

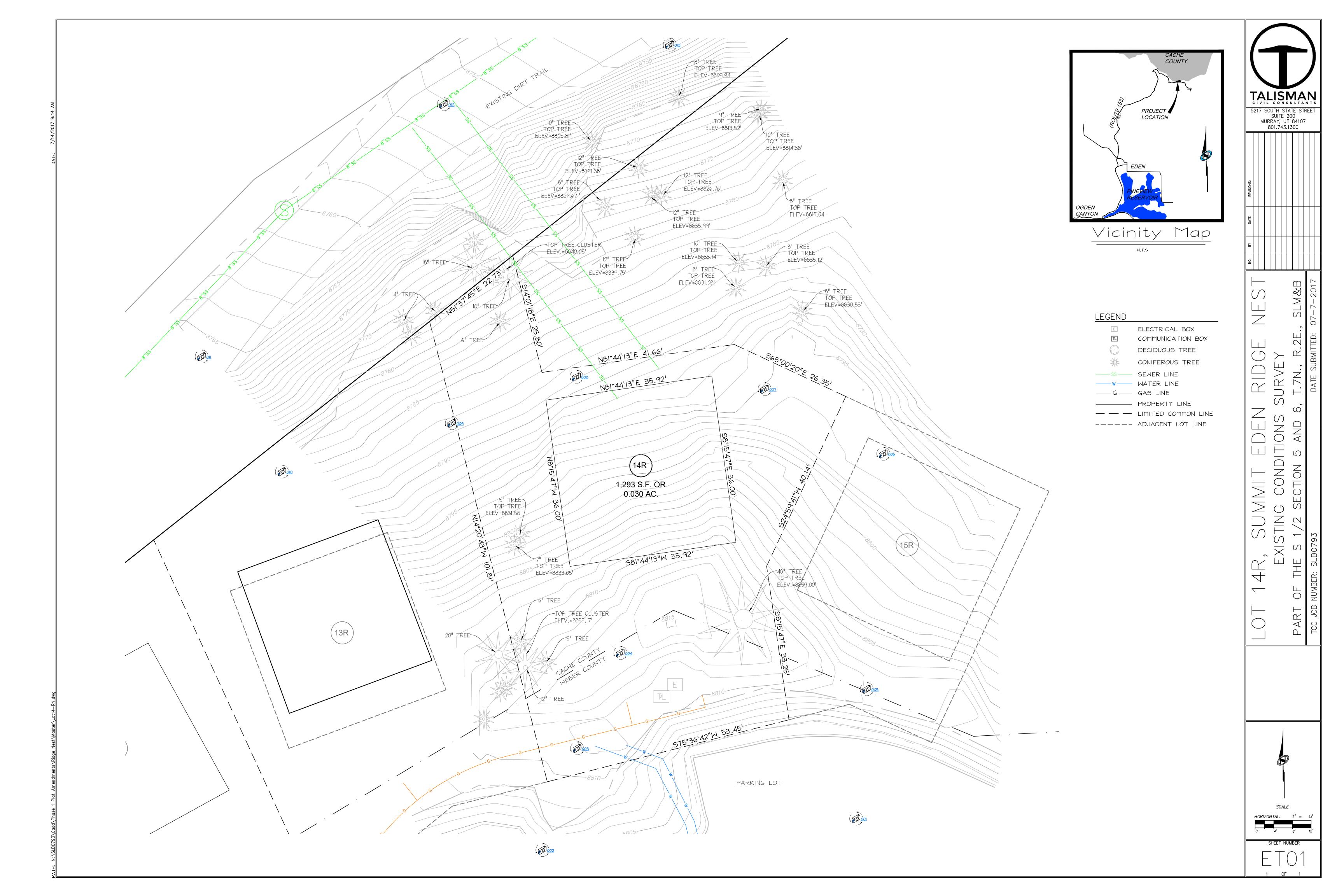
RIDGE NEST 14 AT SUMMIT POWDER MOUNTAIN

Eden, UT 84310

BBREVIATIONS B AL CR Centerline (C. Centerline) (C. Centerlin
© Center line CM Confinedrics) FT Foot (Feet) Mach Machinanical REO'D Required © Degree CONC Concrete FTG Footing MED Medium REY Revision(s), Revised © Diameter CONT Continuous FUR Furred(ing) MFR Manufacturer RO Rough Opening © Pound of Number CU Cubic FUT Future MIN Minimum RPM Revolutions per Minute (E) Existing DEG Degree GAL Gallon MM Millimeter(s) AFF Above Finish Floor DEMO Demolish, Demolition GALV Galvanizad MO Masomy Opening ALL MALINIAN MINIMUM DEPT Department GC General Contractor ALI Malinium DEPT Department GC General Contractor AND Anologido DET Detail GPV Personal APPOX Approximate DIM Drawing SHALL S
The State The

GENERAL NOTES

Revision 1
Date: 06.12.18
Construction Documents











3 10 yard dumpster

4 Prefabricated concrete washout basin

5 Temporary construction restroom

6 Construction Parking 7 Construction staging area

1 SITE PLAN

2 LIMITS OF

FENCING

4 STORM WATER

6 LANDSCAPING

GENERAL NOTES

This drawing is not an official or certified survey. Property dimensions and conditions were taken from the survey prepared by Talisman Civil Consultants [dated July 17, 2017], public records and field measurements.

All construction activity shall be contained within the indicated DISTURBANCE limits of disturbance. The balance of the parcel shall remain undisturbed. 3 CONSTRUCTION

Contractor shall furnish and install fences wherever the planning commission determines based upon the recommendation of the chief building official that a hazardous

condition may exist. Fences shall be constructed according to B/AS2 or standards established by city engineer. All storm water runoff shall be managed and contained on site.

DRAINAGE No retention or detention facilities shall exist on site. Construction parking/traffic may not block the street without a 5 CONSTRUCTION permit. Mud tracked onto the street must be cleaned prior to MITIGATION

the end of the work day. The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster. All existing landscaping shall remain, except where fire mitigation requirements exist, necessitating the thinning or

pruning of brush and vegetation. Where landscaping and natural grade is disturbed, these areas shall be re-seeded with native grasses. Contractor shall use best management practices when performing any work on landscaping, vegetation, and/or trees to mitigate damage to any areas of non-disturbance and neighboring property.

 Property Lines County Boarder Line

Construction Fence

Setback Line

Top / Toe of slope

Neighboring Property Setback Line

Construction Parking Area

Limits of Disturbance

Stabilized Construction Entrance per B/AS2

Proposed Grade

Native Grasses

Existing Tree - to remain

SWPPP Details

SILT FENCE

ATTACHING TWO SILT FENCES

STRAW WATTLE DETAIL
NO SCALE

DIRECTION OF RUNOFF WATERS

INSTALLATION:

1. Where possible, layout the silt fence 5 to 10 feet beyond the toe of slope.

2. Align the fence along the contour as close as

possible.

3. When excavating the trench, use machinery that will produce no more than the desired dimension.

4. Place posts 6 foot on center along contour (or use pre assembled unit) and drive 2 feet (min.) into ground. Excavate an anchor trench (8 inches wide and 8 inches deep) impediately upported into a posts.

deep) immediately up—gradient of posts.

5. Cut fobric to required width, unroll along length of barrier and drape over barrier. Secure fobric to, stakes with stoples, or similar, with trailing edge extending into

undercutting fence (repair immediately).

Repair or replace damaged areas of the fence and remove accumulated sediment.

Re-anchor fence as necessary to prevent shortcutting.

1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS ABOUT 24 INCHES INTO THE GROUND AND BURY FLAP.

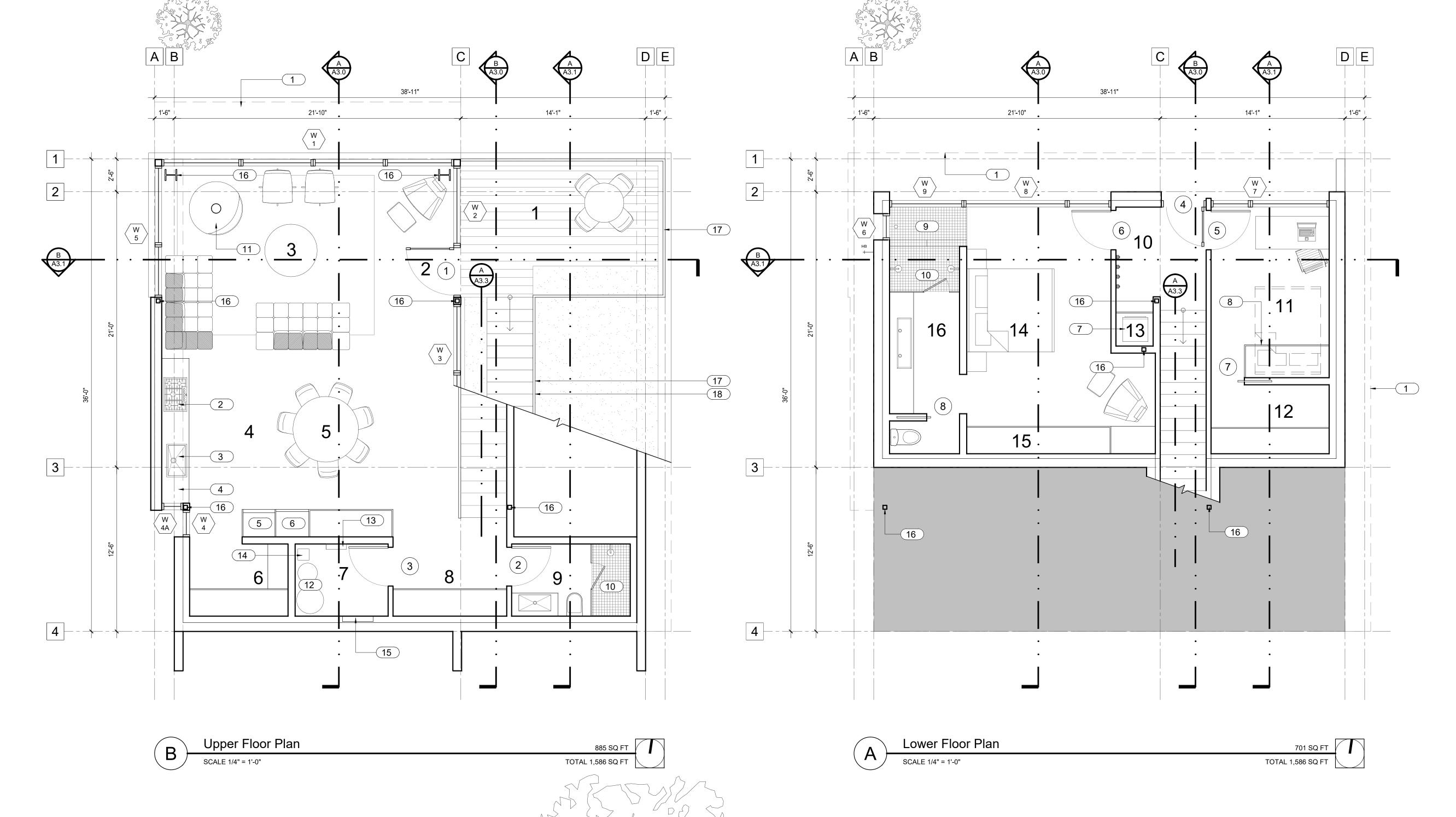
NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE FTER INSTALLATION.

5. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATLE, BUTT THE SECOND WATLE TIGHTLY AGAINST THE IRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT IN CENTERS.

4. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING $2^{\prime\prime}-3^{\prime\prime}$ OF THE STAKE PROTRUDING ABOVE THE WATTLE.

