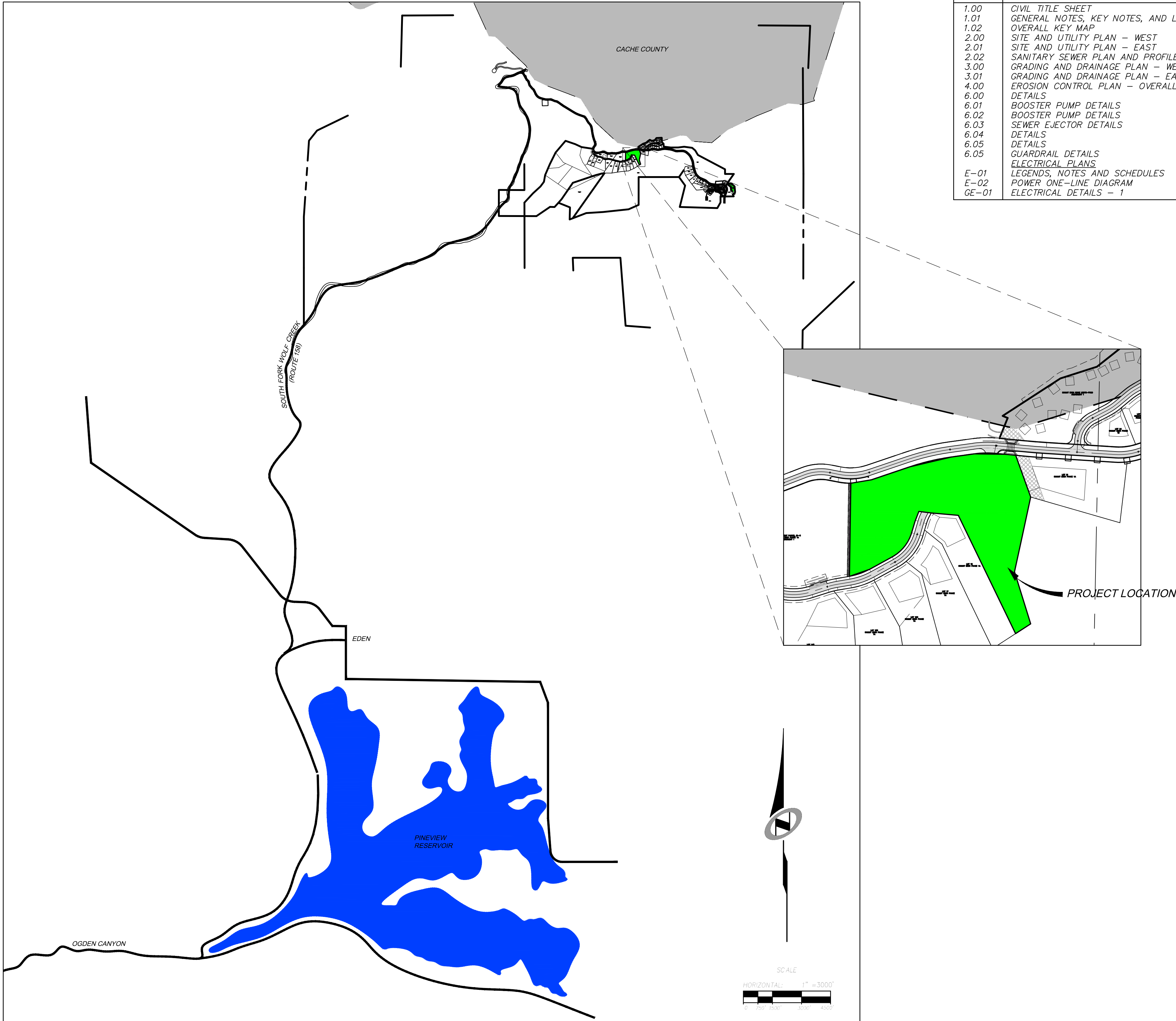


HORIZON NEIGHBORHOOD PRUD AT SUMMIT POWDER MOUNTAIN CONSTRUCTION DRAWINGS

Located in Sec 08 T7N R2E
Weber County, Utah



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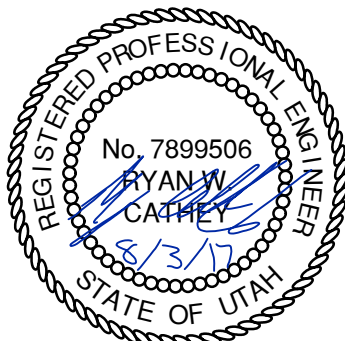


HORIZON NEIGHBORHOOD PRUD
CIVIL TITLE SHEET



5217 SOUTH STATE STREET, SUITE 200
801743.8800 TEL. 801743.0300 FAX

MURRAY, UT 84107



SHEET NUMBER
1.00

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 3000'

JOB NUMBER
SLB0793

PREPARED FOR: SUMMIT POWDER MOUNTAIN

DATE SUBMITTED: 08.03.2017

NO.	BY	DATE	REVISIONS

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans for purposes not intended by the engineer and must be approved by the preparer of these plans.

GENERAL NOTES

1. ALL CONSTRUCTION MUST STRICTLY FOLLOW THE STANDARDS AND SPECIFICATIONS SET FORTH BY: GOVERNING UTILITY MUNICIPALITY, GOVERNING CITY OR COUNTY (IF UN-INCORPORATED), INDIVIDUAL PRODUCT MANUFACTURERS, THE DESIGN ENGINEER, AND AMERICAN PUBLIC WORKS ASSOCIATION (APWA). THE ORDER LISTED ABOVE IS ARRANGED BY SENIORITY. IF A CONSTRUCTION PRACTICE IS NOT SPECIFIED BY ANY OF THE LISTED SOURCES, CONTRACTOR MUST CONTACT DESIGN ENGINEER FOR DIRECTION.

2. CONTRACTOR TO STRICTLY FOLLOW GEOTECHNICAL RECOMMENDATIONS FOR THIS PROJECT. ALL GRADING INCLUDING BUT NOT LIMITED TO CUT, FILL, COMPACTION, ASPHALT SECTION, SUBBASE, TRENCH EXCAVATION/BACKFILL, SITE GRUBBING, RETAINING WALLS AND FOOTINGS MUST BE COORDINATED DIRECTLY WITH THE PROJECT GEOTECHNICAL ENGINEER.

3. TRAFFIC CONTROL, STRIPING & SIGNAGE TO CONFORM TO CURRENT UDOT TRANSPORTATION ENGINEER'S MANUAL AND MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

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

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

6. AT ALL LOCATIONS WHERE EXISTING PAVEMENT ABUTS NEW CONSTRUCTION, THE EDGE OF THE EXISTING PAVEMENT SHALL BE SAWCUT TO A CLEAN, SMOOTH EDGE.

7. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE MOST RECENT, ADOPTED EDITION OF ADA ACCESSIBILITY GUIDELINES.

8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED THOROUGHLY REVIEWED PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

9. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND NOTIFYING ENGINEER OR INSPECTING AUTHORITY 48 HOURS IN ADVANCE OF COVERING UP ANY PHASE OF CONSTRUCTION REQUIRING OBSERVATION.

10. ANY WORK IN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE PERMITS FROM THE APPROPRIATE, CITY, COUNTY OR STATE AGENCY CONTROLLING THE ROAD, INCLUDING OBTAINING REQUIRED INSPECTIONS.

11. ALL DIMENSIONS, GRADES & UTILITY DESIGNS SHOWN ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN OR GRADE CHANGES.

12. CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS BEFORE BIDDING AND BRING UP ANY QUESTIONS BEFOREHAND.

13. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.

14. CATCH SLOPES SHALL BE GRADED AS SPECIFIED ON GRADING PLANS.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FLAGGING, CAUTION SIGNS, LIGHTS, BARRICADES, FLAGMEN, AND ALL OTHER DEVICES NECESSARY FOR PUBLIC SAFETY.

16. CONTRACTOR SHALL, AT THE TIME OF BIDDING AND THROUGHOUT THE PERIOD OF THE CONTRACT, BE LICENSED IN THE STATE OF UTAH AND SHALL BE BONDABLE FOR AN AMOUNT EQUAL TO OR GREATER THAN THE AMOUNT BID AND TO DO THE TYPE OF WORK CONTEMPLATED IN THE PLANS AND SPECIFICATIONS. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PLANS AND SPECIFICATIONS.

17. CONTRACTOR SHALL INSPECT THE SITE OF THE WORK PRIOR TO BIDDING TO SATISFY HIMSELF BY PERSONAL EXAMINATION OR BY SUCH OTHER MEANS AS HE MAY PREFER OF THE LOCATION OF THE PROPOSED WORK AND OF THE ACTUAL CONDITIONS OF AND AT THE SITE OF WORK. IF, DURING THE COURSE OF HIS EXAMINATION, A BIDDER FINDS FACTS OR CONDITIONS WHICH APPEAR TO HIM TO BE IN CONFLICT WITH THE LETTER OR SPIRIT OF THE PROJECT PLANS AND SPECIFICATIONS, HE SHALL CONTACT THE ENGINEER FOR ADDITIONAL INFORMATION AND EXPLANATION BEFORE SUBMITTING HIS BID. SUBMISSION OF A BID BY THE CONTRACTOR SHALL CONSTITUTE ACKNOWLEDGMENT THAT, IF AWARDED THE CONTRACT, HE HAS RELIED AND IS RELYING ON HIS OWN EXAMINATION OF (1) THE SITE OF THE WORK, (2) ACCESS TO THE SITE, AND (3) ALL OTHER DATA AND MATTERS REQUISITE TO THE FULFILLMENT OF THE WORK AND ON HIS OWN KNOWLEDGE OF EXISTING FACILITIES ON AND IN THE VICINITY OF THE SITE OF THE WORK TO BE CONSTRUCTED UNDER THIS CONTRACT. THE INFORMATION PROVIDED BY THE ENGINEER IS NOT INTENDED TO BE A SUBSTITUTE FOR, OR A SUPPLEMENT TO, THE INDEPENDENT VERIFICATION BY THE CONTRACTOR TO THE EXTENT SUCH INDEPENDENT INVESTIGATION OF SITE CONDITIONS IS DEEMED NECESSARY OR DESIRABLE BY THE CONTRACTOR. CONTRACTOR SHALL ACKNOWLEDGE THAT HE HAS NOT RELIED SOLELY UPON OWNER- OR ENGINEER-FURNISHED INFORMATION REGARDING SITE CONDITIONS IN PREPARING AND SUBMITTING HIS BID.

18. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ALL WATER, POWER, SANITARY FACILITIES AND TELEPHONE SERVICES AS REQUIRED FOR THE CONTRACTOR'S USE DURING CONSTRUCTION.

19. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY FIELD CHANGES MADE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE OWNER, ENGINEER, AND/OR GOVERNING AGENCIES.

20. CONTRACTOR SHALL EXERCISE DUE CAUTION AND SHALL CAREFULLY PRESERVE BENCH MARKS, CONTROL POINTS, REFERENCE POINTS AND ALL SURVEY STAKES, AND SHALL BEAR ALL EXPENSES FOR REPLACEMENT AND/OR ERRORS CAUSED BY THEIR UNNECESSARY LOSS OR DISTURBANCE.

21. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS RESPONSIBILITY SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY SCHEDULING INSPECTION AND TESTING OF ALL FACILITIES CONSTRUCTED UNDER THIS CONTRACT. ALL TESTING SHALL CONFORM TO THE REGULATORY AGENCY'S STANDARD SPECIFICATIONS. ALL TESTING AND INSPECTION SHALL BE PAID FOR BY THE OWNER; ALL RE-TESTING AND/OR RE-INSPECTION SHALL BE PAID FOR BY THE CONTRACTOR.

23. IF EXISTING IMPROVEMENTS NEED TO BE DISTURBED AND/OR REMOVED FOR THE PROPER PLACEMENT OF IMPROVEMENTS TO BE CONSTRUCTED BY THESE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING IMPROVEMENTS FROM DAMAGE. COST OF REPLACING OR REPAIRING EXISTING IMPROVEMENTS SHALL BE INCLUDED IN THE UNIT PRICE BID FOR ITEMS REQUIRING REMOVAL AND/OR REPLACEMENT. THERE WILL BE NO EXTRA COST DUE TO THE CONTRACTOR FOR REPLACING OR REPAIRING EXISTING IMPROVEMENTS.

24. WHENEVER EXISTING FACILITIES ARE REMOVED, DAMAGED, BROKEN, OR CUT IN THE INSTALLATION OF THE WORK COVERED BY THESE PLANS OR SPECIFICATIONS, SAID FACILITIES SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE WITH MATERIALS EQUAL TO OR BETTER THAN THE MATERIALS USED IN THE ORIGINAL EXISTING FACILITIES. THE FINISHED PRODUCT SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER, THE ENGINEER, AND THE RESPECTIVE REGULATORY AGENCY.

25. CONTRACTOR SHALL MAINTAIN A NEATLY MARKED SET OF FULL-SIZE AS-BUILT RECORD DRAWINGS SHOWING THE FINAL LOCATION AND LAYOUT OF ALL STRUCTURES AND OTHER FACILITIES. AS-BUILT RECORD DRAWINGS SHALL REFLECT CHANGE ORDERS, ACCOMMODATIONS, AND ADJUSTMENTS TO ALL IMPROVEMENTS CONSTRUCTED. WHERE NECESSARY, SUPPLEMENTAL DRAWINGS SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PRIOR TO ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL DELIVER TO THE ENGINEER ONE SET OF NEATLY MARKED AS-BUILT RECORD DRAWINGS SHOWING THE INFORMATION REQUIRED ABOVE. AS-BUILT RECORD DRAWINGS SHALL BE REVIEWED AND THE COMPLETE AS-BUILT RECORD DRAWING SET SHALL BE CURRENT WITH ALL CHANGES AND DEVIATIONS REDLINED AS A PRECONDITION TO THE FINAL PROGRESS PAYMENT APPROVAL AND/OR FINAL ACCEPTANCE.

26. WHERE THE PLANS OR SPECIFICATIONS DESCRIBE PORTIONS OF THE WORK IN GENERAL TERMS BUT NOT IN COMPLETE DETAIL, IT IS UNDERSTOOD THAT ONLY THE BEST GENERAL PRACTICE IS TO PREVAIL AND THAT ONLY MATERIALS AND WORKMANSHIP OF THE FIRST QUALITY ARE TO BE USED.

GENERAL NOTES CONT.

27. CONTRACTOR SHALL BE SKILLED AND REGULARLY ENGAGED IN THE GENERAL CLASS AND TYPE OF WORK CALLED FOR IN THE PROJECT PLANS AND SPECIFICATIONS. THEREFORE, THE OWNER IS RELYING UPON THE EXPERIENCE AND EXPERTISE OF THE CONTRACTOR. PRICES PROVIDED WITHIN THE CONTRACT DOCUMENTS SHALL INCLUDE ALL LABOR AND MATERIALS NECESSARY AND PROPER FOR THE WORK CONTEMPLATED AND THAT THE WORK BE COMPLETED IN ACCORDANCE WITH THE TRUE INTENT AND PURPOSE OF THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE COMPETENT, KNOWLEDGEABLE AND HAVE SPECIAL SKILLS IN THE NATURE, EXTENT AND INHERENT CONDITIONS OF THE WORK TO BE PERFORMED. CONTRACTOR SHALL ALSO ACKNOWLEDGE THAT THERE ARE CERTAIN PECULIAR AND INHERENT CONDITIONS EXISTENT IN THE CONSTRUCTION OF THE PARTICULAR FACILITIES WHICH MAY CREATE, DURING THE CONSTRUCTION PROGRAM, UNUSUAL OR UNSAFE CONDITIONS HAZARDOUS TO PERSONS, PROPERTY AND THE ENVIRONMENT. CONTRACTOR SHALL BE AWARE OF SUCH PECULIAR RISKS AND HAVE THE SKILL AND EXPERIENCE TO FORESEE AND TO ADOPT PROTECTIVE MEASURES TO ADEQUATELY AND SAFELY PERFORM THE CONSTRUCTION WORK WITH RESPECT TO SUCH HAZARDS.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL STRIPING AND/OR PAVEMENT MARKINGS NECESSARY TO TIE EXISTING STRIPING INTO FUTURE STRIPING. METHOD OF REMOVAL SHALL BE BY GRINDING OR SANDBLASTING.
29. CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SLOPING OR OTHER PROVISIONS NECESSARY TO PROTECT WORKMEN FOR ALL AREAS TO BE EXCAVATED TO A DEPTH OF 4' OR MORE. FOR EXCAVATIONS 4 FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL COMPLY WITH INDUSTRIAL COMMISSION OF UTAH SAFETY ORDERS SECTION 68 - EXCAVATIONS, AND SECTION 69 - TRENCHES, ALONG WITH ANY LOCAL CODES OR ORDINANCES.
30. ALL EXISTING GATES AND FENCES TO REMAIN UNLESS OTHERWISE NOTED ON PLANS. PROTECT ALL GATES AND FENCES FROM DAMAGE.

UTILITY NOTES

1. CONTRACTOR SHALL COORDINATE LOCATION OF NEW "DRY UTILITIES" WITH THE APPROPRIATE UTILITY COMPANY, INCLUDING BUT NOT LIMITED TO: TELEPHONE SERVICE, GAS SERVICE, CABLE, POWER, INTERNET.
2. EXISTING UTILITIES HAVE BEEN SHOWN ON THE PLANS USING A COMBINATION OF ON-SITE SURVEYS (BY OTHERS). PRIOR TO COMMENCING ANY WORK, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EACH UTILITY COMPANY LOCATE, IN THE FIELD, THEIR MAIN AND SERVICE LINES. THE CONTRACTOR SHALL NOTIFY BLUE STAKES AT 1-800-629-4111 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK. THE CONTRACTOR SHALL RECORD THE BLUE STAKES ORDER NUMBER AND FURNISH ORDER NUMBER TO OWNER AND ENGINEER PRIOR TO ANY EXCAVATION. IT WILL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO DIRECTLY CONTACT ANY OTHER UTILITY COMPANIES THAT ARE NOT MEMBERS OF BLUE STAKES. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF THIS CONTRACT. ANY REPAIRS NECESSARY TO DAMAGED UTILITIES SHALL BE PAID FOR BY THE CONTRACTOR. THE CONTRACTOR SHALL BE REQUIRED TO COOPERATE WITH OTHER CONTRACTORS AND UTILITY COMPANIES INSTALLING NEW STRUCTURES, UTILITIES AND SERVICE TO THE PROJECT.
3. CONTRACTOR SHALL POT HOLE ALL UTILITIES TO DETERMINE IF CONFLICTS EXIST PRIOR TO BEGINNING ANY EXCAVATION. NOTIFY ENGINEER OF ANY CONFLICTS. CONTRACTOR SHALL VERIFY LOCATION AND INVERTS OF EXISTING UTILITIES TO WHICH NEW UTILITIES WILL BE CONNECTED. PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES IN ACCORDANCE WITH THE REQUIRED PROCEDURES.
4. CARE SHOULD BE TAKEN IN ALL EXCAVATIONS DUE TO POSSIBLE EXISTENCE OF UNRECORDED UTILITY LINES. EXCAVATION REQUIRED WITHIN PROXIMITY OF EXISTING UTILITY LINES SHALL BE DONE BY HAND. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING UTILITY LINES OR STRUCTURES INCURRED DURING CONSTRUCTION OPERATIONS AT HIS EXPENSE.
5. ALL VALVES AND MANHOLE COVERS SHALL BE RAISED OR LOWERED TO MEET FINISHED GRADE.
6. CONTRACTOR SHALL CUT PIPES OFF FLUSH WITH THE INSIDE WALL OF THE BOX OR MANHOLE.
7. CONTRACTOR SHALL GROUT AT CONNECTION OF PIPE TO BOX WITH NON-SHRINKING GROUT, INCLUDING PIPE VOIDS LEFT BY CUTTING PROCESS, TO A SMOOTH FINISH.
8. CONTRACTOR SHALL GROUT WITH NON-SHRINK GROUT BETWEEN GRADE RINGS AND BETWEEN BOTTOM OF INLET LID FRAME AND TOP OF CONCRETE BOX.
9. SILT AND DEBRIS IS TO BE CLEANED OUT OF ALL STORM DRAIN BOXES. CATCH BASINS ARE TO BE MAINTAINED IN A CLEANED CONDITION AS NEEDED UNTIL AFTER THE FINAL BOND RELEASE INSPECTION.
10. CONTRACTOR SHALL CLEAN ASPHALT, TAR OR OTHER ADHESIVES OFF OF ALL MANHOLE LIDS AND INLET GRATES TO ALLOW ACCESS.
11. EACH TRENCH SHALL BE EXCAVATED SO THAT THE PIPE CAN BE LAID TO THE ALIGNMENT AND GRADE AS REQUIRED. THE TRENCH WALL SHALL BE SO BRACED THAT THE WORKMEN MAY WORK SAFELY AND EFFICIENTLY. ALL TRENCHES SHALL BE DRAINED SO THE PIPE LAYING MAY TAKE PLACE IN DEWATERED CONDITIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COST OF DEWATERING AND NO COST CHANGE WILL BE PROVIDED.
12. CONTRACTOR SHALL PROVIDE AND MAINTAIN AT ALL TIMES AMPLE MEANS AND DEVICES WITH WHICH TO REMOVE PROMPTLY AND TO PROPERLY DISPOSE OF ALL WATER ENTERING THE TRENCH EXCAVATION.
13. MAINTAIN A MINIMUM 18" VERTICAL SEPARATION DISTANCE BETWEEN ALL UTILITY CROSSINGS.
14. CONTRACTOR SHALL START INSTALLATION AT LOW POINT OF ALL NEW GRAVITY UTILITY LINES.
15. ALL BOLTED FITTINGS MUST BE GREASED AND WRAPPED.
16. UNLESS SPECIFICALLY NOTED OTHERWISE, MAINTAIN AT LEAST 2 FEET OF COVER OVER ALL STORM DRAIN LINES AT ALL TIMES (INCLUDING DURING CONSTRUCTION).
17. ALL WATER LINES SHALL BE INSTALLED A MINIMUM OF 60" OF COVER TO TOP OF PIPE BELOW FINISHED GRADE.
18. ALL SEWER LINES AND SEWER SERVICES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, PIPE EDGE TO PIPE EDGE, FROM THE WATER LINES.
19. CONTRACTOR SHALL INSTALL THRUST BLOCKING AT ALL WATERLINE ANGLE POINTS AND TEES.
20. ALL UNDERGROUND UTILITIES SHALL BE IN PLACE PRIOR TO INSTALLATION OF CURB, GUTTER, SIDEWALK AND STREET PAVING.
21. CONTRACTOR SHALL INSTALL MAGNETIC LOCATING TAPE CONTINUOUSLY OVER ALL NONMETALLIC PIPE.
22. THE CONTRACTOR SHALL NOTIFY TALISMAN CIVIL CONSULTANTS, LLC, IN WRITING AT LEAST 48 HOURS PRIOR TO BACKFILLING OF ANY PIPE WHICH STUBS TO A FUTURE PHASE OF CONSTRUCTION FOR INVERT VERIFICATION. TOLERANCE SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCY STANDARD SPECIFICATIONS.
23. UNDER NO CIRCUMSTANCE SHALL THE PIPE OR ACCESSORIES BE DROPPED INTO THE TRENCH

EROSION CONTROL GENERAL NOTES:



























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

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

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

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

LEGEND:

SYMBOL / LINETYPE	DESCRIPTION	DETAIL
	4"Ø C-900 PRESSURE CLASS 165 PVC WATER PIPE	APWA PLAN NO. 381,382
	6"Ø C-900 PRESSURE CLASS 165 PVC WATER PIPE	APWA PLAN NO. 381,382
	6"Ø C-900 PRESSURE CLASS 235 PVC PIPE	APWA PLAN NO. 381,382
	PROPOSED WATER METER	APWA PLAN NO. 521
	1 1/2" WATER LATERAL	APWA PLAN NO. 552 AND DETAIL D, SHEET 6.00
	8"Ø SDR35 PVC SEWER PIPE	APWA PLAN NO. 381,382
	1.5"Ø PRESSURE SEWER PIPE - DR-11 IPS	APWA PLAN NO. 381,382
	4" SANITARY SEWER LATERAL	APWA PLAN NO. 431 AND DETAIL D, SHEET 6.00
	15"Ø STORM DRAIN PIPE. SEE KEYNOTE.	
	PROPOSED GAS MAIN	
	PROPOSED GAS METER	
	PROPOSED GAS LATERAL	
	PROPOSED ELECTRICAL CONDUIT	APWA PLAN NO. 511
	PROPOSED FIRE HYDRANT ASSEMBLY/STAND PIPE	
	PROPOSED SEWER CLEANOUT	
	PROPOSED SEWER MANHOLE	
	PROPOSED PAVEMENT SECTION	APWA PLAN NO. 315
	ADJOINING PROPERTY BOUNDARY	PER IGES GEOTECH REPORT 11/09/12
	FUTURE IMPROVEMENTS	
	PROPOSED LOT LINE	
	PROPOSED 6" WATER PIPE	
	PROPOSED SEWER PIPE	
	PROPOSED EDGE OF TRAVEL	
	PROPOSED COMMUNICATION LINE	
	EXISTING 10" WATER PIPE	
	EXISTING ELECTRICAL CONDUIT	

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

EROSION CONTROL GENERAL NOTES:

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

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

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

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

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

MAINTENANCE:

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

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

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

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

EXPOSED SLOPES:

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

- A) SPRAYING DISTURBED AREAS WITH A TACKIFIER VIA HYDROSEED

B) TRACKING STRAW PERPENDICULAR TO SLOPES

C) INSTALLING A LIGHT-WEIGHT, TEMPORARY EROSION CONTROL BLANKET

* SEED MIXTURE FOR REVEGETATION

- a. MEADOW BROME (RIGOR)

14lb/ac

b. ORCHARD GRASS

10lb/ac

c. ALFALFA (ADAK)

4lb/ac

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

☒ BUILDING

☒ STRUCTURAL

☒ MECHANICAL

☒ PLUMBING

☒ ELECTRICAL

☒ ENERGY

☐ ACCESSIBILITY

☐ FIRE

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

BY: MEM DATE: 08/21/17

WEST COAST CODE CONSULTANTS, INC.



HORIZON NEIGHBORHOOD PRUD

GENERAL NOTES, KEY NOTES, AND LEGEND

WEBER COUNTY

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

ROCKY MOUNTIAN POWER

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

POWDER MOUNTAIN WATER & SEWER DISTRICT

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

TALISMAN CIVIL CONSULTANTS

5217 SOUTH STATE STREET, SUITE 200
8017431800 TEL. 8017430800 FAX

MURRAY, UT 84007

REGISTERED PROFESSIONAL ENGINEER

No. 7899506
RYAN W. CATHEY
8/3/17
STATE OF UTAH

SHEET NUMBER

1.01

SCALE

VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

JOB NUMBER

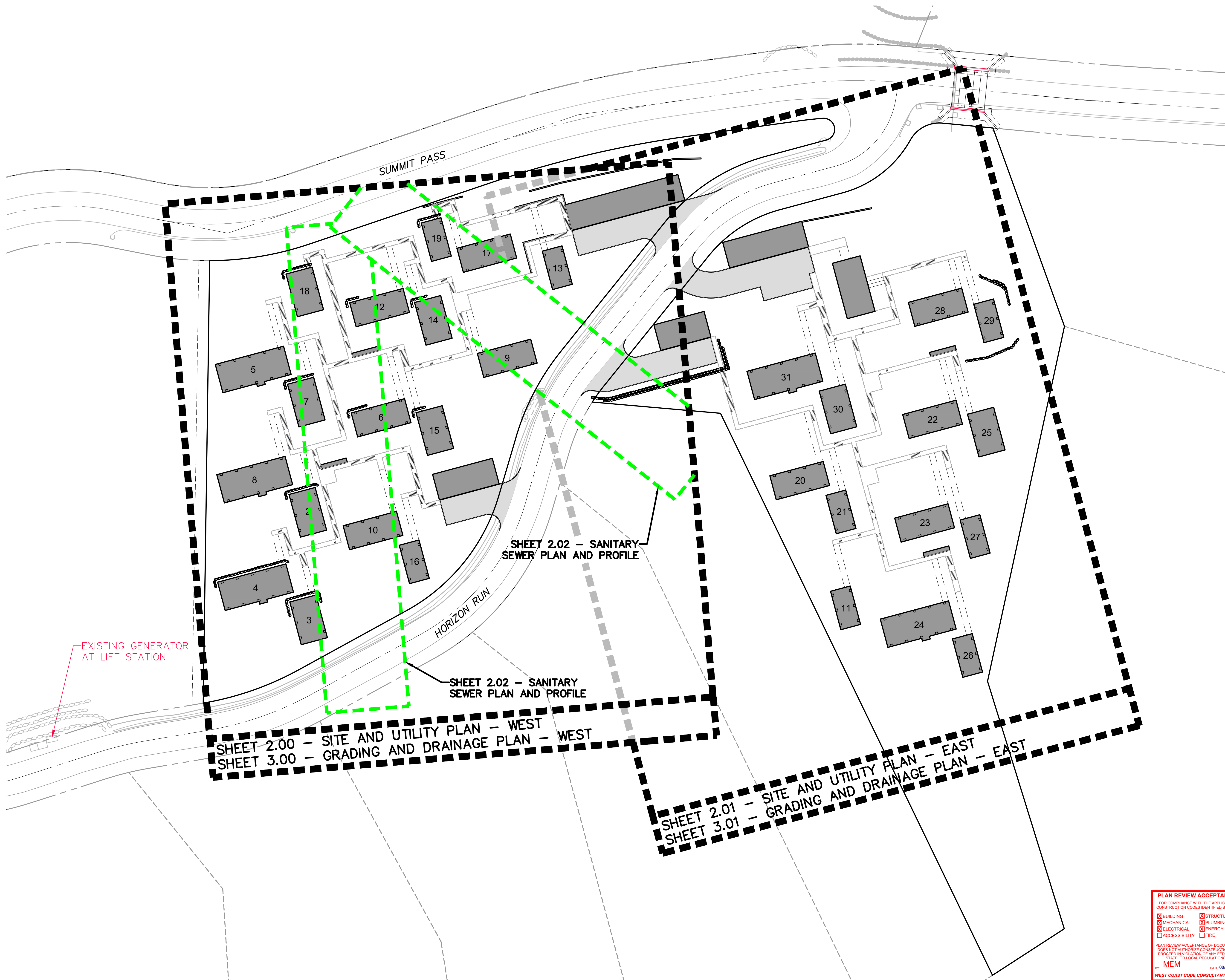
SLB0793

DATE SUBMITTED: 08.03.2017

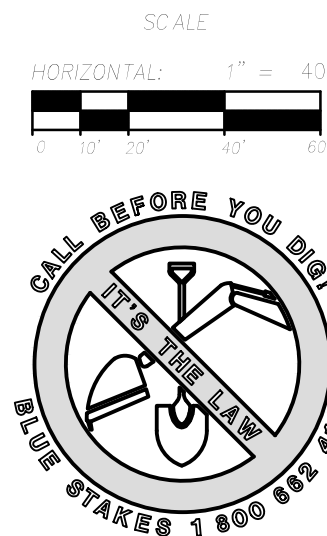
PREPARED FOR: SUMMIT POWDER MOUNTAIN

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans, or for any damages or claims resulting from such changes or uses, and must be approved by the preparer of these plans.

NO LAYOUT

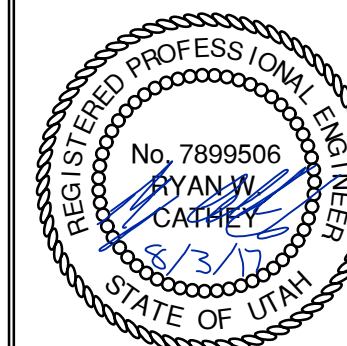


PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
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☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT AUTHORIZE CONSTRUCTION TO
PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS.
BY: **MEM** DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



HORIZON NEIGHBORHOOD PRUD OVERALL KEY MAP

TALISMAN
CIVIL CONSULTANTS
5217 SOUTH STATE STREET, SUITE 200
801743.8000 TEL. 801743.0300 FAX
MURRAY, UT 84107



SHEET NUMBER
1.02
SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 40'
JOB NUMBER
SLB0793

PREPARED FOR: SUMMIT POWDER MOUNTAIN DATE SUBMITTED: 08.03.2017

CAUTION
The engineer preparing these plans will not be responsible
for, or liable for, unauthorized changes to or uses of
these plans without the written consent of the engineer
and must be approved by the preparer of these plans.

NO. BY DATE REVISIONS



KEY NOTES

- ROCKERY IN THIS AREA TO BE CONSTRUCTED PER "ROCKERY CONSTRUCTION GUIDELINES, POWDER MOUNTAIN RESORT, WEBER COUNTY, UTAH" PRODUCED BY IGES DATED MAY 8, 2013.
- INSTALL RIBBON CURB PER DETAIL A/SHEET 6.00.
- INSTALL PAVEMENT ASPHALT PAVEMENT PER SECTION DETAIL B/SHEET 6.00.
- PARKING GARAGE. SEE ARCHITECTURAL PLANS.
- SEE ARCHITECTURAL PLANS FOR BUILDING PLANS.
- BOARDWALK. SEE ARCHITECTURAL PLANS.
- ACCESS BRIDGE. SEE ARCHITECTURAL PLANS.
- CONCRETE RETAINING WALL. SEE STRUCTURAL PLANS.

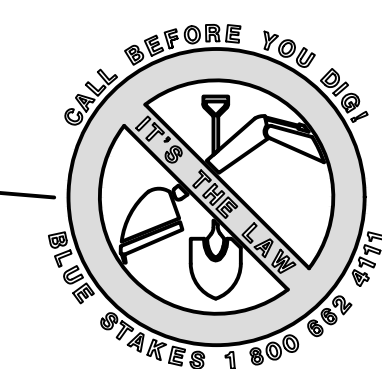
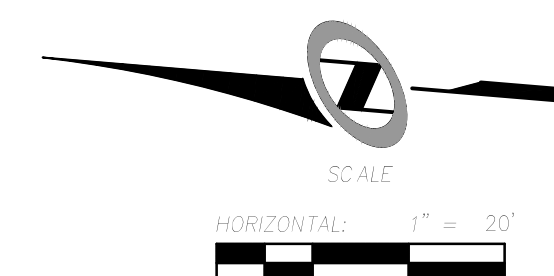
KEY NOTES (CONT)

- CONNECT TO WATER MAINLINE WITH 8" TEE WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- CONNECT TO WATER MAINLINE WITH 6" HOT TAP.
- INSTALL 6"x6"x6" TEE WITH THRUST BLOCKING PER APWA STANDARD NO. 561.
- INSTALL 4" GATE VALVE WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- INSTALL 6" GATE VALVE WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- INSTALL 8"x4" REDUCER WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- CONNECT TO EXISTING 8" WATER STUB.
- INSTALL 1 1/2" SERVICE LATERAL PER APWA STANDARD PLAN NO. 552 AND DETAIL D, SHEET 6.00.
- INSTALL 4" 11.25' BEND WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- INSTALL 4" 22.5' BEND WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- INSTALL 4" 45' BEND WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
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- INSTALL 6" 22.5' BEND WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- INSTALL 6" 45' BEND WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.

KEY NOTES (CONT)

- INSTALL 4" WASHOUT VALVE PER APWA STANDARD PLAN NO. 571.
- INSTALL AIR RELEASE ASSEMBLY PER APWA STANDARD PLAN NO. 575.
- CONSTRUCT 4" METER PER APWA STANDARD PLAN NO. 523.
- INSTALL FIRE DEPARTMENT CONNECTION PER DETAIL E/SHEET 6.00. COORDINATE WITH WEBER COUNTY FIRE MARSHAL.
- INSTALL STAND PIPE PER DETAIL E/SHEET 6.00.
- INSTALL 4" SANITARY SEWER MANHOLE PER APWA STANDARD PLAN NO. 411 WITH DEEP DROP INLET PER APWA STANDARD PLAN NO. 433.
- INSTALL 4" SANITARY SEWER LATERAL AND CLEANOUT PER APWA STANDARD PLAN NO. 431 AND DETAIL D, SHEET 6.00.
- ELECTRICAL POWER CONDUIT FROM EXISTING GENERATOR AT LIFT STATION TO BOOSTER PUMP VAULT FOR BACKUP POWER. SEE BOWEN COLLINS ELECTRICAL PLANS.
- WYE CONNECT TO 8" SEWER LINE.
- GAS PIPES, AND STORAGE TANKS (1,000 GAL) TO BE EXCAVATED AND TRENCHED BY CONTRACTOR. INSTALLATION BY OTHERS.
- FIRE CACHE. SEE ARCHITECTURAL PLANS.
- INSTALL FIRE HYDRANT ASSEMBLY PER APWA STANDARD PLAN NO. 511.
- PROPANE TANK PIT PER DETAIL C/SHEET 6.00.
- INSTALL 5" SANITARY SEWER MANHOLE PER APWA STANDARD PLAN NO. 411.
- INSTALL 4" SANITARY SEWER MANHOLE PER APWA STANDARD PLAN NO. 411.
- INSTALL BOOSTER PUMP VAULT PER DETAIL A, SHEET 6.02.
- INSTALL 1 1/2" BALL VALVE.
- CONNECT TO EXISTING BACKUP GENERATOR. SEE BOWEN COLLINS ELECTRICAL PLANS.
- ELECTRICAL POWER CONDUIT, TRANSFORMERS AND PULL BOXES. SEE SALMON ELECTRICAL PLANS.
- POWER METER BASE AND MAIN CIRCUIT BREAKER, SEE SALMON ELECTRICAL PLANS.
- BOOSTER PUMP VAULT ELECTRICAL EQUIPMENT, SEE DETAIL B, SHEET 6.02. SEE BOWEN COLLINS ELECTRICAL PLANS.
- INSTALL 15" RCP CLASS 3 CULVERT WITH FLARED END SECTIONS TO MATCH EXISTING FLOWLINE OF DRAINAGE CHANNEL.
- INSTALL E/ONE GRINDER PUMP STATION MODEL DH071. WITH E/ONE SENTRY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE. ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL SHEET 6.03.
- INSTALL E/ONE GRINDER PUMP STATION MODEL DH151. WITH E/ONE SENTRY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE. ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL SHEET 6.03.
- CONSTRUCT ROCK WALL WITH GUARDRAIL. SEE STRUCTURAL PLANS.
- WYE CONNECT 1.5" SEWER PIPE
- CONSTRUCT 4' WIDE x 1' DEEP DRAINAGE SWALE. LINE SWALE WITH D50=6" RIP RAP.
- INSTALL CHECK DAM PER DETAIL A, SHEET 6.04. CHECK DAMS TO BE INSTALLED AT EVERY 12" IN ELEVATION RISE AS SHOWN ON PLAN.
- INSTALL COMMUNICATION CONDUIT.
- INSTALL COMMUNICATION BOX.
- INSTALL P-TYPE CURB PER APWA PLAN NO. 209.
- CONSTRUCT CURB TRANSITION.
- CONSTRUCT 6" CURB CUT PER DETAIL B/SHEET 6.04.
- INSTALL CATCH BASIN PER APWA STANDARD PLAN NO. 315, 308, AND 206.
- INSTALL 15" CORRUGATED HDPE STORM DRAIN PIPE PER APWA STANDARD PLAN NO. 381, AND 382.
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- CONSTRUCT 18"x10' D50=9" RIP RAP OUTFALL.

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW.
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
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BY: MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



HORIZON NEIGHBORHOOD PRUD

SITE AND UTILITY PLAN - WEST

DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

TALISMAN

CIVIL CONSULTANTS

5217 SOUTH STATE STREET, SUITE 200
801743.0800 TEL. 801743.0800 FAX

MURRAY, UT 84407

REGISTERED PROFESSIONAL ENGINEER

RYAN J. CATHEY

STATE OF UTAH

7899506

SHEET NUMBER

2.00

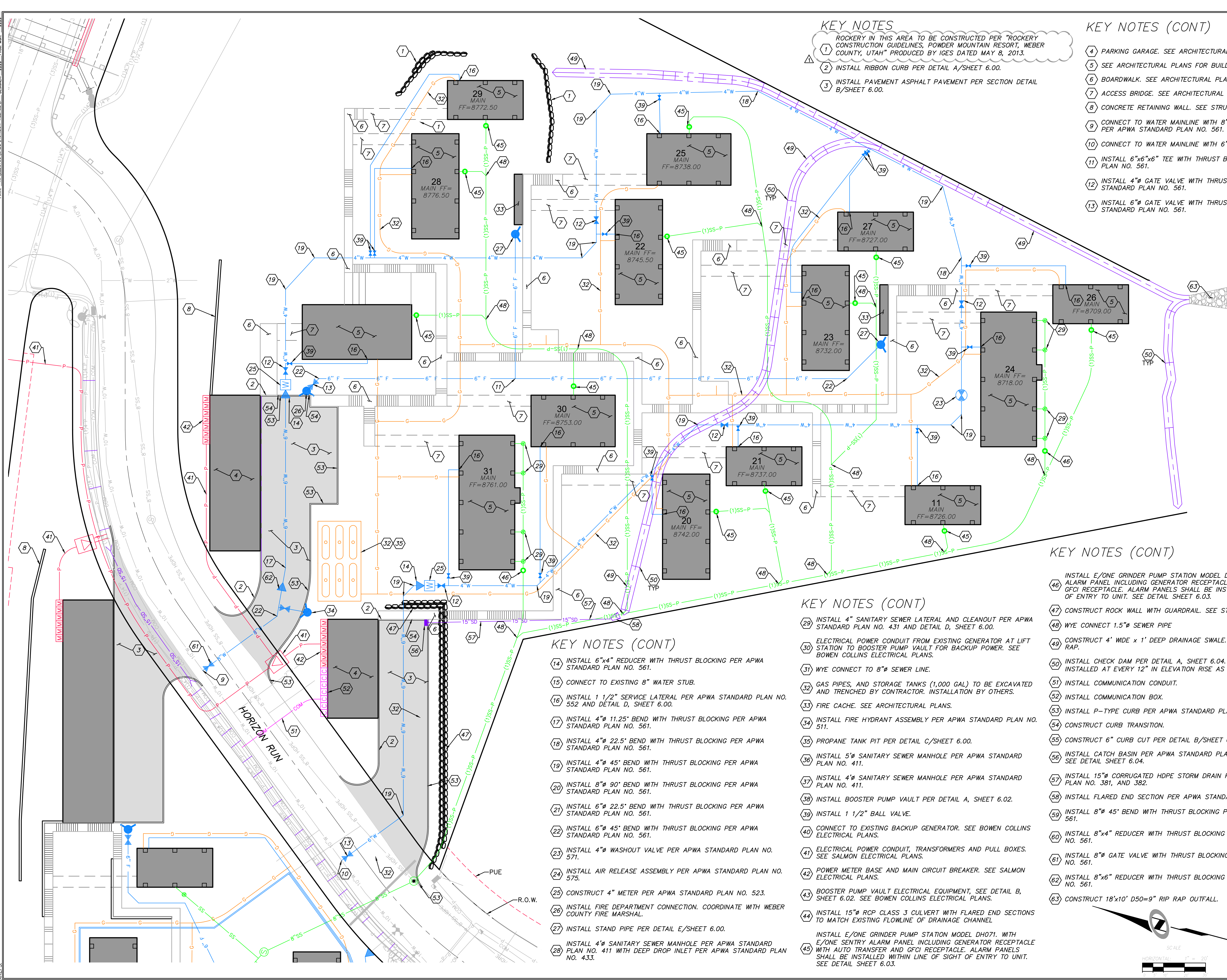
SCALE

VERTICAL: 1"= N/A

HORIZONTAL: 1"= 20'

JOB NUMBER

SLB0793



KEY NOTES

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KEY NOTES (CONT)

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- 5 SEE ARCHITECTURAL PLANS FOR BUILDING PLANS.
- 6 BOARDWALK. SEE ARCHITECTURAL PLANS.
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- 12 INSTALL 4"Ø GATE VALVE WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
- 13 INSTALL 6"Ø GATE VALVE WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
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WEST COAST CODE CONSULTANTS, INC.

KEY NOTES (CONT)

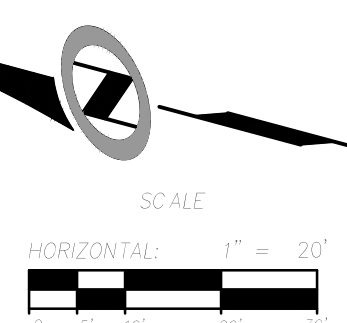
- 14 INSTALL 6"x4" REDUCER WITH THRUST BLOCKING PER APWA STANDARD PLAN NO. 561.
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KEY NOTES (CONT)

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KEY NOTES (CONT)

- 46 INSTALL E/ONE GRINDER PUMP STATION MODEL DH151. WITH E/ONE SENTRY ALARM PANEL INCLUDING GENERATOR RECEPTACLE WITH AUTO TRANSFER AND GFCI RECEPTACLE. ALARM PANELS SHALL BE INSTALLED WITHIN LINE OF SIGHT OF ENTRY TO UNIT. SEE DETAIL SHEET 6.03.
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REVISIONS	
DATE	BY
08.03.2017	JMM
ADDRESSING UNIT REVIEW COMMENTS	
NO.	1

HORIZON NEIGHBORHOOD PRUD
SITE AND UTILITY PLAN - EAST

DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

TALISMAN
CIVIL CONSULTANTS

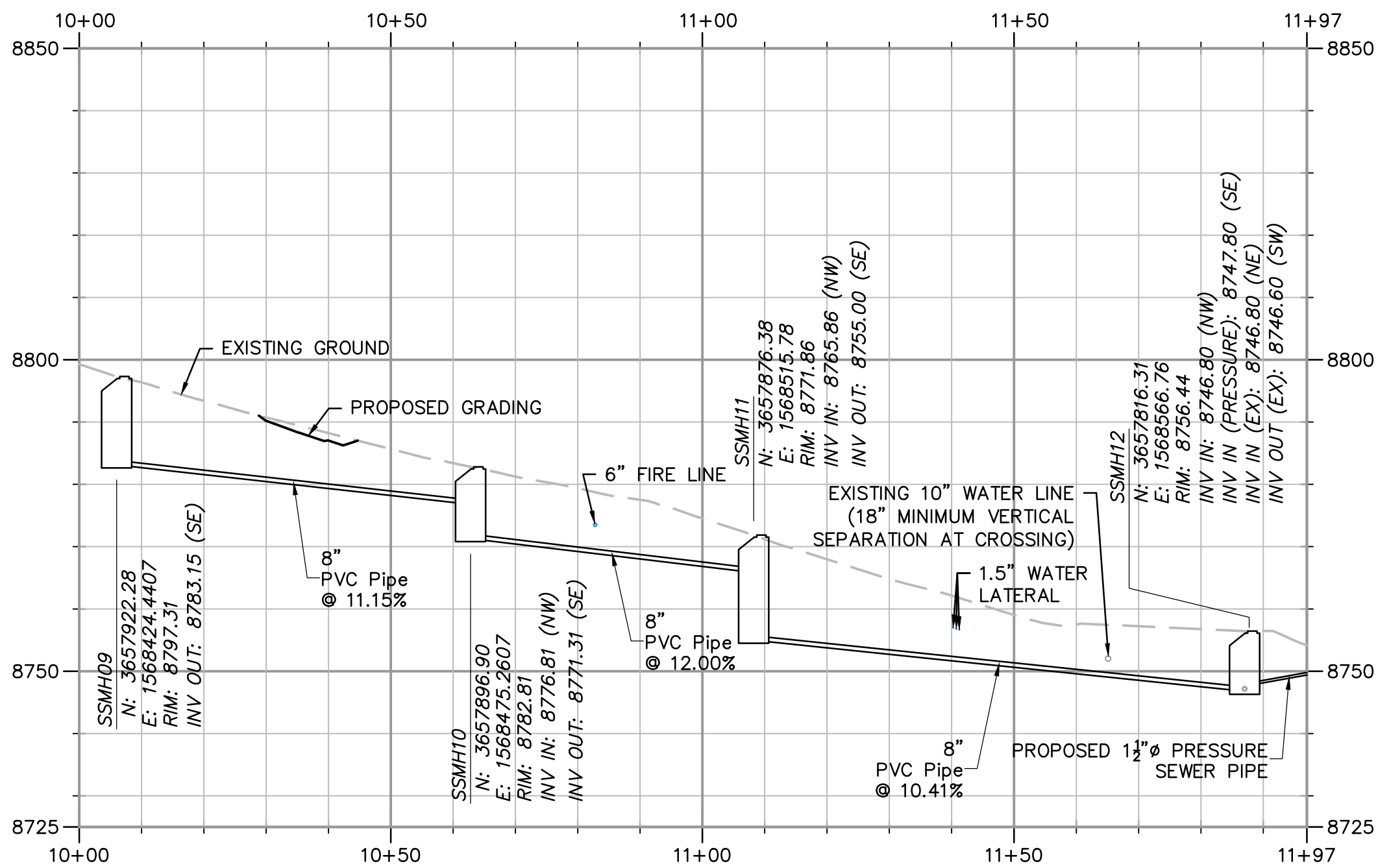
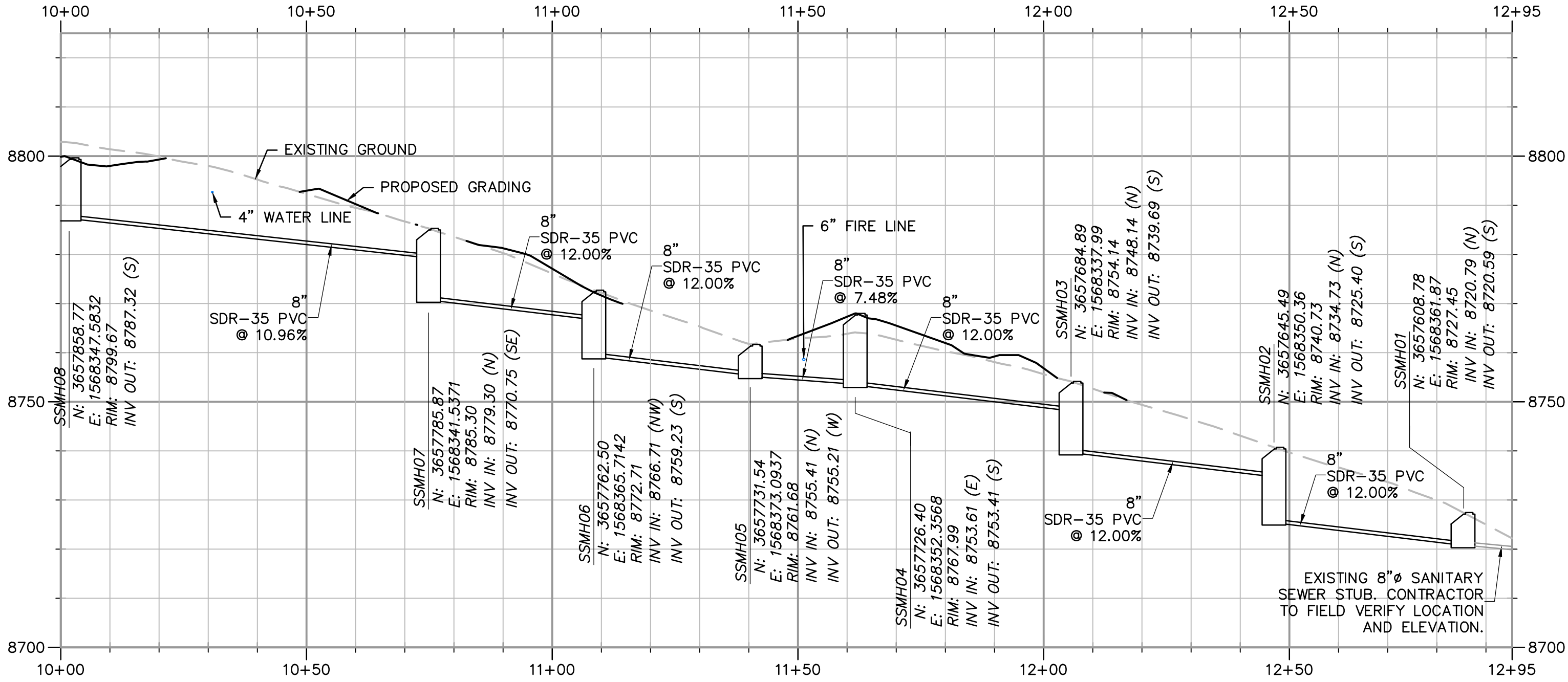
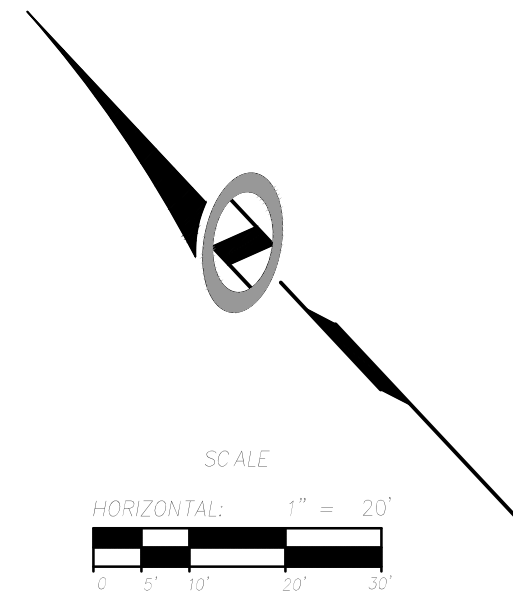
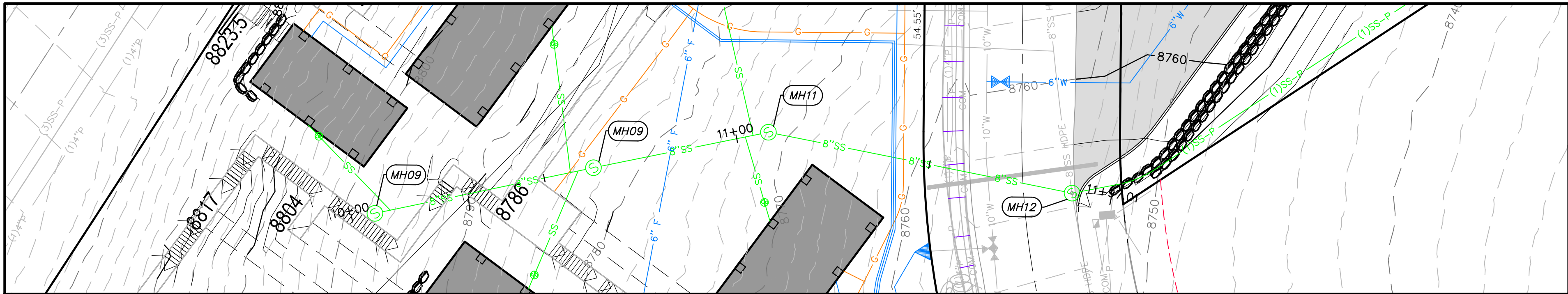
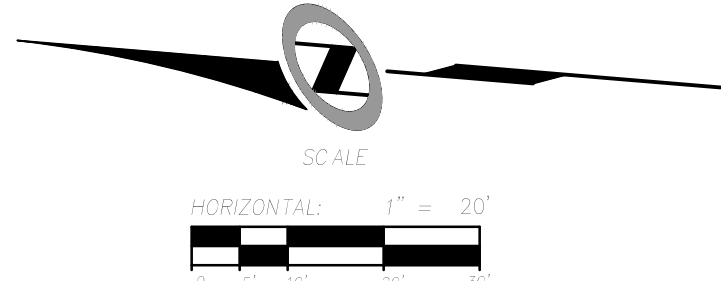
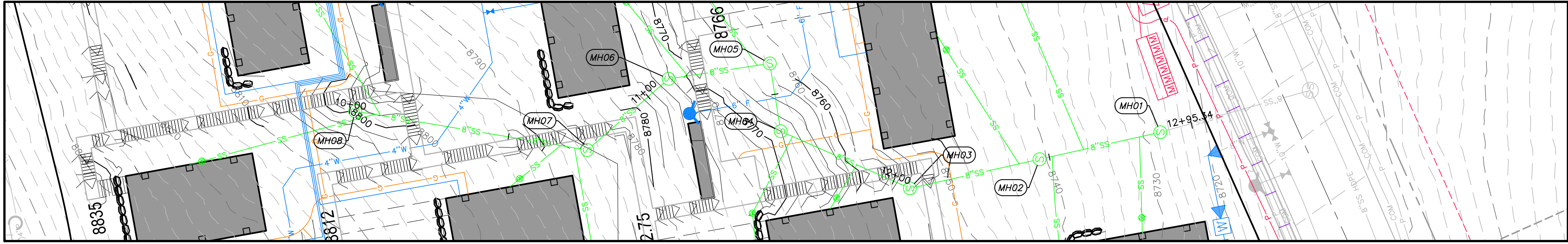
5217 SOUTH STATE STREET, SUITE 200
801743.0800 TEL. 801743.0800 FAX

MURRAY, UT 84407

SHEET NUMBER
2.01

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= 20'

JOB NUMBER
SLB0793



PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW.
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
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BY: MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



TALISMAN
CIVIL CONSULTANTS

5217 SOUTH STATE STREET, SUITE 200
801743.8000 TEL. 801743.0300 FAX

REGISTERED PROFESSIONAL ENGINEER
No. 7899506
RYAN W. CATHEY
8/3/17
STATE OF UTAH

SHEET NUMBER
2.02

SCALE
VERTICAL: 1"= 4'
HORIZONTAL: 1"= 20'

JOB NUMBER
SLB0793

DATE SUBMITTED: 08.03.2017

HORIZON NEIGHBORHOOD PRUD
SANITARY SEWER PLAN AND PROFILE

PREPARED FOR: SUMMIT POWDER MOUNTAIN

NO.

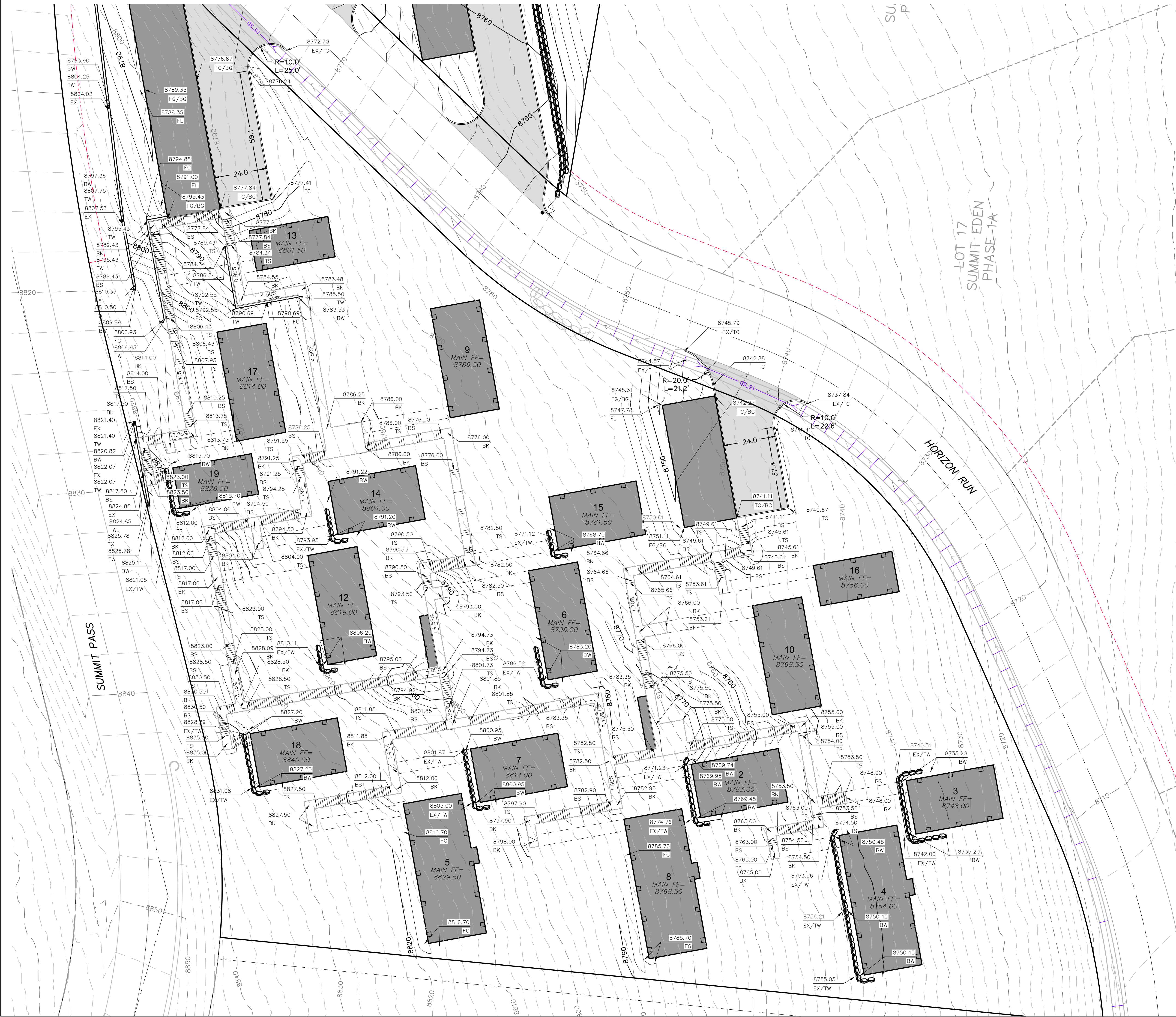
BY

DATE

REVISIONS

CAUTION

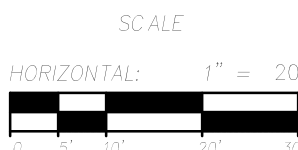
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans, or for any damages, including consequential damages, that may result from the use of these plans.



ABBREVIATIONS:

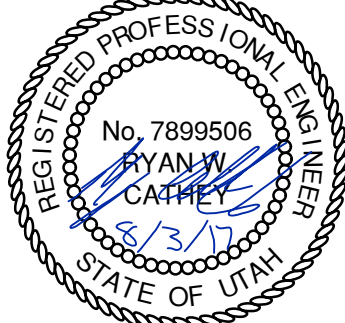
BC	BUILDING
BK	BOARDWALK
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
EX	EXISTING
FG	FINISHED GRADE
FL	FLOWLINE
TC	TOP OF CURB
TS	TOP OF STAIRS
TW	TOP OF WALL

PLAN REVIEW ACCEPTANCE
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MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



HORIZON NEIGHBORHOOD PRUD
GRADING AND DRAINAGE PLAN - WEST

TALISMAN
CIVIL CONSULTANTS



SHEET NUMBER
3.00
SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= 20'
JOB NUMBER
SLB0793

DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

MURRAY, UT 8407

5217 SOUTH STATE STREET, SUITE 200
801743.000 TEL. 801743.000 FAX

COALITION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans, and must be approved by the preparer of these plans.

MATCHLINE - SEE THIS SHEET

ABBREVIATIONS:

BC	BUILDING
BK	BOARDWALK
BS	BOTTOM OF STAIRS
BW	BOTTOM OF WALL
EX	EXISTING
FG	FINISHED GRADE
FL	FLOWLINE
TC	TOP OF CURB
TS	TOP OF STAIRS
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HORIZON NEIGHBORHOOD PRUD
GRADING AND DRAINAGE PLAN - EAST

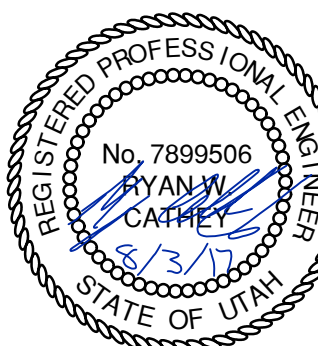
DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

TALISMAN
CIVIL CONSULTANTS

MURRAY, UT 84407

5217 SOUTH STATE STREET, SUITE 200
801743.000 TEL. 801743.000 FAX

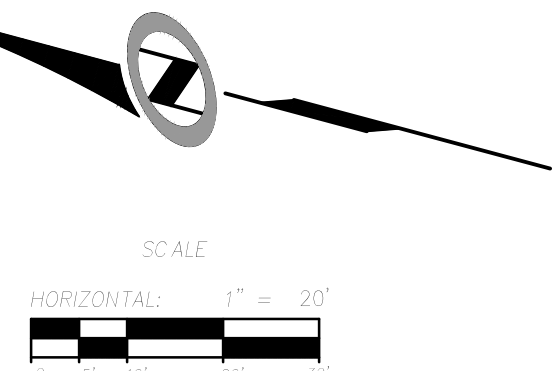


SHEET NUMBER
3.01

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JOB NUMBER
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<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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BY: MEM	DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.	





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

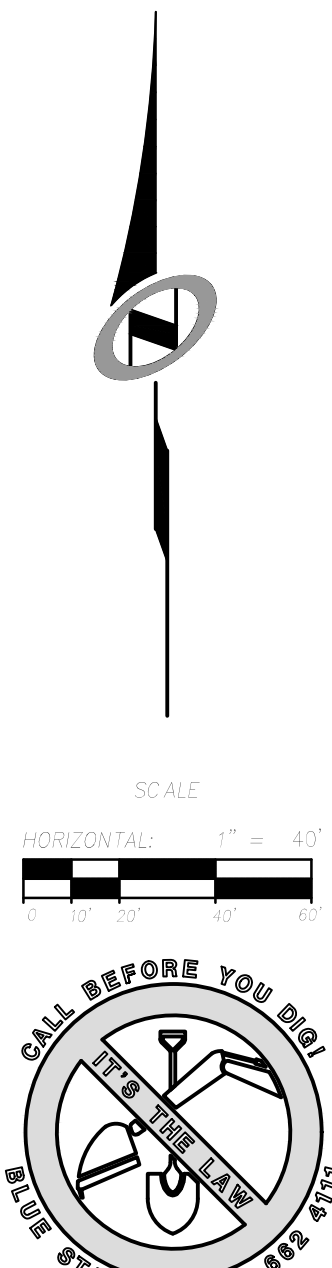
HATCHING INDICATES AREAS TO RECEIVE 4" TOPSOIL AND TO BE SEED FOR NATURAL VEGETATION*. AREAS RECEIVING SEEDING FOR NATURAL REVEGETATION MUST BE COVERED WITH AN EROSION CONTROL BLANKET AFTER THE FINAL GRADING AND SEEDING ARE FINISHED. INSTALL NORTH AMERICAN GREEN SC-150 BLANKET OR APPROVED EQUAL. FOLLOW MANUFACTURER'S SPECIFICATIONS. INSTALL NORTH AMERICAN GREEN P300 EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 1.5:1. RE-SEED AREA IS APPROXIMATE, CONTRACTOR IS TO REVEGITATE ALL DISTURBED AREAS.

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

INSTALL SILT FENCE ALONG DOWN GRADIENT LIMITS OF DISTURBANCE AS SHOWN ON PLAN.

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

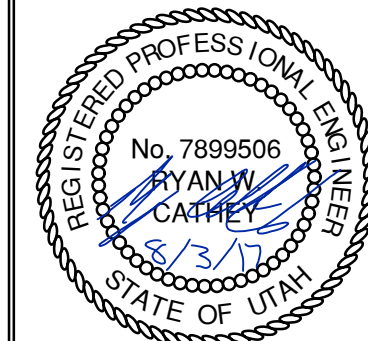
PLAN REVIEW ACCEPTANCE
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☒ BUILDINGS ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY: MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



HORIZON NEIGHBORHOOD PRUD

EROSION CONTROL PLAN - OVERALL

TALISMAN
CIVIL CONSULTANTS



SHEET NUMBER
4.00

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 40'

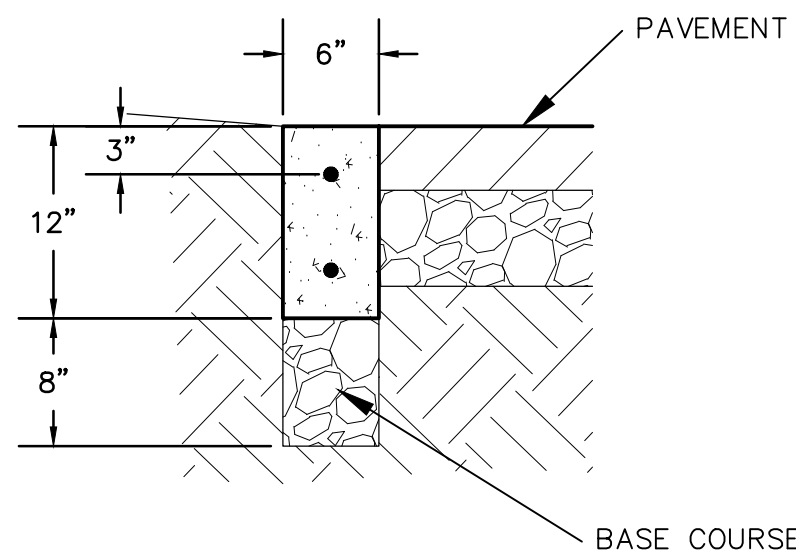
JOB NUMBER
SLB0793

PREPARED FOR: SUMMIT POWDER MOUNTAIN

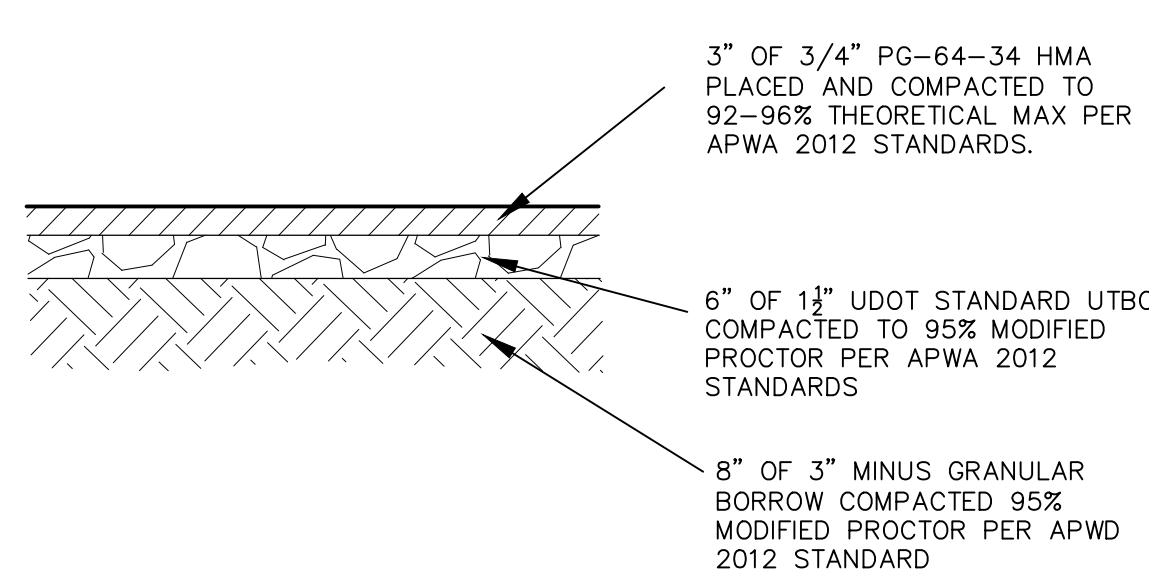
DATE SUBMITTED: 08.03.2017

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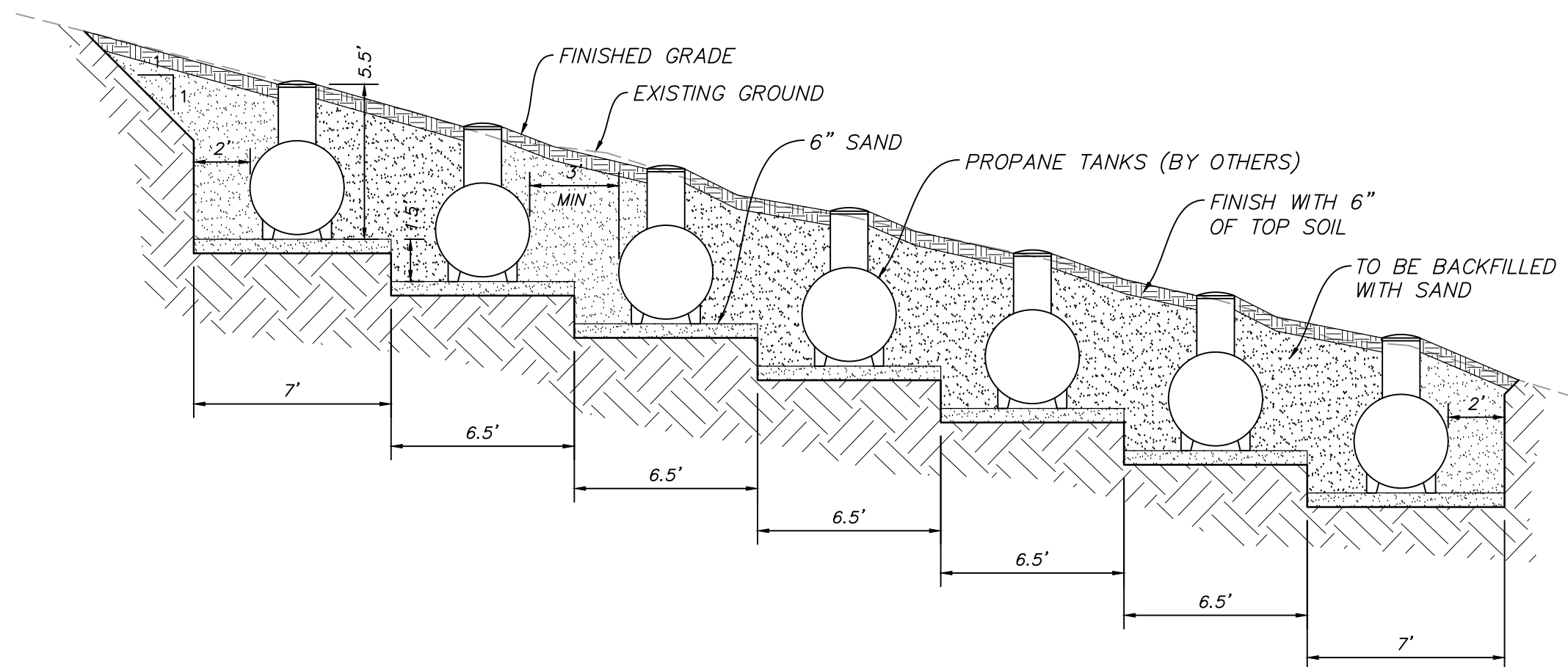
NO.	BY	DATE	REVISIONS



RIBBON CURB
(MODIFIED TYPE P CURB)
NTS

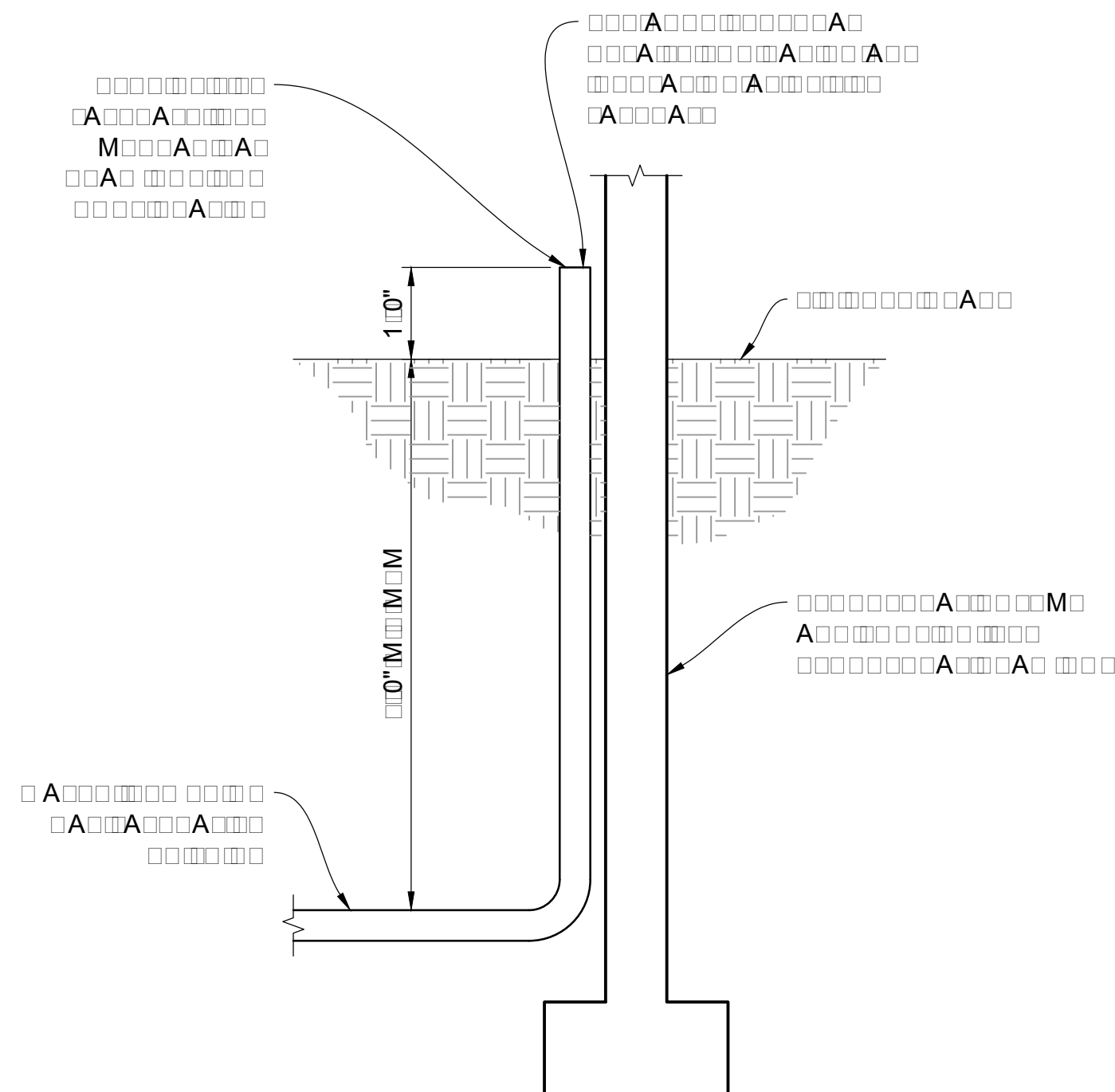


PARKING ASPHALT SECTION
NTS



SECTION A-A

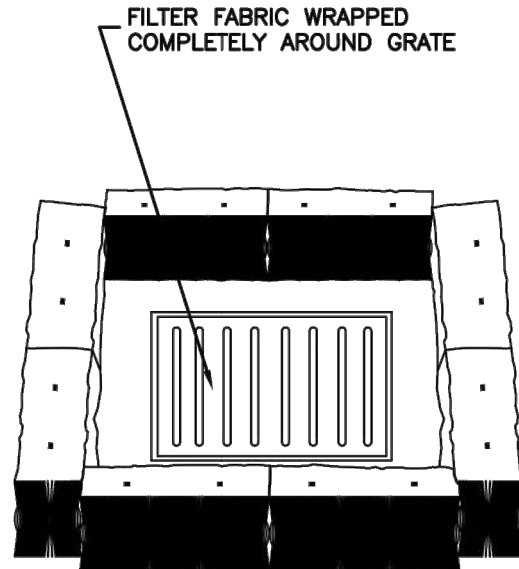
PROPANE TANK PIT
VAR NTS



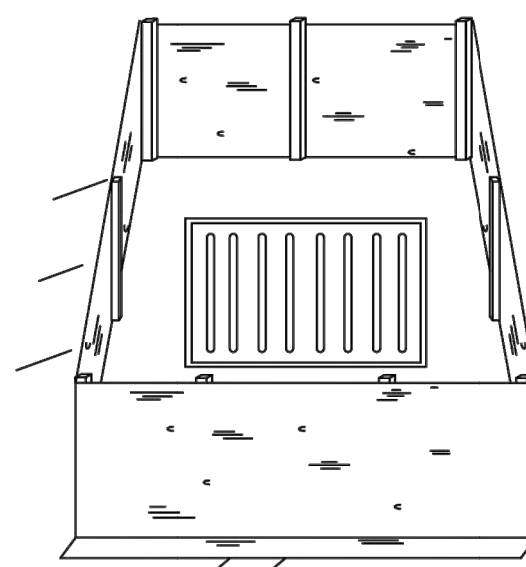
SERVICE LATERAL DETAIL
VAR NTS

PLAN REVIEW ACCEPTANCE
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CONSTRUCTION CODES IDENTIFIED BELOW.
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MEM BY: DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.

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



STRAW BALE BARRIER
(PLAN No. 121)



SILT FENCE
(PLAN No. 122)

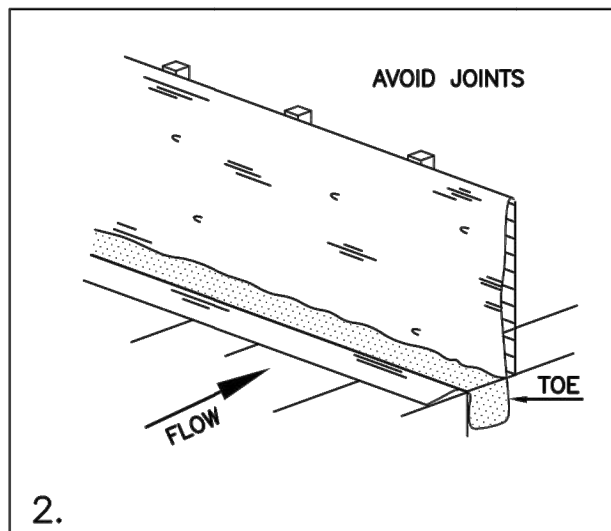
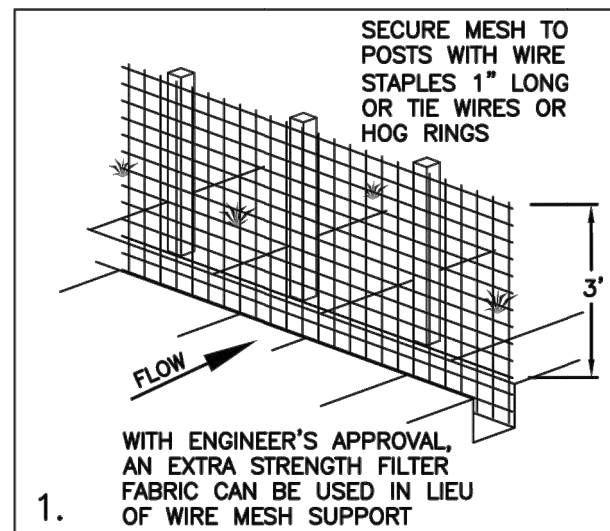
Inlet protection - fence or straw bale

February 2006

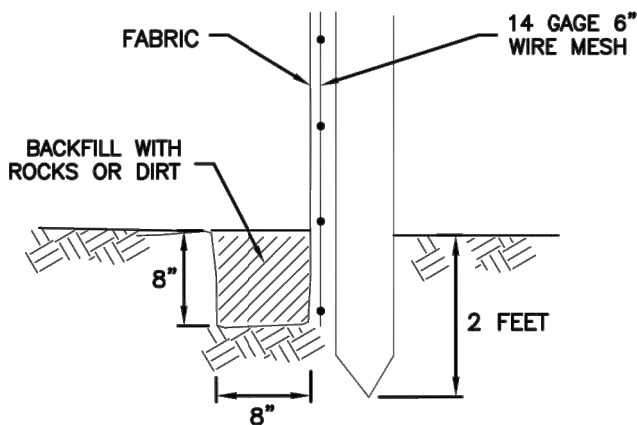
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Plan
124
Sheet 3 of 3

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INSTALLATION SEQUENCE



TOE DETAIL

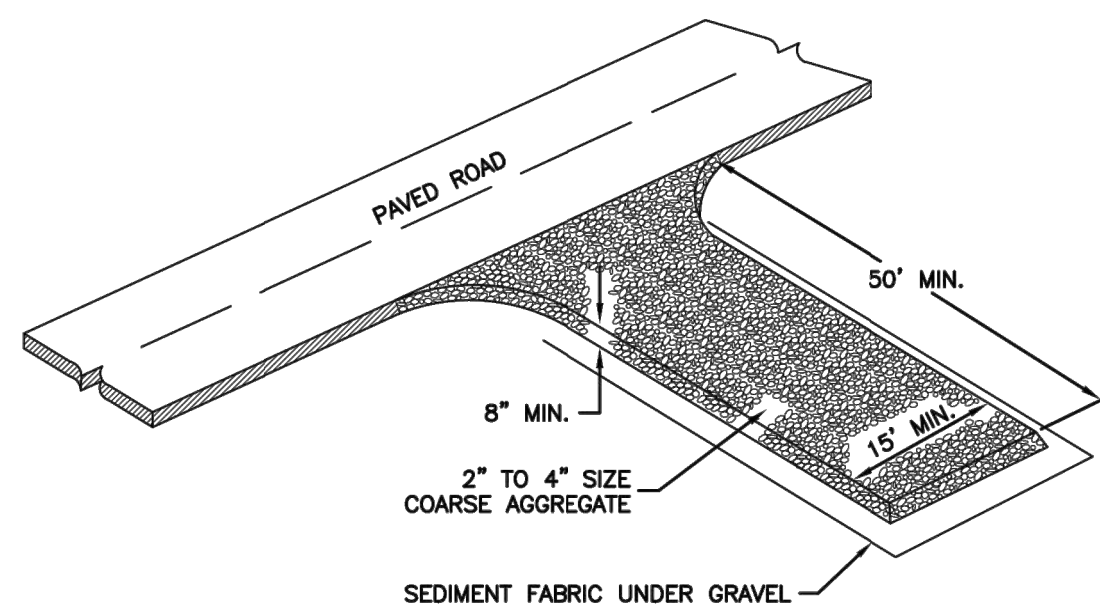
Silt fence

February 2006

7

Plan
122

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

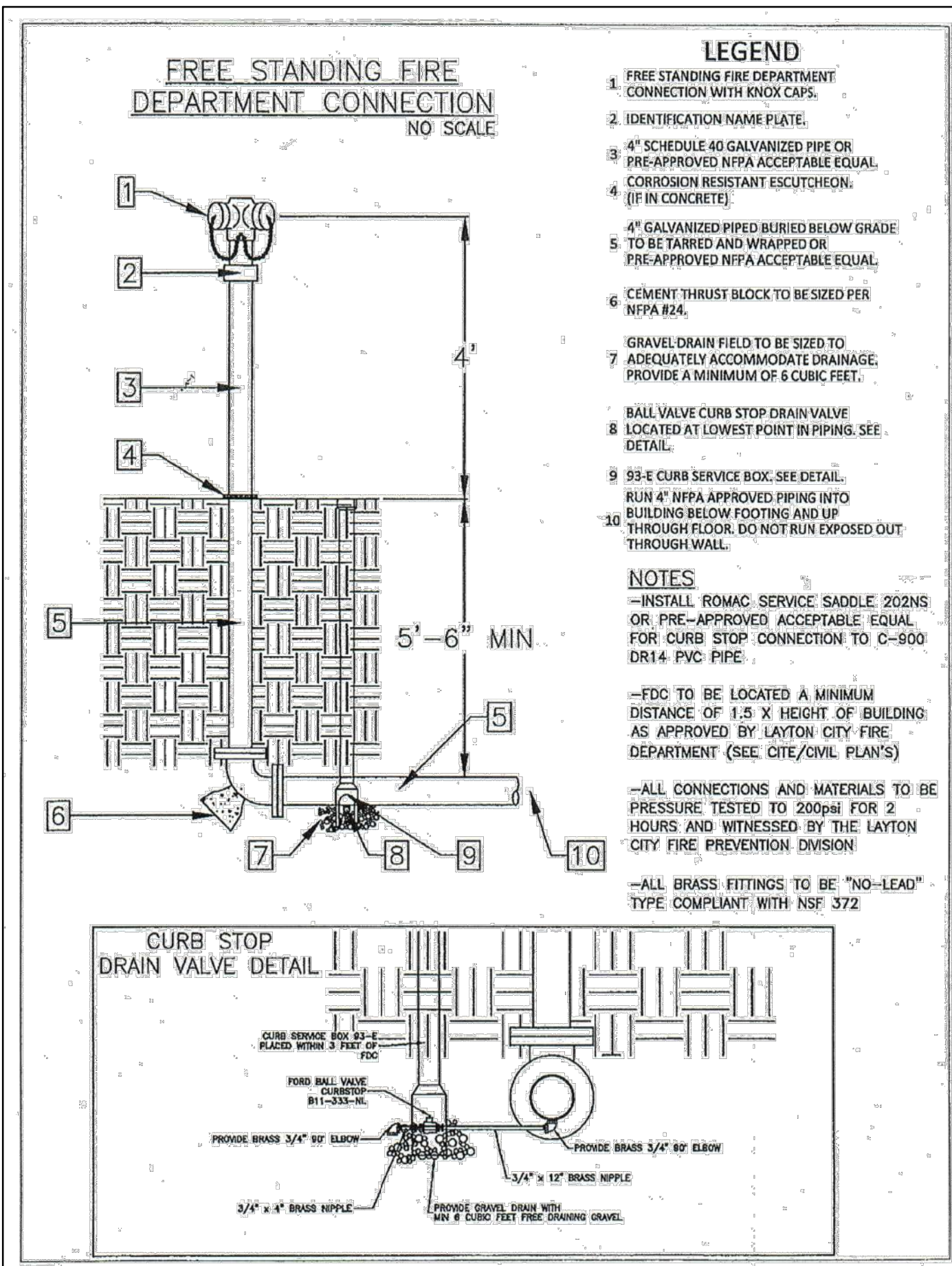


Stabilized roadway entrance

February 2006

19

Plan
126

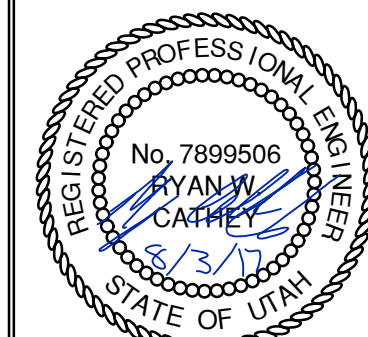


FIRE DEPARTMENT CONNECTION
VAR NTS



HORIZON NEIGHBORHOOD PRUD
DETAILS

TALISMAN
CIVIL CONSULTANTS



SHEET NUMBER
6.00

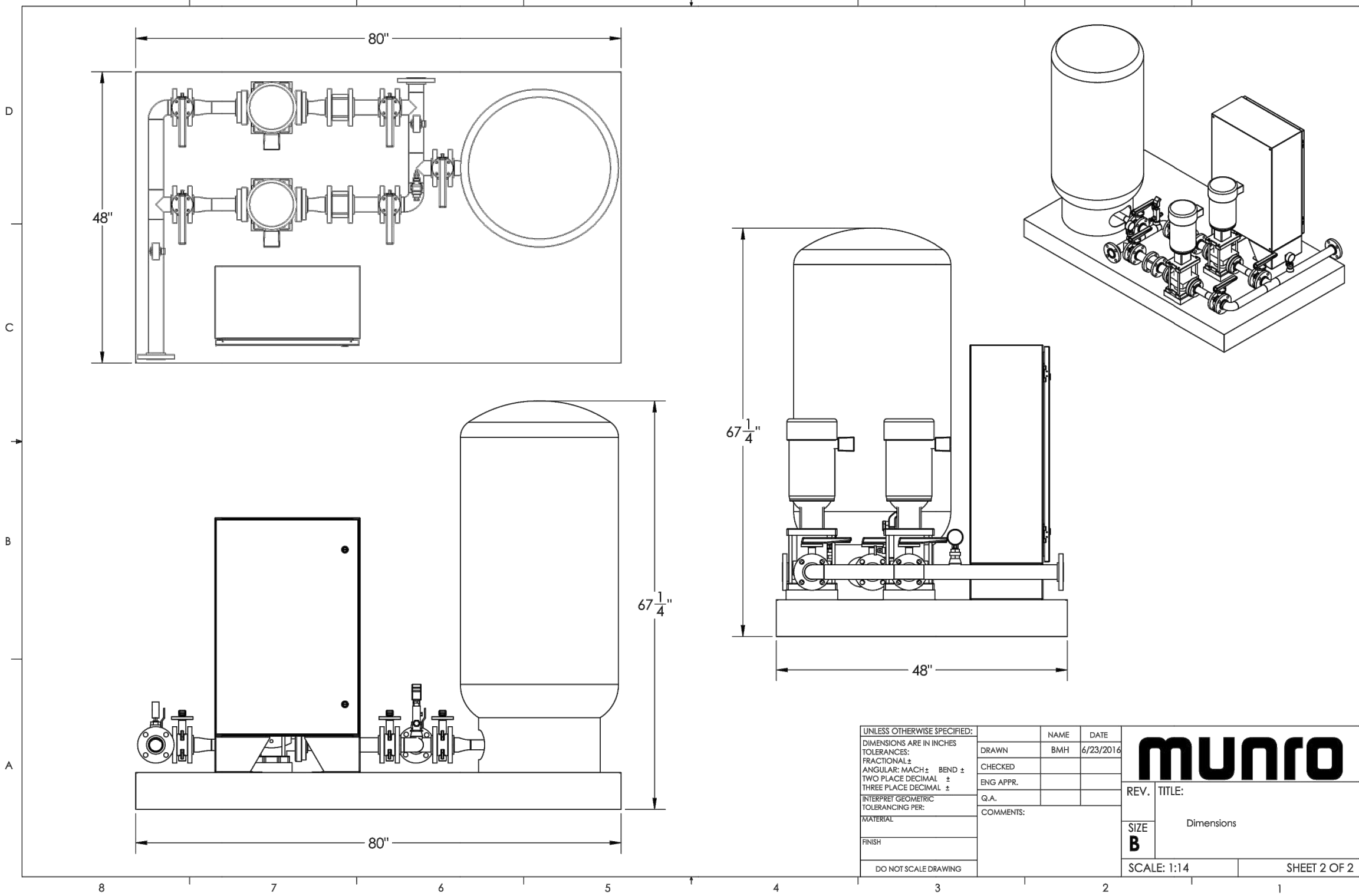
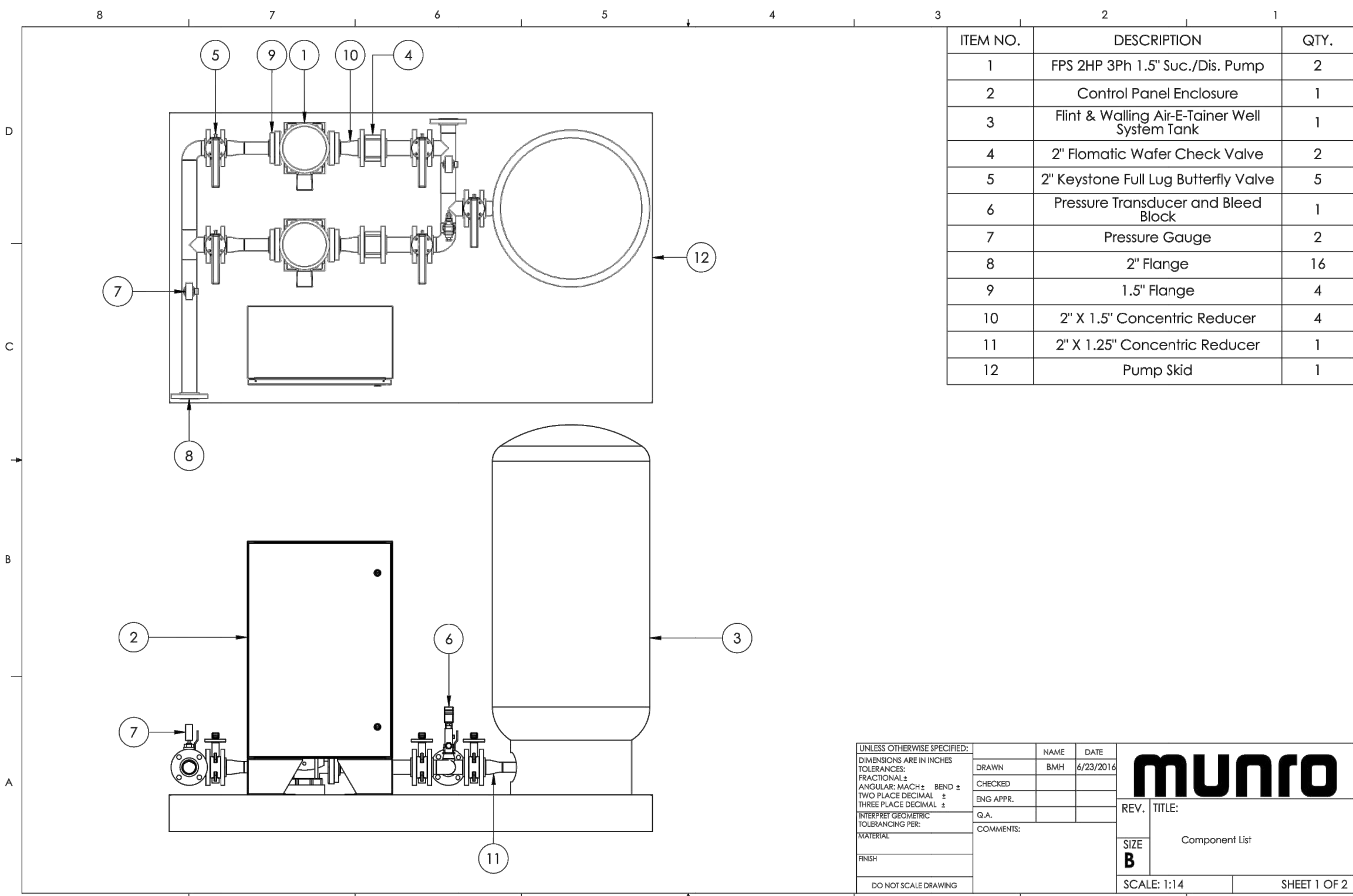
SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

JOB NUMBER
SLB0793

PREPARED FOR: SUMMIT POWDER MOUNTAIN

DATE SUBMITTED: 08.03.2017

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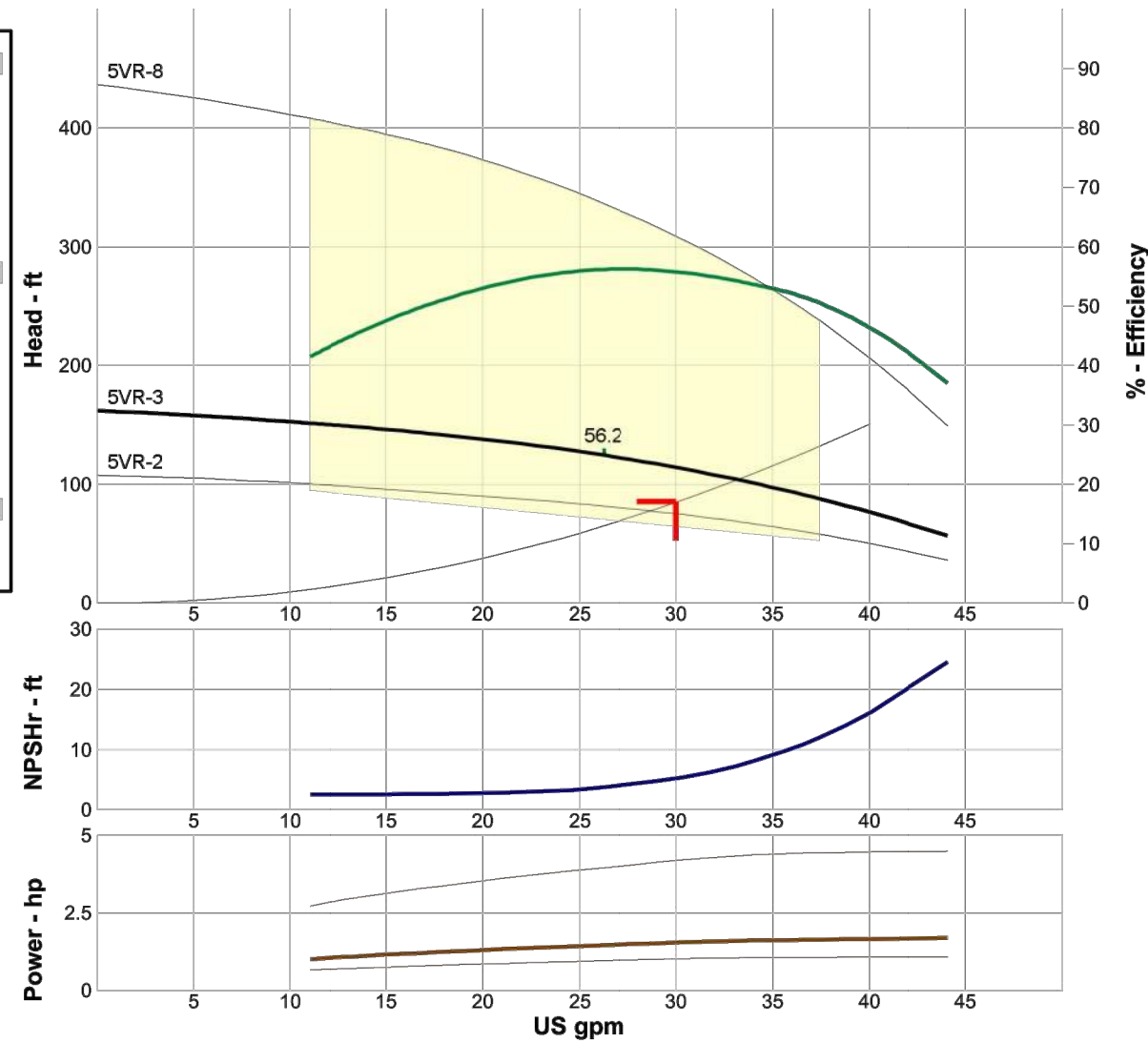


Company: NVS
Name:
Date: 6/21/2016

Pump: 5VR 2-8 stage
Type: Multi-Stage
Synch Speed: 3600 rpm
Curve:
Specific Speeds:
Dimensions:

Pump Limits:
Temperature: ---
Pressure: ---
Sphere Size: ---

Flow: 33.2 US gpm
Head: 104 ft
Eff: 54%
Power: 1.6 hp
NPSHr: 7.44 ft
Shutoff Head: 162 ft
Shutoff dP: 70.2 psi
Min Flow: 66.2% @ 26.3 US gpm
NOL Power: 1.7 hp @ 44 US gpm
Max Power: 4.49 hp @ 44 US gpm



Flow US gpm	Speed rpm	Head ft	Efficiency %	Power hp	NPSHr ft
36	3450	93.1	52	1.63	10.5
30	3450	113	55	1.54	5.74
24	3450	129	56	1.41	3.52
18	3450	141	51	1.26	2.74
12	3450	150	43	1.05	2.62

Selected from catalog: FFCentrifugal 60 Vers: 1.3



AIR-E-TAINER® WELL SYSTEM TANKS

- Inline tanks pre-charged for 30-50 pressure switch - Vertical tanks pre-charged for either 30 - 50 or 40 - 60 Pressure switch
- 100 PSI maximum working pressure
- Powder-coated exterior and interior
- Butyl rubber parabolic diaphragm
- 5 year Limited Warranty



AIR-E-TAINER® PRE-PRESSURIZED WELL SYSTEM TANKS									
Part No.	Total Tank Vol. Gallons	Drawdown - Gallons by PSI Settings***		Approx. Size In. Dia x Ht.	Ship Wt Lbs	NPT Size MTL	Factory Precharge PSIG	Max Working Pressure (PSI)	Max Working Temp
131009	2	0.7	0.8	8-1/4 x 10-1/5	5	3/4" M	28	100	140
132477	4.6	1.6	1.4	11 x 14-3/4	9	3/4" M	28	100	140
132661	14	5.2	4.3	3.7 15-3/8 x 24-3/4	25.5	1" F	38	100	200
132662	20	7.4	6.2	5.4 15-3/8 x 32-1/4	30	1" F	38	100	200
132663	36	13.3	11.1	9.7 20 x 38-5/8	45	1" F	38	100	200
132617	52	19.2	16.1	14 23-3/8 x 38-5/8	77	1-1/4" F	38	100	200
136875	66	23.9	20	17.5 23-3/8 x 48-3/5	87	1-1/4" F	38	100	200
135460	86	31.8	26.7	23.2 23-3/8 x 58	105	1-1/4" F	38	100	200
136876	119.5	44	37	32 26 x 61-1/4	165	1-1/4" F	38	100	200

***In keeping with current industry standards, drawdown factors are based on Boyle's law. Actual drawdowns will vary depending upon system variables, including the accuracy and operation of the pressure switch and gauge and operating temperature of the system.
Caution: Install a pressure relief valve on any installation where the pump pressure can exceed the tank's maximum working pressure.
NOTE: Pre-charged tanks cannot ship via air freight.

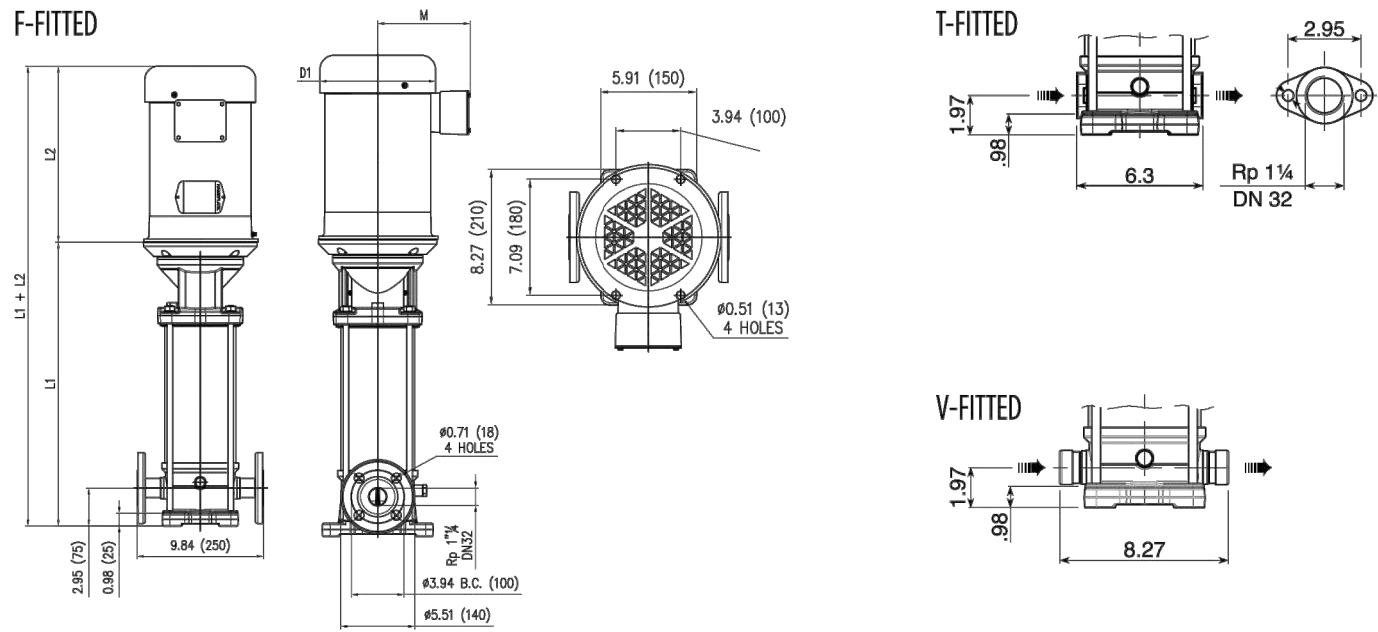
NOTE: Pre-charged tanks cannot ship via air freight.



MULTI-STAGE PUMPS VERTICAL VR SERIES



DIMENSIONS SVR PUMP END AND MOTOR



Pump End Dimensions (in)	Pump End Dimensions (in)
Stages HP 11.7" Model No.	Stages HP 11.7" Model No.
2 1 13.49 SVR2-60 N	9 5 21.04 SVR9-60 N
3 1.5 14.44 SVR3-60 N	10 5 21.08 SVR10-60 N
4 2 14.99 SVR4-60 N	11 7.5 21.54 SVR11-60 N
5 3 15.91 SVR5-60 N	12 7.5 22.48 SVR12-60 N
6 3 17.29 SVR6-60 N	13 7.5 23.41 SVR13-60 N
7 5 18.25 SVR7-60 N	14 7.5 24.37 SVR14-60 N
8 5 19.19 SVR8-60 N	15 7.5 25.31 SVR15-60 N

F-Fitted*: Round flanges on body type PN25--pump is supplied without joints, bolts, and counter flanges.

T-Fitted: Oval flanges on body type PN16--pump is supplied without oval counter flanges for pipe to be screwed, joints, and bolts.

V-Fitted: Connections with rapid fittings type "Victaulic"---pump is supplied without collars.

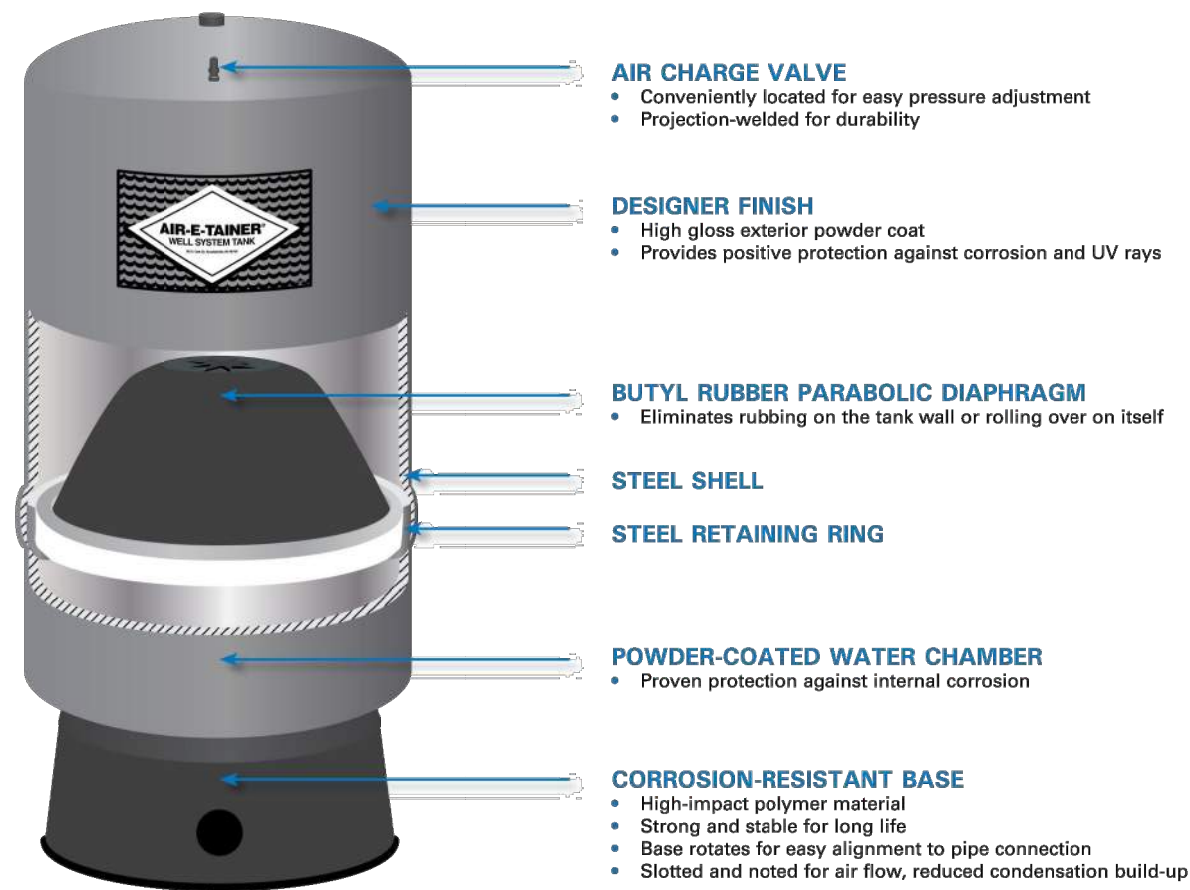
Phase	HP	Frame	Standard Efficiency ODP	Premium Efficiency ODP	Standard Efficiency TEFC	Premium Efficiency TEFC
1	55C		12.22 5.06 6.19	11.97 5.19 6.19	11.95 5.19 6.19	11.97 5.19 6.19
1.5	55C		12.22 5.06 6.2	N/A	N/A	N/A
2	55C	208-220/460	12.22 5.06 6.2	N/A	N/A	N/A
3	55C		12.22 5.06 6.2	N/A	N/A	N/A
4	55C		12.22 5.06 6.2	N/A	N/A	N/A
5	182/41C		16.55 5.61 8.92	16.55 5.61 8.92	16.55 5.61 8.92	16.55 5.61 8.92
7.5	182/41C		16.55 5.61 8.92	16.55 5.61 8.92	16.55 5.61 8.92	16.55 5.61 8.92

NOTE: Dimensions for round flange units are for estimating purposes only.

AIR-E-TAINER® WELL SYSTEM TANKS

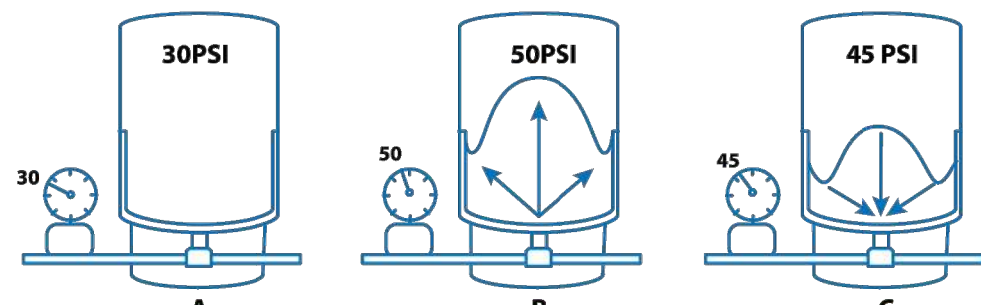


Air-E-Tainer® Features



Standard 40/60 PSI System

These illustrations show the operation of the Air-E-Tainer® tank in a typical 30/50 pressure range.



A. Tank is pre-pressurized with air at the factory.

B. When pump starts, water enters the reservoir. At 50 psig, system is filled. Pump shuts off.

C. When water is demanded, pressure in the air chamber forces water into the system. Pump turns on.

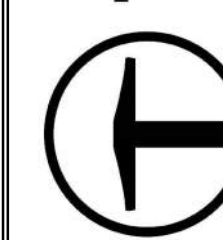
D. When pressure in tank drops to pressure switch cut-in point (30 psig) pump refills the tank as in illustration B.

