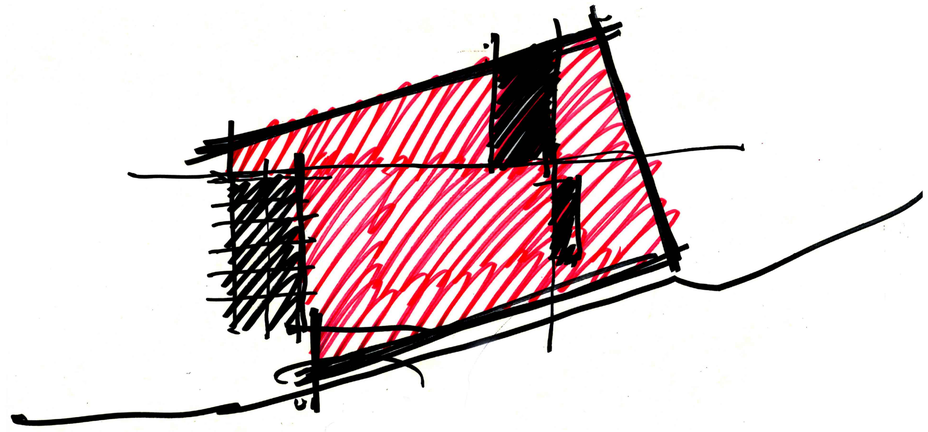

February 08, 2019

Issued for Construction Rev 02

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Lot 71R

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Summit Powder Mountain
8488 E. Spring Park
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84310

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 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.
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 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 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 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 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.
3. 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.
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.
8. CONTRACTOR SHALL GROUT WITH NON–SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. 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.
10. 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 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.
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:

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

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

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

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

LEGEND:

SYMBOL / LINETYPE	DESCRIPTION
4"W	EXISTING 4" WATER PIPE
	EXISTING WATER SERVICE LATERAL
W	EXISTING WATER METER
	EXISTING WATER VALVE
8"SS	EXISTING 8" SANITARY SEWER PIPE
	EXISTING SANITARY SEWER LATERAL AND CLEANOUT
(1)SS–P	EXISTING PRESSURIZED SANITARY SEWER PIPE
	EXISTING SANITARY SEWER GRINDER/PUMP
S	EXISTING SANITARY SEWER MANHOLE
15"SD	EXISTING 15" STORM DRAIN PIPE
D	EXISTING STORM DRAIN MANHOLE
	EXISTING STORM DRAIN FLARED END SECTION
T	EXISTING TELECOMMUNICATION CONDUIT
TL	EXISTING TELECOMMUNICATION PULL BOX
	EXISTING ELECTRICAL CONDUIT
E	EXISTING ELECTRICAL PULL BOX
TR	EXISTING ELECTRICAL TRANSFORMER
G	EXISTING GAS PIPE
	PROPOSED CONCRETE
	PROPOSED GABION BASKET WALL
W	PROPOSED WATER METER
G	PROPOSED GAS PIPE
P	PROPOSED ELECTRICAL CONDUIT
T	PROPOSED TELECOMMUNICATIONS CONDUIT

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

EROSION CONTROL GENERAL NOTES:

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

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

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

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

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

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

MAINTENANCE:

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

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

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

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

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

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

* SEED MIXTURE FOR REVEGITATION

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

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ROCKY MOUNTIAN POWER

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

POWDER MOUNTAIN WATER & SEWER DISTRICT

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(801) 745–0912

LOT 71 Residence

Summit Powder Mountain
Eden, Utah

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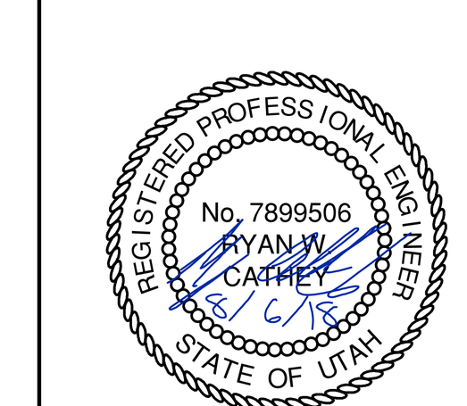


No.	Description	Date

Revision:

NOTES:

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.

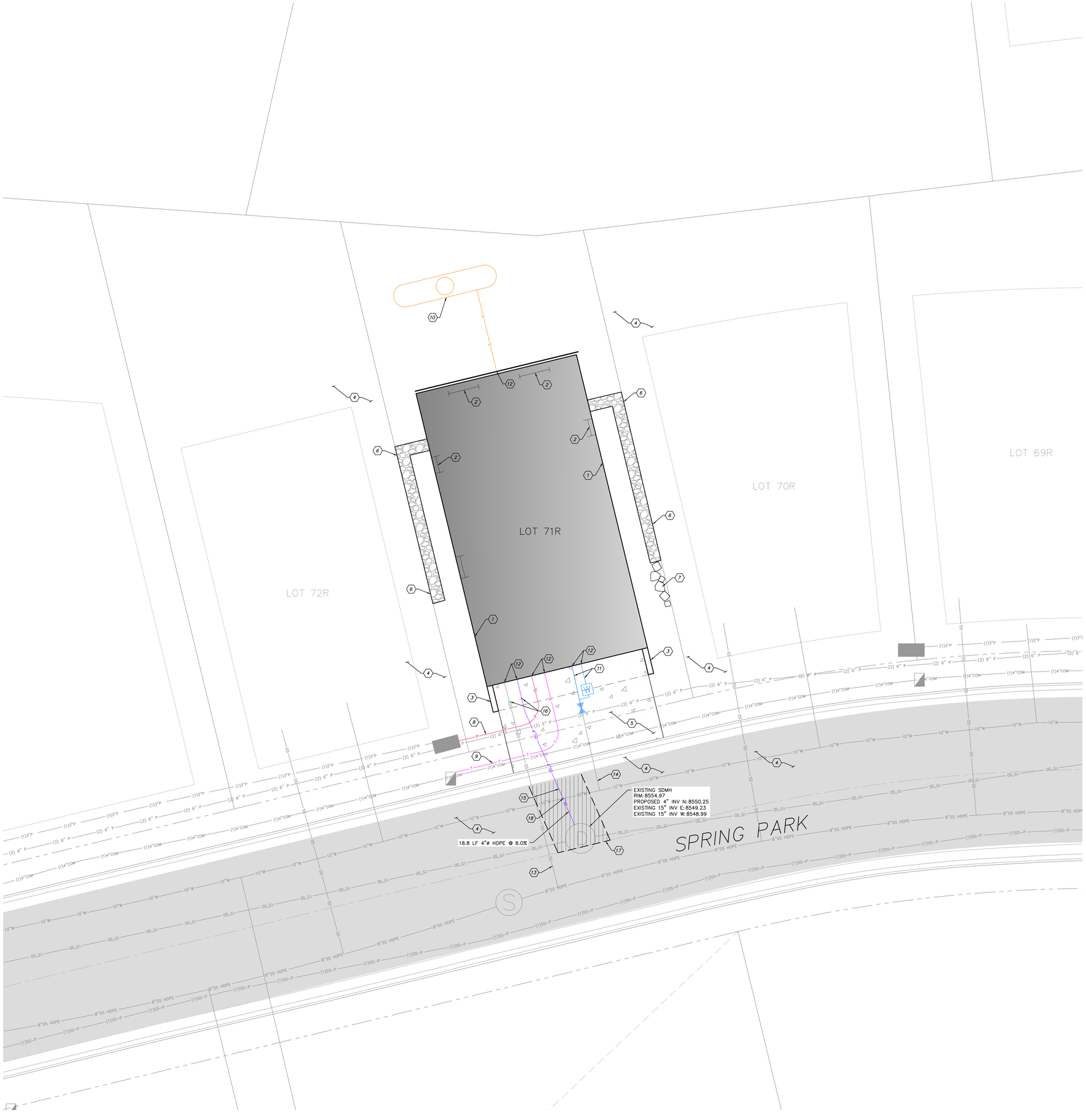
DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Building Code, 2009 Edition.

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

General Notes & Legend

scale: N/A
date: 8/6/2018
drawn: JLB
chk'd: RWC

C001



GENERAL NOTES:

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

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

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

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

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

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

UTILITIES:

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

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

KEY NOTES:

1. *BUILDING FOOTPRINT. SEE ARCHITECTURAL PLANS.*
2. *EGRESS WINDOW. SEE ARCHITECTURAL PLANS.*
3. *CONCRETE WALL. SEE ARCHITECTURAL PLANS.*
4. *PROTECT IN PLACE EXISTING IMPROVEMENTS. IF DAMAGED, REPLACE AT CONTRACTOR'S EXPENSE.*
5. *INSTALL CONCRETE DRIVEWAY PER DETAIL C/SHEET C701.*
6. *INSTALL GABION WALL PER GEOTECHNICAL REPORT. SEE GRADING PLAN FOR ELEVATIONS.*
7. *INSTALL ROCK WALL PER GEOTECHNICAL REPORT. SEE GRADING PLAN FOR ELEVATIONS.*
8. *INSTALL ELECTRICAL LINE FROM SERVICE BOX TO BUILDING.*
9. *INSTALL TELECOMMUNICATIONS LINE FROM SERVICE BOX TO BUILDING.*
10. *INSTALL PROPANE TANK PER DETAIL B/SHEET 701. SERVICE LINE TO BUILDING TO BE INSTALLED BY OTHERS.*
11. *INSTALL CULINARY WATER AND FIRE LINES PER DETAIL A/SHEET 701.*
12. *SEE MECHANICAL PLANS FOR CONTINUATION OF UTILITY WITHIN BUILDING.*
13. *EXISTING SEWER LATERAL.*
14. *EXISTING WATER LATERAL.*
15. *INSTALL 4"ø HDPE STORM DRAIN PIPE PER APWA STANDARD PLANS NO. 381 & 382.*
16. *INSTALL CLEANOUT PER APWA STANDARD PLAN NO. 431S.*
17. *SAWCUT, REMOVE AND PROPERLY DISPOSE OF ASPHALT. WHEN TRENCH FOR STORM DRAIN PIPE HAS BEEN PROPERLY BACKFILLED AND COMPACTED PER APWA PLAN 381, PROVIDE ASPHALT CONCRETE T-PATCH PER APWA PLAN 255 WITH A 60" MINIMUM SECOND CUT FROM FIRST CUT.*
18. *PROVIDE A MINIMUM 18" VERTICAL CLEARANCE BETWEEN WATER LINE AND STORM DRAIN AT CROSSING. CONTACT ENGINEER FOR GUIDANCE IF 18" VERTICAL CLEARANCE IS NOT POSSIBLE.*

SCALE

LOT 71 Residence

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
Architects Limited

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Halifax, Nova Scotia
Canada B3K 3B4

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fax: (902) 429.6376

TALISMAN
CIVIL CONSULTANTS

5217 SOUTH STATE STREET
SUITE 200
MURRAY, UT 84107
801.743.1300

REGISTERED PROFESSIONAL ENGINEER
No. 7899506
RYAN W. CATHEY
STATE OF UTAH

No.	Description	Date
Revision:		

NOTES:

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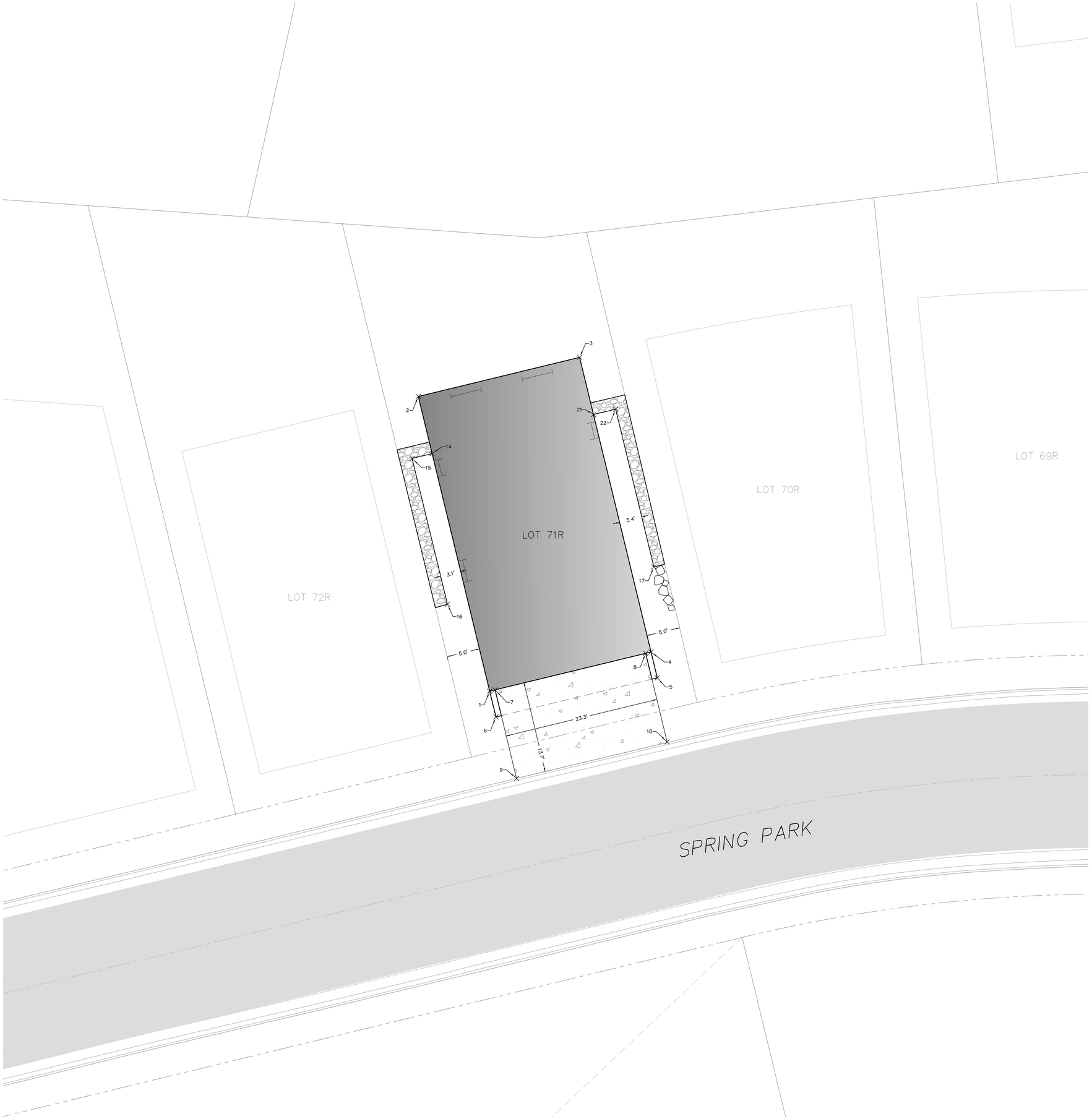
SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Site & Utility Plan

scale: 1"=5'
date: 5/6/2018
drawn: JLB
chk'd: RWC

C201



Point Table		
Point #	Northing	Easting
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2	3656049.35	1572718.01
3	3656055.24	1572742.31
4	3656010.85	1572753.06
5	3656006.97	1572754.01
6	3656001.08	1572729.71
7	3656005.16	1572729.58
8	3656010.66	1572752.25
9	3655991.83	1572732.81
10	3655997.33	1572755.48
14	3656040.74	1572720.10
15	3656040.01	1572717.08
16	3656018.06	1572722.40
17	3656023.68	1572753.49
21	3656046.63	1572744.39
22	3656047.44	1572747.73

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SCALE

Horizontal Control Plan

scale: 1"=5'
date: 8/6/2018
drawn: JLB
chk'd: RWC

C202

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Eden, Utah

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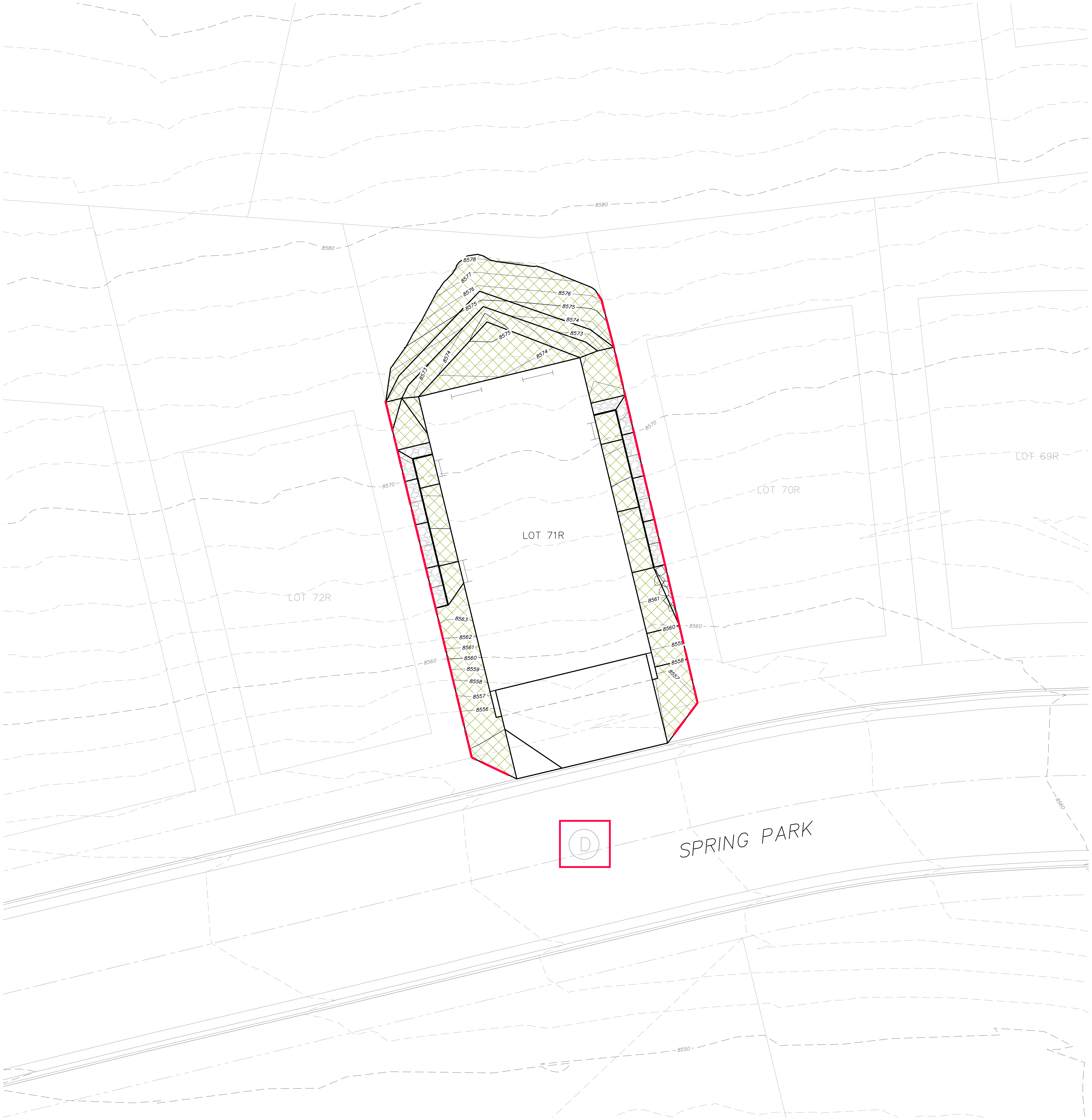
SCALE

Grading & Drainage Plan

scale: 1"=5'
date: 8/6/2018
drawn: JLB
chk'd: RWC

C301



EROSION CONTROL GENERAL NOTES:

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

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

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

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

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

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

MAINTENANCE:

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

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

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

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

EXPOSED SLOPES:

ANY EXPOSED SLOPE THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS:

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

SCOPE OF WORK:

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

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

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

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

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

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

SEEDING RATE IS 40 POUNDS PER ACRE.

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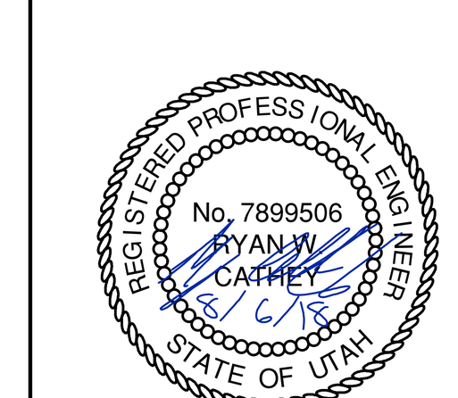

No.	Description	Date

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Erosion Control Plan

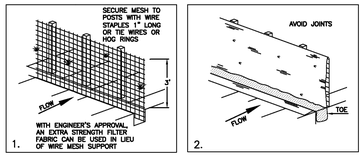
scale: 1"=5'
date: 8/6/2018
drawn: JLB
chk'd: RWC

C601

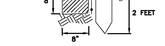
Silt fence

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

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



INSTALLATION SEQUENCE



TOE DETAIL

Inlet protection – fence or straw bale

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

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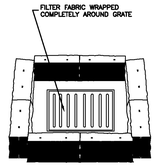
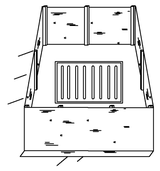


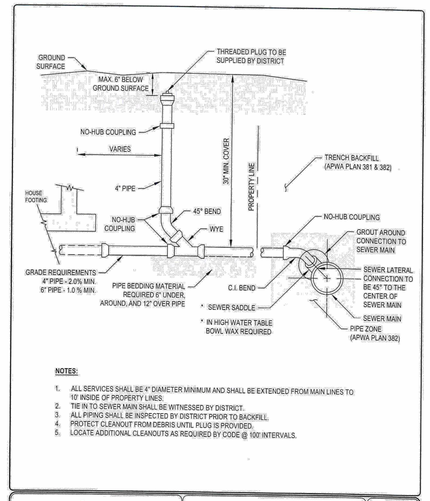
STRAW BALE BARRIER
(PLAN No. 121)



SILT FENCE
(PLAN No. 122)

Sewer lateral connection

1. **GENERAL**
   - A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
   - B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
   - C. Verify if CONTRACTOR or agency is to install the wye.
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. Provide agency approved wye or tee with appropriate donut.
   - D. Stainless steel straps required.
3. **EXECUTION**
   - A. Tape wrap pipe as required by soil conditions.
   - B. Remove core plug from sewer main. Do not break into sewer main to make connection.
   - C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

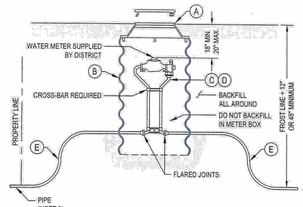


NOTES:
1. ALL SERVICES SHALL BE 4" DIAMETER MINIMUM AND SHALL BE EXTENDED FROM MAIN LINES TO 10' INSIDE OF PROPERTY LINES.
2. TIE IN TO SEWER MAIN SHALL BE WITNESSED BY DISTRICT.
3. ALL PIPING SHALL BE INSPECTED BY DISTRICT PRIOR TO BACKFILL.
4. PROTECT CLEANOUT FROM DEBRIS UNTIL PLUG IS PROVIDED.
5. LOCATE ADDITIONAL CLEANOUTS AS REQUIRED BY CODE @ 100' INTERVALS.

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT | SEWER LATERAL CONNECTION | PLAN NO. 431S

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 522.
   - 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**
   - A. Meter Placement:
     1) All meters are to be installed in the park strip or within 7 feet of the property line (street side).
     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 surrounding surface.
   - 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.



SECTION

LEGEND

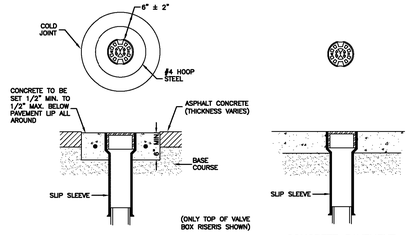
No.	*	ITEM	DESCRIPTION
A		FRAME AND COVER	CAST IRON COVER (GRASS) DUCTILE IRON COVER (DRIVEWAY)
B		METER BOX (18" TO 27" DIAMETER, 30" TO 36" DEEP)	ADS WHITE INTERIOR METER BOX
C		3/4" METER YOKE	
D		1" METER YOKE	
E		POLY	

* FURNISHED BY UTILITY AGENCY

POWDER MOUNTAIN WATER AND SEWER IMPROVEMENT DISTRICT | ¾" AND 1" METER | PLAN NO. 521S

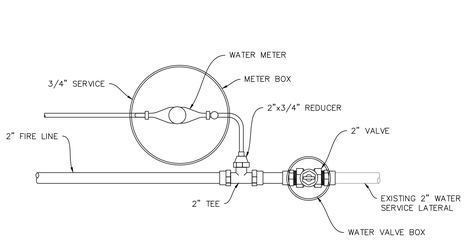
Cover collar for water valve box

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 26.
   - 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.

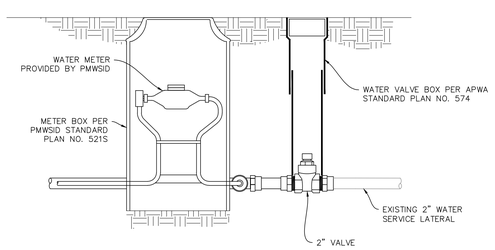


ASPHALT CONCRETE | **CONCRETE PAVEMENT**

LANDSCAPED AREA

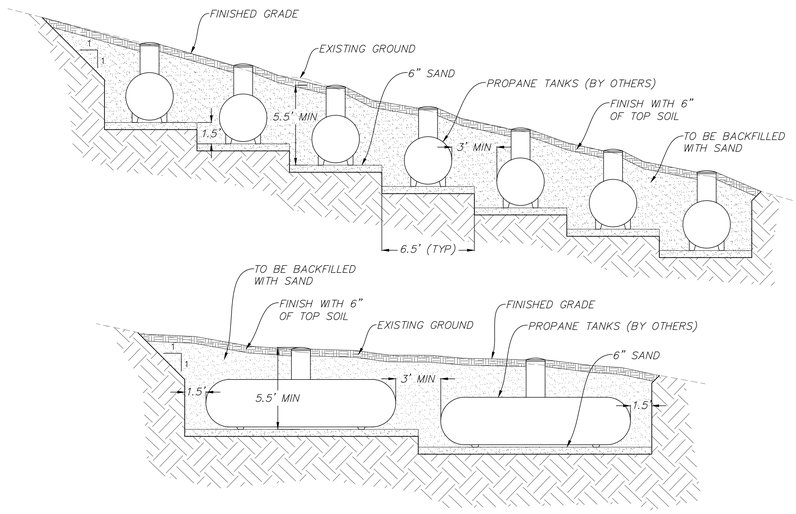


PLAN

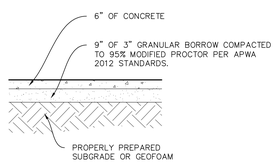


SECTION

Ⓐ — *FIRE LINE AND WATER METER DETAIL*
NTS



Ⓑ — *PROPANE TANK PIT TYPICAL DETAIL*
NTS



Ⓒ — *CONCRETE DRIVEWAY PAVEMENT SECTION*
NTS

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REGISTERED PROFESSIONAL ENGINEER — No. 7899506 — RYAN W. CARTER — STATE OF UTAH

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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.

Details

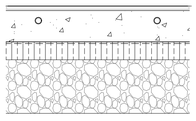
scale: N/A
date: 12/22/2017
drawn: JLB
chk'd: RWC

C701

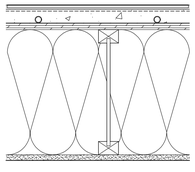
TYPE	INTERIOR WALL TYPE DESCRIPTION	
P1	+ 1/2" GWB to u/s of structure, PTD + 2x4 studs on a common 2x6 plate @ 16" o.c. + acoustic batt to fill cavity + 1/2" GWB to u/s of structure, PTD	6 1/2"
P2	+ 1/2" GWB to u/s of structure, PTD + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 1/2" GWB to u/s of structure, PTD	6 1/2"
P3	+ 1/2" GWB to u/s of structure, PTD + 2x6 studs @ 16" o.c. + 1/2" GWB to u/s of structure, PTD	6 1/2"
P4	+ 1/2" GWB to u/s of structure, PTD + 2x4 studs @ 16" o.c. + 1/2" GWB to u/s of structure, PTD	4 1/2"
P5	+ tile TBD + 5/8" tile backer board to u/s of structure + 2x4 studs @ 16" o.c. + 3 1/2" acoustic batt in cavity + 1/2" GWB to u/s of structure, PTD	5"
P6	+ tile TBD + 5/8" tile backer board to u/s of structure + 2x4 studs on common 2x6 plate @ 16" o.c. + 5 1/2" acoustic batt in cavity + 5/8" tile backer board to u/s of structure + tile TBD	7 1/2"
P7 (04)	+ tile TBD + 5/8" tile backer board to u/s of structure + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 1/2" GWB to u/s of structure, PTD	7"
P8	+ 1/2" GWB, PTD + 1/2" plywood, as per structural + 2x6 studs @ 16" o.c. + furring as req'd. + 1/2" GWB + Backsplash, refer to spec	11 1/4"

FLOOR TYPE DESCRIPTION

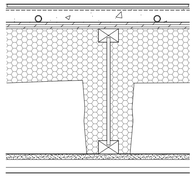
Floor Assembly Type 1
System Components:
- Thinset tile, refer to specification
- 4" reinforced concrete slab on grade as per structural w/ hydronic in-floor heating system, refer to finish schedule for finish
- 10 mil. poly under slab vapor retarder (seal all joints)
- 2" XPS rigid insulation (R10)
- 6" compacted gravel base



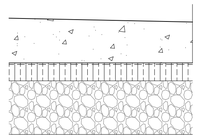
Floor Assembly Type 2
System Components:
- Thinset tile, refer to specification
- Anti-fracture membrane, refer to specification
- 1 1/2" gyp-crete over-pour w/ in-floor heating, refer to specification
- 3/4" sheathing as per structural
- 14" I-Joists, refer to structural
- Acoustic insulation, refer to specification
- 5/8"gypsum, ceiling finish as noted



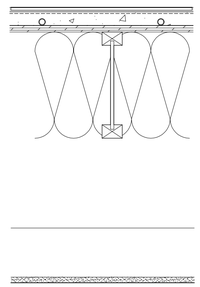
Floor Assembly Type 3 - 1 HR FRR Required
System Components:
- Thinset tile TBC
- Anti-fracture membrane, TBC
- 1 1/2" gyp-crete over-pour w/ hydronic in-floor heating, refer to specification
- 3/4" plywood sub floor as per structural
- 14" I-Joists, refer to structural
- 6" 2lb. closed cell spray foam insulation (R36)
- 5/8" Type X Exterior Grade Gypsum sheathing
- Strapping as required
- Metal composite panel TBD



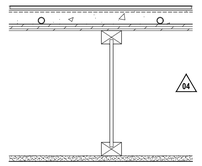
Floor Assembly Type 4
System Components:
- min. 4" reinforced concrete slab on grade as per structural, slope min. 2% to drain, refer to finish schedule for finish
- 10 mil. poly underslab vapor retarder (seal all joints)
- 2" XPS rigid insulation (R10)
- 6" compacted gravel base



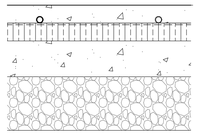
Floor Assembly Type 5
System Components:
- Thinset tile TBC
- Anti-fracture membrane, TBC
- 1 1/2" gyp-crete over-pour w/ in-floor heating, refer to specification
- 3/4" sheathing as per structural
- 14" I-Joists, refer to structural
- Acoustic insulation
- Furring as req'd.
- 5/8"gypsum, ceiling finish as noted



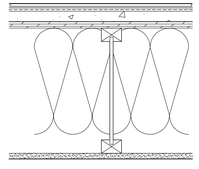
Floor Assembly Type 6
System Components:
- Thinset tile
- Anti-fracture membrane
- 1 1/2" gyp-crete over-pour w/ in-floor heating, refer to specification
- 3/4" sheathing, refer to structural
- 14" I-Joists, refer to structural
- 5/8"gypsum, ceiling finish as noted



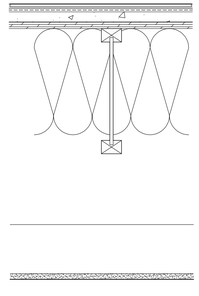
Floor Assembly Type 7
System Components:
- 2" concrete topping w/ in-floor heating, refer to specification
- 10 mil. vapor retarder (seal all joints)
- 2" XPS rigid insulation (R10)
- 4" reincofraced concrete slab on grade as per structural
- 6" compacted gravel base



Floor Assembly Type 8
System Components:
- Thinset tile TBC
- Ditra-heat Schluter assembly, refer to specification
- Over-pour to achieve slope
- 3/4" sheathing as per structural
- 14" I-Joists, refer to structural
- Acoustic insulation
- 5/8"gypsum, ceiling finish as noted

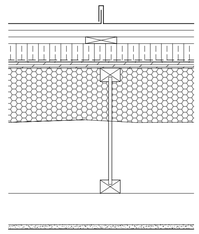


Floor Assembly Type 9
System Components:
- Thinset tile TBC
- Ditra-heat Schluter assembly, refer to specification
- Over-pour to achieve slope
- 3/4" sheathing as per structural
- 14" I-Joists, refer to structural
- Acoustic insulation
- Furring as req'd
- 5/8"gypsum, ceiling finish as noted

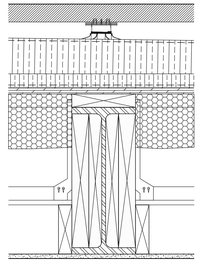


EXTERIOR ROOF TYPE DESCRIPTION

Roof Assembly Type 1 (Sloped Roof)
System Components:
- Snow retention system, refer to spec.
- Standing-seam metal roofing system (Class A roof covering), refer to specification
- 2 layers of alternating 1x4 strapping
- 2" vapor-open mineral wool insulation board (R8), refer to specification
- Vapor open roof membrane, refer to spec
- 3/4" exterior grade sheathing as per structural
- 14" I-Joists, refer to structural
- 6" 2lb. closed-cell sprayfoam insulation (R36)
- Furring as req'd
- 5/8" gypsum board, painted finish

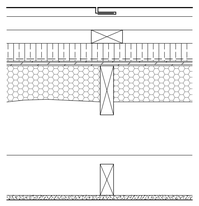


Roof Assembly Type 2
System Components:
- Concrete paver, refer to specification (Class A roof covering)
- Pedestal system, refer to specification
- PVC low-slop roofing membrane (Class A roof covering)
- Tapered insulation sloped to drain
- 1-1/2" XPS insulation (R7.5)
- Self-adhered air/vapour barrier
- 3/4" exterior grade sheathing as per structural
- 11 7/8" I-Joists, refer to structural
- 6" 2lb. closed-cell sprayfoam insulation (R36)
- Furring as req'd
- 5/8" gypsum board, painted finish

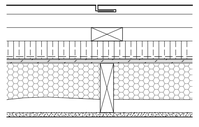


EXTERIOR WALL TYPE DESCRIPTION

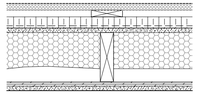
Exterior Wall Assembly 1
System Components
- Metal cladding system, refer to specification
- 2 layers alternating 2x4 strapping
- 2" vapor-open mineral wool insulation board (R8), refer to specification
- Self-adhered vapor-open air barrier, refer to specification
- 1/2" exterior grade sheathing as per structural
- 2x6 wood studs as per structural
- 5" 2lb. closed-cell sprayfoam cavity insulation (R30)
- 2x4 stud wall, hold stud wall 1" from conc. wall below
- 1/2" gypsum board, painted finish



Exterior Wall Assembly 2
System Components
- Metal cladding system, refer to specification
- 2 layers alternating 2x4 strapping
- 2" vapor-open mineral wool insulation board (R8), refer to specification
- Self-adhered vapor-open air barrier, refer to specification
- 1/2" exterior grade sheathing as per structural
- 2x6 wood studs as per structural
- 5" 2lb. closed-cell sprayfoam cavity insulation (R30)
- 1/2" gypsum board, painted finish



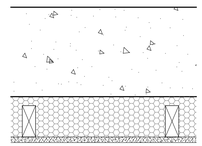
Exterior Wall Assembly 3
System Components
- Metal Composite panel TBC
- Vertical strapping
- 1-1/4" vapor-open mineral wool insulation board (R5), refer to specification
- self-adhered vapor-open air barrier, refer to specification
- 1/2" exterior grade gypsum sheathing
- 2x6 wood studs as per structural
- 5" 2lb. closed-cell sprayfoam cavity insulation (R30)
- 1/2" exterior grade sheathing as per structural
- 1/2" gypsum board, painted finish



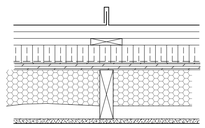
Exterior Wall Assembly 4

NOT USED

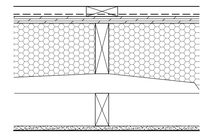
Exterior Wall Assembly 5
System Components
- Reinforced boardform concrete wall as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- 2x4 stud wall, hold stud wall 1" from conc. wall below
- 1/2" gypsum board, painted finish



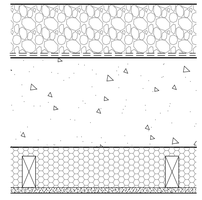
Exterior Wall Assembly 6
System Components
- Standing-seam metal cladding system, refer to specification
- 2 layers of alternating 1x4 strapping
- 2" vapor-open mineral wool insulation board (R8), refer to specification
- Vapor-open roof membrane, refer to specification
- 3/4" exterior grade sheathing as per structural
- 2x6 wood studs as per structural
- 5" 2lb. closed-cell spray foam insulation (R30)
- 1/2" gypsum board, painted finish



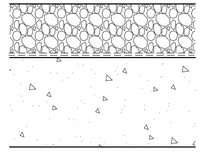
Exterior Wall Assembly 7
System Components
- Aluminum panel, refer to specification
- 1x4 vertical strapping
- Vapor-open roof membrane, refer to specification
- 3/4" exterior grade sheathing as per structural
- 2x6 wood studs as per structural
- 4" 2lb. closed-cell spray foam insulation (R24)
- 1/2" gypsum board, painted finish



Foundation Wall Assembly 1
System Components:
- 6" gravel backfill
- Foundation waterproofing system, refer to specification
- Reinforced concrete boardform foundation wall as per structural
- 4 1/2" 2lb. closed cell sprayfoam insulation (R27)
- 2x4 studs wall, hold stud wall 1" from wall and insulate behind
- 1/2" gypsum board, painted finish



Foundation Wall Assembly 2
System Components:
- 6" gravel backfill
- Foundation waterproofing system, refer to specification
- Reinforced boardform concrete foundation wall as per structural



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

Lot 71R
Village House
Summit Powder Mountain
Eden, Utah

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

true north

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

No.	Description	Date
5	IFC Rev 02	2019.02.08
4	IFC Rev 01	2018.06.29
3	Issued for Construction	2018.03.13
2	Issued for Tender	2017.12.22
1	for coordination	2017.12.1
Revision:		

NOTES:

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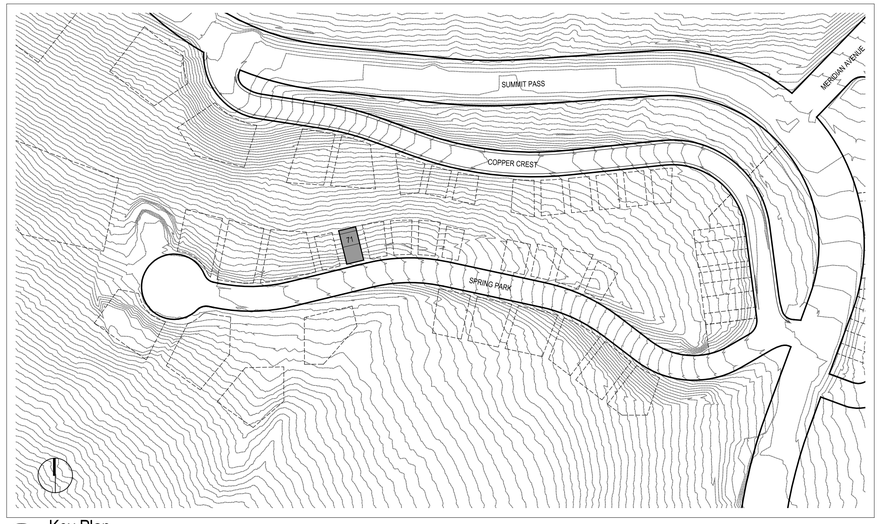
Partition Types

scale: as noted
date: 17-11-23
drawn: WP/RD
chk'd: BML

A001



5 A002 **Key Plan**
NTS

	Mark	Fixture	Manufacturer	Model
KITCHEN				
	1	Fridge	Thermador	T36B892OSS 36-inch built-in 2-door bottom freezer
	2	Dishwasher	Thermador	DWHD440MPR
	3	Microwave	Thermador	MBES built-in microwave
	4	Oven	Thermador	ME301JS 30-inch built-in single oven
	7	Cooktop	Thermador	CIT365XM 36-inch induction cooktop
	10	Vent Hood	Thermador	VCIN36JP 36-inch custom insert
	8	Dumb-waiter	Inclinator	Homewaiter
MUD ROOM				
	5	Washer	Maytag	MHW8200FC
	6	Dryer	Maytag	MGD8200FC
POWDER ROOM				
		Toilet	Duravit	Floor Standing Rimless #216709..92
		Sink	Catalano	Premium 60x47 #160VP00
		Faucet	Hansgrohe	Talis S #32146001

	Mark	Fixture	Manufacturer	Model
BATHROOM 1-4				
		Toilet	Duravit	Floor Standing Rimless #216709..92
		Sink	Catalano	Premium 60x47 #160VP00
		Faucet	Hansgrohe	Talis S #32146001
		Overhead Shower	Hansgrohe	Raindance E #27381000
		Hand Shower	Hansgrohe	Raindance Select E #26520000
		Shower Controls	Hansgrohe	Shower Select #15761000
SHOWER ROOM				
		Overhead Shower	Hansgrohe	Raindance E #27381000
		Hand Shower	Hansgrohe	Raindance Select E #26520000
		Shower Controls	Hansgrohe	Shower Select #15761000

4 A002 **Fixture Schedule**

04

	Baseboard		North Wall		East Wall		South Wall		West Wall		Floors	Ceiling	
	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Finish	Material	Material	Finish
GROUND LEVEL													
Garage	N/A	N/A	GWB	PT-C1	CONC	BF	CONC	BF	CONC	BF	CONC/ST	MTL	SAT
Entry	PVC	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC/POL	GWB	PT-C1
WC	PVC	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC/POL	GWB	PT-C1
SECOND LEVEL													
Living Room	PVC	PT-C1	GWB	PT-C1	GLZ/GWB	PT-C1	GLZ	N/A	GLZ/GWB	PT-C1	CONC/CT3	GWB	PT-C1
Bathroom 1	PVC	PT-C1	GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CONC/CT2	GWB	PT-C1
Bathroom 2	PVC	PT-C1	GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CONC/CT2	GWB	PT-C1
Bedroom 1	PVC	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GLZ/GWB	PT-C1	CONC/CT3	GWB	PT-C1
Bedroom 2	PVC	PT-C1	GWB	PT-C1	GLZ/GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC/CT3	GWB	PT-C1
THIRD LEVEL													
Kitchen	PVC	PT-C1	GWB	PT-C1	GLZ/GWB	PT-C1	GLZ	N/A	GLZ/GWB	PT-C1	CONC/CT3	GWB	PT-C1
Bathroom 3	PVC	PT-C1	GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CONC/CT2	GWB	PT-C1
Bathroom 4	PVC	PT-C1	GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CONC/CT2	GWB	PT-C1
Bedroom 3	PVC	PT-C1	GLZ/GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GLZ/GWB	PT-C1	CONC/CT3	GWB	PT-C1
Bedroom 4	PVC	PT-C1	GLZ/GWB	PT-C1	GLZ/GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC/CT3	GWB	PT-C1
FOURTH LEVEL													
Lounge	PVC	PT-C1	GWB	PT-C1	GLZ/GWB	PT-C1	GLZ/GWB	PT-C1	GLZ/GWB	PT-C1	CONC/CT3	GWB	PT-C1
Shower	N/A	N/A	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CT1/GWB	PT-C1	CONC/CT2	CT1/GWB	CT1/GWB
WC	PVC	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	GWB	PT-C1	CONC/CT3	GWB	PT-C1

04

Finish Types.

