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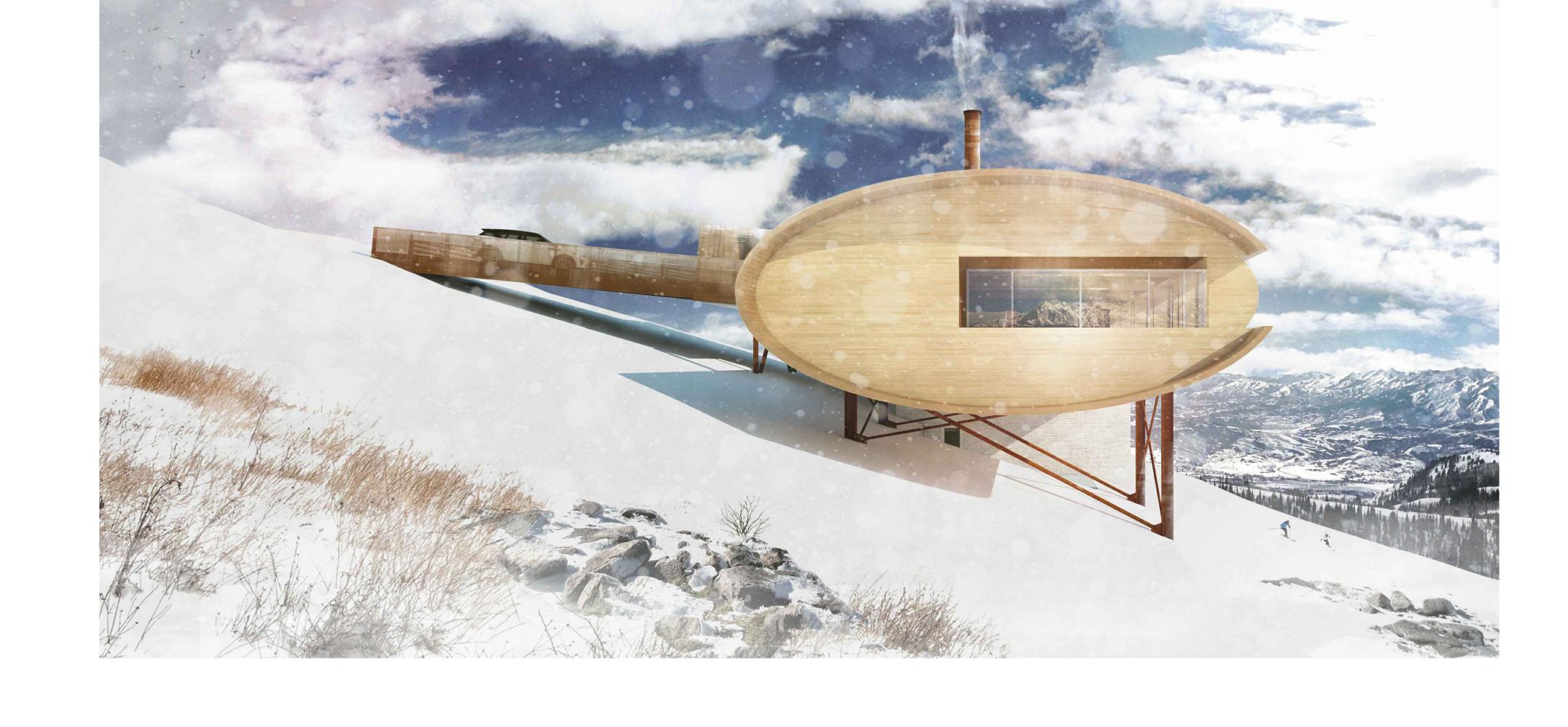
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CIVIL	
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ELECTRICAL

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ARCHITECTURAL

A404

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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.
- 4. ANY AREA OUTSIDE THE LIMIT OF WORK THAT IS DISTURBED SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO OWNER.

 5. CONSULT ALL OF THE DRAWINGS AND SPECIFICATIONS FOR COORDINATION REQUIREMENTS REFORE COMMENCING CONSTRUCTION
- REQUIREMENTS BEFORE COMMENCING CONSTRUCTION.

 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.
- 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.
- ANT 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

CALLED FOR IN THE PLANS AND SPECIFICATIONS.

WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE

SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK

- 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
- 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 ENGINEER—FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND 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 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
- 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

BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND

- 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.
- 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.

23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE

- 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 PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL
- 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.

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 FORESEE AND
- SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.

 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

- 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.

 5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE
- FINISHED GRADE.
 6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
 7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON—SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
- CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS
 AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
 SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH
 BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL
 AFTER THE FINAL BOND RELEASE INSPECTION.
 CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL
 MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
 EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE
- ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN 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 DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL
- 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 PIPE BELOW FINISHED GRADE.
- 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

 AND TEES.
- 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.

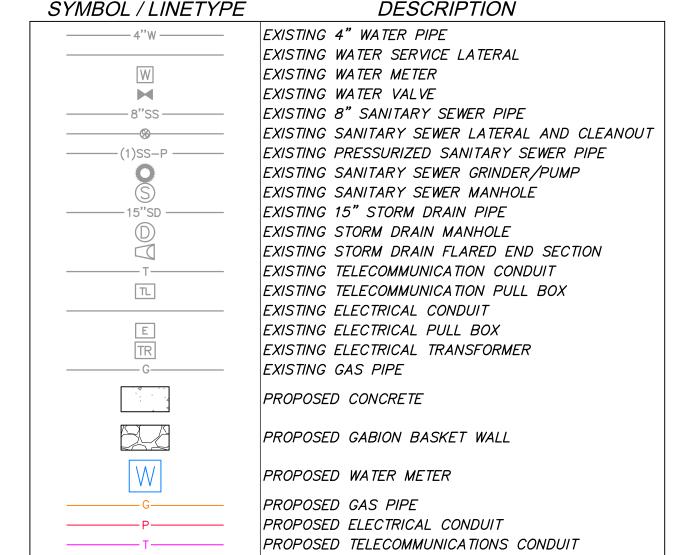
THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES. ALSO, INSPECTORS WILL HAVE THE RIGHT TO CHANGE THE FACILITIES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

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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

<u>ABBREVIATIONS:</u>

- 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

ROCKY MOUNTIAN POWER

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

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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 &

Structural



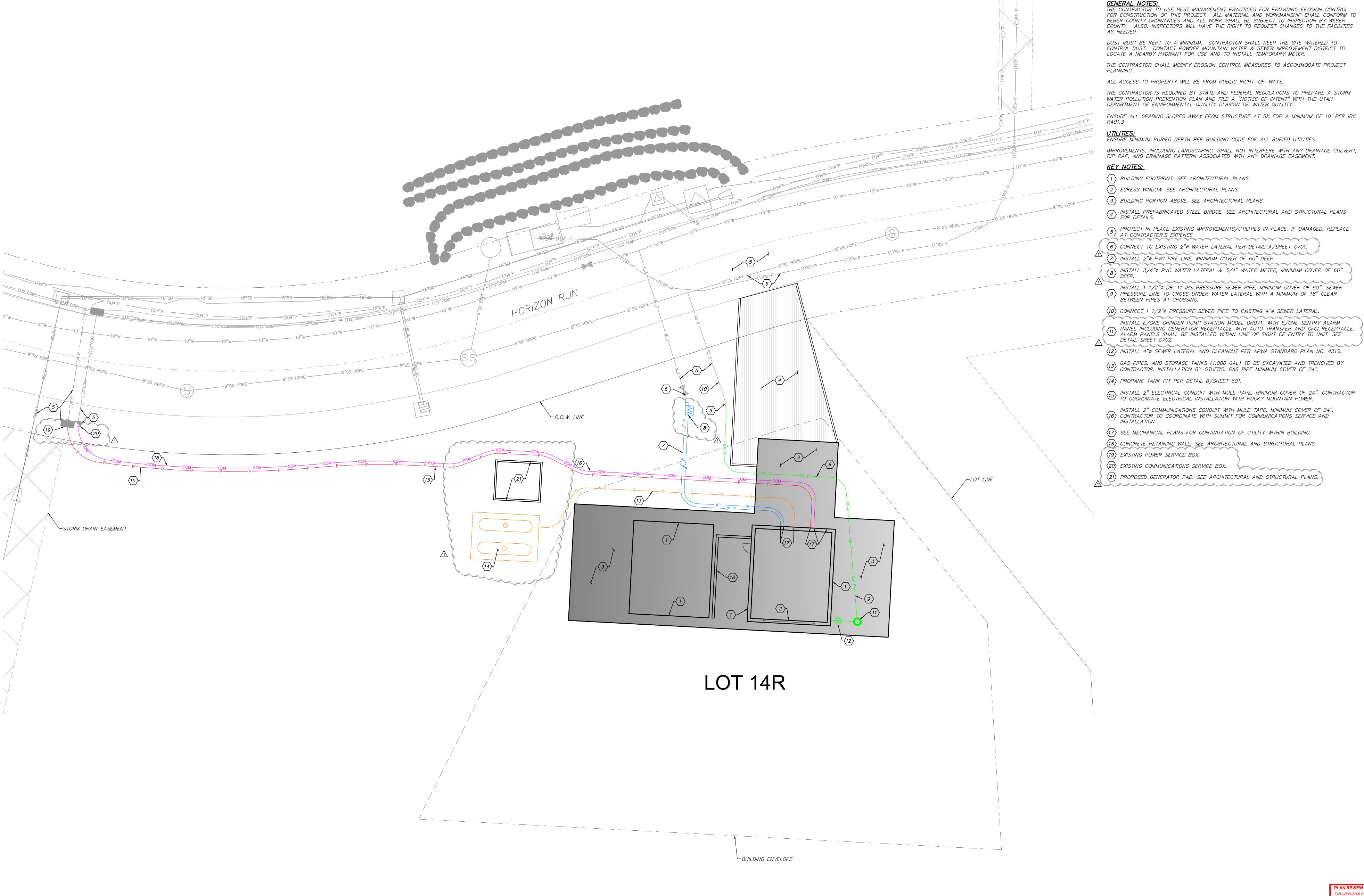
T COAST CODE CONSULTANTS,



of the building.







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

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

THE CONTRACTOR SHALL MODIFY EROSION CONTROL MEASURES TO ACCOMMODATE PROJECT

- ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.
- THE CONTRACTOR IS REQUIRED BY STATE AND FEDERAL REGULATIONS TO PREPARE A STORM WATER POLLUTION PREVENTION PLAN AND FILE A "NOTICE OF INTENT" WITH THE UTAH DEPARTMENT OF ENVIRONMENTAL QUALITY DIVISION OF WATER QUALITY.

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

<u>UTILITIES:</u> ENSURE MINIMUM BURIED DEPTH PER BUILDING CODE FOR ALL BURIED UTILITIES.

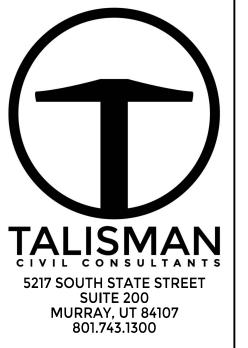
- IMPROVEMENTS, INCLUDING LANDSCAPING, SHALL NOT INTERFERE WITH ANY DRAINAGE CULVERT, RIP RAP, AND DRAINAGE PATTERN ASSOCIATED WITH ANY DRAINAGE EASEMENT. KEY NOTES:
- 1 BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.
- (2) EGRESS WINDOW. SEE ARCHITECTURAL PLANS.
- $\langle \it 3
 angle$ building portion above. See architectural plans.
- (4) INSTALL PREFABRICATED STEEL BRIDGE. SEE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILS.
- PROTECT IN PLACE EXISTING IMPROVEMENTS/UTILITIES IN PLACE. IF DAMAGED, REPLACE AT CONTRACTOR'S EXPENSE. $\overline{igg(6igg)}$ connect to existing 2"ø water lateral per detail a/sheet c701.
- $\langle r
 angle$ install 2"ø PVC fire line, minimum cover of 60" deep.
- (8) INSTALL 3/4" PVC WATER LATERAL & 3/4" WATER METER, MINIMUM COVER OF 60" DEEP. INSTALL 1 1/2" Ø DR-11 IPS PRESSURE SEWER PIPE, MINIMUM COVER OF 60". SEWER
- $\langle 10 \rangle$ CONNECT 1 1/2"ø PRESSURE SEWER PIPE TO EXISTING 4"ø SEWER LATERAL.
- INSTALL E/ONE GRINDER PUMP STATION MODEL DH071. WITH E/ONE SENTRY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE.

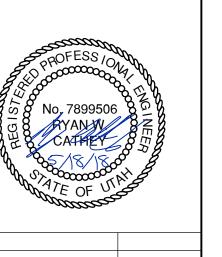
 ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL SHEET C702.
- (12) INSTALL 4"Ø SEWER LATERAL AND CLEANOUT PER APWA STANDARD PLAN NO. 431S.
- GAS PIPES, AND STORAGE TANKS (1,000 GAL) TO BE EXCAVATED AND TRENCHED BY CONTRACTOR. INSTALLATION BY OTHERS. GAS PIPE MINIMUM COVER OF 24".
- (14) PROPANE TANK PIT PER DETAIL B/SHEET 601.
- 15) INSTALL 2" ELECTRICAL CONDUIT WITH MULE TAPE, MINIMUM COVER OF 24". CONTRACTOR TO COORDINATE ELECTRICAL INSTALLATION WITH ROCKY MOUNTAIN POWER.
- INSTALL 2" COMMUNICATIONS CONDUIT WITH MULE TAPE, MINIMUM COVER OF 24".

 (16) CONTRACTOR TO COORDINATE WITH SUMMIT FOR COMMUNICATIONS SERVICE AND INSTALLATION.
- (17) SEE MECHANICAL PLANS FOR CONTINUATION OF UTILITY WITHIN BUILDING.
- (18) CONCRETE RETAINING WALL. SEE ARCHITECTURAL AND STRUCTURAL PLANS. $\langle 19 \rangle$ EXISTING POWER SERVICE BOX.
- (20) EXISTING COMMUNICATIONS SERVICE BOX.
- 21) PROPOSED GENERATOR PAD. SEE ARCHITECTURAL AND STRUCTURAL PLANS.

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

LOT 14R Residence





REVIEW COMMENTS o. Description

X ELECTRICAL X ENERGY

7: MEM DATE: 08/22/18

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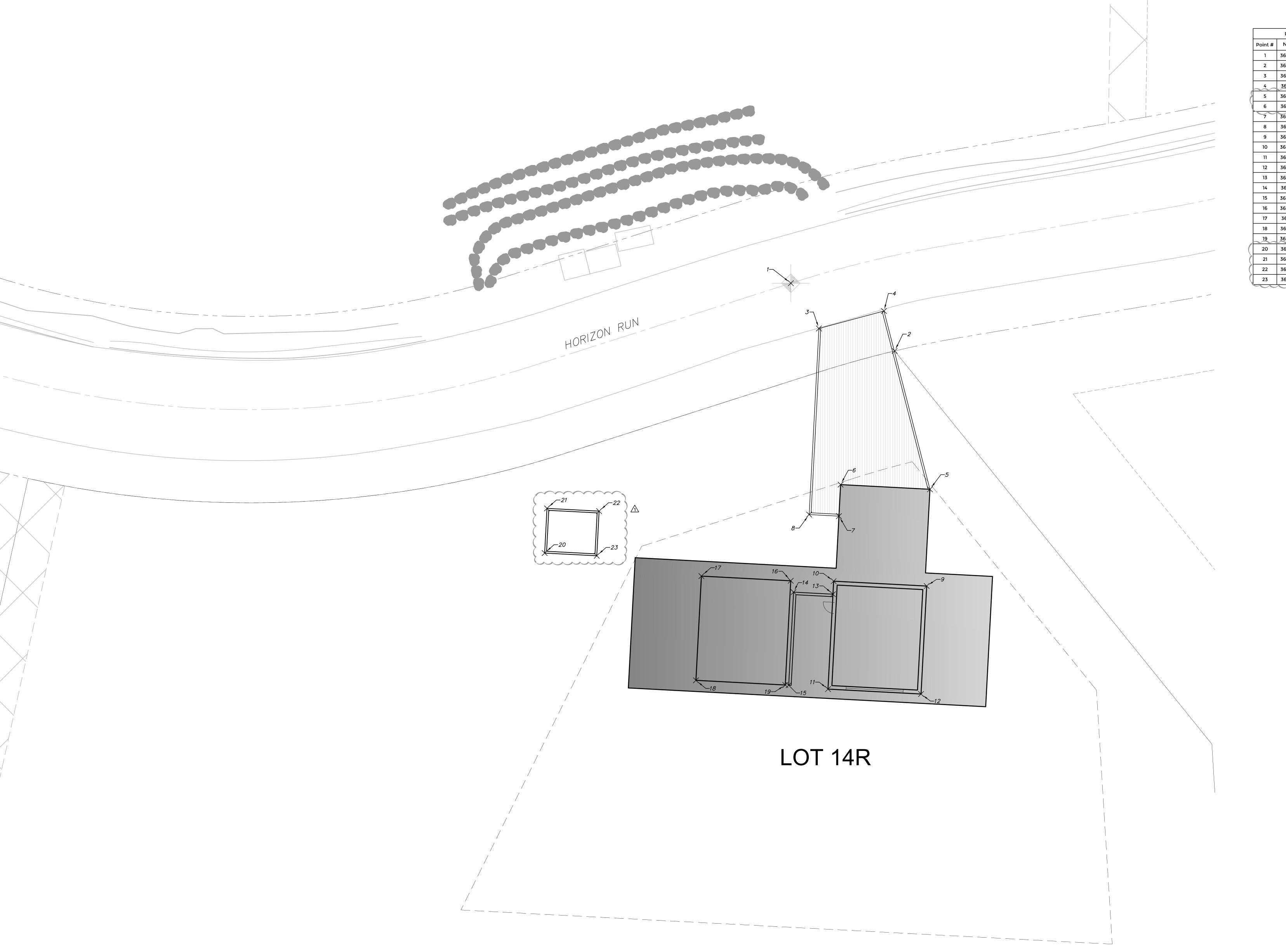
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comply with the International Building Code, 2009 SHOP DRAWINGS: Submit shop drawings to the Architect and Engineer for

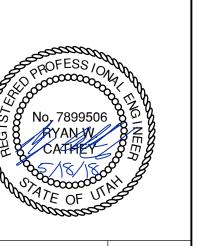
approval prior to manufacture of prefabricated elements of the building.

drawn: JLB



	Point Table	•	
Point #	Northing	Easting	
1	3657488.79	1568127.71	
2	3657470.62	1568155.56	
3	3657476.65	1568135.24	
4	3657481.33	1568152.69	
5	3657433.50	1568165.02)
6	3657434.76	1568141.05	/
7	3657426.30	1568140.61	•
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	1568139.01	
14	3657405.91	1568128.44	
15	3657380.94	1568127.13	
16	3657408.95	1568127.68	
17	3657410.21	1568103.71	
18	3657382.25	1568102.25	
19	3657380.99	1568126.21	
20	3657416.40	1568061.66	1
21	3657428.38	1568062.29	<
22	3657427.64	1568076.27	<
23	3657415.66	1568075.65	/





5217 SOUTH STATE STREET SUITE 200 MURRAY, UT 84107 801.743.1300

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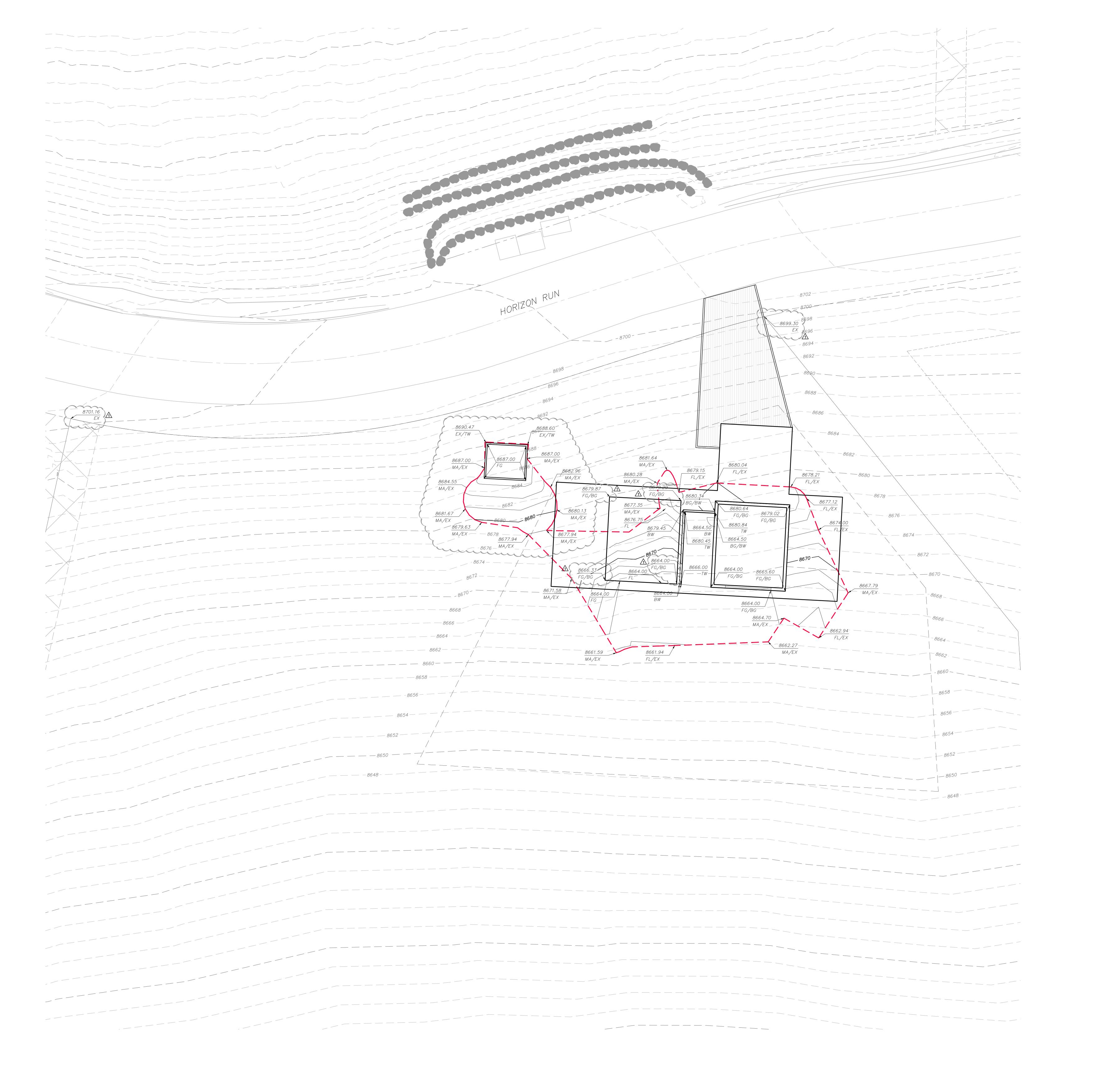
BY: MEM DATE: 08/22/18 All dimensions must be verified on site. Do not scale off WEST COAST CODE CONSULTANTS, INC.

drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Building Code, 2009

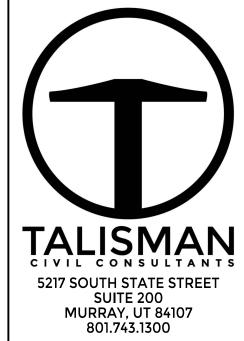
SHOP DRAWINGS: Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements

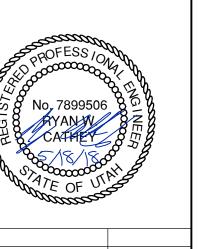
of the building.

date: 05.18.2018 drawn: JLB chk'd: RWC









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ARCHITECT'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify MacKay-Lyons