Flint & Walling | 95 North Oak Street | Kendallville, IN 46755
800-345-9422 | www.flintandwalling.com

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HORIZON NEIGHBORHOOD PRUD BOOSTER PUMP DETAILS

TALISMAN CIVIL CONSULTANTS



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

SHEET NUMBER
6.01

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

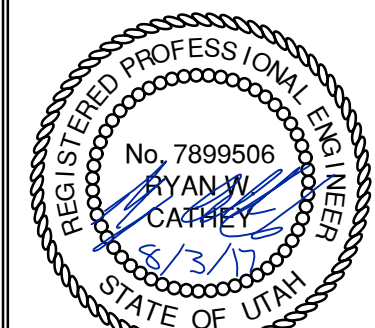
JOB NUMBER
SLB0793

DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

MURRAY, UT 8407

5217 SOUTH STATE STREET, SUITE 200
801743.8800 TEL. 801743.0800 FAX

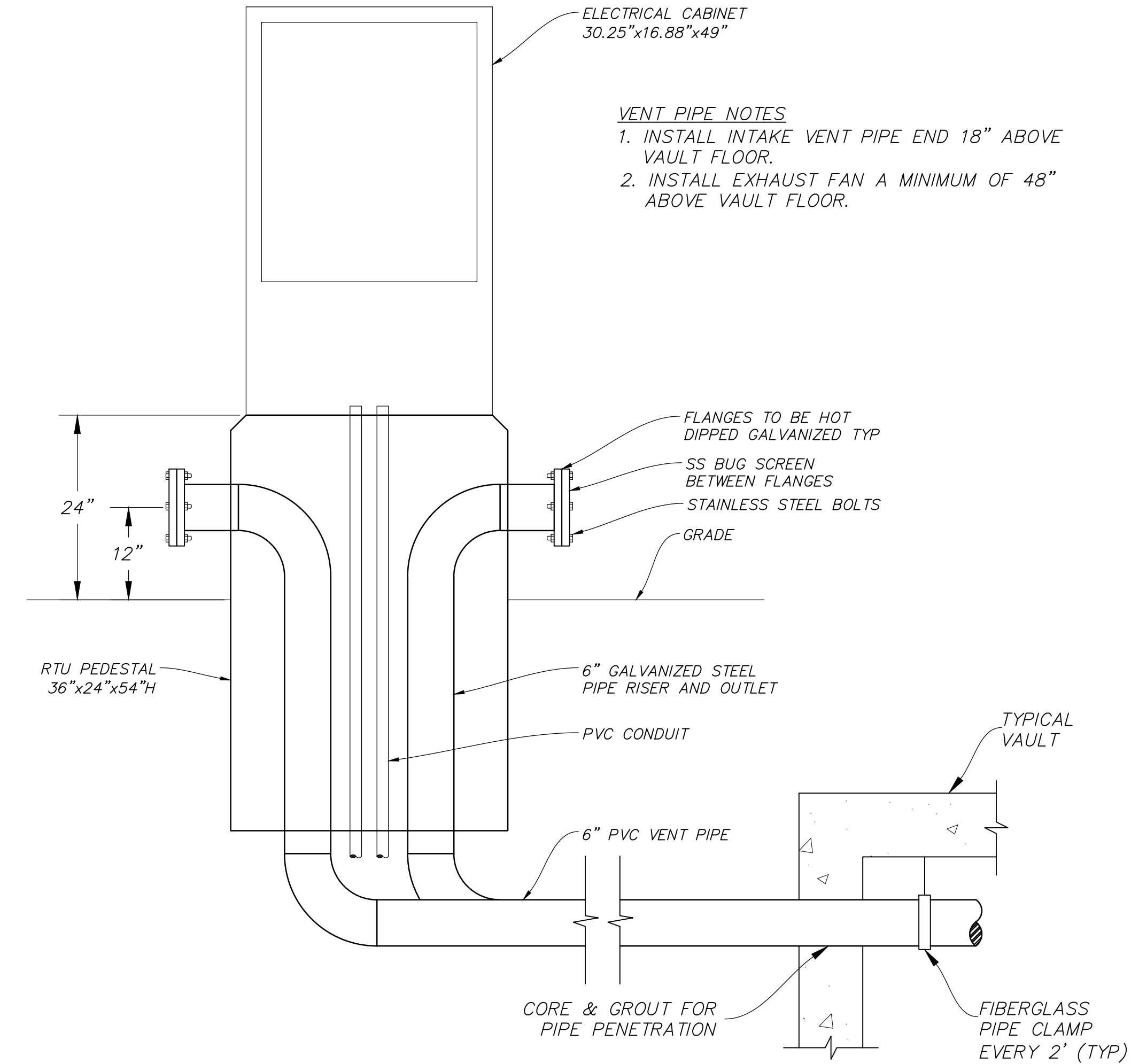
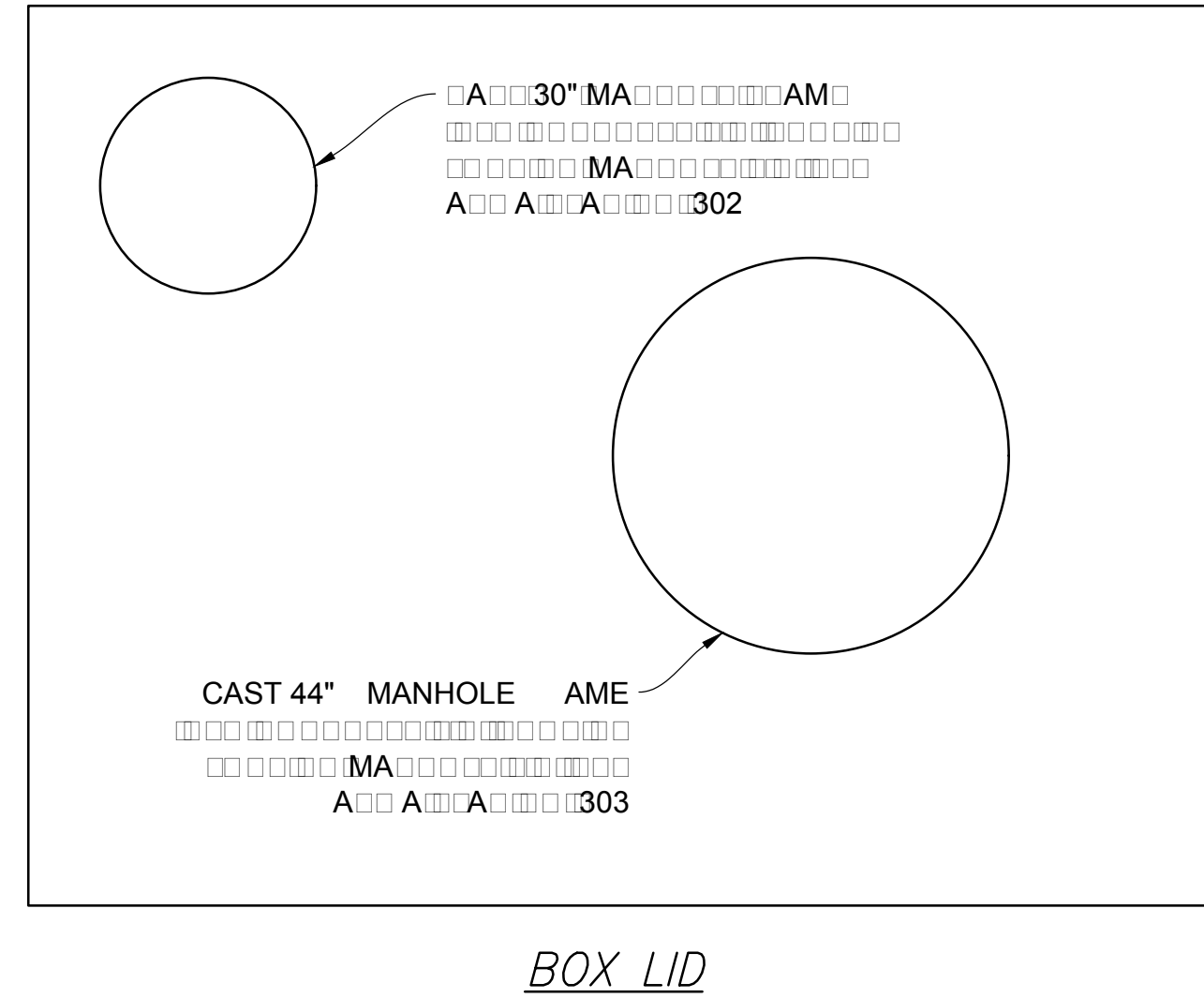
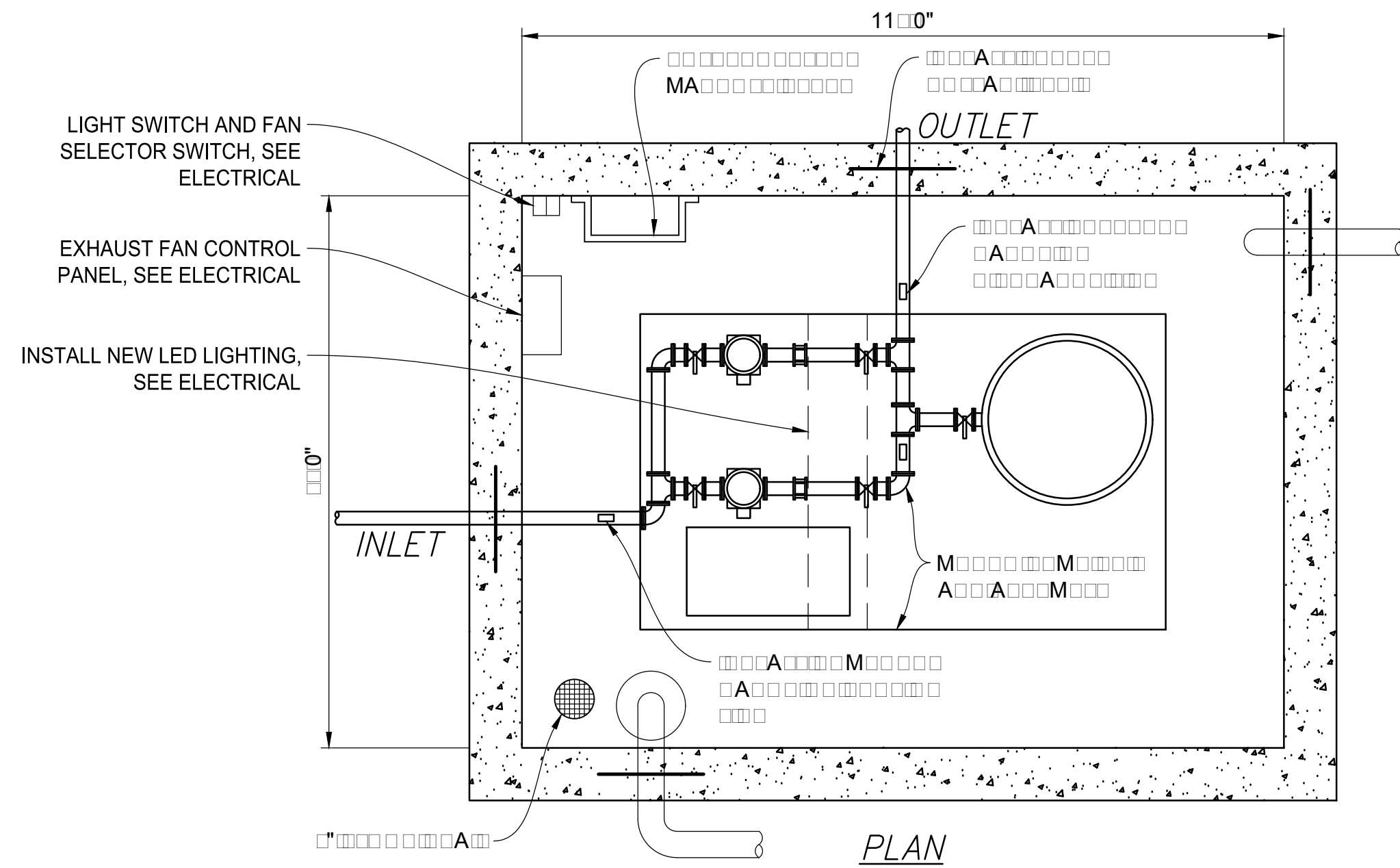


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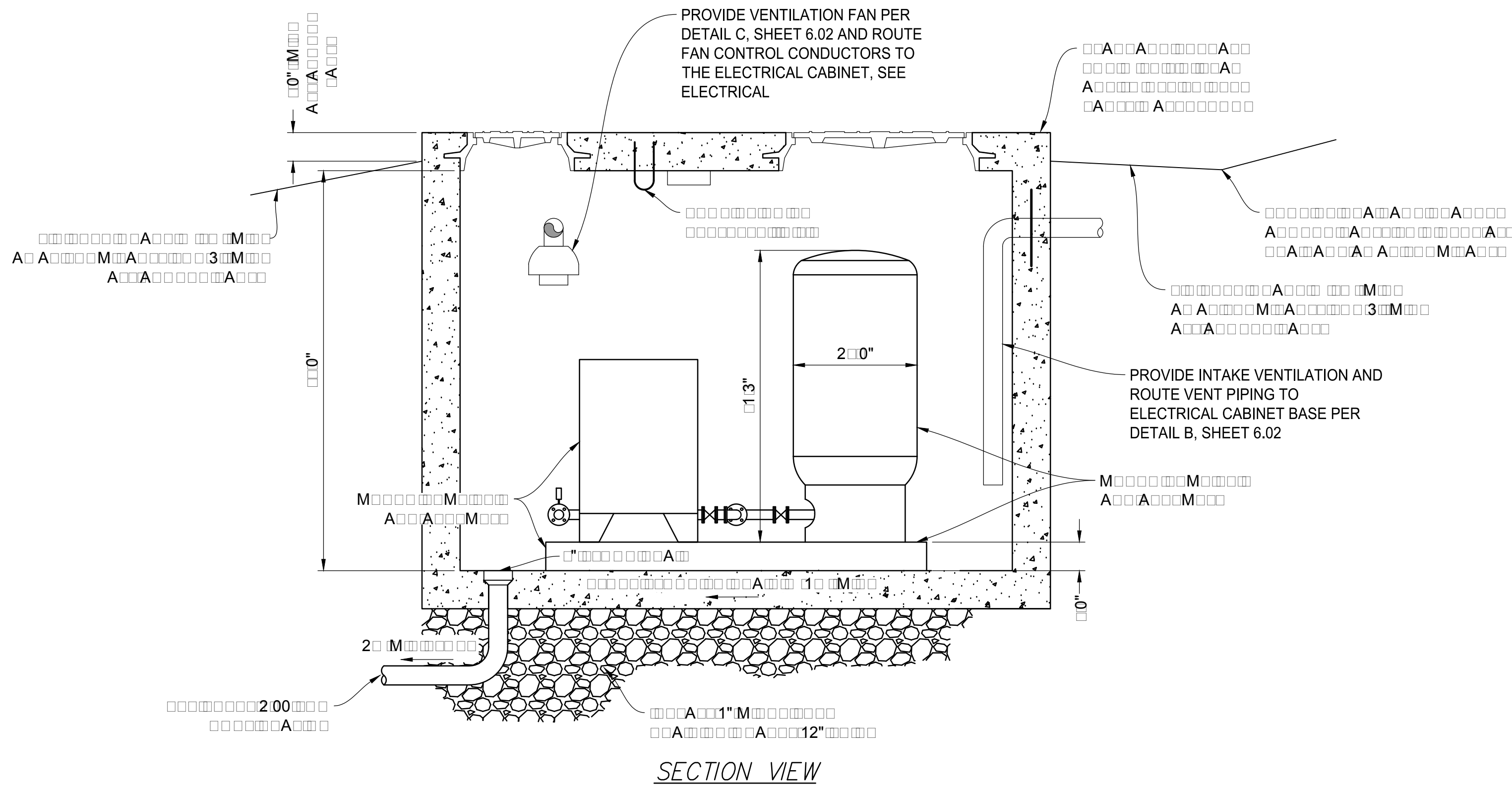
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JOB NUMBER
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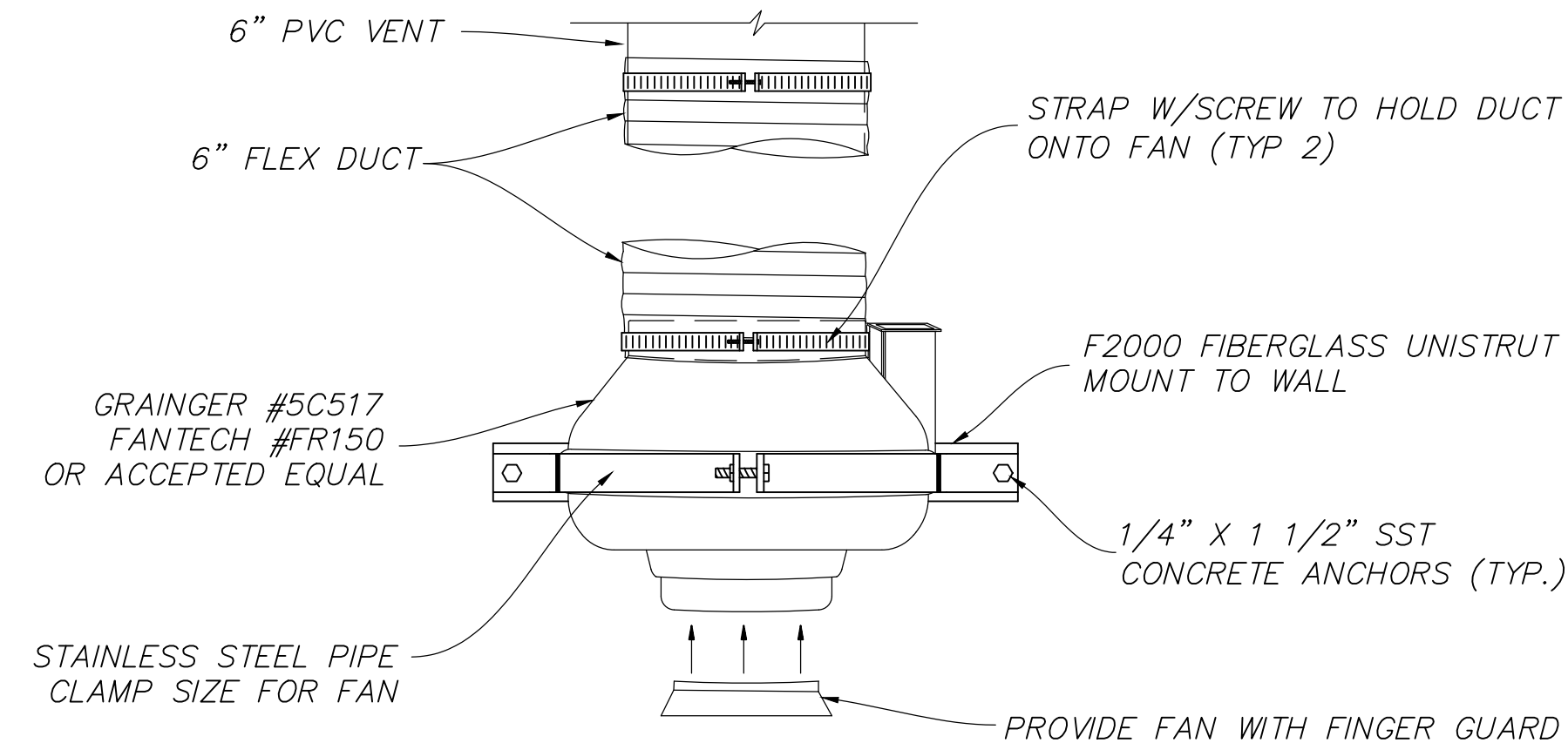
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B ELECTRICAL PEDESTAL DETAIL
NOT TO SCALE



A BOOSTER PUMP VAULT
NOT TO SCALE



C FAN DETAIL
NOT TO SCALE

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

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☒ ELECTRICAL ☒ ENERGY

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BY: MEM DATE: 08/21/17

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NO.	BY	DATE	REVISIONS

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HORIZON NEIGHBORHOOD PRUD BOOSTER PUMP DETAILS

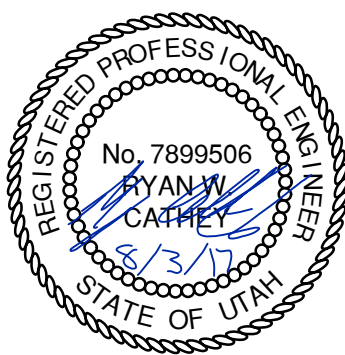
DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

TALISMAN
CIVIL CONSULTANTS

MURRAY, UT 8407

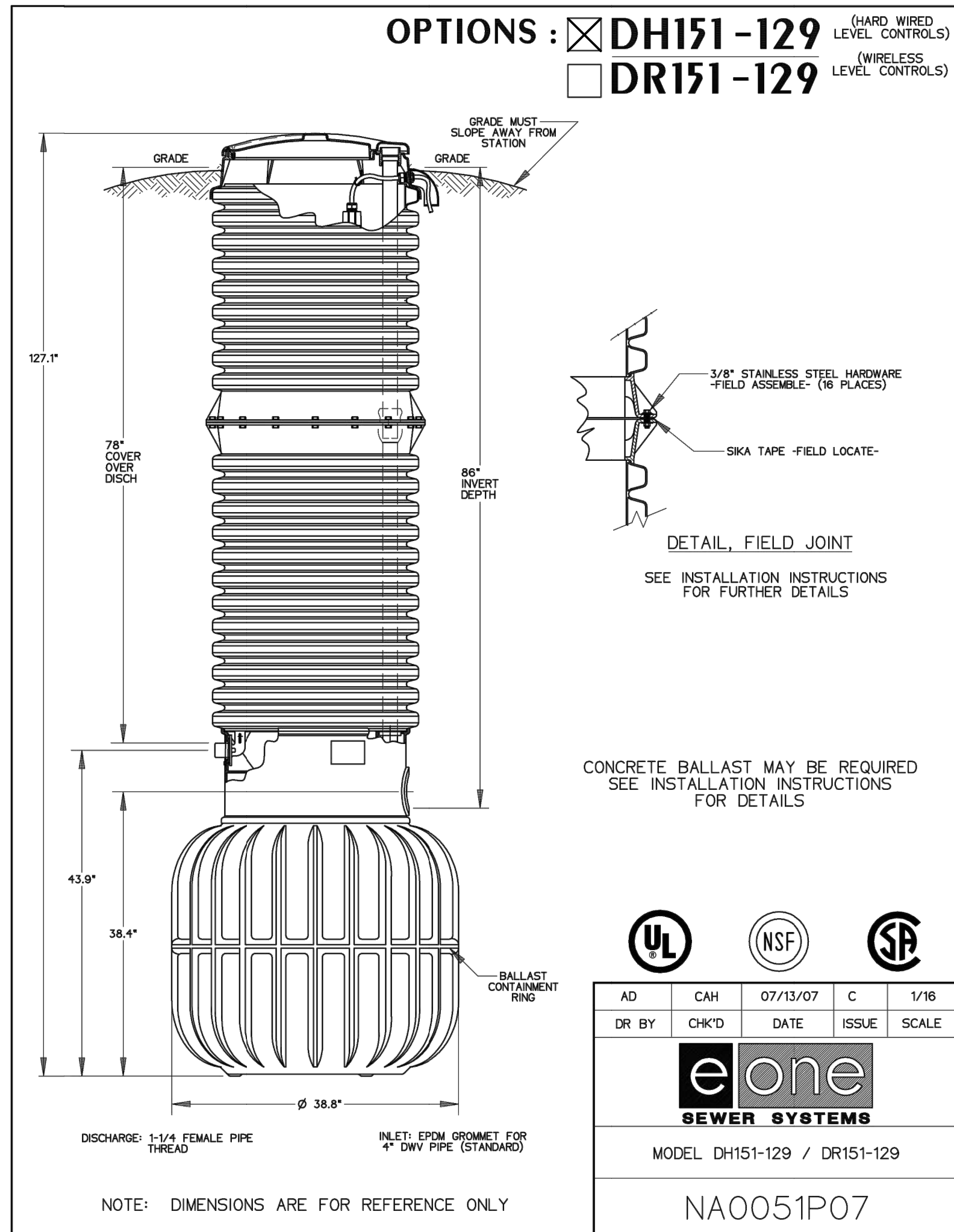
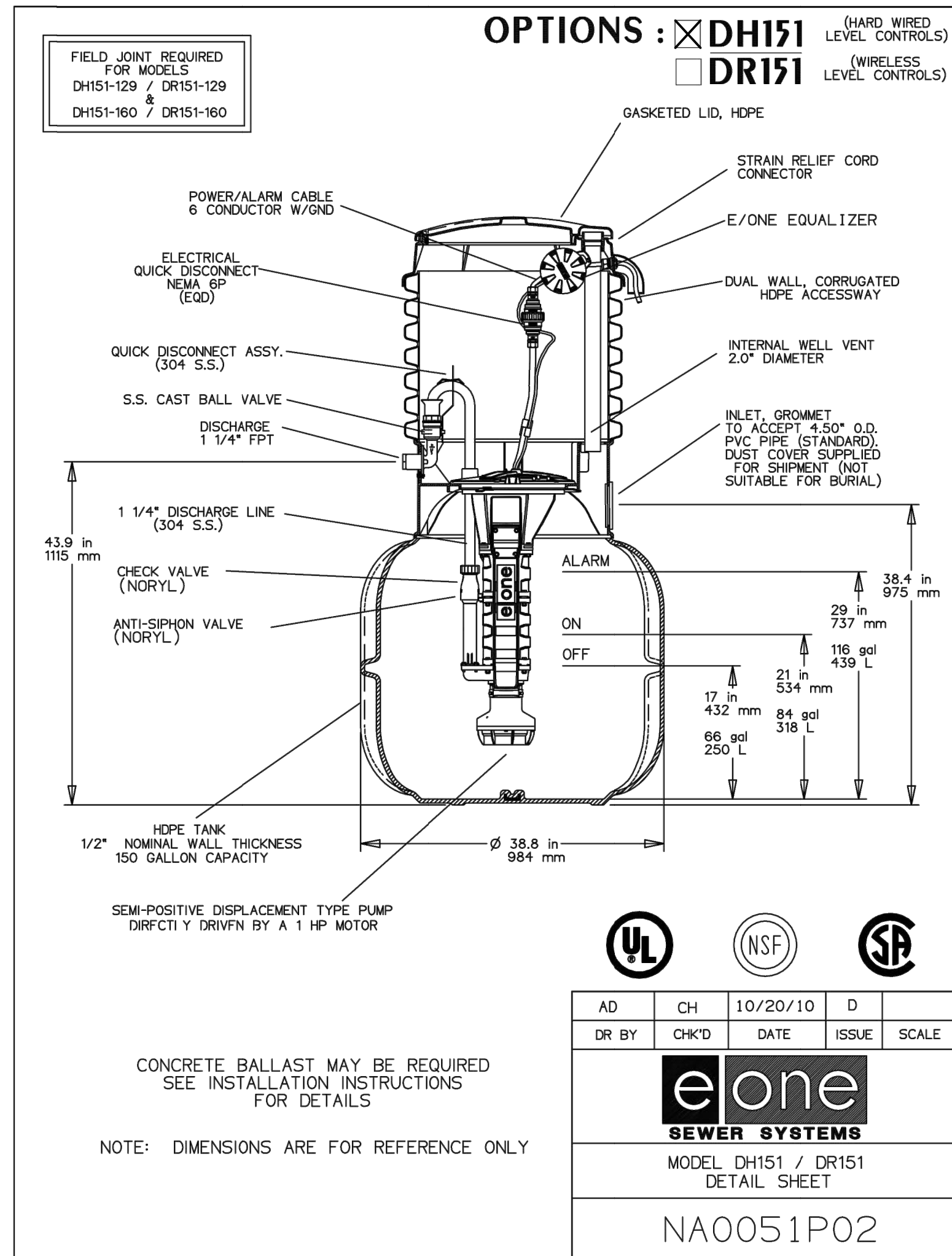
6217 SOUTH STATE STREET, SUITE 200
801743.0800 TEL. 801743.0300 FAX

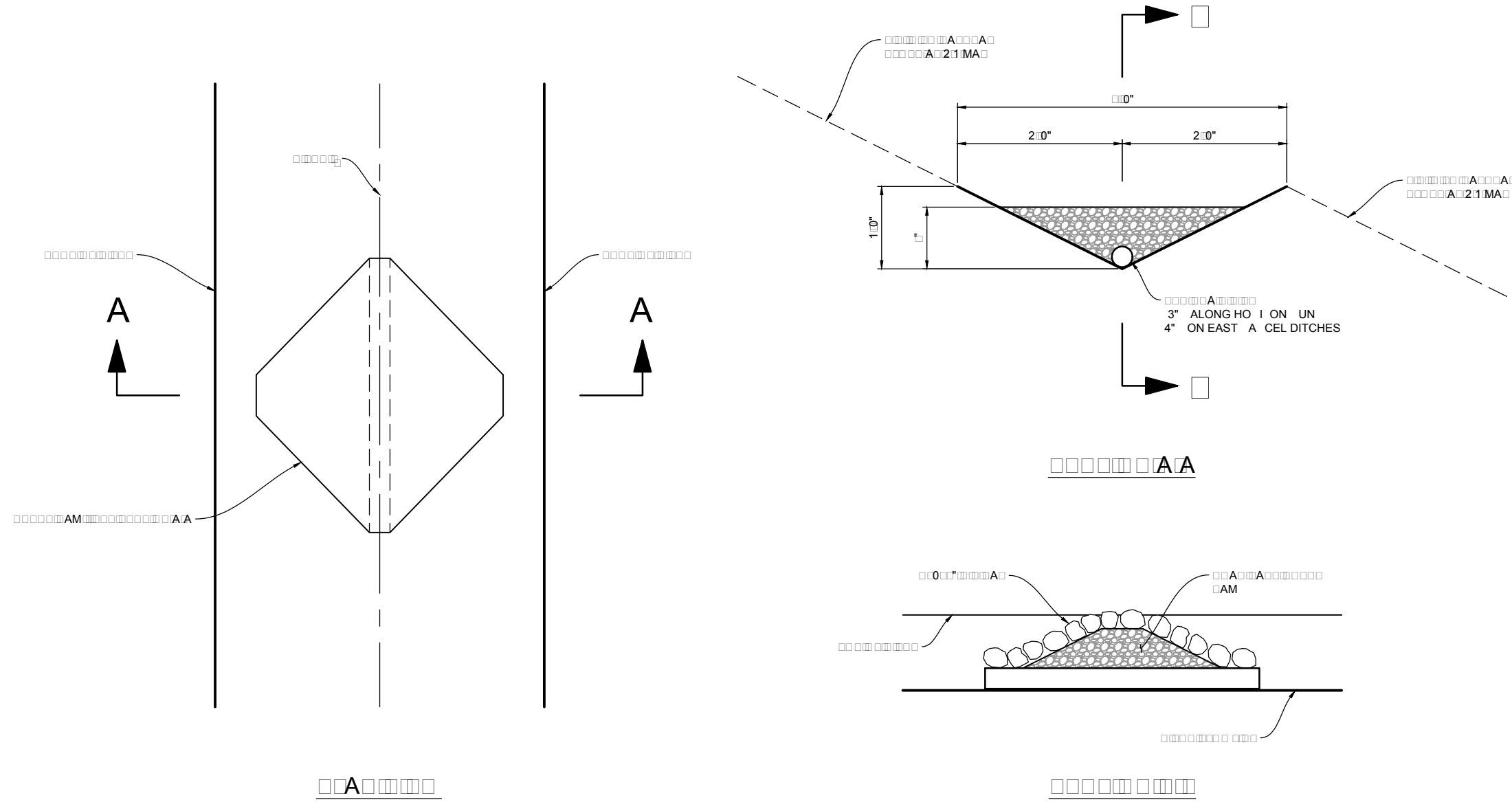


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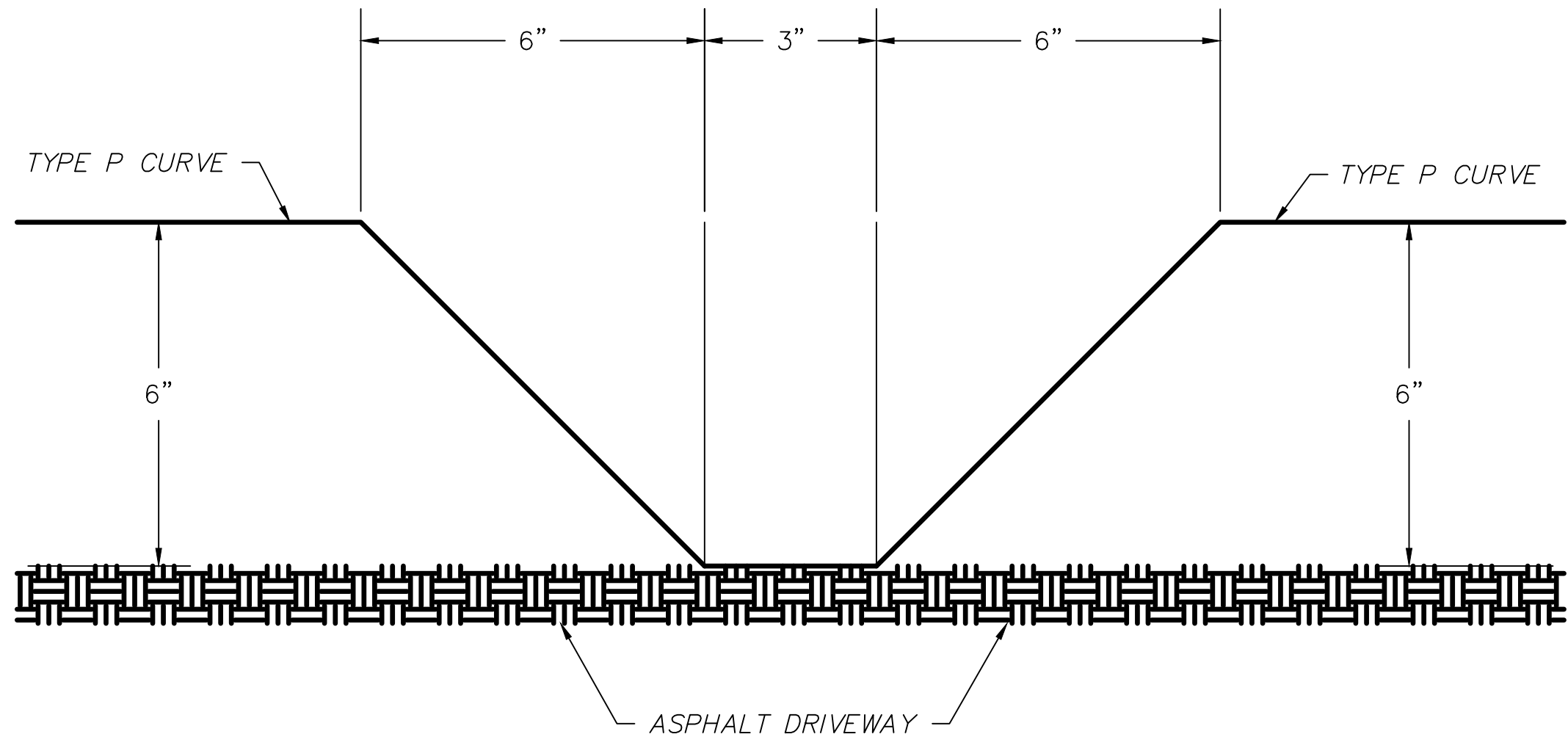
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JOB NUMBER
SLB0793





CHECK DAM DETAIL
VAR NTS

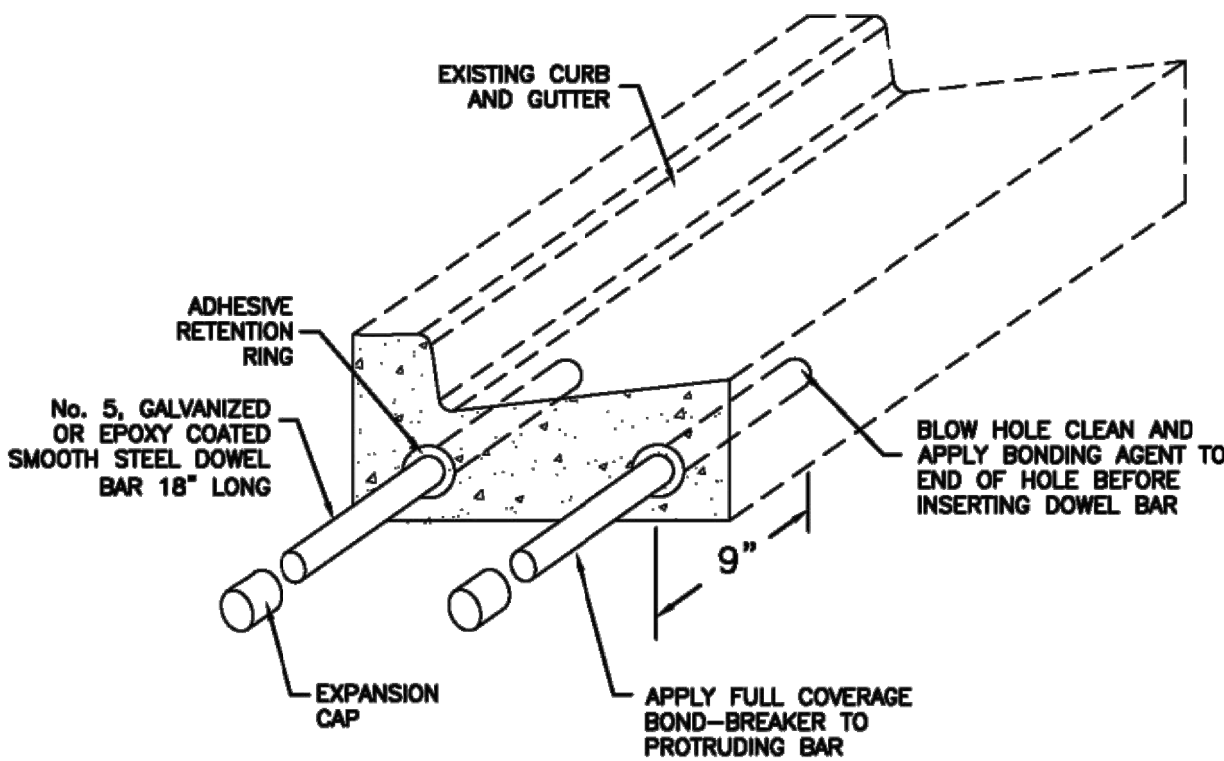


CURB CUT DETAIL
B 604 NTS

Curb and gutter connection

- GENERAL**
 - Connect new curb and gutter to existing curb and gutter that has not been placed by CONTRACTOR.
- PRODUCTS**
 - Reinforcement: Galvanized or epoxy coated, 60 ksi yield grade steel, ASTM A 615.
 - Adhesive: Epoxy adhesive grout, APWA Section 03 61 00.
 - Bond Breaker: Paraffin wax, lithium grease, or other semi-solid, inert lubricant.
 - Expansion Cap: Plastic, with bar movement allowance of 1/2-inch.
- EXECUTION**
 - Ensure drill rigs (or jigs) are set at mid-depth of the gutter and horizontal to the surface. Make hole size large enough to account for dowel bar and adhesive.
 - Clean holes and dowel bars of dirt, dust and particles. Ensure coating on bars have no surface defects.
 - Place bonding agent in the back of each hole so adhesive flows out around each bar fully encasing it. DO NOT apply adhesive to end of the bar and then insert the bar into the hole.
 - Insert dowels with at least one full turning motion and if necessary, place a grout retention disk on the dowel after insertion to contain adhesive.
 - Apply complete coverage of bond-breaker on the protruding end of each dowel.
 - Install expansion caps on protruding dowel bar ends.

32



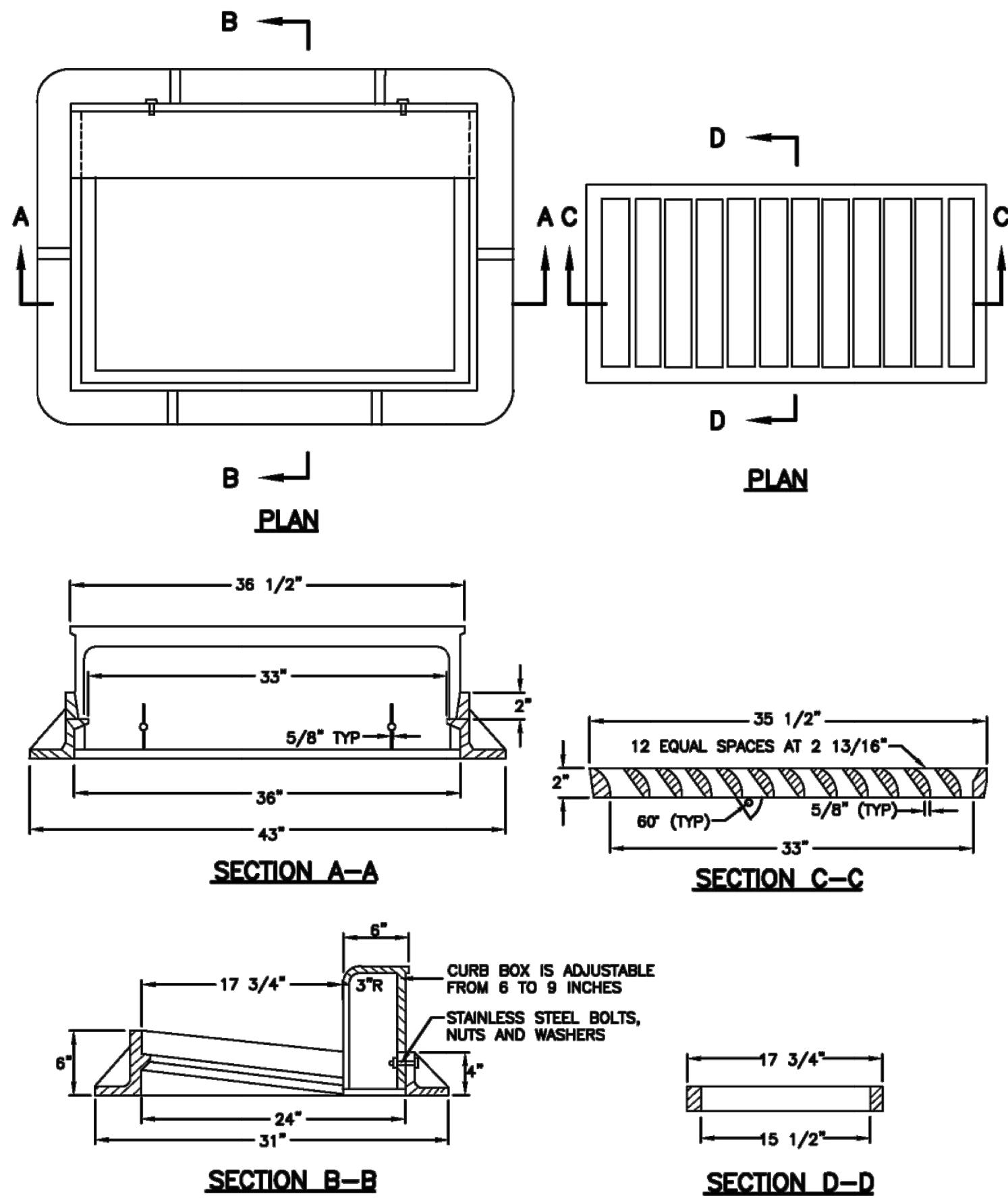
Curb and gutter connection

33

35 1/2" Grate and frame

- GENERAL**
 - The grate and frame fits concrete boxes in Plan 315.
- PRODUCTS**
 - Castings: Grey iron class 35 minimum per ASTM A 48, coated with asphalt based paint or better.
 - Bolts, Nuts, Washers, Accessories: Stainless steel, APWA Section 05 05 23.
- EXECUTION** (Not used)

146



35 1/2" Grate and frame

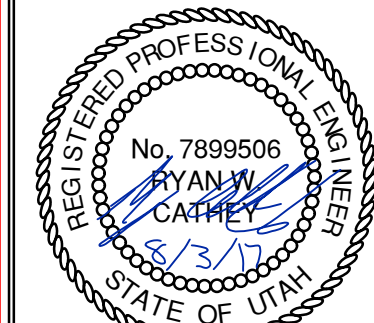
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BY: MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



HORIZON NEIGHBORHOOD PRUD
DETAILS

TALISMAN
CIVIL CONSULTANTS
MURRAY, UT 84007
5217 SOUTH STATE STREET, SUITE 200
801743.8800 TEL. 801743.0300 FAX



SHEET NUMBER
6.04

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

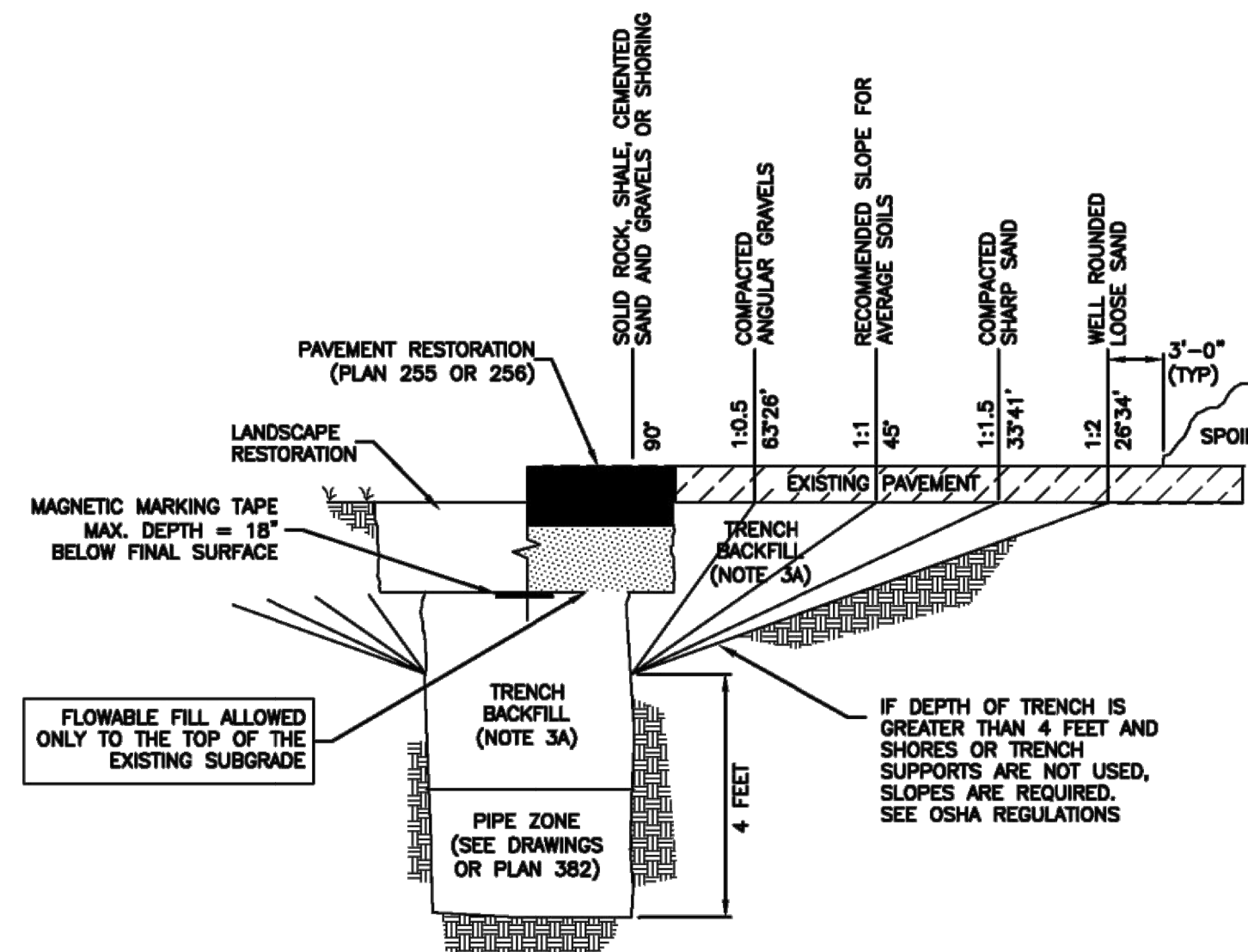
JOB NUMBER
SLB0793

DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

Trench backfill

- 1. **GENERAL**
 - A. The drawing applies to backfilling the trench above the pipe zone.
- 2. **PRODUCTS**
 - A. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 3-inches.
 - B. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
- 3. **EXECUTION**
 - A. Trench Backfill:
 - 1) DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate as trench backfill.
 - 2) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a standard proctor density, APWA Section 31 23 26.
 - 3) Water jetting is NOT allowed.
 - 4) Submission of quality control compaction test result data developed for haunching areas may be requested by ENGINEER at any time. Provide results of tests immediately upon request.
 - B. Flowable Fill: When required, place controlled low strength material in the trench, APWA Section 31 05 15. Cure the fill before placing surface restorations.
 - C. Surface Restoration:
 - 1) Landscaped Surface: Rake to match existing grade. Replace vegetation to match pre-construction conditions. Follow APWA Section 32 92 00 (turf or grass) or APWA Section 32 93 13 (ground cover) requirements.
 - 2) Paved Surface: Do not install asphalt or concrete surfacing until trench compaction is acceptable to ENGINEER. Follow APWA Section 33 05 25 (asphalt surfacing), or APWA Section 33 05 25 (concrete surfacing).



PIPE SIZE SIZE	DIMENSION	
	(A)	(B)
18"	73"	36"
24"	73"	48"
30"	73"	60"
36"	97"	72"
42"	96"	78"
48"	96"	84"

NOTE:
MINIMUM DIMENSIONS ARE
SHOWN. ACTUAL SIZES MAY BE
SLIGHTLY LARGER

PLAN REVIEW ACCEPTANCE	
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.	
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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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

BY: **MEM** DATE: **08/21/17**

WEST COAST CODE CONSULTANTS, INC



TALISMAN
CIVIL CONSULTANTS

REGISTERED PROFESSIONAL ENGINEER
No. 7899506
RYAN W. CATHEY
8/3/17
STATE OF UTAH

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = N/A

JOB NUMBER
SLB0793

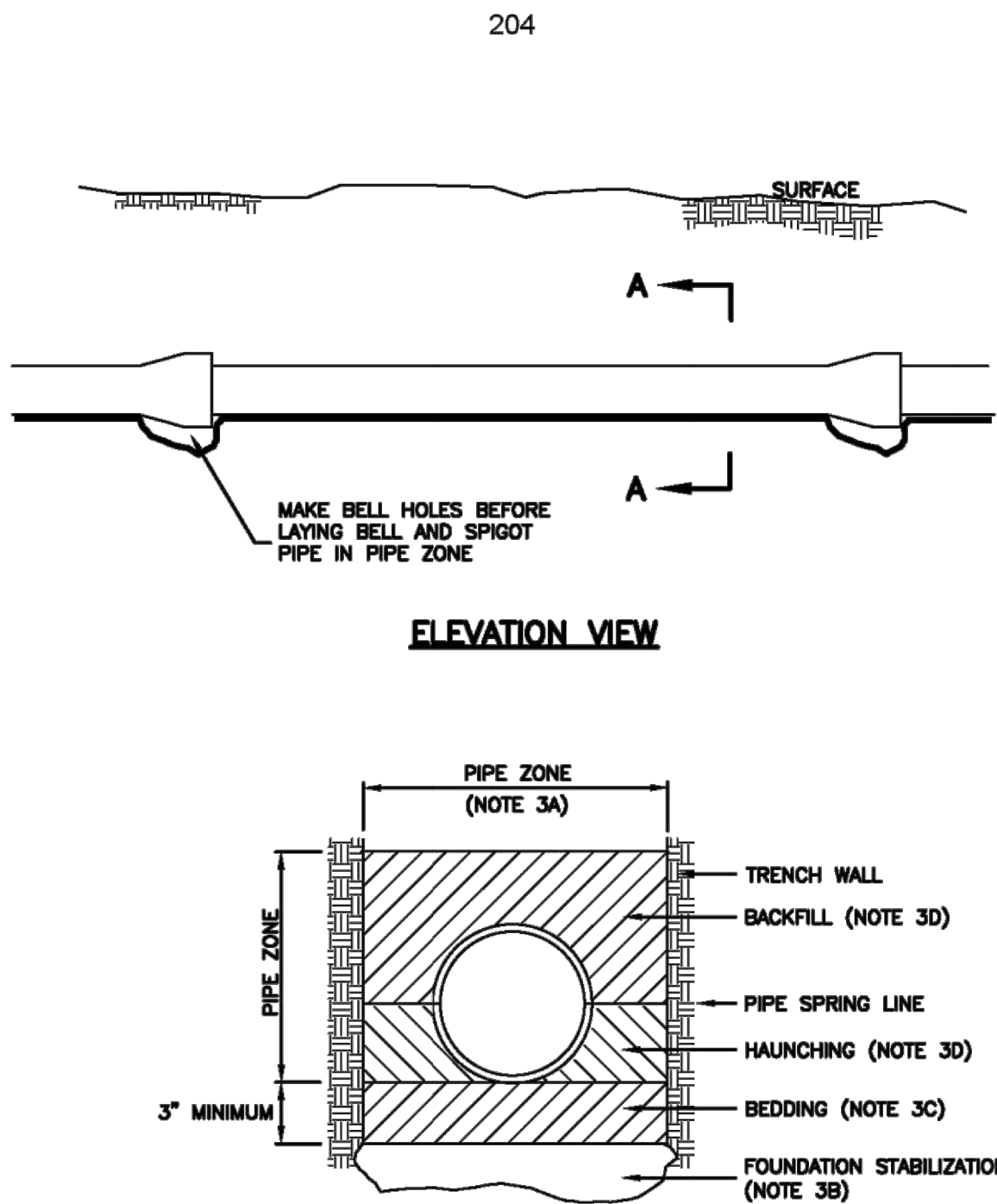
DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

CAUTION The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

Pipe zone backfill

1. GENERAL
 - A. Install the pipe in the center of the trench or no closer than 6-inches from the wall of the pipe to the wall of the trench.
2. PRODUCTS
 - A. Base Course: Untreated base course, APWA Section 32 11 23. Do not use gravel as a base course without ENGINEER's permission.
 - B. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - C. Concrete: APWA Section 03 30 04.
 - D. Flowable Fill: Target is 60 psi in 28 days with 90 psi maximum in 28 days, APWA Section 31 05 15. It must flow easily requiring no vibration for consolidation.
 - E. Stabilization-Separation Geotextile: Moderate or high at CONTRACTOR's choice, APWA Section 31 05 19.
3. EXECUTION
 - A. Excavate the Pipe Zone: Width is measured at the pipe spring line and includes any necessary sheathing. Provide width recommended by pipe manufacturer. Follow manufacturer's recommendations when using trench boxes.
 - B. Foundation Stabilization: Get ENGINEER's permission before installing common fill. Vibrate to stabilize. Installation of stabilization-separation geotextile will be required to separate backfill material and native subgrade materials if common fill cannot provide a working surface or prevent soils migration.
 - C. Base Course:
 - 1) Furnish untreated base course material unless specified otherwise by pipe manufacturer.
 - 2) 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.
 - 3) When using concrete, provide at least Class 2,000 per APWA Section 03 30 04.
 - D. Pipe Zone: DO NOT USE sewer rock, pea gravel, or recycled RAP aggregate in the pipe zone. Water jetting is NOT allowed.
 - 1) Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26 unless pipe manufacturer requires more stringent installation.
 - 2) Submission of quality control compaction test result data developed for the haunch zone may be requested by ENGINEER at any time. CONTRACTOR is to provide results of tests immediately upon request.
 - E. Flowable Fill (when required and if allowed by pipe manufacturer):
 - 1) Place the controlled low strength material, APWA Section 31 05 15.
 - 2) Prevent pipe flotation by installing in lifts and providing pipe restraints as required by pipe manufacturer.
 - 3) Reset pipe to line and grade if pipe "floats" out of position.



INSTALLATION

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

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

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

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

Pipe zone backfill

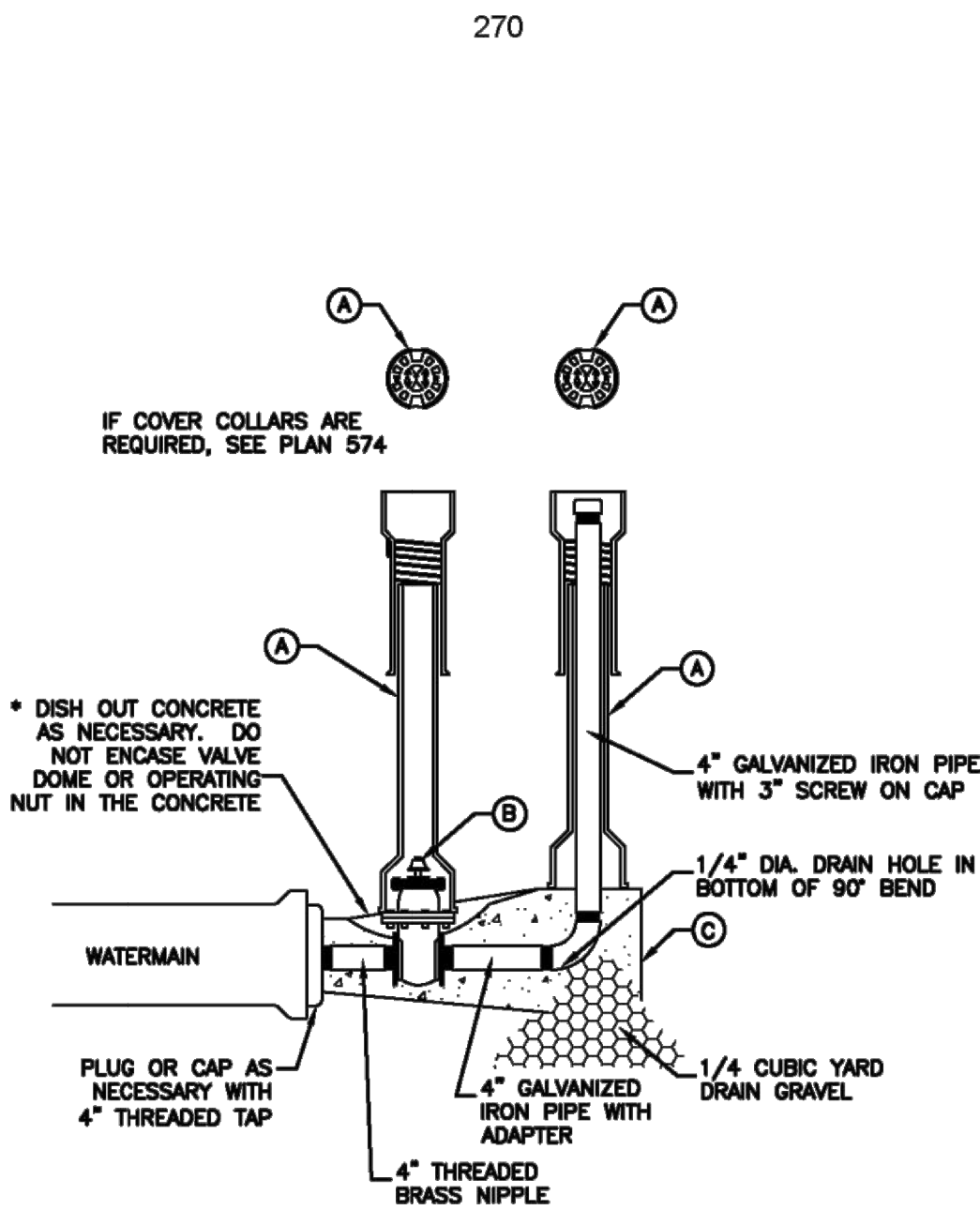
January 2011

205

Plan
382

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.



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

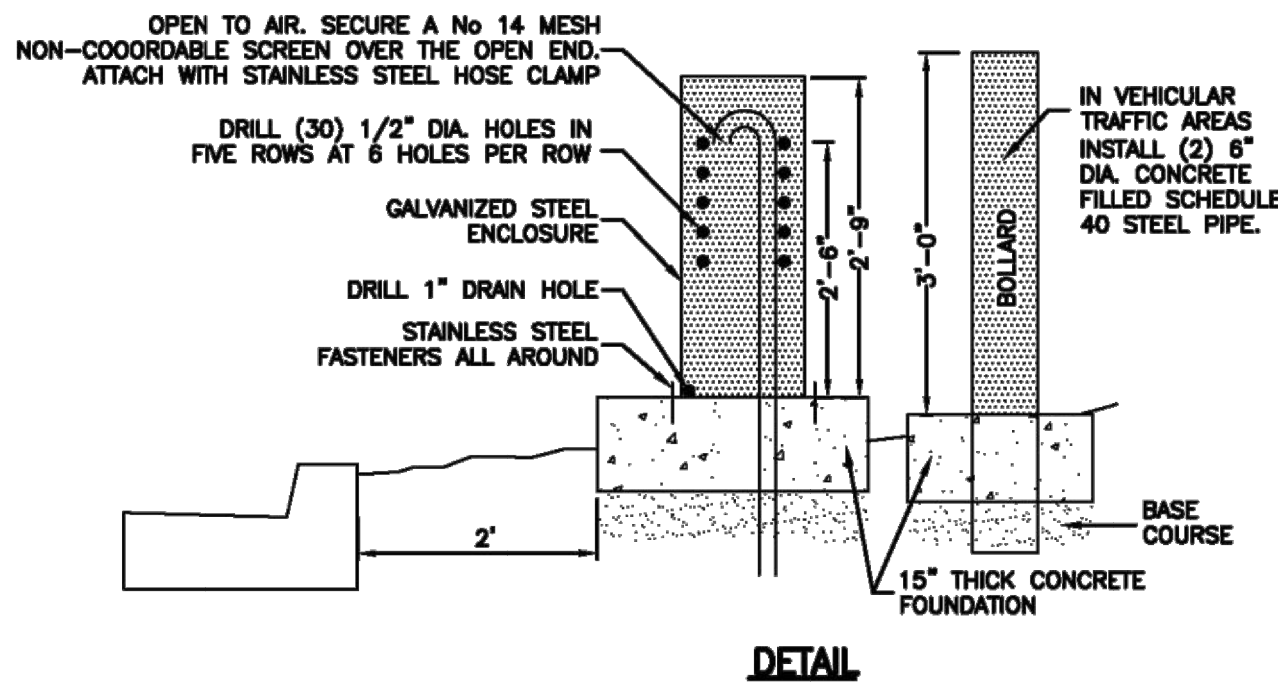
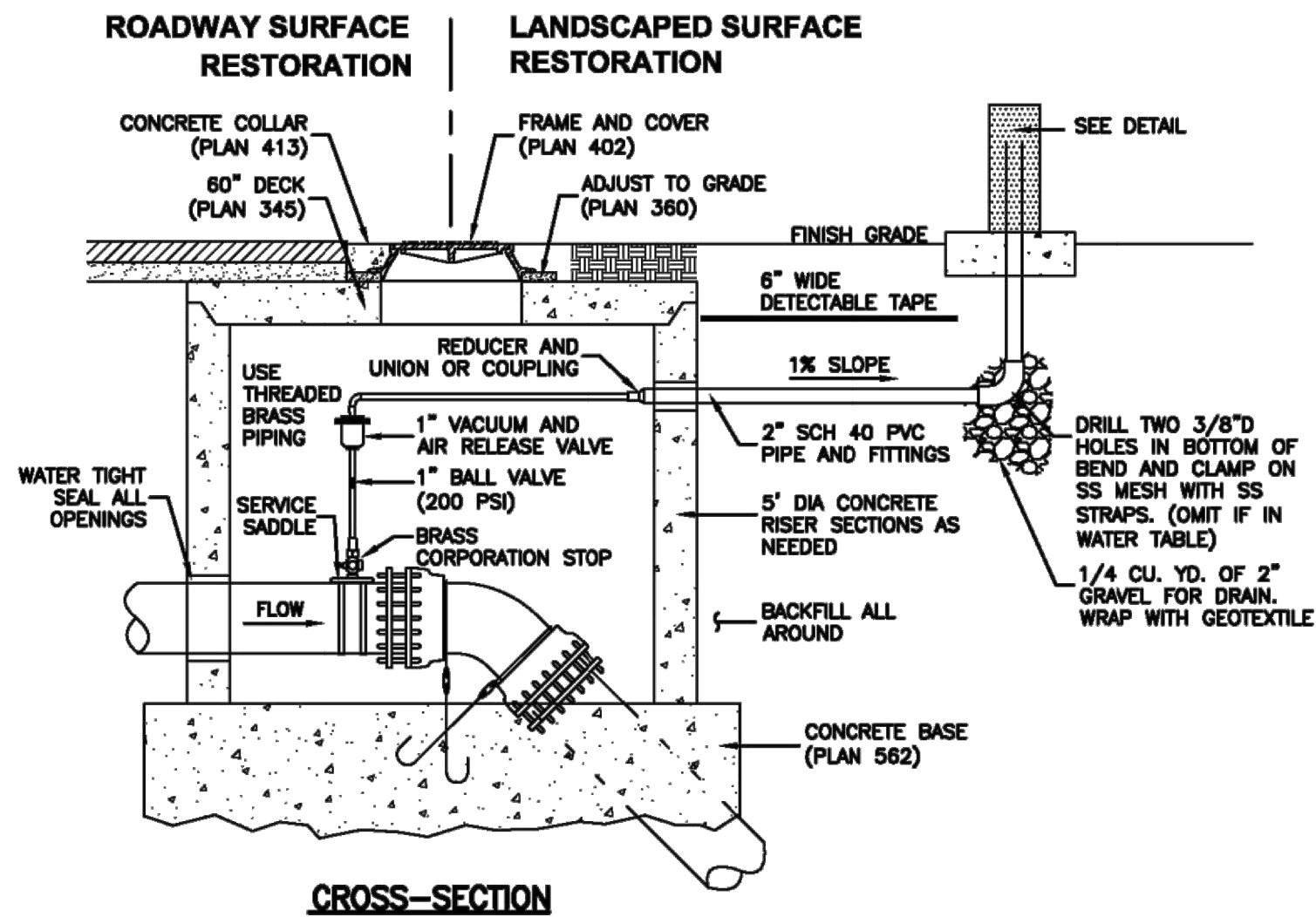
February 2011

271

Plan
571

Air release assembly

1. GENERAL
 - A. This drawing detail is applicable to water main piping less than 16-inches diameter.
 - B. PCCP, steel, MLCAC and other water main pipe materials will require special detail or design drawings. Submit the design and detail drawings and materials to the ENGINEER for review before installation.
 - C. Installation in areas of high ground water or potential for water entering the vent pipe will require a special design to be provided by the ENGINEER.
 - D. Before backfilling around the assembly, 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. Drain Gravel: Sewer rock, ASTM size no. 3 (2" to 1") or equal, APWA Section 31 05 13.
 - C. Backfill: Common fill, APWA Section 31 05 13. Maximum particle size 2-inches.
 - D. Concrete: Class 4000, APWA Section 03 30 04.
 - E. Manhole: Riser, ASTM C 478.
 - F. Reinforcement: Deformed, steel, ASTM A 615. Give bars an epoxy coating at least 15 mils thick. Minimum stress yield strength of steel tie-down bars is 70,000 ksi.
 - G. Small Fittings: Brass. Do not use galvanized materials.
 - H. PVC Pipe and Fittings: Schedule 40, APWA Section 33 05 07.
 - I. Water Tight Wall Seal: Waterproof, compressible.
3. EXECUTION
 - A. Base Course and Backfill Placement: Maximum lift thickness is 8-inches before compaction. Compaction is 95 percent or greater relative to a modified proctor density, APWA Section 31 23 26.
 - B. Apply tape wrap to the exterior of all buried steel pipe per AWWA C209.
 - C. Concrete Placement: APWA Section 03 30 10. Provide 1/2-inch radius edges. Apply a broom finish. Apply a curing agent.
 - D. Service saddle is required on all PVC and AC pipe taps unless specified otherwise. Ductile iron and cast iron pipe may be direct tapped.
 - E. Seal manhole joints water-tight and ground flush with interior wall.
 - F. Follow applicable AWWA and NSF standards when connecting piping.
 - G. If diameter of air relief valve is greater than 2-inches, provide piping to match its diameter from water main connection to open to air.



PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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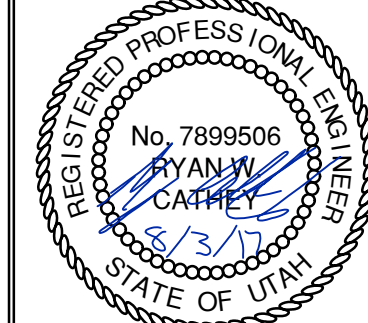
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



HORIZON NEIGHBORHOOD PRUD
DETAILS

TALISMAN
CIVIL CONSULTANTS



SHEET NUMBER
6.06

SCALE
VERTICAL: 1"= N/A
HORIZONTAL: 1"= N/A

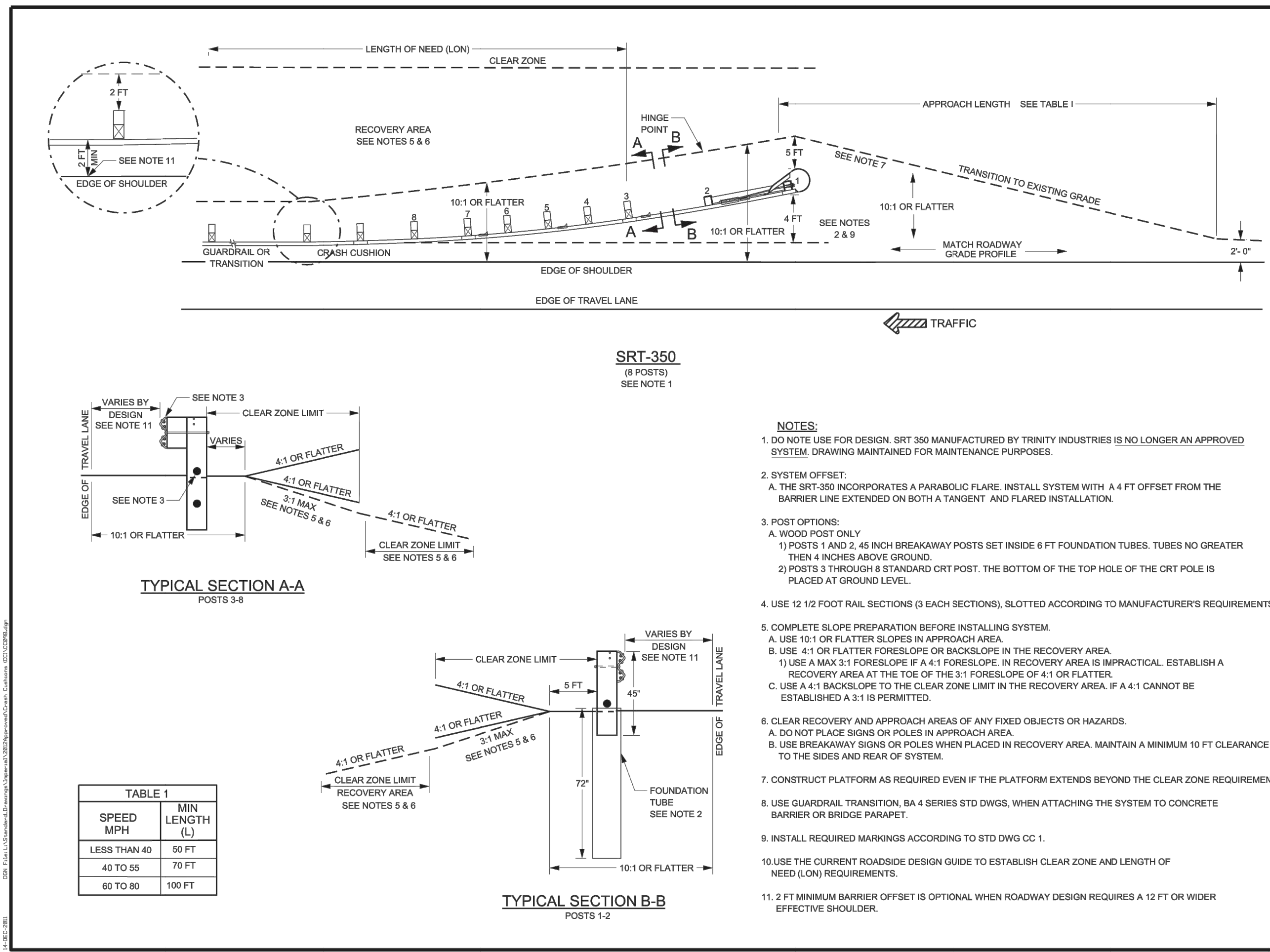
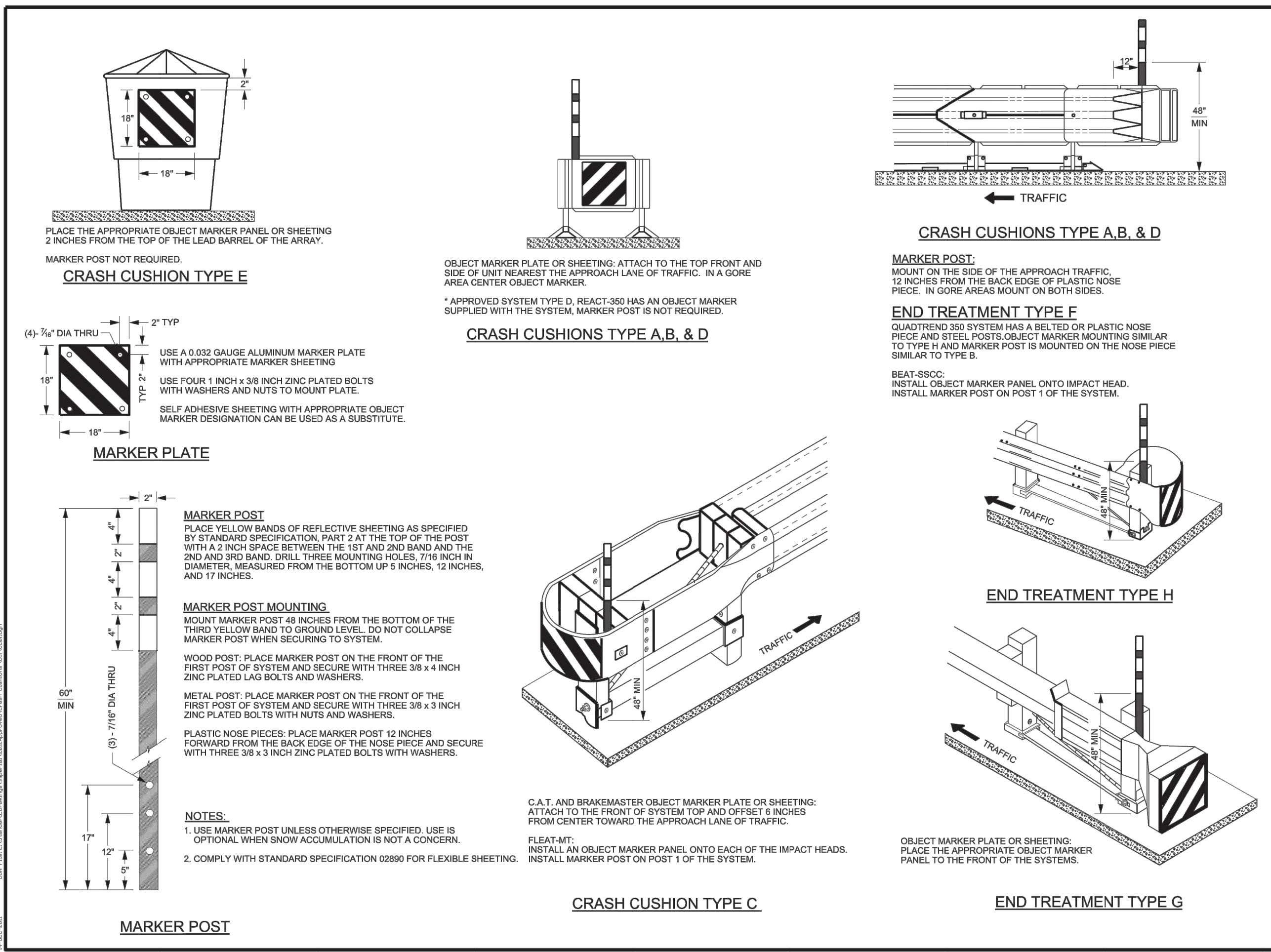
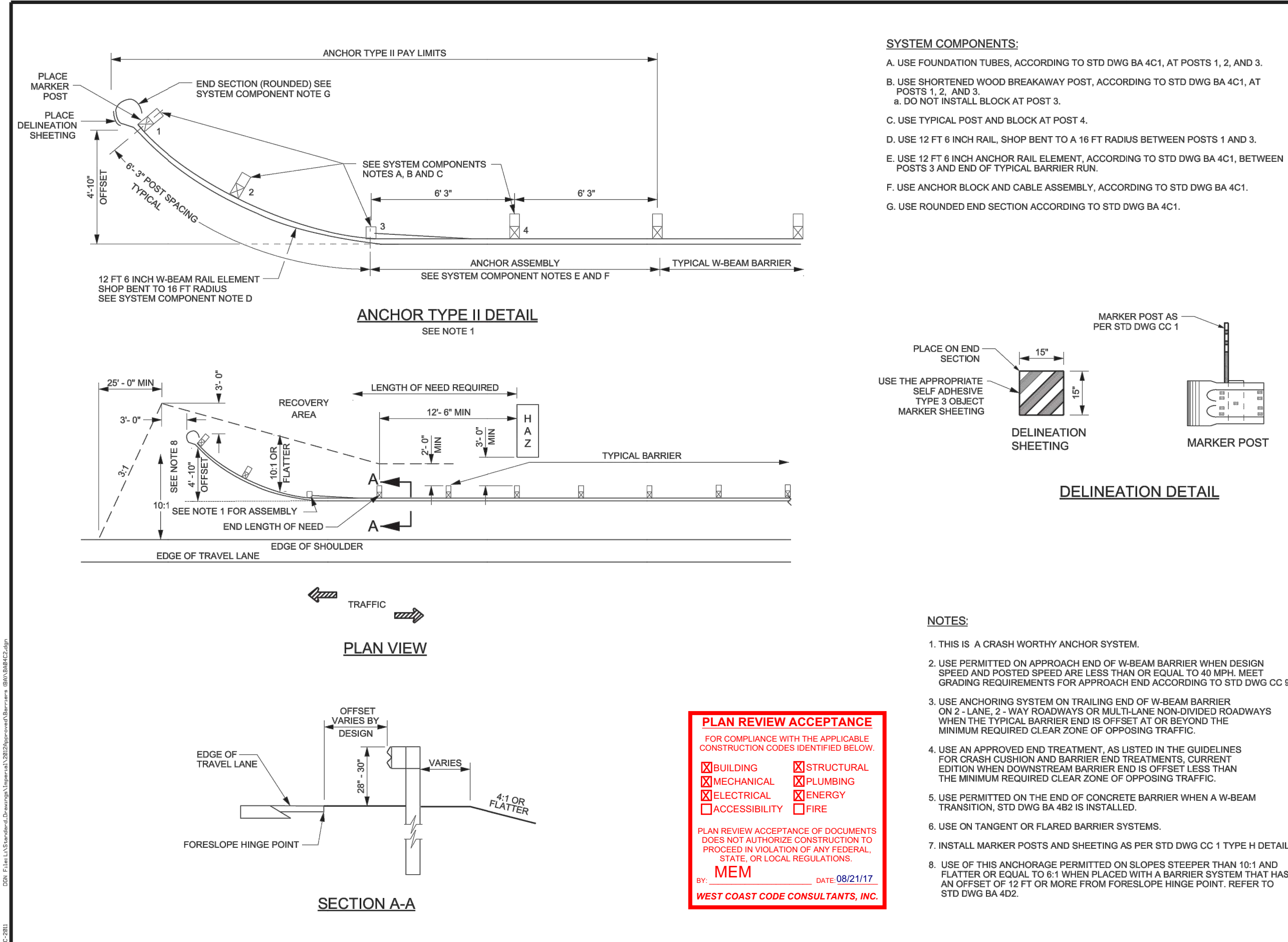
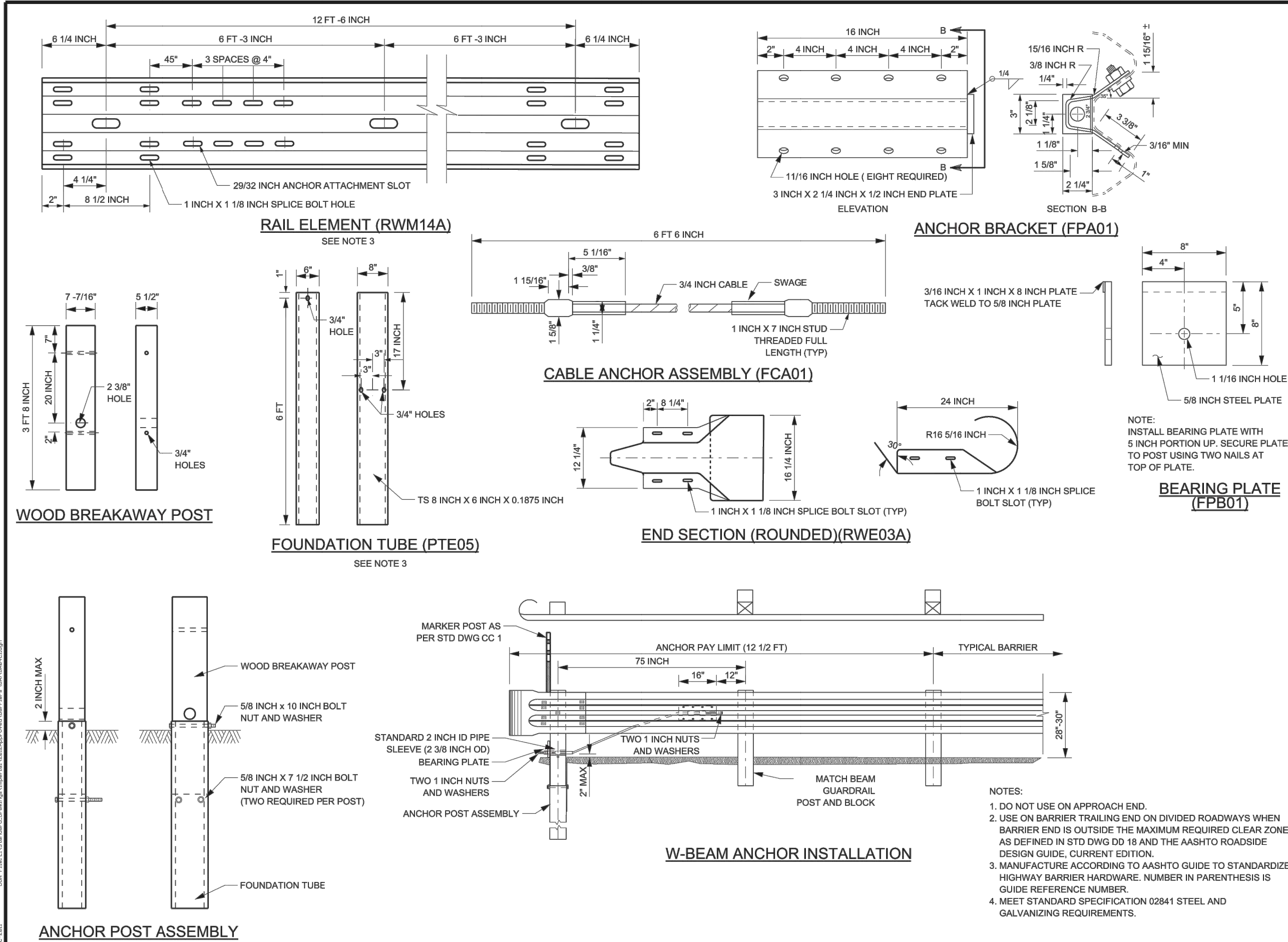
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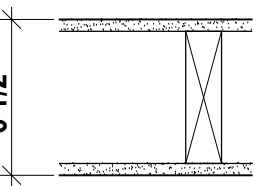
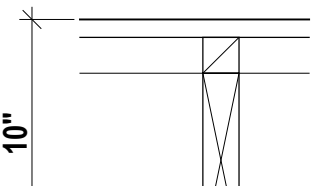
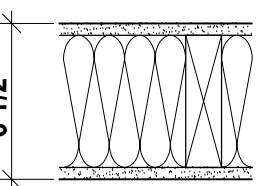
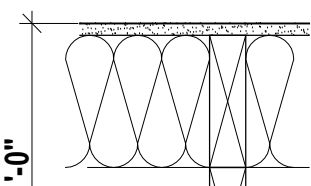
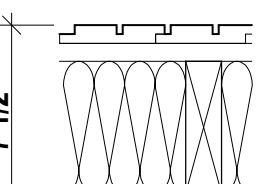
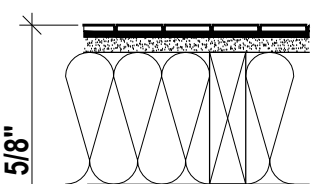
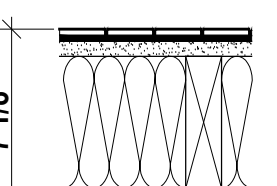
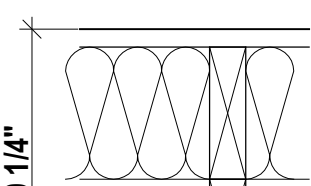
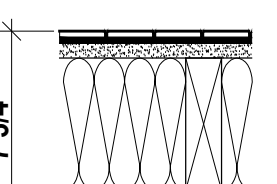
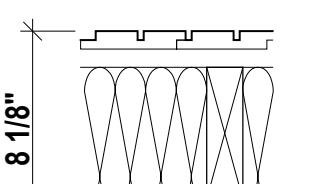
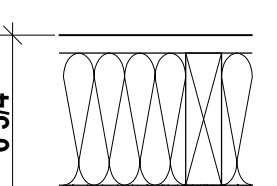
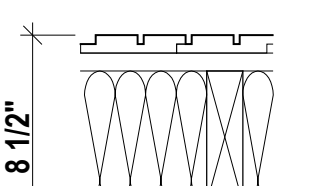
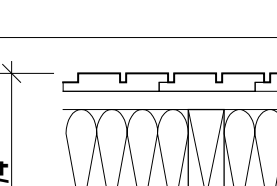
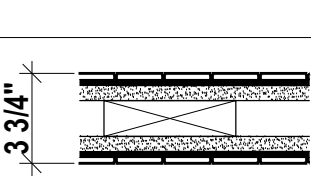
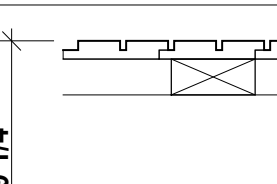
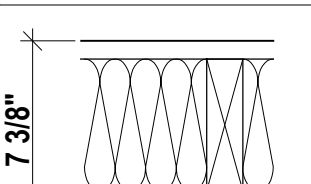
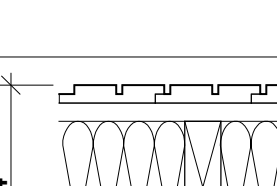
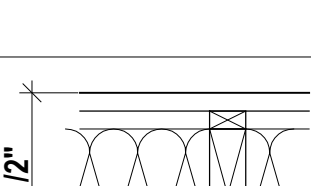
DATE SUBMITTED: 08.03.2017

PREPARED FOR: SUMMIT POWDER MOUNTAIN

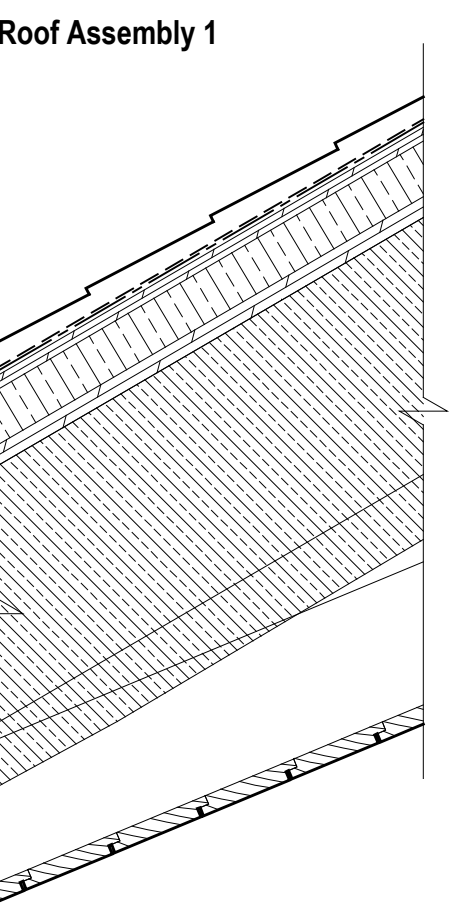
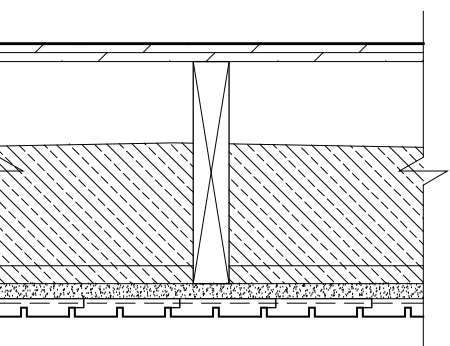
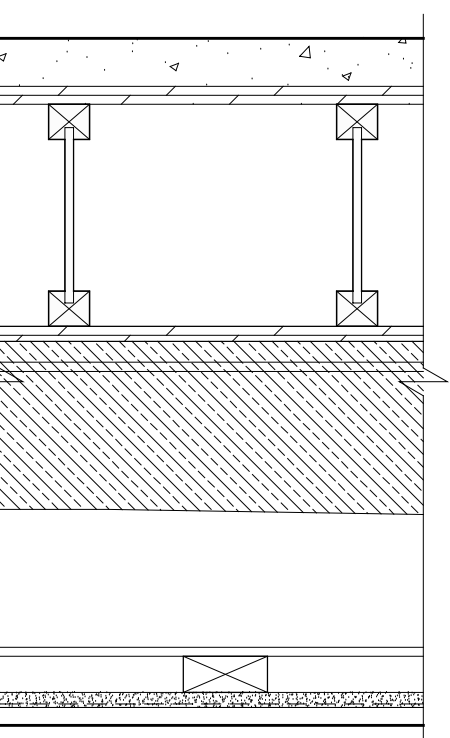
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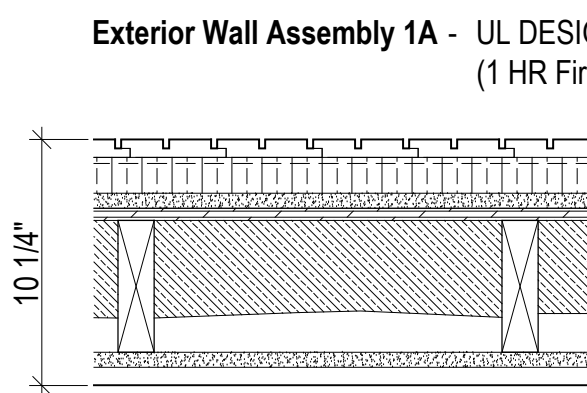
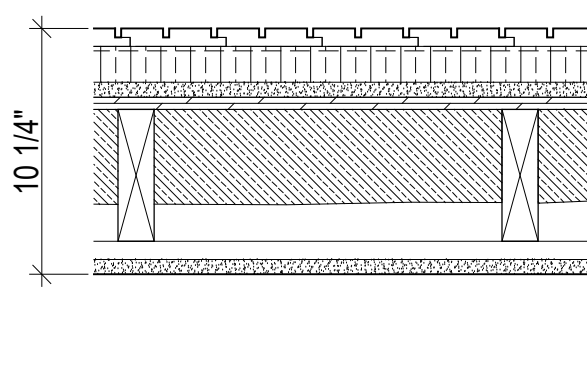
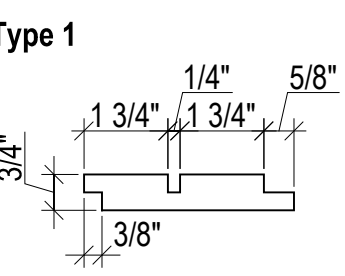
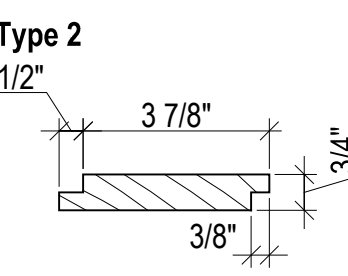
5217 SOUTH STATE STREET, SUITE 200
801743.8800 TEL. 801743.0300 FAX



TYPE	INTERIOR WALL TYPE DESCRIPTION	TYPE	INTERIOR WALL TYPE DESCRIPTION
P1	 + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD	P10	 + 1x4 horizontal shiplap wood cladding - type 2 + 2x2 furring + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD
P2	 + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 1/2" GWB, PTD	P11	 + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD
P3	 + 1x4 vertical shiplap wood cladding - type 1 + 1x2 horizontal wood strapping as required + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 1/2" GWB, PTD	P12	 + tile as per spec + 5/8" tile backer board + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD
P4	 + tile as per spec + 5/8" tile backer board + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 1/2" GWB, PTD	P13	 + 1x4 horizontal shiplap wood cladding - type 2 + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD
P5	 + tile as per spec + 5/8" tile backer board + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 5/8" tile backer board + tile as per spec	P14	 + 1x4 vertical shiplap wood cladding - type 1 + 1x2 horizontal wood strapping as required + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 5/8" tile backer board + tile as per spec
P6	 + tile as per spec + 5/8" tile backer board + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 5/8" tile backer board + tile as per spec	P15	 + 1x4 horizontal shiplap wood cladding - type 2 + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD
P7	 + 1x4 vertical shiplap wood cladding - type 1 + 1x2 horizontal wood strapping as required + 2x8 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 1/2" GWB, PTD	P16	 + tile as per spec + 5/8" tile backer board + 2x6 studs on the flat + 5/8" tile backer board + tile as per spec
P8	 + 1x4 vertical shiplap wood cladding - type 1 + 2x4 studs on the flat @ 16" o.c. horizontally blocked to support vertical wood cladding + 5" cavity for sliding doors + 2x4 studs on the flat @ 16" o.c. + 1/2" GWB, PTD	P17	 + 1x4 horizontal shiplap wood cladding - type 2 + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 5/8" tile backer board + tile as per spec
P9	 + 1x4 vertical shiplap wood cladding - type 1 + 1x2 horizontal wood strapping as required + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 2 3/4" blocking + 1/2" GWB, PTD	P18	 + 1x4 horizontal shiplap wood cladding - type 2 + 2x6 studs @ 16" o.c. + 5 1/2" acoustic batt in cavity + 1x2 furring + 1/2" GWB, PTD

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

EXTERIOR ROOF AND SOFFIT TYPE DESCRIPTION
Roof Assembly 1  System Components: <ul style="list-style-type: none"> + 'Class B' fire retardant pressure treated cedar shingles + 'Class A' mineral-surfaced cap sheet + self-adhering sheet roof membrane underlayment + 1/2" exterior grade plywood + 2" continuous XPS rigid insulation (R10) + 3/4" plywood sheathing as per structural + 6" 2lb. closed cell sprayfoam insulation (R30 - air barrier / vapor retarder Class 2) + interior sprinkler system as per A101 code review + 3/4" shiplap wood cladding - type 2 - see A001 for profile
Soffit Assembly 1  System Components: <ul style="list-style-type: none"> + 3/4" sheathing + 6" 2lb. sprayfoam insulation (R30 - air barrier / vapor retarder Class 2) + wood roof joists as per structural + 5/8" type X gypsum sheathing + vapor permeable weather barrier + 1x4 wood shiplap cladding - type 1 - see A001 for profile
Floor Assembly 4  System Components: <ul style="list-style-type: none"> + 3" concrete topping w/ in-floor heating + plywood sheathing as per structural + wood floor joists as per structural + 1/2" plywood + steel beam as per structural + 6" 2lb. sprayfoam insulation (R30 - air barrier / vapor retarder Class 2) + 2x4 material as required + 5/8" type X gypsum sheathing + vapour permeable weather barrier + rainscreen grid + 1x4 wood shiplap cladding - type 1 - see A001 for profile

EXTERIOR WALL TYPE DESCRIPTION
Exterior Wall Assembly 1A - UL DESIGN #305 (1 HR Fire Resistance Rating)  System Components: <ul style="list-style-type: none"> + 1x4 vertical shiplap wood cladding - type 1 - see below + rainscreen grid + vapor permeable weather barrier + 1 1/2" continuous XPS rigid insulation (R7.5) + 5/8" type X gypsum sheathing + 1/2" plywood sheathing as per structural + 2x6 wood studs as per structural + 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2) + 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas) + refer to room finish schedule for interior finish
Exterior Wall Assembly 1B - UL DESIGN #305 (1 HR Fire Resistance Rating)  System Components: <ul style="list-style-type: none"> + 1x4 vertical shiplap wood cladding - type 1 - see below + rainscreen grid + vapor permeable weather barrier + 1 1/2" continuous XPS rigid insulation (R7.5) + 5/8" type X gypsum sheathing + 1/2" plywood sheathing as per structural + 2x6 wood studs as per structural + 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2) + 1x4 wood strapping @ 16" o.c. + 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas) + refer to room finish schedule for interior finish
SHIPLAP CLADDING PROFILES <div> Type 1  + 1x4 vertical shiplap wood cladding - 1/4"x3/8" kerf cut at centreline of board </div> <div> Type 2  + 1x4 horizontal shiplap wood cladding </div>

2

A001

Key Plan

Scale 1/128" = 1'-0"

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

NOTES:

1

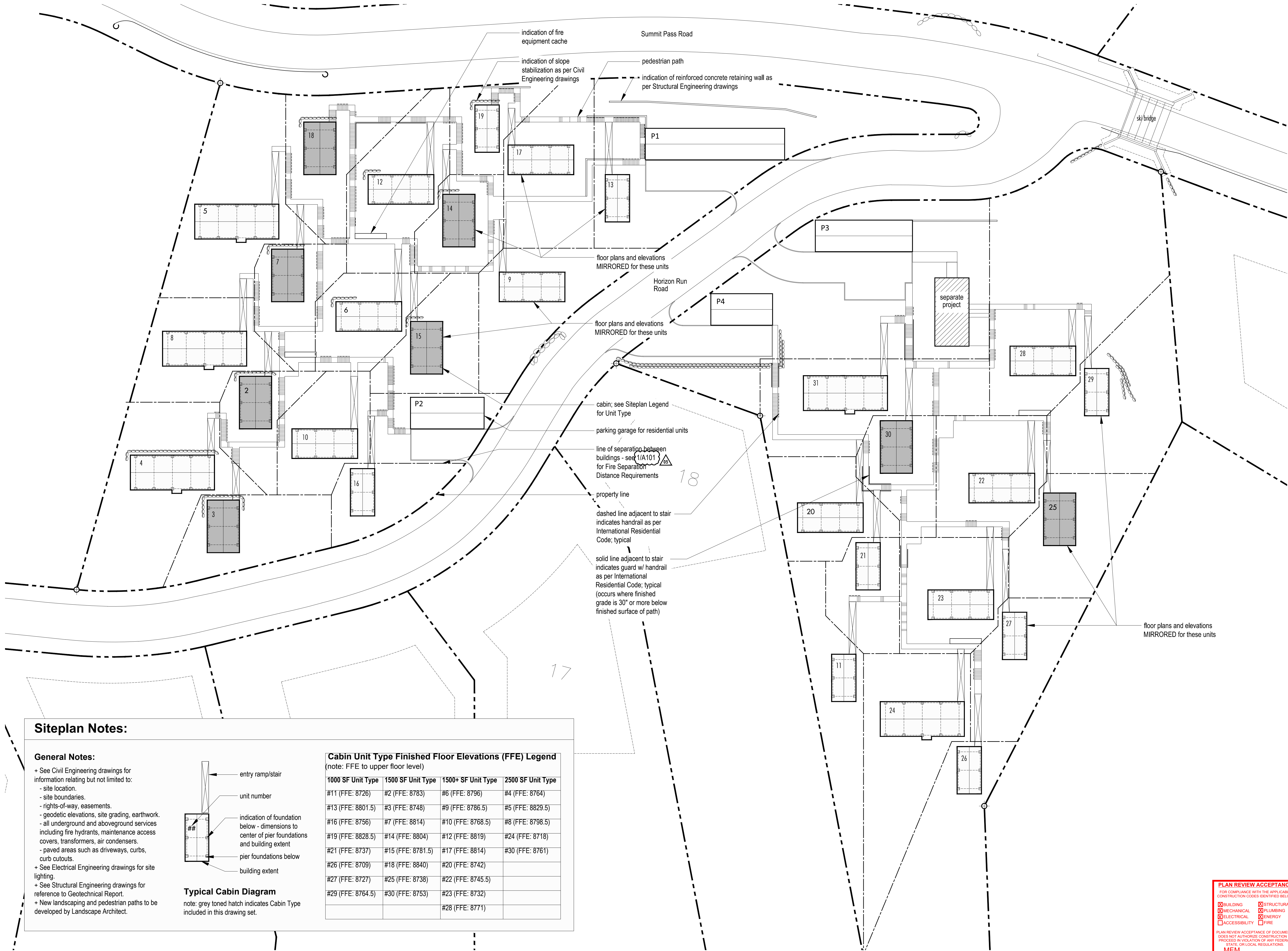
See A102 for Room Finish Schedule

2

A permanent certificate shall be completed and located in an approved location that lists the predominant R-values of the insulation installed in the ceiling/roof, walls, foundation and ducts outside conditioned spaces and U-factors for fenestration.

3

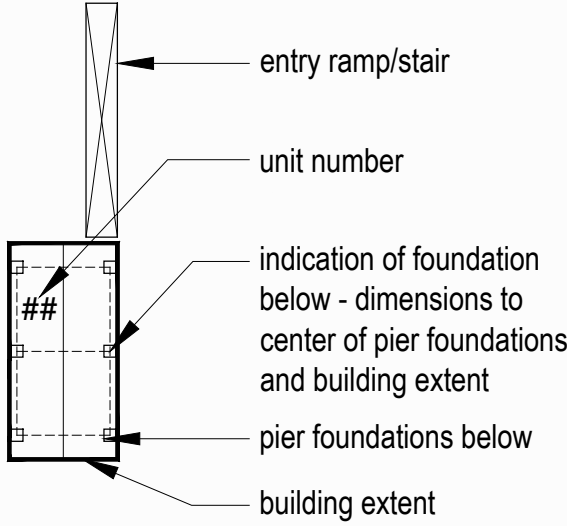
Building thermal envelope to be sealed with 6mil Poly Air Barrier where continuity of 2lb. closed cell sprayfoam is interrupted to ensure continuity of air barrier.



Siteplan Notes:

General Notes:

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



Typical Cabin Diagram
note: grey toned hatch indicates Cabin Type included in this drawing set.

Cabin Unit Type Finished Floor Elevations (FFE) Legend (note: FFE to upper floor level)			
1000 SF Unit Type	1500 SF Unit Type	1500+ SF Unit Type	2500 SF Unit Type
#11 (FFE: 8726)	#2 (FFE: 8783)	#6 (FFE: 8796)	#4 (FFE: 8764)
#13 (FFE: 8801.5)	#3 (FFE: 8748)	#9 (FFE: 8786.5)	#5 (FFE: 8829.5)
#16 (FFE: 8756)	#7 (FFE: 8814)	#10 (FFE: 8768.5)	#8 (FFE: 8798.5)
#19 (FFE: 8828.5)	#14 (FFE: 8804)	#12 (FFE: 8819)	#24 (FFE: 8718)
#21 (FFE: 8737)	#15 (FFE: 8781.5)	#17 (FFE: 8814)	#30 (FFE: 8761)
#26 (FFE: 8709)	#18 (FFE: 8840)	#20 (FFE: 8742)	
#27 (FFE: 8727)	#25 (FFE: 8738)	#22 (FFE: 8745.5)	
#29 (FFE: 8764.5)	#30 (FFE: 8753)	#23 (FFE: 8732)	
		#28 (FFE: 8771)	

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

☒ BUILDING

☒ MECHANICAL

☒ ELECTRICAL

☐ ACCESSIBILITY

☒ STRUCTURAL

☒ PLUMBING

☒ ENERGY

☐ FIRE

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

MEM

DATE: 08/21/17

WEST COAST CODE CONSULTANTS, INC.

Horizon Neighborhood Cabins

MackKay-Lyons Sweetapple Architects Limited

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

ph: (902) 429 1867
fax: (902) 429 6276

true north

construction north

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

05	Issued for Const. Rev. 2	11.08.2017
04	Issued for Const. Rev. 1	14.07.2017
03	Issued for Construction	14.02.2017
02	Re-issued for FDN Permit	16.11.2016
01	Issued for FDN Permit	14.10.2016
No.	Description	Date

Revision:

NOTES:

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

Cabin 1500

Site Plan

scale: 1/32" = 1'-0"

date: 16-07-04

drawn: DP

chk'd: BML

A100

Project: **POWDER MOUNTAIN CABIN 1500 CODE ANALYSIS**

Project No.
Date: 16/11/2016

x	User Input
x	Auto Input
Yes	Incorporated in the Project
N/A	Not Applicable as part of this Project
AGP	Above Grade Plane- story
FDVA	Fire Department Vehicle Access
FSD	Fire Separation Distance
BO	Building Official

Planning & Zoning Official: WEBER COUNTY, UTAH
Building Official: WEBER COUNTY, UTAH
Plans Examiner: WEBER COUNTY, UTAH
Engineering: WEBER COUNTY, UTAH
Health Department: WEBER COUNTY, UTAH

Applicable Codes:

2015	IBC	International Building Code, with Appendix F
2015	IFC	International Fire Code
2015	IRC	International Residential Code (Parts H-V and IX)
2015	IPC	International Plumbing Code
2015	IMC	International Mechanical Code
2014	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 + FHA + ADAAG

Y	Amendments (State or Local)	(Building Code Amend. at www.dopl.utah.gov) Title 18 of Salt Lake City Ordinances
---	-----------------------------	--

Chapter 3 - Occupancy Classification

Occupancy Proposed	Stories	Occupancy	HRS */ F.S.
R3	2	R3	0

* Check Footnotes that May Apply
c. Section 406.3.4

Chapter 4 - Special Requirements

N/A	406 Motor Related Occupancies
N/A	420.2 Separation between R2 occupancies with 1 hour fire partition as per 708
N/A	420.3 Horizontal Separation- Separation between units shall be 1 hour.

Chapter 6- Construction Type

Table 601	Table 601		
Occupancy	Type	Fire-Rating per Occupancy*	
R3	VB	Type:	VB
		Structural Frame	0
		Bearing Walls Ext.	0
		Bearing Walls Int.	0
		Nonbearing walls & part at ext.	0
		Nonbearing walls & part at int.	0
		Floor Construction + Second, members	0
		Roof Construction + Second, members	0

* Check footnotes that might apply

Table 602: Fire Resistance for Exterior wall/Fire Separation Distance			
Fire Separ.	Const. Type		
Yes	x<5	All	1
Yes	5sx<10	IA, Others	1
N/A	10sx<30	IA, VA	1
Yes	x≥30	All	0

Chapter 5 - General Building Heights and Areas Strategy

Mark which Strategy taken:	Occ	Height (ft)	Story	Area (sf)	Area (sf)	Area (sf)
Accessory Occ:	R3	50	4*	UNLIMITED		1,960
Incidental Acc. Occ:						
X Single Occ:						
Mixed Occ:						
Nonseparated Uses:						
Separated Uses:						

* 4 STORIES ALLOWED WITH FIRE SPRINKLERS PER NFPA 13 OR 13R - 60ft. Maximum

B3 OCCUPANCY...		(Total Building)	
A ₀	=	At If	At Is
A ₀	=	Allowable Area per Floor	
If	=	Tabular Area per Table 503 (square feet)	
Is	=	Area Increase due to frontage	
At	=	Area Increase due to sprinkler protection	
At	=	UNLIMITED Table 503: Type V-B, Group R3 NFPA 13R	
If	=	UNLIMITED Sec. 506.2 See calculation below	
Is	=	UNLIMITED Sec. 506.3 Fully Sprinkled: 200% for Multi-Story Building / 300% for Single Story	
A ₀	=	UNLIMITED + 0 0.0000 + 0 0	
A ₀	=	UNLIMITED + 0 + 0	
A ₀	=	UNLIMITED sf ALLOWABLE AREA PER FLOOR	
x	=	UNLIMITED sf ALLOWABLE AREA OF BUILDING	
ACTUAL AREA < ALLOWABLE AREA PER FLOOR			
960		UNLIMITED	OK, ALLOWABLE EXCEEDS ACTUAL
ACTUAL AREA < ALLOWABLE AREA PER BUILDING			
1,960		UNLIMITED	OK, ALLOWABLE EXCEEDS ACTUAL

(Chp. 7)- Fire-Resistance Rated Construction (List Items)

No	704.2 Column Protection: Primary structural frame individually protected.
No	704.3 Protection of the Primary Structural Frame other than columns: Requires individual protection when carry more than two floors or one floor and one roof.
No	704.10 Exterior Structural Members: Requires individual protection when carry more than two floors or one floor and one roof.
No	705 Exterior Walls: 705.2 Projections: Shall not extend closer to FSD than Table 705.2. 705.2.2 Type V-B of any approved material. 705.2.3 Combustible projections either: 1-hr rated construction, type V-B construction.
No	705.5 Fire-resistance ratings: > 10 ft. exterior wall rated for exposure from inside only ≤ 10 ft. exterior wall rated for exposure from both sides

No	712 Vertical Openings: 712.1.2 Two-story openings: Allowed within individual dwelling unit
No	718 Concealed Spaces: 718.4 Draftstopping in Attics - Required.

Chapter 8 - Finishes

Group	Exiting Elements	Corridors	Rooms & enclosed Spaces
R3	B	C	C

Chapter 9 - Fire Protection Systems

903.2 Automatic Sprinkler Systems Where Required:	R3	Required.
N/A	903.3.1 FS Standards: Install FS as per 903.3.1.1, 903.3.1.2 or 903.3.1.3:	
YES	903.3.1.2 NFPA 13R sprinkler systems: Group R when ≤ 4 stories in height. 903.3.1.2.1 Balconies and decks: Provide FS when bldg is of Type V const.	
Yes	903.3.2 Quick-response and residential sprinklers: Install FS as per 903.3.1 in Group R dwelling units.	
	906.1 Portable Fire Extinguishers where required:	
	R3	Required per Dwelling Unit- 1-A:10-B:C
	907.2 Fire Alarm and Detection Systems- Where required: Installed as per IBC and NFPA 72	
	R3	907.2.8 : Not required, but exception 2 must be met

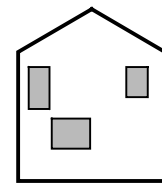
Chapter 10 - Means of Egress

	Table 1004.1 - Occupant Load: See 'G' Sheets for floor plans showing occupant loads per space.
	1005 Egress Width: 0.3 x OL for stairs and 0.2 x OL for other egress components- See 'G' Sheets for floor plans showing stairs and egress components and width required and provided.
	1007 Accessible means of Egress: 1007.1 Need (1) accessible means of egress/space or (2) per when two exits required.
Yes	1007.3 Stairways: Need clear width of 48" between handrails and incorporate 'area of refugees'. Exception #2 & #3: 48" and 'Area of Refugees' not required when NFPA 13 installed.
	Table 1017.2 - Exit access travel distance R3 = 200' (NFPA 13R) = 400' (NFPA 13)
N/A	1016.1 - Unenclosed Stairs; exception #3- travel distance shall be measured from the most remote point in the building to an exit discharge.
Yes	1022 Interior exit stairways and ramps: 1 - 1022.2: 1-hr fire barrier when ≤ 4 stories. 2 - Construct as per 1022.2 - 1020.10.
(Chp. 11)	Accessibility
No	1103 Scope: 1103.2.3 Detached One and Two Family dwellings are exempt from Chapter 11
No	1107.7 General Exceptions 1107.2.2 Multi-story units without elevator service are not required to have Type B, and are exempt.
(Chp. 12)	Interior Environment
Yes	1207 Sound Transmission: 1207.3 Structure-borne Sound: Dwelling unit must be separated with a floor/ceiling assemblies that have an STC rating ≥ 50 (45 if field tested). 1207.2 Air-borne Sound: Dwelling unit must be separated with walls, partitions and floor/ceiling assemblies that have an IIC rating ≥ 50 (45 if field tested).

building number	northwest corner natural grade elevation	northeast corner natural grade elevation	southwest corner natural grade elevation	southeast corner natural grade elevation	upper level floor elevation	height to building ridge	average building height (less than 35')
2	8773.13	8770.34	8758.48	8756.23	8783.00	8799.67	34.99
3	8739.87	8738.85	8725.46	8724.30	8748.00	8764.67	32.585
7	8803.73	8801.01	8790.84	8788.19	8814.00	8830.67	34.7125
14	8793.06	8789.8	8781.71	8778.78	8804.00	8820.67	34.75
15	8770.10	8766.1	8758.46	8757.10	8781.50	8798.17	34.57
18	8829.90	8827.6	8819.60	8814.41	8840.00	8856.67	34.515
25	8724.25	8723.67	8717.79	8716.99	8738.00	8754.67	34.05
30	8739.73	8739.58	8730.75	8730.44	8753.00	8769.67	34.585

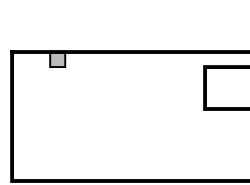
Height Restriction Chart

Scale 1/32" = 1'-0"



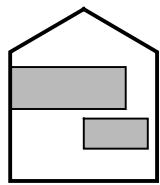
NORTH ELEVATION

wall area : 613 sf
area of openings : 75 sf
% glazing : 12%



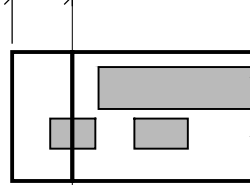
EAST ELEVATION

wall area : 804 sf
area of openings : 7 sf
% glazing : 1%



SOUTH ELEVATION

wall area : 613 sf
area of openings : 188 sf
% glazing : 31%



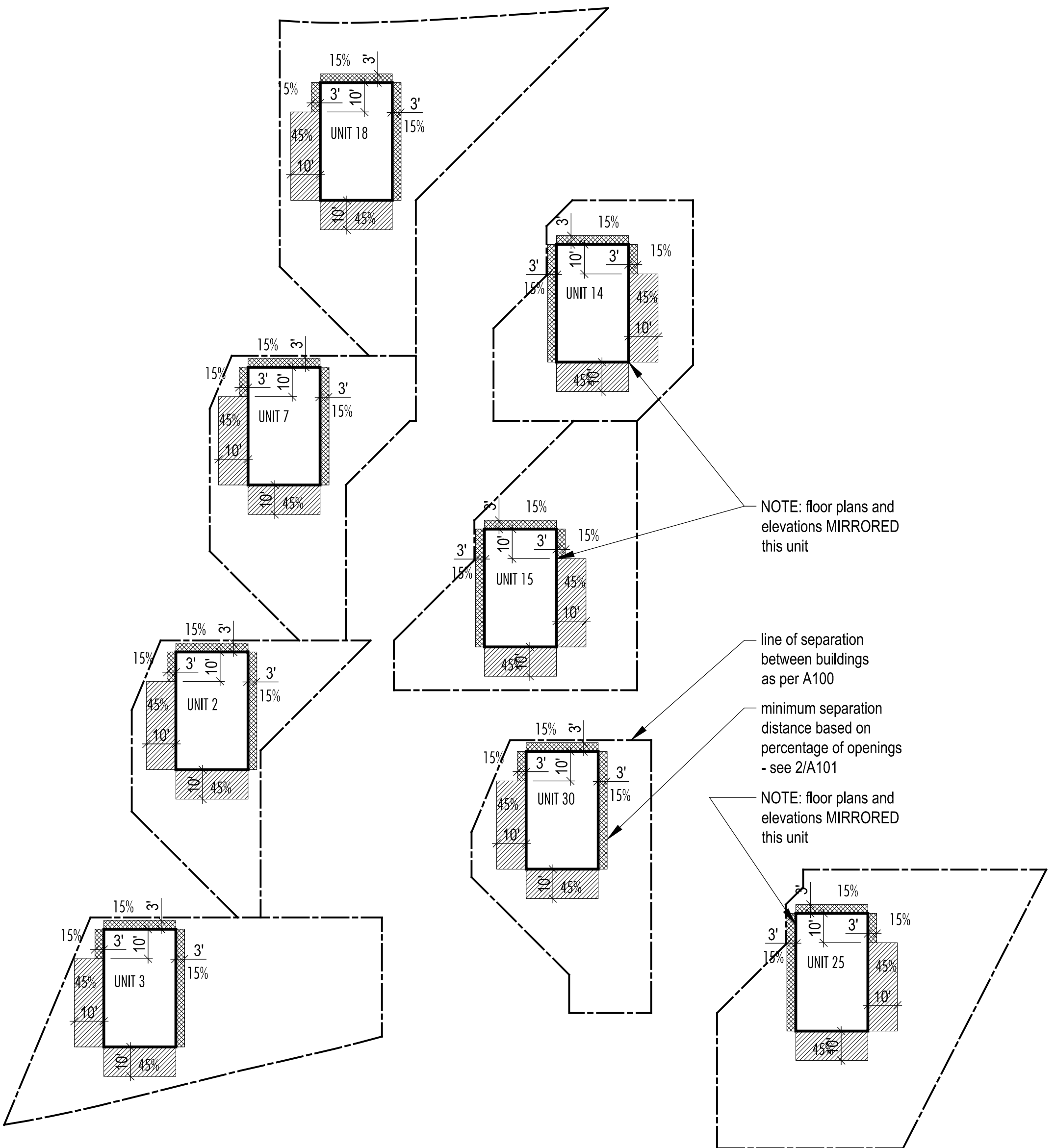
WEST ELEVATION

wall area : 215 sf
area of openings : 18 sf
% glazing : 8%

wall area : 644 sf
area of openings : 242 sf
% glazing : 38%

Percentage of Openings Elevation Diagrams

Scale 1/32" = 1'-0"



Separation Distance Plan Diagrams

Scale 1/32" = 1'-0"

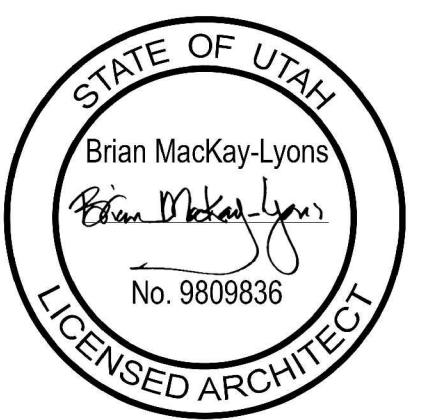
Horizon Neighborhood
Cabins

Submit Powder Mountain
Even Utah

MackKay-Lyons
Sweetapple
Architects
Limited

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

ph: (902) 429 1867
fax: (902) 429 6276



PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW:
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☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☒ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS
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PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS.
MEM
BY: [Signature] DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.

