

SUMMIT VILLAGE NEST EAST

FELDSPAR_UNIT #4

VILLAGE NEST EAST
5778 N. DAYBREAK BRIDGE EDEN, UTAH 84310

TYPICAL GRAPHIC SYMBOLS INDEX

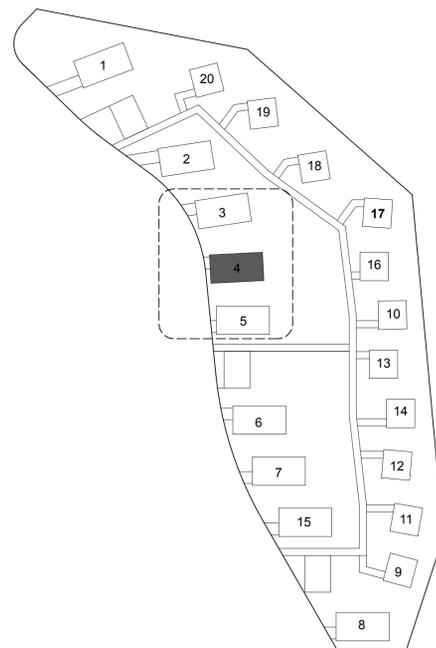
	EXISTING WALLS		DOOR SYMBOL
	NEW WALLS		WINDOW SYMBOL
	SECTION / WALL SECTION CUT		REVISION DELTA
	DETAIL CUT		KEY NOTES
	INTERIOR ELEVATION		GRID LINE
	ELEVATION BULLET		CONSULTANT
	WALL TYPE		DRAWING TYPE
			SHEET #



VICINITY MAP

TYPICAL NOTES INDEX

ADJ	ADJACENT	F.F.	FINISH FACE	PL	PLATE
ABV	ABOVE	F.F.L.	FINISHED FLOOR	P.L.	PROPERTY LINE
AFF	ABOVE FINISH FLOOR	LEVEL		PLAS	PLASTER
ALUM	ALUMINUM	FLR	FLOOR	PLAM	PLASTIC LAMINATE
ANOD	ANODISED	FLOUR	FLUORESCENT	PLY	PLYWOOD
ATT	ATTENUATION	FIN	FINISH	PT	PRESSURE TREATED
AVG	AVERAGE	FOC	FACE OF CONCRETE	PTD	PAINTED
@	AT	FOS	FACE OF STUD		
		FOW	FACE OF WALL	RAD	RADIUS
BETW	BETWEEN	FURR	FURRING	RE	REFER TO
BLKG	BLOCKING			RES	RESISTANT
BM	BEAM	GA	GUAGE	RESIL	RESILIENT
BSMT	BASEMENT	GALV	GALVANIZED	REQD	REQUIRED
		GLAZ	GLAZING	RM	ROOM
		GI	GALVANIZED IRON	R.O.	ROUGH OPENING
		GYP BD	GYPSUM BOARD		
C	CHANNEL			S.C.	SOLID CORE
CEM	CEMENT			SCHED	SCHEDULE
C.J.	CONTROL JOINT	HC	HOLLOW CORE	SECT	SECTION
C.I.P.	CAST IN PLACE	HM	HOLLOW METAL	SHT	SHEET
CL	CENTER LINE	HT	HEIGHT	SIM	SIMILAR
CLNG	CEILING	INS	INSULATION	S. STL	STAINLESS STEEL
CLR	CLEAR	INT	INTERIOR	STRUCT	STRUCTURE
CMU	CONCRETE MASONRY UNIT			SUSP	SUSPENDED
		JT	JOINT		
COL	COLUMN			T.B.C.	TO BE CONFIRMED
CONCL	CONCEALED			T.B.D.	TO BE DETERMINED
CONC	CONCRETE	LEV	LEVEL	THK	THICK
CONST	CONSTRUCTION	LOC	LOCATION	THRU	THROUGH
CONT	CONTINUOUS			T.O.	TOP OF
				TYP	TYPICAL
DBL	DOUBLE	MAX	MAXIMUM		
DIM	DIMENSION	MECH	MECHANICAL		
DN	DOWN	MEMB	MEMBRANE	U.O.N.	UNLESS OTHERWISE NOTIFIED
DR	DOOR	MFR	MANUFACTURER		
DTL	DETAIL	MIN	MINIMUM		
DWG	DRAWING	MTD	MOUNTED	VEN	VENEER
		MTL	METAL	VER	VERIFY
		MOD	MODULE		
EA	EACH				
E.J.	EXPANSION JOINT	N.I.C.	NOT IN CONTRACT NUMBER	W/	WITH
EL	ELEVATION	NO		WD	WOOD
ELEC	ELECTRICAL			WP	WATERPROOF
ELEV	ELEVATOR			W.R.	WATER RESISTANT
EQ	EQUAL, EQUAL TO	O.C.	ON CENTER		
EQUIP	EQUIPMENT	OPNG	OPENING		
EXP	EXPANSION	OPP	OPPOSITE	X	DRAWING # TO FOLLOW
EXT	EXTERIOR			A-XX	SHEET # TO FOLLOW



KEY PLAN

PROJECT PARTICIPANTS

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CONTACT: Katy Hollbacher, P.E. katy@beyondefficiency.us

DRAWING SHEET INDEX

ARCHITECTURAL DRAWINGS:

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A-1.00 FLOOR PLANS
A-2.00 BUILDING ELEVATIONS
A-3.00 BUILDING SECTIONS

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1.03 OVERALL UTILITY PLAN
1.04 SITE AND WET UTILITY PLAN
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1.06 PLAN AND PROFILE
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1.08 DRY UTILITY PLAN
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5.03 DETAILS

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SN.2 - STRUCTURAL INSPECIONS
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S.2 - FELDSPAR UVN FRAMING PLANS
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SD.2 - STRUCTURAL DETAILS
SD.3 - STRUCTURAL DETAILS
SD.4 - STRUCTURAL DETAILS
RW.1 - RETAINING WALL FOUNDATION DETAILS
RW.2 - RETAINING WALL FOUNDATION DETAILS

PROJECT DATA

ZONING: DRR1
SUBDIV: VILLAGE NEST EAST AT POWDER MOUNTAIN PRUD
LOCATION: SEC 08 T7N R2E WEBER COUNTY, UT
NEST / UNIT: 4
PARCEL / LOT AREA: 1,530 SQ FT
CONST. TYPE: TYPE V-B
OCCUPANCY: R3 - RESIDENTIAL GROUP
PARKING: (1) ATTACHED COVERED PARKING
FIRE RATING: (1) HR FIRE RATED WALLS & ROOF
FIRE SPRINKLERS: PROVIDED & REQUIRED
BLDG HEIGHT: 35'
NUMBER OF STORIES: (2) STORIES
FRONT SETBACK: N/A
SIDE YARD SETBACK: N/A

BLDG. CODE:	2015 IBC	International Building Code, with Appendix "I"
	2015 IFC	International Fire Code
	2015 IRC	International Residential Code (Parts I-IV and IX)
	2015 IPC	International Plumbing Code
	2015 IMC	International Mechanical Code
	2015 NEC	National Electrical Code
	2015 IFGC	International Fuel Gas Code
	2015 IECC	International Energy Conservation Code: Residential
	2015 IECC	International Energy Conservation Code: Commercial
	2009 ANSI	ICC/American National Standard A117.1 + FMA + ADAAG

NEST / UNIT ANSI CALC'S:

FIRST FLOOR 657 SQ FT
SECOND FLOOR 743 SQ FT
GARAGE 276 SQ FT
BALCONY 106 SQ FT

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hughesumbanhowar

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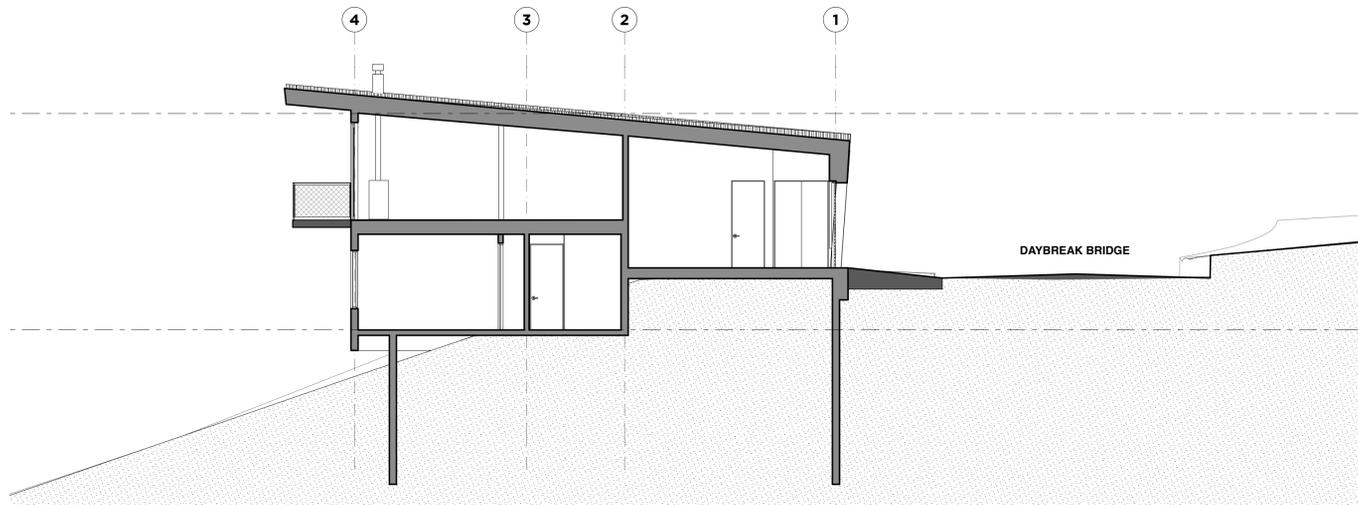
scale: print date: 7/28/17
project: 14_170

drawing:

TITLE SHEET / GENERAL INFO

sheet:

A-0.00



SITE SECTION
SCALE: 1/8" = 1'-0"

2

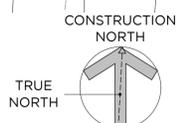
GENERAL SITE NOTES:

1. GARAGE FF = 8631.00'
SECOND FF = 8635.42'
FIRST FF = 8625.17'
2. SEE CIVIL ENGINEERING DRAWINGS FOR INFORMATION RELATING BUT NOT LIMITED TO:
 - SITE LOCATION.
 - SITE BOUNDARIES.
 - RIGHTS-OF-WAY, EASEMENTS.
 - GEODETIC ELEVATIONS, SITE GRADING, EARTHWORK. - ALL UNDERGROUND AND ABOVEGROUND SERVICES INCLUDING FIRE HYDRANTS, MAINTENANCE ACCESS COVERS, TRANSFORMERS, AIR CONDENSERS.
 - PAVED AREAS SUCH AS DRIVEWAYS, CURBS, AND CURB CUTOUTS.
3. SEE RCP DRAWING FOR SITE LIGHTING.
4. RESTORE NATIVE LANDSCAPE / PLANTINGS WITHIN LIMITED COMMON AREA
5. -



FUTURE RAISED PATHWAY

DAYBREAK BRIDGE



SITE PLAN
SCALE: 1/8" = 1'-0"

1

VILLAGE NEST EAST
5778 N. DAYBREAK BRIDGE EDEN, UTAH 84310

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scale: print date: 7/28/17
project: 14_170
drawing:

SITE PLAN

sheet:

A-0.01

ARCHITECT:



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Scale: 1/4" = 1'-0" print date: 7/28/17
project: 14_170
drawing:

FLOOR PLANS

Sheet:

A-1.00

GENERAL PLAN NOTES:

- GARAGE FF = 8631.00'
SECOND FF= 8635.42'
FIRST FF = 8625.17'
- ALL WALL DIMENSIONS ARE TO FINISHED MATERIALS. DIMENSIONS ARE FOR REFERENCE ONLY. G.C TO CONFIRM ALL DIMENSIONS. G.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY DIMENSIONAL DISCREPANCIES.
- COORDINATE EXTERIOR ELEMENTS WITH CIVIL DRAWINGS.
- SEE A-5.00 FOR WALL TYPES
- SEE A-6.00 FOR WINDOW SCHEDULE AND A-6.01 DOOR & HARDWARE SCHEDULE.
- SEE A-6.00 FOR ROOM FINISH MTL, APPLIANCE & PLUMBING SCHEDULE.
- SEE A-4 SERIES FOR INTERIOR ELEVATIONS & MATERIAL LEGEND.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE GAS FUEL PIPING.
- PROVIDE ULTRA LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS & TOILETS MUST BE ADOPTED FOR LOW WATER CONSUMPTION.
- EXTERIOR WINDOWS, STOREFRONTS, GLAZED DOORS, & GLAZED OPENINGS W/IN EXT DOORS TO BE INSULATING-GLASS UNITS WITH A MIN. OF ONE TEMPERED PANE
- GLASS WITHIN 18" OF FLOOR OR 12" OF DOOR IS TO BE TEMPERED U.O.N.
- FOR ALL WALLS ADJACENT TO A SHOWER AND/OR SINK PROVIDE MOISTURE RESISTANT GYPSUM BOARD.
- PROVIDE PRESSURE BALANCING VALVES AT SHOWERS.
- APPLIANCES BY OWNER PER SCHEDULE. G.C TO COORDINATE KITCHEN W/ ARCHITECTURAL DTLs, PLUMBING, ELECTRICAL AND MECHANICAL INSTALLATION.
- ALL BUILT-IN CABINETRY TO BE BUILT & INSTALLED BY G.C UNO. SEE INT. ELEVS FOR DETAILS & SCHEDULE FOR FINISHES.

2ND FLR KEYNOTES:

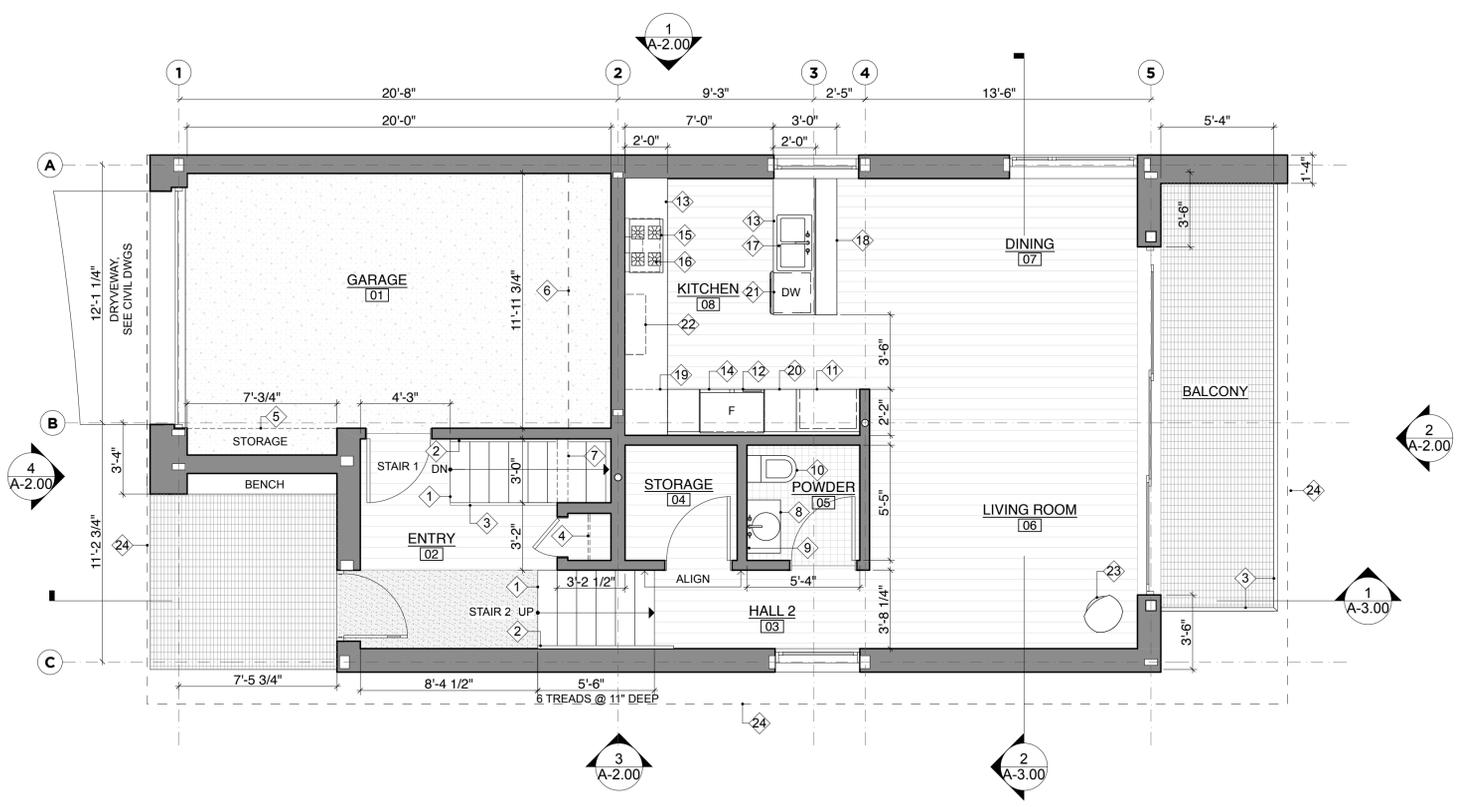
- STAIR
- 36" H. HANDRAIL
- 42" H. GUARDRAIL
- CLOSET ROD & SHELF ABV
- ADJUSTABLE SHELVING
- BUILT-IN OPEN SHELVES
- STORAGE WALL ABOVE, ACCESS FROM GARAGE
- BUILT-IN CABINET W/ SINK
- MIRROR
- TOILET
- FULL HT. CABINET FOR DOUBLE OVEN
- FRIDGE
- KITCHEN COUNTER W/ CABINETS BELOW
- UPPER CABINETS
- GAS COOKTOP
- HOOD (100cfm) & VENT ABOVE
- SINK BASIN W/ GARBAGE DISPOSAL, & WATER FILTER
- 40" H. BAR COUNTER
- GARAGE DOOR CABINET ABV COUNTER
- BUILT-IN FULL HT. PANTRY
- DISHWASHER
- (2) FLOATING SHELVES
- FIREPLACE
- ROOF LINE ABV

1ST FLR KEYNOTES:

- STAIR
- 36" H. HANDRAIL
- U/C DRYER
- U/C WASHER
- ADJUSTABLE SHELVING ABV
- 3" H. COUNTER
- FULL HT. TEMPERATE GLASS PANEL
- SEMI RECESSED TUB
- SHOWER VALVES
- TOILET
- BUILT-IN CABINET W/ DOUBLE SINK & FAUCETS
- MIRROR
- CLOSET ROD & SHELF ABV
- BUILT-IN CABINET W/ SINK & FAUCET
- 4" RECESSED SHOWER PAN W/ DRAIN
- TEMPERATE GLASS SHOWER ENCLOSURE W/ SWING DOOR
- 12" H. TILED CURB
- MTL WALL ABV
- BALCONY ABV

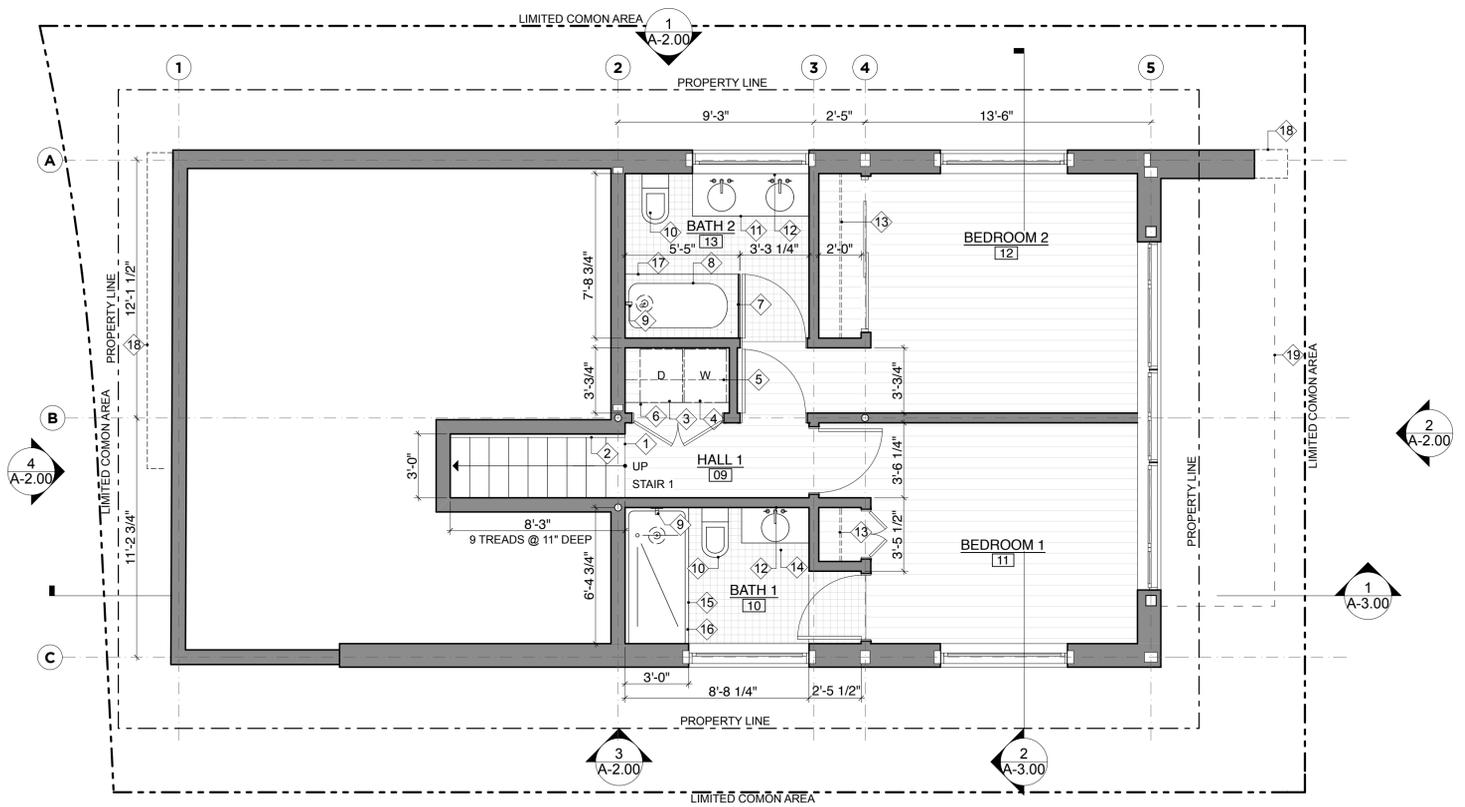
FLOOR LEGEND:

LEGEND	KEY
[Pattern]	CONCRETE
[Pattern]	WOOD
[Pattern]	RUBBER MAT
[Pattern]	TILE
[Pattern]	METAL GRATE



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



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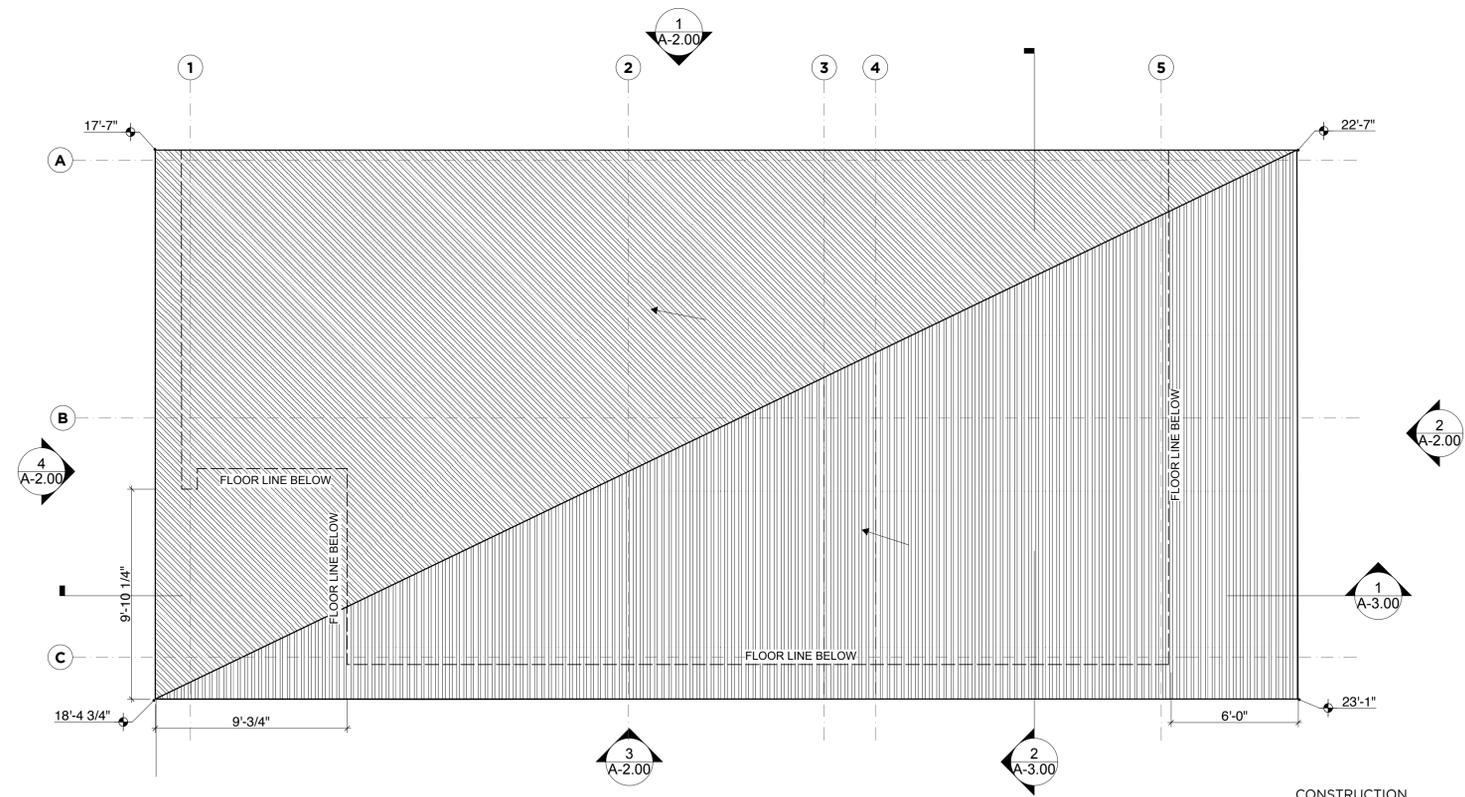
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ROOF LEGEND:

LEGEND	KEY
	CORRUGATED METAL

*CLASS "A" ROOF ASSEMBLY



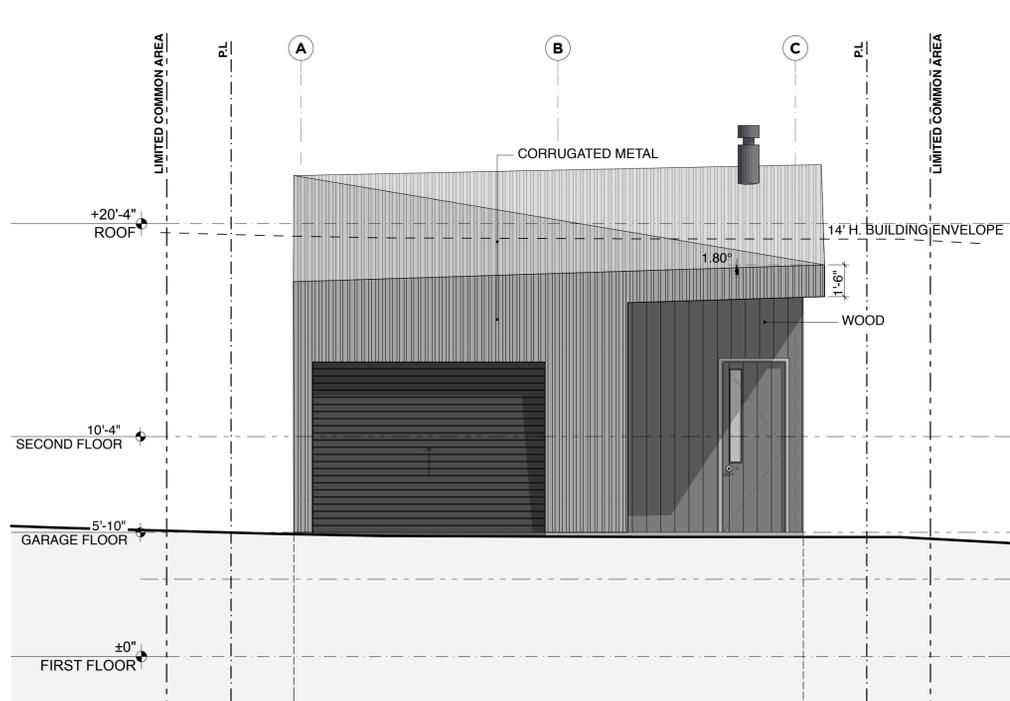
ROOF PLAN
SCALE: 1/4" = 1'-0" 1

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project: 14_170
drawing:

