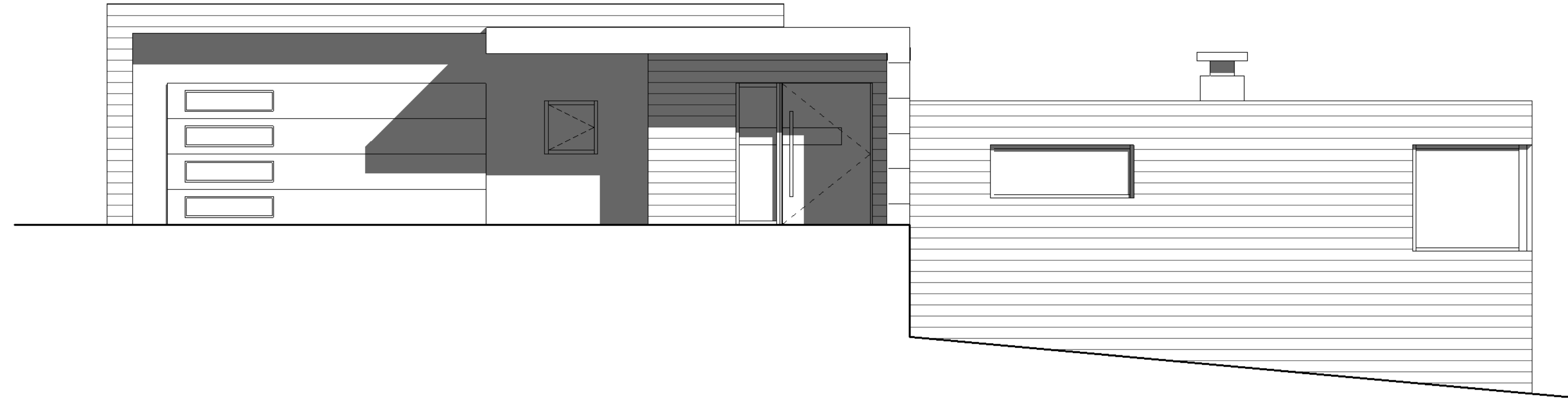


BINGHAM RESIDENCE

LOT 77
SUMMIT POWDER MOUNTAIN, UTAH 84310



GENERAL NOTES

- ALL WORK TO BE DONE SHALL BE IN COMPLIANCE OF THE 2012 IRC, GENERAL CONTRACTORS SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND ORDINANCES GOVERNING THIS WORK.
- CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE CONTINUING WITH THE WORK.
- GENERAL CONTRACTOR SHALL CLOSELY COORDINATE ALL TRADES TO EXPEDITE CONSTRUCTION AND ENFORCE THE HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.
- DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS GIVEN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED ON PLANS.
- MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL MATERIALS AND EQUIPMENT SHALL BE FOLLOWED.
- SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
- REFER TO ACCESSIBILITY DETAILS FOR MAXIMUM CLEARANCES AND REQUIREMENTS.
- SUB-CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL PORTIONS OF THE WORK INCLUDING DRAWINGS, SPECIFICATIONS AND ADDENDUMS.
- SUB-CONTRACTORS SHALL NOT PREPARE BIDS FROM PARTIAL SETS OF DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS FOR CLARIFICATION, OTHERWISE THE CONTRACTOR SHALL ASSUME THE MOST RESTRICTIVE AND/OR COSTLY ALTERNATIVE.
- CONTRACTOR TO COORDINATE ALL WORK WITH OWNERS VENDORS.

BERTOLDI ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
2726 HARRISON BLVD. OGDEN, UTAH 84403 PH. 801.476.4330 FX. 801.476.4335

BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310

PROJECT INFO	
ZONE:	FV-3
HOMESITE NUMBER:	77
LOT ACREAGE:	.707 AC
DEVELOPMENT ENVELOPE ACREAGE:	.127 AC
AREA CALCULATIONS (ACTUAL)	
MAIN LEVEL FLOOR AREA:	2,235 S.F.
LOWER LEVEL FLOOR AREA:	2,950 S.F.
GARAGE FLOOR AREA:	775 S.F.
TOTAL	5,960 S.F.
SUMMIT POWDER MOUNTAIN ARC AREA CALCULATIONS	
AREA REDUCTION FACTOR (LOWER LEVEL):	50%
MAIN LEVEL FLOOR AREA:	2,235 S.F.
LOWER LEVEL FLOOR AREA (2,950X.5):	1,475 S.F.
TOTAL LIVING AREA:	3,710 S.F.
GARAGE:	775 S.F.
TOTAL AREA:	4,485 S.F.
BUILDING HEIGHT:	
ALLOWABLE:	35'-0" ABOVE EXISTING GRADE
ACTUAL (@ HIGHEST POINT):	31'-4" (REFER TO 4/AE-301)

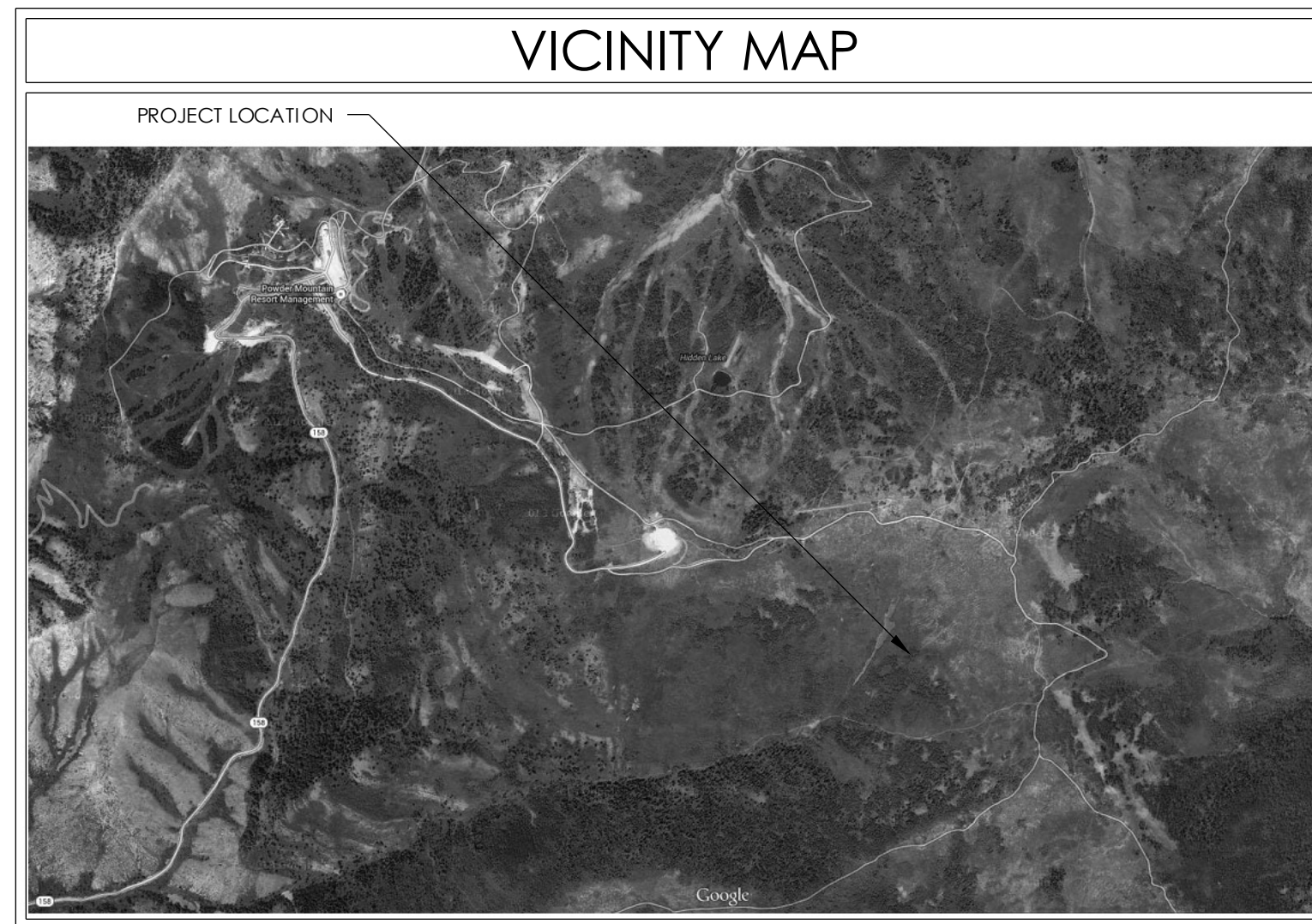
PROJECT DIRECTORY	
OWNER:	ROBERT & DARCY BINGHAM 140 11TH ST. DEL MAR, CA 92014-2311
ARCHITECT:	BERTOLDI ARCHITECTS 2726 HARRISON BLVD. OGDEN, UTAH 84403 801.476.4330
STRUCTURAL ENGINEER:	BHB ENGINEERS 2766 S. MAIN ST. SALT LAKE CITY, UTAH 84115 801.355.5656
LANDSCAPE ARCHITECT:	LANGVARDT DESIGN GROUP 1525 E WESTMORELAND DR. SALT LAKE CITY, UT 84105 801.583.1295
CONTRACTOR:	BLUE WILLOW BUILDERS, INC. 7103 S. REDWOOD RD. #426 WEST JORDAN, UTAH 84084 801.910.7614

CODE INFO	
APPLICABLE CODES:	INTERNATIONAL RESIDENTIAL CODE 2012
	INTERNATIONAL PLUMBING CODE 2012
	INTERNATIONAL ENERGY CONS. CODE 2012
	NATIONAL ELECTRIC CODE 2011
SPRINKLER SYSTEM:	YES 13R
REQUIRED SEPARATIONS:	INTERIOR LIVING SPACE & GARAGE 1 HOUR

STANDARD ABBREVIATIONS			
#	NUMBER	MECH.	MECHANICAL
@	AT	MFR.	MANUFACTURER
A.F.F.	ABOVE FINISHED FLOOR	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATELY	MTL.	METAL
ARCH.	ARCHITECT/ARCHITECTURAL	N.I.C.	NOT IN CONTRACT
BLDG.	BUILDING	O.C.	ON CENTER
B.O.	BOITOM OF	O.H.	OVERHEAD
C.M.U.	CONCRETE MASONARY UNIT	OPP.	OPPOSITE
COL.	COLUMN	PNT.	PAINT
CONC.	CONCRETE	PRE-FIN.	PRE-FINISHED
CONST.	CONSTRUCTION	PROJ.	PROJECT
CONT.	CONTINUOUS	QTY.	QUANTITY
COORD.	COORDINATE	RAD	RADIUS
DET.	DETAIL	REQ.	REQUIRED
DIA.	DIAMETER	RM.	ROOM
DWGS.	DRAWINGS	SCHED.	SCHEDULE
ELECT.	ELECTRICAL	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EXST.	EXISTING	SPEC.	SPECIFICATIONS
EXT.	EXTERIOR	STRUCT.	STRUCTURAL
FDN.	FOUNDATION	S.F.	SQUARE FEET
FF.	FINISH FLOOR	SQ. FT.	SQUARE FEET
F.V.	FIELD VERIFY	T.O.	TOP OF
GWB.	GYPSUM WALL BOARD	T.O.F.	TOP OF FOOTING
H.M.	HOLLOW METAL	T.O.S.	TOP OF SLAB
Ht.	HEIGHT	T.O.W.	TOP OF WALL
HVAC	HEATING/VENTILATION/AIR CONDITIONING	TYP.	TYPICAL
INSUL.	INSULATE	TFM	THERMOFUSED MELAMINE
INT.	INTERIOR	U.N.O.	UNLESS NOTED OTHERWISE
IBC	INTERNATIONAL BUILDING CODE	VCT	VINYL COMPOSITION TILE
LT. WT.	LIGHT WEIGHT	VEST.	VESTIBULE
MAINT.	MAINTENANCE	WJ	WITH
MAX.	MAXIMUM	WD	WOOD
MAT.	MATERIAL		

A 13D system is allowable for one and two family dwellings, unless a 13R system is desired.

SHEET LIST		
GENERAL	COVER SHEET	AE-332 STAIR DETAILS
AG-001	AG-001	AE-401 DOOR SCHEDULE
AS-101	AS-101	AE-402 WINDOW SCHEDULE
AS-102	AS-102	AE-403 DOOR AND WINDOW TYPES & DETAILS
LANDSCAPE	LANDSCAPE	AE-410 OPENING DETAILS
HL-0	HL-0	AI-101 LOWER FLOOR FINISH PLAN
HI-1	HI-1	AI-102 MAIN FLOOR FINISH PLAN
GI-0	GI-0	AI-402 INTERIOR ELEVATIONS
LI-0	LI-0	AI-403 INTERIOR ELEVATIONS
LI-1	LI-1	AI-404 INTERIOR ELEVATIONS
SW-1	SW-1	AI-405 INTERIOR ELEVATIONS
		AI-406 INTERIOR ELEVATIONS
		AI-407 INTERIOR ELEVATIONS
		AI-408 INTERIOR ELEVATIONS
		AI-409 INTERIOR ELEVATIONS
		AI-410 INTERIOR ELEVATIONS
ARCHITECTURAL	ARCHITECTURAL	STRUCTURAL
AE-121	AE-121	S-001 GENERAL STRUCTURAL NOTES
AE-122	AE-122	S-002 GENERAL STRUCTURAL NOTES
AE-001	AE-001	S-101 FOOTING AND FOUNDATION PLAN
AE-101	AE-101	S-111 MAIN FLOOR FRAMING PLAN
AE-102	AE-102	S-112 ENTRY LEVEL FRAMING PLAN
AE-103	AE-103	S-113 MAIN ROOF FRAMING PLAN
AE-111	AE-111	S-114 UPPER ROOF FRAMING PLAN
AE-112	AE-112	S-201 MOMENT FRAME
AE-131	AE-131	S-501 FOOTING AND FOUNDATION DETAILS
AE-132	AE-132	S-502 FOOTING AND FOUNDATION DETAILS
AE-141	AE-141	S-511 FLOOR FRAMING DETAILS
AE-142	AE-142	S-512 FLOOR FRAMING DETAILS
AE-201	AE-201	S-521 ROOF FRAMING DETAILS
AE-202	AE-202	S-522 ROOF FRAMING DETAILS
AE-301	AE-301	S-601 CONCRETE SCHEDULES
AE-302	AE-302	S-602 WOOD SCHEDULES
AE-303	AE-303	S-603 STEEL SCHEDULES
AE-304	AE-304	
AE-311	AE-311	
AE-312	AE-312	
AE-321	AE-321	
AE-322	AE-322	
AE-331	AE-331	



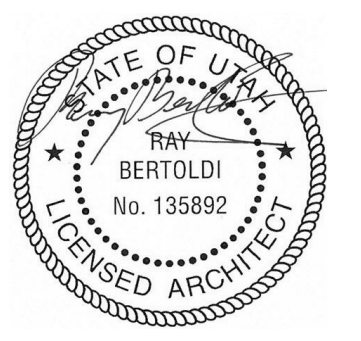
STANDARD SYMBOLS		
ELEVATION MARKER	Name Elevation	DETAIL MARKER
EXTERIOR ELEVATION	A101 Ref	ROOM MARKER
INTERIOR ELEVATION	1 Ref A101 1 Ref	CEILING MARKER
SECTION MARKER	1 SIM A101	DOOR MARKER
		WINDOW MARKER
		WALL TYPE MARKER
		KEYNOTE MARKER

FIRE PROTECTION	
PROVIDE NFPA TYPE 13R FIRE PROTECTION SYSTEM THROUGHOUT STRUCTURE. ALL HEADS ARE TO BE CONCEALED TYPE AND COVERS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE. LOCATION OF ALL HEADS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. SIDEWALL "DRY PIPE" HEADS ARE TO BE USED AT EXTERIOR LOCATIONS AS REQUIRED BY ALL APPLICABLE CODES. GLYCOL TYPE SYSTEMS ARE NOT TO BE USED.	
Note:	
1) While a 13R system may be used, it is allowable to use a 13D system in one and two family dwellings.	
2) If a 13D system is used, no exterior protection is required.	
3) If antifreeze is not used in the system, the sprinkler contractor, general contractor and architect must coordinate to ensure that methods of freeze protection are used such as tenting insulation, providing air exchange vents, fur-downs for piping, using exposed copper piping etc. Some heat must be provided to the building during winter months to ensure freezing does not occur.	

DEFERRED SUBMITTALS	
1. FIRE SPRINKLER SYSTEM	

APPROVED
WEBER FIRE DISTRICT
09/23/2014 11:03:35 AM

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.



REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: COVER SHEET

SHEET:
AG-001

REV.	DATE

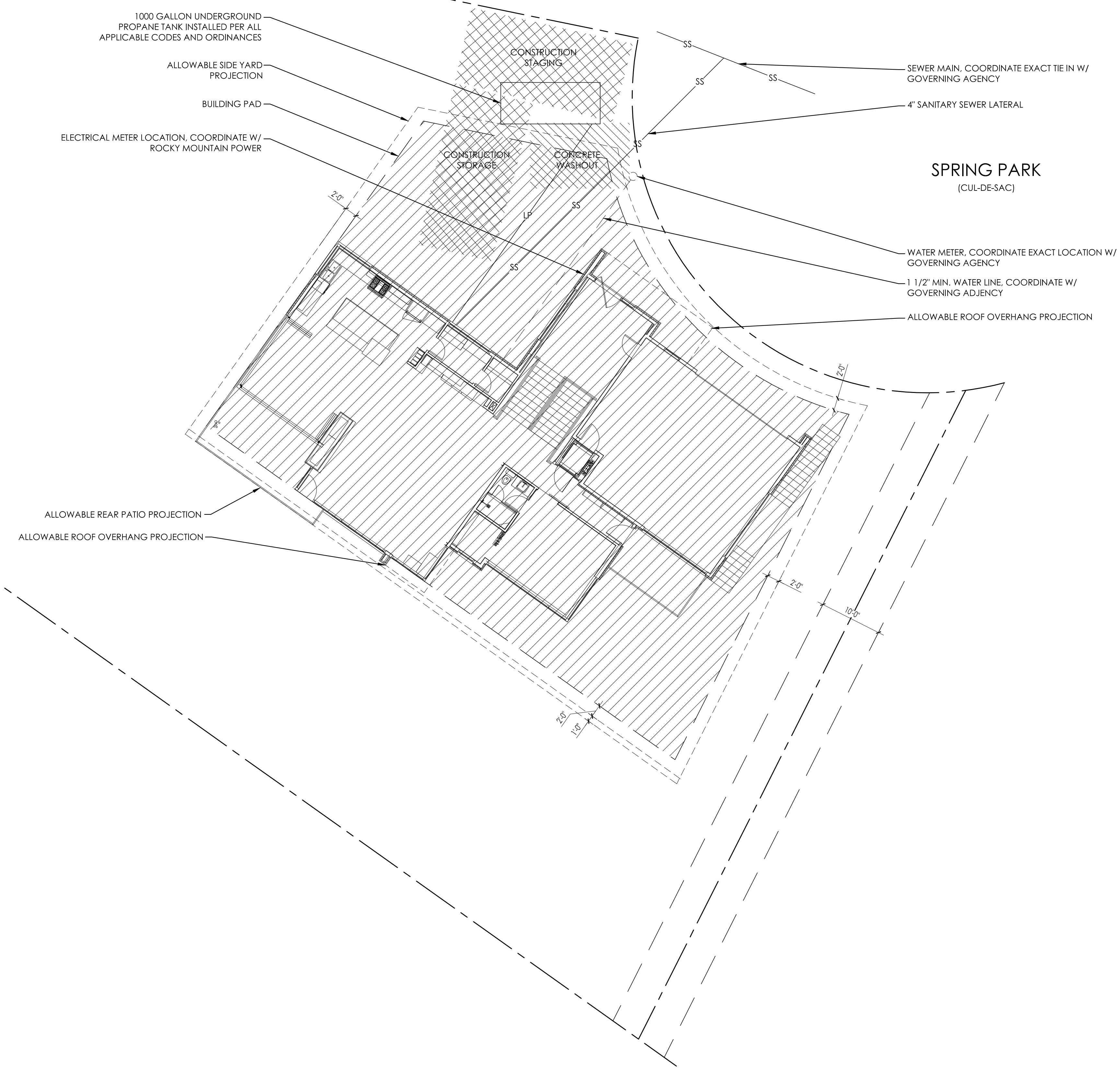
PROJECT # 1333
 DATE: 8/21/14
 TITLE:
 SITE SURVEY



1 SITE SURVEY
 SCALE: 1"=10'

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REV.	DATE
PROJECT # 1333	
DATE: 8/21/14	
TITLE:	
BUILDING ENVELOPE/ UTILITY PLAN	



**BUILDING ENVELOPE/
UTILITY PLAN**
 SCALE: 1"=10'

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CONSTRUCTION NOTES:

- 1 CONCRETE - BROOM FINISH SEE DETAIL 1, SHEET H1.1
- 2 CONCRETE RETAINING WALL - SEE DETAIL 2, SHEET H1.1
- 3 CONCRETE HEADER - SEE DETAIL 3, SHEET H1.1
- 4 UNDERGROUND PROPANE TANK - SEE ARCH.
- 5 DECOMPOSED GRANITE PATIO - SEE DETAIL 4, SHEET L1.1
- 6 STACKED STONE BOULDER WALL - SEE DETAIL 4, SHEET H1.1
- 7 CONCRETE WALL & METAL STAIRS
- 8 GAS FIRE PIT / RING - SEE ARCH.
- 9 SPA W/ GLASS WINDSCREEN - SEE ARCH.



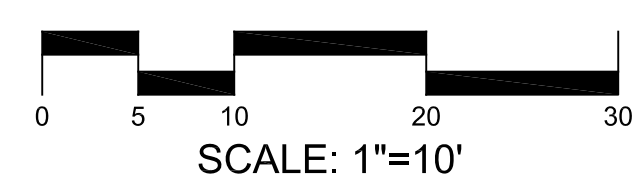
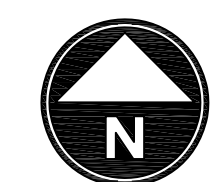
BINGHAM RESIDENCE
LOT 77 SUMMIT POWDER MOUNTAIN

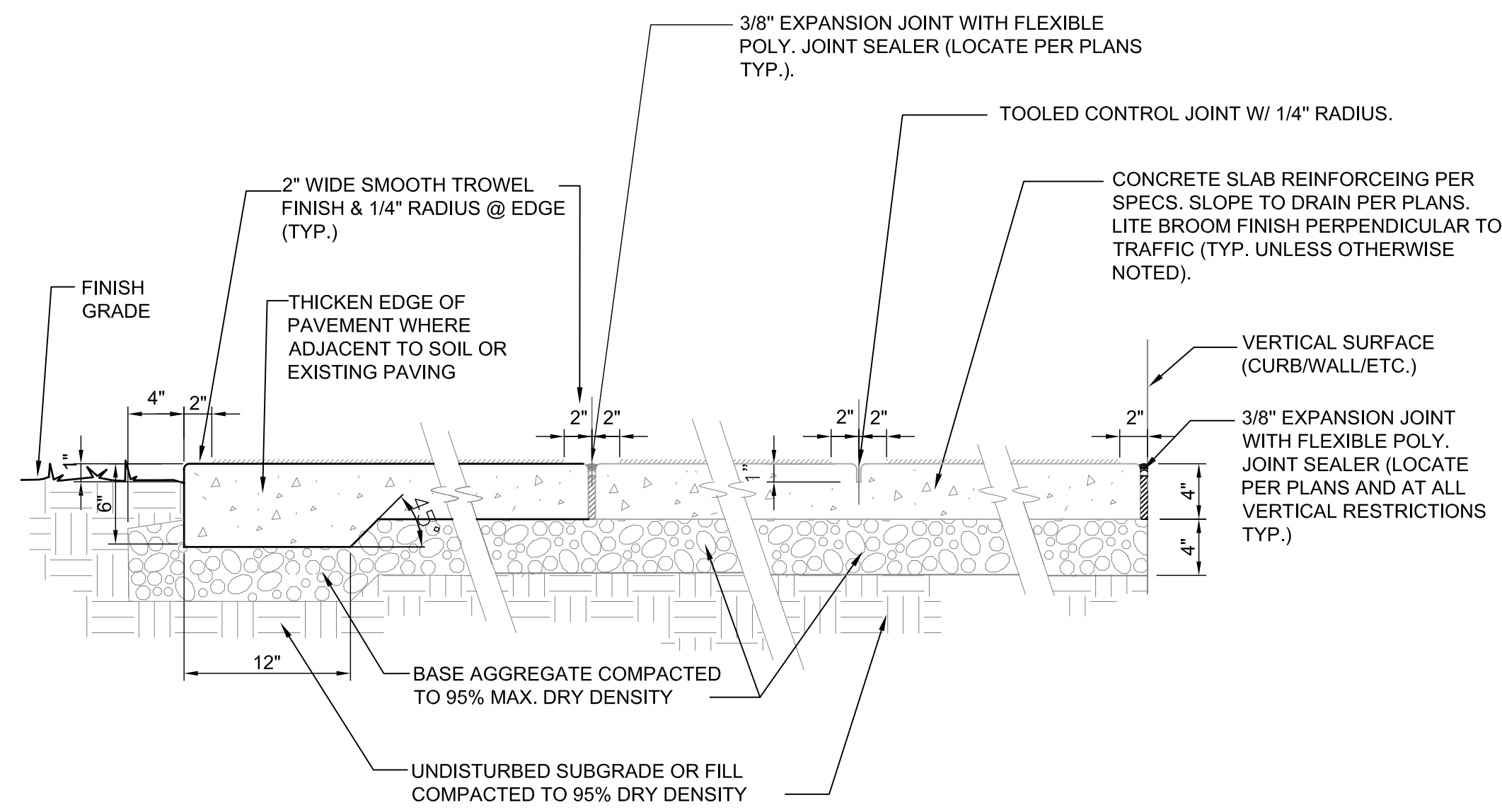
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PROJECT:	000.0000.25
DRAWN BY:	MP
REVIEW BY:	EL
VERSION:	PERMIT SET
REVISIONS:	

SHEET TITLE:
HARDSCAPE PLAN

SHEET NUMBER:

H1.0

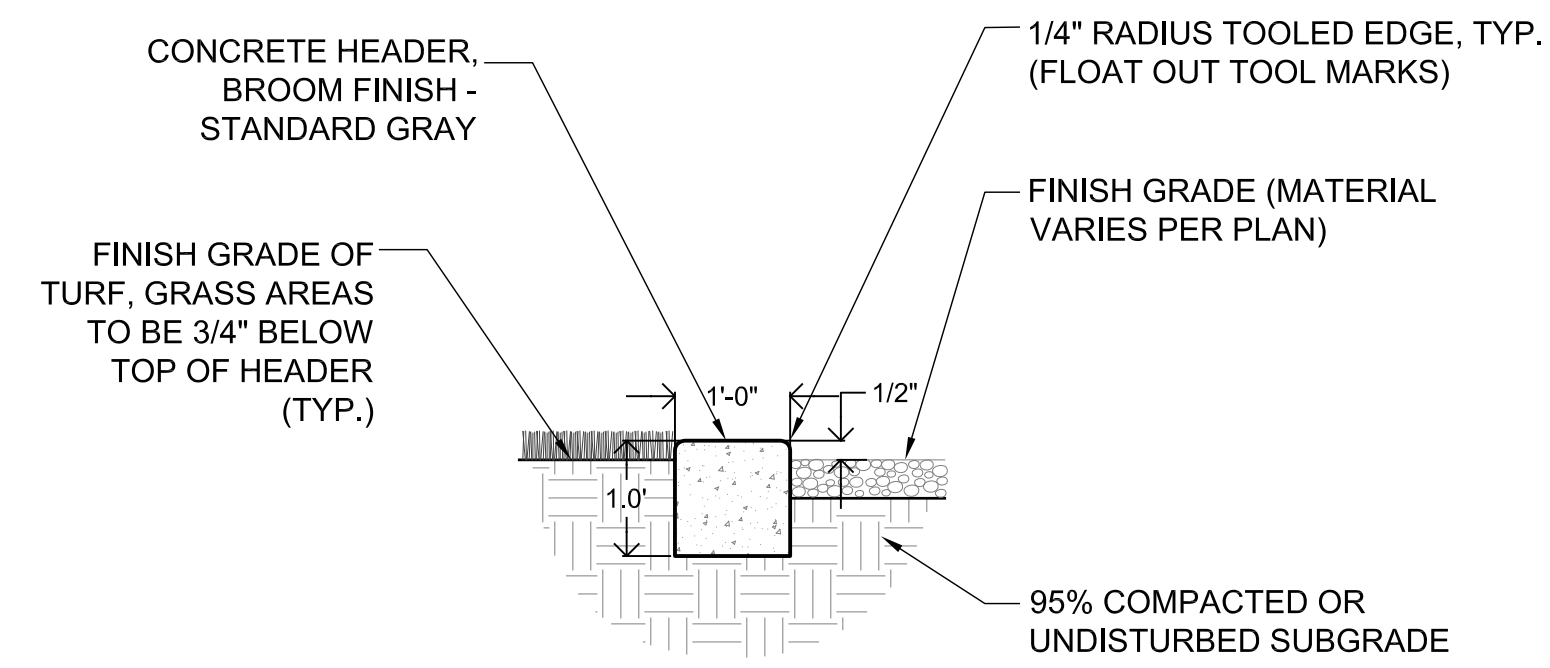




THICKENED EDGE THROUGH CONTROL PAVING @
(EXPANSION) JOINT (CJ) VERTICAL EDGE
(TJ) EXPANSION JOINT

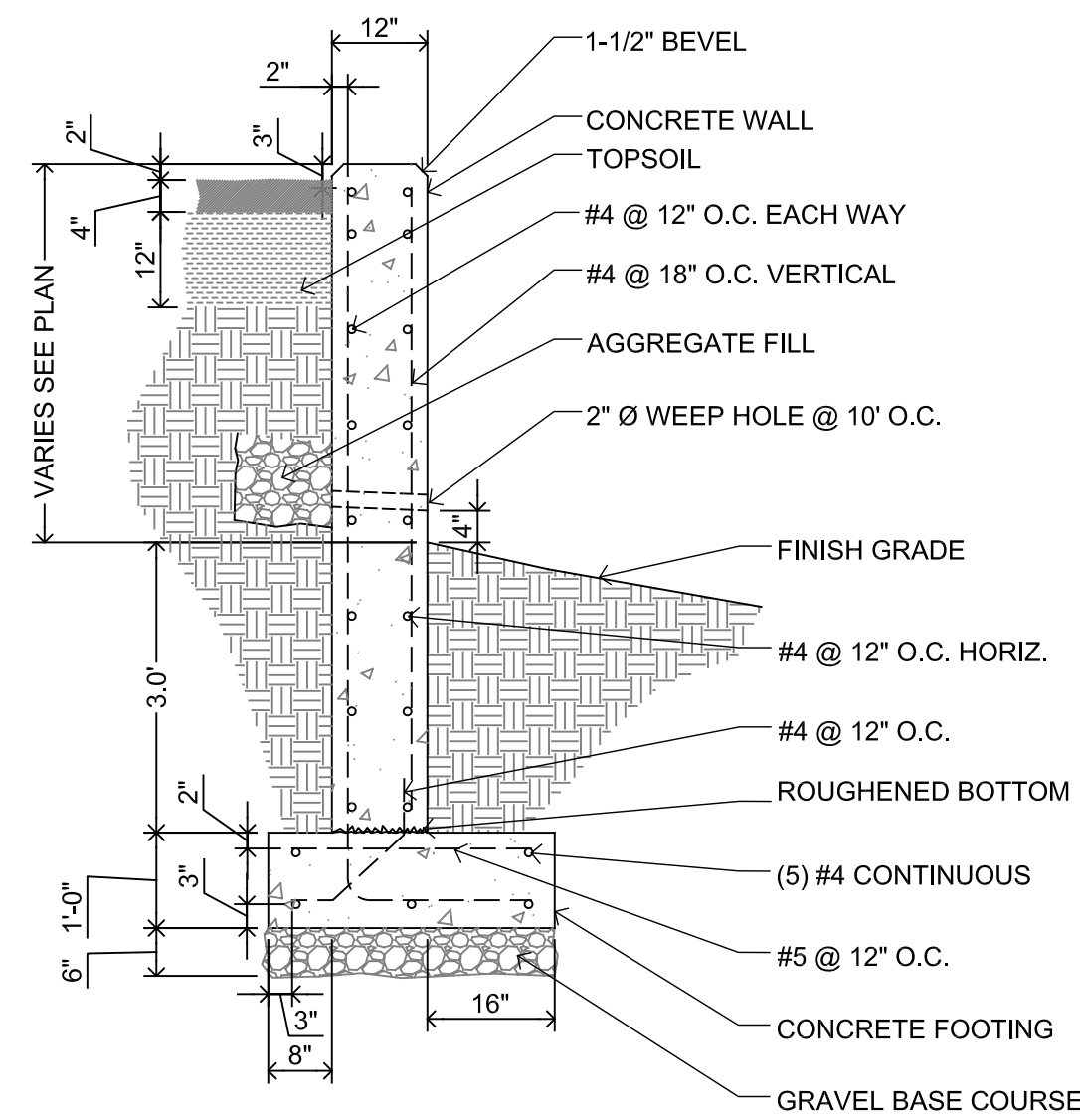
SUBMIT CONCRETE COLOR TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.

1 CONCRETE PAVEMENT
SCALE: NTS

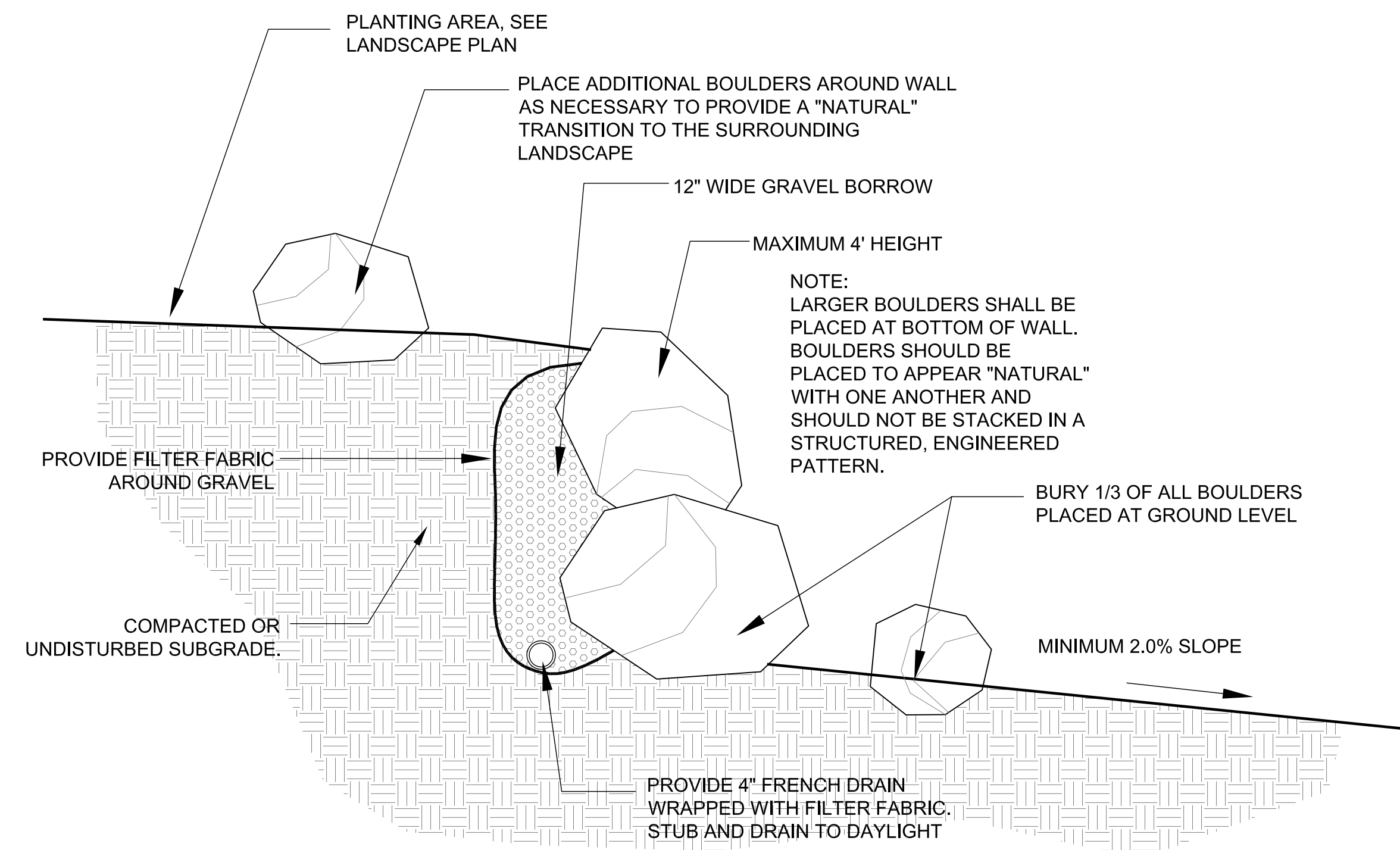


- NOTES:
1. LANDSCAPE ARCHITECT SHALL APPROVE EDGING LOCATION AND SHAPE PRIOR TO PLACING CONCRETE.
 2. TOP OF HEADER SHALL BE FLUSH WITH ADJOINING WALKWAYS.
 3. 24" NO. 4 REBAR LINKING SEPARATE POURS. GREASE ONE END OF THE BAR. CONTRACTION JOINTS AT 10' O.C.
 4. STRAIGHT SECTIONS TO MEET CURVED SECTIONS AT TRUE TANGENT POINTS WITH NO BROKEN CURVE SECTIONS.
 5. CURVED SECTIONS TO BE FORMED IN SMOOTH, EVEN CURVES AS SHOWN ON PLAN.
 6. FORM STAKING SHALL NOT ALLOW DEFORMING OR LEAKING. ALL SPILL OF EXCESS CONCRETE SHALL BE CLEANED UP AND REMOVED FROM SITE BY CONTRACTOR.

3 CONCRETE HEADER
SCALE: NTS



2 CONCRETE RETAINING WALL
SCALE: NTS



4 BOULDER RETAINING WALL
SCALE: NTS

BINGHAM RESIDENCE
LOT 77 SUMMIT POWDER MOUNTAIN

DATE:	AUGUST 2014
PROJECT:	000.0000.25
DRAWN BY:	MP
REVIEW BY:	EL
VERSION:	PERMIT SET
REVISIONS:	

SHEET TITLE:
HARDSCAPE
DETAILS

SHEET NUMBER:

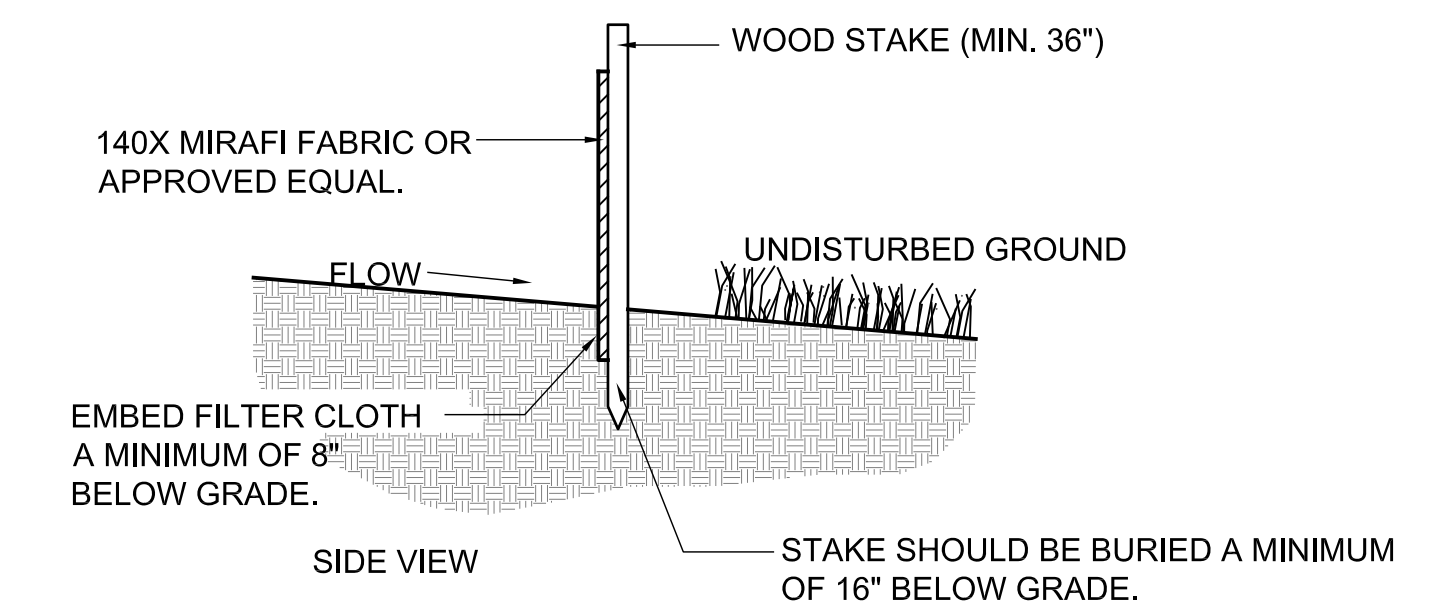
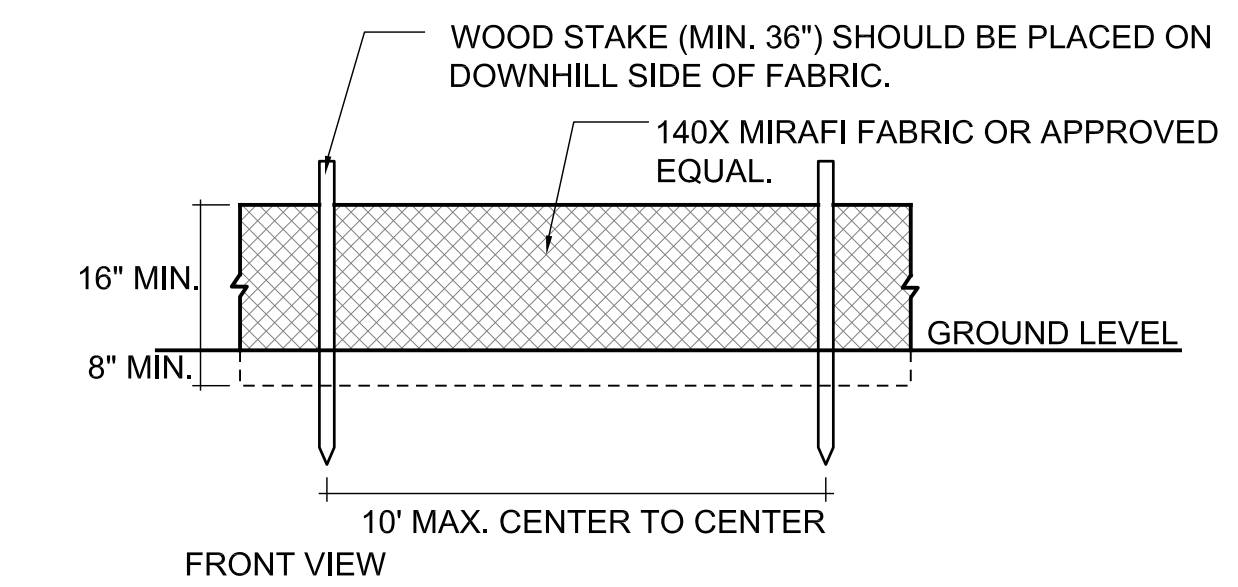
H1.1

BINGHAM RESIDENCE
LOT 77 SUMMIT POWDER MOUNTAIN

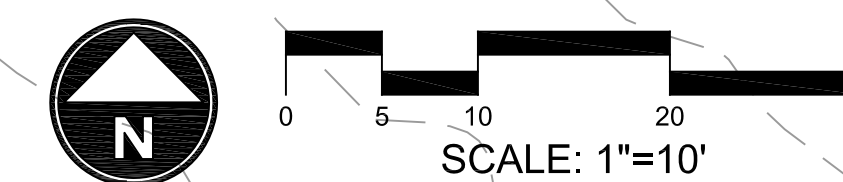
GRADING AND EROSION CONTROL NOTES

1. CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT CONTROL DEVICES WILL BE SCHEDULED. PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.
2. BEFORE CONSTRUCTION BEGINS, THE LIMITS OF DISTURBANCE BOUNDARY SHALL BE FLAGGED ON SITE AND APPROVED BY COUNTY REPRESENTATIVE AND THE ENGINEER. UNDER NO CIRCUMSTANCES SHALL SITE DISTURBANCE OCCUR OUTSIDE THE DESIGNATED AREAS AT ANY TIME DURING CONSTRUCTION.
3. EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS PERPENDICULAR TO THE SLOPE.
4. ALL PUBLIC ROADWAYS MUST BE CLEARED DAILY OF ALL DIRT, MUD AND DEBRIS DEPOSITED ON THEM AS A RESULT OF THE GRADING OPERATION AND PERFORMED TO THE SATISFACTION OF THE COUNTY ENGINEER.
5. DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE, STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR CONSTRUCTION ACTIVITIES.
6. A SWALE SEDIMENT TRAP FOR ALL DRAINAGEWAYS INTERCEPTED BY PROPOSED ROAD CONSTRUCTION WILL BE FORMED. TRAPS WILL BE PLACED IN SURFACE DRAIN DITCHES JUST BEFORE THE RUNOFF WATER LEAVES THE PROPERTY, ENTERS A WATERCOURSE OR IMMEDIATELY PRECEDING DITCH INLETS OR STABILIZED OUTLETS.
7. GRADING ADJACENT TO ALL STRUCTURES SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'. ALL PATIOS SHALL HAVE A MINIMUM OF 2% SLOPE AWAY FROM THE STRUCTURE.
8. FOUNDATION WALLS SHALL EXTEND A MINIMUM OF 6" ABOVE ALL ADJACENT FINISHED GRADES.
9. THE SITE SHALL BE GRADED TO DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW BALES.
10. SILT FENCE SHALL BE INSTALLED AT THE TOE OF ALL DOWNHILL SLOPES IN THE CONSTRUCTION AREAS. NO GRUBBED AREA SHALL BE WITHOUT SILT FENCE OR OTHER EROSION CONTROL DEVICE FOR LONGER THAN 48 HOURS. ALL SILT FENCE OR L.O.D. FENCING IS TO BE REPAIRED/REPLACED AS NECESSARY.
11. SEDIMENT TRAPS MUST OUTLET ONTO STABILIZED (PREFERABLY UNDISTURBED) GROUND, INTO A WATER COURSE, OR (IN THE CASE OF A SMALL DRAINAGEWAY) LEFT TO PERCOLATE INTO THE GROUND.
12. ALL SEED MIX SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10' BY 10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING MUST OCCUR.
13. FUGITIVE DUST SHALL BE CONTROLLED BY WATERING AND/OR CHEMICAL STABILIZATION, PROVIDING VEGETATIVE OR SYNTHETIC COVER AND WIND BREAKS CONSISTENT WITH UTAH STATE DIVISION OF AIR QUALITY STANDARDS.

ABBREVIATION LEGEND
 BS: BOTTOM OF STAIR
 BW: BOTTOM OF WALL
 EG: EXISTING GRADE
 FFE: FINISH FLOOR ELEVATION
 FG: FINISH GRADE
 FL: FLOWLINE
 FS: FINISH SURFACE
 LP: LOW POINT
 TS: TOP OF STAIR
 TW: TOP OF WALL
 WS: WATER SURFACE



1 EROSION CONTROL SILT FENCE DETAIL



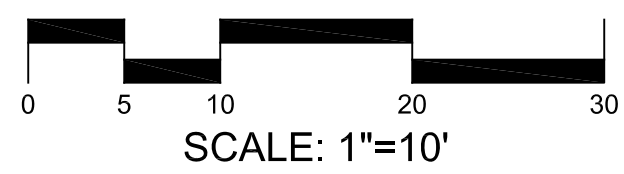
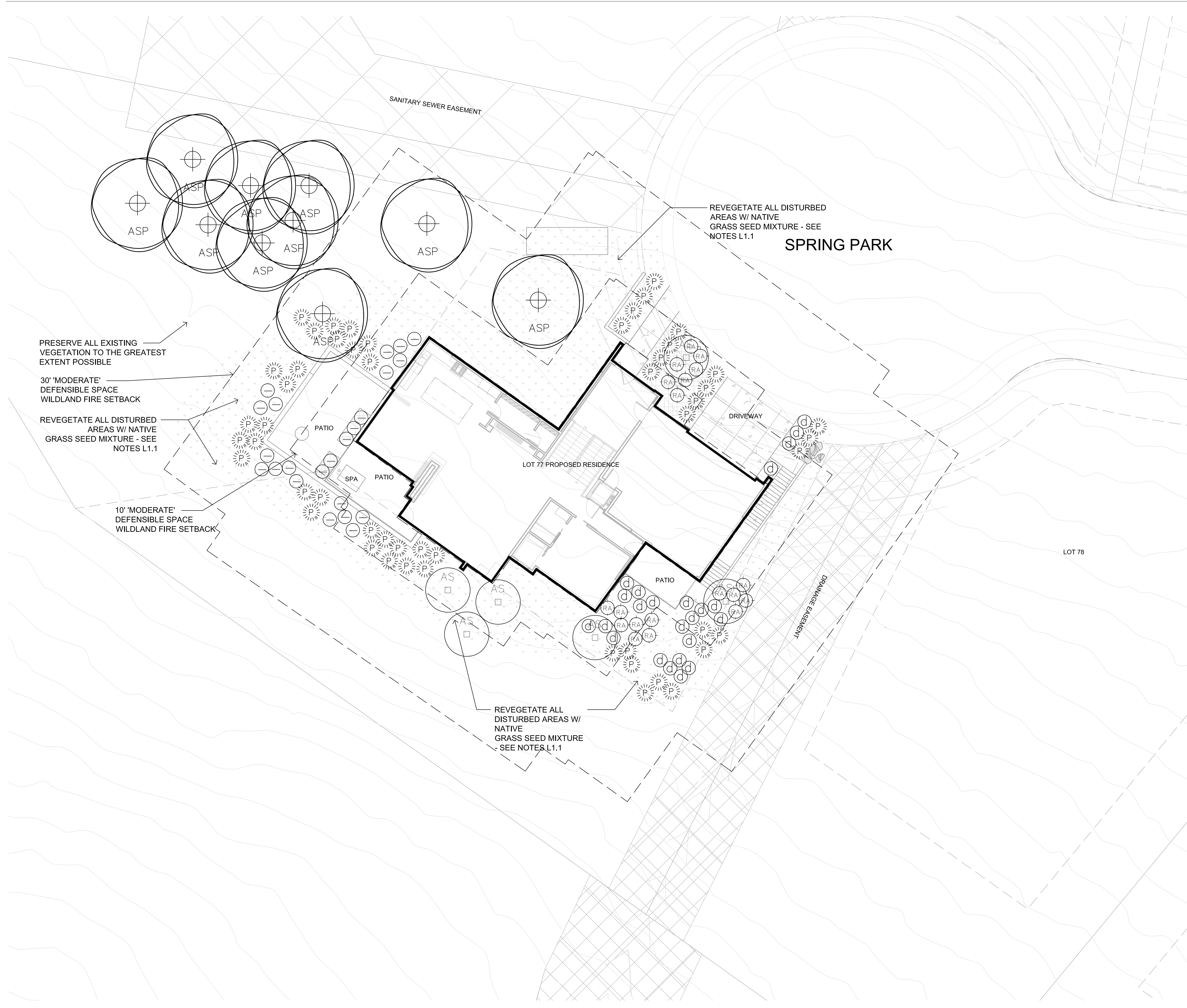
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REVIEW BY:	EL
VERSION:	PERMIT SET
REVISIONS:	
SHEET TITLE:	GRADING PLAN
SHEET NUMBER:	G1.0

BINGHAM RESIDENCE

LOT 77 SUMMIT POWDER MOUNTAIN

Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME
TREES	
ASP	Populus tremuloides Quaking Aspen
SHRUBS	
AS □	Amelanchier alnifolia Saskatoon Saskatoon Serviceberry
⊖	Ribes alpinum 'Green Mound'; Green Mound Alpine Currant
GRASSES	
⊙	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass
PERENNIALS	
⊕	Leucanthemum x superbum maximum 'Becky' Becky Daisy
⊖	Rudbeckia fulgida 'Goldstrum' Black Eyed Susan
MATERIALS	
⊙	Native Seed Mix Cabin Blend Seed Mix - Granite Seed
⊙	Shredded Bark Mulch As Approved by Landscape Architect
⊙	Wasatch Gray Chat Crusher Fines As Approved by Landscape Architect



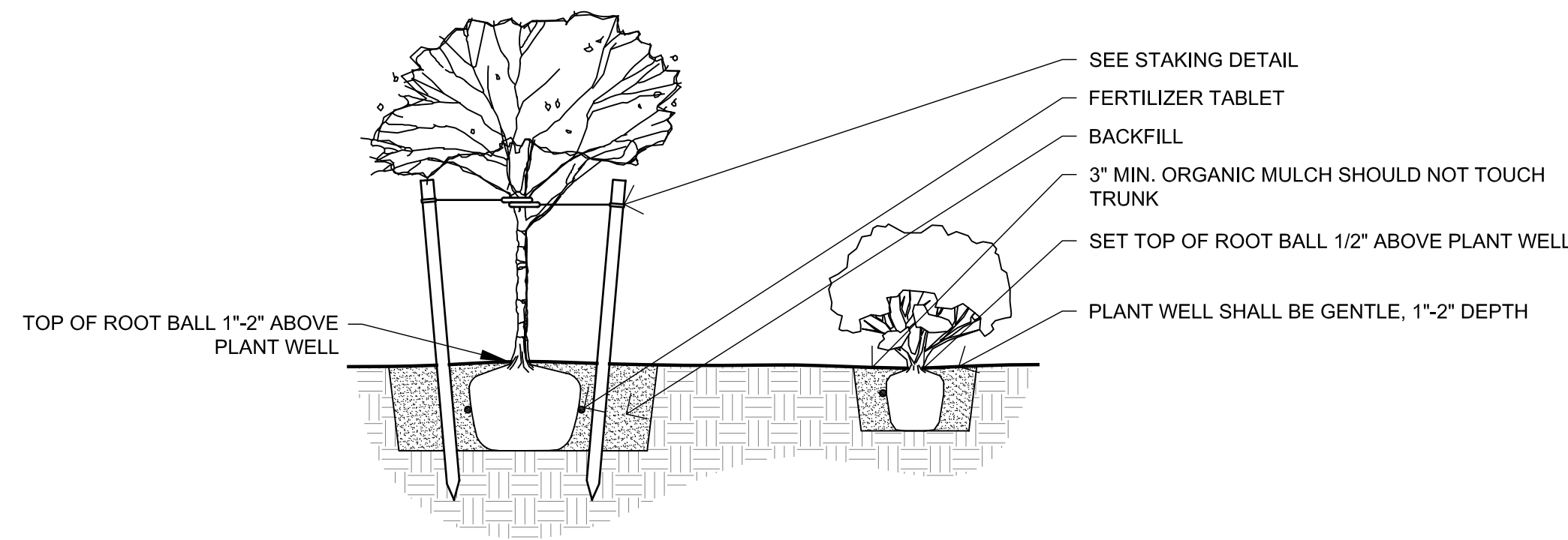
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LANDSCAPE PLAN

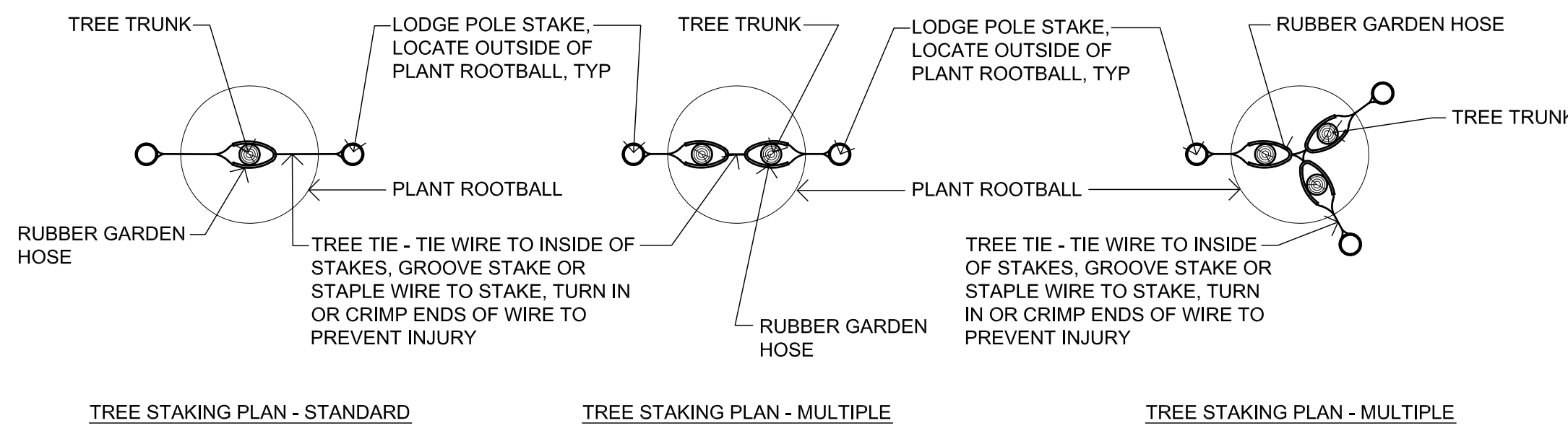
SHEET NUMBER:

L1.0

BACKFILL:
ONE PART MULCH TO THREE PARTS NATIVE SOIL.
PLANTING PIT SIZES:
1 GAL. OR 5 GAL. - 2X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 6"
15 GAL. OR LARGER - 3X WIDTH OF ROOT BALL, DEPTH = ROOT BALL + 12"
FERTILIZER TABLETS (21 GRAM AGRIFORM TABLETS):
1 PER 1 GAL., 3 PER 5 GAL., 5 PER 15 GAL., 1 PER 3" OF BOX SIZE (24" BOX OR LARGER)

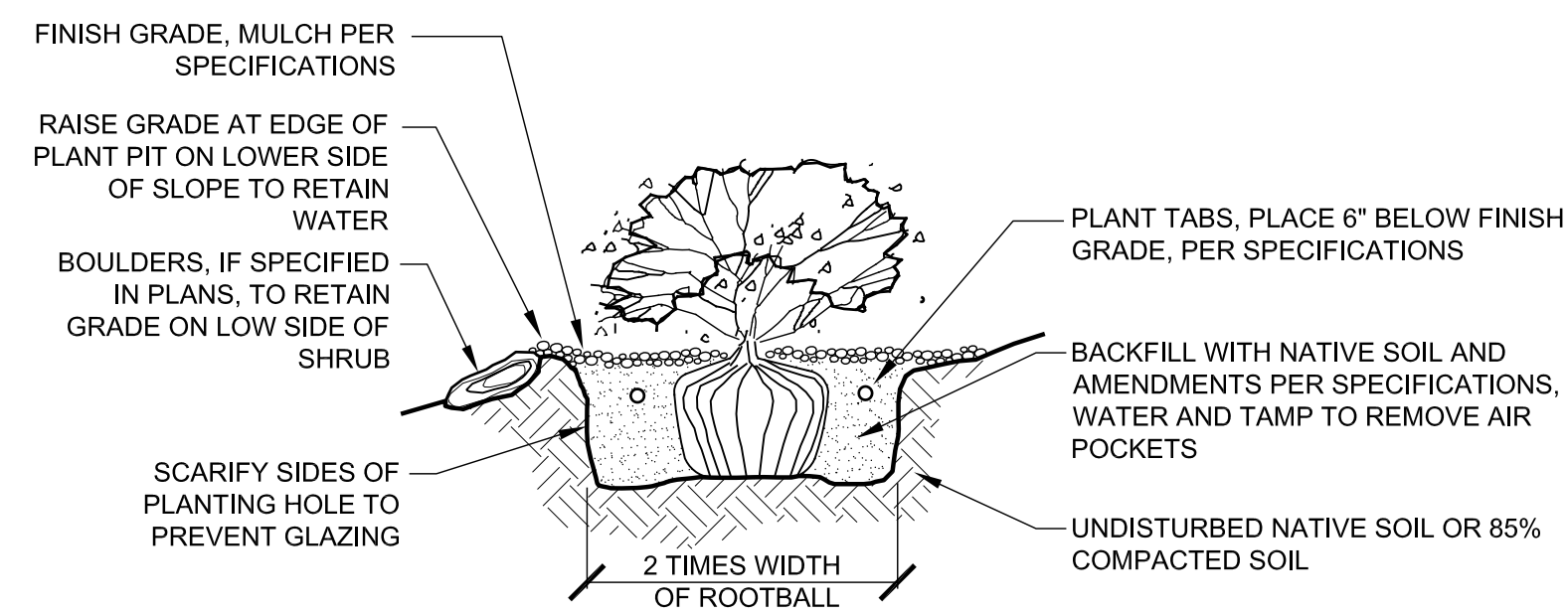


1 DECIDUOUS TREE AND SHRUB PLANTING

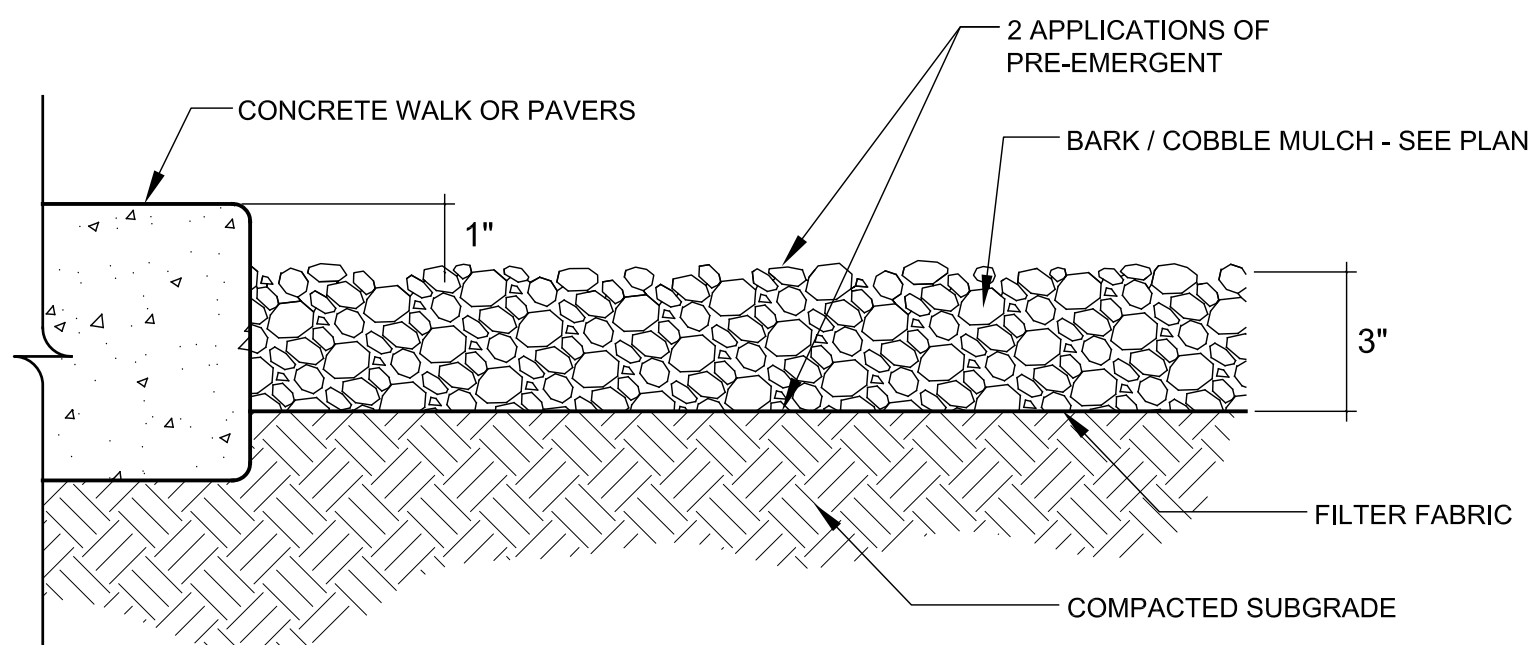


2 DECIDUOUS TREE STAKING

NOTE: ONLY STAKE TREES IF CONDITIONS REQUIRE IT

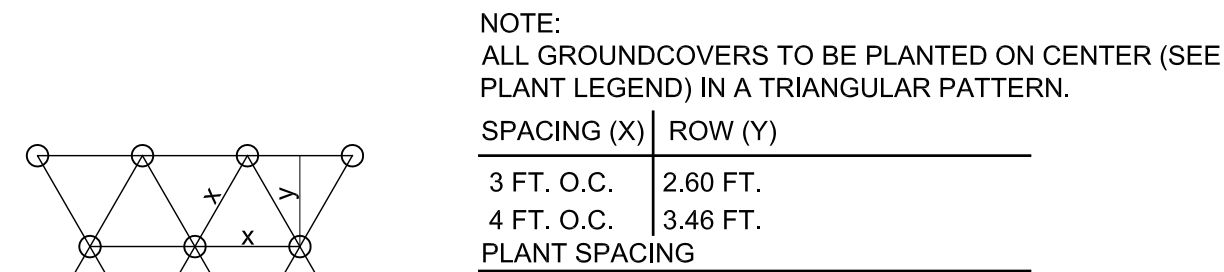


3 SHRUB PLANTING



NOTES:
1. SIZE AND COLOR OF MULCH IS SHOWN ON THE SITE PLAN AND LANDSCAPE PLAN.
2. PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE BEFORE INSTALLATION OF MULCH.
3. FINAL APPLICATION OF PRE-EMERGENT SHALL BE APPLIED TO FINISH GRADE AFTER INSTALLATION OF MULCH IS RAKED SMOOTH AND UNIFORM.

4 LANDSCAPE MULCH



MULCH SOIL TO A DEPTH OF 2", 1" IN DIAMETER. KEEP MULCH 2" AWAY FROM PLANT BASE
PREPARE SOIL PER SPECIFICATIONS AND ROTOTILL TO A DEPTH OF 6" PRIOR TO ANY SPRINKLER WORK
BACKFILL WITH NATIVE SOIL. APPLY FERTILIZER TO SURFACE AWAY FROM TRUNK PER SPECIFICATIONS

5 GROUNDCOVER SPACING

GENERAL LANDSCAPE NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, AND ALL SITE CONDITIONS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE PROJECT MANAGER AND ALL OTHER CONTRACTORS WORKING ON THE SITE.
2. THE FINISH GRADE OF ALL PLANTING AREAS SHALL BE SMOOTH, EVEN AND CONSISTENT, FREE OF ANY HUMPS, DEPRESSIONS OR OTHER GRADING IRREGULARITIES. THE FINISH GRADE OF ALL LANDSCAPE AREAS SHALL BE GRADED CONSISTENTLY 3/4" BELOW THE TOP OF ALL SURROUNDING WALKS, CURBS, ETC.
3. THE CONTRACTOR SHALL STAKE THE LOCATION OF ALL PLANTS FOR APPROVAL PRIOR TO PLANTING. TREES SHALL BE LOCATED EQUIDISTANT FROM ALL SURROUNDING PLANT MATERIAL. SHRUBS AND GROUND COVERS SHALL BE TRIANGULAR AND EQUALLY SPACED.
4. THE PLANT MATERIALS LIST IS PROVIDED AS AN INDICATION OF THE SPECIFIC REQUIREMENTS OF THE PLANTS SPECIFIED, WHEREVER IN CONFLICT WITH THE PLANTING PLAN, THE PLANTING PLAN SHALL GOVERN.
5. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, LABOR AND EQUIPMENT REQUIRED FOR THE PROPER COMPLETION OF ALL LANDSCAPE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS.
6. ALL PLANT MATERIALS SHALL BE APPROVED PRIOR TO PLANTING. THE OWNER/LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT ANY AND ALL PLANT MATERIAL NOT CONFORMING TO THE SPECIFICATIONS. THE OWNER/LANDSCAPE ARCHITECTS DECISION WILL BE FINAL.
7. THE CONTRACTOR SHALL KEEP THE PREMISES, STORAGE AREAS AND PAVING AREAS NEAT AND ORDERLY AT ALL TIMES. REMOVE TRASH, SWEEP, CLEAN, HOSE, ETC. DAILY.
8. THE CONTRACTOR SHALL PLANT ALL PLANTS PER THE PLANTING DETAILS, STAKE/GUY AS SHOWN. TOP OF ROOT BALLS SHALL BE PLANTED FLUSH WITH FINISH GRADE.
9. THE CONTRACTOR SHALL NOT IMPEDE DRAINAGE IN ANY WAY. THE CONTRACTOR SHALL ALWAYS MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, WALLS, ETC.
10. THE CONTRACTOR SHALL MAINTAIN ALL WORK UNTIL ALL WORK IS COMPLETE AND ACCEPTED BY THE OWNER. UPON COMPLETION OF LANDSCAPE WORK AN INSPECTION FOR ACCEPTANCE OF THE WORK SHALL BE HELD. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR SCHEDULING OF INSPECTION AT LEAST SEVEN (7) DAYS IN ADVANCE.
11. THE CONTRACTOR SHALL MAINTAIN AND GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER. REPLACEMENT PLANTS SHALL BE GUARANTEED FOR AN ADDITIONAL 90 DAYS. MAINTENANCE SHALL INCLUDE MOWING, WEEDING, FERTILIZING, CLEANING, INSECTICIDES, HERBICIDES, ETC.
12. NATIVE GRASS SEEDING AREAS TO BE THE CABIN BLEND MIXTURE:
CABIN BLEND GENERALLY CONTAINS: MOUNTAIN BROME (BROMUS MARINATES), SLENDER WHEATGRASS (ELYMUS TRACHYCAULUS SSP. TRACHYCAULUS), SANDBERG BLUEGRASS (POA SECUNDA SSP. SANDBERGII), BIG BLUEGRASS (POA SECUNDA SSP. AMPLA), SHEEP FESCUE (FESTUCA OVINA), WESTERN WHEATGRASS (PASCOPYRUM SMITHII), AND BEARDLESS BLUEBUNCH WHEATGRASS (PSEUDOROEGNERIA SPICATA SSP. INERMIS) SEEDING RATE: 35 LBS PLS/ACRE
13. ALL DISTURBED AREAS OUTSIDE MULCHED LANDSCAPE BEDS ARE TO BE SEEDDED WITH NATIVE GRASS MIXTURE.

IRRIGATION NOTE:

1. ALL PLANT MATERIALS SHOWN ON THE DRAWING SHALL BE SERVICED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. ALL SHRUB BED AREAS, INCLUDING TREES SHALL BE IRRIGATED WITH A LOW PRESSURE DRIP IRRIGATION SYSTEM. ALL GRASS AREAS, EITHER NATIVE OR MANICURED SHALL BE IRRIGATED WITH A BROADCAST IRRIGATION SYSTEM.
2. THE CONTRACTOR IS TO HAVE A QUALIFIED IRRIGATION SYSTEM SPECIALIST PREPARE A DESIGN FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AND SUBMIT DRAWINGS TO THE ENGINEER FOR APPROVAL AT LEAST 30 DAYS PRIOR TO THE SYSTEM INSTALLATION.
3. UNDERGROUND IRRIGATION SYSTEM DRAWINGS SHALL BE PREPARED ON 24"X 36" SHEETS, NEATLY DRAWN AND VERY LEGIBLE. DRAWINGS ARE TO INCLUDE HEAD SPACING, TYPES OF HEADS, PIPING WITH SIZES, VALVES, FITTINGS AND ALL OTHER ITEMS REQUIRED FOR PROPER INSTALLATION OF THE SYSTEM.
4. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL IRRIGATION SLEEVES PRIOR TO PLACEMENT OF HARD IMPROVEMENTS. COORDINATE WITH THE GENERAL CONTRACTOR.
5. THE UTILITY CONTRACTOR IS TO PROVIDE AN IRRIGATION SYSTEM CONNECTION TO EITHER THE CULINARY OR SECONDARY WATER LINE WITH A BACK FLOW PREVENTION DEVICE, AS APPLICABLE, WITHIN STATE AND LOCAL JURISDICTIONAL CODES. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THIS ITEM WITH THE UTILITY CONTRACTOR. IF SECONDARY WATER IS USED, THE SYSTEM SHALL BE FILTERED WITH A CLEANABLE FILTER SYSTEM.
6. THE IRRIGATION CONTROL BOX SHALL BE LOCATED AT THE DIRECTION OF THE PROJECT MANAGER/OWNER.

Plant Schedule

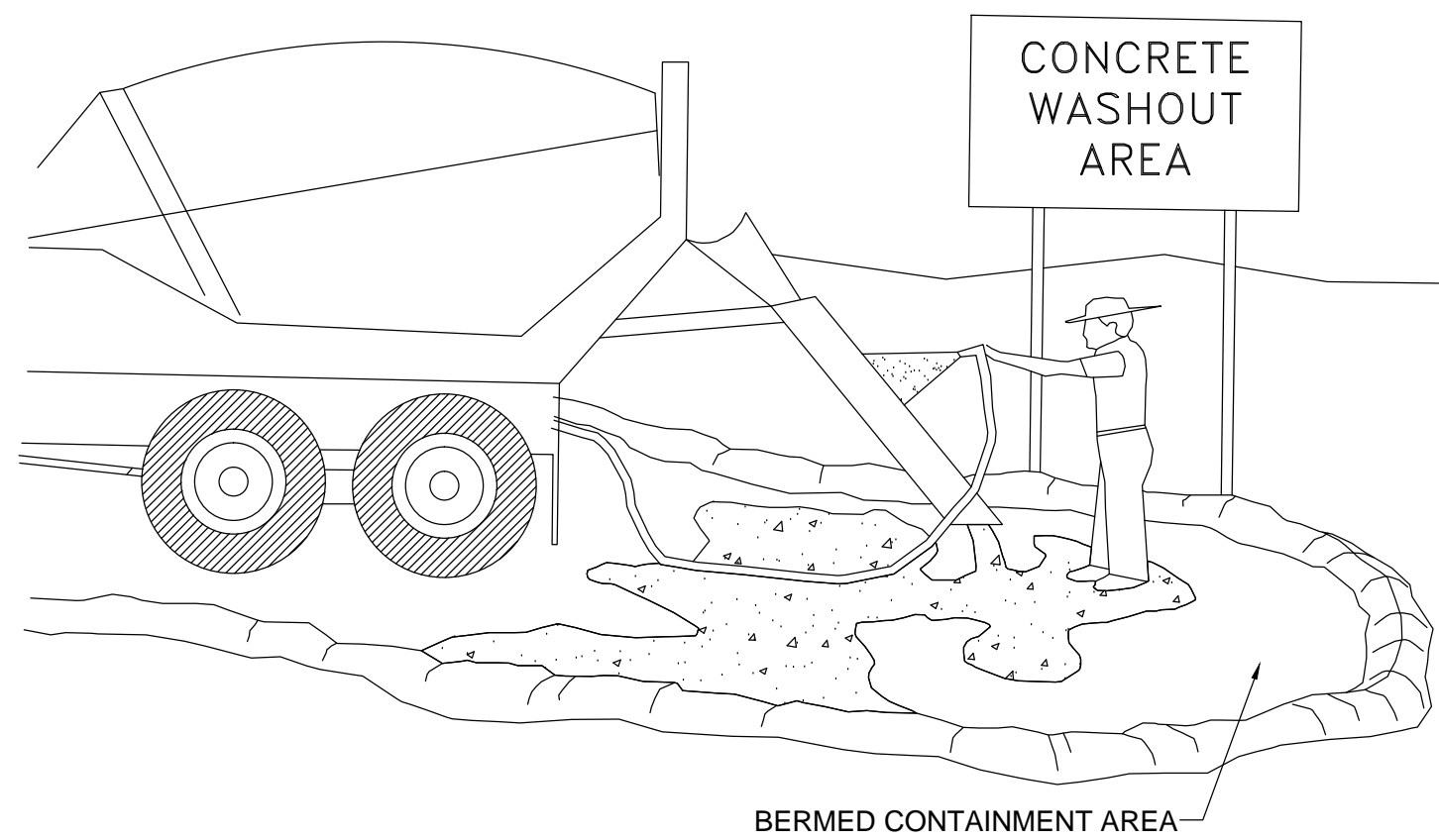
QUANTITY	SYMBOL	BOTANICAL/Common NAME	SIZE
TREES			
10	ASP	Populus tremuloides Quaking Aspen	2" CAL. 35'x20'
SHRUBS			
6	AS	Amelanchier alnifolia Saskatoon Saskatoon Serviceberry	5 Gal. 10'x10"
19	AS	Ribes alpinium 'Green Mound'; Green Mound Alpine Currant	5 Gal. 3'x3'
GRASSES			
52	AS	Panicum virgatum 'Heavy Metal' Heavy Metal Switch Grass	1 Gal. 5'x3'
PERENNIALS			
24	AS	Leucanthemum x superbum maximum 'Becky' Becky Daisy	1 Gal. 36"x 24"
23	AS	Rudbeckia fulgida 'Goldstrum' Black Eyed Susan	1 Gal. 3'x2'
MATERIALS			
4,570 S.F.	AS	Native Seed Mix Cabin Blend Seed Mix - Granite Seed	Hydroseed
3 C.Y.	AS	Shredded Bark Mulch As Approved by Landscape Architect	3" Depth
3 C.Y.	AS	Wasatch Gray Chat Crusher Fines As Approved by Landscape Architect	3" Depth

DATE:	AUGUST 2014
PROJECT:	000.0000.25
DRAWN BY:	MP
REVIEW BY:	EL
VERSION:	PERMIT SET
REVISIONS:	

SHEET TITLE:
**LANDSCAPE NOTES
DETAILS & SCH.**

SHEET NUMBER:

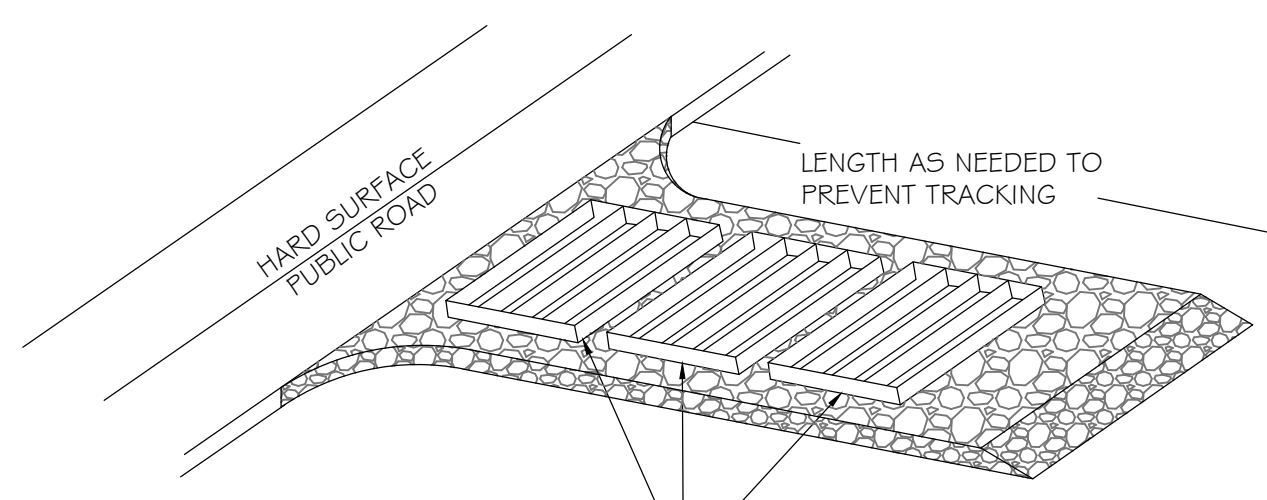
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- NOTES:**
1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
 3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

EROSION CONTROL NOTES:

1. SANDBAGS WILL BE PLACED AT DISCHARGE LOCATIONS TO CONTAIN AND DIVERT STORM WATER THROUGH THE INLET PROTECTION.
2. AN EARTHEN BERM 6" HIGH WILL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DIVERT IT TO DISCHARGE AREAS.
3. STORM WATER WILL BE DISCHARGED INTO AN EXISTING DRAINAGE SYSTEM. EXISTING LINES SHALL BE INSPECTED PRIOR TO CERTIFICATE OF OCCUPANCY AND CLEANED IF NECESSARY.
4. THE STORM WATER POLLUTION PREVENTION PLAN SHALL CONFORM TO ALL STATE DIVISION OF ENVIRONMENTAL PROTECTION REGULATIONS.



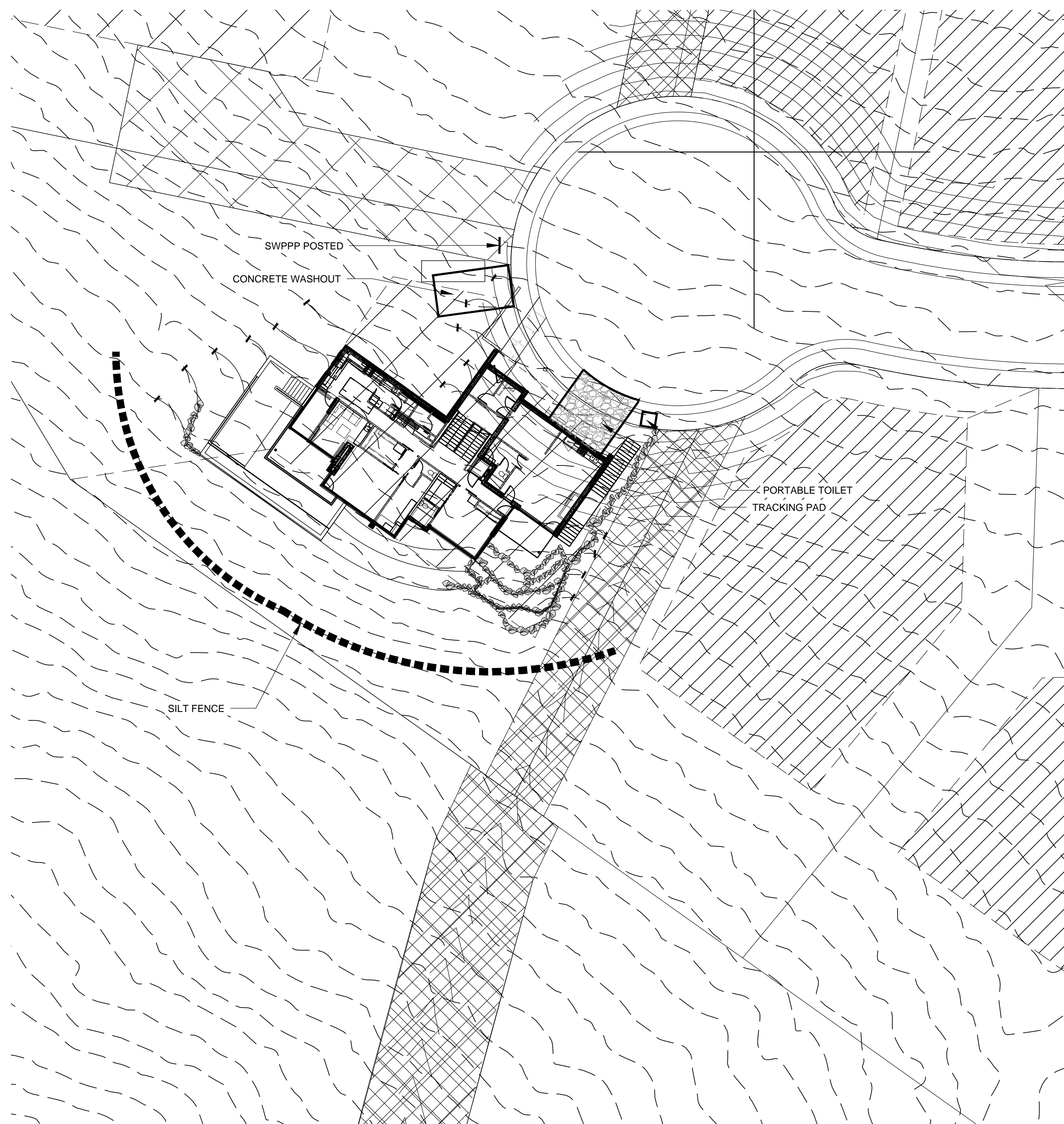
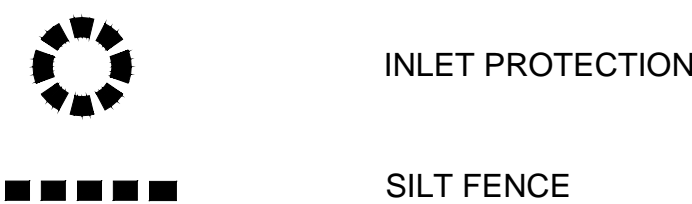
ENTRANCE STABILIZATION NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT-OF-WAY, STREET, ALLEY AND SIDEWALK OR PARKING AREA.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE NOTES:

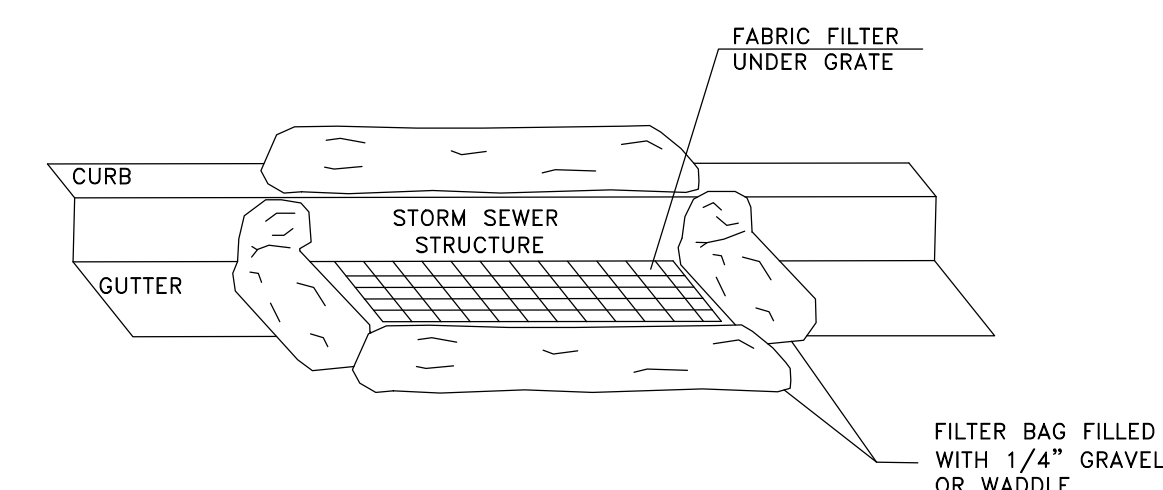
1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

NOTE:
CONTRACTOR SHALL COMPLETE AND SUBMIT A STATE NOTICE OF INTENT (NOI) AND A STORM WATER POLLUTION PREVENTION PLAN BOOKLET

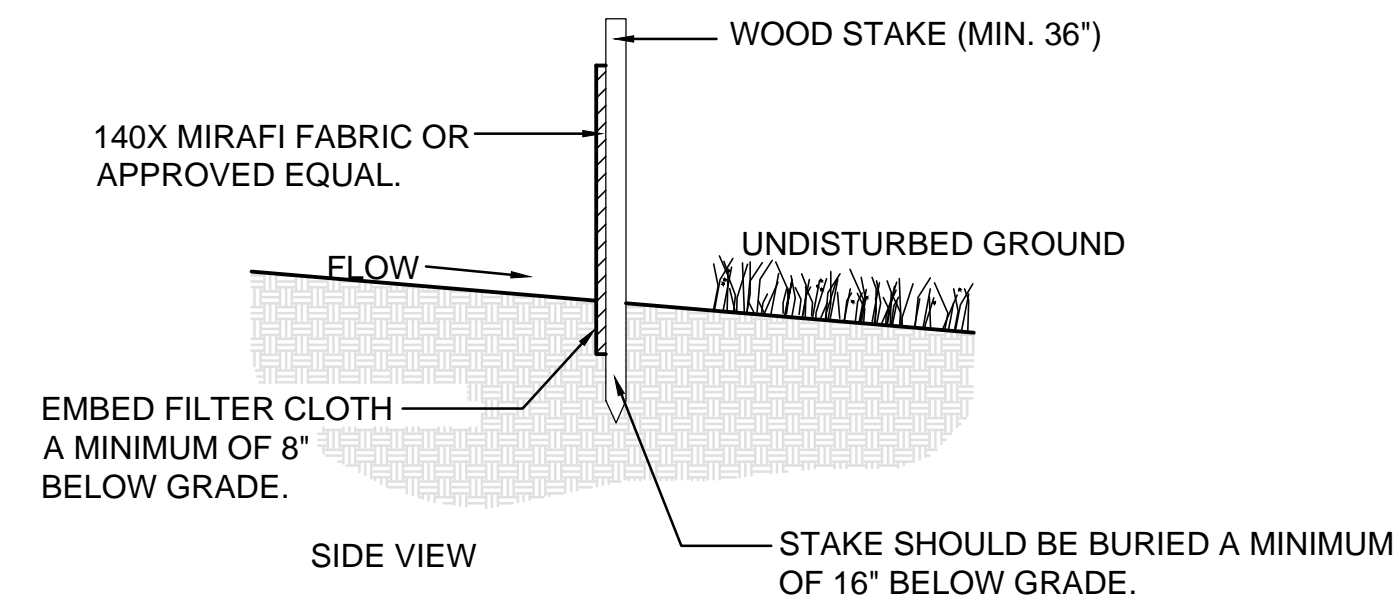
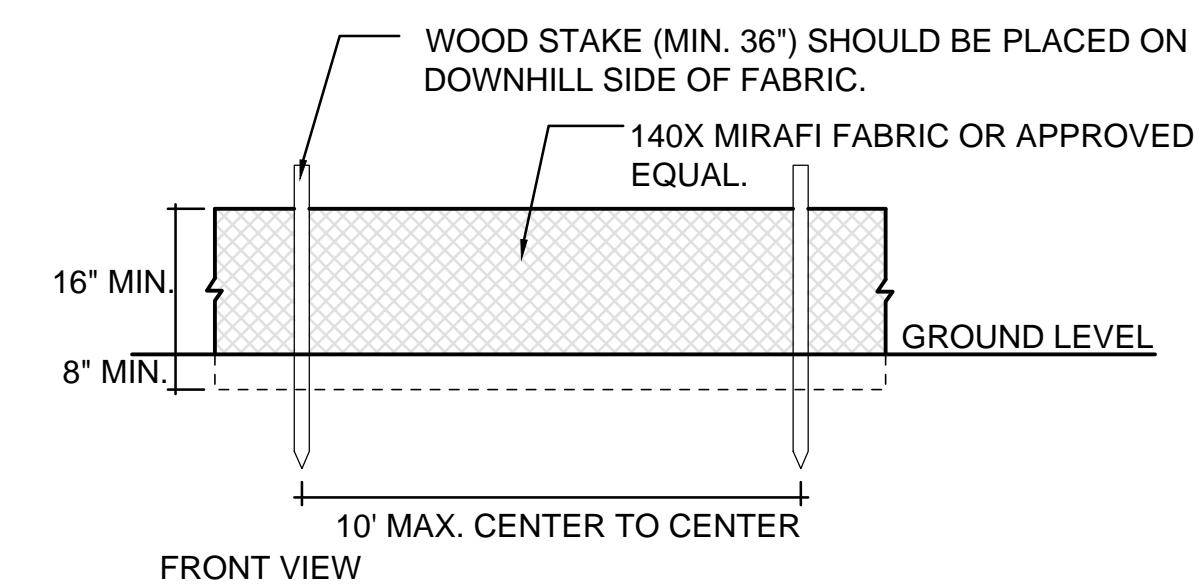


ABBREVIATIONS

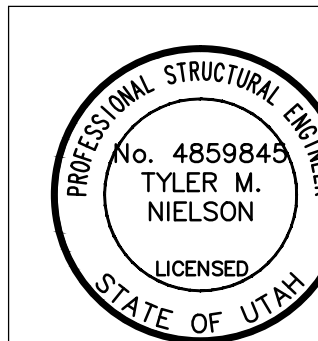
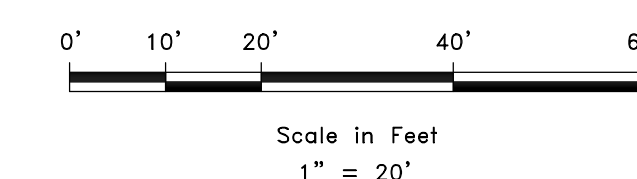
- (NOTE: ALL ITEMS MAY NOT APPEAR ON EACH SHEET)
- EOA - EDGE OF ASPHALT
 - EOC - EDGE OF CONCRETE
 - EG - EDGE OF GRAVEL
 - ET - EDGE OF TURF
 - FFE - FINISH FLOOR ELEVATION
 - GB - GRADE BREAK
 - HP - HIGH POINT
 - IE - INVERT ELEVATION
 - TA - TOP OF ASPHALT
 - TBC - TOP BACK OF CURB
 - TC - TOP OF CONCRETE
 - TG - TOP OF GRATE
 - TGS - TOP OF GRAVEL SURFACE
 - TW - TOP OF WALK
 - TRW - TOP OF RETAINING WALL



INLET PROTECTION

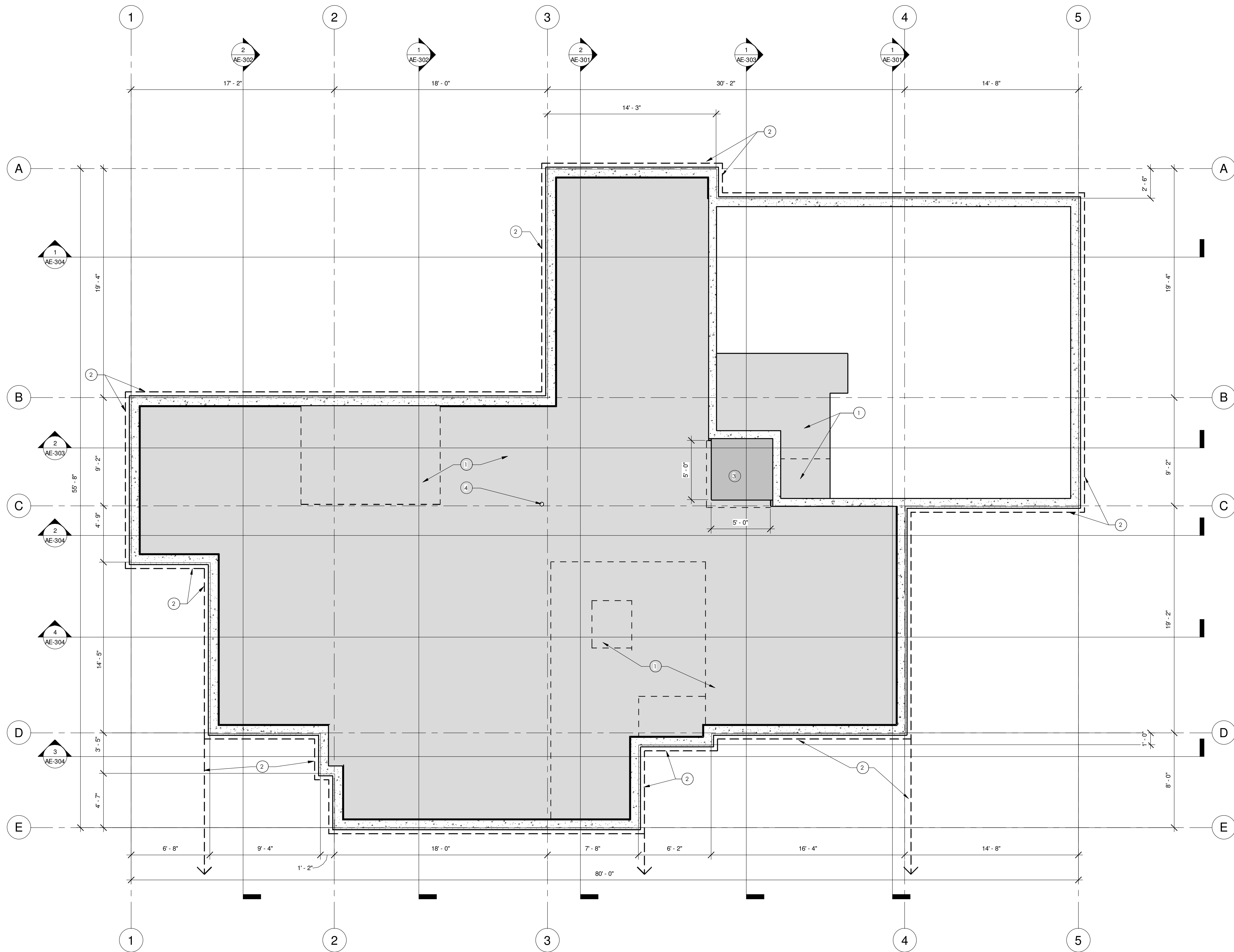


SILT FENCE



REV.	DATE
PROJECT #	
DATE:	JULY 2014
TITLE:	SWPPP

SHEET:



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

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF FOUNDATION WALL.
- B. THIS PLAN IS FOR DIMENSIONAL & LAYOUT PURPOSES; COORDINATE W/ STRUCTURAL.
- C. COORDINATE W/ FINISH PLAN FOR LOCATIONS OF RECESSED FLOOR REQUIREMENTS.

KEYED NOTES

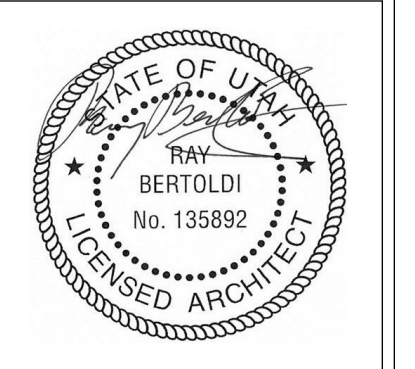
- 1 1 1/2" RECESS - VERIFY BASED ON FINISH ASSEMBLY; ENSURE SLOPE TO DRAIN AT SHOWERS
- 2 PERIMETER FOUNDATION DRAINAGE SYSTEM: AT FOUNDATION WALL PROVIDE WATERPROOF MEMBRANE, DRAINAGE BOARD, & FILTER FABRIC TO 4" FOUNDATION DRAIN. DAYLIGHT TO DOWNHILL SIDE OF SITE
- 3 ELEVATOR PIT: VERIFY DEPTH AND SUMP REQUIREMENTS WITH ELEVATOR MANUFACTURER
- 4 RADON GAS VENT PIPE INTO SLAB GRAVEL EXTENDED THROUGH ROOF. COORDINATE W/ WALL CHASE @ MAIN FLOOR

NOTE: COORDINATE ALL TOP OF FOUNDATION ELEVATIONS AND FOUNDATION STEPS WITH ARCHITECTURAL DRAWINGS AND GRADING PLAN PRIOR TO POURING FOUNDATION. ANY INCONSISTENCIES OR QUESTIONS ARE TO BE REPORTED TO THE ARCHITECT PRIOR TO FORMING AND POURING FOUNDATION.

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.



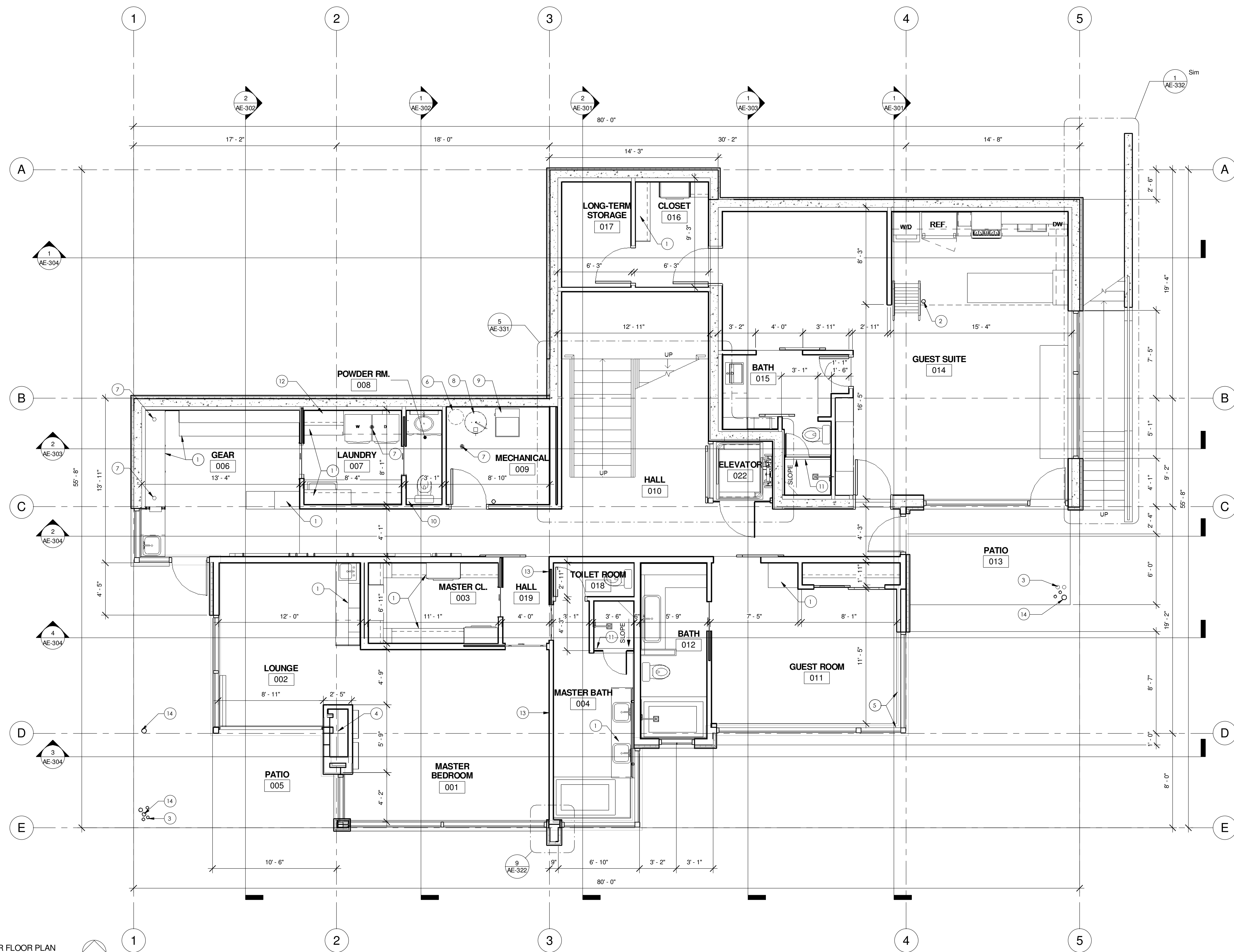
BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: FOUNDATION PLAN

SHEET:
AE-001



1 LOWER FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

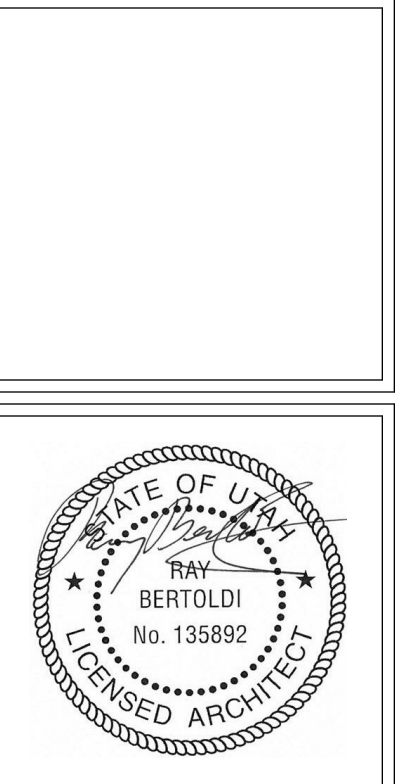
- A. ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED (U.N.O.)
- B. PROVIDE WATER RESISTANT GWB AT WET LOCATIONS.
- C. PROVIDE SOLID BLOCKING AS REQ'D FOR ART, CABINETS, FIXTURES, EQUIPMENT AND ACCESSORIES AS REQ'D BY EACH COMPONENT'S MANUFACTURER, INCLUDING OWNERS ACCESSORIES AND EQUIPMENT.
- D. ALL DOORS SHALL BE INSTALLED 4" FROM WALL U.N.O.
- E. REFER TO FINISH PLAN FOR INTERIOR ELEVATION REFERENCES.
- F. ALL INTERIOR WALLS TO BE WOOD STUDS WITH 5/8" GWB BOTH SIDES U.N.O.
- G. WALLS AND CEILINGS OF GARAGES ARE TO HAVE 5/8" GWB (PAINT).
- H. SOUND INSULATE ALL WALLS.
- I. FIREPLACE FLUES TO BE FRAMED WITH REQUIRED IRC CLEARANCES.
- J. PROVIDE FOR RADON GAS VENTILATION UNDER SLAB.
- K. PLUMBING DRAIN STACKS SHALL BE CAST IRON

KEYED NOTES

- 1 MILLWORK; REFER TO INTERIOR ELEVATIONS
- 2 COLUMN; REFER TO STRUCTURAL
- 3 SCULPTURAL COLUMN; COORDINATE W/ STRUCTURAL/ARCHITECT
- 4 PROPANE FIRED FIREPLACE
- 5 SOLAR PHOTO VOLTIC PANEL INSTALLATION; REFER TO SECTIONS
- 6 SEWER INJECTOR PUMP FOR LOWER LEVEL GRAVITY FEED FOR MAIN FLOOR
- 7 PROVIDE FLOOR DRAIN
- 8 PROPANE FIRED WATER HEATER (50 GAL) WITH RECIRCULATION PUMP SYSTEM
- 9 PROPANE FIRED BOLLER; REFER TO HVAC DRAWINGS
- 10 RADON GAS VENT PIPE INTO SLAB GRAVEL EXTENDED THROUGH ROOF; COORDINATE W/ WALL CHASE @ MAIN FLOOR
- 11 INFINITY DRAIN
- 12 LAUNDRY CHUTE
- 13 INSTALL RESILIENT CHANNEL BEHIND GYPSUM WALL BOARD AT WALL BETWEEN MASTER BATH 004 AND MASTER BEDROOM 001 & HALL 019
- 14 STEEL COLUMN; REFER TO STRUCTURAL

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BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310

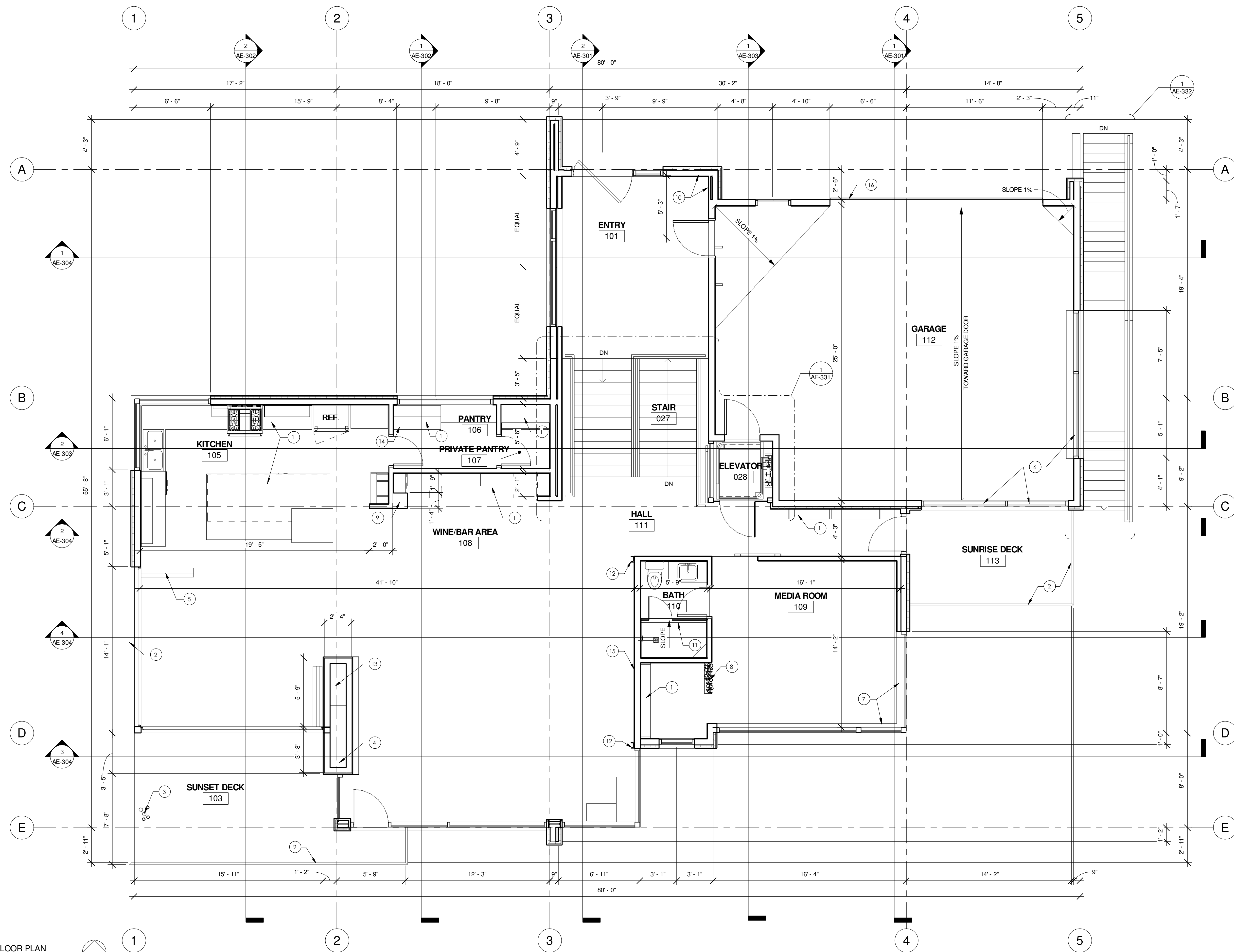


REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: LOWER FLOOR PLAN

SHEET:
AE-101

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.



1 MAIN FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES

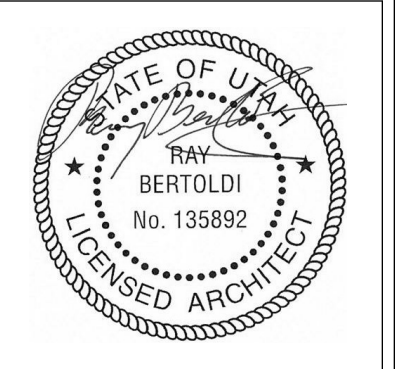
- A. ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED (U.N.O.)
- B. PROVIDE WATER RESISTANT GWB AT WET LOCATIONS.
- C. PROVIDE SOLID BLOCKING AS REQ'D FOR ART. CABINETS, FIXTURES, EQUIPMENT AND ACCESSORIES AS REQ'D BY EACH COMPONENTS MANUFACTURER, INCLUDING OWNERS ACCESSORIES AND EQUIPMENT.
- D. ALL DOORS SHALL BE INSTALLED 4" FROM WALL, U.N.O.
- E. REFER TO FINISH PLAN FOR INTERIOR ELEVATION REFERENCES.
- F. ALL INTERIOR WALLS TO BE WOOD STUDS WITH 5/8" GWB BOTH SIDES U.N.O.
- G. WALLS AND CEILINGS OF GARAGES ARE TO HAVE 5/8" GWB (PAINT).
- H. SOUND INSULATE ALL WALLS.
- I. FIREPLACE FLUES TO BE FRAMED WITH REQUIRED IRC CLEARANCES.
- J. PROVIDE FOR RADON GAS VENTILATION UNDER SLAB.
- K. PLUMBING DRAIN STACKS SHALL BE CAST IRON

KEYED NOTES

- 1 MILLWORK; REFER TO INTERIOR ELEVATIONS
- 2 STEEL CABLE RAILING, REFER TO DETAIL 2/AE-332
- 3 SCULPTURAL COLUMN; COORDINATE W/ STRUCTURAL/ARCHITECT
- 4 PROPANE ASSISTED WOOD BURNING FIREPLACE
- 5 FOLD-AWAY GLAZED PANELS, REFER TO OPENING SCHEDULE
- 6 SOLAR EVACUATED TUBE INSTALLATION
- 7 SOLAR PHOTO VOLTAGIC PANEL INSTALLATION, REFER TO SECTIONS
- 8 SCULPTURAL SCREEN, REFER TO INTERIOR ELEVATIONS
- 9 RADON GAS VENT PIPE INTO SLAB GRAVEL EXTENDED THROUGH ROOF; COORDINATE W/ WALL CHASE @ MAIN FLOOR
- 10 CUSTOM COAT HOOKS, PROVIDE NECESSARY BACKING
- 11 INFINITY DRAIN
- 12 C-CHANNEL COLUMN, REFER TO INTERIOR ELEVATIONS
- 13 PROPANE FIRED FIREPLACE
- 14 LAUNDRY CHUTE
- 15 SNOWFENCE
- 16 SLAB EDGE

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BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310

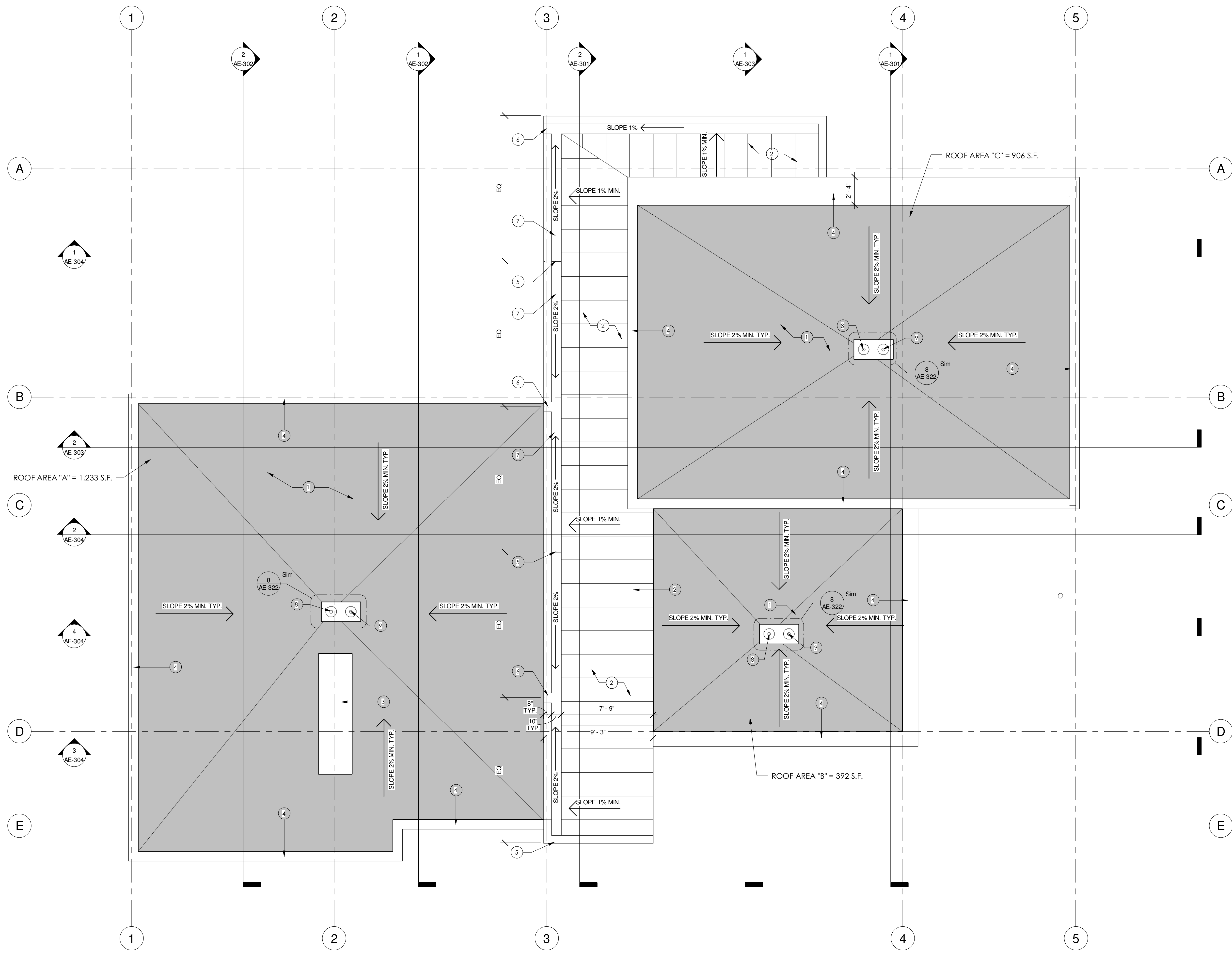


REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: MAIN FLOOR PLAN

SHEET:
AE-102

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.



GENERAL NOTES

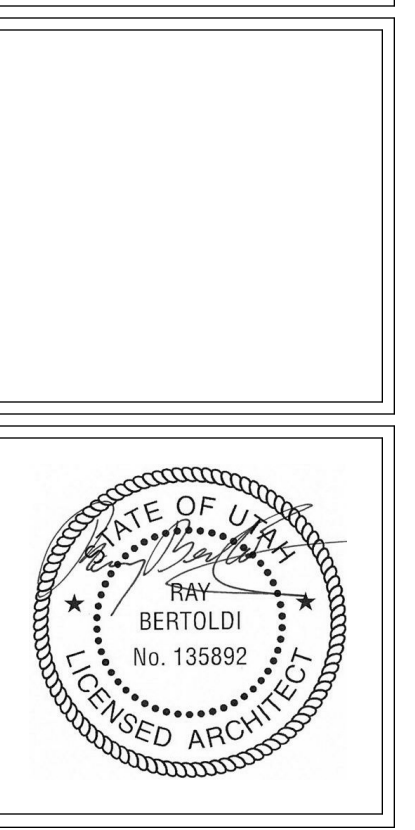
1. PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WINDOWS, DOORS, AND PENETRATIONS TO ROOF.
2. PROVIDE HEAT TAPE @ EACH DRAIN WITH GFPE PER IRC E4101.7

KEYED NOTES

1. INSTALL "LIVE ROOF" STANDARD SYSTEM OVER SINGLE PLY MEMBRANE ROOFING SYSTEM (COLOR: GRAY) OVER TAPERED RIGID INSULATION, SLOPED TO DRAIN. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION DETAILS FOR EACH SYSTEM.
2. PREFINISHED ZINC ROOF PANELS
3. PREFINISHED ZINC CHIMNEY CAP
4. PRE-FINISHED METAL PARAPET CAP
5. RIDGE
6. PRE-FINISHED METAL 10" SCUPPER
7. PRE-FINISHED METAL GUTTER SLOPED TO SCUPPER
8. PRIMARY ROOF DRAIN. DRAINING PIPE SIZE IS TO MEET IPC SECTION 1106
9. SECONDARY ROOF DRAIN. DRAIN SIZE TO MEET IPC 1108.3 FOR SECONDARY DRAIN REQUIREMENTS

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BINGHAM RESIDENCE
 LOT 77
 SUMMIT POWDER MOUNTAIN, UT 84310



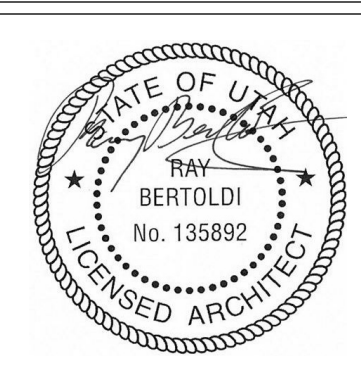
REV.	DATE

PROJECT # 1333
 DATE: 8/21/14
 TITLE:
 ROOF PLAN

SHEET:
AE-103

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

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.



REV.	DATE

PROJECT # 1333
 DATE: 8/21/14
 TITLE: LOWER FLOOR REFLECTED CEILING PLAN

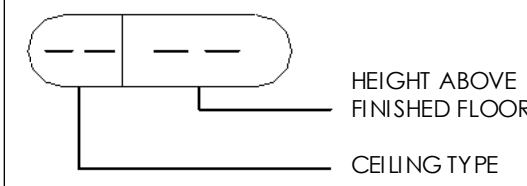
SHEET:

AE-111

GENERAL NOTES

- FIRE PROTECTION:** PROVIDE NFPA 13R TYPE FIRE PROTECTION SYSTEM THROUGHOUT STRUCTURE. ALL HEADS ARE TO BE CONCEALED TYPE AND COVERS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE. LOCATION OF ALL HEADS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- CEILING HEIGHTS ARE APPROXIMATE.** REFER TO BUILDING SECTIONS FOR STRUCTURE BEARING HEIGHTS. COORDINATE EXACT INSTALLATION LOCATION/HEIGHT WITH ARCHITECT.
- PROVIDE WATER RESISTANT GWB AT WET LOCATIONS.**
- PROVIDE SMOKE/FIRE ALARMS PER IRC.**
- ALL LIGHT FIXTURES TO HAVE LED BULBS U.N.O.**
- ALL LIGHT FIXTURES TO BE ON DIMMER SWITCHES.**

LEGEND



CEILING TYPES

- 5/8" GWB ATTACHED TO STRUCTURE, PAINTED
- EXPOSED BOTTOM OF DECK
- 5/8" GWB ATTACHED TO SUSPENDED FRAMING SYSTEM, PAINTED.
- T&G CEDAR PLANKS ATTACHED TO STRUCTURE
- HORIZONTAL RECLAIMED WOOD ATTACHED TO STRUCTURE
- PRE-FINISHED ZINC PANELS ATTACHED TO STRUCTURE

SYMBOL KEY

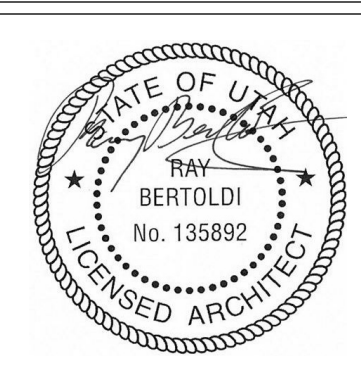
- LED RECESSED CAN LIGHT FIXTURE
- LED RECESSED DIRECTIONAL ART LIGHT
- LED RECESSED CAN, DIRECTIONAL LIGHT
- LED UNDER CABINET LIGHTING
- LED COVE LIGHTING
- LED WET LOCATION RECESSED CAN LIGHT
- LED EXTERIOR WALL MOUNT LIGHT FIXTURE
- LED PHOTO CELL WALL MOUNT LIGHT FIXTURE
- LED PENDANT LIGHT FIXTURE
- EXHAUST FAN
- LED WALL MOUNT VANITY LIGHT FIXTURE
- LED WALL SCONCE LIGHT FIXTURE
- 4' WRAP AROUND FLUORESCENT LIGHT FIXTURE
- LED STEP LIGHT
- LED CUSTOM LIGHT BOXES, COORD. WITH ARCHITECT
- LED SURFACE MOUNTED LIGHT FIXTURE
- CEILING FAN
- CARBON MONOXIDE/SMOKE DETECTOR. DETECTORS SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY AND PROVIDED WITH BATTERY BACK-UP. LOCATIONS AND INSTALLATION ARE TO MEET IRC R314.4 AND R315.1 AND STATE AMENDMENTS
- REGISTER, REFER TO HVAC PLANS
- LED PERIMETER MOTION DETECTOR/FLOOD LIGHT.

