**CIVIL**

| | |
|---|---|
| C000 | General Notes & Legend |
| C200 | Site & Utility Plan |
| C201 | Horizontal Control Plan |
| C300 | Grading & Drainage Plan |
| C600 | Erosion Control Plan |
| C700 | Details |
| C701 | Details |

**ARCHITECTURAL**

| | |
|---|---|
| A001 | Rm Finish Schedule, Abbreviations, Int Partitions |
| A002 | Assembly Types |
| A100 | Site Plan |
| A200 | Basement Floor Plan |
| A201 | Main Floor Plan |
| A202 | Second Floor Plan |
| A203 | Roof Plan |
| A204 | Foundation Plan |
| A205 | Reflected Ceiling Plan Basement Level |
| A206 | Reflected Ceiling Plan Main Level |
| A207 | Reflected Ceiling Plan Second Level |
| A300 | Exterior Elevation |
| A301 | Exterior Elevation |
| A302 | Exterior Elevation |
| A303 | Exterior Elevation |
| A304 | Exterior Elevation |
| A305 | Exterior Elevations |
| A306 | Exterior Elevations |
| A400 | Building Sections |
| A401 | Building Sections |
| A402 | Building Sections |
| A403 | Building Sections |
| A500 | Detail Wall Sections |
| A501 | Detail Wall Sections |
| A502 | Detail Wall Sections |
| A503 | Detail Wall Sections |
| A504 | Detail Wall Sections |
| A5XX | Plan Details |
| A5XX | Section Details |
| A600 | Millwork |
| A601 | Millwork |
| A602 | Millwork |
| A603 | Millwork |
| A604 | Millwork |
| A605 | Millwork |
| A606 | Millwork |
| A607 | Millwork |
| A610 | Stair Details |
| A611 | Stair Details |
| A612 | Stair Details |
| A613 | Stair Details |
| A614 | Stair Details |
| A800 | Electrical Plan Basement Level |
| A801 | Electrical Plan Main Level |
| A802 | Electrical Plan Second Level |
| A900 | Window/Door Schedule |

**STRUCTURAL**

| | |
|---|---|
| S0.1 | Structural Notes |
| S0.2 | Structural Notes |
| S0.3 | Structural Details |
| S0.4 | Structural Details |
| S0.5 | Structural Details |
| S1.1 | Footing & Foundation Plan |
| S1.2 | Foundation Details |
| S2.1 | Main Floor Framing Plan |
| S2.2 | Upper Floor Framing Plan |
| S2.3 | Roof Framing Plan |
| S3.1 | Main Level Shear Wall Plan |
| S3.2 | Second Level Shear Wall Plan |
| S4.1 | Floor Framing Details |
| S4.2 | Floor Framing Details |
| S5.1 | Framing Details |

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE ENFORCIBLE CONSTRUCTION CODES IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC

September 12, 2019

# Revised for Construction


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# Klinefelter Residence

Summit Powder Mountain, Eden UT

## 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

## LEGEND:

| SYMBOL / LINETYPE | DESCRIPTION |
|---|---|
| 4"W | EXISTING 4" WATER PIPE |
| W | EXISTING WATER SERVICE LATERAL |
| | 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 BUILDING OVERHANG |
| | PROPOSED SWALE FLOWLINE |
| | PROPOSED WATER PIPE |
| | PROPOSED WATER VALVE |
| W | PROPOSED WATER METER |
| 1½"SS-P | PROPOSED 1½"ø PRESSURE SEWER PIPE |
| 4"SS | PROPOSED 4"ø SANITARY SEWER PIPE |
| | PROPOSED SANITARY SEWER GRINDER PUMP |
| S | PROPOSED SANITARY SEWER CLEANOUT |
| | PROPOSED STORM DRAIN PIPE |
| | PROPOSED TRENCH DRAIN |
| | PROPOSED PROPANE TANK |
| G | PROPOSED GAS LINE |
| T | PROPOSED TELEPHONE LINE |
| P | PROPOSED POWER LINE |

**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
BS - BOTTOM OF STEP
BW - BOTTOM OF WALL
EX - EXISTING
FG - FINISHED GRADE
FL - FLOWLINE
GR - GRAVEL
MA - MATCH
TC - TOP OF CONCRETE
TS - TOP OF STEP

REVIEWED FOR CODE COMPLIANCE
FOR CODE COMPLIANCE REVIEW, PLEASE CHECK ALL APPLICABLE BOXES AND PROVIDE ALL REQUIRED INFORMATION
BUILDING, STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, ENERGY, ACCESSIBILITY, FIRE
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BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC

## WEBER COUNTY

2380 WASHINGTON BLVD. #240
OGDEN, UT 84401
(801) 399-8374

## ROCKY MOUNTIAN POWER

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

## POWDER MOUNTAIN WATER & SEWER DISTRICT

PO BOX 270
EDEN, UT 84310
(801) 745-0912

## BASIS OF BEARING

NORTH 89°55'51" WEST ALONG THE LINE BETWEEN THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE SET WEBER COUNTY MONUMENT ON THE INTERSECTION OF THE WEBER/CACHE COUNTY LINE AND THE SECTION LINE

## BENCHMARK

WEST QUARTER CORNER SECTION 5, TOWNSHIP 7 NORTH, RANGE 2 EAST SALT LAKE BASE AND MERIDIAN. FOUND 1941 GLO BRASS CAP, GOOD CONDITION.
EL = 8489.112'

Klinefelter Residence
Summit Powder Mountain
Eden, Utah


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REGISTERED PROFESSIONAL ENGINEER
No. 7886878
JEFFREY R. BUTTERFIELD
STATE OF UTAH

| No. | Description | Date |
|---|---|---|
| Revision: | | |

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**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:**
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**SHOP DRAWINGS:**
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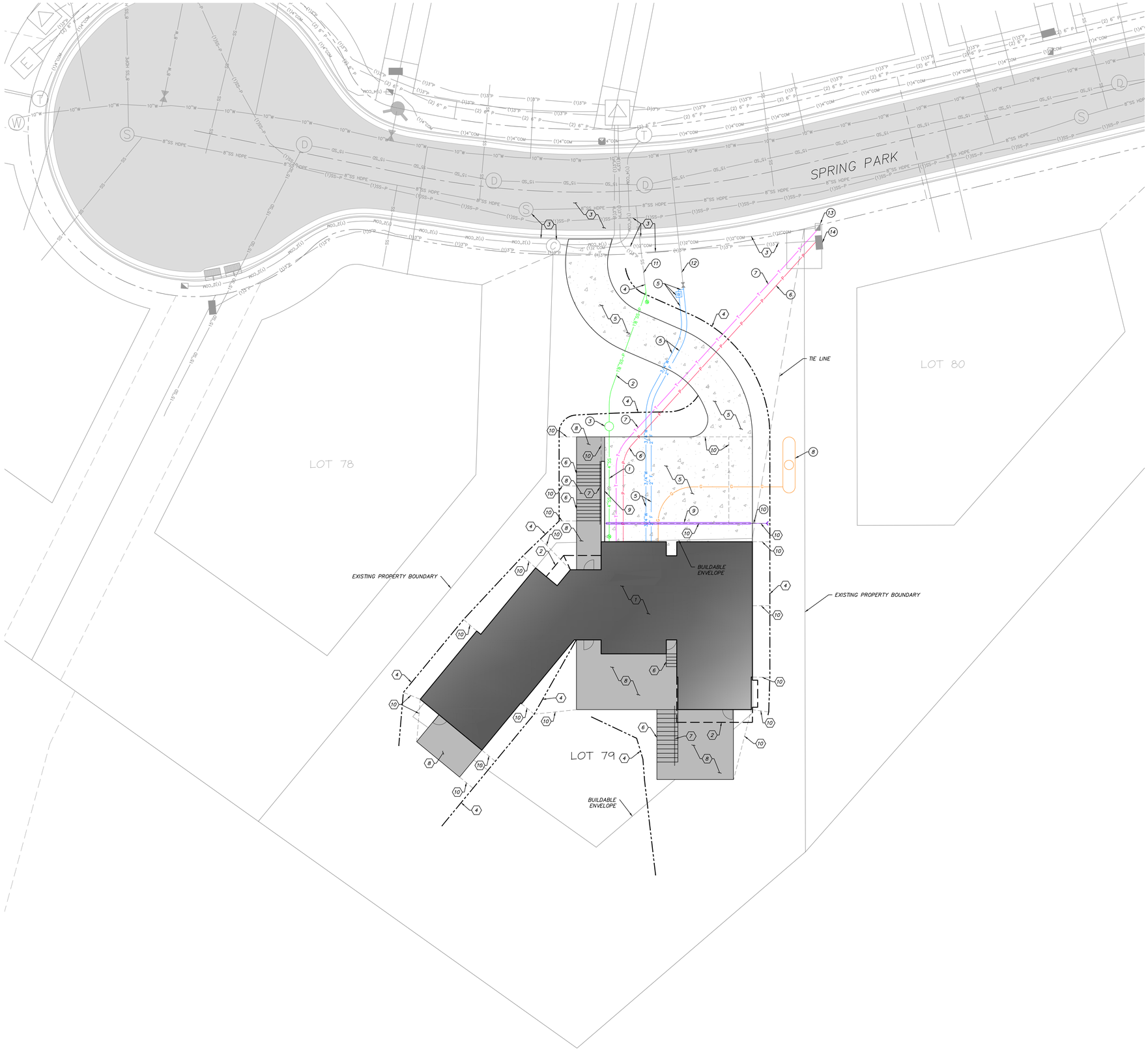
General Notes & Legend

scale: NA
date: 06-17-2019
drawn: JB
chk'd: JP

C000




## GENERAL NOTES:

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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.

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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 PER IRC R401.3

## SITE KEY NOTES:

1. BUILDING FOOTPRINT. REFER TO ARCHITECTURAL PLANS.
2. BUILDING OVERHANG. REFER TO ARCHITECTURAL PLANS.
3. PROTECT IN PLACE EXISTING IMPROVEMENTS. IF DAMAGED, REPLACE AT CONTRACTOR'S EXPENSE.
4. DRAINAGE SWALE FLOWLINE. SEE GRADING PLAN FOR DETAIL.
5. INSTALL CONCRETE DRIVEWAY PER DETAIL A/SHEET C700.
6. PROPOSED STAIRS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS.
7. PROPOSED HAND RAIL. REFER TO ARCHITECTURAL PLANS.
8. PROPOSED TERRACE. REFER TO ARCHITECTURAL PLANS.
9. PROPOSED CONCRETE WALL. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS. SEE GRADING PLAN FOR ELEVATIONS.
10. PROPOSED GRADE BREAK. SEE GRADING PLAN FOR DETAIL.

## UTILITIES:

NOTE: UTILITIES SHOWN IN THESE PLANS ARE FOR INFORMATION PURPOSES ONLY. FULL DESIGN-BUILD DOCUMENTS ARE TO BE PRODUCED BY THE CONTRACTOR IN COORDINATION WITH THE ARCHITECT.

CONTRACTOR TO ENSURE MINIMUM BURY DEPTH IS ACHIEVED PER BUILDING CODE FOR ALL BURIED UTILITIES.

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

## UTILITY KEY NOTES:

1. INSTALL 4"ø SEWER LATERAL WITH CLEANOUT PER APWA PLAN NO. 381, 382 AND 431. SEE SHEET C700.
2. INSTALL 1½"ø DR-11 IPS PRESSURE SEWER PIPE, MINIMUM COVER OF 72".
3. INSTALL E/ONE GRINDER PUMP STATION MODEL DH071 WITH E/ONE SANITARY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE. ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL B/SHEET C701.
4. CONNECT TO EXISTING SANITARY SEWER LATERAL PER DETAIL A/SHEET C701.
5. INSTALL CULINARY WATER AND FIRE LINES PER DETAIL C/SHEET C700.
6. INSTALL ELECTRICAL LINE FROM SERVICE BOX TO BUILDING.
7. INSTALL TELECOMMUNICATIONS LINE FROM SERVICE BOX TO BUILDING.
8. INSTALL PROPANE TANK PER DETAIL D/SHEET C700. SERVICE LINE TO BUILDING TO BE INSTALLED BY OTHERS.
9. INSTALL TRENCH DRAIN PER DETAIL B/SHEET C700.
10. INSTALL 4"ø HDPE OUTLET PIPE.
11. EXISTING SEWER LATERAL.
12. EXISTING WATER LATERAL.
13. EXISTING TELECOMMUNICATIONS PULL BOX.
14. EXISTING ELECTRICAL PULL BOX.

SCALE

HORIZONTAL: 1" = 10'

0' 2.5' 5' 10' 15'

Klinefelter Residence

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
**Architects Limited**
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fax: (902) 429.6376

TALISMAN CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVIEWED FOR CODE COMPLIANCE
YOUR CHECKED SET(S) ARE NOW READY FOR PERMIT ISSUANCE. PLEASE REVIEW ALL COMMENTS.
BUILDING / STRUCTURAL
MECHANICAL / PLUMBING
ELECTRICAL
ACCESSIBILITY / FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL LAWS.
plan reviewer ____ date 10/27/19
WEST COAST CODE CONSULTANTS, INC

REGISTERED PROFESSIONAL ENGINEER — JAMES PHILLIP PAPANIKOLAS — 6177479 — STATE OF UTAH

| No. | Description | Date |
|---|---|---|
| Revision: | | |

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# Site & Utility Plan

scale: 1" = 10'
date: 06-17-2019
drawn: JS
chk'd: JP

C200


| | T | |
|---|---|---|
| | N r | E |
| 1 | 3 55850.74 | 1572 38.00 |
| 2 | 3 55850.74 | 1572 1 .37 |
| 3 | 3 5584 .74 | 1572 1 .37 |
| 4 | 3 5584 .74 | 1572 13.37 |
| 5 | 3 55850.74 | 1572 13.37 |
| | 3 55850.74 | 15725 4.75 |
| 7 | 3 55842.74 | 15725 4.75 |
| 8 | 3 55842.74 | 1572587.73 |
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| 11 | 3 55843.28 | 157257 .01 |
| 12 | 3 55824.27 | 15725 0.32 |
| 13 | 3 55825.23 | 157255 .1 |
| 14 | 3 55805. | 1572543.03 |
| 15 | 3 55801.2 | 1572548.3 |
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| 47 | 3 55 34.33 | 15725 7.10 |
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| 80 | 3 557 .4 | 157254 .18 |
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| 105 | 3 55788. 0 | 1572 0 . 8 |
| 10 | 3 55782.44 | 1572 07.17 |
| 107 | 3 55755.37 | 1572 10.32 |

SCALE

HORIZONTAL: 1" = 10'

0' 2.5' 5' 10' 15'

Klinefelter Residence

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
**Architects Limited**
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SUITE 200
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REVIEWED FOR CODE COMPLIANCE
THIS DRAWING HAS BEEN REVIEWED FOR CODE COMPLIANCE AS INDICATED BELOW:
☒ BUILDING ☒ STRUCTURAL
☐ MECHANICAL ☐ ENERGY
☐ ELECTRICAL ☐ PLUMBING
☐ ACCESSIBILITY ☐ FIRE
"A/A REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE THE VIOLATION OF ANY CODE, LAW, OR ORDINANCE OR ANY FEDERAL, STATE, OR LOCAL REGULATION."
BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
JEFFREY PAUL PHILLIPS
8179479
STATE OF UTAH

| No. | Description | Date |
|---|---|---|
| Revision: | | |

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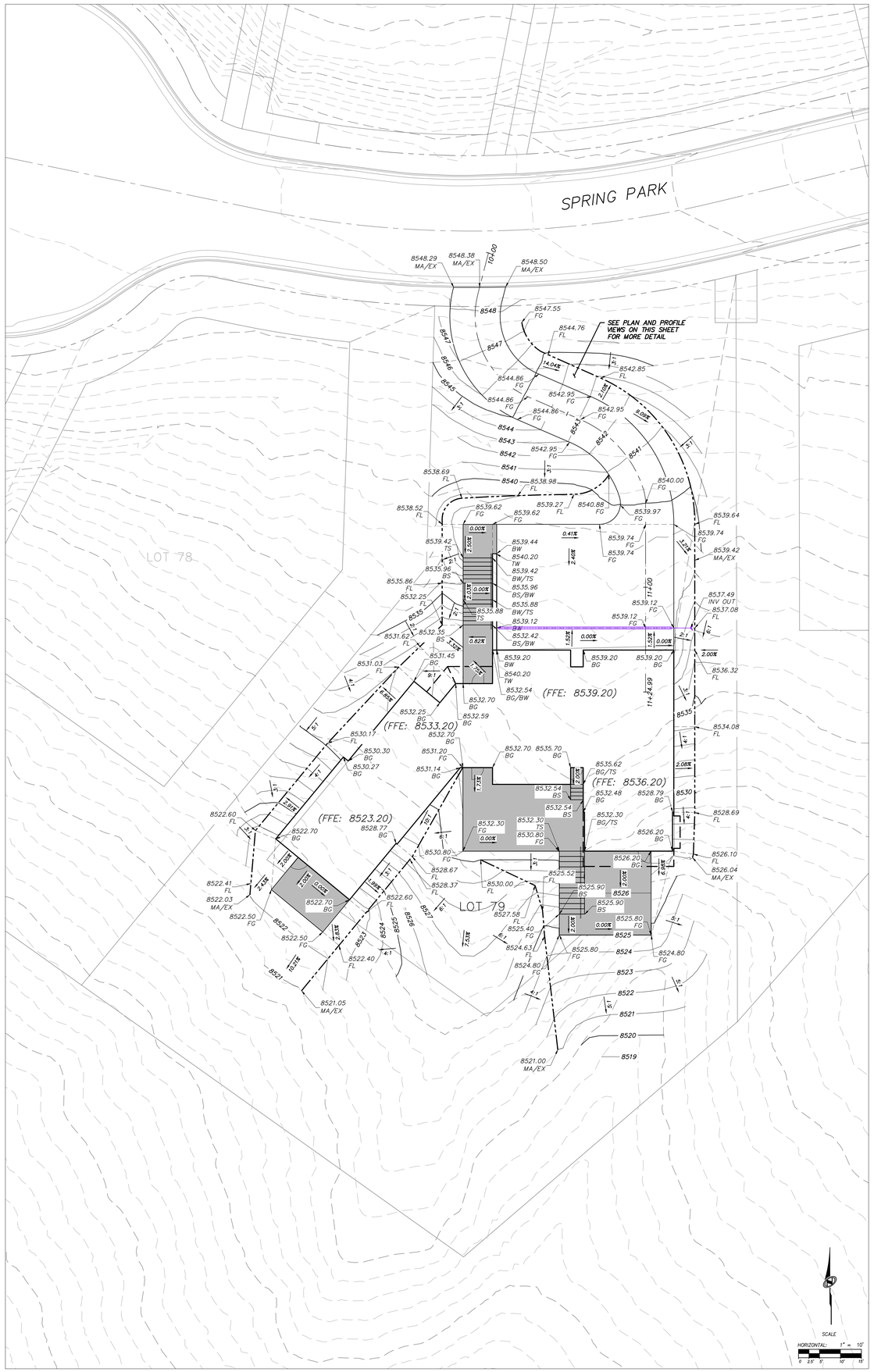
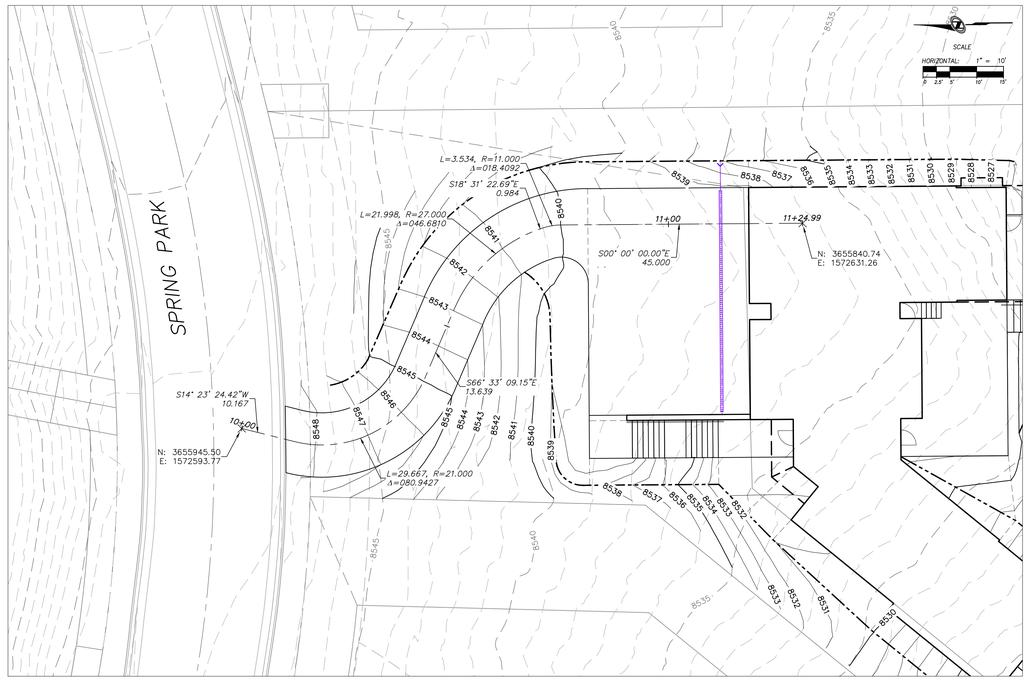
# Horiı ontal Control Plan

scale: 1" = 10'
date: 06-17-2019
drawn: JS
chk'd: JP

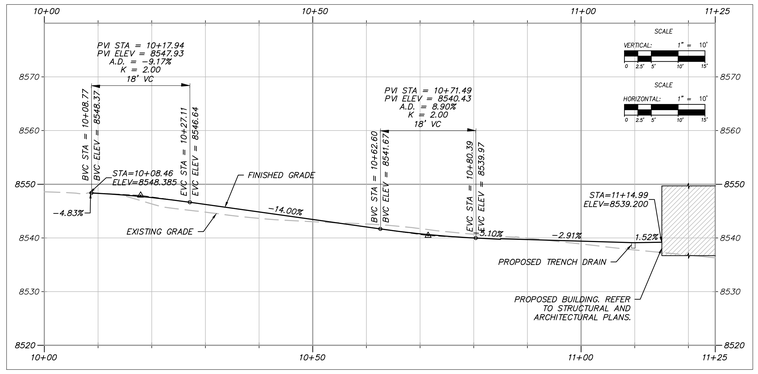
C201




OVERALL GRADING PLAN




DRIVEWAY PLAN VIEW




DRIVEWAY PROFILE

***ABBREVIATIONS:***

BG – BUILDING
BS – BOTTOM OF STEP
BW – BOTTOM OF WALL
EX – EXISTING
FFE – FINISHED FLOOR ELEVATION (REFERENCE)
FG – FINISHED GRADE
FL – FLOWLINE
GR – GRAVEL
MA – MATCH
TC – TOP OF CONCRETE
TG – TOP OF GRATE
TS – TOP OF STEP

Klinefelter Residence

Summit Powder Mountain
Eden, Utah

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REVIEWED FOR CODE COMPLIANCE
THIS REVIEW IS FOR THE FOLLOWING APPLICABLE CODES ONLY (AS INDICATED BY CONSULTANT):
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IT IS A GROSS EXCEPTION OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO COMMENCE UNTIL ALL REQUIREMENTS OF STATE, OR LOCAL REGULATIONS
BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, Inc.

REGISTERED PROFESSIONAL ENGINEER
JOSEPH PERRY
No. 9031778
6/17/19
STATE OF UTAH

| No. | Description | Date |
|---|---|---|
| Revision: | | |

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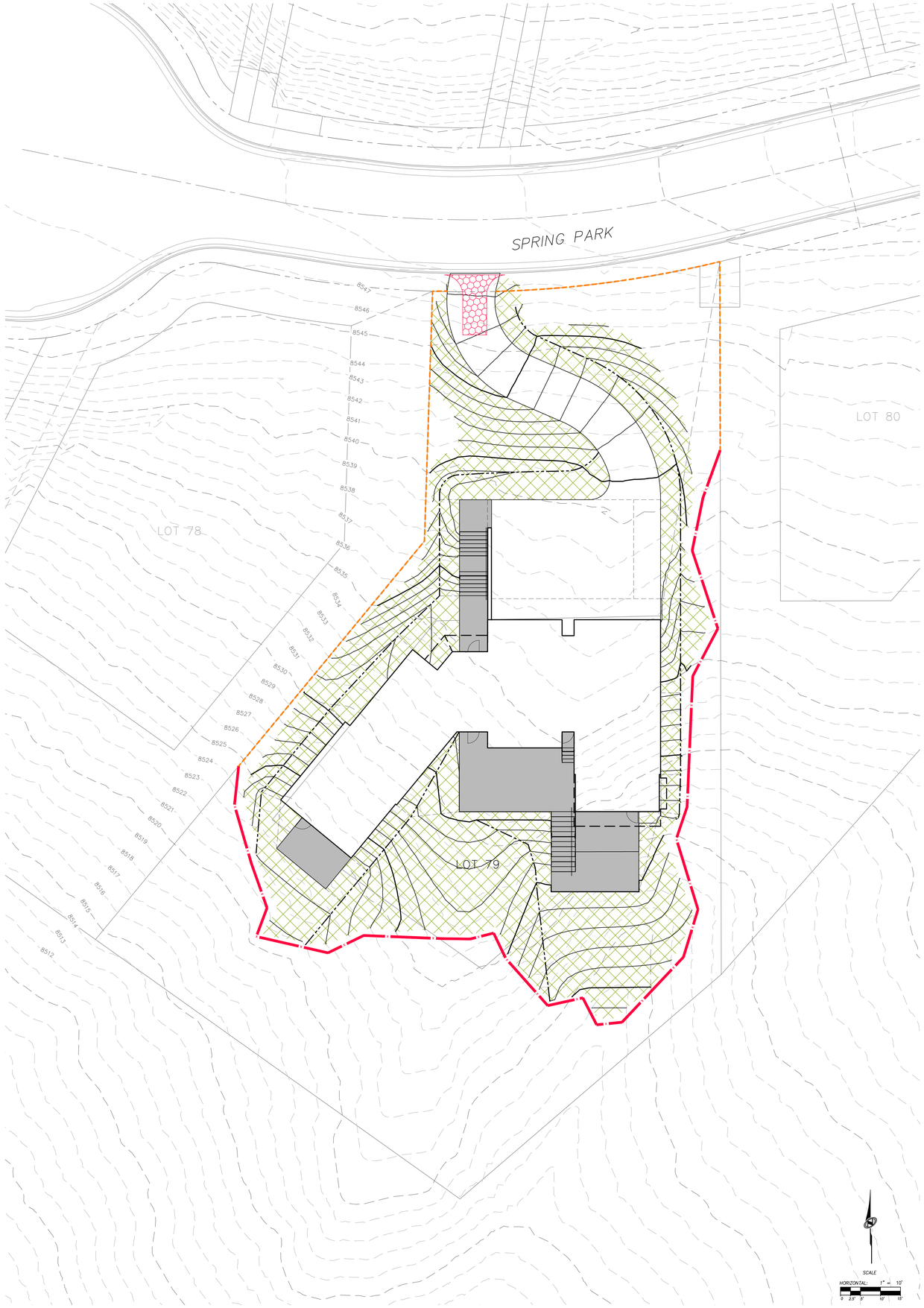
Grading & Drainage Plan

scale: 1" = 10'
date: 06-17-2019
drawn: JS
chk'd: JP

C300




## EROSION CONTROL GENERAL NOTES:

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

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

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

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### MAINTENANCE:

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

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

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

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

### EXPOSED SLOPES:

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

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

### SCOPE OF WORK:

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

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

HATCHING INDICATES AREAS TO RECEIVE 3" WASHED ROCK OR RECYCLED COBBLE.

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

INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN. SEE DETAIL ON THIS SHEET.

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

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

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.

SCALE
HORIZONTAL: 1" = 10'
0 2.5' 5' 10' 15'

**122**

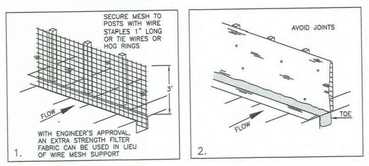
***Silt fence***

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.

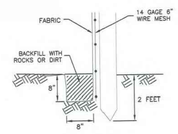
2. **PRODUCTS**
   A. Fabric. Synthetic filter fabric shall be a pervious sheet of propylene, nylon, polyester, or polyethylene yarn. Synthetic filter fabric shall contain ultraviolet ray inhibitors and stabilizers to provide a minimum of 6 months of expected usable construction life at a temperature 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

ADWA Utah Chapter — *Silt fence* — Plan 122 February 2006

**126**

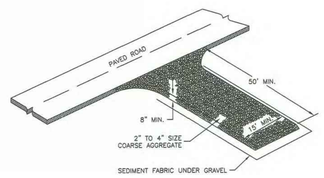
***Stabilized roadway entrance***

1. **GENERAL**
   A. Description. A temporary stabilized pad of gravel for controlling equipment and construction vehicle access to the site.
   B. Application. At any site where vehicles and equipment enter the public right of way.

2. **PRODUCT** (Not used)

3 **EXECUTION**
   A. Clear and grub area and grade to provide maximum slope of 1 percent away from paved roadway.
   B. Compact subgrade.
   C. Place filter fabric under stone if desired (recommended for entrance area that remains more than 3 months).
   D. Maintenance.
      1) Prevent tracking or flow of mud into the public right-of-way.
      2) Periodic top dressing with 2-inch stone may be required, as conditions demand, and repair any structures used to trap sediments.
      3) Inspect daily for loss of gravel or sediment buildup.
      4) Inspect adjacent area for sediment deposit and install additional controls as necessary.
      5) Expand stabilized area as required to accommodate activities.

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.




ADWA Utah Chapter — *Stabilized roadway entrance* — Plan 126 February 2006

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REVIEWED FOR CODE COMPLIANCE
THIS REVIEW ONLY COVERS APPLICABLE CONSTRUCTION CODES AND REGULATIONS
☒ STRUCTURAL ☒ MECHANICAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☒ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO COMMENCE UNTIL ALL APPLICABLE STATE OR LOCAL CODES AND REGULATIONS ARE MET.
BY: _____ 10/07/20
WEST COAST CODE CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER
No. 11687870
JEFFREY PAUL BUTTARS
10/7/20
STATE OF UTAH

| 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.

Erosion Control Plan

scale: 1" = 10'
date: 06-17-2019
drawn: JB
chk'd: JP

C600

### *Trench backfill*

1. **GENERAL**
   A. The drawing applies to backfilling a trench (and embankment) above the pipe zone.

2. **PRODUCTS**
   A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
   B. Flowable Fill: APWA Section 31 05 15. Target is 60 psi in 28 days with 90 psi maximum in 28 days, It must flow easily requiring no vibration for consolidation.

3. **EXECUTION**
   A. Trench Backfill Above the Pipe Zone: Follow requirement indicated in APWA Section 33 05 20 and the following provisions. See Standard Plan 382 for backfilling the pipe zone.
      1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
      2) 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.
      3) Water jetting is NOT allowed.
   B. Flowable Fill: If controlled low strength material is placed in the trench. Cure the material before placing surface restorations.
   C. Embankment Backfill: When trench sides are sloped proceed as follows.
      1) Maximum lift thickness is 8-inches before compaction.
      2) Compact per APWA Section 31 23 26 to 95 percent or greater relative to a standard proctor density.
      3) Submission of quality control compaction test result data may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
   D. Surface Restoration:
      1) Landscaped Surface: Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements. Rake to match existing grade. Replace vegetation to match pre-construction conditions.
      2) Paved Surface: Follow APWA Section 33 05 25 (bituminous pavement surfacing), or APWA Section 33 05 25 (concrete pavement surfacing). Do not install surfacing until compaction density is acceptable to ENGINEER. .

### *Pipe zone backfill*

1. **GENERAL**
   A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.

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. Concrete: APWA Section 03 30 04.
   D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
   E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.

3. **EXECUTION**
   A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
   B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
   C. Bedding: Follow APWA Section 33 05 20 requirements and the following provisions.
      1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
      2) Maximum lift thickness is 8-inches.
      3) Bedding immediately under the pipe should not be compacted, but loosely placed.
      4) Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
      5) When using concrete, provide at least Class 2,000, APWA Section 03 30 04.
   D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
      1) 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 unless pipe manufacturer requires more stringent installation.
      2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
   E. Flowable Fill (when required and if allowed by pipe manufacturer):
      1) Place the controlled low strength material, APWA Section 31 05 15.
      2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
      3) Reset pipe to line and grade if pipe "floats" out of position.

### *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.

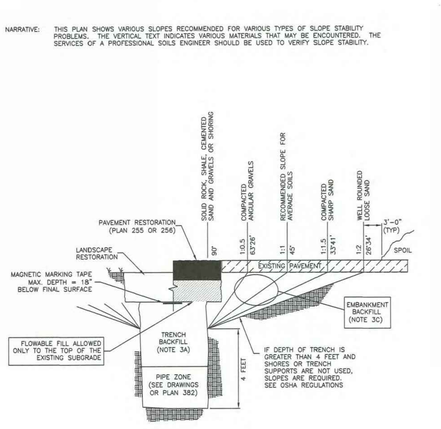
### *3/4" and 1" meter*

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.

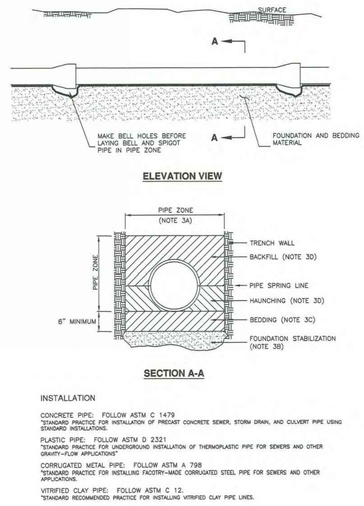
2. **PRODUCTS**
   A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
   B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
   C. Castings: Grey iron class 35 minimum per ASTM A48, coated with asphalt 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.

**381**




**382**




INSTALLATION

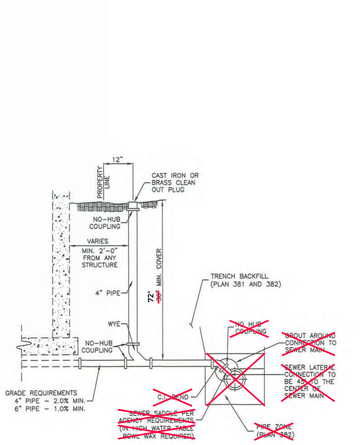
CONCRETE PIPE: FOLLOW ASTM C 1479
"STANDARD PRACTICE FOR INSTALLATION OF PRECAST CONCRETE SEWER, STORM DRAIN, AND CULVERT PIPE USING STANDARD INSTALLATIONS."

PLASTIC PIPE: FOLLOW ASTM D 2321
"STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS"

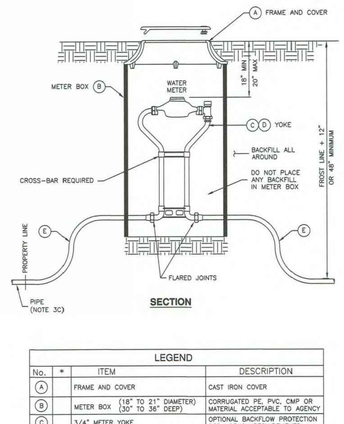
CORRUGATED METAL PIPE: FOLLOW ASTM A 798
"STANDARD PRACTICE FOR INSTALLING FACTORY-MADE CORRUGATED STEEL PIPE FOR SEWERS AND OTHER APPLICATIONS.

VITRIFIED CLAY PIPE: FOLLOW ASTM C 12.
"STANDARD RECOMMENDED PRACTICE FOR INSTALLING VITRIFIED CLAY PIPE LINES.

**431**




**521**




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

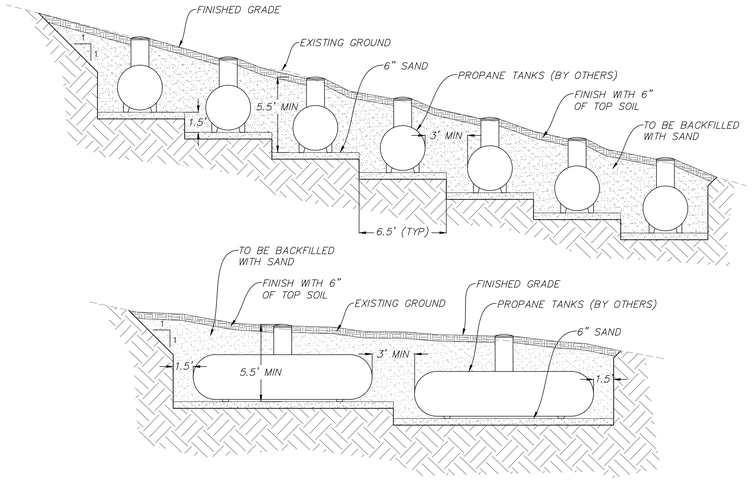
* FURNISHED BY UTILITY AGENCY

APWA Utah Chapter — *Trench backfill* — Plan 381 July 2016

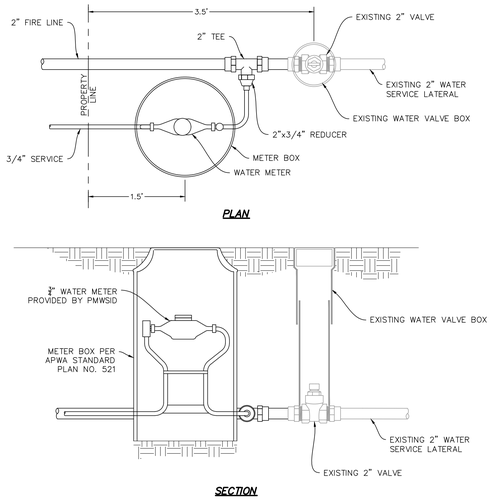
APWA Utah Chapter — *Pipe zone backfill* — Plan 382 January 2011

APWA Utah Chapter — *Sewer lateral connection* — Plan 431 January 2011

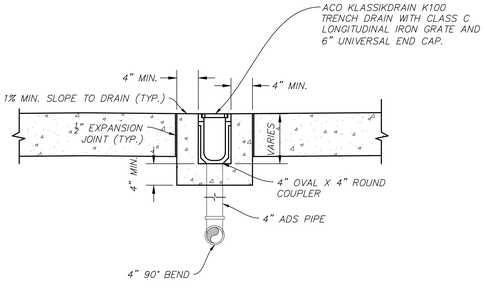
APWA Utah Chapter — *3/4" and 1" meter* — Plan 521 August 2001




D — *PROPANE TANK PIT TYPICAL DETAIL* — NTS



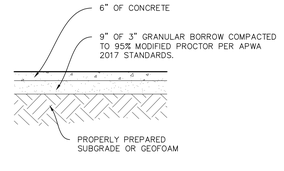

C — *WATER METER INSTALLATION DETAIL* — NTS




*GENERAL NOTE:*

*CORE BOTTOM OF LAST SECTION OF DRAIN AND PROVIDE A 4" OVAL X 4" ROUND COUPLER. CONNECT A 4" PVC PIPE WITH A 4" 90° BEND TO CONNECT TO 4" FLEXIBLE HDPE OUTLET LINE. USE EPOXY TO SEAL BOTTOM OF TRENCH DRAIN AND PIPING PER MANUFACTURER'S RECOMMENDATIONS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE PLANS FOR TRENCH DRAIN LENGTH. CONTACT ACO DRAIN FOR ADDITIONAL INFORMATION AT 1-800-543-4764. SEE ACO INSTALLATION MANUAL FOR DETAILED INSTALLATION INSTRUCTIONS.*

B — *TRENCH DRAIN DETAIL* — NTS




A — *CONCRETE DRIVEWAY PAVEMENT SECTION* — NTS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1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300


REVIEWED FOR CODE COMPLIANCE
JURISDICTION: PLEASE CHECK ALL APPLICABLE CODE REVIEWS
BUILDING, MECHANICAL, ELECTRICAL, ACCESSIBILITY, STRUCTURAL, PLUMBING, ENERGY, FIRE
FIRM REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT RELIEVE ARCHITECT OF RESPONSIBILITY FOR VIOLATIONS OF ANY CODIFIED REGULATIONS.
BY: [signature] DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

PROFESSIONAL ENGINEER — REGISTERED — No. 7844747 — JOSEPH PORTER — 8/17/19 — STATE OF UTAH

| No. | Description | Date |
|---|---|---|
| | | |

Revision:

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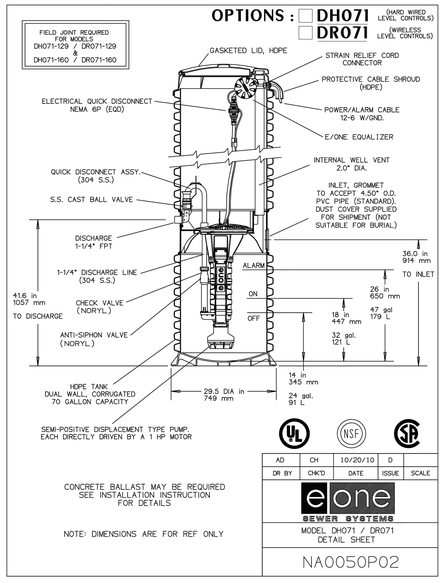
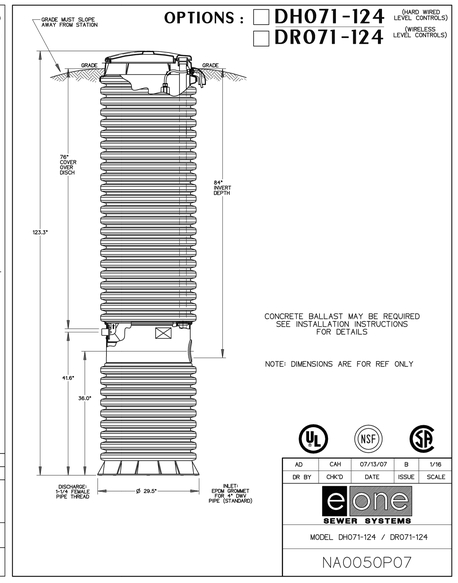
**Details**

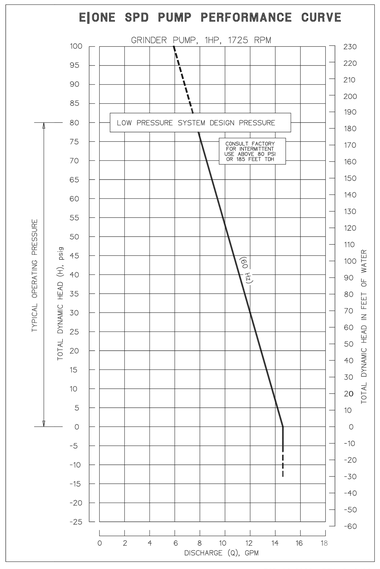
scale: N.a
date: 06-17-2019
drawn: JB
chk'd: JP

C700

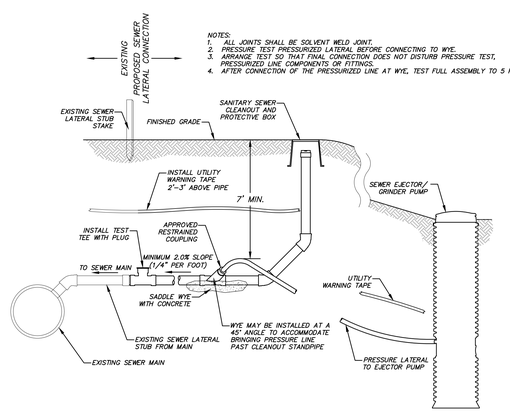



B — GRINDER PUMP STATION DETAIL
SCALE: N.T.S.




ESD 08-0022 REV. 2, 6/08




A — SEWER LATERAL CONNECTION
SCALE: N.T.S.

REVIEWED FOR CODE COMPLIANCE
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BUILDING: STRUCTURAL
MECHANICAL: PLUMBING
ELECTRICAL: ENERGY
ACCESSIBILITY: FIRE
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by: _____ date: 10/07/19
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SALT LAKE CITY, UT 84115
801.743.1300

REGISTERED PROFESSIONAL ENGINEER
No. 7877877
PAUL BOSCO
8/14/19
STATE OF UTAH

| No. | Description | Date |
|---|---|---|
| Revision: | | |

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Details

scale: N.A
date: 06-17-2019
drawn: JB
chk'd: JP

C701

MECHANICAL AND PLUMBING NOTES:

+ All work shall be performed in accordance with, 2015 International Residential Code.
+ For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.
+ Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
+ Do not shut-off / put out service any systems / services without first coordinating all downtime with the owner's personnel.
+Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.

2
+ Contractor shall provide 1 year standard warranty. Submit all all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
+ Install all equipment in accordance with manufacturer's installation instructions.
+ Project Elevation is 8533 ft for equipment selection.
+ Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
+ Disinfect new domestic water piping.
+ Dryers located in closets shall be provided with make-up air, per IRC G2439.5
+ All outlets to be tamper resistant, in accordance with IRC E4002.14.
2
+ Mechanical rooms to have solid, weather stripped doors equipped with an approved self-closing device, in accordance with IRC G2406.2.5.
+ Provide outdoor combustion air for all gas-fired appliances, in accordance with IRC G2407.

**Finish Types**

| | |
|---|---|
| Paint | PTC1 - Benjamin Moore Decorators White - Egg Shell Finish |
| | PTC2 - Benjamin Moore Decorators White - Semi Gloss Finish |
| | PTC3 - Benjamin Moore Decorators White - Flat Finish (Ceiling Only) |
| Tile | TILE1 - white tile type - # x # |
| | TILE2 - white tile type - # x # |
| | TILE3 - white tile type - # x # |
| Wood Cladding | WD1 - 1x4 red cedar shiplap, clear sealant, satin (cladding profile 2) |
| | WD2 - 1x6 engineered white ash hardwood flooring on conc. topping pre-finished. |
| | WD3 - finished plywood, clear sealant |
| | WD4 - black ebonized wood (oak) |
| | WD5 - white ash hardwood, clear sealant |
| Concrete | SEALED - sealed concrete |
| | ANTISLIP - sealed concrete |
| Steel | STL1 - steel truss; PTD black |

**Legend**

| | |
|---|---|
| N/A | not applicable |
| GWB | gypsum wall board per spec. |
| GWB-W | waterproof sheathing as per spec. |
| CONC | concrete |
| TILE | ceramic tile |
| WD | wood |
| GLZ | glazing |
| STL | steel |

| | North | | South | | East | | West | | Floors | | Ceiling | | Trim | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | |
| **Basement Level** | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Bedroom 5 (001) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Ensuite (002) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Mechanical (003) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Hallway (004) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Hallway (005) | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD4 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Stair (006) | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD5 | GWB | PTC3 | ## | ## | |
| Ski Room (007) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | ANTISLIP | GWB | PTC3 | ## | ## | |
| Storage/Mech (008) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Stair (009) | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD5 | GWB | PTC3 | ## | ## | |
| Storage/Mech (010) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Stair (011) | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD5 | GWB | PTC3 | ## | ## | |

| | North | | South | | East | | West | | Floors | | Ceiling | | Trim | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | |
| **Main Level** | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Great Room (101) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | WD | WD1 | ## | ## | ## |
| Dining (102) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | WD | WD1 | ## | ## | |
| Kitchen (103) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | WD | WD1 | ## | ## | |
| Pantry (104) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Entry (105) | GLZ | N/A | GLZ | N/A | WD | WD3 | WD | WD3 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Coat Closet (106) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Hallway (107) | GLZ | N/A | GLZ | N/A | WD | WD3 | WD | WD3 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| 1/2 Bath (108) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| 1/2 Bath (109) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Bedroom 4 (110) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |
| Ensuite (111) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Closet (112) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |
| Garage (113) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Laundry (114) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Family Room (115) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |
| Hallway (116) | WD | WD3 | WD | WD3 | N/A | N/A | N/A | N/A | CONC | SEALED | GWB | PTC3 | ## | ## | |
| Stair (117) | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD5 | WD | WD1 | ## | ## | |
| Stair (118) | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD5 | GWB | PTC3 | ## | ## | |
| Stair (119) | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD4 | WD | WD5 | GWB | PTC3 | ## | ## | |
| Stair (120) | N/A | N/A | N/A | N/A | WD | WD4 | WD | WD4 | WD | WD5 | GWB | PTC3 | ## | ## | |
| Stair (121) | WD | WD3 | WD | WD3 | WD | WD3 | N/A | N/A | WD | WD5 | GWB | PTC3 | ## | ## | |

| | North | | South | | East | | West | | Floors | | Ceiling | | Trim | | Remarks |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | Material | Finish | |
| **Second Level** | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | |
| Loft (201) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | WD | WD1 | ## | ## | ## |
| Bathroom (202) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Mech/Storage (203) | N/A | UNFINISH | N/A | UNFINISH | N/A | UNFINISH | N/A | UNFINISH | WD | WD2 | N/A | UNFINISH | ## | ## | |
| Bedroom 1 (204) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |
| Ensuite (205) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Bedroom 2 (206) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |
| Ensuite (207) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Bunk Room (208) | WD | WD1 | WD | WD1 | WD | WD1 | WD | WD1 | WD | WD2 | WD | WD1 | ## | ## | |
| Ensuite (209) | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE1 | TILE | TILE2 | GWB | PTC3 | ## | ## | |
| Stair (210) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |
| Hallway (211) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | WD | WD1 | ## | ## | |
| Hallway (212) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |
| Hallway (213) | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | GWB | PTC1 | WD | WD2 | GWB | PTC3 | ## | ## | |

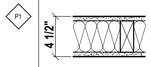
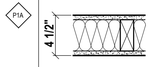
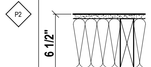
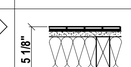
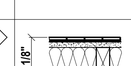
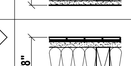
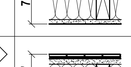
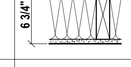
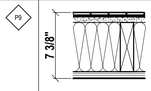
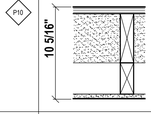
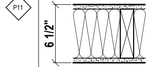
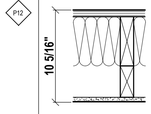
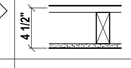
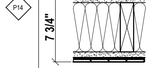
3 A001 **Room Finish Schedule**
NTS

| TYPE | WOOD CLADDING PROFILE | |
|---|---|---|
| 1 |   | + 1X6 vertical tongue & groove wood cladding; **clear** western red cedar as per specification (Exterior Wall Finish) |
| 2 |   | + 1X4 square edge shiplap wood cladding; **clear** western red cedar as per specification (great room + kitchen ceiling finish) |
| | | |

4 A001 **Cladding Profiles**
NTS

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

2 A001 **Abbreviations**
NTS

| TYPE | INTERIOR WALL TYPE DESCRIPTION |
|---|---|
| P1 |   + 1/2" GWB, PTD<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P1A |   + 1/2" GWB, PTD<br>+ 2x4 studs @ 16" o.c.<br>+ thermal acoustic batt insulation to fill cavity<br>+ 1/2" GWB, PTD |
| P2 |   + 1/2" GWB, PTD<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P3 |   + tile; see finish schedule<br>+ 5/8" tile backer board+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P3A |   + tile; see finish schedule<br>+ 5/8" tile backer board+ 2x4 studs @ 16" o.c.<br>+ thermal acoustic batt insulation to fill cavity<br>+ 1/2" GWB, PTD |
| P4 |   + tile; see finish schedule<br>+ 5/8" tile backer board<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P5 |   + tile; see finish schedule<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ tile; see finish schedule |
| P6 |   + 3/4" plywood paneling<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P7 |   + 3/4" plywood paneling<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P8 |   + tile; see finish schedule<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 3/4" plywood paneling |
| P9 |   + tile; see finish schedule<br>+ 5/8" tile backer board<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 3/4" plywood paneling |
| P10 |   + 3/4" plywood paneling<br>+ 6 mil poly air barrier (sealed)<br>+ 5 1/2" 2lb. closed-cell spray foam insulation (R27)<br>+ 2x6 studs @ 16" o.c.<br>+ 2x4 studs @ 16" o.c. infill cavity<br>+ 1/2" GWB, PTD |
| P11 |   + 1/2" GWB, PTD<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P12 |   + 3/4" plywood paneling<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 2x4 studs @ 16" o.c. infill cavity<br>+ 1/2" GWB, PTD |
| P13 |   + 3/4" ebonized wood paneling<br>+ 2x4 studs @ 16" o.c.<br>+ 1/2" GWB, PTD |
| P14 |   + tile; see finish schedule<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ tile; see finish schedule |
| P15 |   + 1/2" GWB, PTD<br>+ 3/4" sheathing as per structural<br>+ 2x6 studs @ 16" o.c.<br>+ 5 1/2" 2lb. closed-cell spray foam insulation (27)<br>+ 1/2" GWB, PTD |

1 A001 **Interior Partition Types**
NTS

Klinefelter Residence

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


north

REVIEWED FOR CODE COMPLIANCE
FOR CODE COMPLIANCE WITH APPLICABLE CONSTRUCTION CODES, IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
2019/10/10
BY _____ DATE
WEST COAST CODE CONSULTANTS, INC.