ROOF PLAN

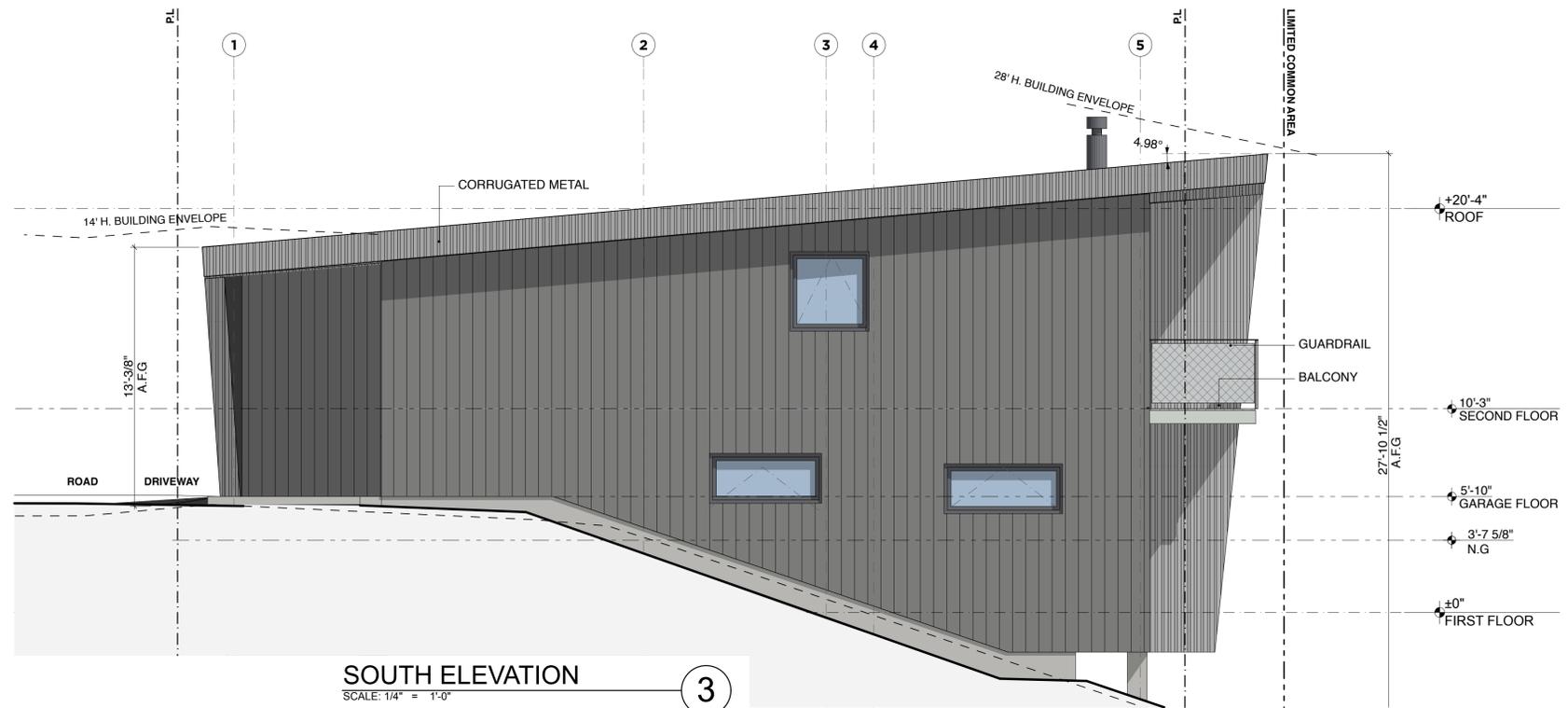
EXTERIOR MATERIAL LEGEND					
LEGEND	KEY	MATERIAL	FINISH	MANUFACTURER	REMARKS
	WOOD 2	MAKISU ACCOYA	FINISHED	RESAWN TIMBER CO.	
	METAL 1	28" W. METAL PANELS: T-10A PROFILE	BLACK PAINTED	METAL SALES MANUF. CO	EXPOSED FASTENERS
	GUARD	X-TEND	BLACK OXIDE	CARL STHAL	
	BRIDGE BALCONY	1 1/2" x 3/16" SMOOTH SWAGED-LOCKED BAR	GALVANIZED	MC NICHOLS	



WEST ELEVATION

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

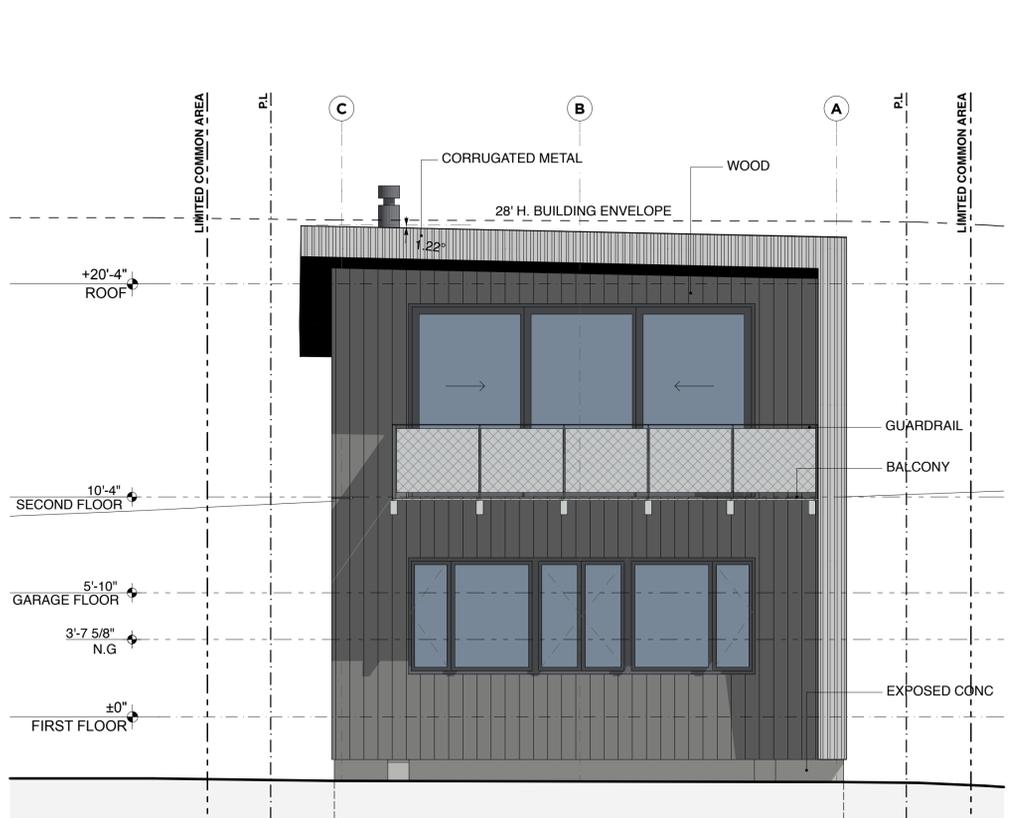
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SOUTH ELEVATION

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

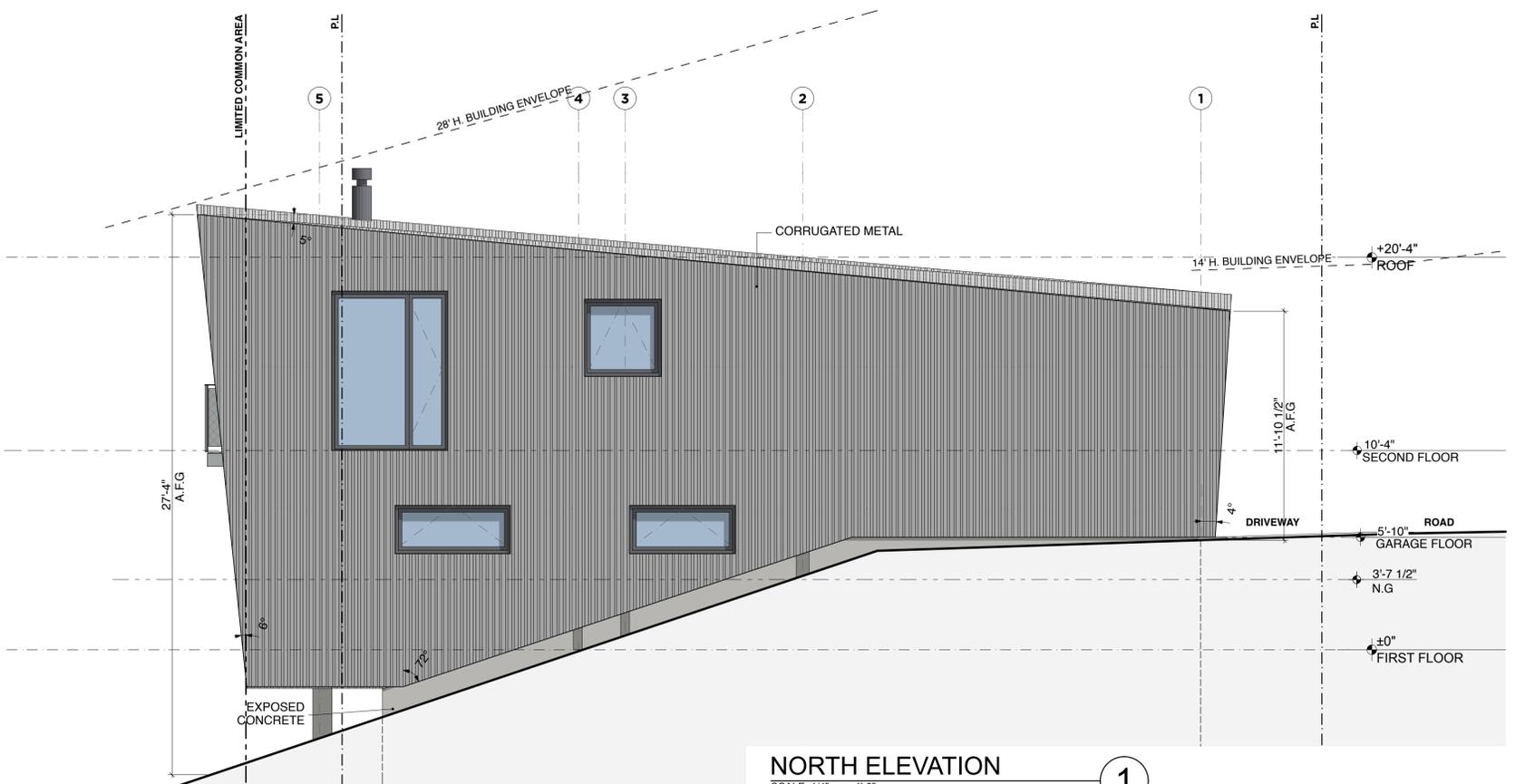
3



EAST ELEVATION

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

2



NORTH ELEVATION

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

1

VILLAGE NEST EAST
5778 N. DAYBREAK BRIDGE EDEN, UTAH 84310

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project: 14_170
drawing:

BUILDING ELEVATIONS (1)

sheet:

A-2.00

ARCHITECT:



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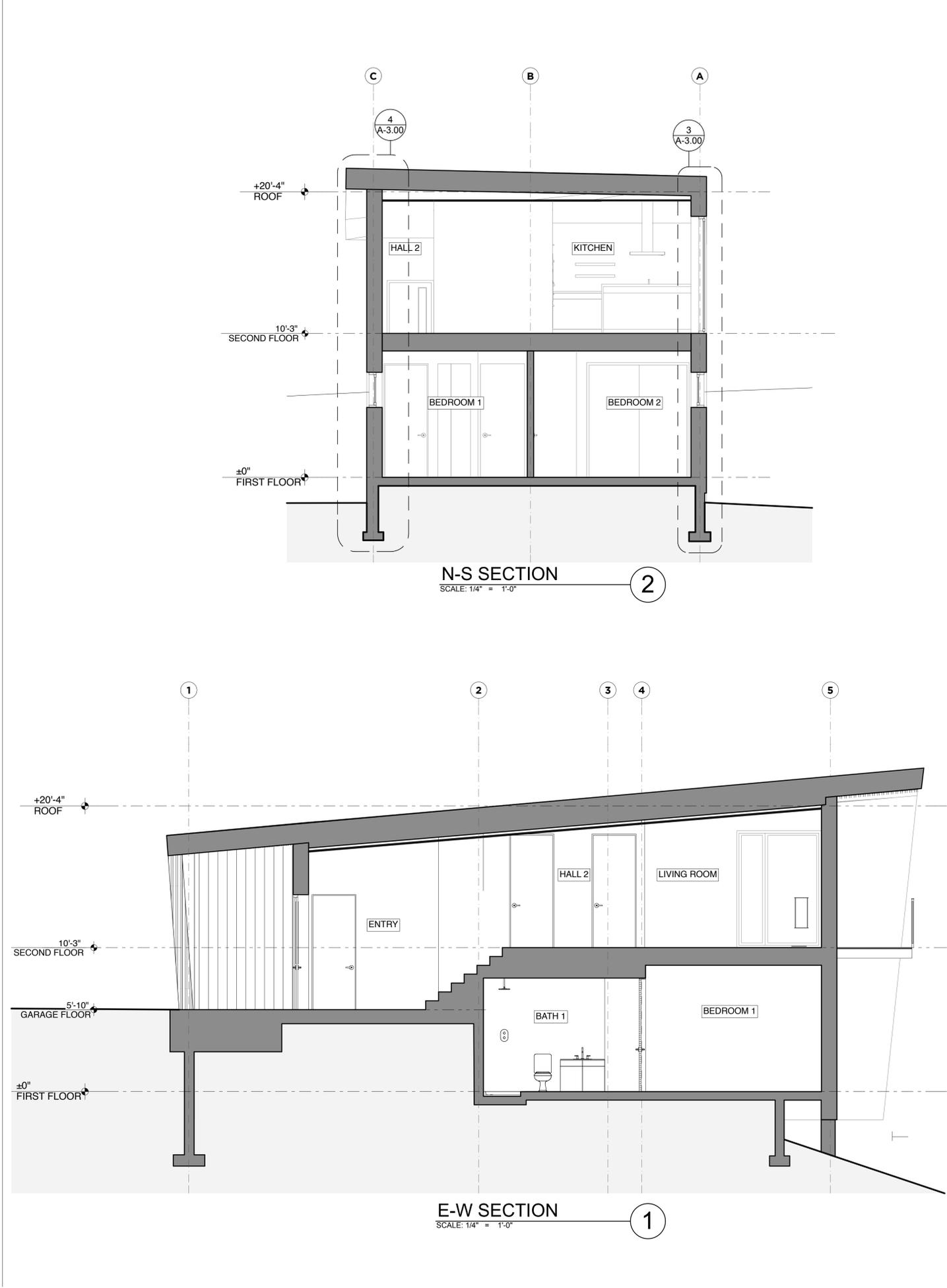
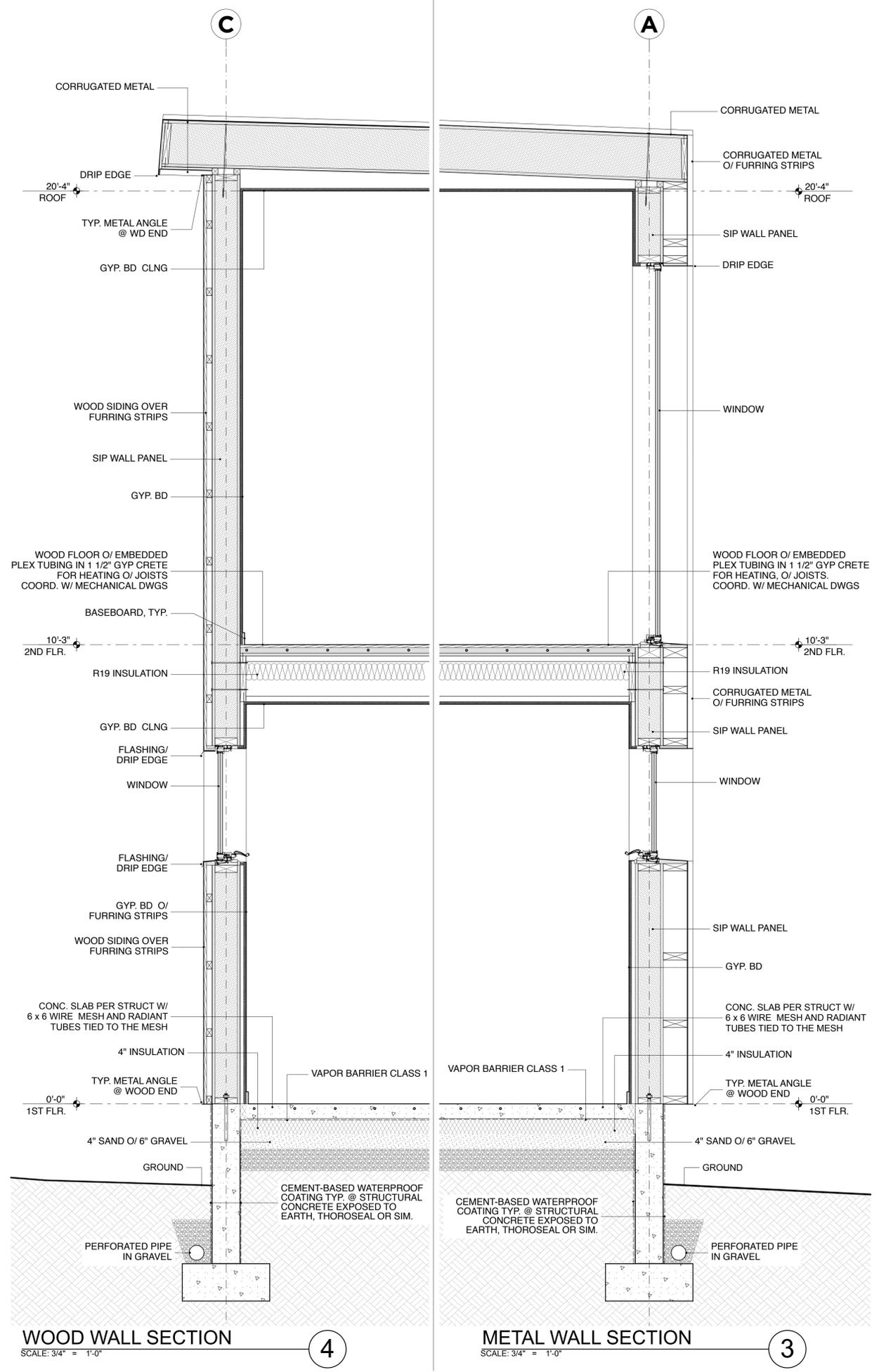


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drawing:

BUILDING SECTIONS

Sheet: **A-3.00**

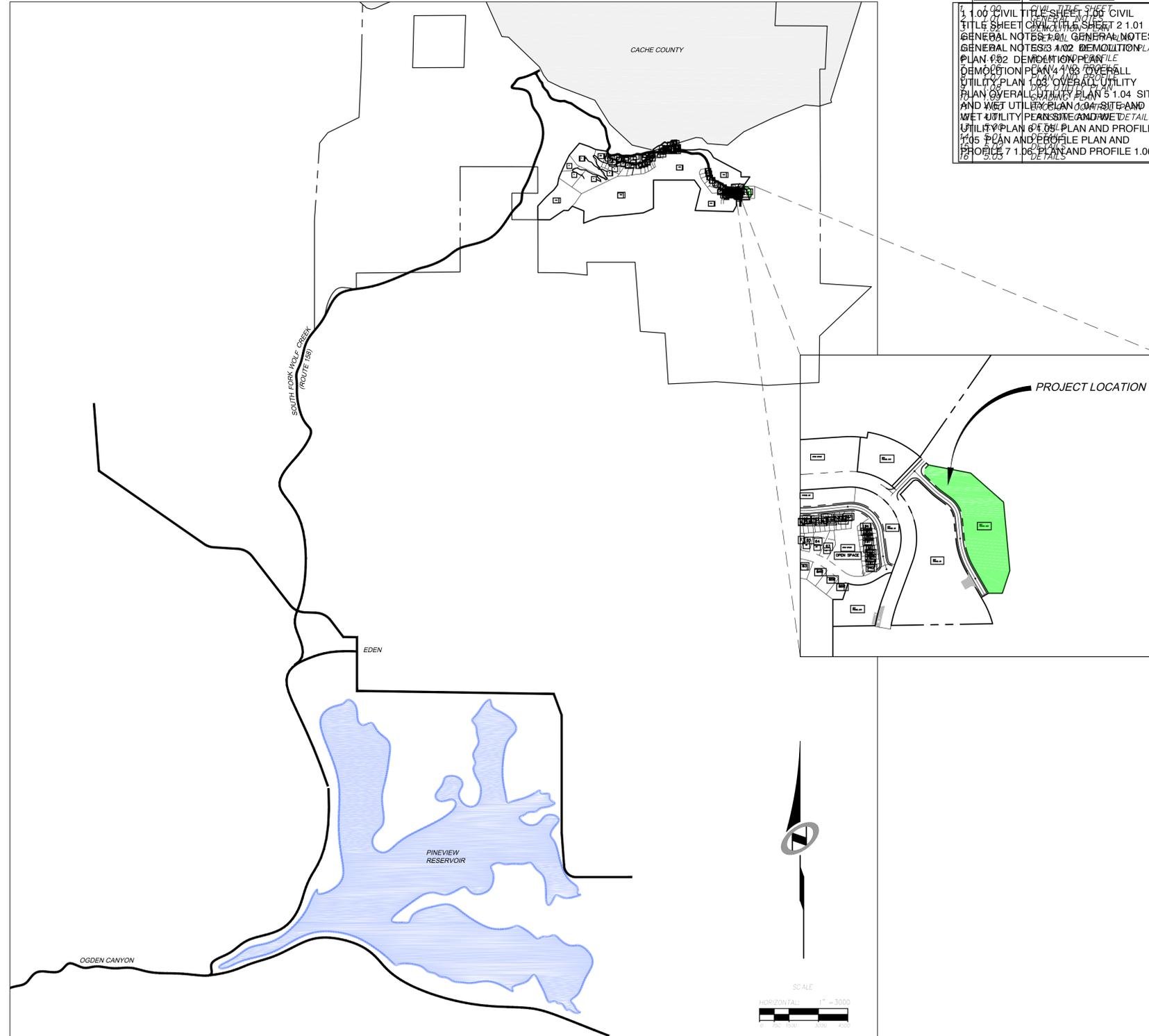


SUMMIT VILLAGE NEST CONDOS CONSTRUCTION DRAWINGS

Located in Sec 08 T7N R2E
Weber County, Utah

SHEET INDEX:

SHEET NO.	SHEET DESCRIPTION
1.00	CIVIL TITLE SHEET
1.01	GENERAL NOTES
1.02	DEMOLITION PLAN
1.03	OVERALL UTILITY PLAN
1.04	SITE AND WET UTILITY PLAN
1.05	PLAN AND PROFILE
1.06	DETAILS



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SALT LAKE CITY, UT 84107
801.743.1886

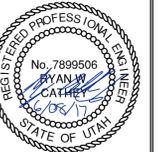
NO.	DATE	BY	REVISION

SUMMIT POWDER MOUNTAIN

VILLAGE NEST
CIVIL TITLE SHEET

DATE SUBMITTED: 06.06.2017

JOB NUMBER: 17-2283-08



SHEET NUMBER
1.00

573597

DATE PLOTTED: 06/06/2017 10:00:00 AM

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS... 2. ALL CONSTRUCTION SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL... 3. CONTRACTOR SHALL COORDINATE LOCATION OF NEW 'DRY UTILITIES' WITH THE... 4. CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST...

GENERAL NOTES CONT.

27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL... 28. CONTRACTOR SHALL COORDINATE LOCATION OF NEW 'DRY UTILITIES' WITH THE... 29. CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST...

UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW 'DRY UTILITIES' WITH THE... 2. CONTRACTOR SHALL KEEP THE SITE WATERED TO CONTROL DUST...

LEGEND:

Table with columns: SYMBOL / LINETYPE, DESCRIPTION, and DETAIL. Lists various utility symbols like 4" PVC pipe, 8" HDPE pipe, 15" CLUI RCP, etc.

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

EROSION CONTROL GENERAL NOTES:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES.

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

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

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

ALL ACCESS TO PROPERTY WILL BE FROM PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT.

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

MAINTENANCE: THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES UNTIL VEGETATION IS RE-ESTABLISHED.

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

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

SCOPE OF WORK:

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

LEGEND:

Table with columns: SYMBOL, DESCRIPTION, and DETAIL. Lists hatching patterns for slopes and symbols for vehicle wash areas, stabilized entrances, and silt fences.

EROSION CONTROL GENERAL NOTES:

THE CONTRACTOR TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO WEBER COUNTY ORDINANCES AND ALL WORK SHALL BE SUBJECT TO INSPECTION BY THE COUNTIES.

EXPOSED SLOPES:

EXPOSED SLOPES THAT WILL REMAIN UNTOUCHED FOR LONGER THAN 14 DAYS MUST BE STABILIZED BY ONE OR MORE OF THE FOLLOWING METHODS: A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED...



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801.746.1886

SUMMIT POWDER MOUNTAIN VILLAGE WEST GENERAL NOTES

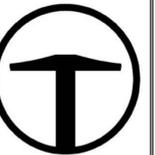


ROCKY MOUNTAIN POWER
1438 WEST 2550 SOUTH
COURT
MURRAY, UT 84119
(801) 636-4725

POWDER MOUNTAIN WATER & SEWER DISTRICT
PO BOX 270
MURRAY, UT 84119
(801) 636-0912

811 CALL BEFORE YOU DIG
SAFE DIGGING PARTNER

SHEET NUMBER 1:01



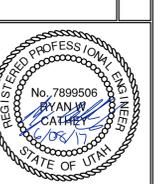
TALISMAN
CIVIL CONSULTANTS
6277 SOUTH BIRCH STREET
SUITE 200
MURRAY, UT 84407
801.743.1880

NO.	REV.	DATE	BY	APP.