Paint	PT-C1 - Benjamin Moore Decorators White (refer to spec for finish)
Concrete	POL - semi polished concrete (refer to spec.) ST - smooth troweled (refer to spec.) BF - 4" board form
Ceramic Tile	CT1 - white subway tile 4X16 CT2 - grey 2x2 antislip tile CT3 - large formate tile
Metal Panel	SAT - satin

Legend

N/A	not applicable
GWB	gypsum wall board per spec.
CONC	concrete
CT	ceramic tile
MTL	metal composite panel
GLZ	floor to ceiling glazing
PVC	polyvinyl chloride

3 A002 **Room Finish Schedule**

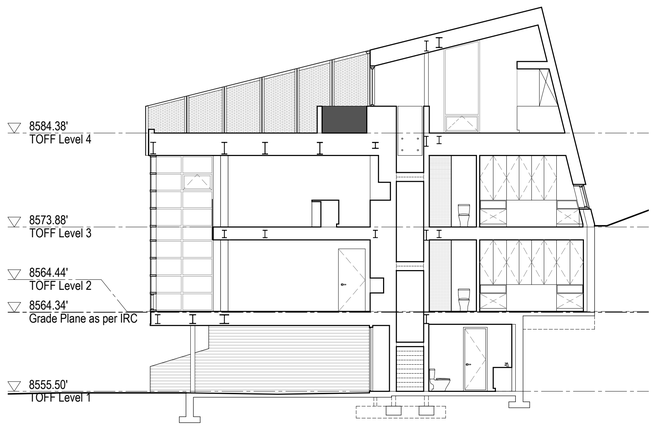
AD	AREA DRAIN	DN	DOWN	LO	LOW	RM	ROOM	WD	WOOD
ADJ	ADJACENT	DR	DOOR	MAX	MAXIMUM	SC	SAW CUT		
AFF	ABOVE FINISHED FLOOR	DWG	DRAWING	MO	MASONRY OPENING	SIM	SIMILAR		
ALUM	ALUMINUM	EA	EACH	MECH	MECHANICAL	SPEC	SPECIFIED OR SPECIFICATION		
ANOD	ANODIZED	EL	ELEVATION	MEMBR	MEMBRANE	SPK	SPRINKLER		
BSMT	BASEMENT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

2 A002 **Abbreviations**

building number	northwest corner natural grade elevation	northeast corner natural grade elevation	southwest corner natural grade elevation	southeast corner natural grade elevation	upper level floor elevation	height to building ridge	average building height (less than 35')
71R	8573.37	8573.37	8557.28	8558.86	8584.38	8598.44	**32.325**

1 A002 **Height Restriction Chart**

05



6 A002 **Grade Plane Diagram**

Lot 71R
Village House

Summit Powder Mountain
Eden, Utah

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true north

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

No.	Description	Date
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4	IFC Rev 01	2018.06.29
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Revision:		

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Abbreviations & Key Plan

scale: as noted
date: 17-11-23
drawn: WP/RD
chk'd: BML

A002

1 A100 Site Plan
Scale 1/8" = 1'-0"

Site Plan Notes:

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

+ See Structural Engineering drawings for reference to Geotechnical Report.
+Refer to Structural Engineering drawings for Foundation Plan

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Site Plan

scale: 1/8" = 1'-0"
date: 17-08-09
drawn: WP/RD
chk'd: BML

A100

LEGEND

- X — Window / Door Type
- PX — Partition Type
- Roof Drain
- CJ — Control Joint
- Shear Wall (refer to structural)

SQUARE FOOTAGES

LIVABLE (ANSI Z765-2003)

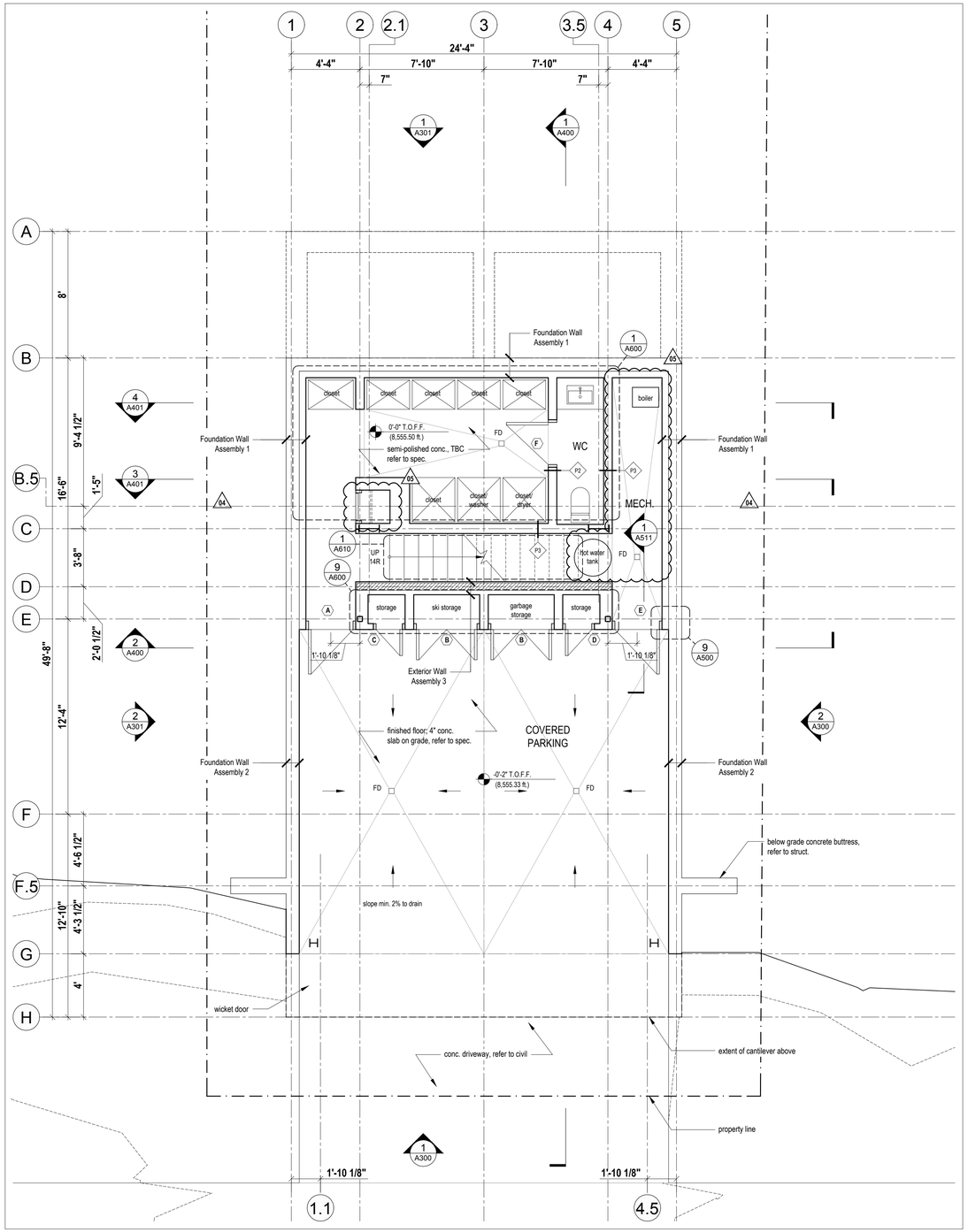
Ground Floor Plan	265 square feet
Second Floor Plan	1254 square feet
Third Floor Plan	1008 square feet
Fourth Floor Plan	535 square feet
Below Grade Livable Total:	1,519 square feet
Above Grade Livable Total:	1,543 square feet
Total:	**3,062 square feet**

Mechanical / Storage:	164 square feet
Viewing Deck:	662 square feet
Covered Parking:	512 square feet
GROSS (excluding exterior spaces):	**3,329 square feet**

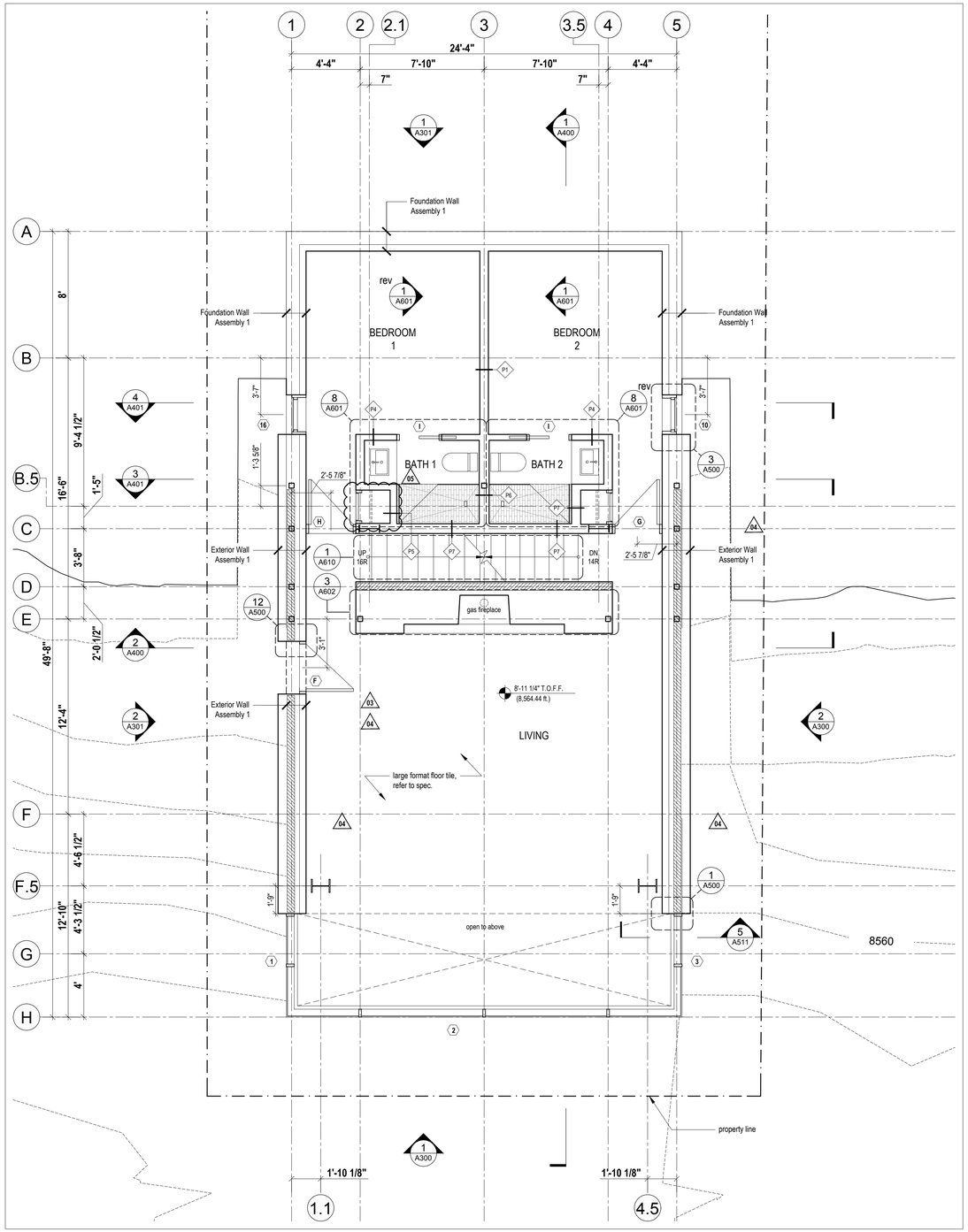
NOTE: Finished square footage calculations were made based on plan dimensions only and may vary from the finished square footage of the house as built.

MECHANICAL AND PLUMBING NOTES:

+ 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.
+ For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover, a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve per IRC P3008.1.
+ Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
+ Do not shut-off / put out any systems / services without first coordinating all downtime with the owner's personnel.
+ Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
+ Contractor shall provide 1 year standard warranty.
+ Install all equipment in accordance with manufacturer's installation instructions.
+ Project Elevation is 8,555.5 ft for equipment selection.
+ Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
+ Dryers located in closets shall be provided with make-up air, per IRC G2439.5
+ If a single duct will be used for combustion air, provide a minimum duct size of 1 sq. inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room, per IRC G2407.6.2.



2 A201 Ground Floor Plan
Scale 1/4" = 1'-0"



1 A201 Second Floor Plan
Scale 1/4" = 1'-0"

Lot 71R
Village House
Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
Architects Limited
2188 Gottingen St.
Halifax, Nova Scotia
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fax: (902) 429.6276

Plan North

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

No.	Description	Date
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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.

Ground & Second Floor Plans

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: WP/RD
chk'd: BML

A201

LEGEND

- X — Window / Door Type
- PX — Partition Type
- Roof Drain
- CJ — Control Joint
- Shear Wall (refer to structural)

SQUARE FOOTAGES

LIVABLE (ANSI Z765-2003)

Ground Floor Plan	265 square feet
Second Floor Plan	1254 square feet
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Fourth Floor Plan	535 square feet
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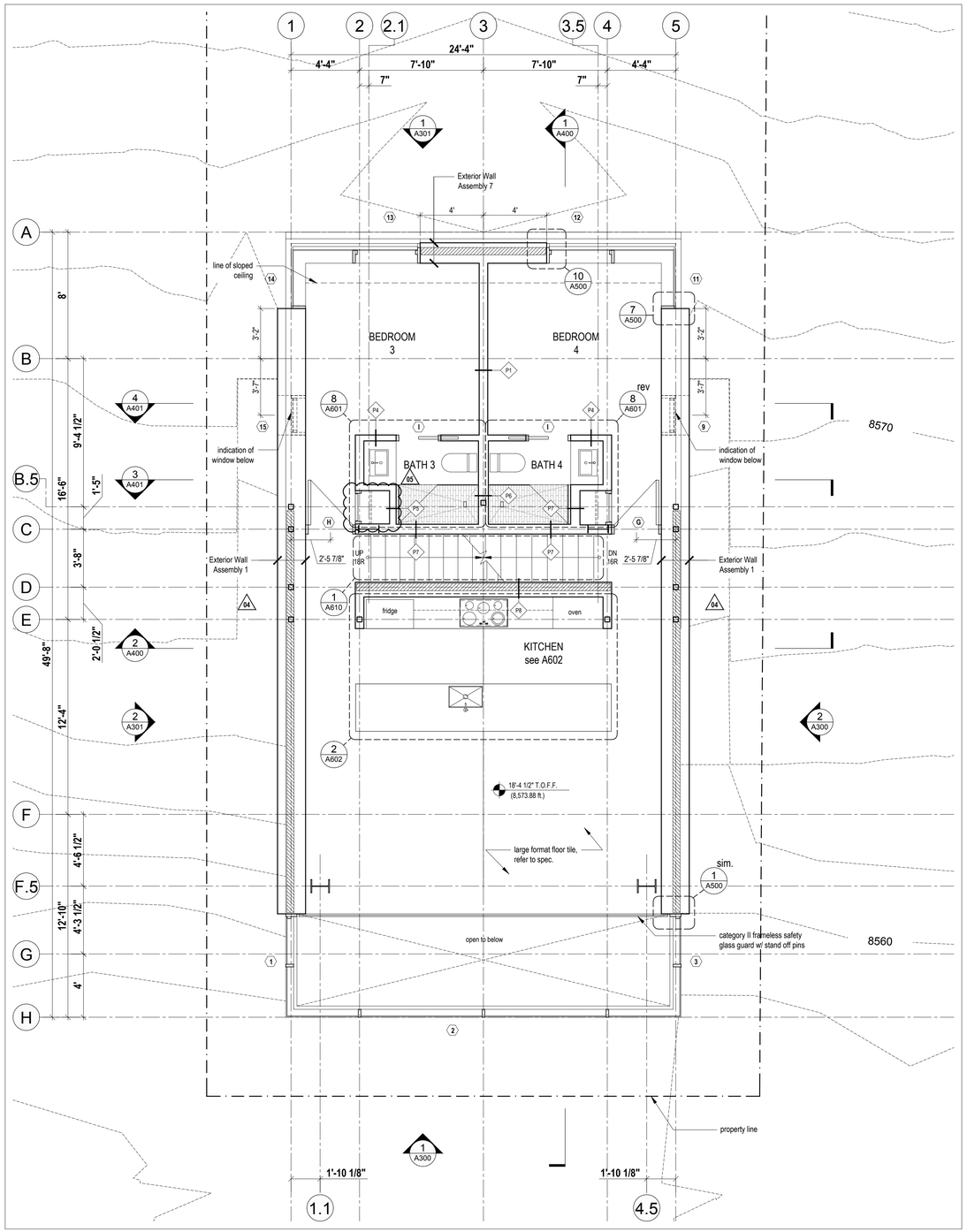
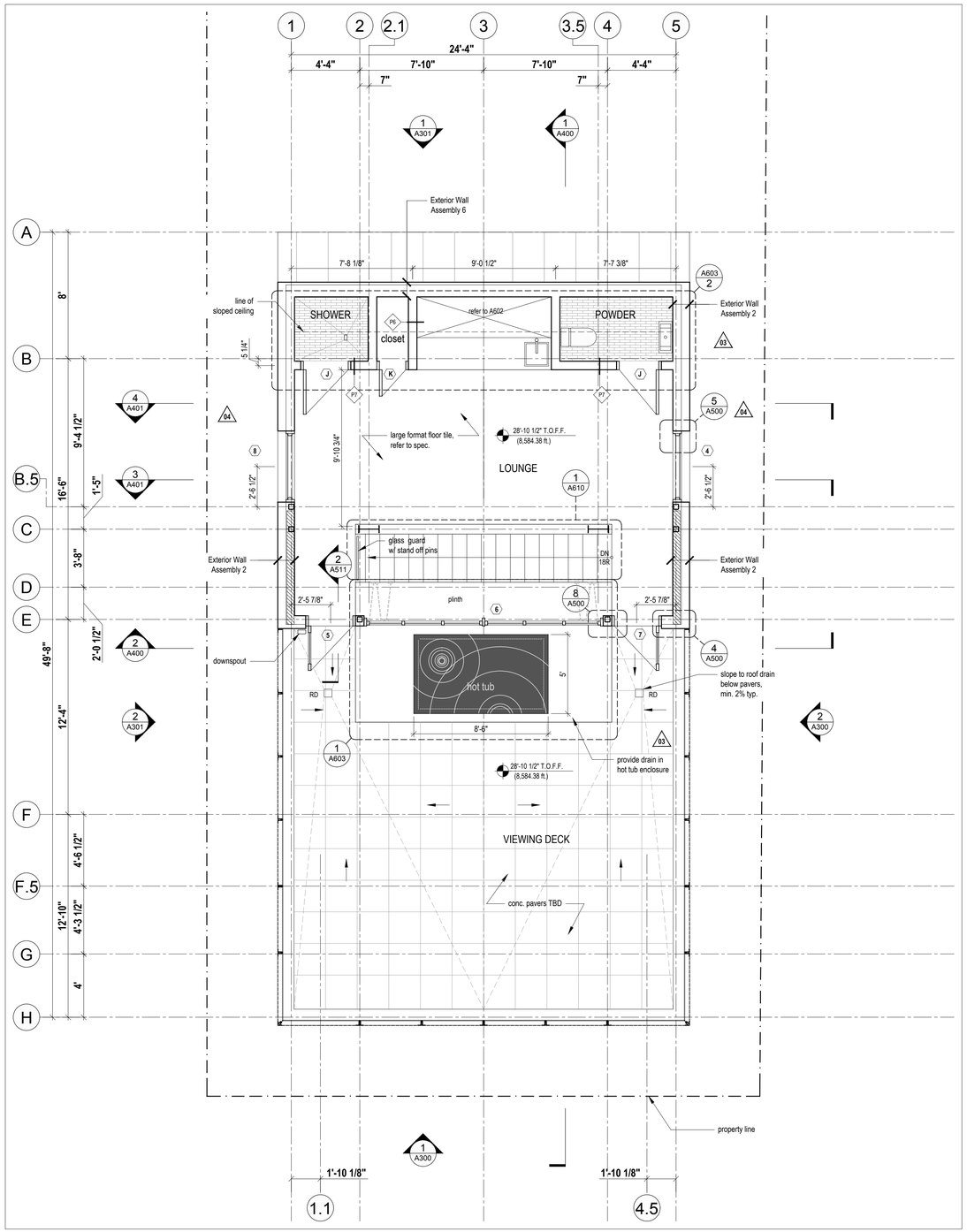
+ For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover, a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve per IRC P3008.1.
+ Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
+ Do not shut-off / put out any systems / services without first coordinating all downtime with the owner's personnel.
+ Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
+ Contractor shall provide 1 year standard warranty.
+ Install all equipment in accordance with manufacturer's installation instructions.
+ Project Elevation is 8,555.5 ft for equipment selection.
+ Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
+ Dryers located in closets shall be provided with make-up air, per IRC G2439.5
+ If a single duct will be used for combustion air, provide a minimum duct size of 1 sq. inch per 3000 Btu/hour input. The one opening must be in the top 12 inches of the room, per IRC G2407.6.2.



2 A202 Third Floor Plan
Scale 1/4" = 1'-0"



1 A202 Fourth Floor Plan
Scale 1/4" = 1'-0"

Lot 71R
Village House
Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
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True North

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Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

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

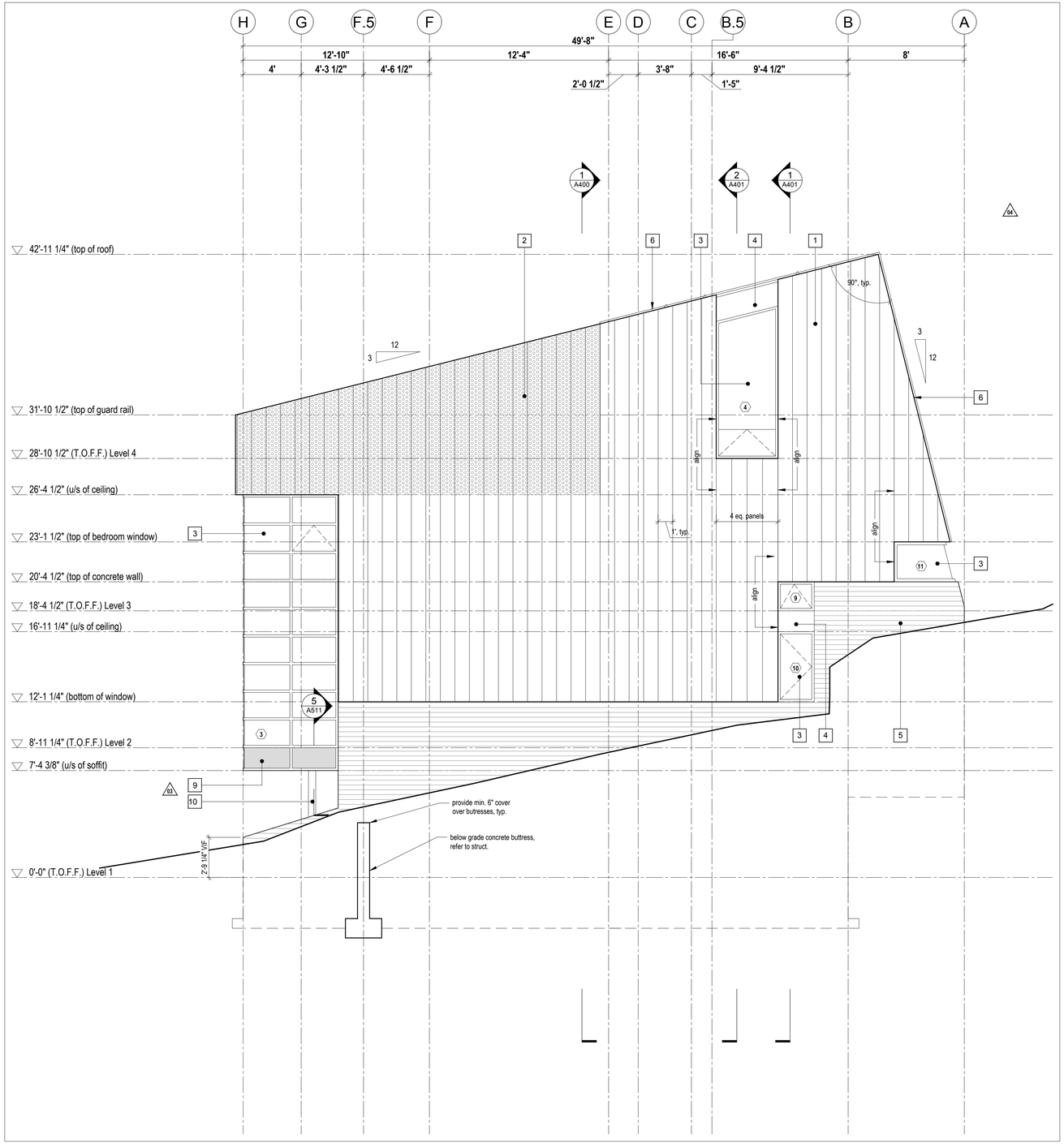
Third & Fourth Floor Plans

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: WP/RD
chk'd: BML

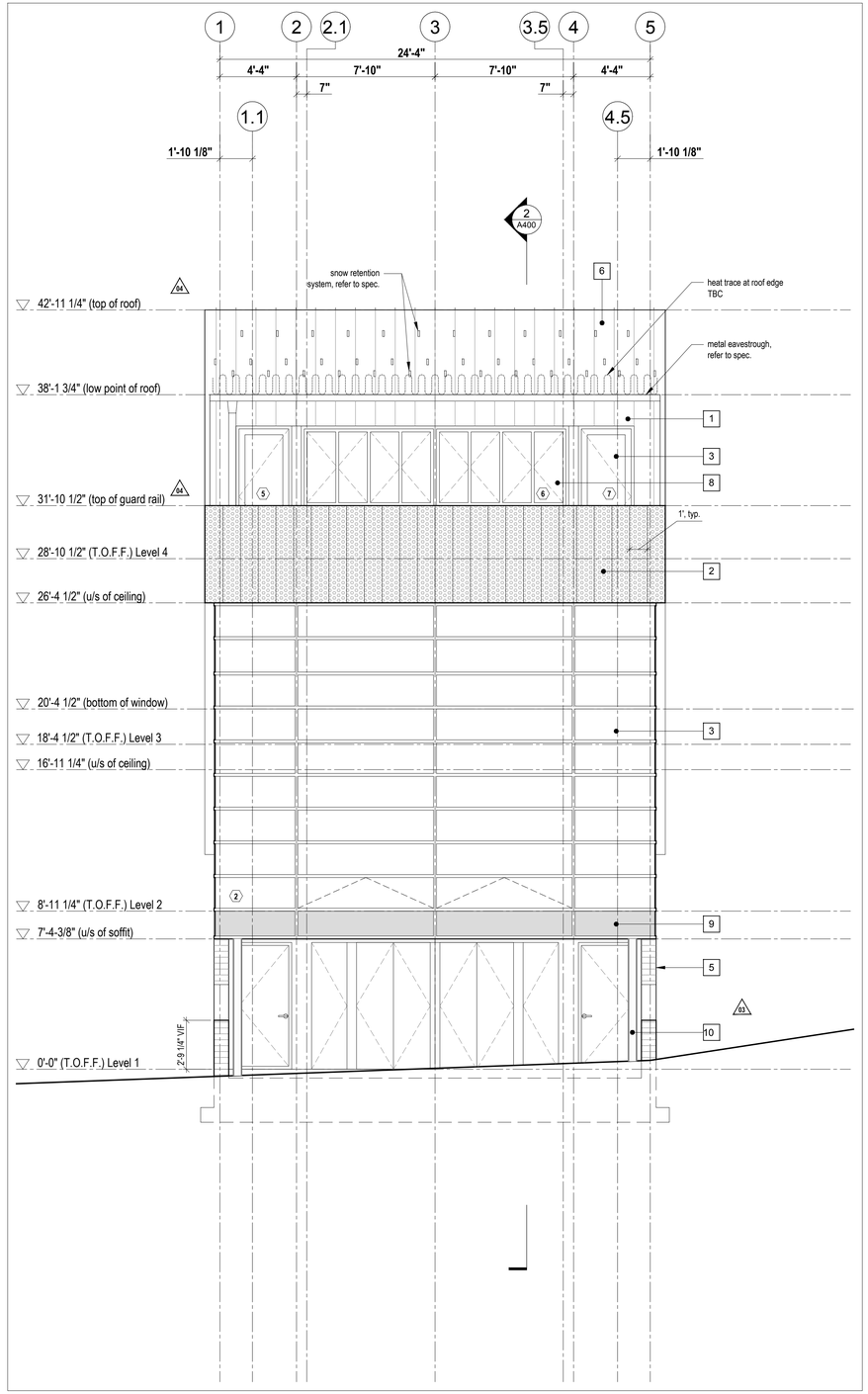
A202

LEGEND

1	flat seam zinc panel	4	metal panel to match curtain wall	7	garage door TBD	10	Galvanized steel column, as per structural
2	perforated zinc panel	5	boardform concrete wall	8	"Nana Wall" Window System, refer to spec	11	Galvanized steel storm door, refer to door schedule
3	curtain wall system	6	standing seam zinc	9	Glazed Spandrel Panel		



2 A300 East Elevation
Scale 1/4" = 1'-0"



1 A300 South Elevation
Scale 1/4" = 1'-0"

Lot 71R
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Exterior Elevations

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: WP/RD
chk'd: BML

A300

LEGEND

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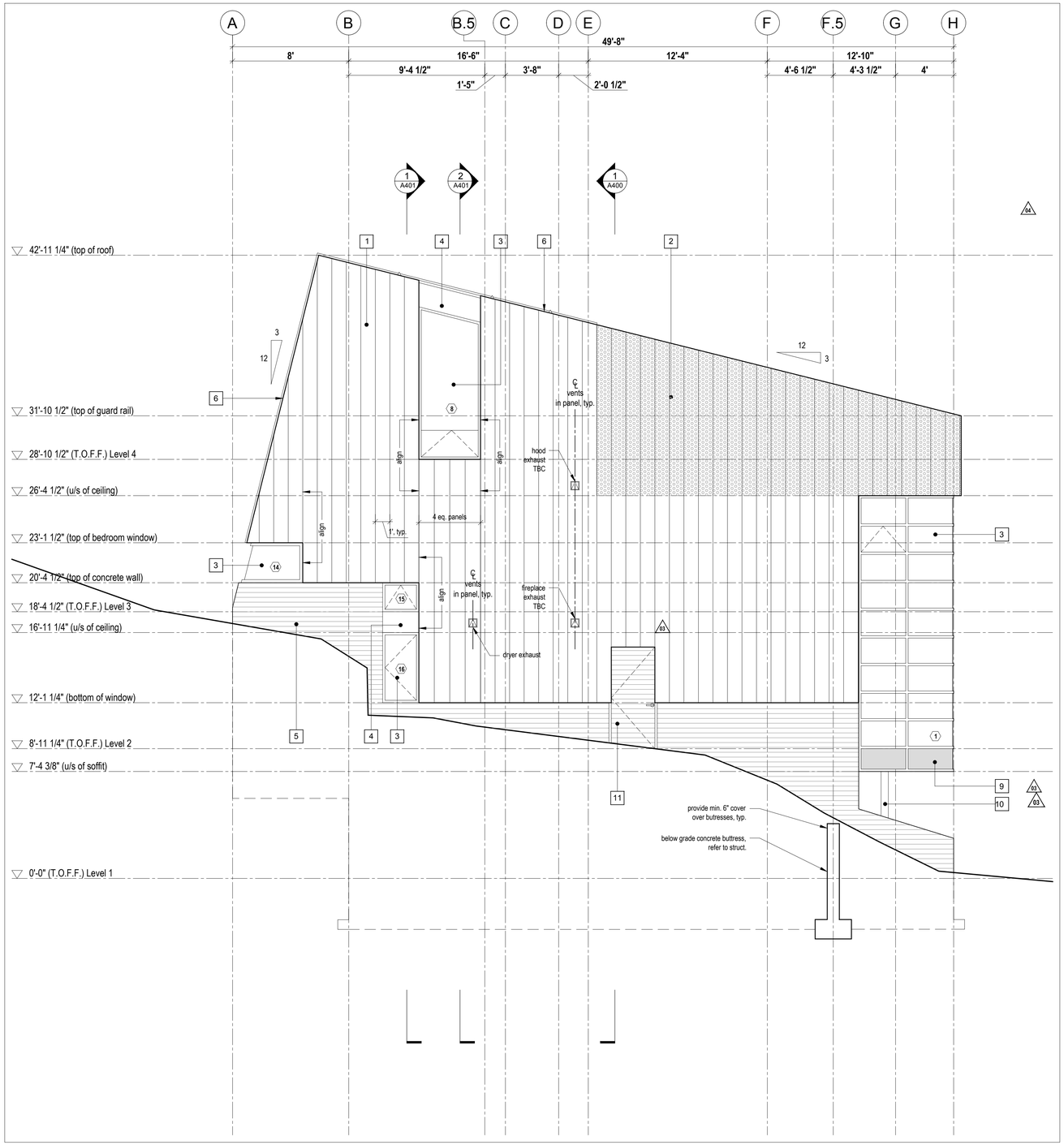
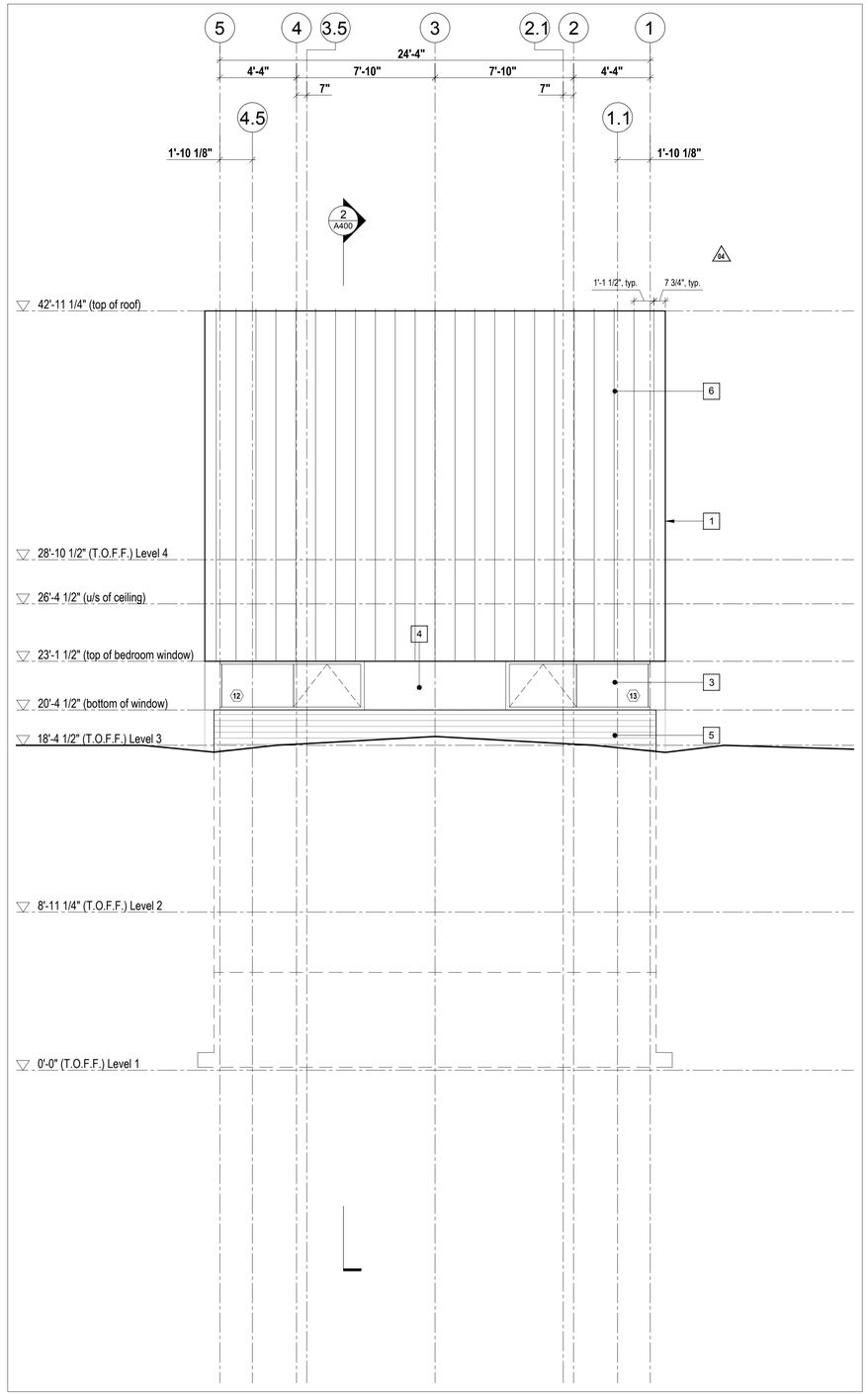


2 A301 **West Elevation**
Scale 1/4" = 1'-0"



1 A301 **North Elevation**
Scale 1/4" = 1'-0"

Lot 71R
Village House

Summit Powder Mountain
Eden, Utah

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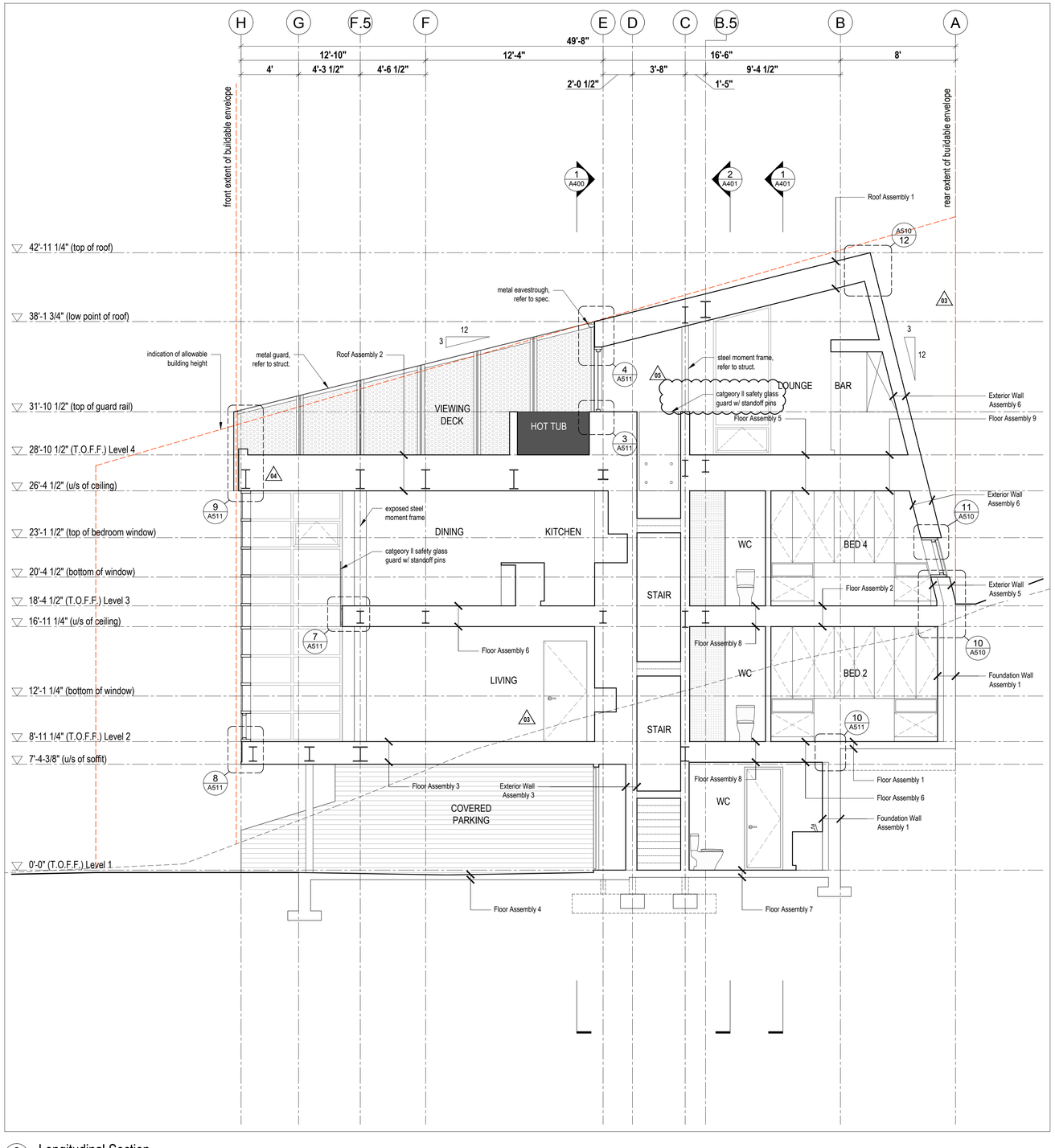
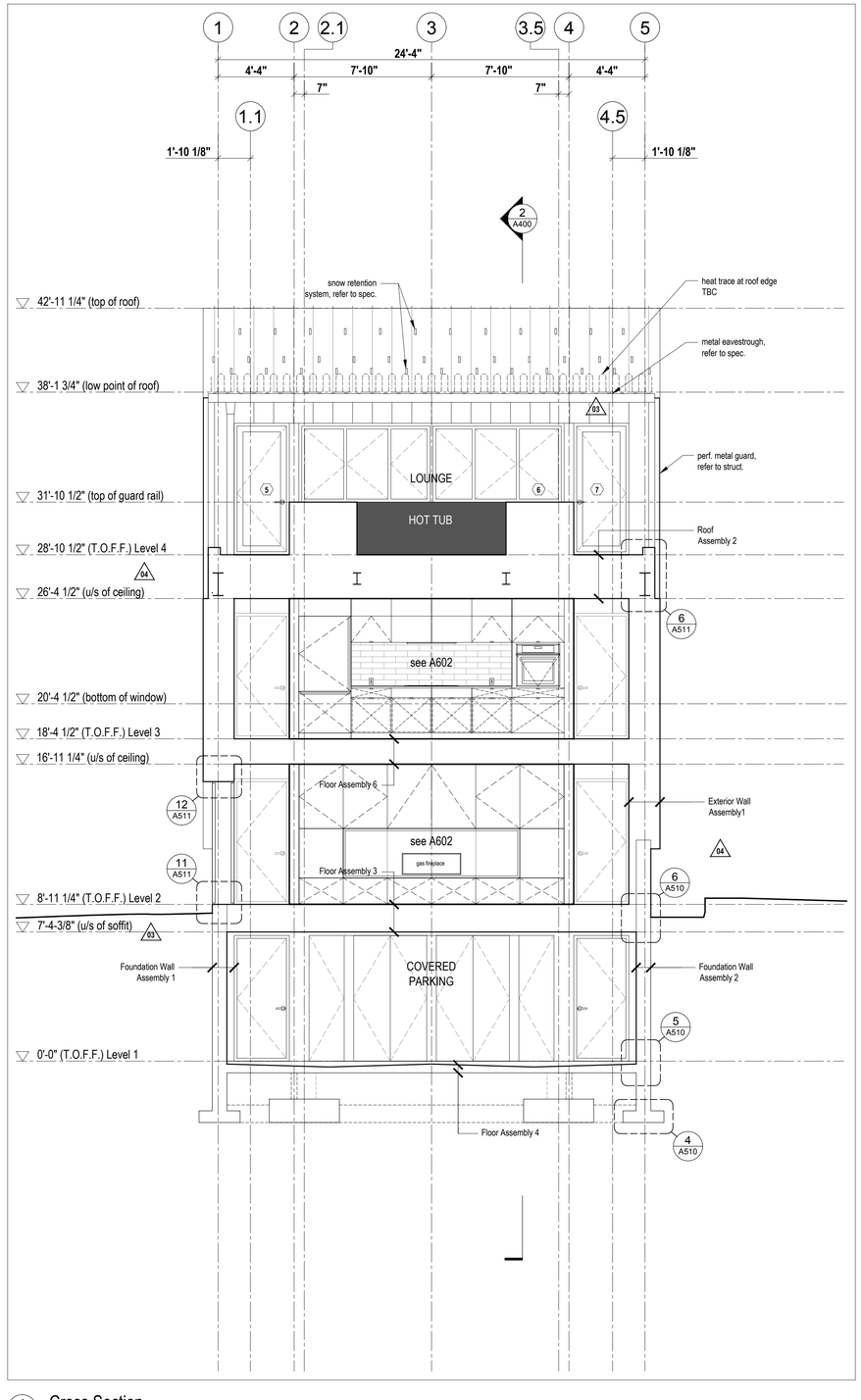
date: 17-11-23
drawn: WP/RD
chk'd: BML

A301



2 A400 Longitudinal Section
Scale 1/4" = 1'-0"



1 A400 Cross Section
Scale 1/4" = 1'-0"

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Building Sections

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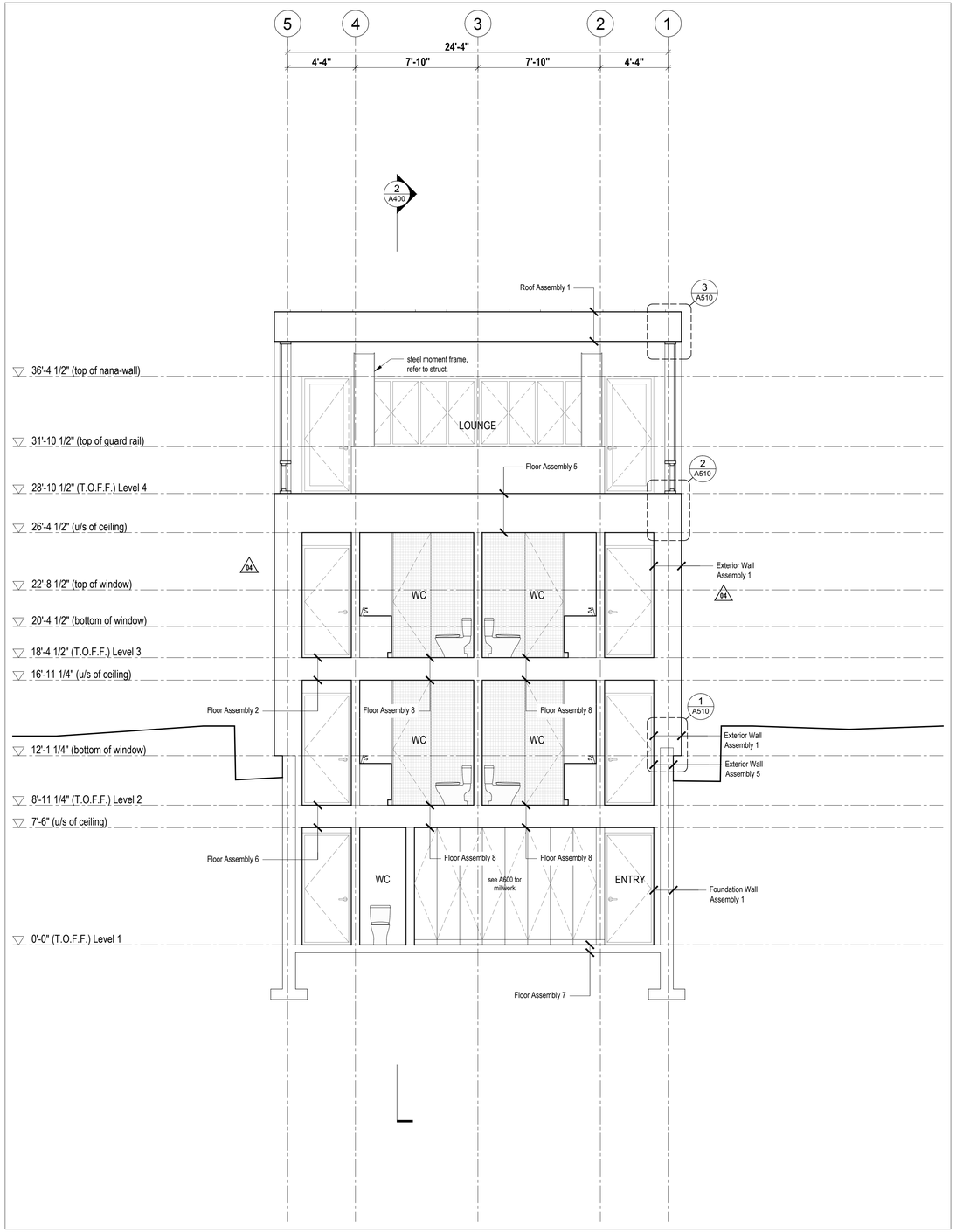
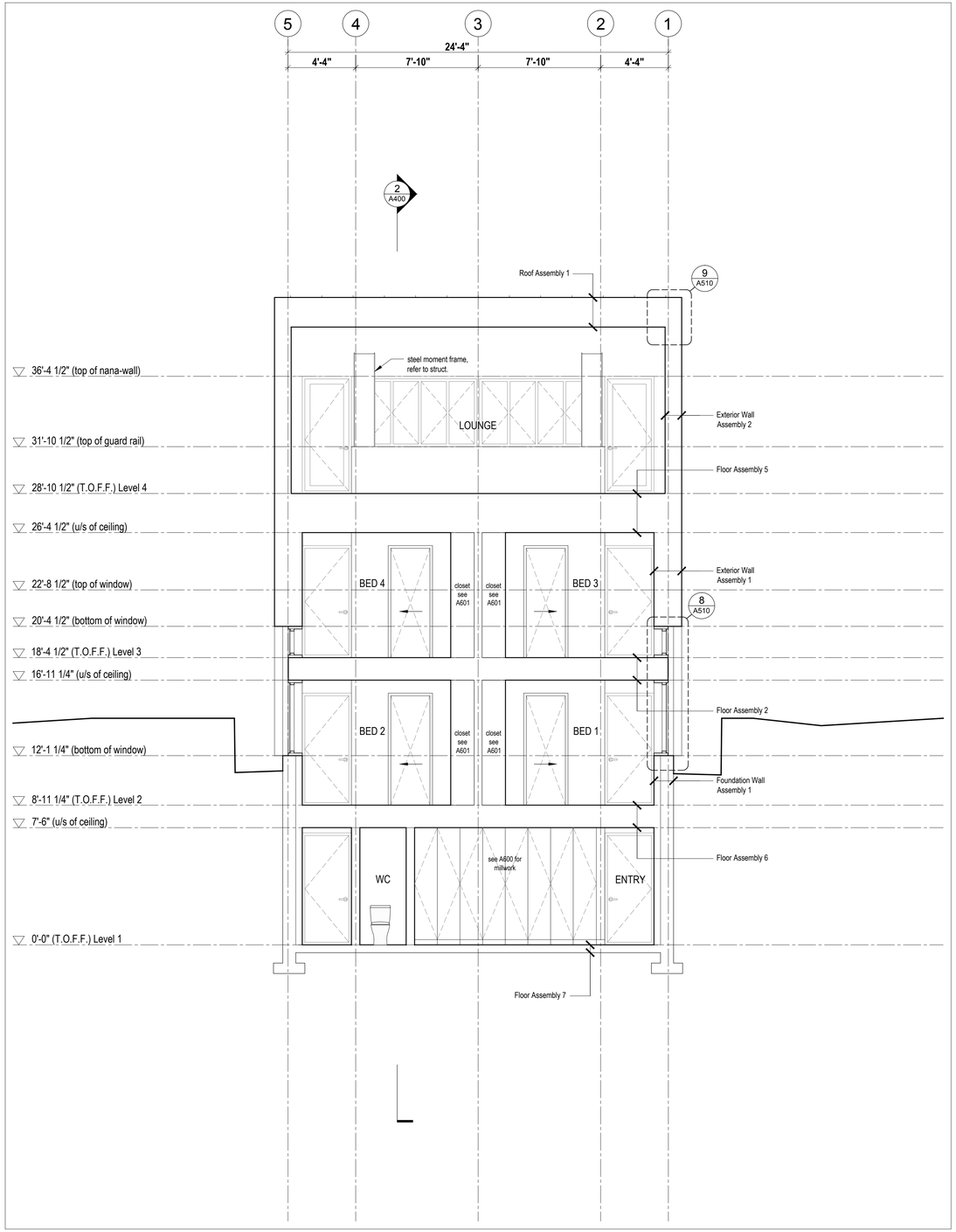
date: 17-11-23
drawn: WP/RD
chk'd: BML