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

| No. | Description | Date |
|---|---|---|
| 02 | Revised for Construction | 12 Sept 2019 |
| 01 | Revised for Construction | 27 August 2019 |
| Revision: | | |

**NOTES:**

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**ENGINEER'S REQUIREMENTS AND APPROVALS:**
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**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 National Building Code of Canada.

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

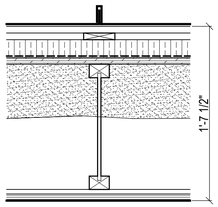
Room Finish Schedule + Abbreviations + Profiles

scale: NTS
date: 2019-06-03
drawn: TR/LM
chk'd: SA

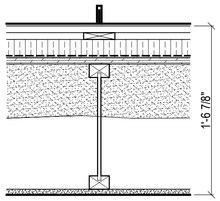
A001

## ROOF TYPE DESCRIPTION

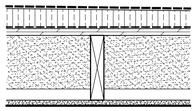
**Roof Assembly Type 1 (RA1)**
**System Components:**
- snow retention system, refer to spec. & roof plan for locations
- standing-seam metal roofing system (Class A roof covering), refer to specification
- 2 layers of alternating 1x4 strapping
- 2" vapor-open mineral wool rigid insulation board (R8), refer to specification
- vapor open roof membrane, refer to spec
- 3/4" exterior grade sheathing as per structural
- wood I-joists, refer to structural
- 6" 2lb. closed-cell spray foam insulation (R36)
- interior sprinkler system
- 1/2" OSB sheathing
- 1x4 shiplap wood cladding, refer to finish schedule




**Roof Assembly Type 2 (RA2)**
**System Components:**
- snow retention system, refer to spec. & roof plan for locations
- standing-seam metal roofing system (Class A roof covering), refer to specification
- 2 layers of alternating 1x4 strapping
- 2" vapor-open mineral wool rigid insulation board (R8), refer to specification
- vapor open roof membrane, refer to spec
- 3/4" exterior grade sheathing as per structural
- wood I-joists, refer to structural
- 6" 2lb. closed-cell spray foam insulation (R36)
- interior sprinkler system
- 5/8" gypsum board, refer to finish schedule



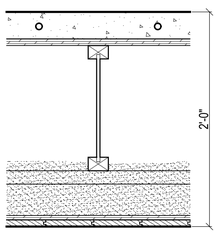

**Roof Assembly Type 3 (RA3)**
**System Components:**
- 'Class A' EPDM low slope roof membrane
- sloped continuous XPS rigid insulation (minimum 1") - minimum 2% slope to drain
- self-adhered air / vapor barrier
- 3/4" exterior grade sheathing as per structural
- wood joists as per structural
- 6" 2lb. closed-cell spray foam insulation (R36)
- interior sprinkler system
- 5/8" gypsum board, refer to finish schedule



4 A002 Roof Types
Scale 1-1/2" = 1'-0"

## SOFFIT TYPE DESCRIPTION

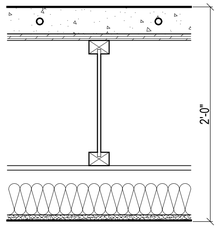
**Soffit Assembly Type 1 (SA1)**
**System Components:**
- typical floor assembly as noted
- wood I-joists, refer to structural
- infill 2x4 framing as required
- 6" 2lb. closed-cell spray foam insulation (R36)
- 1/2" OSB sheathing
- 1x6 tongue and groove wood cladding to match facade (refer to finish schedule, cladding profile 1)




3 A002 Soffit Types
Scale 1-1/2" = 1'-0"

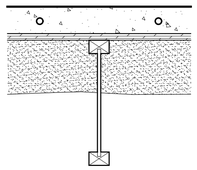
## FLOOR TYPE DESCRIPTION

**Floor Assembly Type 1 (FA1)**
**System Components:**
- 3" min. polished concrete topping (class A aggregate exposure) w/ hydronic in-floor heating system, refer to schedule for finish
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- resilient channel
- 2x6 framing as required
- acoustic insulation, refer to specification
- interior sprinkler system
- 5/8" gypsum board, refer to finish schedule

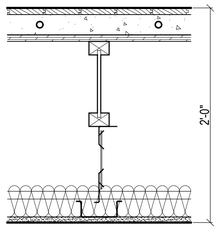



**STC**

**Floor Assembly Type 2 (FA2)**
**System Components:**
- 3" min. polished concrete topping (class A aggregate exposure) w/ hydronic in-floor heating system, refer to schedule for finish
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)

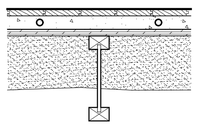


**Floor Assembly Type 3 (FA3)**
**System Components:**
- 3/4" engineered hardwood flooring
- 2 1/4" gypcrete w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-Joists, refer to structural
- acoustic insulation, refer to specification
- ceiling suspension system
- interior sprinkler system
- resilient channel
- 5/8" gypsum board, refer to finish schedule



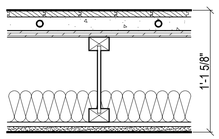

**STC**

**Floor Assembly Type 4 (FA4)**
**System Components:**
- 3/4" engineered hardwood flooring
- 1-1/2" gypcrete w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)



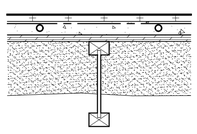
**STC**

**Floor Assembly Type 5 (FA5)**
**System Components:**
- 3/4" engineered hardwood flooring
- 1 1/2" gypcrete w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- acoustic insulation, refer to specification
- interior sprinkler system
- resilient channel
- 5/8" gypsum board, refer to finish schedule

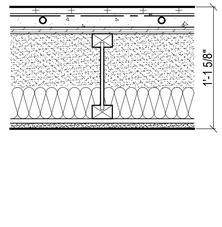



**STC**

**Floor Assembly Type 6 (FA6)**
**System Components:**
- tile floor finish as per schedule
- 3/16" GenieMAT RST Series
- 1-1/2" concrete topping w/ radiant heat
- 3/4" sheathing as per structural
- wood I-joists, as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)

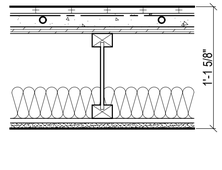


**Floor Assembly Type 7 (FA7)**
**System Components:**
- tile floor finish as per schedule
- 3/16" GenieMAT RST Series
- 1-1/2" concrete topping w/ radiant heat
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- acoustic insulation, refer to specification
- 5/8" gypsum board, refer to finish schedule



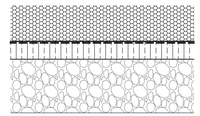

**STC**

**Floor Assembly Type 8 (FA8)**
**System Components:**
- tile floor finish as per schedule
- 3/16" GenieMAT RST Series
- 1-1/2" concrete topping w/ radiant heat
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- acoustic insulation, refer to specification
- interior sprinkler system
- 5/8" gypsum board, refer to finish schedule

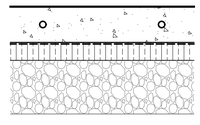



**STC**

**Floor Assembly Type 9 (FA9)**
**System Components:**
- 4" pea gravel
- class I vapor retarder
- 2" XPS rigid insulation (R10)
- 6" compacted gravel base



**Floor Assembly Type 10 (FA10)**
**System Components:**
- 4" reinforced polished concrete slab on grade as per structural
- class I vapor retarder
- 2" XPS rigid insulation (R10)
- 6" compacted gravel base

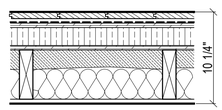


2

2 A002 Floor Types
Scale 1-1/2" = 1'-0"

## EXTERIOR WALL TYPE DESCRIPTION

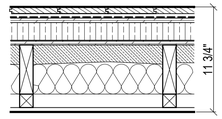
**Exterior Wall Assembly 1 (EWA1)**
**System Components**
- 1x6 tongue and groove wood cladding - profile 1
- rainscreen grid
- vapour permeable weather barrier
- 1/2" sheathing
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - vapour retarder Class 2)
- 5 1/2" insulation batts (R24)
- 2x6 wood studs as per structural
- interior finish, refer to finish schedule



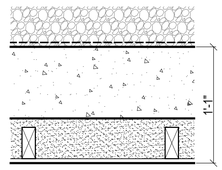

1 A002 Exterior Wall Types
Scale 1-1/2" = 1'-0"

## EXTERIOR WALL TYPE DESCRIPTION CONT.

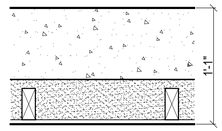
**Exterior Wall Assembly 1B (EWA1B)**
**System Components**
- 1x6 tongue and groove wood cladding - profile 1
- rainscreen grid
- vapour permeable weather barrier
- 1/2" sheathing
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - vapour retarder Class 2)
- 5 1/2" insulation batts (R24)
- 2x6 wood studs as per structural
- furring as required
- interior finish, refer to finish schedule



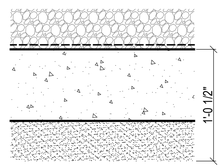

**Exterior Wall Assembly 2 (EWA2)**
**System Components**
- waterproofing system below grade; as per spec
- reinforced 8" thk architectural concrete wall as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- 2x4 stud wall, hold stud wall 1" from conc. wall
- interior finish, refer to finish schedule



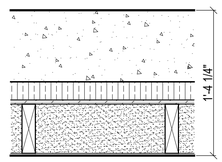

**Exterior Wall Assembly 3 (EWA3)**
**System Components**
- reinforced 8" thk concrete wall as per structural; board form finish, refer to specification
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- 2x4 stud wall, hold stud wall 1" from concrete wall
- interior finish, refer to room finish schedule




**Exterior Wall Assembly 4 (EWA4)**
**System Components**
- waterproofing system below grade; as per spec
- reinforced 8" thk architectural concrete wall as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)

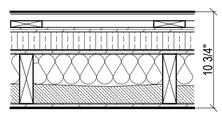



**Exterior Wall Assembly 5 (EWA5)**
**System Components**
- reinforced 8" thk architectural concrete wall as per structural; board form finish, refer to specification
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- 2x6 stud wall, hold stud wall 1" from concrete wall
- hearth interior finish, refer to drawings




1

**Exterior Wall Assembly 6 (EWA6)**
**System Components**
- 1/4" metal cladding
- 3/4" horizontal strapping
- 3/4" vertical strapping
- vapour permeable weather barrier
- 1/2" sheathing
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - vapour retarder Class 2)
- 5 1/2" insulation batts (R24)
- 2x6 wood studs as per structural
- interior finish, refer to finish schedule




Klinefelter Residence

Summit Powder Mountain
Eden, Utah


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

REVIEWED FOR CODE COMPLIANCE
THIS CODE REVIEW DOES NOT INCLUDE ALL BUILDING CONSTRUCTION CODES IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: JOSE MIRAMONTES DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

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

| No. | Description | Date |
|---|---|---|
| 02 | Revised for Construction | 12 Sept 2019 |
| 01 | Revised for Construction | 27 August 2019 |

Revision:

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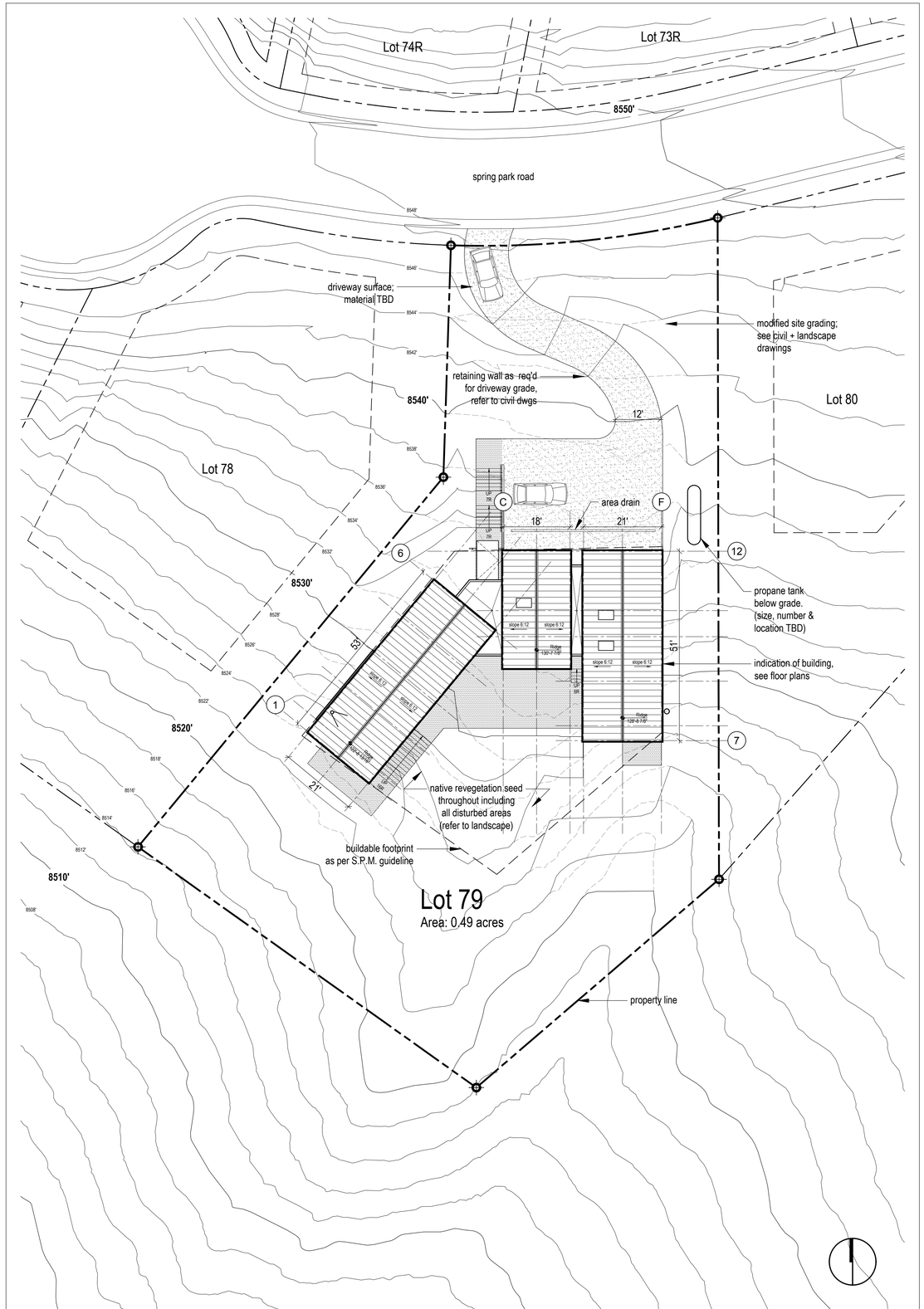
**SHOP DRAWINGS:**
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

# Assembly Types

scale: NTS
date: 2019-06-03
drawn: TR/LM
chk'd: SA

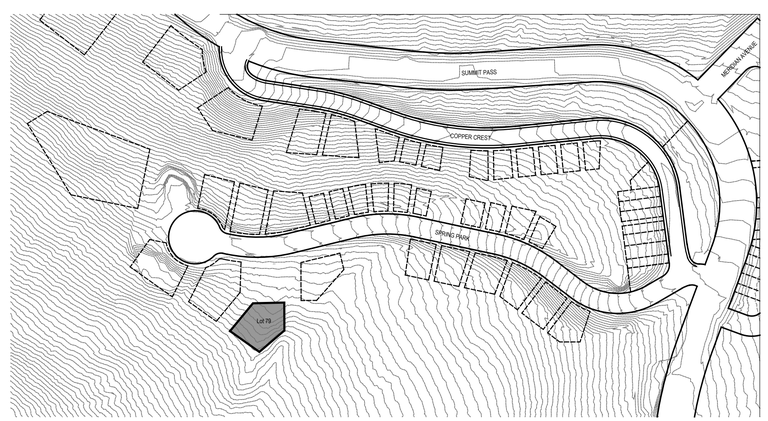
A002




2 A100 Site Plan
Scale 1/16" = 1'-0"

**Siteplan Notes:**

+ See Civil Engineering drawings for information relating but not limited to:
  - site location.
  - site boundaries.
  - rights-of-way, easements.
  - geodetic elevations, site grading, earthwork.
  - all underground and aboveground services including fire hydrants, maintenance access covers, transformers, air condensers.
  - paved areas such as driveways, curbs, curb cutouts.
+ See Electrical drawings for site lighting.
+ See Structural Engineering drawings for reference to Geotechnical Report.
+ See Landscape Architect drawings for reference to landscape design.




1 A100 Key Plan
Scale 1/128" = 1'-0"

# Klinefelter Residence

Summit Powder Mountain
Eden, Utah

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2188 Gottingen St.
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north

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☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY: _____ DATE: 10/07/19
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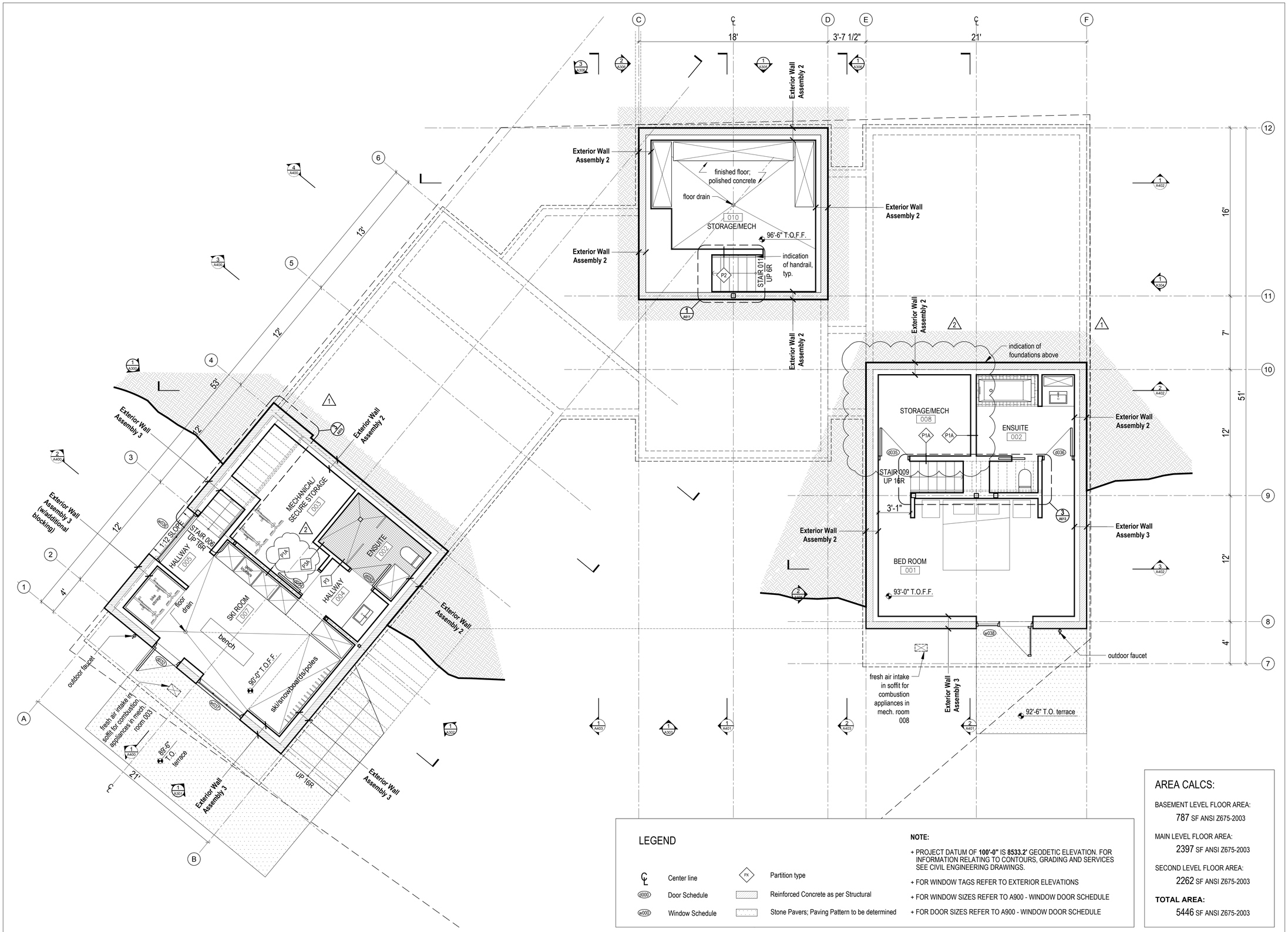
## Site Plan

scale: 1/16" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A100




## LEGEND

- Center line
- Door Schedule
- Window Schedule
- Partition type
- Reinforced Concrete as per Structural
- Stone Pavers; Paving Pattern to be determined

**NOTE:**

+ PROJECT DATUM OF **100'-0"** IS **8533.2'** GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS.
+ FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
+ FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
+ FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

## AREA CALCS:

BASEMENT LEVEL FLOOR AREA:
787 SF ANSI Z675-2003

MAIN LEVEL FLOOR AREA:
2397 SF ANSI Z675-2003

SECOND LEVEL FLOOR AREA:
2262 SF ANSI Z675-2003

**TOTAL AREA:**
5446 SF ANSI Z675-2003

1 A200 **Basement Floor Plan**
Scale 1/4" = 1'-0"

# Klinefelter Residence

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Eden, Utah


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fax: (902) 429.6276


north

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FOR CONFORMANCE TO THE FOLLOWING CONSTRUCTION CODES IDENTIFIED BELOW:
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☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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Jason Whitmore 10/07/19
WEST COAST CODE CONSULTANTS, INC.

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|---|---|---|
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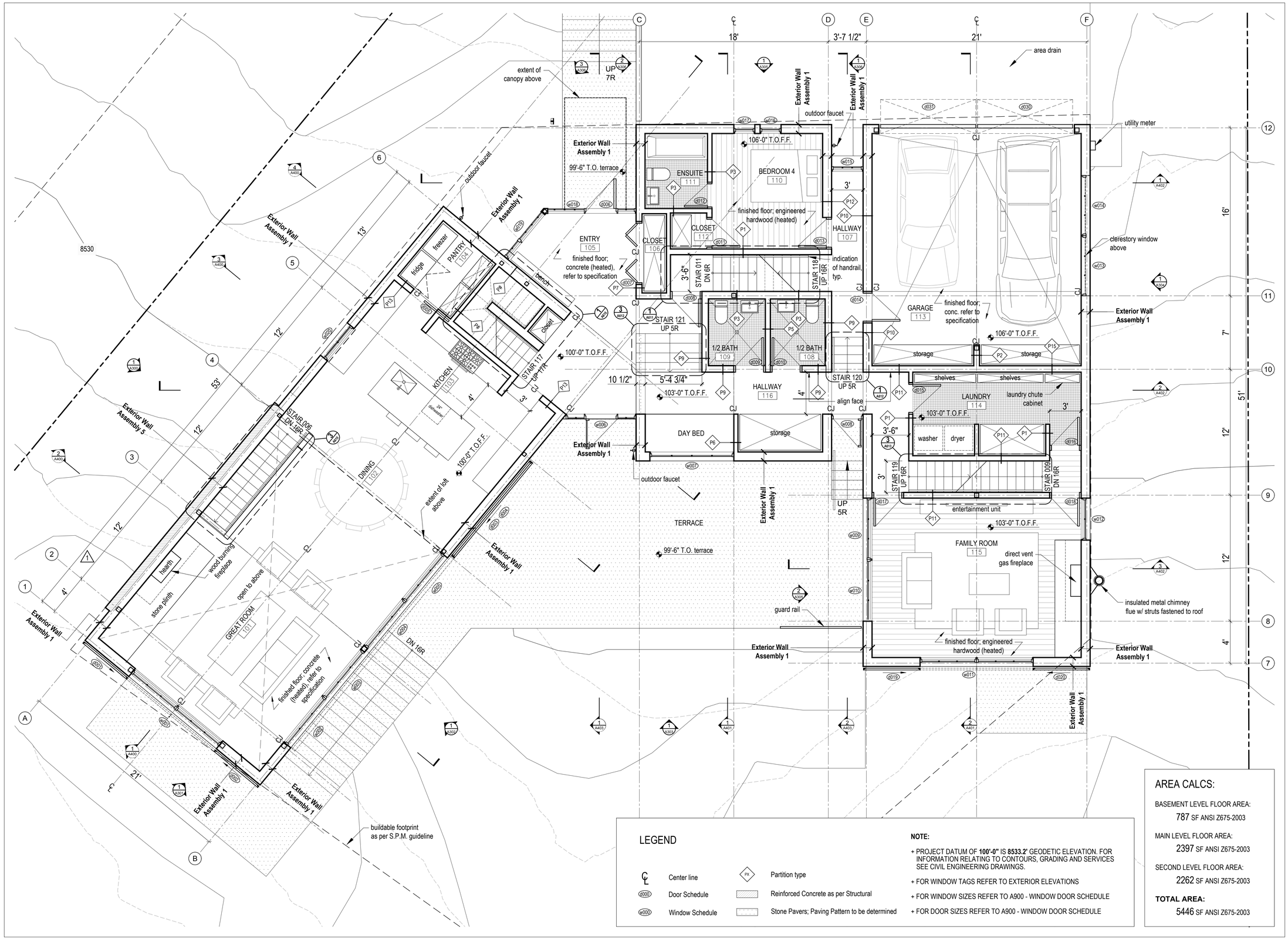
# Basement Floor Plan

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A200




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

## LEGEND

- Center line
- d000 Door Schedule
- w000 Window Schedule
- PX Partition type
- Reinforced Concrete as per Structural
- Stone Pavers; Paving Pattern to be determined

**NOTE:**

+ PROJECT DATUM OF **100'-0"** IS **8533.2'** GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS.
+ FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
+ FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
+ FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE

## AREA CALCS:

BASEMENT LEVEL FLOOR AREA:
787 SF ANSI Z675-2003

MAIN LEVEL FLOOR AREA:
2397 SF ANSI Z675-2003

SECOND LEVEL FLOOR AREA:
2262 SF ANSI Z675-2003

**TOTAL AREA:**
5446 SF ANSI Z675-2003

# Klinefelter Residence

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


north

REVIEWED FOR CODE COMPLIANCE
THIS CODE REVIEW APPLIES TO THE FOLLOWING CONSTRUCTION CODES, AS IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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Jason Whitmore — 5/07/19
WEST COAST CODE CONSULTANTS, INC.

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

| No. | Description | Date |
|---|---|---|
| 02 | Revised for Construction | 12 Sept 2019 |
| 01 | Revised for Construction | 27 August 2019 |
| Revision: | | |

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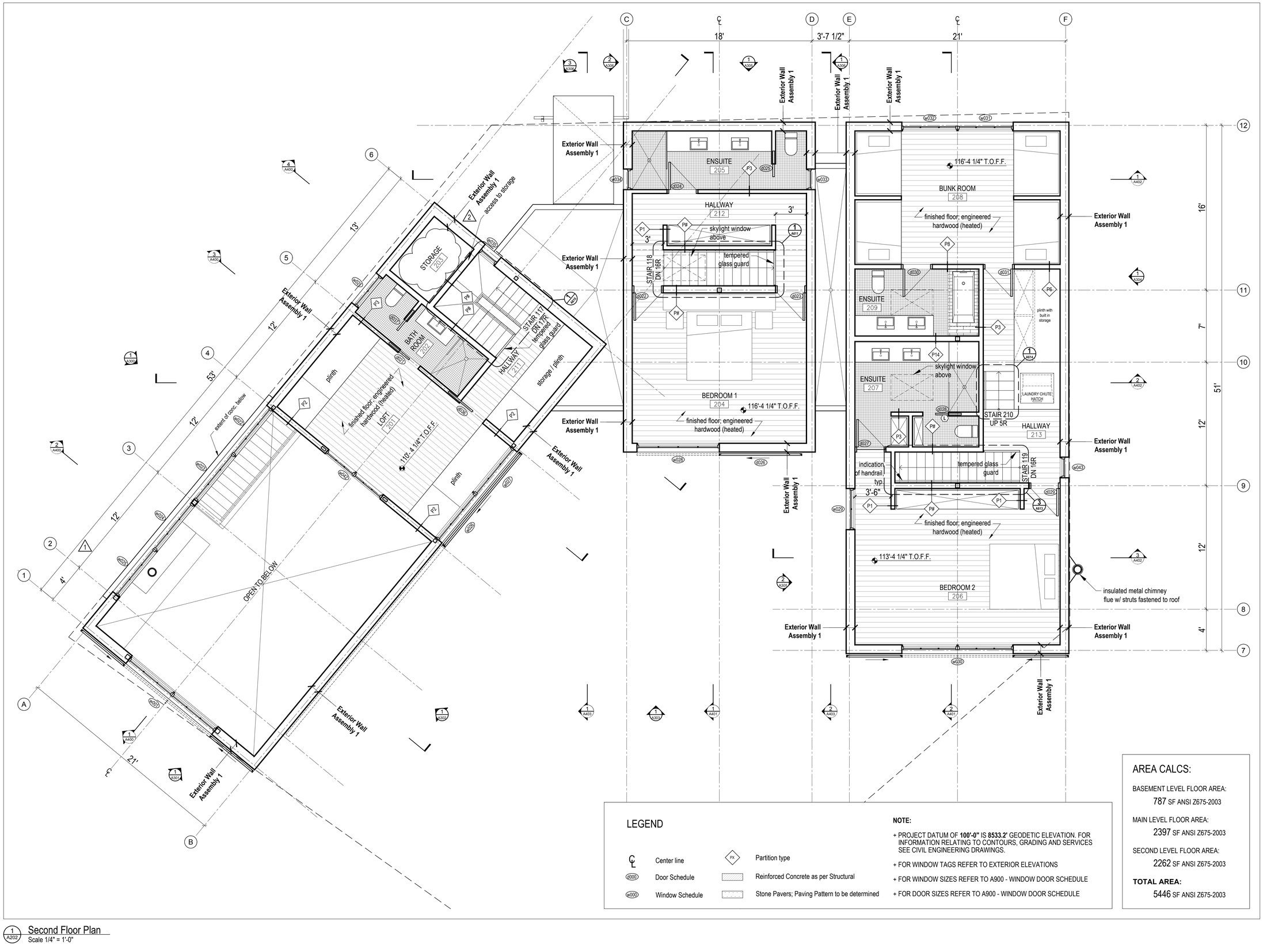
# Main Floor Plan

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A201




## LEGEND

- Center line
- Door Schedule (#000)
- Window Schedule (w000)
- Partition type (P#)
- Reinforced Concrete as per Structural
- Stone Pavers; Paving Pattern to be determined

**NOTE:**

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MAIN LEVEL FLOOR AREA:
2397 SF ANSI Z675-2003

SECOND LEVEL FLOOR AREA:
2262 SF ANSI Z675-2003

**TOTAL AREA:**
5446 SF ANSI Z675-2003

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

# Klinefelter Residence

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Eden, Utah


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☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
2019/ 10/ 07 — 1000719
date — permit number
WEST COAST CODE CONSULTANTS, INC.

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

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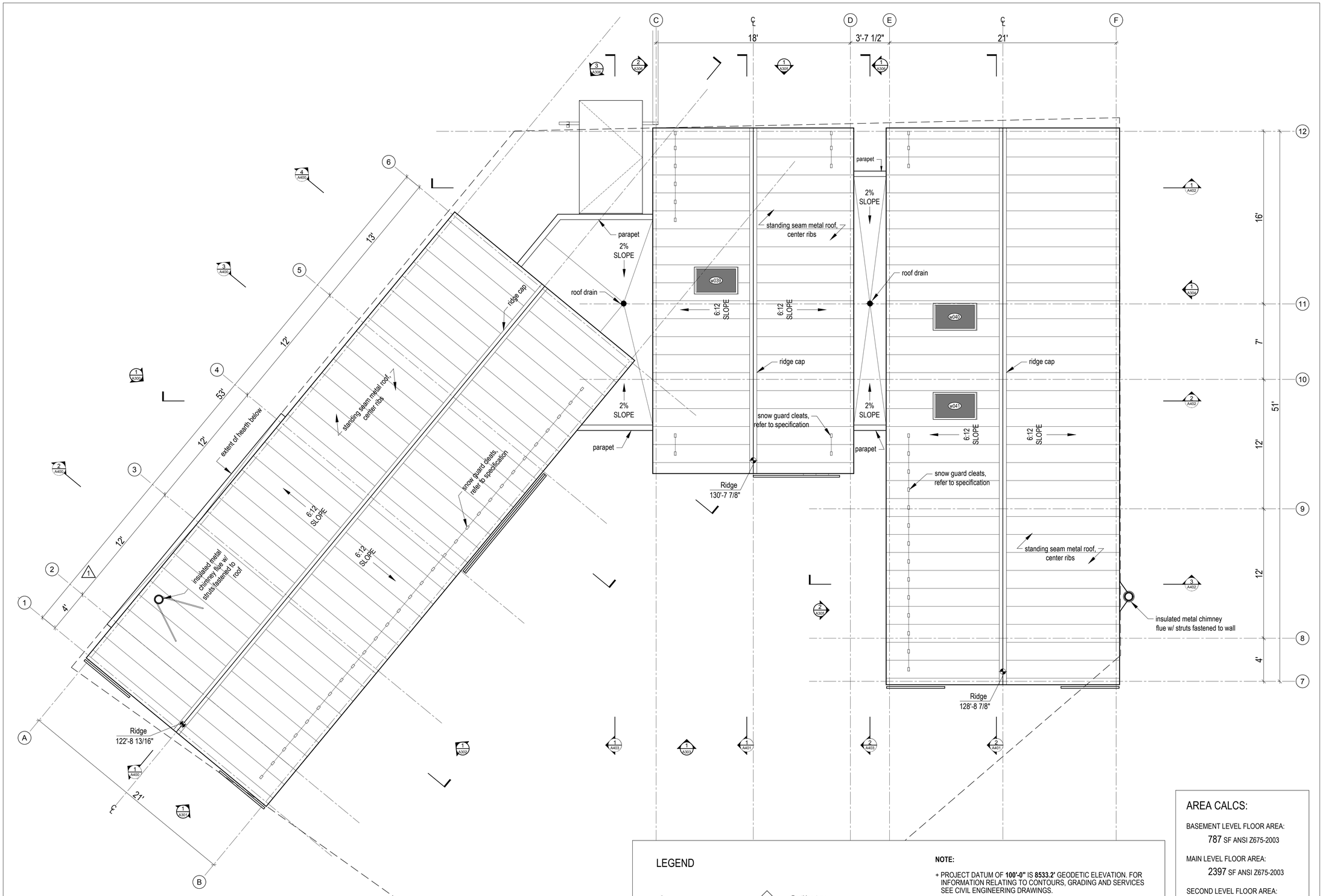
# Second Floor Plan

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A202




## LEGEND

| | | | |
|---|---|---|---|
| ℄ | Center line | PX | Partition type |
| d000 | Door Schedule | | Reinforced Concrete as per Structural |
| w000 | Window Schedule | | Stone Pavers; Paving Pattern to be determined |

**NOTE:**

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**TOTAL AREA:**
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1 A203 Roof Plan
Scale 1/4" = 1'-0"

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☐ ACCESSIBILITY ☐ FIRE
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BY: JOSE MEDRANO DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

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Brian MacKay-Lyons
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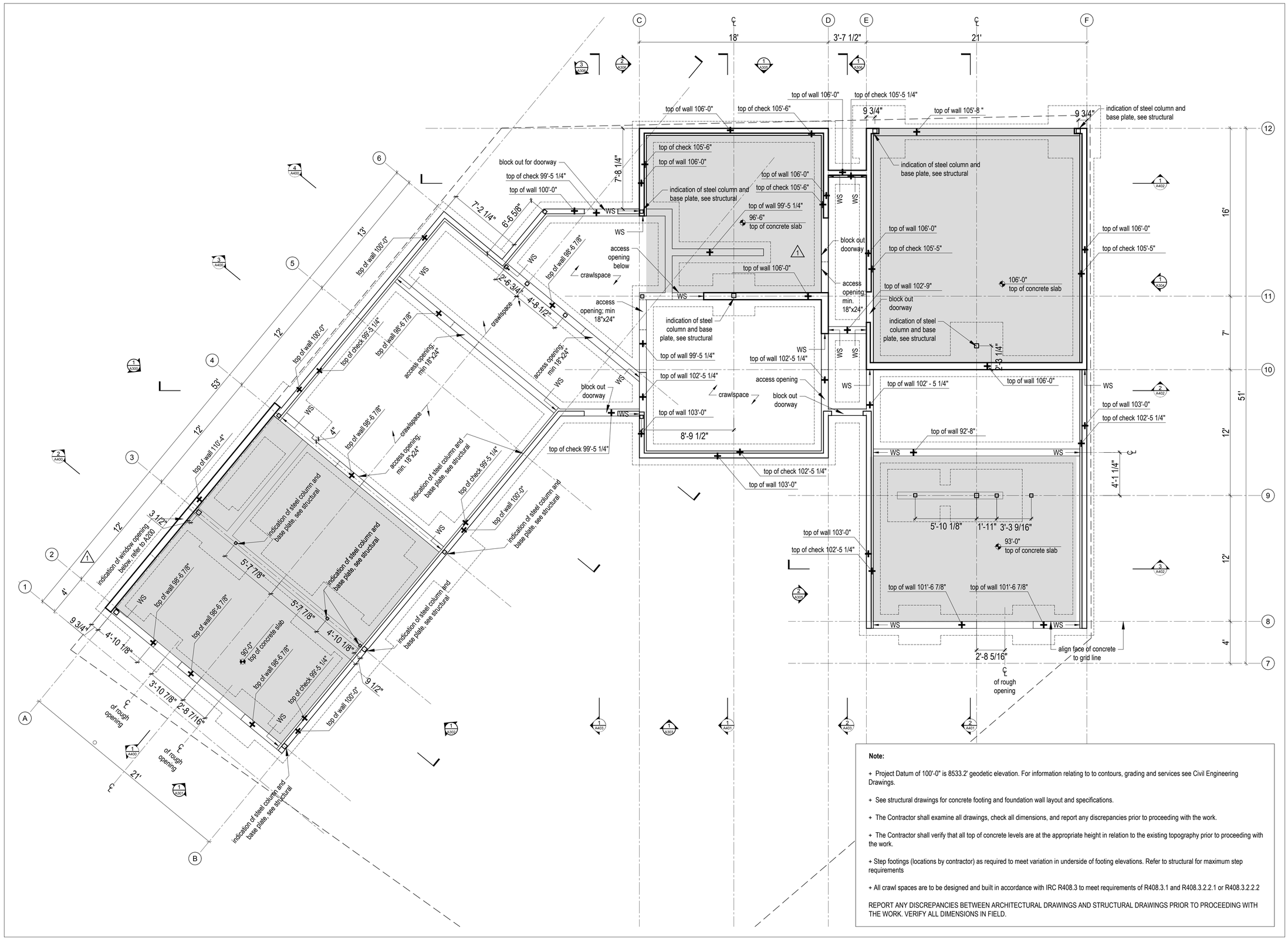
# Roof Plan

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A203




1 A204 **Foundation Plan**
Scale 1/4" = 1'-0"

**Note:**

+ Project Datum of 100'-0" is 8533.2' geodetic elevation. For information relating to to contours, grading and services see Civil Engineering Drawings.

+ See structural drawings for concrete footing and foundation wall layout and specifications.

+ The Contractor shall examine all drawings, check all dimensions, and report any discrepancies prior to proceeding with the work.

+ The Contractor shall verify that all top of concrete levels are at the appropriate height in relation to the existing topography prior to proceeding with the work.

+ Step footings (locations by contractor) as required to meet variation in underside of footing elevations. Refer to structural for maximum step requirements

+ All crawl spaces are to be designed and built in accordance with IRC R408.3 to meet requirements of R408.3.1 and R408.3.2.2.1 or R408.3.2.2.2

REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. VERIFY ALL DIMENSIONS IN FIELD.

Klinefelter Residence

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Eden, Utah

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north

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☐ ACCESSIBILITY ☐ FIRE
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WCI Inc. 10/07/19
signature date
WEST COAST CODE CONSULTANTS, INC.

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
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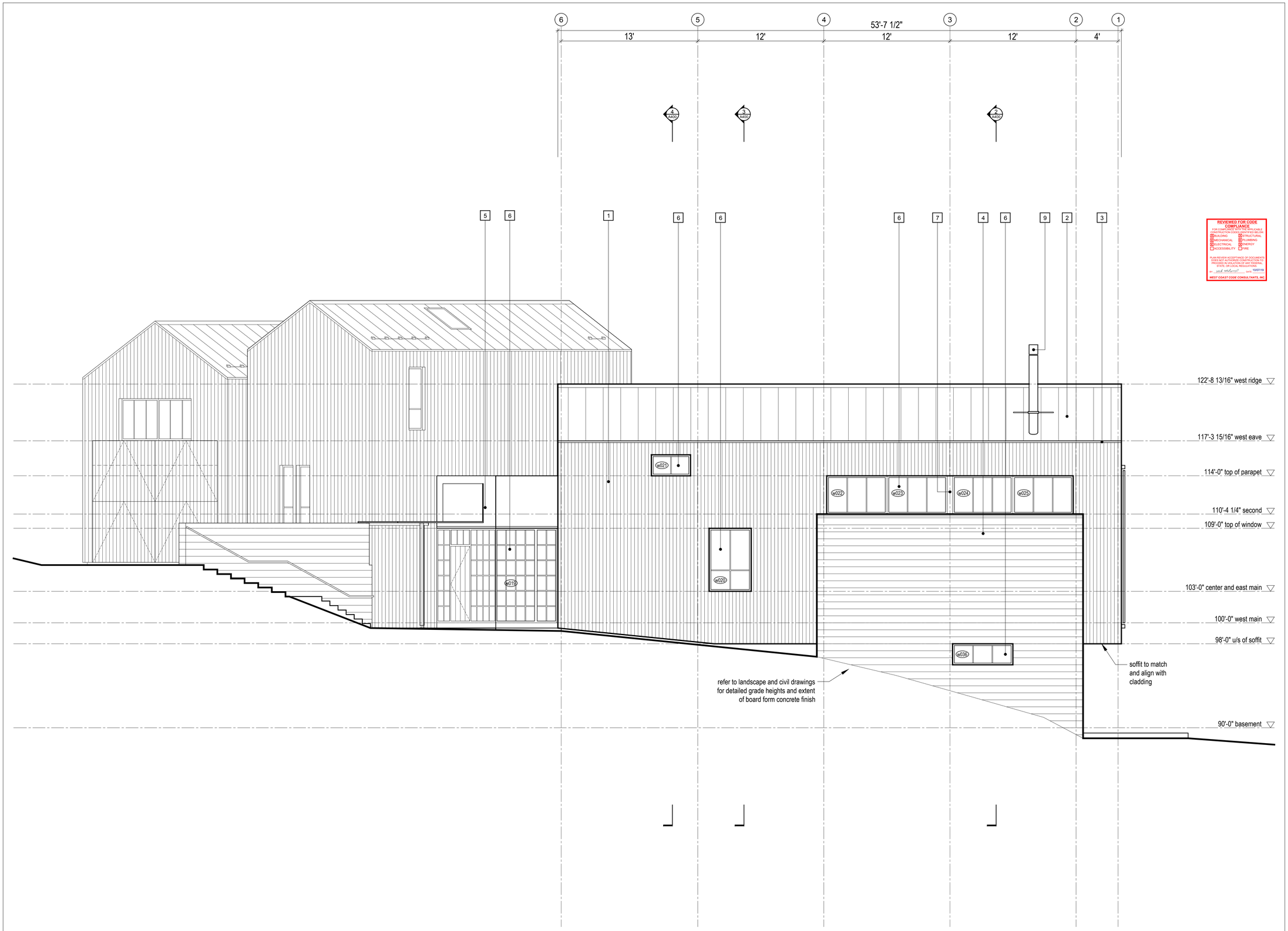
# Foundation Plan

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A204




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

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE CODES AND REGULATIONS OF:
☒ BUILDING ☒ STRUCTURAL
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☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY _____ DATE 10/07/19
WEST COAST CODE CONSULTANTS, INC

Klinefelter Residence

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

north

1. 1x6 vertical wood cladding, refer to specification, see A001 for profile
2. black standing seam metal roofing, refer to specification
3. metal flashing - to match roofing, refer to specification
4. horizontal board-formed concrete, refer to specification
5. black steel panel TBD, refer to specification
6. glazing system, see window/door schedule
7. metal flashing - to match glazing system, refer to specification
8. skylight glazing system, see window/door schedule
9. stainless steel chimney, refer to specification
10. 1x6 vertical shiplap shou sugi ban clad sliding barn doors, see window/door schedule
11. bi-fold garage door clad w/ 1x6 vertical shou sugi ban; align w/ exterior siding, see window/door schedule
12. reserved
13. snow cleat system, refer to specification
14. sliding door track, refer to specification

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
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| 01 | Revised for Construction | 27 August 2019 |
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Elevation 1

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A300


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

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FOR COMPLIANCE WITH THE APPLICABLE CODES AS INDICATED BELOW BY WCCC
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY [signature] DATE 10/07/19
WEST COAST CODE CONSULTANTS, INC.