DATE SUBMITTED: 06.08.2017

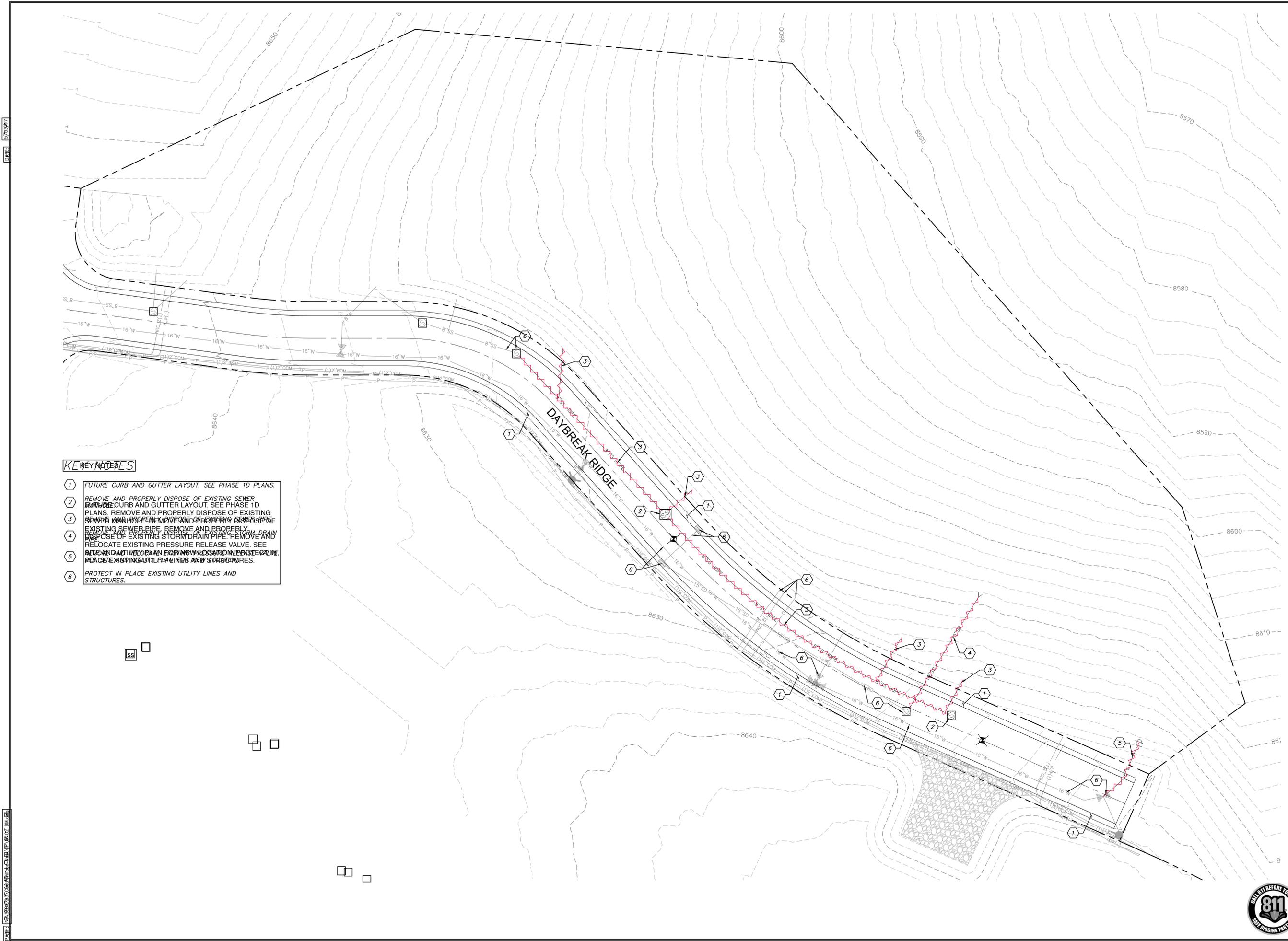
SUMMIT POWDER MOUNTAIN
VILLAGE NEST
DEMOLITION PLAN

PROJECT NUMBER: 17-28803-08



SCALE
HORIZONTAL: 1" = 20'

SHEET NUMBER
1.02



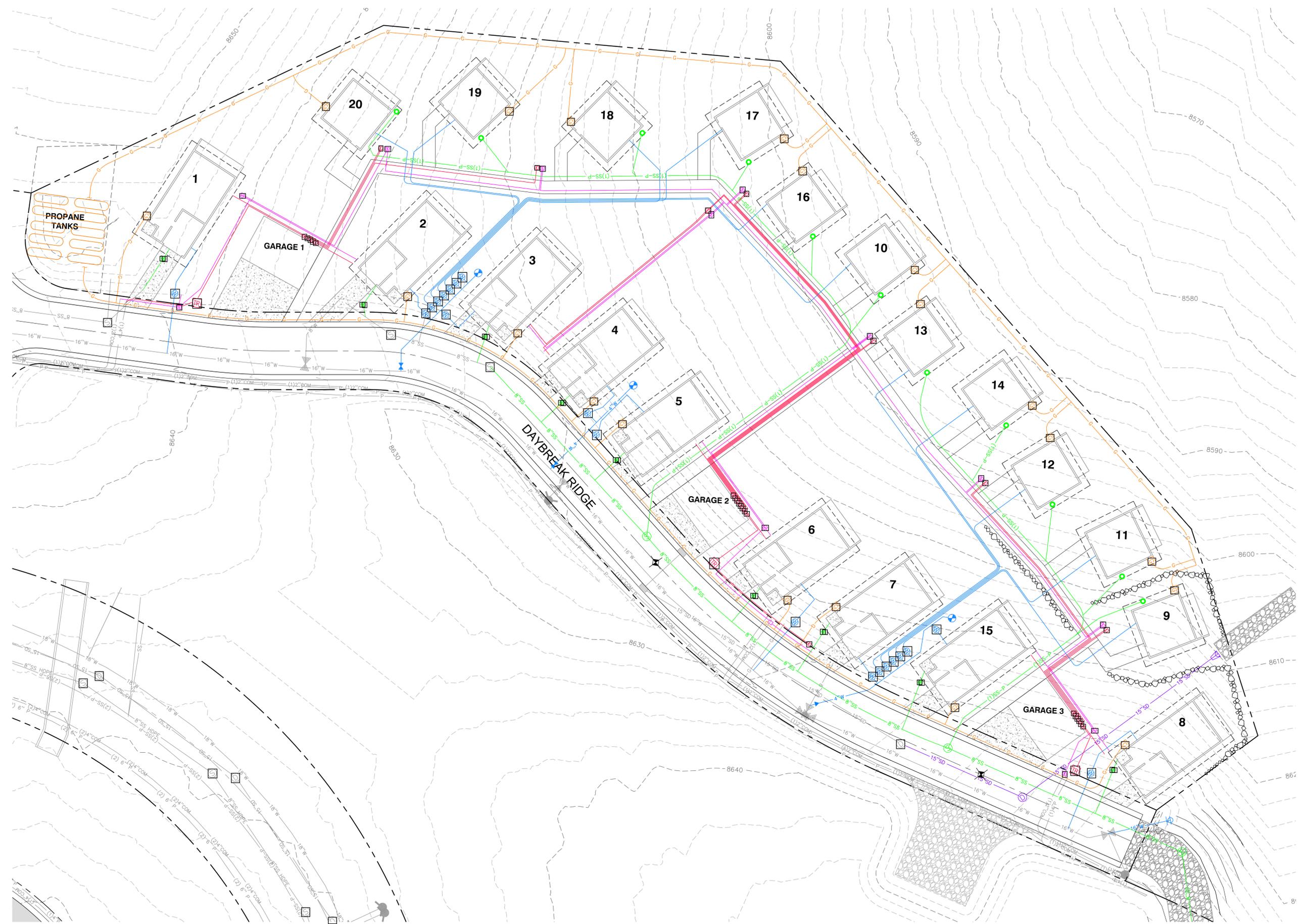
- KEY NOTES**
- 1 FUTURE CURB AND GUTTER LAYOUT. SEE PHASE 1D PLANS.
 - 2 REMOVE AND PROPERLY DISPOSE OF EXISTING SEWER MANHOLE. REMOVE AND PROPERLY DISPOSE OF EXISTING SEWER PIPE. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE. REMOVE AND RELOCATE EXISTING PRESSURE RELEASE VALVE. SEE REMOVAL AND RELOCATION PLAN FOR FURTHER DETAILS. PLACE EXISTING UTILITY MARKERS AND SURVEY MONUMENTS.
 - 3 REMOVE AND PROPERLY DISPOSE OF EXISTING SEWER MANHOLE. REMOVE AND PROPERLY DISPOSE OF EXISTING SEWER PIPE. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE. REMOVE AND RELOCATE EXISTING PRESSURE RELEASE VALVE. SEE REMOVAL AND RELOCATION PLAN FOR FURTHER DETAILS. PLACE EXISTING UTILITY MARKERS AND SURVEY MONUMENTS.
 - 4 REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE. REMOVE AND RELOCATE EXISTING PRESSURE RELEASE VALVE. SEE REMOVAL AND RELOCATION PLAN FOR FURTHER DETAILS. PLACE EXISTING UTILITY MARKERS AND SURVEY MONUMENTS.
 - 5 REMOVE AND PROPERLY DISPOSE OF EXISTING SEWER PIPE. REMOVE AND PROPERLY DISPOSE OF EXISTING STORM DRAIN PIPE. REMOVE AND RELOCATE EXISTING PRESSURE RELEASE VALVE. SEE REMOVAL AND RELOCATION PLAN FOR FURTHER DETAILS. PLACE EXISTING UTILITY MARKERS AND SURVEY MONUMENTS.
 - 6 PROTECT IN PLACE EXISTING UTILITY LINES AND STRUCTURES.

5/23/2017

DATE: 06/08/2017

DATE: 12/15/2017

PROJECT: 17-228-0308



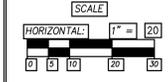
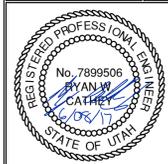
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6277 SOUTH BIRCH STREET
SUITE 200
MURRAY, UT 84407
801.743.1888

NO.	BY	DATE	REVISION

SUMMIT POWDER MOUNTAIN
VILLAGE WEST
OVERALL UTILITY PLAN

DATE SUBMITTED: 06.08.2017

PROJECT NUMBER: 17-228-0308

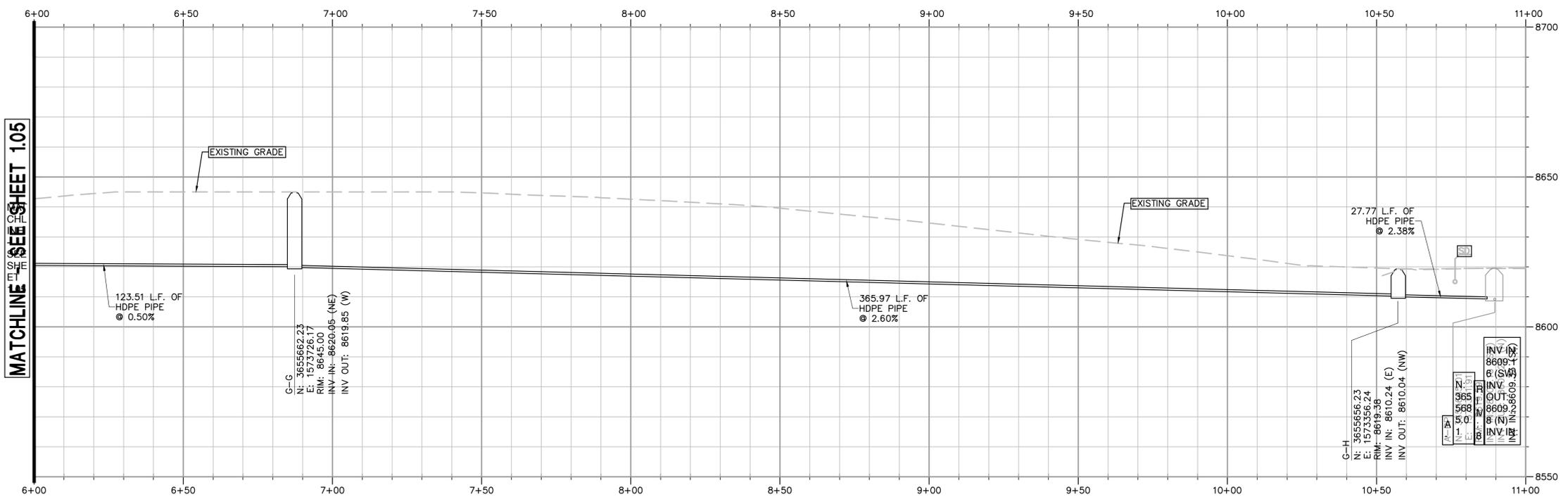
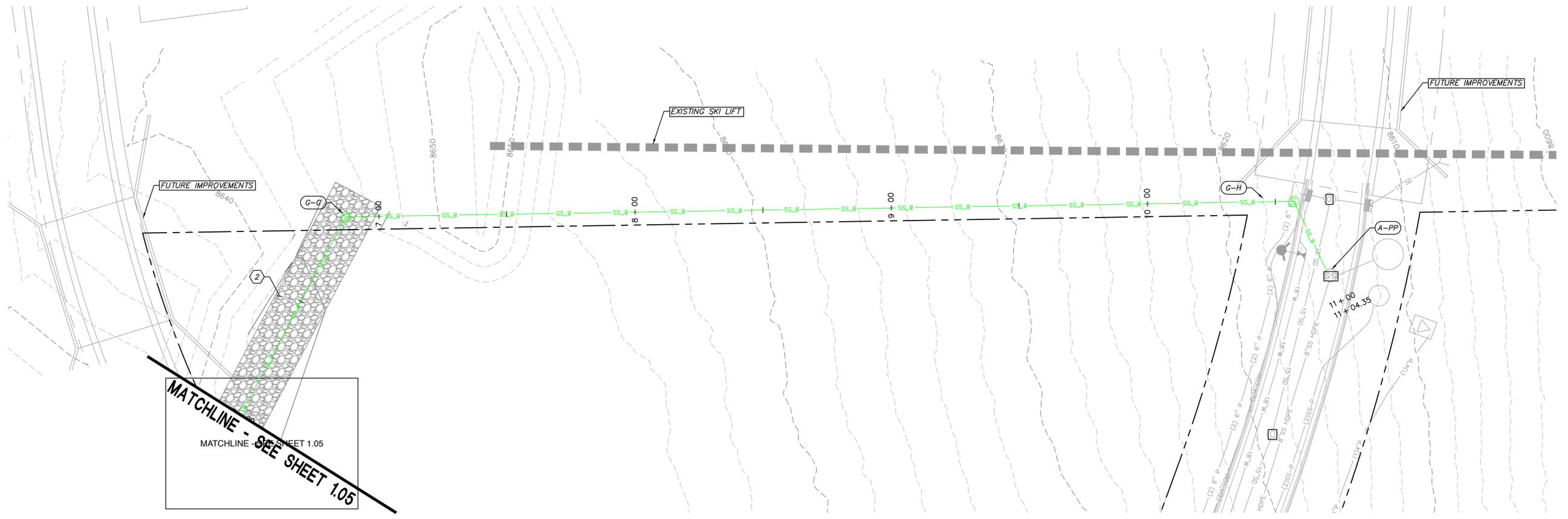


SHEET NUMBER
1.03



573397

DATE: 11/20/2017 10:00 AM



MATCHLINE - SEE SHEET 1.05

MATCHLINE - SEE SHEET 1.05



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SUITE 200
MURRAY, UT 84107
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NO.	BY	DATE	REVISION

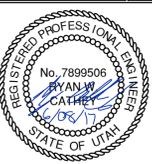
SUMMIT POWDER MOUNTAIN

VILLAGE NEST

PLAN AND PROFILE

DATE SUBMITTED: 06.08.2017

FIGURE NUMBER: 17.28.03.08



SCALE
HORIZONTAL: 1" = 20'

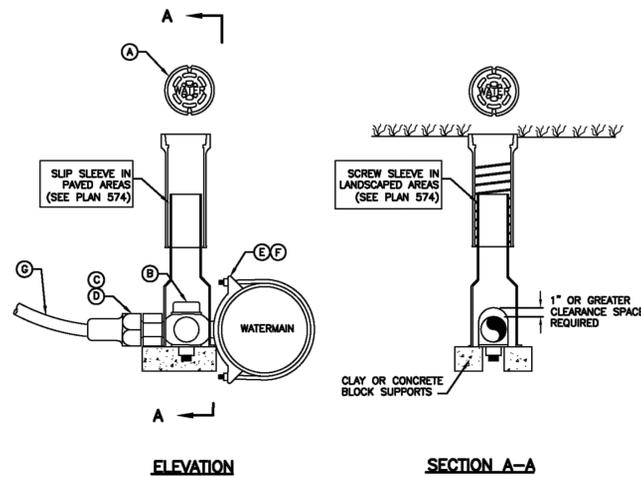
SHEET NUMBER
1.06



1 1/2" and 2" Service taps

1. GENERAL
 - A. Before backfilling around taps, secure inspection of installation by ENGINEER.
2. PRODUCTS
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Tape: Teflon tape is required on all taps.
3. EXECUTION
 - A. Tapping: Place taps a minimum of 36-inches apart. Use a tapping tool that is sized corresponding to the size of the service line to be installed. No taps within 36-inches of end of pipe.
 - B. PVC or AC Pipe: A service saddle clamp is required on all PVC and AC pipe taps unless specified otherwise.
 - C. Backfill: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - D. Blocks: Clay brick or concrete block required under valve box to assure a 1" or greater space between the box and the corporation stop and pipe assembly.

264



LEGEND			
No.	*	ITEM	DESCRIPTION
(A)		VALVE BOX WITH LID	2 PIECE CAST IRON
(B)		CORPORATION STOP	BRASS
(C)		COPPER ADAPTER	
(D)		FLARE OR PACK JOINT COPPER ADAPTER	
(E)		SERVICE SADDLE CLAMP	D.I., A.C., C.I.
(F)		SERVICE SADDLE CLAMP	P.V.C.
(G)		COPPER PIPE (SERVICE LINE)	TYPE K (SOFT)

* FURNISHED BY UTILITY AGENCY

1 1/2" and 2" Service taps

Plan 552

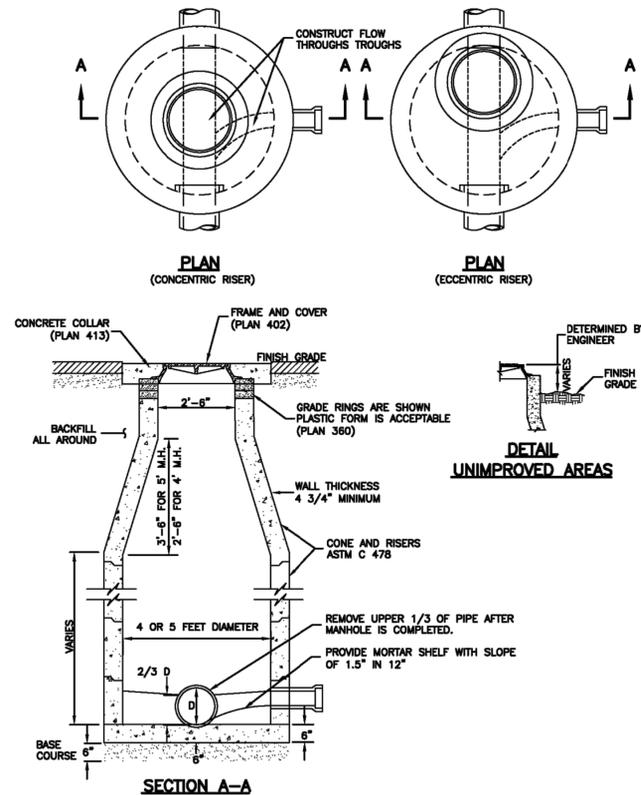
August 2001

265

Sanitary sewer manhole

1. GENERAL
 - A. The drawing shows typical pipe connections. Refer to construction drawings for connection locations or refer to field location of existing piping when engineering pipe connection to the manhole.
 - B. Manhole size.
 - 1) Diameter is 4 feet: For sewers under 12" diameter.
 - 2) Diameter is 5 feet: For sewers 12" and larger, or when 3 or more pipes intersect the manhole.
2. PRODUCTS
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Concrete: Class 4000, APWA Section 03 30 04.
 - D. Riser and Reducing Riser: ASTM C 478.
 - E. Reinforcement: Deformed, 60 ksi yield grade steel, ASTM A 615.
 - F. Grout: 2 parts sand to 1 part cement mortar, ASTM C 1329.
 - G. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. EXECUTION
 - A. Foundation Stabilization: Get ENGINEER's permission to use a sewer rock or a granular backfill borrow in a geotextile wrap to stabilize an unstable foundation.
 - B. Base Course Placement: APWA Section 32 11 23. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - C. Invert Cover. During construction, place invert covers over the top of pipe in manholes that currently convey sewerage. See Plan 412.
 - D. Pipe Connections: Grout around all pipe openings.
 - E. Pipe Seal: Install rubber-based pipe seals on all plastic pipes when connecting plastic pipes to manholes. Hold water-stop in place with stainless steel bands.
 - F. Joints: Place flexible gasket-type sealant in all riser joints. Finish with grout.
 - G. Adjustment: If the required manhole adjustment is more than 1'-0", remove the cone and grade rings and adjust the manhole elevation with the appropriate manhole section, the cone section, and the grade rings or plastic form to make frame and lid match finish grade.
 - H. Finish: Provide smooth and neat finishes on interior of cones, shafts, and rings. Imperfect moldings or honeycombs will not be accepted.
 - I. Backfill: Provide backfill against the manhole shaft. Pea gravel and recycled RAP aggregate is NOT ALLOWED. Water jetting is NOT allowed. Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

212



Sanitary sewer manhole

Plan 411

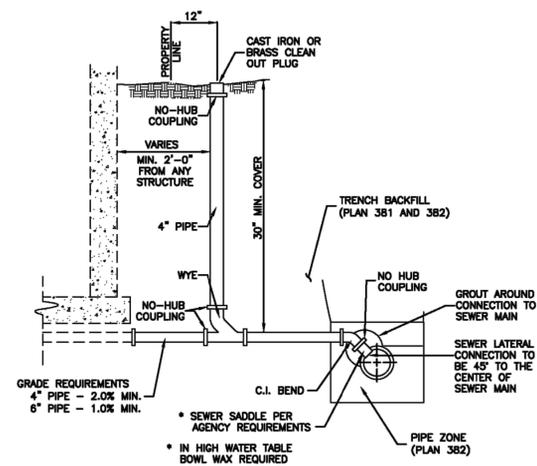
April 2011

213

Sewer lateral connection

1. GENERAL
 - A. Before installation, secure acceptance by ENGINEER for all pipe, fittings, and couplings to be used.
 - B. Before backfilling, secure inspection of installation by ENGINEER. Give at least 24 hours notice.
 - C. Verify if CONTRACTOR or agency is to install the wye.
2. PRODUCTS
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Provide agency approved wye or tee with appropriate donut.
 - D. Stainless steel straps required.
3. EXECUTION
 - A. Tape wrap pipe as required by soil conditions.
 - B. Remove core plug from sewer main. Do not break into sewer main to make connection.
 - C. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.

218

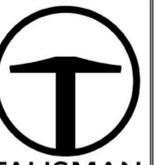


Sewer lateral connection

Plan 431

January 2011

219



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SUITE 200
MURRAY, UT 84107
801.743.1888

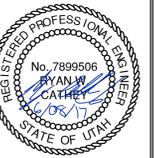
DATE	BY	REV

DATE-SUBMITTED: 06.08.2017

SUMMIT POWDER MOUNTAIN
VILLAGE NEST
DETAILS

VILLAGE NEST
DETAILS

PROJECT NUMBER: 17-2203-08



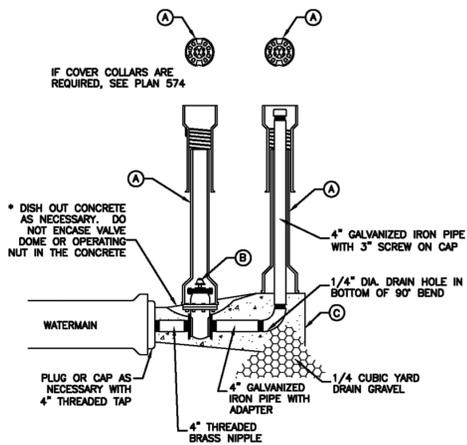
SHEET NUMBER

5.02

4" washout valve

1. **GENERAL**
 - A. Before backfilling, secure inspection of installation by ENGINEER.
 - B. Water mains 12-inches and larger will require a special washout assembly design.
2. **PRODUCTS**
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Concrete: Class 4000, APWA Section 03 30 04.
3. **EXECUTION**
 - A. Pour concrete against undisturbed soil.
 - B. Apply tape wrap to the exterior of all galvanized pipe per AWWA C209.
 - C. Place plastic sheet at least 6 mils thick over drain gravel to prevent silting.
 - D. After installation of washout valve assembly, verify the washout valve riser drains to gravel.
 - E. Backfill and Base Course Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater of a modified proctor density, APWA Section 31 23 26.

270



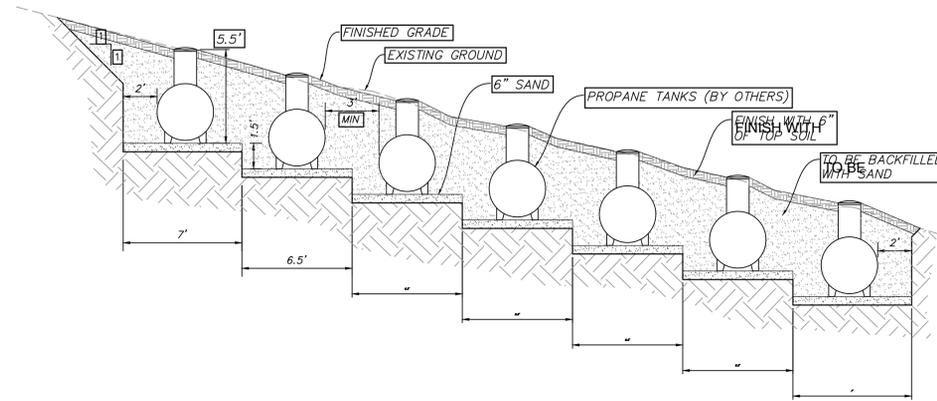
LEGEND		
No.	ITEM	DESCRIPTION
(A)	VALVE BOX WITH LID	2 PIECE CAST IRON
(B)	4" GATE VALVE WITH SCREW ENDS	2" x 2" OPERATING NUT
(C)	CONCRETE THRUST BLOCK	PLAN 561

4" Washout valve

February 2011

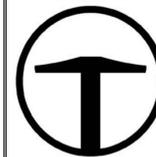
271

Plan
571



SECTION A-A

PROPANE TANK PIT



TALISMAN

CIVIL CONSULTANTS

627 SOUTH BATE STREET

SUITE 200

MURRAY, UT 84107

801.743.1886

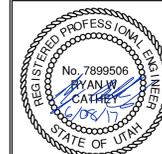
NO.	BY	DATE	REVISION

SUMMIT POWDER MOUNTAIN

VILLAGE NEST
DETAILS

DATE-SUBMITTED 06.08.2017

FIG. NO. NUMBER 17.22.03.08



SHEET NUMBER

503

GENERAL STRUCTURAL REQUIREMENTS:

- NO CHANGES ARE TO BE MADE TO THESE STRUCTURAL PLANS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF THE ENGINEER OF RECORD.
- ALL DIMENSIONS CONTROLLED BY EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR AT THE SITE.
- CONSTRUCTION AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE REQUIREMENTS OF ALL LEGALLY CONSTITUTED PUBLIC AUTHORITIES HAVING JURISDICTION ON THE PROJECT, INCLUDING ALL COUNTY AND LOCAL ORDINANCES, AND THE SAFETY ORDERS OF THE STATE INDUSTRIAL ACCIDENT COMMISSION (OSHA).
- THE GENERAL CONTRACTOR SHALL VISIT THE JOB SITE AND VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS BEFORE COMMENCING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL THE WORK, INCLUDING THAT OF ALL SUB-TRADES.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCIES FOUND WITHIN THE STRUCTURAL CONTRACT DOCUMENTS.
- ALL WORK PERFORMED SHALL CONFORM WITH THE REQUIREMENTS OF THE CURRENT ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE AND OTHER APPLICABLE GOVERNING CODES AND BUILDING ORDINANCES. REFER TO BUILDING DESIGN LOADS FOR ADDITIONAL INFORMATION.
- ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR OPERATION. ALL SCRAP, DEBRIS, AND OTHER EXCESS MATERIAL SHALL BE REMOVED FROM THE BUILDING SITE.
- ALL STRUCTURAL MATERIALS SHALL BE FURNISHED AS SHOWN IN THESE STRUCTURAL PLANS UNLESS ALTERNATES ARE APPROVED IN WRITING BY THE ENGINEER.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SHORING AND PROVIDING BRACING DURING CONSTRUCTION ERECTION TO SUPPORT ALL CONSTRUCTION LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED.
- SEE THE SPECIFIC WORK PACKAGE PRODUCED BY THE ARCHITECT FOR ADDITIONAL REQUIREMENTS, IF APPLICABLE.
- THE STRUCTURAL DRAWINGS AND STRUCTURAL SPECIFICATIONS REPRESENT THE COMPLETED STRUCTURE AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROGRAMS, INCLUDING BUT NOT LIMITED TO BRACING AND SHORING. CONSTRUCTION OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES. ANY SUPPORT SERVICES PERFORMED BY THE ENGINEER DURING THE CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED BY THE ENGINEER ARE FOR THE PURPOSE OF QUALITY CONTROL AND IN THE INTEREST OF ACHIEVING COMPLIANCE WITH THE CONTRACT DOCUMENTS. THEY DO NOT LIMIT THE ENGINEER'S CONSTRUCTION PERFORMANCE AND SHALL NOT BE CONSTRUED AS CONSTRUCTION SUPERVISION.
- THE SHOP DRAWING REVIEW PROCESS BY THE ENGINEER WILL ONLY COMMENCE AFTER THE SUBMITTED FABRICATION OF SHOP DRAWINGS HAVE BEEN AS FOLLOWS:
 - INITIALLY REVIEWED AND ACCEPTED AS CONFORMING WITH THE STRUCTURAL CONSTRUCTION DRAWINGS BY THE RESPONSIBLE SUPERVISOR AND DRAWING CHECKER WITH THEIR SIGNATURES.
 - APPROVED AND ACCEPTED WITH A STAMP FROM THE GENERAL CONTRACTOR AS CONFORMING TO THE CONSTRUCTION DOCUMENTS.
 - A MINIMUM OF 10 WORKING DAYS HAS BEEN ALLOCATED FOR THE REVIEW PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE SHOP DRAWING REVIEW SCHEDULE.