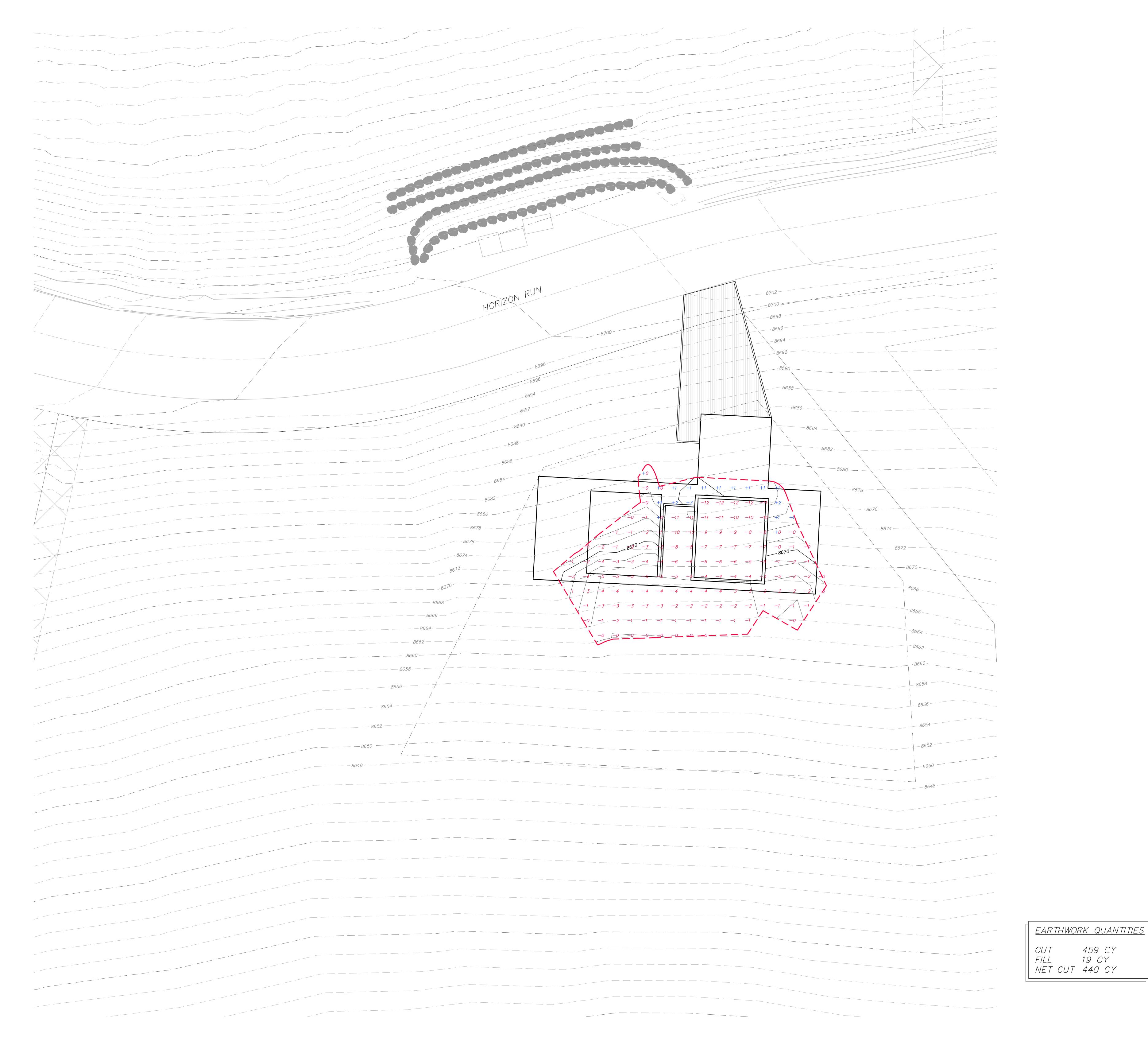
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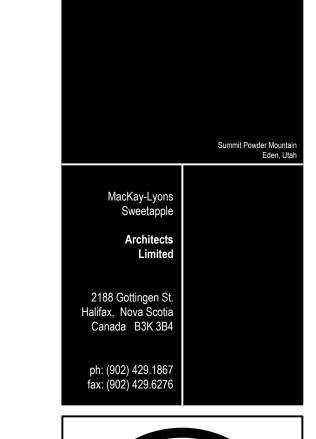
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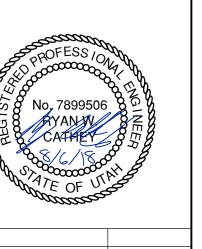
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MECHANICAL PLUMBING

ELECTRICAL ENERGY

ACCESSIBILITY FIRE

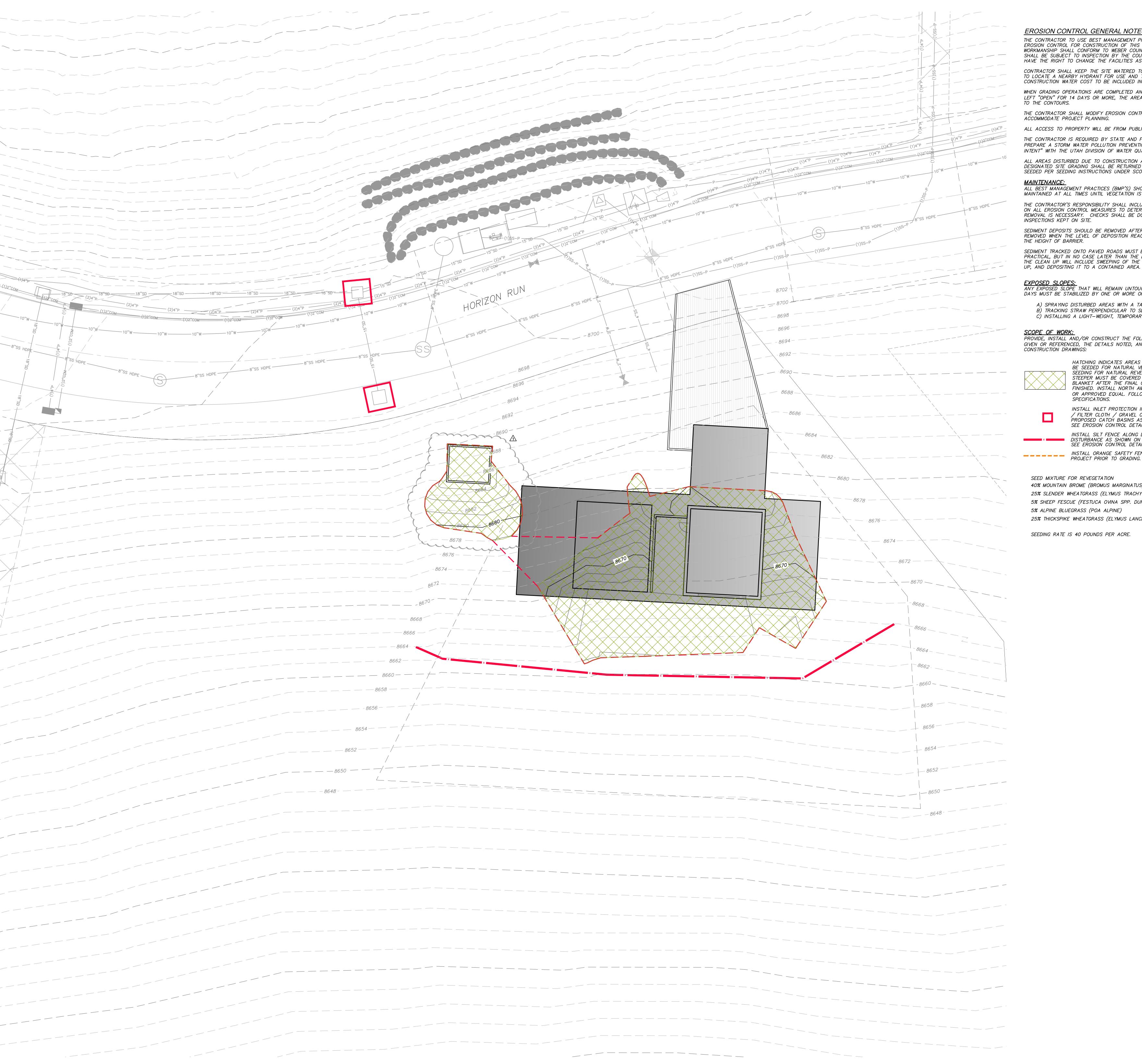
BY: MEM DATE: 08/22/18

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

drawn: JLB



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. THE CLEAN UP WILL INCLUDE SWEEPING OF THE TRACKED MATERIAL, PICKING IT

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:

B) TRACKING STRAW PERPENDICULAR TO SLOPES C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

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

> HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEEDED FOR NATURAL VEGETATION. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION ON SLOPES OF 3:1 OR STEEPER MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S



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.

DISTURBANCE AS SHOWN ON PLAN. SEE EROSION CONTROL DETAILS ON SHEET C701. _____ INSTALL ORANGE SAFETY FENCING AROUND OUTER LIMITS OF PROJECT PRIOR TO GRADING.

40% MOUNTAIN BROME (BROMUS MARGINATUS) 25% SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS) 5% SHEEP FESCUE (FESTUCA OVINA SPP. DURIUSCULA) 5% ALPINE BLUEGRASS (POA ALPINE)

EROSION CONTROL GENERAL NOTES:

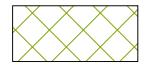
ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS.

ALL AREAS DISTURBED DUE TO CONSTRUCTION ACTIVITIES OUTSIDE OF

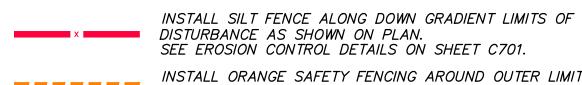
MAINTENANCE:
ALL BEST MANAGEMENT PRACTICES (BMP'S) SHOWN ON THIS PLAN MUST BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

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

A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED



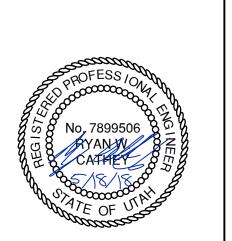
SPECIFICATIONS.



SEED MIXTURE FOR REVEGETATION

25% THICKSPIKE WHEATGRASS (ELYMUS LANCEOLATUS SSP. LANCEOLATUS)

SEEDING RATE IS 40 POUNDS PER ACRE.



Architects

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

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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.
- 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.
- C. Posts. Either 2" x 4" diameter wood, or 1.33 pounds per linear foot steel with a
- 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
- 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
- 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,
- deposits reach approximately one-half the height of the barrier.

Inlet protection – fence or straw bale

- 1. GENERAL A. Description. A temporary sediment barrier around storm drain inlet. B. Application. At inlets in paved or unpaved areas where up gradient area is to be disturbed by construction activities.
- 2. PRODUCT (Not used)
- 3. EXECUTION
- A. Installation and application criteria. 1) Provide up gradient sediment controls, such as silt fence during construction of
- 2) When construction of inlet is complete erect straw bale barrier, silt fence or other approved sediment barrier surrounding perimeter of inlet. 3) Install filter fabric completely around grate.
- B. Maintenance. 1) Inspect inlet protection after every large storm event and at a minimum of once
- 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

- 1. 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 paint or better.

3. EXECUTION

before compaction is 8-inches.

- 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

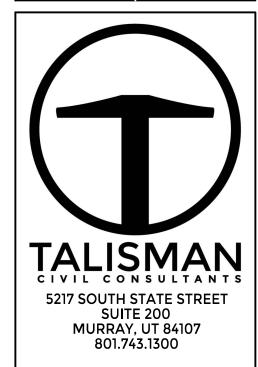
Cover collar for water valve box

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

Halifax, Nova Scotia

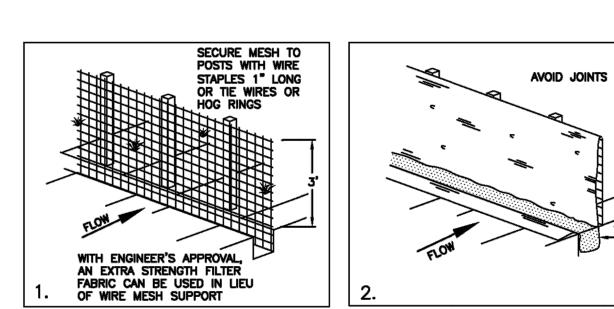
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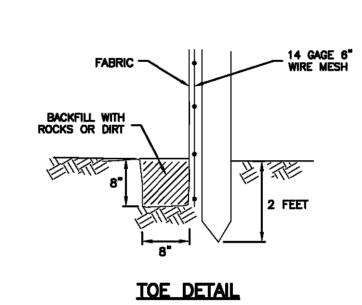
fax: (902) 429.6276

LOT 14R Residence

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

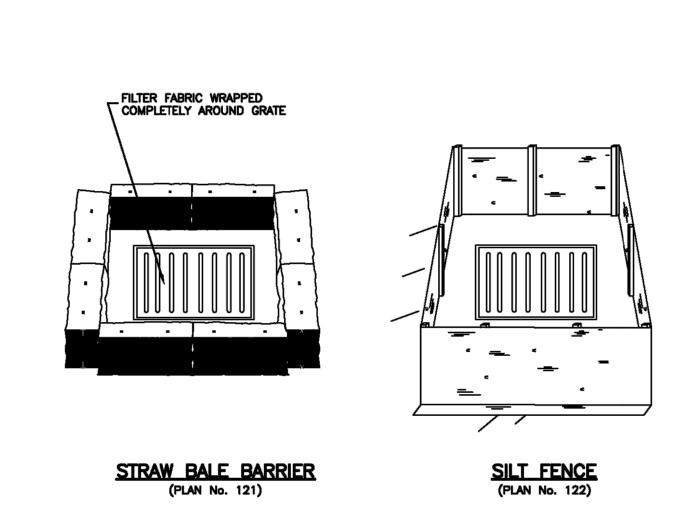


INSTALLATION SEQUENCE

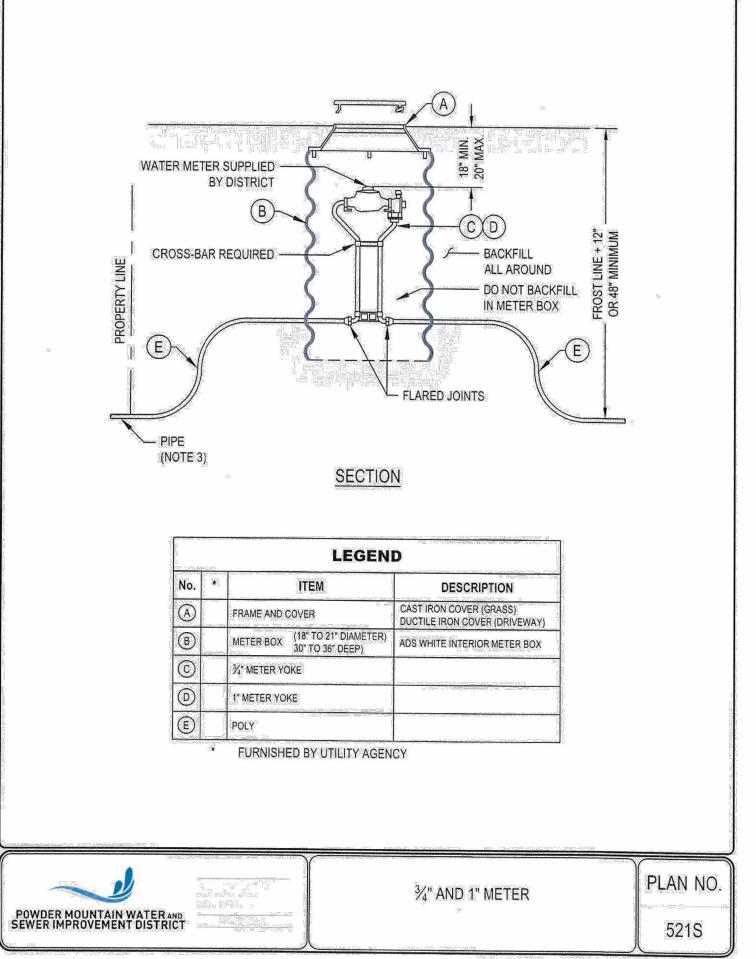


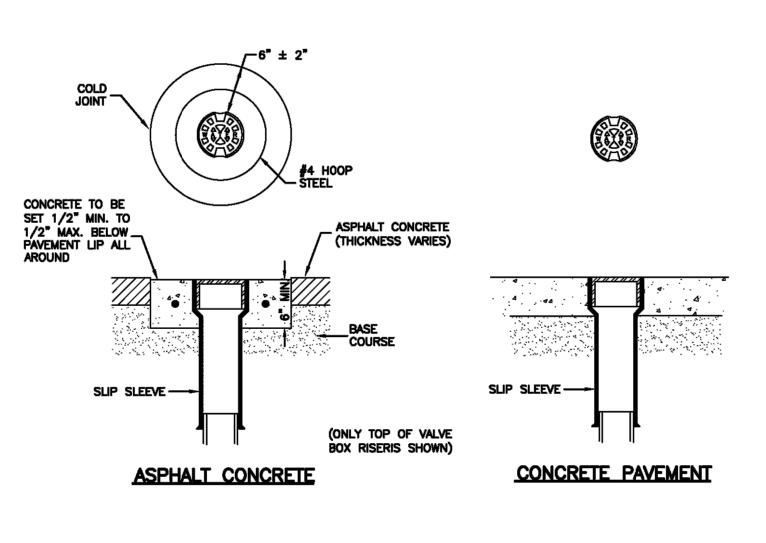
122

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Sheet 3 of 3







Cover collar for water valve box

574



o. Description

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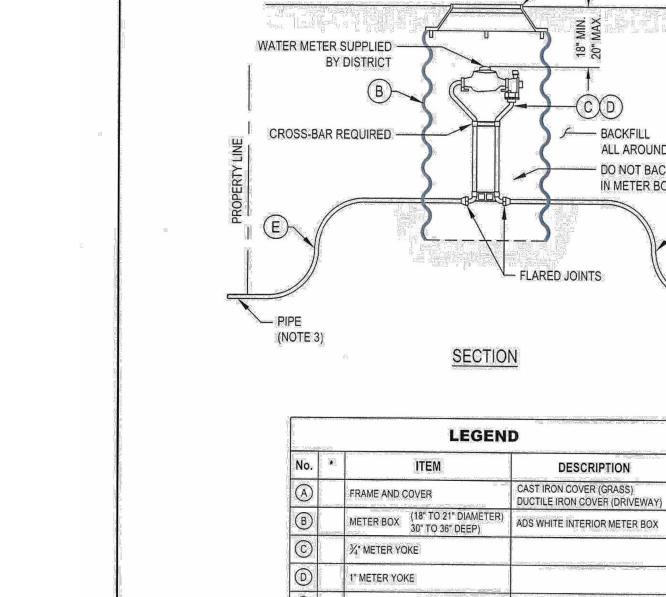


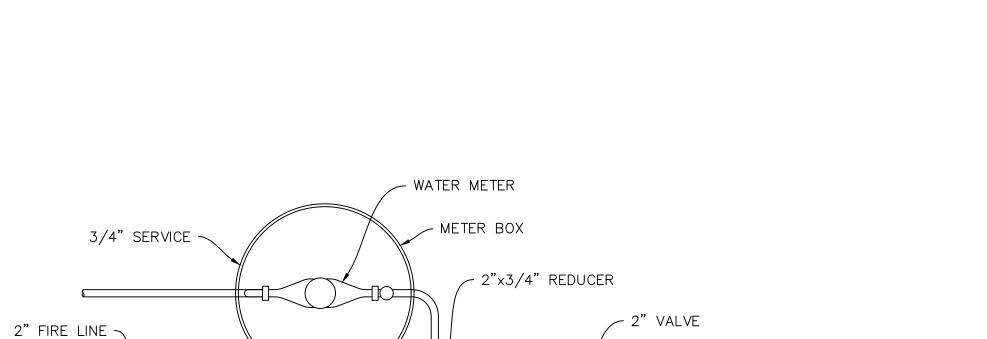
of the building.

- 2. PRODUCTS
- B. Burlap. 10 ounces per square yard of fabric. minimum length of 5 feet, or steel posts with projections for fastening wire to them.

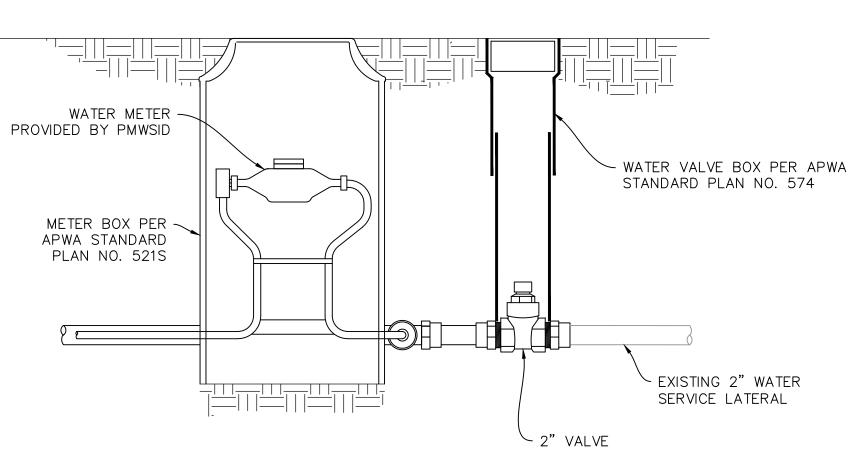
3. EXECUTION

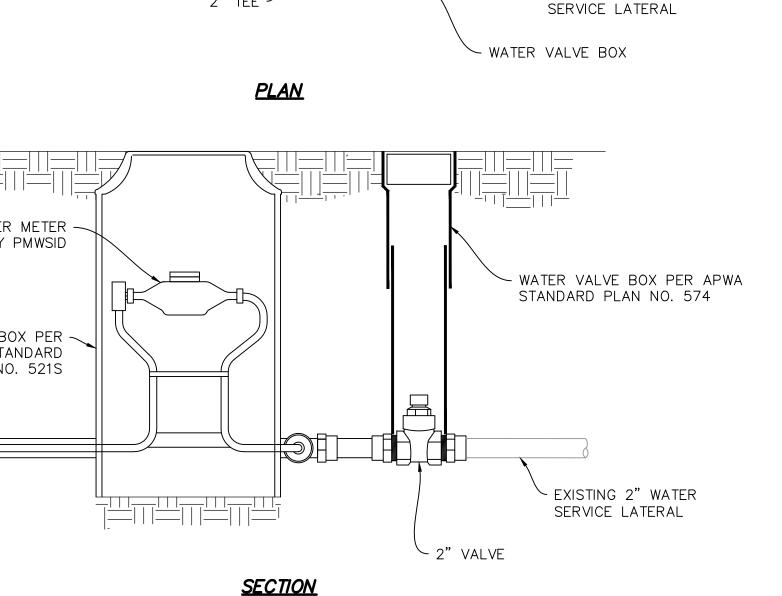
- similar devices.
- the ground and bury the flap.
- C. When used to control sediments from a steep slope, place silt fences away from the toe of the slope for increased holding capacity. D. Maintenance.
- replace the fabric promptly. 3) Remove sediment deposits after each storm event. They must be removed when
- 4) Re-anchor fence as necessary to prevent shortcutting. 5) Inspect for runoff bypassing ends of barriers or undercutting barriers.