No.	Description	Date
05	Issued for Const. Rev. 2	14.08.2017
04	Issued for Const. Rev. 1	14.07.2017
03	Issued for Construction	14.02.2017
02	Re-issued for FDN Permit	16.11.2016
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Cabin 1500

Code Review

scale: varies

date: 16-07-04

drawn: DP

chk'd: BML

A101

INTERIOR FINISH SCHEDULE - WARM

	Base		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling		Remarks
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Finish	Material	Finish	
LOWER LEVEL															
Hall	WD	PTW2	GW8	PTW1	GW8		PTW1	GW8	PTW1	n/a	n/a	WD3	prefinished	WD1	untreated
Stair	WD1	n/a	WD1	untreated	n/a	n/a	WD1	untreated	WD1	untreated	WD3	prefinished	WD1	untreated	
Bedroom 1	WD	PTW2	GW8	PTW1	GW8	PTW1	GW8	PTW1	GW8	PTW1	WD3	prefinished	WD1	untreated	
Bathroom 1	WD1	sealant	WD1	sealant	GW8-W/WD1	ST2/sealant	GW8-W	ST1	GW8-W/WD1	ST2/ sealant	ST1	-	WD1	sealant	See notes 2+3
Bathroom 2	WD1	sealant	WD1	sealant	GW8-W/WD1	ST2/sealant	GW8-W/WD1	ST2/sealant	WD1	sealant	ST1	-	WD1	sealant	See notes 2+3
Bedroom 2	WD	PTW2	GW8	PTW1	GW8	PTW1	GW8	PTW1	GW8	PTW1	WD3	prefinished	WD1	untreated	
Bedroom 3	WD	PTW2	GW8	PTW1	GW8	PTW1	GW8	PTW1	GW8	PTW1	WD3	prefinished	WD1	untreated	
Closets	n/a	n/a	GW8	PTW1	GW8	PTW1	GW8	PTW1	GW8	PTW1	WD3	prefinished	GW8	PTW1	
UPPER LEVEL															
Living	WD1	untreated	WD1	untreated	n/a	n/a	glazing	n/a	glazing	n/a	WD3	prefinished	WD1	untreated	steel finish in woodstove alcove
Dining	WD1/WD2	un/treated	WD2	treated	WD1	untreated	n/a	n/a	glazing	n/a	WD3	prefinished	WD1	untreated	See note 2.
Entry	WD1/WD2	un/treated	WD1	untreated	WD1	untreated	n/a	n/a	WD2	treated	ST1	-	WD1	untreated	See note 2.
Mudroom	WD1	sealant	WD1	untreated	WD1/GWB	PTC1/untreat	GW8	PTC1	WD1	untreated	ST1	-	WD1	untreated	See notes 2+3
Powder Rm	WD1	sealant	WD1	untreated	WD1	sealant	WD1	sealant	WD1	sealant	ST1	-	WD1	untreated	See notes 2+3
Kitchen	WD1	sealant	WD1/GWB-W	sealant/ST2	WD1	sealant	WD1	sealant	WD1	sealant	ST1	-	WD1	untreated	ST2 backsplash above counter

Finish Types.

Paint	PT-1W - Benjamin Moore OC-17 White Dove - Egg Shell Finish PT-2W - Benjamin Moore OC-17 White Dove - Semi Gloss Finish PT-C1 - Benjamin Moore Decorators White - Egg Shell Finish PT-C2 - Benjamin Moore Decorators White - Semi Gloss Finish PT-C3 - Benjamin Moore Decorators White - Flat Finish (Ceilings Only)
Wood Slats	WD1 - western red cedar, 1X4" horizontal slats, untreated WD2 - western red cedar, 1X2" vertical slats, treated
Engineered Wood	WD3 - reclaimed white oak 1X4", engineered, prefinished, natural satin

Notes.

1. "North" is top of drawing page for wall designations
2. Wood wall cladding shall extend from finished floor to u/s ceiling.
3. All wood surface cladding in bathrooms + mudroom to receive clear sealant, low sheen.

2 Room Finish Schedule - UPGRADE OPTION (warm scheme)
A102 Scale NTS

INTERIOR FINISH SCHEDULE - COOL

	Base		North Wall		East Wall		South Wall		West Wall		Floors		Ceiling		Remarks
	Material	Finish	Material	Finish	Material	Finish	South	Finish	Material	Finish	Material	Finish	Material	Finish	
LOWER LEVEL															
Hall	WD	PTC2	GW8	PTC1	GW8	PTC1	GW8	PTC1	GW8	PTC1	CONC.	sealed	WD1	clear	
Stair	WD1	untreated	WD1	untreated	WD1	untreated	n/a	n/a	WD1	untreated	WD3	satin	WD1	clear	
Bedroom 1	WD	PTC2	GW8	PTC1	GW8	PTC1	GW8	PTC1	GW8	PTC1	CONC.	sealed	WD1	clear	grey 2x2 antislip tile shower base
Bathroom 1	TILE	CT1	GW8-W	CT1	GW8-W	CT1	GW8-W	CT1	GW8-W	CT1	CONC./TILE	sealed	WD1	clear	grey 2x2 antislip tile shower base
Bathroom 2															
Bedroom 2	WD	PTC2	GW8	PTC1	GW8	PTC1	GW8	PTC1	GW8	PTC1	CONC.	sealed	WD1	clear	
Bedroom 3	WD	PTC2	GW8	PTC1	GW8	PTC1	GW8	PTC1	GW8	PTC1	CONC.	sealed	WD1	clear	
Closets	n/a	n/a	GW8	PTC1	GW8	PTC1	GW8	PTC1	GW8	PTC1	CONC.	sealed	GW8	PTC1	
UPPER LEVEL															
Living	n/a	n/a	n/a	n/a	WD1	untreated	glazing	n/a	glazing	n/a	CONC.	sealed	WD1	clear	painted steel behind woodstove
Dining	n/a	n/a	WD2	treated	WD1	untreated	glazing	n/a	glazing	n/a	CONC.	sealed	WD1	clear	See note 2.
Entry	WD2/WD1	treat./untr.	glazing	n/a	WD1	untreated	n/a	n/a	WD2	treated	CONC.	troweled+sealed	WD1	clear	See note 2.
Mudroom	WD	PTC2	GW8	PTC1	n/a	n/a	GW8	PTC1	n/a	n/a	CONC.	sealed	GW8	PTC3	
Powder Rm	TILE	CT1	GW8	CT1	GW8	CT1	GW8	CT1	GW8	CT1	CONC.	sealed	GW8	PTC3	
Kitchen	WD	PTC2	GW8	PTC1	GW8-W	CT1	GW8	PTC1	GW8-W	PTC1	CONC.	sealed	GW8	PTC3	CT1 backsplash above counter
Mechanical	WD	PTC2	GW8	PTC2	GW8	PTC2	GW8	PTC2	GW8	PTC2	CONC.	sealed	GW8	PTC3	

Finish Types.

Paint	PT-1W - Benjamin Moore OC-17 White Dove - Egg Shell Finish PT-2W - Benjamin Moore OC-17 White Dove - Semi Gloss Finish PT-C1 - Benjamin Moore Decorators White - Egg Shell Finish PT-C2 - Benjamin Moore Decorators White - Semi Gloss Finish PT-C3 - Benjamin Moore Decorators White - Flat Finish (Ceilings Only)
-------	---

Wood Slats	WD1 - western red cedar, 1X4" horizontal slats, untreated WD2 - western red cedar, 1X2" vertical slats, treated WD3-douglas fir, 1x4" prefinished, natural satin
------------	--

Concrete	CONC. - sealed concrete
Ceramic Tile	CT1 - white subway tile 4X16 CT2 - grey 2x2 antislip tile

Legend.	
N/A	not applicable
GW8	gypsum wall board per spec.
GW8-W	waterproof sheathing as per spec.
CONC.	concrete
CT	ceramic tile
ST	stone tile
WD	wood
GLZ	glazing

Notes.

1. "North" is top of drawing page for wall designations
2. Wood wall cladding shall extend from finished floor to u/s ceiling.
3. All wood surface cladding in bathrooms + mudroom to receive clear sealant, low sheen.

1 Room Finish Schedule - BASE OPTION (cool scheme)
A102 Scale NTS

MackKay-Lyons
Sweetapple

Archilects
Limited

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☒ ENERGY

☐ FIRE

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BY: MEM DATE: 08/21/17

WEST COAST CODE CONSULTANTS, INC.

02	Issued for Const. Rev. 1	14.07.2017
01	Issued for Construction	14.02.2017
No.	Description	Date
Revision:		

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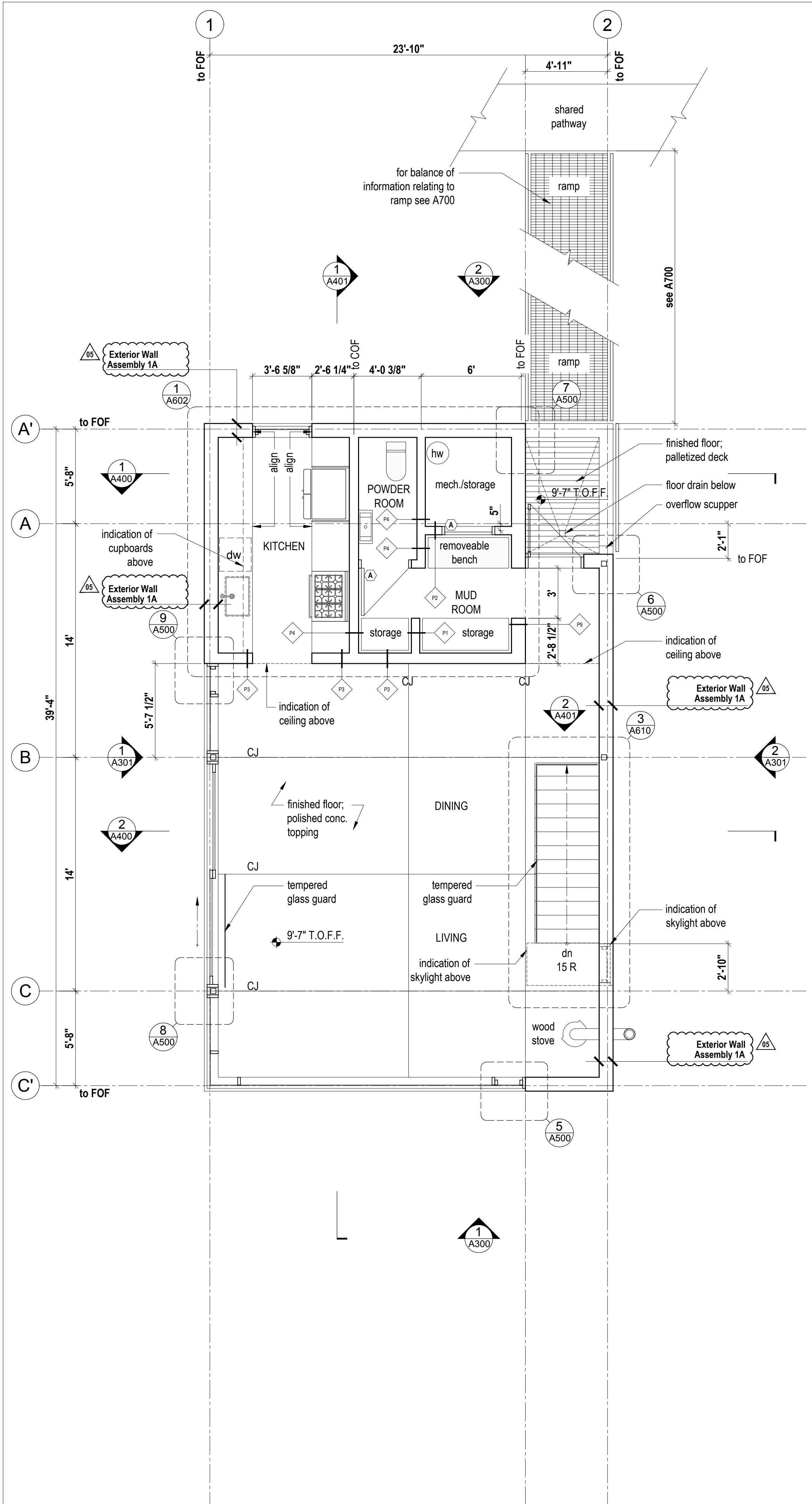
SHOP DRAWINGS:
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Cabin 1500

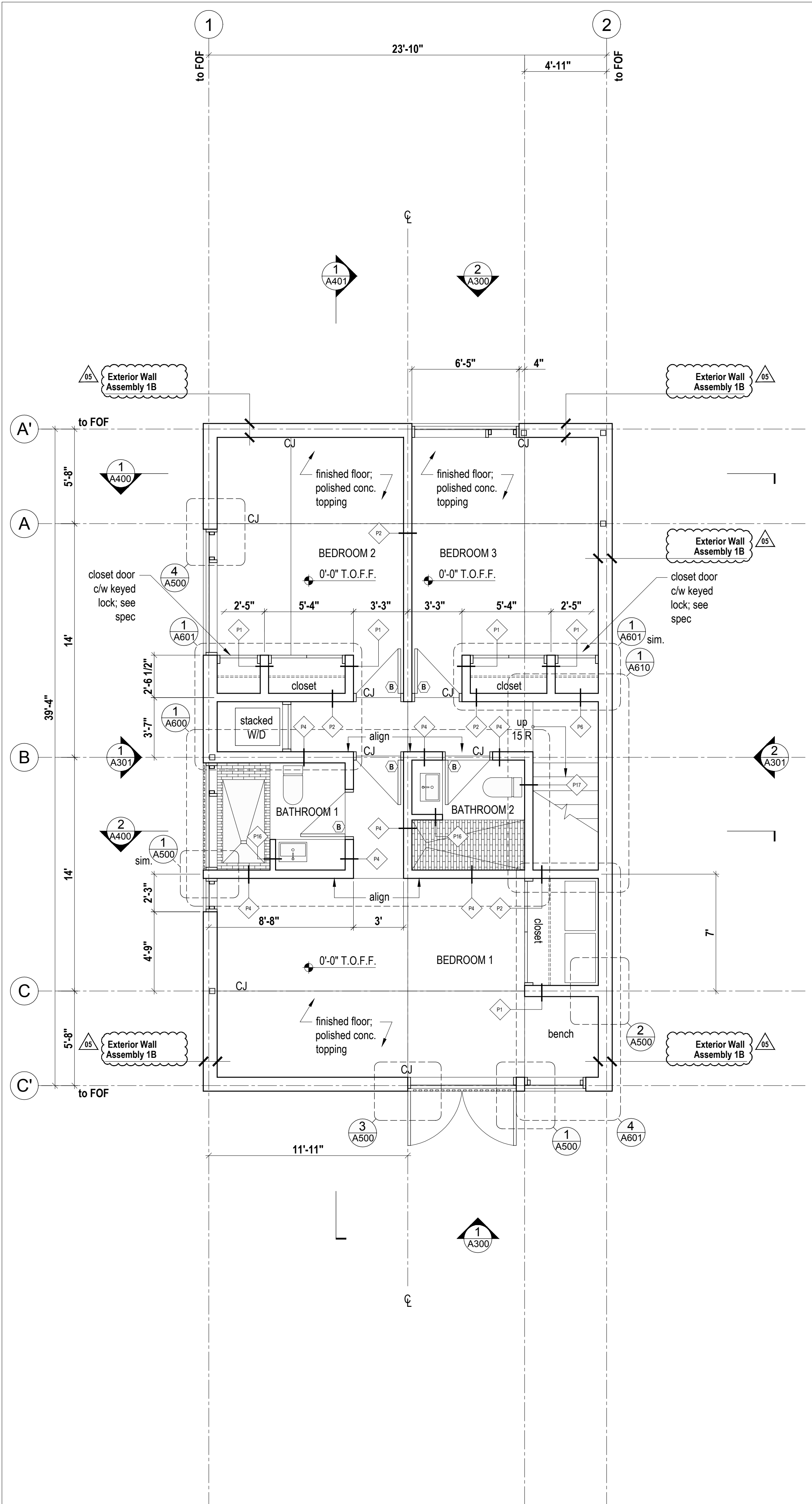
Room Finish
Schedules

scale: varies
date: 16-07-04
drawn: DP
chk'd: BML

A102



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



1 Floor Plan Lower
Scale 1/4" = 1'-0"

LEGEND

- Center line
- Door type
- Partition type

LIVABLE SQUARE FOOTAGES

Floor Plan Lower: 875 square feet
Floor Plan Upper: 792 square feet
Total: 1667 square feet

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW.

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: **MEM** DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.

Horizon Neighborhood
Cabins

Summit Powder Mountain
Evan, Utah

MackKay-Lyons
Sweetapple
Architects
Limited

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

ph: (902) 429 1867
fax: (902) 429 6276

true
north

construction
north

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

No.	Description	Date
05	Issued for Const. Rev. 2	14.08.2017
04	Issued for Const. Rev. 1	14.07.2017
03	Issued for Construction	14.02.2017
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Cabin 1500

Floor Plans

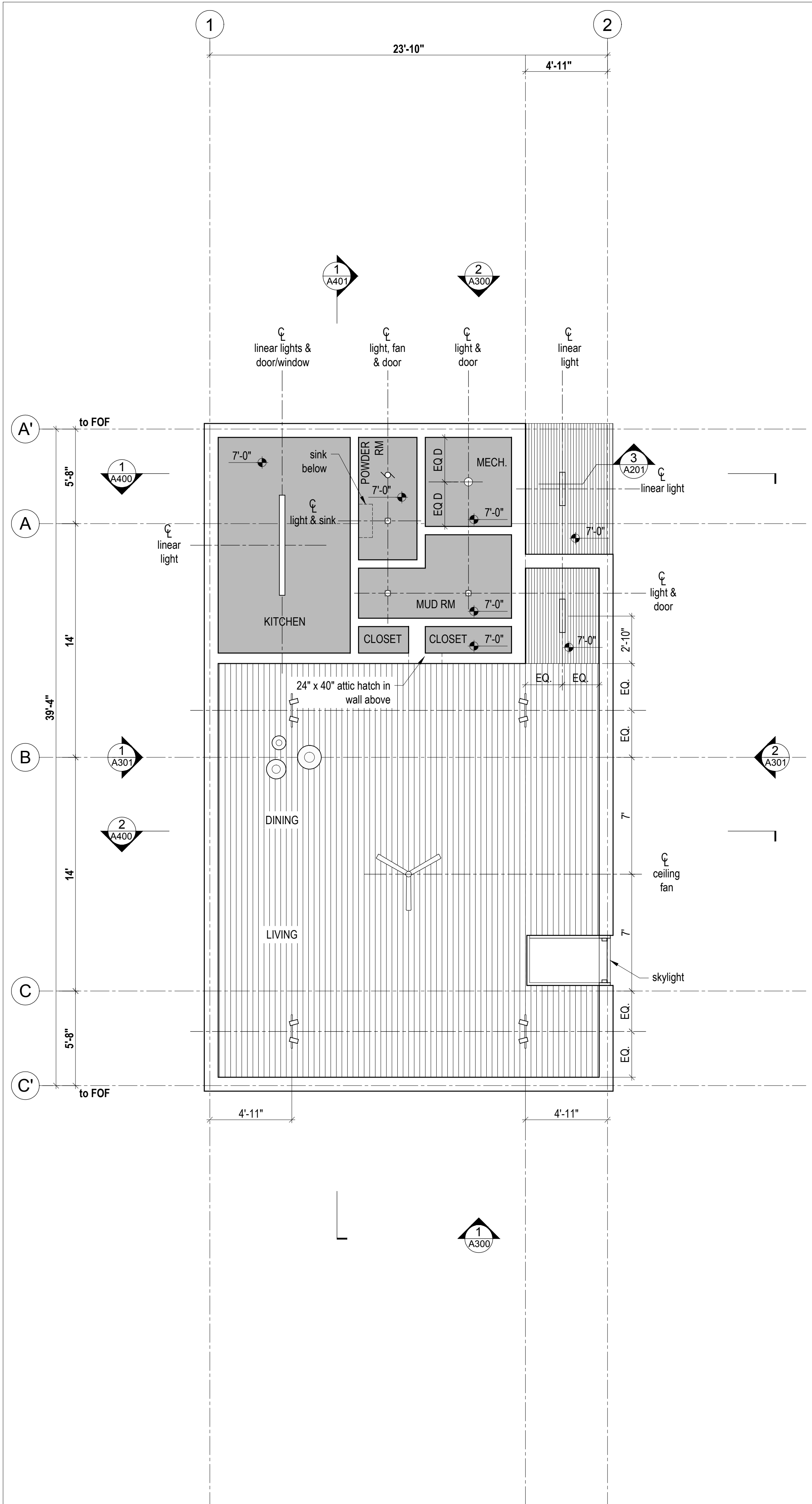
scale: 1/4"=1'-0"

date: 16-04-20

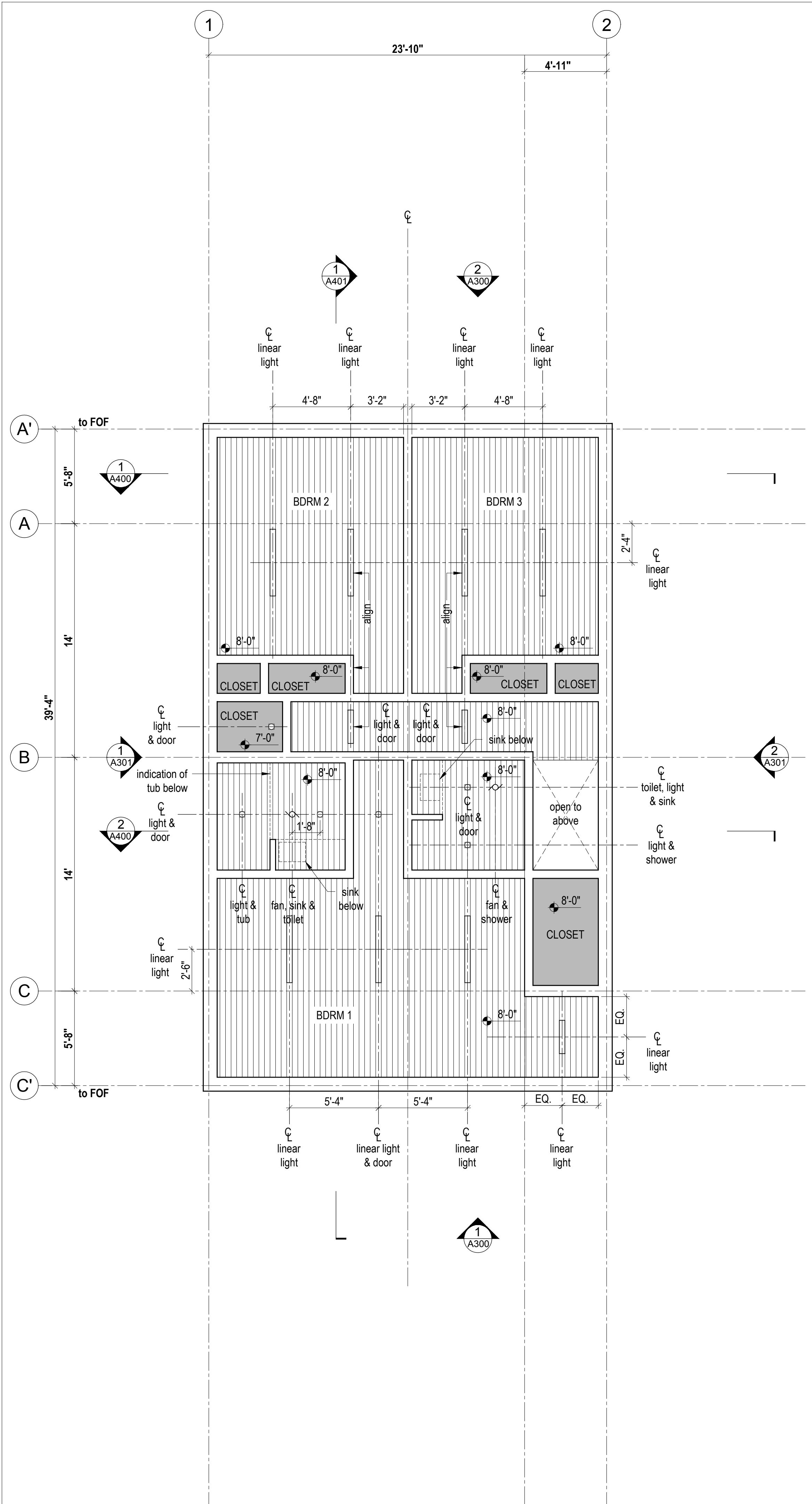
drawn: MJ/JL

chk'd: BML

A200



2
A200
Reflected Ceiling Plan Main
Scale 1/4" = 1'-0"



1
A200
Reflected Ceiling Plan Lower
Scale 1/4" = 1'-0"

LEGEND

Symbols

- Center line
- LED downlight
- Recessed LED pot light; inline w/ shiplap ceiling boards
- Linear LED pendant light
- Spherical pendant light cluster
- Linear LED light fixture; inline w/ shiplap ceiling boards; length varies (see elec.)
- track lights on 2' long track

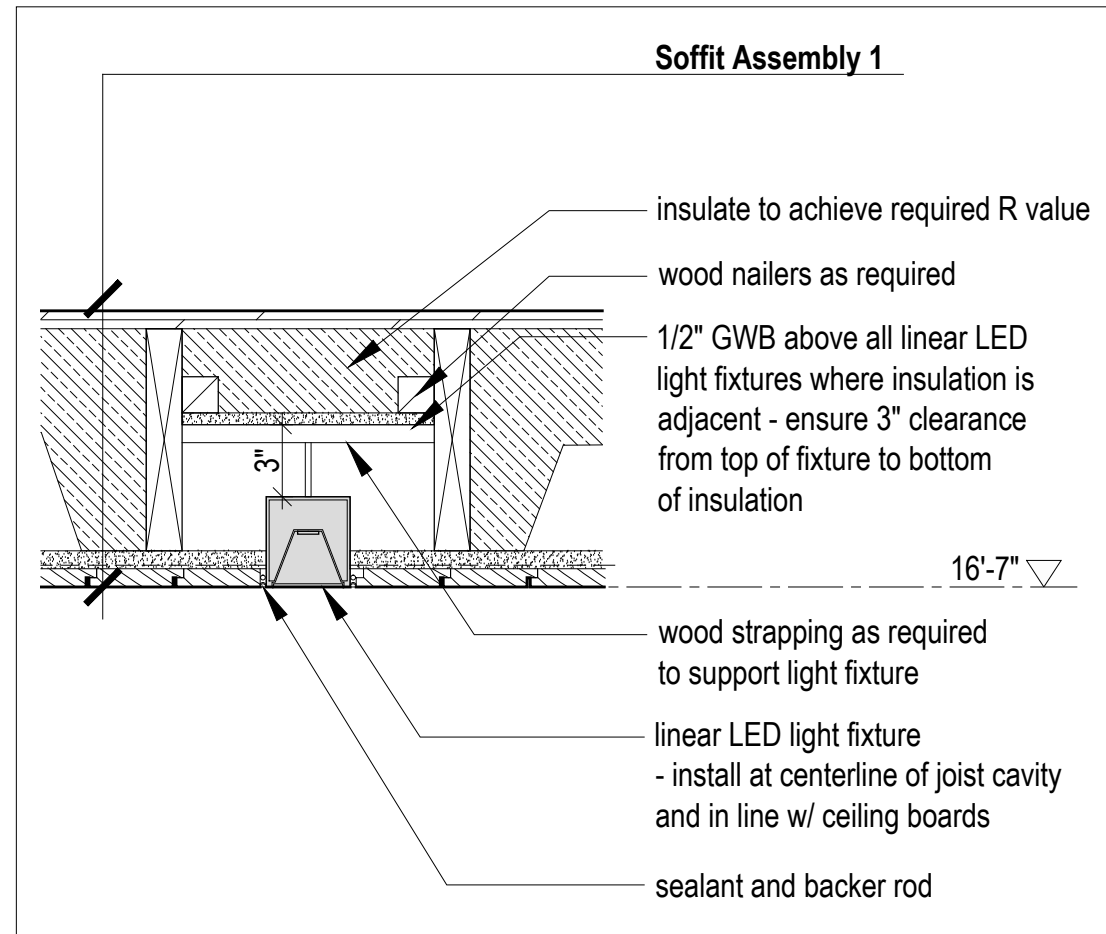
Ceiling Finishes

- 1x4 shiplap wood cladding - type 1 - see A001
- 1x4 shiplap wood cladding - type 2 - see A001
- Painted GWB

LIGHTING

MECHANICAL

- bathroom fan
- ceiling fan



3
A201
Linear Light Detail at Insulated Condition
Scale 1-1/2" = 1'-0"

- NOTE:**
- Where applicable, all ceiling mounted light fixtures to be in-line with shiplap boards unless otherwise noted.
 - Where alignment of light fixtures as noted and 'note 1' are contradictory note 1 takes precedent.
 - All finished ceiling heights dimensioned from top of finished floor below.
 - All lighting to be dimmable.



Horizon Neighborhood Cabins

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fax: (902) 429.6276

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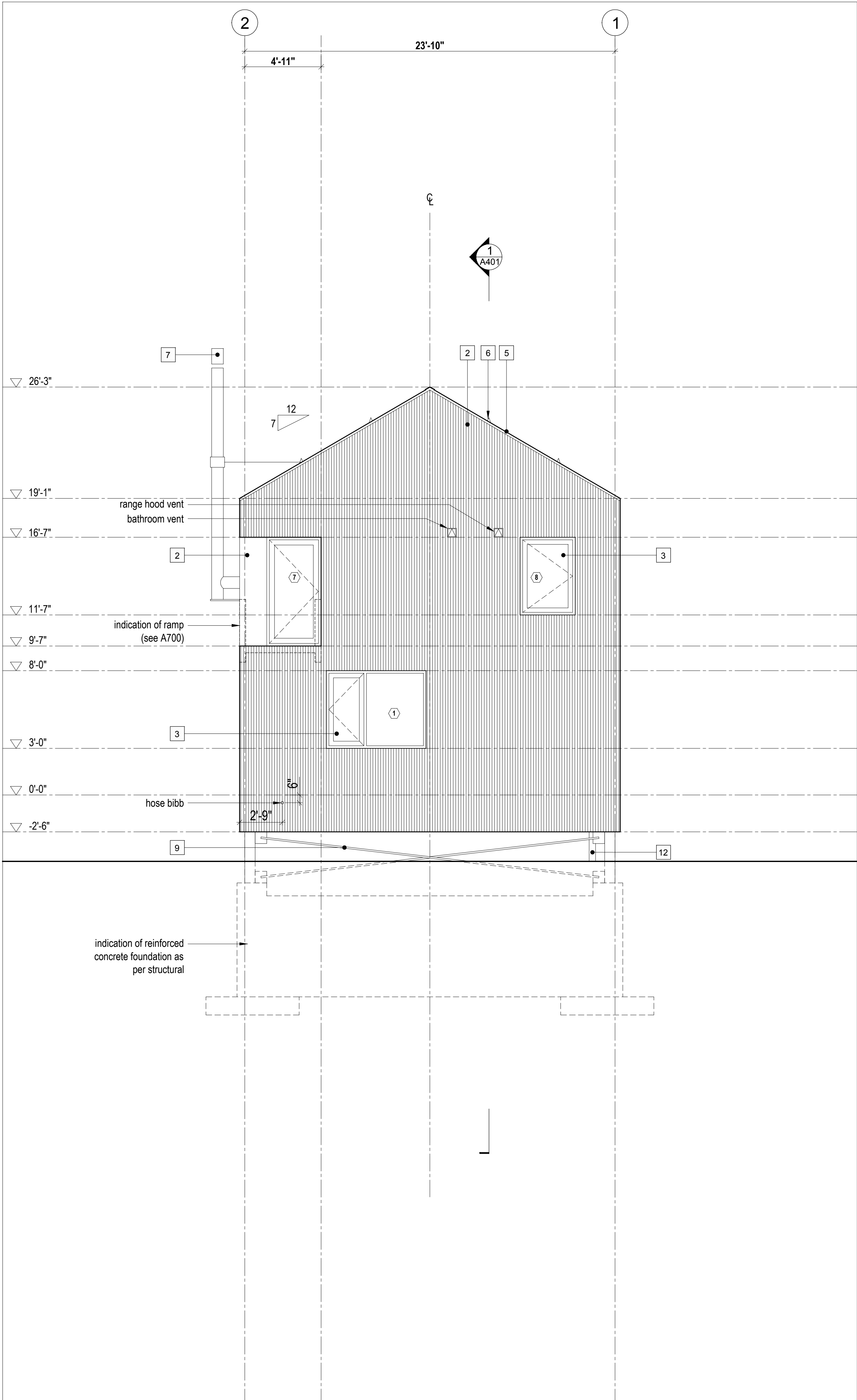
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Cabin 1500

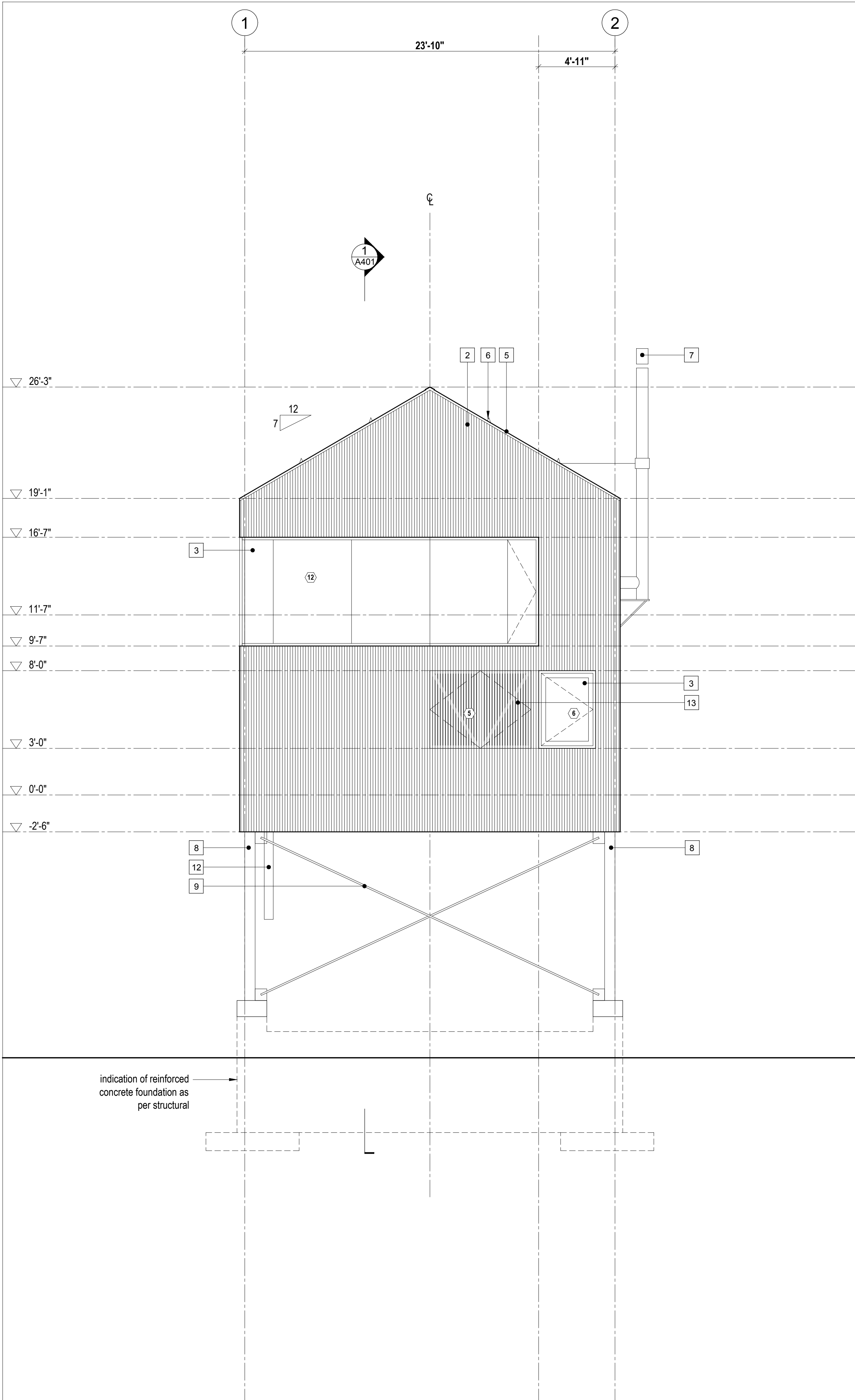
Reflected Ceiling Plans

scale: 1/4"=1'-0"
date: 16-08-05
drawn: MJ
chk'd: BML

A201



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



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

LEGEND

- 1 fire retardant pressure treated cedar shingles - 6" exposure
- 2 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 3 anodized aluminum framed glazing system - see window/door schedule
- 4 anodized aluminum framed sliding glazing system - see window/door schedule
- 5 clear anodized aluminum flashing
- 6 snow bracket
- 7 stainless steel chimney
- 8 galvanized steel column; as per structural
- 9 galvanized steel bracing; as per structural
- 10 side-mounted tempered glass guard
- 11 not used
- 12 insulated steel service chase; galvanized finish to match bracing - see mechanical for locations
- 13 operable wood screen over glazing



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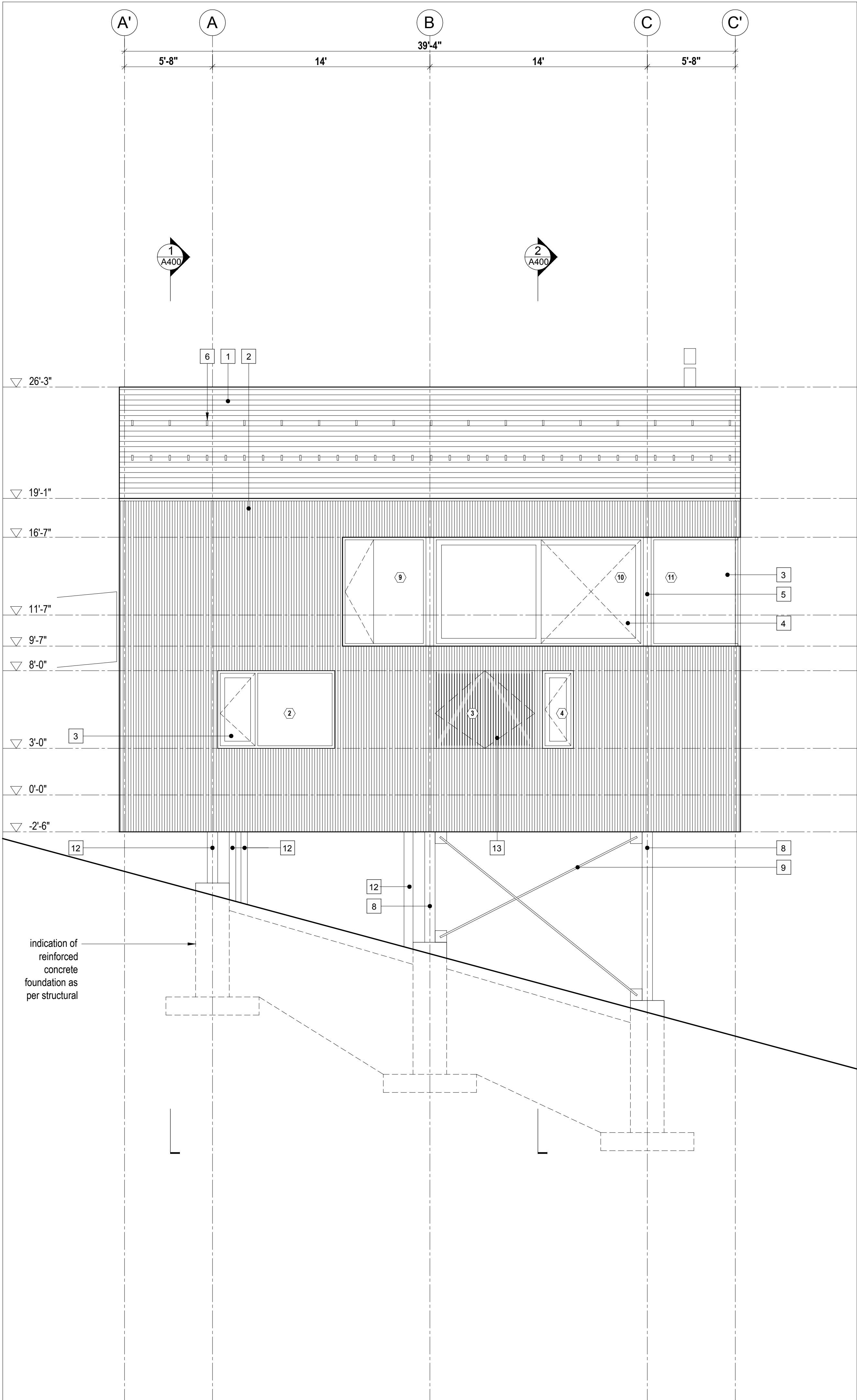
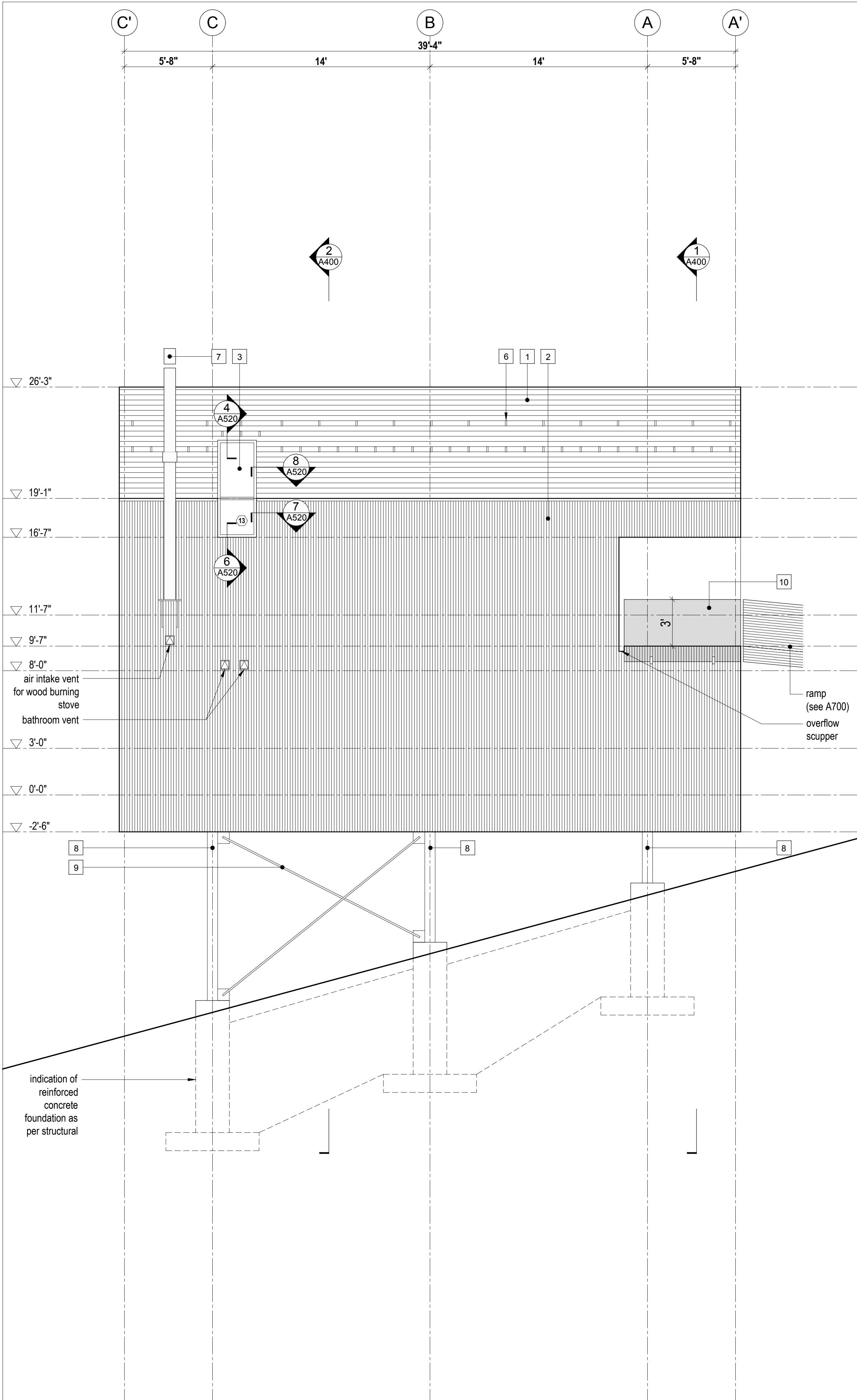
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Cabin 1500

Exterior Elevations

scale: 1/4" = 1'-0"
date: 16-04-20
drawn: M.J./J.L.
chk'd: B.M.L.

A300



LEGEND

- 1 fire retardant pressure treated cedar shingles - 6" exposure
- 2 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
- 3 anodized aluminum framed glazing system - see window/door schedule
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- | | |
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| <input checked="" type="checkbox"/> MECHANICAL | <input checked="" type="checkbox"/> PLUMBING |
| <input checked="" type="checkbox"/> ELECTRICAL | <input checked="" type="checkbox"/> ENERGY |
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MEM DATE 08/21/17
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STATE OF UTAH
Brian MackKay-Lyons
No. 98099836
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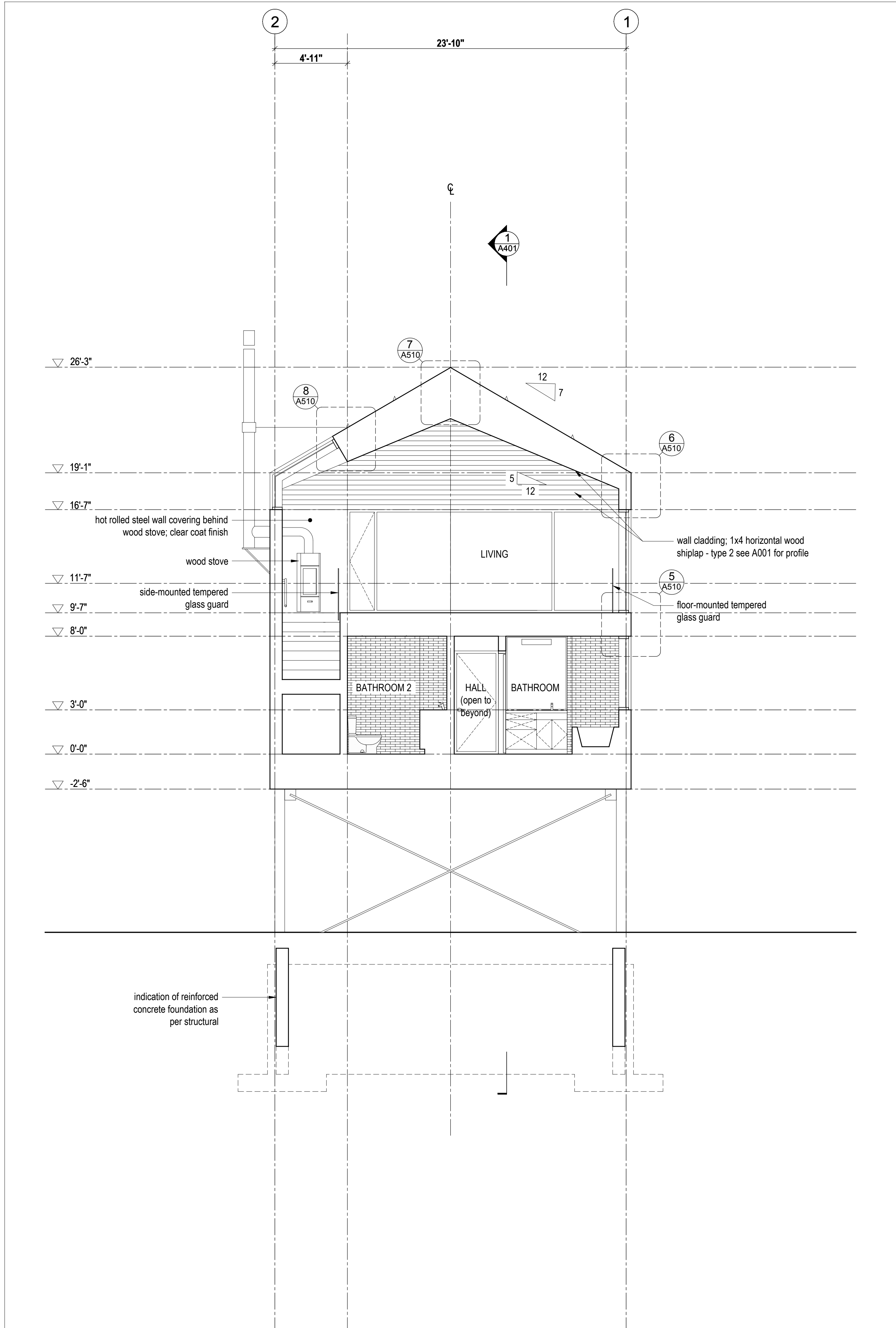
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Cabin 1500

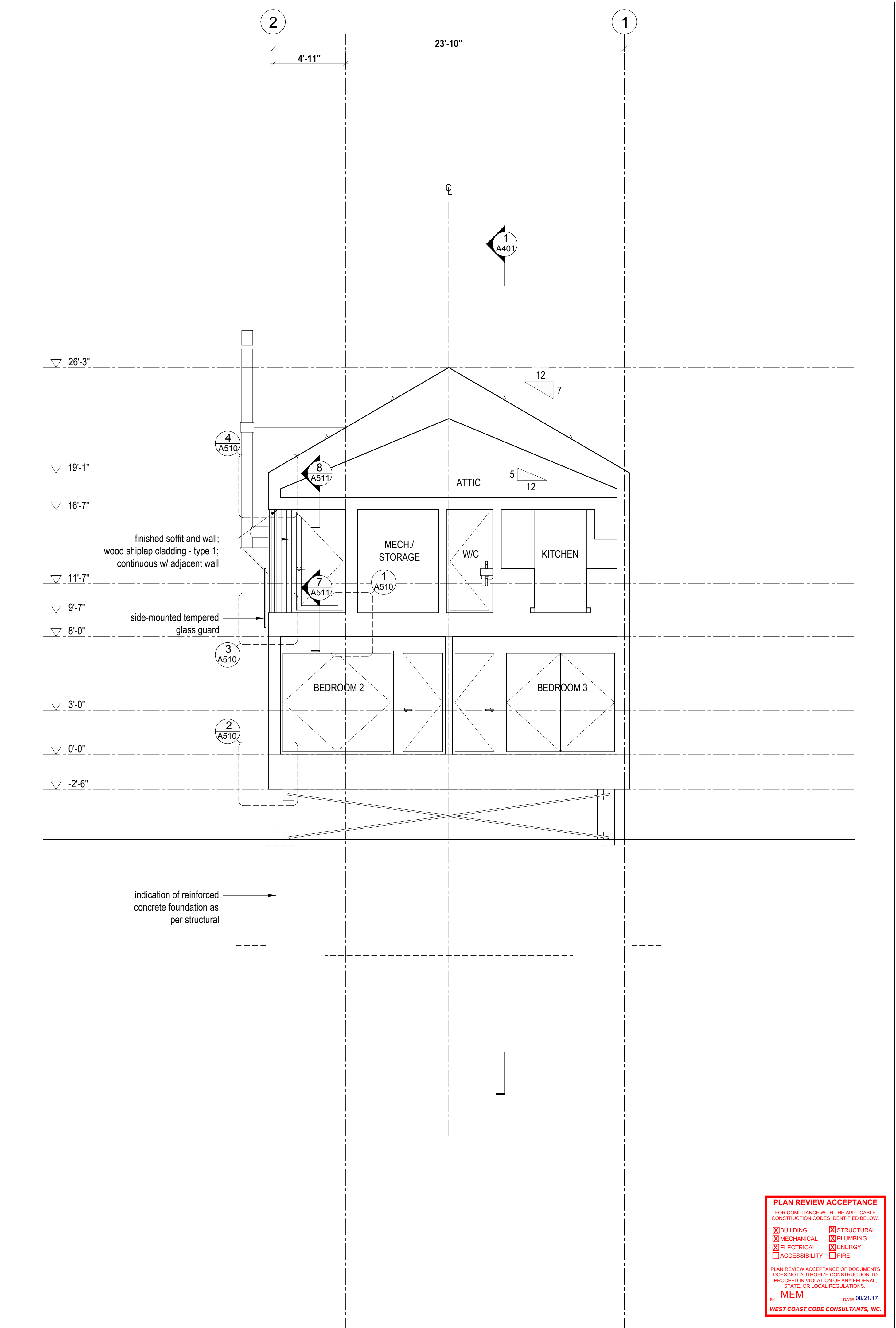
Exterior Elevations

scale: 1/4" = 1'-0"
date: 16-04-20
drawn: MJ/JL
chk'd: BML

A301



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



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

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☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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See A102 for room
finish schedule

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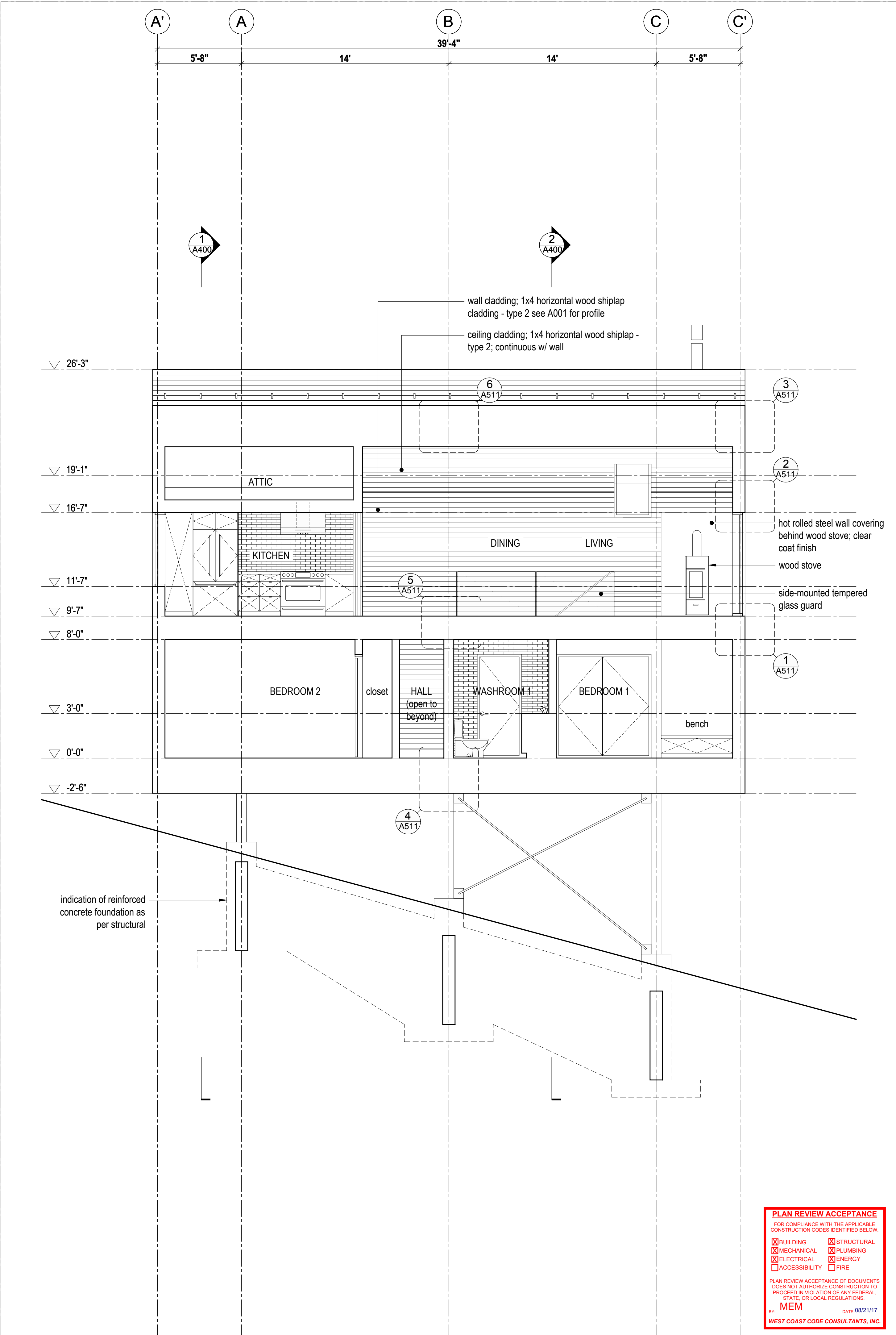
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finish schedule

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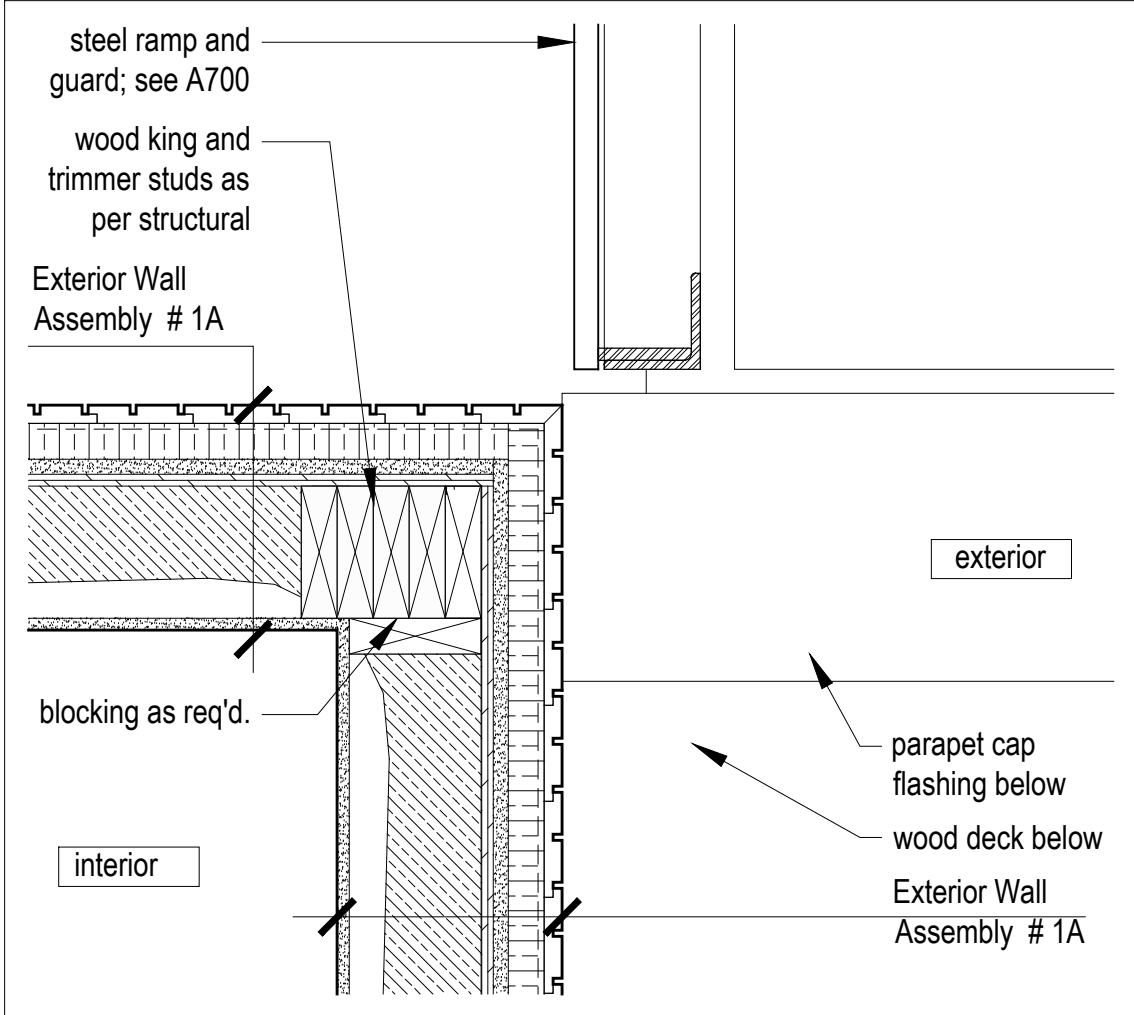
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Cabin 1500

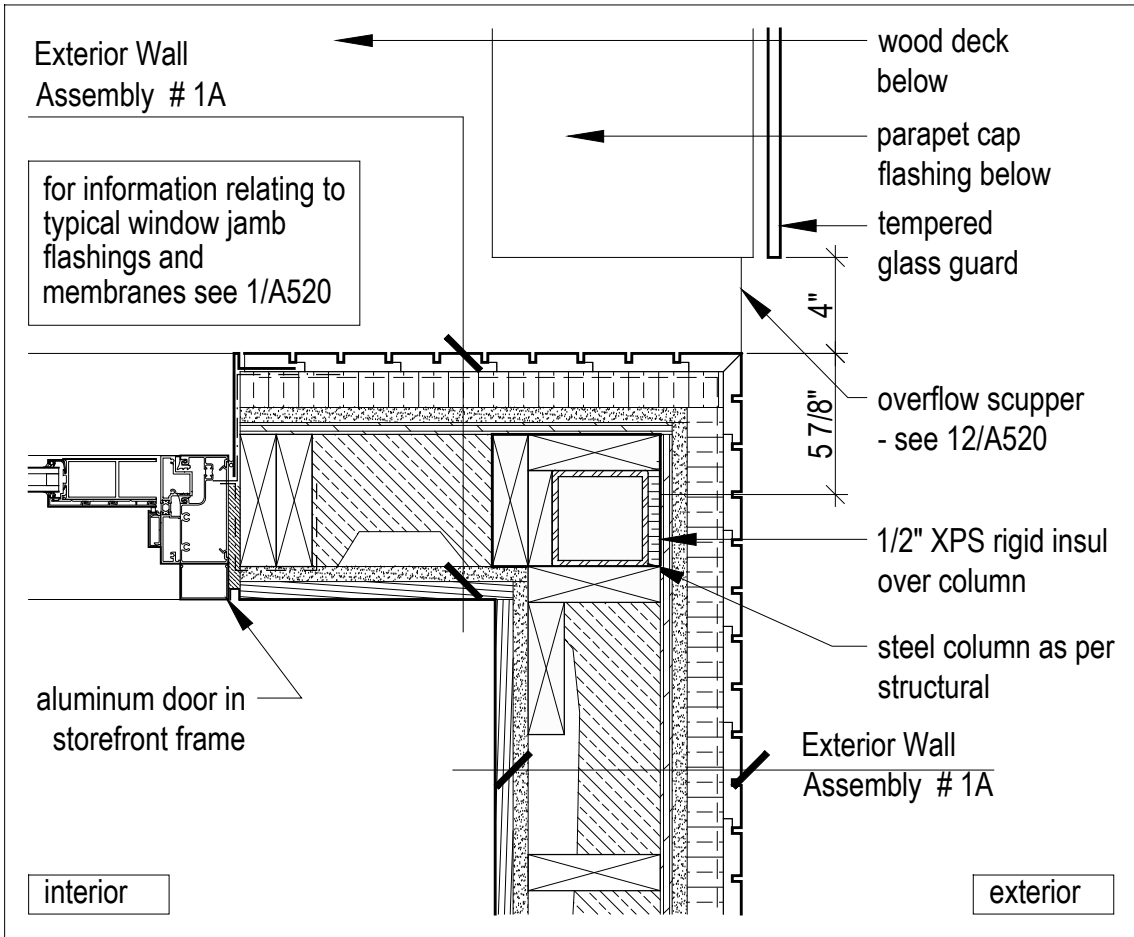
Building
Section

scale: 1/4" = 1'-0"
date: 16-04-20
drawn: M.J./J.L.
chk'd: B.M.L.

A401



7 Plan Detail
Scale 1 1/2" = 1'-0"

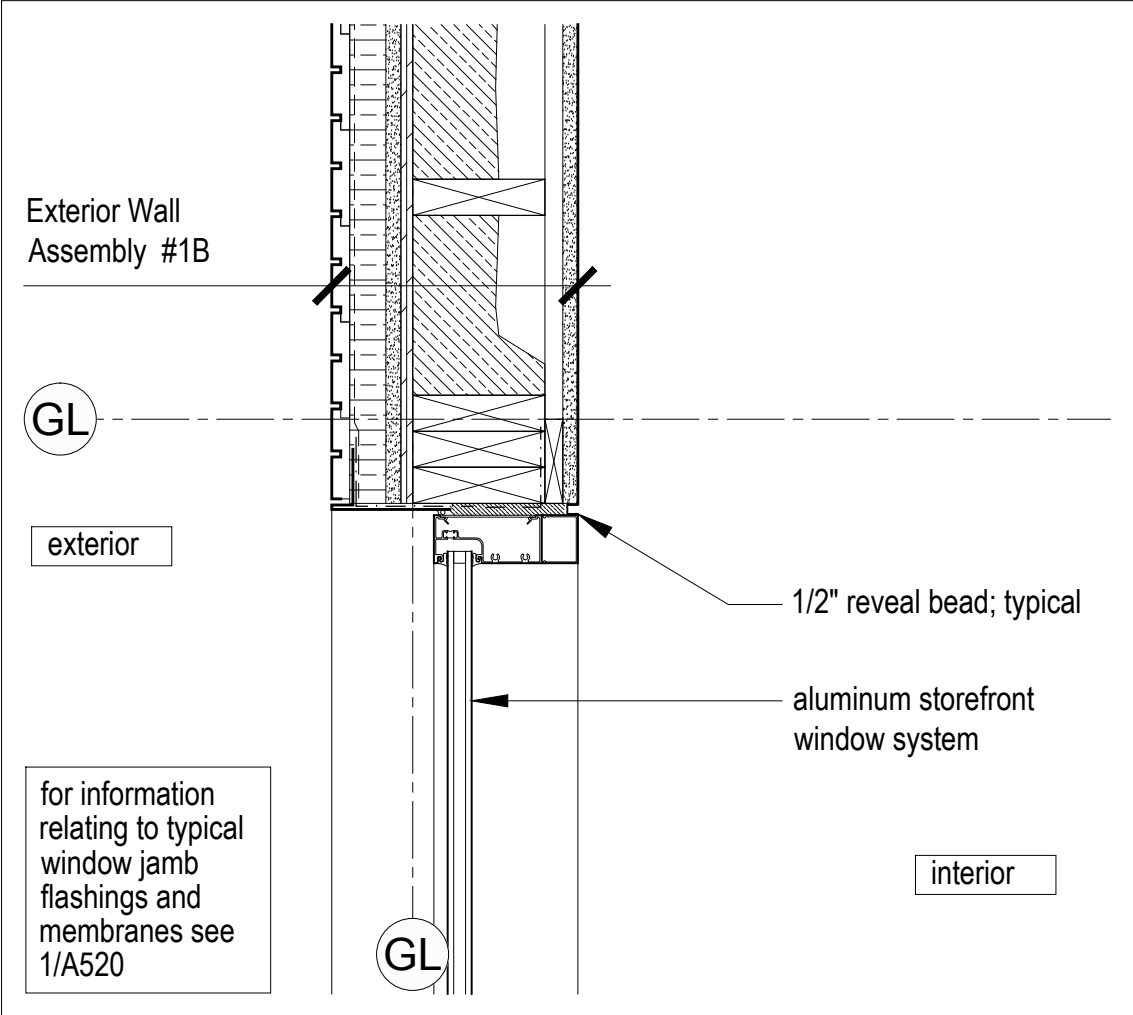


6 Plan Detail
Scale 1 1/2" = 1'-0"

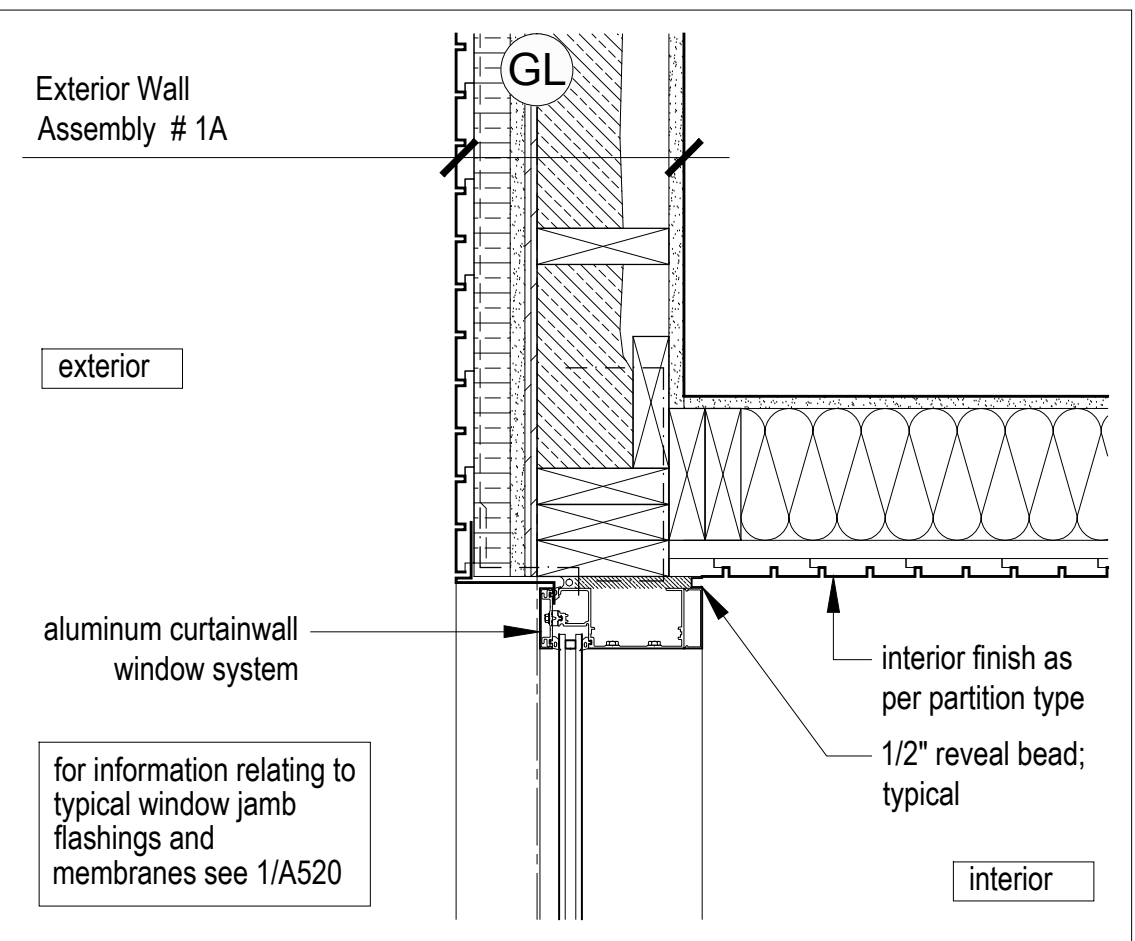
Exterior Wall Assembly 1A
+ 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
+ rainscreen grid
+ vapor permeable weather barrier
+ 1 1/2" continuous XPS rigid insulation (R7.5)
+ 5/8" type X gypsum sheathing
+ plywood sheathing as per structural
+ 2x6 wood studs as per structural
+ 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2)
+ 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas)
+ refer to wall finish schedule for interior finish

Exterior Wall Assembly 1B
+ 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
+ rainscreen grid
+ vapor permeable weather barrier
+ 1 1/2" continuous XPS rigid insulation (R7.5)
+ 5/8" type X gypsum sheathing
+ plywood sheathing as per structural
+ 2x6 wood studs as per structural
+ 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2)
+ 1x4 wood strapping @ 16" o.c.
+ 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas)
+ refer to wall finish schedule for interior finish

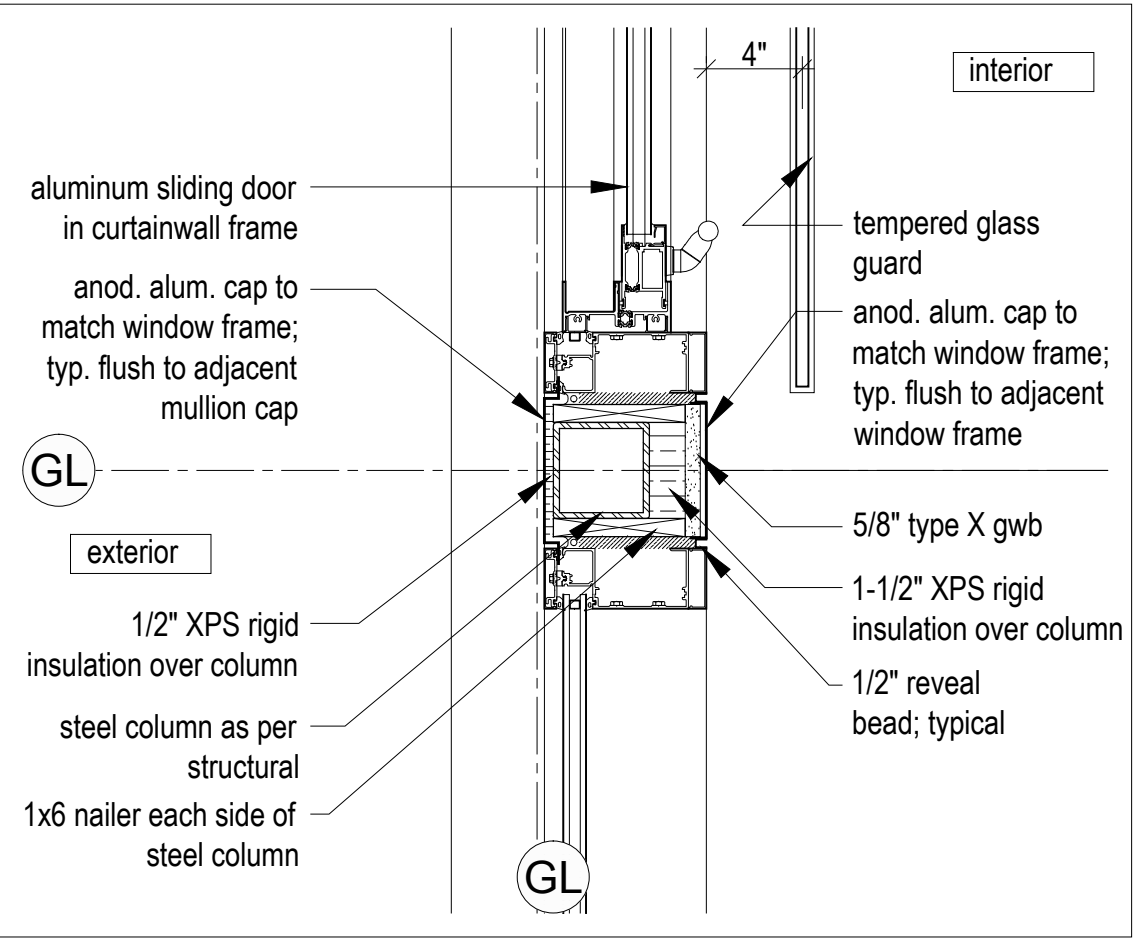
Assemblies
Scale 1 1/2" = 1'-0"



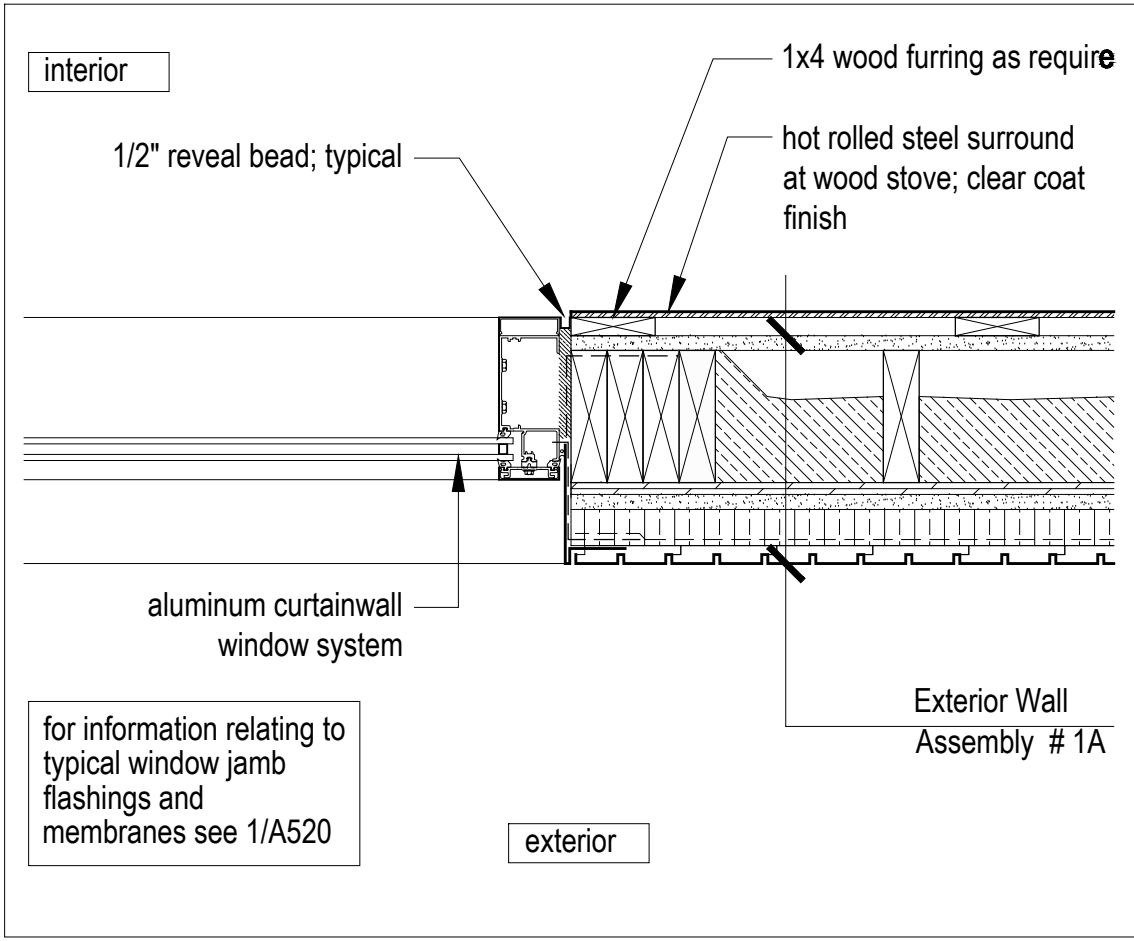
4 Plan Detail
Scale 1 1/2" = 1'-0"



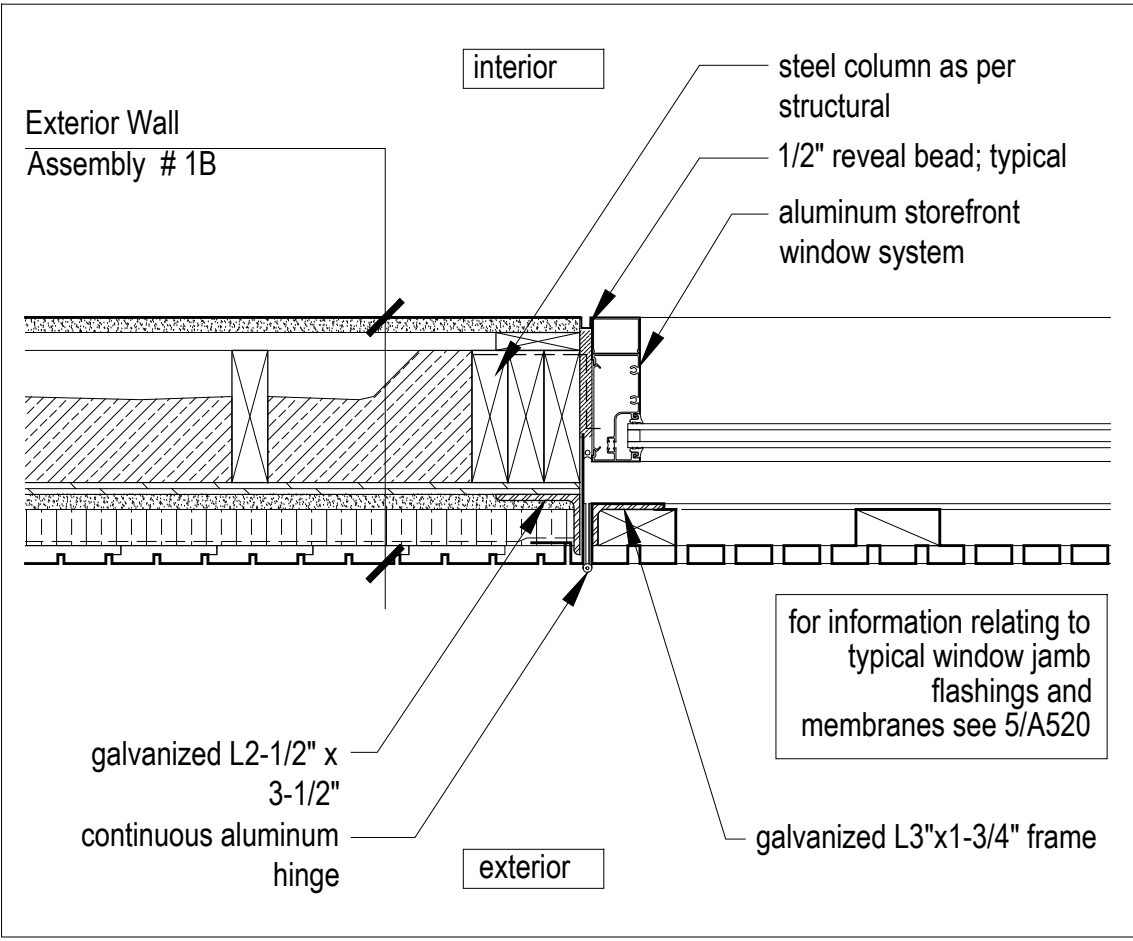
9 Plan Detail
Scale 1 1/2" = 1'-0"



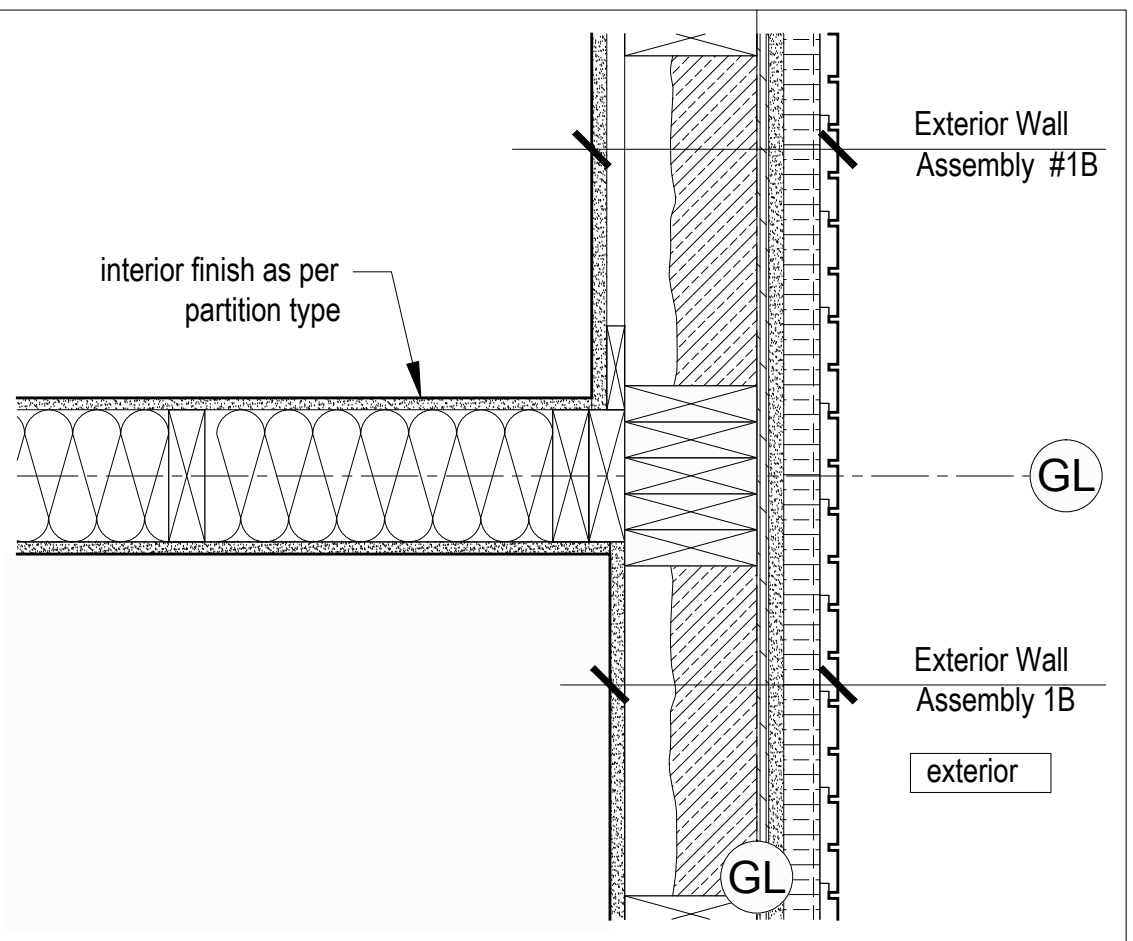
8 Plan Detail
Scale 1 1/2" = 1'-0"



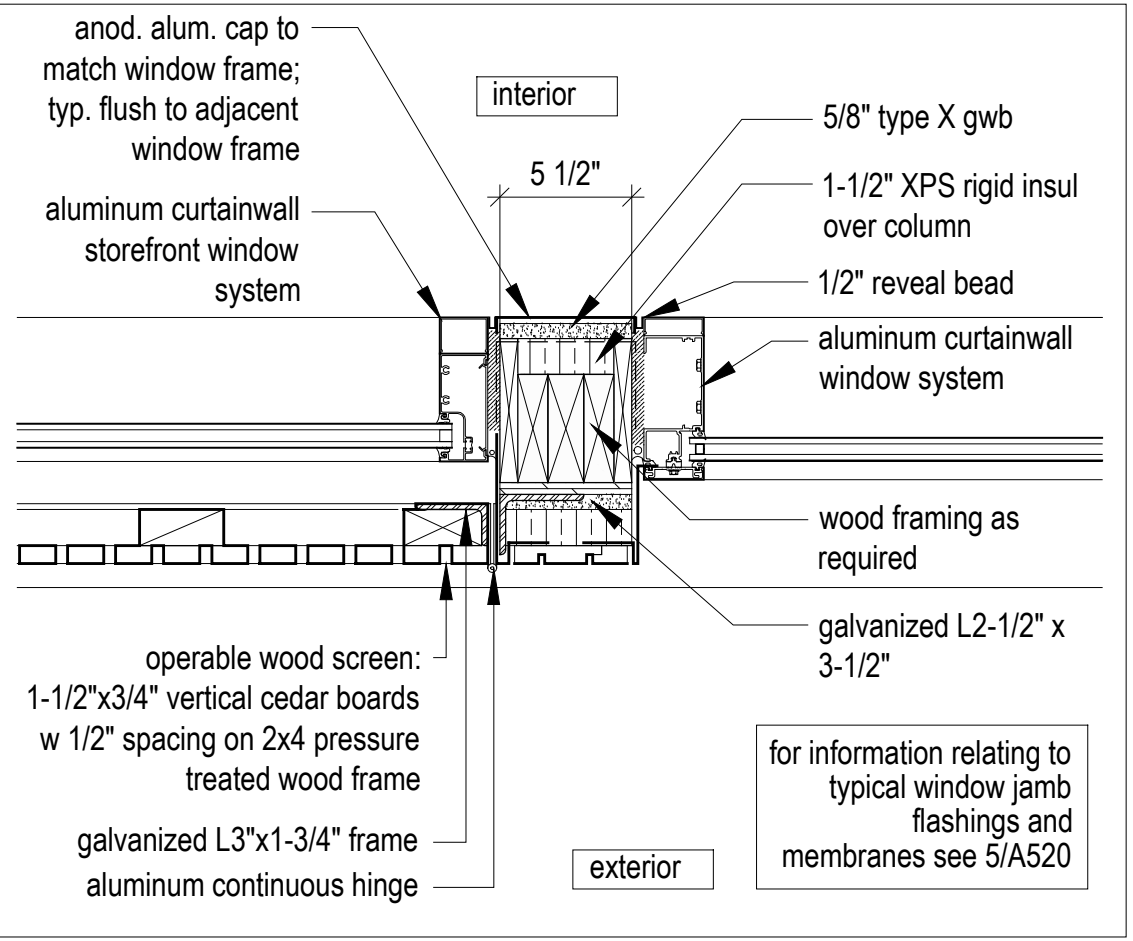
5 Plan Detail
Scale 1 1/2" = 1'-0"



3 Plan Detail
Scale 1 1/2" = 1'-0"



2 Plan Detail
Scale 1 1/2" = 1'-0"



1 Plan Detail
Scale 1 1/2" = 1'-0"

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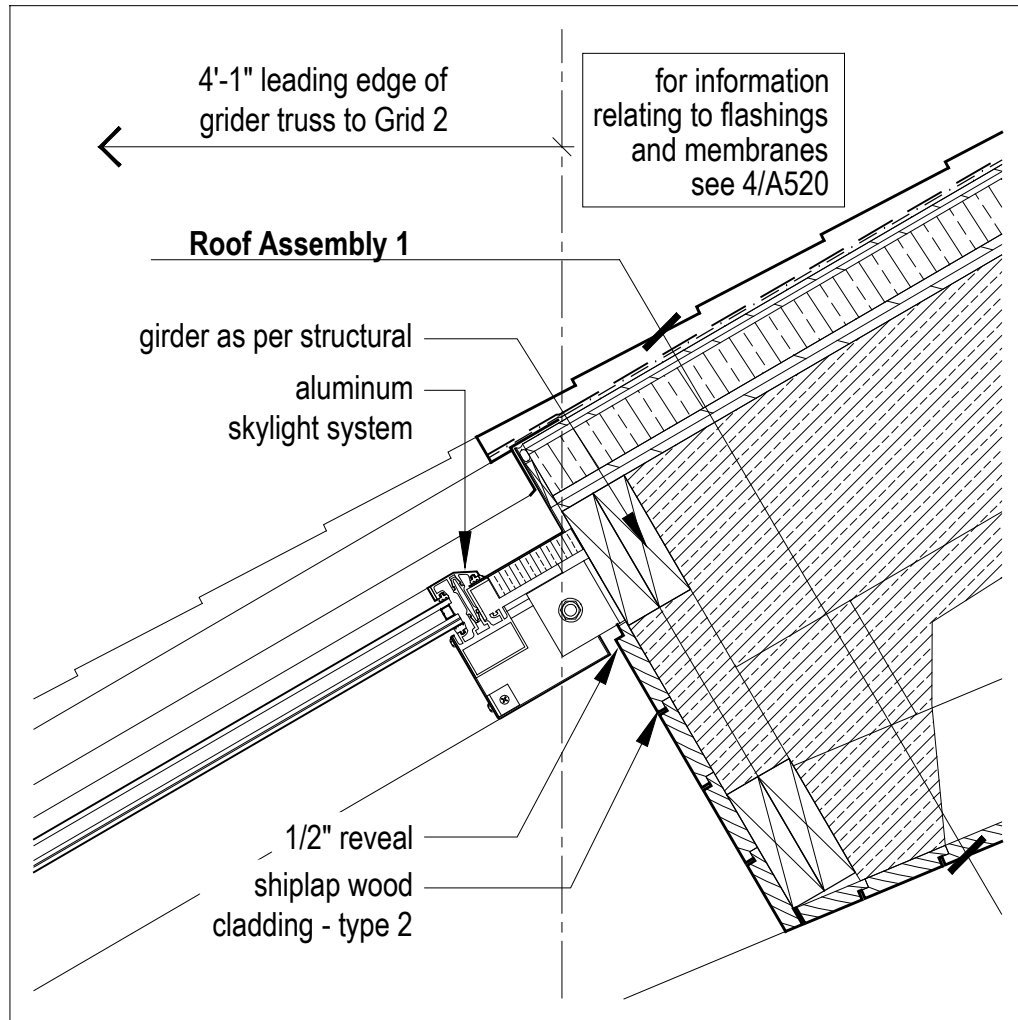
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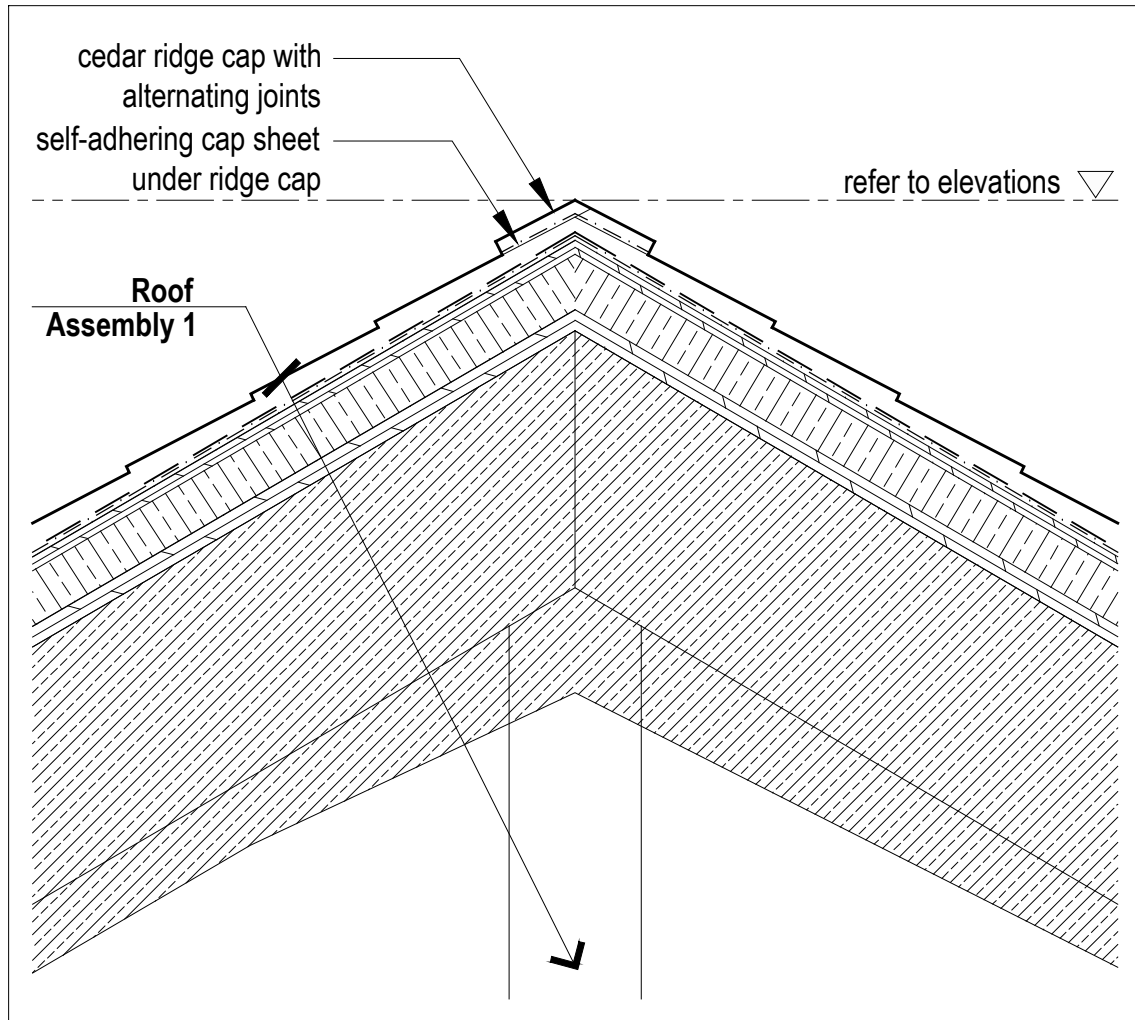
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8
A510 Head Detail at Skylight Window
Scale 1 1/2" = 1'-0"



7
A510 Typical Section Detail @ Ridge
Scale 1 1/2" = 1'-0"

Roof Assembly 1
+ 'Class B' fire retardant pressure treated cedar shingles
+ rainscreen grid
+ 'Class A' mineral-surfaced cap sheet
+ self-adhering sheet roof membrane underlayment
+ 1/2" exterior grade plywood
+ 2" continuous XPS rigid insulation (R10)
+ plywood sheathing as per structural
+ wood trusses as per structural
+ 6" 2lb. closed cell sprayfoam insulation (R30 - air barrier / vapor retarder Class 2)
+ interior sprinkler system as per A101 code review
+ 3/4" shiplap wood cladding - type 2 - see A001 for profile

Roof Assembly 2
+ 'Class B' fire retardant pressure treated cedar shingles
+ rainscreen grid
+ 'Class A' mineral-surfaced cap sheet
+ self-adhering sheet roof membrane underlayment
+ 1/2" exterior grade plywood
+ 2" continuous XPS rigid insulation (R10)
+ plywood sheathing as per structural
+ wood trusses as per structural
+ 5/8" type X gypsum sheathing
+ vapor permeable weather barrier
+ 3/4" shiplap wood cladding - type 2 - see A001 for profile

Floor Assembly 1
+ 3" concrete topping w/ in-floor heating
+ plywood sheathing as per structural
+ wood floor joists as per structural
+ wood furring as required
+ interior sprinkler system as per A101 code review
+ 3/4" shiplap wood cladding - type 2 - see A001 for profile

Floor Assembly 2
+ 3" concrete topping w/ in-floor heating
+ plywood sheathing as per structural
+ wood floor joists as per structural
+ interior sprinkler system as per A101 code review
+ 3/4" shiplap wood cladding - type 2 - see A001 for profile

Floor Assembly 3
+ palletized wood deck system
+ liquid-applied roofing membrane
+ plywood sheathing as per structural - slope to drain, minimum 2%
+ wood floor joists as per structural;
+ tapered to create slope
+ 6" 2lb. sprayfoam insulation (R30 - air barrier / vapor retarder Class 2)
+ interior sprinkler system as per A101 code review
+ 3/4" shiplap wood cladding - type 2 - see A001 for profile

Floor Assembly 4
+ 3" concrete topping w/ in-floor heating
+ plywood sheathing as per structural
+ wood floor joists as per structural
+ 1/2" plywood
+ steel beam as per structural
+ 6" 2lb. sprayfoam insulation (R30 - air barrier / vapor retarder Class 2)
+ 2x4 nailer as required
+ 5/8" type X gypsum sheathing
+ vapour permeable weather barrier
+ rainscreen grid
+ 1x4 wood shiplap cladding - type 1 - see A001 for profile

Exterior Wall Assembly 1A
+ 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
+ rainscreen grid
+ vapor permeable weather barrier
+ 1 1/2" continuous XPS rigid insulation (R7.5)
+ 5/8" type X gypsum sheathing
+ plywood sheathing as per structural
+ 2x6 wood studs as per structural
+ 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2)
+ 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas)
+ refer to wall finish schedule for interior finish

Exterior Wall Assembly 1B
+ 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
+ rainscreen grid
+ vapor permeable weather barrier
+ 1 1/2" continuous XPS rigid insulation (R7.5)
+ 5/8" type X gypsum sheathing
+ plywood sheathing as per structural
+ 2x6 wood studs as per structural
+ 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2)
+ 1x4 wood strapping @ 16" o.c.
+ 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas)
+ refer to wall finish schedule for interior finish

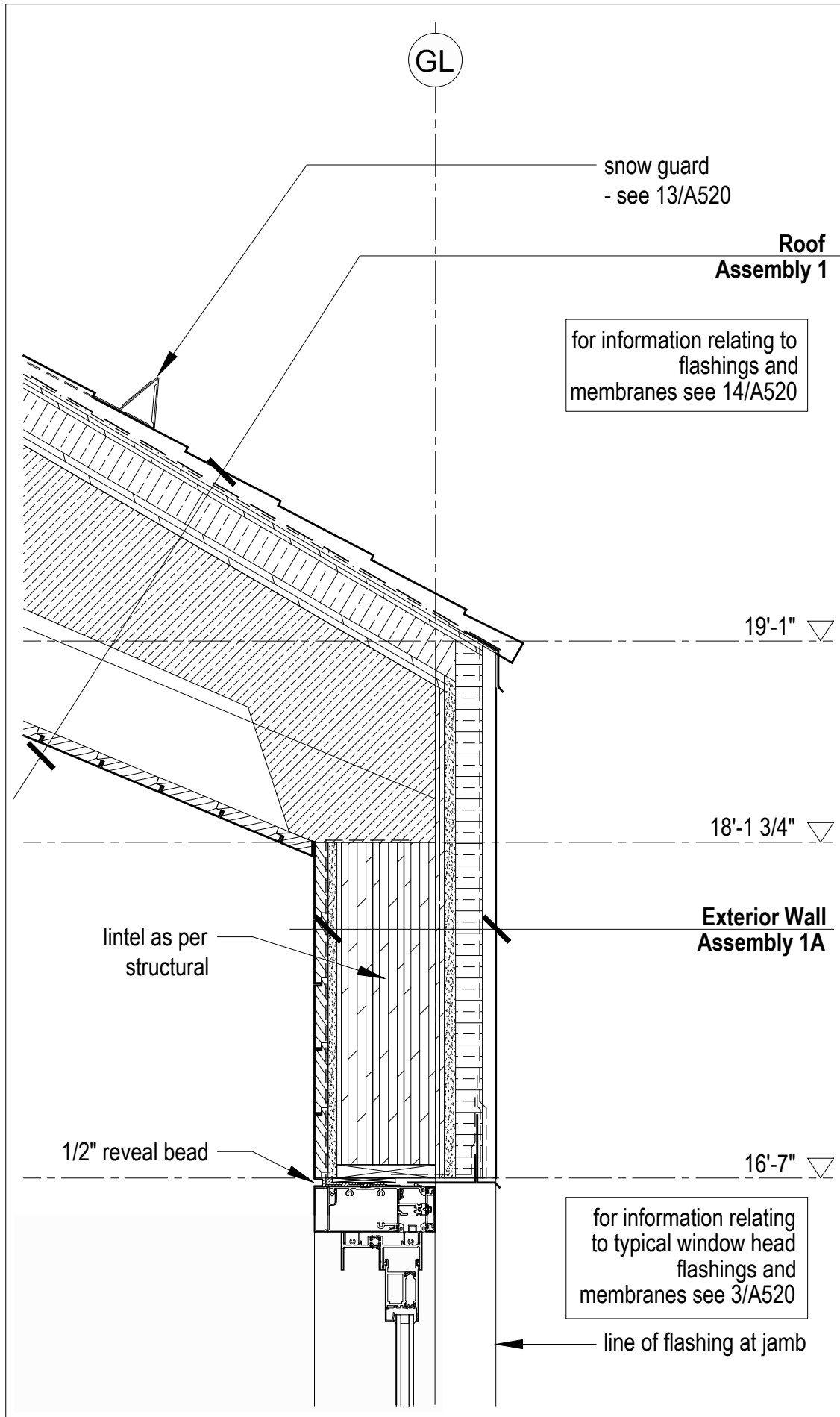
Exterior Wall Assembly 1C
+ 1x4 horizontal shiplap wood cladding - type 1 - see A001 for profile
+ rainscreen grid
+ vapor permeable weather barrier
+ 1 1/2" continuous XPS rigid insulation (R7.5)
+ 5/8" type X gypsum sheathing
+ plywood sheathing as per structural
+ 2x6 wood studs as per structural
+ 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2)
+ 1x4 horizontal shiplap wood cladding - type 2 - see A001 for profile

Exterior Wall Assembly 2
+ 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
+ rainscreen grid
+ vapor permeable weather barrier
+ 1 1/2" continuous XPS rigid insulation (R7.5)
+ 5/8" type X gypsum sheathing
+ plywood sheathing as per structural
+ 2x6 wood studs as per structural
+ 5/8" type X gypsum sheathing
+ vapor permeable weather barrier
+ 1x4 vertical wood shiplap cladding - type 1 - see A001 for profile

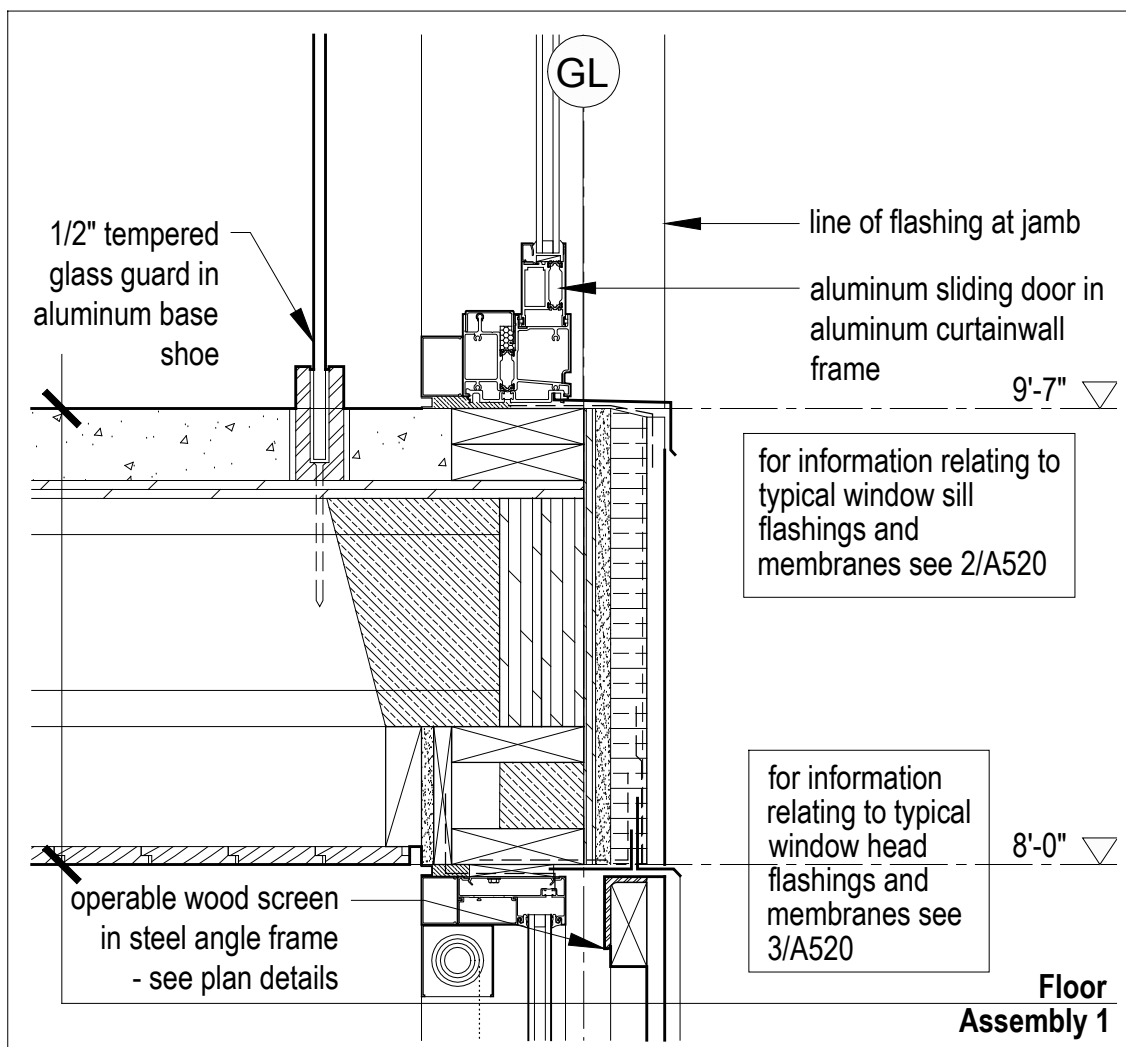
Exterior Wall Assembly 3
+ 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
+ rainscreen grid
+ vapor permeable weather barrier
+ 1 1/2" continuous XPS rigid insulation (R7.5)
+ 5/8" type X gypsum sheathing
+ plywood sheathing as per structural
+ 2x6 wood studs as per structural
+ 5/8" type X gypsum sheathing
+ vapor permeable weather barrier
+ 1x4 vertical wood shiplap cladding - type 1 - see A001 for profile

Soffit Assembly 1
+ 3/4" sheathing
+ 6" 2lb. sprayfoam insulation (R30 - air barrier / vapor retarder Class 2)
+ wood roof joists as per structural
+ 5/8" type X gypsum sheathing
+ vapor permeable weather barrier
+ 1x4 wood shiplap cladding - type 1 - see A001 for profile

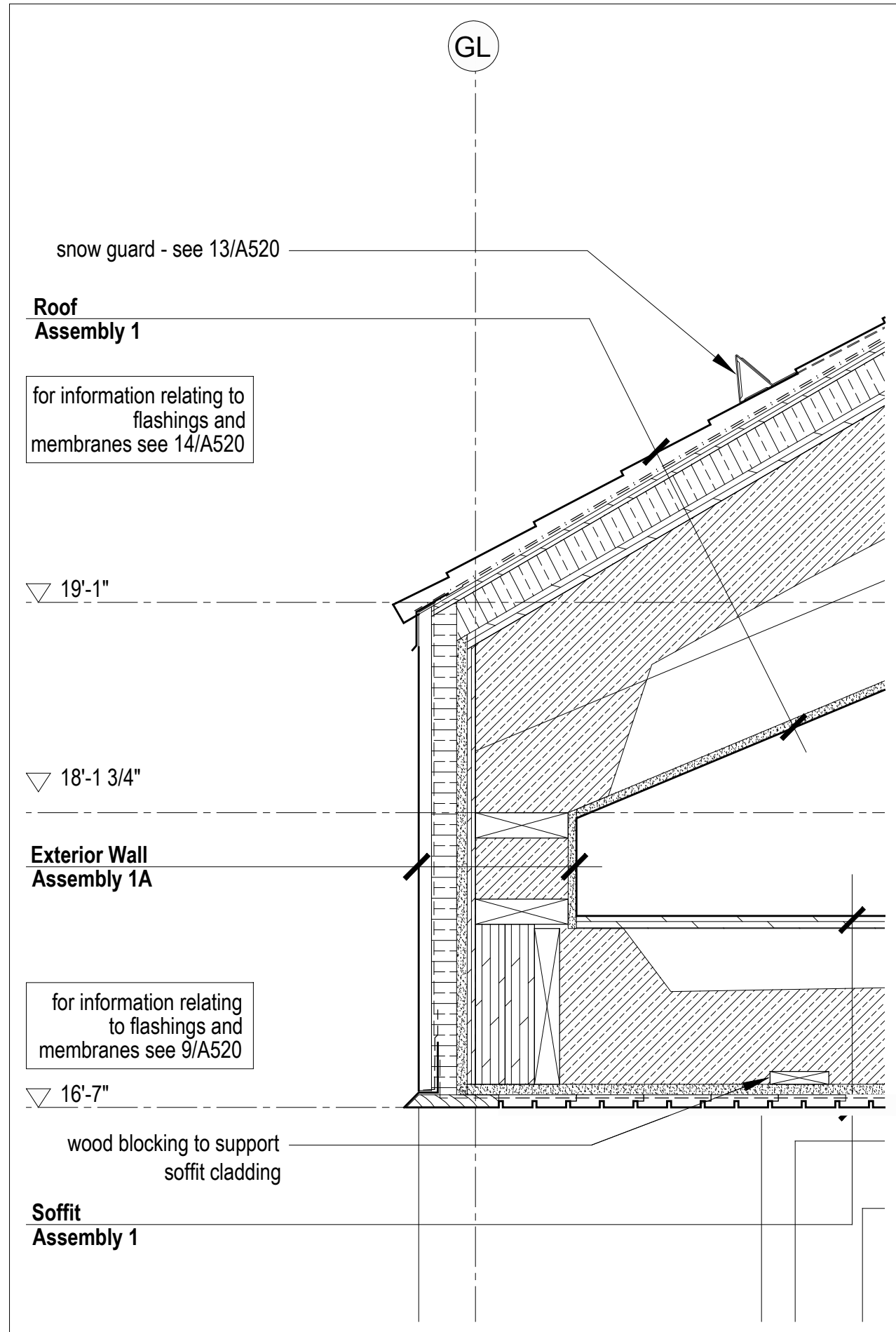
-
A510 Assemblies
Scale 1 1/2" = 1'-0"



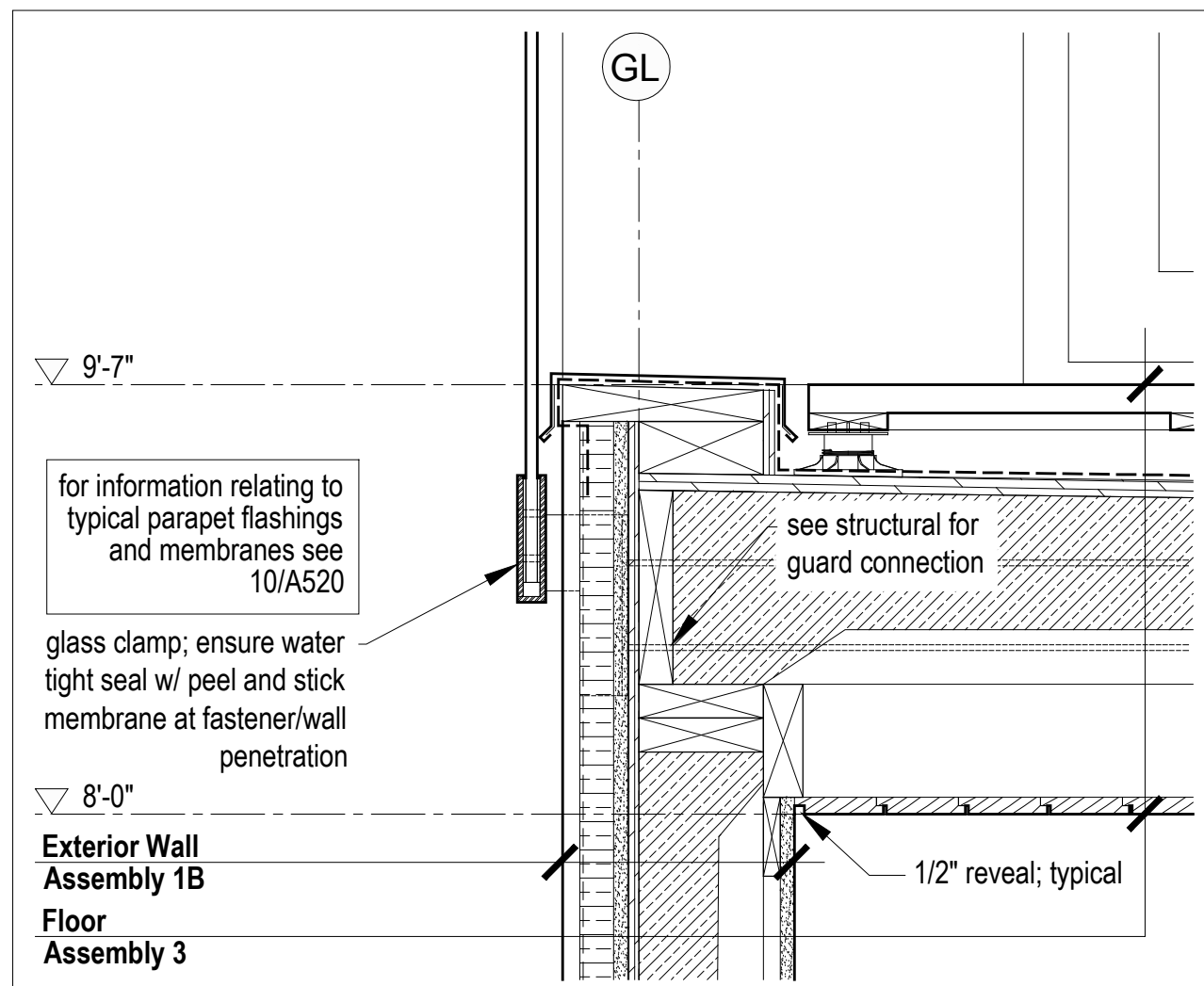
6
A510 Typical Eave and Window Head Detail
Scale 1 1/2" = 1'-0"



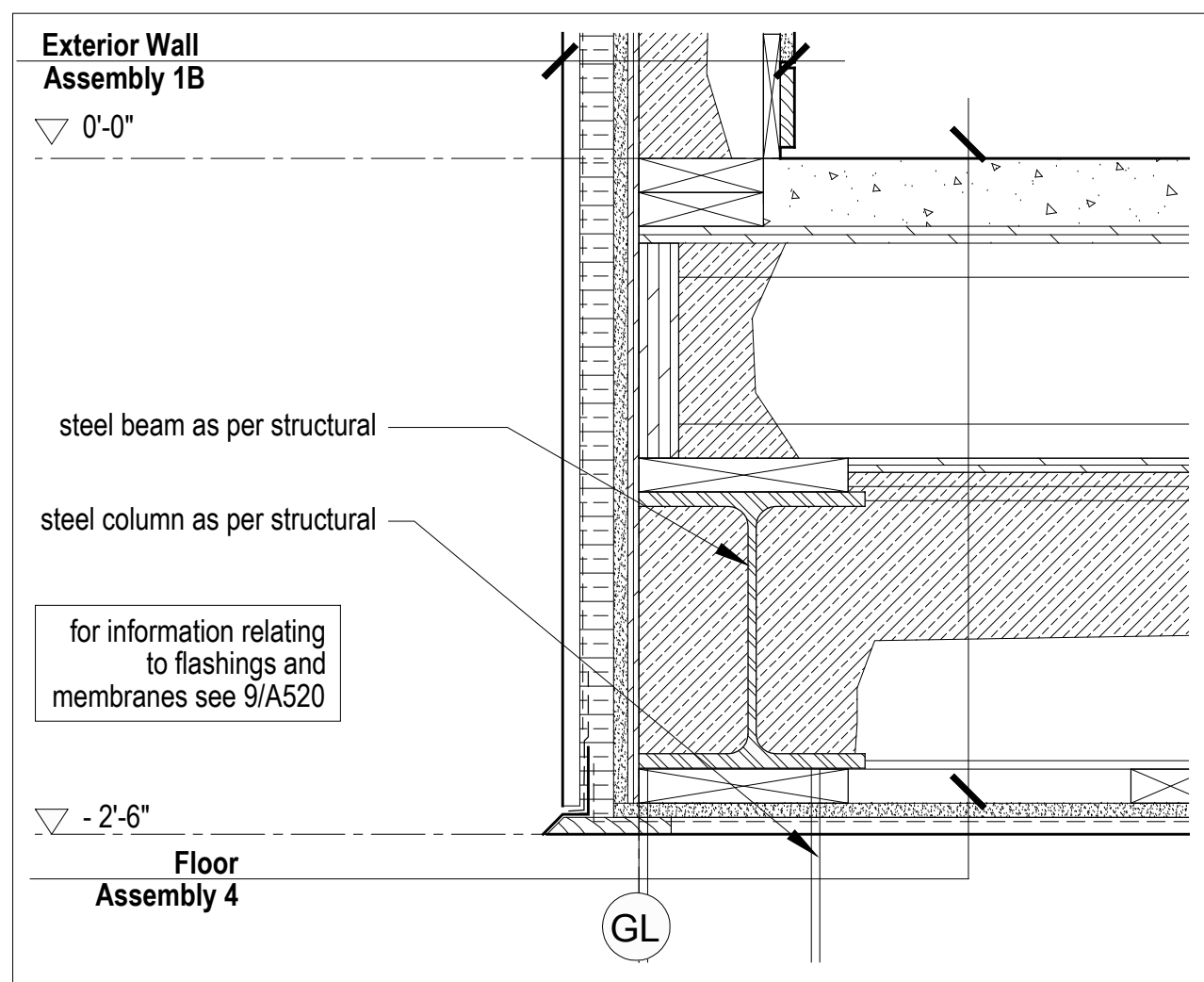
5
A510 Typical Window Sill Detail
Scale 1 1/2" = 1'-0"



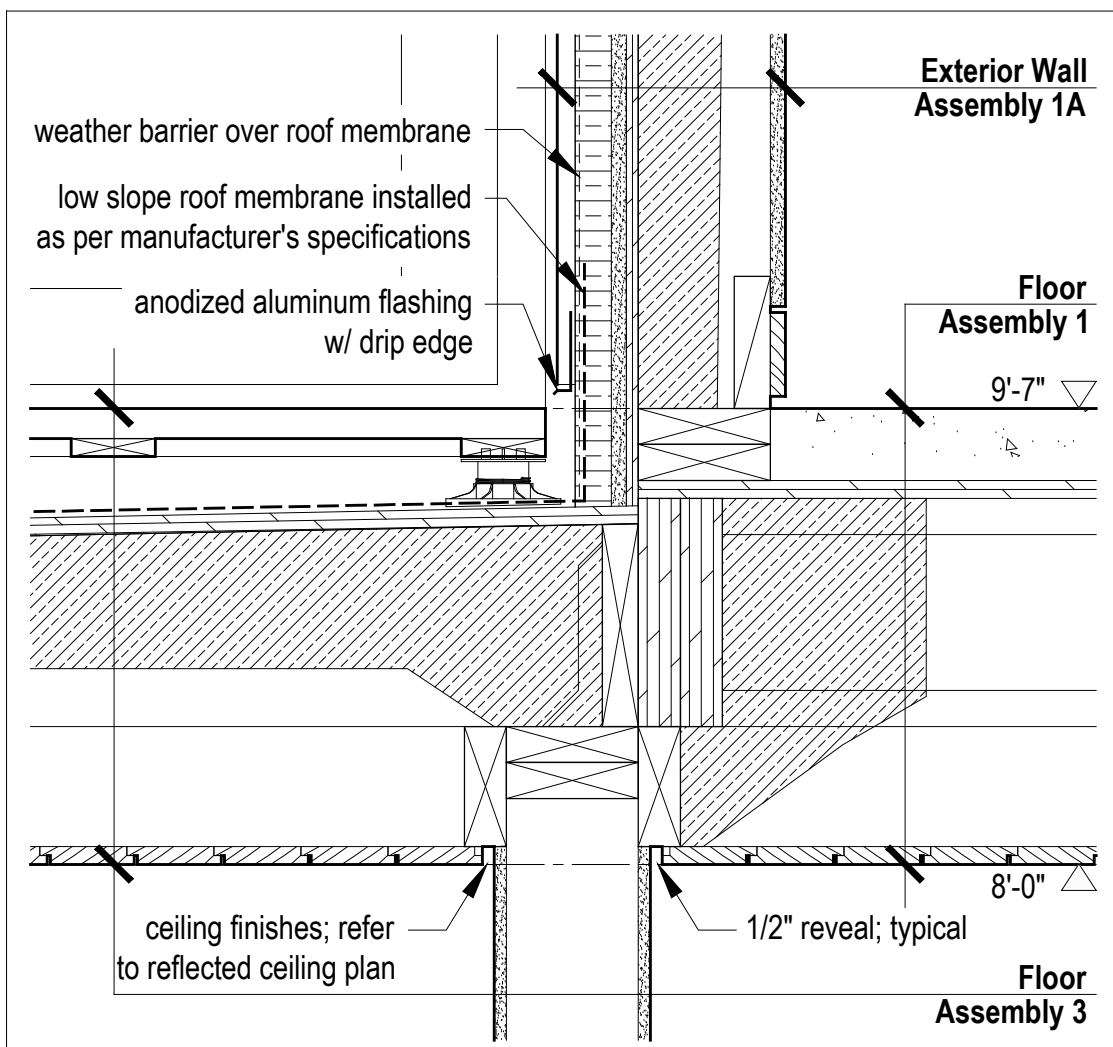
4
A510 Section Detail @ Entry Porch Soffit
Scale 1 1/2" = 1'-0"



3
A510 Section Detail at Entry Porch Parapet
Scale 1 1/2" = 1'-0"



2
A510 Typical Section Detail at Floor/Wall
Scale 1 1/2" = 1'-0"



1
A510 Typical Wall / Deck Detail
Scale 1 1/2" = 1'-0"

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.
BY: MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.