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1 LOWER FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"



REV.	DATE
PROJECT #	1333
DATE:	8/21/14
TITLE:	MAIN FLOOR REFLECTED CEILING PLAN

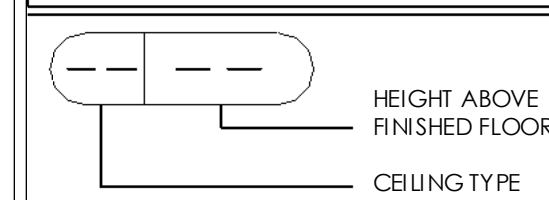
SHEET:

AE-112

GENERAL NOTES

- FIRE PROTECTION:** PROVIDE NFPA 13R TYPE FIRE PROTECTION SYSTEM THROUGHOUT STRUCTURE. ALL HEADS ARE TO BE CONCEALED TYPE AND COVERS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE. LOCATION OF ALL HEADS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- CEILING HEIGHTS ARE APPROXIMATE. REFER TO BUILDING SECTIONS FOR STRUCTURE BEARING HEIGHTS. COORDINATE EXACT INSTALLATION LOCATION/HEIGHT WITH ARCHITECT.
- PROVIDE WATER RESISTANT GWB AT WET LOCATIONS.
- PROVIDE SMOKE/FIRE ALARMS PER IRC.
- ALL LIGHT FIXTURES TO HAVE LED BULBS U.N.O.
- ALL LIGHT FIXTURES TO BE ON DIMMER SWITCHES.

LEGEND

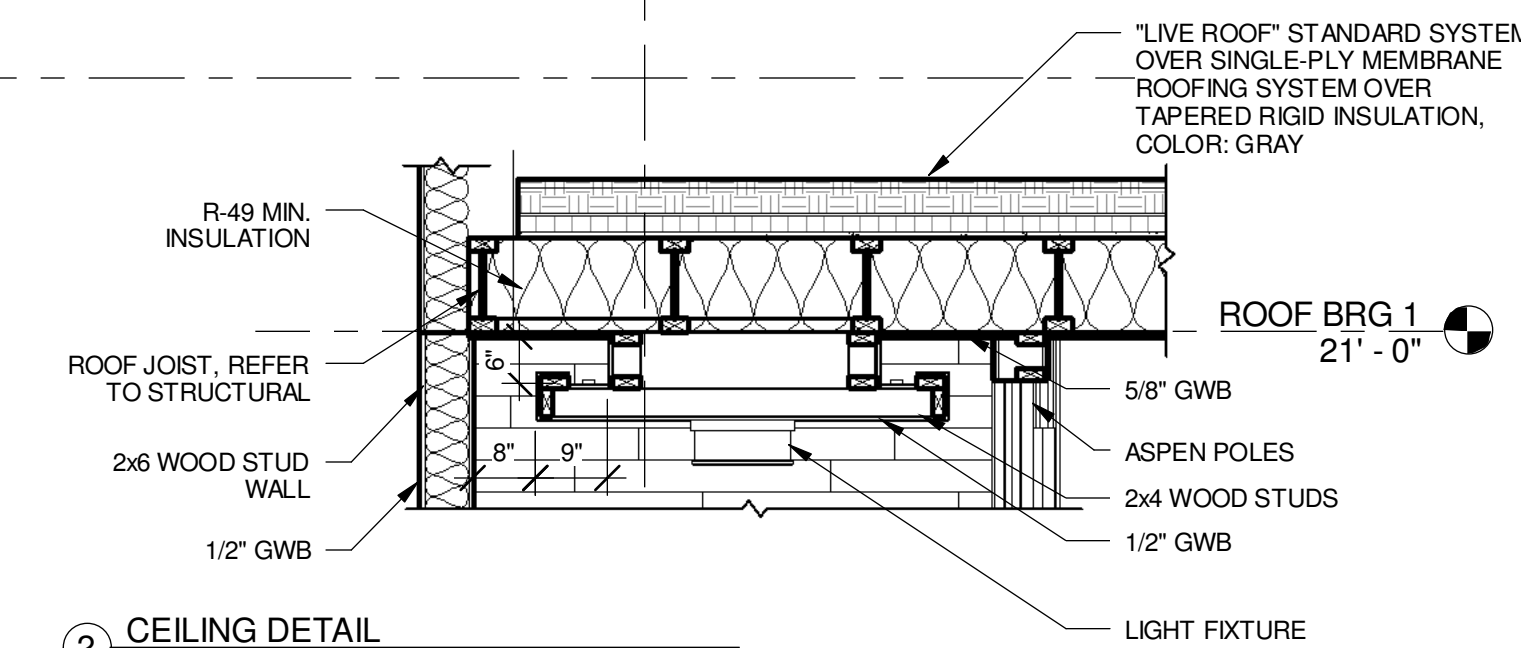
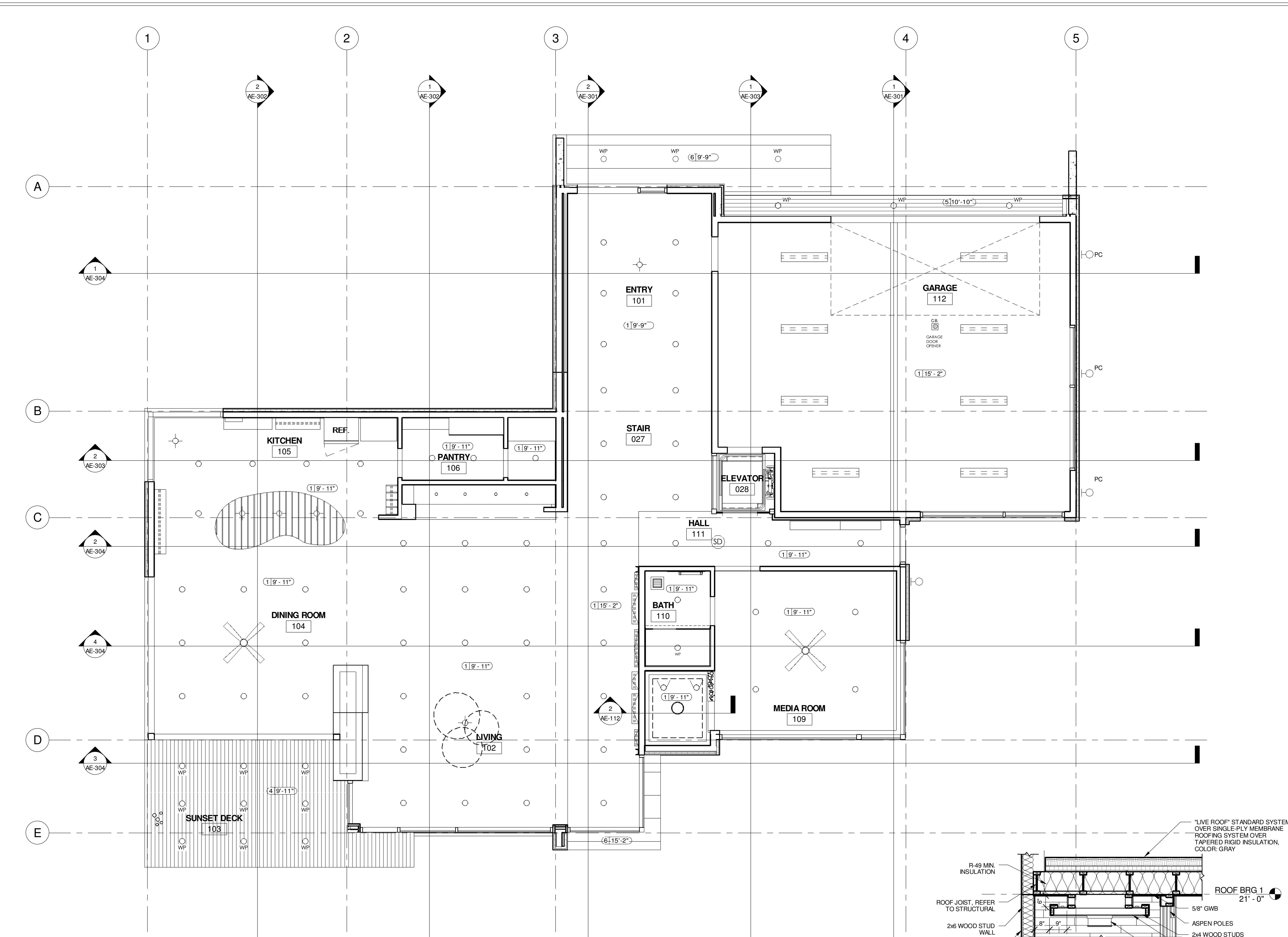


CEILING TYPES

- 5/8" GWB ATTACHED TO STRUCTURE, PAINTED
- EXPOSED BOTTOM OF DECK
- 5/8" GWB ATTACHED TO SUSPENDED FRAMING SYSTEM, PAINTED.
- T&G CEDAR PLANKS ATTACHED TO STRUCTURE
- HORIZONTAL RECLAIMED WOOD ATTACHED TO STRUCTURE
- PRE-FINISHED ZINC PANELS ATTACHED TO STRUCTURE

SYMBOL KEY

- LED RECESSED CAN LIGHT FIXTURE
- LED RECESSED DIRECTIONAL ART LIGHT
- LED RECESSED CAN, DIRECTIONAL LIGHT
- LED UNDER CABINET LIGHTING
- LED COVE LIGHTING
- LED WET LOCATION RECESSED CAN LIGHT
- LED EXTERIOR WALL MOUNT LIGHT FIXTURE
- PHOTO CELL WALL MOUNT LIGHT FIXTURE
- LED PENDANT LIGHT FIXTURE
- EXHAUST FAN
- LED WALL MOUNT VANITY LIGHT FIXTURE
- LED WALL SCONCE LIGHT FIXTURE
- 4' WRAP AROUND FLUORESCENT LIGHT FIXTURE
- LED STEP LIGHT
- LED CUSTOM LIGHT BOXES, COORD. WITH ARCHITECT
- LED SURFACE MOUNTED LIGHT FIXTURE
- CEILING FAN
- CARBON MONOXIDE/SMOKE DETECTOR. DETECTORS SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY AND PROVIDED WITH BATTERY BACK-UP. LOCATIONS AND INSTALLATION ARE TO MEET IRC R314.4 AND R315.1 AND STATE AMENDMENTS
- REGISTER, REFER TO HVAC PLANS
- LED PERIMETER MOTION DETECTOR/FLOOD LIGHT.



1 MAIN FLOOR REFLECTED CEILING PLAN
 1/4" = 1'-0"

2 CEILING DETAIL
 1/2" = 1'-0"

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

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GENERAL NOTES

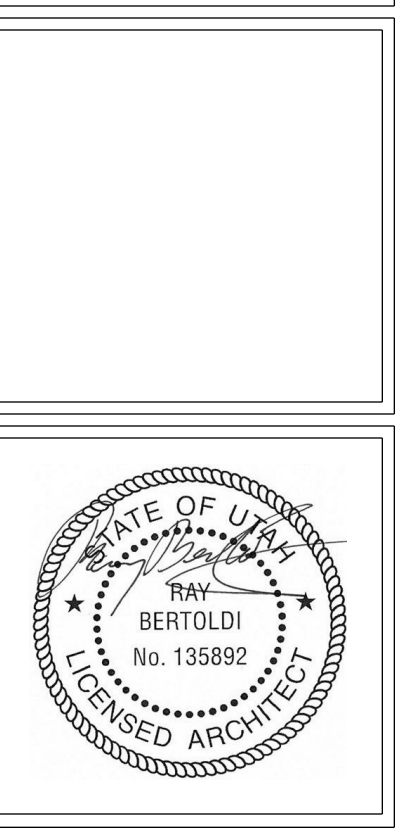
- A. PROVIDE WATER RESISTANT GWB AT WET LOCATIONS.
- B. PROVIDE SMOKE/FIRE ALARMS PER IRC.
- C. ALL LIGHT FIXTURES TO HAVE LED BULBS U.N.O.
- D. ALL LIGHT FIXTURES TO BE ON DIMMER SWITCHES.

SYMBOL KEY

- LED RECESSED CAN LIGHT FIXTURE
- LED RECESSED DIRECTIONAL ART LIGHT
- LED RECESSED CAN, DIRECTIONAL LIGHT
- LED UNDER CABINET LIGHTING
- LED COVE LIGHTING
- LED WET LOCATION RECESSED CAN LIGHT
- LED EXTERIOR WALL MOUNT LIGHT FIXTURE
- LED PHOTO CELL WALL MOUNT LIGHT FIXTURE
- LED PENDANT LIGHT FIXTURE
- EXHAUST FAN
- LED WALL MOUNT VANITY LIGHT FIXTURE
- LED WALL SCONCE LIGHT FIXTURE
- 4 WRAP AROUND FLUORESCENT LIGHT FIXTURE
- LED STEP LIGHT
- LED CUSTOM LIGHT BOXES, COORD. WITH ARCHITECT
- LED SURFACE MOUNTED LIGHT FIXTURE
- CEILING FAN
- SINGLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- FIREPLACE SWITCH
- GARBAGE DISPOSAL SWITCH
- CARBON MONOXIDE/SMOKE DETECTOR. DETECTORS SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY AND PROVIDED WITH BATTERY BACK-UP. LOCATIONS AND INSTALLATION ARE TO MEET IRC R314.4 AND R315.1 AND STATE AMENDMENTS
- REGISTER, REFER TO HVAC PLANS
- LED PERIMETER MOTION DETECTOR OR FLOOD LIGHT.

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BINGHAM RESIDENCE
 LOT 77
 SUMMIT POWDER MOUNTAIN, UT 84310



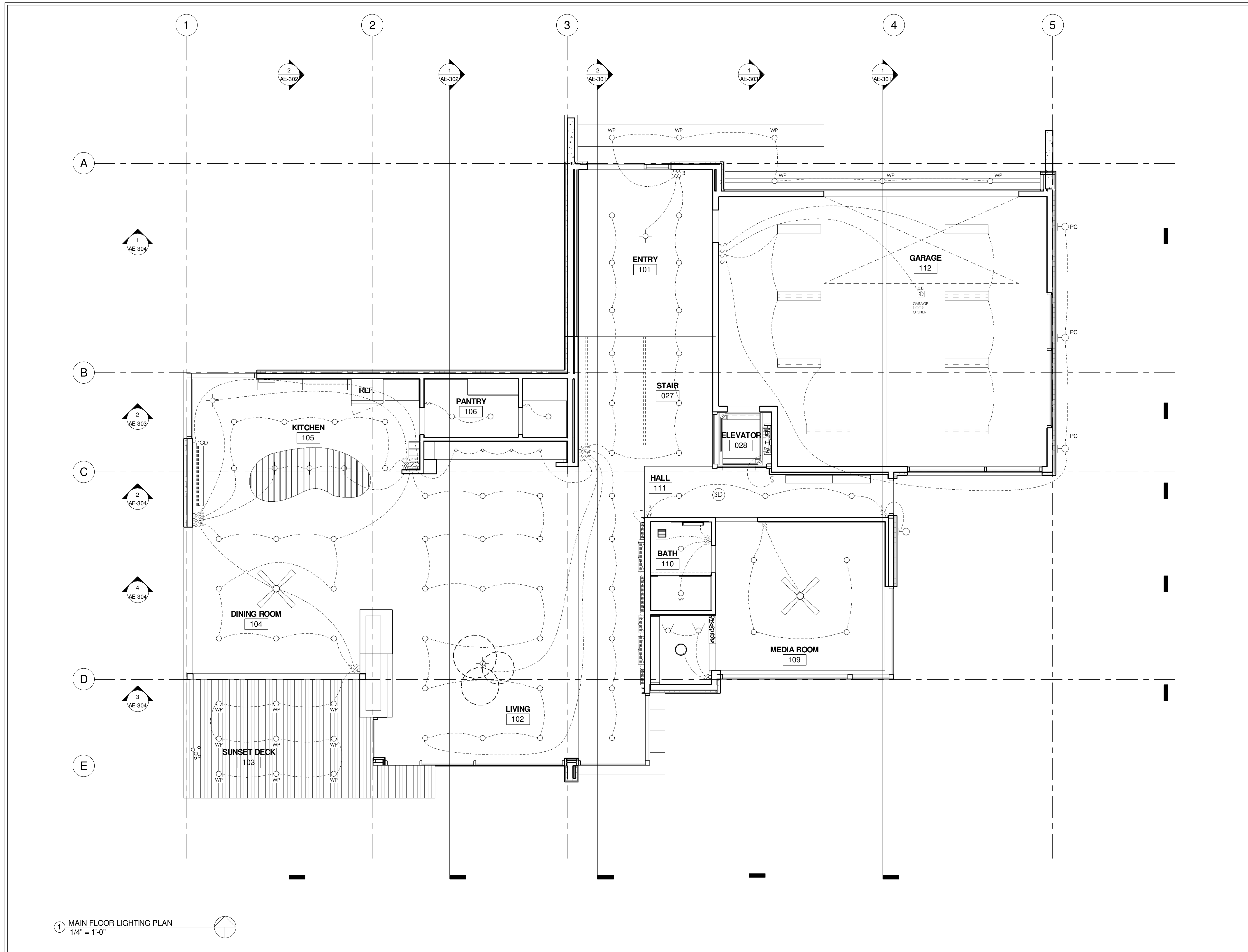
REV.	DATE

PROJECT # 1333
 DATE: 8/21/14
 TITLE:
 LOWER FLOOR LIGHTING PLAN

SHEET:
AE-121

1 LOWER FLOOR LIGHTING PLAN
 1/4" = 1'-0"

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GENERAL NOTES

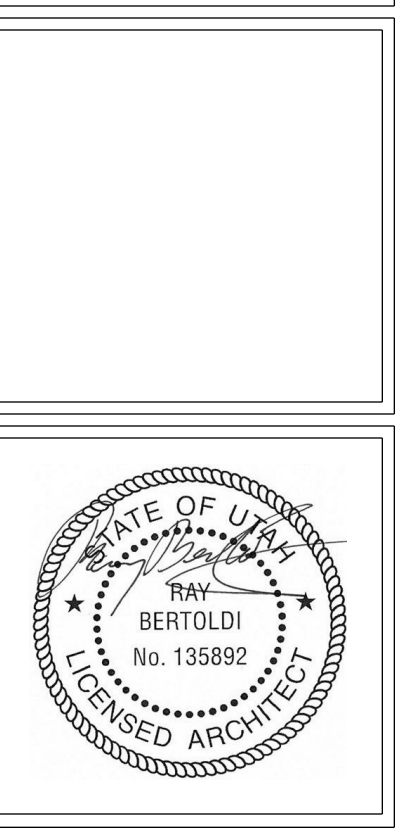
- A. PROVIDE WATER RESISTANT GWB AT WET LOCATIONS.
- B. PROVIDE SMOKE/FIRE ALARMS PER IRC.
- C. ALL LIGHT FIXTURES TO HAVE LED BULBS U.N.O.
- D. ALL LIGHT FIXTURES TO BE ON DIMMER SWITCHES.

SYMBOL KEY

- LED RECESSED CAN LIGHT FIXTURE
- LED RECESSED DIRECTIONAL ART LIGHT
- LED RECESSED CAN, DIRECTIONAL LIGHT
- LED UNDER CABINET LIGHTING
- LED COVE LIGHTING
- LED WET LOCATION RECESSED CAN LIGHT
- LED EXTERIOR WALL MOUNT LIGHT FIXTURE
- LED PHOTO CELL WALL MOUNT LIGHT FIXTURE
- LED PENDANT LIGHT FIXTURE
- EXHAUST FAN
- LED WALL MOUNT VANITY LIGHT FIXTURE
- LED WALL SCONCE LIGHT FIXTURE
- 4 WRAP AROUND FLUORESCENT LIGHT FIXTURE
- LED STEP LIGHT
- LED CUSTOM LIGHT BOXES, COORD. WITH ARCHITECT
- LED SURFACE MOUNTED LIGHT FIXTURE
- CEILING FAN
- SINGLE SWITCH
- THREE WAY SWITCH
- FOUR WAY SWITCH
- FIREPLACE SWITCH
- GARBAGE DISPOSAL SWITCH
- CARBON MONOXIDE/SMOKE DETECTOR. DETECTORS SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY AND PROVIDED WITH BATTERY BACK-UP. LOCATIONS AND INSTALLATION ARE TO MEET IRC R314.4 AND R315.1 AND STATE AMENDMENTS
- REGISTER, REFER TO HVAC PLANS
- LED PERIMETER MOTION DETECTOR/FLOOD LIGHT.

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BINGHAM RESIDENCE
 LOT 77
 SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

PROJECT # 1333
 DATE: 8/21/14
 TITLE:
 MAIN FLOOR LIGHTING PLAN

SHEET:
AE-122

1 MAIN FLOOR LIGHTING PLAN
 1/4" = 1'-0"

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1 LOWER FLOOR POWER PLAN
1/4" = 1'-0"

GENERAL NOTES

1. ALL ELECTRICAL OUTLETS WILL BE (TR) TAMPER RESISTANT PER IRC 4002.14
2. ALL ELECTRICAL CIRCUITS PROVIDING POWER TO BEDROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY IRC E3902.1 (AS AMENDED BY THE STATE OF UTAH). VERIFY THAT SPACING OF ALL OUTLETS MEET IRC 3901.2.1
3. ALL ELECTRICAL OUTLETS IN THE GARAGE, INCLUDING THE GARAGE DOOR OPENER, MUST BE GFCI PROTECTED.
4. ALL EXTERIOR OUTLETS MUST BE GFCI PROTECTED (IRC E3902)
5. ALL OUTLETS SERVING KITCHEN, THAT SERVE KITCHEN COUNTERS TO BE GFCI PROTECTED PER IRC E3902.6
6. WHERE 2 OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME SPACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED WITH CAULKING, FROM INSULATION OR OTHER TYPES OF INSULATION THE CONDUCTORS MUST BE DERATED AS REQUIRED BY IRC E3705.4
7. PROVIDE GPE TO ALL ROOF DRAIN HEAT TAPE PER IRC E410.7
8. VERIFY LOCATION OF ALL LIGHT FIXTURES & SWITCHES WITH OWNER/ARCHITECT

SYMBOL KEY

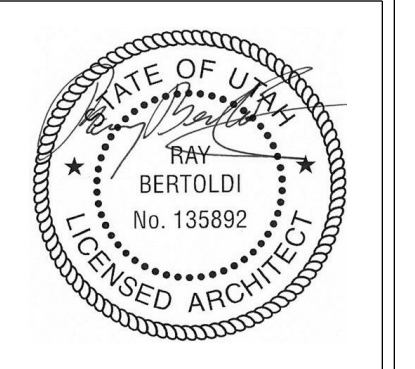
- ⊕ OUTLET, 18" A.F.F.
- ⊕^{WP} WATERPROOF OUTLET
- ⊕^{GFCI} GFCI OUTLET, X" A.F.F.
- ⊕^{GFCI} GFCI PROTECTED OUTLET
- ⊕^{DW} DISH WASHER OUTLET
- ⊕^{FP} FOUR PLEX OUTLET
- ⊕^{DT} DATA/TELEPHONE
- ⊕^{FBO} FLOOR BOX OUTLET. VERIFY FINAL LOCATION W/ OWNER/ARCHITECT
- ⊕^{FBS} OUTLET BOX IN SOFFIT. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT
- ⊕^{GD} GARBAGE DISPOSAL
- ⊕^{220V} 220V OUTLET
- ⊕^{MICRO} MICROWAVE OUTLET

KEYED NOTES

1. COORDINATE OUTLET HEIGHT W/ TV LOCATION
2. PROVIDE POWER FOR ELEVATOR AS REQUIRED BY MANUFACTURER
3. FIREPLACE POWER. COORDINATE WITH MANUFACTURER
4. COORDINATE POWER FOR ALL REQUIRED MECHANICAL EQUIPMENT
5. PROVIDE POWER FOR SPA AS INDICATED ON SITE PLAN, PROVIDE AUTO-START FOR FIRE PIT AND (2) WP CONVENIENCE OUTLETS AS DIRECTED BY ARCHITECT FOR FINAL LOCATION. OUTLET TO BE GFCI PROTECTED PER IRC E4208.1
6. PROVIDE POWER FOR SEWER INJECTOR OR PUMP, COORDINATE LOCATION
7. VERIFY INSTALLATION HEIGHT OF ELECTRICAL OUTLET WITH OWNER/ARCHITECT

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BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
LOWER FLOOR POWER PLAN

SHEET:
AE-131

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GENERAL NOTES

1. ALL ELECTRICAL OUTLETS WILL BE (TR) TAMPER RESISTANT PER IRC 4002.1.4
2. ALL ELECTRICAL CIRCUITS PROVIDING POWER TO BEDROOMS SHALL BE PROVIDED WITH ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY IRC E3902.1 (AS AMENDED BY THE STATE OF UTAH). VERIFY THAT SPACING OF ALL OUTLETS MEET IRC 3901.2.1
3. ALL ELECTRICAL OUTLETS IN THE GARAGE, INCLUDING THE GARAGE DOOR OPENER, MUST BE GFCI PROTECTED.
4. ALL EXTERIOR OUTLETS MUST BE GFCI PROTECTED (IRC E3902)
5. ALL OUTLETS SERVING KITCHEN, THAT SERVE KITCHEN COUNTERS TO BE GFCI PROTECTED PER IRC E3902.6
6. WHERE 2 OR MORE NON-METALLIC SHEATHED CABLES (ROMEX) ARE INSTALLED TOGETHER IN THE SAME SPACE WITHOUT MAINTAINING SPACE BETWEEN THEM AND WHERE THE OPENING THEY ARE INSTALLED IN IS FILLED WITH CAULKING, FROM INSULATION OR OTHER TYPES OF INSULATION THE CONDUCTORS MUST BE DERATED AS REQUIRED BY IRC E3705.4
7. INSTALL ALL OUTLETS HORIZONTALLY U.N.C.
8. PROVIDE GFPE TO ALL ROOF DRAIN HEAT TAPE PER IRC E4101.7
9. VERIFY LOCATION OF ALL LIGHT FIXTURES & SWITCHES WITH OWNER/ARCHITECT

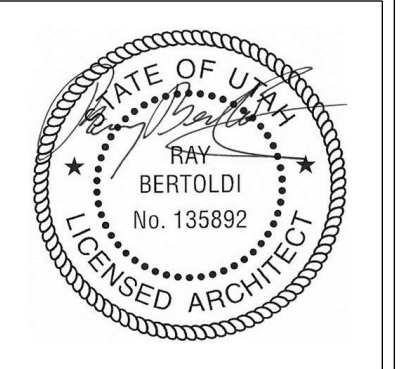
SYMBOL KEY

- ⊕ OUTLET, 18" A.F.F.
- ⊕^{WP} WATERPROOF OUTLET
- ⊕^{GFI} GFCI OUTLET, X" A.F.F.
- ⊕^{GFI} GFCI PROTECTED OUTLET
- ⊕^{DW} DISH WASHER OUTLET
- ⊕^{FP} FOUR PLEX OUTLET
- ▲ DATA/TELEPHONE
- ▲^{TV} FLOOR BOX OUTLET. VERIFY FINAL LOCATION W/ OWNER/ARCHITECT
- ⊕^{FB} OUTLET BOX IN SOFFIT. VERIFY FINAL LOCATION WITH OWNER/ARCHITECT
- ⊕^{GD} GARBAGE DISPOSAL
- ⊕^{220V} 220V OUTLET
- ⊕^{MICRO} MICROWAVE OUTLET

KEYED NOTES

1. FIREPLACE POWER. COORDINATE WITH MANUFACTURER
2. POWER PANEL. COORDINATE FINAL LOCATION WITH OWNERS REQUIREMENTS
3. PROVIDE POWER FOR ELEVATOR AS REQUIRED BY MANUFACTURER

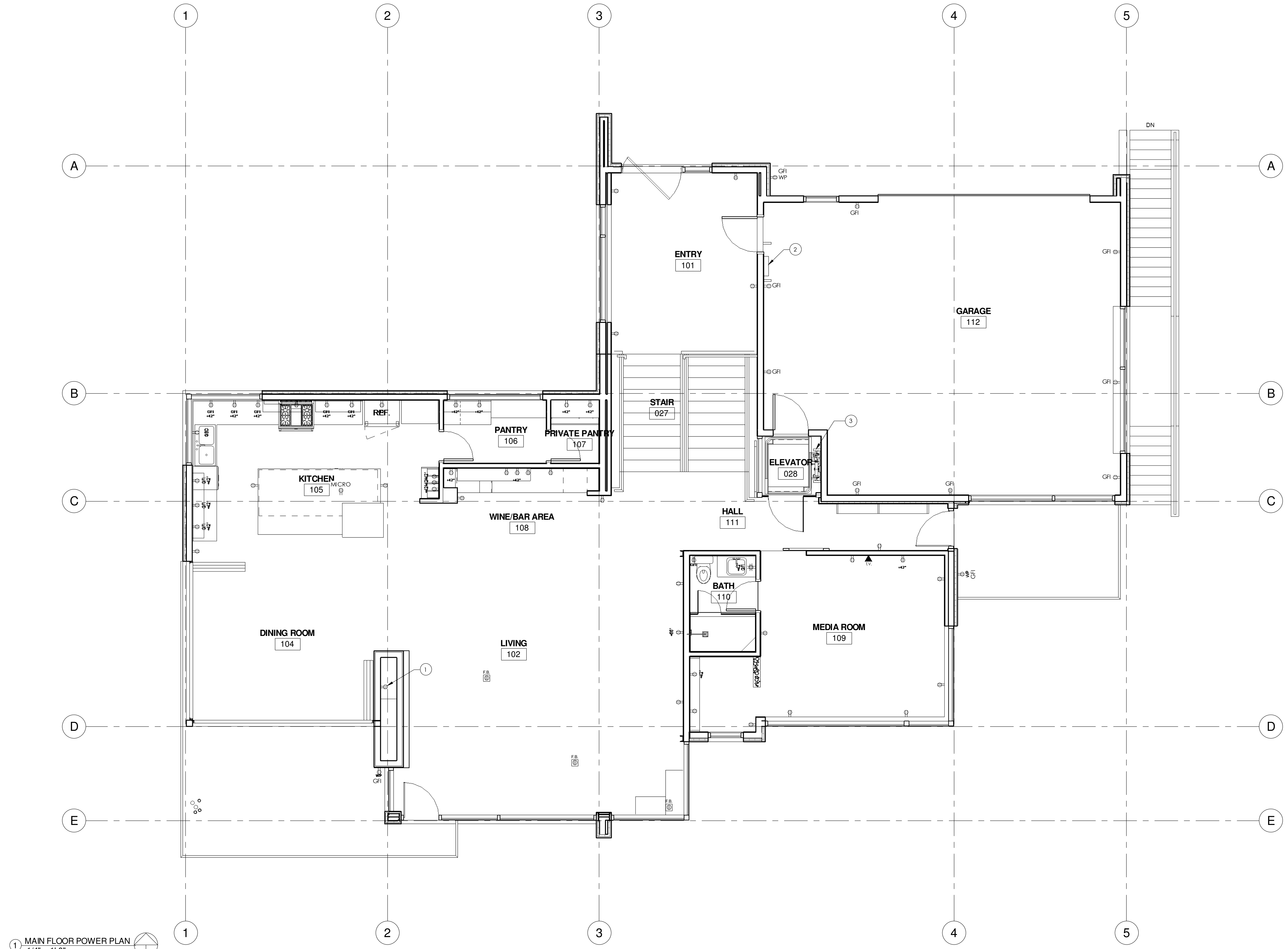
BINGHAM RESIDENCE
 LOT 77
 SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

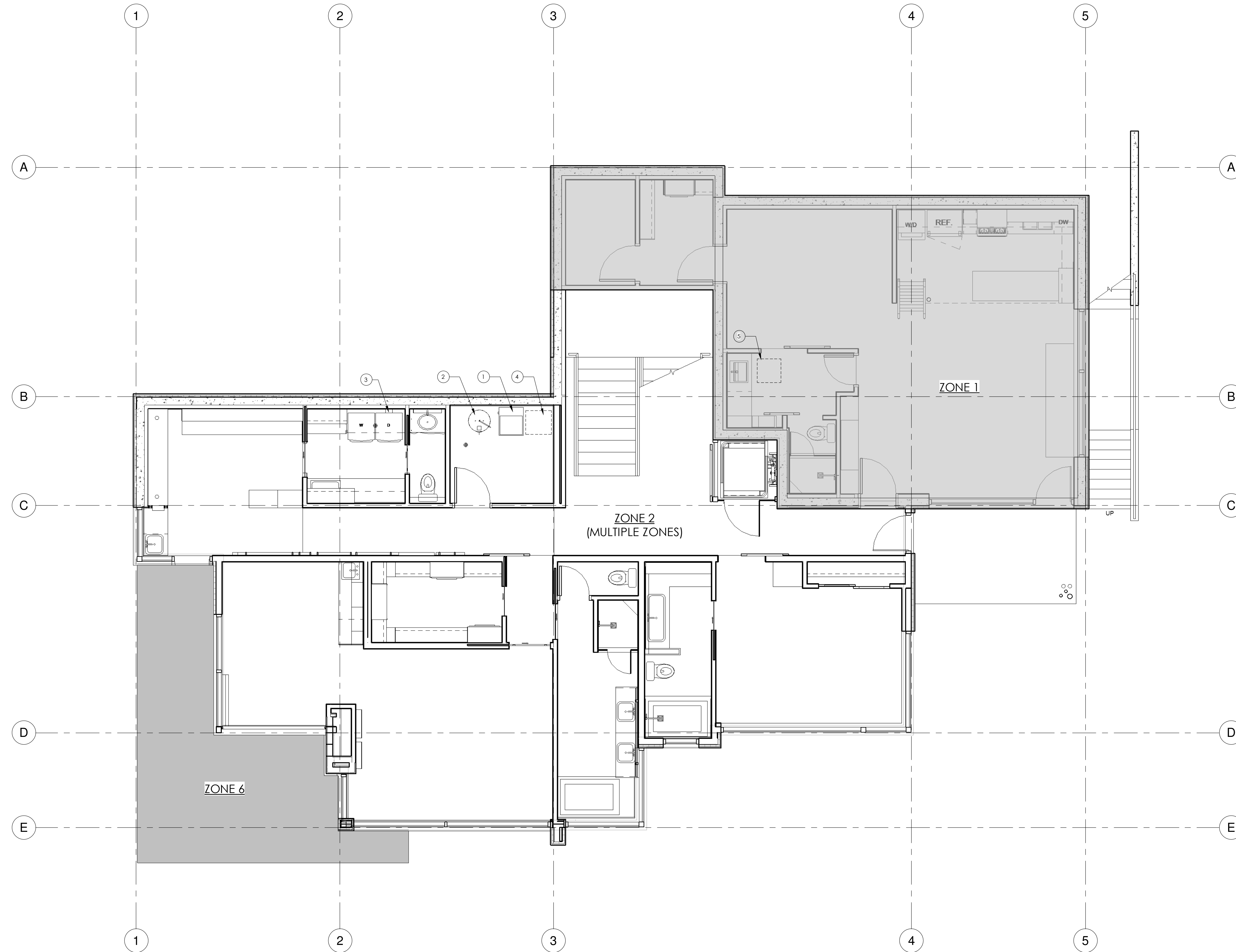
PROJECT # 1333
 DATE: 8/21/14
 TITLE:
 MAIN FLOOR POWER PLAN

SHEET:
AE-132



1 MAIN FLOOR POWER PLAN
 1/4" = 1'-0"

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GENERAL NOTES

1. FURNACE AND DUCTS TO BE SIZED, ENGINEERED, AND GUARANTEED BY MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE HEATING AND COOLING.
2. SUPPLY & R/A LAYOUT IS CONCEPTUAL ONLY.
3. FINAL LOCATION OF ALL REGISTERS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
4. ANY CEILING DROPS RESULTING FROM HVAC DESIGN MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. COORDINATE LOCATIONS OF R/A GRILLES WITH ARCHITECT.
6. ANY CEILING DROPS RESULTING FROM HVAC DESIGN MUST BE APPROVED BY ARCHITECT.
7. DO NOT INSTALL ANY DUCTWORK WITHOUT CONSULTING A FINAL REVIEW WITH THE ARCHITECT AS TO THE LAYOUT.
8. PROVIDE FINAL RADIANT HEAT ZONING PLAN ACCORDING TO EXPOSURE & USE.
9. COORDINATE FINAL LOCATIONS OF RADIANT HEAT THERMOSTAT W/ ARCHITECT/OWNER PRIOR TO INSTALLATION.
10. PROVIDE REQUIRED WORKING SPACE IN FRONT OF EACH BOILER OR WATER HEATER IN ACCORDANCE WITH IRC M1305.1.
11. BOILER ZONES AND DUCTS TO BE SIZED, ENGINEERED, AND GUARANTEED BY MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE HEATING AND COOLING. COORDINATE FINAL RADIANT HEAT ZONES WITH ARCHITECT PRIOR TO INSTALLATION.
12. REGISTER LAYOUT IS CONCEPTUAL ONLY. COORDINATE WITH ARCHITECT ON FINAL LOCATION PRIOR TO INSTALLATION.
13. FINAL LOCATION OF ALL REGISTERS TO BE APPROVED BY ARCHITECT.

SYMBOL KEY

- SUPPLY AIR (FLOOR)
- SUPPLY AIR (CEILING)
- SUPPLY AIR (TOE KICK)
T.K.
- RETURN AIR
R/A
- BASIC DUCT PATHWAY

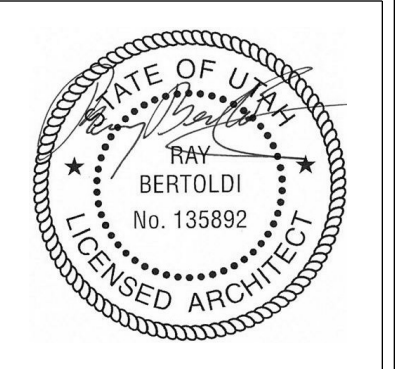
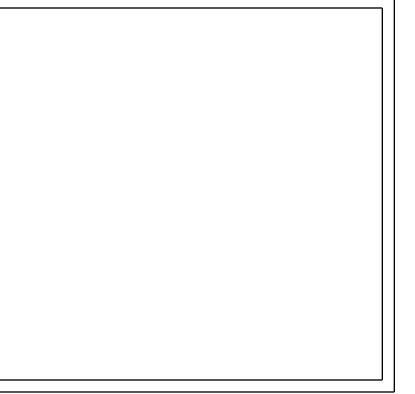
KEYED NOTES

1. RADIANT HEAT BOILER. PROVIDE A SINGLE DUCT FOR COMBUSTION AIR WITH A MINIMUM DUCT SIZE OF 1 SQ. IN. PER 3000 BTU/HOUR INPUT. OPENING TO BE IN THE TOP 12" OF THE ROOM PER IRC G2407.6.2
2. GAS FIRED WATER HEATER. PROVIDE A SINGLE DUCT FOR COMBUSTION AIR WITH A MINIMUM DUCT SIZE OF 1 SQ. IN. PER 3000 BTU/HOUR INPUT. OPENING TO BE IN THE TOP 12" OF THE ROOM PER IRC G2407.6.2
3. POWER ASSIST DRYER. VENT TO EXTERIOR
4. PROVIDE HIGH VELOCITY SMALL DUCT AC SYSTEM AS ALTERNATE BID
5. PROVIDE AC UNIT ABOVE BATHROOM FOR ZONE 1 W/ SIDE WALL DISCHARGE



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LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

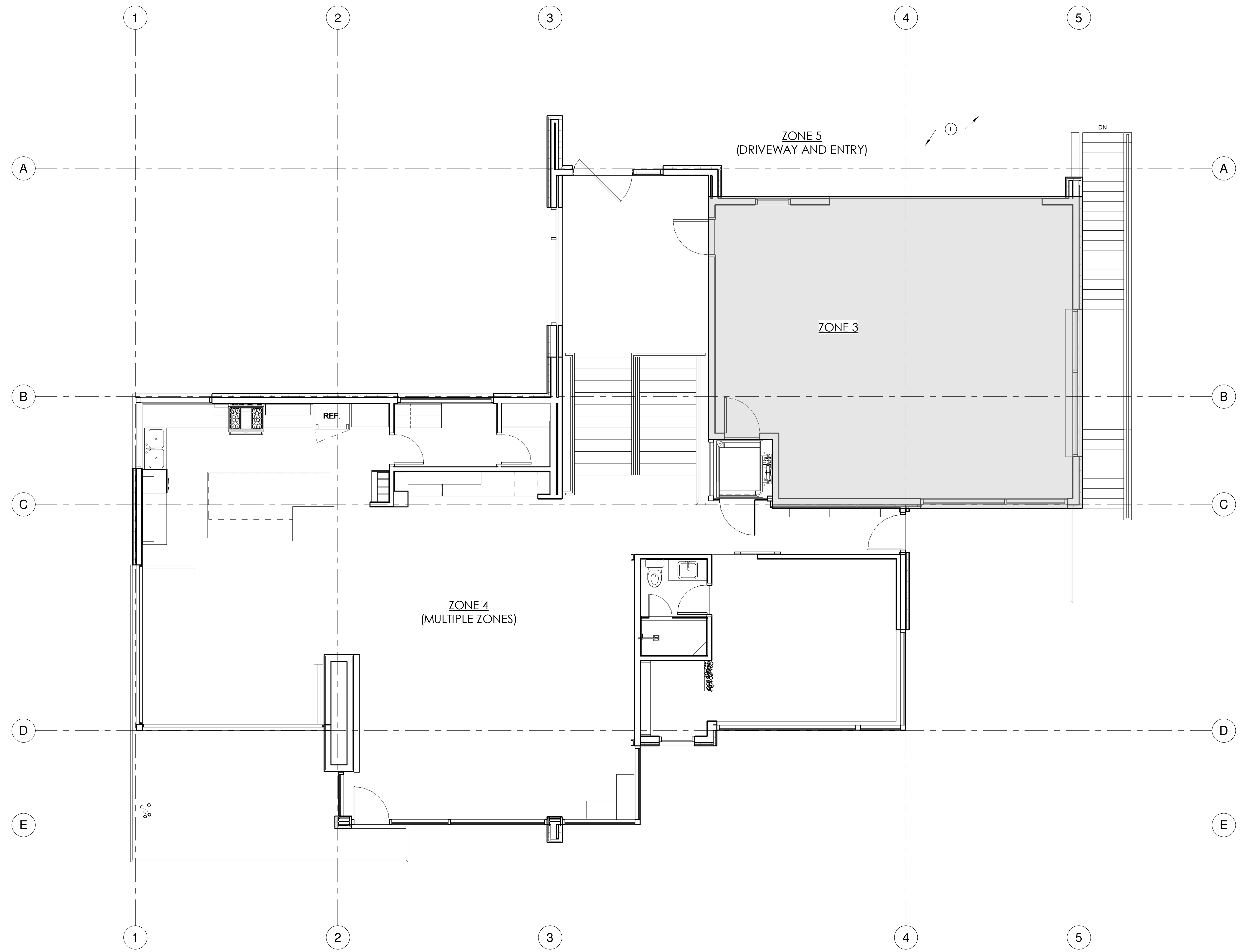
PROJECT # 1333
DATE: 8/21/14
TITLE:
LOWER FLOOR
HVAC PLAN

SHEET:
AE-141

1 LOWER FLOOR HVAC PLAN
1/4" = 1'-0"

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1 MAIN FLOOR HVAC PLAN
1/4" = 1'-0"



GENERAL NOTES

1. FURNACE AND DUCTS TO BE SIZED, ENGINEERED, AND GUARANTEED BY MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE HEATING AND COOLING.
2. SUPPLY & R/A LAYOUT IS CONCEPTUAL ONLY.
3. FINAL LOCATION OF ALL REGISTERS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
4. ANY CEILING DROPS RESULTING FROM HVAC DESIGN MUST BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
5. COORDINATE LOCATIONS OF R/A GRILLES WITH ARCHITECT.
6. ANY CEILING DROPS RESULTING FROM HVAC DESIGN MUST BE APPROVED BY ARCHITECT.
7. DO NOT INSTALL ANY DUCTWORK WITHOUT CONSULTING A FINAL REVIEW WITH THE ARCHITECT AS TO THE LAYOUT.
8. PROVIDE FINAL RADIANT HEAT ZONING PLAN ACCORDING TO EXPOSURE & USE.
9. COORDINATE FINAL LOCATIONS OF RADIANT HEAT THERMOSTAT W/ ARCHITECT/OWNER PRIOR TO INSTALLATION.
10. PROVIDE REQUIRED WORKING SPACE IN FRONT OF EACH BOILER OR WATER HEATER IN ACCORDANCE WITH IRC M1305.1.
11. BOILER ZONES AND DUCTS TO BE SIZED, ENGINEERED, AND GUARANTEED BY MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE HEATING AND COOLING. COORDINATE FINAL RADIANT HEAT ZONES WITH ARCHITECT PRIOR TO INSTALLATION.
12. REGISTER LAYOUT IS CONCEPTUAL ONLY. COORDINATE WITH ARCHITECT ON FINAL LOCATION PRIOR TO INSTALLATION.
13. FINAL LOCATION OF ALL REGISTERS TO BE APPROVED BY ARCHITECT.

SYMBOL KEY

- SUPPLY AIR (FLOOR)
- SUPPLY AIR (CEILING)
- SUPPLY AIR (TOE KICK) T.K.
- RETURN AIR
- BASIC DUCT PATHWAY

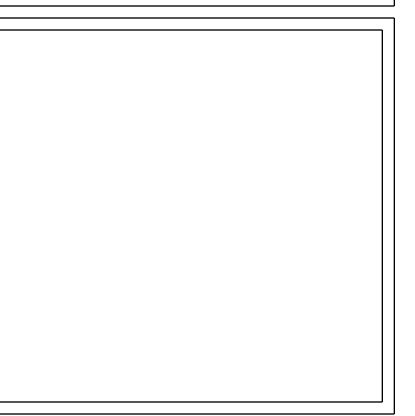
KEYED NOTES

- 1 ZONE 5 TO INCLUDE DRIVEWAY & ENTRY WALK TO THE BACK OF CONCRETE CURB/GUTTER

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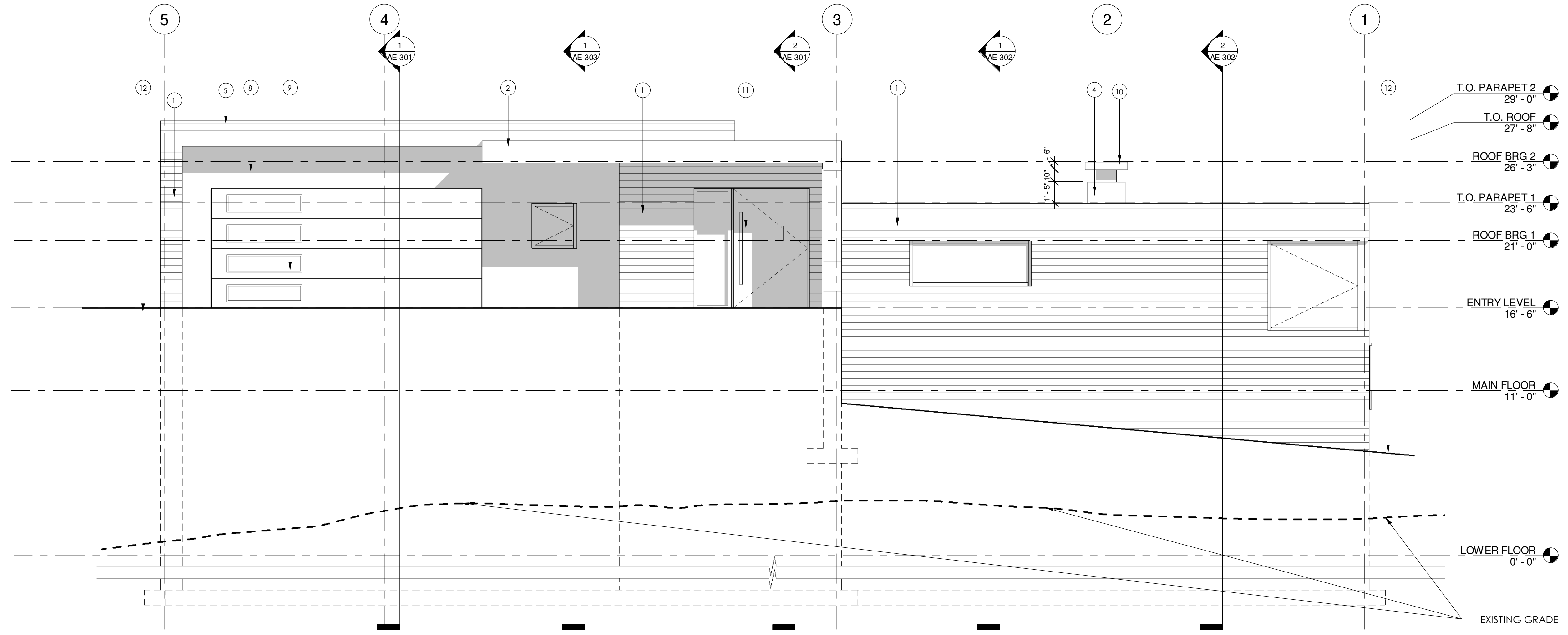
BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



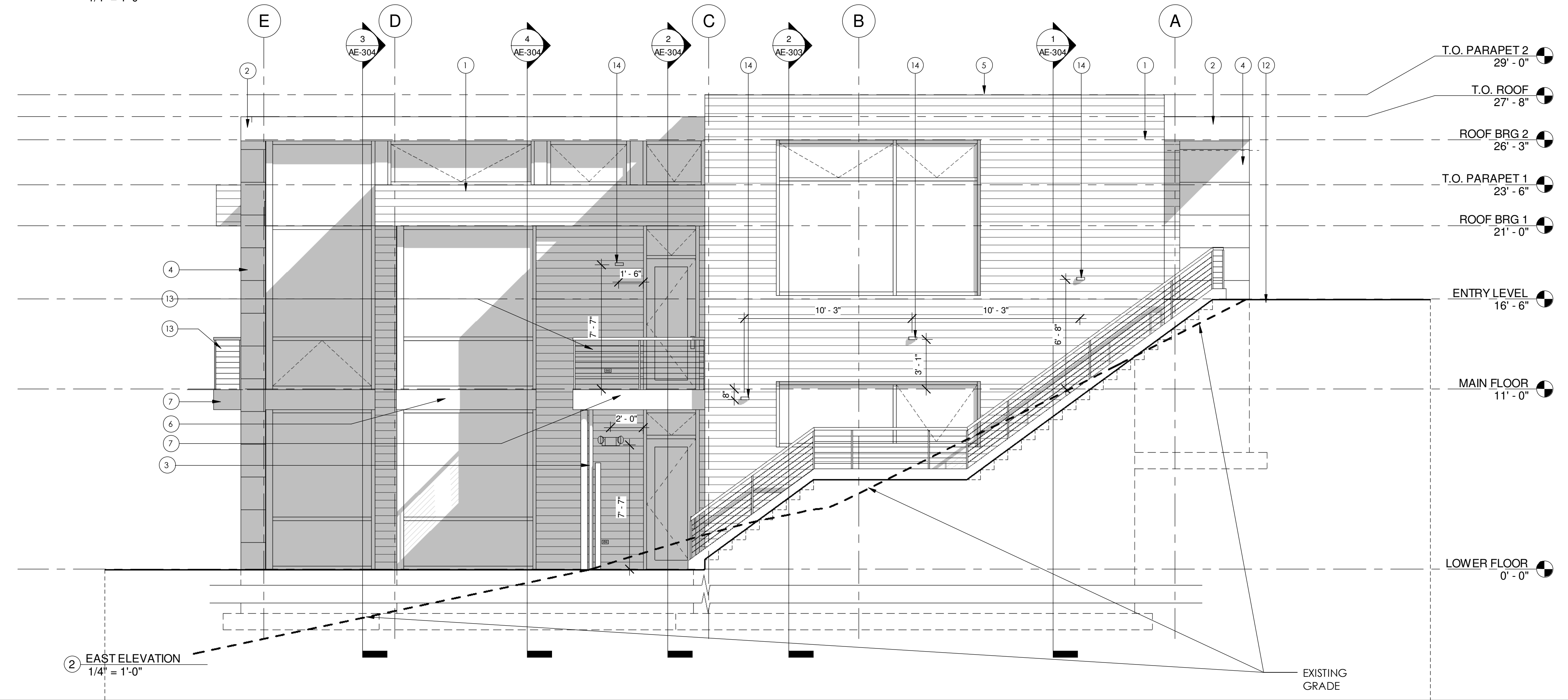
REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
MAIN FLOOR
HVAC PLAN

SHEET:
AE-142



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

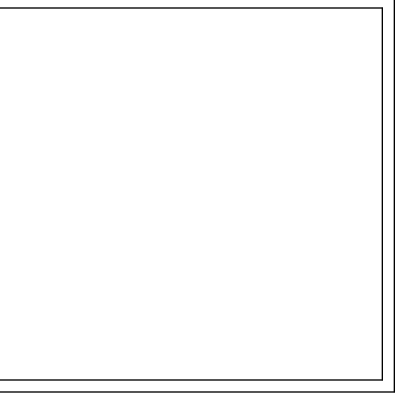
1. PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WINDOWS, DOORS, AND PENETRATIONS TO ROOF AND WALLS.
2. FIELD VERIFY ALL WINDOW AND DOOR OPENINGS.
3. PROVIDE FOUNDATION WATER PROOFING AT ALL CONCRETE BELOW GRADE. SEE SHEET AE-001.
4. REFER TO OPENING SCHEDULE FOR WINDOW AND DOOR REQUIREMENTS. COORDINATE FINAL FOUNDATION STEPS WITH GRADING PLAN AND ON-SITE CONDITIONS WITH ARCHITECT PRIOR TO FRAMING.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PER IRC REQUIREMENTS.

KEYED NOTES

- 1 HORIZONTAL RECLAIMED WYOMING SNOW FENCE SIDING
- 2 PREFINISHED ZINC FASCIA
- 3 STEEL COLUMN (PAINT)
- 4 PREFINISHED ZINC WALL PANELS
- 5 PRE-FINISHED METAL PARAPET CAP
- 6 PAINTED STEEL CHANNEL
- 7 EXTERIOR DECK
- 8 PLASTER FINISH
- 9 METAL & GLASS GARAGE DOOR
- 10 PREFINISHED ZINC CHIMNEY CAP
- 11 WOOD & GLASS ENTRY DOOR
- 12 FINISH GRADE
- 13 METAL GUARD (POWDER COATED FINISH) WITH STAINLESS STEEL CABLES (4" MAX. SPACING). REFER TO DETAIL 2/AE-332
- 14 EXTERIOR WALL MOUNT LIGHT FIXTURE

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LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



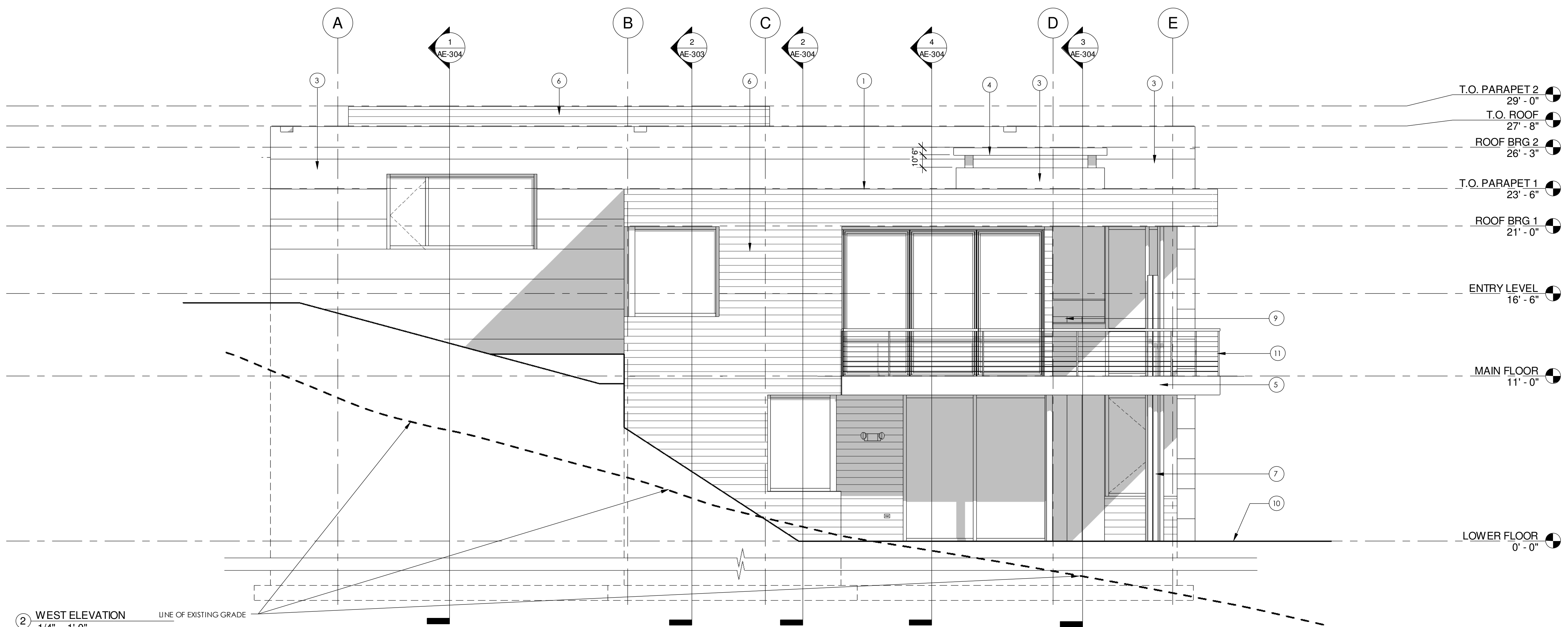
REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
EXTERIOR ELEVATIONS

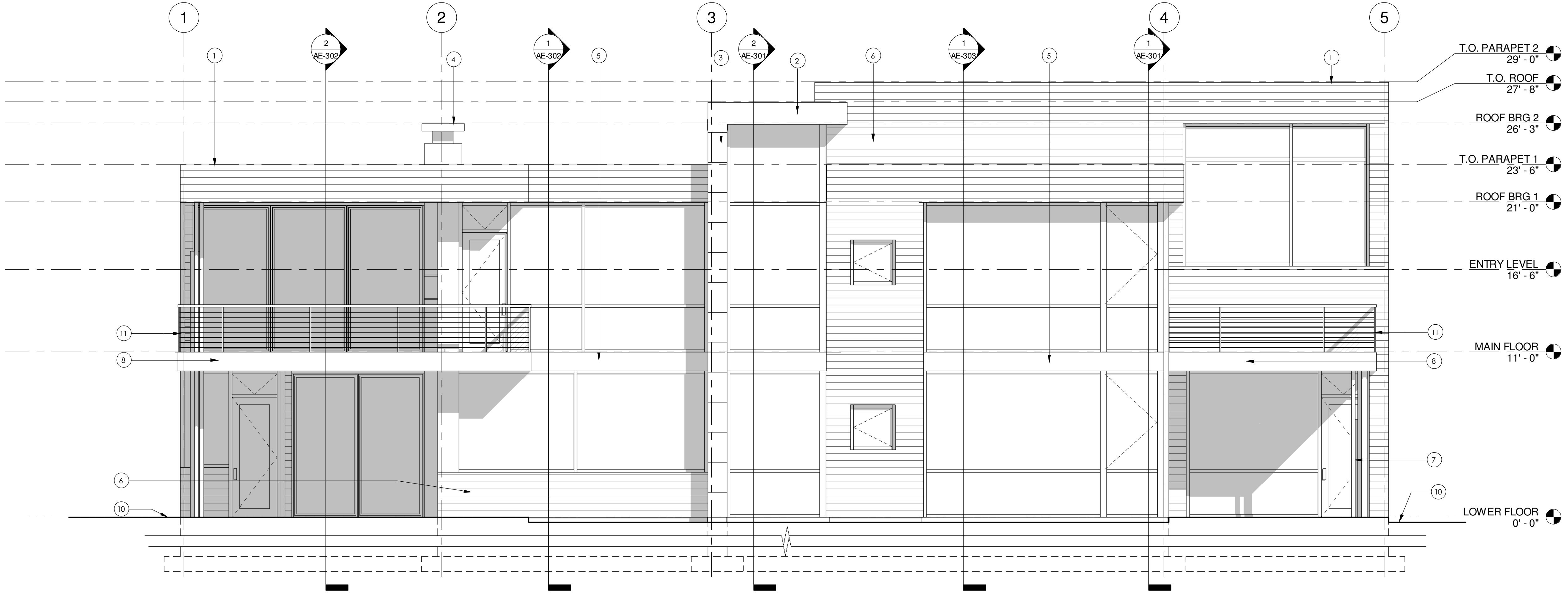
SHEET:
AE-201

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② WEST ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES

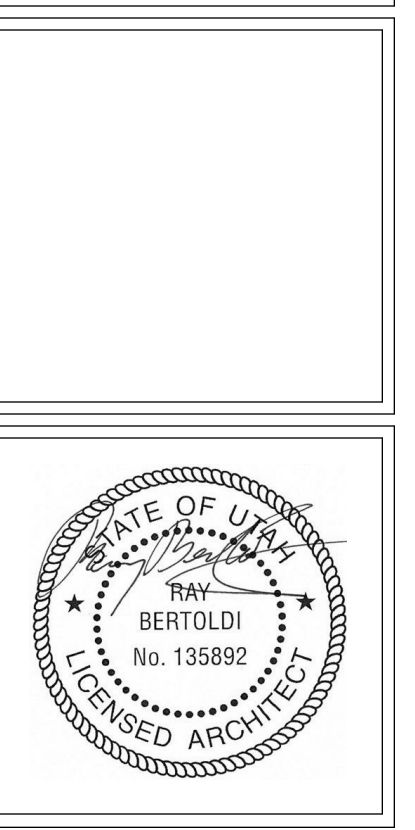
1. PROVIDE FLASHING AND COUNTER FLASHING FOR ALL WINDOWS, DOORS, AND PENETRATIONS TO ROOF AND WALLS. FIELD VERIFY ALL WINDOW AND DOOR OPENINGS.
2. PROVIDE FOUNDATION WATER PROOFING AT ALL CONCRETE BELOW GRADE. SEE SHEET AE-001.
3. REFER TO OPENING SCHEDULE FOR WINDOW AND DOOR REQUIREMENTS. COORDINATE FINAL FOUNDATION STEPS WITH GRADING PLAN AND ON-SITE CONDITIONS WITH ARCHITECT PRIOR TO FRAMING.
4. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PER IRC REQUIREMENTS.

KEYED NOTES

1. PRE-FINISHED METAL PARAPET CAP
2. PRE-FINISHED ZINC FASCIA
3. PRE-FINISHED ZINC WALL PANELS
4. PRE-FINISHED ZINC CHIMNEY CAP
5. PAINTED STEEL CHANNEL
6. HORIZONTAL RECLAIMED WYOMING SNOW FENCE SIDING
7. STEEL COLUMN (PAINT)
8. EXTERIOR DECK
9. PROPANE FIRED FIREPLACE
10. FINISH GRADE
11. METAL GUARD (POWDER COATED FINISH) WITH STAINLESS STEEL CABLES (4" MAX. SPACING). REFER TO DETAIL 2/AE-332

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LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
EXTERIOR ELEVATIONS

SHEET:
AE-202

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GENERAL NOTES

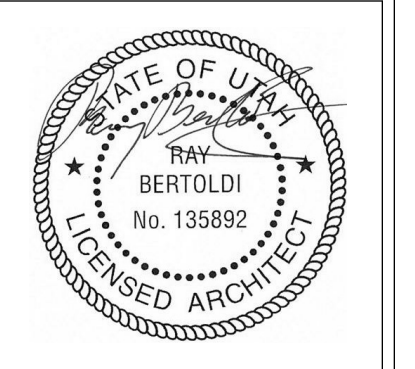
1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, PER IRC REQUIREMENTS; REFER TO GRADING PLAN

ASSEMBLIES

- ROOF/CEILING:**
- LIVE ROOF SYSTEM
 - SINGLE-PLY MEMBRANE
 - TAPERED INSULATION
 - SHEATHING
 - JOISTS W/ R-49 MIN. BATT INSULATION
 - 5/8" GYPSUM BOARD
- FRAMED WALLS:**
- RECLAIMED WYOMING SNOWFENCE (WOOD) SIDING
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - AIR-BARRIER
 - SHEATHING
 - 2X6 STUD FRAMING W/ R-19 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- BELOW-GRADE FOUNDATION WALLS:**
- DRAINAGE BOARD
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - WATERPROOF MEMBRANE
 - CONCRETE FOUNDATION WALL
 - 2X4 STUD FURRING W/ R-13 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- FLOORS ABOVE OUTSIDE AIR:**
- WOOD FLOORING (FINISH)
 - 1 1/2" GYP-CRETE W/ RADIANT HEAT SYSTEM
 - SHEATHING
 - JOISTS W/ R-5 MIN. SPRAY-FOAM INSULATION AGAINST SHEATHING + R-38 MIN. BATT INSULATION
 - WOOD SOFFIT
- SLAB-ON-GRADE:**
- WOOD FLOORING (FINISH)
 - TREATED PLYWOOD SUB-FLOOR
 - 4" CONCRETE SLAB W/ RADIANT HEAT SYSTEM
 - R-20 MIN. RIGID INSULATION
 - 4" COMPACTED GRAVEL
 - ALL EDGES TO HAVE R-5 MIN. THERMAL BREAK AT FOUNDATION WALLS
- ALL GLAZED SYSTEMS SHALL HAVE A U-VALUE OF .32 OR BETTER

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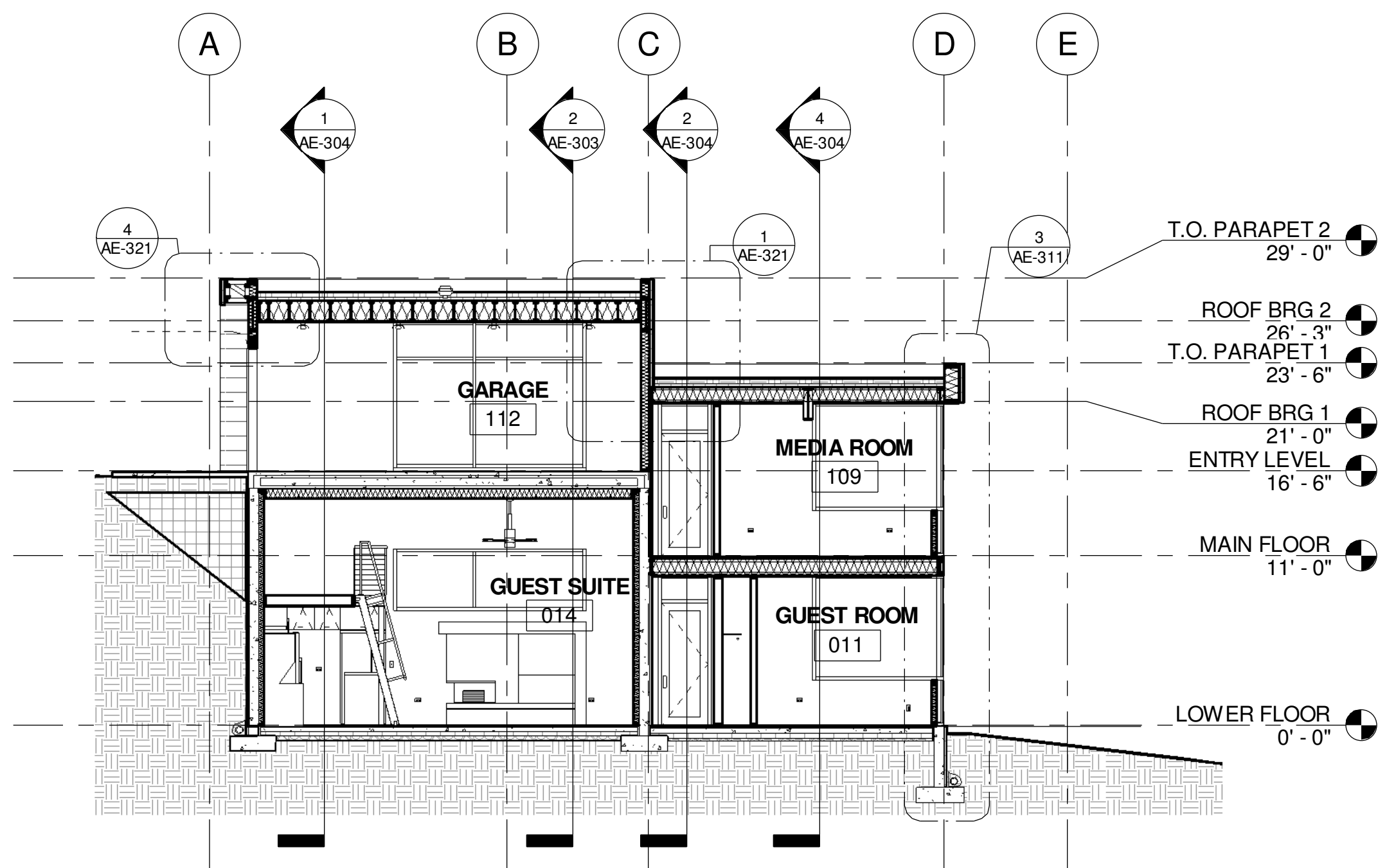


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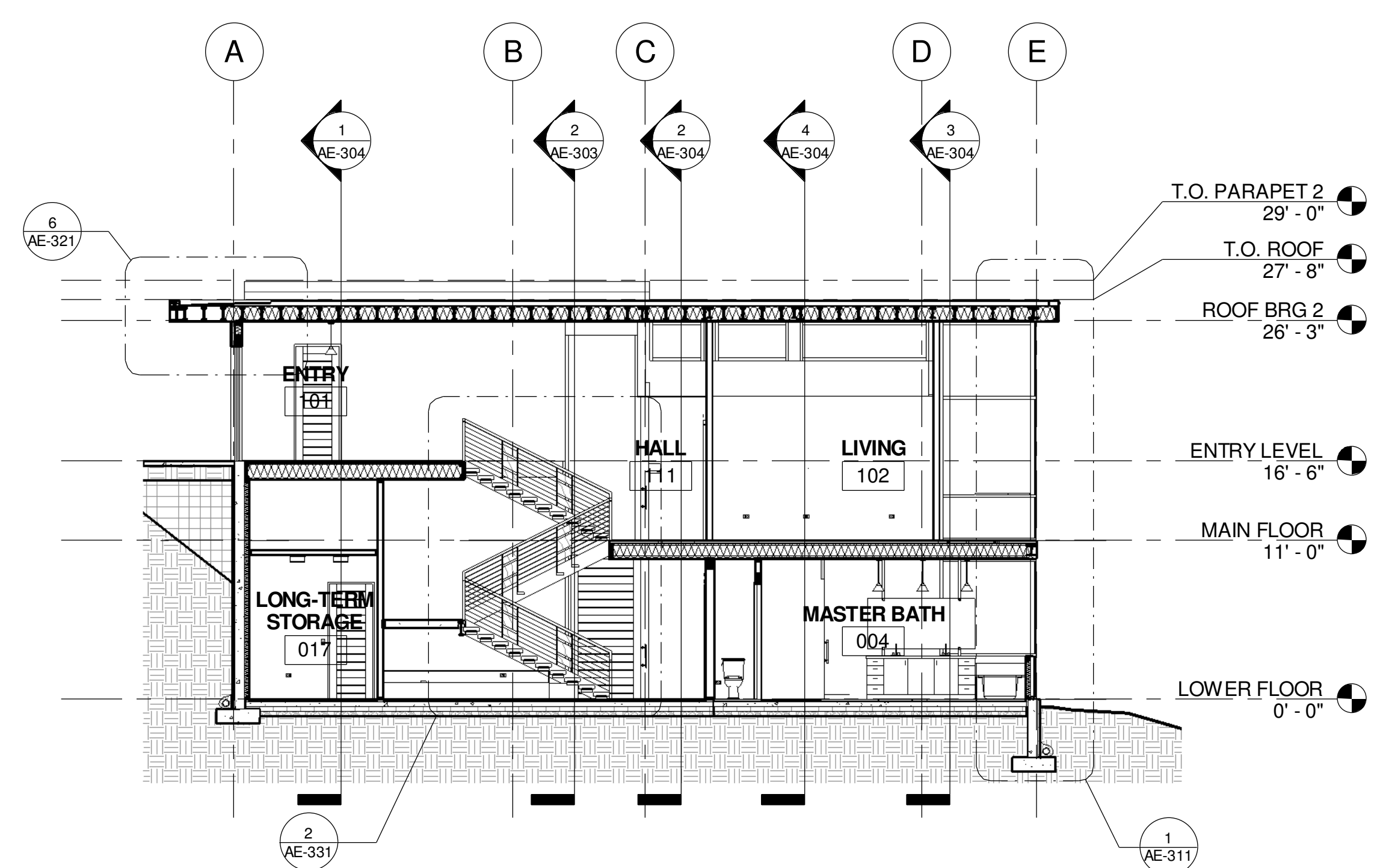
PROJECT # 1333
 DATE: 8/21/14
 TITLE: BUILDING SECTIONS/MAX. HEIGHT

SHEET:
AE-301

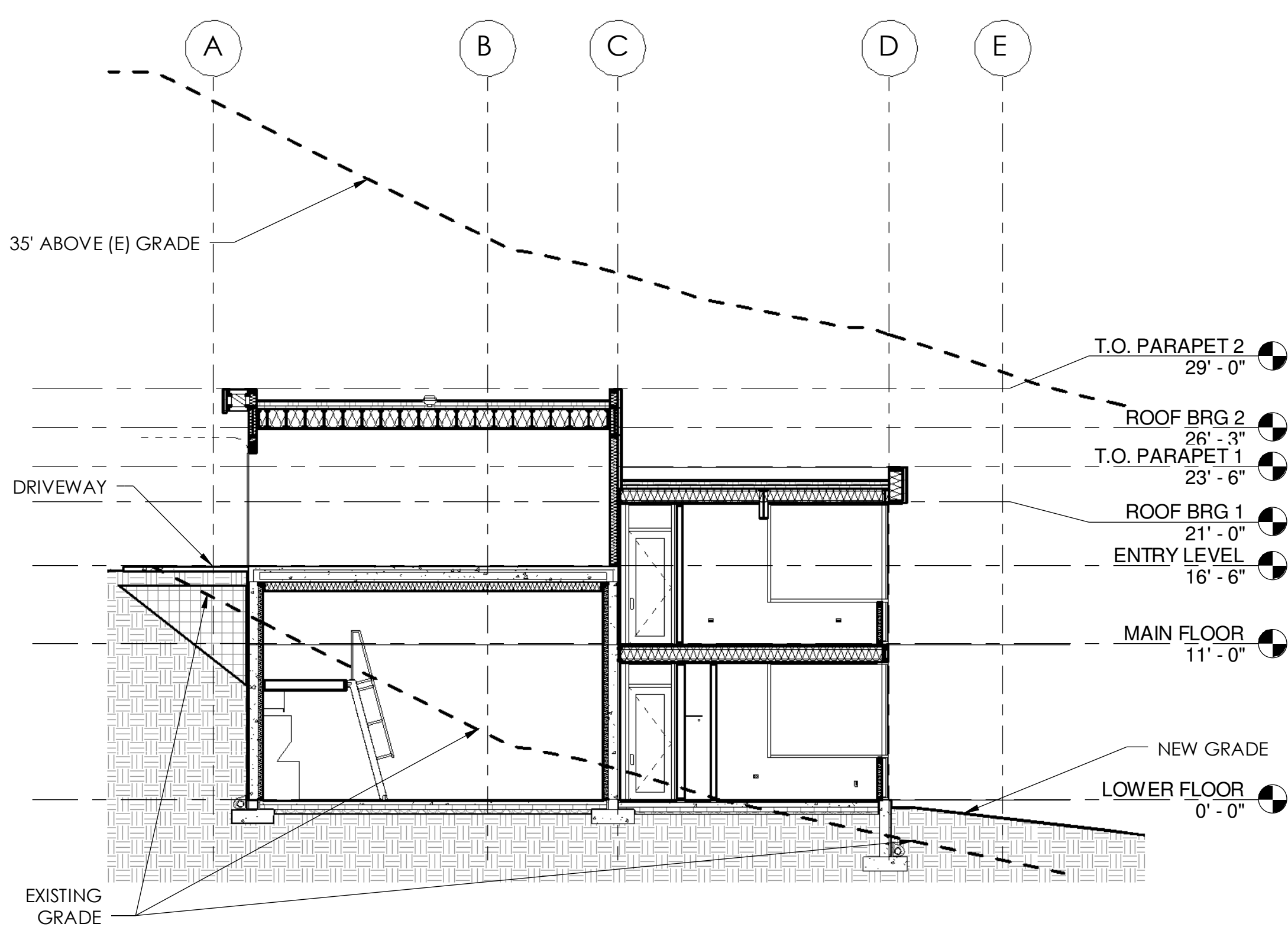
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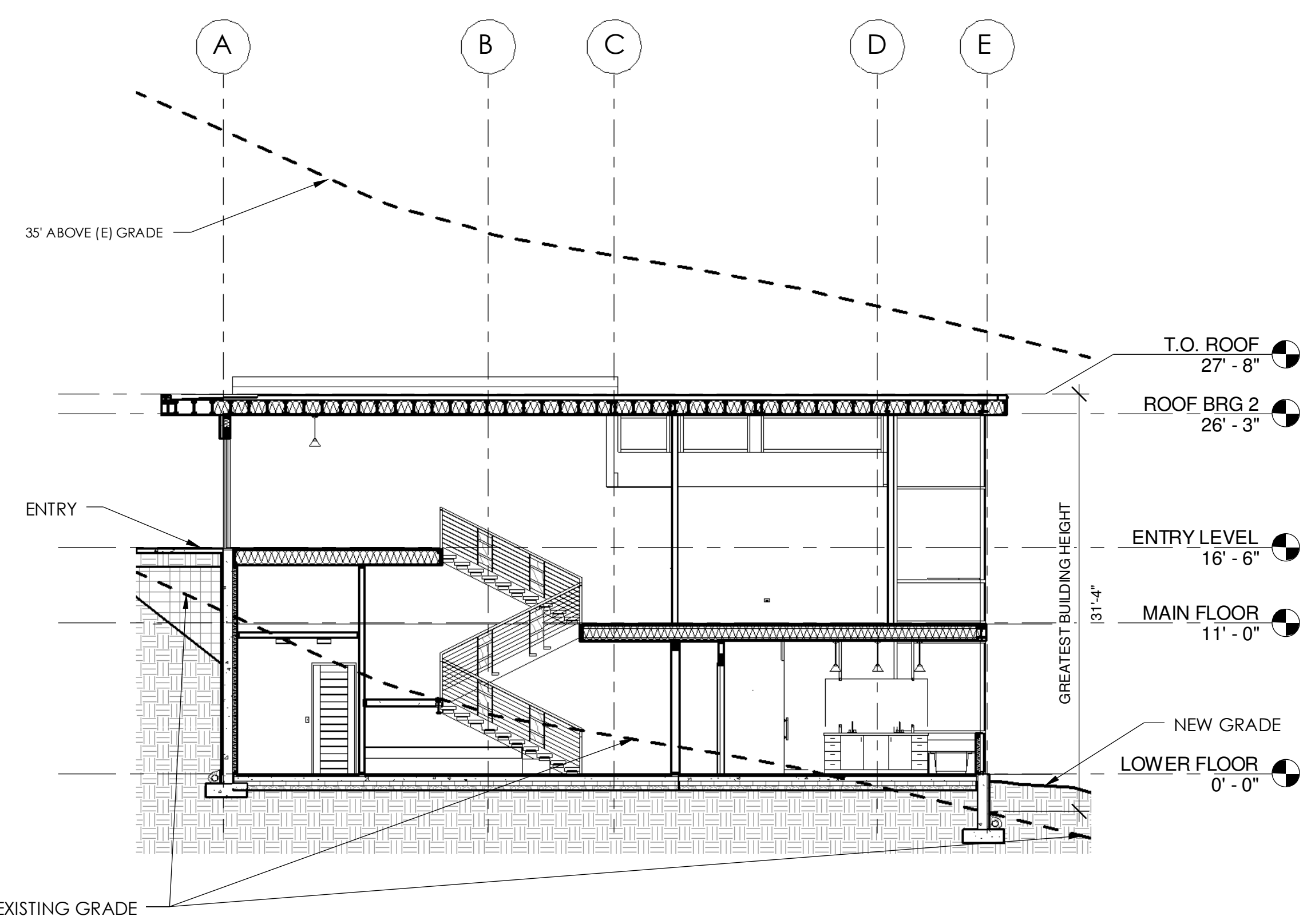
1 BUILDING SECTION
 1/8" = 1'-0"



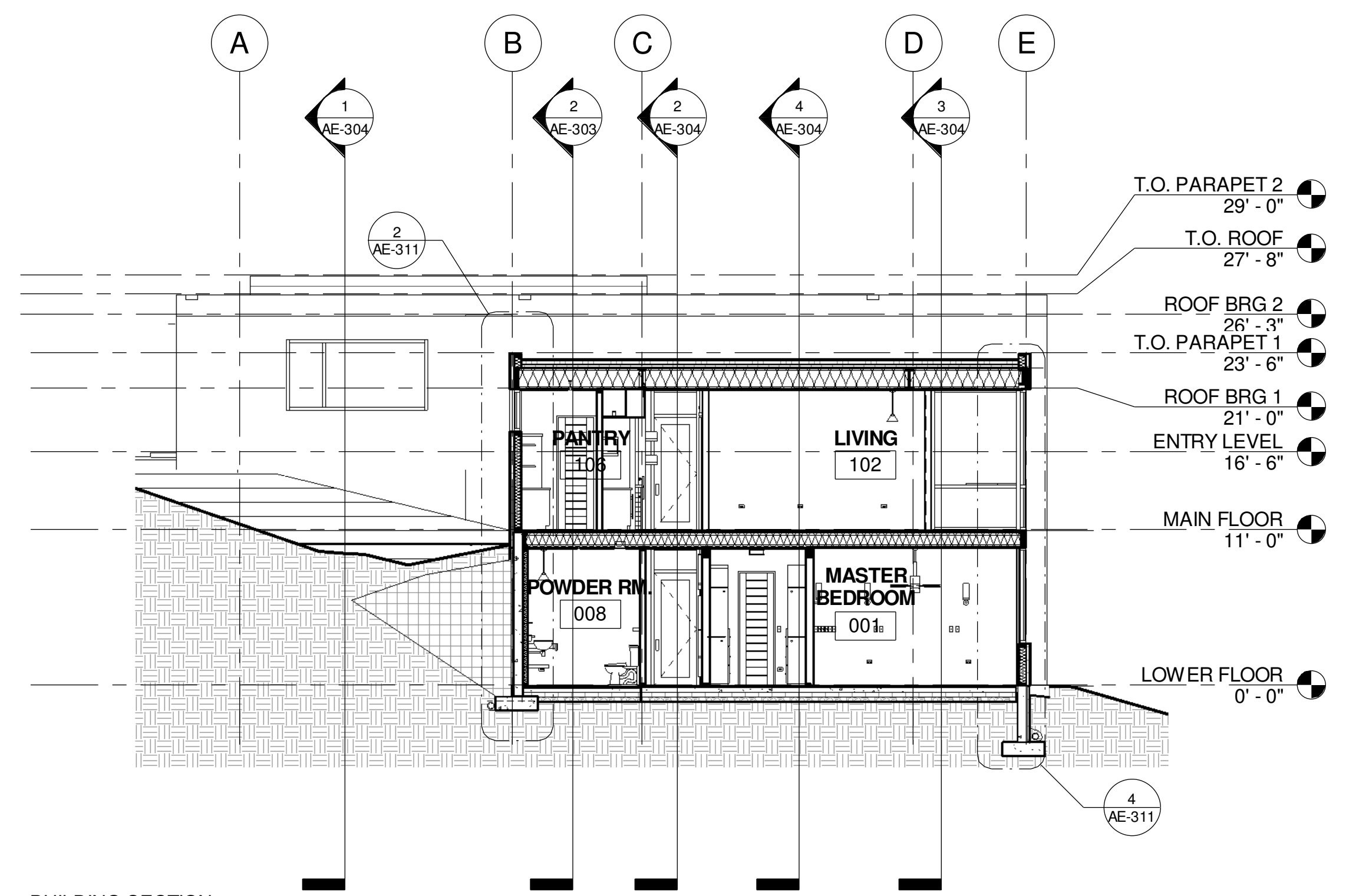
2 BUILDING SECTION
 1/8" = 1'-0"



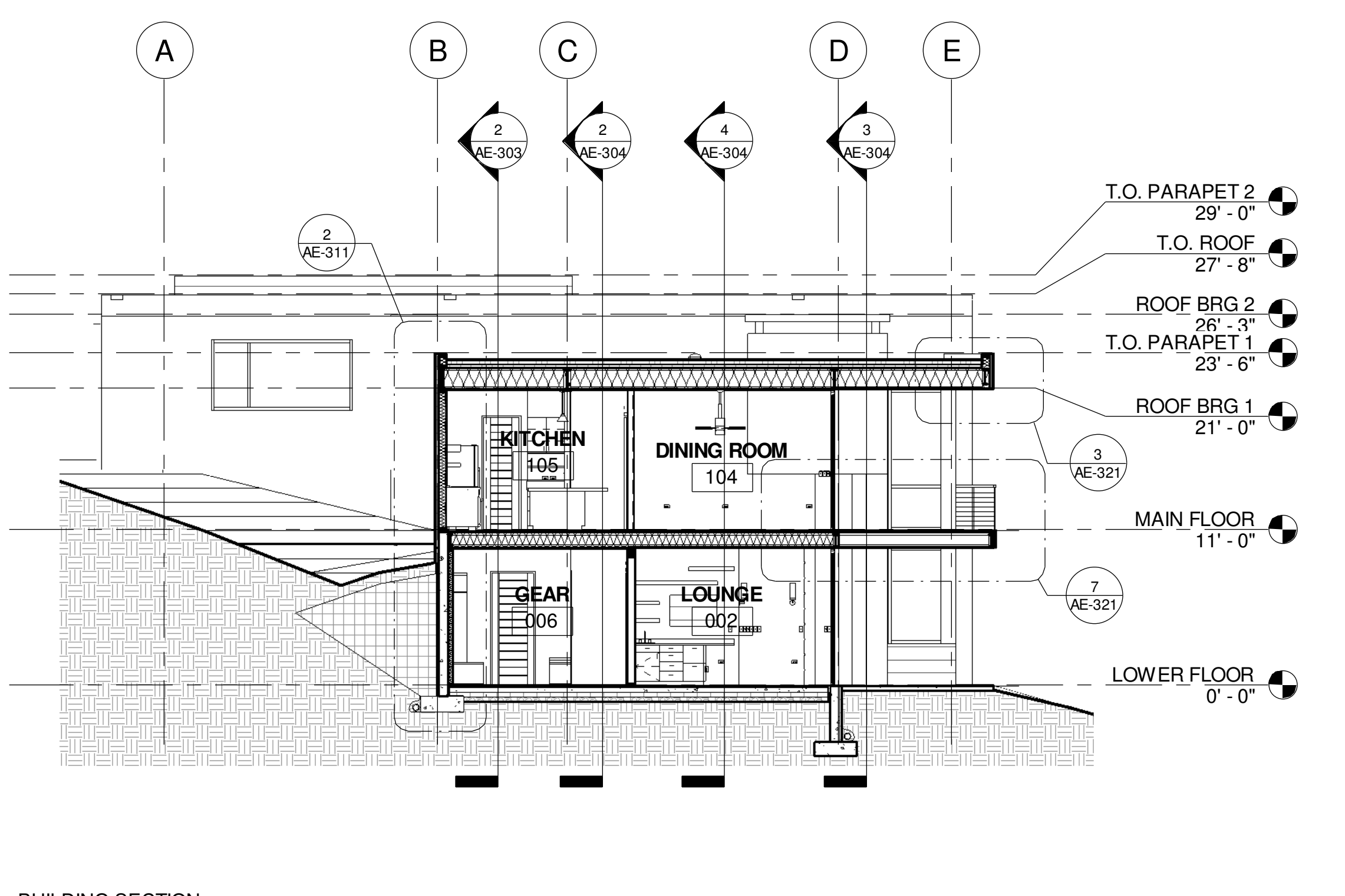
3 BUILDING SECTION 1/AE-301: (E) GRADE + 35'
 1/8" = 1'-0"



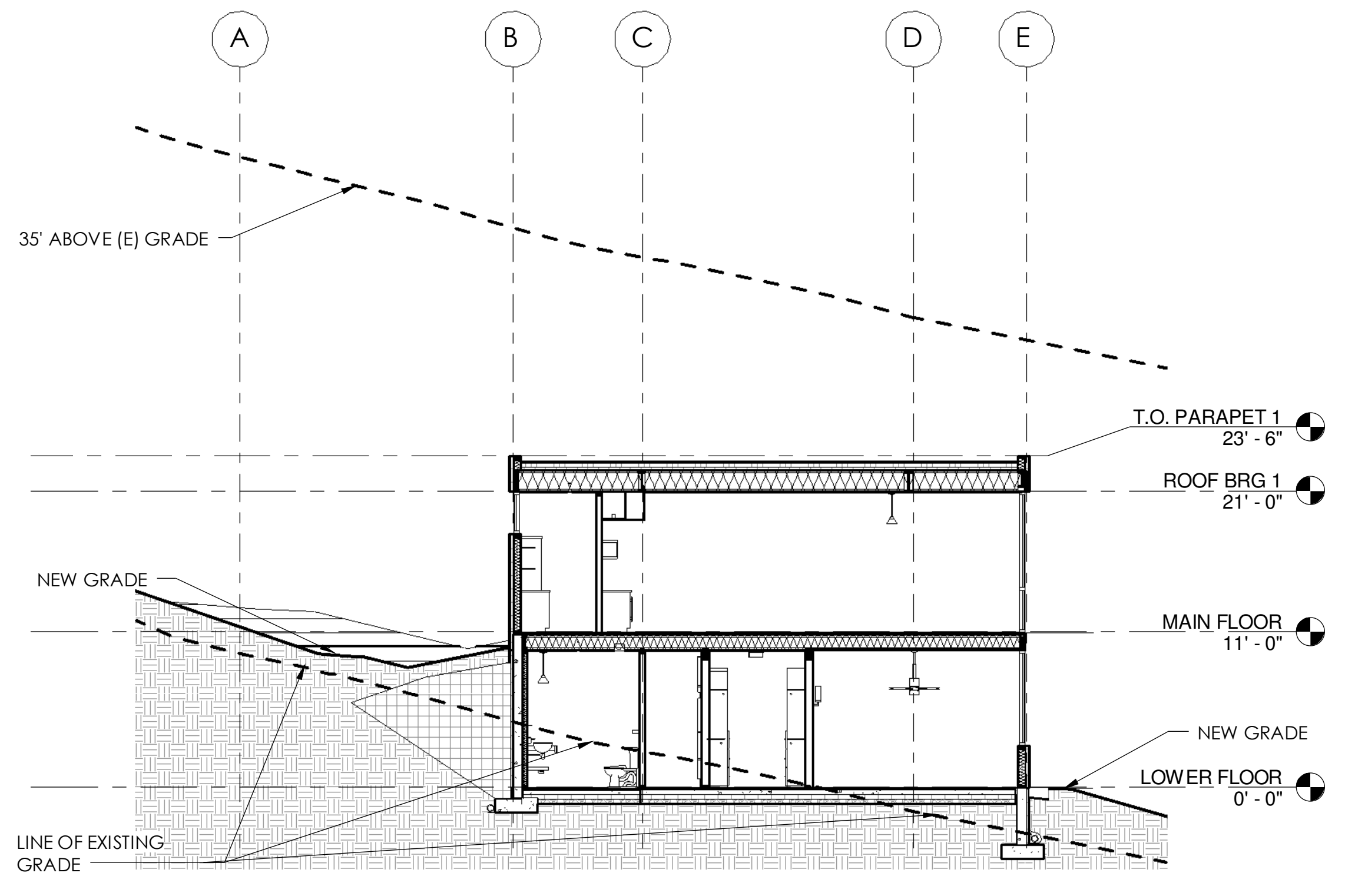
4 BUILDING SECTION 2/AE-301: (E) GRADE + 35'
 1/8" = 1'-0"



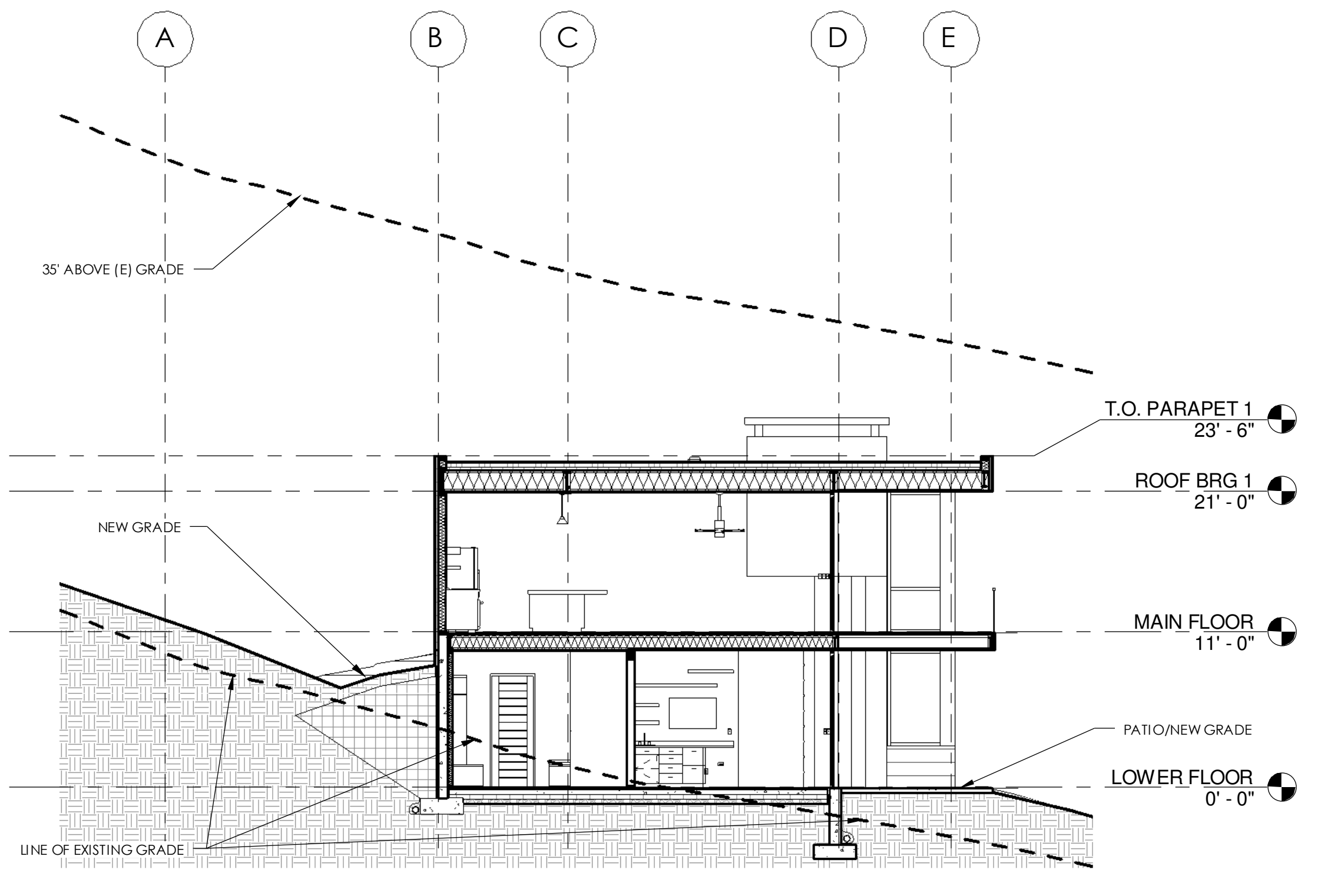
1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION 1/AE-302: (E) GRADE + 35'
1/8" = 1'-0"



4 BUILDING SECTION 2/AE-302: (E) GRADE + 35'
1/8" = 1'-0"

GENERAL NOTES

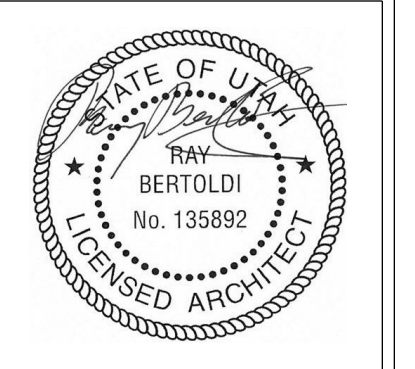
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, PER IRC REQUIREMENTS; REFER TO GRADING PLAN

ASSEMBLIES

- ROOF/CEILING:**
- TIVE ROOF SYSTEM
 - SINGLE-PLY MEMBRANE
 - TAPERED INSULATION
 - SHEATHING
 - JOISTS W/ R-49 MIN. BATT INSULATION
 - 5/8" GYPSUM BOARD
- FRAMED WALLS:**
- RECLAIMED WYOMING SNOWFENCE (WOOD) SIDING
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - AIR-BARRIER
 - SHEATHING
 - 2X6 STUD FRAMING W/ R-19 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- BELOW GRADE FOUNDATION WALLS:**
- DRAINAGE BOARD
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - WATERPROOF MEMBRANE
 - CONCRETE FOUNDATION WALL
 - 2X4 STUD FURRING W/ R-13 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- FLOORS ABOVE OUTSIDE AIR:**
- WOOD FLOORING (FINISH)
 - 1 1/2" GYP-CRETE W/ RADIANT HEAT SYSTEM
 - SHEATHING
 - JOISTS W/ R-5 MIN. SPRAY-FOAM INSULATION AGAINST SHEATHING + R-38 MIN. BATT INSULATION
 - WOOD SOFFIT
- SLAB-ON-GRADE:**
- WOOD FLOORING (FINISH)
 - TREATED PLYWOOD SUB-FLOOR
 - 4" CONCRETE SLAB W/ RADIANT HEAT SYSTEM
 - R-20 MIN. RIGID INSULATION
 - 4" COMPACTED GRAVEL
 - ALL EDGES TO HAVE R-5 MIN. THERMAL BREAK AT FOUNDATION WALLS
- ALL GLAZED SYSTEMS SHALL HAVE A U-VALUE OF .32 OR BETTER

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SUMMIT POWDER MOUNTAIN, UT 84310



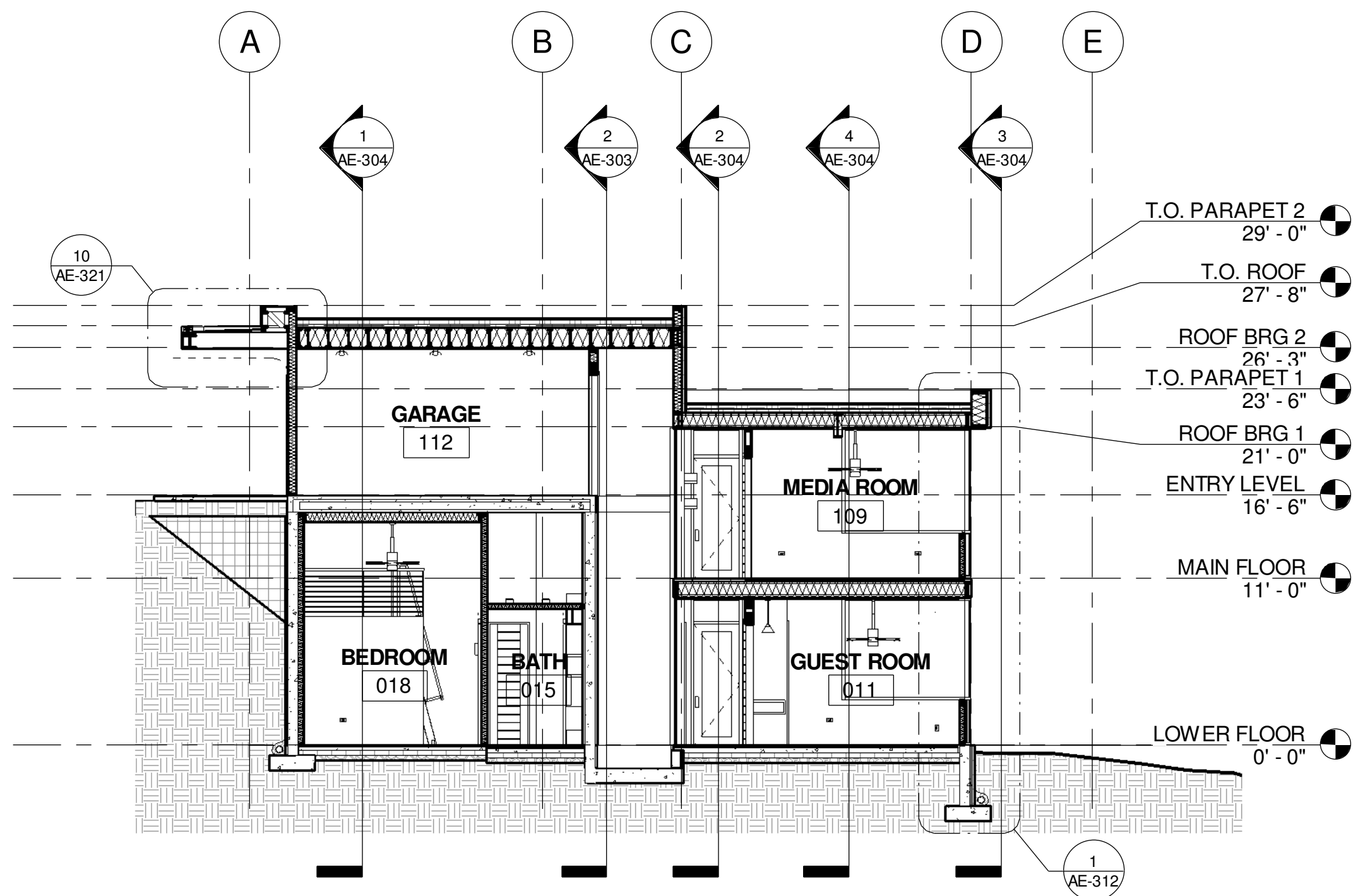
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PROJECT # 1333
DATE: 8/21/14
TITLE: BUILDING SECTIONS/MAX. HEIGHT

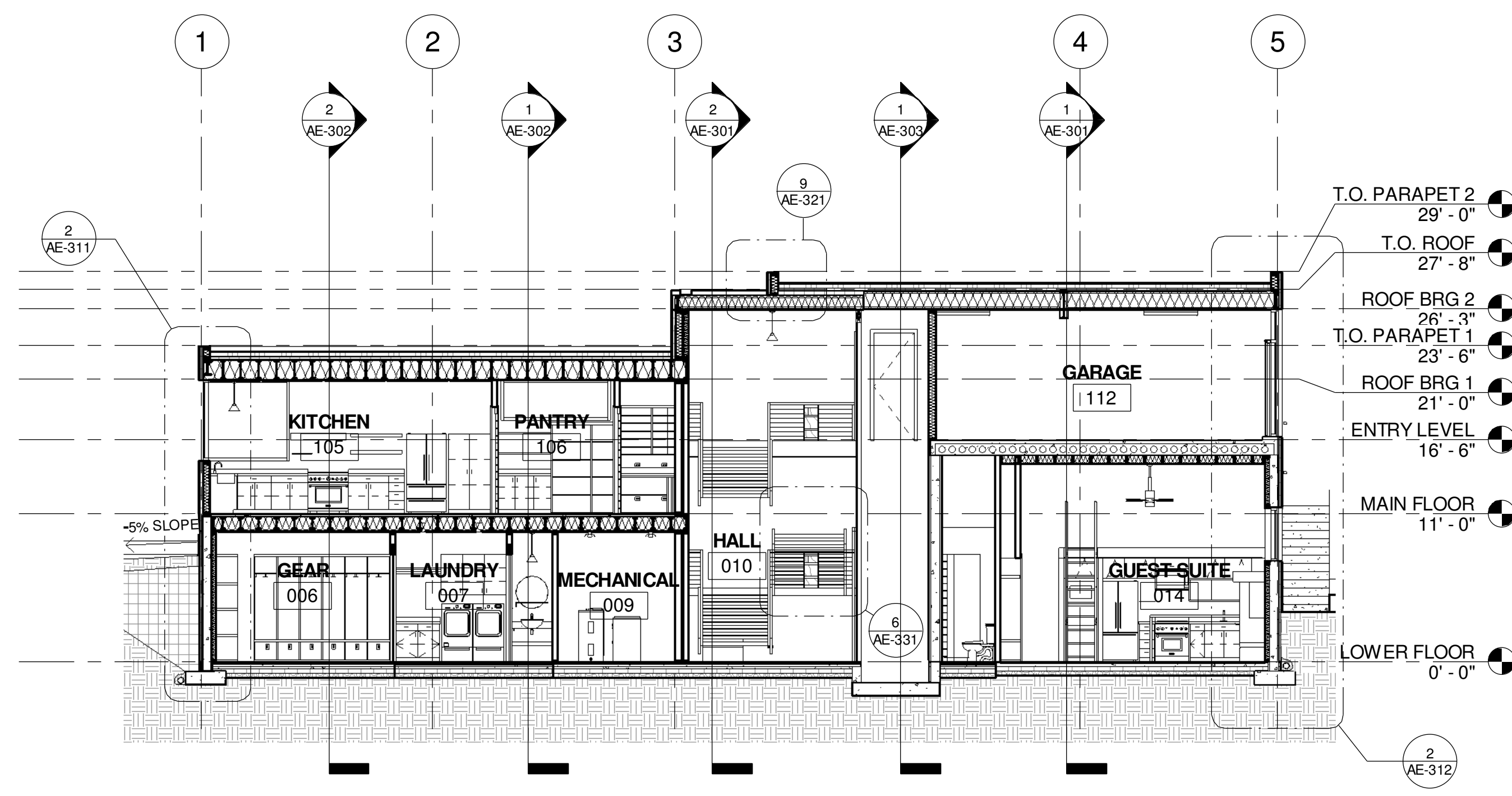
SHEET:
AE-302

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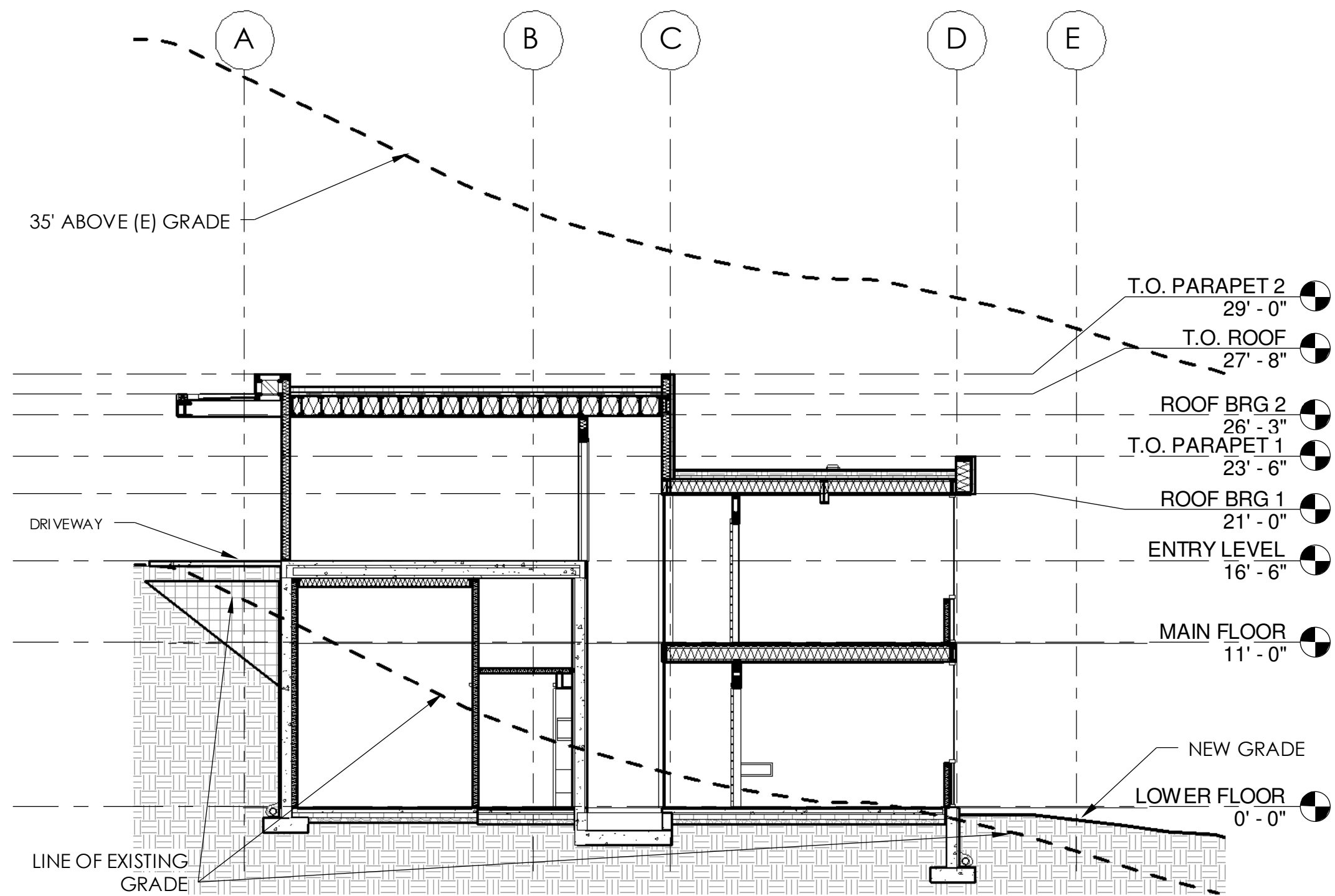
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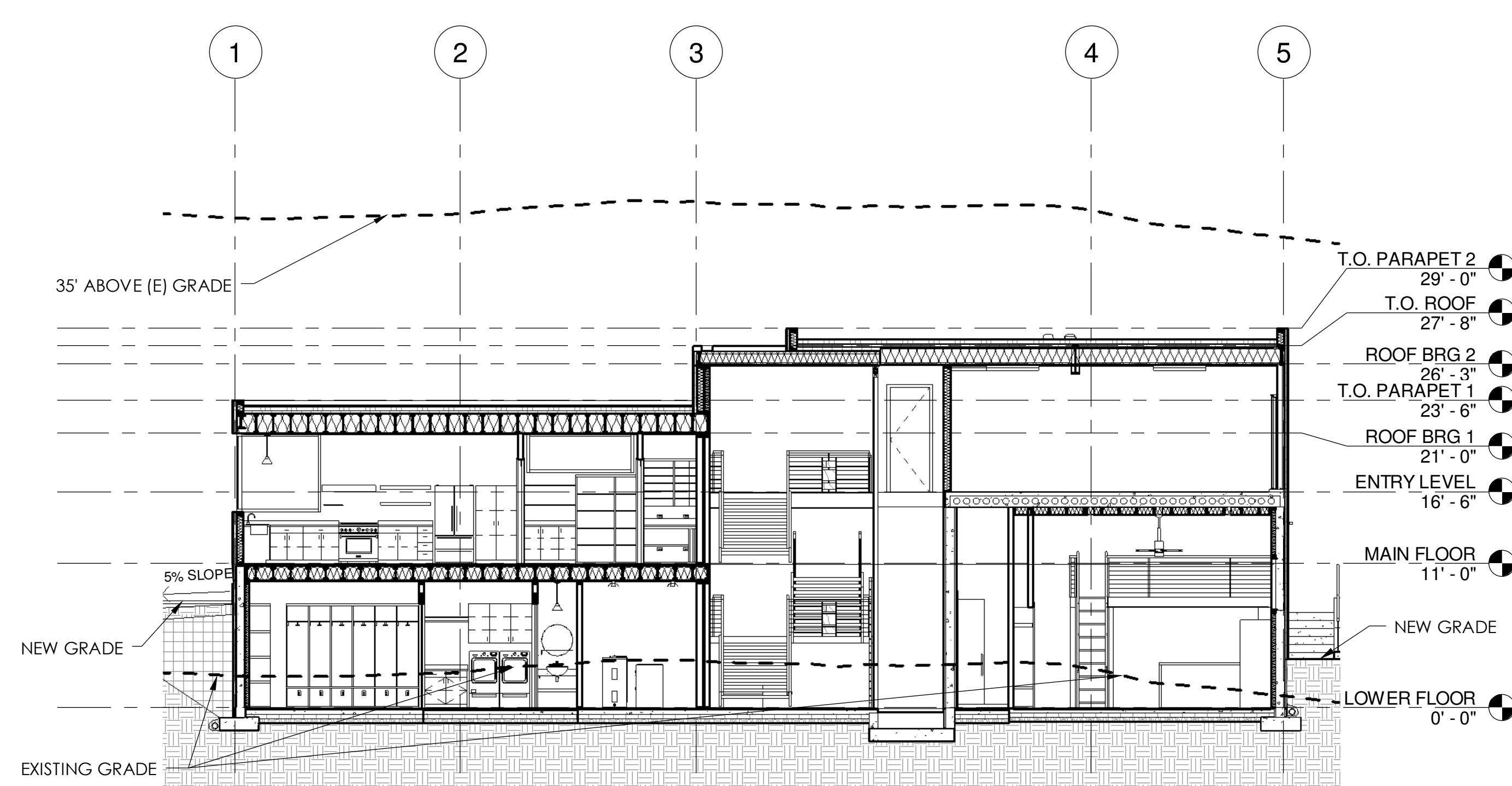
1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION 1/AE-303: (E) GRADE + 35'
1/8" = 1'-0"



4 BUILDING SECTION 2/AE-303: (E) GRADE + 35'
1/8" = 1'-0"

GENERAL NOTES

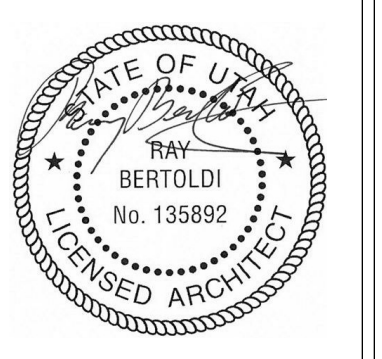
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, PER IRC REQUIREMENTS; REFER TO GRADING PLAN

ASSEMBLIES

- ROOF/CEILING:**
- "LIVE ROOF" SYSTEM
 - SINGLE-PLY MEMBRANE
 - TAPERED INSULATION
 - SHEATHING
 - JOISTS W/ R-49 MIN. BATT INSULATION
 - 5/8" GYPSUM BOARD
- FRAMED WALLS:**
- RECLAIMED WYOMING SNOWFENCE (WOOD) SIDING
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - AIR-BARRIER
 - SHEATHING
 - 2X6 STUD FRAMING W/ R-19 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- BELOW-GRADE FOUNDATION WALLS:**
- DRAINAGE BOARD
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - WATERPROOF MEMBRANE
 - CONCRETE FOUNDATION WALL
 - 2X4 STUD FRAMING W/ R-13 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- FLOORS ABOVE OUTSIDE AIR:**
- WOOD FLOORING (FINISH)
 - 1 1/2" GYP-CRETE W/ RADIANT HEAT SYSTEM
 - SHEATHING
 - JOISTS W/ R-5 MIN. SPRAY-FOAM INSULATION AGAINST SHEATHING + R-38 MIN. BATT INSULATION
 - WOOD SOFFIT
- SLAB-ON-GRADE:**
- WOOD FLOORING (FINISH)
 - TREATED PLYWOOD SUB-FLOOR
 - 4" CONCRETE SLAB W/ RADIANT HEAT SYSTEM
 - R-20 MIN. RIGID INSULATION
 - 4" COMPACTED GRAVEL
 - ALL EDGES TO HAVE R-5 MIN. THERMAL BREAK AT FOUNDATION WALLS
- ALL GLAZED SYSTEMS SHALL HAVE A U-VALUE OF .32 OR BETTER

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BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



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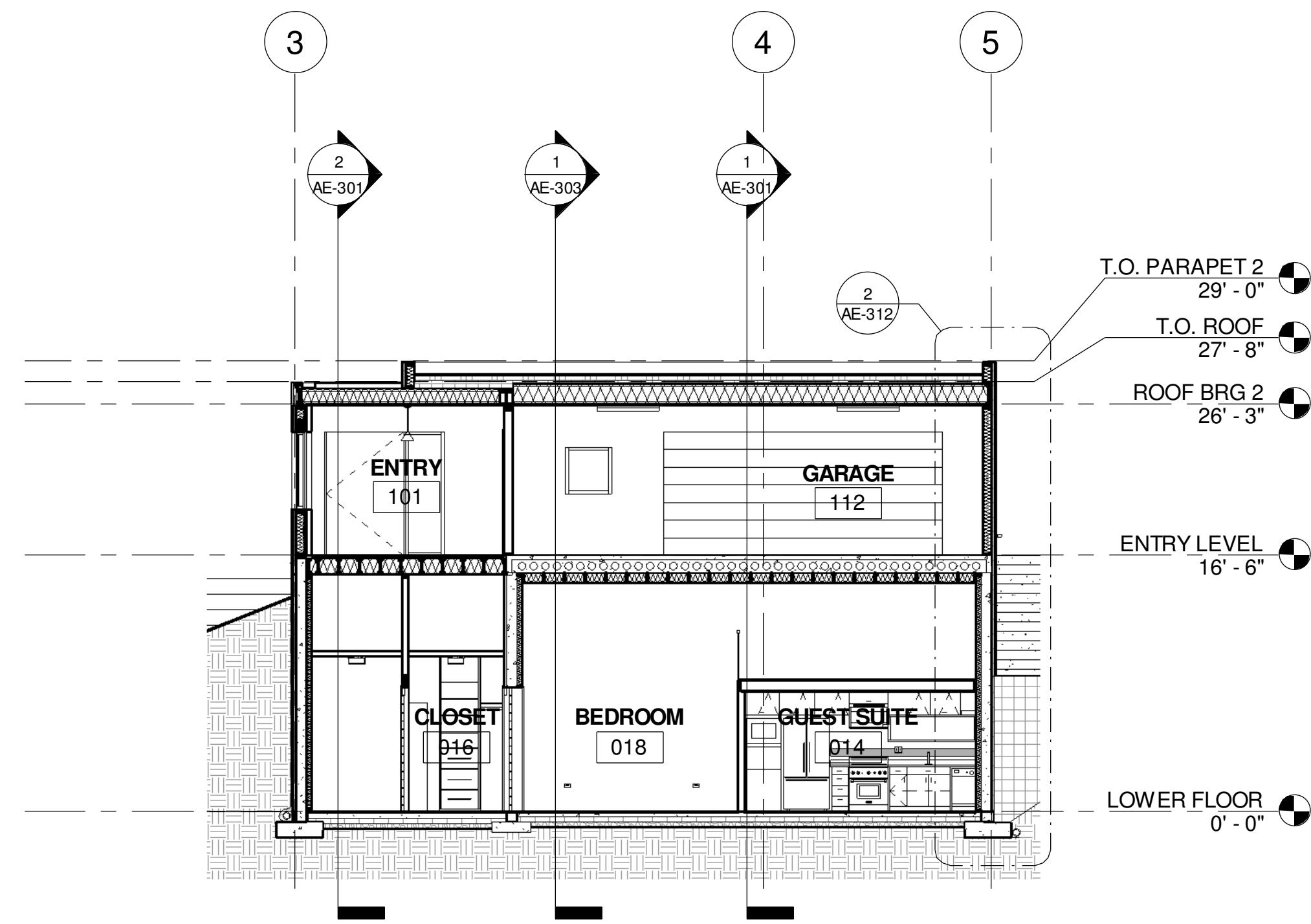
PROJECT # 1333
DATE: 8/21/14
TITLE: BUILDING SECTIONS/MAX. HEIGHT

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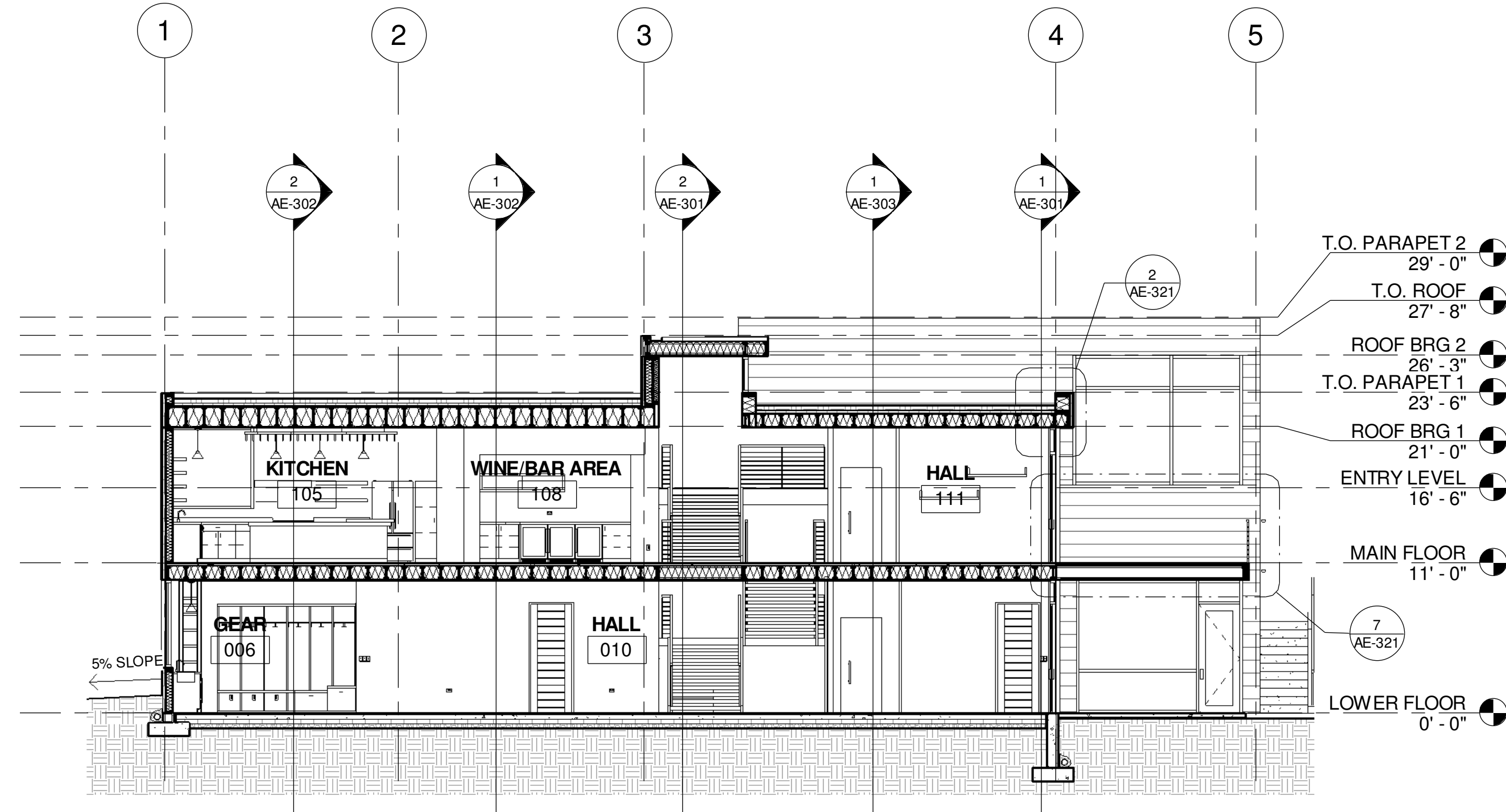
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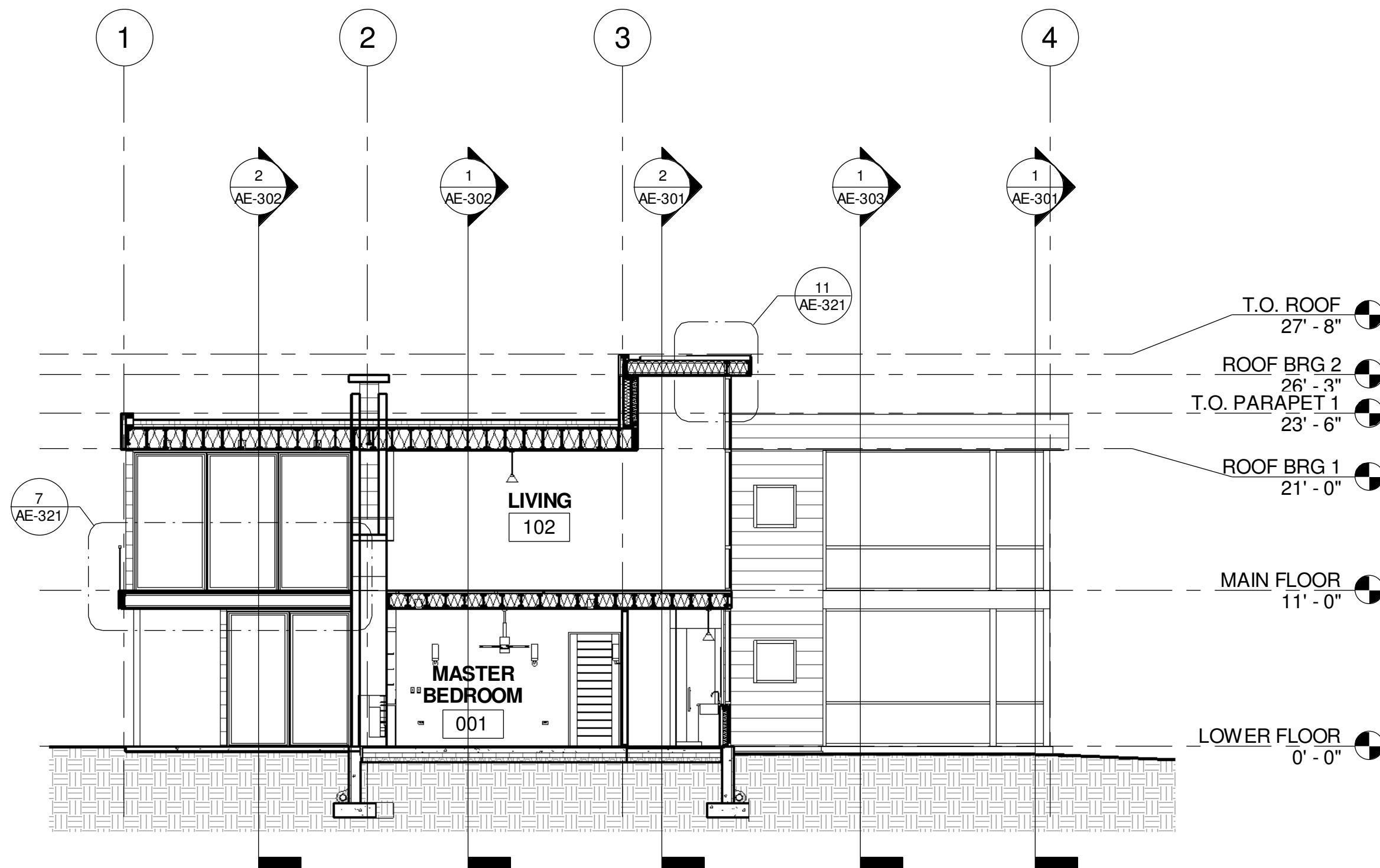
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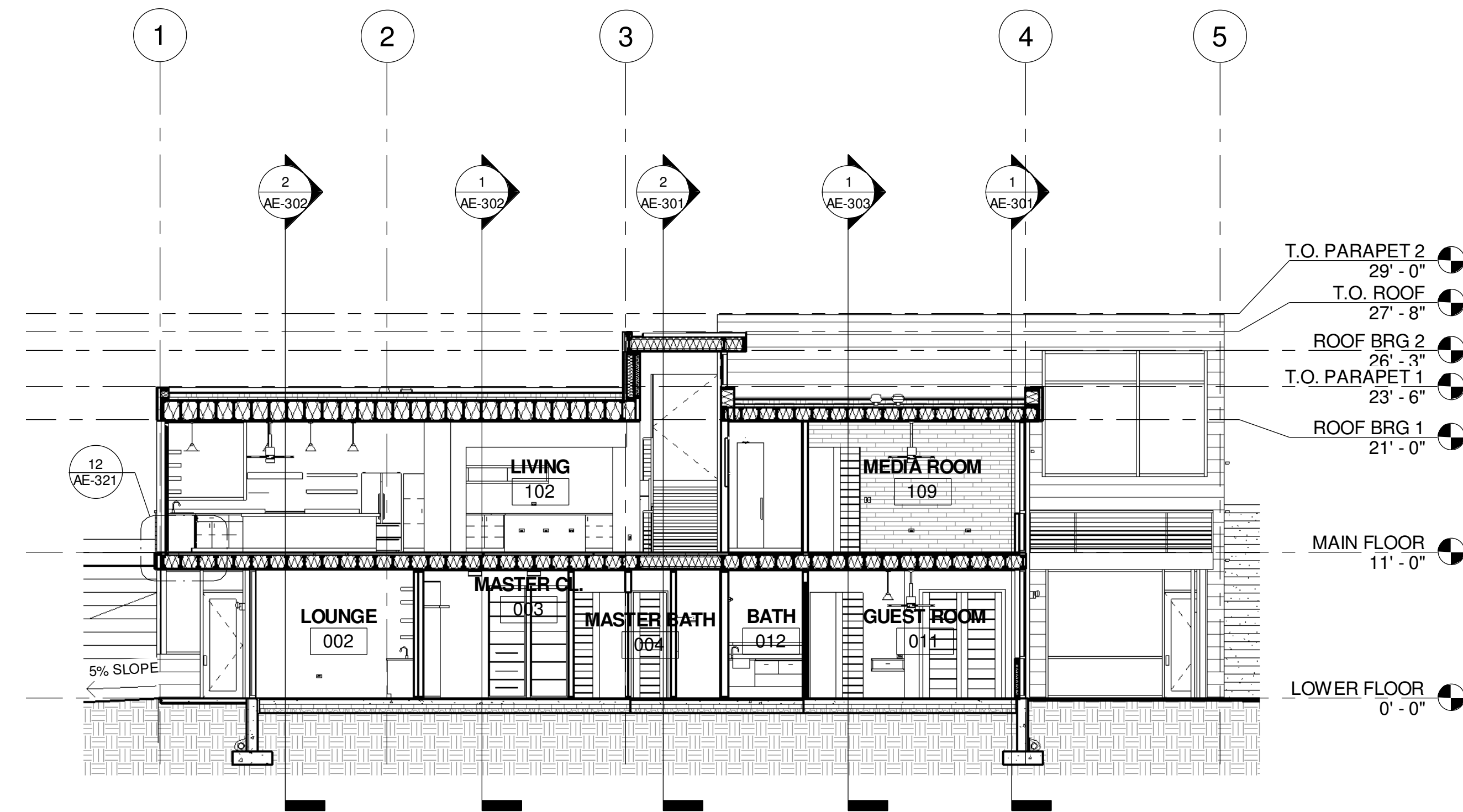
1 BUILDING SECTION
1/8" = 1'-0"



2 BUILDING SECTION
1/8" = 1'-0"



3 BUILDING SECTION
1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"

GENERAL NOTES

1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, PER IRC REQUIREMENTS; REFER TO GRADING PLAN

ASSEMBLIES

- ROOF/CEILING:**
- LIVE ROOF SYSTEM
 - SINGLE PLY MEMBRANE
 - TAPERED INSULATION
 - SHEATHING
 - JOISTS W/ R-49 MIN. BATT INSULATION
 - 5/8" GYPSUM BOARD
- FRAMED WALLS:**
- RECLAIMED WYOMING SNOWFENCE (WOOD) SIDING
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - AIR-BARRIER
 - SHEATHING
 - 2X6 STUD FRAMING W/ R-19 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- BELow-GRADE FOUNDATION WALLS:**
- DRAINAGE BOARD
 - R-10 MIN. CONTINUOUS RIGID INSULATION
 - WATERPROOF MEMBRANE
 - CONCRETE FOUNDATION WALL
 - 2X4 STUD FRAMING W/ R-13 MIN. BATT INSULATION
 - 1/2" GYPSUM BOARD
 - ACRYLIC PAINT/VAPOR BARRIER
- FLOORS ABOVE OUTSIDE AIR:**
- WOOD FLOORING (FINISH)
 - 1 1/2" GYP-CRETE W/ RADIANT HEAT SYSTEM
 - SHEATHING
 - JOISTS W/ R-5 MIN. SPRAY-FOAM INSULATION AGAINST SHEATHING + R-38 MIN. BATT INSULATION
 - WOOD SOFFIT
- SLAB-ON-GRADE:**
- WOOD FLOORING (FINISH)
 - TREATED PLYWOOD SUB-FLOOR
 - 4" CONCRETE SLAB W/ RADIANT HEAT SYSTEM
 - R-20 MIN. RIGID INSULATION
 - 4" COMPACTED GRAVEL
 - ALL EDGES TO HAVE R-5 MIN. THERMAL BREAK AT FOUNDATION WALLS
- ALL GLAZED SYSTEMS SHALL HAVE A U-VALUE OF .32 OR BETTER



REV.	DATE

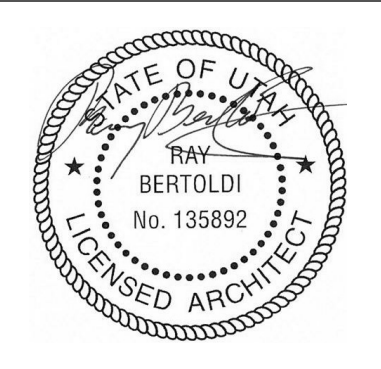
PROJECT # 1333
DATE: 8/21/14
TITLE: BUILDING SECTIONS

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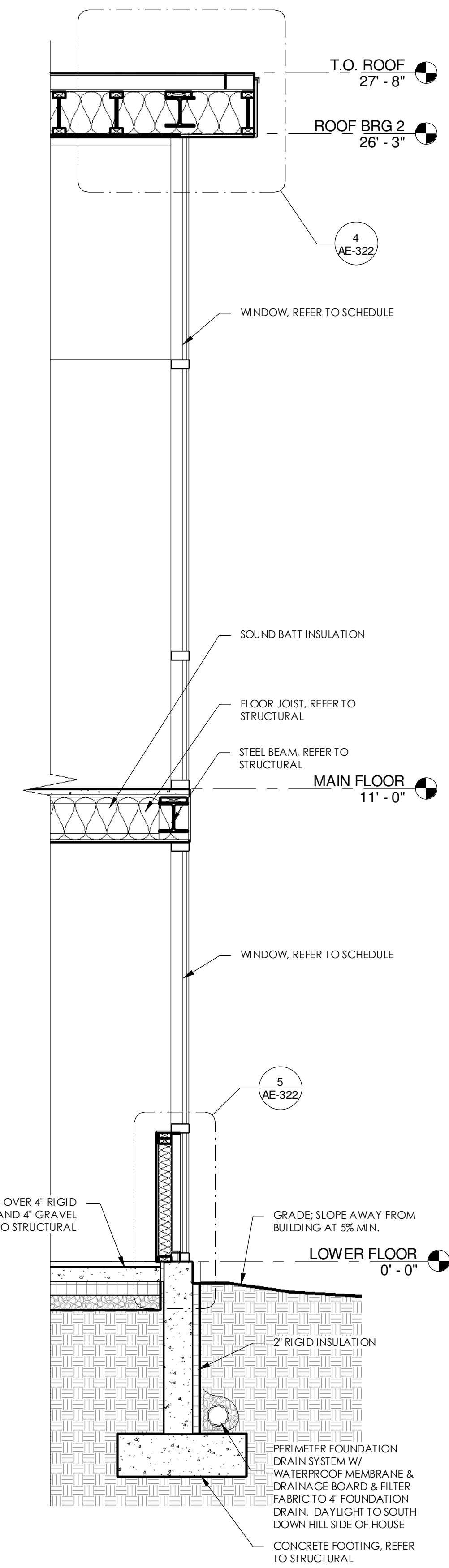
GENERAL NOTES

- A. REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
- B. REFER TO STRUCTURAL DRAWINGS FOR JOIST REQUIREMENTS; WEB MEMBRANES AND JOIST CONFIGURATIONS SHOWN ARE FOR REPRESENTATIONAL PURPOSES ONLY.
- C. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION SIZES & REINFORCING REQUIREMENTS.