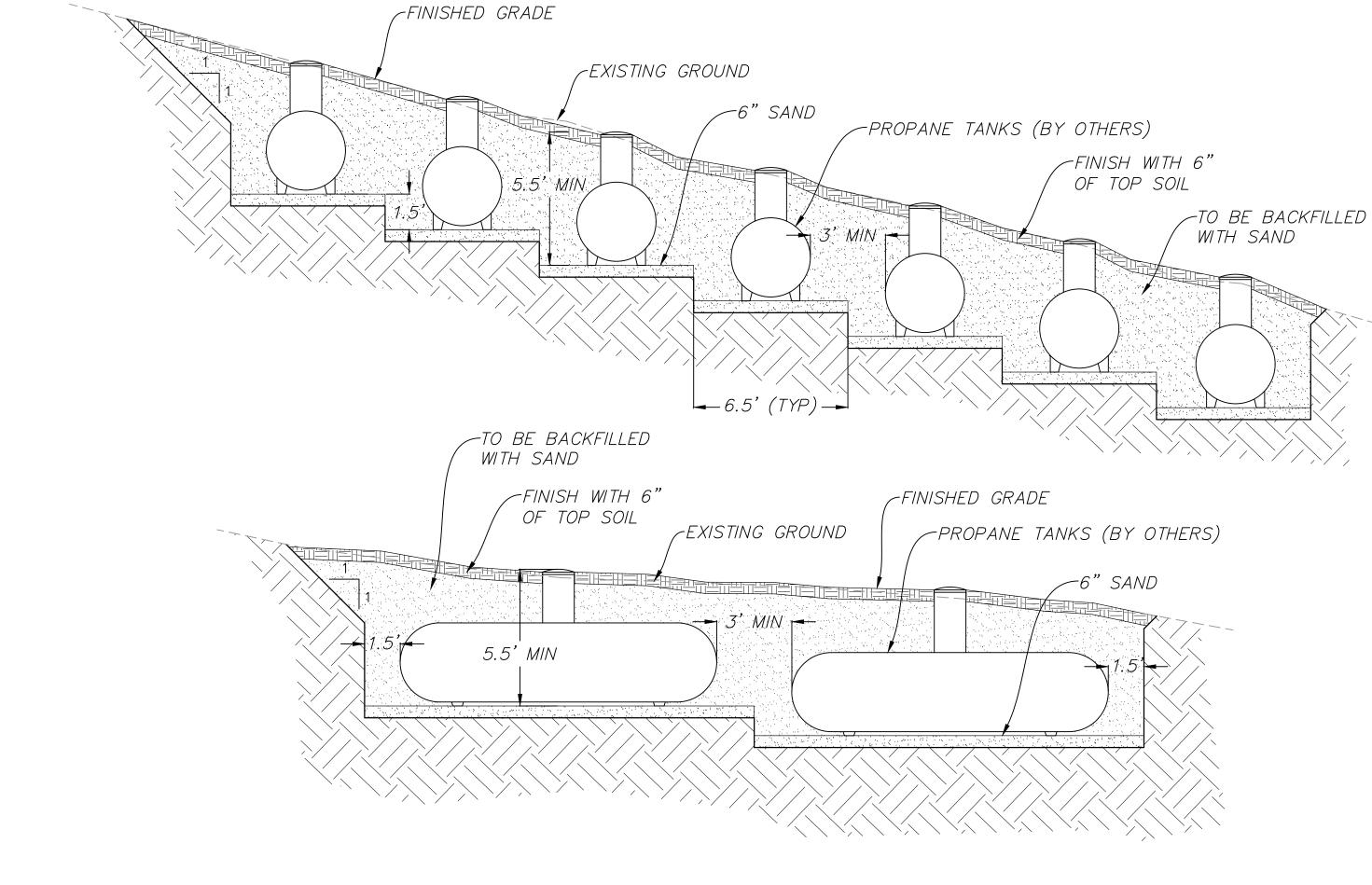




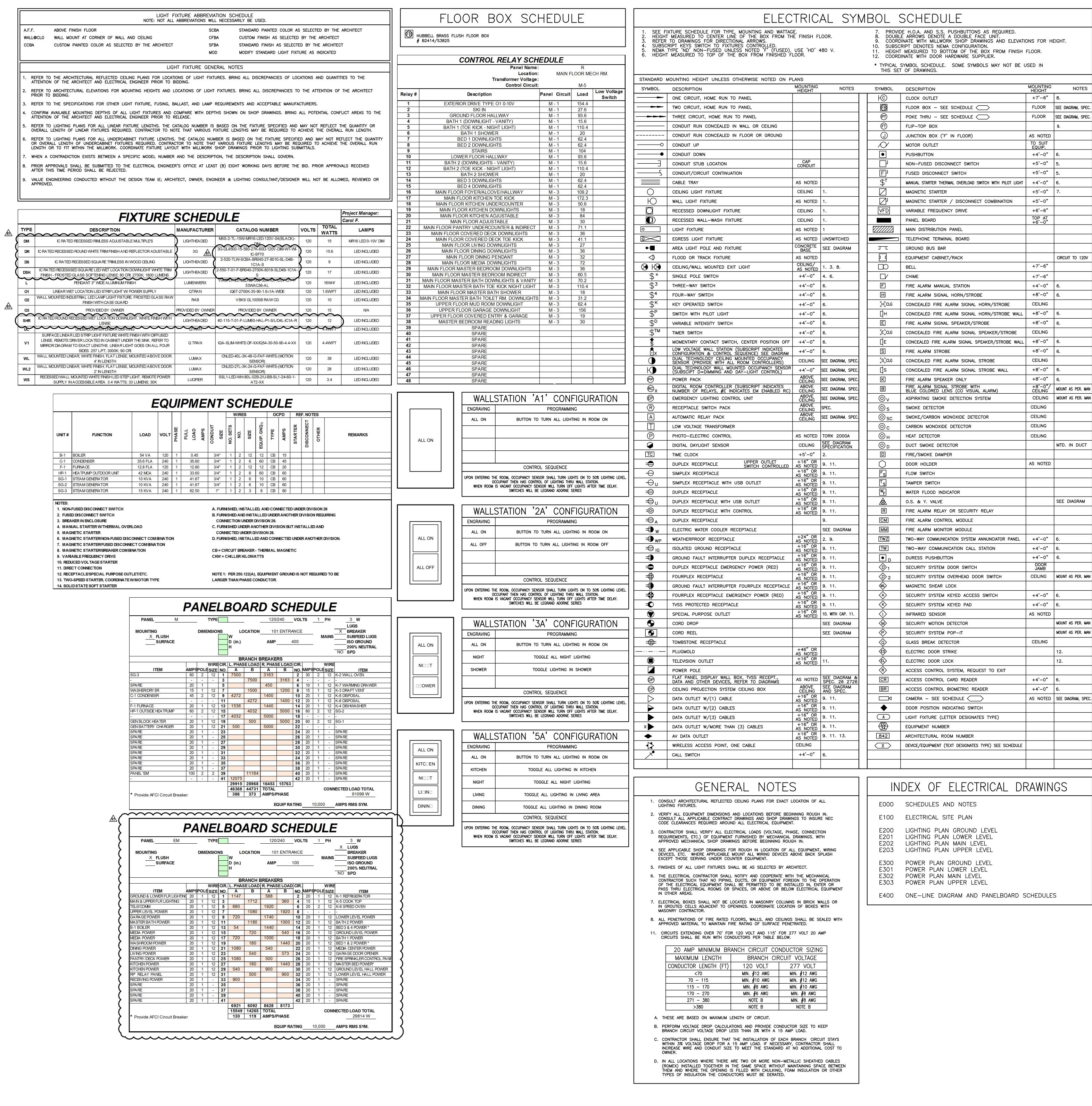
EXISTING 2" WATER ~ WATER VALVE BOX







B PROPANE TANK PIT TYPICAL DETAIL



PLUMBING ELECTRICAL STATE, OR LOCAL REGULATIONS. MEM DATE: 08/22/18 EST COAST CODE CONSULTANTS, IN

approval prior to manufacture of prefabricated elem scale: SEE GRAPH date: 2018-05-11

BNA

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Review Comments

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ARCHITECT'S REQUIREMENTS AND APPROVAL

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

Sweetapple Architects Ltd. and to seek prior written

approval for materials and workmanship which deviate

ENGINEER'S REQUIREMENTS AND APPROVALS

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Submit shop drawings to the Architect and Engineer

SHOP DRAWINGS:

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from instructions provided by the Architect.

from instructions provided by the Engineer.

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Lot 14 Mountain Hou

2188 Gottingen St.

łalifax, Nova Scotia

Canada B3K 3B4

ph: (902) 429.1867

fax: (902) 429.6276

NOTES

+7'-6" | 8.

+4'-0"

+5'-0"

+5'-0"

+5'-0"

+6'-6"

+7'-6"

+7'-6"

+4'-0" 6

+8'-0" | 6

+8'-0"

CEILING

+8'-0"

CEILING

CEILING

CEILING

+4'-0" | 6

+4'-0" | 6.

DOOR

+4'-0" | 6.

+4'-0" | 6.

CEILING

+4'-0" | 6.

+4'-0" | 6.

+8'-0" | 6

+8'-0" | 6.

+8'-0" | 6

+8'-0" | 6.

+8'-0"/ MOUNT AS PER. MAN

CEILING | MOUNT AS PER. MA

MTD. IN DUCT

SEE DIAGRAM

MOUNT AS PER. MAN

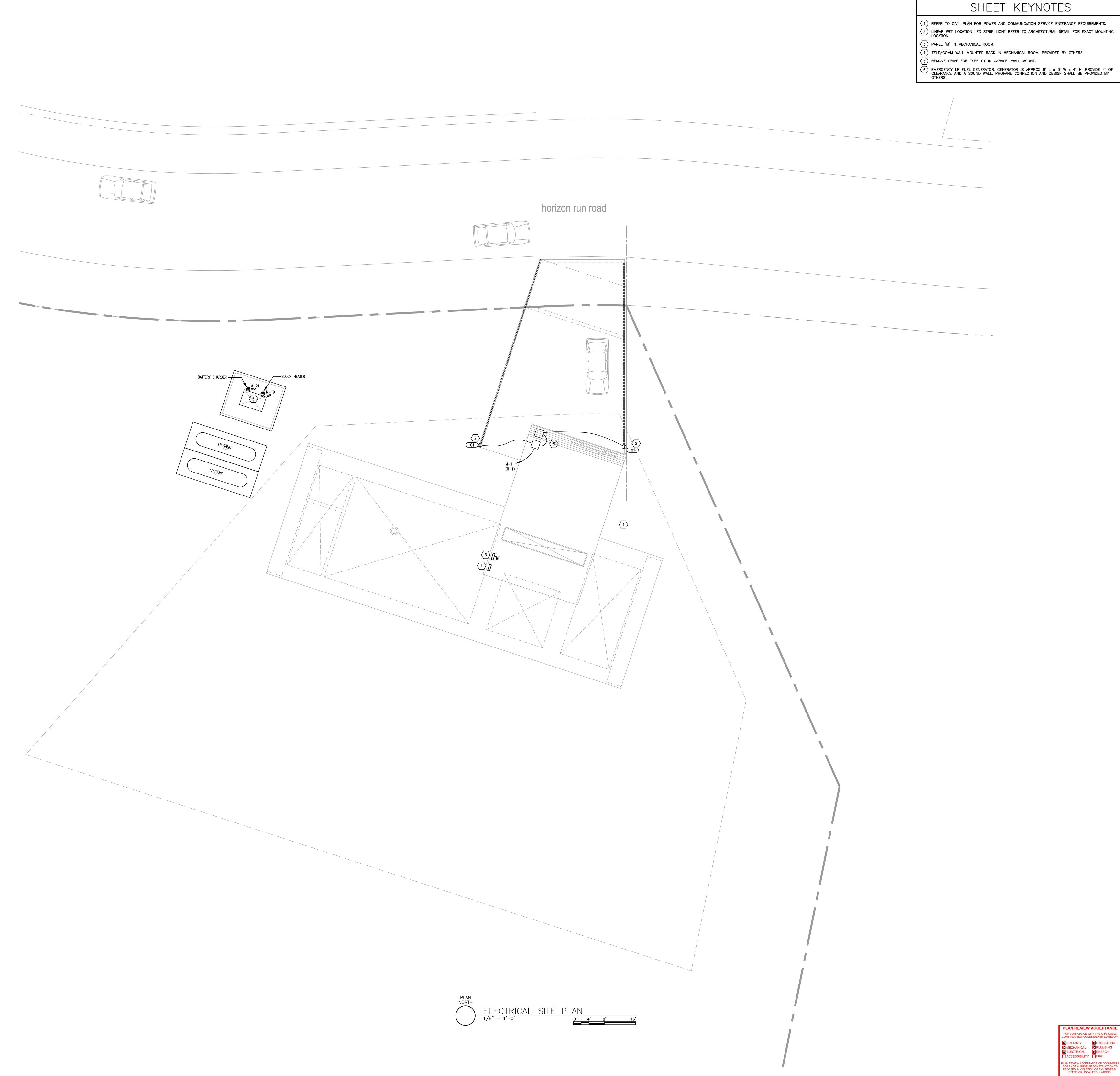
MOUNT AS PER. MAN

+5'-0" 5

FLOOR | SEE DIAGRAM, SPEC

FLOOR | SEE DIAGRAM, SPEC.

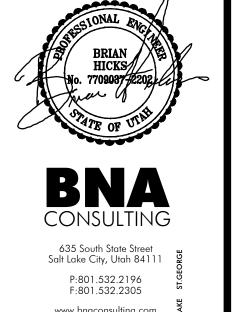
CIRCUIT TO 120



- 1) REFER TO CIVIL PLAN FOR POWER AND COMMUNCATION SERVICE ENTERANCE REQUIREMENTS.

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Lot 14 Mountain House



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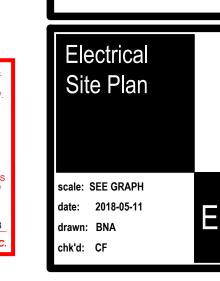
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CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
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SHEET KEYNOTES

MOUNT WALL MOUNTED LIGHT FIXTURE WL ABOVE DOOR OPENING.

TYPE WS RECESSED STEP LIGHT SHALL BE MOUNTED +18" ABOVE FINISHED FLOOR AND/OR STEP.

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

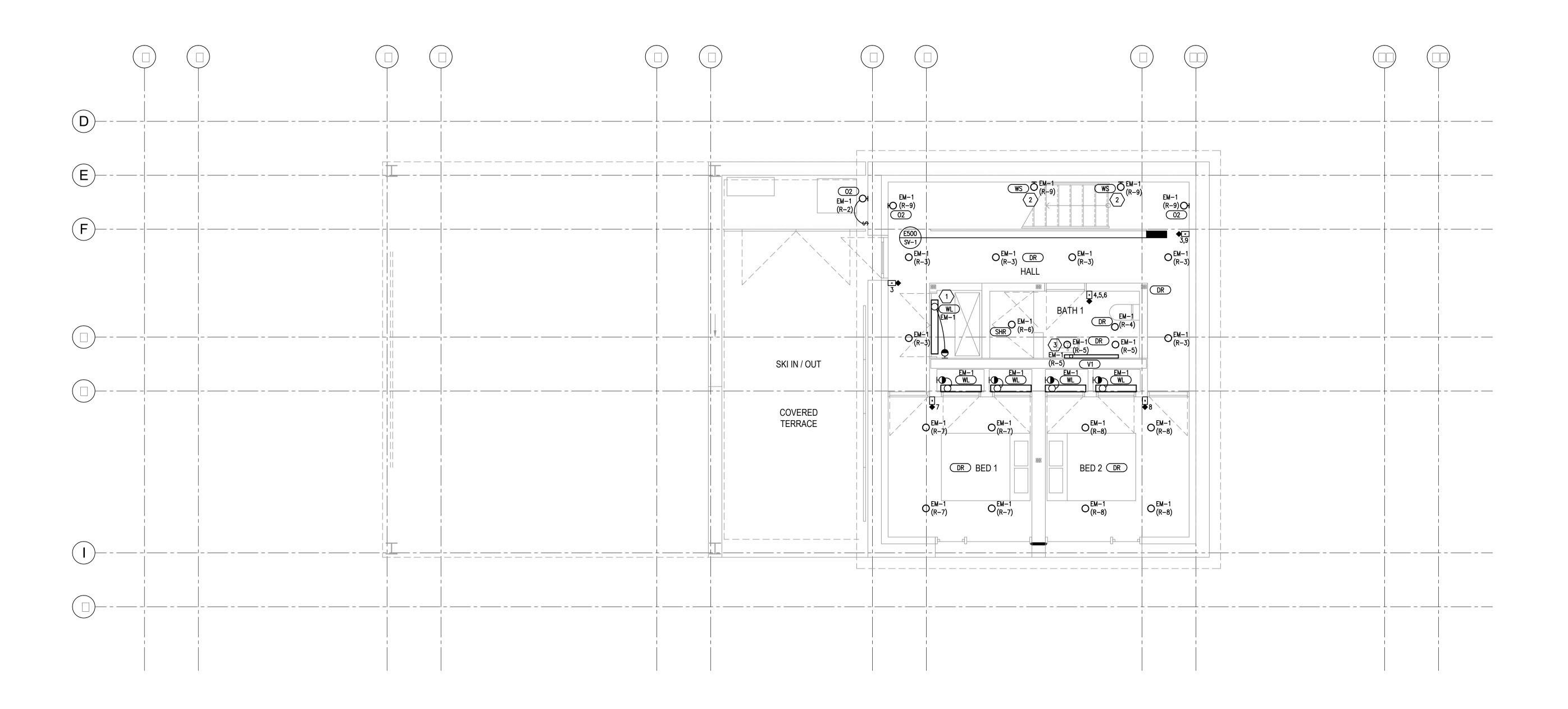
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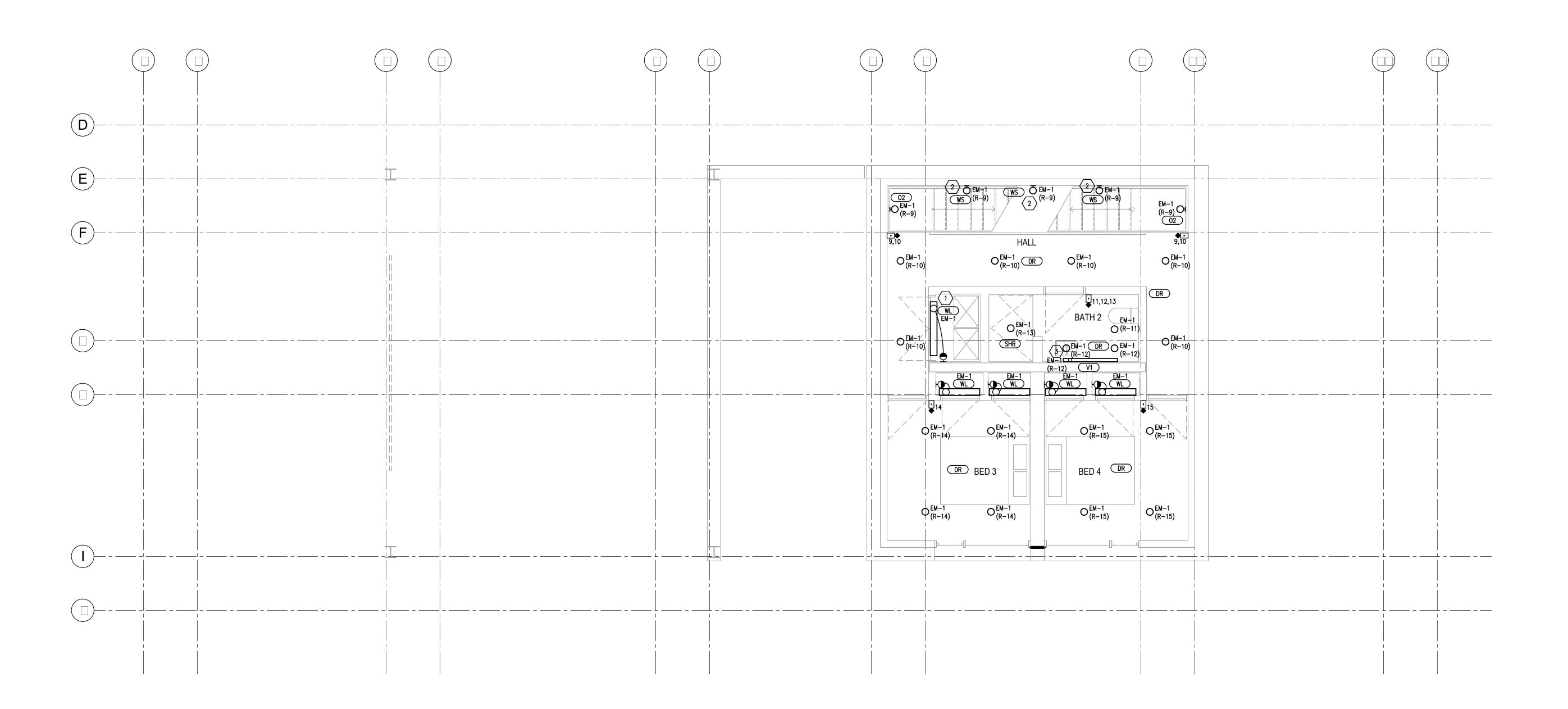
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SHOP DRAWINGS:





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SHEET KEYNOTES

- 1) WALL MOUNT ABOVE DOOR OPENING.
 2) LIGHT FIXTURE MOUNTED IN TOE KICK.
- 2 LIGHT FIXTURE MOUNTED IN TOE KICK.
- 4 UNDER COUNTER LIGHT FIXTURE MOUNT TO FACE OF OVERHANG
- MOUNT +18" ABOVE FINISH FLOOR OR STEP.
- 6 FULL MIRROR LIGHTS TO BORDER THE EDGES OF, AND BE MOUNTED ON, THE MIRROR
- LIGHTING FIXTURE TO BE MOUNTED BEHIND MIRROR ON ALL FOUR SIDES. REFER TO DETAIL M1
 ON SHEET E-400 FOR MORE INFORMATION.
- 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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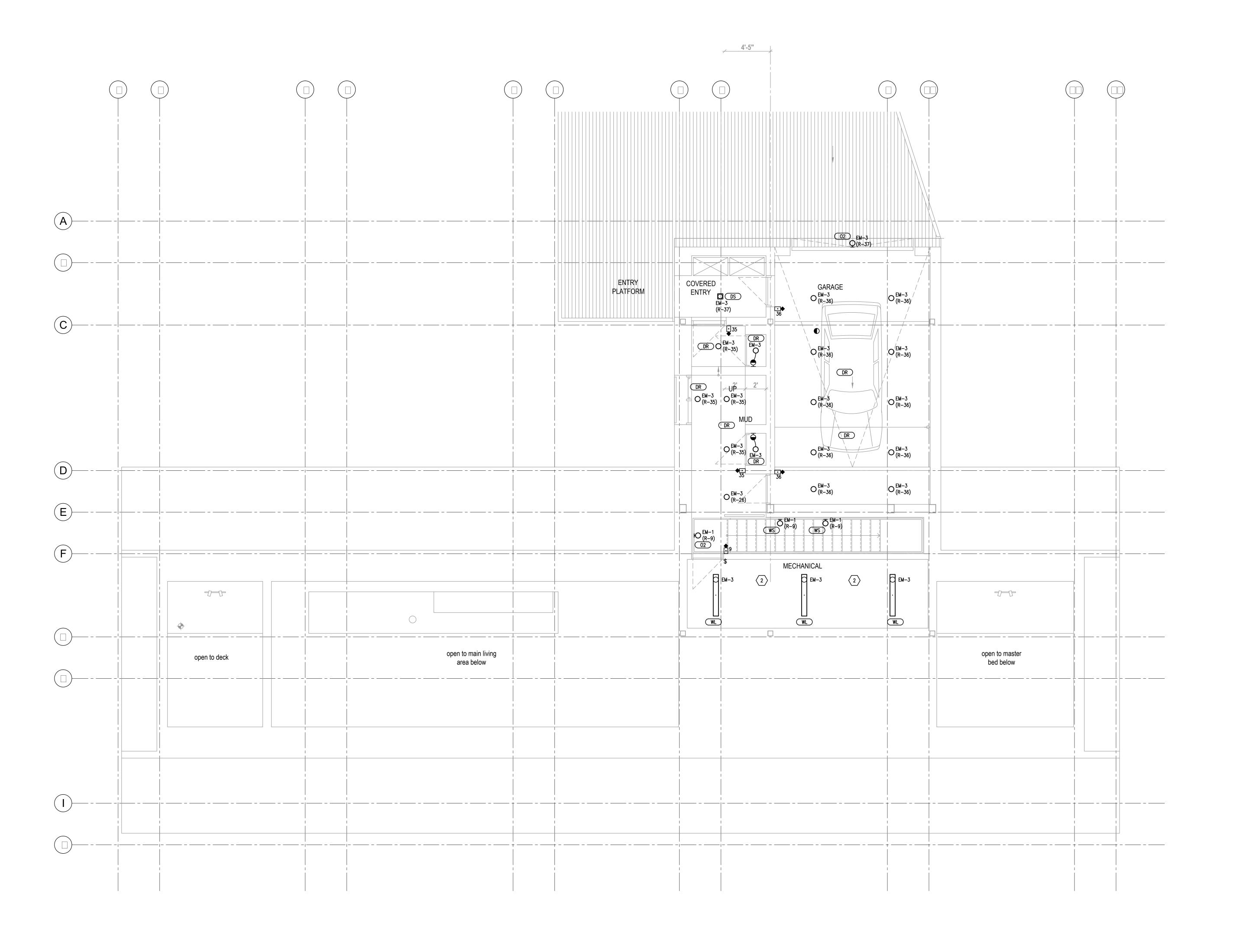
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SHEET KEYNOTES

1 MOUNT +18" ABOVE FINISH FLOOR OR STEP. $\langle 2 \rangle$ SURFACE OR PENDANT MOUNT.

Lot 14 Mountain House

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





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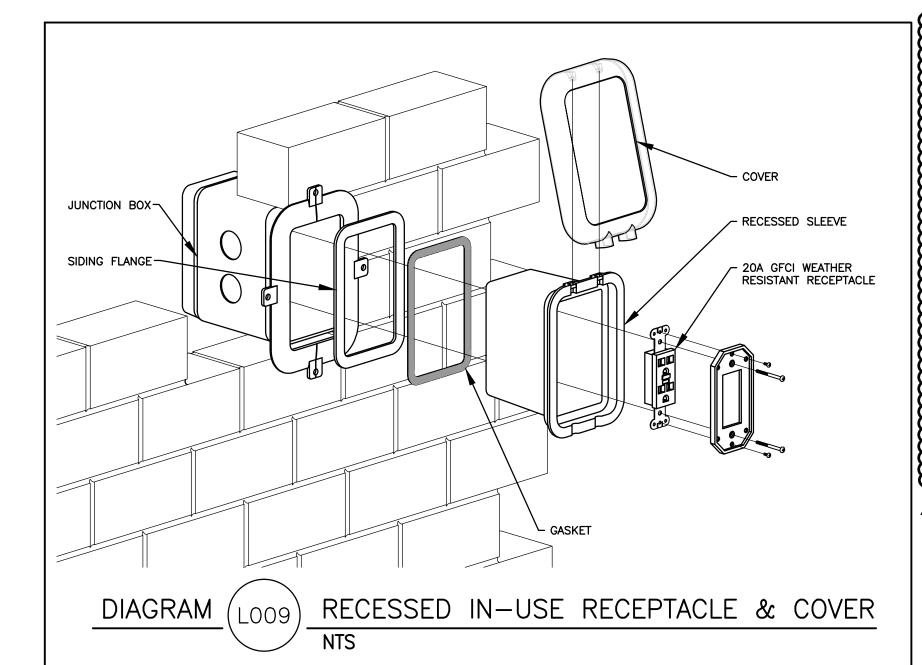
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3. ALL FIRE ALARM SMOKE DETECTORS AND SMOKE/CARBON MONOXIDE DETECTORS SHALL BE EQUIPPED WITH BATTERY AND HARD WIRED INTO THE EM PANEL. ALL FIRE ALARM DEVICES CAN BE WIRED ON THE SAME CIRCUIT.

