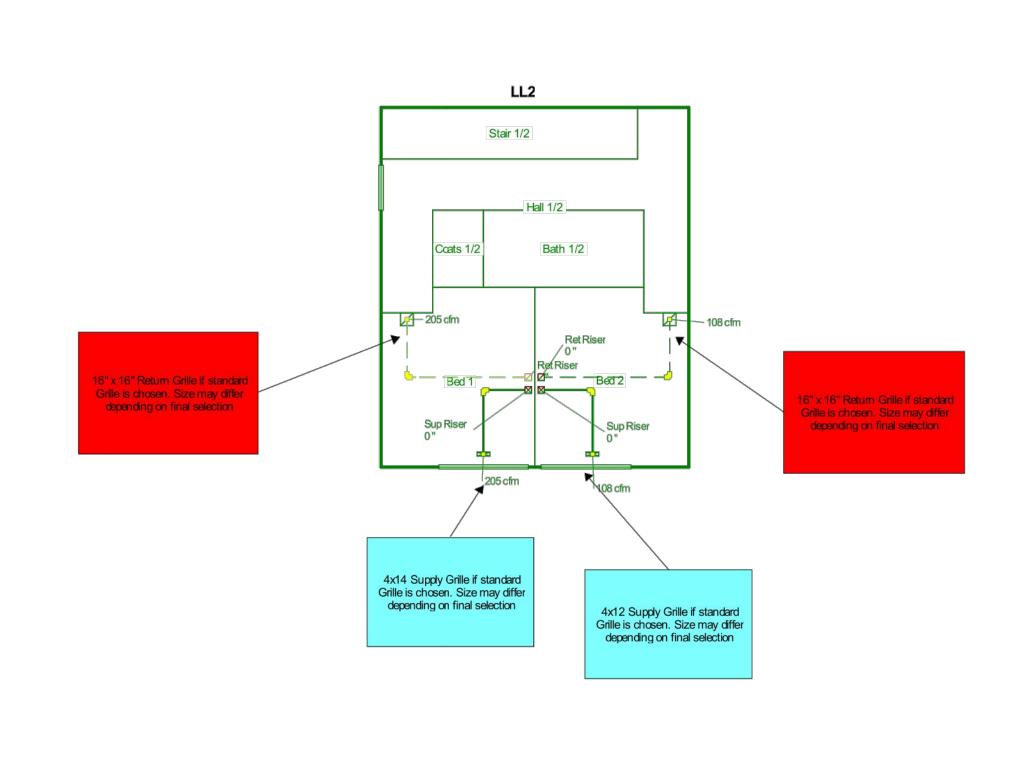




Duct Design Diagram - Main Level Floor Plan

Scale 1/8" = 1'-0"





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Performed by Patrick Wallace for:

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Lot 14
Lot 14
Eden, Utah

Park City, Utah

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Duct Design

scale: 1/8" = 1'-0"
date: 2018-05-22

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 2018.05.30

Duct Design Diagram - Ground Level Floor Plan

Scale 1/8" = 1'-0"

	•	Trim	North \		East	Wall	Sout	h Wall	We	st Wall	F	loors	Ce	eiling	Remarks
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Finish	Material	Finish	
round Level															
ed 1	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	WD / CONC	WD3 / SEALED	GWB	PTC3	Price conc. on floor as option
ed 2	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	PTC1	GWB	PTC1	WD / CONC	WD3 / SEALED	GWB	PTC3	Price conc. on floor as option
ath 1	WD	PTC2	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	TILE / CONC	TILE3 / SEALED	GWB-W	PTC3	Price conc. on floor as option
lall 1	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD / CONC	WD3 / SEALED	GWB	PTC3	Price conc. on floor as option
ski Storage	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB	PTC1	GWB	PTC1	WD / CONC	TILE4 / SEALED	GWB	PTC3	Price conc. on floor as option
Stair 1	WD	PTC2	GWB	PTC1	GWB	PTC1	STL	STL2	GWB	PTC1	STL	STL1	N/A	N/A	
	r										,				
		Trim		th Wall	<del></del>	Wall		h Wall		st Wall		loors	1	eiling	Remarks
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Finish	Material	Finish	
ower Level															
110	14/5	DTOO	OME	DTO4	OWD	DTC4	0)4/5/0: -	DTC4	OME	DTC4	IA/D	WD0 / 00110	OME	DTCC	Dia
Bed 3	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	<del> </del>	GWB	PTC1	WD	WD3 / CONC	GWB	PTC3	Price conc. on floor as option
Sed 4	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB/GLZ	+	GWB	PTC1	WD	WD3 / CONC	GWB	PTC3	Price conc. on floor as option
ath 2	WD	PTC2	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	GWB-W	TILE1	TILE	TILE3 / CONC	GWB-W	PTC3	Price conc. on floor as option
all 2	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3 / CONC	GWB	PTC3	Price conc. on floor as option
tair 2	WD	PTC2	GWB	PTC1	GWB	PTC1	STL	STL2	GWB	PTC1	STL	STL1	N/A	N/A	
	<del>-</del>	Trim	Nor	th Wall	Fast	Wall	Sout	h Wall	We	st Wall		loors	Ce	eiling	Remarks
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Finish	Material	Finish	Tromaine .
lain Level															
antry	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
litchen	WD	WD1	WD/GLZ	WD1	WD	WD1	N/A	N/A	WD	WD1	WD	WD3	WD	WD2	
Receiving	WD	WD1	WD/GLZ	WD1	WD	WD1	N/A	N/A	WD	WD1	WD	WD3	WD	WD2	
Vater Closet	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE	TILE2	GWB-W	PTC3	
aundry	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
/laster Bath	GWB-W	TILE2	GWB-W	TILE2	GWB-W/C	TILE2	GWB-W	TILE2	GWB-W	TILE2	TILE	TILE2	GWB-W	PTC3	
iving	WD	WD1	N/A	N/A	N/A	N/A	WD/GLZ	WD1	WD/GLZ	WD1	WD	WD3	WD/GLZ	WD2	
Dining	WD	WD1	WD	WD1	WD	WD1	WD/GLZ	WD1	N/A	N/A	WD	WD3	WD/GLZ	WD2	
oyer	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
/ledia	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	WD	WD3	GWB	PTC3	
/laster Bed	WD	WD1	WD	WD1	WD/GLZ	WD1	WD/GLZ	WD1	WD	WD1	WD	WD3	WD/GLZ	WD2	
Stair 3	WD	PTC2	GWB	PTC1	GWB	PTC1	STL	STL2	GWB	PTC1	STL	STL1	GLZ	N/A	skylight @ ceiling
	-	Trim	Nor	th Wall	East Wall		Sout	h Wall	We	st Wall	F	loors	Ce	eiling	Remarks
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Finish	Material	Finish	
Ipper Level															
⁄lud	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	PTC1	GWB	PTC1	CONC	SEALED	GWB	PTC3	
Garage	WD	PTC2	GWB	PTC1	GWB	PTC1	GWB-W	IDTO 4	GWB	PTC1	CONC	SEALED	GWB	PTC3	

PTC1 - Benjamin Moore Decorators White - Egg Shell Finish

WD2 - 1x2 red cedar gapped boards, clear sealant, satin

TILE1 - white subway tile 4x16

TILE2 - white marble tile 12x24

TILE3 - white floor tile TBD

TILE4 - slate floor tile TBD

Wood Cladding WD1 - 1x2 red cedar shiplap, clear sealant, satin

PTC2 - Benjamin Moore Decorators White - Semi Gloss Finish

PTC3 - Benjamin Moore Decorators White - Flat Finish (Ceilings Only)

WD3 - 1x6 engineered hardwood flooring on concrete topping, prefinished

STL1 - open bar grating stair treads/landings, weathering steel finish, clear sealant

STL2 - wood screen; steel angle frame, weathering steel finish, clear sealant; 1x2 horizontal cedar board infill

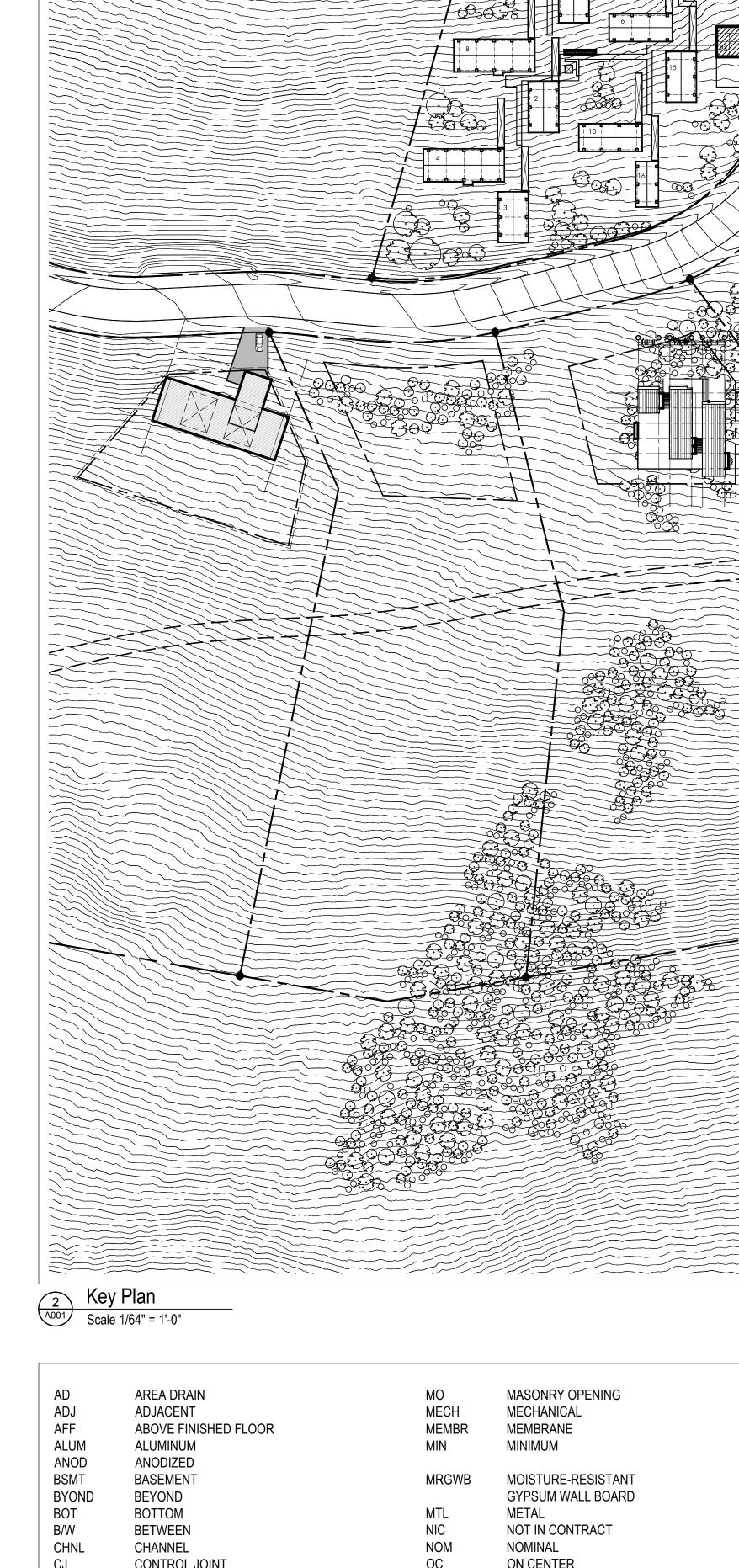
1. "North" is top of drawing page for wall designations

2. All wood surface cladding in bathrooms + mudroom

to receive clear sealant, satin

TYPE	SHIPLAP CLADDING PROFILE	
1	1 3/4" 1 3/4" 3/4" 3/4" 3/4" 3/4" 1 3	+ 1X2 horizontal shiplap boards; <b>clear</b> western red cedar
2	3/4" 3/4" 3/4" 3/8"	+ 1X4 horizontal shiplap boards; <b>select tight knot</b> western red cedar
3	3/4"	+ 1X4 horizontal boards; <b>select tight knot</b> western red cedar
4	3/4" "#/L L	+ 1X8 vertical & horizontal boards; <b>select tight knot</b> western red cedar boards
5	3/4"	+ 1X2 horizontal boards; <b>clear</b> western red cedar





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drawings. Plans take precedent over elevations. In the

scale: AS NOTED date: 2018-02-26

Abbreviations
NTS

Cladding Profiles

NTS

5 Room Finish Schedule
NTS

not applicable

concrete

wood

glazing

steel

ceramic tile

gypsum wall board per spec.

waterproof sheathing as per spec.