A400



2 A401 Cross Section
Scale 1/4" = 1'-0"



1 A401 Cross Section
Scale 1/4" = 1'-0"

Lot 71R
Village House

Summit Powder Mountain
Eden, Utah

MacKay-Lyons
Sweetapple

**Architects
Limited**

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

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fax: (902) 429.6276

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

No.	Description	Date
5	IFC Rev 02	2019.02.08
4	IFC Rev 01	2018.06.29
3	Issued for Construction	2018.03.13
2	Issued for Tender	2017.12.22
1	for coordination	2017.12.1

Revision:

NOTES:

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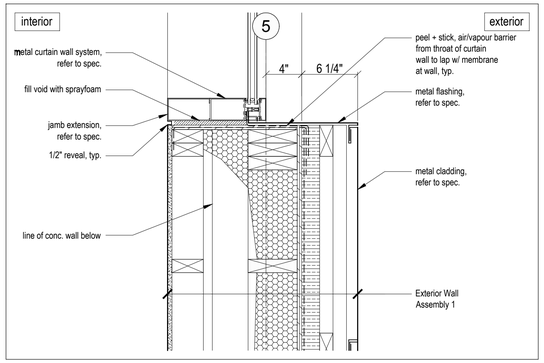
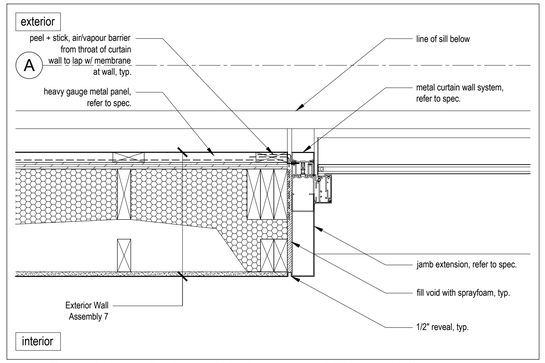
Building
Sections

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: WP/RD
chk'd: BML

A401

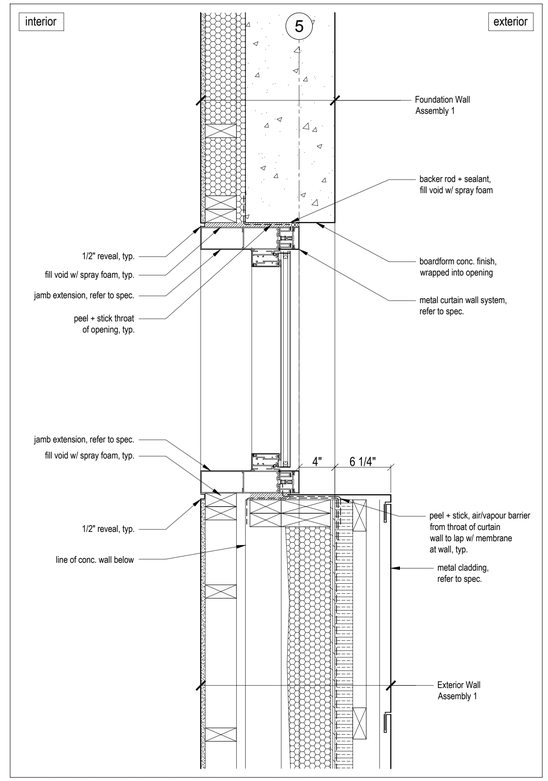


7 A500 Window Jamb at Bedroom Window
Scale 1 1/2" = 1'-0"

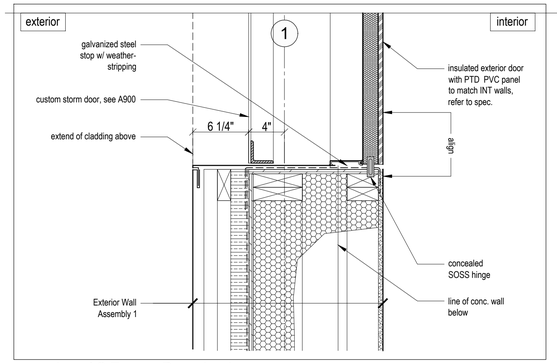


10 A500 Typical Upper Bedroom Window Jamb at Sloped Wall
Scale 1 1/2" = 1'-0"

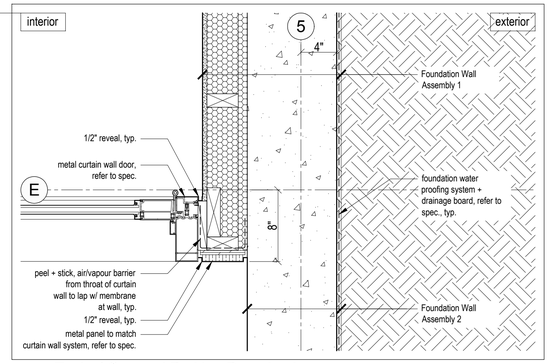
6 A500 NOT USED



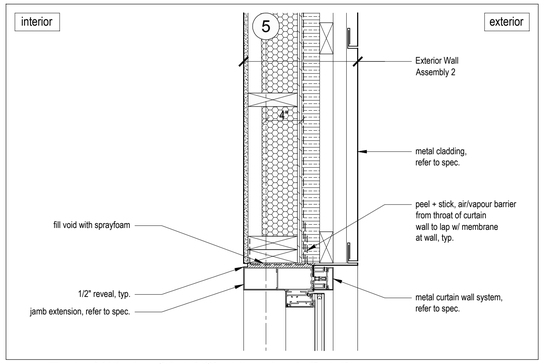
3 A500 Typical Window Jamb at Concrete Wall
Scale 1 1/2" = 1'-0"



12 A500 Level 2 Egress Door Jamb
Scale 1 1/2" = 1'-0"

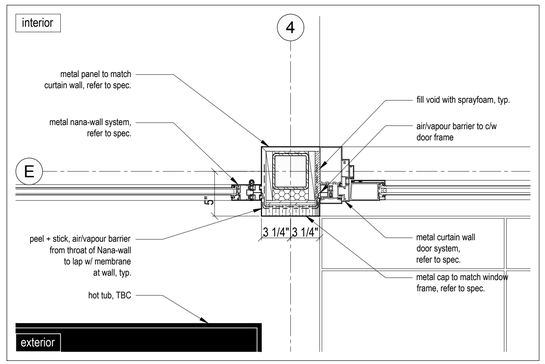


9 A500 Typical Covered Parking Door Jamb
Scale 1 1/2" = 1'-0"

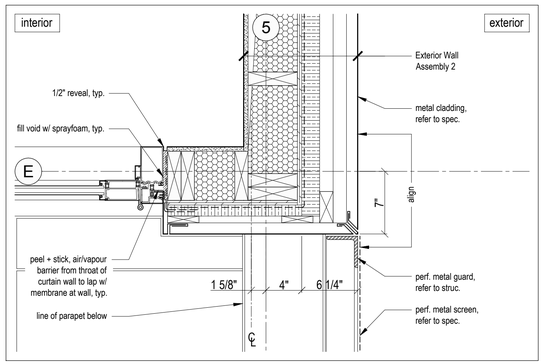


5 A500 Typical Window/Metal Cladding Jamb Detail
Scale 1 1/2" = 1'-0"

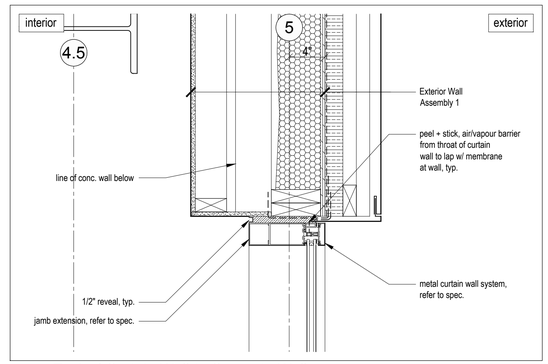
2 A500 NOT USED



8 A500 HSS Detail at Nana-wall / Door Jamb
Scale 1 1/2" = 1'-0"



4 A500 Roof Deck Door Jamb and Perforated Guard
Scale 1 1/2" = 1'-0"



1 A500 Typical Curtain Wall to Concrete Wall
Scale 1 1/2" = 1'-0"

Lot 71R
Village House

Summit Powder Mountain
Eden, Utah

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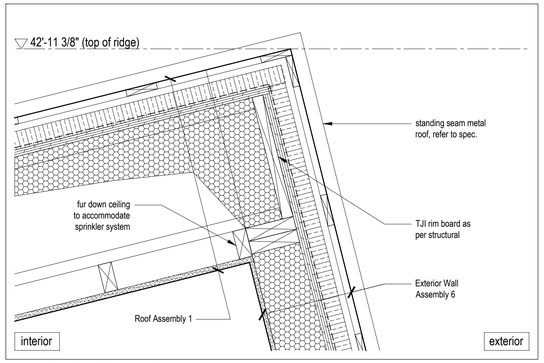
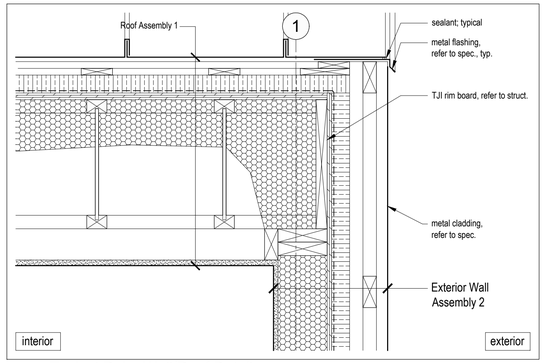
Plan Details

scale: 1 1/2" = 1'-0"
date: 17-11-23
drawn: RD/WP
chk'd: BML

A500

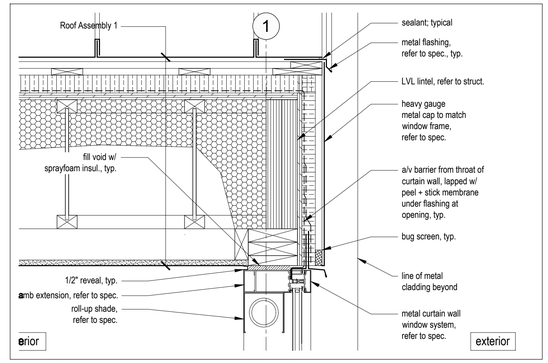


12 A510 **Typical Ridge Detail**
Scale 1 1/2" = 1'-0"

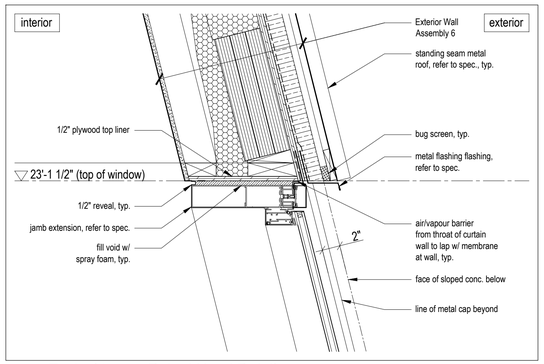


9 A510 **Typical Rake Wall/Roof Detail**
Scale 1 1/2" = 1'-0"

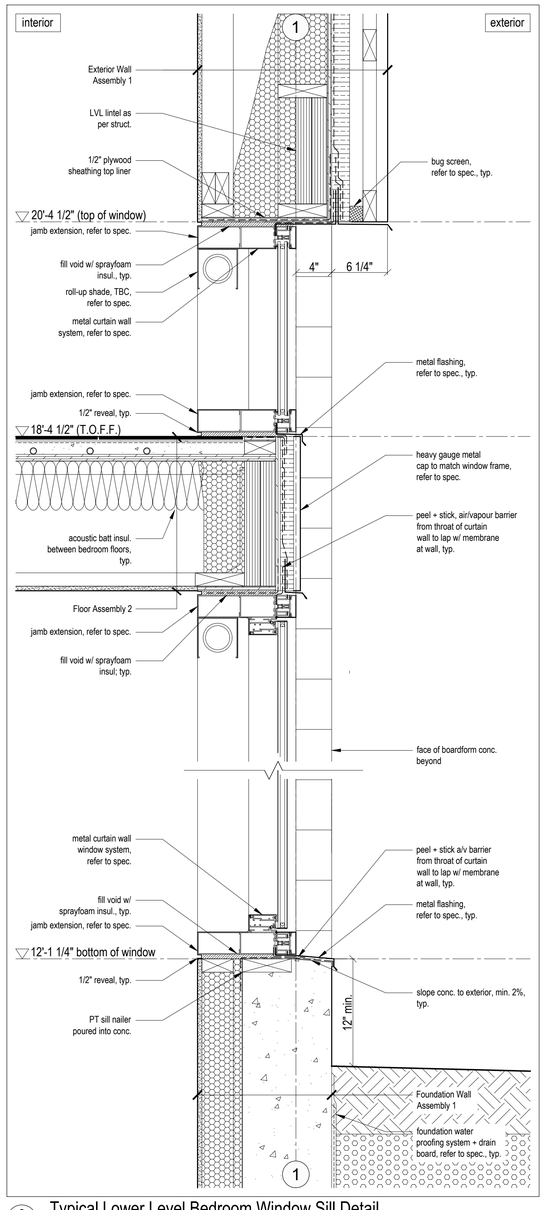
7 A510 **NOT USED**



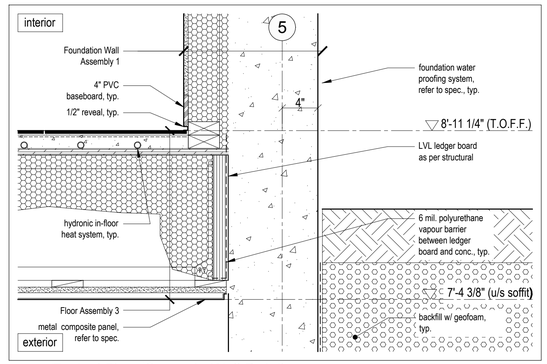
3 A510 **Typical Upper Rake Window/Roof Detail**
Scale 1 1/2" = 1'-0"



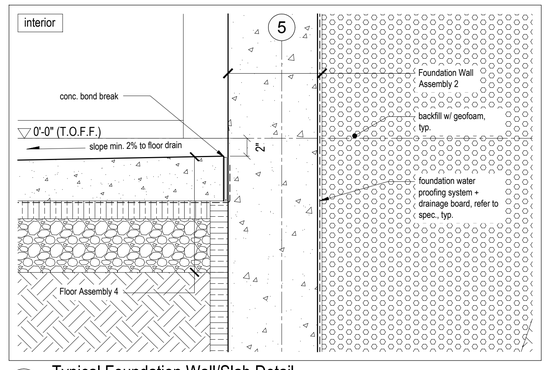
11 A510 **Typical Lower Raked Head Detail**
Scale 1 1/2" = 1'-0"



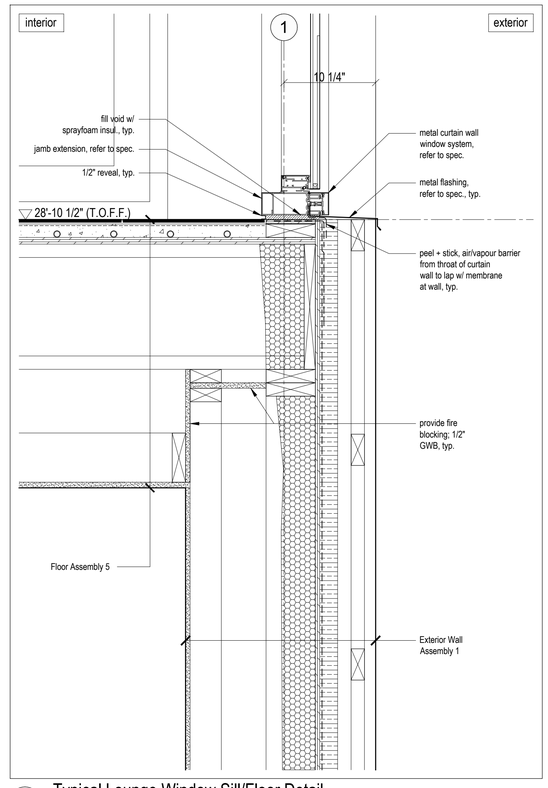
8 A510 **Typical Lower Level Bedroom Window Sill Detail**
Scale 1 1/2" = 1'-0"



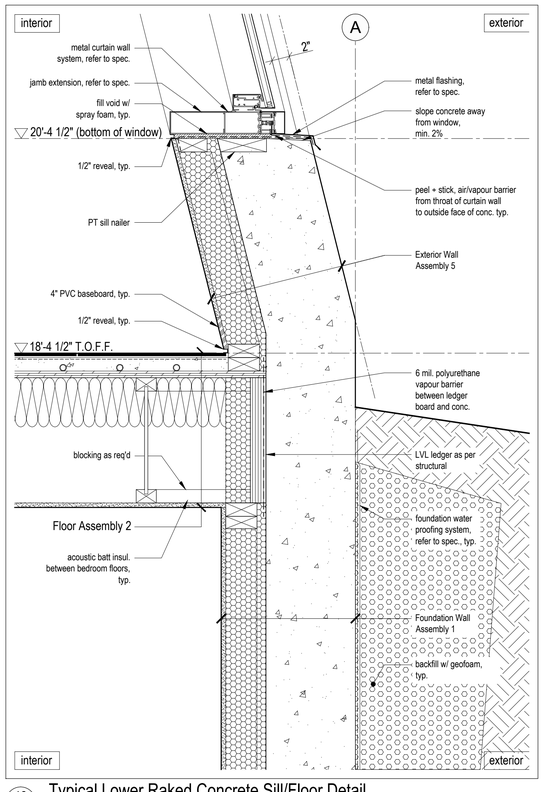
6 A510 **Typical Floor/Concrete Wall Detail**



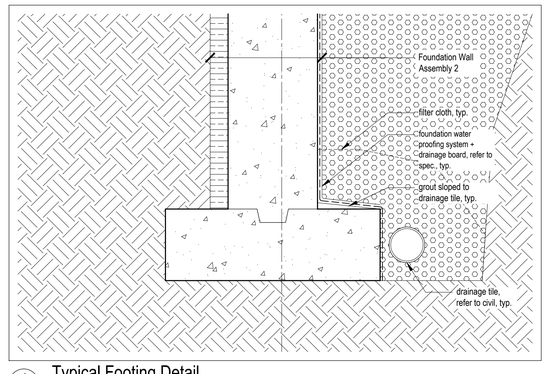
5 A510 **Typical Foundation Wall/Slab Detail**



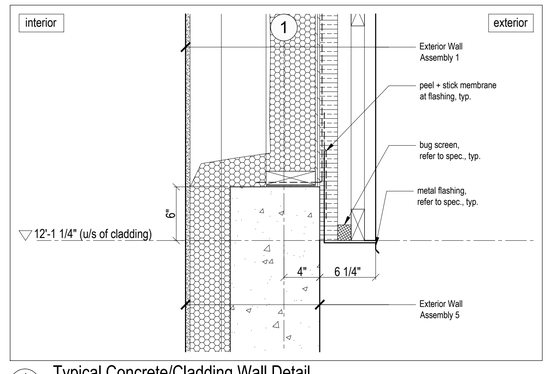
2 A510 **Typical Lounge Window Sill/Floor Detail**
Scale 1 1/2" = 1'-0"



10 A510 **Typical Lower Raked Concrete Sill/Floor Detail**
Scale 1 1/2" = 1'-0"



4 A510 **Typical Footing Detail**



1 A510 **Typical Concrete/Cladding Wall Detail**
Scale 1 1/2" = 1'-0"

Lot 71R
Village House
Summit Powder Mountain
Eden, Utah

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Section Details

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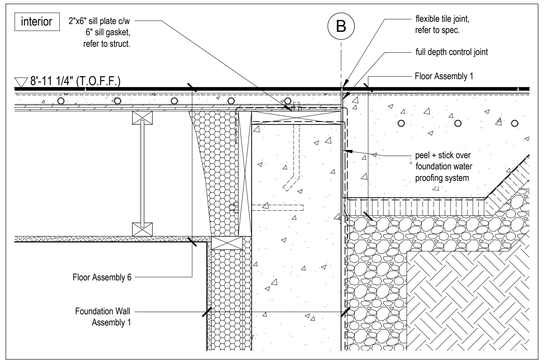
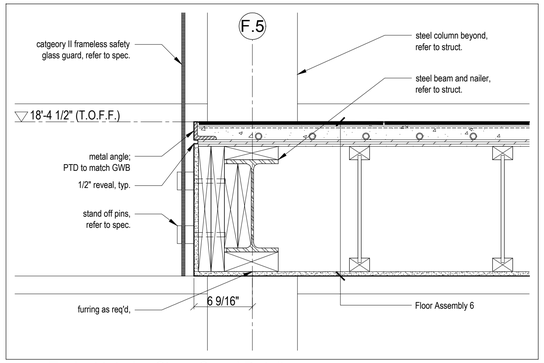
drawn: RD
chk'd: BML

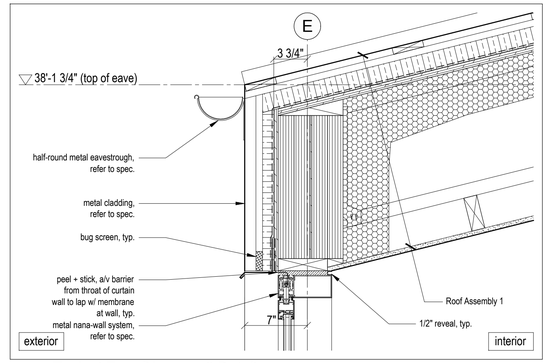
A510



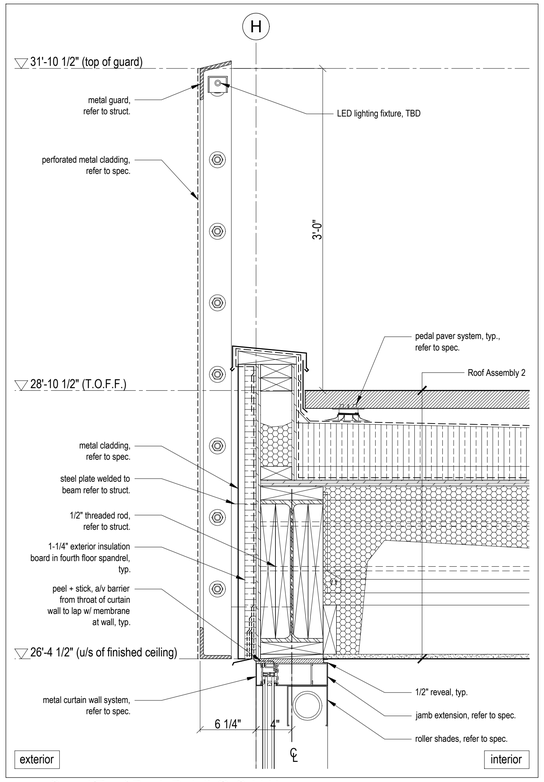
10 A511 Foundation Wall/Slab/Floor Detail
Scale 1 1/2" = 1'-0"



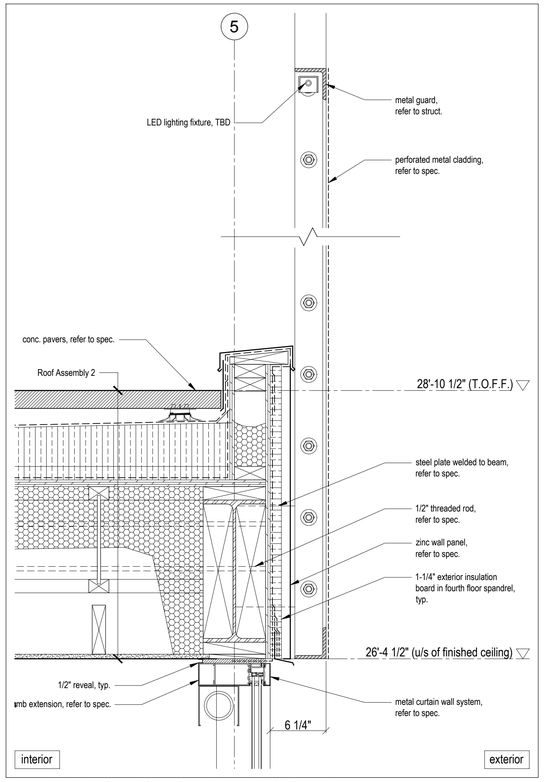
7 A511 Typical Interior Glass Guard Detail
Scale 1 1/2" = 1'-0"



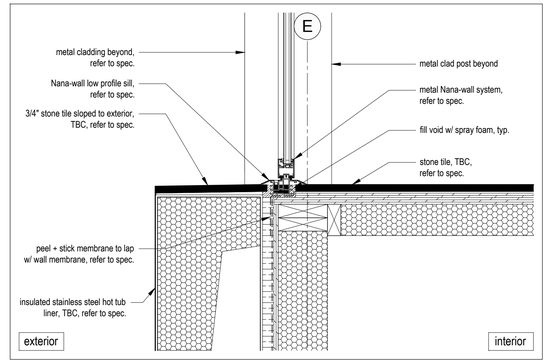
4 A511 Typical Eave/Nana-wall Detail



9 A511 Guard/Roof Deck Detail @ Grid H

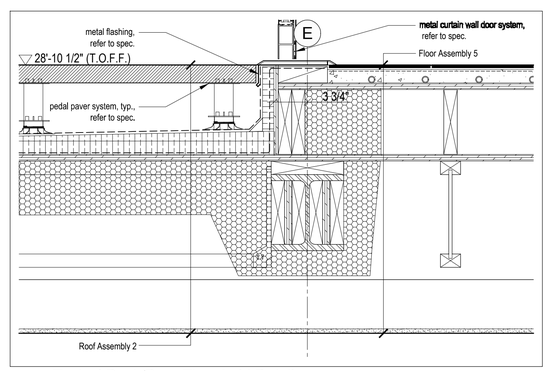


6 A511 Typical Guard/Roof Deck Detail @ Grid 1 & 5
Scale 1 1/2" = 1'-0"

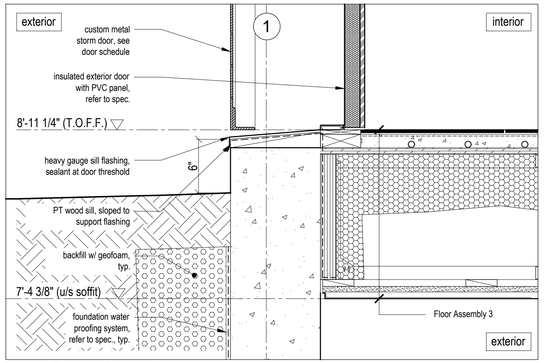


3 A511 Nana-wall Sill Detail

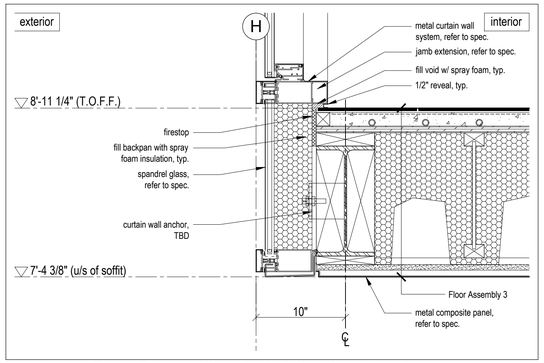
12 A511 Egress Door Head
Scale 1 1/2" = 1'-0"



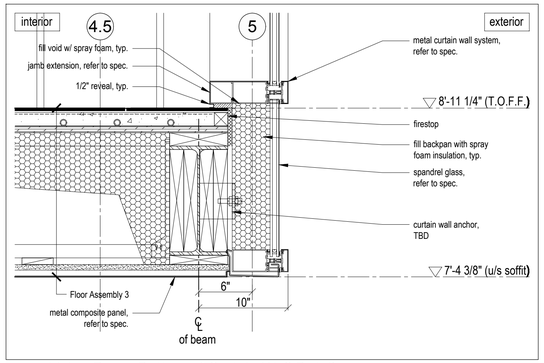
2 A511 Typical Deck/Door Threshold Detail



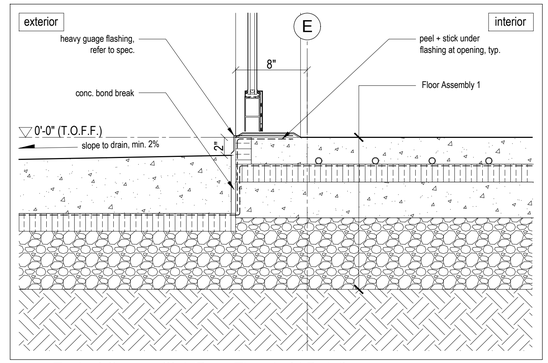
11 A511 Egress Door Sill
Scale 1 1/2" = 1'-0"



8 A511 Living Room Bottom of Curtain Wall/Cantilever Detail
Scale 1 1/2" = 1'-0"



5 A511 Living Room Bottom of Curtain Wall Detail
Scale 1 1/2" = 1'-0"



1 A511 Typical Garage Slab/Door Threshold Detail

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Village House

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Section Details

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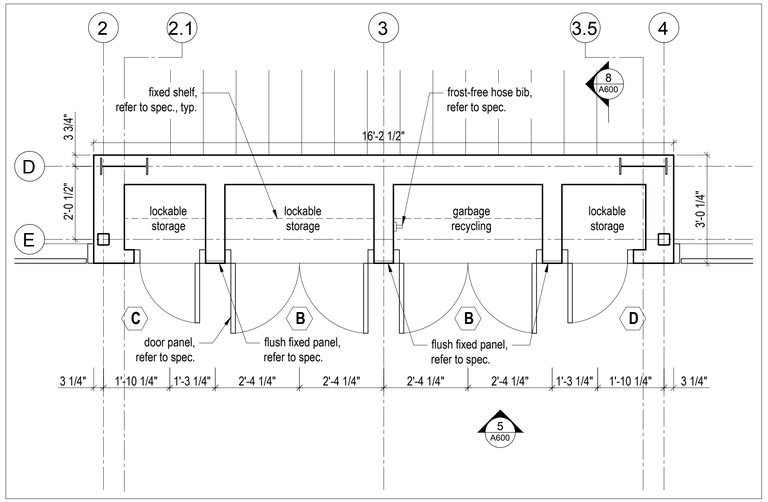
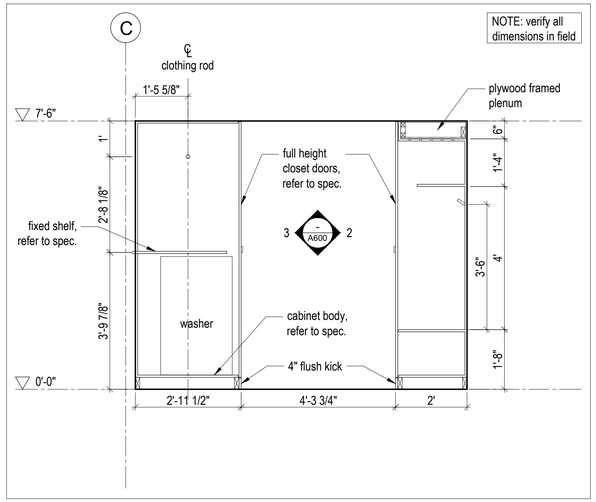
date: 17-11-23
drawn: RD/WP
chk'd: BML

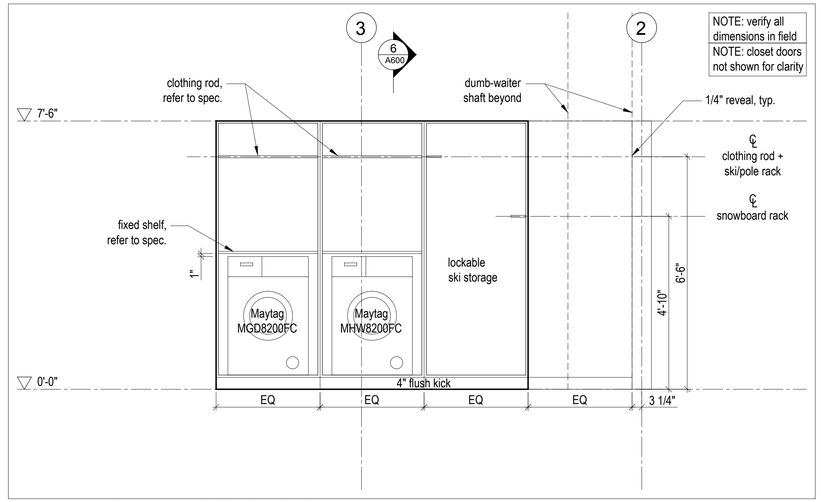
A511



9 A600 **Garage Closet - Enlarged Plan**
Scale 1/2" = 1'-0"

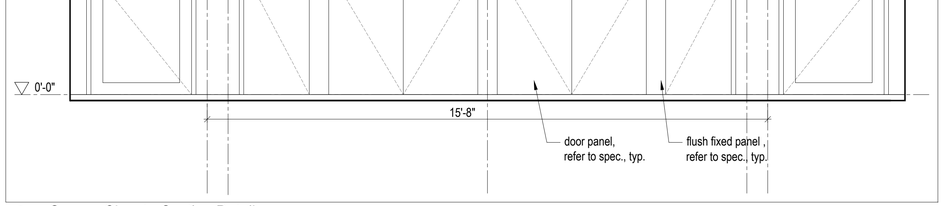


6 A600 **Laundry/Ski Equipment Closet- Section Detail**
Scale 1/2" = 1'-0"

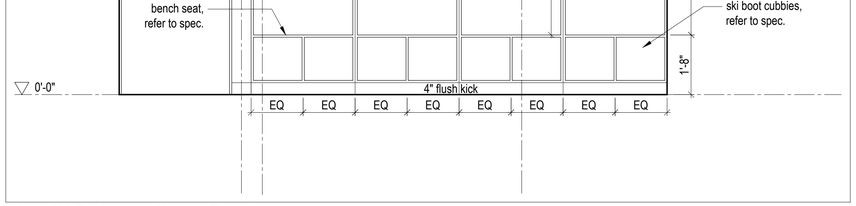


3 A600 **Laundry/Ski Equipment Closet - Elevation**
Scale 1/2" = 1'-0"

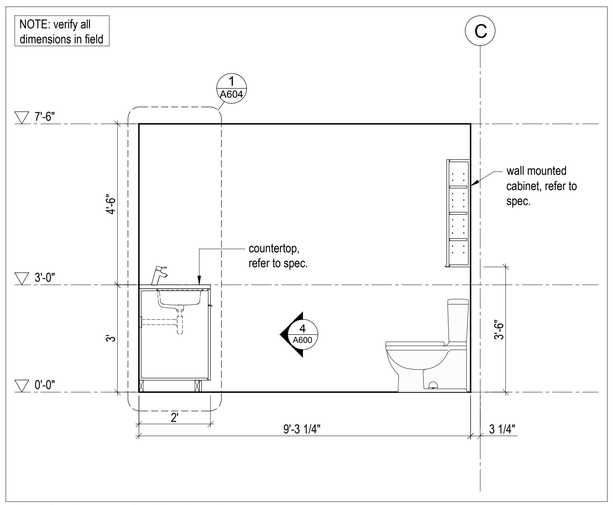
8 A600 **NOT USED**



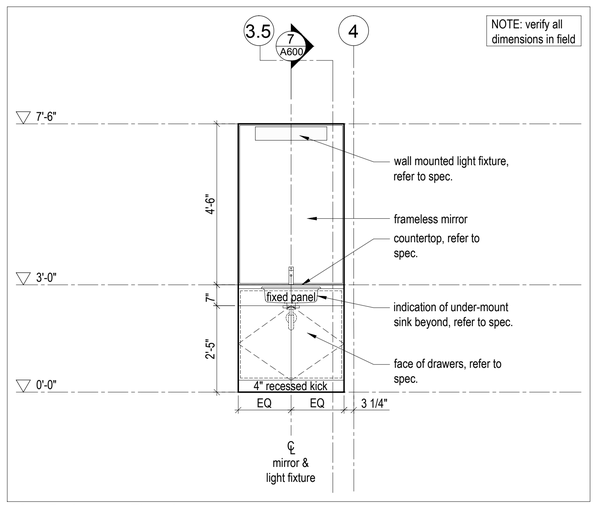
5 A600 **Garage Closet - Section Detail**
Scale 1/2" = 1'-0"



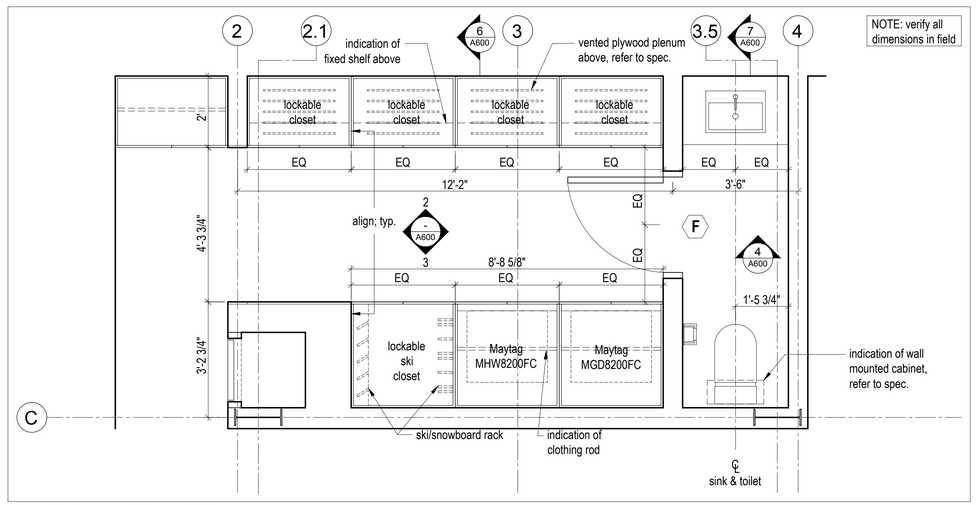
2 A600 **Ski Equipment Closet - Elevation**
Scale 1/2" = 1'-0"



7 A600 **Bathroom - Section Detail**
Scale 1/2" = 1'-0"



4 A600 **Bathroom - Elevation**
Scale 1/2" = 1'-0"



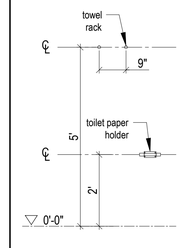
1 A600 **Bathroom - Enlarged Plan**
Scale 1/2" = 1'-0"

Lot 71R
Village Houses
Summit Powder Mountain
Eden, Utah

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

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

NOTE: all dimensions
to be verified in field



No.	Description	Date
5	IFC Rev 02	2019.02.08
4	IFC Rev 01	2018.06.29
3	Issued for Construction	2018.03.13
2	Issued for Tender	2017.12.22
1	for coordination	2017.12.1

Revision:

NOTES:

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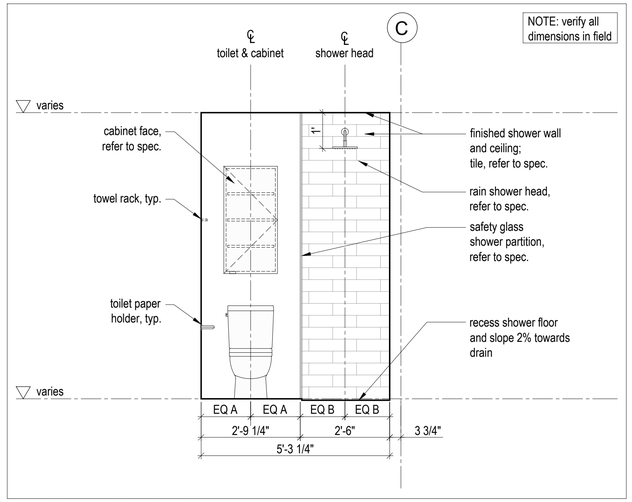
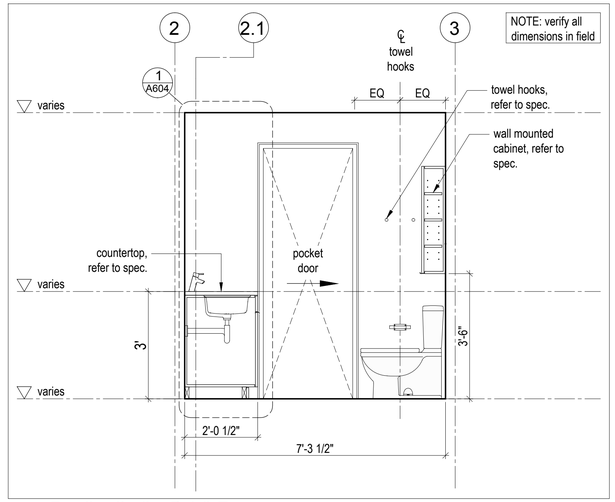
Millwork -
Ground Floor

scale: 1/2" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

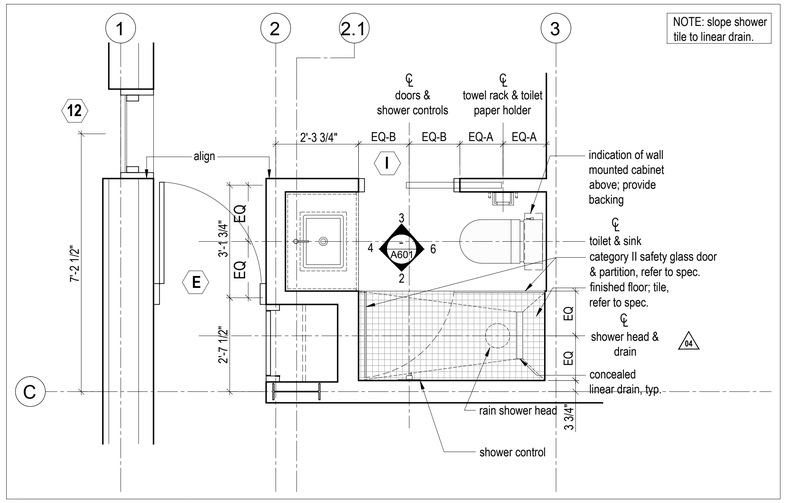
A600



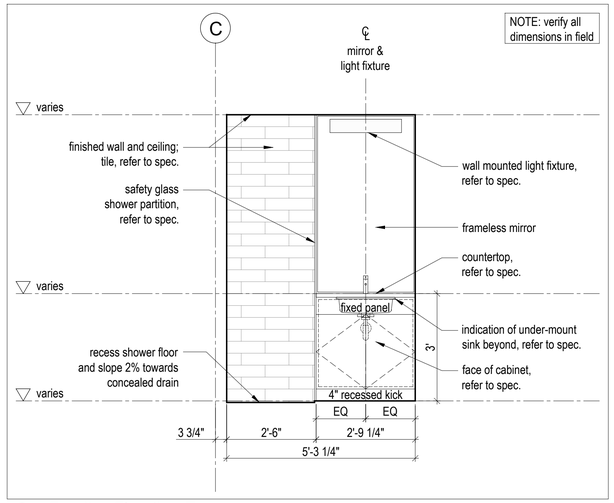
6 A601 Ensuite - Elevation, Typ.
Scale 1/2" = 1'-0"