BUILDING DESIGN LOADS:

- GOVERNING CODE: **IBC 2015, ASCE 7-10, AND LOCAL CODES WHERE APPLICABLE**
- APPLIED VERTICAL DESIGN LOADS TABLE:

LOAD TYPE:	GRAVITY DEAD LOAD:	GRAVITY LIVE LOAD:
A. METAL ROOF	15.0 PSF (1)	20.0 PSF (2)
B. FRAMED FLOOR	11.0 PSF	40.0 PSF
C. "	PSF	PSF
D. "	PSF	PSF
E. "	PSF	PSF

- ROOFING UP TO 6.0 PSF
- 264 PSF SNOW LOAD = GROUND SNOW LOAD AT 8600 FT PER WEBER CO. UTAH
- 444 PSF SNOW LOAD AT ROOF OVERHANGS

APPLIED WIND DESIGN BASIS TABLE:

LOAD TYPE:	GRAVITY DEAD LOAD:	GRAVITY LIVE LOAD:
A. BASIC WIND SPEED (DESIGN 3-SECOND GUST)	115 MPH	
B. ENCLOSED BUILDING - CATEGORY	II	
C. WIND EXPOSURE	C	
D. IMPORTANCE FACTOR	I = 1.00	
E. DESIGN WIND PRESSURE - X DIRECTION	Px = 38.02 PSF	
F. DESIGN WIND PRESSURE - Y DIRECTION	Py = 38.02 PSF	

APPLIED SEISMIC DESIGN BASIS TABLE:

SEISMIC SOIL SITE CLASS TYPE	D
A. BUILDING OCCUPANCY	II
B. SEISMIC IMPORTANCE	I = 1.00
C. SEISMIC DESIGN CATEGORY	II
D. MAPPED SHORT SPECTRAL RESPONSE	S_s = 0.806
E. MAPPED 1 SECOND SPECTRAL RESPONSE	S₁ = 0.261
F. SHORT PERIOD SPECTRAL ACCELERATION	SDS = 0.633
G. SECOND SPECTRAL ACCELERATION	ASD = 0.261
H. SITE LATITUDE & LONGITUDE	LAT = -41.36 LONG = -111.74
I. DESIGN PROCEDURE	Rx = EQUIVALENT LATERAL FORCE
J. RESPONSE FACTOR - X DIRECTION	Ry = 5.0 PLY SHEAR WALLS
K. BASE SHEAR FORCE - X DIRECTION	Vx = 0.0473 W
L. RESPONSE FACTOR - Y DIRECTION	Ry = 6.5 PLY SHEAR WALLS
M. BASE SHEAR FORCE - Y DIRECTION	Vy = 0.0473 W
N. "	-
O. "	-

SPECIAL INSPECTIONS:

- REFER TO IBC SECTION 1704 FOR ADDITIONAL INFORMATION.
- THE OWNER OR THE OWNER'S AGENT SHALL BE RESPONSIBLE FOR THE EMPLOYMENT OF THE REQUIRED SPECIAL INSPECTORS FOR THIS PROJECT. RICHMOND HOFFMAYER, INC. AND ITS EMPLOYEES ARE NOT SPECIAL INSPECTORS NOR WILL BE RESPONSIBLE FOR EMPLOYING SPECIAL INSPECTORS FOR THE PROJECT.
- ALL OFFSITE FABRICATION OF STRUCTURAL LOAD-BEARING MEMBERS AND ASSEMBLIES SHALL BE PERFORMED IN AN APPROVED FABRICATORS SHOP. AT COMPLETION OF FABRICATION THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING OFFICIAL STATING THAT THE WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
- REQUIRED SPECIAL INSPECTIONS FOR EACH MATERIAL OR TYPE OF CONSTRUCTION ARE LISTED WITH THE INDIVIDUAL MATERIAL NOTES.
- EXCEPTIONS TO REQUIRED SPECIAL INSPECTIONS:
 - SPECIAL INSPECTIONS ARE NOT REQUIRED FOR WORK OF MINOR NATURE OR AS WARRANTED BY CONDITIONS IN THE JURISDICTION AS APPROVED BY THE BUILDING OFFICIAL.
 - SPECIAL INSPECTIONS ARE NOT REQUIRED FOR BUILDING COMPONENTS UNLESS THE DESIGN INVOLVES THE PRACTICE OF PROFESSIONAL ENGINEERING OR ARCHITECTURE AS DEFINED BY THE APPLICABLE STATE STATUTES.
 - THE PERMIT APPLICANT SHALL SUBMIT A STATEMENT OF SPECIAL INSPECTIONS PREPARED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE.
 - SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS AND SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. INSPECTORS SHALL REFER TO IBC SECTION 1704.1.2 FOR FURTHER INFORMATION.

STATEMENT OF SPECIAL INSPECTIONS:

- FOR DETAILED INFORMATION REGARDING SPECIAL INSPECTIONS, SPECIAL INSPECTION PROGRAM AND INSPECTOR INFORMATION, REFER TO SHEET SN.2.
- THE FOLLOWING GENERAL NOTES FOR INDIVIDUAL MATERIALS LIST REQUIRED SPECIAL INSPECTIONS AS PERIODIC OR CONTINUOUS, UNLESS THERE ARE WRITTEN EXCEPTIONS FOR THIS PROJECT INVOLVING THE LISTED MATERIALS REQUIRES INSPECTIONS AS NOTED.
- THE SEISMIC-FORCE-RESISTING SYSTEM AND SEISMIC SYSTEMS IN STRUCTURES SHALL BE INSPECTED, INCLUDING THE FOLLOWING:
 - ANY PLYWOOD SHEAR WALLS WITH NAILING AT 4" ON CENTER OR LESS. SEE THE SHEAR WALL SCHEDULE FOR TYPES AND THE PLANS FOR LOCATIONS.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENINGS OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD-DOWNS - EXCEPT WHERE THE FASTENER SPACING IS MORE THAN 4" ON CENTER.

DEFERRED SUBMITTALS:

- DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER-OF-RECORD, WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION THAT THEY HAVE BEEN REVIEWED AND HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING OR STRUCTURE.
- THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED BY THE BUILDING OFFICIAL.

DEFERRED SUBMITTALS, CONTINUED:

- ROOF FRAMING TRUSS SHOP DRAWINGS AND CALCULATIONS MUST BE SUBMITTED BY THE OWNER AFTER OBTAINING SHOP DRAWING APPROVAL IN WRITING FROM THE ENGINEER OF RECORD.

FOUNDATION NOTES:

- THE SOILS REPORT IN ITS ENTIRETY SHALL BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR AND CONCRETE SUB-CONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE SOILS REPORT. WHEN A SOILS REPORT IS NOT PROVIDED, MINIMUM IBC VALUES SHALL BE USED.
- SOILS REPORT BY:
IGES PROJECT NO. 01628-003 NOVEMBER 9, 2012
IGES PROJECT NO. 01628-015 DECEMBER 1, 2016
- SOIL DESIGN VALUES:
FOOTINGS ARE TO BE FOUNDED 40" MIN. BELOW ADJACENT GRADE INTO APPROVED STRUCTURAL FILL - OVER EXCAVATE 24" BELOW FOOTING BOTTOMS INTO NATIVE SOIL.

CONTINUOUS FOOTINGS	2,500 PSF BEARING
PAD FOOTINGS	2,500 PSF BEARING
- LATERAL SOIL PRESSURE:

A. FLUID PRESSURE	45 PCF ACTIVE	60 PCF AT-REST
B. COEFFICIENT OF FRICTION	0.45	
C. PASSIVE PRESSURE	360 PCF TO	3,600 PSF MAX.
- EXCAVATION DEPTHS FOR THE FOUNDATIONS SHOWN ON THE DRAWINGS ARE TO BE MEASURED FROM THE LOWEST ADJACENT UNDISTURBED SOIL GRADE OR APPROVED COMPACTED EARTH GRADE WITH AT LEAST 5'-0" MINIMUM HORIZONTAL DISTANCE TO DAYLIGHT AT BOTTOM OF FOUNDATION EXCAVATION, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING NECESSARY TO SUPPORT ANY CUT AND FILL BANKS DURING EXCAVATION, AND FOR FORMING AND PLACEMENT OF CONCRETE AND DRAINAGE.
- FILLING AND BACK FILLING SHALL BE COMPACTED TO A MINIMUM OF 90% OR MORE IF SO NOTED, OF MAXIMUM DENSITY IN ACCORDANCE WITH THE SOILS REPORT AND ASTM TEST METHOD D-1557-78. FLOODING OF BACKFILL IS NOT PERMITTED.
- ALL FILL AND BACKFILL MATERIAL SHALL BE APPROVED BY THE PROJECT SOILS ENGINEER WHEN APPLICABLE.
- A PERMIT FROM THE STATE OF UTAH OSHA SHALL BE OBTAINED PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT WHEN A PERSON MUST DESCEND INTO AN EXCAVATION OR TRENCH WHICH IS GREATER THAN 5'-0" IN DEPTH.
- WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE. CARE SHALL BE TAKEN SO AS NOT TO DRY OUT THE UNDERLYING NATIVE SOIL.
- A MINIMUM 15 MIL PLASTIC MEMBRANE SHALL BE PLACED ON THE PREPARED PAD SUB GRADE IN ALL AREAS WHERE FLOOR COVERING IS TO BE INSTALLED, UNLESS NOTED OTHERWISE ON THE PLANS. PLACE A MINIMUM OF 4 INCHES CLEAN GRAVEL UNDER THE MEMBRANE FOR PROTECTION FOR THE GREEN BUILDING CODE.
- UNLESS NOTED OTHERWISE, CURBS, GUTTERS, AND SIDEWALK AREAS OF THE SLABS MAY BE PLACED DIRECTLY ON APPROVED 90% MIN. COMPACTED FILL.

FOUNDATION CONSTRUCTION SPECIAL INSPECTIONS:

- REFER TO SHEET SN.2 FOR SPECIAL INSPECTION INFORMATION

CONCRETE NOTES:

- ALL CONCRETE CONSTRUCTION SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF THE ACI CODE AND SPECIFICATIONS ACI 318-14/318R-14. THE FOLLOWING NOTES ARE PROVIDED FOR USE AS A GUIDE TO ALL REQUIREMENTS.
- THE SPECIFIED COMPRESSIVE STRENGTH OF THE CONCRETE (f'_c) FOR EACH PORTION OF THE STRUCTURE SHALL BE AS DESIGNATED BELOW UNLESS NOTED OTHERWISE ON THE PLANS. STRENGTH REQUIREMENTS SHALL BE BASED ON A 28-DAY COMPRESSIVE STRENGTH TEST.

28 DAY CONCRETE DESIGN STRENGTH:	SPECIAL INSPECTION:
A. CONTINUOUS FOOTINGS f' _c = 2,500 PSI (MIN)	NO
B. PAD FOOTINGS f' _c = 2,500 PSI (MIN)	NO
C. SLAB-ON-GRADE f' _c = 2,500 PSI (MIN)	NO
D. RETAINING WALLS f' _c = 2,500 PSI (MIN)	NO
- 28 DAY CONCRETE DESIGN STRENGTH:

A. CONTINUOUS FOOTINGS	f' _c = 2,500 PSI (MIN)	NO
B. PAD FOOTINGS	f' _c = 2,500 PSI (MIN)	NO
C. SLAB-ON-GRADE	f' _c = 2,500 PSI (MIN)	NO
D. RETAINING WALLS	f' _c = 2,500 PSI (MIN)	NO

- WHERE IT IS DESIRED TO REMOVE SHORING, FORMS, OR LOAD THE CONCRETE BY OTHER MEANS PRIOR TO THE SPECIFIED 28-DAY CURING PERIOD, TESTING MUST BE DONE TO SHOW THE REQUIRED STRENGTH HAS BEEN REACHED.
- UNLESS NOTED OTHERWISE, CEMENT SHALL BE TYPE II (ASTM C-150)
- PORTLAND CEMENT SHALL COMPLY WITH "SPECIFICATION FOR PORTLAND CEMENT" (ASTM C-595). PORTLAND BLAST-FURNACE SLAG CEMENT OR PORTLAND-POZZOLAN CEMENT SHALL CONFORM WITH "SPECIFICATION FOR BLENDED HYDRAULIC CEMENTS" (ASTM C-595).
- CONCRETE USED FOR EXTERIOR APPLICATIONS SHALL BE AIR-ENTRAINED.
- 25% FLY ASH AS SPECIFIED ON A1.2 SHALL BE USED.
- ADMIXTURES USED SHALL REQUESTED IN WRITING TO THE ENGINEER FOR APPROVAL AND BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SUBJECT TO THE LIMITATIONS LISTED.
- THE AMOUNT OF CALCIUM CHLORIDE SHALL NOT EXCEED 2 PERCENT BY WEIGHT OF CEMENT. THE AMOUNT OF CALCIUM CHLORIDE SHALL BE DETERMINED BY THE METHOD DESCRIBED IN AASHTO T260-78.
- FOR PRE STRESSED CONCRETE AND FOR ALL CONCRETE WHICH WILL CONTAIN EMBEDMENTS OF, OR REMAIN IN CONTACT WITH ALUMINUM OR GALVANIZED METAL, IT SHALL BE DEMONSTRATED BY TESTS THAT THE MIXING WATER OF THE CONCRETE, INCLUDING THAT CONTRIBUTED BY THE AGGREGATES AND ANY ADMIXTURES USED, WILL NOT CONTAIN A DELETERIOUS AMOUNT OF CHLORIDE ION. PROTECTIVE MEASURES MUST BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO USE.
- MIXING WATER FOR CONCRETE SHALL CONFORM TO THE REQUIREMENTS FOR WATER SPECIFIED IN ASTM C-119.
- AGGREGATES FOR NORMAL WEIGHT CONCRETE SHALL CONFORM TO "SPECIFICATION FOR CONCRETE AGGREGATES" (ASTM C-33).
- AGGREGATES FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO "SPECIFICATION FOR LIGHTWEIGHT AGGREGATES FOR STRUCTURAL CONCRETE" (ASTM C-330).
- FINE AND COARSE AGGREGATES SHALL BE REGARDED SEPARATELY. EACH SIZE OF COARSE AGGREGATE, AS WELL AS THE COMBINATION OF SIZES WHEN TWO OR MORE ARE USED, SHALL CONFORM TO THE APPROPRIATE GRADING REQUIREMENTS OF THE APPLICABLE ASTM SPECIFICATIONS.
- THE NOMINAL MAXIMUM SIZE OF THE AGGREGATE SHALL NOT BE MORE THAN ONE-FIFTH OF THE NARROWEST DIMENSION BETWEEN THE SIDES OF THE FORMS, ONE-THIRD OF THE THICKNESS OF SLABS, NOR THREE-FOURTHS OF THE MINIMUM CLEAR SPACING BETWEEN THE REINFORCING BARS, UNLESS NOTED OTHERWISE.
- CONCRETE FOR ALL PARTS OF THE WORK SHALL BE CAPABLE OF BEING PLACED WITHOUT EXCESSIVE SEGREGATION AND, WHEN HARDENED, SHALL BE CAPABLE OF DEVELOPING ALL THE CHARACTERISTICS REQUIRED BY THESE SPECIFICATIONS AND THE CONTRACT DOCUMENTS.
- THE PROPORTIONS OF INGREDIENTS SHALL PRODUCE A CONCRETE MIXTURE THAT IS CAPABLE OF BEING WORKED TO THE CORNERS AND ANGLES OF THE FORMS AND AROUND ALL REINFORCEMENT BY PLACING AND CONSOLIDATION WITHOUT PERMITTING THE MATERIALS TO SEGREGATE OR ALLOW EXCESSIVE WATER TO COLLECT ON THE SURFACE.
- ALL CONCRETE SHALL BE PROPORTIONED TO HAVE A SLUMP WITH A MAXIMUM OF 4 INCHES IF CONSOLIDATION IS TO BE BY VIBRATION METHODS. WHERE VIBRATION IS NOT USED FOR CONSOLIDATION, THE SLUMP MAY BE A MAXIMUM OF 5 INCHES.
- ALL REINFORCING STEEL, WIRE MESH, ANCHOR BOLTS, HOLD DOWN ANCHORS AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO PLACEMENT OF CONCRETE.
- CONCRETE FLOOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, UNLESS NOTED OTHERWISE.
- SLAB CONTROL JOINTS SHALL NOT BE SPACED FARTHER APART THAN 36 TIMES THE THICKNESS OF THE SLAB IN ANY DIRECTION. CONTROL JOINTS SHALL BE PROVIDED WHERE THE AREA OF CONCRETE PLACED EXCEEDS 400 SQUARE FEET. THE MAXIMUM RATIO OF LONG SIDES TO SHORT SIDES OF THE CONTROLLED AREA SHALL NOT EXCEED 14:2
- SLABS WHICH ARE TO RECEIVE CARPET OR RESILIENT FLOORING, OR DESIGNATED TO RECEIVE CARPET OR RESILIENT FLOORING, OR DESIGNATED TO REMAIN EXPOSED SHALL BE TROWELED SMOOTH.
- CONCRETE FLOOR AND SLAB CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF ACI 302, "GUIDE FOR CONCRETE FLOOR AND SLAB CONSTRUCTION". FLATNESS / LEVELNESS SHALL CONFORM TO THE REQUIREMENTS OF ASTM E1155 BASE ON THE FOLLOWING VALUES:

CATEGORY	AREA USE	MIN. FLATNESS	MIN. LEVELNESS
A. SPECIAL USE FLOORS	STUDIOS, RINKS	F _s = 100	F _l = 100
B. COMMERCIAL/INDUSTRIAL	OFFICE, AISLES	F _s = 30	F _l = 25
C. COMMERCIAL/INDUSTRIAL	MANUFACTURING	F _s = 20	F _l = 17
D. SUB-FLOORS W/ THIN COVER	PAINT GARAGING	F _s = 20	F _l = 17
E. SUB-FLOOR W/ THICK COVER	TILE, STONE	F _s = 15	F _l = 13

- REFER TO SHEET SN.2 FOR SPECIAL INSPECTION INFORMATION

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MASONRY NOTES:

- MASONRY UNITS FOR ALL CONFINED MASONRY CONSTRUCTION SHALL BE GRADE 1 UNITS CONFORMING TO THE FOLLOWING:

A. CONCRETE MASONRY UNITS	f _c = 1,900 PSI (MIN)
B. MORTAR - TYPE S	2,000 PSI (MIN) - AT 28 DAYS
C. GROUT	3,000 PSI (MIN) - AT 28 DAYS
D. MASONRY COMPRESSIVE STRENGTH	f _m = 1,500 PSI (MIN)
- MORTAR SHALL BE FRESHLY PREPARED AND UNIFORMLY MIXED OF 1 PART PORTLAND CEMENT, 1/2 MAXIMUM TO 1/4 MINIMUM PARTS LIME PUTTY OR HYDRATED LIME AND 2-1/4 TO 3 PARTS CLEAN WASHED SAND. MORTAR IS TO BE TYPE "S". GROUT SHALL BE PROPORTIONED BY VOLUME AND SHALL HAVE SUFFICIENT WATER ADDED TO PRODUCE CONSISTENCY FOR POURING WITHOUT SEGREGATION. FINE GROUT, FOR USE IN SPACES 4 INCHES OR LESS IN BOTH HORIZONTAL DIMENSIONS SHALL BE COMPOSED OF 1 PART PORTLAND CEMENT, TO WHICH MAY BE ADDED NOT MORE THAN 1/10 PART HYDRATED LIME OR LIME PUTTY, AND 2-1/4 TO 3 PARTS SAND, AND NOT MORE THAN 2 PARTS FEA GRADE #40.
- GROUT ALL CELLS SOLID, UNLESS OTHERWISE NOTED. ALL ISOLATED BOLTS EMBEDDED IN MASONRY SHALL BE SOLID GROUTED IN PLACE WITH A MINIMUM OF 2 INCHES OF GROUT SURROUNDING BOLT.
- PROVIDE 5/8" DIAMETER ANCHOR BOLTS AT 2'-0" ON CENTER VERTICALLY WHERE WOOD STUDS AND MASONRY WALLS ADJOIN. TYPICAL UNLESS NOTED OTHERWISE.
- ALL REINFORCING STEEL, ANCHOR BOLTS, HOLD-DOWN ANCHORS, AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO GROUTING.

MASONRY CONSTRUCTION SPECIAL INSPECTIONS:

- REFER TO SHEET SN.2 FOR SPECIAL INSPECTION INFORMATION

REINFORCING STEEL NOTES:

- MAIN REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO ASTM A-615 SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL REINFORCING SHALL BE FROM IDENTIFIED STOCK WITH MILL ANALYSIS SUPPLIED.
- ALL BARS AND DowELS #4 AND SMALLER, SHALL BE GRADE 40 MINIMUM AND SHALL CONFORM TO ASTM A-615 SPECIFICATIONS UNLESS NOTED OTHERWISE.
- ALL FIELD WELDED REINFORCING STEEL SHALL BE GRADE 60 AND CONFORM TO ASTM A-106 SPECIFICATIONS.
- ALL WELDING SHALL BE PERFORMED AS INDICATED BY THE GOVERNING BUILDING DEPARTMENT.
- WELDING SHALL BE PERFORMED USING ELECTRODES AS SPECIFIED IN THE STRUCTURAL WELDING CODE FOR REINFORCING STEEL. ANGIWMS D1-4. THE REBAR MILL ANALYSIS SHALL INCLUDE THE CARBON EQUIVALENT TO ESTABLISH WELDABILITY. NO WELDING SHALL BE DONE AT THE BEND IN A BAR. WELDING OF CROSS BARS (TACK WELDING) SHALL NOT BE PERMITTED UNLESS NOTED OTHERWISE.
- ALL FIELD WELDING OF REINFORCING STEEL SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED DEPUTY INSPECTOR.
- ALL REINFORCING STEEL JOINTS AT CONSTRUCTION JOINTS AND SHALL BE THE SAME SIZE AND SPACING AS THE REINFORCING SHOWN FOR THE SUBSEQUENT CONCRETE CONSTRUCTION, UNLESS NOTED OTHERWISE.
- REINFORCING STEEL SHALL HAVE A MINIMUM CONCRETE COVER AS LISTED IN SECTION 7 OF ACI 318-14, UNLESS NOTED OTHERWISE.
- BARs SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BONDING.
- ALL REINFORCING STEEL LAPS AND SPLICES SHALL BE AS INDICATED ON THE PLANS. LAPS OF MULTIPLE BARS IN ALL SPLICES SHALL BE STAGGERED.
- CONTINUOUS INSPECTION OF CONCRETE SHALL BE SCHEDULED SUCH THAT REINFORCING STEEL, CONDUIT, SLEEVES, AND EMBEDDED ITEMS MAY BE CORRECTED PRIOR TO PLACEMENT OF OVERLYING GRIDS OF REINFORCING STEEL.

STRUCTURAL STEEL NOTES:

- ALL STRUCTURAL STEEL SHALL CONFORM TO APPLICABLE ASTM REQUIREMENTS AND SHALL BE FABRICATED ACCORDING TO AISC PRACTICE AND SPECIFICATIONS FOR BUILDINGS.
- ALL SHOP AND FIELD BOLTED CONNECTIONS SHALL BE IN ACCORDANCE WITH ASTM A-307 AMERICAN STANDARD REGULAR BOLTS, UNLESS NOTED OTHERWISE.
- NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT THE PRIOR CONSENT OF THE ENGINEER OF RECORD.
- STRUCTURAL STEEL SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER OF RECORD PRIOR TO FABRICATION.
- COLUMN BASE PLATES ON LEVELING NUTS SHALL USE NON-SHRINK GROUT SPECIFICALLY DESIGNED FOR THE EXPOSURE CONDITIONS WHERE THE APPLICATION SHALL BE USED. NOTE CERTAIN MANUFACTURERS LIMITATIONS WITH REGARDS TO THE MINIMUM COMPRESSIVE STRENGTH OF THE GROUT SHALL BE AS SPECIFIED IN THE CONCRETE SECTION OF THE GENERAL NOTES.
- ALL SURFACES TO BE GROUTED SHALL BE PROPERLY CLEANED OF ALL FOREIGN MATERIAL PRIOR TO THE GROUTING APPLICATION.
- ALL STRUCTURAL STEEL IS TO HAVE MINIMUM ALLOWABLE YIELD STRESS CAPACITIES EQUAL TO, OR GREATER THAN THE FOLLOWING:

STRUCTURAL SHAPES	ASTM SPECIFICATION	MIN. YIELD STRESS
A. W SHAPES	A992	F _y = 50 ksi
B. M SHAPES	A6/A6M	F _y = 50 ksi
C. S SHAPES	A6/A6M	F _y = 36 ksi
D. HP SHAPES	A6/A6M	F _y = 36 ksi
E. DOUBLE END PLATES	A992	F _y = 50 ksi
F. MISCELLANEOUS CHANNELS	A6/A6M	F _y = 36 ksi
G. ANGLES	A6/A6M	F _y = 36 ksi
H. PLATES AND BARS	A36	F _y = 36 ksi
I. ELECTRIC-RESISTANCE WELDED PIPES	A53 TYPE E, GRADE B	F _y = 35 ksi
J. COLD FORMED STRUCTURAL TUBING	A500, GRADE B	F _y = 46 ksi
K. C1010 MECHANICAL WELDED TUBING	A24	F _y = 28 ksi
- ALL BOLTS ARE TO HAVE MINIMUM ALLOWABLE YIELD STRESS CAPACITIES EQUAL TO, OR GREATER THAN THE FOLLOWING:

CONNECTOR	ASTM SPECIFICATION	MIN. YIELD STRESS
A. MACHINE BOLTS	A307	F _y = 20 ksi
B. HIGH STRENGTH BOLTS	A325	F _y = 44 ksi
C. THREADED FASTENERS	A36	F _y = 19 ksi
D. ANCHOR BOLTS	A307	F _y = 60 ksi
- STRUCTURAL MEMBERS AND STEEL CONNECTORS INCLUDING BOLTS, NAILS, ETC., EXPOSED TO THE COASTAL MARINE ENVIRONMENT SHALL BE HOT-DIPPED GALVANIZED AND HAVE A MINIMUM THICKNESS OF 3/8".
- A WEBER COUNTY UTAH BUILDING DEPARTMENT LICENSED FABRICATOR IS REQUIRED FOR STRUCTURAL STEEL FABRICATION.

WELDING NOTES:

- WELDING SHALL BE OF EITHER THE SHIELDED OR SUBMERGED ARC PROCESS AND PERFORMED BY CERTIFIED WELDERS. WELDERS SHALL BE QUALIFIED IN ACCORDANCE WITH THE "QUALIFICATIONS PROCEDURE" OF THE AMERICAN WELDING SOCIETY, LATEST EDITION. SHOP WELDING SHALL BE PERFORMED BY AN APPROVED LICENSED FABRICATOR. ALL STRUCTURAL FIELD WELDING SHALL HAVE CONTINUOUS INSPECTION BY A REGISTERED DEPUTY INSPECTOR. REFER TO AWS D11 FOR INFO.
- ALL STRUCTURAL STEEL WELDING SHALL USE E70XX ELECTRODES.
- ALL WELDING SHALL CONFORM WITH THE LATEST ADDITION OF THE WELDING CODE AWS D11. USE APPROVED ELECTRODES CONFORMING WITH ASTM A-233 WELDING SHALL BE PERFORMED BY BUILDING DEPARTMENT APPROVED CERTIFIED WELDERS. ALL FIELD WELDING SHALL BE CONTINUOUSLY INSPECTED BY A REGISTERED DEPUTY INSPECTOR.
- ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE THE METAL WILL BE SUBJECT TO CONTACT WITH THE PUBLIC.
- SHOP WELDING SHALL BE DONE BY A CERTIFIED SHOP - APPROVED BY _____.
- FIELD WELDING SHALL BE DONE BY CERTIFIED WELDERS - APPROVED BY _____.