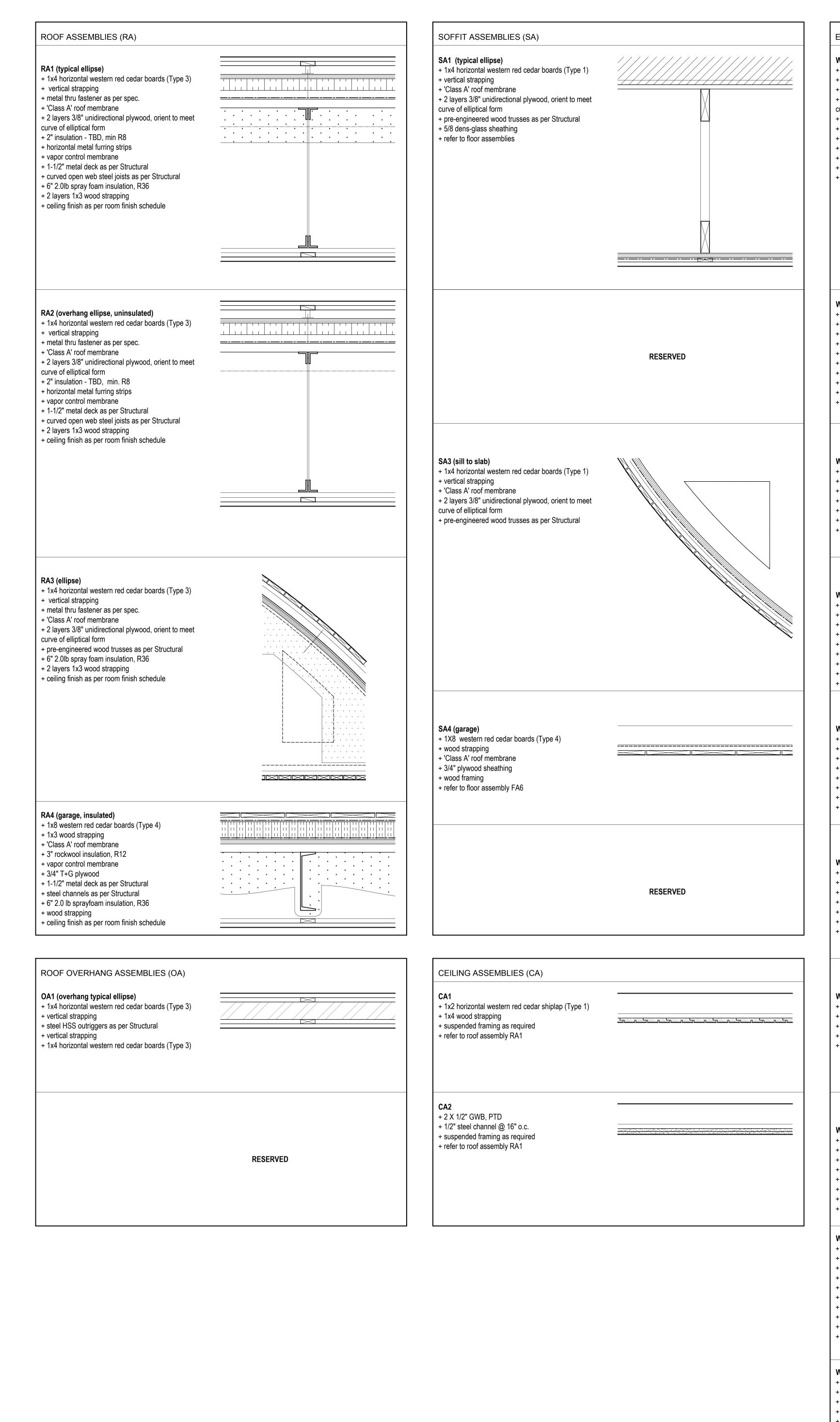
Finish Types

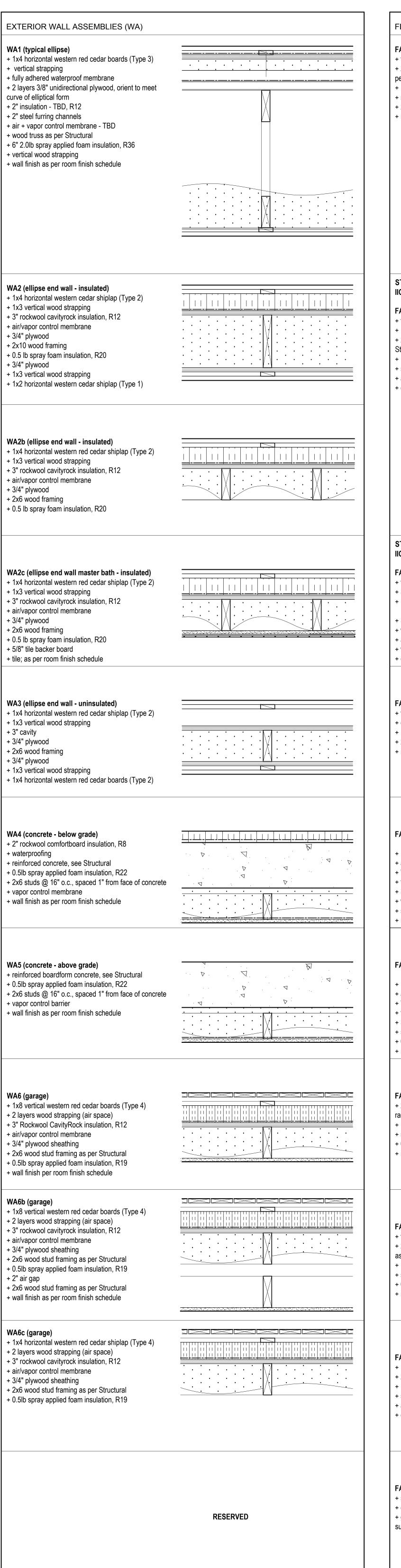
Concrete

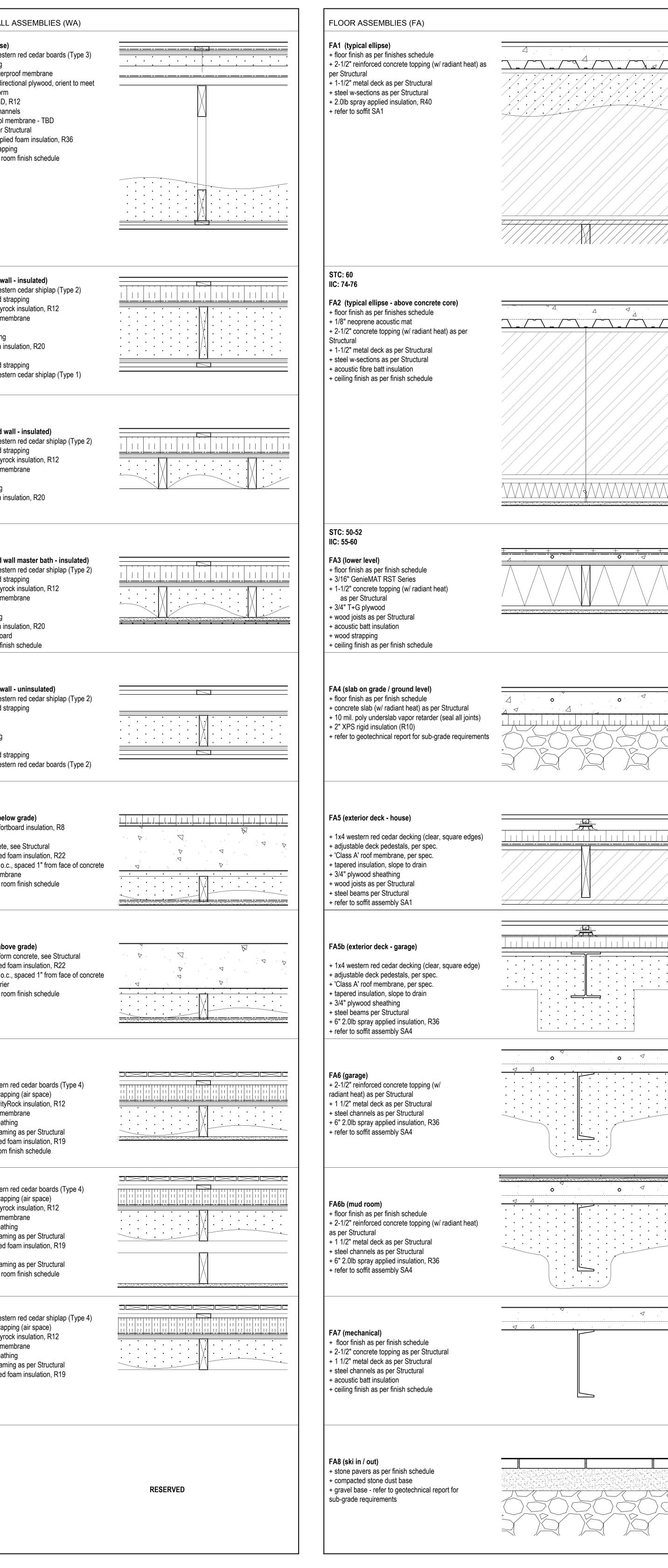
GWB

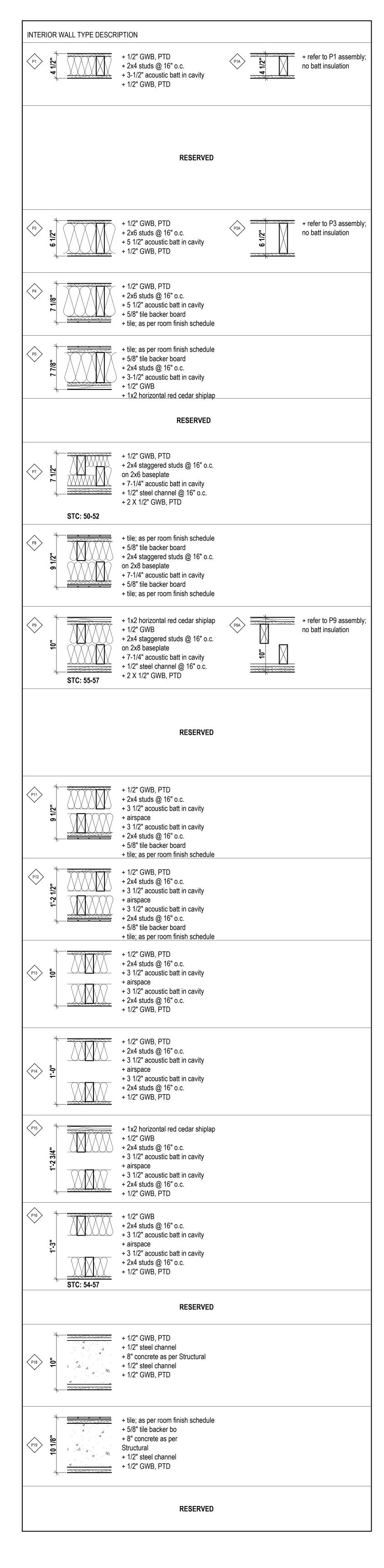
CONC

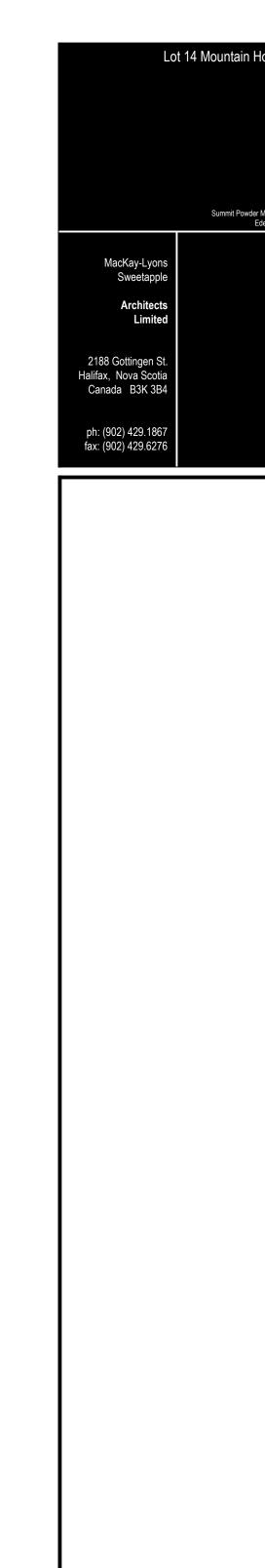
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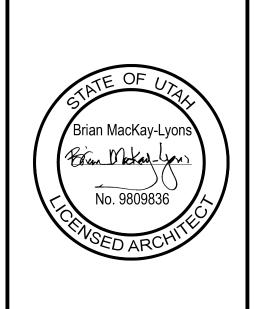












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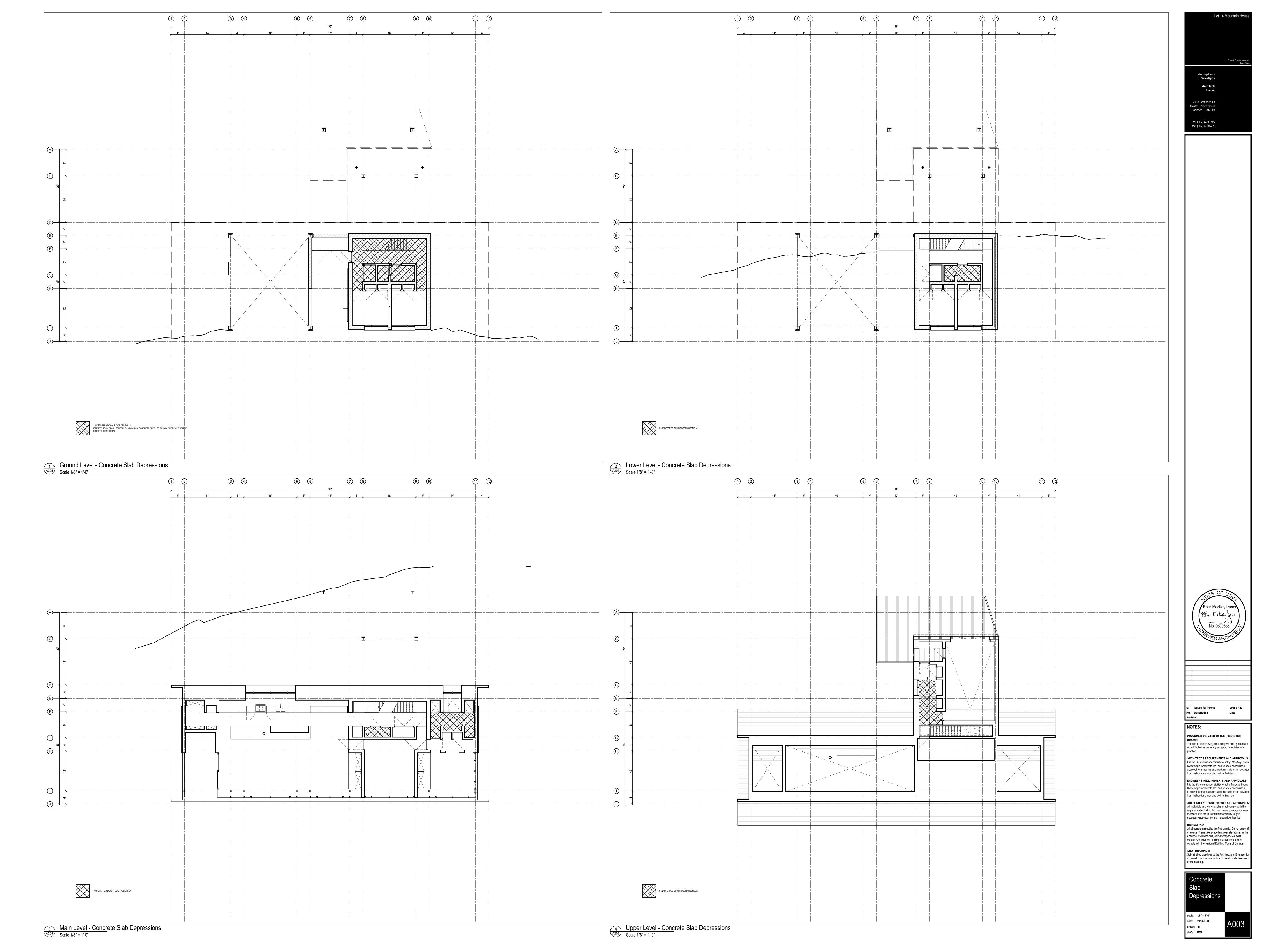
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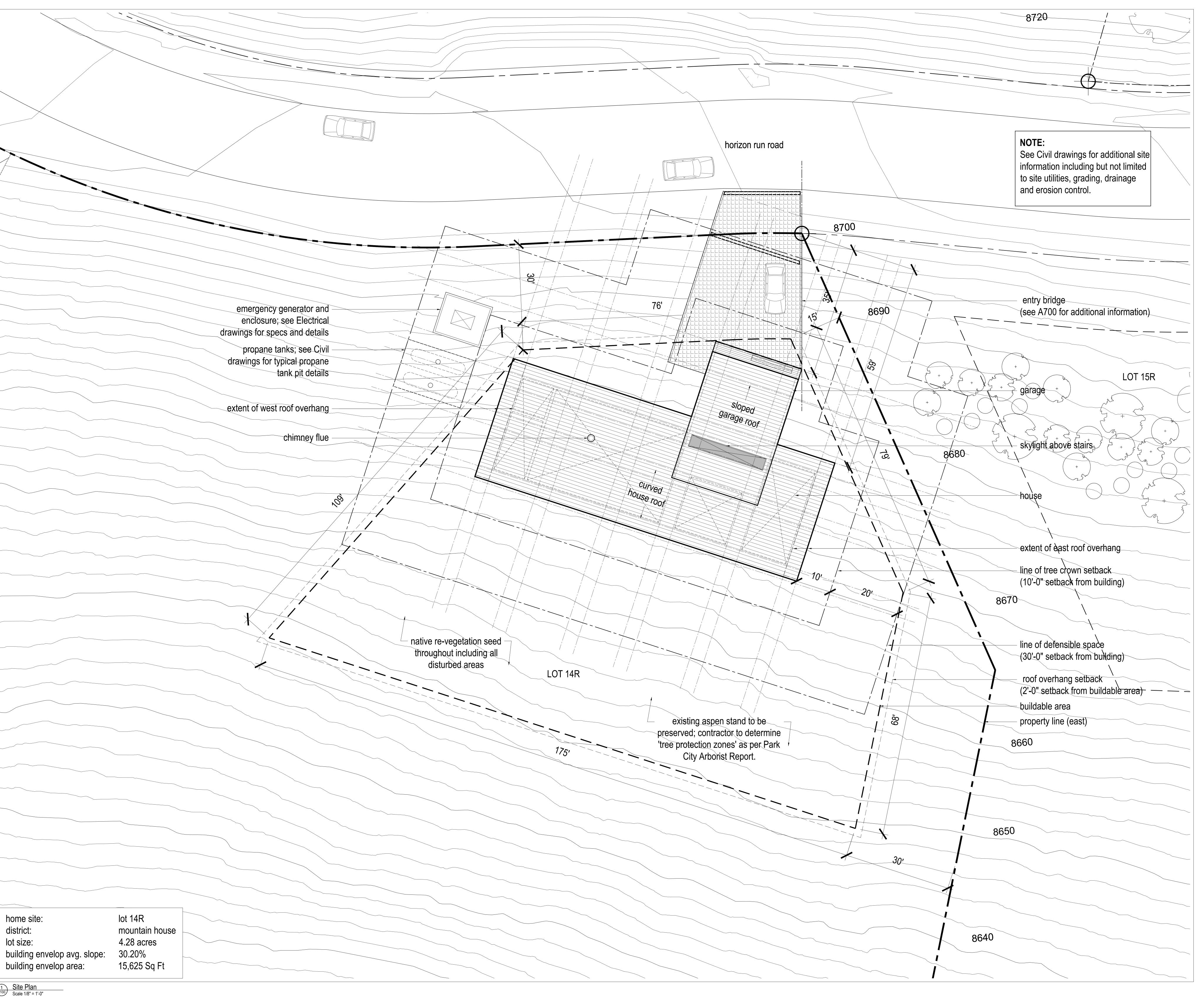
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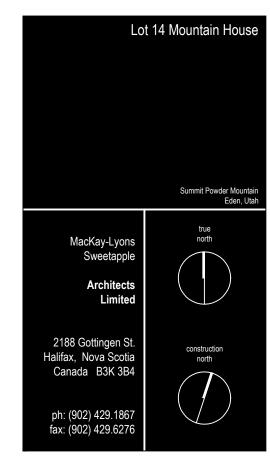
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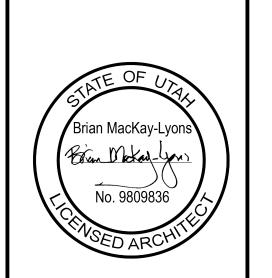
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date: 2018-06-21