No.	Description	Date
03	Issued for Const. Rev. 2	14.08.2017
02	Issued for Const. Rev. 1	14.07.2017
01	Issued for Construction	14.02.2017

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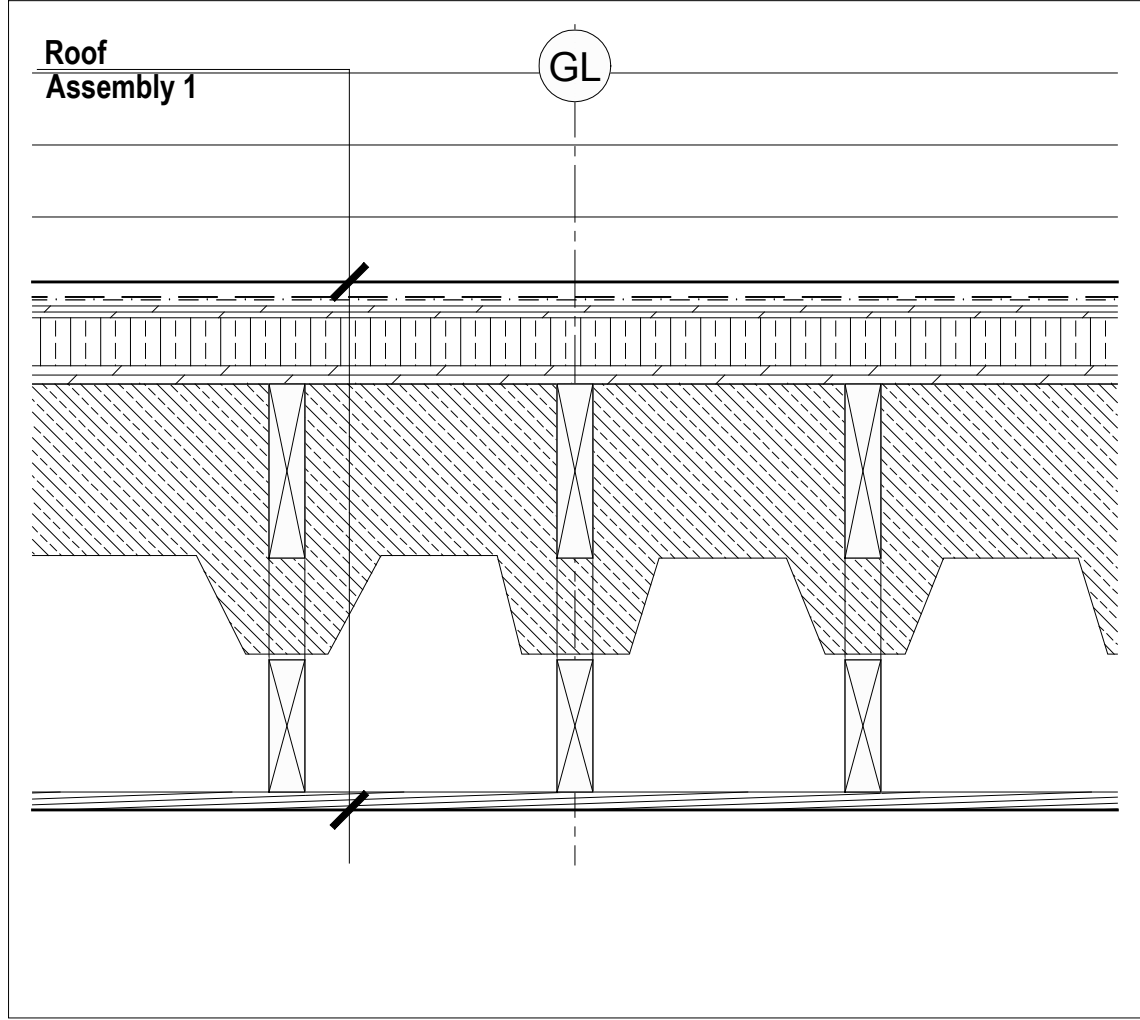
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Cabin 1500

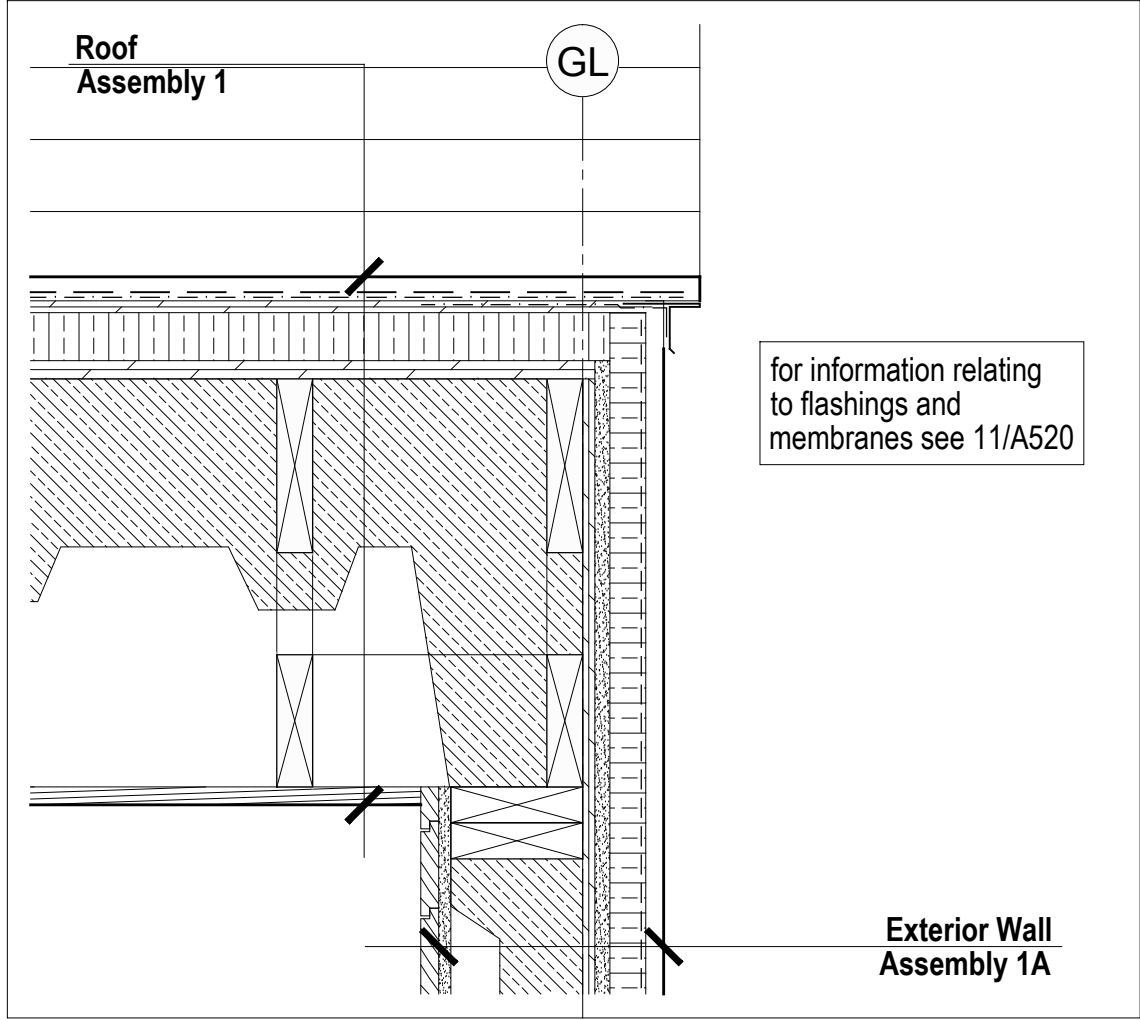
Section Details

scale: 1 1/2" = 1'-0"
date: 16-05-02
drawn: DP
chk'd: BML

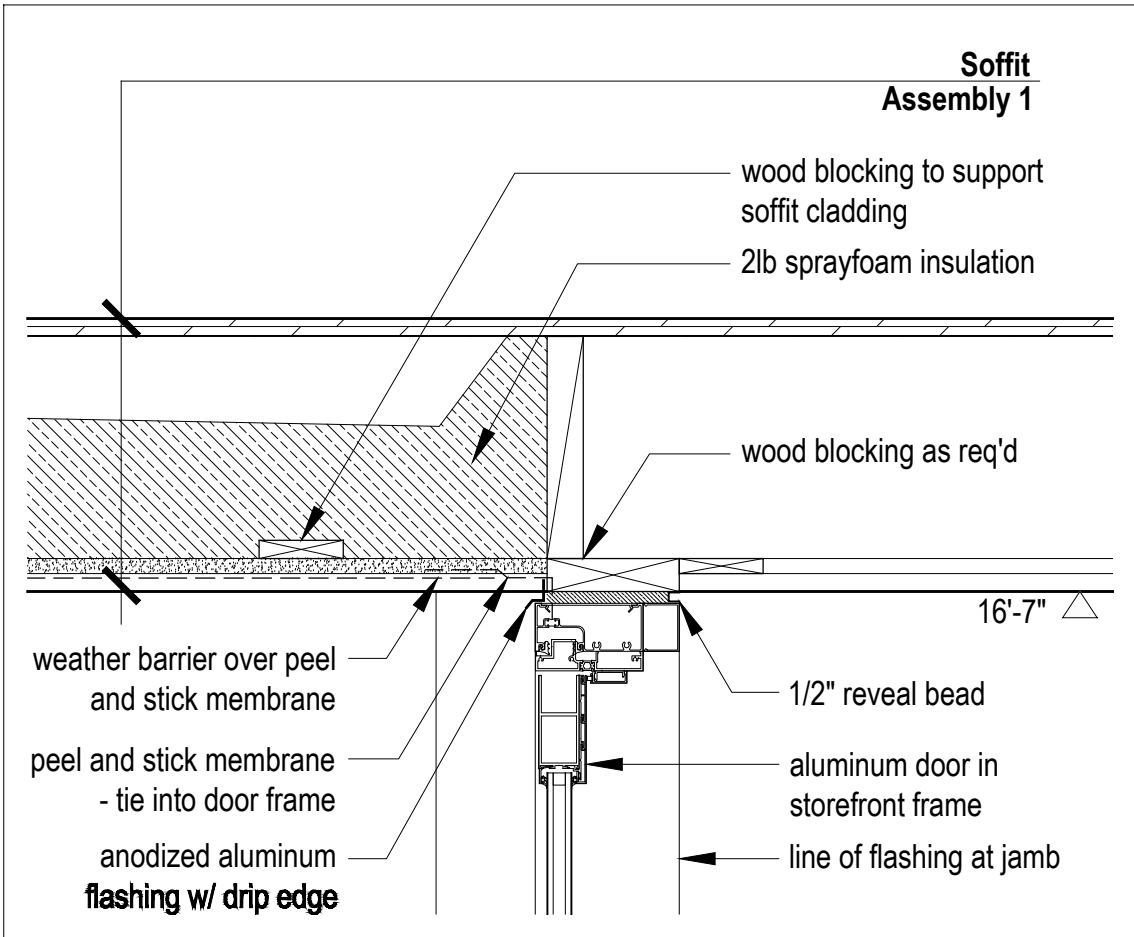
A510



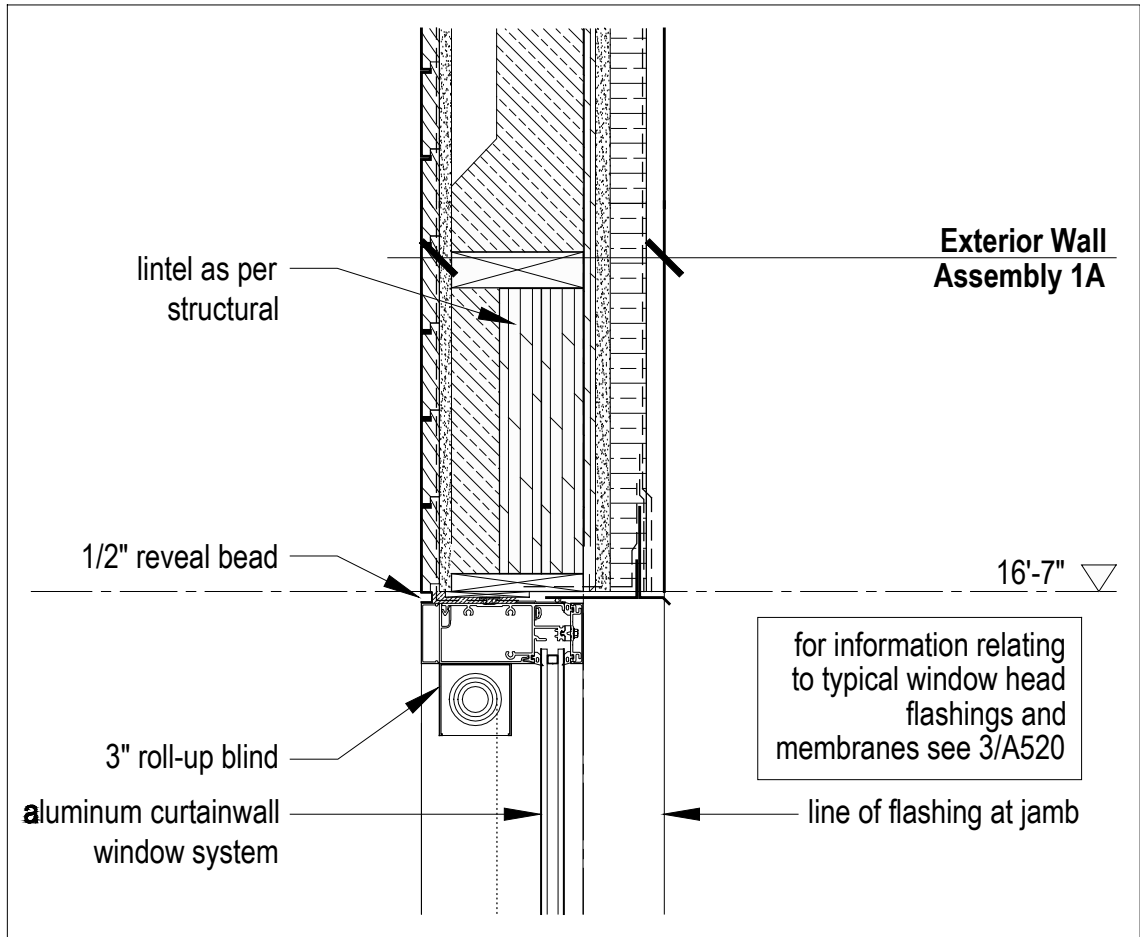
6 Typical Section Detail @ Ceiling and Steel Truss
Scale 1 1/2" = 1'-0"



3 Typical Rake Detail
Scale 1 1/2" = 1'-0"

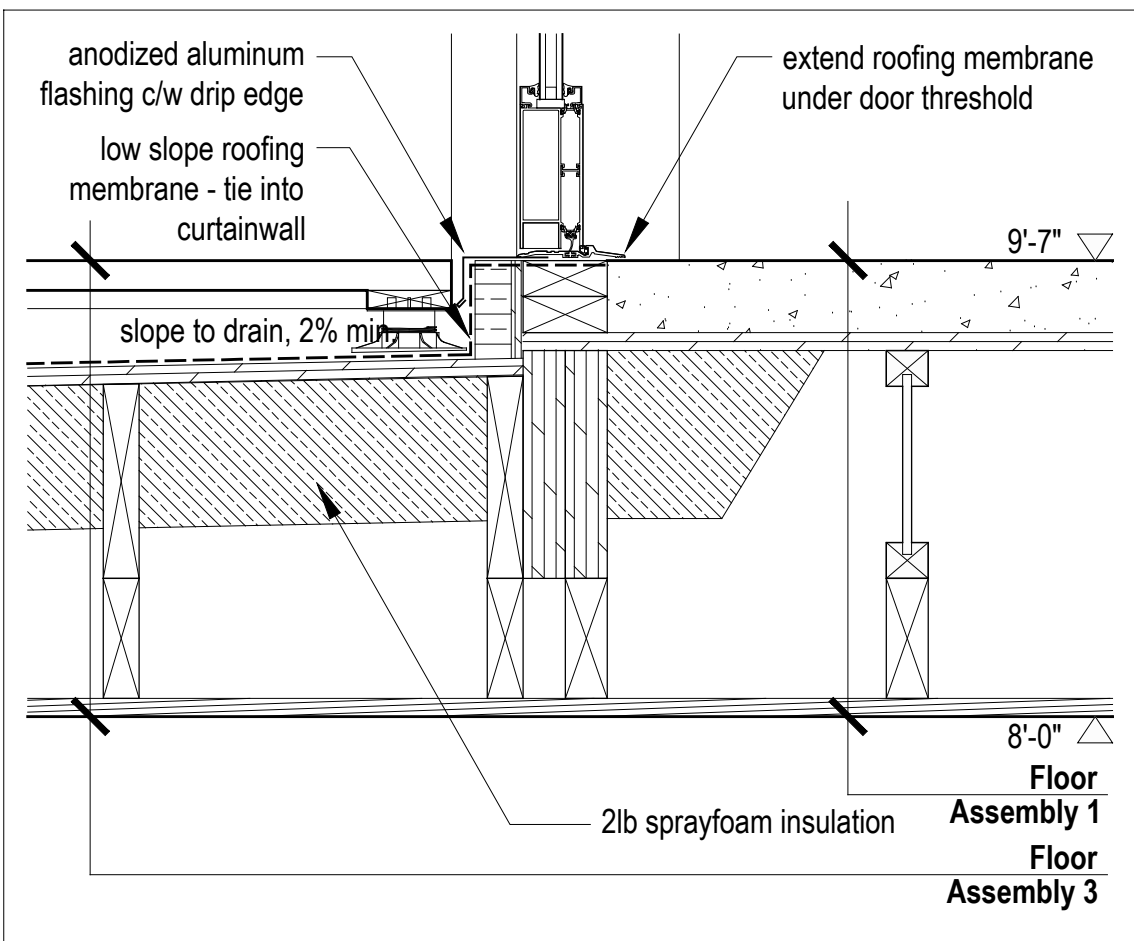


8 Section Detail @ Entry Door Head
Scale 1 1/2" = 1'-0"

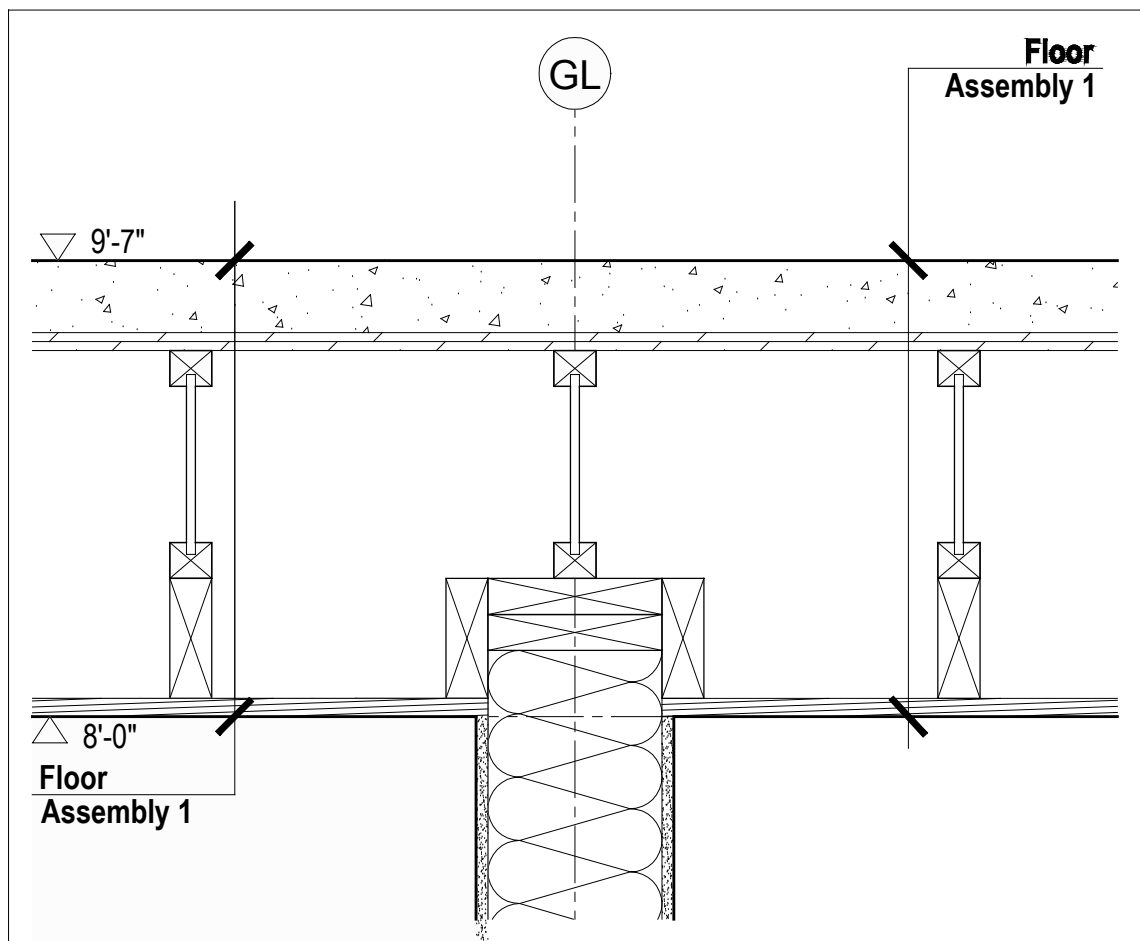


2 Section Detail
Scale 1 1/2" = 1'-0"

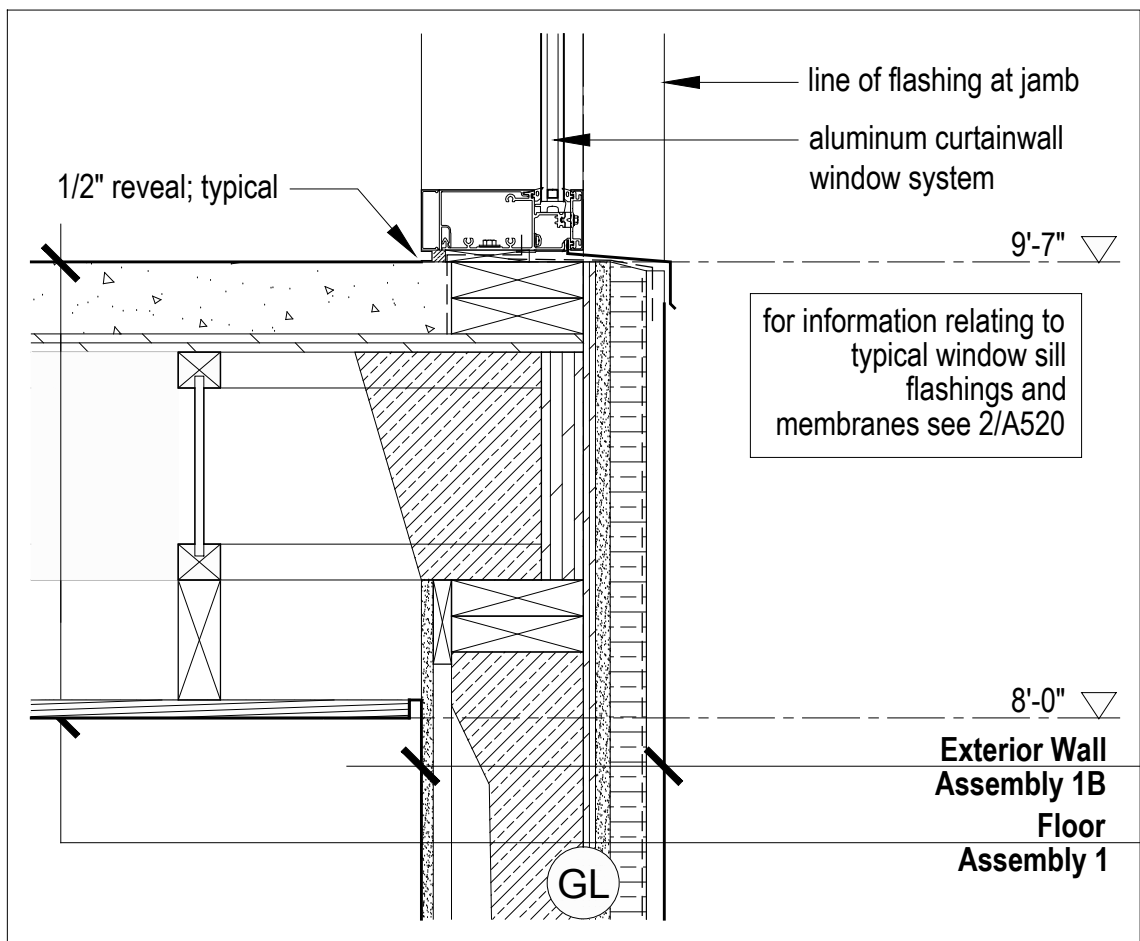
- Roof Assembly 1**
- + Class B fire retardant pressure treated cedar shingles
 - + rainscreen grid
 - + Class A mineral-surfaced cap sheet
 - + self-adhering sheet roof membrane underlayment
 - + 1/2" exterior grade plywood
 - + 2" continuous XPS rigid insulation (R10)
 - + plywood sheathing as per structural
 - + wood trusses as per structural
 - + 6" 2lb. closed cell sprayfoam insulation (R30 - air barrier / vapor retarder Class 2)
 - + interior sprinkler system as per A101 code review
 - + 3/4" shiplap wood cladding - type 2 - see A001 for profile
- Floor Assembly 4**
- + 3" concrete topping w/ in-floor heating
 - + plywood sheathing as per structural
 - + wood floor joists as per structural
 - + 1/2" plywood
 - + 6" 2lb. sprayfoam insulation (R30 - air barrier / vapor retarder Class 2)
 - + 2x4 nailer as required
 - + 5/8" type X gypsum sheathing
 - + vapour permeable weather barrier
 - + rainscreen grid
 - + 1x4 wood shiplap cladding - type 1 - see A001 for profile
- Exterior Wall Assembly 1A**
- + 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - + rainscreen grid
 - + vapor permeable weather barrier
 - + 1 1/2" continuous XPS rigid insulation (R7.5)
 - + 5/8" type X gypsum sheathing
 - + plywood sheathing as per structural
 - + 2x6 wood studs as per structural
 - + 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2)
 - + 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas)
 - + refer to wall finish schedule for interior finish
- Exterior Wall Assembly 1B**
- + 1x4 vertical shiplap wood cladding - type 1 - see A001 for profile
 - + rainscreen grid
 - + vapor permeable weather barrier
 - + 1 1/2" continuous XPS rigid insulation (R7.5)
 - + 5/8" type X gypsum sheathing
 - + plywood sheathing as per structural
 - + 2x6 wood studs as per structural
 - + 4" 2lb. sprayfoam insulation (R20 - air barrier / vapor retarder Class 2)
 - + 1x4 wood strapping @ 16" o.c.
 - + 5/8" type X gypsum wallboard (5/8" type X gypsum tile backer board in wet areas)
 - + refer to wall finish schedule for interior finish
- Floor Assembly 2**
- + 3" concrete topping w/ in-floor heating
 - + plywood sheathing as per structural
 - + wood furring as per structural
 - + interior sprinkler system as per A101 code review
 - + 3/4" shiplap wood cladding - type 2 - see A001 for profile
- Floor Assembly 3**
- + palletized wood deck system
 - + liquid-applied roofing membrane
 - + plywood sheathing as per structural
 - + slope to drain, minimum 2%
 - + wood floor joists as per structural
 - + tapered to create slope
 - + 6" 2lb. sprayfoam insulation (R30 - air barrier / vapor retarder Class 2)
 - + interior sprinkler system as per A101 code review
 - + 3/4" shiplap wood cladding - type 2 - see A001 for profile



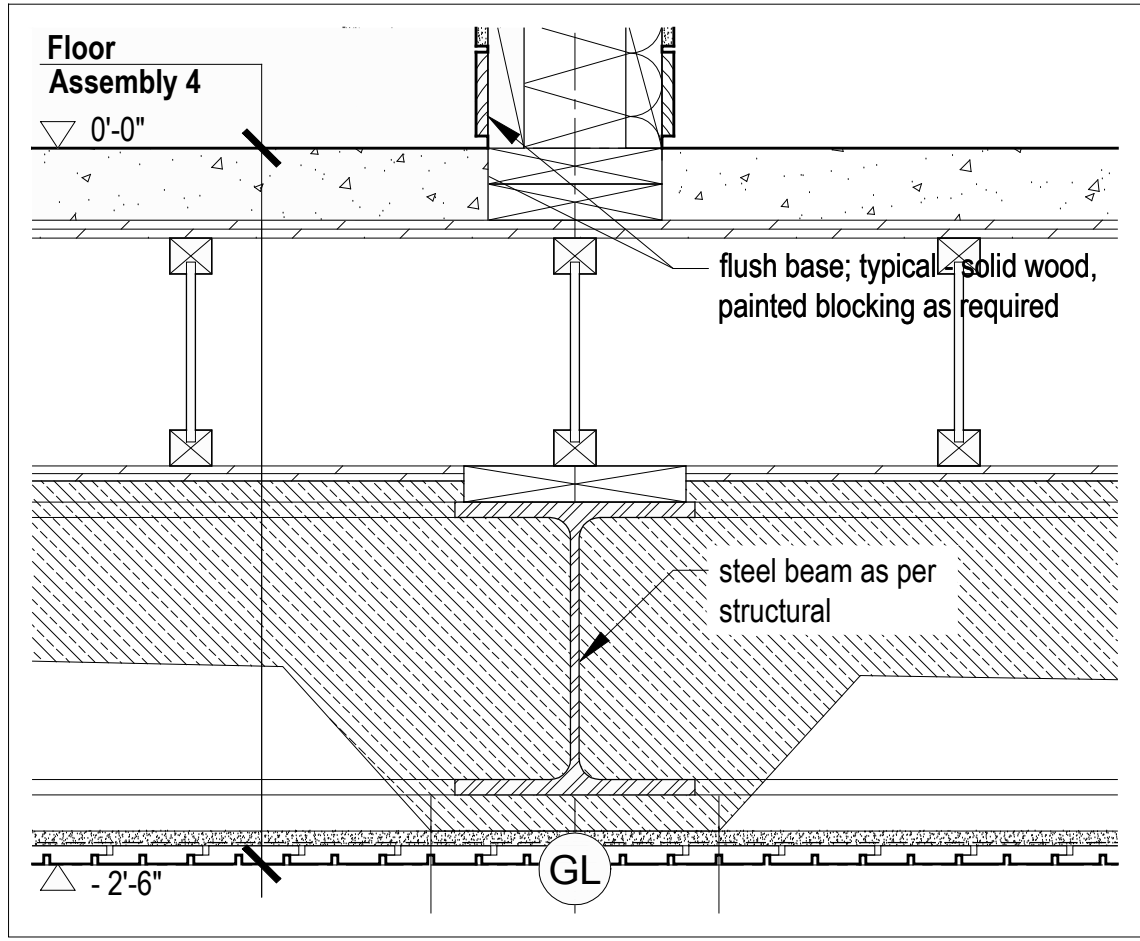
7 Section Detail @ Entry Door Threshold
Scale 1 1/2" = 1'-0"



5 Section Detail @ Interior Wall
Scale 1 1/2" = 1'-0"



1 Section Detail
Scale 1 1/2" = 1'-0"



4 Section Detail @ Lower Floor
Scale 1 1/2" = 1'-0"

No.	Description	Date
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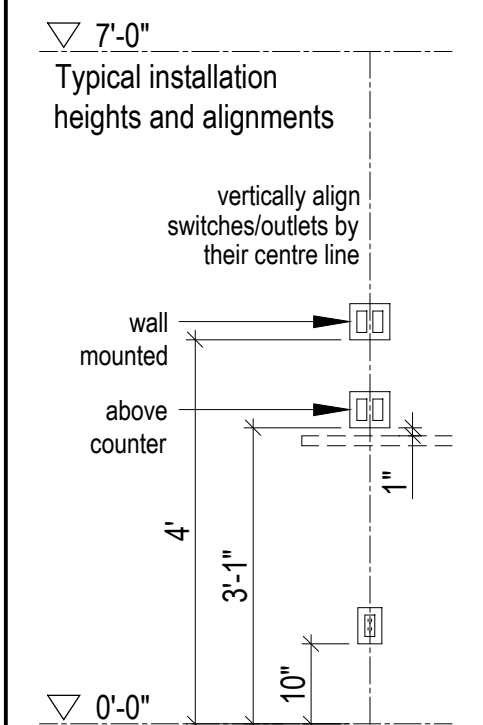
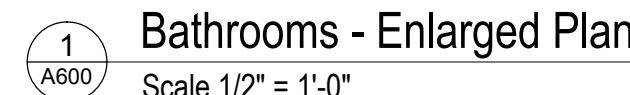
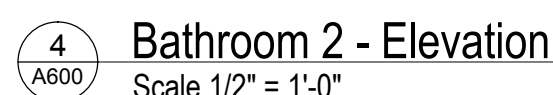
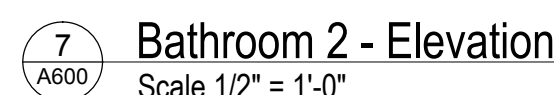
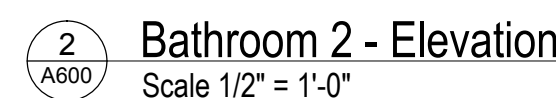
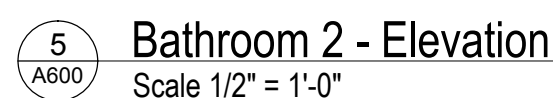
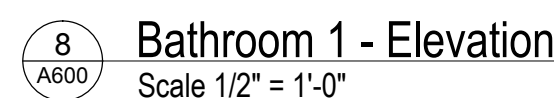
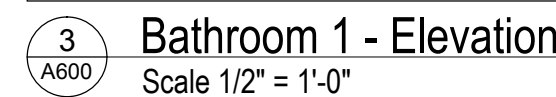
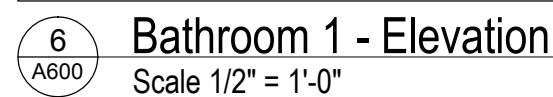
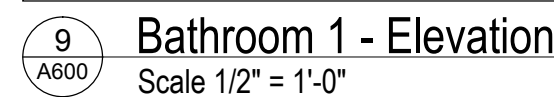
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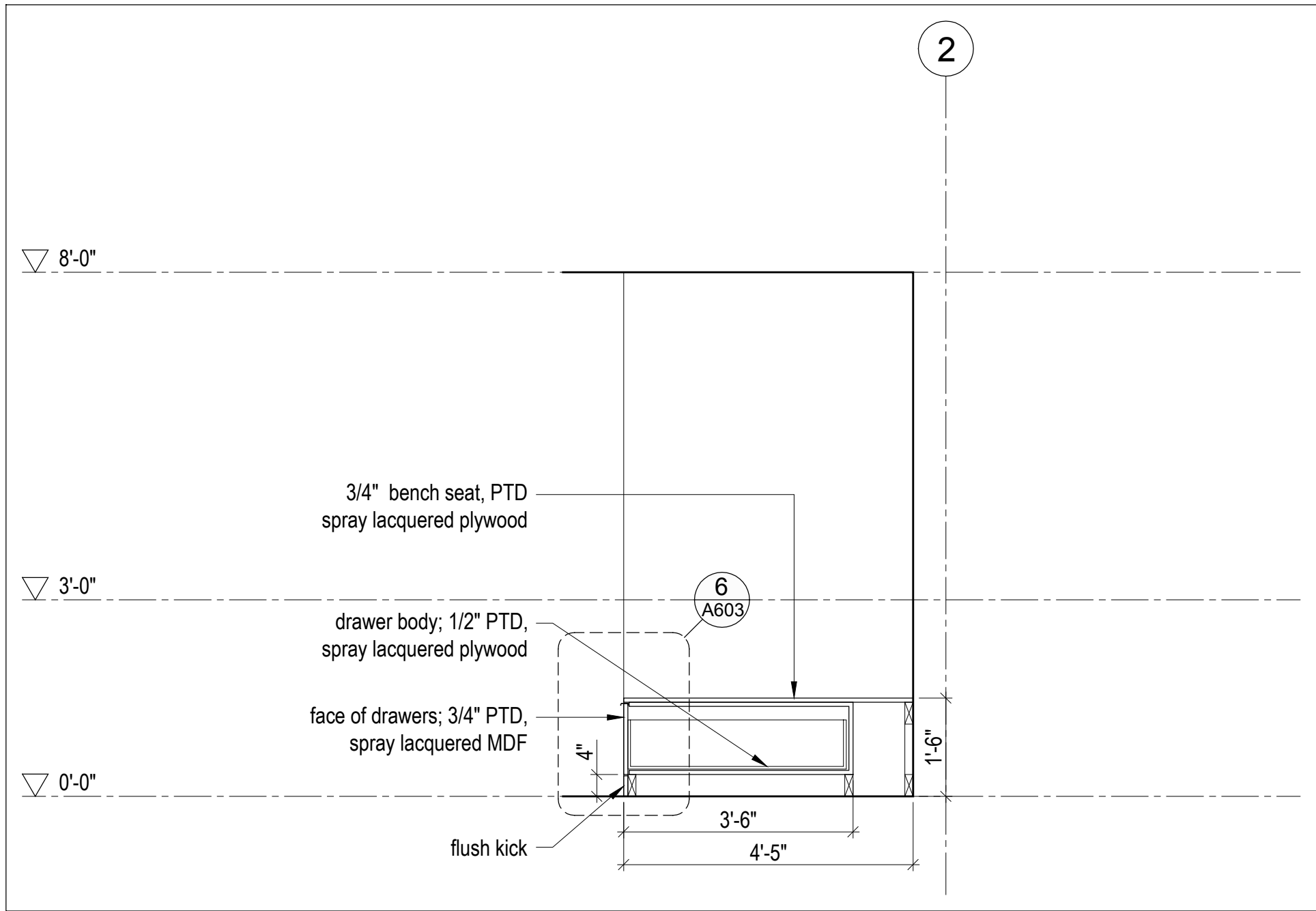
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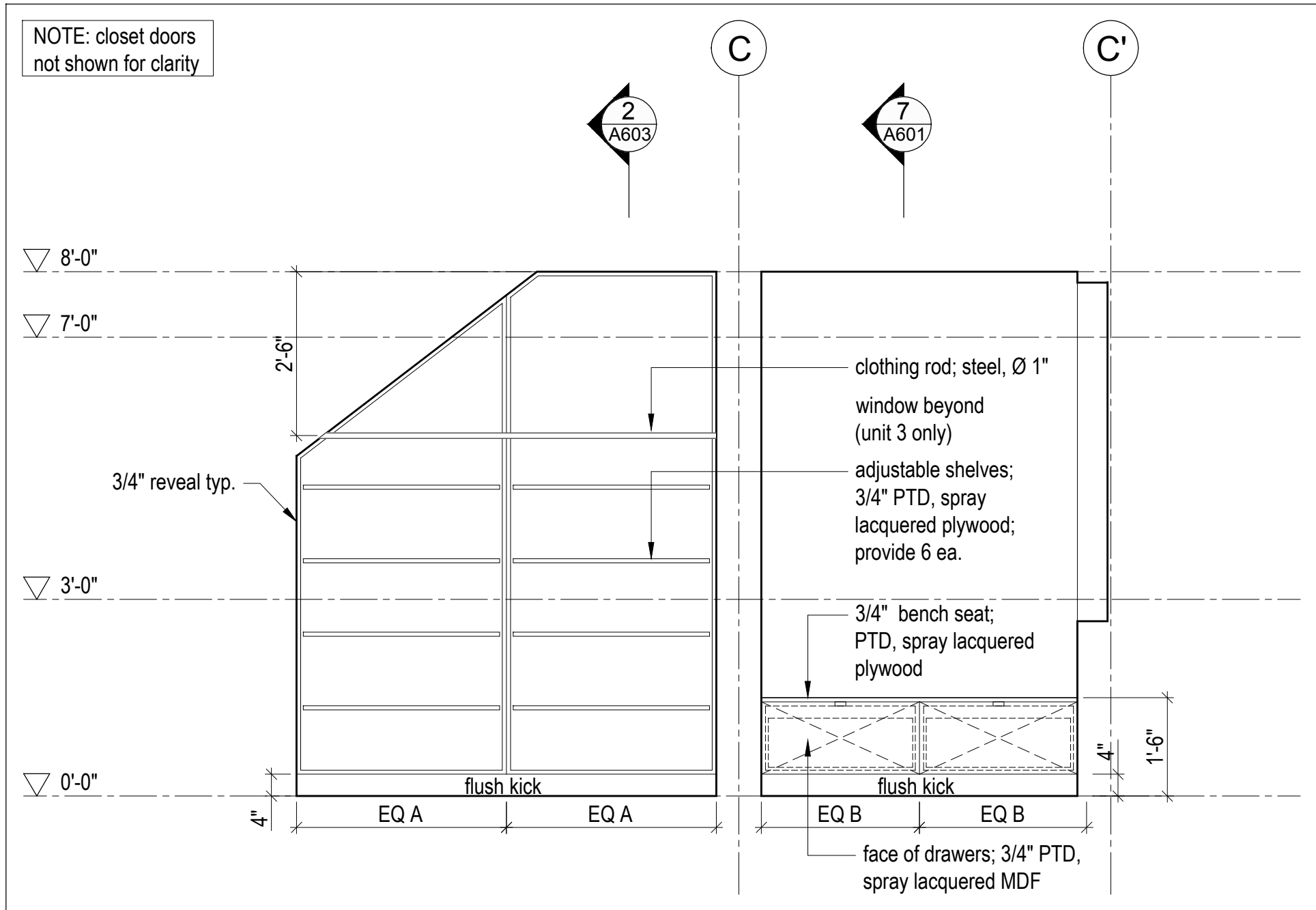
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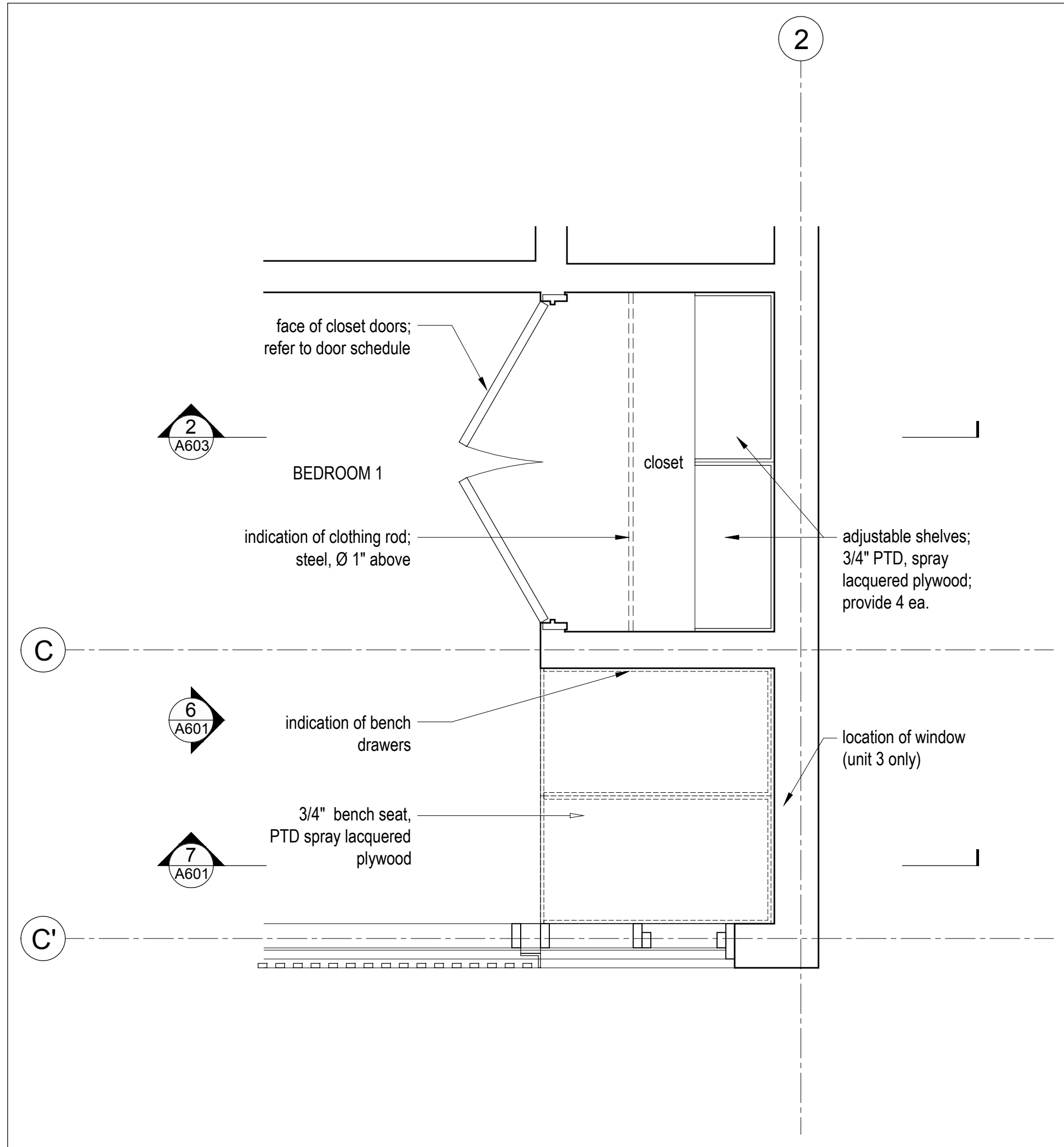


7 Bench - Section
Scale 1/2" = 1'-0"

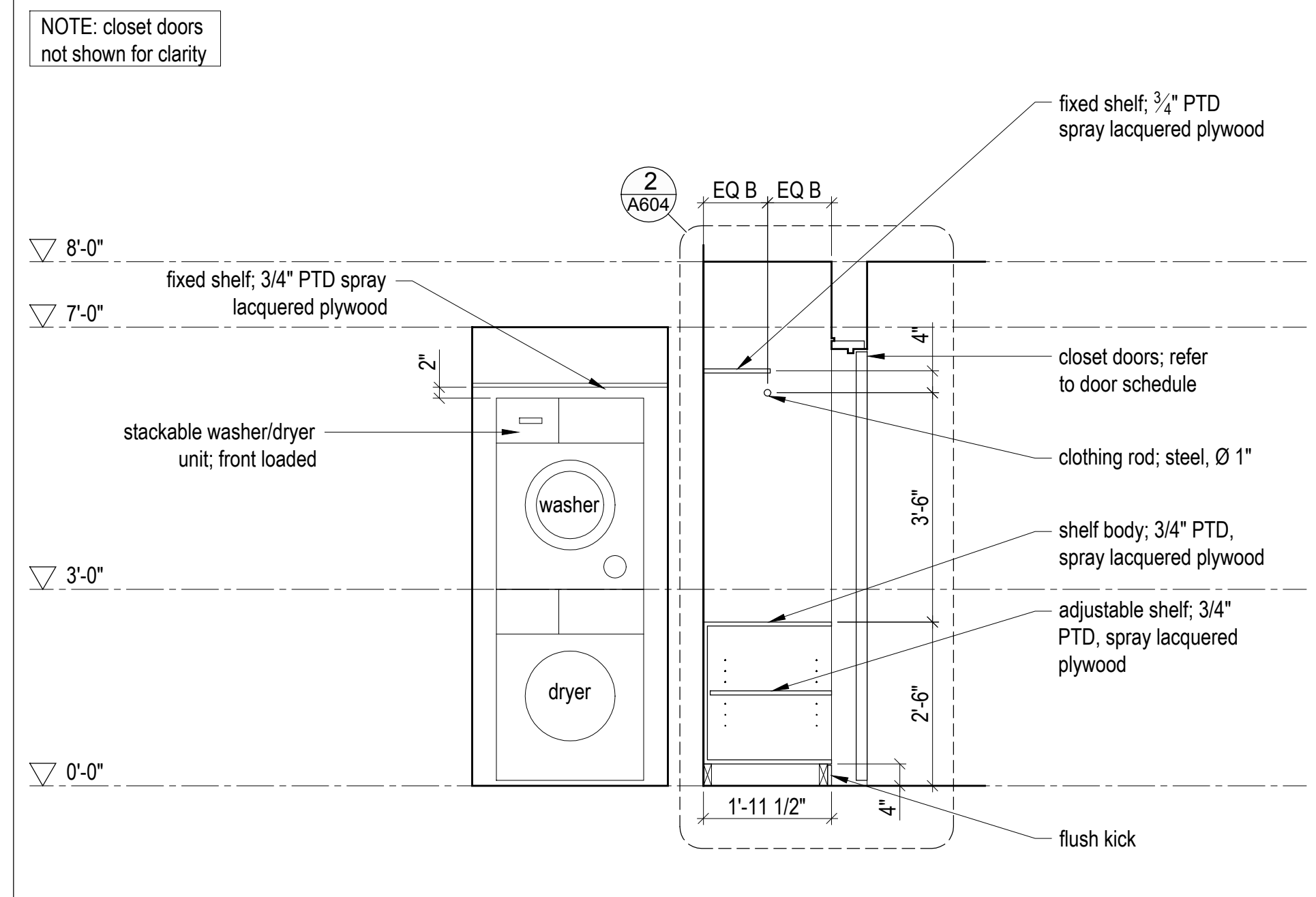


6 Closet & Bench - Elevation
Scale 1/2" = 1'-0"

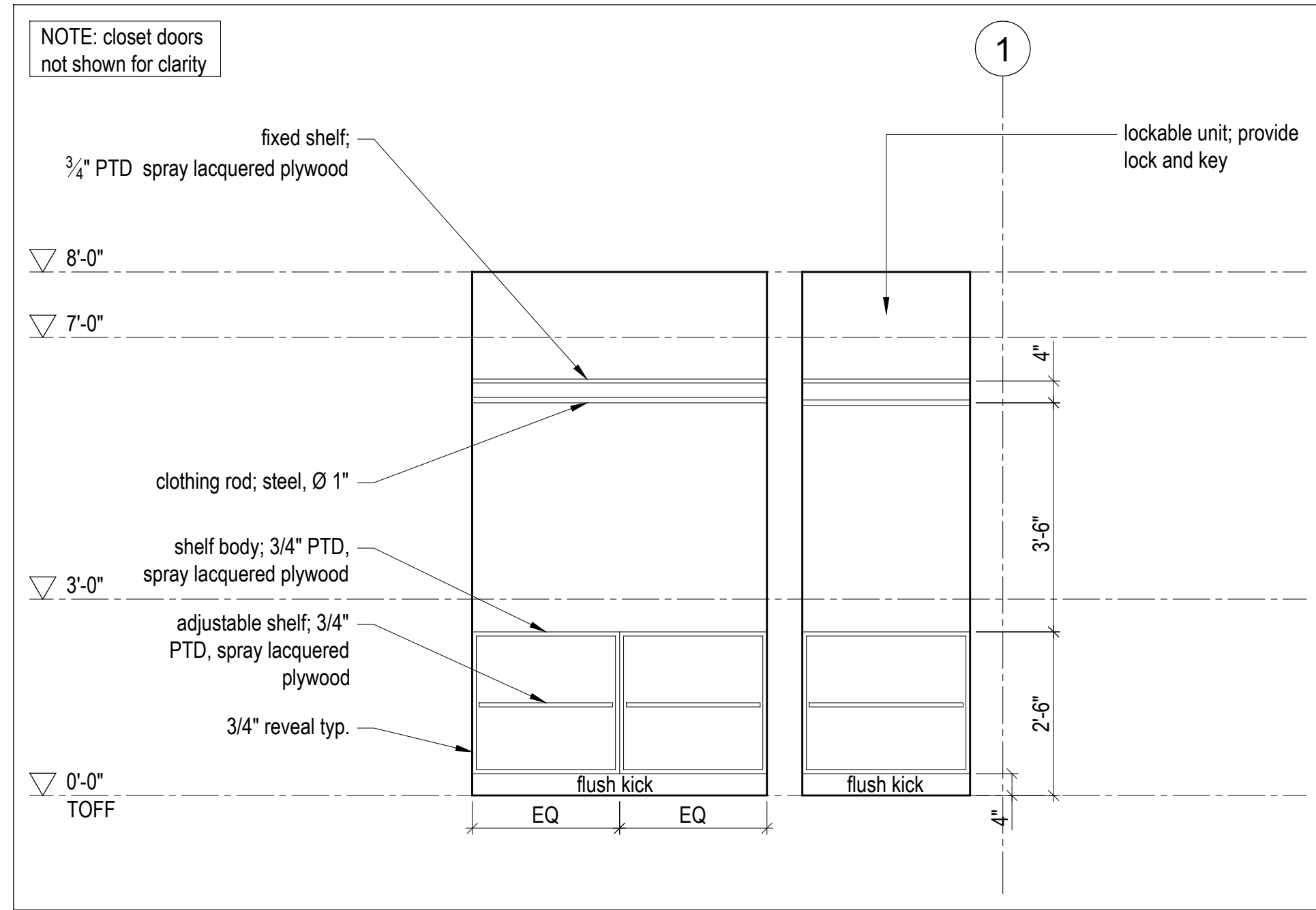
5 Not in use
A601



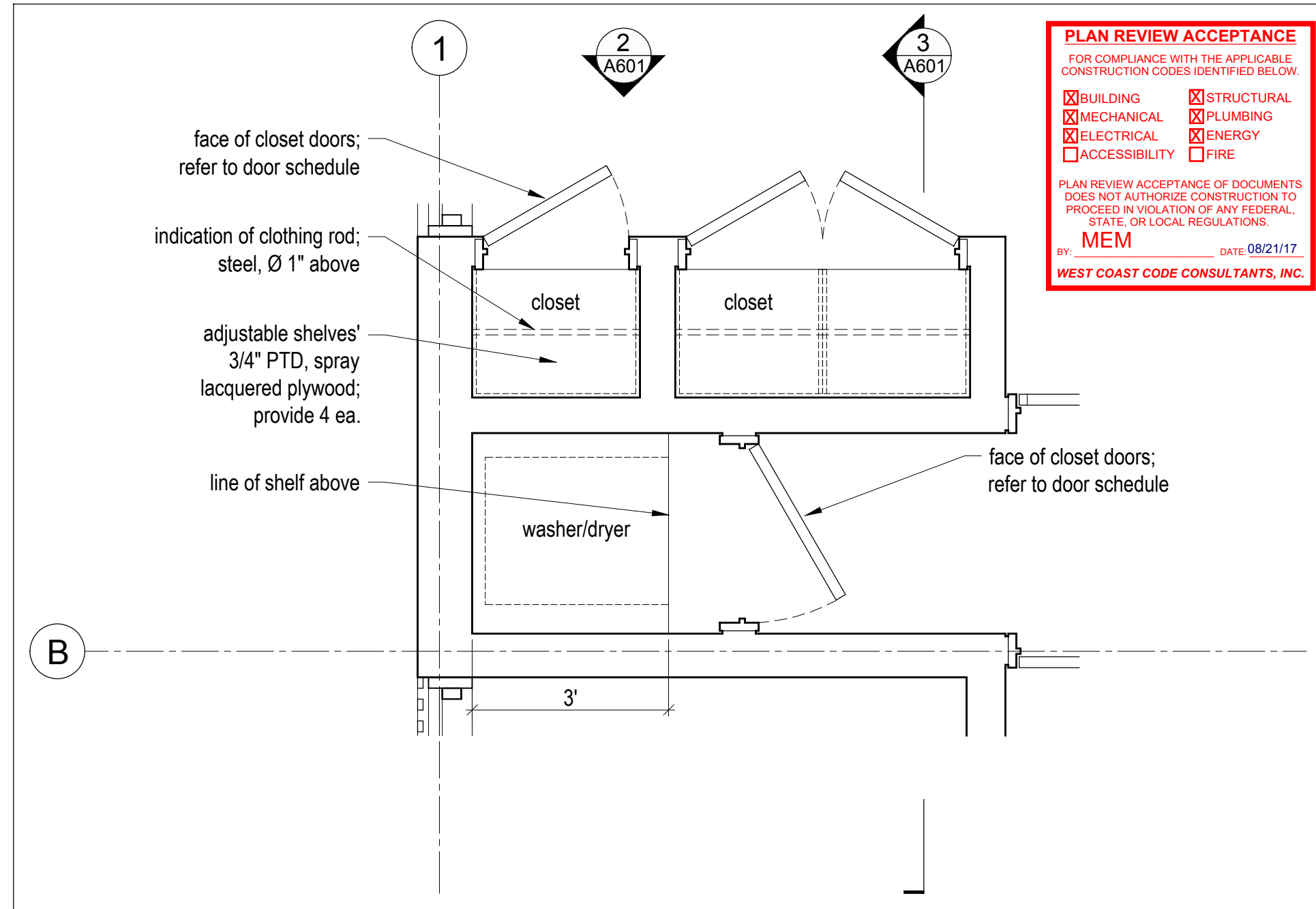
4 Closet & Bench - Enlarged Plan
Scale 1/2" = 1'-0"



3 Closet Section / Washer Dryer Elevation
Scale 1/2" = 1'-0"



2 Closet - Elevation
Scale 1/2" = 1'-0"



1 Laundry & Closet - Enlarged Plan
Scale 1/2" = 1'-0"

Horizon Neighborhood
Cabins

Set Line City
Utah

MackKay-Lyons
Sweetapple
Architects
Limited

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

ph: (902) 429 1867
fax: (902) 429 6276

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

NOTE: all dimensions
to be verified in field

7'-0"
Typical installation
heights and alignments

vertically align
switches/outlets by
their centre line

wall
mounted
above
counter

4"
3'-1"
10"

0'-0"

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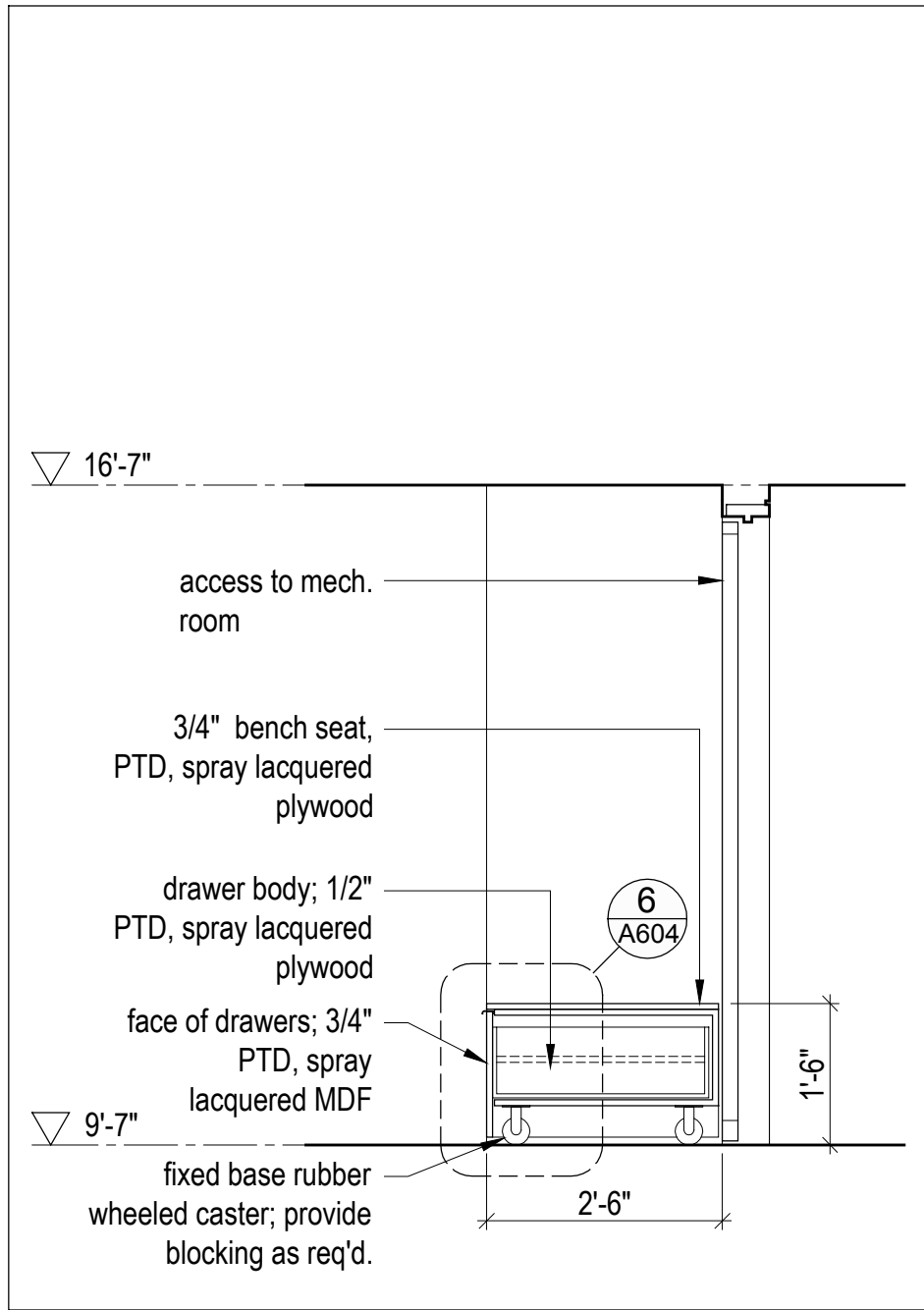
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Cabin 1500

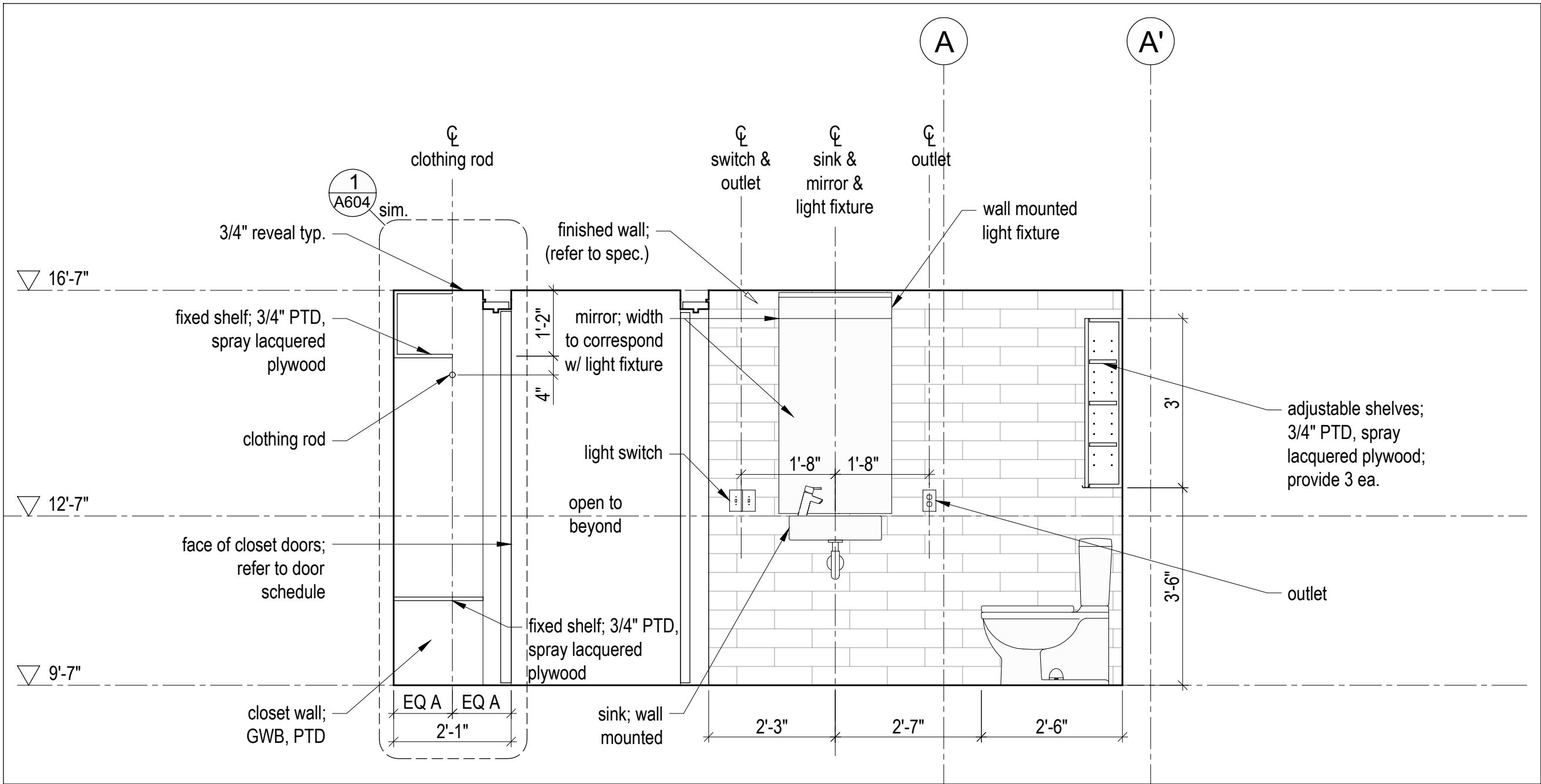
Millwork

scale: as noted
date: 16-05-20
drawn: MJ/JL
chk'd: BML

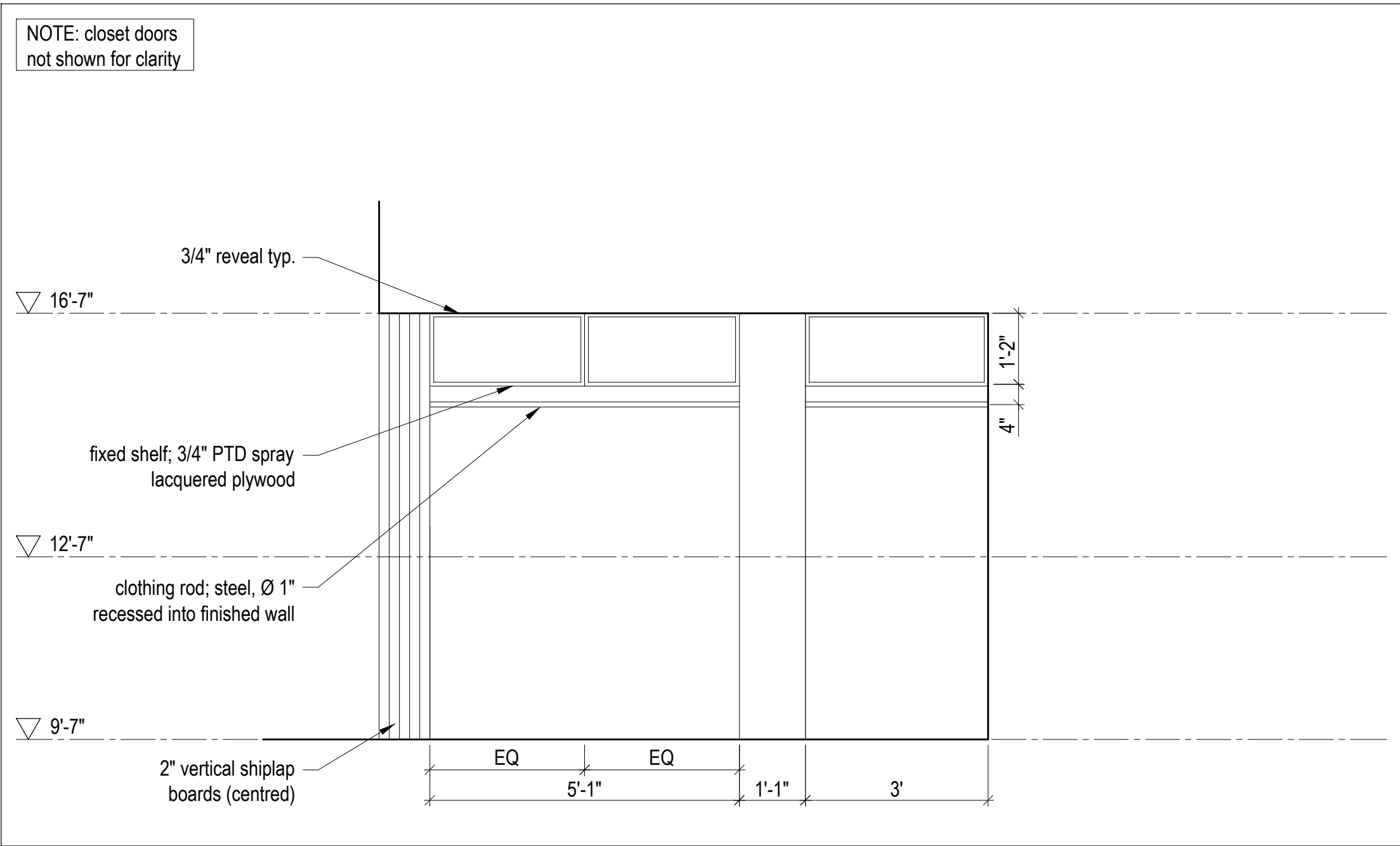
A601



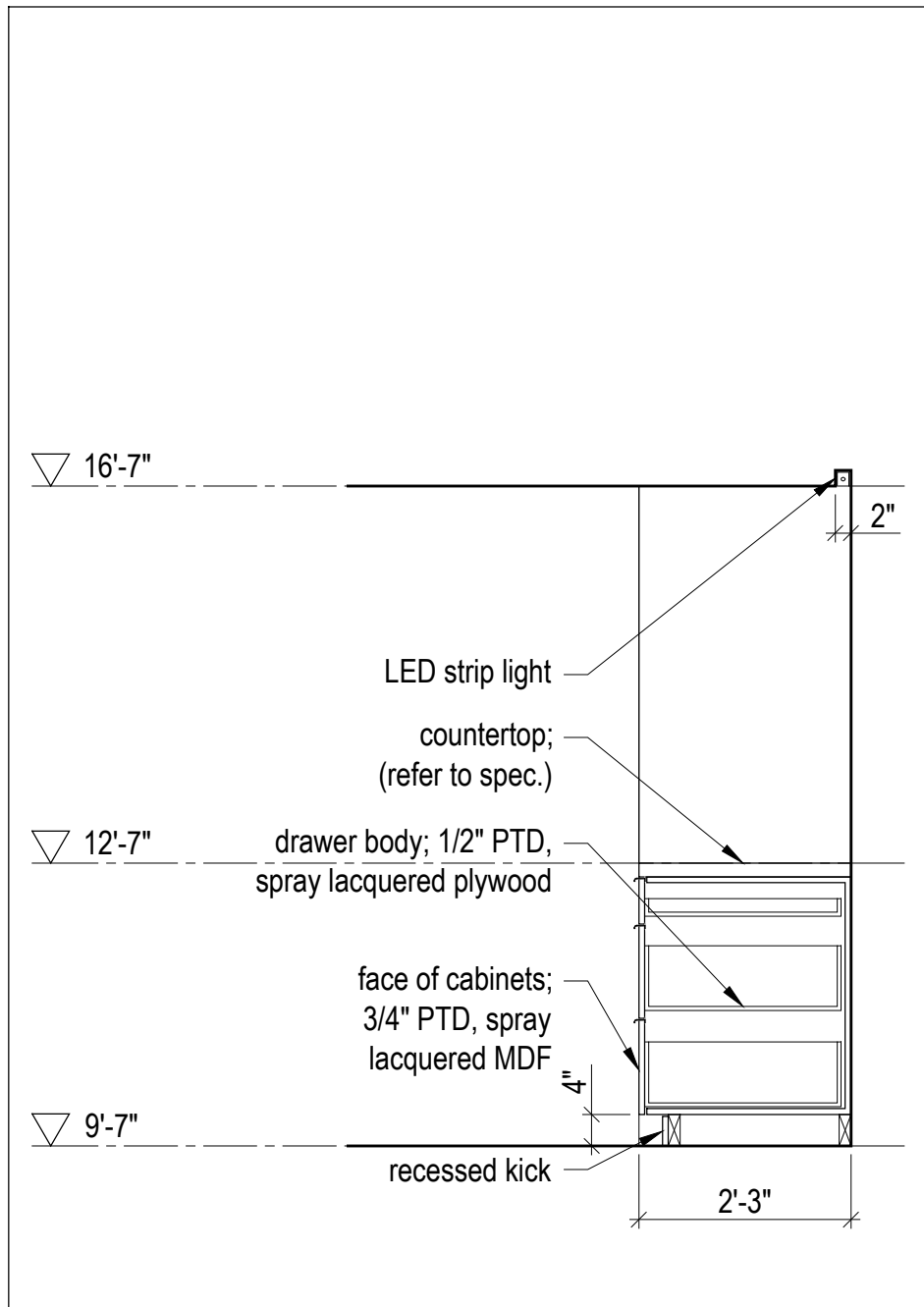
8 Closet - Section
Scale 1/2" = 1'-0"



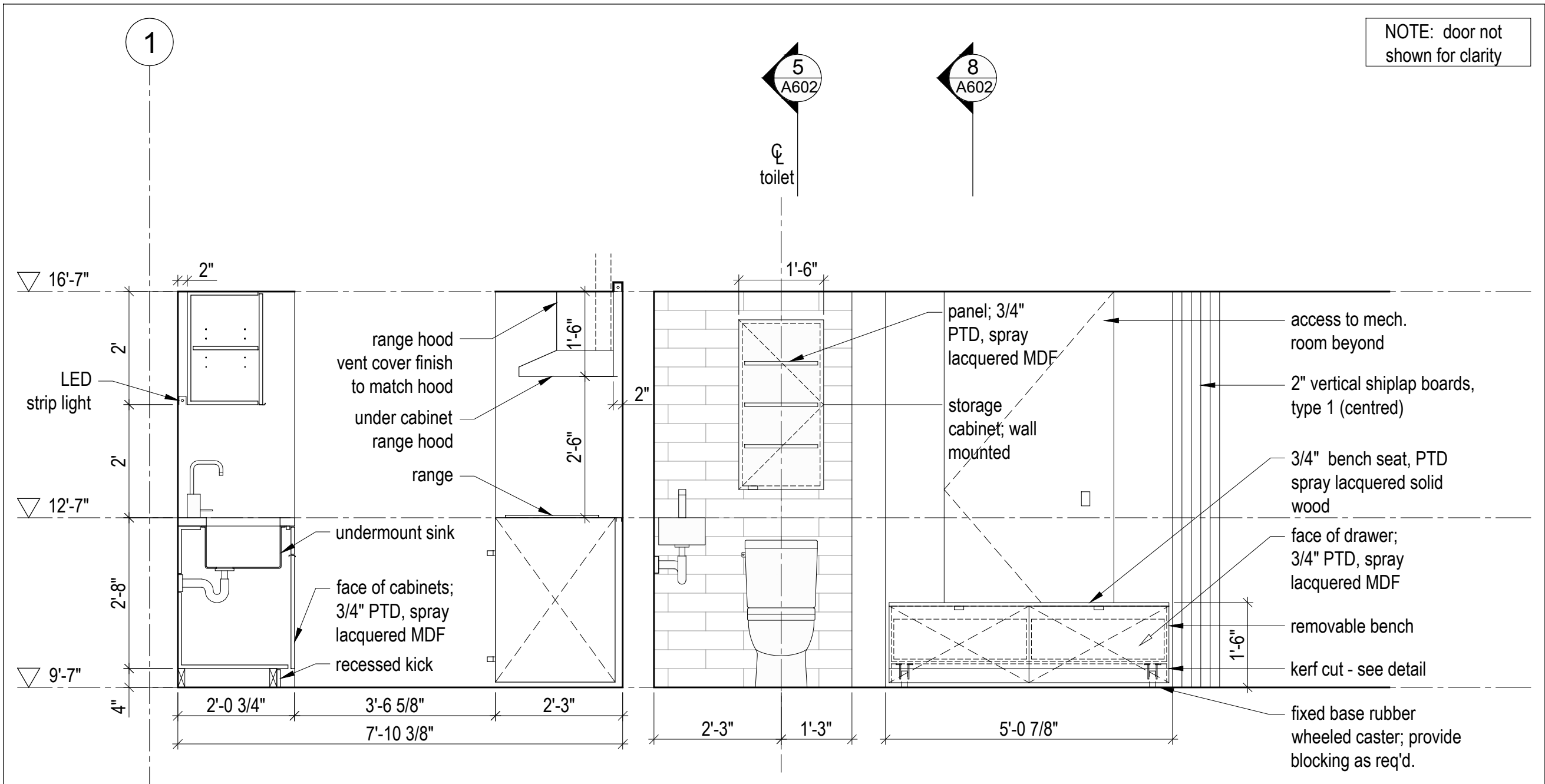
5 Bathroom & Closet - Section
Scale 1/2" = 1'-0"



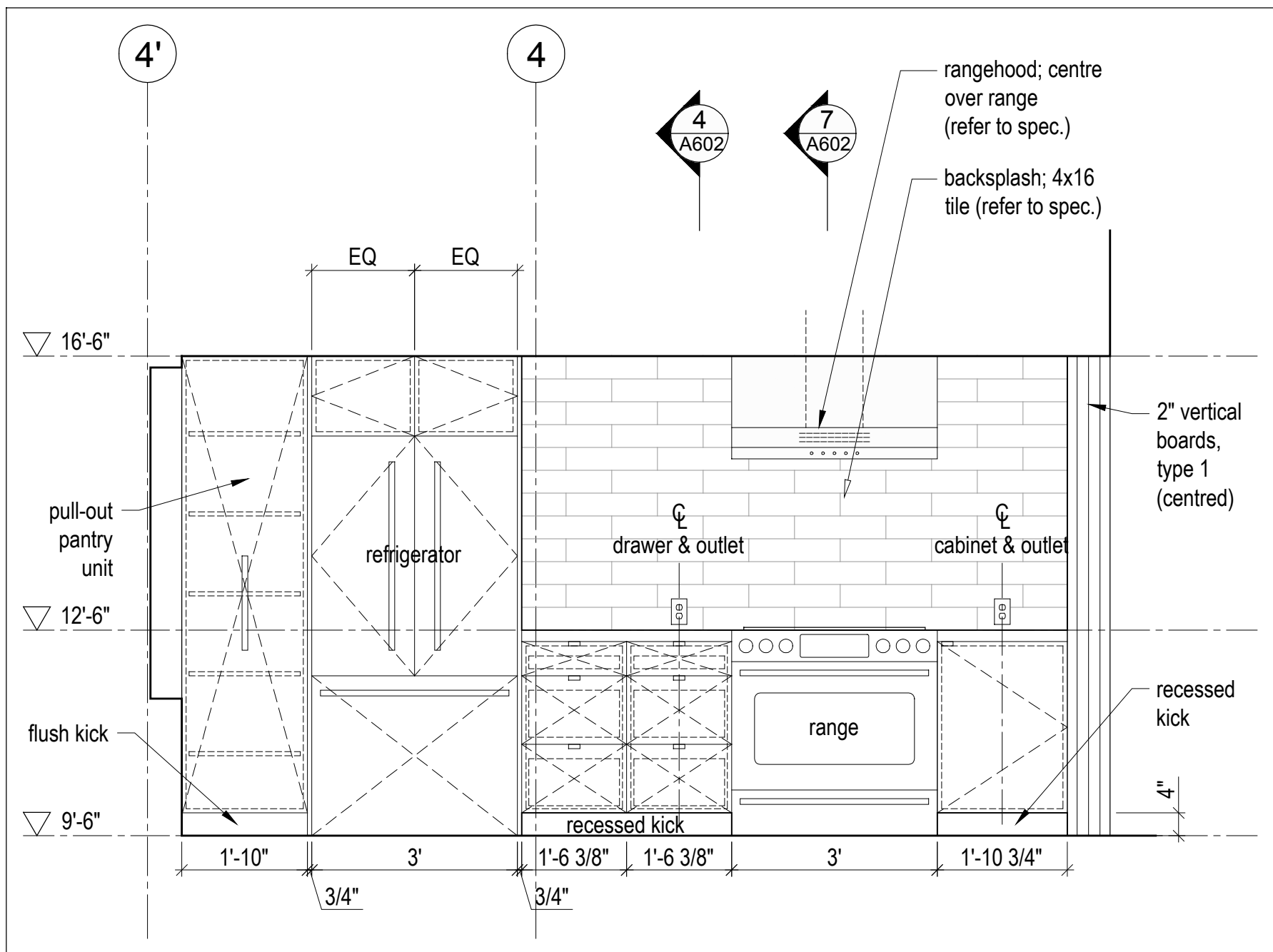
2 Mudroom Closet - Elevation
Scale 1/2" = 1'-0"



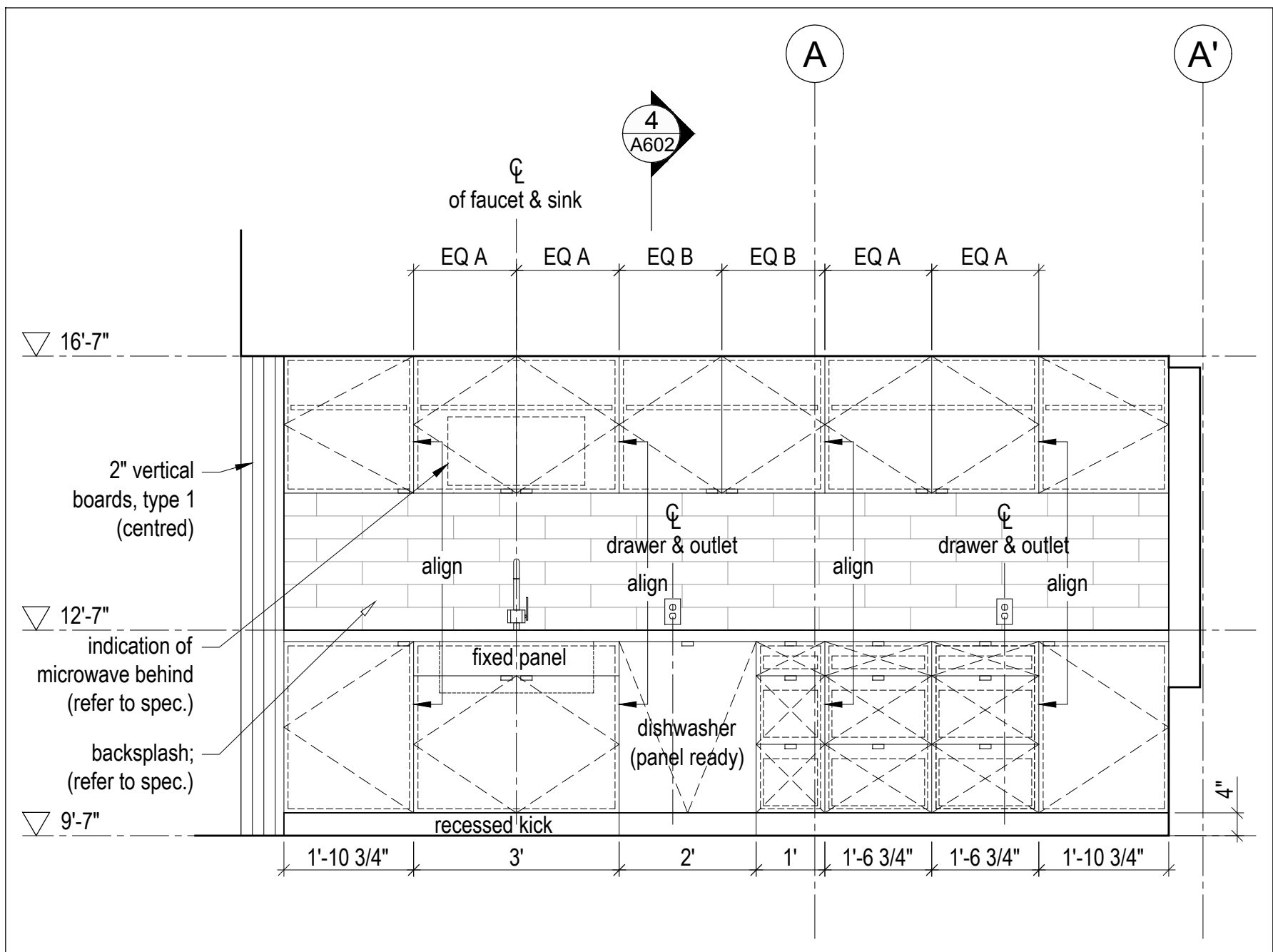
7 Kitchen - Section
Scale 1/2" = 1'-0"



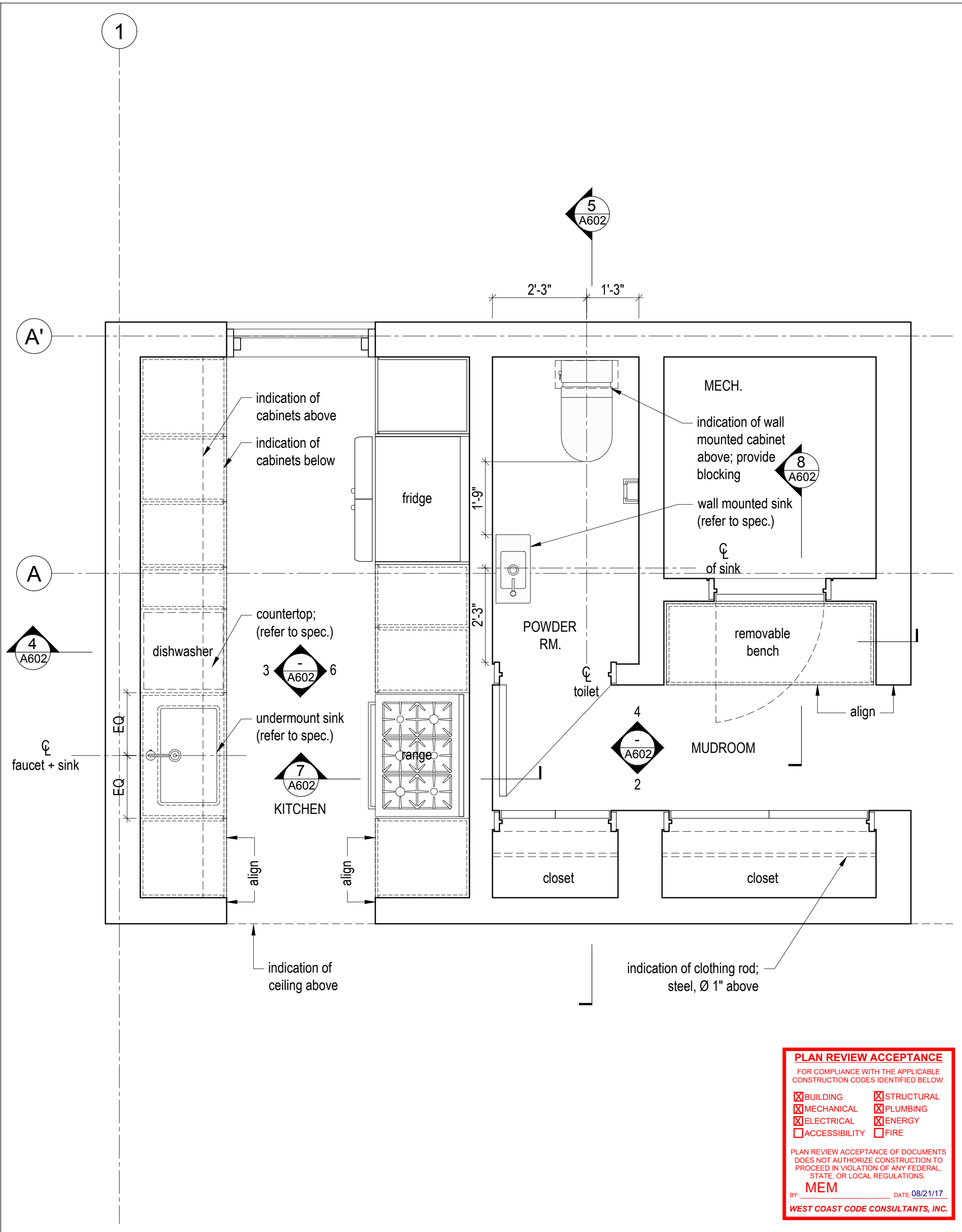
4 Kitchen Section & Bathroom / Bench Elevation
Scale 1/2" = 1'-0"



6 Kitchen - Elevation
Scale 1/2" = 1'-0"

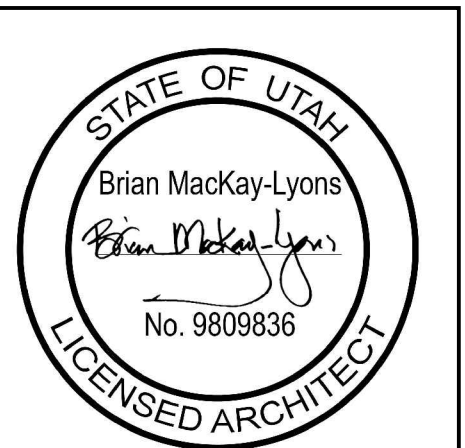


3 Kitchen - Elevation
Scale 1/2" = 1'-0"

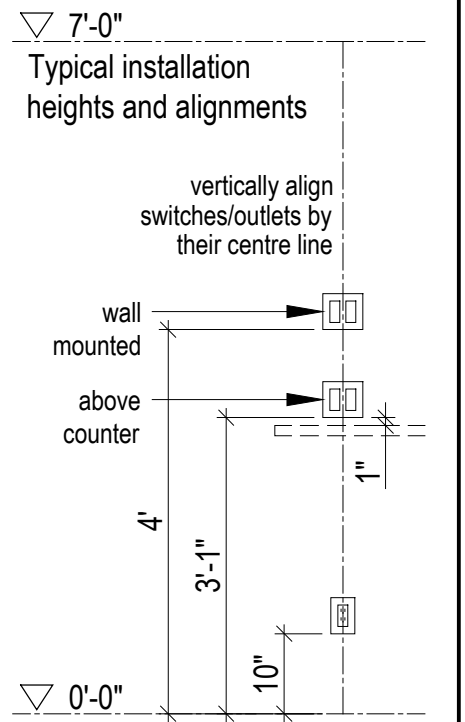


1 Kitchen, Mudrm & Powder Rm - Enlarged Plan
Scale 1/2" = 1'-0"

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FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW:
[X] BUILDING [X] STRUCTURAL
[X] MECHANICAL [X] PLUMBING
[X] ELECTRICAL [X] ENERGY
[X] ACCESSIBILITY [X] FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT AUTHORIZE CONSTRUCTION TO
PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS.
MEM DATE 08/21/17
WEST COAST CODE CONSULTANTS, INC.



NOTE: all dimensions
to be verified in field



02	Issued for Const. Rev. 1	14.07.2017
01	Issued for Construction	14.02.2017
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NOTES:

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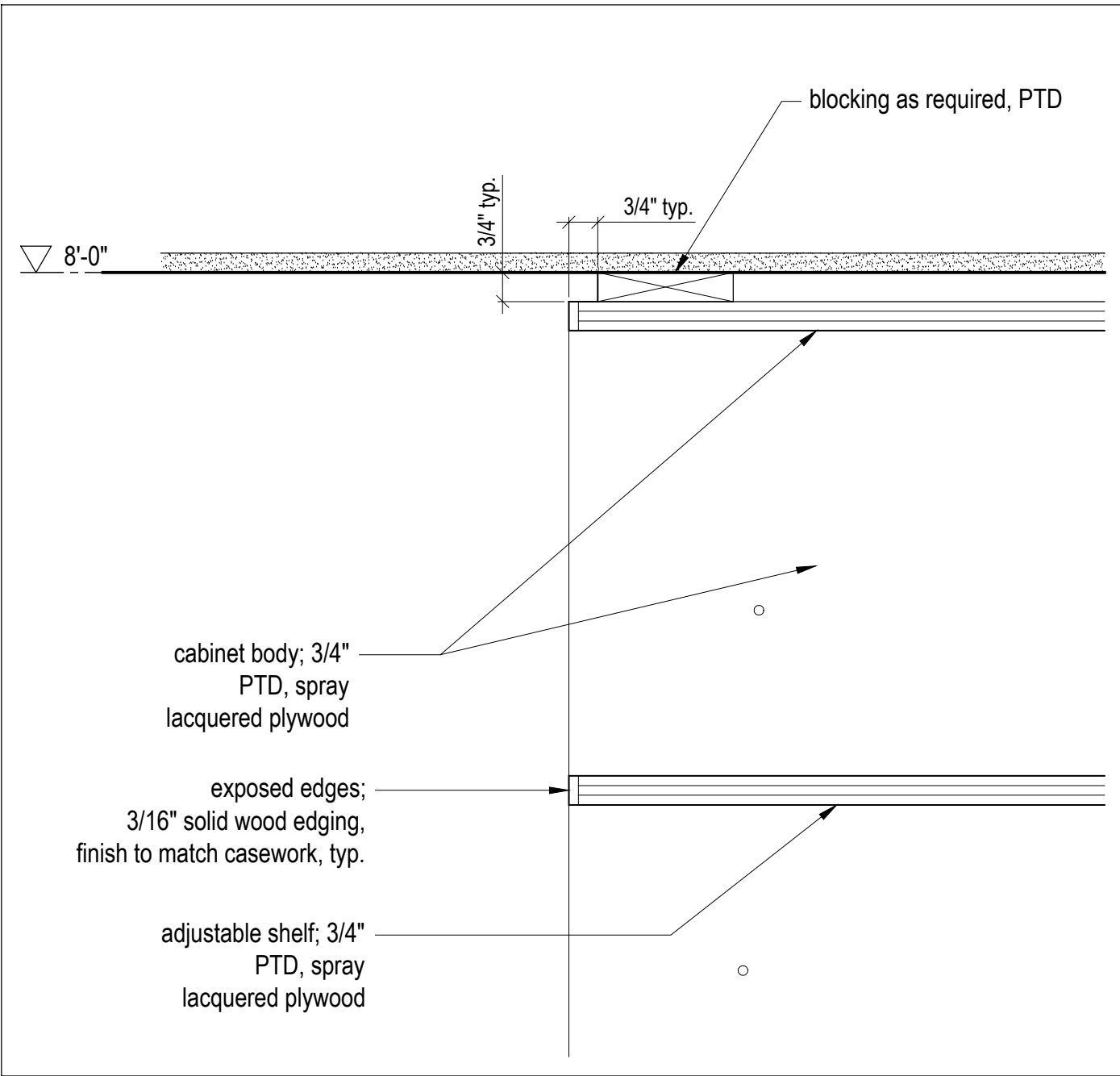
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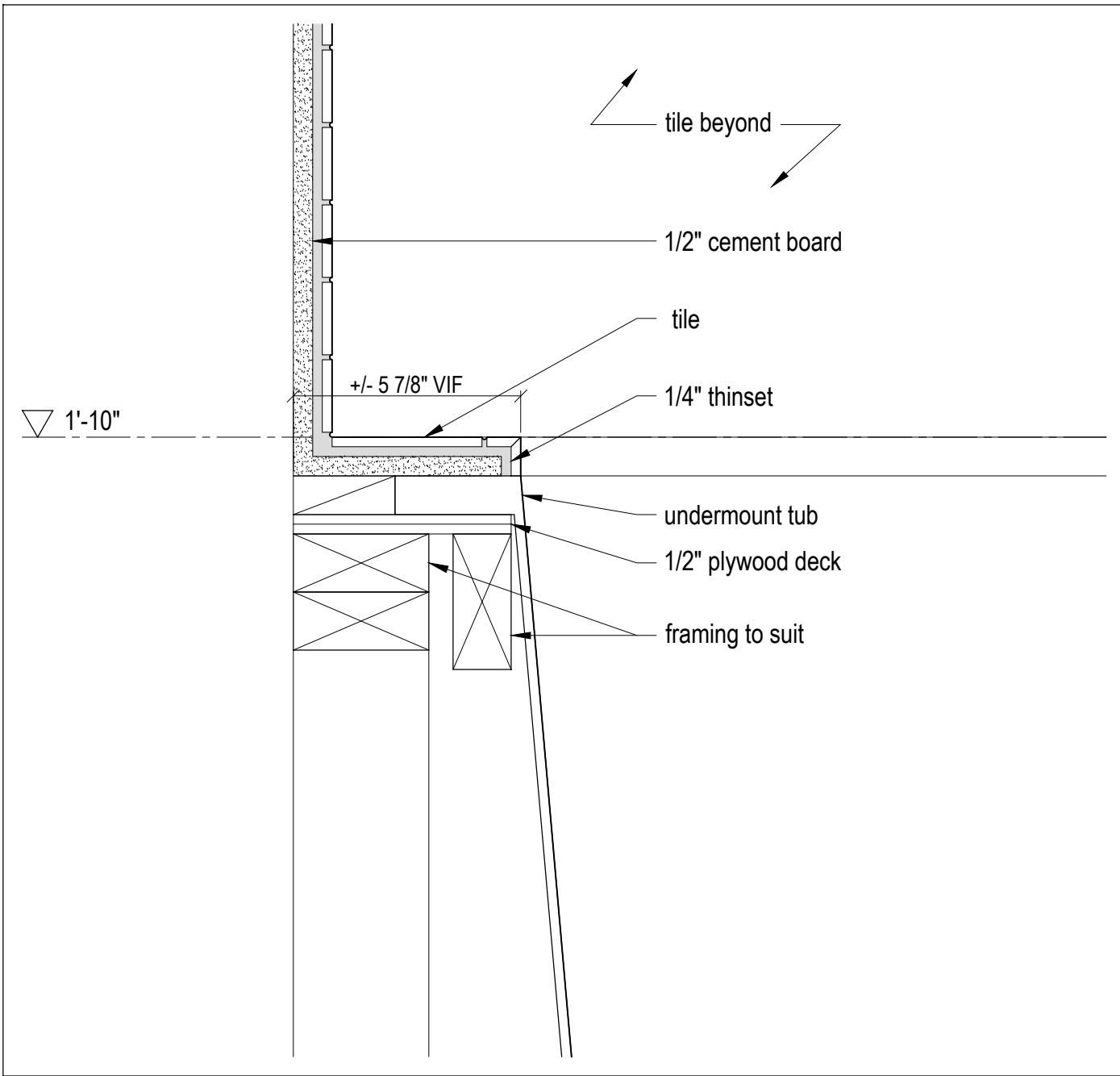
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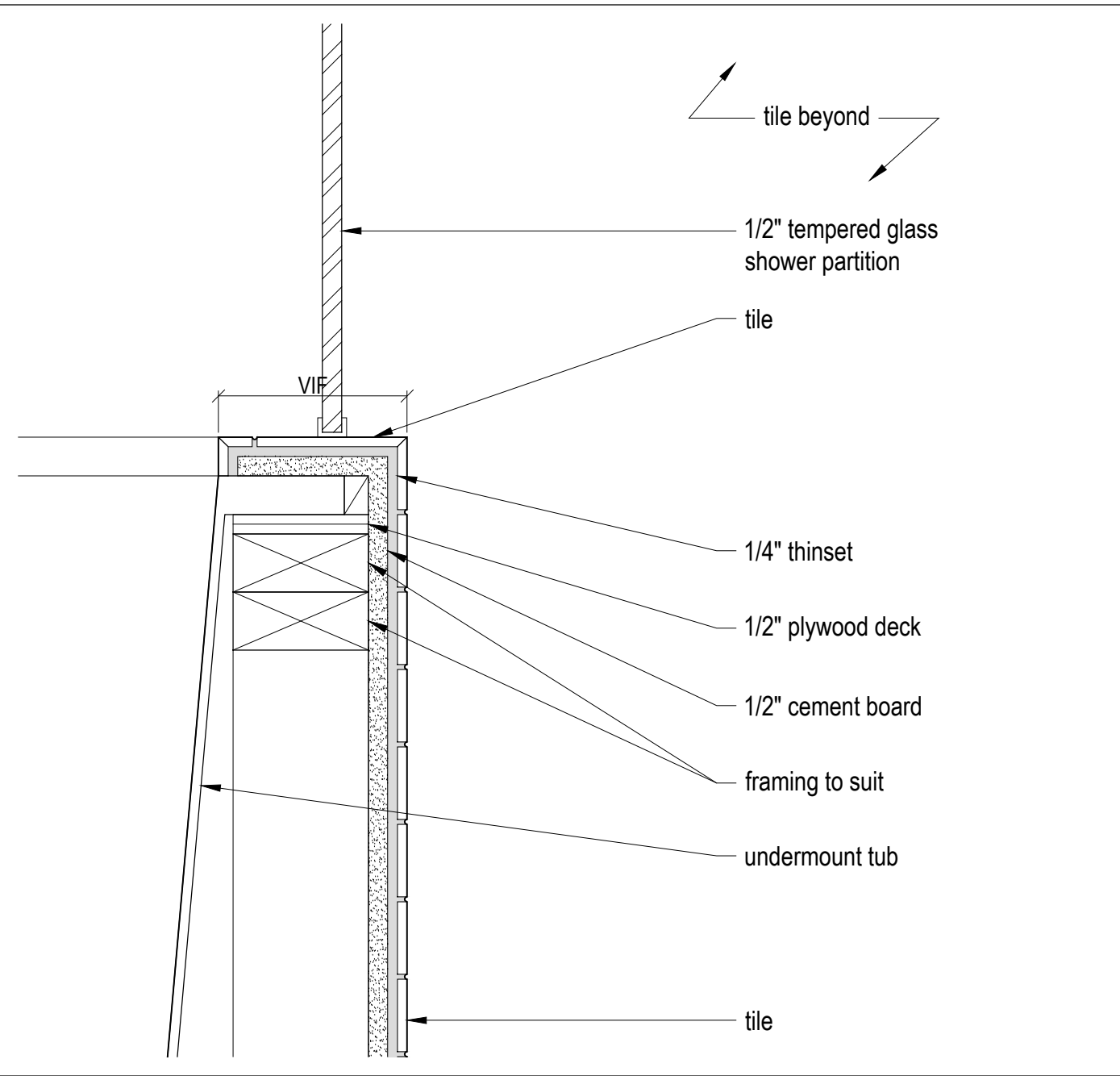
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of the building.