# Klinefelter Residence

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Eden, Utah

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**Architects Limited**
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north

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4. horizontal board-formed concrete, refer to specification
5. black steel panel TBD, refer to specification
6. glazing system, see window/door schedule
7. metal flashing - to match glazing system, refer to specification
8. skylight glazing system, see window/door schedule
9. stainless steel chimney, refer to specification
10. 1x6 vertical shiplap shou sugi ban clad sliding barn doors, see window/door schedule
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12. reserved
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14. sliding door track, refer to specification

STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
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| No. | Description | Date |
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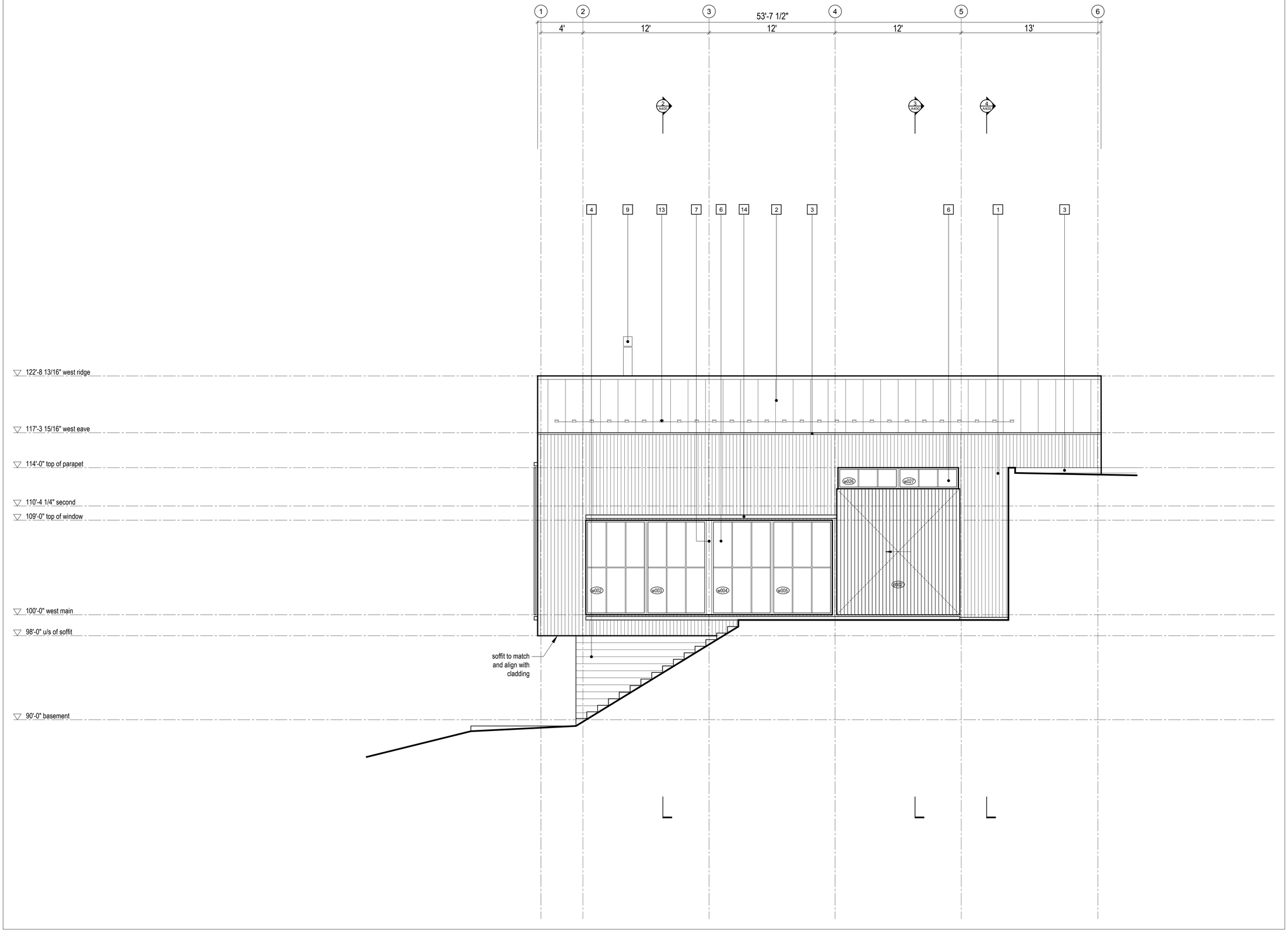
## Elevation 2

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A301




1 A302 Elevation 3
Scale 1/4" = 1'-0"

Klinefelter Residence

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12. reserved
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14. sliding door track, refer to specification

STATE OF UTAH
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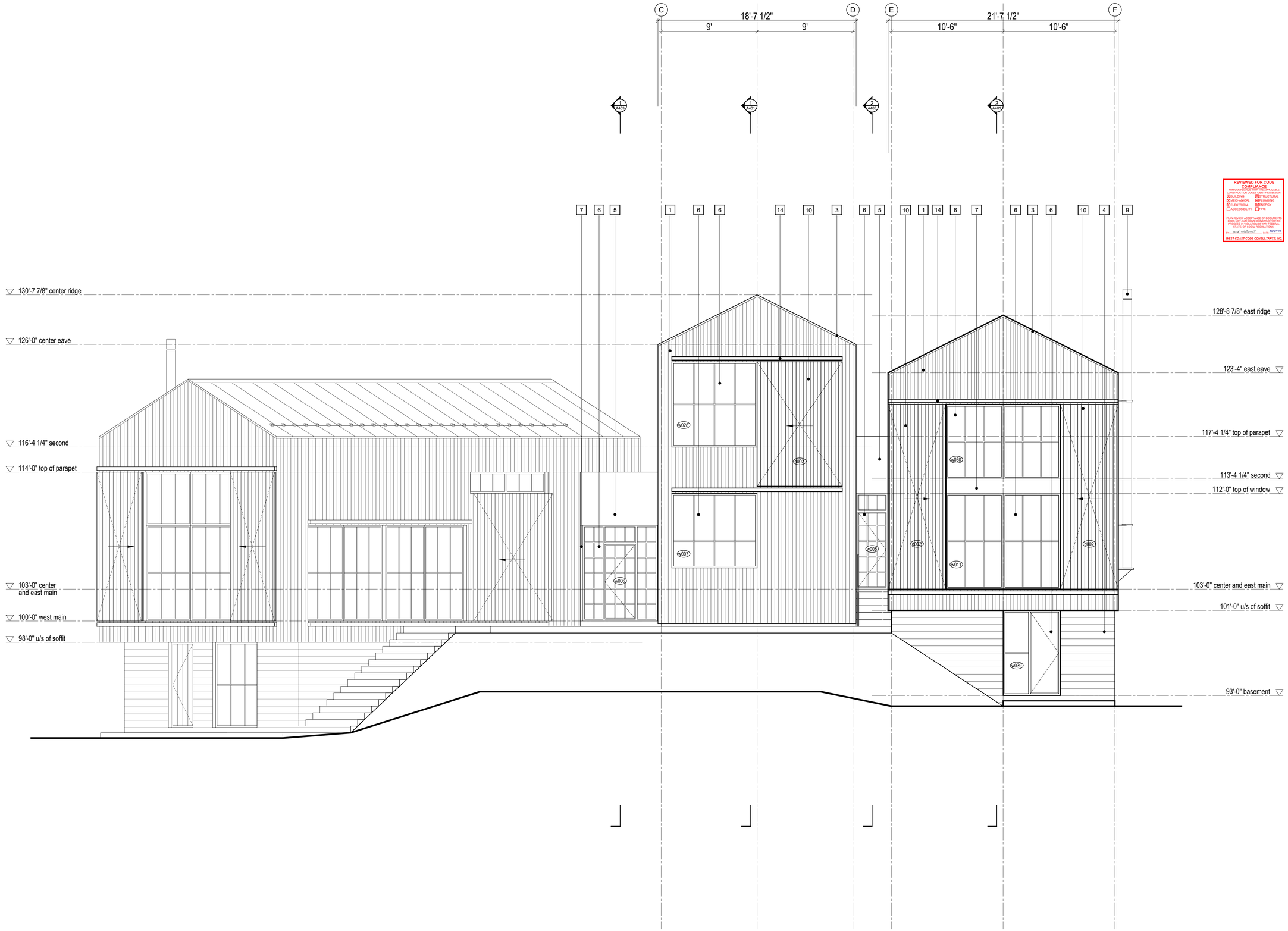
Elevation 3

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A302




1 A303 Elevation 4
Scale 1/4" = 1'-0"

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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES AS REVISED BELOW
☒ BUILDING ☒ STRUCTURAL
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14 sliding door track, refer to specification

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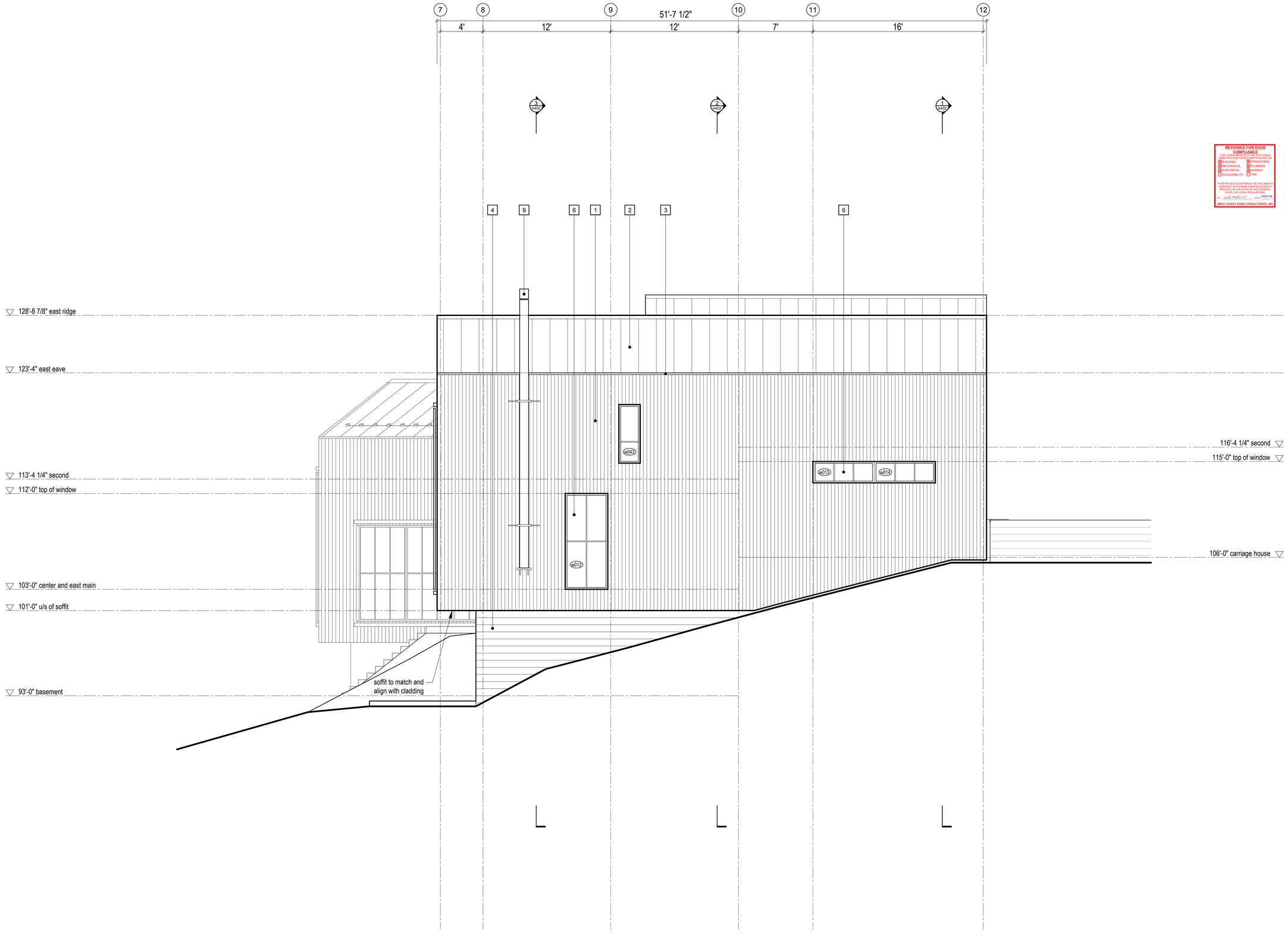
# Elevation 4

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A303




1 A304 Elevation 5
Scale 1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
FOR COMPLIANCE WITH THE APPLICABLE SECTIONS OF THE 2015 IRC & IECC
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY: _____ DATE: 19/07/19
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Eden, Utah

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

north

1. 1x6 vertical wood cladding, refer to specification, see A001 for profile
2. black standing seam metal roofing, refer to specification
3. metal flashing - to match roofing, refer to specification
4. horizontal board-formed concrete, refer to specification
5. black steel panel TBD, refer to specification
6. glazing system, see window/door schedule
7. metal flashing - to match glazing system, refer to specification
8. skylight glazing system, see window/door schedule
9. stainless steel chimney, refer to specification
10. 1x6 vertical shiplap shou sugi ban clad sliding barn doors, see window/door schedule
11. bi-fold garage door clad w/ 1x6 vertical shou sugi ban; align w/ exterior siding, see window/door schedule
12. reserved
13. snow cleat system, refer to specification
14. sliding door track, refer to specification

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

| No. | Description | Date |
|---|---|---|
| 02 | Revised for Construction | 12 Sept 2019 |
| 01 | Revised for Construction | 27 August 2019 |
| Revision: | | |

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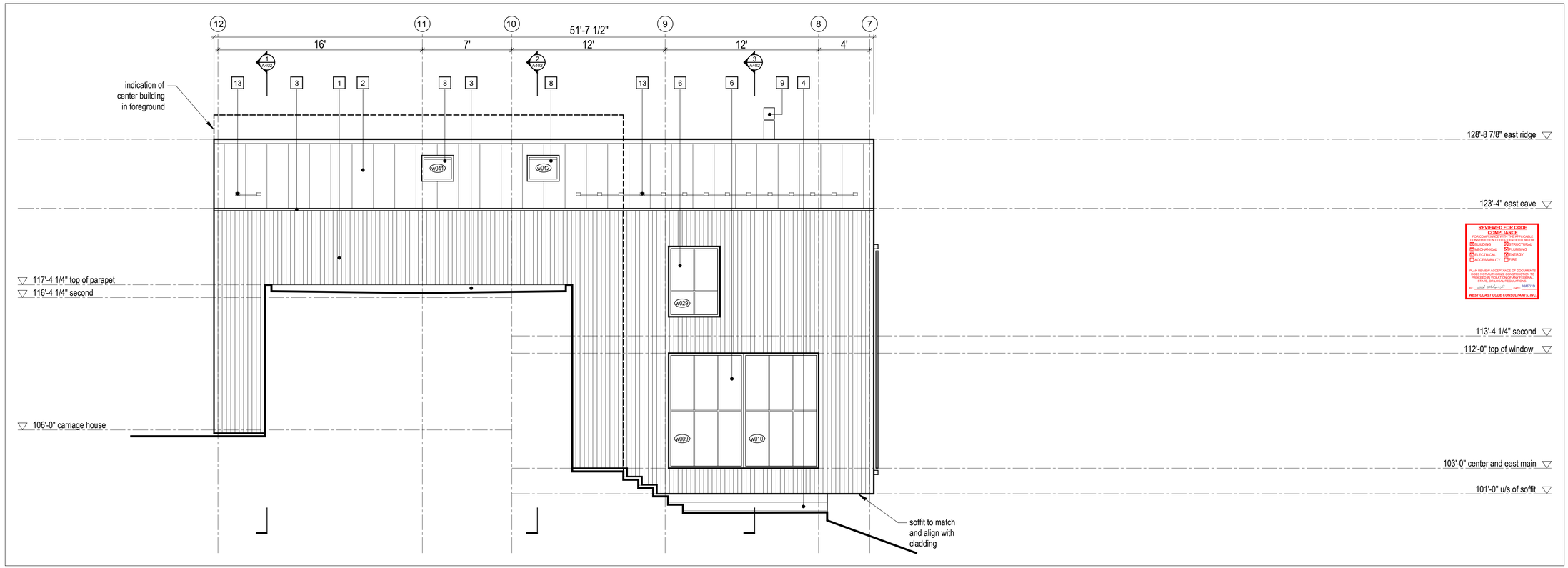
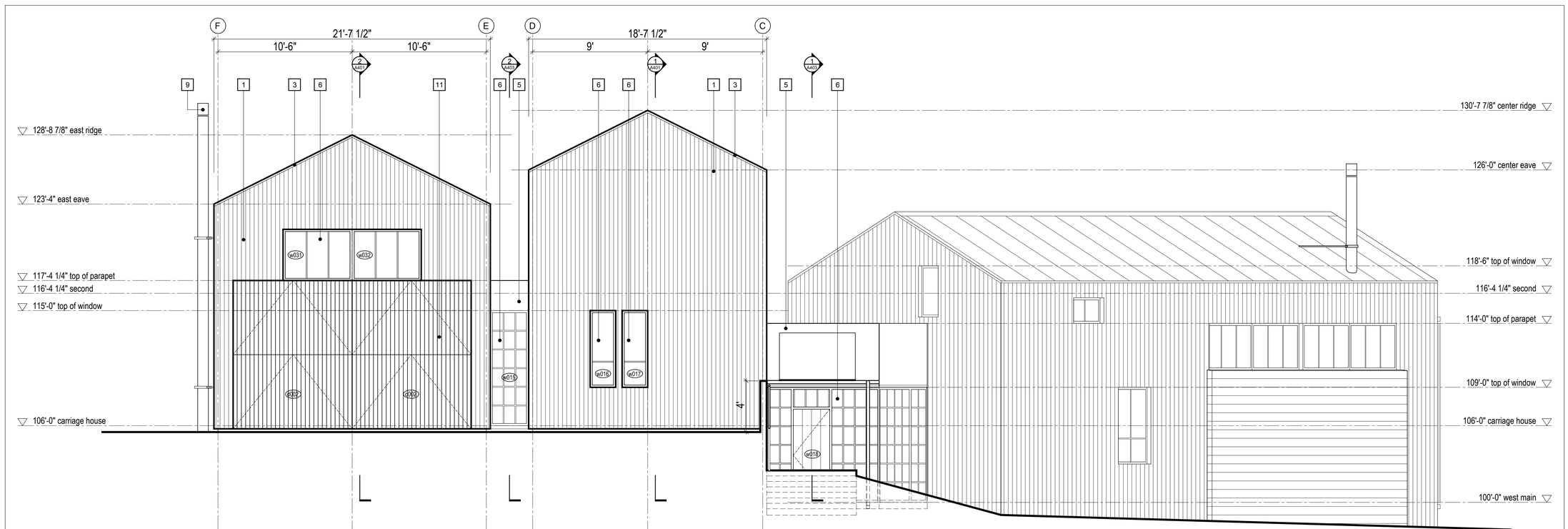
# Elevation 5

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A304




2 A305 **Elevation 7**
Scale 1/4" = 1'-0"




1 A305 **Elevation 6**
Scale 1/4" = 1'-0"

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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
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☒ MECHANICAL ☒ PLUMBING
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BY: Jack Whitford DATE: 10/07/19
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Eden, Utah

MacKay-Lyons Sweetapple Architects Limited
2188 Gottingen St.
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6. glazing system, see window/door schedule
7. metal flashing - to match glazing system, refer to specification
8. skylight glazing system, see window/door schedule
9. stainless steel chimney, refer to specification
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14. sliding door track, refer to specification

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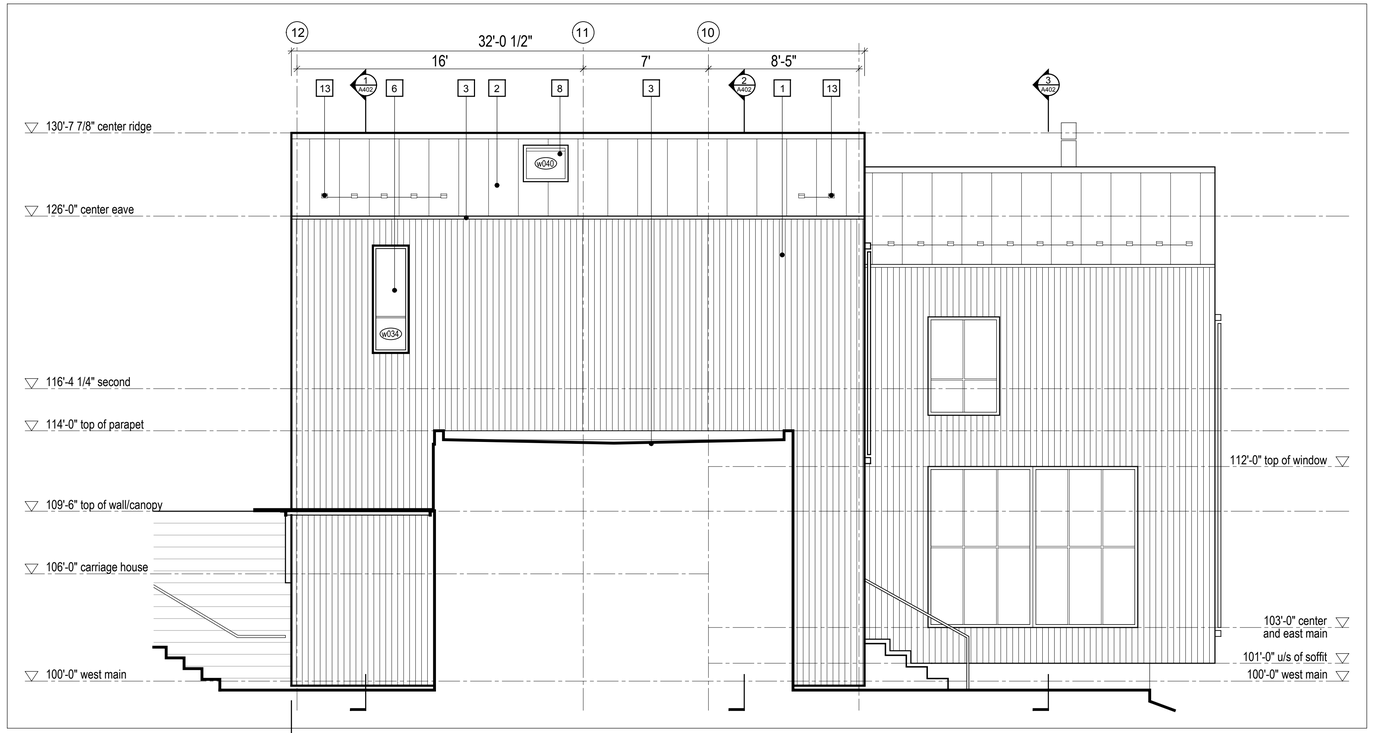
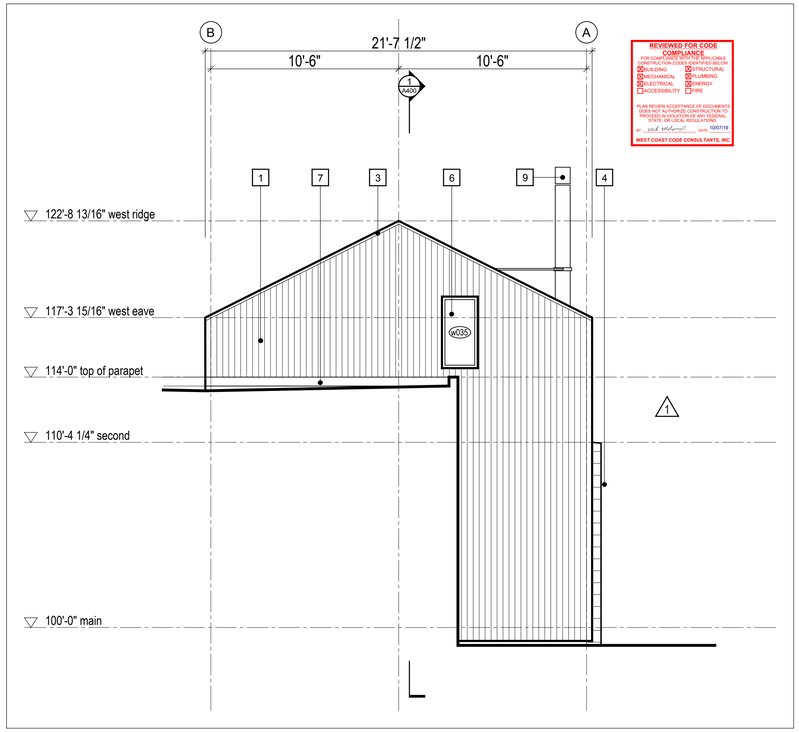
# Elevation 6 + 7

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

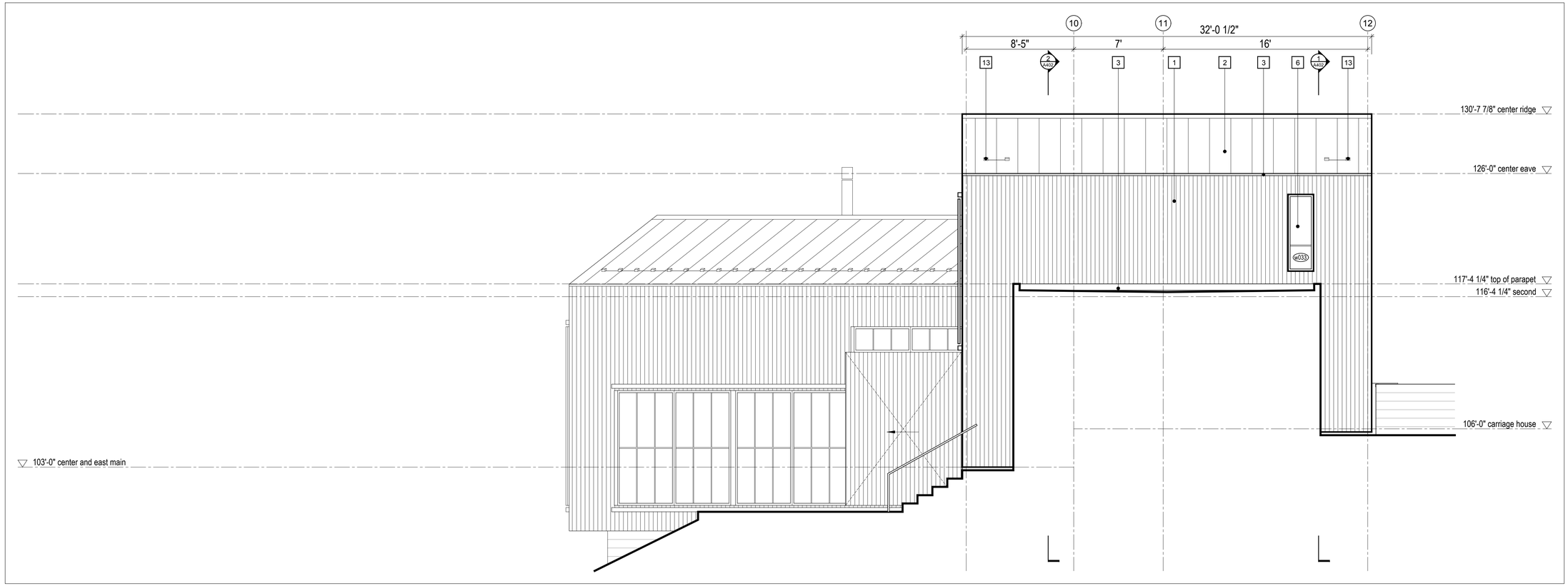
A305




2 A306 **Elevation 9**
Scale 1/4" = 1'-0"




3 A306 **Elevation 10**
Scale 1/4" = 1'-0"




1 A306 **Elevation 8**
Scale 1/4" = 1'-0"

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FOR COMPLIANCE WITH APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
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☒ ACCESSIBILITY ☐ FIRE
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BY: [signature] DATE: 10/07/19
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Eden, Utah

MacKay-Lyons Sweetapple
**Architects Limited**
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12. reserved
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14. sliding door track, refer to specification

STATE OF UTAH
Brian MacKay-Lyons
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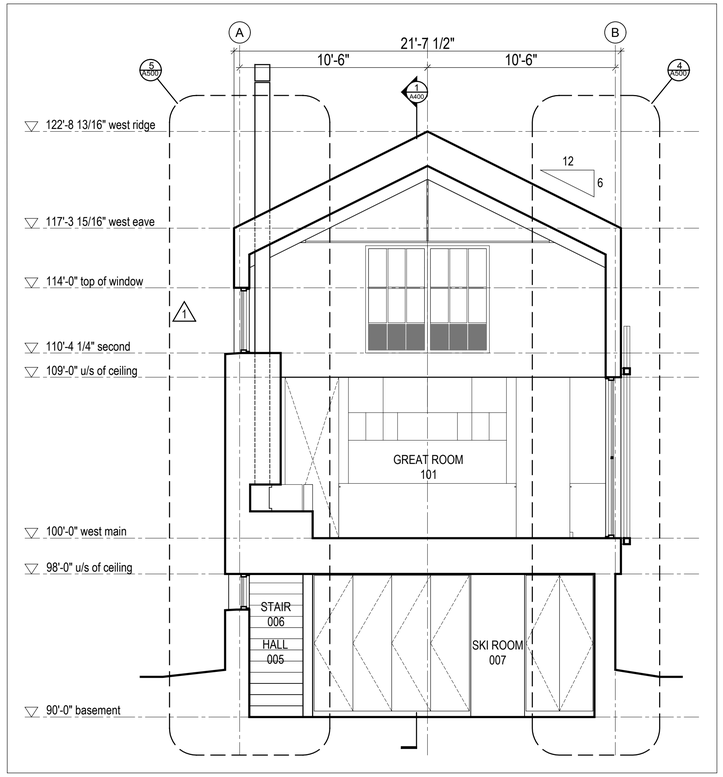
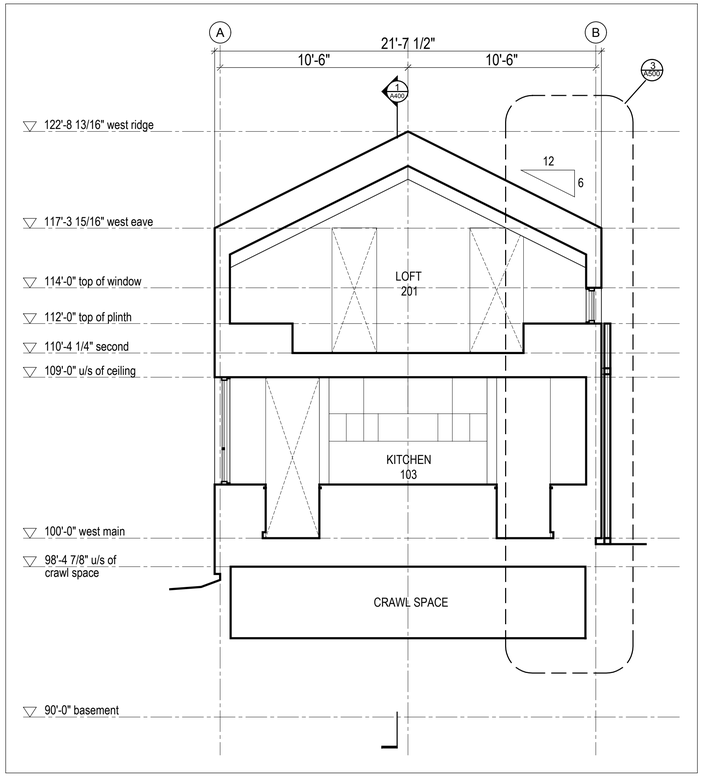
Elevation
8, 9, 10

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

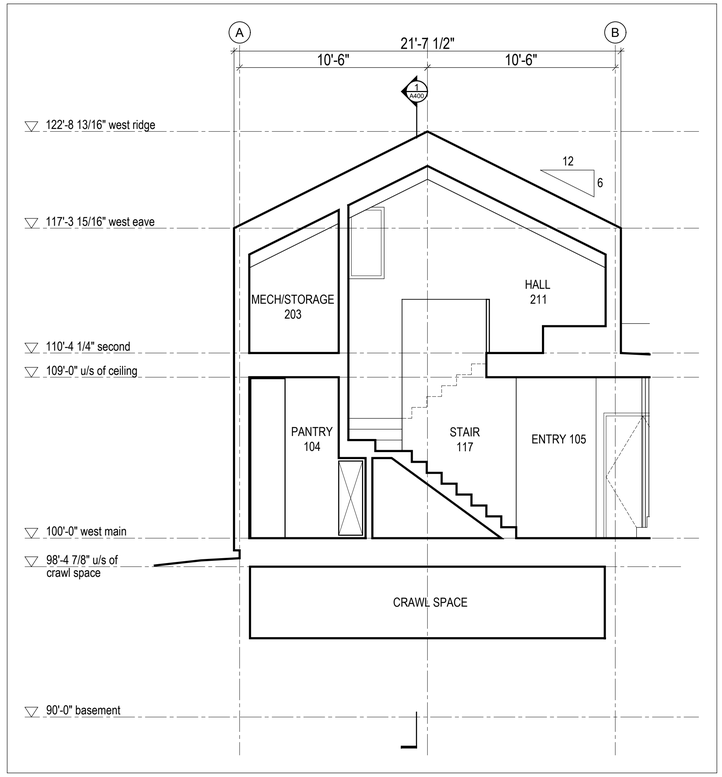
A306



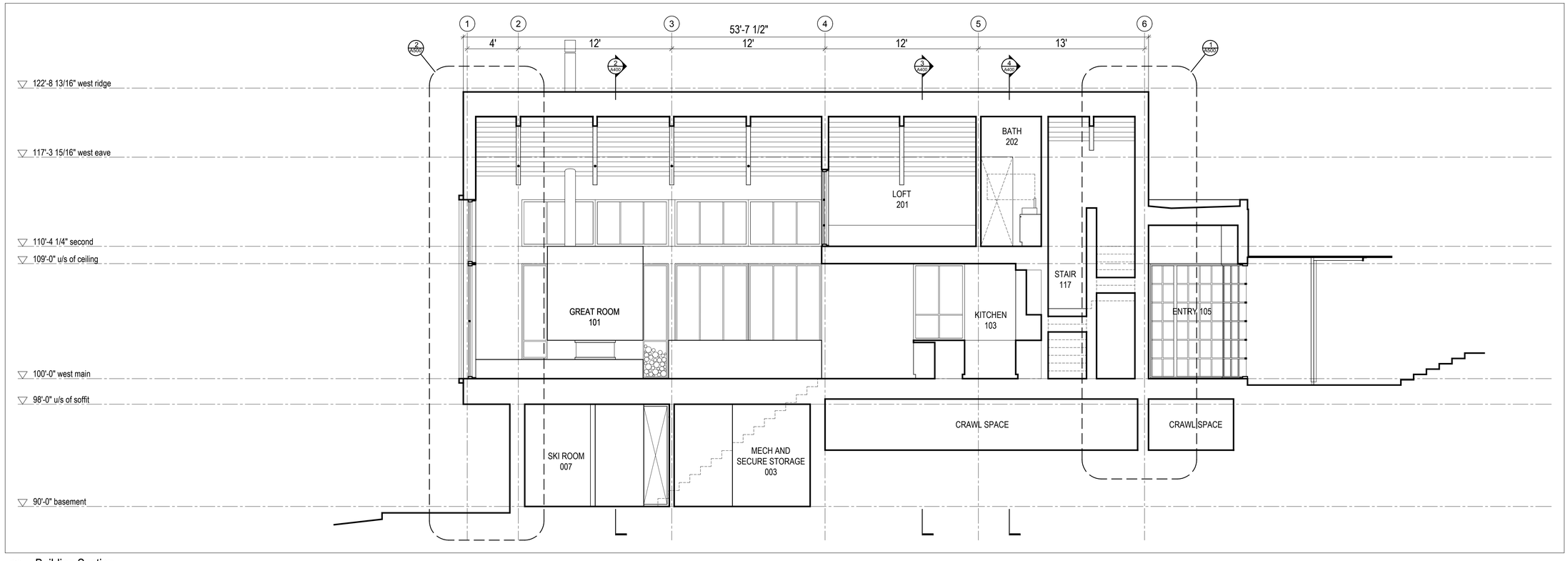

2 A400 **Building Section**
Scale 1/4" = 1'-0"




3 A400 **Building Section**
Scale 1/4" = 1'-0"




4 A400 **Building Section**
Scale 1/4" = 1'-0"




1 A400 **Building Section**
Scale 1/4" = 1'-0"

Klinefelter Residence

Summit Powder Mountain
Eden, Utah

MacKay-Lyons
Sweetapple

**Architects**
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fax: (902) 429.6276

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☒ MECHANICAL ☒ PLUMBING
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10/07/19
BY: date
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STATE OF UTAH
Brian MacKay-Lyons
No. 9809836
LICENSED ARCHITECT

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| 02 | Revised for Construction | 12 Sept 2019 |
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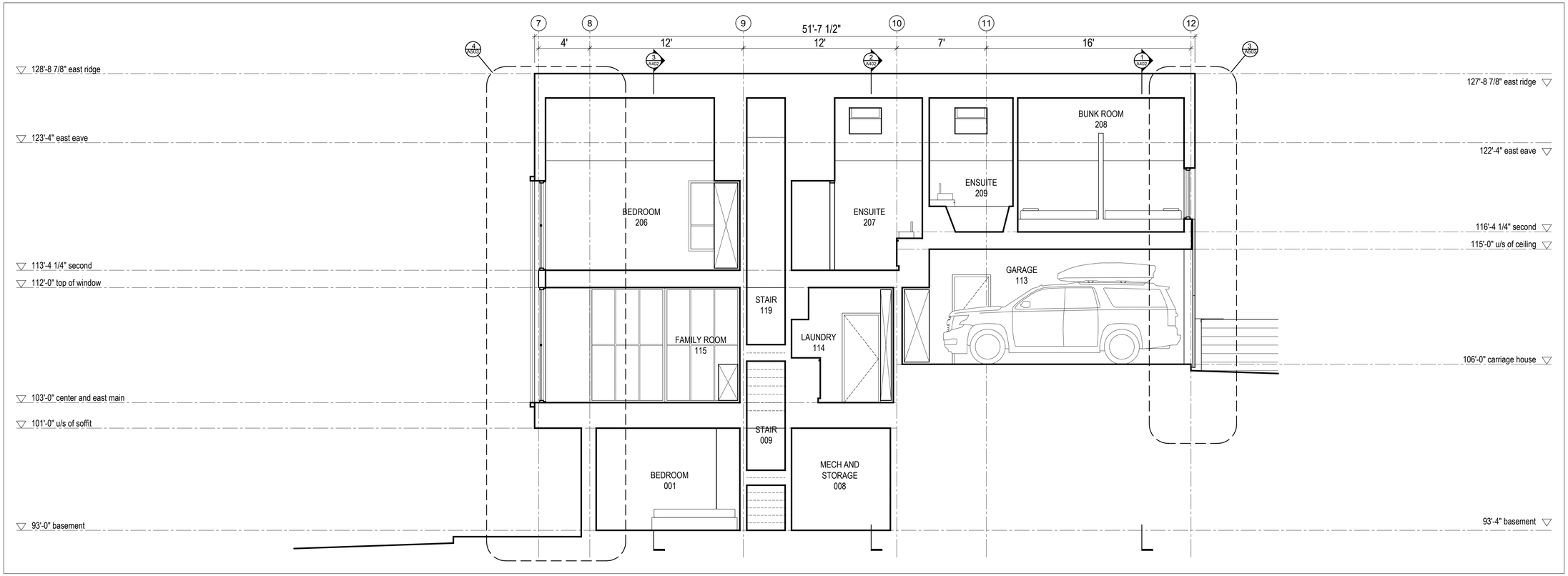
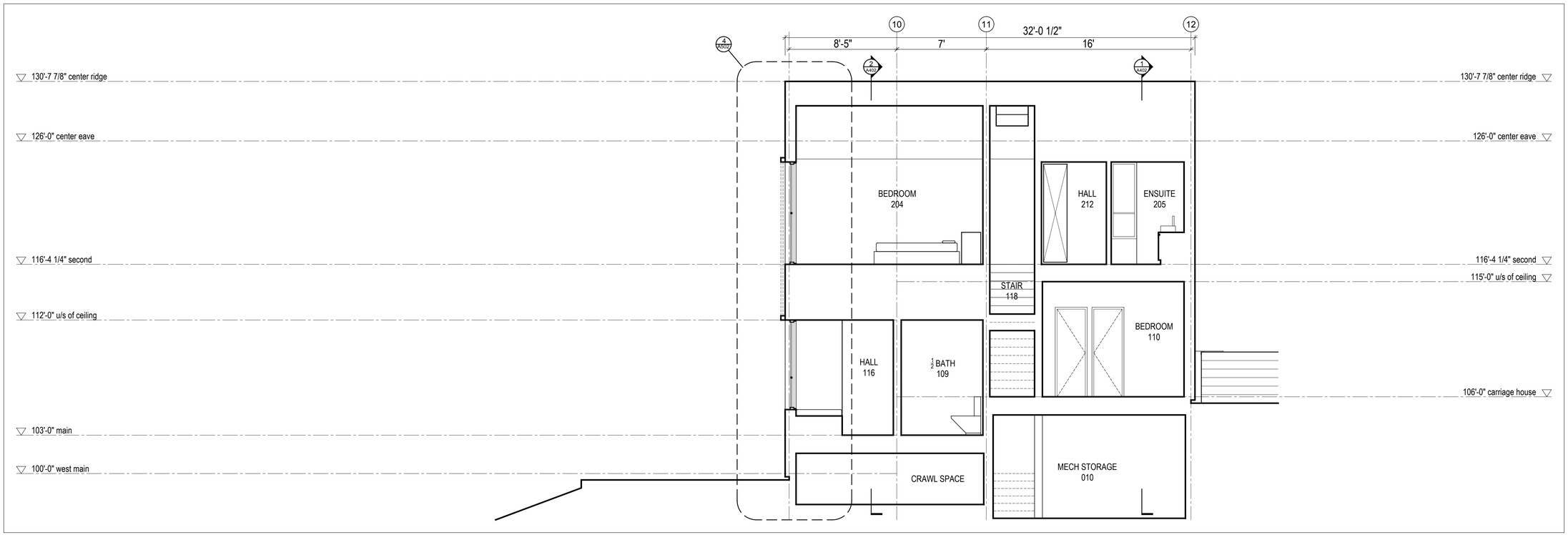
# Building Sections

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A400




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




1 A401 **Building Section**
Scale 1/4" = 1'-0"

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Eden, Utah

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

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FOR COMPLIANCE WITH CURRENT ICC/IBC CODES, AS MODIFIED BY CONSTRUCTION CODES JURISDICTION AS IDENTIFIED BELOW:
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☒ ELECTRICAL ☒ ENERGY
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10/07/19
by: date:
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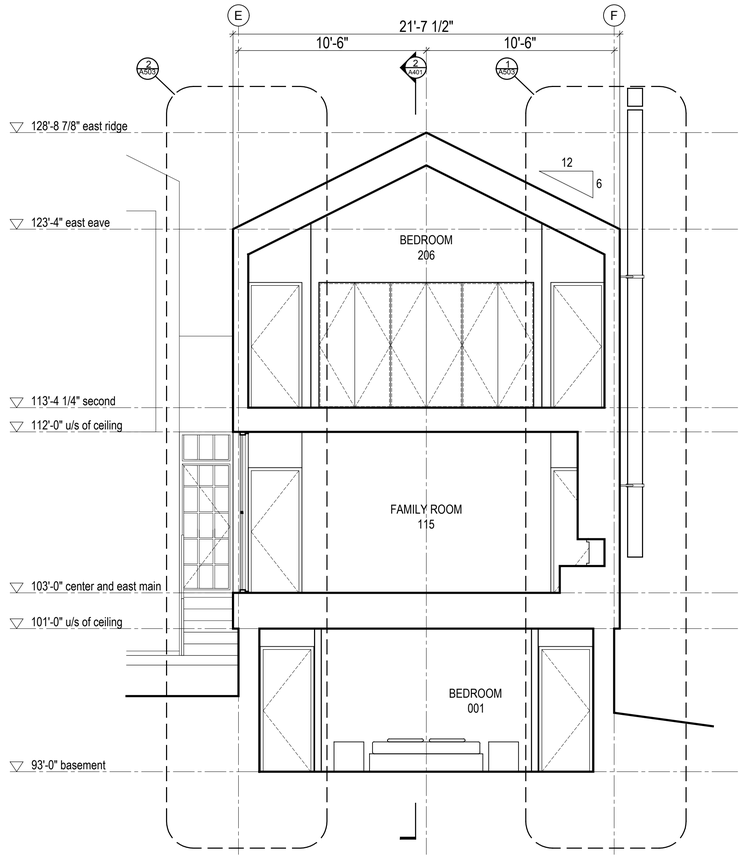
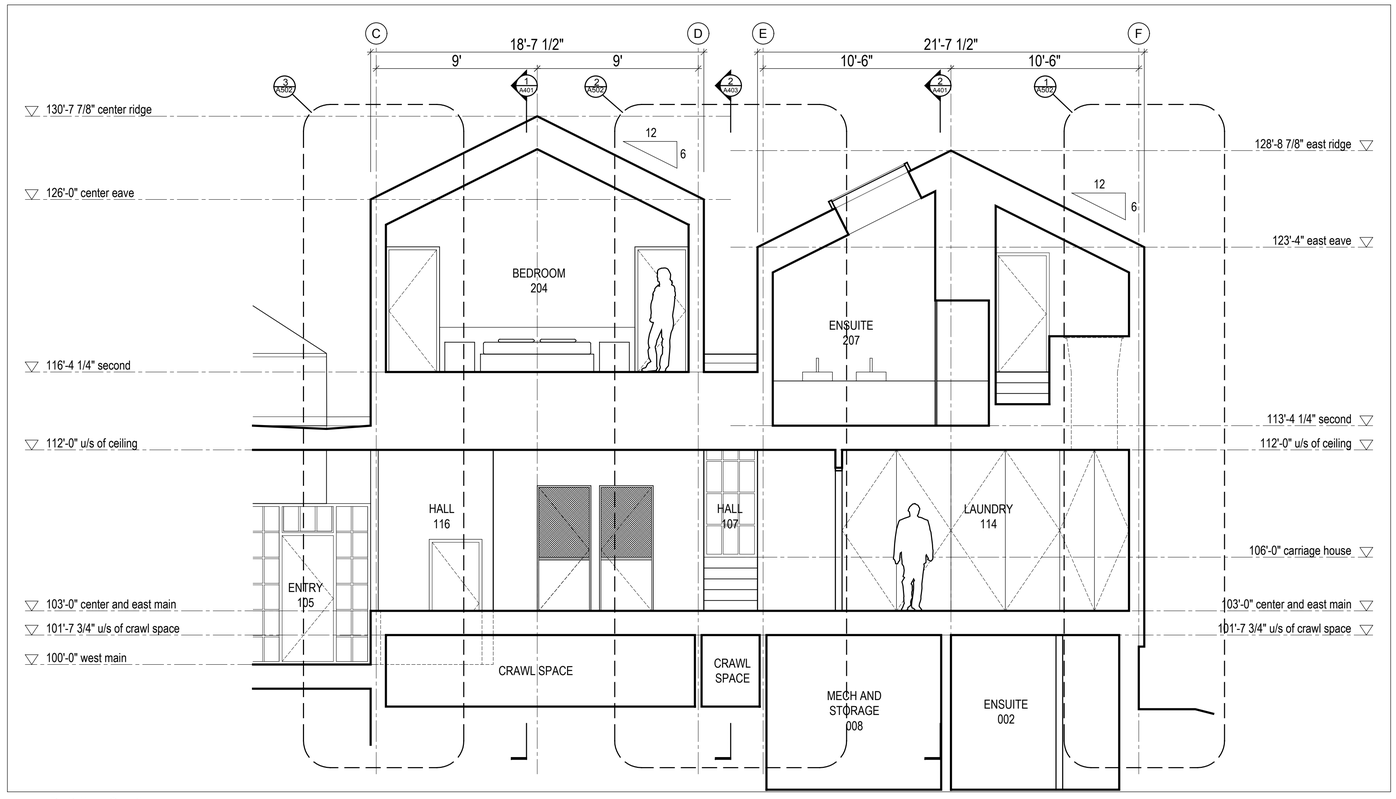
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A401




3 A402 **Building Section**
Scale 1/4" = 1'-0"




2 A402 **Building Section**
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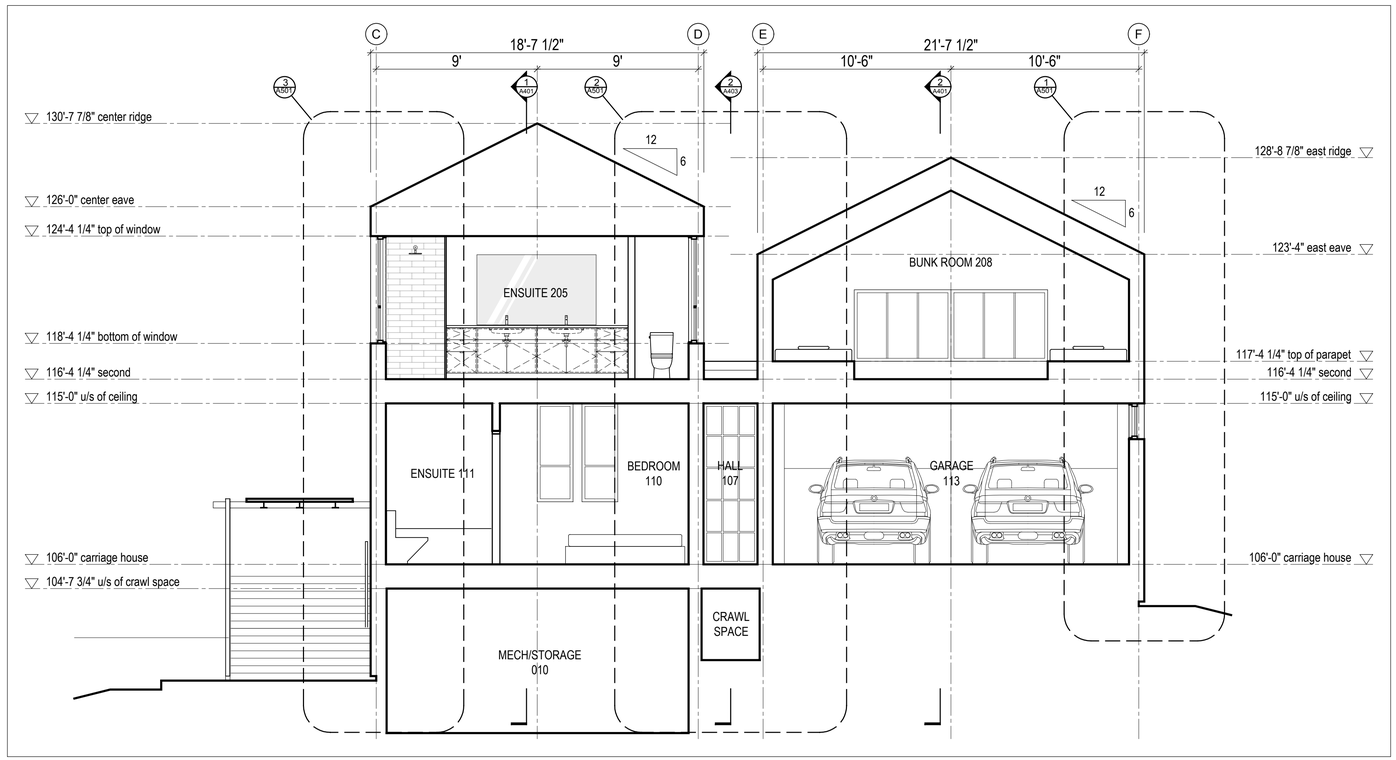


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Jason Wilkinson 10/07/19
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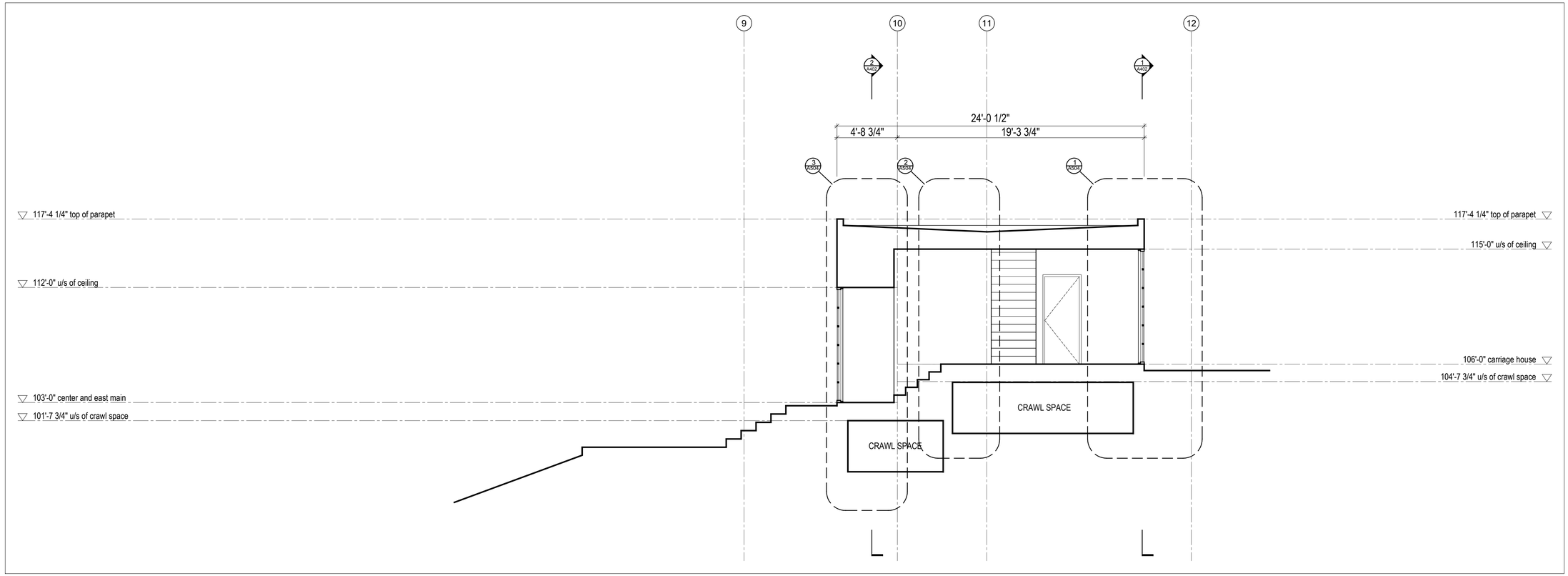
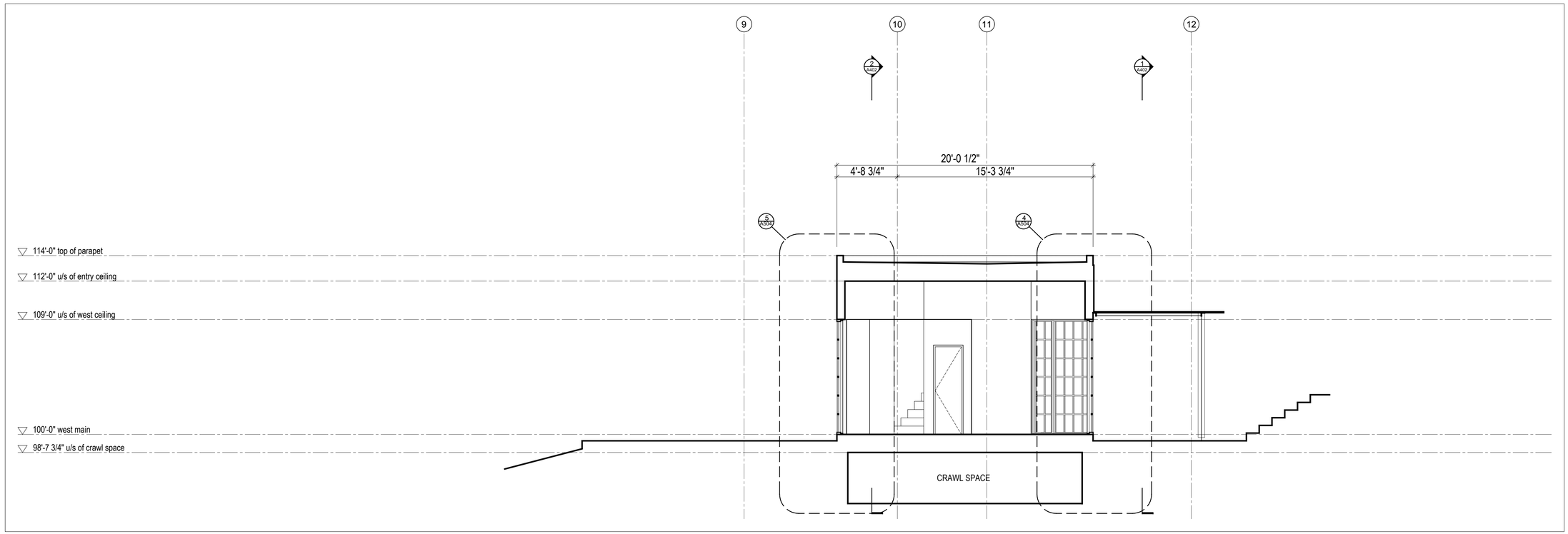