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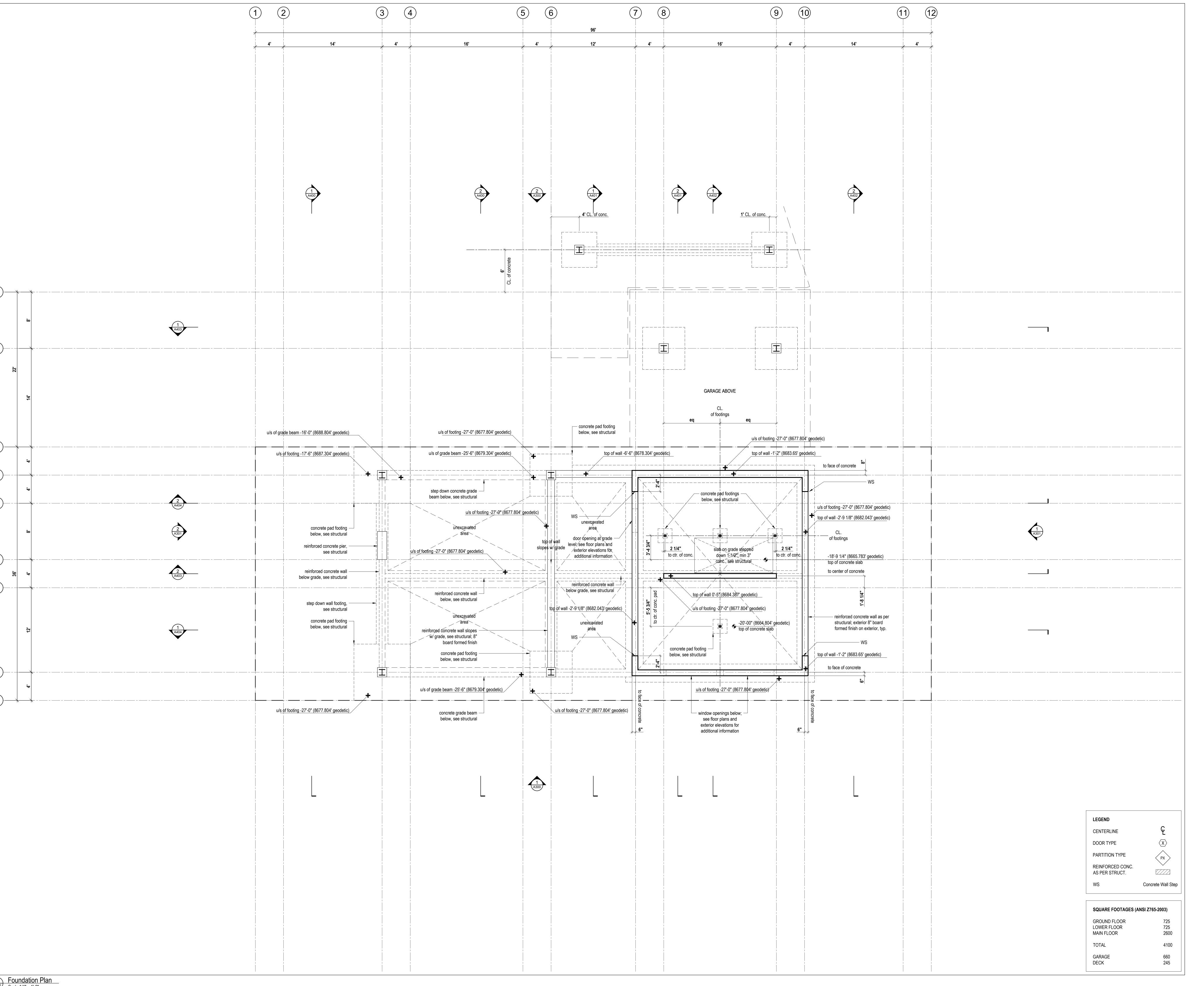
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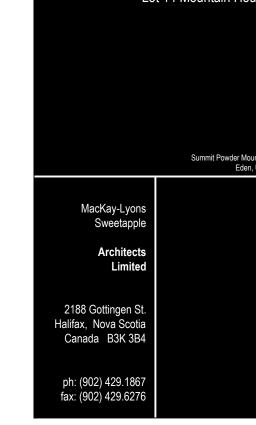
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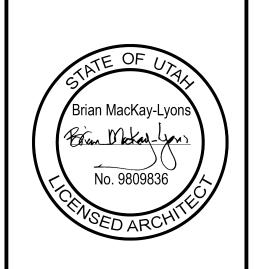
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scale: 1/8" = 1'-0"

date: 2018-02-26







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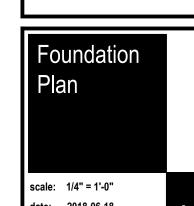
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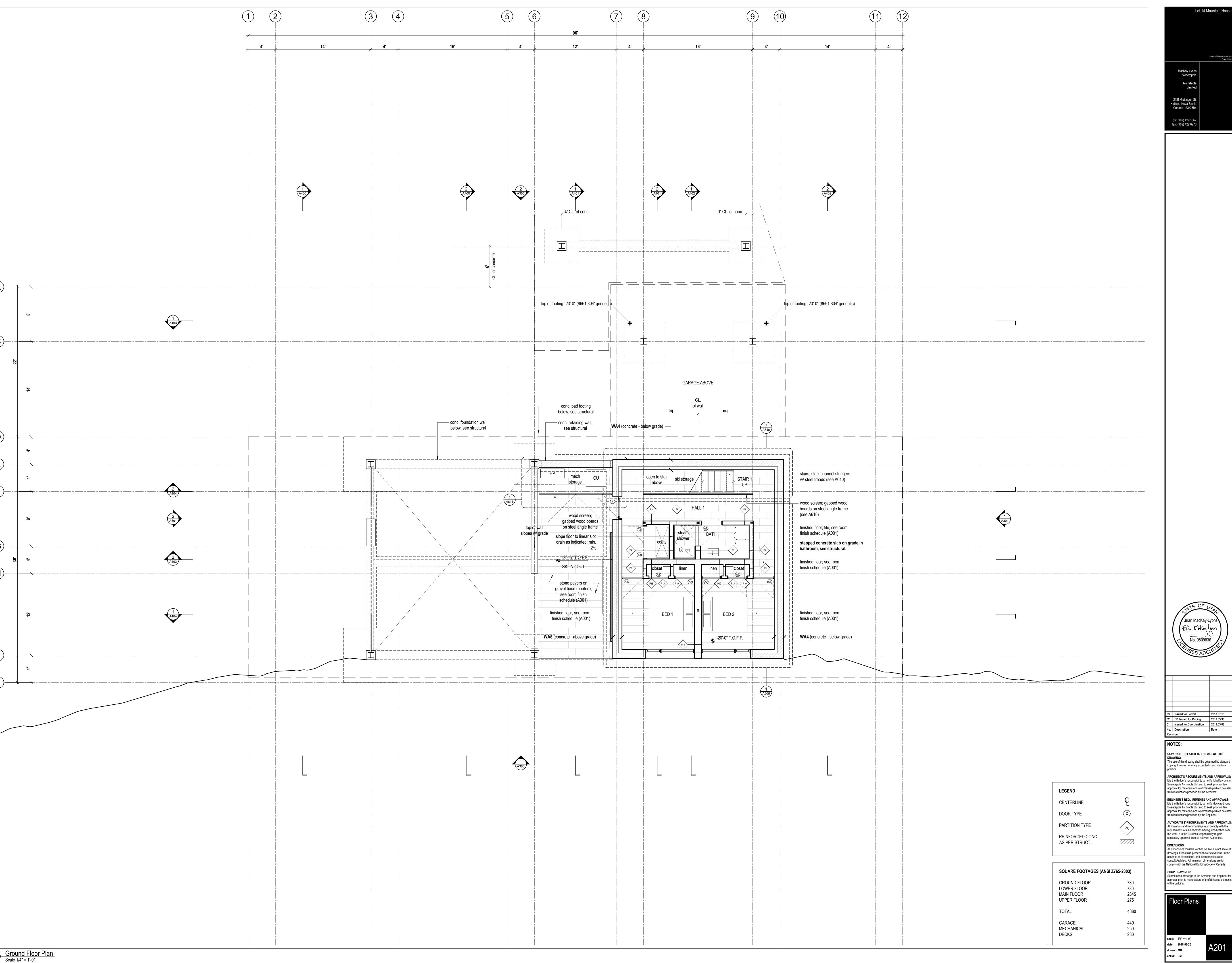
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date: 2018-06-18

Foundation Plan
Scale 1/4" = 1'-0"