STEEL AND WELDING SPECIAL INSPECTIONS:

- REFER TO SHEET SN.2 FOR SPECIAL INSPECTION INFORMATION

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FRAMING LUMBER NOTES:

- ALL FRAMING LUMBER SHALL CONFORM TO "STANDARD GRADING AND DRESSING RULES NO. 16 OF THE WEST COAST LUMBER INSPECTION BUREAU (NCLIB). EACH PIECE SHALL BEAR THE GRADE STAMP OF AN APPROVED GRADING AGENCY, EXCEPT EXPOSED LUMBER SHALL BEAR NO MARKINGS WHICH WILL BE VISIBLE AFTER INSTALLATION.
- FRAMING LUMBER SHALL BE DOUGLAS FIR, 54S, UNLESS NOTED OTHERWISE.
- ALL SHEATHING AND SHEAR PANELS SHALL BE IN PLACE AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO COVERING.
- INSTALL ALL SHEATHING WITH THE FACE GRAIN ACROSS THE FRAMING SUPPORTS AND EXPOSED EDGES ARE SPECIFIED. BOLT HOLES SHALL BE NOTED ON THE PLANS.
- THE PERIMETER OF ALL OPENINGS THROUGH ROOFS AND FLOORS SHALL BE SUPPORTED AND BE NAILED PER THE REQUIRED BOUNDARY NAILING AS LISTED IN THE DIAPHRAGM SCHEDULE.
- ALL NAILS USED FOR SHEATHING SHALL BE COMMON NAILS AS SPECIFIED ON THE SHEAR WALL SCHEDULE AND FLOOR AND ROOF DIAPHRAGM SCHEDULES.
- MECHANICAL HARDWARE SHALL BE SIMPSON "STRONG-TIE" CONNECTORS OR EQUAL. ALL SUBSTITUTES SHALL BEAR CURRENT ICCBI APPROVAL, AND IF REQUIRED BY THE BUILDING OFFICIAL, HAVE ADDITIONAL APPROVED RESEARCH REPORTS.
- PLYWOOD SHALL CONFORM TO PRODUCT STANDARD PS-1-09. PLYWOOD SHALL BE APA GRADE STAMPED, INCLUDING THE PANEL INDEX NUMBER. SEE THE SHEAR WALL SCHEDULE FOR SHEAR PANEL SHEATHING SIZES. SEE THE DIAPHRAGM SCHEDULE FOR ALL FLOOR AND ROOF SHEATHING SIZES.
- OSB SHALL CONFORM TO PRODUCT STANDARD PS-2-10. OSB SHALL BE APA GRADE STAMPED, INCLUDING THE PANEL INDEX NUMBER. STRUCT 1 IS REQUIRED FOR ALL STRUCTURAL APPLICATIONS. DO NOT USE FOR EXTERIOR DECK SHEATHING.
- ALL BOLTS THROUGH WOOD SHALL HAVE PLATE WASHERS EXCEPT WHERE METAL SHEATHING OR EDGES ARE SPECIFIED. BOLT HOLES SHALL BE NOT MORE THAN 1/16 INCH LARGER THAN THE BOLT DIAMETER, UNLESS NOTED OTHERWISE.
- PROVIDE BRIDGING AT FOR ALL JOISTS AND ROOF RAFTERS AT 10'-0" O.C. MAX. AND 8'-0" O.C. FOR FLOOR JOISTS. PROVIDE 2X MIN. SOLID BLOCKING AT ALL BEARING LOCATIONS WHERE THE LOAD ABOVE LIES ACROSS THE JOISTS, UNLESS NOTED OTHERWISE.
- MINIMUM NAILING NOTE: WHERE 8D NAILS ARE SPACED 2'-1/2" O.C. OR 10d NAILS ARE SPACED 3' O.C. AND HAVE A MINIMUM PENETRATION OF 1-5/8 INCHES INTO THE SUPPORTING MEMBER, THE SUPPORTING MEMBER SHALL BE 3x NOMINAL AND NAILS SHALL BE STAGGERED.
- THE ROOF DESIGN LOADS GIVEN IN THE GENERAL NOTES ARE MINIMUM DESIGN LOADS. MECHANICAL EQUIPMENT NOT SHOWN ON THESE DRAWINGS AND ANY FIRE SPRINKLER MAINS OR DRAINAGE PIPES PROPOSED TO BE SUPPORTED BY THE TIMBER ROOF STRUCTURE SHALL BE SUBMITTED AS SHOP DRAWINGS AND SUBJECT TO REVIEW BY THE ENGINEER OF RECORD FOR THE PROJECT.
- MINIMUM FIRE BLOCKING PER IBC AND LOCAL GOVERNING CODES SHALL BE PROVIDED AS NECESSARY IN ALL WALLS, FLOORS, AND ROOF. SEE ARCHITECTURAL PLANS.
- ALL ANCHOR BOLTS, PLATE WASHERS, NAILS, HANGERS, & FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD (GILL PLAYS OR LEDGERS) SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL, UNLESS IT CAN BE SHOWN THAT THE PRESERVATIVE TREATMENT IS NON-CORROSIVE TO STANDARD HARDWARE.
- PROVIDE LEAD HOLE FOR LAG SCREWS 40% TO 100% OF THREADED SHANK DIAMETER AND FULL DIAMETER FOR SMOOTH SHANK PORTION.
- ALL HOLD DOWN BOLTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
- TYPICAL MINIMUM LUMBER GRADE TABLE:

A. STUDS 2" THICK x 4" WIDE BY HT + 8" MIN.	STUD GRADE
B. STUDS 2" THICK x 4" TO 8" WIDE	NO 2 OR BETTER
C. JOISTS 2" TO 4" THICK x 2' TO 4" WIDE	NO 2
D. JOISTS 2" TO 4" THICK x 6" AND WIDER	NO 1
E. BEAMS AND STRINGERS 5" AND THICKER x 6" AND WIDER	NO 1
F. POSTS 5" x 5" AND LARGER	NO 1
- MAXIMUM LATERALLY UNSUPPORTED STUD HEIGHT TABLE:

A. NONBEARING 2x4 STUDS @ 24" o.c.	14'-0"
B. NONBEARING 2x6 STUDS @ 24" o.c.	20'-0"
C. 2x4 STUDS @ 24" o.c. SUPPORTING ONE ROOF & CEILING	10'-0"
D. 2x4 STUDS @ 16" o.c. SUPPORTING ONE FLOOR & ROOF	

SCHEDULE OF SPECIAL INSPECTIONS:

- NOTE: "X" INDICATES THAT AN INSPECTION IS REQUIRED - EITHER CONTINUOUS OR PERIODIC AS NOTED IN THE APPROPRIATE COLUMN.
- NOTE: "---" INDICATES THAT AN ACTIVITY IS EITHER A ONE-TIME ACTIVITY OR ONE WHOSE FREQUENCY IS DEFINED IN SOME OTHER MANNER.

STEEL AND WELDING SPECIAL INSPECTIONS:

VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION	CONTINUOUS	PERIODIC
1. STEEL SHOP QUALITY CONTROL PROCEDURES: (REFERENCE IBC 1704.2.1)		
VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION	CONTINUOUS	PERIODIC
INSPECT FABRICATOR'S FABRICATION AND QUALITY CONTROL PROCEDURES	---	---
2. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR STEEL CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE: (REFERENCE IBC TABLE 1704.3)		
VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION	CONTINUOUS	PERIODIC
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:		
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS		X
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED		X
2. INSPECTION OF HIGH-STRENGTH BOLTING:		
a. BEARING TYPE CONNECTIONS		X
b. SLIP-CRITICAL CONNECTIONS	X	X
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:		
a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	---	---
b. MANUFACTURER'S MILL TEST REPORTS	---	---
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS:		
a. IDENTIFICATION MARKINGS TO CONFORM TO AWS DESIGNATION LISTED IN THE HPFS	---	---
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED	---	---
5. INSPECTION OF WELDING:		
a. STRUCTURAL STEEL		
1) COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	X	
2) MULTIPASS FILLET WELDS	X	
3) SINGLE PASS FILLET WELDS > 5/16"	X	
4) SINGLE PASS FILLET WELDS ≤ 5/16" IN SIZE		X
5) FLOOR AND ROOF DECK WELDS		X
b. REINFORCING STEEL		
1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A109		X
2) REINFORCING STEEL-RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE SHEAR WALLS AND SHEAR REINFORCEMENT	X	
3) SHEAR REINFORCEMENT	X	
4) OTHER REINFORCING STEEL		X
5. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS:		
a. DETAILS SUCH AS BRACING AND STIFFENING		X
b. MEMBER LOCATIONS		
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION		
3. EXCEPTIONS TO REQUIRED STEEL SPECIAL INSPECTIONS:		
A. SPECIAL INSPECTION OF THE STEEL FABRICATION PROCESS SHALL NOT BE REQUIRED WHERE THE FABRICATOR DOES NOT PERFORM ANY WELDING, THERMAL CUTTING OR HEATING OPERATION OF ANY KIND AS PART OF THE FABRICATION PROCESS. THE FABRICATOR SHALL BE REQUIRED TO SUBMIT A DETAILED PROCEDURE FOR MATERIAL CONTROL. REFER TO IBC 1704.3 FOR MORE INFO.		
B. THE SPECIAL INSPECTOR NEED NOT BE CONTINUOUSLY PRESENT DURING WELDING OF THE FOLLOWING ITEMS PROVIDED THE MATERIALS, WELDING PROCEDURES AND QUALIFICATIONS OF WELDERS ARE VERIFIED PRIOR TO THE START OF WORK; PERIODIC INSPECTIONS ARE MADE OF THE WORK IN PROGRESS; AND A VISUAL INSPECTION OF ALL WELDS IS MADE PRIOR TO COMPLETION OR PRIOR TO SHIPMENT OF SHOP WELDING:		
1. SINGLE-PASS FILLET WELDS NOT EXCEEDING 5/16"		
2. FLOOR AND ROOF DECK WELDING.		
3. WELDED STUDS WHEN USED FOR STRUCTURAL DIAPHRAGM.		
4. WELDED SHEET STEEL FOR COLD-FORMED STEEL FRAMING MEMBERS SUCH AS STUDS AND JOISTS.		
5. WELDING OF STAIRS AND RAILING SYSTEMS.		

CONCRETE CONSTRUCTION SPECIAL INSPECTIONS:

VERIFICATION AND INSPECTION OF CONCRETE	CONTINUOUS	PERIODIC
1. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR CONCRETE CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE: (REFERENCE IBC TABLE 1704.4)		
VERIFICATION AND INSPECTION OF CONCRETE	CONTINUOUS	PERIODIC
1. INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSED TENDONS, AND PLACEMENT		X
2. INSPECTION OF REINFORCING STEEL WELDING IN ACCORDANCE WITH TABLE 1704.3, ITEM 5b	---	---
3. INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE WHERE ALLOWABLE LOADS HAVE BEEN INCREASED	X	
4. VERIFY USE OF REQUIRED DESIGN MIX		X
5. AT THE TIME FRESH CONCRETE IS SAMPLED FOR TEST SPECIMENS FOR STRENGTH AND SLUMP, ETC.	X	
6. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
4. ERECTION OF PRECAST CONCRETE MEMBERS		X
10. VERIFICATION OF IN-SITU CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS IN POSTTENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS		X
II. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X
2. EXCEPTIONS TO REQUIRED CONCRETE SPECIAL INSPECTIONS:		
A. SPECIAL INSPECTIONS SHALL NOT BE REQUIRED FOR ISOLATED SPREAD CONCRETE FOOTINGS OF BUILDINGS 3 STORIES OR LESS IN HEIGHT THAT ARE FULLY SUPPORTED ON EARTH OR ROCK.		
B. SPECIAL INSPECTIONS SHALL NOT BE REQUIRED FOR CONTINUOUS CONCRETE FOOTINGS SUPPORTING WALLS OF BUILDINGS 3 STORIES OR LESS IN HEIGHT THAT ARE FULLY SUPPORTED ON EARTH OR ROCK WHERE THE FOOTINGS SUPPORT LIGHT FRAMED CONSTRUCTION AND USE $f_c = 2500$ psi OR LESS.		
C. SPECIAL INSPECTIONS SHALL NOT BE REQUIRED FOR NONSTRUCTURAL CONCRETE SLABS SUPPORTED DIRECTLY ON THE GROUND, NOR PATIOS, DRIVEWAYS AND SIDEWALKS ON GRADE.		

MASONRY SPECIAL INSPECTIONS:

THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR MASONRY CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE: (REFERENCE IBC TABLE 1704.5.1)	CONTINUOUS	PERIODIC
LEVEL 1 SPECIAL INSPECTION FOR MASONRY	CONTINUOUS	PERIODIC
1. AT THE START OF MASONRY CONSTRUCTION VERIFY THE FOLLOWING TO ENSURE COMPLIANCE:		
a. PROPORTIONS OF SITE-PREPARED MORTAR		X
b. CONSTRUCTION OF MORTAR JOINTS		X
c. LOCATION OF REINFORCEMENT, CONNECTORS, PRESTRESSING TENDONS, AND ANCHORAGES		X
d. PRESTRESSING TECHNIQUE		X
e. GRADE AND SIZE OF PRESTRESSING TENDONS AND ANCHORAGES		X
2. VERIFY:		
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X
b. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION		X
c. SPECIFIED SIZE, GRADE, AND TYPE OF REINFORCEMENT		X
d. WELDING OF REINFORCING BARS	X	
e. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F)	X	X
f. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE		X
3. PRIOR TO GROUTING VERIFY THE FOLLOWING TO VERIFY COMPLIANCE:		
a. GROUT SPACE IS CLEAN		X
b. PLACEMENT OF REINFORCEMENT AND CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGE		X
c. PROPORTIONS OF SITE-PREPARED GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS		X
d. CONSTRUCTION OF MORTAR JOINTS		X
4. VERIFY GROUT PLACEMENT TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS	X	
a. OBSERVE GROUTING OF PRESTRESSING BONDED TENDONS	X	
5. OBSERVE PREPARATION OF REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS	X	
6. VERIFY COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND APPROVED SUBMITTALS		X
2. EXCEPTIONS TO REQUIRED MASONRY SPECIAL INSPECTIONS:		
A. SPECIAL INSPECTION OF THE MASONRY SHALL NOT BE REQUIRED FOR MASONRY FIREPLACES, MASONRY HEATERS OR MASONRY CHIMNEYS INSTALLED OR CONSTRUCTED IN ACCORDANCE WITH IBC SECTION 2101.212 OR 2101.213, RESPECTIVELY.		
B. SPECIAL INSPECTION SHALL NOT BE REQUIRED FOR EMPIRICALLY DESIGNED MASONRY, GLASS UNIT MASONRY OR MASONRY VENEER DESIGNED BY IBC SECTION 2109.2110 OR CHAPTER 14.		
3. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR MASONRY CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING TABLE: (REFERENCE IBC TABLE 1704.5.3)		
LEVEL 2 SPECIAL INSPECTION FOR MASONRY	CONTINUOUS	PERIODIC
1. FROM THE BEGINNING OF MASONRY CONSTRUCTION THE FOLLOWING SHALL BE VERIFIED TO ENSURE COMPLIANCE:		
a. PROPORTIONS OF SITE-PREPARED MORTAR GROUT AND PRESTRESSING GROUT FOR BONDED TENDONS		X
b. PLACEMENT OF MASONRY UNITS AND CONSTRUCTION OF MORTAR JOINTS		X
c. PLACEMENT OF REINFORCEMENT, CONNECTORS AND PRESTRESSING TENDONS AND ANCHORAGES		X
d. GROUT SPACE PRIOR TO GROUTING	X	
e. PLACEMENT OF GROUT	X	
f. PLACEMENT OF PRESTRESSING GROUT	X	
2. VERIFY:		
a. SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X
b. TYPE, SIZE, AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION		X
c. SPECIFIED SIZE, GRADE, AND TYPE OF REINFORCEMENT		X
d. WELDING OF REINFORCING BARS	X	
e. PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40 DEGREES F) OR HOT WEATHER (TEMPERATURE ABOVE 90 DEGREES F)	X	X
f. APPLICATION AND MEASUREMENT OF PRESTRESSING FORCE		X
3. PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS SHALL BE OBSERVED	X	
4. COMPLIANCE WITH REQUIRED PROVISIONS OF CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED		X

WOOD CONSTRUCTION SPECIAL INSPECTIONS:

THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR WOOD CONSTRUCTION SHALL BE AS REQUIRED IN THE FOLLOWING SECTION: (REFERENCE IBC 1704.6)	CONTINUOUS	PERIODIC
VERIFICATION AND INSPECTION OF WOOD	CONTINUOUS	PERIODIC
1. INSPECT PREFABRICATED WOOD STRUCTURAL ELEMENTS AND ASSEMBLIES IN ACCORDANCE WITH SECTION 1704.2	---	---
2. INSPECT SIDE BUILT ASSEMBLIES	---	---
2. THE SPECIAL INSPECTIONS AND VERIFICATIONS FOR WOOD HIGH-LOAD DIAPHRAGMS SHALL BE AS REQUIRED IN THE FOLLOWING SECTION: (REFERENCE IBC 1704.6.1)		
VERIFICATION AND INSPECTION OF WOOD	CONTINUOUS	PERIODIC
1. VERIFY GRADE AND THICKNESS OF SHEATHING	---	---
2. VERIFY NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES	---	---
3. VERIFY:		
a. NAIL OR STAPLE DIAMETER AND LENGTH		
b. NUMBER OF FASTENER LINES		
c. SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE MEMBERS		

FOUNDATION CONSTRUCTION SPECIAL INSPECTIONS:

THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SOILS SHALL CONFORM TO THE FOLLOWING TABLE: (REFERENCE TABLE IBC 1704.7)	CONTINUOUS	PERIODIC
VERIFICATION AND INSPECTION TASK OF SOIL	CONTINUOUS	PERIODIC
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE DESIGN BEARING CAPACITY		X
2. VERIFY EXCAVATIONS EXTEND TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THE SITE HAS BEEN PREPARED PROPERLY		X
2. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION OF PILE FOUNDATIONS SHALL CONFORM TO THE FOLLOWING TABLE: (REFERENCE TABLE IBC 1704.8)		
VERIFICATION AND INSPECTION TASK OF PILES	CONTINUOUS	PERIODIC
1. VERIFY PILE MATERIALS, SIZES AND LENGTHS COMPLY WITH THE REQUIREMENTS	X	
2. DETERMINE CAPACITIES OF TEST PILES AND CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED	X	
3. OBSERVE DRIVING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PILE	X	
4. VERIFY LOCATIONS OF PILES AND THEIR PLUMBNESS:	X	
a. CONFIRM TYPE AND SIZE OF HAMMER		
b. RECORD NUMBER OF BLOWS PER FOOT OF PENETRATION		
c. DETERMINE REQUIRED PENETRATIONS TO ACHIEVE DESIGN CAPACITY		
d. RECORD TIP AND BUTT ELEVATIONS AND RECORD ANY PILE DAMAGE		
5. FOR STEEL PILES, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.3	---	---
6. FOR SPECIALTY PILES, PERFORM ADDITIONAL INSPECTIONS AS DETERMINED BY THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE	---	---
7. FOR AUGERED UNCASED PILES AND CAISSON PILES, PERFORM INSPECTIONS IN ACCORDANCE WITH SECTION 1704.4	---	---
3. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION OF PIER FOUNDATIONS SHALL CONFORM TO THE FOLLOWING TABLE: (REFERENCE TABLE IBC 1704.9)		
VERIFICATION AND INSPECTION TASK OF PIERS	CONTINUOUS	PERIODIC
1. OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PILE	X	
2. VERIFY LOCATIONS OF PIERS AND THEIR PLUMBNESS:	X	
a. CONFIRM PIER DIAMETERS		
b. CONFIRM BELL DIAMETERS IF APPLICABLE		
c. CONFIRM LENGTHS, EMBEDMENT INTO BEDROCK IF APPLICABLE		
d. CONFIRM ADEQUATE END STRATA BEARING CAPACITY		
4. EXCEPTIONS TO REQUIRED FOUNDATION SPECIAL INSPECTIONS:		
A. SPECIAL INSPECTION IS NOT REQUIRED DURING PLACEMENT OF CONTROLLED FILL HAVING A TOTAL DEPTH OF 12" OR LESS.		

ADDITIONAL SPECIAL INSPECTIONS:

SEISMIC RESISTANCE: (REFERENCE IBC 1705.3)	CONTINUOUS	PERIODIC
VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE	---	---
2. WIND RESISTANCE: (REFERENCE IBC 1705.4)		
VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. ROOF CLADDING AND ROOF FRAMING CONNECTIONS	---	---
2. WALL CONNECTIONS TO ROOF AND FLOOR DIAPHRAGMS AND FRAMING	---	---
3. ROOF AND FLOOR DIAPHRAGM SYSTEMS, INCLUDING COLLECTORS, DRAG STRUTS AND BOUNDARY ELEMENTS	---	---
4. VERTICAL WIND-FORCE-RESISTING SYSTEMS, INCLUDING BRACED FRAMES, MOMENT FRAMES, AND SHEAR WALLS	---	---
5. WIND-FORCE-RESISTING SYSTEM CONNECTIONS TO THE FOUNDATION	---	---
6. FABRICATION AND INSTALLATION OF SYSTEMS OR COMPONENTS REQUIRED TO MEET THE IMPACT RESISTANCE REQUIREMENTS OF SECTION 1609.1.2	---	---

SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE

THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING SECTIONS:	CONTINUOUS	PERIODIC
VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. SPECIAL INSPECTION FOR WELDING IN ACCORDANCE WITH AISC 341 (IBC SECTION 1707.2)	X	
2. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING: (REFERENCE IBC 1707.3)		
VERIFICATION AND INSPECTION TASK	CONTINUOUS	PERIODIC
1. INSPECT FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE-RESISTING SYSTEM	X	
2. INSPECT NAILING, BOLTING, ANCHORING, AND OTHER FASTENINGS OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING:		X
a. WOOD SHEAR WALLS		
b. WOOD DIAPHRAGMS		
c. DRAG STRUTS, BRACES		
d. SHEAR PANELS		
e. HOLD-DOWNS		
3. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING: (REFERENCE IBC 1707.4)		
INSPECTION TASK OF COLD-FORMED STEEL FRAMING	CONTINUOUS	PERIODIC
1. WELDING OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM	X	
2. INSPECTION OF SCREW ATTACHMENTS, BOLTING, ANCHORING, AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM INCLUDING STRUTS, BRACES, AND HOLD-DOWNS		X
4. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING: (REFERENCE IBC 1707.5)		
INSPECTION TASK OF PIER FOUNDATIONS	CONTINUOUS	PERIODIC
1. PLACEMENT OF REINFORCING		X
2. PLACEMENT OF CONCRETE	X	
5. THE REQUIRED VERIFICATION AND SPECIAL INSPECTION FOR SEISMIC RESISTANCE SHALL CONFORM TO THE FOLLOWING: (REFERENCE IBC 1707.6)		
INSPECTION TASK OF THE FOLLOWING ITEMS	CONTINUOUS	PERIODIC
1. INSPECT ERECTION AND FASTENING OF EXTERIOR CLADDING WEIGHING MORE THAN 5 psf		X
2. INSPECT ERECTION AND FASTENING OF INTERIOR AND EXTERIOR NON-BEARING WALLS WEIGHING MORE THAN 15 psf		X
3. INSPECT ERECTION AND FASTENING OF INTERIOR VENEER WEIGHING MORE THAN 5 psf		X

SCHEDULE OF INSPECTION, TESTING AGENCIES, AND INSPECTORS

RESPONSIBILITY	FIRM	ADDRESS, TELEPHONE, E-MAIL
1. SPECIAL INSPECTION (EXCEPT FOR GEOTECHNICAL)	T.B.D.	-
2. MATERIAL TESTING	T.B.D.	-
3. GEOTECHNICAL INSPECTIONS	T.B.D.	-
4. -	-	-

SEISMIC REQUIREMENTS

DESCRIPTION OF SEISMIC-FORCE-RESISTING SYSTEM AND DESIGNATED SEISMIC SYSTEMS SUBJECT TO SPECIAL INSPECTIONS AS PER SECTION 1705.3.

SYSTEM	LOCATION/DESCRIPTION
1. PLYWOOD SHEAR WALLS	ALL SHEAR WALLS WITH EDGE NAIL SPACING OF 4" ON CENTER OR LESS - SEE PLANS
2. -	-
3. -	-
4. -	-

THE EXTENT OF THE SEISMIC-FORCE-RESISTING SYSTEM IS DEFINED IN MORE DETAIL IN THE CONSTRUCTION DOCUMENTS.

WIND REQUIREMENTS

DESCRIPTION OF WIND-FORCE-RESISTING SYSTEM AND DESIGNATED SEISMIC SYSTEMS SUBJECT TO SPECIAL INSPECTIONS AS PER SECTION 1705.4.2.

SYSTEM	LOCATION/DESCRIPTION
1. PLYWOOD SHEAR WALLS	ALL SHEAR WALLS WITH EDGE NAIL SPACING OF 4" ON CENTER OR LESS - SEE PLANS
2. -	-
3. -	-
4. -	-

THE EXTENT OF THE WIND-FORCE-RESISTING SYSTEM IS DEFINED IN MORE DETAIL IN THE CONSTRUCTION DOCUMENTS.

STATEMENT OF SPECIAL INSPECTIONS:

PROJECT ADDRESS: 5754 N. DAYBREAK RIDGE, EDEN, UTAH
 DESCRIPTION OF WORK: TYPE V TWO STORY RESIDENCES

1. THE STATEMENT OF SPECIAL INSPECTIONS IS SUBMITTED IN FULFILLMENT OF THE REQUIREMENTS OF IBC SECTIONS 1704 AND 1705. INCLUDED ARE:

- SCHEDULE OF SPECIAL INSPECTIONS AND TEST APPLICABLE TO THIS PROJECT.
 - SPECIAL INSPECTIONS PER SECTIONS 1704 AND 1705
 - SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE
 - SPECIAL INSPECTIONS FOR WIND RESISTANCE
- LIST OF THE TESTING AGENCIES AND OTHER SPECIAL INSPECTORS THAT WILL BE RETAINED TO CONDUCT THE TESTS AND INSPECTIONS.
- THE SCHEDULE OF SPECIAL INSPECTIONS SUMMARIZES THE SPECIAL INSPECTIONS AND TESTS REQUIRED. SPECIAL INSPECTORS WILL REFER TO THE APPROVED PLANS AND SPECIFICATIONS FOR DETAILED SPECIAL INSPECTION REQUIREMENTS. ANY ADDITIONAL TESTS AND INSPECTIONS REQUIRED BY THE APPROVED PLANS AND SPECIFICATIONS WILL ALSO BE PERFORMED.
- INTERIM REPORTS WILL BE SUBMITTED TO THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IN ACCORDANCE WITH SECTION 1704.1.2.
- A FINAL REPORT OF SPECIAL INSPECTIONS DOCUMENTING REQUIRED SPECIAL INSPECTIONS, TESTING AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF USE AND OCCUPANCY (SECTION 1704.1.2). THE FINAL REPORT WILL DOCUMENT:
 - REQUIRED SPECIAL INSPECTIONS
 - CORRECTION OF DISCREPANCIES NOTED IN INSPECTIONS
- THE OWNER RECOGNIZES HIS/HER OBLIGATION TO ENSURE THAT THE CONSTRUCTION COMPLIES WITH THE APPROVED PERMIT DOCUMENTS AND TO IMPLEMENT THIS PROGRAM OF SPECIAL INSPECTIONS. IN PARTIAL FULFILLMENT OF THESE OBLIGATIONS, THE OWNER WILL RETAIN AND DIRECTLY PAY FOR THE SPECIAL INSPECTIONS AS REQUIRED IN SECTION 1704.1.
- THIS PLAN HAS BEEN DEVELOPED WITH THE UNDERSTANDING THAT THE BUILDING OFFICIAL WILL:
 - REVIEW AND APPROVE THE QUALIFICATIONS OF THE SPECIAL INSPECTORS WHO WILL PERFORM THE INSPECTIONS
 - MONITOR SPECIAL INSPECTION ACTIVITIES ON THE JOB SITE TO ASSURE THAT THE SPECIAL INSPECTORS ARE QUALIFIED AND ARE PERFORMING THEIR DUTIES AS CALLED FOR IN THIS STATEMENT OF SPECIAL INSPECTION
 - REVIEW SUBMITTED INSPECTION REPORTS
 - PERFORM INSPECTIONS AS REQUIRED BY THE LOCAL BUILDING CODE

PREPARED BY: (REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE)

SIGNATURE	DATE
OWNER'S AUTHORIZATION:	
OWNER'S SIGNATURE	DATE
BUILDING OFFICIAL'S ACCEPTANCE:	
BUILDING OFFICIAL'S SIGNATURE	DATE

CONTRACTORS DECLARATION:

- CONTRACTORS RESPONSIBLE FOR THE CONSTRUCTION OF A WIND OR SEISMIC FORCE RESISTING SYSTEM/COMPONENT LISTED IN THE STATEMENT OF SPECIAL INSPECTIONS SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE LABS INSPECTORS AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON SUCH SYSTEM OR COMPONENT PER SEC. 1706.1.

RICHMOND HOFFMAYER INC.
 STRUCTURAL ENGINEERING
 445 CANOGA AVE. WOODLAND HILLS CA 91364
 PHONE (818) 341-7008 FAX (818) 883-8889

THE INFORMATION ON THIS PLAN WAS PREPARED BY THE ENGINEER OR ARCHITECT NAMED HEREON AND WAS PREPARED IN FULL COMPLIANCE WITH THE PROFESSIONAL SEAL AND THE REQUIREMENTS OF THE BOARD OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF THE STATE OF UTAH.