4. ALL GFI RECEPTACLES SHOWN IN BATHROOMS AND LAUNDRY ROOMS SHALL BE ON DEDICATED CIRCUITS AND 20A. RECEPTACLE CANNOT BE CIRCUITED TO ANY OTHER DEVICE, LIGHTS, FANS, ETC IN THE ROOM.

5. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS.

SHEET KEYNOTES

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

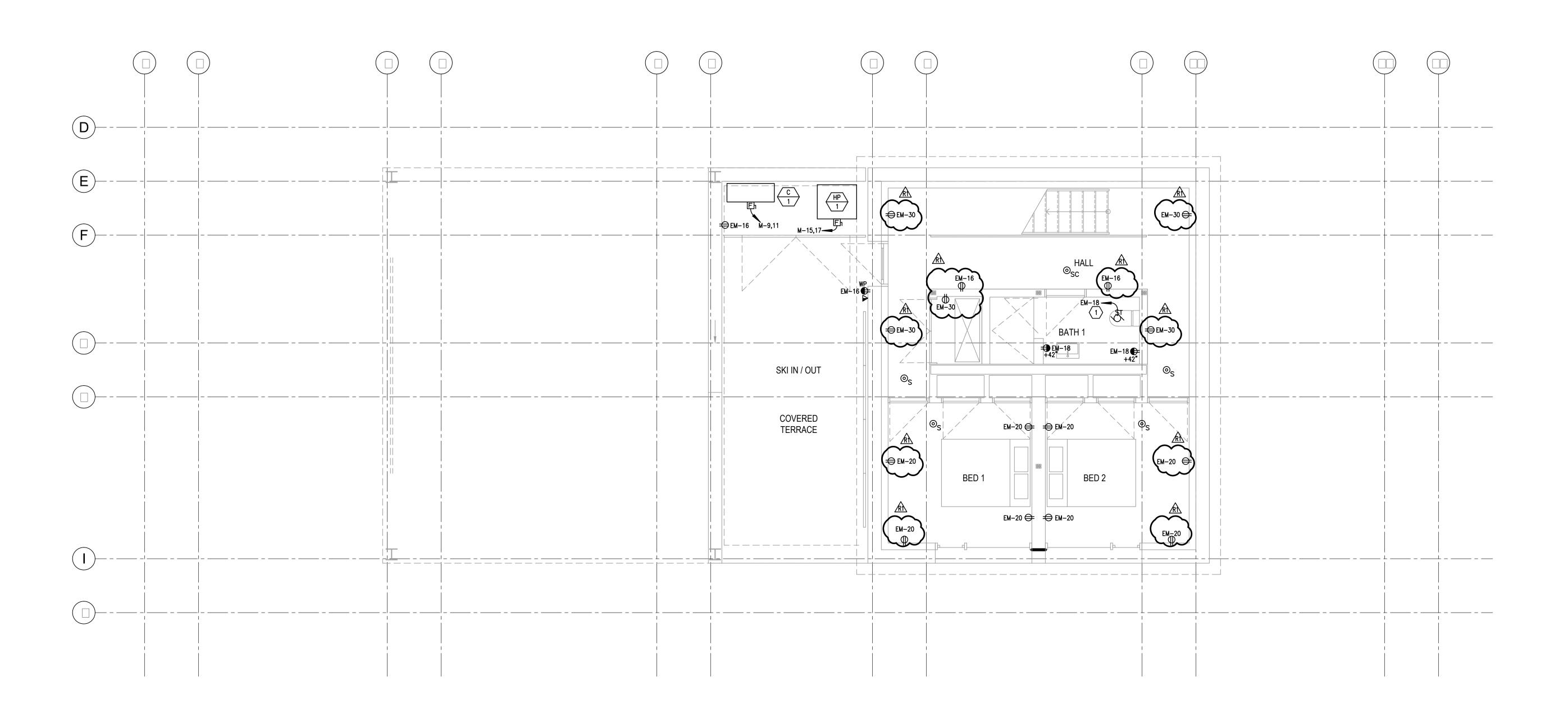
MacKay-Lyons
Sweetapple

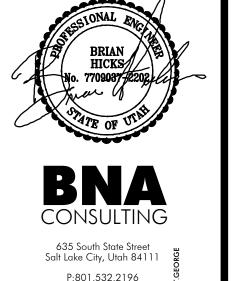
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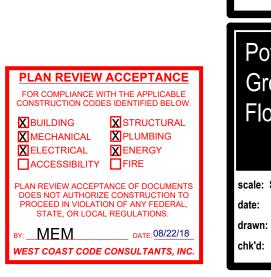
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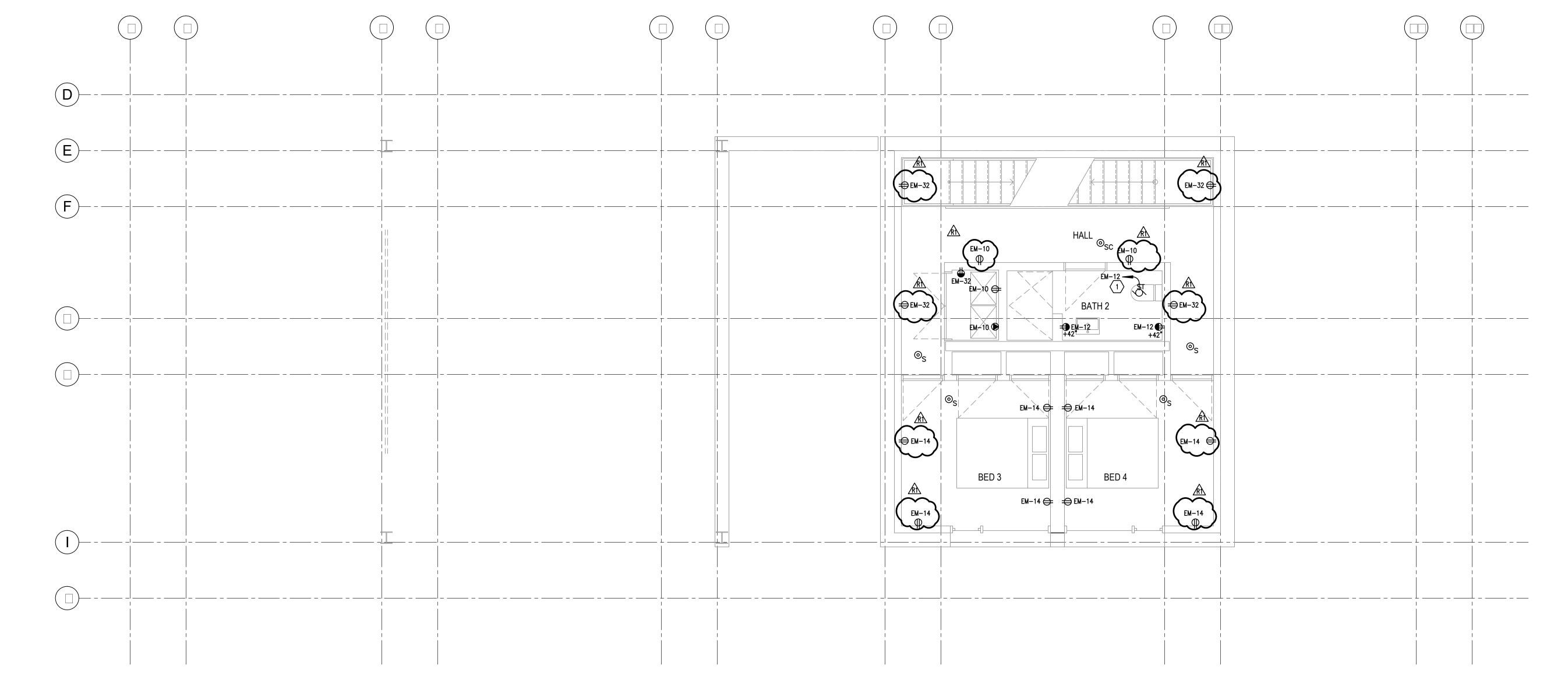


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Lot 14 Mountain House Summit Powder Mountai Eden, Uta

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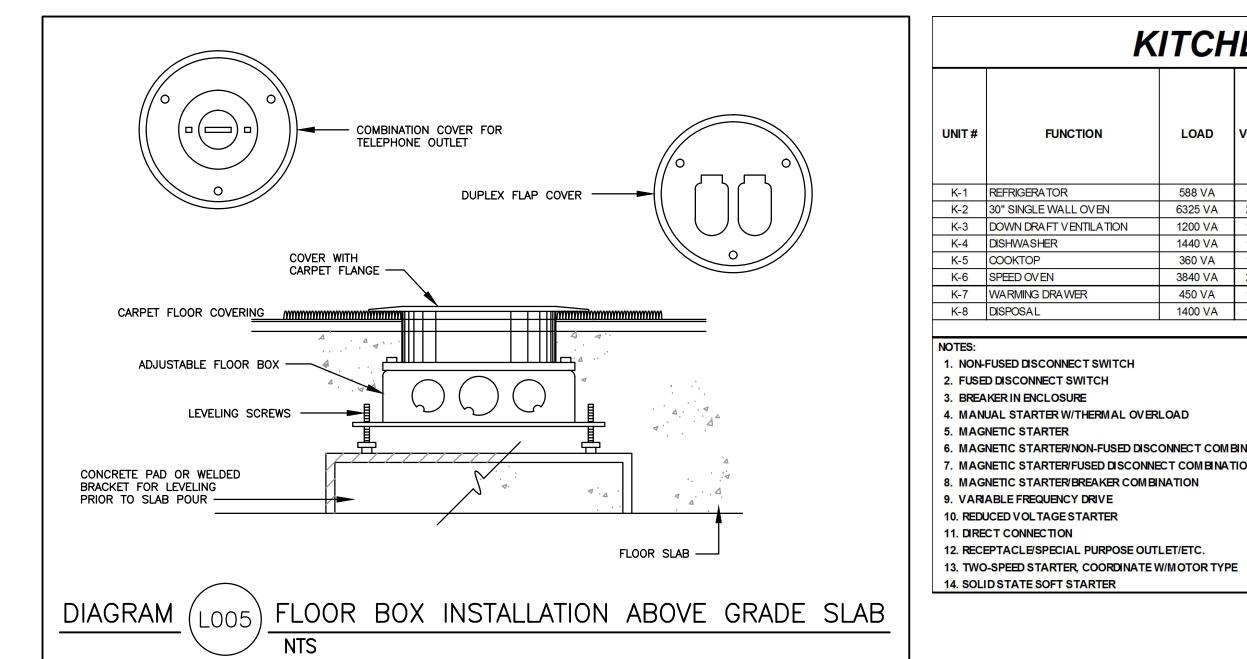
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	K-8	DISPOSAL	1400 VA	120	1	11	.67	╛	3/4"	1	2	12	12	СВ	20			11A	LOCATE SWITCH UN
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2. FUSED DISCONNECT SWITCH B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER RIVISION OF																			
3. BREAKER IN ENCLOSURE CONNECTION UNDER DIVISION 26.	4. MAN	UAL STARTER W/THERMAL OVE	RLUAD						C. FURN	IISHE	UNI U	JERAN	NO I HE	K DIVIS	ION BL	JIINS	TALLE	D AND	

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UNIT#	FUNCTION	LOAD	VOLT	PHASE	FULL LOAD AMPS	CONDUIT	NO. SETS	NO.	SIZE	EQUIP. GNQ1)	TYPE	AMPS	STARTER	DISCONNECT	OTHER	REMARKS
K-1	REFRIGERATOR	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	СВ	30			11A	
K-3	DOWN DRAFT VENTILATION	1200 VA	120	1	10.00	3/4"	1	2	12	12	СВ	20			12A	
K-4	DISHWASHER	1440 VA	120	1	12.00	3/4"	1	2	12	60	СВ	20			12A	
K-5	COOKTOP	360 VA	120	1	3.00	3/4"	1	2	12	12	СВ	15			12A	
K-6	SPEED OV EN	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 SINH

5. MAGNETIC STARTER

6. MAGNETIC STARTER/NON-FUSED DISCONNECT COMBINATION 7. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION 8. MAGNETIC STARTER/BREAKER COMBINATION 9. VARIABLE FREQUENCY DRIVE 10. REDUCED VOLTAGE STARTER 11. DIRECT CONNECTION 12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.

CONNECTED UNDER DIVISION 26. D. FURNISHED, INSTALLED AND CONNECTED UNDER ANOTHER DIVISION.

CKW = CHILLER KILOWATTS NOTE 1: PER 250.122(A), EQUIPMENT GROUND IS NOT REQUIRED TO BE LARGER THAN PHASE CONDUCTOR.

CB = CIRCUIT BREAKER - THERMAL MAGNETIC

GENERAL SHEET NOTES

- 1. CONSULT ARCHITECTURAL REFLECTED CEILING PLANS FOR EXACT LOCATION OF ALL LIGHTING FIXTURES.
- 2. 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. ALL FIRE ALARM SMOKE DETECTORS AND SMOKE/CARBON MONOXIDE DETECTORS SHALL BE EQUIPPED WITH BATTERY AND HARD WIRED INTO THE EM PANEL. ALL FIRE ALARM DEVICES CAN BE WIRED ON THE SAME CIRCUIT.
- 4. ALL GFI RECEPTACLES SHOWN IN BATHROOMS AND LAUNDRY ROOMS SHALL BE ON DEDICATED CIRCUITS AND 20A. RECEPTACLE CANNOT BE CIRCUITED TO ANY OTHER DEVICE, LIGHTS, FANS, ETC IN THE ROOM. 5. PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS.

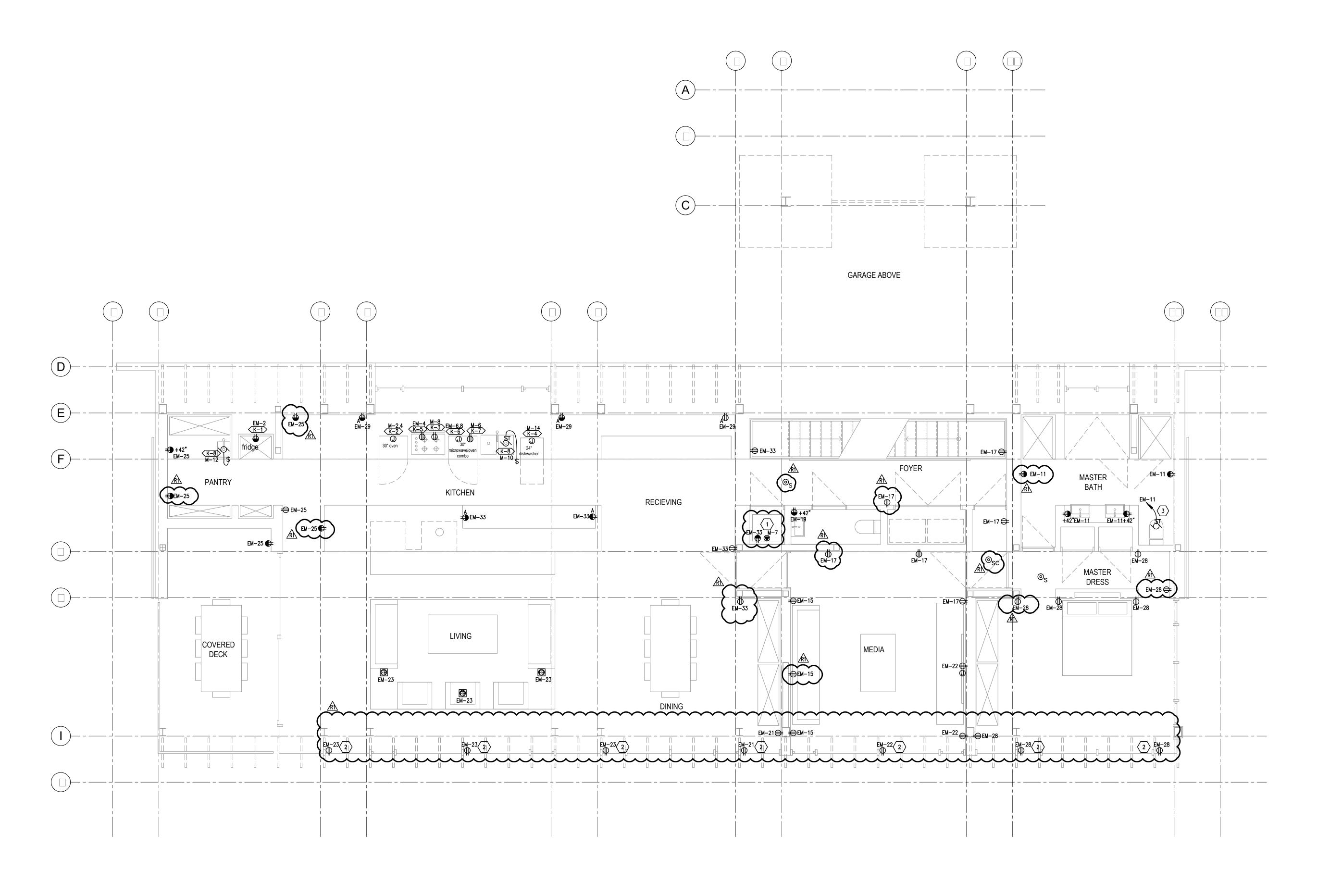
SHEET KEYNOTES

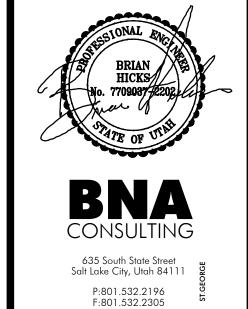
(1) STACKABLE WASHER/DRYER (2) LOCATE RECEPTACLE IN TOE KICK.

 $\overline{3}$ EXHAUST FAN TO BE CONTROLLED BY SAME SWITCH THAT CONTROLS LIGHT FIXTURES.

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

Lot 14 Mountain House





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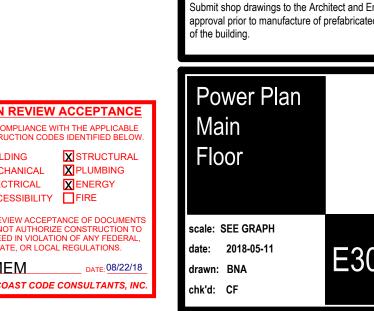
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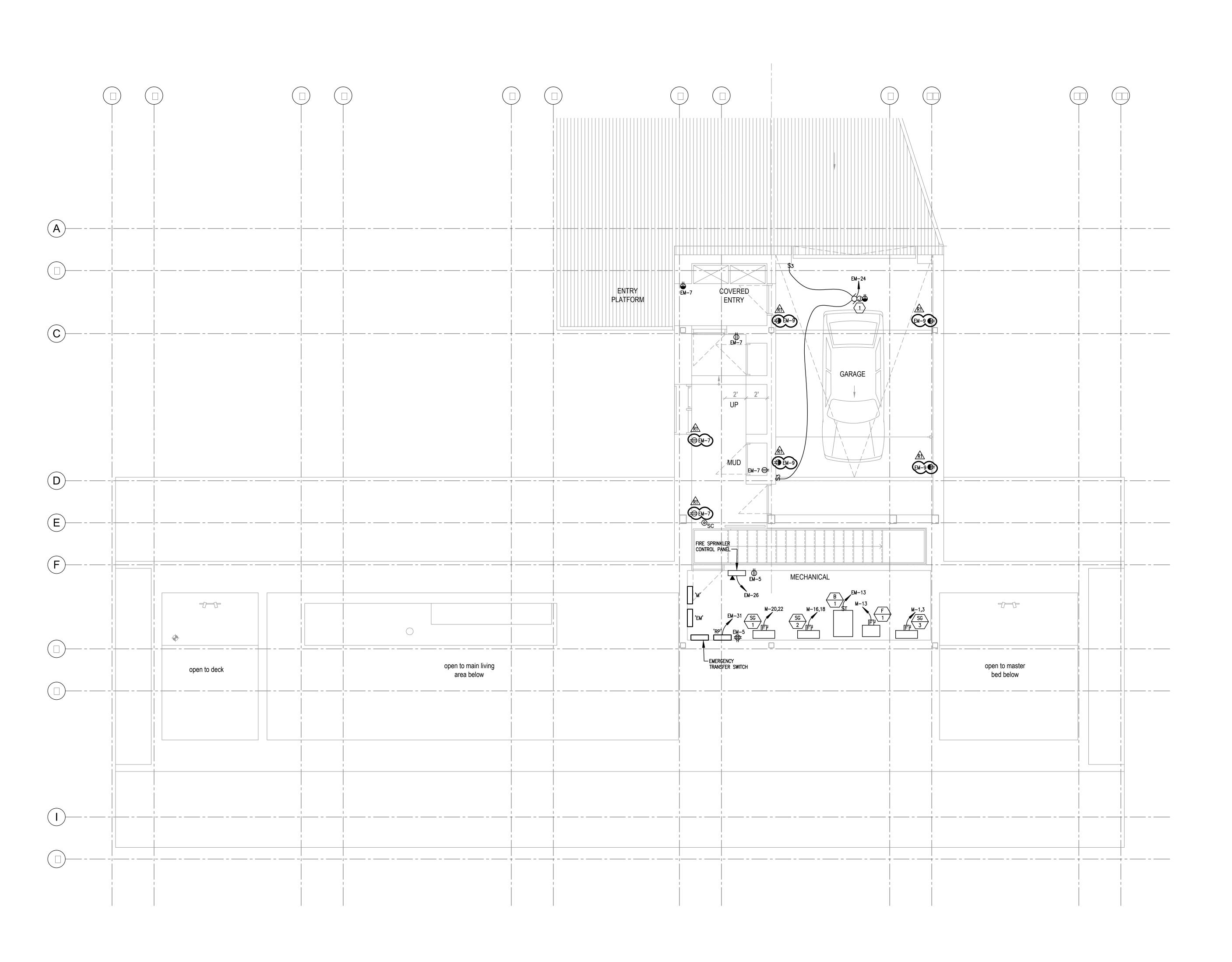
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All dimensions must be verified on site. Do not scale

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









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SHEET KEYNOTES

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Halifax, Nova Scotia
Canada B3K 3B4