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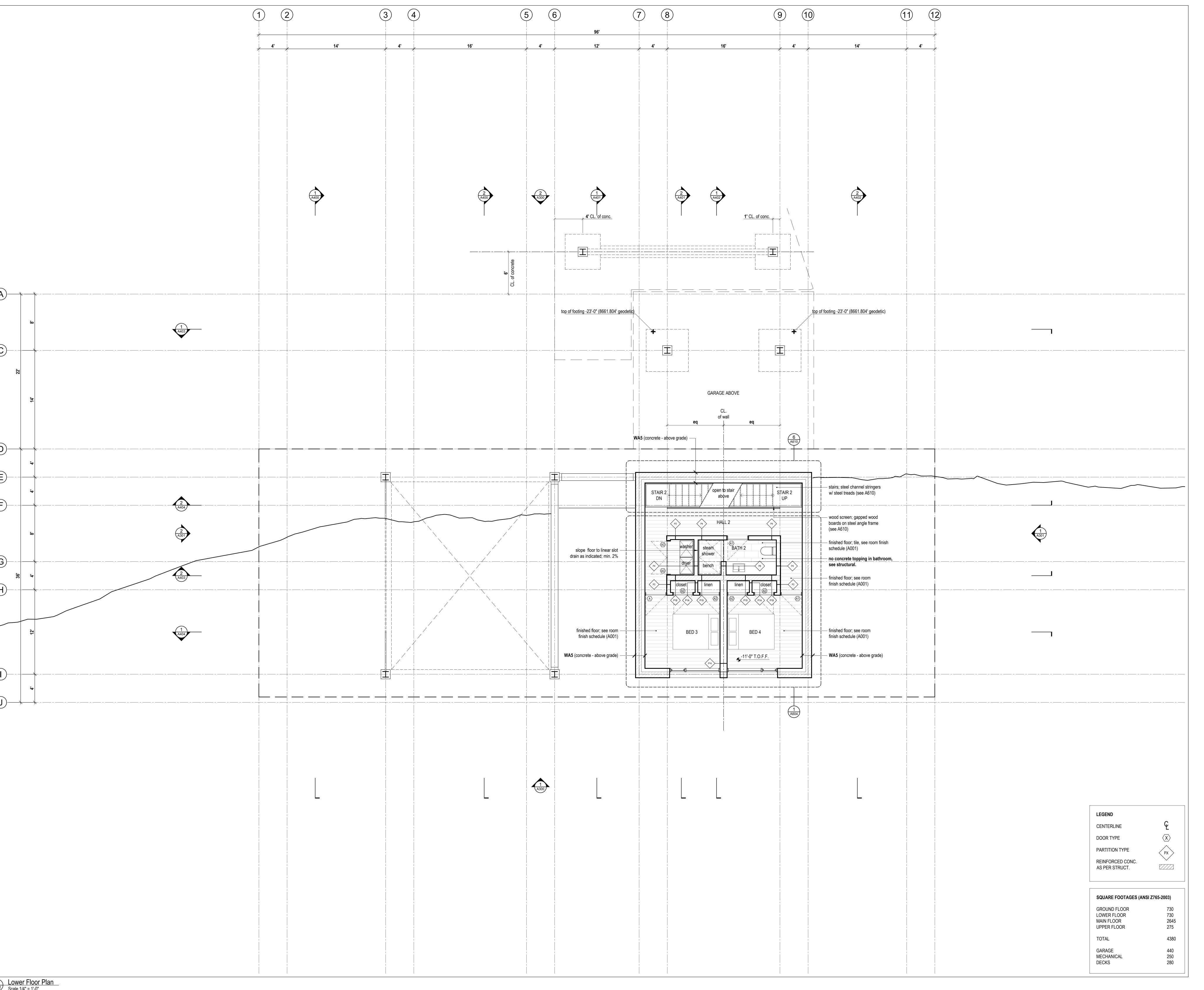
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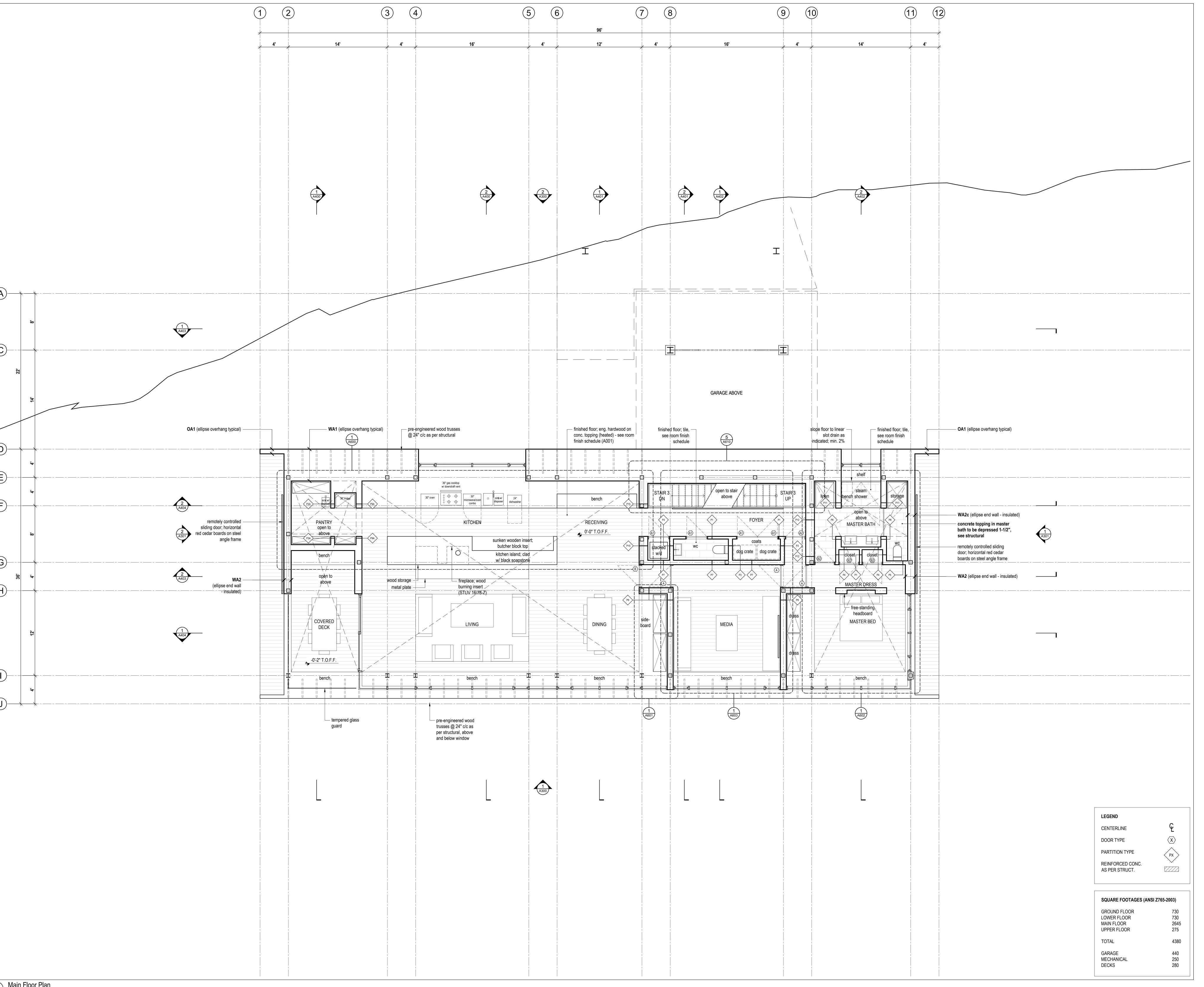
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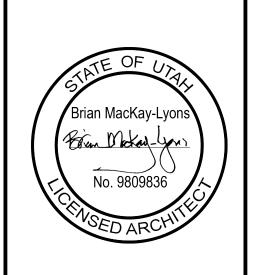
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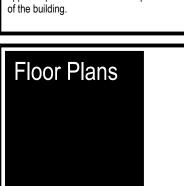
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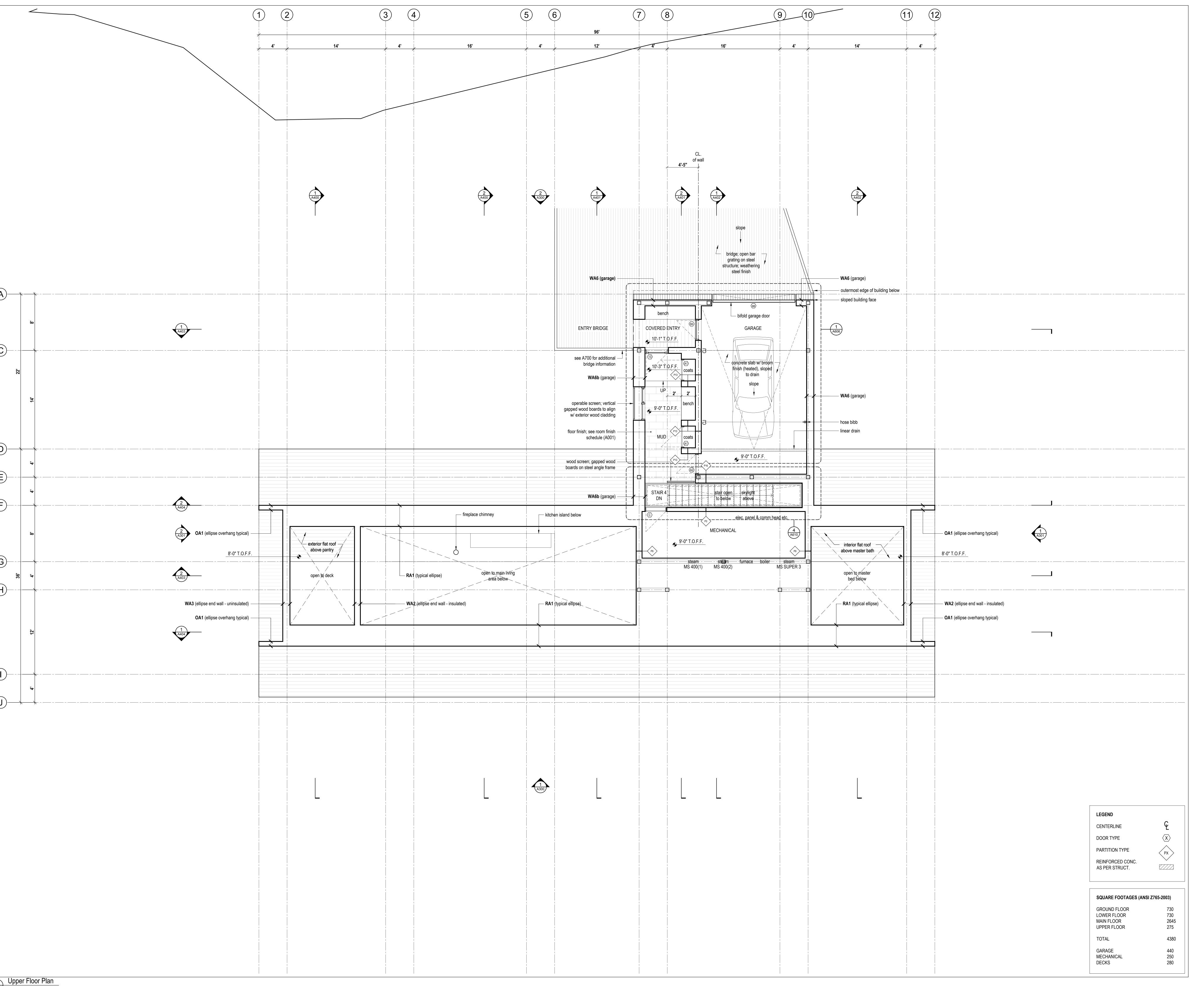
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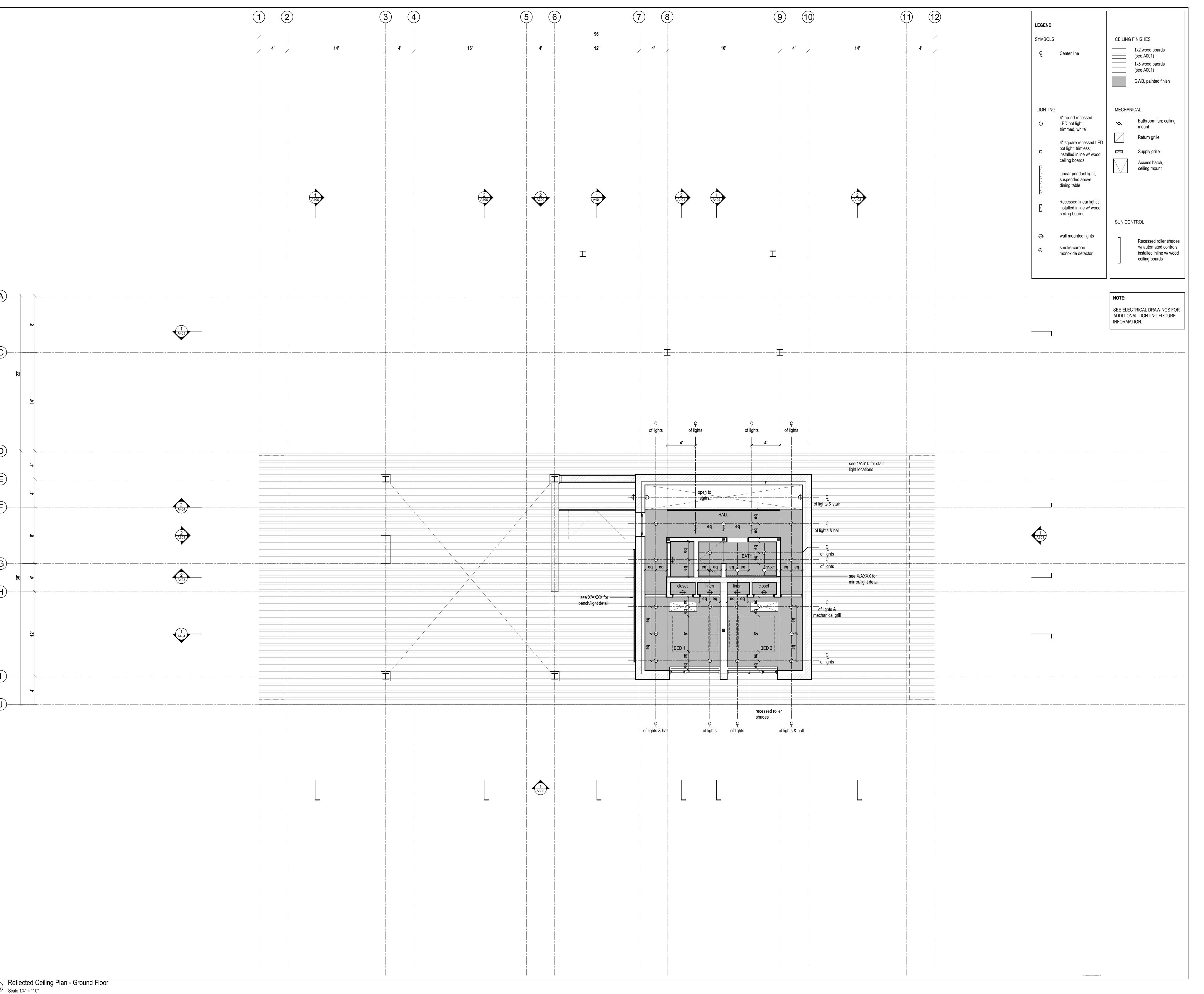
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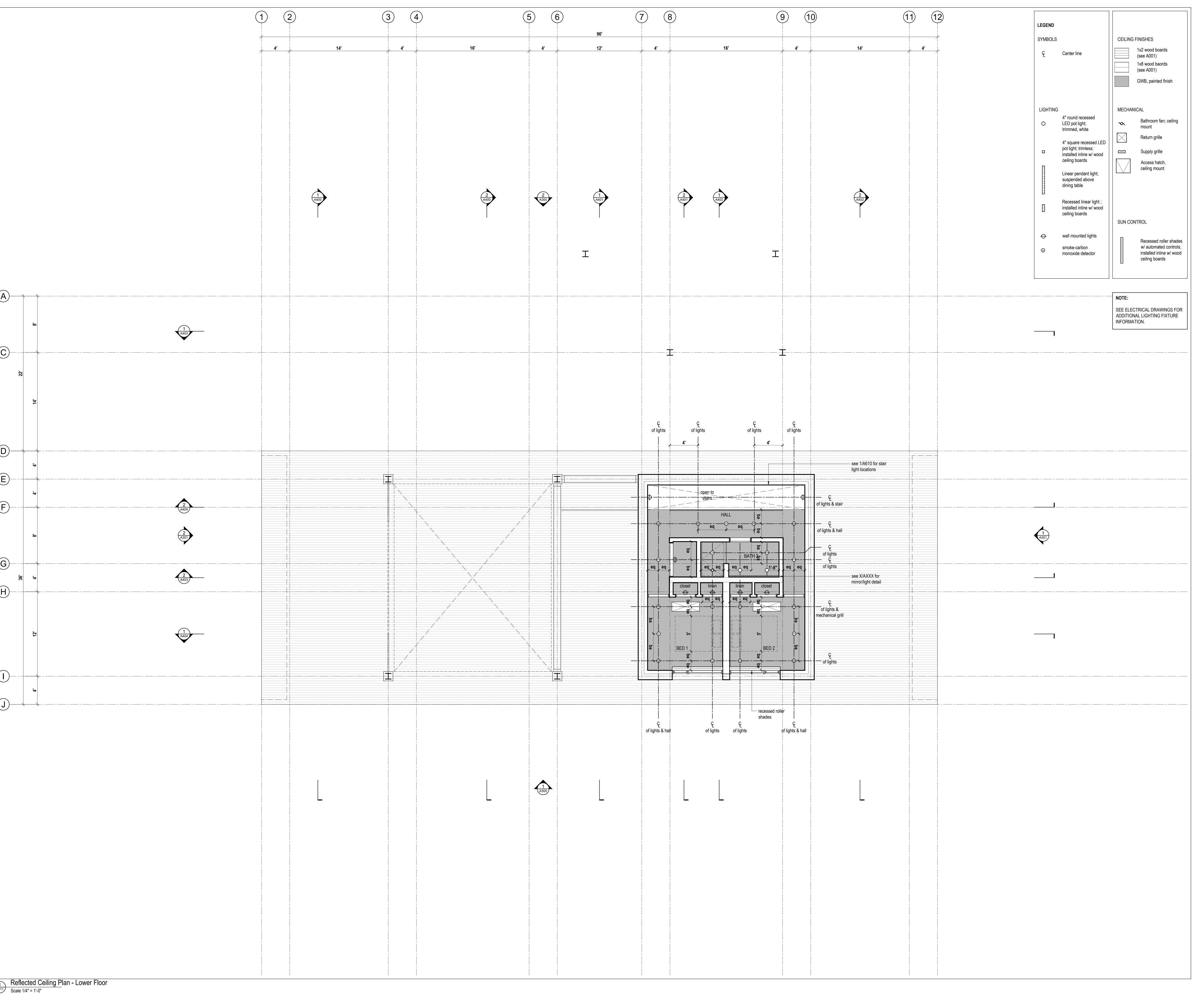
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MacKay-Lyons
Sweetapple

Architects
Limited

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

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Brian MacKay-Lyons
No. 9809836
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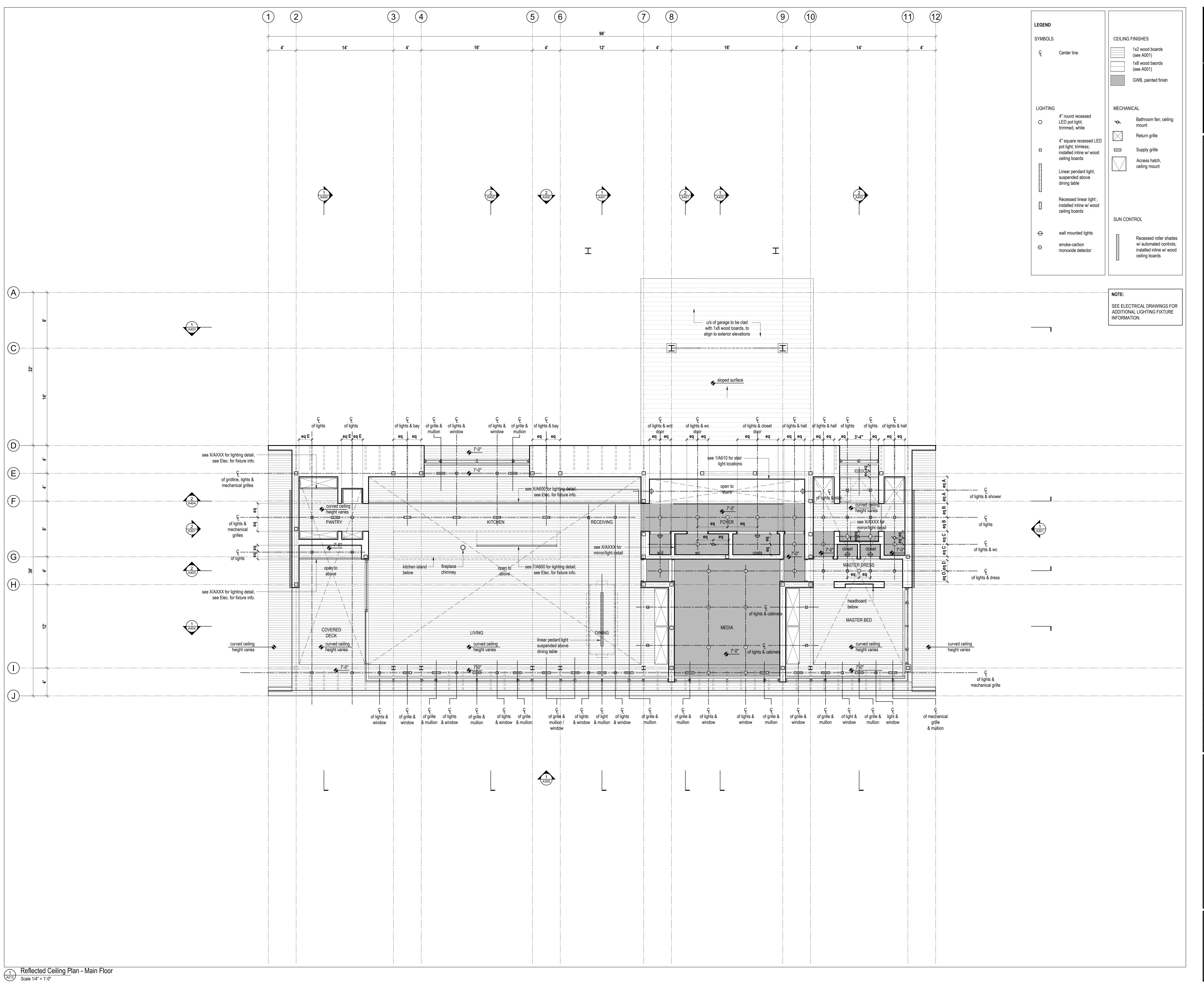
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Reflected Ceiling Plans