SCALE 1/8" = 1'-0"

LOT AREA: 0.13 ACRES



ROOM DESCRIPTIONS 1 Viewing Deck

- 2 Entry
- 4 Kitchen 5 Dining
- 6 Pantry 7 Mechanical
- 8 Closet
- 9 Powder Room 10 Mudroom
- 11 Office/Bedroom
- 12 Closet 13 Laundry
- 14 Master Bedroom
- 15 Master Closet 16 Master Bathroom
- 17 Glass guardrail tempered $\frac{1}{2}$ ", hand rail per B/A3.3

KEYED NOTES

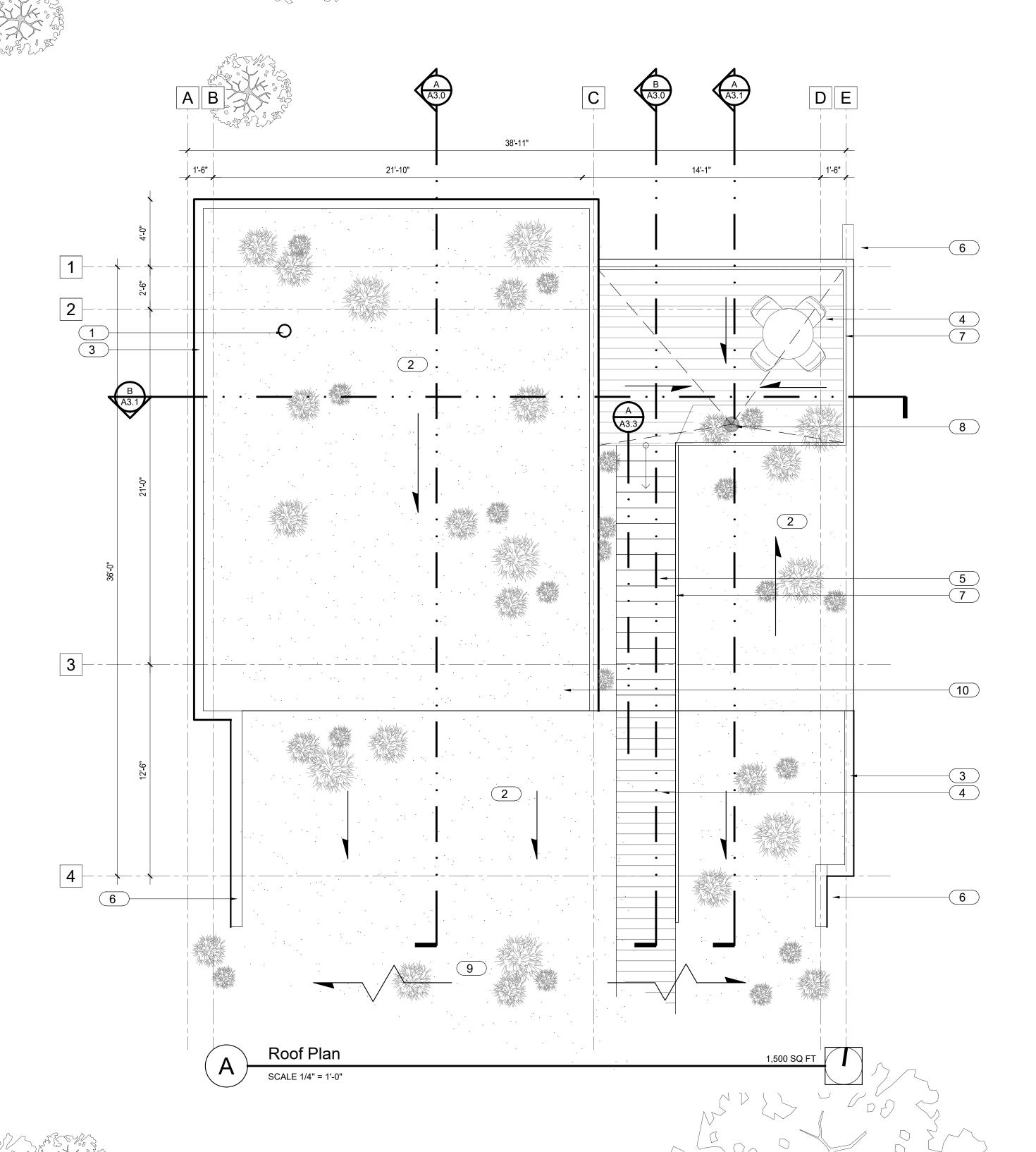
Roof overhang above

- 2 Gas cooktop 30", 73,000 BTU's; range hood above, per owner
- 3 Undermount sink per owner
- 4 Dishwasher integrated 24"
- 5 Refrigerator integrated, 30" bottom mount freezer, per owner
- 6 Wall oven electric 30" per owner 7 Stackable washer-dryer per owner
- 8 Murphy bed cabinet
- 9 Recessed tub jetted per owner
- 10 Curbless shower with linear drain blockout concrete slab
- 11 Gyrofocus fireplace wood burning
- Boiler, hot water storage tank, expansion tanks, and bracing per A/M1.0 for domestic hot water and radiant heat
- 13 Radiant heat manifold
- 14 HRV must supply >3 air changes per hour per IRC R303.4
- 15 Electrical panel
- 16 Steel column per structural

NOTES

- 1 Dimensions are taken to outside face of concrete walls, outside face of sheeting on exterior framed walls, and face of drywall on on interior walls, UNO. Note that the upper floor plate extends beyond framed walls per C/A3.3
- 2 Finish shower to a height not less than 72" AFF with non-absorbant material. Use cement fiber board substrate in showers and wet areas.
- 3 Any wood in contact with concrete must be treated / decay resistant, fasteners and connectors per R317.3 and R317.3.1 of
- 4 Contractors to verify all roof penetrations with designer prior to
- Dimensions at doors and windows show actual unit dimensions, not RO's. Consult door/window manufacturer for required RO's.
- 6 Structural shall be fitted with a fire suppression system.





- # KEYED NOTES
- Chimney flue painted to match window frames
 Planted roof deck native grasses and wildflowers
- 3 Metal parapet cap painted to match window frames
- 4 Ipe wood decking 1x6 planks, sealed
- 5 Ipe wood stair treads and risers
- 6 Concrete retaining wall
- 7 Glass guardrail tempered $\frac{1}{2}$ ", per A/A3.3, handrail per B/A3.3
- 8 Roof drain
- 9 Seamless blend of grade and planted roof

NOTES

- Contractors to verify all roof penetrations with designer prior to installation.
- 2 Structural shall be fitted with a fire suppression system

KEYED NOTES

This drawing is for dimensions and elevations only. Refer to structural drawings for all other foundation and footing information including sizing, components, details, structural data, etc.

Contact David Glass at IGES [801.748.4044] for observation and testing during site preparation, earthwork, and structural fill placement.