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

MacKay-Lyons Sweetapple

> Architects Limited

Lot 14 Mountain House

<u>∕</u>ƙ

1 GARAGE DOOR OPENER.



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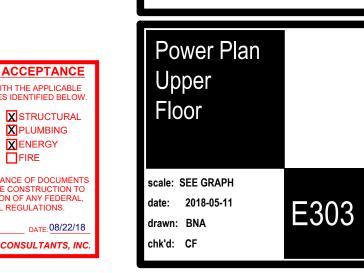
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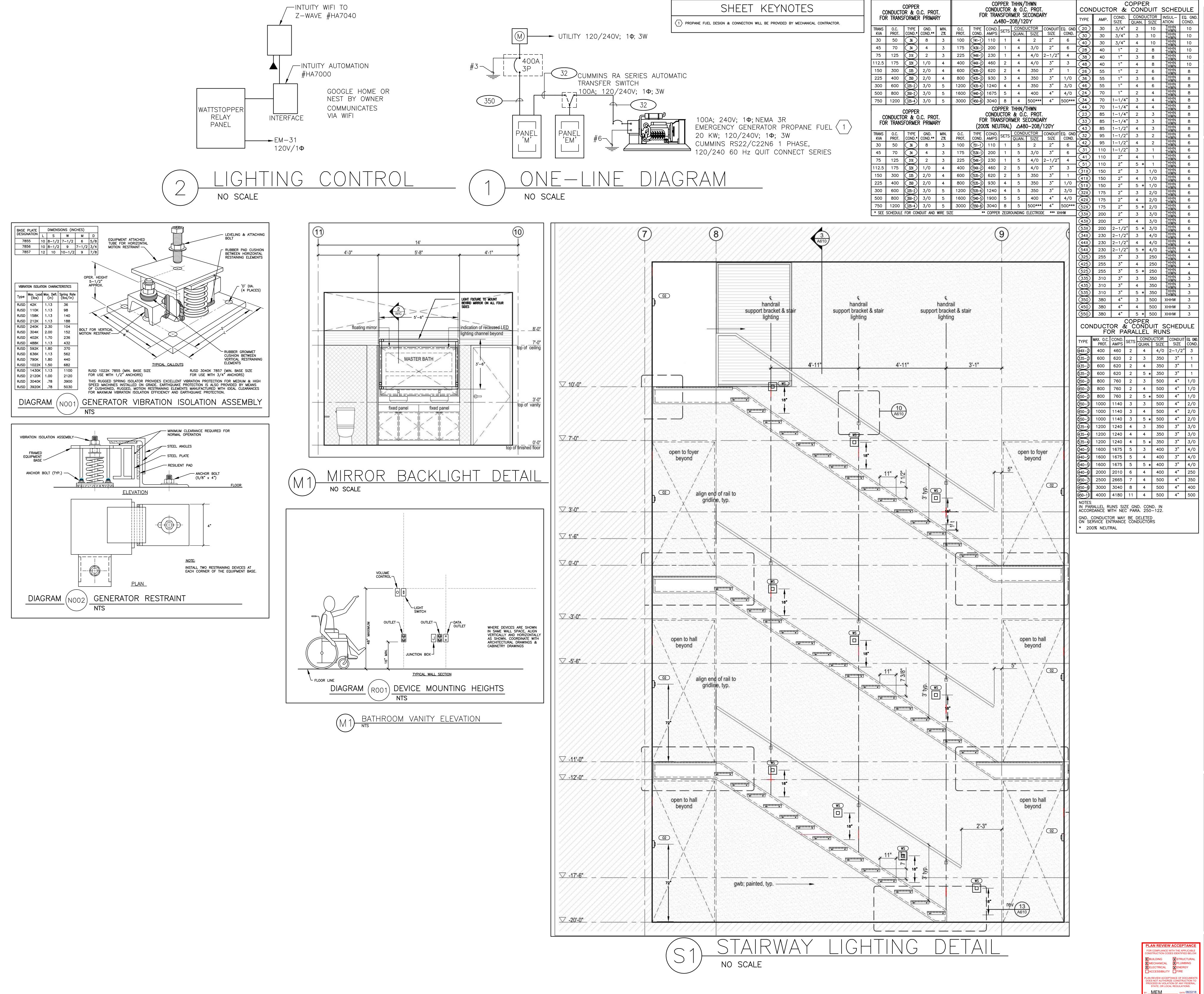
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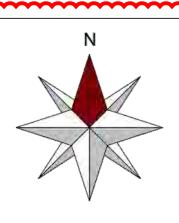
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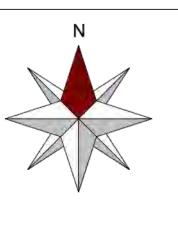
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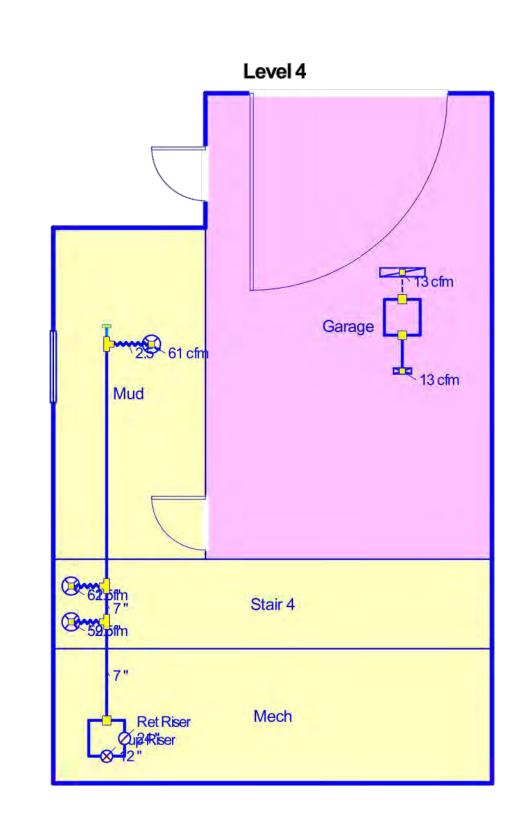
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Lot 14 Mountain House







Job #: Performed by Patrick Wallace for:

Duct Design Diagram - Upper Level Floor Plan

Scale 1/8" = 1'-0"

Lot 14 Mountain House Powder Mountain, Utah

Harris Dudley Co.

3039 S Specialty Circle Salt Lake City, Utah 84115 Phone: 801-363-3883

Page 1

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578 cfm Pantry

Level 3

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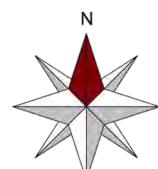
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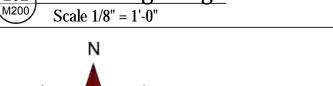
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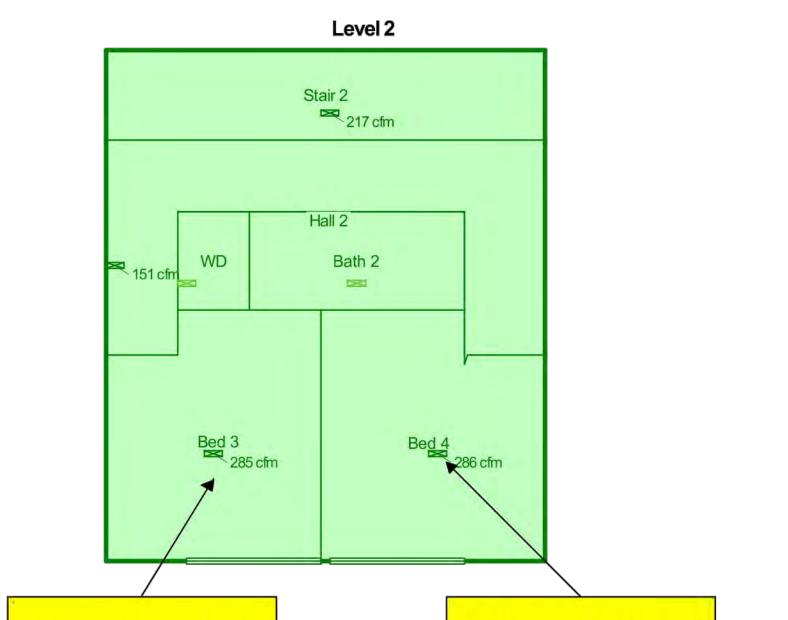
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Duct Design Diagram - Main Level Floor Plan







1 Ton Mitsubishi Ducted Mini Split.

Job #: Performed by Patrick Wallace for:

Lot 14 Mountain House Powder Mountain, Utah

Duct Design Diagram - Lower Level Floor Plan
Scale 1/8" = 1'-0"

Harris Dudley Co.

1 Ton Mitsubishi Ducted Mini Split.

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Level 1 Bed 1 229 cfm Bed 2 196 cfm 1 Ton Mitsubishi Ducted Mini Split 1 Ton Mitsubishi Ducted Mini Split

Job #: Performed by Patrick Wallace for: Lot 14

Lot 14 Mountain House Powder Mountain, Utah

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Page 4 Uponor System Design Software 18.0.16 RSU07680 2018-Aug-14 18:02:21 ...patri\Desktop\Lot 14 8-14-18.rup

Duct Design Diagram - Ground Level Floor Plan

Scale 1/8" = 1'-0"

MECHANICAL AND PLUMBING NOTES

GENERAL NOTES G1. All work shall be performed in accordance with 2015 International Residential Code, 2015 International Mechanical Code, 2015 International Plumbing Code, and 2015 International Energy Code, including state and local amendments, subject to authority having jurisdiction interpretation.

G2. Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural

members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost. G3. Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
G4. Install all equipment in accordance with manufacturer's installation instructions.

G5. Project Elevation is 8,685.0 ft for equipment selection. MECHANICAL NOTES M1. Appliances located in a garage or carport shall be protected from impact by automobiles.

IRC M1307.3.1 M2. All dryer vents to be installed in accordance with M1502.4.4.1 as amended by the State of Utah, M1502.4.6 and G2439.7.5. M3. Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type

longitudinal joints. M4. Dryers located in closets shall be provided with make-up air, per IRC G2439.5.

M5. If a single duct will be used for combustion air, provide a minimum duct size of 1 sq. inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room, per IRC G2407.6.2.

M6. Provide combustion, ventilation and

dilution air to furnace in compliance with PLUMBING NOTES P1. Maximum flow rates for the shower heads,

P1. Maximum flow rates for the shower heads, lavatory and sink faucets, and water closets to be in accordance with IRC P2903.2.
P2. Hose bibs shall be provided with an atmospheric or pressure type vacuum breaker per IRC P2902.4.3.
P3. Install water hammer arrestors at all quick-closing valves per IRC P2903.5.
P4. Temperature limiting devices for all bathtubs and showers shall be set at 120°F per IRC P2708.3 and P2713.1.
P5. Provide seismic straps on all water heaters in accordance with IRC P2801.8.
P6. For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover, a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve per IRC P3008.1.

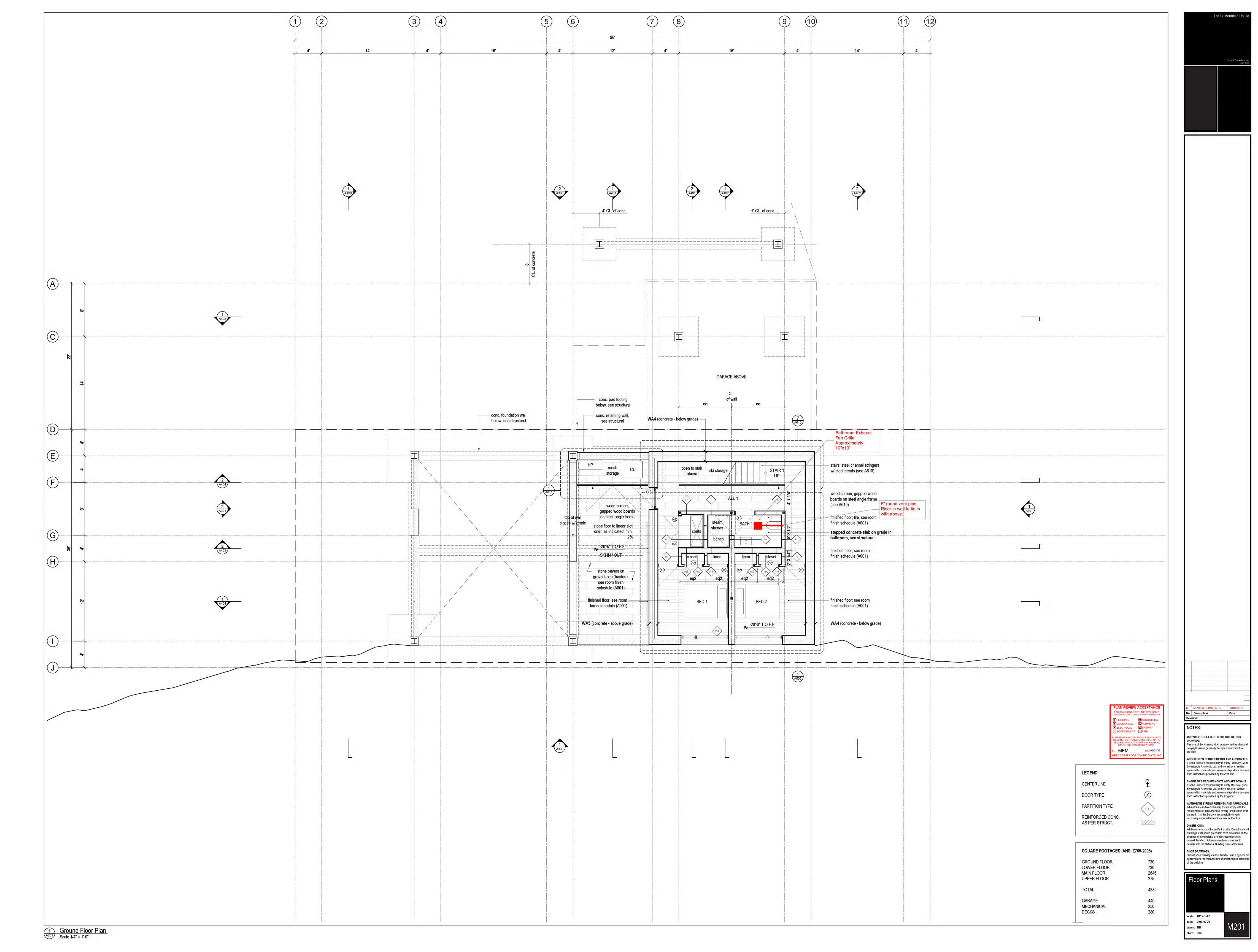
through the backwater valve per IRC P3008.1.

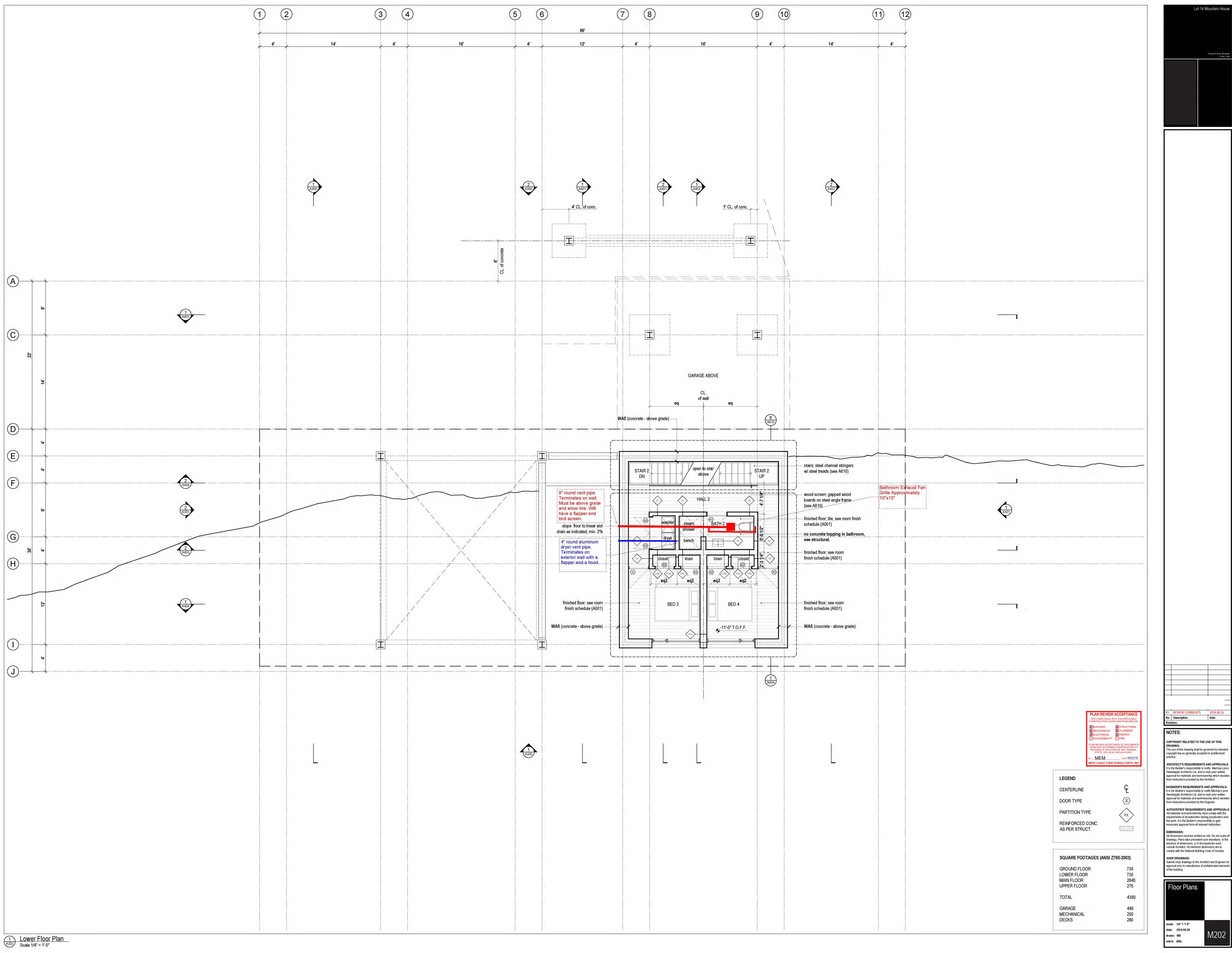
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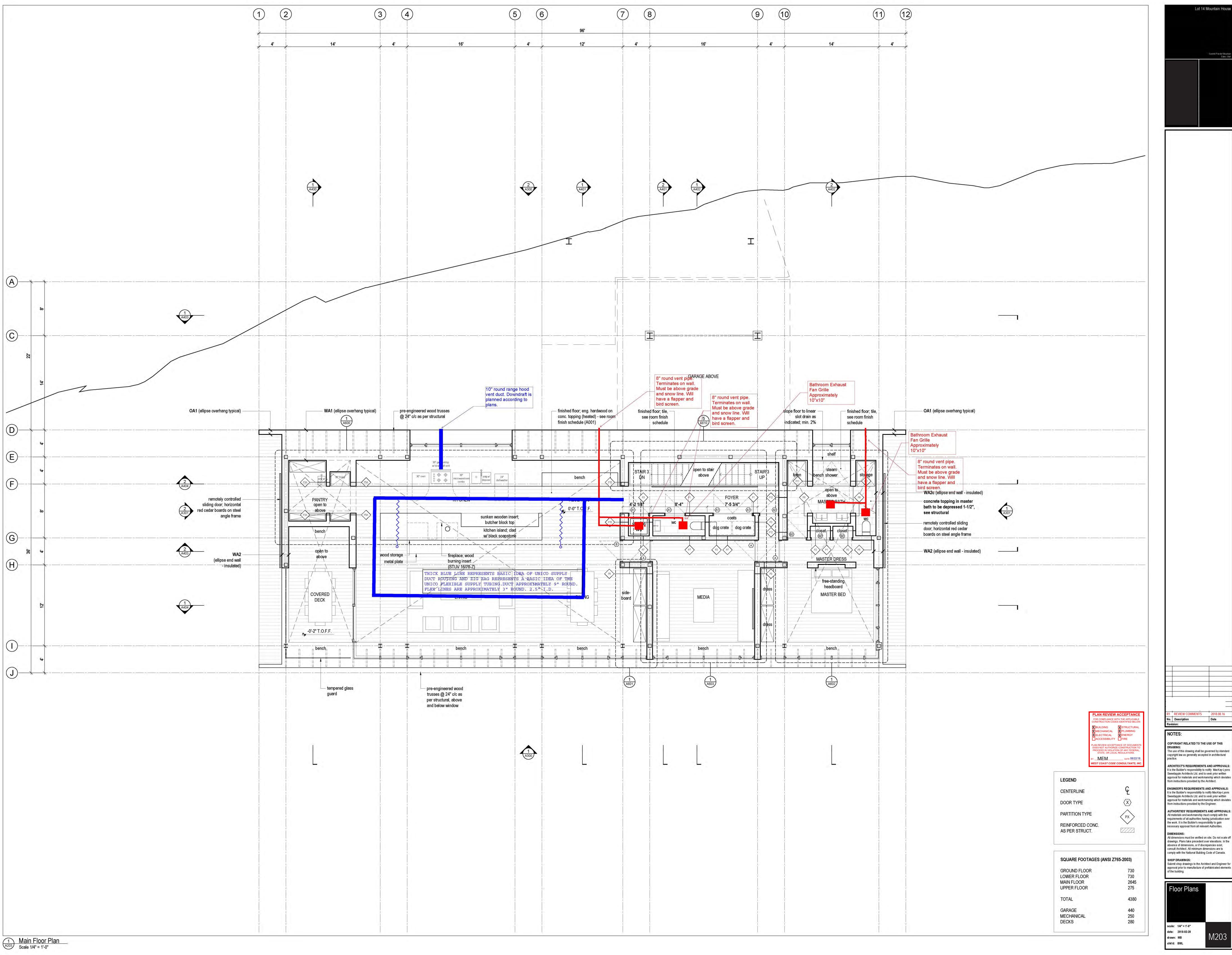
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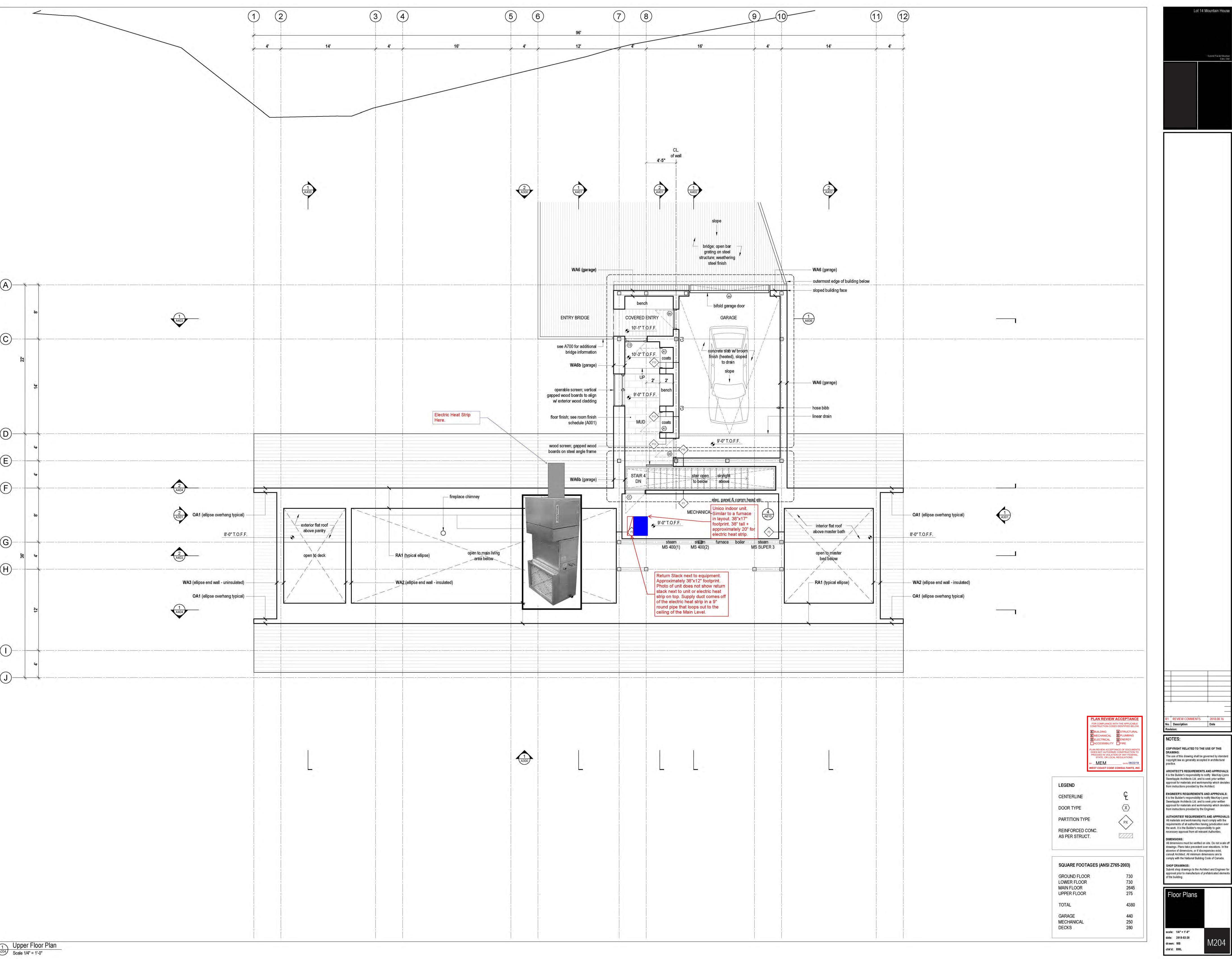
Duct Design