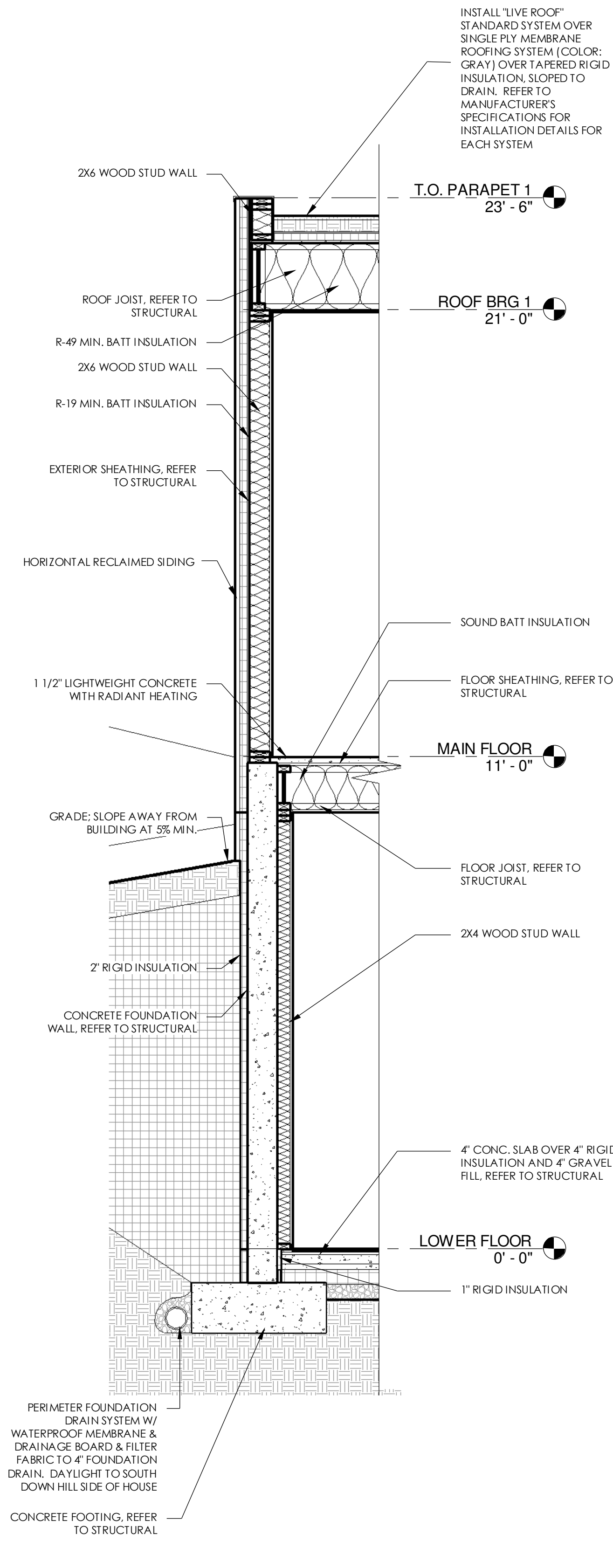


REV.	DATE

PROJECT # 1333
 DATE: 8/21/14
 TITLE:
 WALL SECTIONS

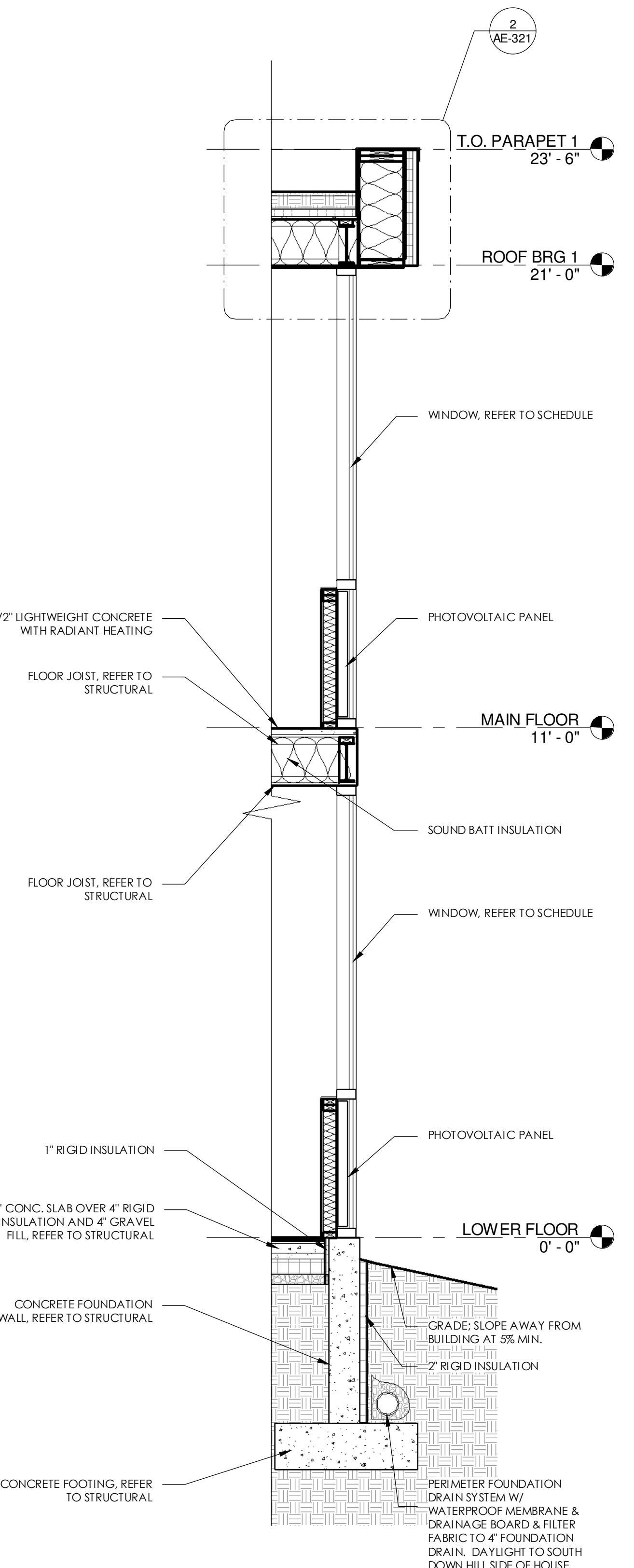


1 WALL SECTION
 1/2" = 1'-0"

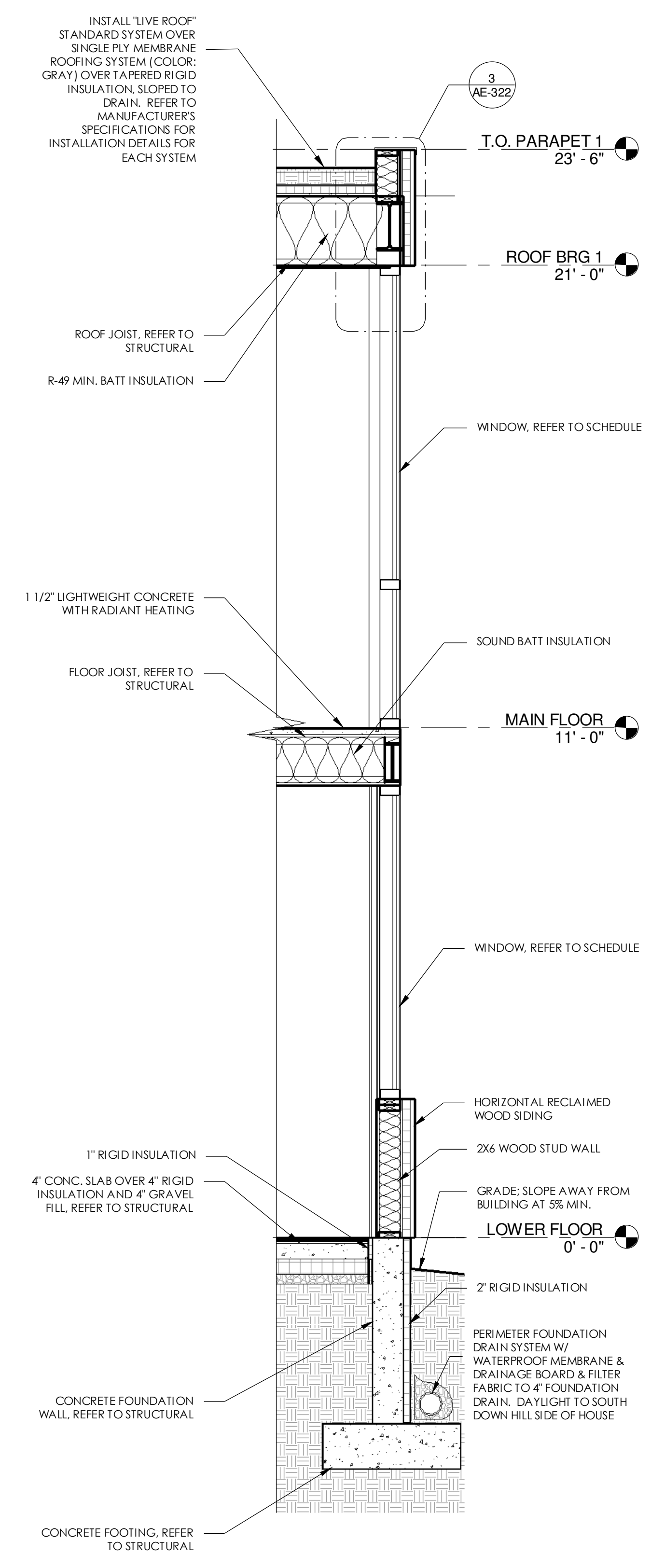


2 WALL SECTION
 1/2" = 1'-0"

INSTALL "LIVE ROOF" STANDARD SYSTEM OVER SINGLE PLY MEMBRANE ROOFING SYSTEM (COLOR: GRAY) OVER TAPERED RIGID INSULATION, SLOPED TO DRAIN. REFER TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION DETAILS FOR EACH SYSTEM



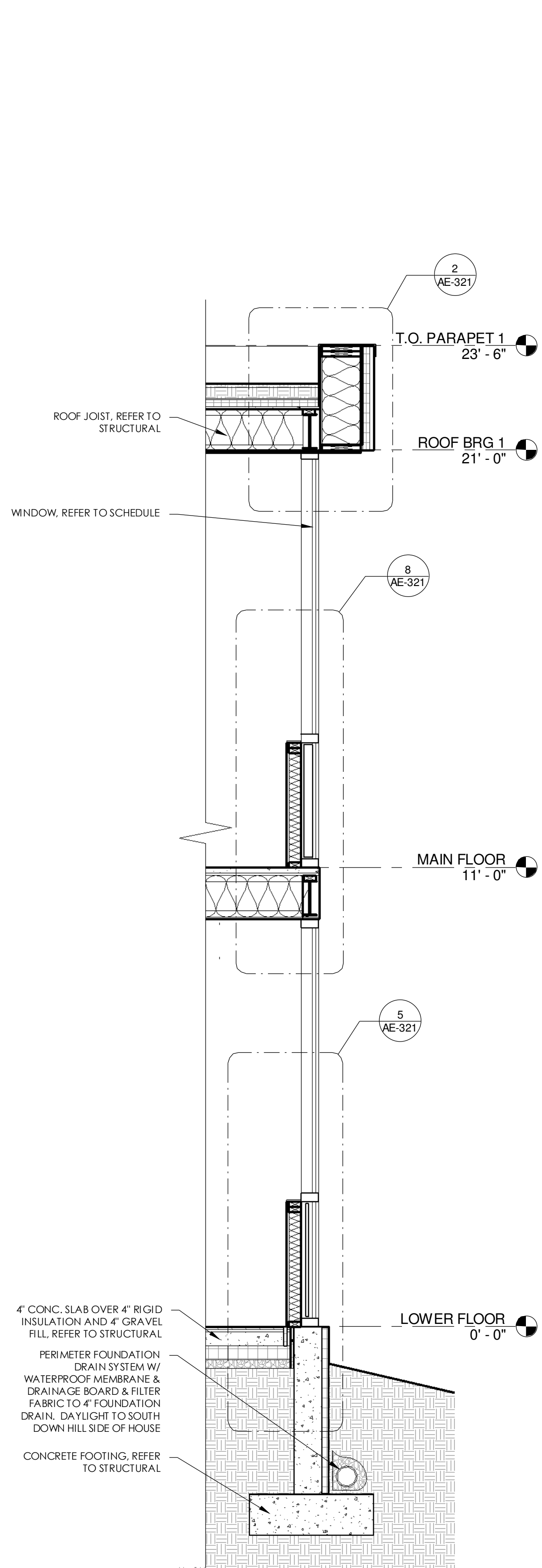
3 WALL SECTION
 1/2" = 1'-0"



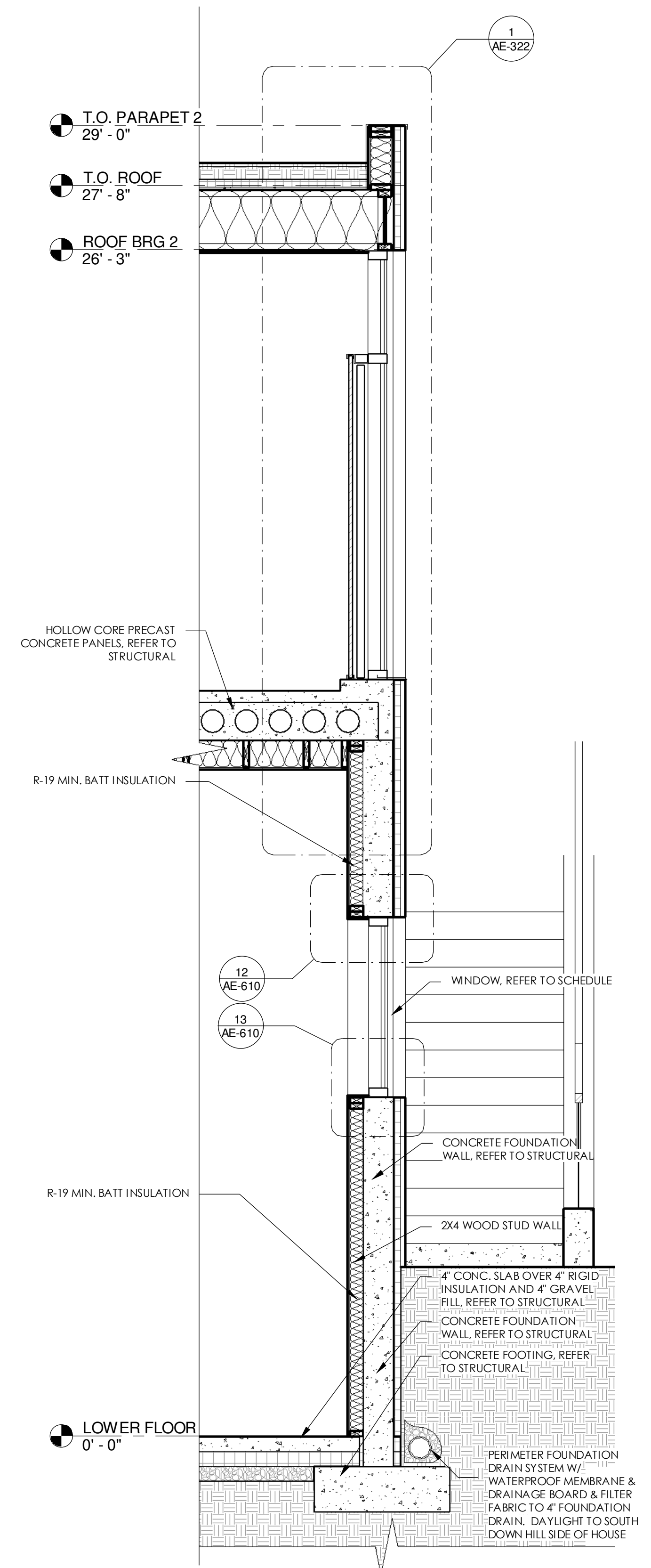
4 WALL SECTION
 1/2" = 1'-0"

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1 WALL SECTION
1/2" = 1'-0"



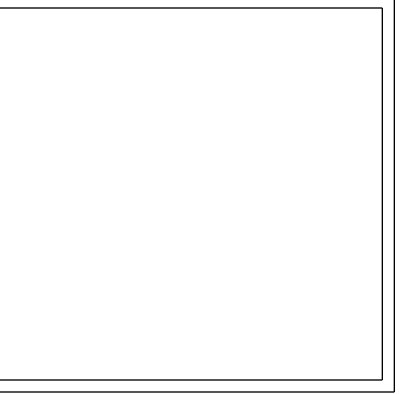
2 WALL SECTION
1/2" = 1'-0"

GENERAL NOTES

- A. REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
- B. REFER TO STRUCTURAL DRAWINGS FOR JOIST REQUIREMENTS; WEB MEMBRANES AND JOIST CONFIGURATIONS SHOWN ARE FOR REPRESENTATIONAL PURPOSES ONLY.
- C. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION SIZES & REINFORCING REQUIREMENTS.

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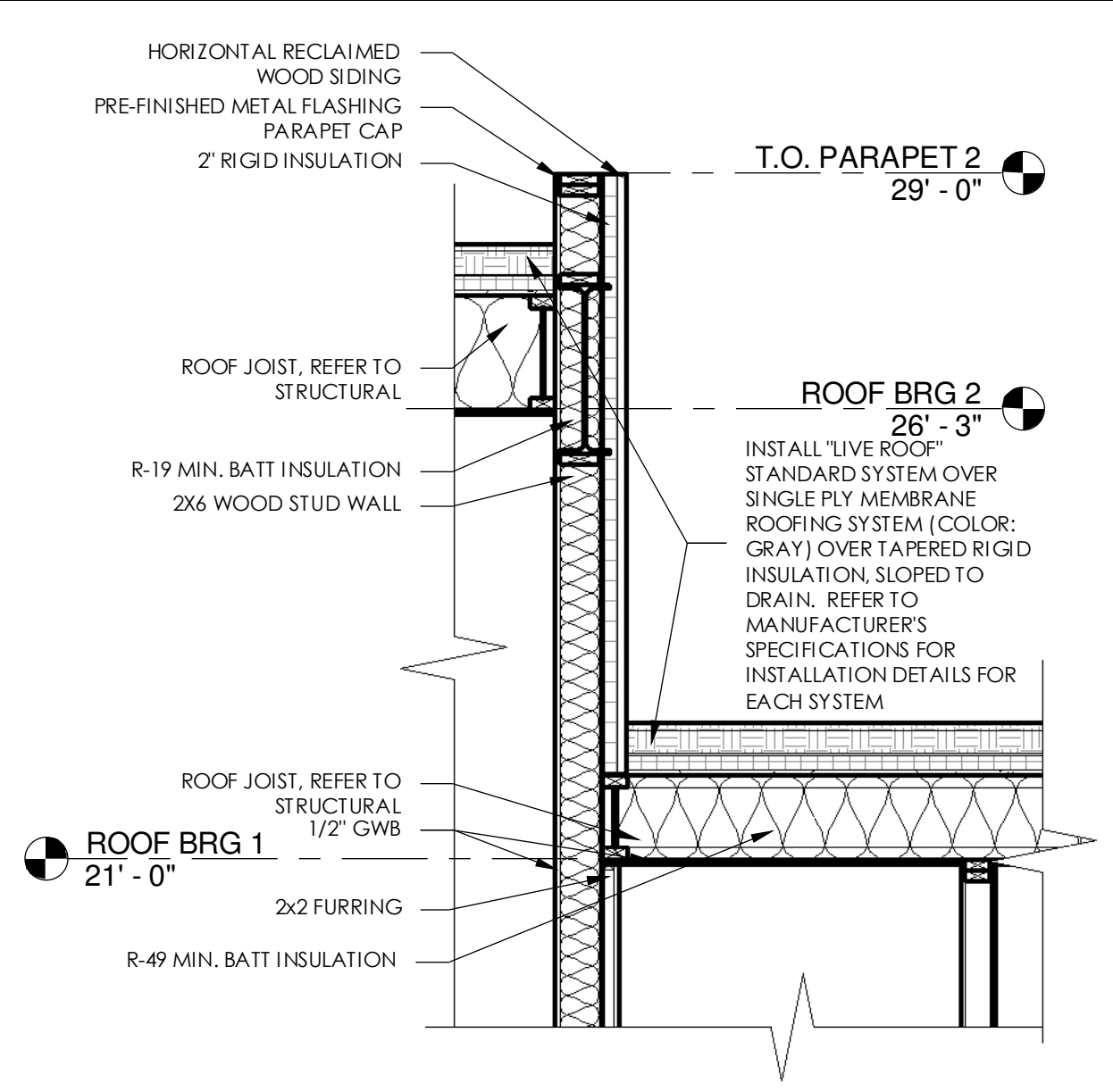
REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
WALL SECTIONS

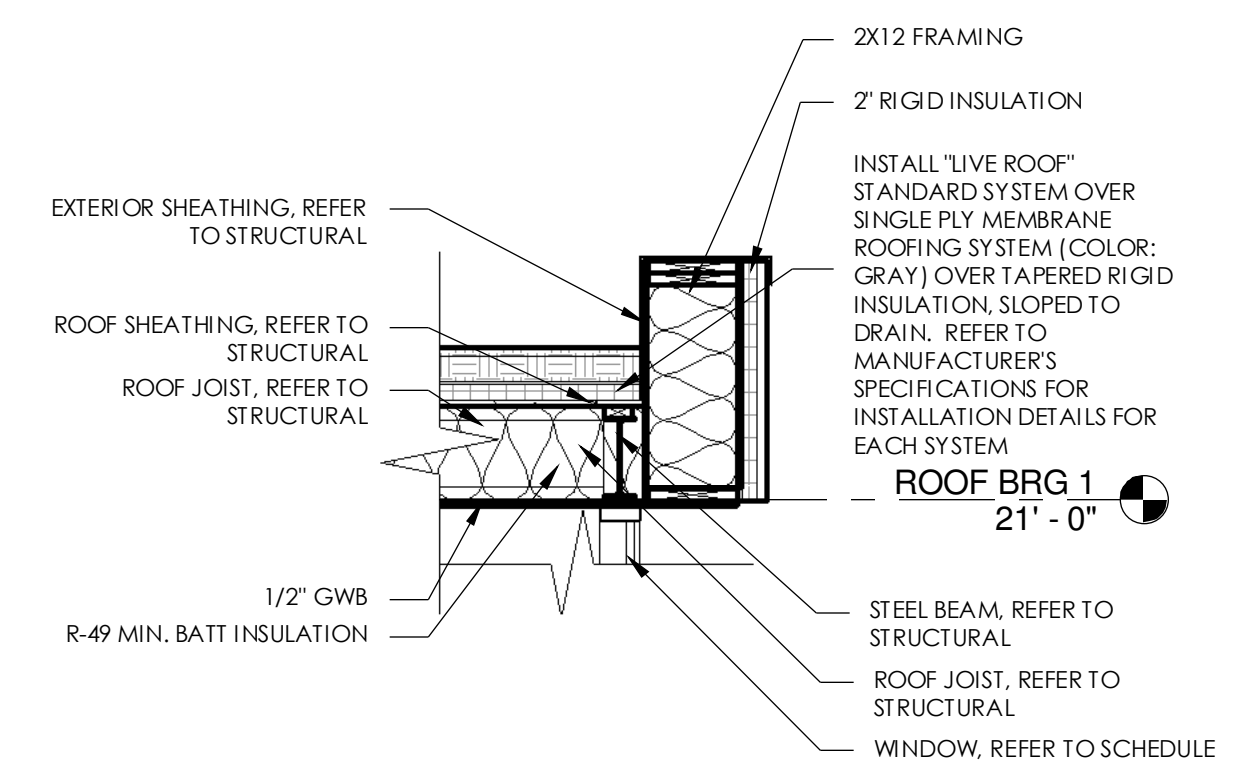
SHEET:
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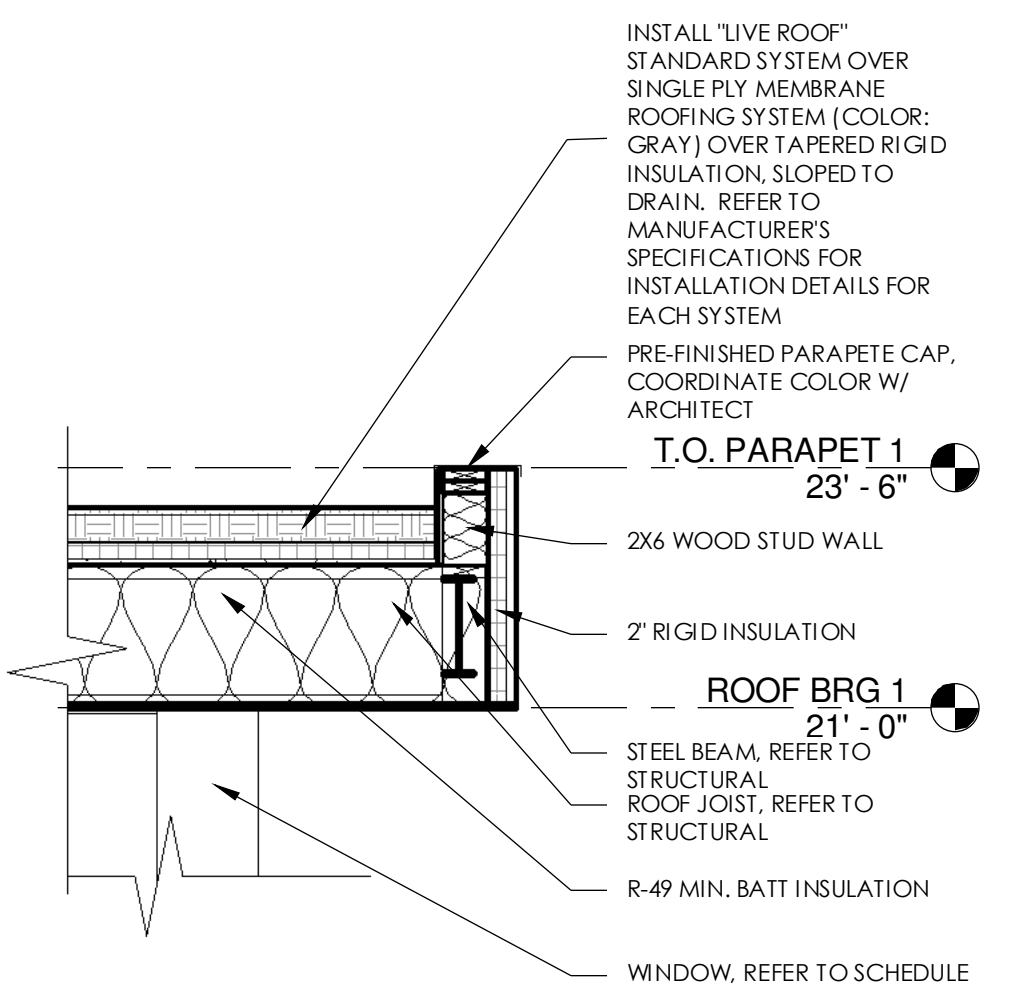
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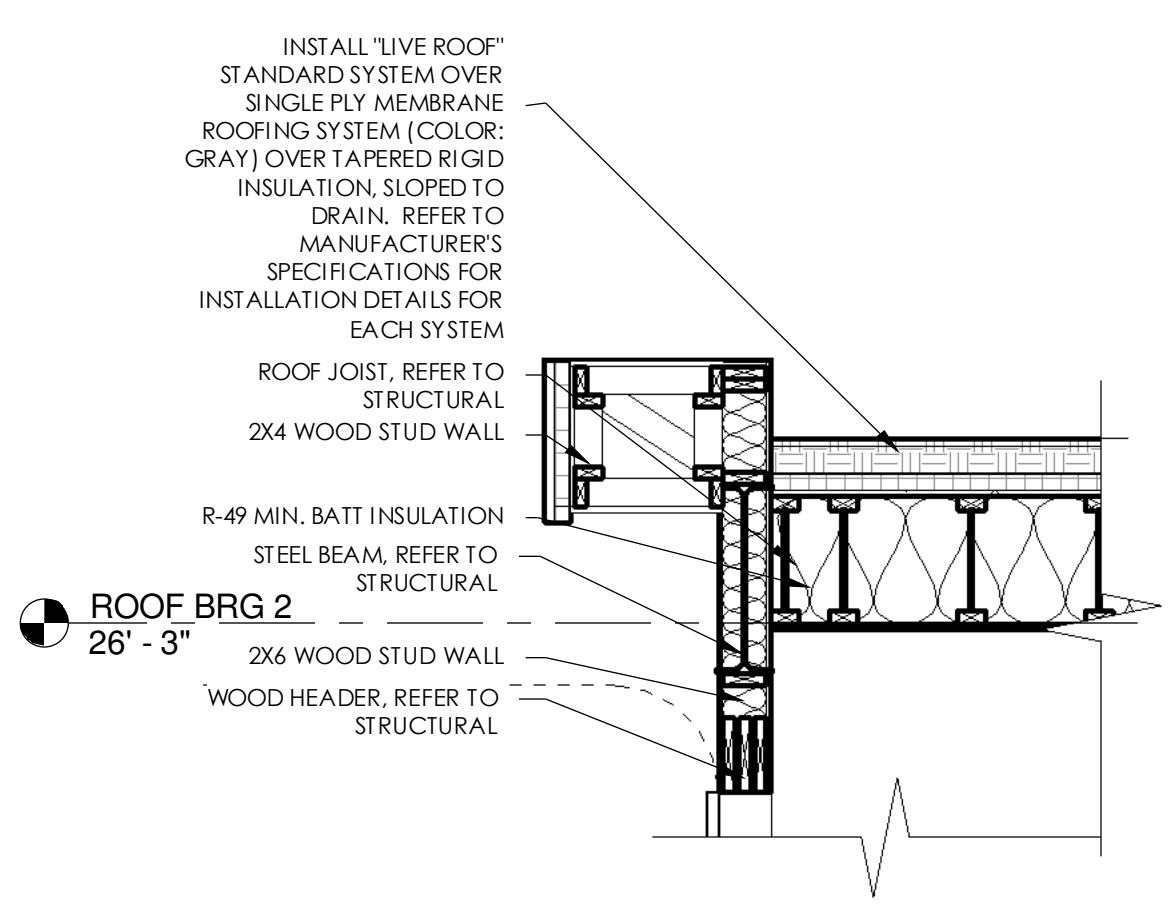
1 SECTION DETAIL
1/2" = 1'-0"



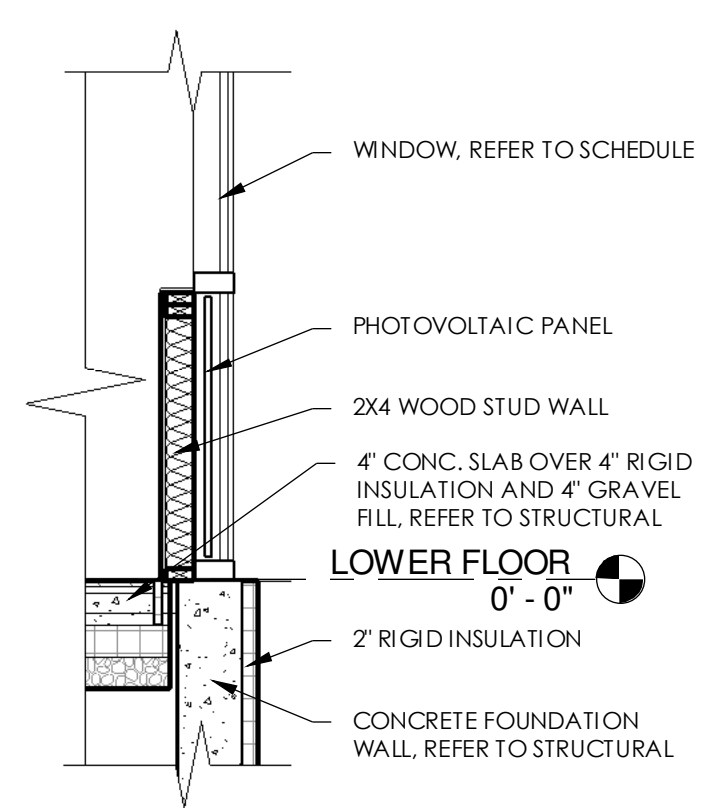
2 SECTION DETAIL
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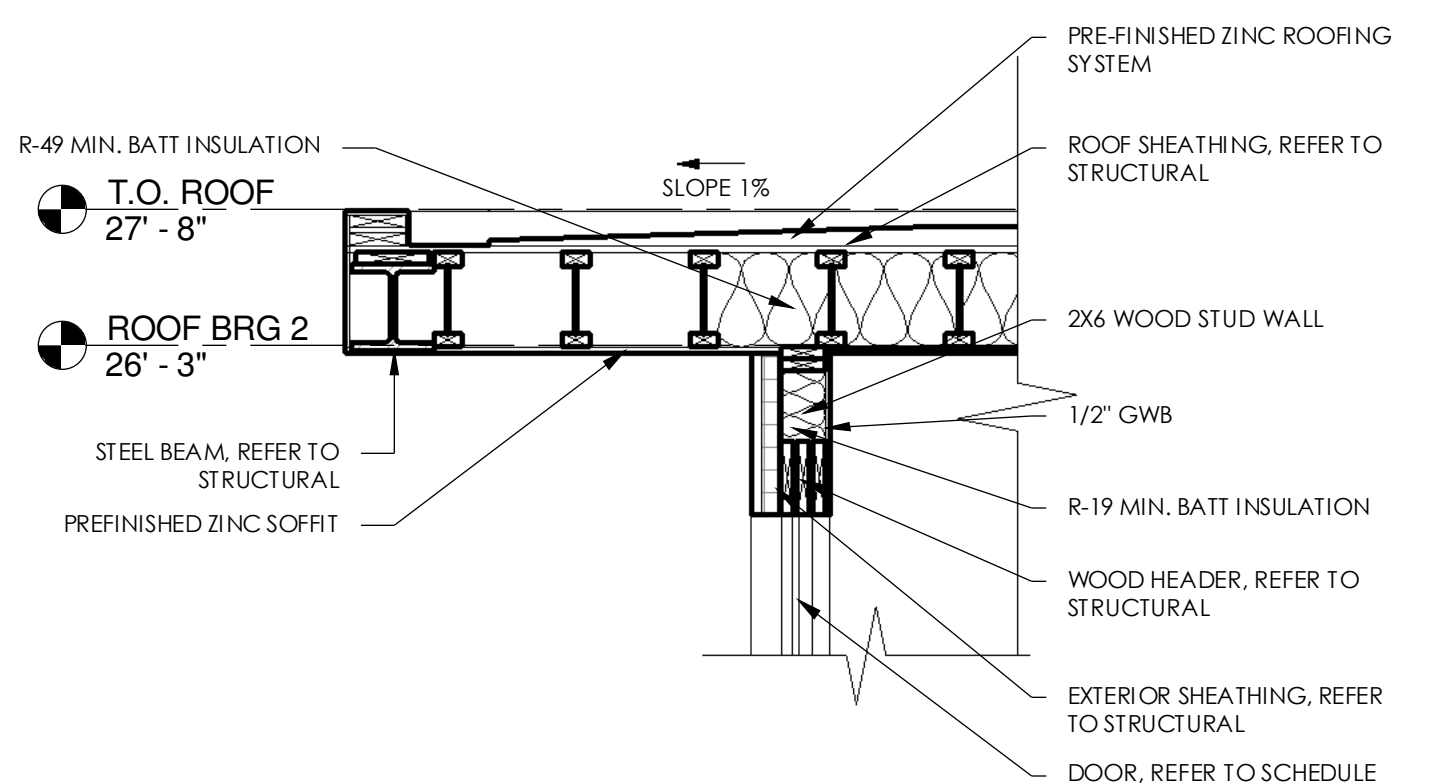
3 SECTION DETAIL
1/2" = 1'-0"



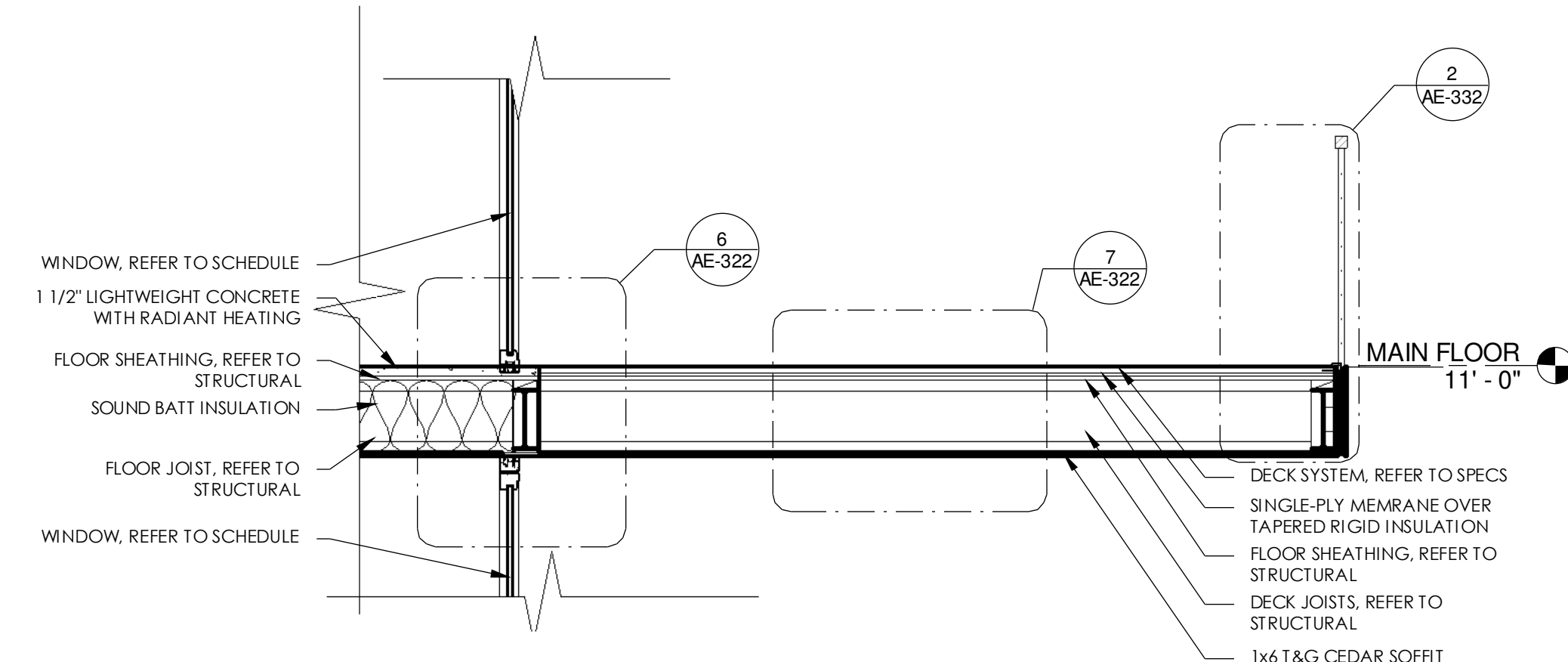
4 SECTION DETAIL
1/2" = 1'-0"



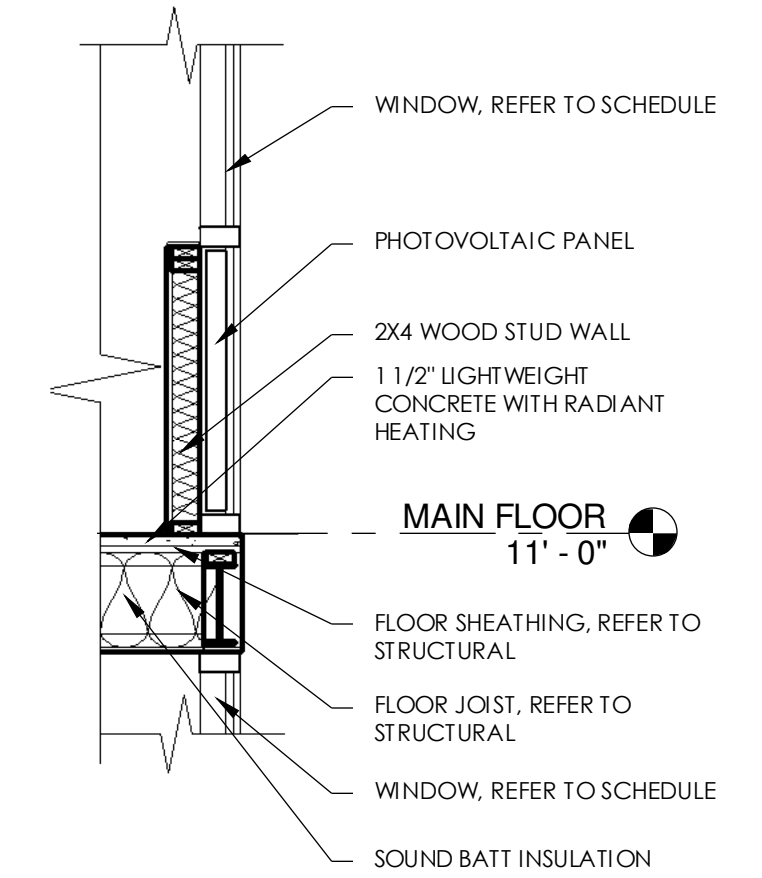
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1/2" = 1'-0"



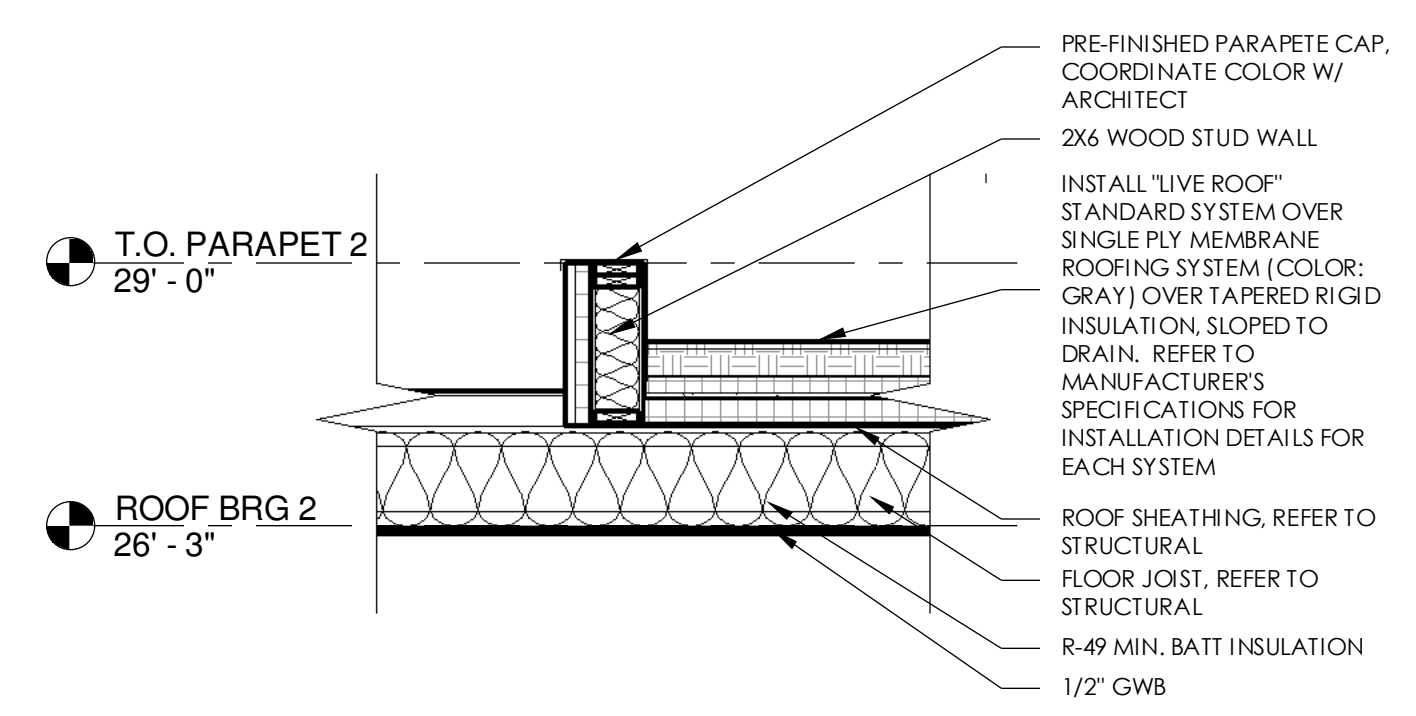
6 SECTION DETAIL
1/2" = 1'-0"



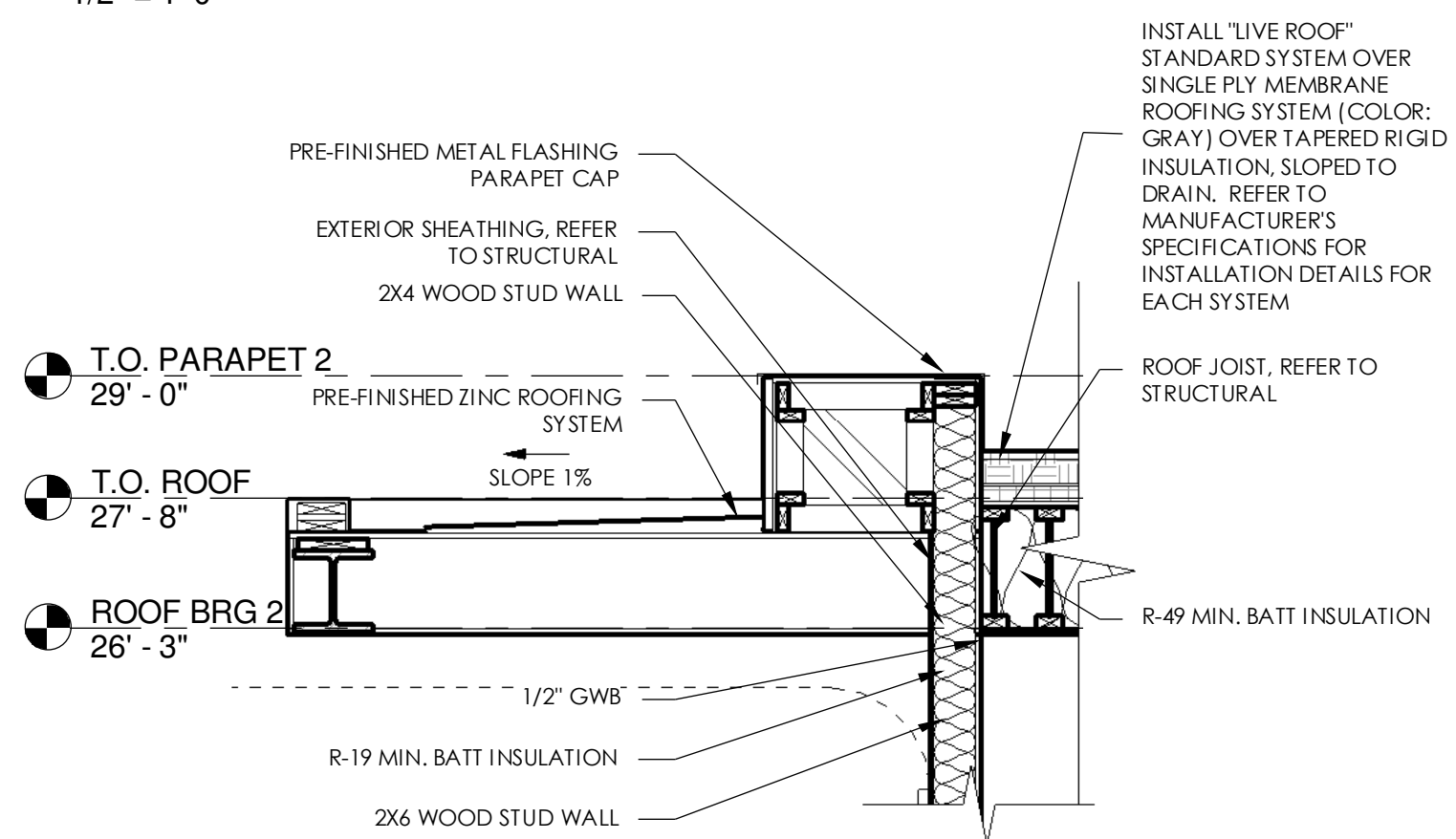
7 SECTION DETAIL
1/2" = 1'-0"



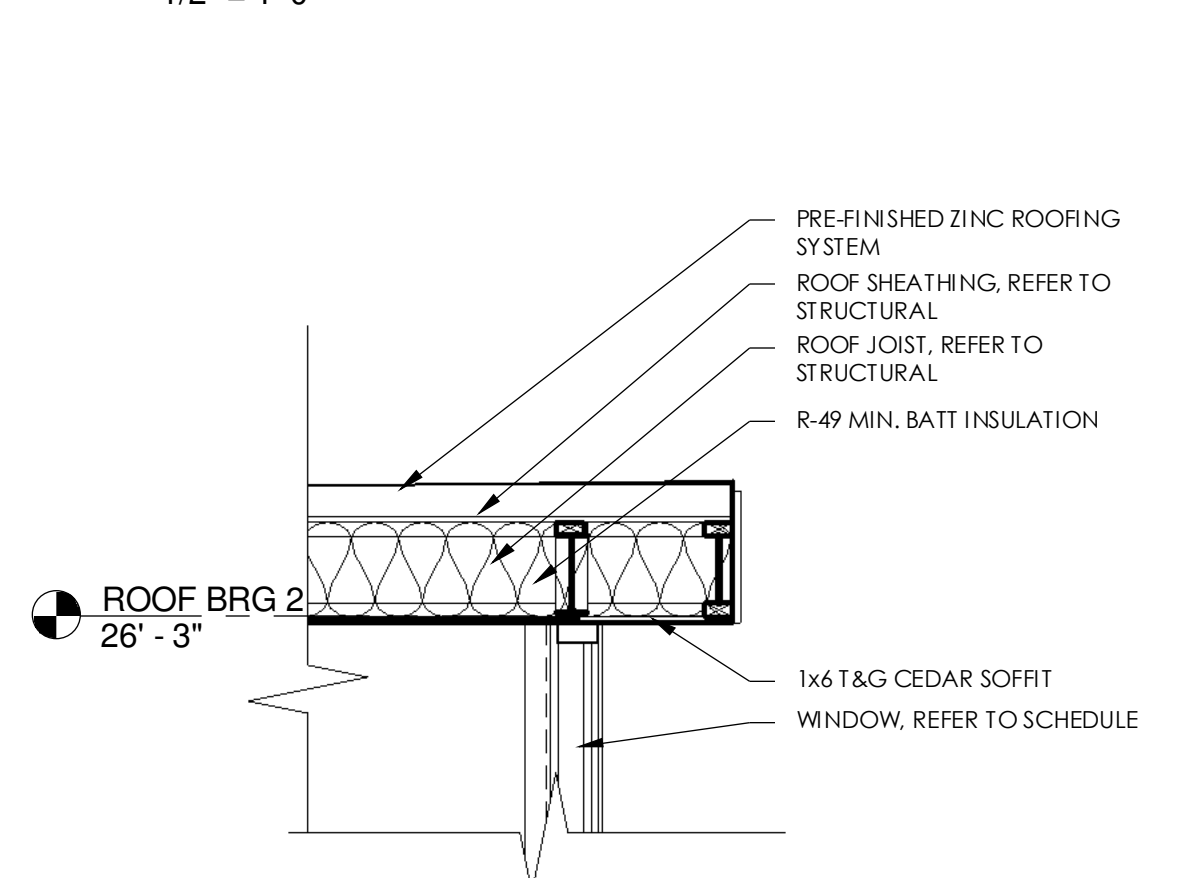
8 SECTION DETAIL
1/2" = 1'-0"



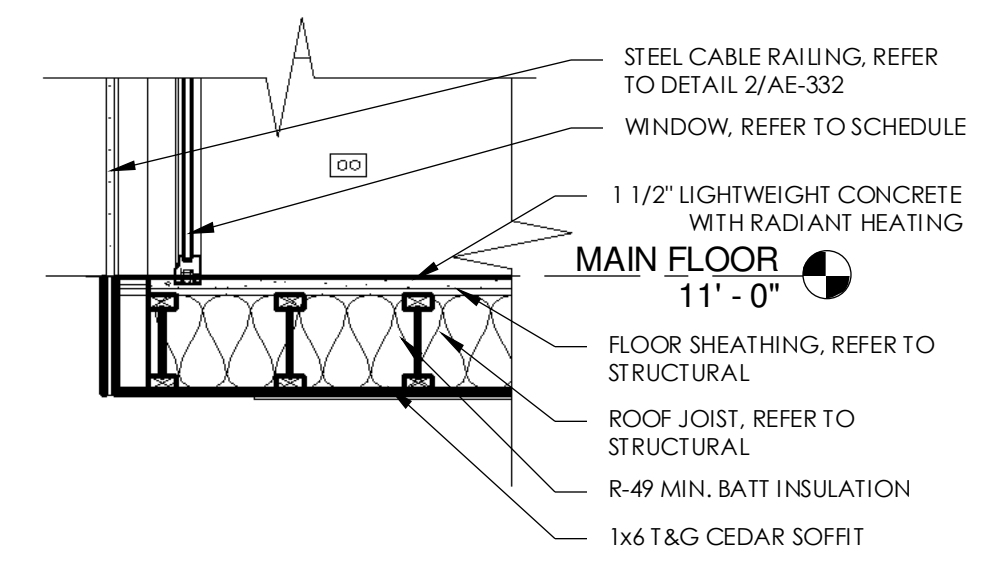
9 SECTION DETAIL
1/2" = 1'-0"



10 SECTION DETAIL
1/2" = 1'-0"



11 SECTION DETAIL
1/2" = 1'-0"



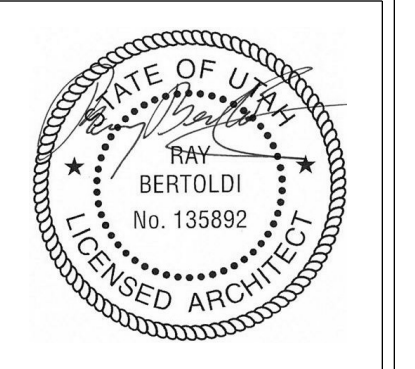
12 SECTION DETAIL
1/2" = 1'-0"

GENERAL NOTES

- A. REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
- B. REFER TO STRUCTURAL DRAWINGS FOR JOIST REQUIREMENTS; WEB MEMBRANES AND JOIST CONFIGURATIONS SHOWN ARE FOR REPRESENTATIONAL PURPOSES ONLY.
- C. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION SIZES & REINFORCING REQUIREMENTS.

BERTOLDI ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
2725 HARRISON BLVD. • OGDEN, UTAH 84403 • PH. 801.476.4330 • FX. 801.476.4335

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LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: DETAILS

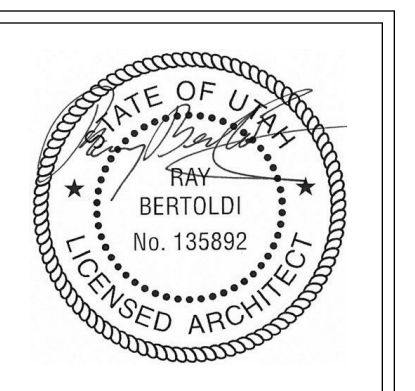
SHEET:
AE-321

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GENERAL NOTES

- A. REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
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- C. REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION SIZES & REINFORCING REQUIREMENTS.

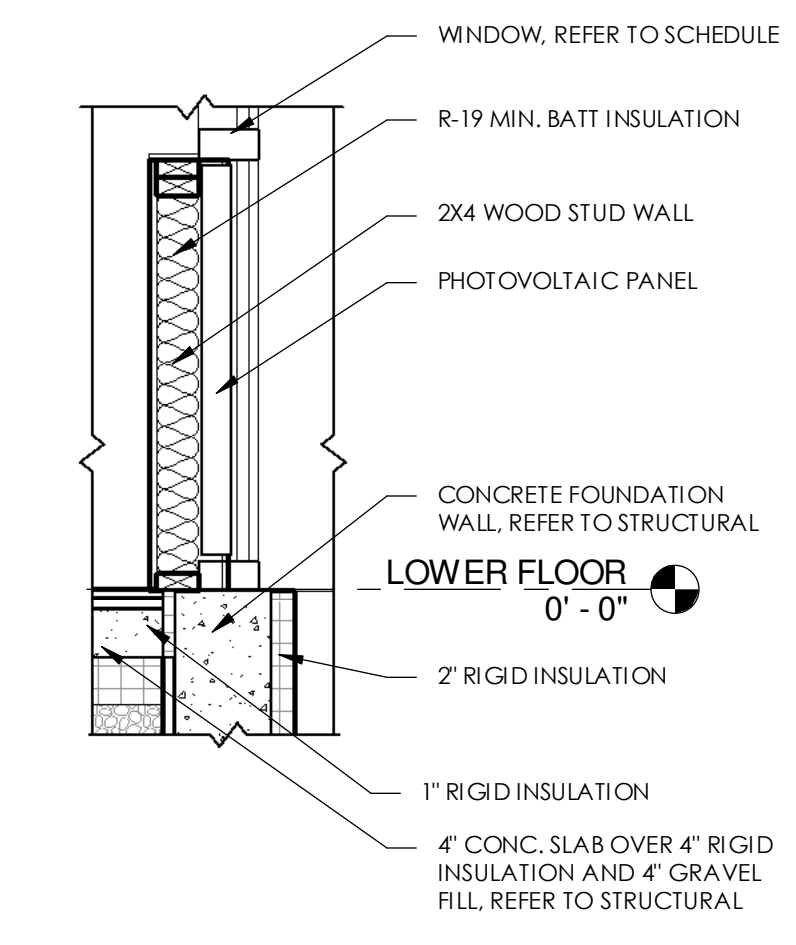


REV.	DATE

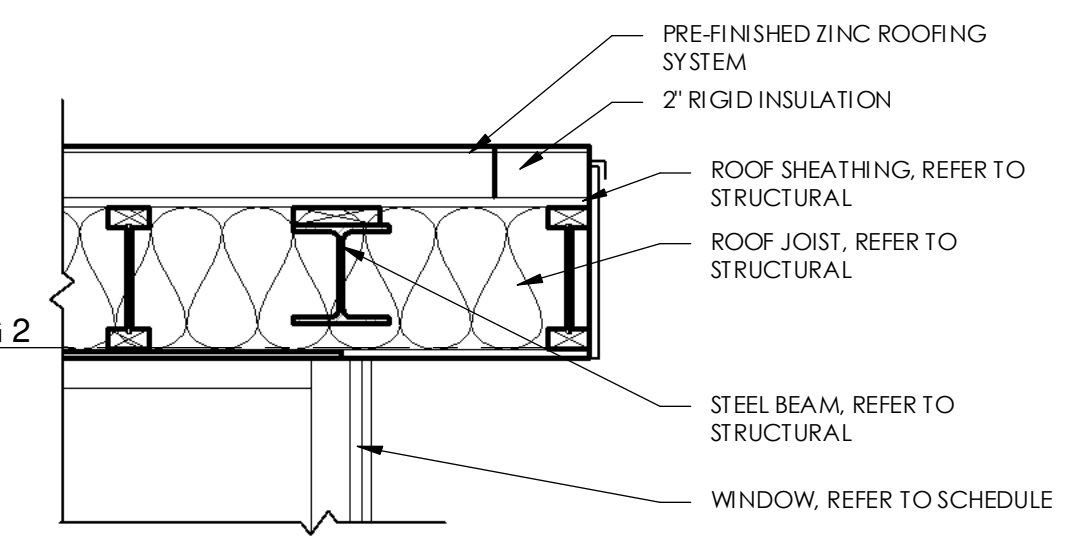
PROJECT # 1333
 DATE: 8/21/14
 TITLE: DETAILS

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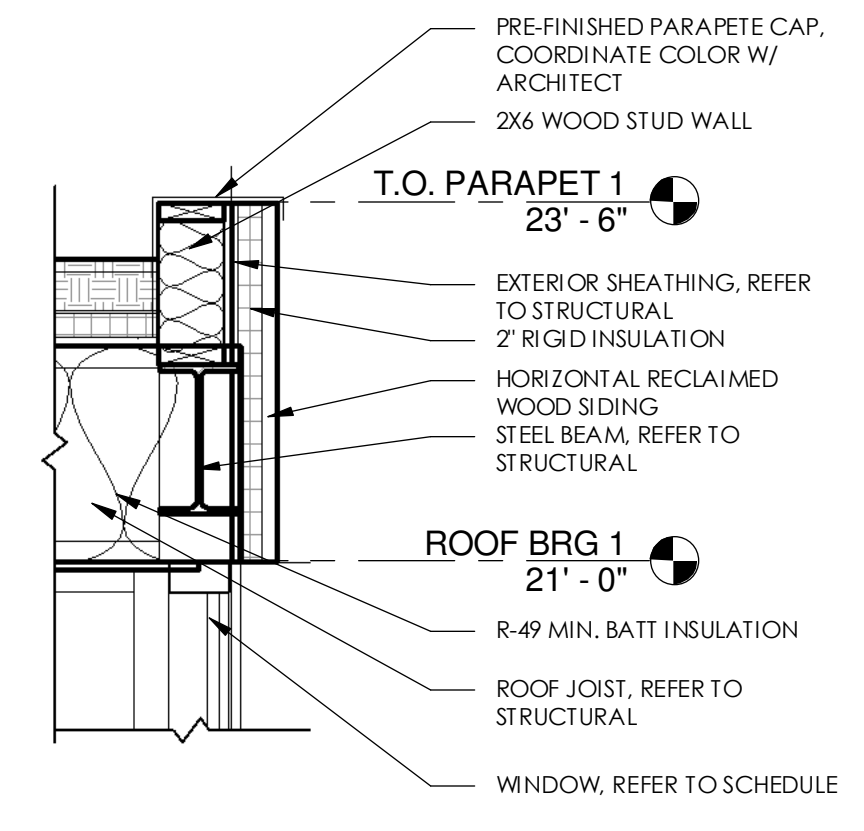
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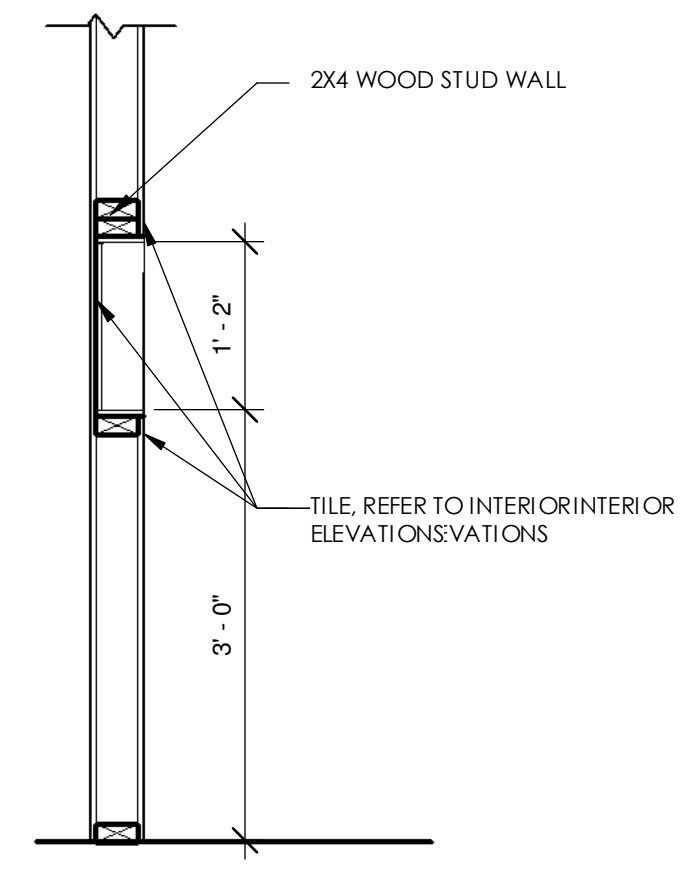
5 SECTION DETAIL
3/4" = 1'-0"



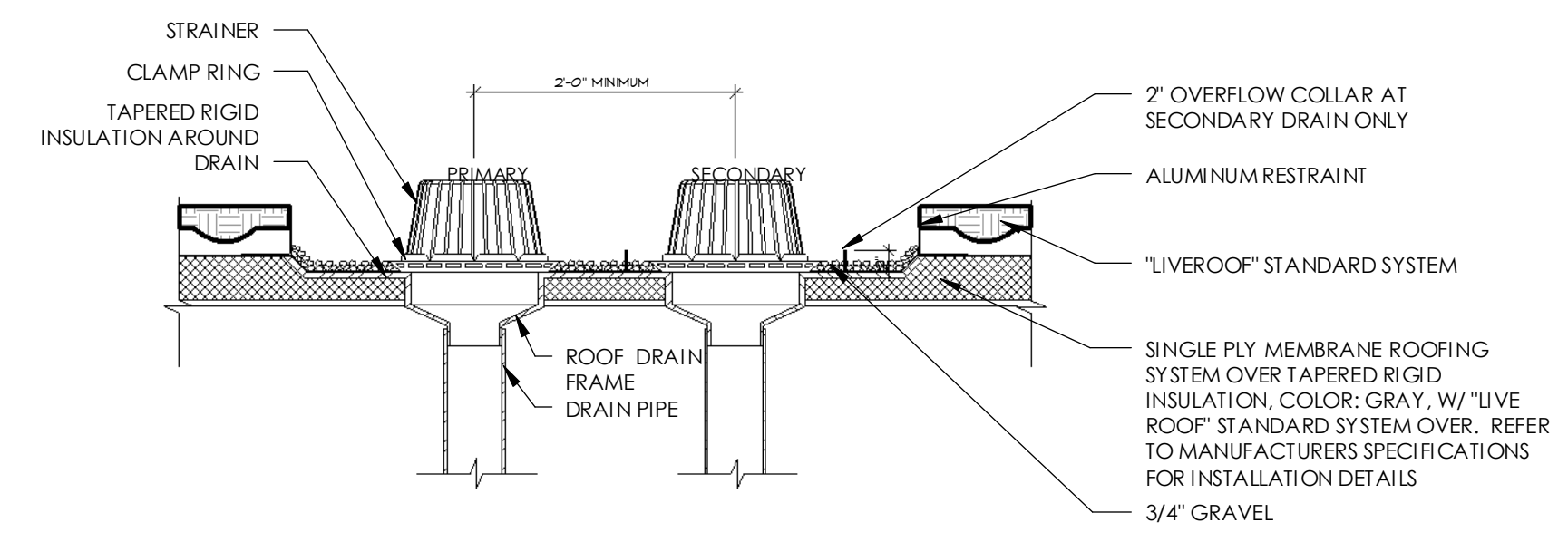
4 SECTION DETAIL
3/4" = 1'-0"



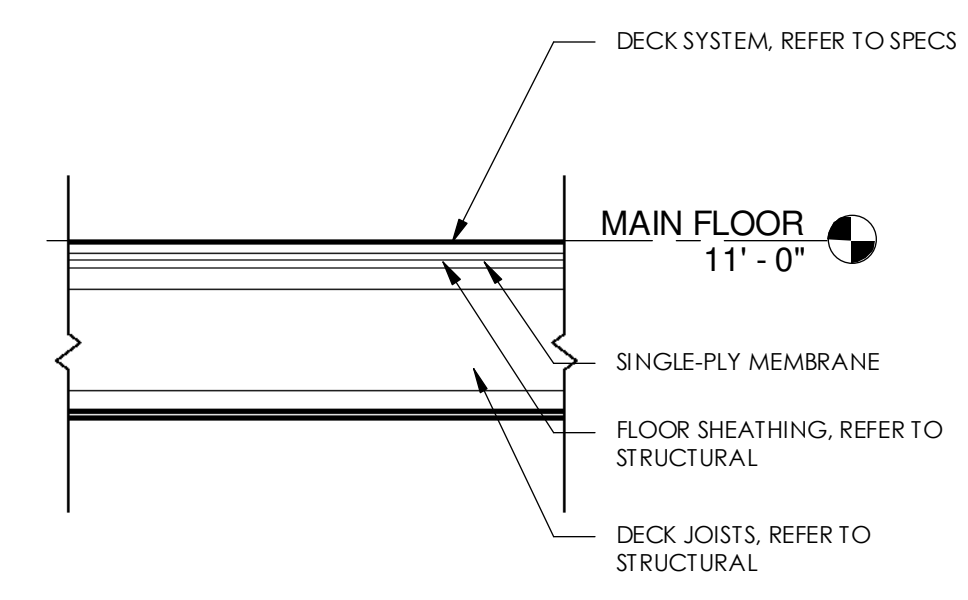
3 SECTION DETAIL
3/4" = 1'-0"



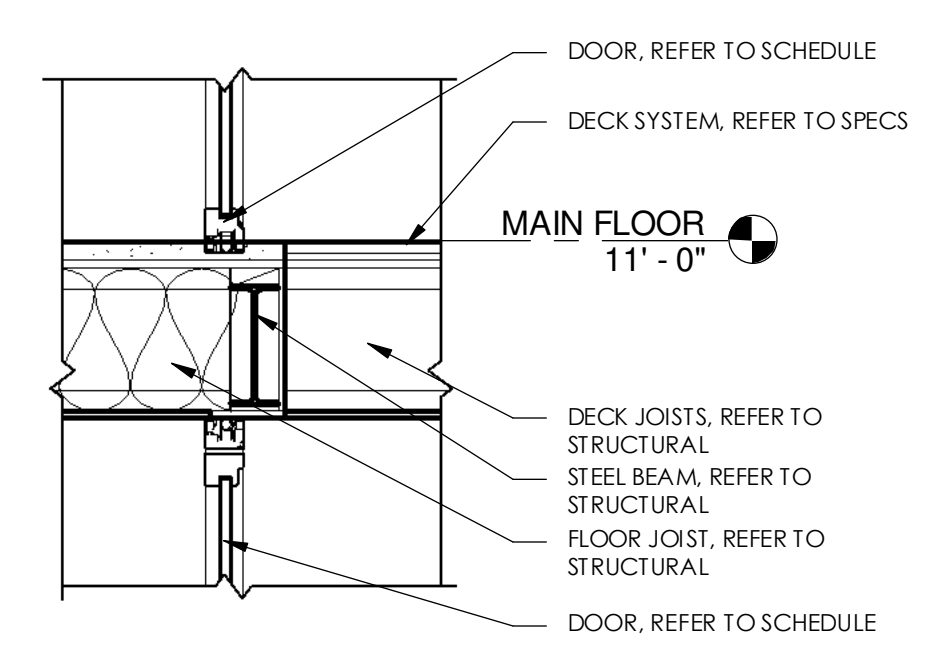
2 SHELF DETAIL
3/4" = 1'-0"



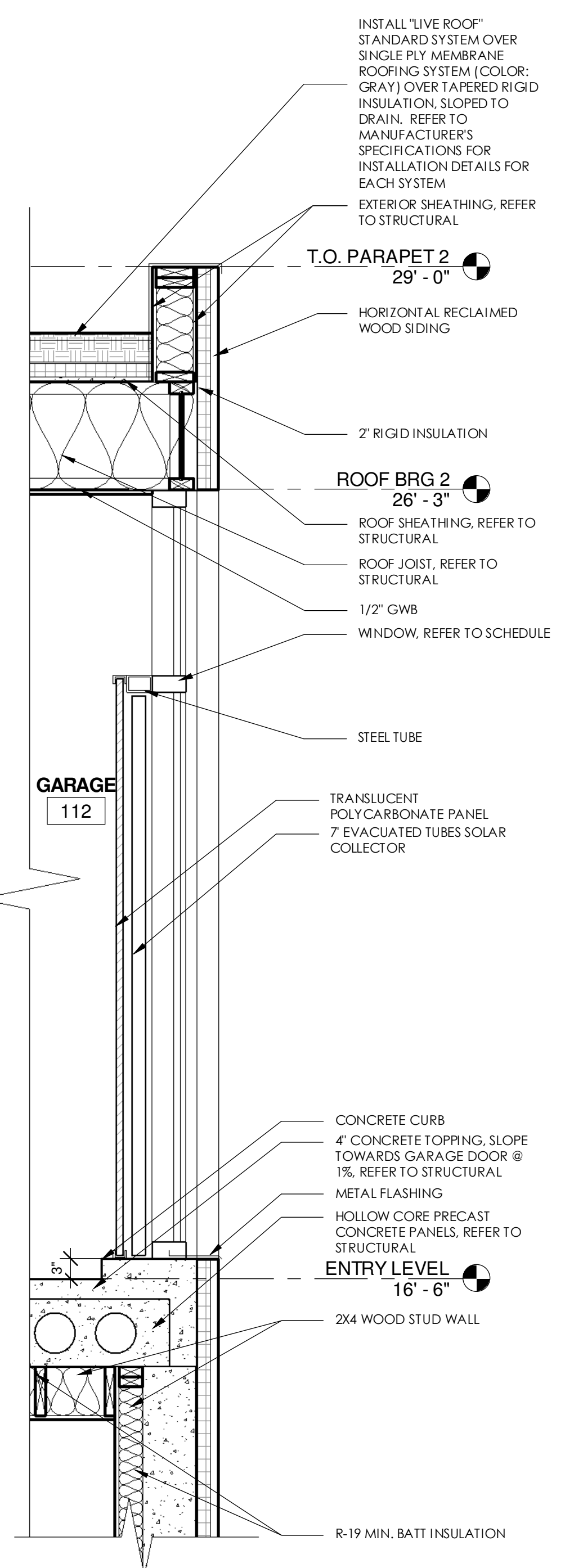
8 ROOF DRAIN SECTION DETAIL
3/4" = 1'-0"



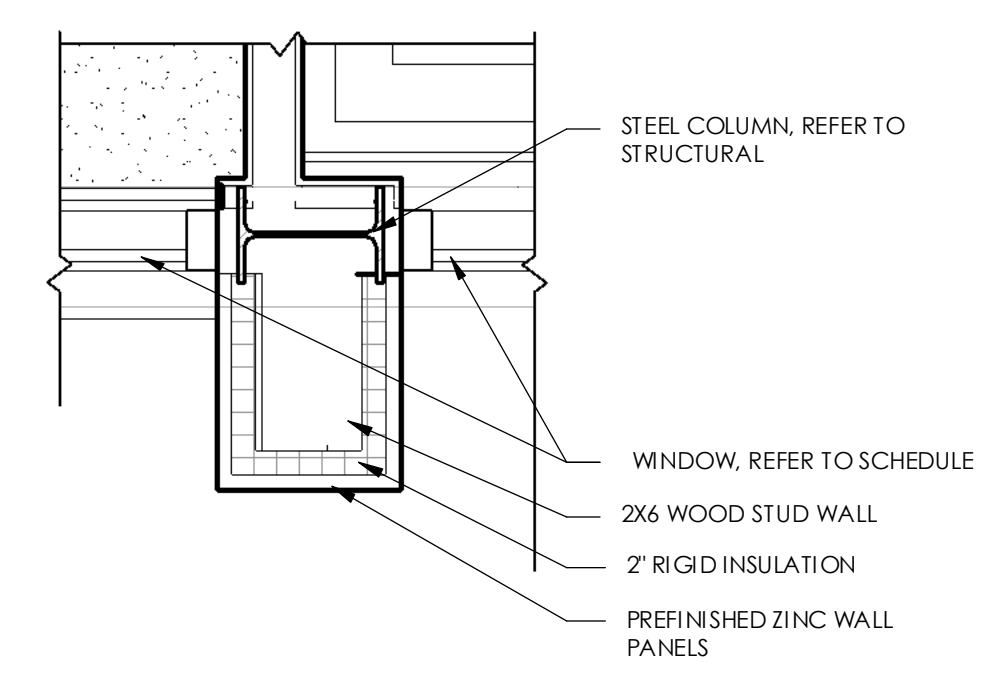
7 DECK DETAIL
3/4" = 1'-0"



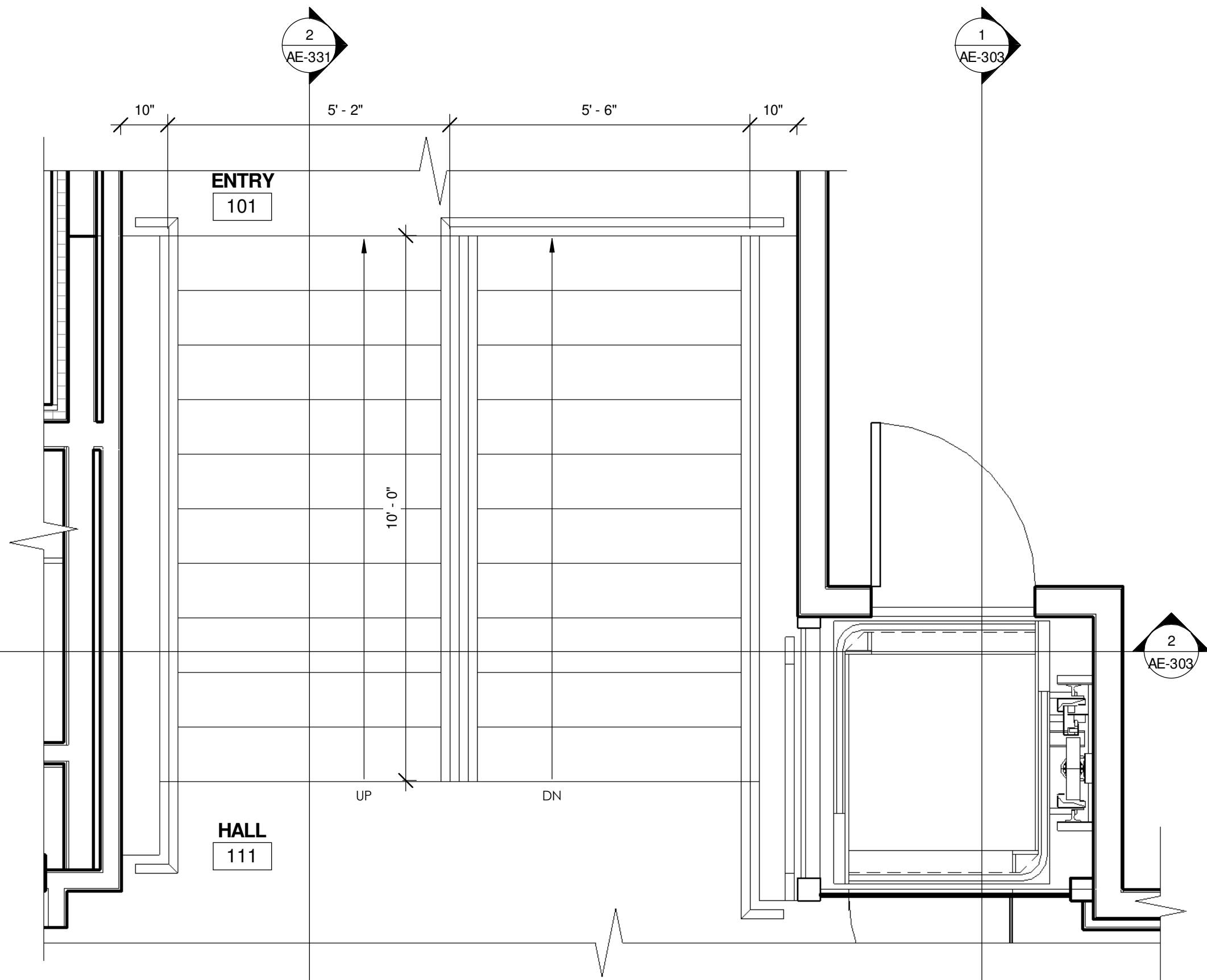
6 DECK DETAIL
3/4" = 1'-0"



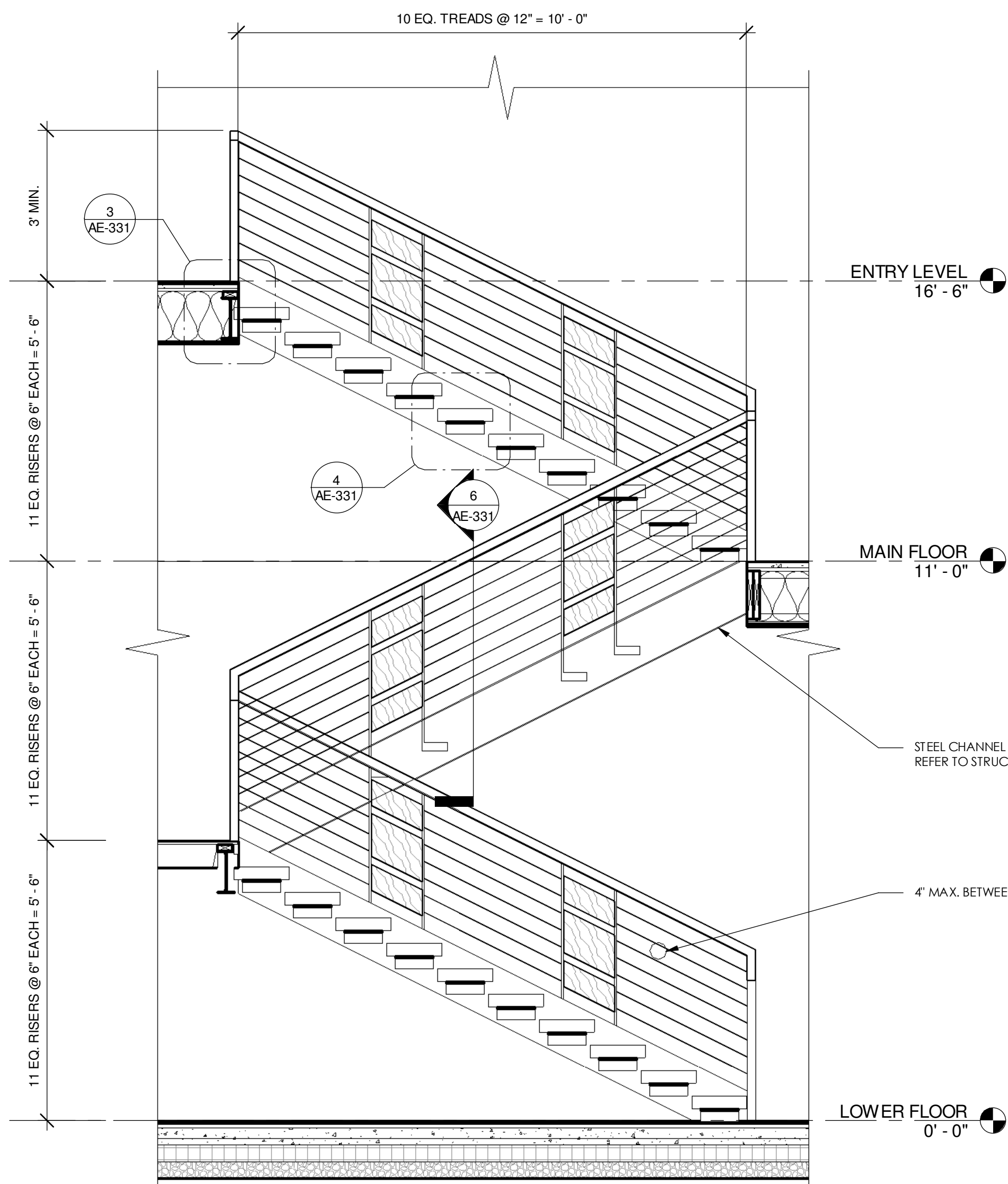
1 SECTION DETAIL
3/4" = 1'-0"



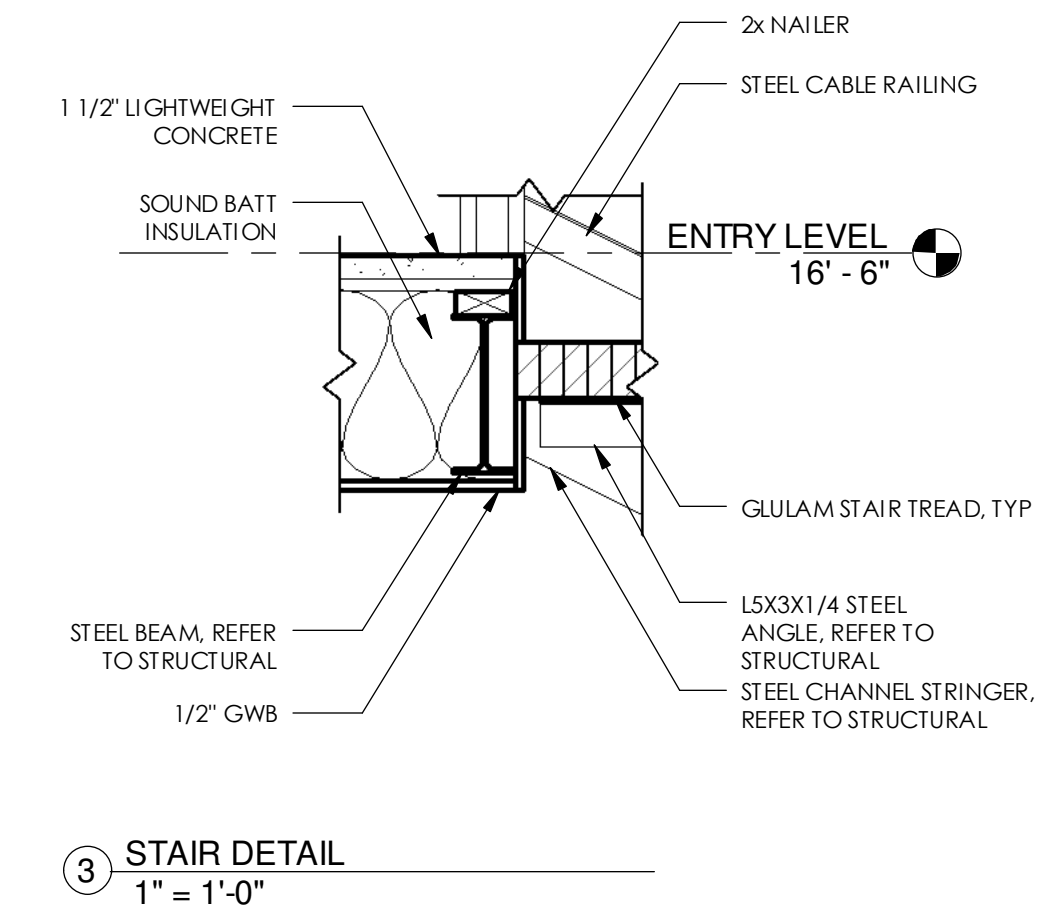
9 DETAIL
3/4" = 1'-0"



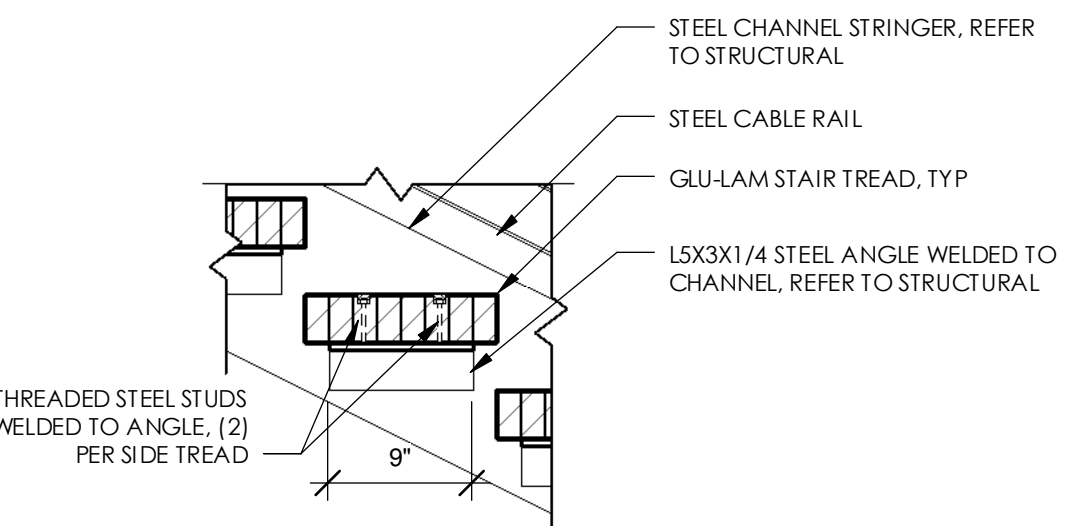
1 STAIR PLAN @ MAIN FLOOR
1/2" = 1'-0"



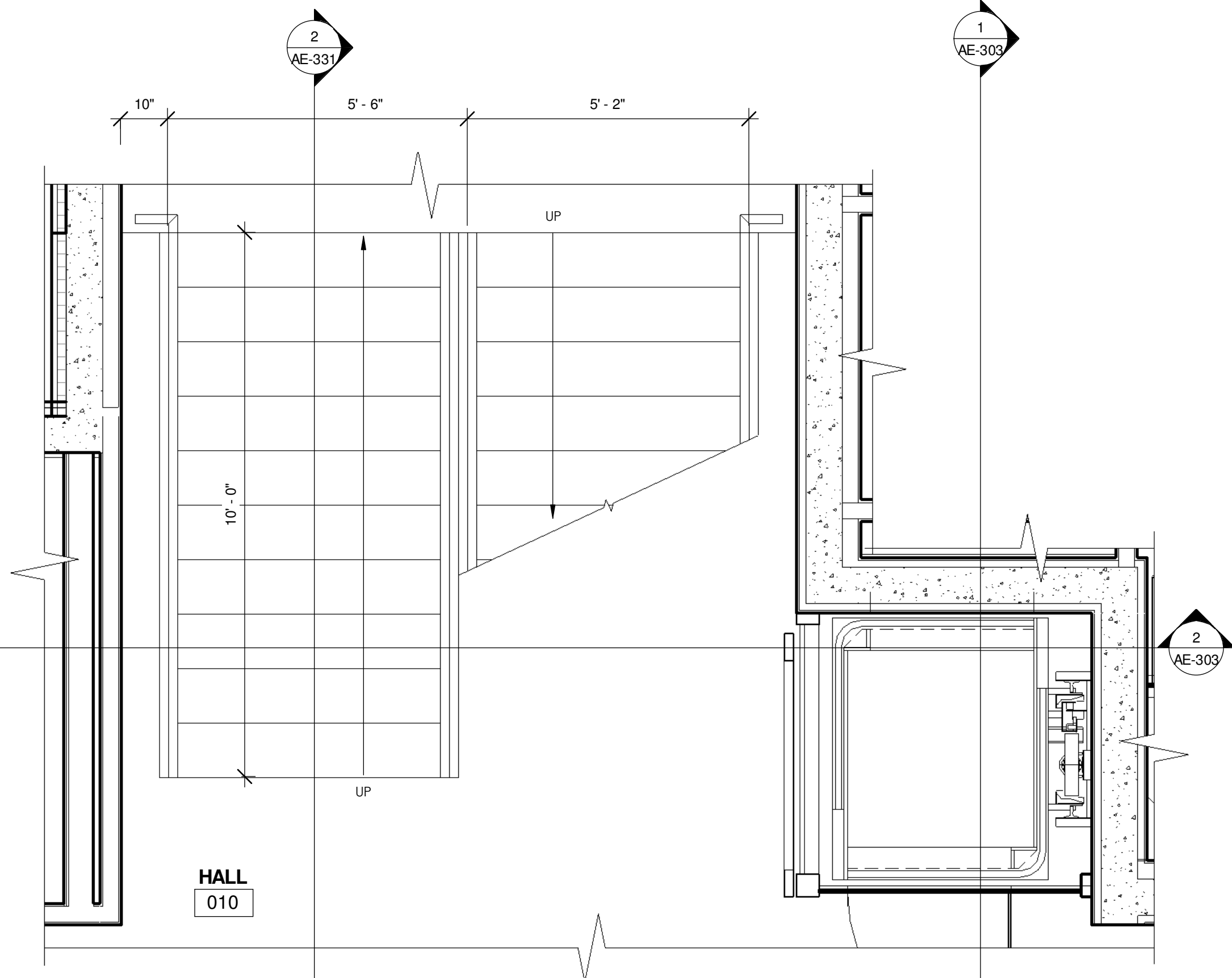
2 SECTION DETAIL
1/2" = 1'-0"



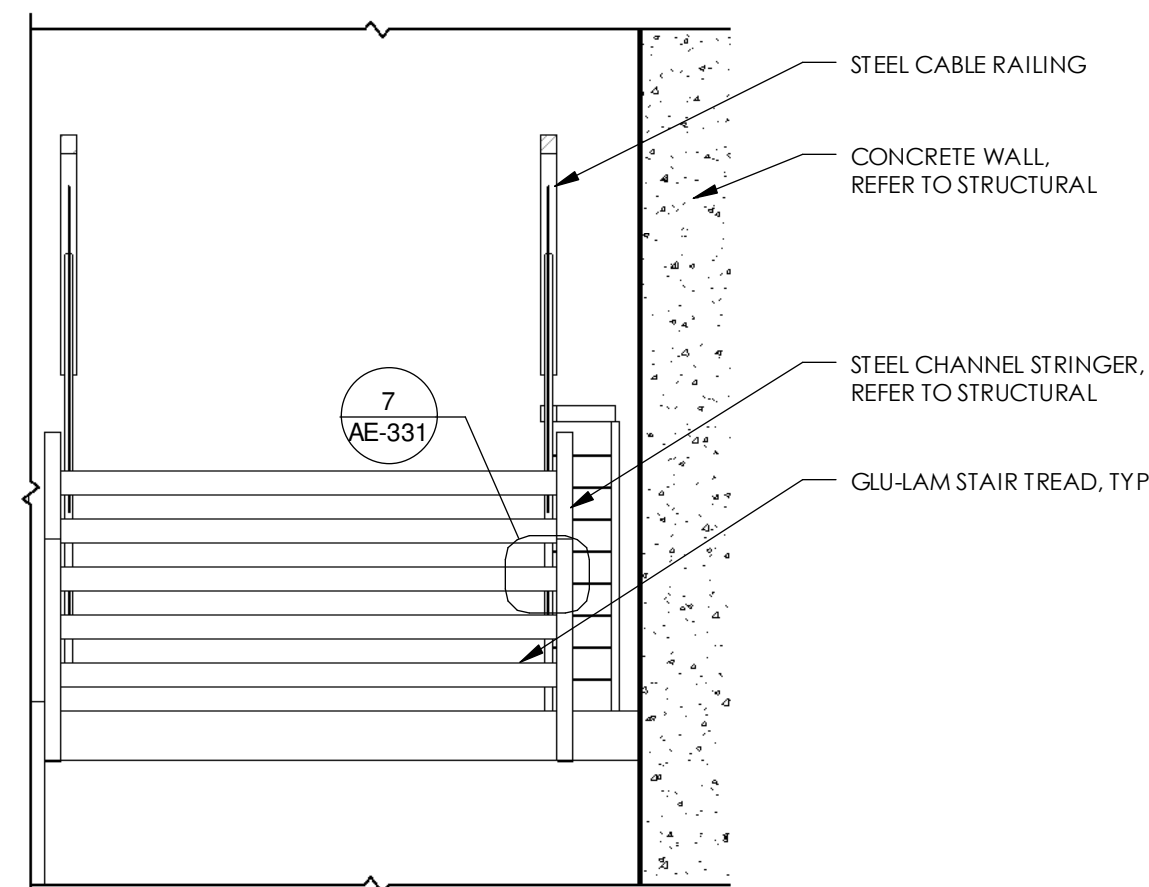
3 STAIR DETAIL
1" = 1'-0"



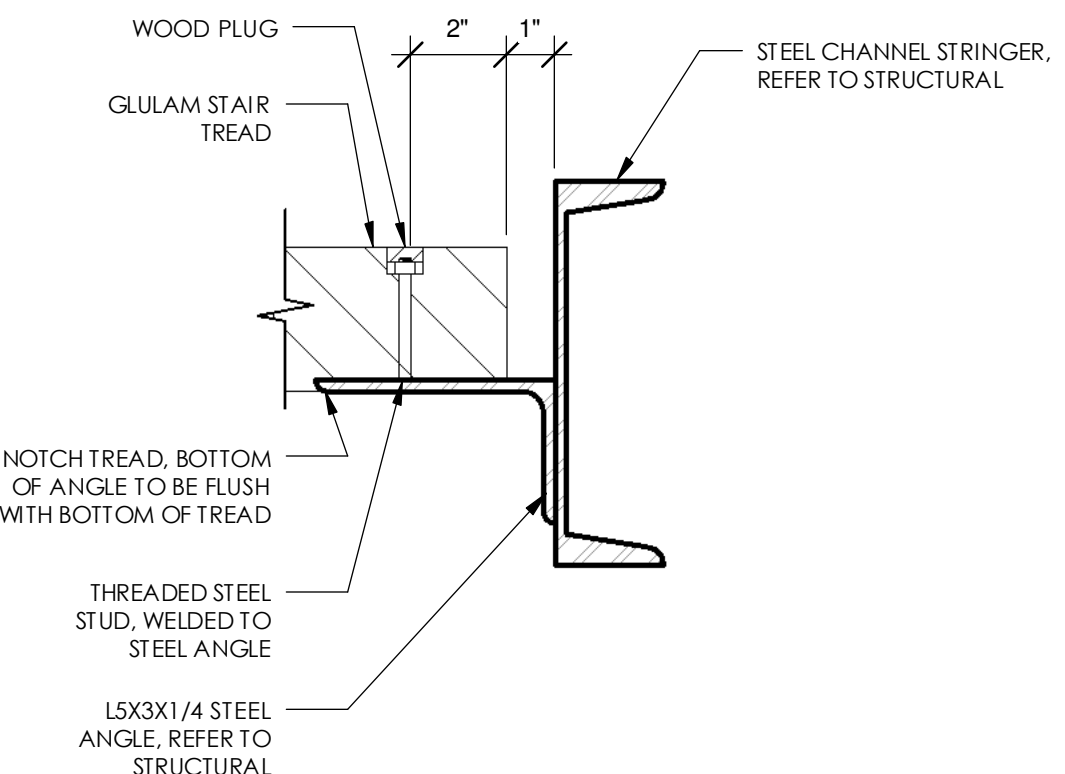
4 STAIR DETAIL
1" = 1'-0"



5 STAIR PLAN @ LOWER FLOOR
1/2" = 1'-0"



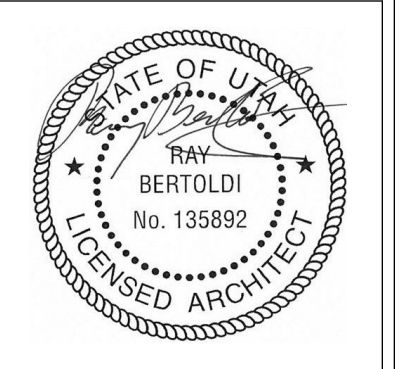
6 STAIR SECTION
1/2" = 1'-0"



7 STAIR DETAIL
3" = 1'-0"

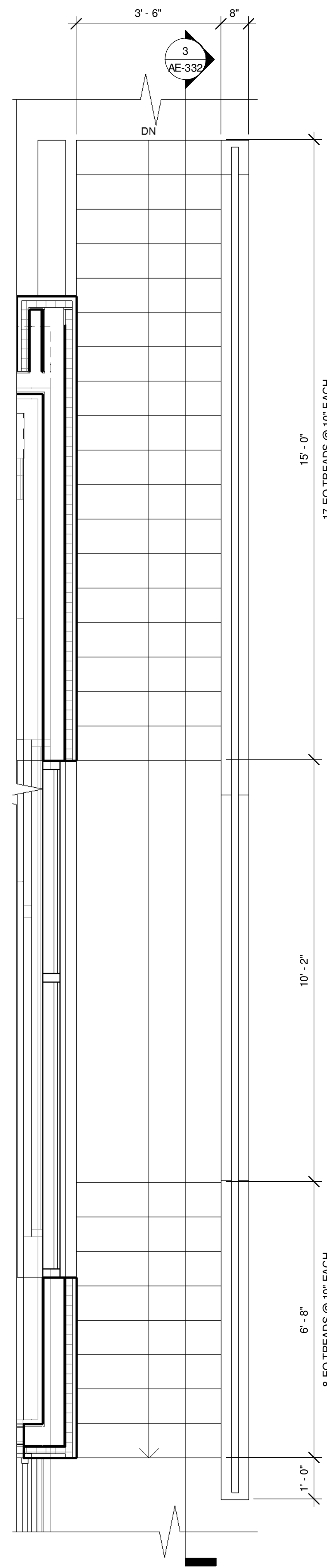
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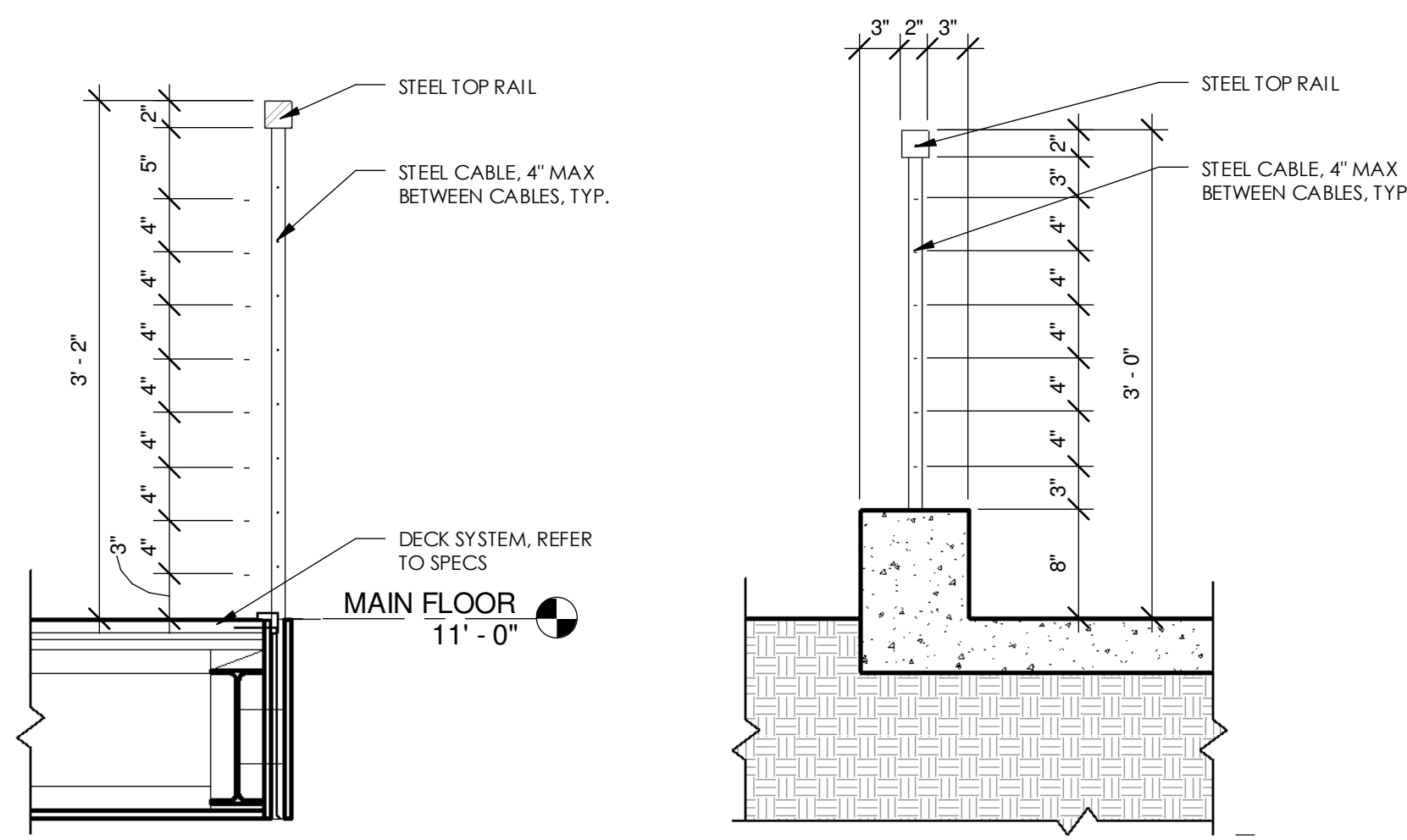