2 A403 **Building Section**
Scale 1/4" = 1'-0"




1 A403 **Building Section**
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BY: _____ DATE: _____
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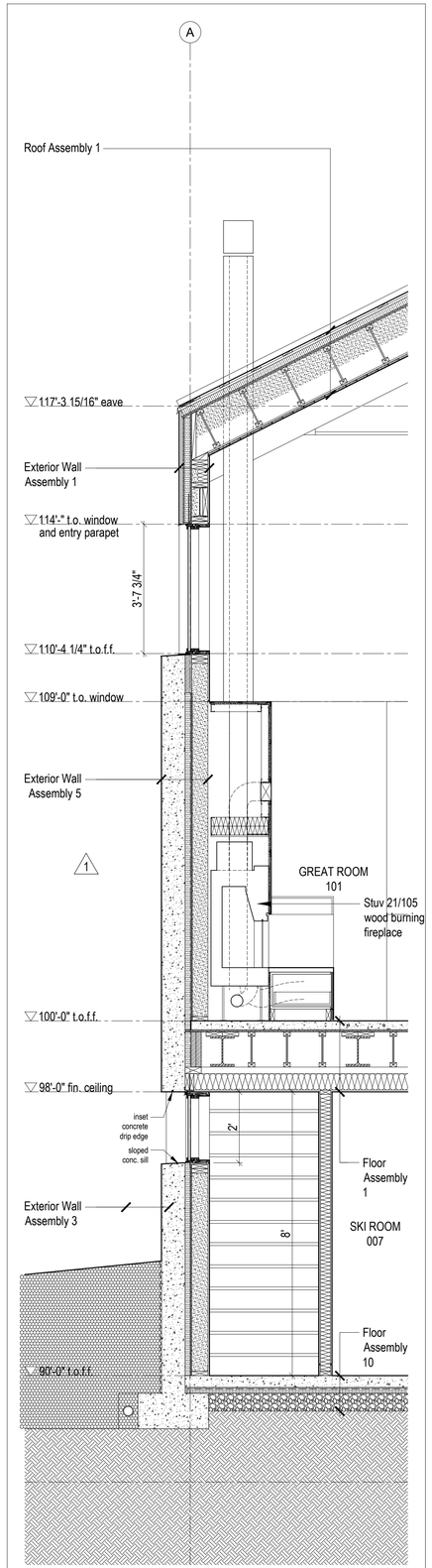
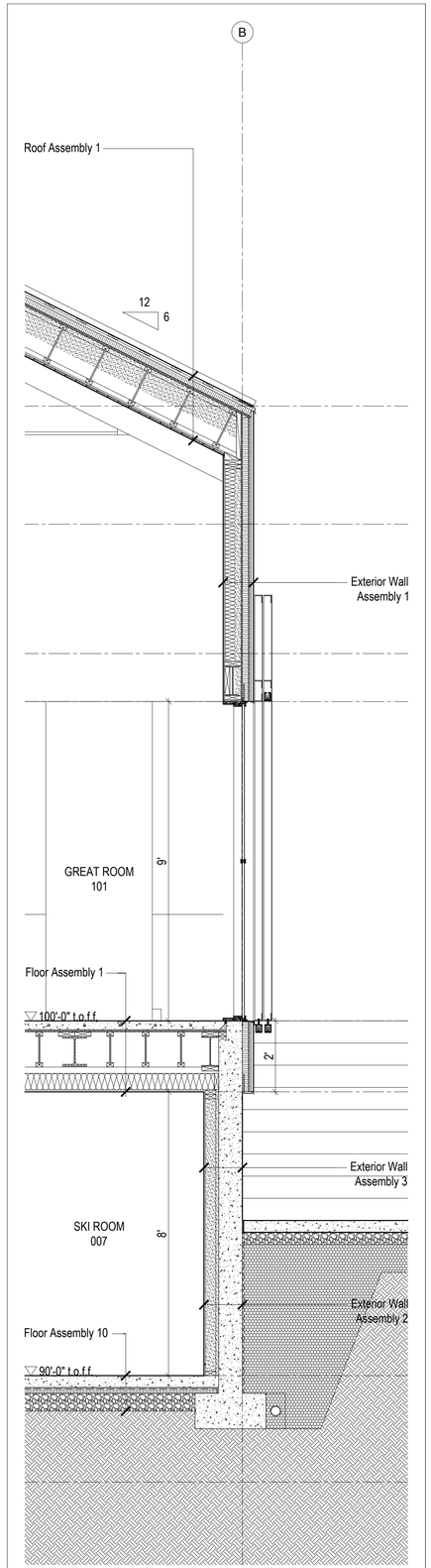
# Building Sections

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

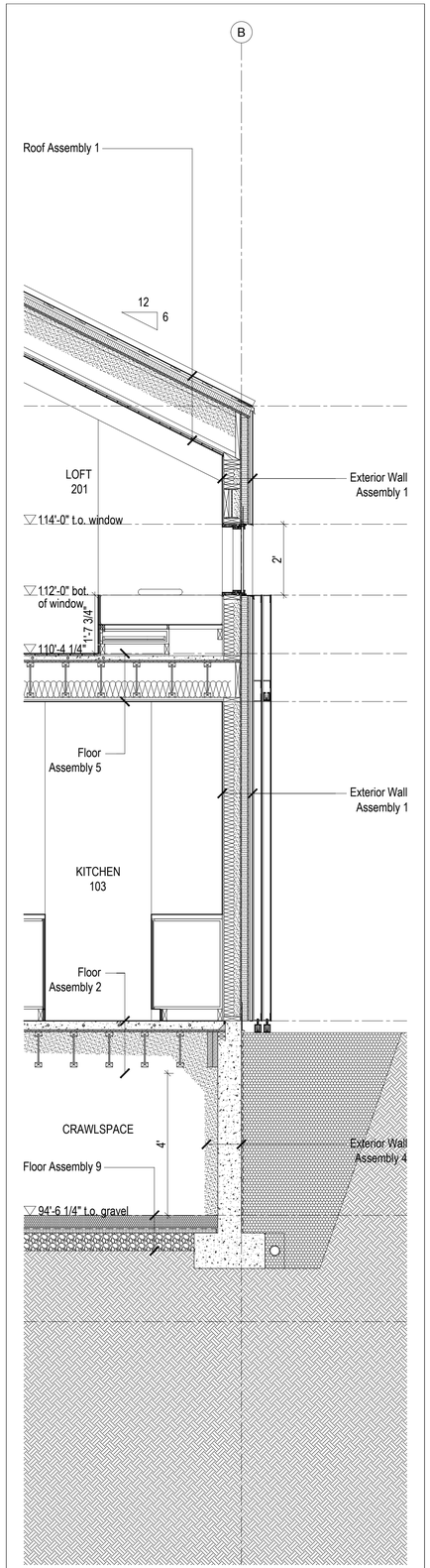
A403



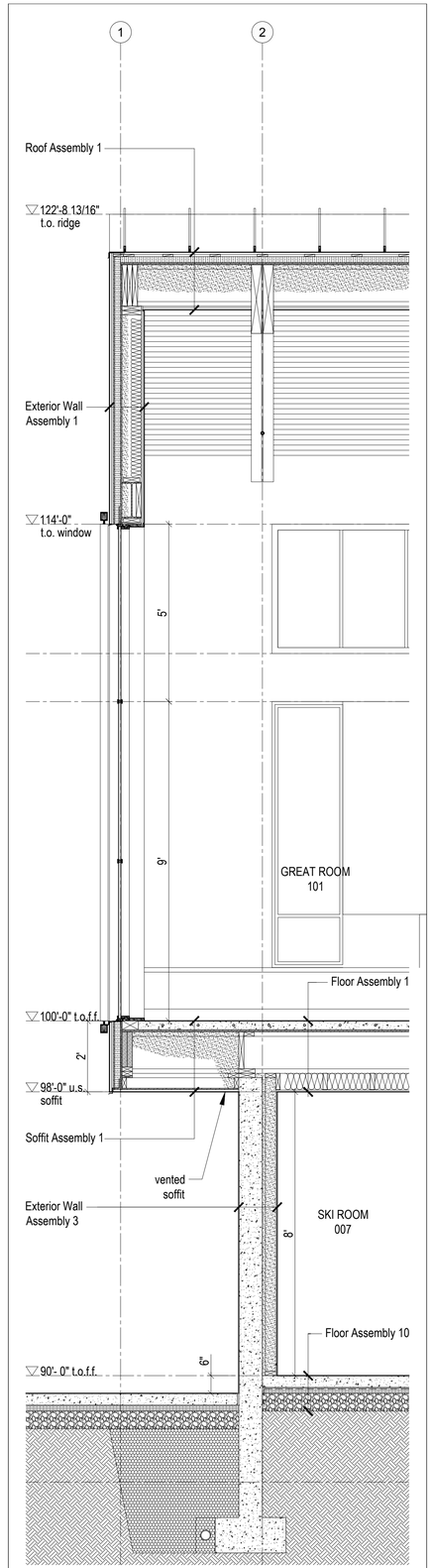

5 A500 Wall Section @ Great Rm Hearth
Scale 1/2" = 1'-0"



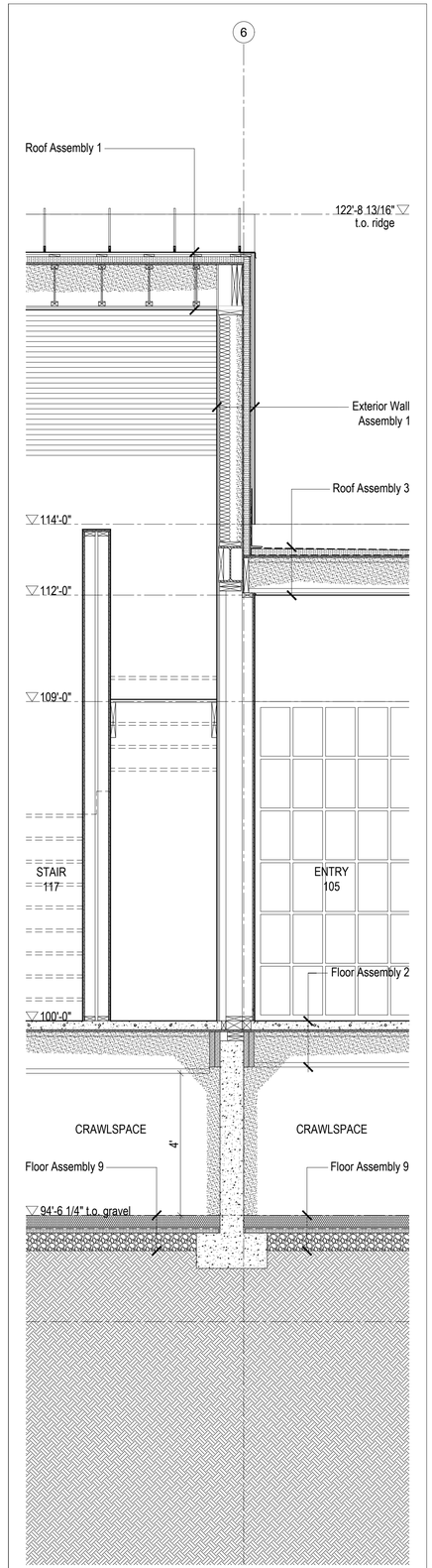

4 A500 Wall Section @ Great Room
Scale 1/2" = 1'-0"




3 A500 Wall Section @ Kitchen/Loft
Scale 1/2" = 1'-0"




2 A500 Wall Section @ Great Room Cantilever
Scale 1/2" = 1'-0"




1 A500 Wall Section @ Entry
Scale 1/2" = 1'-0"

Klinefelter Residence

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
**Architects Limited**
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By: _____ Date: _____
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**Revision:**

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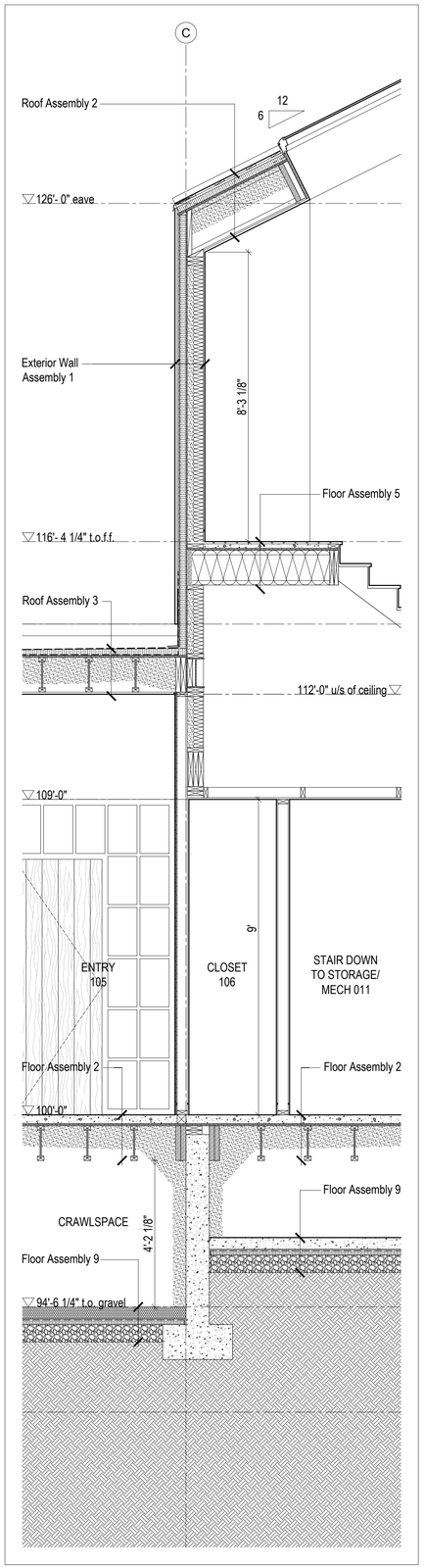
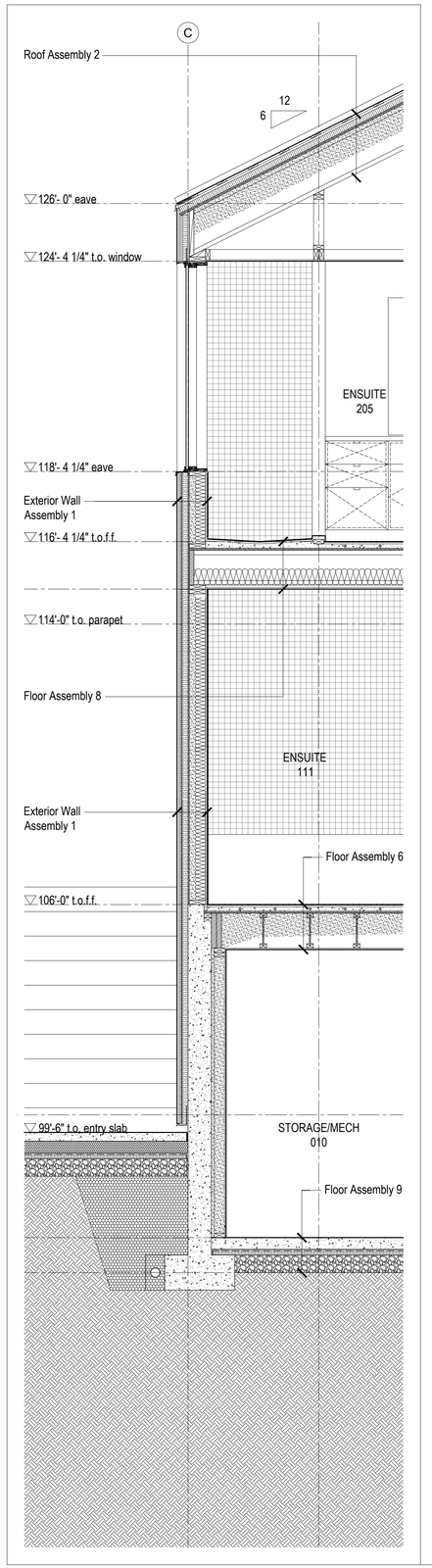
Wall Sections

scale: 1/2" = 1'-0"
date: 2019-06-03
drawn: TR
chk'd: SA

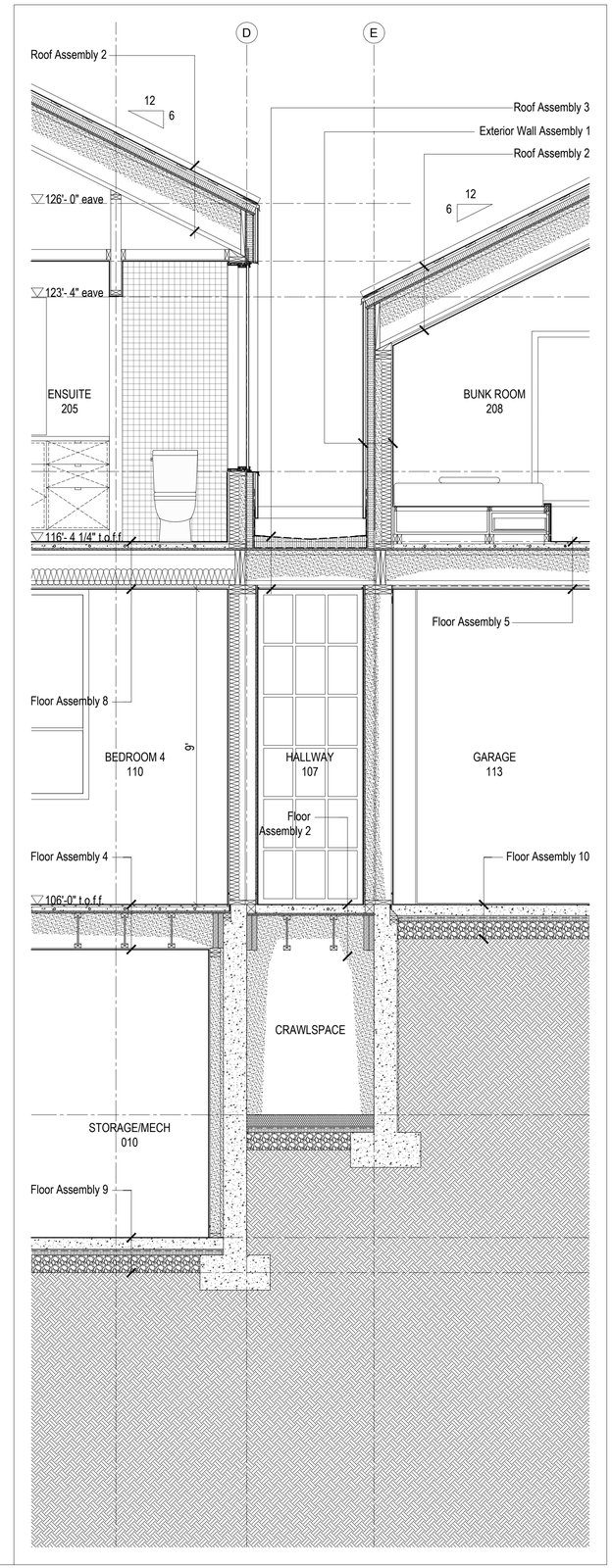
A500



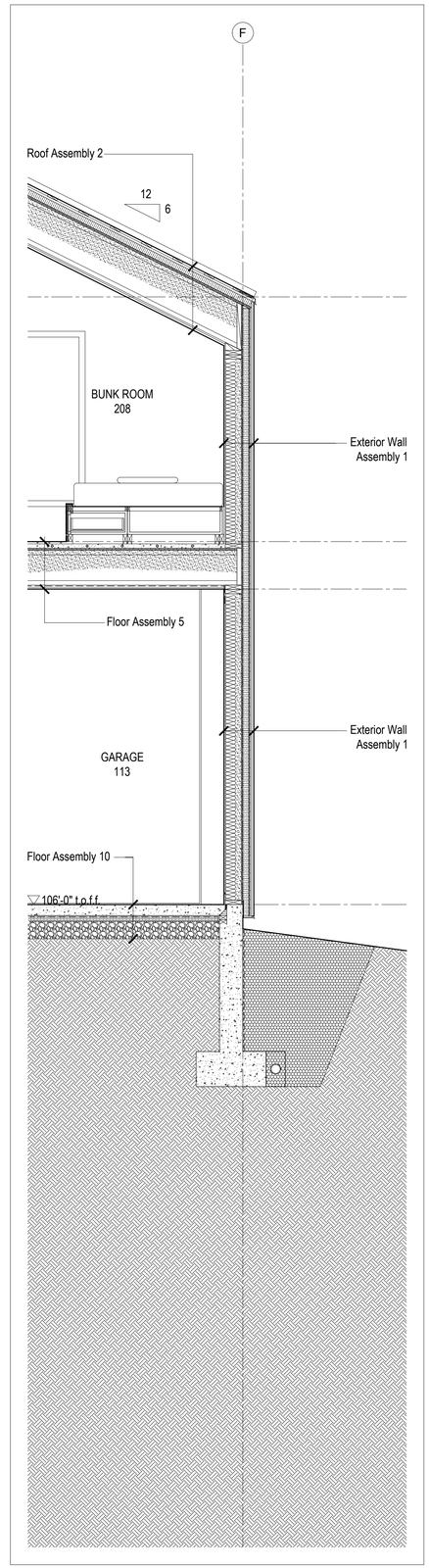

4 A501 Wall Section @ Center Gable/Entry
Scale 1/2" = 1'-0"




3 A501 Wall Section @ Center Gable
Scale 1/2" = 1'-0"




2 A501 Wall Section @ Garage Connection
Scale 1/2" = 1'-0"




1 A501 Wall Section @ Garage/Bunk Room
Scale 1/2" = 1'-0"

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Jason Wilcox 10/07/19
plan reviewer date
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# Wall Sections

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drawn: TR
chk'd: SA

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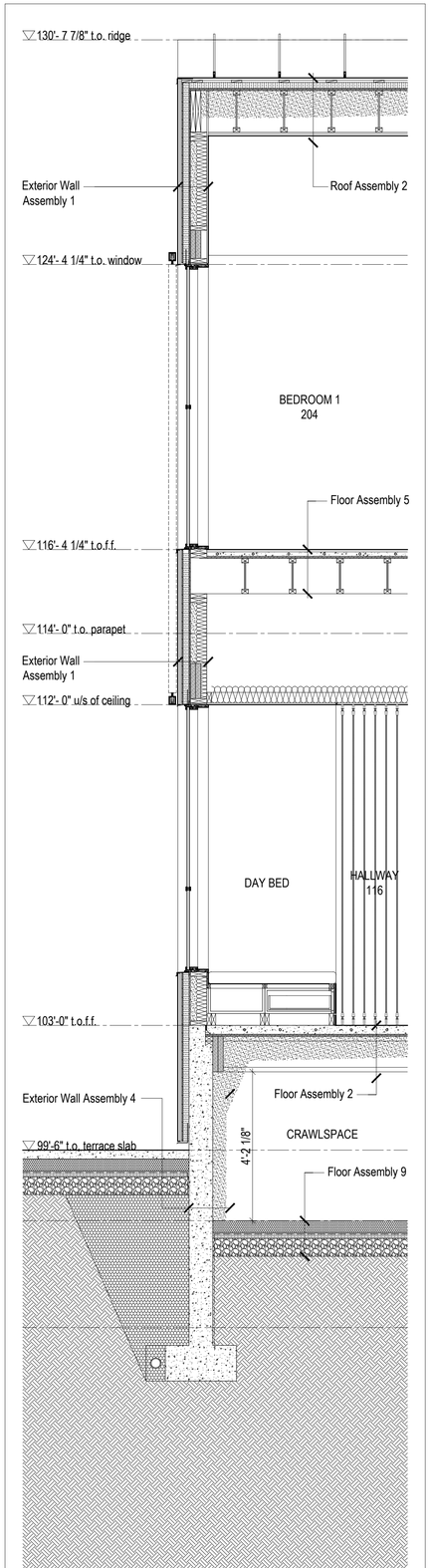
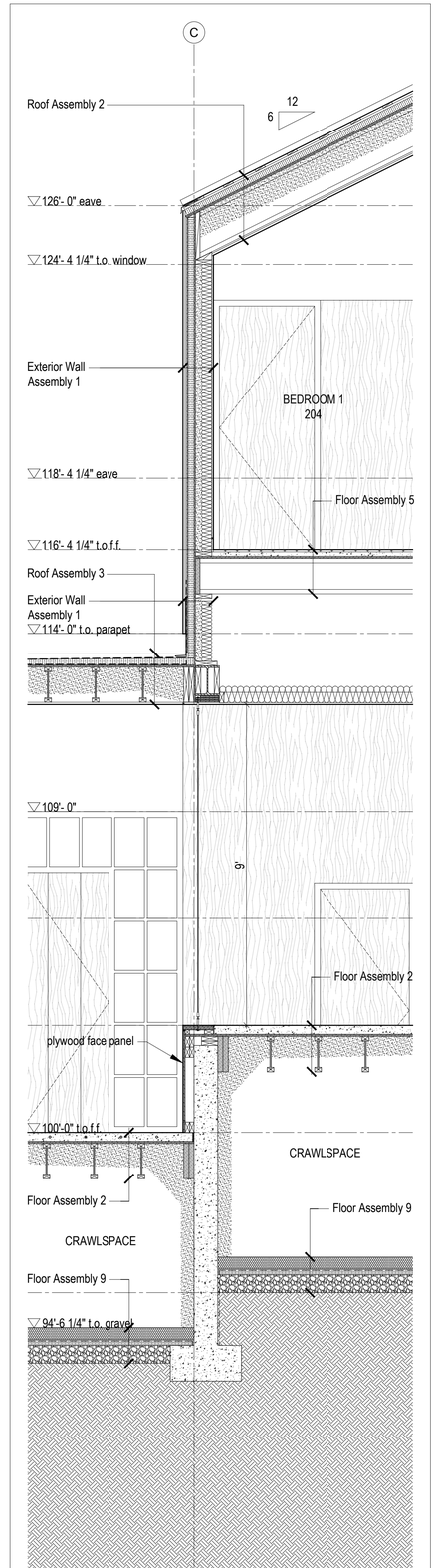
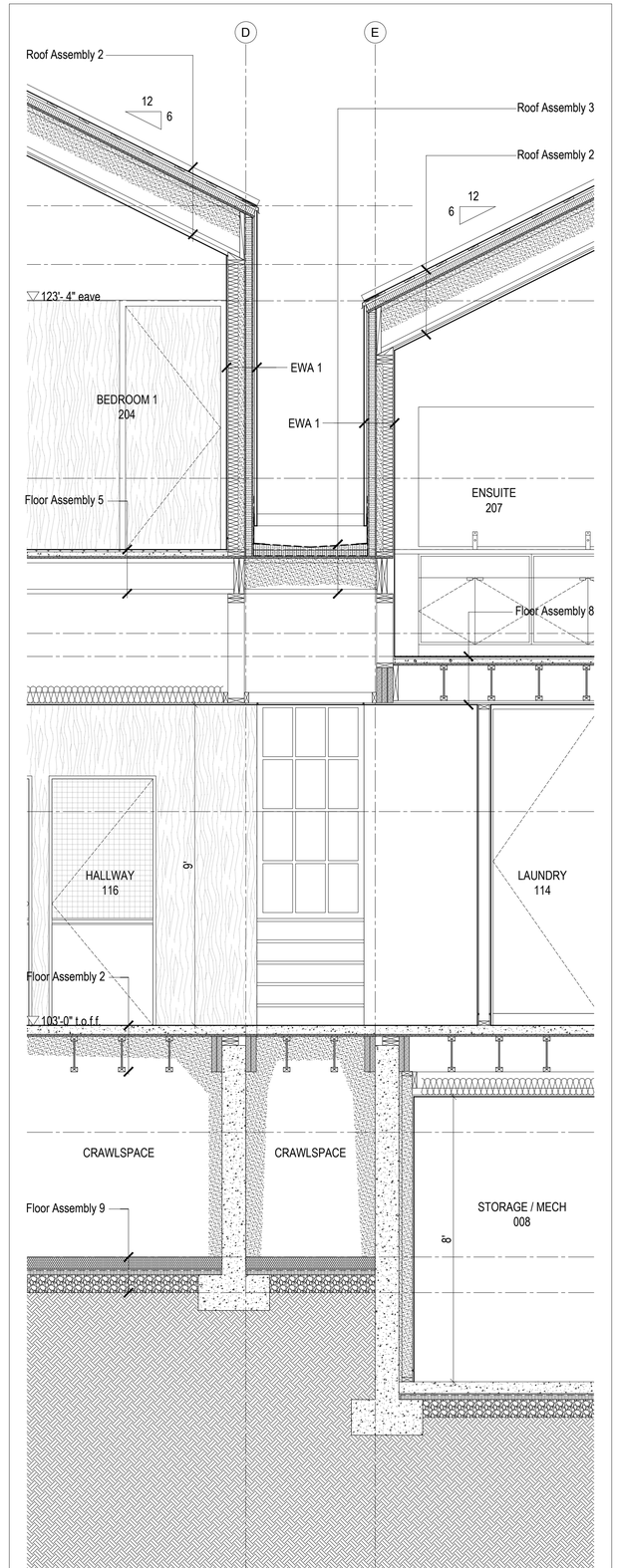


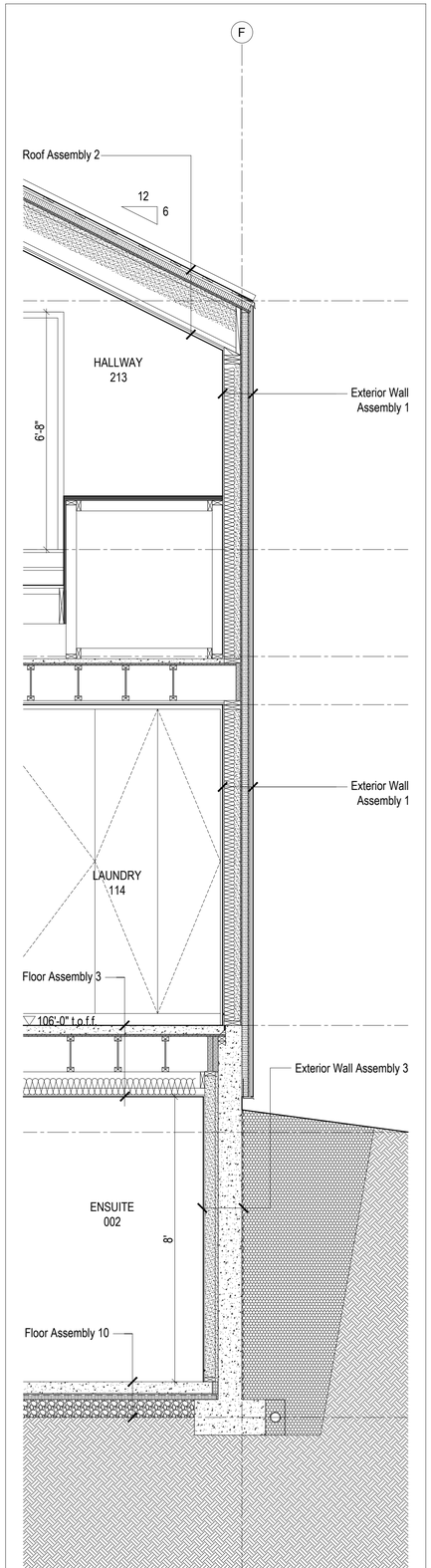

4 A502 Wall Section @ Day Bed
Scale 1/2" = 1'-0"




3 A502 Wall Section @ Center Gable/Entry
Scale 1/2" = 1'-0"




2 A502 Wall Section @ Hall Connection
Scale 1/2" = 1'-0"




1 A502 Wall Section @ Laundry Rm
Scale 1/2" = 1'-0"

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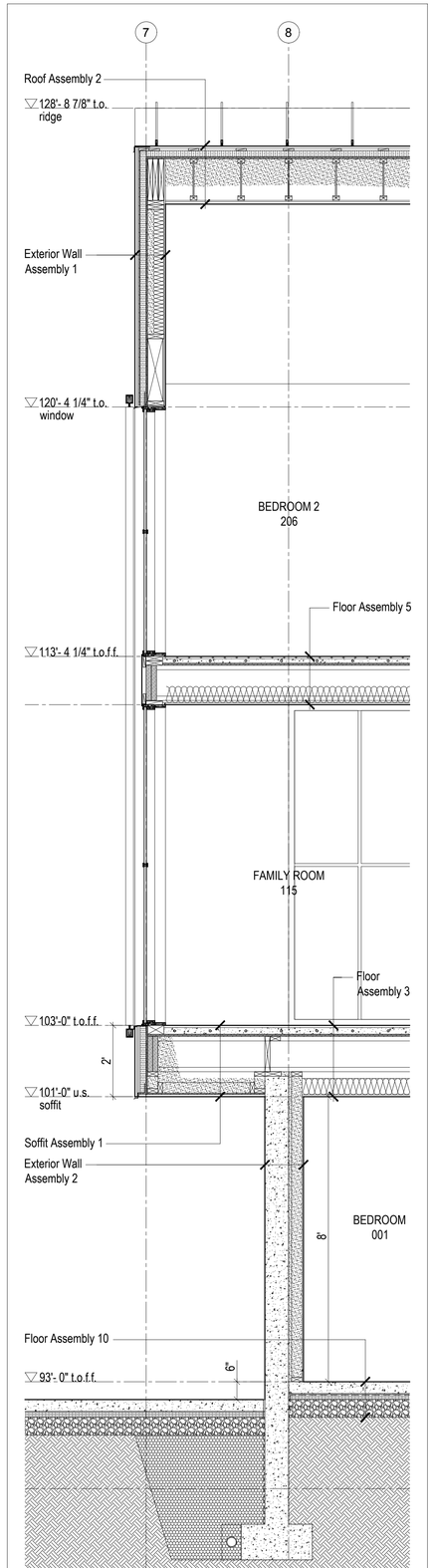
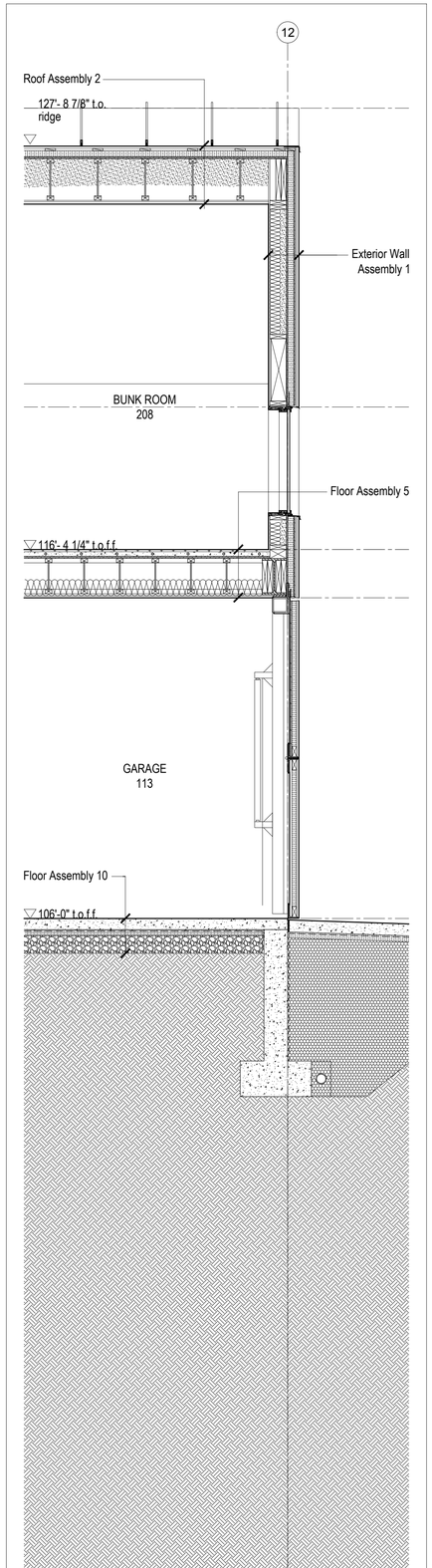
date: 2019-06-03
drawn: TR
chk'd: SA

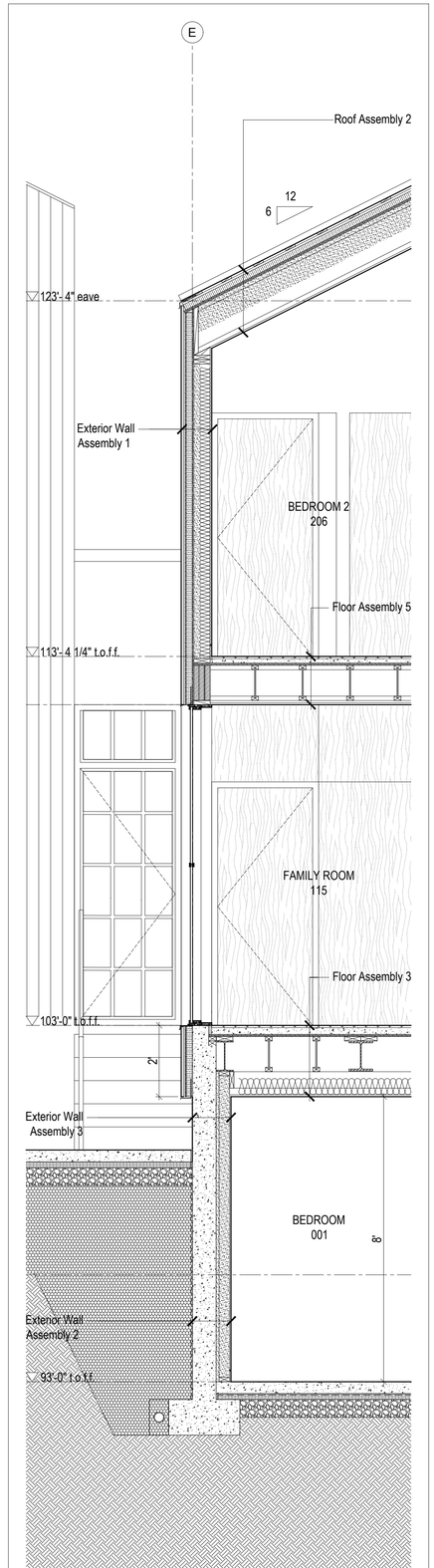
A502



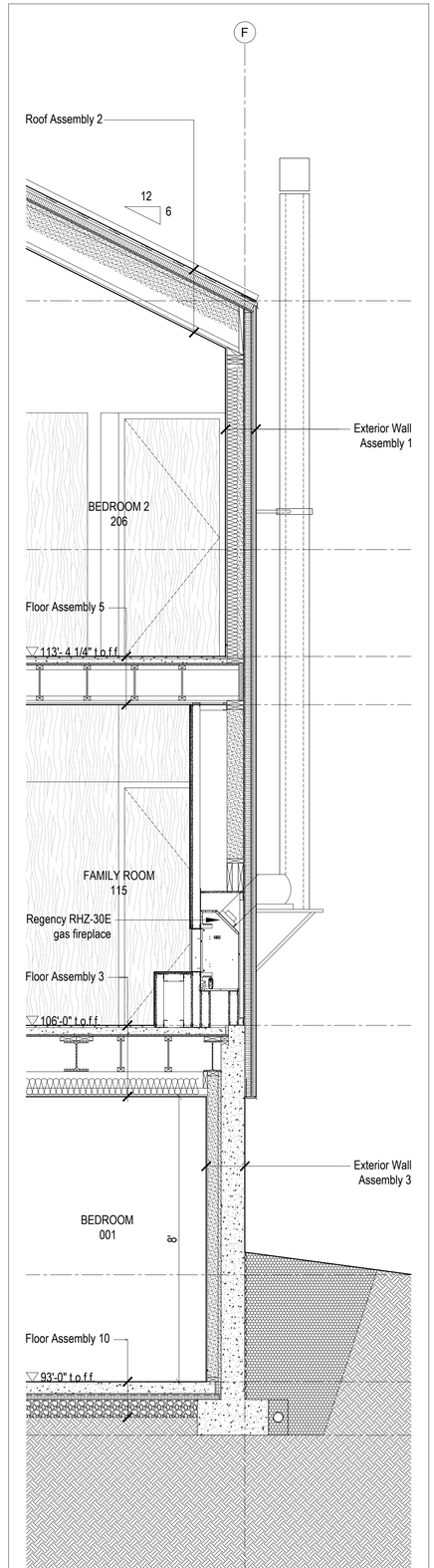

4 A503 **Wall Section @ Family Rm Cantilever**
Scale 1/2" = 1'-0"




3 A503 **Wall Section @ Garage**
Scale 1/2" = 1'-0"




2 A503 **Wall Section @ Family Rm**
Scale 1/2" = 1'-0"




1 A503 **Wall Section @ Family Rm Hearth**
Scale 1/2" = 1'-0"

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Eden, Utah

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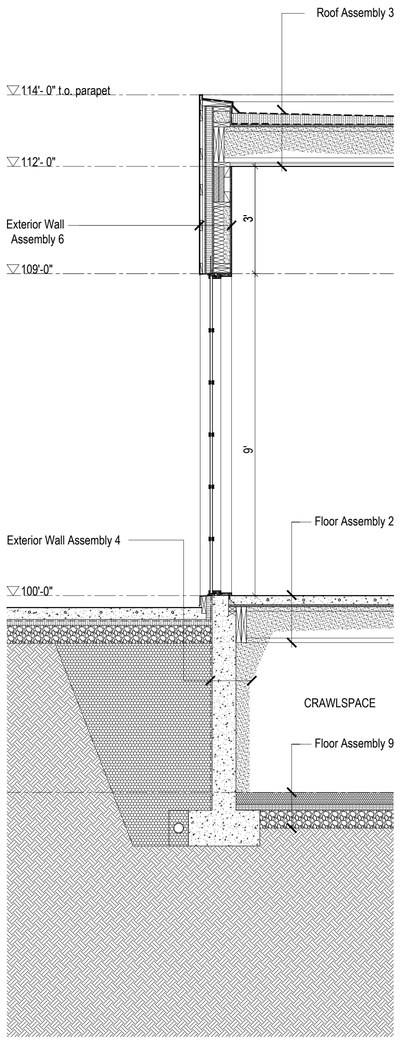
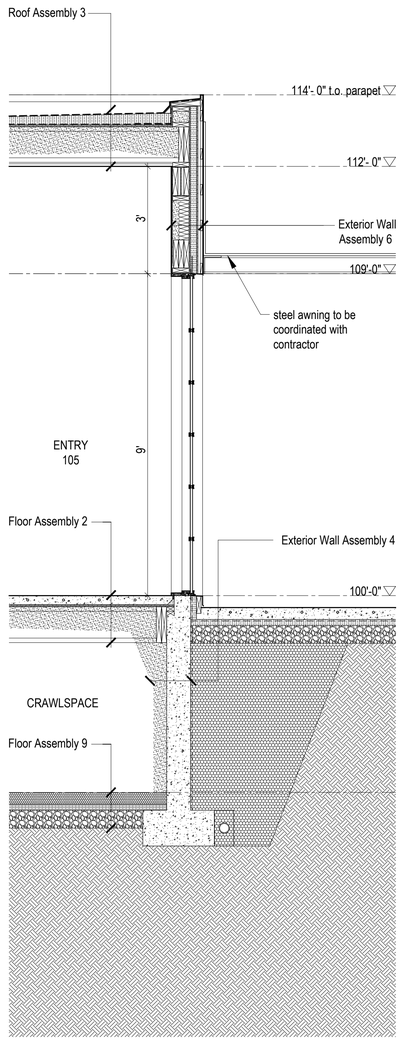
date: 2019-06-03
drawn: TR
chk'd: SA