1 Retaining wall - less than 4' in height

Concrete foundation wall per structuralTop of foundation wall slopes down

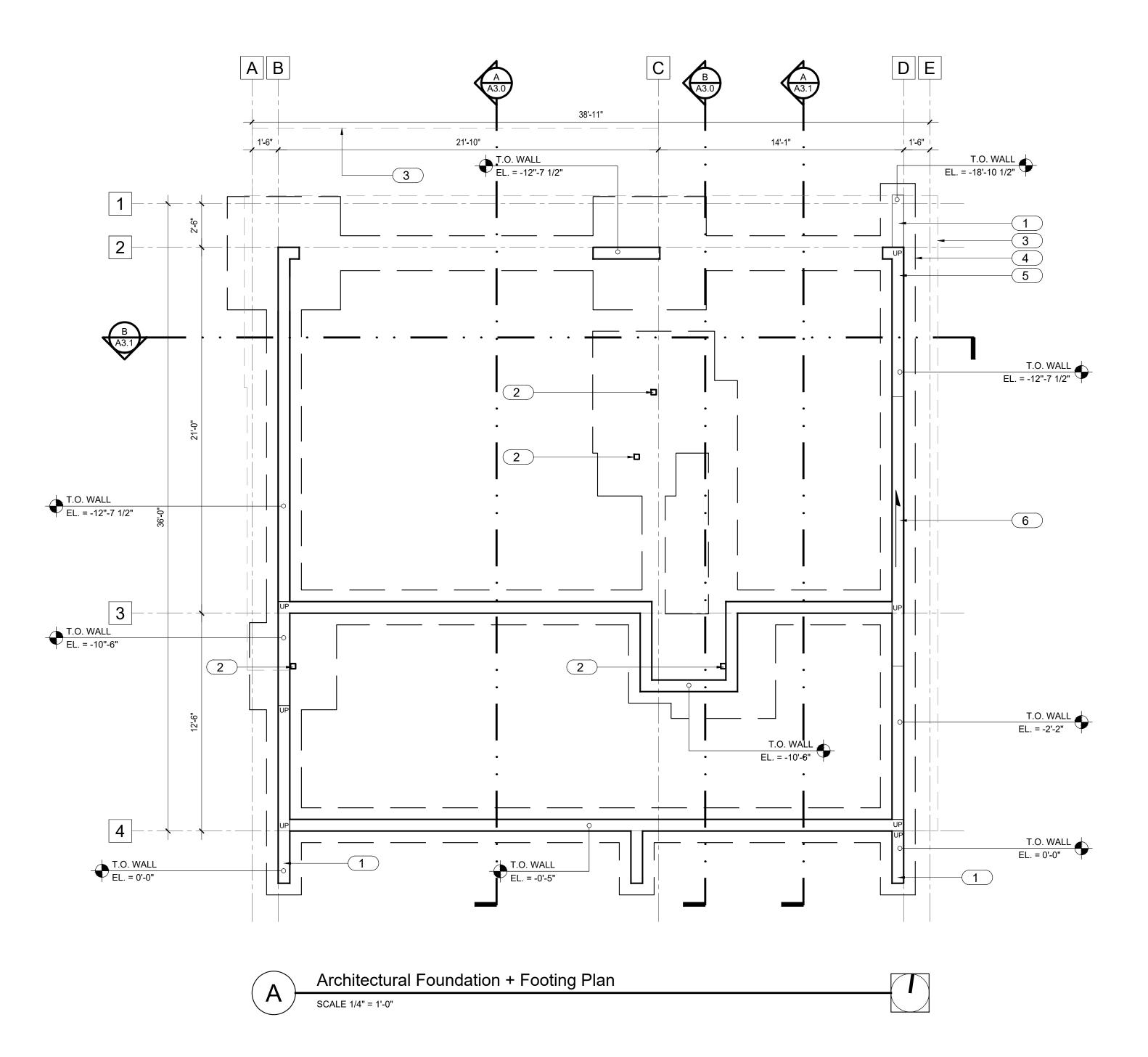
2 Steel column per structural

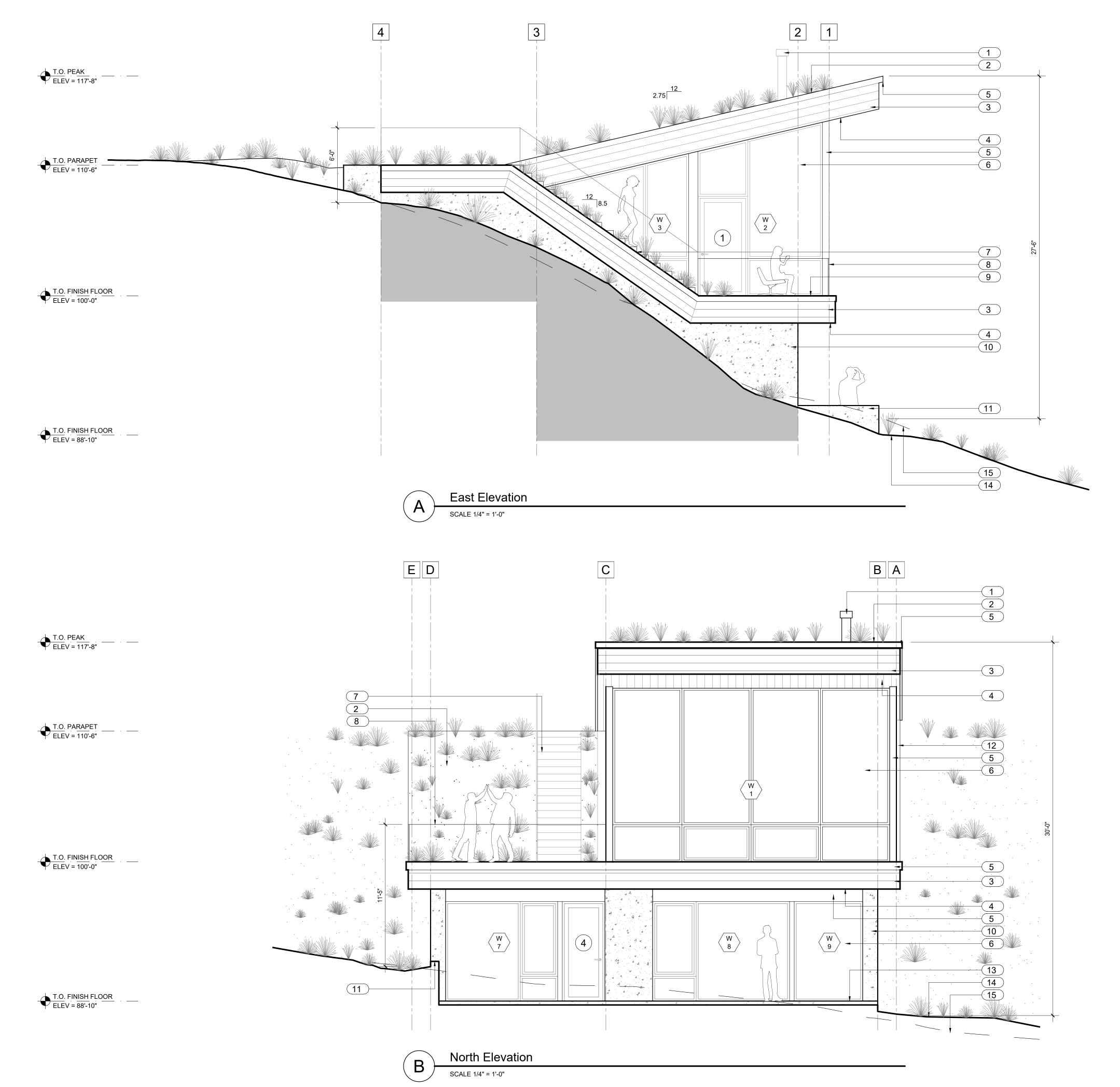
4 Concrete footing per structural

NOTES

3 Overhang above







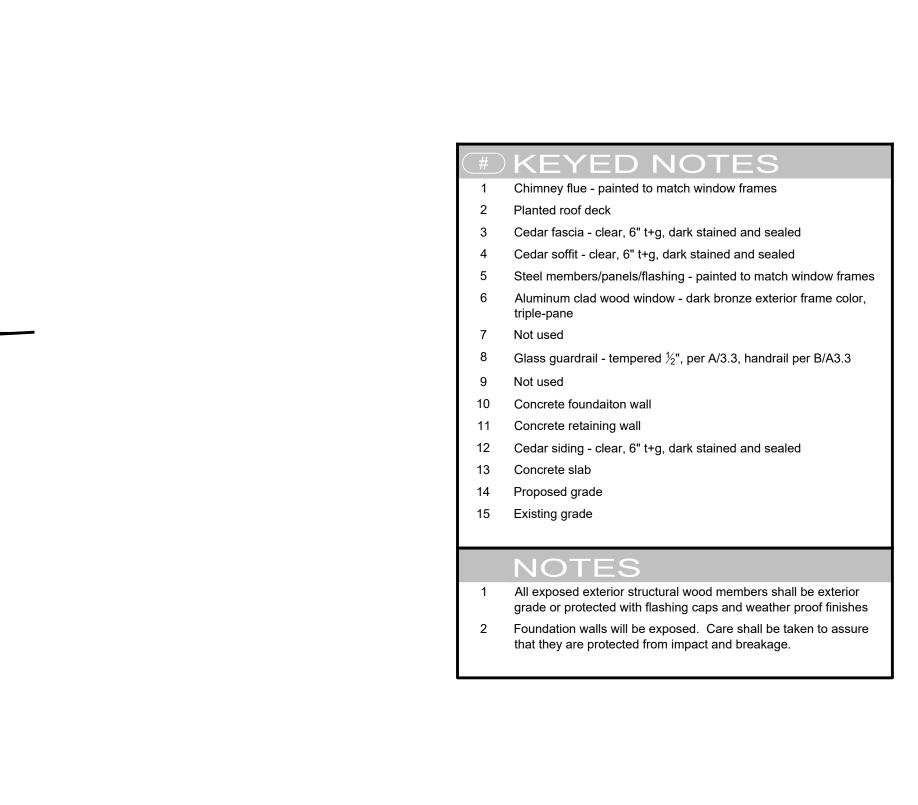
KEYED NOTES

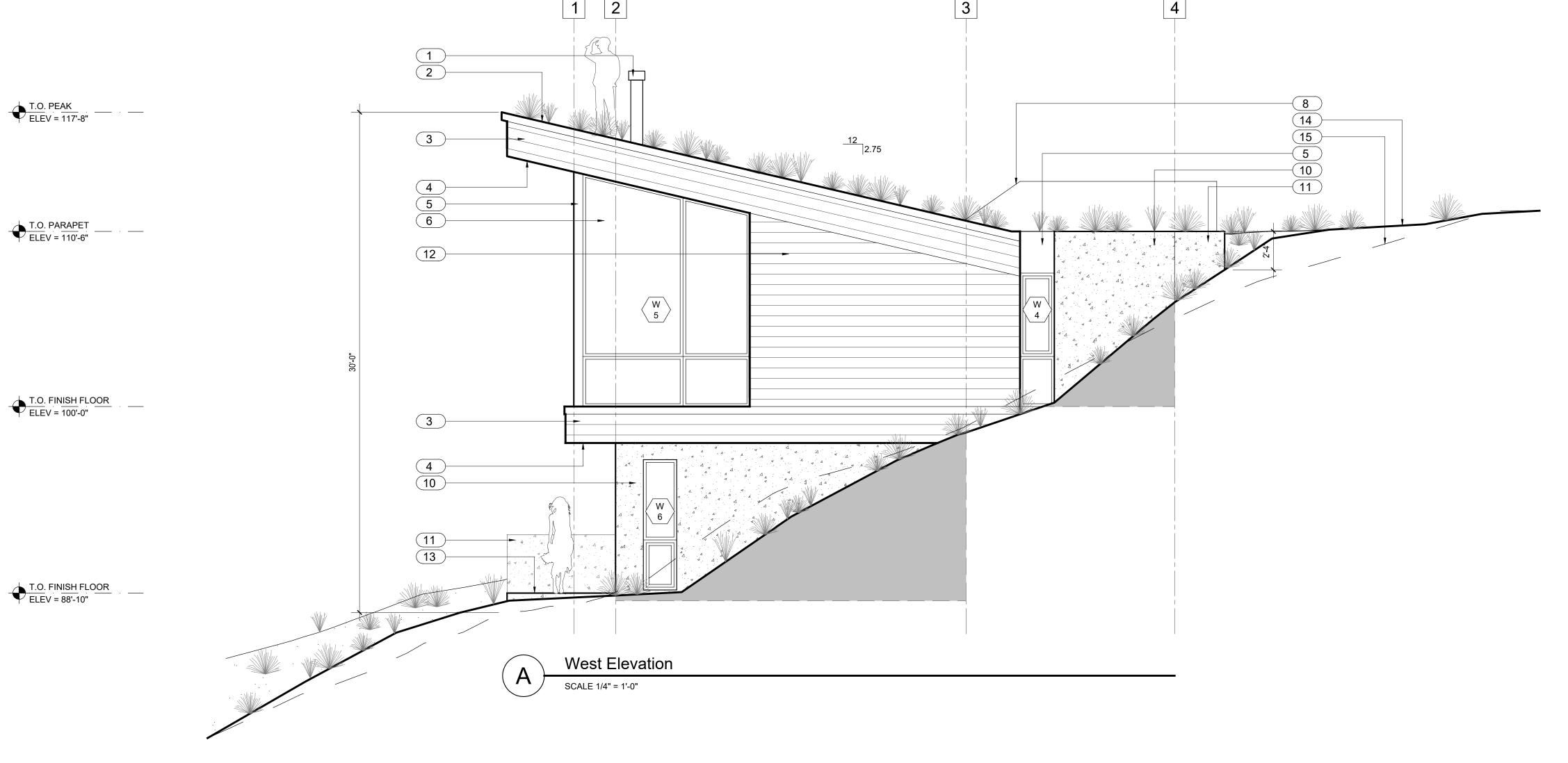
- 1 Chimney flue with spark arrestor painted to match window frames 2 Planted roof deck
- 3 Cedar fascia clear, 6" t+g, dark stained and sealed
- 4 Cedar soffit clear, 6" t+g, dark stained and sealed
- 5 Steel members/panels/flashing painted to match window frames
- 6 Aluminum clad wood window dark bronze exterior frame color, triple-pane
- 7 Ipe wood stair treads and risers
- 8 Glass guardrail tempered $\frac{1}{2}$ ", per A/3.3, handrail per B/A3.3
- 9 Ipe wood decking 1x6 planks, sealed
- 10 Concrete foundaiton wall
- 11 Concrete retaining wall 12 Cedar siding - clear, 6" t+g, dark stained and sealed
- 13 Concrete slab
- 14 Proposed grade
- 15 Existing grade

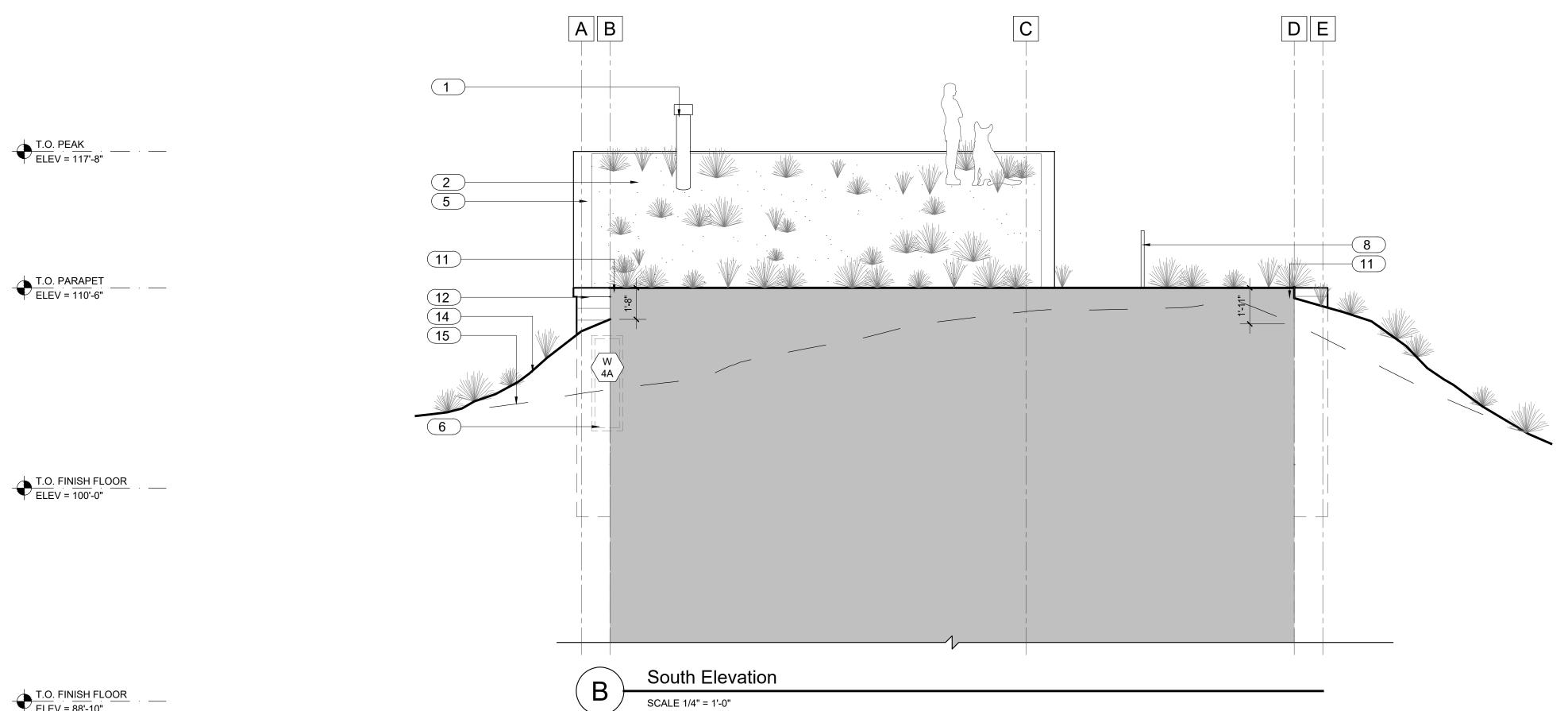
NOTES

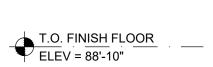
- 1 All exposed exterior structural wood members shall be exterior grade or protected with flashing caps and weather proof finishes
- 2 Foundation walls will be exposed. Care shall be taken to assure that they are protected from impact and breakage.





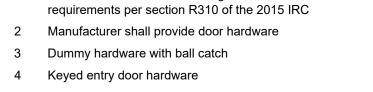








DOOR SCHED



4 Keyed entry door hardware

5 Privacy door hardware

6 Passage door hardware

7 Pocket door hardware - privacy

8 Doors shall be keyed alike

NOTES

All dimensions and conditions shall be verified by contractor prior to beginning work. Report any errors, inconsistencies, or omission to designer prior to beginning

KEYED NOTES Window shall meet minimum egress clearance

All dimensions are for rough openings. Contractor and window / door suppliers shall field verify all window / door sizes, types, quantities, and swings prior to ordering. All window / door types are drawn as viewed from the

exterior. Window / door supplier shall reference all drawings regarding window / door type. Report to Designer with any errors, inconsistencies or omissions before ordering.

All window types and exterior doors shall be aluminum-clad wood, UNO. Exterior frame profile shall be square contemporary style with Shadow Line Frames at operable units. Windows shall be direct set where possible. Exterior finish shall be Extra Dark Anodized Aluminum. Interiors shall be square, contemporary style with stain grade finish and with square sticking, sashes, and frames at operable units. Hardware shall be black, contemporary style. Door tracks, frames, and thresholds shall be Extra Dark Anodized Aluminum where possible and black otherwise.

All glazing shall be triple pane insulated glass with low-e coating. All windows shall meet or exceed manufacturer's provided U-Factor of 0.25.