REV.	DATE

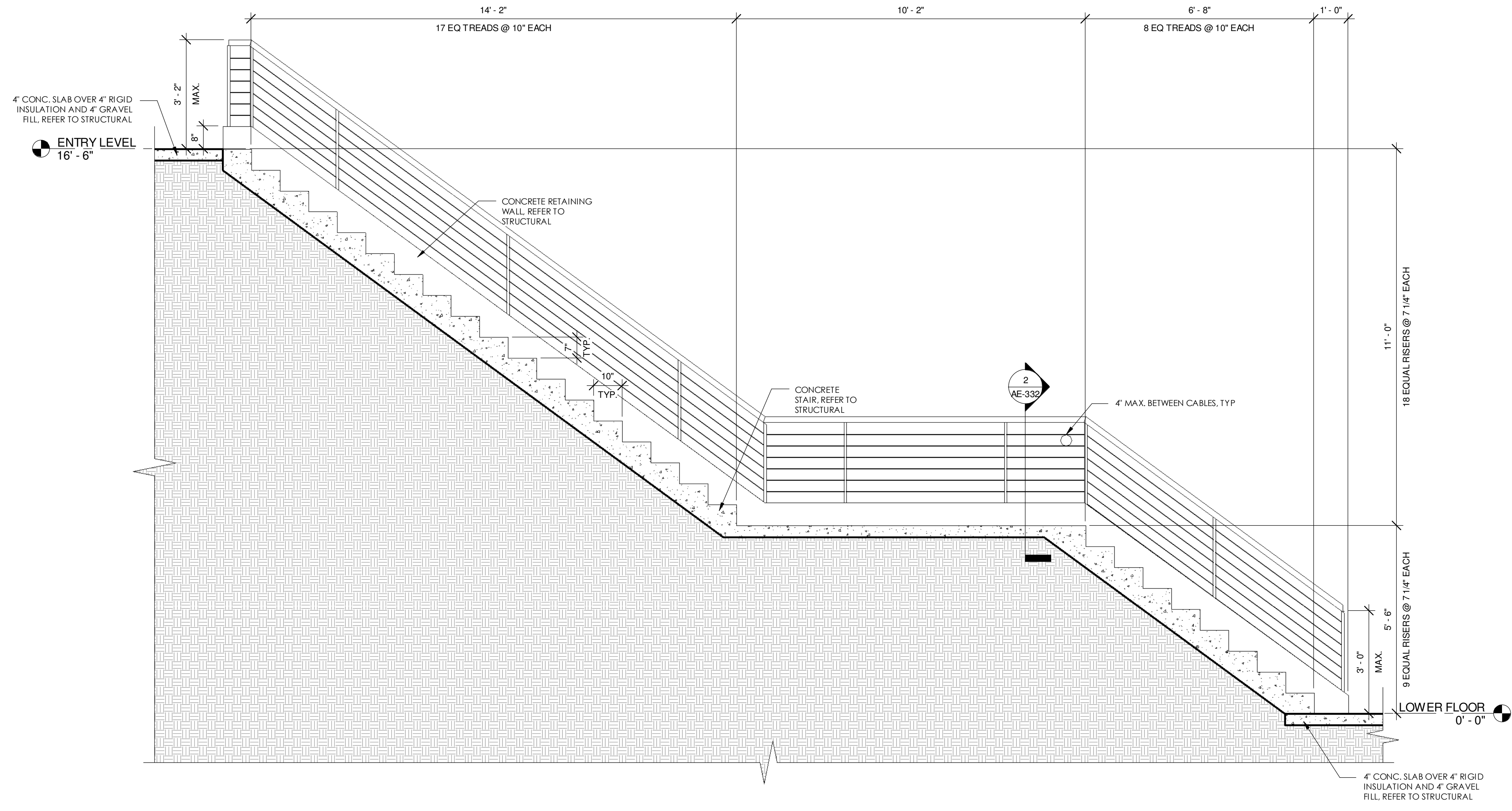
PROJECT # 1333
DATE: 8/21/14
TITLE:
STAIR DETAILS



1 STAIR PLAN
1/2" = 1'-0"

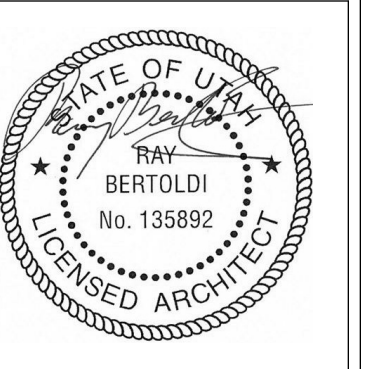


2 RAILING DETAILS
1" = 1'-0"



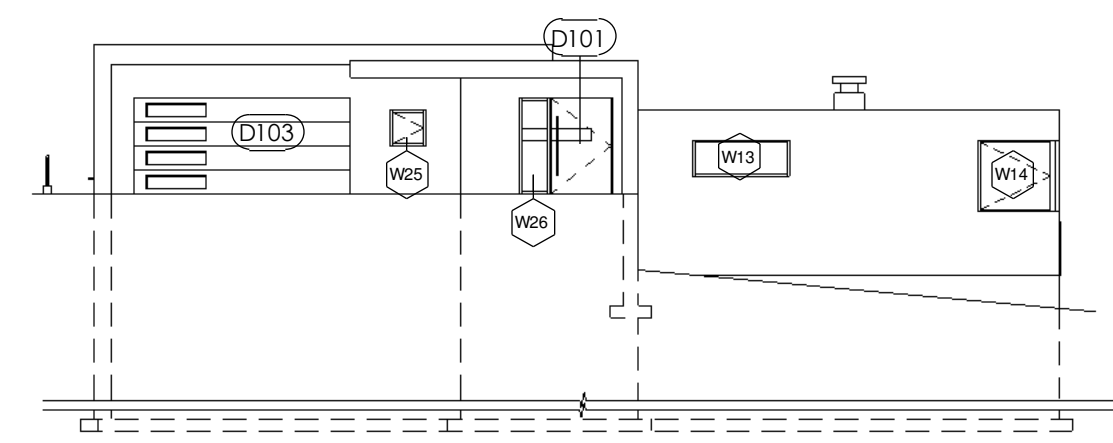
3 STAIR SECTION
1/2" = 1'-0"

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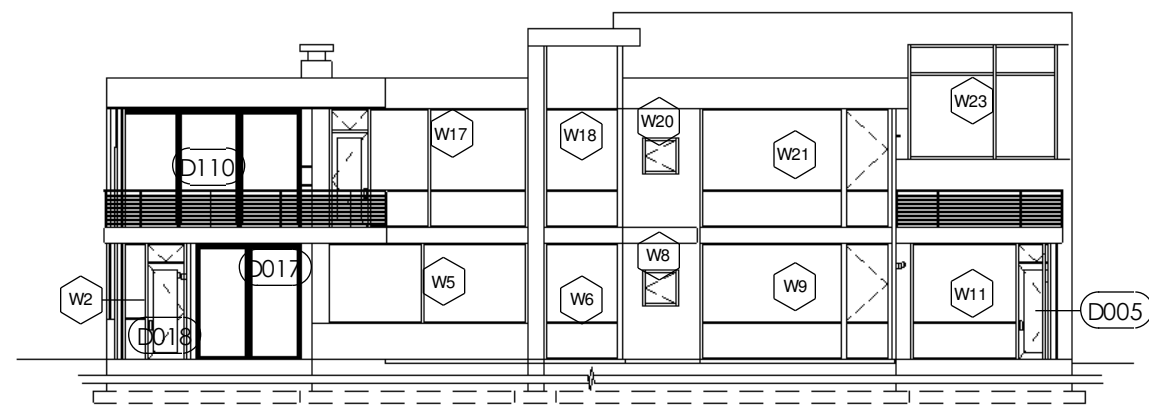


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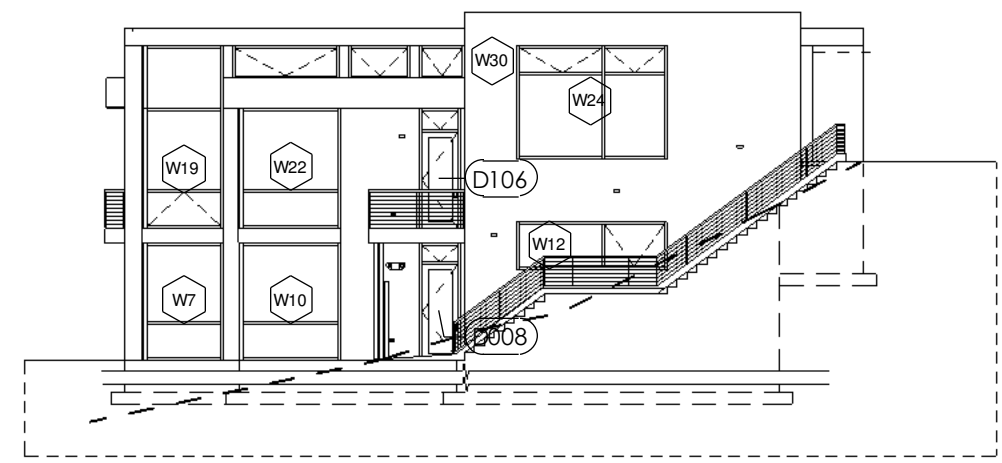
PROJECT # 1333
DATE: 8/21/14
TITLE:
STAIR DETAILS



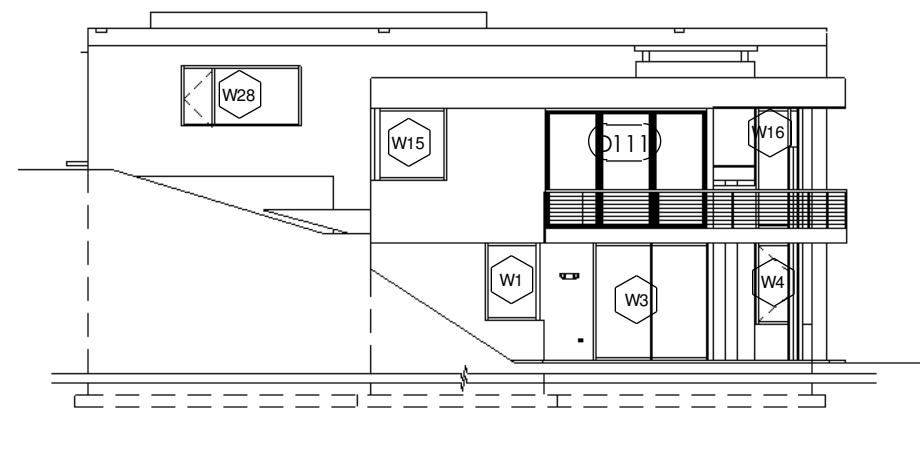
1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



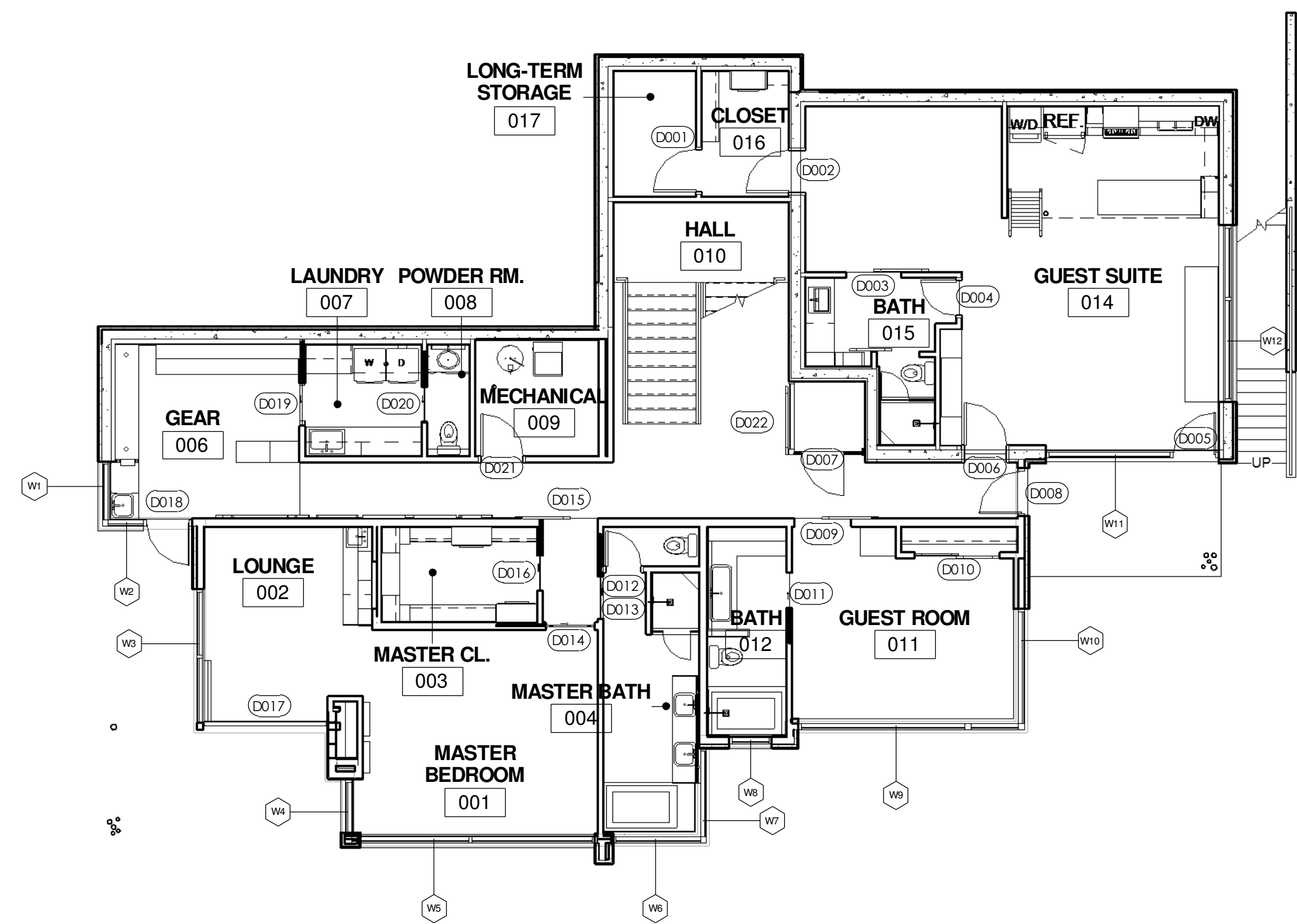
4 WEST ELEVATION
1/16" = 1'-0"

Mark	ROOM NAME	ROOM NUMBER	TYPE	DOOR				FRAME		REMARKS	HEAD DETAIL (JAMB SIM)
				WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH		
D001	LONG-TERM STORAGE	017	1	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN	SWINGING	9/AE-610
D002	CLOSET	016	1	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN		9/AE-610
D003	BATH	015	8	3'-11"	8'-0"	WOOD	STAIN	-	-	BARN DOOR	10/AE-610
D004	BATH	015	1	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN	POCKET DOOR	11/AE-610
D005	GUEST SUITE	014	5	3'-0"	8'-0"	ALUMINUM	ANOD	ALUMINUM	ANOD	STOREFRONT SYSTEM	
D006	GUEST SUITE	014	1	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN		9/AE-610
D007	ELEVATOR	022	4	3'-0"	7'-0"	GLASS	-	FRAMELESS	FRAMELESS	TEMPERED	
D008	HALL	010	5	3'-0"	8'-0"	ALUMINUM	ANOD	ALUMINUM	ANOD	STOREFRONT SYSTEM	
D009	GUEST ROOM	011	8	4'-0"	8'-0"	WOOD	STAIN	-	-	BARN DOOR	10/AE-610
D010	GUEST ROOM	011	7	6'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN	BI-SLIDE	9/AE-610
D011	BATH	012	2	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN	POCKET DOOR	11/AE-610
D012	TOILET ROOM	018	1	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN		9/AE-610
D013	MASTER BATH	004	2	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN	POCKET DOOR	11/AE-610
D014	HALL	019	2	3'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN	POCKET DOOR	11/AE-610
D015	HALL	010	8	3'-11"	8'-0"	WOOD	STAIN	-	-	BARN DOOR	10/AE-610
D016	MASTER CL.	003	2	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN	POCKET DOOR	11/AE-610
D017	LOUNGE	002	9	8'-10"	9'-9"	ALUMINUM	ANOD	ALUMINUM	ANOD	FOLDING	6/AE-610
D018	GEAR	006	5	3'-0"	8'-0"	ALUMINUM	ANOD	ALUMINUM	ANOD	STOREFRONT SYSTEM	
D019	GEAR	006	2	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN	POCKET DOOR	11/AE-610
D020	LAUNDRY	007	2	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN	POCKET DOOR	11/AE-610
D021	MECHANICAL	009	1	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN		9/AE-610
D022	HALL	010	13	4'-10"	10'-0"	WOOD	STAIN	WOOD	STAIN	BARN DOOR (HALL CONNECTION)	
D101	ENTRY	101	6	5'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN	PIVOT DOOR W/TEMPERED GLASS	
D102	GARAGE	112	1	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN	20 MIN. RATED	
D103	GARAGE	112	12	18'-0"	8'-0"	WOOD	STAIN	STEEL	-	SECTIONAL OHD, METAL PANEL W/ GLASS	
D104	ELEVATOR	028	3	3'-0"	8'-0"	WOOD	STAIN	WOOD	STAIN	20 MIN. RATED	
D105	ELEVATOR	028	4	3'-0"	7'-0"	GLASS	-	FRAMELESS	FRAMELESS	TEMPERED	
D106	HALL	111	5	3'-0"	8'-0"	ALUMINUM	ANOD	ALUMINUM	ANOD	STOREFRONT SYSTEM	
D107	MEDIA ROOM	109	8	3'-11"	8'-0"	WOOD	STAIN	-	-	BARN DOOR	10/AE-610
D108	BATH	110	1	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN		9/AE-610
D109	LIVING	102	5	3'-0"	8'-0"	ALUMINUM	ANOD	ALUMINUM	ANOD	STOREFRONT SYSTEM	
D110	DINING ROOM	104	11	15'-5"	10'-0"	ALUMINUM	ANOD	ALUMINUM	ANOD	FOLDING	6/AE-610
D111	DINING ROOM	104	10	13'-6"	10'-0"	ALUMINUM	ANOD	ALUMINUM	ANOD	FOLDING	6/AE-610
D112	PANTRY	106	1	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN		9/AE-610
D113	PRIVATE PANTRY	107	1	2'-6"	8'-0"	WOOD	STAIN	WOOD	STAIN		9/AE-610

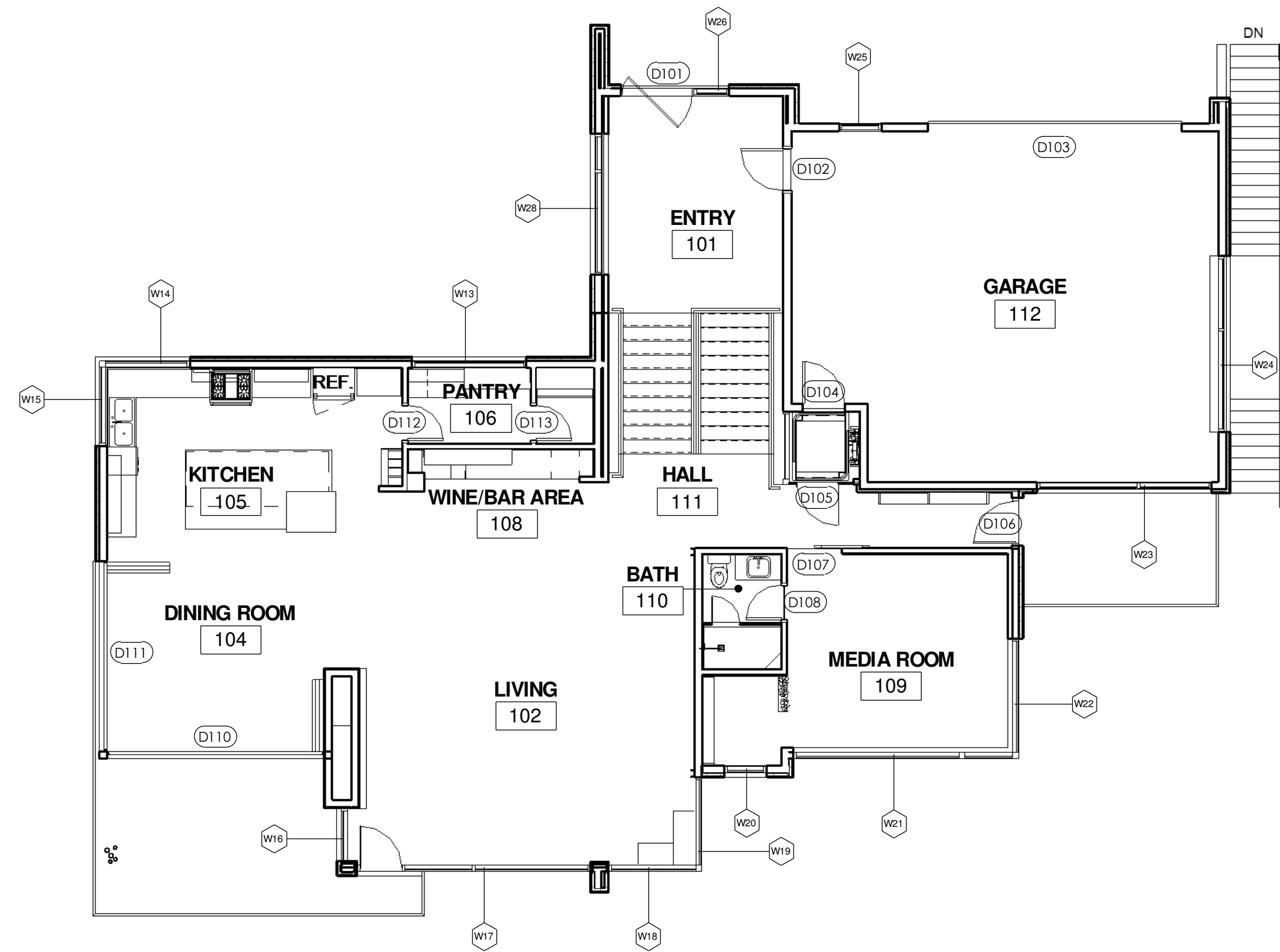
NOTE: ALL BARN DOORS SHALL BE 4" WIDER THAN OPENING

GENERAL NOTES

1. PROVIDE SAFETY GLAZING FOR ALL SHOWER COMPARTMENTS, SLIDING GLASS DOORS AND OTHER HAZARDOUS AREAS WHERE REQUIRED BY IRC R 308.4
2. GARAGE DOORS INTO HOUSE MUST HAVE SELF-CLOSING DEVICE
3. ALL GLAZED SYSTEMS SHALL HAVE A U-VALUE OF 0.32 OR BETTER



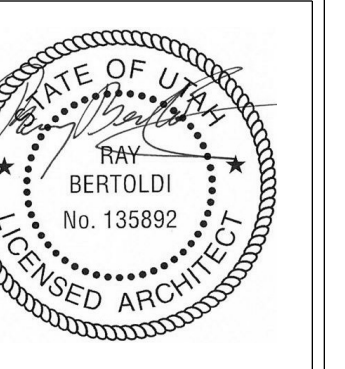
5 LOWER FLOOR PLAN
1/8" = 1'-0"



6 MAIN FLOOR PLAN
1/8" = 1'-0"

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BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310



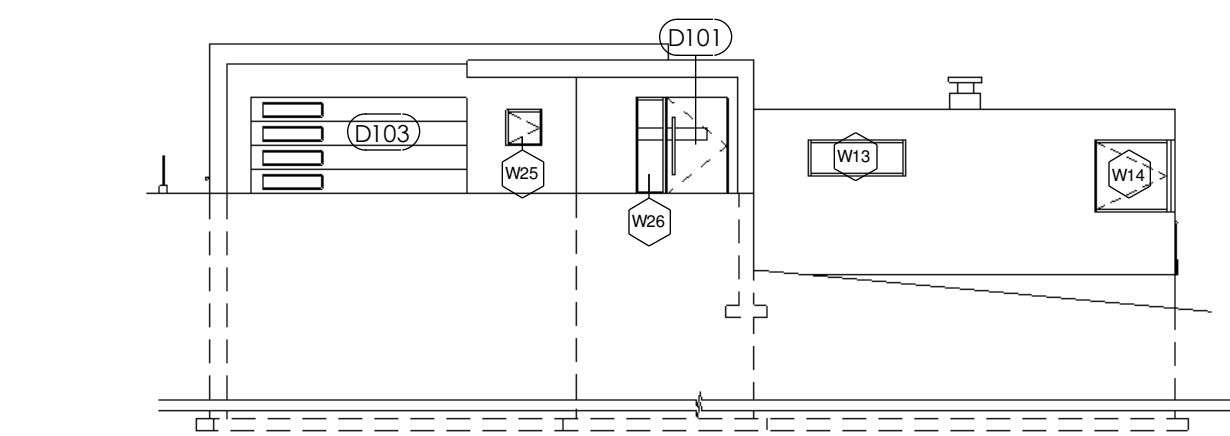
REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: DOOR SCHEDULE

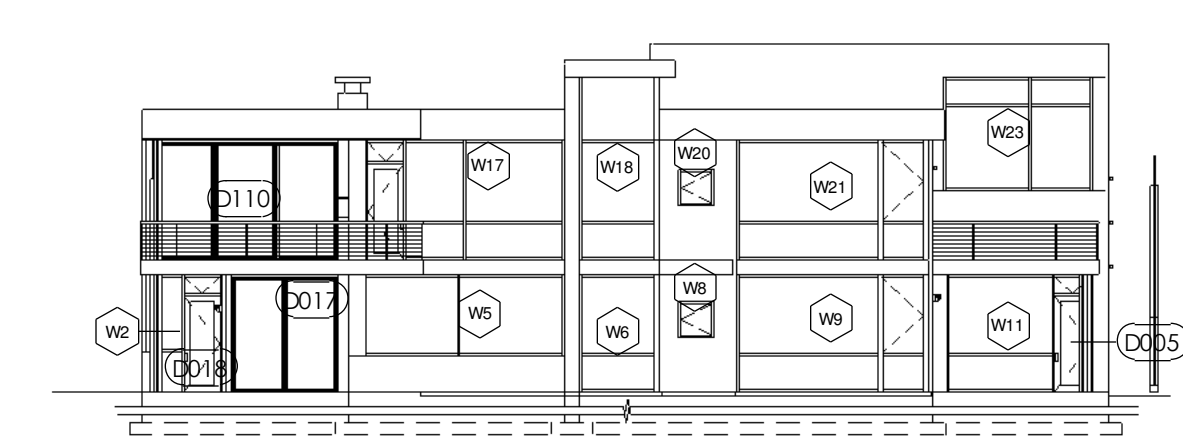
SHEET:

AE-601

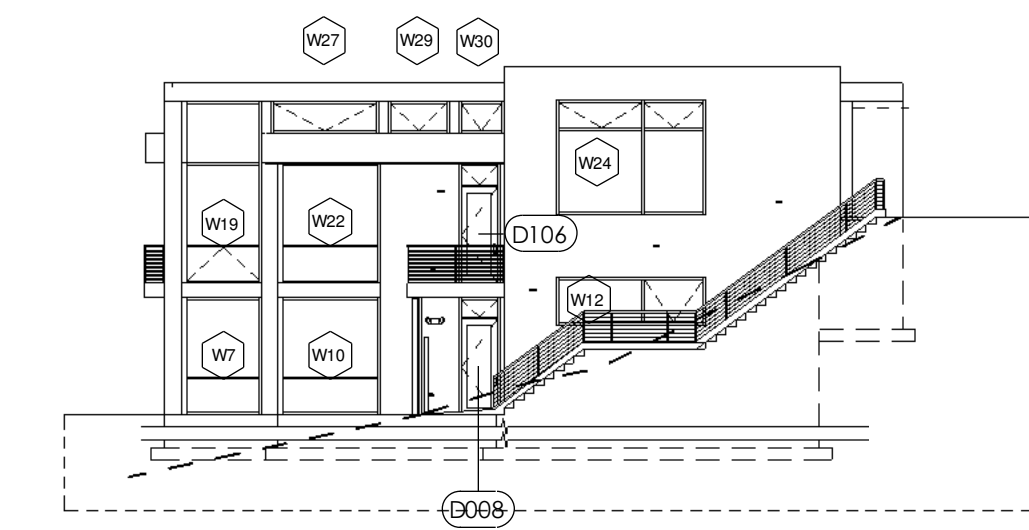
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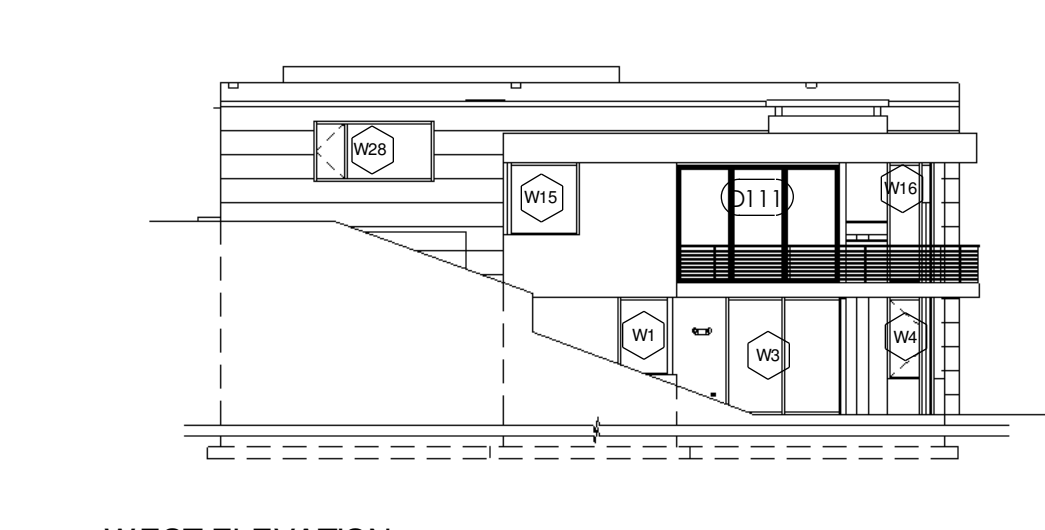
1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 EAST ELEVATION
1/16" = 1'-0"



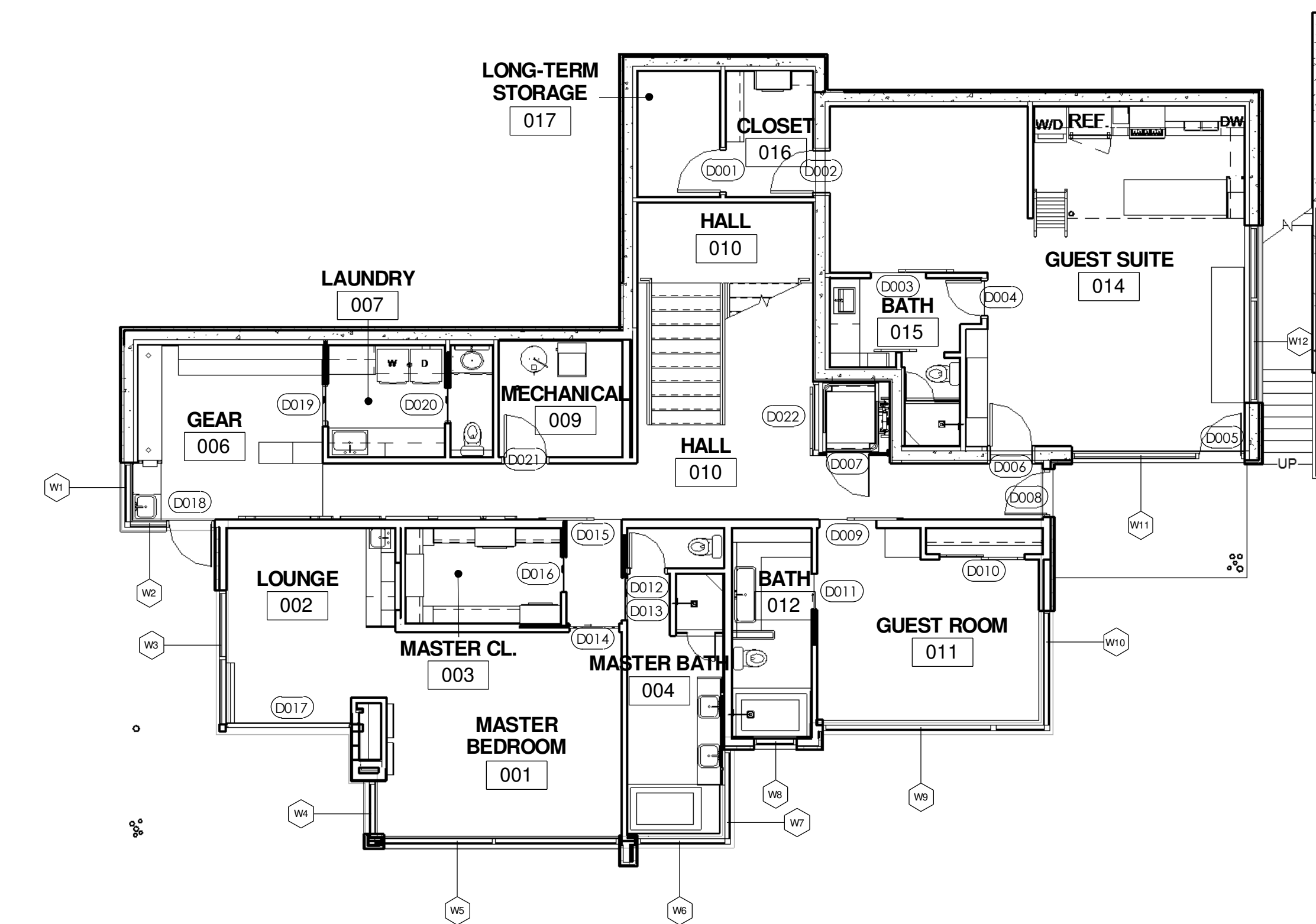
4 WEST ELEVATION
1/16" = 1'-0"

MARK	FRAME		DETAILS (ON THIS SHEET)			REMARKS
	MATERIAL	FINISH FRAME	SILL	JAMB	HEAD	

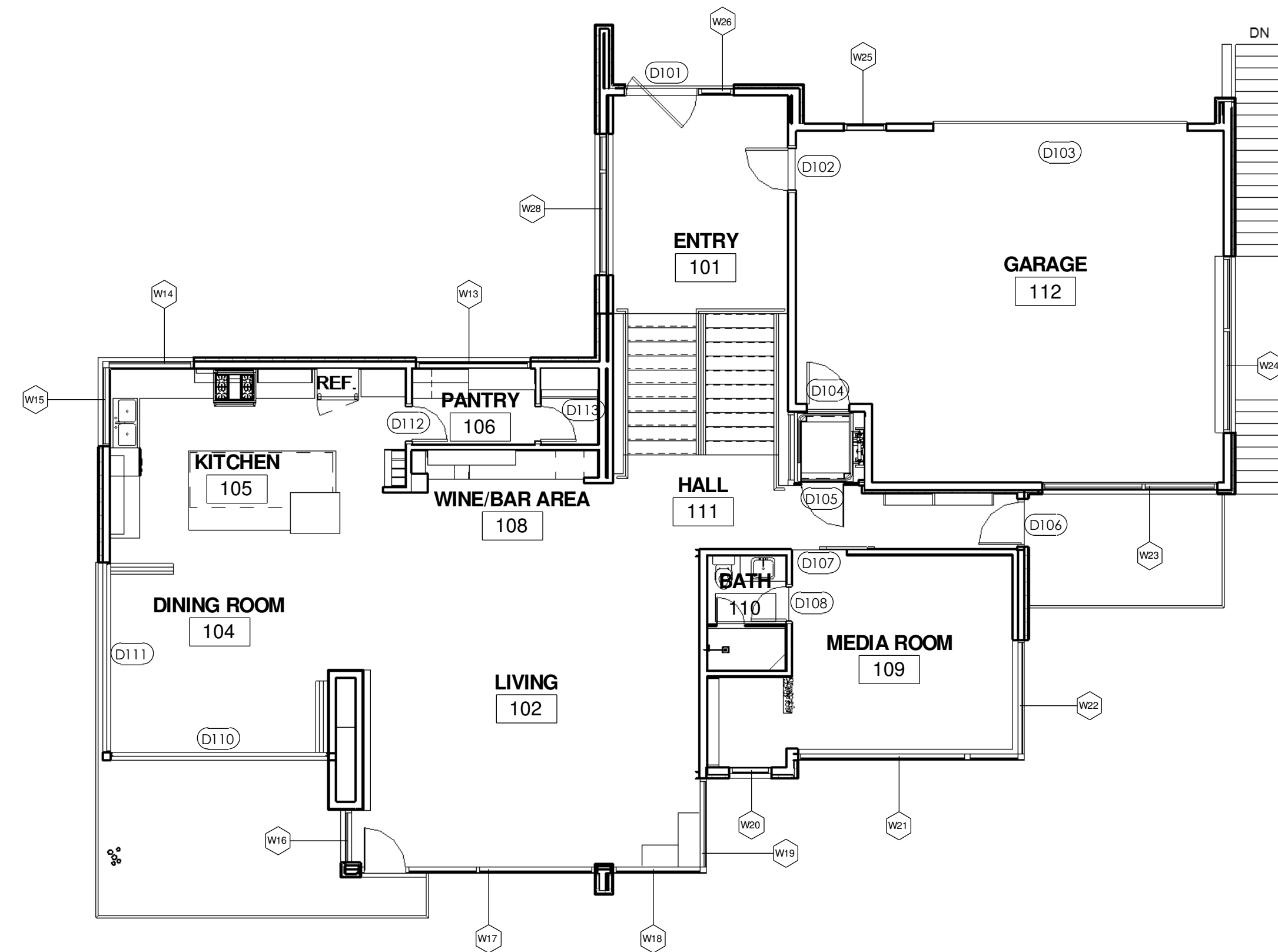
W1	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W2	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W3	ALUMINUM	ANODIZED		2/AE-610	2/AE-610	FIXED
W4	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	EGRESS, INSWING
W5	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W6	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W7	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W8	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	INSWING
W9	ALUMINUM	ANODIZED		2/AE-610, 4/AE-610	2/AE-610, 4/AE-610	EGRESS, FIXED/INSWING
W10	ALUMINUM	ANODIZED		2/AE-610	2/AE-610	FIXED
W11	ALUMINUM	ANODIZED		2/AE-610	2/AE-610	FIXED W/ DOOR
W12	ALUMINUM	ANODIZED		2/AE-610, 4/AE-610	2/AE-610, 4/AE-610	FIXED/INSWING
W13	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W14	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	EGRESS, INSWING
W15	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W16	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W17	ALUMINUM	ANODIZED		2/AE-610	2/AE-610	FIXED W/ DOOR
W18	ALUMINUM	ANODIZED		2/AE-610	2/AE-610	FIXED
W19	ALUMINUM	ANODIZED	1/AE-610	2/AE-610, 4/AE-610	2/AE-610, 4/AE-610	FIXED/INSWING
W20	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	INSWING
W21	ALUMINUM	ANODIZED	1/AE-610	2/AE-610, 4/AE-610	2/AE-610, 4/AE-610	FIXED/INSWING
W22	ALUMINUM	ANODIZED	2/AE-610	2/AE-610	2/AE-610	FIXED
W23	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED W/ VACUUM TUBES
W24	ALUMINUM	ANODIZED	13/AE-610	12/AE-610	12/AE-610	FIXED W/ VACUUM TUBES
W25	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	INSWING
W26	ALUMINUM	ANODIZED	1/AE-610	2/AE-610	2/AE-610	FIXED
W27	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	INSWING
W28	ALUMINUM	ANODIZED	1/AE-610	2/AE-610, 4/AE-610	2/AE-610, 4/AE-610	FIXED/INSWING
W29	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	INSWING
W30	ALUMINUM	ANODIZED	3/AE-610	4/AE-610	4/AE-610	INSWING

GENERAL NOTES

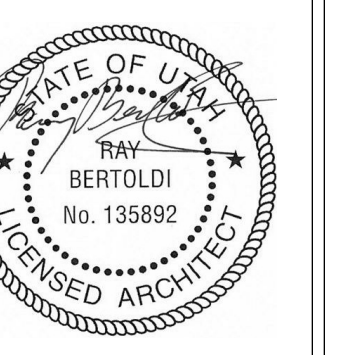
1. PROVIDE SAFETY GLAZING FOR ALL SHOWER COMPARTMENTS, SLIDING GLASS DOORS AND OTHER HAZARDOUS AREAS WHERE REQUIRED BY IRC R 308.4
2. GARAGE DOORS INTO HOUSE MUST HAVE SELF-CLOSING DEVICE
3. ALL GLAZED SYSTEMS SHALL HAVE A U-VALUE OF 0.32 OR BETTER



5 LOWER FLOOR PLAN
1/8" = 1'-0"



6 MAIN FLOOR PLAN
1/8" = 1'-0"

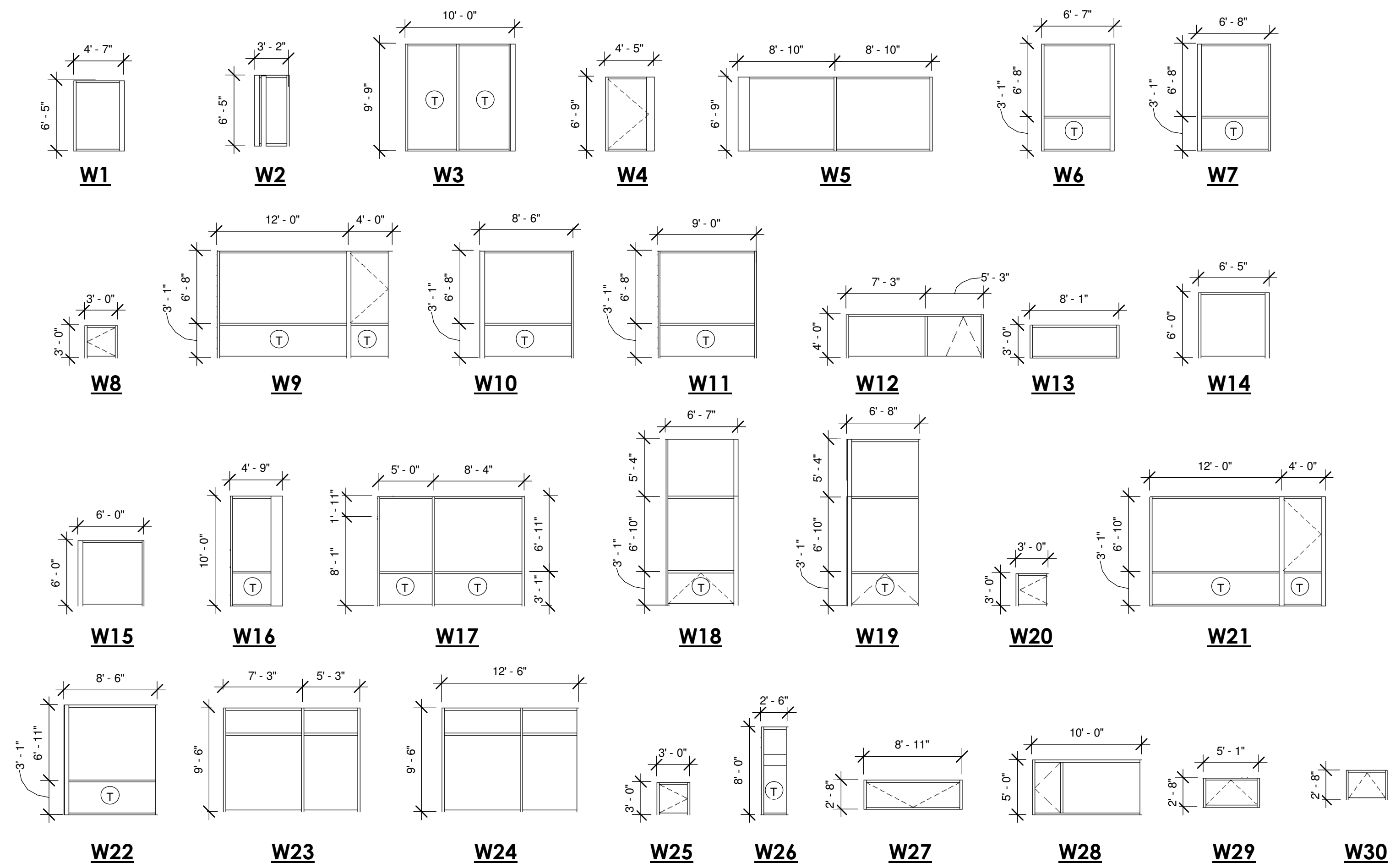


REV.	DATE

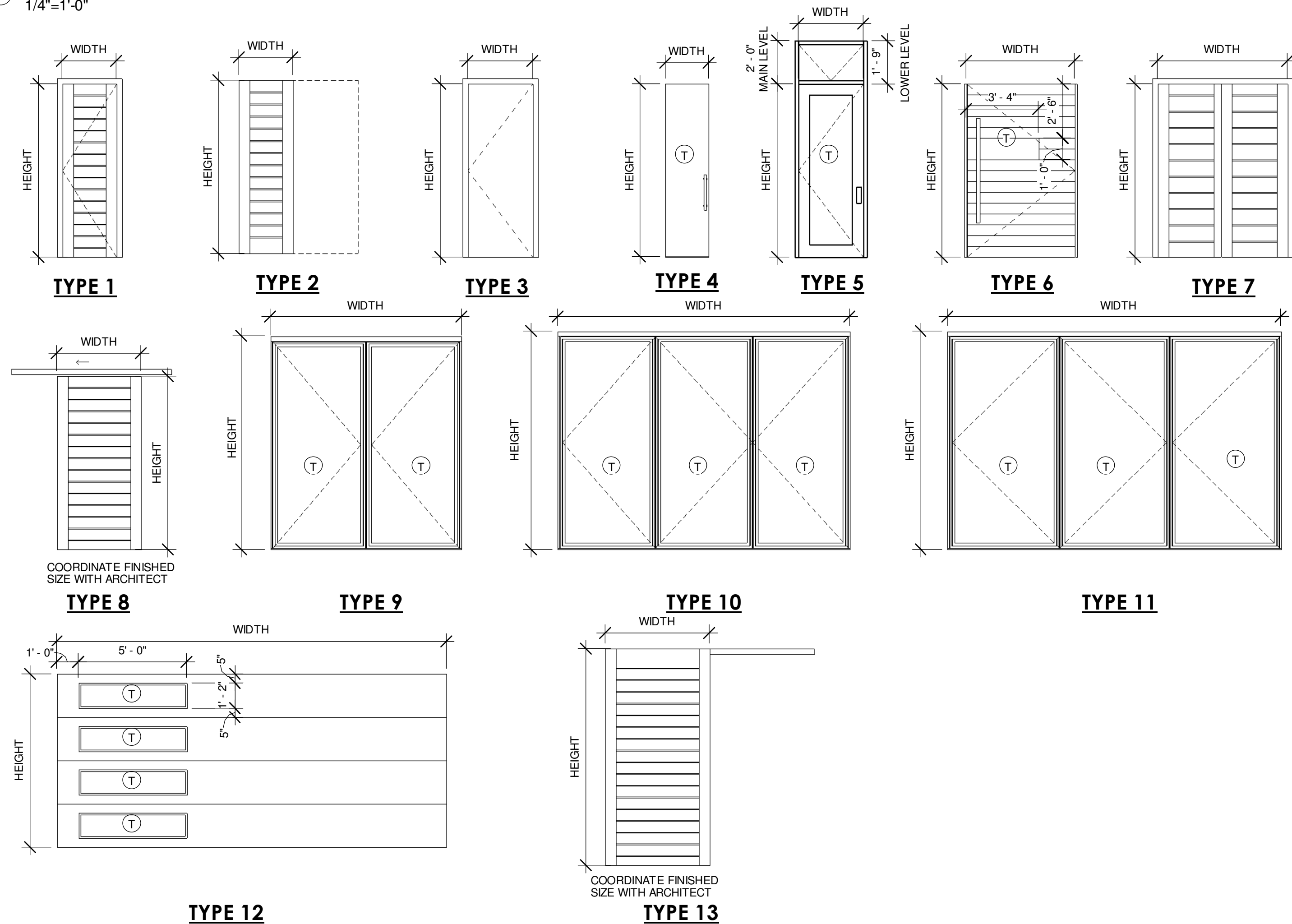
PROJECT # 1333
DATE: 8/21/14
TITLE: WINDOW SCHEDULE

SHEET:

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.



1 WINDOW TYPES
1/4" = 1'-0"



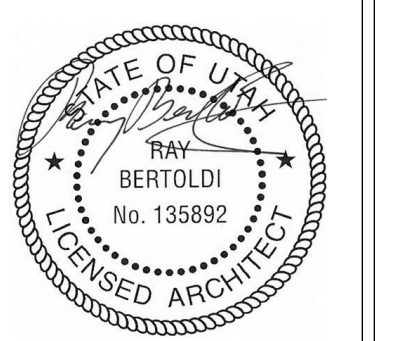
2 DOOR SCHEDULE
1/4" = 1'-0"

GENERAL NOTES

- FIELD VERIFY ALL WINDOW DIMENSIONS.
- ALL GLAZED SYSTEMS SHALL HAVE A U-VALUE OF 0.32 OR BETTER

KEYED NOTES

- (T) TEMPERED GLASS

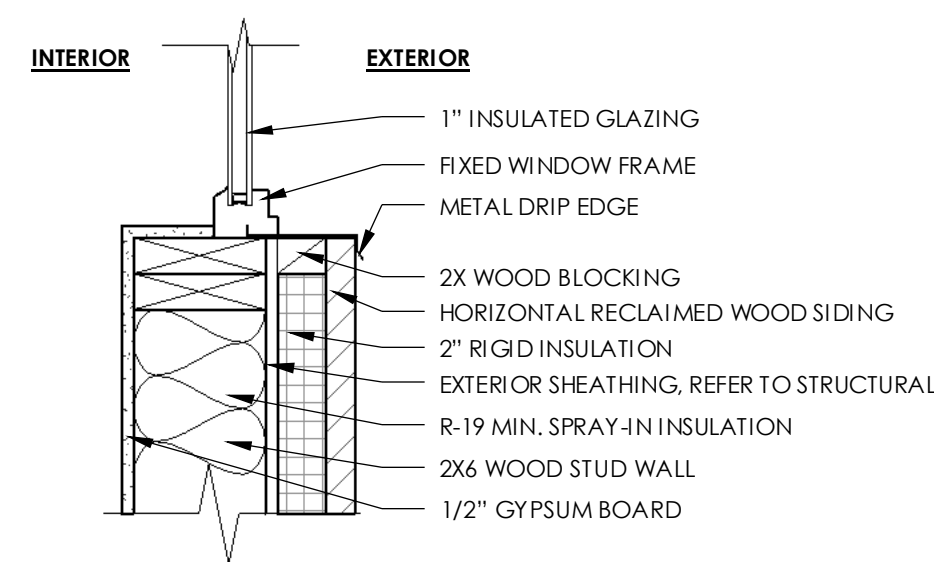


REV. DATE

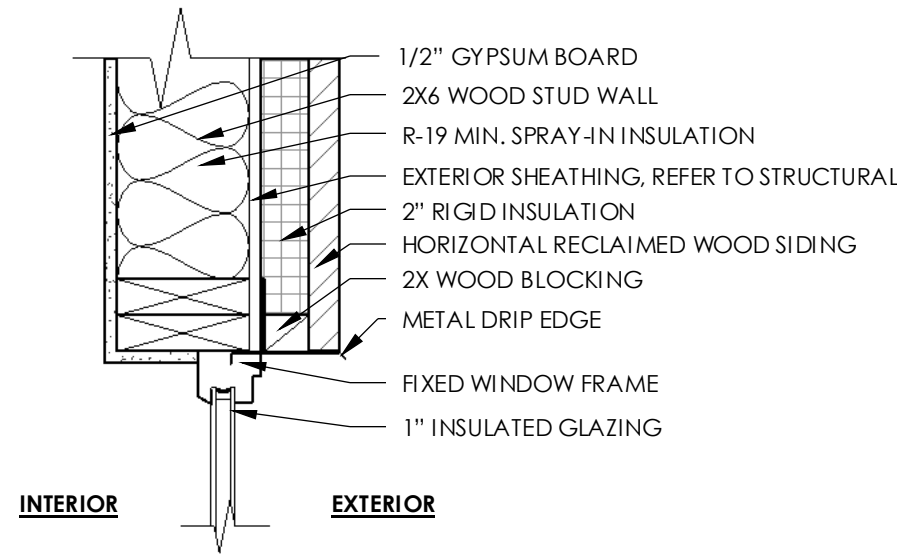
PROJECT # 1333
DATE: 8/21/14
TITLE: DOOR AND WINDOW TYPES & DETAILS

SHEET:

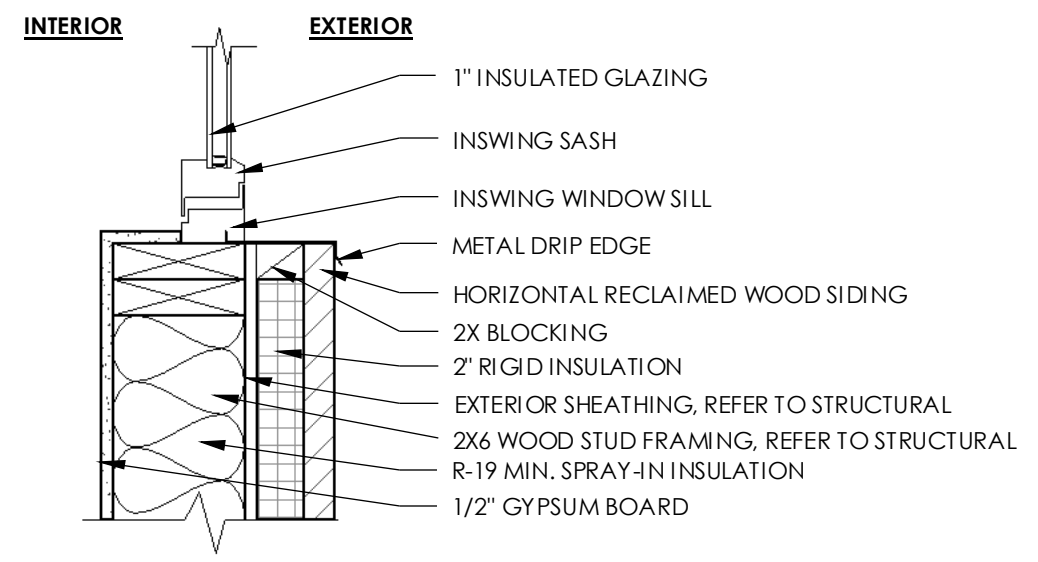
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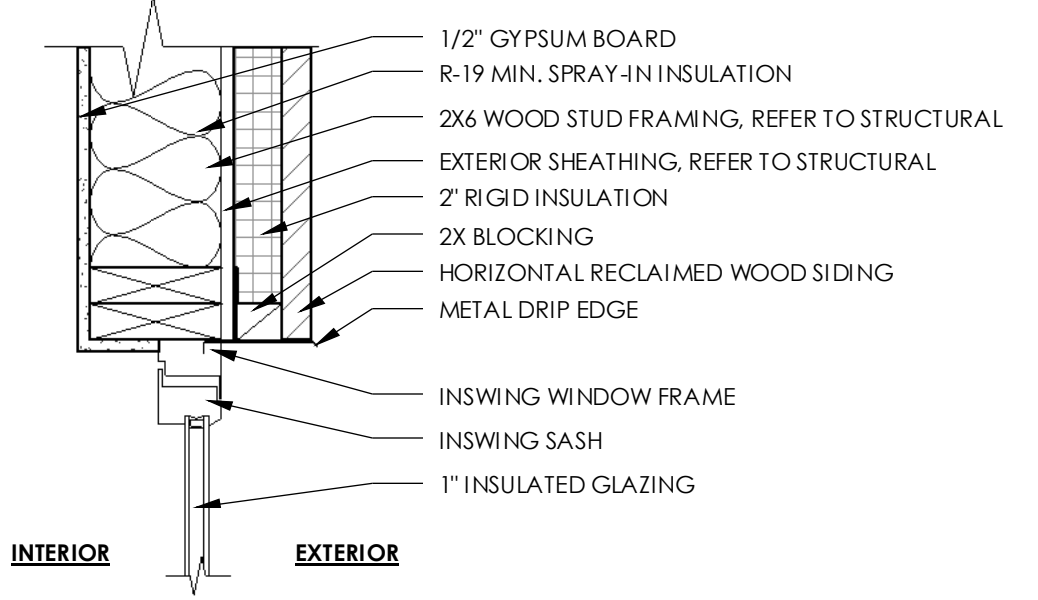
① FIXED WINDOW - SILL DETAIL
1 1/2" = 1'-0"



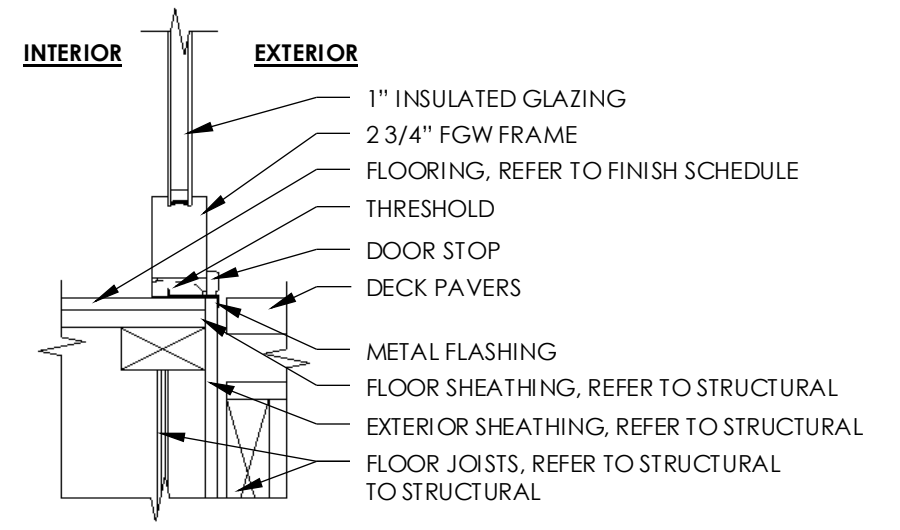
② FIXED WINDOW - HEAD/JAMB SIM. DETAIL
1 1/2" = 1'-0"



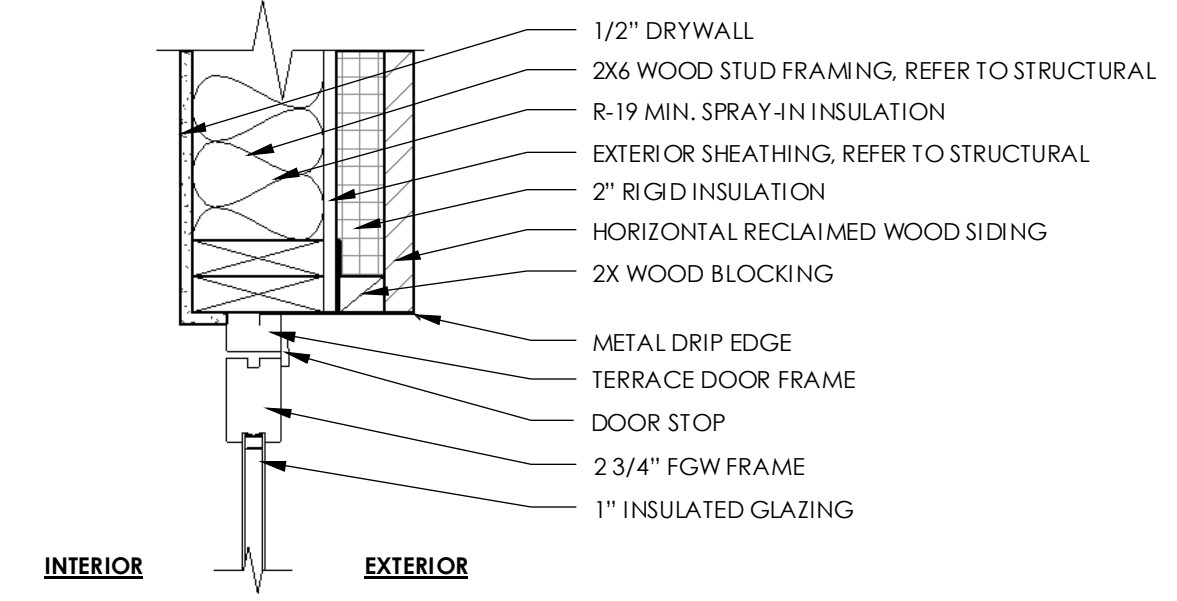
③ INSWING WINDOW - SILL DETAIL
1 1/2" = 1'-0"



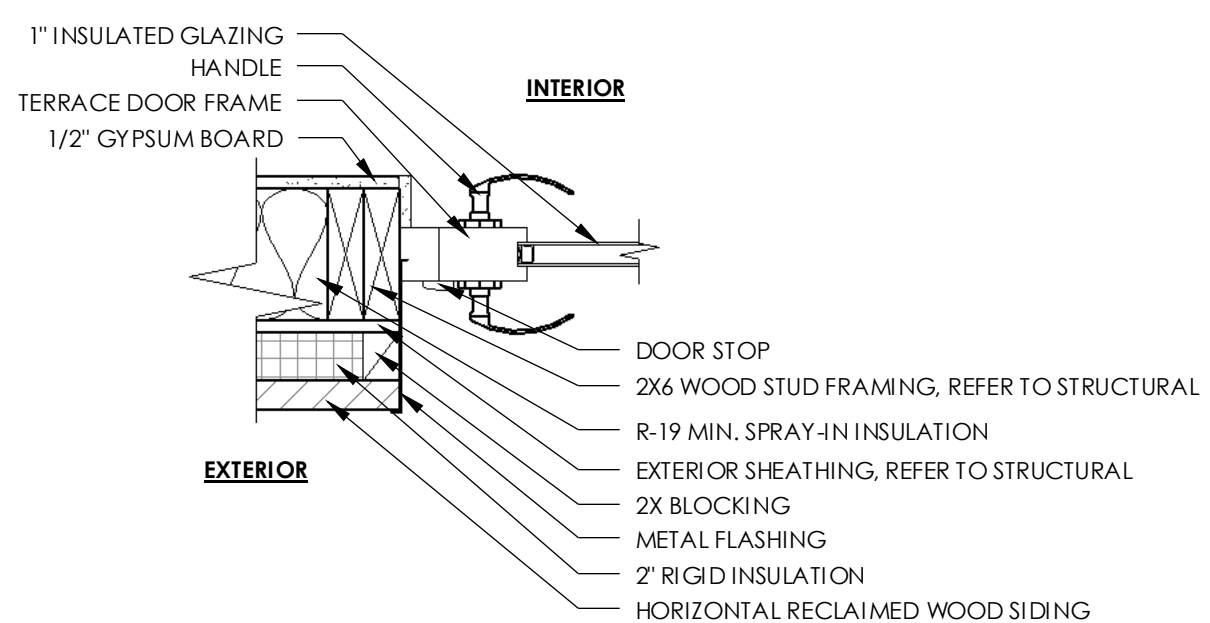
④ INSWING WINDOW - HEAD/JAMB SIM DETAIL
1 1/2" = 1'-0"



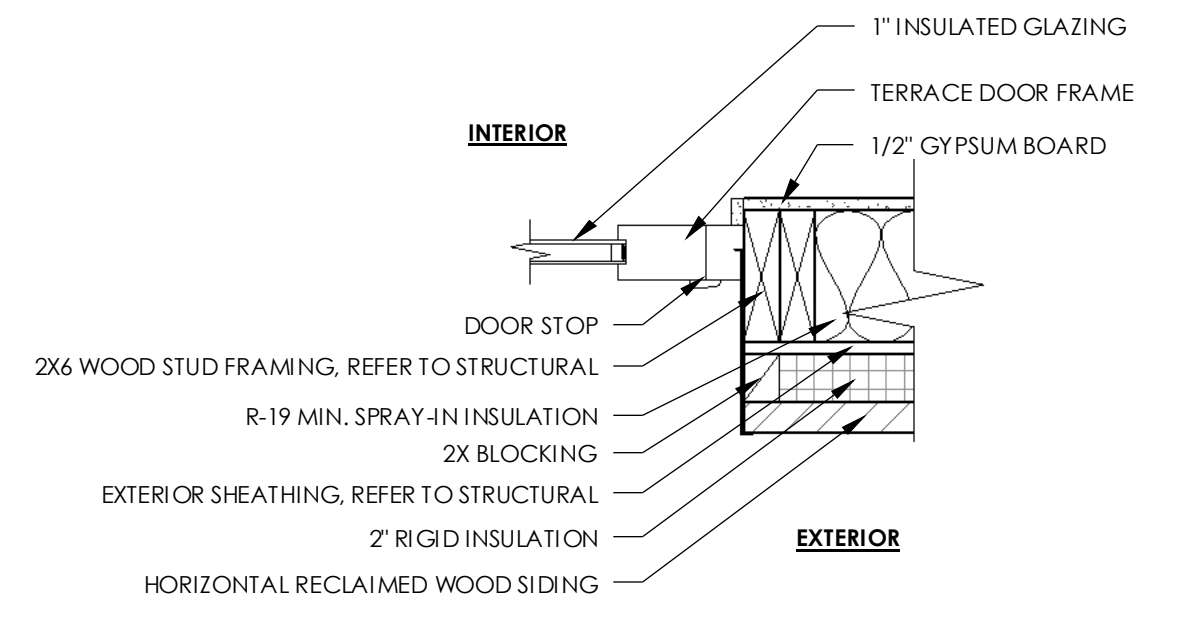
⑤ INSWING DOOR - SILL DETAIL
1 1/2" = 1'-0"



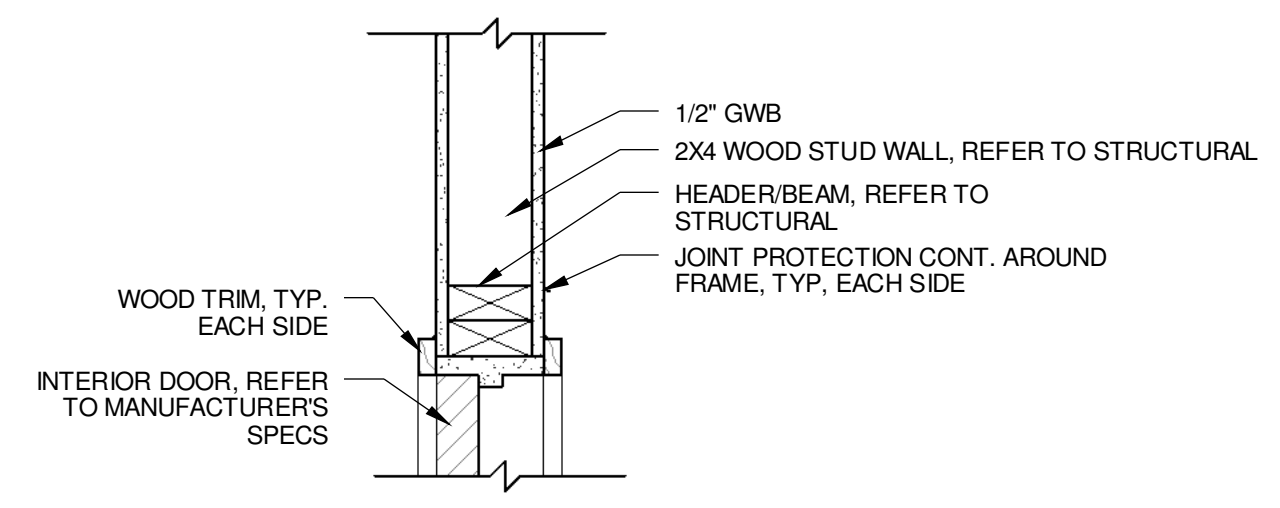
⑥ INSWING DOOR - HEAD DETAIL
1 1/2" = 1'-0"



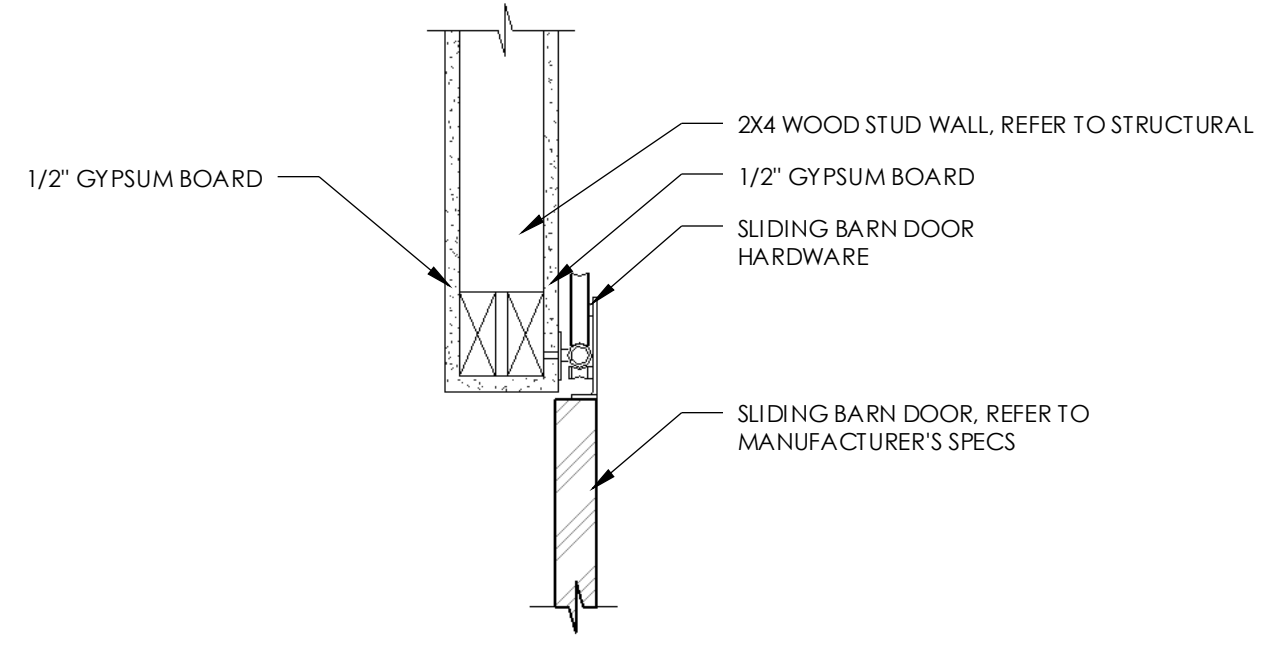
⑦ INSWING DOOR - JAMB DETAIL
1 1/2" = 1'-0"



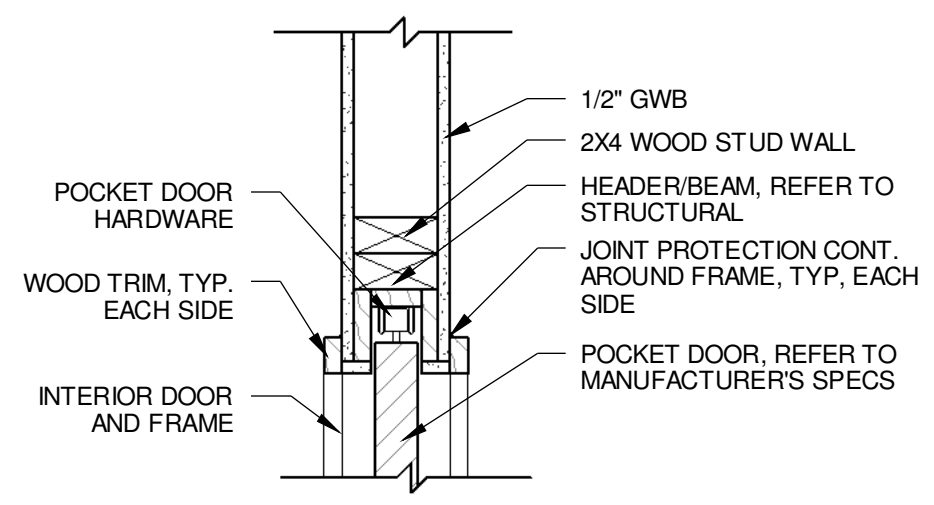
⑧ INSWING DOOR - JAMB DETAIL
1 1/2" = 1'-0"



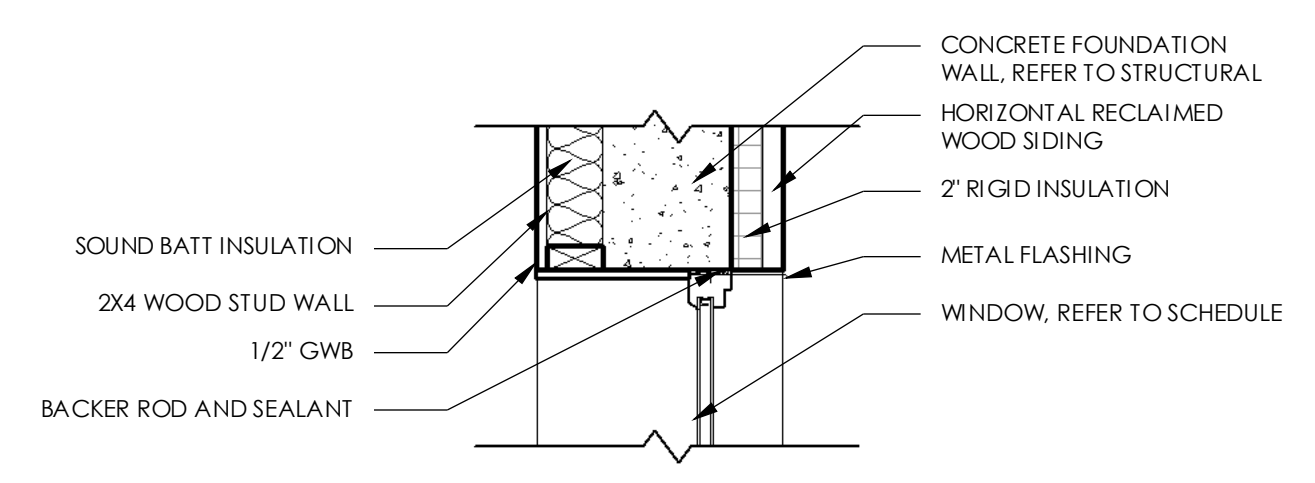
⑨ INTERIOR SWINGING DOOR - HEAD/JAMB DETAIL
1 1/2" = 1'-0"



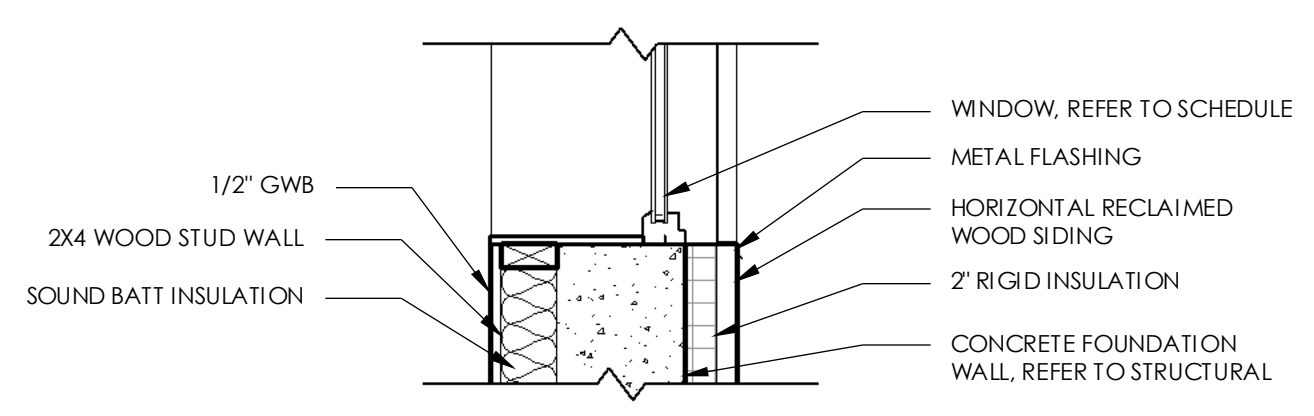
⑩ INTERIOR BARN DOOR - HEAD DETAIL
1 1/2" = 1'-0"



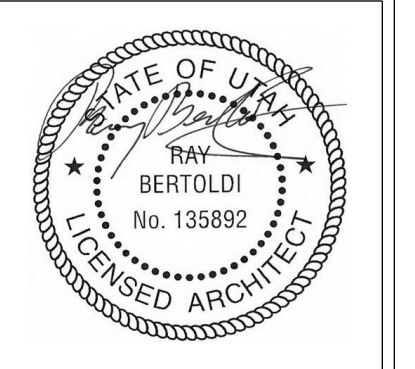
⑪ INTERIOR POCKET DOOR - HEAD DETAIL
1 1/2" = 1'-0"



⑫ WINDOW DETAIL AT CONCRETE WALL-HEAD DETAIL
1" = 1'-0"



⑬ WINDOW SILL@ CONCRETE WALL
1" = 1'-0"



REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: OPENING DETAILS

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1 LOWER FLOOR FINISH PLAN
1/4" = 1'-0"

GENERAL NOTES

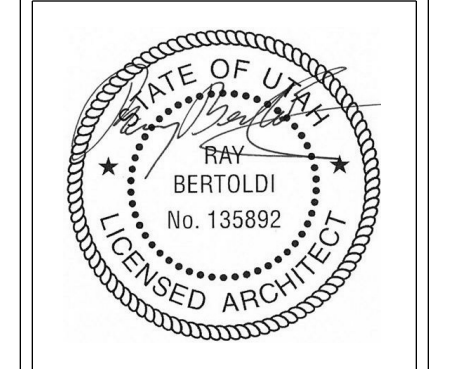
- A. FLOORING TRANSITIONS TO BE FLUSH.
- B. REFER TO AE-001 FOR RECESSED SLAB LOCATIONS.

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BERTOLDI ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
2725 HARRISON BLVD. • OGDEN, UTAH 84403 • PH. 801.476.4330 • FX. 801.476.4335

BINGHAM RESIDENCE
LOT 77
SUMMIT POWDER MOUNTAIN, UT 84310

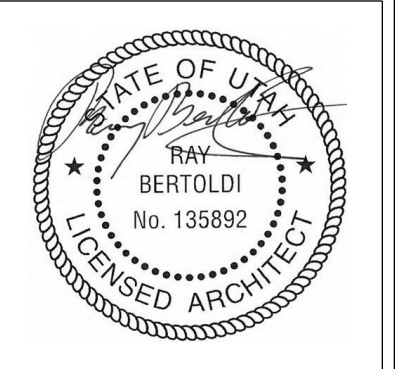


REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
LOWER FLOOR
FINISH PLAN

SHEET:
AI-101

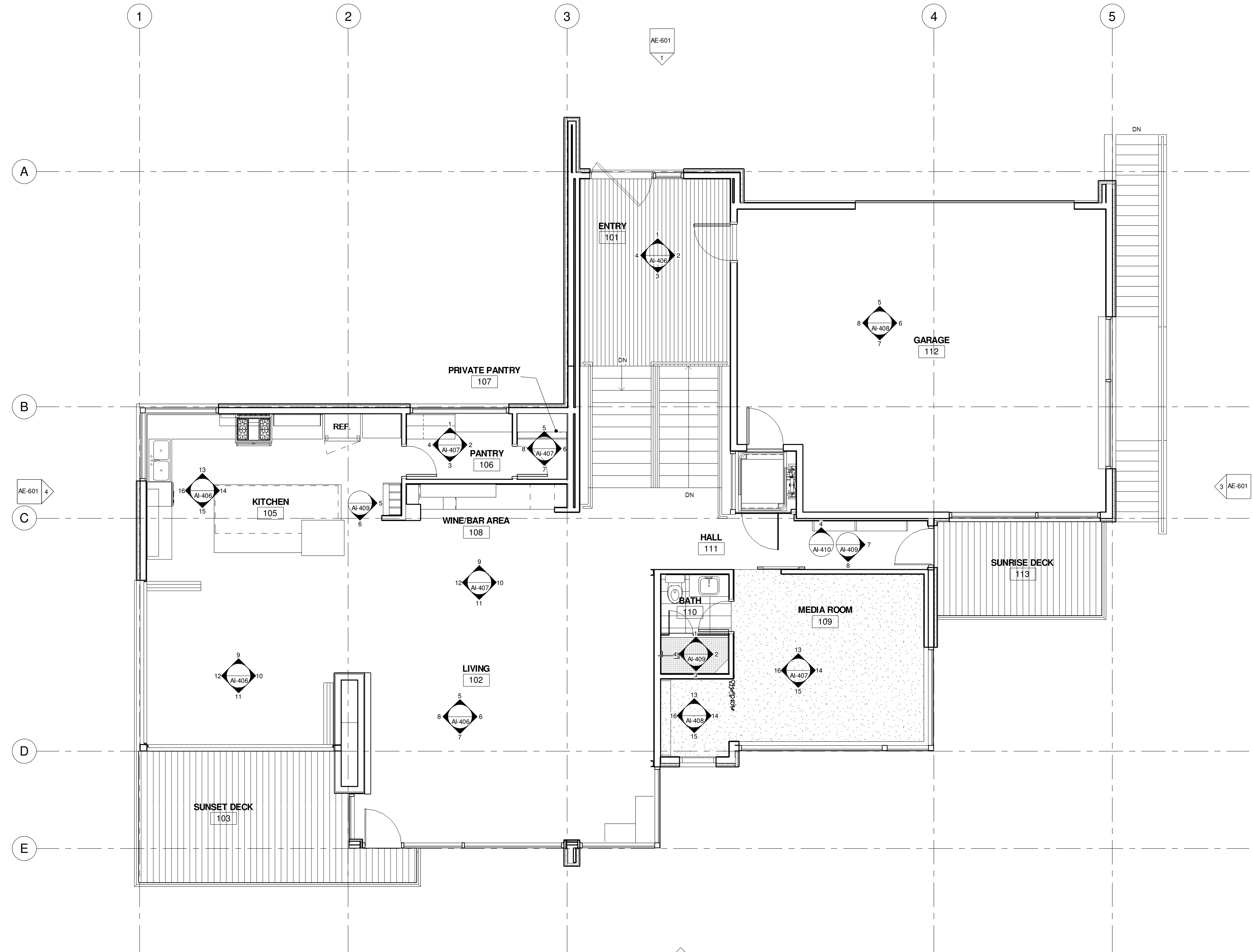
BINGHAM RESIDENCE
 LOT 77
 SUMMIT POWDER MOUNTAIN, UT 84310



REV.	DATE

PROJECT # 1333
 DATE: 8/21/14
 TITLE:
 MAIN FLOOR
 FINISH PLAN

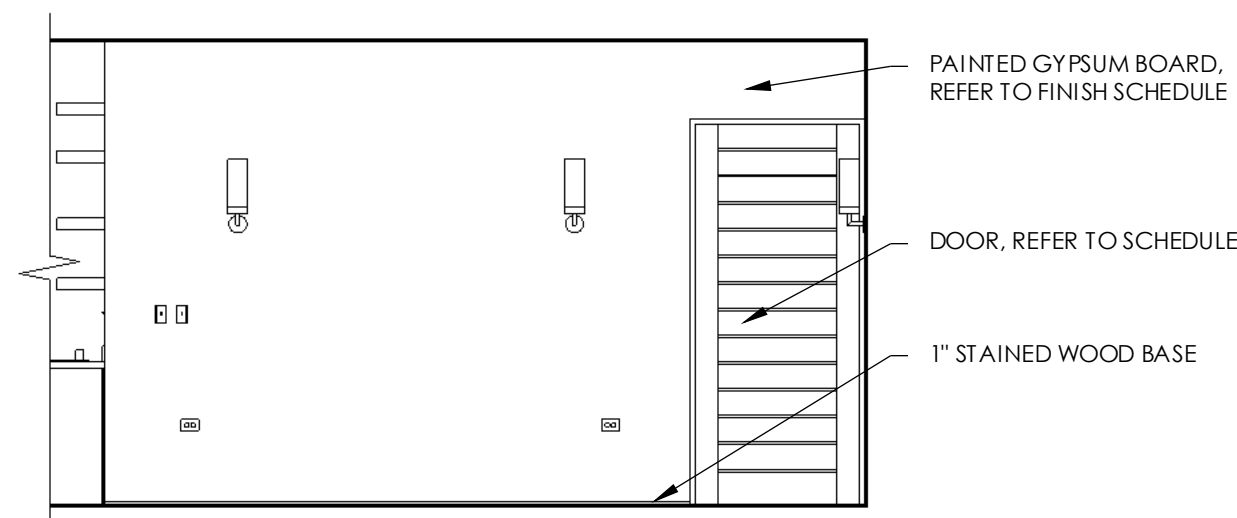
SHEET:
AI-102



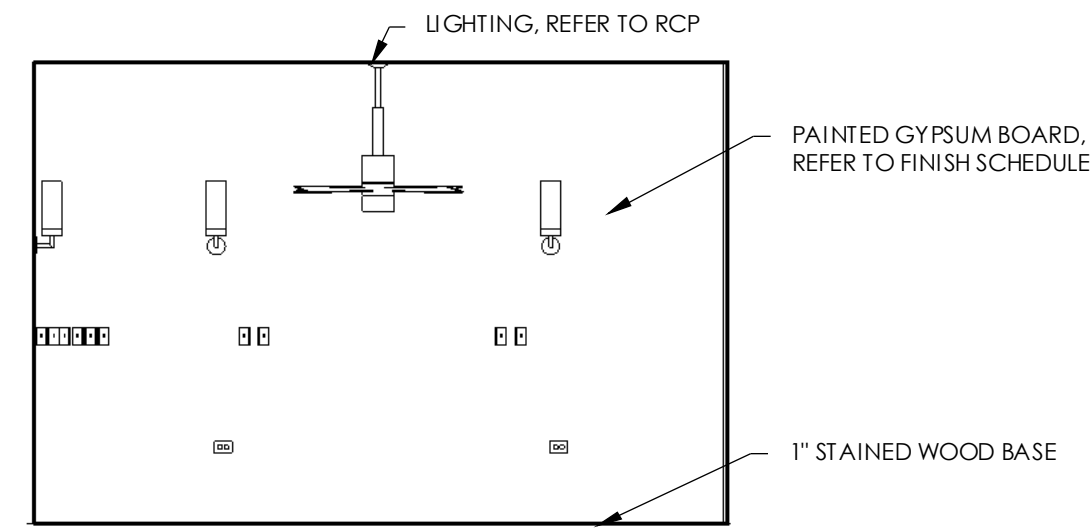
1 MAIN FLOOR FINISH PLAN
 1/4" = 1'-0"

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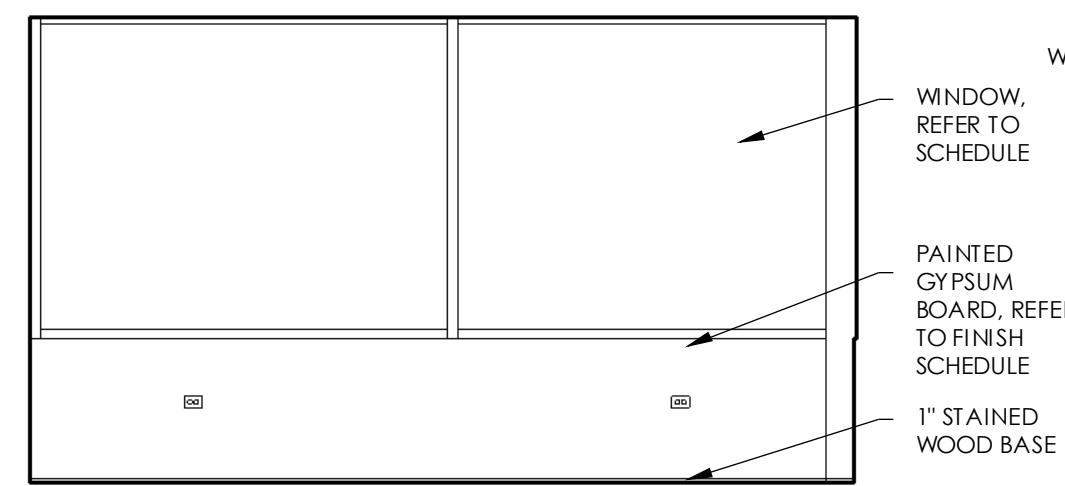
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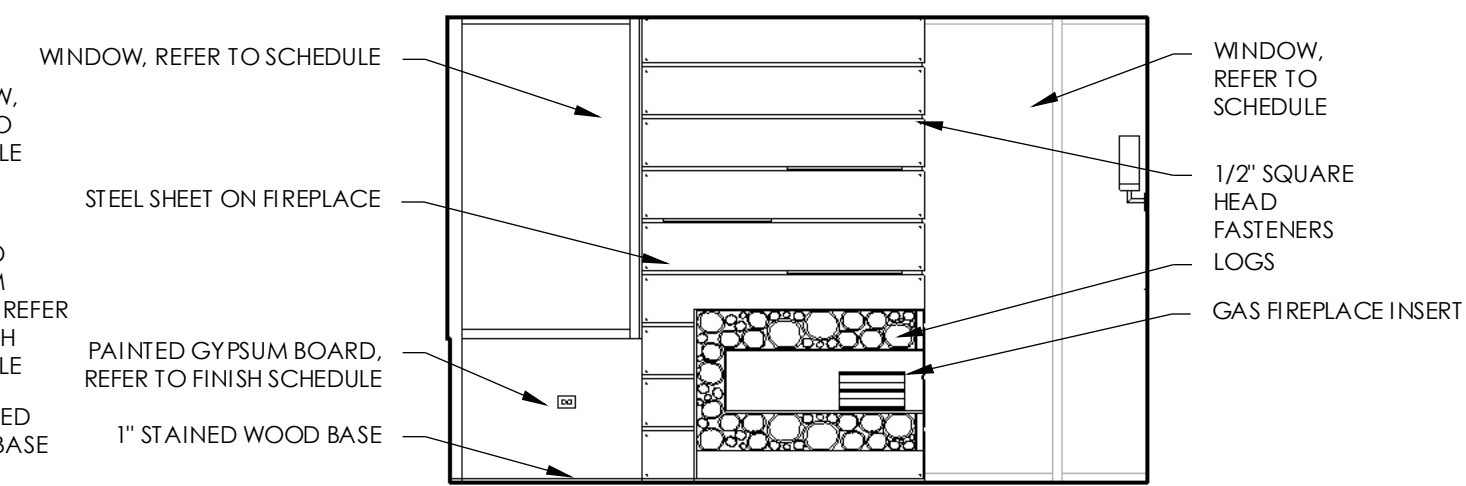
1 MASTER BEDROOM 001
 1/4" = 1'-0"



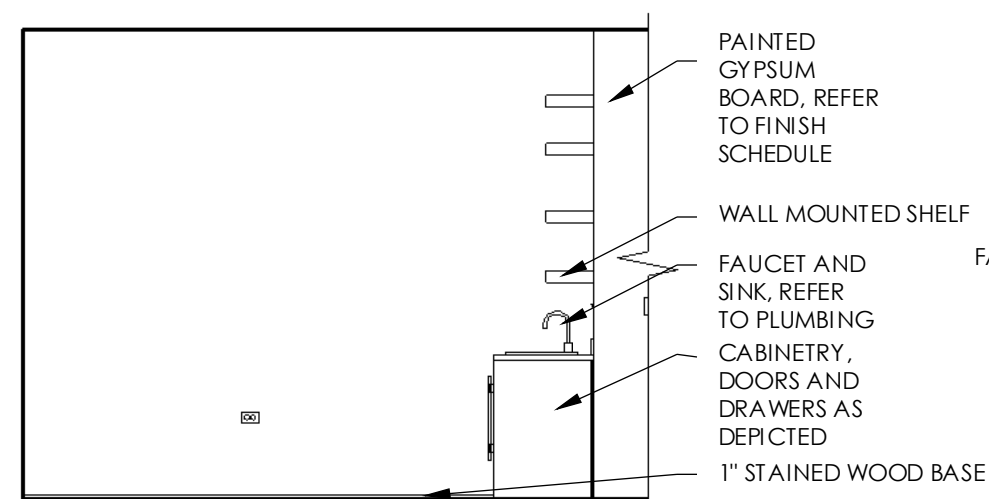
2 MASTER BEDROOM 001
 1/4" = 1'-0"



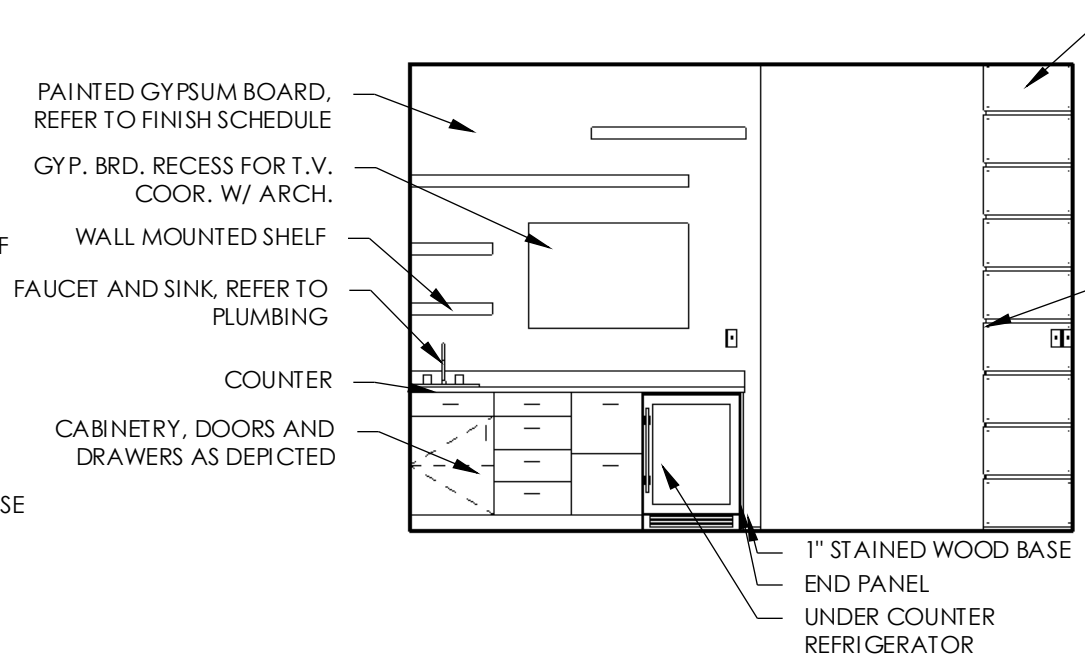
3 MASTER BEDROOM 001
 1/4" = 1'-0"



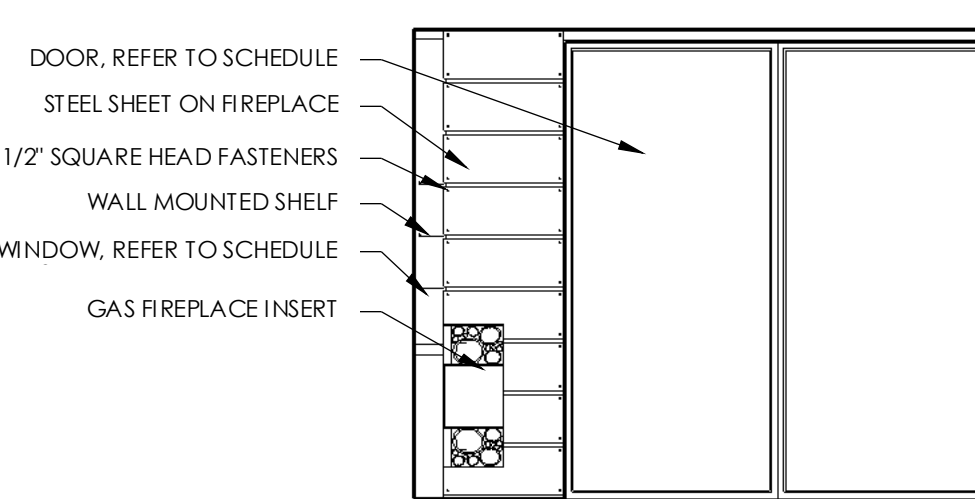
4 MASTER BEDROOM 001
 1/4" = 1'-0"



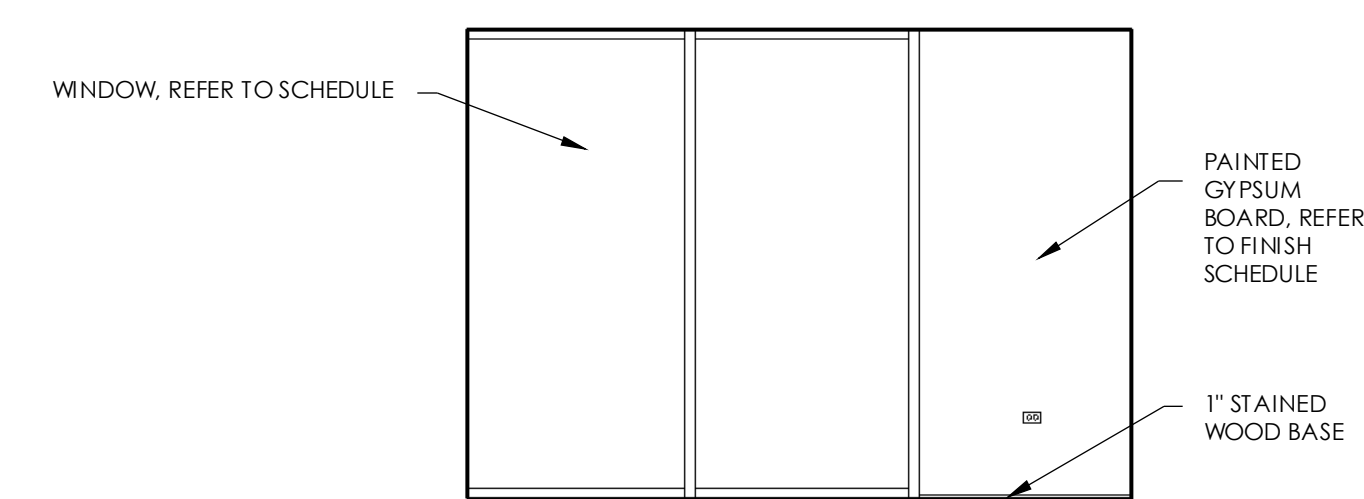
5 LOUNGE 002
 1/4" = 1'-0"



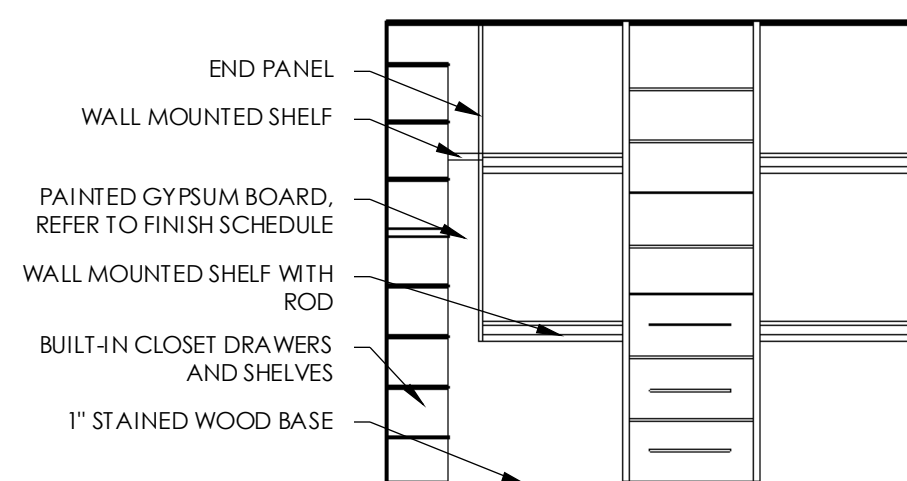
6 LOUNGE 002
 1/4" = 1'-0"



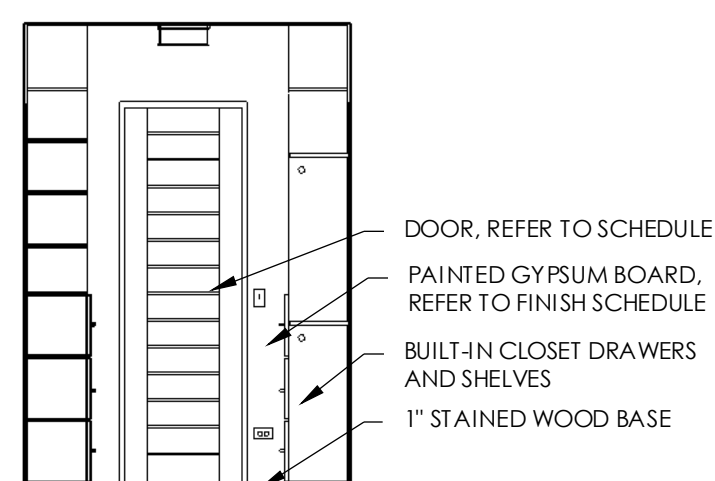
7 LOUNGE 002
 1/4" = 1'-0"



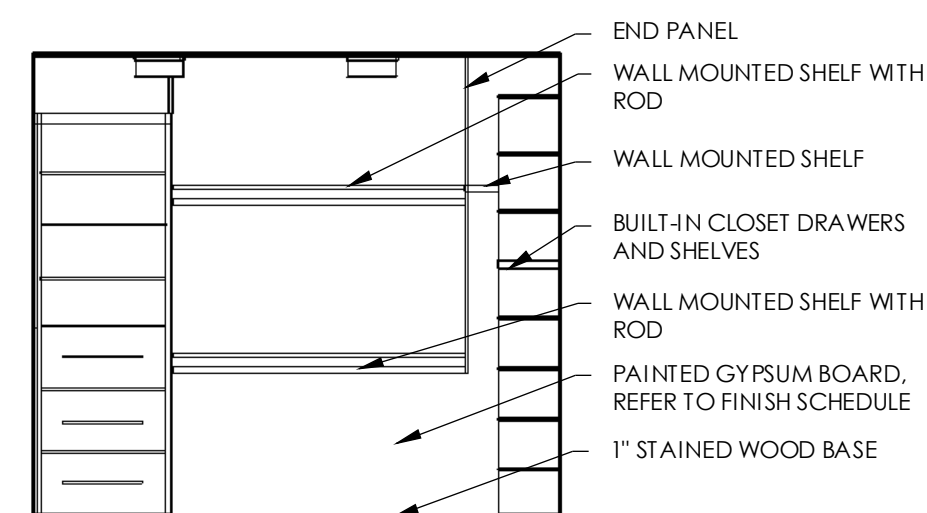
8 LOUNGE 002
 1/4" = 1'-0"



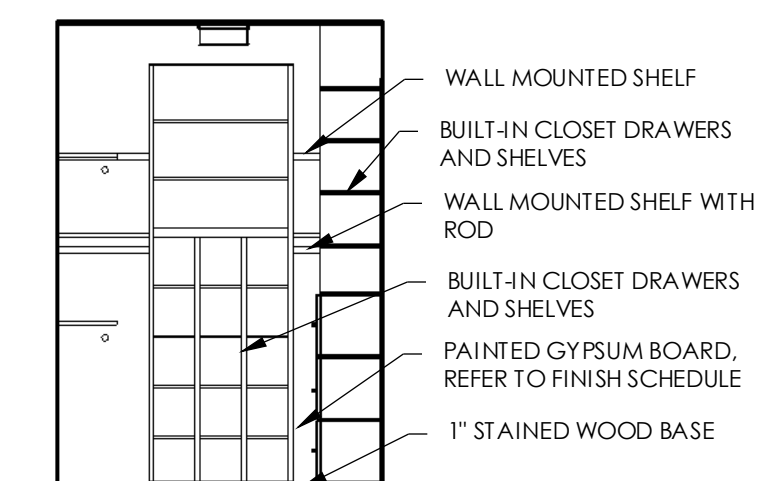
9 MASTER CLOSET 003
 1/4" = 1'-0"



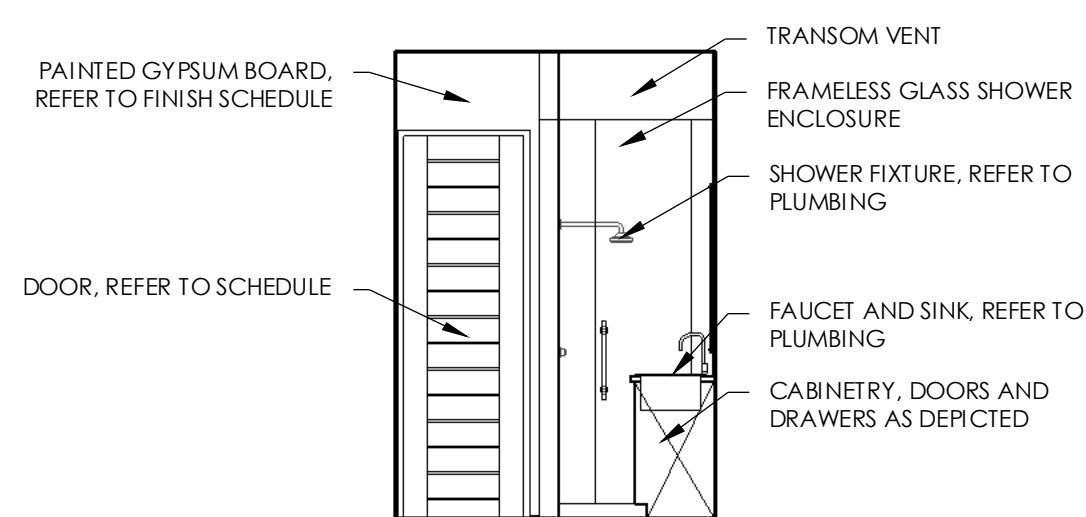
10 MASTER CLOSET 003
 1/4" = 1'-0"



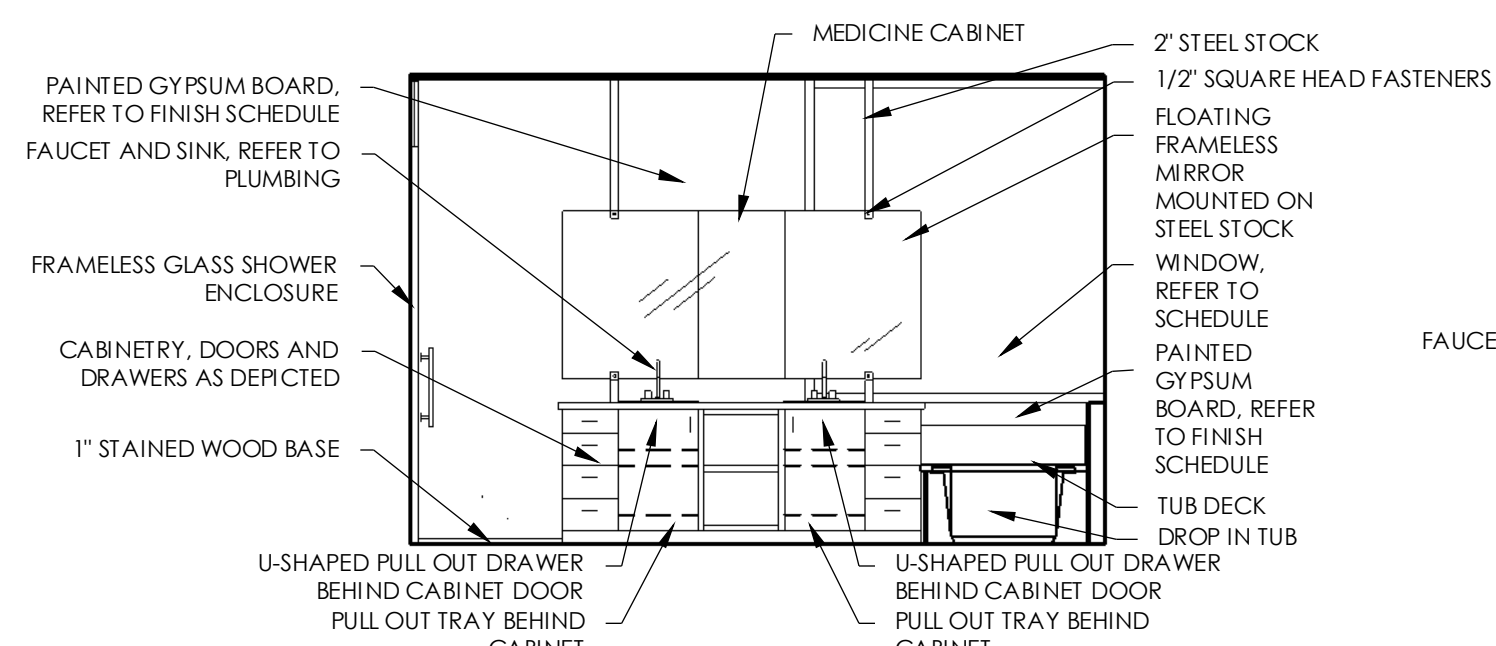
11 MASTER CLOSET 003
 1/4" = 1'-0"



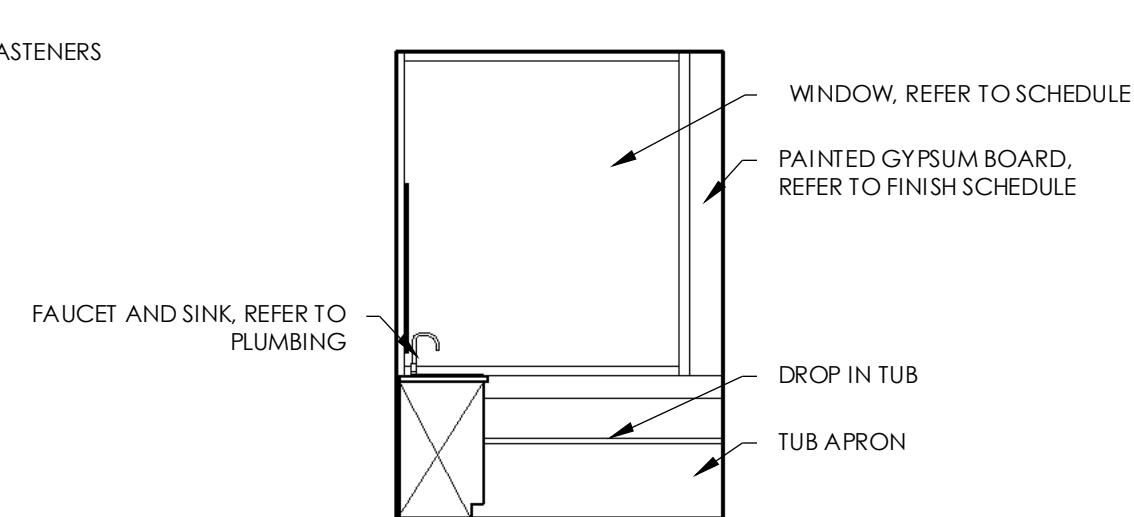
12 MASTER CLOSET 003
 1/4" = 1'-0"



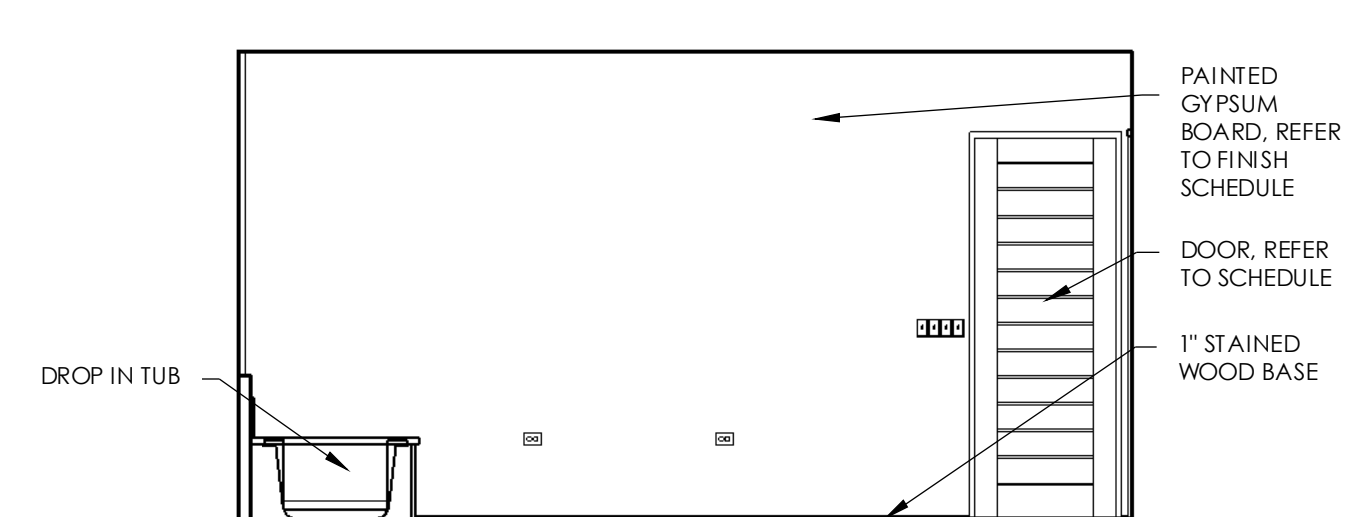
13 MASTER BATHROOM 004
 1/4" = 1'-0"



14 MASTER BATHROOM 004
 1/4" = 1'-0"



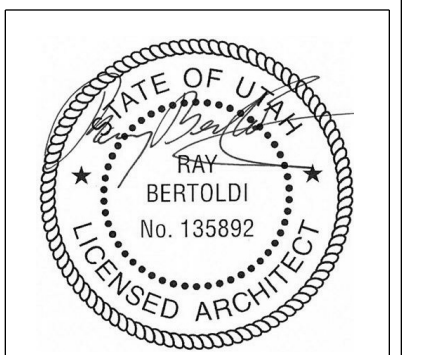
15 MASTER BATHROOM 004
 1/4" = 1'-0"



16 MASTER BATHROOM 004
 1/4" = 1'-0"

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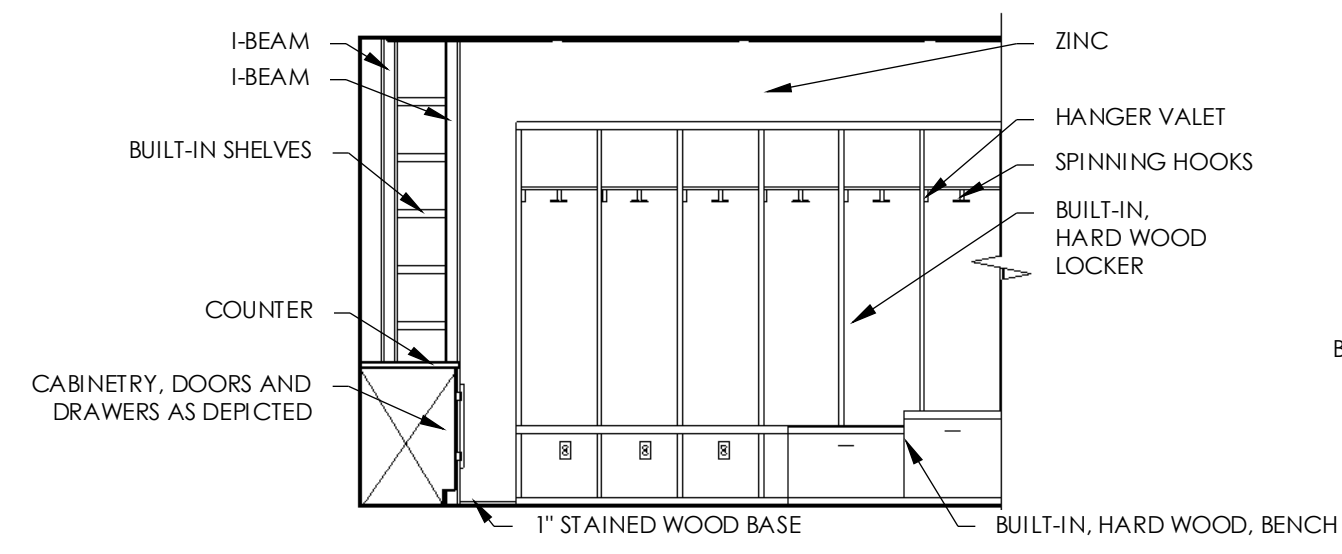
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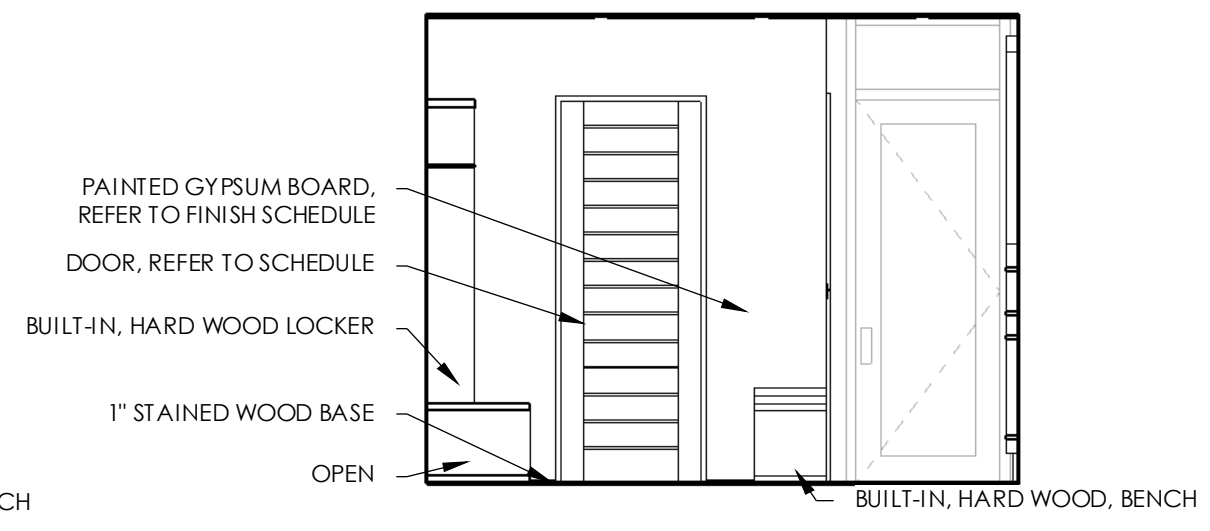
REV.	DATE

PROJECT # 1333
 DATE: 8/21/14
 TITLE: INTERIOR ELEVATIONS

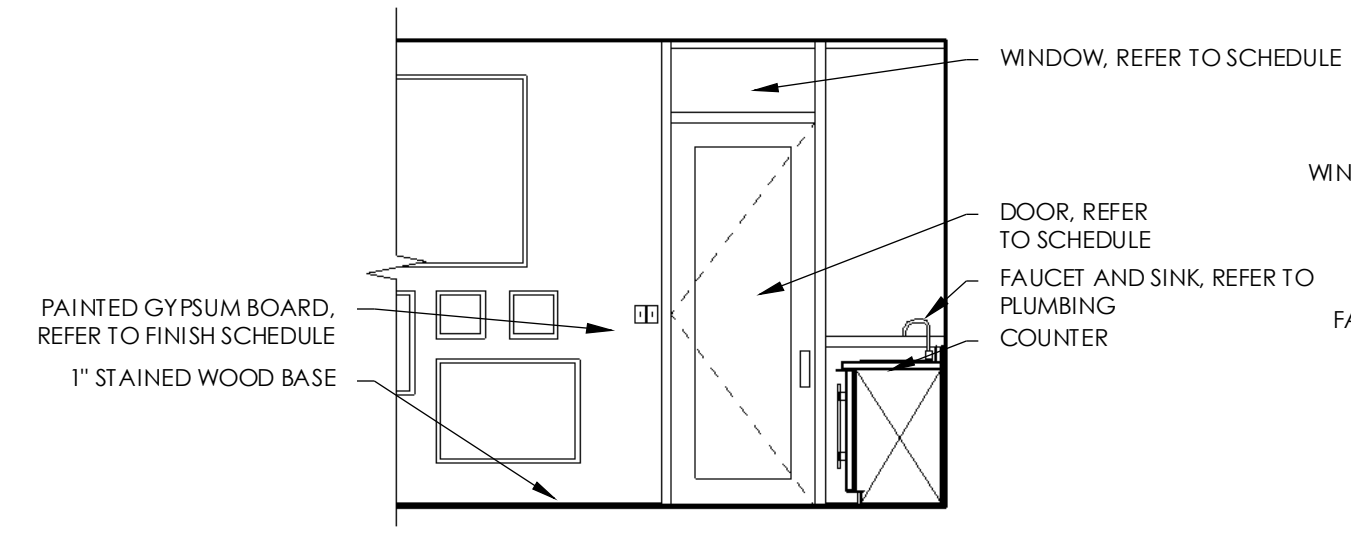
SHEET:



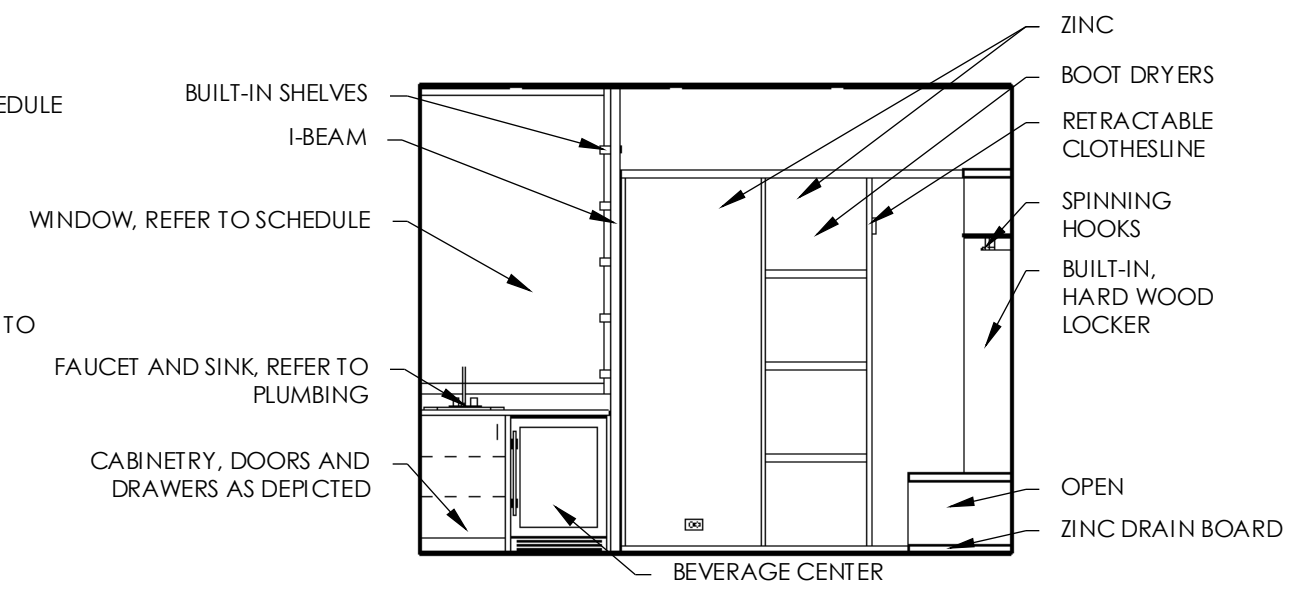
① GEAR 006
1/4" = 1'-0"



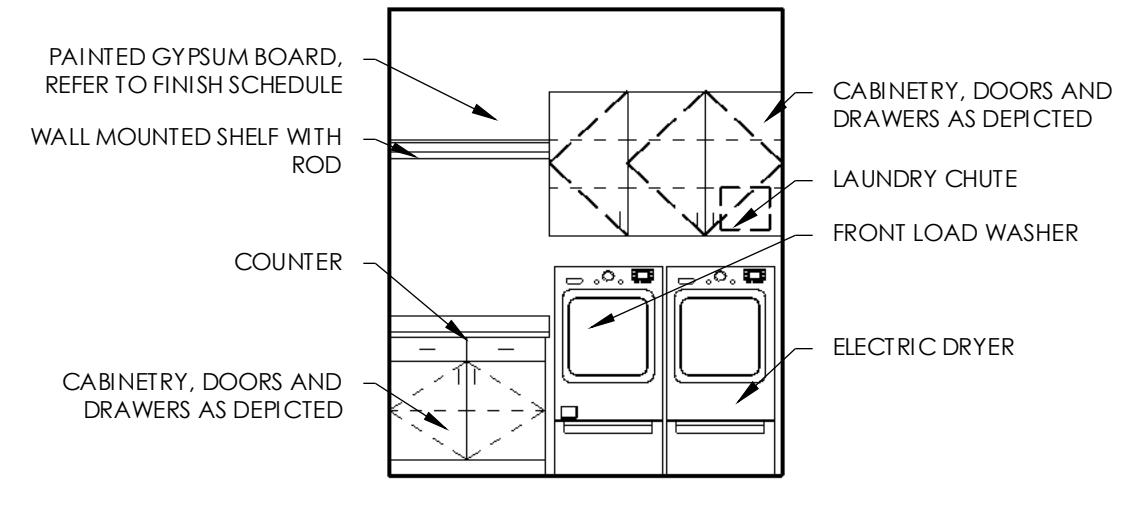
② GEAR 006
1/4" = 1'-0"