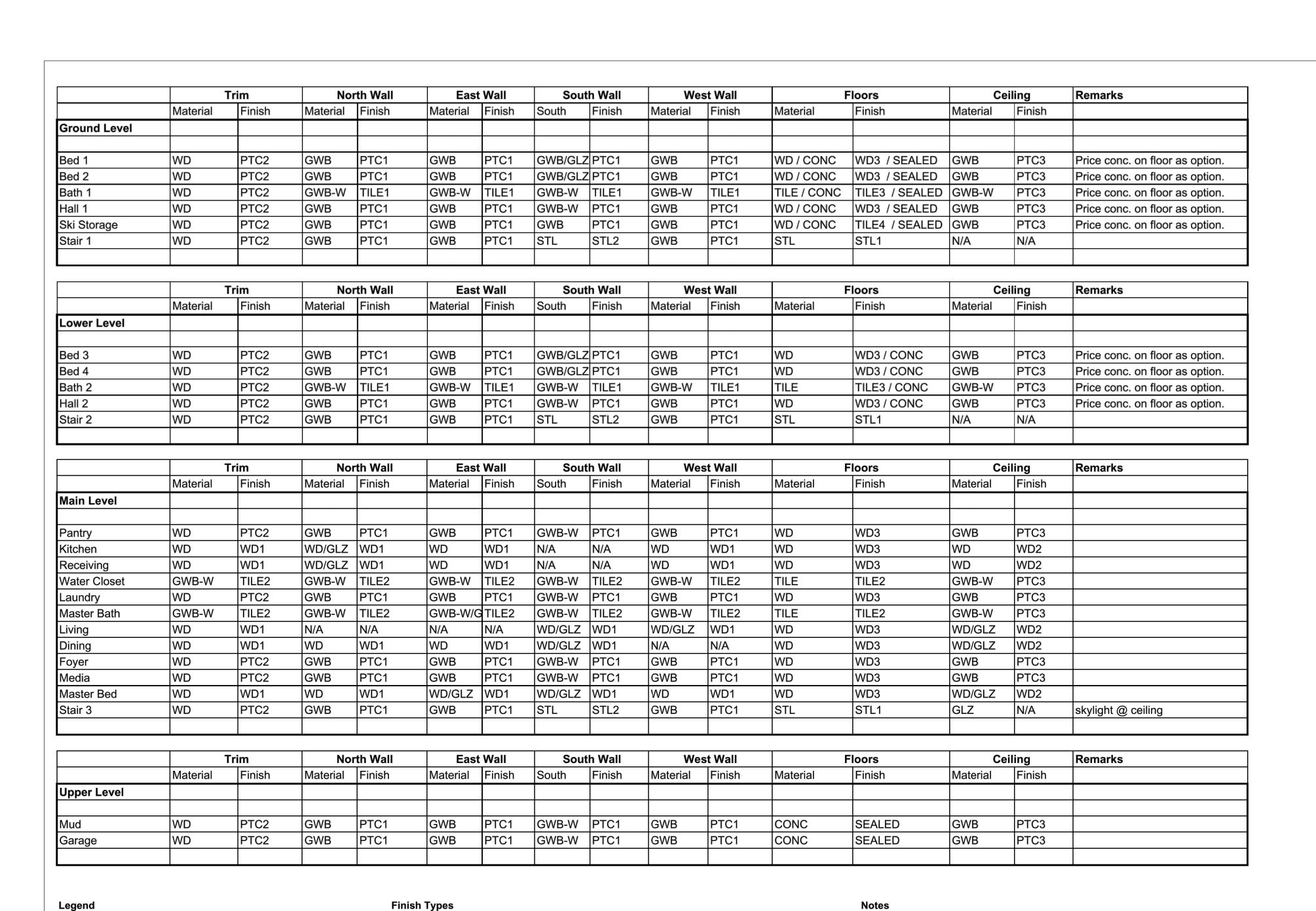
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scale: 1/4" = 1'-0"

date: 2018-02-20



PTC1 - Benjamin Moore Decorators White - Egg Shell Finish

TILE1 - white subway tile 4x16

TILE2 - white marble tile 12x24

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

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

TILE3 - white floor tile TBD

TILE4 - slate floor tile TBD

Concrete

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

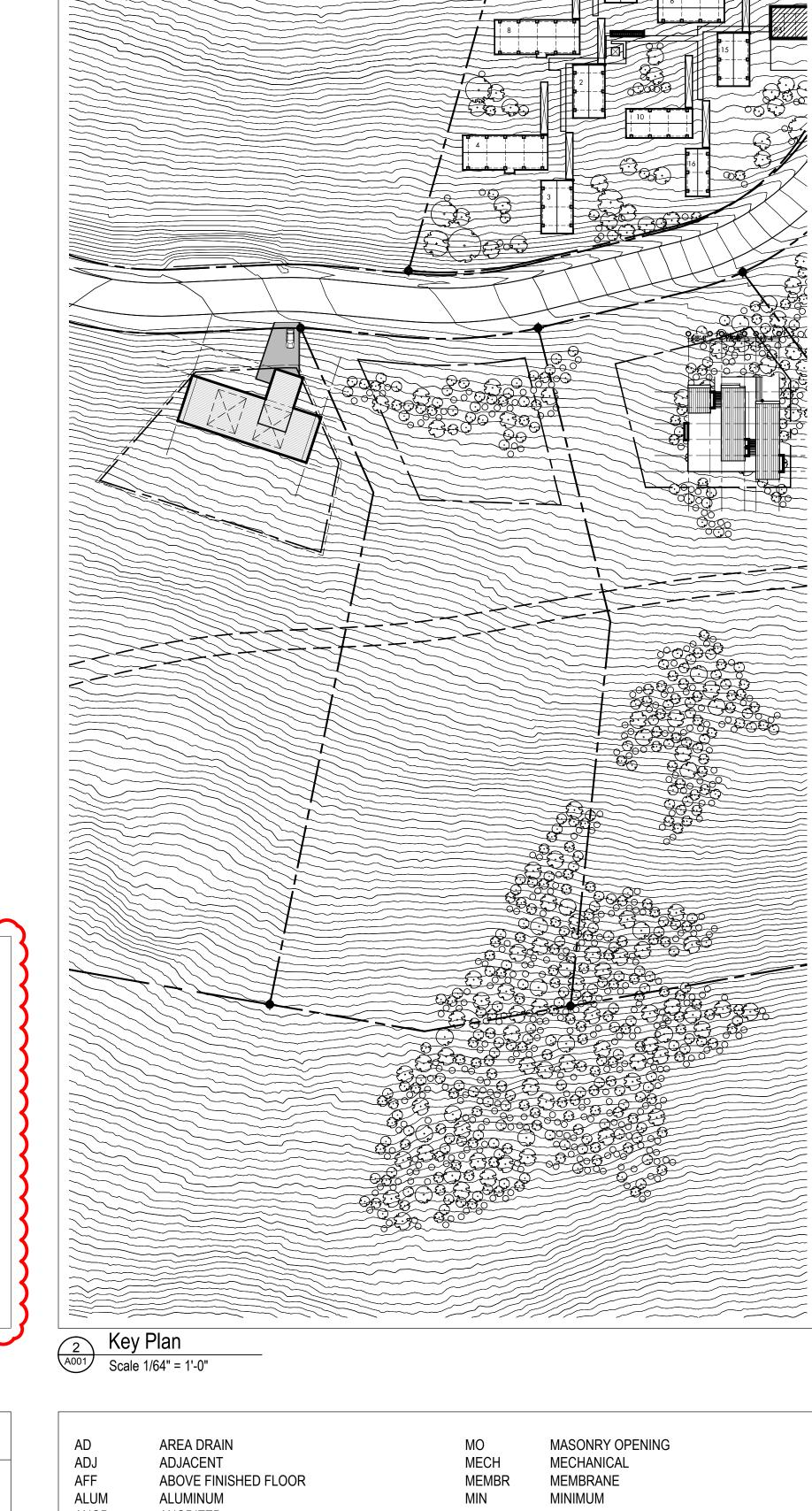
STL1 - open bar grating stair treads/landings, weathering steel finish, clear sealant

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



GENERAL NOTES THIS BUILDING WAS DESIGNED IN COMPLIANCE WITH THE 2015 IRC AND 2015 IECC WITH STATE AMENDMENTS GOVERNING CODE. ALL CONSTRUCTION SHALL CONFORM TO THE ALL CURRENT CODES, STANDARDS, ORDINANCES, AND LAWS ADOPTED BY THE STATE OF UTAH AND THE AUTHORITY HAVING JURISDICTION.

SHIPLAP CLADDING PROFILE + 1X2 horizontal shiplap boards; **clear** western red cedar + 1X4 horizontal shiplap boards; **select tight knot** western red cedar + 1X4 horizontal boards; **select tight knot** western red cedar + 1X8 vertical & horizontal boards; select tight knot western red cedar boards + 1X2 horizontal boards; clear western red cedar

BSMT MOISTURE-RESISTANT GYPSUM WALL BOARD BOT METAL B/W NOT IN CONTRACT BETWEEN CHNL NOMINAL CONTROL JOINT ON CENTER CLG OPPOSITE HAND CLR OUNCE CONCRETE MASONRY UNIT PRE-CAST CONCRETE CENTERLINE OF WOOD FRAMING PLYWOOD COL PRESSURE TREATED CONC CONT CONTINUOUS POLYVINYL CHLORIDE CPT REFLECTED CEILING PLAN **ROOF DRAIN** CERAMIC TILE REQUIRED REVERSE SIMILAR SPECIFIED OR SPECIFICATION DWG SPRINKLER STAINLESS STEEL EΑ EACH **ELEVATION** SOUND TRANSMISSION COEFFICIENT ELEC ELECTRICAL ELEV ELEVATOR / ELEVATION STRUCT STRUCTURAL EQ TELEPHONE TOILET FACE OF CONCRETE TOP OF FOF FACE OF WOOD FRAMING FDN TOP OF CONCRETE FOUNDATION GA GAUGE TOP OF STEEL GALVANIZED TOILET PAPER DISPENSER GWB TELEPHONE/DATA GYPSUM WALL BOARD **HOLLOW CORE** UNLESS OTHERWISE NOTED HIGH **HOLLOW METAL** UNDERSIDE VERIFY IN FIELD HIGH POINT VISION PANEL HEATING, VENTILATING, TYPICAL AND AIR CONDITIONING VERIFY IN FIELD IN LIEU OF WITH INSUL INSULATED WOOD INT INTERIOR FACE OF CONCRETE LOW MAX MAXIMUM FACE OF FRAME

> PLAN REVIEW ACCEPTANCE OR COMPLIANCE WITH THE APPLICABLE DISTRIJCTION CODES IDENTIFIED BELC XELECTRICAL XENERGY
> ACCESSIBILITY FIRE DES NOT AUTHORIZE CONSTRUCTION ROCEED IN VIOLATION OF ANY FEDERASTATE, OR LOCAL REGULATIONS. MEM DATE: 08/22/18

Cladding Profiles

NTS

Room Finish Schedule
NTS

not applicable

concrete

wood

glazing

steel

ceramic tile

gypsum wall board per spec.

waterproof sheathing as per spec.

N/A

GWB

GWB-W

CONC

GLZ

Key Plan & scale: AS NOTED VEST COAST CODE CONSULTANTS, INC date: 2018-02-26

Abbreviations
NTS

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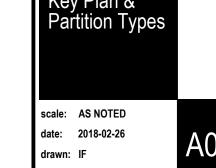
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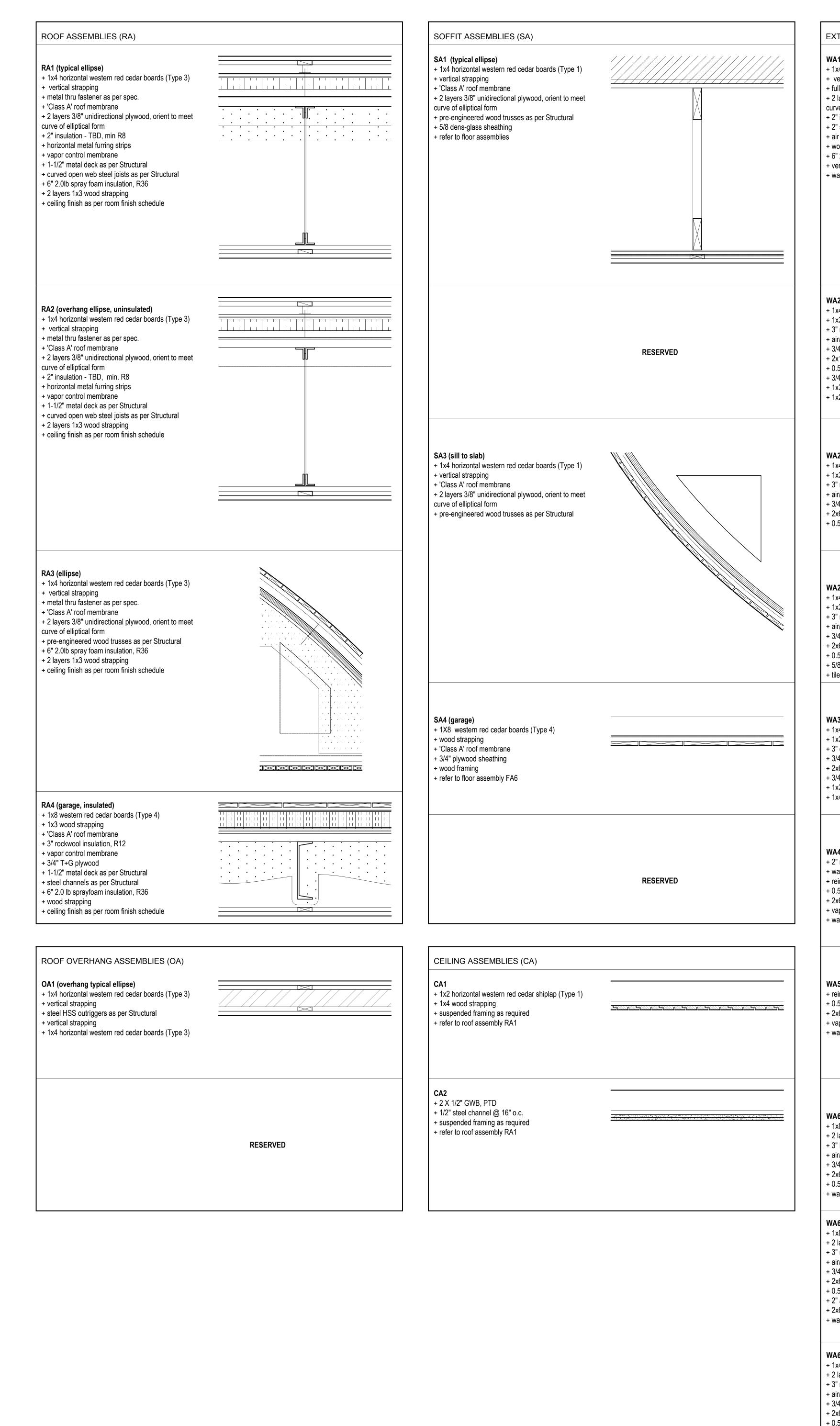
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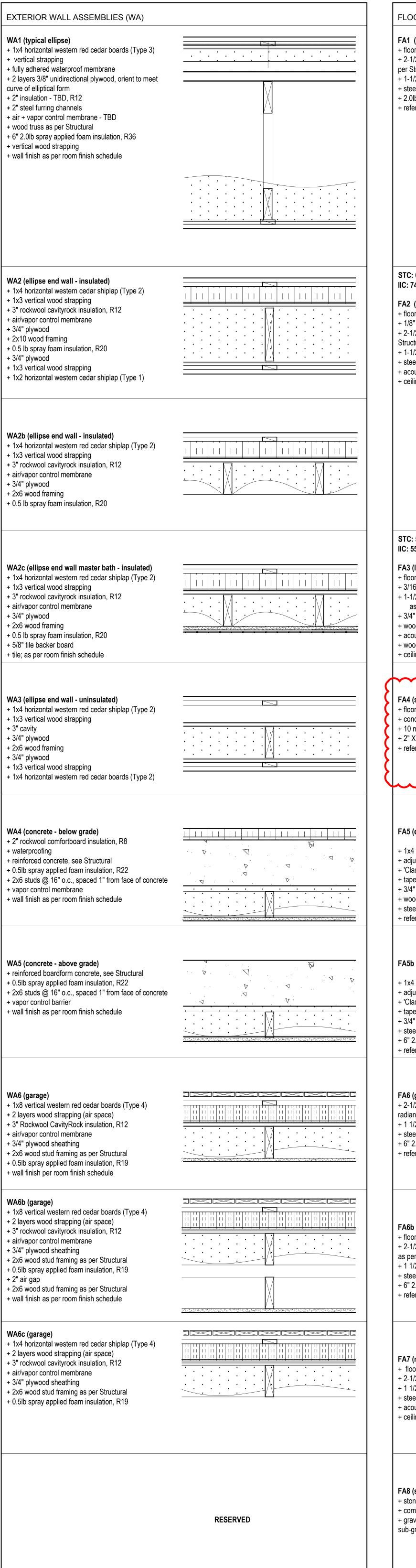
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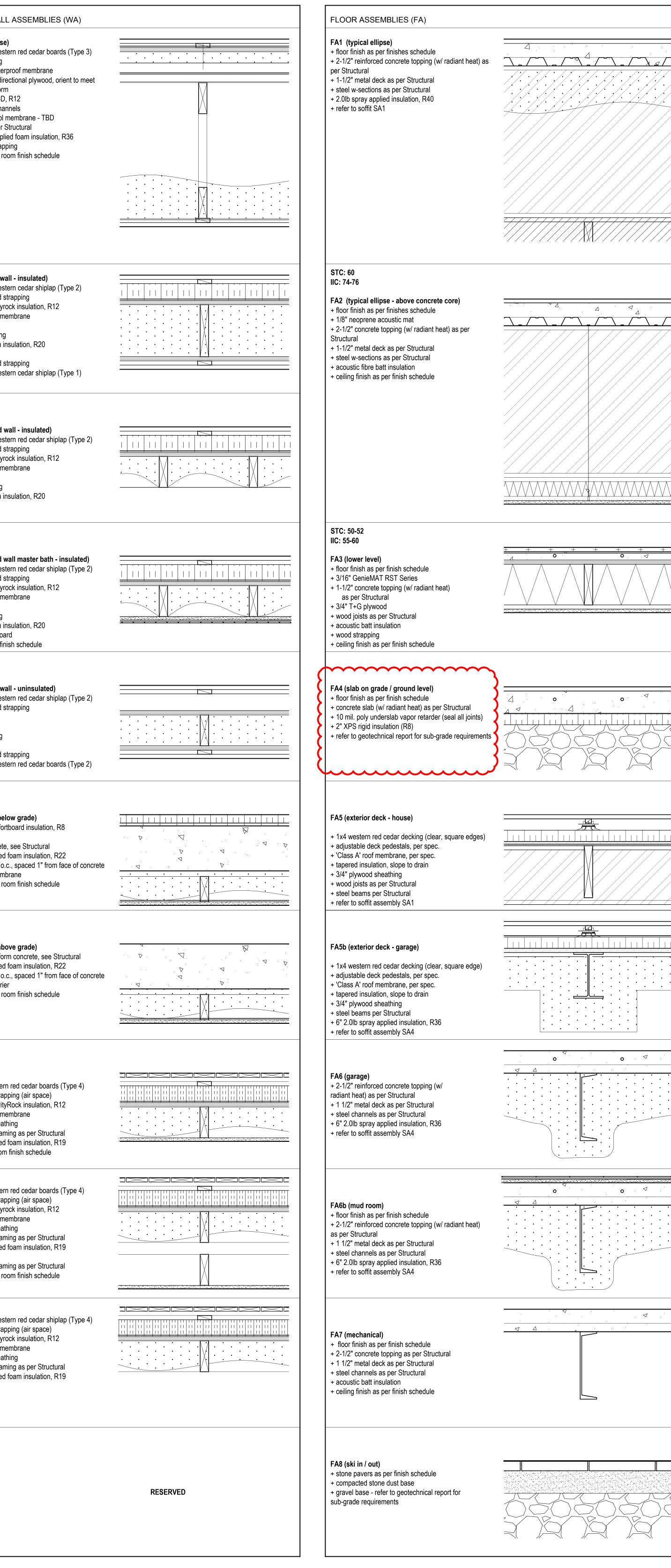
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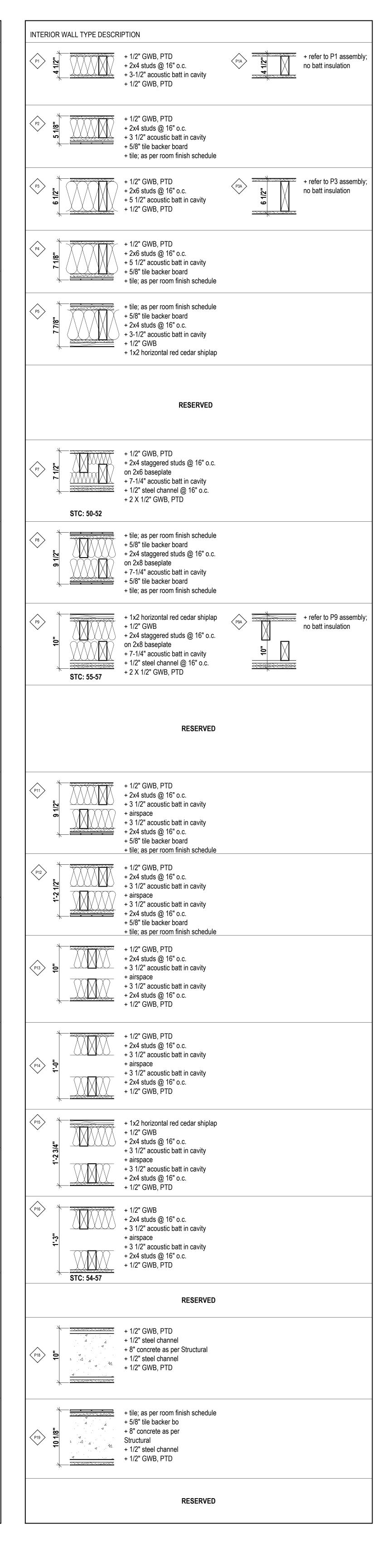
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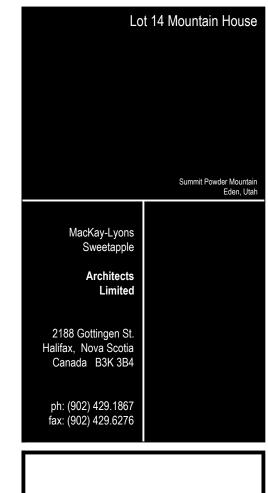












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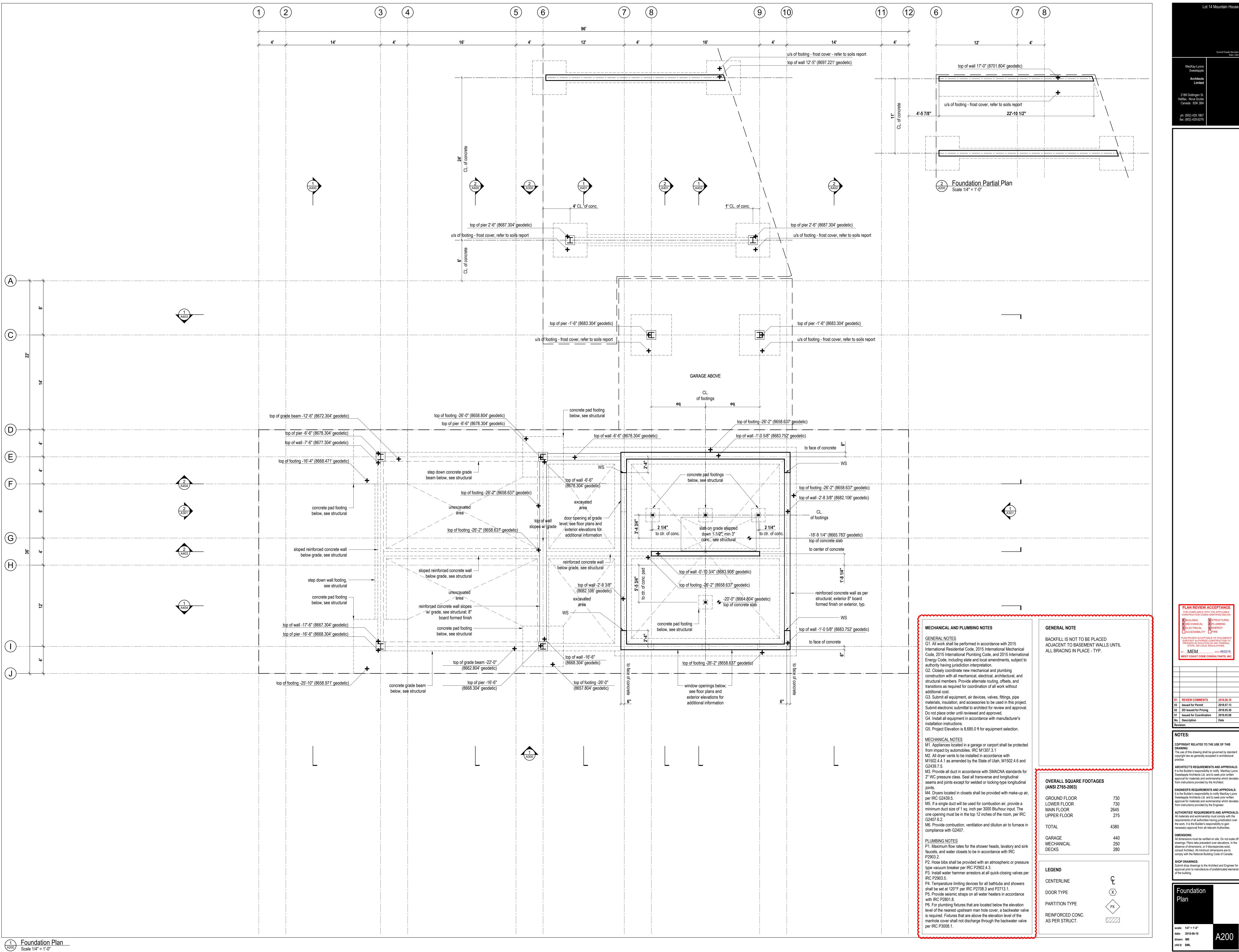
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date: 2018-06-21