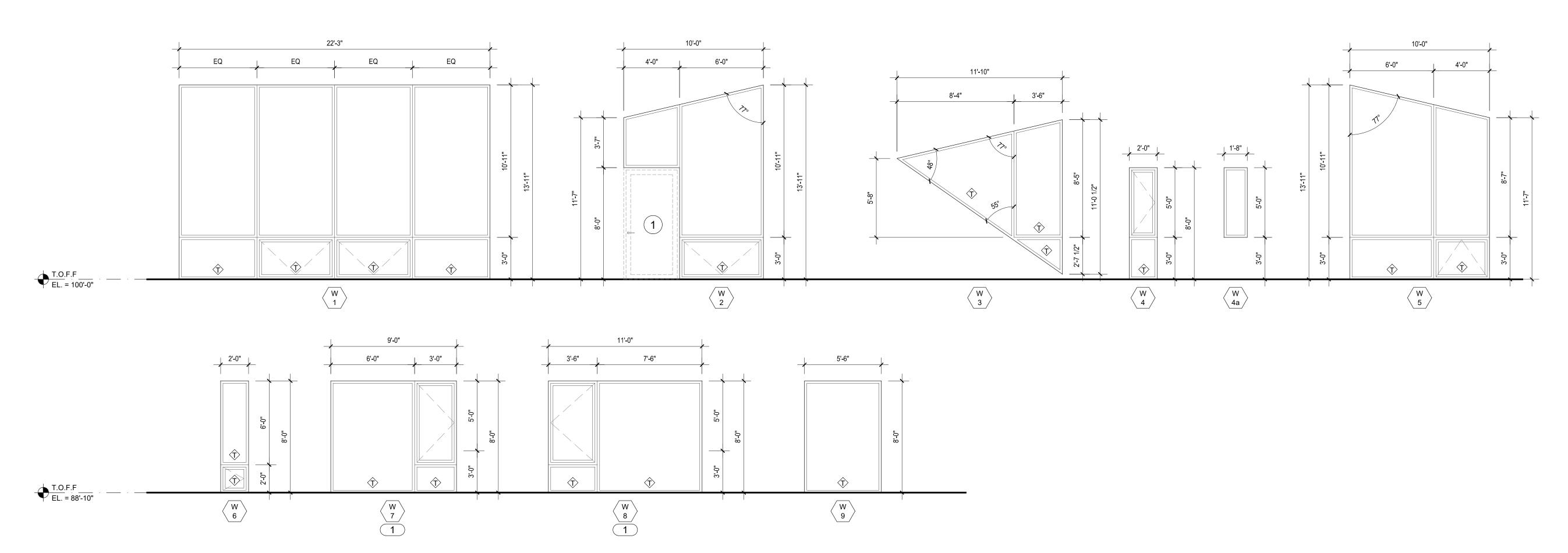
All exterior doors and windows shall meet or exceed values in REScheck specifications.

Window / door glass panes indicated in the window / door schedule shall be tempered

8 U-factors of fenestration shall be determined in accordance with NFRC test procedures unless otherwise authorized by local building authority.

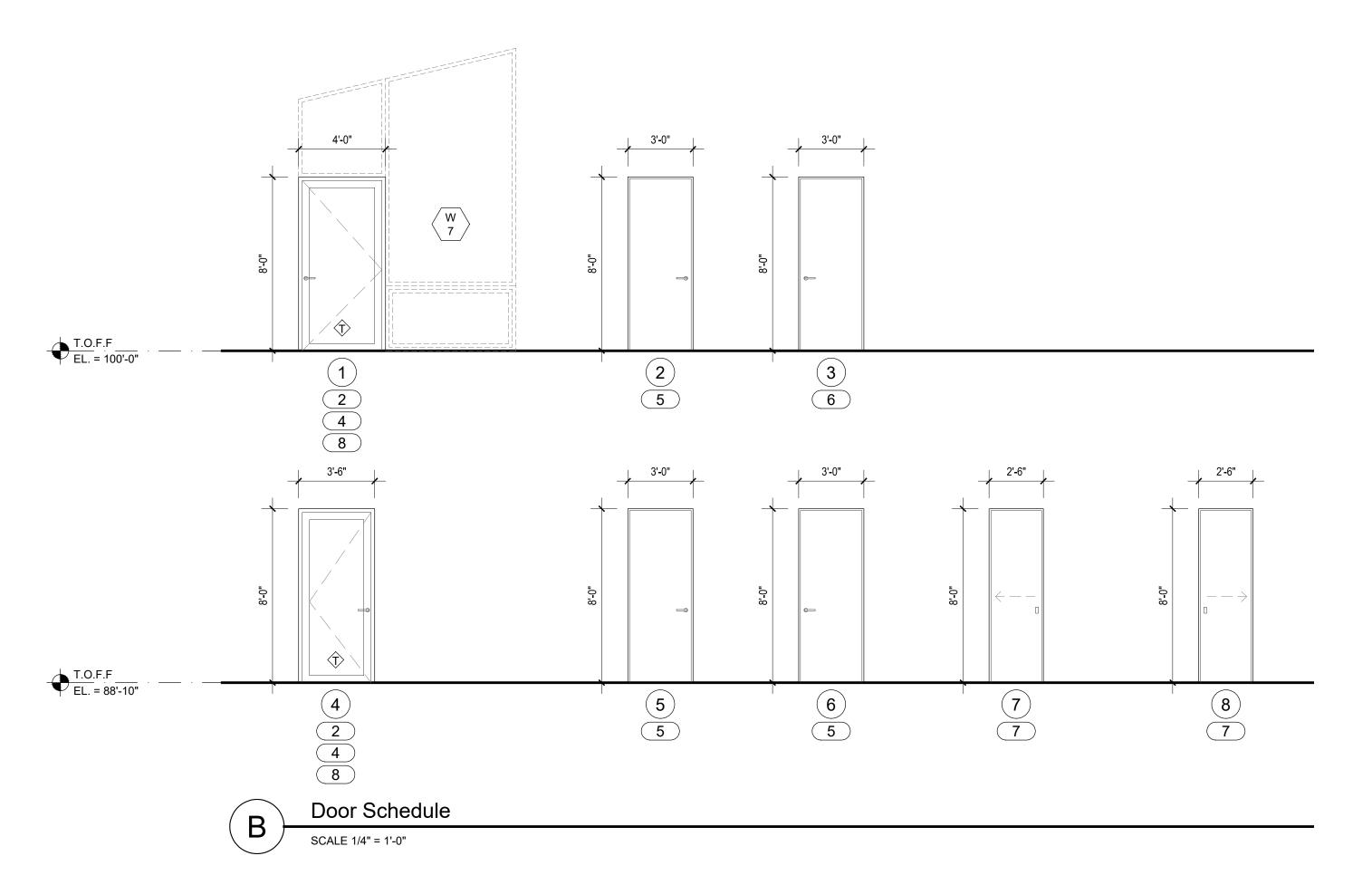
Reference architectural floor plan A/A1.0 to determine each door swing.

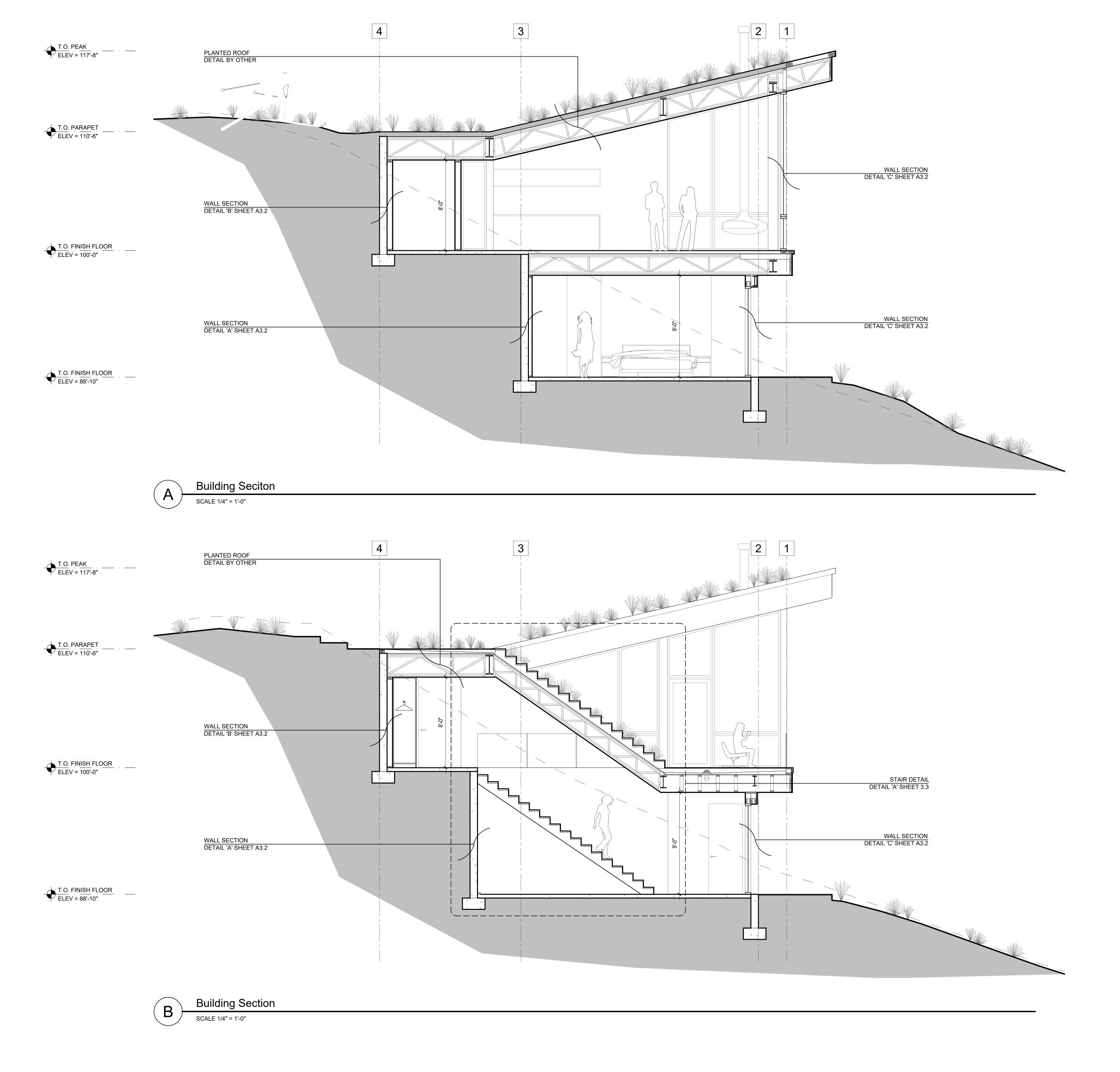
All interior door jambs shall be extended, paint grade, painted white per owner. All interior doors shall be paint grade, painted white per owner.