VILLAGE NESTS AT SUMMIT

STRUCTURAL SPECIAL INSPECTION NOTES

DESIGN: HUGHES UMBANHOWAR ARCHITECTS
 ADDRESS: 1322 PACIFIC AVE
 CITY: VENTNCE, CA 90291
 PHONE: 1310.393.5757

CLIENT: SUMMIT MOUNTAIN HOLDING GROUP
 ADDRESS: 3622 NORTH WOLF CREEK DRIVE
 CITY: EDEN, UTAH
 PHONE: -

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	07/21/2017

VOID WITHOUT SIGNATURE & SEAL

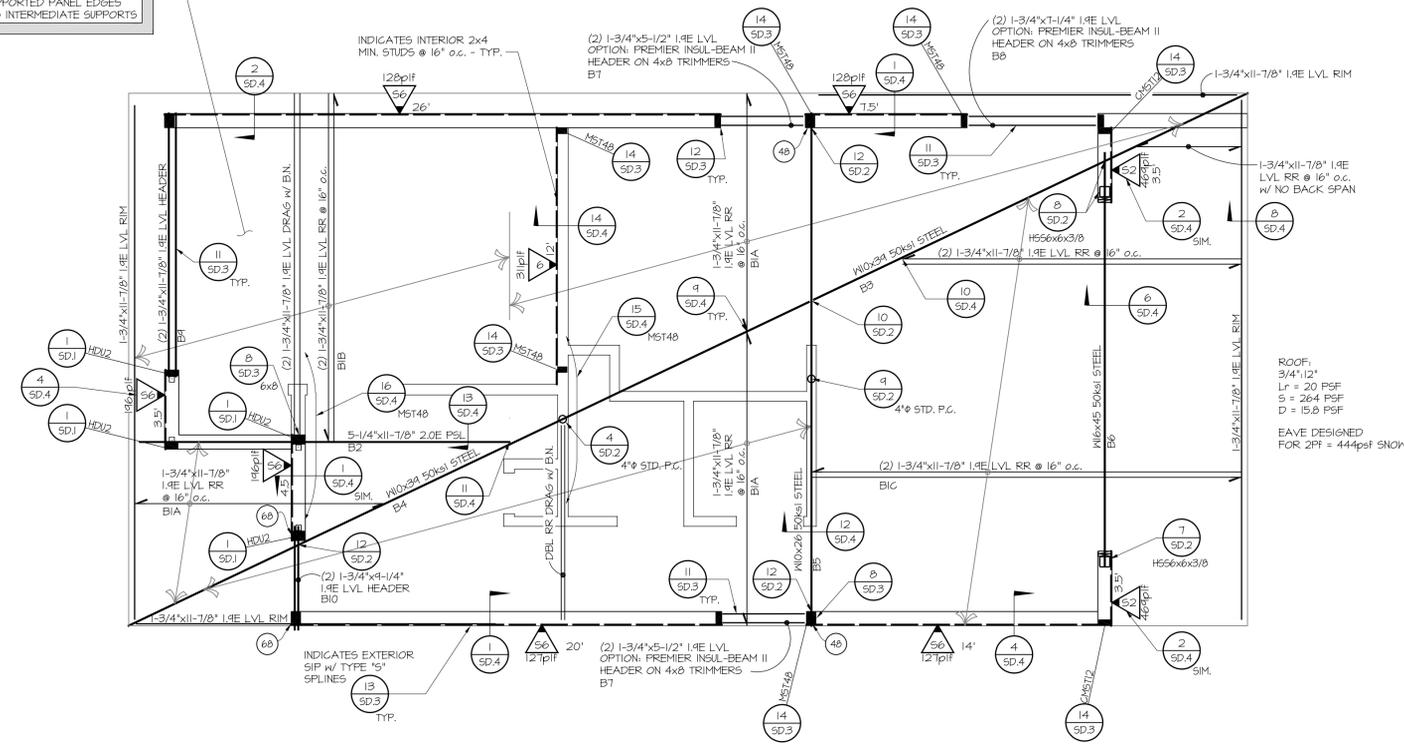
DRAWN BY: J.H. CHECKED BY: J.H.

JOB NUMBER: 2017-0610

SHEET: SN.2

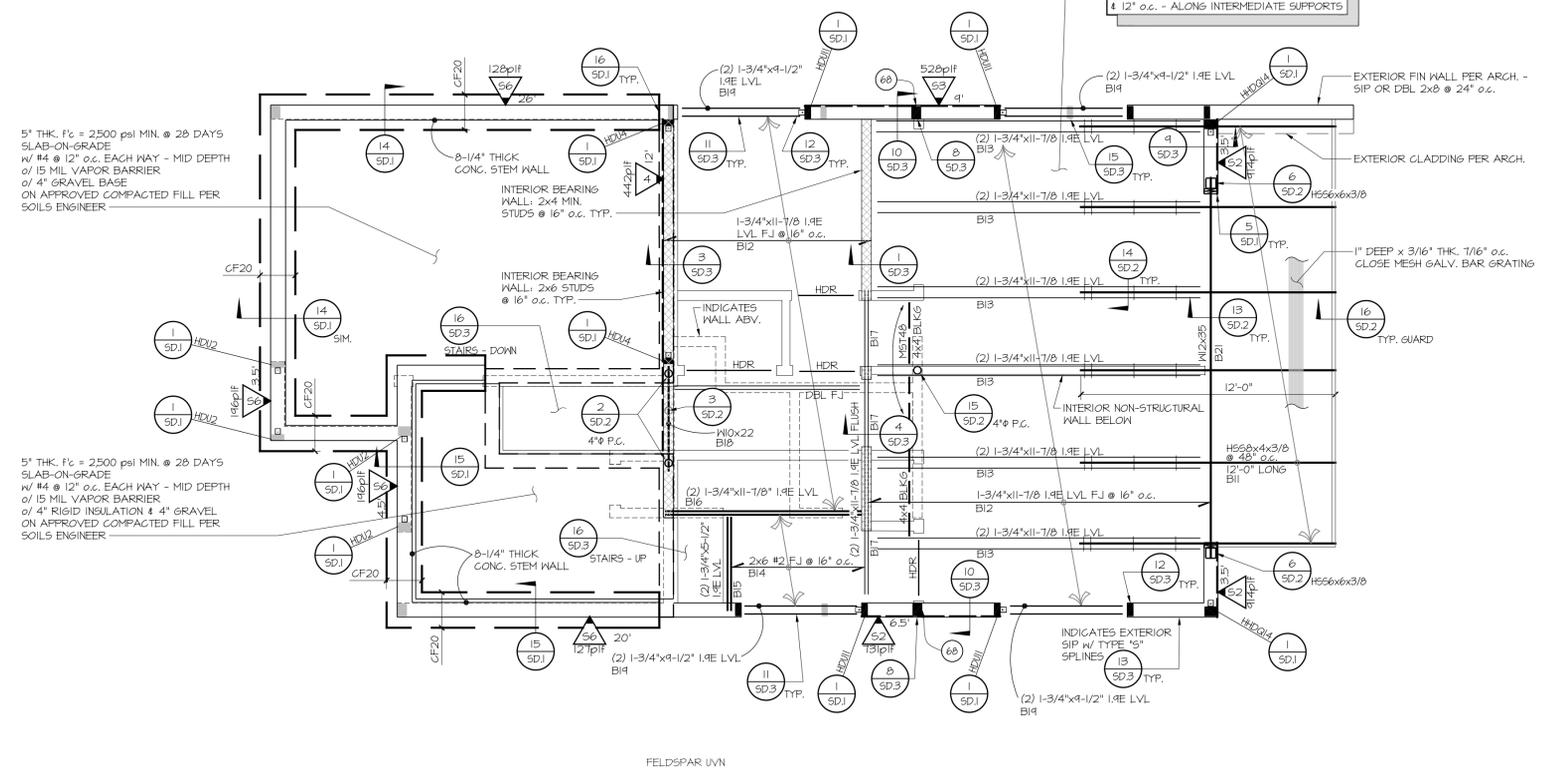
PROFESSIONAL ENGINEER
 RICHMOND HOFFMAYER
 No. 0418449-2202
 STATE OF UTAH
 JOSEPH HOFFMAYER

ROOF SHEATHING:
5/8" CDX OR OSB T&G PLY
UNLOCKED - F11 40/20
w/ 10d COMMON NAILS
@ 6" o.c. - ALL SUPPORTED PANEL EDGES
@ 12" o.c. - ALONG INTERMEDIATE SUPPORTS



2 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FLOOR SHEATHING:
5/8" MIN. CDX OR OSB T&G PLY
UNLOCKED - F11 40/24
w/ 10d COMMON NAILS
@ 6" o.c. - ALL SUPPORTED PANEL EDGES
@ 12" o.c. - ALONG INTERMEDIATE SUPPORTS



1 FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

STRUCTURAL INSULATED PANELS (10)

MARK	MATERIAL THICKNESS STRUCT PLY OR OSB	INTERIOR SPLINE TYPE	CHORD FRAMING AT PANEL ENDS	CHORD NAILING	PLATE NAILING	ANCHOR BOLT SPACING	SPLINE FRAMING AT PANEL JOINTS	SPLINE NAILING	SHEARWALL CAPACITY	SPECIAL INSPECTION REQUIRED (Y/N)
56	1/2" EACH SIDE	TYPE "S"	4x MIN.	6" o.c.	6" o.c.	5/8" @ 48 in.	3/4" THK. 3" WIDE	6" o.c.	360 pif	NO
59	1/2" EACH SIDE	TYPE "S"	4x MIN.	2" o.c. STAGGERED	3" o.c. STAGGERED	5/8" @ 16" o.c.	23/32" THK 3" WIDE	6" o.c.	120 pif	YES
52	1/2" EACH SIDE	TYPE "S"	4x MIN.	2" o.c. STAGGERED	2" o.c. STAGGERED	5/8" @ 8" o.c.	23/32" THK 3" WIDE	6" o.c.	420 pif	YES

PLYWOOD SHEAR WALL SCHEDULE (7)

MARK	MATERIAL THICKNESS STRUCT PLY OR OSB	NAILING AT PANEL EDGES	SILL PLATE 4 FRAMING @ ADJOINING PANEL EDGES	ANCHOR BOLT SPACING (5) & (4)	SILL NAIL SPACING FOR PLY TO 3/4" THK	SIMPSON SDS TO SILL PLATE (6)	A35 CLIP SPACING-TOP PLATE TO FRAMING ABV	SEISMIC SHEARWALL CAPACITY	WIND SHEARWALL CAPACITY	SPECIAL INSPECTION REQUIRED (Y/N)
6	15/32"	10d @ 6" o.c.	2x MIN.	5/8" @ 48 o.c.	16d @ 3" o.c.	18" o.c.	18" o.c.	340 pif	349 pif	NO
4	15/32"	10d @ 4" o.c.	3x MIN.	5/8" @ 24" o.c.	-	9" o.c.	8" o.c. (8)	510 pif	714 pif	YES

- SHEAR WALL SCHEDULE FOOTNOTES:
- ALL PLYWOOD PANEL EDGE NAILING IS TO BE COMMON NAILS WITH 10d HAVING 1-5/8" MINIMUM PENETRATION INTO FRAMING.
 - ALL WALLS ARE TO HAVE 1/2" MINIMUM EDGE DISTANCE FROM PANEL ENDS AND EDGES. DO NOT BREAK SURFACE LAM OF PLY WITH NAIL HEAD.
 - 5/8" A307 ANCHOR "J" BOLTS x 7" MIN. INTO CONCRETE FOOTINGS. NOTE: ADDITIONAL THREAD LENGTH IS REQUIRED FOR 3x SILL PLATES.
 - ALL ANCHOR BOLTS SHALL USE 3"x3"x5/16" PLATE WASHERS. DIAGONALLY SLOTTED PLATE WASHERS MAY BE USED w/ ADDITIONAL CUT WASHER PLACED BETWEEN THE NUT AND THE PLATE WASHER. THE DIAGONAL SLOT MAY BE 1/4" LONG x 1/16" WIDE MAX.
 - USE COMMON NAILS FOR CONNECTING PLATES TO JOISTS AND BLOCKING - 16d FOR 2x AND 30d FOR 3x. USE 5x NOMINAL BLOCKING OR RIM JOIST FOR ALL SILL NAILING. NAILS SHALL BE AT LEAST 1/2" FROM ALL EDGES OF SILL AND BLOCKING. WHERE MULTIPLE ROWS ARE REQUIRED, SPACE ROWS 1/2" MIN. BUT TAKE CARE NOT TO SPLIT THE WOOD.
 - SDS 1/4"x6" WOOD SCREWS BY SIMPSON SHALL BE INSTALLED PER ICC-ES ESR-2236 SHALL HAVE 2-3/4" MIN. EMBED INTO FRAMING BELOW.
 - LOAD VALUES ARE BASED ON THE MINIMUM CAPACITIES FROM THE IBC TABLE 2306.4.1.
 - WHERE CLIP SPACING PREVENTS CLIPS ON A SINGLE SIDE OF THE WALL FROM FITTING, ALTERNATE THE CLIPS ON EACH SIDE OF THE TOP PLATE TO THE RIM/BLOCKING ABOVE AND SPACE EACH LINE OF CLIPS 2 TIMES THE VALUE SHOWN IN THE SCHEDULE ABOVE.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, AND OTHER FASTENINGS OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM, INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS AND HOLD DOWNS.
 - SHEAR WALL INFORMATION FOR SEISMIC DESIGN CATEGORIES A, B, C, D, E & F, PER NTA REPORT PRS032808-3, TABLE 10.

D SHEAR WALL SCHEDULE

NON-BEARING HEADERS

UP TO 4'-0"	4x4 #2
4'-1" TO 6'-3"	4x6 #2
6'-4" TO 8'-0"	4x8 #2
8'-1" TO 10'-0"	4x10 #2
10'-2" TO 11'-6"	4x12 #2

CEILING JOIST SCHEDULE

SIZE	ALLOWABLE SPANS
#2	JOIST SPACING @ 16" o.c.
2x6	11'-6"
2x8	13'-6"
2x10	15'-6"
2x12	17'-6"

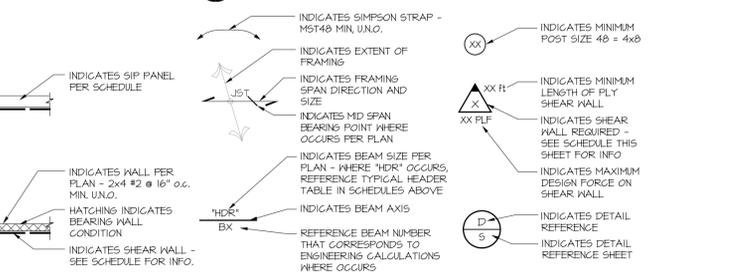
- USE HEADERS LISTED IN TABLE FOR ALL "HDR" ON PLANS UNLESS NOTED OTHERWISE
- REFER TO SHEET SNI FOR NAILING INFORMATION
- MATCH "HDR" WIDTH TO STUD WIDTH ON PLANS WHERE LARGER THAN 3-1/2"
- ALL JOISTS ARE TO SPRUCE/PINE/FIR #2 MIN. SPANS ARE BASED ON 20 psf LIVE LOAD & 11 psf DEAD LOAD
- SPANS ARE LIMITED TO L/240 LIVE LOAD DEFLECTION
- REFER TO SHEET SNI FOR NAILING INFORMATION

C TYPICAL FRAMING SCHEDULES

- REFER TO SHEET SNI FOR STRUCTURAL MATERIALS AND SNI 2 FOR SPECIAL INSPECTION INFORMATION.
- ALL BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" OVERSIZED.
- FOR LAG SCREWS, PROVIDE A LEAD HOLE 40% TO 100% OF THE THREADED SHANK DIAMETER AND A FULL DIAMETER LOAD HOLE FOR THE SMOOTH PORTION OF THE SHANK.
- ALL HOLD DOWN BOLTS MUST BE TIGHTENED JUST PRIOR TO INSPECTION AND AGAIN JUST PRIOR TO COVERING THE WALL FRAMING.
- ALL NAILS ARE TO BE COMMON NAILS.
- ALL FRAMING SHALL BE SPRUCE/PINE/FIR #2 OR BETTER, UNO.
- ALL NAILS THROUGH SHEATHING ARE TO HAVE 1/2" MINIMUM EDGE DISTANCE FROM PANEL ENDS AND EDGES.
- ALL EXTERIOR WALLS ARE TO BE 2x6 #2 STUDS MIN. @ 16" o.c. UNLESS NOTED AS SIP.
- ALL INTERIOR BEARINGS AND SHEAR WALLS ARE TO BE 2x4 #2 STUDS MIN. UNO @ 16" o.c.
- ALIGN ALL JOISTS, RAFTERS, AND/OR TRUSSES OVER STUDS BELOW UNO. ADD STUDS AS NECESSARY.
- HEADERS, CEILING JOISTS, FLOOR JOISTS, AND ROOF RAFTERS NOT SPECIFICALLY SIZED ON THE PLANS SHALL BE PER THE "CONVENTIONAL LIGHT-FRAME CONSTRUCTION" SECTION OF THE CURRENT CODE - SCHEDULES THIS SHEET.
- FOR ALLOWABLE HOLES IN PLYWOOD-WEB JOISTS REFER TO MANUFACTURERS INFO.
- ROOF AND FLOOR SHEATHING BLOCKING MAY BE FLAT 2x AT ALL PANEL EDGES UNLESS NOTED AS FULL DEPTH BLOCKING. SHEAR WALL BLOCKING MUST BE FULL DEPTH OF WALL STUDS. SEE THE SHEAR WALL SCHEDULE FOR MINIMUM THICKNESS REQUIREMENTS.
- REFER TO ARCH PLANS FOR FIRE BLOCKING REQUIREMENTS.
- ROOF AND FLOOR SHEATHING SHALL BE PLACED WITH FACE GRAIN PERPENDICULAR TO ALL SUPPORTS, FASTENED WITH COMMON NAILS PER PLAN, AND INSPECTED PRIOR TO COVERING.
- SHEATHING OVER OR UNDER ALL EAVES SHALL BE CGX EXPOSURE 1 PLYWOOD OR T&G, UNO.
- BOUNDARY NAIL PLYWOOD-WEB JOISTS REFER TO MANUFACTURERS INFO.
- FRAMING CLIPS ARE TO BE SIMPSON LTP4 OR A35 PER SHEAR WALL SCHEDULE, UNO. 8d x 1-1/2" COMMON NAILS MAY BE USED WHERE NOT APPLIED OVER PLYWOOD. 8d COMMON NAILS WILL ACHIEVE 100% LOAD CAPACITY THROUGH PLYWOOD.
- SPECIAL INSPECTION IS REQUIRED FOR ALL SHEAR WALLS WITH NAILING 4" ON CENTER AND CLOSER. REFER TO THE SHEAR WALL SCHEDULE FOR INFORMATION.

- GENERAL SHEAR WALL SCHEDULE NOTES:
- ALL PLYWOOD IS TO BE STRUCTURAL 1 GRADE w/ (4) PLYS MINIMUM, AND SHALL BE APPLIED DIRECTLY TO FRAMING MEMBERS.
 - PLY SHEETS MAY BE APPLIED EITHER VERTICALLY OR HORIZONTALLY ACROSS THE STUDS.
 - WHERE STUDS ARE SPACED AT 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS AT 12" o.c. WHERE STUDS ARE SPACED FARTHER THAN 16" o.c., PLY IS TO BE NAILED TO ALL INTERMEDIATE STUDS @ 6" o.c.
 - ALL PLYWOOD JOINT NAILING AND SILL NAILING IS TO BE STAGGERED.
 - ALL ANCHOR BOLTS MUST USE 3"x3"x5/16" PLATE WASHERS w/ DIAGONAL SLOTS ALLOWED. NO CUT WASHERS ARE ALLOWED. SEE STRUCTURAL FRAMING NOTES FOR ADDITIONAL INFORMATION.
 - ALL ANCHOR BOLTS ARE TO BE INSTALLED INTO 2500 PSI MINIMUM CONCRETE @ 28 DAYS OR SOLID GROUTED MASONRY PER PLAN UNO. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - PROVIDE PRE-DRILLED HOLES 65% TO 75% OF THE NAIL DIAMETER FOR NAILS LARGER THAN 20d.
 - PRE-DRILL ALL PILOT HOLES FOR LAG SCREWS. REFER TO STRUCTURAL FRAMING NOTES FOR ADDITIONAL INFORMATION.
 - ALL LAGS SHALL BE FASTENED INTO THE CENTERLINE OF THE RIMS OR BLOCKING BELOW THE PLY DIAPHRAGM WHERE OCCUR.
 - STRUCTURAL OBSERVATION IS REQUIRED FOR ALL SHEAR WALLS.

B STRUCTURAL FRAMING NOTES



A TYPICAL SYMBOLS

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VILLAGE NESTS AT SUMMIT

FRAMING PLANS - FELDSPAR UVN

HUGHES UMBANHOWAR ARCHITECTS
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PHONE: 1310.39.5757

SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
CITY: EDEN, UTAH

CLIENT ADDRESS: 3622 NORTH WOLF CREEK DRIVE
CITY: EDEN, UTAH
PHONE:

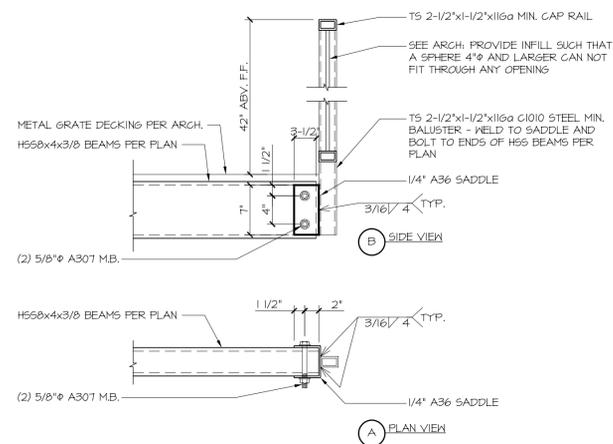
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100%	BUILDING DEPARTMENT SUBMITTAL #1	07/21/2017

PROFESSIONAL ENGINEER
JOSEPH HOFFMAYER
No. 0418499-2202
STATE OF UTAH

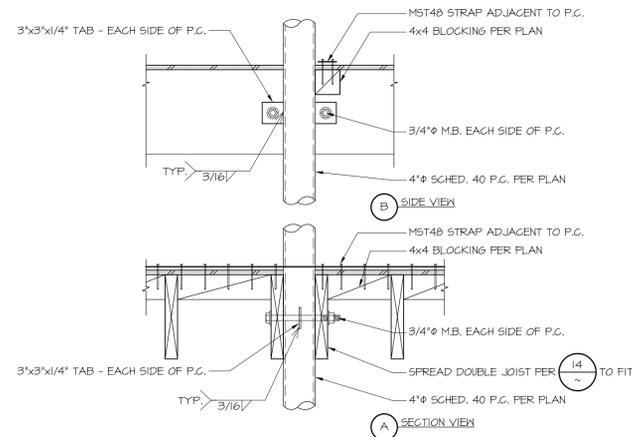
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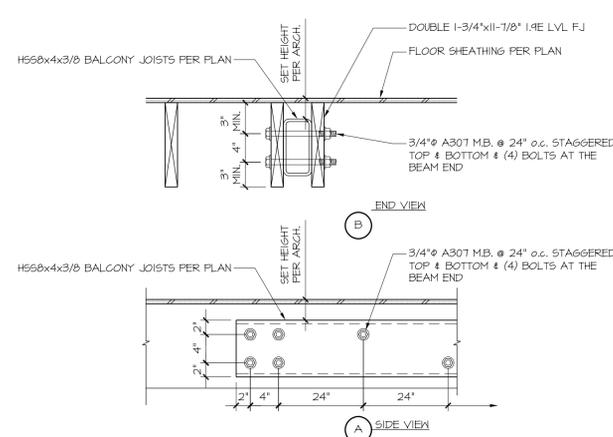
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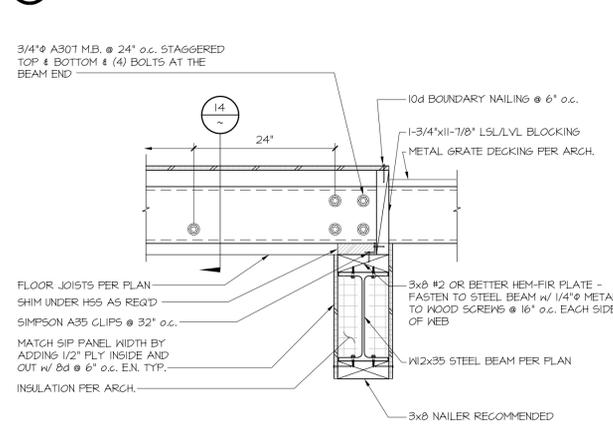
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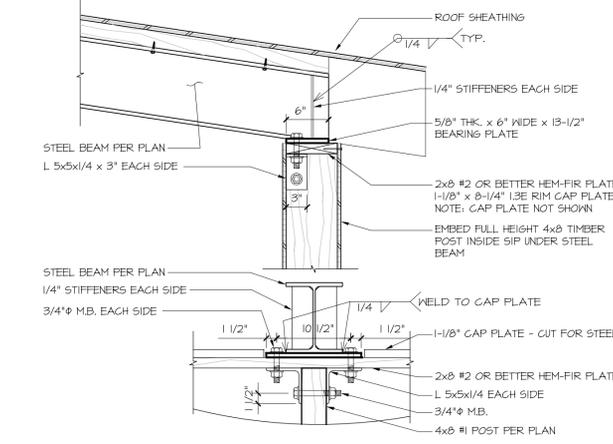
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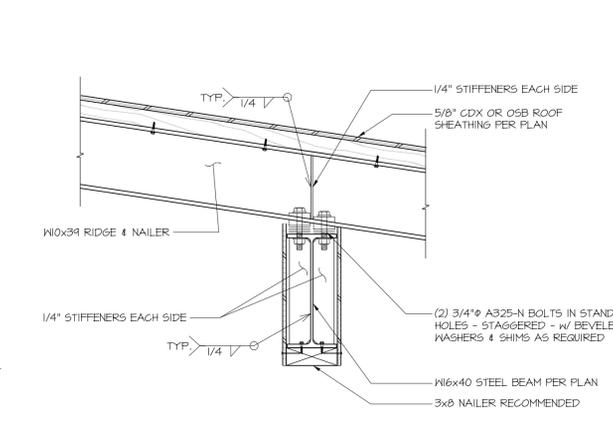
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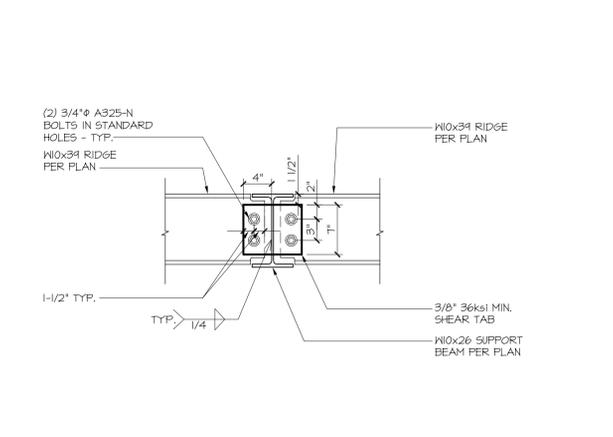
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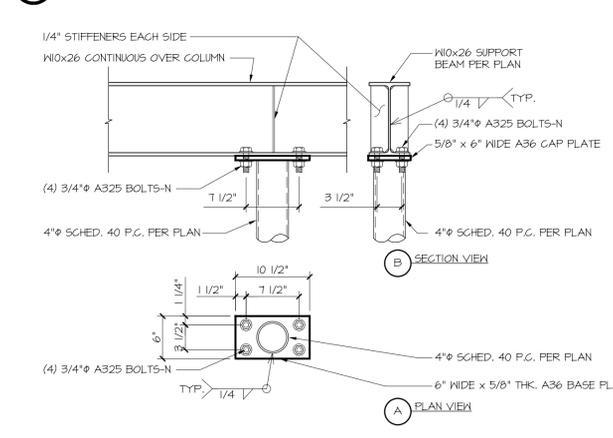
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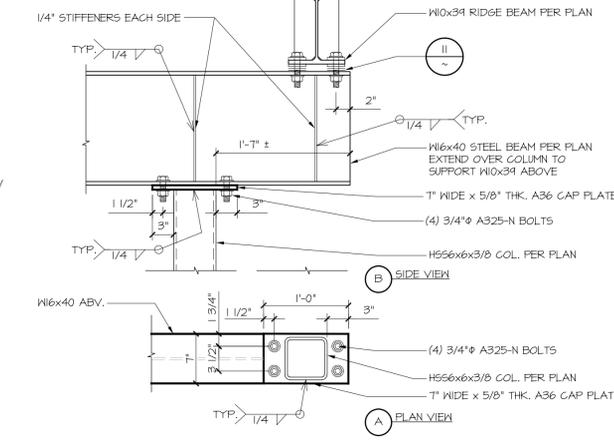
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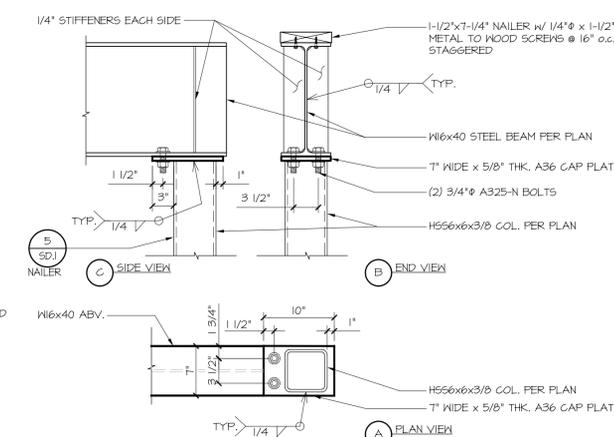
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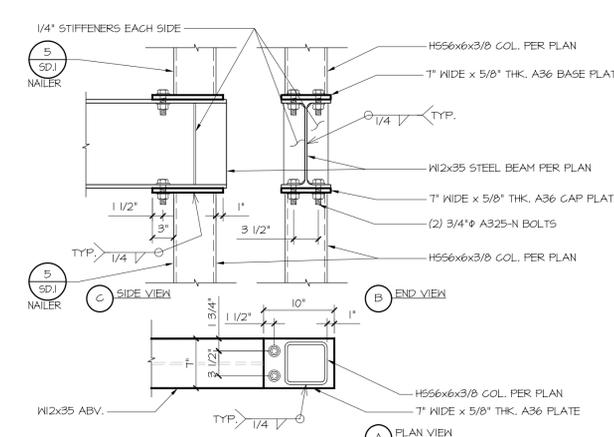
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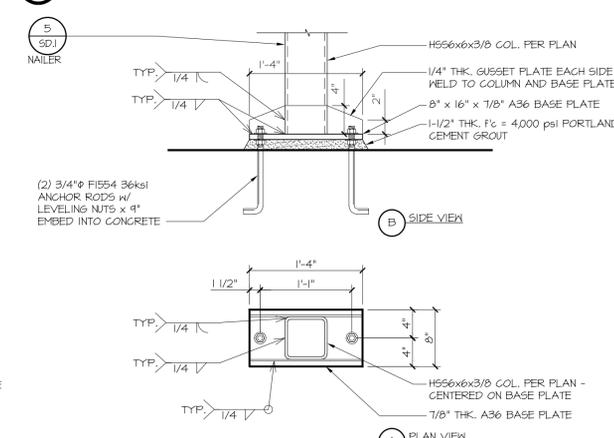
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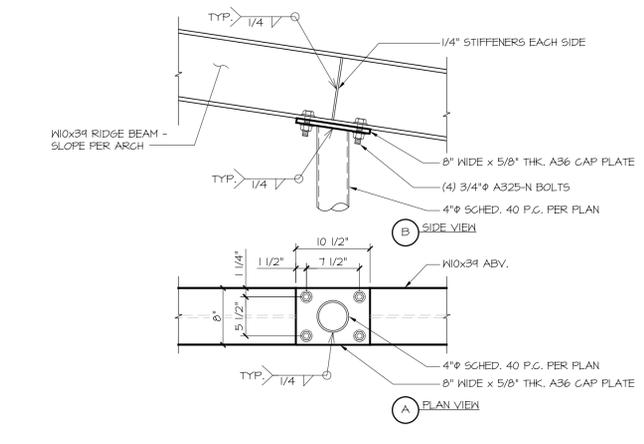
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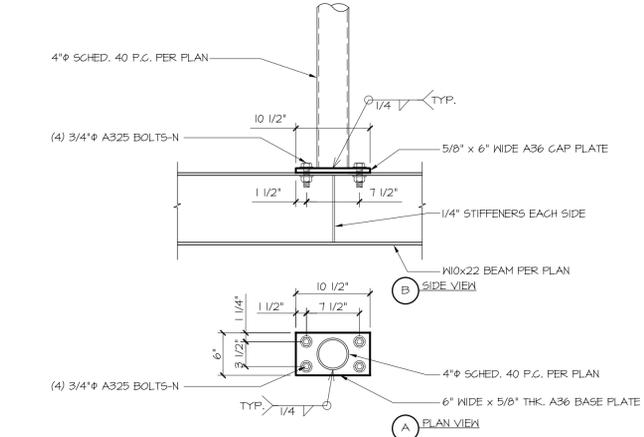
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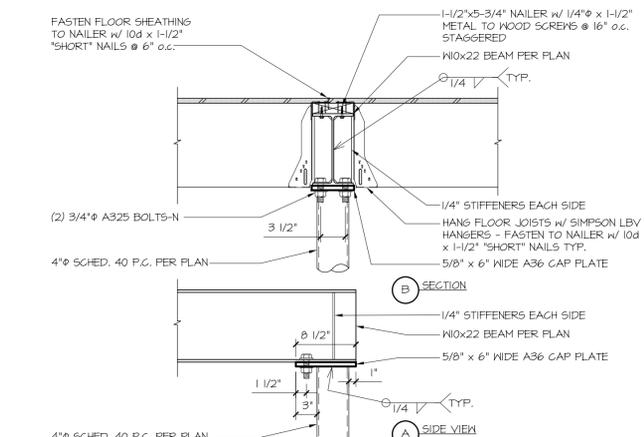
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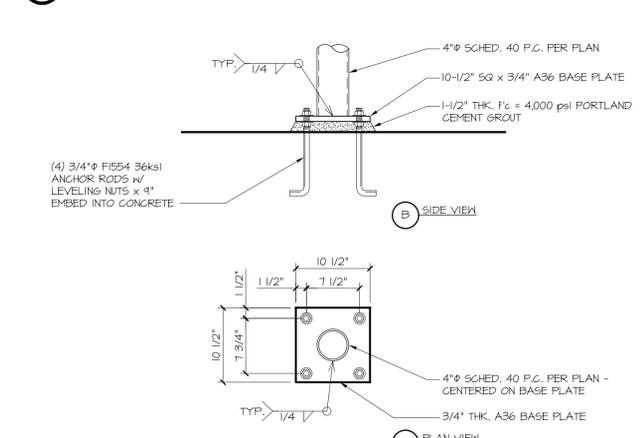
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1 FRAMING DETAIL
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VILLAGE NESTS AT SUMMIT