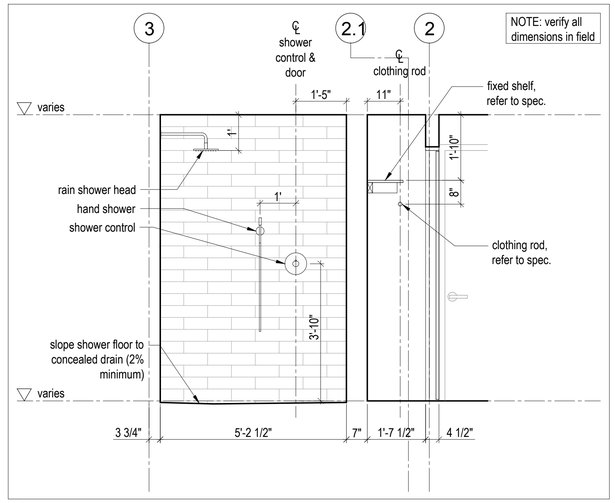
3 A601 Ensuite - Section Detail, Typ.
Scale 1/2" = 1'-0"



8 A601 Ensuite - Enlarged Plan, Typ.
Scale 1/2" = 1'-0"



5 A601 Ensuite - Elevation, Typ.
Scale 1/2" = 1'-0"



2 A601 Ensuite - Elevation, Typ.
Scale 1/2" = 1'-0"

7 A601 Not Used
Scale 1/2" = 1'-0"

4 A601 Not Used
Scale 1/2" = 1'-0"

1 A601 Not Used
Scale 1/2" = 1'-0"

Lot 71R
Village Houses
Summit Powder Mountain
Eden, Utah

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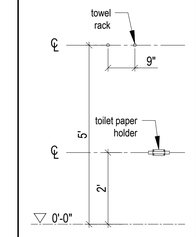
STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

NOTE: all dimensions to be verified in field



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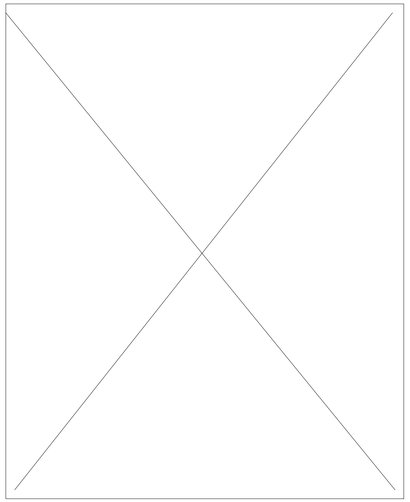
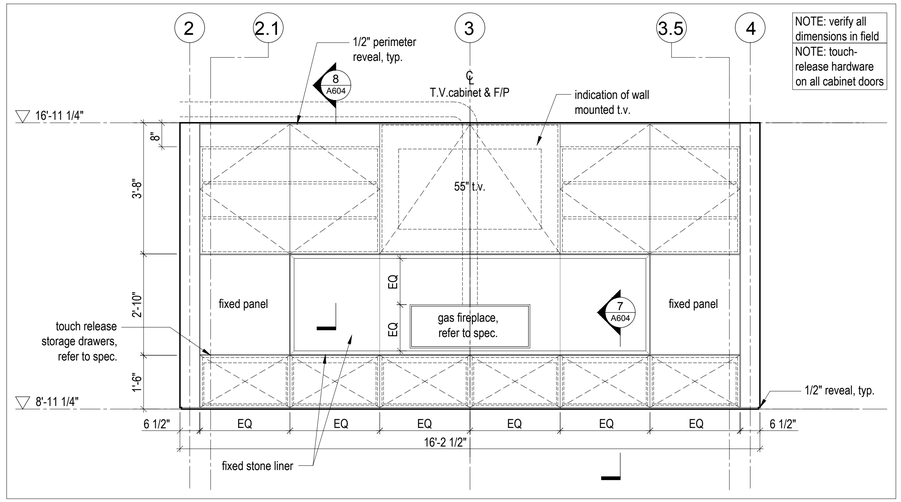
Millwork - Second Floor

scale: 1/2" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

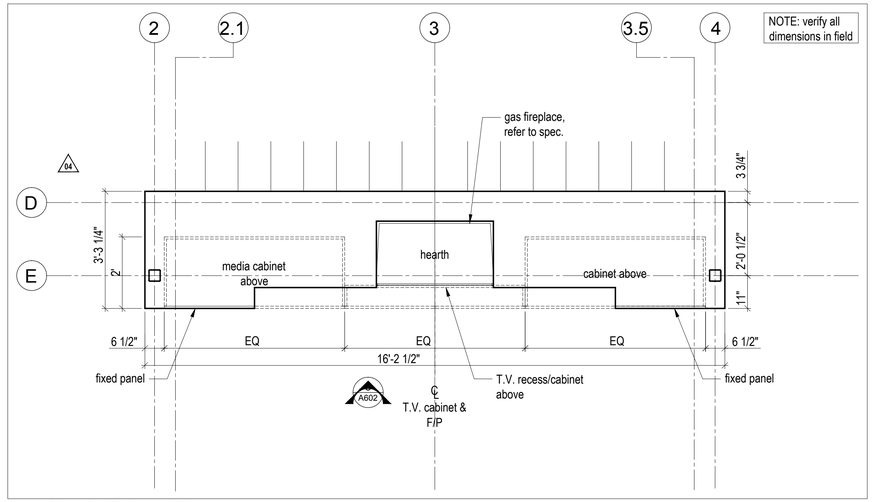
A601



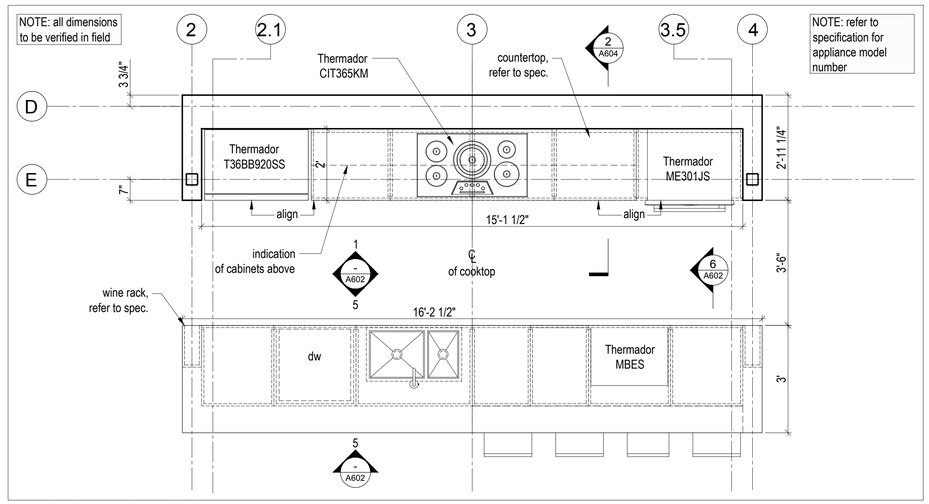
9 / A604 **Not Used**
Scale 1/2" = 1'-0"



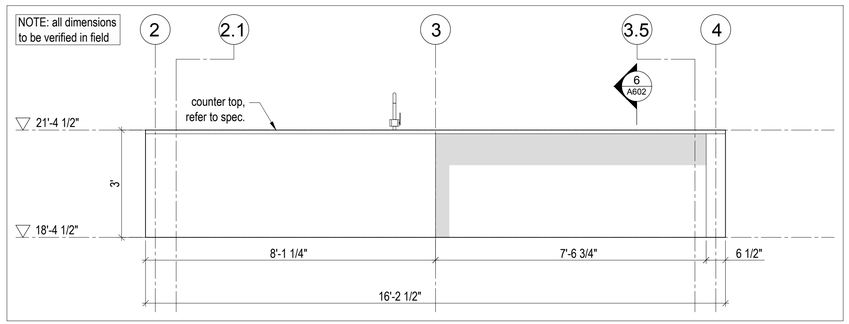
8 / A604 **Hearth - Elevation**
Scale 1/2" = 1'-0"



3 / A604 **Hearth - Enlarged Plan**
Scale 1/2" = 1'-0"

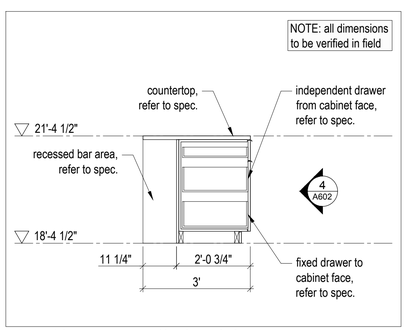


2 / A602 **Kitchen - Enlarged Plan**
Scale 1/2" = 1'-0"

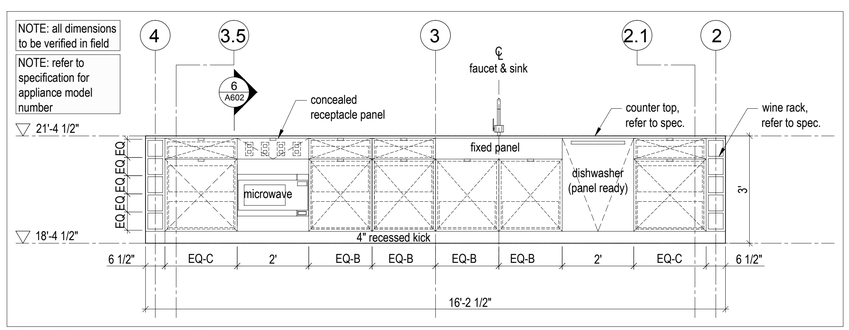


5 / A602 **Kitchen Island - Elevation**
Scale 1/2" = 1'-0"

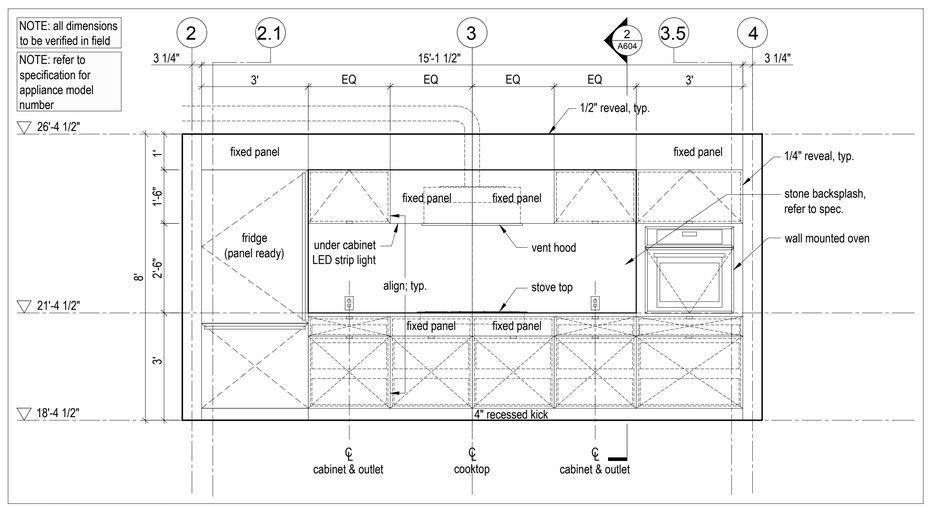
7 / A602 **Not Used**
Scale 1/2" = 1'-0"



6 / A602 **Kitchen Island - Section Detail**
Scale 1/2" = 1'-0"



4 / A602 **Kitchen Island - Elevation**
Scale 1/2" = 1'-0"



1 / A602 **Kitchen - Elevation**
Scale 1/2" = 1'-0"

Lot 71R
Village Houses

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
Architects Limited
2188 Gottingen St.
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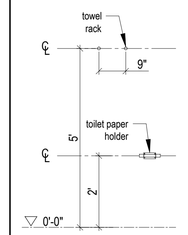
STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

NOTE: all dimensions to be verified in field



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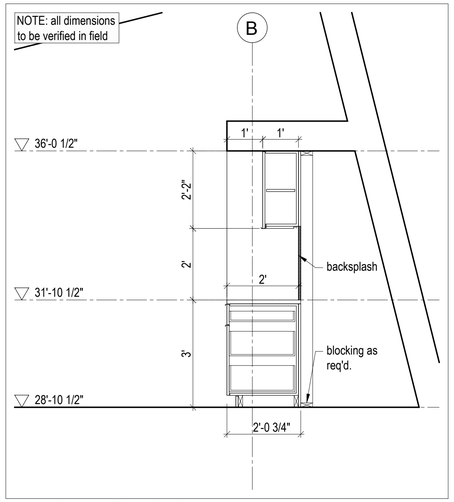
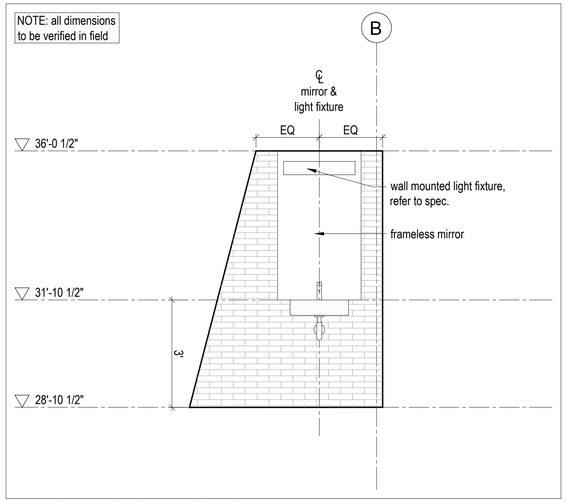
Millwork - Third & Fourth Floor

scale: 1/2" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

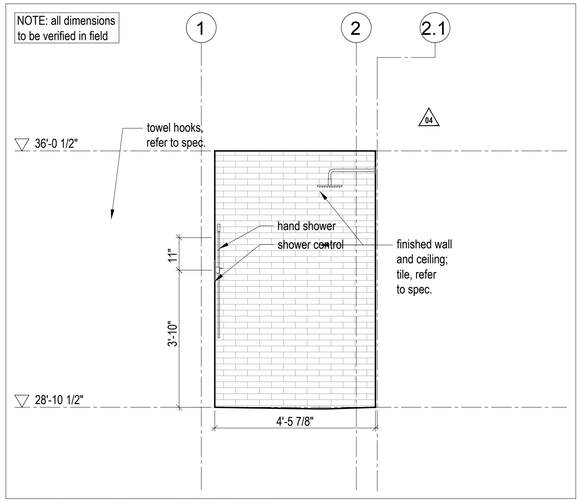
A602



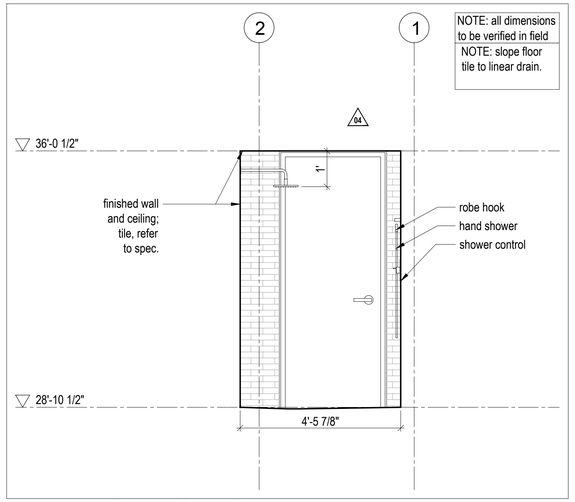
9 A603 Lounge Bar - Section
Scale 1/2" = 1'-0"



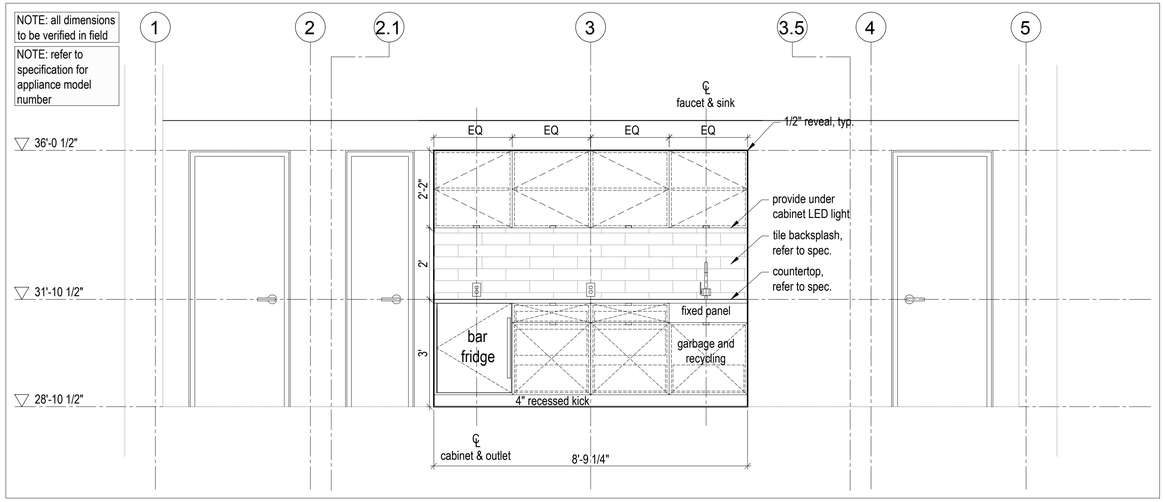
8 A603 Lounge Bathroom - Elevation
Scale 1/2" = 1'-0"



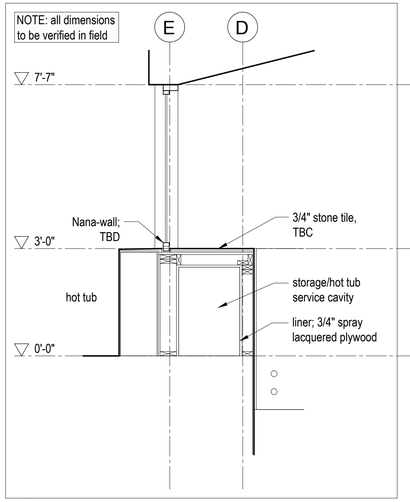
7 A603 Lounge Shower - Section Detail
Scale 1/2" = 1'-0"



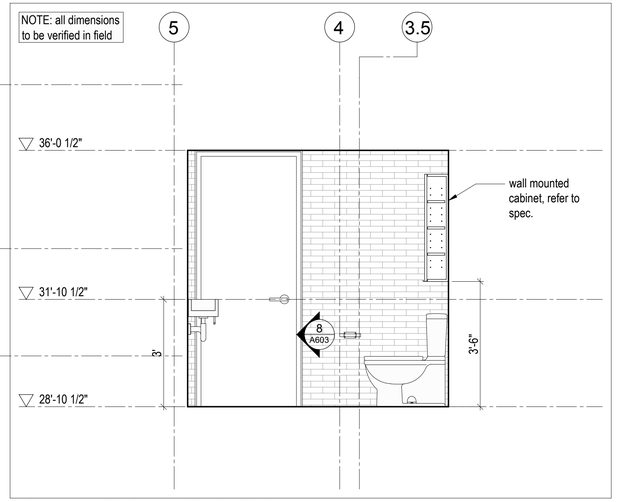
6 A603 Lounge Shower - Section Detail
Scale 1/2" = 1'-0"



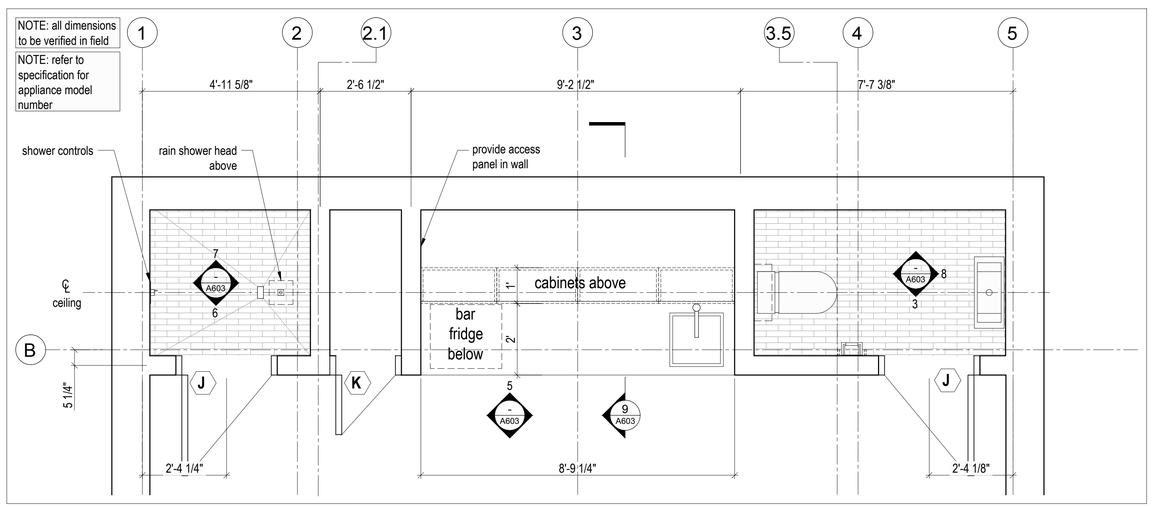
5 A603 Lounge Bar - Elevation
Scale 1/2" = 1'-0"



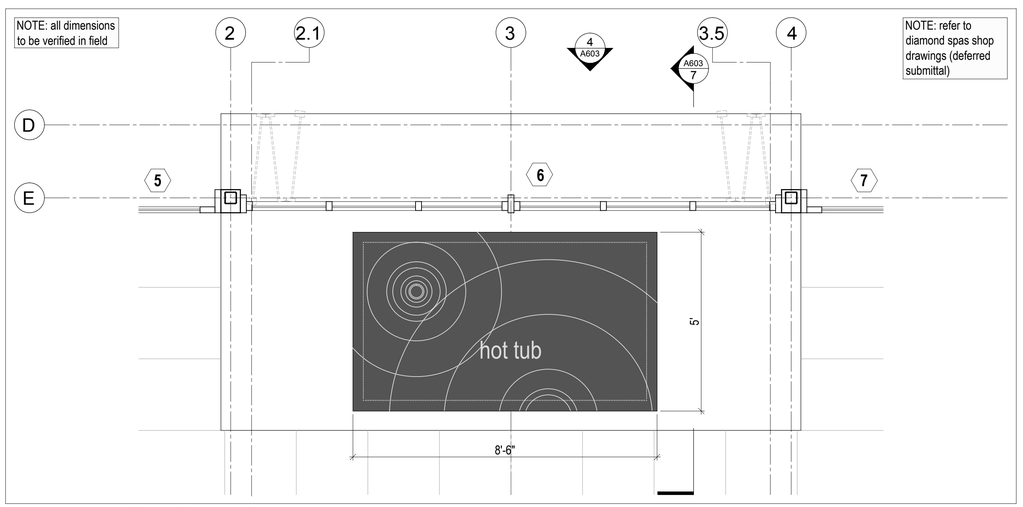
4 A603 Sculpture Plinth - Section Detail
Scale 1/2" = 1'-0"



3 A603 Lounge Bathroom - Section Detail
Scale 1/2" = 1'-0"



2 A603 Lounge Shower/Bar/Powder Room - Enlarged Plan
Scale 1/2" = 1'-0"



1 A603 Sculpture Plinth - Enlarged Plan
Scale 1/2" = 1'-0"

Lot 71R
Village Houses

Summit Powder Mountain
Eden, Utah

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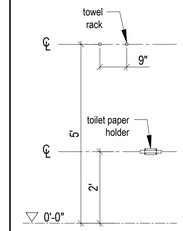
STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

NOTE: all dimensions to be verified in field

8'-0"
Typical installation heights; provide backing as needed



No.	Description	Date
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Revision:

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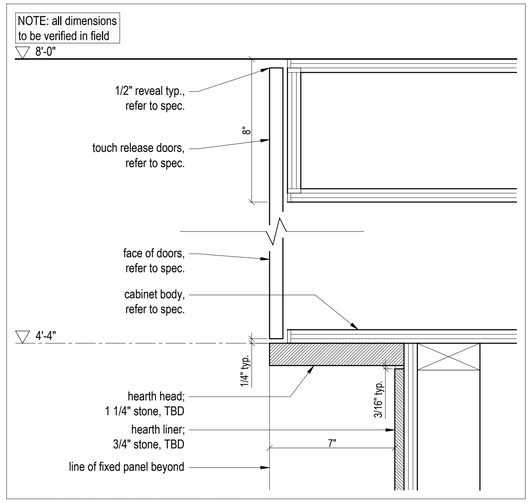
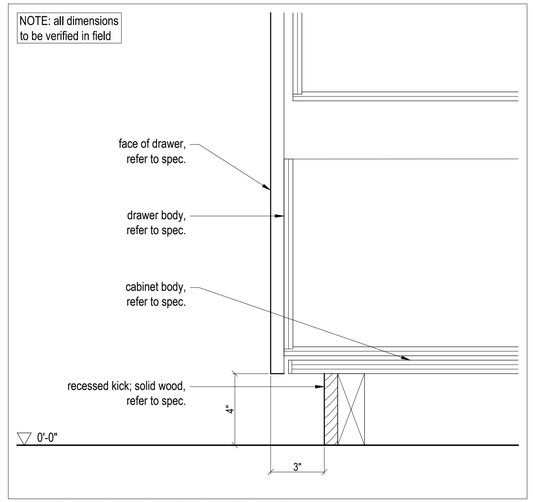
Millwork - Fourth Floor

scale: 1/2" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

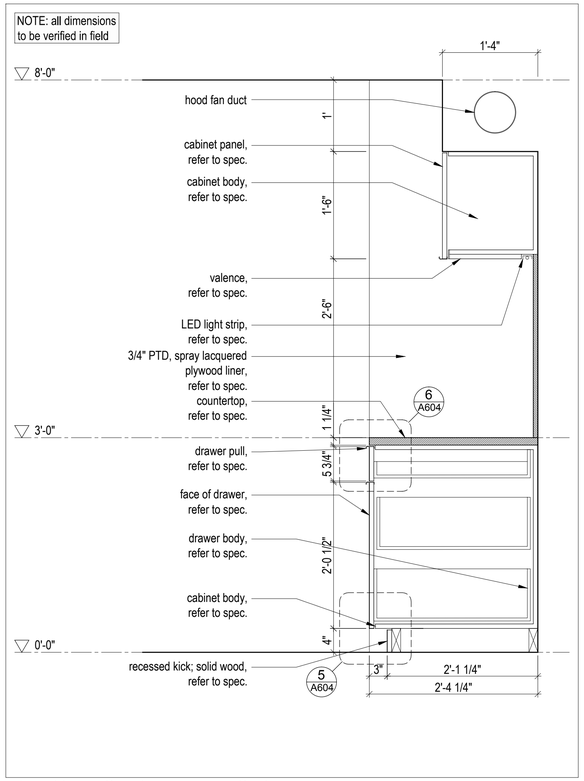
A603



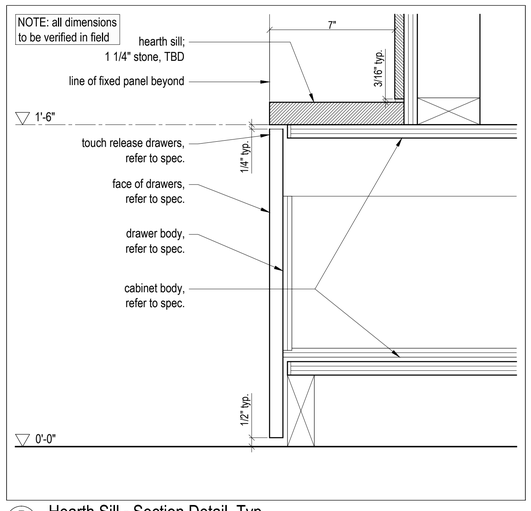
8 A604 Hearth Head - Section Detail, Typ.
Scale 3" = 1'-0"



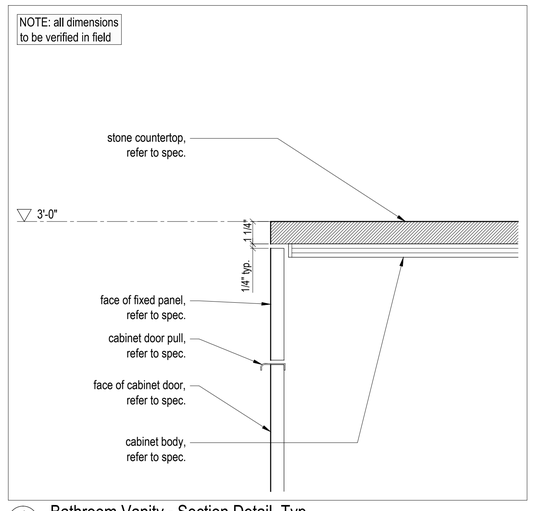
5 A604 Kitchen Counter - Section Detail, Typ.
Scale 3" = 1'-0"



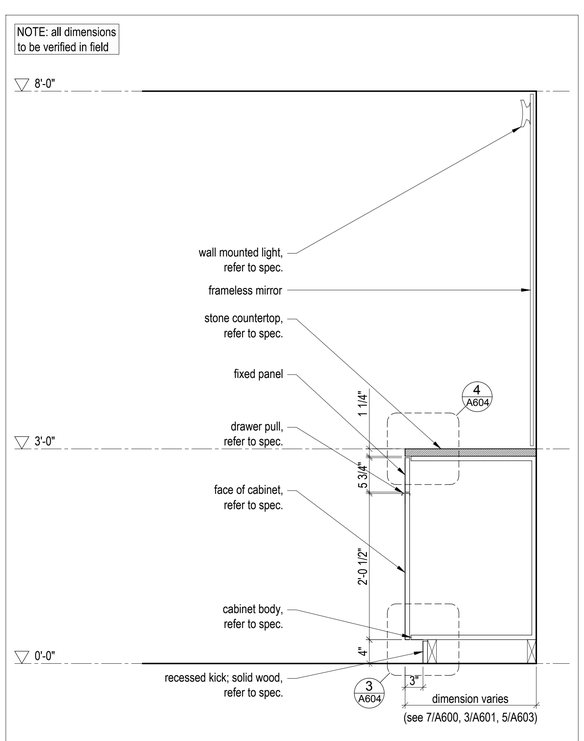
2 A604 Kitchen Counter - Enlarged Section
Scale 1" = 1'-0"



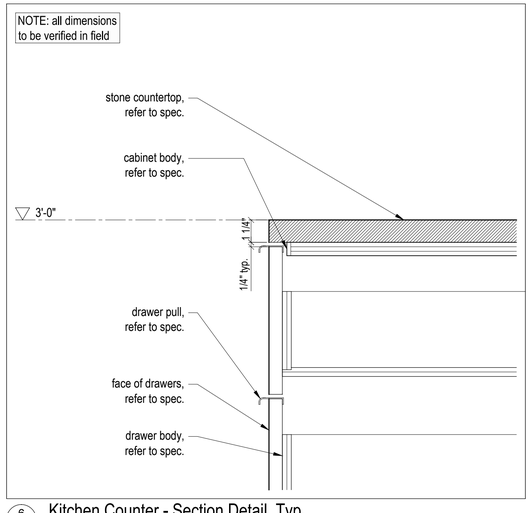
7 A604 Hearth Sill - Section Detail, Typ.
Scale 3" = 1'-0"



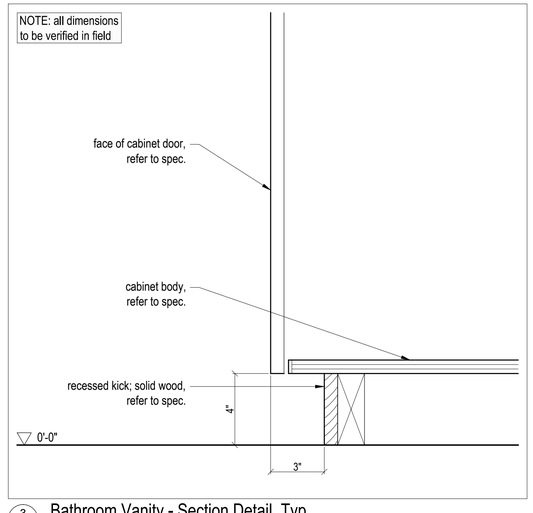
4 A604 Bathroom Vanity - Section Detail, Typ.
Scale 3" = 1'-0"



1 A604 Bathroom Counter - Enlarged Section
Scale 1" = 1'-0"



6 A604 Kitchen Counter - Section Detail, Typ.
Scale 3" = 1'-0"



3 A604 Bathroom Vanity - Section Detail, Typ.
Scale 3" = 1'-0"

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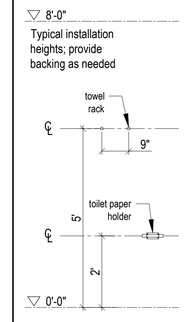

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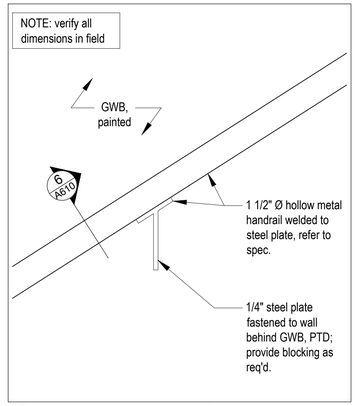
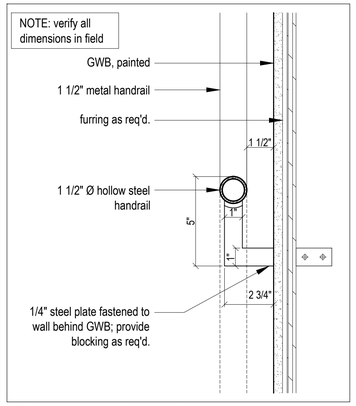
Millwork - Details

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

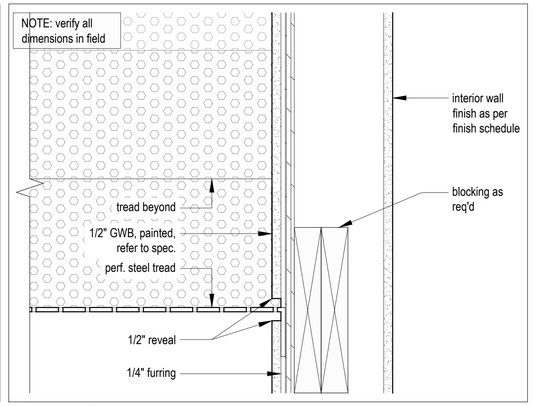
A604



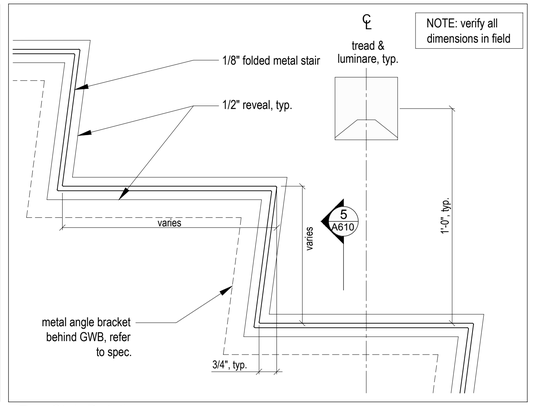
7 A610 **Handrail Connection - Detail**
Scale 3" = 1'-0"



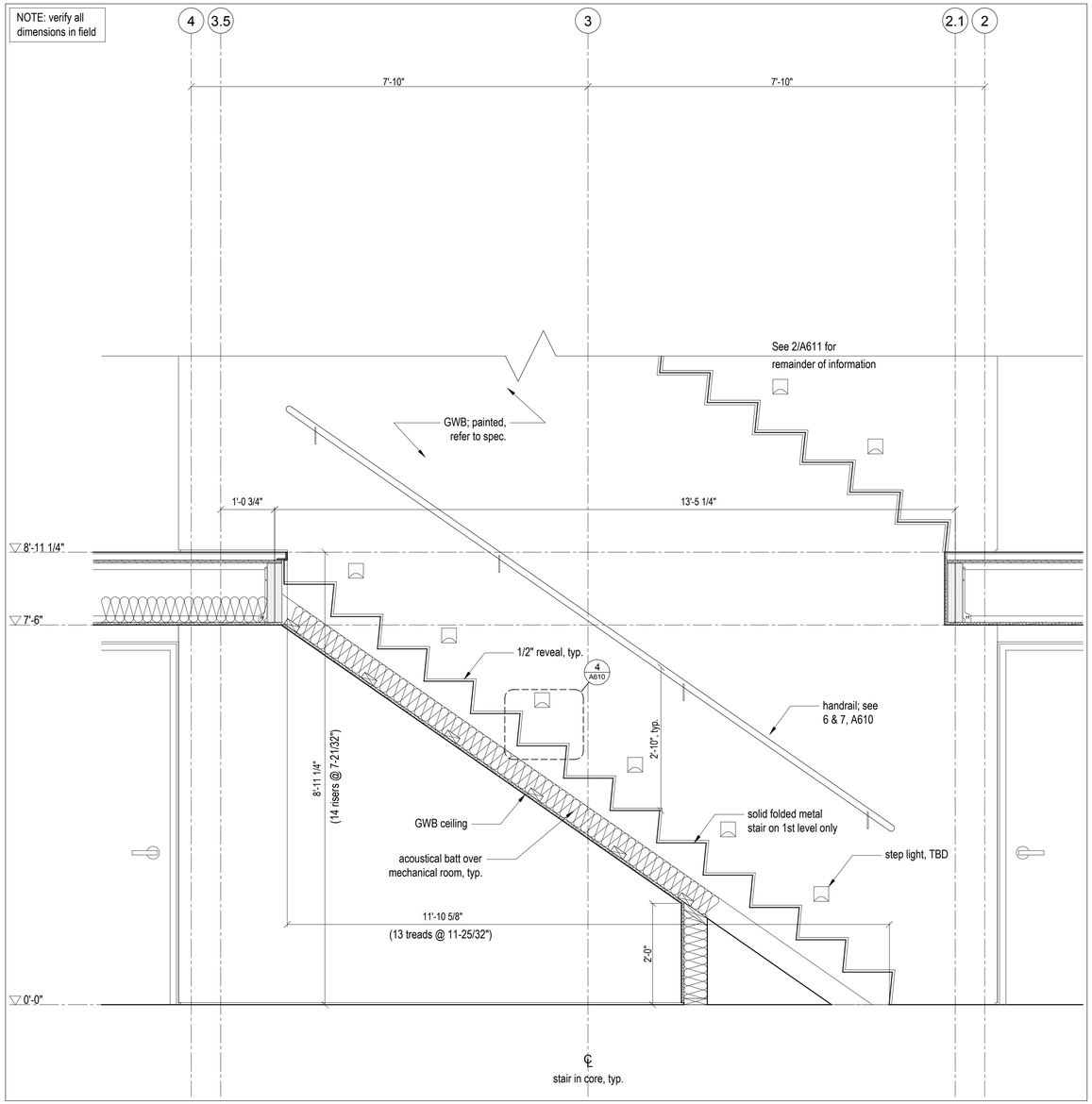
6 A610 **Handrail - Section Detail**
Scale 3" = 1'-0"



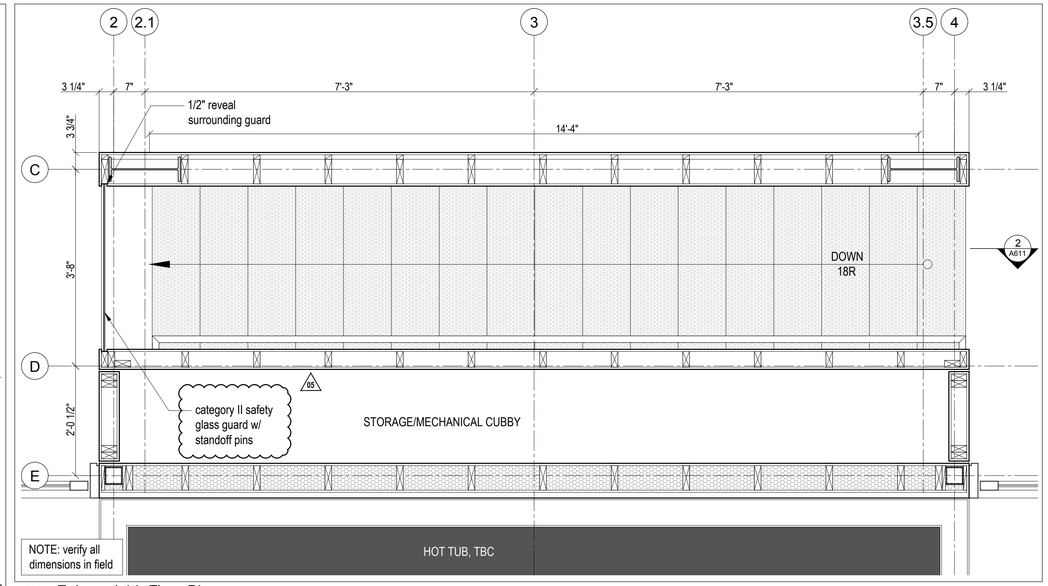
5 A610 **Stair Detail**
Scale 3" = 1'-0"



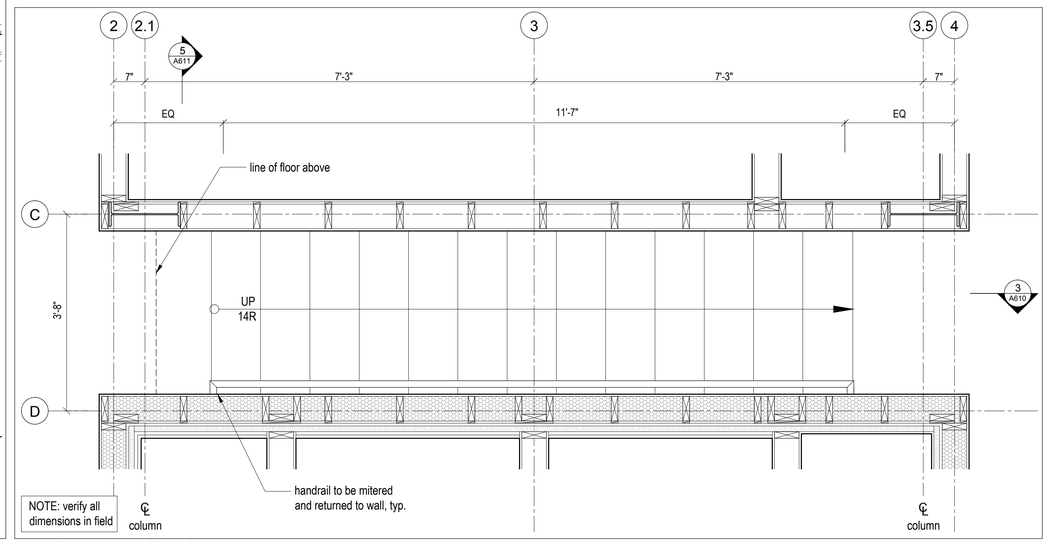
4 A610 **Stair Detail**
Scale 3" = 1'-0"



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



2 A610 **Enlarged 4th Floor Plan**
Scale 3/4" = 1'-0"



1 A610 **Enlarged 1st Floor Plan**
Scale 3/4" = 1'-0"

LOT 71R
Village House 71
Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
Architects Limited
2188 Gottingen St.
Halifax, Nova Scotia
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fax: (902) 429.6276

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

No.	Description	Date
5	IFC Rev 02	2019.02.08
4	IFC Rev 01	2018.06.29
3	Issued for Construction	2018.03.13
2	Issued for Tender	2017.12.22
1	for coordination	2017.12.1

Revision:

NOTES:

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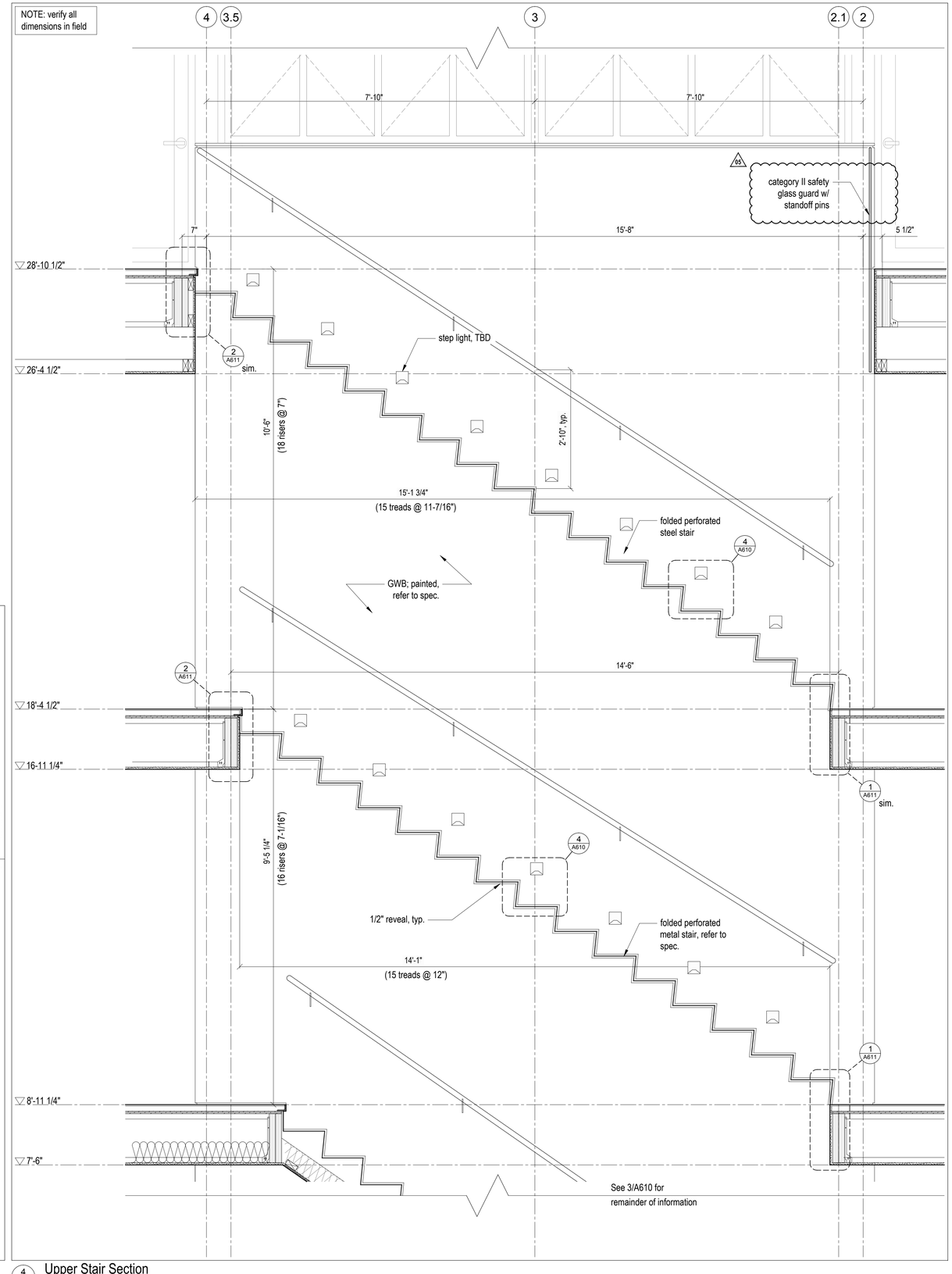
SHOP DRAWINGS:
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