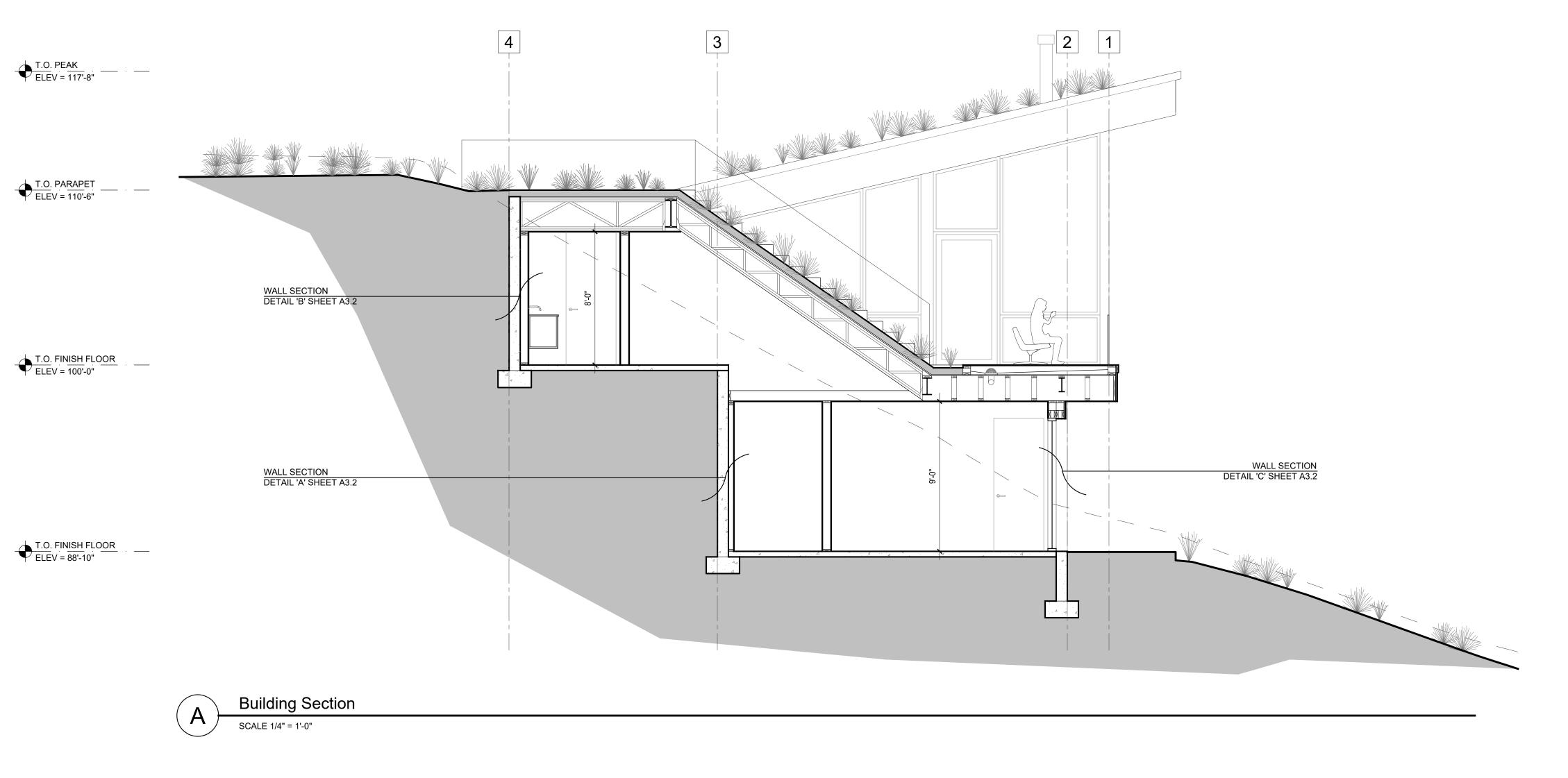


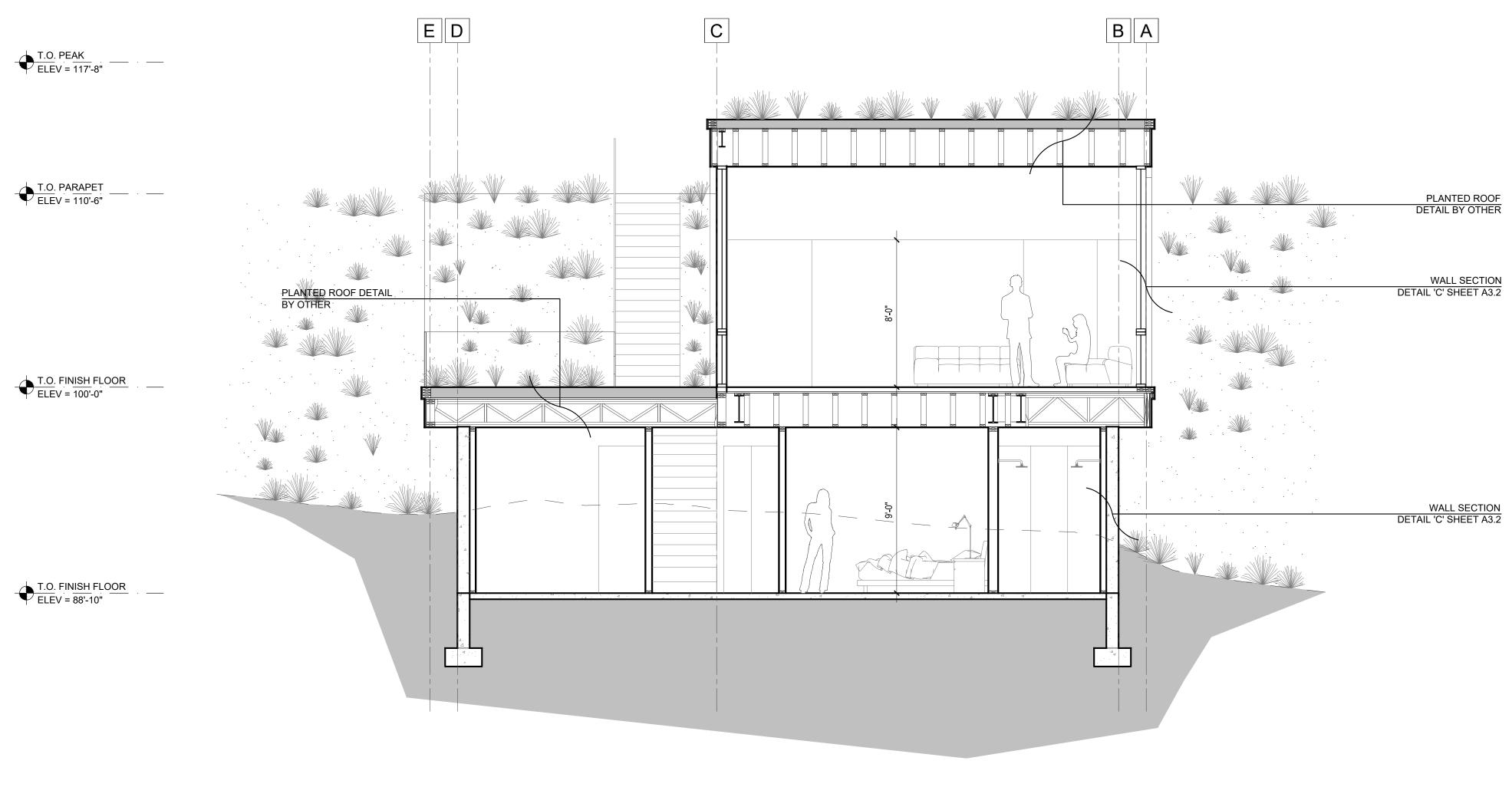
Window Schedule

SCALE 1/4" = 1'-0"









Building Section

SCALE 1/4" = 1'-0"