STRUCTURAL DETAILS

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PHONE: 1310.39.5757

SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
EDEN, UTAH
PHONE:

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	07/21/2017

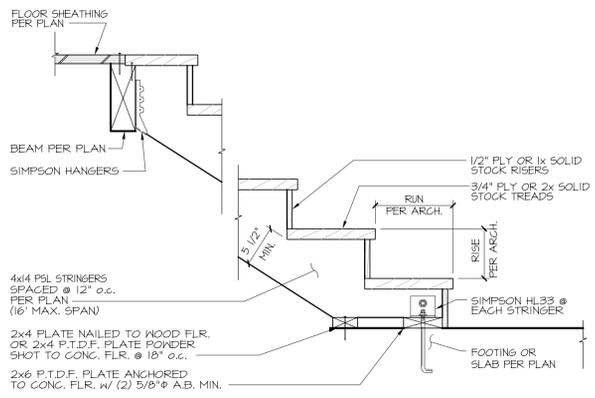
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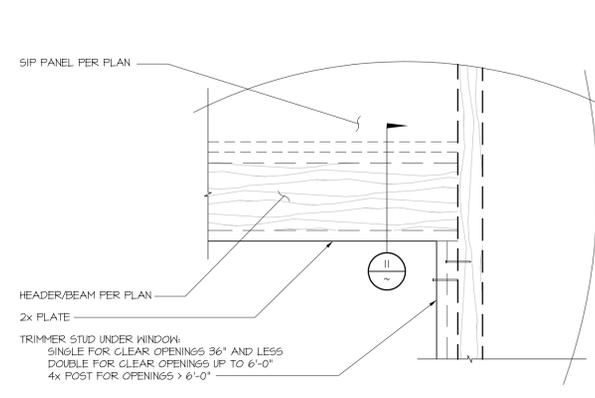
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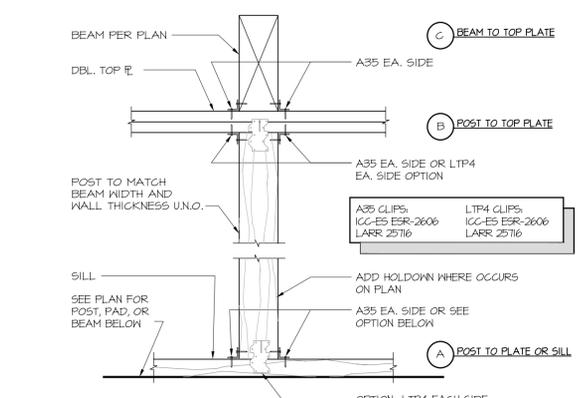
PROFESSIONAL ENGINEER
RICHMOND HOFFMAYER
STATE OF UTAH
NO. 10418-009-2202
JOSEPH HOFFMAYER



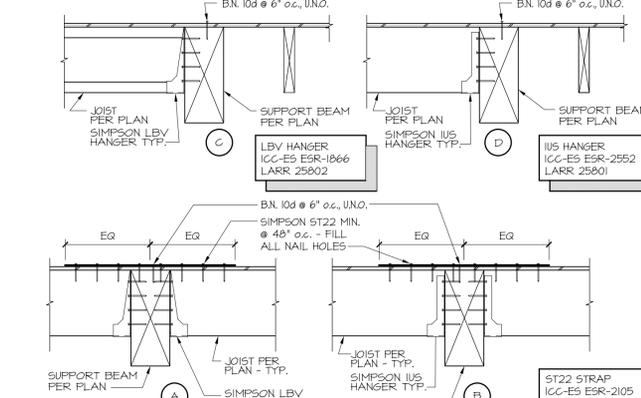
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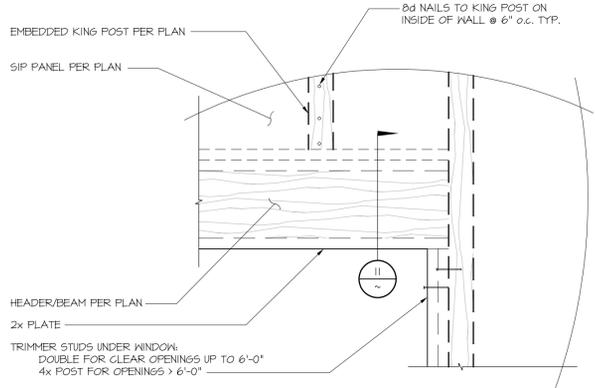
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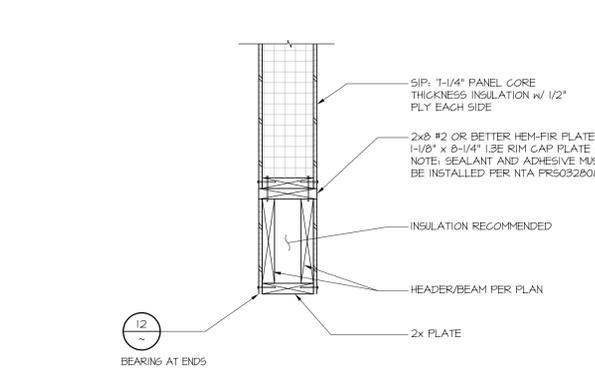
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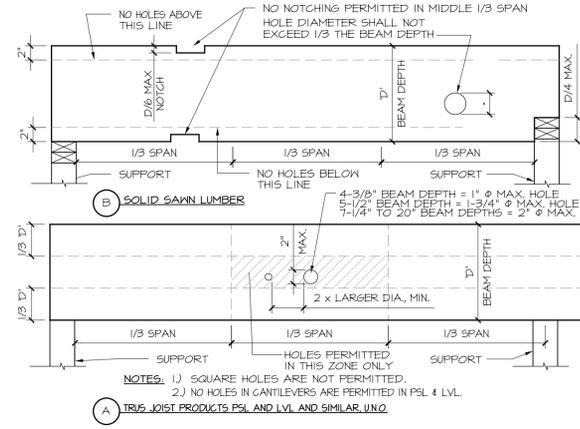
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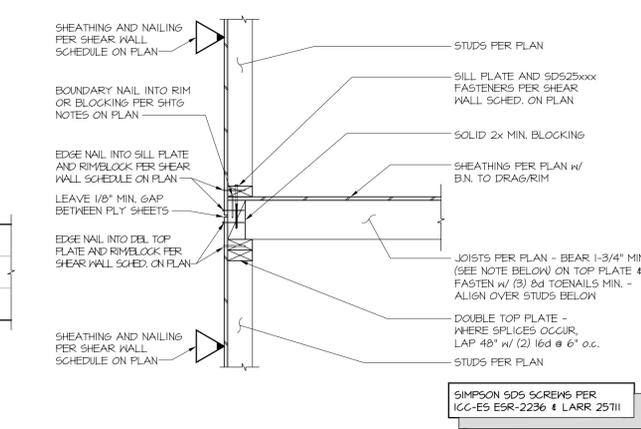
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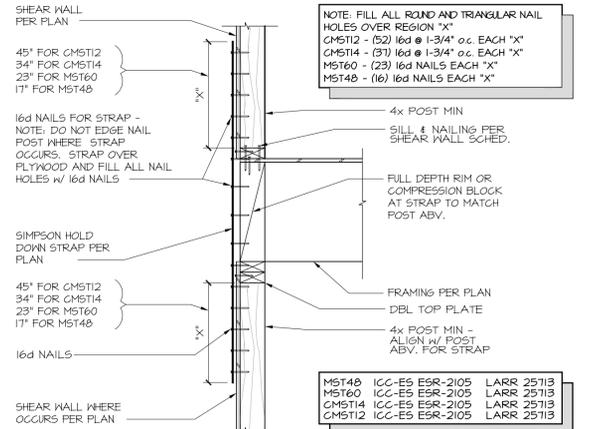
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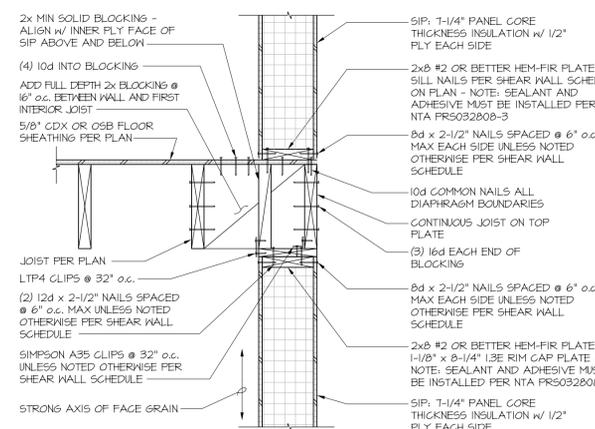
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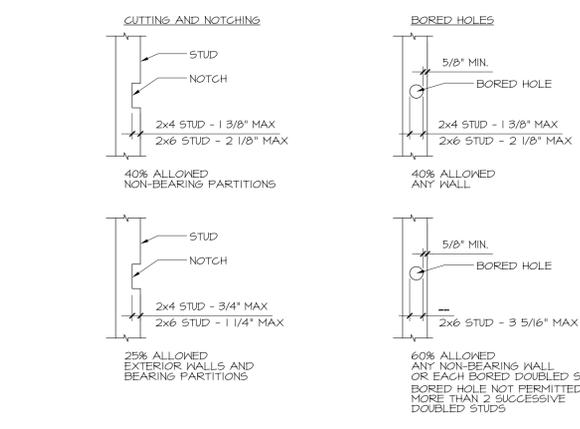
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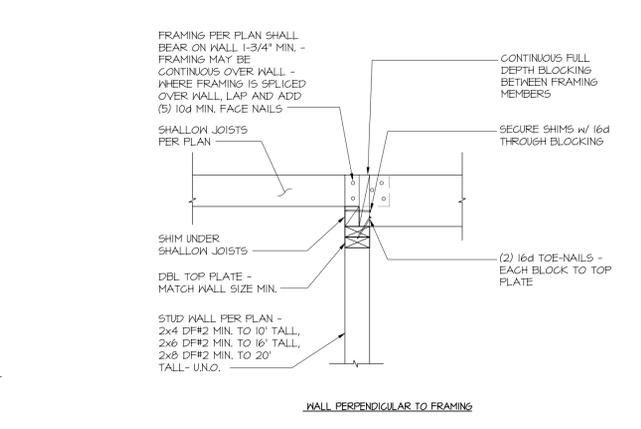
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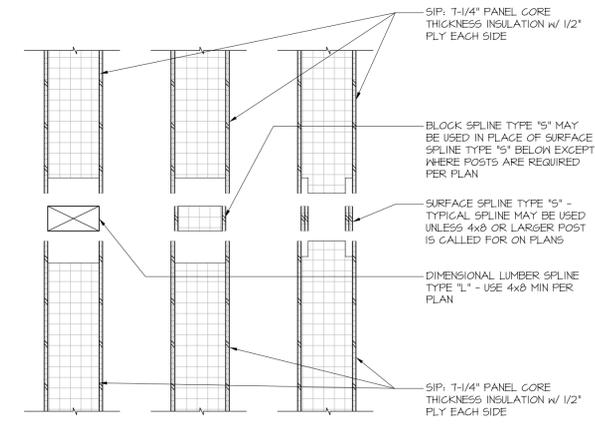
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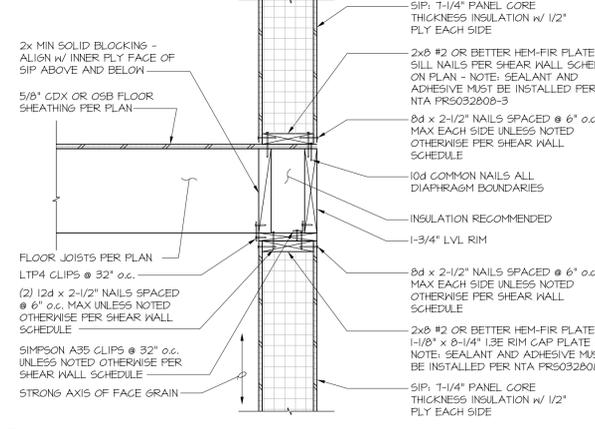
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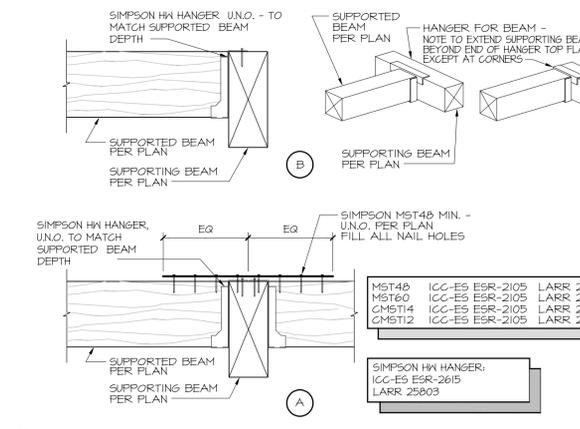
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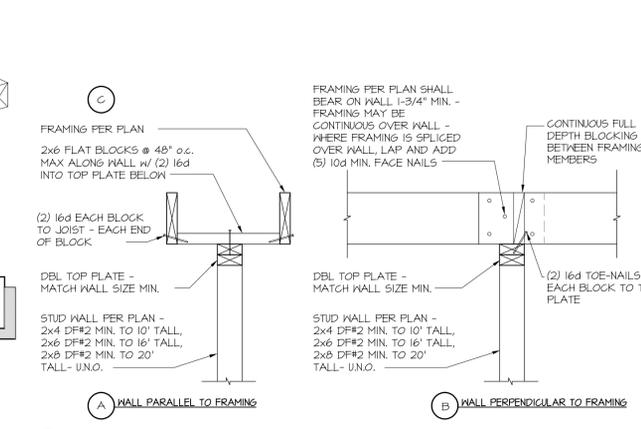
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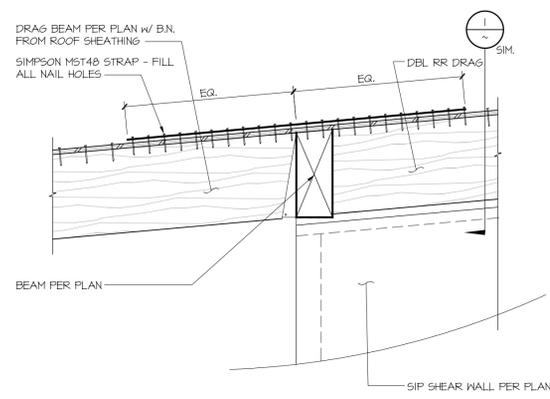


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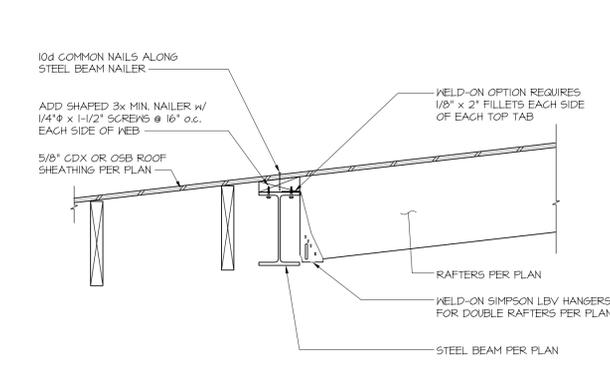
STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	07/21/2017

CLIENT: SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
EDEN, UTAH
PHONE: 1310.393.5757

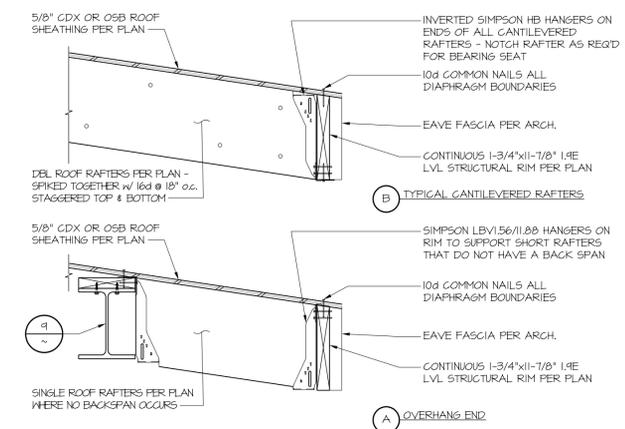
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JOB NUMBER: 2017-0610
SHEET: SD.3



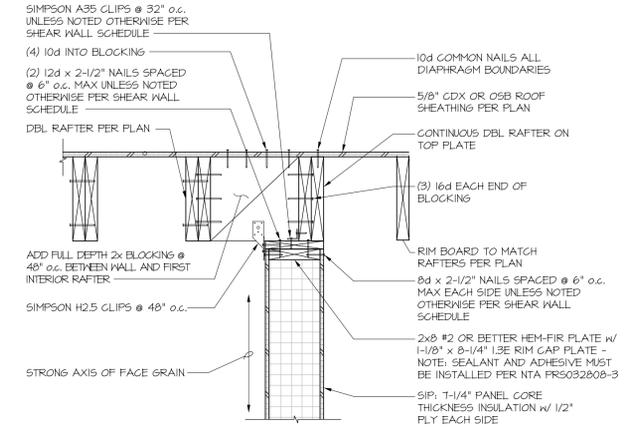
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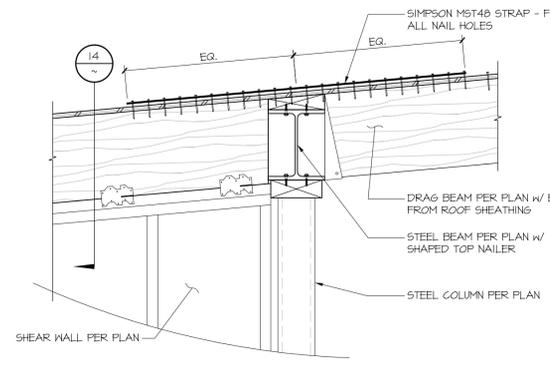
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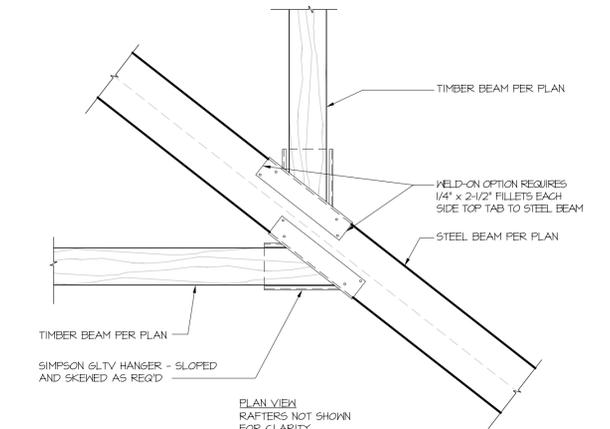
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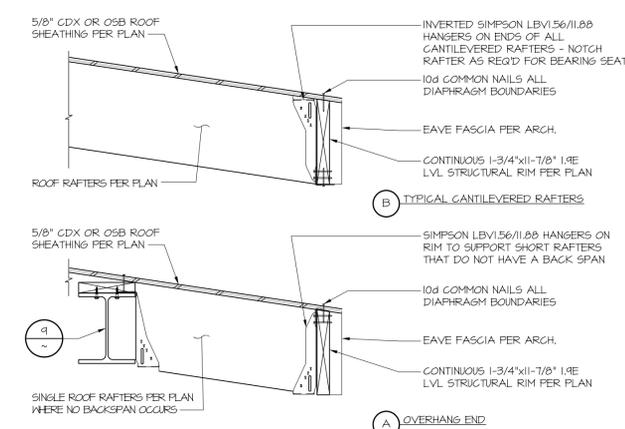
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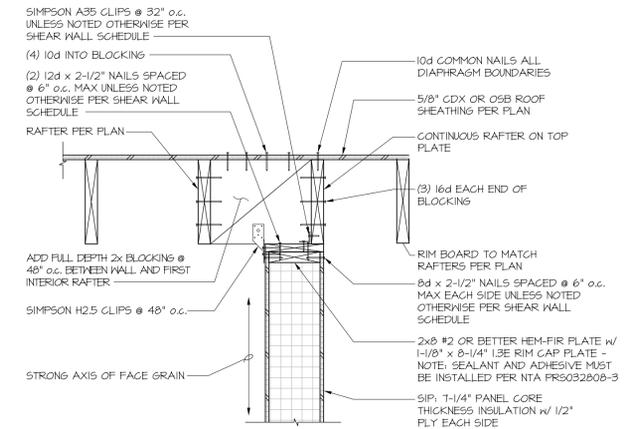
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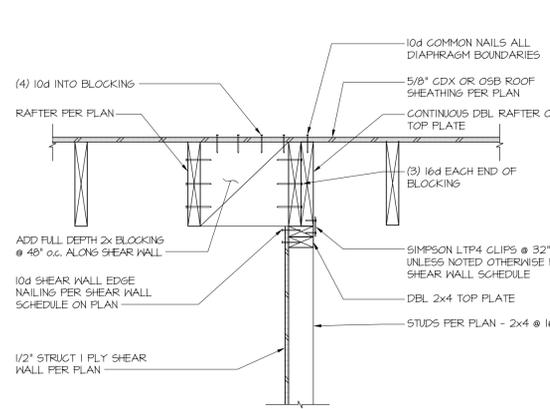
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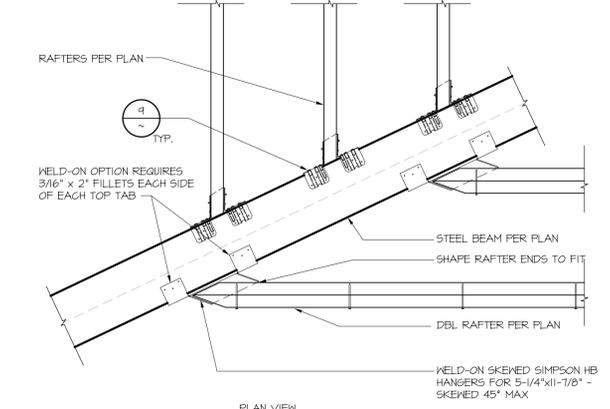
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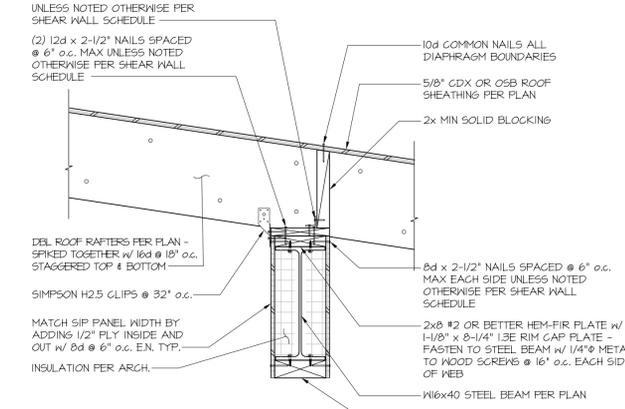
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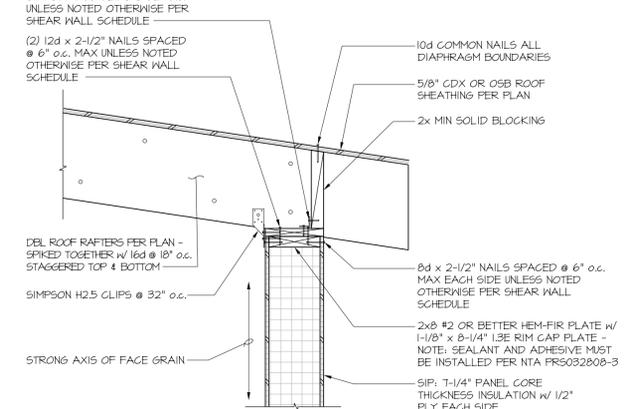
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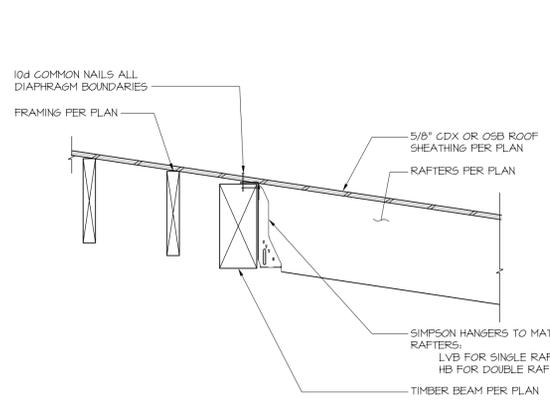
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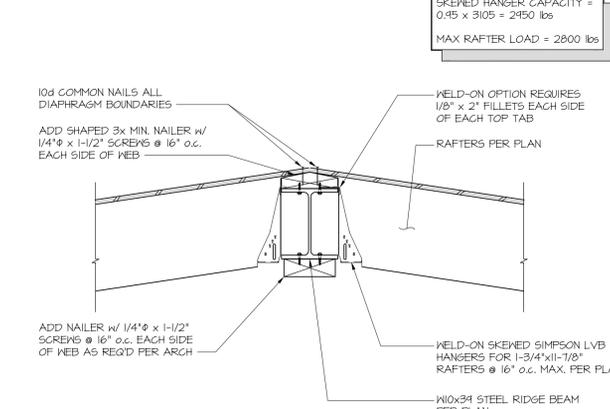
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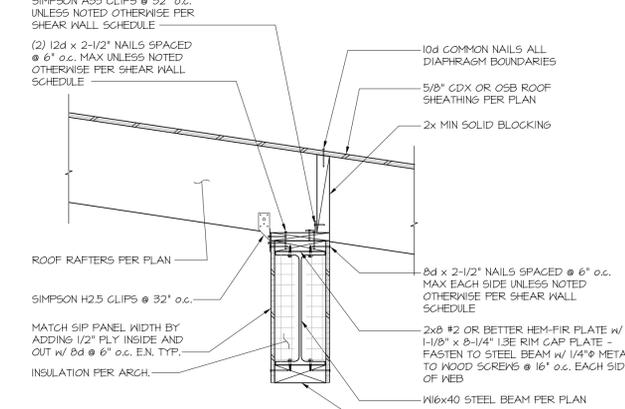
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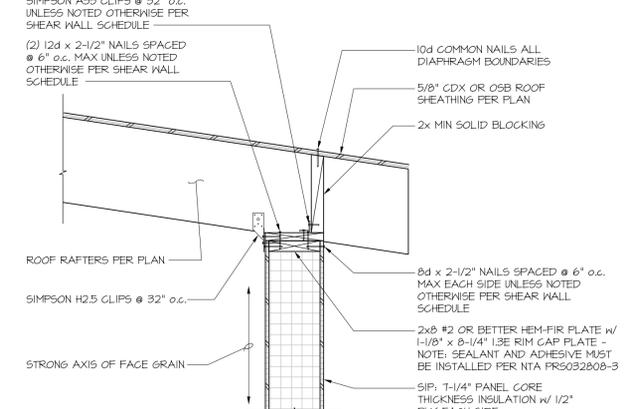
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1 FRAMING DETAIL
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SKEWED HANGER CAPACITY = 0.45 x 3105 = 2450 lbs
MAX RAFTER LOAD = 2800 lbs