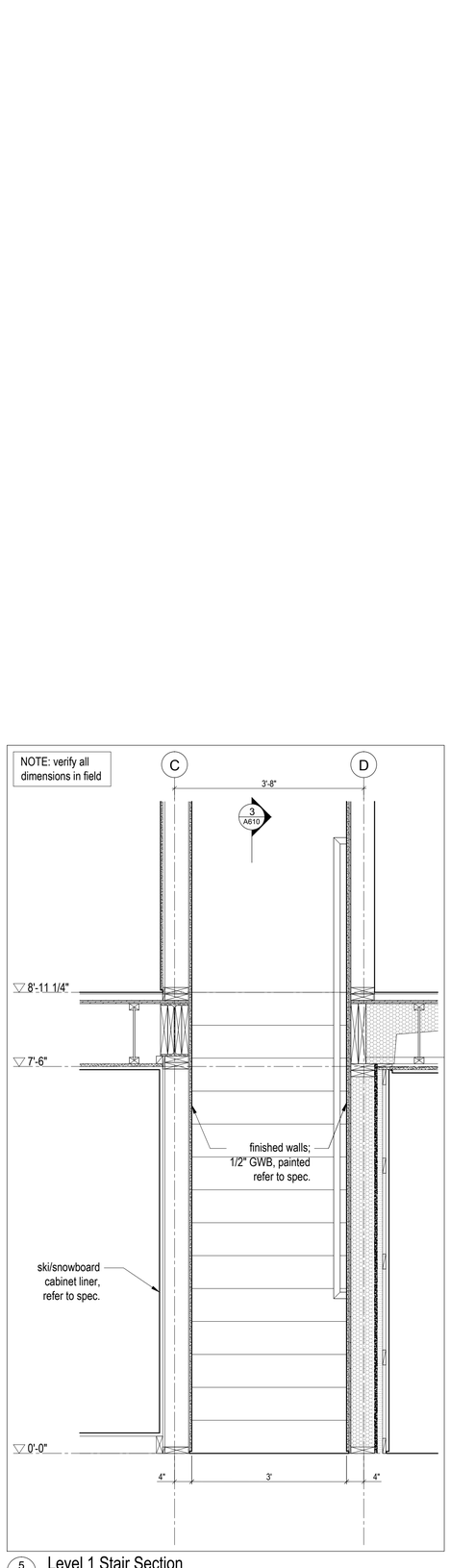
Stair

scale: as noted
date: 17-11-23
drawn: RD
chk'd: BML

A610

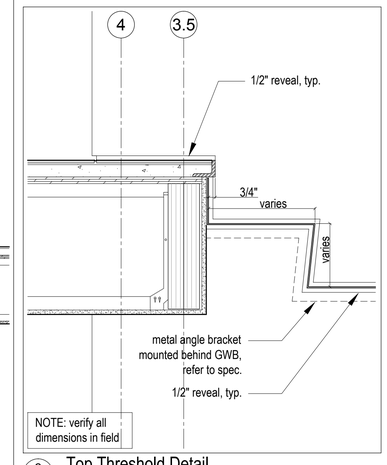


4 A611 **Upper Stair Section**
Scale 3/4" = 1'-0"

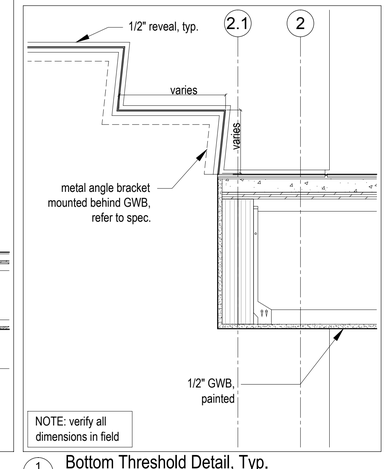


5 A611 **Level 1 Stair Section**
Scale 3/4" = 1'-0"

3 A611 **NOT USED**
NTS



2 A611 **Top Threshold Detail**
Scale 1 1/2" = 1'-0"



1 A611 **Bottom Threshold Detail, Typ.**
Scale 1 1/2" = 1'-0"

LOT 71R
Village House 71

Summit Powder Mountain
Eden, Utah

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Revision:

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Stair

scale: as noted
date: 17-11-23
drawn: RD
chk'd: BML

A611

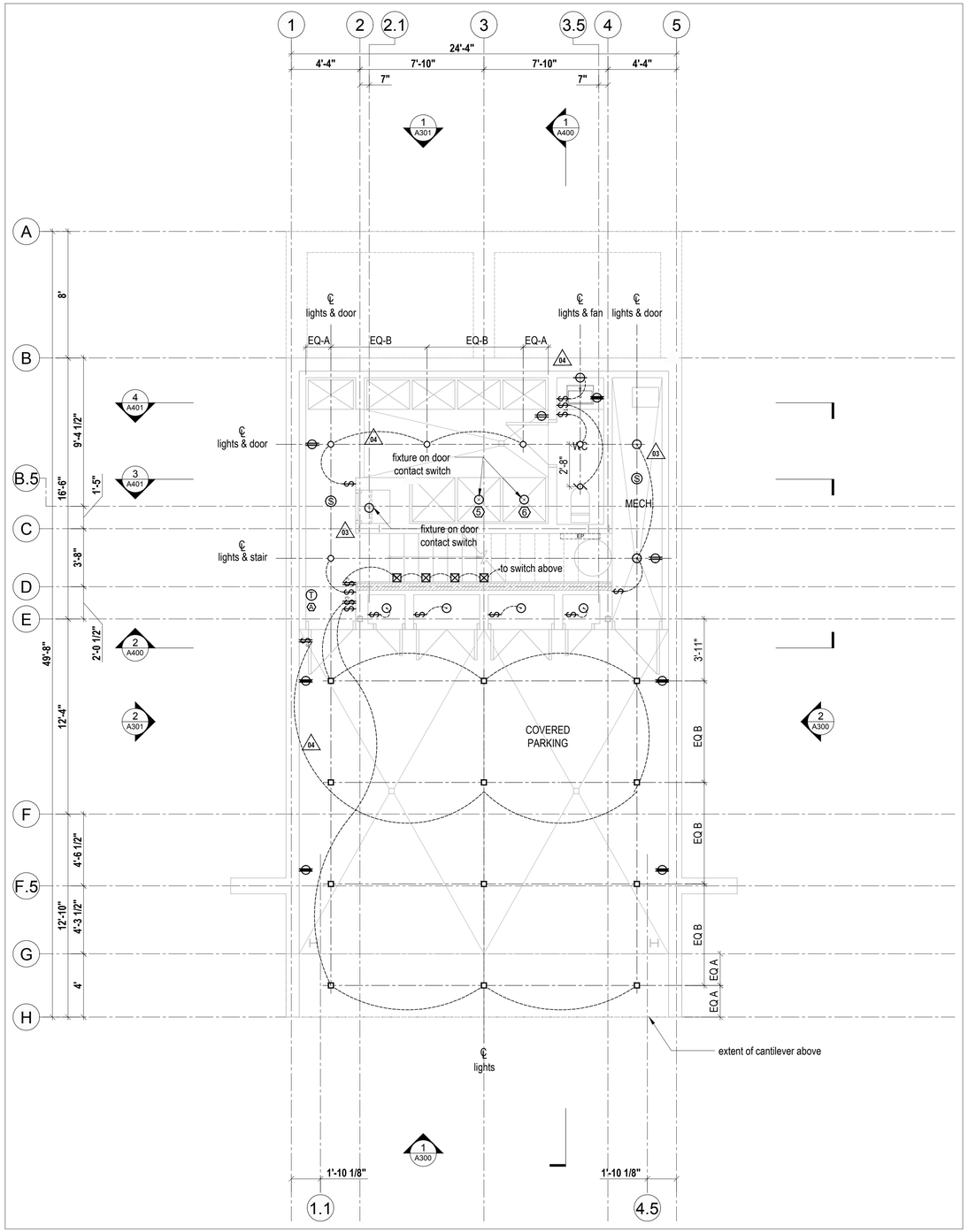
ELECTRIC LEGEND:

- 125v duplex
- GFCI duplex
- 240v duplex
- floor duplex
- usb duplex
- shower luminaire
- wall mounted stair luminaire
- square trim LED potlight
- ceiling mounted utility luminaire
- single head spotlight
- puck light
- ceiling mounted pendent
- LED pot light
- wall switch
- ceiling mounted pendant
- wall mounted vanity luminaire
- three-way switch
- switch with timer
- exhaust fan
- cable jack
- internet jack
- telephone jack
- smoke alarm (wall mounted)
- thermostat
- alarm control pad
- carbon monoxide detector
- interior LED strip light
- exterior LED strip light
- electrical panel
- ceiling fan

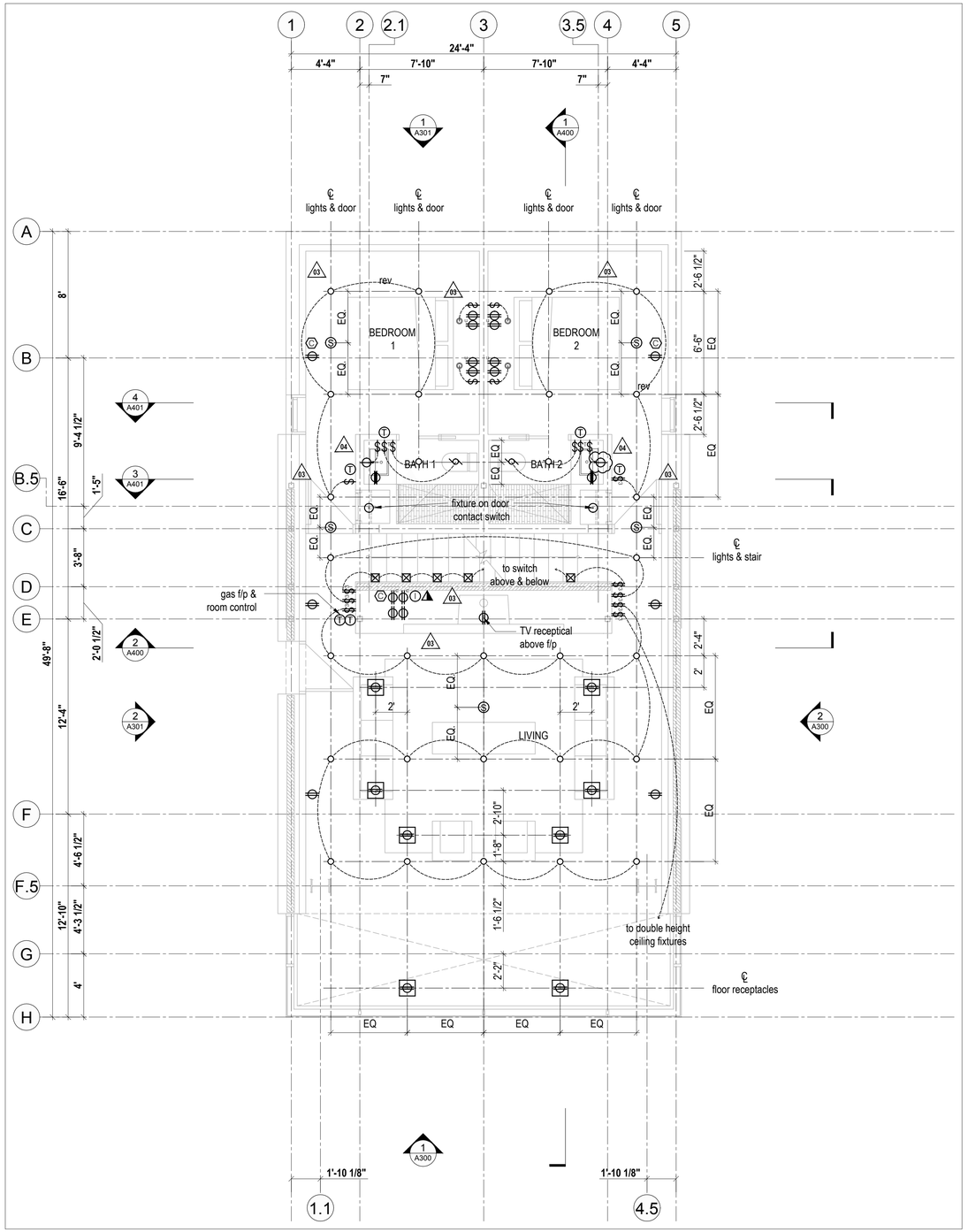
APPLIANCE LEGEND
(refer to appliance specs for electrical requirements)

1. refrigerator / freezer
2. dishwasher
3. microwave
4. oven
5. washer
6. dryer
7. cooktop
8. dumb-waiter
9. hot tub
10. vent hood

NOTE:
All exterior lighting to conform to Lighting Level LZ1: Low Ambient Lighting, Joint IOA-IES Lighting Ordinance, 2011



2 A800 Ground Floor Plan
Scale 1/4" = 1'-0"



1 A800 Second Floor Plan
Scale 1/4" = 1'-0"

Lot 71R
Village House
Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
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Halifax, Nova Scotia
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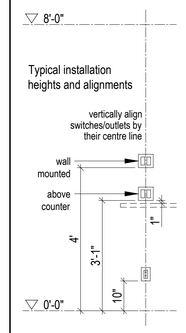
STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

NOTE: all dimensions to be verified in field

Typical installation heights and alignments



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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.

Ground & Second Floor Electrical Plans

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

A800

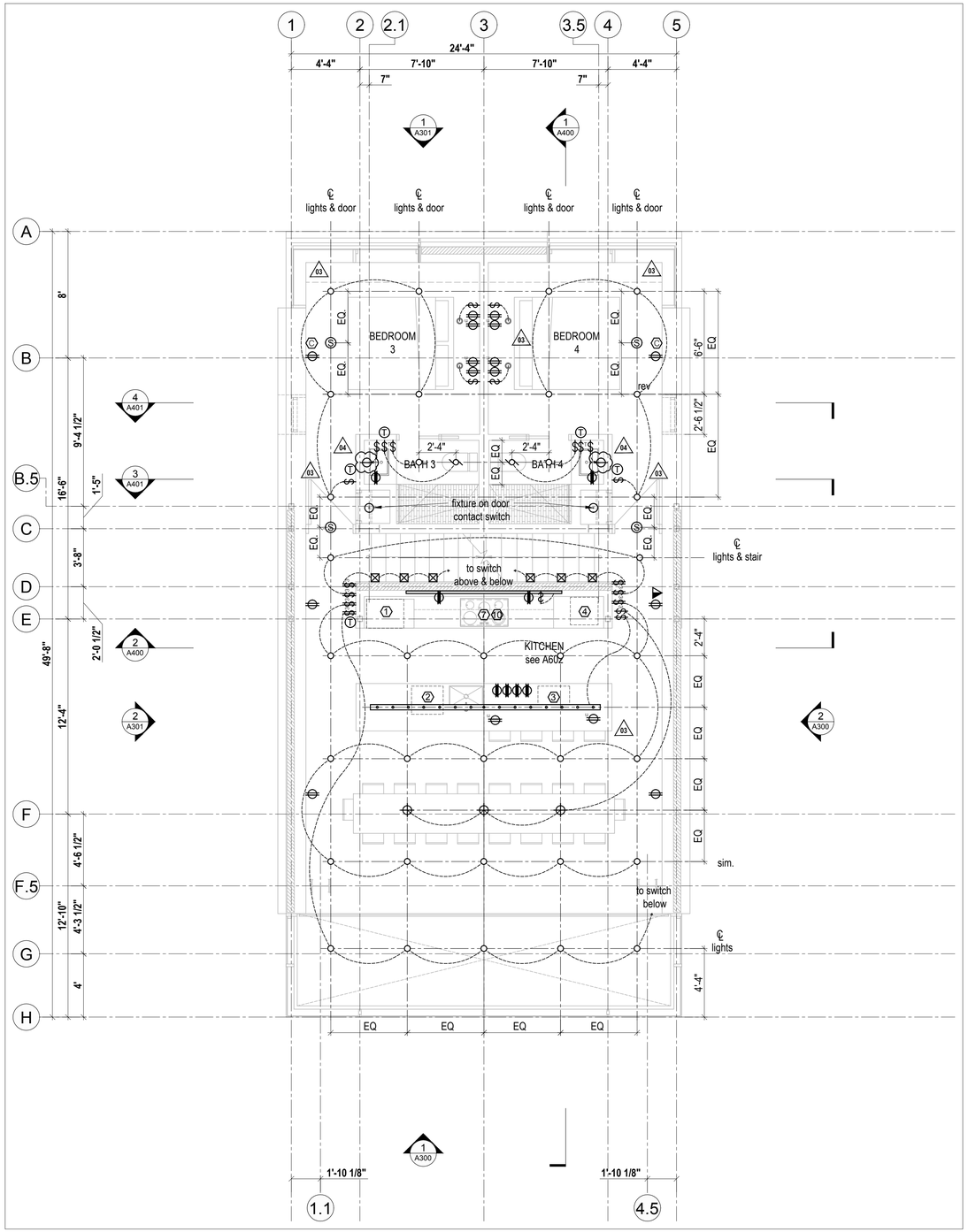
ELECTRIC LEGEND:

- 125v duplex
- GFCI duplex
- 240v duplex
- floor duplex
- usb duplex
- shower luminaire
- wall mounted stair luminaire
- square trim LED potlight
- ceiling mounted utility luminaire
- single head spotlight
- puck light
- ceiling mounted pendent
- LED pot light
- wall switch
- ceiling mounted pendant
- wall mounted vanity luminaire
- three-way switch
- switch with timer
- exhaust fan
- cable jack
- internet jack
- telephone jack
- smoke alarm (wall mounted)
- thermostat
- alarm control pad
- carbon monoxide detector
- interior LED strip light
- exterior LED strip light
- EP electrical panel
- ceiling fan

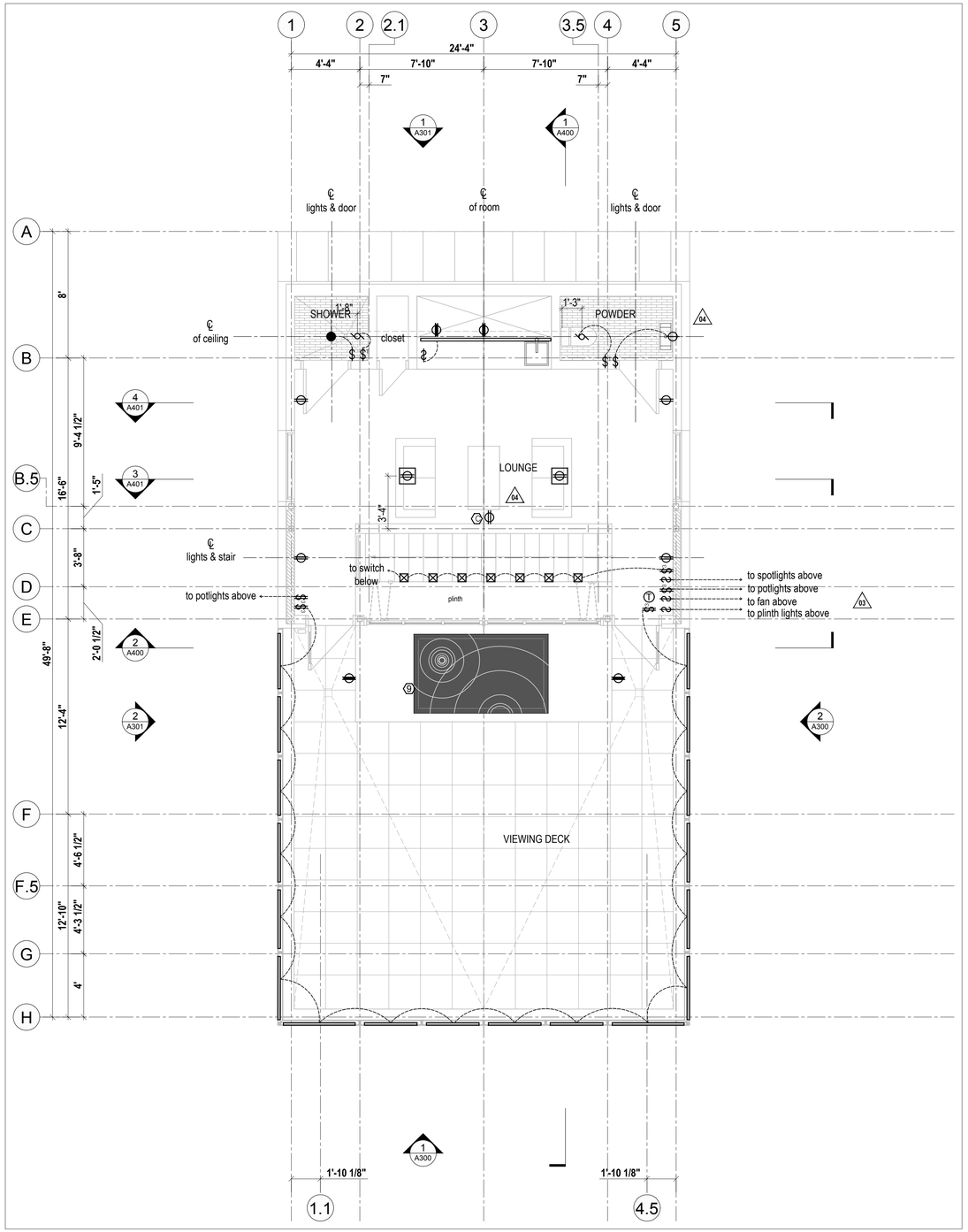
APPLIANCE LEGEND
(refer to appliance specs for electrical requirements)

1. refrigerator / freezer
2. dishwasher
3. microwave
4. oven
5. washer
6. dryer
7. cooktop
8. dumb-waiter
9. hot tub
10. vent hood

NOTE:
All exterior lighting to conform to Lighting Level LZ1: Low Ambient Lighting, Joint IOA-IES Lighting Ordinance, 2011



2 A801 Third Floor Plan
Scale 1/4" = 1'-0"



1 A801 Fourth Floor Plan
Scale 1/4" = 1'-0"

Lot 71R
Village House
Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
Architects Limited
2188 Gottingen St.
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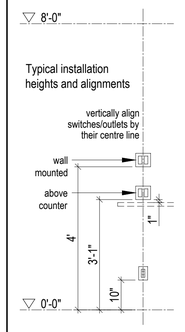
STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

NOTE: all dimensions to be verified in field



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1	for coordination	2017.12.1
No.	Description	Date

Revision:

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

Third & Fourth Electrical Plans

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

A801

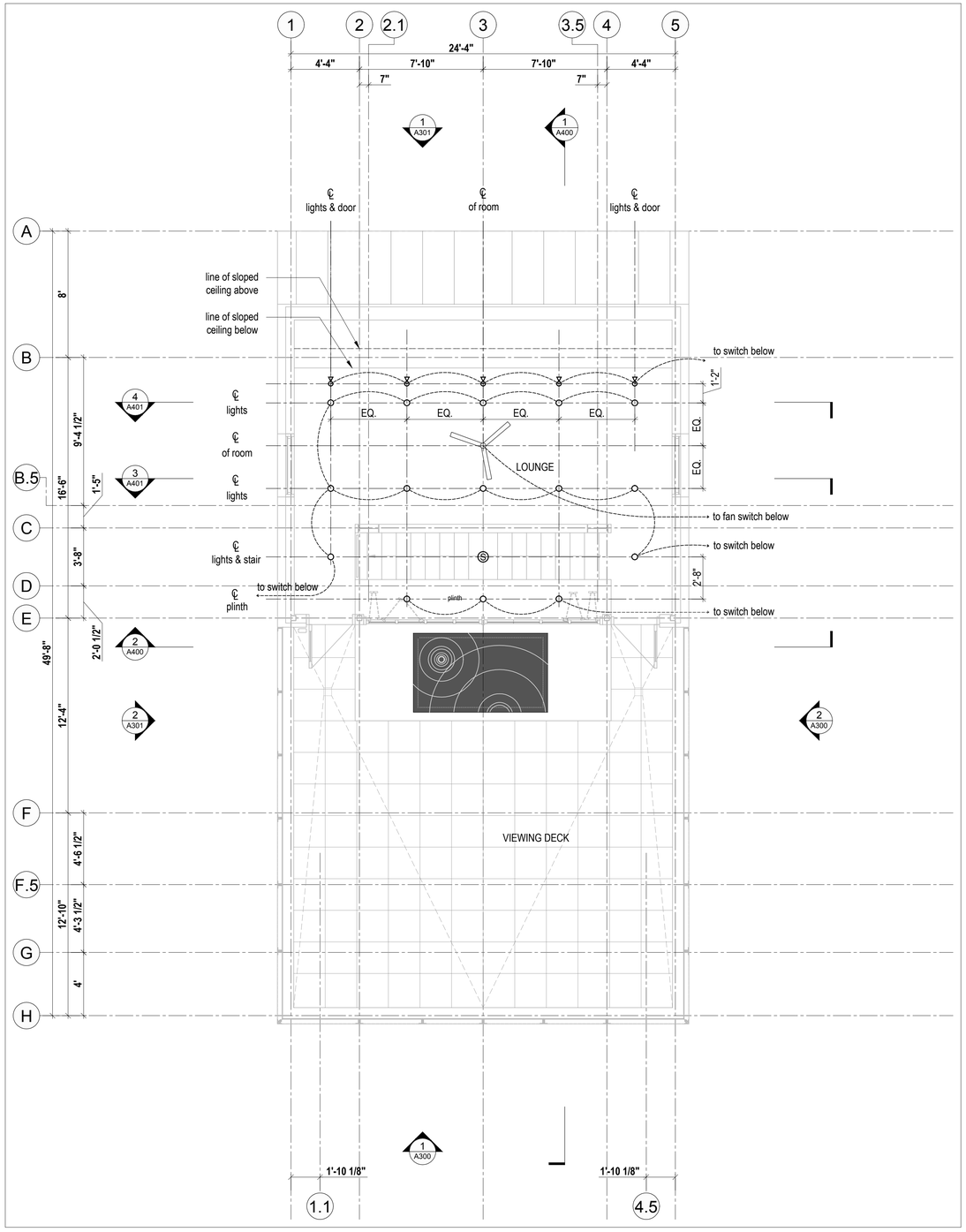
ELECTRIC LEGEND:

- 125v duplex
- GFCI duplex
- 240v duplex
- floor duplex
- usb duplex
- shower luminaire
- wall mounted stair luminaire
- square trim LED potlight
- ceiling mounted utility luminaire
- single head spotlight
- puck light
- ceiling mounted pendent
- LED pot light
- wall switch
- ceiling mounted pendant
- wall mounted vanity luminaire
- three-way switch
- switch with timer
- exhaust fan
- cable jack
- internet jack
- telephone jack
- smoke alarm (wall mounted)
- thermostat
- alarm control pad
- carbon monoxide detector
- interior LED strip light
- exterior LED strip light
- electrical panel
- ceiling fan

APPLIANCE LEGEND
(refer to appliance specs for electrical requirements)

1. refrigerator / freezer
2. dishwasher
3. microwave
4. oven
5. washer
6. dryer
7. cooktop
8. dumb-waiter
9. hot tub
10. vent hood

NOTE:
All exterior lighting to conform to Lighting Level LZ1: Low Ambient Lighting, Joint IOA-IES Lighting Ordinance, 2011



1 A802 **Loft Plan**
Scale 1/4" = 1'-0"

Lot 71R
Village House
Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
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Halifax, Nova Scotia
Canada B3K 3B4
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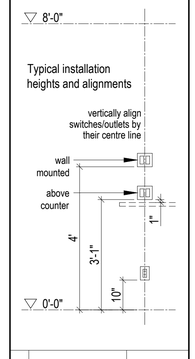
True North

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

NOTE: all dimensions to be verified in field



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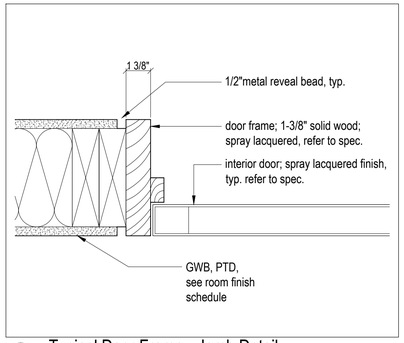
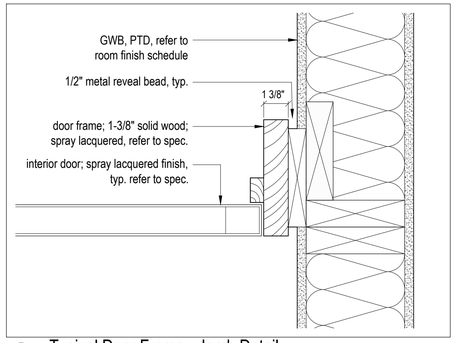
Level 4 Electrical Plan

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

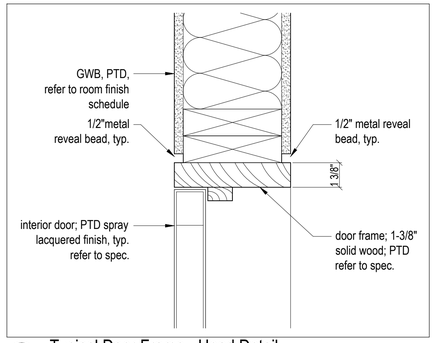
A802



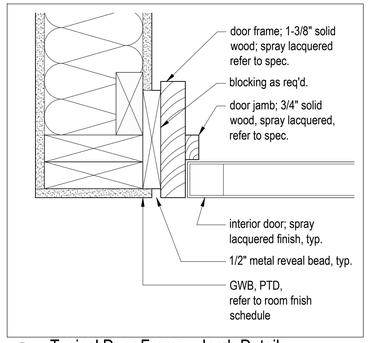
6 A900 Typical Door Frame - Jamb Detail
Scale 3" = 1'-0"



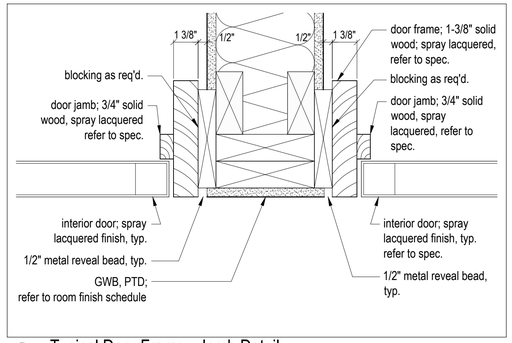
5 A900 Typical Door Frame - Jamb Detail
Scale 3" = 1'-0"



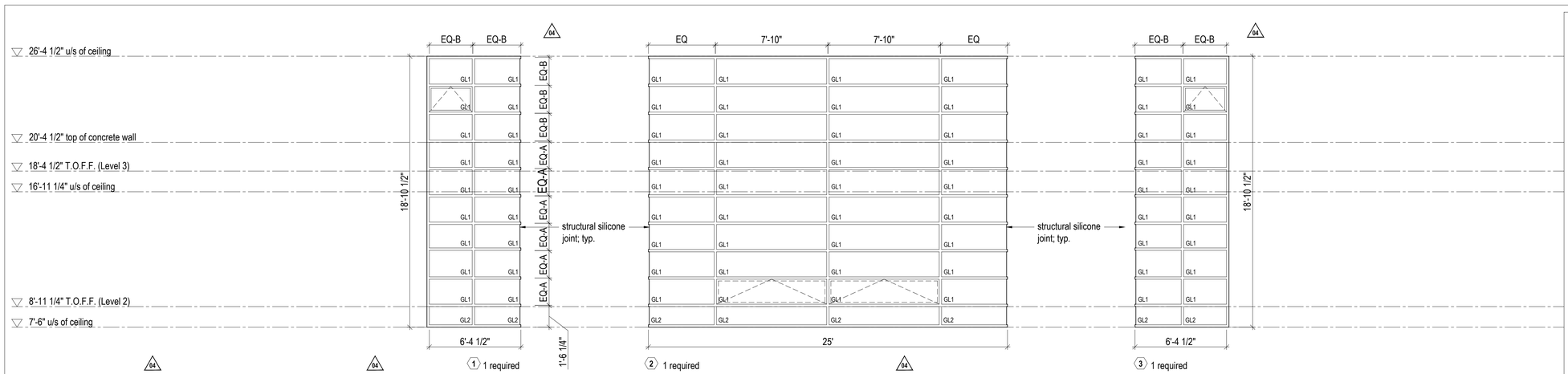
4 A900 Typical Door Frame - Head Detail
Scale 3" = 1'-0"

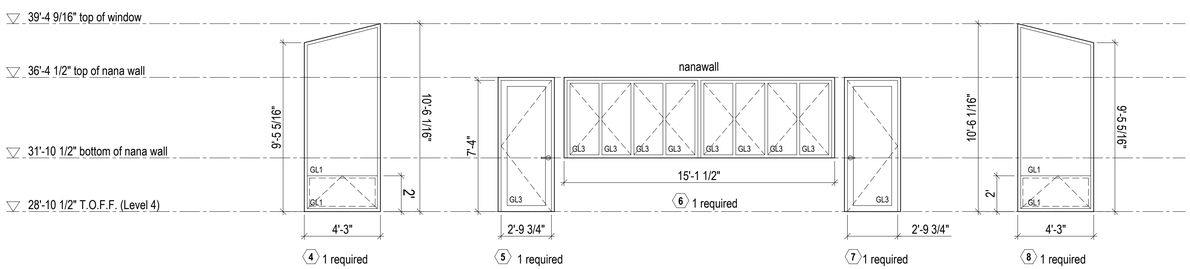


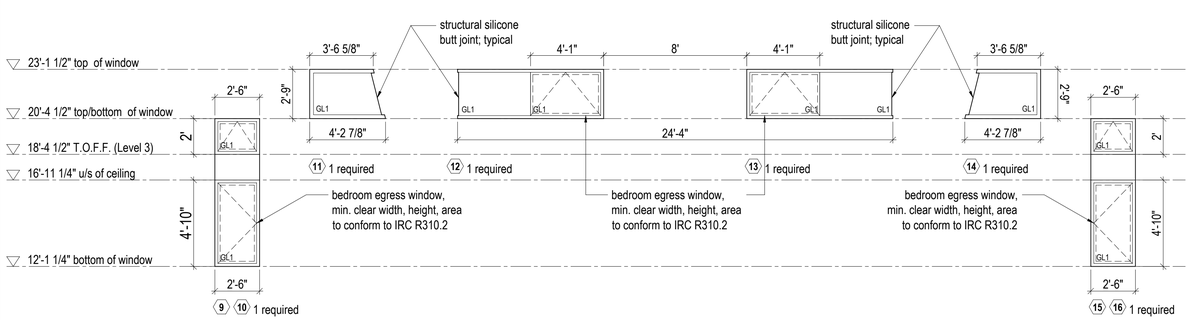
3 A900 Typical Door Frame - Jamb Detail
Scale 3" = 1'-0"



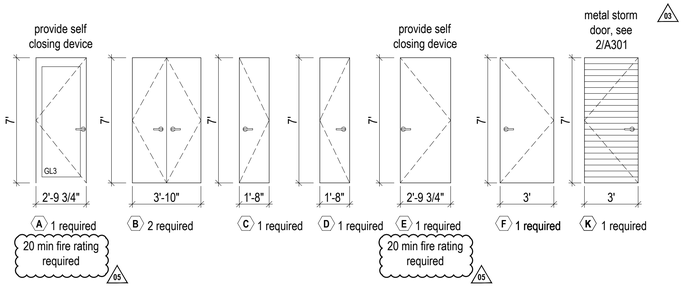
2 A900 Typical Door Frame - Jamb Detail
Scale 3" = 1'-0"

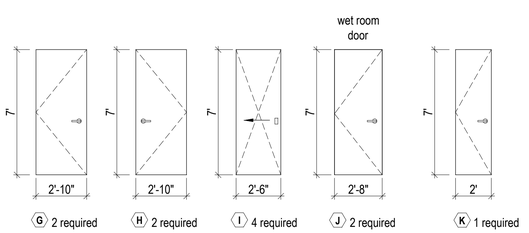






NOTE: for door construction see specification





NOTES:

1. Curtainwall window frames to be OLDCASTLE RELIANCE - SS series clear anodized aluminum, 0.32 U-factor, 0.30 SHGC.
2. Casement Operators in Curtainwall window frames to be OLDCASTLE ZERO SIGHTLINE SERIES 30P clear anodized aluminum finish, 0.32 U-factor, 0.30 SHGC. Outswing operation typical.
3. All glazed exterior doors to be OLDCASTLE AD-375 THERMAL ENTRANCE series clear anodized aluminum finish, 0.44 U-factor, 0.179 SHGC. Outswing operation typical.
4. All entry doors are to have keyed entry lever and deadbolt. Information to be provided as part of glazing shop drawings and reviewed by architect.
5. Windows sizes are finished frames. It is the contractor's responsibility to determine rough openings.
6. All operable windows to have insect screens. Review screen type with architect prior to installation.
7. Refer to spec for window head / sill / jamb flashing material.
8. All operable windows to be outswing.
9. All joints of door cladding to align with joints of wall cladding when doors are in closed position.
10. All dimensions to be verified in field prior to fabrication.
11. Provide shop drawings for all windows, doors, and head/sill/jamb conditions for review by architect prior to fabrication and installation.
12. Refer to floor plans for door swing directions.
13. All U-factors shall be determined by testing in accordance with NFRC 100 and labeled as such by the manufacturer, per IECC R402.3.
14. Provide window fall protection devices in accordance with R312.2 of the 2015 IRC.

GLAZING LEGEND

GL1 - Double Glazed Vision Glass

GL2 - Spandrel w/ Category II Safety Glass

GL3 - Double Glazed Vision Glass w/ Category II Safety Glass

1 A900 Window & Door Schedule
Scale 1/4" = 1'-0"

Lot 71R
Village House

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
Architects Limited
2188 Gottingen St.
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Canada B3K 3B4
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STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

No.	Description	Date
5	IFC Rev 02	2019.02.08
4	IFC Rev 01	2018.06.29
3	Issued for Construction	2018.03.13
2	Issued for Tender	2017.12.22
1	for coordination	2017.12.1

Revision:

NOTES:

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 jurisdiction 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 absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the International Residential Code.

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

Window / Door Schedule

scale: 1/4" = 1'-0"
date: 17-11-23
drawn: RD
chk'd: BML

A900

010000 GENERAL

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

010001 DESIGN NOTES

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDSAND REQUIREMENTS OF THE FOLLOWING CODES:
2. 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,
4. AMERICAN CONCRETE INSTITUTE (ACI): ACI-318-14 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE,
5. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC): AISC-325 AMERICAN INSTITUTE OF STEEL CONSTRUCTION MANUAL 14TH EDITION,
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC): AISC 360-10 SPECIFICATIONS FOR STRUCTURAL STEEL STRUCTURES.
7. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC): AISC-341-10 SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS,
8. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC): AISC-358-11 PREQUALIFIED CONNECTIONS FOR SPECIAL AND INTERMEDIATE STEEL MOMENT FRAMES FOR SEISMIC APPLICATIONS - INCLUDING SUPPLEMENT NO.1,
9. AMERICAN WOOD COUNCIL (AWC): NDS-2015 NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION COMMENTARY - WITH SUPPLEMENT 2015 EDITION,
10. AMERICAN WOOD COUNCIL (AWC): SDPWS-2015 SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC,
11. FORCES ON STRUCTURAL FRAME:

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

12. SEISMIC ANALYSIS:

A.	SEISMIC IMPORTANCE FACTOR (I):	= 1
B.	RISK CATEGORY:	= II
C.	SPECTRAL RESPONSE ACCEL (Ss):	= 0.813g
D.	SPECTRAL RESPONSE ACCEL (S1):	= 0.269g
E.	SITE CLASSIFICATION:	= C
F.	DESIGN SPECTRAL RESPONSE (SDS):	= 0.582g
G.	DESIGN SPECTRAL RESPONSE (SD1):	= 0.274g
H.	SEISMIC DESIGN CATEGORY:	= D

17. LATERAL LOAD RESISTING SYSTEMS

A.	THE LATERAL FORCES ARE RESISTED BY:	
	I) LATERAL SYSTEM:	BEARING WALL SYSTEM PLYWOOD SHEARWALLS
	RESPONSE MOD. COEFFICIENT(R):	6.5
	OVERSTRENGTH FACTOR(Ω):	3
	DEFLECTION MODIFICATION FACTOR(Cd):	4
	II) LATERAL SYSTEM:	MOMENT RESISTING FRAMES (SMF)
	RESPONSE MOD. COEFFICTIENT(R):	8
	OVERSTRENGTH FACTOR(Ω):	3
	DEFLECTION MODIFICATION FACTOR(Cd):	5.5

**DECREASE DEFLECTION LIMITS IN ACCORDANCE WITH ASCE-7 12,12,1.1, MOMENT FRAMES IN SEISMIC REGIONS D THROUGH F

B.	SEISMIC ANALYSIS PROCEDURE:	EQUIVALENT LATERAL FORCE
C.	ANALYSIS SOFTWARE:	RISA FLOOR/3D

18. LATERAL LOAD ON FOUNDATIONS

A. 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.
B. THE CONTRACTOR IS TO READ THE REPORT AND BE FAMILIAR WITH IT'S CONTENTS,
C. BASEMENT WALLS ARE DESIGNED TO RETAIN AN EQUIVALENT FLUID DENSITY OF 55pcf AS PER THE REPORT,
D. 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,

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 f'c (psi)	MAX W/C RATIO	AIR CONTENT[1]	SCOPE
CM1	FOUNDATION MIX		3500		5-8%	FOOTING AND CAPS
CM2	SLAB ON GRADE MIX		3000			SLABS ON GRADE
CM3	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[2]	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 EXPOSEDTO 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

2. 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.

3. SLAB ON GRADE:
A. PLACE SLABS ON GRADE ON MATERIAL CAPABLE OF OS SUSTAINING 500psf WITHOUT SETTLEMENT RELATIVE TO BUILDING FOOTING.
B. BEFORE PLACING SLAB, PLACE MINIMUM 6" OF 3/4" MAXIMUM SIZE CLEAR CRUSHED STONE OVER THE SUB GRADE. THOROUGHLY ROLL AND CONSOLIDATE TO THE LINES AND LEVELS REQUIRED.

4. CONCRETE AND REINFORCEMENT:
A. PROVIDE DOWELS TO WALLS AND COLUMNS SIMILAR IN NUMBER, SIZE, AND SPACING TO VERTICAL STEEL IN THE WALL OR COLUMN EXCEPT WHEN NOTED OTHERWISE.
B. PROVIDE 1.5"x2.5" KEYS AT ALL CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.
C. 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	3/4in
EXTERIOR WALL SURFACES, SLABS EXPOSED TO WEATHER #5 AND SMALLER	1 1/2in
EXTERIOR WALL SURFACES, SLABS EXPOSED TO WEATHER LARGER THAN #5	2in
COLUMN AND BEAM TIES	1 1/2in
CLEAR DISTANCE BETWEEN BARS	2in
FORMED DIRECTLY AGAINST EARTH	3in

D. SECURELY TIE IN PLACE AND ADEQUATELY SUPPORT ALL REINFORCEMENT. LAP ALL BARS MARKED 'CONTINUOUS JOINTS' (CONT.) MINIMUM 40db.
E. WHERE CHEMICAL ANCHORS ARE QEQUIRED, USE HILTI HIT HY 200 EPOXY OR APPROVED EQUAL.

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 FINDINGS.
2. FOUND ALL FOOTINGS ON NATURALLY CONSOLIDATED UNDISTURBED SOIL CAPABLE OF SAFELY SUSTAINING AN ALLOWABLE BEARING VALUE OF 2900 PSF.
3. FOUND FOOTINGS EXPOSED TO FREEZING BELOW THE LEVEL AT WHICH POTENTIAL DAMAGE RESULTING FROM FROST ACTION CAN OCCUR, BUT A MINIMUM OF 42in 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.

050000 STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL AND MISCELANEOUS METAL SHALL BE DETAILED, FABRICATED AND ERECTED IN CONFORMANCE WITH AISC 325.
2. MATERIALS:
ALL STRUCTURAL STEEL SHALL CONFORM TO THE NOTED ASTM STANDARDS UNO.

A.	W-SHAPES	A992
B.	HSS (RECTANGULAR AND SQUARE)	A500 (Fy = 45ksi)
C.	HSS (CIRCULAR)	A500 (Fy = 42ksi)
D.	ANGLES/C-CHANNELS/MC-CHANNELS	A36
E.	ALL OTHER STEEL PLATES	A36

3. WHERE SPECIFIED, GALVANIZED STEEL IS TO BE COMPLETED IN ACCORDANCE WITH ASTM A123 HOT DIP PROCESS.
4. ALL TEMPORARY BRACING, SHORING, AND ERECTION CLIPS REQUIRED BY THE CONTRACTOR ARE NOT SHOWN. WORK IS TO CONFORM TO OSHA REQUIREMENTS.
5. SHOP DRAWINGS ARE TO BE SUBMITTED TO CONSULTANTS FOR REVIEW PRIOR TO FABRICATION.
6. TESTING AND INSPECTION AGENCIES SHALL SEND STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE CONSULTANT.
7. CONNECTIONS
A. ALL STEEL-TO -STEEL BOLTED CONNECTIONS TO BE MADE WITH HIGH STRENGTH BOLTS AS PER "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS"
B. UNLESS NOTED BOLTS IN CONNECTIONS SHALL BE BEARING TYPE WITH THREADS EXCLUDED FROM THE SHEAR PLANE. USE ASTM A325 BOLTS UNLESS NOTED.
C. STEEL WASHERS CONFORM TO A436. NUTS TO CONFORM TO A563
D. ANCHOR BOLTS AND ANCHOR RODS TO CONFORM TO ASTM F1554 GRADE 36,
E. 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.
F. ALL WELDERS ARE TO BE QUALIFIED IN ACCORDANCE WITH AWS.01.1 FOR ALL WELDS THEY WILL BE COMPLETING.
G. 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.
H. 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.
I. 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.
J. 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 EQUAL.
9. HEADED STUDS SHALL BE AUTOMATICALLY WELDED IN SHOP OR FIELD WELDED WITH EQUIPMENT APPROVED BY THE MANUFACTURER OF THE STUDS.