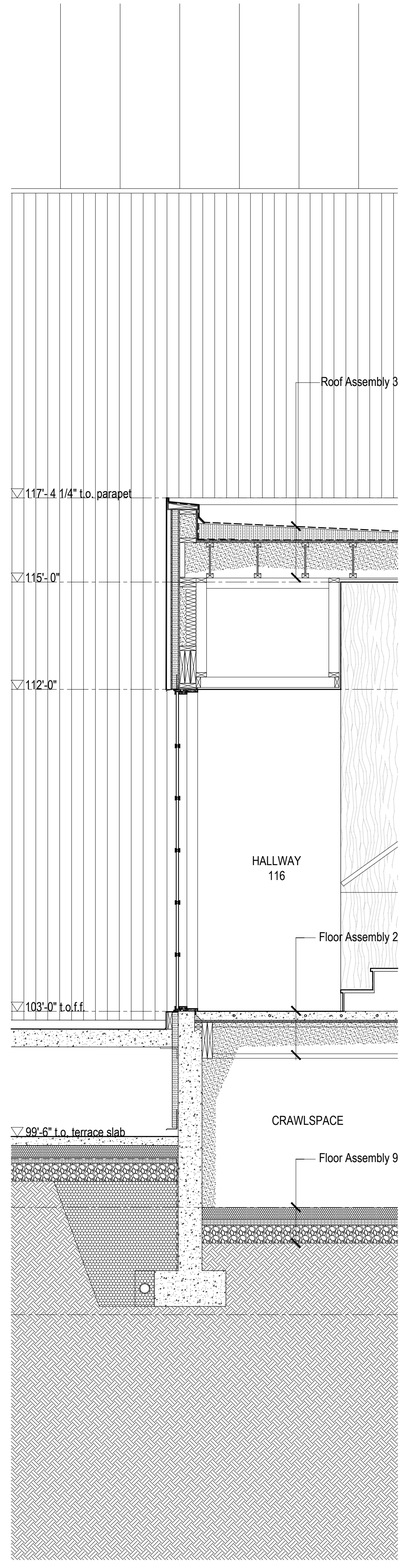
A503



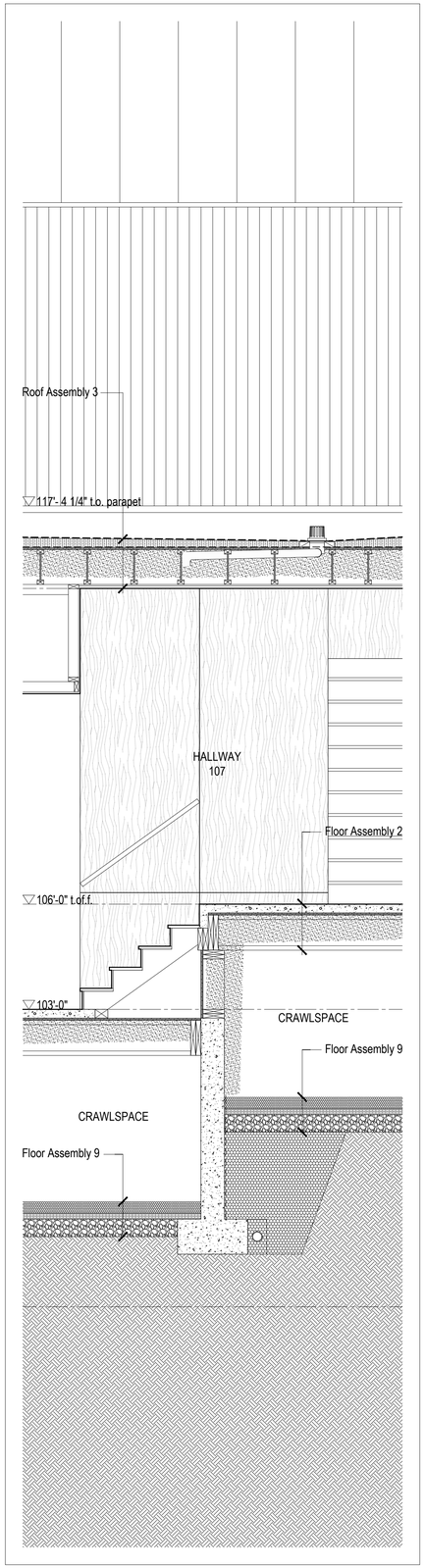

5 A504 Wall Section @ Terrace Door
Scale 1/2" = 1'-0"



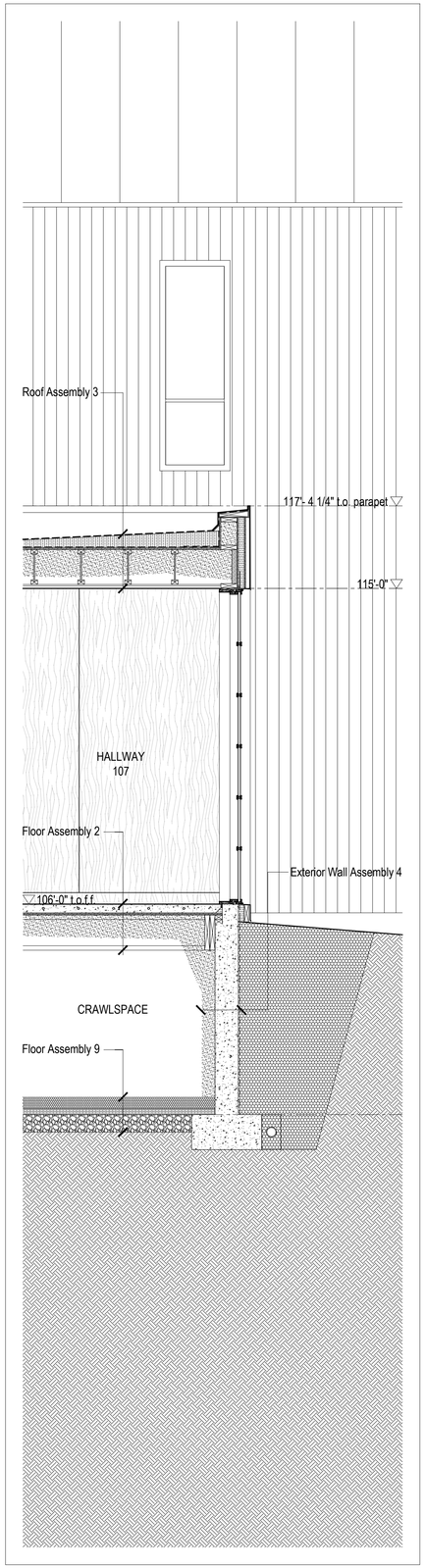

4 A504 Wall Section @ Entry
Scale 1/2" = 1'-0"




3 A504 Wall Section @ Hallway
Scale 1/2" = 1'-0"




2 A504 Wall Section @ Hallway Stair
Scale 1/2" = 1'-0"




1 A504 Wall Section @ Hallway
Scale 1/2" = 1'-0"

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BY: date
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Brian MacKay-Lyons
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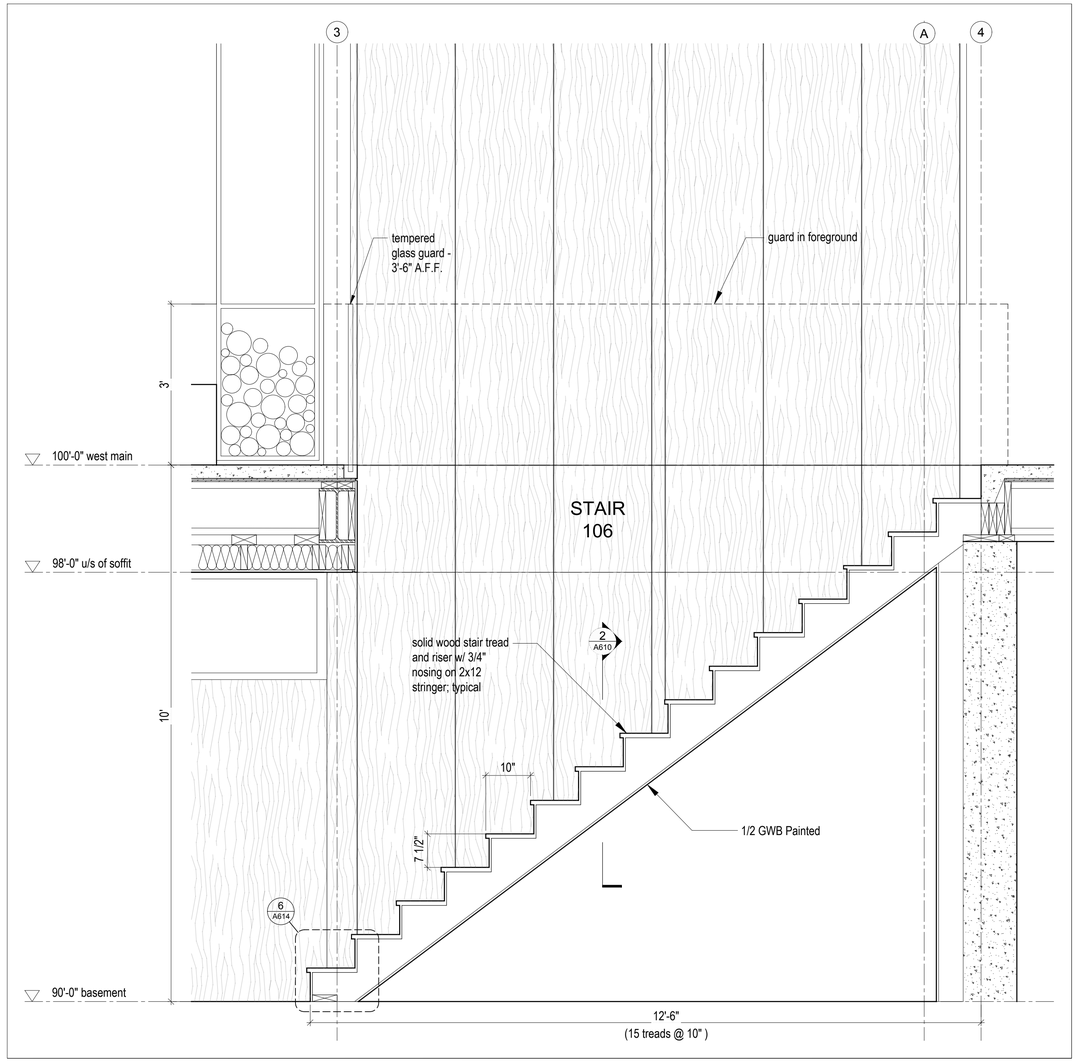
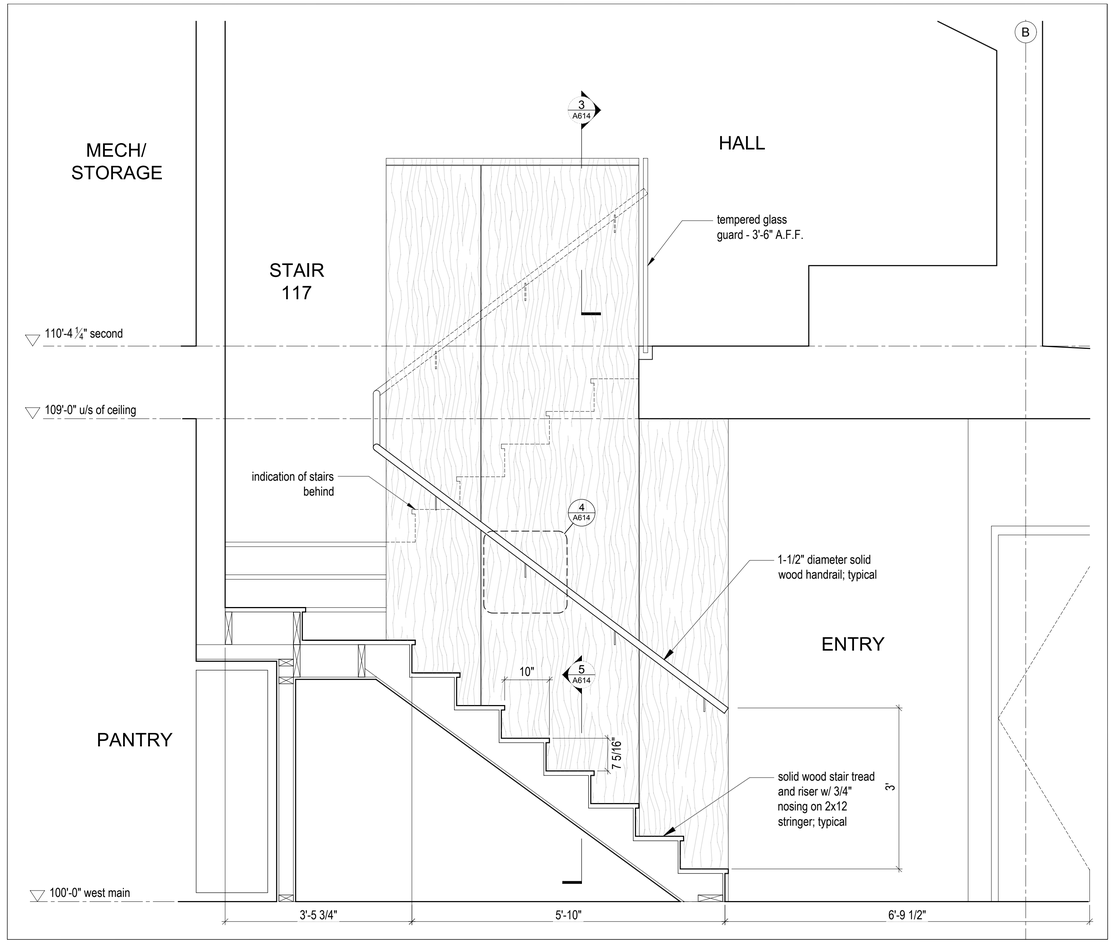
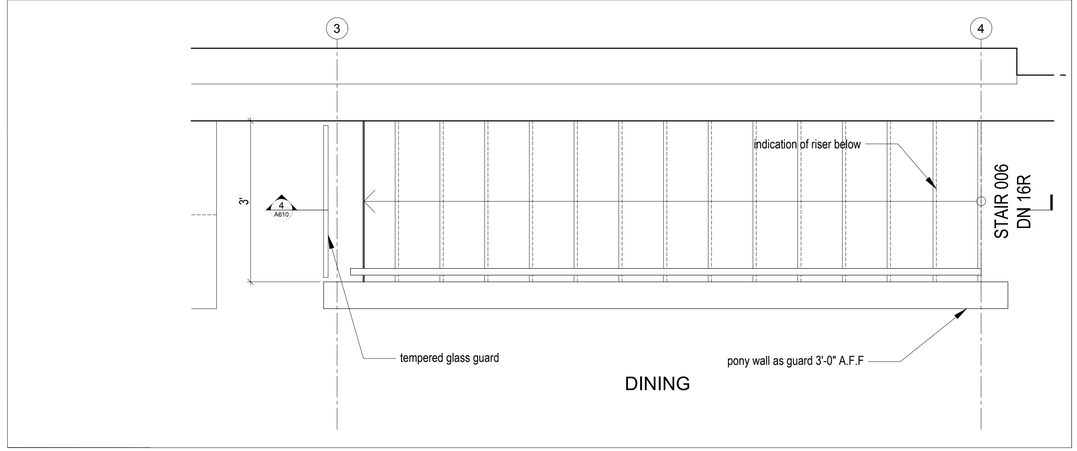
A504



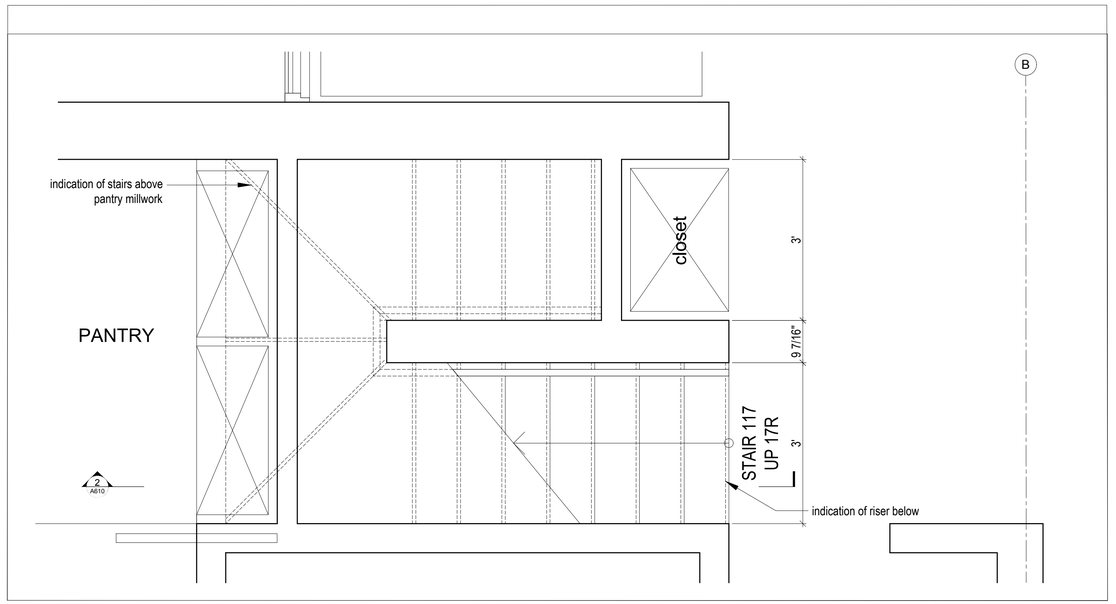

4 A610 **Stair 006 Section**
Scale 3/4" = 1'-0"




2 A610 **Stair 117 Section**
Scale 3/4" = 1'-0"




3 A610 **Partial Plan @ Stair 006 to Ski Room**
Scale 3/4" = 1'-0"




1 A610 **Partial Plan @ Stair 117 to Kitchen**
Scale 3/4" = 1'-0"

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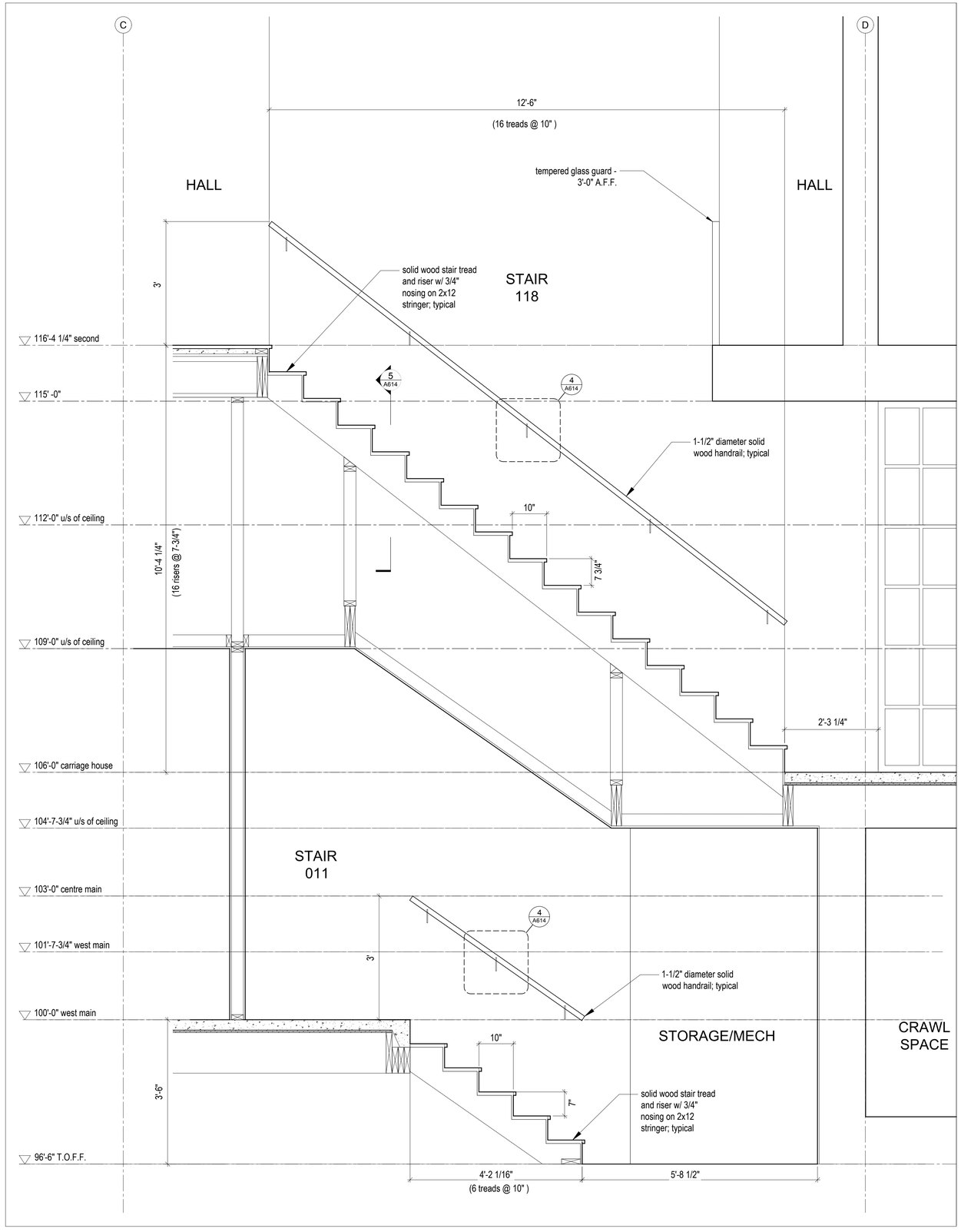
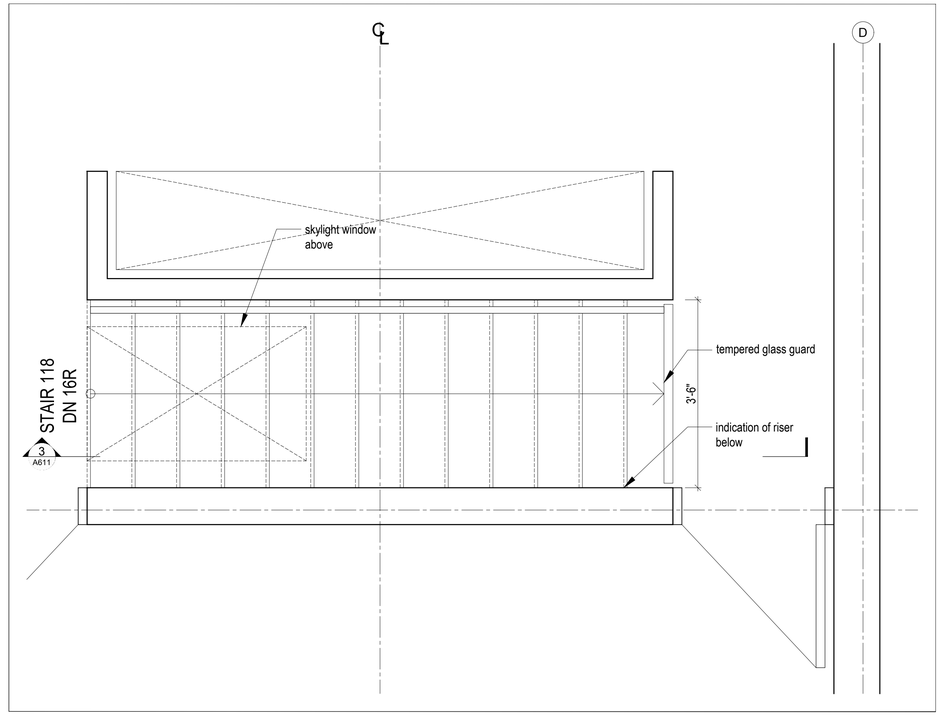
# STAIR DETAILS

scale: 3/4" = 1'-0"
date: 2019-08-27
drawn: KC
chk'd:

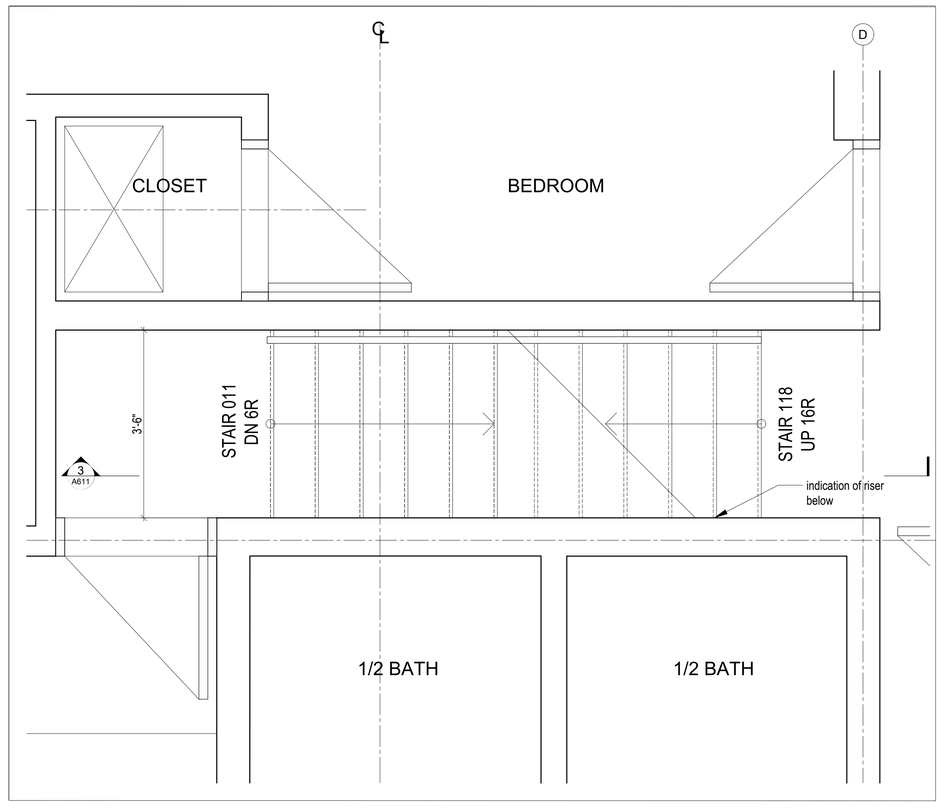
A610




3 A611 Stair 011 and 118 Section
Scale 3/4" = 1'-0"




2 A611 Partial Plan @ Stair 118 2nd Floor to Main Floor Center Building
Scale 3/4" = 1'-0"




1 A611 Partial Plan @ Stair 011 and 118 to Center Building 2nd Floor / Basement
Scale 3/4" = 1'-0"

Klinefelter Residence

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple
**Architects Limited**
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Jason Wilkinson 10/07/19
BY DATE
WEST COAST CODE CONSULTANTS, INC.

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

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| 01 | Revised for Construction | 27 August 2019 |

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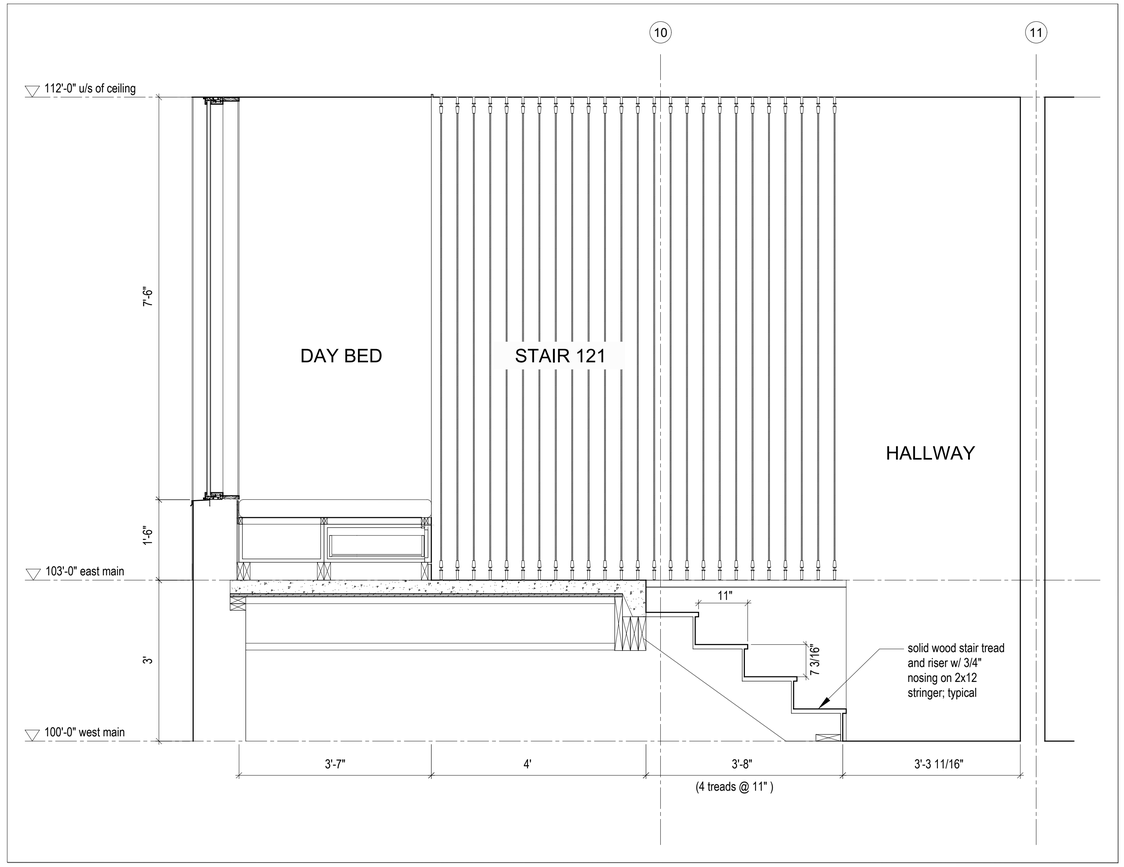
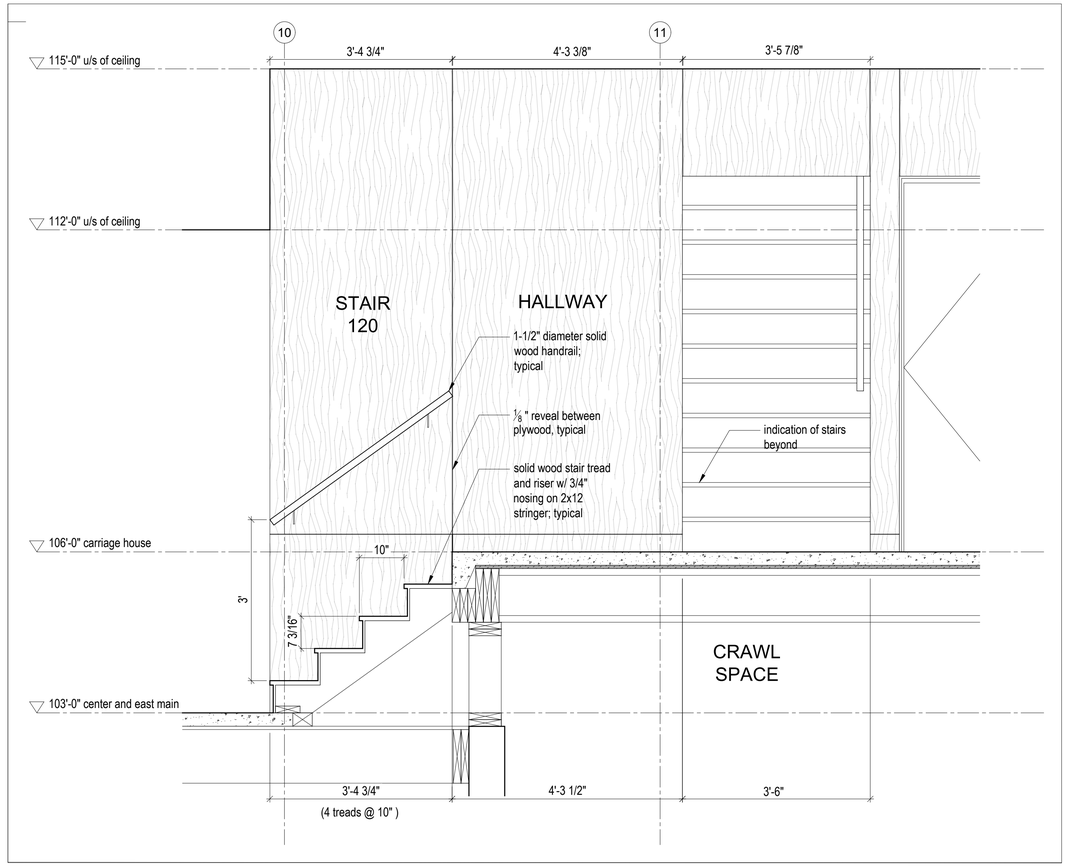
date: 2019-08-27
drawn: KC
chk'd:

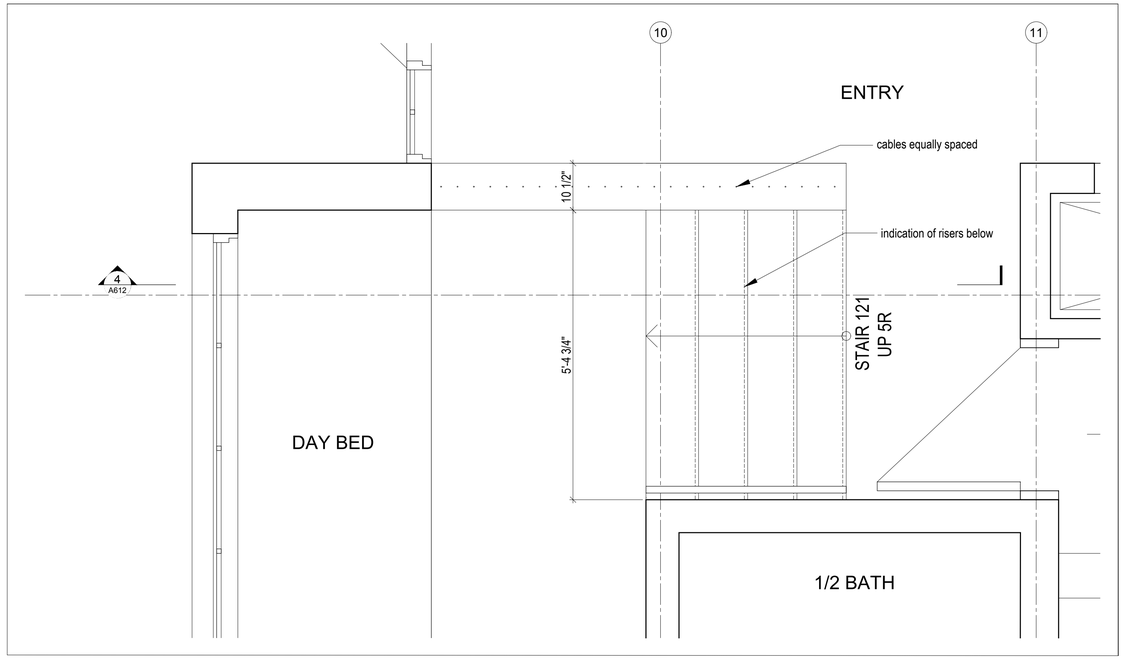
A611



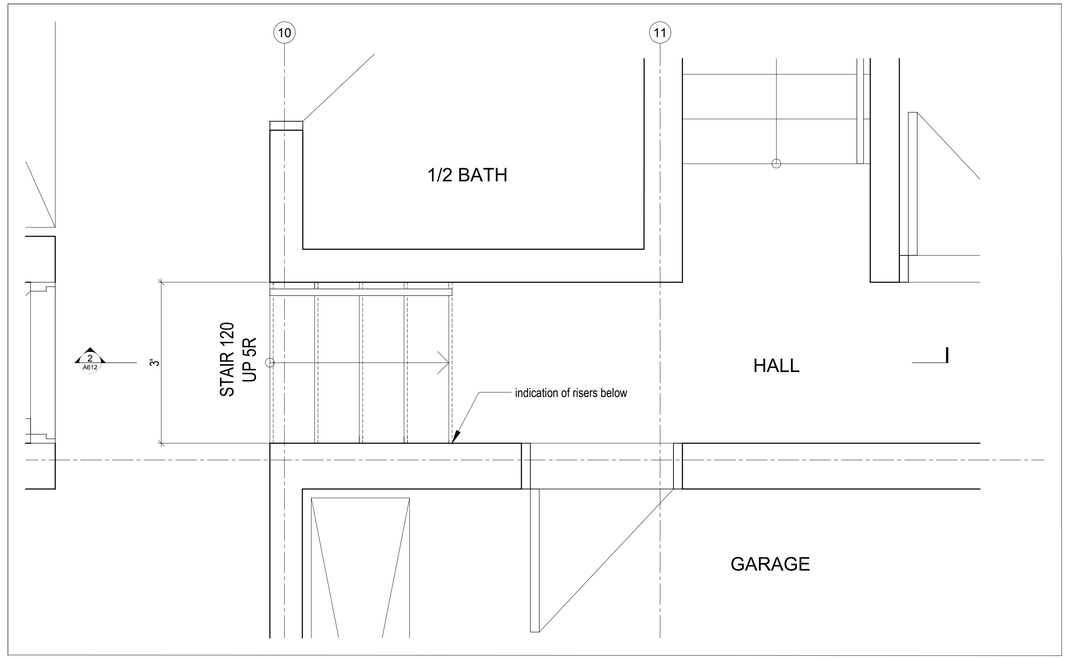

4 A612 Stair 121 Section
Scale 3/4" = 1'-0"




2 A612 Stair 120 Section
Scale 3/4" = 1'-0"




3 A612 Partial Plan @ Stair 121 to Day Bed
Scale 3/4" = 1'-0"




1 A612 Partial Plan @ Stair 120 to Garage
Scale 3/4" = 1'-0"

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☐ ACCESSIBILITY ☐ FIRE
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BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

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

| No. | Description | Date |
|---|---|---|
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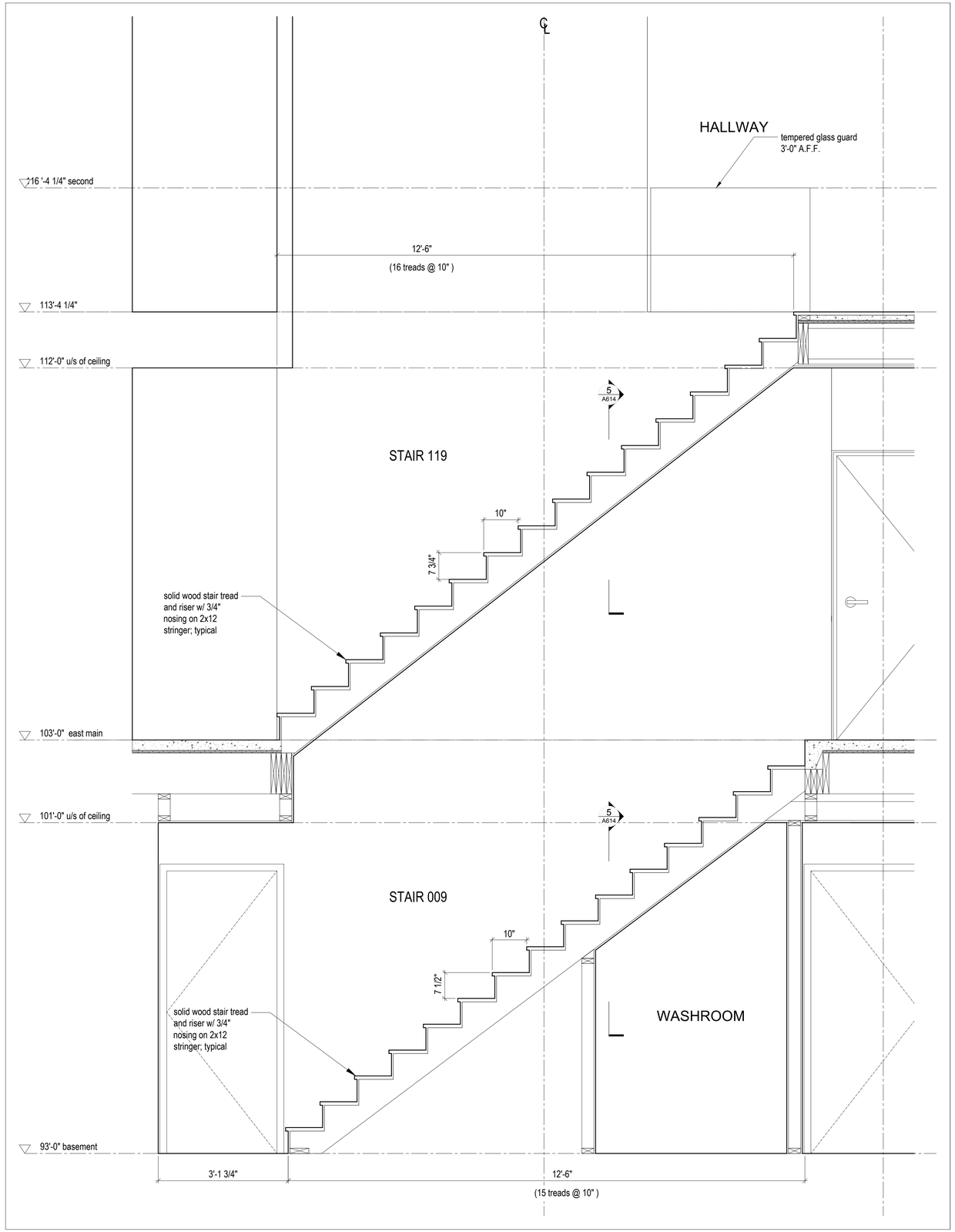
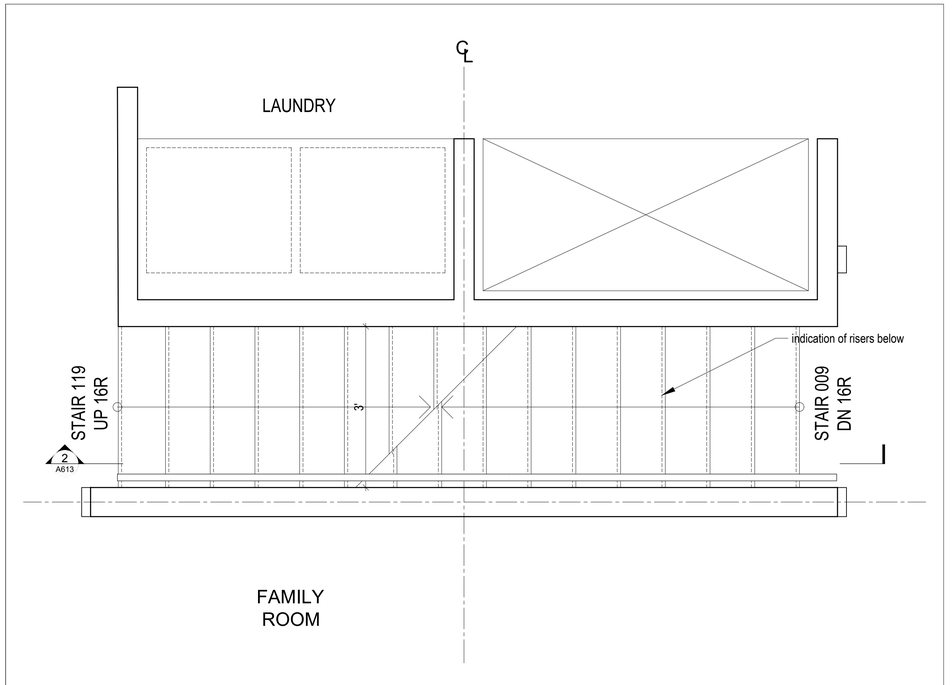
chk'd:

A612




2 A613 Stair 119 and 009 Section
Scale 3/4" = 1'-0"




1 A613 Partial Plan @ Stair 119 to East Building 2nd Floor and Stair 009 to Basement
Scale 3/4" = 1'-0"

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Jason Wilcox date 10/07/19
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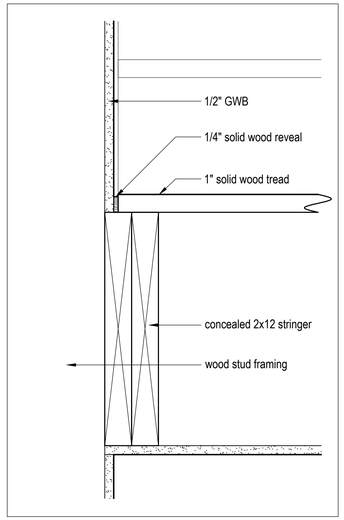
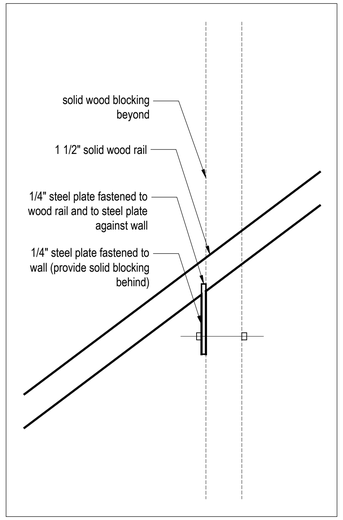
date: 2019-08-27
drawn: KC
chk'd:

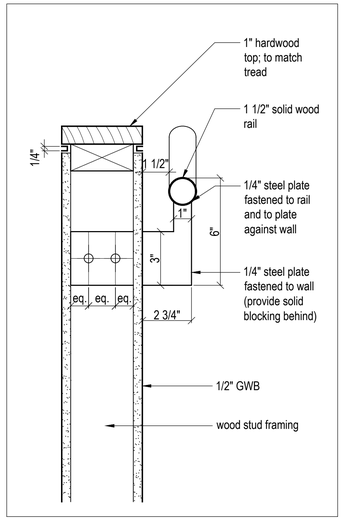
A613



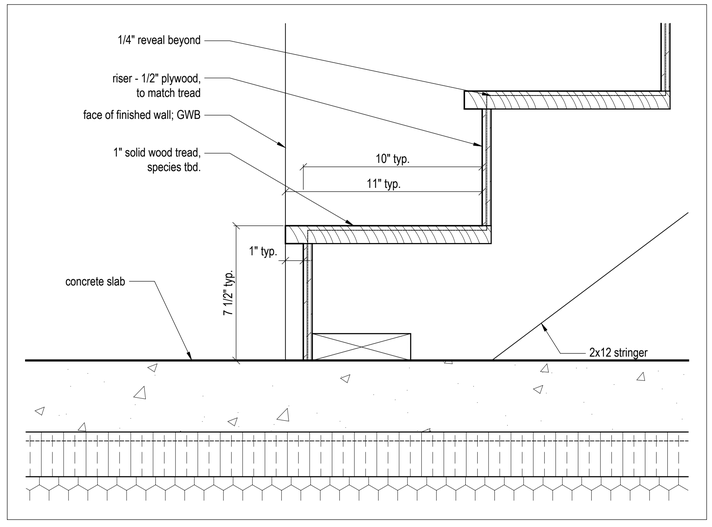

5 A614 Section at Stair Tread
Scale 3" = 1'-0"



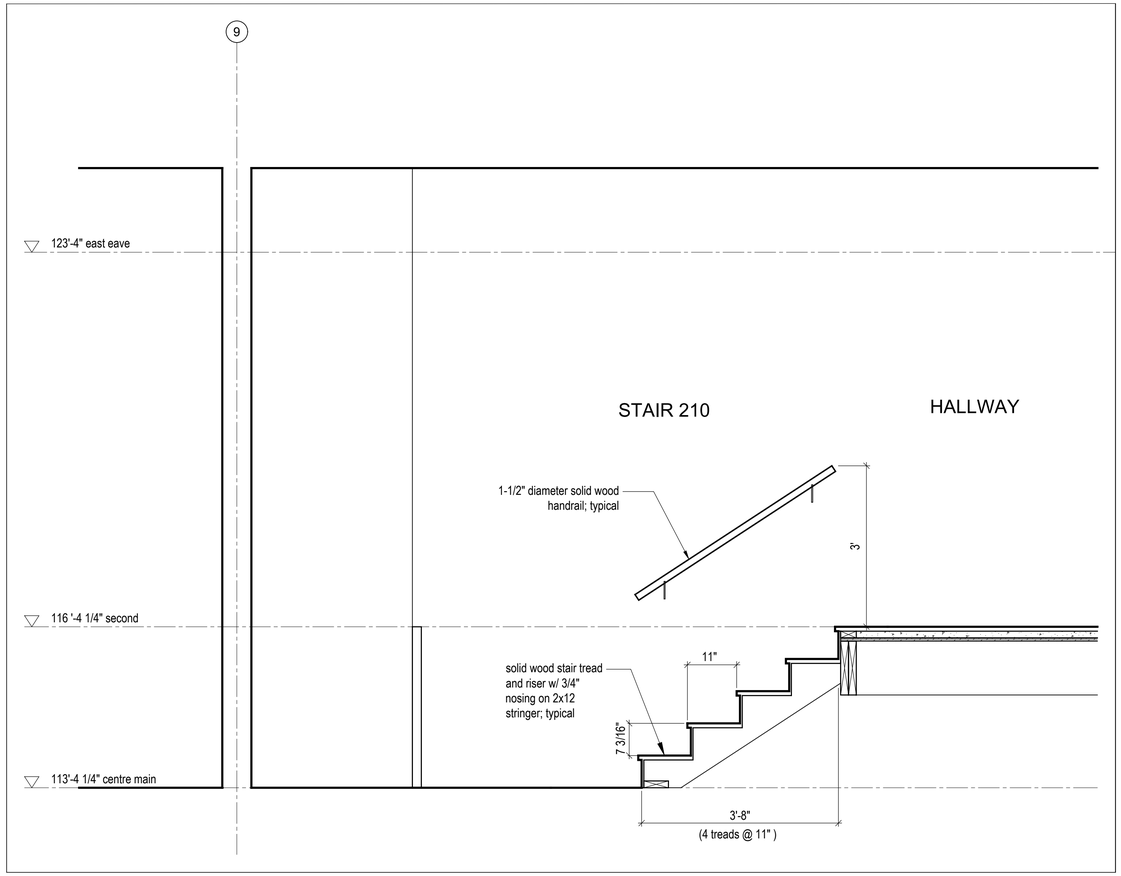

4 A614 Elevation - Wood Rail
Scale 3" = 1'-0"



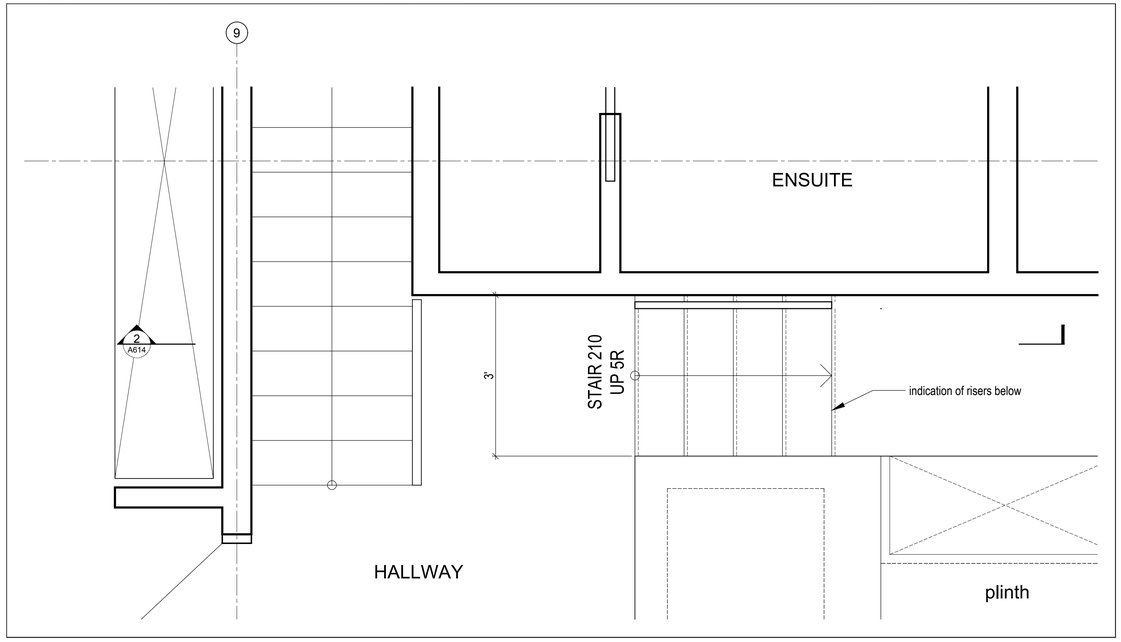

3 A614 Section at Wood Rail and Guard
Scale 3" = 1'-0"




6 A614 Section at Stair Rise to Run
Scale 3" = 1'-0"




2 A614 Stair 210 Section
Scale 3/4" = 1'-0"




1 A614 Partial Plan @ Stair 210 to East Building Bunk Room
Scale 3/4" = 1'-0"

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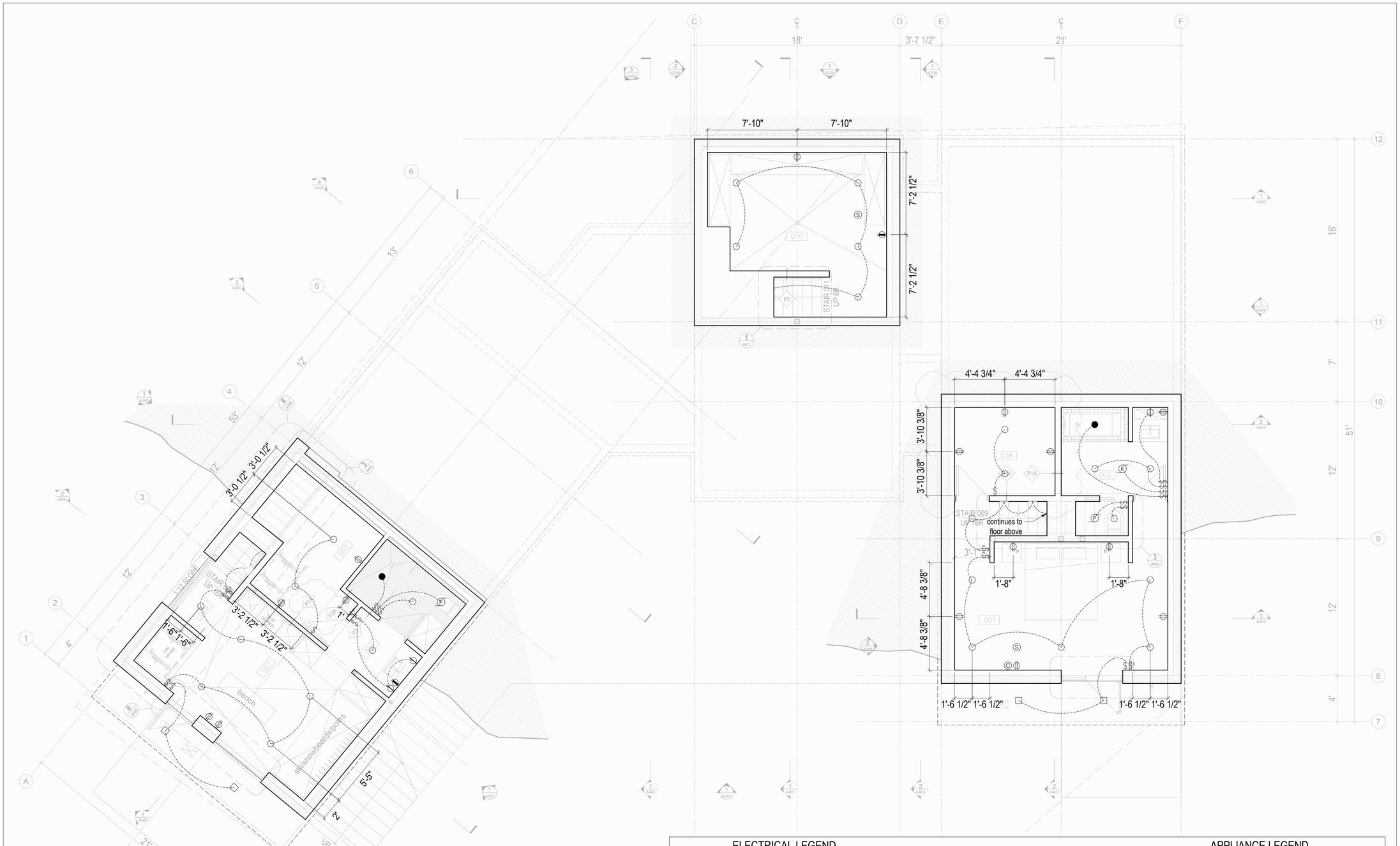
date: 2019-08-27
drawn: KC
chk'd:

A614




## ELECTRICAL LEGEND

- 120v duplex
- duplex with USB charger - Type A and Type C
- gfi duplex
- 240v duplex
- floor duplex
- exterior duplex
- wall mounted luminaire
- shower luminaire
- ceiling mounted luminaire
- ceiling mounted pendant
- exterior wall mounted light
- adjustable recessed luminaire
- ceiling mounted
- puck light
- wall switch
- multi way switch
- timer switch
- exhaust fan
- HRV supply/return
- telephone jack
- cable tv jack
- internet jack
- ceiling mounted smoke alarm / CO detector
- wall mounted smoke alarm / CO detector
- thermostat
- electric wall heater
- alarm control pad
- recessed linear lighting
- recessed footlights
- track light
- LED tape light
- square trim LED potlight

## APPLIANCE LEGEND

1. dishwasher
2. grill
3. cooktop
4. refrigerator
5. freezer
6. washer
7. dryer
8. ventilation hood
9. undercounter microwave
10. undercounter fridge/freezer
11. built-in coffee
12. built-in oven

(refer to appliance specs for electrical requirements)