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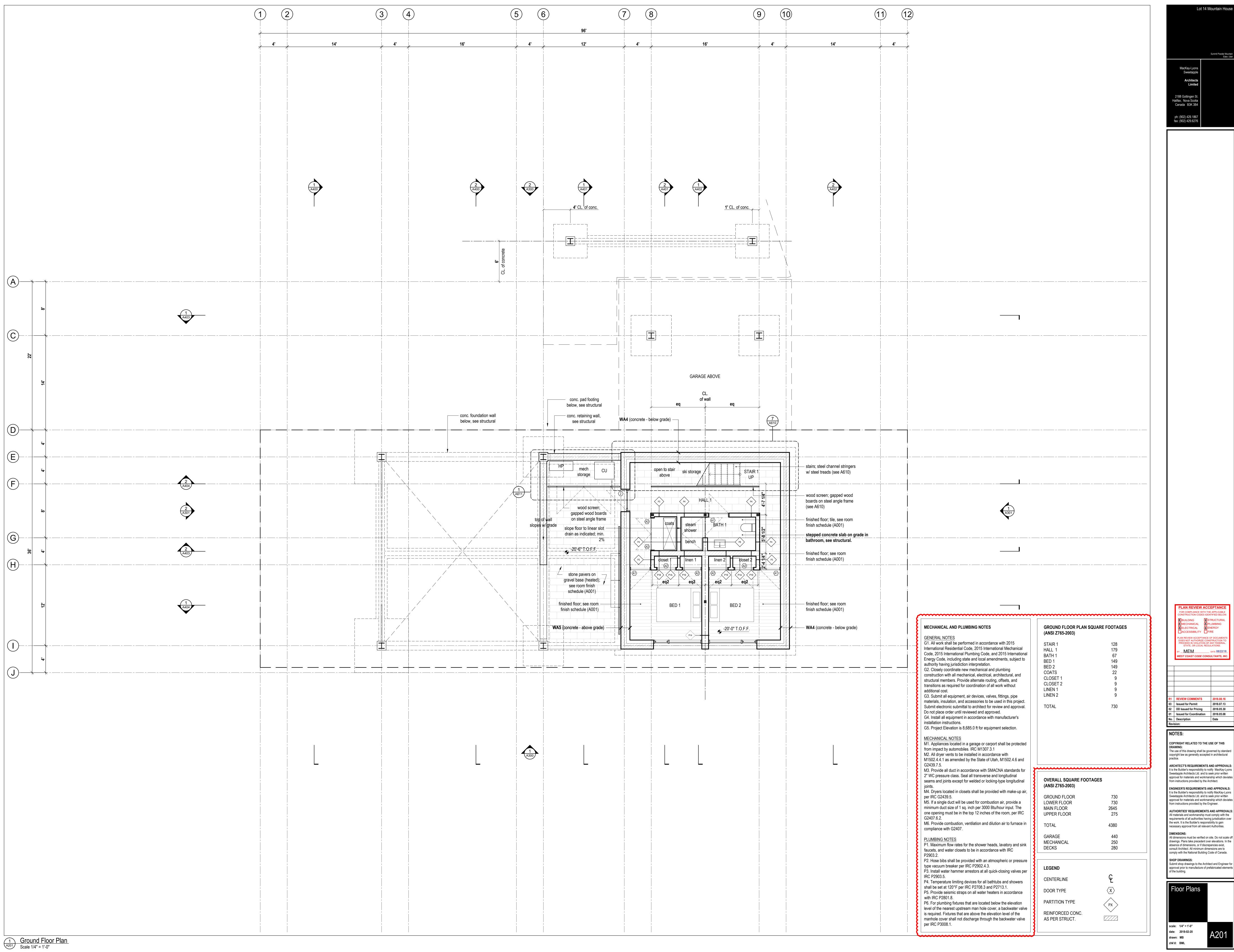
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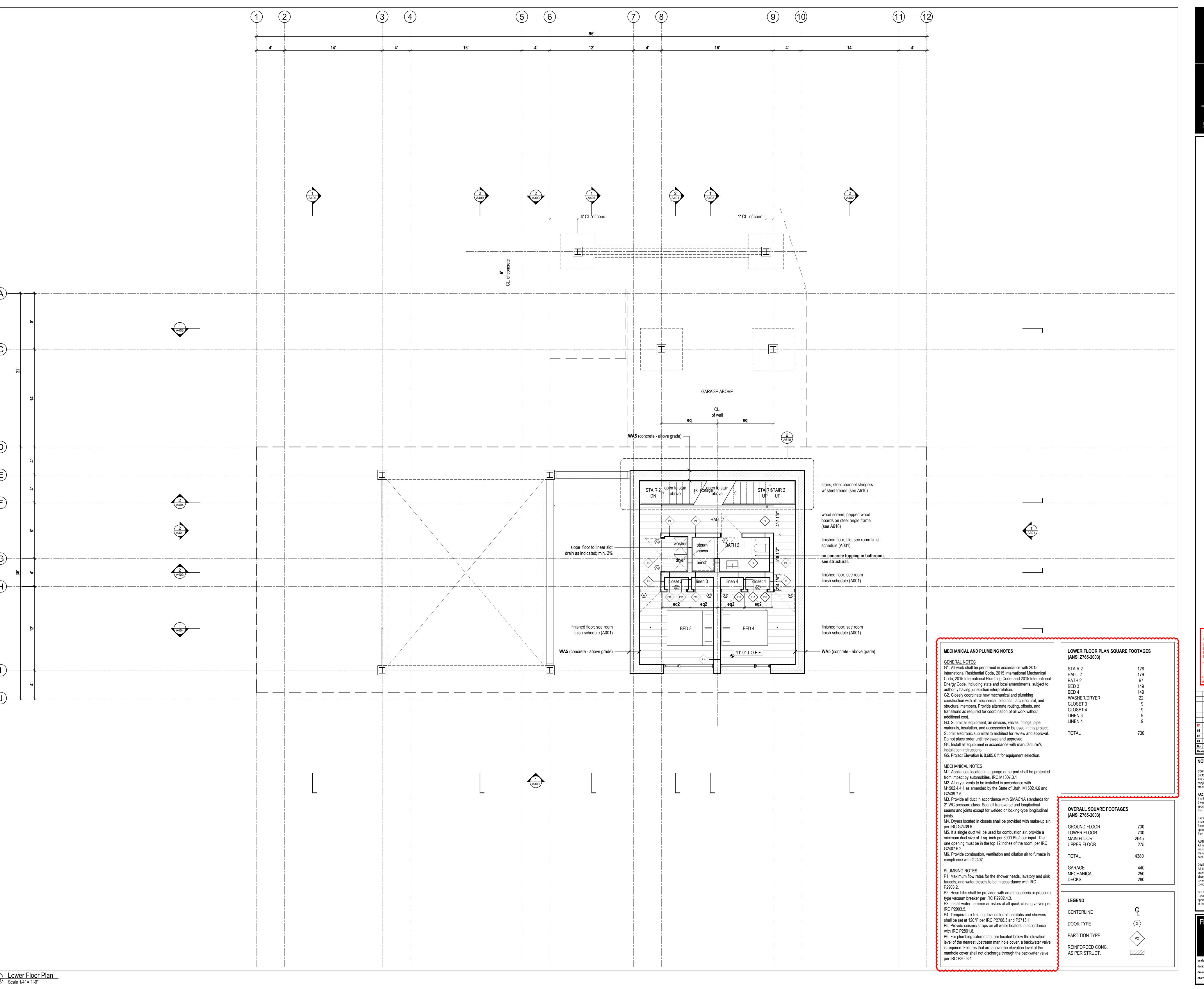
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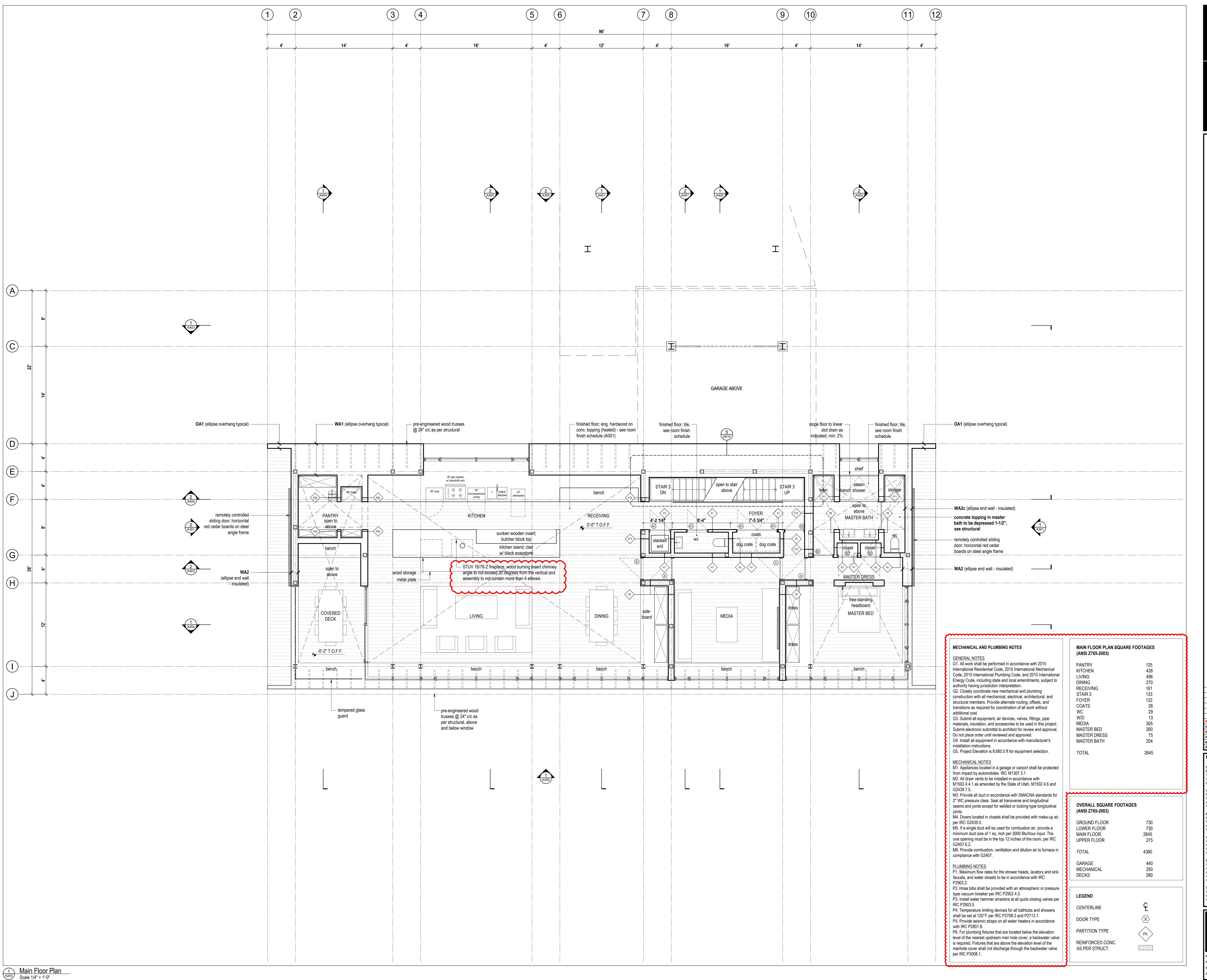
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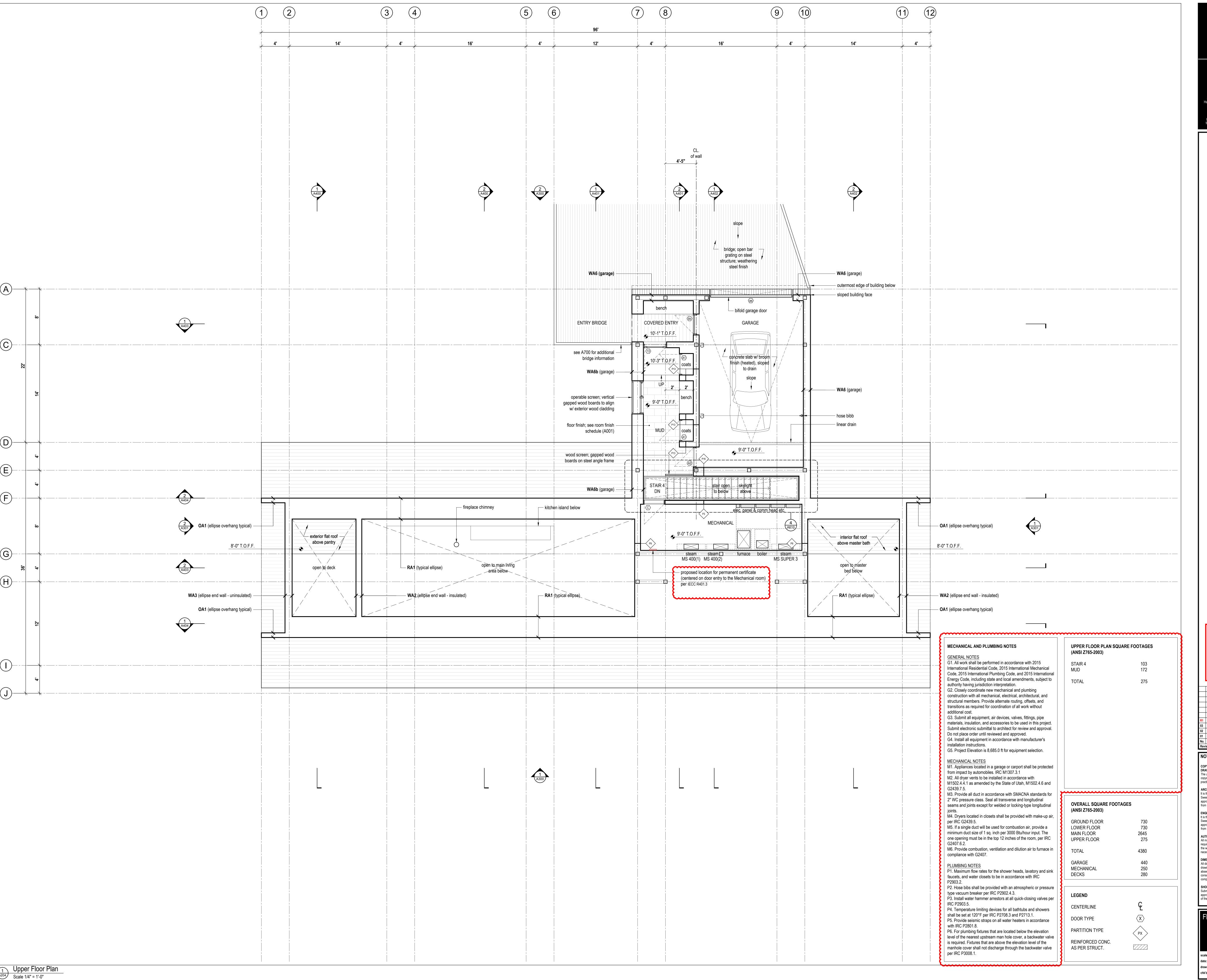
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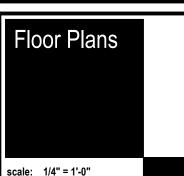
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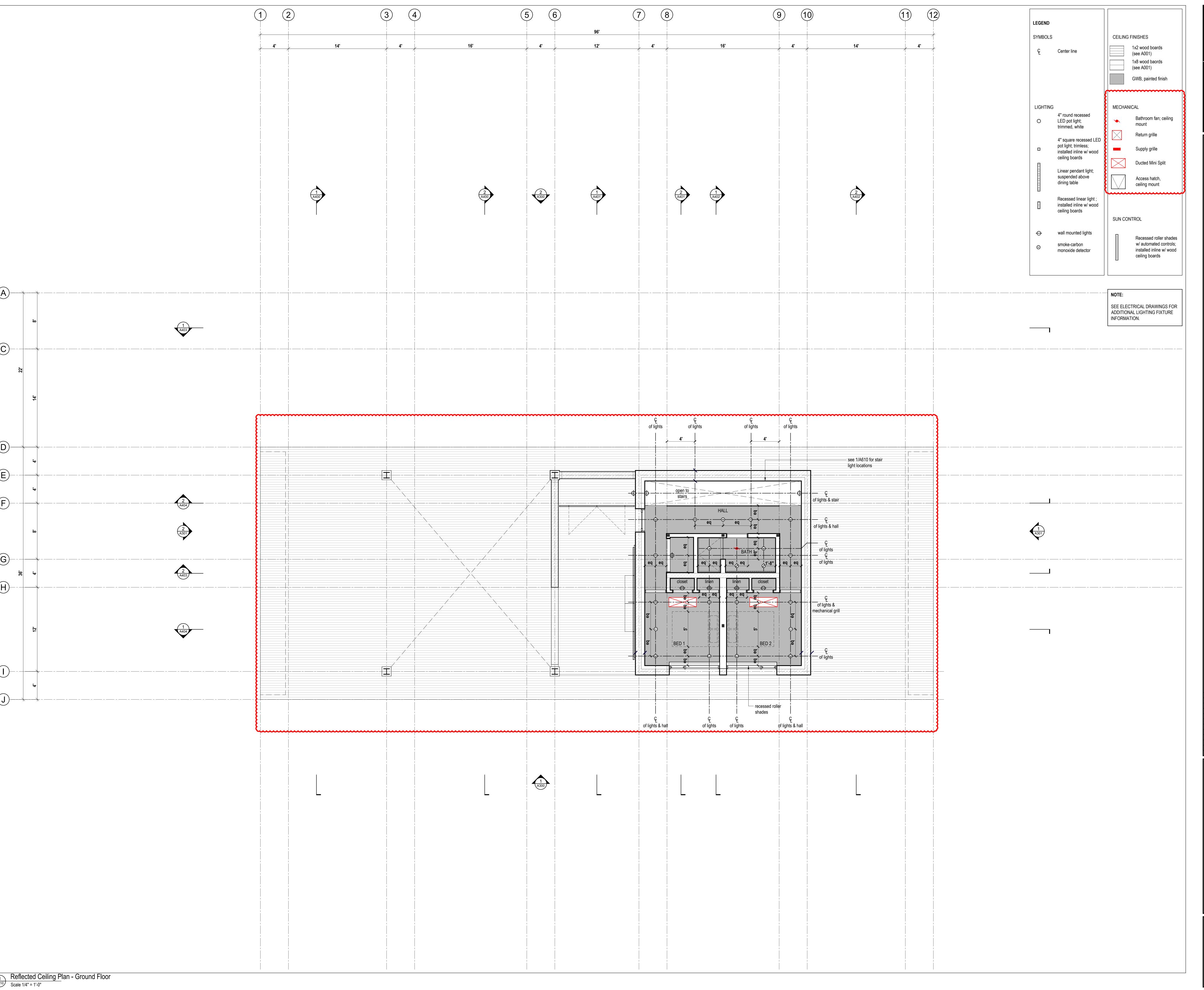
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Lot 14 Mountain Hou

Summit Powder Mountain Hountain Houn

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

BUILDING STRUCTURAL PLUMBING SELECTRICAL ENERGY

ACCESSIBILITY FIRE

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

BY: MEM DATE: 08/22/18

WEST COAST CODE CONSULTANTS, INC.

 R1
 REVIEW COMMENTS
 2018.08.16

 03
 Issued for Permit
 2018.07.13

 02
 DD Issued for Pricing
 2018.05.30

 01
 Issued for Coordination
 2018.05.08

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 Date

 Revision:
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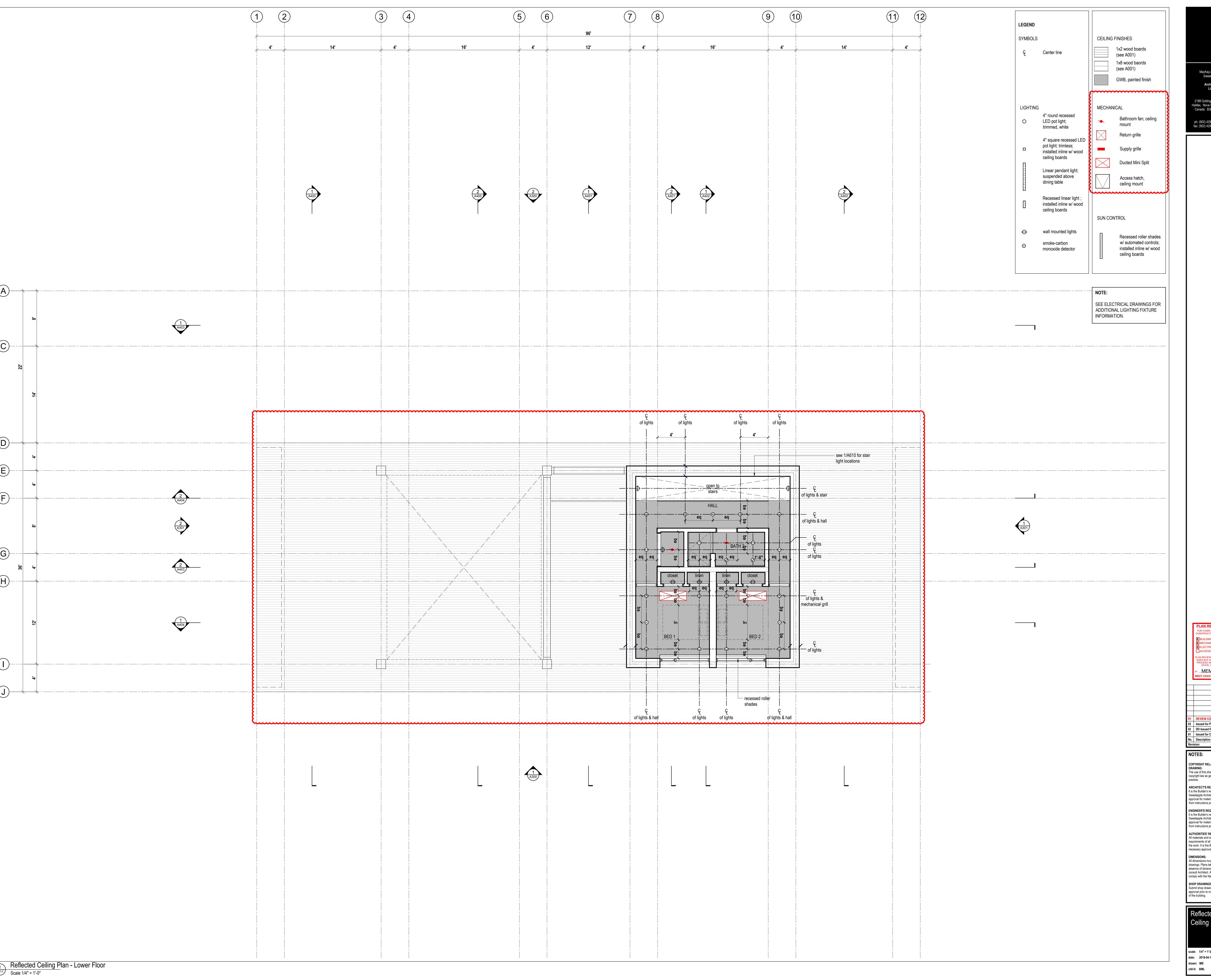
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Reflected Ceiling Plans