060000 WOOD:

1. FRAMING LUMBER SHALL BE DOUGLAS FIR-LARCH AND MEET THE FOLLOWING MINIMUM REQUIREMENTS UNLESS NOTED OTHERWISE.

2x6 STUDS, SILLS AND PLATES	No2
2x_ JOISTS & BLOCKING	No2
6x6 AND LARGER	No1

2. ENGINEERED FRAMING BEAMS AND MATERIAL SHALL MEET THE FOLLOWING MINUMUM REQUIREMENTS UNLESS NOTED OTHERWISE.

"PSL"	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 GRAIN)	Fc = 2,900psi
	MODULUS OF ELASTICITY	E = 2,000ksi
"LVL"	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 GRAIN)	Fc = 2,510psi
	MODULUS OF ELASTICITY	E = 1,800ksi
"LSL"	LAMINATED STRAND LUMBER	
	BENDING STRESS (EDGE LOADED)	Fb = 2,325psi
	SHEAR STRESS (EDGE LOADED)	Fv = 310psi
	COMPRESSIVE STRESS (PERP TO GRAIN)	Fc = 900psi
	COMPRESSIVE STRESS (PARA TO GRAIN)	Fc = 2,170psi
	MODULUS OF ELASTICITY	E = 1,550ksi

3. ALL ROOF SHEATHING TO BE 3/4" C-D GRADE PLYWOOD WITH EXTERIOR GRADE GLUE OR OSB PANELS. TYPICAL NAILING TO BE 10d @ 6" c/c AT ALL SUPPORTED EDGES AND 10d @ 12" c/c AT INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.
4. ALL FLOOR SHEATHING TO BE 3/4" C-D GRADE T&G SHEATHING WITH EXTERIOR GRADE GLUE 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.
5. 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.
6. ENGINEERED FLOOR JOISTS TO BE MANUFACTURED FLOOR JOIST SYSTEM BY REDBULT ENGINEERED WOOD PRODUCTS. PROVIDE SEALED ENGINEERED FLOOR LAYOUTS FROM MANUFACTURER PRIOR TO FABRICATION OF ELEMENTS,
7. ALL BLOCKING IN ENGINEERED FLOOR SYSTEM TO BE FULL DEPTH LVL MATERIAL.
8. SUBSTITUTION OF FLOOR SYSTEM CAN BE MADE WITH THE SUBMISISON OF EQUIVALENCY REPORT FROM ALTERNATE SUPPLIER.
9. ALL WOOD-TO-WOOD CONNECTIONS ARE TO BE BY SIMPSON STRONG TIE OR APPROVED EQUIVALENT. ALL HANGERS TO BE RATED FOR MINUIMUM CONNECTION FORCES NOTED ON PLANS.
10. EXECUTION:
A. ALL SILL PLATES TO BE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 13%.
B. ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR WALLS OR SHEARWALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY BELOW WITH 5/8" Ø ANCHORS @ 4'-0" c/c BEGINNING AT 9" MAXIMUM FROM EACH END OF THE PLATES, EXTENDING MINIMUM 8" INTO THE CONCRETE OR MASONRY BELOW.
C. PROVIDE SOLID BLOCKING, INCLUDING SQUASH BLOCKS, BELOW ALL POINT LOADS, EXTENDING DOWN TO THE TOP OF FOUNDATIONS.
D. PROVIDE BRIDGING IN FLOOR AND ROOF ASSEMBLIES AT 8'-0" c/c MAXIMUM UNLESS SPECIFICALLY DETAILED OTHERWISE BY THE ENGINEERED FLOOR SUPPLIER.
E. REFER TO TYPICAL DETAILS FOR STANDARD FRAMING REQUIREMENTS AT WOOD TO STEEL, WOOD TO FOUNDATION AND WOOD TO WOOD FLOOR ASSEMBLIES.
F. PROTECT ALL WOOD PRODUCTS FROM DAMAGE AND STAINING DUE TO WETTING AND MOISTURE.
G. RE-TIGHTEN ALL ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.

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

1. GEOMETRY
A. SUBMIT SURVEY RECORDS CONFIRMING THAT THE BUILT GEOMETRY MATCHES THE DESIGN GEOMETRY.
2. CONCRETE REINFORCEMENT
A. SUBMIT REINFORCING PLACING DRAWINGS AND BAR LISTS FOR REVIEW BY THE CONSULTANT.
B. PROVIDE TEST CYLINDERS IN ACCORDANCE WITH ASTM STANDARDS.
3. STRUCTURAL STEEL
A. SUBMIT DETAILED SHOP DRAWINGS AND DETAILED CONNECTIONS FOR ALL STEEL COMPONENTS, BASED ON SECTION DETAILS AND CONNECTION DETAILS PROVIDED, FOR THE REVIEW OF THE CONSULTANT PRIOR TO ANY FABRICATION.
B. ERECTION AND SETTING DRAWINGS FOR THE REVIEW OF THE CONSULTANT.

010005 DEFERRED SUBMITTALS

1. ITEMS NOTED BELOW ARE INDICATED AS DEFERRED SUBMITALS. THE ITEMS HAVE BEEN SHOWN OR INDICATED ON STRUCTURAL & ARCHITECTURAL DRAWINGS TO CONVEY DESIGN INTENT ONLY. FINAL SIZES, DETAILS, SHOP DRAWINGS AND CALCULATIONS SHALL BE SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF UTAH. ALL SUBMITALS SHALL BE SUPPLIED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.

A. CUSTOM STEEL GUARD AT WALKOUT TERRACE
B. HELICAL PIER DESIGN

FRAMING PLAN LEGEND

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

Blackwell
Toronto | Waterloo | Victoria | Halifax
416.593.5300 | blackwell.ca

SEAL:

MARK	DATE	DESCRIPTION
2	2018.08.24	REVISED PERMIT SET
1	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
	2018.02.01	ISSUED FOR PERMIT
	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN: AVB	CHECKED: --
SCALE: AS NOTED	PROJECT NUMBER: 170450

SHEET TITLE:
GENERAL NOTES

S-001

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		X	INSPECTION OF ANCHORS CAST IN CONCRETE.
USE OF REQUIRED MIX DESIGN		X	VERIFY THAT ALL MIXTURES USED COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS; ACI 318: Ch. 4, 5.2-5.4; AND IBC 1904.3, 1913.2, 1913.3.
CONCRETE SAMPLING FOR STRENGTH TESTS, SLUMP, AIR CONTENT, AND TEMPERATURE	X		
CONCRETE PLACEMENT	X		
CURING TEMPERATURE AND TECHNIQUES		X	VERIFY THAT AMBIENT TEMPERATURE FOR CONCRETE IS KEPT > 50°F FOR AT LEAST 7 DAYS AFTER PLACEMENT. HIGH-EARLY-STRENGTH CONCRETE SHALL BE KEPT > 50°F FOR AT LEAST 3 DAYS. ACCELERATED CURING METHODS MAY BE USED (SEE ACI 318:5.11.3). ALL CONCRETE MATERIALS, REINFORCEMENT, FORMS, FILLERS, AND GROUND SHALL BE FREE FROM FROST. IN HOT WEATHER CONDITIONS ENSURE THAT APPROPRIATE MEASURES ARE TAKEN TO AVOID PLASTIC SHRINKAGE CRACKING AND THAT THE SPECIFIED WATER/CEMENT RATIO IS NOT EXCEEDED.
STRENGTH VERIFICATION		X	VERIFY THAT ADEQUATE STRENGTH HAS BEEN ACHIEVED PRIOR TO THE REMOVAL OF FORMS.
FORMWORK		X	VERIFY THAT FORMS ARE PLACED PLUMB AND CONFORM TO THE SHAPES, LINES, AND DIMENSIONS OF THE MEMBERS AS REQUIRED BY THE APPROVED CONSTRUCTION DOCUMENTS.
STRUCTURAL STEEL - PRIOR TO WELDING (TABLE N5.4-1, AISC 360-10)			
VERIFY WELDING PROCEDURES (WPS) AND CONSUMABLE CERTIFICATES	X		
MATERIAL IDENTIFICATION		X	VERIFY TYPE AND GRADE OF MATERIAL.
WELDER IDENTIFICATION		X	A SYSTEM SHALL BE MAINTAINED BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED.
FIT-UP GROOVE WELDS		X	VERIFY JOINT PENETRATION, DIMENSIONS, CLEANLINESS, TACKING, AND BACKING.
ACCESS HOLES		X	VERIFY CONFIGURATION AND FINISH.
FIT-UP FILLET WELDS		X	VERIFY ALIGNMENT, GAPS AT ROOT, CLEANLINESS OF STEEL SURFACES, AND TACK WELD QUALITY AND LOCATION.
STRUCTURAL STEEL - DURING WELDING (TABLE N5.4-2, AISC 360-10)			
USE OF QUALIFIED WELDERS		X	VERIFY THAT WELDERS ARE APPROPRIATELY QUALIFIED.
CONTROL AND HANDLING OF WELDING CONSUMABLES		X	VERIFY PACKAGING AND EXPOSURE CONTROL.
CRACKED TACK WELDS		X	VERIFY THAT WELDING DOES NOT OCCUR OVER CRACKED TACK WELDING.
ENVIRONMENTAL CONDITIONS		X	VERIFY THAT WIND SPEED, PRECIPITATION, AND TEMPERATURE ARE WITHIN LIMITS.
WPS FOLLOWED		X	VERIFY ITEMS SUCH AS SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
WPS FOLLOWED		X	VERIFY ITEMS SUCH AS SETTINGS ON WELDING EQUIPMENT, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
WELDING TECHNIQUES		X	VERIFY INTERPASS AND FINAL CLEANING, EACH PASS IS WITHIN PROFILE LIMITATIONS, AND QUALITY OF EACH PASS.
STRUCTURAL STEEL - AFTER WELDING (TABLE N5.4-3, AISC 360-10)			
WELDS CLEANED		X	VERIFY THAT WELDS HAVE BEEN PROPERLY CLEANED.
SIZE, LENGTH, AND LOCATION OF WELDS	X		
WELDS MEET VISUAL ACCEPTANCE CRITERIA	X		
ARC STRIKES	X		
K-AREA	X		
BACKING AND WELD TABS REMOVED	X		
REPAIR ACTIVITIES	X		
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT/MEMBER	X		

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

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.

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SEAL:

MARK	DATE	DESCRIPTION
7	2018.08.24	REVISED PERMIT SET
6	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
	2018.02.01	ISSUED FOR PERMIT
	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
GENERAL NOTES CONT.'D

S-002

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SEAL:

ABBREVIATIONS 0001

A.BOLT	=	ANCHOR BOLT	kN	=	KILONEWTON
ADJ.	=	ADJUSTABLE	kg	=	KILOGRAM
ALT.	=	ALTERNATE	kN.m	=	KILONEWTON METRES
ARCH.	=	ARCHITECTURAL	kN/sq.m	=	KILONEWTON PER SQUARE METRE
			kN/m	=	KILONEWTON PER METRE
B	=	BOTTOM	L.L.	=	LIVE LOAD
BLL	=	BOTTOM LOWER LAYER	LG.	=	LONG
BUL	=	BOTTOM UPPER LAYER	LLV.	=	LONG LEG VERTICAL
BLDG.	=	BUILDING	LLH.	=	LONG LEG HORIZONTAL
BM.	=	BEAM			
BR.	=	BASE OR BEARING PLATE			
BSMT.	=	BASEMENT	MAX.	=	MAXIMUM
			MECH.	=	MECHANICAL
CA.	=	COLUMN ABOVE	MEZZ.	=	MEZZANINE
C/C	=	CENTRE TO CENTRE	MIN.	=	MINIMUM
℄	=	CENTRE LINE	MISC.	=	MISCELLANEOUS
CANT.	=	CANTILEVER	ML	=	MIDDLE LAYER
COL.	=	COLUMN	mm	=	MILLIMETRE
CONC.	=	CONCRETE	MOM.	=	MOMENT
CONSTR.	=	CONSTRUCTION	m	=	METRIC METRE
CONT.	=	CONTINUOUS	MPa	=	MEGAPASCAL
c/w	=	COMPLETE WITH	Mf	=	FACTORED MOMENT
			N	=	NEWTONS
DET.	=	DETAIL	N.F.	=	NEAR FACE
DIAG.	=	DIAGONAL	N-S	=	NORTH-SOUTH
DIA.	=	DIAMETER	NTS.	=	NOT TO SCALE
Ø	=	DIAMETER, BAR DIAMETER			
DIM.	=	DIMENSION	OWSJ	=	OPEN WEB STEEL JOISTS
D.J.	=	DOUBLE JOIST	OPEN	=	OPENING
DO.	=	DITTO			
D.L.	=	DEAD LOAD	PL.	=	PLATE
DWG.	=	DRAWING	P.C.	=	PRECAST
DWL.	=	DOWEL	PROJ.	=	PROJECTION
EA.	=	EACH	R	=	REACTION
EA.F.	=	EACH FACE	RAD	=	RADIUS
EA.W.	=	EACH WAY	REF.	=	REFERENCE
EL.	=	ELEVATION	REINF.	=	REINFORCING,REINFORCEMENT
ELECT.	=	ELECTRICAL	REQ'D	=	REQUIRED
ELEV.	=	ELEVATOR	REV.	=	REVISION,REVISED
E-W	=	EAST-WEST	r/w	=	REINFORCED WITH
EQ.	=	EQUAL			
EXIST.	=	EXISTING	SECT.	=	SECTION
EXP.J.	=	EXPANSION JOINT	SDF	=	STEP DOWN FOOTING
EXT.	=	EXTERIOR	SL.	=	SLAB
			SPEC'S.	=	SPECIFICATIONS
F.F.	=	FAR FACE	STD.	=	STANDARD
FDN.	=	FOUNDATION	SQ.	=	SQUARE
FIN.	=	FINISHED	STRUCT.	=	STRUCTURAL
FL.	=	FLOOR			
FTG.	=	FOOTING	T	=	TOP
			T.J.	=	TIE JOIST
GA.	=	GAUGE	TLL	=	TOP LOWER LAYER
GALV.	=	GALVANIZED	TUL	=	TOP UPPER LAYER
GEN.	=	GENERAL	TEMP.	=	TEMPERATURE
			TYP.	=	TYPICAL
H. HOR.	=	HORIZONTAL	U/N	=	UNLESS OTHERWISE NOTED
HH	=	HOOKED EACH END	U/S	=	UNDERSIDE
INT.	=	INTERIOR	Vf	=	FACTORED SHEAR FORCE
			V. VERT.	=	VERTICAL
JT.	=	JOINT	WWF	=	WELDED WIRE FABRIC
			w/	=	WITH
			wD; wL	=	UNIFORMLY DISTRIBUTED LOADS

REINFORCEMENT DEVELOPMENT LENGTHS 0301

TABLE 1 - TENSION DEVELOPMENT LENGTH (in)

BAR SIZE	f'c 2900psi	3626psi	4352psi	5077psi	5802psi
4	12.6	11.8	11.8	11.8	11.8
5	18.9	16.9	15.4	14.6	13.4
6	25.2	22.8	20.9	19.3	18.1
8	39.8	35.4	32.3	29.9	28.0
9	47.6	42.5	39.0	35.8	33.5
11	55.5	49.6	45.3	41.7	39.4
14	71.7	63.8	58.3	53.9	50.8
18	87.4	78.0	71.3	66.1	61.8

TABLE 2 - TENSION LAP SPLICE (CLASS B) LENGTH (in)

BAR SIZE	f'c 2900psi	3626psi	4352psi	5077psi	5802psi
4	16.5	15.0	13.4	12.4	11.8
5	24.8	22.0	20.1	19.1	17.5
6	33.1	29.7	27.2	25.2	23.6
8	51.8	46.1	42.1	39.0	36.4
9	54.1	55.3	50.8	46.5	43.5
11	72.4	64.6	58.9	55.3	51.2
14	LAP SPLICES NOT PERMITTED				
18					

TABLE 3 - DEVELOPMENT LENGTH FOR STD HOOKS (in)

BAR SIZE	f'c 2900psi	3626psi	4352psi	5077psi	5802psi
4	6.1	5.9	5.9	5.9	5.9
5	9.4	8.3	7.5	6.9	6.7
6	12.4	11.0	10.2	9.4	8.9
8	15.4	13.8	12.6	11.6	11.0
9	18.5	16.5	15.2	14.2	13.0
11	21.7	16.9	17.7	16.3	15.2
14	38.5	34.4	31.4	29.1	27.2
18	49.6	44.4	40.6	37.5	35.1

TABLE 4 - COMPRESSION DEVELOPMENT LENGTH (in)

BAR SIZE	f'c=2900psi	f'c=3626psi	f'c≥4352psi
4	8.3	7.9	7.9
5	12.6	11.4	10.2
6	16.9	15.0	13.8
8	21.3	18.9	17.3
9	25.2	22.8	20.9
11	29.5	26.4	24.4
14	38.2	33.9	31.1
18	46.5	41.7	38.2

TABLE 5 - COMPRESSION LAP SPLICE LENGTH (in)

BAR SIZE	USUAL CONFINEMENT
4	11.8
5	17.3
6	22.8
8	28.7
9	34.6
11	40.2

NOTE: #14 AND #18 BARS SHALL BE SPLICED WITH MECHANICAL CONNECTORS

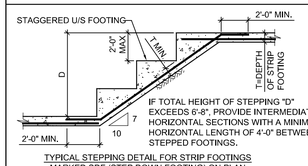
TABLE6- STANDARD HOOK DIMENSION FOR BLACK REINFORCING

BAR SIZE	400R OR 500R 90° HOOK (in)	400R OR 500R 180° HOOK (in)	400W OR 500W 90° HOOK (in)	400W OR 500W 180° HOOK (in)
4	7.1	5.5	7.1	5.1
5	10.2	7.1	9.8	6.7
6	12.2	8.7	11.8	7.9
8	15.7	11.0	15.7	11.0
9	20.1	15.7	19.3	13.8
11	24.0	18.9	23.2	16.9
14	31.1	26.8	30.3	24.4
18	40.6	35.4	39.8	32.7

REFER TO THE CRSI MANUAL OF STANDARD PRACTICE FOR MORE INFORMATION

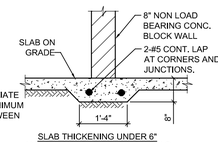
△2

WALL FOOTINGS 0306

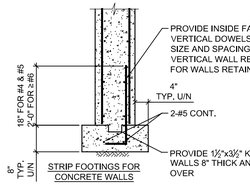


IF TOTAL HEIGHT OF STEPPING "D" EXCEEDS 6'-8", PROVIDE INTERMEDIATE HORIZONTAL SECTIONS WITH A MINIMUM HORIZONTAL LENGTH OF 4'-0" BETWEEN STEPPED FOOTINGS.

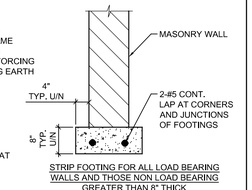
TYPICAL STEPPING DETAIL FOR STRIP FOOTINGS MARKED SDF (STEP DOWN FOOTING) ON PLAN



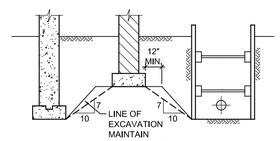
SLAB THICKENING UNDER 6" AND 8" NON LOAD BEARING WALLS



STRIP FOOTINGS FOR CONCRETE WALLS

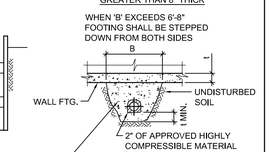


STRIP FOOTINGS FOR ALL LOAD BEARING WALLS AND THOSE NON LOAD BEARING GREATER THAN 8" THICK



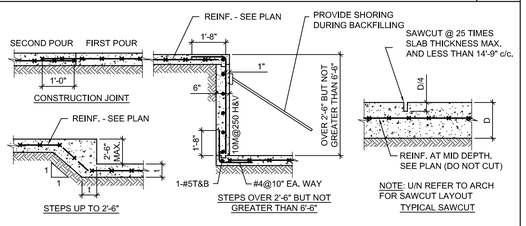
ADJUST FOOTING ELEVATIONS SHOWN ON DRAWINGS IF NECESSARY TO MAINTAIN THE MAX. 7 TO 10 SLOPE BETWEEN FOOTINGS AND ADJACENT EXCAVATIONS FOR DRAINS OR OTHER ITEMS.

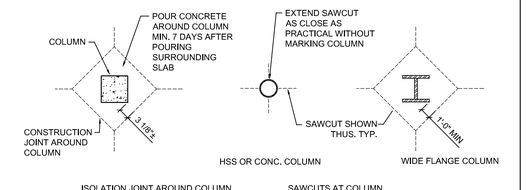
RELATION TO ADJACENT FOOTINGS AND EXCAVATIONS



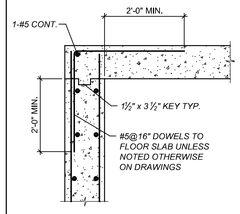
PIPES CROSSING BENEATH CONT. WALL FOOTINGS

SLABS ON GRADE - JOINTS, STEPS, SAWCUTS, STAIRS 0311

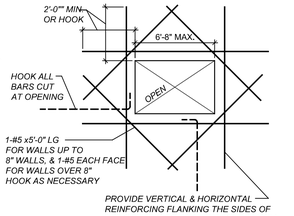




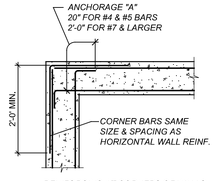
CONCRETE WALLS, PITS AND TRENCHES 0312



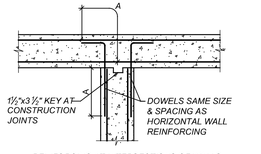
DETAIL AT TOP OF WALL/GRADE BEAM



DETAIL OF REINFORCING AT OPENINGS IN CONCRETE WALLS



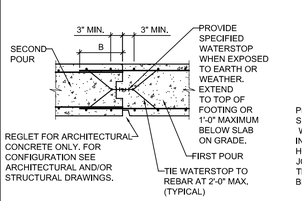
REINFORCING AT CORNERS OF WALLS



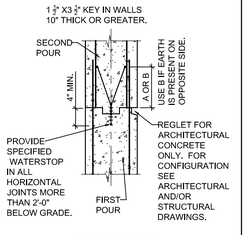
REINFORCING AT INTERSECTIONS OF WALLS

CONSTRUCTION JOINTS IN WALLS 0314

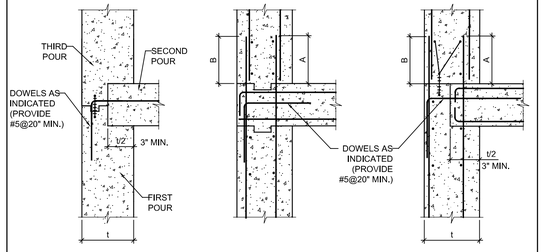
SPLICE LENGTHS
A - REFER TO TABLE 5, DETAIL 0301
B - REFER TO TABLE 2, DETAIL 0301, INCREASE BY 50% IF EPOXY-COATED BAR IS USED.



VERTICAL JOINT



HORIZONTAL JOINT



HORIZONTAL JOINTS AT SLAB

MARK	DATE	DESCRIPTION
△	2018.08.24	REVISED PERMIT SET
△	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
	2018.02.01	ISSUED FOR PERMIT
	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

PROJECT NAME:
VILLAGE HOUSE AT LOT 71

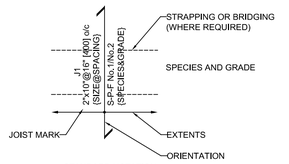
PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
TYPICAL DETAILS

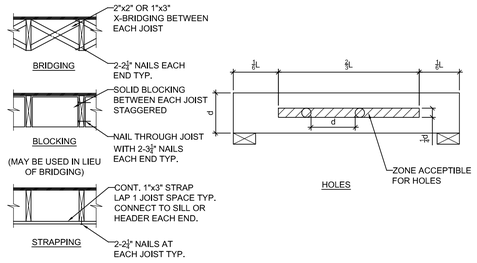
S-003

WOOD FRAMING FOR FLOORS (1 OF 2) — 0601

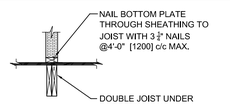


STANDARD NOTATION

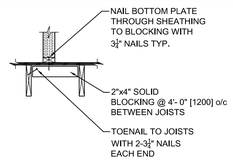
NOTES:
1. SEE PLANS FOR JOIST SIZE, SPACING, SPECIES AND LUMBER GRADE. SPACING NOT TO EXCEED 16" [406].
2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, PROVIDE BRIDGING AS PER THE DETAIL BELOW AND THE SPACING REQUIREMENTS OF NOTE 4.
3. WHERE SPECIFIED ON THE DRAWINGS, PROVIDE STRAPPING AS PER THE DETAIL BELOW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



WOOD FRAMING FOR FLOORS (2 OF 2) — 0602

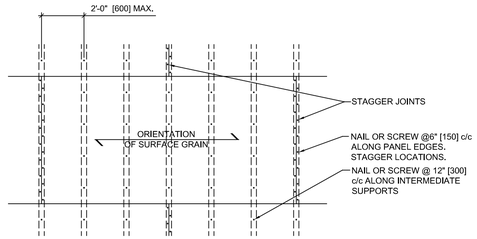


MIN. 1½" OF BOTTOM PLATE OVER SUPPORTING JOIST



LESS THAN 1½" OF BOTTOM PLATE OVER SUPPORTING JOIST

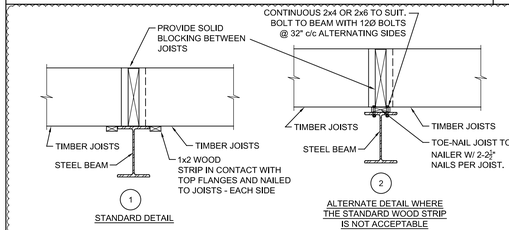
SUPPORT OF NON-LOADBEARING PARTITIONS PARALLEL TO JOISTS



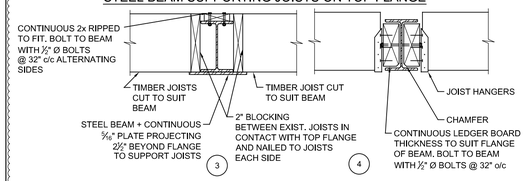
ATTACHMENT OF SHEATHING/SUB-FLOOR

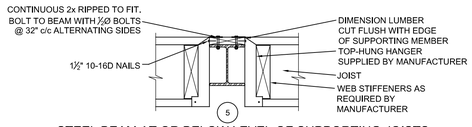
NOTE:
1. EDGES OF FLOOR SHEATHING TO BE TONGUE AND GROOVE.
2. USE 2" NAILS OR 1⅝" SCREWS FOR SHEATHING LESS THAN ¾" THICK.
3. USE 2½" NAILS OR 2" SCREWS FOR ¾" TO 1" SHEATHING
4. USE PRESSURE TREATED PLYWOOD FOR FLOORS OF KITCHENS AND BATHROOMS.
5. MINIMUM THICKNESS OF SUB-FLOOR SHALL BE ¾" FOR JOIST SPACING UP TO 1'-8" [500] AND ¾" FOR JOIST SPACING OF 2'-0" [600]

STEEL BEAMS SUPPORTING WOOD JOISTS — 0603



STEEL BEAM SUPPORTING JOISTS ON TOP FLANGE

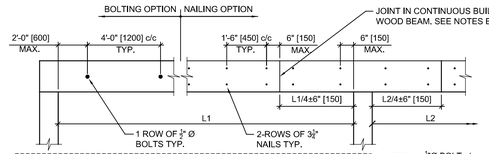




STEEL BEAM AT OR BELOW LEVEL OF SUPPORTING JOISTS

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

BUILT-UP WOOD BEAMS — 0604



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

¾Ø BOLT c/w WASHER EACH END

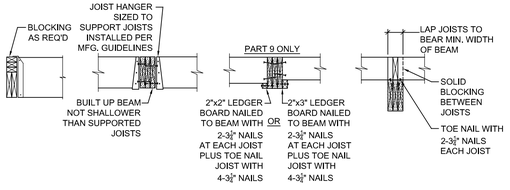
OR

½" MIN. EACH PLY

DOUBLE ROW OF 3¼" NAILS THROUGH EACH PLY, STAGGER NAIL LOCATIONS

FASTENING OF BEAMS

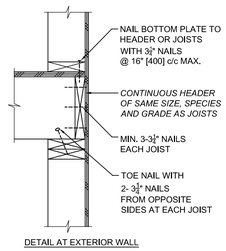
NOTE: SEE ABOVE FOR SPACING OF ANCHORS



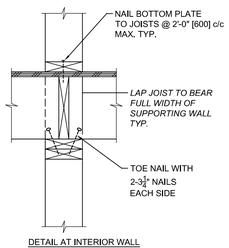
SUPPORT OF JOISTS

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

FLOOR FRAMING AT WALLS — 0605

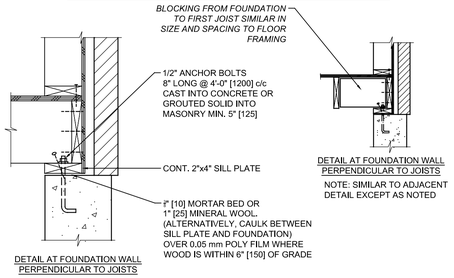


DETAIL AT EXTERIOR WALL



DETAIL AT INTERIOR WALL

FLOOR FRAMING DETAILS AT WOOD FRAME WALLS



DETAIL AT FOUNDATION WALL PERPENDICULAR TO JOISTS

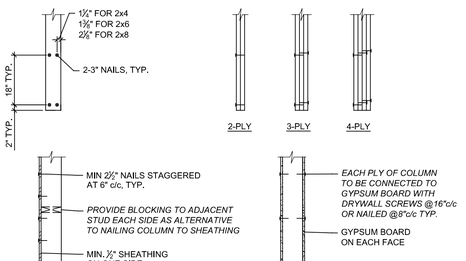
DETAIL AT FOUNDATION WALL PERPENDICULAR TO JOISTS

NOTE: SIMILAR TO ADJACENT DETAIL EXCEPT AS NOTED

NOTE: NAILING ETC. SIMILAR TO WOOD FRAME WALLS

BUILT-UP WOOD COLUMNS — 0610

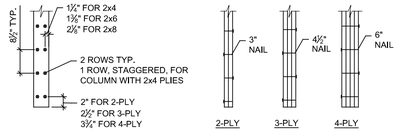
BUILT-UP WOOD COLUMN IN WALL



WOOD SHEATHED WALLS

INTERIOR PARTITIONS

FREE STANDING BUILT-UP WOOD COLUMN



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

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SEAL:

MARK	DATE	DESCRIPTION
2	2018.08.24	REVISED PERMIT SET
1	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
	2018.02.01	ISSUED FOR PERMIT
	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

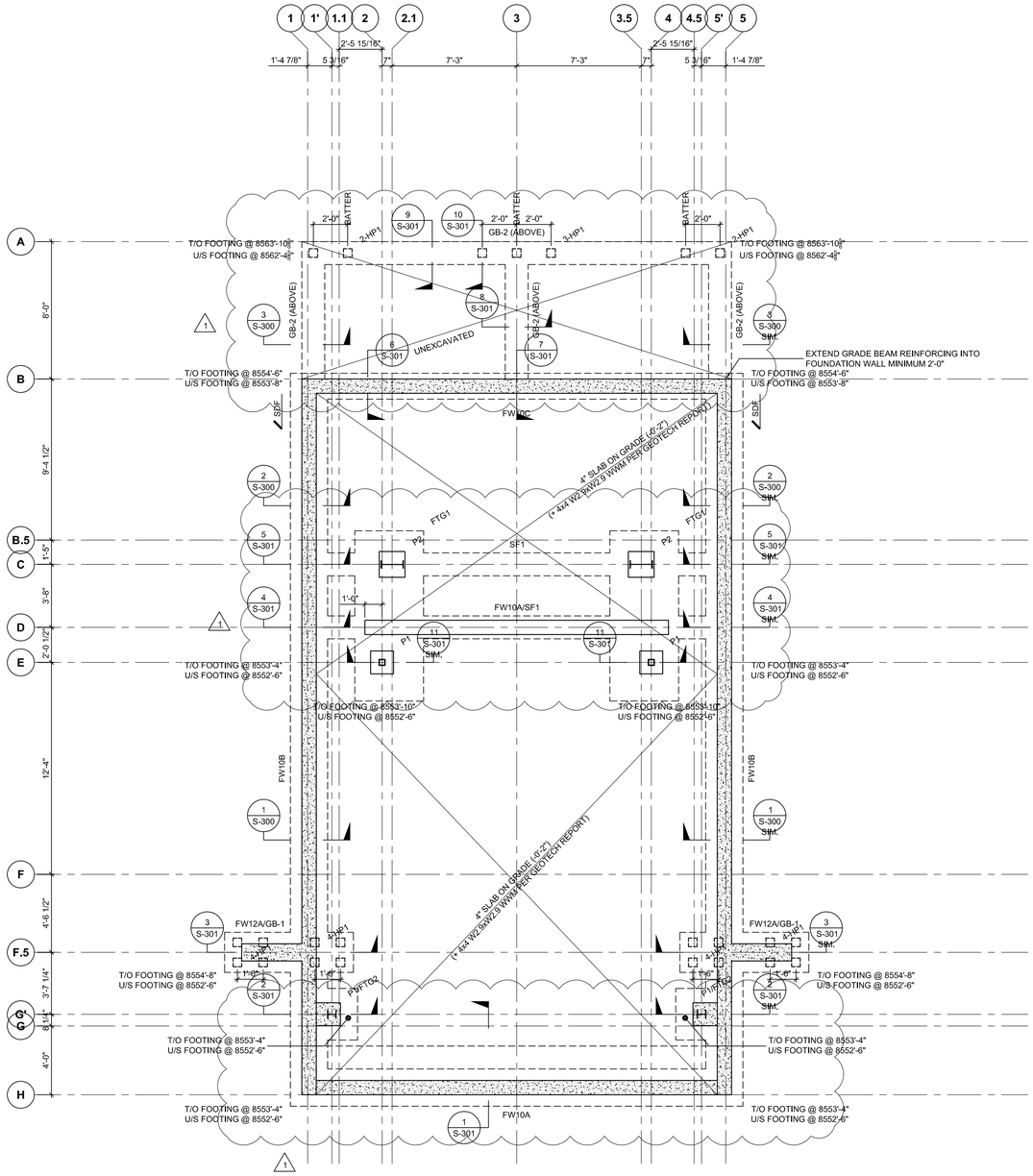
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
TYPICAL DETAILS CONT.'D

S-004



1 S-100 FOUNDATION PLAN
1/4" = 1'-0"

NOTES:

1. A GEOTCHNICAL REPORT HAS BEE PREPARED BY IGES INC. "GEOTECHNICAL AND GEOLOGIC HAZARD INVESTIGATION LOT 71R OF SUMMIT EDEN PHASE 1C 8488 E. SPRING PARK ROAD SUMMIT POWDER MOUNTAIN." CONTRACTOR IS TO READ THE REPORT AND BECOME FAMILIAR WITH ITS CONTENTS.
2. SHALLOW FOUNDATIONS HAVE BEEN DESIGNED WITH AN ALLOWABLE BEARING CAPCITY OF 2,900psf FOR DEAD AND LIVE LOADS. ½ INCREASE FOR SEISMIC AND WIND.
3. NO FOOTINGS ARE TO BE CAST WITHOUT PRIOR APPROVAL FROM THE GEOTECHNICAL CONSULTANT.
4. ASSUMED SPOT ELEVATIONS OF FOOTINGS ARE GIVEN AS UNDERSIDE OF FOOTING AND ARE RELATIVE FINISHED FLOOR OF (0'-0" & GEODETIC EL. 8555'-6"). U/S OF FOOTINGS MAY BE REQUIRED TO VARY BASED ON COMMENTS FROM IGES FOLLOWING EXCAVATION.
5. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

FOUNDATION MEMBER SCHEDULE

MEMBER MARK	MEMBER DESCRIPTION	REMARKS
FW10A	10" CONCRETE FOUNDATION WALL	V.I.F #5 @ 18" c/c V.O.F #5 @ 18" c/c H.I.F #5 @ 18" c/c H.O.F #5 @ 18" c/c ON 10"x26" CONTINUOUS STRIP FOOTING r/w 2 #5 CONTINUOUS BARS. WALL TO BE COMPLETELY BACKFILLED EACH SIDE.
FW10B	10" CONCRETE FOUNDATION WALL	V.I.F #5 @ 18" c/c V.O.F #5 @ 18" c/c H.I.F #5 @ 18" c/c H.O.F #5 @ 18" c/c ON 10"x26" CONTINUOUS STRIP FOOTING r/w 2 #5 CONTINUOUS BARS.
FW10C	10" CONCRETE FOUNDATION WALL	V.I.F #5 @ 18" c/c V.O.F N/A H.I.F #5 @ 18" c/c H.O.F N/A ON 10"x18" CONTINUOUS STRIP FOOTING r/w 2 #5 CONTINUOUS BARS.
FW12A	12" CONCRETE BUTTRESS WALL	V.E.F #5 @ 12" c/c V.E.F #5 @ 12" c/c HORIZONTAL: #4 TIES REFER TO SECTION. ON GB1 7 #6 TOP AND BOTTOM #4 TIES @ 4" c/c 4-HP1 AT EACH END
GB-1	2'-2"Dx2'-2"Wx7'-6" CONCRETE GRADE BEAM	r/w 7 #6 TOP AND BOTTOM BARS #4 TIES @ 4" c/c 4-HP1 AT EACH END. REFER TO SECTION.
GB-2	1'-6"Dx1'-4"W CONCRETE GRADE BEAM	r/w 5 #6 TOP AND BOTTOM BARS #3 TIES @ 8" c/c HP1 SPACING PER PLAN
FTG1	4'-0"x10'-0"x1'-4" CONCRETE PAD FOOTING	r/w 5 #6 BARS LONG DIRECTION EACH FACE 8 #6 BARS SHORT DIRECTION EACH FACE
FTG2	3'-0"x3'-0"x0'-10" CONCRETE PAD FOOTING	r/w 5 #5 BARS LONG DIRECTION BOTTOM 5 #5 BARS SHORT DIRECTION BOTTOM
SF1	20"x10" CONT. STRIP FOOTING	r/w 2 #5 CONTINUOUS
P1	16"x16" CONCRETE PIER (MIN. DIMENSIONS)	r/w 8 #5 VERTICALS AND #4 TIES @ 10"c/c. PROVIDE #3 HOOKED DOWELS TO FOOTING
P2	16"x16" CONCRETE PIER (MIN. DIMENSIONS)	r/w 12 #5 VERTICALS AND #4 TIES @ 10"c/c. PROVIDE #3 HOOKED DOWELS TO FOOTING
HP1	HELICAL PILE	EACH PIER RATED FOR 20 KIPS C/T (LFRD)

NOTES:

1. AT A MINIMUM PROVIDE DOWELS FROM STRIP FOOTING TO WALLS ABOVE MATCHING VERTICAL BARS FROM WALL ABOVE.

1

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SEAL:

MARK	DATE	DESCRIPTION
1	2018.08.24	REVISED PERMIT SET
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	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

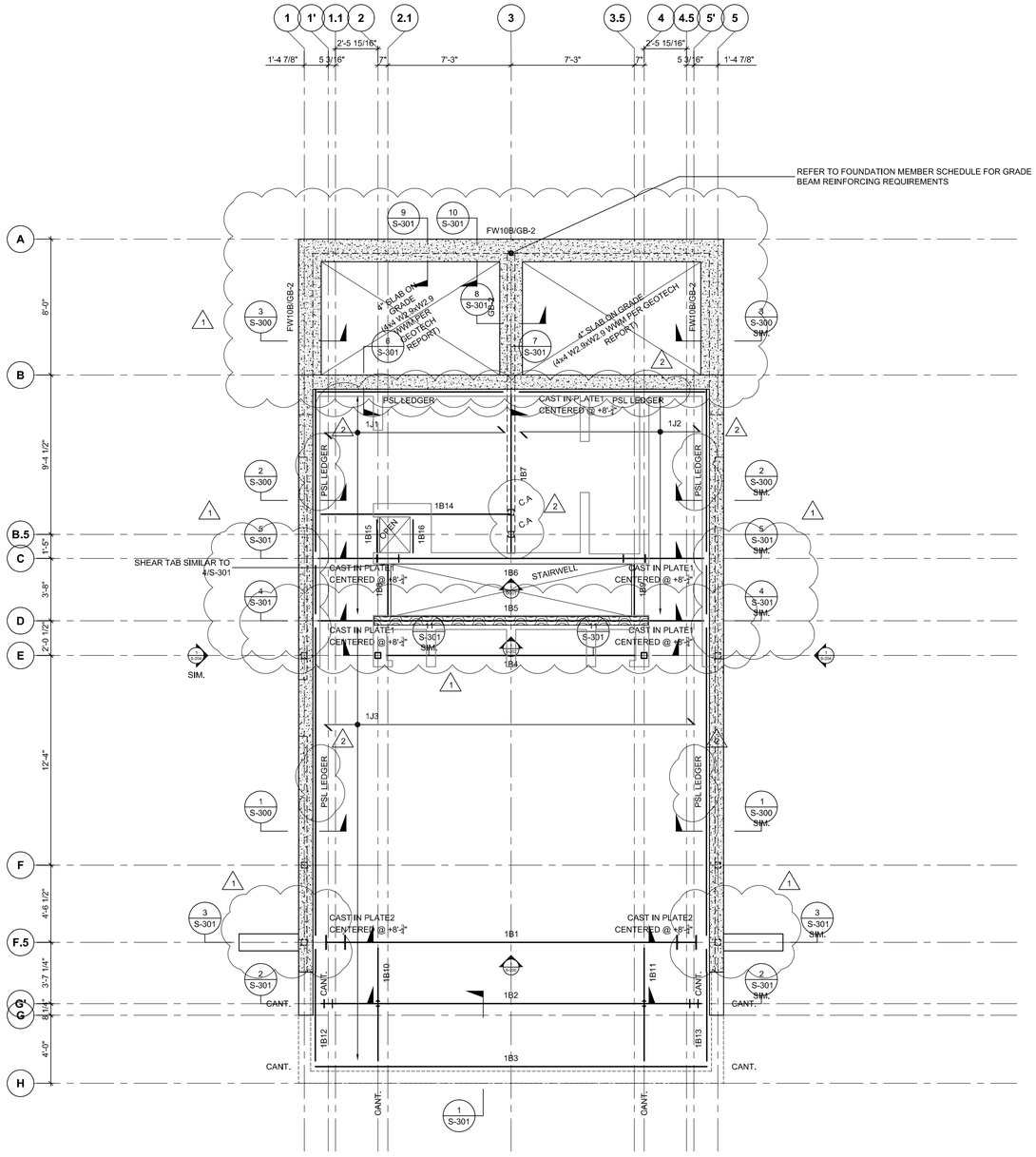
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
FOUNDATION PLAN

S-100



1 S-101 GARAGE LEVEL SHOWING LEVEL 2 FRAMING
1/4" = 1'-0"

1. MAIN FLOOR DATUM IS LOCATED (8'-11 1/4") ABOVE PROJECT 0'-0"
2. TOP OF SHEATHING IS AT (-0'-2") BELOW FINISH
3. WHERE CROSSEED AND NOTED SHEATHING ELEVATION IS GIVEN RELATIVE TO THE DATUM
4. LOADS USED IN DESIGN: DEAD: 40psf (INTERIOR SPACE + 1 1/2" LIGHTWEIGHT GYPCRETE)
SNOW: N/A
LIVE: 40psf
5. ALL SHEATHING TO BE 3/4" T&G APPLIED DIRECTLY TO THE JOISTS
6. TYPICAL SUBFLOOR NAILING SHALL BE 10d NAILS @ 6"c/c @ ALL SUPPORTED EDGES
7. OVER SFRS BEAMS NAILING SPACING TO BE 2" ROWS OF 10d BOX NAILS @ 2" c/c TO NAILER PLATE.
8. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

LEVEL 2 MEMBER SCHEDULE

MEMBER MARK	MEMBER DESCRIPTION	REACTIONS LEFT	REACTIONS RIGHT	REMARKS
1J1	14" REDBUILT RED I-45 @16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
1J2	14" REDBUILT RED I-45 @16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
1J3	14" REDBUILT RED I-65 @12" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
1B1 (SFRS)	W12x72	Vf = 23.0 (8)	Vf = 23.0 (8)	TOP PLATE NAILER. CHORD MEMBER. CONNECTION TO CAST IN PLATE
1B2	W12x30	Vf = 29.0 (13)	Vf = 29.0 (13)	WEB PACK OUT + TOP PLATE NAILER. BLOCKING @ 4'-0" c/c EACH SIDE.
1B3	W12x26	Vf = 9.0 (1)	Vf = 9.0 (1)	WEB PACK OUT + TOP PLATE NAILER
1B4	W8x18	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER
1B5 (SFRS)	2 - 1 3/4" x 14" LVL	1.5	1.5	CHORD
1B6 (SFRS)	W12x35	Vf = 12.5 (8)	Vf = 12.5 (8)	TOP PLATE NAILER. CONNECTION TO CAST IN PLATE. CHORD
1B7	W12x26	Vf = 20.0 (1)	Vf = 20.0 (8)	TOP PLATE NAILER. CONNECTION TO CAST IN PLATE AT NORTH END.
1B8	2 - 1 3/4" x 14" LVL	1.5	1.5	
1B9	2 - 1 3/4" x 14" LVL	1.5	1.5	
1B10	W12x30	Vf = 28.0 Mf = 49.5 (7)	Vf = 13.0 (1)	TOP PLATE NAILER.
1B11	W12x30	Vf = 28.0 Mf = 49.5 (7)	Vf = 13.0 (1)	TOP PLATE NAILER.
1B12	W12x26	Vf = 2.0 (1)	Vf = 2.0 (1)	WEB PACK OUT + TOP PLATE NAILER
1B13	W12x26	Vf = 2.0 (1)	Vf = 2.0 (1)	WEB PACK OUT + TOP PLATE NAILER
1B14	2 - 1 3/4" x 14" LVL	1.0	1.0	
1B15	2 - 1 3/4" x 14" LVL	1.0	1.0	
1B16	2 - 1 3/4" x 14" LVL	1.0	1.0	
PSL LEDGER (SFRS)	1 3/4" x 14" PARALLAM PSL PLUS	BENT PLATE WITH 3/4" THREADED ROD @ 24" c/c FROM BENT PLATE TO FOUNDATION WALL. INSTALL SILLGASKET BETWEEN FDN WALL AND PLATE. FASTEN LEDGER TO PLATE WITH TBS WOOD-TO-STEEL SCREWS @ 8" c/c. REFER TO 3/S-300		

NOTES:

1. ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
2. ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2015 LOAD CASES (LRFD)
3. LEFT AND RIGHT BEAM REACTIONS ORIENTATED WITH THE MEMBER LABEL ON PLAN.
4. ALL FASTENERS (ie. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (ie. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.1 (2)
5. FOR STEEL BEAMS, REFER TO S-203 FOR CONNECTION DETAILING

(1)

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SEAL:

PROFESSIONAL STRUCTURAL ENGINEER
No. 9085627-2203
MICHAEL C. GALLAWAY
STATE OF UTAH

MARK	DATE	DESCRIPTION
2	2018.08.24	REVISED PERMIT SET
1	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
	2018.02.01	ISSUED FOR PERMIT
	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