1 A800 Electrical Plan - Basement Level
Scale 1/4" = 1'-0"

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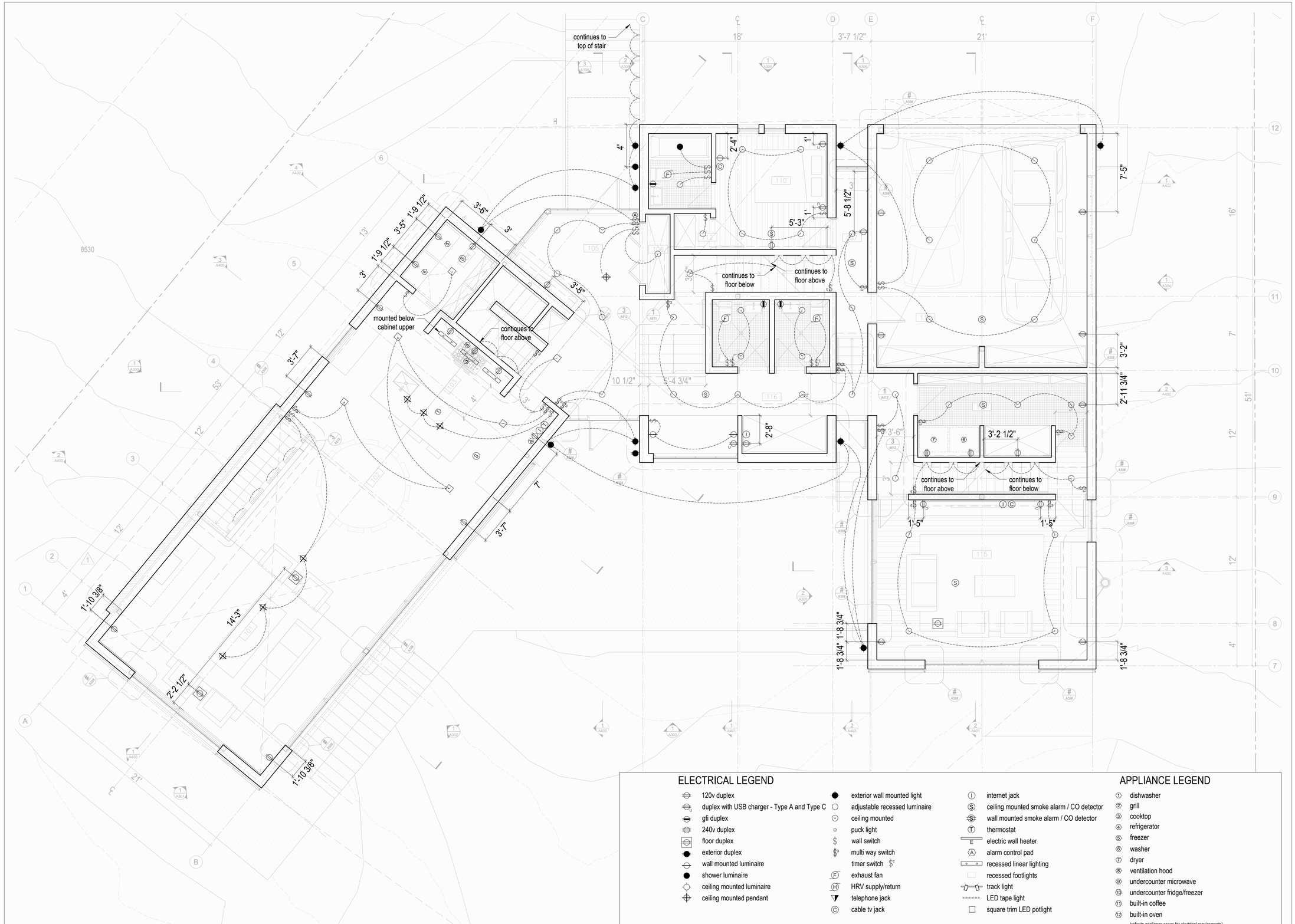
Electrical Plan
Bsmt Level

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A800




## ELECTRICAL LEGEND

- 120v duplex
- duplex with USB charger - Type A and Type C
- gfi duplex
- 240v duplex
- floor duplex
- exterior duplex
- wall mounted luminaire
- shower luminaire
- ceiling mounted luminaire
- ceiling mounted pendant
- exterior wall mounted light
- adjustable recessed luminaire
- ceiling mounted
- puck light
- wall switch
- multi way switch
- timer switch
- exhaust fan
- HRV supply/return
- telephone jack
- cable tv jack
- internet jack
- ceiling mounted smoke alarm / CO detector
- wall mounted smoke alarm / CO detector
- thermostat
- electric wall heater
- alarm control pad
- recessed linear lighting
- recessed footlights
- track light
- LED tape light
- square trim LED potlight

## APPLIANCE LEGEND

1. dishwasher
2. grill
3. cooktop
4. refrigerator
5. freezer
6. washer
7. dryer
8. ventilation hood
9. undercounter microwave
10. undercounter fridge/freezer
11. built-in coffee
12. built-in oven

(refer to appliance specs for electrical requirements)

1 A801 Electrical Plan - Main Level
Scale 1/4" = 1'-0"

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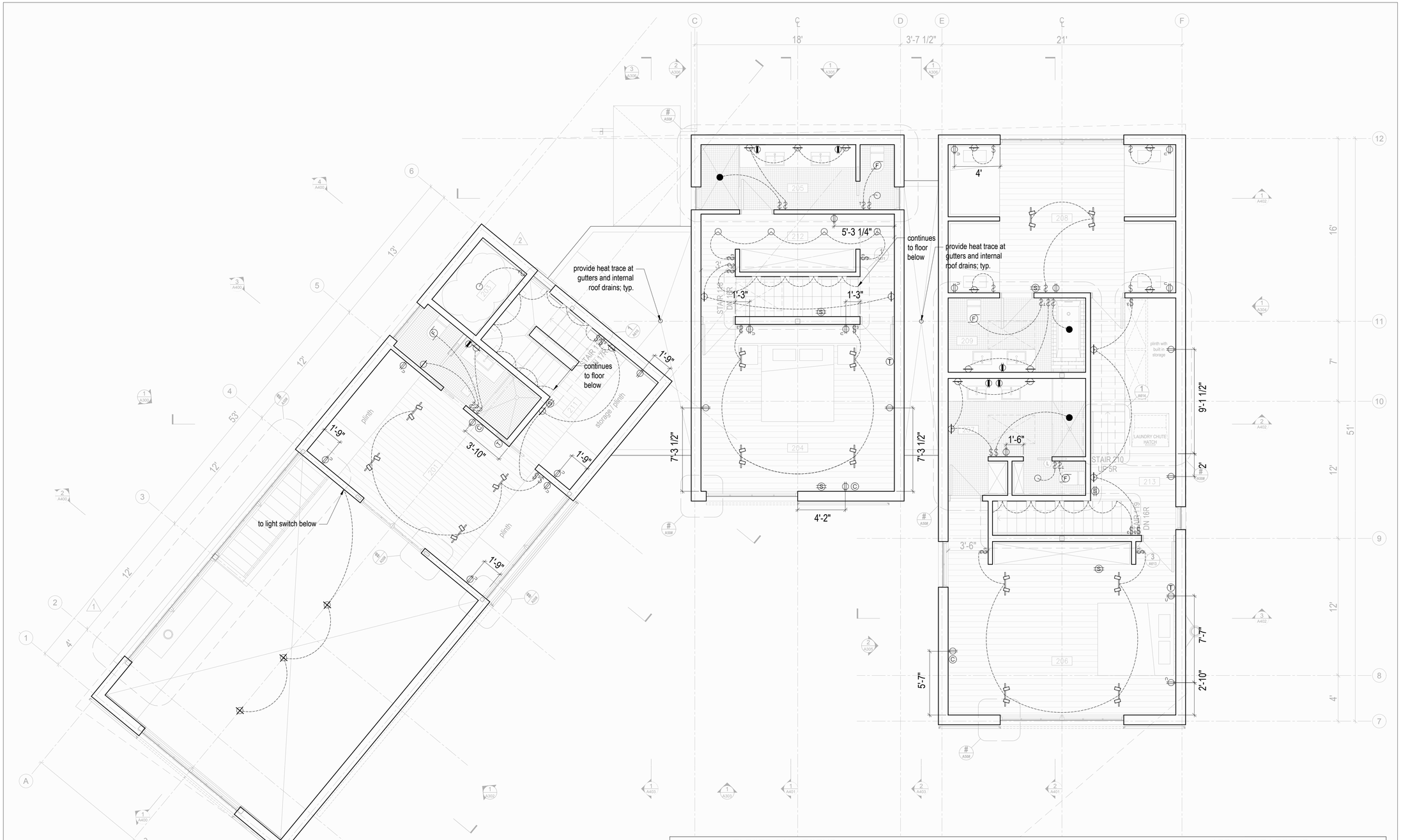
# Electrical Plan Main Level

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A801




1 A802 Electrical Plan - Second Level
Scale 1/4" = 1'-0"

## ELECTRICAL LEGEND

- 120v duplex
- duplex with USB charger - Type A and Type C
- gfi duplex
- 240v duplex
- floor duplex
- exterior duplex
- wall mounted luminaire
- shower luminaire
- ceiling mounted luminaire
- ceiling mounted pendant
- exterior wall mounted light
- adjustable recessed luminaire
- ceiling mounted
- puck light
- wall switch
- multi way switch
- timer switch
- exhaust fan
- HRV supply/return
- telephone jack
- cable tv jack
- internet jack
- ceiling mounted smoke alarm / CO detector
- wall mounted smoke alarm / CO detector
- thermostat
- electric wall heater
- alarm control pad
- recessed linear lighting
- recessed footlights
- track light
- LED tape light
- square trim LED potlight

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4. refrigerator
5. freezer
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7. dryer
8. ventilation hood
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10. undercounter fridge/freezer
11. built-in coffee
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(refer to appliance specs for electrical requirements)

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north

REVIEWED FOR CODE COMPLIANCE
FOR CONFORMANCE TO APPLICABLE CONSTRUCTION CODES, AS CERTIFIED BELOW:
BUILDING, MECHANICAL, ELECTRICAL, ACCESSIBILITY, STRUCTURAL, PLUMBING, ENERGY, FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
SIGNATURE 10/07/19 DATE
WEST COAST CODE CONSULTANTS, INC.

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

| No. | Description | Date |
|---|---|---|
| 02 | Revised for Construction | 12 Sept 2019 |
| 01 | Revised for Construction | 27 August 2019 |
| Revision: | | |

**NOTES:**

**COPYRIGHT RELATED TO THE USE OF THIS DRAWING:**
The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

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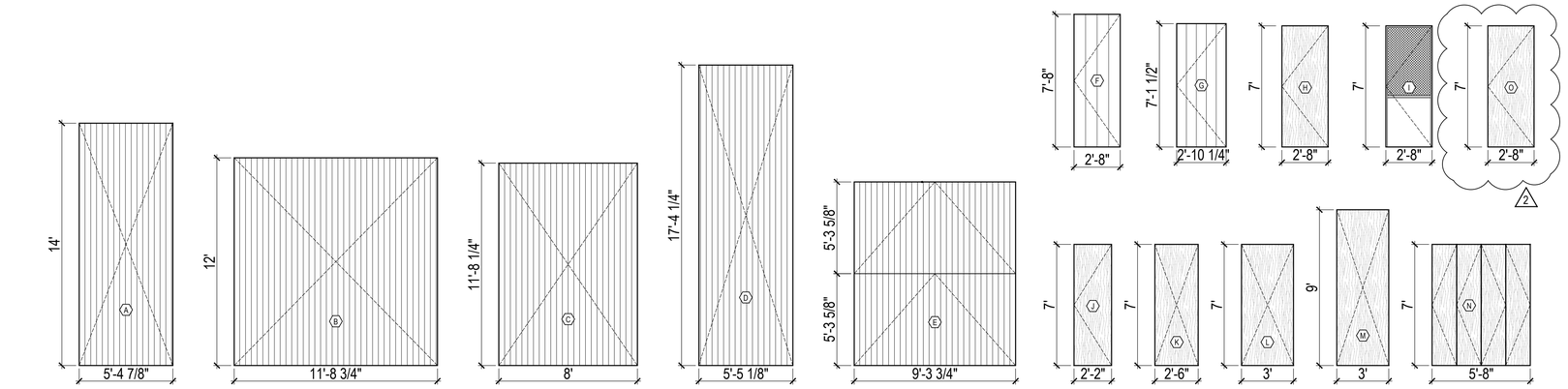
**DIMENSIONS:**
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

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

Electrical Plan
Second Level

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A802

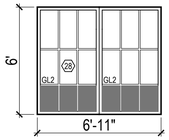




Skylights




Play Loft Window




**DOOR SCHEDULE**

| MARK | TYPE | SIZE | FIRE RATING | STC |
|---|---|---|---|---|
| d001 | A | | Unrated | -- |
| d002 | A | | Unrated | -- |
| d003 | B | | Unrated | -- |
| d004 | B | | Unrated | -- |
| d005 | M | | Unrated | -- |
| d006 | G | | Unrated | -- |
| d007 | N | | Unrated | -- |
| d008 | O | | Unrated | -- |
| d009 | I | | Unrated | -- |
| d010 | I | | Unrated | -- |
| d011 | H | | Unrated | -- |
| d012 | J | | Unrated | -- |
| d013 | H | | Unrated | -- |
| d014 | O | | Unrated | -- |
| d015 | H | | Unrated | -- |
| d016 | H | | Unrated | |
| d017 | H | | Unrated | |
| d018 | H | | Unrated | -- |
| d019 | O | | Unrated | |
| d020 | O | | Unrated | |
| d021 | K | | Unrated | |
| d022 | H | | **Unrated** | -- |
| d023 | H | | Unrated | -- |
| d024 | H | | Unrated | |
| d025 | K | | Unrated | |
| d026 | C | | Unrated | -- |
| d027 | H | | Unrated | -- |
| d028 | K | | Unrated | |
| d029 | H | | Unrated | |
| d030 | H | | Unrated | -- |
| d031 | H | | Unrated | -- |
| d032 | F | | Unrated | -- |
| d033 | H | | Unrated | -- |
| d034 | O | | Unrated | |
| d035 | O | | Unrated | |
| d036 | L | | Unrated | |
| d037 | L | | Unrated | |

**WINDOW SCHEDULE**

| MARK | TYPE | SIZE | FIRE RATING | STC |
|---|---|---|---|---|
| w001 | 5 | | Unrated | -- |
| w002 | 7 | | Unrated | -- |
| w003 | 7 | | Unrated | -- |
| w004 | 7 | | Unrated | -- |
| w005 | 7 | | Unrated | -- |
| w006 | 12 | | Unrated | -- |
| w007 | 14 | | Unrated | -- |
| w008 | 26 | | Unrated | -- |
| w009 | 18 | | Unrated | -- |
| w010 | 18 | | Unrated | -- |
| w011 | 20 | | Unrated | -- |
| w012 | 21 | | Unrated | -- |
| w013 | 23 | | Unrated | -- |
| w014 | 23 | | Unrated | -- |
| w015 | 16 | | Unrated | -- |
| w016 | 15 | | Unrated | |
| w017 | 15 | | Unrated | |
| w018 | 10 | | Unrated | -- |
| w018 | 11 | | Unrated | |
| w020 | 2 | | Unrated | |
| w021 | 1 | | Unrated | |
| w022 | 3 | | **Unrated** | -- |
| w023 | 3 | | Unrated | -- |
| w024 | 3 | | Unrated | |
| w025 | 3 | | Unrated | |
| w026 | 8 | | Unrated | -- |
| w027 | 8 | | Unrated | -- |
| w028 | 13 | | Unrated | |
| w029 | 17 | | Unrated | |
| w030 | 19 | | Unrated | -- |
| w031 | 24 | | Unrated | -- |
| w032 | 24 | | Unrated | -- |
| w033 | 15 | | Unrated | -- |
| w034 | 15 | | Unrated | |
| w035 | 9 | | Unrated | |
| w036 | 4 | | Unrated | |
| w037 | 6 | | Unrated | |
| w038 | 25 | | Unrated | |
| w038 | 27 | | Unrated | |
| w040 | 27 | | Unrated | |
| w041 | 27 | | Unrated | |
| w042 | 28 | | Unrated | |
| w043 | 22 | | Unrated | |

**GLAZING LEGEND**

GL1 - Double Glazed Vision Glass

GL2 - Double Glazed Vision Glass w/ Category II Safety Glass

**NOTES**

+ Door type O is to be solid weather stripped door equipped with approved self-closing mechanism, in accordance with IRC G2406.2.5 and N1102.4.4

+ All skylights are to have fully tempered panes, require screens and shall be tested by an approved independent laboratory and bear a label identifying manufacturer, performance grade rating and approved inspection agency in compliance with the requirements of AAMA/WDMA/CSA 101/I.S.2/A440, in accordance with IRC R308.6.9.

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

Klinefelter Residence

Summit Powder Mountain
Eden, Utah

MacKay-Lyons Sweetapple Architects Limited

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

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north

REVIEWED FOR CODE COMPLIANCE
THIS CODE REVIEW IS APPLICABLE TO CONSTRUCTION CODES IDENTIFIED BELOW:
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# Window + Door Schedule

scale: 1/4" = 1'-0"
date: 2019-06-03
drawn: TR/LM
chk'd: SA

A900

# DESIGN CODE:

2015 INTERNATIONAL BUILDING CODE (IBC)

# DESIGN CRITERIA:

| | |
|---|---|
| GROUND SNOW LOAD, | = 260 PSF |
| ROOF SNOW LOAD | = 170 PSF |
| UNBALANCED SNOW LOAD | = 221 PSF |
| FLAT ROOF SNOW LOAD, Pf | = 117 PSF |
| SNOW EXPOSURE FACTOR, Ce | = 1.0 |
| SNOW IMPORTANCE FACTOR, Is | = 1.0 |
| THERMAL FACTOR, Ct | = 1.0 |
| 3 SECOND GUST WIND SPEED | = 115 MPH |
| | |
| WIND EXPOSURE | = C |
| INTERNAL PRESSURE COEFFICIENT | = ± 0.18 |
| COMPONENT & CLADDING DESIGN PRESSURE | = 20 PSF |
| | |
| SEISMIC USE GROUP | = 11 |
| SDS, SDI | = 0.582g, 0.275g |
| SOIL SITE CLASS | = C |
| BASIC SEISMIC-FORCE RESISTING SYSTEM | = LIGHT FRAME WALLS WITH SHEAR PANELS |
| R (RESPONSE MODIFICATION) | = 6.5K |
| ANALYSIS PROCEDURE | = EQUIVALENT LATERAL FORCE |
| SEISMIC DESIGN COT | = D |

# DESIGN LOADS:

| | |
|---|---|
| ROOF LIVE LOAD | =117 PSF + DRIFTING (221 PSF UNBALANCED) |
| ROOF DEAD LOAD | = 20 PSF |
| FLOOR LIVE LOAD | = 40 PSF |
| FLOOR DEAD LOAD | = 34 PSF (40 PSF @3" TOPPING) |

# GENERAL STRUCTURAL NOTES:

1. GENERAL STRUCTURAL NOTES ARE CONSTRUCTION DOCUMENTS THAT SHALL BE INCLUDED WITH THE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS.
2. TYPICAL DETAILS AND SCHEDULES SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
3. "CONTRACTOR" REFERS TO THE CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE PARTICULAR TRADE REFERRED TO IN THE NOTES. THE "CONTRACTOR" SHALL MEET ALL NOTE REQUIREMENTS AND SHALL INCLUDE THE ASSOCIATED COSTS IN HIS/HER BID.
4. JMWA REFERS TO J.M. WILLIAMS AND ASSOCIATES, INC.
5. THE GENERAL CONTRACTOR, PROJECT MANAGER, OR SUPERINTENDENT SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES, AND IS ULTIMATELY RESPONSIBLE FOR COMPLIANCE WITH ALL NOTE REQUIREMENTS.
6. THE CONTRACTOR SHALL PERFORM HIS/HER TRADE AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE (IBC), AND/OR THE LATEST CODE AND ORDINANCES ADOPTED BY THE LOCAL BUILDING OFFICIAL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND / OR ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS, SPECIFICATIONS, AND / OR THE NOTES BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING THE ENGINEERS WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S RISK/EXPENSE. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
9. FAILURE TO FOLLOW PLANS AND CONSTRUCTION DOCUMENTS CONSTITUTES CHANGE IN PROJECT SCOPE. THE ENGINEER RESERVES THE RIGHT TO REQUEST REPLACEMENT OF ANY PORTION OF THE STRUCTURE DEVIATING FROM THE PLANS WHERE WRITTEN APPROVAL HAS NOT BEEN OBTAINED. DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL RELIEVES ENGINEER OF ALL LIABILITY, AND CONTRACTOR ASSUMES FULL LIABILITY.
10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, SLOPES AND ELEVATIONS, ETC... (BOTH PLANS AND AT THE JOB SITE PRIOR TO DOING WORK), AND SHALL COORDINATE THESE WITH THE ARCHITECT AND ALL TRADES. CONSTRUCTION DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, PROVIDE AND INSTALL ALL TEMPORARY SHORING (BRACING) AS NECESSARY. SHORING SHALL SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED (i.e. WIND, CONSTRUCTION LOADING, ETC.,). SHORING SHALL REMAIN IN PLACE AS LONG AS SAFETY REQUIRES AND/OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED.
12. DURING AND AFTER CONSTRUCTION, THE LOADS IMPOSED ON THE STRUCTURE BY THE CONTRACTOR AND OWNER SHALL BE WITHIN THE LIMITS OF THE OCCUPANCY DESIGN LOADS. SEE STRUCTURAL PLANS AND CALCULATIONS FOR THE OCCUPANCY DESIGN LOADINGS AND CRITERIA.
13. VISITS TO THE JOB SITE BY REPRESENTATIVES OF J.M. WILLIAMS AND ASSOCIATES DO NOT CONSTITUTE APPROVAL OR SPECIAL INSPECTION OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
14. STRUCTURAL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT OF RECORD PRIOR TO FABRICATION AND ERECTION. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.
15. SEE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS FOR ADDITIONAL STRUCTURAL NOTES AND REQUIREMENTS.
16. ALL COMPONENTS AND SYSTEMS NOT SPECIFICALLY ENGINEERED BY THE ENGINEER OF RECORD SHALL BE "DESIGN-BUILD" BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OR AS-BUILT DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE CITY. IF PRE-ENGINEERED SYSTEM IMPACTS THE ORIGINAL DESIGN FOR INTENT OF THE PROJECT IN ANY WAY, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD.
17. PRE-ENGINEERED SYSTEMS SUCH AS TRUSSES, GREENHOUSES, POOLS, DECKS, ETC. SHALL BE ENGINEERED AND DETAILED BY OTHERS UNLESS SPECIFICALLY CONTRACTED OTHERWISE. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR, NOR HAS ANY LIABILITY REGARDING PRE-ENGINEERED SYSTEMS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS REQUIRED.
18. THE ENGINEER OF RECORD IS ONLY RESPONSIBLE FOR ITEMS SPECIFICALLY ENGINEERED BY HIM OR UNDER HIS DIRECT SUPERVISION. THE ENGINEER OF RECORD IS NOT LIABLE FOR ANY NON-STRUCTURAL ISSUES UNLESS SPECIFICALLY CONTRACTED OTHERWISE.
19. CHECKING OF SHOP DRAWINGS IS ONLY FOR GENERAL CONFORMATION WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES AND THE SATISFACTORY PERFORMANCE OF HIS WORK.
20. JMWA IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION NOR PROJECT BUDGETS, U.N.O. ANY STRUCTURAL CHANGES REQUIRED BY THE CONTRACTOR, OWNER, ARCHITECT, ETC.., SHALL BE INVOICED BY JMWA AND TREATED AS ADDITIONAL SERVICES. JMWA SHALL BE COMPENSATED FOR ADDITIONAL ENGINEERING REQUIRED AS A RESULT OF ANY THIRD PARTY OR CITY REVIEW. PROVIDED ORIGINAL DESIGN IS IN ACCORDANCE WITH THE CURRENT BUILDING CODE.

# EARTHWORK:

## DESIGN CRITERIA

| | | |
|---|---|---|
| 1. | SOILS REPORT: | IGES NO. 02904-001 |
| 2. | SOIL BEARING PRESSURE: | 2900 PSF, USE 2500 PSF |
| 3. | LATERAL SOIL PRESSURE: | |
| | A. ACTIVE = | 40 PCF |
| | B. AT REST = | 60 PCF (RIGID FOUNDATION WALLS) |
| | C. PASSIVE = | 350 PCF |
| 4. | FROST DEPTH = | 42 in. |
| 5. | COEFICIENT OF FRICTION = | 0.45 |
| 6. | ENGINEERED FILL = | 2'-0" MIN. |

## REQUIREMENTS

1. CONTRACTOR SHALL REMOVE EXISTING FOOTINGS, FOUNDATIONS, SLABS, SITE PAVING, STRUCTURES AS REQUIRED.
2. CONTRACTOR SHALL STRIP THE BUILDING AREA FROM ALL VEGETATION, DEBRIS AND TOPSOIL. CONTRACTOR SHALL EXCAVATE ANY REMAINING LOOSE NATURAL OR FILL SOILS TO EXPOSE COMPETENT NATURAL SOILS.
3. CONTRACTOR SHALL CHECK FOR SOFT SPOTS OR OTHER UNSUITABLE SOILS BY PROOF ROLLING THE ENTIRE BUILDING PAD AREA WITH SUITABLE COMPACTION EQUIPMENT. REMOVE UNSUITABLE MATERIALS AND REPLACE WITH COMPACTED ENGINEERED OR STRUCTURAL FILL OR 2,000 PSI LEAN CONCRETE (FLOWABLE FILL).
4. ENGINEERED OR STRUCTURAL FILL MATERIAL SHALL BE WELL-GRADED, GRANULAR, WITH A MAXIMUM SIZE LESS THAN 4 INCHES, AND NOT MORE THAN 20 PERCENT PASSING A NO. 200 SEIVE. PLACE STRUCTURAL FILL IN MAXIMUM LIFTS OF 8 INCHES. COMPACT STRUCTURAL FILL TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557. TEST ALL STRUCTURAL FILL. FILL MATERIAL AND PLACEMENT OF ALL FILL MATERIAL MUST MEET THE APPROVAL OF THE SOILS ENGINEER.
5. SEE PLANS FOR THICKNESS OF ALL FLOOR SLABS. UNDERLAY ALL SLABS WITH AT LEAST A 4 INCH THICK LAYER OF FREE-DRAINING GRANULAR MATERIAL. GRANULAR MATERAIL SHALL HAVE A MAXIMUM SIZE LESS THAN 1 INCH, WITH NOT MORE THAN 5 PERCENT PASSING A NO. 200 SIEVE. COMPACT GRANULAR MATERIAL TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY DENSITY PER ASTM D 1557, U.N.O.
6. REFER TO THE PROJECT SPECIFICATIONS AND SOILS REPORT FOR FURTHER EARTHWORK REQUIREMENTS.
7. ANY UNFORSEEN CONDITIONS ENCOUNTERED DURING SITE PREPARATION SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL SITE SOILS CONDITIONS FIELD VERIFIED.
9. EXPANSIVE SOILS, COLLAPSIVE SOILS SOILS WITH A HIGH LIQUIFACTION POTENTIAL, HIGH WATER TABLES, STEEP SLOPES, ETC. ALL REQUIRE ADDITIONAL ENGINEERING. CONTRACTOR TO COORDINATE WITH PROJECT ENGINEER AND SOILS ENGINEER.
10. PROVIDE SUBSURFACE DRAINAGE AS RECOMMENDED BY SOILS ENGINEER SHOULD LOWEST FLOOR LEVEL OF A STRUCTURE EXTEND BELOW ORIGINAL GRADE AND WITHIN 4 FEET OF THE WATER LEVEL.

# DRAINAGE NOTES:

1. THE GROUND SURFACE SURROUNDING THE PROPOSED RESIDENCES SHOULD BE SLOPED AWAY FROM THE BUILDING IN ALL DIRECTIONS. ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE BEYOND THE LIMITS OF BACKFILL.
2. SLOPE GARAGE FLOOR TO FRONT W/ 2% SLOPE FOR DRAINAGE - TYP.

# SUB SURFACE DRAIN NOTES:

1. IF THE LOWEST FLOOR LEVEL OF A STRUCTURE EXTENDS BELOW ORIGINAL GRADE AND BELOW OR WITHIN 4 FEET OF THE WATER LEVEL, THE SUBGRADE FLOOR PORTION OF THE PROPOSED STRUCTURE SHOULD BE PROTECTED WITH A PERIMETER DRAIN SYSTEM. THE PERIMETER DRAIN SYSTEM SHOULD CONSIST OF AT LEAST THE FOLLOWING ITEMS:
   - A. THE UNDERDRAIN SYSTEM SHOULD CONSIST OF A PERFORATED PIPE INSTALLED IN A GRAVEL FILLED TRENCH AROUND THE PERIMETER OF THE SUBGRADE FLOOR PORTION OF THE BUILDING.
   - B. THE FLOW LINE OF THE PIPES SHOULD BE PLACED AT LEAST 18 INCHES BELOW THE FINISHED FLOOR LEVEL AND SHOULD SLOPE TO A SUMP OR OUTLET WHERE WATER CAN BE REMOVED BY PUMPING OR BY GRAVITY FLOW.
   - C. IF PLACING THE GRAVEL AND DRAINPIPE REQUIRES EXCAVATION BELOW THE BEARING LEVEL OF THE FOOTING, THE EXCAVATION FOR THE DRAINPIPE AND GRAVEL SHOULD HAVE A SLOPE NO STEEPER THAN 1 HORIZONTAL TO 1 VERTICAL SO AS NOT TO DISTURB THE SOIL BELOW THE FOOTING.
   - D. A FILTER FABRIC SHOULD BE PLACED BETWEEN THE NATURAL SOIL AND THE DRAIN GRAVEL. THIS WILL HELP REDUCE THE POTENTIAL FOR FINE GRAIN MATERIAL FILLING IN THE VOID SPACES OF THE GRAVEL.
   - E. THE SUBGRADE FLOOR SLAB SHOULD HAVE AT LEAST 6 INCHES OF FREE DRAINING GRAVEL PLACED BELOW IT AND THE UNDERSLAB GRAVEL SHOULD CONNECT TO THE PERIMETER DRAIN.
   - F. CONSIDERATION SHOULD BE GIVEN TO INSTALLING CLEAN OUTS TO ALLOW ACCESS INTO THE PERIMETER DRAIN SHOULD CLEANING OF THE PIPES BE REQUIRED IN THE FUTURE.

# CONCRETE NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2015 IBC, ACI 318, AND LOCAL ORDINANCES.
2. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PRIOR TO PLACING CONCRETE. PROVIDE SLEEVES, BLOCK OUTS, ETC... AS REQUIRED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS, SEISMIC ANCHORS OR STRAPS, ETC... INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORES.
5. DO NOT REMOVE FORMS AND SHORING UNTIL STRUCTURAL MEMBERS ACQUIRE SUFFICIENT STRENGTH TO SUPPORT THEIR OWN WEIGHT PLUS CONSTRUCTION LOADS.

CONCRETE AND REINFORCING MATERIAL

1. REQUIRED MIN. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE: 4000 PSI USED FOR DESIGN (USE 4000 PSI FOR DURABILITY NO TESTING REQUIRED TYP.)

| | |
|---|---|
| A. FOOTINGS AND FOUNDATIONS: | 4000 PSI |
| B. INTERIOR SLABS ON GRADE: | 3000 PSI U.N.O. |
| C. WALLS: | 4000 PSI |
| D. SITE CONCRETE: | 4000 PSI |

2. PROVIDE NORMAL WEIGHT AGGREGATES PER ASTM C-33, U.N.O.
3. PROVIDE TYPE II CEMENT PER ASTM C-150 FOR ALL CONCRETE, U.N.O.
4. MAXIMUM WATER TO CEMENT RATIO IS EQUAL TO 0.50 FOR ALL CONCRETE.
5. MAXIMUM SLUMP OF CONCRETE IS EQUAL TO 4 INCHES PLUS OR MINUS 1 INCH.
6. PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318 AND ASTM C-260.
7. DO NOT ADD CALCIUM CHLORIDE TO CONCRETE MIX.
8. THE MAX. CHLORIDE ION CONTENT FOR CORROSION PROTECTION OF REINFORCEMENT IS 0.15% BY WEIGHT OF CEMENT.
9. SEE PROJECT SPECIFICATIONS FOR ADDITIONAL CONCRETE DESIGN REQUIREMENTS.

REINFORCEMENT

1. ALL REINFORCING STEEL SHALL BE GRADE 60 BARS PER ASTM A615. FIELD BENT DOWELS MAY BE GRADE 40.
2. ALL DEFORMED BAR ANCHORS SHALL CONFORM TO ASTM A496.
3. ALL HEADED STUD ANCHORS SHALL CONFORM TO ASTM A108.
4. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185, LAP ONE MESH TIE.
5. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CI DETAILING MANUAL AND ACI STANDARDS (LATEST ADDITION).
6. REINFORCING STEEL AND EMBEDS SHALL BE PROPERLY TIED INTO PLACE PRIOR TO PLACING CONCRETE.
7. ALL SPLICES IN REINFORCING BARS SHALL LAP A MINIMUM OF 40 BAR DIAMETERS (U.N.O.). ALL SPLICES SHALL OCCUR IN A COMPRESSION ZONE UNLESS NOTED OTHERWISE. TERMINATE ALL REINFORCING BARS WITH A 90 DEG. BEND OR WITH SEPARATE CORNER BARS.
8. MECHANICAL SPLICES SHALL BE POSITIVE CONNECTING COUPLERS AND SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. ADJACENT MECHANICAL SPLICES SHALL BE STAGGERED A MINIMUM OF 24 INCHES ALONG THE REINFORCING BARS. TENSILE CAPACITY OF MECHANICAL % OF THE SPLICED BAR. SPLICES SHALL BE 125
9. HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS.
10. DO NOT SPLICE STIRRUPS AND TIES.
11. DO NOT WELD REINFORCING BARS. DO NOT SUBSTITUTE REINFORCING BARS FOR DEFORMED ANCHOR BARS OR HEADED ANCHOR STUDS.
12. REINFORCEMENT SHALL HAVE THE FOLLOWING CLEAR COVER:

| | |
|---|---|
| A. CAST-IN-PLACE CONCRETE: | |
| i. CAST AGAINST/PERMANENTLY EXPOSED TO EARTH | 3" |
| ii FORMED CONCRETE EXPOSED TO EARTH/WEATHER: | |
| a. #6 THRU #18 BARS | 2" |
| b. #5 AND SMALLER BARS | 1-1/2" |
| iii. CONCRETE NOT EXPOSED EARTH/WEATHER: | |
| a. SLABS, WALLS, JOISTS (#11 AND SMALLER) | 3/4" |
| a. BEAMS, COLUMNS, TIES, STIRRUPS | 1-1/2" |
| iv. TILT-UP PANELS (PLANT-CONTROLLED CONDITIONS): | |
| a. #9 THRU #18 BARS | 2" |
| b. #8 BARS AND SMALLER | 1" |

FOUNDATION AND RETAINING WALLS

1. BRACE WALLS AS REQUIRED UNTIL FLOOR SLABS AND/OR FLOOR FRAMING ARE IN PLACE, AND UNTIL WALLS HAVE PROPERLY CURED.
2. BACKFILL ADJACENT TO FOUNDATION WALLS OR IN LANDSCAPED AREAS SHALL BE PLACED IN 8% OF OPTIMUM AND INCH MAXIMUM LOOSE LIFTS. FILL SHALL HAVE MOISTURE CONTENT WITHIN 2% MAXIMUM DENSITY (ASTM D 1557). HEAVY EQUIPMENT SHALL BE COMPACTED TO AT LEAST 90 SHALL NOT BE USED TO BACKFILL WITHOUT PRIOR CONSENT OF THE ENGINEER.
3. SEE ARCHITECTURAL DRAWINGS FOR DRAINAGE METHOD BEHIND FOUNDATION AND RETAINING WALLS.
4. CONSTRUCTION JOINTS (COLD JOINTS) IN WALLS SHALL BE WATERPROOFED TO PREVENT LEAKS.
5. DO NOT SPLICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
6. CONTRACTOR SHALL COORDINATE STEPS IN WALLS WITH THE ARCHITECT, AND SHALL VERIFY WITH JMWA.
7. PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
8. PROVIDE VERTICAL DOWELS INTO FOOTINGS AND FOUNDATIONS THAT MATCH THE SIZE AND SPACING OF THE VERTICAL REINFORCEMENT IN THE ABOVE MEMBER.
9. DO NOT SURCHARGE FDN. AND RETAINING WALLS WITH EQUIPMENT NOR STAGING.
10. PROVIDE (2) #5 BARS MIN. AROUND ALL DOOR AND WINDOW OPENINGS. U.N.O.
11. PENETRATIONS THROUGH WALLS SHALL BE REINFORCED BY PROVIDING ONE ADDITIONAL BAR AT THE EDGE OF OPENING FOR EACH BAR INTERRUPTED BY THE PENETRATION. PROVIDE UNIFORM NUMBER OF BARS EACH SIDE. PROVIDE (2) #4 DIAGONAL BARS ON 4 SIDES TYP. U.N.O.
12. SEE SCHEDULES, TABLES, AND DETAILS FOR ADDITIONAL REINFORCING AND INFORMATION.

SLABS

1. REINFORCE ALL SLABS ON GRADE W/ #4 @ 18" O.C. EACH WAY, TOPPING SLABS, #3 @ 18" O.C. EACH WAY OR WITH 6 x 6 - W2.9xW2.9 WELDED WIRE FABRIC (WWF) UNLESS NOTED OTHERWISE ON THE PLAN.
2. ALL REINFORCING BARS SHALL BE CHAIRED IN THE SLAB. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" ON CENTER PRIOR TO PLACING CONCRETE.
3. BEGIN POUR OF COMPOSITE STEEL DECK AND CONCRETE FLOORS AT OR NEAR A SUPPORT OR BEARING WALL TO AVOID EXCESSIVE DEFLECTION AND/OR STRESSING OF THE FLOOR STRUCTURE. SEE SUSPENDED SLAB CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.
4. RECESS FOUNDATION AND POUR SLABS THROUGH, TYPICAL AT ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS.
5. DEPRESS SLABS AS REQUIRED IN AREAS OF CERAMIC TILE, SPECIAL ENTRY MATS, HARDWOOD FLOORS, ETC. COORDINATE LOCATION AND DEPTH WITH THE ARCHITECT.
6. PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS, AND CONTROL JOINTS AS REQUIRED (I.E., WHERE SLABS TRANSITION IN SIZE).
7. THE CONTRACTOR SHALL ENSURE THAT HEAVY EQUIPMENT AND STAGING AREAS DO NOT CRACK AND DAMAGE SLABS. DAMAGED SLABS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. PROVIDE 2 - #4 BARS X 48 INCHES AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS IN SLAB-ON-GRADE.
9. SPACING BETWEEN CONSTRUCTION OR CONTROL JOINTS IN SLABS-ON-GRADE SHALL NOT EXCEED 15'-0" FOR 4" THICK SLABS AND 20'-0" FOR 5" AND 6" THICK SLABS.
10. THE LENGTH TO WIDTH RATIO OF CONTROL JOINTS SHALL NOT EXCEED 1.25:1. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALLED AS DETAILED IN THE DRAWINGS.
11. SAWCUT JOINTS SHALL BE MADE WITHIN 12 HOURS AT PLACING CONCRETE.
12. PROVIDE (1) DIAGONAL #4 BAR x 48" OF ALL INSIDE CORNERS.
13. ALL SLABS SHALL BE PROPERLY CURED.
14. REFER TO THE ARCHITECTURAL PLANS FOR SPECIFICATION OF ALL FLAT WORK.
15. PROVIDE 4" MIN. OF FREE-DRAINING GRANULAR MATERIAL, "PEA" GRAVEL OR 3/4" TO 1" MINUS CLEAN GAP-GRADED GRAVEL, UNDER ALL SLABS-ON-GRADE.
16. PROPERLY CURE ALL CONCRETE. ALL CONCRETE (OTHER THAN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50 F AND A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, (HIGH-EARLY-STRENGTH CONCRETE TO REMAIN IN A MOIST CONDITION FOR THE FIRST 3 DAYS) EXCEPT WHEN CURED IN ACCORDANCE WITH ACI 318-"ACCELERATED CURING".

FOOTINGS

1. ALL FOOTINGS SHALL BE 10" THICK & PROPERLY FORMED. ~~INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.~~ 2
2. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (42 INCHES, PER GEOTECHNICAL REPORT)
3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL OR ~~ON PROPERLY PLACED ENGINEERED~~ FILL, SEE EARTHWORK NOTES FOR ADDITIONAL REQUIREMENTS, AND SOILS REPORT.
4. CONTRACTOR SHALL STEP FOOTINGS & FOUNDATION AS REQUIRED.
5. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

# WOOD FRAMING NOTES:

1. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2015 IBC, NDS, AND LOCAL ORDINANCES.

## DIMENSIONAL LUMBER

1. DIMENSIONAL LUMBER USED AS STRUCTURAL FRAMING (i.e. JOISTS, RAFTERS, AND HEADERS) SHALL BE DOUGLAS FIR-LARCH NO. 2 OR EQUAL.
2. DIMENSIONAL LUMBER USED FOR STUD WALLS SHALL BE STUD GRADE 2x4 UNLESS NOTED OTHERWISE. SPACE AT 16" O.C. MINIMUM, WITH A DOUBLE TOP PLATE. SPLICES IN THE DOUBLE TOP PLATE SHALL ALTERNATE TOP AND BOTTOM.
3. ALL SILL PLATES ARE TO BE BOLTED TO FOUNDATION w/ 5/8" DIA x 12" J-BOLTS @ 48" O.C. MINIMUM, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS AND SHEARWALL SCHEDULE.
4. IN NO CASE SHALL 2 X 4" BEARING WALLS SUPPORT MORE THAN TWO FLOORS OF FRAMING IN ADDITION TO ROOF AND CEILING.
5. REFER TO CONSTRUCTION DOCUMENTS FOR ROUGH CUT TIMBER USED AS STRUCTURAL FRAMING.
6. ALL NAILS SPECIFIED ON THE DETAILS AND SCHEDULES SHALL BE COMMON NAILS UNLESS NOTE OTHERWISE.

## ENGINEERED LUMBER

1. GLU-LAMINATED BEAMS FOR SIMPLE SPANS SHALL BE 24F-V4 DF/DF. GLU-LAMINATED BEAMS FOR CONTINUOUS SPANS AND CANTILEVERS SHALL BE 24F-V8 DF/DF. DO NOT INSTALL GLU-LAMINATED BEAMS UPSIDE DOWN.
2. LAMINATED VENEER LUMBER AND THE LIKE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
3. I-JOISTS SHALL BE TJI OR EQUIVALENT, AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
4. ENGINEERED LUMBER, WITH THE EXCEPTION OF GLU-LAMINATED LUMBER, SHALL NOT BE USED IN EXTERIOR APPLICATIONS.
5. USE REDWOOD OR PRESSURE TREATED LUMBER FOR ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH (i.e. MUD SILL).

## COLUMNS

1. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION.
2. COLUMNS SHALL BE BRACED AT EACH FLOOR LEVEL.
3. POSTS SHALL BE DOUGLAS FIR-LARCH NO. 1 OR EQUAL.
4. BEARING POINTS OF COLUMNS ARE TO BE SUPPORTED BY ADDITIONAL BUILT-UP BLOCKING AT JOISTS AND RAFTERS EQUAL TO THE NUMBER OF PLYS IN POST OR EQUAL TO WIDTH OF POST. BLOCKING SHALL BE CONSTRUCTED USING RIM BOARD MATERIAL OR SOLID SAWN LUMBER.

## FLOOR, ROOF AND WALL SHEATHING

1. ALL ROOF SHEATHING SHALL BE A MINIMUM OF 5/8" 48/24 APA EXP. 1 RATED SHEATHING OR EQUAL WITH 10d COMMON NAILS AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES, AND AT 12" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE.
2. PROVIDE 2 X SHAPED BLOCKING AT RIDGES UNLESS A CONTINUOUS MEMBER EXISTS. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
3. ALL FLOOR SHEATHING SHALL BE A MINIMUM OF 3/4" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES, AND AT 10" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
4. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA EXP. 1 RATED SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. EDGES AND AT 12" O.C. IN THE FIELD - FLAT BLOCKED AT ALL PANEL EDGES, UNLESS NOTED OTHERWISE IN THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE.
5. AT ROOF AND FLOOR DIAPHRAGMS, PANEL EDGE NAILING IS TO INCLUDE DRAG STRUTS, TENSION CHORDS, BLOCKING OVER BEARING WALLS AND SHEAR WALLS, AND ANY OTHER SPECIAL DIAPHRAGM MEMBERS NOTED ON PLANS.
6. AT SHEAR WALLS, PANEL EDGE NAILING IS TO INCLUDE TOP AND BOTTOM PLATES, END POSTS, ALL VERTICLE ELEMENTS @ HOLDOWN ANCHORS, AND HORIZONTAL BLOCKING. ALL PANEL EDGES MUST BE BLOCKED.
7. INTERIOR SHEAR WALLS MUST EXTEND DOWN THROUGH THE CRAWL SPACE TO A FOUNDATION. SHEATHING, NAILING AND HOLDOWNS TO MATCH THROUGH ABOVE U.N.O.
8. INTERIOR SHEAR WALLS MUST EXTEND UP TO THE ROOF SHEATHING AND OR FLOOR SHEATHING ABOVE. WHEN PERPENDICULAR TO TRUSSES OR JOISTS PROVIDE TRUSSED BLOCKING OR SHEAR PANELS.

## STRUCTURAL CONNECTIONS

1. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROVIDE ADEQUATE STRUCTURAL CONNECTIONS. CONNECTIONS MUST CARRY THE BEARING CAPACITY OF THE MEMBER AND ANY UPLIFT OR SEISMIC FORCES GENERATED IN THE MEMBER. SPECIAL CONSIDERATION SHALL BE GIVEN TO PREVENT CRUSHING OF THE MEMBER AT BEARING, SPLITTING AND / OR CRACKING OF THE WOOD, ETC.
2. WRITTEN PRIOR APPROVAL FROM JMWA IS REQUIRED FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS. JMWA IS NOT RESPONSIBLE FOR CONNECTIONS NOT APPROVED PRIOR TO CONSTRUCTION OR INSTALLATION.
3. PROVIDE SIMPSON CONNECTIONS OR EQUAL IF CONNECTION DETAILS ARE NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. REQUEST ADDITIONAL ASSISTANCE FROM JMWA IF NON-STANDARD CONNECTIONS ARE REQUIRED.
4. ALL STRUCTURAL MEMBERS SHALL HAVE 1 3/4" BEARING (MINIMUM).
5. SEE SCHEDULES IN THE 2015 IBC FOR ADDITIONAL NAILING PATTERNS.

## BLOCKING, BRIDGING, MISCELLANEOUS.

1. ALL JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.O.). EACH RAFTER AND/OR ROOF TRUSS SHALL BE ANCHORED WITH SIMPSON H1 ANCHORS AT EACH END.
2. I-JOIST JOISTS USED AS JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.

# STEEL NOTES:

1. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2015 IBC, LOCAL ORDINANCES, AWS STRUCTURAL WELDING CODE, AND THE FOLLOWING AISC PUBLICATIONS: "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUTURAL STEEL FOR BUILDINGS" WITH "COMMENTARY", "CODE OF STANDARD PRACTICE", SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", AND "SEISMIC PROVISION FOR STRUCTURAL BUILDINGS".
2. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION AND ERECTION.
3. SEE ARCHITECTURAL SHEETS FOR DIMENSIONS AND DECK BEARING ELEVATIONS.
4. SEE ARCHITECTURAL FOR ACCESS HATCHES, DRAFT STOPS, ETC.
5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL STEEL MEMBERS (BRACKETS, ANGLES, ETC...) REQUIRED.
6. SUBMIT SHOP DRAWINGS OF ALL STRUCTURAL STEEL, STEEL JOISTS, STEEL DECKING AND MISCELLANEOUS STEEL TO JMWA FOR APPROVAL PRIOR TO FABRICATION.
7. ALL STEEL SHALL BE PROPERLY PRIMED EXCEPT AREAS THAT REQUIRE FIELD WELDING.
8. PROVIDE A STANDARD AISC FRAMED CONNECTION FOR ONE HALF THE BEAM'S TOTAL UNIFORM LOAD CAPACITY WHERE A CONNECTION IS NOT SHOWN.
9. ANY CONNECTION NOT DETAILED SHALL BE THE RESPONSIBLILITY OF THE STEEL FABRICATOR. CONNECTIONS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONNECTIONS MUST ACCOUNT FOR ALL LOADS & STRESSES INCLUDING BUT NOT LIMITED TO ; GRAVITY, SEISMIC, WIND, THERMAL STRESSES, EXPANSION / CONTRACTION ETC...
10. ALL EXPOSED STEEL SHALL HAVE WELDS GROUND SMOOTH

MATERIALS

1. WIDE FLANGE SECTIONS: ASTM A992 (50 KSI).
2. OTHER SHAPES AND PLATES: ASTM A36.
3. TUBULAR COLUMNS: ASTM A500 GRADE B (46 KSI).
4. PIPE COLUMNS: ASTM A501 (36 KSI) OR A53 GRADE B.
5. DEFORMED BAR ANCHORS: ASTM A496
6. HEADED STUD ANCHORS: ASTM A108
7. ANCHOR BOLTS: ASTM A307 WITH ASTM A563 HEAVY HEX NUTS WITH HARDENED WASHERS GRADE A (U.N.O.)
8. BOLTED CONNECTIONS: ASTM A325-N (3/4" DIAMETER MIN.)
9. WELDS: E70 XX AT ALL JOISTS E60 XX AT ALL DECKS E70 XX AT ALL OTHER LOCATIONS

CONSTRUCTION

1. ALL WELDS AND BOLTING TO MEET APPROVAL OF SPECIAL INSPECTOR AS REQUIRED BY BUILDING OFFICIAL.
2. ALL WELDING AND CUTTING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.
3. ALL INTERSECTING STEEL SHAPES WHICH ARE NOT BOLTED SHALL BE CONNECTED BY A FILLET WELD ALL AROUND, UNLESS NOTED OTHERWISE.
4. FOR THICKNESSES 1/4" AND LARGER, WELD SIZES SHALL BE 1/16" LESS THAN THE THINNEST CONNECTED PART, UNLESS NOTED OTHERWISE. FOR THICKNESSES LESS THAN 1/4", WELD SIZE SHALL BE THE SAME SIZE AS THE THINNEST CONNECTED PART, UNLESS NOTED OTHERWISE.
5. DO NOT WELD REBAR OR ANCHOR BOLTS, INCLUDING "TACK" WELDS.
6. WELD HEADED STUD ANCHORS AND DEFORMED BAR ANCHORS PER MANUFACUTER'S SPECIFICATIONS.
7. TIGHTEN BOLTS BY THE TURN OF THE NUT, CALIBRATED WRENCH, OR DIRECT TENSION INDICATOR METHOD.
8. USE HARDENED WASHERS BENEATH THE TURNED ELEMENT OF ALL BOLTS OR NUTS. ALSO USE HARDENED BEVELED WASHERS TO COMPENSATE FOR THE LACK OF PARALLELISM.
9. PROVIDE HARDENED WASHERS BENEATH THE HEAD AND NUT WHERE A490 BOLTS ARE SPECIFIED PER AISC REQUIREMENTS.
10. HARDENED WASHERS AND PLATES AT OVERSIZED HOLES SHALL CONFORM TO ASTMF-436 AND SHALL .COMPLETELY COVER THE SLOT AFTER INSTALLATION.
11. DO NOT REUSE BOLTS, NUTS OR WASHERS.
12. PROVIDE FULL-DEPTH STIFFENER PLATES AT EACH SIDE OF ALL BEAMS AT ALL BEARING POINTS. STIFFENER PLATE THICKNESS EQUALS THE BEAM WEB THICKNESS (1/4" MIN.). FILLET WELD BOTH SIDES OF STIFFENER, ALL AROUND.
13. STANDARD PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR MECHANICAL, PLUMBING, ELECTRICAL SYSTEMS, ETC. SHALL BE PROVIDED ON THE CENTER LINE OF THE MEMBER'S DEPTH AND WITHIN THE MIDDLE ONE-THIRD OF THE SPAN. PENETRATIONS LARGER THAN STANDARD (OR GREATER THAN 1/3 THE BEAM DEPTH) ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM JMWA.