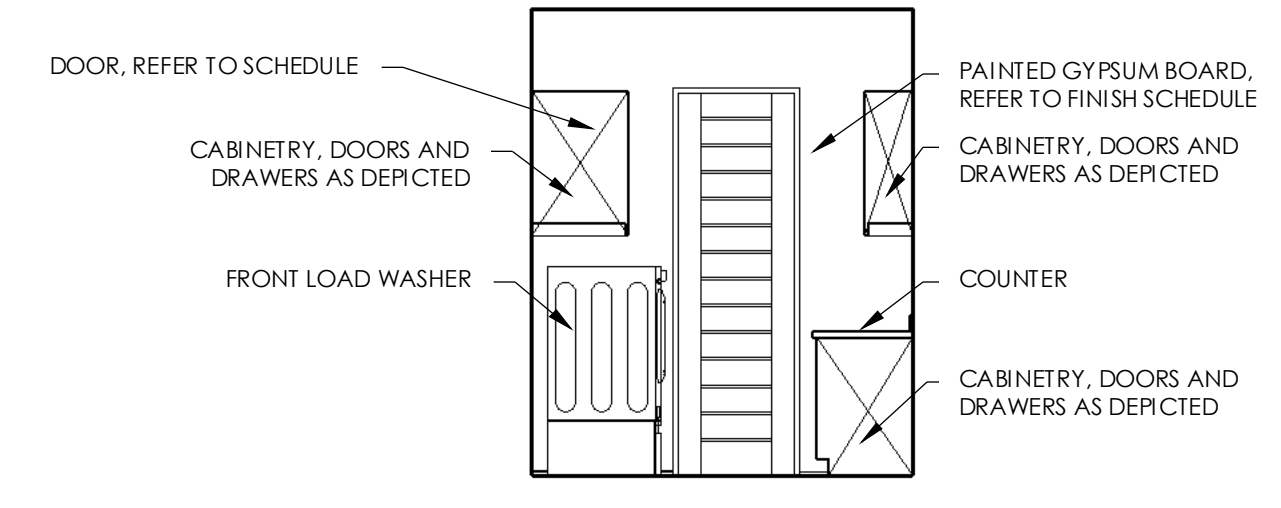
③ GEAR 006
1/4" = 1'-0"



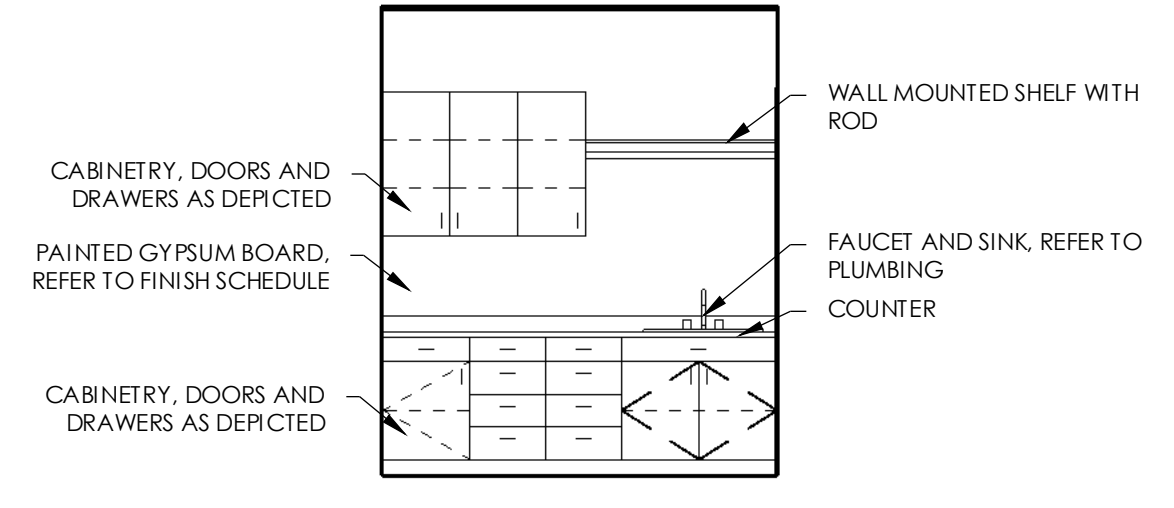
④ GEAR 006
1/4" = 1'-0"



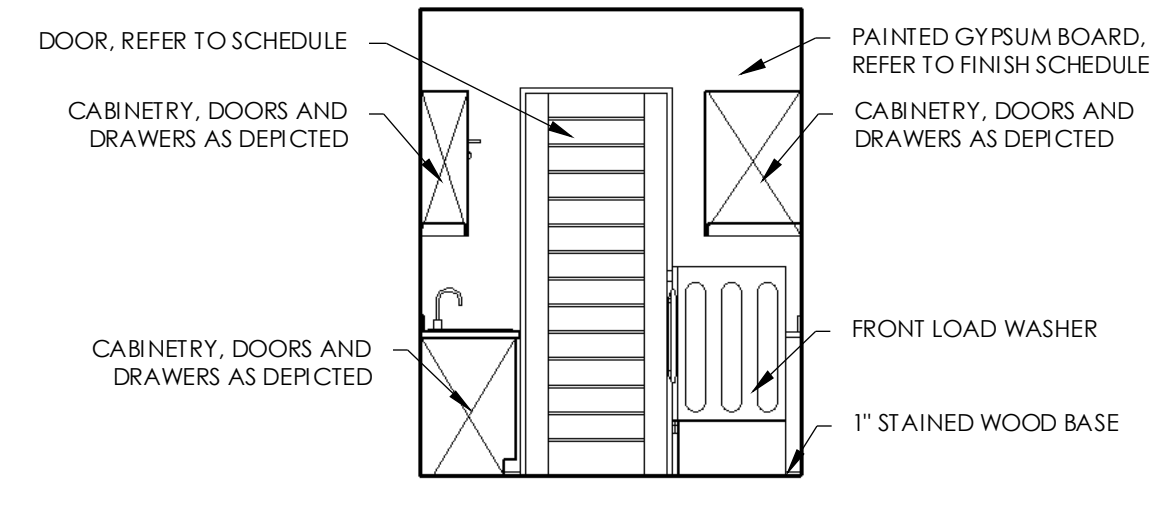
⑤ LAUNDRY 007
1/4" = 1'-0"



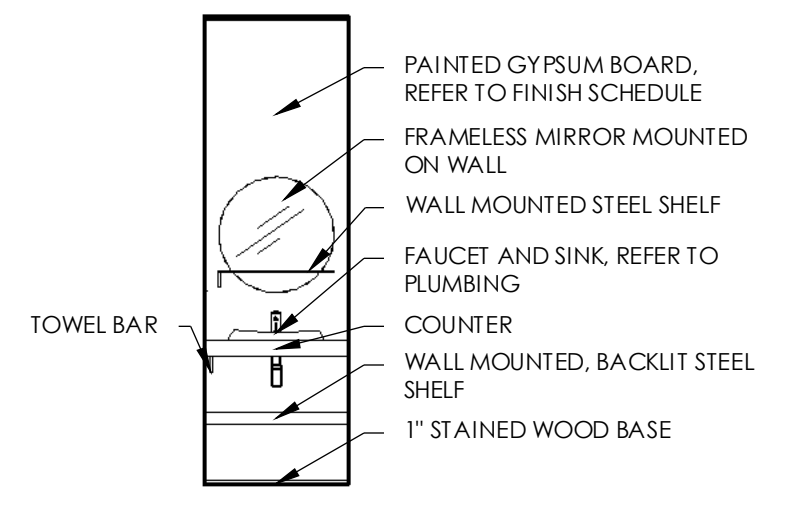
⑥ LAUNDRY 007
1/4" = 1'-0"



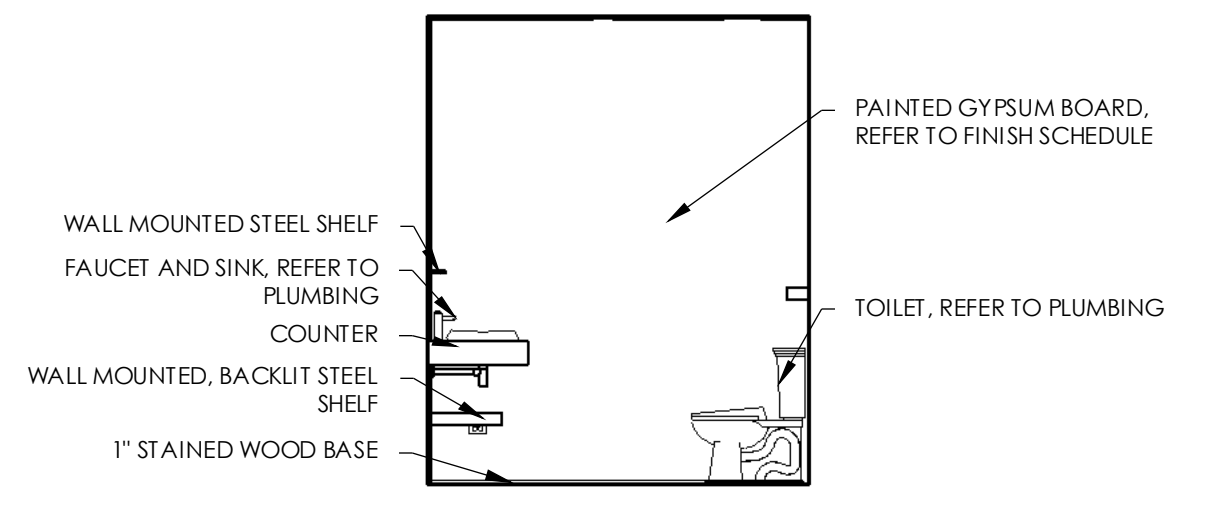
⑦ LAUNDRY 007
1/4" = 1'-0"



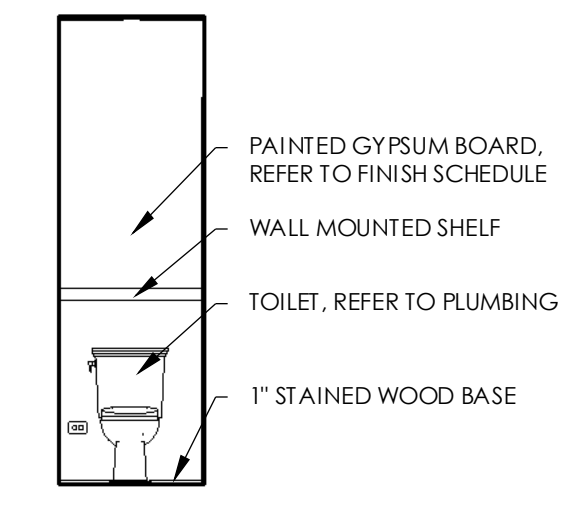
⑧ LAUNDRY 007
1/4" = 1'-0"



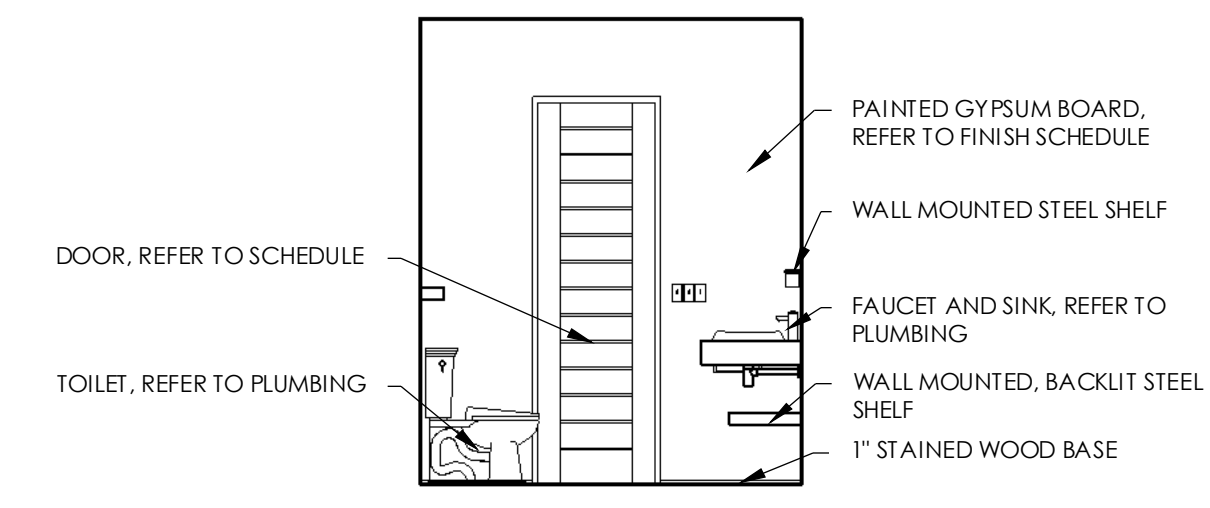
⑨ POWDER 008
1/4" = 1'-0"



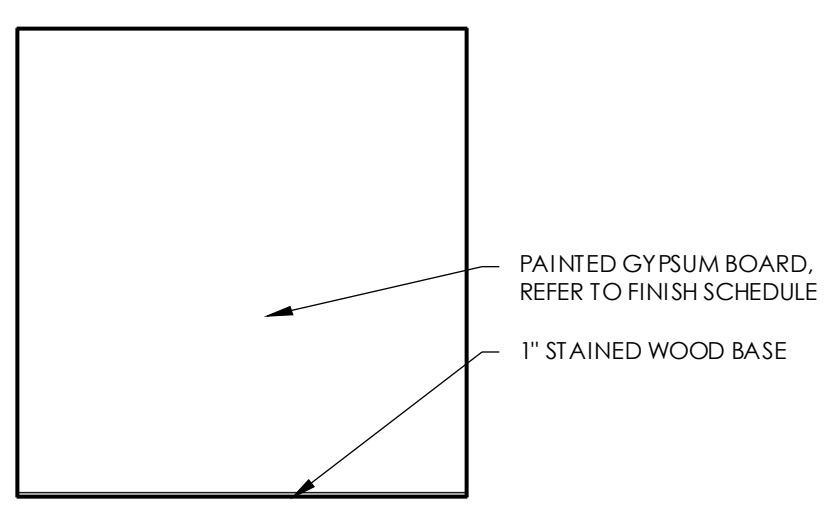
⑩ POWDER 008
1/4" = 1'-0"



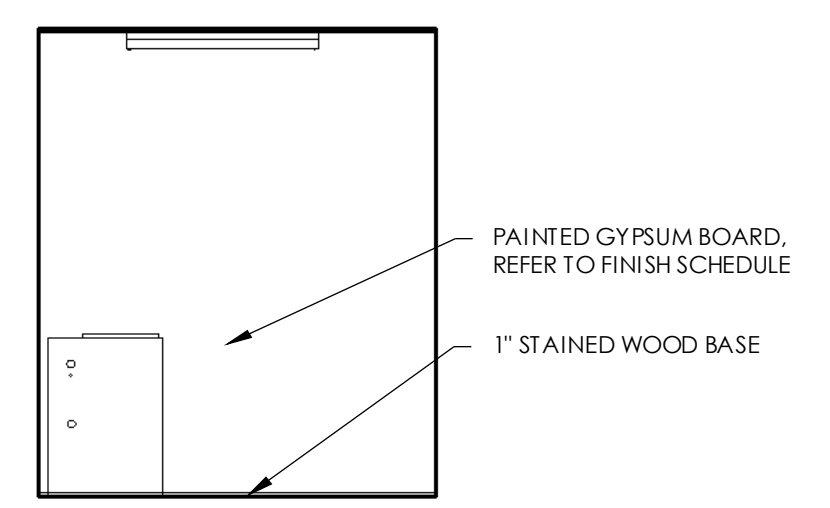
⑪ POWDER 008
1/4" = 1'-0"



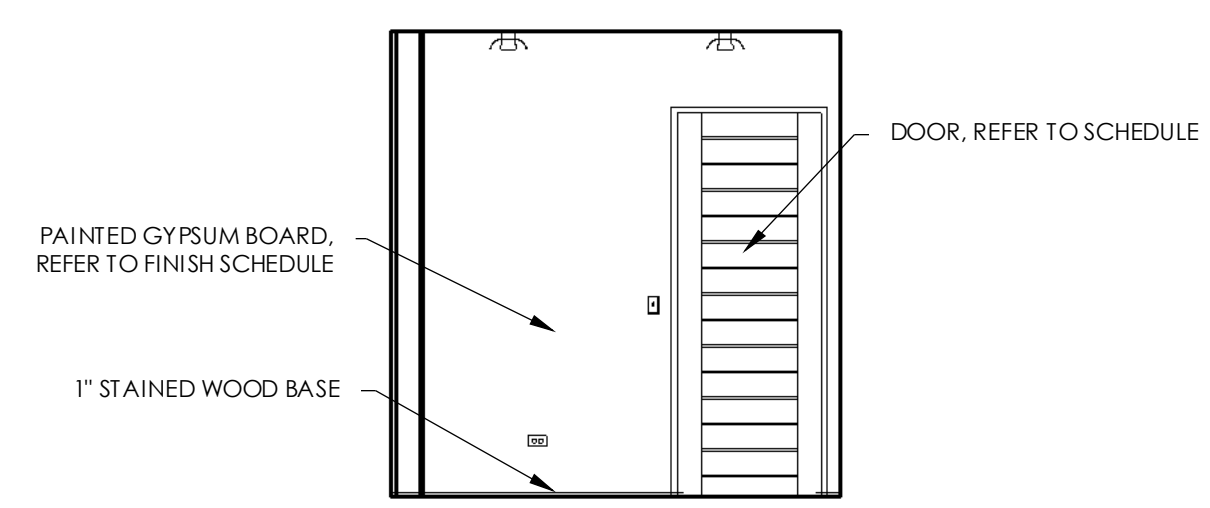
⑫ POWDER 008
1/4" = 1'-0"



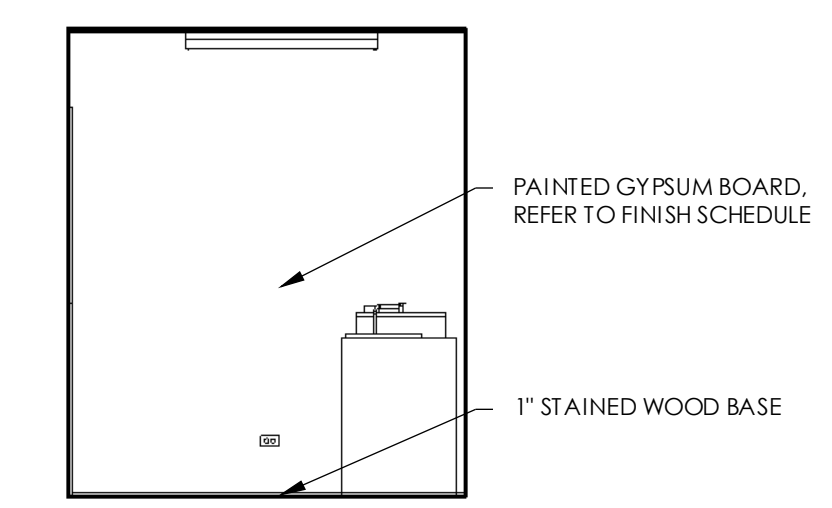
⑬ MECHANICAL 009
1/4" = 1'-0"



⑭ MECHANICAL 009
1/4" = 1'-0"



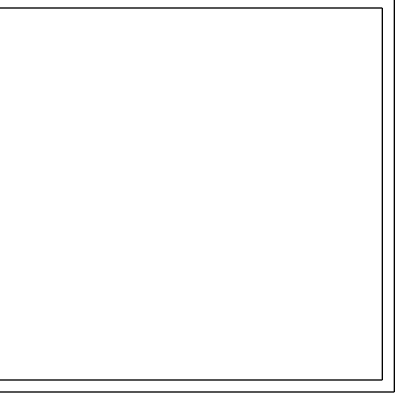
⑮ MECHANICAL 009
1/4" = 1'-0"



⑯ MECHANICAL 009
1/4" = 1'-0"

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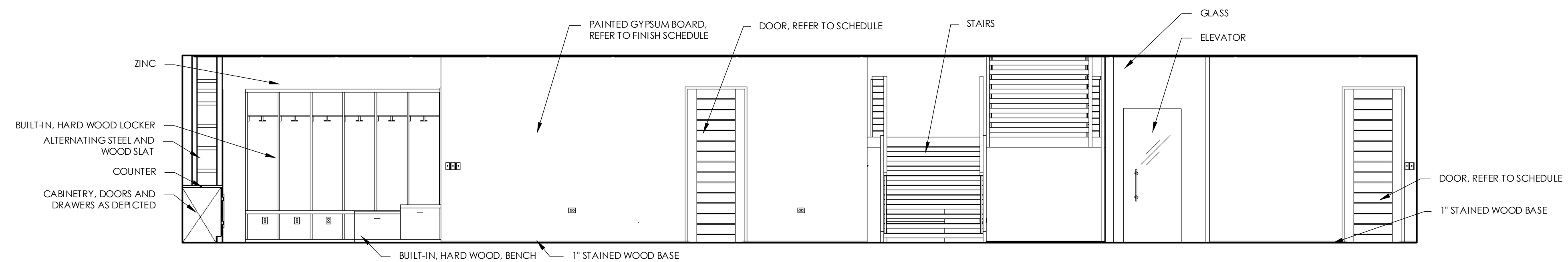
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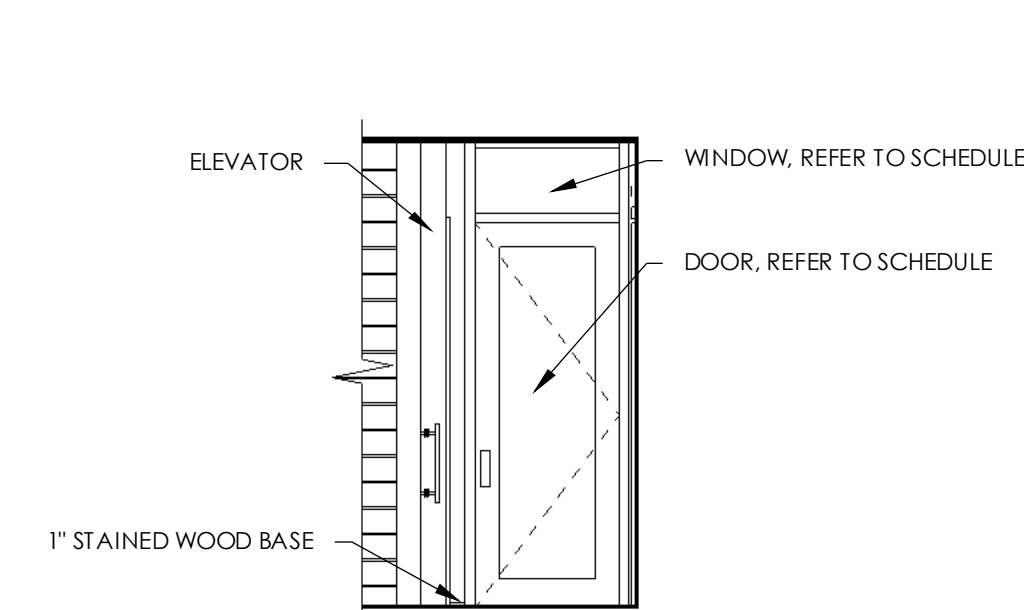
REV. DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
INTERIOR ELEVATIONS

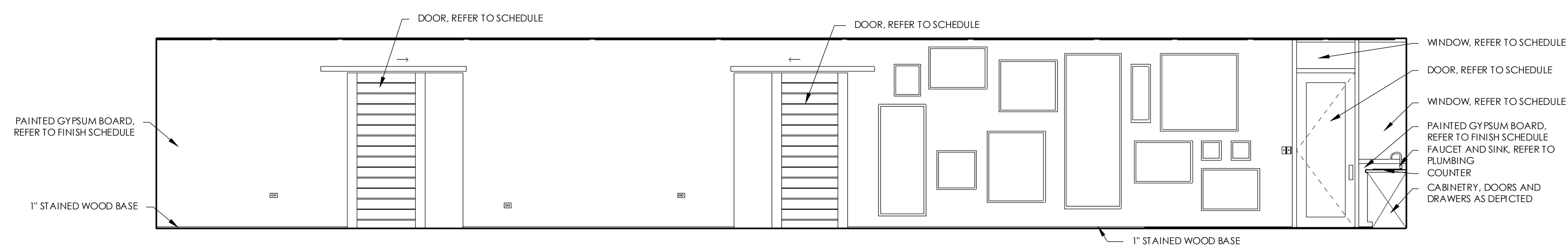
SHEET:
AI-403



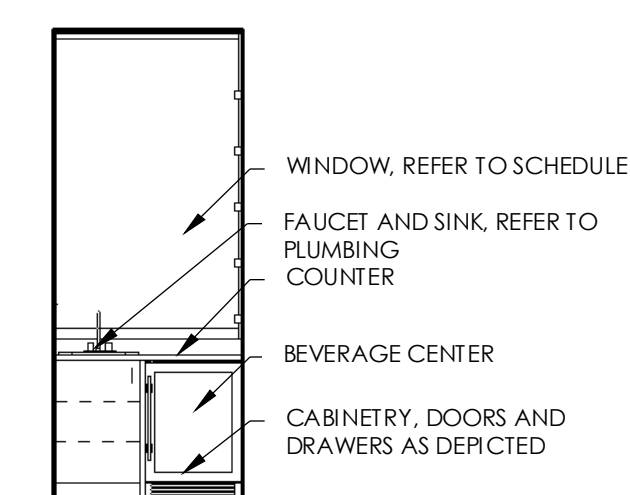
1 HALL 010
1/4" = 1'-0"



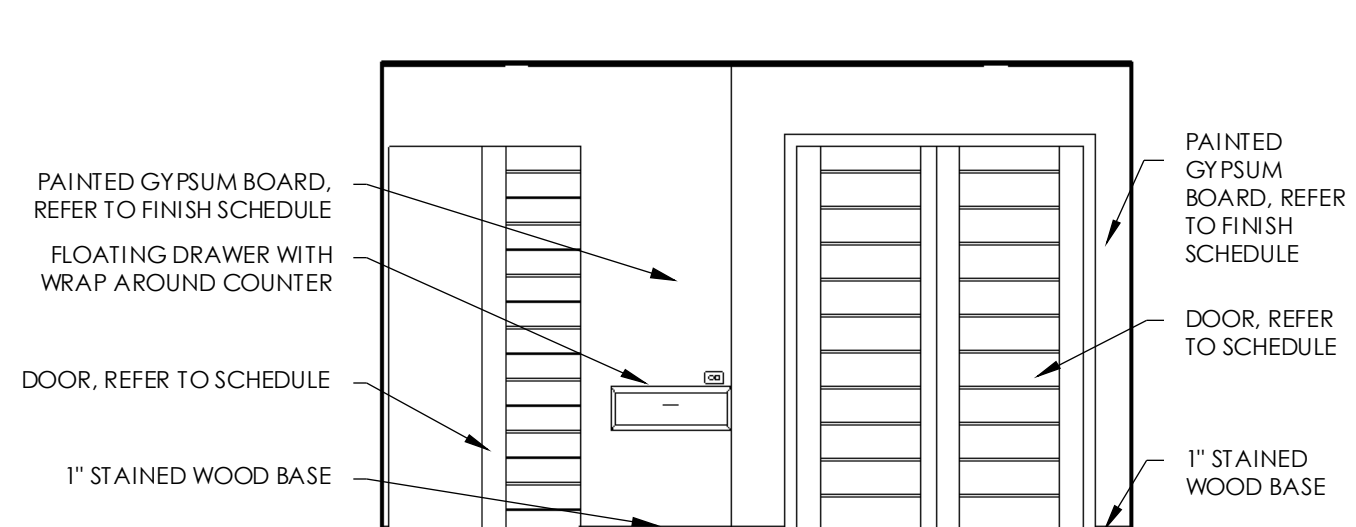
2 HALL 010
1/4" = 1'-0"



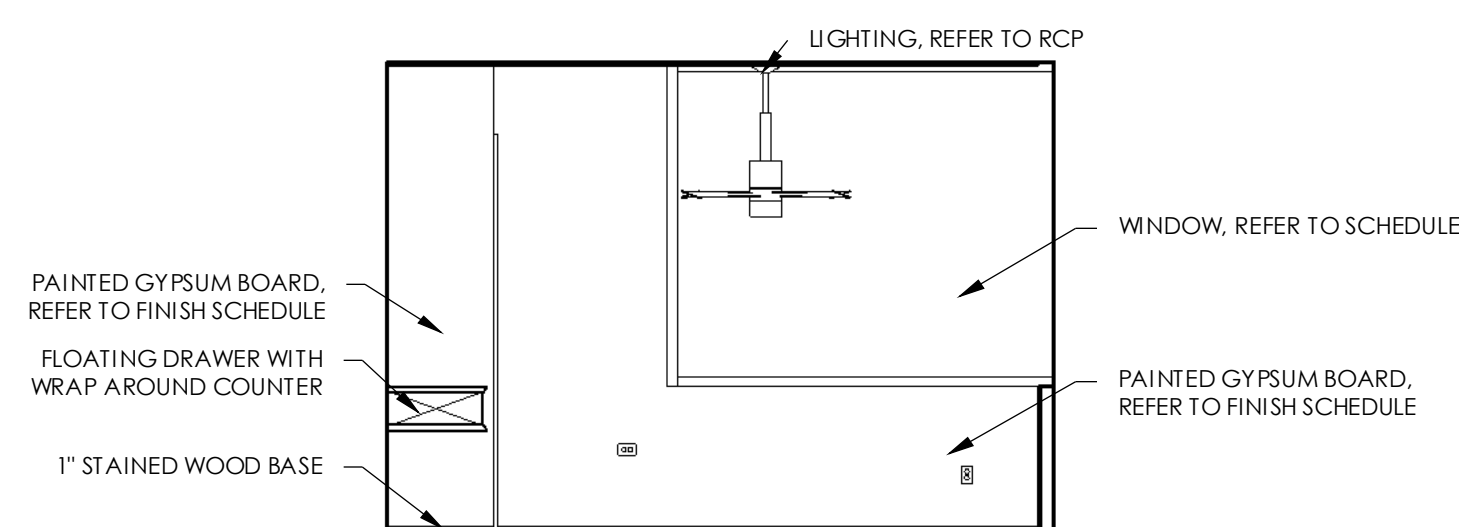
3 HALL 010
1/4" = 1'-0"



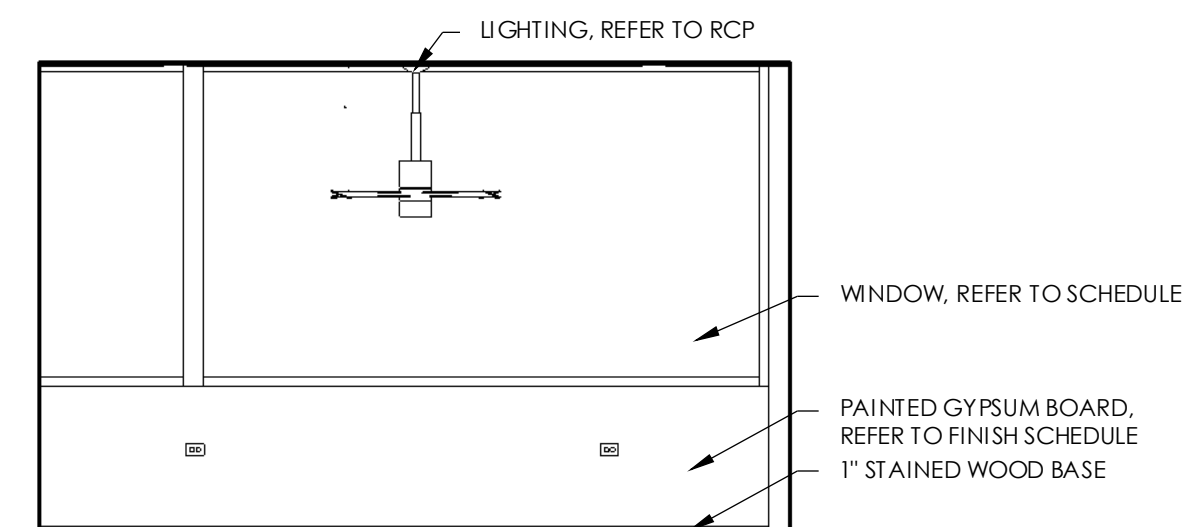
4 HALL 010
1/4" = 1'-0"



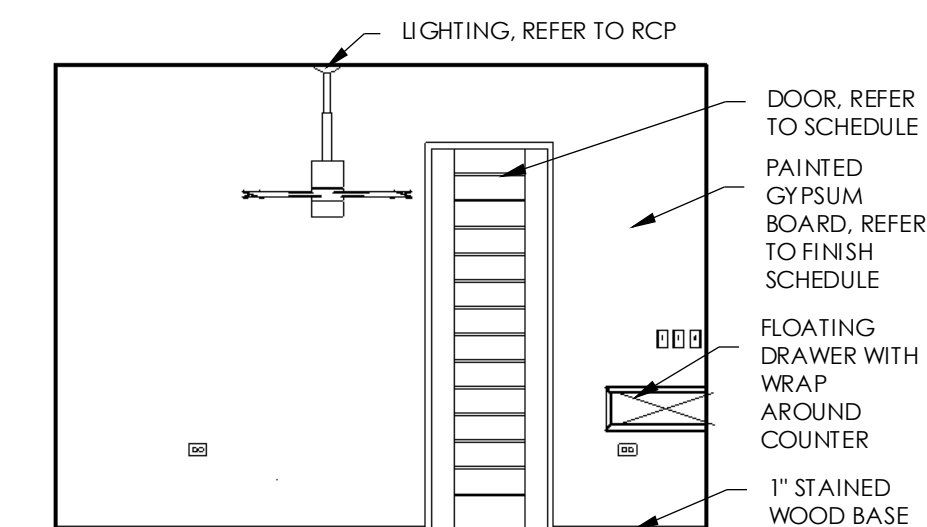
5 GUEST ROOM 011
1/4" = 1'-0"



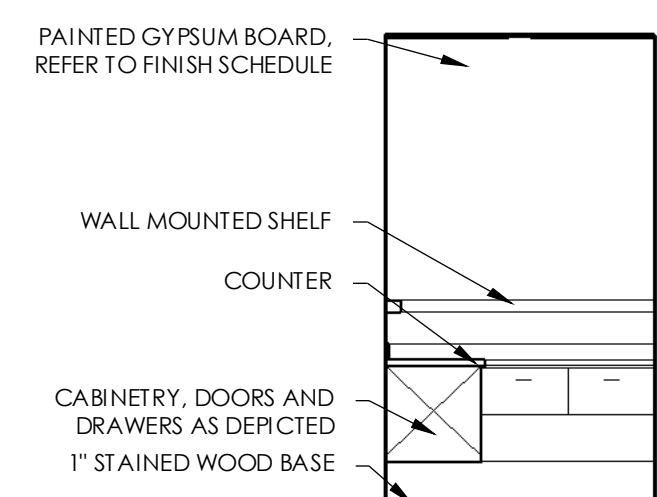
6 GUEST ROOM 011
1/4" = 1'-0"



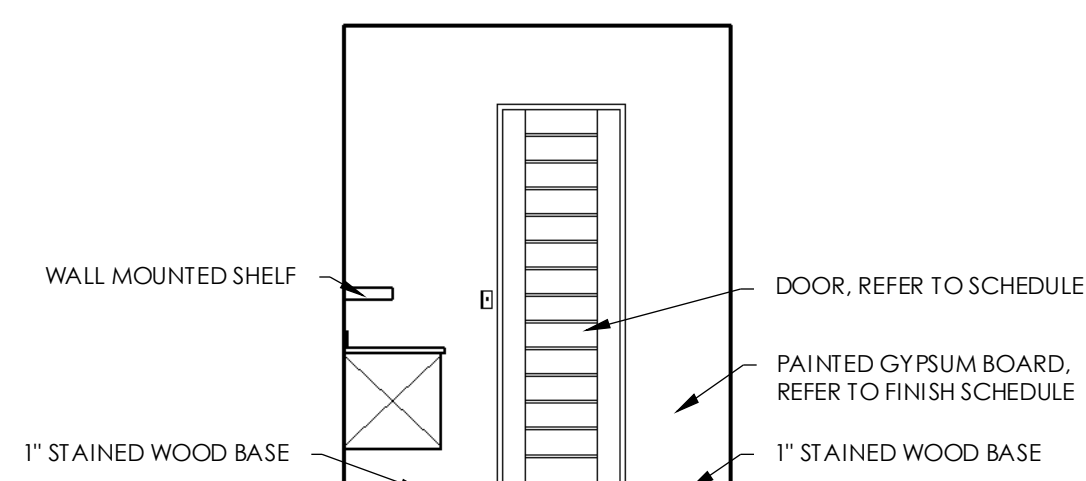
7 GUEST ROOM 011
1/4" = 1'-0"



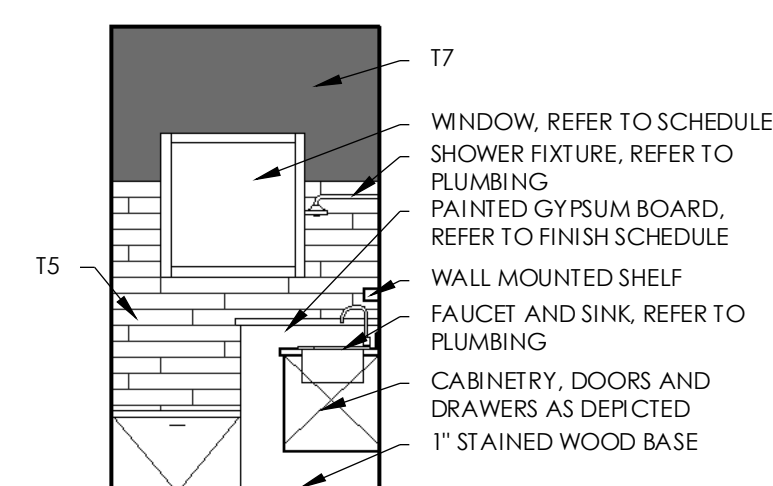
8 GUEST ROOM 011
1/4" = 1'-0"



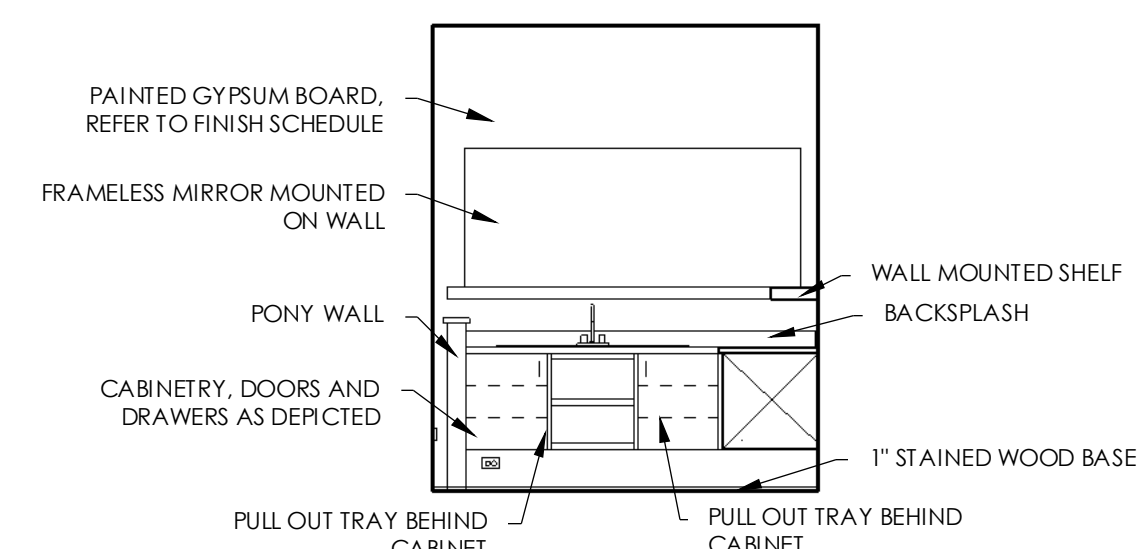
9 BATH 012
1/4" = 1'-0"



10 BATH 012
1/4" = 1'-0"

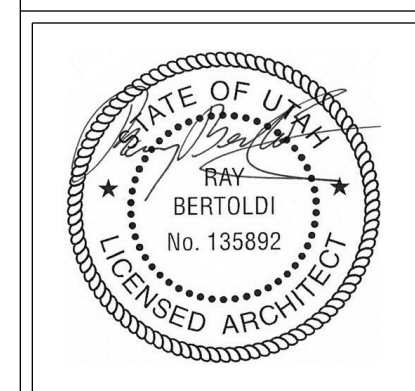


11 BATH 012
1/4" = 1'-0"



12 BATH 012
1/4" = 1'-0"

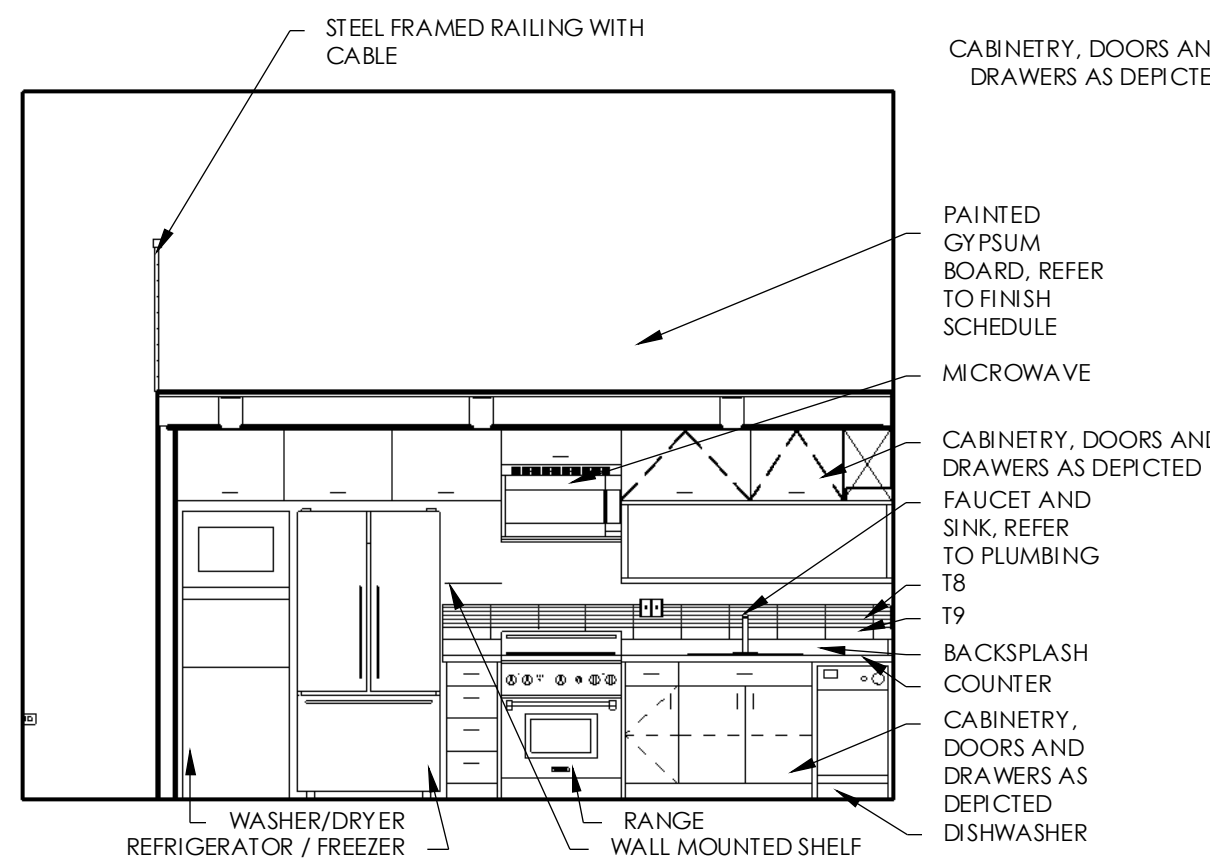
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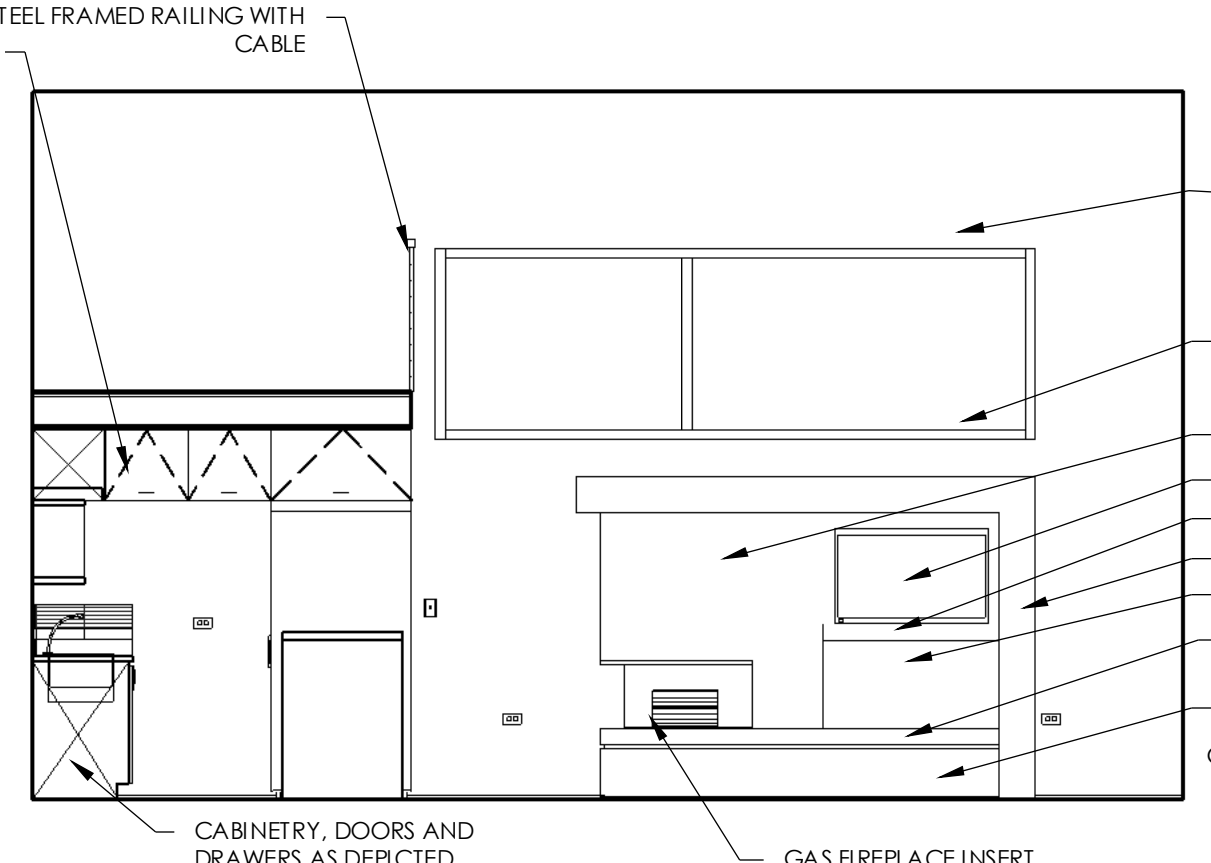
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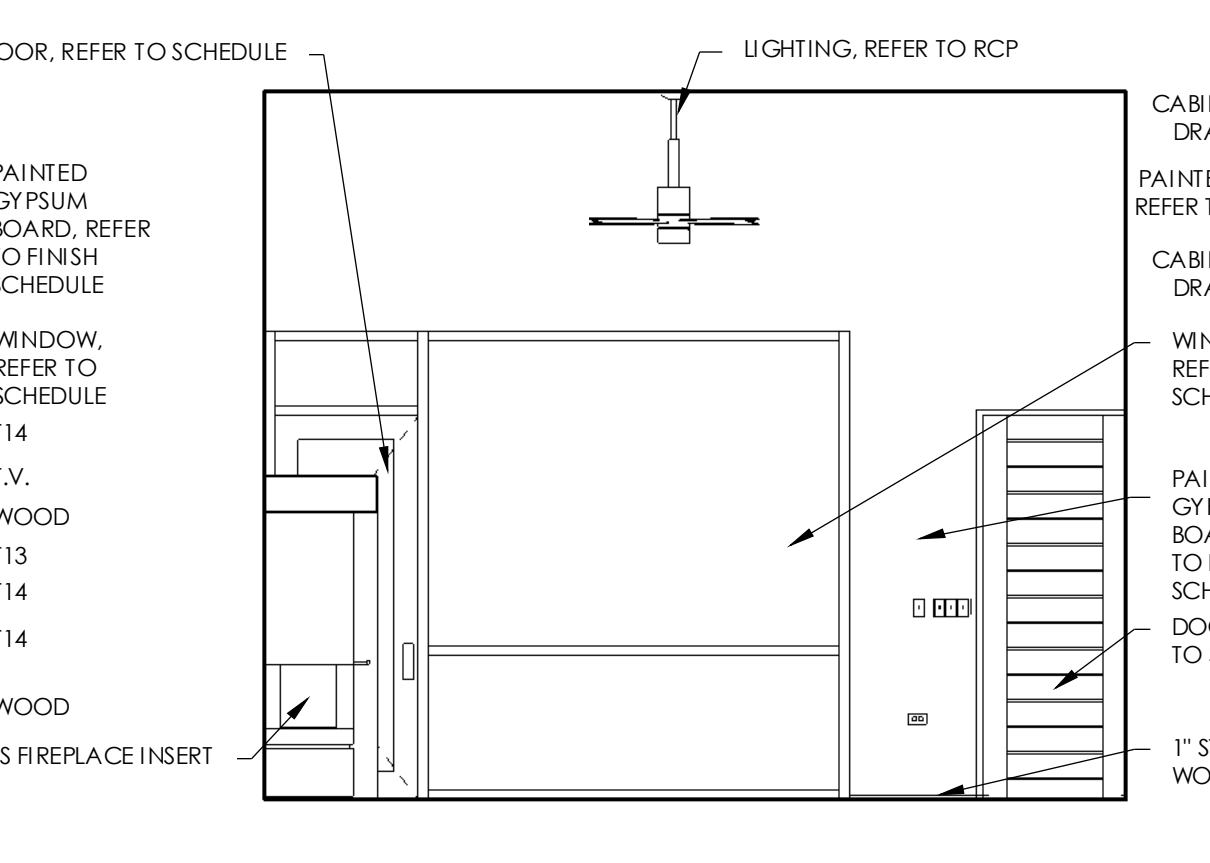
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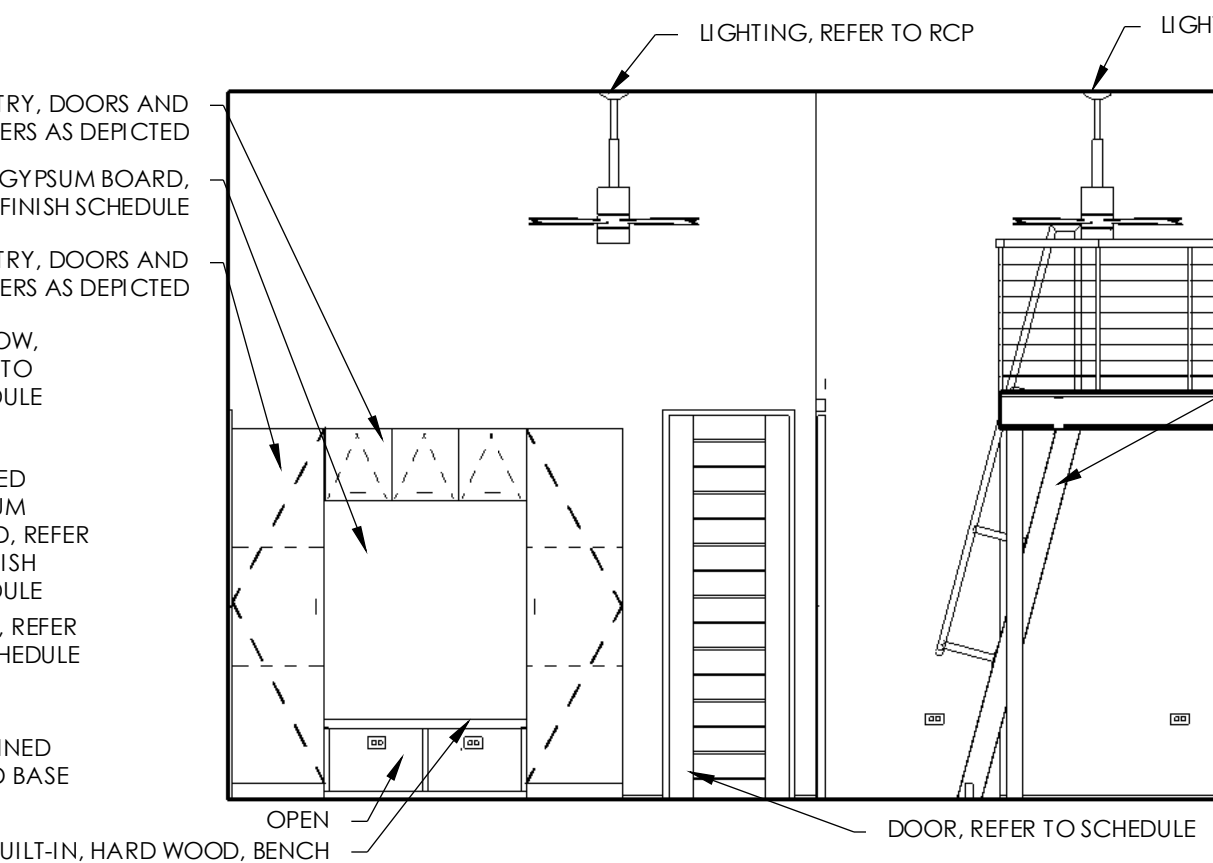
1 GUEST SUITE 014
1/4" = 1'-0"



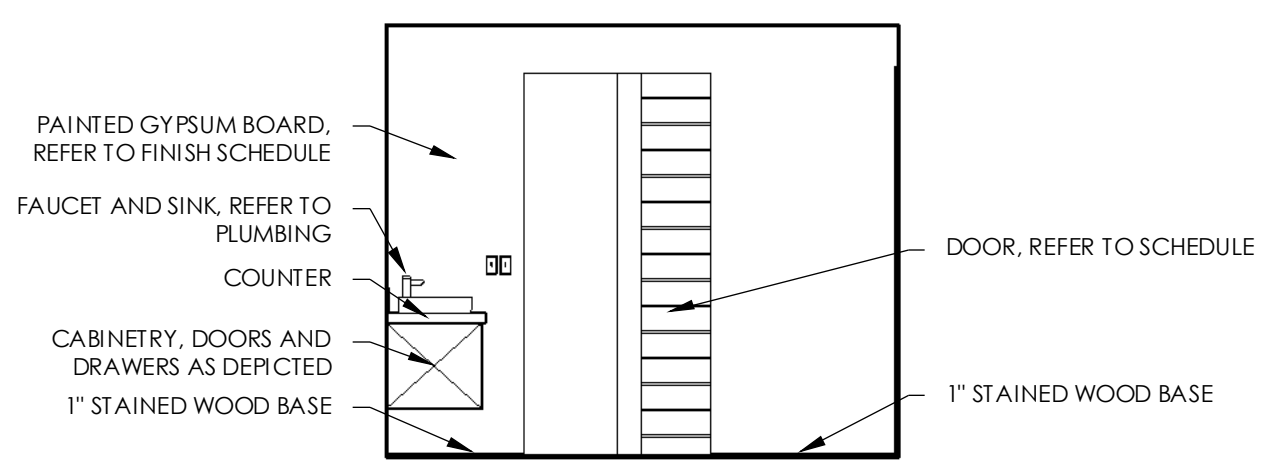
2 GUEST SUITE 014
1/4" = 1'-0"



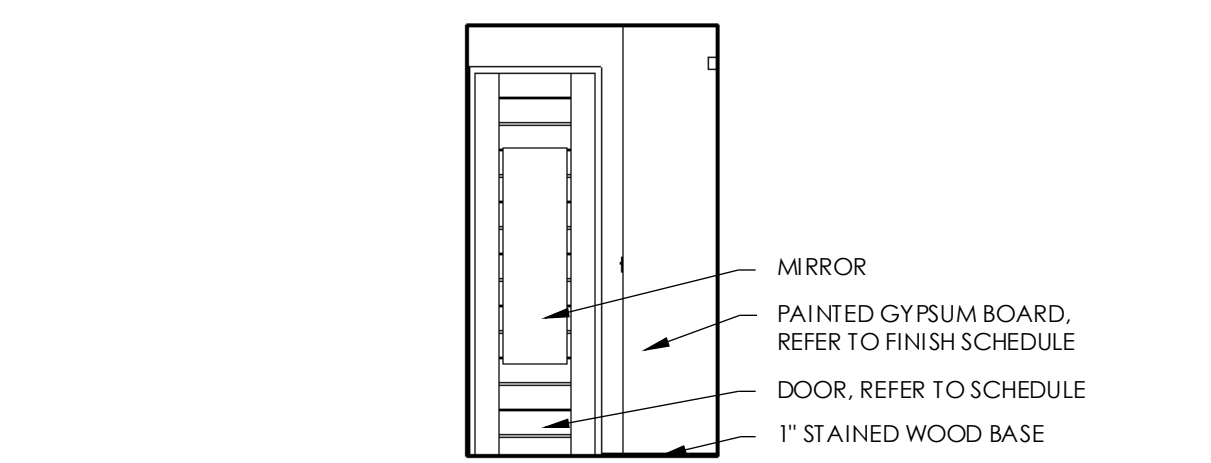
3 GUEST SUITE 014
1/4" = 1'-0"



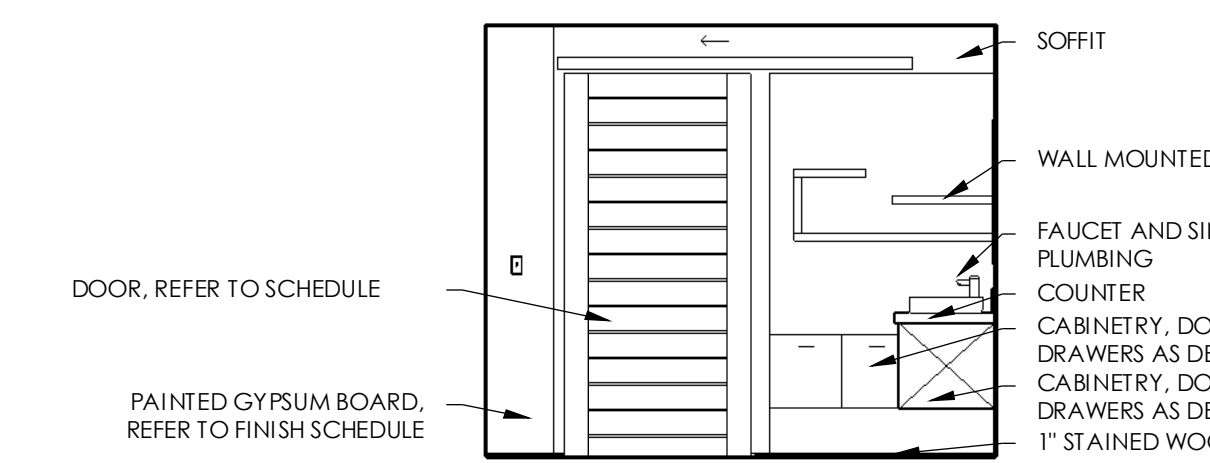
4 GUEST SUITE 014
1/4" = 1'-0"



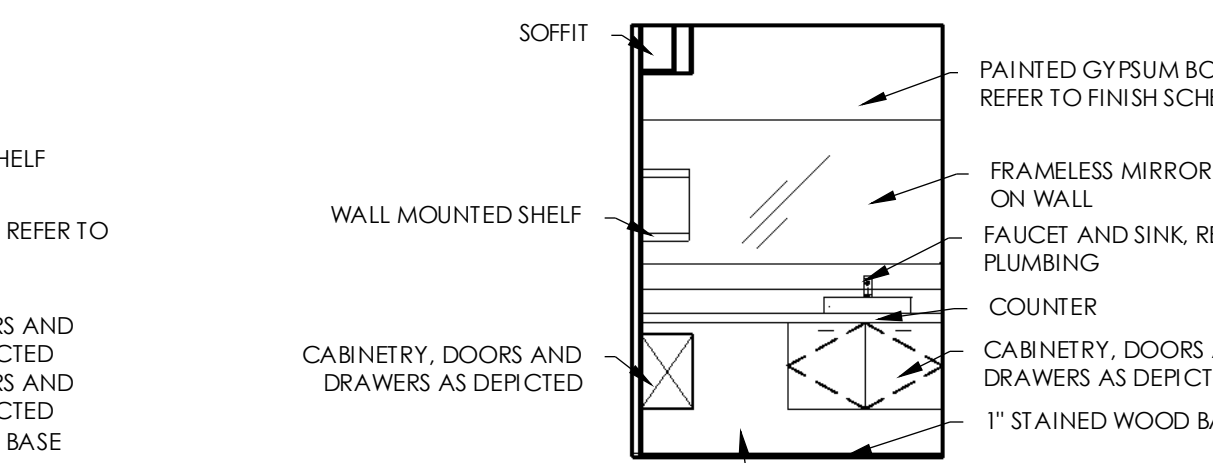
5 BATH 015
1/4" = 1'-0"



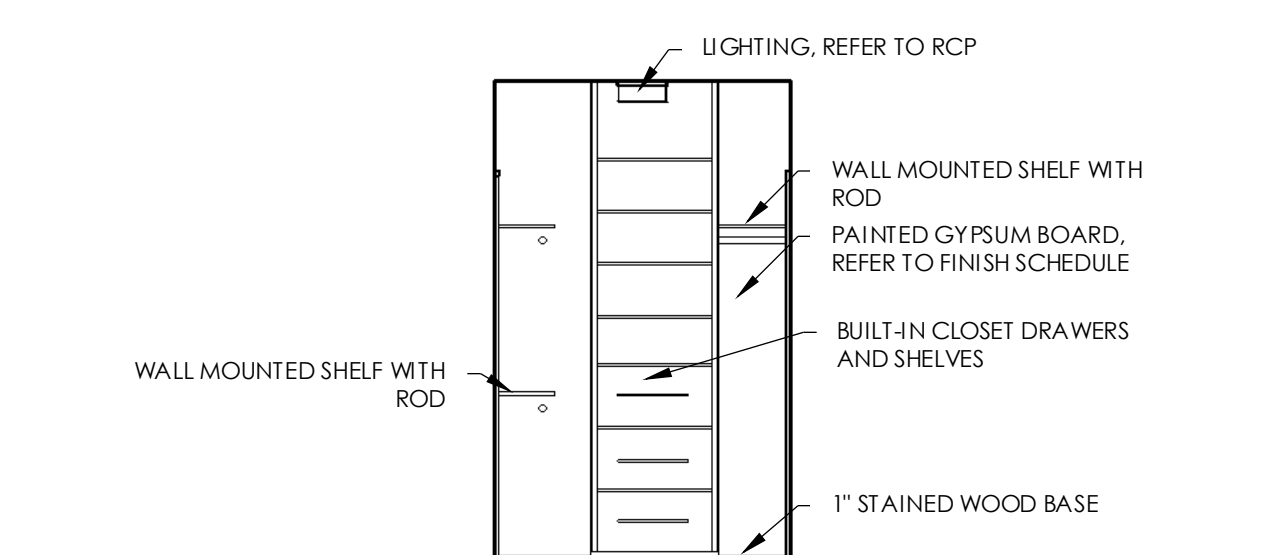
6 BATH 015
1/4" = 1'-0"



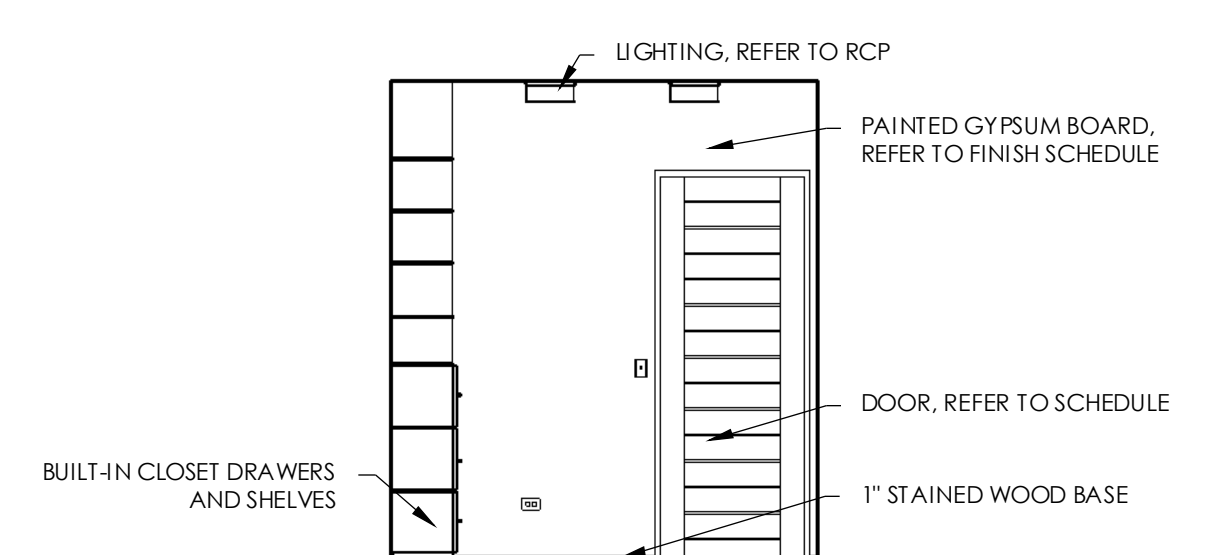
7 BATH 015
1/4" = 1'-0"



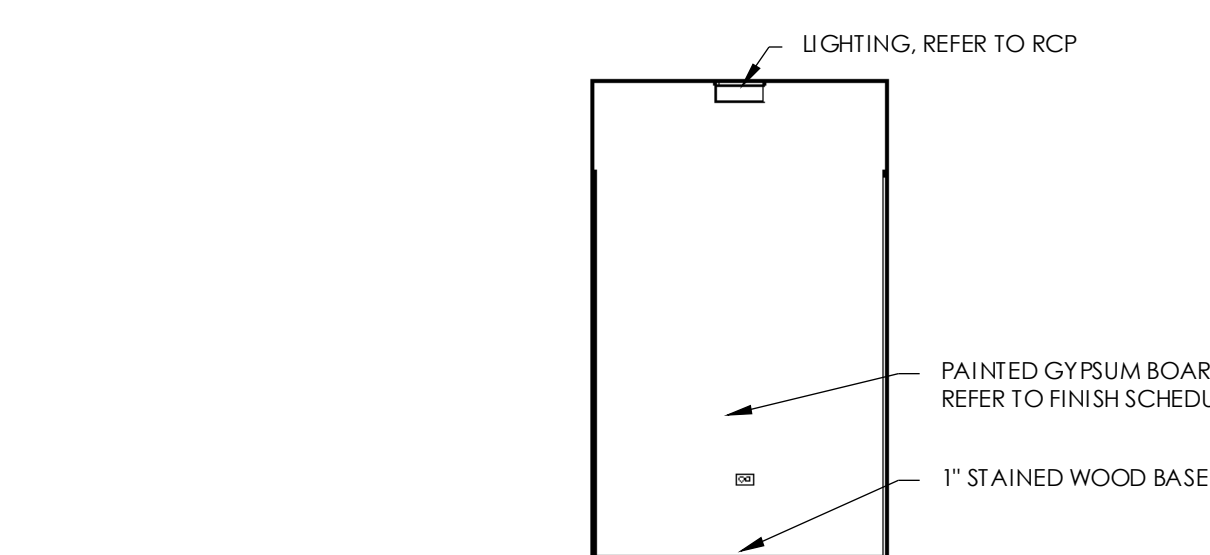
8 BATH 015
1/4" = 1'-0"



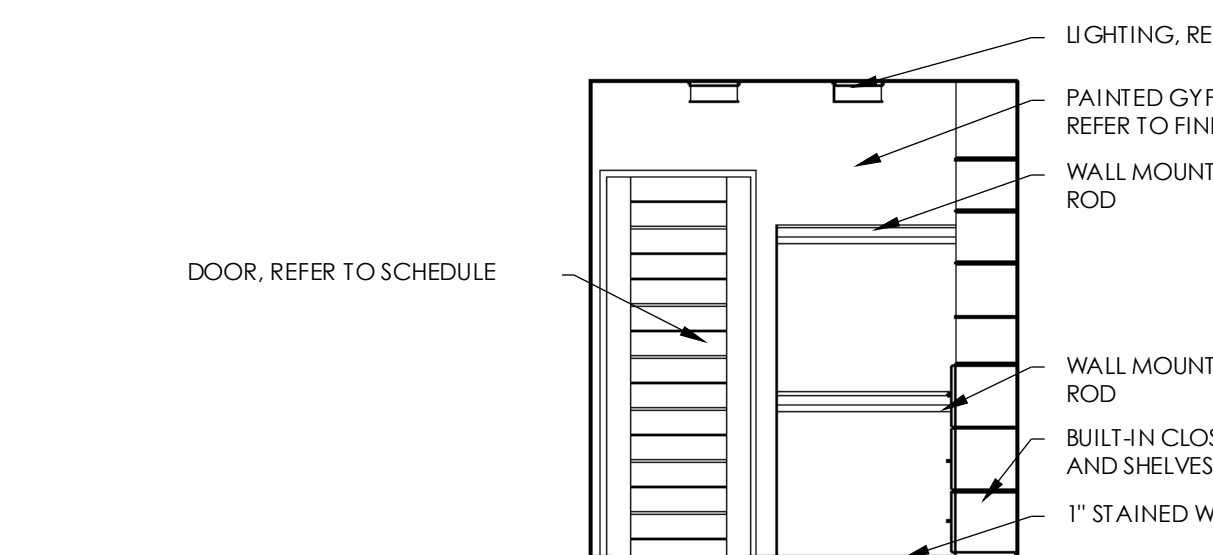
9 CLOSET 016
1/4" = 1'-0"



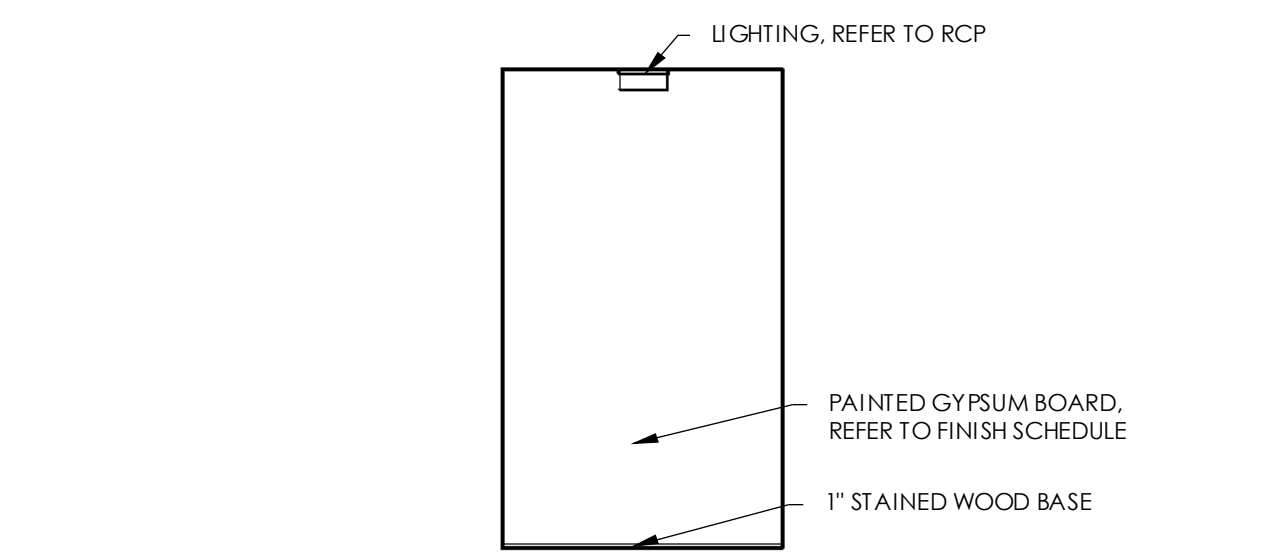
10 CLOSET 016
1/4" = 1'-0"



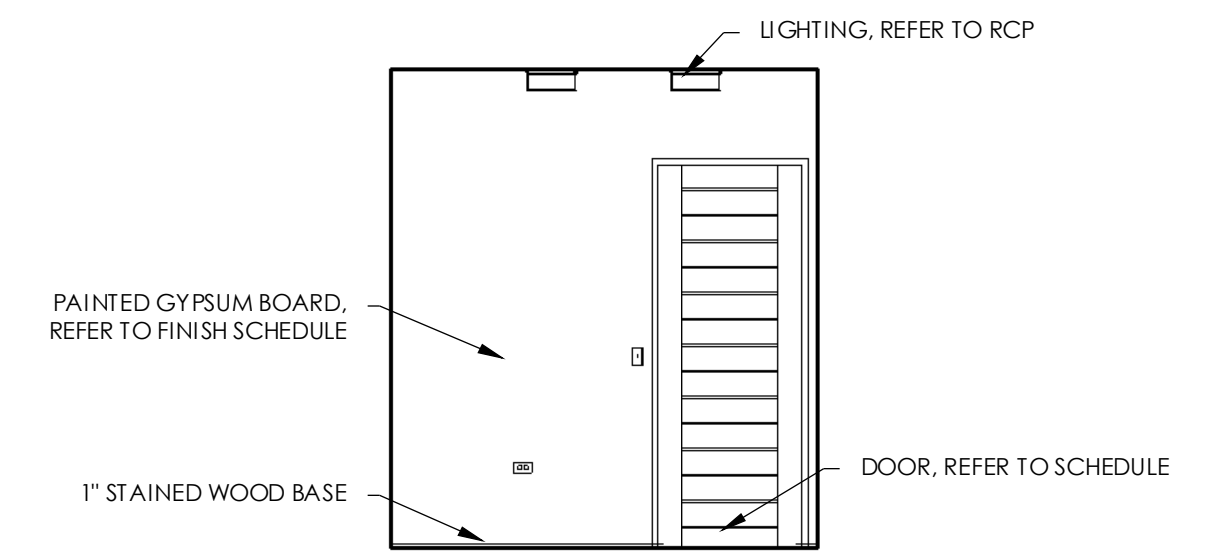
11 CLOSET 016
1/4" = 1'-0"



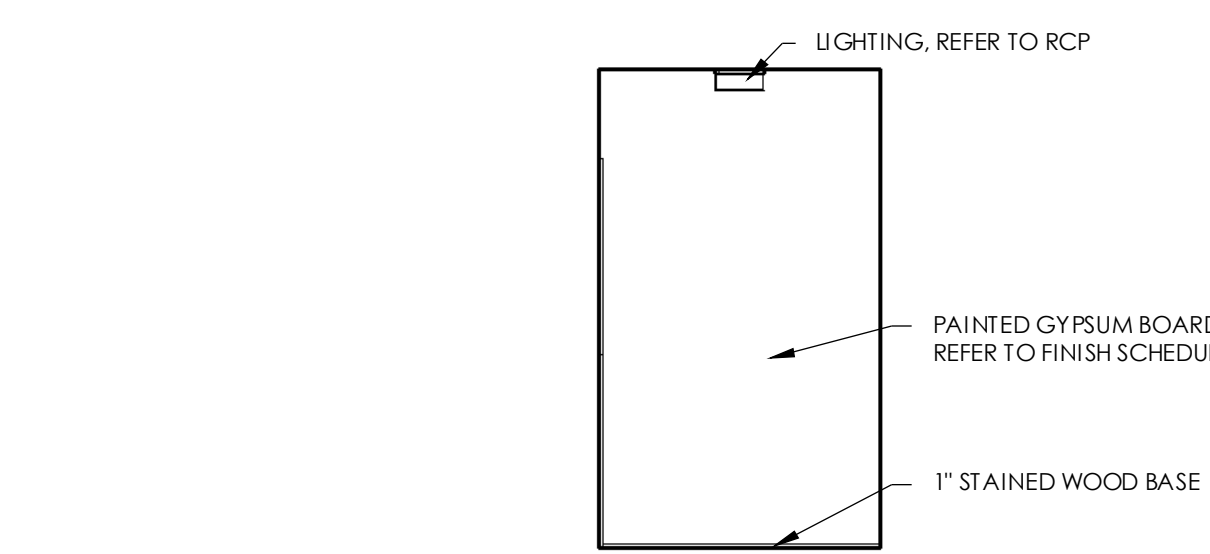
12 CLOSET 016
1/4" = 1'-0"



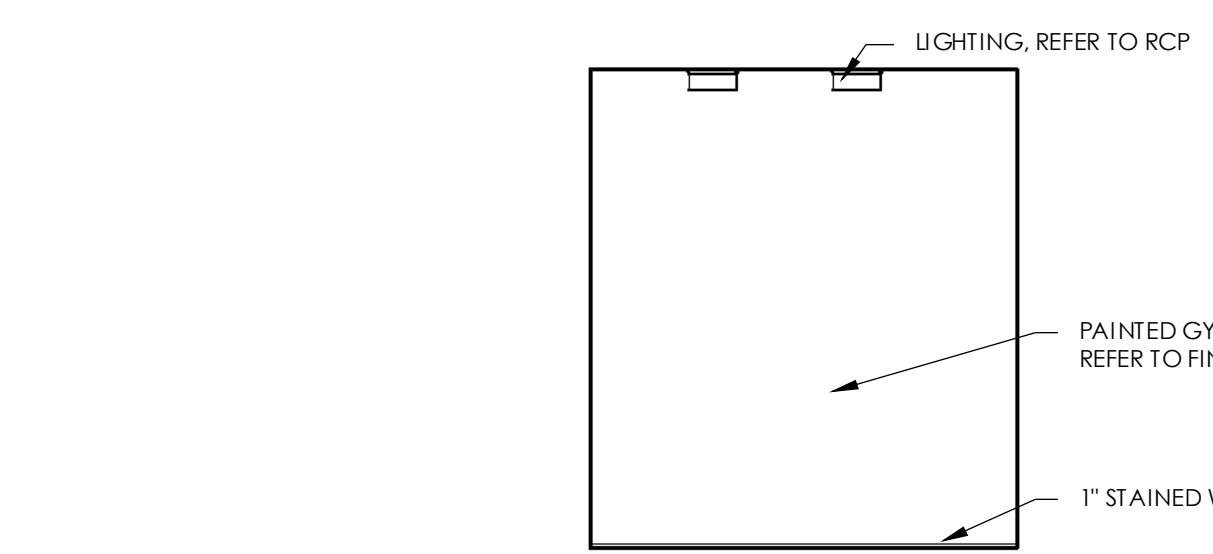
13 OWNER STORAGE 017
1/4" = 1'-0"



14 OWNER STORAGE 017
1/4" = 1'-0"



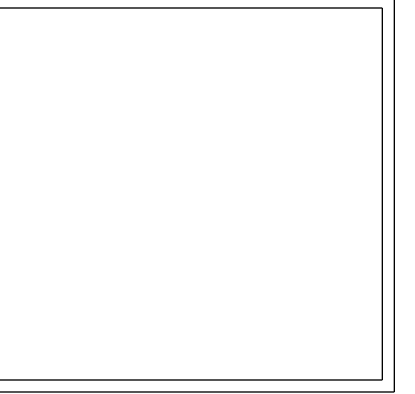
15 OWNER STORAGE 017
1/4" = 1'-0"



16 OWNER STORAGE 017
1/4" = 1'-0"

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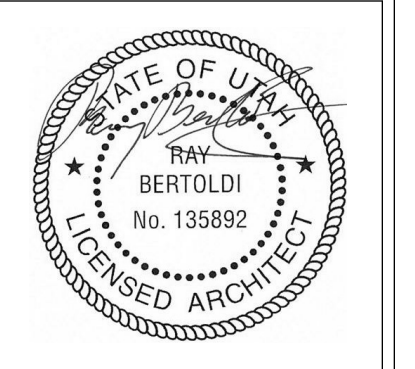
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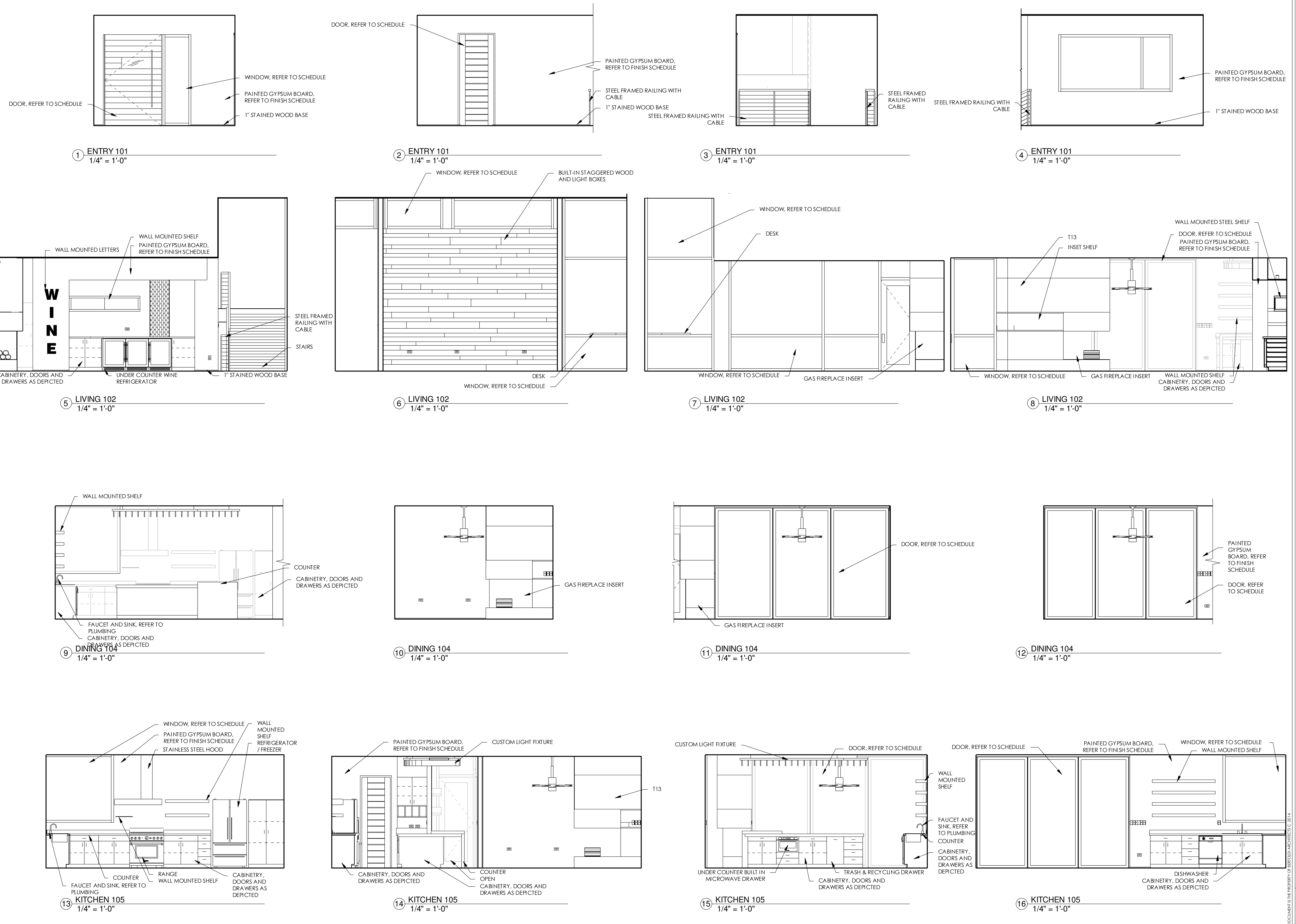
PROJECT # 1333
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SHEET:
AI-405

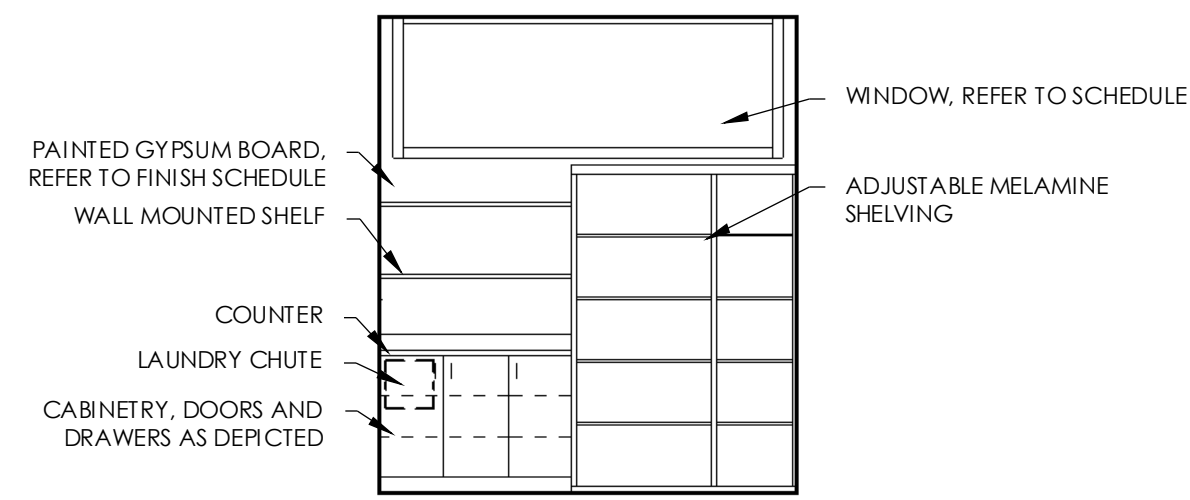


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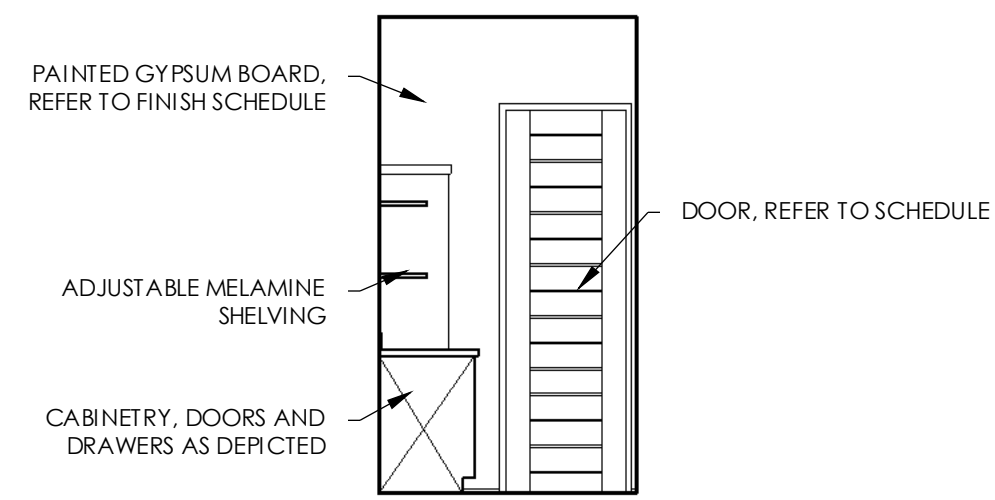
PROJECT # 1333
 DATE: 8/21/14
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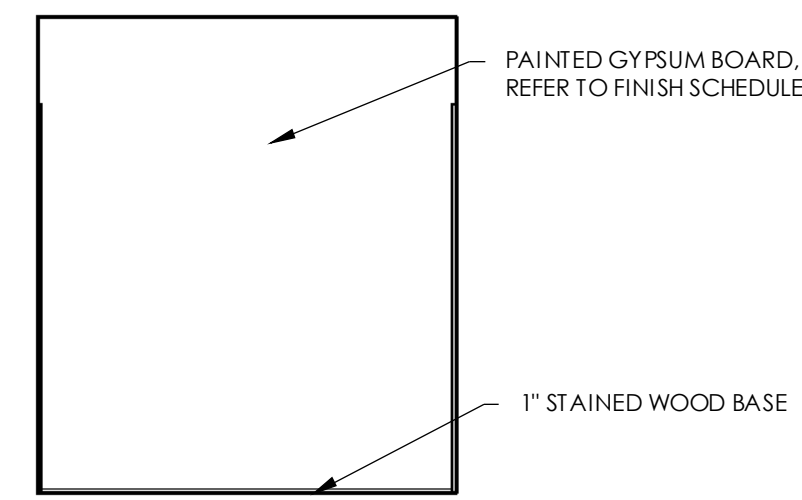
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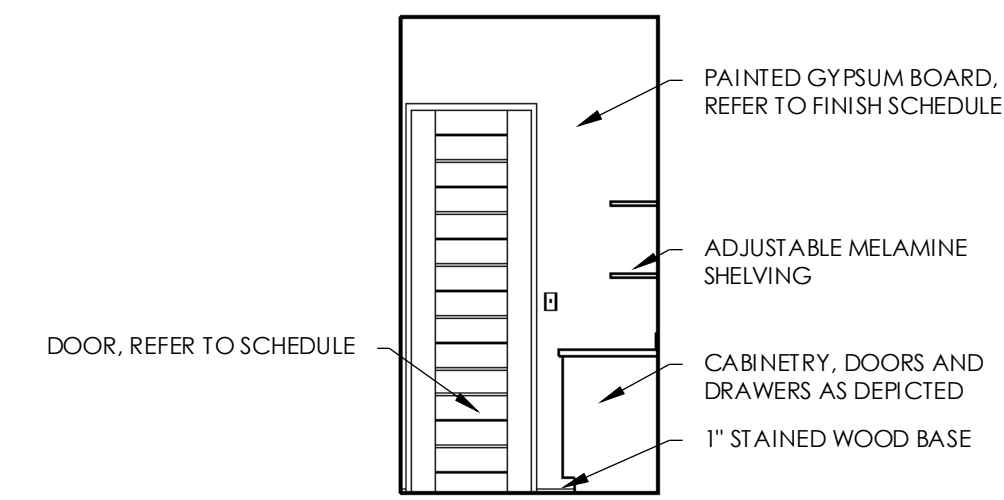
1 PANTRY 106
1/4" = 1'-0"



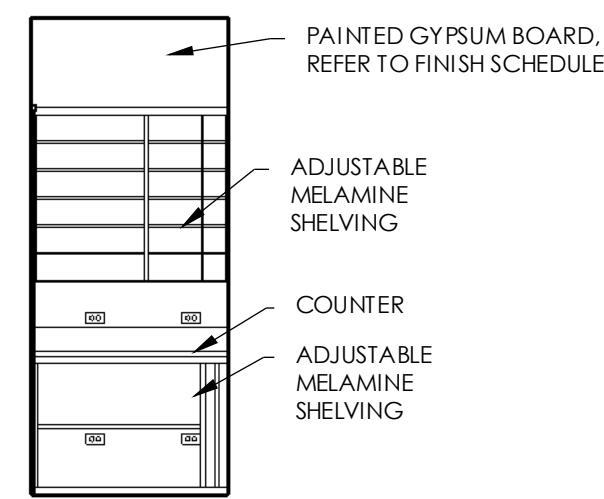
2 PANTRY 106
1/4" = 1'-0"



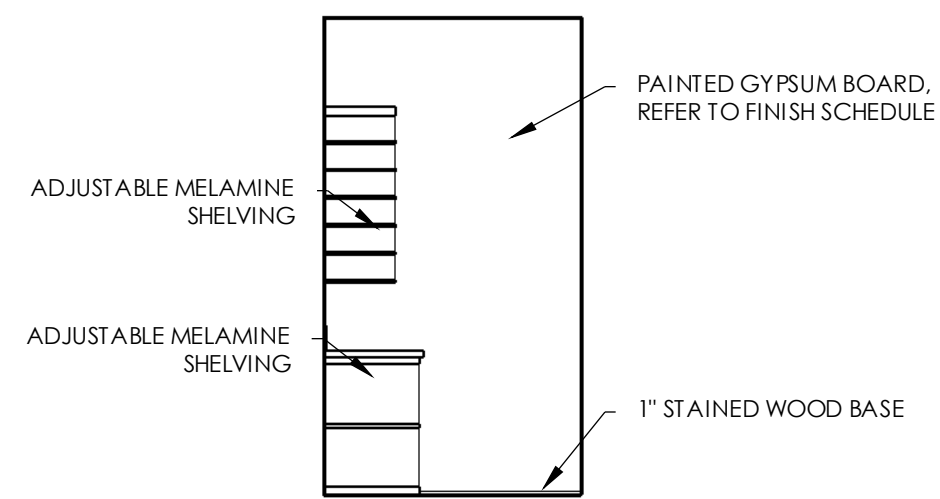
3 PANTRY 106
1/4" = 1'-0"



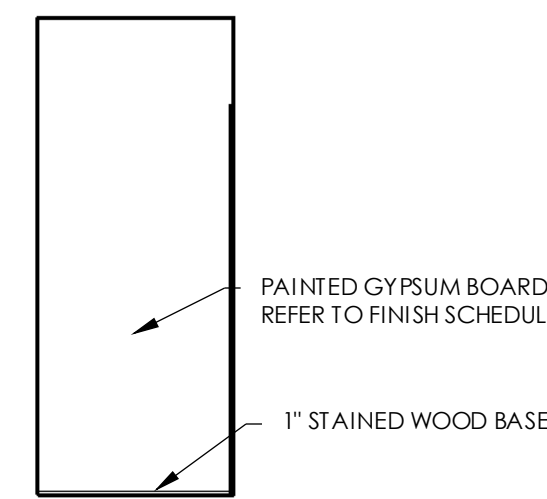
4 PANTRY 106
1/4" = 1'-0"



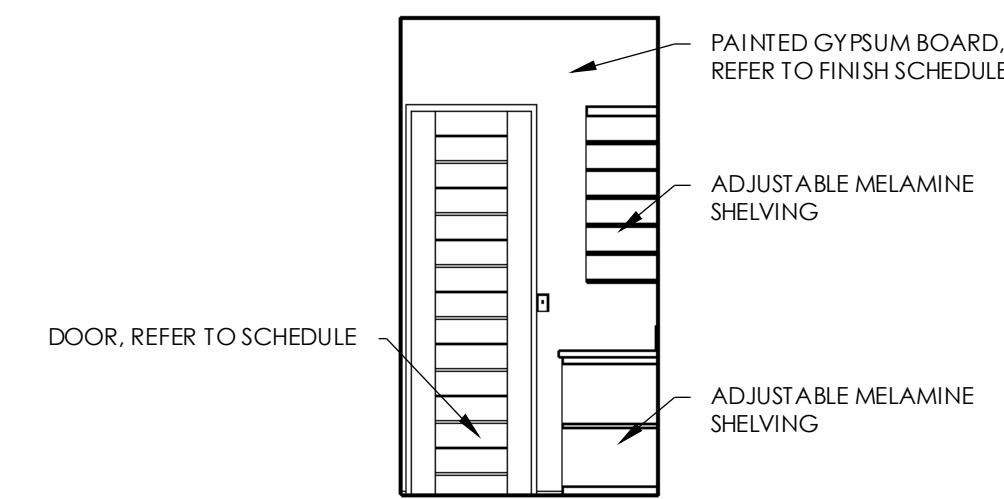
5 PRIVATE PANTRY 107
1/4" = 1'-0"



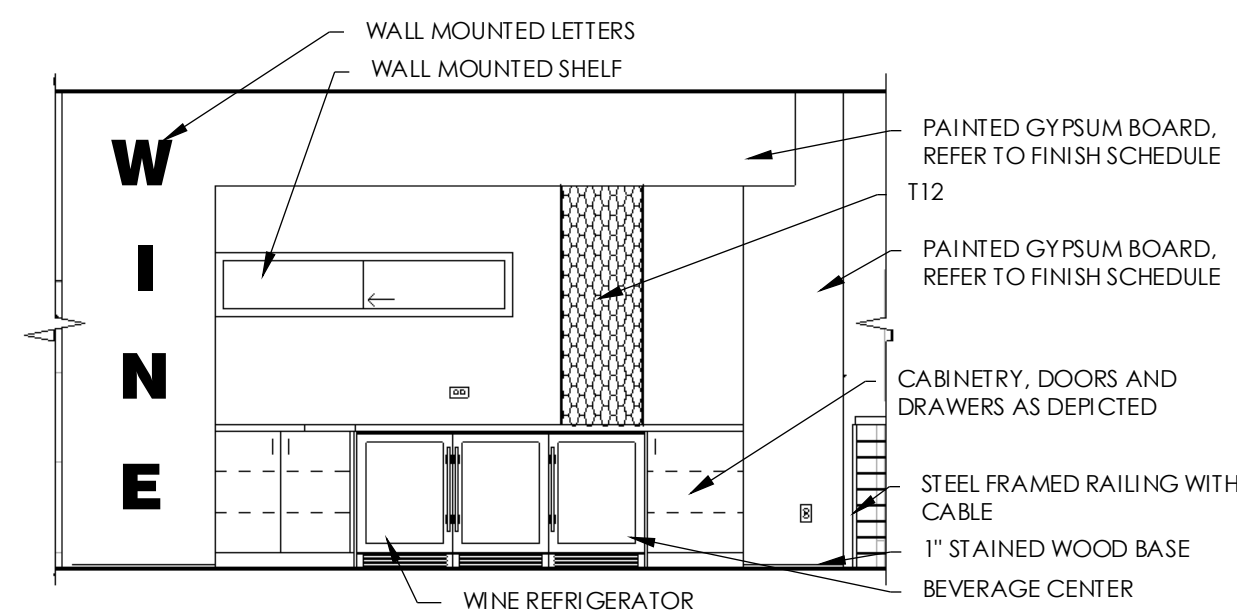
6 PRIVATE PANTRY 107
1/4" = 1'-0"



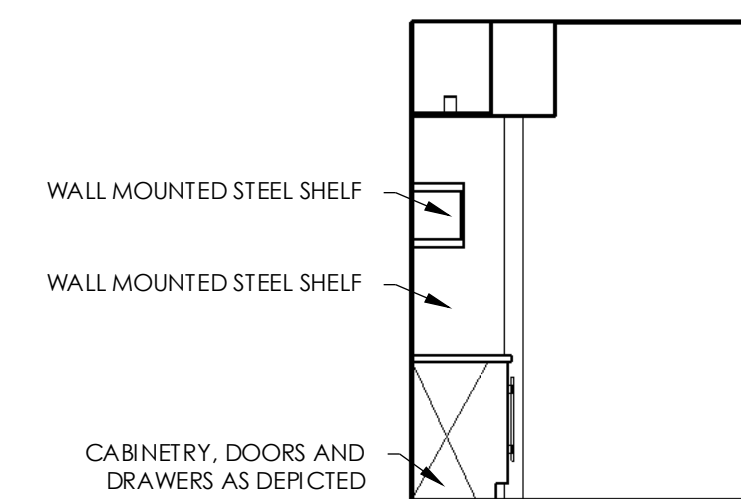
7 PRIVATE PANTRY 107
1/4" = 1'-0"



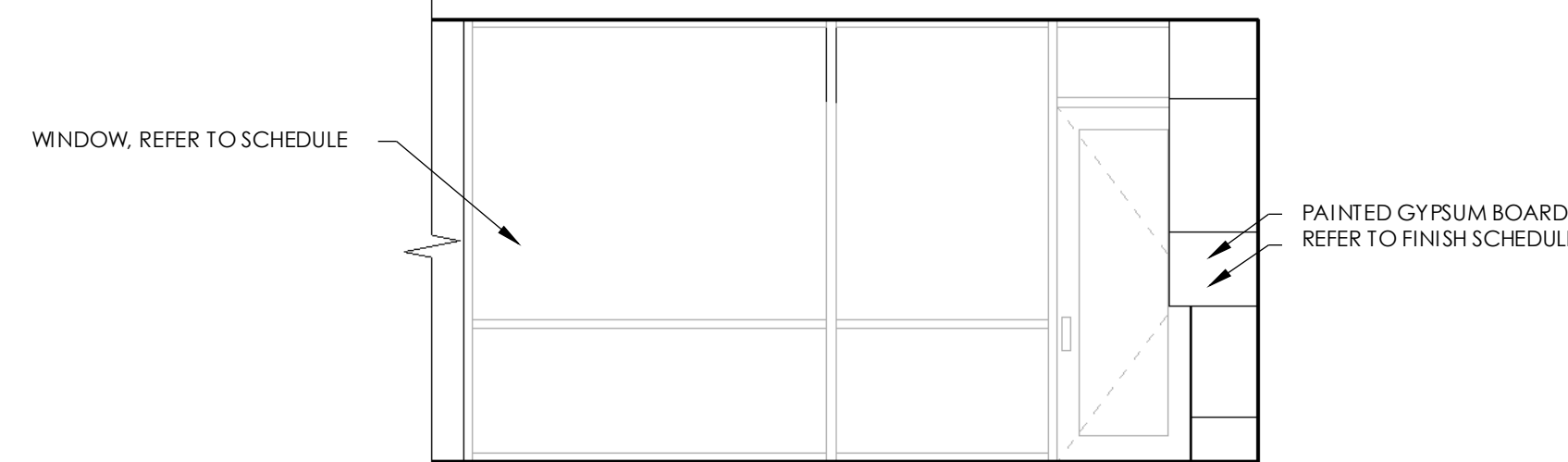
8 PRIVATE PANTRY 107
1/4" = 1'-0"



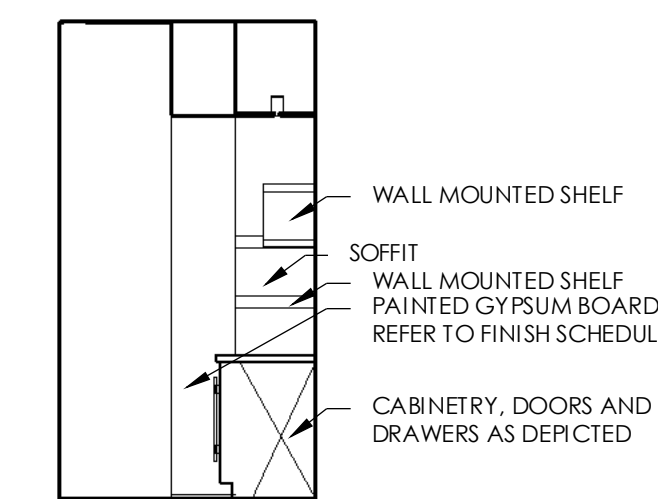
9 WINE/BAR AREA 108
1/4" = 1'-0"



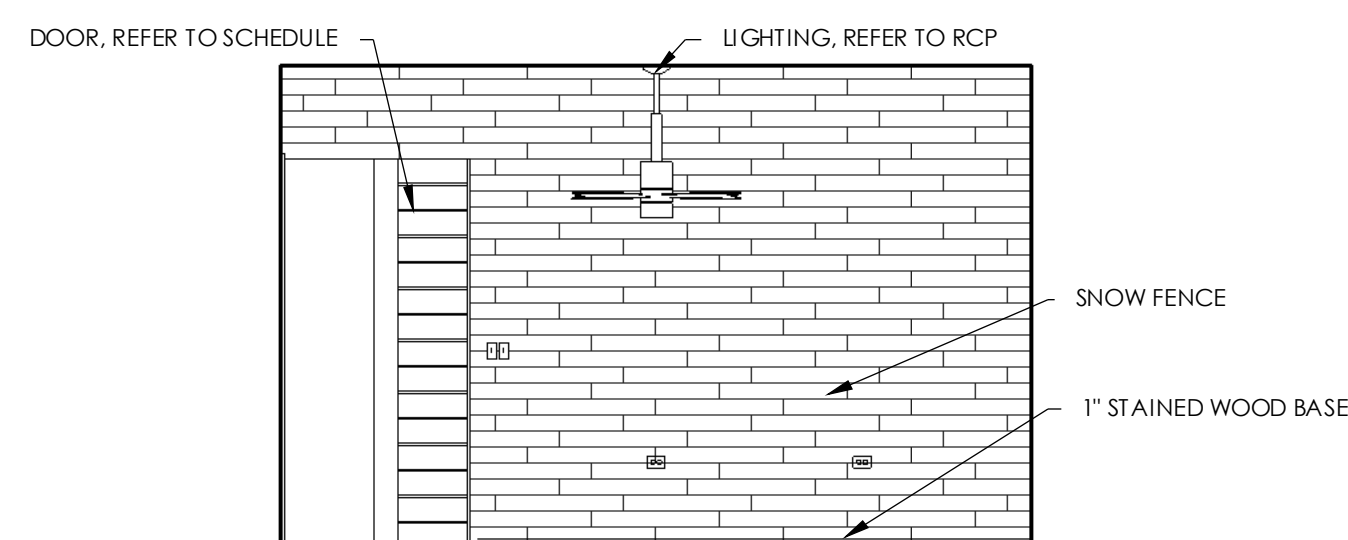
10 WINE/BAR AREA 108
1/4" = 1'-0"



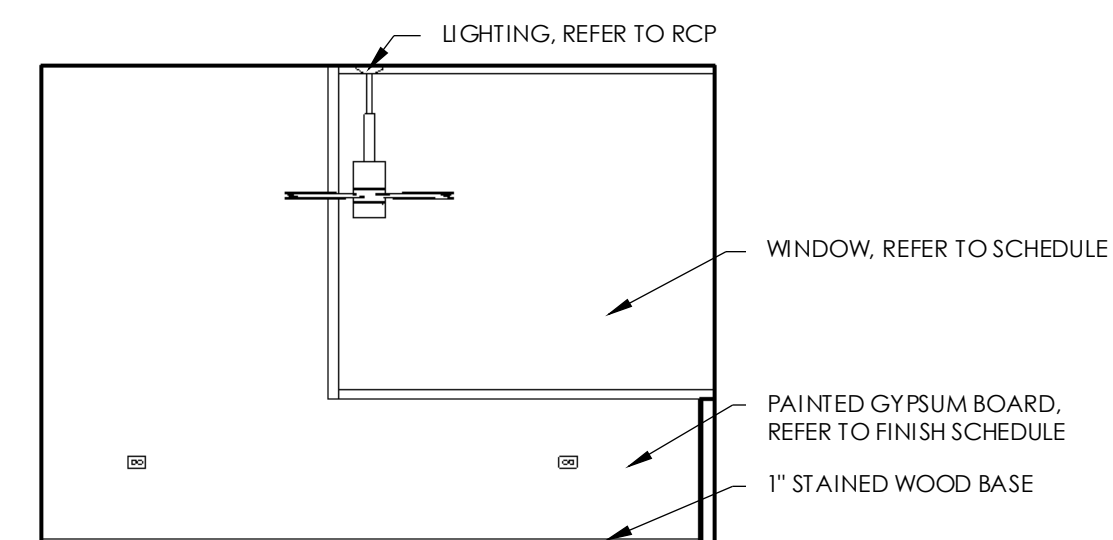
11 WINE/BAR AREA 108
1/4" = 1'-0"



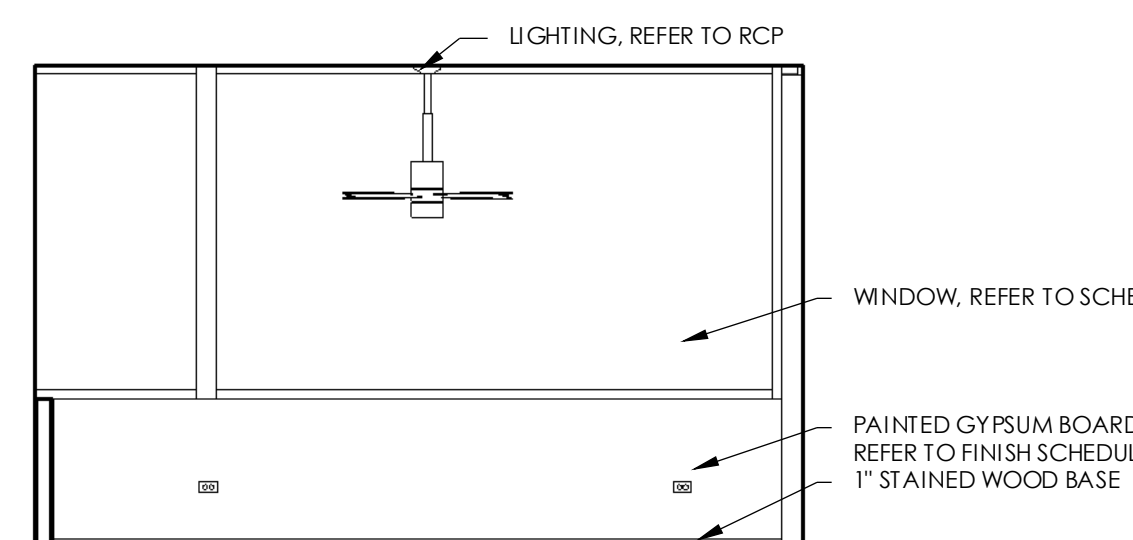
12 WINE/BAR AREA 108
1/4" = 1'-0"



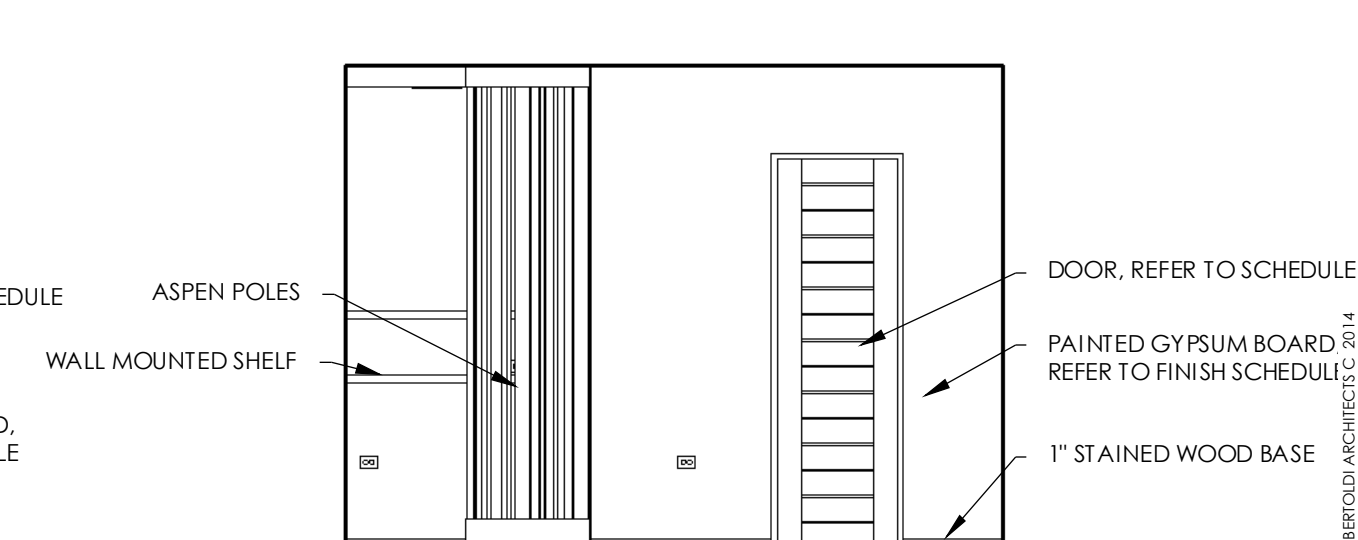
13 MEDIA ROOM 109
1/4" = 1'-0"



14 MEDIA ROOM 109
1/4" = 1'-0"

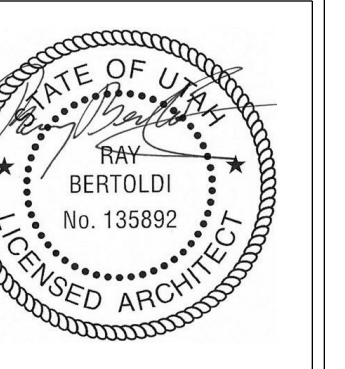


15 MEDIA ROOM 109
1/4" = 1'-0"



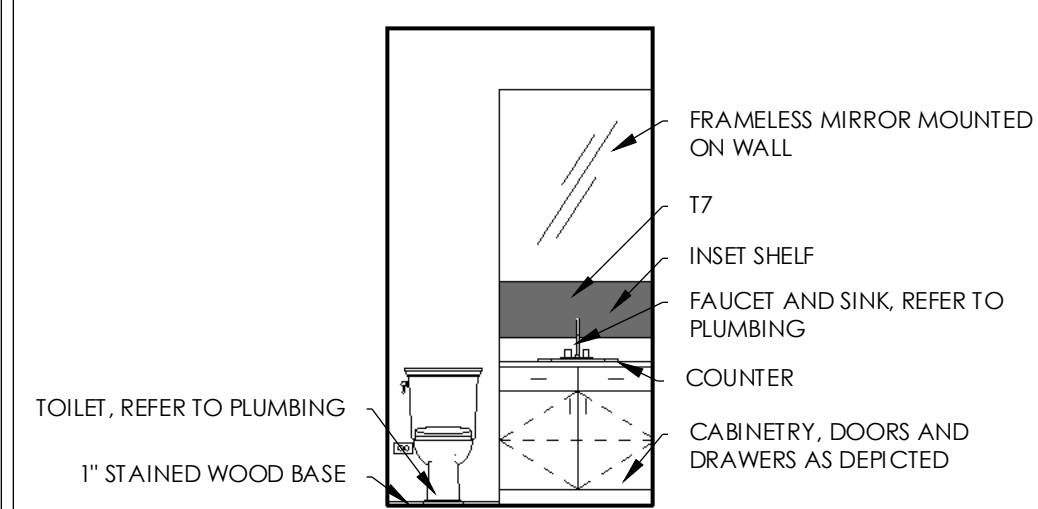
16 MEDIA ROOM 109
1/4" = 1'-0"

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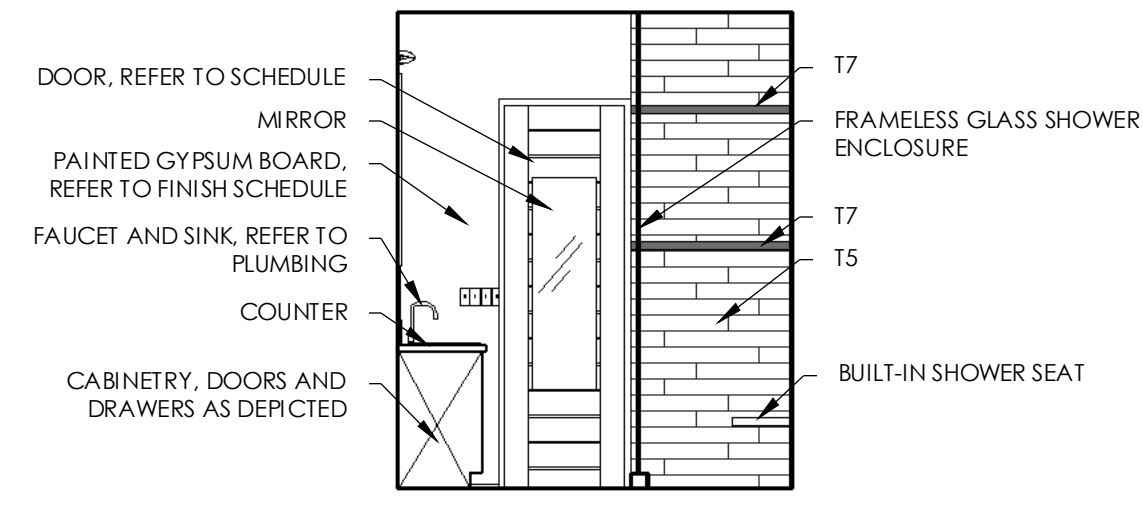


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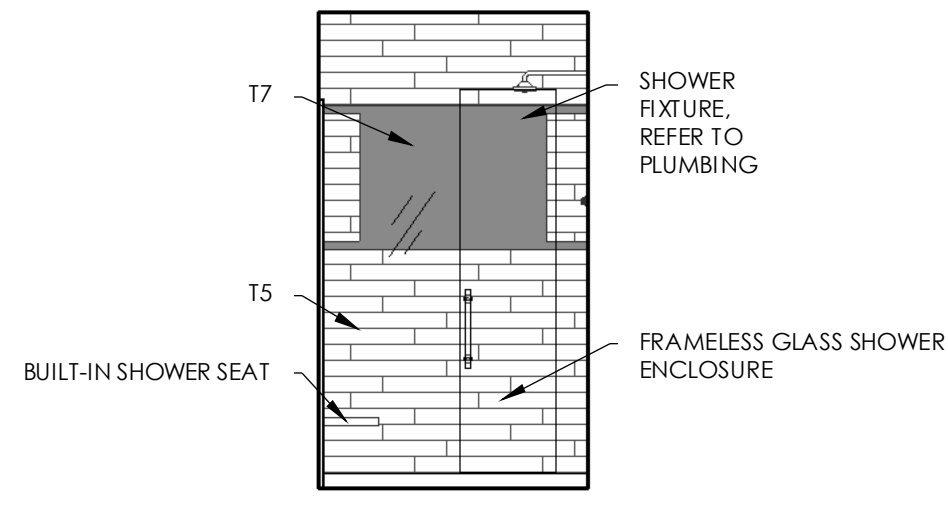
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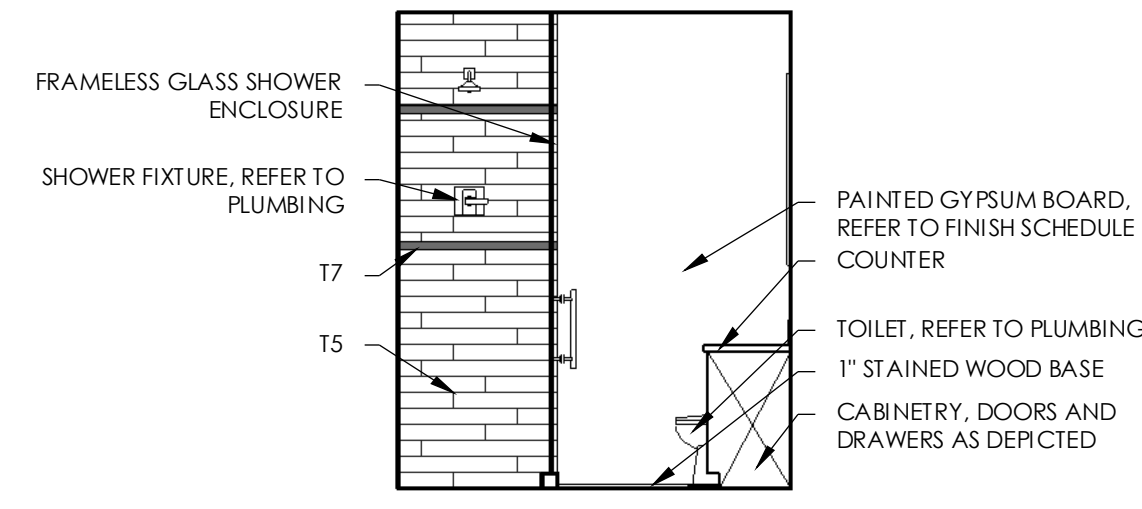
1 BATH 110
1/4" = 1'-0"



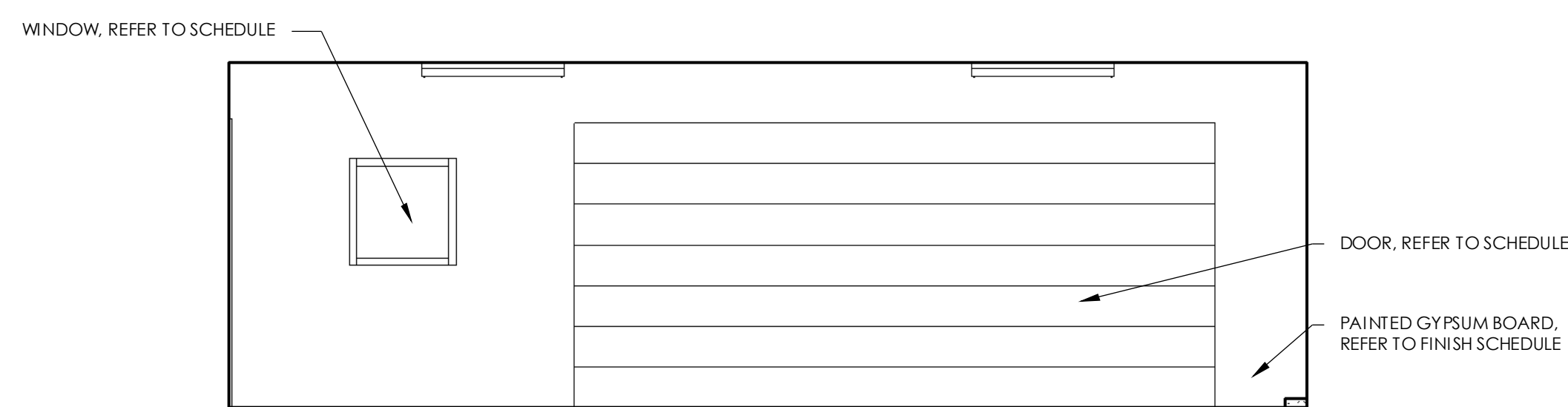
2 BATH 110
1/4" = 1'-0"