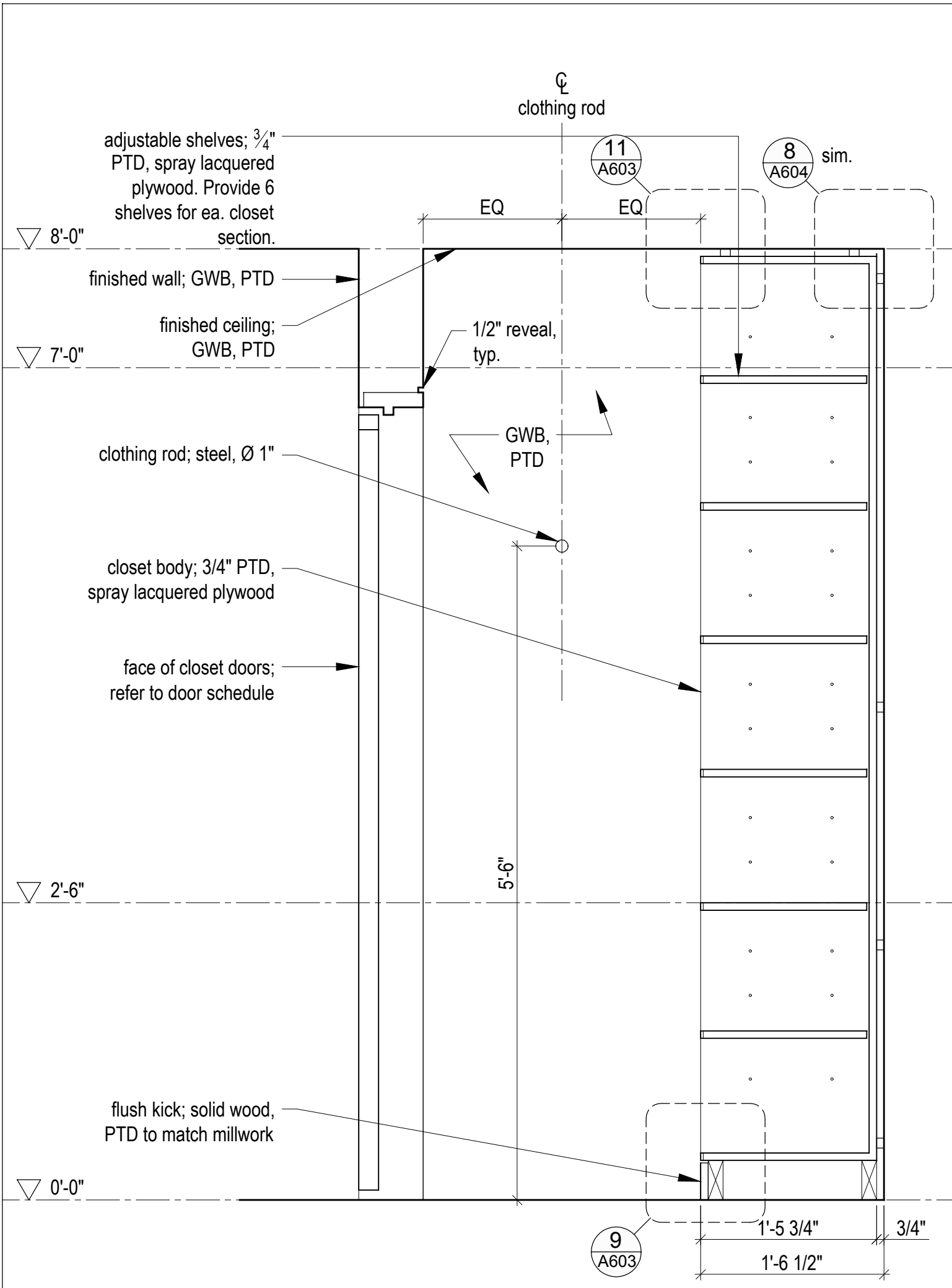
11 A603 Closet - Section Detail
Scale 3" = 1'-0"



8 A603 Bathtub - Section Detail
Scale 3" = 1'-0"



5 A603 Bathtub - Section Detail
Scale 3" = 1'-0"



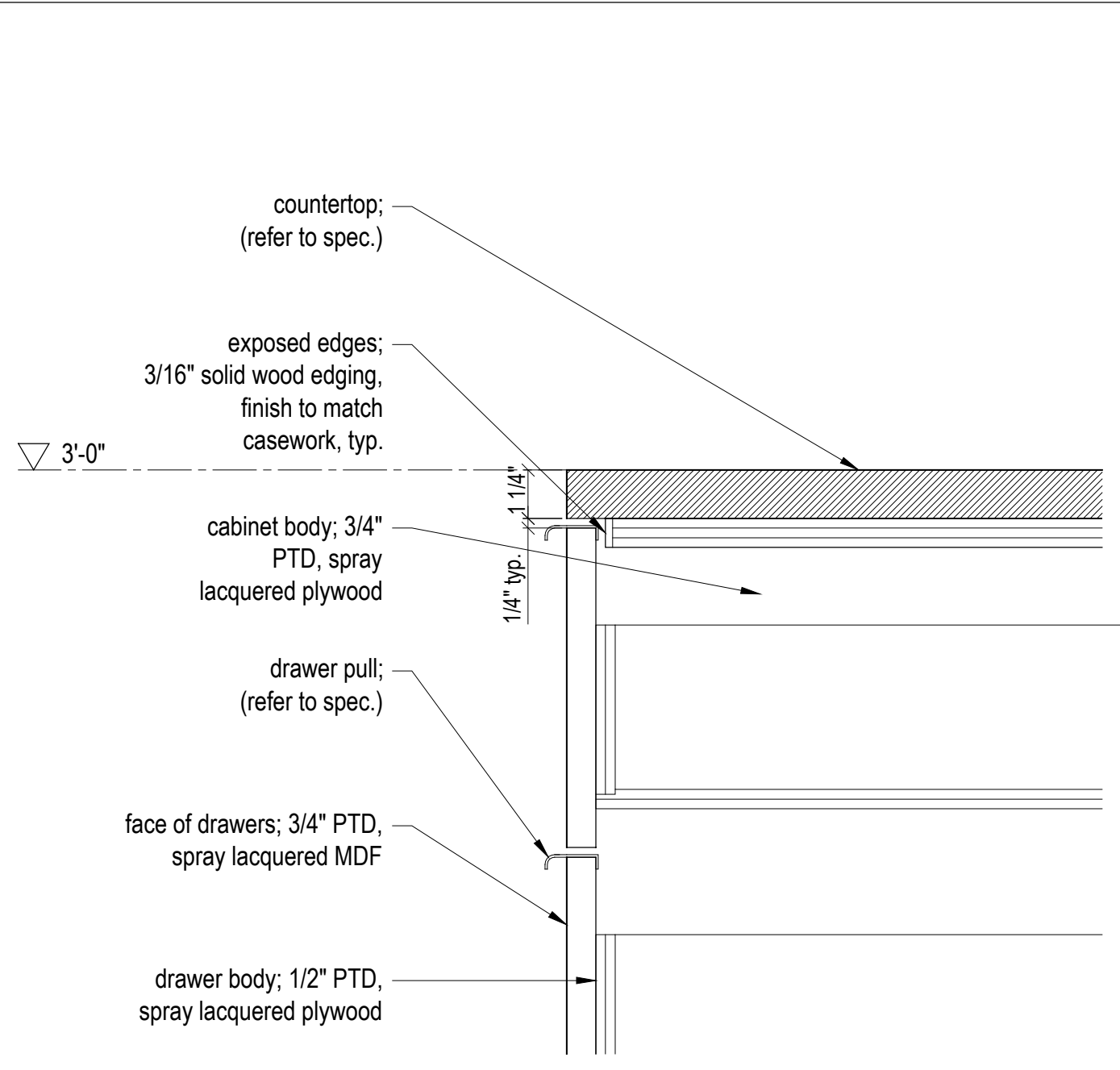
2 A603 Bedroom Closet - Section, Typ.
Scale 1" = 1'-0"



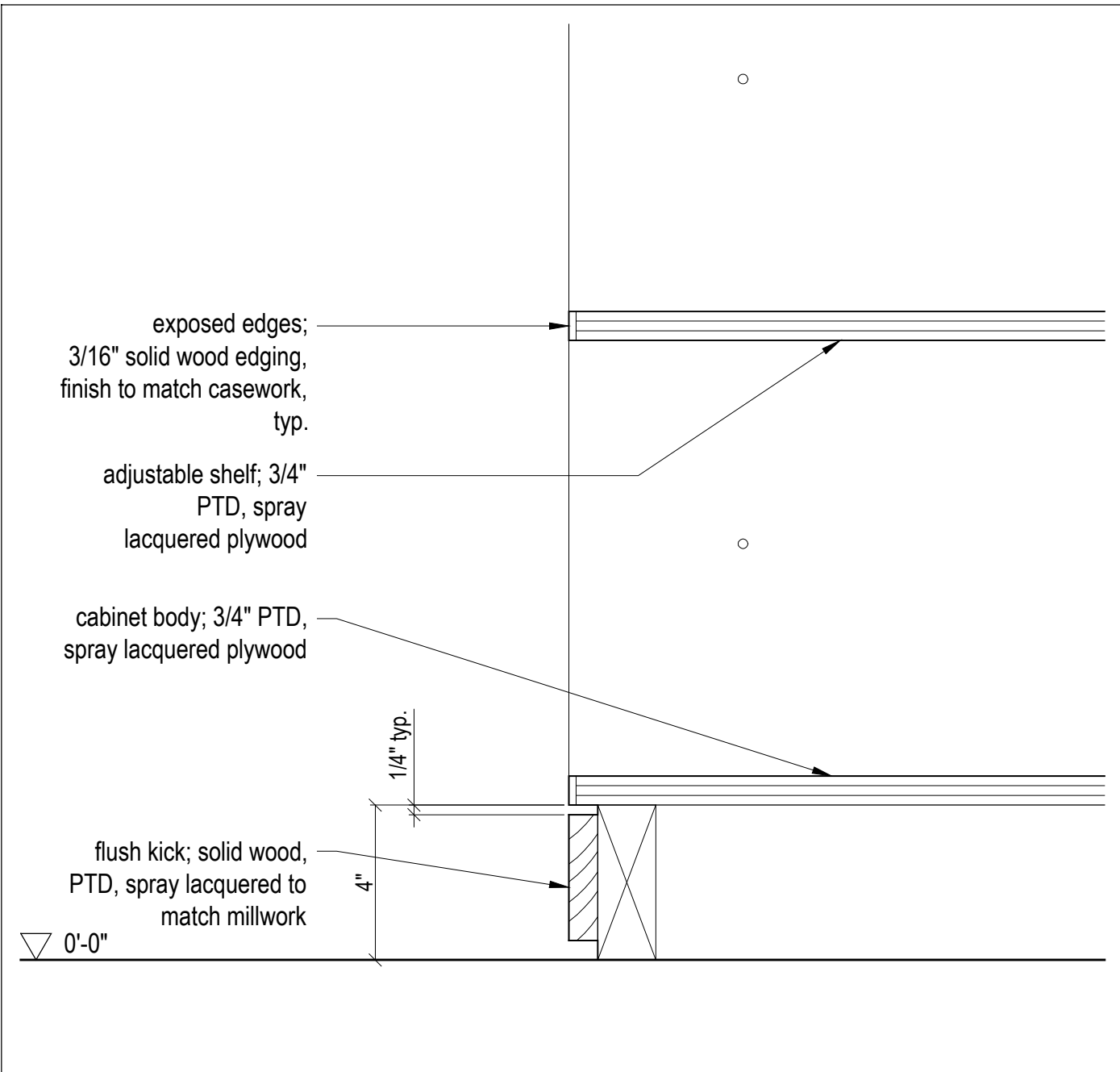
10 A603 Not in use



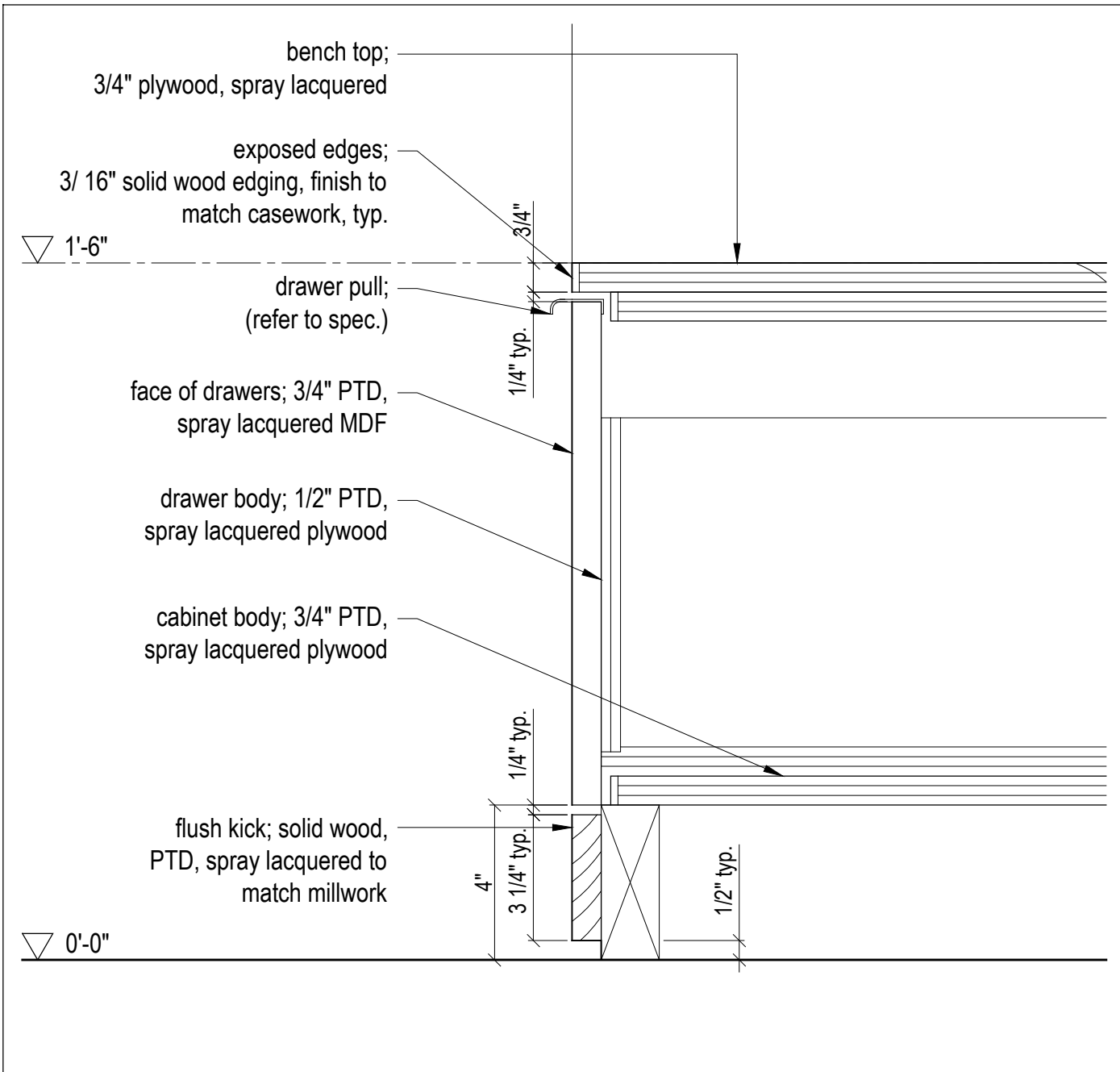
7 A603 Not in use



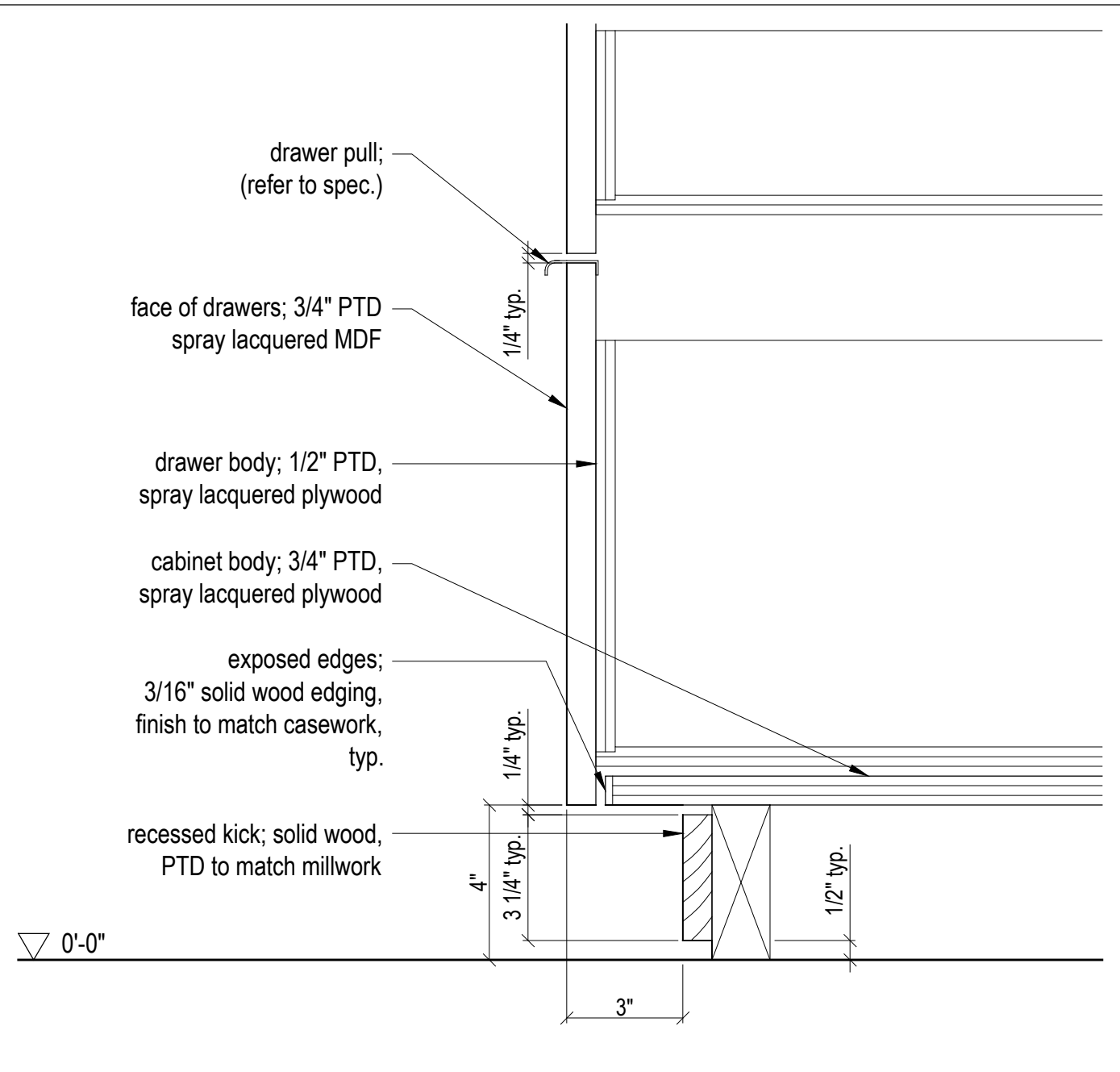
4 A603 Bathroom Vanity - Section Detail
Scale 3" = 1'-0"



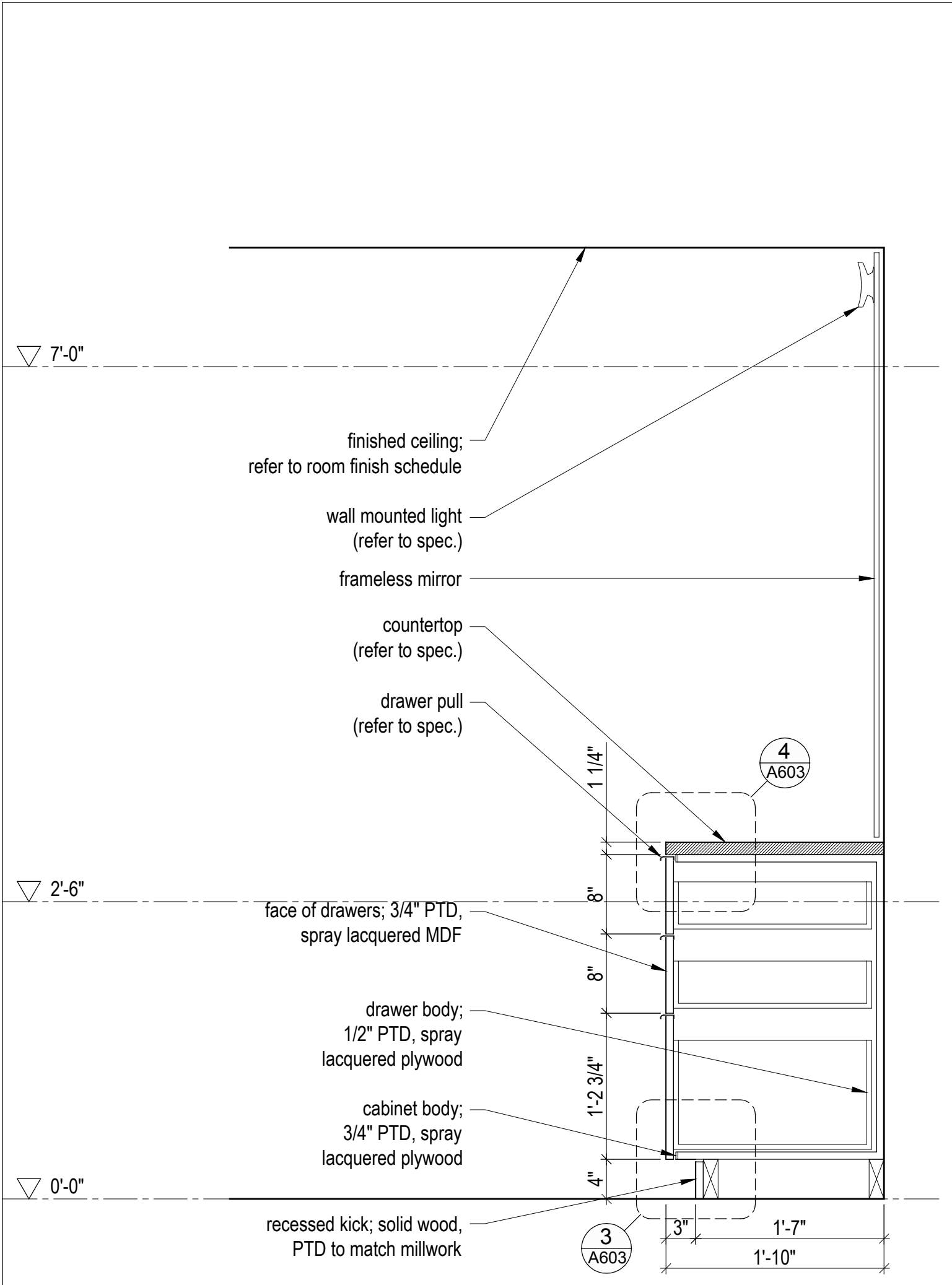
9 A603 Closet - Section Detail
Scale 3" = 1'-0"



6 A603 Bench - Section Detail
Scale 3" = 1'-0"



3 A603 Bathroom Vanity - Section Detail
Scale 3" = 1'-0"



1 A603 Bathroom Vanity - Section, Typ.
Scale 1" = 1'-0"

Horizon Neighborhood Cabins

MackKay-Lyons Sweetapple Architects Limited

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

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

Set Line City, Utah

STATE OF UTAH

Brian MackKay-Lyons

No. 9809836

LICENSED ARCHITECT

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

☒ BUILDING ☒ STRUCTURAL

☒ MECHANICAL ☒ PLUMBING

☒ ELECTRICAL ☒ ENERGY

☒ ACCESSIBILITY ☒ FIRE

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BY: MEM DATE: 08/21/17

WEST COAST CODE CONSULTANTS, INC.

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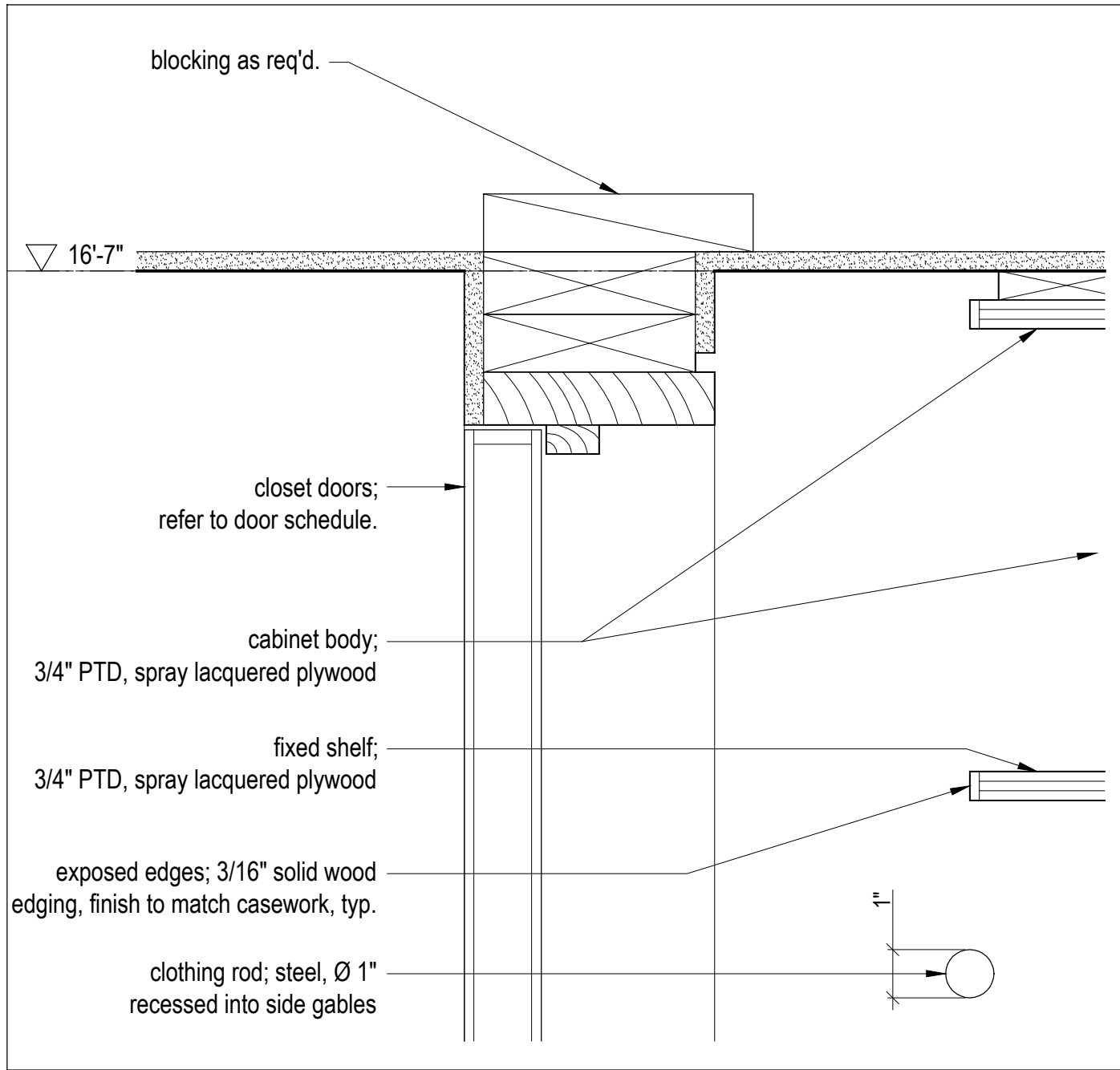
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Cabin 1500

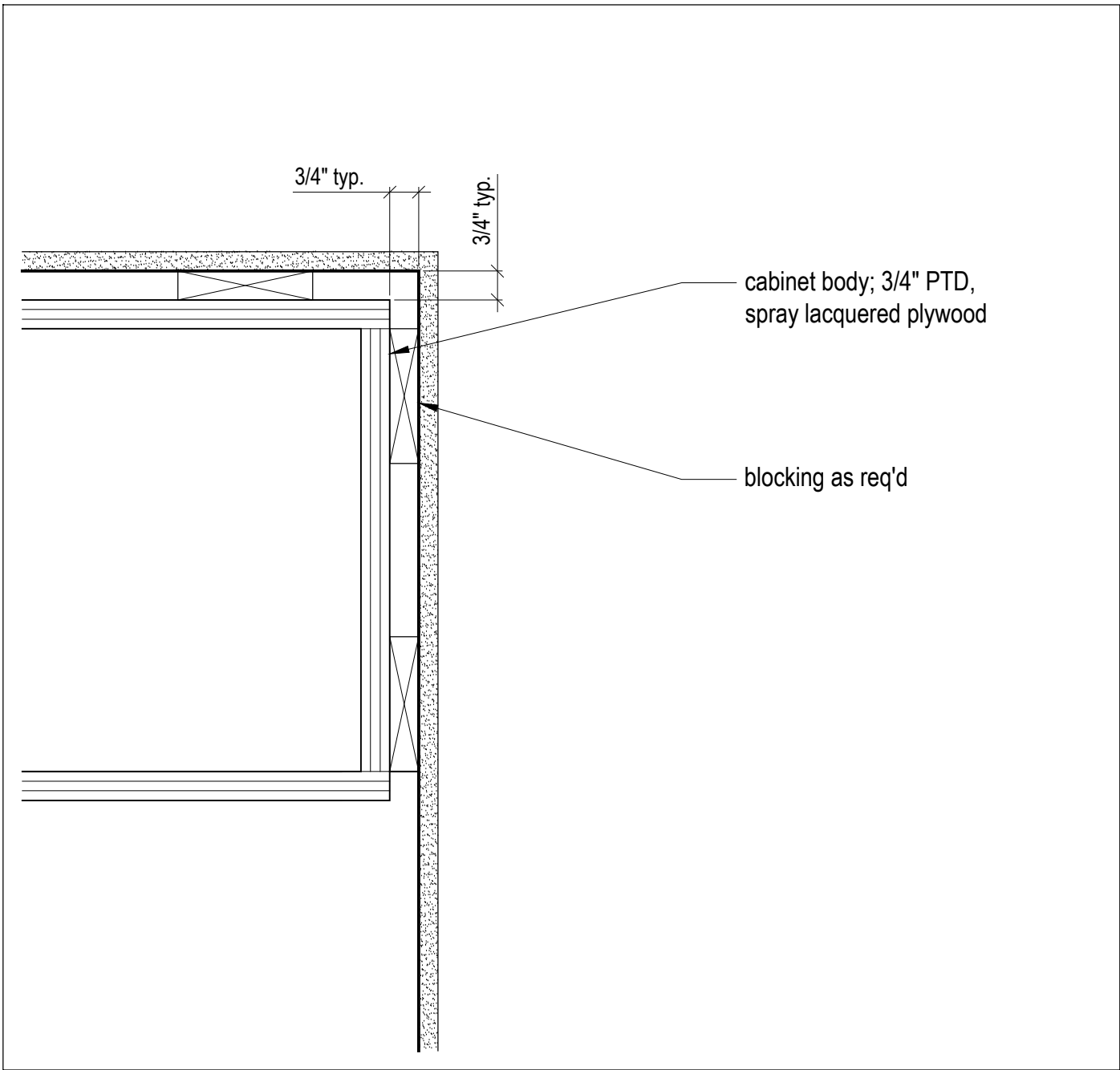
Millwork Details

scale: as noted
date: 16-05-20
drawn: MJ/JUL
chk'd: BML

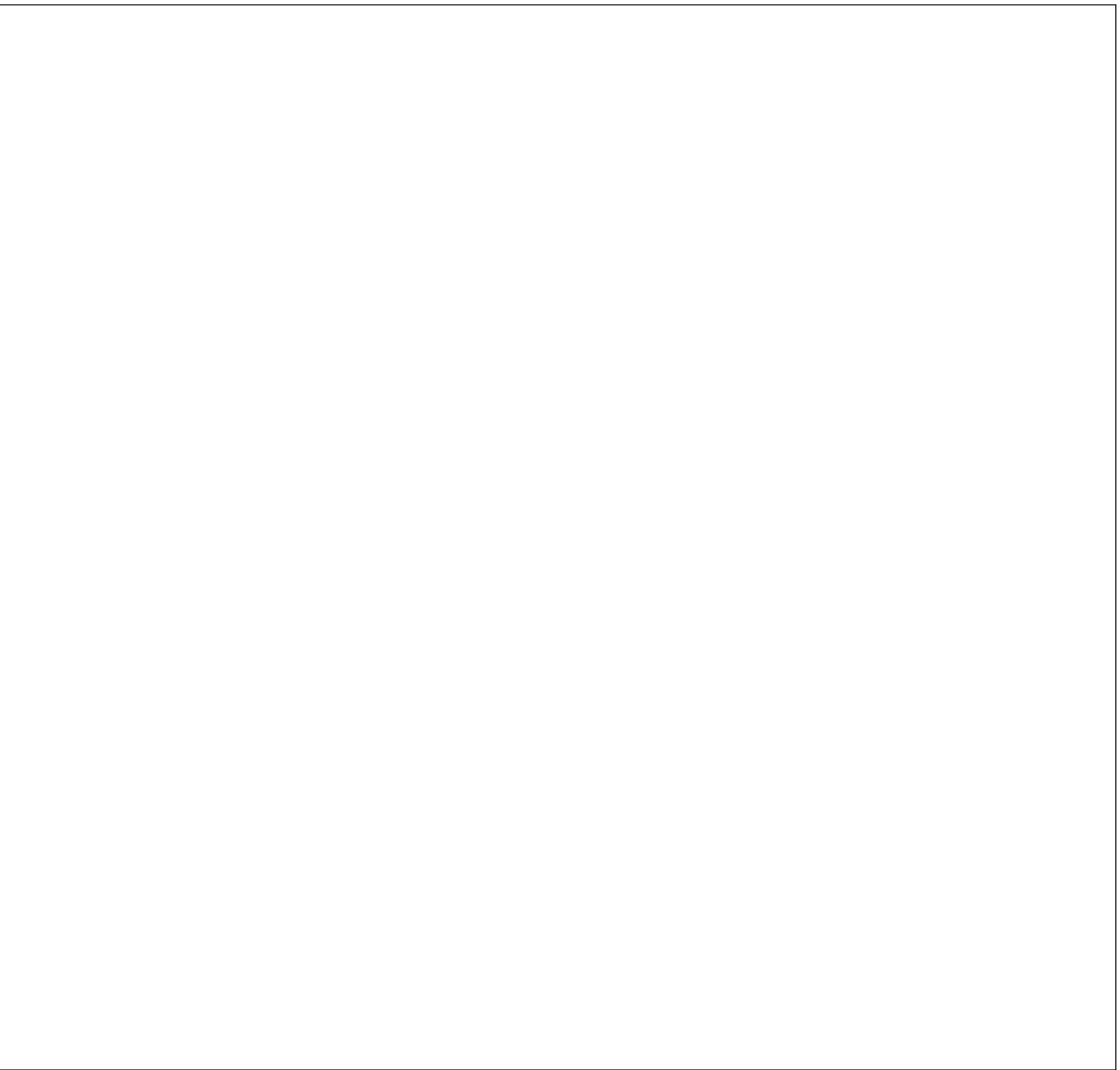
A603



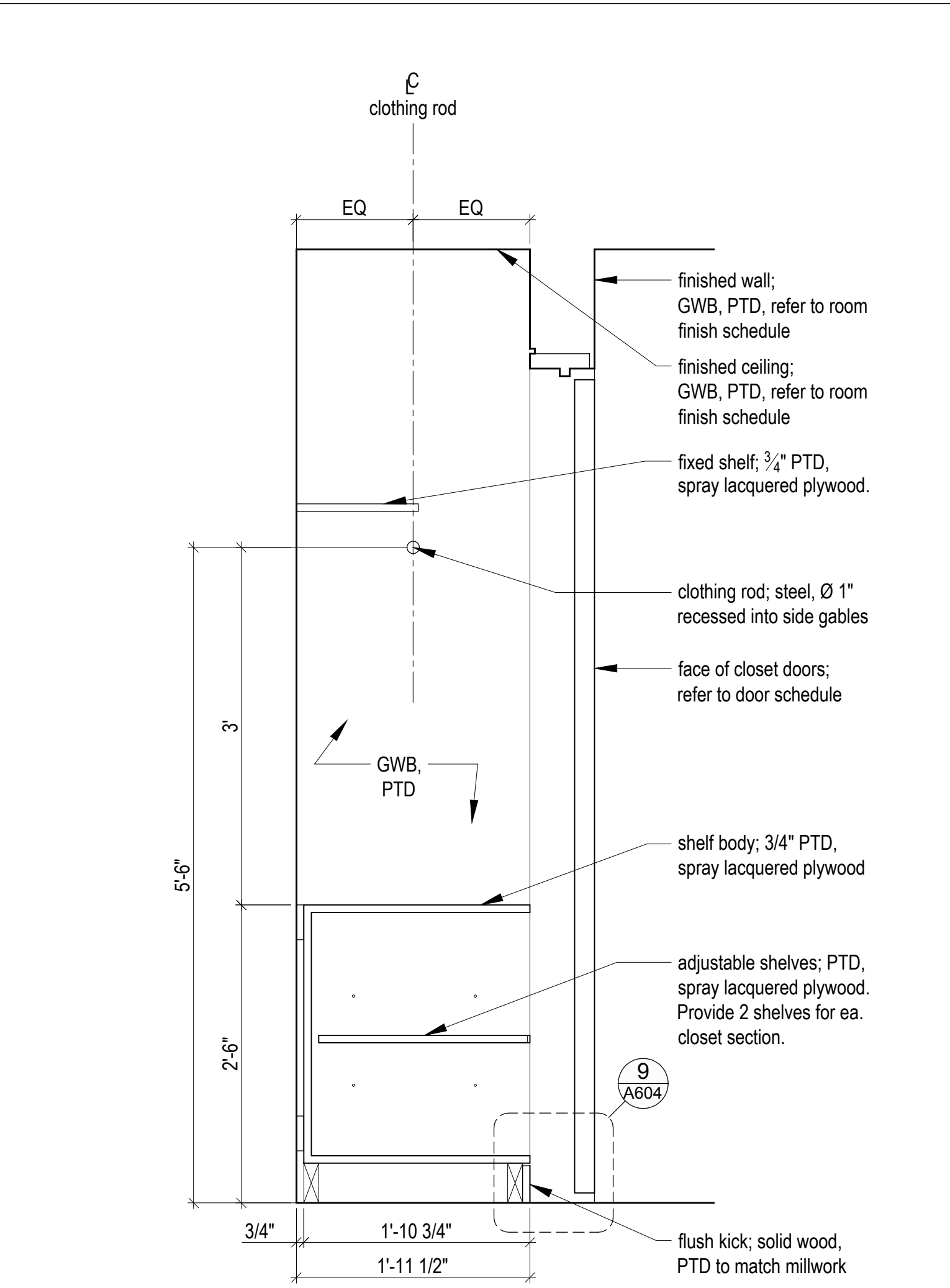
11 A604 Closet - Section Detail
Scale 3" = 1'-0"



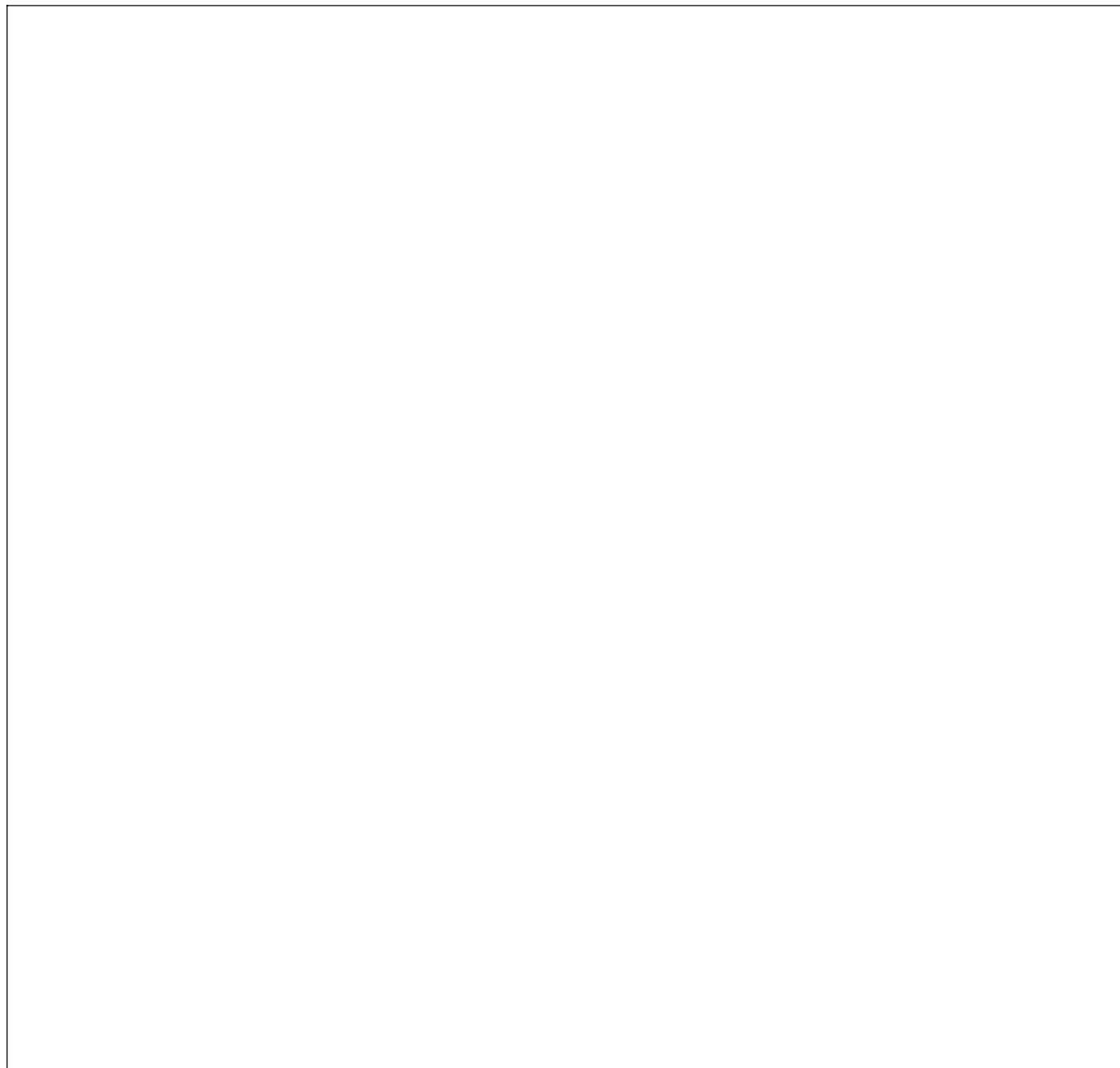
8 A604 Closet - Section Detail
Scale 3" = 1'-0"



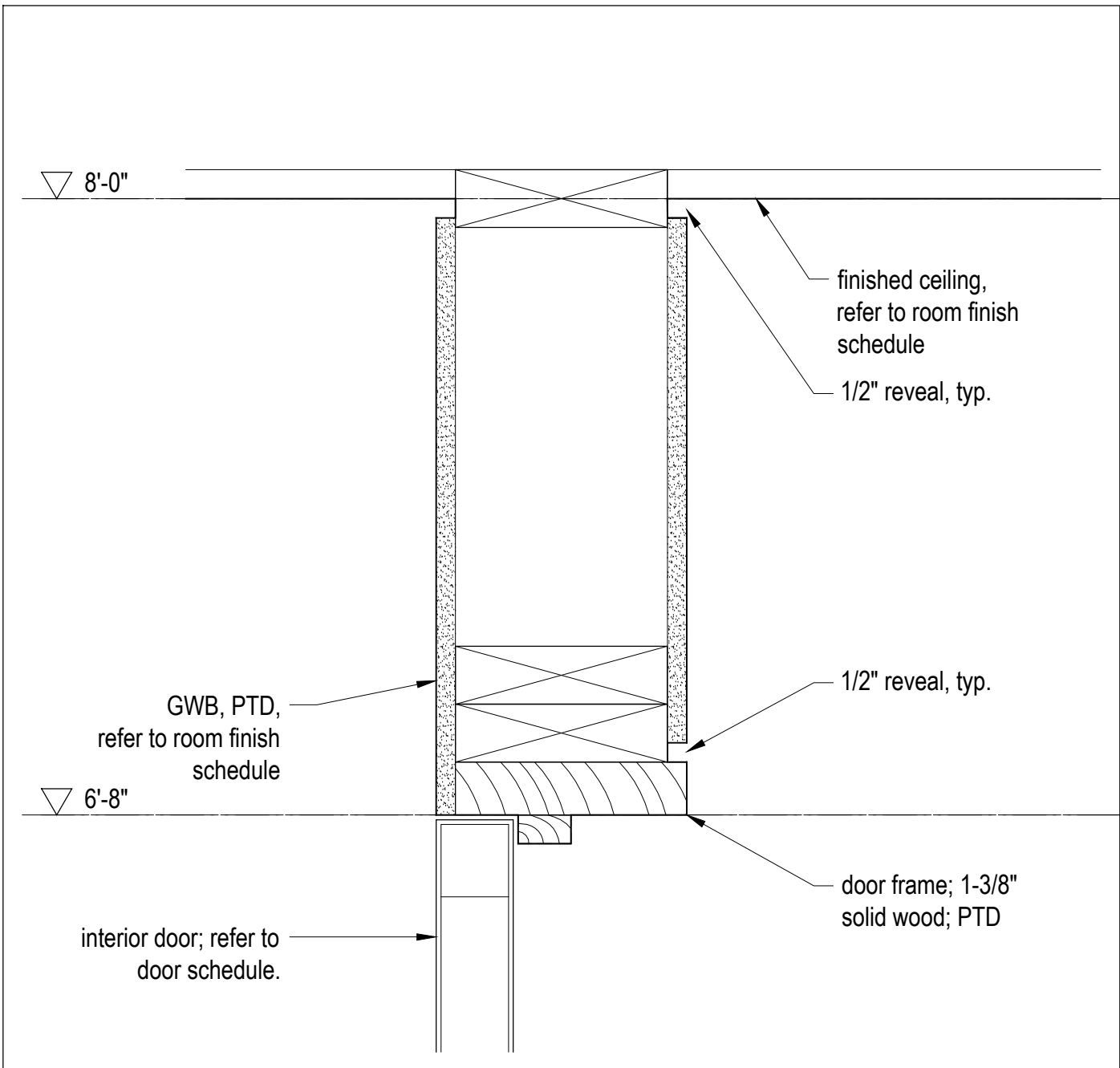
5 A604 Not in use



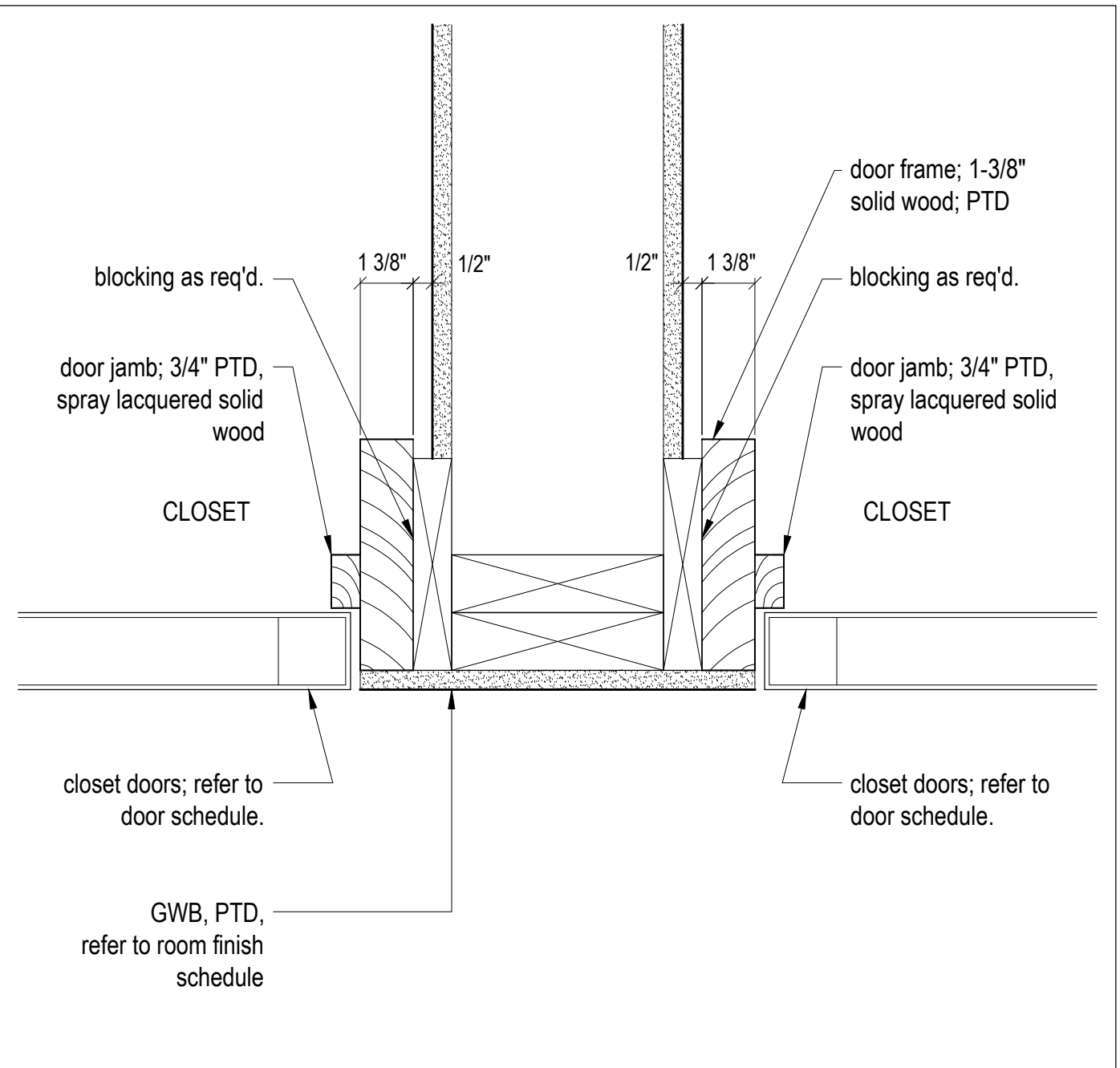
2 A604 Closet Section



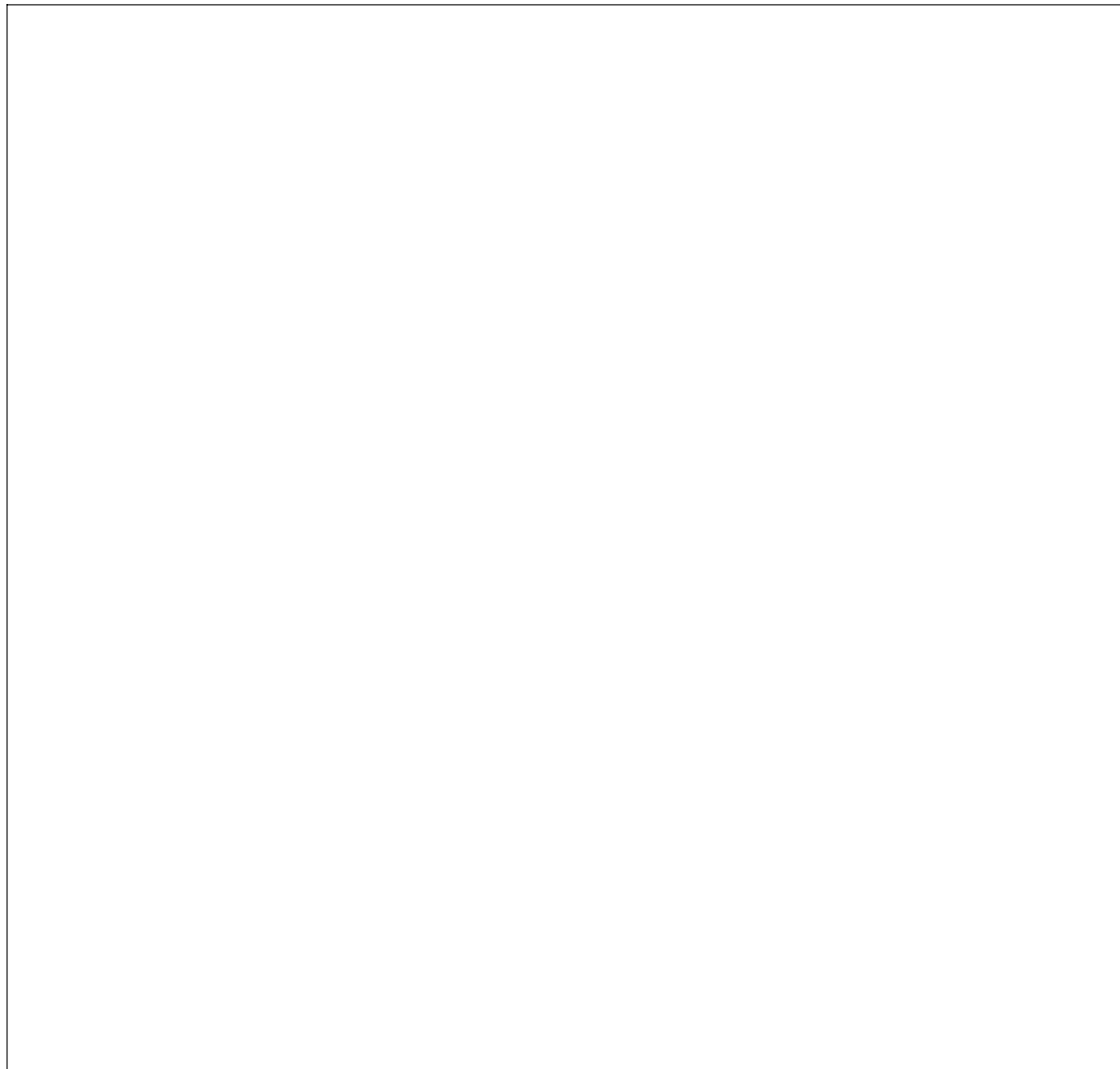
10 A604 Not in use



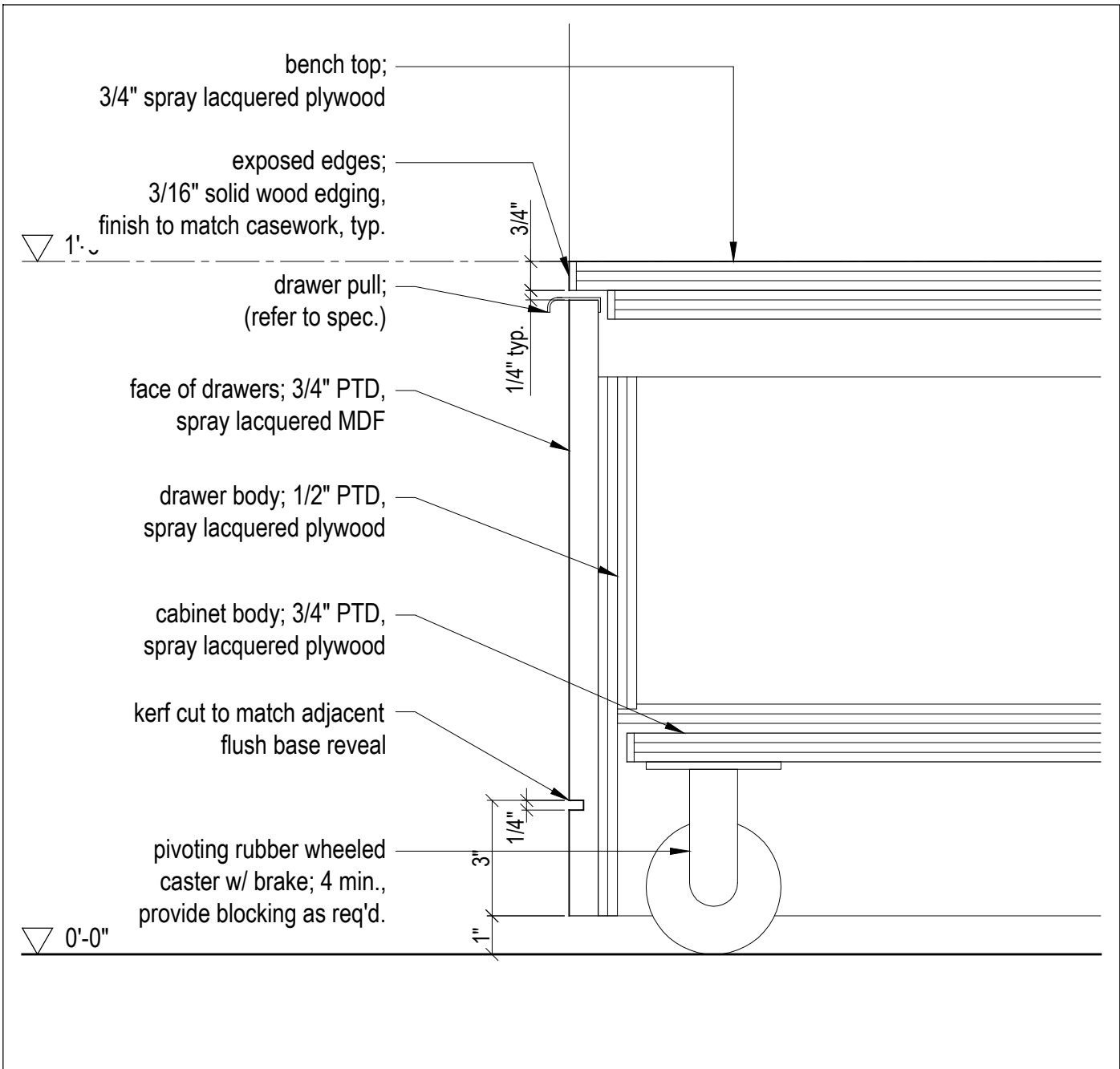
7 A603 Door Frame - Head Detail, Typ.



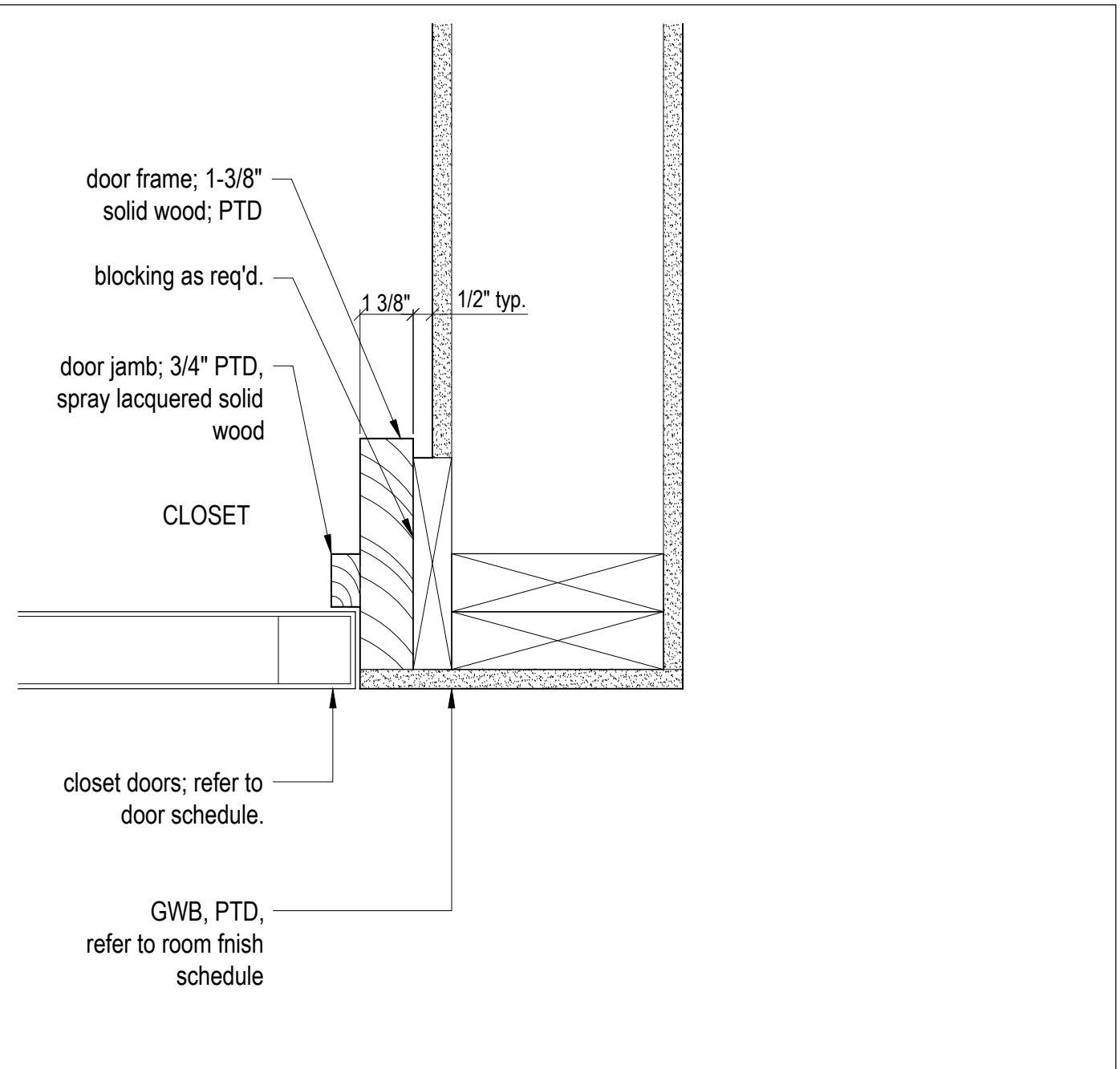
4 A604 Door Frame - Plan Detail, Typ.
Scale 3" = 1'-0"



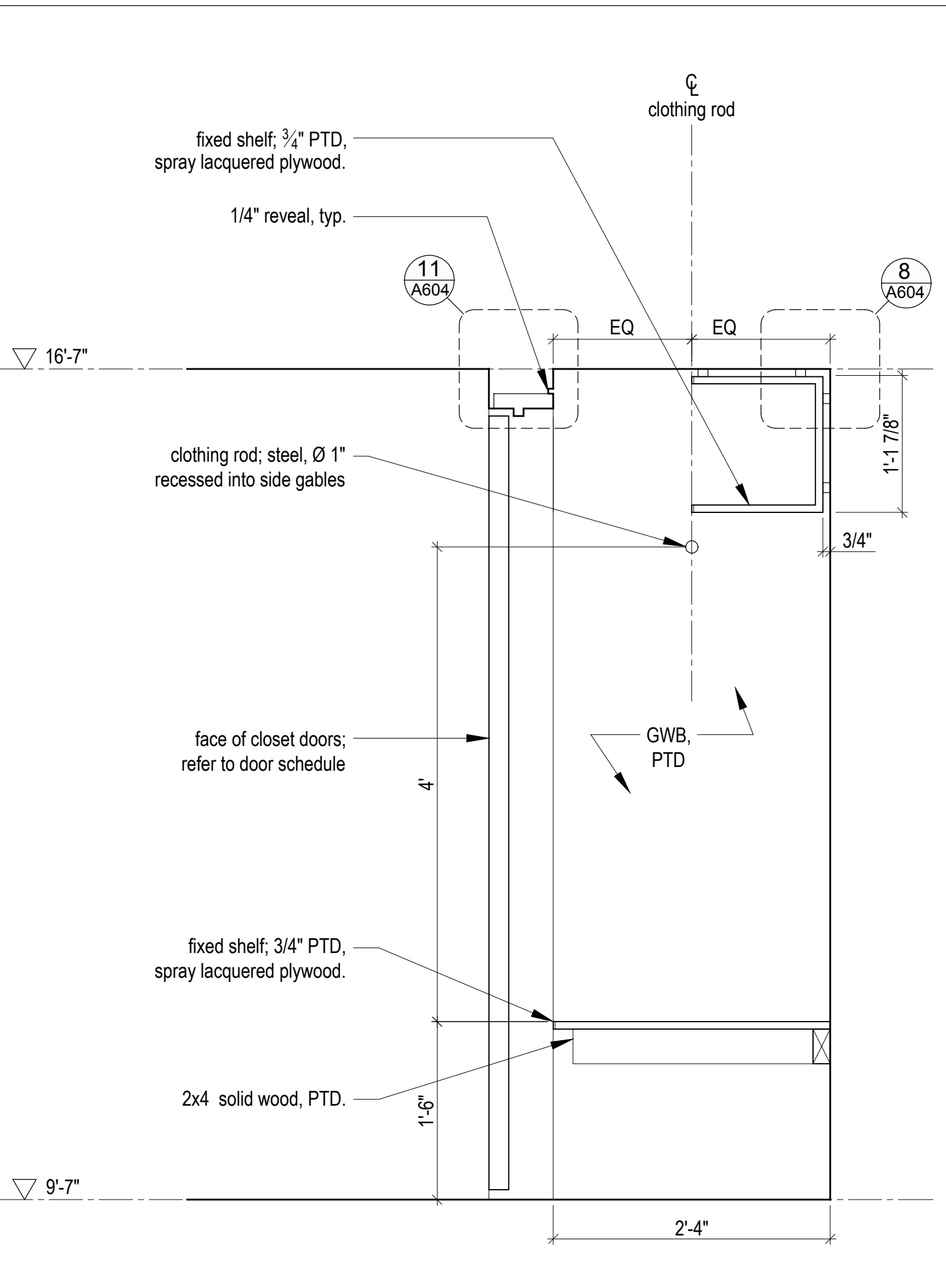
9 A604 Not in use



6 A604 Removeable Bench - Section Detail
Scale 3" = 1'-0"



3 A604 Door Frame - Jamb Detail, Typ.
Scale 3" = 1'-0"



1 A604 Mudroom Closet - Section, Typ.
Scale 1" = 1'-0"

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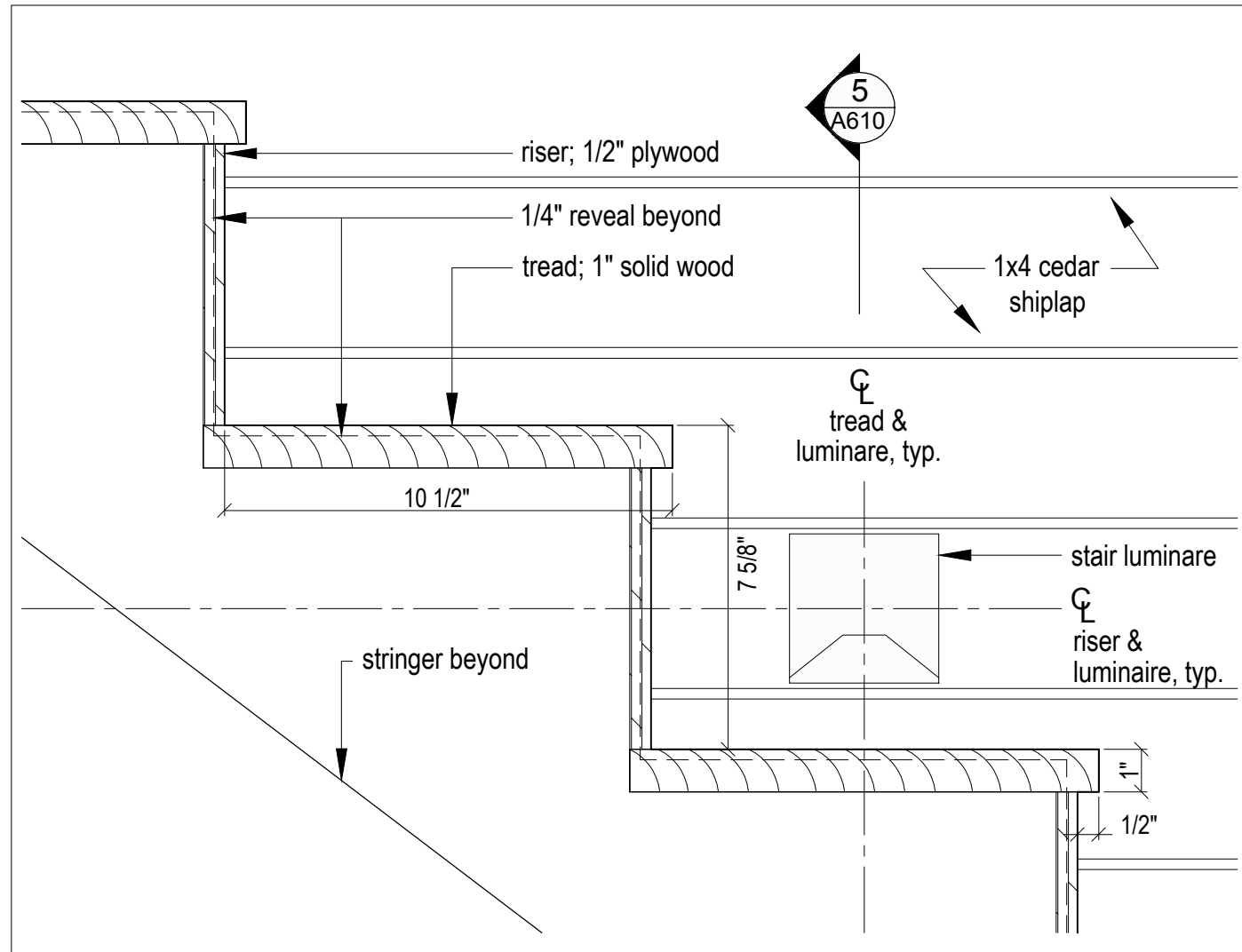
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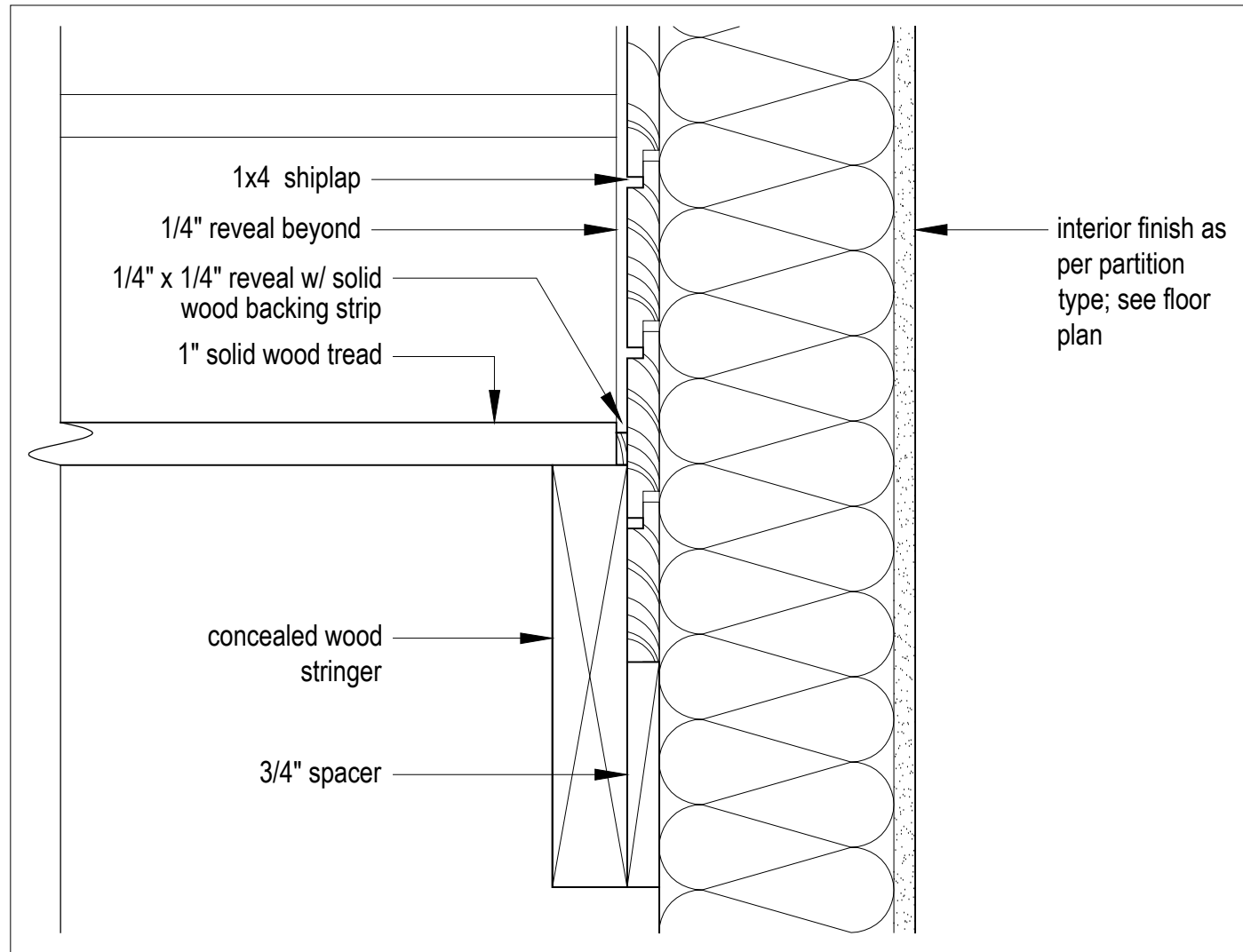
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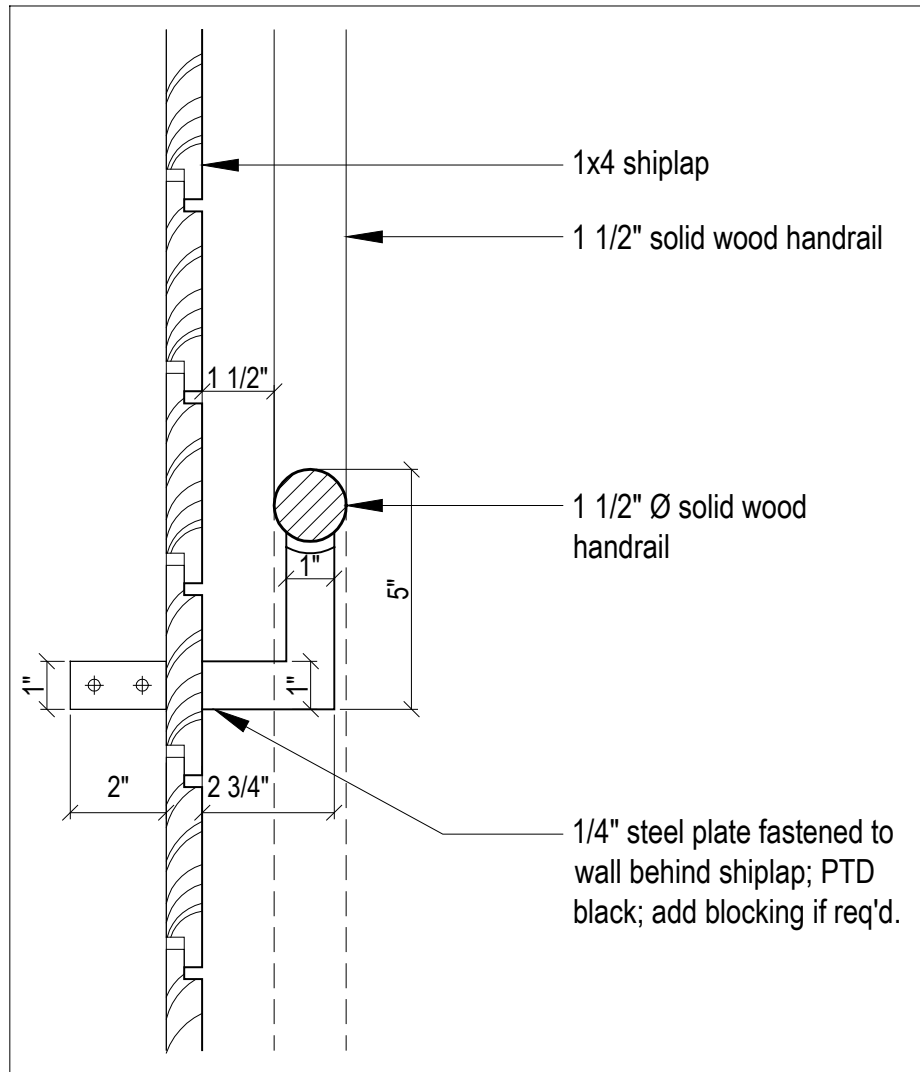
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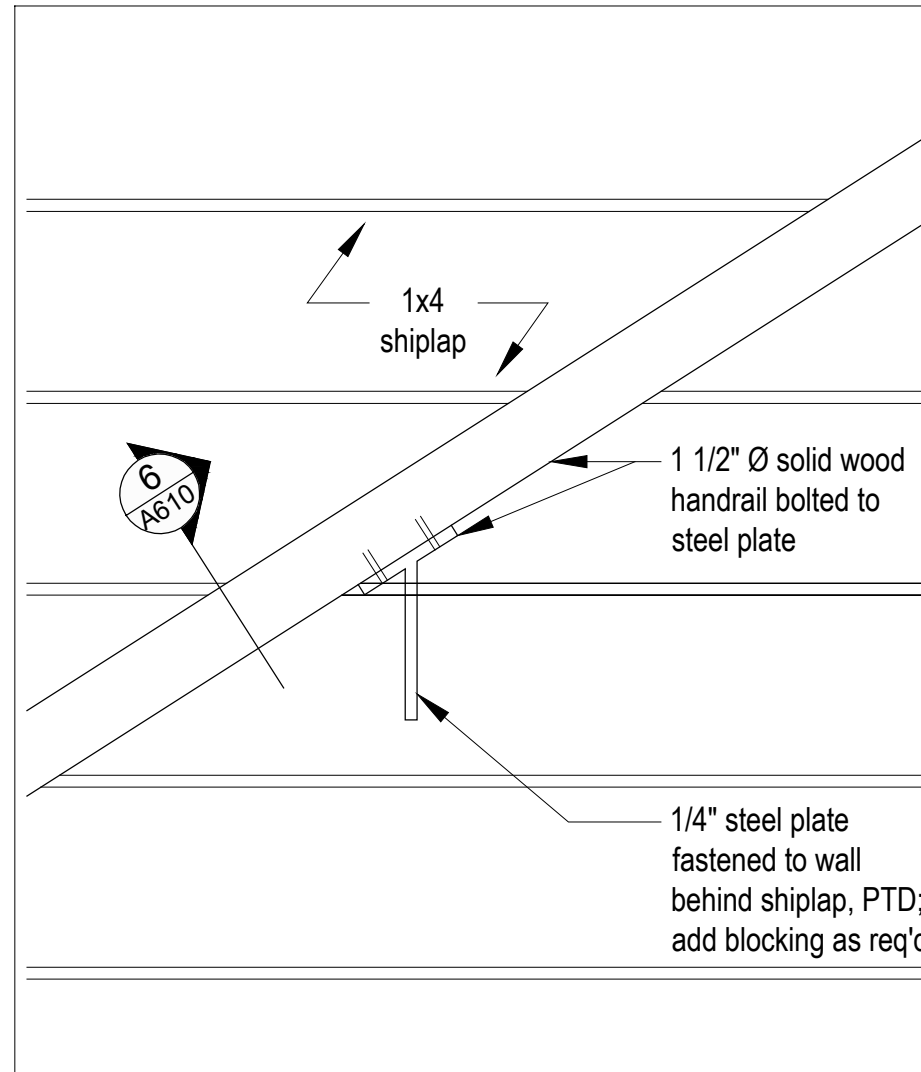
9 Stair detail
3/4"=1'-0"



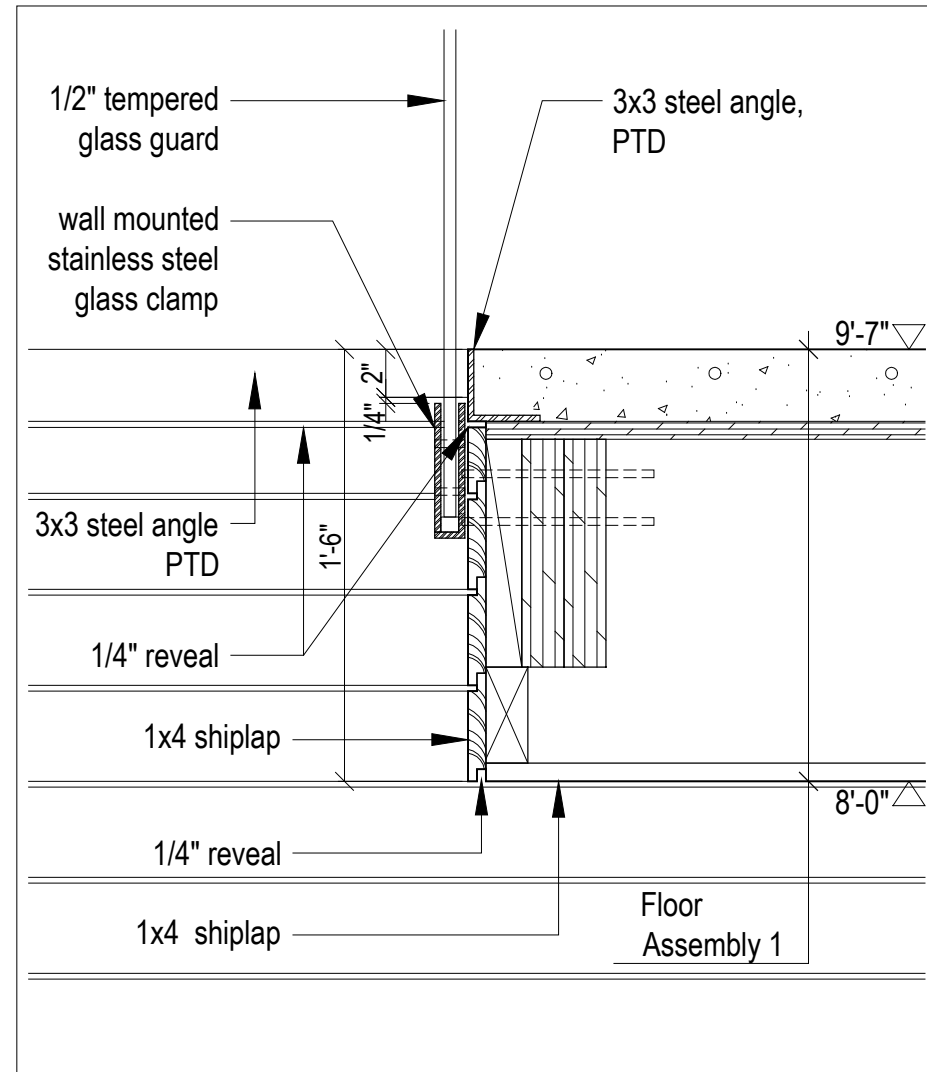
8 Stair detail
3/4"=1'-0"



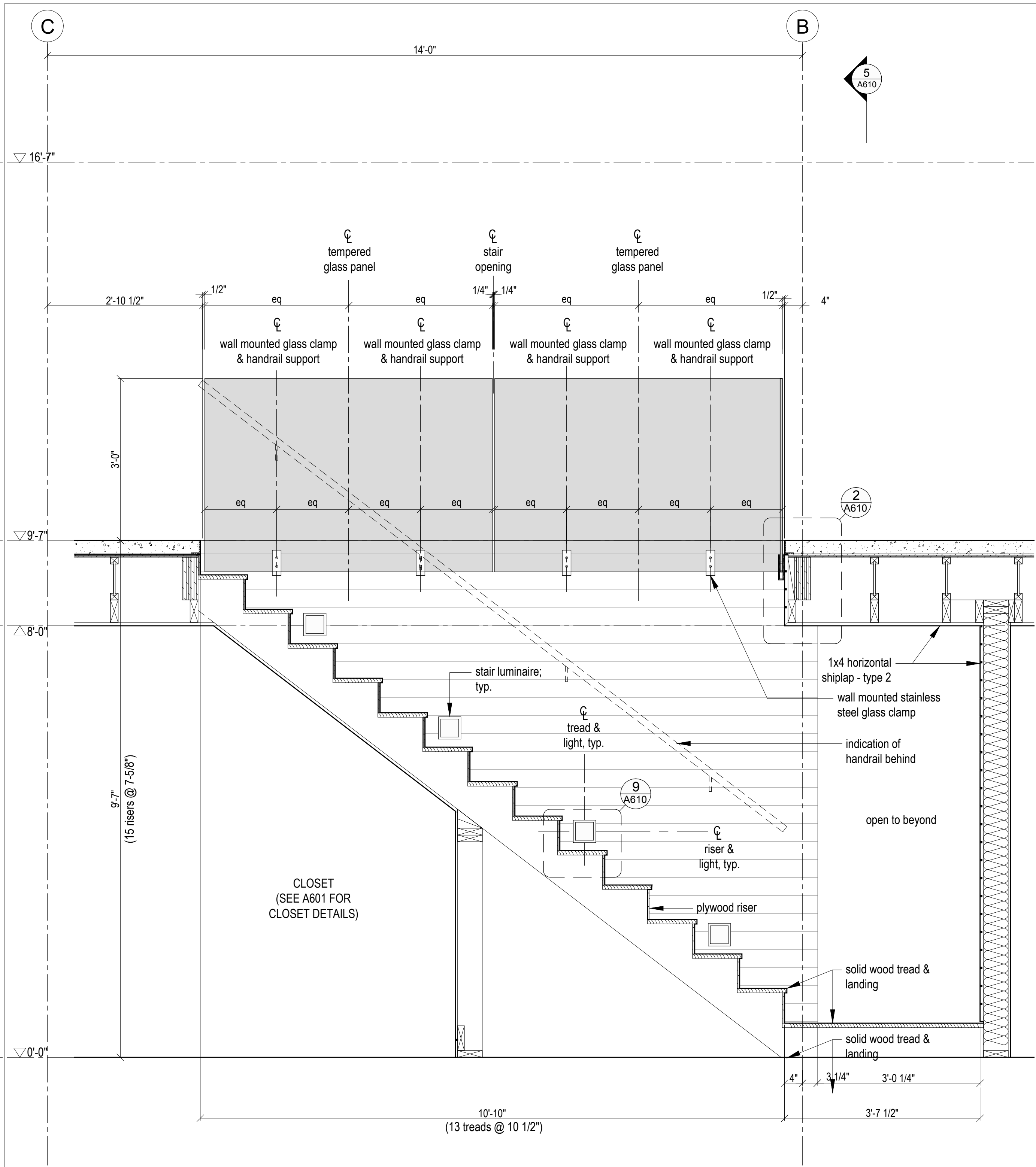
6 Handrail section detail
3/4"=1'-0"



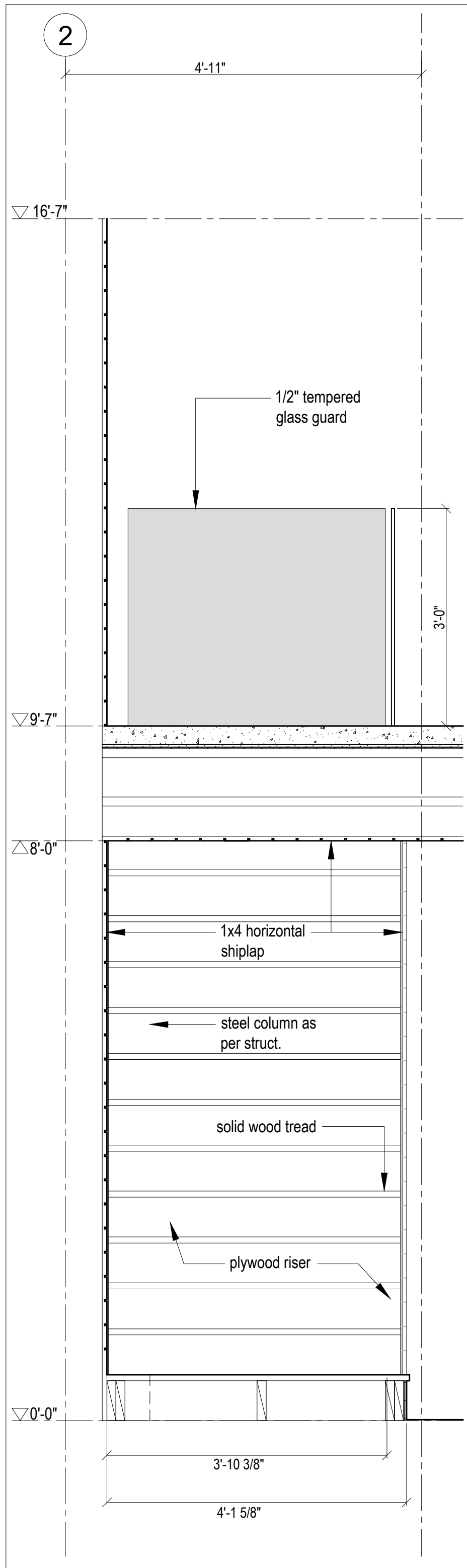
4 Handrail connection detail
3/4"=1'-0"



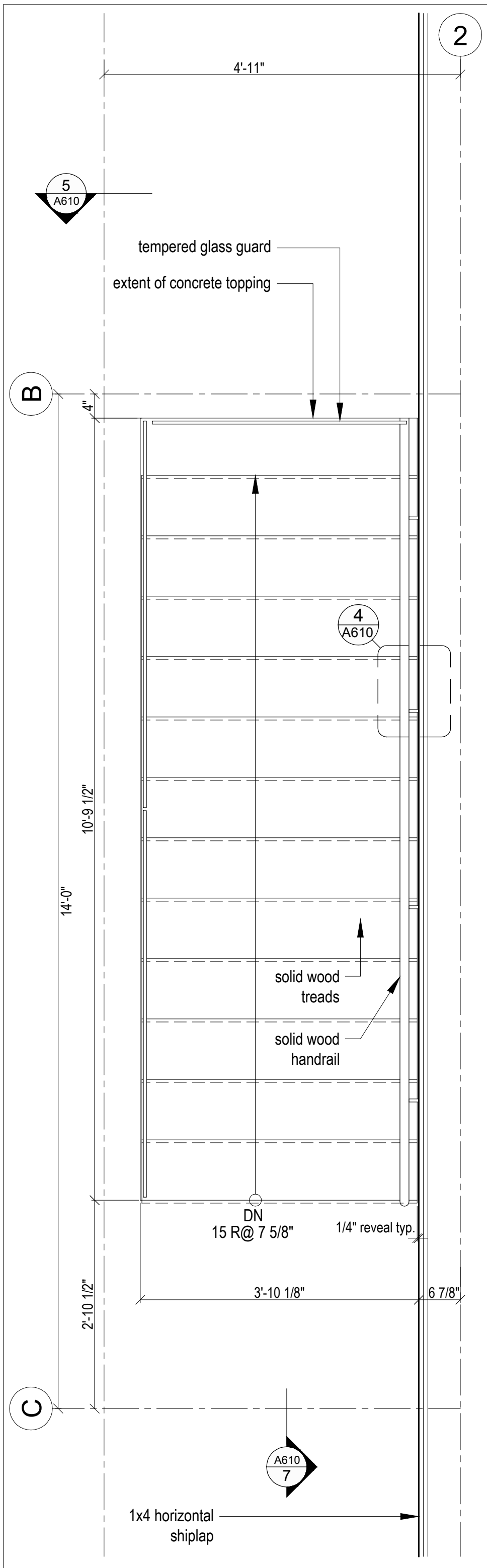
2 Guard Connection Detail
1-1/2"=1'-0"



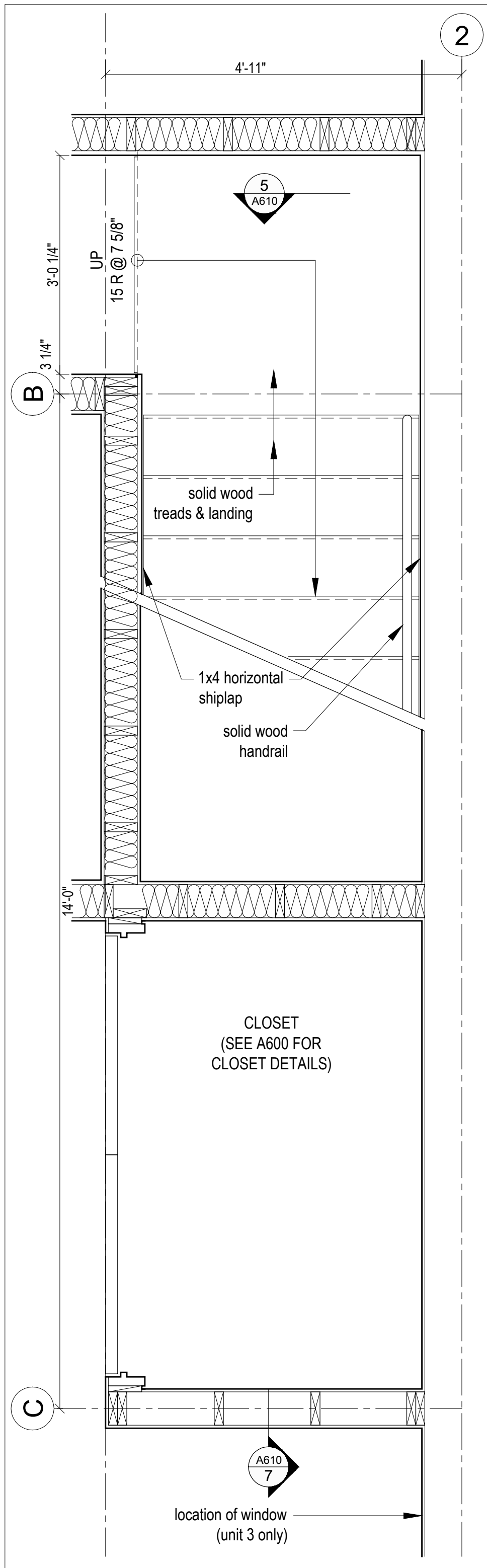
7 Stair section
3/4"=1'-0"



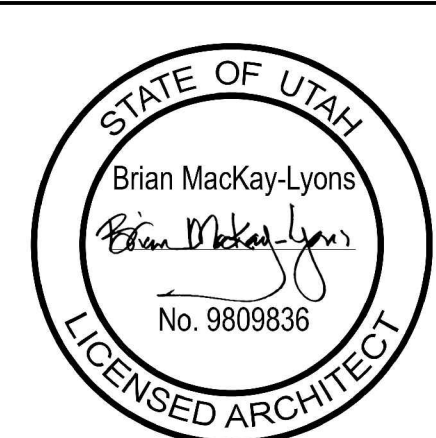
5 Stair Section
3/4"=1'-0"



3 Enlarged Main Floor Plan
3/4"=1'-0"



1 Enlarged Lower Floor Plan
3/4"=1'-0"



PLAN REVIEW ACCEPTANCE		
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.		
<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL	
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING	
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY	
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BY: MEM	DATE: 08/21/17	
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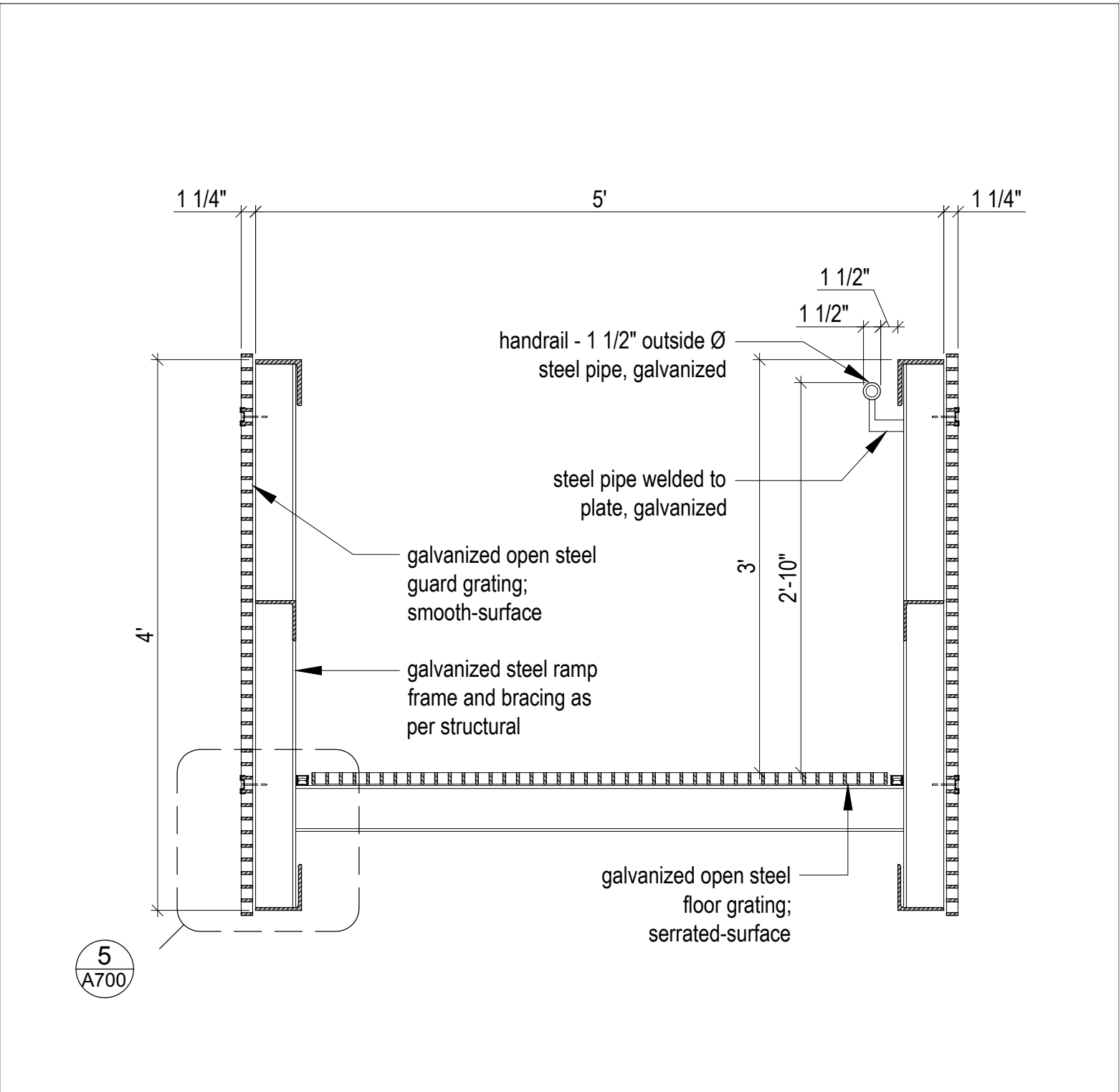
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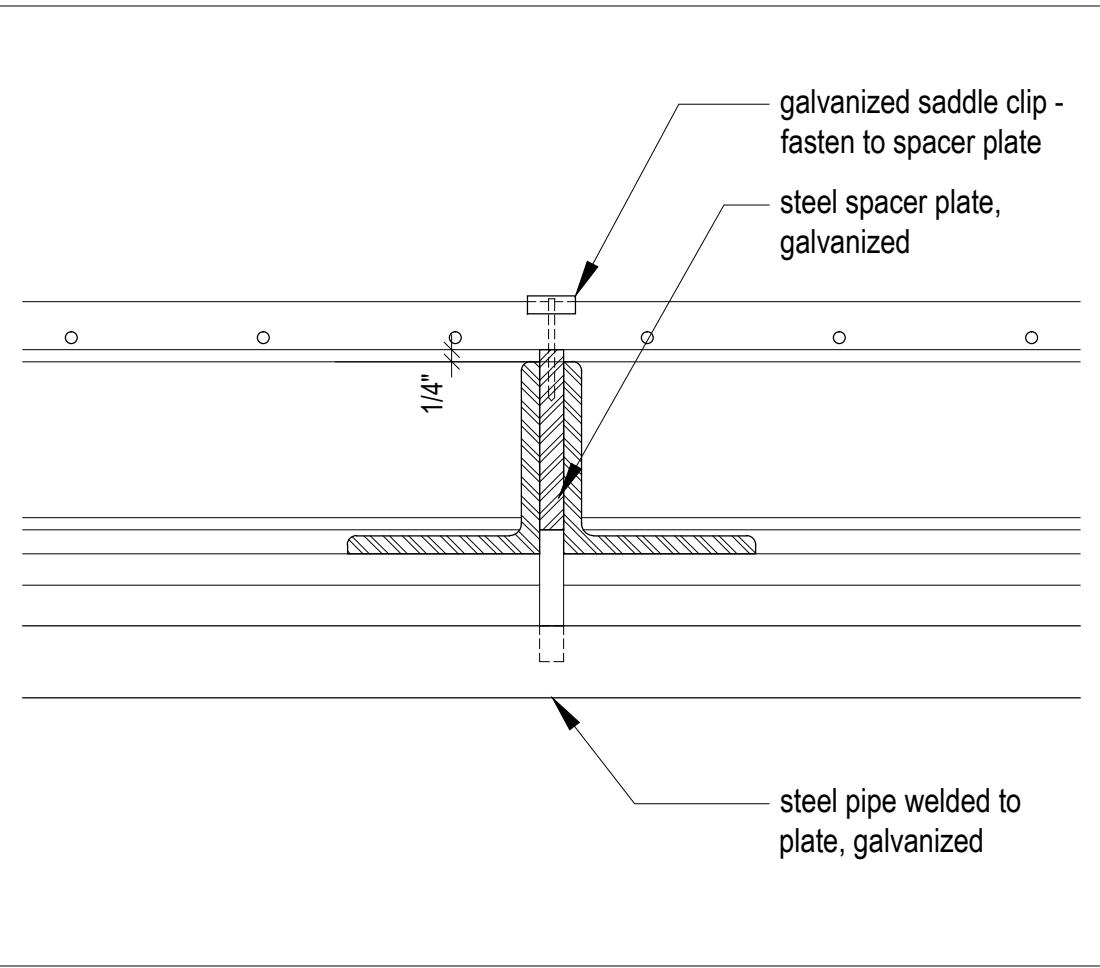
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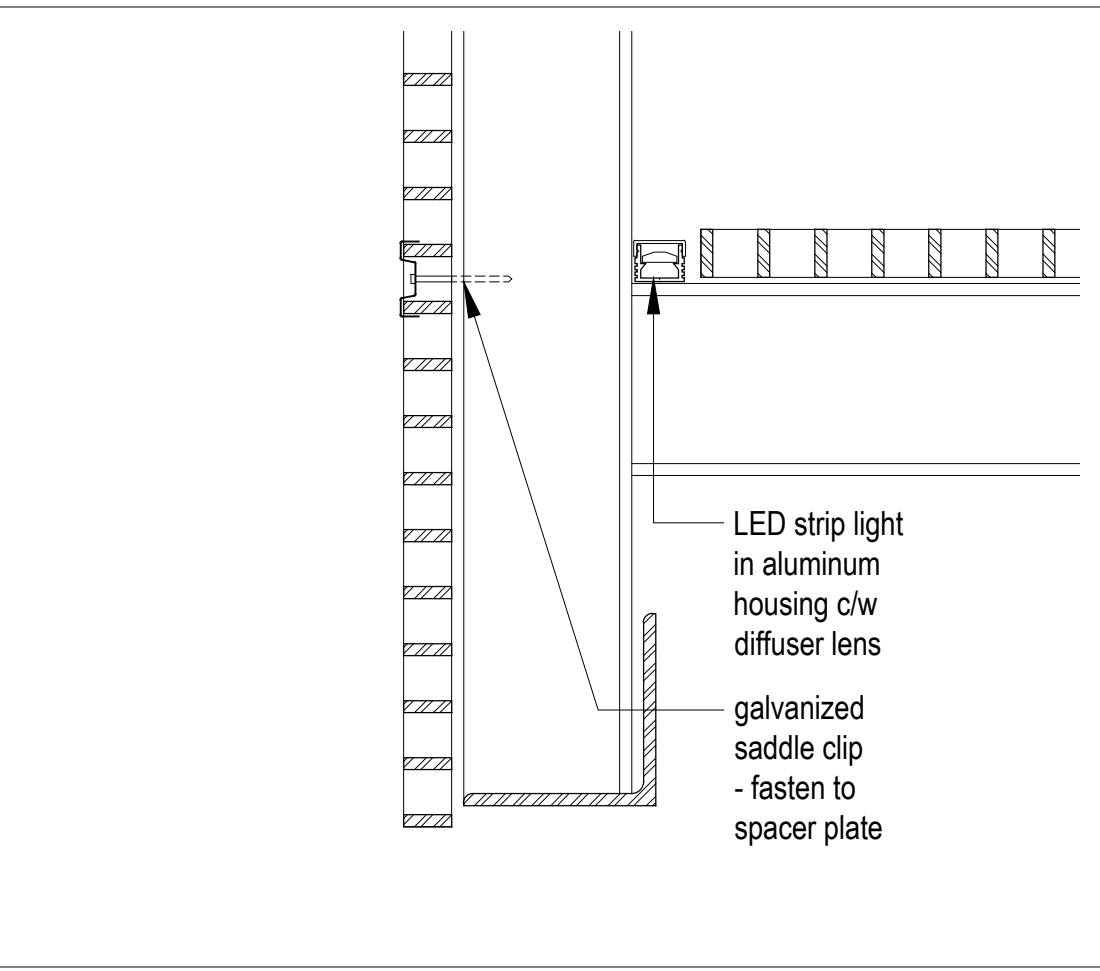
Ramp Dimension Table					
	Fin. Floor Elev.	Ramp Length	Landing Elev.	Vertical Rise	Slope (16% max)
Unit #2	8783'-0"	34'-0"	8783'-0"	0'-0"	0%
Unit #3	8748'-0"	32'-0"	8748'-0"	0'-0"	0%
Unit #7	8814'-0"	34'-0"	8812'-0"	2'-0"	6%
Unit #14	8804'-0"	34'-0"	8804'-0"	0'-0"	0%
Unit #15	8781'-6"	38'-0"	8782'-6"	1'-0"	2.6%
Unit #18	8840'-0"	stair required	n/a	n/a	n/a
Unit #25	8738'-0"	40'-0"	8738'-0"	0'-0"	0%
Unit #30	8753'-0"	40'-0"	8753'-0"	0'-0"	0%



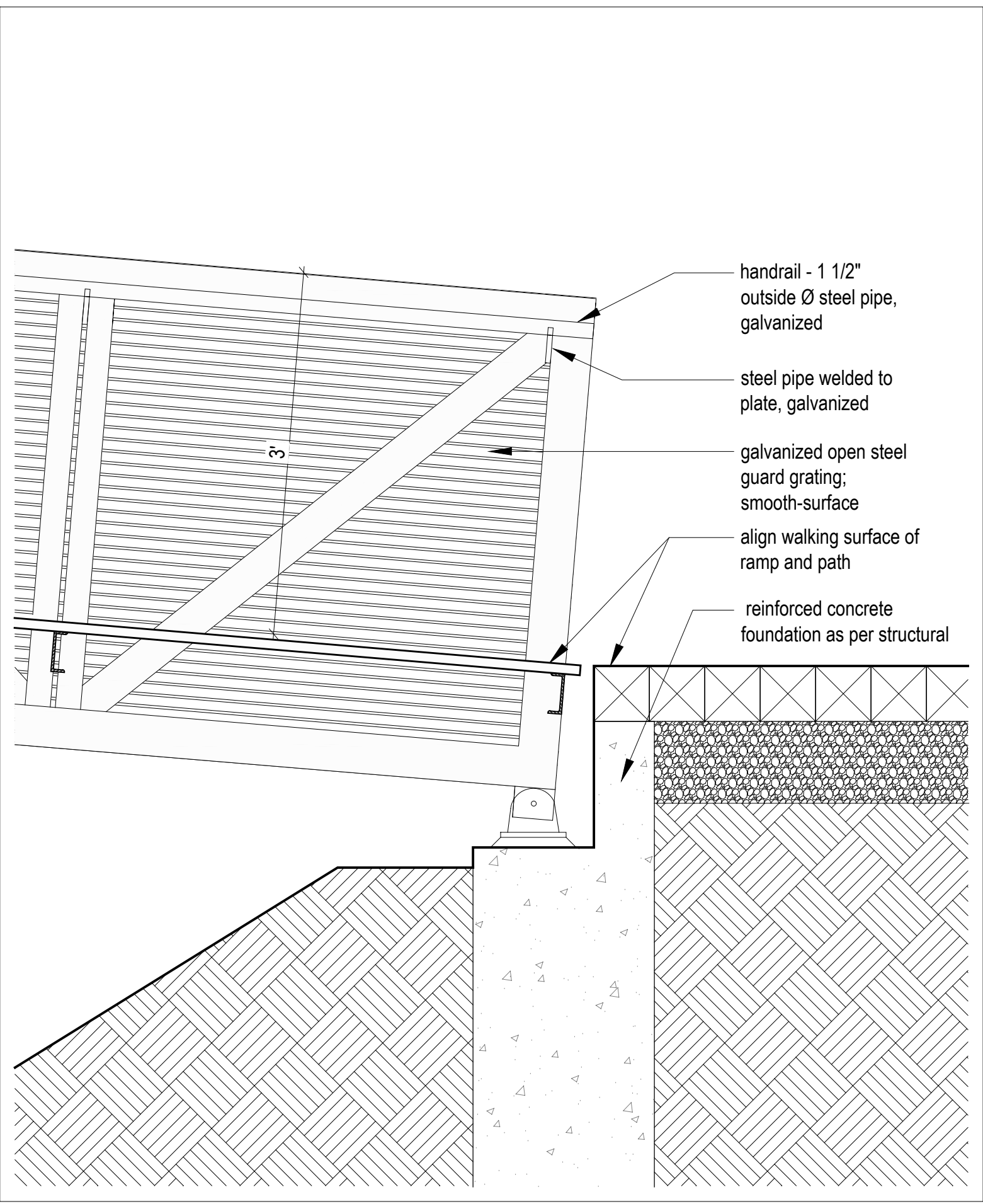
Section
Scale 1" = 1'-0"



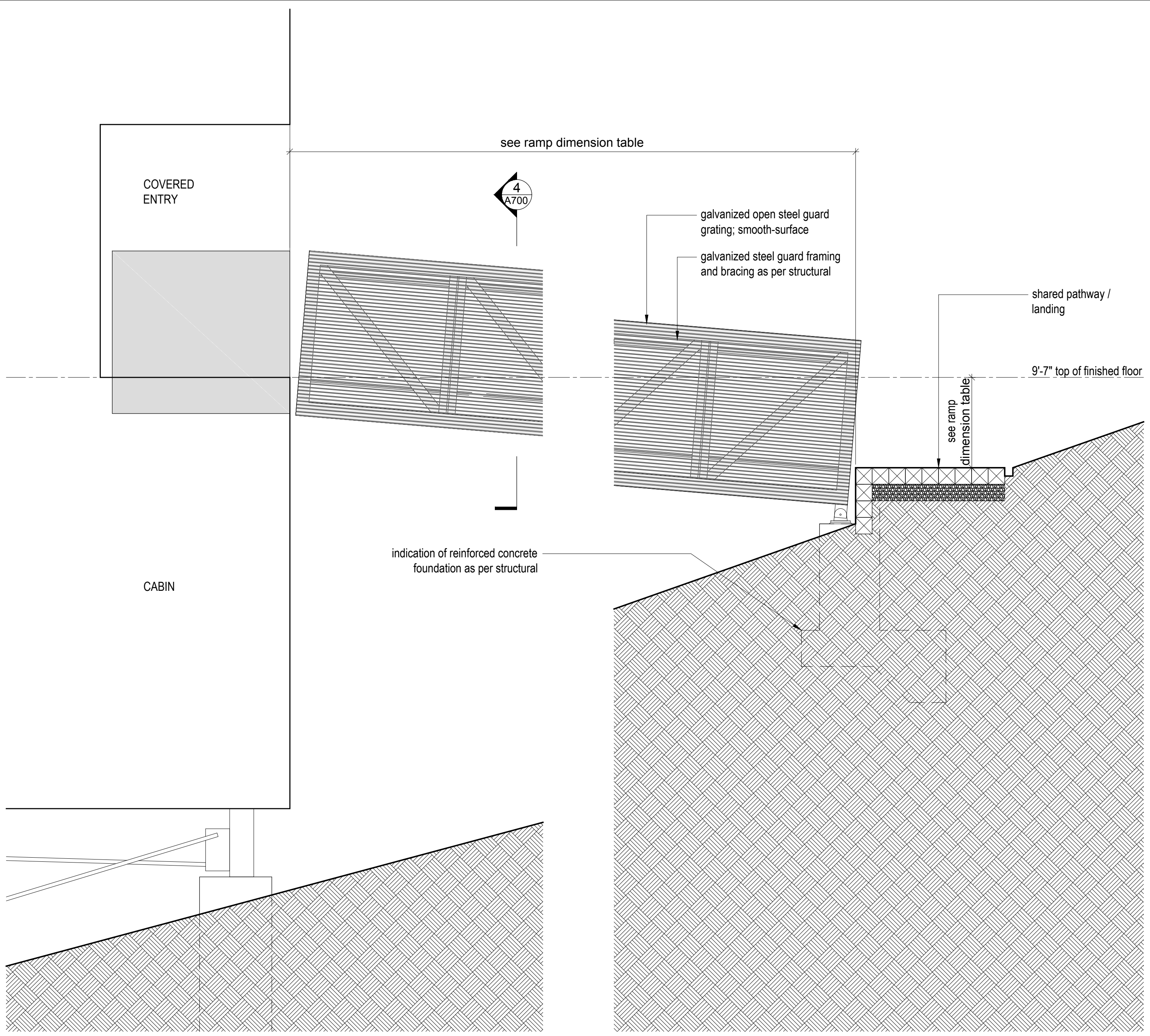
Plan Detail
Scale 1" = 1'-0"



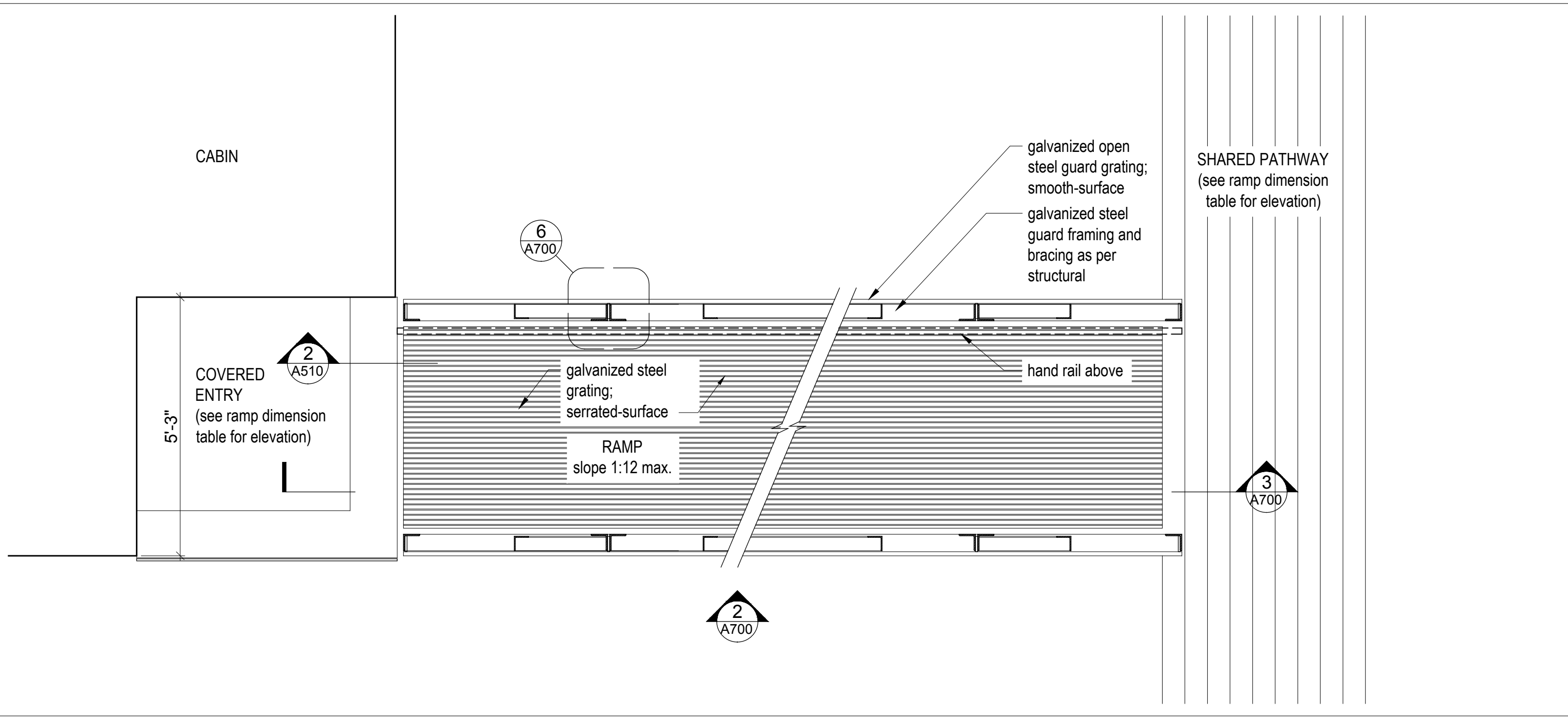
Section Detail
Scale 3" = 1'-0"



Section
Scale 1" = 1'-0"



Partial Elevation @ Ramp
Scale 1" = 1'-0"



Partial Plan at Ramp
Scale 1" = 1'-0"

Horizon Neighborhood
Cabins

MackKay-Lyons
Sweetapple
Architects
Limited

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

ph: (902) 429 1867
fax: (902) 429 6276

SEAL: City of
Utah

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

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Ramp
Details

scale: varies
date: 16-05-24
drawn: MJDP
chk'd: BML

A700

GENERAL STRUCTURAL NOTES

1. IN ALL CASES, "CONTRACTOR" SHALL REFER TO THE CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE TRADE SPECIFICALLY REFERRED TO IN THE NOTES (i.e. STEEL, CONCRETE, MASONRY). THE "CONTRACTOR" SHALL MEET ALL NOTE REQUIREMENTS AND SHALL INCLUDE THE COSTS ASSOCIATED WITH THESE REQUIREMENTS IN HIS/HER BID. THE GENERAL CONTRACTOR OR CONSTRUCTION MANAGER, IS ULTIMATELY RESPONSIBLE FOR COMPLIANCE WITH ALL NOTE REQUIREMENTS.
2. THE CONTRACTOR SHALL PERFORM HIS/HER TRADE AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE (IBC), AND/OR LATEST CODE ADOPTED BY THE LOCAL BUILDING OFFICIAL, AND ALL LOCAL ORDINANCES.
3. THE GENERAL CONTRACTOR, OR PROJECT MANAGER, SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES.
4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR THE SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, SLOPES AND ELEVATIONS, ETC., AT THE JOB SITE AND SHALL COORDINATE THESE WITH THE ARCHITECT AND WITH ALL TRADES. CONSTRUCTION DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
6. VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT CONSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS; THEY ARE MERELY FOR THE PURPOSE OF OBSERVATION.
7. SHOP DRAWINGS FOR ANY FABRICATED COMPONENTS OR COMPONENTS DESIGNED BY MANUFACTURER SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT PRIOR TO FABRICATION AND ERECTION. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.
8. THE CONTRACTOR SHALL VERIFY SIZES, LOCATIONS, LOADS, AND EQUIPMENT ANCHORAGE IN THE FIELD WITH THE EQUIPMENT MANUFACTURER (OR SUPPLIER) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
9. TEMPORARY SHORING (BRACING) SHALL BE PROVIDED WHERE NECESSARY. SHORING SHALL SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED (i.e. WIND). SHORING SHALL REMAIN IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED. ALL SHORING IS THE RESPONSIBILITY OF THE CONTRACTOR
10. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOADS FOR THE OCCUPANCY. SEE STRUCTURAL PLANS AND CALCULATIONS FOR STRUCTURAL DESIGN LOADINGS AND CRITERIA.
11. ANY SPECIAL INSPECTION REQUIRED BY THE CONSTRUCTION DOCUMENTS, OR BY THE BUILDING OFFICIAL, OR BY THE IBC, IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ON BEHALF OF THE OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
13. PRIOR APPROVAL, IN WRITING, FROM THE ENGINEER IS REQUIRED FOR ANY DEVIATION FROM THE STRUCTURAL PLANS AND/OR CONSTRUCTION DOCUMENTS. OPTIONAL MEMBER SIZES AND VARIATIONS IN THE FRAMING REQUIRE PRIOR APPROVAL OF THE ENGINEER, ARCHITECT AND OWNER. FAILURE TO FOLLOW PLANS AND CONSTRUCTION DOCUMENTS CONSTITUTES CHANGE IN PROJECT SCOPE.
14. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL NOTES AND REQUIREMENTS.
15. THE ENGINEER RESERVES THE RIGHT TO REQUEST REPLACEMENT OF ANY PORTION OF THE STRUCTURE DEVIATING FROM THE PLANS WHERE WRITTEN PRIOR APPROVAL HAS NOT BEEN OBTAINED AND WHERE INSPECTION BY THE ENGINEER PRIOR TO CONSTRUCTION OF THE CHANGED PORTION HAS NOT HAPPENED.
16. ALL SITE WORK, GRADING, COMPACTION AND BACKFILL, ETC. SHALL BE DONE IN COMPLIANCE WITH A GEOTECHNICAL REPORT SPECIFIC TO THE SITE. IT IS THE GENERAL CONTRACTORS RESPONSIBILITY TO OBTAIN A GEOTECHNICAL REPORT, IF ONE HAS NOT ALREADY BEEN OBTAINED, AND SUBMIT A COPY TO THE ENGINEER FOR VERIFICATION.
17. ALL ANCHORING ADHESIVE SHALL BE SIMPSON SET-XP EPOXY OR HILTI HIT-HY200 MAX-SD ADHESIVE. ANCHORS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS.
18. ALL NON-EPOXIED POST-INSTALLED ANCHORS TO BE SIMPSON STRONG-BOLT 2 WEDGE ANCHORS, TITEN HD SCREW ANCHORS, HILTI KWIK HUS-EZ SCREW ANCHORS, OR HILTI KWIK BOLT TZ ANCHORS.
19. FASTENERS AND ANCHOR BOLTS USED IN PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL. THE COATING WEIGHTS SHALL BE IN ACCORDANCE WITH ASTM A 153.