scale: 1/4" = 1'-0"
date: 2018-04-10
drawn: MB



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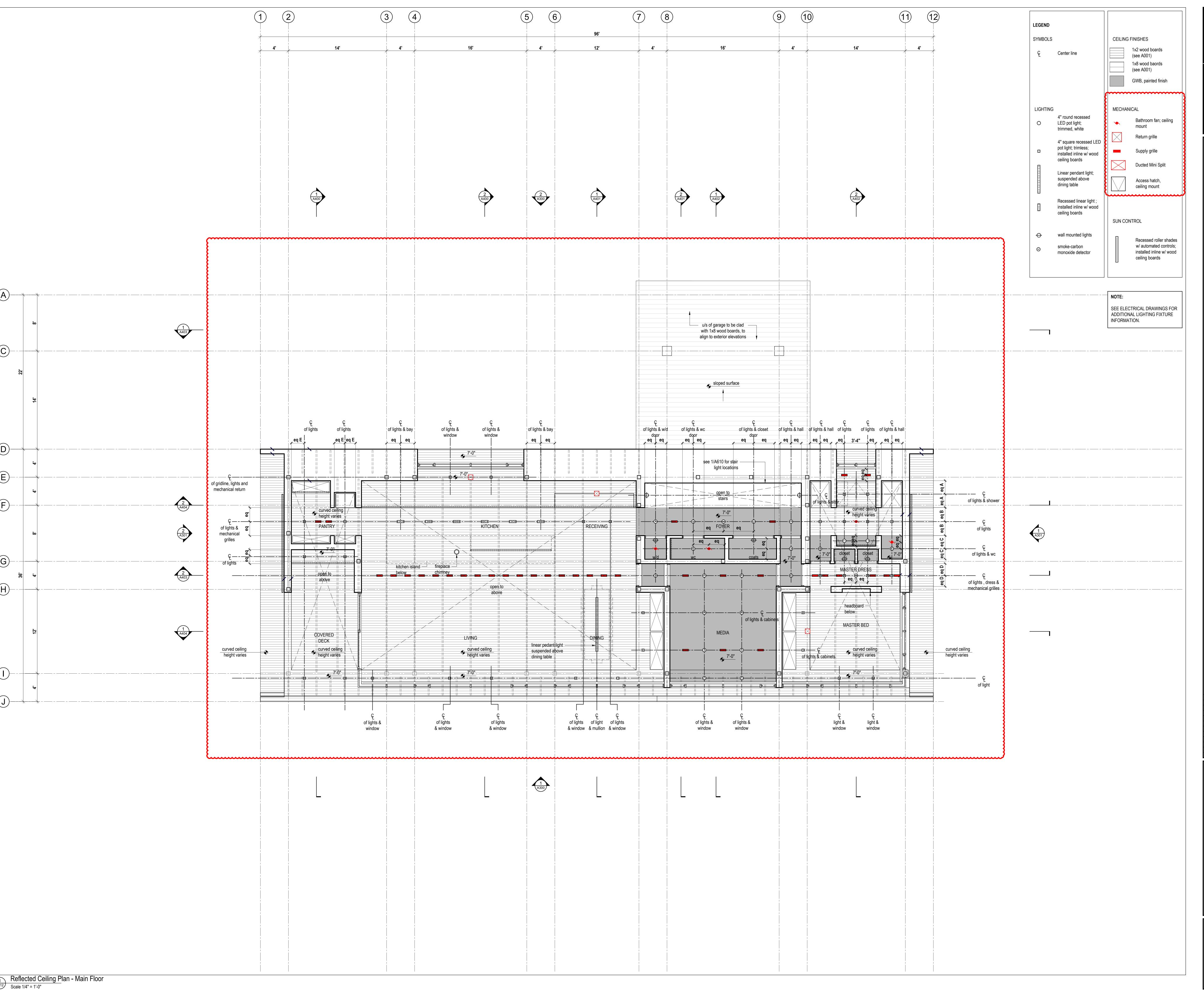
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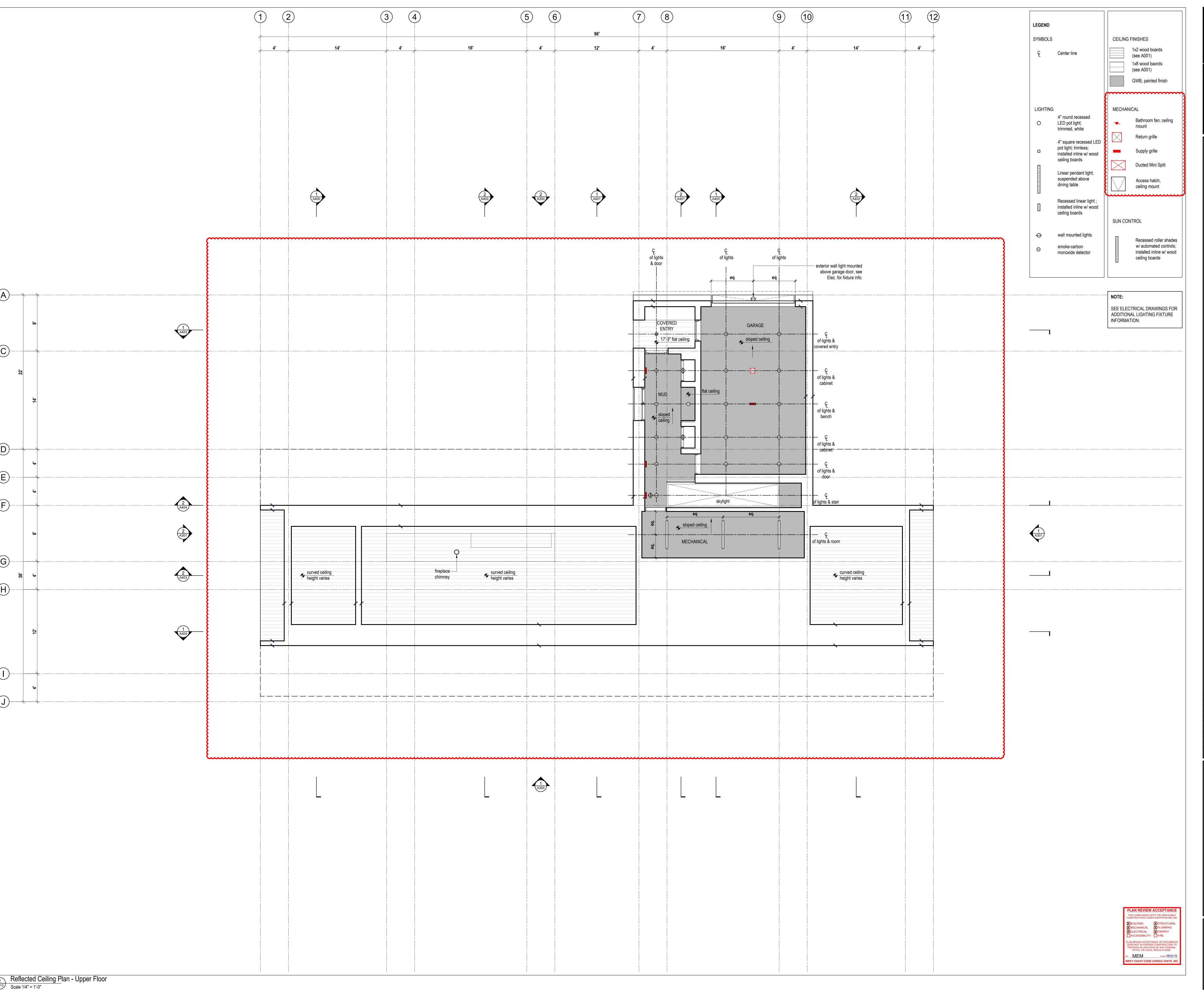
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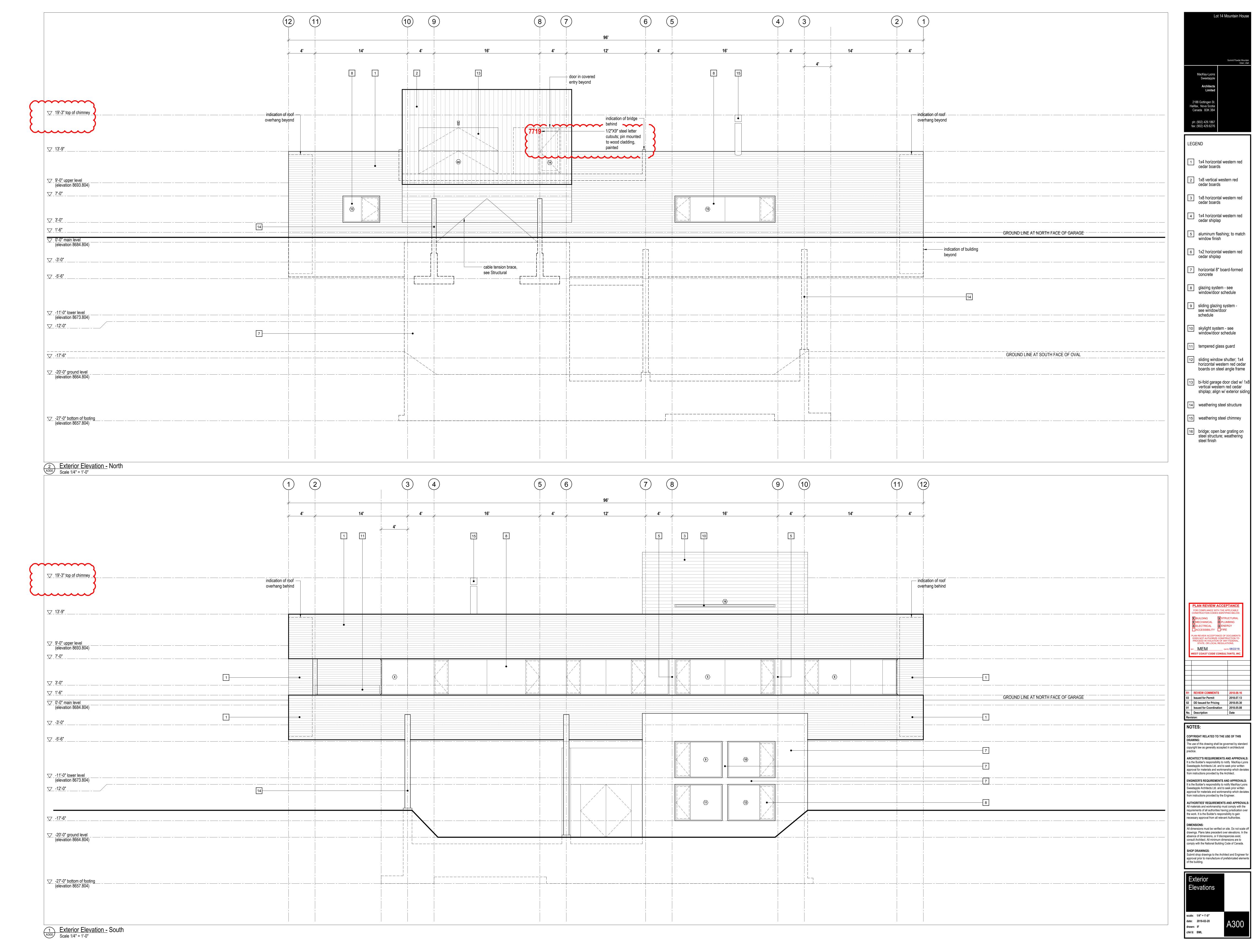
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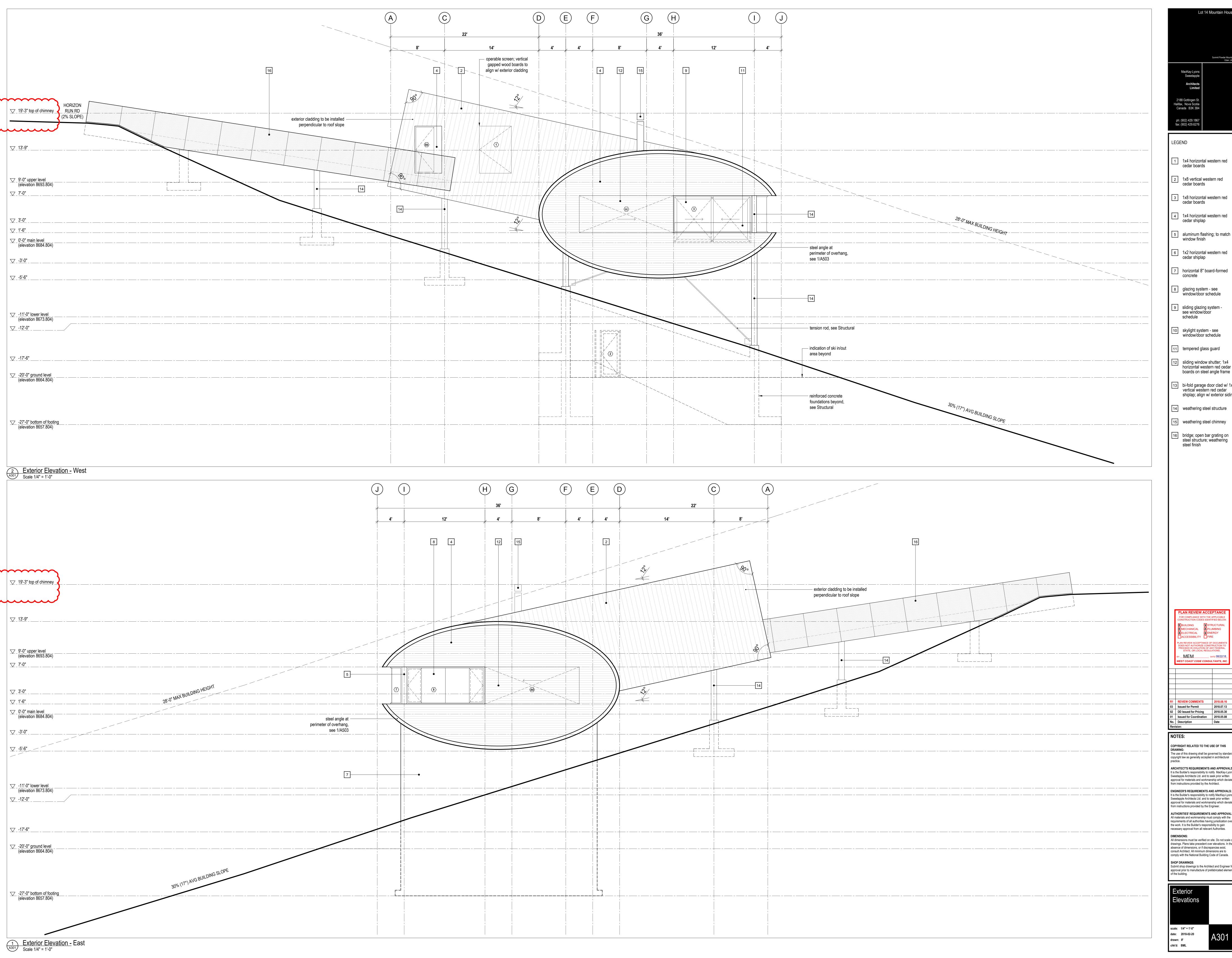
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LEGEND

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 cedar shiplap

8 glazing system - see window/door schedule

9 sliding glazing system -see window/door schedule

skylight system - see window/door schedule

11 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

14 weathering steel structure

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

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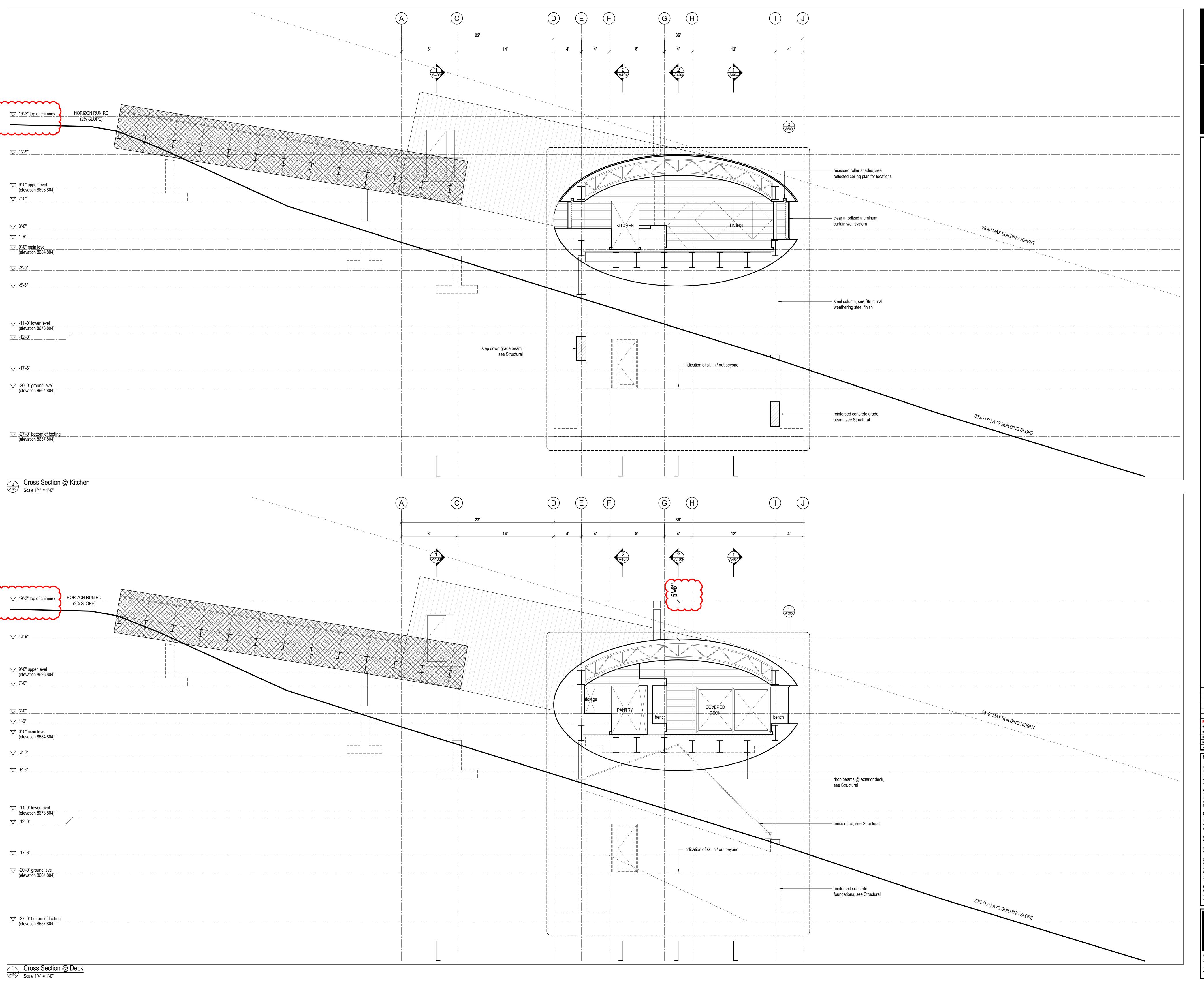
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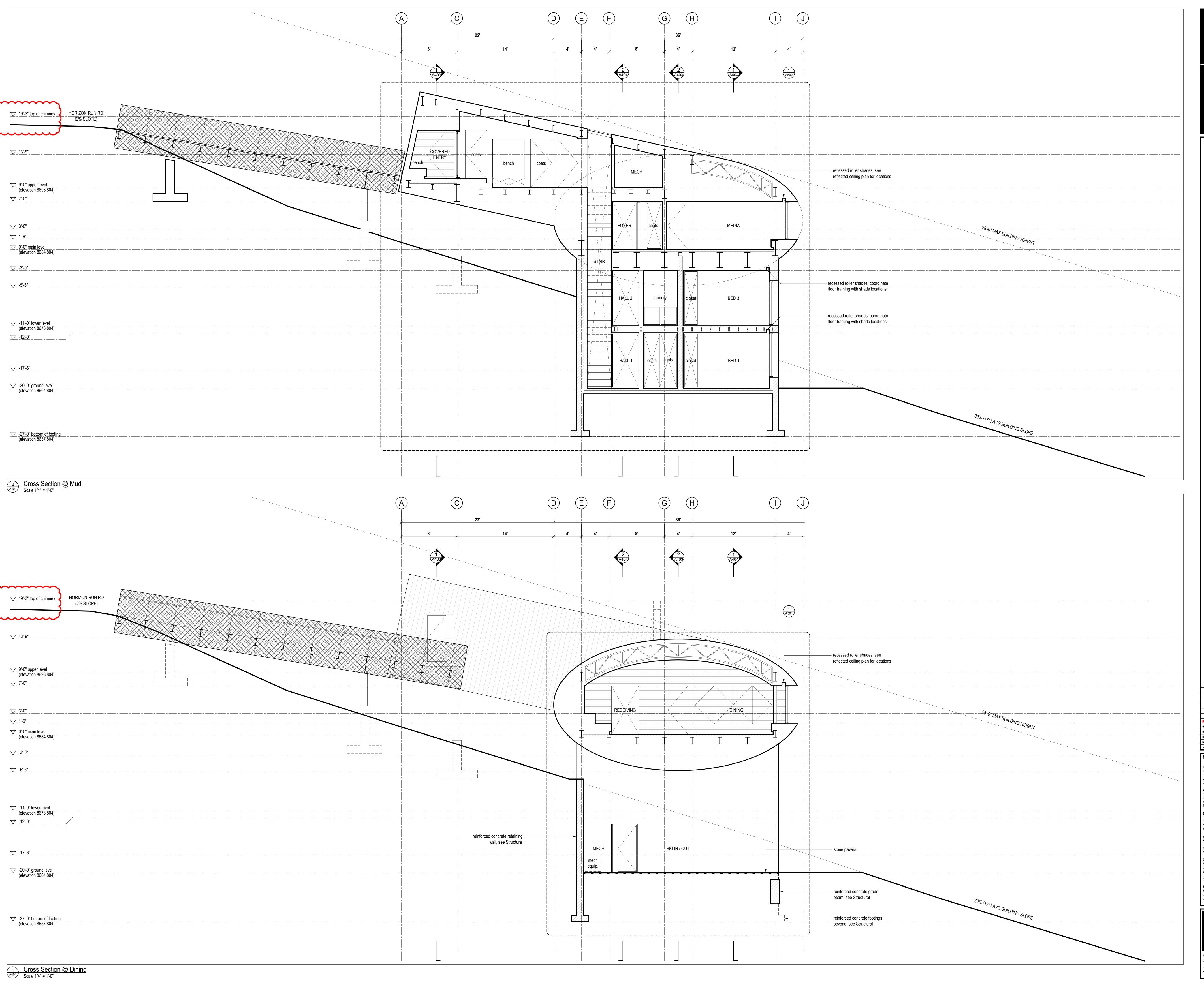
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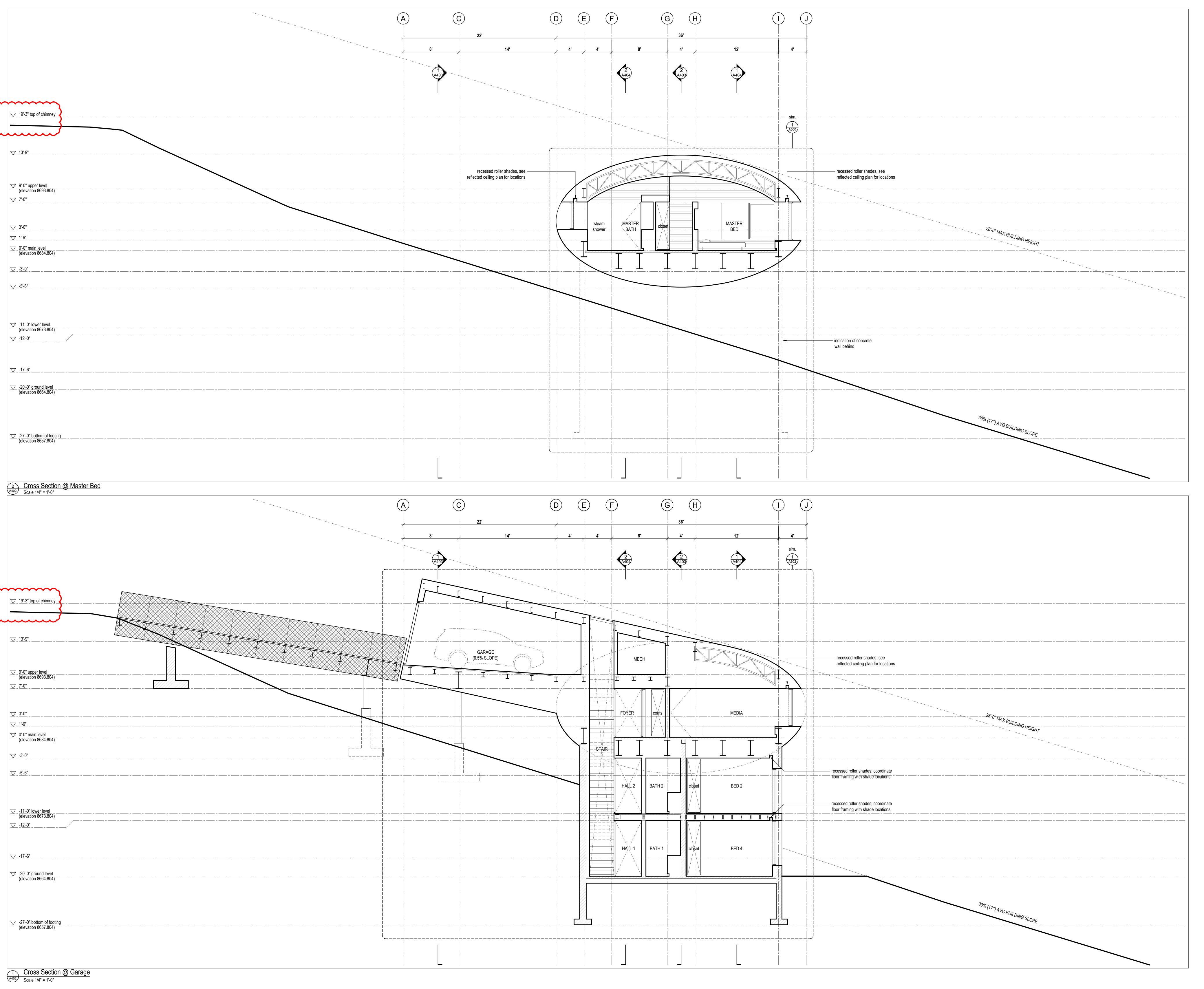
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