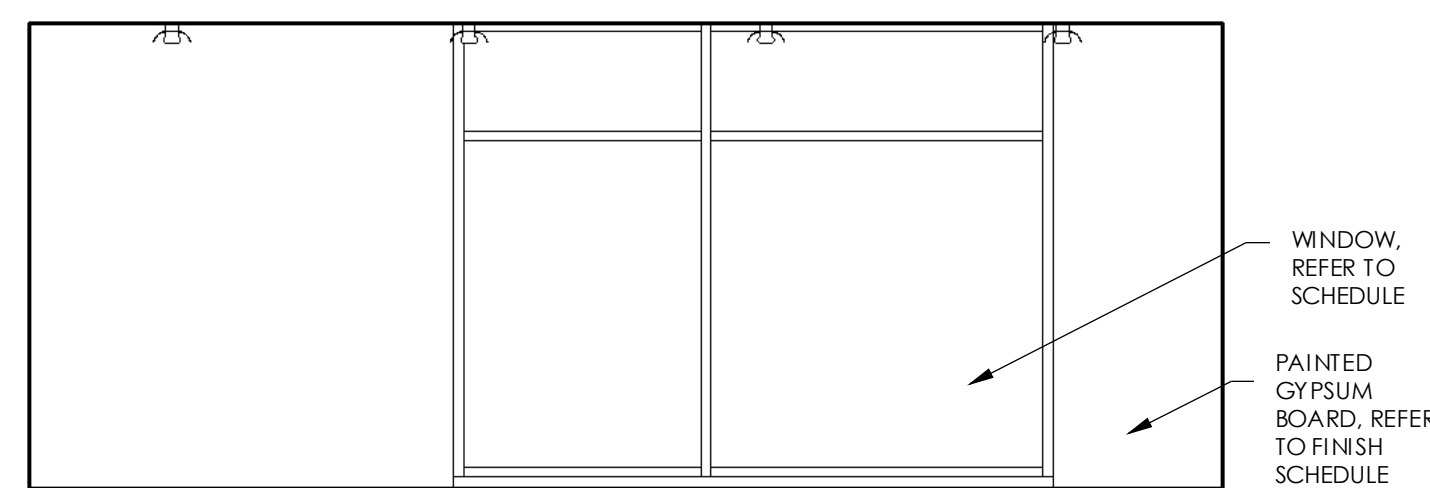
3 BATH 110
1/4" = 1'-0"



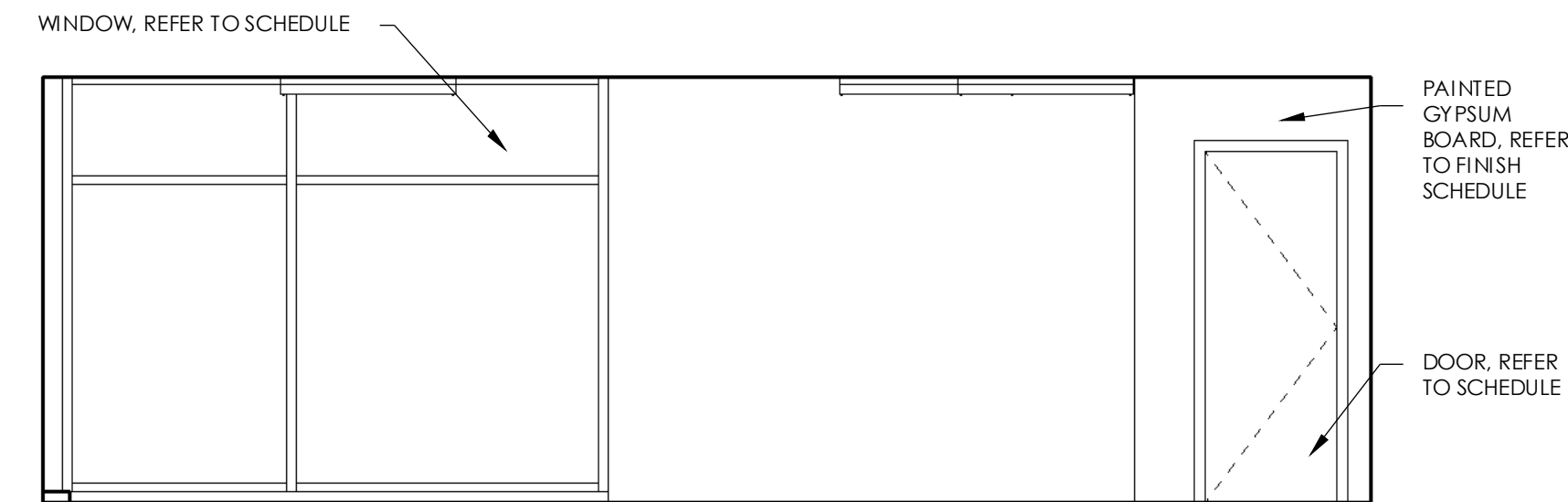
4 BATH 110
1/4" = 1'-0"



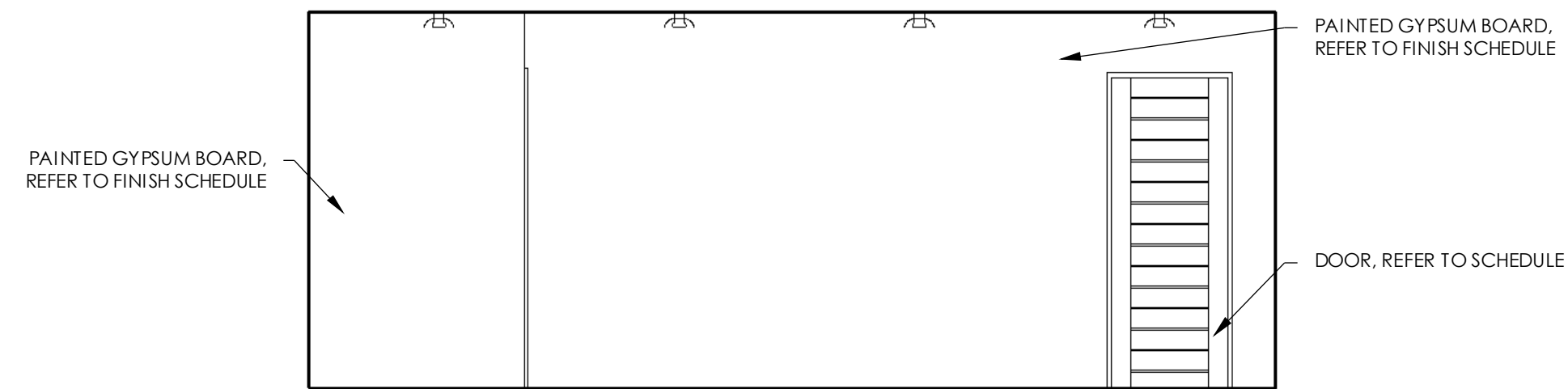
5 GARAGE 112
1/4" = 1'-0"



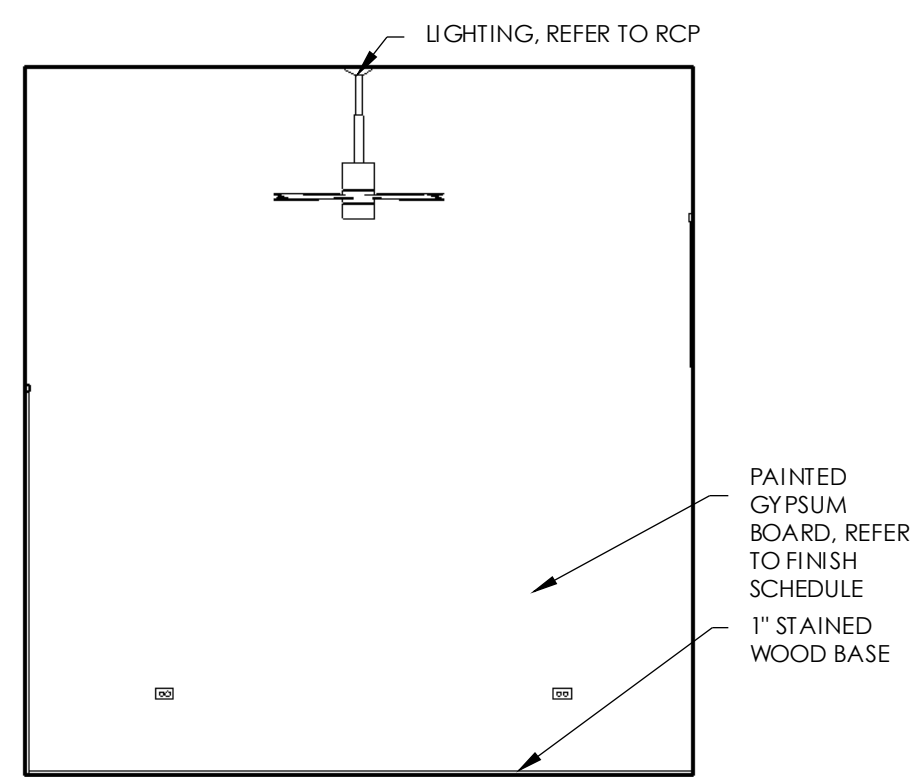
6 GARAGE 112
1/4" = 1'-0"



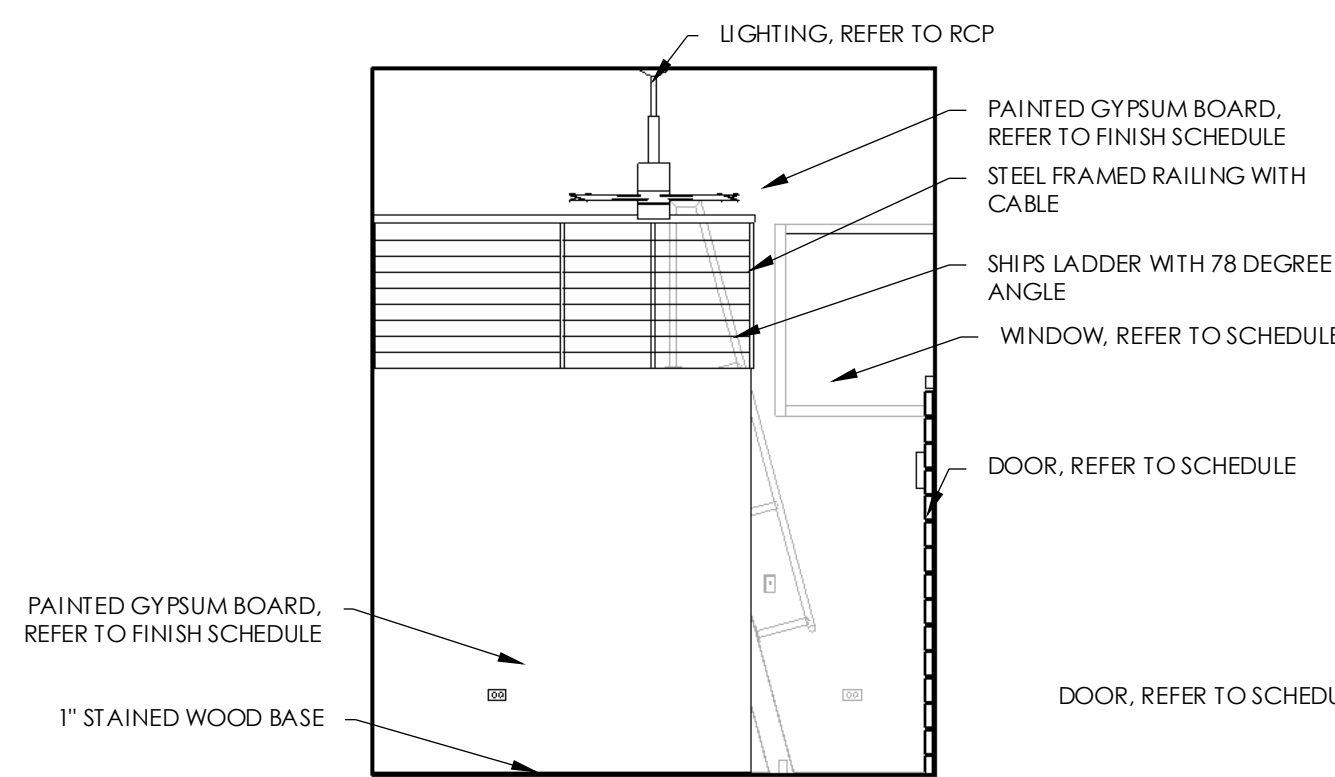
7 GARAGE 112
1/4" = 1'-0"



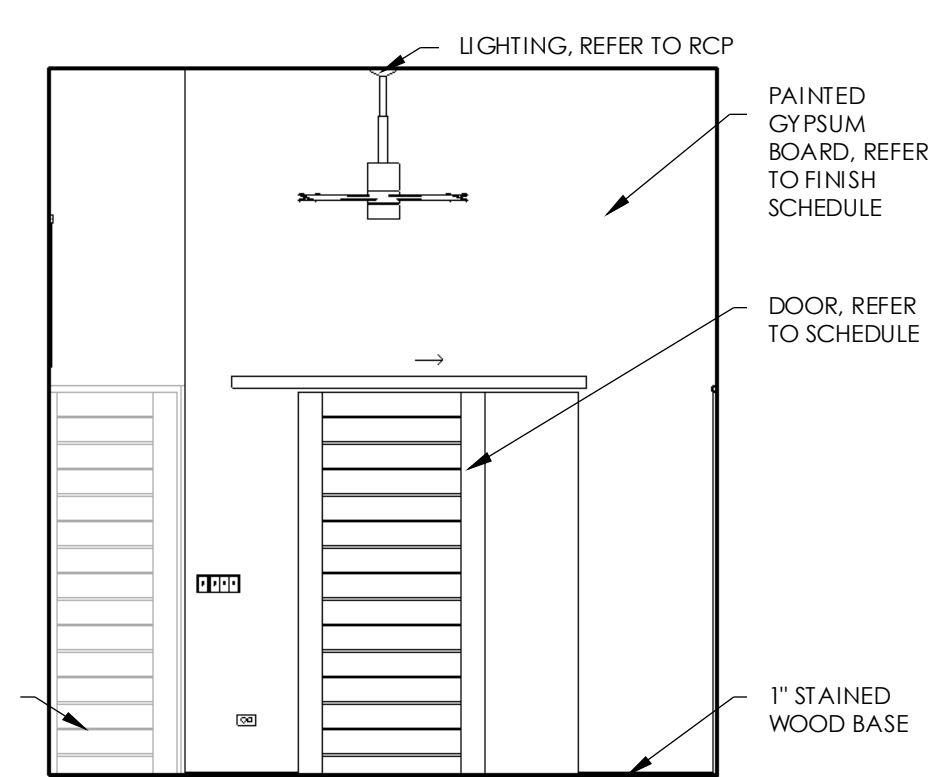
8 GARAGE 112
1/4" = 1'-0"



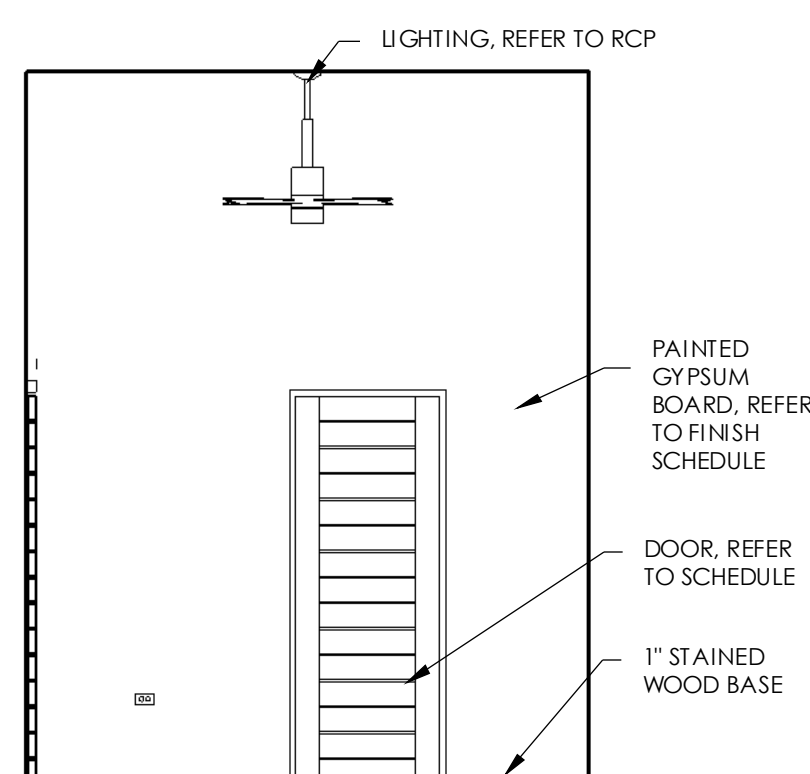
9 GUEST SUITE 014
1/4" = 1'-0"



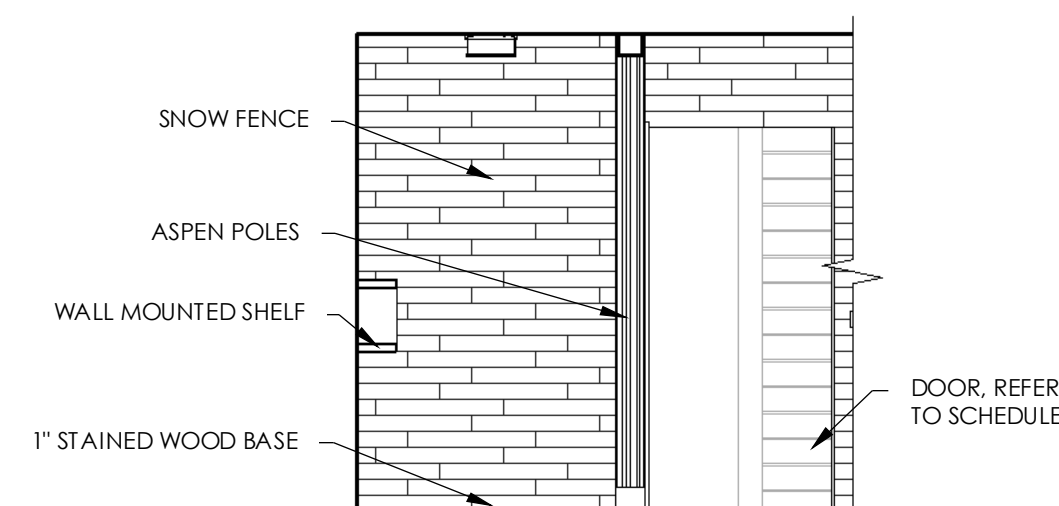
10 GUEST SUITE 014
1/4" = 1'-0"



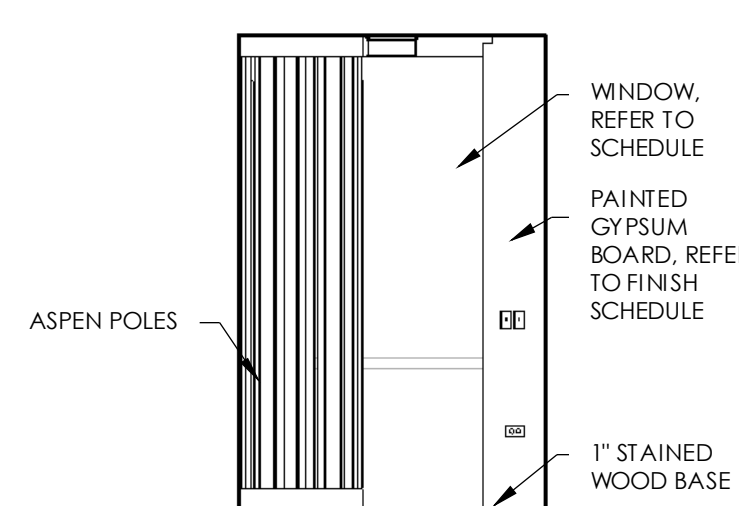
11 GUEST SUITE 014
1/4" = 1'-0"



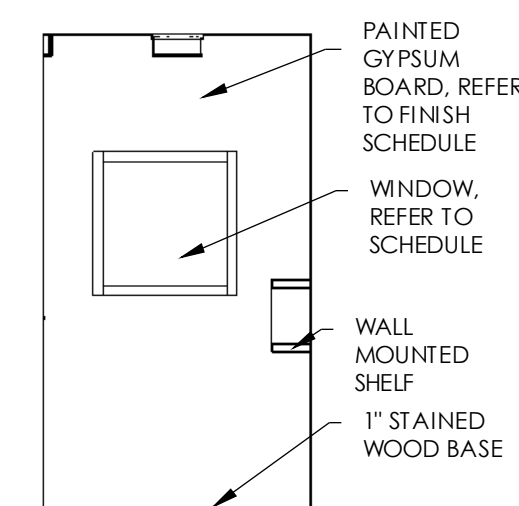
12 GUEST SUITE 014
1/4" = 1'-0"



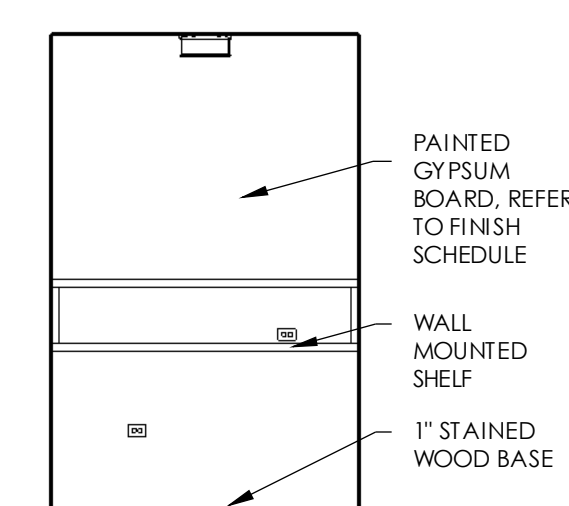
13 MEDIA ROOM NOOK 109
1/4" = 1'-0"



14 MEDIA ROOM NOOK 109
1/4" = 1'-0"



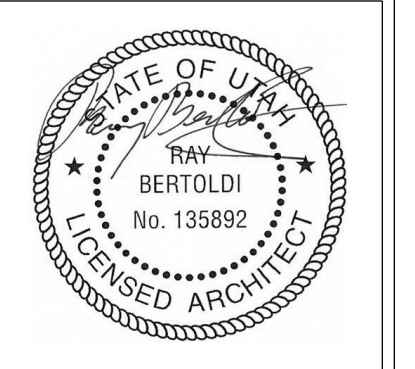
15 MEDIA ROOM NOOK 109
1/4" = 1'-0"



16 MEDIA ROOM NOOK 109
1/4" = 1'-0"

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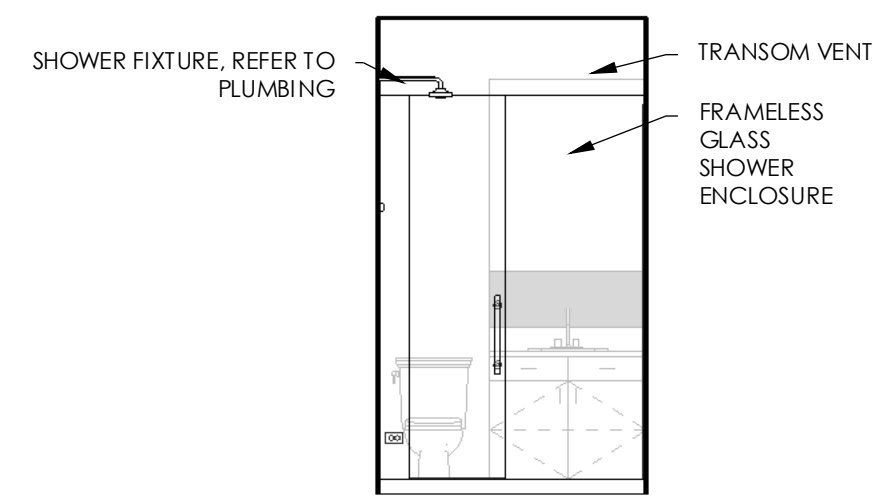
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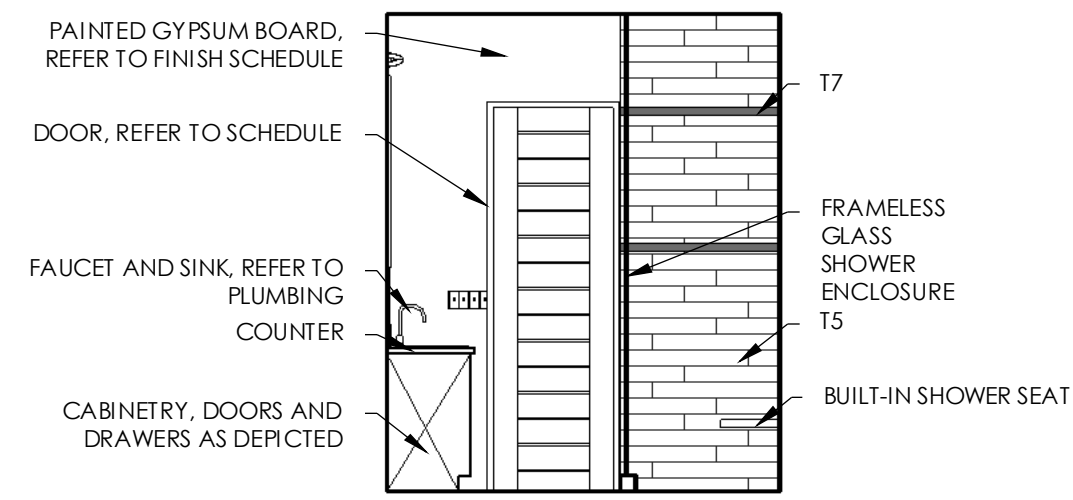
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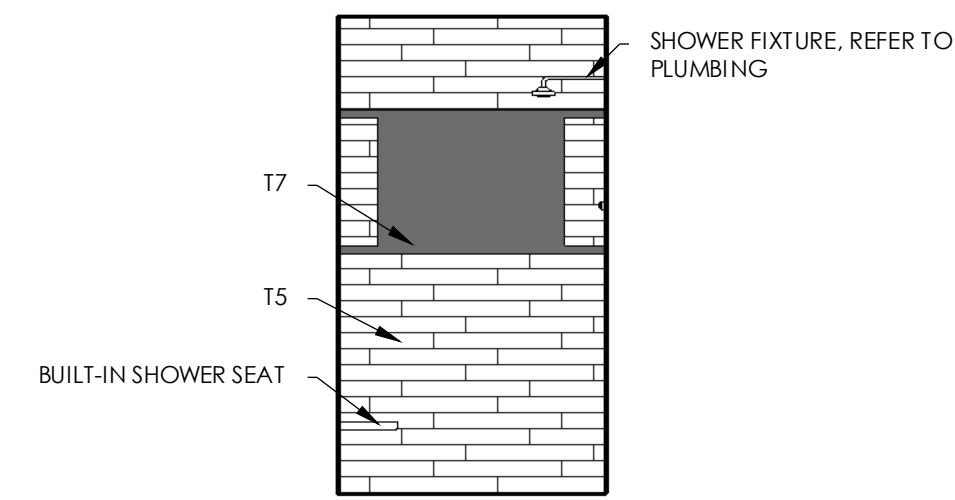
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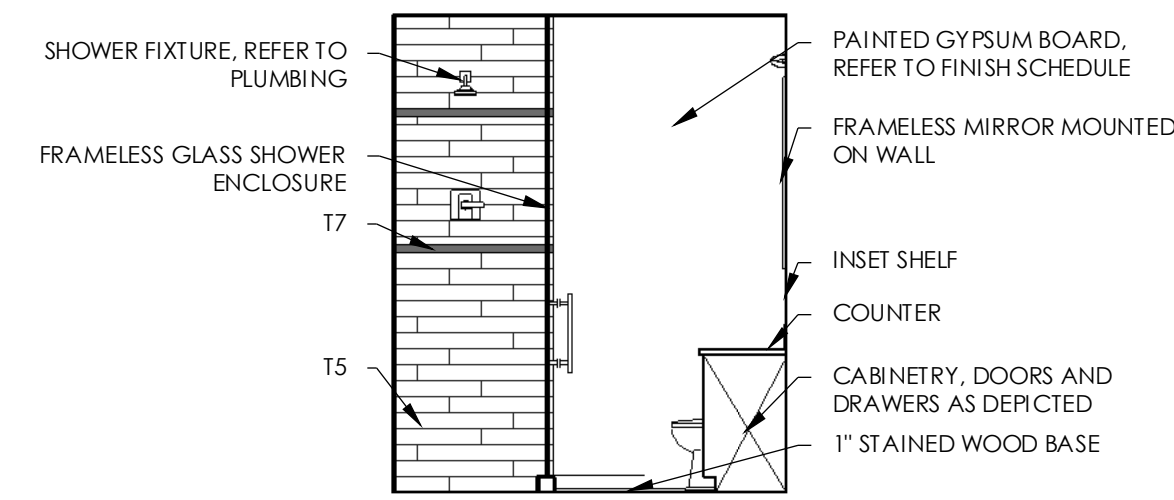
1 110 BATH
1/4" = 1'-0"



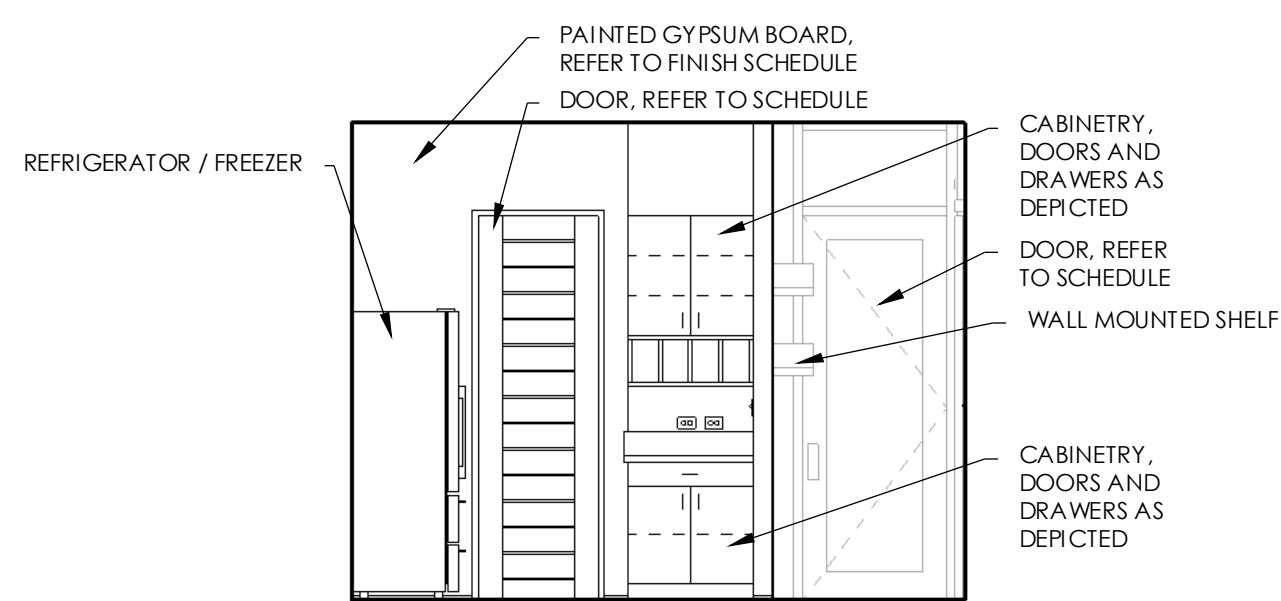
2 110 BATH
1/4" = 1'-0"



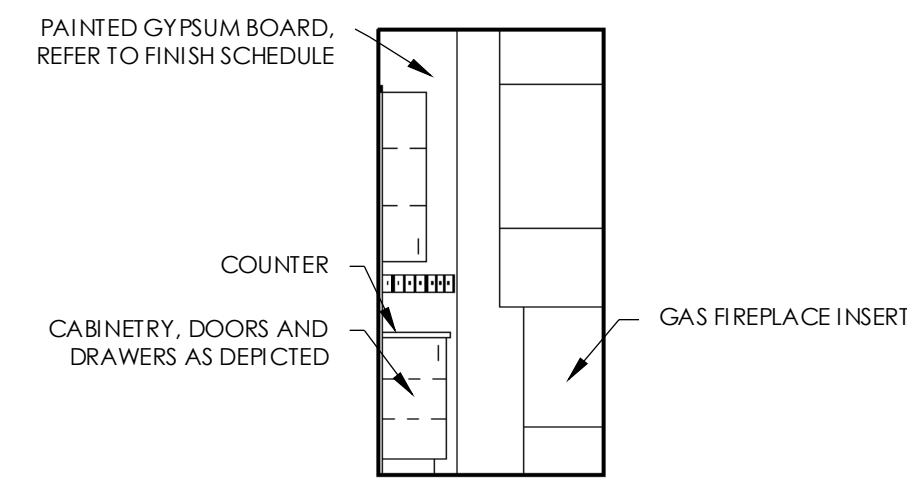
3 BATH 110
1/4" = 1'-0"



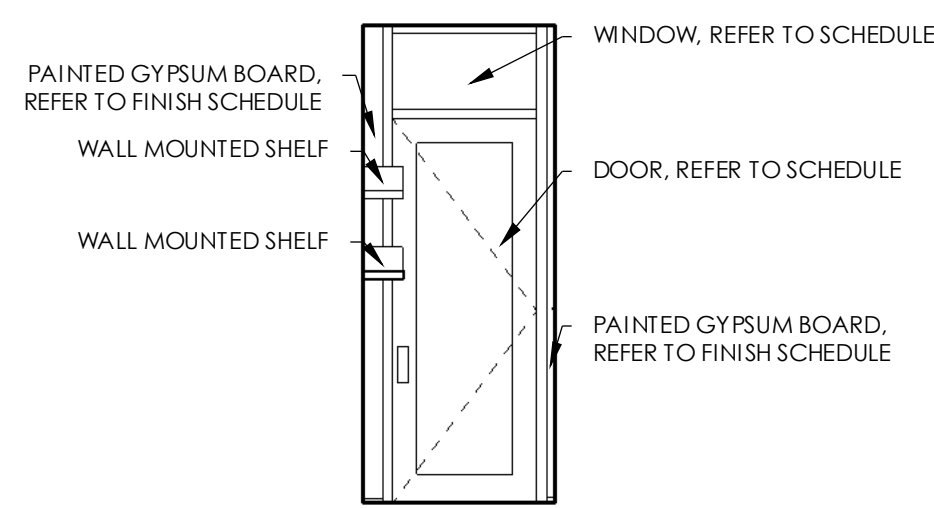
4 BATH 110
1/4" = 1'-0"



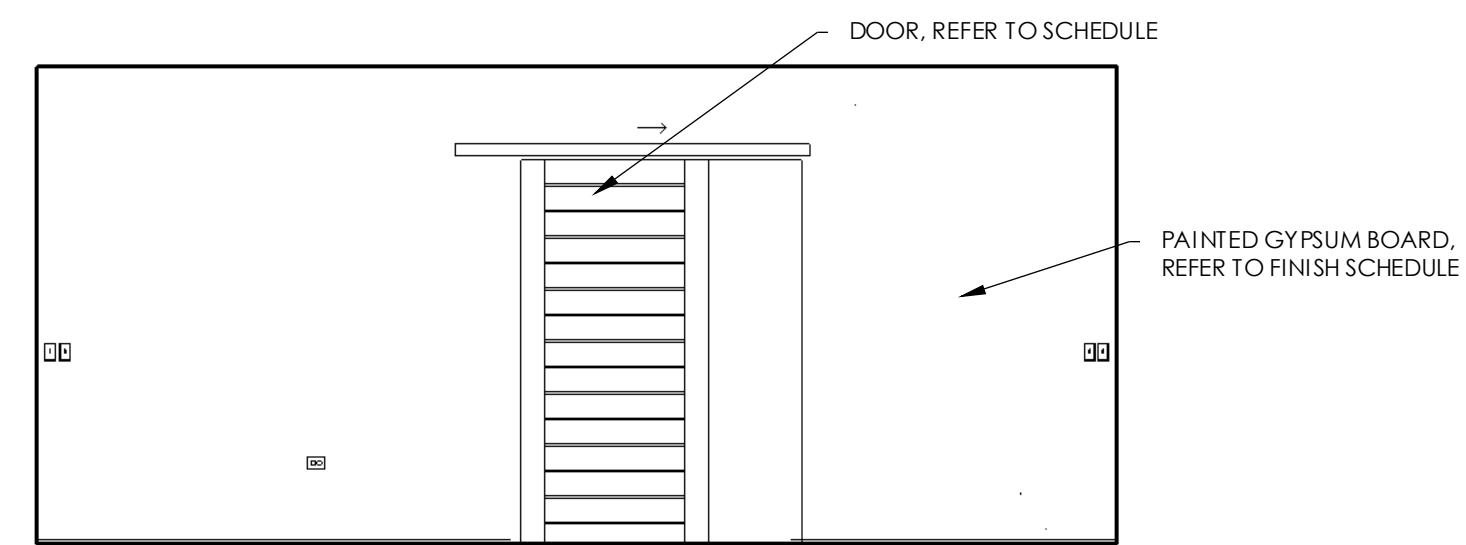
5 KITCHEN 105
1/4" = 1'-0"



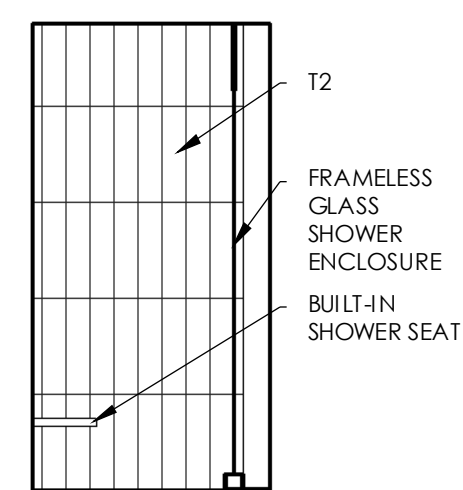
6 KITCHEN 105
1/4" = 1'-0"



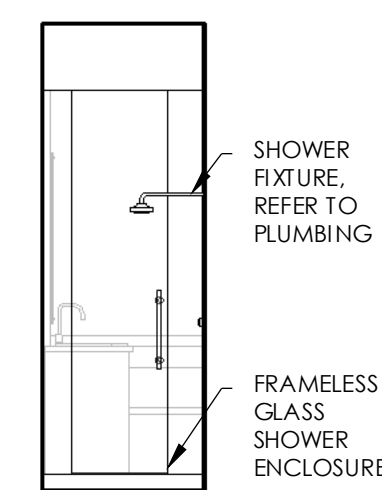
7 HALL 111
1/4" = 1'-0"



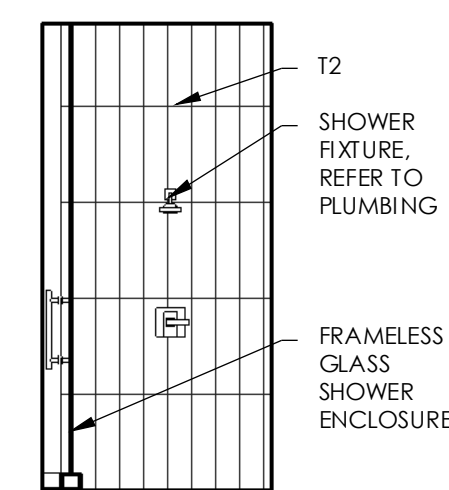
8 HALL 111
1/4" = 1'-0"



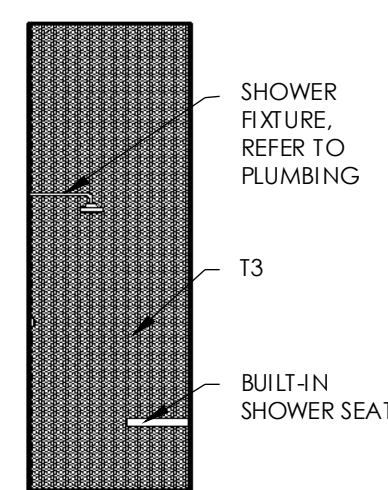
9 MASTER BATH 004
1/4" = 1'-0"



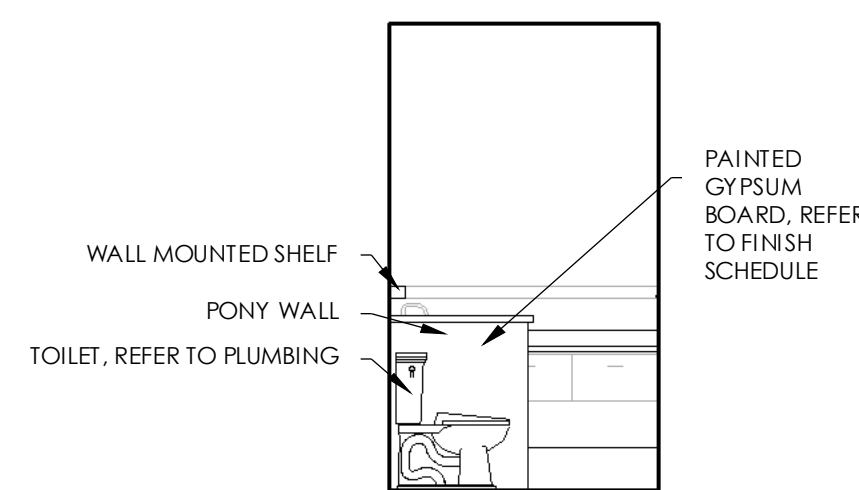
10 MASTER BATH 004
1/4" = 1'-0"



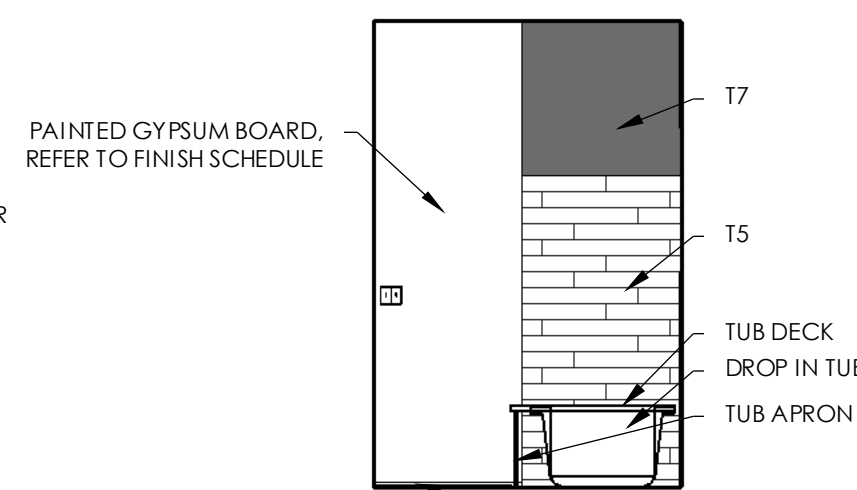
11 MASTER BATH 004
1/4" = 1'-0"



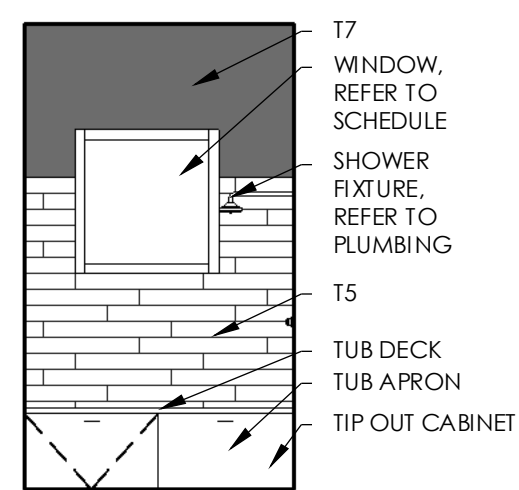
12 MASTER BATH 004
1/4" = 1'-0"



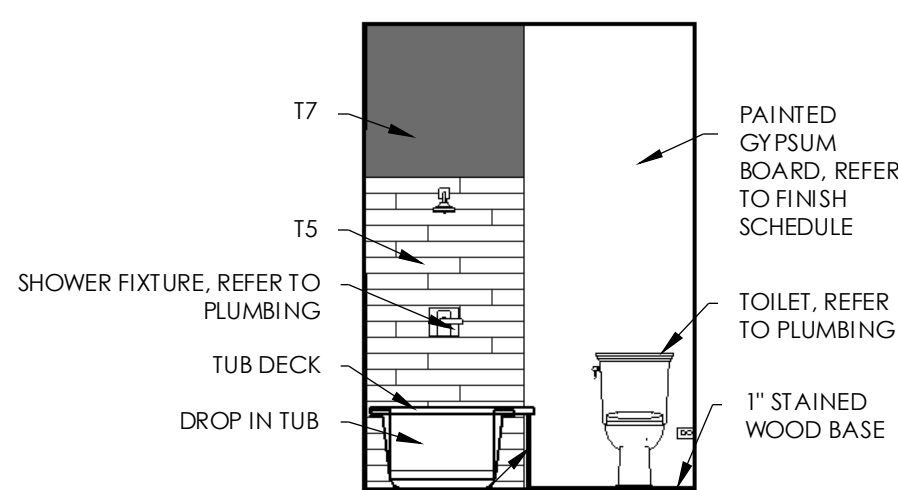
13 BATH 012
1/4" = 1'-0"



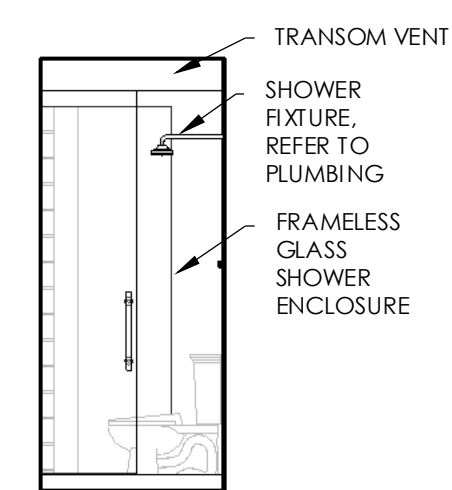
14 BATH 012
1/4" = 1'-0"



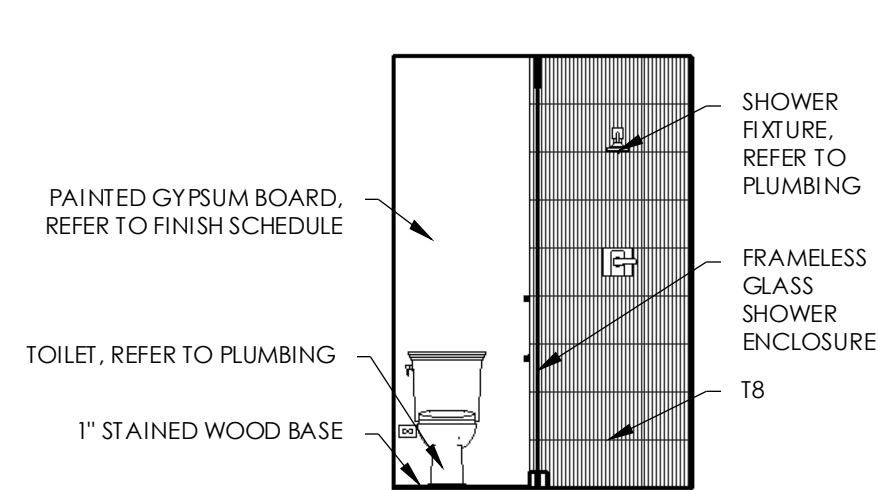
15 BATH 012
1/4" = 1'-0"



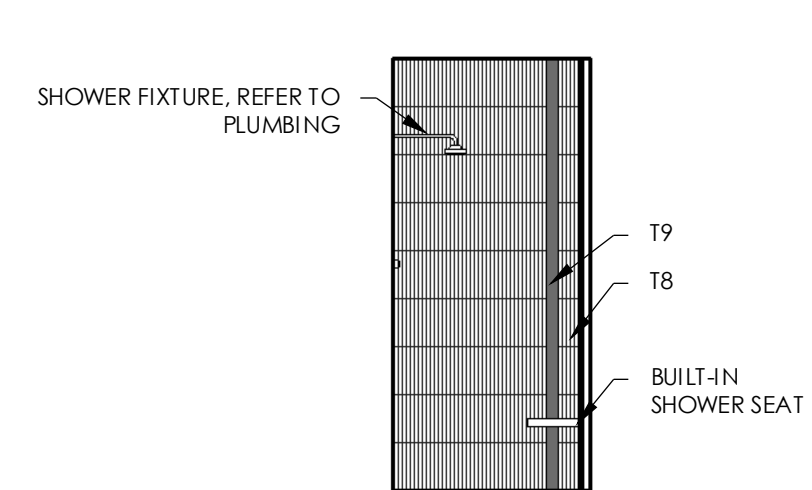
16 BATH 012
1/4" = 1'-0"



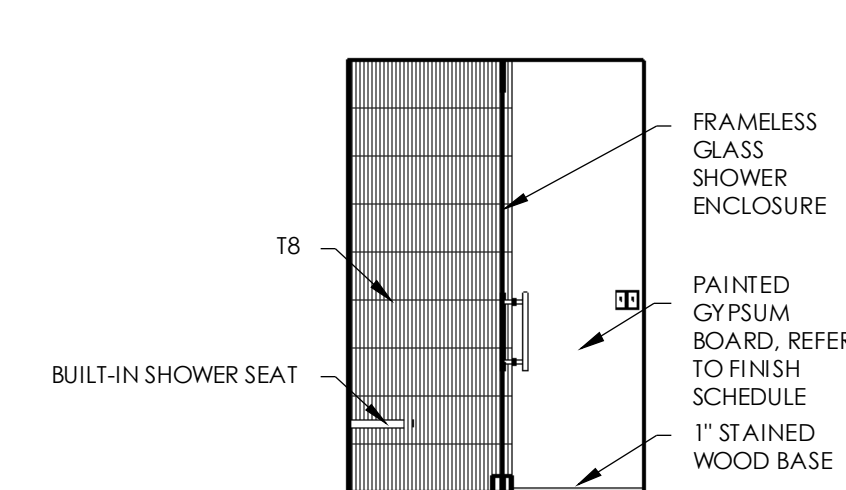
17 BATH 015
1/4" = 1'-0"



18 BATH 015
1/4" = 1'-0"

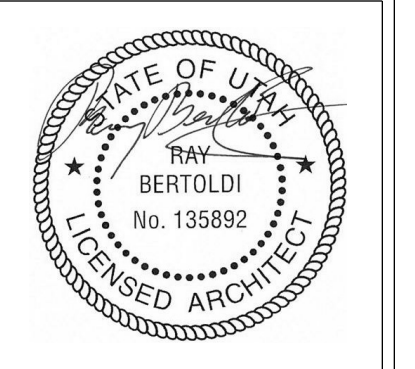


19 BATH 015
1/4" = 1'-0"



20 BATH 015
1/4" = 1'-0"

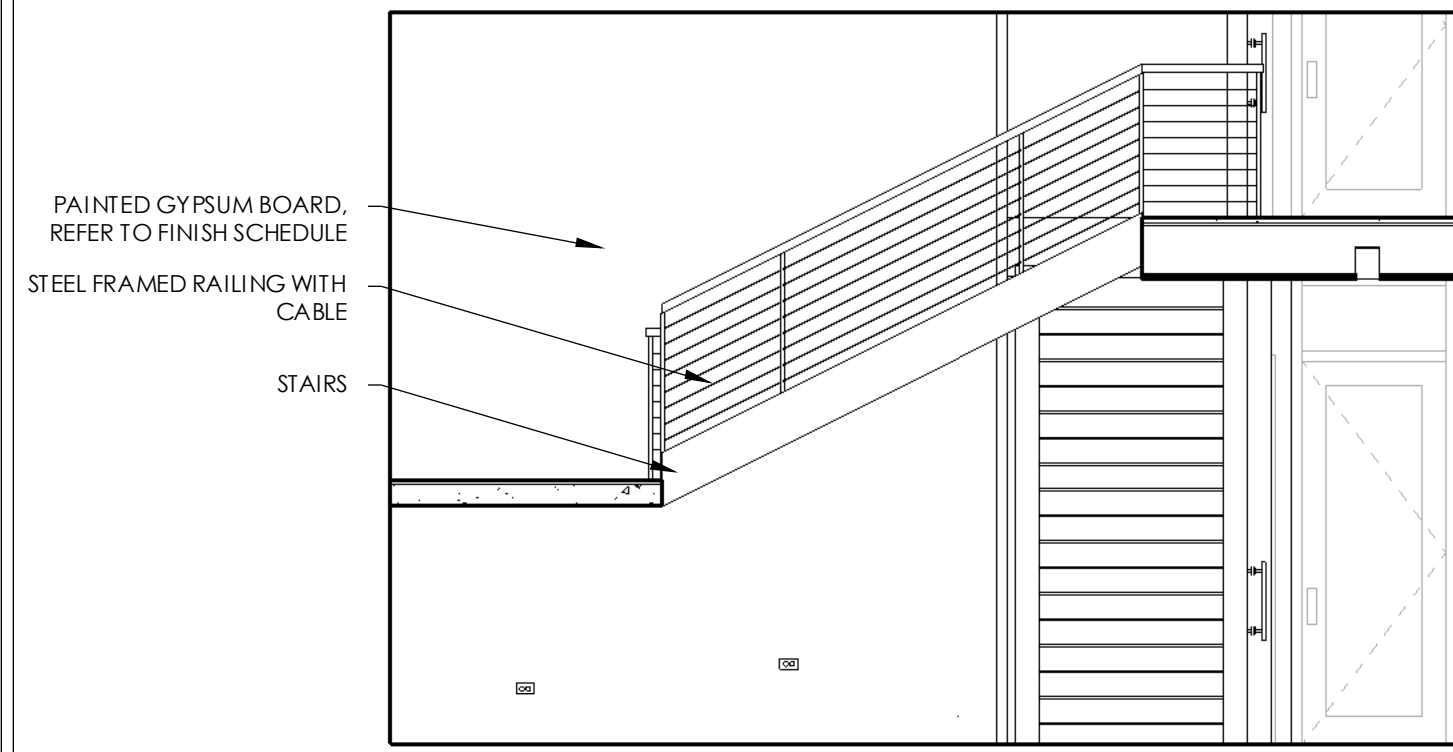
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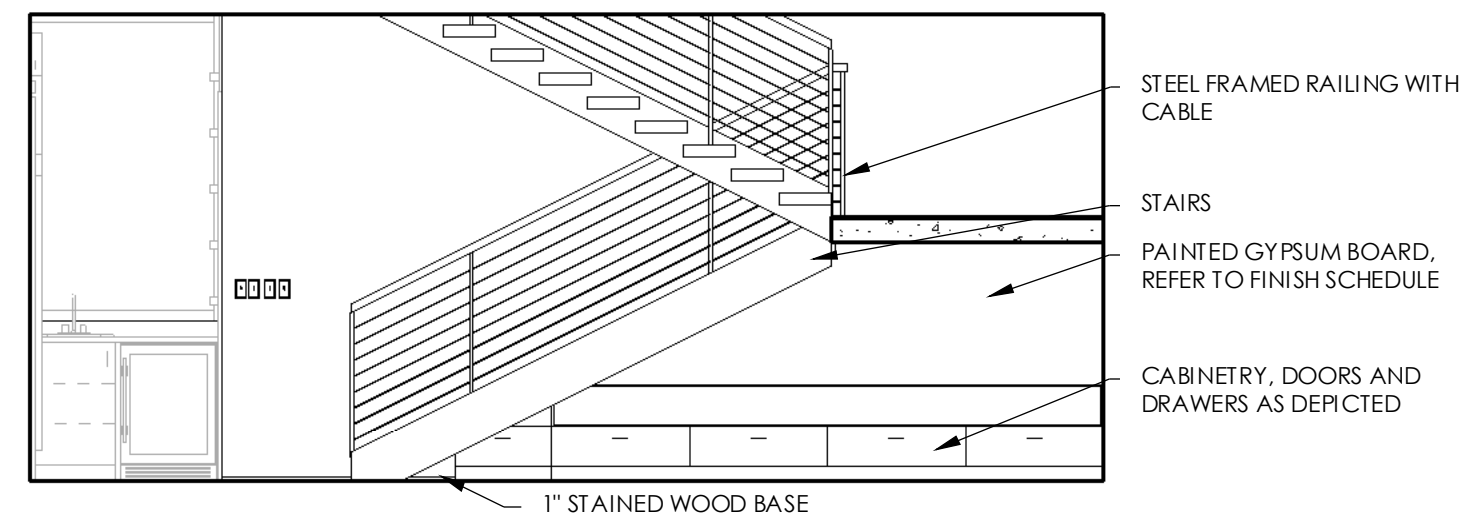
REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE: INTERIOR ELEVATIONS

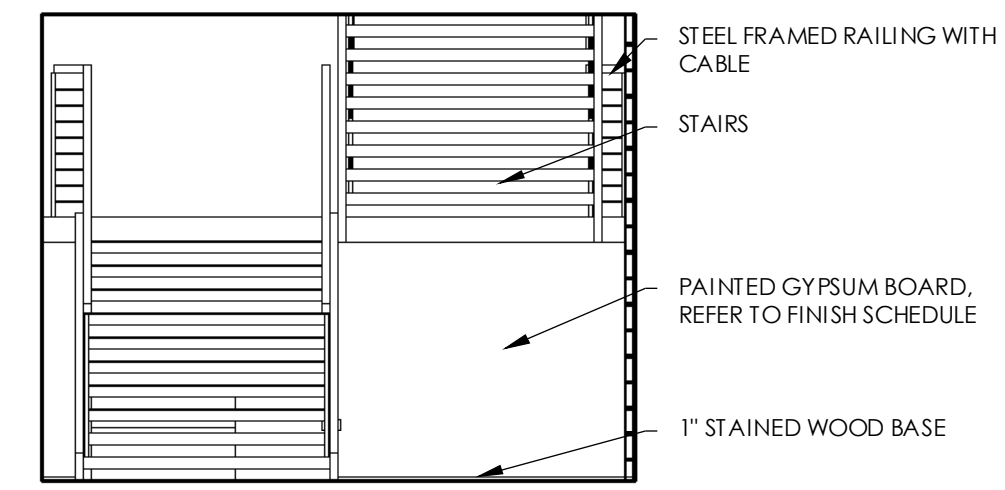
NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.



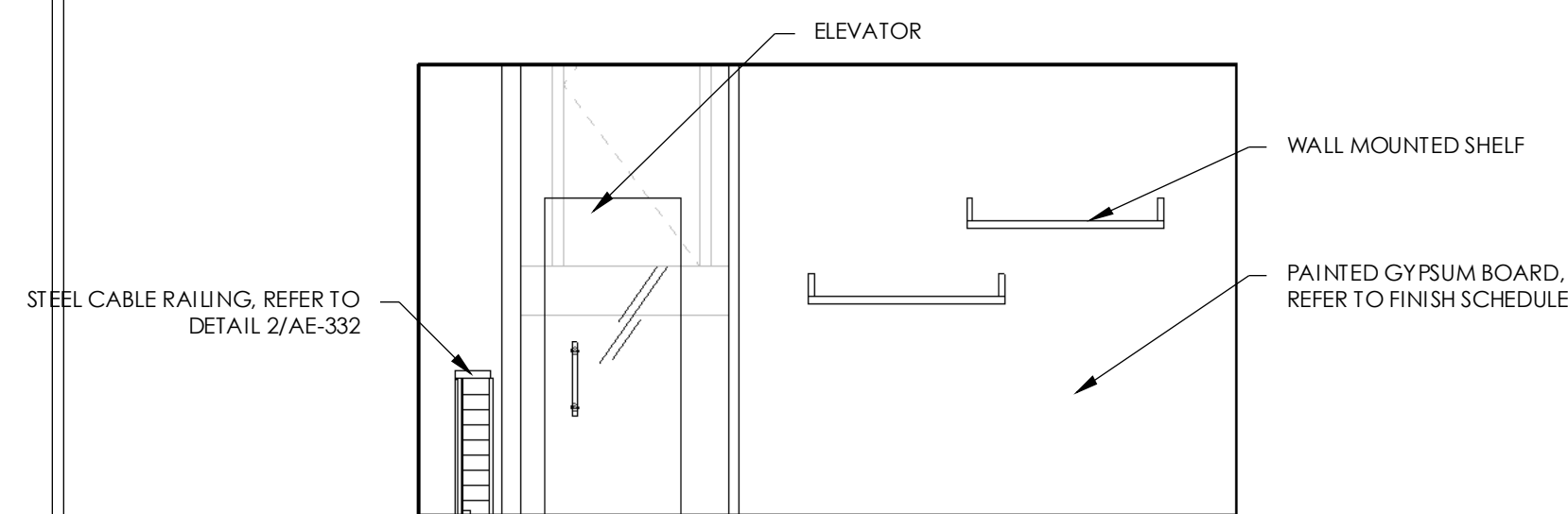
① HALL 010
1/4" = 1'-0"



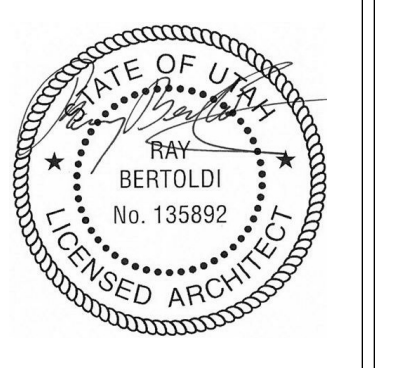
② HALL 010
1/4" = 1'-0"



③ HALL 010
1/4" = 1'-0"



④ 111-1 HALL
1/4" = 1'-0"



REV.	DATE

PROJECT # 1333
DATE: 8/21/14
TITLE:
INTERIOR ELEVATIONS

SHEET:

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

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GENERAL STRUCTURAL NOTES

SPECIAL INSPECTION AND QUALITY ASSURANCE

Special inspection and quality assurance, as required by section 1704 and 1705 of the 2012 IBC, shall be provided by an independent agency employed by the owner unless waived by the building official. The contractor shall coordinate and cooperate with the required inspections. All testing and inspection reports shall be sent within 24 hours of the test to the architect, engineer, building official and contractor for review. Special inspection during fabrication is not required if the fabricator is registered and approved to perform such work with out special inspection. Items requiring special inspection and quality assurance are:

1. Soils (2012 IBC Section 1705.6)
 - a. Prior to placement of the prepared fill, the special inspector shall determine that the site has been prepared in accordance with the soils report.
 - b. During placement and compaction of the fill material, the special inspector shall determine that the material being used and the maximum lift thickness comply with the soils report.
 - c. The special inspector shall determine that the in-place dry density of the compacted fill material complies with the soils report.
 - i. Continuous Footing Backfill: All each compacted backfill layer, at least one test for each 40 linear feet or less of wall length, but no fewer than 2 tests.
 - ii. Spot Footing Backfill: Minimum of one compaction test for each lift for each spot footing.
 - d. See specifications for further requirements.

2. Concrete (2012 IBC Section 1705.3 and Section 1705.12.1) The following concrete elements require special inspection:
 - a. Concrete placement
 - i. Continuous special inspection shall be provided.
 - ii. Cylinders, slump, temperature and air-entrainment shall be done for every 50 cubic yards or each day's production if the day's production is less than 50 cubic yards.
 - iii. Protection of concrete during cold and hot weather.
 - iv. See specifications for further concrete testing requirements.
 - b. Bolts installed in concrete
 - i. Periodic special inspection shall be provided for all bolts installed prior to and during concrete placement.
 - c. Embeds and Inserts installed in concrete
 - i. Periodic special inspection shall be provided for all embeds and inserts installed prior to and during concrete placement.
 - d. Concrete reinforcing steel placement
 - i. Periodic special inspection shall be provided for all reinforcing prior to concrete placement.

All concrete footings, all concrete walls including foundation walls, interior concrete slab-on-grade, concrete piers.

3. Structural welding (2012 IBC section 1705.2 and section 1705.11.1 and section 1705.12.2 and AISC 360-10 Chapter N and AISC 341-10 Chapter J)
 - a. Inspection Tasks Prior to Welding
 - i. Inspection tasks required to be performed on a random basis (operations need not be delayed pending these inspections):
 1. Welding procedures specifications and manufacturer certifications for welding consumables shall be available.
 2. Welder identification system.
 3. Fit-up of groove welds including joint geometry, joint preparation, dimensions, cleanliness, tacking and backing type and fit.
 4. Configuration and finish of access holes.
 5. Fit-up of fillet welds including dimensions, cleanliness and tacking.
 6. Check welding equipment.
 - ii. Inspection Tasks During Welding
 1. Use of qualified welders.
 2. Control and handling of welding consumables including packaging and exposure control.
 3. No welding over cracked tack welds.
 4. Environmental conditions including wind speed within limits and precipitation and temperature.
 5. WPS followed including settings on welding equipment, travel speed, selected welding materials, shielding gas type/flow rate, preheat applied, interpass temperature (min./max.) maintained, proper position (F, V, H, OH).
 6. Welding techniques including interpass and final cleaning, each pass within profile limitations, each pass meets quality requirements.
 - iii. Inspection Tasks After Welding
 1. Inspection tasks required to be performed on a random basis (operations need not be delayed pending these inspections):
 1. Welds cleaned.
 2. Size, length and location of welds.
 3. Arc strikes, k-area, backing removed and weld tabs removed (if required), repair activities.
 4. Document acceptance or rejection of welded joint or member.

4. Welding and testing for Demand Critical Welds (2012 IBC section 1705.11.1 and section 1705.12.2 and AISC 360-10 Chapter N and AISC 341-10 Chapter J)
 - a. Base metal thicker than 1-1/2", when subjected to through thickness weld shrinkage strains shall be ultrasonically inspected for discontinuities directly behind such welds and three inches above and below the weld after joint assembly completion.
 - b. Any material discontinuities shall be accepted or rejected on the basis of the defect rating in accordance with the IBC Standards as it refers to the testing in A.W.S. D1.1, Chapter 6. All deficient welds shall be corrected and tested at no additional cost to the owner.

5. Welding and testing for Ductile Moment Resisting Steel Frames (2012 IBC section 1705.2 and section 1705.11.1 and section 1705.12.2)
 - a. Welded connections between the primary members of Special Moment Resisting Space Frames (SMRSF) shall be tested for compliance according to 2012 IBC section 1705.2 and Appendix Q5 of AISC 341. Special Inspection shall be done by a qualified testing inspector. As a minimum, the testing shall include the following:
 - b. All complete penetration groove welds contained in joints and splices shall be tested 100 percent either by ultrasonic testing or by radiography.
 - c. Partial penetration groove welds when used in column splices shall be tested either by ultrasonic testing or radiography. A minimum of 50% of these welds shall be tested.
 - d. Base metal thicker than 1-1/2", when subjected to through thickness weld shrinkage strains shall be ultrasonically inspected for discontinuities directly behind such welds and three inches above and below the weld after joint assembly completion.
 - e. Any material discontinuities shall be accepted or rejected on the basis of the defect rating in accordance with the 2012 IBC Standards as it refers to the testing in A.W.S. D1.1, Chapter 6. All deficient welds shall be corrected and tested at no additional cost to the owner.

6. Protected Zone Inspection (2012 IBC section 1705.11.1 and 1705.12.2 and AISC 360-10 Chapter N and AISC 341-10 Chapter J)
 - a. Protected zones for special moment frames shall be periodically inspected to ensure no holes and/or unapproved attachments have been made by the contractor.
 - b. Shop drawings shall designate that protected zones are to be painted or marked prior to arrival in the field for easy recognition.

7. High Strength bolted connections (2012 IBC section 1705.2.1, section 1705.11.1 and section 1705.12.2 and AISC 360-10 Chapter N and AISC 341-10 Chapter J)
 - a. Inspection Tasks Prior to Bolting
 - i. Inspection tasks required to be performed on a random basis (operations need not be delayed pending these inspections):
 1. Manufacturer's certifications available for fastener materials.
 2. Fasteners marked in accordance with ASTM requirements.
 3. Proper fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane).
 4. Proper bolting procedure selected for joint detail.
 5. Connecting element, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements.
 6. Proper storage provided for bolts, nuts, washers and other fastener components.
 - ii. Inspection tasks required to be performed for each bolted joint or member:
 1. Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used.
 - b. Inspection Tasks During Bolting
 - i. Inspection tasks required to be performed on a random basis (operations need not be delayed pending these inspections):
 1. Fastener assemblies, of suitable condition, placed in all holes and washers (if required) are positioned as required.
 2. Joint brought to the snug-tight condition prior to the pretensioning operation.
 3. Fastener component not turned by the wrench prevented from rotating.
 4. Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges.
 - ii. Inspection Tasks After Bolting
 1. Inspection tasks required to be performed for each bolted joint or member:
 1. Document acceptance or rejection of bolted connection.

8. Wood diaphragms and shear walls (2012 IBC Sections 1704.2, 1705.10.1 and 1705.11.2)
 - a. Periodic special inspection shall be provided for all wood diaphragms and shear walls with nail spacing of 4 inches or less etc. The special inspector shall verify wood panel sheathing, grade, thickness and nominal size of framing members, adjoining panel edges, nailing, bolting, anchoring (including hold downs) and other fastening of components within the lateral force resisting system.

9. Post Installed Anchors (2012 IBC Section 1705.1.1)
 - a. Epoxy Anchors
 - i. Special inspection shall be performed per manufacturer's requirements and approved ICC-ES reports noted in Post-Installed Anchor section of the General Structural Notes prior to installation of epoxy and anchor rod.
 - b. Mechanical Anchors and Screw Anchors
 - i. Special inspection shall be provided per manufacturer's requirements and approved ICC-ES reports noted in POST INSTALLED ANCHOR section of the General Structural Notes prior to installation of mechanical or screw anchor.

10. Architectural Components (2012 IBC Sections 1705.11.5 and 1705.11.7)
 - a. Periodic special inspection is required for exterior cladding when located in Seismic Design Categories D, E and F:
 - i. Inspection shall include attachments of exterior metal clad fastening systems and drift clips.
 - b. Periodic special inspection is required for erection and fastening of interior and exterior nonbearing walls when location in Seismic Design Categories D, E and F:
 - i. Inspection shall include verification of appropriate materials, fasteners and attachment at commencement of work and at completion. (Not required if <30 feet or for interior walls < 15 psf.)

SITE OBSERVATIONS BY STRUCTURAL ENGINEER

Site observations, as required by IBC section 1704, shall be done by the Engineer of Record or an approved subordinate at the stages of construction listed below. The contractor shall notify the engineer when he has reached the construction stage listed below and before the work to be observed is covered up, veiled in or becomes otherwise hidden from view or is accessible to any necessary corrections. At the conclusion of the project, the structural observer shall submit to the building official a written statement that the site visits have been made and identify any reported deficiencies that to the best of the structural observer's knowledge have not been resolved (See 1704.1).

1. No structural observations are required by code.

DEFERRED SUBMITTALS

For the purpose of this section, deferred submittals are defined as per section 107.3.4.1 of the IBC. Submittal documents for deferred submittal items shall be submitted to the engineer, architect and building official for their review for general conformance with the design of the building. Deferred structural submittals for this project are:

1. None

LEGEND OF MARKS AND ABBREVIATIONS

AB	ANCHOR BOLTS	KLF	KIPS PER LINEAL FOOT
ABV	ABOVE	KSF	KIPS PER SQUARE FOOT
ALT	ALTERNATE	LSB	POUNDS LINEAL FOOT
APPROX	APPROXIMATE	LLH	LONG LEG HORIZONTAL
ARCH	ARCHITECTURAL	LLV	LONG LEG VERTICAL
BLDG	BUILDING	LSH	LONG SIDE HORIZONTAL
BLW	BELOW	LSV	LONG SIDE VERTICAL
BM	BEAM	LVL	LAMINATED VENEER LUMBER
B.N.	BOUNDARY NAILING	MAX	MAXIMUM
BOT	BOTTOM	MECH	MECHANICAL
BRG	BEARING	MFR	MANUFACTURER
BTWN	BETWEEN	MN	MINIMUM
CC	CENTER-TO-CENTER	MISC	MISCELLANEOUS
CONST	CONSTRUCTION	NIC	NOT IN CONTRACT
COL	COLUMN	NTS	NOT TO SCALE
CONC	CONCRETE	O.C.	ON CENTER
CP-x	CONCRETE PIER	D.F.	OUTSIDE FACE
CPW-x	CONCRETE RETAINING WALL	OPNG	OPENING
CTR	CENTER	OPP	OPPOSITE
CW-x	CONCRETE WALL	PAP	POWER-ACTUATED FASTENER
DB	DECK BEARING	PCF	POUNDS PER CUBIC FOOT
DBA	DEFORMED BAR ANCHOR	PL	PLATE
DDE	DECK BEARING ELEVATION	PLF	POUNDS PER LINEAL FOOT
DOUB	DOUBLE	PNL	PANEL
DET	DETAIL	PSF	POUNDS PER SQUARE FOOT
DIA	DIAMETER	PT	POINT
DM	DIMENSION	REIN	REINFORCING
DN	DOWN	REQD	REQUIRED
DWG	DRAWING	R.D.	ROOF DRAIN
DWL	DOVEL	RTU	ROOF TOP UNITS
EA	EACH	SBP-x	STEEL BASE PLATE MARK
EN	EDGE NAILING	SCW	SEISMIC CRITICAL WELD
EF	EACH FACE	SC-x	STEEL COLUMN MARK
E.J.	EXPANSION JOINT	SCP-x	STEEL CAP-PLATE MARK
ELEC	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SI	SPECIAL INSPECTION
EQUIP	EQUIPMENT	SM	SIMILAR
EQ	EQUAL	SMU	SUSPENDED MECHANICAL UNITS
EW	EACH WAY	SO	SLAB-ON-GRADE
EXT	EXTERIOR	SQ	SQUARE
FC-x	CONTINUOUS FOOTING MARK	STAG	STAGGERED
F.D.	FLOOR DRAIN	STD	STANDARD
FDN	FOUNDATION	STL	STEEL
FF	FINISHED FLOOR	STR	STRUCTURAL
F.N.	FIELD NAILING	STS	SELF TAPPING SCREWS
FR-x	RECTANGULAR FOOTING MARK	T&B	TOP AND BOTTOM
FS-x	SQUARE FOOTING MARK	TEMP	TEMPERATURE
FT	FOOT	THOS	THREADS
FTG	FOOTING	T.O.	TOP OF
FTS-x	THICKEN SLAB MARK	TOC	TOP OF CONCRETE
GA	GAUGE	TOD	TOP OF DECK
GALV	GALVANIZED	TOP	TOP OF FOOTING
GLB	GLULAM BEAM	TOS	TOP OF STEEL
GSN	GENERAL STRUCTURAL NOTES	TOW	TOP OF WALL
HORIZ	HORIZONTAL	TYP	TYPICAL
HSA	HEADED STUD ANCHOR	UNO	UNLESS NOTED OTHERWISE
HT	HEIGHT	VERT	VERTICAL
ICC	INTERNATIONAL CODE COUNCIL	WI	WITH
IBC	INTERNATIONAL BUILDING CODE	WT	WALL THICKNESS
IF	INSIDE FACE	WWF	WELDED WIRE FABRIC
IN	INCH	WWM	WELDED WIRE MESH
INT	INTERIOR		
JT	JOINT		
JST	JOIST		
k	KIP(S) = 1000 POUNDS		

BERTOLDI ARCHITECTS
 ARCHITECTURE • PLANNING • INTERIORS
 2726 HARRISON BLVD., OGDEN, UTAH 84403 PH: 801.476.4330 FX: 801.476.4335

BINGHAM RESIDENCE
 LOT 77
 SUMMIT POWDER MOUNTAIN

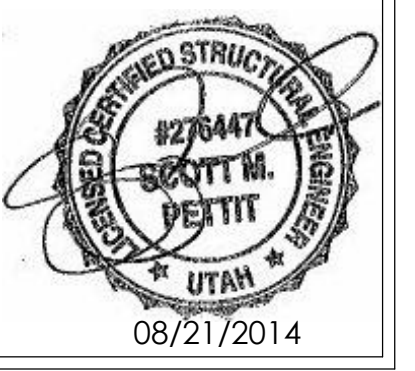


REV.	DATE

PROJECT # 14336
 DATE: 08/21/14
 TITLE: GENERAL STRUCTURAL NOTES
 SHEET:

BHB
structural
 2766 S. Main Street
 Salt Lake City, UT 84115
 801.355.5656
 bbb@bhengineers.com

S-002



MARKS AND SYMBOLS LEGEND

- SECTION MARK
- SHEET NUMBER
- FOOTING DESIGNATION
- TOP OF FOOTING ELEVATION
- TOP OF FOOTING ELEVATION
- INDICATES FOOTING STEP. SEE DETAIL 1S501
- INDICATES CONCRETE WALL. DASHED WALLS STOP AT DECK
- INDICATES WOOD STUD WALL. DASHED WALLS STOP AT DECK
- DEPRESS FOUNDATION WALL AND POUR SLAB OVER. SEE DETAIL
- INDICATES DEPRESSED SLAB. SEE ARCHITECTURAL PLANS
- INDICATES CONCRETE FOUNDATION WALL TYPE. SEE SCHEDULE ON SHEET S601
- INDICATES WOOD SHEARWALL TYPE. SEE SCHEDULE ON SHEET S601
- INDICATES WOOD SHEARWALL (AND TYPE) OVER CONCRETE WALL (AND TYPE). SEE SCHEDULES ON SHEET(S) S601
- INDICATES STEEL MOMENT FRAME COLUMN. SEE SCHEDULE ON SHEET S201
- INDICATES MOMENT FRAME. SEE ELEVATIONS ON SHEET S201
- INDICATES FLOOR OFFSET. SEE DETAILS
- INDICATES STEEL COLUMN SIZE. SEE SCHEDULE ON SHEET S603
- INDICATES CONTINUOUS FOOTING. SEE SCHEDULE ON SHEET S601
- INDICATES SPOT FOOTING. SEE SCHEDULE ON SHEET S601
- INDICATES THICKENED SLAB FOOTING. SEE SCHEDULE ON SHEET S601
- INDICATES SIMPSON HOLD DOWN TYPE. SEE SCHEDULE ON SHEET S602

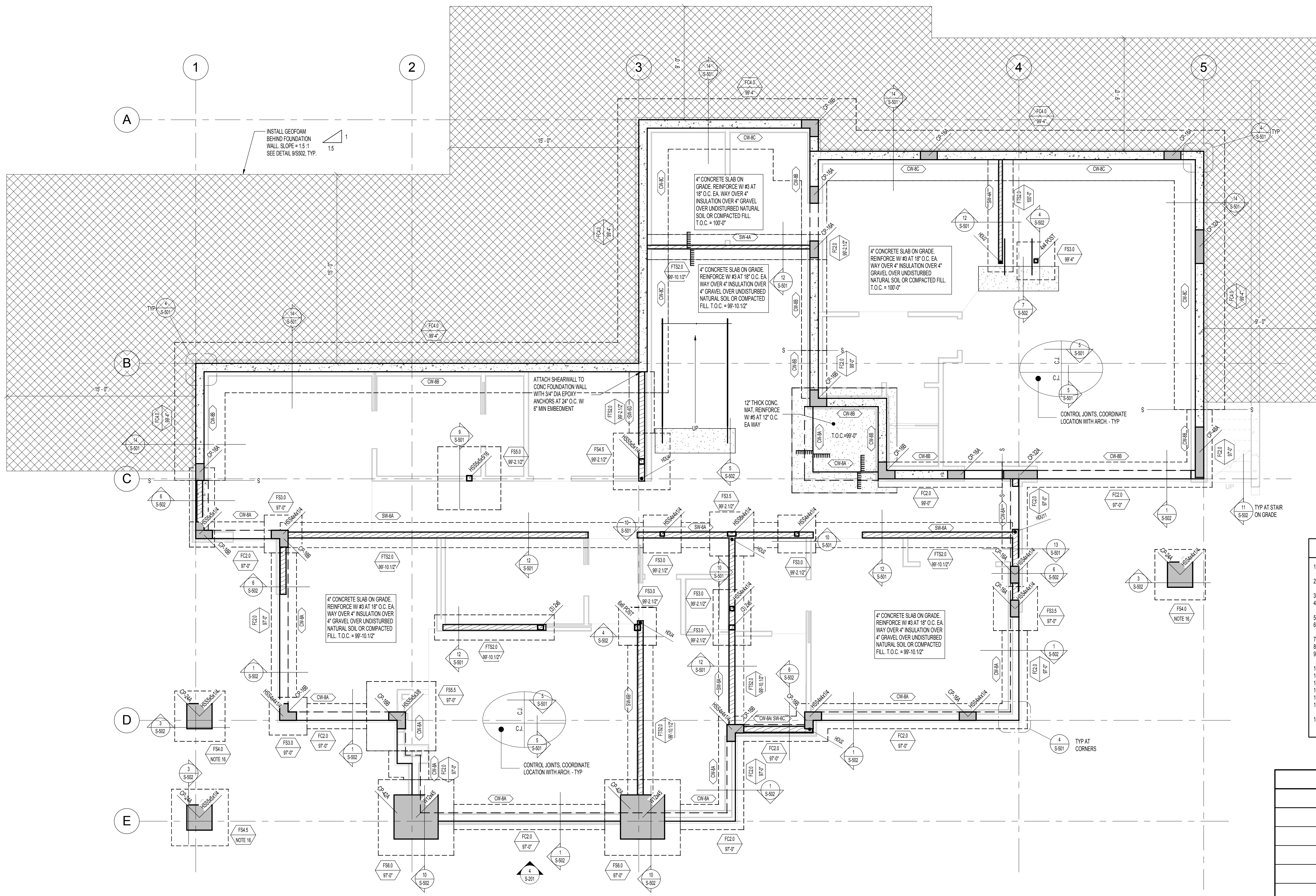
FOOTING AND FOUNDATION PLAN NOTES

1. COORDINATE LOCATION OF DEPRESSED SLABS, SLOPED SLABS, AND FLOOR DRAINS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
2. SEE ARCHITECTURAL AND CIVIL DRAWINGS FOR EXTERIOR CONCRETE WORK AT DOORS, SIDEWALKS, ETC.
3. SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT LOCATIONS.
4. SEE "EARTHWORK" NOTES ON SHEET S-011 AND DETAIL 2S-502 FOR MINIMUM FILL REQUIRED BENEATH FOOTINGS.
5. ALL SPOT FOOTINGS SHALL BE CENTERED UNDER COLUMNS (LNO).
6. SEE DETAILS 1S-501 AND 2S-501 FOR CONDITION WHERE BURIED PIPES RUN PARALLEL AND PERPENDICULAR TO FOOTINGS.
7. SEE DETAIL S5-501 FOR TYPICAL CONTROL/CONSTRUCTION JOINTS IN CONCRETE SLAB ON GRADE.
8. SEE DETAIL 7S-501 FOR SLAB REINFORCING WHERE CONTROL JOINTS ARE DISCONTINUOUS.
9. SEE DETAIL S5-501 FOR ADDITIONAL REINFORCING AT MISCELLANEOUS OPENINGS IN CONCRETE WALLS.
10. SEE SHEET S-602 FOR HOLD-DOWN SCHEDULE.
11. SEE DETAIL 11S-501 FOR TYPICAL SILL PLATE BOLTING DETAIL.
12. ALL EXTERIOR BEARING WALLS SHALL BE 2x6 STUDS AT 16" O.C. - TYPICAL (LNO).
13. ALL INTERIOR BEARING WALLS SHALL BE 2x6 STUDS AT 16" O.C. - TYPICAL (LNO).
14. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL STEEL COLUMNS.
15. REFER TO DETAIL 7S-501 AND HEADER BEARING SCHEDULE FOR NUMBER OF KING STUDS AND BEARING STUDS REQUIRED AT TYPICAL OPENINGS IN WOOD STUD WALLS.
16. FIELD COORDINATE TOP OF FOOTING ELEV WITH FINISHED GRADES. REFER TO GENERAL STRUCTURAL NOTES FOR MINIMUM FROST DEPTH.

HEADER BEARING SCHEDULE

OPENING WIDTH	KING STUDS	BEARING STUDS
0'-0" TO 4'-0"	1	2
4'-1" TO 6'-0"	1	3
6'-1" TO 10'-0"	2	4
10'-1" TO 13'-0"	2	5

1 LOWER LEVEL
 1/4" = 1'-0"





REV: DATE
 PROJECT # 14336
 DATE: 08/21/14
 TITLE: MAIN FLOOR FRAMING PLAN
 SHEET:

MARKS AND SYMBOLS LEGEND

- SECTION MARK
- SHEET NUMBER
- INDICATES WOOD STUD WALL. DASHED WALLS STOP AT DECK
- INDICATES WOOD SHEARWALL TYPE. SEE SCHEDULE ON SHEET S601
- INDICATES PLYWOOD ROOF SHEATHING. SEE SCHEDULE ON SHEET S601
- INDICATES MOMENT CONNECTION. SEE DETAILS
- INDICATES FLOOR OFFSET. SEE DETAILS
- HSS-x INDICATES STEEL COLUMN SIZE. SEE SCHEDULE ON SHEET S603
- HDUX INDICATES SIMPSON HOLD DOWN TYPE. SEE SCHEDULE ON SHEET S602
- CMSTx INDICATES SIMPSON HOLD DOWN STRAP SIZE. SEE SCHEDULE ON SHEET S602

FLOOR FRAMING DESIGN LOADS

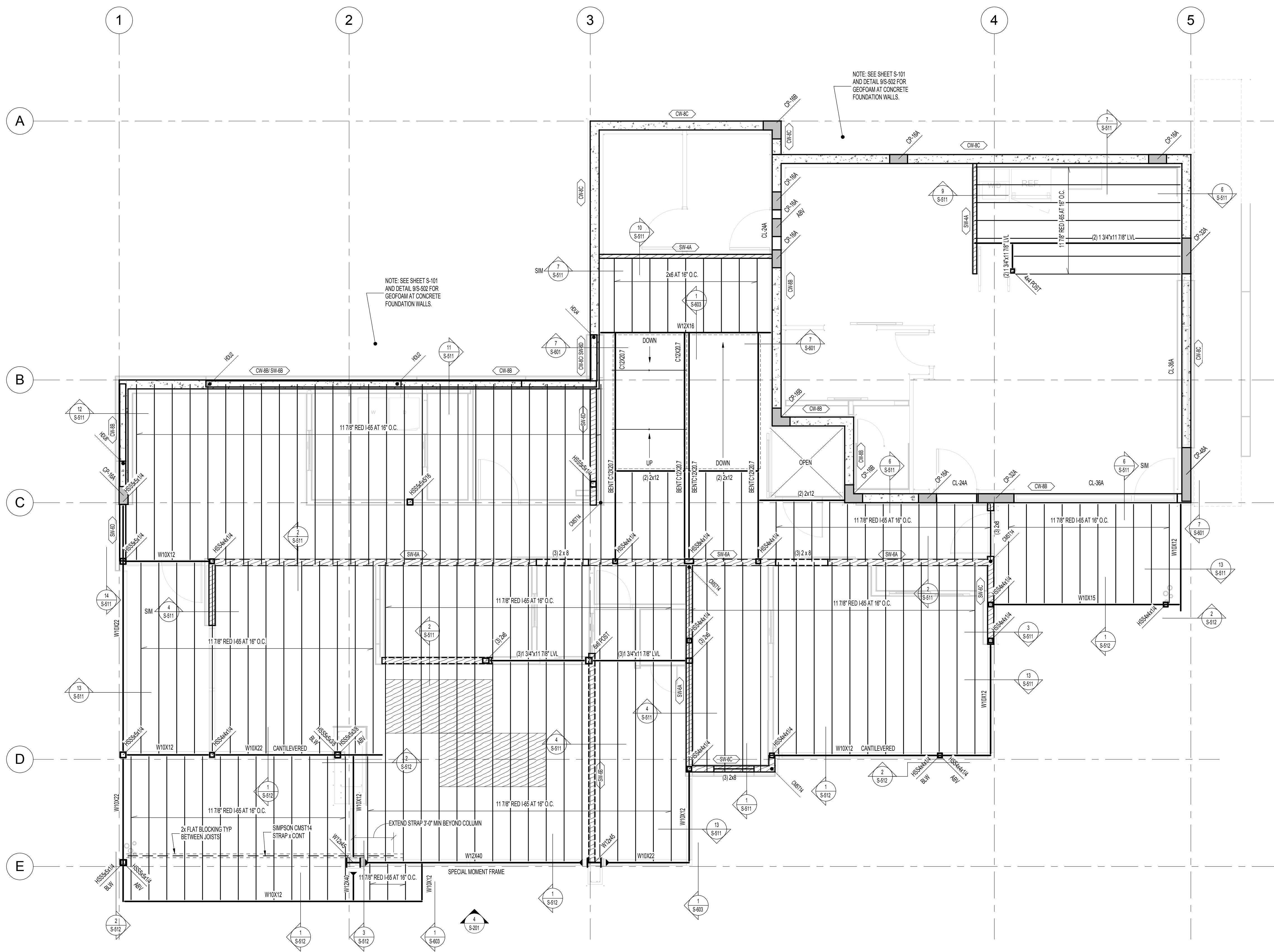
FLOOR LOAD: 30 psf
 DEAD LOAD: 30 psf
 LIVE LOAD: 40 psf
 TOTAL LOAD: 70 psf

FLOOR FRAMING PLAN NOTES

- VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
- SEE DETAIL 15-S21 FOR FRAMING AROUND ALL OPENINGS.
- SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL STEEL COLUMNS.
- UNLESS NOTED OTHERWISE, WOOD EXTERIOR WALLS AND INTERIOR BEARING/SHEAR WALLS TO BE 2x6 AT 16" O.C.
- REFER TO DETAIL 71S-21 AND HEADER BEARING SCHEDULE FOR NUMBER OF KING STUDS AND BEARING STUDS REQUIRED AT TYPICAL OPENINGS IN WOOD STUD WALLS.

HEADER BEARING SCHEDULE

OPENING WIDTH	KING STUDS	BEARING STUDS
0'-0" TO 4'-0"	1	2
4'-1" TO 6'-0"	1	3
6'-1" TO 10'-0"	2	4
10'-1" TO 13'-0"	2	5



1 MAIN LEVEL
 1/4" = 1'-0"



REV.	DATE
PROJECT #	14336
DATE:	08/21/14
TITLE:	ENTRY LEVEL FRAMING PLAN

MARKS AND SYMBOLS LEGEND

- SECTION MARK
- SHEET NUMBER
- INDICATES WOOD STUD WALL. DASHED WALLS STOP AT DECK
- INDICATES WOOD SHEARWALL TYPE. SEE SCHEDULE ON SHEET S801
- INDICATES PLYWOOD ROOF SHEATHING. SEE SCHEDULE ON SHEET S801
- INDICATES MOMENT CONNECTION. SEE DETAILS
- INDICATES FLOOR OFFSET. SEE DETAILS
- HSS-x INDICATES STEEL COLUMN SIZE. SEE SCHEDULE ON SHEET S803
- HDXx INDICATES SIMPSON HOLD DOWN TYPE. SEE SCHEDULE ON SHEET S802
- CMSTx INDICATES SIMPSON HOLDDOWN STRAP SIZE. SEE SCHEDULE ON SHEET S802

FLOOR FRAMING DESIGN LOADS

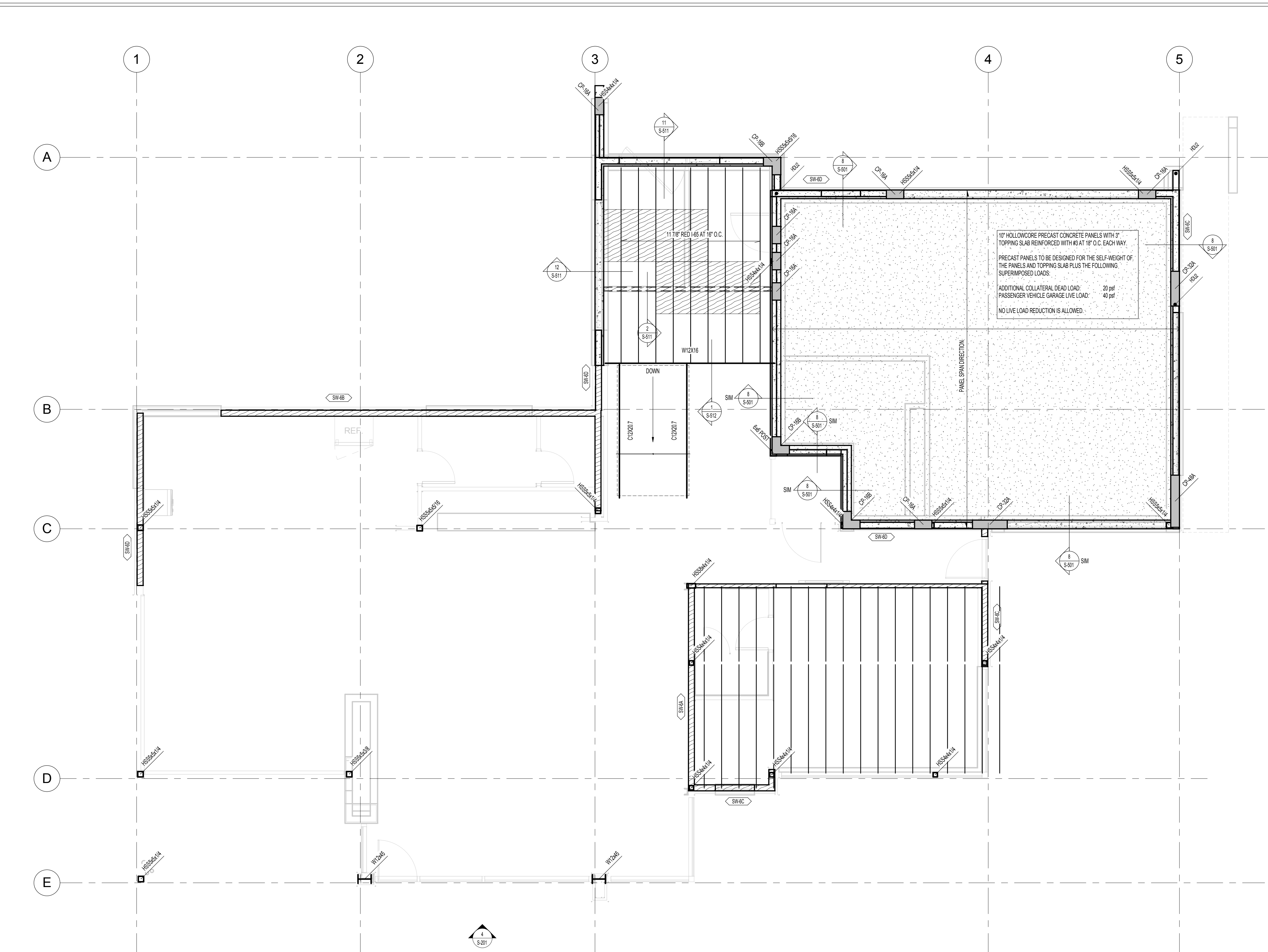
FLOOR LOAD:	30 psf
DEAD LOAD:	40 psf
LIVE LOAD:	70 psf
TOTAL LOAD:	70 psf

- ### FLOOR FRAMING PLAN NOTES
- VERIFY ALL FLOOR OPENINGS FOR MECHANICAL SHAFTS, STAIRS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
 - SEE DETAIL 1S-S21 FOR FRAMING AROUND ALL OPENINGS.
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS TO ALL STEEL COLUMNS.
 - UNLESS NOTED OTHERWISE, WOOD EXTERIOR WALLS AND INTERIOR BEARING/SHEAR WALLS TO BE 2x6 AT 16" O.C.
 - REFER TO DETAIL 7S-S21 AND HEADER BEARING SCHEDULE FOR NUMBER OF KING STUDS AND BEARING STUDS REQUIRED AT TYPICAL OPENINGS IN WOOD STUD WALLS.

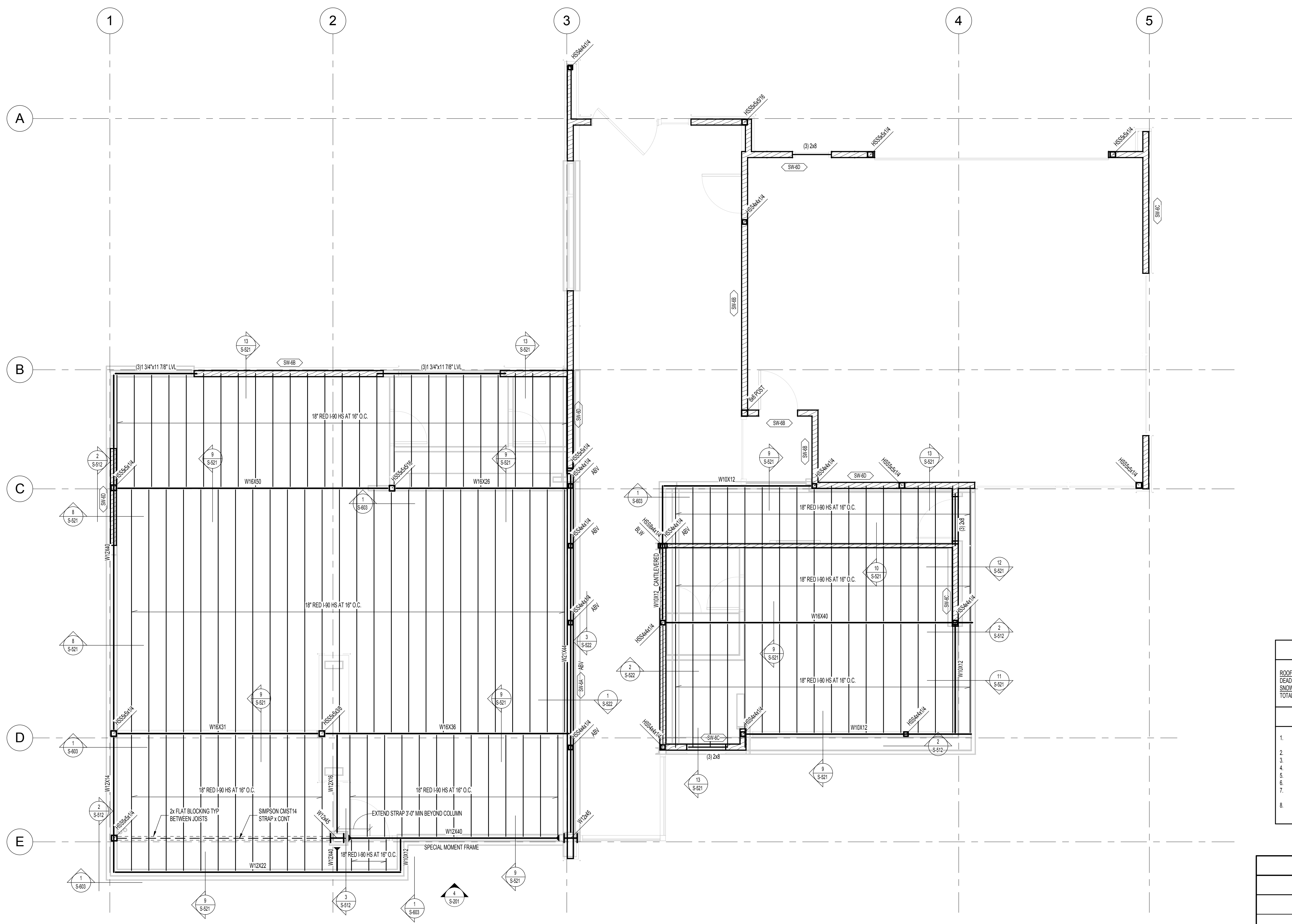
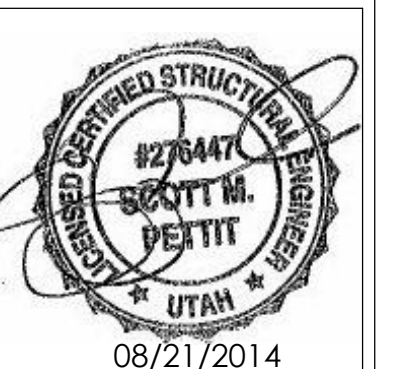
HEADER BEARING SCHEDULE

OPENING WIDTH	KING STUDS	BEARING STUDS
0'-0" TO 4'-0"	1	2
4'-1" TO 6'-0"	1	3
6'-1" TO 10'-0"	2	4
10'-1" TO 13'-0"	2	5

10" HOLLOWCORE PRECAST CONCRETE PANELS WITH 3" TOPPING SLAB REINFORCED WITH #4 AT 18" O.C. EACH WAY.
 PRECAST PANELS TO BE DESIGNED FOR THE SELF-WEIGHT OF THE PANELS AND TOPPING SLAB PLUS THE FOLLOWING SUPERIMPOSED LOADS:
 ADDITIONAL COLLATERAL DEAD LOAD: 20 psf
 PASSENGER VEHICLE GARAGE LIVE LOAD: 40 psf
 NO LIVE LOAD REDUCTION IS ALLOWED.



1 ENTRY LEVEL
 1/4" = 1'-0"



MARKS AND SYMBOLS LEGEND

- SECTION MARK
- SHEET NUMBER
- INDICATES WOOD STUD WALL, DASHED WALLS STOP AT DECK
- INDICATES WOOD SHEARWALL TYPE, SEE SCHEDULE ON SHEET S801
- INDICATES PLYWOOD ROOF SHEATHING, SEE SCHEDULE ON SHEET S801
- INDICATES MOMENT CONNECTION, SEE DETAILS
- INDICATES STEEL COLUMN SIZE, SEE SCHEDULE ON SHEET S803

ROOF FRAMING DESIGN LOADS

ROOF LOADS:	AT HEATED ROOFS	AT UNHEATED ROOFS
DEAD LOAD	45 psf	45 psf
SNOW LOAD	184 psf	221 psf
TOTAL LOAD	229 psf	266 psf

- ROOF FRAMING PLAN NOTES**
- VERIFY ALL ROOF OPENINGS FOR MECHANICAL SHAFTS, DRAINS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
 - SEE DETAIL 1S-S21 FOR FRAMING AROUND ALL OPENINGS.
 - SEE DETAIL 1S-S21 FOR TYPICAL BUILT-UP BEAM DETAIL.
 - SEE DETAIL 3S-S21 FOR TYPICAL TOP PLATE SPLICE DETAIL.
 - SEE DETAIL 4S-S21 FOR TYPICAL TOP PLATE SPLICE SCHEDULE AT PIPE.
 - SEE ARCHITECTURAL PLANS FOR DIMENSIONS TO ALL STEEL COLUMNS.
 - UNLESS NOTED OTHERWISE, WOOD EXTERIOR WALLS AND INTERIOR BEARING/SHEAR WALLS TO BE 2x6 AT 16" O.C.
 - REFER TO DETAIL 7S-S21 AND HEADER BEARING SCHEDULE FOR NUMBER OF KING STUDS AND BEARING STUDS REQUIRED AT TYPICAL OPENINGS IN WOOD STUD WALLS.

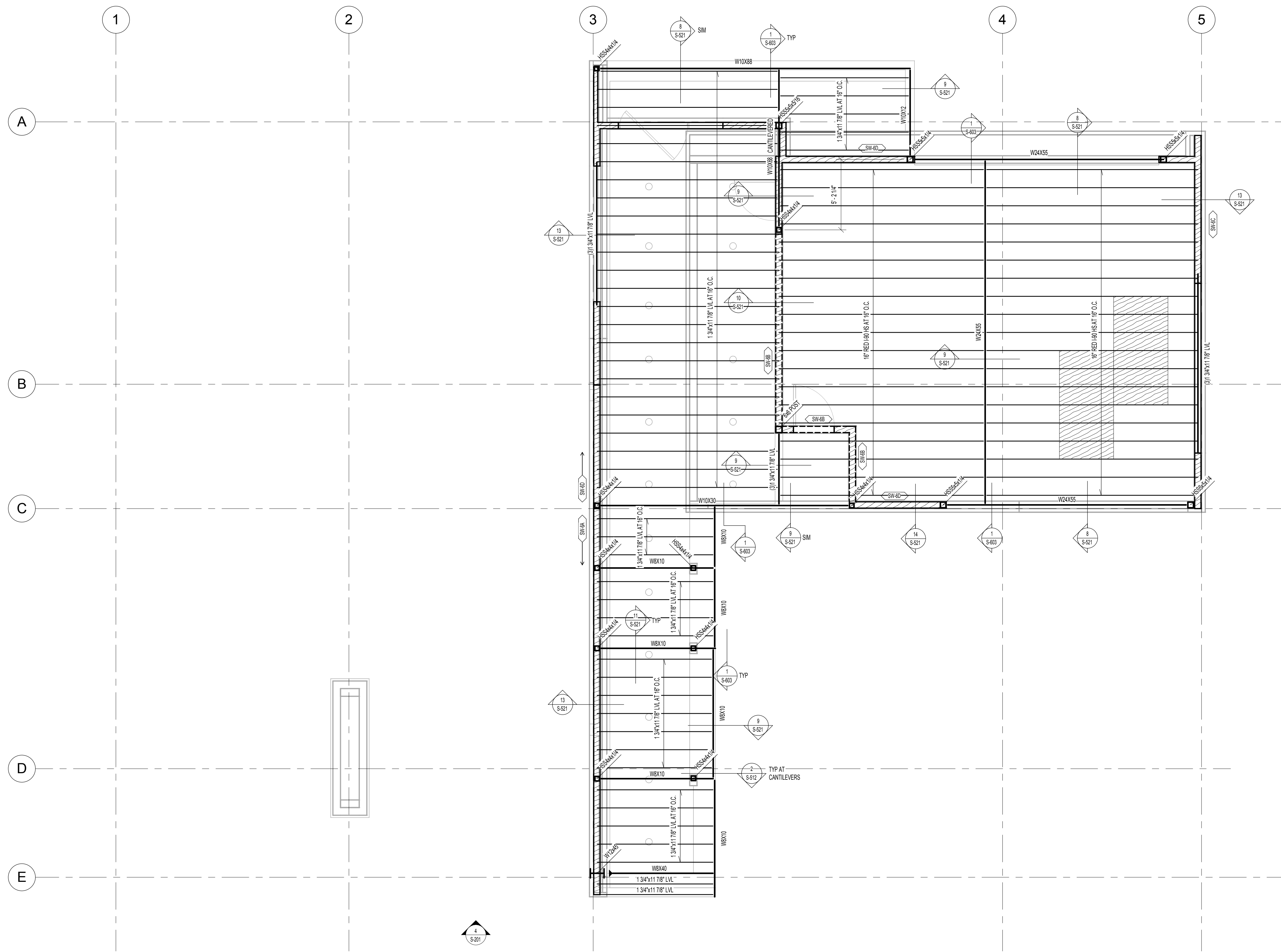
HEADER BEARING SCHEDULE

OPENING WIDTH	KING STUDS	BEARING STUDS
0'-0" TO 4'-0"	1	2
4'-1" TO 6'-0"	1	3
6'-1" TO 10'-0"	2	4
10'-1" TO 13'-0"	2	5

1 MAIN ROOF FRAMING
 1/4" = 1'-0"

REV. DATE

PROJECT # 14336
 DATE: 08/21/14
 TITLE: MAIN ROOF FRAMING PLAN



MARKS AND SYMBOLS LEGEND

- SECTION MARK
- SHEET NUMBER
- INDICATES WOOD STUD WALL. DASHED WALLS STOP AT DECK.
- INDICATES WOOD SHEARWALL TYPE. SEE SCHEDULE ON SHEET S801.
- INDICATES PLYWOOD ROOF SHEATHING. SEE SCHEDULE ON SHEET S801.
- INDICATES MOMENT CONNECTION. SEE DETAILS.
- INDICATES STEEL COLUMN SIZE. SEE SCHEDULE ON SHEET S803.

ROOF FRAMING DESIGN LOADS

ROOF LOADS:	AT HEATED ROOFS	AT UNHEATED ROOFS
DEAD LOAD	45 psf	45 psf
SNOW LOAD	184 psf	221 psf
TOTAL LOAD	229 psf	266 psf

- ROOF FRAMING PLAN NOTES**
- VERIFY ALL ROOF OPENINGS FOR MECHANICAL SHAFTS, DRAINS, ETC. WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.
 - SEE DETAIL 1S-S21 FOR FRAMING AROUND ALL OPENINGS.
 - SEE DETAIL 1S-S21 FOR TYPICAL BUILT-UP BEAM DETAIL.
 - SEE DETAIL 3S-S21 FOR TYPICAL TOP PLATE SPLICE DETAIL.
 - SEE DETAIL 4S-S21 FOR TYPICAL TOP PLATE SPLICE SCHEDULE AT PIPE.
 - SEE ARCHITECTURAL PLANS FOR DIMENSIONS TO ALL STEEL COLUMNS.
 - UNLESS NOTED OTHERWISE, WOOD EXTERIOR WALLS AND INTERIOR BEARING/SHEAR WALLS TO BE 2x6 AT 18" O.C.
 - REFER TO DETAIL 7S-S21 AND HEADER BEARING SCHEDULE FOR NUMBER OF KING STUDS AND BEARING STUDS REQUIRED AT TYPICAL OPENINGS IN WOOD STUD WALLS.

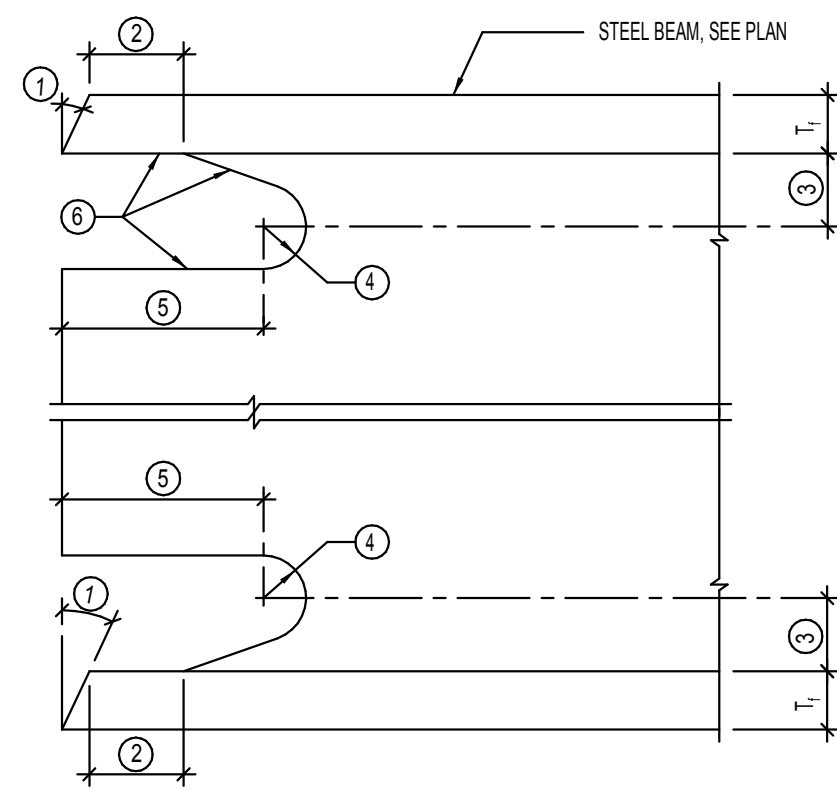
HEADER BEARING SCHEDULE

OPENING WIDTH	KING STUDS	BEARING STUDS
0'-0" TO 4'-0"	1	2
4'-1" TO 6'-0"	1	3
6'-1" TO 10'-0"	2	4
10'-1" TO 13'-0"	2	5

1 HIGH ROOF FRAMING
 1/4" = 1'-0"

REV. DATE

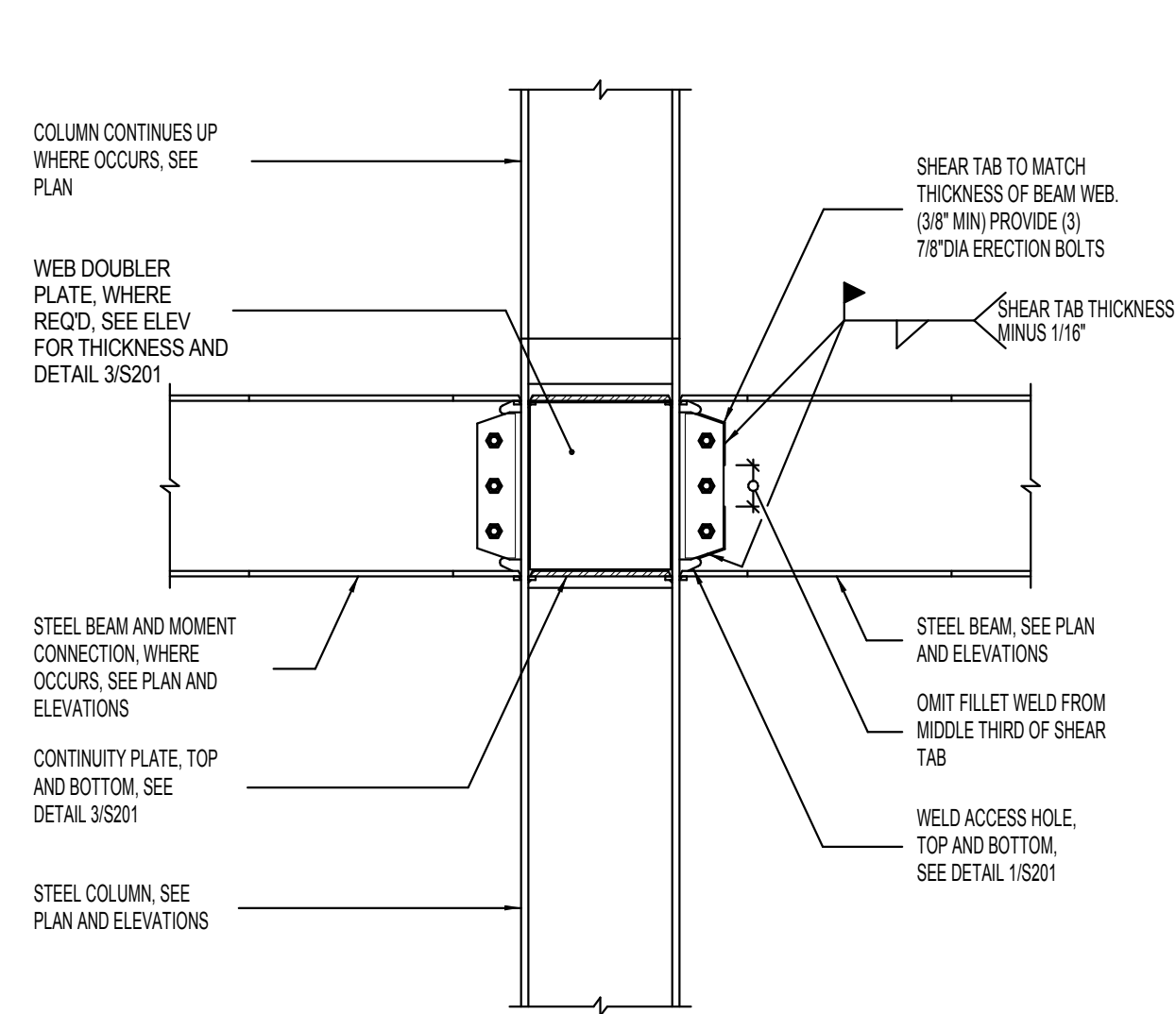
PROJECT # 14336
 DATE: 08/21/14
 TITLE:
 UPPER ROOF FRAMING PLAN



- NOTES:
- BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
 - TOLERANCES SHALL NOT ACCUMULATE TO THE EXTENT THAT THE ANGLE OF THE ACCESS HOLE CUT TO THE FLANGE SURFACE EXCEEDS 2°.
 - LARGER OF T OR $1/2"$ (PLUS $1/2 T$, MINUS $1/4 T$).
 - $3/4 T$ TOP, $3/4$ MIN ($\le 1/4$).
 - $3/8"$ MINIMUM RADIUS (PLUS NOT LIMITED, MINUS 0).
 - $3 T \pm 1/2"$.
 - FABRICATION DETAILS, INCLUDING CUTTING METHODS, SMOOTHNESS REQUIREMENTS, AND OTHER QUALITY ASSURANCE GUIDELINES, SHALL CONFORM TO THE REQUIREMENTS OF AISC-341 AND AISC-358.

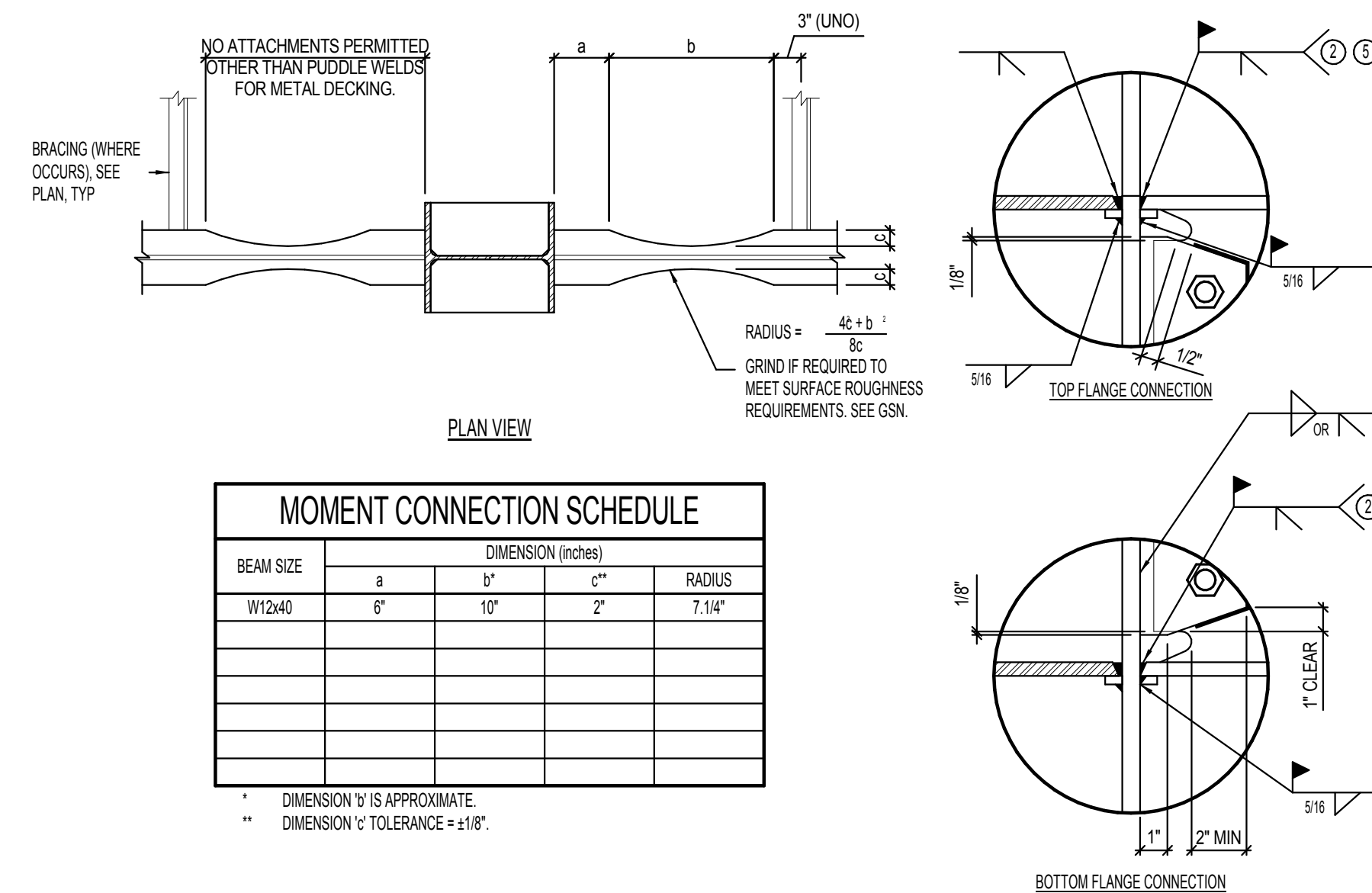
1 RATHOLE DETAIL AT MOMENT CONNECTION

NO SCALE



2 REDUCED BEAM SECTION MOMENT CONNECTION

NO SCALE

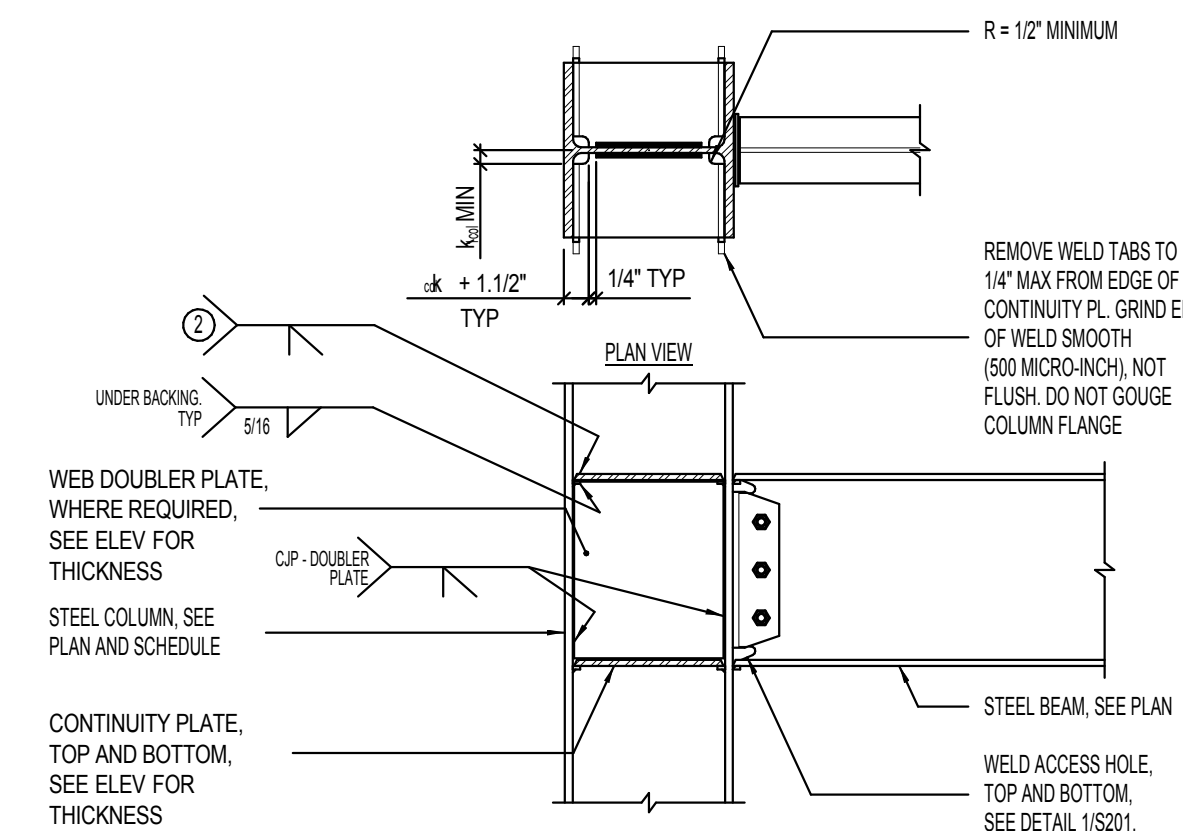


BEAM SIZE	DIMENSION (inches)			
	a	b	c	RADIUS
W12x40	6"	10"	2"	7.14"

* DIMENSION 'b' IS APPROXIMATE.
** DIMENSION 'c' TOLERANCE = ±1/8".