B

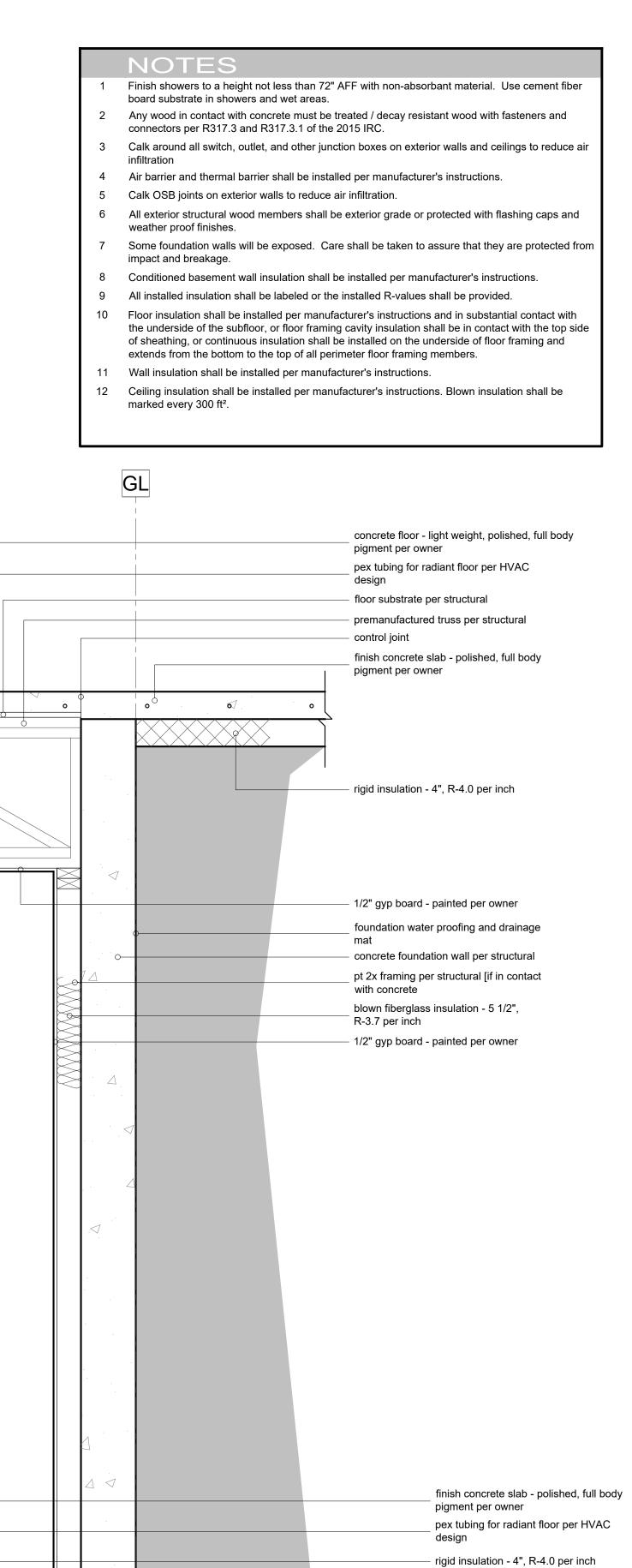


SECTION

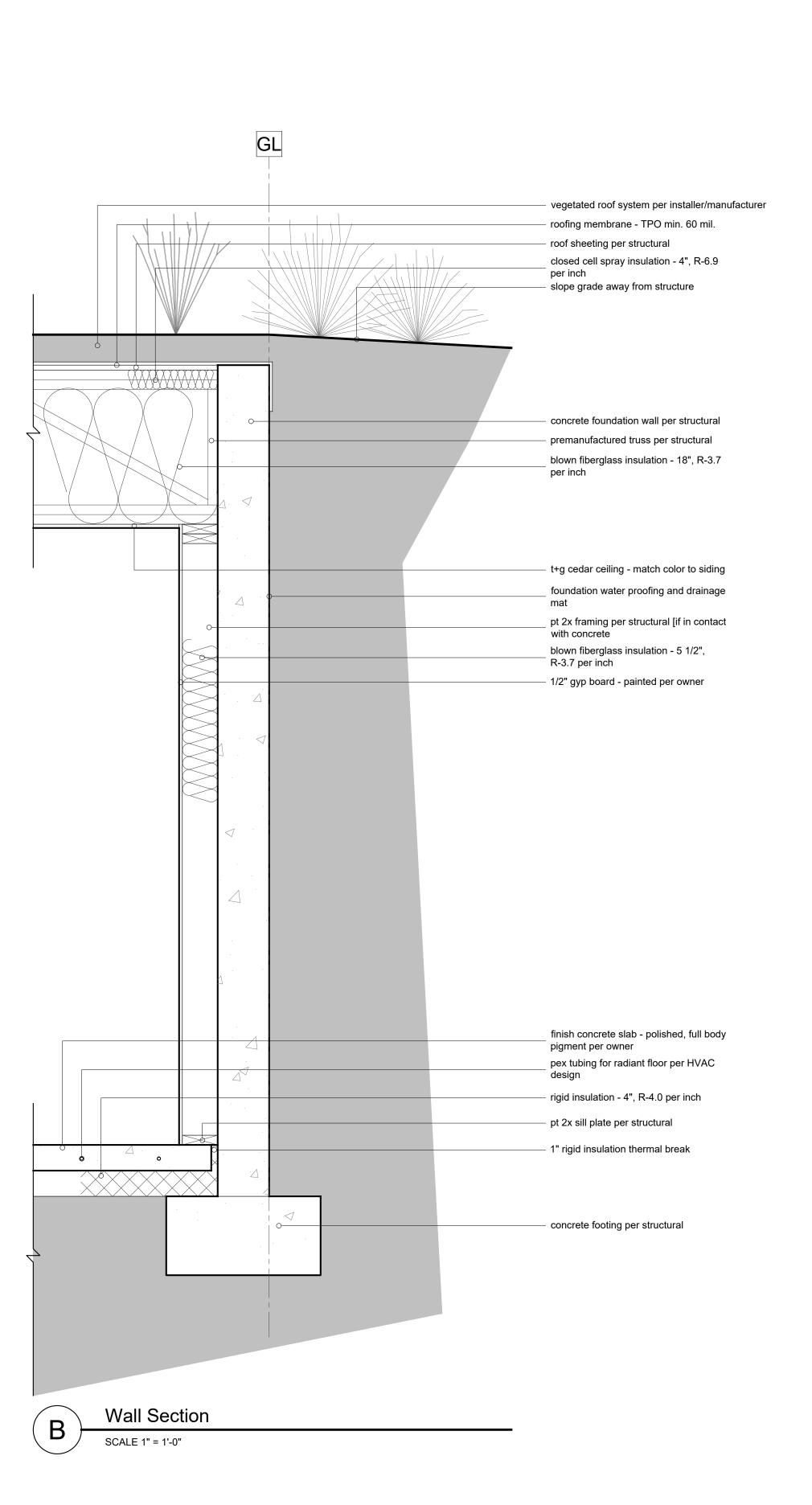
pt 2x sill plate per structural

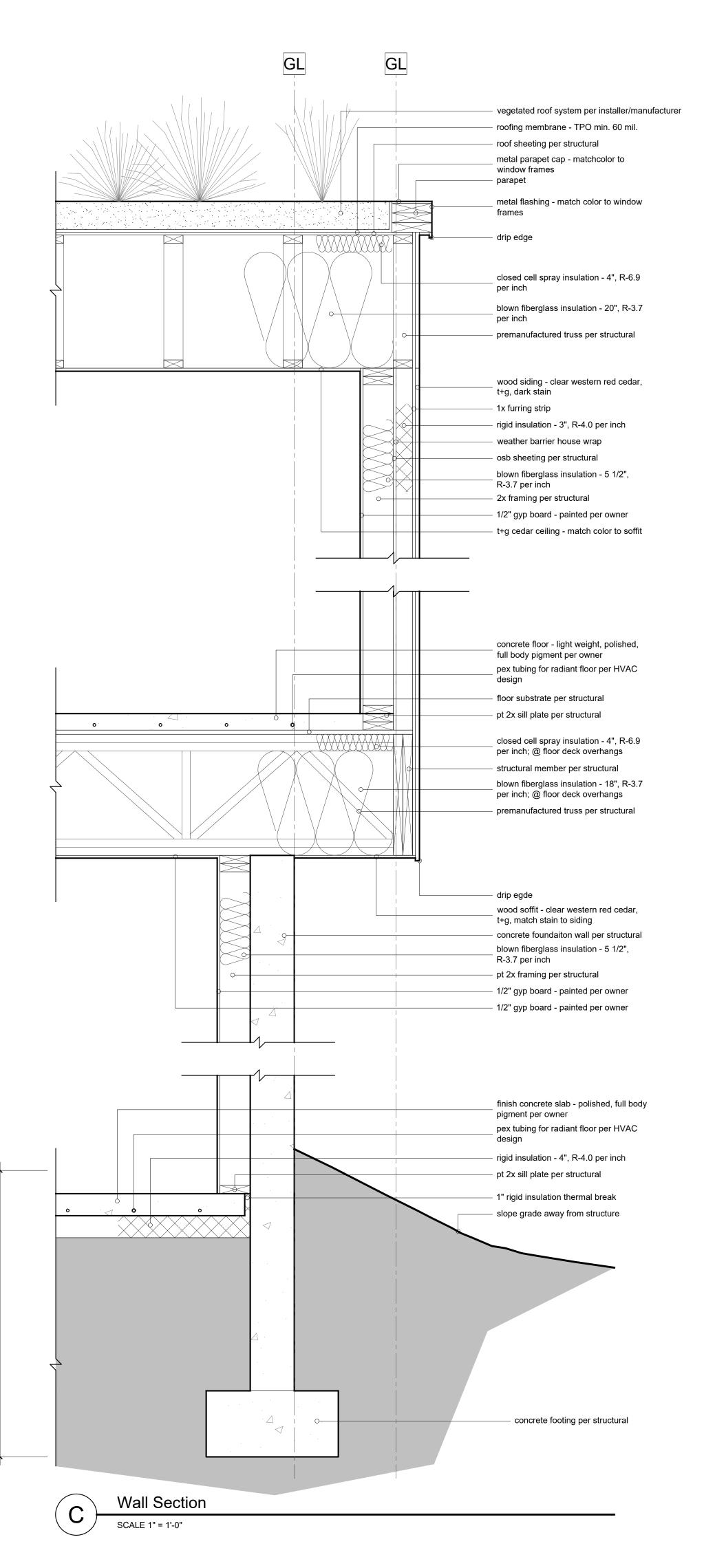
- 1" rigid insulation thermal break

concrete footing per structural



Wall Section



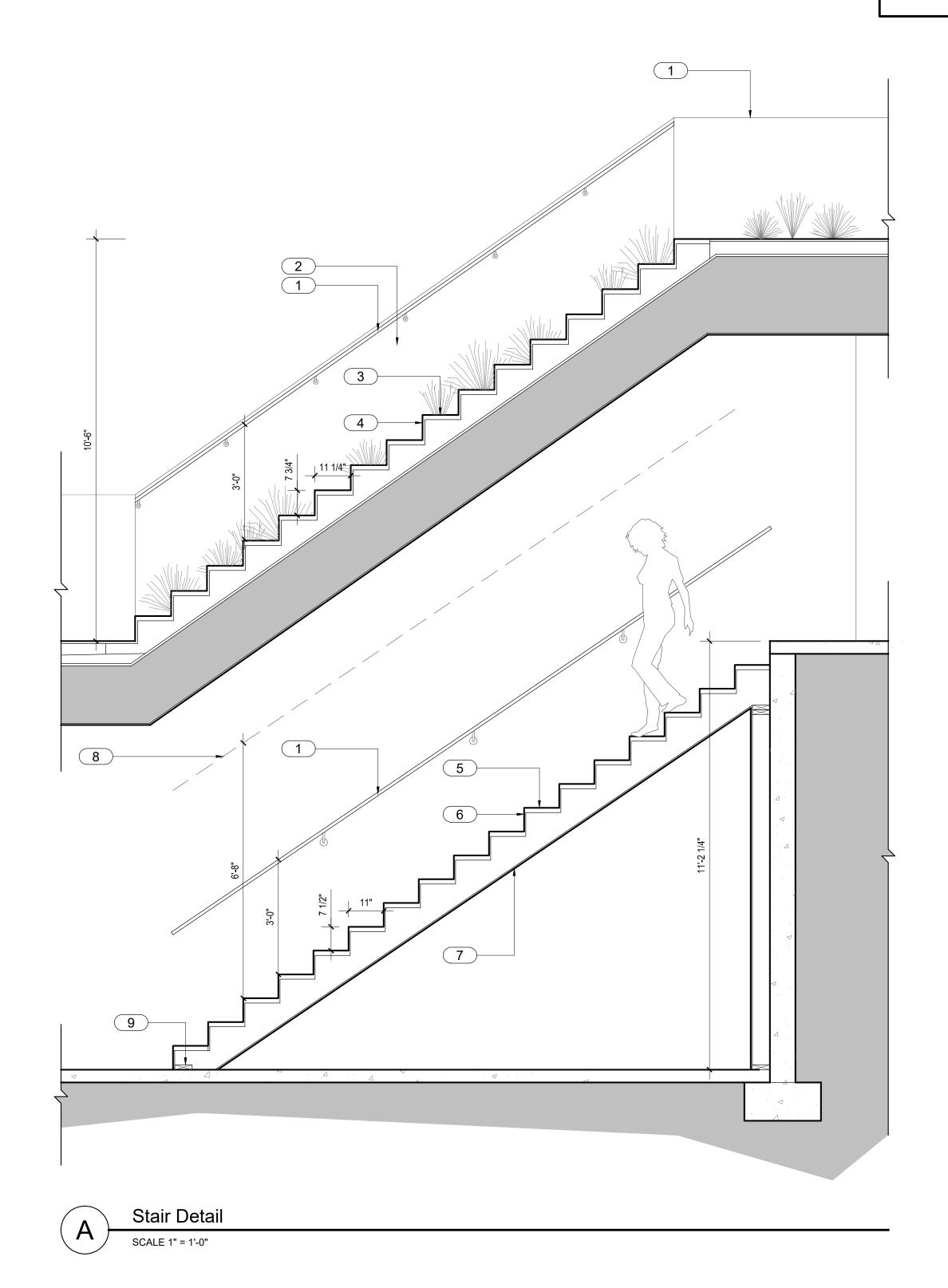


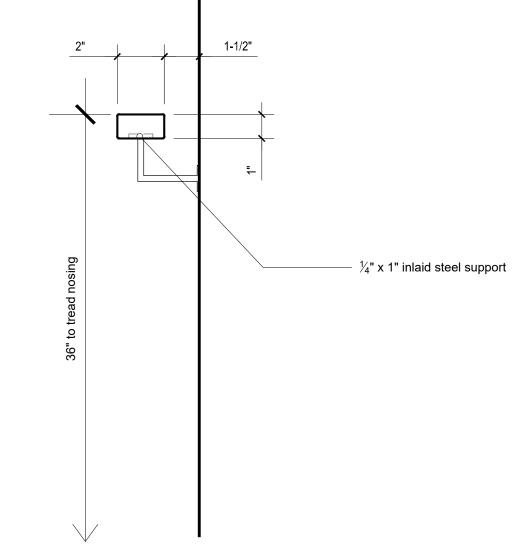
KEYED NOTES

- 1 Handrail per B/A3.3
- 2 Glass guardrail min 36" in height from nose of tread
- 3 lpe wood tread [exterior stairs]
- 4 Ipe wood riser [exterior stairs]
- 5 Wood tread per owner [interior stairs] 6 Wood riser per owner [interior stairs]
- 7 $\frac{1}{2}$ " gyp board
- 8 Minimum head clearance at stairs
- 9 PT nailer glue and mechanically fasten to concrete slab

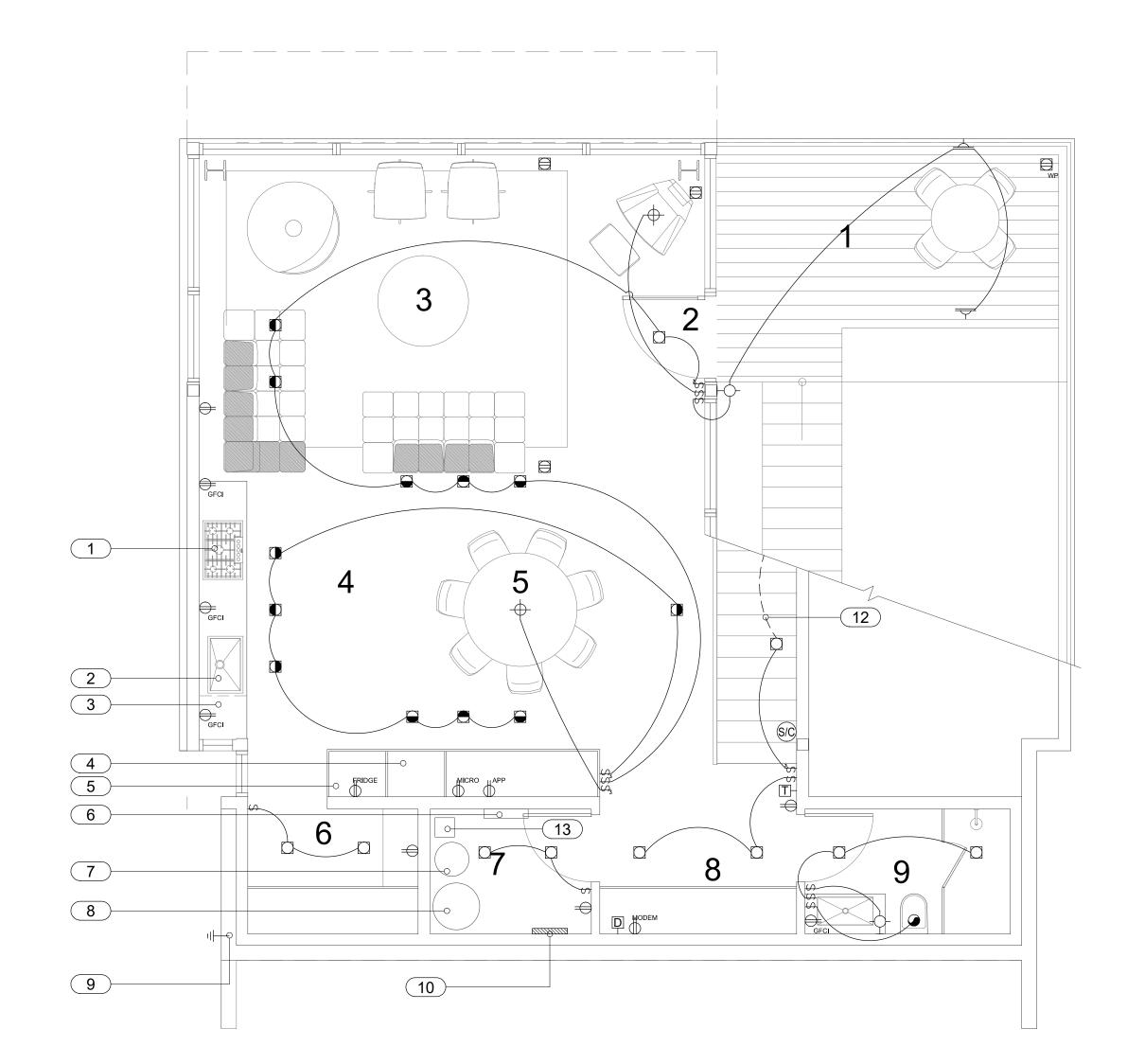
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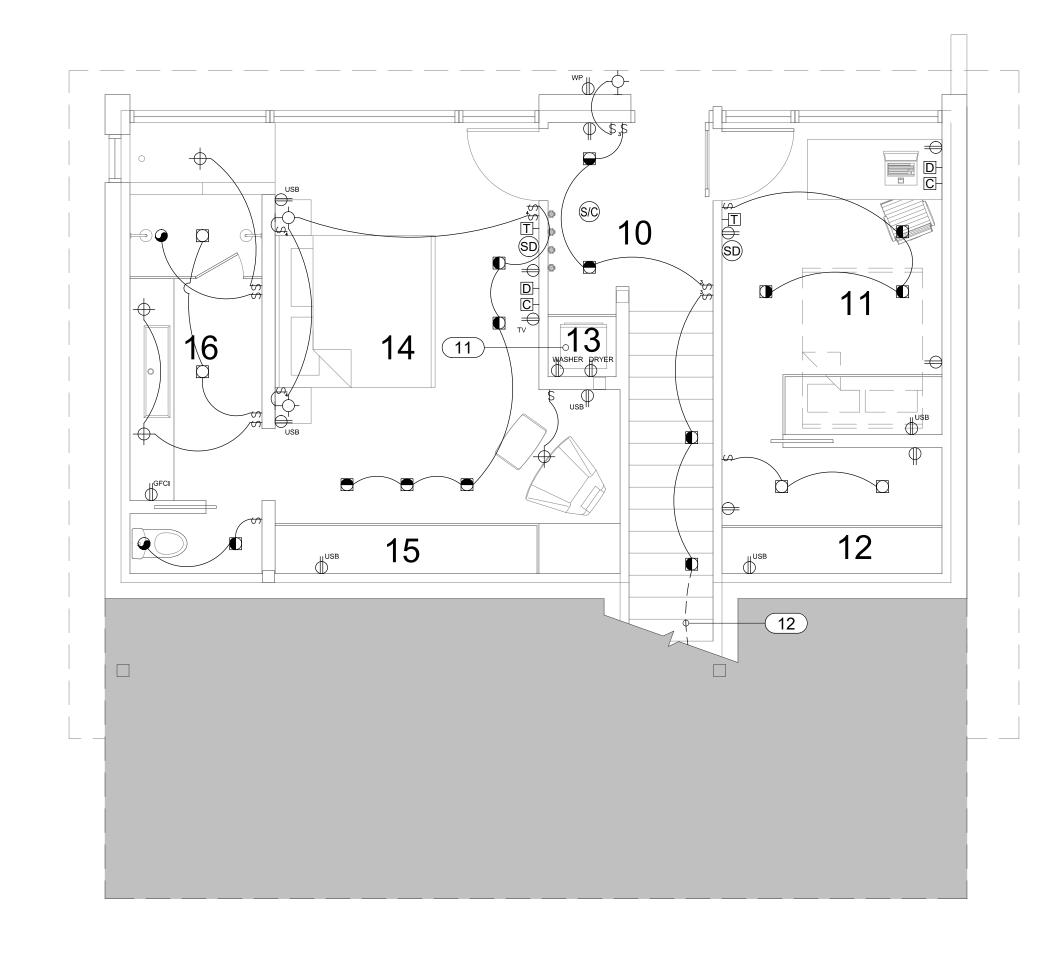
- 1 Handrail construction must comply with seciton R311 of the IRC. Return handrail terminations into the wall.
- 2 Match wood handrail to corresponding stair treads