GENERAL CONCRETE NOTES

1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2015 IBC, ACI 318, AND LOCAL ORDINANCES.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO PLACING CONCRETE.
4. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PRIOR TO PLACING CONCRETE. PROVIDE SLEEVES, BLOCK OUTS, ETC... AS REQUIRED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS, SEISMIC ANCHORS OR STRAPS, ETC.. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FORM WORK, POUR STOPS, ETC. REQUIRED TO CONSTRUCT ALL CONCRETE WORK. SUCH FORM WORK IS NOT NECESSARILY SHOWN ON THE STRUCTURAL PLANS OR DETAILS. THE CONTRACTOR SHALL SPECIFY ALL FORM WORK AND SHALL INCLUDE THE COST FOR SUCH IN HIS/HER ORIGINAL BID.
7. CONTRACTOR SHALL PROVIDE ALL SHORING AS REQUIRED.
8. FOOTINGS, FOUNDATION AND SLABS ON GRADE SHALL BE CONSTRUCTED ON PROPERLY COMPACTED NATURAL SOIL, OR ON STRUCTURAL FILL.
9. SEE FOUNDATION PLAN FOR ADDITIONAL NOTES AND REQUIREMENTS.
- CONCRETE & REINFORCEMENT**
10. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI IN 28 DAYS. FLAT SLABS, FOUNDATION WALLS, AND CONCRETE RETAINING WALLS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI. A COMPRESSIVE STRENGTH OF 2500 PSI HAS BEEN USED FOR CONCRETE DESIGN.
11. SEE PROJECT SPECIFICATIONS FOR CONCRETE DESIGN REQUIREMENTS.
12. ALL REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO THE STANDARD SPECIFICATIONS ASTM A615 GRADE 60. REINFORCING STEEL SHALL BE PROPERLY TIED INTO PLACE PRIOR TO PLACING CONCRETE.
13. ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE ACI DETAILING MANUAL AND ACI STANDARDS (LATEST EDITION).
14. ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP A MINIMUM OF 40 BAR DIAS. ALL SPLICES SHALL BE MADE IN A COMPRESSION ZONE UNLESS NOTED. ALL CONTINUOUS REINFORCING SHALL TERMINATE WITH A 90 DEG. BEND OR WITH SEPARATE CORNER BARS.
- FOUNDATION WALLS**
15. SEE FOUNDATION WALL SCHEDULE, OR FOUNDATION PLAN, FOR SPECIFICATION OF FOUNDATION WALL REINFORCEMENT.
16. FOUNDATION WALLS HAVE BEEN DESIGNED USING AN EQUIVALENT FLUID PRESSURE. SEE STRUCTURAL PLANS AND CALCULATIONS FOR ACTUAL FLUID PRESSURE USED.
17. BACKFILL ADJACENT TO FOUNDATION WALLS OR IN LANDSCAPED AREAS SHALL BE PLACED IN LOOSE LIFTS A MAXIMUM OF EIGHT INCHES (8"). FILL SHALL HAVE A MOISTURE CONTENT WITHIN 2% OF OPTIMUM AND SHALL BE COMPACTED TO AT LEAST 90% MAXIMUM DENSITY (ASTM D 1557). HEAVY EQUIPMENT SHALL NOT BE USED TO BACKFILL WITHOUT PRIOR CONSENT OF THE ENGINEER.
18. THE CONTRACTOR SHALL COORDINATE STEPS IN WALLS WITH THE ARCHITECT, AND SHALL VERIFY WITH THE ENGINEER.
- FOOTINGS**
19. SEE FOOTING SCHEDULE FOR FOOTING SIZES AND REINFORCING REQUIREMENTS.
20. FOOTINGS HAVE BEEN DESIGNED USING AN ALLOWABLE BEARING PRESSURE. SEE STRUCTURAL PLANS AND CALCULATIONS FOR ACTUAL BEARING PRESSURE USED.
21. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH. CONTRACTOR TO VERIFY.
22. THE CONTRACTOR SHALL COORDINATE STEPS IN FOOTINGS WITH THE ARCHITECT, AND SHALL VERIFY WITH THE ENGINEER.

GENERAL STEEL NOTES

1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2015 IBC, AISC, AND LOCAL ORDINANCES.
3. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION AND ERECTION.
4. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
5. SEE ARCHITECTURAL SHEETS FOR DECK BEARING ELEVATIONS. STRUCTURAL STEEL DETAILER SHALL DETERMINE ALL BEARING PLATE ELEVATIONS FROM ARCHITECTURAL DECK ELEVATIONS
6. SEE ARCHITECTURAL SHEETS FOR ADDITIONAL DIMENSIONS.
7. SEE ARCHITECTURAL FOR ACCESS HATCHES, DRAFT STOPS, ETC.
8. SUBMIT SHOP DRAWINGS OF ALL STRUCTURAL STEEL, STEEL JOISTS, STEEL DECKING & MISCELLANEOUS STEEL TO ENGINEER FOR APPROVAL PRIOR TO FABRICATION.
9. SEE FRAMING PLANS FOR ADDITIONAL NOTES AND REQUIREMENTS.
- STRUCTURAL STEEL**
10. ALL WIDE FLANGE MEMBERS TO BE MANUFACTURED UNDER ASTM A992.
11. ALL STRUCTURAL PLATES, CHANNELS & ANGLES TO BE MANUFACTURED UNDER ASTM A36
12. ALL HSS MEMBERS TO BE MANUFACTURED UNDER ASTM A500 GRADE B.
13. ALL PIPE COLUMNS TO BE MANUFACTURED UNDER ASTM A53 GRADE B.
14. ALL BOLTS FOR STEEL TO STEEL CONNECTIONS TO BE 3/4" DIA. MIN. A325-N HIGH STRENGTH BOLTS, UNLESS NOTED OTHERWISE. BOLTS EMBEDDED IN CONCRETE OR MASONRY SHALL BE F1554 GRADE 36 UNLESS NOTED OTHERWISE.
15. ALL JOIST WELDS TO BE E7024. ALL DECK WELDS TO BE E6022. ALL WELDS FOR SEISMIC SPECIFIC CONNECTIONS TO BE E7018. ALL OTHER WELDS TO BE 70 KSI MIN. ALL WELDS SHALL BE BY A CERTIFIED WELDER.
16. ALL WELDS AND BOLTING TO MEET APPROVAL OF SPECIAL INSPECTOR AS REQUIRED BY BUILDING OFFICIAL.
17. ALL STEEL SHALL BE PROPERLY PRIMED EXCEPT AREAS THAT REQUIRE FIELD WELDING (i.e. TOP OF BEAMS).
18. ALL STEEL BEAMS USED AS GIRDEBS SHALL HAVE WEB STIFFENERS EACH SIDE OF WEB AT BEARING ENDS AND AT CONCENTRATED LOADS. STIFFENER TO BE SAME THICKNESS AS WEB OF BEAM-TYPICAL. STEEL BEAMS USED AS JOISTS DO NOT REQUIRE WEB STIFFENERS.
19. SEE ARCHITECTURAL, MECHANICAL & ELECTRICAL FOR ADDITIONAL STEEL MEMBERS (BRACKETS, ANGLES, ETC...) REQUIRED.
20. STEEL MEMBERS SHALL NOT BE CUT, DRILLED OR TORCHED FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED.
21. ANY MODIFICATION OF STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
22. ANY CONNECTIONS NOT DETAILED ON STRUCTURAL PLANS SHALL BE PROVIDED BY THE STEEL DETAILER. SHOP DRAWINGS FOR ALL FABRICATED STEEL CONNECTIONS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

GENERAL WOOD FRAMING NOTES

1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2015 IBC, NDS, AND LOCAL ORDINANCES.
- DIMENSIONAL LUMBER**
3. DIMENSIONAL LUMBER USED AS STRUCTURAL FRAMING (i.e. JOISTS, RAFTERS, HEADERS) SHALL BE DOUGLAS FIR-LARCH N# 2 OR EQUAL.
4. DIMENSIONAL LUMBER USED FOR STUD WALLS SHALL BE STUD GRADE UNLESS NOTED OTHERWISE. STUDS SHALL BE SPACED AT 16" O.C. MINIMUM, WITH A DOUBLE TOP PLATE. SPLICES IN THE DOUBLE TOP PLATE SHALL ALTERNATE TOP & BOTTOM AND SHALL LAP 48" MIN.
5. ROUGH CUT TIMBER USED AS STRUCTURAL FRAMING SHALL BE AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
- ENGINEERED LUMBER**
6. GLU-LAMINATED BEAMS FOR SIMPLE SPANS SHALL BE 24F-V4 DF/DF. GLU-LAMINATED BEAMS FOR CONTINUOUS SPANS AND CANTILEVERS SHALL BE 24F-V8 DF/DF. DO NOT INSTALL GLU-LAMINATED BEAMS UPSIDE DOWN.
7. LAMINATED VENEER LUMBER AND THE LIKE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. LVL BEAMS SHALL BE BUILT UP w/ 1 3/4" MEMBERS. SEE FRAMING PLANS FOR NUMBER OF MEMBERS REQUIRED.
8. I-JOISTS SHALL BE TJI OR EQUIVALENT, AND SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS.
9. ENGINEERED LUMBER, WITH THE EXCEPTION OF EXTERIOR GRADE GLU-LAMINATED LUMBER, SHALL NOT BE USED IN EXTERIOR APPLICATIONS.
10. USE PRESSURE TREATED LUMBER FOR ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY IN CONTACT WITH EARTH (i.e. MUD SILL). IN SOME SITUATIONS, 26 GAUGE GALVANIZED SHEET METAL MAY BE PROVIDED AS AN APPROVED MOISTURE BARRIER. SEE ENGINEER FOR APPROVAL OF THIS OPTION.
- BLOCKING, BRIDGING & MISCELLANEOUS**
11. DIMENSIONAL JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. EACH RAFTER AND/OR ROOF TRUSS SHALL BE ANCHORED WITH SIMPSON H1 ANCHORS AT EACH END.
12. I-JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS. EACH JOIST OR RAFTER SHALL BE ANCHORED WITH SIMPSON H2.5 ANCHORS AT EACH END.
13. WOOD MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY DETAILED
14. BIRDS MOUTHS AND/OR NOTCHING OF STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS IS NOT PERMITTED WITHOUT PRIOR APPROVAL.
- COLUMNS & STUDS**
15. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. COLUMNS SHALL BE BRACED AT EACH FLOOR LEVEL. COLUMNS SHALL BE AS WIDE AND DEEP AS THE MEMBER THEY SUPPORT IN ORDER TO PROVIDE FULL BEARING.
16. STAND ALONE POSTS SHALL BE DOUGLAS FIR-LARCH N# 10R EQUAL.
17. ALL EXTERIOR WALLS SHALL BE 2 x 6's AT 16" O.C.
18. ALL INTERIOR BEARING WALLS SHALL BE 2 x 6'S AT 16" O.C. UNLESS NOTED OTHER-WISE ON PLANS.
- FLOOR, ROOF & WALL SHEATHING**
19. ALL ROOF SHEATHING SHALL BE 5/8" APA EXP. 1 RATED SHEATHING OR EQUAL WITH 10d COMMON NAILS AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES AND AT 12" O.C. IN THE FIELD. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
20. ALL FLOOR SHEATHING TO BE 3/4" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES AND AT 10" O.C. IN THE FIELD. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
21. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA EXP. 1 RATED SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. EDGES AND AT 12" O.C. IN THE FIELD. FLAT BLOCKED AT ALL PANEL EDGES, UNLESS NOTED OTHERWISE IN SHEAR WALL SCHEDULE.
- STRUCTURAL CONNECTIONS**
22. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROVIDE ADEQUATE STRUCTURAL CONNECTIONS. CONNECTIONS MUST CARRY THE BEARING CAPACITY OF THE MEMBER AND ANY UPLIFT OR SEISMIC FORCES GENERATED IN THE MEMBER. SPECIAL CONSIDERATION SHALL BE GIVEN TO PREVENT CRUSHING OF THE MEMBER AT BEARING, SPLITTING AND/OR CRACKING OF THE WOOD, AND THE LIKE.
23. THE CONTRACTOR SHALL STRICTLY ADHERE TO THE CONNECTION DETAILS SPECIFIED ON THE PLANS OR INCLUDED WITH THE CONSTRUCTION DOCUMENTS. PRIOR APPROVAL IS REQUIRED FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS.
24. SUBSTITUTION OF CONNECTIONS OTHER THAN THOSE SPECIFIED ON THE PLANS REQUIRES PRIOR APPROVAL. THE ENGINEER IS NOT RESPONSIBLE FOR CONNECTIONS NOT APPROVED PRIOR TO CONSTRUCTION OR INSTALLATION.
25. IF CONNECTION DETAILS, APPROVED BY THE ENGINEER, HAVE NOT BEEN PROVIDED IN THE CONSTRUCTION DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO SPECIFY AND PROVIDE ALL STRUCTURAL CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE ENGINEER FOR ADDITIONAL ASSISTANCE.
26. USE SIMPSON CONNECTIONS OR EQUIVALENT. INSTALL PER MANUFACTURERS SPECIFICATIONS.
27. SHOP DRAWINGS FOR ALL FABRICATED STEEL CONNECTIONS SHALL BE SUBMITTED FOR REVIEW & APPROVAL PRIOR TO FABRICATION AND INSTALLATION. SEE GENERAL STEEL NOTES.
28. SEE GENERAL CONCRETE NOTES FOR SPECIFICATION OF ANCHOR BOLTS, ETC. IN NO CASE SHALL THE MUD SILL BE NOTCHED FOR THE INSTALLATION OF PLATE WASHERS, OR FOR ANY OTHER REASON.
29. ALL STRUCTURAL MEMBERS SHALL HAVE 1 3/4" MINIMUM BEARING.
30. FOR ADDITIONAL NAILING PATTERN, SEE SCHEDULES IN THE INTERNATIONAL BUILDING CODE (IBC).
- STAIR FRAMING**
31. STAIR STRINGERS SHALL BE 11 7/8" LVL's AT 16" O.C. (MAX.) w/ A MAXIMUM HORIZONTAL RUN OF 12'-0". USE 14" LVL UP TO 16'-0" RUN

GENERAL WOOD TRUSS NOTES

1. SEE GENERAL STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.
2. THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2015 INTERNATIONAL BUILDING CODE, AND LOCAL ORDINANCES. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, PER THE DESIGN CRITERIA ABOVE. DESIGN MUST TAKE INTO ACCOUNT UNBALANCED SNOW LOADS, SNOW DRIFTING, INCREASED SNOW LOADS ON EAVES AND IN VALLEYS, IMPACT LOADS FROM FALLING SNOW AND ICE, ETC.
3. THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE DESIGN OF THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION, ETC. OF THE TRUSSES. TRUSS DESIGN DRAWINGS FOR ALL WOOD TRUSSES SHALL BE SUBMITTED TO THE ENGINEER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
4. THE TRUSS DESIGN DRAWINGS NEED TO INCLUDE ALL SPECIFIC REQUIREMENTS DESCRIBED IN INTERNATIONAL BUILDING CODE. AS REQUIRED IN ABOVE MENTIONED CODE A LICENSED DESIGN PROFESSIONAL LICENSED IN JURISDICTION WHERE PROJECT IS LOCATED WILL NEED TO STAMP TRUSS DESIGN DRAWINGS. THE DESIGN PROFESSIONAL CANNOT BE THE ENGINEER OF RECORD FOR THE PROJECT AND NEEDS EXPERIENCE DESIGNING PRESS PLATE WOOD TRUSSES.
5. ALL TRUSS TO TRUSS AND TRUSS TO STRUCTURAL BEAM CONNECTORS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER, AND CALLED OUT AT THE PROPER LOCATION ON TRUSS PLACEMENT DIAGRAM.
6. THE TRUSSES SHALL BE DESIGNED TO CARRY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC. SEE STRUCTURAL PLANS FOR ADDITIONAL REQUIREMENTS.
7. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
8. BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER IBC REQUIREMENTS.
9. EACH CHORD SECTION SHALL BE ENGAGED IN TWO PANEL POINTS BEFORE BEING SPLICED. SPLICE NEEDS TO OCCUR AT PANEL POINT, OR ZERO FORCE LOCATION.
10. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
- TRUSS BRACING & BLOCKING**
11. THE TRUSS MANUFACTURER SHALL SPECIFY PROPER BRACING OF COMPRESSION CHORD MEMBERS 8'-0" LONG (OR LONGER), AS WELL AS BRACING REQUIRED FOR TRUSS ERECTION, AND ANY OTHER BRACING.
12. THE TRUSS MANUFACTURER SHALL SPECIFY ALL REQUIRED TRUSS BLOCKING. TRUSS BLOCKING SHALL BE DESIGNED FOR LATERAL LOADINGS.
- FABRICATION & INSTALLATION**
13. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
14. FABRICATE TRUSSES FROM SHOP DRAWINGS REVIEWED AND APPROVED BY THE ENGINEER AND ARCHITECT.
15. FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
16. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MADE AVAILABLE TO OWNER UPON REQUEST.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.
- METAL GUSSET PLATES**
18. GUSSET PLATES SHALL BE SPECIFIED FOR GREATER OF EITHER THE MEMBER FORCES SHOWN ON DRAWINGS OR THE MEMBER FORCES DERIVED FROM STRUCTURAL ANALYSIS. PLUS OR MINUS 6%.
19. NO PANEL POINT SHALL HAVE MORE THAN ONE PLATE PER TRUSS SIDE.
20. PRESS PLATES INTO MEMBERS TO OBTAIN FULL PENETRATION WITHOUT CRUSHING OUT SURFACE OF WOOD. PLATE EMBEDMENT IS ACCEPTABLE IF OPENING BETWEEN PLATE AND WOOD SURFACE IS LESS THAN 1/32".
21. LUMBER DEFECTS AND PLATE MISPLACEMENT, IN COMBINATION, SHALL NOT REDUCE PLATE AREA OR NUMBER OF AFFECTIVE TEETH, PRONGS, OR NAILS BY MORE THAN 10%.
22. DO NOT APPLY METAL GUSSET PLATES AFTER SHOP FABRICATION.
23. ALL LOADS SPECIFICALLY CALLED OUT ON PLANS TO BE USED IN DESIGNING TRUSSES, ARE ALLOWABLE STRESS DESIGN (ASD) FORMAT w/ NO LOAD FACTORS INCLUDED.
24. WHEN TRUSSES ARE CALLED OUT AS LATERAL DRAG STRUTS. THE PHYSICAL TRUSS DESIGNATED AS SUCH NEEDS TO BE PHYSICALLY AND PERMANENTLY MARKED DIFFERENT FROM NORMAL TRUSSES.

DESIGN LOADS FOR ROOF TRUSSES:

TOP CHORD LIVE LOAD	= 182 PSF
TOP CHORD DEAD LOAD	= 0 PSF
BOT CHORD LIVE LOAD	= 0 PSF
BOT CHORD DEAD LOAD	= 5 PSF

TOTAL DESIGN LOAD = 207 PSF

DEFLECTION CRITERIA ROOF TRUSSES:

TOTAL LOAD DEFLECTION = L / 240

DESIGN CRITERIA

SNOW LOAD	192 PSF
SEISMIC DESIGN CATEGORY	D
RISK CATEGORY	11
3 SECOND GUST WIND SPEED	115 MPH
EXPOSURE	B
ALLOWABLE SOIL BEARING	1,500 PSF
SOIL SITE CLASS	D

DESIGN LOADS

ROOF LIVE LOAD	192 PSF
ROOF DEAD LOAD	15 PSF
FLOOR LIVE LOAD	40 PSF
FLOOR DEAD LOAD	50 PSF

DESIGN CODE

2015 INTERNATIONAL BUILDING CODE (IBC)

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

☒BUILDING

☒STRUCTURAL

☒MECHANICAL

☒PLUMBING

☒ELECTRICAL

☒ENERGY

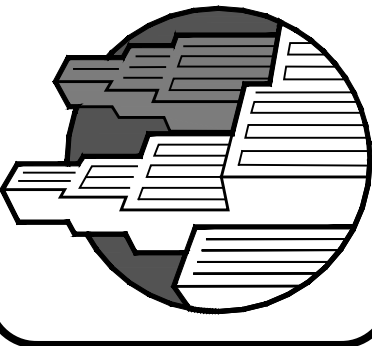
☐ACCESSIBILITY

☐FIRE

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

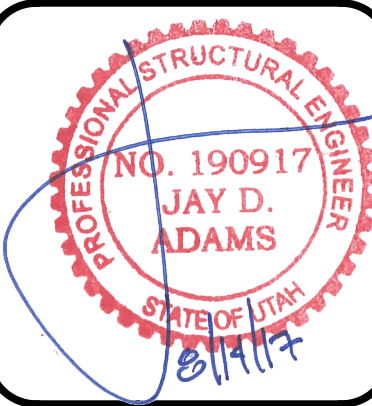
BY **MEM** DATE 08/21/17

WEST COAST CODE CONSULTANTS, INC.



Structural Plans for:

POWDER MOUNTAIN CABIN 1500



DESIGNED BY:	J.D.A.
CHECKED BY:	J.D.A.
SCALE:	AS SHOWN
DATE:	JULY 13, 2017
JOB No.	17-034

GENERAL NOTE
SHEET

SPECIAL INSPECTION SCHEDULE

S O I L S (IBC 1705.6)				
REQ'D	TASK	INSPECTION FREQUENCY		COMMENTS:
		CONT.	PERIODIC	
X	VERIFY ADEQUATE MATERIALS BELOW FOOTINGS		◆	PRIOR TO PLACEMENT OF CONCRETE.
X	EXCAVATION EXTEND TO PROPER DEPTH AND MATERIALS		◆	PRIOR TO PLACEMENT OF COMPACTED FILL OR CONCRETE.
X	CLASSIFICATION AND TESTING OF FILL MATERIALS		◆	CHECK CLASSIFICATION AND GRADATIONS AT EACH LIFT, BUT NOT LESS THAN ONCE FOR EACH 10,000 FT ² OF SURFACE AREA.
X	VERIFY PROPER FILL MATERIALS, LIFT THICKNESSES AND IN-PLACE DENSITIES	◆		
X	VERIFY PROPERLY PREPARED SITE AND SUBGRADE		◆	PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE CONSTRUCTION (IBC 1705.3)				
REQ'D	TASK	INSPECTION FREQUENCY		COMMENTS:
		CONT.	PERIODIC	
X	REINFORCING STEEL PLACEMENT		◆	VERIFY SIZE, CLEARANCES, SPLICES AND PROPER TIES.
X	REINFORCING BAR WELDING a. WELDABILITY OF NON ASTM A706 BARS b. SINGLE PASS FILLED WELDS < 3/16" c. ALL OTHER WELDS	◆	◆	
X	CAST IN ANCHORS		◆	VERIFY MIX DESIGN MEETS STRENGTH AND EXPOSURE REQUIREMENTS LISTED ON APPROVED PLANS.
X	POST-INSTALLED ANCHORS a. ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED RESISTING SUSTAINED TENSION LOADS b. POST INSTALLED ANCHORS NOT DEFINED IN a.	◆	◆	IN ACCORDANCE WITH APPROVED ICC-ES REPORT. PERIODIC INSPECTIONS ALLOWED IF STATED IN ES REPORT.
X	VERIFY REQUIRED DESIGN MIX		◆	VERIFY MIX DESIGN MEETS STRENGTH AND EXPOSURE REQUIREMENTS LISTED ON APPROVED PLANS.
X	SLUMP, AIR + TEMPERATURE TESTS. PREPARE STRENGTH TEST SAMPLES	◆		
X	CONCRETE PLACEMENT	◆		INCLUDES SAMPLING FOR AIR, SLUMP, STRENGTH AND TEMPERATURE TECHNIQUES.
X	CURING TEMPERATURE MAINTENANCE		◆	
	PRESTRESSED CONCRETE a. PRESTRESSING FORCES b. GROUTING OF BONDED TENDONS	◆	◆	
	ERECTION OF PRECAST MEMBERS		◆	
	POST-TENSIONED CONCRETE STRENGTH		◆	
X	INSPECT FORMWORK		◆	

COLD-FORMED STEEL CONSTRUCTION (IBC 1705.11.2 & 1705.12.3)				
REQ'D	TASK	INSPECTION FREQUENCY		COMMENTS:
		CONT.	PERIODIC	
	COMPONENTS OF WIND AND SEISMIC-FORCE RESISTING SYSTEMS		◆	VERIFY PROPER SCREW ATTACHMENT, BOLTING AND ANCHORING OF SHEAR WALLS, BRACES AND HOLDDOWNS HAVING A FASTENER SPACING ≤ 4" O.C.
	FIELD WELDING OF ELEMENTS OF MAIN LATERAL FORCE RESISTING SYSTEM.		◆	

OTHER THAN STRUCTURAL STEEL (IBC 1705.2.2)				
REQ'D	TASK	INSPECTION FREQUENCY		COMMENTS:
		CONT.	PERIODIC	
	STEEL ROOF & FLOOR DECK:			
	MATERIAL VERIFICATION OF STEEL DECK		◆	IDENTIFICATION MARKINGS PER APPLICABLE ASTM STANDARD
	ROOF AND DECK WELDS		◆	VERIFY THAT WELDS CONFORM TO AWS D1.3.
	WELDING OF REINFORCING STEEL:			
	VERIFICATION OF WELDABILITY (EXCEPT A706 BAR)		◆	VERIFY MATERIAL IS ABLE TO CONFORM TO AWS D1.4.

INSTALLATION OF OPEN-WEB STEEL JOISTS AND GIRDERS (IBC 1705.2.3)				
REQ'D	TASK	INSPECTION FREQUENCY		COMMENTS:
		CONT.	PERIODIC	
	END CONNECTIONS		◆	SJI 2207.1
	BRIDGING - HORIZONTAL OR DIAGONAL a. STANDARD BRIDGING b. NON-STANDARD BRIDGING		◆	SJI 2207.1

MASONRY CONSTRUCTION (IBC 1705.4)

REQ'D	TASK	INSPECTION FREQUENCY		COMMENTS:
		CONT.	PERIODIC	
	MINIMUM TESTING (TABLE 1.19.2, TMS - 402/ACI 530-11):			
	VERIFICATION OF SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) FOR SELF-CONSOLIDATING GROUT.		◆	COMPRESSIVE STRENGTH TESTS PER ASTM C 1019 FOR SLUMP FLOW AND ASTM C 1611 FOR VSI.
	VERIFICATION OF F_m'		◆	DETERMINE COMPRESSIVE STRENGTH PER "UNIT STRENGTH" OR "PRISM TEST" AS SPECIFIED IN ARTICLE 1.4.B OF ACI 530.1 PRIOR TO CONSTRUCTION.
	PRIOR TO CONSTRUCTION (ARTICLE 1.15, TMS-602/ACI 530.1-11):			
	REVIEW MATERIAL CERTIFICATES, MIX DESIGNS, TEST RESULTS AND CONSTRUCTION PROCEDURES		◆	VERIFY MATERIALS CONFORM TO APPROVED CONSTRUCTION DOCUMENTS. MIX DESIGN, TEST RESULTS, MATERIAL CERTIFICATES, AND CONSTRUCTION PROCEDURES SHOULD BE SUBMITTED FOR REVIEW. MORTAR MIX DESIGNS SHALL CONFORM TO ASTM C 270 WHILE GROUT SHALL CONFORM TO ASTM 476. MATERIAL CERTIFICATES SHALL BE PROVIDED FOR THE FOLLOWING: REINFORCEMENT; ANCHORS, TIES, FASTENERS, AND METAL ACCESSORIES; MASONRY UNITS; MORTAR AND GROUT MATERIALS. REVIEW COLD-WEATHER OR HOT-WEATHER CONSTRUCTION PROCEDURES.
	AS CONSTRUCTION BEGINS (TABLE 1.19.2, TMS-402/ACI 530-11):			
	PROPORTIONS OF SITE-PREPARED MORTAR		◆	VERIFY THAT MORTAR IS TYPE AND COLOR SPECIFIED ON APPROVED PLANS, IT CONFORMS TO ASTM C 270, AND IS MIXED PER ARTICLE 2.6.A OF ACI 530.1.
	CONSTRUCTION OF MORTAR JOINTS		◆	VERIFY MORTAR JOINTS MEET ARTICLE 3.3.B OF ACI 530.1.1
	GRADE AND SIZE OF PRE-STRESSING TENDONS AND ANCHORAGES		◆	VERIFY THAT PRE-STRESSING TENDONS CONFORM TO REQUIREMENTS OF ARTICLE 2.4B AND 2.4H OF ACI530.1
	LOCATION OF REINFORCEMENT, CONNECTORS AND ANCHORAGES.		◆	VERIFY REINFORCEMENT IS PLACED IN ACCORDANCE WITH ARTICLE 3.4 OF 530.1.
	PRE-STRESSING TECHNIQUE		◆	VERIFY PRE-STRESSING TECHNIQUE CONFORMS TO ARTICLE 3.6B OR ACI 530.1
	PROPERTIES OF THIN BED MORTAR FOR AAC MASONRY	◆	◆	VERIFY REINFORCEMENT IS PLACED IN ACCORDANCE WITH ARTICLE 3.4 OF 530.1.
	PRIOR TO GROUTING (TABLE 1.19.2, TMS-402/ACI 530-11):			
	GROUT SPACE		◆	VERIFY GROUT SPACE IS FREE OF MORTAR DROPPINGS, DEBRIS, LOOSE AGGREGATE, AND OTHER DELETERIOUS MATERIALS AND THAT CLEANOUTS ARE PROVIDED PER ARTICLE 3.2D AND 3.2F OF ACI 530.1
	GRADE, TYPE AND SIZE OF REINFORCEMENT, ANCHOR BOLTS AND ANCHORAGES.		◆	VERIFY REINFORCEMENT, JOINT REINFORCEMENT, ANCHOR BOLTS AND VENEER ANCHORS COMPLY WITH APPROVED PLANS AND SECTIONS 1.6 OF ACI 530.
	PLACEMENT OF REINFORCEMENT, CONNECTORS AND ANCHORAGES.		◆	VERIFY REINFORCEMENT, JOINT REINFORCEMENT, ANCHOR BOLTS AND VENEER ANCHORS ARE INSTALLED PER APPROVED PLANS AND ARTICLES 3.2.E, 3.4, AND 3.6.A OF ACI 530.1.
	PROPORTIONS OF SITE-PREPARED GROUT.		◆	VERIFY GROUT PROPORTIONS MEET ASTM C 476 AND A SLUMP BETWEEN 8-11 INCHES. SELF-CONSOLIDATED GROUT SHALL NOT BE PROPORTIONED ONSITE.
	CONSTRUCTION OF MORTAR JOINTS		◆	VERIFY MORTAR JOINTS PLACED IN ACCORDANCE WITH ARTICLE 3.3.B OF ACI 530.1.
	DURING CONSTRUCTION (TABLE 1.19.2, TMS-402/ACI 530-11):			
	SIZE AND LOCATION OF STRUCTURAL ELEMENTS		◆	VERIFY LOCATIONS OF STRUCTURAL ELEMENTS PER APPROVED PLANS AND CONFIRM TOLERANCES MEET ARTICLE 3.3.F OF ACI 530.1.
	TYPE, SIZE AND LOCATION OF ANCHORS, FRAMES, ETC.		◆	VERIFY CORRECT ANCHORAGES AND CONNECTIONS ARE PROVIDED PER APPROVED PLANS AND SECTIONS 1.16.4.3 AND 1.17.1 OF ACI 530.
	WELDING OF REINFORCEMENT	◆		VERIFY CONFORMANCE WITH SECTIONS 2.1.7.7.2, 3.3.3.4 (c) AND 8.3.3.4 (b) OF ACI 530
	APPLICATION AND MEASUREMENT OF PRE-STRESSING FORCE	◆		VERIFY CONFORMANCE WITH ARTICLE 3.6B OF ACI 530.1
	PLACEMENT OF GROUT	◆		
	PREPARATION, CONSTRUCTION AND PROTECTION OF MASONRY DURING COLD WEATHER (<40°F) OR HOT WEATHER (>90°F).		◆	VERIFY COLD-WEATHER CONSTRUCTION COMPLIES WITH ARTICLE 1.8.C OF ACI 530.1 AND HOT WEATHER CONSTRUCTION PER ARTICLE 1.8.D OF ACI 530.1.
	PLACEMENT OF GROUT AND PRE-STRESSING GROUT FOR BONDED TENDONS	◆		VERIFY COMPLIANCE WITH ARTICLE 3.5, 3.6C OF ACI 530.1
	OBSERVATION OF GROUT SPECIMENS, MORTAR SPECIMENS, AND / OR PRISMS.			
			◆	CONFIRM SPECIMENS/ PRISMS ARE PERFORMED AS REQUIRED BY ARTICLE 1.4 OF ACI 530.1.

WOOD CONSTRUCTION (IBC 1705.11.2)

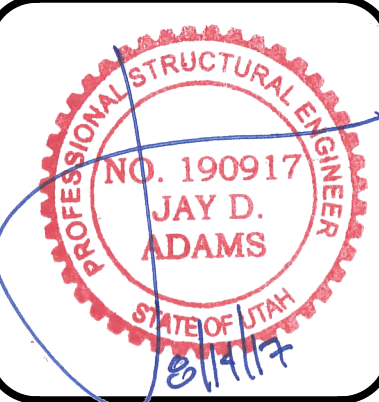
REQ'D	TASK	INSPECTION FREQUENCY		COMMENTS:
		CONT.	PERIODIC	
X	COMPONENTS OF WIND AND SEISMIC-FORCE RESISTING SYSTEMS		◆	VERIFY PROPER SCREW ATTACHMENT, BOLTING AND ANCHORING OF SHEAR WALLS, BRACES AND HOLDDOWNS HAVING A FASTENER SPACING ≤ 4" O.C.
	FIELD GLUING OF MAIN LATERAL FORCE RESISTING SYSTEM	◆		

STATEMENT OF SPECIAL INSPECTIONS

- THE PROJECT OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL. FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION, THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS REQUIRED BY THE BUILDING DEPARTMENT OF THE LOCAL JURISDICTION.
- SPECIAL INSPECTORS SHALL KEEP RECORDS OF INSPECTIONS. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS DONE IN CONFORMANCE WITH APPROVED CONSTRUCTION DOCUMENTS. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF THE DISCREPANCIES ARE NOT CORRECTED, THE DISCREPANCIES SHALE BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE PRIOR TO THE COMPLETION OF THAT A PHASE OF THE WORK. A FINAL REPORT DOCUMENTING REQUIRED SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED IN THE INSPECTIONS SHALL BE SUBMITTED AT A POINT IN TIME AGREED UPON BY THE PERMIT APPLICANT AND THE BUILDING OFFICIAL PRIOR TO THE START OF WORK.
- SPECIAL INSPECTIONS FOR EACH TASK SHALL BE CARRIED OUT IN COMPLIANCE WITH REQUIREMENTS PER THE CURRENT IBC AND OTHER MATERIAL STANDARDS.
- WHERE FABRICATION OF STRUCTURAL LOAD BEARING MEMBERS AND ASSEMBLIES IS BEING PERFORMED ON THE PREMISES OF A FABRICATORS SHOP, SPECIAL INSPECTIONS REQUIRED BELOW SHALL BE PROVIDED IN THE SHOP DURING THE FABRICATION PROCESS. THIS REQUIREMENT MAY BE EXCEPTED IF THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. A CERTIFICATE SHALL BE REQUIRED TO VERIFY SUCH APPROVAL. AT COMPLETION OF THE 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 DRAWINGS.

FABRICATION SHOP REQUIREMENTS

Structural Plans for:
POWDER MOUNTAIN CABIN 1500



DESIGNED BY: J.D.A.
CHECKED BY: J.D.A.
SCALE:
DATE: JULY 13, 2017
JOB No. 17-034

SPECIAL
INSPECTION
SHEET

SHEET No.

S0.2

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

☒ BUILDING

☒ MECHANICAL

☒ ELECTRICAL

☐ ACCESSIBILITY

☒ STRUCTURAL

☒ PLUMBING

☒ ENERGY

☐ FIRE

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

BY: MEM DATE: 08/21/17

WEST COAST CODE CONSULTANTS, INC.

STRUCTURAL STEEL CONSTRUCTION (IBC 1705.2, 1705.11, 1705.12)				
REQ'D	TASK	INSPECTION TYPE		COMMENTS:
		Q.C.	Q.A.	
	PRIOR TO WELDING (TABLE N5.4-1, AISC 360-10):			
X	VERIFY WELDING PROCEDURES	P	P	
X	MANUFACTURER CERTIFICATIONS	P	P	
X	MATERIAL IDENTIFICATION	O	O	VERIFY TYPE AND GRADE OF MATERIAL.
X	WELDER IDENTIFICATION	O	O	VERIFY THERE IS A SYSTEM IN PLACE TO IDENTIFY THE WELDER WHO HAS WELDED A JOINT OR MEMBER.
	FIT-UP GROOVE WELDS	O	O	VERIFY JOINT PREPARATION, DIMENSIONS, CLEANLINESS, TACKING AND BACKING.
	ACCESS HOLES	O	O	VERIFY CONFIGURATION AND FINISH.
	FIT-UP FILLET WELDS	O	O	VERIFY ALIGNMENT, GAPS AT ROOT, CLEANLINESS OF STEEL SURFACES, TACK WELD QUALITY AND LOCATION.
X	CHECK WELDING EQUIPMENT	O	O	
	DURING WELDING (TABLE N5.4-2, AISC 360-10):			
X	USE OF QUALIFIED WELDERS	O	O	VERIFY THAT WELDERS ARE APPROPRIATELY QUALIFIED.
X	CONTROL AND HANDLING OF WELDING CONSUMABLES	O	O	VERIFY PACKAGING AND EXPOSURE CONTROL.
X	CRACKED TACK WELDS	O	O	VERIFY WELDING IS NOT OVER A CRACKED TACK WELD.
X	ENVIRONMENTAL CONDITIONS	O	O	VERIFY WIND SPEED IS WITHIN LIMITS AS WELL AS PRECIPITATION AND TEMPERATURE.
X	WPS FOLLOWED	O	O	VERIFY ITEMS SUCH AS WELDING EQUIPMENT SETTINGS, TRAVEL SPEED, WELDING MATERIALS, SHIELDING GAS TYPE/FLOW RATE, PREHEAT APPLIED, INTERPASS TEMPERATURE MAINTAINED, AND PROPER POSITION.
X	WELDING TECHNIQUES	O	O	VERIFY INTERPASS AND FINAL CLEANING. EACH PASS IS WITHIN PROFILE LIMITATIONS, AND QUALITY OF EACH PASS.
	AFTER WELDING (TABLE N5.4-3, AISC 360-10):			
X	WELDS CLEANED	O	O	VERIFY THAT WELDS HAVE BEEN PROPERLY CLEANED.
X	SIZE, LENGTH AND LOCATION OF WELDS	P	P	
X	WELDS MEET VISUAL ACCEPTANCE CRITERIA	P	P	
	ARC STRIKES	P	P	
	PRIOR TO BOLTING (TABLE N5.6-1 AISC 360-10):			
X	MANUFACTURERS CERTIFICATIONS FOR FASTENERS	O	P	
X	FASTENERS MARKED w/ ASTM REQUIREMENTS	O	O	
X	PROPER FASTENERS SELECTED FOR DETAIL	O	O	
X	PROPER PROCEDURE FOR DETAIL	O	O	
X	CONNECTING ELEMENTS	O	O	
X	PRE-INSTALLATION VERIFICATION TESTING	P	O	
X	PROPER STORAGE OF FASTENERS	O	O	
	DURING BOLTING (TABLE N5.6-2 AISC 360-10):			
X	FASTENER ASSEMBLIES	O	O	
X	JOINTS SNUG TIGHT PRIOR TO PRETENSIONING	O	O	
X	PROPER WRENCH USAGE	O	O	
X	FASTENERS PRETENSIONED	O	O	
	AFTER BOLTING (TABLE N5.6-3, AISC 360-10):			
X	STRUCTURAL STEEL DETAILS	P	P	

O- OBSERVE THESE ITEMS ON A RANDOM BASIS.
P- PERFORM THESE TASKS FOR EACH WELDED / BOLTED JOINT OR MEMBER
(AISC 360-10 N5.4)

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

☒ BUILDING

☒ MECHANICAL

☒ ELECTRICAL

☐ ACCESSIBILITY

☒ STRUCTURAL

☒ PLUMBING

☒ ENERGY

☐ FIRE

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

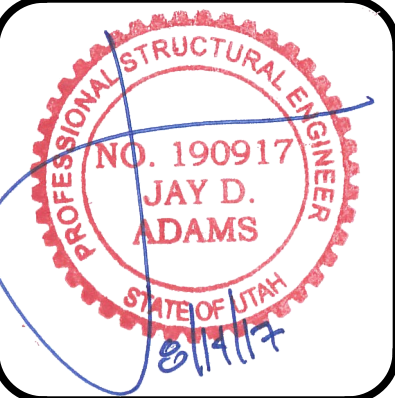
MEM

DATE 08/21/17

WEST COAST CODE CONSULTANTS, INC.

Structural Plans for:

POWDER MOUNTAIN CABIN 1500



DESIGNED BY:	J.D.A.
CHECKED BY:	J.D.A.
SCALE:	
DATE:	JULY 13, 2017
JOB No.	17-034

SPECIAL
INSPECTION
SHEET

SHEET No.

S0.3



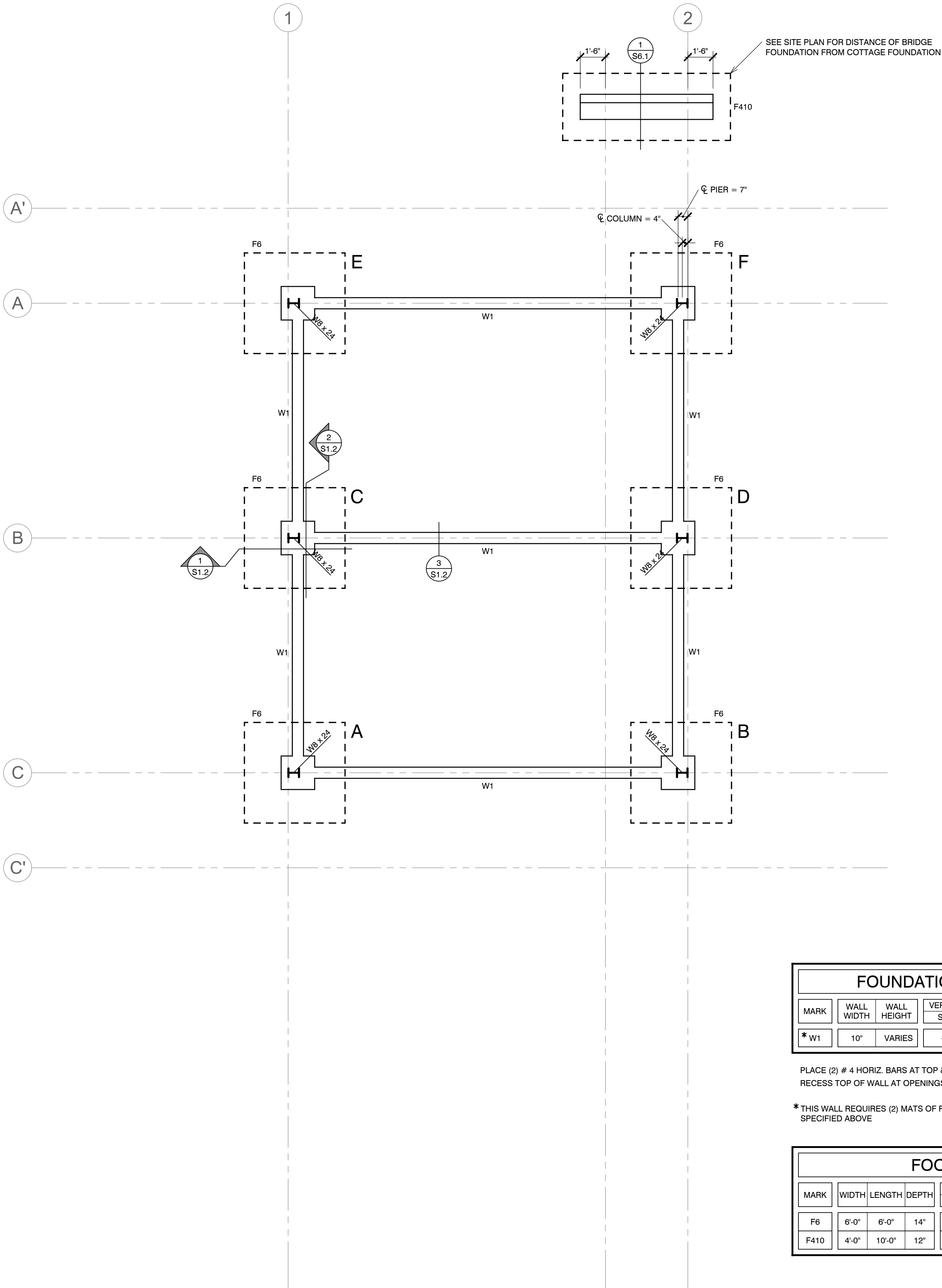
DYNAMIC
STRUCTURES

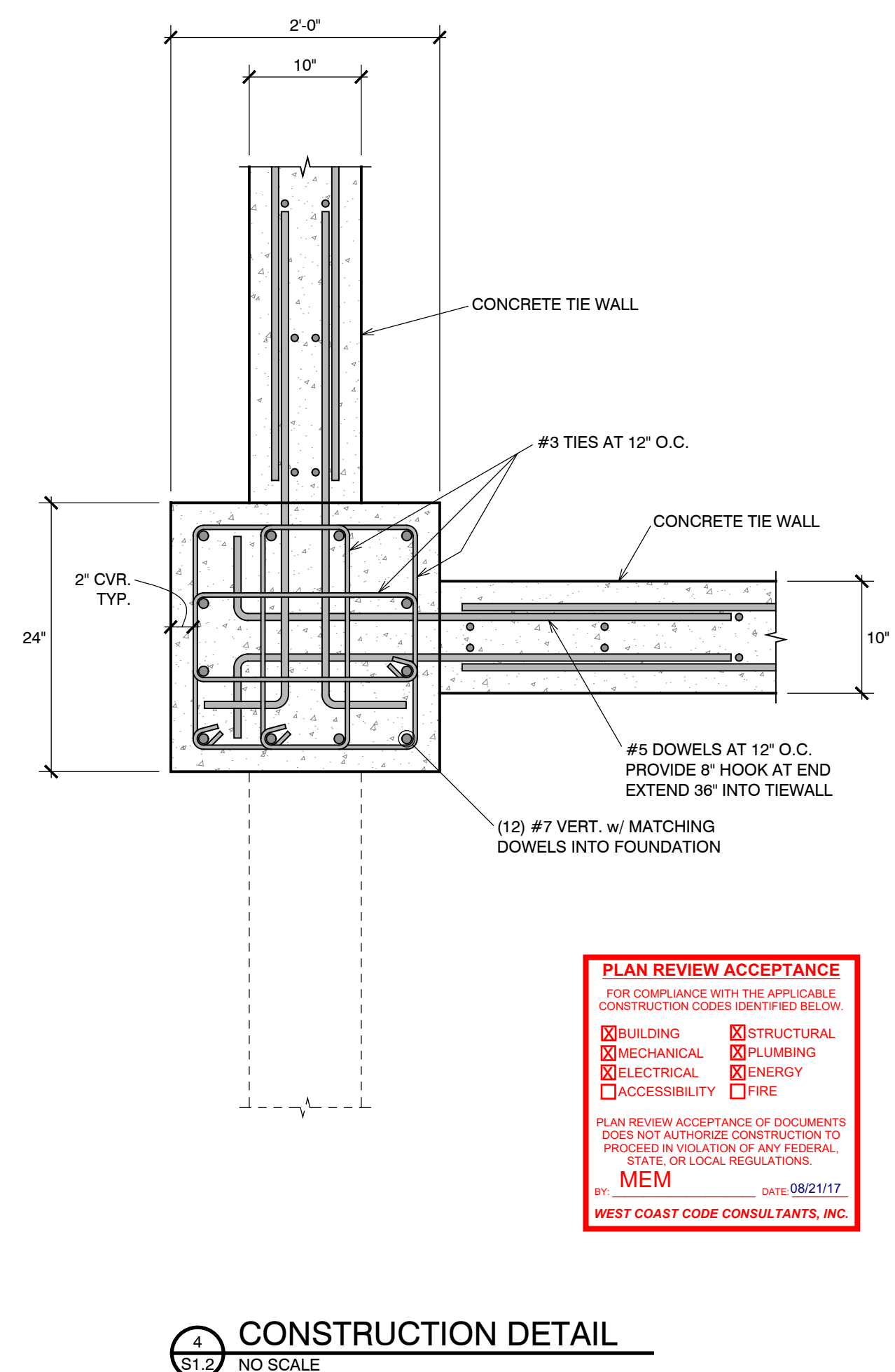
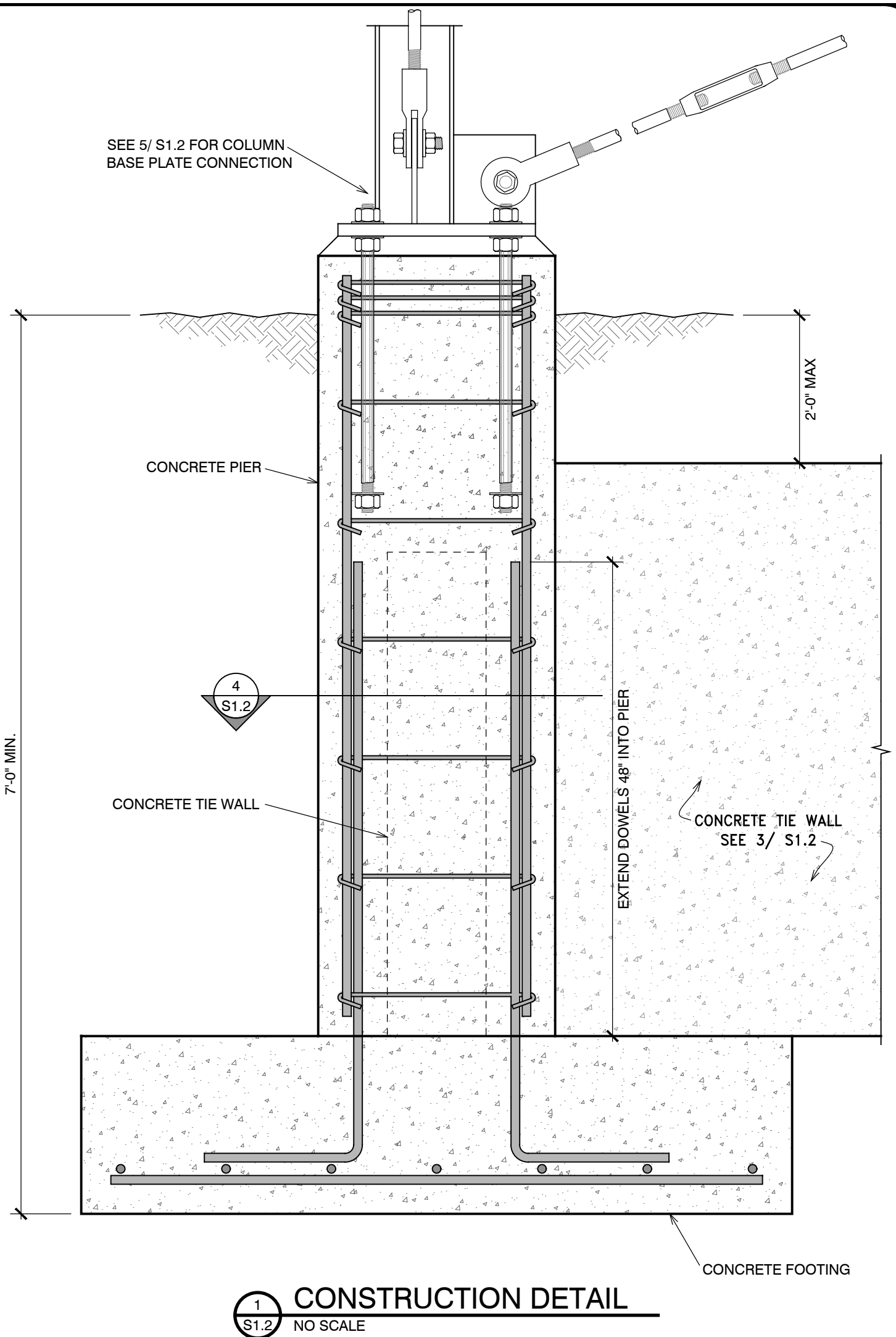
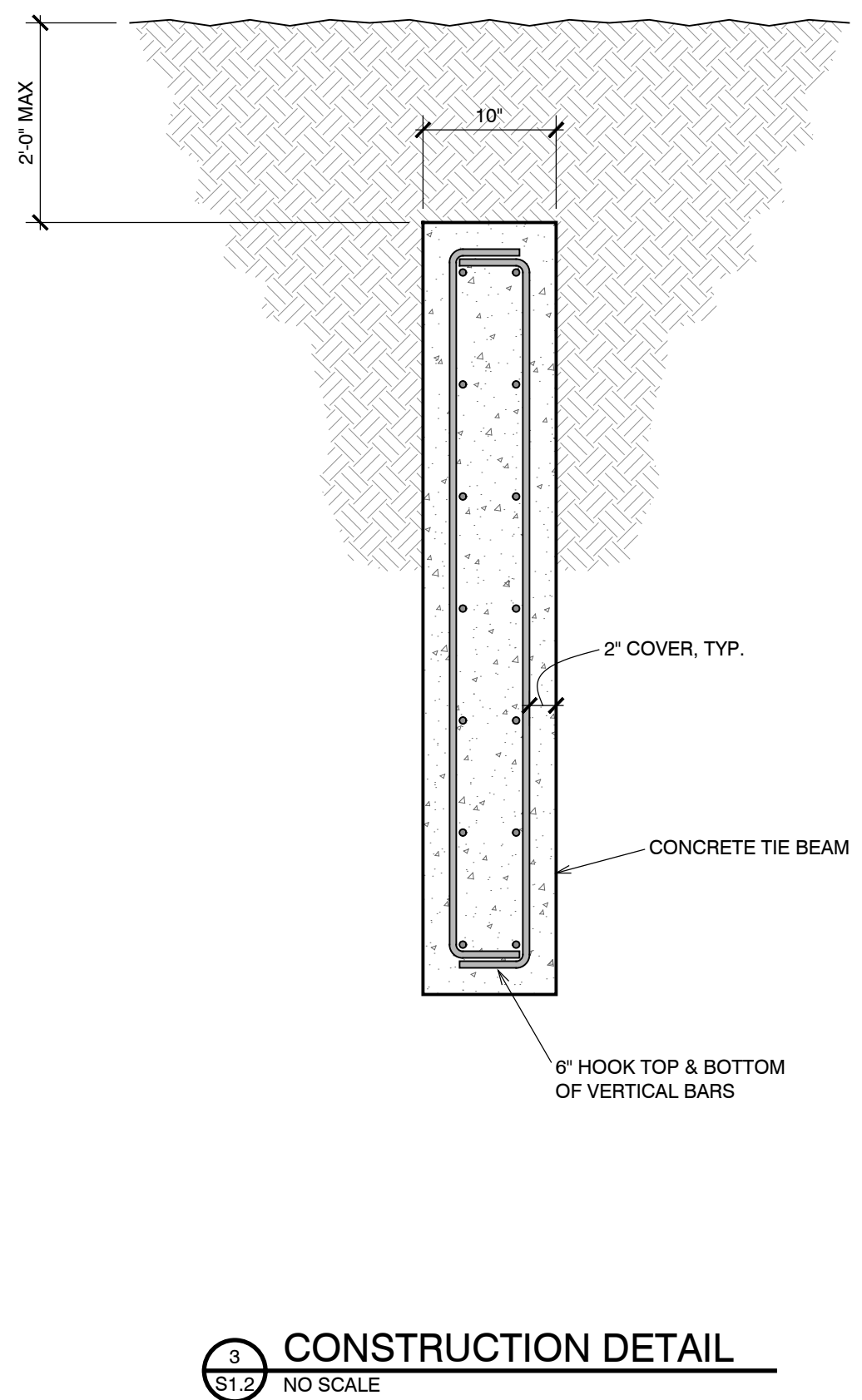
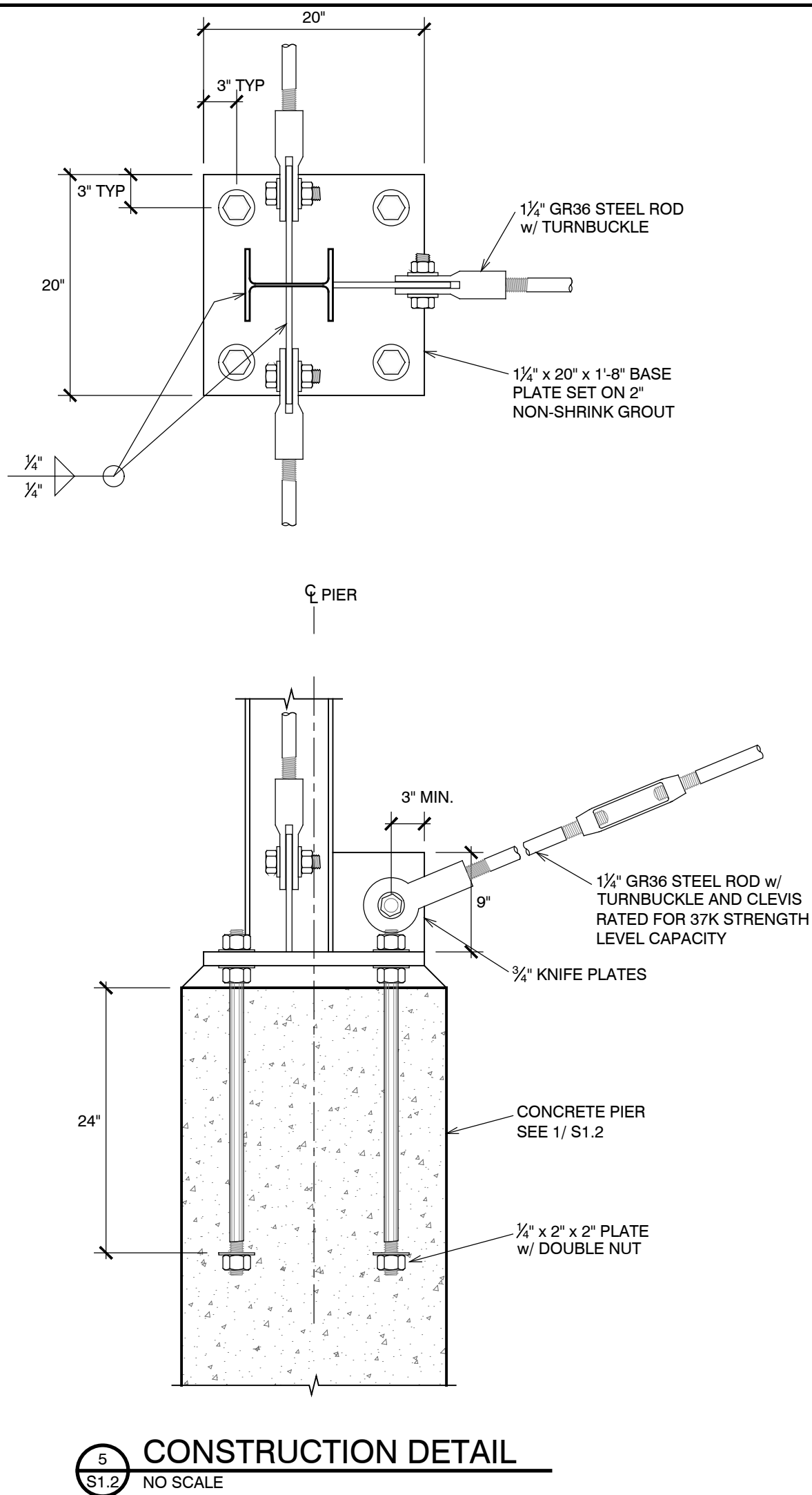


1887 NORTH 1120 WEST PROVO, UTAH 84604
PH: (801) 356-1140 FAX: (801) 356-0001

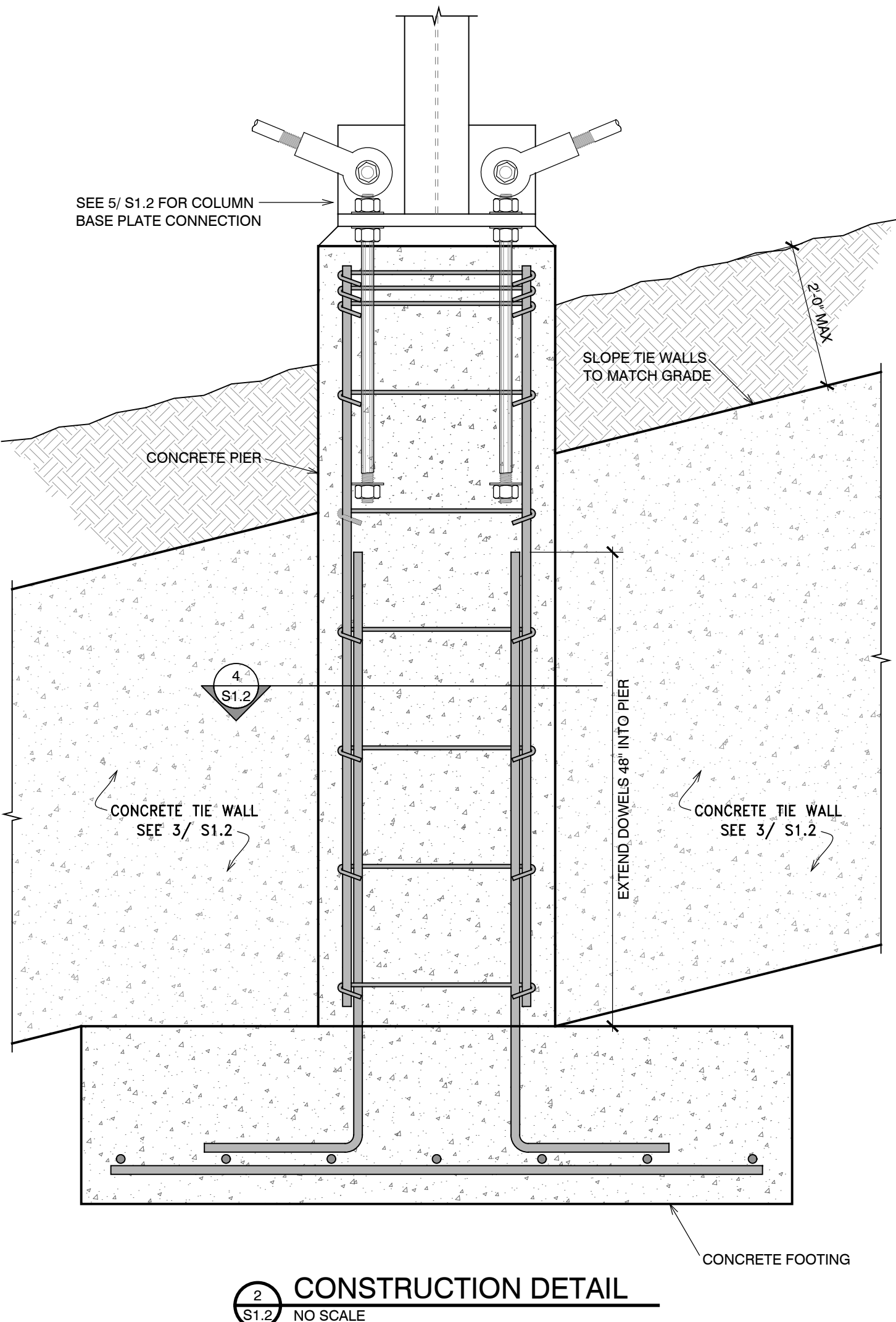
Horizon Village Finished Grade at Center of Pier - 2017.07.13				
Unit Type	Pier Number	Finished Grade at Pier	Top of Pier Elevation	Bottom of Footing Elevation
1500SF	2A	8760.38	8760.50	8753.38
	2B	8758.30	8760.50	8751.30
	2C	8765.44	8766.00	8758.44
	2D	8763.22	8766.00	8756.22
	2E	8769.40	8770.00	8762.40
1500SF	2F	8768.27	8770.00	8761.27
	3A	8727.42	8728.00	8720.42
	3B	8727.58	8728.00	8720.58
	3C	8732.46	8733.00	8725.46
	3D	8732.07	8733.00	8725.07
2500SF	3E	8734.16	8734.50	8727.16
	3F	8734.15	8734.50	8727.15
	4A	8744.49	8745.00	8737.49
	4B	8744.42	8745.00	8737.42
	4C	8743.88	8745.00	8736.88
	4D	8743.81	8744.00	8736.81
	4E	8743.05	8744.00	8736.05
	4F	8750.23	8750.50	8743.23
	4G	8750.23	8750.50	8743.23
	4H	8750.23	8750.50	8743.23
	4I	8750.23	8750.50	8743.23
	4J	8750.23	8750.50	8743.23
2500SF	5A	8810.67	8811.00	8803.67
	5B	8809.82	8811.00	8802.82
	5C	8809.20	8811.00	8802.20
	5D	8807.71	8808.00	8800.71
	5E	8806.26	8806.50	8799.26
	5F	8816.22	8816.50	8809.22
	5G	8816.19	8816.50	8809.19
	5H	8816.13	8816.50	8809.13
	5I	8816.07	8816.50	8809.07
	5J	8814.80	8815.00	8807.80
1500plusSF	6A	8776.88	8777.00	8769.88
	6B	8775.53	8776.00	8768.53
	6C	8772.86	8773.00	8765.86
	6D	8769.93	8770.50	8762.93
	6E	8782.72	8783.00	8775.72
	6F	8782.62	8783.00	8775.62
	6G	8779.71	8780.00	8772.71
	6H	8776.66	8777.00	8769.66
1500SF	7A	8792.86	8793.25	8785.86
	7B	8790.27	8791.00	8783.27
	7C	8797.24	8797.75	8790.24
	7D	8795.19	8795.50	8788.19
	7E	8800.45	8801.00	8793.45
	7F	8799.47	8800.00	8792.47
	8A	8778.16	8778.75	8771.16
2500SF	8B	8777.50	8777.75	8770.50
	8C	8777.42	8777.75	8770.42
	8D	8777.01	8777.75	8770.01
	8E	8775.99	8776.50	8768.99
	8F	8785.10	8785.50	8778.10
	8G	8785.25	8785.50	8778.25
	8H	8785.24	8785.50	8778.24
	8I	8784.88	8785.50	8777.88
	8J	8784.10	8784.50	8777.10
1500plusSF	9A	8767.24	8767.50	8760.24
	9B	8766.41	8767.50	8759.41
	9C	8764.06	8764.50	8757.06
	9D	8762.41	8763.00	8755.41
	9E	8773.00	8773.50	8766.00
	9F	8772.18	8772.75	8765.18
	9G	8770.40	8771.00	8763.40
	9H	8767.71	8768.00	8760.71
1500plusSF	10A	8748.17	8748.75	8741.17
	10B	8746.78	8747.00	8739.78
	10C	8745.71	8746.00	8738.71
	10D	8745.41	8746.00	8738.41
	10E	8754.64	8755.00	8747.64
	10F	8752.94	8753.50	8745.94
	10G	8751.18	8751.50	8744.18
	10H	8750.67	8751.50	8743.67
1000SF	11A	8706.47	8707.00	8699.47
	11B	8706.12	8707.00	8699.12
	11C	8709.49	8710.00	8702.49
	11D	8709.45	8710.00	8702.45
	11E	8711.84	8712.25	8704.84
	11F	8711.71	8712.25	8704.71
1500plusSF	12A	8800.77	8801.00	8793.77
	12B	8797.93	8798.25	8790.93
	12C	8795.36	8796.00	8788.36
	12D	8793.20	8793.75	8786.20
	12E	8805.59	8806.00	8798.59
	12F	8803.88	8804.25	8796.88
	12G	8801.65	8802.00	8794.65
	12H	8799.21	8799.75	8792.21
1000SF	13A	8779.35	8780.00	8772.35
	13B	8779.70	8780.00	8772.70
	13C	8784.01	8784.50	8777.01
	13D	8783.44	8784.50	8776.44
	13E	8788.19	8788.50	8781.19
	13F	8783.19	8783.75	8776.19
1500SF	14A	8783.38	8784.00	8776.38
	14B	8780.27	8780.75	8773.27
	14C	8787.42	8788.00	8780.42
	14D	8783.88	8784.25	8776.88
	14E	8790.59	8791.00	8783.59
	14F	8787.93	8788.50	8780.93
1500SF	15A	8759.93	8760.50	8752.93
	15B	8758.21	8758.75	8751.21
	15C	8763.93	8764.50	8756.93
	15D	8761.11	8761.50	8754.11
	15E	8767.87	8768.00	8760.87
	15F	8764.89	8765.25	8757.89
1000SF	16A	8735.82	8736.50	8728.82
	16B	8735.93	8736.50	8728.93
	16C	8738.81	8739.50	8731.81
	16D	8739.00	8739.50	8732.00
	16E	8742.08	8742.50	8735.08
	16F	8742.23	8742.50	8735.23

1500plusSF	17A	8792.79	8793.25	8785.79
	17B	8792.37	8793.25	8785.37
	17C	8791.22	8792.00	8784.22
	17D	8791.59	8792.00	8784.59
	17E	8799.78	8801.00	8792.78
	17F	8800.38	8801.00	8793.38
	17G	8799.28	8799.75	8792.28
	17H	8799.26	8799.75	8792.26
1500SF	18A	8821.10	8821.50	8814.10
	18B	8816.37	8817.00	8809.37
	18C	8824.41	8825.00	8817.41
	18D	8820.85	8821.25	8813.85
	18E	8826.58	8827.00	8819.58
	18F	8825.48	8826.00	8818.48
1000SF	19A	8801.37	8802.00	8794.37
	19B	8800.49	8801.00	8793.49
	19C	8808.22	8808.75	8801.22
	19D	8807.69	8808.75	8800.69
	19E	8814.76	8815.50	8807.76
	19F	8814.40	8815.50	8807.40
1500plusSF	20A	8725.56	8726.00	8718.56
	20B	8725.58	8726.00	8718.58
	20C	8725.24	8726.00	8718.24
	20D	8724.88	8726.00	8717.88
	20E	8728.40	8728.75	8721.40
	20F	8728.27	8728.75	8721.27
	20G	8727.97	8728.75	8720.97
	20H	8727.73	8728.75	8720.73
1000SF	21A	8720.19	8720.75	8713.19
	21B	8720.17	8720.75	8713.17
	21C	8721.60	8722.00	8714.60
	21D	8721.36	8722.00	8714.36
	21E	8723.40	8723.75	8716.40
	21F	8723.05	8723.75	8716.05
1500plusSF	22A	8727.00	8727.50	8720.00
	22B	8727.07	8727.50	8720.07
	22C	8726.42	8727.00	8719.42
	22D	8724.48	8725.50	8717.48
	22E	8724.48	8730.00	8717.48
	22F	8729.50	8730.00	8722.50
	22G	8729.00	8730.00	8722.00
	22H	8727.94	8728.50	8720.94
1500plusSF	23A	8714.65	8715.00	8707.65
	23B	8714.46	8715.00	8707.46
	23C	8714.32	8715.00	8707.32
	23D	8714.16	8715.00	8707.16
	23E	8717.72	8718.00	8710.72
	23F	8716.96	8717.25	8709.96
	23G	8716.29	8717.25	8709.29
	23H	8715.40	8716.00	8708.40
2500SF	24A	8699.52	8700.00	8692.52
	24B	8698.44	8699.00	8691.44
	24C	8697.97	8699.00	8690.97
	24D	8698.02	8699.00	8691.02
	24E	8697.70	8698.50	8690.70
	24F	8704.68	8704.75	8697.68
	24G	8703.89	8704.75	8696.89
	24H	8704.20	8704.75	8697.20
	24I	8704.13	8704.75	8697.13
	24J	8703.20	8704.00	8696.20
1500SF	25A	8717.42	8718.00	8710.42
	25B	8717.41	8718.00	8710.41
	25C	8719.32	8720.00	8712.32
	25D	8719.02	8720.00	8712.02
	25E	8722.75	8723.00	8715.75
	25F	8722.01	8723.00	8715.01
1000SF	26A	8687.97	8688.25	8680.97
	26B	8687.27	8688.25	8680.27
	26C	8691.80	8692.25	8684.80
	26D	8691.19	8692.25	8684.19
	26E	8694.67	8695.00	8687.67
	26F	8694.27	8695.00	8687.27
1000SF	27A	8708.73	8709.25	8701.73
	27B	8708.19	8709.25	8701.19
	27C	8710.75	8711.25	8703.75
	27D	8709.91	8710.50	8702.91
	27E	8713.16	8713.75	8706.16
	27F	8711.71	8712.25	8704.71
1500plusSF	28A	8750.80	8751.25	8743.80
	28B	8750.63	8751.25	8743.63
	28C	8750.73	8751.25	8743.73
	28D	8750.37	8751.25	8743.37
	28E	8756.11	8757.00	8749.11
	28F	8756.21	8757.00	8749.21
	28G	8756.81	8757.00	8749.81
	28H	8756.71	8757.00	8749.71
1000SF	29A	8743.44	8744.00	8736.44
	29B	8744.43	8745.00	8737.43
	29C	8746.72	8747.75	8739.72
	29D	8747.38	8747.75	8740.38
	29E	8750.93	8751.50	8743.93
	29F	8750.96	8751.50	8743.96
1500SF	30A	8731.96	8732.50	8724.96
	30B	8731.82	8732.50	8724.82
	30C	8734.89	8735.50	8727.89
	30D	8735.08	8735.50	8728.08
	30E	8738.23	8738.75	8731.23
	30F	8738.20	8738.75	8731.20
2500SF	31A	8740.17	8740.75	8733.17
	31B	8740.32	8740.75	8733.32
	31C	8741.13	8741.75	8734.13
	31D	8741.26	8741.75	8734.26
	31E	8741.71	8742.25	8734.71
	31F	8745.58	8746.50	8738.58
	31G	8745.79	8746.50	8738.79
	31H	8746.17	8746.50	8739.17
	31I	8746.60	8747.25	8739.60
	31J	8747.38	8747.75	8740.38





PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW:
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
PLAN REVIEW ACCEPTANCE OF DOCUMENTS
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MEM DATE 08/21/17
WEST COAST CODE CONSULTANTS, INC.

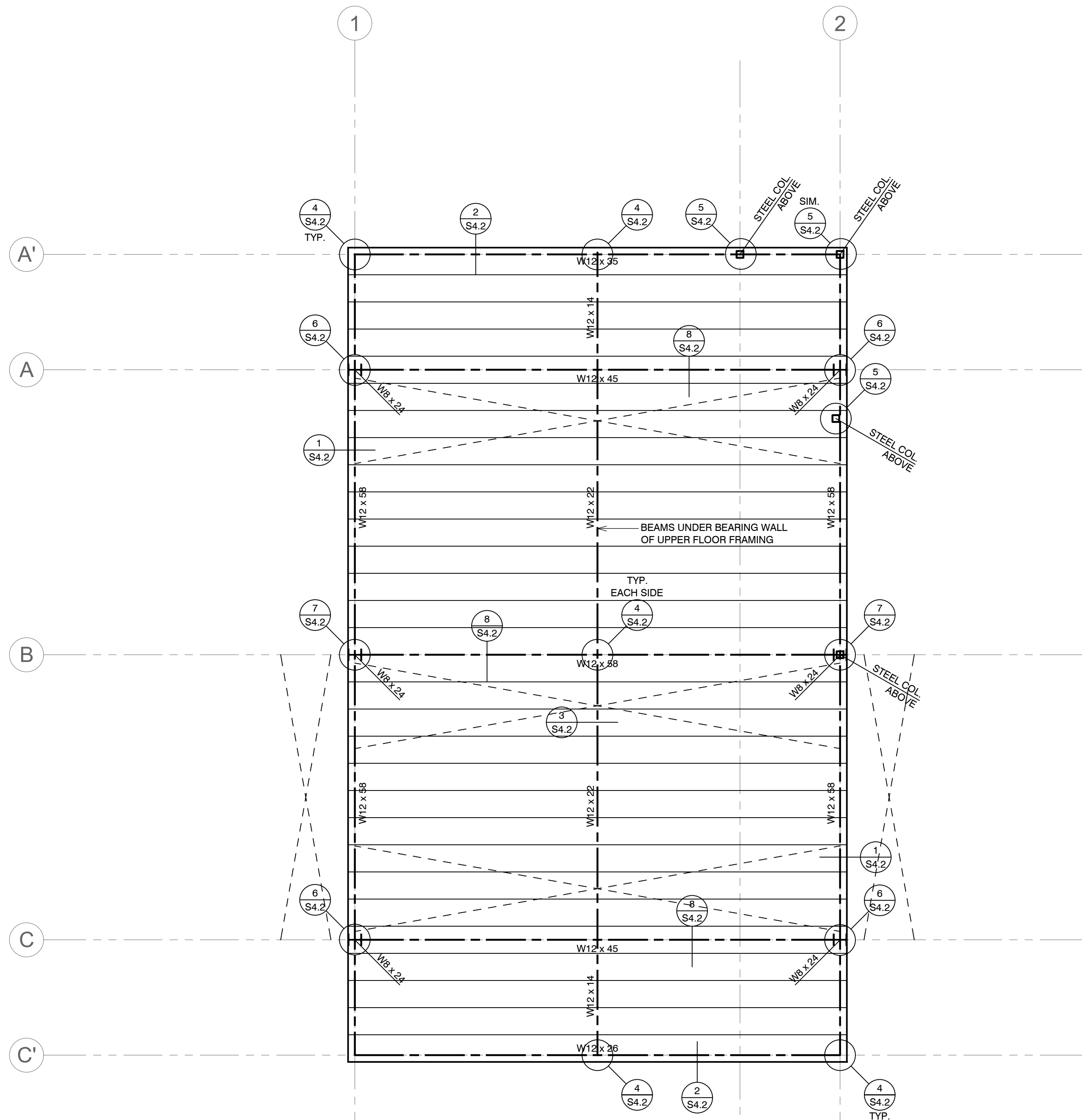


Structural Plans for:
POWDER MOUNTAIN CABIN 1500

PROFESSIONAL STRUCTURAL ENGINEER
NO. 190917
JAY D. ADAMS
STATE OF UTAH
8/11/17

DESIGNED BY: J.D.A.
CHECKED BY: J.D.A.
SCALE: AS SHOWN
DATE: JULY 13, 2017
JOB No. 17-034

CONSTRUCTION
DETAILS
SHEET No.
S1.2



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

FLOOR FRAMING NOTES

- 1 FRAME FLOOR w/ 8 1/2" TJI/210 AT 16" O.C.
PROVIDE 3" CONCRETE TOPPING ON FLOOR WHERE INDICATED IN ARCH. PLANS
- 2 SEE FRAMING NOTES ON S0.1 FOR FLOOR SHEATHING SPECIFICATIONS
- 3 REPRESENTS 1/2" ROD CROSS BRACING BETWEEN
FOUNDATION AND MAIN LEVEL FRAMING

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW.

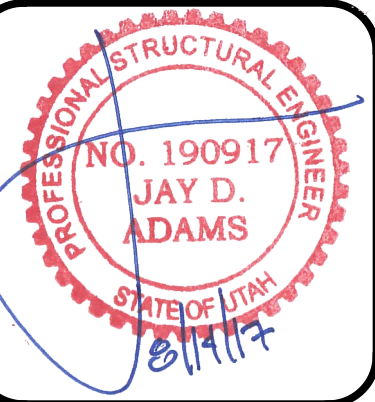
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☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE

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BY: MEM DATE 08/21/17
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Structural Plans for:

POWDER MOUNTAIN CABIN 1500

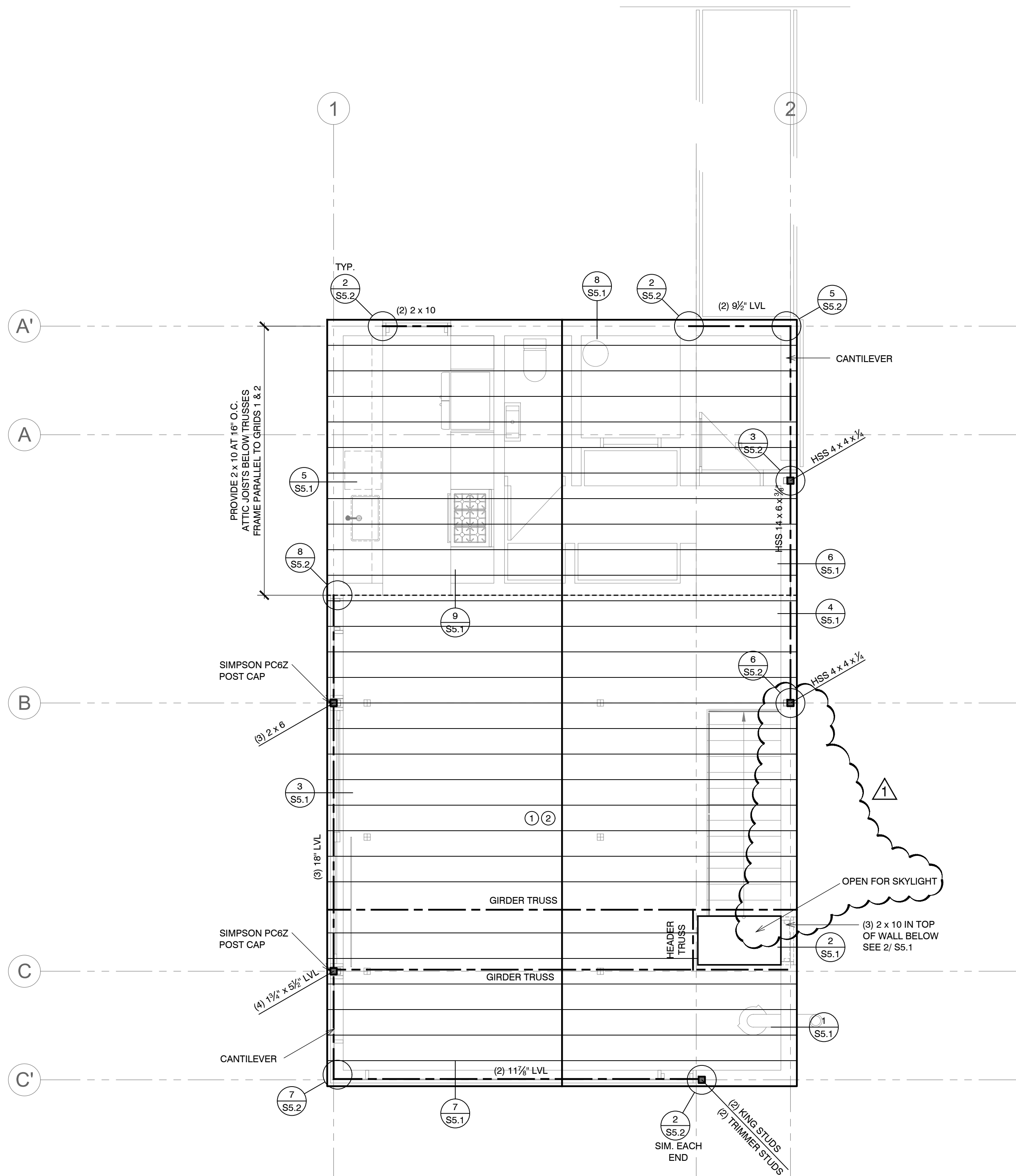


DESIGNED BY:	J.D.A.
CHECKED BY:	J.D.A.
SCALE:	1/4" = 1'-0"
DATE:	JULY 13, 2017
JOB No.	17-034

MAIN FRAMING
PLAN

SHEET No.

S2.1

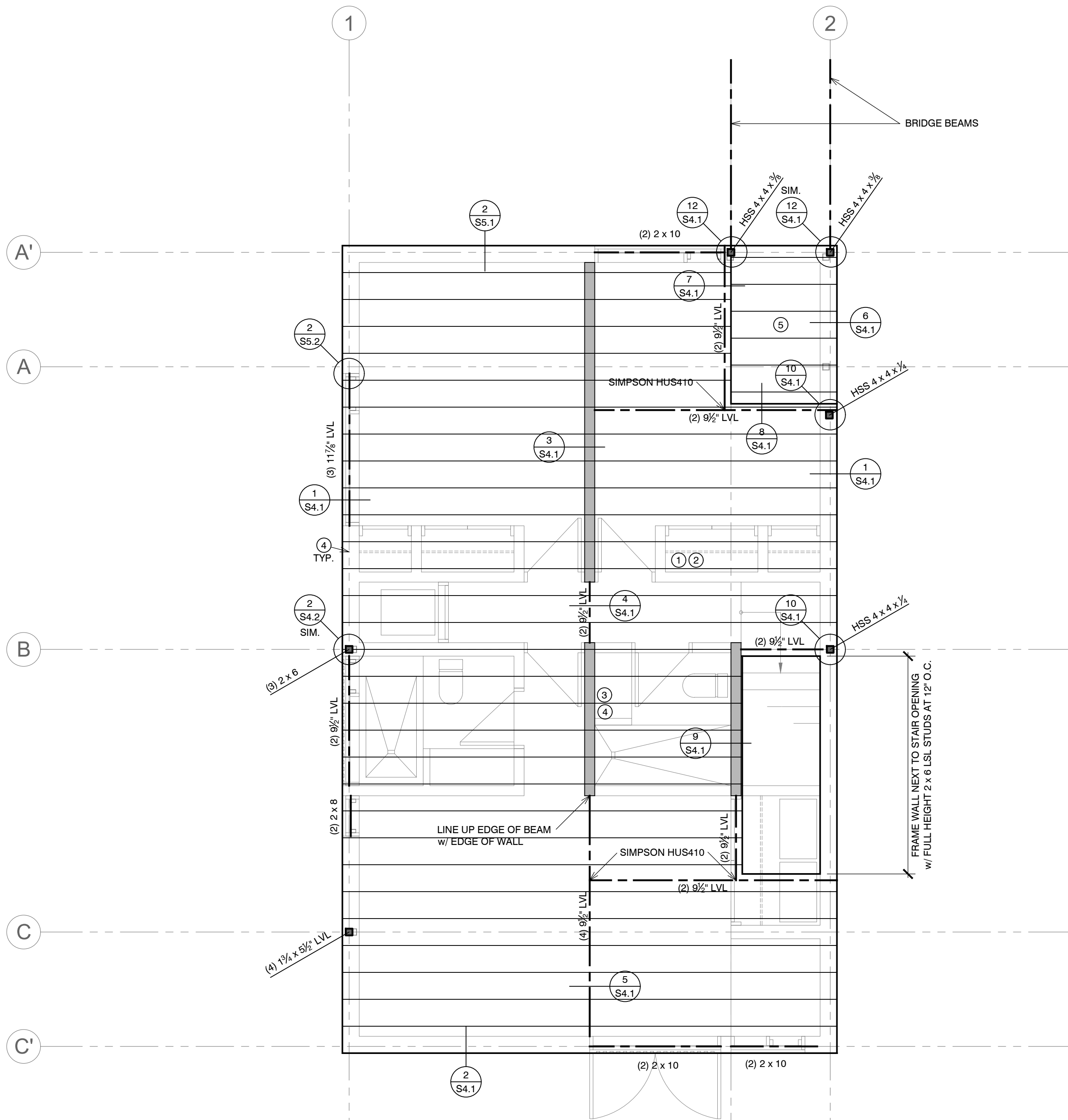


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

DEAD LOAD = 15 PSF
SNOW LOAD = 192 PSF

ROOF FRAMING NOTES

- 1 FRAME ROOF w/ PRE-ENGINEERED ROOF TRUSSES AT 16" O.C.
- 2 SEE FRAMING NOTES ON S0.1 FOR ROOF SHEATHING SPECIFICATIONS
- 3 FRAME EXTERIOR WALLS w/ 2 x 6 AT 16" O.C.
- 4 DESIGN GIRDER TRUSS FOR 880 LBS DL AND 12, 700 LBS SL (ASD). ATTACH LVL BEAM TO GIRDER TRUSS w/ SIMPSON HUS5.50/ 14.



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

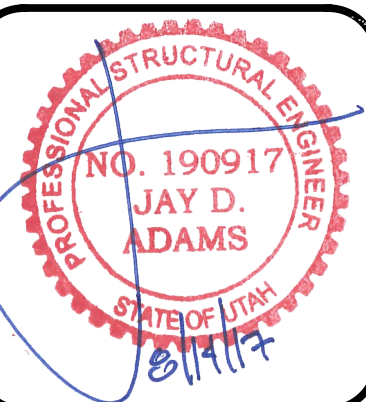
DEAD LOAD = 50 PSF
LIVE LOAD = 40 PSF

FLOOR FRAMING NOTES

- 1 FRAME FLOOR w/ 9/2" TJI/210 AT 16" O.C. PROVIDE 3" CONCRETE TOPPING ON FLOOR WHERE INDICATED IN ARCH. PLANS
- 2 SEE FRAMING NOTES ON S0.1 FOR FLOOR SHEATHING SPECIFICATIONS
- 3 INDICATES INTERIOR BEARING WALL
- 4 FRAME EXTERIOR WALLS AND BEARING WALLS w/ 2 x 6 AT 16" O.C.
- 5 FRAME ENTRY FLOOR w/ 2 x 8 AT 16" O.C.

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:
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☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY **MEM** DATE 08/21/17
WEST COAST CODE CONSULTANTS, INC.

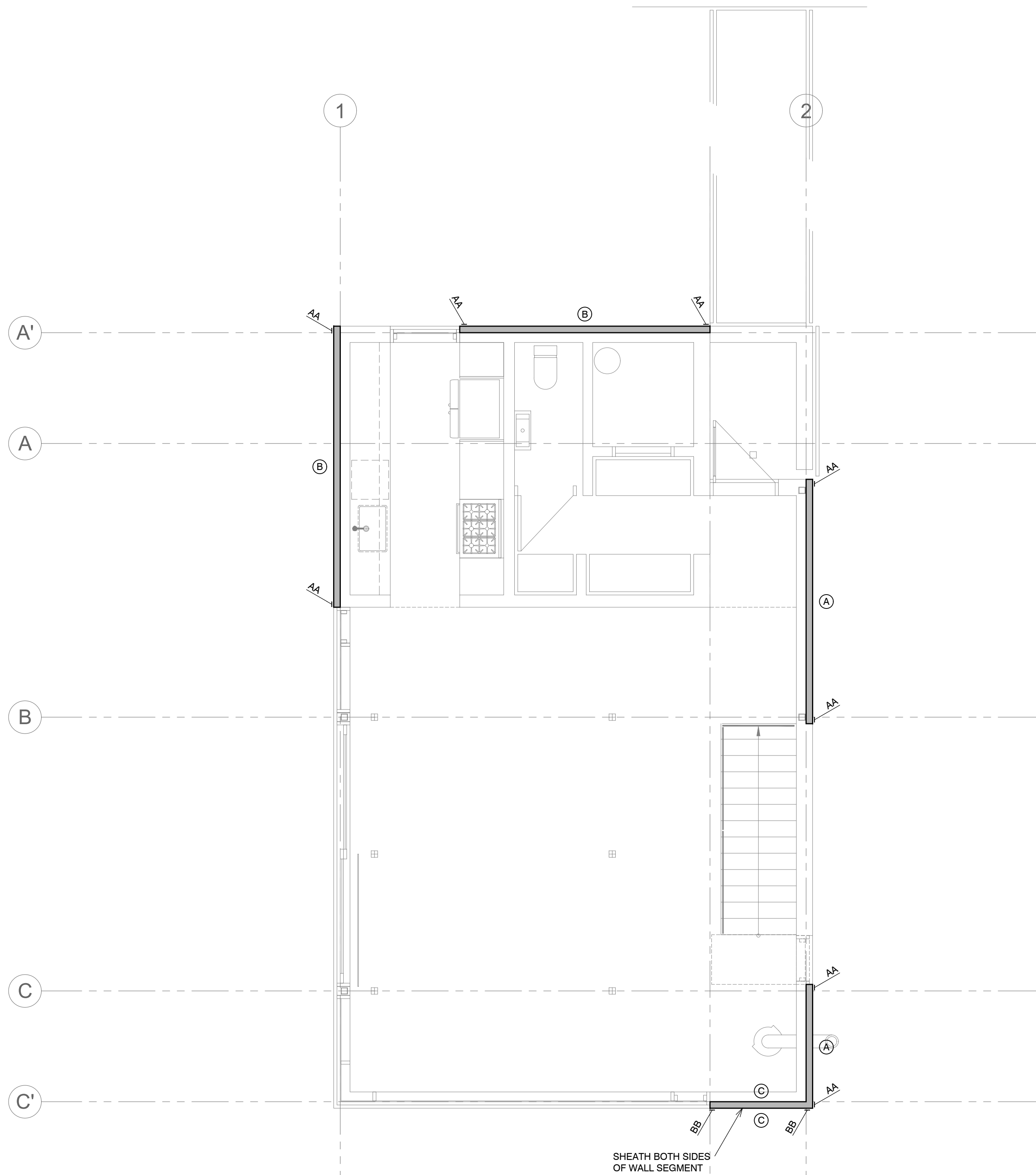
Structural Plans for:
POWDER MOUNTAIN CABIN 1500



DESIGNED BY: J.D.A.
CHECKED BY: J.D.A.
SCALE: 1/4" = 1'-0"
DATE: JULY 13, 2017
JOB No. 17-034

UPPER FLOOR AND ROOF FRAMING PLAN

SHEET No.
S2.2



MAIN FLOOR SHEARWALL
SCALE: 1/4" = 1'-0"

SHEARWALL SCHEDULE							
MARK	PANEL GRADE	PANEL THICKNESS	PANEL EDGE NAILING	PANEL FIELD NAILING	STUDS AT ADJOINING PANEL EDGES	ANCHOR BOLTS AT FOUNDATION LEVEL	SILL PLATE AT FOUNDATION
(A)	APA EXP. 1	7/8"	8d AT 6" O.C.	8d AT 12" O.C.	2x	5/8"dia. x 10" AT 32" O.C.	2x TREATED
(B)	APA EXP. 1	7/8"	8d AT 4" O.C.	8d AT 12" O.C.	2x	5/8"dia. x 10" AT 32" O.C.	2x TREATED
(C)	APA EXP. 1	7/8"	8d AT 3" O.C.	8d AT 12" O.C.	2x	5/8"dia. x 10" AT 32" O.C.	2x TREATED
(D)	APA EXP. 1	7/8"	8d AT 2" O.C.	8d AT 12" O.C.	3x	5/8"dia. x 10" AT 16" O.C.	2x TREATED

1. SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

2. PLYWOOD, ORIENTED STRAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTED AS EQUALS

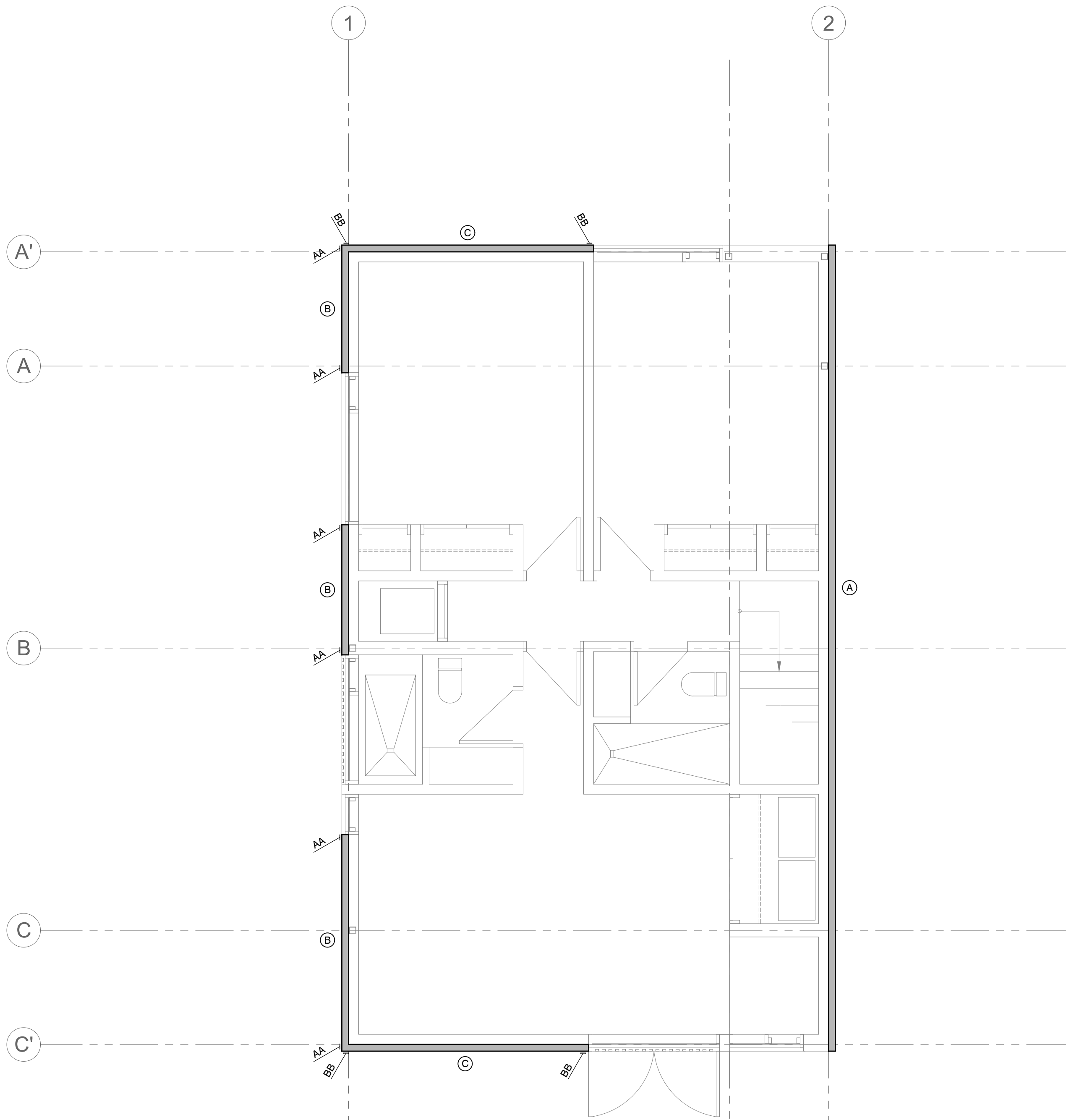
3. ALL PANEL EDGES AT SHEAR WALLS SHALL BE BACKED WITH 2" NOMINAL FRAMING, EXCEPT WHERE INDICATED TO BE 3" NOMINAL ON SCHEDULE. 3x MATERIAL MAY BE REPLACED WITH 4x MATERIAL. MULTIPLE LAYERS OF 2x FRAMING SHALL NOT BE USED WHERE 3x FRAMING IS INDICATED.

4. ALL ANCHOR BOLTS TO HAVE A 3" x 3" x 1/2" PLATE WASHER (SEE SEE SCHEDULE ABOVE FOR SPACING)
5. ALL STUDS IN SHEAR WALLS SHALL BE DOUGLAS FIR-LARCH

6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF THE WALL.

7. SEE SPECIAL INSPECTION PAGE FOR ADDITIONAL REQUIREMENTS

8. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED.



LOWER FLOOR SHEARWALL
SCALE: 1/4" = 1'-0"

HOLD DOWN SCHEDULE					
MARK	HOLD DOWN	ATTACHMENT TO STUDS	FOUNDATION ANCHORS	MINIMUM STUDS	REMARKS
AA	SIMPSON MST48	(34) 16d SINKERS	N. A.	(2) 2x	SEE DETAILS ON S3.3
BB	SIMPSON MST72	(62) 16d SINKERS	N. A.	(2) 2x	SEE DETAILS ON S3.3

1. ALL ANCHORS ARE SIMPSON STRONG-TIE. (OR EQUAL)
2. INSTALLATION OF ALL HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURES RECOMMENDATIONS AND SPECIFICATIONS
3. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS
4. SEE SPECIAL INSPECTION PAGE FOR ADDITIONAL REQUIREMENTS

PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

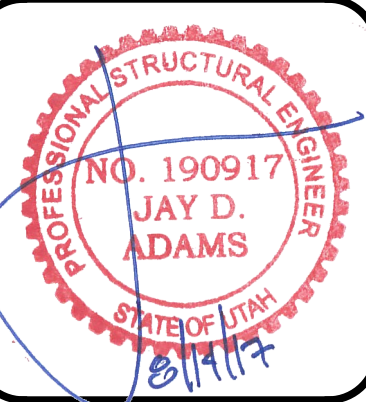
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<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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BY: MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.

Structural Plans for:

POWDER MOUNTAIN CABIN 1500



DESIGNED BY: J.D.A.
CHECKED BY: J.D.A.
SCALE: 1/4" = 1'-0"
DATE: JULY 13, 2017
JOB No. 17-034

LOWER AND
MAIN FLOOR
SHEARWALL
PLAN

SHEET No.

S3.1

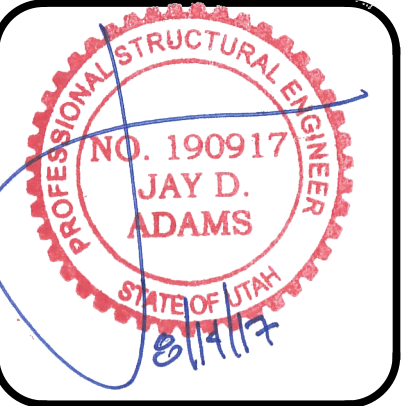
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DYNAMIC
STRUCTURES

1887 NORTH 1120 WEST PROVO, UTAH 84604
PH: (801) 356-1140 FAX: (801) 356-0001

Structural Plans for:

POWDER MOUNTAIN CABIN 1500

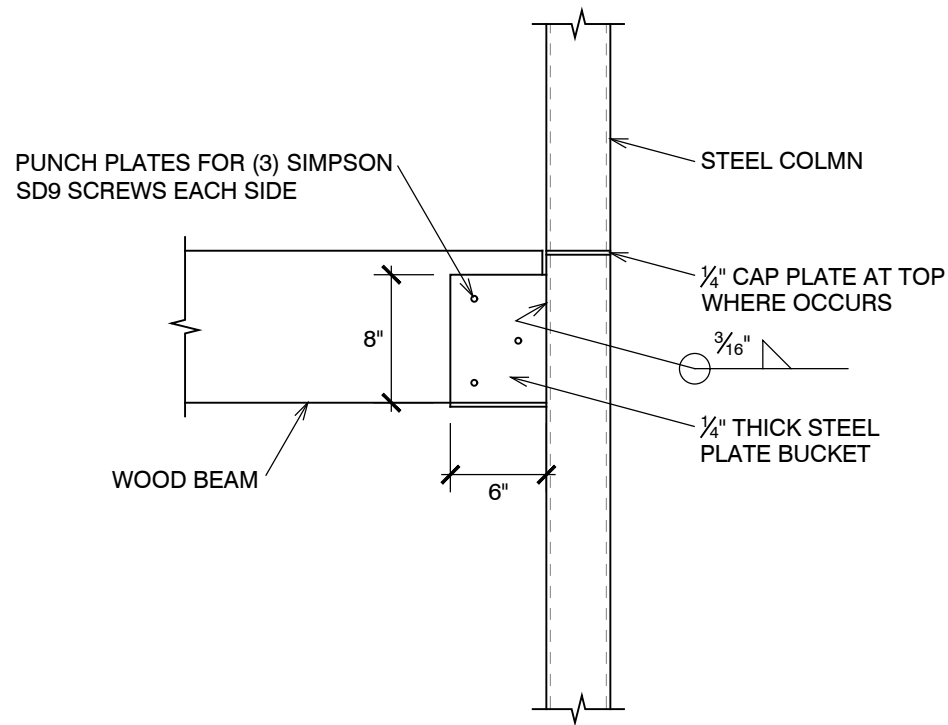


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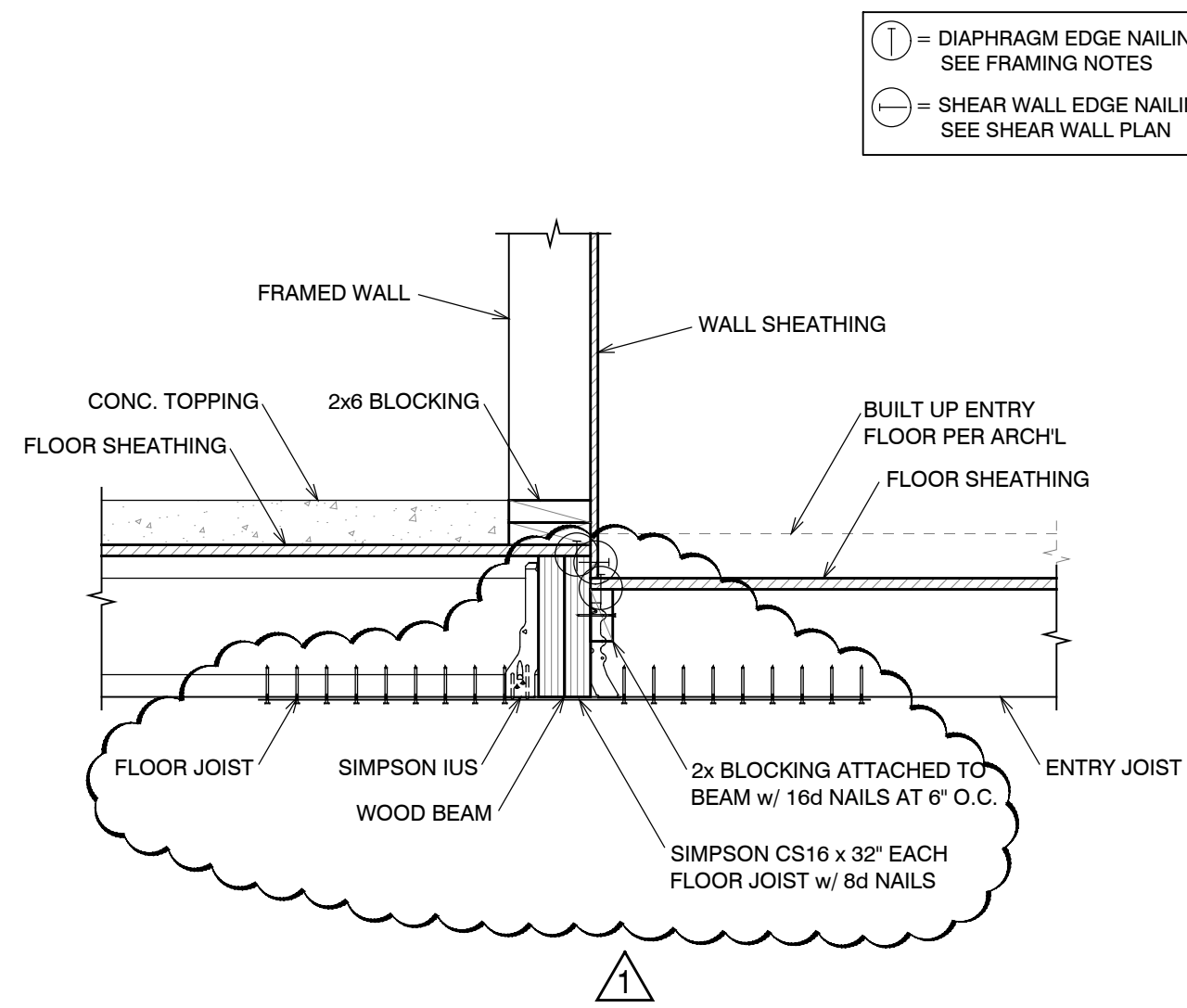
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DETAILS

SHEET No.