- NOTES:
- COPE TOP AND BOTTOM FLANGES IN CIRCULAR ARC AS SHOWN, USING MECHANICALLY GUIDED EQUIPMENT. DO NOT CUT BY HAND. EDGE TO BE FREE FROM NICKS AND GOUGES. SEE GSN.
 - C/P GROOVE WELD AT TOP AND BOTTOM FLANGES. AT TOP FLANGE, EITHER (1) REMOVE WELD BACKING, BACK GOUGE, AND ADD 5/16" MIN FILLET WELD, OR (2) LEAVE BACKING IN PLACE AND ADD 5/16" FILLET UNDER BACKING. AT BOTTOM FLANGE, REMOVE WELD BACKING, BACK GOUGE, AND ADD 5/16" MIN FILLET WELD.
 - COMPLETE JOINT PENETRATION WELD OR FILLET WELD TO BE 3/4 PLATE THICKNESS EACH SIDE.
 - CONSTRUCTION SEQUENCE:
 - TIGHTEN ERECTION BOLTS SNUG.
 - WELD TOP AND BOTTOM FLANGES. SEE FEMA-354.2 FOR WELDING SEQUENCE OF BOTTOM BEAM FLANGE.
 - WELD BEAM WEB.
 - THE USE OF WELD TABS IS REQUIRED FOR C/P WELDS. AFTER WELDING, REMOVE WELD TABS TO WITHIN 1/8" OF BASE METAL AND GRIND TO A SMOOTH TRANSITION.

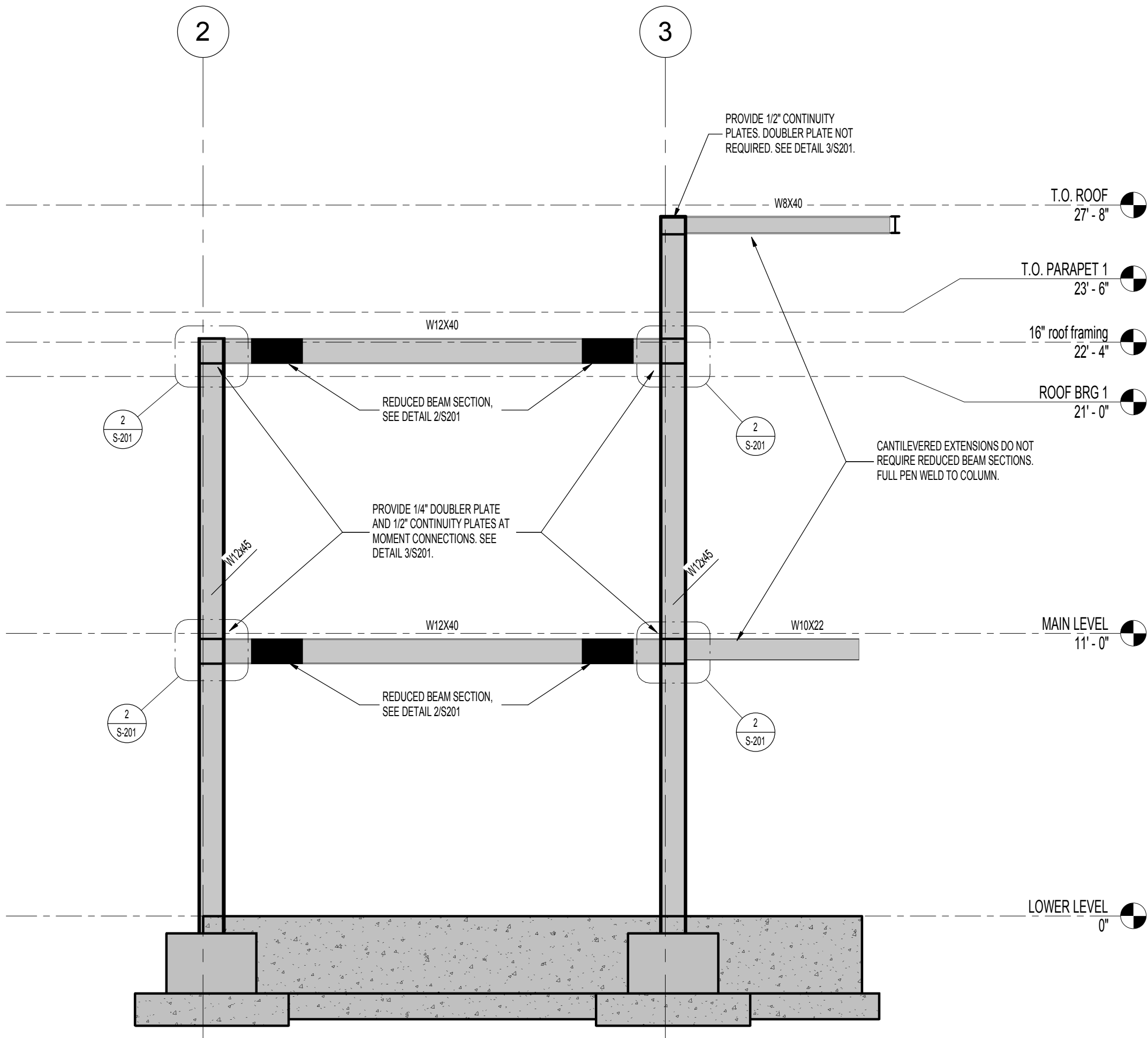
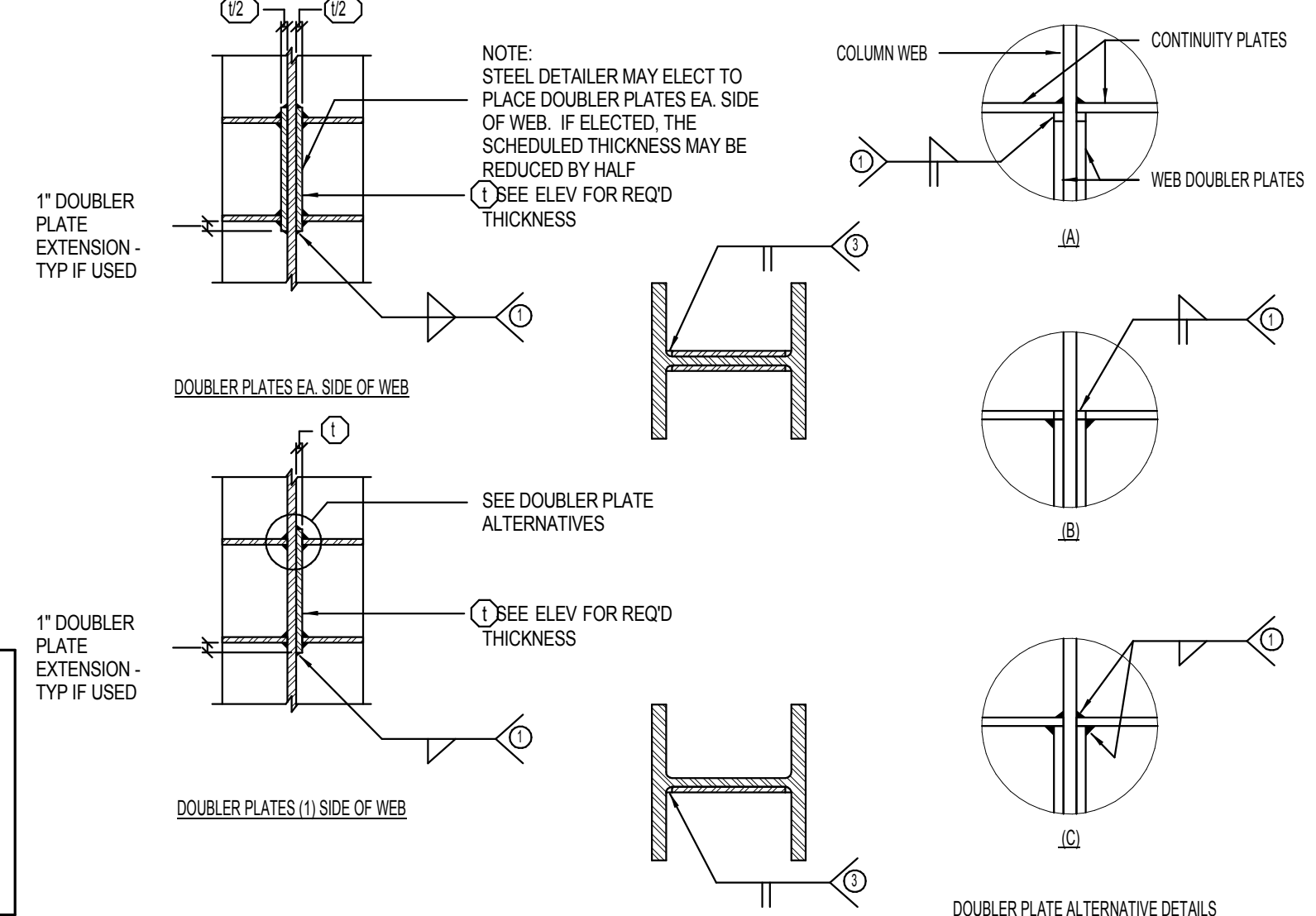
TOP FLANGE CONNECTION
BOTTOM FLANGE CONNECTION
1" CLEARANCE
5/16"
AFTER BACKING HAS BEEN REMOVED, BACK GOUGE AND INSPECTED



- NOTES:
- WELD SIZE SHALL BE 3/4 PLATE THICKNESS EACH SIDE OR C/P AT COLUMNS WITH DOUBLER PLATES. SEE DOUBLE PLATE ALTERNATIVE DETAILS.
 - C/P TYPICAL FOR EXTERIOR BEAM/COLUMN CONNECTIONS (BEAM ONE SIDE ONLY). WELD OF CONTINUITY PLATE TO COLUMN FLANGE AT FREE SIDE MAY BE FILLET WELDS AT TOP AND BOTTOM FACE OF PLATE.
 - DOUBLER PLATE WELDS IN THE COLUMN 'X-AREA' SHALL HAVE THE WELD TERMINATIONS AND THE COLUMN WEB ON THE OTHER SIDE OF THE WELD INSPECTED USING MAGNETIC PARTICLE OR LIQUID PENETRANT TESTING.
 - DOUBLER PLATES MAY BE LOCATED ON EITHER SIDE OF THE COLUMN WEB.
 - IF DOUBLER PLATES ARE PLACED ON EACH SIDE OF COLUMN WEB, THEN SCHEDULED THICKNESS SHOWN ON PLAN 1 MAY BE REDUCED BY HALF.

3 TYPICAL CONTINUITY AND DOUBLER PLATES AND SCHEDULE

NO SCALE



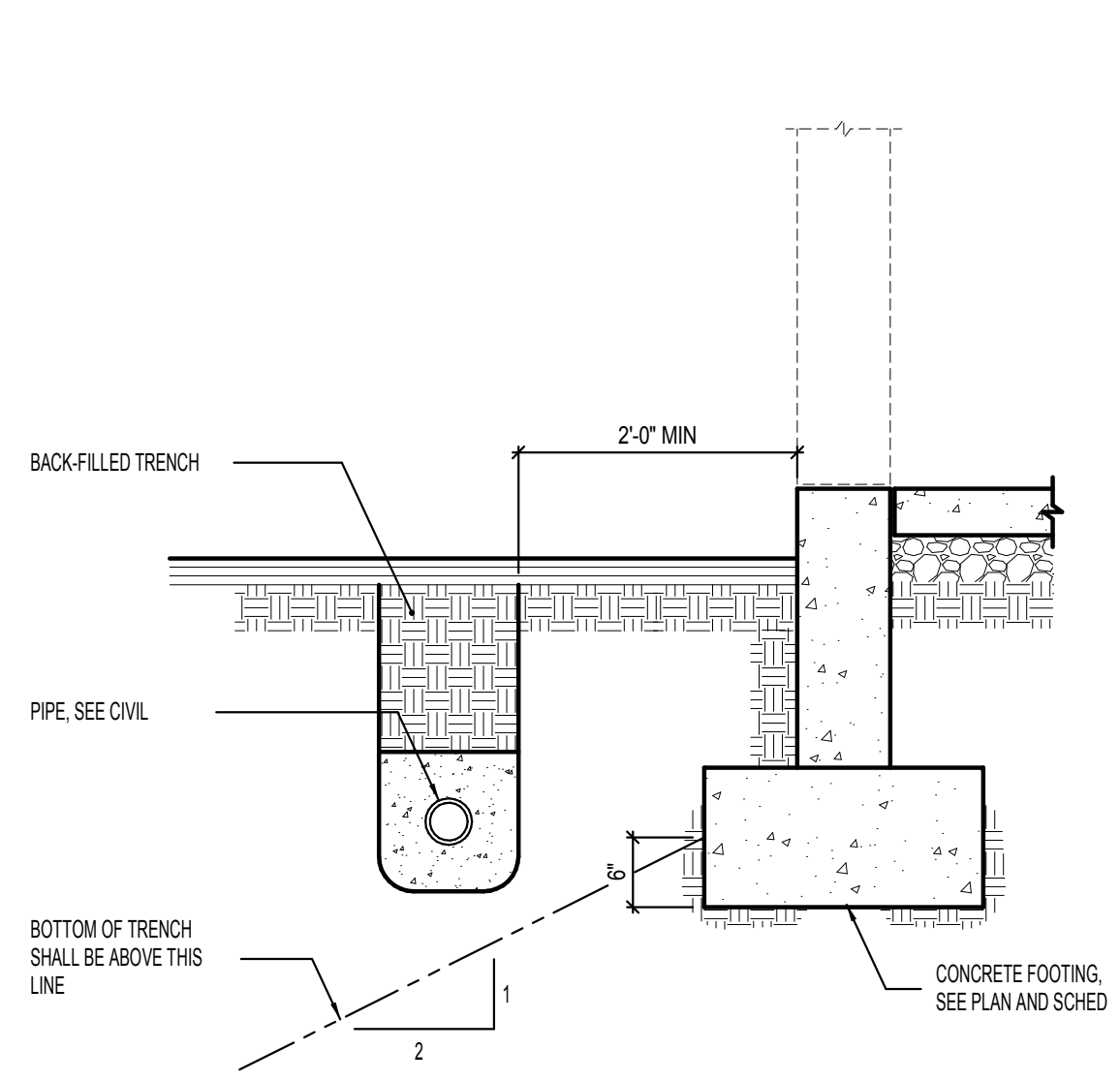
4 MOMENT FRAME ELEVATION

1/4" = 1'-0"

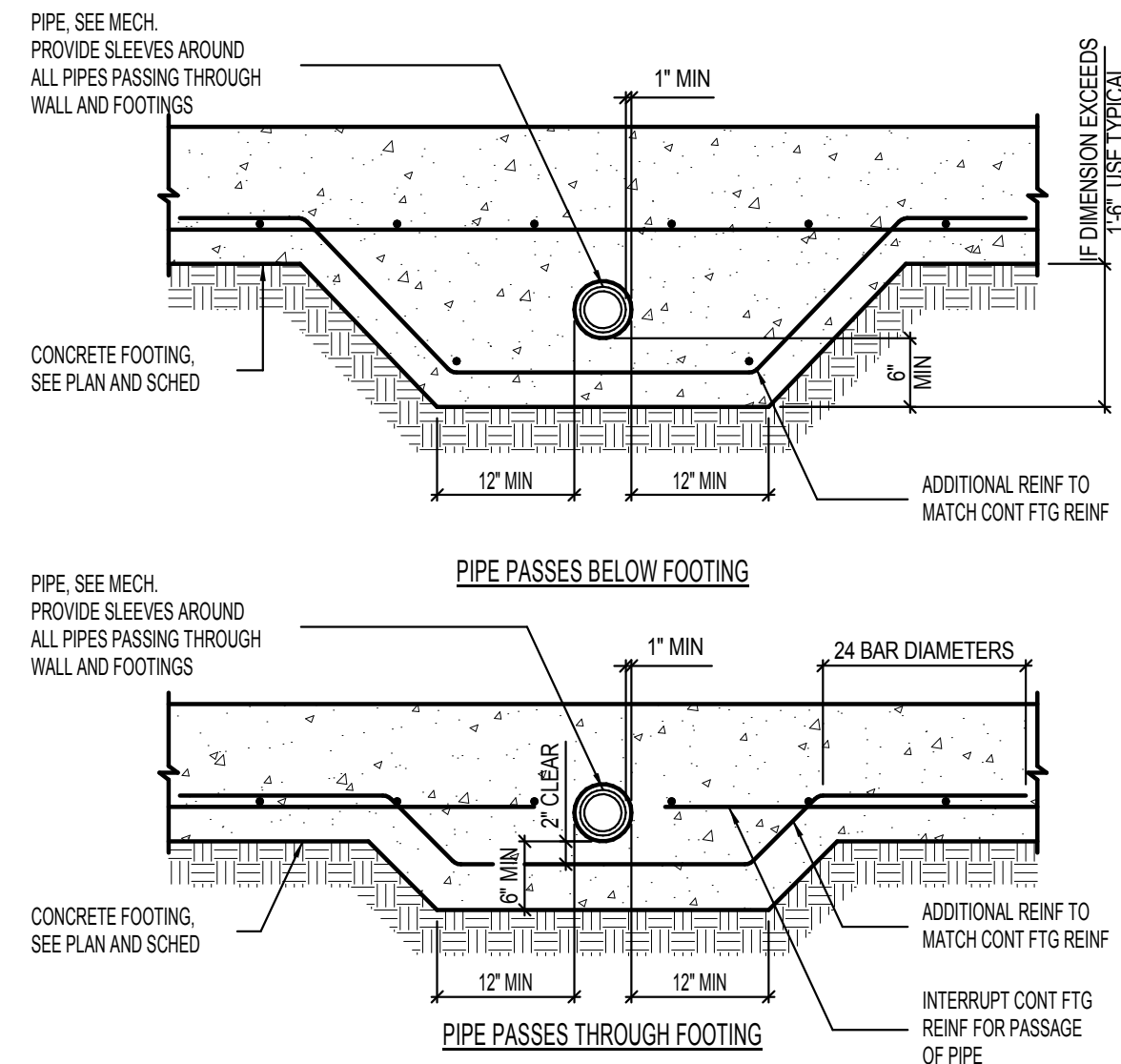


REV.	DATE

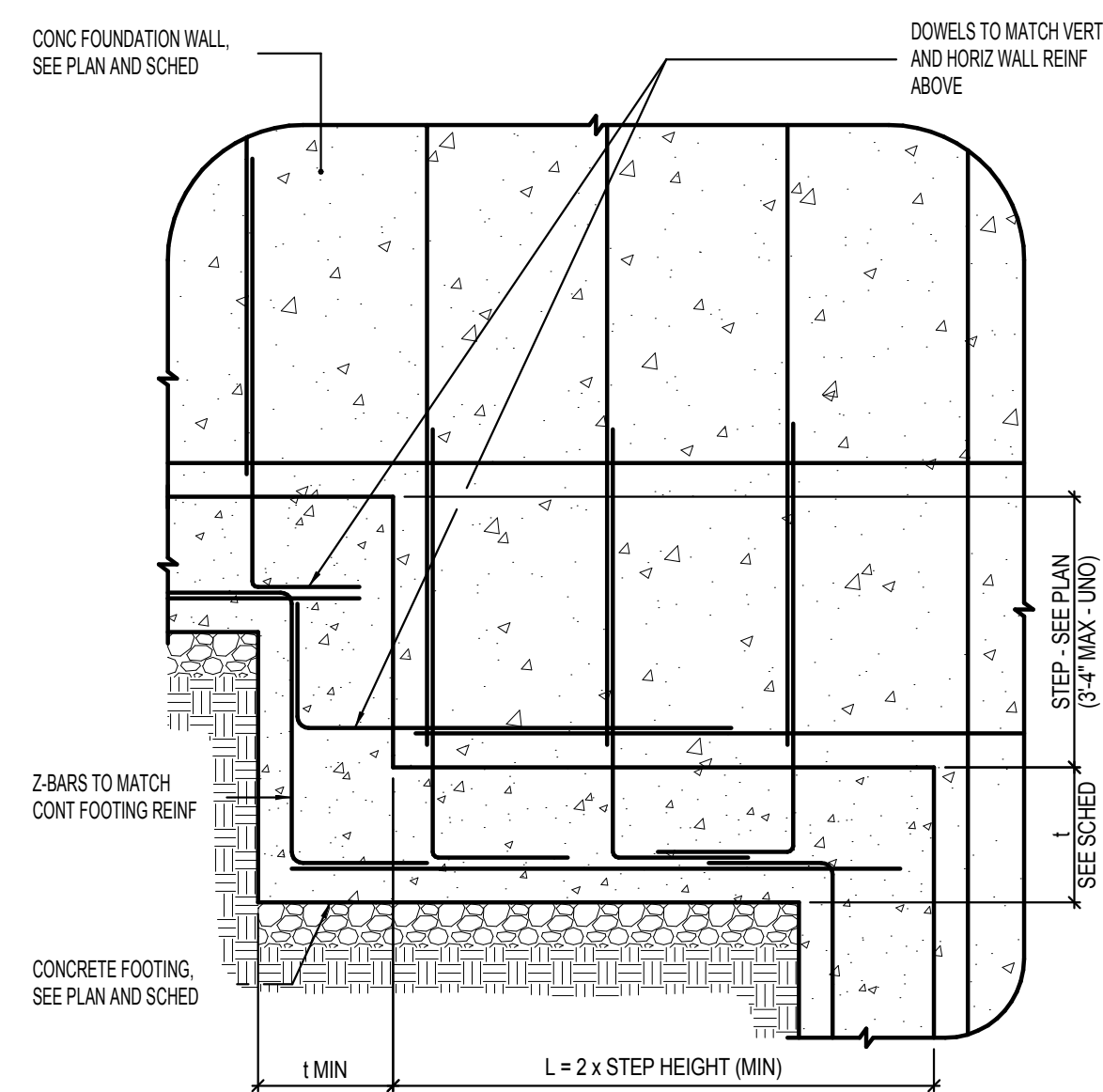
PROJECT # 14336
DATE: 08/21/14
TITLE: MOMENT FRAME



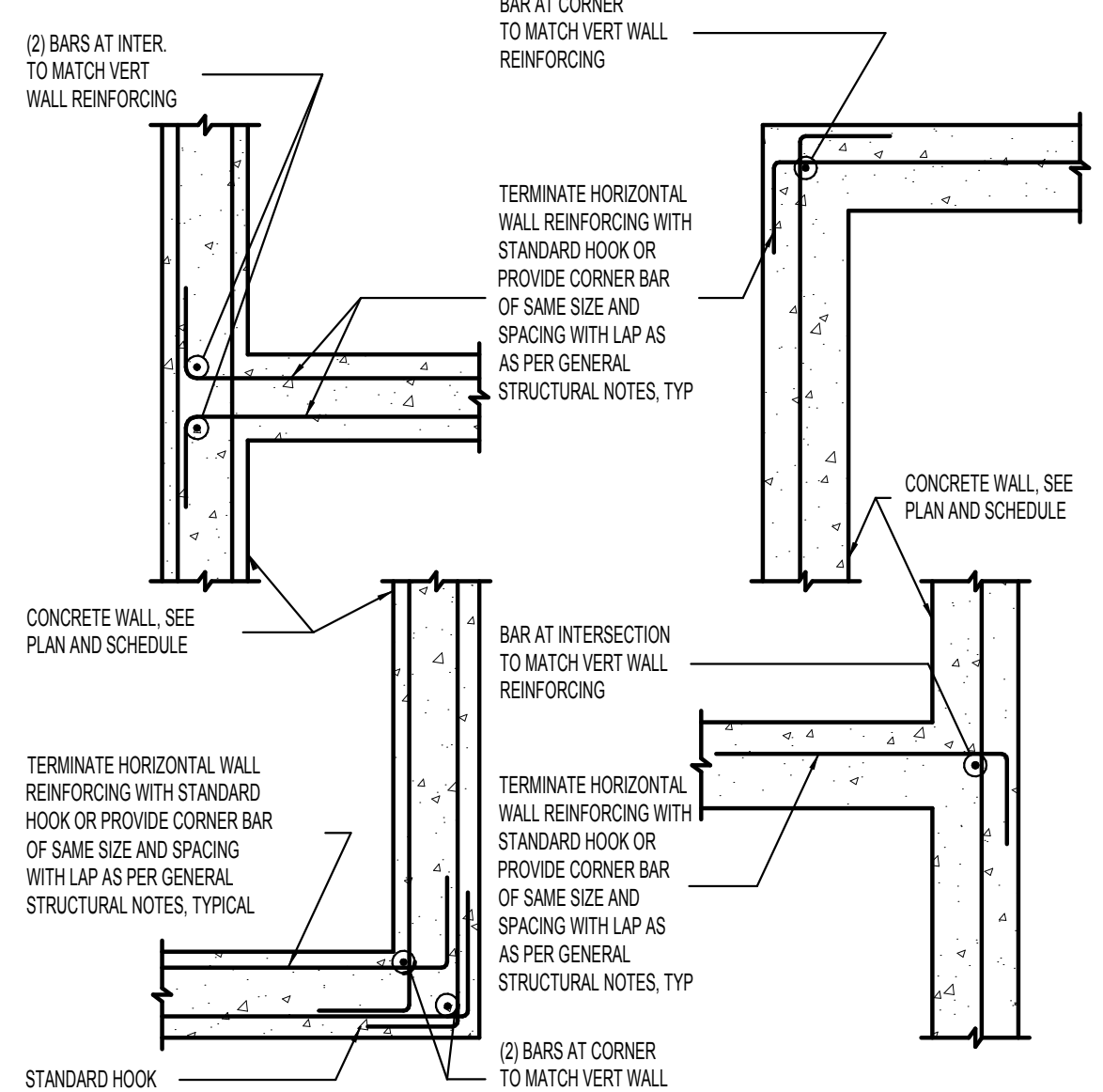
1 CONDITION AT PIPE PARALLEL TO CONCRETE FOOTING NO SCALE



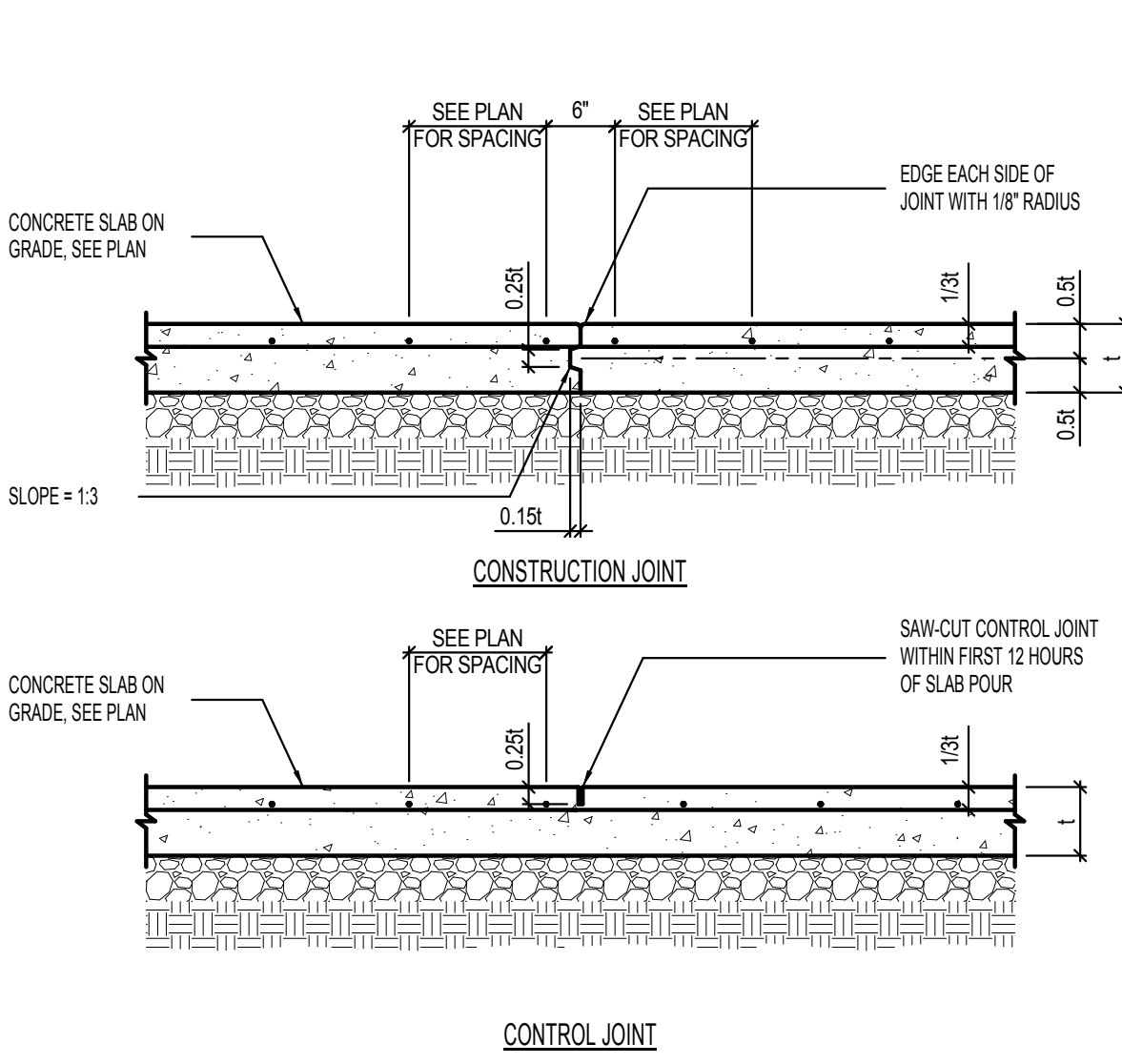
2 CONDITIONS AT PIPE PERPENDICULAR TO FOOTING NO SCALE



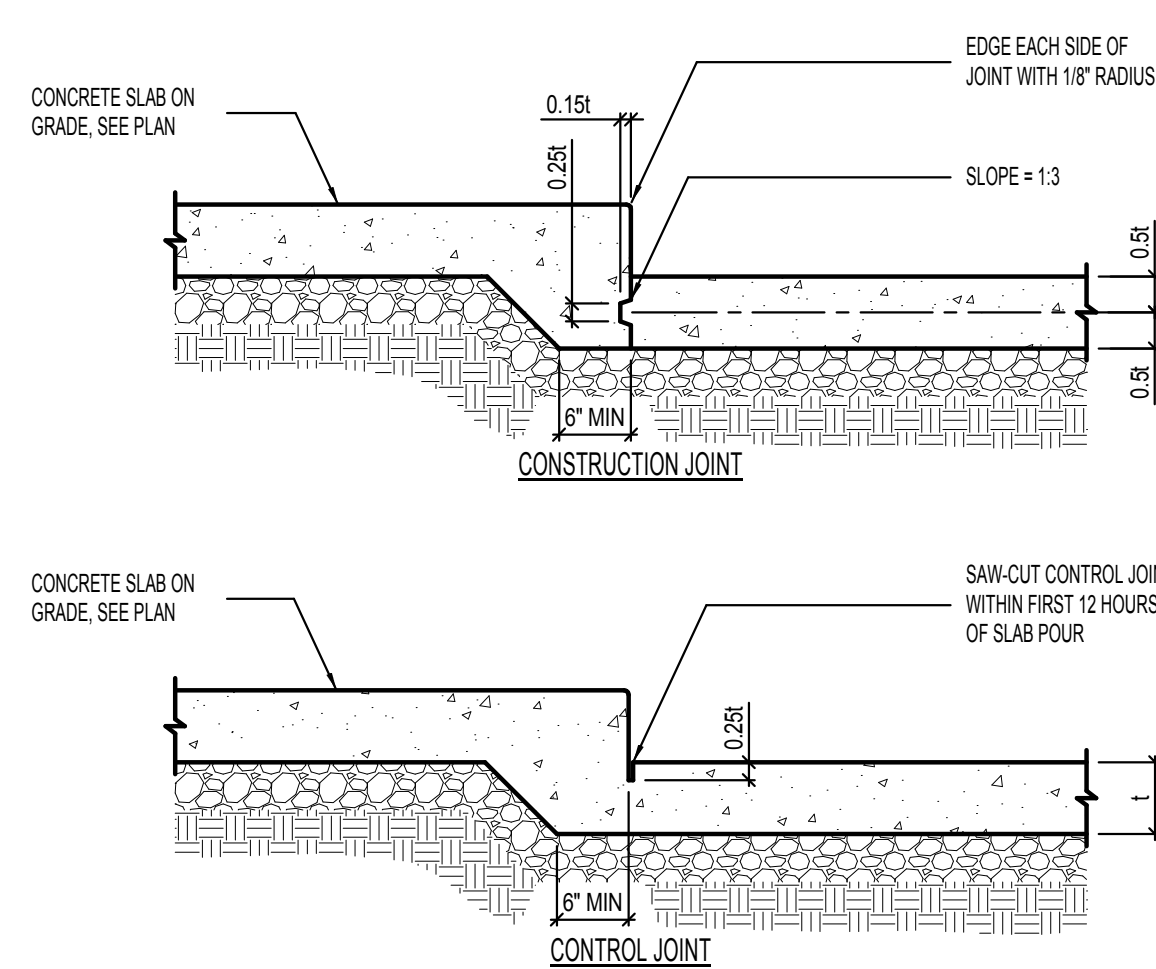
3 TYPICAL FOOTING STEP DETAIL NO SCALE



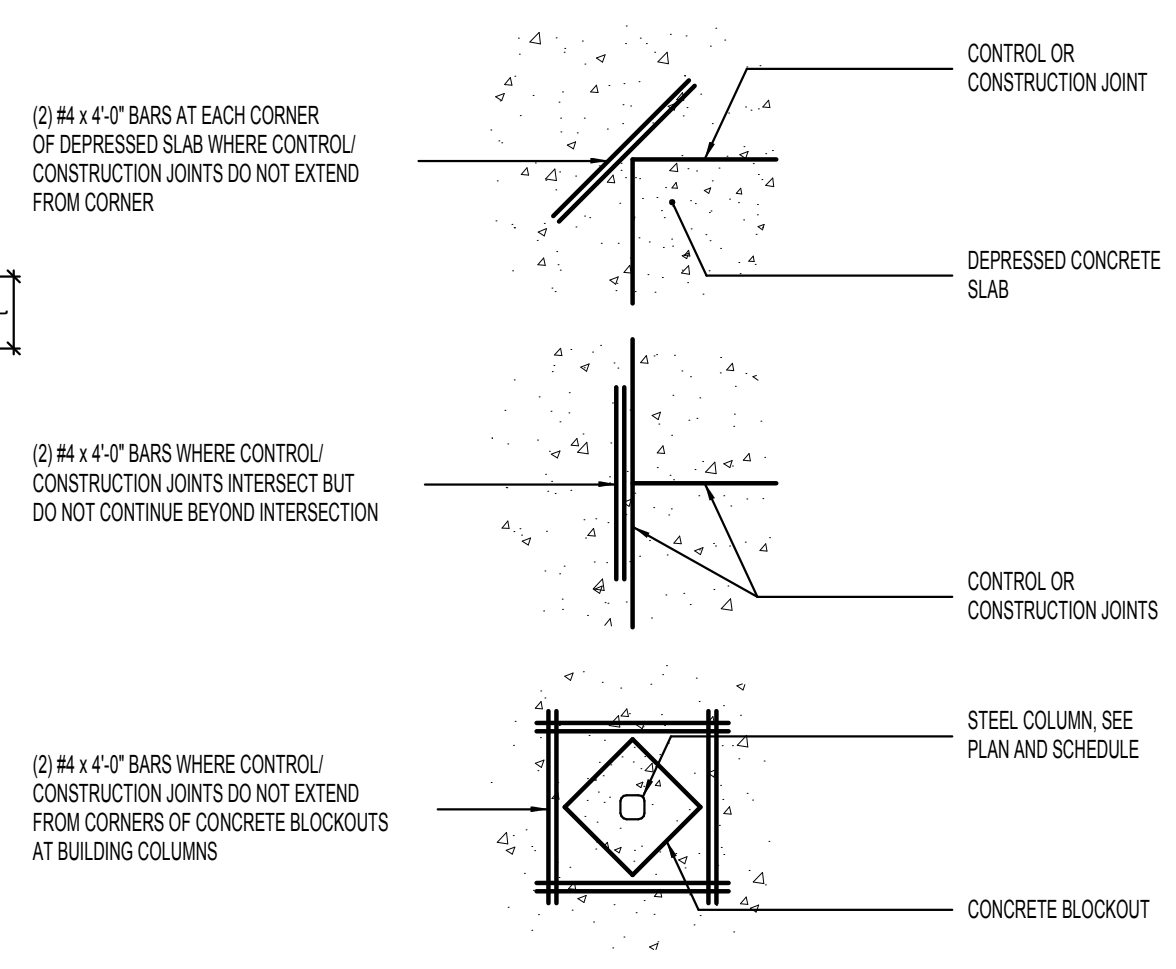
4 TYPICAL CORNER WALL REINFORCING AT CONCRETE WALLS [PLAN VIEW] NO SCALE



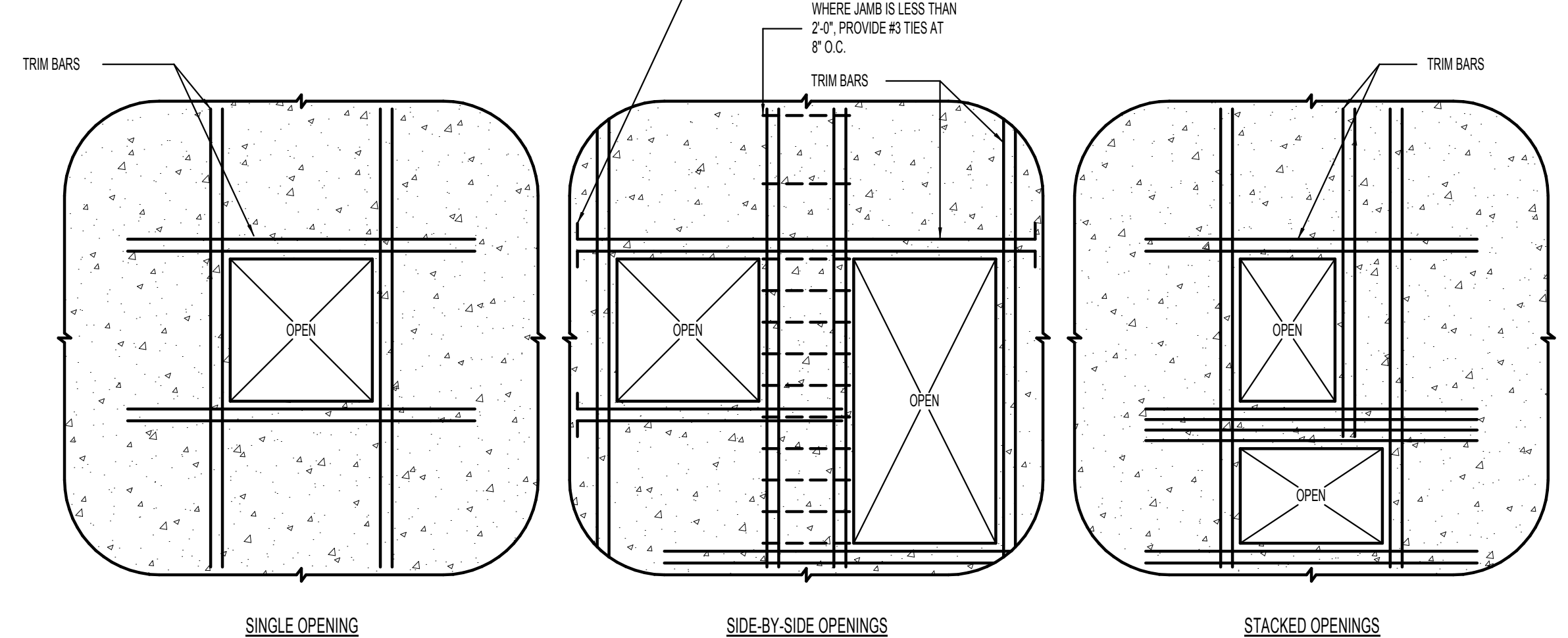
5 TYPICAL SLAB ON GRADE JOINT DETAILS NO SCALE



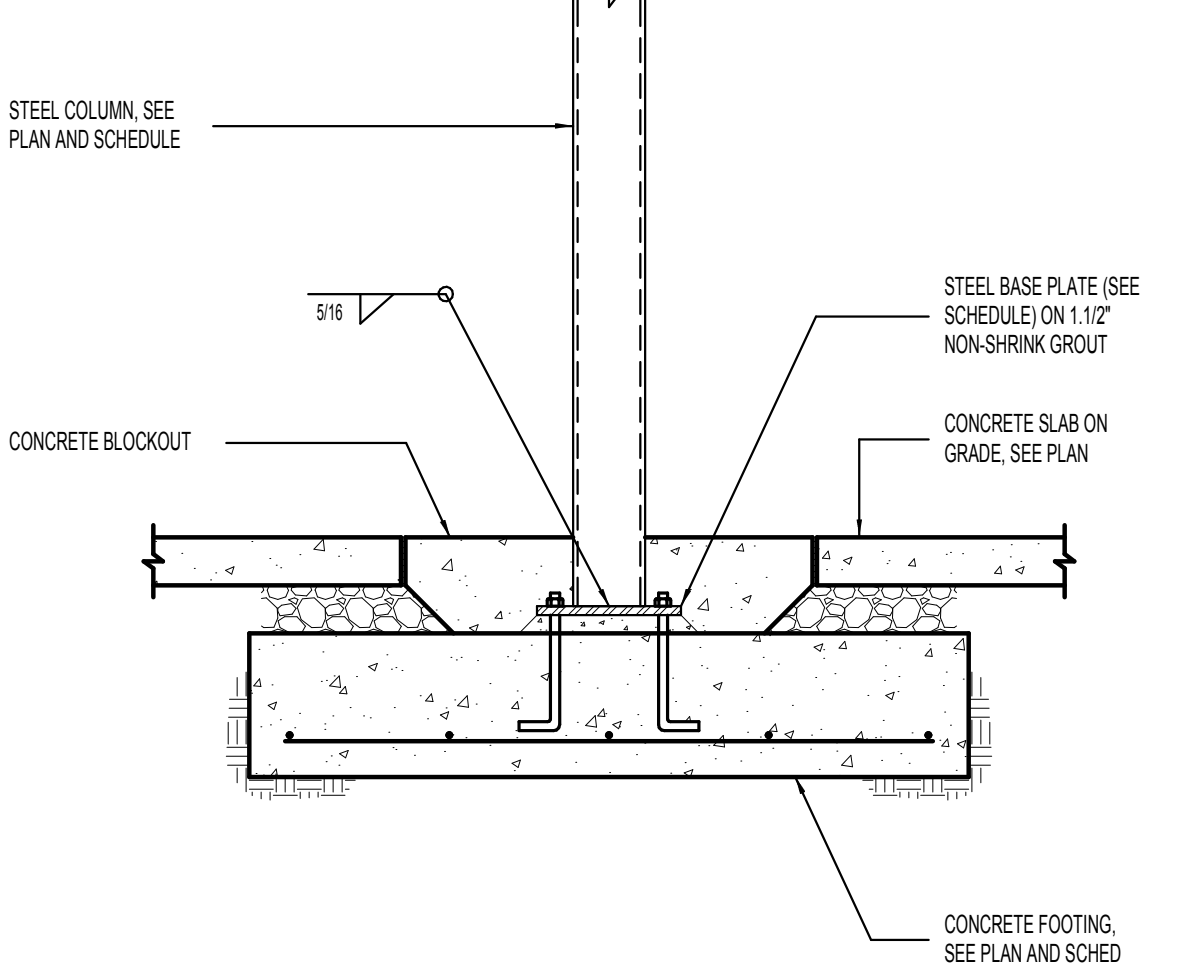
6 JOINT DETAILS AT SLAB DEPRESSIONS NO SCALE



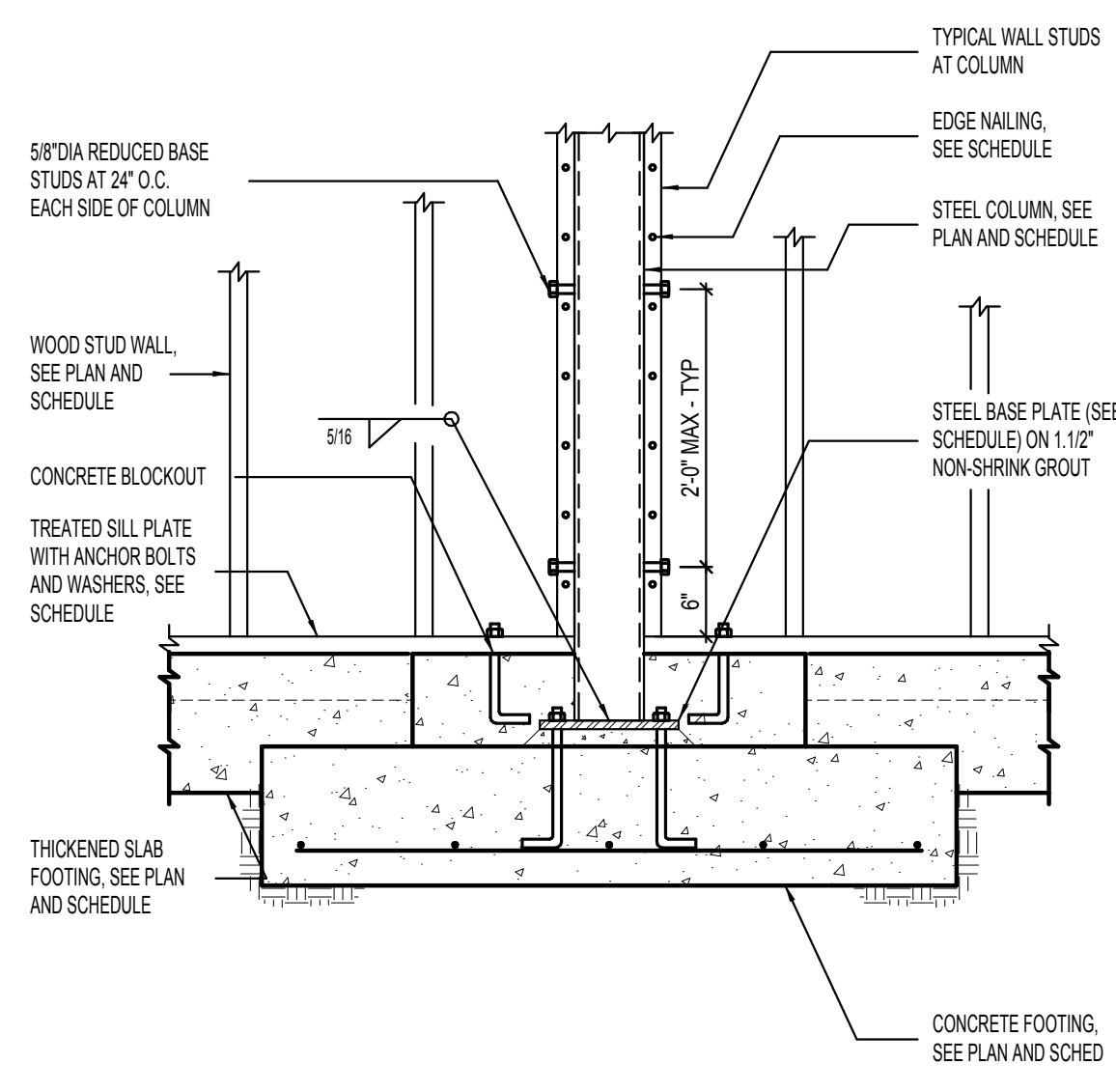
7 LOCATIONS REQUIRING ADDITIONAL SLAB REINFORCING [PLAN VIEW] NO SCALE



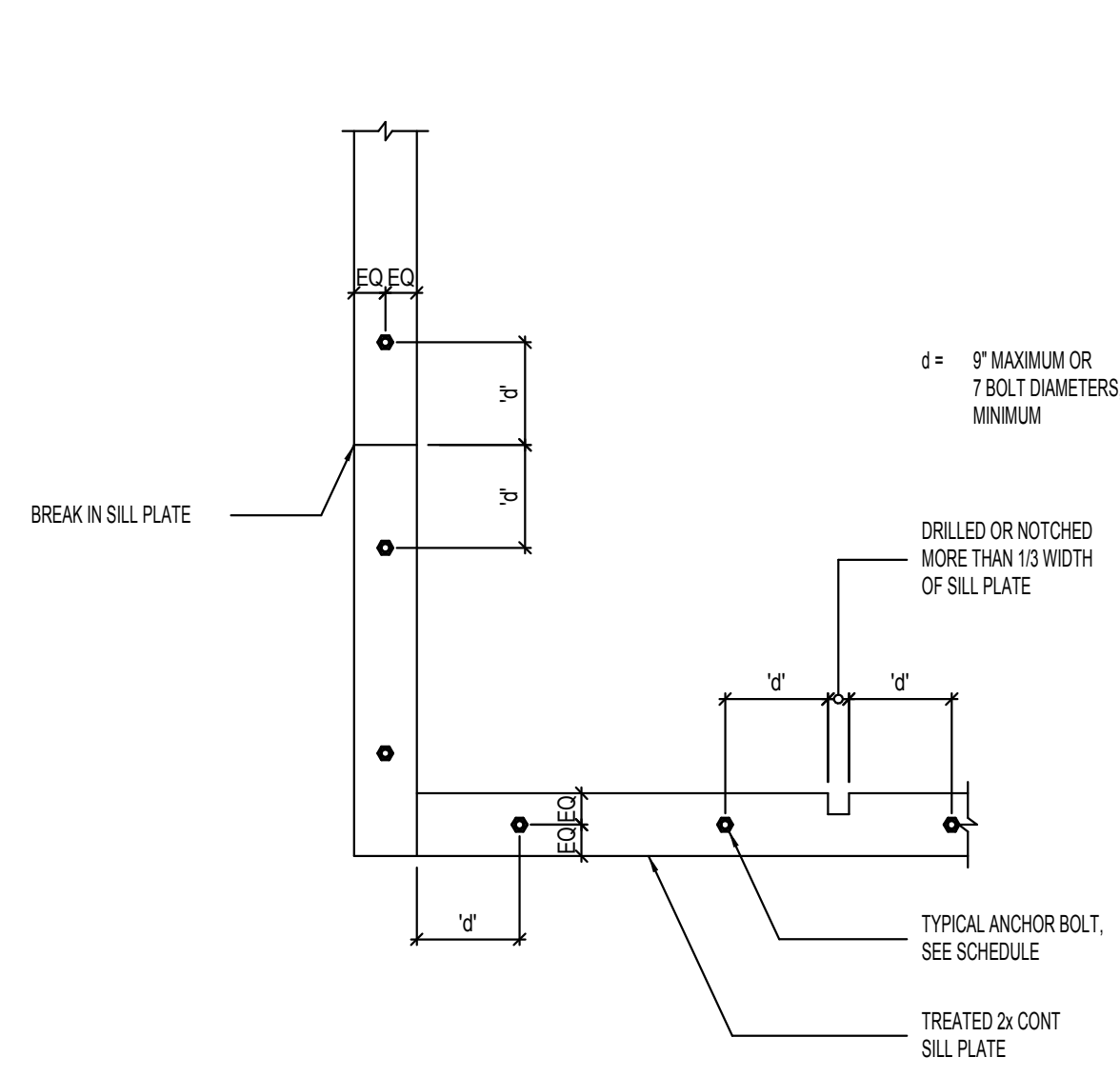
8 TYPICAL REINFORCING FOR MISCELLANEOUS OPENINGS LESS THAN 3'-0" IN CONCRETE WALLS WHERE MISCELLANEOUS OPENING WIDTH IS GREATER THAN 3'-0" WIDE, CONTACT STRUCTURAL ENGINEER. NO SCALE



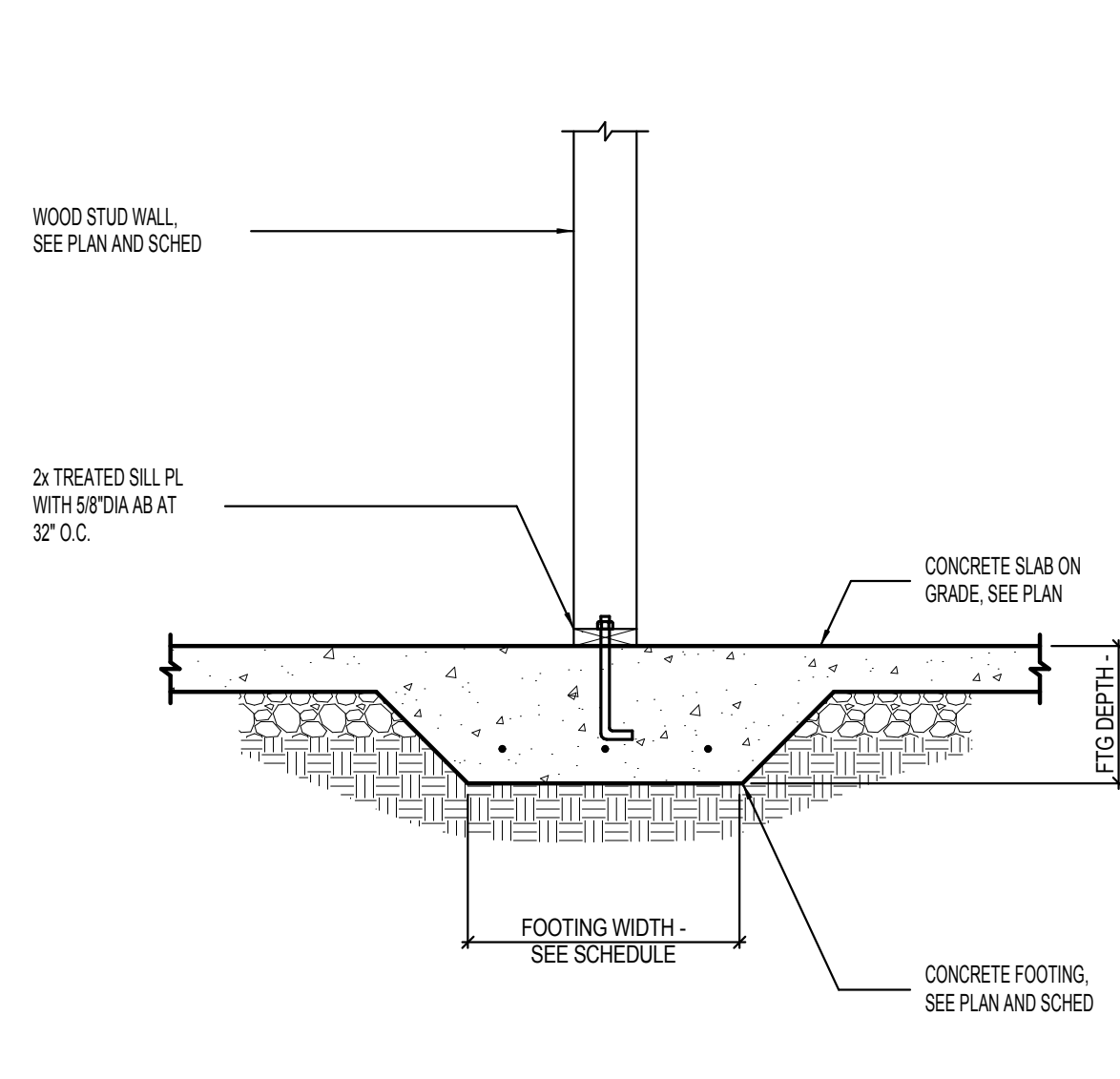
9 TYPICAL INTERIOR STEEL COLUMN TO FOOTING DETAIL NO SCALE



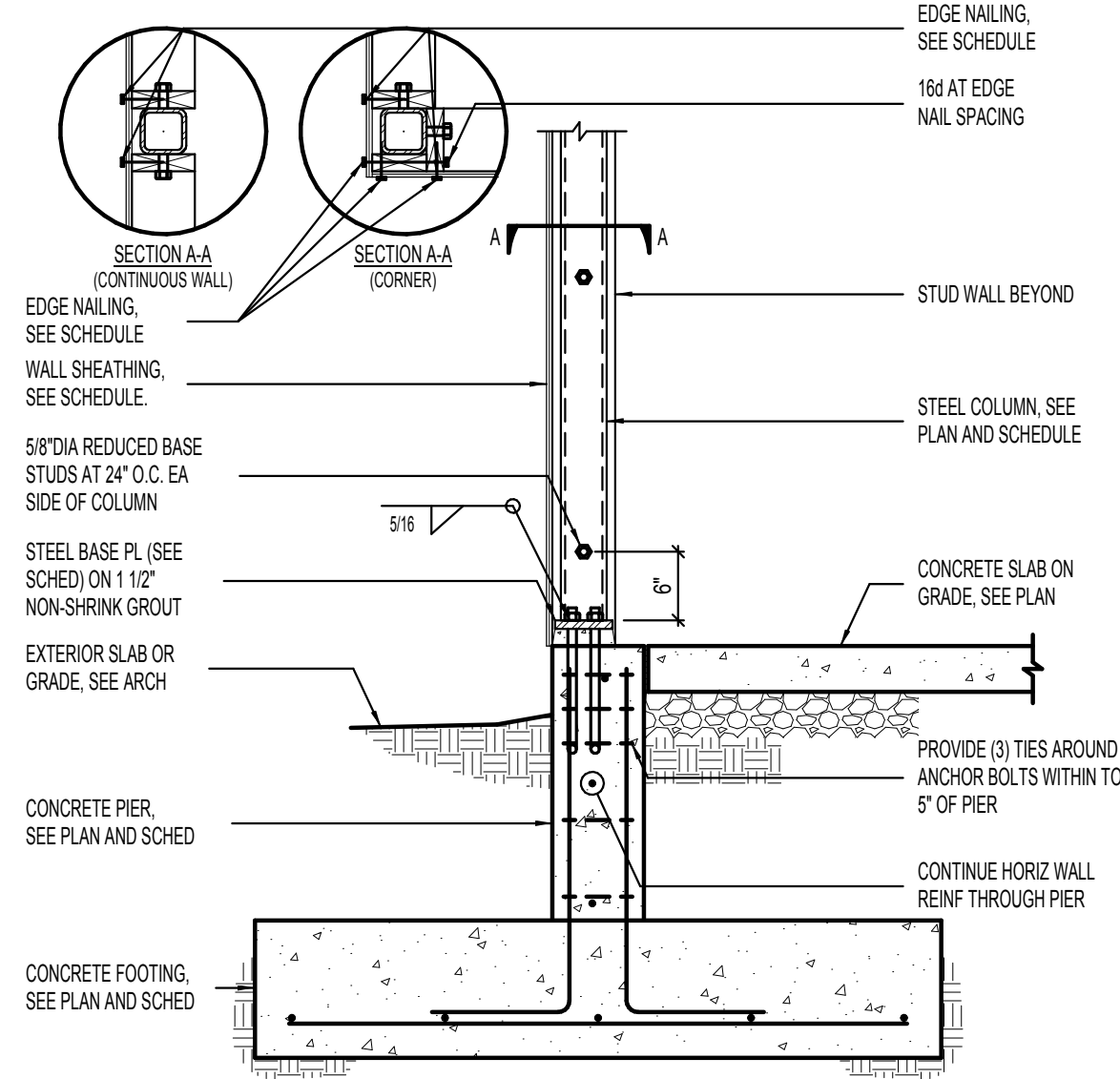
10 TYPICAL INTERIOR STEEL COLUMN TO FOOTING DETAIL AT WOOD FRAMED WALL NO SCALE



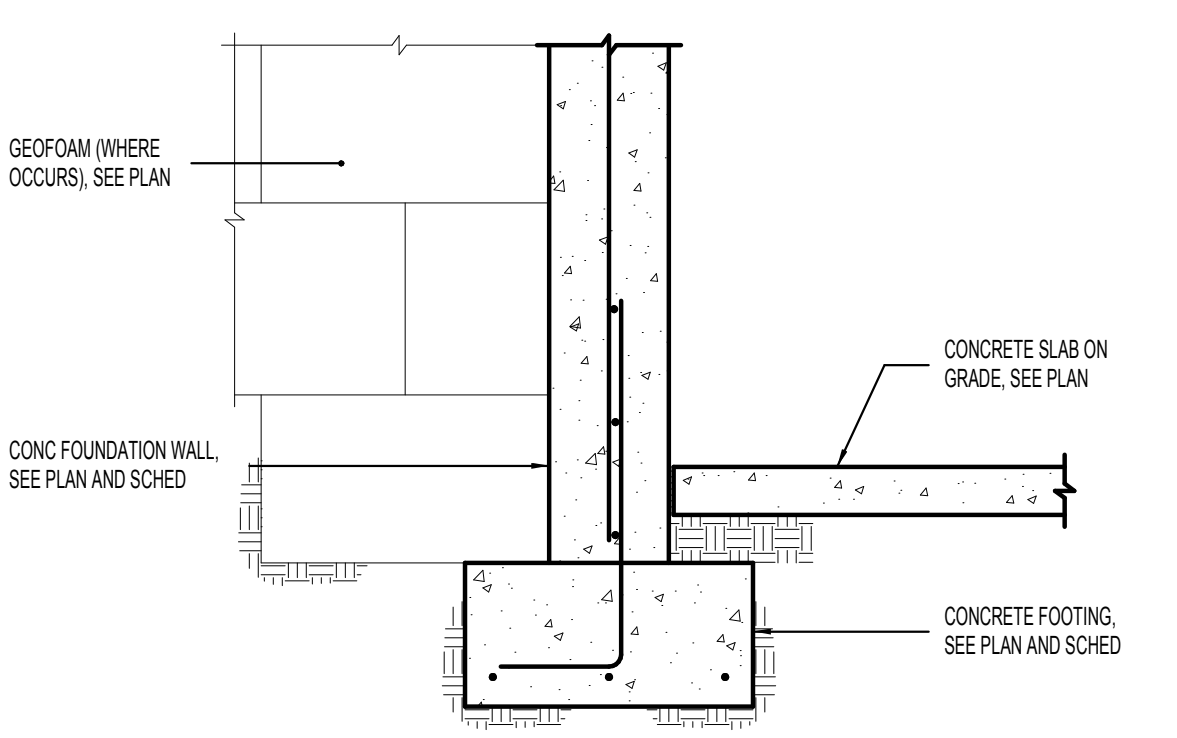
11 SILL PLATE BOLTING DETAIL [PLAN VIEW] NO SCALE



12 THICKENED SLAB FOOTING AT INTERIOR STUD WALL NO SCALE



13 TYPICAL STEEL COLUMN IN SHEARWALL TO CONCRETE PIER NO SCALE

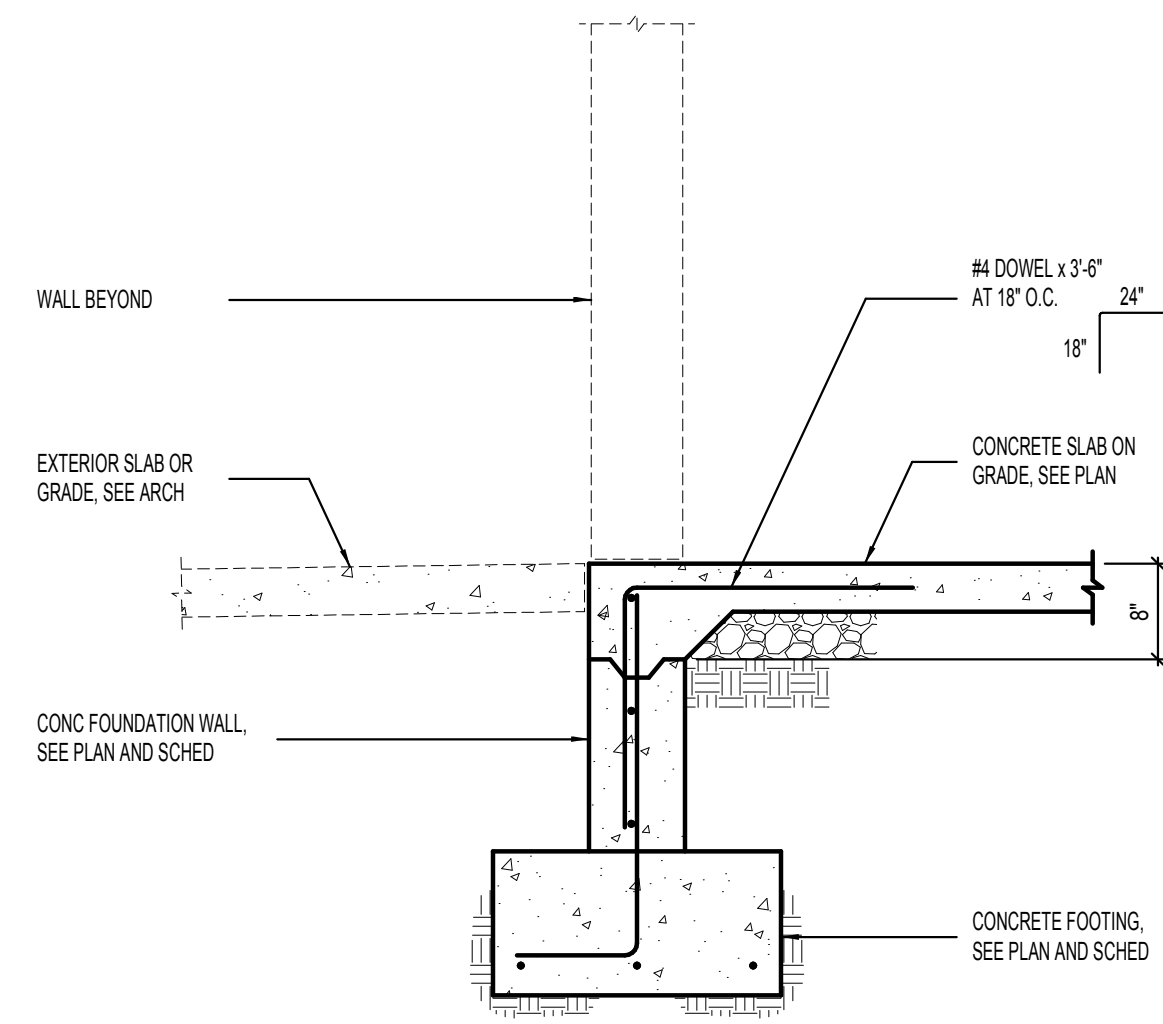


14 CONCRETE FOUNDATION WALL DETAIL NO SCALE



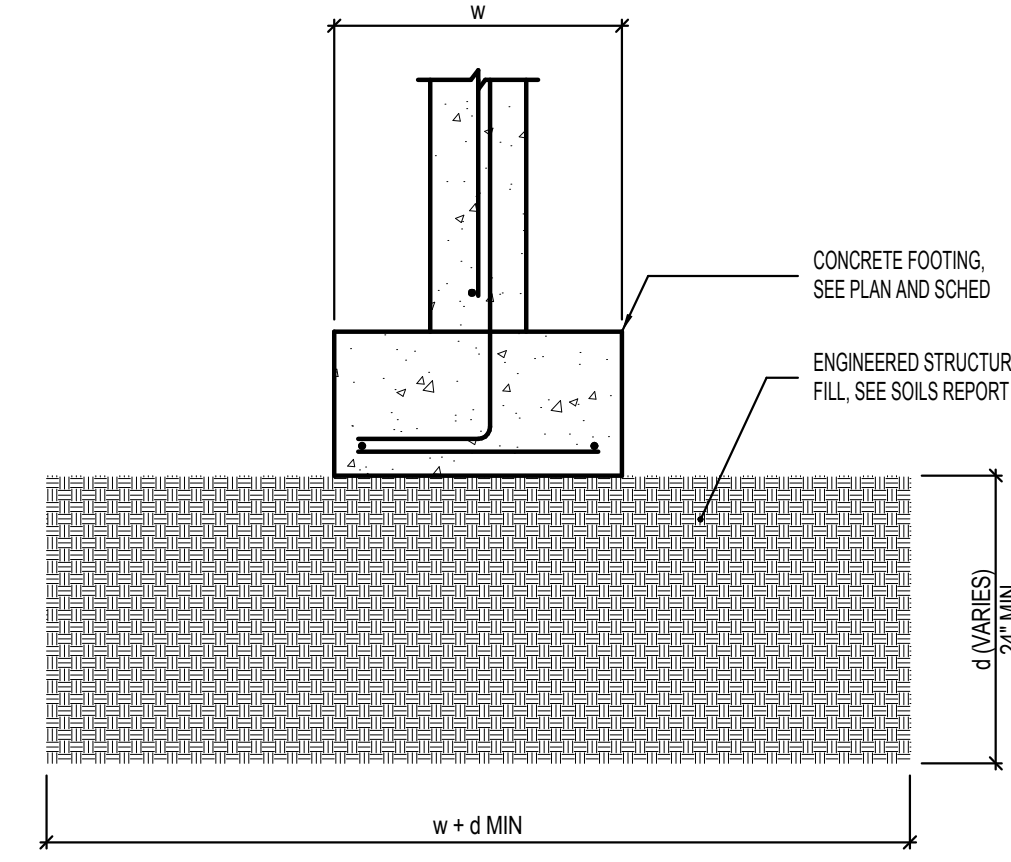
REV.	DATE

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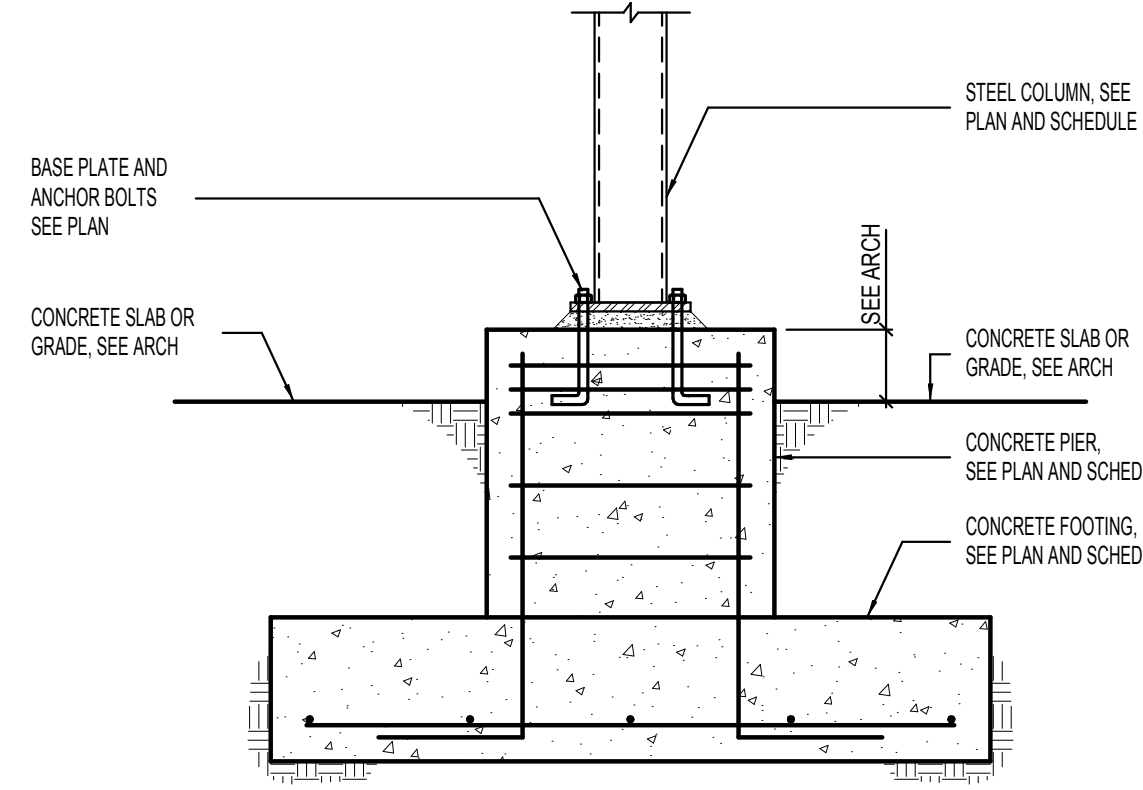
1 8" FOUNDATION WALL DETAIL AT OPENING IN WALL

NO SCALE



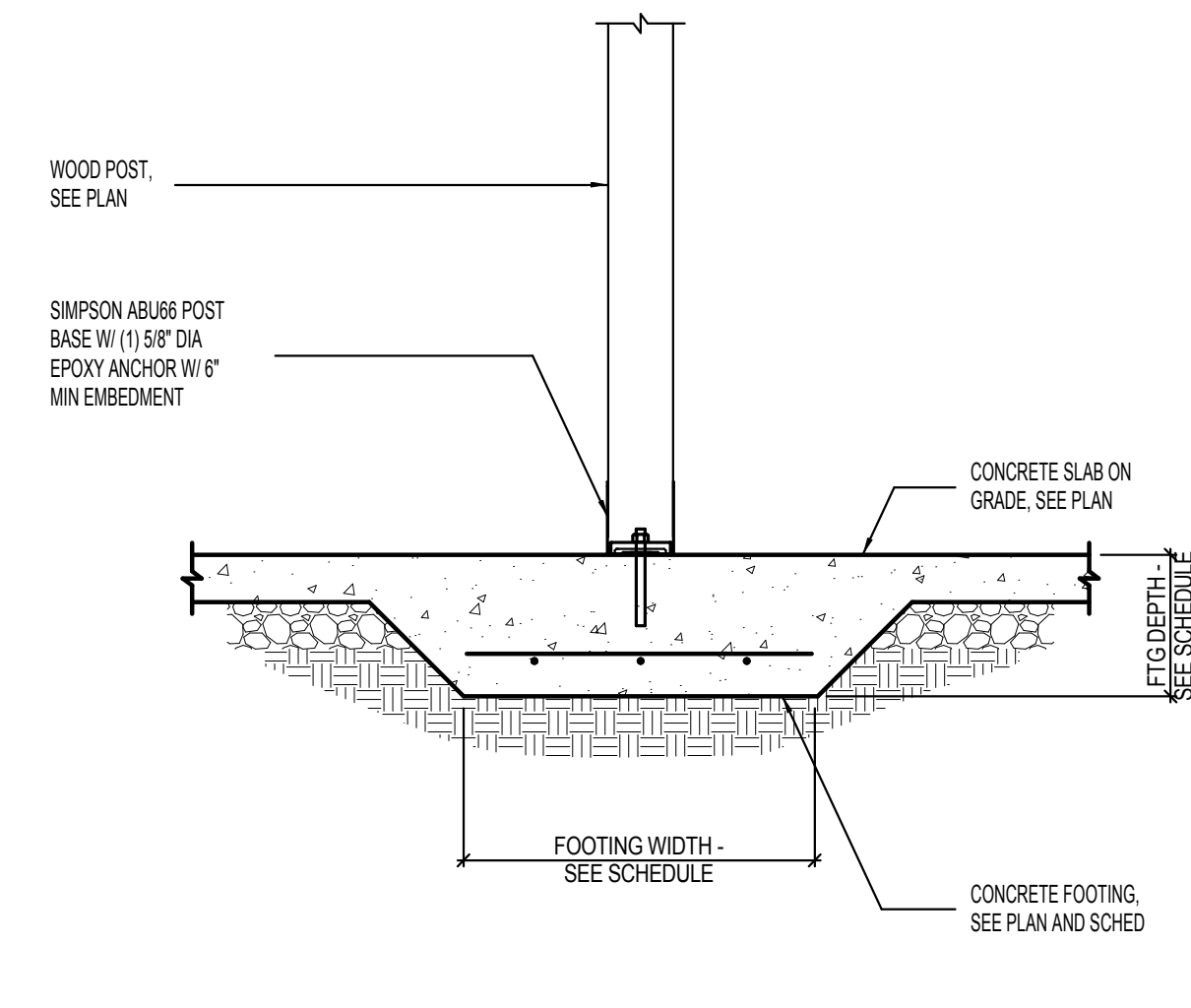
2 ENGINEERED STRUCTURAL FILL DETAIL

NO SCALE



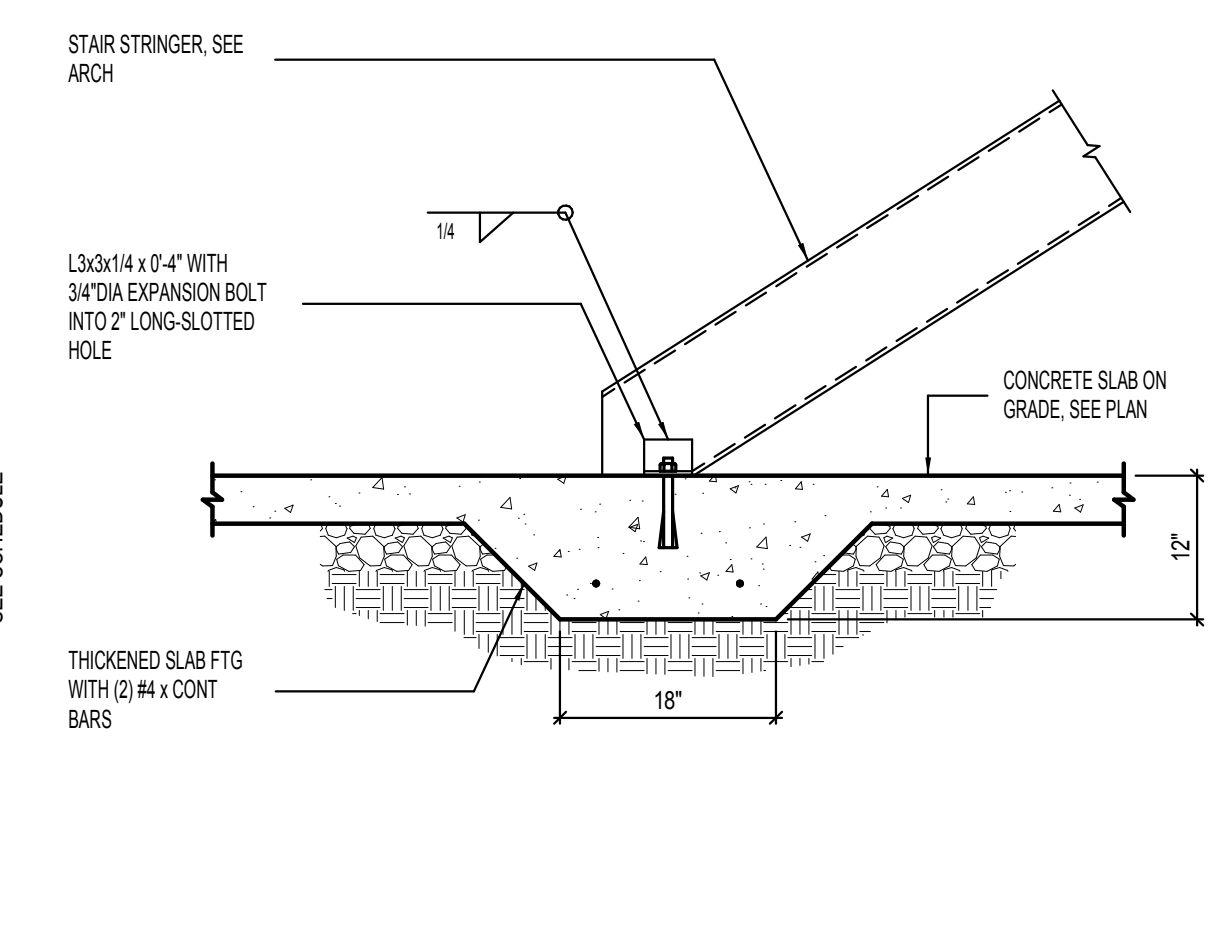
3 STEEL POST AT CONCRETE PIER

NO SCALE



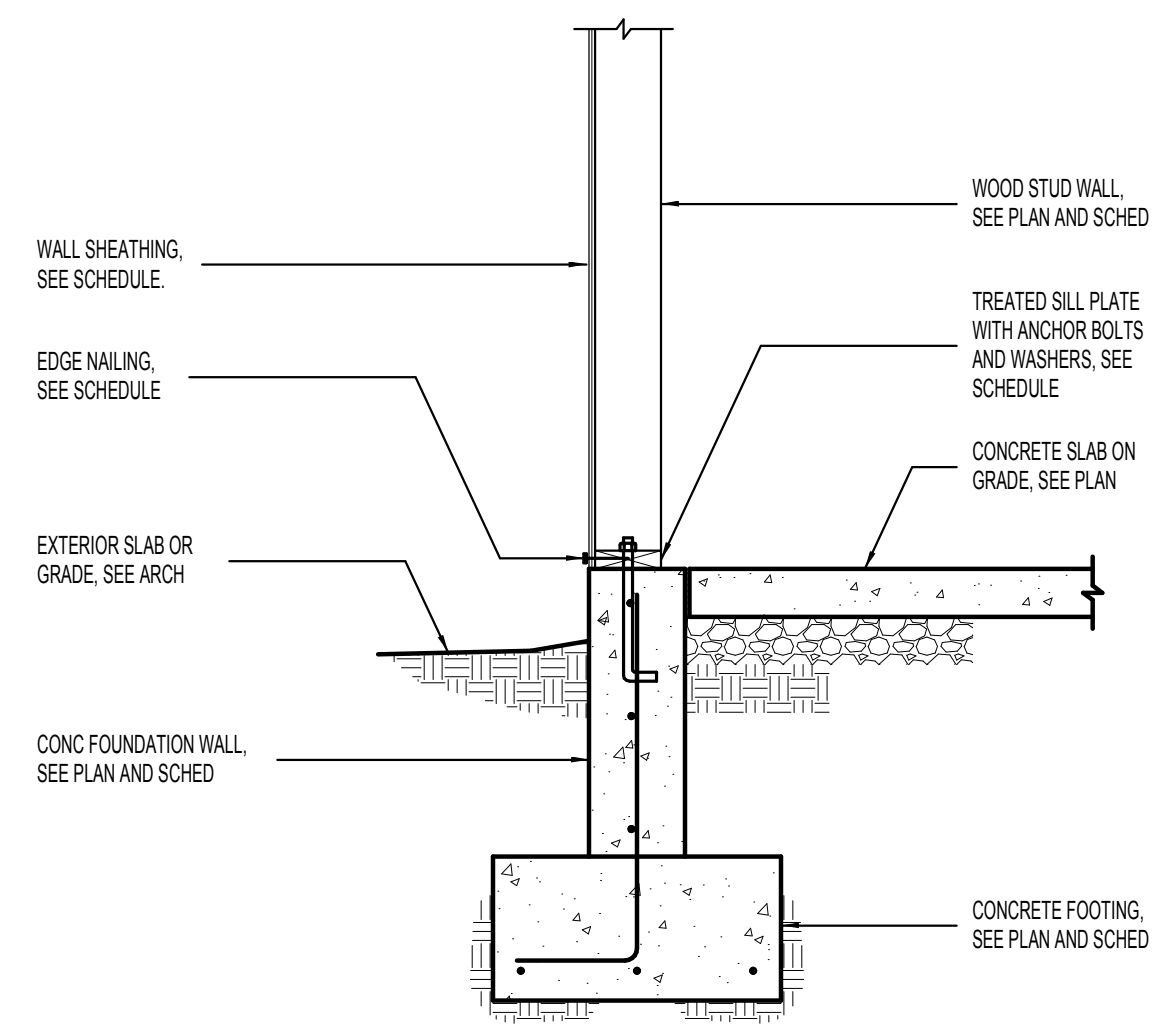
4 THICKENED SLAB FOOTING AT WOOD POST

NO SCALE



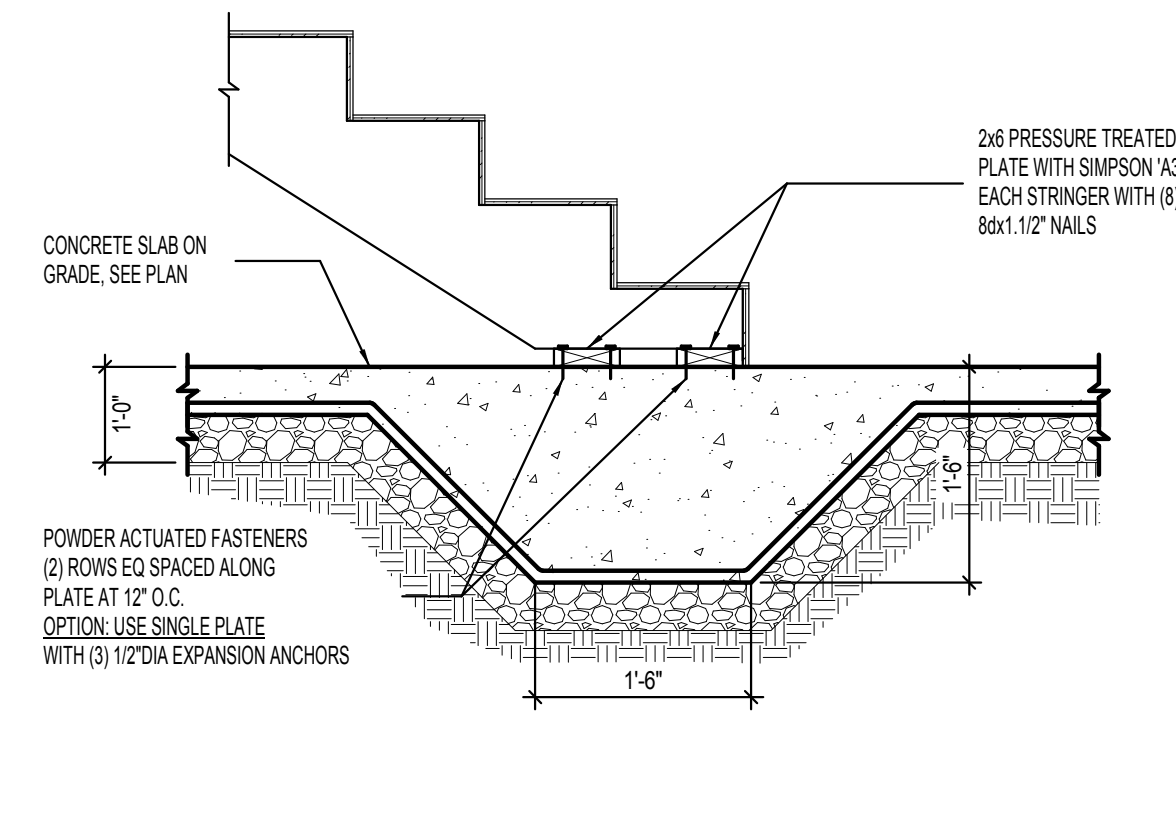
5 TYPICAL STAIR STRINGER BEARING DETAIL

NO SCALE



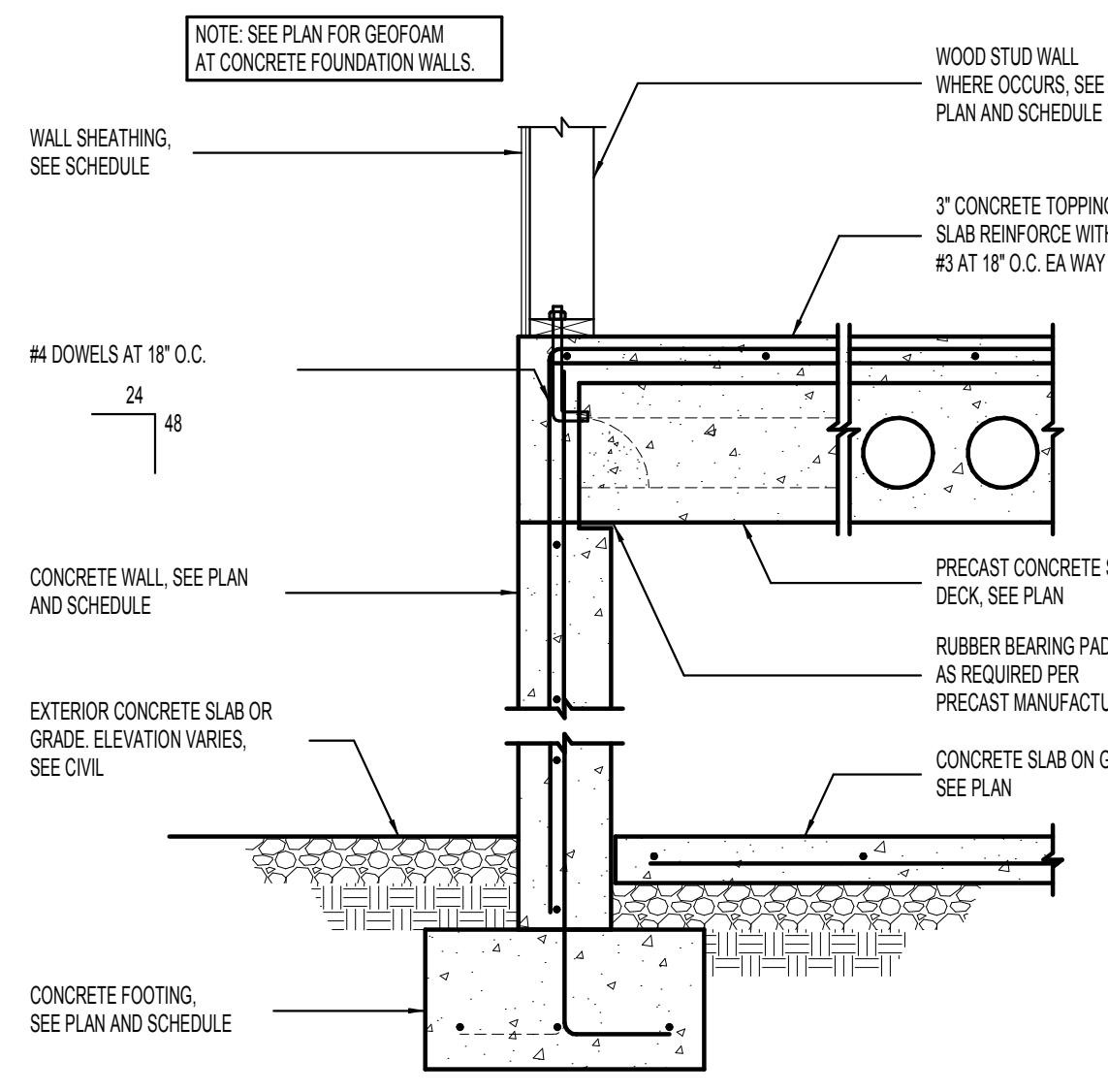
6 CONCRETE FOUNDATION WALL DETAIL

NO SCALE



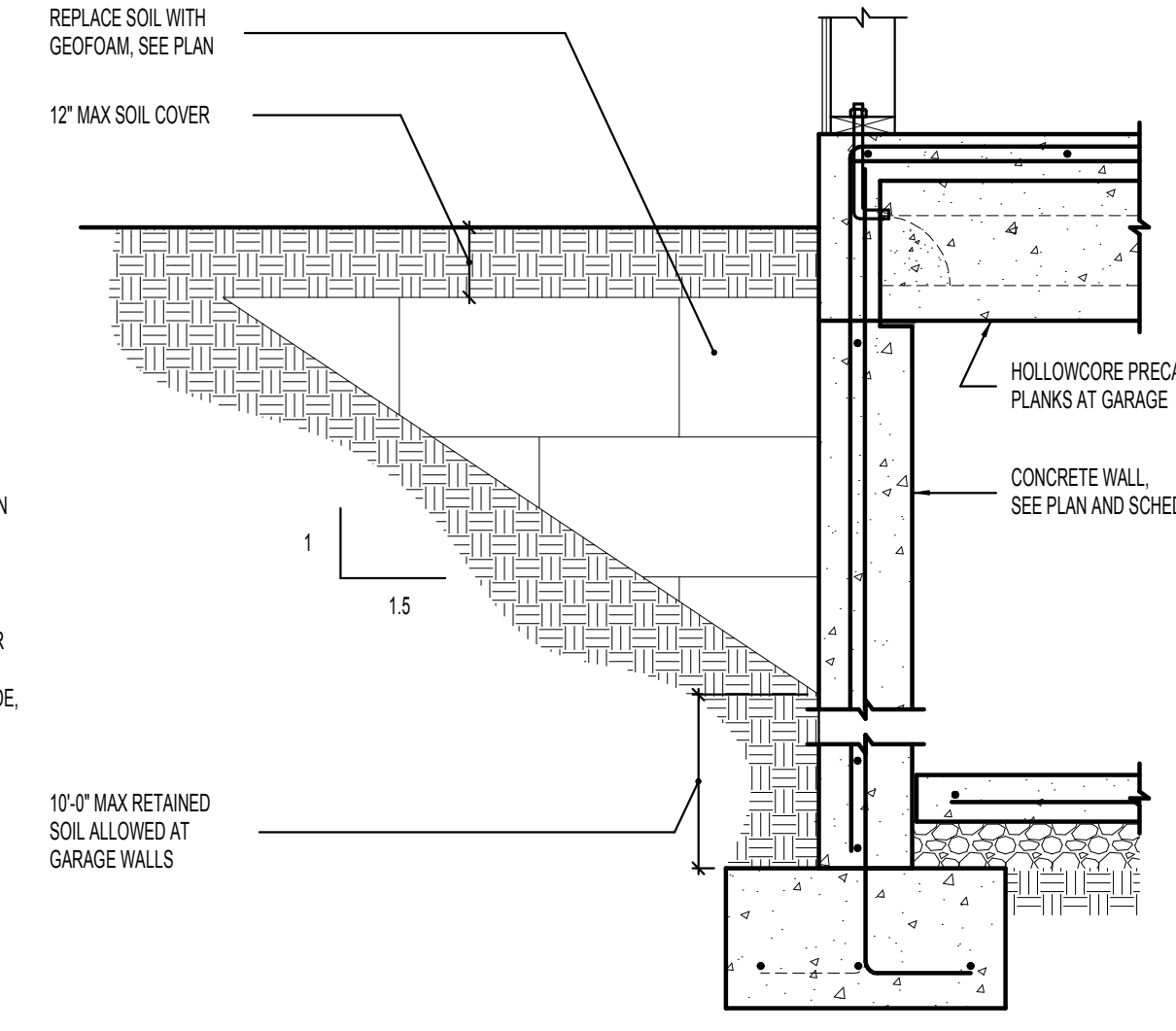
7 THICKENED SLAB AT WOOD STAIR STRINGER

NO SCALE



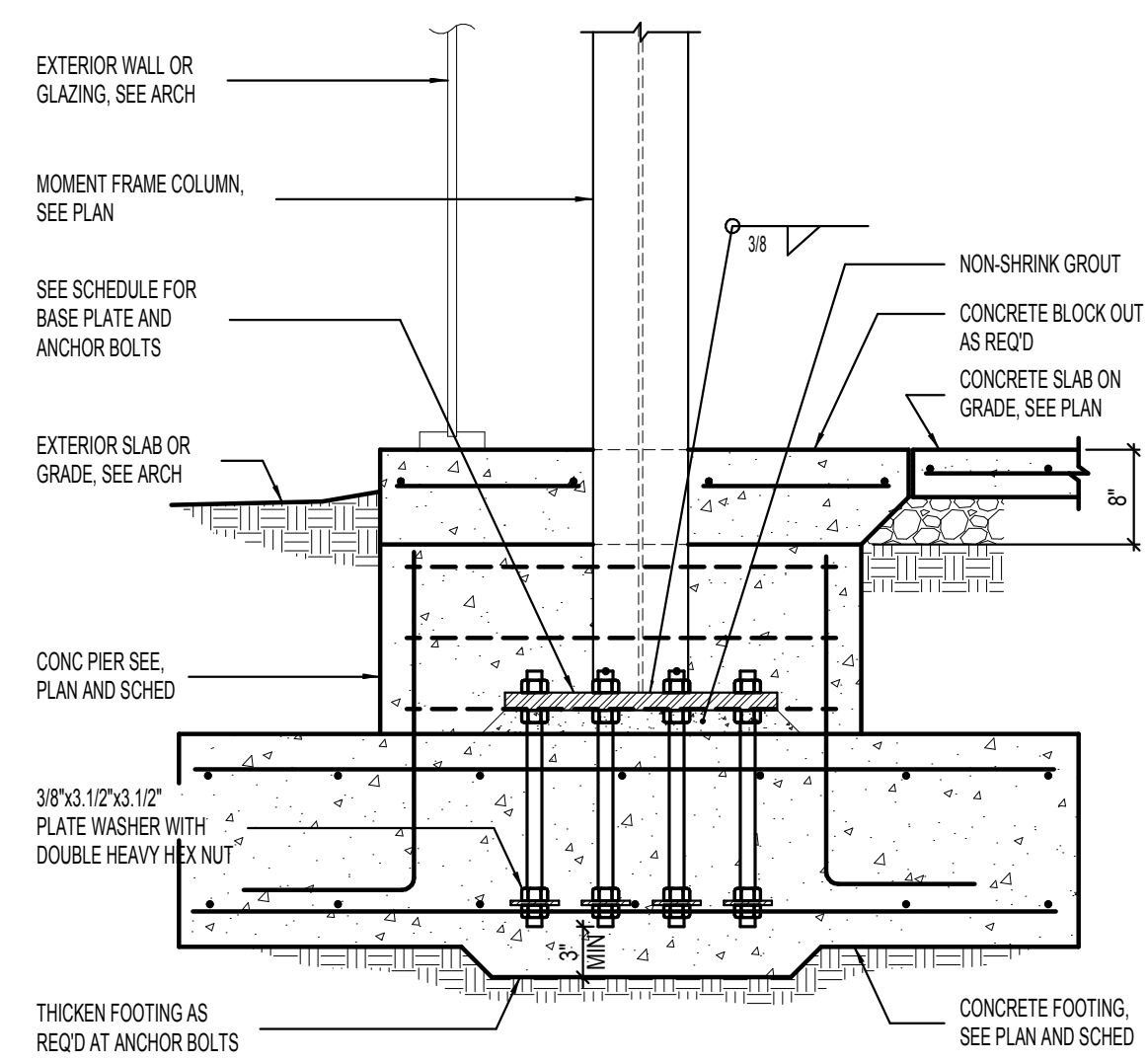
8 DETAIL AT GARAGE

NO SCALE



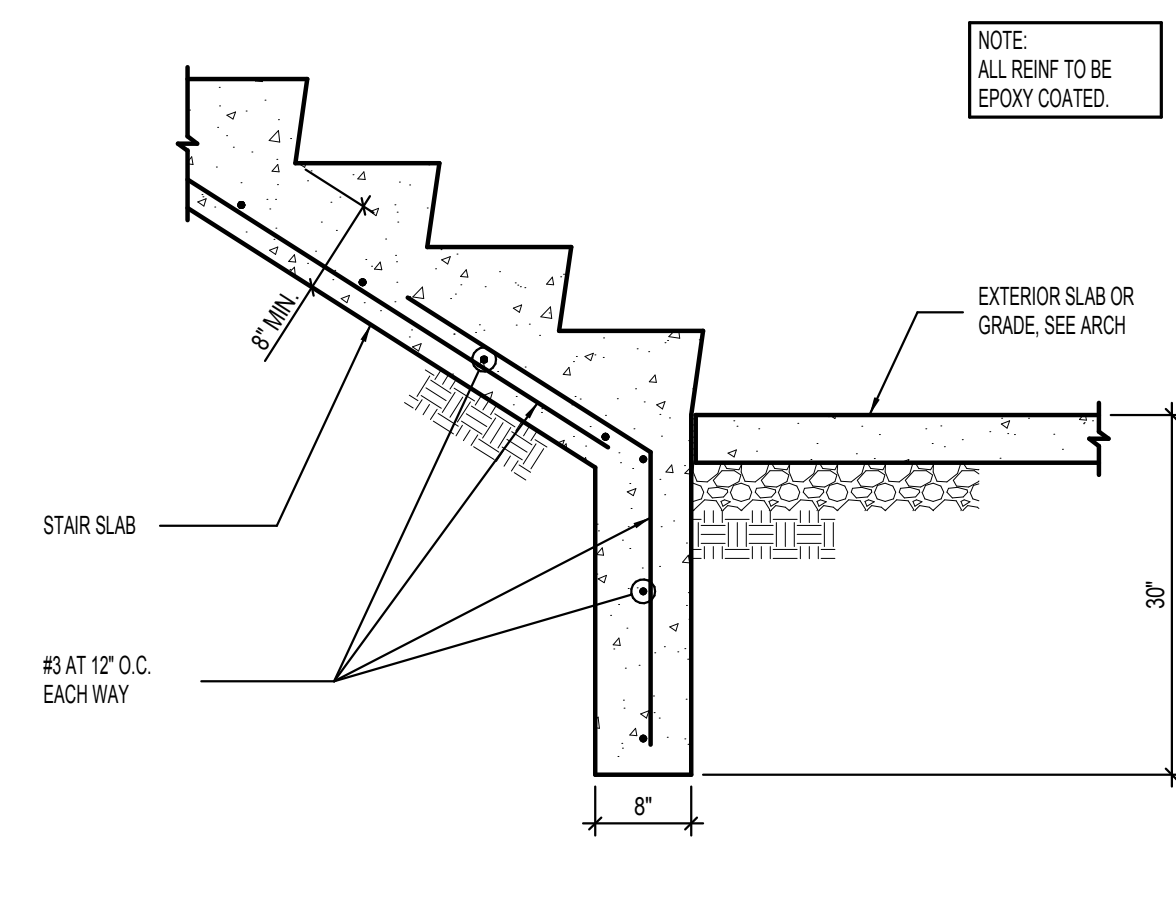
9 TYPICAL GEOFOAM PLACEMENT DETAIL AT CONCRETE FOUNDATION WALLS

NO SCALE



10 MOMENT FRAME COLUMN TO FOOTING DETAIL

NO SCALE



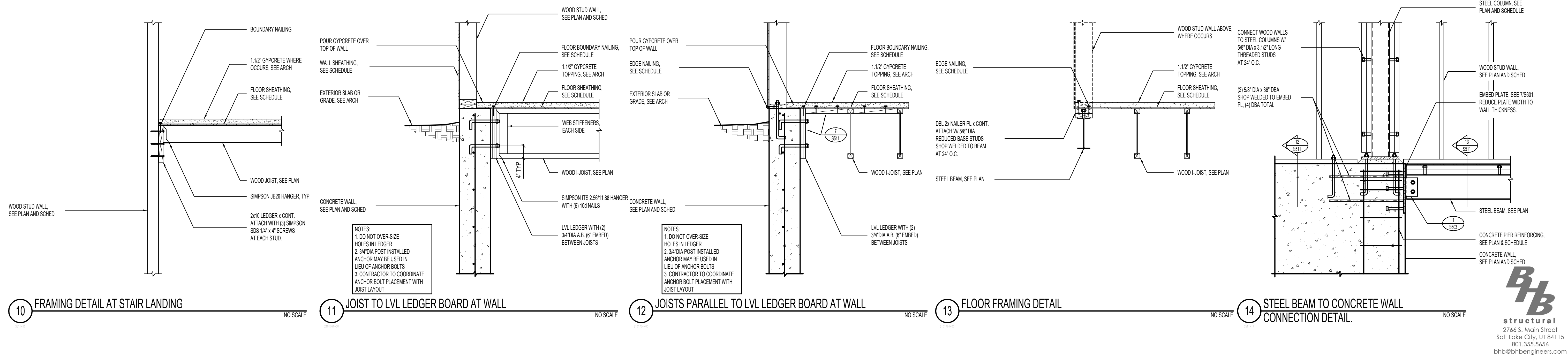
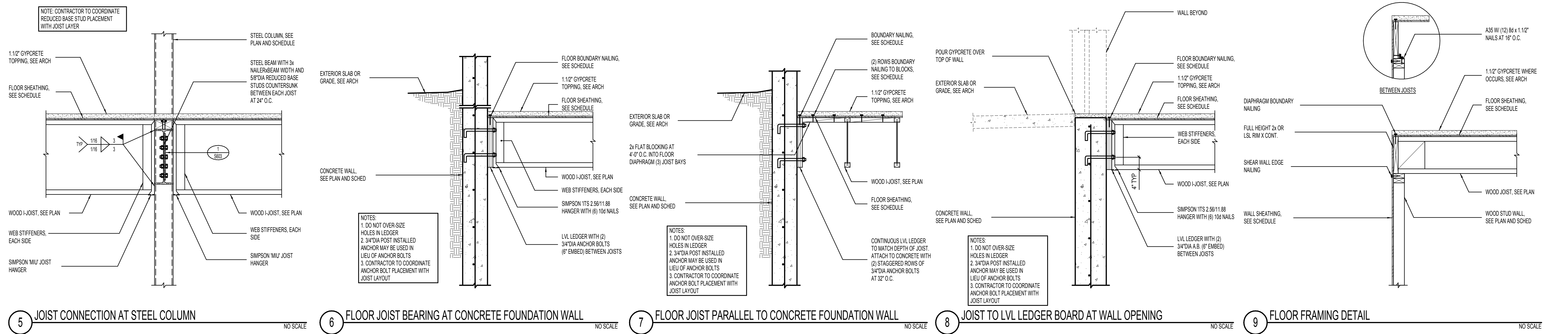
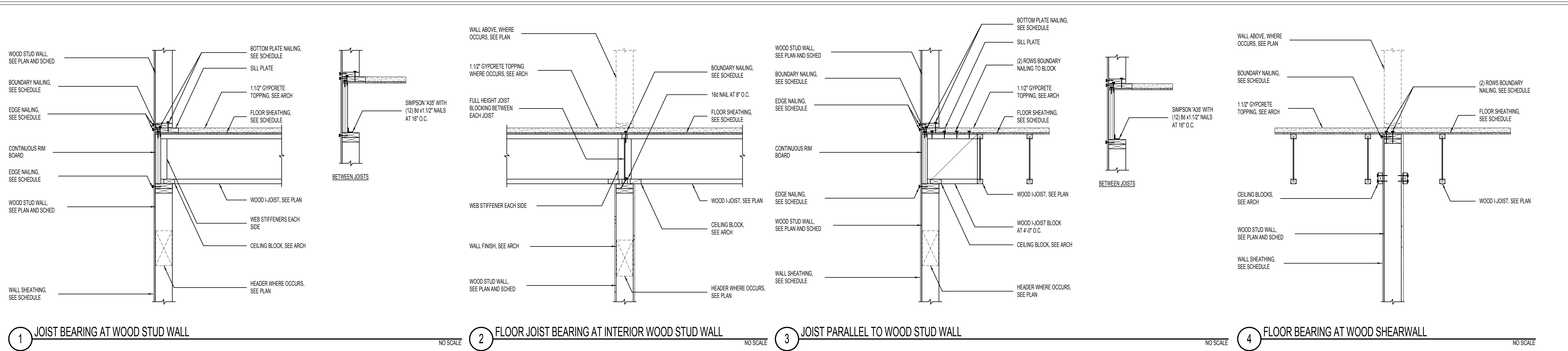
11 EXTERIOR STAIR DETAIL

NO SCALE



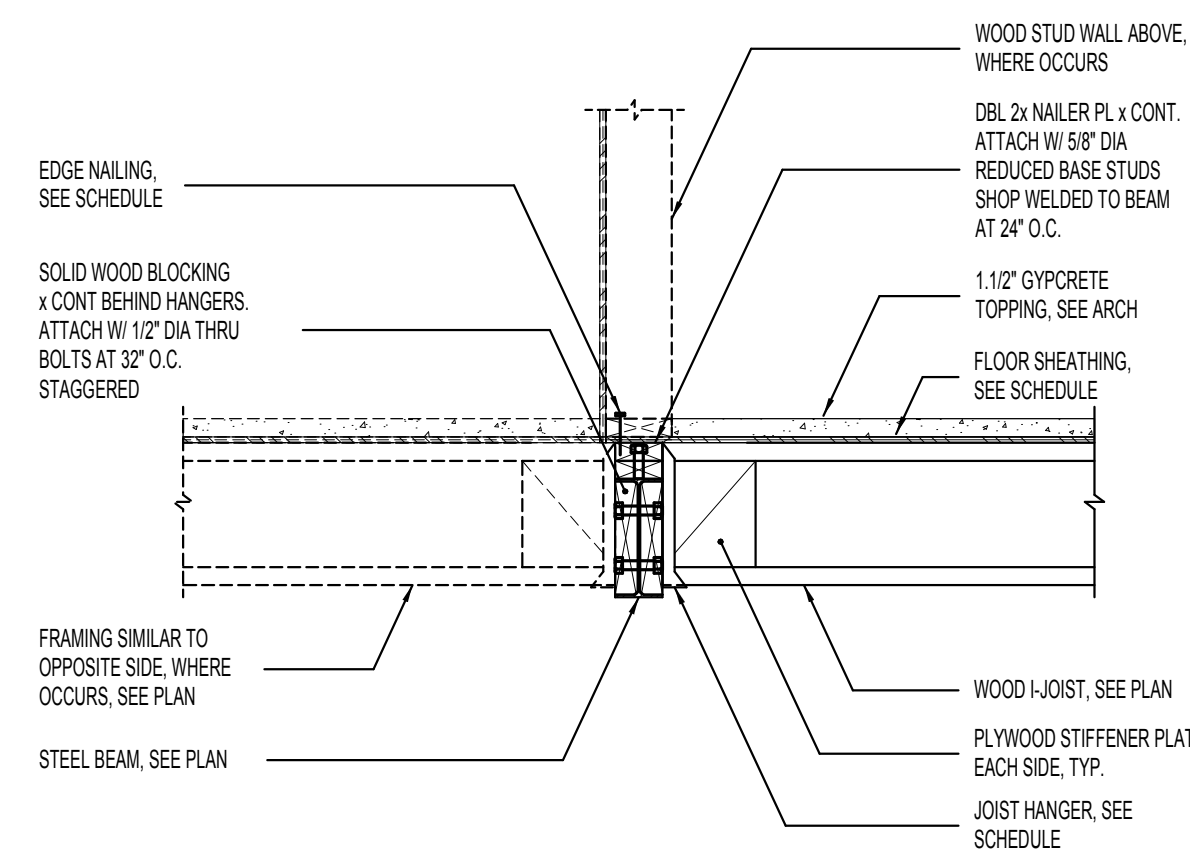
REV.	DATE

PROJECT # 14336
DATE: 08/21/14
TITLE: FOOTING AND FOUNDATION DETAILS



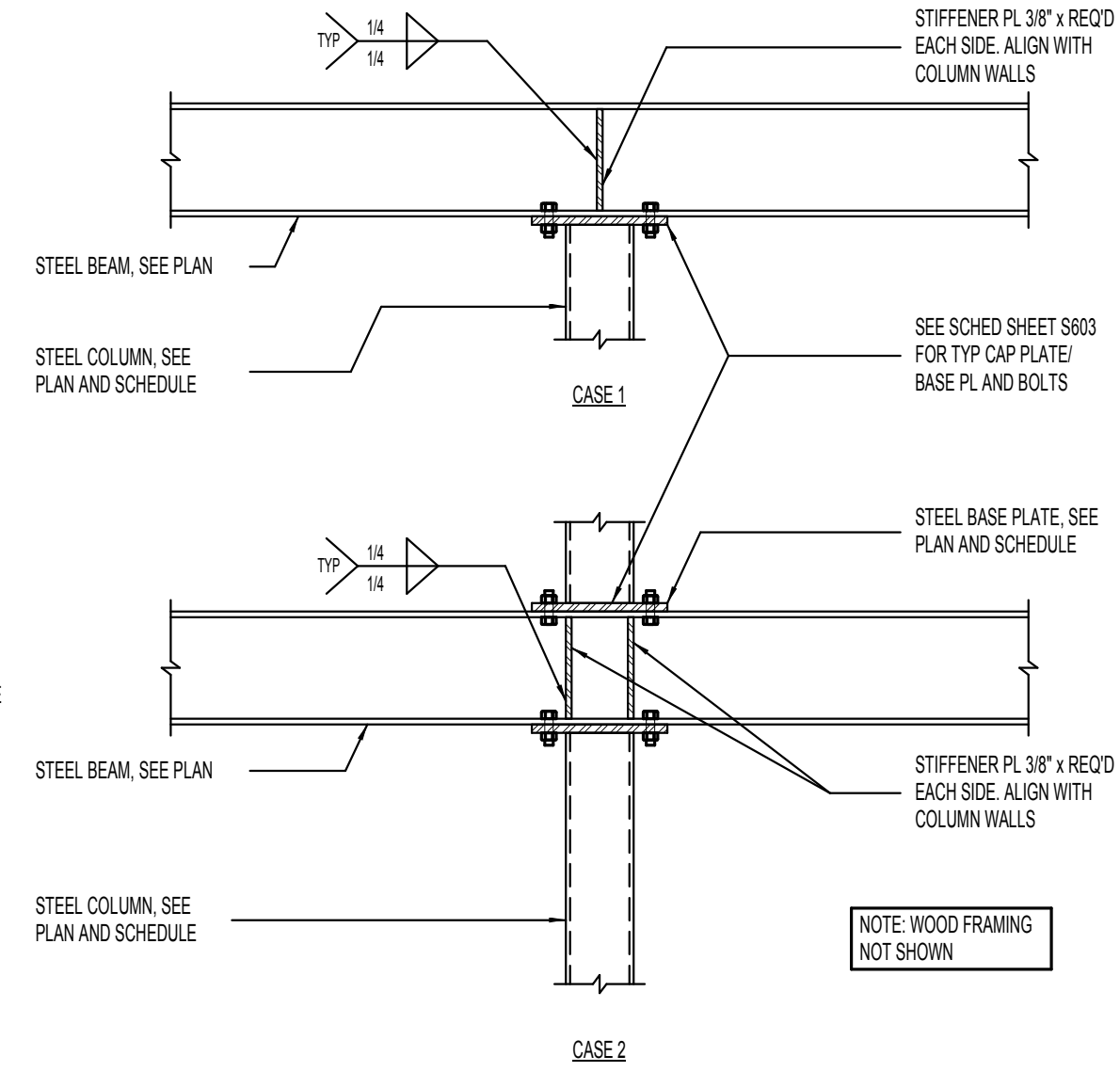
REV.	DATE

PROJECT # 14336
 DATE: 08/21/14
 TITLE: FLOOR FRAMING DETAILS



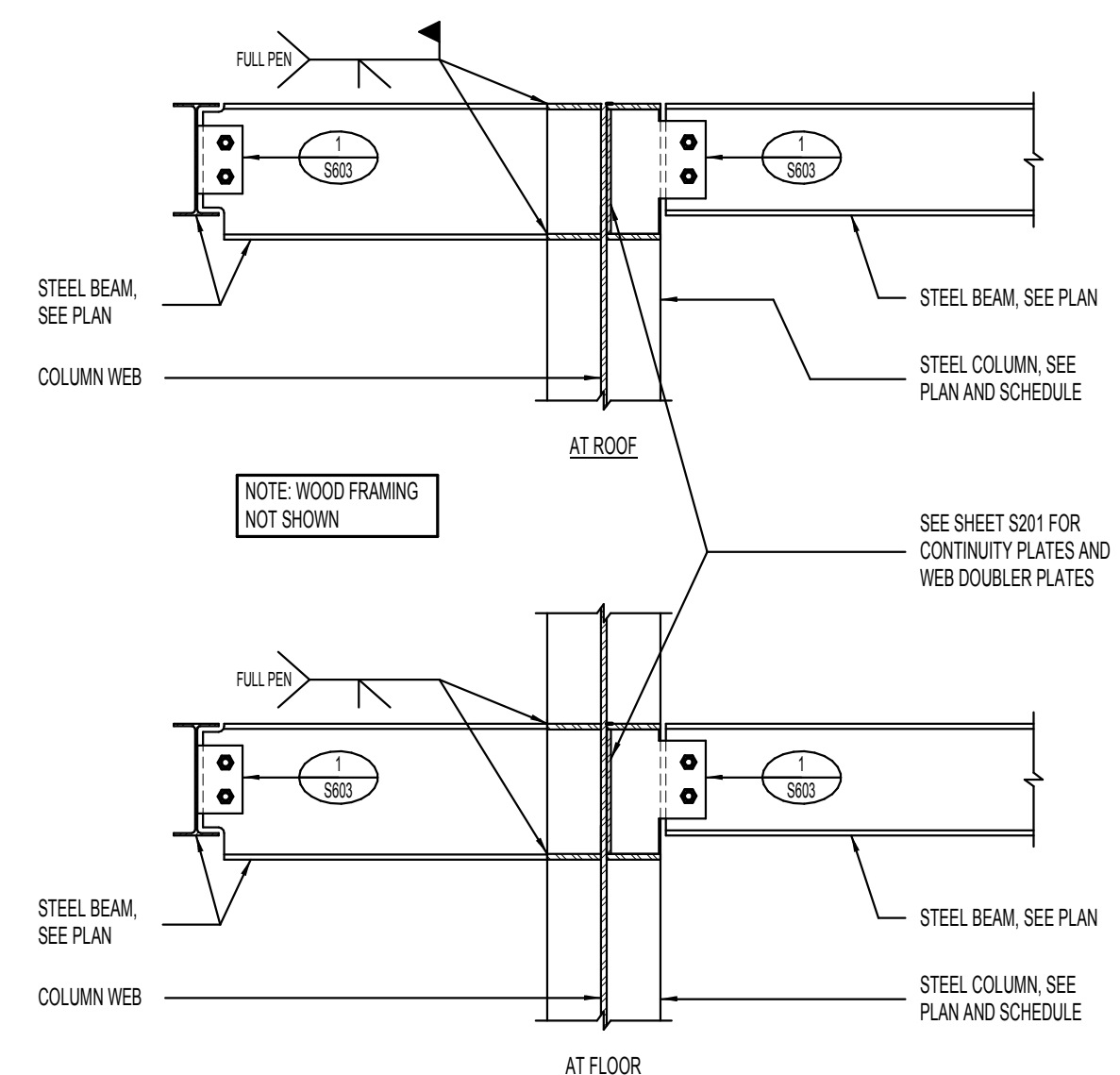
1 FLOOR FRAMING DETAIL

NO SCALE



2 TYPICAL DETAIL AT CANTILEVERED BEAMS

NO SCALE



3 WEAK AXIS MOMENT CONNECTION AT STEEL COLUMN

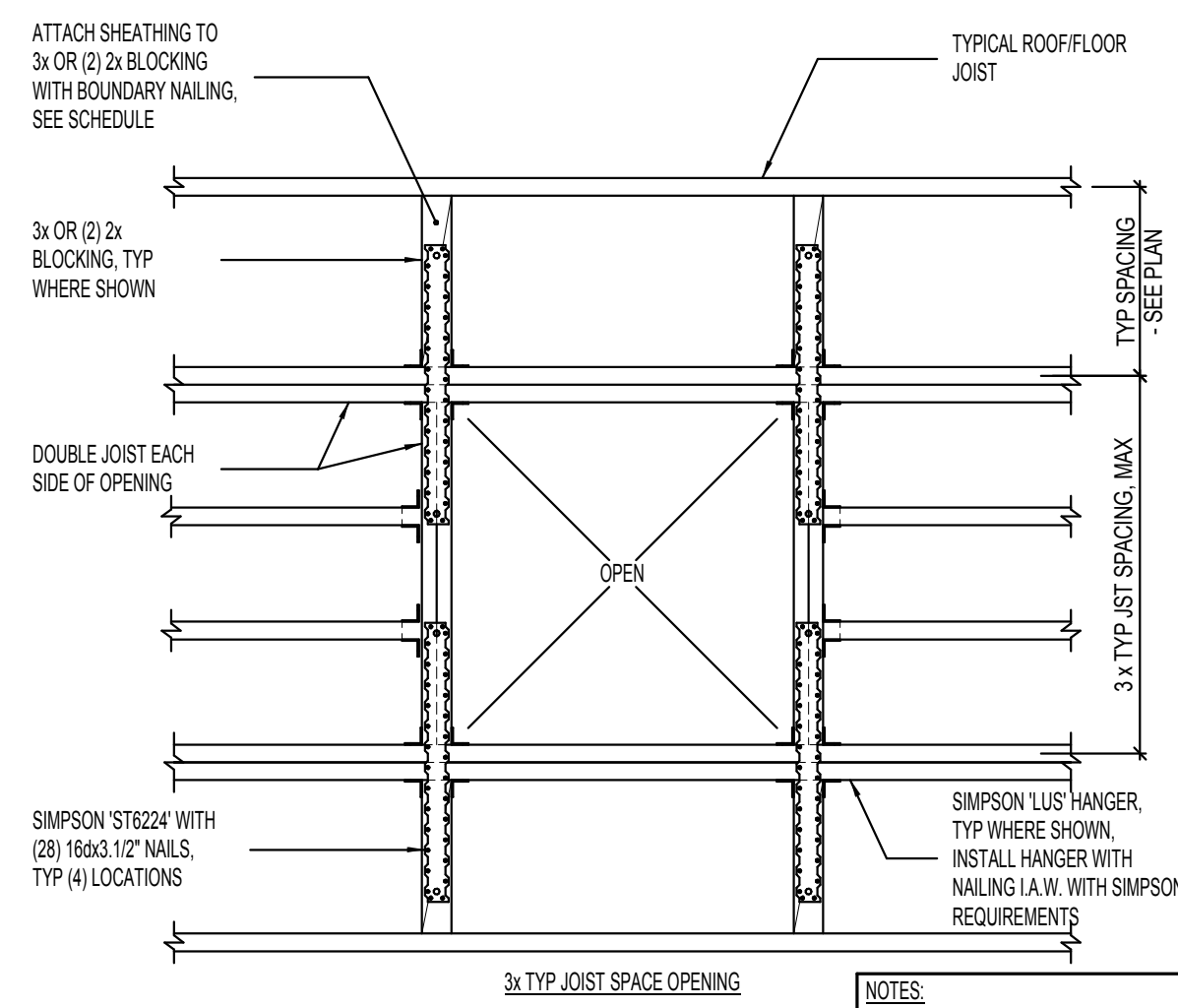
NO SCALE



REV.	DATE

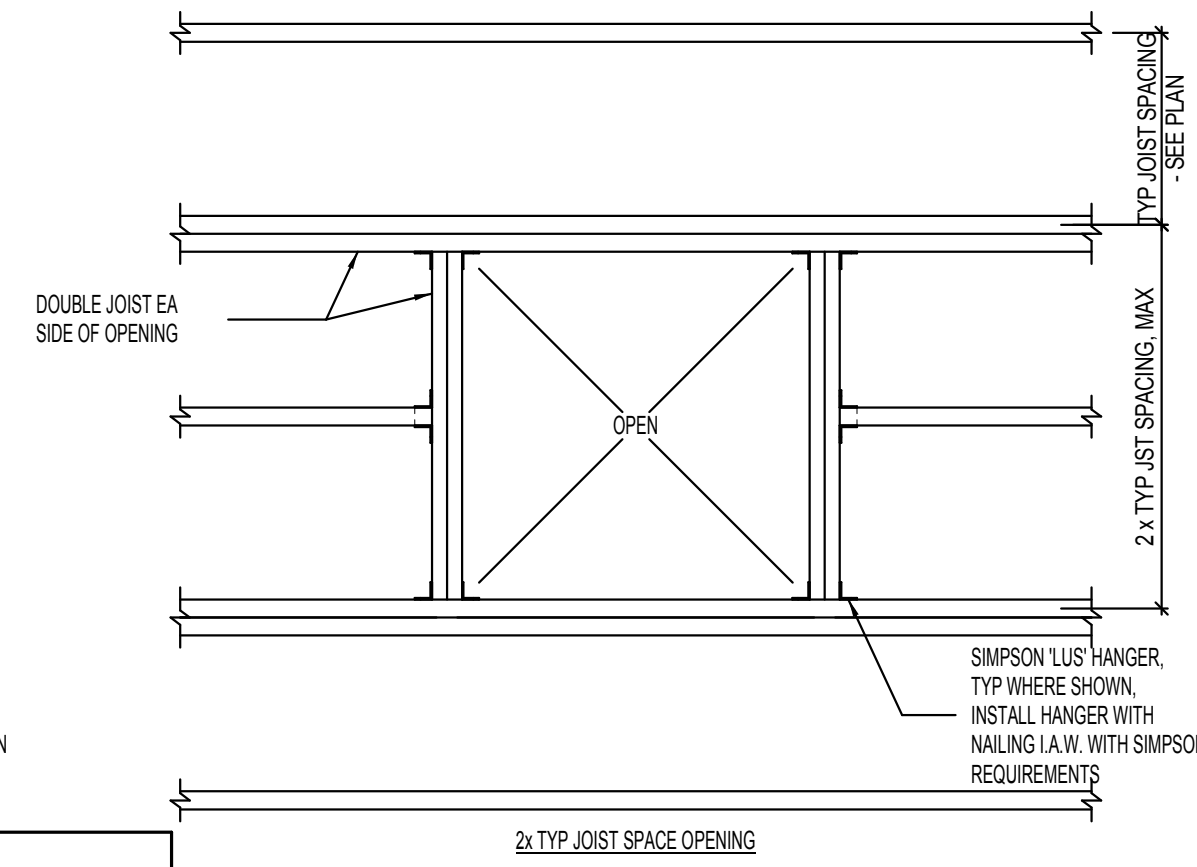
PROJECT # 14336
 DATE: 08/21/14
 TITLE: FLOOR FRAMING DETAILS

SHEET:
S-512

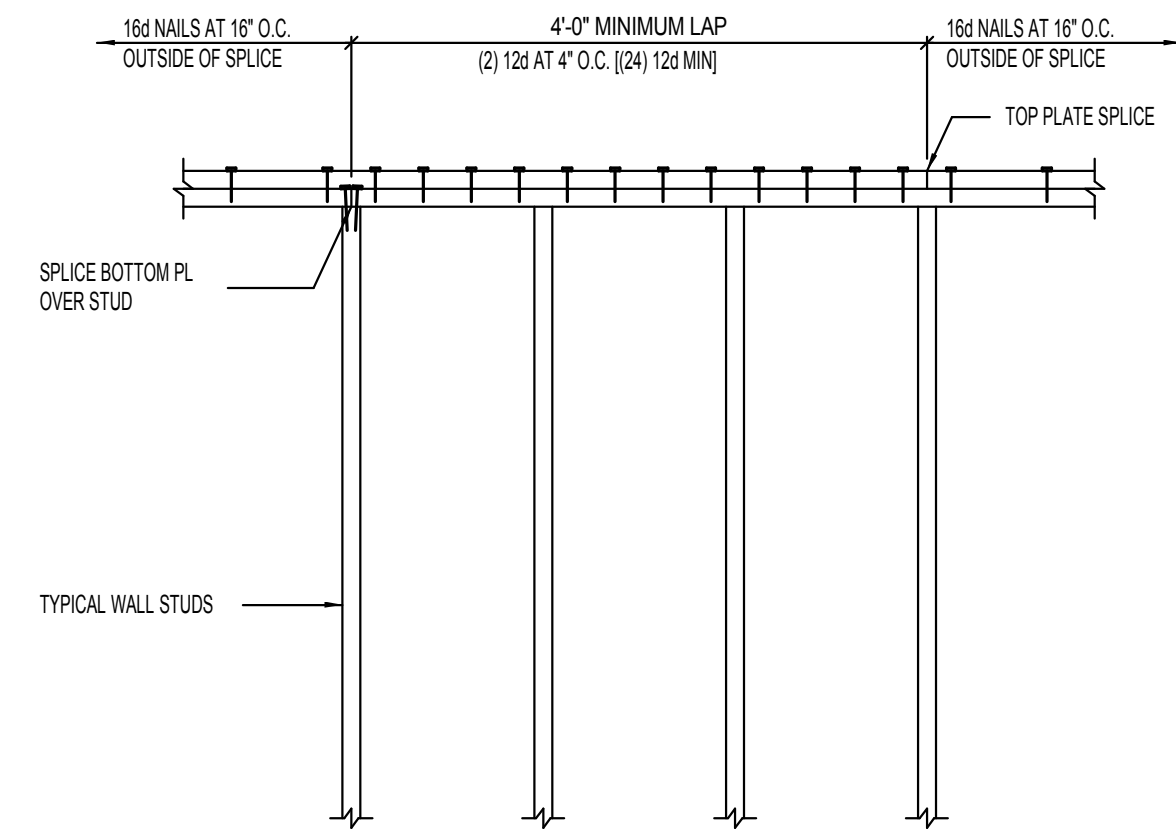


NOTES:
 1. SEE ARCHITECTURAL AND MECHANICAL DRAWINGS FOR LOCATION AND SIZE OF OPENINGS
 2. FOR FRAMING AT SMALL OPENINGS REFER TO 6SS21