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

date: 2018-04-10

drawn: MB



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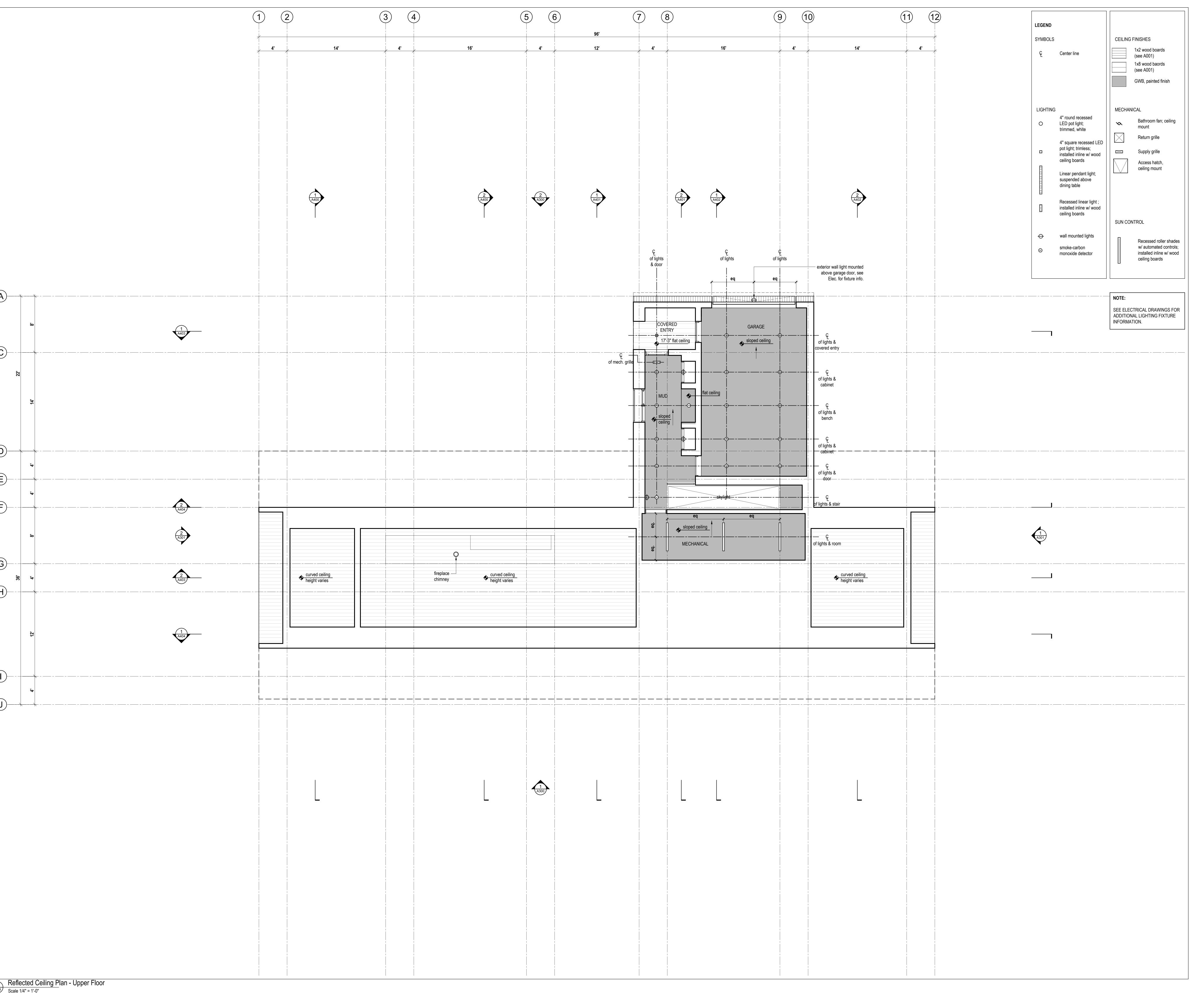
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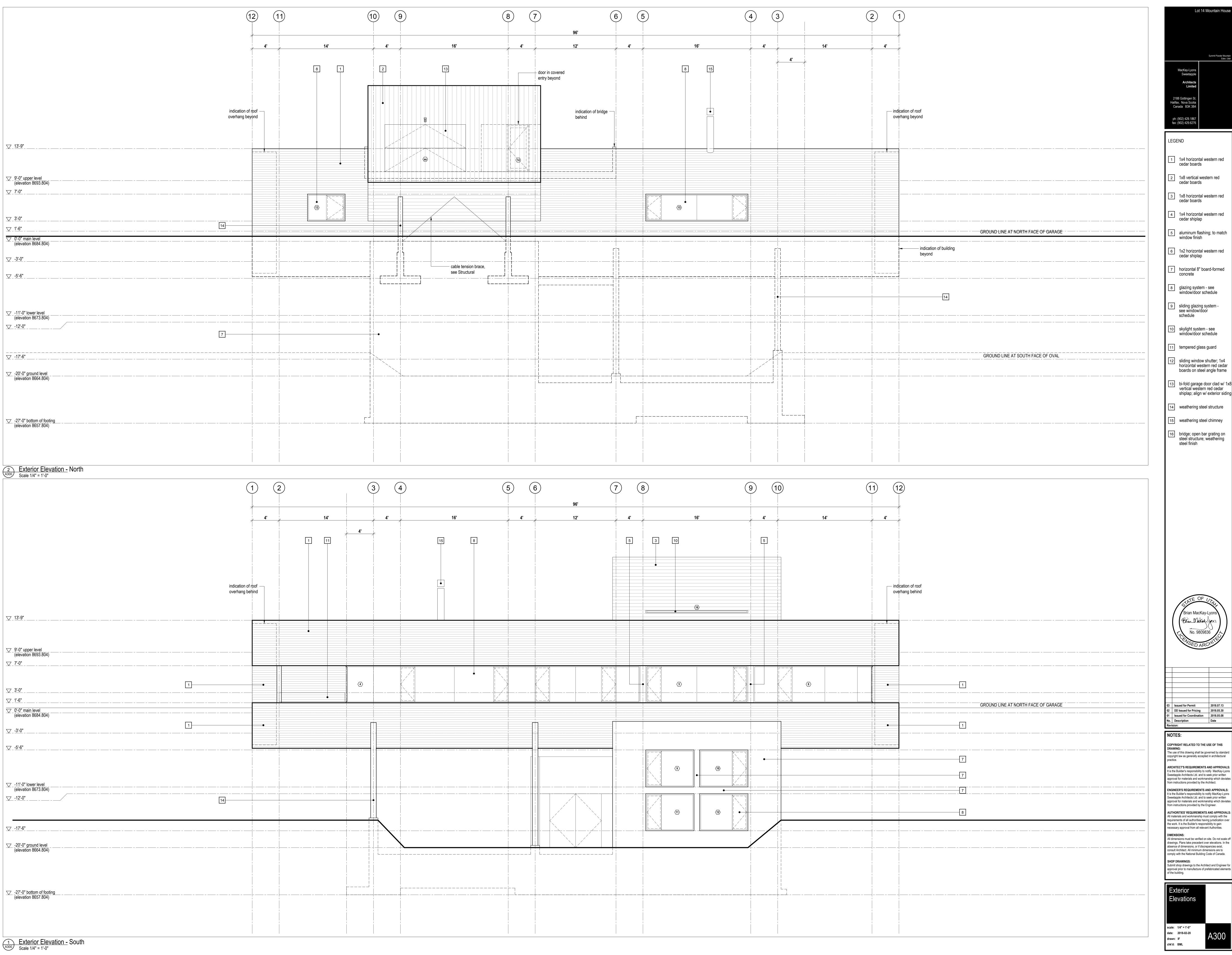
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scale: 1/4" = 1'-0"



LEGEND

1 1x4 horizontal western red cedar boards

2 1x8 vertical western red cedar boards

3 1x8 horizontal western red cedar boards

4 1x4 horizontal western red cedar shiplap

aluminum flashing; to match window finish

6 1x2 horizontal western red

7 horizontal 8" board-formed

8 glazing system - see window/door schedule

9 sliding glazing system -see window/door schedule

window/door schedule

1 tempered glass guard

sliding window shutter; 1x4 horizontal western red cedar boards on steel angle frame

bi-fold garage door clad w/ 1x8
vertical western red cedar
shiplap; align w/ exterior siding