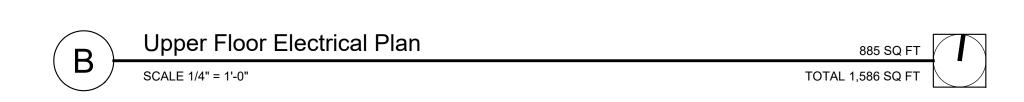


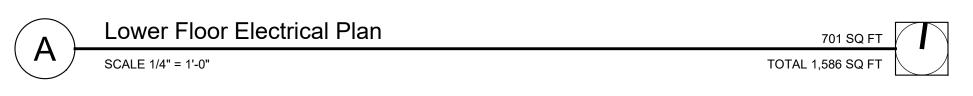


Handrail Detail SCALE 3" = 1'-0"









LEGEND			Recessed can light fixture	SD	Smoke detectors w/ battery backup (wired in series)	\ominus	20 amp duplex receptacle, 12" AFF to center, UNO
	Circuit home run - indicates panel and circuit numbers		Directional recessed can light fixture	(S/C)	Smoke / carbon monoxide detectors w/ battery backup	\bigoplus_{WP}	20 amp ground fault circuit interrupter with weatherproof housing, 12" AFF to center, UNO
	Conduit to below, in slab or below grade	-	Wall mount light fixture	C	Carbon monoxide detector w/ battery backup	\$	Single pole wall switch, 44" AFF to center, UNO
	Conduit up	-\$-	Ceiling mount light fixture	BS	Building mass notification speaker (existing)	\$3	Three way wall switch, 44" AFF to center, UNO
(E)	Existing	-	Pendant light fixture	=	Special purpose dedicated circuit, coordinate power as required	\$*	Four way wall switch, 44" AFF to center, UNO
-(1)	Thermostat		Recessed exhaust fan with light	<u> </u>	Recessed path light	\$	Dimmer wall switch, 44" AFF to center, UNO
-J	Junction box	•	Recessed exhaust fan	€ 220	220 circuit, coordinate with owner's requirements	∇	Accent lighting (low voltage MR-16 bulb)
-[C]	TV cable jack, up 12" or as indicated	Ó	Motor	GFCI	20 amp ground fault circuit interrupter duplex receptacle, 12" AFF to center, UNO	 	Low voltage under / above cabinet lighting
-D	Data	(DB)	Door bell		20 amp in floor duplex receptacle, brass plate w/ flip lids	TL	Low voltage transformer
- ■	Wall mounted telephone outlet, up 44", 6" above counter, or as indicated.	HD	Heat detectors w/ battery backup (wired in series)	-	20 amp duplex receptacle, top half switched, 12" AFF to center, UNO	<u>_</u>	Ground

ROOM DESCRIPTIONS Viewing Deck Entry Kitchen Pantry Mechanical Closet Powder Room 10 Mudroom Office/Bedroom 12 Closet 13 Laundry

14

16

Master Bedroom Master Closet

Master Bathroom

- 1 GC shall assess and field verify all dimensions and conditions prior to doing any
- 2 All work to be performed by a licensed electrical contractor. The work shall be consistent with the best practices of the trade and in compliance with the IBC / IRC & nat. electric code.
- Work and materials shall be in accordance with the 2014 NEC unless more stringent requirements are called out in drawing or specifications.
- GFCI protection of outlets is required in bathrooms, kitchens, garages, outdoors with direct grade level access, including decks and balconies, crawl spaces with outlets, and in unfinished basements.
- Lighting outlets shall be on a #14 or #12 wire circuit with a maximum of 12 outlets. All convenience outlets shall be on a #12 wire circuit fused at 20 amps.
- No more than 8 outlets permitted on any circuit serving convenience outlets.
- Provide temporary construction power as required; coordinate with other contractors for requirements.
- Field coordinate and verify installation requirements and locations with other disciplines. Assure proper clearances are maintained. Field verify electrical requirements of equipment furnished by others for fuse or circuit breaker, disconnect, conductor sizes and receptacles. (Do not reduce wire sizes indicated on the drawings).
- Coordinate with mechanical contractor for installation of conduit, boxes and other contractors and owner.
- All conductors to be copper with THWN or XHHW insulation unless otherwise noted. Conductors to be size #12 AWG in type NM cable UNO.
- 10 Any conduit installed in the building interior shall be EMT and any conduit installed on the exterior of the building shall be IMC unless otherwise noted.
- Size to be ½" UNO. All conduit underground or under slab shall be schedule 40 PVC with tape wrapped GRC swept elbow risers, $\frac{3}{4}$ " inch UNO.
- 11 Exposed conduit shall be run parallel or perpendicular to building lines.
- Owner shall approve heat tape & seasonal lighting locations.
- 13 Electrical contractor shall perform a "walk-through" with Owner and Architect / Designer prior to installation.
- 14 Provide arc-fault circuit interruption protection on all bedroom circuits.
- 15 Electrical panels shall comply with section E3405 of the 2015 IRC. Provide min.
- clearance of 30" width by 6'-6" height and 36" in depth off wall for panel area. 16 Electrician shall advise on proper fluorescent ballast in cooler areas and on LED
- dimming compatabilities. Install gas fireplace, furnace, water heater, all gas appliances, and gas equipment to manufactures specs and to meet Section M1401.1 of the 2015 IRC. Consult with Owners to verify any special equipment or conditions.
- Smoke, heat and carbon monoxide alarms shall be installed hardwired/interconnected with battery backup and in accordance with NFPA 72
- and section R314 of the 2015 IRC. All recessed cans at building envelope shall be IC rated, air tight and labeled to
- indicated < or = to 2.0 cfm leakage at 75 Pa. Kitchen countertop GFCI receptacles shall be distributed in accordance with
- section E3901.4 of the 2015 IRC. Tamper resistant receptacles shall be required for all 15 and 20 amp receptacles
- per section 406.12 of the 2014 NEC. 22 Light fixtures in closets: Surface mounted incandescent fixtures to have 12" min. between the fixture and any storage. Surface mounted fluorescent fixtures to have 6" min. between fixture and any storage in accordance to section E4003.12
- Receptacles in damp and wet locations: Exterior outlets shall be equipped with weatherproof covers and shall be listed for wet or damp locations in accordance to section E3905.11 of the 2015 IRC.
- 24 Small appliance receptacles : A minimum of two (2) 20 amp circuits shall serve all wall and floor outlets of the kitchen in accordance to section E3901.3 of the
- 25 All exterior lighting shall be Dark Skies Compliant.
- A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation, (slab, basement wall, crawlspace wall and/or floor) and ducts outside the conditioned spaces; U-factors of windows, and the solar heat gain coefficients of windows. The type and efficiency of heating and cooling and service water heating equipment shall also be listed. Note: The panel and cover shall not be modified in any way.
- 27 Electrical load calculations and service loads calculated in accordance with table e3602.2 or article 220nec. Project load calculations attached to document set.

KEYED NOTES

- 1 Induction cooktop per spec sheet
- 2 Disposal switch in cabinet under sink Integrated dishwasher per spec sheet
- 4 Oven per spec sheet
- Integrated fridge-freezer per spec sheet
- Radiant heat manifold
- 7 Boiler for radiant heat system 8 Water heater for domestic hot water
- 9 UFER ground
- 10 Electrical panel 200 amp
- 11 Stackable washer + dryer per spec sheet 12 Line to three way switch on other level
- 13 HRV must supply >3 air changes per hour per IRC R303.4



ROOM DESCRIPTIONS

- Entry
- - Kitchen
 - Pantry
- Mechanical
- Closet
- Powder Room
- 10 Mudroom Office/Bedroom
- 12 Closet
- 13 Laundry 14 Master Bedroom
- Master Closet 16 Master Bathroom

indicated on the drawings).