1 FRAMING AT CONVENTIONALLY FRAMED ROOF AND FLOOR OPENINGS (PLAN VIEW) NO SCALE

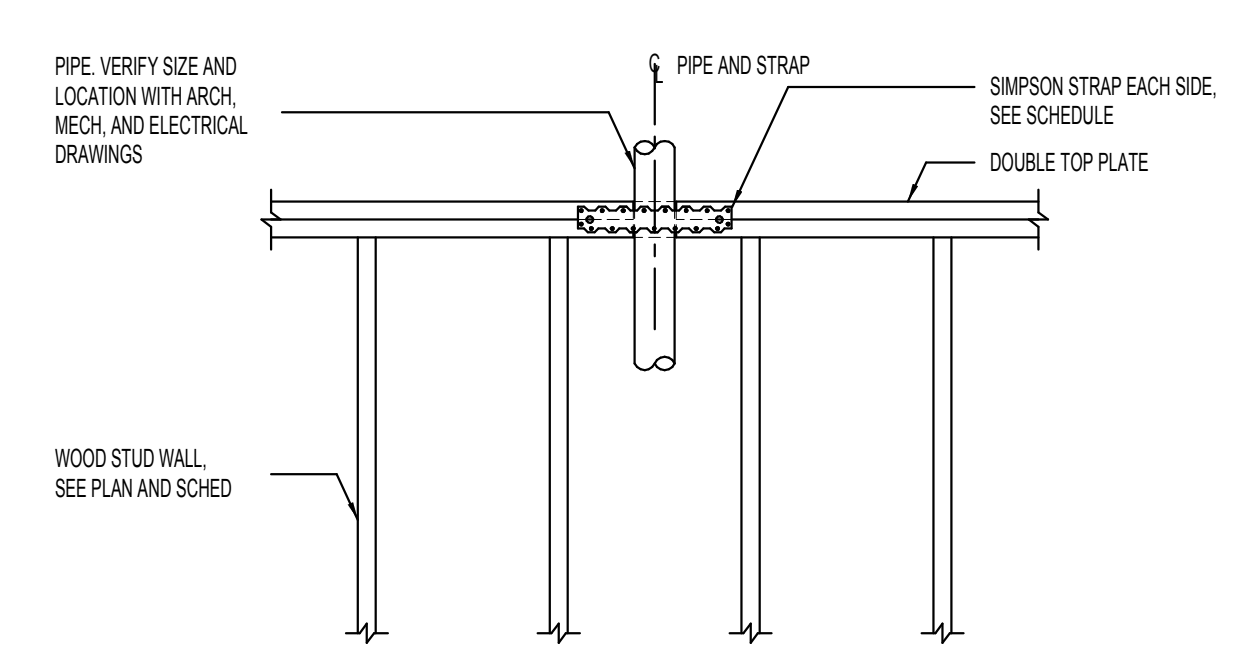


2 BUILT-UP DROP BEAM DETAILS NO SCALE

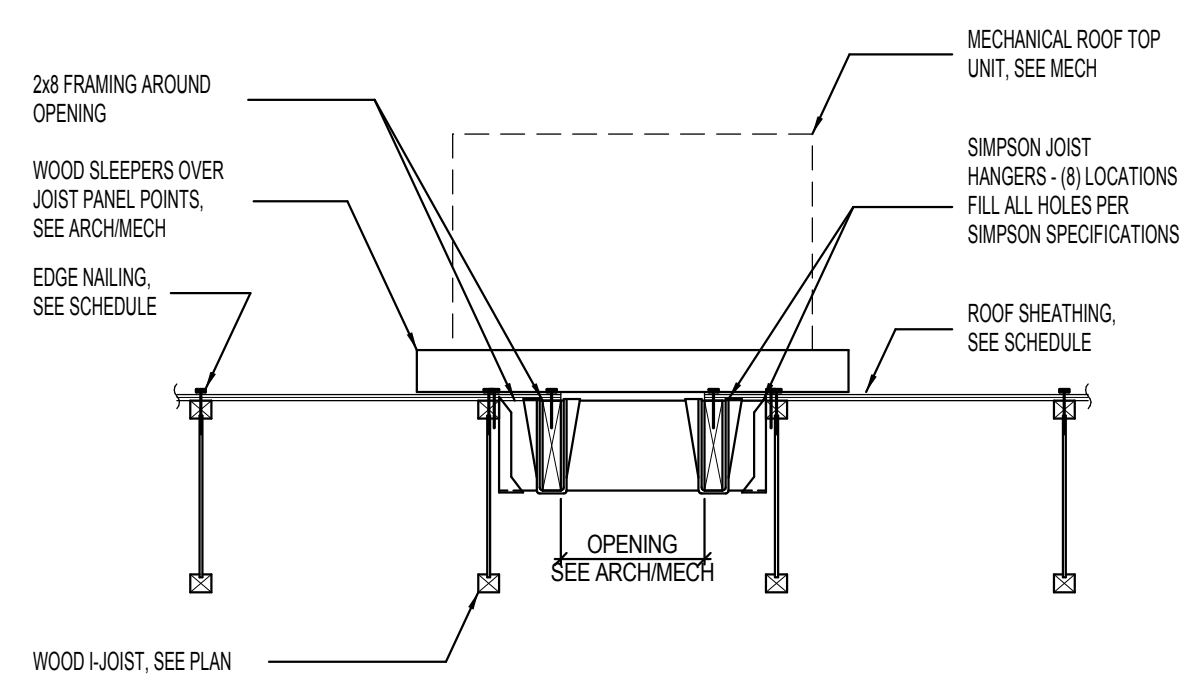


3 TYPICAL TOP PLATE SPLICE DETAIL NO SCALE

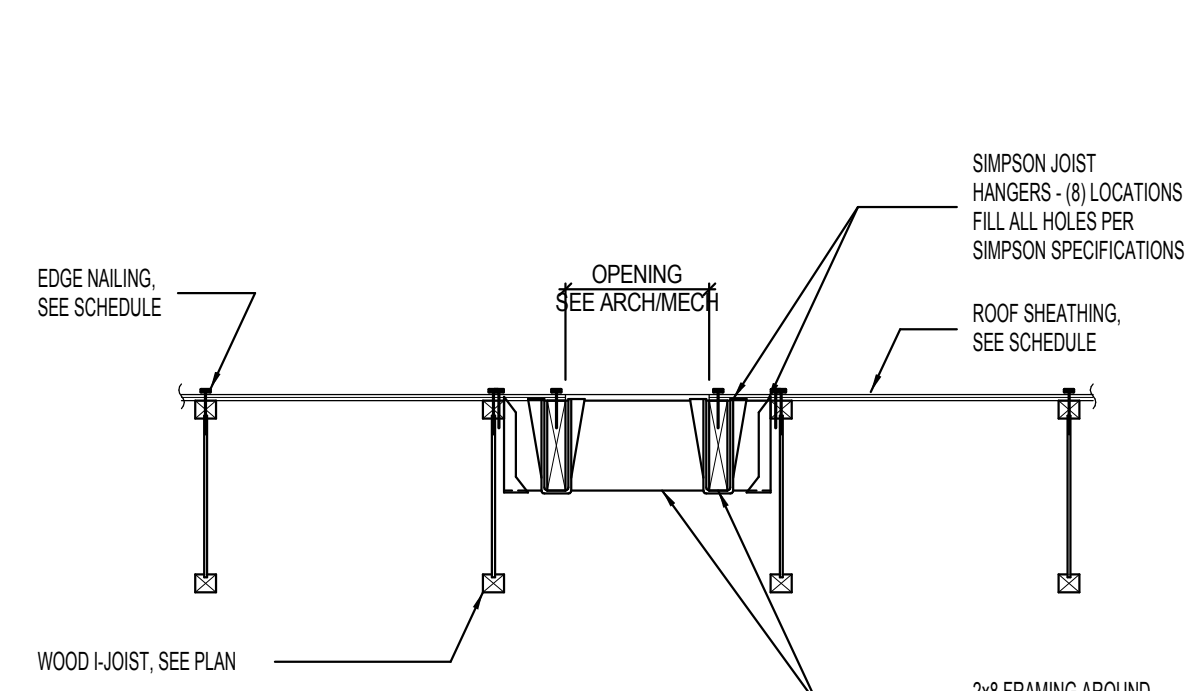
TOP PLATE SPLICE	
HOLE SIZE	STRAPS
LESS THAN OR EQUAL TO 1/3 STUD WIDTH	NONE REQUIRED
GREATER THAN 1/3 AND LESS THAN OR EQUAL TO 2/3 STUD WIDTH	ST2215 WITH (4) 16d x 3/16\"/>
GREATER THAN 2/3 STUD WIDTH	ST2215 WITH (8) 16d x 3/16\"/>



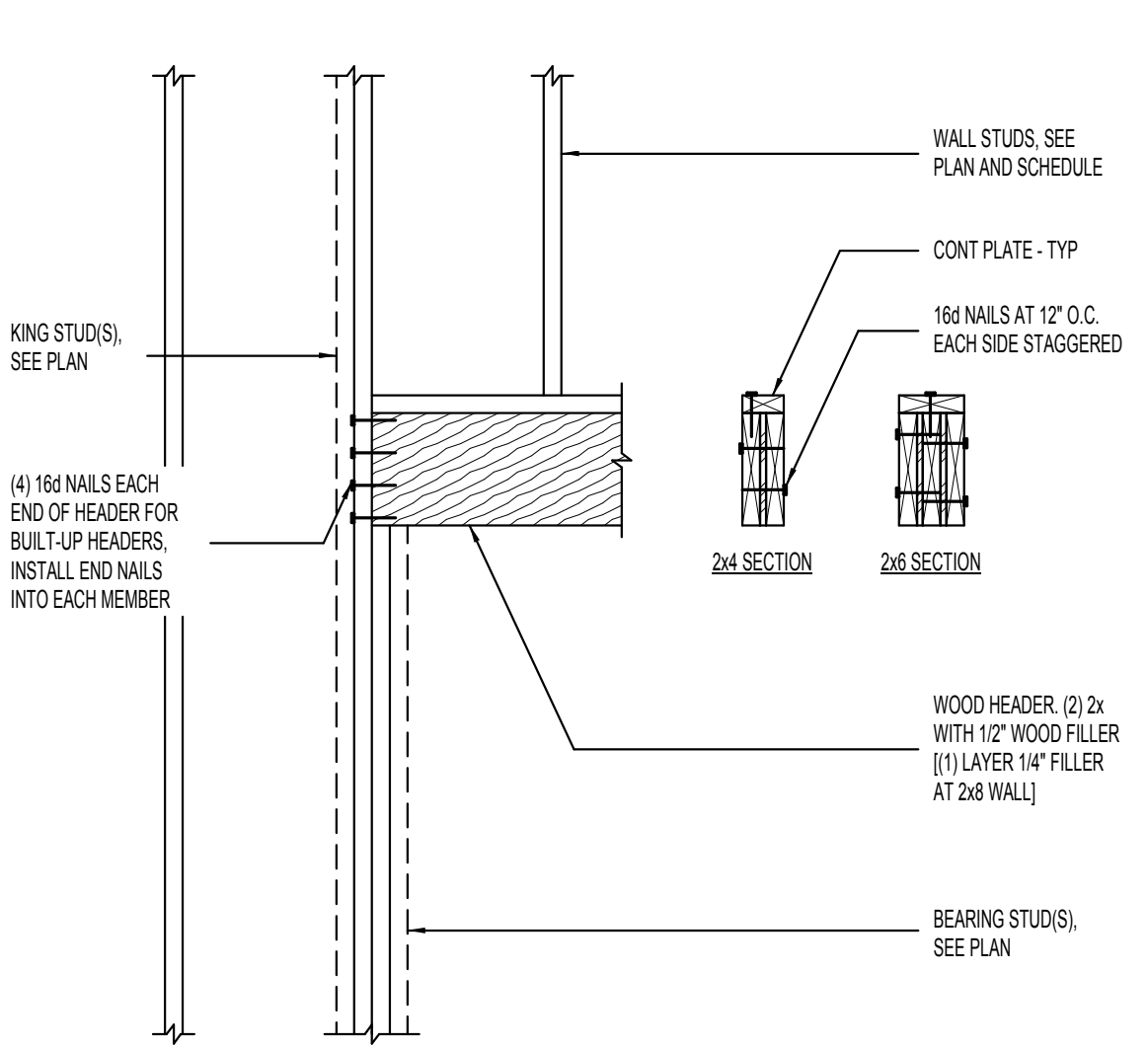
4 TOP PLATE SPLICE SCHEDULE AT PIPE NO SCALE



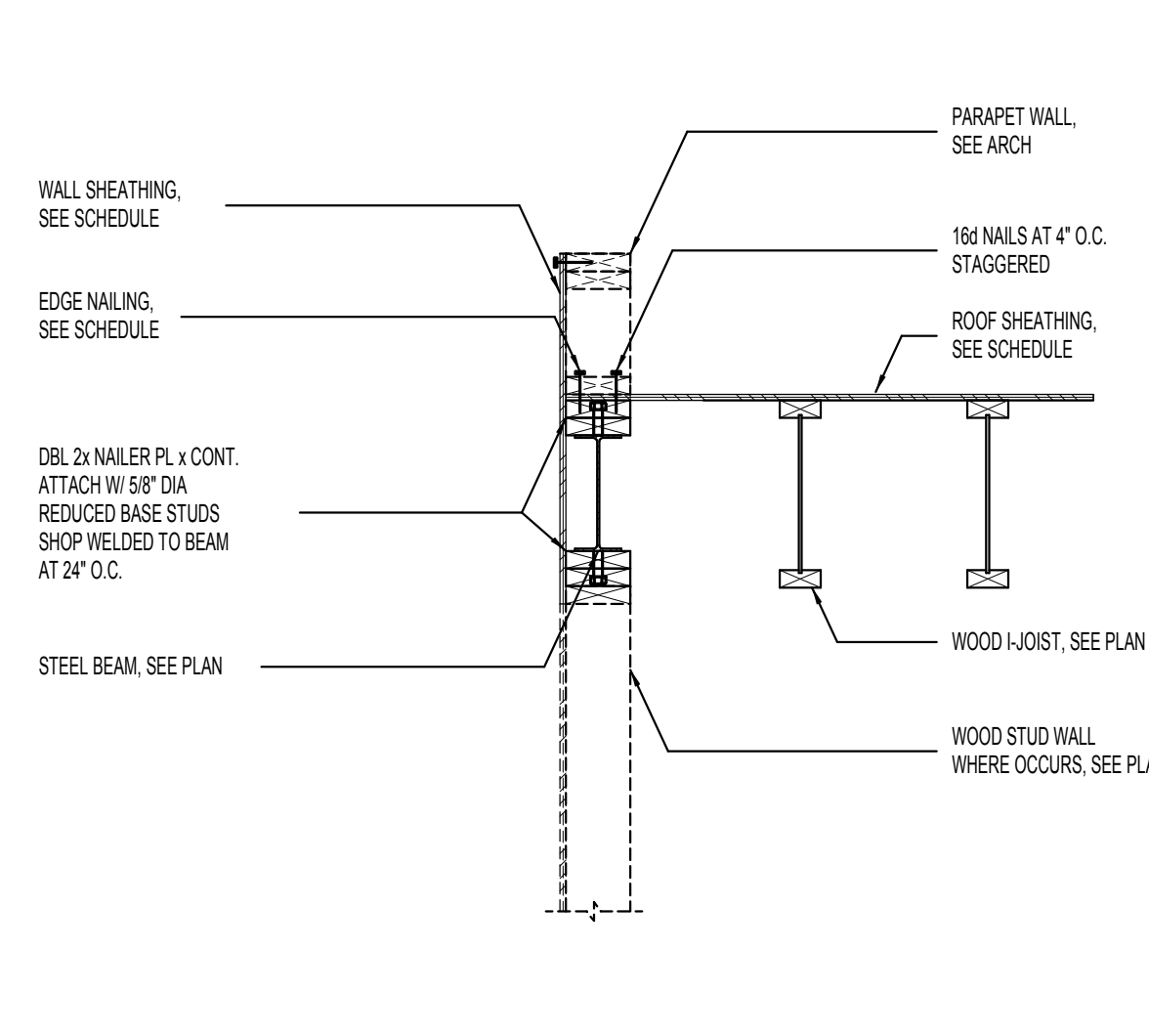
5 TYPICAL MECHANICAL UNIT SUPPORT DETAIL NO SCALE



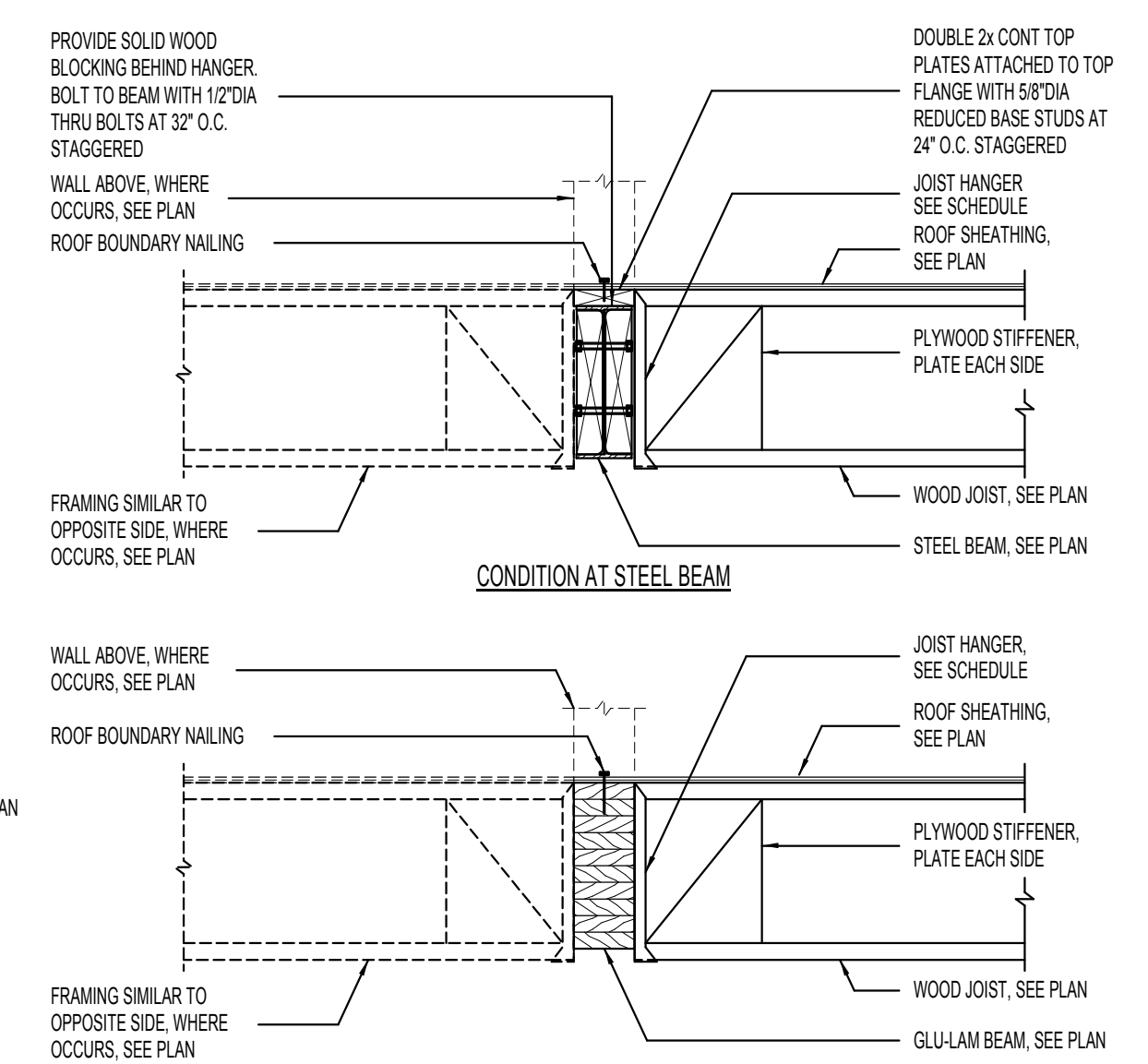
6 TYPICAL ROOF OPENING DETAIL NO SCALE



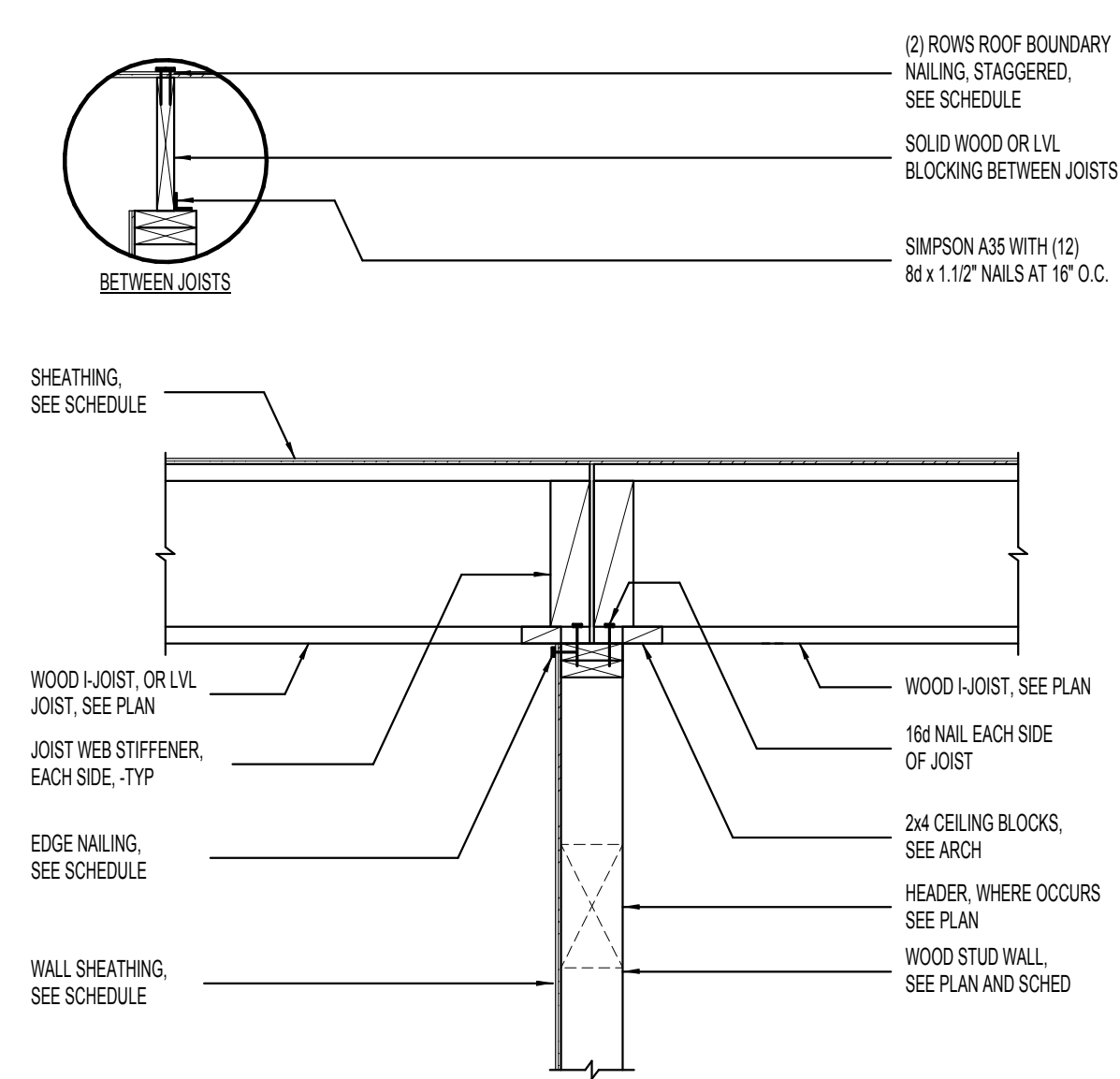
7 WOOD STUD HEADER BEARING SCHEDULE NO SCALE



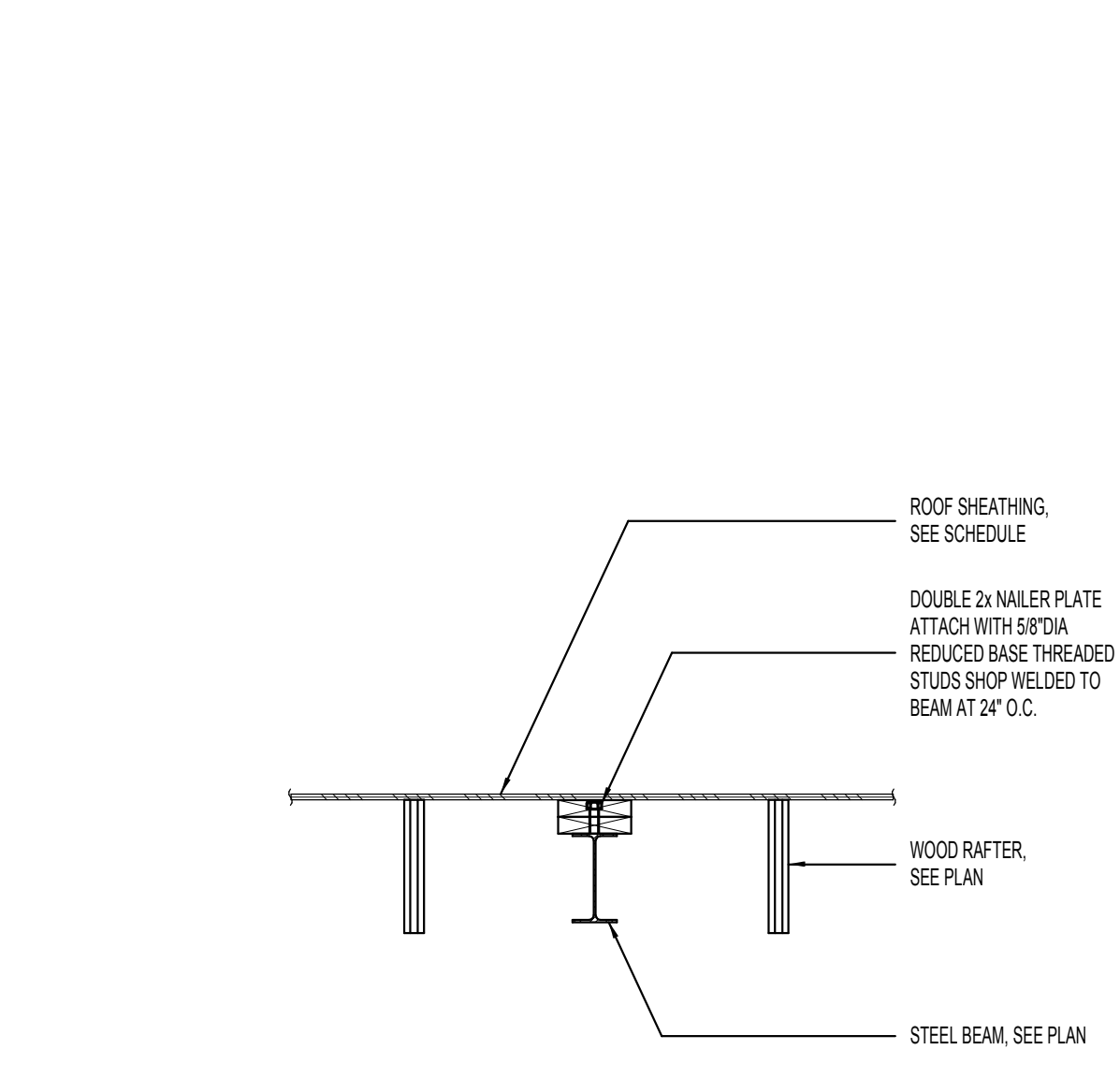
8 ROOF FRAMING DETAIL NO SCALE



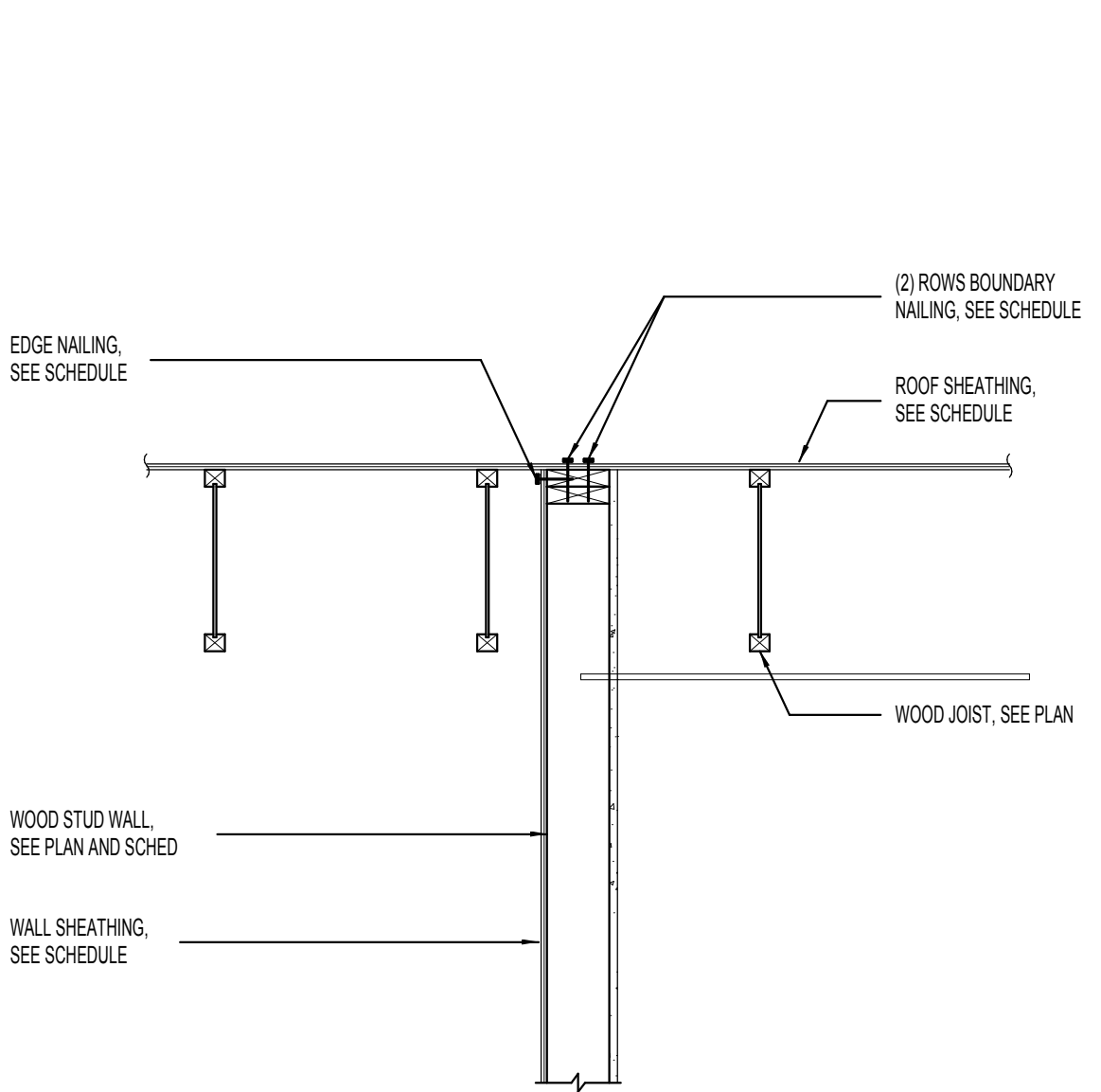
9 TYPICAL BEAM SECTIONS NO SCALE



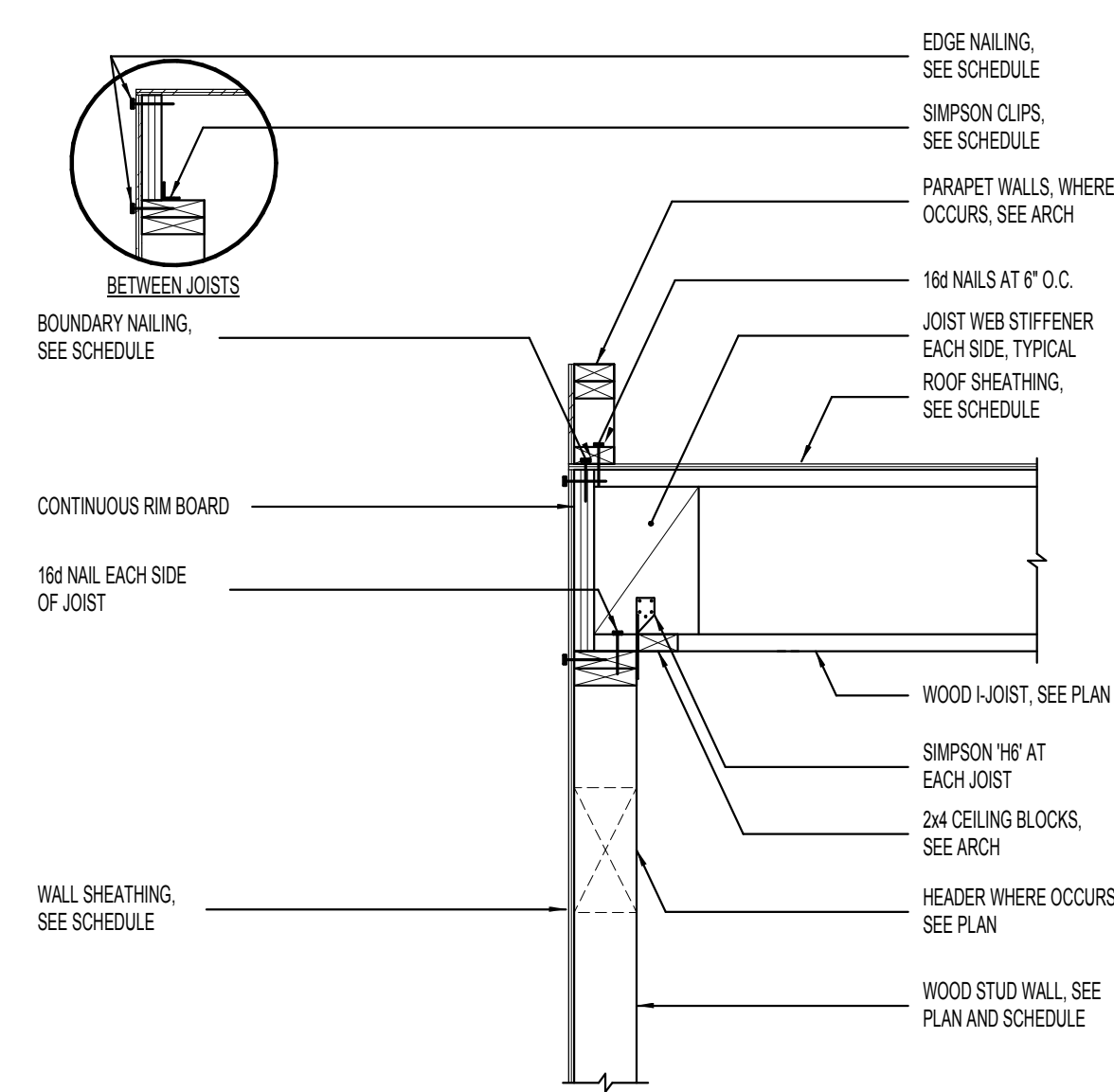
10 WOOD JOIST BEARING AT WOOD STUD WALL NO SCALE



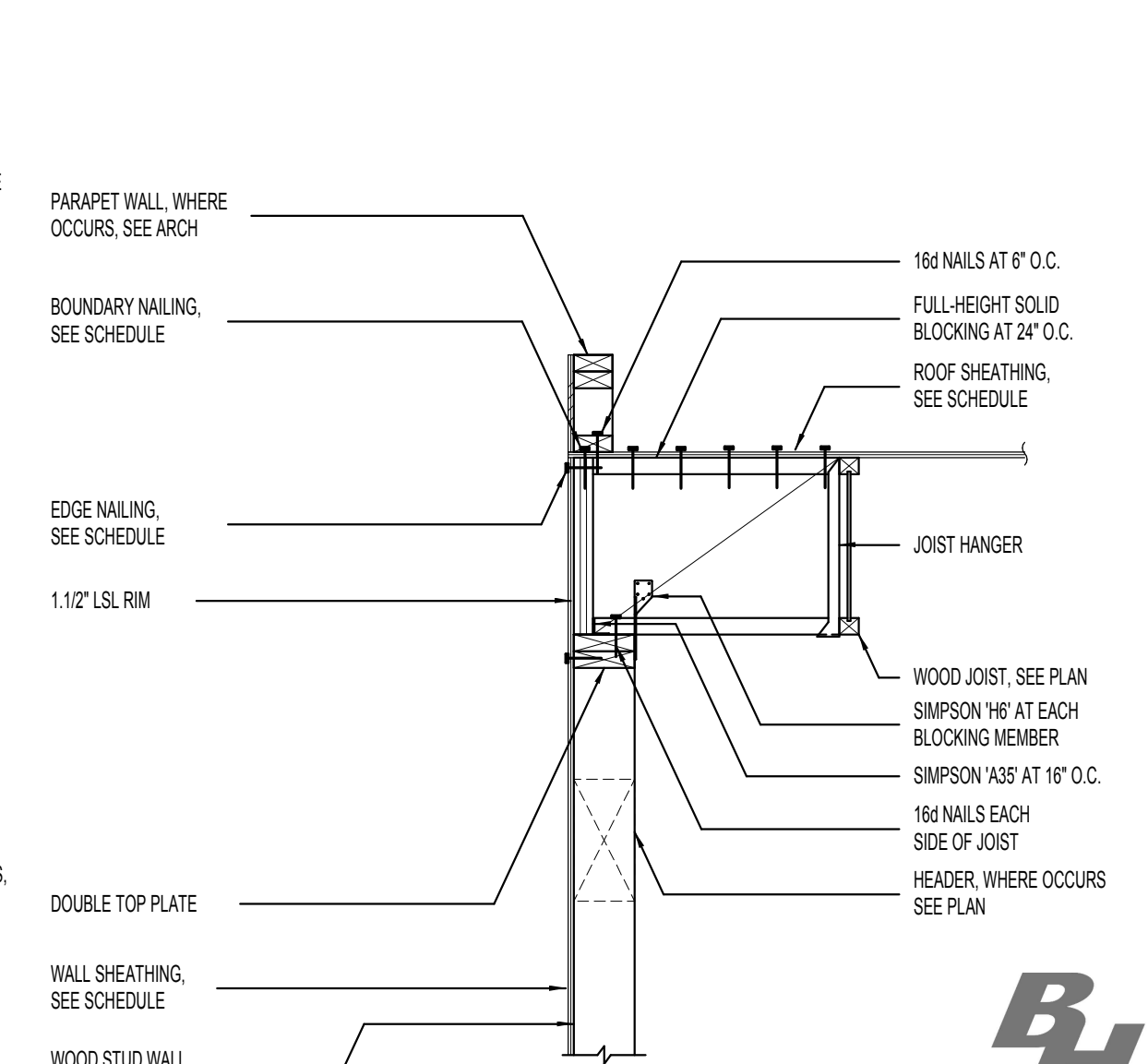
11 ROOF FRAMING DETAIL NO SCALE



12 ROOF BEARING AT WOOD SHEARWALL NO SCALE



13 WOOD JOIST BEARING AT WOOD STUD WALL NO SCALE

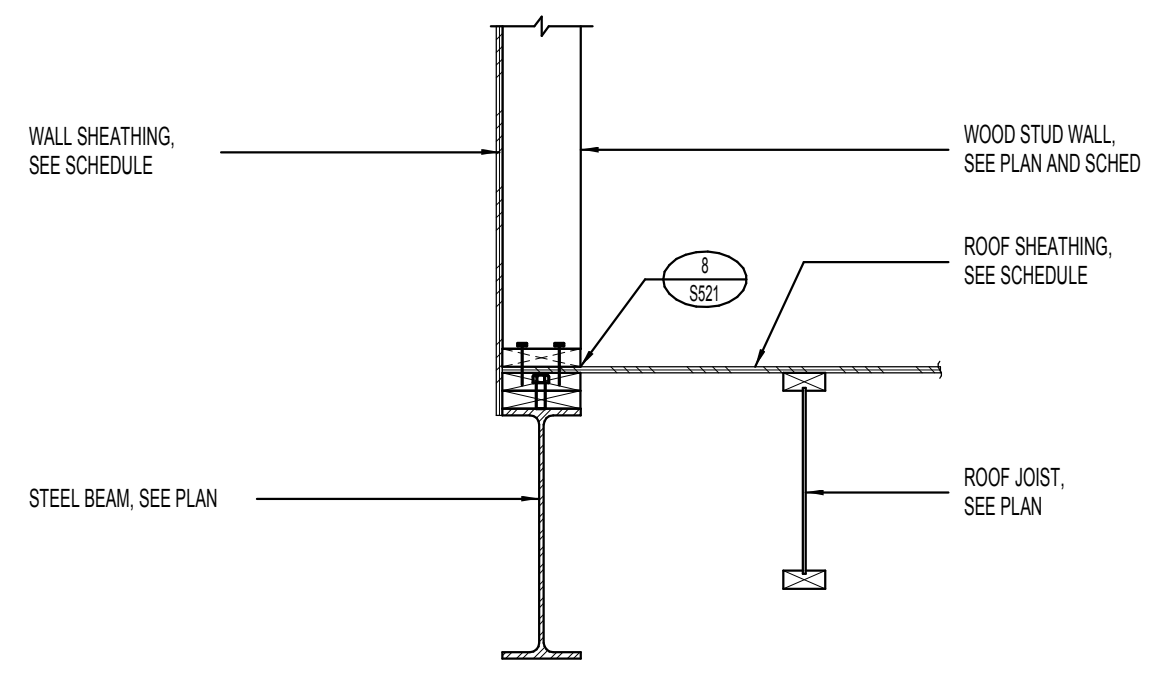


14 DECK BEARING AT WOOD STUD WALL NO SCALE

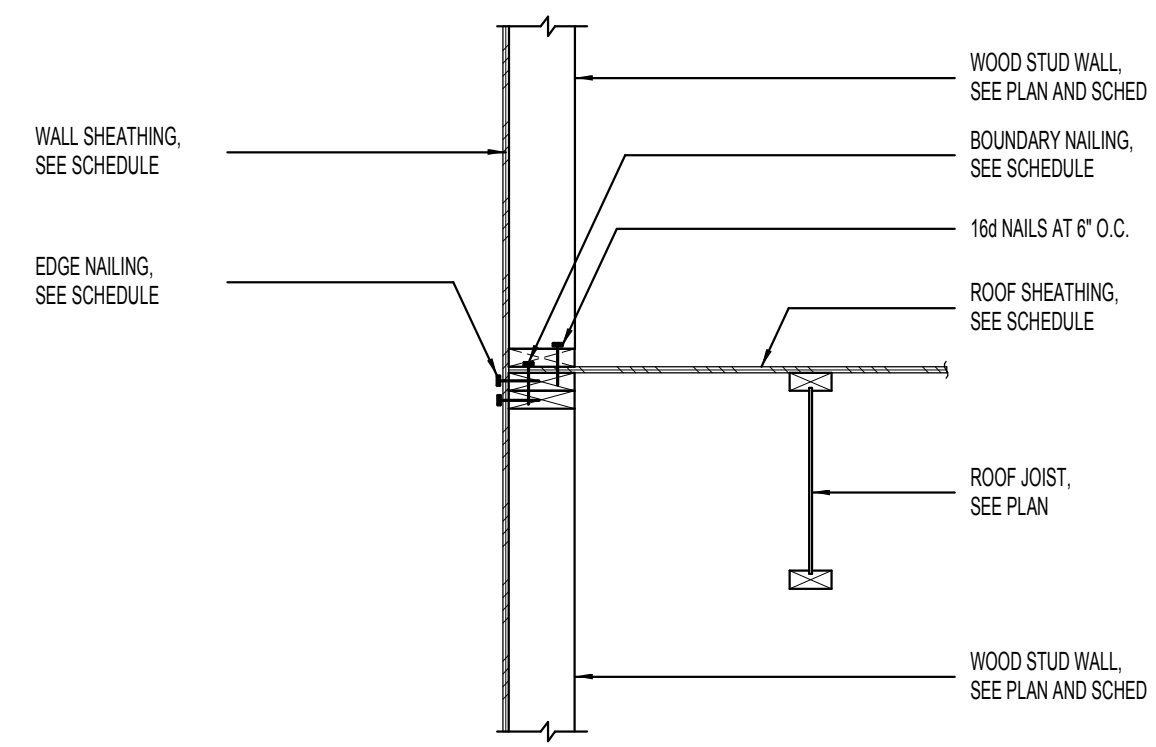


REV.	DATE

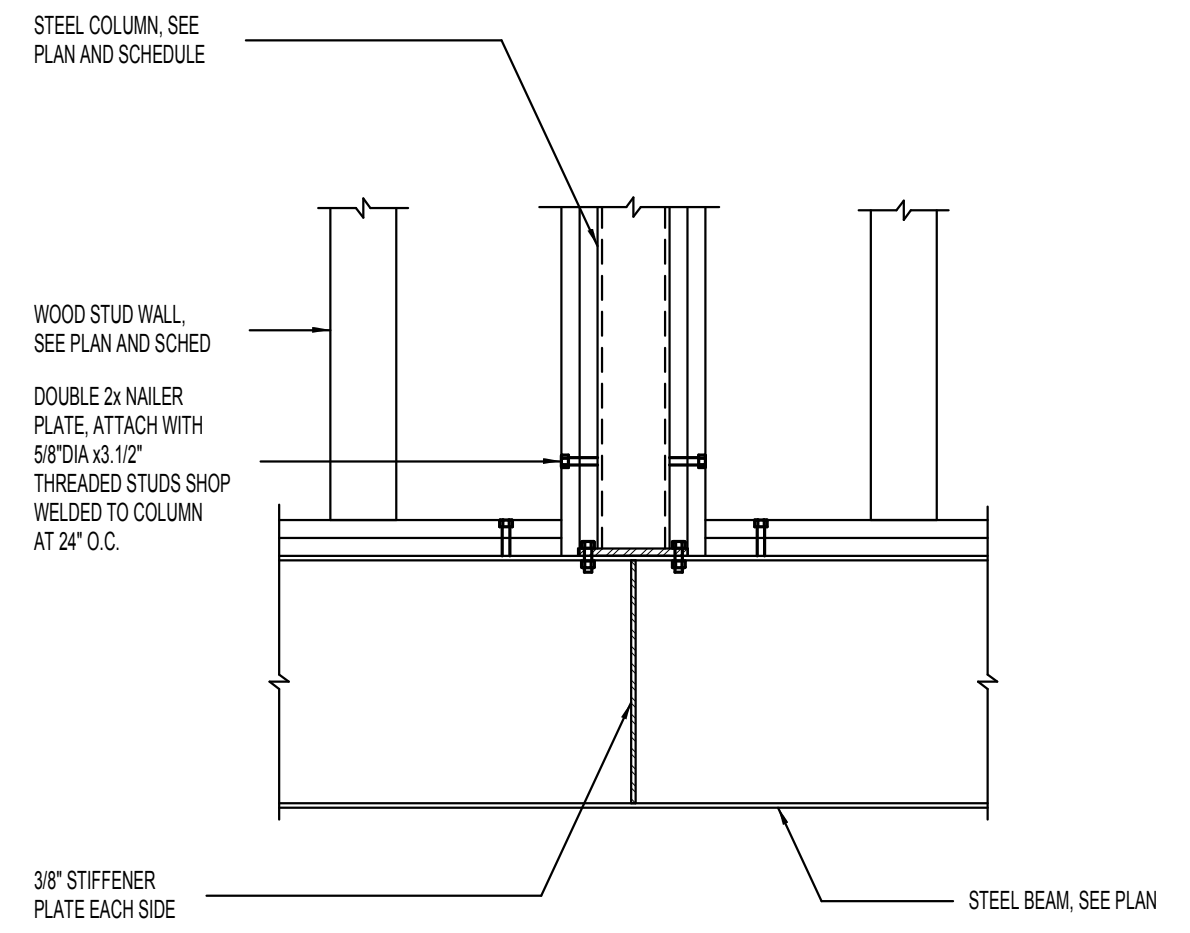
PROJECT # 14336
 DATE: 08/21/14
 TITLE: ROOF FRAMING DETAILS



1 DETAIL NO SCALE

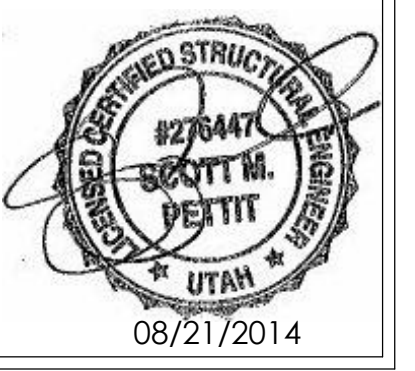


2 DETAIL NO SCALE



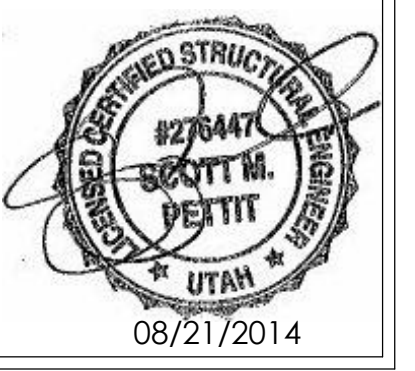
3 DETAIL NO SCALE

BINGHAM RESIDENCE
 LOT 77
 SUMMIT POWDER MOUNTAIN



REV.	DATE

PROJECT # 14336
 DATE: 08/21/14
 TITLE: ROOF FRAMING DETAILS

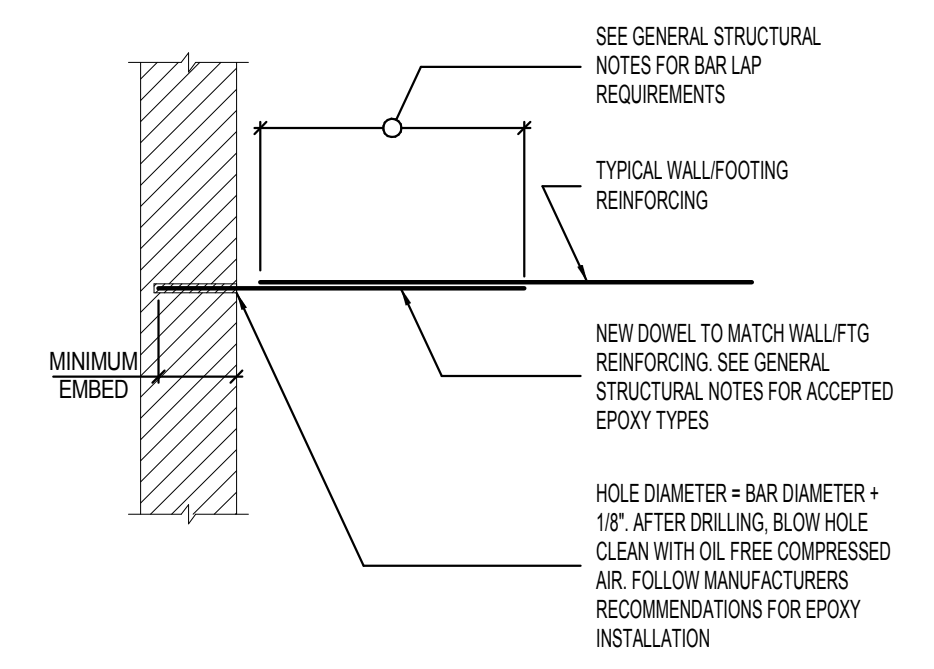


REV:	DATE

PROJECT # 14336
 DATE: 08/21/14
 TITLE:
 CONCRETE SCHEDULES
 SHEET:
S-601



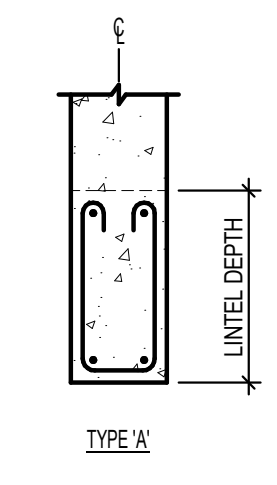
DOWEL SIZE	MINIMUM EMBEDMENT INTO EXISTING CONCRETE
#4	6.12"
#5	7.12"
#6	10"
#7	11.1"
#8	14.4"



5 EPOXY DOWEL EMBED SCHEDULE NO SCALE

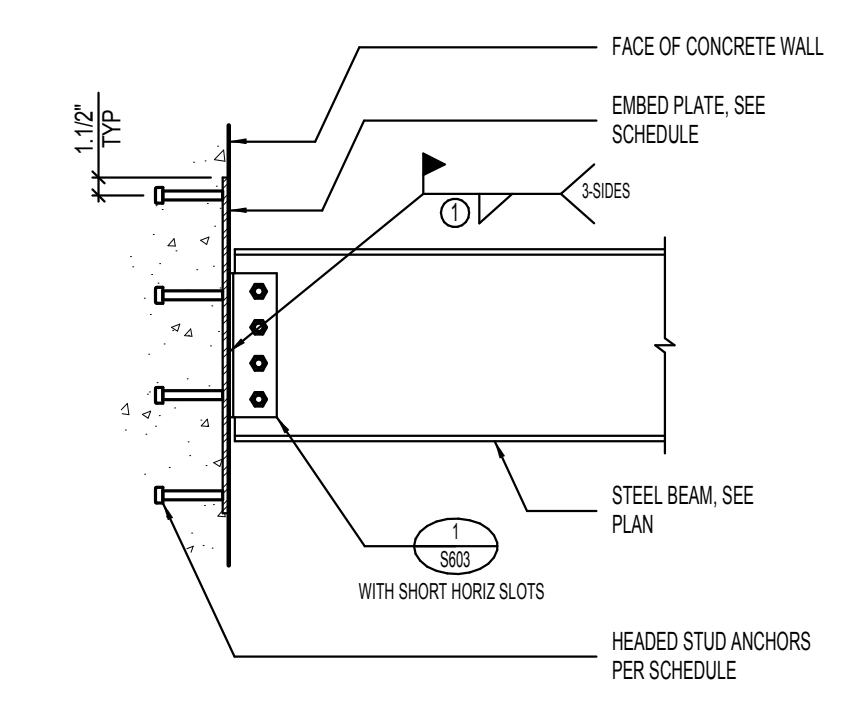
MARK	THICKNESS	DEPTH	REINFORCING		TYPE	COMMENTS
			HORIZONTAL	STIRRUPS		
CL-36A	WT	36"	(2) #7 TOP AND BOTTOM	#3 AT 8" O.C.	A	

- CONCRETE LINTEL NOTES:**
- HORIZONTAL REINFORCING SHALL EXTEND 4'-0" BEYOND EDGE OF OPENING. IF HORIZONTAL REINFORCING CANNOT EXTEND 4'-0" BEYOND EDGE OF OPENING PROVIDE 90° STD HOOK.
 - SPLICE TOP BARS AT MID-SPAN OF LINTEL ONLY AND BOTTOM BARS OVER SUPPORTS ONLY.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
- LINTEL REINFORCING PLACEMENT TYPES:**



6 CONCRETE LINTEL SCHEDULE NO SCALE

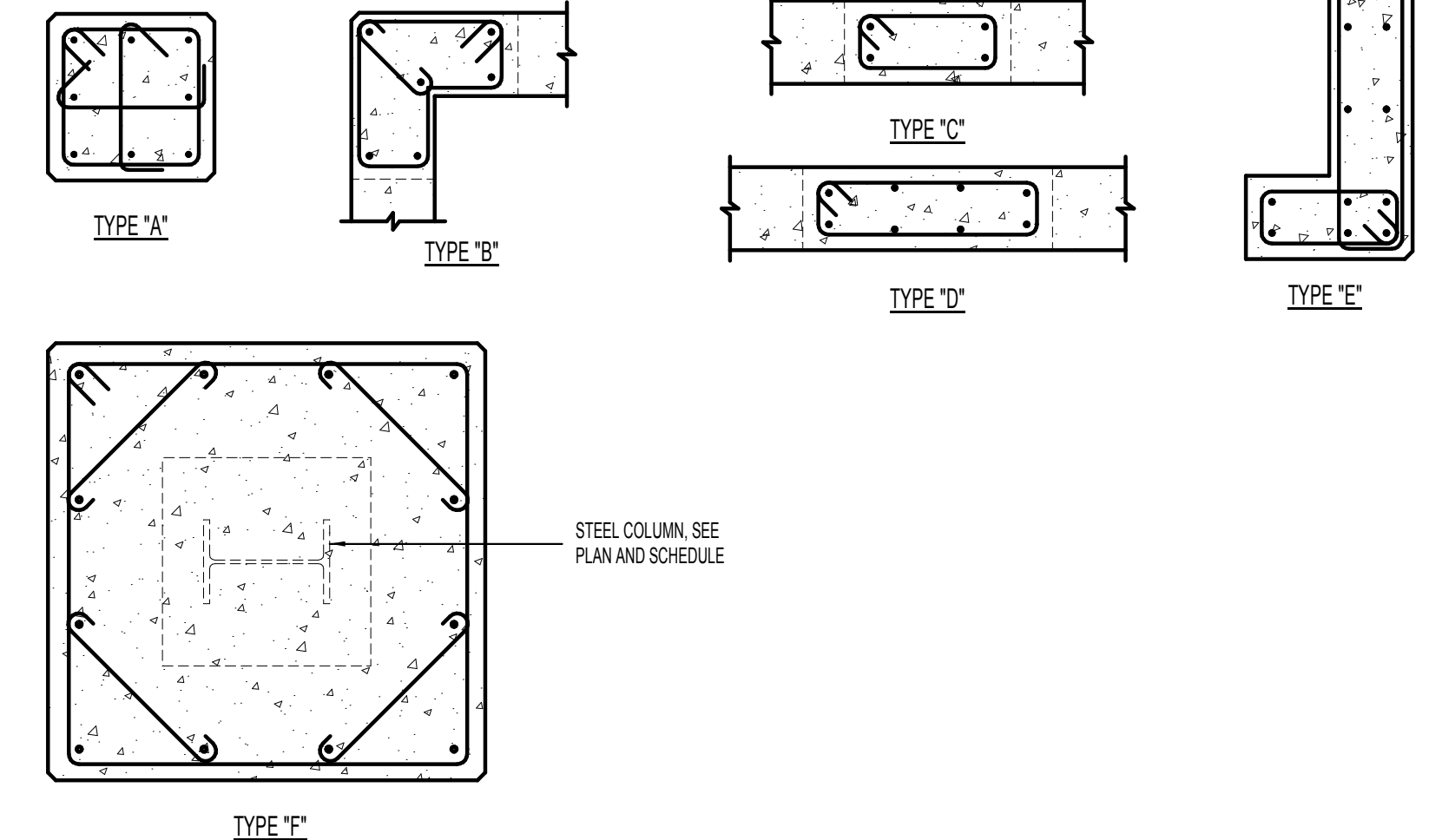
BEAM DEPTH	EMBED PLATE	ANCHORS
W10, W12	PL 1/2"x16"x1'-0"	(3) ROWS OF (2) 3/4" DIA x 5" HSA (6) TOTAL



7 TYPICAL EMBED PLATE CONNECTION SCHEDULE FOR CONCRETE WALLS NO SCALE

MARK	PIER SIZE	REINFORCING		TYPE	COMMENTS
		VERTICAL	TIES		
CP-16A	WTx16"	(4) #6	#3 AT 8" O.C.	C	
CP-16B	WTx16"x16"	(6) #6	#3 AT 8" O.C.	B	
CP-24A	24"x24"	(8) #6	#3 AT 8" O.C.	A	
CP-32A	WTx32"	(8) #6	#3 AT 8" O.C.	D	
CP-42A	42" x 42"	(12) #6	#4 AT 8" O.C.	F	
CP-48A	WTx48"	(14) #6	#3 AT 8" O.C.	E	

- CONCRETE PIER NOTES:**
- INSTALL (3) SETS OF TIES WITHIN TOP 5' OF ALL PIERS (UNO).
 - RUN HORIZONTAL CONCRETE WALL REINFORCING CONTINUOUS THROUGH PIER WHEN PIER IS POURED MONOLITHICALLY WITH CONCRETE WALL.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

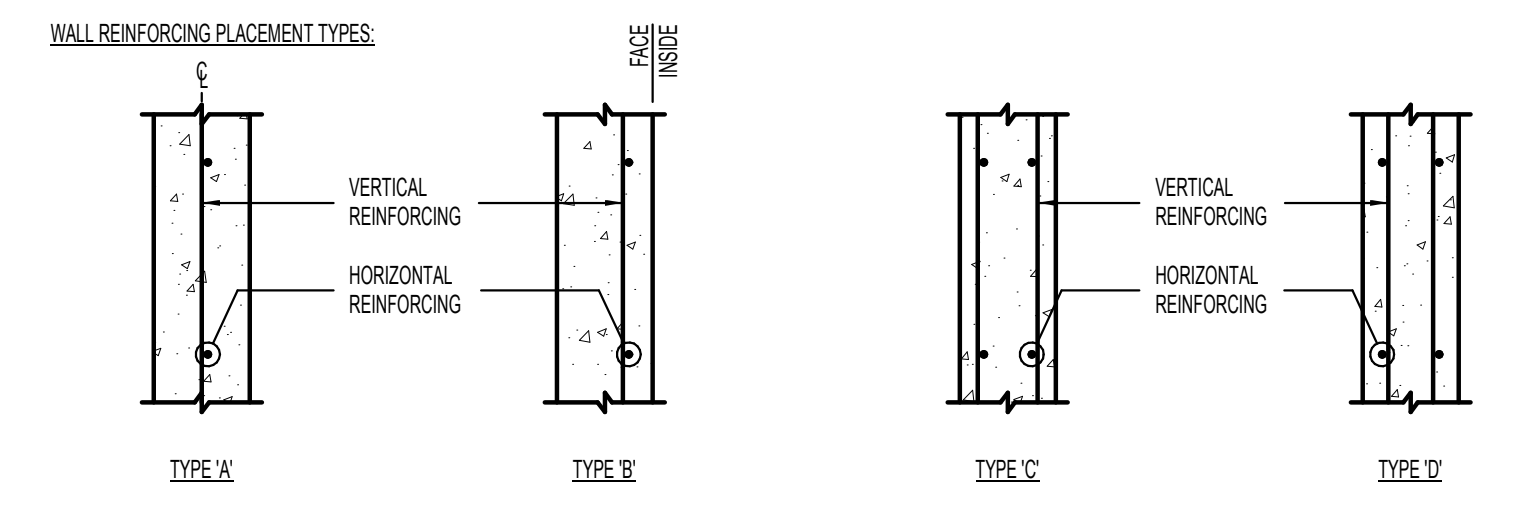


3 CONCRETE PIER SCHEDULE NO SCALE

MARK	THICKNESS	REINFORCING		WALL TYPE	COMMENTS
		VERTICAL	TOP AND BOTTOM		
CW-8A	8"	#4 AT 18" O.C.	#4 AT 12" O.C.	(1) #4	USE AT BASEMENT WALLS WITH LESS THAN 3'-0" OF RETAINED SOIL. CONTRACTOR VERIFY WITH FINAL GRADES.
CW-8B	8"	#5 AT 12" O.C.	#4 AT 12" O.C.	(1) #4	USE AT BASEMENT WALLS WITH MORE THAN 3'-0" OF RETAINED SOIL. CONTRACTOR VERIFY WITH FINAL GRADES.
CW-8C	8"	#5 AT 12" O.C. I.F.	#4 AT 12" O.C.	(1) #4	USE AT GARAGE FOUNDATION WALL.

- CONCRETE FOUNDATION WALL NOTES:**
- SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
 - CONCRETE FOUNDATION WALLS NOT DESIGNATED ON PLANS SHALL BE REINFORCED AS FOLLOWS:

THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
6"	#4 BARS AT 18" O.C.	#4 BARS AT 16" O.C.
8"	#4 BARS AT 18" O.C.	#4 BARS AT 12" O.C.
10"	#4 BARS AT 16" O.C.	#5 BARS AT 15" O.C.
12"	#4 BARS AT 18" O.C. E.F.	#4 BARS AT 16" O.C. E.F.



4 CONCRETE WALL SCHEDULE NO SCALE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				COMMENTS
				No.	SIZE	LENGTH	SPACING	No.	SIZE	LENGTH	SPACING	
FFS2.0	2'-0"	CONT	12"	-	#4	1'-6"	48"	3	#4	CONT	EQ	THICKENED SLAB
FC1.5	1'-6"	CONT	12"	-	#4	1'-0"	48"	2	#5	CONT	EQ	
FC2.0	2'-0"	CONT	12"	-	#4	1'-6"	48"	3	#4	CONT	EQ	
FC2.5	2'-6"	CONT	12"	-	#5	2'-0"	14"	3	#5	CONT	EQ	
FC3.0	3'-0"	CONT	12"	-	#5	2'-6"	14"	3	#5	CONT	EQ	
FC3.5	3'-6"	CONT	12"	-	#5	3'-0"	14"	3	#5	CONT	EQ	
FC4.0	4'-0"	CONT	12"	-	#5	3'-6"	14"	4	#5	CONT	EQ	
FC4.5	4'-6"	CONT	12"	-	#5	4'-0"	14"	4	#5	CONT	EQ	
FFS3.0	3'-0"	3'-0"	12"	3	#5	2'-6"	EQ	3	#5	2'-6"	EQ	
FFS3.5	3'-6"	3'-6"	12"	3	#5	3'-0"	EQ	3	#5	3'-0"	EQ	
FFS4.0	4'-0"	4'-0"	12"	4	#5	3'-6"	EQ	4	#5	3'-6"	EQ	
FFS4.5	4'-6"	4'-6"	12"	4	#5	4'-0"	EQ	4	#5	4'-0"	EQ	
FFS5.0	5'-0"	5'-0"	12"	5	#5	4'-6"	EQ	5	#5	4'-6"	EQ	
FFS5.5	5'-6"	5'-6"	12"	5	#5	5'-0"	EQ	5	#5	5'-0"	EQ	
FFS6.0	6'-0"	6'-0"	12"	6	#5	5'-6"	EQ	6	#5	5'-6"	EQ	REINFORCE TOP & BOTTOM
FFS6.5	6'-6"	6'-6"	12"	6	#5	6'-0"	EQ	6	#5	6'-0"	EQ	
FFS7.0	7'-0"	7'-0"	12"	7	#5	6'-6"	EQ	7	#5	6'-6"	EQ	
FFS7.5	7'-6"	7'-6"	12"	7	#5	7'-0"	EQ	7	#5	7'-0"	EQ	
FFS8.0	8'-0"	8'-0"	12"	8	#6	7'-6"	EQ	8	#6	7'-6"	EQ	
FFS8.5	8'-6"	8'-6"	12"	8	#6	8'-0"	EQ	8	#6	8'-0"	EQ	
FFS9.0	9'-0"	9'-0"	12"	9	#6	8'-6"	EQ	9	#6	8'-6"	EQ	
FFS9.5	9'-6"	9'-6"	12"	9	#6	9'-0"	EQ	9	#6	9'-0"	EQ	
FFS10.0	10'-0"	10'-0"	12"	10	#6	9'-6"	EQ	10	#6	9'-6"	EQ	

- CONCRETE FOOTING NOTES:**
- PLACE ALL FOOTING REINFORCING IN THE BOTTOM OF THE FOOTING WITH 3" CLEAR CONCRETE COVER (UNO).
 - TOP REINFORCING, WHERE OCCURS, SHALL BE PLACED IN THE TOP OF THE FOOTING WITH 2" MINIMUM CONCRETE COVER.
 - IF FOOTINGS ARE EARTH-FORMED, FOOTINGS SHALL BE 6" LONGER AND WIDER THAN SCHEDULED.
 - RUN CONTINUOUS FOOTING REINFORCEMENT THROUGH SPOT FOOTINGS.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
 - SOME SCHEDULED FOOTINGS MAY NOT BE USED. SEE FOOTING AND FOUNDATION PLAN FOR FOOTING MARKS.

1 CONCRETE FOOTING SCHEDULE NO SCALE

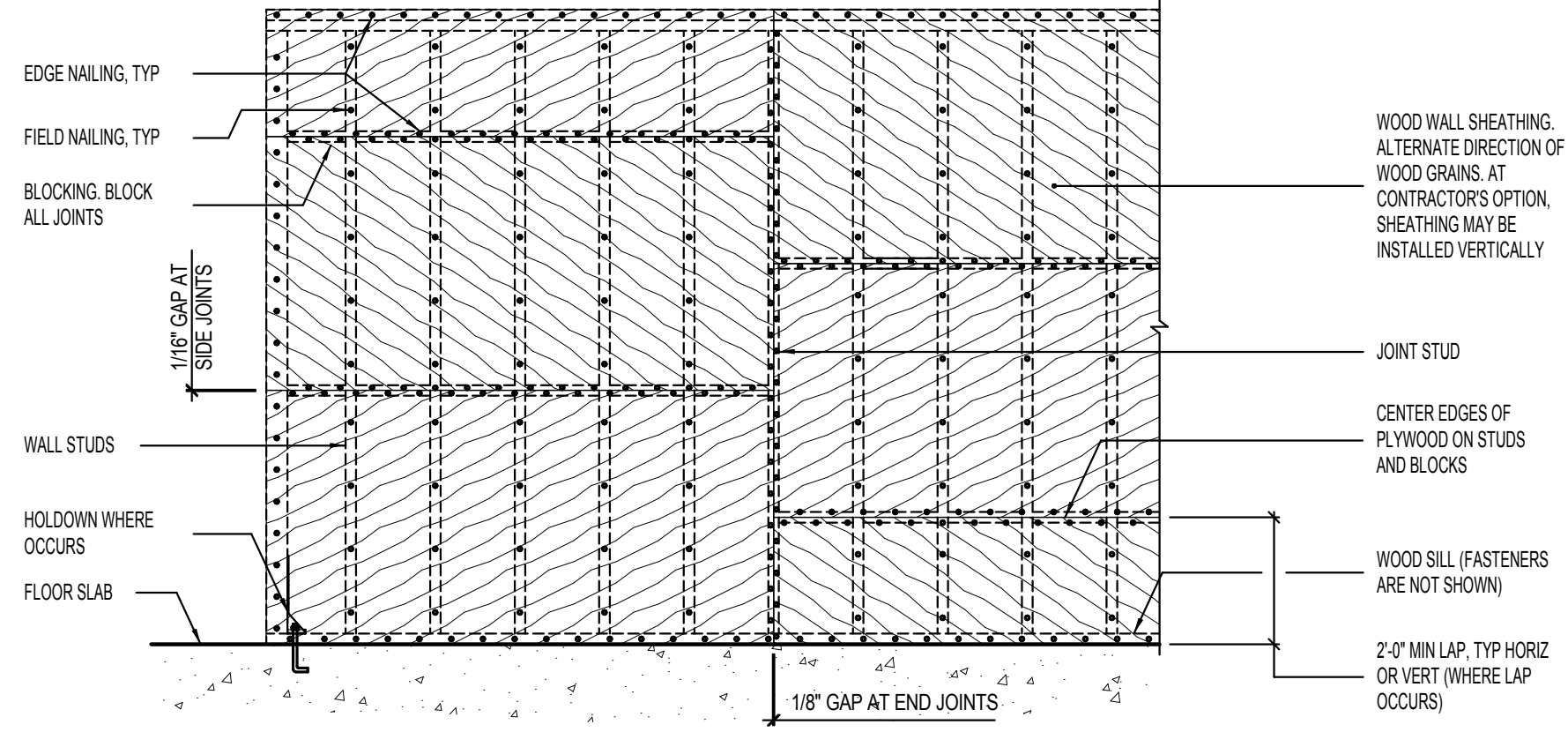
BAR SIZE	f _c = 3000psi				f _c = 4000psi & f _c = 4500 psi				f _c = 5000psi				f _c = 6000psi			
	REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS		REGULAR CLASS		TOP CLASS	
	A	B	A	B	A	B	A	B	A	B	A	B	A	B	A	B
#3	13"	17"	17"	21"	12"	16"	16"	21"	12"	16"	16"	21"	12"	16"	16"	21"
#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"

- CONCRETE REINFORCING BAR LAP SPlice NOTES:**
- THIS SCHEDULE SHALL BE USED FOR ALL BAR SPLICES IN CONCRETE WALLS, UNLESS NOTED OTHERWISE.
 - CLASS 'A' SPLICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPlice LENGTH.
 - CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE NO. 2 ABOVE ARE MET.
 - TIES AND STIRRUPS SHALL NOT BE SPLICED.
 - DO NOT SPlice VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
 - SPLICES FOR BUNDLED BARS:
 - FOR BUNDLED BARS OF THREE OR LESS, LAP SPlice LENGTHS SHALL BE MULTIPLIED BY 1.2.
 - FOR BUNDLED BARS OF FOUR OR MORE, LAP SPlice LENGTHS SHALL BE MULTIPLIED BY 1.33.
 - INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.
 - ENTIRE BUNDLES SHALL NOT BE LAP SPliced.
 - FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
 - FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.
 - TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.
 - SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

2 CONCRETE REINFORCING BAR LAP SPlice SCHEDULE NO SCALE

MARK	WALL FRAMING					WALL SHEATHING				COMMENTS
	STUDS	TOP PLATE	BOTTOM PLATE	BOTTOM PLATE FASTENERS	STUD JOINTS	THICKNESS	NAIL SIZE	EDGE NAIL	FIELD NAIL	
SW-4A	2x4 AT 16" O.C.	(2) 2x4	2x4	3/4" DIA A.B. AT 32" O.C.	2x	7/16"	10d	6" O.C.	12" O.C.	310spf
SW-6A	2x6 AT 16" O.C.	(2) 2x6	2x6	3/4" DIA A.B. AT 32" O.C.	2x	7/16"	10d	6" O.C.	12" O.C.	310spf
SW-6B	2x6 AT 16" O.C.	(2) 2x6	2x6	3/4" DIA A.B. AT 32" O.C.	3x	7/16"	10d	4" O.C.	12" O.C.	460spf
SW-6C	2x6 AT 16" O.C.	(2) 2x6	3x6	3/4" DIA A.B. AT 32" O.C.	3x	7/16"	10d	3" O.C.	12" O.C.	600spf
SW-6D	2x6 AT 16" O.C.	(2) 2x6	2x6	3/4" DIA A.B. AT 16" O.C.	3x	7/16" BOTH SIDES	10d	3" O.C.	12" O.C.	1200spf

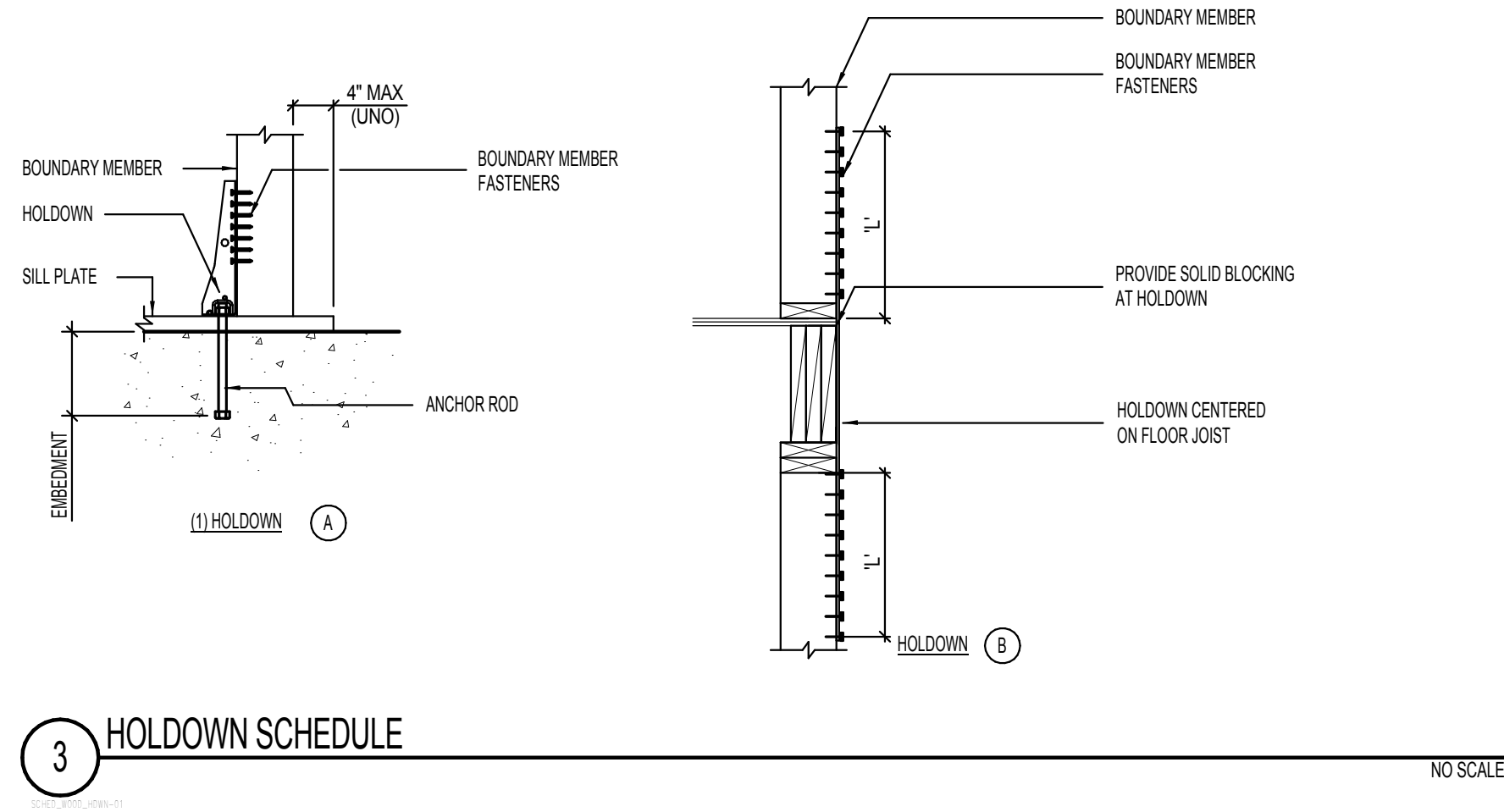
- WOOD SHEATHING SHEARWALL NOTES:**
1. PROVIDE 1/4"x2 1/2" x 3" WASHER PLATES AT BOLTS. CONTRACTOR HAS OPTION TO PROVIDE A DIAGONAL SLOTTED HOLE WITH A WIDTH OF UP TO 3/16" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH OF UP TO 1 3/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT.
 2. USE COMMON NAILS. AT SILL PLATE USE HOT-DIPPED OR TUMBLED GALVANIZED NAILS.
 3. ANCHOR BOLTS SHALL HAVE A 7" MINIMUM EMBEDMENT INTO CONCRETE AND TERMINATE WITH A STANDARD 90° HOOK OF 3-TIMES THE ANCHOR BOLT DIAMETER AND BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL IN ACCORDANCE WITH IRC 2304.9.5.
 4. WHERE STUDS ARE CUT FOR PLACEMENT OF ANCHOR BOLTS OR OTHER ELEMENTS, AN ADJACENT STUD SHALL BE ADDED.
 5. WHERE WOOD SHEATHING IS APPLIED TO BOTH SIDERS OF A WALL AND NAIL SPACING IS LESS THAN 16" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. OR FRAMING MEMBER SHALL BE 3" OR THICKER AND NAILS ON EITHER SIDE SHALL BE STAGGERED.
 6. PRE-DRILLED HOLES ARE REQUIRED AT 20d NAILS.
 7. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



1 WOOD SHEATHING SHEARWALL SCHEDULE [ELEVATION VIEW] NO SCALE

SIMPSON HOLDOWN	BOUNDARY MEMBER	BOUNDARY MEMBER FASTENERS	L'	ANCHOR ROD	EMBEDMENT	DETAIL	COMMENTS
HDU2	(2) 2x	(6) SDS 1/4"x2 1/2" SCREWS	-	5/8" DIA	9"	A	-
HDU4	(2) 2x	(10) SDS 1/4"x2 1/2" SCREWS	-	5/8" DIA	12"	A	-
HDU8	6x6	(20) SDS 1/4"x2 1/2" SCREWS	-	7/8" DIA	12"	A	-
HDU11	6x6	(30) SDS 1/4"x2 1/2" SCREWS	-	1" DIA	12"	A	-
CMST14	(2) 2x	(66) 10d NAILS	30"	-	-	B	-

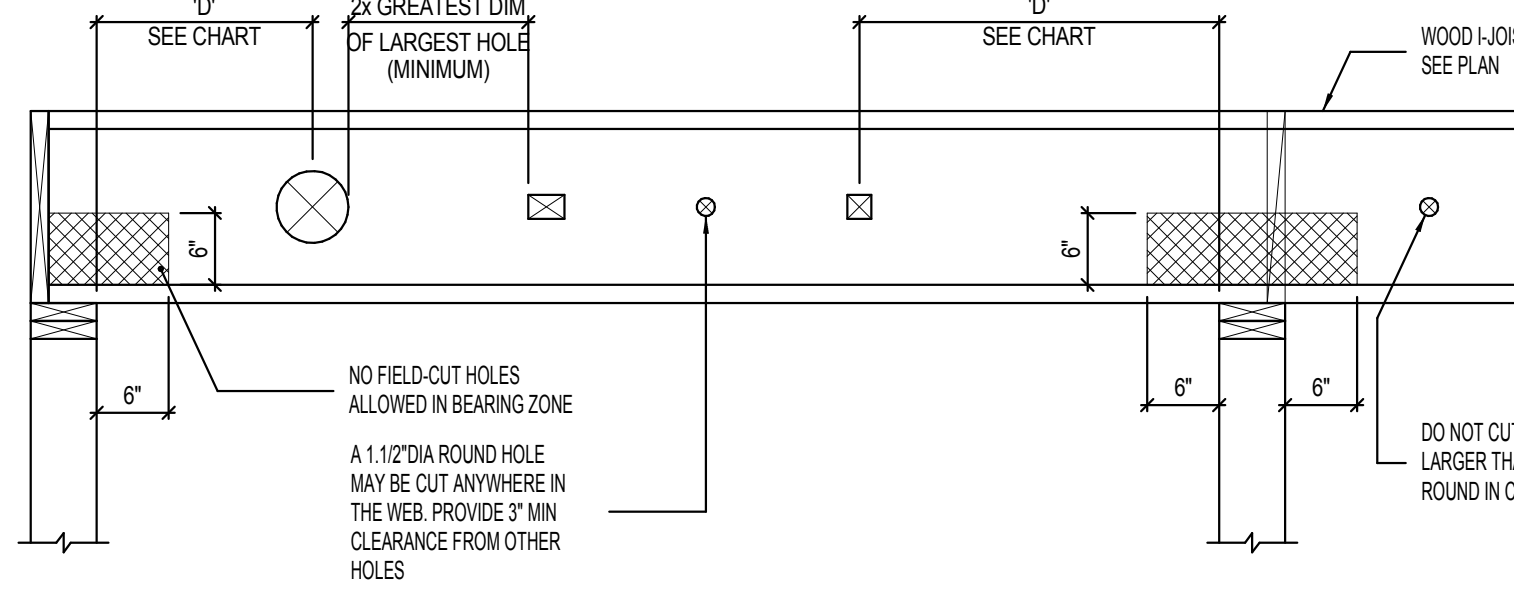
- HOLDOWN NOTES:**
1. ANCHOR RODS SHALL BE HEADED BOLTS OR RODS THREADED WITH HEAVY HEX NUT (LNU).
 2. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
 3. ALL HOLDOWNS SPECIFIED ARE "SIMPSON - STRONG TIE". SEE GENERAL STRUCTURAL NOTES FOR SUBSTITUTIONS.
 4. LAG SCREWS SHALL NOT BE USED IN PLACE OF BOLTS.
 5. DO NOT OVER TORQUE NUTS; SEE MANUFACTURER'S TORQUE REQUIREMENTS.
 6. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



3 HOLDOWN SCHEDULE NO SCALE

HOLE TYPE	MINIMUM DISTANCE (D)														
	2"	3"	4"	5"	6"	7"	8"	8 7/8"	10"	11"	12"	13"	14"	15"	
RECTANGULAR HOLE SIDE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
9 1/2" JOIST	1'-0"	1'-1"	1'-8"	2'-4"	2'-11"	3'-7"	-	-	-	-	-	-	-	-	
11 7/8" JOIST	1'-0"	1'-1"	1'-6"	2'-0"	2'-5"	2'-11"	3'-5"	3'-10"	-	-	-	-	-	-	
14" JOIST	1'-0"	1'-1"	1'-2"	1'-7"	2'-3"	2'-11"	3'-6"	4'-1"	4'-10"	5'-6"	-	-	-	-	
16" JOIST	1'-0"	1'-1"	1'-2"	1'-2"	1'-3"	1'-9"	2'-4"	2'-11"	3'-7"	4'-2"	4'-9"	5'-4"	-	-	
18" JOIST	1'-0"	1'-1"	1'-2"	1'-2"	1'-3"	1'-9"	2'-4"	2'-11"	3'-7"	4'-2"	4'-9"	5'-4"	-	-	
20" JOIST	1'-0"	1'-1"	1'-2"	1'-2"	1'-3"	1'-9"	2'-4"	2'-11"	3'-7"	4'-2"	4'-9"	5'-4"	-	-	
24" JOIST	1'-0"	1'-1"	1'-2"	1'-2"	1'-3"	1'-9"	2'-4"	2'-11"	3'-7"	4'-2"	4'-9"	5'-4"	-	-	
28" JOIST	1'-0"	1'-1"	1'-2"	1'-2"	1'-3"	1'-9"	2'-4"	2'-11"	3'-7"	4'-2"	4'-9"	5'-4"	-	-	

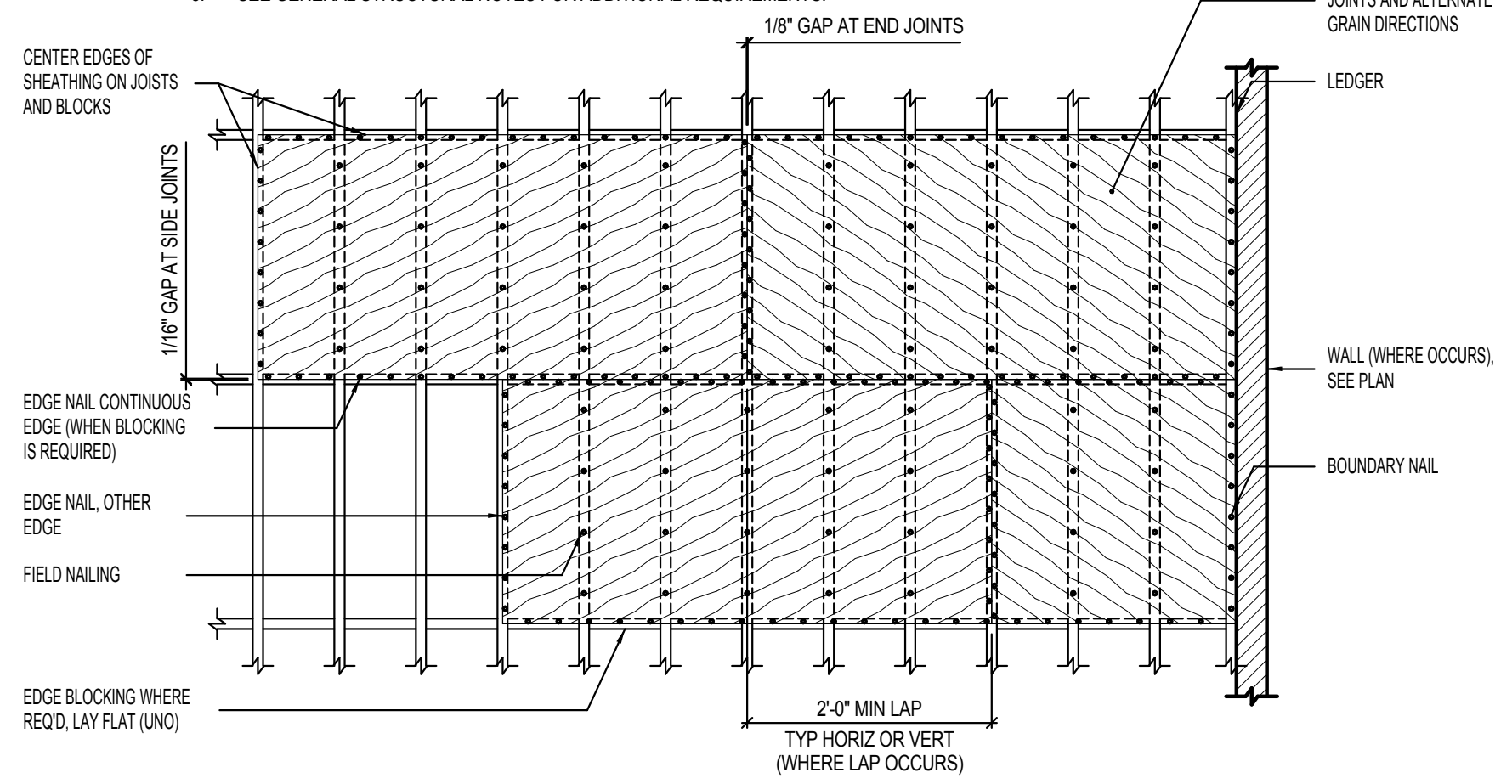
- NOTES:**
1. KNOCKOUTS PROVIDED BY JOIST MANUFACTURER MAY BE USED AT ANY POINT.
 2. DO NOT CUT, DRILL, OR NOTCH FLANGES.
 3. RECTANGULAR HOLE SIZES ARE BASED ON THE MEASUREMENT OF THE LONGEST SIDE.
 4. HOLES MAY BE LOCATED VERTICALLY ANYWHERE IN THE WEB. LEAVE 1/8" OF WEB (MIN) AT TOP AND BOTTOM OF HOLE.
 5. CHART VALUES ARE BASED ON I-JOISTS FROM BOISE (BCI). IF AN ALTERNATE PRODUCT IS USED, CONSULT MANUFACTURER'S CHART.



5 ALLOWABLE WOOD I-JOIST HOLE LOCATION AND SIZING NO SCALE

LOCATION	WOOD SHEATHING THICKNESS	NAIL SIZE	EDGE NAIL CONT. EDGE	EDGE NAIL OTHER EDGE	FIELD NAIL	BOUNDARY NAIL	EDGE BLOCK	COMMENTS
ROOF	1/2"	10d	6"	6"	12"	6"	NO	TL=103spf AT 24" O.C. SHEAR=215spf AT 24" O.C.
FLOOR	23/32"	10d	6"	6"	12"	6"	NO	TL=138spf AT 24" O.C. SHEAR=215spf AT 24" O.C.

- SHEATHING NOTES:**
1. MINIMUM NAIL PENETRATION INTO FRAMING: 8x-1 1/2", 10d-1 5/8".
 2. USE COMMON NAILS (8d DIAMETER = 0.131", 10d DIAMETER = 0.148").
 3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.



2 SHEATHING SCHEDULE AT ROOF AND FLOOR [PLAN VIEW] NO SCALE

CONNECTION	NAILING
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 16" O.C.
BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOE NAIL	(3) 8d
ROW JOIST TO TOP PLATE, TOE NAIL	8d AT 6" O.C.
COLLAR TIE TO RAFTER, FACE NAIL	(3) 10d
JACK RAFTER TO HP, TOE NAIL	(3) 10d
FACE NAIL	(2) 16d
ROOF RAFTER TO 2x RIDGE BEAM, TOE NAIL	(2) 16d
FACE NAIL	(2) 16d
JOIST TO BAND JOIST, FACE NAIL	(3) 16d
LEDGER STRIP, FACE NAIL	(3) 16d
TOP PLATE TO STUD, END NAIL	(2) 16d
DOUBLE STUDS, FACE NAIL	16d AT 24" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 16" O.C.
TOP PLATES, LAPS & INTERSECTION, FACE NAIL	(2) 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	(3) 8d
CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
RAFTER TO PLATE, TOENAIL	(3) 8d
1" BRACE TO EACH STUD & PLATE, FACE NAIL	(2) 8d
BUILT-UP CORNER STUDS	16d AT 24" O.C.
BUILT-UP GIRDER & BEAMS	20d AT 32" O.C. AT TOP, BOTTOM, AND STAGGERED ON OPPOSITE SIDES. (2) 20d AT ENDS AND AT EACH SPLICE.
STUD TO SOLE PLATE, TOE NAIL	(4) 8d
STUD TO SOLE PLATE, END NAIL	(2) 16d
PLYWOOD & PARTICLEBOARD:	
SUBFLOOR, ROOF & WALL SHEATHING (TO FRAMING) 1/2" AND LESS:	6d
19/32" - 3/4"	6d OR 8d
7/8" - 1"	8d
1 1/8" - 1 1/4"	8d OR 10d
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING) 3/4" AND LESS:	6d
7/8" - 1"	8d
1 1/8" - 1 1/4"	8d OR 10d

- MINIMUM NAILING NOTES:**
1. NAILING SCHEDULE IS PER TABLE 2304.9.1 OF THE I.B.C. 2012.
 2. NAILING REQUIREMENTS SHOWN HERE DO NOT REPLACE HARDWARE SHOWN ON THE PLANS OR DETAILS.
 3. ALL NAILS USED ARE COMMON NAILS.
 4. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

4 MINIMUM NAILING SCHEDULE NO SCALE

JOIST / BEAM SIZE	LOCATION	SIMPSON HANGER SIZE	FASTENERS		COMMENTS
			INTO CARRYING MEMBER	INTO CARRIED MEMBER	
1.3/4"x11.78" LVL	UPPER ROOF	BA 1.8111.88	(8) 16d NAILS	(2) 10d NAILS x1/2	
(3) 1.3/4"x11.78" LVL	UPPER MAIN ROOF	WFS 5.111.88	(3) 16d NAILS	(2) 10d NAILS	
18" RED / 90-HS	UPPER MAIN ROOF	WPH18	(2) 16d NAILS	(2) 10d NAILS x1/2	
11.78" RED I-65	FLOOR/COVERED PORCH	ITS 2.5611.88	(6) 10d NAILS	-	
11.78" RED I-65	ROOF/UNCOVERED PORCH	MIT 311.88	(8) 16d NAILS	(2) 10d NAILS x1/2	

6 WOOD JOIST/BEAM HANGER SCHEDULE NO SCALE

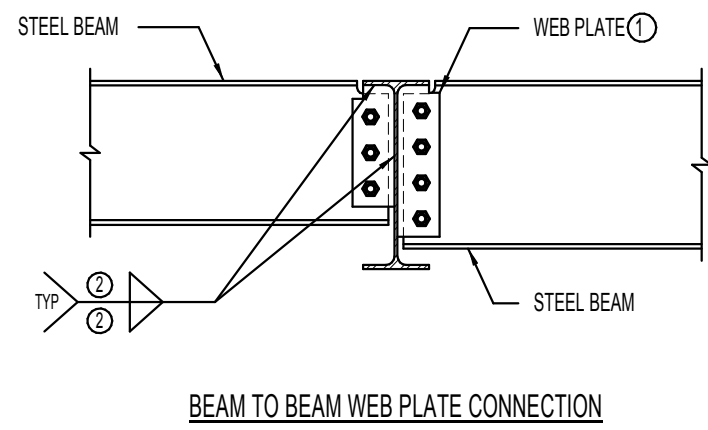
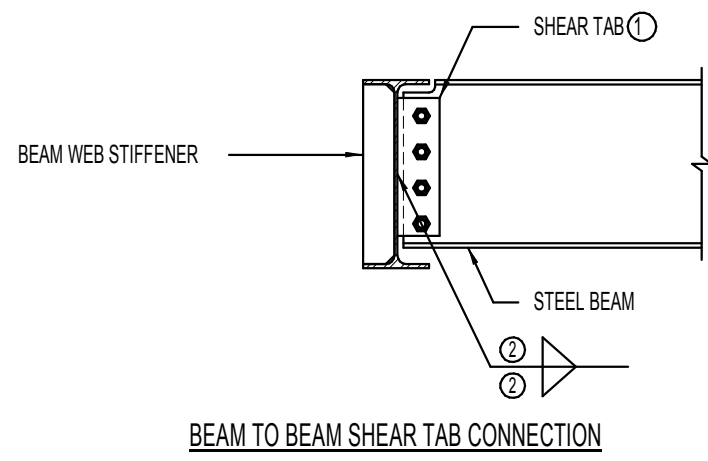


REV: DATE
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SHEET:

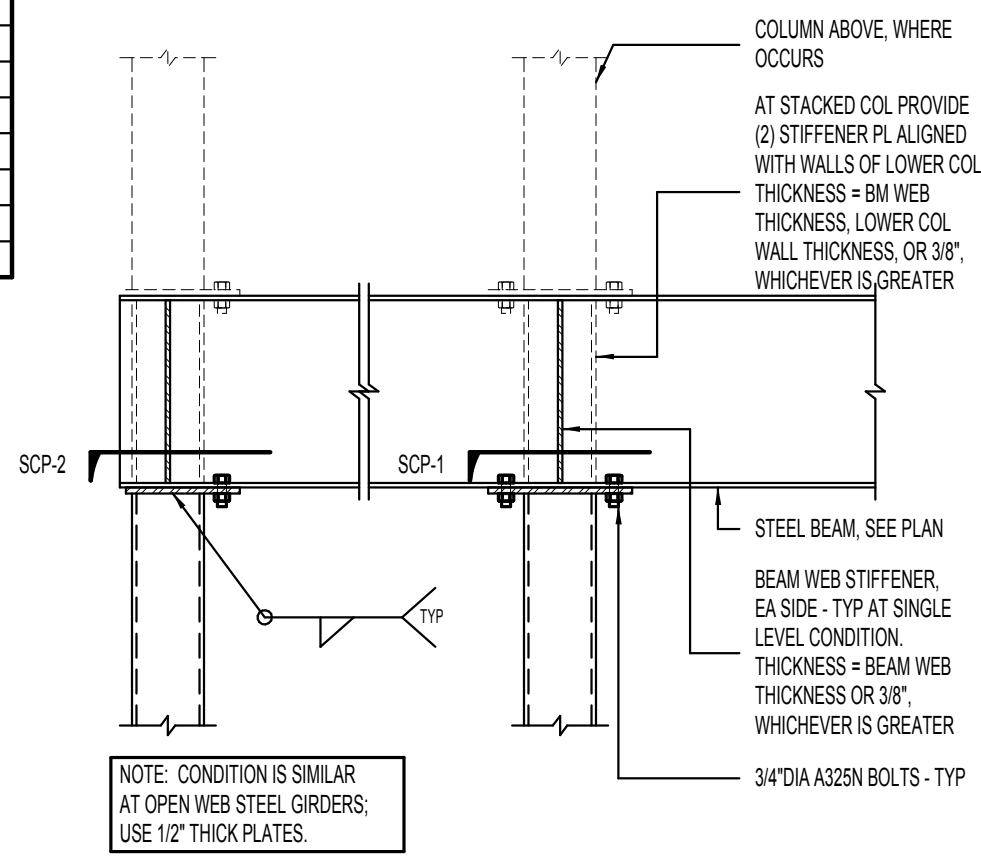
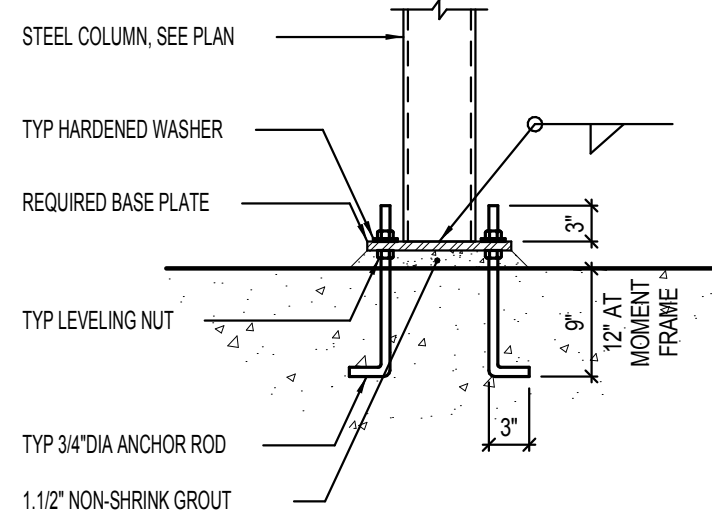
A-325 BOLT SCHEDULE			
MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP	A-325N BOLTS		
	No. PER BEAM	SIZE	ASD CAPACITY
W8	2	3/4"DIA	16.45K
W10	2	3/4"DIA	21.2K
W12	3	3/4"DIA	24.45K
W14	3	3/4"DIA	31.8K
W16	4	3/4"DIA	42.4K
W18	5	3/4"DIA	53.0K
W21	6	3/4"DIA	63.6K
W24	7	3/4"DIA	74.2K
W27	8	3/4"DIA	84.8K
W30	9	3/4"DIA	95.4K

① SHEAR TAB SHALL BE 3/8" THICK
 ② 5/16" FILLET WELD EACH SIDE OF SHEAR TAB.
 ③ BOLT SPACING SHALL BE 3" MIN. TYP.
 ④ WHEN MORE THAN ONE ROW OF BOLTS IS NEEDED, THE FIRST ROW SHALL BE A COMPLETE ROW WITH THE REMAINDER OF THE BOLTS PLACED IN THE SECOND ROW.
 ⑤ HSS COLUMN SHALL HAVE A MINIMUM 1/4" THICKNESS. USE A SINGLE ANGLE CONNECTION WHERE STEEL TUBE WALL IS TOO THIN.
 ⑥ AT MOMENT FRAME COLUMNS, SEE MOMENT CONNECTION DETAILS FOR CONTINUITY PLATE REQUIREMENTS.
 ⑦ BOLT EDGE DISTANCE, L_{eh} SHALL BE EQUAL TO TWICE THE BOLT DIAMETER FOR BOTH THE PLATE AND THE BEAM WEB.
 ⑧ BOLT EDGE DISTANCE, L_{ev} SHALL BE 1.14" FOR BOLT DIAMETERS 7/8" OR LESS AND 1.34" BOLT DIAMETER FOR BOLT DIAMETERS GREATER THAN 7/8".



COLUMN SIZE	BASE PLATE THICKNESS
3" \square	5/8"
4" \square 4"DIA	5/8"
5" \square 5"DIA	3/4"
6" \square 6"DIA	3/4"
W12	1"

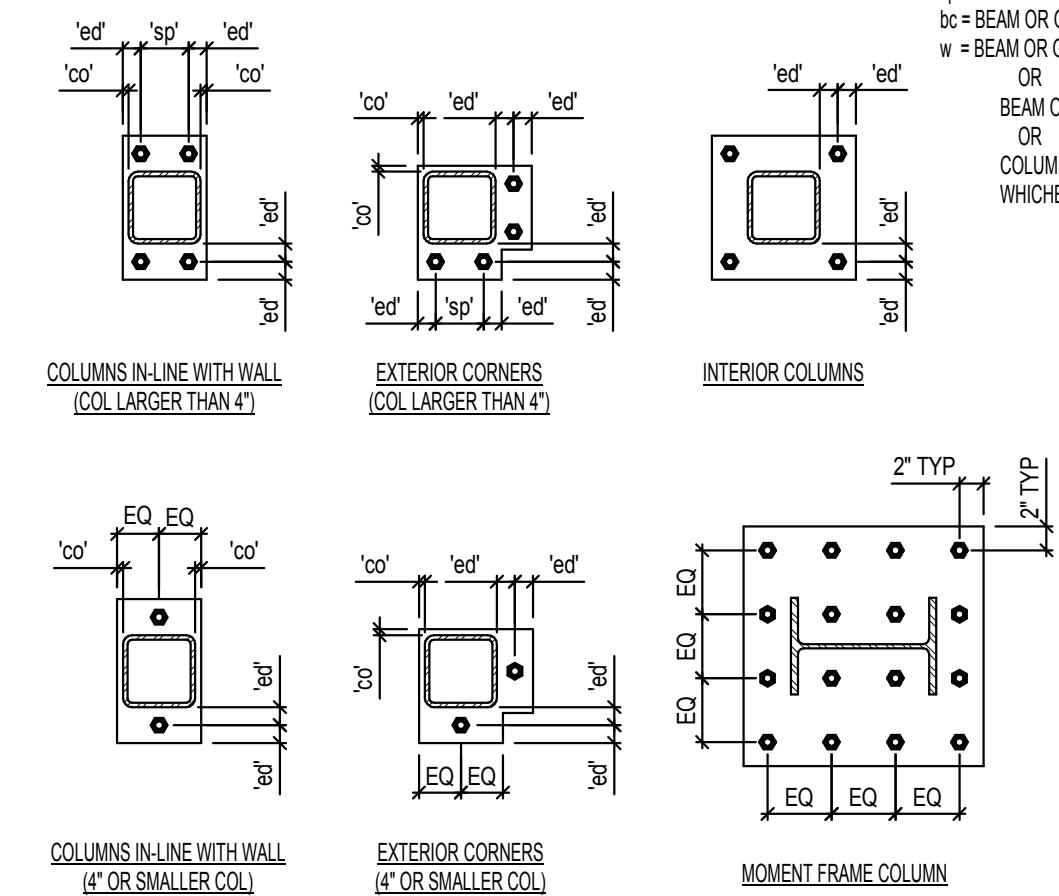
CAP PLATE THICKNESS
 CAP PLATE THICKNESS = BEAM FLANGE THICKNESS or 1/2" (WHICHEVER IS GREATER)



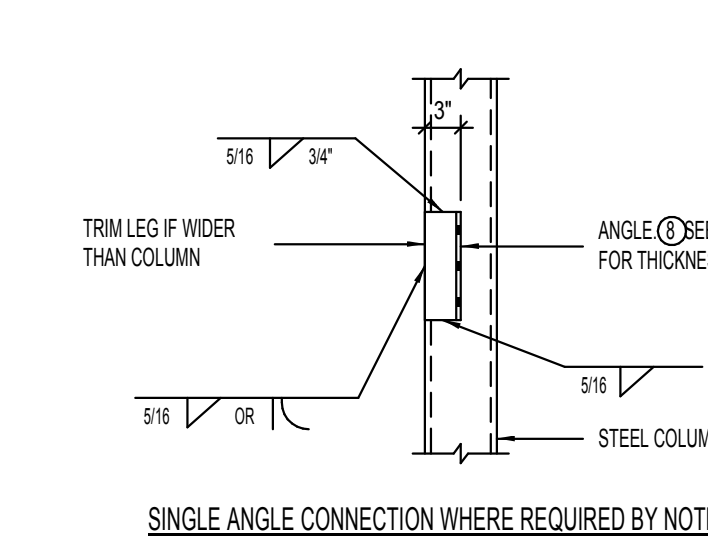
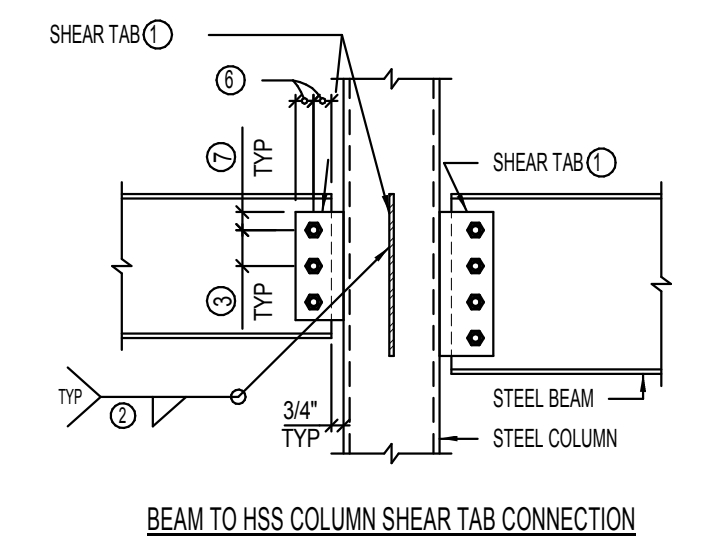
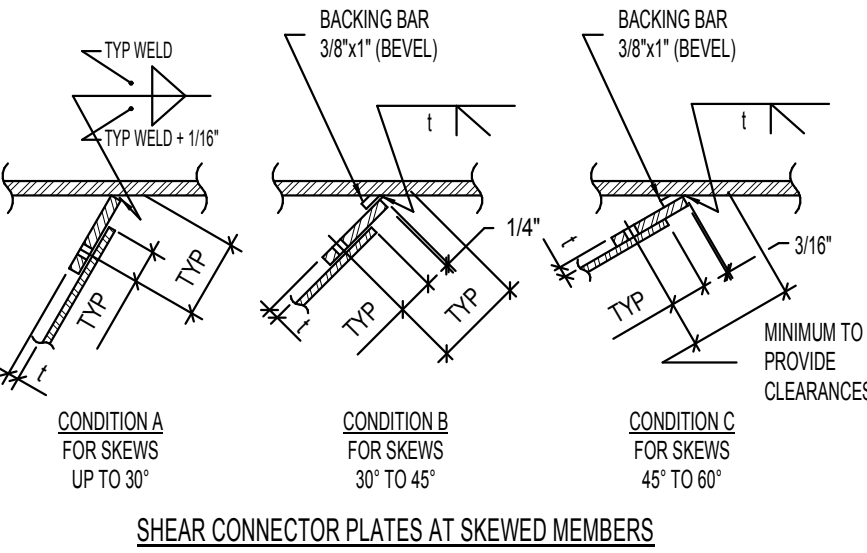
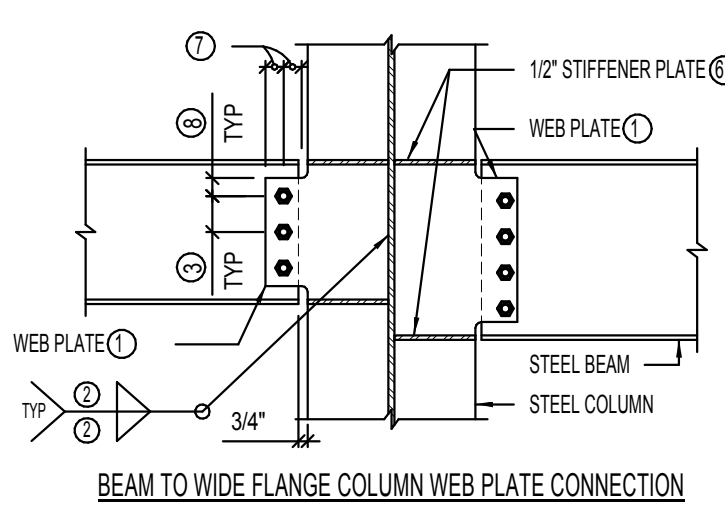
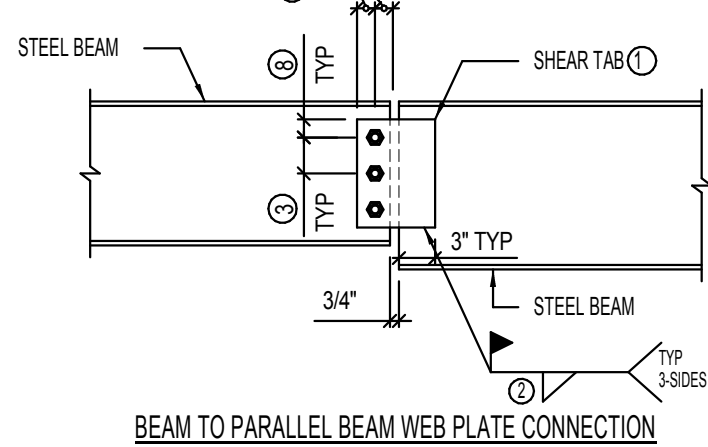
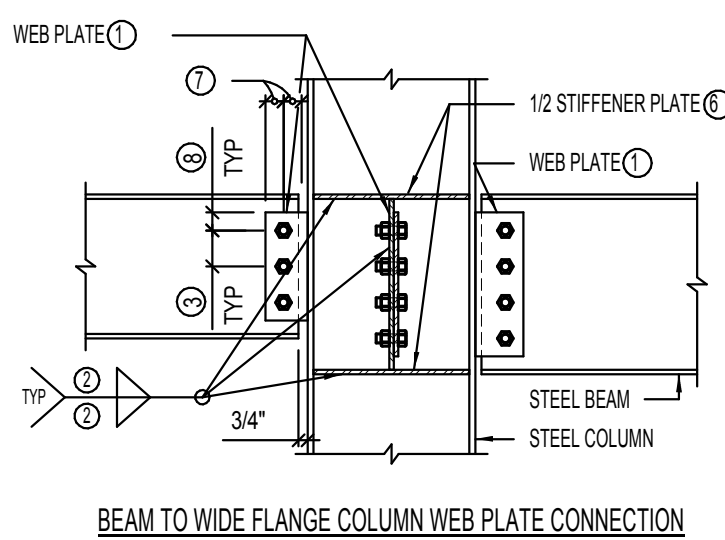
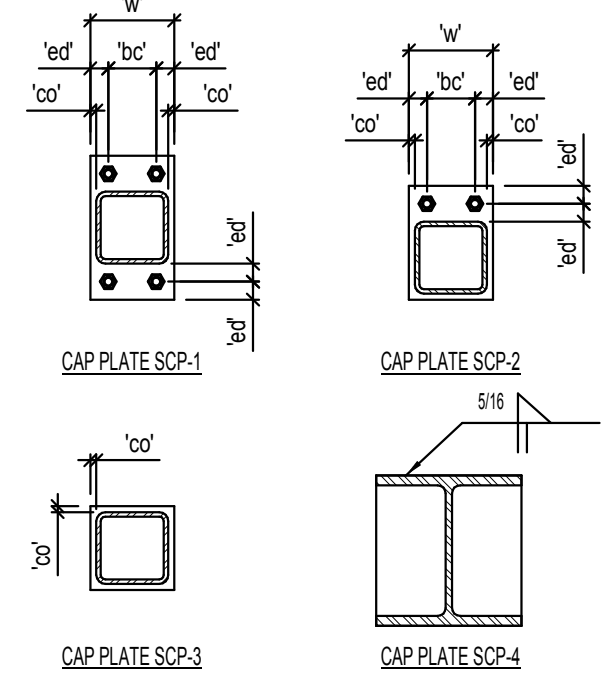
STEEL COLUMN NOTES:
 1. ANY BASE PLATE BOLT HOLES LARGER THAN THE ROD DIAMETER PLUS 5/16" SHALL HAVE 5/16" PLATE WASHERS INSTALLED BENEATH THE HARDENED WASHERS.
 2. ANCHOR RODS SHALL NOT BE WELDED (INCLUDING TACK WELDS).
 3. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

PLATE LEGEND
 co = 1/2" MINIMUM
 ed = 1.12" MINIMUM
 sp = 3" MINIMUM
 bc = BEAM OR GIRDER GAGE + 3"
 w = BEAM OR GIRDER GAGE + 3"
 OR
 BEAM OR GIRDER WIDTH + 1"
 OR
 COLUMN WIDTH + 1"
 WHICHEVER IS GREATER

STEEL BASE PLATE TYPES:



STEEL CAP PLATE TYPES:



2 STEEL COLUMN BASE PLATE AND CAP PLATE SCHEDULE NO SCALE

TYPICAL 3/4"DIA BOLTED WEB PLATE CONNECTIONS WITH BOLT SCHEDULE [SINGLE SHEAR STEEL TUBE AND WIDE FLANGE COLUMN] NO SCALE



REV.	DATE

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