weathering steel structure

weathering steel chimney

bridge; open bar grating on steel structure; weathering steel finish

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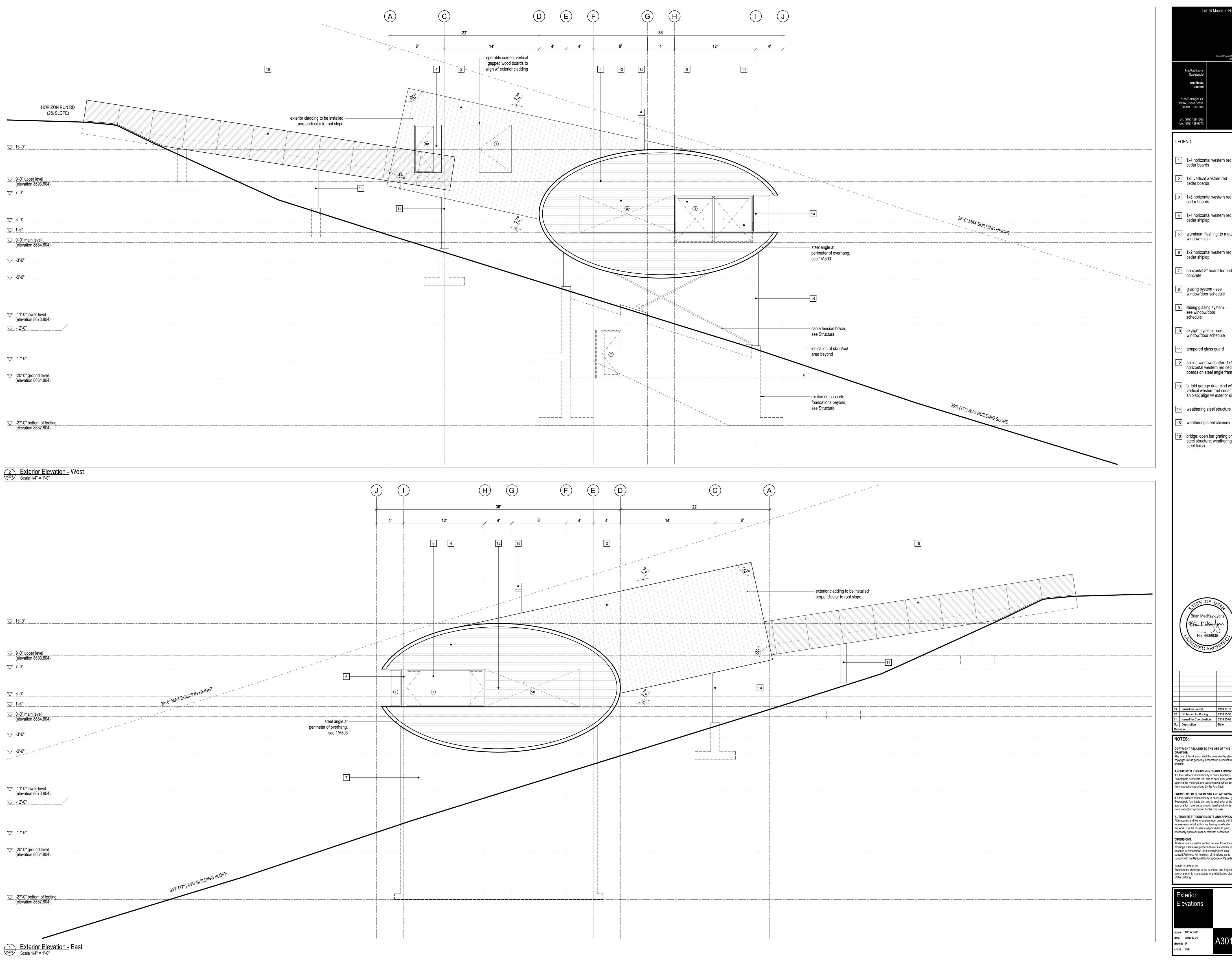
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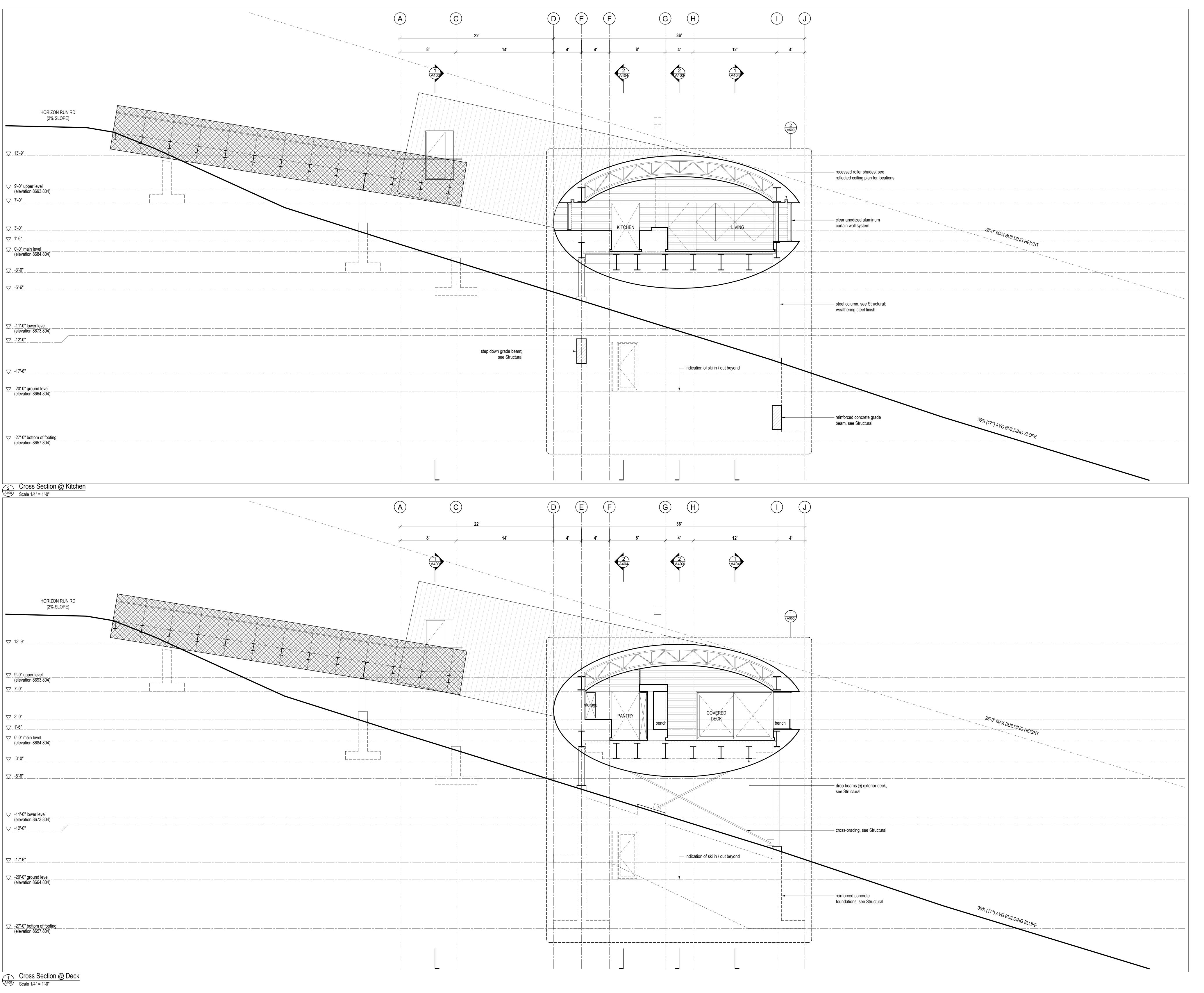
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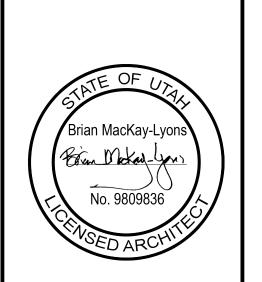
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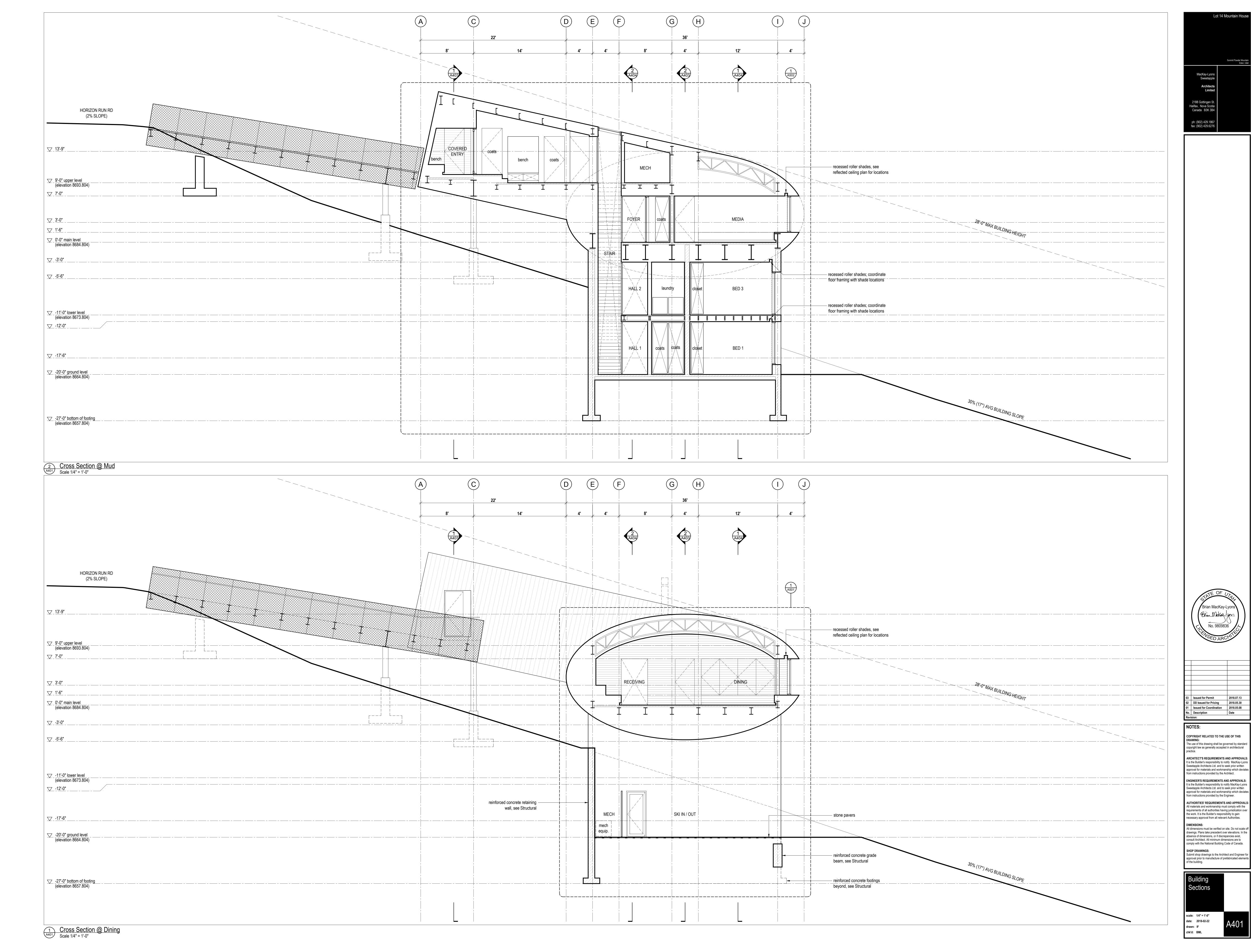
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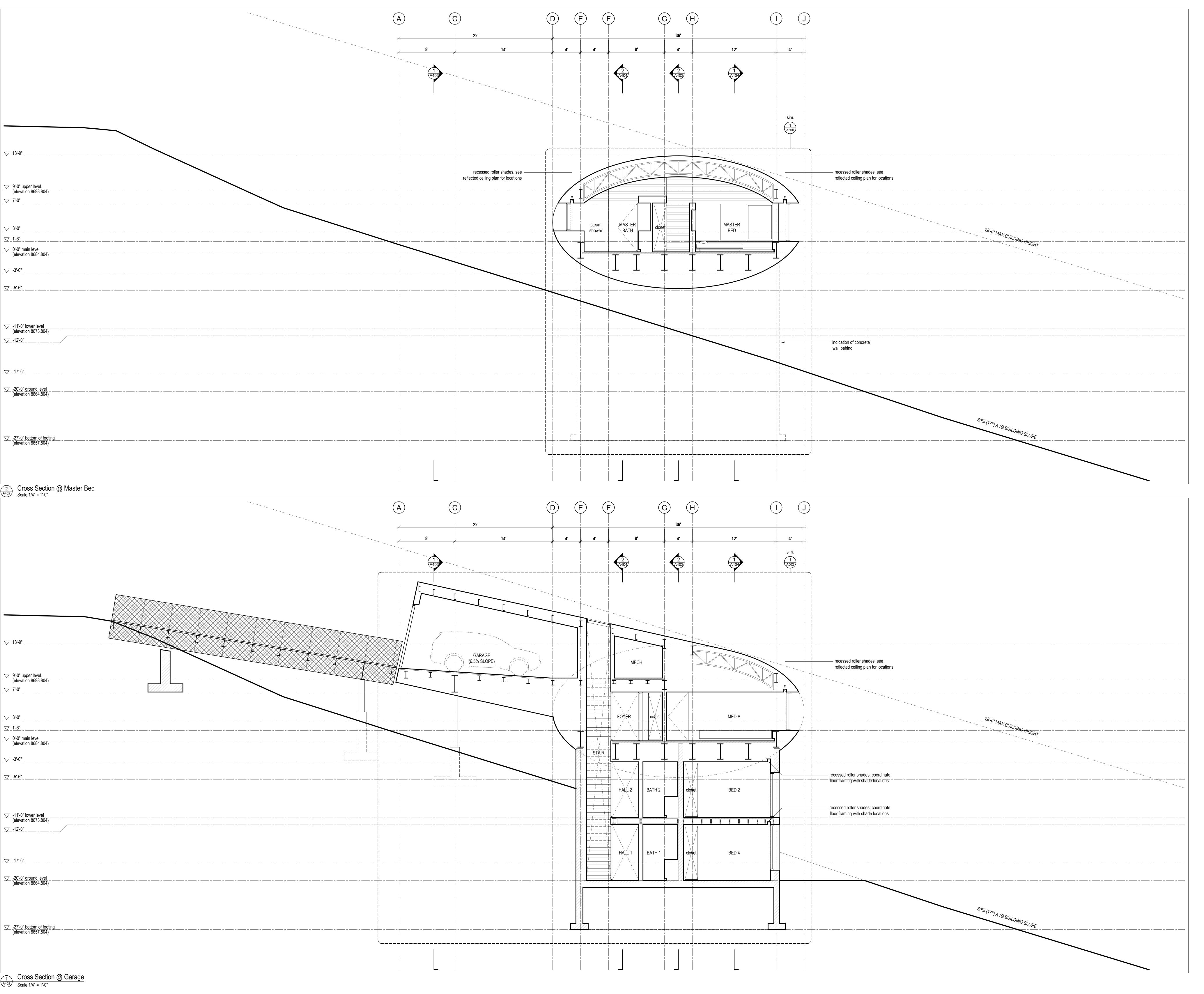
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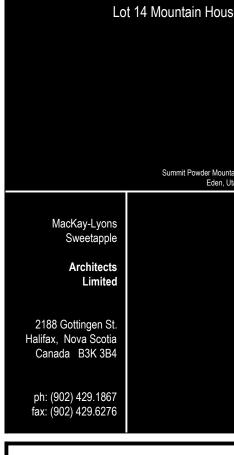
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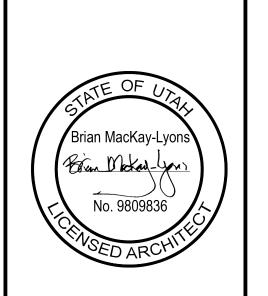
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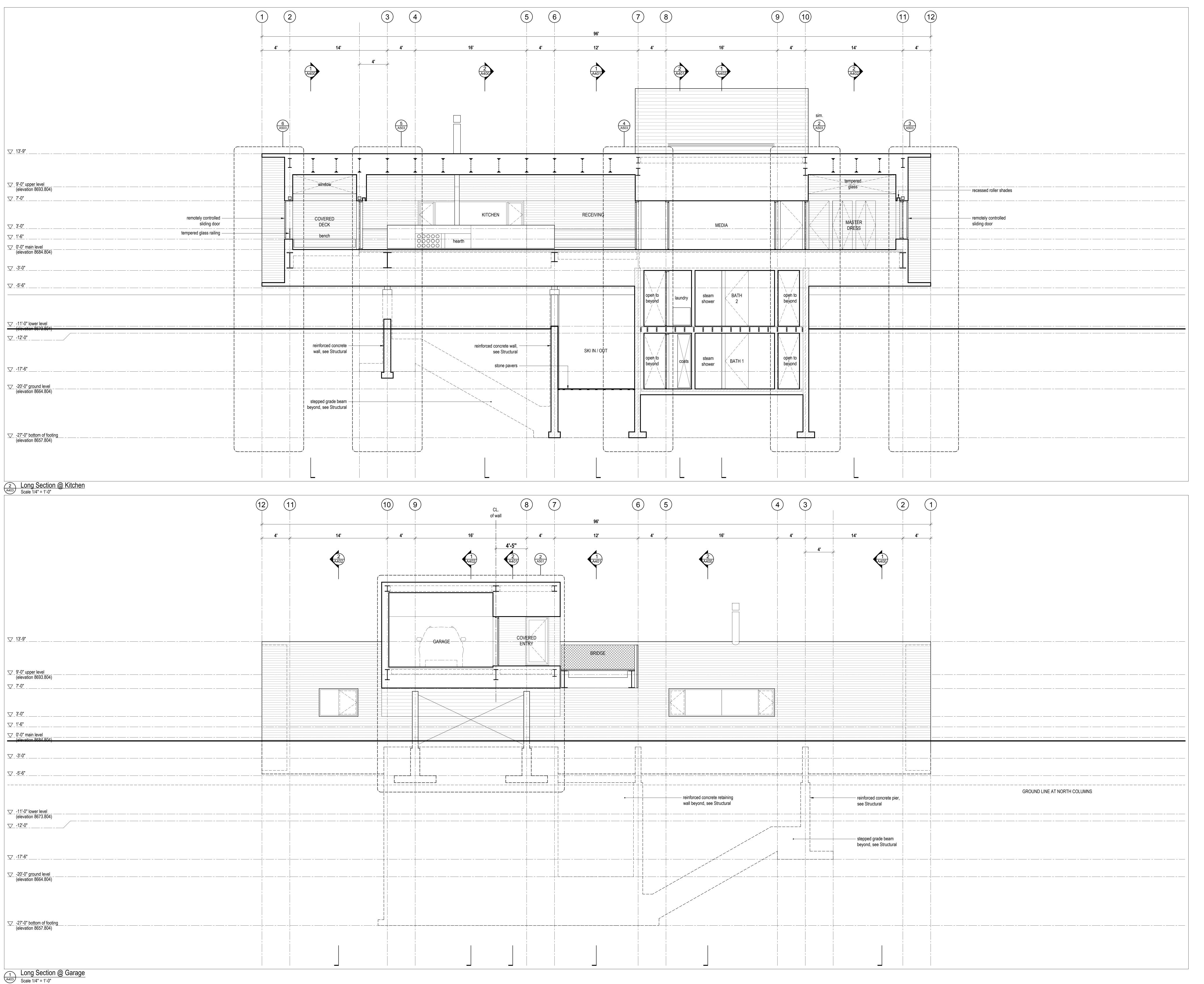
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SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements

Building Sections

scale: 1/4" = 1'-0"
date: 2018-02-22
drawn: IF
chk'd: BML



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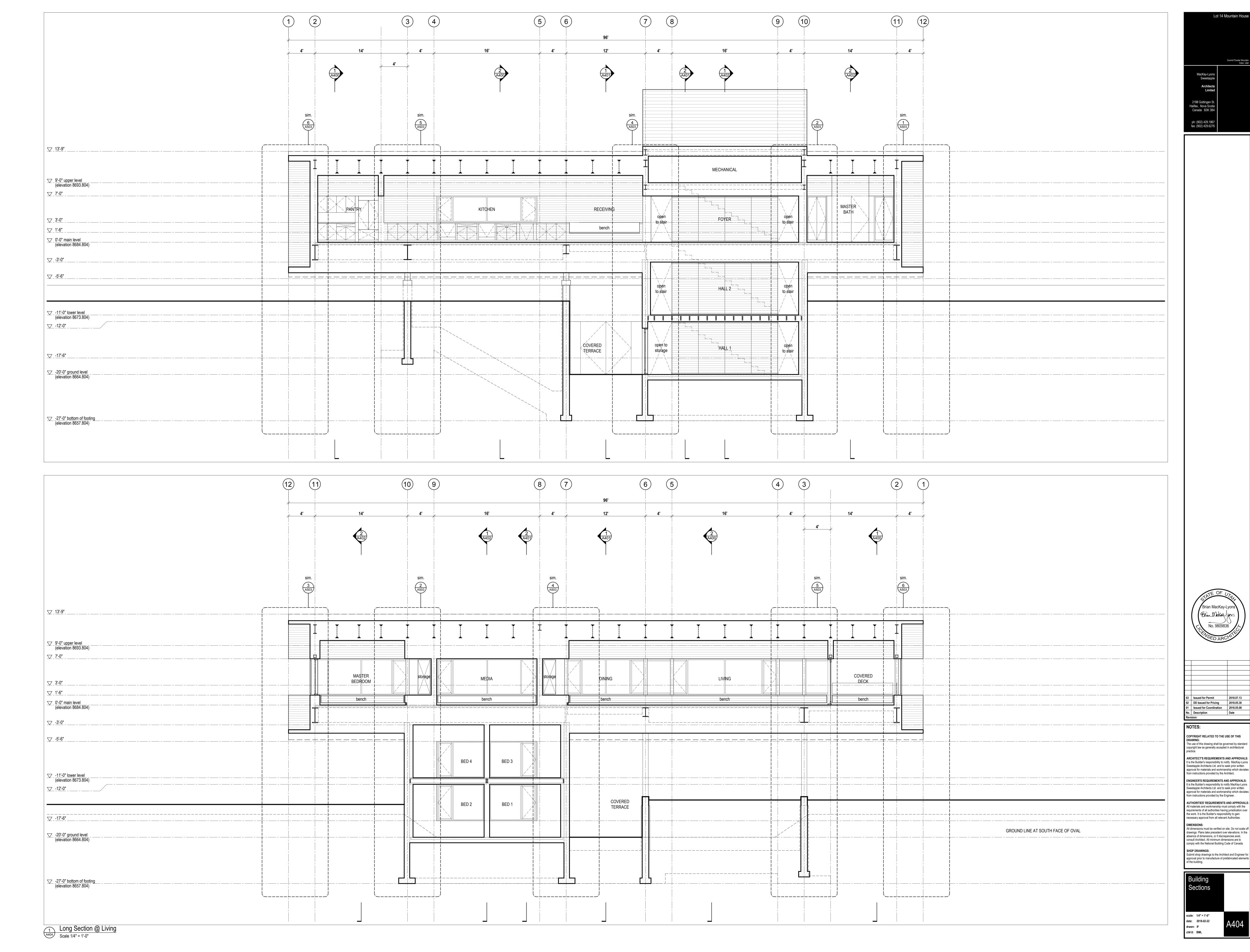
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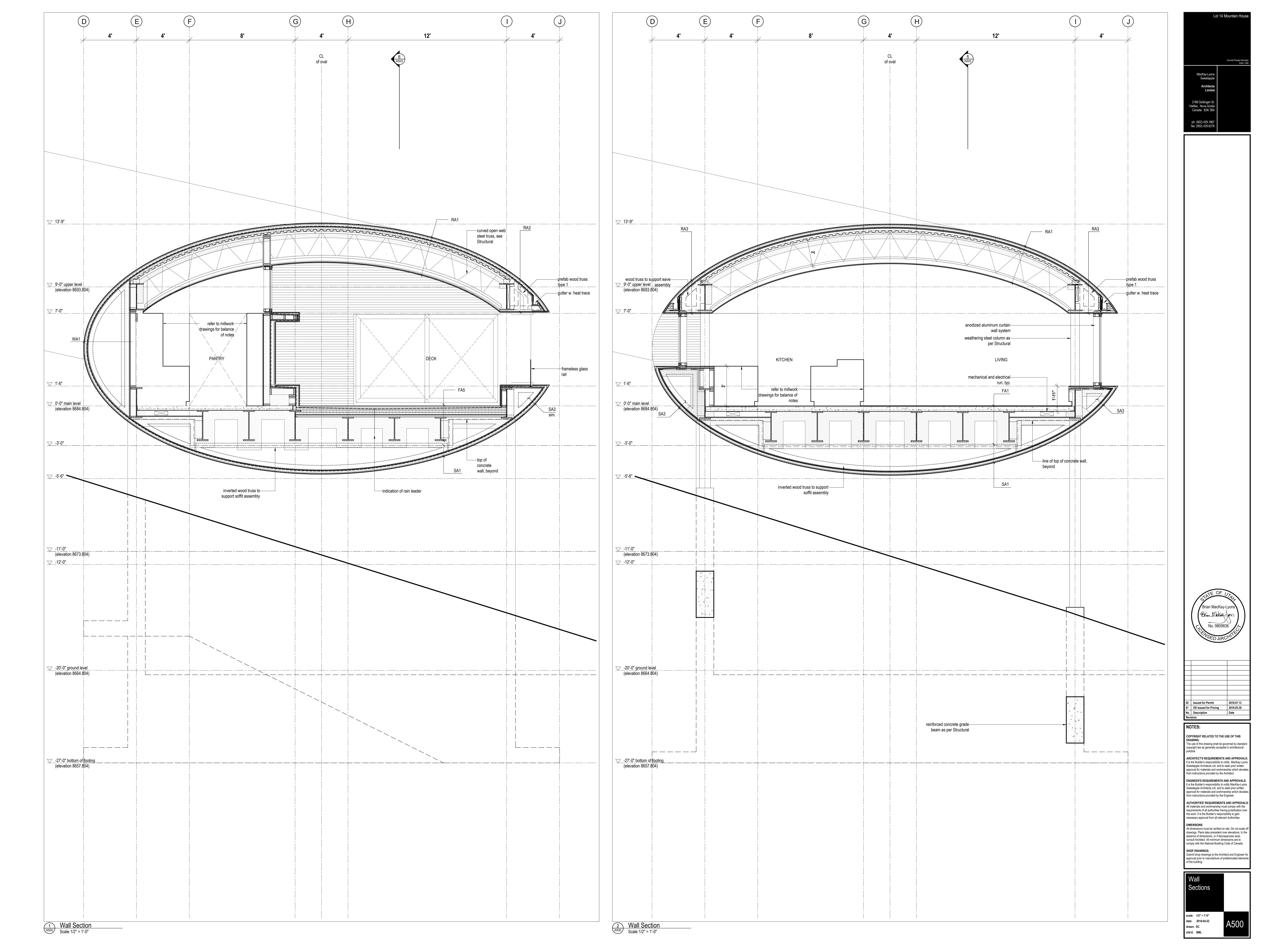
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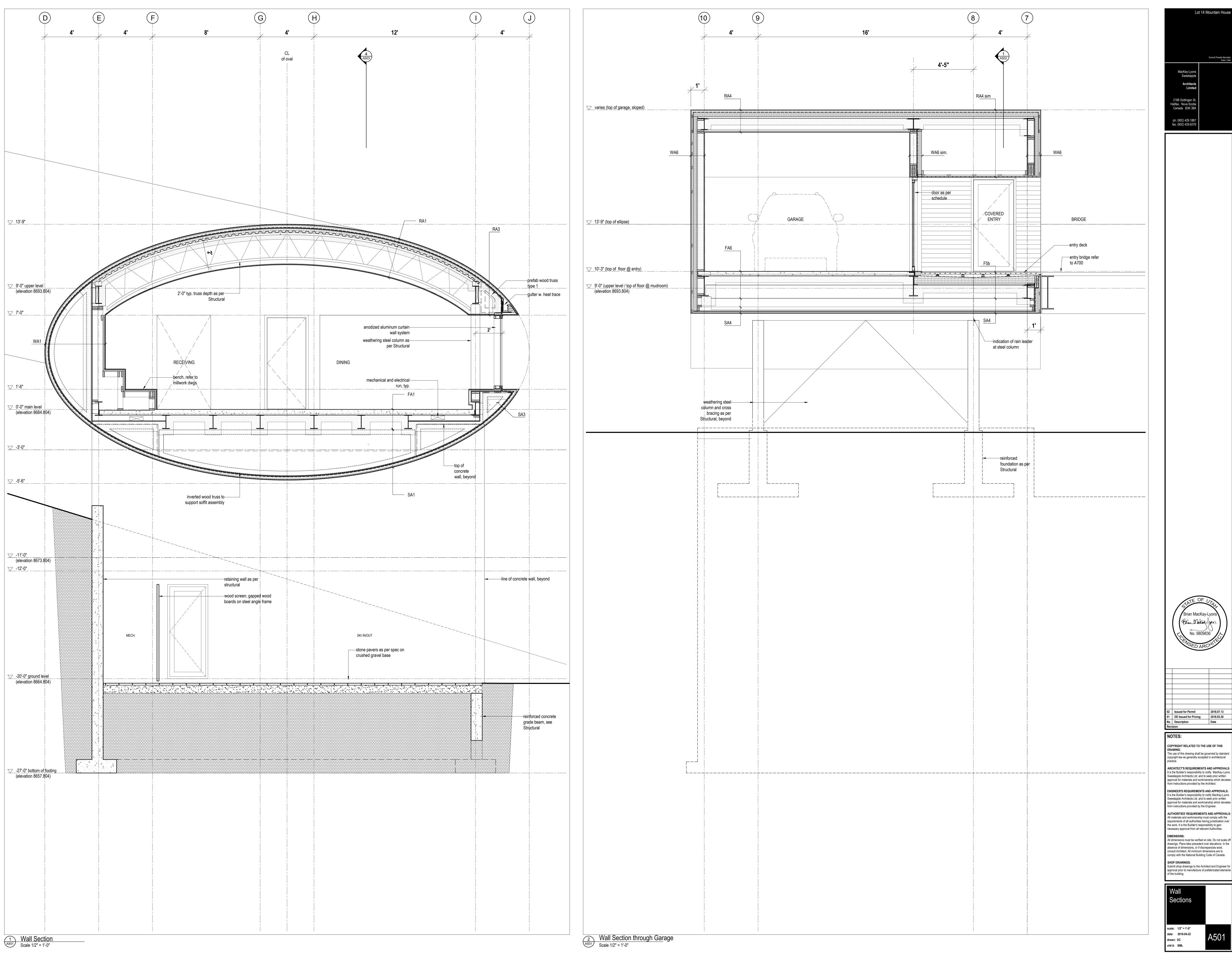
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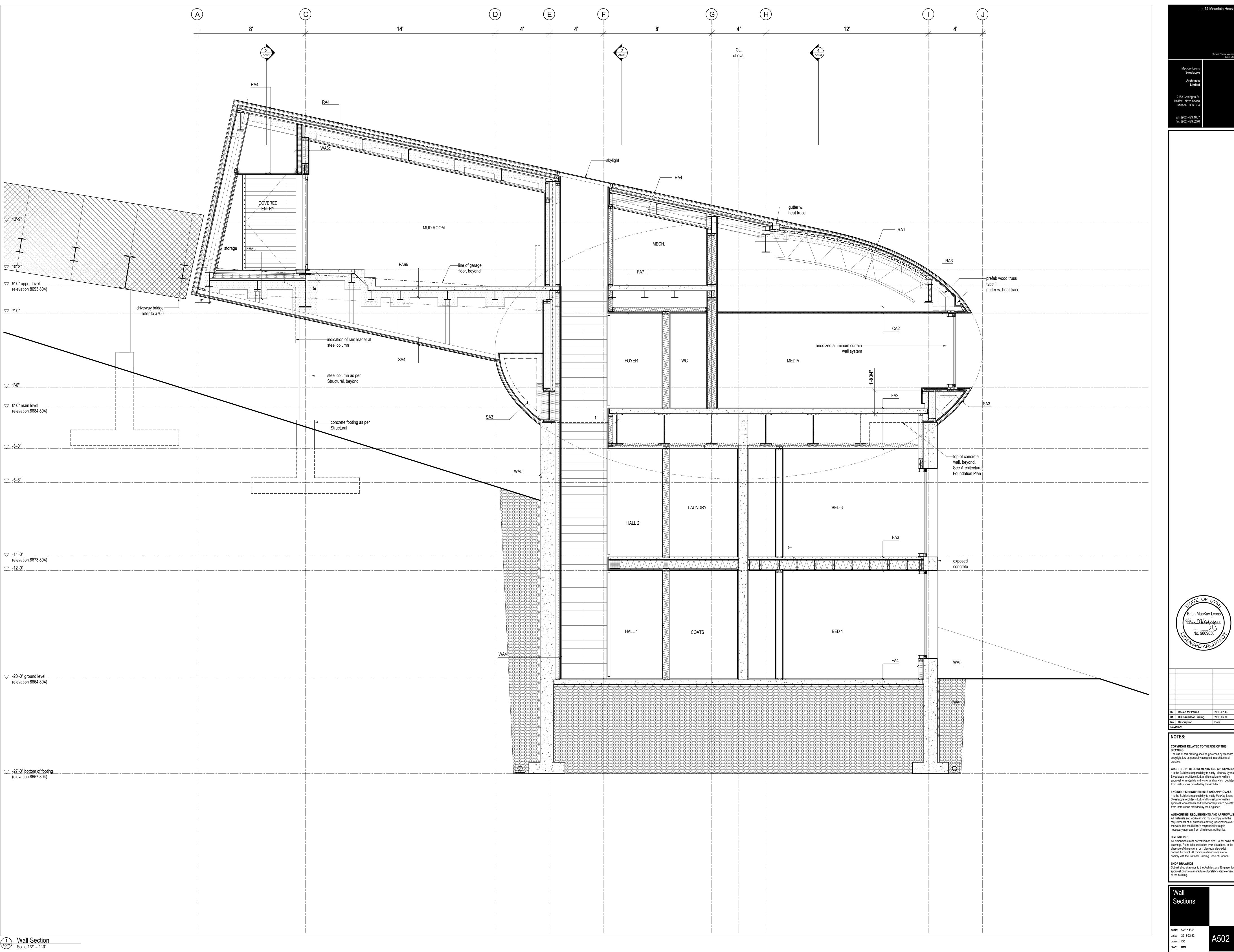
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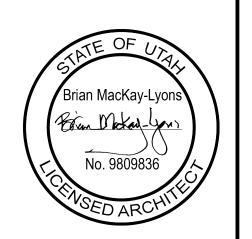
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scale: 1/2" = 1'-0"





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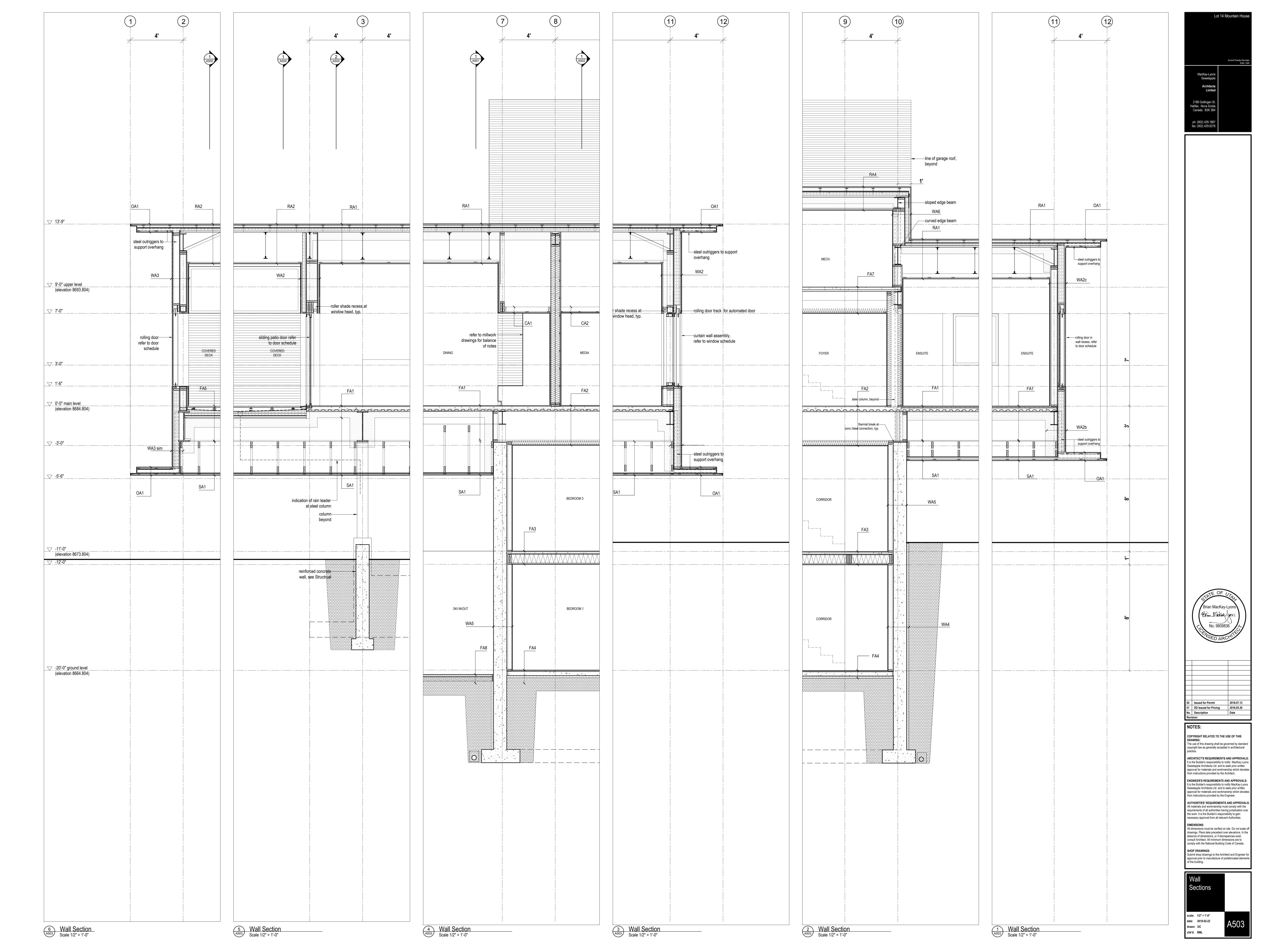
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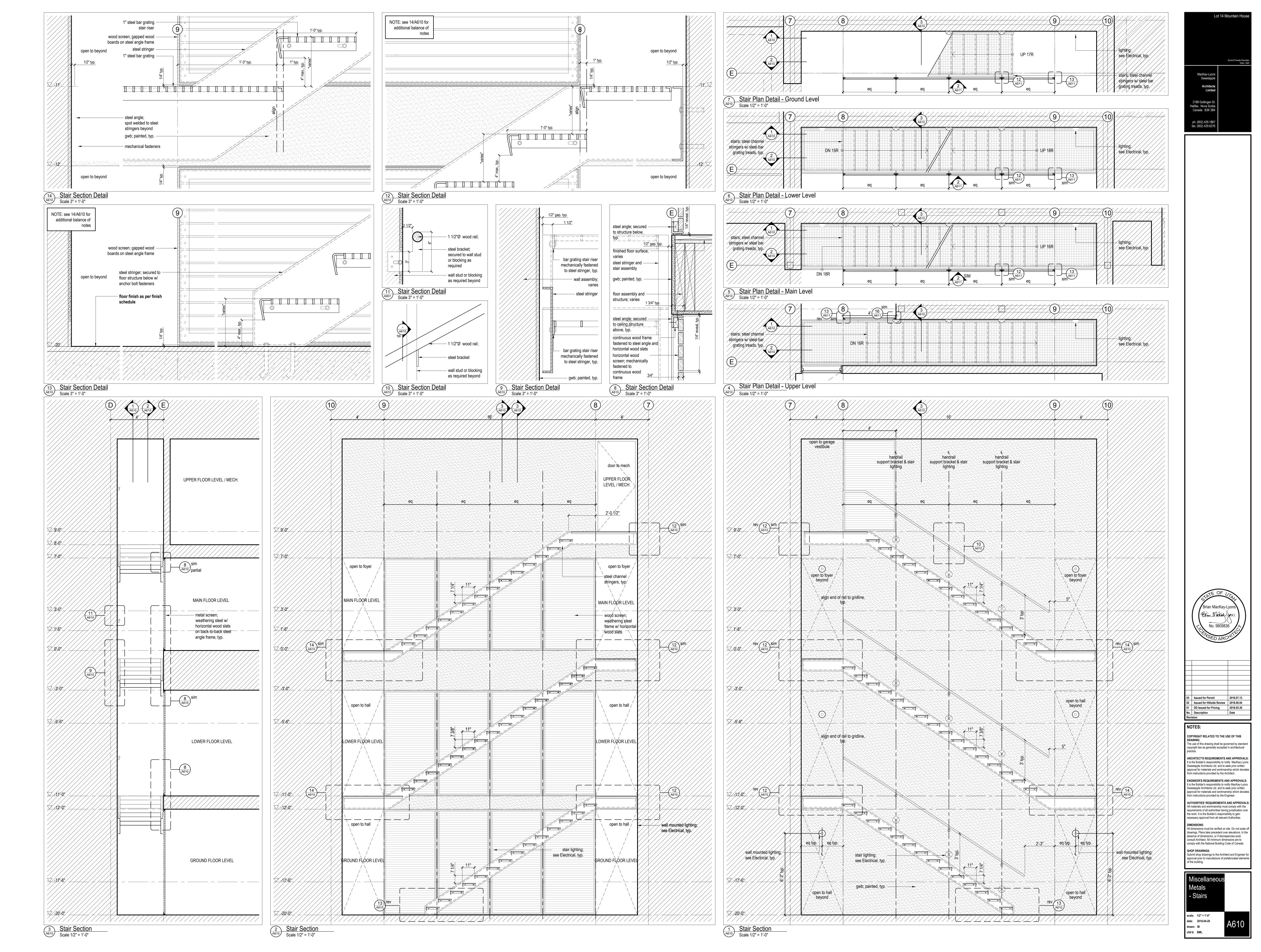
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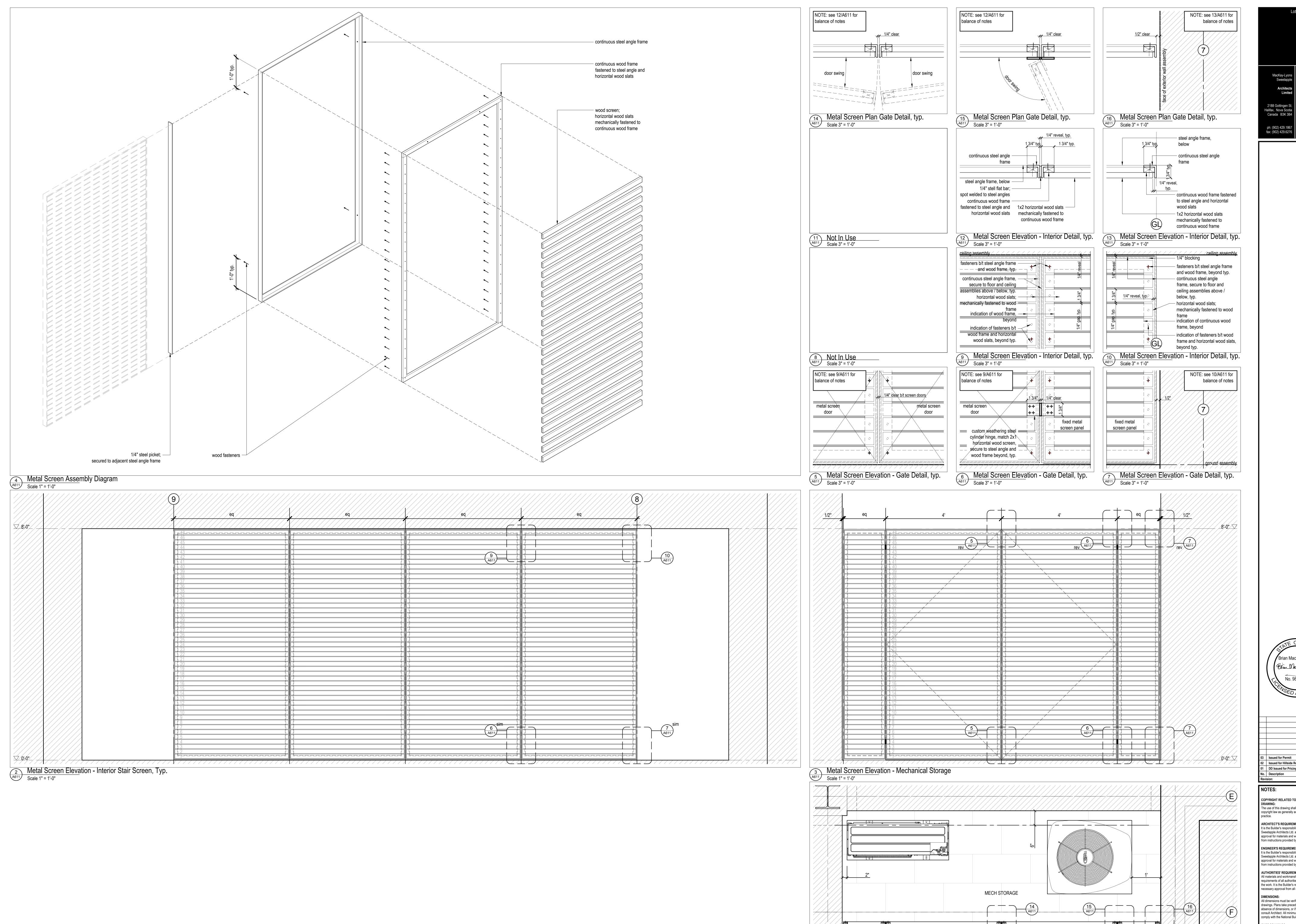
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scale: 1/2" = 1'-0"