# SPECIAL INSPECTION NOTES:

SPECIAL INSPECTION SHALL BE PROVIDED BY OWNER ACCORDING TO CHAPTER 17 OF THE IBC. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SEND REPORTS TO THE OWNER, BUILDING OFFICIAL, ARCHITECT, ENGINEER AND CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE SPECIAL INSPECTION WORK WAS, TO THE BEST OF HIS/HER KNOWLEDGE, IN CONFORMANCE WITH THE PLANS, SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC. SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

- ALL FIELD WELDING
- BOLTED CONNECTIONS
- ENGINEERED FILL (PER SOILS ENGINEER)
- REINFORCED CONCRETE (POURED IN PLACE, ABOVE GRADE)

# POST INSTALLED ANCHOR OR DOWEL:

CONCRETE

1. EPOXY ANCHORS AND DOWELS
   A. USE HILTI HIT-RE 500-SD (ESR-2322) OR SIMPSON SET-XP (ESR-2508) FOR ALL EPOXIED IN ANCHORS AND DOWELS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
   B. INSTALL EPOXY/ADHESIVE AND ANCHORS OR DOWELS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
   C. ALL DRILLED HOLES SHALL BE 1/8" LARGER THAN THE BAR OR ANCHOR BOLT BEING INSTALLED.
   D. CLEAN THE WALL AND HOLE WITH A NYLON BRUSH AND FREE COMPRESSED AIR. THE HOLE MUST BE FREE OF DUST, DEBRIS AND STANDING WATER.
   E. REFER TO STANDARD DETAIL FOR ADDITIONAL REQUIREMENTS.
2. EXPANSION ANCHORS
   A. USE HILTI HDA UNDERCUT ANCHOR (ESR-1546) OR HILTI HSL-3 EXPANSION ANCHOR (ESR-1545) OR HILTI KB-TZ EXPANSION ANCHOR (ESR-1917) OR SIMPSON STRONG BOLT (ESR-1771) OR REDHEAD TRUBOLT+ EXPANSION ANCHOR (ESR-2427) FOR ALL EXPANSION ANCHORS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
   B. INSTALL EXPANSION ANCHORS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
   C. ALL DRILLED HOLES SHALL BE THE SAME DIAMETER AS THE NOMINAL DIAMETER OF THE EXPANSION BOLT BEING INSTALLED.
   D. CLEAN THE HOLE WITH COMPRESSED AIR.
   E. REFER TO STANDARD DETAIL FOR ADDITIONAL REQUIREMENTS.

MASONRY

1. EPOXY ANCHORS AND DOWELS
   A. USE HILTI HIT-HY 150 (ESR-5193) OR SIMPSON SET (ESR-1772) FOR ALL EPOXIED IN ANCHORS AND DOWELS IN SOLID GROUTED CELLS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
   B. USE HILTI HIT-HY 20 (ESR-4815) OR SIMPSON SET (ESR-1772) WITH SCREEN TUBE FOR ALL EPOXIED IN ANCHORS AND DOWELS IN HOLLOW CELLS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
   C. INSTALL EPOXY/ADHESIVE AND ANCHORS OR DOWELS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
   D. ALL DRILLED HOLES SHALL BE 1/8" LARGER THAN THE BAR OR ANCHOR BOLT BEING INSTALLED.
   E. CLEAN THE WALL AND HOLE WITH A NYLON BRUSH AND FREE COMPRESSED AIR. THE HOLE MUST BE FREE OF DUST, DEBRIS AND STANDING WATER.
   F. REFER TO STANDARD DETAIL FOR ADDITIONAL REQUIREMENTS.

# LEGEND OF ABBREVIATIONS:

| | | | |
|---|---|---|---|
| AB | ANCHOR BOLT(S) | JT | JOINT |
| ABV | ABOVE | JST | JOIST |
| APPROX | APPROXIMATE | | |
| ARCH | ARCHITECT(URAL) | K | KIPS |
| | | KLF | KIP PER FOOT |
| BLDG | BUILDING | KSF | KIP PER SQUARE FOOT |
| BLK | BLOCKING | | |
| BLW | BELOW | LBS | POUNDS |
| BM-X | BEAM | LF | LINEAL FOOT |
| B.N. | BOUNDARY NAILING | | |
| BOT | BOTTOM | MAX | MAXIMUM |
| BRG | BEARING | MECH | MECHANICAL |
| BTWN | BETWEEN | MFR | MANUFACTURER |
| | | MIN | MINIMUM |
| C.J. | CONST/CONTROL JOINT | MISC | MISCELLANEOUS |
| CLR | CLEAR | MTL | METAL |
| COL | COLUMN | | |
| CONC | CONCRETE | NTS | NOT TO SCALE |
| CONT | CONTINUOUS | | |
| CTR | CENTER | O.C. | ON CENTER |
| CW-X | CONCRETE WALL | O.F. | OUTSIDE FACE |
| | | OPP | OPPOSITE |
| DBL | DOUBLE | | |
| DIA | DIAMETER | PCF | POUNDS PER CUBIC FT |
| DIM | DIMENSION | PERP | PERPENDICULAR |
| DN | DOWN | PLF | POUNDS PER LINEAL FT |
| DWG | DRAWING | PSF | POUNDS PER SQ FOOT |
| | | PSI | POUNDS PER SQ INCH |
| EA | EACH | | |
| E.F. | EACH FACE | REINF | REINFORCEMENT |
| E.J. | EXPANSION JOINT | REQ'D | REQUIRED |
| ELEC | ELECTRICAL | | |
| ELEV | ELEVATION | SBP-X | STEEL BASE PLATE |
| EQ | EQUAL | SC-X | STEEL COLUMN |
| E.W. | EACH WAY | SCP-X | STEEL CAP PLATE |
| EXIST | EXISTING | SI | SPECIAL INSPECTION |
| EXP | EXPANSION | SIM | SIMILAR |
| EXT | EXTERIOR | SOG | SLAB ON GRADE |
| | | SQ | SQUARE |
| FC-X | CONTINUOUS FOOTING | SW-X | SHEAR WALL |
| FDN | FOUNDATION | | |
| FIN | FINISH(ED) | T&B | TOP AND BOTTOM |
| FLR | FLOOR | TEMP | TEMPERATURE |
| FR-X | RECTANGULAR FOOTING | T.O. | TOP OF |
| FS-X | SQUARE FOOTING | TOF | TOP OF FOOTING |
| FT | FEET | TOW | TOP OF WALL |
| FTG | FOOTING | TYP | TYPICAL |
| HORIZ | HORIZONTAL | UNO | UNLESS NOTED OTHERWISE |
| HT | HEIGHT | VERT | VERTICAL |
| I.F. | INTERIOR FACE | w/ | WITH |
| IN. | INCHES | WF | WIDE FLANGE |
| INT | INTERIOR | WWF | WELDED WIRE FABRIC |
| | | WWM | WELDED WIRE MESH |

# SYMBOLS LEGEND

SECTION — X / XX — DRAWING DETAIL NUMBER / SHEET NUMBER

DETAIL — X / XX — DRAWING DETAIL NUMBER / SHEET NUMBER

ELEVATION — LOCATION / ELEVATION

ELEVATION — X / XX — DRAWING DETAIL NUMBER / SHEET NUMBER

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REVIEWED FOR CODE COMPLIANCE
FOR CODE COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY LOCAL, STATE, OR LOCAL REGULATIONS.
By: _____ 10/2/2019
WEST COAST CODE CONSULTANTS, INC

STATE OF UTAH — No. 176048 — JOSEPH M. WILLIAMS — PROFESSIONAL STRUCTURAL ENGINEER

6/8/2019

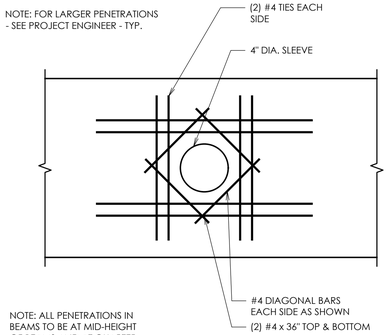
STRUCTURAL NOTES

KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| | |

SCALE: AS NOTED
DATE: JAN. 1, 2000
DRAWN BY: SM
JOB NO. 2019.002
FILE: 2019.002

SHEET NO.
S0.2

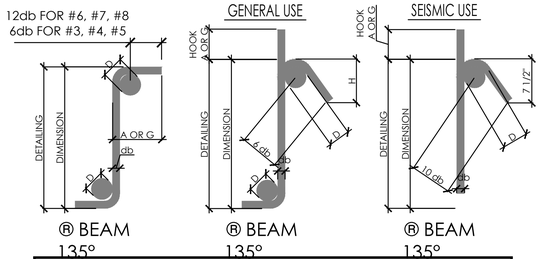



## 10 S0.3 WALL PENETRATION DETAIL-TYP.

SCALE: N.T.S.


## RECOMMENDED END HOOKS, ALL GRADES

| BAR SIZE | FINISHED BEND DIAMETER D, IN. | 180-DEG HOOKS | | 90-DEG HOOKS |
|---|---|---|---|---|
| | | A OR G | J | A OR G |
| #3 | 2 1/4 | 5" | 3" | 6" |
| #4 | 3 | 6" | 4" | 8" |
| #5 | 3 3/4 | 7" | 5" | 10" |
| #6 | 4 1/2 | 8" | 6" | 1'-0" |
| #7 | 5 1/4 | 10" | 7" | 1'-2" |
| #8 | 6 | 11" | 8" | 1'-4" |
| #9 | 9 1/2 | 1'-3" | 11 3/4" | 1'-7" |
| #10 | 10 3/4 | 1'-5" | 1'-1 1/4" | 1'-10" |
| #11 | 12 | 1'-7" | 1'2 3/4" | 2'-0" |
| #14 | 18 1/4 | 2'3" | 1'-9 3/4" | 2'-7" |
| #18 | 24 | 3'-0" | 2'-4 1/2" | 3'-5" |




## STIRRUP AND TIE HOOKS, ALL GRADES

| BAR SIZE | D, IN. | GENERAL USE | | | SEISMIC USE | |
|---|---|---|---|---|---|---|
| | | 90-DEG HOOK | 135-DEG HOOK | | 135-DEG HOOK | |
| | | A OR G | A OR G | H, APPROX. | A OR G | H, APPROX. |
| #3 | 1 1/2 | 4" | 4" | 2 1/2" | 5" | 3 1/2" |
| #4 | 2 | 4 1/2" | 4 1/2" | 3" | 6 1/2" | 4 1/2" |
| #5 | 2 1/2 | 6" | 5 1/2" | 3 3/4" | 8" | 5 1/2" |
| #6 | 4 1/2 | 1'-0" | 8" | 4 1/2" | 11" | 6 1/2" |
| #7 | 5 1/4 | 1'-2" | 9" | 5 1/4" | 1'-0 1/2" | 7 3/4" |
| #8 | 6 | 1'-4" | 10 1/2" | 6" | 1'-2 1/2" | 9" |

## 12 S0.3 STD. HOOKS / STIRRUPS - TYP. BENDS

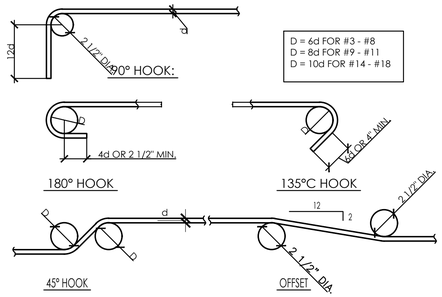
SCALE: N.T.S.

## REINFORCING LAP SPLICE SCHEDULE

| BAR SIZE | f'c = 3000 PSI | | | | f'c = 4000 PSI | | | | f'c = 5000 PSI | | | | f'c = 6000 PSI | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | REGULAR | | TOP | | REGULAR | | TOP | | REGULAR | | TOP | | REGULAR | | TOP | |
| | CLASS | | CLASS | | CLASS | | CLASS | | CLASS | | CLASS | | CLASS | | CLASS | |
| | A | B | A | B | A | B | A | B | A | B | A | B | A | B | A | B |
| #3 | 13" | 17" | 17" | 21" | 12" | 16" | 16" | 21" | 12" | 16" | 16" | 21" | 12" | 16" | 16" | 21" |
| #4 | 17" | 22" | 22" | 28" | 15" | 19" | 19" | 25" | 13" | 17" | 17" | 22" | 12" | 16" | 16" | 21" |
| #5 | 21" | 27" | 27" | 35" | 18" | 24" | 24" | 31" | 16" | 21" | 21" | 27" | 15" | 19" | 19" | 25" |
| #6 | 27" | 36" | 36" | 46" | 24" | 31" | 31" | 40" | 21" | 28" | 28" | 36" | 20" | 25" | 25" | 33" |
| #7 | 37" | 48" | 48" | 63" | 32" | 42" | 42" | 54" | 29" | 38" | 38" | 49" | 27" | 34" | 34" | 44" |
| #8 | 49" | 64" | 64" | 82" | 42" | 55" | 55" | 71" | 38" | 49" | 49" | 64" | 35" | 45" | 45" | 58" |
| #9 | 62" | 80" | 80" | 104" | 54" | 70" | 70" | 90" | 48" | 62" | 62" | 81" | 44" | 57" | 57" | 74" |
| #10 | 78" | 102" | 102" | 132" | 68" | 88" | 88" | 115" | 61" | 79" | 79" | 102" | 56" | 72" | 72" | 94" |
| #11 | 96" | 125" | 125" | 162" | 83" | 108" | 108" | 141" | 76" | 97" | 97" | 126" | 68" | 88" | 88" | 115" |

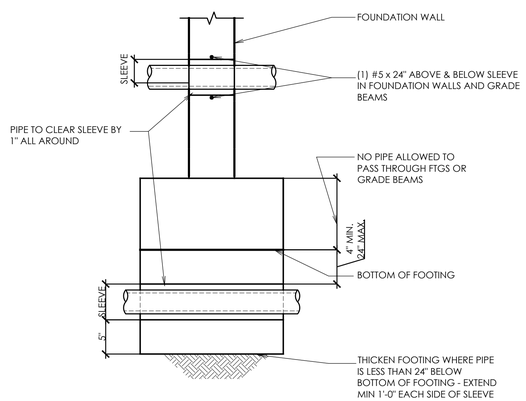
NOTE:

1. THESE NOTES SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
2. CLASS 'A' SPLICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPLICE LENGTH.
3. CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE #2 ABOVE ARE MET.
4. TIES AND STIRRUPS SHALL NOT BE SPLICED.
5. a. FOR BUNDLED BARS OF THREE OR LESS, LAP SPLICE LENGTHS SHALL BE MULTIPLIED BY 1.2.
   b. FOR BUNDLED BARS OF FOUR OR MORE, LAP SPLICE LENGTHS SHALL BE MULTIPLIED BY 1.33.
   c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.
   d. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
6. FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
7. FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.
8. TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12", OR MORE, OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.



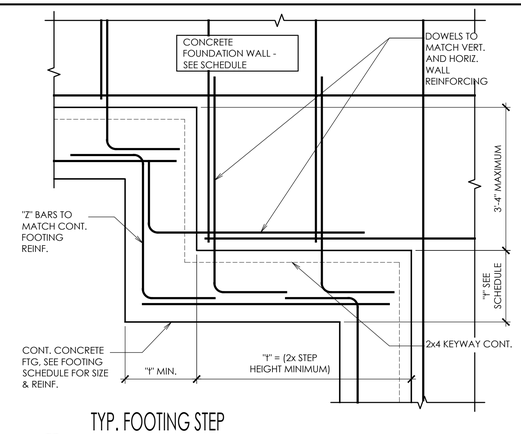

## 8 S0.3 REINFORCING LAP SPLICE SCHEDULE & BAR BENDING DIAGRAMS

SCALE: N.T.S.



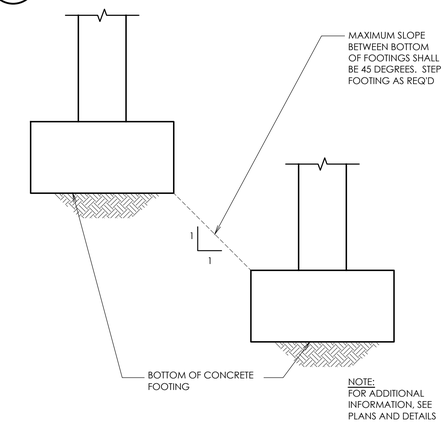

## 9 S0.3 PIPE THROUGH FOOTING AND TRENCH

SCALE: N.T.S.



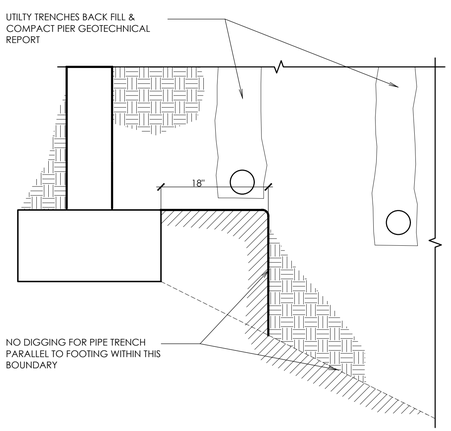

## 4 S0.3 TYP. FOOTING STEP DETAIL @ CONCRETE FOUNDATION WALL

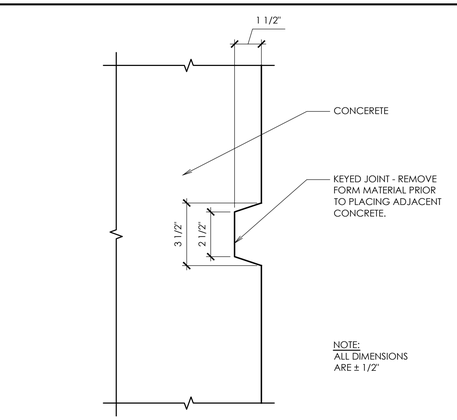
SCALE: N.T.S.




## 5 S0.3 MAX SLOPE BETWEEN ADJACENT FOOTINGS

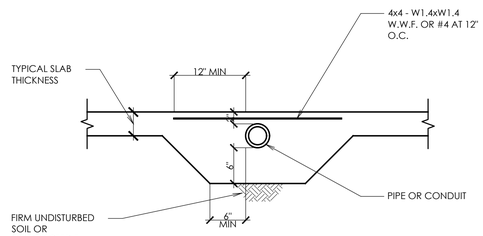
SCALE: N.T.S.



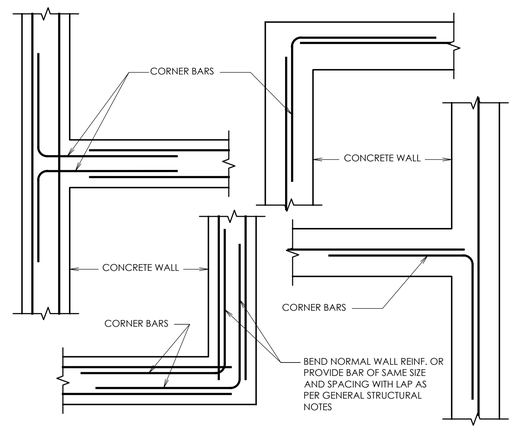

## 1 S0.3 TYPICAL KEY IN CONCRETE

SCALE: N.T.S.




## 2 S0.3 SLEEVE FOR PIPE AT SLAB

SCALE: N.T.S.




## 3 S0.3 TYP. CORNER WALL REINF. DETAIL

SCALE: N.T.S.

J M WILLIAMS and Associates
2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119
Ph. 801.575.6455 Fax. 801.575.6456 Web. WWW.JMWA.COM

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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODE IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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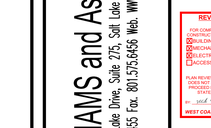
BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.




# STRUCTURAL DETAILS

# KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| | |

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | JAN. 1, 2000 |
| DRAWN BY: | SM |
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

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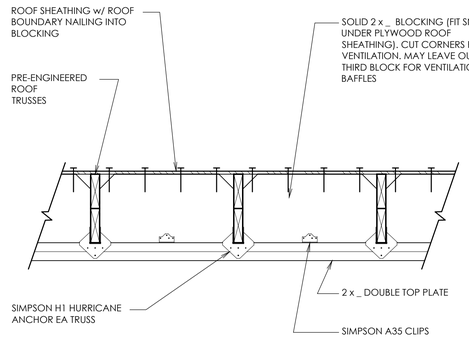
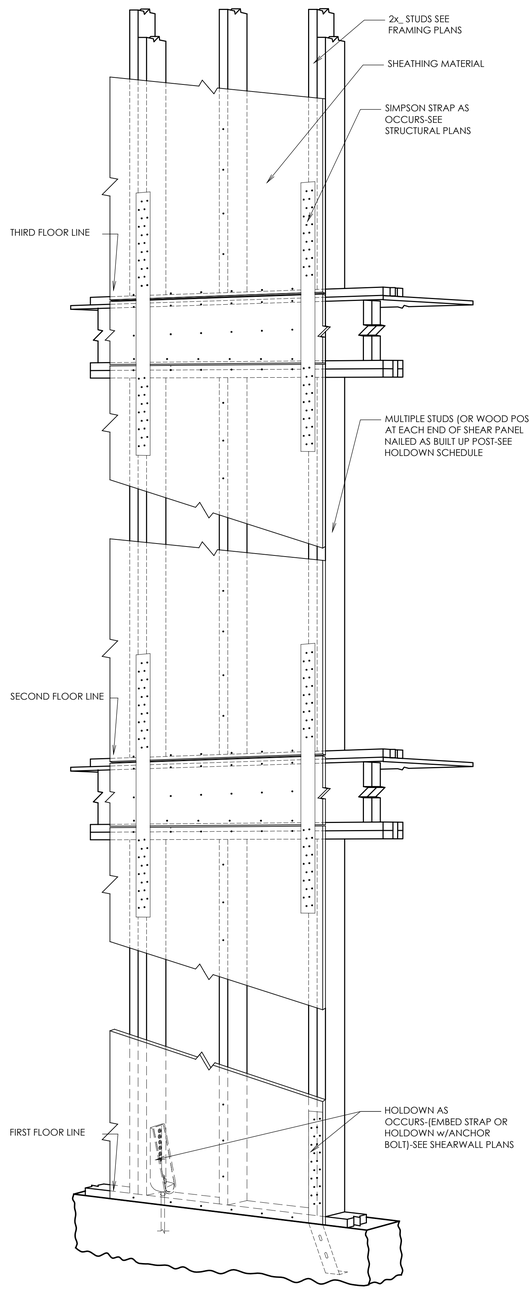
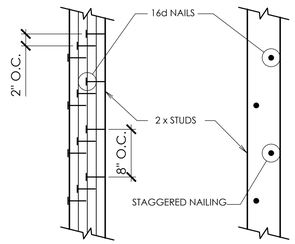
S0.3




7 S0.4 **TYPICAL TRUSS BLOCKING**
SCALE: N.T.S.

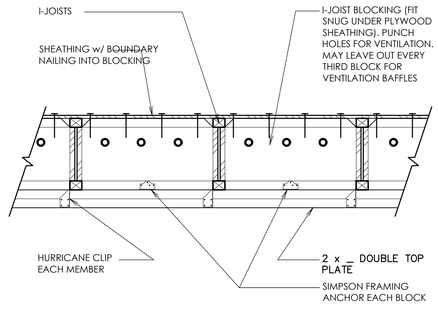



6 S0.4 **TYPICAL SHEARWALL w/ STRAPS DETAIL**
SCALE: N.T.S.

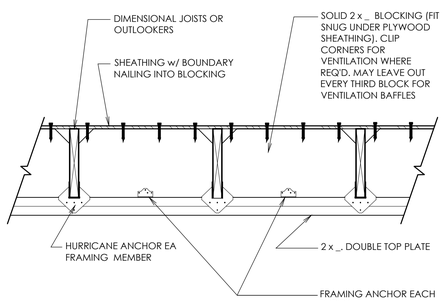



NOTE: STUDS SHALL BE BUILT-UP AS REQ'D FOR SOLID BEARING w/ KING STUD EA SIDE TYP U.N.O.

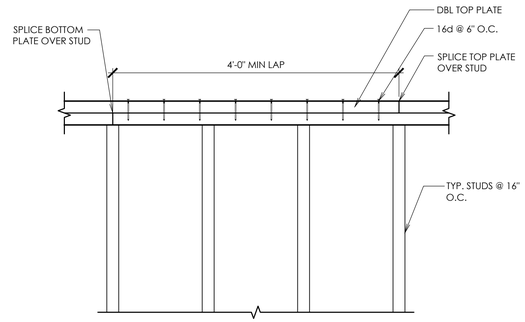
1 S0.4 **TYPICAL BUILT-UP POST**
SCALE: N.T.S.



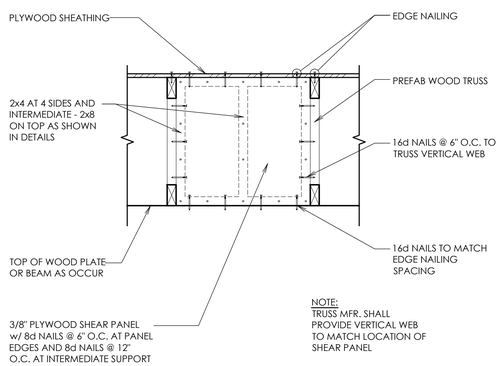

8 S0.4 **TJI BLOCKING DETAIL**
SCALE: N.T.S.




9 S0.4 **SOLID BLOCKING DETAIL**
SCALE: N.T.S.




2 S0.4 **TYPICAL TOP PLATE SPLICE**
SCALE: N.T.S.




NOTE:
TRUSS MFR. SHALL PROVIDE VERTICAL WEB TO MATCH LOCATION OF SHEAR PANEL

NOTE:
FOR CONSTRUCTION BELOW PANEL, SEE PLAN

3 S0.4 **TYPICAL SHEAR PANEL**
SCALE: N.T.S.

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FOR CONSTRUCTION CODES APPLICABLE: CONSTRUCTION CODES IDENTIFIED BELOW.
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☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE OR LOCAL REGULATIONS.
BY: Jack Whitehead DATE: 7/9/2019
WEST COAST CODE CONSULTANTS, INC.

LICENSED PROFESSIONAL STRUCTURAL ENGINEER No. 174088 JOSEPH M. WILLIAMS STATE OF UTAH
6/8/2019

STRUCTURAL DETAILS

KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| | |

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | JAN. 1, 2000 |
| DRAWN BY: | SM |
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

SHEET NO.
S0.4

NOTE: SEE PLAN FOR COLUMN SIZES

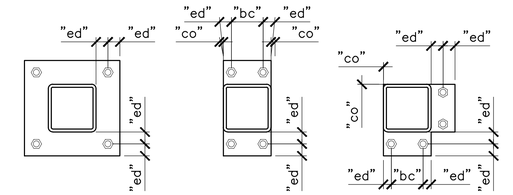
STEEL COLUMN NOTES:

1. UNLESS NOTED OTHERWISE, ALL COLUMNS SHALL BE INSTALLED WITH (4) 3/4" DIA. ANCHOR BOLTS WITH 3" MINIMUM HOOKS. PROJECT ANCHOR BOLTS 3" MINIMUM ABOVE THE TOP OF THE BASE PLATE. EMBEDMENT SHALL BE 9" MINIMUM. ALL BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS BENEATH THE NUT. ANY BOLT HOLES LARGER THAN THE BOLT DIAMETER PLUS 5/16" SHALL HAVE 5/16" PLATE WASHERS INSTALLED BENEATH THE HARDENED WASHERS.

2. ALL CAP PLATE BOLTS SHALL BE 3/4" DIA. A325N BOLTS, TYPICAL UNLESS NOTED OTHERWISE.

3. ANCHOR BOLTS SHALL NOT BE WELDED (INCLUDING TACK WELDS).

4. SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.




BASE PLATE (NOT SPACE CONSTRICTED)

BASE PLATE AT FDN WALL (WIDTH CONSTRICTED)

BASE PLATE AT FDN WALL CORNER (WIDTH CONSTRICTED)

BASE PL LEGEND

"co" = FLUSH W/COLUMN EDGE
"ed" = 1 1/2" MINIMUM
"bc" = 3" MINIMUM

CAP PL SCP-1

CAP PLATE (WIDTH & DEPTH CONSTRICTED)

CAP PL LEGEND

"co" = FLUSH W/COLUMN EDGE
"ed" = 1 1/2" MINIMUM
"bc" = BEAM OR GIRDER GAGE
"w" = BEAM OR GIRDER GAGE OR BEAM OR GIRDER + 1" OR COLUMN WIDTH +1" WHICHEVER IS GREATER

8 S0.5 STEEL COLUMN CONNECTION SCHEDULE - TYP.
SCALE: N.T.S.

## A-325 BOLT SCHEDULE

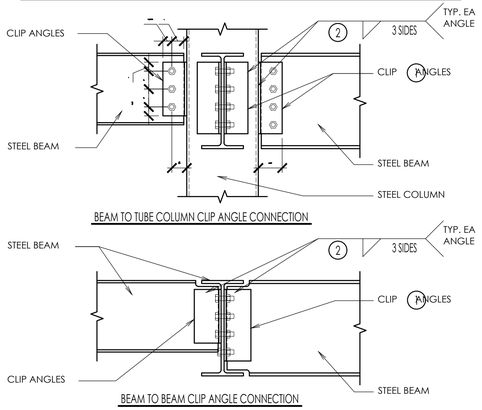
| MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP | A-325N BOLTS | |
|---|---|---|
| | No. PER BEAM | SIZE |
| W8 | 2 | 3/4" DIA. |
| W10 | 2 | 3/4" DIA. |
| W12 | 3 | 3/4" DIA. |
| W14 | 3 | 3/4" DIA. |
| W16 | 4 | 3/4" DIA. |
| W18 | 4 | 3/4" DIA. |
| W21 | 5 | 3/4" DIA. |
| W24 | 5 | 3/4" DIA. |
| W27 | 6 | 3/4" DIA. |
| W30 | 7 | 3/4" DIA. |

(1) CLIP ANGLES: (2) L 4x3 1/2. THICKNESS SHALL BE EQUAL TO ONE HALF THE BEAM WEB THICKNESS PLUS 1/16" (1/4" MIN.). FOR TWO ROWS OF BOLTS OR SKEWED CONNECTIONS, USE BENT PLATES. WHERE COLUMN WIDTH IS SMALLER THAN THE CONNECTING CLIP ANGLES, ANGLE LEGS MAY BE REDUCED TO MATCH WIDTH OF COLUMN. USE L 4x4 ANGLES AT BEAM TO CONCRETE WALL OR COLUMN CONNECTIONS.

(2) FILLET WELDS SHALL BE ANGLE THICKNESS MINUS 1/16" (1/4" MIN.)

(3) CONTRACTOR HAS OPTION TO BOLT CLIP ANGLES IN EITHER BEAM WEB IN BEAM TO BEAM CONNECTIONS AND IN COLUMN WEB AND FLANGE.

(4) BOLT EDGE DISTANCE SHALL BE 1 12/" MIN. AT ALL BEAM AND CLIP ANGLE EDGES. BOLT SPACING SHALL BE 3" O.C. MIN.




5 S0.5 TYP. BOLTED CLIP ANGLE CONNECTIONS W/ BOLT SCHEDULE (DOUBLE SHEAR)
SCALE: N.T.S.

## A-325 BOLT SCHEDULE

| MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP | A-325N BOLTS | |
|---|---|---|
| | No. PER BEAM | SIZE |
| W8 | 2 | 3/4" DIA. |
| W10 | 2 | 3/4" DIA. |
| W12 | 3 | 3/4" DIA. |
| W14 | 3 | 3/4" DIA. |
| W16 | 4 | 3/4" DIA. |
| W18 | 5 | 3/4" DIA. |
| W21 | 6 | 3/4" DIA. |
| W24 | 7 | 3/4" DIA. |
| W27 | 8 | 3/4" DIA. |
| W30 | 9 | 3/4" DIA. |

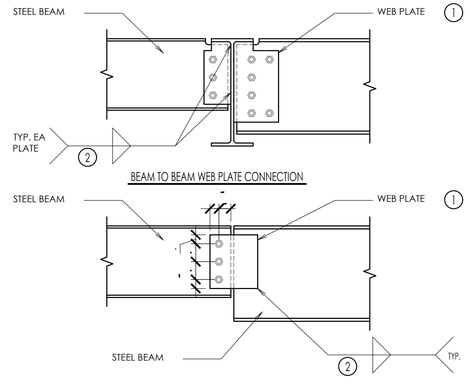
(1) BEAM WEB CONNECTION PLATES. THICKNESS EQUALS THE BEAM WEB THICKNESS PLUS 1/8" (3/8" MIN.)

(2) FILLET WELDS SHALL BE AS FOLLOWS:

ONE SIDE: PLATE THICKNESS MINUS 1/16" (1/4" MIN.)
TWO SIDES: 1/2 PLATE THICKNESS PLUS 1/16" (1/4" MIN.) EACH SIDE

(3) THICKNESS EQUALS BEAM FLANGE THICKNESS OF BEAM FRAMING INTO COLUMN WEB (3/8" MIN.)

(4) BOLT EDGE DISTANCE SHALL BE 1 1/2" MIN. AT ALL EDGES. BOLT SPACING SHALL BE 3" MIN.




2 S0.5 TYP. BOLTED WEB PLATE CONNECTIONS W/ BOLT SCHEDULE (SINGLE SHEAR)
SCALE: N.T.S.

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Ph. 801.575.6455 Fax. 801.575.6456 Web. WWW.JMWA.COM

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☒ ELECTRICAL ☒ ENERGY
☒ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION. CONSTRUCTION MUST COMPLY WITH ALL STATE, OR LOCAL REGULATIONS
BY _____ DATE 10/07/19
WEST COAST CODE CONSULTANTS, INC


6/8/2019

STRUCTURAL DETAILS

KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| | |

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | JAN. 1, 2000 |
| DRAWN BY: | SM |
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

SHEET NO.
S0.5

# CONCRETE WALL SCHEDULE

| MARK | THICKNESS | REINFORCING | | | WALL TYPE | NOTES |
|---|---|---|---|---|---|---|
| | | VERTICAL | HORIZONTAL | TOP AND BTM | | |
| CW-1 | 8" | #5 @ 12" O.C. | #4 @ 12" O.C. | (2) #4 | "A" | BRACE @ FLOOR LEVELS |
| CW-2 | 8" | #4 @ 12" O.C. | #4 @ 12" O.C. | (2) #4 | "A" | |

WALL REINFORCEMENT PLACEMENT TYPES:



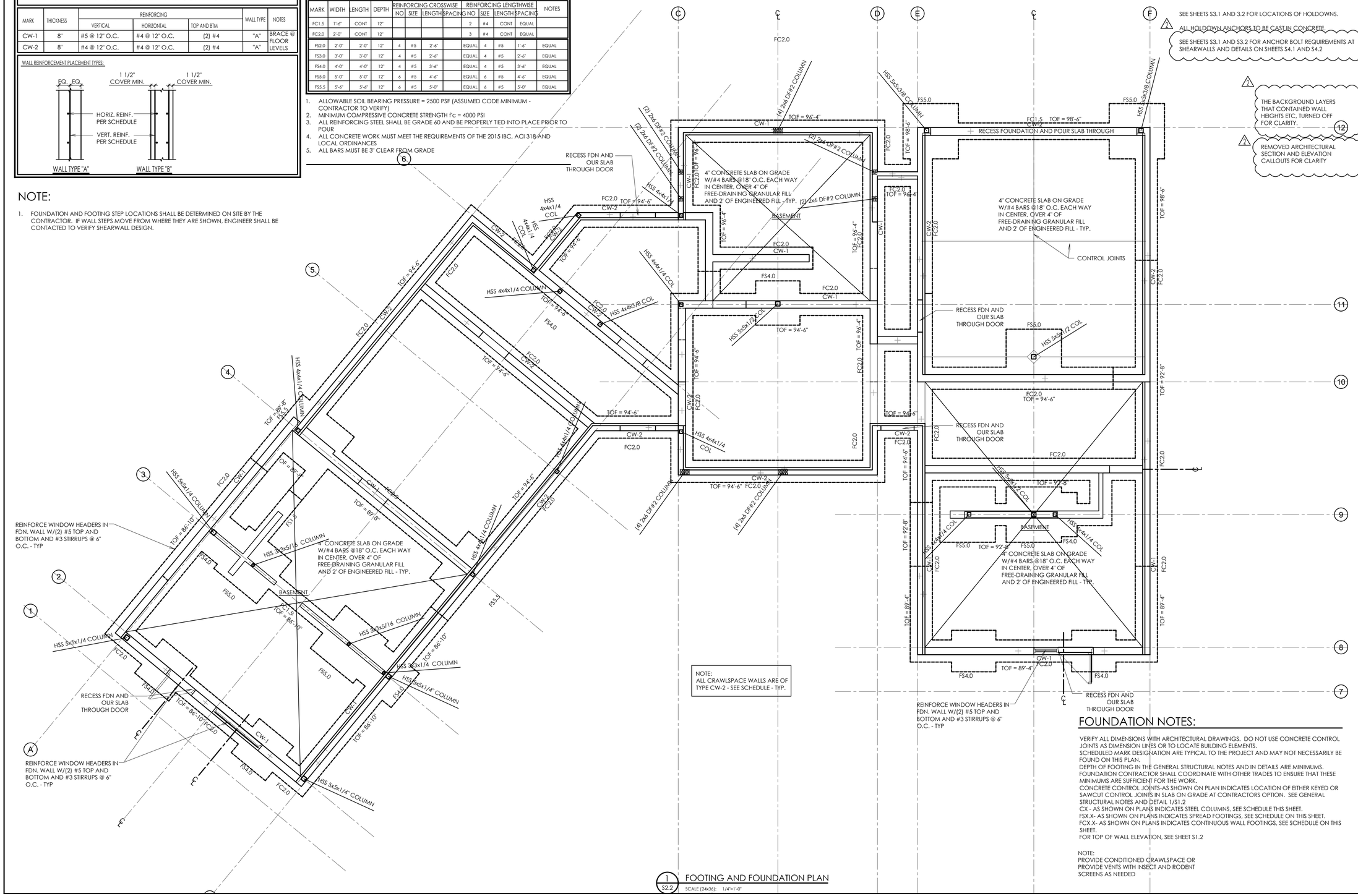

# FOOTING SCHEDULE

| MARK | WIDTH | LENGTH | DEPTH | REINFORCING CROSSWISE | | | | REINFORCING LENGTHWISE | | | | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | NO | SIZE | LENGTH | SPACING | NO | SIZE | LENGTH | SPACING | |
| FC1.5 | 1'-6" | CONT | 12" | | | | | 2 | #4 | CONT | EQUAL | |
| FC2.0 | 2'-0" | CONT | 12" | | | | | 3 | #4 | CONT | EQUAL | |
| FS2.0 | 2'-0" | 2'-0" | 12" | 4 | #5 | 2'-6" | | EQUAL | 4 | #5 | 1'-6" | EQUAL |
| FS3.0 | 3'-0" | 3'-0" | 12" | 4 | #5 | 2'-6" | | EQUAL | 4 | #5 | 2'-6" | EQUAL |
| FS4.0 | 4'-0" | 4'-0" | 12" | 4 | #5 | 3'-6" | | EQUAL | 4 | #5 | 3'-6" | EQUAL |
| FS5.0 | 5'-0" | 5'-0" | 12" | 6 | #5 | 4'-6" | | EQUAL | 6 | #5 | 4'-6" | EQUAL |
| FS5.5 | 5'-6" | 5'-6" | 12" | 6 | #5 | 5'-0" | | EQUAL | 6 | #5 | 5'-0" | EQUAL |

1. ALLOWABLE SOIL BEARING PRESSURE = 2500 PSF (ASSUMED CODE MINIMUM - CONTRACTOR TO VERIFY)
2. MINIMUM COMPRESSIVE CONCRETE STRENGTH f'c = 4000 PSI
3. ALL REINFORCING STEEL SHALL BE GRADE 60 AND BE PROPERLY TIED INTO PLACE PRIOR TO POUR
4. ALL CONCRETE WORK MUST MEET THE REQUIREMENTS OF THE 2015 IBC, ACI 318 AND LOCAL ORDINANCES
5. ALL BARS MUST BE 3" CLEAR FROM GRADE

## NOTE:

1. FOUNDATION AND FOOTING STEP LOCATIONS SHALL BE DETERMINED ON SITE BY THE CONTRACTOR. IF WALL STEPS MOVE FROM WHERE THEY ARE SHOWN, ENGINEER SHALL BE CONTACTED TO VERIFY SHEARWALL DESIGN.




1 FOOTING AND FOUNDATION PLAN
S2.2 SCALE (24x36): 1/4"=1'-0"

## IMPORTANT HOLDOWN NOTES:

SEE SHEETS S3.1 AND 3.2 FOR LOCATIONS OF HOLDOWNS.

ALL HOLDOWN ANCHORS TO BE CAST IN CONCRETE.

SEE SHEETS S3.1 AND S3.2 FOR ANCHOR BOLT REQUIREMENTS AT SHEARWALLS AND DETAILS ON SHEETS S4.1 AND S4.2

1 THE BACKGROUND LAYERS THAT CONTAINED WALL HEIGHTS ETC, TURNED OFF FOR CLARITY.

2 REMOVED ARCHITECTURAL SECTION AND ELEVATION CALLOUTS FOR CLARITY

## FOUNDATION NOTES:

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. DO NOT USE CONCRETE CONTROL JOINTS AS DIMENSION LINES OR TO LOCATE BUILDING ELEMENTS.
SCHEDULED MARK DESIGNATION ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.
DEPTH OF FOOTING IN THE GENERAL STRUCTURAL NOTES AND IN DETAILS ARE MINIMUMS. FOUNDATION CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO ENSURE THAT THESE MINIMUMS ARE SUFFICIENT FOR THE WORK.
CONCRETE CONTROL JOINTS-AS SHOWN ON PLAN INDICATES LOCATION OF EITHER KEYED OR SAWCUT CONTROL JOINTS IN SLAB ON GRADE AT CONTRACTORS OPTION. SEE GENERAL STRUCTURAL NOTES AND DETAIL 1/S1.2
CX - AS SHOWN ON PLANS INDICATES STEEL COLUMNS, SEE SCHEDULE THIS SHEET.
FSX.X- AS SHOWN ON PLANS INDICATES SPREAD FOOTINGS, SEE SCHEDULE ON THIS SHEET.
FCX.X- AS SHOWN ON PLANS INDICATES CONTINUOUS WALL FOOTINGS, SEE SCHEDULE ON THIS SHEET.
FOR TOP OF WALL ELEVATION, SEE SHEET S1.2

NOTE:
PROVIDE CONDITIONED CRAWLSPACE OR PROVIDE VENTS WITH INSECT AND RODENT SCREENS AS NEEDED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2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119
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BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC

PROFESSIONAL STRUCTURAL ENGINEER No. 170068 JOSEPH M. WILLIAMS STATE OF UTAH
6/8/2019

FOOTING AND FOUNDATION PLAN

KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| | |

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | JAN. 1, 2000 |
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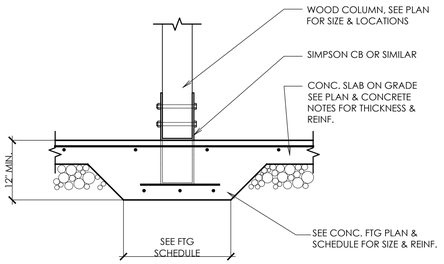
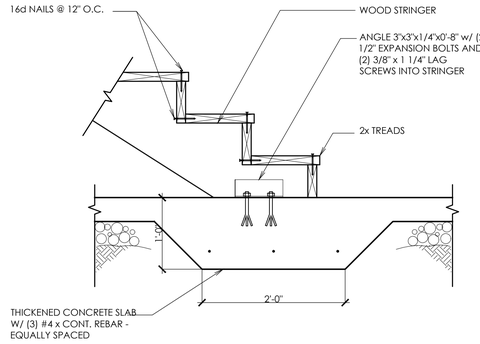
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

SHEET NO.
S1.1



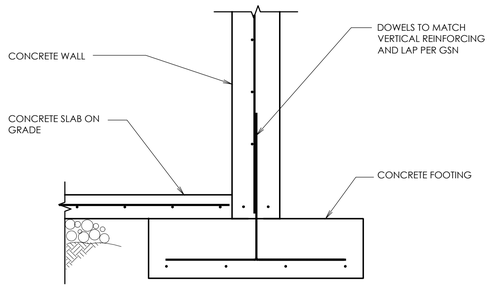

## 10 S1.2 THICKENED SLAB

SCALE: N.T.S.



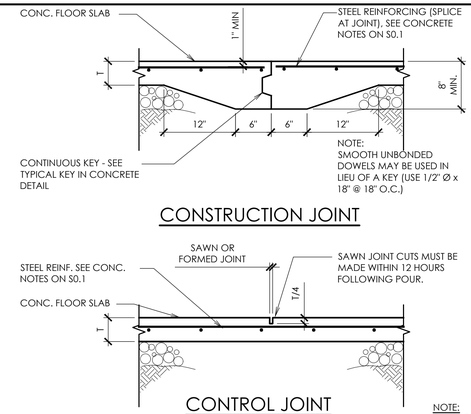

## 7 S1.2 WOOD STRINGER AT SLAB

SCALE: N.T.S.



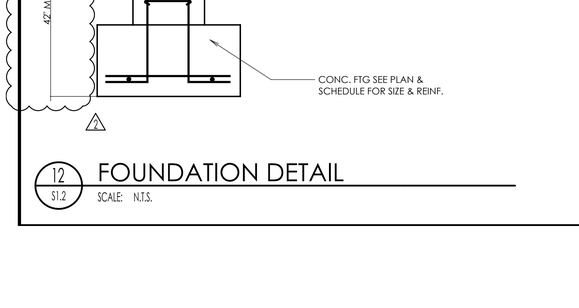

## 4 S1.2 FOUNDATION WALL AT BASEMENT

SCALE: N.T.S.



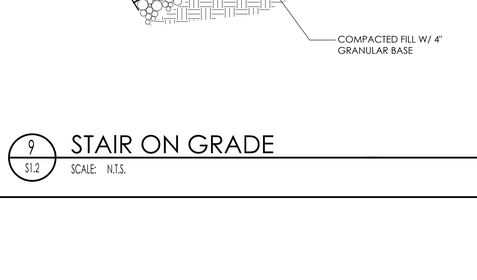

## 1 S1.2 CONTROL JOINT AT SLAB ON GRADE

SCALE: N.T.S.



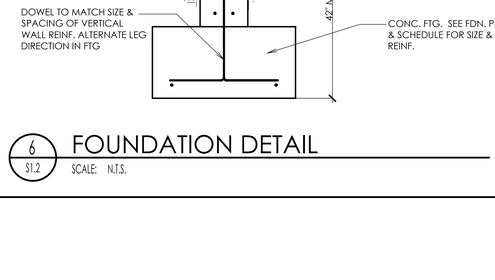

## 11 S1.2 INTERIOR STEEL COLUMN FOOTING

SCALE: N.T.S.



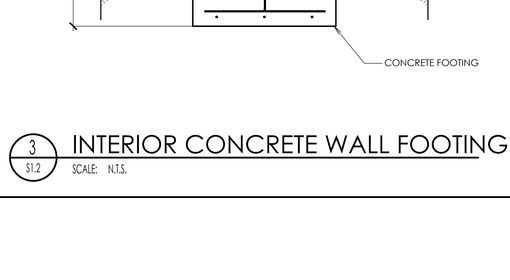

## 8 S1.2 WOOD STUD WALL FOUNDATION

SCALE: N.T.S.



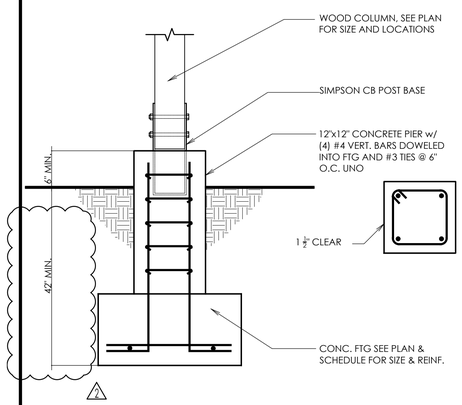

## 5 S1.2 INTERIOR SLAB FOOTING

SCALE: N.T.S.



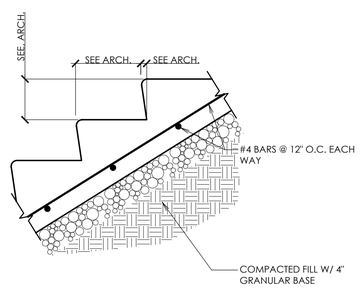

## 2 S1.2 FOUNDATION DETAIL AT OPENING

SCALE: N.T.S.



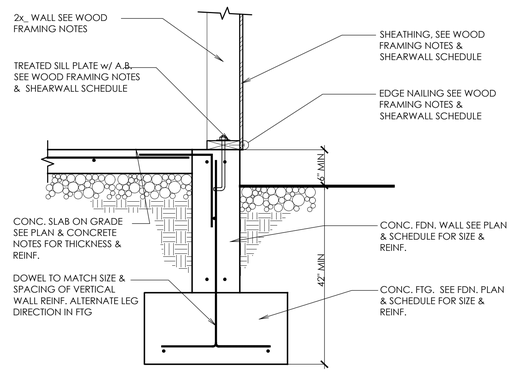

## 12 S1.2 FOUNDATION DETAIL

SCALE: N.T.S.



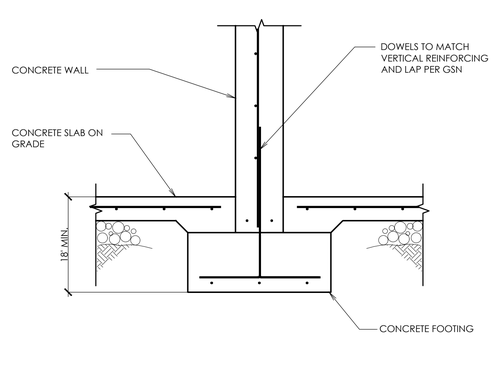

## 9 S1.2 STAIR ON GRADE

SCALE: N.T.S.




## 6 S1.2 FOUNDATION DETAIL

SCALE: N.T.S.




## 3 S1.2 INTERIOR CONCRETE WALL FOOTING

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WEST COAST CODE CONSULTANTS, INC.

STATE OF UTAH — No. 174008 — JAMES MARK WILLIAMS — REGISTERED PROFESSIONAL ENGINEER
6/8/2019

FOUNDATION DETAILS

KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
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| SCALE: | AS NOTED |
| DATE: | JAN. 1, 2000 |
| DRAWN BY: | SM |
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

SHEET NO.
S1.2

## NOTES:

SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR FINISHED FLOOR ELEVATIONS - STEP OVERBUILD FRAMING AS NEEDED - TYPICAL.