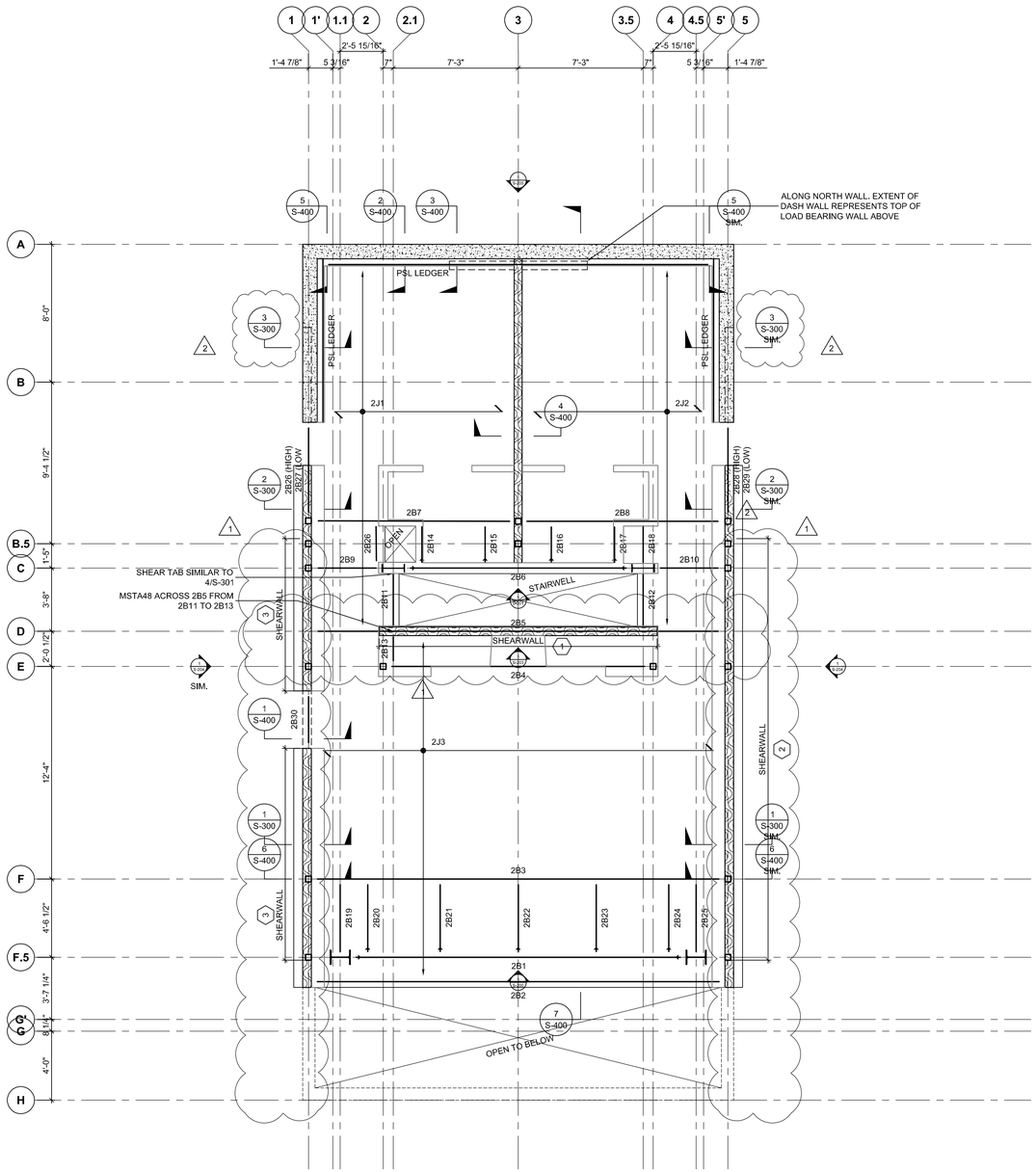
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
LEVEL 2 FRAMING PLAN

S-101



1 LEVEL 2 SHOWING LEVEL 3 FLOOR FRAMING
S-102 1/4" = 1'-0"

1. SECOND FLOOR DATUM IS LOCATED (+18'-4 1/2") ABOVE PROJECT 0'-0"
2. TOP OF SHEATHING IS AT (-0'-2") BELOW FINISH
3. WHERE CROSSEED AND NOTED SHEATHING ELEVATION IS GIVEN RELATIVE TO THE DATUM
4. LOADS USED IN DESIGN: DEAD: 40psf (INTERIOR SPACE + 1 1/2" LIGHTWEIGHT GYPCRETE)
   SNOW: N/A
   LIVE: 40psf
5. ALL SHEATHING TO BE 3/4" T&G APPLIED DIRECTLY TO THE JOISTS.
6. TYPICAL NAILING SHALL BE 10d NAILS @ 6"c/c @ ALL SUPPORTED EDGES, 12"c/c @ ALL INTERMEDIATE SUPPORT UNLESS OTHERWISE NOTED.
7. OVER SMF NAILING SPACING TO BE 2" c/c TO NAILER PLATE.
8. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

LEVEL 3 MEMBER SCHEDULE

MEMBER MARK	MEMBER DESCRIPTION	REACTIONS LEFT	REACTIONS RIGHT	REMARKS
2J1	14" REDBUILT RED I-45 @16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
2J2	14" REDBUILT RED I-45 @16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
2J3	14" REDBUILT RED I-65 @12" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
2B1 (SFRS)	W10x26	Vf = 27.5 Mf = 81.5 (11)	Vf = 27.5 Mf = 81.5 (11)	RBS-SMF REFER TO STEEL ELEVATIONS TOP PLATE NAILER
2B2	2 - 1 3/4" x 14" LVL	4.0	4.0	
2B3	W10x26	Vf = 4.0 (8)	Vf = 4.0 (8)	TOP PLATE NAILER
2B4	W8X18	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER
2B5 (SFRS)	2 - 1 3/4" x 14" LVL	1.5	1.5	CHORD
2B6 (SFRS)	W14x22	Vf = 5.0 Mf = 33.0 (11)	Vf = 5.0 Mf = 33.0 (11)	RBS-SMF REFER TO STEEL ELEVATIONS TOP PLATE NAILER
2B7	W10x22	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER
2B8	W10x22	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER
2B9 (SFRS)	W8x18	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER (CHORD)
2B10 (SFRS)	W8x18	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER (CHORD)
2B11	2 - 1 3/4" x 14" LVL	1.5	1.5	
2B12	2 - 1 3/4" x 14" LVL	1.5	1.5	
2B13	2 - 1 3/4" x 14" LVL	1.5	1.5	
2B14	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B15	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B16	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B17	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B18	W10x22	Vf = 1.5 (8)	Vf = 1.5 (1)	TOP PLATE NAILER
2B19	W10x22	Vf = 1.5 (8)	Vf = 1.5 (1)	TOP PLATE NAILER
2B20	W10x22	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B21	W10x22	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B22	W10x22	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B23	W10x22	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B24	W10x22	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
2B25	W10x22	Vf = 1.5 (8)	Vf = 1.5 (1)	TOP PLATE NAILER
2B26	2 - 1 3/4" x 14" LVL	0.5	0.5	
2B27	1 - 1 3/4" x 14" LVL + RIM	0.5	1.0	
2B28	2 - 1 3/4" x 14" LVL	0.5	0.5	
2B29	1 - 1 3/4" x 14" LVL + RIM	0.5	1.0	
2B30	2 - 1 3/4" x 14" LVL	1.0	1.0	
PSL LEDGER (SFRS)	1 3/4" x 14" PARALLAM PSL PLUS	BENT PLATE WITH 3/4" THREADED ROD @ 24" c/c FROM BENT PLATE TO FOUNDATION WALL. INSTALL SILLGASKET BETWEEN FDN WALL AND PLATE. FASTEN LEDGER TO PLATE WITH TBS WOOD-TO-STEEL SCREWS @ 8" c/c. REFER TO 3/S-300		

NOTES:

1. ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
2. ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2015 LOAD CASES (LRFD)
3. LEFT AND RIGHT BEAM REACTIONS ORIENTATED WITH THE MEMBER LABEL ON PLAN.
4. ALL FASTENERS (ie, NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (ie, SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.1.
5. FOR STEEL BEAMS, REFER TO S-203 FOR CONNECTION DETAILING

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SEAL:

MARK	DATE	DESCRIPTION
2	2018.08.24	REVISED PERMIT SET
1	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
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	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

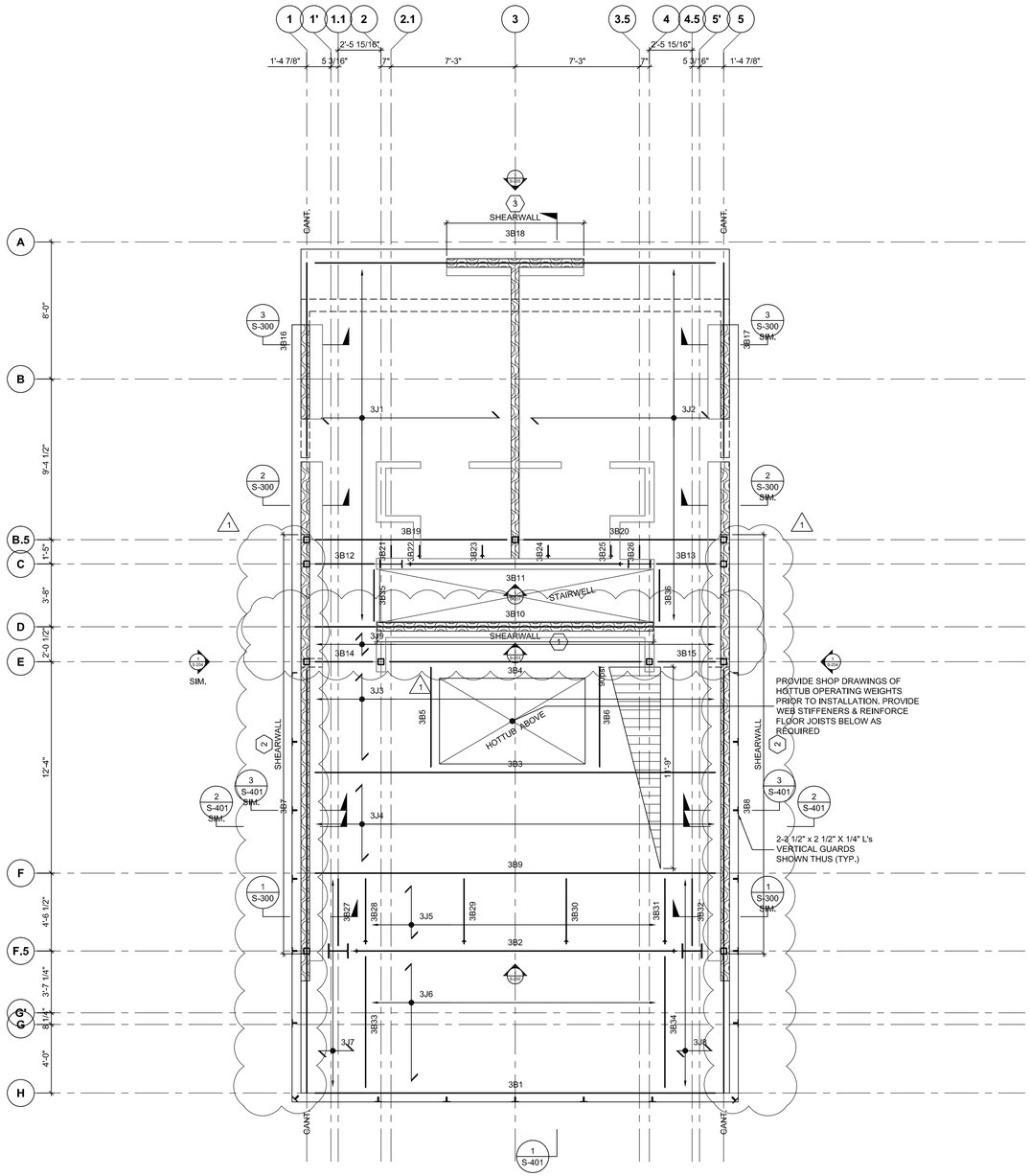
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
LEVEL 3 FRAMING PLAN

S-102



PROVIDE SHOP DRAWINGS OF HOTTUB OPERATING WEIGHTS PRIOR TO INSTALLATION. PROVIDE WEB STIFFENERS & REINFORCE FLOOR JOISTS BELOW AS REQUIRED

2-3 1/2" x 2 1/2" X 1/4" L's VERTICAL GUARDS SHOWN THUS (TYP.)

1 S-103 LEVEL 3 SHOWING LEVEL 4 FRAMING
1/4" = 1'-0"

1. TERRACE DATUM IS LOCATED (28'-10 1/2") ABOVE PROJECT 0'-0"
2. TOP OF SHEATHING IS AT (-0'-2") BELOW THE DATUM.
3. WHERE CROSSEED AND NOTED SHEATHING ELEVATION IS GIVEN RELATIVE TO THE DATUM
4. LOADS USED IN DESIGN: DEAD: 40psf (INTERIOR SPACE + 1 1/2" LIGHTWEIGHT GYPCRETE)
   45psf (EXTERIOR TERRACE - SLOPED INSULATION)
   SNOW: 192psf
   LIVE: 40psf
5. ALL SHEATHING TO BE 3/4" T&G APPLIED DIRECTLY TO THE JOISTS.
6. TYPICAL NAILING SHALL BE 10d NAILS @ 6"c/c @ ALL SUPPORTED EDGES AND OVER SHEARWALLS. 12" c/c @ ALL INTERMEDIATE SUPPORT UNLESS OTHERWISE NOTED.
7. OVER SMF NAILING SPACING TO BE 2" c/c TO NAILER PLATE.
8. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

LEVEL 4 MEMBER SCHEDULE

MEMBER MARK	MEMBER DESCRIPTION	REACTIONS LEFT	REACTIONS RIGHT	REMARKS
3J1	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
3J2	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
3J3	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.5	1.5	SOLID BLOCKING @ 8'-0" c/c MAX
3J4	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
3J5	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
3J6	11 7/8" REDBUILT RED I-45 @ 16" c/c	2.0	2.0	SOLID BLOCKING @ 8'-0" c/c MAX
3J7	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
3J8	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
3J9	11 7/8" REDBUILT RED I-45 @ 16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
3B1	W16x36	Vf = 18.0 (1)	Vf = 18.0 (1)	WEB PACK OUT + TOP PLATE NAILER
3B2 (SFRS)	W12x35	Vf = 27.5 Mf = 81.5 (11)	Vf = 27.5 Mf = 81.5 (11)	RBS-SMF REFER TO STEEL ELEVATIONS WEB PACK OUT + TOP PLATE NAILER
3B3	W16x45	Vf = 33.0 (1)	Vf = 33.0 (1)	WEB PACK OUT + TOP PLATE NAILER. FULL HEIGHT STIFFENER AT GIRDER.
3B4	W8x48	Vf = 18.0 (8)	Vf = 18.0 (8)	WEB PACK OUT + TOP PLATE NAILER
3B5	W8x18	Vf = 2.0 (1)	Vf = 2.0 (1)	WEB PACK OUT + TOP PLATE NAILER
3B6	W8x18	Vf = 2.0 (1)	Vf = 2.0 (1)	WEB PACK OUT + TOP PLATE NAILER
3B7 (SFRS)	W16x36	Vf = 64.5 (13)	Vf = 20 (13)	WEB PACK OUT + TOP PLATE NAILER. CHORD MEMBER
3B8 (SFRS)	W16x36	Vf = 64.5 (13)	Vf = 20 (13)	WEB PACK OUT + TOP PLATE NAILER. CHORD MEMBER
3B9	W16x45	Vf = 24.0 (1)	Vf = 24.0 (1)	WEB PACK OUT + TOP PLATE NAILER. FULL HEIGHT STIFFENER AT GIRDER.
3B10 (SFRS)	2 - 1 3/4" x 14" LVL	1.5	1.5	CHORD
3B11 (SFRS)	W14x22	Vf = 5.5 Mf = 35.0 (11)	Vf = 5.5 Mf = 35.0 (11)	RBS-SMF REFER TO STEEL ELEVATIONS TOP PLATE NAILER
3B12 (SFRS)	W18x18	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER. CHORD
3B13 (SFRS)	W8x18	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER. CHORD
3B14	W8x18	Vf = 1.5 (8)	Vf = 1.5 (8)	WEB PACK OUT + TOP PLATE NAILER
3B15	W8x18	Vf = 1.5 (8)	Vf = 1.5 (8)	WEB PACK OUT + TOP PLATE NAILER
3B16	3 - 1 3/4" x 14" LVL	4.0	16.0	
3B17	3 - 1 3/4" x 14" LVL	4.0	16.0	
3B18	3 - 1 3/4" x 11 7/8" LVL	12.0	12.0	
3B19	W10x22	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER
3B20	W10x22	Vf = 1.5 (8)	Vf = 1.5 (8)	TOP PLATE NAILER
3B21	W10x22	Vf = 1.5 (8)	Vf = 1.5 (1)	TOP PLATE NAILER
3B22	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B23	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B24	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B25	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B26	W10x22	Vf = 1.5 (8)	Vf = 1.5 (1)	TOP PLATE NAILER
3B27	W12x26	Vf = 2.5 (8)	Vf = 2.5 (1)	TOP PLATE NAILER
3B28	W12x26	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B29	W12x26	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B30	W12x26	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B31	W12x26	Vf = 1.5 Mf = 14.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
3B32	W12x26	Vf = 2.5 (8)	Vf = 2.5 (1)	TOP PLATE NAILER
3B33	3 - 1 3/4" x 11 7/8" LVL	2.0	2.0	
3B34	3 - 1 3/4" x 11 7/8" LVL	2.0	2.0	
3B35	2 - 1 3/4" x 11 7/8" LVL	1.5	1.5	
3B36	2 - 1 3/4" x 11 7/8" LVL	1.5	1.5	

NOTES:

1. ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
2. ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2015 LOAD CASES (LRFD)
3. LEFT AND RIGHT BEAM REACTIONS ORIENTATED WITH THE MEMBER LABEL ON PLAN.
4. ALL FASTENERS (ie. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (ie. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.1.
5. FOR STEEL BEAMS, REFER TO S-203 FOR CONNECTION DETAILING

1 2

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	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

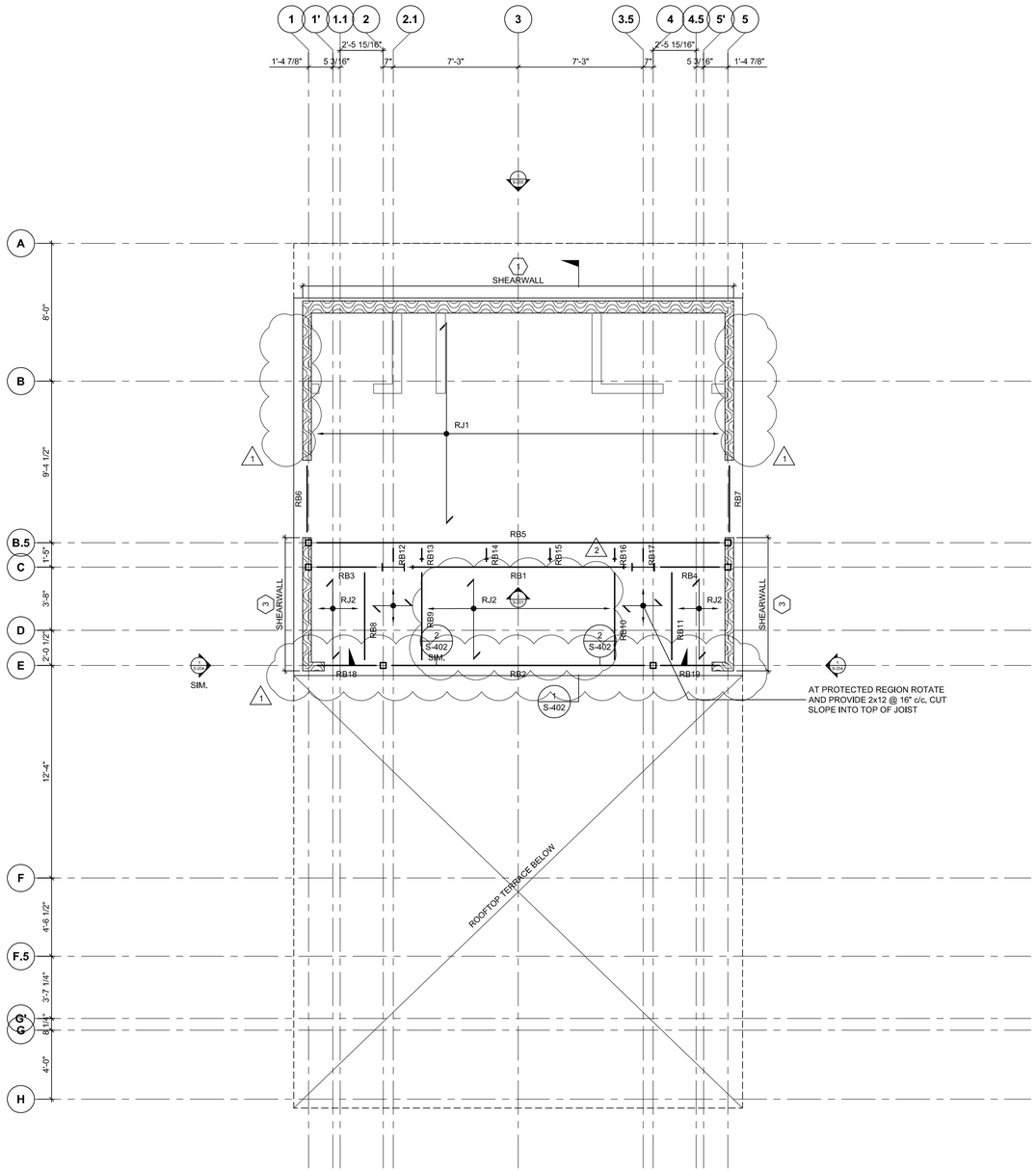
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE: AS NOTED	PROJECT NUMBER: 170450

SHEET TITLE:
LEVEL 4 FRAMING PLAN

S-103



1 S-104 LEVEL 4 SHOWING UPPER ROOF FRAMING
1/4" = 1'-0"

1. ROOF DATUM VARIES BASED ON ROOF SLOPE. REFER TO ARCHITECTURAL DRAWINGS.
2. TOP OF SHEATHING IS AT (-0'-3 1/2") BELOW FINISH
3. LOADS USED IN DESIGN: DEAD: 25psf
   SNOW: 192psf
   LIVE: N/A
4. ALL SHEATHING TO BE 3/4" T&G APPLIED DIRECTLY TO THE JOISTS.
5. TYPICAL NAILING SHALL BE 10d NAILS @ 6"c/c @ ALL SUPPORTED EDGES AND OVER SHEARWALLS. 12" c/c @ ALL INTERMEDIATE SUPPORT UNLESS OTHERWISE NOTED.
6. OVER SMF NAILING SPACING TO BE 2" c/c TO NAILER PLATE.
7. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.

ROOF MEMEBER SCHEDULE

MEMBER MARK	MEMBER DESCRIPTION	REACTIONS LEFT	REACTIONS RIGHT	REMARKS
RJ1	14" REDBUILT RED I-90 @12" c/c	2.0	2.0	SOLID BLOCKING @ 8'-0" c/c MAX
RJ2	14" REDBUILT RED I-45 @16" c/c	1.0	1.0	SOLID BLOCKING @ 8'-0" c/c MAX
RB1 (SFRS)	W14x22	Vf = 8.0 Mf = 26.5 (11)	Vf = 8.0 Mf = 26.5 (11)	RBS-SMF REFER TO STEEL ELEVATIONS WEB PACK OUT + TOP PLATE NAILER
RB2	4 - 1¾" x 16" LVL	4.5	4.5	
RB3 (SFRS)	W14x22	Vf = 2.5 (13)	Vf = 2.5 (13)	WEB PACK OUT + TOP PLATE NAILER. CHORD
RB4 (SFRS)	W14x22	Vf = 2.5 (13)	Vf = 2.5 (13)	WEB PACK OUT + TOP PLATE NAILER CHORD.
RB5	W14x53	Vf = 31.0 (13)	Vf = 31.0 (13)	WEB PACK OUT + TOP PLATE NAILER
RB6	2 - 1¾"x14" LVL	0.5	0.5	
RB7	2 - 1¾"x14" LVL	0.5	0.5	
RB8	2 - 1¾"x14" LVL	1.5	1.5	
RB9	2 - 1¾"x14" LVL	1.5	1.5	
RB10	2 - 1¾"x14" LVL	1.5	1.5	
RB11	2 - 1¾"x14" LVL	1.5	1.5	
RB12	W10x22	Vf = 1.5 (8)	Vf = 1.5 (1)	TOP PLATE NAILER
RB13	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
RB14	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
RB15	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
RB16	W10x22	Vf = 1.5 Mf = 9.5 (17)	Vf = 1.5 (1)	TORSION BRACE TOP PLATE NAILER
RB17	W10x22	Vf = 1.5 (8)	Vf = 1.5 (1)	TOP PLATE NAILER
RB18	2 - 1¾" x 16" LVL	1.5	1.5	
RB19	2 - 1¾" x 16" LVL	1.5	1.5	

NOTES:

1. ALL WOOD CONNECTORS ARE TO BE BY SIMPSON STRONG TIE. PROVIDE CONSULTANT WITH FULL SPEC. OF ALL ALTERNATE HANGERS FOR APPROVAL PRIOR TO USE.
2. ALL LOADS HAVE BEEN FACTORED IN ACCORDANCE WITH IBC 2015 LOAD CASES (LRFD)
3. LEFT AND RIGHT BEAM REACTIONS ORIENTATED WITH THE MEMBER LABEL ON PLAN.
4. ALL FASTENERS (ie. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (ie. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.1.
5. FOR STEEL BEAMS, REFER TO S-203 FOR CONNECTION DETAILING

SHEARWALL SCHEDULE

MEMBER MARK	PLYWOOD SHEATHING	EDGE NAILING	BOTTOM PLATE TO RIM	SILL BOLTING	ASD SHEAR (PLF)	END STUDS	FOUNDATION ANCHORAGE
SW1 (1)	15/32" STRUCT I	8d @ 6" c/c	16d @ 6" c/c COMMON	5/8"Ø @ 32" c/c	280	2-2x6	SIMPSON HDU-8 c/w ⅞"Ø CAST IN HEADED STUD. 8" EMBEDMENT. PROVIDE ADDITIONAL 2 #3 INVERTED U-BARS, 1 EACH SIDE OF ANCHOR
SW2 (2)	15/32" STRUCT I	8d @ 4" c/c	16d @ 6" c/c COMMON	5/8"Ø @ 32" c/c	430	2-2x6	SIMPSON HDU-8 c/w ⅞"Ø CAST IN HEADED STUD. 10" EMBEDMENT. PROVIDE ADDITIONAL 2 #3 INVERTED U-BARS, 1 EACH SIDE OF ANCHOR
SW3 (3)	15/32" STRUCT I	8d @ 3" c/c	16d @ 6" c/c COMMON	5/8"Ø @ 16" c/c	550	2-2x6	SIMPSON HDU-11 c/w 1"Ø CAST IN HEADED STUD. 12" EMBEDMENT. PROVIDE ADDITIONAL 2 #3 INVERTED U-BARS, 1 EACH SIDE OF ANCHOR
SW4 (4)	15/32" STRUCT I	8d @ 2" c/c	16d @ 6" c/c COMMON	5/8"Ø @ 16" c/c	730	2-2x6	SHEARWALL NAILING PATTERN CURRENTLY NOT IN USE.

NOTES:

1. ALL PANEL EDGES SHALL BE BACKED WITH 2" NOMINAL FRAMING MINIMUM.
2. ALL PANEL EDGES RECIEVING EDGE NAILING FROM ABUTTING PANELS SHALL BE 3" NOMINAL MINIMUM OR STAGGER ROWS TO PROVIDE
3. MINIMUM 1/2" EDGE DISTANCE.
4. PROVIDE 3"x3"x0.229 WASHERS FOR ALL ANCHOR BOLTS TO STILL PLATES (TYP.), LOCATE ANCHORS, SUCH THAT EDGE OF WASHER IS WITHIN 1/2" OF INSIDE FACE OF SHEATHING.
5. AT INTERMEDIATE FRAMING MEMBERS NAIL WALLS @ 12" c/c.
6. EDGE NAILS NOTED IN SCHEDULE TO BE STAGGERED AND PROVIDE 1/2" EDGE DISTANCE MINUMUM.
7. ALL FASTENERS IN CONTACT WITH PRESSURE TREATED SILL SHALL BE GALVANIZED.
8. 4x4x¼" HSS COLUMNS ARE ACCEPTABLE ALTERNATES TO END STUD CONDITIONS.
9. SEE SHEARWALL ELEVATIONS FOR ADDITIONAL INFORMATION.

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	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE: AS NOTED	PROJECT NUMBER: 170450

SHEET TITLE:
ROOF FRAMING PLAN

S-104

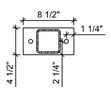
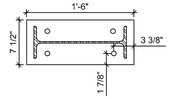
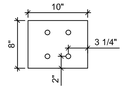
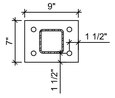
COLUMN SCHEDULE

COLUMN / DATA	B.5 - 1	B.5(-1'-3⅝") - 1	B.5(-1'-3⅝") - 3	B.5(-1'-3⅝") - 5	B.5 - 3	B.5 - 5	C - 1	C - 2.1	C - 3.5	C - 5	E - 1	E - 2	E - 4	E - 5	F - 1	F - 5	F.5 - 1	F.5 - 1.1	F.5 - 4.5	F.5 - 5	G' - 1'	G' - 5'
ROOF PEAK (42'-11¼")								Cf: 10.6 Tf: -7.0 Mf: 60.6	Cf: 10.6 Tf: -7.0 Mf: 60.6													
LEVEL 4 (28'-10½")	HSS 4"x4"x¼" Cf: 31.0 / Cf: 32.0	HSS 4"x4"x¼" Cf: 31.0 / Cf: 32.0	HSS 4"x4"x¼" Cf: 2.5	HSS 4"x4"x¼" Cf: 2.5	HSS 4"x4"x¼" Cf: 2.5 / Cf: 5.0	HSS 4"x4"x¼" Cf: 31.0 / Cf: 33.0	HSS 4"x4"x¼" Cf: 2.5 / Cf: 3.0	W16x31 Cf: 23.0 Tf: ~~-17.6~~ Mf: 48.6	W16x31 Cf: 23.0 Tf: -17.6 Mf: 48.6	HSS 4"x4"x¼" Cf: 2.5 / Cf: 3.0	HSS 4"x4"x¼" Cf: 22.5 / Cf: 23.0	HSS 4"x4"x¼" Cf: 8.3 / Cf: 25.8 / Cf: 26.7	HSS 4"x4"x¼" Cf: 8.3 / Cf: 25.8 / Cf: 26.7	HSS 4"x4"x¼" Cf: 22.5 / Cf: 23.0	HSS 4"x4"x¼" Cf: 4.1	HSS 4"x4"x¼" Cf: 4.1	HSS 4"x4"x¼" Cf: 64.7 / Cf: 65.7	W14x74 Cf: 27.7 Tf: -1.5 Mf: 81.5 Cf: 31.0 Tf: 0 Mf: 37.5	W14x74 Cf: 27.7 Tf: -1.5 Mf: 81.5 Cf: 31.0 Tf: 0 Mf: 37.5	HSS 4"x4"x¼" Cf: 64.7 / Cf: 65.7		
TOP OF CONCRETE WALL (20'-4½")	2"	2"				2"	2"			2"	2"	2"	2"	2"	2"	2"	2"			2"		
LEVEL 3 (18'-4½")		HSS 4"x4"x¼" Cf: 2.5	HSS 4"x4"x¼" Cf: 2.5	HSS 4"x4"x¼" Cf: 2.5																		
TOP OF CONCRETE WALL (12'-1¼")																						
LEVEL 2 (8'-11¼")			TRANSFER BEAM		TRANSFER BEAM			TRANSFER BEAM Cf: 35.5 Tf: -27.5 Mf: 97.7 Vf: 13.5	TRANSFER BEAM Cf: 35.5 Tf: -27.5 Mf: 97.7 Vf: 13.5			Cf: 27.7	Cf: 27.7				TRANSFER BEAM Cf: 32.0 Tf: -2.2 Vf: 9.0 Mf: 81.5	TRANSFER BEAM Cf: 32.0 Tf: -2.2 Vf: 9.0 Mf: 81.5			W6x20 Cf: 29.1	W6x20 Cf: 29.1
LEVEL 1 (0'-0")								2" Cf: 38.0 Tf: -15.5	2" Cf: 38.0 Tf: -15.5			2"	2"								2"	2"
BASEPLATE	D	A		A		D	A	B	B	A	A	A	A	A	A	A	D			D	C	C
ADDITIONAL																						

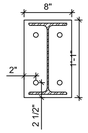
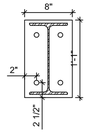
NOTES:

1. ALL FORCES ARE GIVEN IN KIP AND KIP-FT.
2. ALL COLUMNS LOCATED WITHIN STUD CAVITIES TO HAVE FIRST STUD FASTENED DIRECTLY TO FACE OF COLUMN WITH SIMPSON TB WOOD-TO-STEEL SCREW @ 10" c/c.

BASEPLATE SCHEDULE

BASEPLATE A - ⅝" THICK	BASEPLATE B - ⅝" THICK	BASEPLATE C - ⅝" THICK	BASEPLATE D - ⅝" THICK
			
2-⅝"Ø HILTI HIT-Z BARS DRILLED AND EPOXIED 6" USING HILTI HIT-HY 200	4-⅝"Ø HILTI HIT-Z BARS DRILLED AND EPOXIED 6" USING HILTI HIT-HY 200	4-⅝"Ø HILTI HIT-Z BARS DRILLED AND EPOXIED 6" USING HILTI HIT-HY 200	4- ¾"Ø HILTI HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 16" EMDBEDMENT

CAT IN PLATE SCHEDULE

CAST IN PLATE 1 - ¾" THICK	CAST IN PLATE 2 - ¾" THICK
	
4-¾"Ø HILTI HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 6" EMDBEDMENT	4- ⅞"Ø HILTI HEX HEAD HEADED STUD ANCHORS CAST-IN WITH 6" EMDBEDMENT

1

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SEAL:

MARK	DATE	DESCRIPTION
1	2018.08.24	REVISED PERMIT SET
1	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
	2018.02.01	ISSUED FOR PERMIT
	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

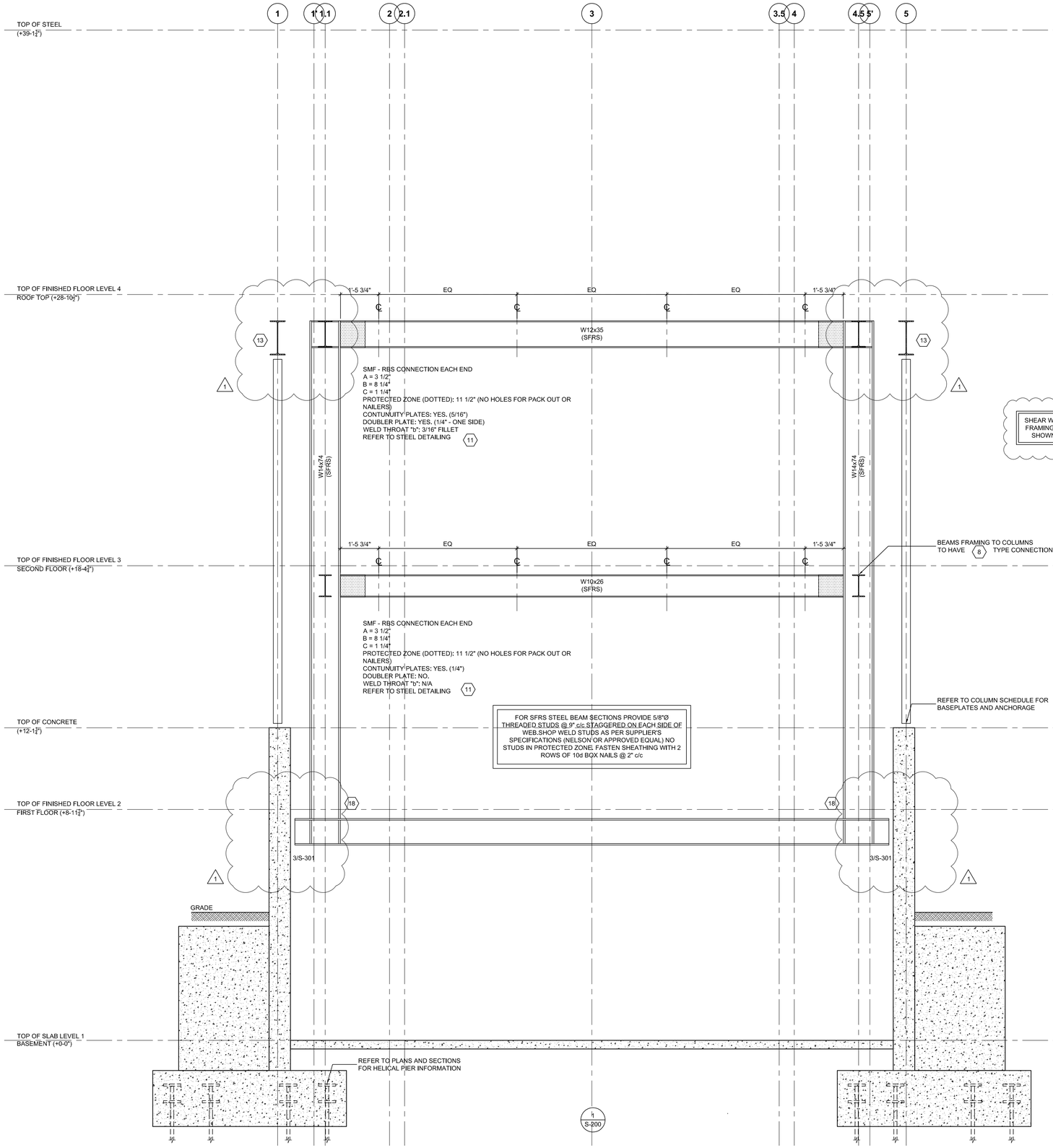
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE: AS NOTED	PROJECT NUMBER: 170450

SHEET TITLE:
COLUMN SCHEDULE

S-105



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MARK	DATE	DESCRIPTION
7	2018.08.24	REVISED PERMIT SET
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	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

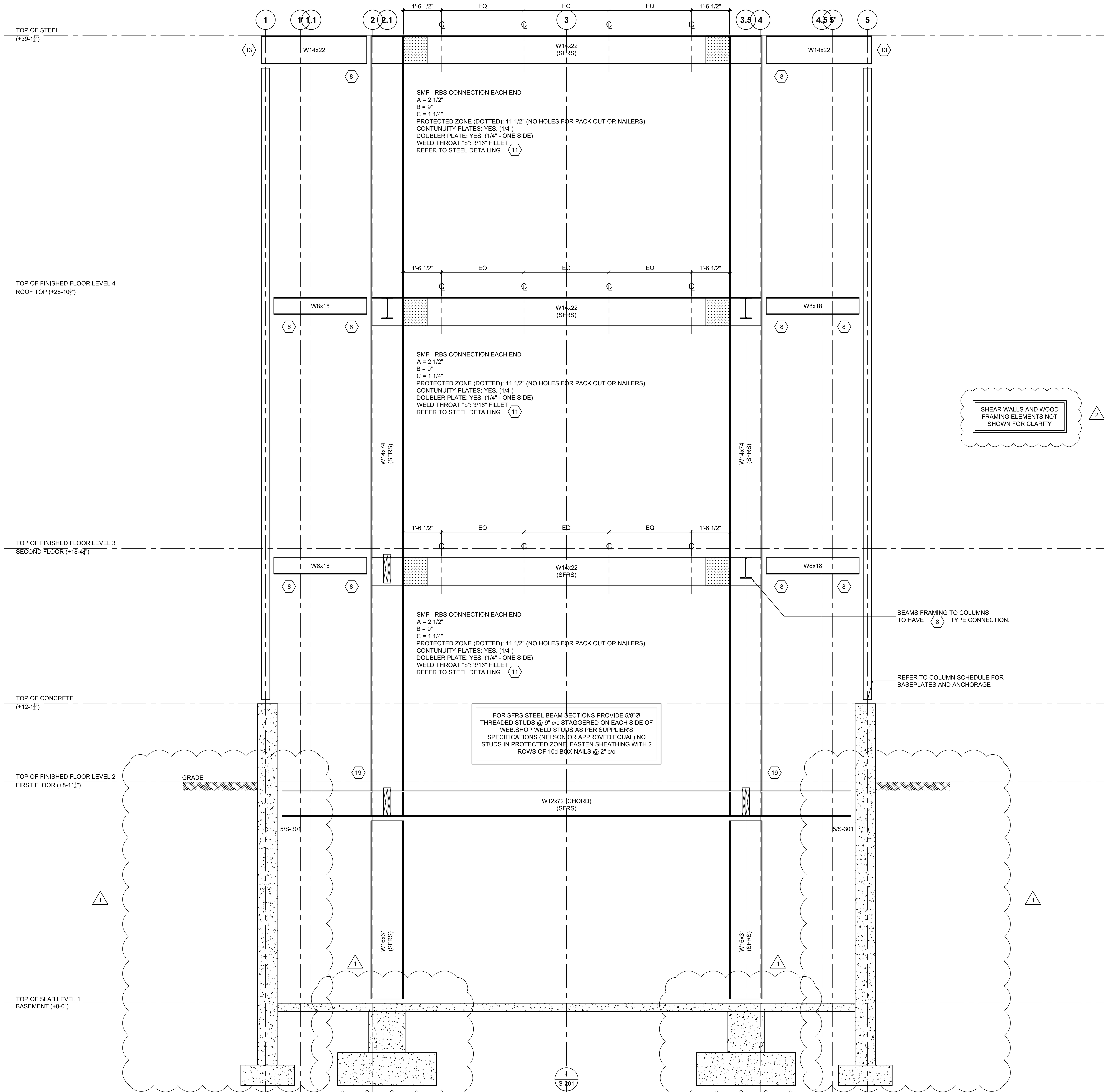
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE: AS NOTED	PROJECT NUMBER: 170450

SHEET TITLE:
STEEL ELEVATIONS

S-200



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SEAL:

MARK	DATE	DESCRIPTION
2	2018.08.24	REVISED PERMIT SET
1	2018.06.26	ISSUED FOR PERMIT
	2018.06.20	ISSUED FOR COORDINATION
	2018.02.01	ISSUED FOR PERMIT
	2017.12.13	ISSUED FOR INTERNAL COORD.
	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

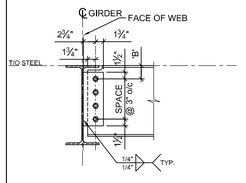
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
STEEL ELEVATIONS CONT'D

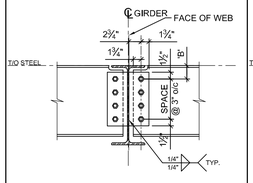
S-201



REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

ONE-SIDED CONNECTION

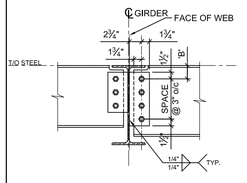
BEAM TO GIRDER | ¾" = 1'-0" | **1**



REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

TWO-SIDED CONNECTION

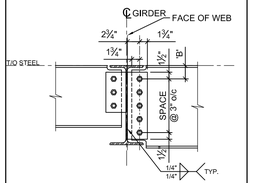
BEAM TO GIRDER | ¾" = 1'-0" | **2**



REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

TWO-SIDED CONNECTION

BEAM TO GIRDER | ¾" = 1'-0" | **3**



REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

TWO-SIDED CONNECTION

BEAM TO GIRDER | ¾" = 1'-0" | **4**

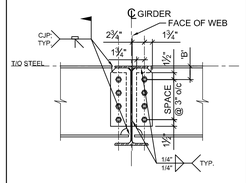
CONNECTION SCHEDULE

BEAM SIZE	PLATE THICKNESS	BOLTS		DIM. 'B'	V [kip] (MAX) [1]
		DIA.	QTY.		
W8	5/16	3/4	2	2½	24
W10	5/16	3/4	2	2½	24
W12	5/16	3/4	3	2½	41
W14	5/16	3/4	3	2½	43
W16	5/16	3/4	4	2½	62
W18	5/16	3/4	5	2½	81

CONNECTION SCHEDULE NOTES

1. ALL HOLE SIZES ARE 15/16"Ø UNLESS NOTED
2. BOLTS TO BE ASTM A325N OR A325X
3. ALL WELDS TO BE E70XX
4. SHEAR PLATES SHALL BE MINIMUM GRADE A36
5. REFER TO BEAM SCHEDULE FOR FACTORED DESIGN REACTIONS. THE REACTION FORCES NOTED IN THE RESPECTIVE BEAM SCHEDULES SHALL NOT EXCEED THE CONNECTION CAPACITY NOTED IN THIS TABLE.

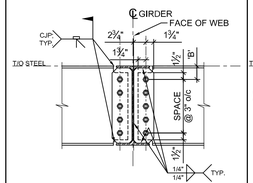
CONNECTION SCHEDULE | NTS | **5**



REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

UNEQUAL BEAM AND GIRDER DEPTH

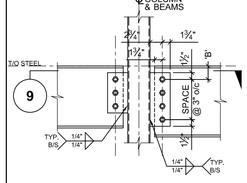
BEAM TO GIRDER | ¾" = 1'-0" | **1**



REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

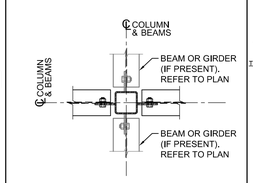
EQUAL BEAM AND GIRDER DEPTH

BEAM TO GIRDER | ¾" = 1'-0" | **2**



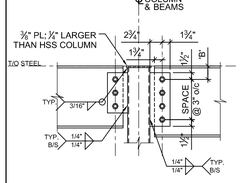
REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

BEAM TO GIRDER | ¾" = 1'-0" | **3**



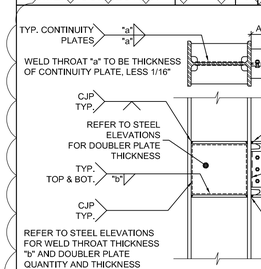
REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

BEAM TO GIRDER | ¾" = 1'-0" | **4**

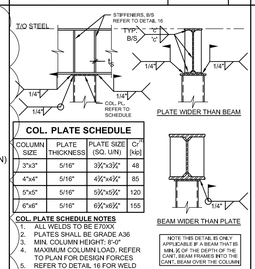


REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

CONNECTION SCHEDULE | NTS | **5**



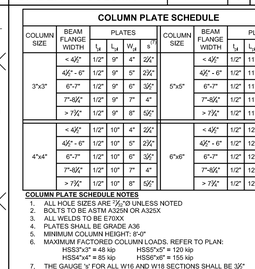
MOMENT CONNECTION | ¾" = 1'-0" | **6**



REFER TO DETAIL 5 FOR SHEAR PL AND BOLTS

EQUAL BEAM AND GIRDER DEPTH

MOMENT CONNECTION | ¾" = 1'-0" | **7**



COL. PLATE SCHEDULE

COLUMN SIZE	PLATE THICKNESS	PLATE SIZE (SQ. U/N)	C' [kip]
3"x3"	5/16"	3½"x3½"	48
4"x4"	5/16"	4½"x4½"	85
5"x5"	5/16"	5½"x5½"	120
6"x6"	5/16"	6½"x6½"	155

COL. PLATE SCHEDULE NOTES

1. ALL WELDS TO BE E70XX
2. PLATES SHALL BE GRADE A36
3. MIN. COLUMN HEIGHT: 8'-0"
4. MAXIMUM COLUMN LOAD, REFER TO PLAN FOR DESIGN FORCES
5. REFER TO DETAIL 16 FOR WELD SIZE 'c' FOR STIFFENERS, TYP.