Boun Mokay-you

Lot 14 Mountain House

Architects

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

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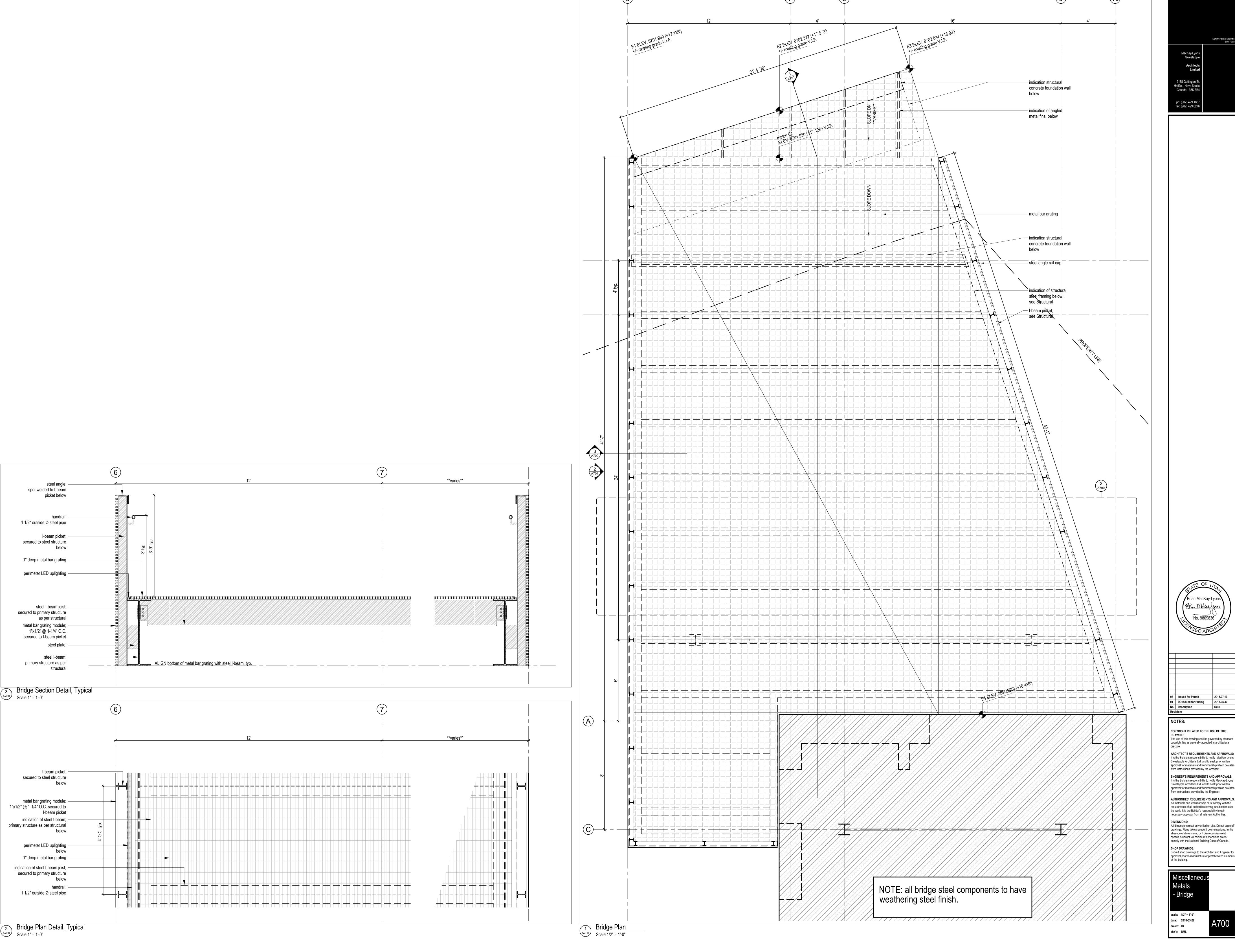
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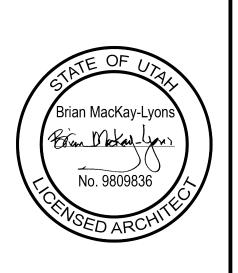
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scale: 1/2" = 1'-0" date: 2018-04-20

Metal Screen Plan Enlargement - Mechanical Storage

Scale 1" = 1'-0"





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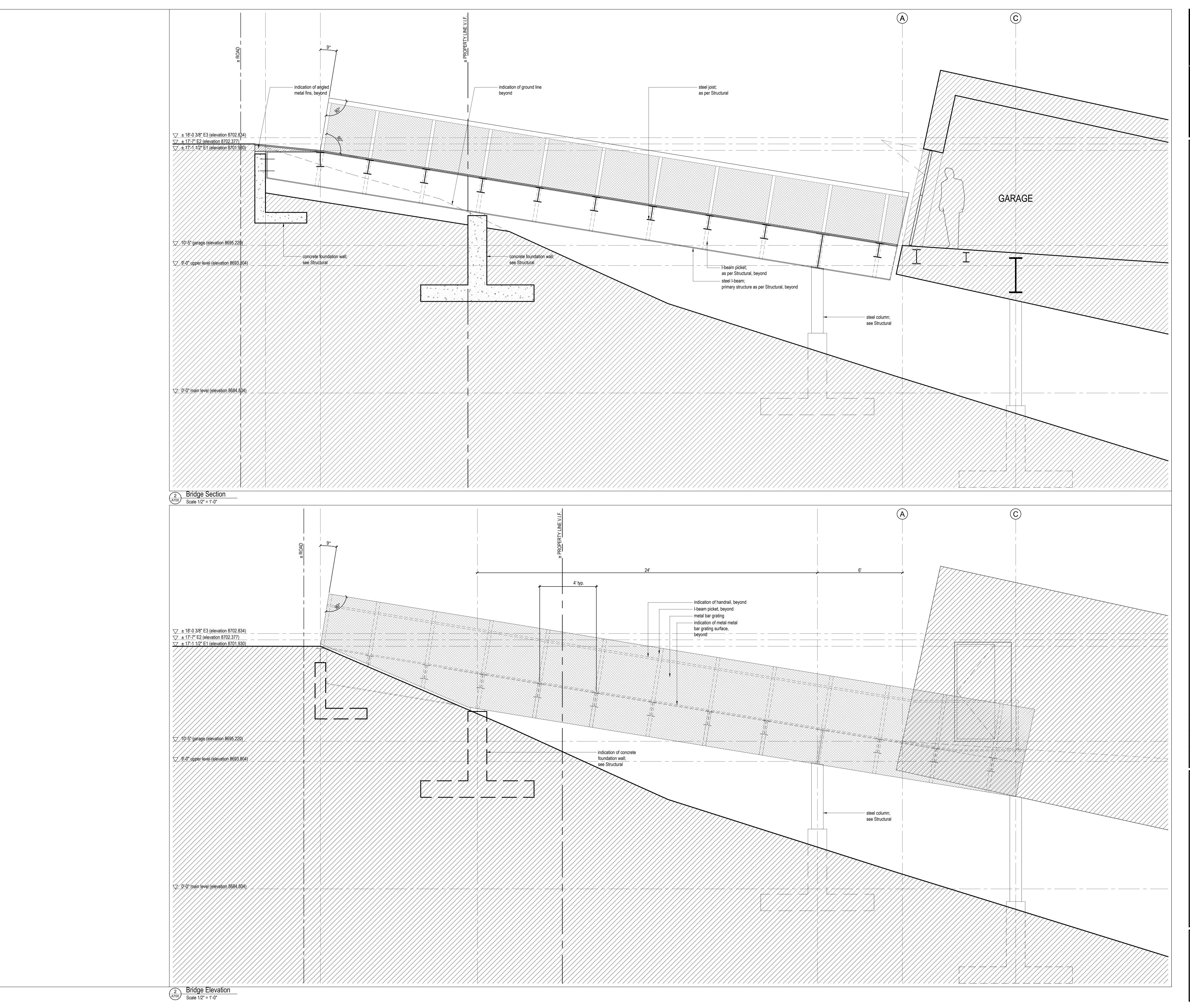
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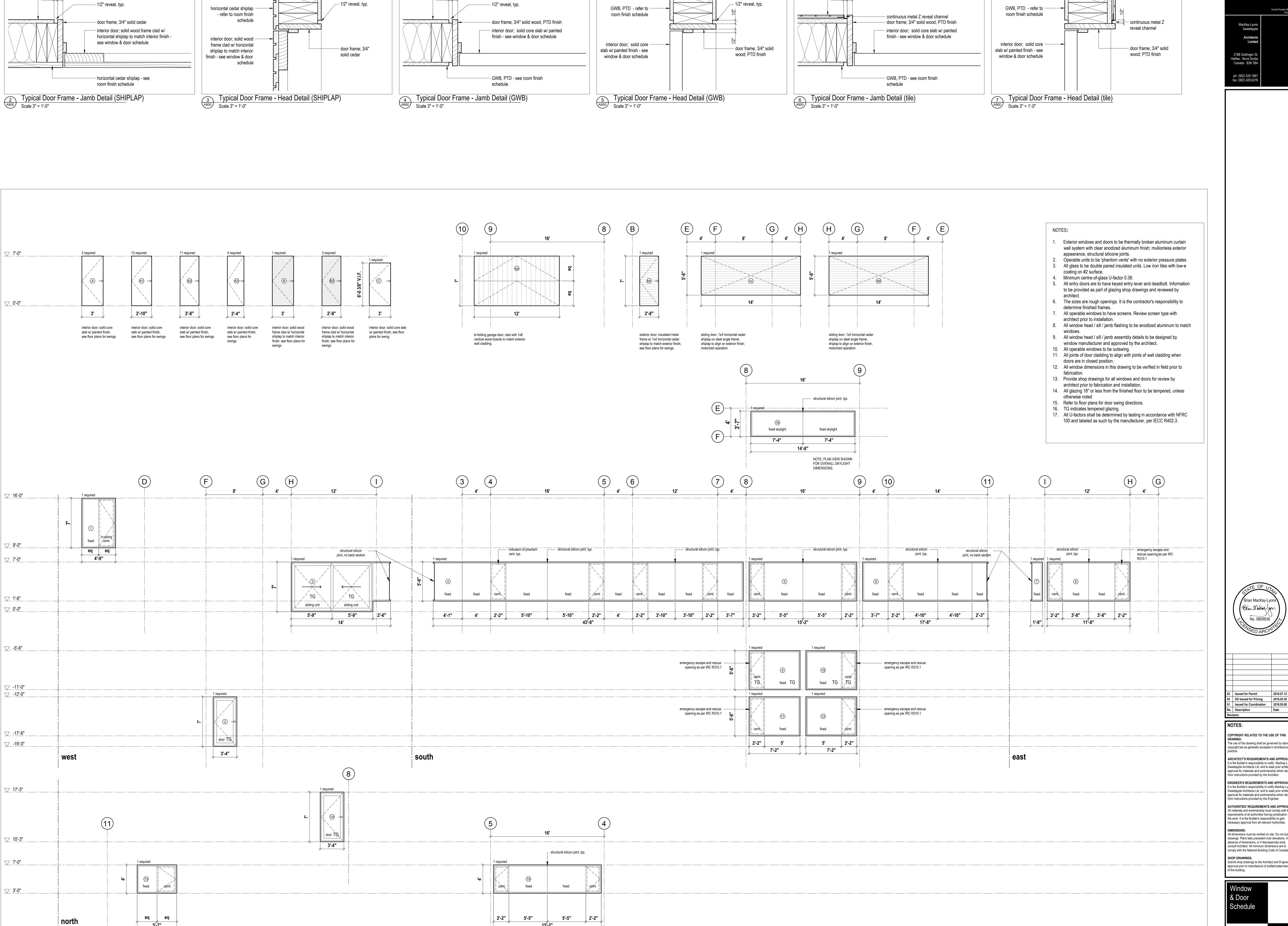
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scale: 1/2" = 1'-0"



— GWB, PTD - see room finish

schedule

- GWB, PTD - see room finish

schedule

MacKay-Lyons Sweetapple Architects Limited 2188 Gottingen St. Halifax, Nova Scotia Canada B3K 3B4 ph: (902) 429.1867 fax: (902) 429.6276

tile - see room finish

schedule

Edun Mokay-you

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