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VILLAGE NESTS AT SUMMIT
STRUCTURAL DETAILS

DESIGN: HUGHES UMBANHOWAR ARCHITECTS
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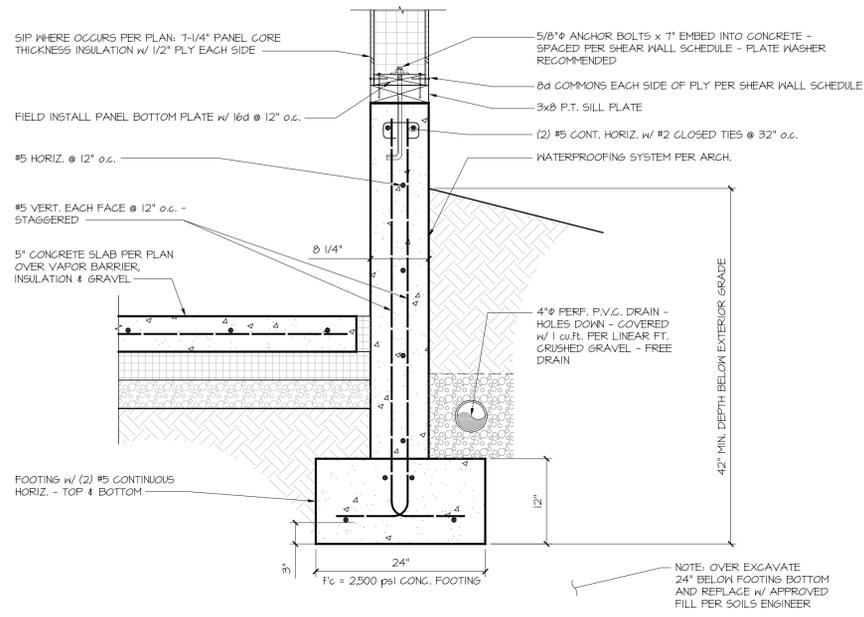
CLIENT: SUMMIT MOUNTAIN HOLDING GROUP
ADDRESS: 3622 NORTH WOLF CREEK DRIVE
CITY: EDEN, UTAH
PHONE:

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	07/21/2017

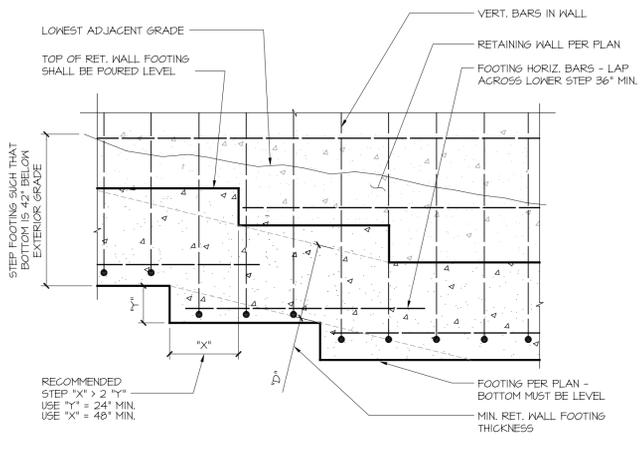
PROFESSIONAL ENGINEER
JOSEPH HOFFMAYER
STATE OF UTAH
NO. 1041849-2202

VOID WITHOUT SIGNATURE & SEAL
DRAWN BY: J.H.
CHECKED BY: J.H.
JOB NUMBER: 2017-0610
SHEET:

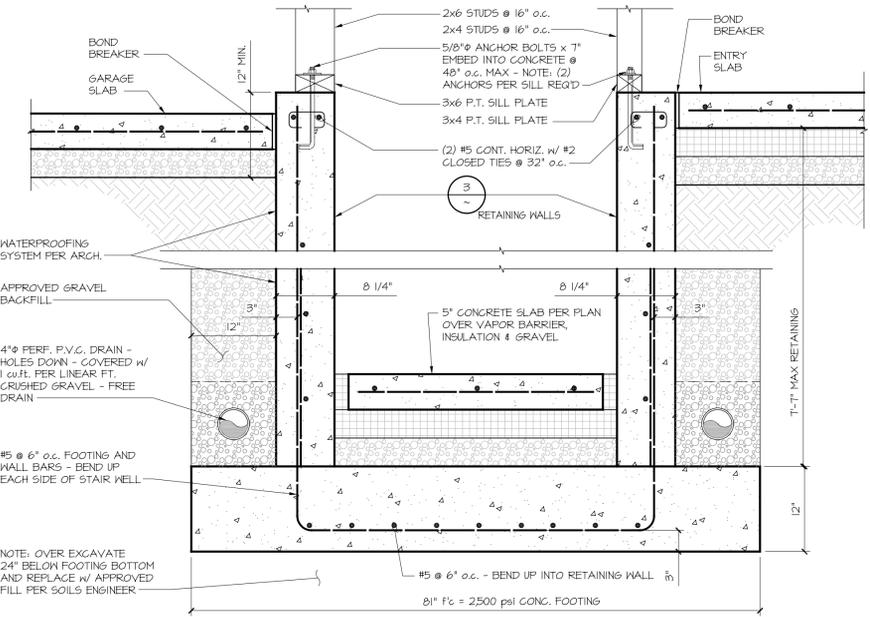
SD.4



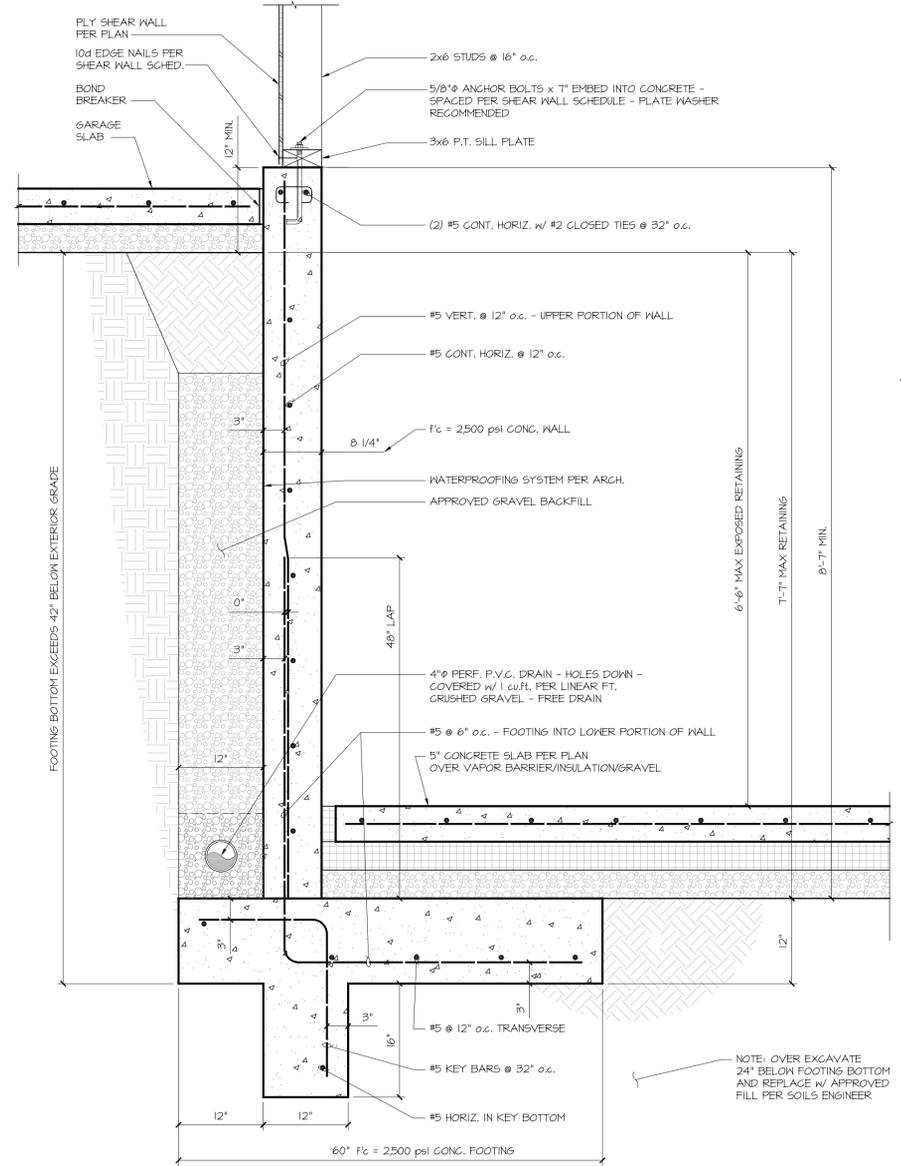
6 RETAINING STEM
SCALE: NONE



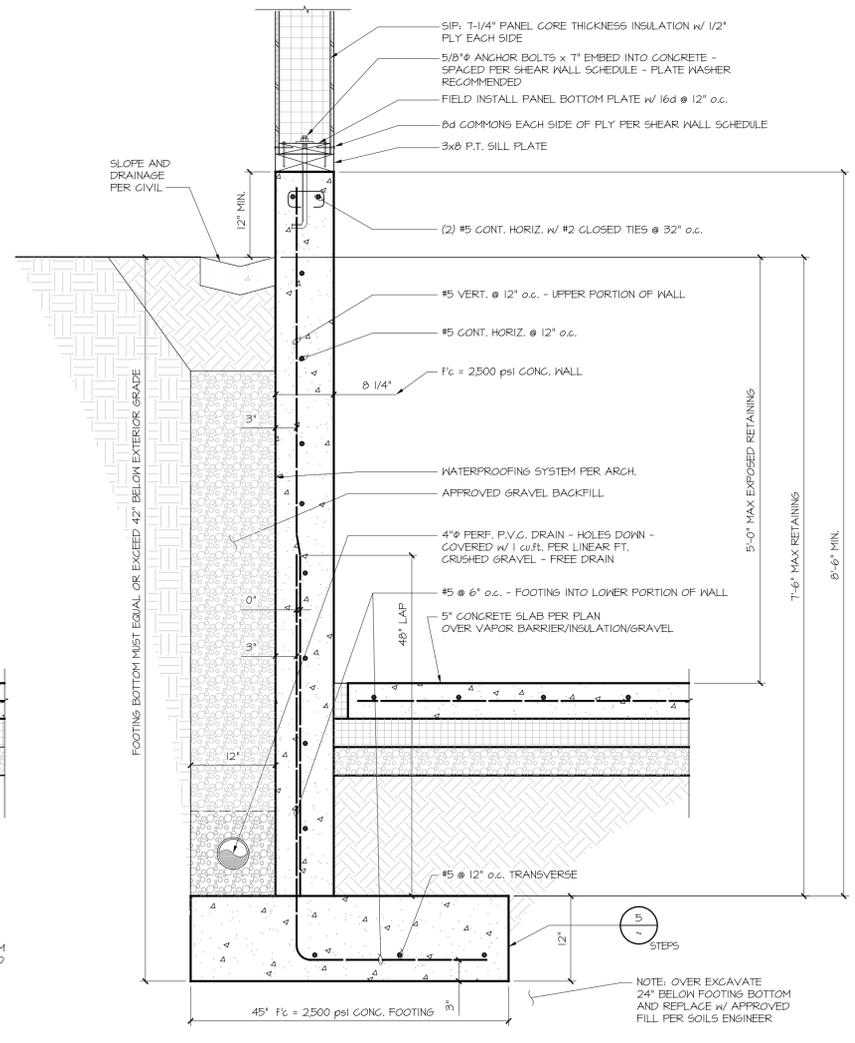
5 FOOTING STEPS
SCALE: NONE



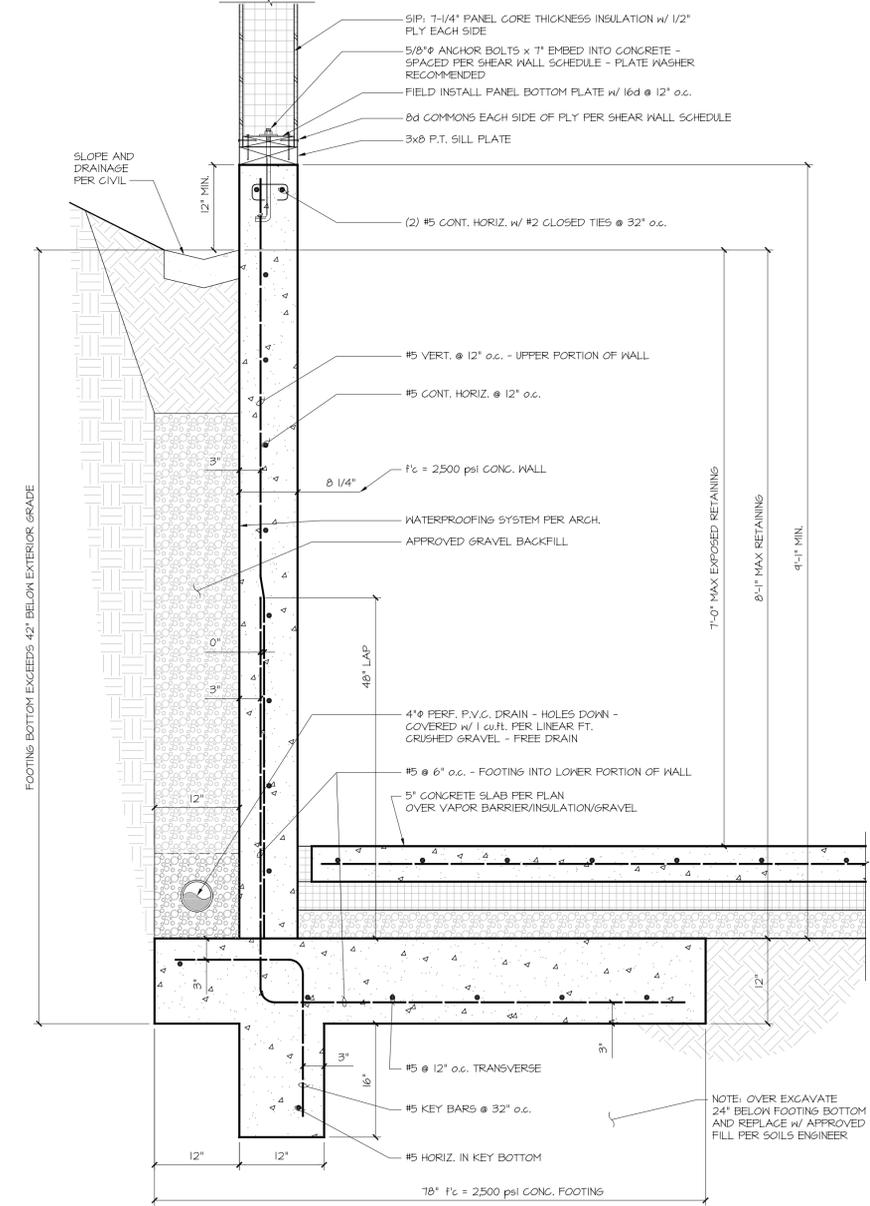
4 RETAINING WALL
SCALE: NONE



3 RETAINING WALL
SCALE: NONE



2 RETAINING WALL
SCALE: NONE



1 RETAINING WALL
SCALE: NONE

STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	07/21/2017



VOID WITHOUT SIGNATURE & SEAL

DRAWN BY: J.H. CHECKED BY: J.H.

JOB NUMBER: 2017-0610

SHEET:



STATUS	DESCRIPTION	DATE
100%	BUILDING DEPARTMENT SUBMITTAL #1	07/21/2017

STATUS	DESCRIPTION	DATE

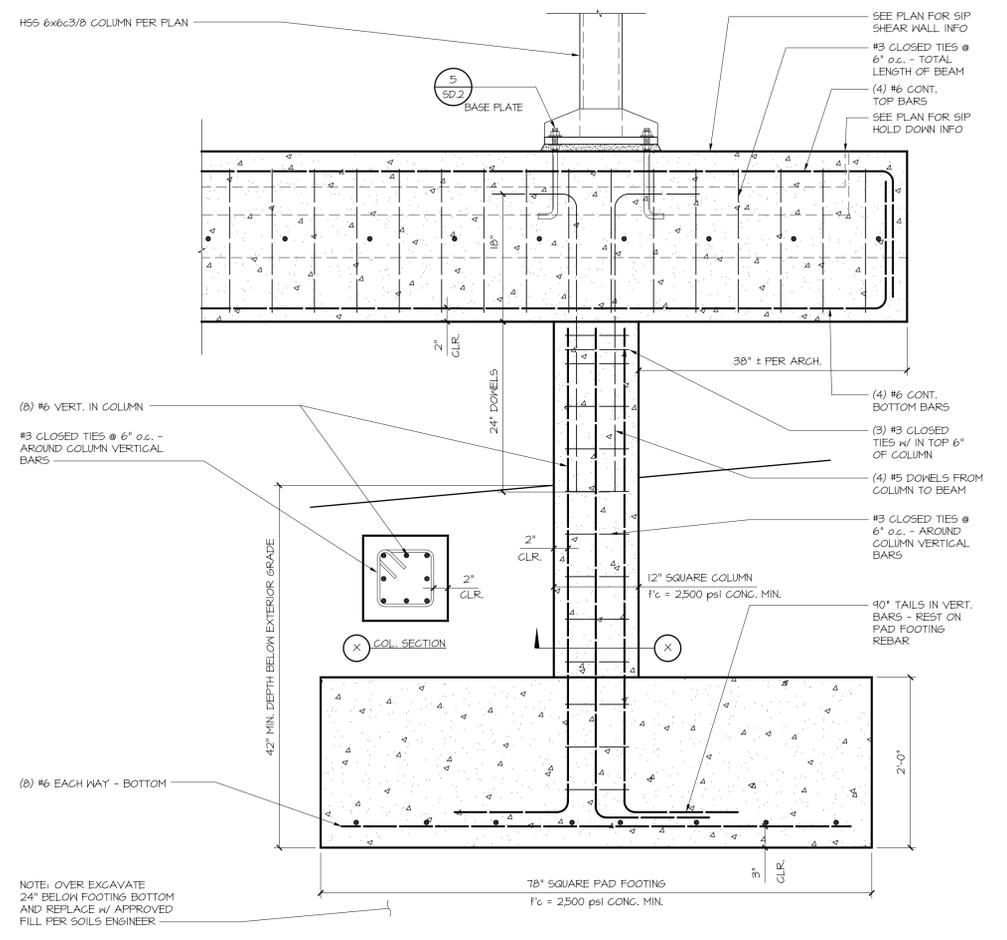


VOID WITHOUT SIGNATURE & SEAL

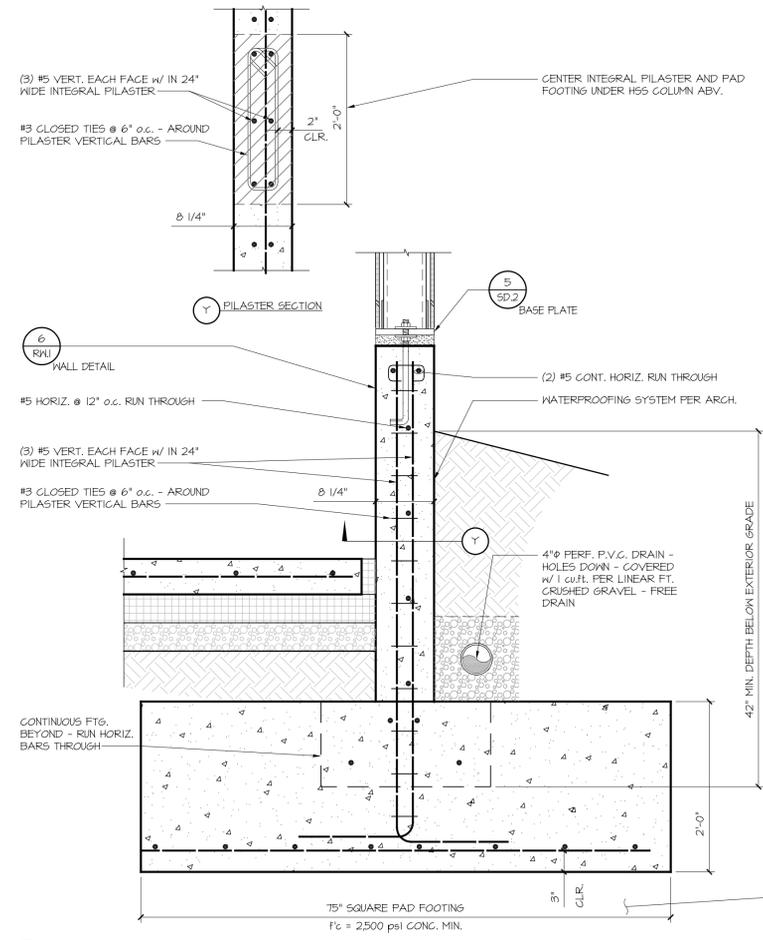
DRAWN BY: J.H. CHECKED BY: J.H.

JOB NUMBER: 2017-0610

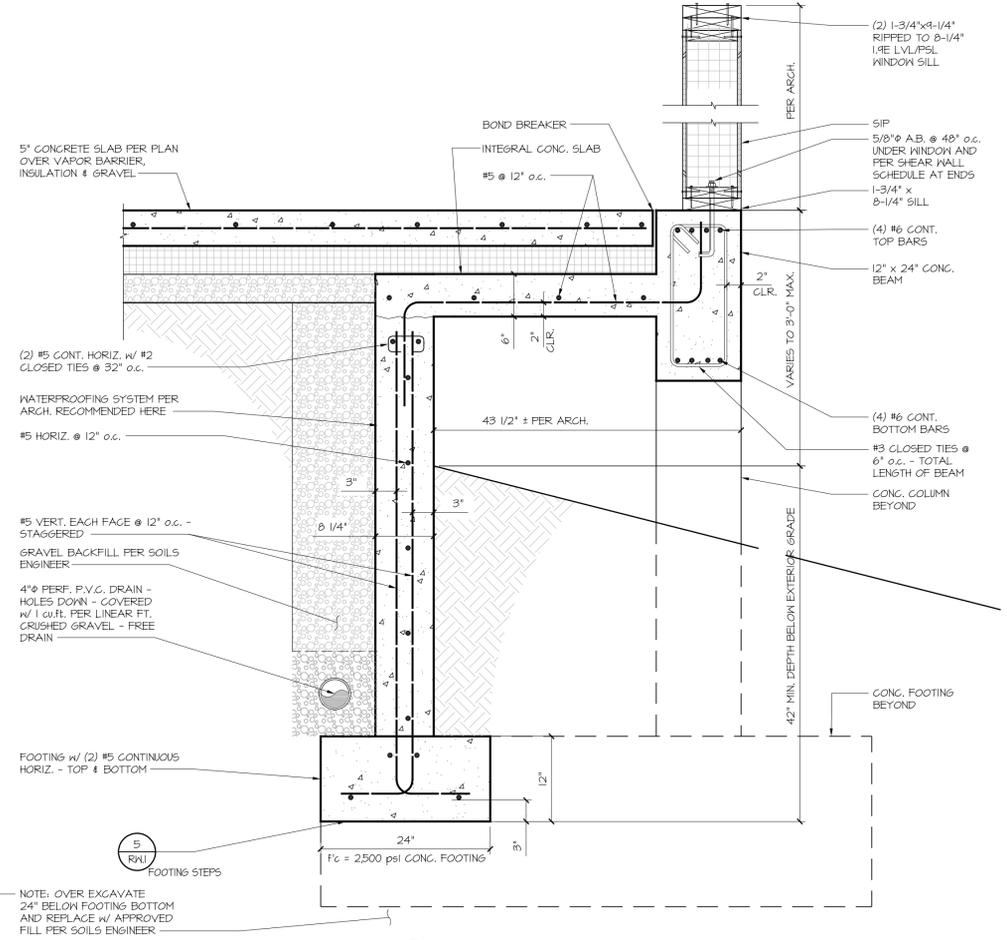
SHEET: RW.2



2 COLUMN AND FOOTING
 SCALE: NONE



1 RETAINING WALL
 SCALE: NONE



1 RETAINING WALL
 SCALE: NONE