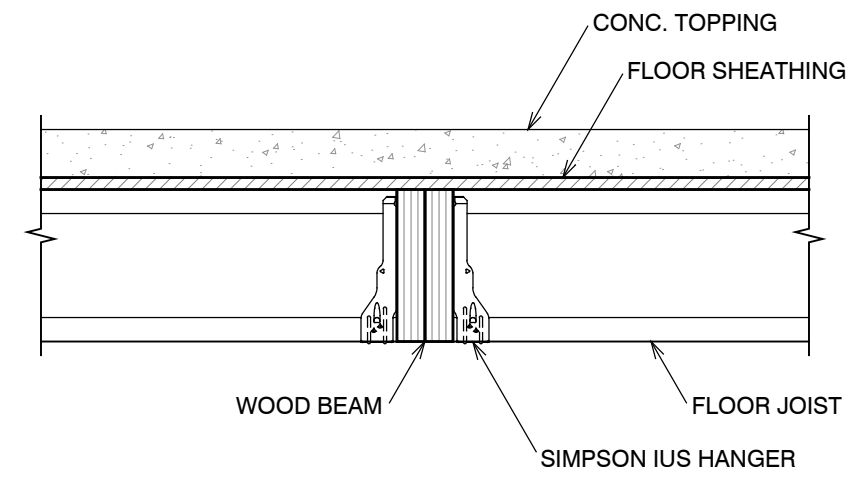
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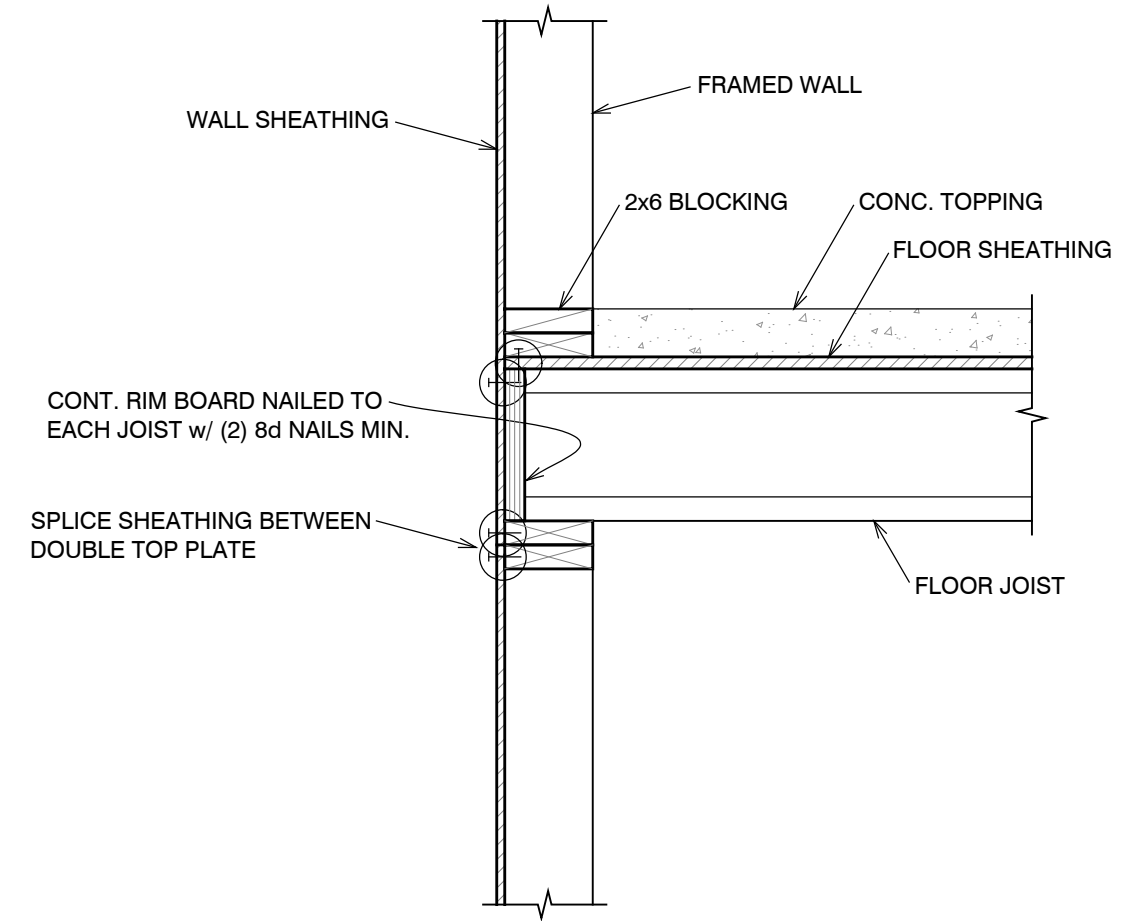
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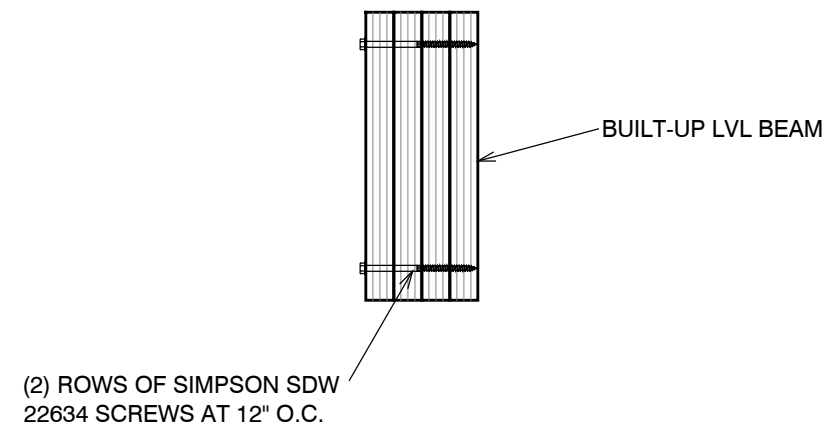
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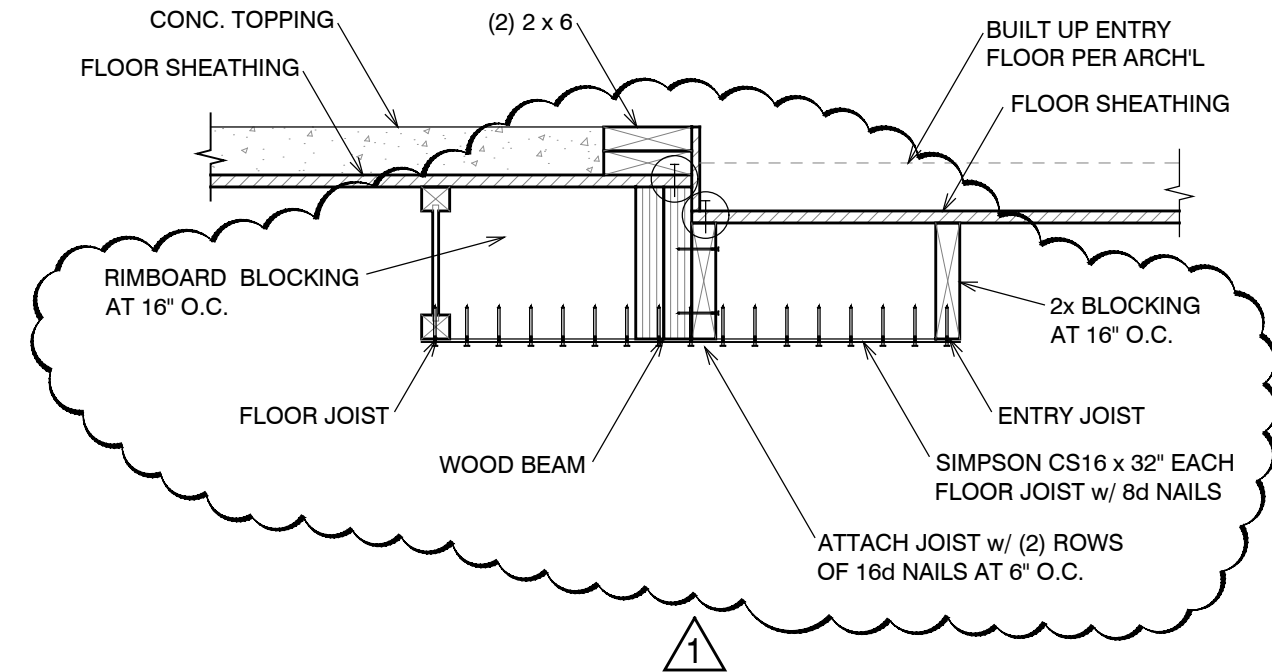
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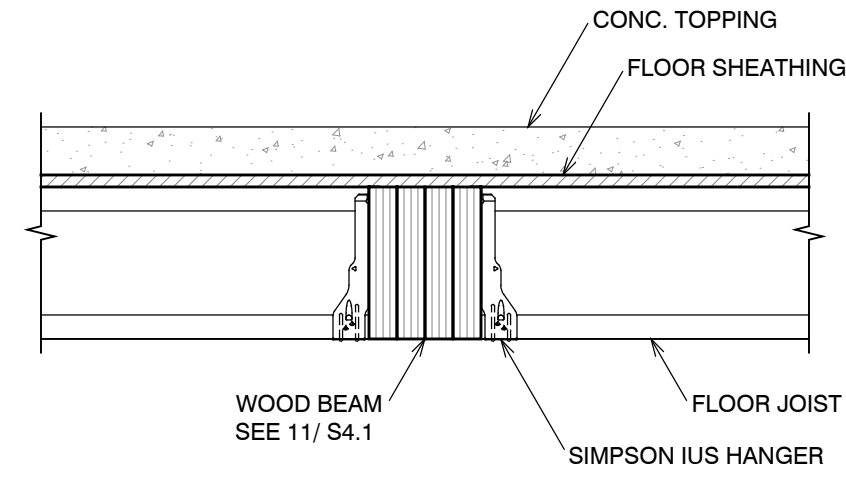
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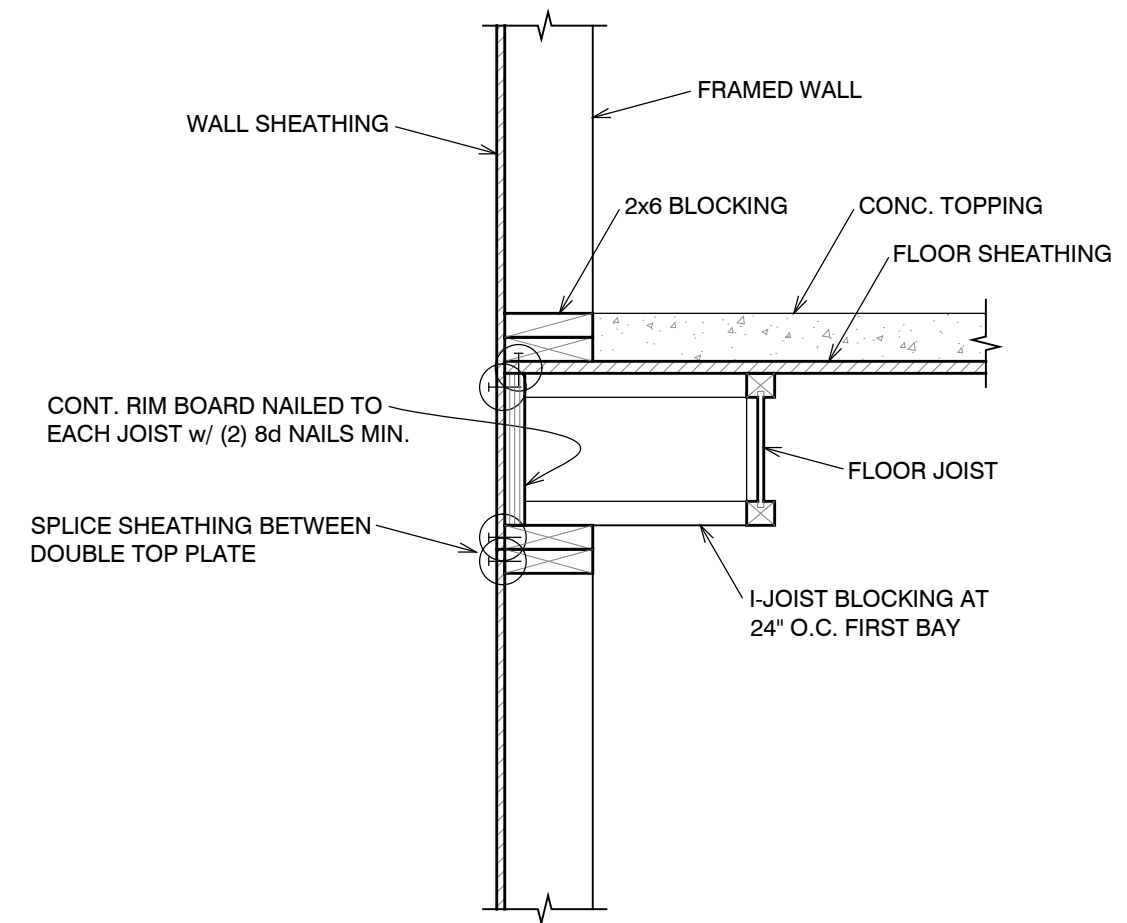
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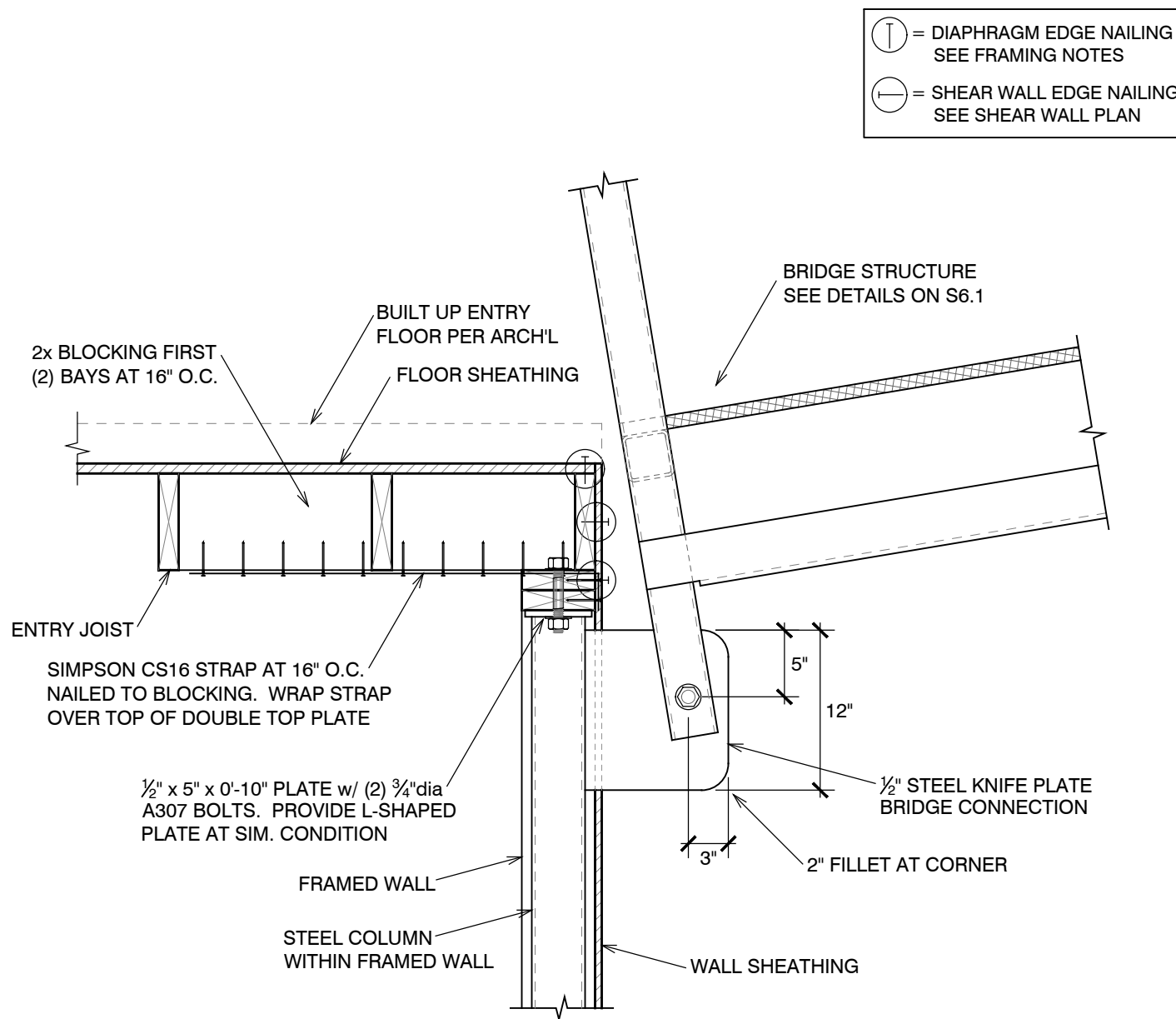
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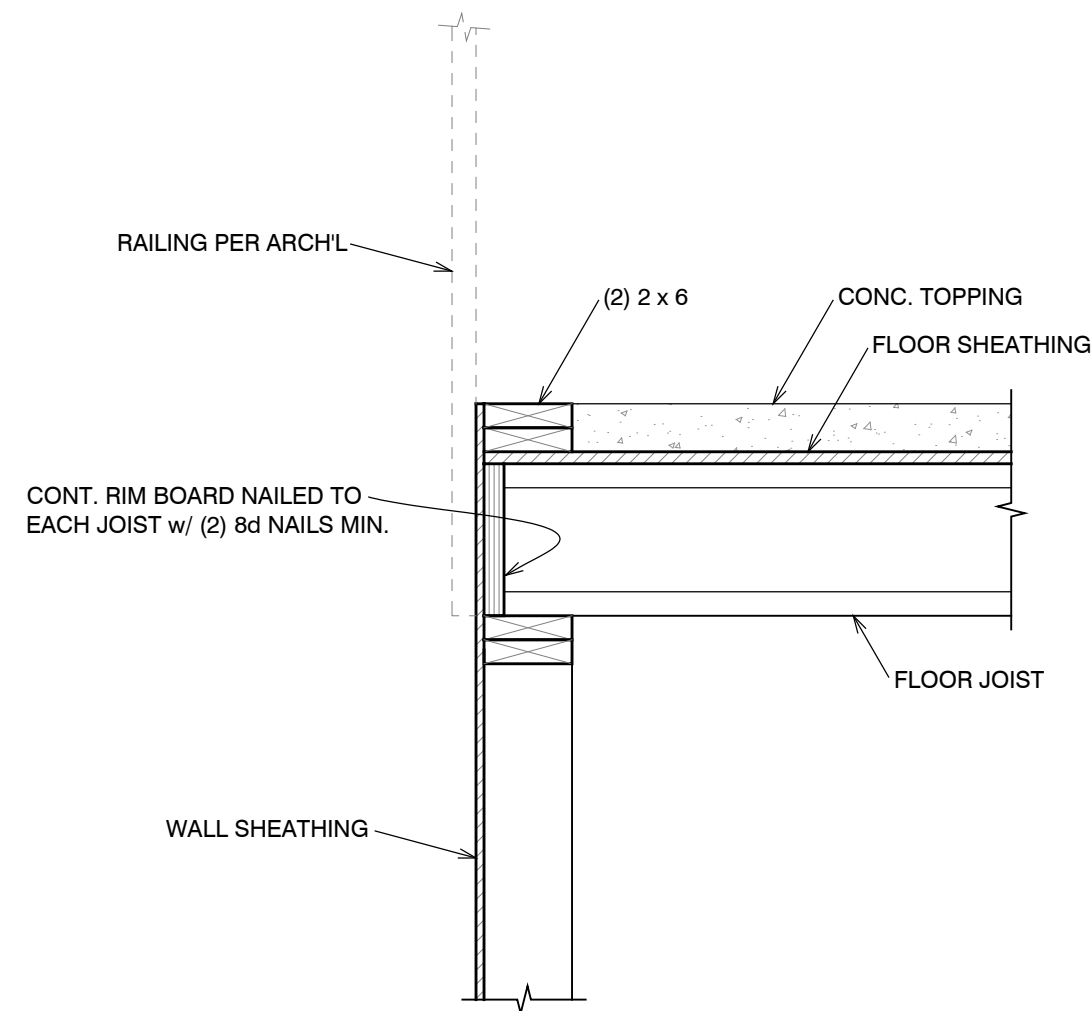
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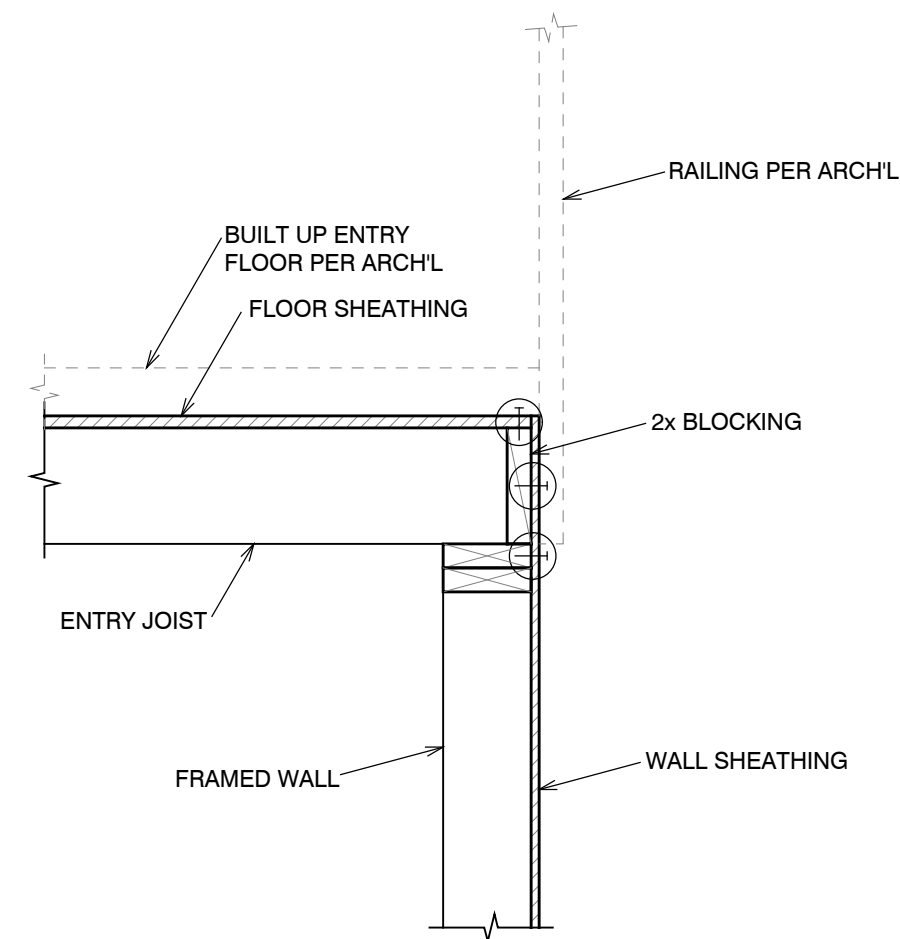
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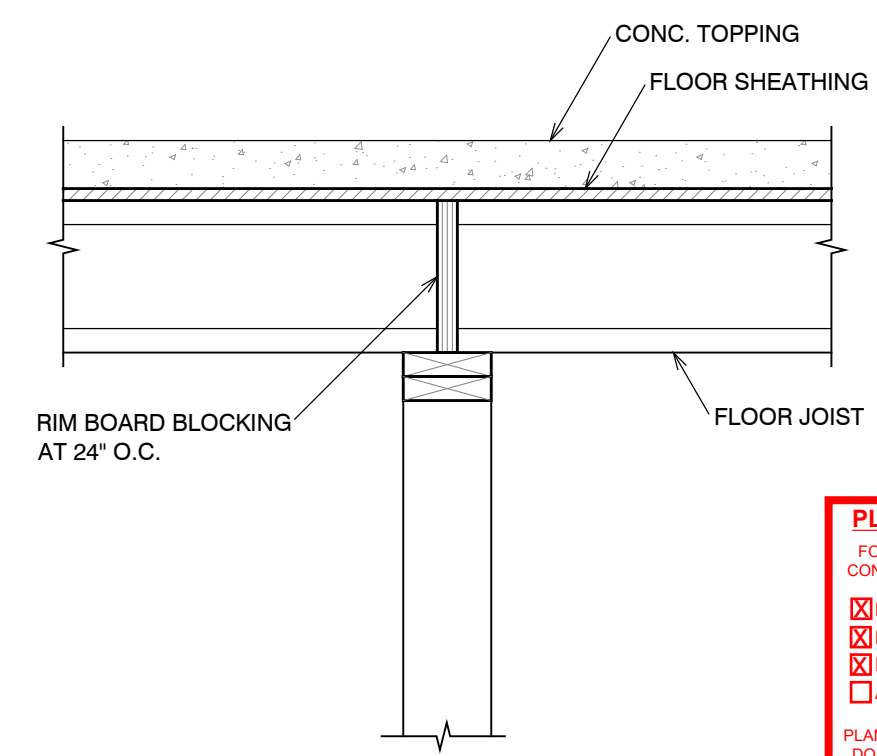
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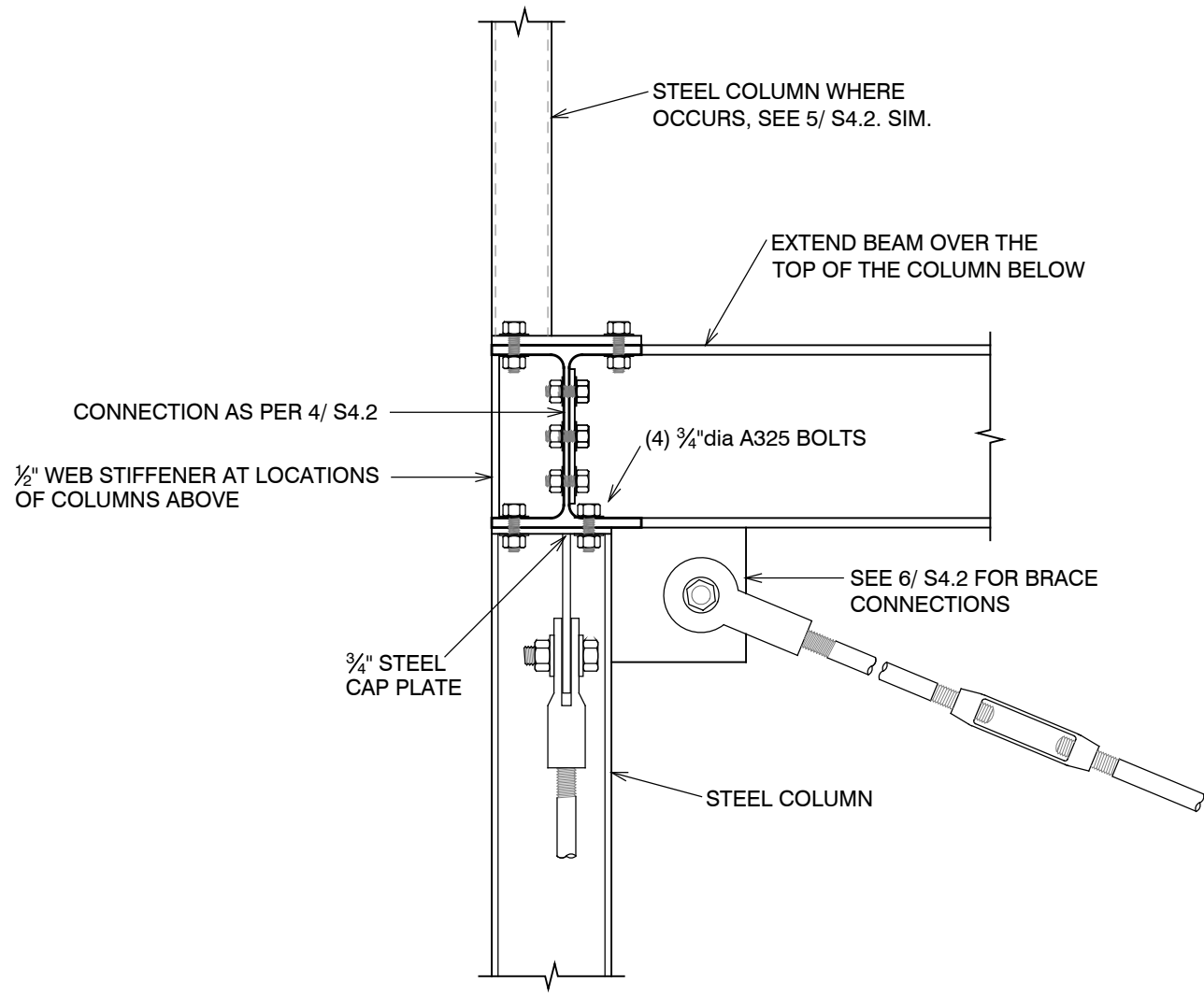


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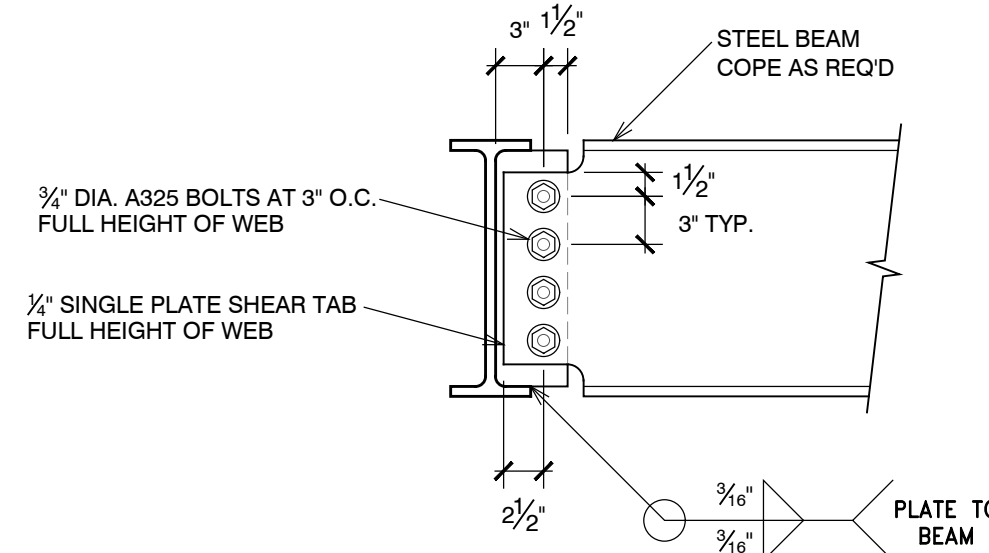


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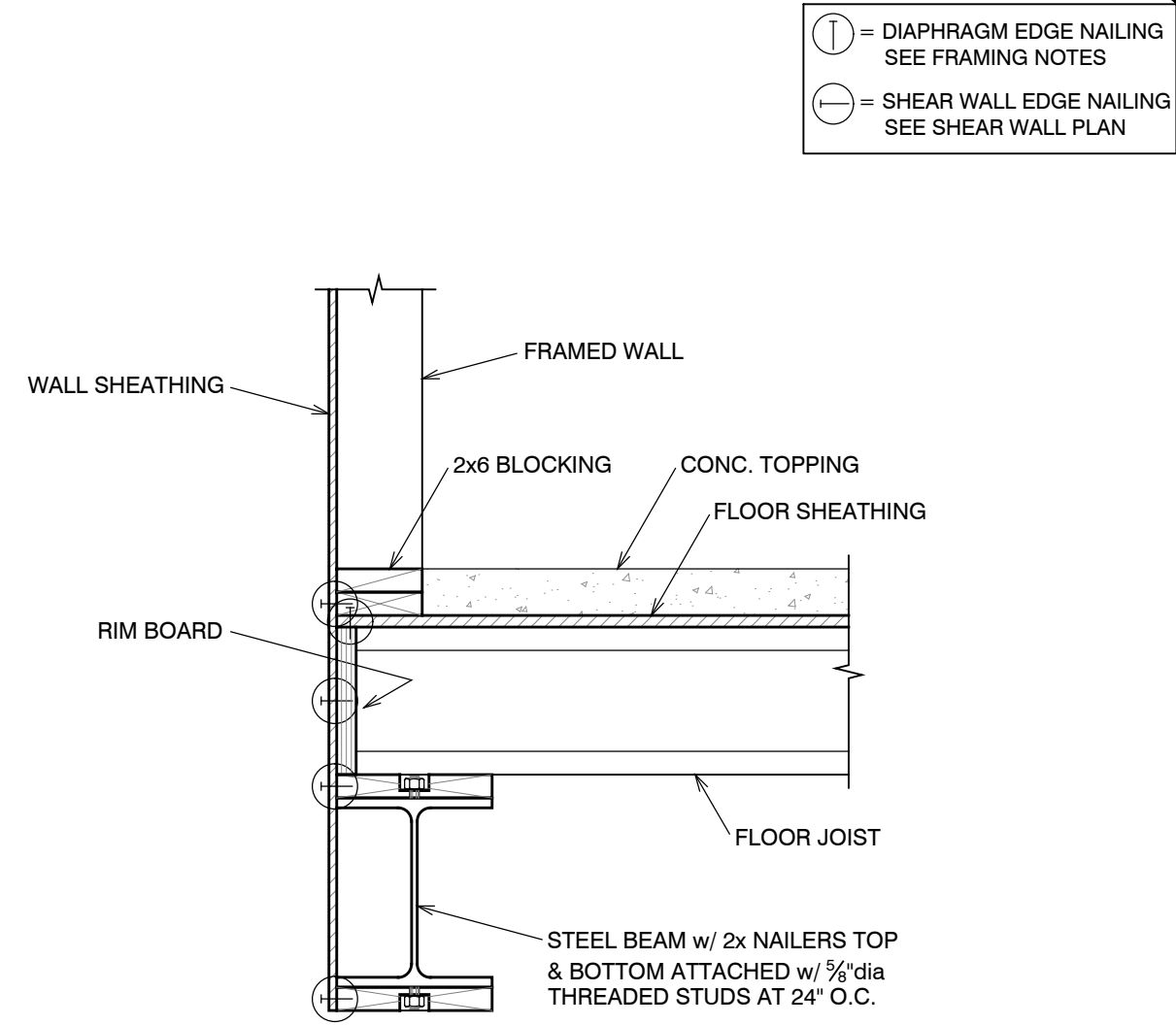




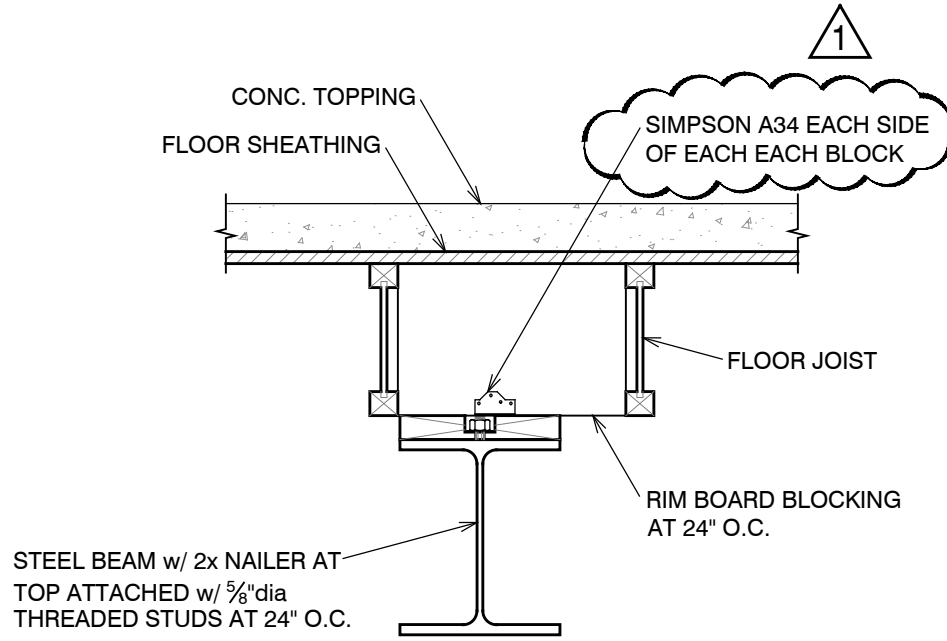
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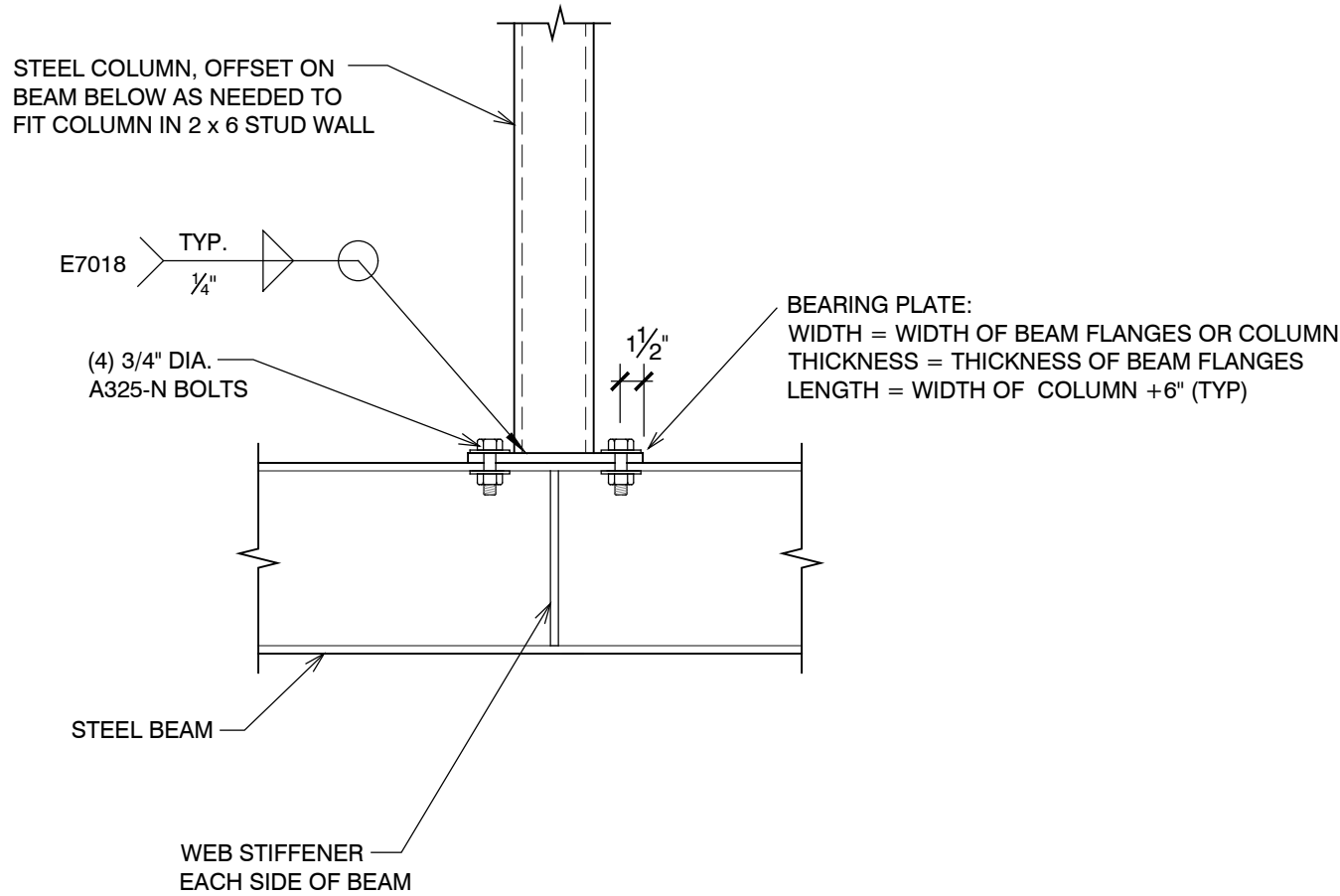
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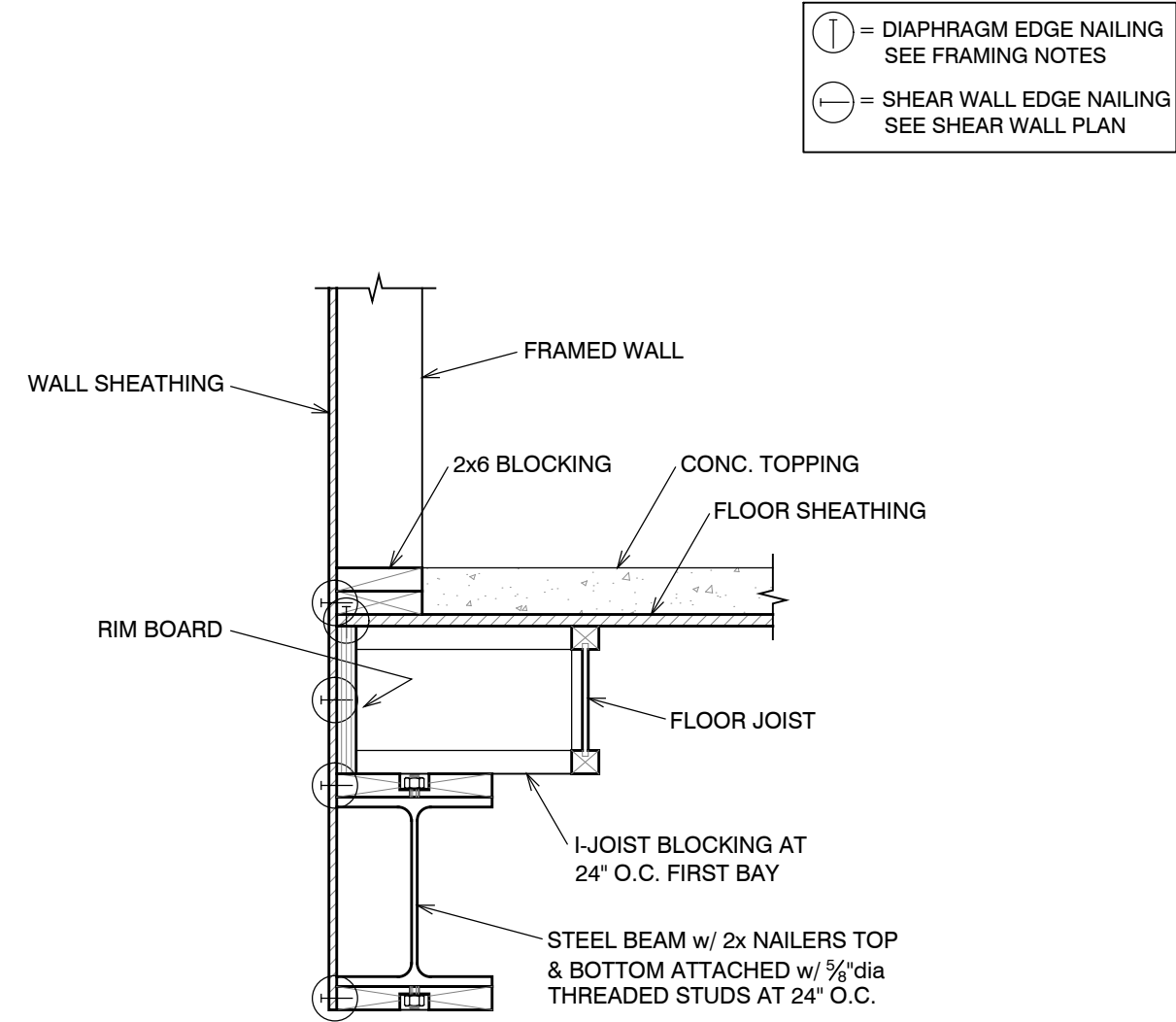
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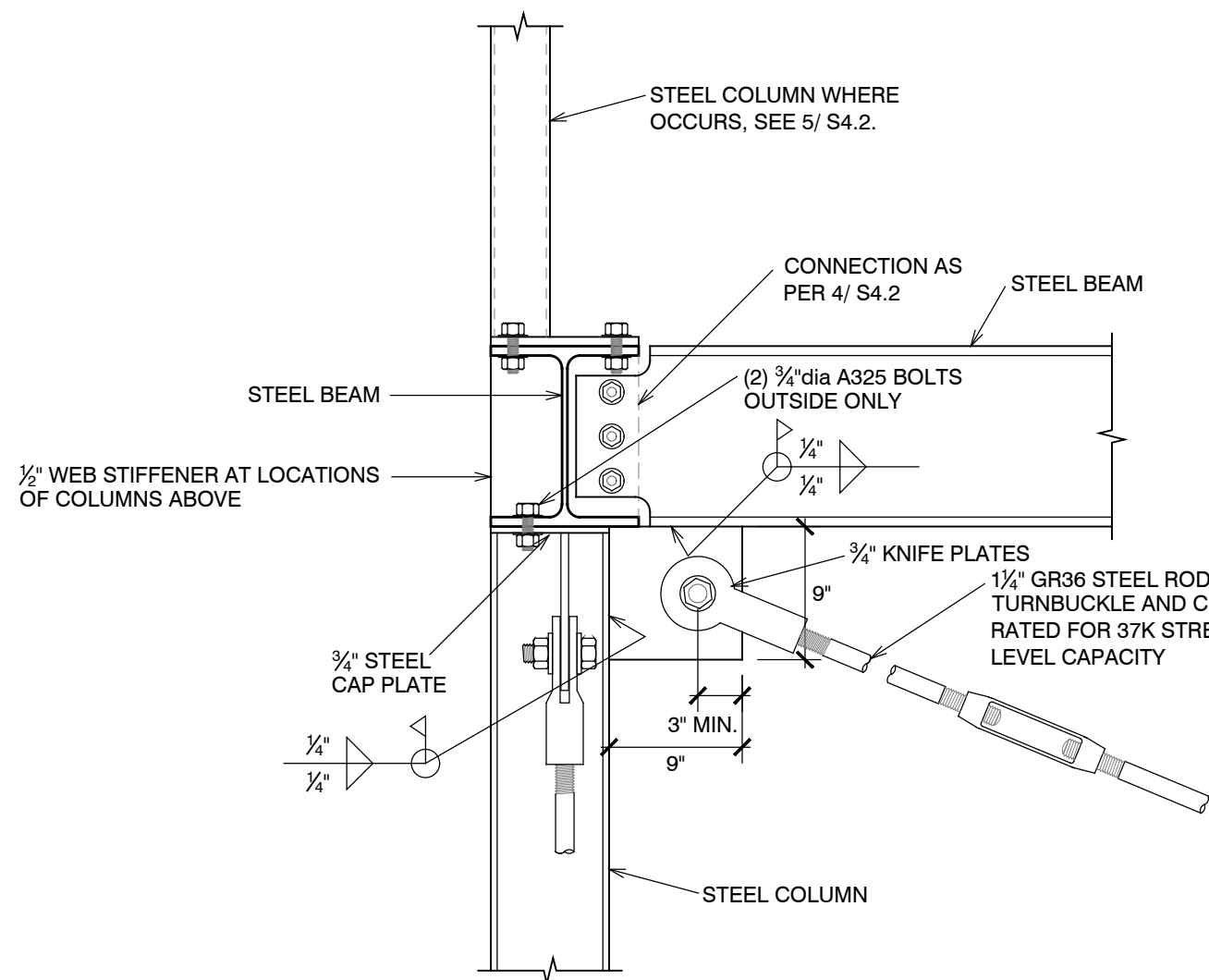
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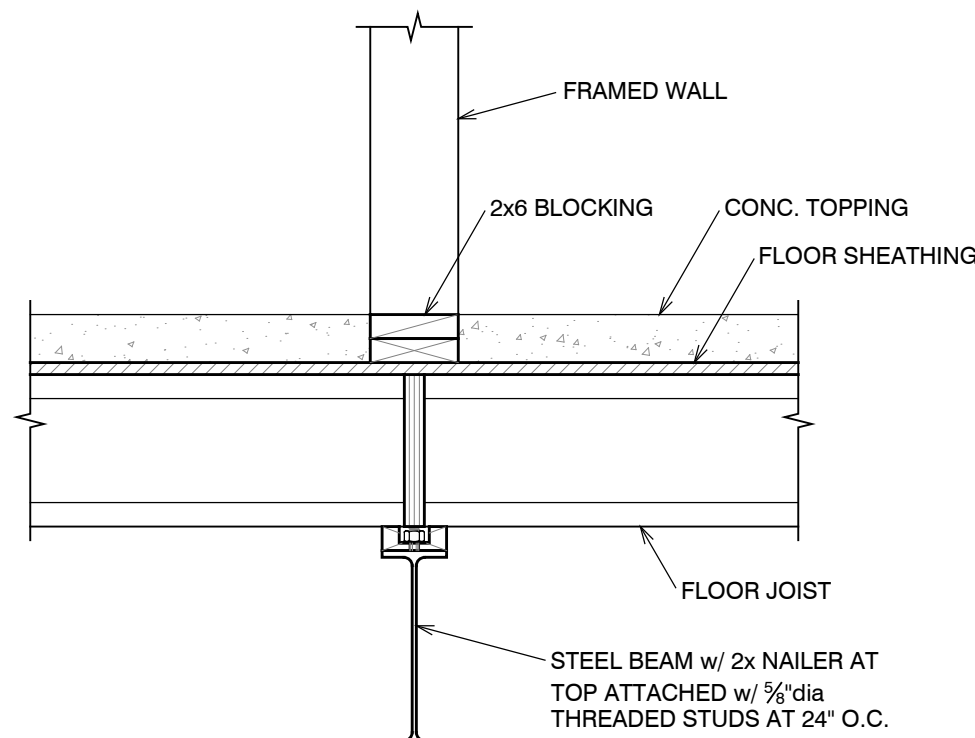
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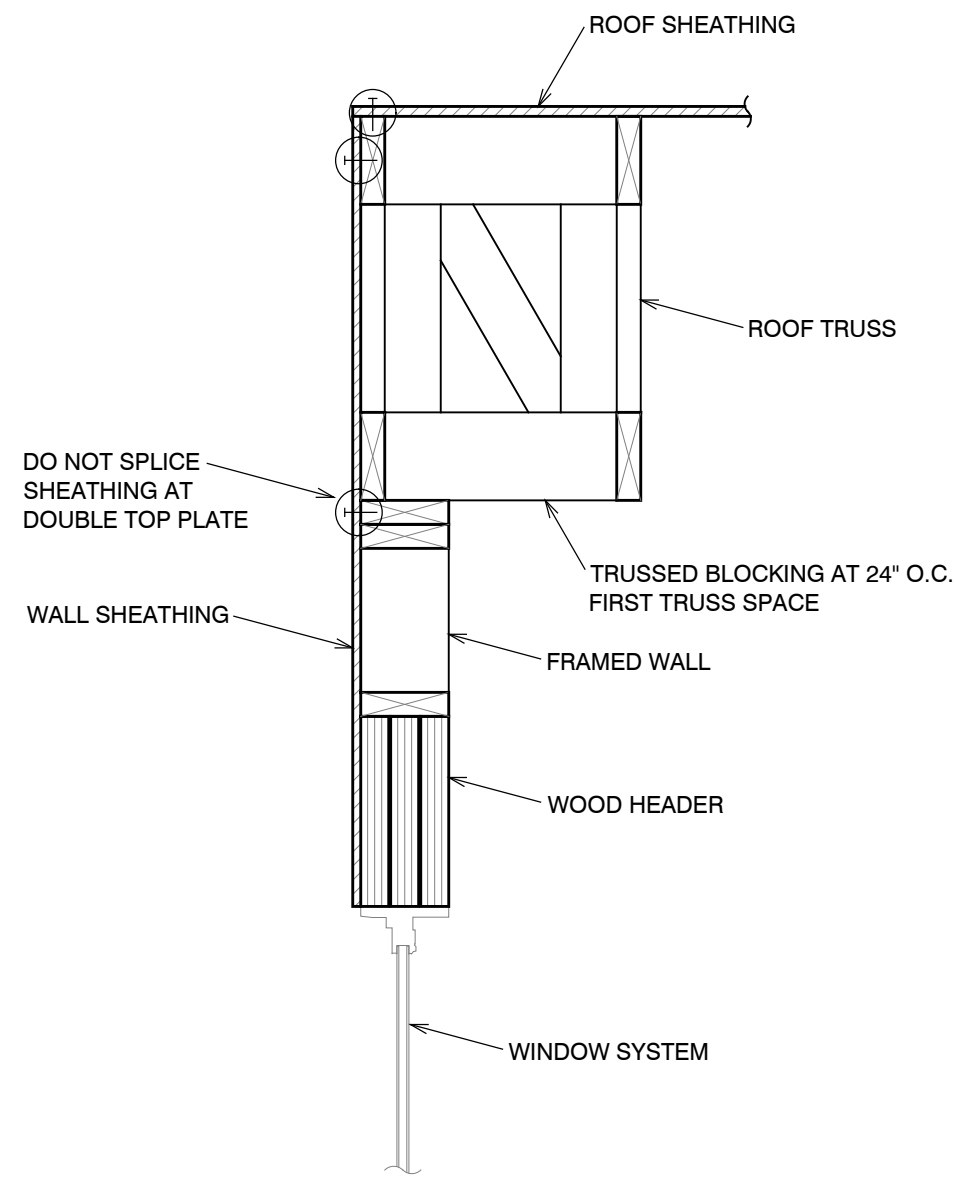


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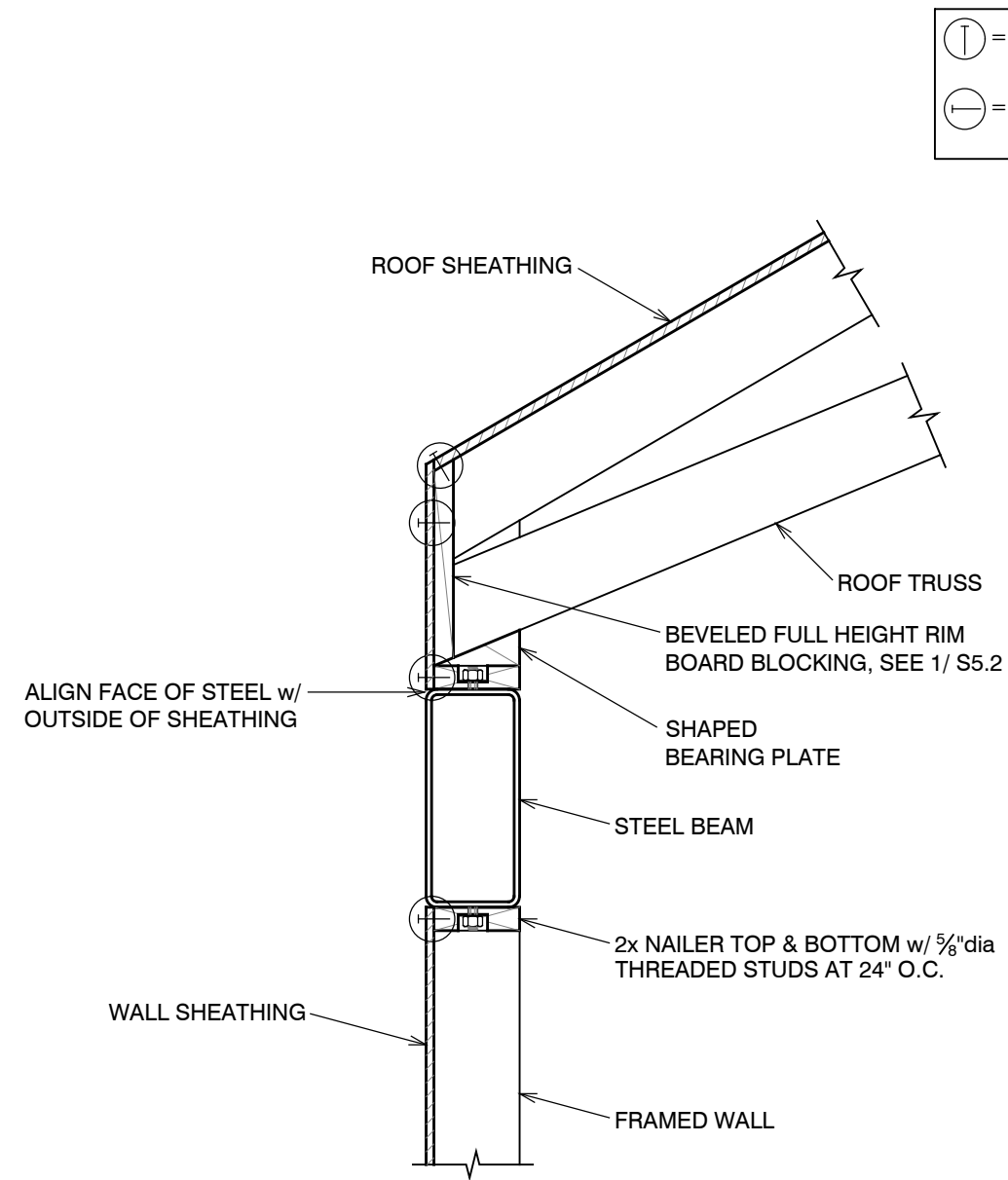
① = DIAPHRAGM EDGE NAILING
SEE FRAMING NOTES
② = SHEAR WALL EDGE NAILING
SEE SHEAR WALL PLAN

① = DIAPHRAGM EDGE NAILING
SEE FRAMING NOTES
② = SHEAR WALL EDGE NAILING
SEE SHEAR WALL PLAN

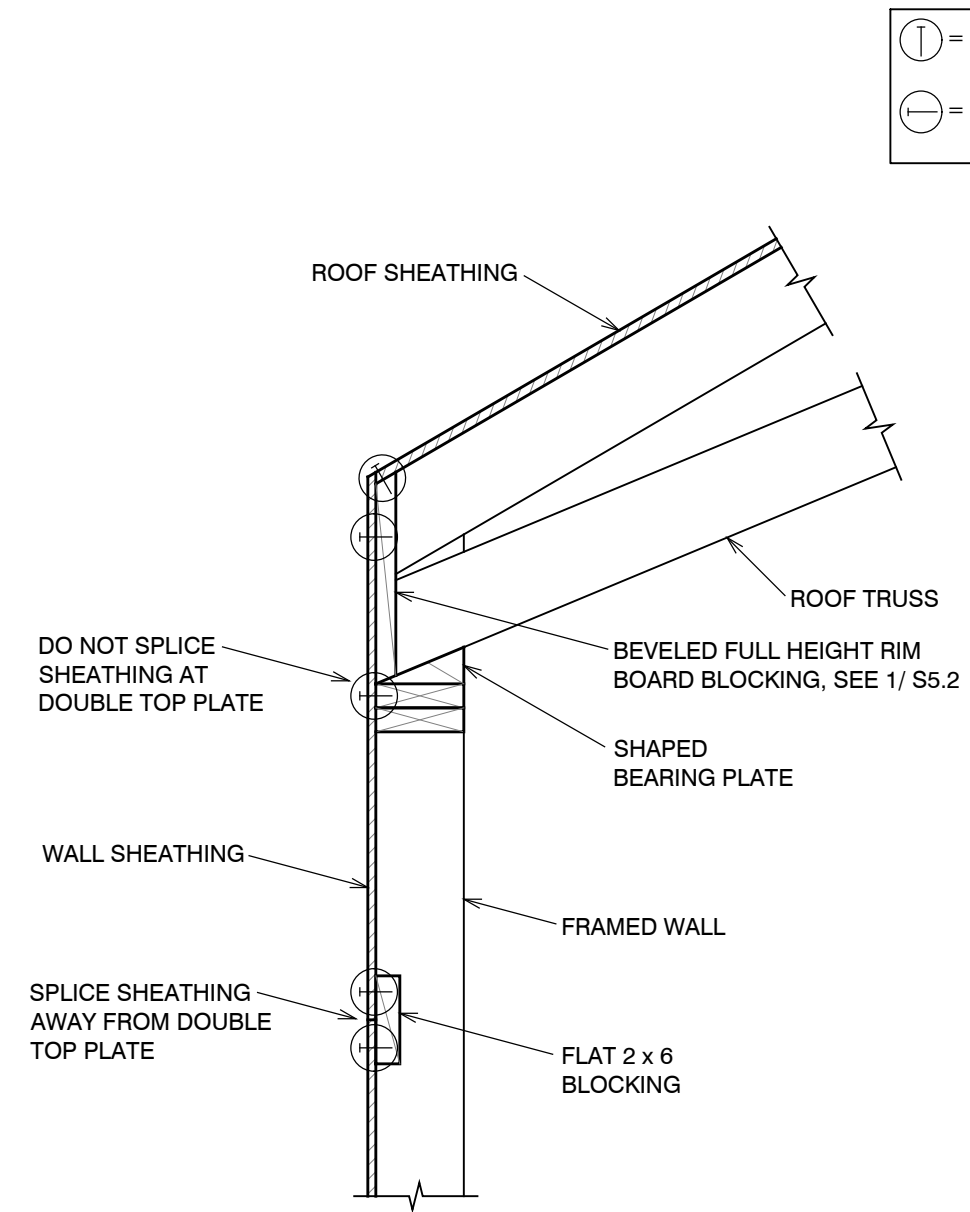
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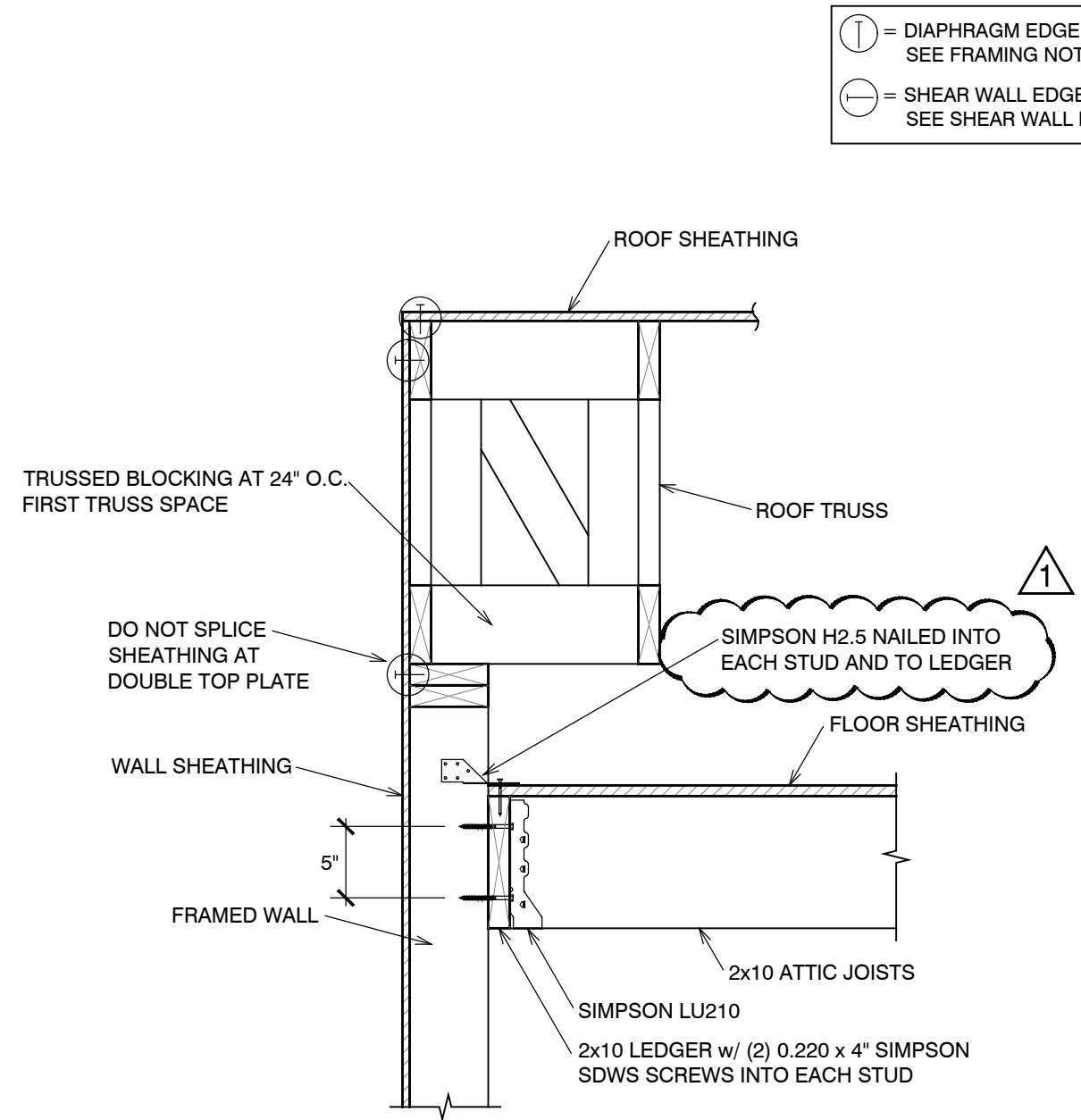
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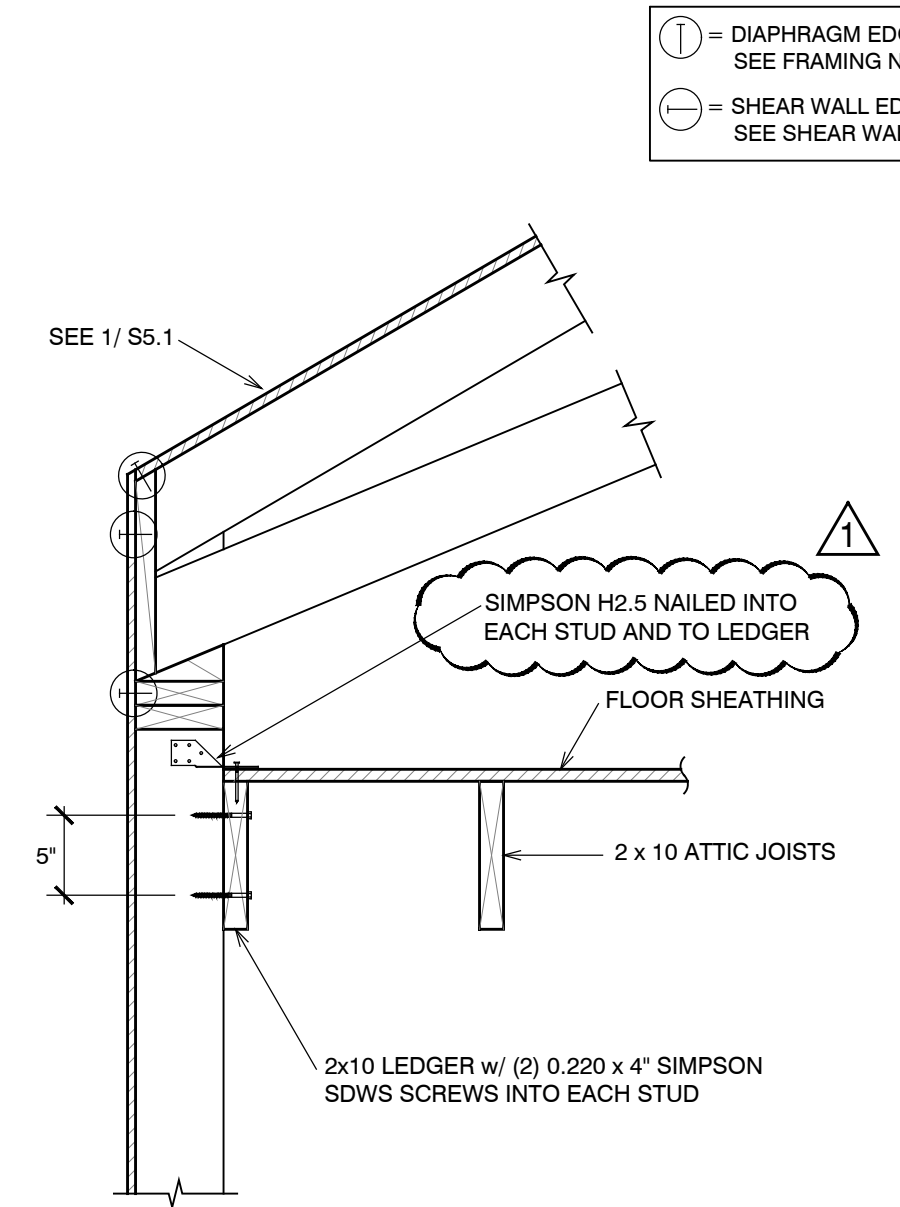
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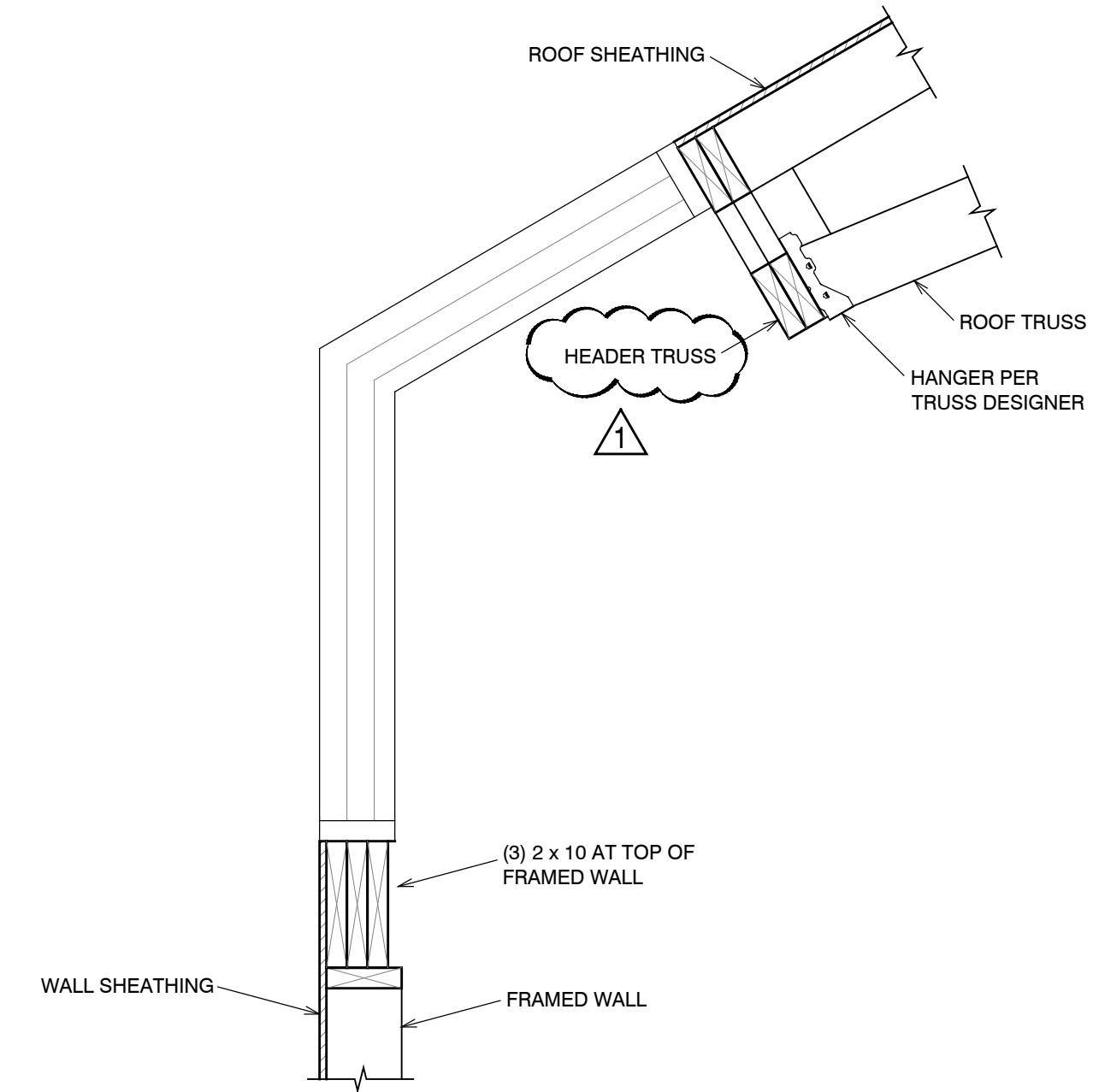
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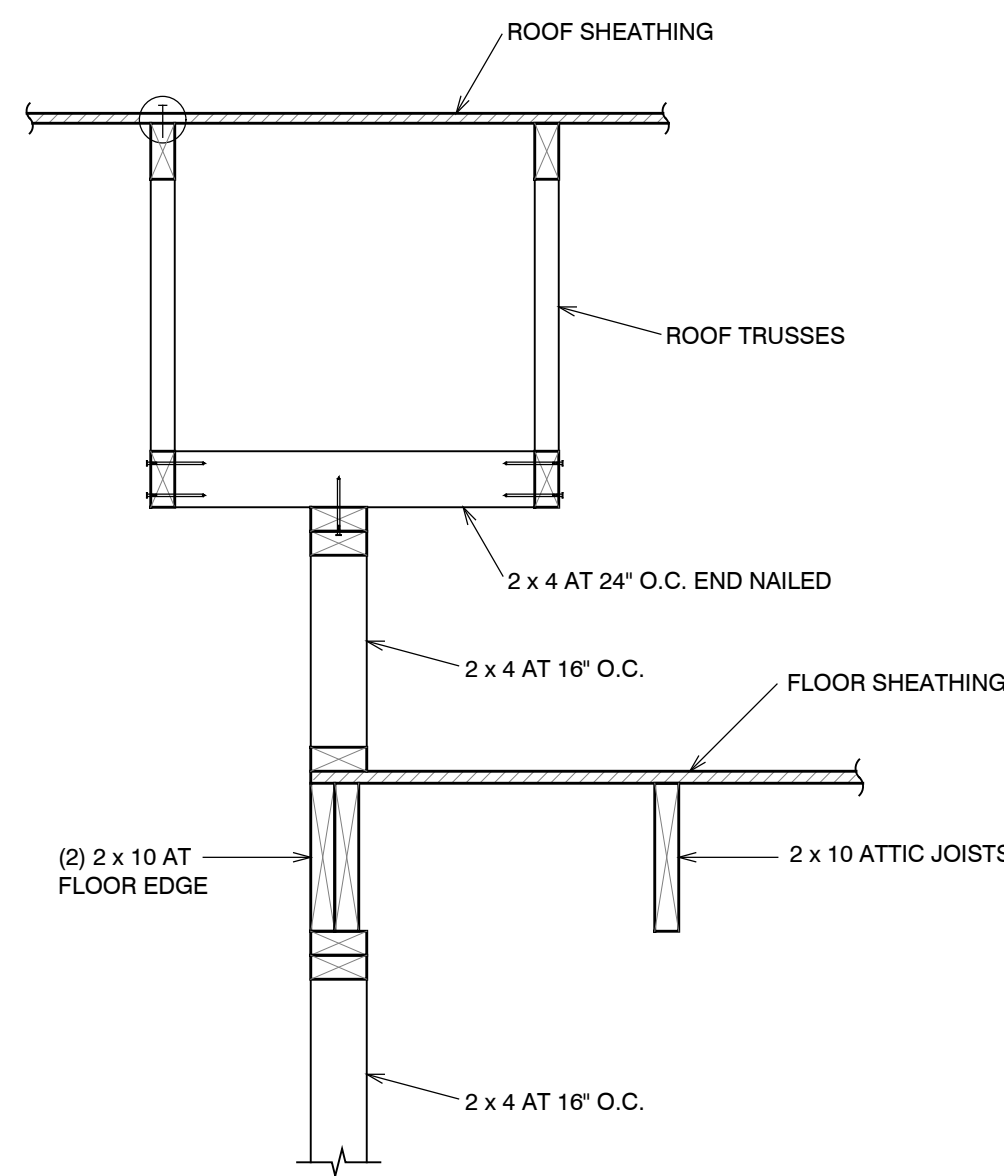
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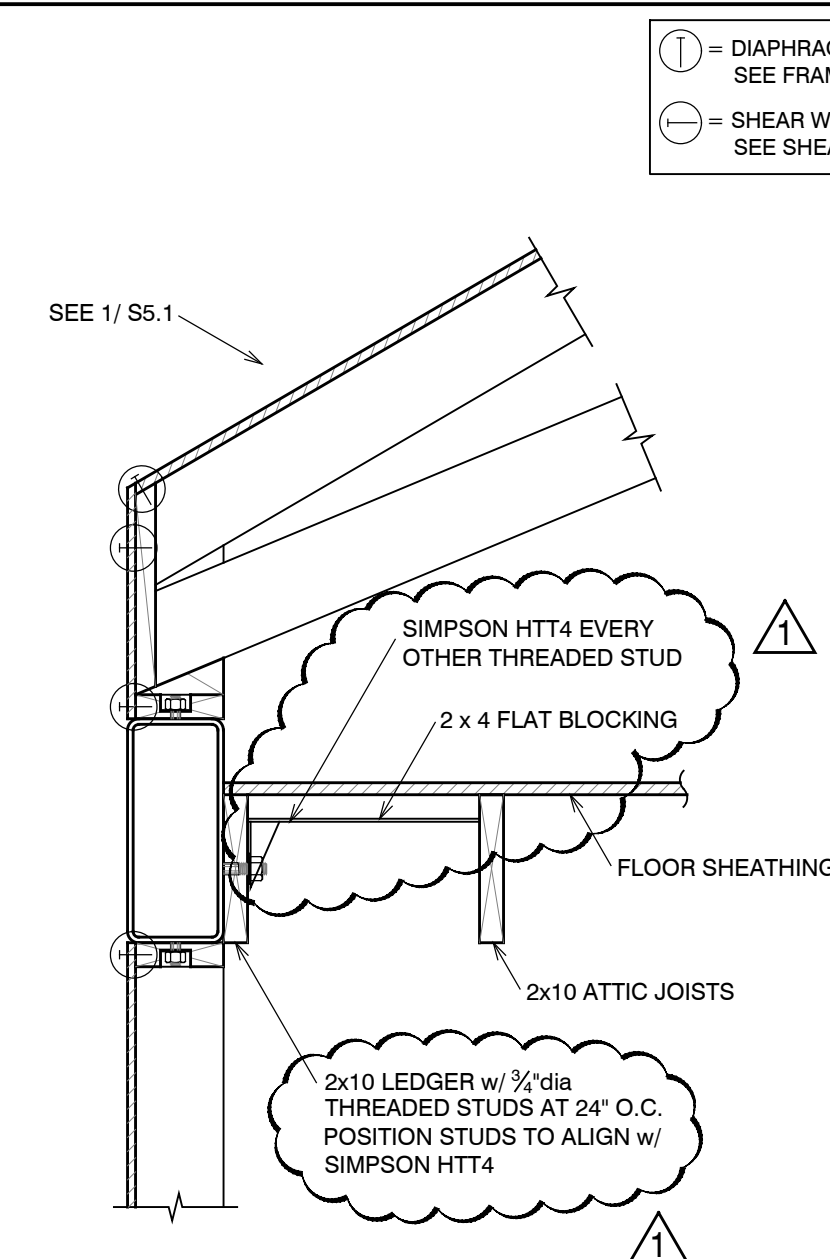
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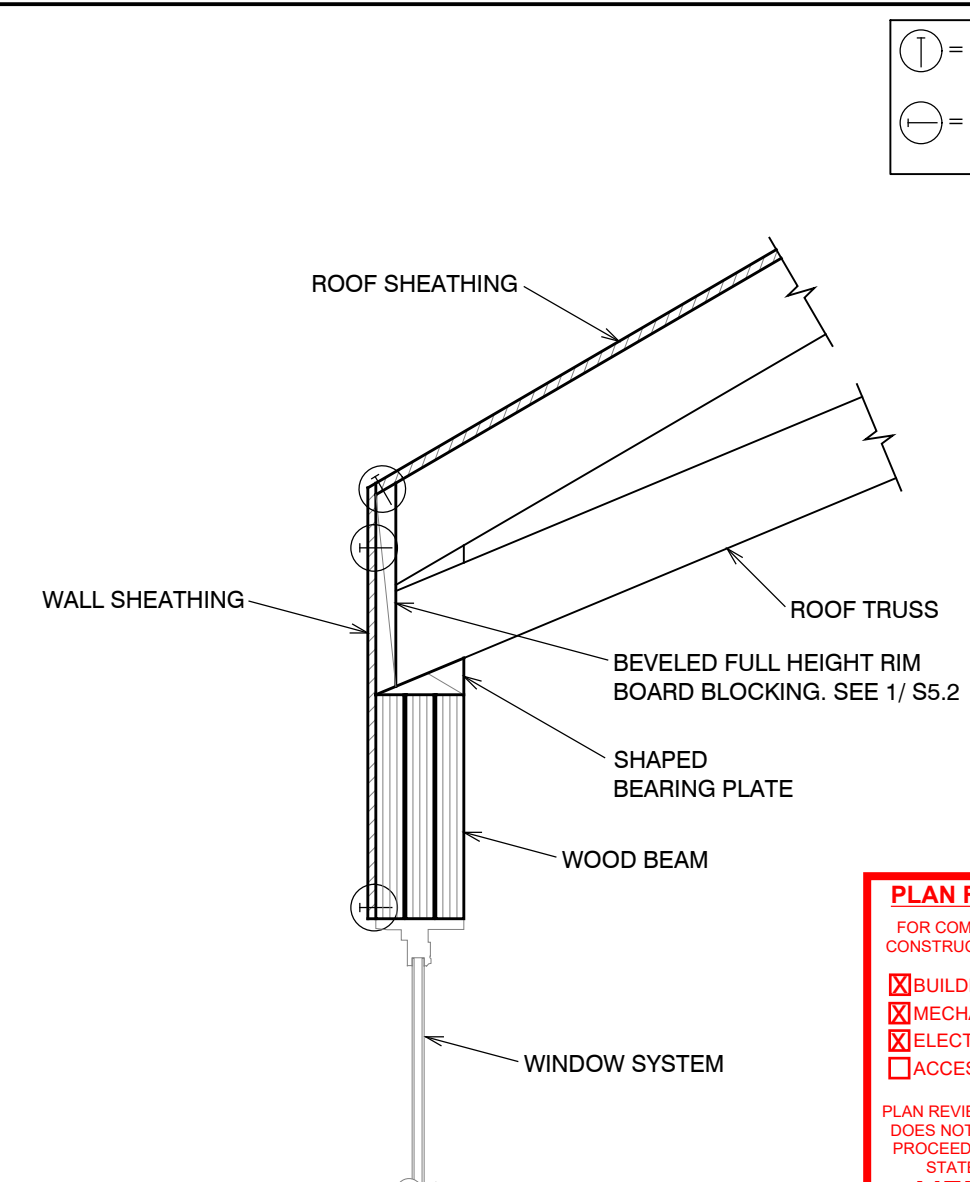
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CONSTRUCTION DETAIL



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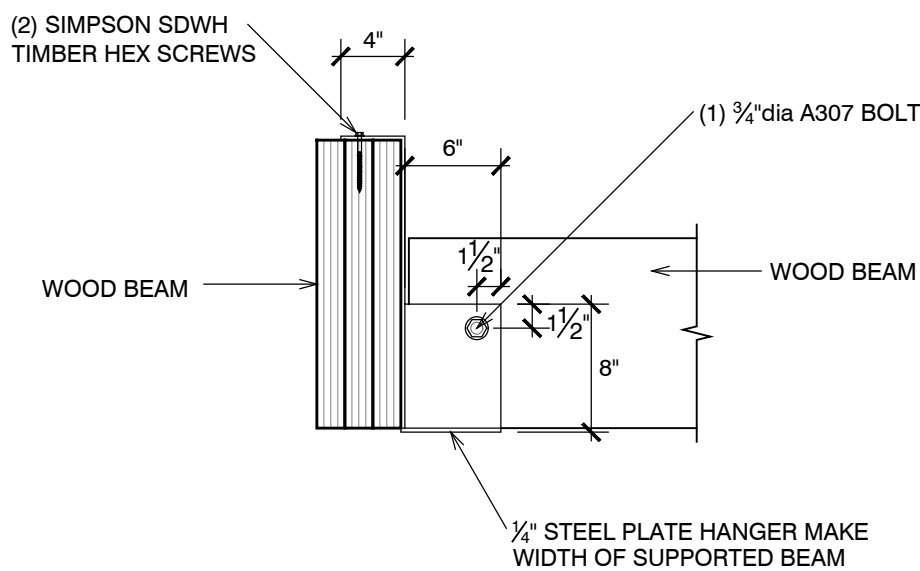
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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.
☒ BUILDING ☒ STRUCTURAL
☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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Structural Plans for:
POWDER MOUNTAIN CABIN 1500

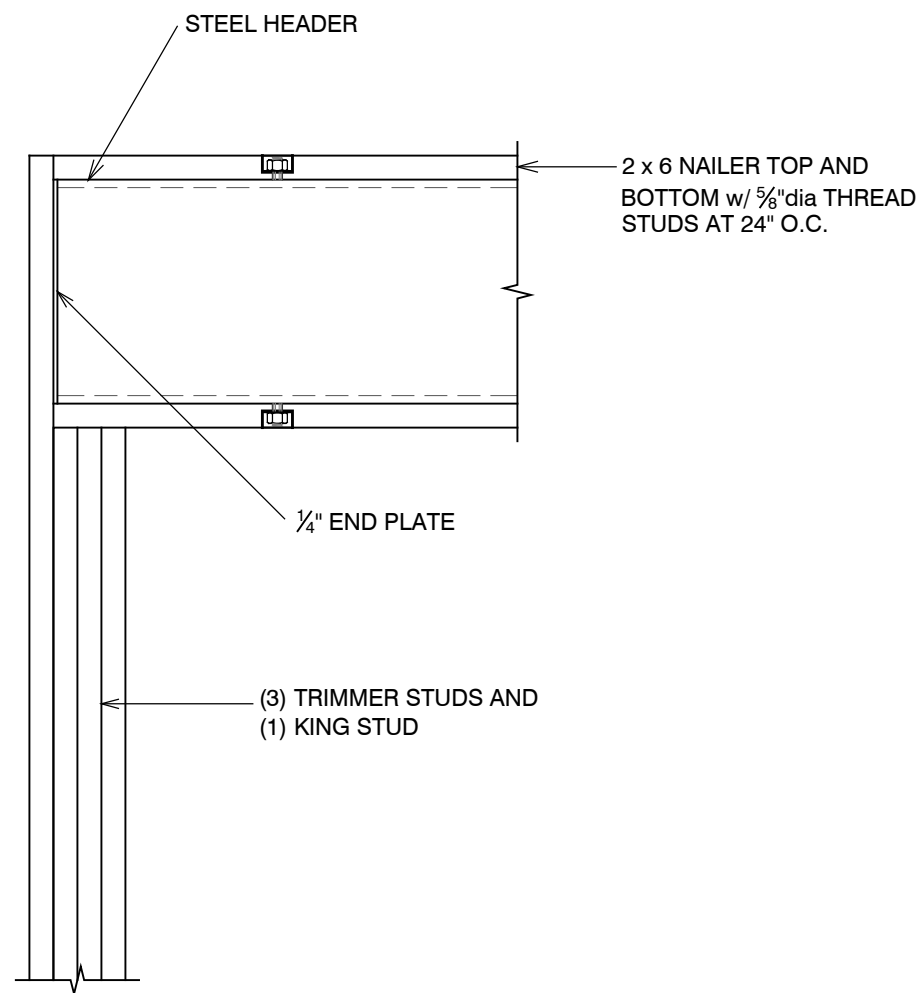
PROFESSIONAL STRUCTURAL ENGINEER
NO. 190917
JAY D. ADAMS
STATE OF UTAH
8/14/17

DESIGNED BY: J.D.A.
CHECKED BY: J.D.A.
SCALE: AS SHOWN
DATE: JULY 13, 2017
JOB No. 17-034

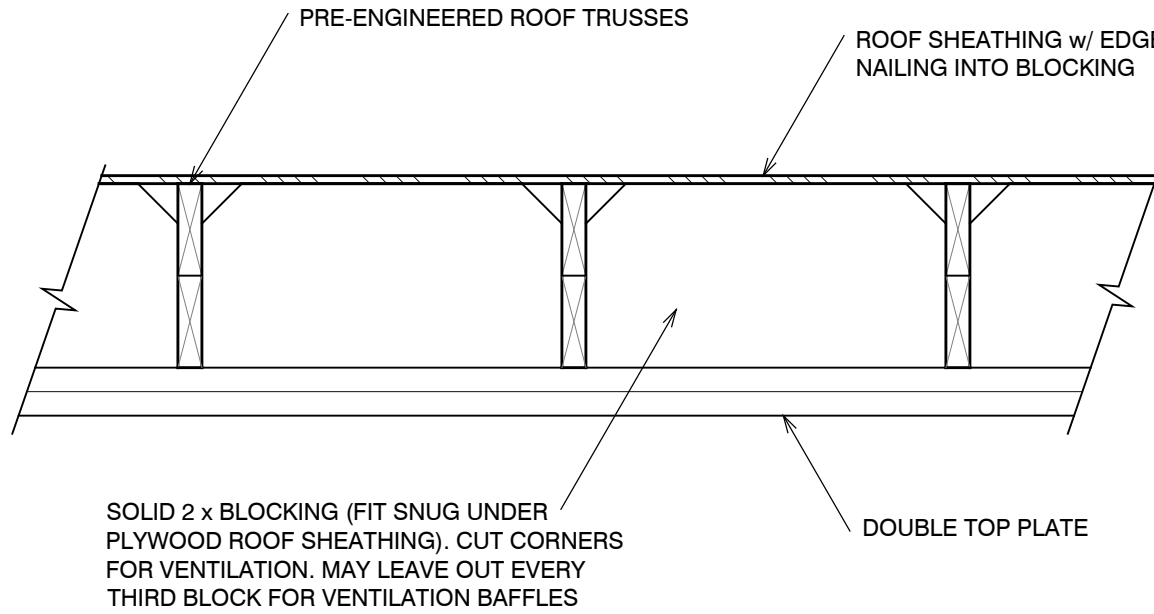
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SHEET No. **S5.1**



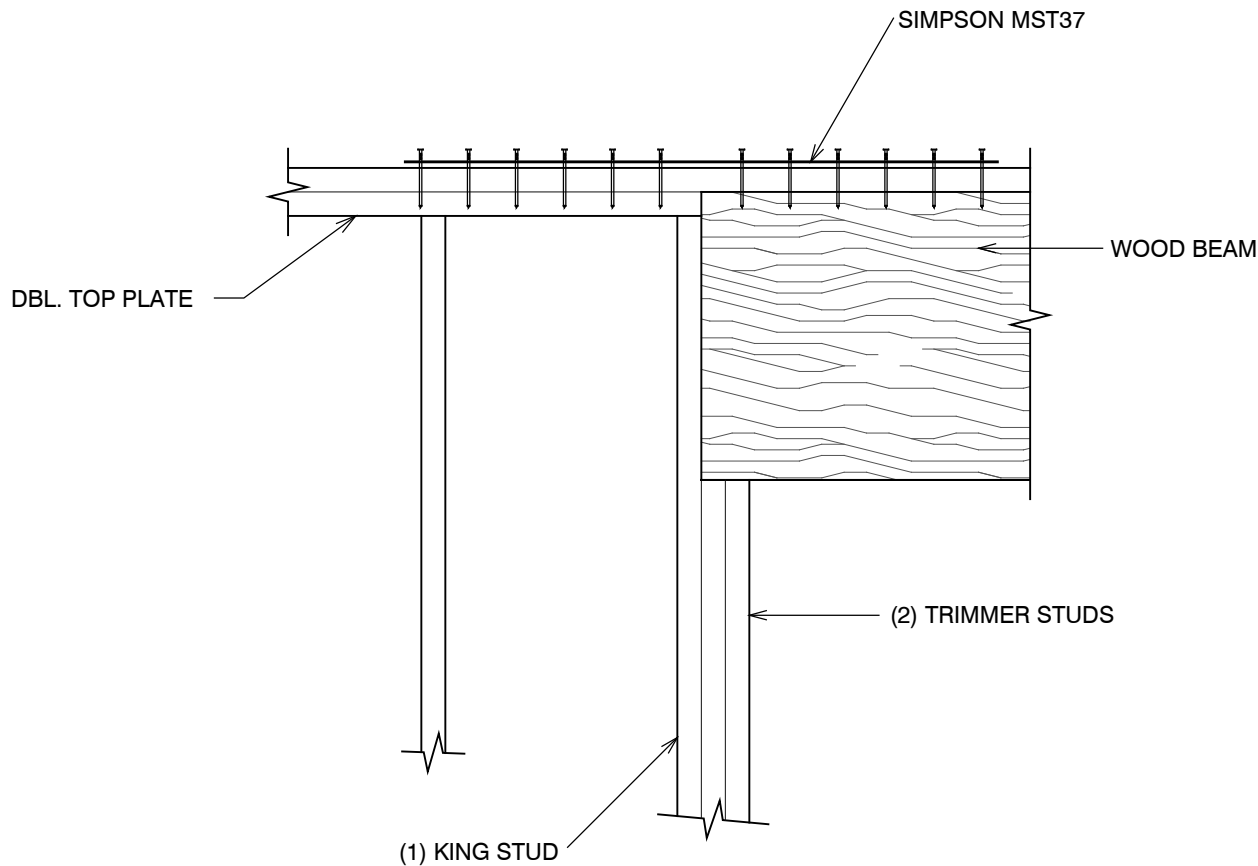
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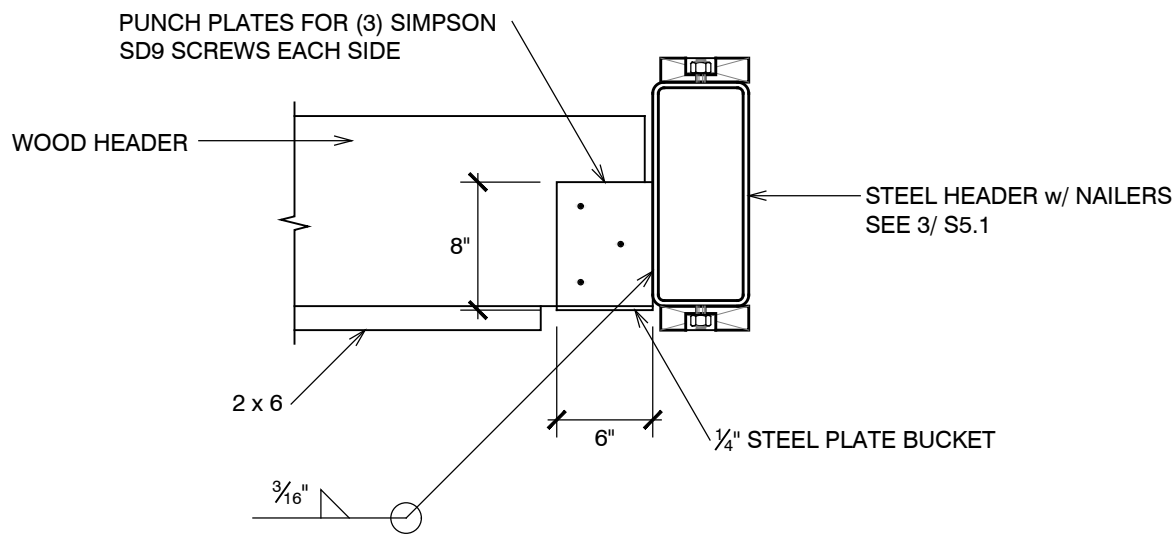
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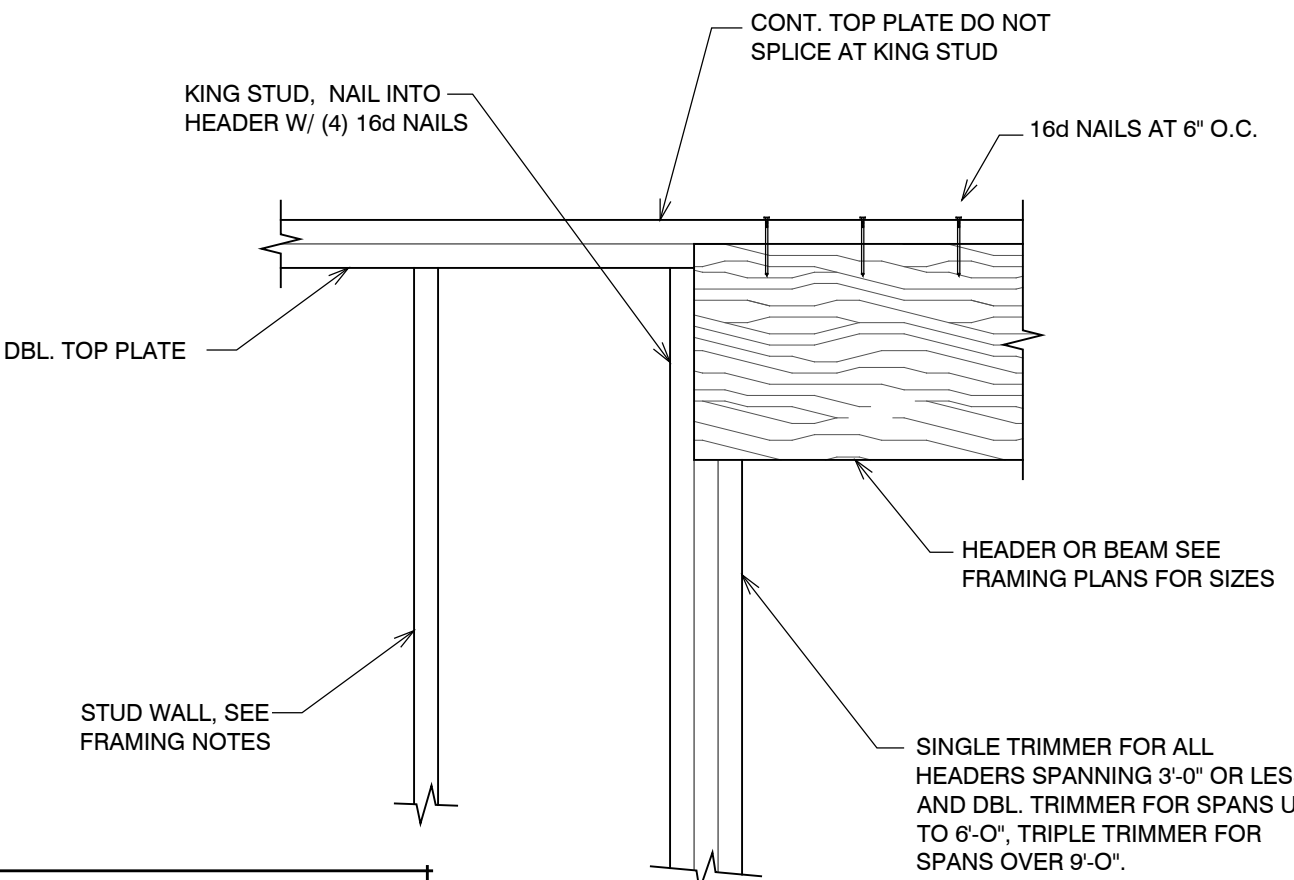
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8
S5.2
CONSTRUCTION DETAIL
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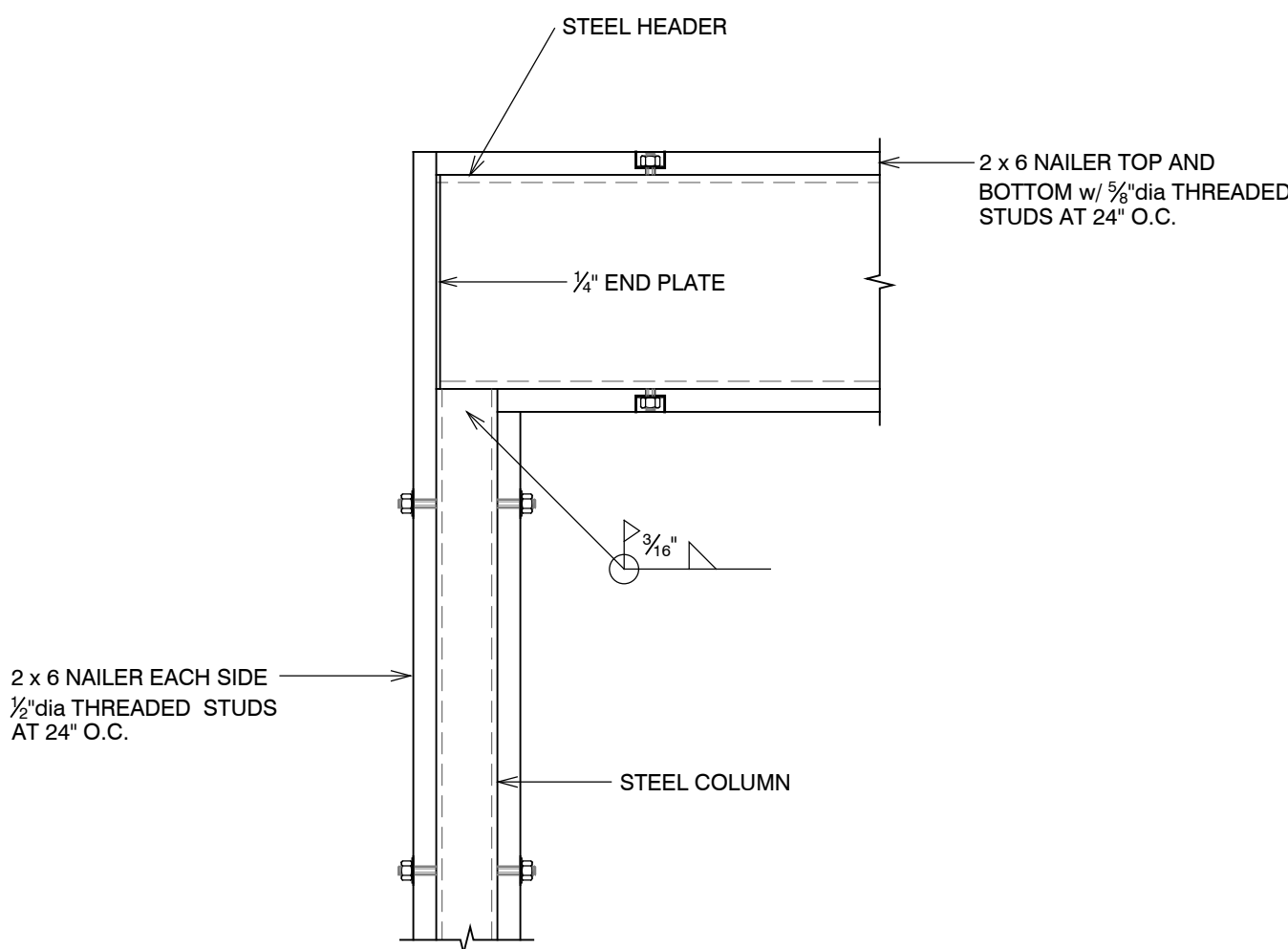


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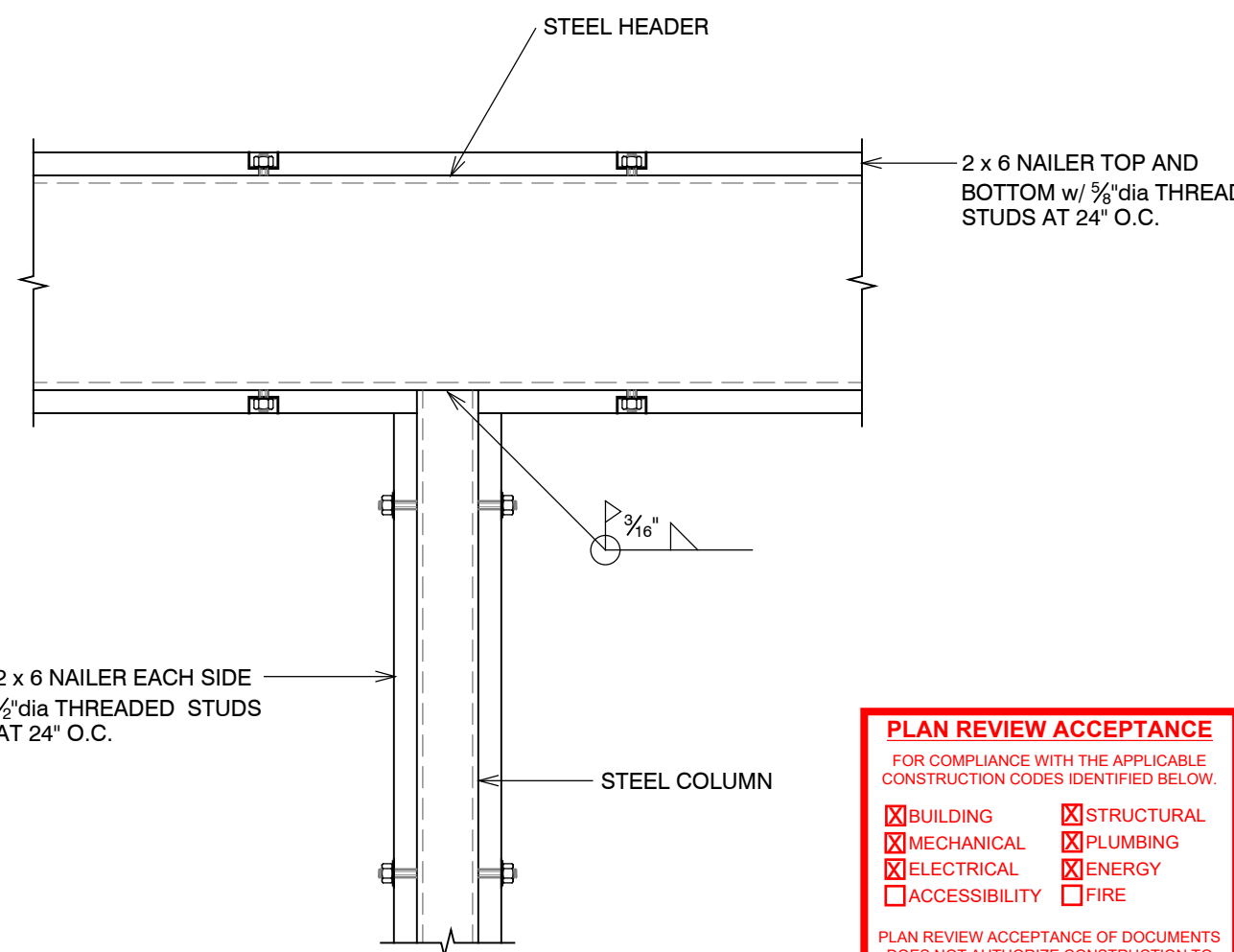


NOTE:
NAIL ALL TRIMMERS AND KING
STUDS TOGETHER W/ 16d NAILS
• 16" O.C. STAGGERED CONT.

2
S5.2
CONSTRUCTION DETAIL
NO SCALE

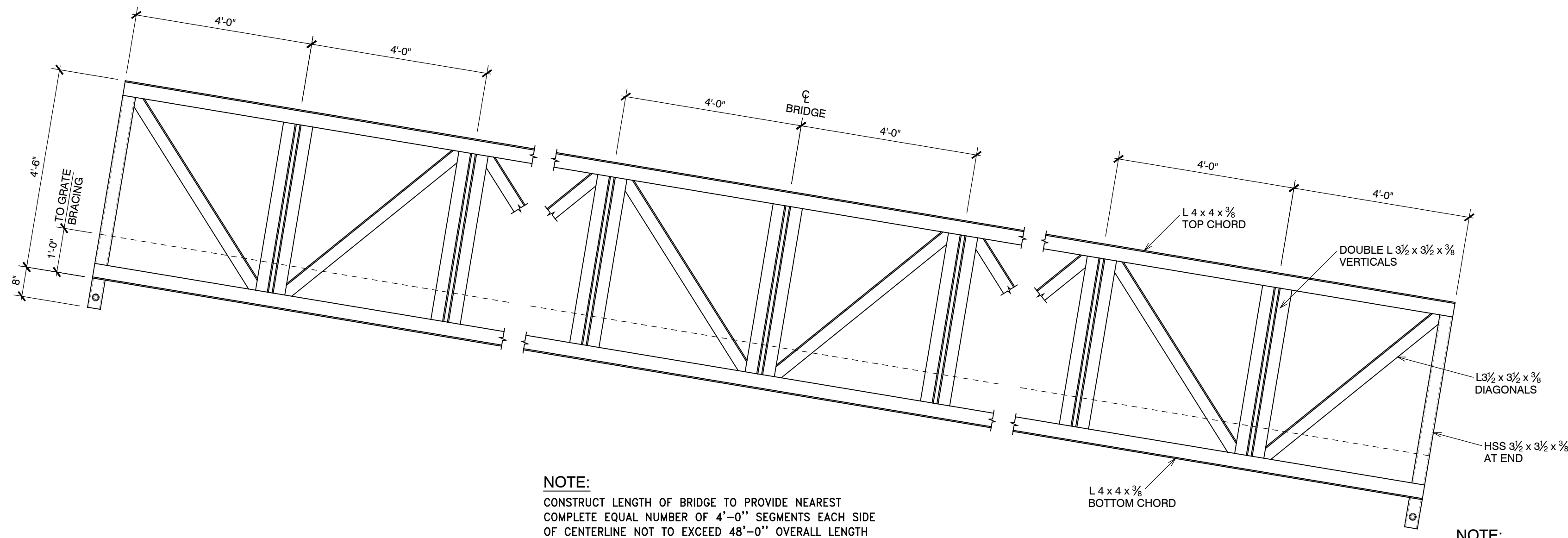


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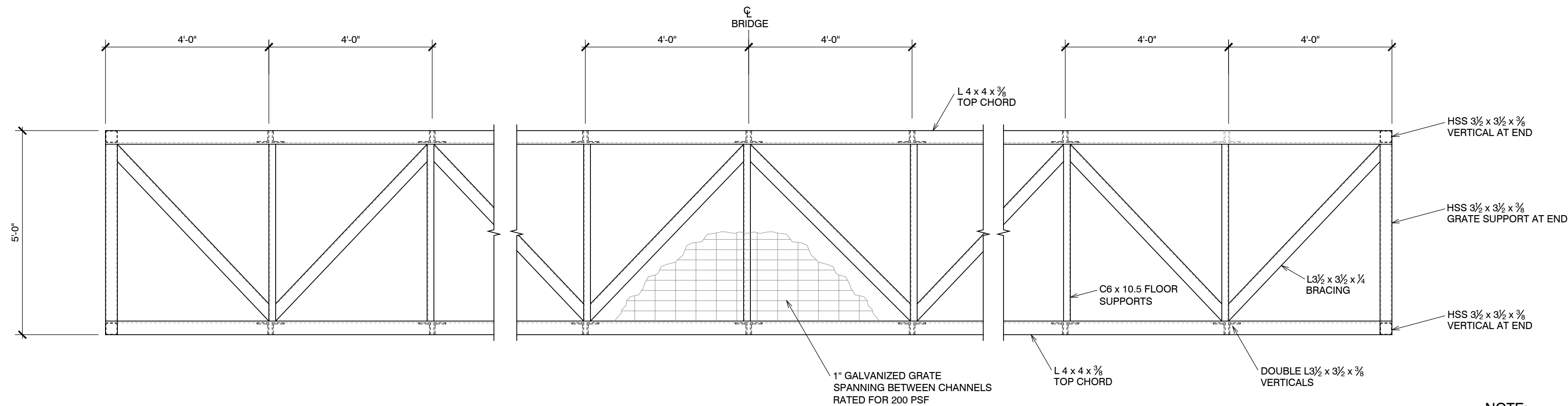


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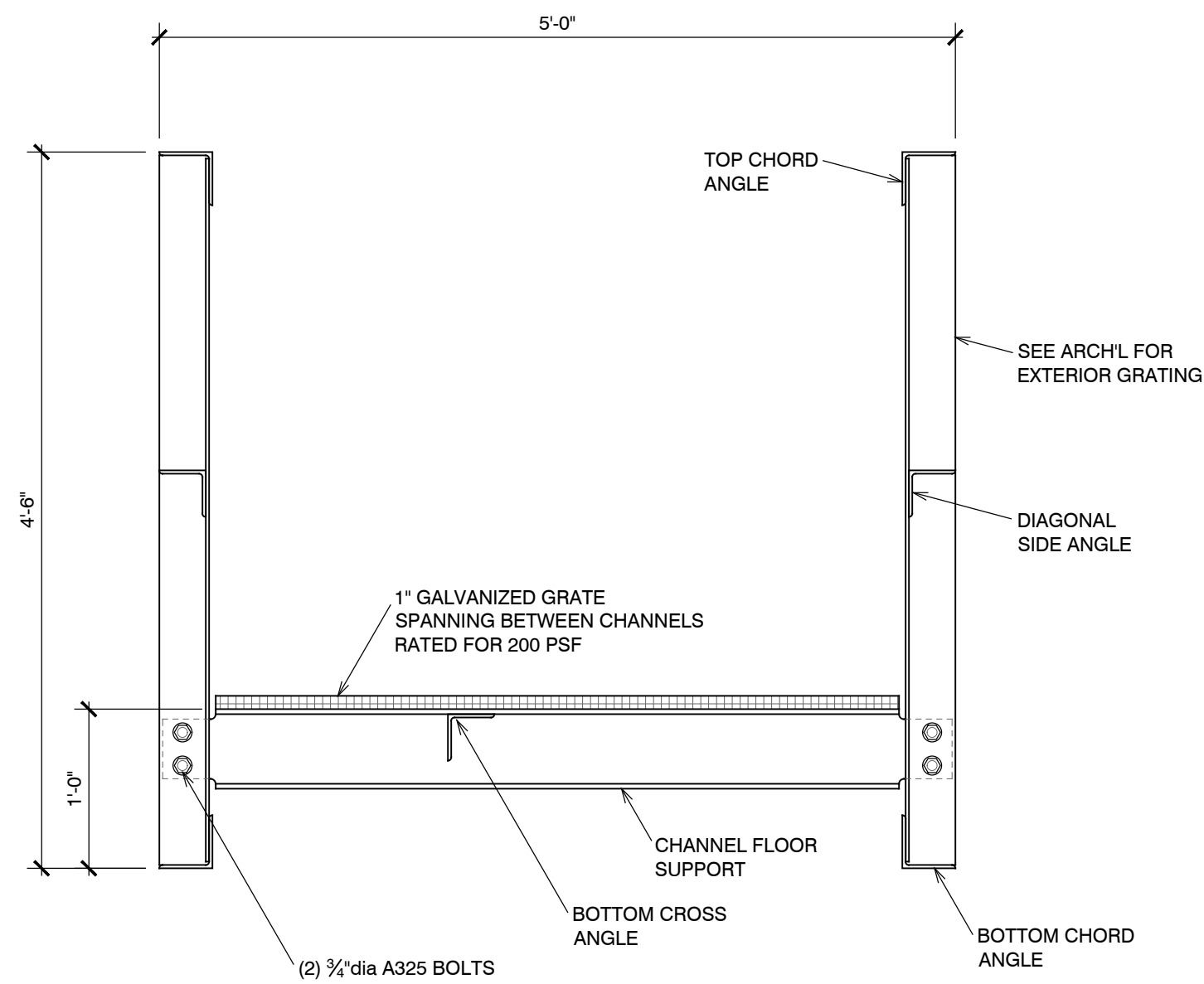
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BY **MEM** DATE 08/21/17
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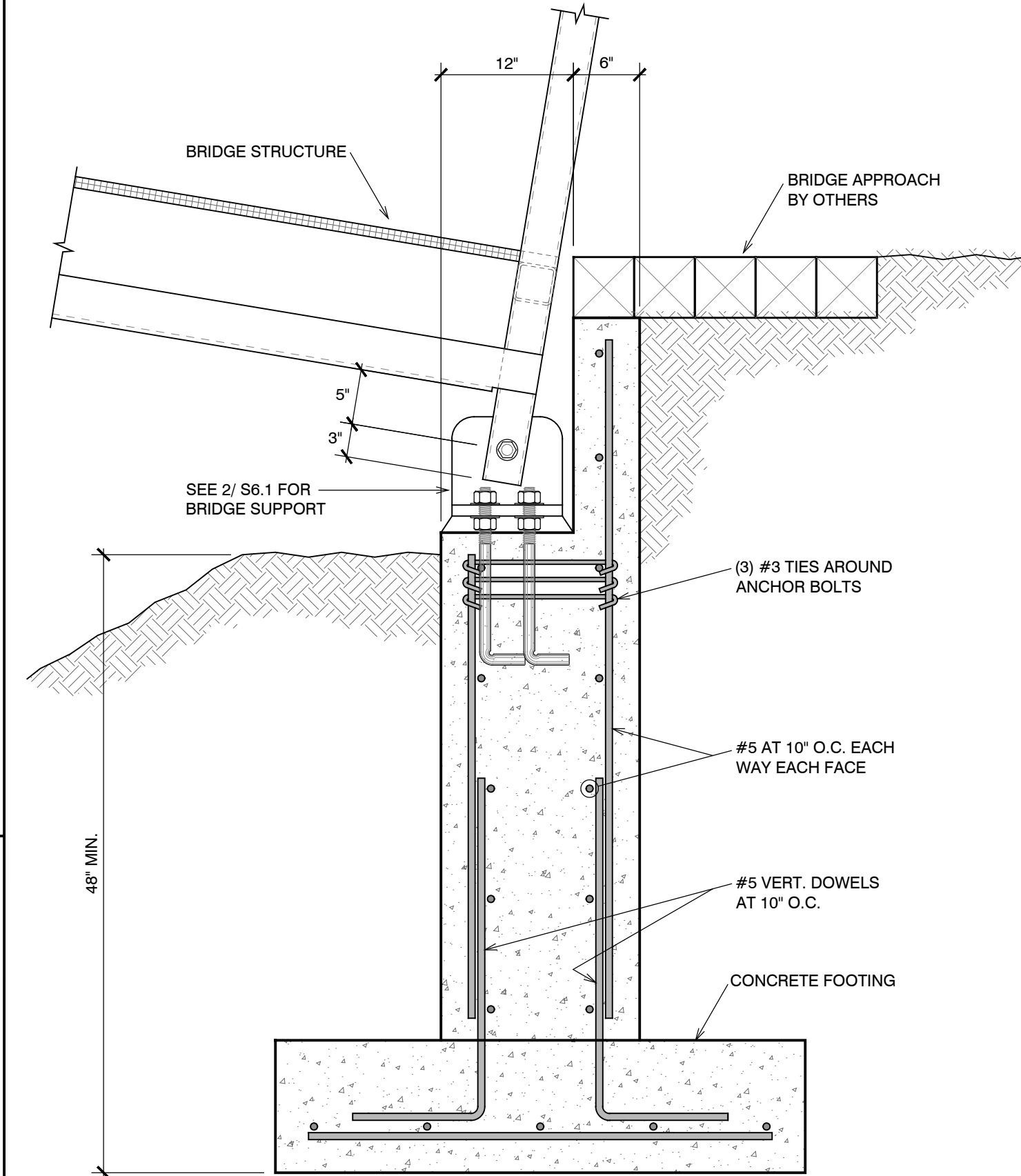
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SIDE ELEVATION
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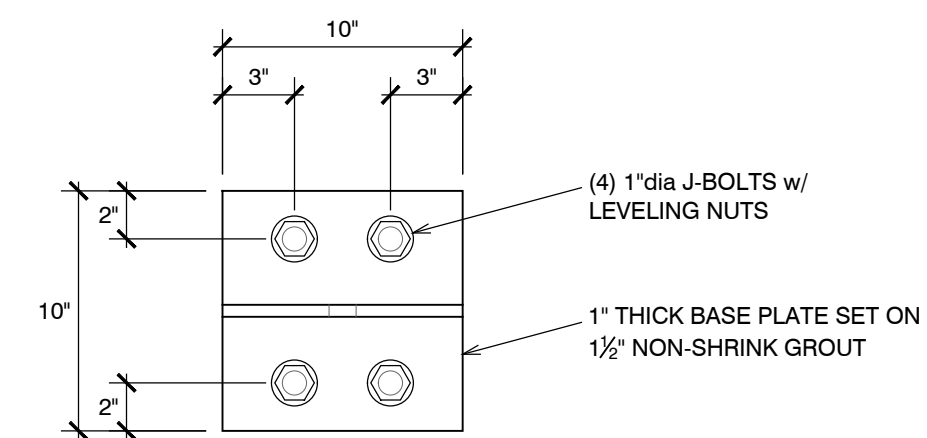
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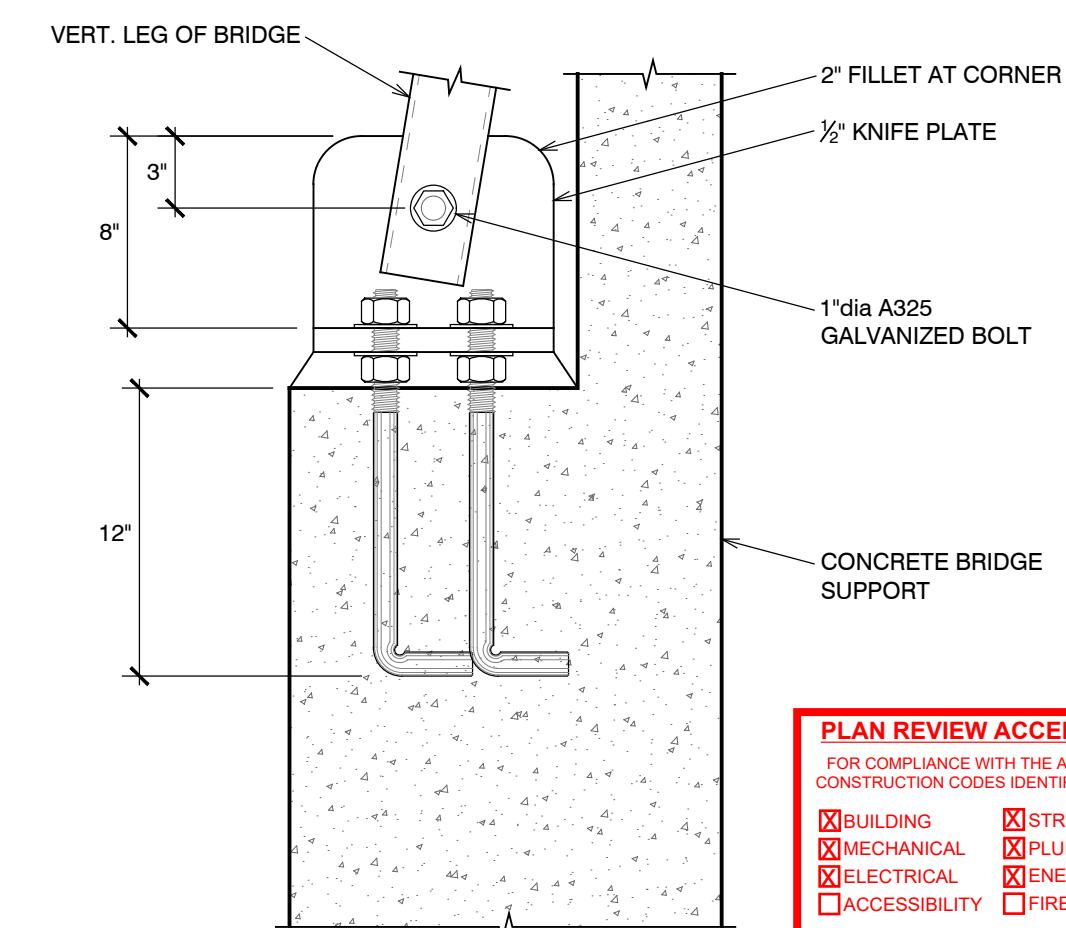
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CONSTRUCTION DETAIL
NO SCALE



1
S6.1
CONSTRUCTION DETAIL
NO SCALE



PLAN VIEW



SECTION VIEW

2
S6.1
CONSTRUCTION DETAIL
NO SCALE

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BY: **MEM** DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.