NOTE: THIS DETAIL IS ONLY APPLICABLE IF A BEAM THAT IS MIN.½ OF THE DEPTH OF THE CANT, BEAM FRAMES INTO THE CANT, BEAM OVER THE COLUMN

GIRDER TO COLUMN | ¾" = 1'-0" | **8**

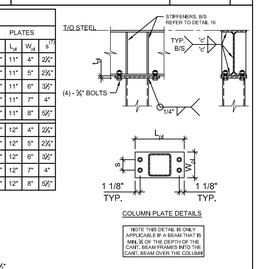
COLUMN PLATE SCHEDULE

COLUMN SIZE	BEAM FLANGE WIDTH	PLATES				COLUMN SIZE	BEAM FLANGE WIDTH	PLATES			
		t_p	L_p	W_p	s [1]			t_p	L_p	W_p	s [1]
3"x3"	< 4½"	1/2"	9"	4"	2½"	5"x5"	< 4½"	1/2"	11"	4"	2½"
	4½" - 6"	1/2"	9"	5"	2½"		4½" - 6"	1/2"	11"	5"	2½"
	6"-7"	1/2"	9"	6"	3½"		6"-7"	1/2"	11"	6"	3½"
	7"-8½"	1/2"	9"	7"	4"		7"-8½"	1/2"	11"	7"	4"
	> 7½"	1/2"	9"	8"	5½"		> 7½"	1/2"	11"	8"	5½"
4"x4"	< 4½"	1/2"	10"	4"	2½"	6"x6"	< 4½"	1/2"	12"	4"	2½"
	4½" - 6"	1/2"	10"	5"	2½"		4½" - 6"	1/2"	12"	5"	2½"
	6"-7"	1/2"	10"	6"	3½"		6"-7"	1/2"	12"	6"	3½"
	7"-8½"	1/2"	10"	7"	4"		7"-8½"	1/2"	12"	7"	4"
	> 7½"	1/2"	10"	8"	5½"		> 7½"	1/2"	12"	8"	5½"

COLUMN PLATE SCHEDULE NOTES

1. ALL HOLE SIZES ARE 15/16"Ø UNLESS NOTED
2. BOLTS TO BE ASTM A325N OR A325X
3. ALL WELDS TO BE E70XX
4. PLATES SHALL BE GRADE A36
5. MINIMUM COLUMN HEIGHT: 8'-0"
6. MAXIMUM FACTORED COLUMN LOADS. REFER TO PLAN:
   HSS3"x3" = 48 kip HSS5"x5" = 120 kip
   HSS4"x4" = 85 kip HSS6"x6" = 155 kip
7. THE GAUGE 'c' FOR ALL W16 AND W18 SECTIONS SHALL BE 3½"
8. REFER TO DETAIL 16 FOR WELD SIZE 'c' FOR STIFFENERS, TYP.

GIRDER TO COLUMN | ¾" = 1'-0" | **9**



COLUMN PLATE DETAILS

NOTE: THIS DETAIL IS ONLY APPLICABLE IF A BEAM THAT IS MIN.½ OF THE DEPTH OF THE CANT, BEAM FRAMES INTO THE CANT, BEAM OVER THE COLUMN

TOP OF HSS COLUMN | ¾" = 1'-0" | **10**

COL. PLATE SCHEDULE

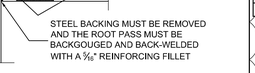
COLUMN SIZE	PLATE THICKNESS	PLATE SIZE (SQ. U/N)	C' [kip]
3"x3"	5/16"	3½"x3½"	48
4"x4"	5/16"	4½"x4½"	85
5"x5"	5/16"	5½"x5½"	120
6"x6"	5/16"	6½"x6½"	155

COL. PLATE SCHEDULE NOTES

1. ALL WELDS TO BE E70XX
2. PLATES SHALL BE GRADE A36
3. MIN. COLUMN HEIGHT: 8'-0"
4. MAXIMUM COLUMN LOAD. REFER TO PLAN FOR DESIGN FORCES
5. REFER TO DETAIL 16 FOR WELD SIZE 'c' FOR STIFFENERS, TYP.

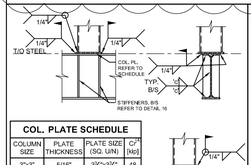
BEAM WIDER THAN PLATE

REDUCED BEAM SECTION BEAM-TO-COULMN CONNECTION | ¾" = 1'-0" | **11**



BEAM OVER COL. - WELD | ¾" = 1'-0" | **12**

BEAM OVER COL. - BOLTS | ¾" = 1'-0" | **13**



COL. PLATE SCHEDULE

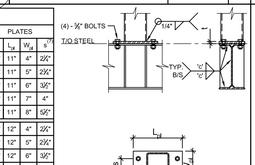
COLUMN SIZE	PLATE THICKNESS	PLATE SIZE (SQ. U/N)	C' [kip]
3"x3"	5/16"	3½"x3½"	48
4"x4"	5/16"	4½"x4½"	85
5"x5"	5/16"	5½"x5½"	120
6"x6"	5/16"	6½"x6½"	155

COL. PLATE SCHEDULE NOTES

1. ALL WELDS TO BE E70XX
2. PLATES SHALL BE GRADE A36
3. MIN. COLUMN HEIGHT: 8'-0"
4. MAXIMUM COLUMN LOAD. REFER TO PLAN FOR DESIGN FORCES
5. REFER TO DETAIL 16 FOR WELD SIZE 'c' FOR STIFFENERS, TYP.

NOTE: THIS DETAIL IS ONLY APPLICABLE IF A BEAM THAT IS MIN.½ OF THE DEPTH OF THE CANT, BEAM FRAMES INTO THE CANT, BEAM OVER THE COLUMN

COL. ON BEAM - WELD | ¾" = 1'-0" | **14**



COLUMN PLATE SCHEDULE

COLUMN SIZE	BEAM FLANGE WIDTH	PLATES				COLUMN SIZE	BEAM FLANGE WIDTH	PLATES			
		t_p	L_p	W_p	s [1]			t_p	L_p	W_p	s [1]
3"x3"	< 4½"	1/2"	9"	4"	2½"	5"x5"	< 4½"	1/2"	11"	4"	2½"
	4½" - 6"	1/2"	9"	5"	2½"		4½" - 6"	1/2"	11"	5"	2½"
	6"-7"	1/2"	9"	6"	3½"		6"-7"	1/2"	11"	6"	3½"
	7"-8½"	1/2"	9"	7"	4"		7"-8½"	1/2"	11"	7"	4"
	> 7½"	1/2"	9"	8"	5½"		> 7½"	1/2"	11"	8"	5½"
4"x4"	< 4½"	1/2"	10"	4"	2½"	6"x6"	< 4½"	1/2"	12"	4"	2½"
	4½" - 6"	1/2"	10"	5"	2½"		4½" - 6"	1/2"	12"	5"	2½"
	6"-7"	1/2"	10"	6"	3½"		6"-7"	1/2"	12"	6"	3½"
	7"-8½"	1/2"	10"	7"	4"		7"-8½"	1/2"	12"	7"	4"
	> 7½"	1/2"	10"	8"	5½"		> 7½"	1/2"	12"	8"	5½"

COLUMN PLATE SCHEDULE NOTES

1. ALL HOLE SIZES ARE 15/16"Ø UNLESS NOTED
2. BOLTS TO BE ASTM A325N OR A325X
3. ALL WELDS TO BE E70XX
4. PLATES SHALL BE GRADE A36
5. MINIMUM COLUMN HEIGHT: 8'-0"
6. MAXIMUM FACTORED COLUMN LOADS. REFER TO PLAN:
   HSS3"x3" = 48 kip HSS5"x5" = 120 kip
   HSS4"x4" = 85 kip HSS6"x6" = 155 kip
7. THE GAUGE 'c' FOR ALL W16 AND W18 SECTIONS SHALL BE 3½"
8. REFER TO DETAIL 16 FOR WELD SIZE 'c' FOR STIFFENERS, TYP.

COLUMN PLATE DETAILS

NOTE: THIS DETAIL IS ONLY APPLICABLE IF A BEAM THAT IS MIN.½ OF THE DEPTH OF THE CANT, BEAM FRAMES INTO THE CANT, BEAM OVER THE COLUMN

COLUMN ON BEAM - BOLTS | 2 | ¾" = 1'-0" | **15**

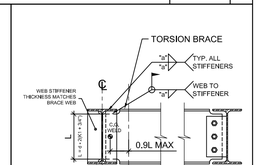
STIFFENER SCHEDULE

COLUMN SIZE	BEAM SIZE	PLATES [2]		COLUMN SIZE	BEAM SIZE	PLATES [2]	
		t_s	c			t_s	c
3"x3"	W8	⅜"	½"	5"x5"	W8	⅜"	½"
	W10	⅜"	½"		W10	⅜"	½"
	W12	⅜"	½"		W12	½"	½"
	W14	⅜"	½"		W14	½"	½"
	W16	⅜"	½"		W16	½"	½"
	W18	⅜"	½"		W18	½"	½"
4"x4"	W8	⅜"	½"	6"x6"	W8	⅜"	½"
	W10	⅜"	½"		W10	⅜"	½"
	W12	½"	½"		W12	½"	½"
	W14	½"	½"		W14	½"	½"
	W16	½"	½"		W16	½"	½"
	W18	½"	½"		W18	½"	½"

STIFFENER SCHEDULE NOTES

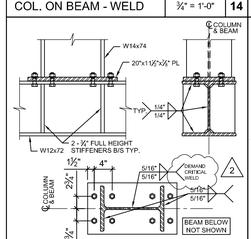
1. SECTIONS HEAVIER THAN WHAT IS NOTED IN THE SCHEDULE DO NOT REQUIRE STIFFENERS
2. PLATE WIDTH (REFERENCE DIMENSION) A SHALL BE TAKEN AS $b_f/2$ - 2" WHERE b_f IS THE WIDTH OF THE BEAM FLANGE
3. ALL WELDS TO BE E70XX
4. PLATES SHALL BE GRADE A36

STIFFENER SCHEDULE | NTS | **16**



LEG OF WELD "a" TO BE "w" BRACE LESS 1/16"

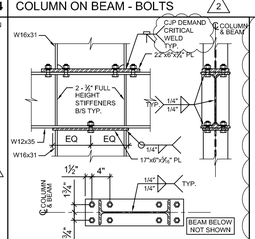
TORSION BRACE | ¾" = 1'-0" | **17**



NOTES

1. ALL HOLE SIZES ARE 15/16"Ø UNLESS NOTED
2. BOLTS TO BE ASTM A325N OR A325X
3. ALL WELDS TO BE E70XX
4. PLATES SHALL BE GRADE MIN. GRADE A36
5. REFER TO 2/S202

F.5 MOMENT FRAME | ¾" = 1'-0" | **18**



NOTES

1. ALL HOLE SIZES ARE 15/16"Ø UNLESS NOTED
2. BOLTS TO BE ASTM A325N OR A325X
3. ALL WELDS TO BE E70XX
4. PLATES SHALL BE GRADE MIN. GRADE A36
5. REFER TO 1/S200 AND 1/S201

C&D MOMENT FRAME | ¾" = 1'-0" | **19**

2

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SEAL:

MARK	DATE	DESCRIPTION
6	2018.08.24	REVISED PERMIT SET
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4	2018.06.20	ISSUED FOR COORDINATION
3	2018.02.01	ISSUED FOR PERMIT
2	2017.12.13	ISSUED FOR INTERNAL COORD.
1	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

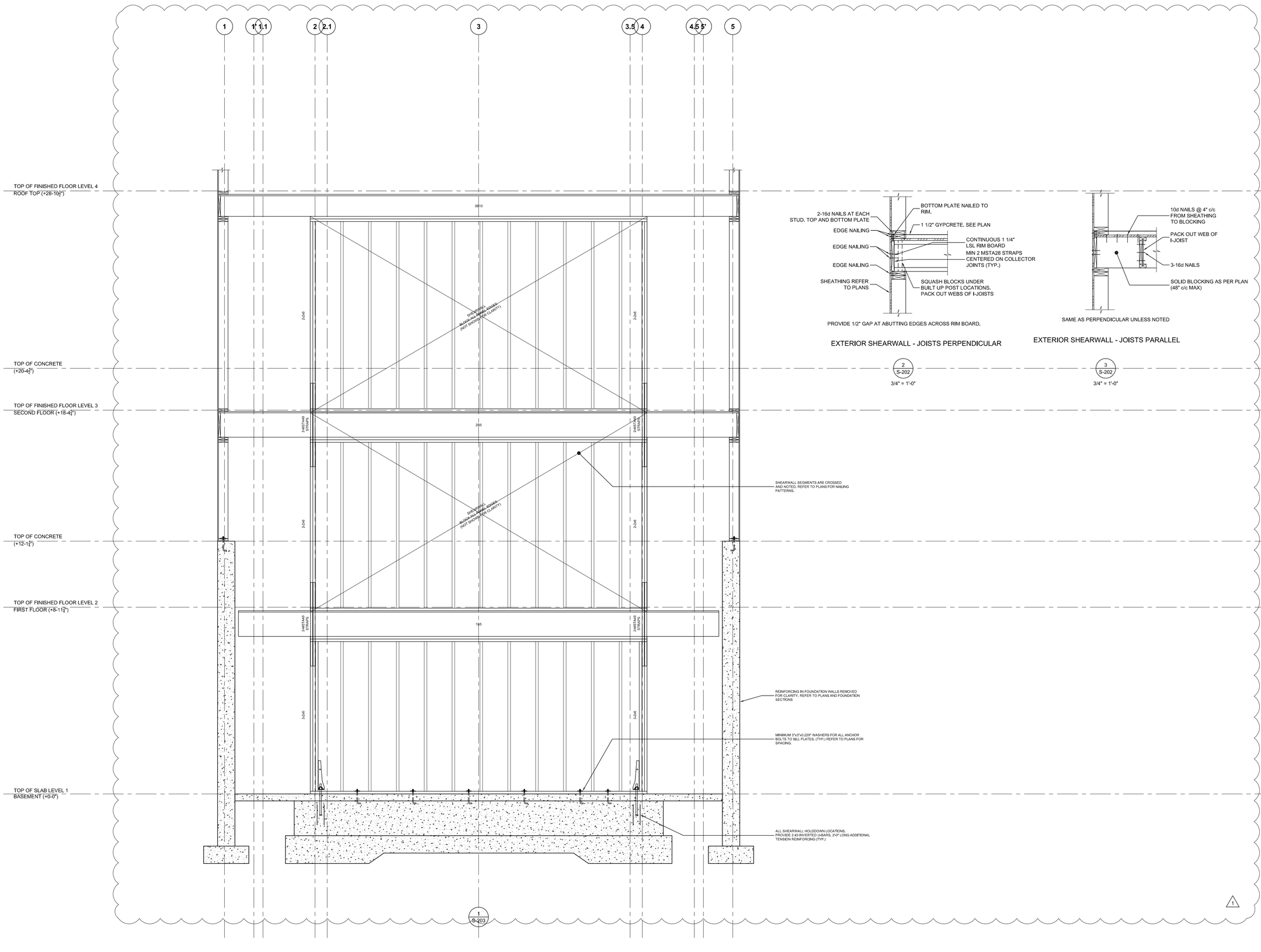
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
STEEL CONNECTIONS

S-202



1
S-203

PROVIDE 1/2" GAP AT ABUTTING EDGES ACROSS RIM BOARD.

EXTERIOR SHEARWALL - JOISTS PERPENDICULAR

2 S-202

3/4" = 1'-0"

SAME AS PERPENDICULAR UNLESS NOTED

EXTERIOR SHEARWALL - JOISTS PARALLEL

3 S-202

3/4" = 1'-0"

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SEAL:

MARK	DATE	DESCRIPTION
1	2018.08.24	REVISED PERMIT SET
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	2018.02.01	ISSUED FOR PERMIT
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	2017.12.02	ISSUED FOR COORDINATION
	2017.11.22	ISSUED C GRADE COSTING
	2017.11.07	INTERNAL COORDINATION

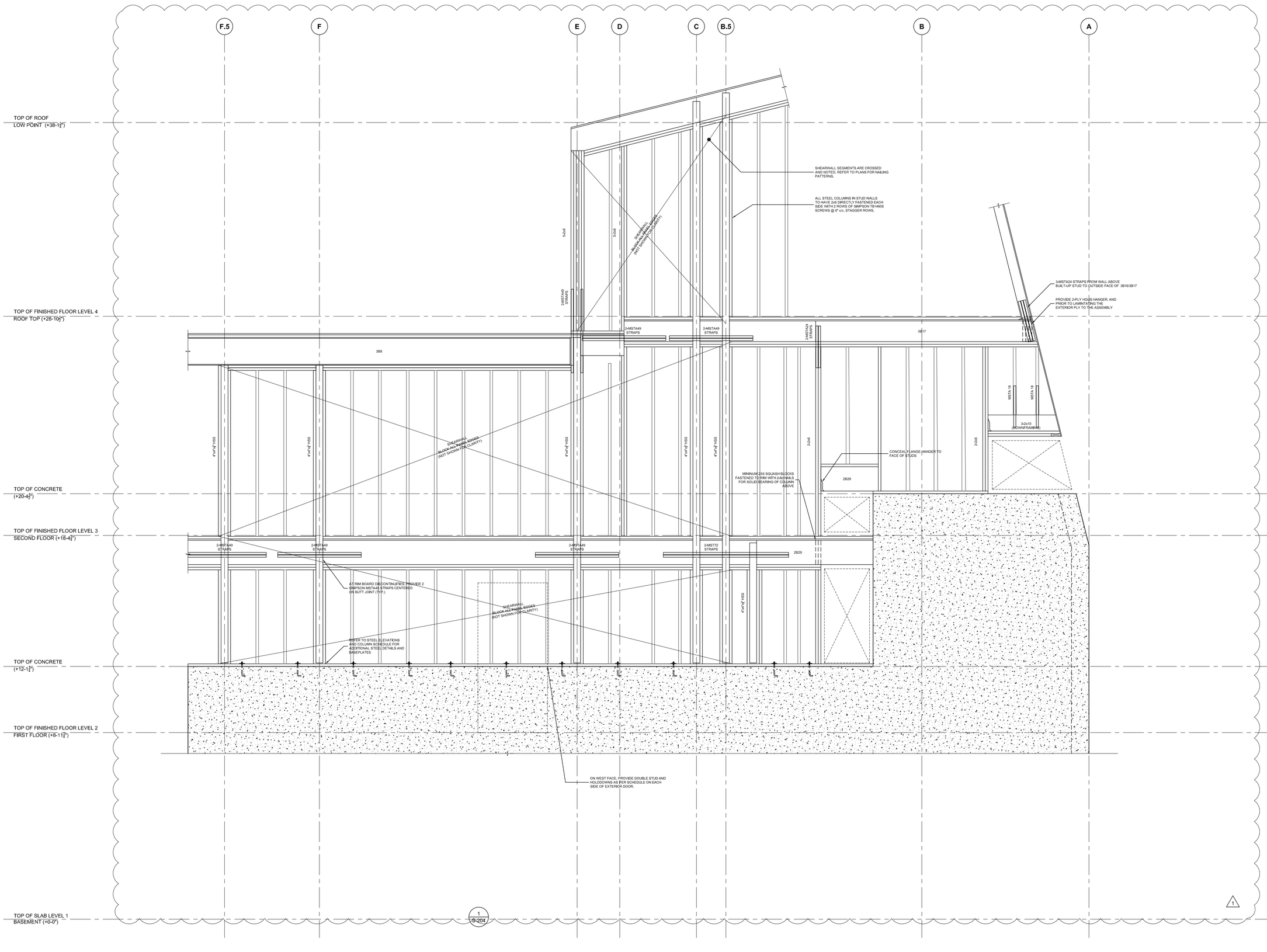
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
WOOD SHEARWALL ELEVATIONS

S-203



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	2017.11.07	INTERNAL COORDINATION

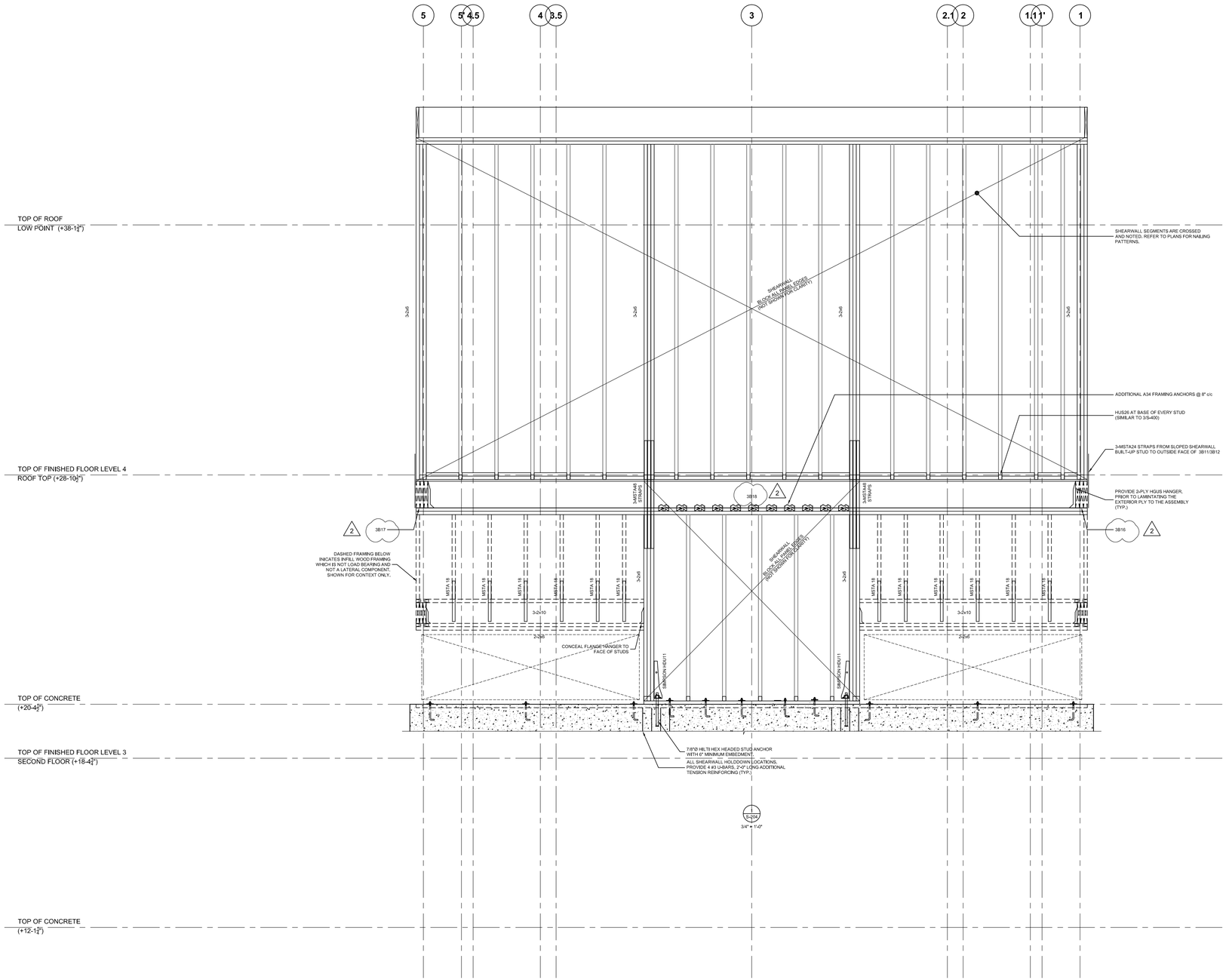
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
WOOD SHEARWALL ELEVATIONS CONT'D

S-204



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	2017.11.07	INTERNAL COORDINATION

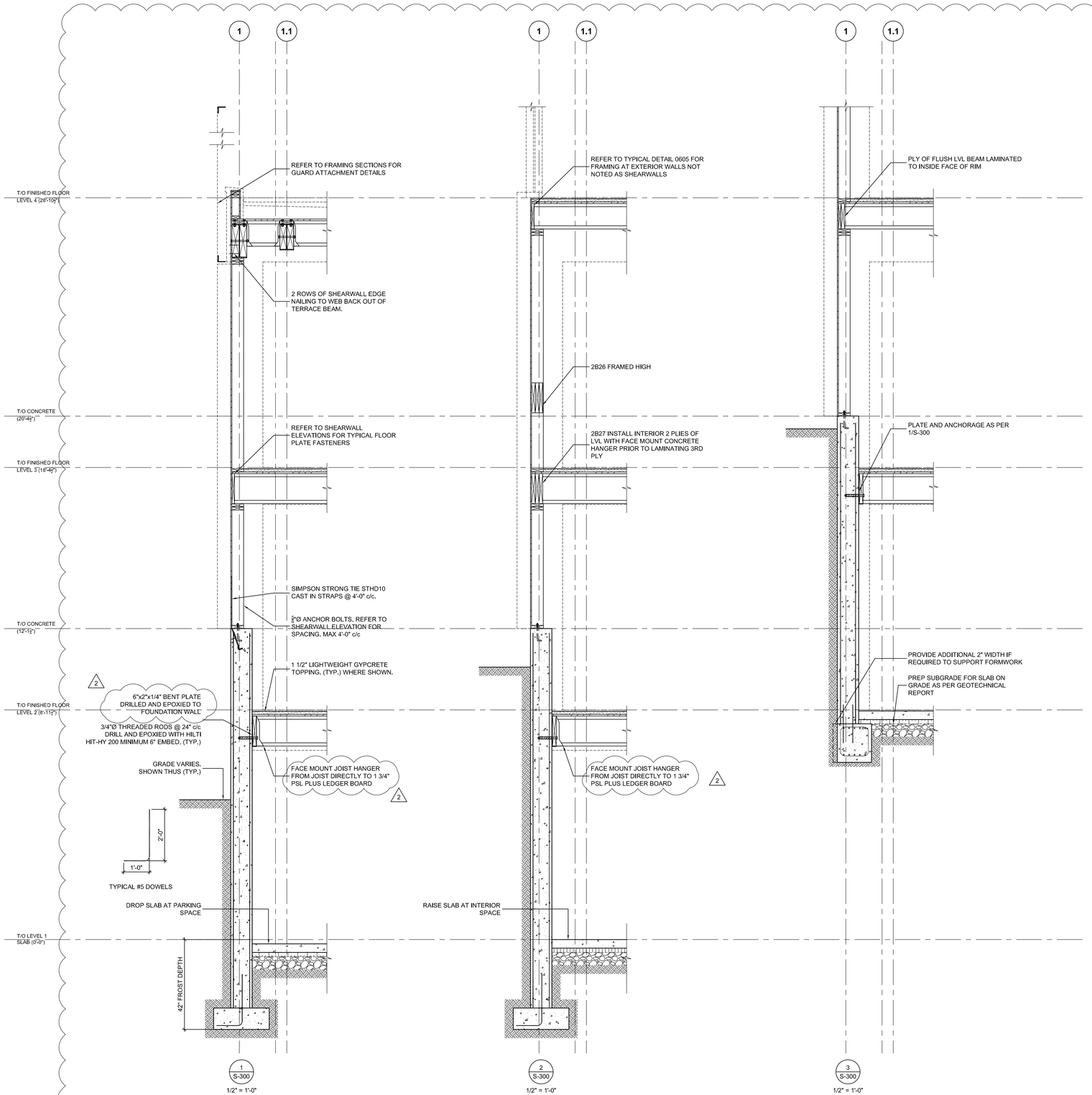
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
WOOD SHEARWALL ELEVATIONS CONT'D

S-205



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SEAL:

PROFESSIONAL STRUCTURAL ENGINEER
No. 6480627-2203
MICHAEL F SULLAWAY
STATE OF UTAH

MARK	DATE	DESCRIPTION
1	2018.08.24	REVISED PERMIT SET
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PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
WALL SECTIONS

S-300

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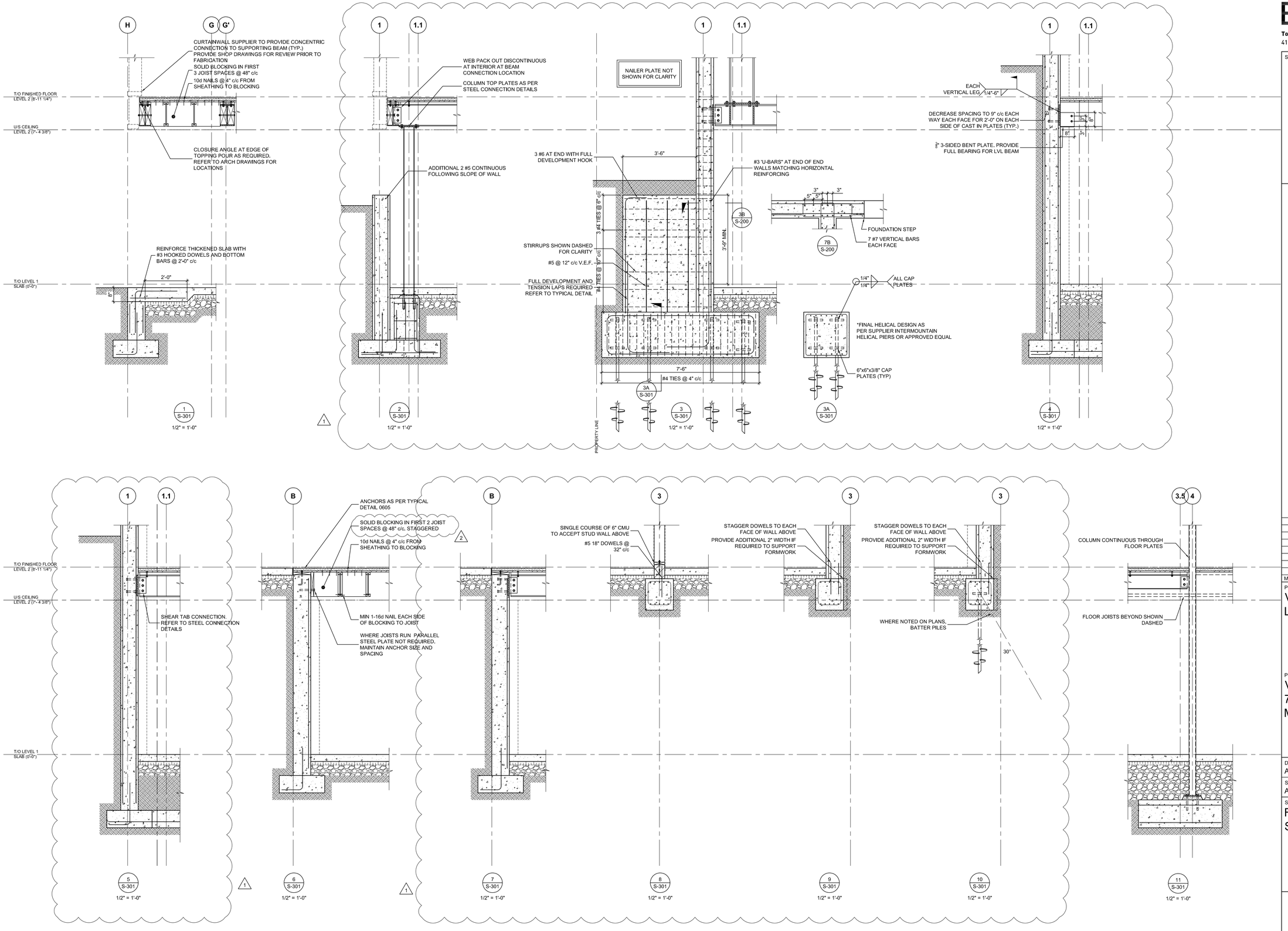
SEAL:



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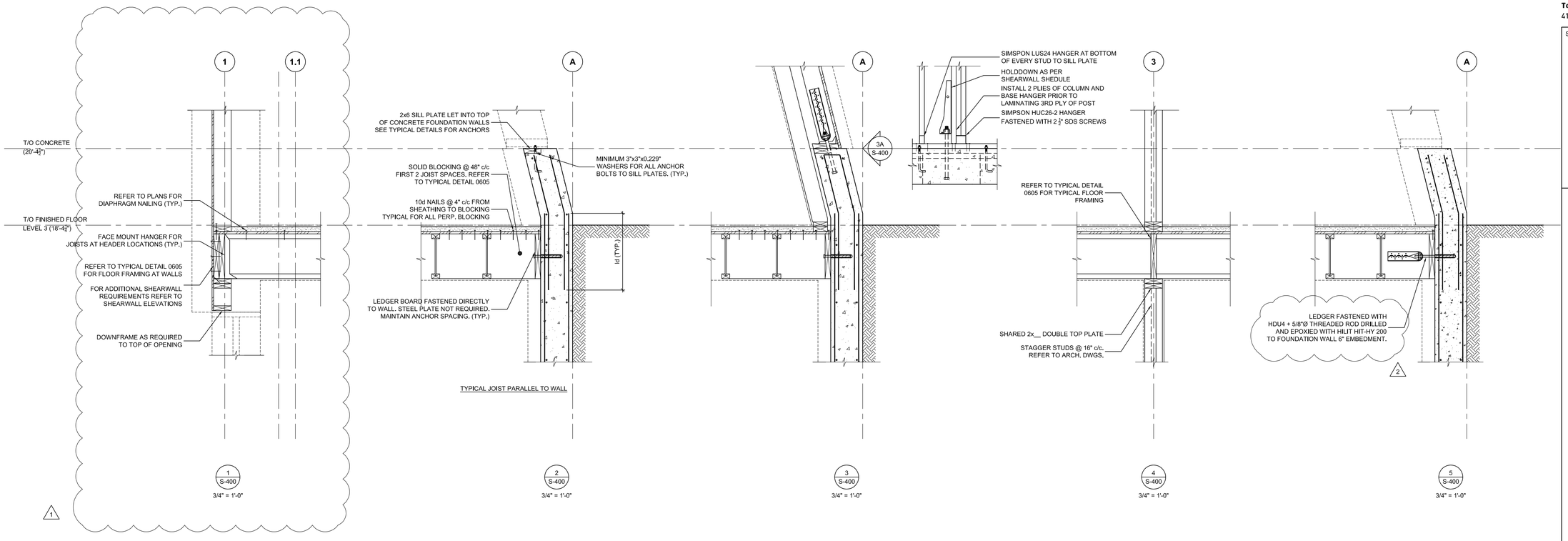
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
FOUNDATION SECTIONS

S-301



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SEAL:

PROFESSIONAL STRUCTURAL ENGINEERS
No. 9055627-2203
MICHAEL F SULLAWAY
STATE OF UTAH

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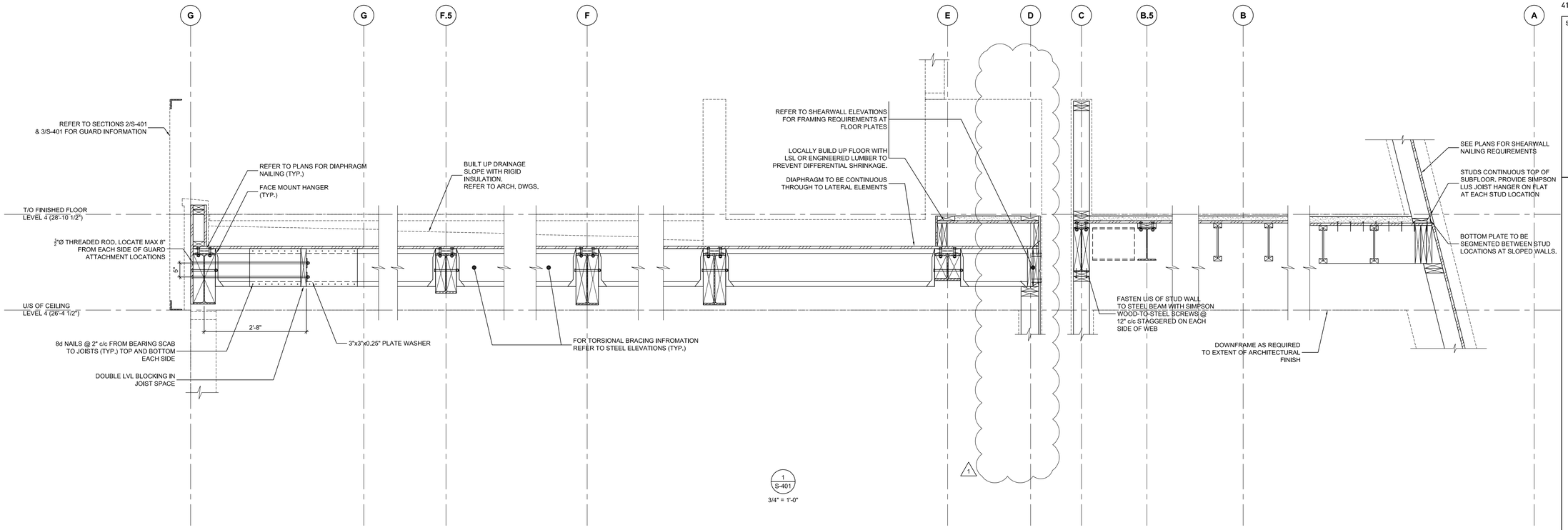
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

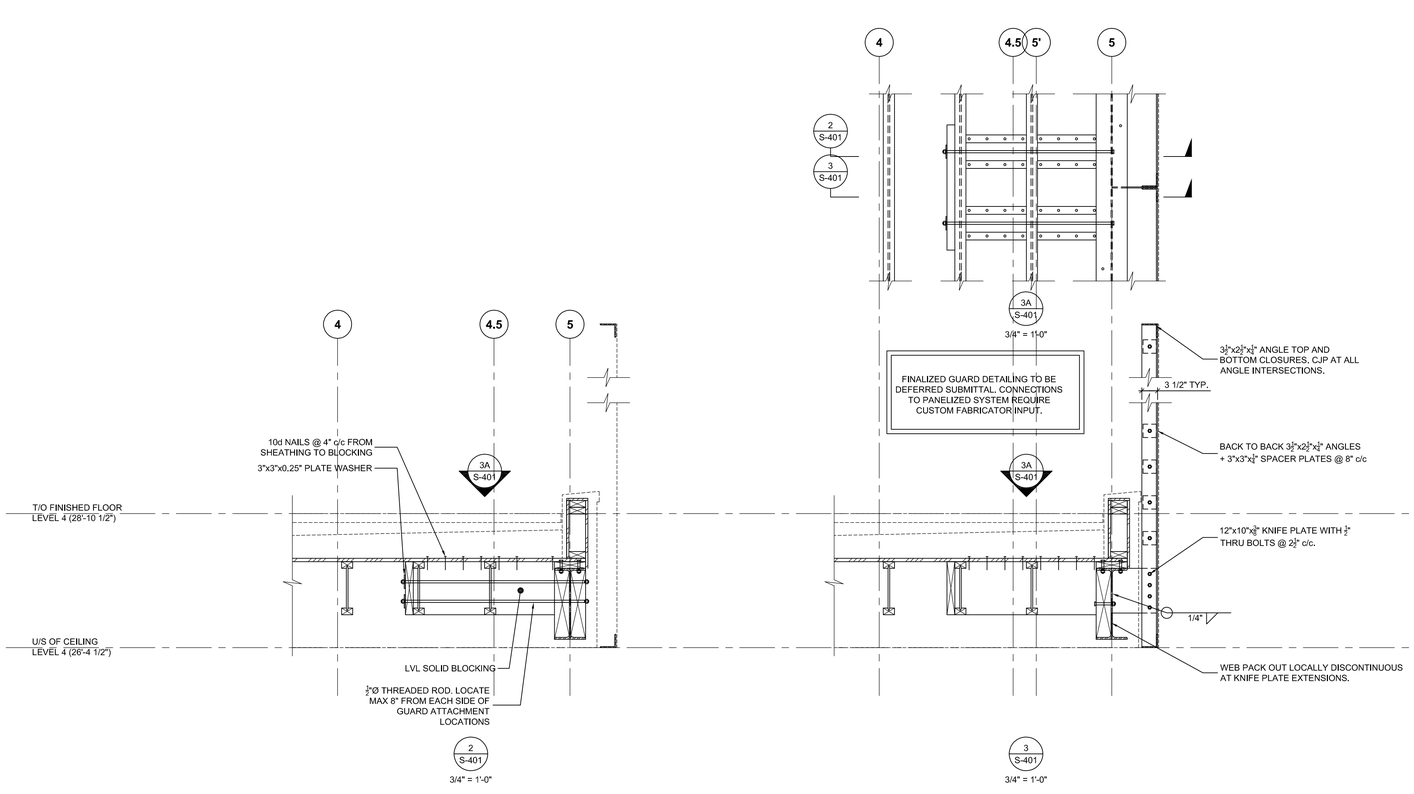
PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
FRAMING SECTIONS

S-400





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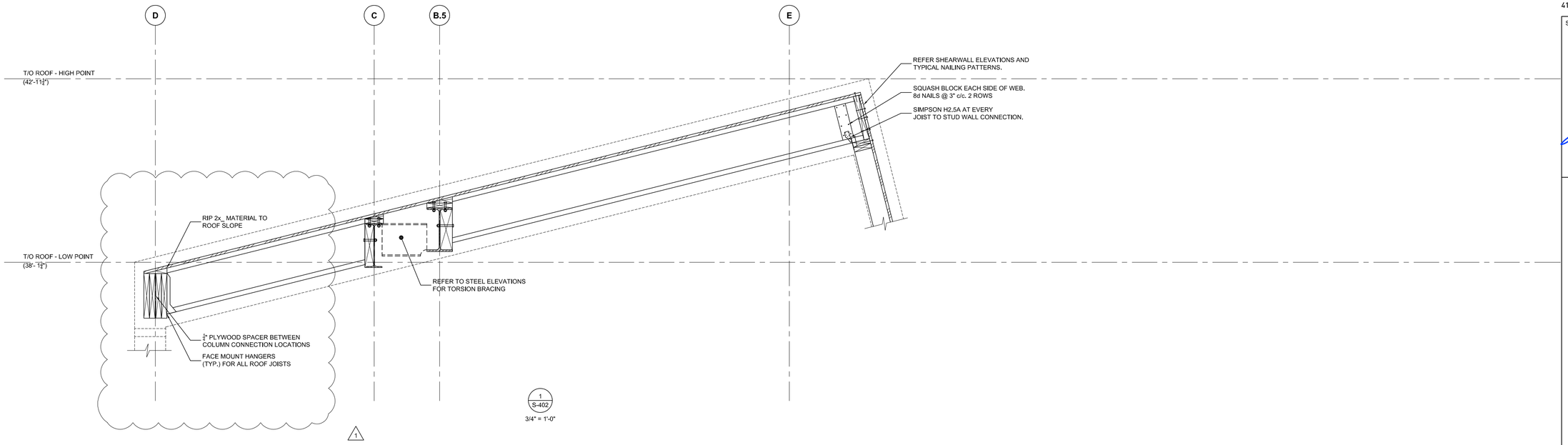
PROJECT NAME:
VILLAGE HOUSE AT LOT 71

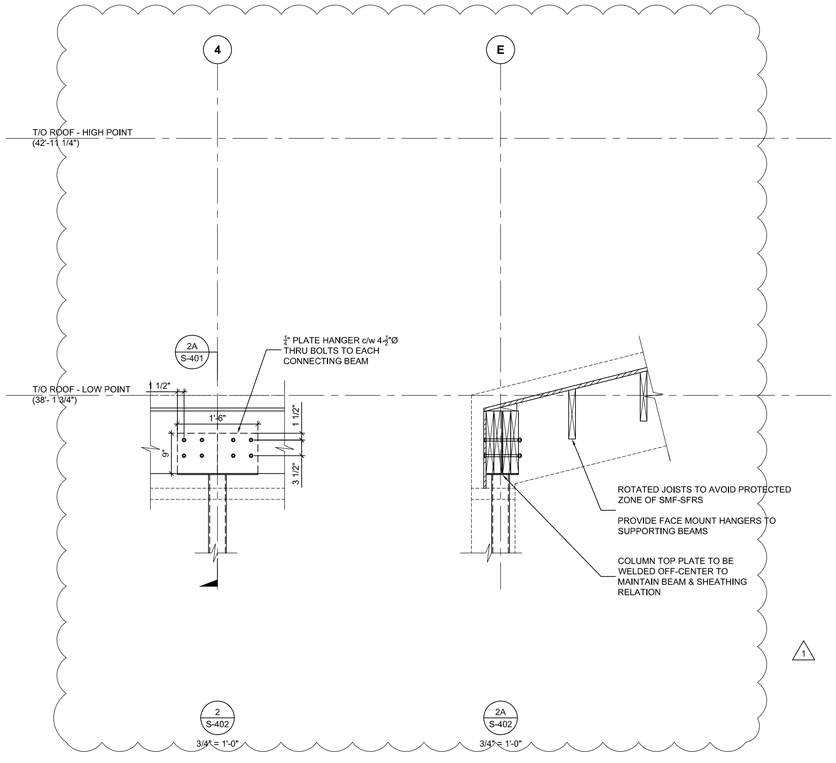
PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE: AS NOTED	PROJECT NUMBER: 170450

SHEET TITLE:
FRAMING SECTIONS CONT'D

S-401





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PROJECT NAME:
VILLAGE HOUSE AT LOT 71

PROJECT ADDRESS:
VILLAGE HOUSE LOT 71, SUMMIT POWDER MOUNTAIN

DRAWN:	CHECKED:
AVB	--
SCALE:	PROJECT NUMBER:
AS NOTED	170450

SHEET TITLE:
FRAMING SECTIONS CONT'D

S-402