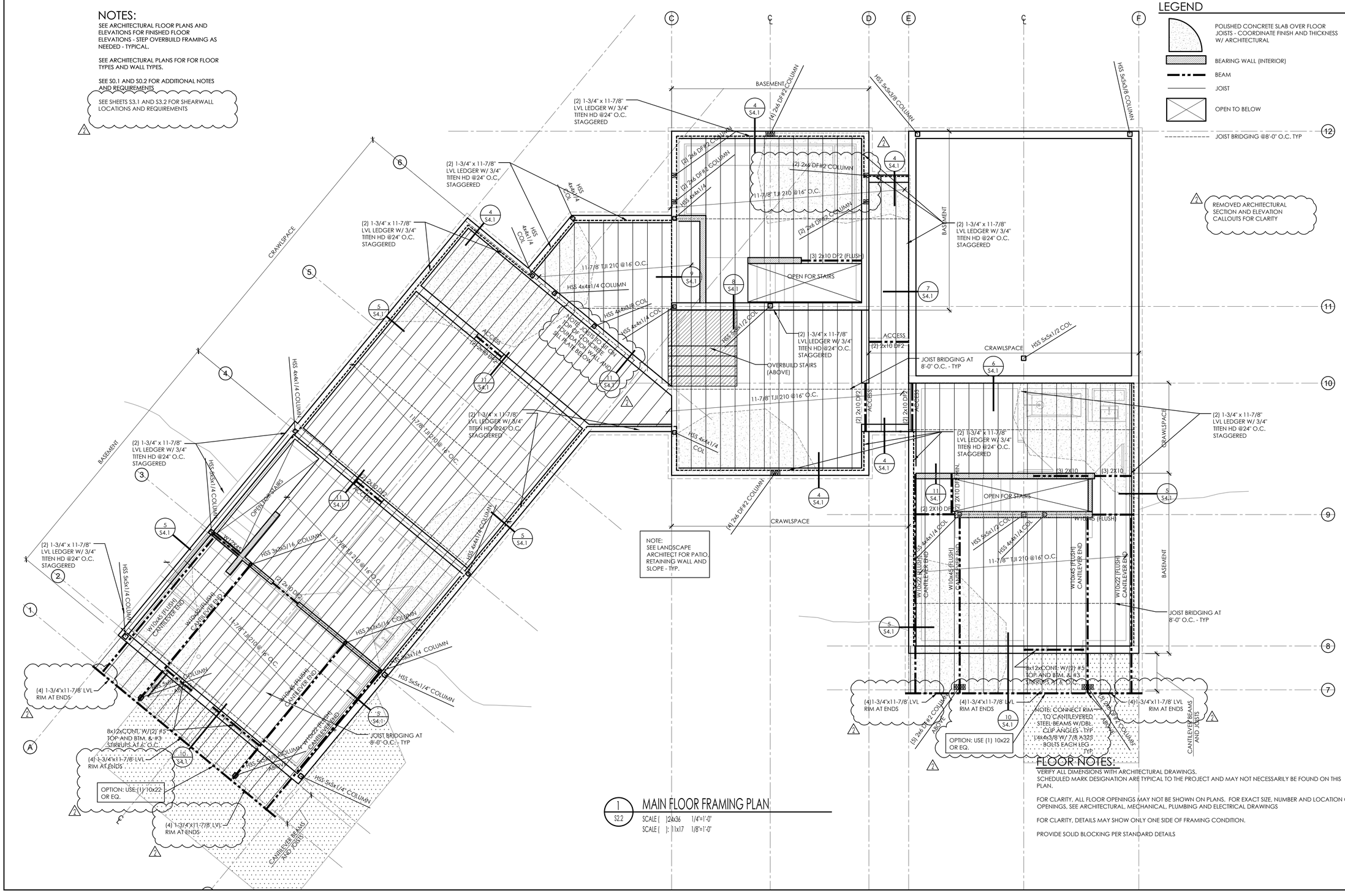
SEE ARCHITECTURAL PLANS FOR FOR FLOOR TYPES AND WALL TYPES.

SEE S0.1 AND S0.2 FOR ADDITIONAL NOTES AND REQUIREMENTS

SEE SHEETS S3.1 AND S3.2 FOR SHEARWALL LOCATIONS AND REQUIREMENTS

## LEGEND

- POLISHED CONCRETE SLAB OVER FLOOR JOISTS - COORDINATE FINISH AND THICKNESS W/ ARCHITECTURAL
- BEARING WALL (INTERIOR)
- BEAM
- JOIST
- OPEN TO BELOW




1 S2.2 **MAIN FLOOR FRAMING PLAN**

SCALE ( )24x36 1/4"=1'-0"
SCALE ( ): 11x17 1/8"=1'-0"

## FLOOR NOTES:

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
SCHEDULED MARK DESIGNATION ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.

FOR CLARITY, ALL FLOOR OPENINGS MAY NOT BE SHOWN ON PLANS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS

FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

PROVIDE SOLID BLOCKING PER STANDARD DETAILS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2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119
Ph. 801.575.6455 Fax. 801.575.6456 Web. WWW.JMWA.COM


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STATE OF UTAH — No. 176088 — JOSEPH M. WILLIAMS — REGISTERED PROFESSIONAL STRUCTURAL ENGINEER
6/8/2019

# MAIN FLOOR FRAMING PLAN

## KLINEFELTER RESIDENCE

EDEN, UTAH

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SCALE: AS NOTED
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DRAWN BY: SM
JOB NO. 2019.002
FILE: 2019.002

SHEET NO.
S2.1

## NOTES:

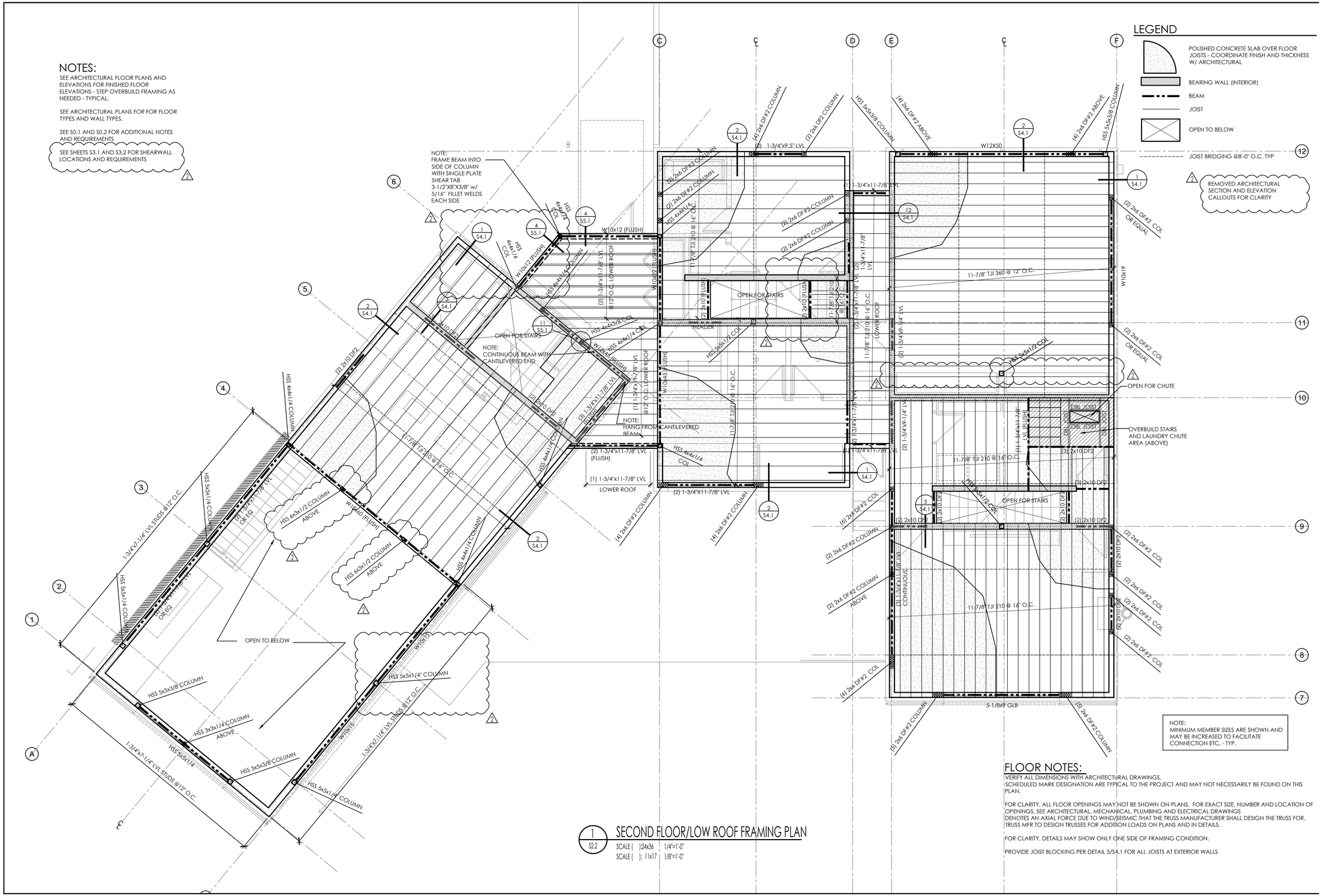
SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR FINISHED FLOOR ELEVATIONS - STEP OVERBUILD FRAMING AS NEEDED - TYPICAL.

SEE ARCHITECTURAL PLANS FOR FOR FLOOR TYPES AND WALL TYPES.

SEE S0.1 AND S0.2 FOR ADDITIONAL NOTES AND REQUIREMENTS

SEE SHEETS S3.1 AND S3.2 FOR SHEARWALL LOCATIONS AND REQUIREMENTS

1




1 S2.2 SECOND FLOOR/LOW ROOF FRAMING PLAN

SCALE ( 24x36 ): 1/4"=1'-0"

SCALE ( 11x17 ): 1/8"=1'-0"

## LEGEND

- POLISHED CONCRETE SLAB OVER FLOOR JOISTS - COORDINATE FINISH AND THICKNESS W/ ARCHITECTURAL
- BEARING WALL (INTERIOR)
- BEAM
- JOIST
- OPEN TO BELOW

NOTE: MINIMUM MEMBER SIZES ARE SHOWN AND MAY BE INCREASED TO FACILITATE CONNECTION ETC. - TYP.

## FLOOR NOTES:

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
SCHEDULED MARK DESIGNATION ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.

FOR CLARITY, ALL FLOOR OPENINGS MAY NOT BE SHOWN ON PLANS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS
DENOTES AN AXIAL FORCE DUE TO WIND/SEISMIC THAT THE TRUSS MANUFACTURER SHALL DESIGN THE TRUSS FOR. TRUSS MFR TO DESIGN TRUSSES FOR ADDITION LOADS ON PLANS AND IN DETAILS.

FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

PROVIDE JOIST BLOCKING PER DETAIL 5/S4.1 FOR ALL JOISTS AT EXTERIOR WALLS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LICENSED PROFESSIONAL STRUCTURAL ENGINEER No. 176008 JOSEPH M. WILLIAMS STATE OF UTAH

6/8/2019

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ELECTRICAL / ENERGY
ACCESSIBILITY / FIRE
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# UPPER FLOOR FRAMING PLAN

# KLINEFELTER RESIDENCE

EDEN, UTAH

| REVISIONS: | |
|---|---|
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| DATE: | JAN. 1, 2000 |
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| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

SHEET NO.

S2.2

## NOTES:

SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR FINISHED FLOOR ELEVATIONS - STEP OVERBUILD FRAMING AS NEEDED - TYPICAL.

SEE ARCHITECTURAL PLANS FOR FOR FLOOR TYPES AND WALL TYPES.

SEE S0.1 AND S0.2 FOR ADDITIONAL NOTES AND REQUIREMENTS

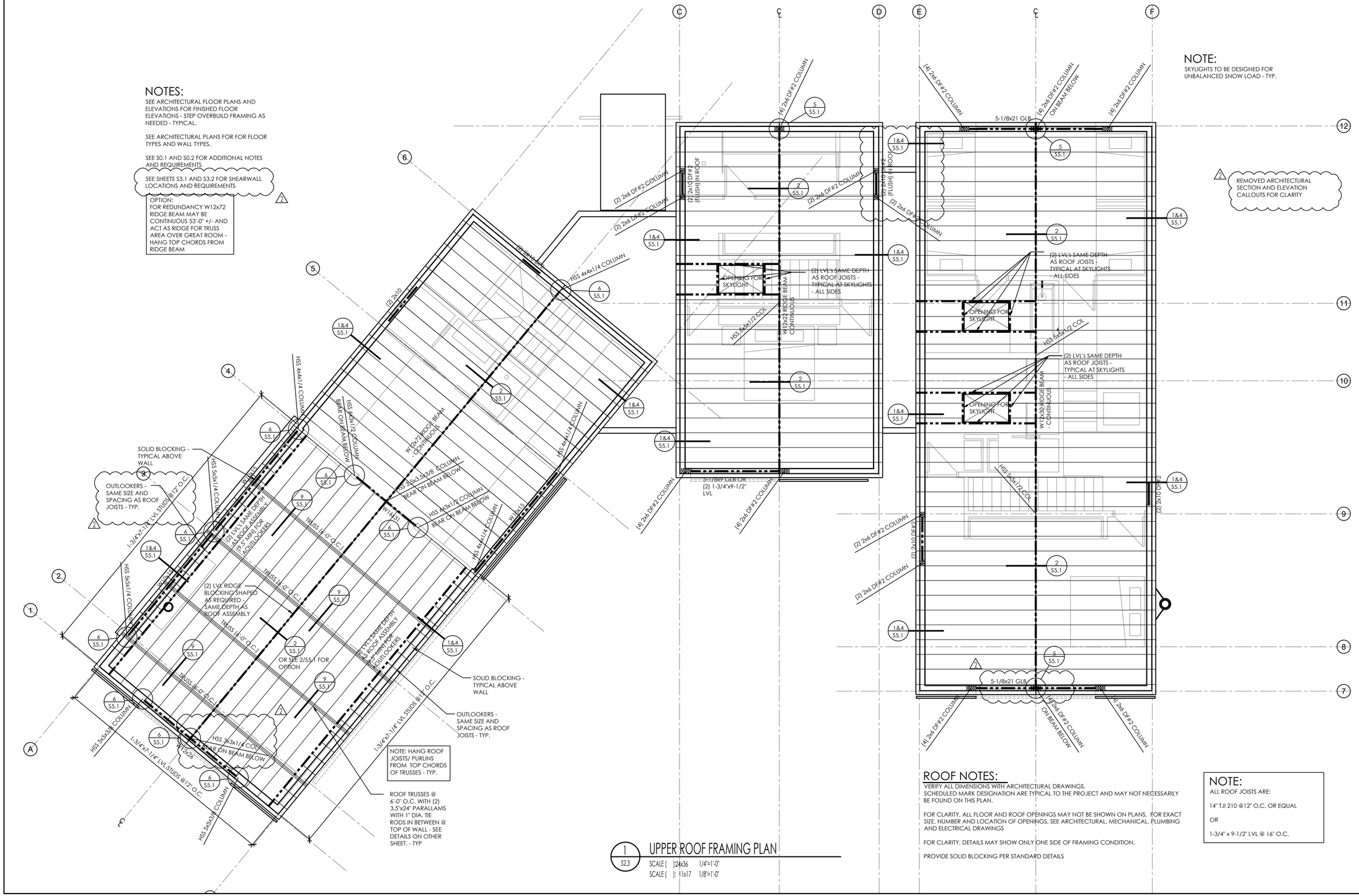
SEE SHEETS S3.1 AND S3.2 FOR SHEARWALL LOCATIONS AND REQUIREMENTS

2

OPTION:
FOR REDUNDANCY W12x72 RIDGE BEAM MAY BE CONTINUOUS 53'-0" +/- AND ACT AS RIDGE FOR TRUSS AREA OVER GREAT ROOM - HANG TOP CHORDS FROM RIDGE BEAM

## NOTE:

SKYLIGHTS TO BE DESIGNED FOR UNBALANCED SNOW LOAD - TYP.



1
S2.3

### UPPER ROOF FRAMING PLAN

SCALE ( )24x36 1/4"=1'-0"
SCALE ( ): 11x17 1/8"=1'-0"

## ROOF NOTES:

VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
SCHEDULED MARK DESIGNATION ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.

FOR CLARITY, ALL FLOOR AND ROOF OPENINGS MAY NOT BE SHOWN ON PLANS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS

FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.

PROVIDE SOLID BLOCKING PER STANDARD DETAILS

## NOTE:

ALL ROOF JOISTS ARE:

14" TJI 210 @12" O.C. OR EQUAL

OR

1-3/4" x 9-1/2" LVL @ 16" O.C.

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No. 174000
JAMES M. WILLIAMS
6/8/2019

# ROOF FRAMING PLAN

# KLINEFELTER RESIDENCE

EDEN, UTAH

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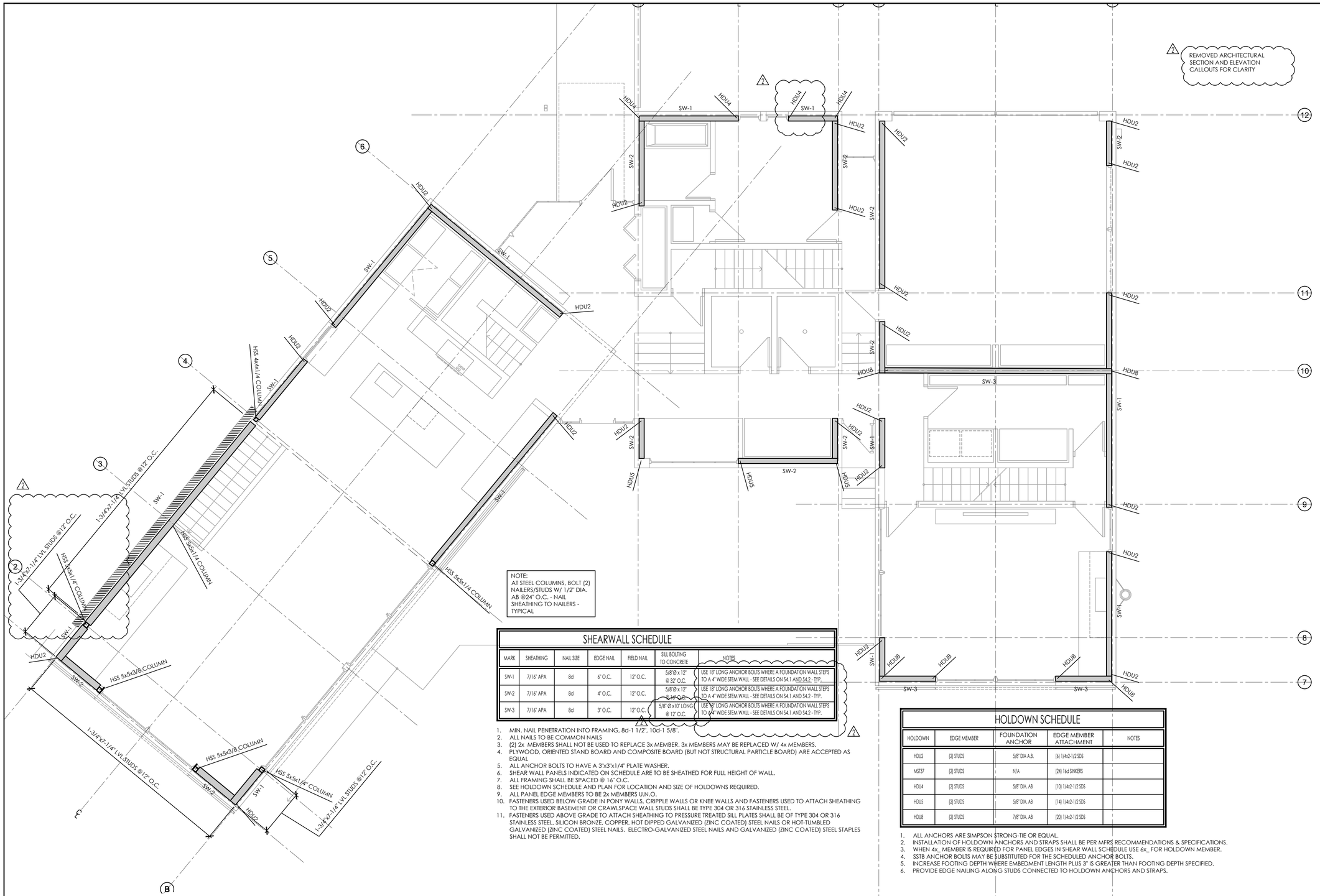
FILE: 2019.002

SHEET NO.
S2.3




NOTE:
AT STEEL COLUMNS, BOLT (2) NAILERS/STUDS W/ 1/2" DIA. AB @24" O.C. - NAIL SHEATHING TO NAILERS - TYPICAL

## SHEARWALL SCHEDULE

| MARK | SHEATHING | NAIL SIZE | EDGE NAIL | FIELD NAIL | SILL BOLTING TO CONCRETE | NOTES |
|---|---|---|---|---|---|---|
| SW-1 | 7/16" APA | 8d | 6" O.C. | 12" O.C. | 5/8"Ø x 12" @ 32" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-2 | 7/16" APA | 8d | 4" O.C. | 12" O.C. | 5/8"Ø x 12" @ 24" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-3 | 7/16" APA | 8d | 3" O.C. | 12" O.C. | 5/8" Ø x10" LONG @ 12" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |

1. MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
2. ALL NAILS TO BE COMMON NAILS
3. (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
4. PLYWOOD, ORIENTED STAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTED AS EQUAL
5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
7. ALL FRAMING SHALL BE SPACED @ 16" O.C.
8. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.
9. ALL PANEL EDGE MEMBERS TO BE 2x MEMBERS U.N.O.
10. FASTENERS USED BELOW GRADE IN PONY WALLS, CRIPPLE WALLS OR KNEE WALLS AND FASTENERS USED TO ATTACH SHEATHING TO THE EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
11. FASTENERS USED ABOVE GRADE TO ATTACH SHEATHING TO PRESSURE TREATED SILL PLATES SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT DIPPED GALVANIZED (ZINC COATED) STEEL NAILS OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

## HOLDOWN SCHEDULE

| HOLDOWN | EDGE MEMBER | FOUNDATION ANCHOR | EDGE MEMBER ATTACHMENT | NOTES |
|---|---|---|---|---|
| HDU2 | (2) STUDS | 5/8" DIA A.B. | (6) 1/4x2-1/2 SDS | |
| MST37 | (2) STUDS | N/A | (24) 16d SINKERS | |
| HDU4 | (2) STUDS | 5/8" DIA. AB | (10) 1/4x2-1/2 SDS | |
| HDU5 | (2) STUDS | 5/8" DIA. AB | (14) 1/4x2-1/2 SDS | |
| HDU8 | (2) STUDS | 7/8" DIA. AB | (20) 1/4x2-1/2 SDS | |

1. ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUAL.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MFRS RECOMMENDATIONS & SPECIFICATIONS.
3. WHEN 4x_ MEMBER IS REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 6x_ FOR HOLDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.

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WEST COAST CODE CONSULTANTS, INC

STATE OF UTAH — No. 176088 — JOSEPH M. WILLIAMS — REGISTERED PROFESSIONAL STRUCTURAL ENGINEER
6/8/2019

# MAIN LEVEL SHEARWALL PLAN

# KLINEFELTER RESIDENCE
EDEN, UTAH

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| 2 | SEP 11, 2019 |
| | |

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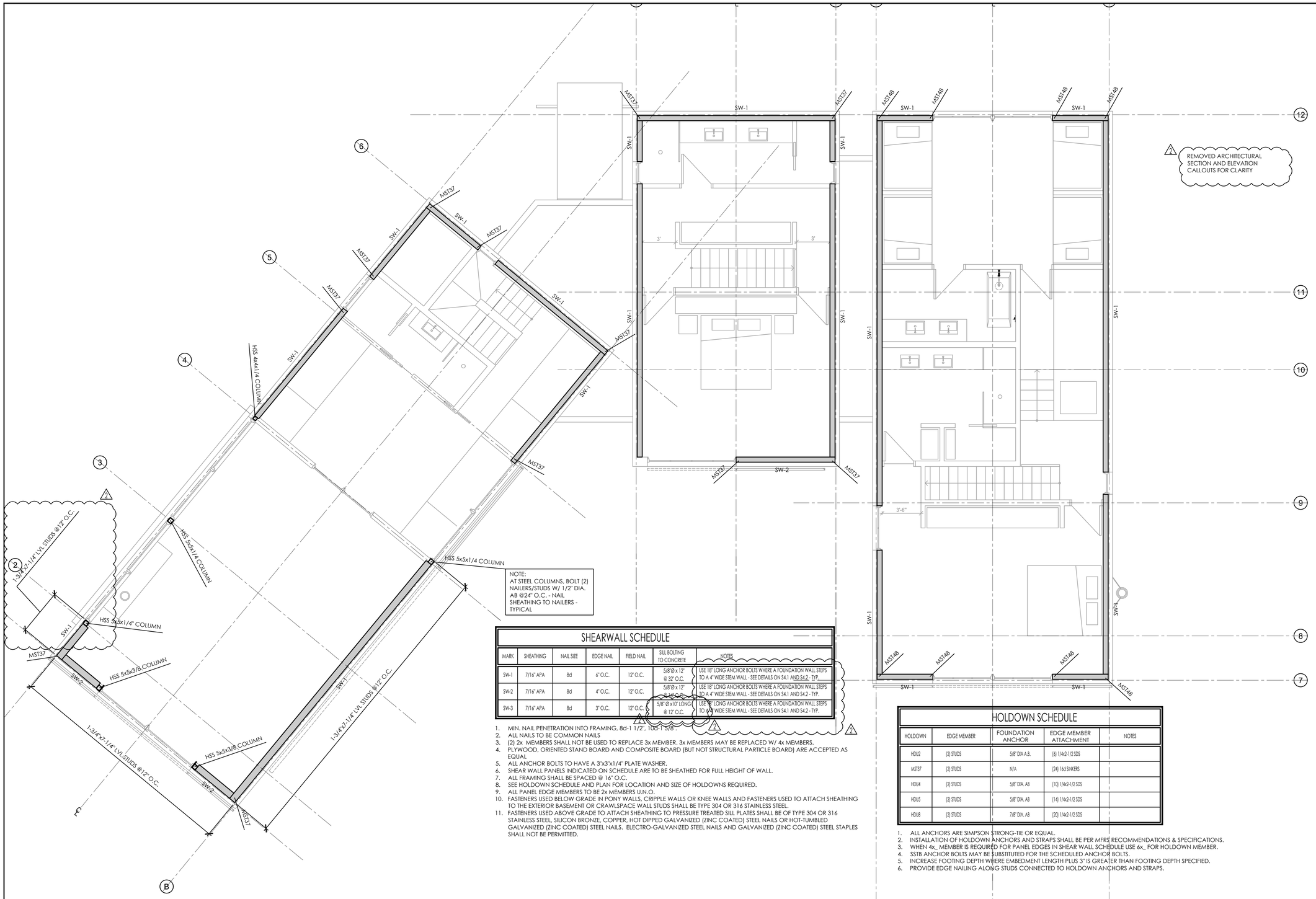
|---|---|
| SCALE: | AS NOTED |
| DATE: | JAN. 1, 2000 |
| DRAWN BY: | SM |
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

SHEET NO.
S3.1




NOTE:
AT STEEL COLUMNS, BOLT (2) NAILERS/STUDS W/ 1/2" DIA. AB @24" O.C. - NAIL SHEATHING TO NAILERS - TYPICAL

1 REMOVED ARCHITECTURAL SECTION AND ELEVATION CALLOUTS FOR CLARITY

## SHEARWALL SCHEDULE

| MARK | SHEATHING | NAIL SIZE | EDGE NAIL | FIELD NAIL | SILL BOLTING TO CONCRETE | NOTES |
|---|---|---|---|---|---|---|
| SW-1 | 7/16" APA | 8d | 6" O.C. | 12" O.C. | 5/8"Ø x 12" @ 32" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-2 | 7/16" APA | 8d | 4" O.C. | 12" O.C. | 5/8"Ø x 12" @ 32" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-3 | 7/16" APA | 8d | 3" O.C. | 12" O.C. | 5/8" Ø x10" LONG @ 12" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |

1. MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8
2. ALL NAILS TO BE COMMON NAILS
3. (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
4. PLYWOOD, ORIENTED STAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTED AS EQUAL
5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
7. ALL FRAMING SHALL BE SPACED @ 16" O.C.
8. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.
9. ALL PANEL EDGE MEMBERS TO BE 2x MEMBERS U.N.O.
10. FASTENERS USED BELOW GRADE IN PONY WALLS, CRIPPLE WALLS OR KNEE WALLS AND FASTENERS USED TO ATTACH SHEATHING TO THE EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
11. FASTENERS USED ABOVE GRADE TO ATTACH SHEATHING TO PRESSURE TREATED SILL PLATES SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT DIPPED GALVANIZED (ZINC COATED) STEEL NAILS OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

## HOLDOWN SCHEDULE

| HOLDOWN | EDGE MEMBER | FOUNDATION ANCHOR | EDGE MEMBER ATTACHMENT | NOTES |
|---|---|---|---|---|
| HDU2 | (2) STUDS | 5/8" DIA A.B. | (6) 1/4x2-1/2 SDS | |
| MST37 | (2) STUDS | N/A | (24) 16d SINKERS | |
| HDU4 | (2) STUDS | 5/8" DIA. AB | (10) 1/4x2-1/2 SDS | |
| HDU5 | (2) STUDS | 5/8" DIA. AB | (14) 1/4x2-1/2 SDS | |
| HDU8 | (2) STUDS | 7/8" DIA. AB | (20) 1/4x2-1/2 SDS | |

1. ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUAL.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MFRS RECOMMENDATIONS & SPECIFICATIONS.
3. WHEN 4x_ MEMBER IS REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 6x_ FOR HOLDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.

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2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119
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☐ ACCESSIBILITY ☐ FIRE
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BY: _____ DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

STATE OF UTAH — No. 170088 — JOSEPH M. WILLIAMS — LICENSED PROFESSIONAL STRUCTURAL ENGINEER
6/8/2019

# 2ND LEVEL SHEARWALL PLAN

# KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| | |

SCALE: AS NOTED
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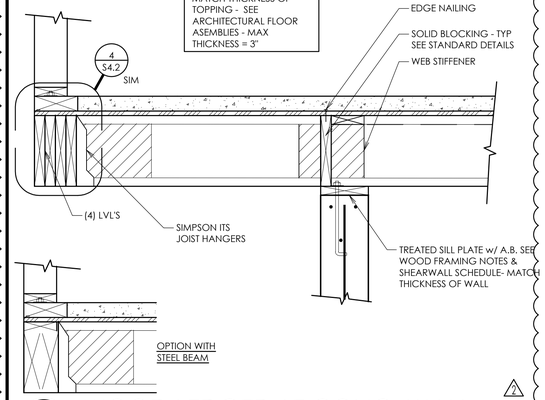
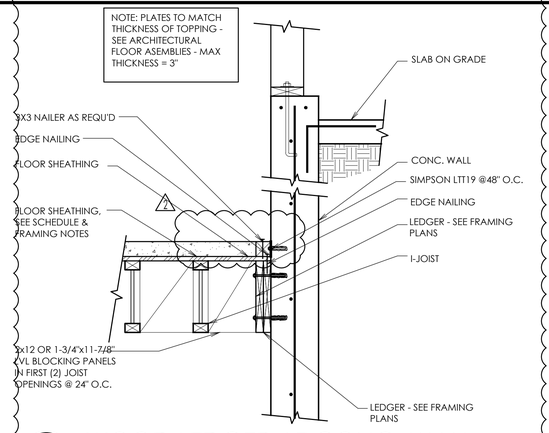
JOB NO. 2019.002
FILE: 2019.002

SHEET NO.
S3.2



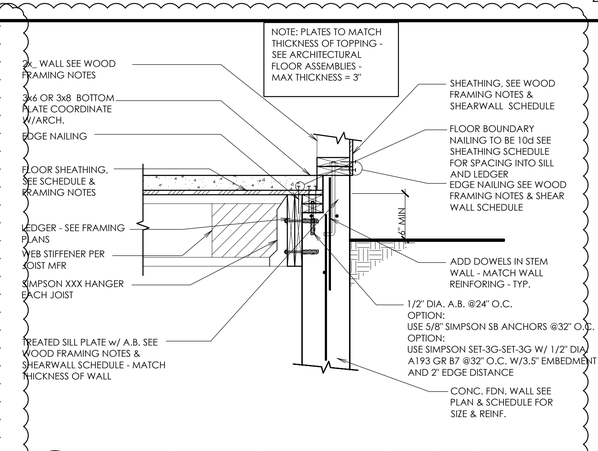

10 S4.1 WOOD LEDGER AT CONC. WALL

SCALE: N.T.S.



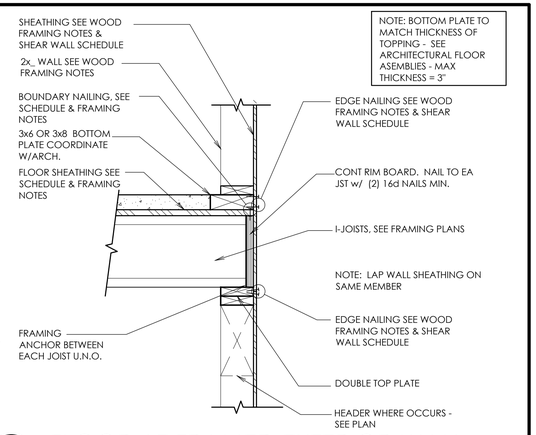

7 S4.1 WOOD LEDGER AT CONC. WALL

SCALE: N.T.S.




4 S4.1 WOOD FLOOR AT WOOD LEDGER

SCALE: N.T.S.

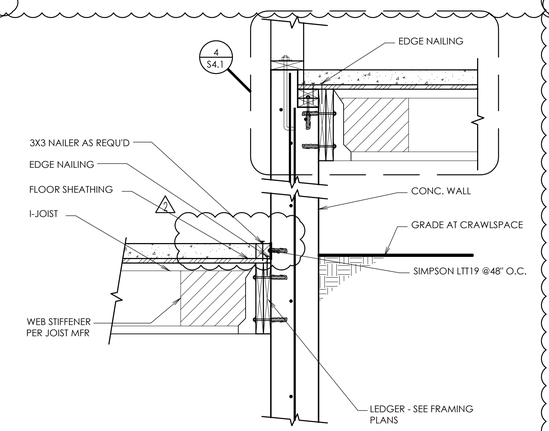



1 S4.1 FLOOR AT FRAMED EXTERIOR WALL

SCALE: N.T.S.

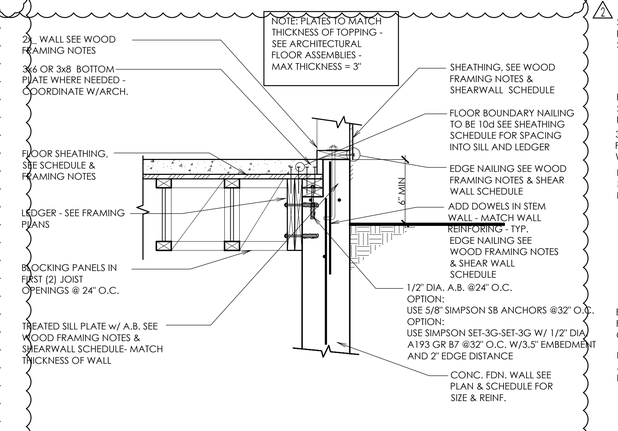

11 S4.1 WOOD JOISTS AT CONC WALL

SCALE: N.T.S.



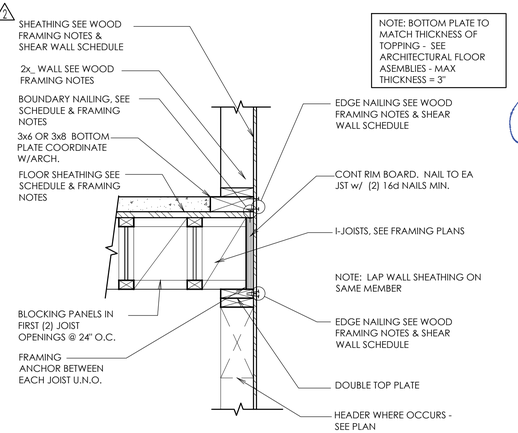

8 S4.1 WOOD LEDGER AT CONC. WALL

SCALE: N.T.S.




5 S4.1 WOOD FLOOR AT WOOD LEDGER

SCALE: N.T.S.




2 S4.1 FLOOR AT FRAMED EXTERIOR WALL

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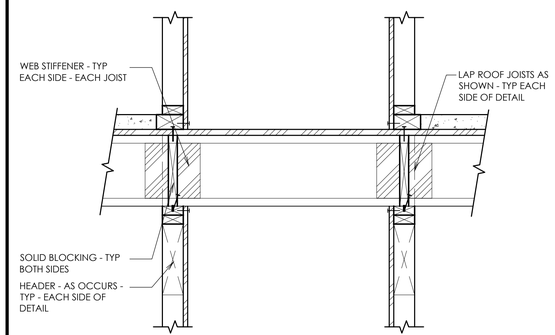
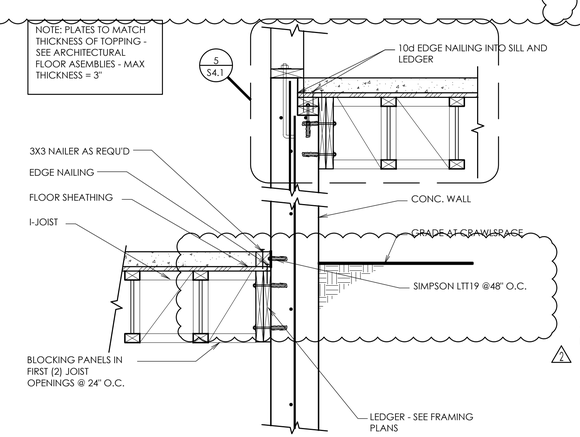


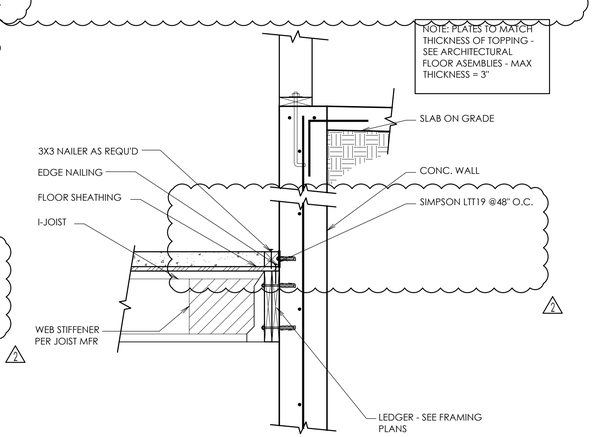

12 S4.1 ROOF BETWEEN BEARING WALLS

SCALE: N.T.S.



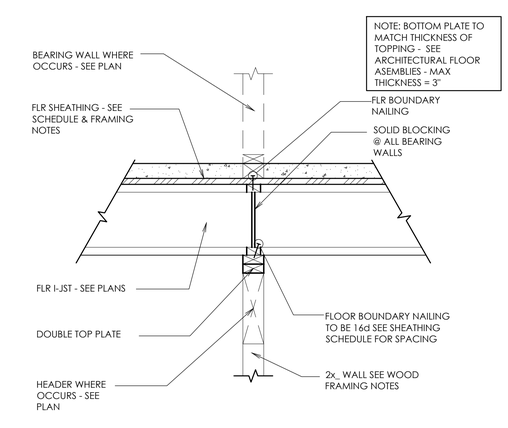

9 S4.1 WOOD LEDGER AT CONC. WALL

SCALE: N.T.S.




6 S4.1 WOOD LEDGER AT CONC. WALL

SCALE: N.T.S.




3 S4.1 FLOOR AT INTERIOR BEARING WALL

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☐ MECHANICAL ☒ PLUMBING
☐ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY: [signature] DATE: 10/07/19
WEST COAST CODE CONSULTANTS, INC.

LICENSED PROFESSIONAL STRUCTURAL ENGINEER
No. 474000
JAMES M. WILLIAMS
STATE OF UTAH
6/8/2019

FLOOR FRAMING DETAILS

KLINEFELTER RESIDENCE
EDEN, UTAH

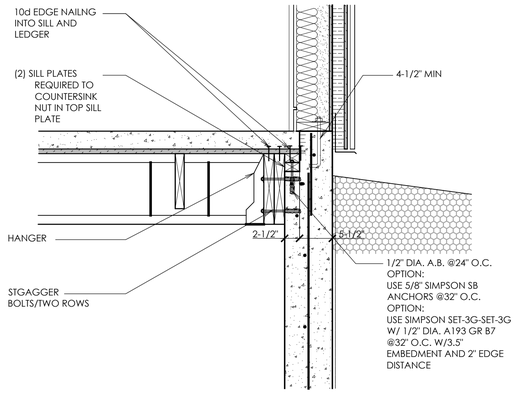
REVISIONS:

| | | |
|---|---|---|
| 1 | AUG 20, 2019 | |
| 2 | SEP 11, 2019 | |
| | | |

| | |
|---|---|
| SCALE: | AS NOTED |
| DATE: | JAN. 1, 2000 |
| DRAWN BY: | SM |
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

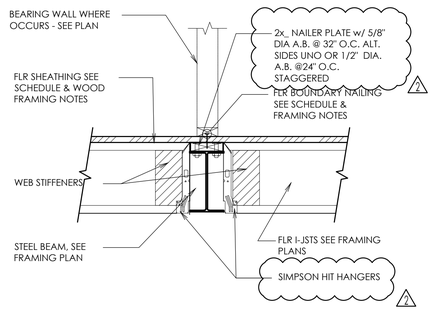
SHEET NO.

S4.1



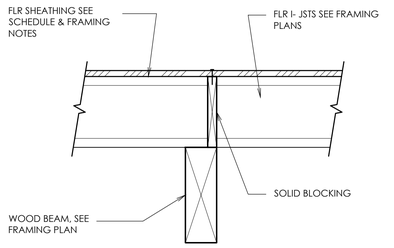

## OPTIONAL DETAIL FLUSH-MOUNT WOOD BEAM AT JOISTS

7 / S4.2 SCALE: N.T.S.



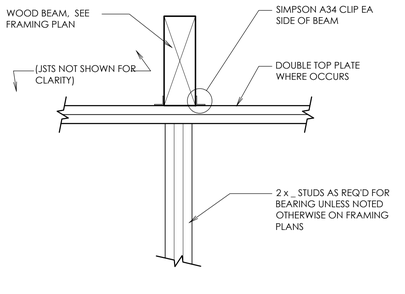

## JOIST HANGER DETAIL

4 / S4.2 SCALE: N.T.S.

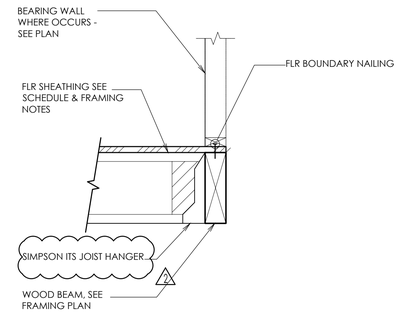



## FLOOR JOISTS AT NON-FLUSH BEAM

1 / S4.2 SCALE: N.T.S.

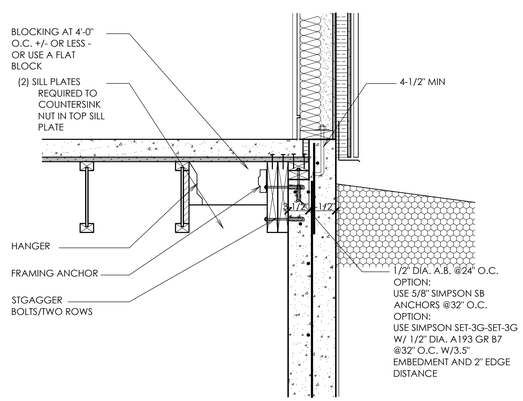



NOTE: ADJUST STUD COLS AS REQ'D @ CORNER FRAMING.




## BEAM TO POST DETAIL

5 / S4.2 SCALE: N.T.S.

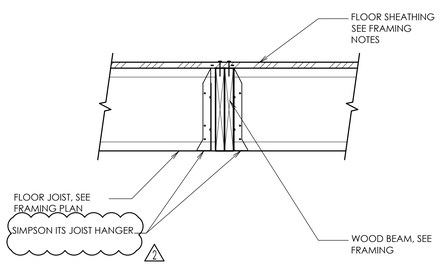



## OPTIONAL DETAIL FLUSH-MOUNT WOOD BEAM AT JOISTS

6 / S4.2 SCALE: N.T.S.

## FLOOR JOISTS AT WOOD BEAM

2 / S4.2 SCALE: N.T.S.




## FLUSH-MOUNT WOOD BEAM AT JOISTS

3 / S4.2 SCALE: N.T.S.

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JAMES M. WILLIAMS — No. 4740041 — PROFESSIONAL STRUCTURAL ENGINEER — STATE OF UTAH

6/8/2019

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FLOOR FRAMING DETAILS

KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
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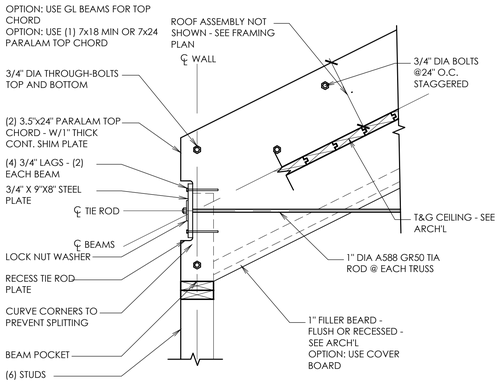
| JOB NO. | 2019.002 |
| FILE: | 2019.002 |

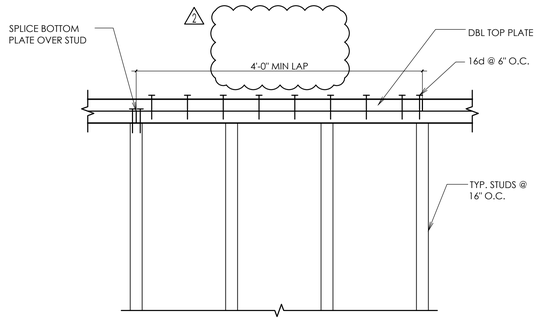
SHEET NO.

S4.2




10 SS.1 TRUSS/BEARING DETAIL

SCALE: N.T.S.




7 SS.1 TOP PLATE CHORD SPLICE

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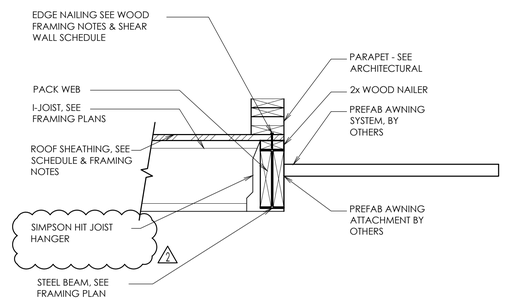


4 SS.1 I-JOIST AT STEEL BEAM

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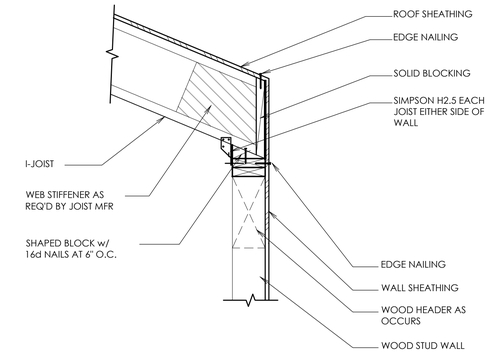
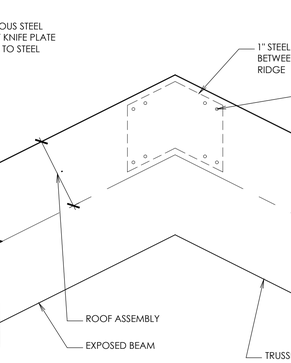



1 SS.1 I-JOIST AT WOOD STUD WALL

SCALE: N.T.S.


11 SS.1 TYP. BEAM TO COLUMN CONNECTION

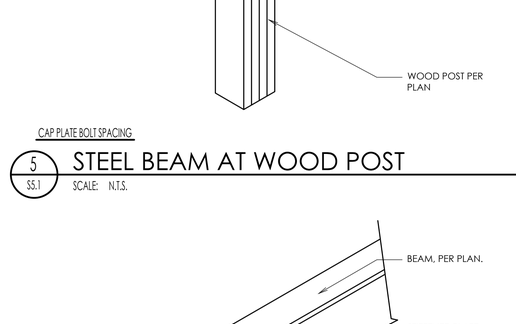
SCALE: N.T.S.




NOTE: STUDS SHALL BE BUILT-UP AS REQ'D FOR SOLID BEARING w/ KING STUD EA SIDE TYP U.N.O.

8 SS.1 BUILT-UP POST DETAIL

SCALE: N.T.S.




CAP PLATE BOLT SPACING

5 SS.1 STEEL BEAM AT WOOD POST

SCALE: N.T.S.

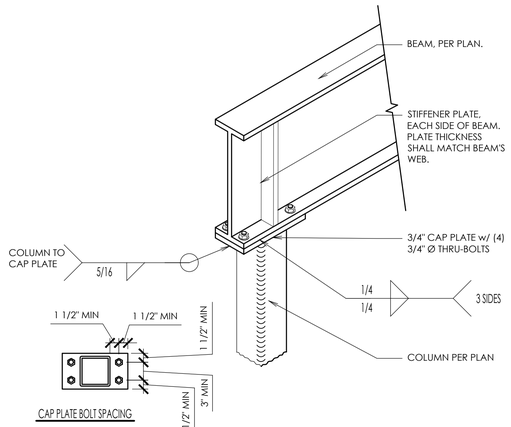

2 SS.1 I-JOIST AT WOOD RIDGE BEAM

SCALE: N.T.S.




9 SS.1 RIDGE DETAIL

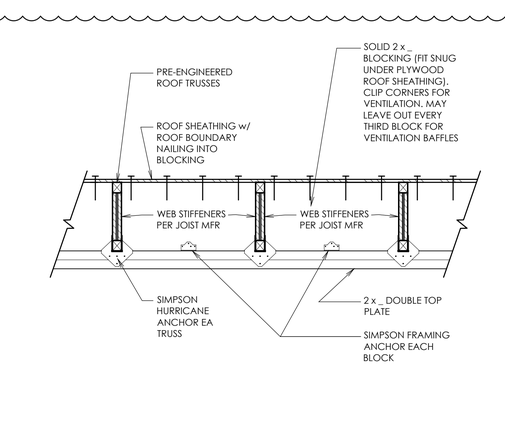
SCALE: N.T.S.




CAP PLATE BOLT SPACING

6 SS.1 STEEL BEAM AT STEEL COLUMN

SCALE: N.T.S.




4 SS.1 RAFTER BLOCKING DETAIL

SCALE: N.T.S.

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PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF FEDERAL, STATE, OR LOCAL REGULATIONS
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WEST COAST CODE CONSULTANTS, INC.

STATE OF UTAH — No. 176088 — JOSEPH M. WILLIAMS — REGISTERED PROFESSIONAL STRUCTURAL ENGINEER

6/8/2019

FRAMING DETAILS

KLINEFELTER RESIDENCE
EDEN, UTAH

| REVISIONS: | |
|---|---|
| 1 | AUG 20, 2019 |
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| | |
|---|---|
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| FILE: | 2019.002 |

SHEET NO.
S5.1