ABBREVIATIONS					
ø	ROUND, DIAMETER, PHASE	EWT	ENTERING WATER TEMPERATURE	OZ	OUNCE
ABS	ACRYLONITRILE-BUTADIENE-STYRENE, ABSOLUTE	EXH	EXHAUST	P	PUMP
ACCU	AIR COOLED CONDENSING UNIT	EXP	EXPANSION	PD	PRESSURE DROP/DIFFERENCE
A/C	AIR CONDITIONING	EXT	EXTERIOR	PE	POLYETHYLENE
AD	ACCESS DOOR, AREA DRAIN	F	FAHRENHEIT	PEX	CROSS-LINKED POLYETHYLENE
ADA	AMERICAN DISABILITIES ACT	FC	FLEXIBLE CONNECTION, FORWARD CURVED	PF	PRE-FILTER
AF	AIR FOIL, AIR FILTER	FCO	FLOOR CLEAN OUT	PH	PHASE
AFF	ABOVE FINISH FLOOR	FCU	FAN COIL UNIT	PIV	POST INDICATOR VALVE
AHU	AIR HANDLING UNIT	FD	FLOOR DRAIN, FIRE DAMPER	PLMB	PLUMBING
ALT	ALTITUDE, ALTERNATE	FDC	FIRE DEPARTMENT CONNECTION	POC	POINT OF CONNECTION
AMB	AMBIENT	FF	FINISH FLOOR, FINAL FILTER	PPM	PARTS PER MILLION
AMP	AMPERE (AMP, AMPS)	FL	FLOW LINE	PRS	PRESSURE REDUCING STATION
AP	ACCESS PANEL	FLEX	FLEXIBLE	PRV	PRESSURE REDUCING VALVE
APD	AIR PRESSURE DROP	FO	FLAT OVAL	PSF	POUNDS PER SQUARE FOOT
ARCH	ARCHITECT	FP	FIRE PROTECTION	PSI	POUNDS PER SQUARE INCH
AS	AIR SEPARATOR	FPM	FEET PER MINUTE	PTAC	PACKAGED TERMINAL AIR CONDITIONER
AV	ACID VENT, AIR VENT	FS	FLOOR SINK	PVC	POLYVINYL CHLORIDE
B	BOILER	FSD	FIRE SMOKE DAMPER	R	THERMAL RESISTANCE, RANKINE, RETURN
BAL	BALANCE	FSTAT	FREEZESTAT	RA	RETURN AIR
BAS	BUILDING AUTOMATION SYSTEM	FT	FEET	RAD	RADIUS
BBR	BASEBOARD RADIATOR	FTR	FIN TUBE RADIATION	RCP	RADIANT CEILING PANEL
BDD	BACKDRAFT DAMPER	FURN	FURNACE, FURNISH, FURNITURE	RD	ROOF DRAIN
BFP	BACKFLOW PREVENTER	FV	FACE VELOCITY	RECIRC	RECIRCULAT(E),(OR),(ING)
BFV	BUTTERFLY VALVE	G	GAUGE, NATURAL GAS	REF	REFRIGERAT(OR),(ION)
BHP	BRAKE HORSEPOWER	G	GAGE	REQ'D	REQUIRED
BI	BACKWARD INCLINED	GAL	GALLON	RF	RETURN FAN
BOD	BOTTOM OF DUCT	GALV	GALVANIZED	RH	RELATIVE HUMIDITY
BOP	BOTTOM OF PIPE	GC	GENERAL CONTRACTOR	RM	ROOM
BT	BATH TUB	GD	GARAGE DRAIN	RPBP	REDUCED PRESS. BACKFLOW PREVENTER
BTU	BRITISH THERMAL UNIT	GH	GRAVITY HOOD	RPM	REVOLUTIONS PER MINUTE
BTUH	BRITISH THERMAL UNITS/HR	GPM	GALLONS PER MINUTE	RTU	ROOF TOP UNIT
BV	BALL VALVE	GT	GREASE TRAP	REV	REVOLUTION, REVISION, REVERSE
C	CHILLER	HB	HOSE BIBB	S	SECONDS, SUPPLY, SINK
CA	COMPRESSED AIR, COMBUSTION AIR	H/C, HC	HEATING COIL	SA	SUPPLY AIR, SOUND ATTENUATOR
CAP	CAPACITY	HEPA	HIGH EFFICIENCY PARTICULATE AIR	SAN	SANITARY
CAV	CONSTANT AIR VOLUME	HOA	HAND, OFF, AUTO	SAT	SATURATED
C/C, CC	COOLING COIL	HP	HORSEPOWER, HEAT PUMP	SCFM	STANDARD CUBIC FEET PER MINUTE
CD	CONDENSATE DRAIN, CEILING DIFFUSER	HR	HOUR	SD	STORM DRAIN, SMOKE DAMPER
CFM	CUBIC FEET PER MINUTE	HSTAT	HUMIDISTAT	SECT	SECTION
CFOI	CONTRACTOR FURN., OWNER INSTALLED	HT	HEIGHT	SEN	SENSIBLE
CHW	CHILLER WATER	HVAC	HEATING, VENTILATING, AIR-CONDITIONING	SHT	SHEET
CO	CLEAN OUT, CARBON MONOXIDE	HX	HEAT EXCHANGER	SIM	SIMILAR
CO2	CARBON DIOXIDE	HZ	FREQUENCY	SL	SEA LEVEL
CONC	CONCRETE	IAQ	INDOOR AIR QUALITY	SP	STATIC PRESSURE
COND	CONDENS(ER),(ING),(ATE),(ATION)	ID	INSIDE DIAMETER	SPEC	SPECIFICATION
CONT	CONTINUOUS	IE	INVERT ELEVATION	SQ	SQUARE
COP	COEFFICIENT OF PERFORMANCE, COPPER	IN	INCH	SS	SERVICE SINK, STAINLESS STEEL
COTG	CLEANOUT TO GRADE	IN WC	INCHES, WATER COLUMN	STC	SOUND TRANSMISSION CLASS
CPVC	CHLORINATED POLY VINYL CHLORIDE	INV	INVERT	STD	STANDARD
CT	COOLING TOWER	I/O	INPUT/OUTPUT	STRUCT	STRUCTUR(E),(AL)
CU	CONDENSING UNIT, CUBIC	JS	JANITORS SINK	SUCT	SUCTION
CV	CONTROL VALVE, CONSTANT VOLUME	KEC	KITCHEN EQUIPMENT CONTRACTOR	T	TEMPERATURE, TIME
CUH	CABINET UNIT HEATER	KW	KILOWATT	T&P	TEMPERATURE AND PRESSURE
CW	CONDENSER WATER, CLOCKWISE	KWH	KILOWATT HOUR	TAB	TEST, ADJUST AND BALANCE
DA	DISCHARGE AIR	LAT	LEAVING AIR TEMPERATURE	TDH	TOTAL DYNAMIC HEAD
dB	DECIBELS	LAV	LAVATORY	TEMP	TEMPERATURE, TEMPORARY
DB	DRY BULB TEMPERATURE	LBS	POUNDS	TONS	TONS OF REFRIGERATION
DDC	DIRECT DIGITAL CONTROL	LF	LINEAR FEET	TOD	TOP OF DUCT
DF	DRINKING FOUNTAIN	LVR	LOUVER	TOP	TOP OF PIPE
DIA	DIAMETER	LWT	LEAVING WATER TEMPERATURE	TSP	TOTAL STATIC PRESSURE
DMPR	DAMPER	MA	MEDICAL AIR, MIXED AIR	TSTAT	THERMOSTAT
DP	DEWPOINT, DIFFERENTIAL PRESSURE	MAT	MATERIAL, MIXED AIR TEMPERATURE	TYP	TYPICAL
DR	DRAIN	MAU	MAKE UP AIR HANDLING UNIT	U	URINAL
DSN	DOWNSPOUT NOZZLE	MAV	MANUAL AIR VENT	UH	UNIT HEATER
DW	DISHWASHER	MAX	MAXIMUM	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MBH	BTU/HR X 1,000	V	VENT, VALVE
DWV	DRAIN, WASTE, VENT	MC	MECHANICAL CONTRACTOR	VA	VOLT AMPERE
DX	DIRECT EXPANSION	MCC	MOTOR CONTROL CENTER	VAC	VACUUM
(E) EXIST	EXISTING	MECH	MECHANICAL	VAV	VARIABLE AIR VOLUME
EAT	ENTERING AIR TEMPERATURE	MH	MAN HOLE	VD	VOLUME DAMPER
EC	ELECTRICAL CONTRACTOR	MIN	MINIMUM, MINUTE	VFD	VARIABLE FREQUENCY DRIVE
ECON	ECONOMIZER	MVD	MANUAL VOLUME DAMPER	VI	VIBRATION ISOLATOR
EDH	ELECTRIC DUCT HEATER	NA	NOT APPLICABLE	VOL	VOLUME
EER	ENERGY EFFICIENCY RATIO	NC	NOISE CRITERIA, NORMALLY CLOSED	VP	VELOCITY PRESSURE
EF	EXHAUST FAN	NIC	NOT IN CONTRACT	VSC	VARIABLE SPEED CONTROLLER
EFF	EFFICIENCY	NO	NORMALLY OPEN, NITROUS OXIDE	VTR	VENT THROUGH ROOF
EL, ELEV	ELEVATION	NO.	NUMBER	W	WASTE
EMER	EMERGENCY	NOM	NOMINAL	W/	WITH
ENCL	ENCLOSURE	NR	NOISE REDUCTION	W/O	WITHOUT
ESP	EXTERNAL STATIC PRESSURE	NRC	NOISE REDUCTION COEFFICIENT	WB	WET BULB
ET	EXPANSION TANK	NTS	NOT TO SCALE	WC	WATER CLOSET
EUH	ELECTRIC UNIT HEATER	OA	OUTSIDE AIR	WCO	WALL CLEAN OUT
EVAP	EVAPORAT(E),(ING),(ED),(OR)	OBD	OPPOSED BLADE DAMPER	WHA	WATER HAMMER ARRESTOR
EWB	ENTERING WET BULB	OD	OVERFLOW DRAIN, OUTSIDE DIAMETER	WT	WEIGHT
EWC	ELECTRIC WATER COOLER	OF/CI	OWNER FURN./CONTRACTOR INSTALLED	YCO	YARD CLEANOUT
EWH	ELECTRIC WATER HEATER	OF/OI	OWNER FURNISHED/OWNER INSTALLED		
EWS	EYE WASH STATION	OS&Y	OPEN SCREW & YOLK		

MECHANICAL LEGEND	
BALL VALVE	
BUTTERFLY VALVE	
GATE VALVE	
ANGLE GATE VALVE, PLAN VIEW	
GLOBE VALVE	
PLUG VALVE	
3-WAY VALVE	
NON-RISING STEM/OS&Y VALVE ACTUATOR	
LEVER VALVE ACTUATOR	
ELECTRONIC/PNEUMATIC VALVE ACTUATOR	
SOLENOID/DIAPHRAGM VALVE ACTUATOR	
CHECK VALVE	
SPRING CHECK VALVE	
BALL VALVE W/HOSE END & CAP	
NEEDLE VALVE	
PRESSURE REDUCING VALVE	
REDUCED PRESSURE BACKFLOW PREVENTER	
INLINE PUMP	
PRESSURE & TEMPERATURE RELIEF VALVE	
SQUARE HEAD COCK	
STRAINER, W/BV HOSE END & CAP	
TEMPERATURE & PRESSURE PLUG	
CIRCUIT SETTER	
AUTOMATIC FLOW CONTROL VALVE	
AUTOMATIC/MANUAL AIR VENT	
VENTURI FLOW MEASURING DEVICE	
THERMOMETER/PRESSURE GAGE W/COCK	
TEMPERATURE SENSOR	
CONCENTRIC/ECCENTRIC REDUCER	
UNION	
BUSHING/CAP	
ELBOW UP/DOWN	
TOP/BOTTOM CONNECTION, 45° OR 90°	
TEE UP/SIDE/DOWN	
FLOW/PITCH DOWN DIRECTION	
ANCHOR/GUIDE	
EXPANSION JOINT/FLEX CONNECTOR	
FLOOR OR GRADE CLEANOUT, W/CONC PAD	
WALL CLEANOUT, HOSE BIBB OR WALL HYDRANT	
FLOOR DRAIN/FLOOR SINK	
VENT	
COLD WATER	
HOT WATER	
CONDENSATE DRAIN	
SANITARY SEWER	
SANITARY SEWER BELOW GRADE	
LIQUID PETROLEUM GAS	
HEATING WATER SUPPLY	
HEATING WATER RETURN	
DUCT SIZE, (1ST FIGURE, SIDE SHOWN; 2ND FIGURE, OTHER SIDE)	
DIRECTION OF FLOW	
LINED DUCT	
HIDDEN DUCT	
WYE W/45° ENTRY	
TEE W/45° ENTRY	
ELBOW W/TURNING VANES	
HELICAL FLEX DUCT	
SUPPLY DUCT SECTION UP/DOWN	
RETURN DUCT SECTION UP/DOWN	
EXHAUST DUCT SECTION UP/DOWN	
SUPPLY DUCT SECTION UP/DOWN	
ROUND BRANCH	
DUCT TRANSITION	
SPIN-IN W/VOLUME DAMPER	
FIRE SMOKE DAMPER	
FIRE DAMPER	
SMOKE DAMPER	
MOTORIZED DAMPER	
GRAVITY BACKDRAFT DAMPER	
MANUAL VOLUME DAMPER	
SIDE/PLAN ACCESS DOOR	
SUPPLY AIR DEVICE	
RETURN AIR DEVICE	
EXHAUST AIR DEVICE	
DUCT PRESSURE CLASS/CHANGE	
THERMOSTAT/HUMIDISTAT	
POINT OF CONNECTION/REMOVAL	
KEYED NOTE/REVISION	
WALL SWITCH	
EQUIPMENT CALLOUT	
PLUMBING FIXTURE CALLOUT	
DETAIL TAG	
AIR DEVICE CALLOUT	

PROJECT NOTES	
1.	ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH, 2012 INTERNATIONAL BUILDING CODE, 2012 INTERNATIONAL MECHANICAL CODE, 2012 INTERNATIONAL PLUMBING CODE, 2012 INTERNATIONAL FUEL GAS CODE, AND 2012 INTERNATIONAL ENERGY CODE, INCLUDING STATE AND LOCAL AMENDMENTS, SUBJECT TO AUTHORITY HAVING JURISDICTION INTERPRETATION.
2.	CLOSELY COORDINATE NEW MECHANICAL AND PLUMBING CONSTRUCTION WITH ALL MECHANICAL, ELECTRICAL, ARCHITECTURAL AND STRUCTURAL MEMBERS. DUCTWORK AND PIPE ROUTING IS APPROXIMATE, DIAGMMATIC AND IS NOT TO BE SCALED. PROVIDE ALTERNATE ROUTING, OFFSETS AND TRANSITIONS AS REQUIRED FOR COORDINATION OF ALL WORK WITHOUT ADDITIONAL COST.
3.	DO NOT SHUT-OFF/PUT OUT SERVICE ANY SYSTEMS/SERVICES WITHOUT FIRST COORDINATING ALL DOWNTIME WITH THE OWNER'S PERSONNEL.
4.	PROVIDE SEISMIC RESTRAINT FOR ALL MECHANICAL AND PLUMBING EQUIPMENT AND PIPING IN ACCORDANCE WITH 2012 IBC, IMC, AND IPC. SEISMIC BUILDING CATEGORY (IBC) "II", SITE CLASS "D", SD1=0.365, AND SDS=0.686.
5.	CONTRACTOR SHALL PROVIDE 1 YEAR STANDARD WARRANTY. SUBMIT ALL EQUIPMENT, AIR DEVICES, VALVES, FITTINGS, PIPE MATERIALS, INSULATION, AND ACCESSORIES TO BE USED IN PROJECT. SUBMIT ALL EQUIPMENT AND ACCESSORIES LISTED ON MECHANICAL SCHEDULE SHEET.
6.	SUBMIT ELECTRONIC SUBMITTAL TO ARCHITECT FOR REVIEW AND APPROVAL BY ENGINEER. DO NOT PLACE ORDER UNTIL ENGINEER HAS REVIEWED AND APPROVED SUBMITTAL. RECORD ALL FIELD CHANGES ON RECORD DRAWINGS AND SUBMIT TO ENGINEER DURING PROJECT CLOSE OUT.
7.	INSTALL ALL EQUIPMENT IN ACCORDANCE WITH MANUFACTURERS INSTALLATION INSTRUCTIONS.
8.	PROJECT ELEVATION IS 8800 FT FOR EQUIPMENT SELECTION.
9.	PROVIDE ALL DUCT IN ACCORDANCE WITH SMACNA STANDARDS FOR 2" WC PRESSURE CLASS. SEAL ALL TRANSVERSE AND LONGITUDINAL SEAMS AND JOINTS EXCEPT FOR WELDED OR LOCKING-TYPE LONGITUDINAL JOINTS. DUCT DIMENSIONS SHOWN ARE INSIDE FLOW DIMENSIONS.
10.	PROVIDE TEST AND BALANCE REPORT TO ENGINEER FOR REVIEW AND APPROVAL.
11.	INSULATE ALL HEATING WATER PIPE WITH 1 1/2"
12.	INSULATION WITH ASJ.
13.	PROVIDE ISOLATION VALVES SERVING EACH PIECE OF EQUIPMENT.
14.	DISINFECT NEW DOMESTIC WATER PIPING. SUBMIT DISINFECTATION REPORT TO ENGINEER FOR REVIEW.
15.	ALL WASTE AND VENT IS 2" UNLESS OTHERWISE NOTED.
16.	ALL WASTE AND VENT PIPE SHALL BE SCHEDULE 40 ABS, SCHEDULE 40 PVC, OR SERVICE WEIGHT CAST IRON.
17.	PROVIDE DEEP SEAL TRAP, TRAP GUARD, OR TRAP PRIMERS ON ALL FLOOR DRAINS, ALL FLOOR SINKS, AND ALL STANDPIPES THAT DO NOT HAVE A RELIABLE SOURCE TO MAINTAIN TRAP SEAL.
18.	T-DRILL FITTINGS SHALL NOT BE USED IN THIS PROJECT.
19.	INSULATE ALL HOT WATER AND RETURN PIPE WITH 1" INSULATION WITH ASJ. INSULATE ALL COLD WATER PIPE WITH 1/2" INSULATION WITH ASJ.
20.	ALL "BRANCH" HOT AND COLD WATER LINES FEEDING ONE OR TWO SINKS OR LAV'S ARE 1/2". DROP IN WALL AND DISTRIBUTE TO SINKS OR LAV'S AS REQ'D. PROVIDE INDIVIDUAL STOPS FOR EACH SINK OR LAV.
21.	ALL LIQUID PETROLEUM PIPE SHALL BE SCHEDULE 40 STEEL PIPE WITH SCREWED FITTINGS FOR 2 LB SERVICE. CONTRACTOR MAY USE CSST DOWNSTREAM OF REGULATORS FOR FINAL EQUIPMENT CONNECTION.
22.	PROVIDE "DIRT LEG" AHEAD OF EACH PIECE OF FUEL FIRED EQUIPMENT.
23.	SUPPORT GAS PIPING WITH METAL PIPE HOOKS, METAL PIPE STRAPS, METAL BANDS, METAL-BRACKETS, METAL HANGERS OR BUILDING STRUCTURAL COMPONENTS WITH SUPPORTS SPACED CLOSER THAN INDICATED IN GAS PIPE SUPPORT SCHEDULE. MOUNT GAS PIPE "TIGHT" TO BUILDING STRUCTURE OR WITHIN 1'-0" OF BUILDING STRUCTURE TO AVOID ADDITIONAL SEISMIC BRACING.
24.	
SHEET LIST	
MH001 – MECHANICAL LEGEND AND NOTES	
MH101 – MECHANICAL FLOOR PLANS	
PP100 – PLUMBING LOWER FLOOR PLAN – BELOW FLOOR	
PP101 – PLUMBING FLOOR PLANS – WASTE AND VENT	
PP102 – PLUMBING FLOOR PLANS – DOMESTIC	
PP501 – PLUMBING DETAILS	
PP601 – PLUMBING SCHEDULES	
PP901 – PLUMBING WASTE AND VENT ISOMETRIC	
SHOP DRAWINGS: Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.	
MECHANICAL LEGEND AND NOTES	
scale: AS NOTED	
date: 2017.02.14	
drawn: STAFF	
chk'd: SMD	
MH001	

Horizon Neighborhood
CABINS

1778 E. Horizon Run
Summit Powder Mountain
Evan, Utah

MackKay-Lyons
Sweetapple

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Limited

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BY: **MEM** DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.

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#		#####
#		#####
#		#####
No.	Description	Date
Revision:		

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

ARCHITECT'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify MackKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

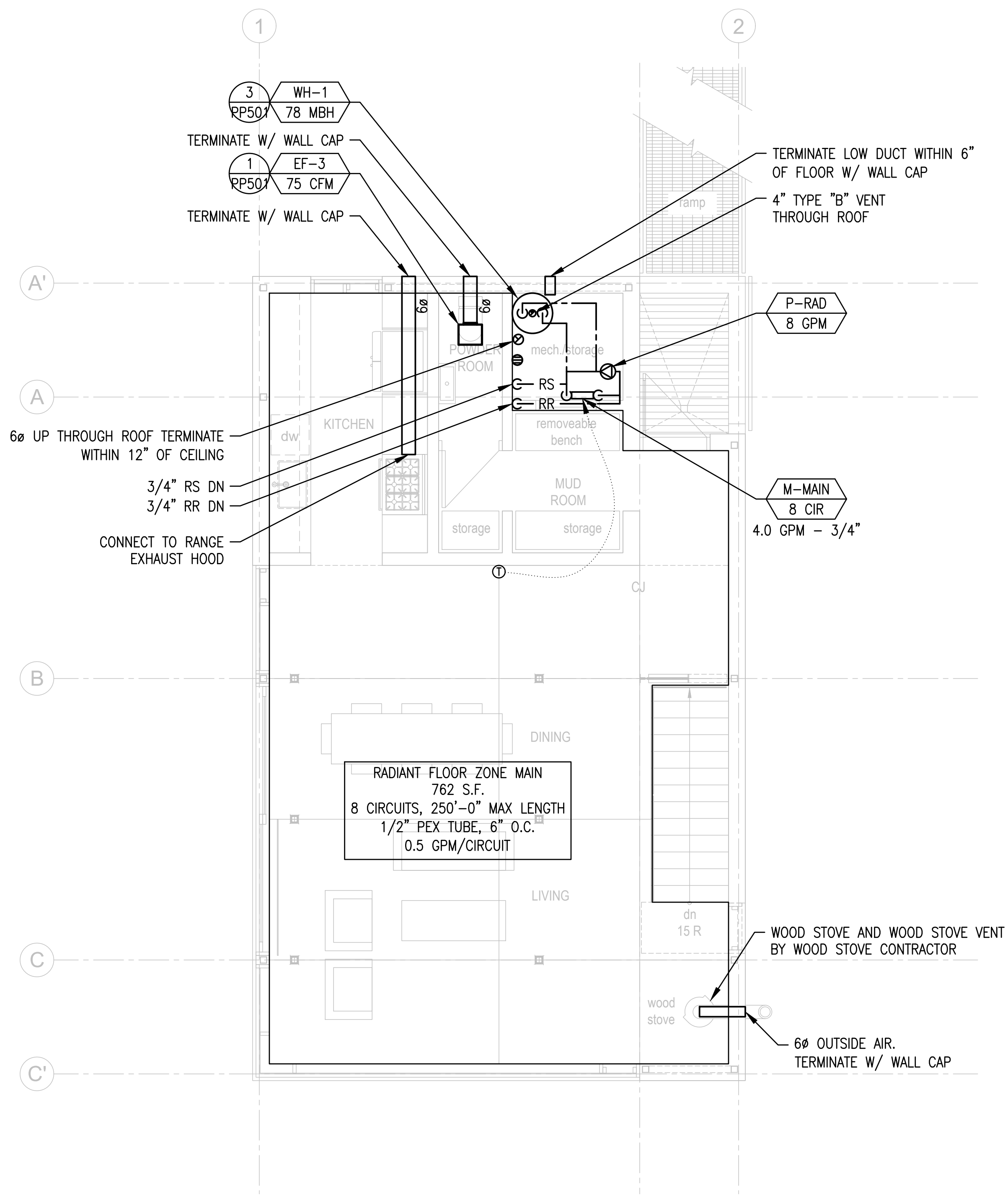
ENGINEER'S REQUIREMENTS AND APPROVALS:
It is the Builder's responsibility to notify MackKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

AUTHORITIES' REQUIREMENTS AND APPROVALS:
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

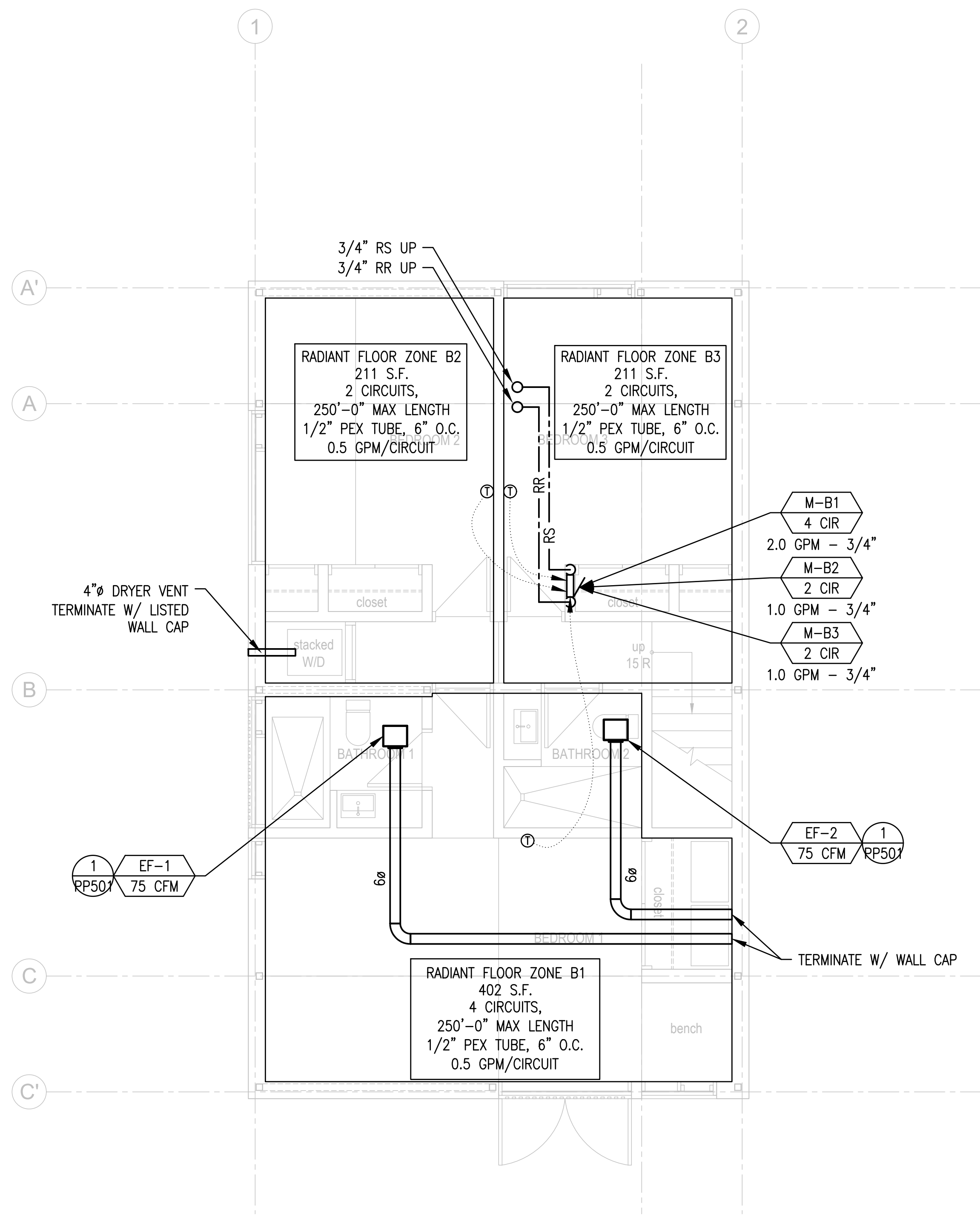
DIMENSIONS:
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

ISSUED FOR CONSTRUCTION - 2017.02.14

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2 1500 SF -MECHANICAL MAIN FLOOR PLAN NORTH
MH101 SCALE: 1/4" = 1'-0" BUILDINGS 2, 3, 7, 11, 14, 15, 18, 21 AND 25



1 1500 SF - MECHANICAL LOWER FLOOR PLAN NORTH
MH101 SCALE: 1/4" = 1'-0" BUILDINGS 2, 3, 7, 11, 14, 15, 18, 21 AND 25

PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input checked="" type="checkbox"/> FIRE

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BY: **MEM** DATE: 08/21/17
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778 E. Horizon Run
Summit Powder Mountain
Eden, Utah

MackKay-Lyons
Sweetapple
Architects
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fax: (902) 429.6276

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801-255-9333

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TAYLORSVILLE, UTAH 84123
(801) 268-3828, FAX (801) 268-3297
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No.	Description	Date
Revision:		

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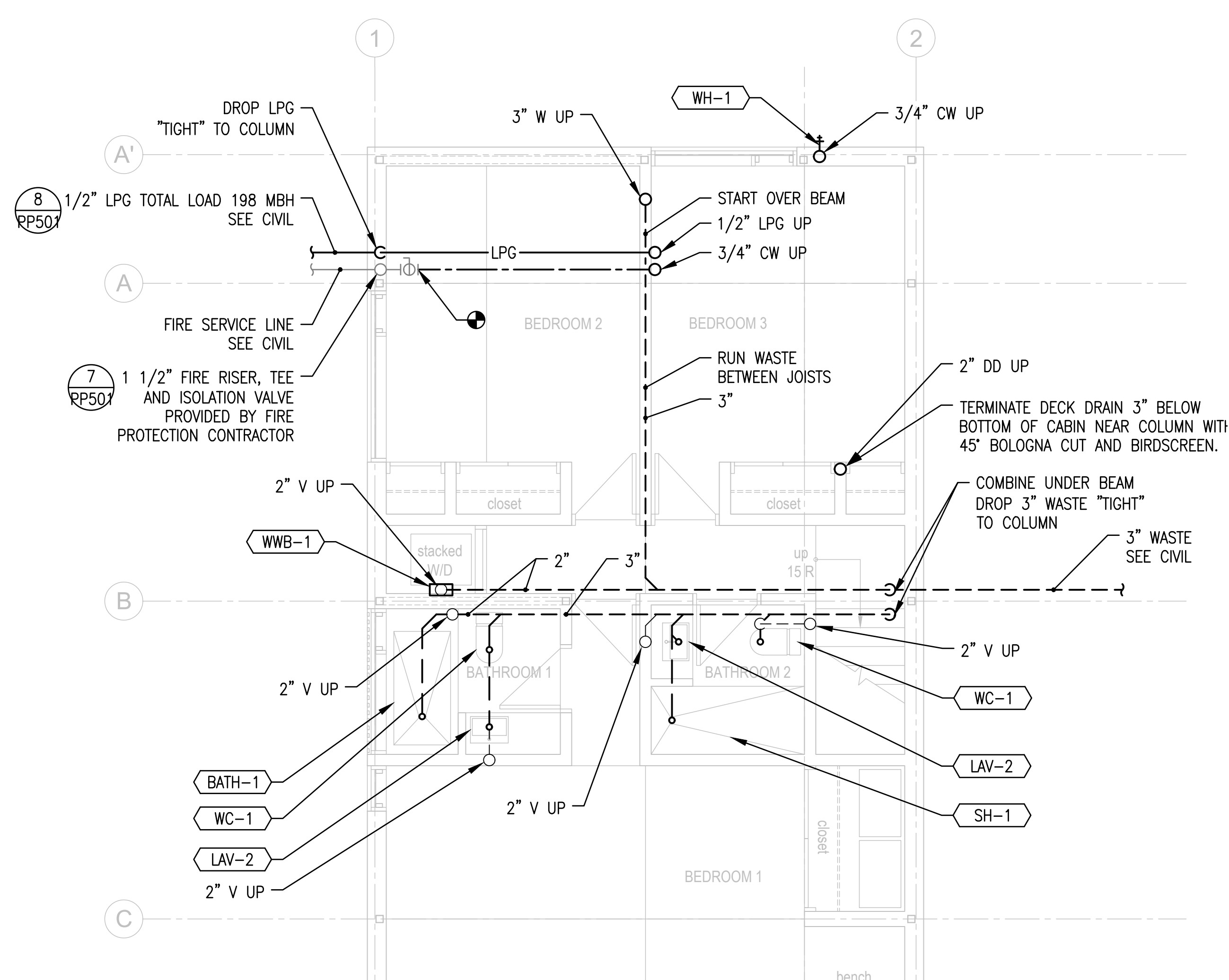
MECHANICAL FLOOR PLANS

scale: AS NOTED
date: 2017.02.14
drawn: STAFF
chk'd: SMD

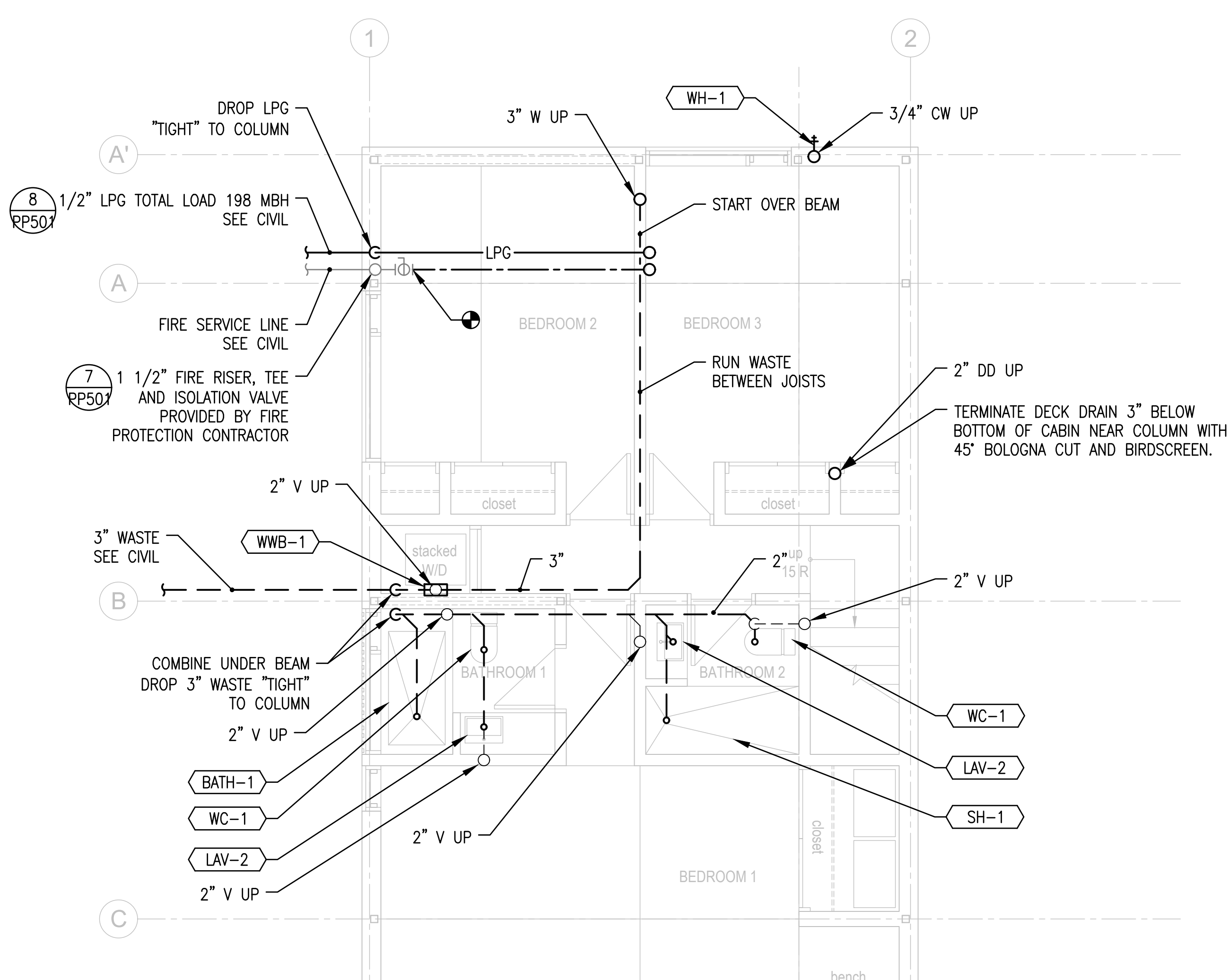
MH101

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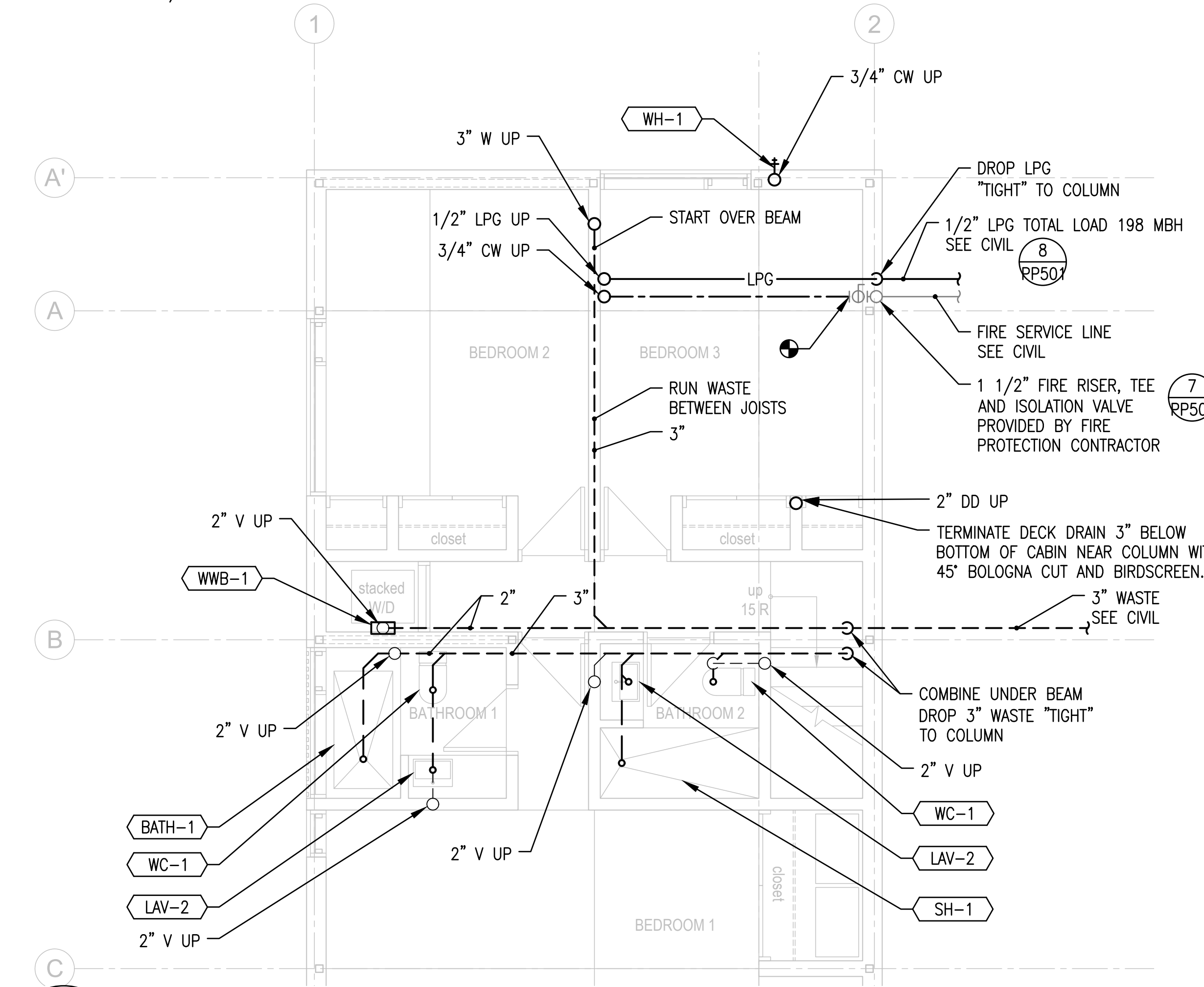
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2 1500 SF - PLUMBING LOWER FLOOR PLAN - BELOW FLOOR NORTH
PP100 4' 2' 1' 0' 4' 8' BUILDINGS 2, 7, 11, 18, 21
SCALE: 1/4" = 1'-0"



1 1500 SF - PLUMBING LOWER FLOOR PLAN - BELOW FLOOR NORTH
PP100 4' 2' 1' 0' 4' 8' BUILDINGS 14, 15, 25
SCALE: 1/4" = 1'-0"



3 1500 SF - PLUMBING LOWER FLOOR PLAN - BELOW FLOOR NORTH
PP100 4' 2' 1' 0' 4' 8' BUILDINGS 3
SCALE: 1/4" = 1'-0"

Horizon Neighborhood
CABINS

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PROFESSIONAL ENGINEER
#163316
SCOTT M. DEAKINS
2/14/17
STATE OF UTAH

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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
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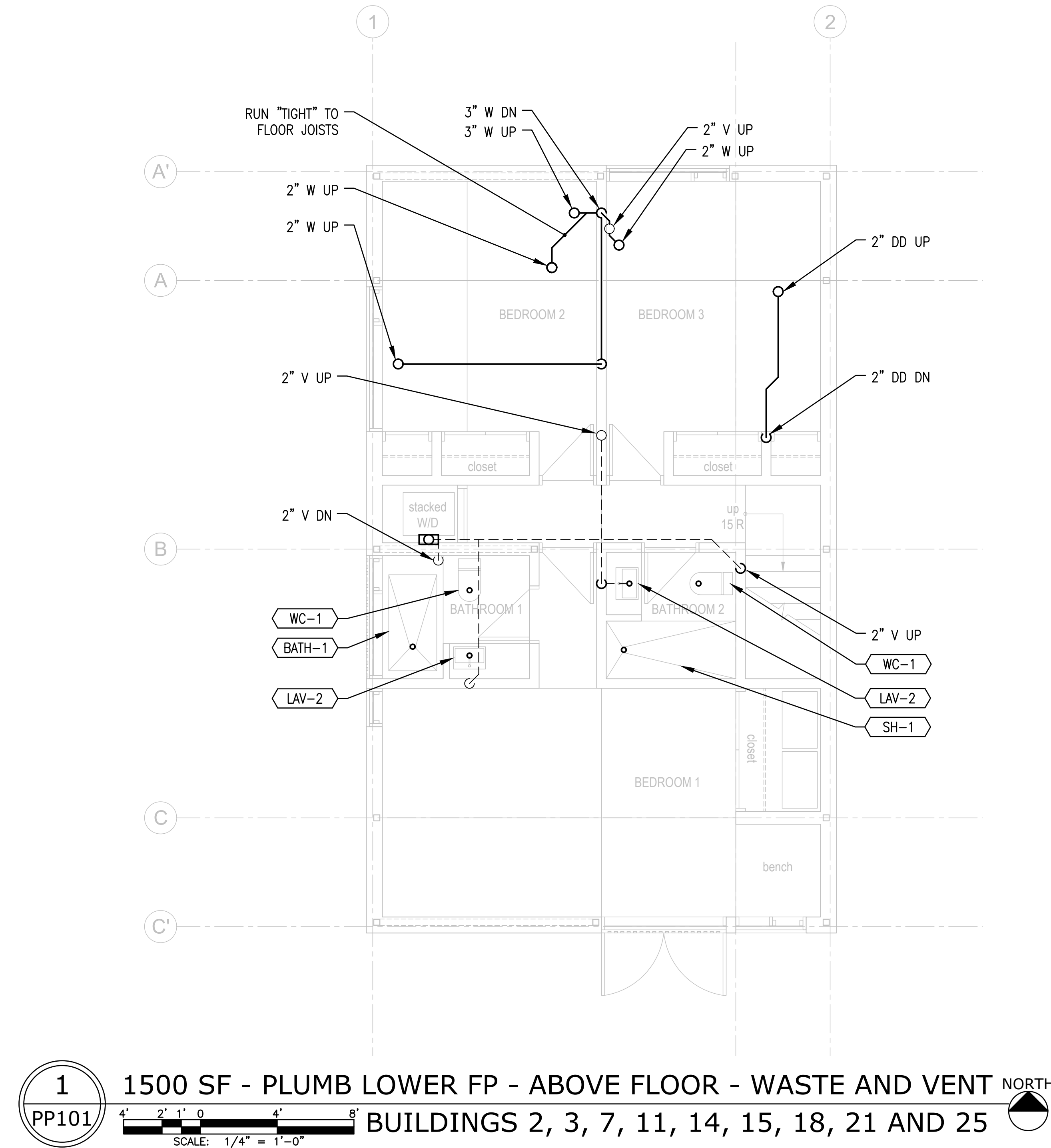
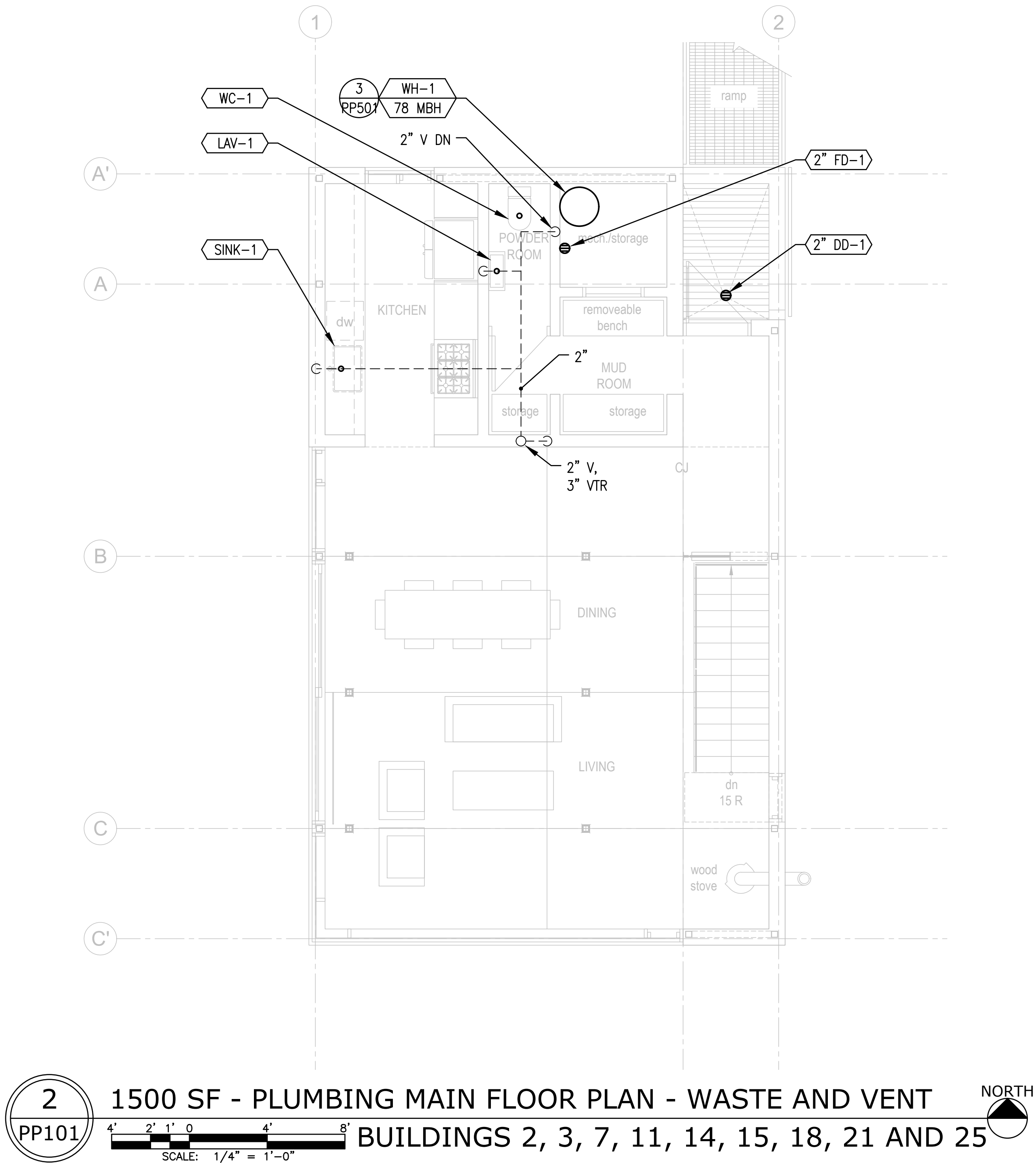
PLUMBING
LOWER
FLOOR PLAN -
BELOW
FLOOR

scale: AS NOTED
date: 2017.02.14
drawn: STAFF
chk'd: SMD

PP100

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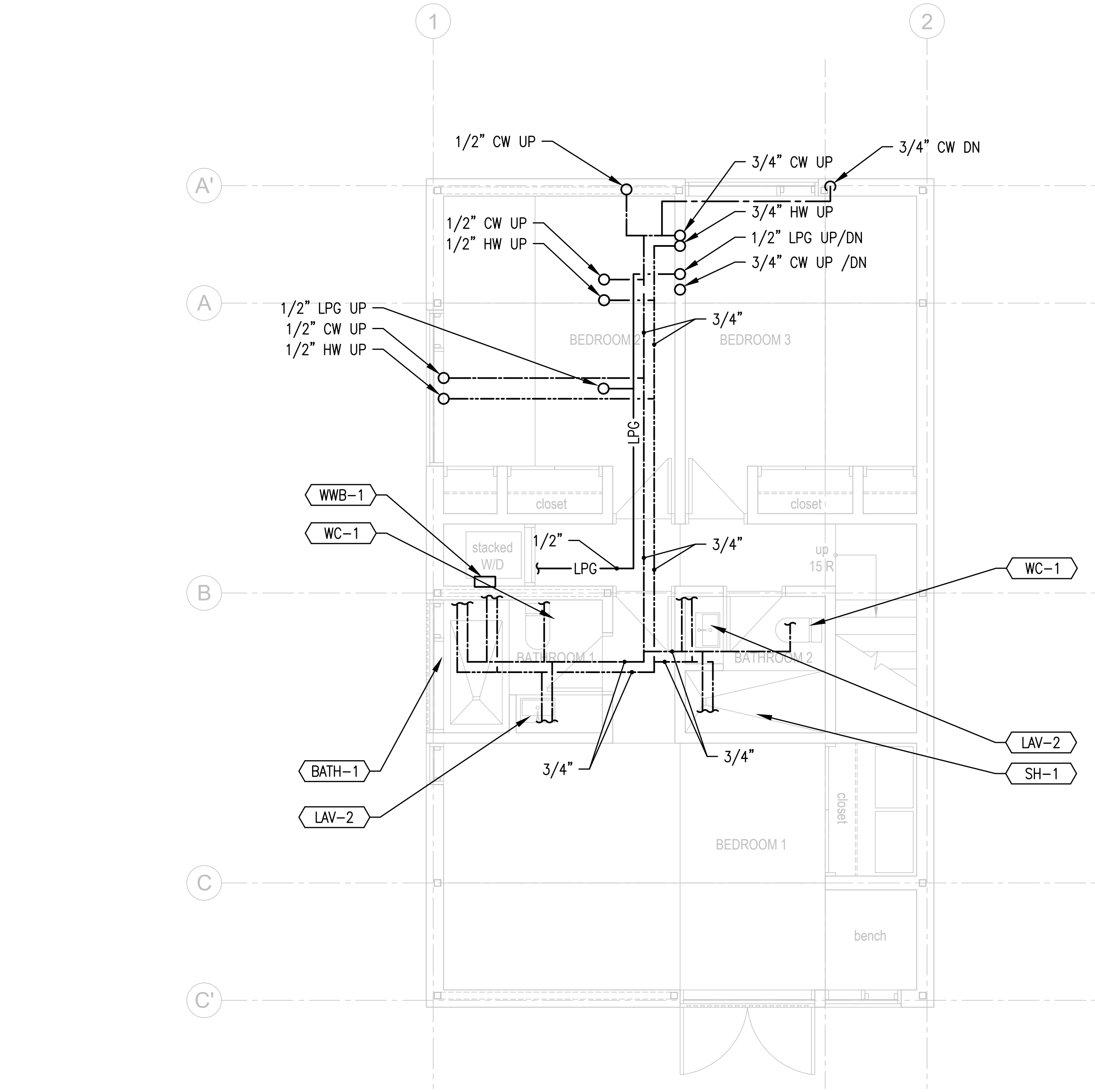
**PLUMBING
FLOOR PLANS
- WASTE AND
VENT**

scale: AS NOTED
date: 2017.02.14
drawn: STAFF
chk'd: SMD

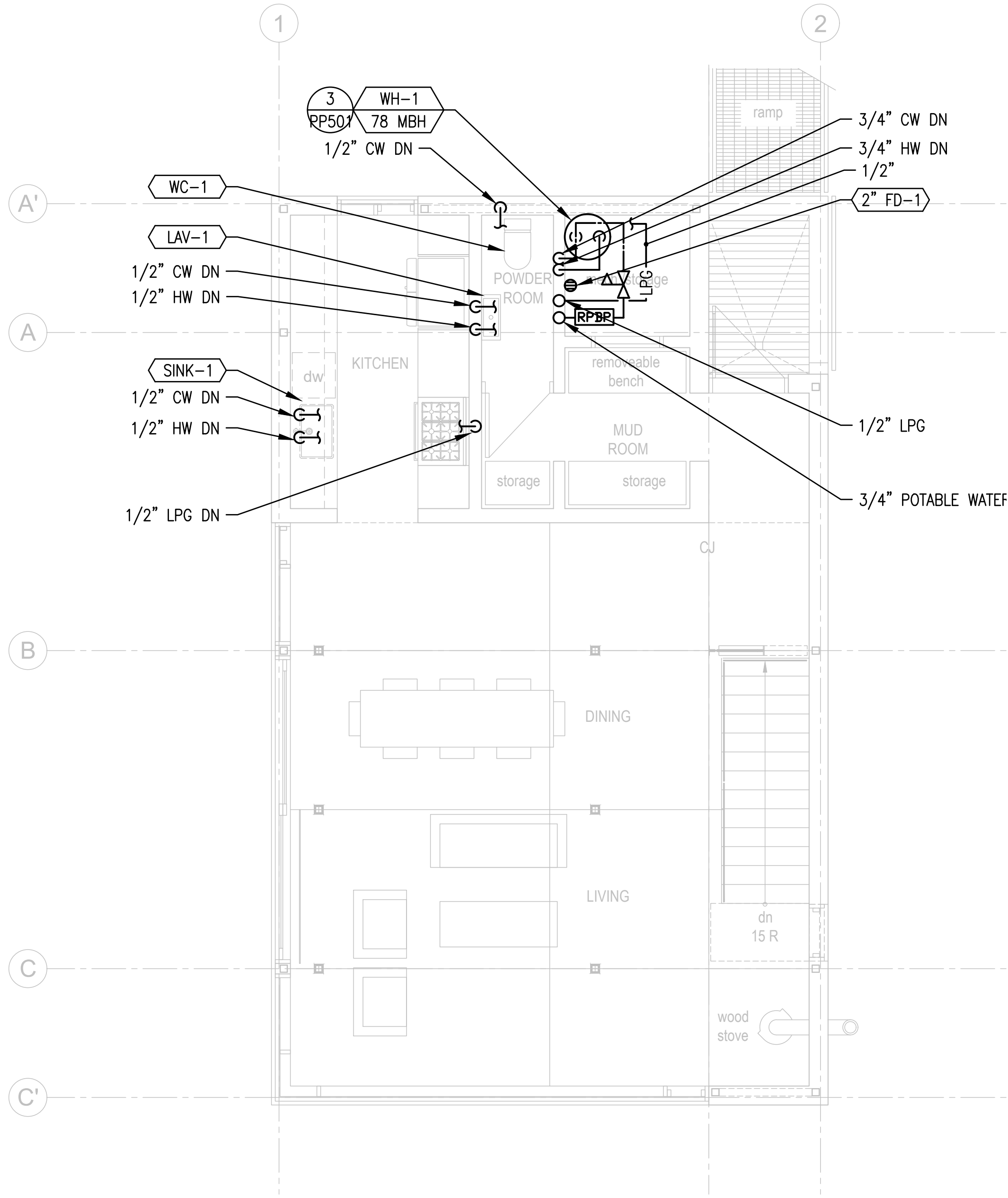
PP101

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1 1500 SF - PLUMBING LOWER FLOOR PLAN - DOMESTIC - ABOVE FLOOR NORTH
PP102 SCALE: 1/4" = 1'-0" BUILDINGS 2, 3, 7, 11, 14, 15, 18, 21 AND 25



2 1500 SF - PLUMBING MAIN FLOOR PLAN - DOMESTIC NORTH
PP102 SCALE: 1/4" = 1'-0" BUILDINGS 2, 3, 7, 11, 14, 15, 18, 21 AND 25

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CABINS

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SCOTT M. DEAKINS
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
#63316
2/14/17

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☒ MECHANICAL ☒ PLUMBING
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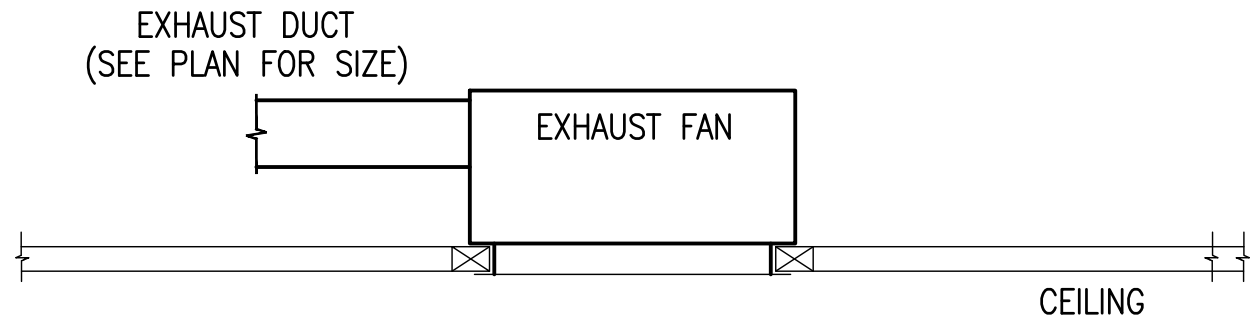
PLUMBING FLOOR PLANS - DOMESTIC

scale: AS NOTED
date: 2017.02.14
drawn: STAFF
chk'd: SMD

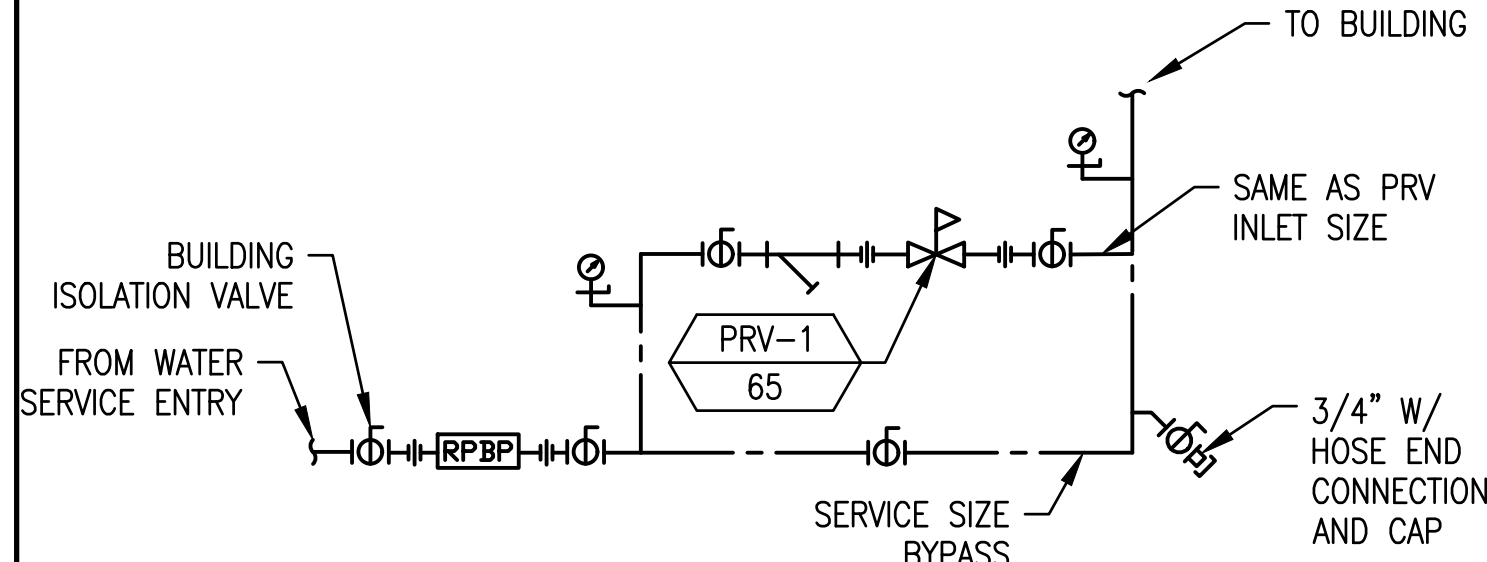
PP102

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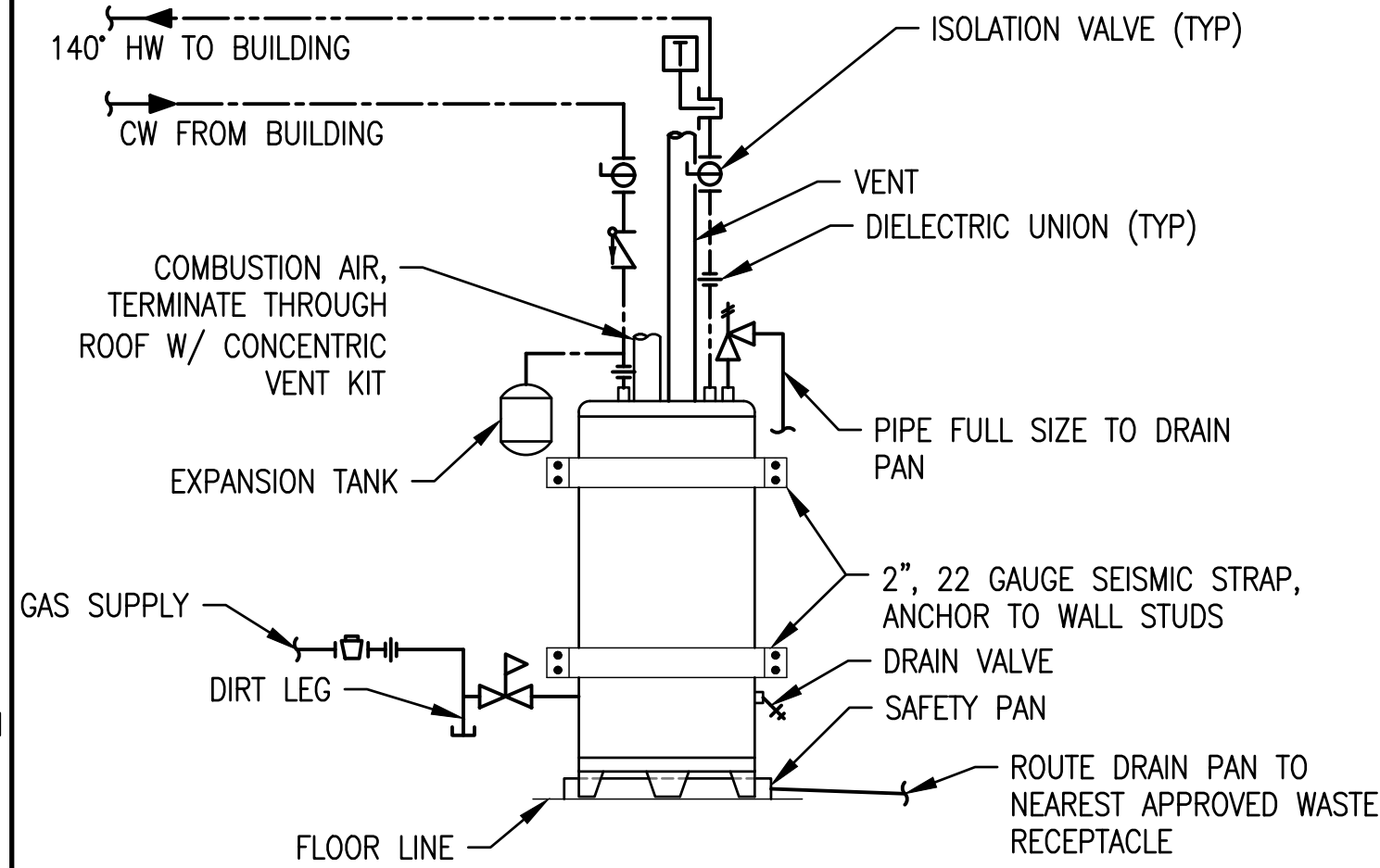
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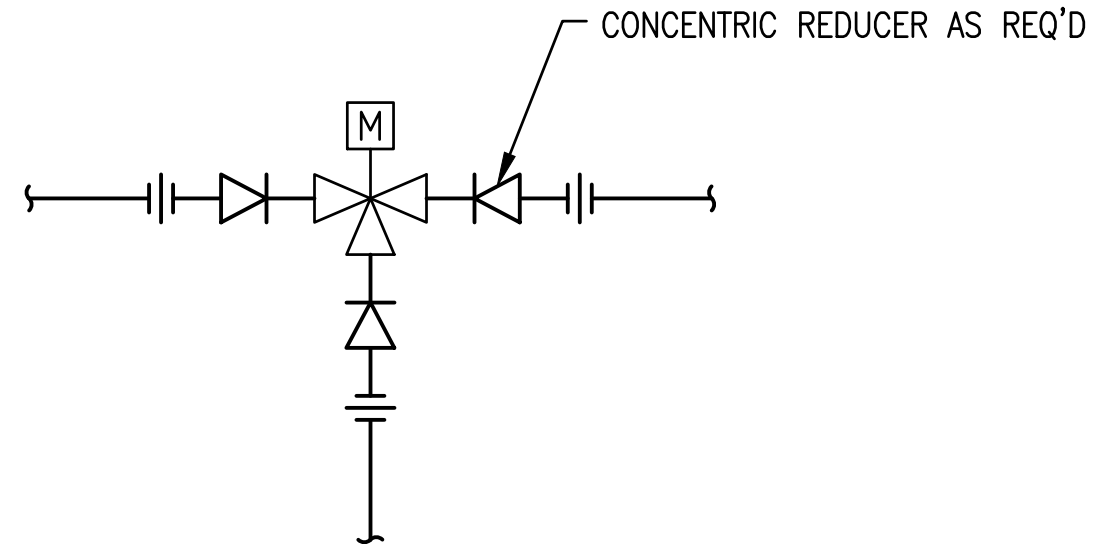
1 CEILING EXHAUST FAN



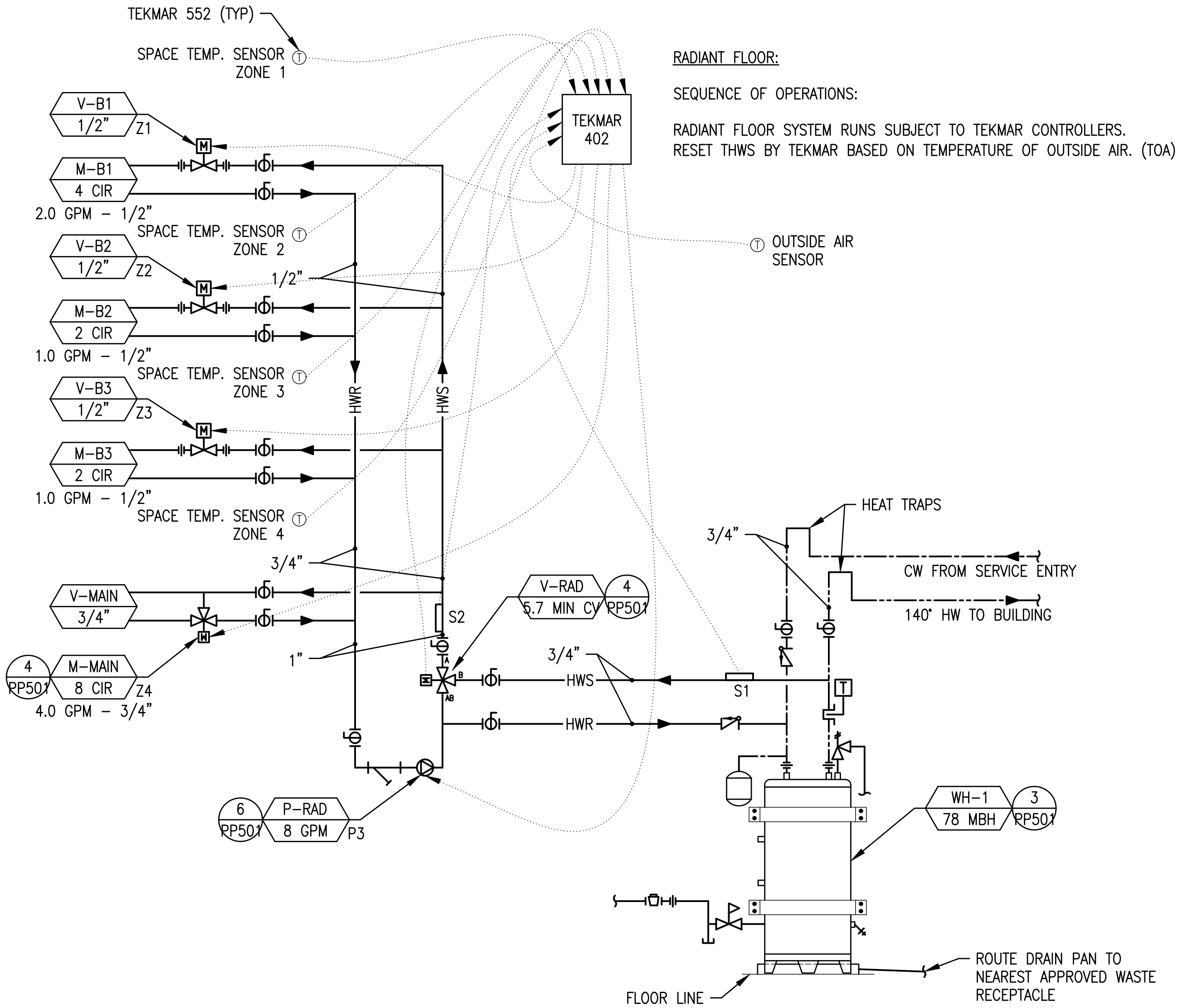
2 PRESSURE REDUCING STATION



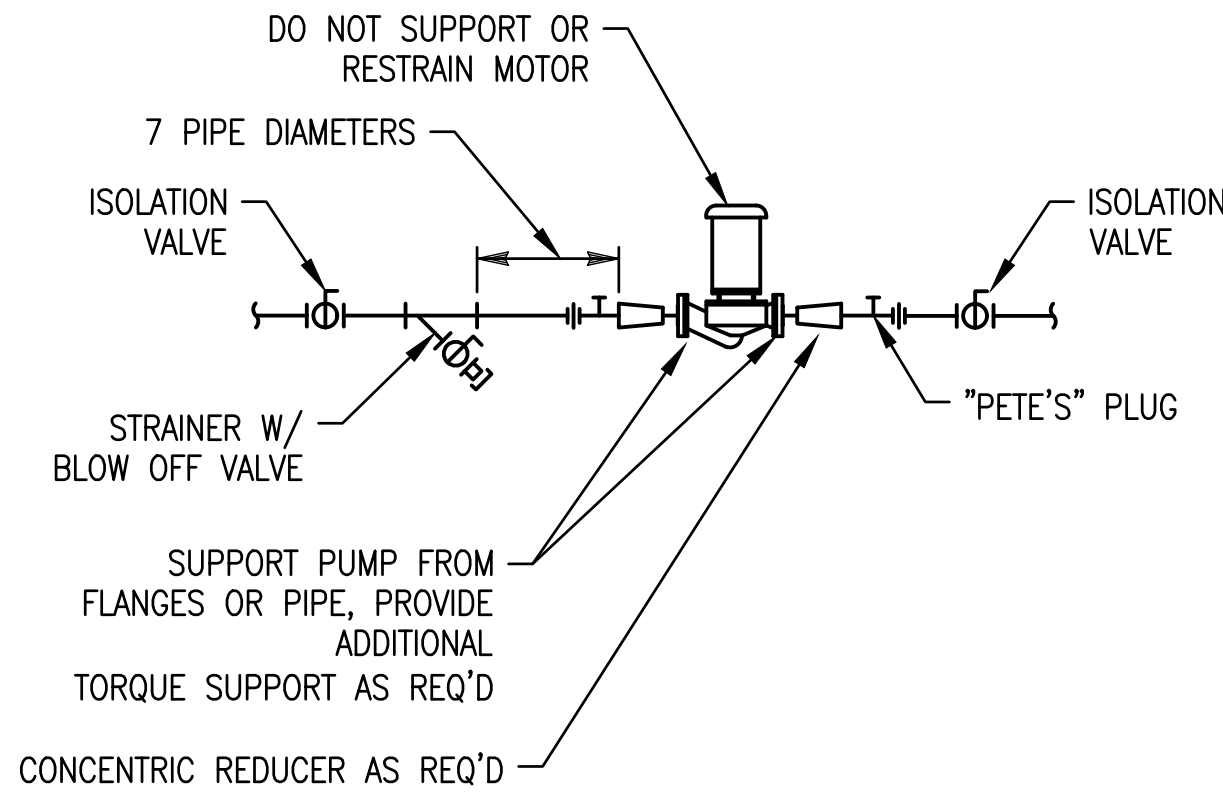
3 GAS FIRED WATER HEATER



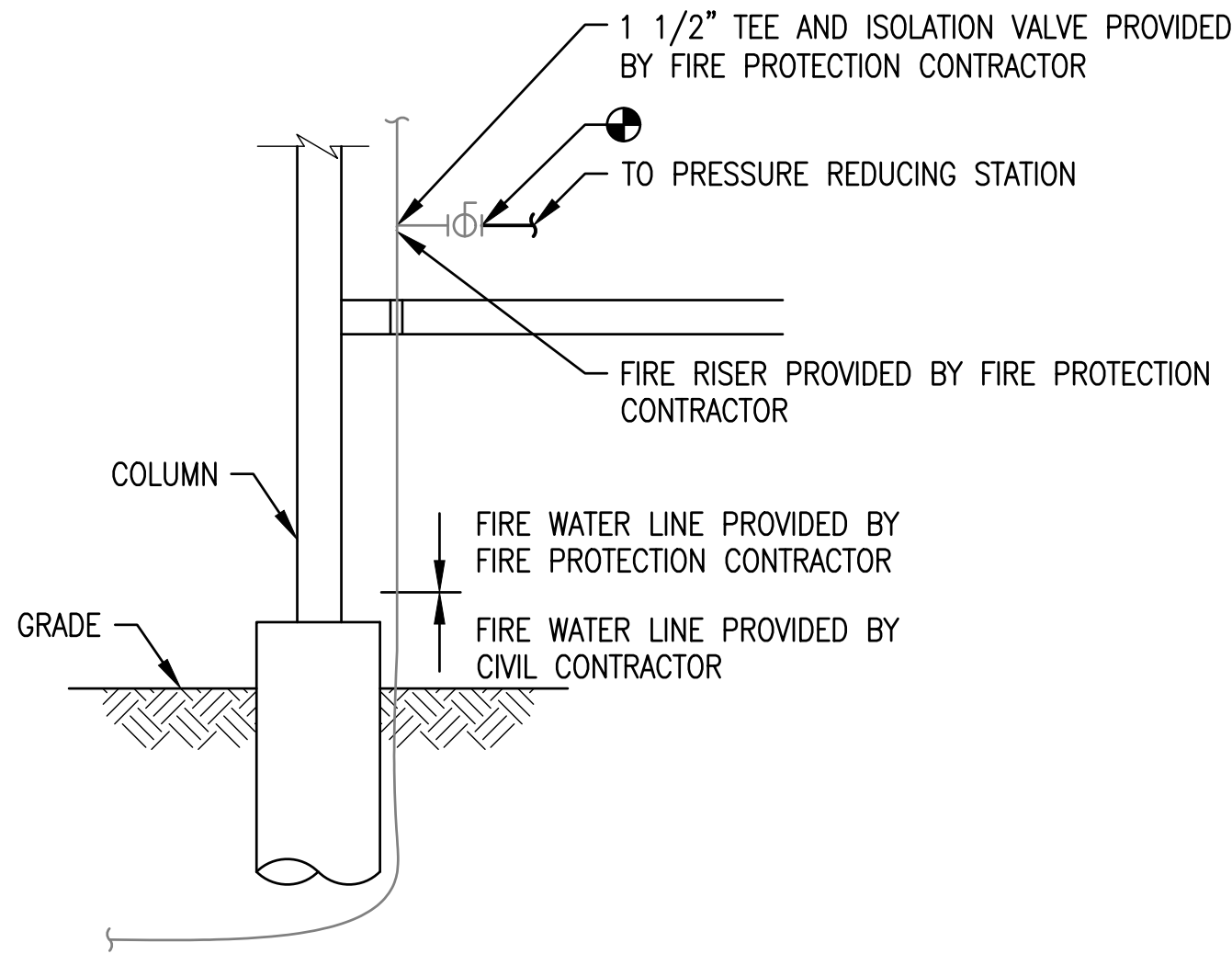
4 MOTORIZED 3-WAY VALVE



5 HEATING WATER DIAGRAM



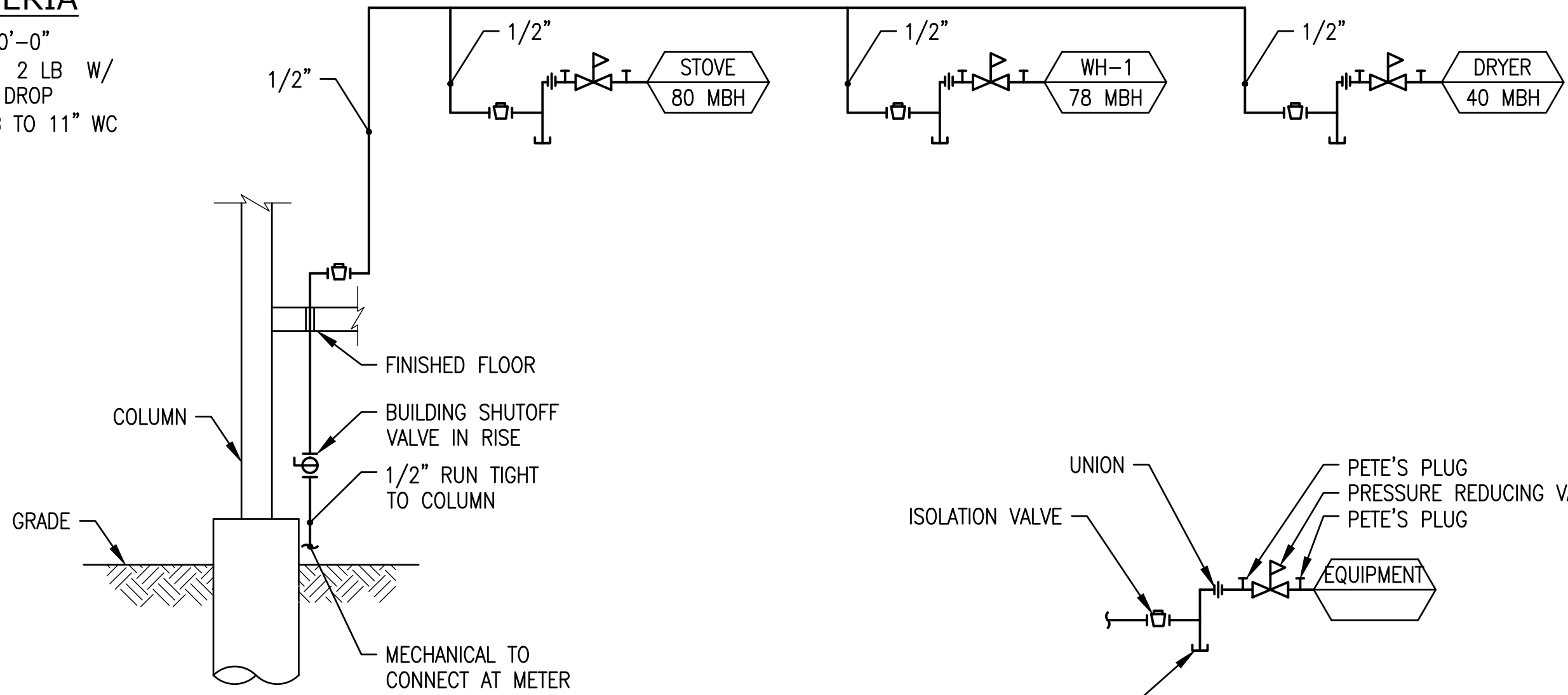
6 PUMP



7 WATER SERVICE ENTRANCE

DESIGN CRITERIA

DESIGN LENGTH: 300'-0"
SYSTEM PRESSURE: 2 LB W/
1.0 LBS PRESSURE DROP
REGULATORS: 2 LB TO 11" WC



8 LIQUID PETROLEUM GAS (LPG) PIPING DIAGRAM

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**PLUMBING
DETAILS**

scale: AS NOTED
date: 2017.02.14
drawn: STAFF
chk'd: SMD

PP501

ISSUED FOR CONSTRUCTION - 2017.02.14

PUMP SCHEDULE (P)											P GPM
MARK	SYSTEM SERVED	TYPE	GPM	HEAD FT WC	GLYCOL %	MOTOR				MANUFACTURER MODEL	REMARKS
						RPM	BHP	HP	VOLT/ PHASE		
P-RAD	RADIANT FLOOR	BOOSTER	8	18	POTABLE	N/A	87 WATT	N/A	120/ 1ø	GRUNDFOS UPS 15-58 FC	W/ BRONZE CASING

PRV SCHEDULE (PRV)						PRV GPM
MARK	SIZE	GPM	PD PSI	SETTING	MANUFACTURER MODEL	
PRV-1	3/4	20	10	65	WATTS LFN45B	

PIPING LEGEND				
SYSTEM	SIZE	MATERIAL	INSULATION	FITTINGS
UNDERGROUND WASTE AND VENT	ALL	SCHEDULE 40 PVC SOLID CORE	N/A	SOLVENT WELD FITTINGS
UNDERGROUND WASTE AND VENT	ALL	ABS	N/A	SOLVENT WELD FITTINGS
ABOVE GROUND WASTE AND VENT	ALL	NO HUB CAST IRON	N/A	NO HUB CAST IRON
ABOVE GROUND WASTE AND VENT	ALL	ABS/SCHEDULE 40 PVC SOLID CORE	N/A	SOLVENT WELD FITTINGS
DOMESTIC HOT AND RECIRC	ALL	TYPE "L" COPPER	1" FIBERGLASS	PRO-PRESS FITTINGS
DOMESTIC HOT AND RECIRC	ALL	PEX-A	1" FIBERGLASS	MANUFACTURER'S FITTINGS
DOMESTIC COLD	ALL	TYPE "L" COPPER	N/A	PRO-PRESS FITTINGS
DOMESTIC COLD	ALL	PEX-A	N/A	MANUFACTURER'S FITTINGS
ABOVE GROUND HEATING WATER	2 1/2" - 4"	SCHEDULE 40 STEEL	1" FIBERGLASS	WELDED OR GROVED FITTINGS
ABOVE GROUND HEATING WATER	1/2" - 2"	SCHEDULE 40 STEEL	1" FIBERGLASS	MEGA-PRESS OR THREADED FITTINGS
ABOVE GROUND HEATING WATER	ALL	PEX-A W/ OXYGEN BARRIER	1" FIBERGLASS	MANUFACTURER'S FITTINGS
ABOVE GROUND HEATING WATER	2 1/2" - 4"	TYPE "L" COPPER	1" FIBERGLASS	PROPRESS FITTINGS
ABOVE GROUND HEATING WATER	1 1/4" - 2"	TYPE "L" COPPER	1" FIBERGLASS	PROPRESS FITTINGS
ABOVE GROUND HEATING WATER	1/2" - 1"	TYPE "L" COPPER	1" FIBERGLASS	PROPRESS FITTINGS

NEW VALVE SCHEDULE (V)						V SIZE
MARK	SYSTEM SERVED	FLOW GPM	CONFIG.	CONNECTION SIZE	REMARKS	
V-RAD	RADIANT FLOOR SYSTEM	8	3-WAY	1"	5.7 MINIMUM CV	
V-MAIN	RADIANT FLOOR ZONE MAIN	4	3-WAY	3/4"		
V-B1	RADIANT FLOOR MANIFOLD B1	2	2-WAY	1/2"		
V-B2	RADIANT FLOOR MANIFOLD B2	1	2-WAY	1/2"		
V-B3	RADIANT FLOOR MANIFOLD B3	1	2-WAY	1/2"		

PLUMBING FIXTURE SCHEDULE												FIXTURE
MARK	FIXTURE	ROUGH IN SIZE					MANUFACTURER MODEL	REMARKS				
		WASTE IN	TRAP IN	VENT IN	HW IN	CW IN						
WC-1	WATER CLOSET, FLOOR MOUNTED, TANK TYPE	3	2	2	N/A	1/2	DURAVIT 2125010000 STARCK 3	WHITE VITREOUS CHINA, TWO-PIECE TOILET, 1.28 GPF, 12" ROUGH-IN, 3" FLUSH VALVE, 15-3/4" FLOOR TO RIM, ELONGATED BOWL, W/ DURAVIT SEAT AND COVER #006339..00, CHROMED QUARTER TURNED ANGLE STOP AND CHROMED BRASS SUPPLY.				
LAV-1	LAVATORY AND FAUCET	2	1 1/4	2	1/2	1/2	DURAVIT 070350.00 LAVATORY WITH HANGSGROHE 32146001 FAUCET	VITREOUS CHINA, 19 5/8" X 9 7/8" X 4-1/8"D, SINGLE CONTROL FAUCET, CHROMED QUARTER TURNED ANGLE STOPS, CHROMED BRASS SUPPLIES, CHROMED BRASS "P" TRAP, AND ASSE 1070 COMPLIANT WATER TEMPERATURE LIMITING DEVICE, SET TO 110°F.				
LAV-2	UNDERCOUNTER BASIN AND SINGLE CONTROL FAUCET	2	1 1/4	2	1/2	1/2	DURAVIT 033048.00 LAVATORY WITH HANGSGROHE 32146001 FAUCET	VITREOUS CHINA, 19 1/8" X 12 3/8" X 6-1/4"D, SINGLE CONTROL FAUCET, CHROMED QUARTER TURNED ANGLE STOPS, CHROMED BRASS SUPPLIES, CHROMED BRASS "P" TRAP, AND ASSE 1070 COMPLIANT WATER TEMPERATURE LIMITING DEVICE, SET TO 110°F.				
BATH-1	RECTANGLE TUB WITH FAUCET	2	2	2	1/2	1/2	KOHLER K-1130 BATH WITH HANGSGROHE 38410001 FAUCET	RECTANGLE 5'-0", DROP-IN INSTALLATION, ARCHER BATH DRAIN K-7272, CHROMED QUARTER TURNED ANGLE STOPS, CHROMED BRASS SUPPLIES, CHROMED BRASS "P" TRAP, ASSE 1070 COMPLIANT WATER TEMPERATURE LIMITING DEVICE, SET TO 110°F.				
SH-1	SHOWER VALVE	2	2	2	1/2	1/2	HANGSGROHE ECOSTAT S PRESSURE BALANCE TRIM WITH DIVERTER AND RAINDANCE S 150 AIR 3-JET SHOWERHEAD	PRESSURE BALANCED SHOWER VALVE W/INTEGRAL SERVICE STOPS, 4.5 GPM, TEMPERATURE AND ON/OFF CONTROLS FOR 2 OUTLETS, REQUIRED ACCESSORIES: IBOX UNIVERSAL PLUS ROUGH WITH SERVICE STOPS. RAINDANCE S 150 AIR 3-JET SHOWERHEAD, SHOWERHEAD FLOW 2.5 GPM, STANDARD SHOWERARM 6" AND ASSE 1070 COMPLIANT WATER TEMPERATURE LIMITING DEVICE, SET TO 110°F.				
SINK-1	SINK, SINGLE COMPARTMENT, STAINLESS STEEL, UNDER COUNTER MOUNTED, W/ GOOSENECK FAUCET AND DISPOSAL	2	1 1/2	2	1/2	1/2	FRANKE FCUX11027 HANGSGROHE TALIS S FAUCET IN-SINK-ERATOR BADGER 5 DISPOSAL	STAINLESS STEEL UNDER COUNTER SINK, GOOSENECK FAUCET, CHROMED QUARTER TURNED ANGLE STOPS, CHROMED BRASS SUPPLIES, CHROMED BRASS "P" TRAP. INSINKERATOR MODEL BADGER 5 W/ 1/2 HP, 120 VOLT, SINGLE PHASE DISPOSAL MOTOR AND 36" POWER CHORD W/ 3 PRONG PLUG. PROVIDE DISHWASHER CONNECTION AND HW QUARTER TURNED BALL VALVE STOP, AND ASSE 1070 COMPLIANT WATER TEMPERATURE LIMITING DEVICE, SET TO 110°F.				
ICE-1	ICE WALL BOX	N/A	N/A	N/A	N/A	1/2	OATEY 039136	NO LEAD, 4X4 PLASTIC OUTLET BOX OUTLET BOX AND QUARTER TURNED ANGLE STOP.				
WWB-1	WASHING MACHINE WALL BOX	2	2	2	1/2	1/2	IPS I82056	NO LEAD, WASHING MACHINE OUTLET BOX W/ MINI-RESTER WATER HAMMER ARRESTERS.				
WH-1	NON-FREEZE WALL HYDRANT	N/A	N/A	N/A	N/A	3/4	WOODFORD MODEL 17	EXPOSED ANTI-SYPHON NON-FREEZE WALL HYDRANT W/ INTEGRAL BACK FLOW PREVENTER OPERATOR, 3/4" MALE HOSE CONNECTION AND POLISHED BRONZE FINISH.				
FD-1	FLOOR DRAIN	X	X	X/2 2" MIN	N/A	N/A	PROFLO PF42800	CAST IRON BODY, ADJUSTABLE NICKEL BRONZE STRAINER ASSEMBLY, MEMBRANE CLAMP, WEEP HOLES, AND TRAP PRIMER CONNECTION.				
DD-1	DECK DRAIN	X	N/A	N/A	N/A	N/A	ZURN RD2120-AB2-C	ABS BODY COMPLETE WITH STEEL-THREADED INSERTS FOR INCREASED STRENGTH AND LONGEVITY. STANDARD TO THE ABS ROOF DRAIN IS A CAST IRON CLAMP DEVICE WITH AN INTEGRAL GRAVEL GUARD. REMOVE DOME STRAINER. INSTALL WATERPROOF MEMBRANE.				

LPG FIRED WATER HEATER SCHEDULE (WH)																WH GAL	
MARK	INPUT MBH	OUT. MBH	EFF. %	FUEL	TANK GAL	REC. GPH	TEMP. RISE °F	OPER. TEMP. °F	FLUE		DIMENSIONS			ELECTRICAL		MANUFACTURER MODEL	REMARKS
									D IN	TYPE	D IN	H IN	WT LBS	VOLT/ PHASE	AMP		
WH-1	78	63	80	LPG	55	84	90	140	4	TYPE "B"	22	60	650	N/A	N/A	BRADFORDWHITE RG155H6X	W/ AMTROL ST-5-C EXPANSION TANK

EXHAUST FAN SCHEDULE (EF)															EF CFM
MARK	AREA SERVED	TYPE	CFM	ESP (IN WC)	FAN RPM	MOTOR				SONES	DAMPER	CONTROL	OPENING SIZE IN	MANUFACTURER MODEL	REMARKS
						RPM	BHP	HP	VOLT /PHASE						
EF-1	BATHROOM 1	CEILING	75	0.5	1200	1200	69 WATT	N/A	120/1ø	3.9	GRAVITY	WALL SWITCH	N/A	COOK GC-162	NOTE 1
EF-2	BATHROOM 2	CEILING	75	0.5	1200	1200	69 WATT	N/A	120/1ø	3.9	GRAVITY	WALL SWITCH	N/A	COOK GC-162	NOTE 1
EF-3	POWDER ROOM	CEILING	75	0.5	1200	1200	69 WATT	N/A	120/1ø	3.9	GRAVITY	WALL SWITCH	N/A	COOK GC-162	NOTE 1

NOTE 1: PROVIDE 6" PAINTABLE WALL CAP WITH INTEGRAL BACKDRAFT DAMPER.

MANIFOLD SCHEDULE (M)					M GPM
MARK	SYSTEM SERVED	GPM/CIRC	FLOW GPM	CIRCUITS/ SIZE	
M-MAIN	MAIN FLOOR	0.5	4	8 - 3/4"	
M-B1	BEDROOM 1	0.5	2	4 - 3/4"	
M-B2	BEDROOM 2	0.5	1	2 - 3/4"	
M-B3	BEDROOM 3	0.5	1	2 - 3/4"	

Horizon Neighborhood CABINS

1778 E. Horizon Run
Summit Powder Mountain
Evan, Utah

MackKay-Lyons
Sweetapple

Architects
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Salt Lake City, UT 84104
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WWW.SMDENGINEERING.COM



Professional Engineer
#163316
SCOTT M. DEAKINS
2/14/17
STATE OF UTAH

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FOR COMPLIANCE WITH THE APPLICABLE
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☒ MECHANICAL ☒ PLUMBING
☒ ELECTRICAL ☒ ENERGY
☐ ACCESSIBILITY ☐ FIRE
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BY: MEM DATE: 08/21/17
WEST COAST CODE CONSULTANTS, INC.

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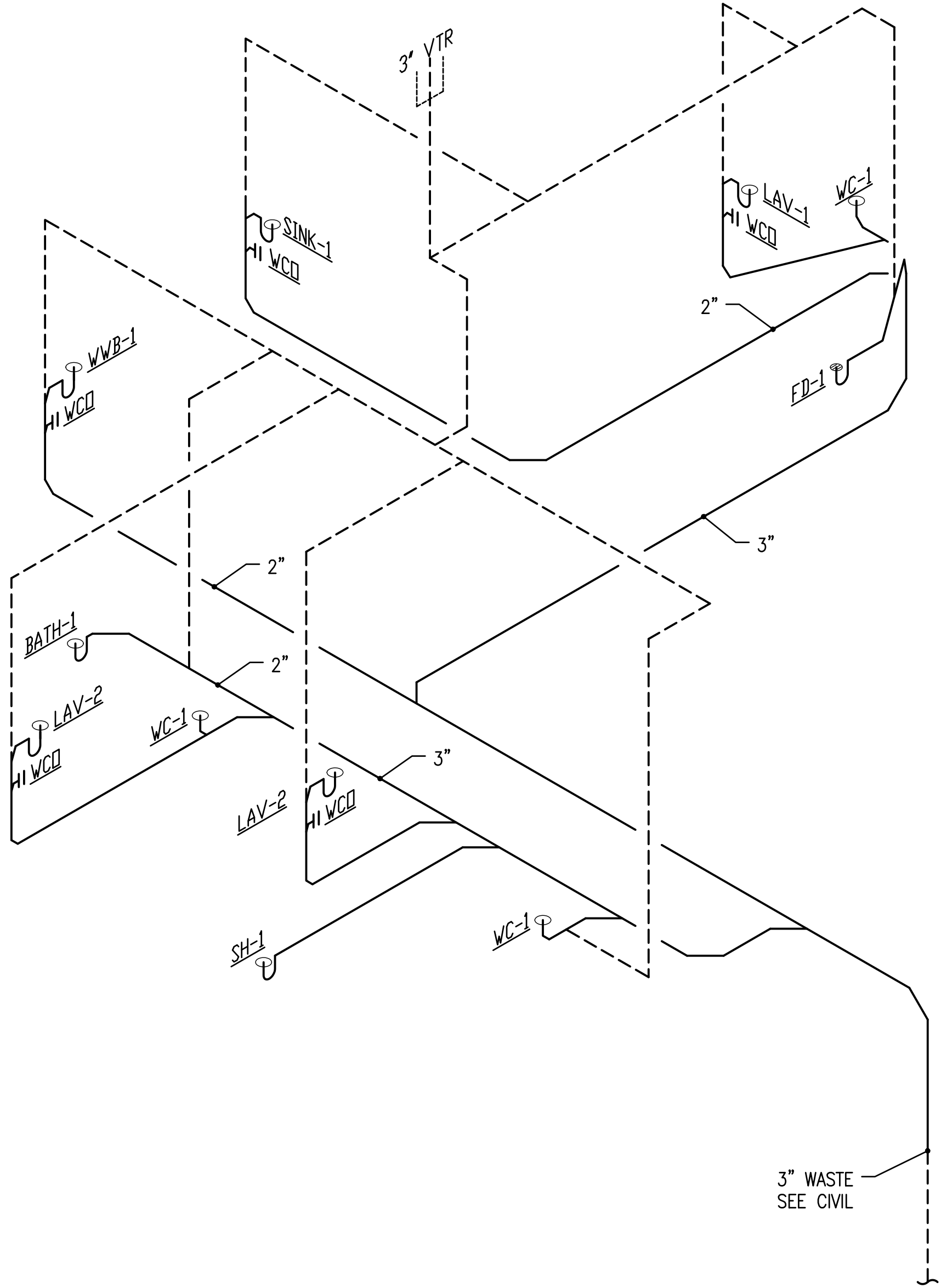
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PLUMBING
SCHEDULES

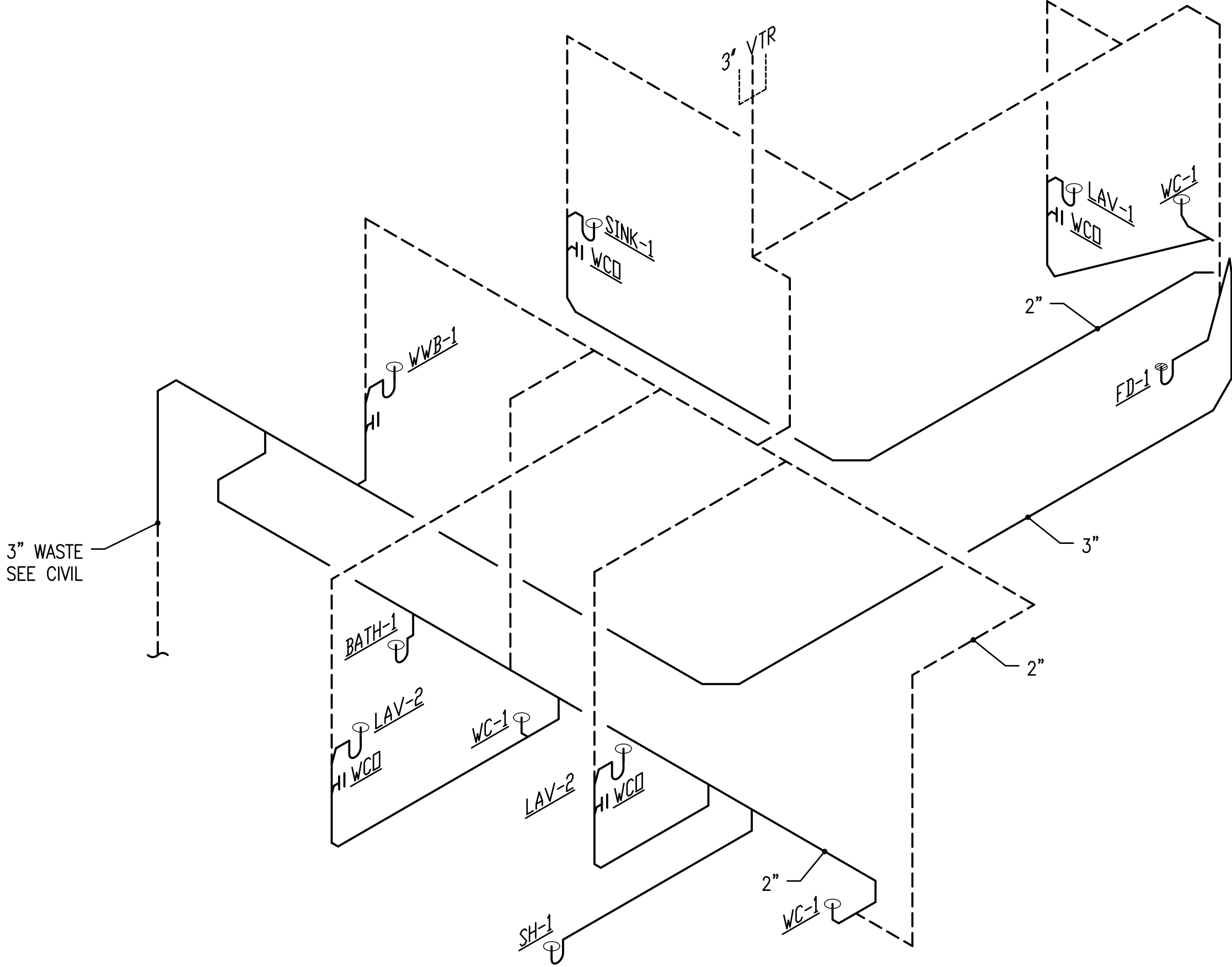
scale: AS NOTED
date: 2017.02.14
drawn: STAFF
chk'd: SMD

PP601

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1 1500 SF - PLUMBING WASTE AND VENT ISOMETRIC
PP901 BUILDINGS 2, 3, 7, 11, 18, 21



----- VENT
————— ABOVE GRADE WASTE
- - - - - WASTE

2 1500 SF - PLUMBING WASTE AND VENT ISOMETRIC
PP901 BUILDINGS 14, 15, 25

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☒ ELECTRICAL ☒ ENERGY
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Horizon Neighborhood
CABINS

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PLUMBING
WASTE AND
VENT
ISOMETRIC

scale: AS NOTED
date: 2017.02.14
drawn: STAFF
chk'd: SMD

PP901

ISSUED FOR CONSTRUCTION - 2017.02.14

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	TOTAL WATTS	LAMPS
F1	4" SQUARE LED DOWN LIGHT 0-10V DIMMING STANDARD SATIN NICKEL TRIM	HALO	H457ICAT1E-EL406930-TLS408SNBB	120	13	LAMP: LED (INCLUDED), LUMENS: 600, CCT: 3000° K.
F10	J-BOX MOUNTED LED DOWNLIGHT	HALO	SLD606930WHJB	120	12.2	LAMP: LED (INCLUDED), LUMENS:780 CCT: 3000° K.
F11	LED PENDANT FIXTURE WITH LED LAMP	ARTEMIDE	SPHERA - RD211110	120		LAMP: LED (INCLUDED), LUMENS:608, CCT: 3000° K, 80 CRI
F12	LED PENDANT FIXTURE WITH 63" CORDS, DIMMABLE	ARTEMIDE	TALO 90 - 1922028A	120	39	LAMP: LED (INCLUDED), LUMENS: 3341 CCT: 3000° K, 80 CRI, DIMMABLE
F13	CEILING MOUNTED TRACK WITH TWO LED FIXTURES, DIFFUSION SPREAD LENS	HALO	L80815FL903DAH - LNC2-DSL - L650AH / L901AH	120	2 EACH	LAMP: LED (INCLUDED), LUMENS: 3341 CCT: 3000° K, 80 CRI, DIMMABLE
F14	CEILING PADDL FAN, FINISH SCBA, 120V/1P	HAKU	120V : L3127-X5-XX-XX-00-E	120	35	LAMP: LED (INCLUDED), LUMENS: 988 CCT: 2700° K, 82 CRI
F3	SURFACE MOUNTED LED CURVED FRONT	ARTEMIDE	USC-RDLX-2-B-9-30-08-SCBA	120	32	LAMP: LED (INCLUDED) LUMENS: CCT:3000K 90 CRI
F4-12	12 FOOT LONG RECESSED LINEAR LED 0-10V DIMMING STANDARD TRIMLESS WITH FLUSH SATIN ACRYLIC LENS	NULITE	RT4-06-L30-UNV-D-1-C-FFR-VH-12	UNV	77	LAMP: LED (INCLUDED), LUMENS: 8668 CCT: 3000° K, 80 CRI
F4-2	2 FOOT LONG RECESSED LINEAR LED 0-10V DIMMING STANDARD TRIMLESS WITH FLUSH SATIN ACRYLIC LENS	NULITE	RT4-06-L30-UNV-D-1-C-FFR-VH-2	120	13	LAMP: LED (INCLUDED) LUMENS: 1450 CCT:3000K 80 CRI
F4-4	4 FOOT LONG RECESSED LINEAR LED 0-10V DIMMING STANDARD TRIMLESS WITH FLUSH SATIN ACRYLIC LENS	NULITE	RT4-06-L30-UNV-D-1-C-FFR-VH-4	UNV	26	LAMP: LED (INCLUDED), LUMENS: 2897 CCT: 3000° K, 80 CRI
F4-8	8 FOOT LONG RECESSED LINEAR LED 0-10V DIMMING STANDARD TRIMLESS WITH FLUSH SATIN ACRYLIC LENS	NULITE	RT4-06-L30-UNV-D-1-C-FFR-VH-8	UNV	52	LAMP: LED (INCLUDED), LUMENS: 5792 CCT: 3000° K, 80 CRI
F5	LED UNDERCABINET TO BE DETERMINED					LAMP: LED (INCLUDED), LUMENS: 1300 CCT: 3000° K.
F6	LED PENDANT FIXTURE WITH 47" CORDS, DIMMABLE	ARTEMIDE	TALO 90 - 1922028A	120	39	LAMP: LED (INCLUDED), LUMENS: 3341 CCT: 3000° K, 80 CRI, DIMMABLE
F7	LINEAR LED FIXTURE SYSTEM TO BE MOUNTED ON TRUSSES TO UPLIGHT CEILING	Q-TRAN	I220-35-50-90-2-6-XX QA-SLIM-BK-CL-XX QPH POWER SUPPLIES AS REQ'D	120	18	LAMP: LED (INCLUDED), LUMENS: 2680 CCT: 3500° K.
F8	RECESSED LED STEP LIGHT	WHITEGOODS	P100SCFW-CL-830-600-ND-110V-ENND	120	6.24	LAMP: LED (INCLUDED), LUMENS:608, CCT: 3000° K, 80 CRI

PANELBOARD SCHEDULE

PANEL

B

TYPE

120/240

VOLTS

1

PH

3

W

MOUNTING

FLUSH

SURFACE

DIMENSIONS

W

H

LOCATION

CABIN B

MAINS

AMP

200

X

LUGS

BREAKER

SUBFED LUGS

ISO GROUND

200% NEUTRAL

SPD

BRANCH BREAKERS

ITEM	AMPS	POLE	WIRE SIZE	WIRE CIR.				L. PHASE LOAD				R. PHASE LOAD				WIRE SIZE	ITEM
				NO.	A	B		NO.	A	B							
LIGHTING MAIN	20	1	12	1	385			755			2	20	1	12	LIGHTING LOWER		
REFRIGERATOR	20	1	12	3		1500					4	20	1	12	WASHER		
RANGE	50	2	6	5	4000			2500			6	30	2	10	DRYER		
				7				4000			8						
DISPOSAL	20	1	12	9	1200			900			10	20	1	12	RECEPTACLES BATH		
DISH WASHER	20	1	12	11		1200				1080	12	20	1	12	RECEPTACLES BEDROOM 1 *		
RECEPTACLES KITCHEN *	20	1	12	13	1000			1080			14	20	1	12	RECEPTACLES BEDROOM 2 *		
RECEPTACLES BATH	20	1	12	15		360			1080		16	20	1	12	RECEPTACLES BEDROOM 3 *		
RECEPTACLES	20	1	12	17	900			1080			18	20	1	12	RECEPTACLES FLOOR		
RECEPTACLES	20	1	12	19		1080					20	20	1		SPARE		
DATA BOARD	20	1	12	21	500						22	20	1		SPARE		
P-RAD	20	1	12	23		500					24	20	1		SPARE		
HEAT TAPE	20	1	12	25	1000						26				SPACE ONLY		
RECEPTACLES KITCHEN *	20	1	12	27		1000					28				SPACE ONLY		
SPARE	20	1		29							30				SPACE ONLY		
SPARE	20	1		31							32				SPACE ONLY		
SPACE ONLY				33							34				SPACE ONLY		
SPACE ONLY				35							36				SPACE ONLY		
SPACE ONLY				37							38				SPACE ONLY		
SPACE ONLY				39							40				SPACE ONLY		
SPACE ONLY				41							42				SPACE ONLY		

* ARC FAULT BREAKER

8985

9640

6315

6060

15300

15700

TOTAL

128

131

AMPS/PHASE

CONNECTED LOAD TOTAL

31000 W

CABIN B'

EQUIP RATING

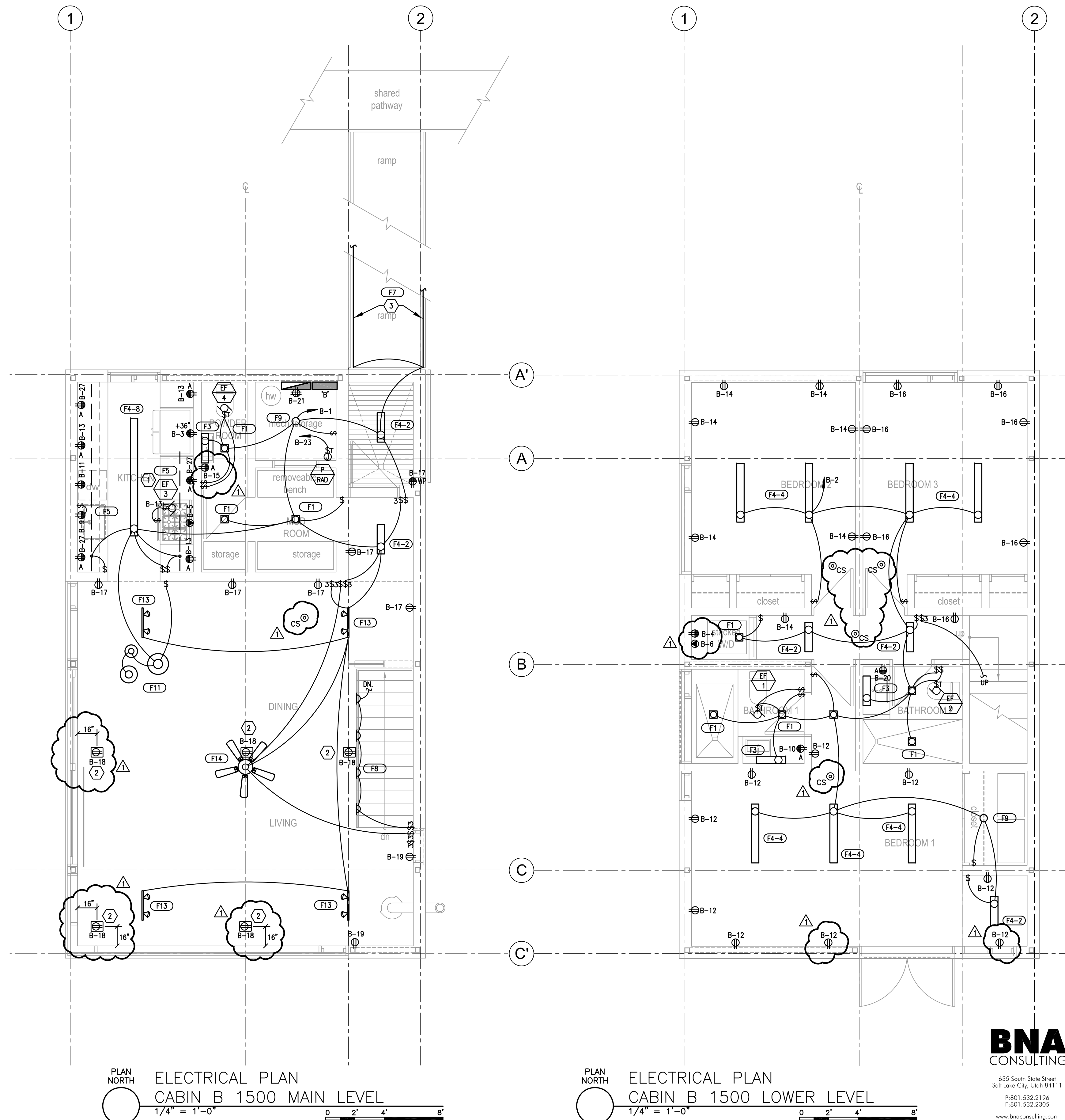
10,000

AMPS RMS 5YM.

GENERAL SHEET NOTES	
1. ALL RECEPTACLES REQUIRED TO BE TAMPER-RESISTANT PER IRC.	

SHEET KEYNOTES

- 1 COORDINATE HOOD FAN CONTROL LOCATION WITH KITCHEN HOOD INSTALLER.
- 2 FLOOR MOUNTED RECEPTACLES MUST BE LISTED FOR FLOOR MOUNTED AND FACE UP APPLICATION.
- 3 EXTERIOR LED TAPE LIGHTING TO RUN THE ENTIRE LENGTH OF THE RAMP. COORDINATE EXACT LOCATION OF MOUNTING LOCATION, CONTROL, AND THE EXACT LIGHTED TAPE REQUIRED WITH THE ARCHITECT/OWNER PRIOR TO INSTALLATION.



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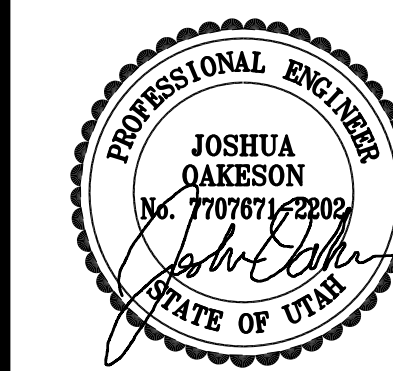
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BY: _____ DATE: 08/21/17

WEST COAST CODE CONSULTANTS, INC.



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**ELECTRICAL
PLAN - CABIN B
1500 MAIN &
LOWER LEVEL**

scale: SEE GRAPH
date: 16-07-01
drawn: BNA
chk'd: CF

By: calvin; Aug 15, 2017 - 9:41am
J:\2016\177\DRAW\16177-E301.dwg