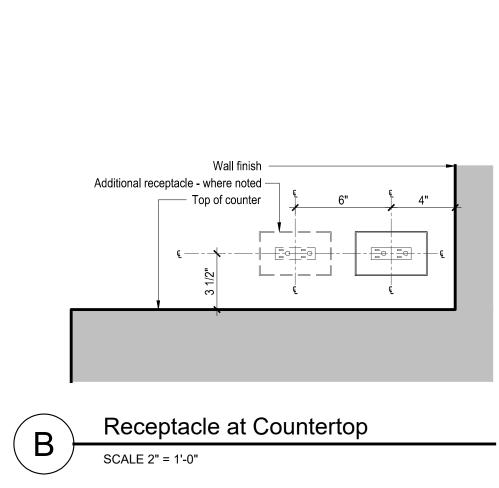
E F

1,500 SQ FT

- 1 GC shall assess and field verify all dimensions and conditions prior to doing any
- 2 All work to be performed by a licensed electrical contractor. The work shall be consistent with the best practices of the trade and in compliance with the IBC / IRC & nat. electric code.
- Work and materials shall be in accordance with the 2014 NEC unless more stringent requirements are called out in drawing or specifications.
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- Lighting outlets shall be on a #14 or #12 wire circuit with a maximum of 12 outlets. All convenience outlets shall be on a #12 wire circuit fused at 20 amps.
- No more than 8 outlets permitted on any circuit serving convenience outlets. 6 Provide temporary construction power as required; coordinate with other
- contractors for requirements. 7 Field coordinate and verify installation requirements and locations with other disciplines. Assure proper clearances are maintained. Field verify electrical requirements of equipment furnished by others for fuse or circuit breaker, disconnect, conductor sizes and receptacles. (Do not reduce wire sizes
- Coordinate with mechanical contractor for installation of conduit, boxes and other contractors and owner.
- All conductors to be copper with THWN or XHHW insulation unless otherwise
- noted. Conductors to be size #12 AWG in type NM cable UNO. Any conduit installed in the building interior shall be EMT and any conduit installed on the exterior of the building shall be IMC unless otherwise noted.
- Size to be ½" UNO. All conduit underground or under slab shall be schedule 40 PVC with tape wrapped GRC swept elbow risers, $\frac{3}{4}$ " inch UNO.
- 11 Exposed conduit shall be run parallel or perpendicular to building lines. 12 Owner shall approve heat tape & seasonal lighting locations.
- 13 Electrical contractor shall perform a "walk-through" with Owner and Architect / Designer prior to installation.
- 14 Provide arc-fault circuit interruption protection on all bedroom circuits.
- 15 Electrical panels shall comply with section E3405 of the 2015 IRC. Provide min. clearance of 30" width by 6'-6" height and 36" in depth off wall for panel area.
- 16 Electrician shall advise on proper fluorescent ballast in cooler areas and on LED dimming compatabilities.
- Install gas fireplace, furnace, water heater, all gas appliances, and gas equipment to manufactures specs and to meet Section M1401.1 of the 2015 IRC. Consult with Owners to verify any special equipment or conditions.
- Smoke, heat and carbon monoxide alarms shall be installed hardwired/interconnected with battery backup and in accordance with NFPA 72
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- per section 406.12 of the 2014 NEC. Light fixtures in closets: Surface mounted incandescent fixtures to have 12" min.
- between the fixture and any storage. Surface mounted fluorescent fixtures to have 6" min. between fixture and any storage in accordance to section E4003.12
- __Receptacles in damp and wet locations : Exterior outlets shall be equipped with weatherproof covers and shall be listed for wet or damp locations in accordance to section E3905.11 of the 2015 IRC.
- 24 Small appliance receptacles: A minimum of two (2) 20 amp circuits shall serve all wall and floor outlets of the kitchen in accordance to section E3901.3 of the
- 25 All exterior lighting shall be Dark Skies Compliant.
- A permanent certificate shall be posted on or in the electrical distribution panel listing the predominant R-values of insulation installed in or on ceiling/roof, walls, foundation, (slab, basement wall, crawlspace wall and/or floor) and ducts outside the conditioned spaces; U-factors of windows, and the solar heat gain coefficients of windows. The type and efficiency of heating and cooling and service water heating equipment shall also be listed. Note: The panel and cover shall not be modified in any way.
- Electrical load calculations and service loads calculated in accordance with table e3602.2 or article 220nec. Project load calculations attached to document set.

KEYED NOTES

1 Switch with occupancy-photo electric sensor



EGEND			Recessed can light fixture	(SD)	Smoke detectors w/ battery backup (wired in series)	\leftarrow	20 amp duplex receptacle, 12" AFF to center, UNO
	Circuit home run - indicates panel and circuit numbers		Directional recessed can light fixture	(S/C)	Smoke / carbon monoxide detectors w/ battery backup	⊖ _{WP}	20 amp ground fault circuit interrupter with weatherproof housing, 12 AFF to center, UNO
	Conduit to below, in slab or below grade	-	Wall mount light fixture	C	Carbon monoxide detector w/ battery backup	\$	Single pole wall switch, 44" AFF to center, UNO
0	Conduit up		Ceiling mount light fixture	BS	Building mass notification speaker (existing)	\$ ³	Three way wall switch, 44" AFF to center, UNO
(E)	Existing	+	Pendant light fixture		Special purpose dedicated circuit, coordinate power as required	\$*	Four way wall switch, 44" AFF to center, UNO
-[]	Thermostat		Recessed exhaust fan with light	<u></u>	Recessed path light	\$°	Dimmer wall switch, 44" AFF to center, UNO
-J	Junction box	•	Recessed exhaust fan	\bigoplus_{220}	220 circuit, coordinate with owner's requirements	∇	Accent lighting (low voltage MR-16 bulb)
<u>-C</u>	TV cable jack, up 12" or as indicated	S	Motor	€ GFCI	20 amp ground fault circuit interrupter duplex receptacle, 12" AFF to center, UNO		Low voltage under / above cabinet lighting
-D	Data	(DB)	Door bell		20 amp in floor duplex receptacle, brass plate w/ flip lids	TL	Low voltage transformer
-	Wall mounted telephone outlet, up 44", 6" above counter, or as indicated.	(HD)	Heat detectors w/ battery backup (wired in series)	ightharpoons	20 amp duplex receptacle, top half switched, 12" AFF to center, UNO	<u></u>	Ground

4

Roof Electrical Plan

АВ

NOTES

1 All pipe distances, sizes and appliance BTU inputs shall be field

2 These drawings are scope documents. Plumbing/Mechanical

These drawings are diagrammatic only. The drawings are intended to indicate capacity, size location, direction and general arrangement, but not exact details of construction. Given that only certain features of the installation are indicated, Contractor shall

Contractor shall coordinate with all other trades to ensure that each trade shall have sufficient space to install their equipment

installation of work, making all necessary routing, fitting and

6 Contractor shall field verify all dimensions on the project drawings.

8 Contractor shall provide all structural members, support brackets, flashing, hardware, etc, required to install a complete system.

11 Contractor shall provide dielectric fitting and separation between

Contractor shall coordinate all roof penetrations with the General

Any air admittance valves shall be rated in accordance with the standard size of the vent to which the valve is connected. A minimum of one stack vent shall extend outdoors to the open air

17 Combustion air for all fuel-burning appliances shall be at a

18 Fuel-burning appliances in mechanical spaces shall have a

Automatic or gravity dampers shall be installed on all outdoor air

Wood-burning fireplaces shall have tight fitting flue dampers and

420 CFH

Inlet Pressure : < 2 PSI

Specific Gravity: 0.6

Good Practices Handbook

for burial in the ground.

4 DERATION FACTORS Reration factors have been accounted for in

practical.

Pressure Drop : ½" water column

Cubic Feet per Hour : 121CFH [100,000 BTU / 825 BTU per Cubic Foot] per Questar

All fuel gas piping shall be Schedule 40

CFH calculations per Manufacturer's

Sediment traps shall be installed as close to

the inlet of an appliance or equipment as

Shut-off valves shall be installed in the gas

piping system ahead of all gas appliances,

and must be accessible and in the same

room as the appliance. Shut-off valves shall be within three feet of the appliance or equipment, or six feet to a gas dryer.

Appliance and NFPA-approved flexible gas

accordance with code requirements and

Pipe anchoring and support shall comply

3/₄ or 1 8 5/₈ or 3/₄

1¼ or larger (horizontal)

with Section G2418 and G2424 of the 2015

PIPING SUPPORT

connectors from the gas pipe to the appliances shall be sized and installed in

Manufacturer's specifications.

specifications where applicable.

metallic pipe. Metallic gas piping shall not be used outdoors or within six inches of the ground, unless it has been factory coated with approved materials that are acceptable

inches wider than the furnace or boiler.

UEL GAS NOTES

outdoor air for combustion per IECC 402.4.2

warranty information, parts, diagrams, etc, and provide them to

Access shall be provided to all air-admittance valves. The valves shall be located within a ventilated space that allows air to enter

minimum rate of 1 square inch per 3,000 BTU per hour input and one opening shall be in the top 12 inches of the room, per section

minimum of 3 inch clearance around equipment at sides and rear of appliance, and 6 inch clearance in front of appliance. Total width of enclosed mechanical space shall be not less than 12

Total building gas demand : 368,000 BTU's /

9 Contractor shall provide access panels for all shut-off valves

All plumbing work shall conform to applicable codes and

12 Contractor shall collect all booklets, operation instructions,

not imply that other features will not be required.

5 Contractor shall field verify the condition and space for the

connections as required for a complete system.

7 All rises and drops in piping are not necessarily shown.

located in finish surfaces.

two dissimilar metals.

the valve.

regulations found in the 2015 IRC.

the Owner at the completion of work.

within the plumbing system.

G2407 of the 2015 IRC.

intakes and exhausts.

1 PROJECT DATA

2 DESIGN DATA

5 SEDIMENT TRAPS

6 SHUT-OFF VALVES

7 FLEXIBLE

CONNECTORS

8 PIPE ANCHORING

AND SUPPORT

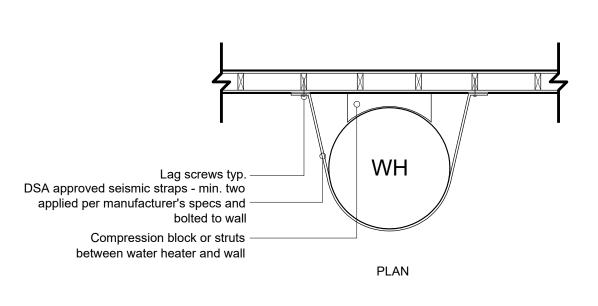
3 PIPING

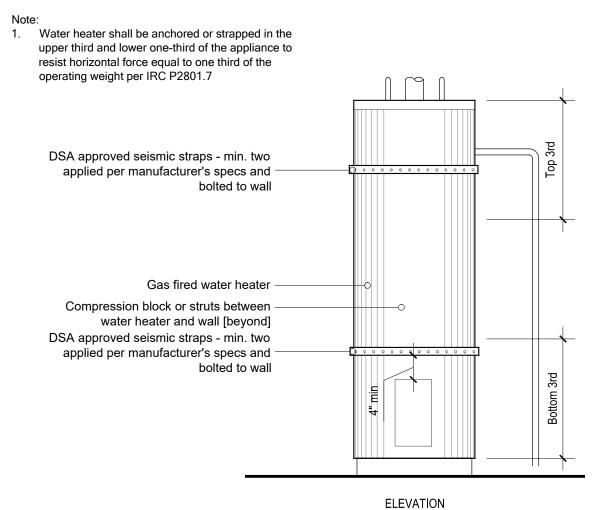
[ductwork, piping, electrical, plumbing, etc].

verified and re-calculated, if necessary, in accordance with NFPA by the Contractor prior to final sizing and installation of gas lines.

Contractor shall provide a complete, code-compliant system with all materials, labor, fittings and trim. Review drawings and notify the Designer immediately of areas of concern or conflict. Where Owner-supplied fixtures are noted, if any, contractor shall provide all necessary piping connections, including tail pieces and traps.

DETAILS







Water Heater Seismic Anchoring

DO NOT SCALE

STRUCTURAL GENERAL NOTES

A. GENERAL

- 1. The contractor shall verify all dimensions prior to starting construction. The architect shall be notified of any discrepancies or inconsistencies.
- 2. Dimensions shall take precedence over scale shown on drawings.
- Notes and details on drawings shall take precedence over general notes and typical notes.
- 4. All work shall conform to the minimum standards of the following code. The International Building Code, 2015 Edition, and any other regulating agencies which have authority over any portion of the work, and those codes and standards listed in these notes and specifications.
- 5. See architectural drawings for the following:
 - Size and location of all door and window openings, except as noted.
 - Size and location of all interior and exterior nonbearing partitions.
 - Size and location of all concrete curbs, floor drains, slopes, depressed areas, changes in level, chamfers, grooves, inserts, etc.
 - Size and location of floor and roof openings except as shown
 - Floor and roof finishes
 - Stair framing and details (except as shown)
- 6. See mechanical, plumbing, and electrical drawings for the following:
- Pipe runs, sleeves, hangers, trenches, wall and slab openings, etc. Except as shown or noted.
- Electrical conduit runs, boxes, outlets in walls and slabs.
- Concrete inserts for electrical, mechanical or plumbing fixtures.
- Size and location of machine or equipment bases, anchor bolts for mounts.
- 7. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measure shall include, but not be limited to, bracing, shoring for loads due to construction equipment, etc. Observation visits to the site by the structural engineer shall not include inspection of the above structural members.
- 8. Openings, pockets, etc. larger than 6 inches shall not be placed in slabs, decks, beams, joists, columns, walls, etc. unless specifically detailed on the structural drawings. Notify the structural engineer when drawings by others show openings, pockets, etc. not shown on the structural drawings, but which are located on structural members.
- ASTM specifications noted shall be the latest revision.
- 10. Contractor shall investigate site during clearing and earthwork operations for filled excavations or buried structures such as cesspools, cisterns, foundations, etc. If any such structures are found, the structural engineer shall be notified immediately.
- 11. Construction materials shall be spread out if placed on floors or roof. Load shall not exceed the design live load per square foot. Provide adequate shoring and/or bracing where structure has not attained design strength.
- 12. Design Loads:
 - 43 psf DEAD (includes 30 psf green roof system)
 - 20 psf LIVE
 - 185 psf SNOW (Pg = 264.96245488748 psf)
 - o Floor:
 - 28 psf DEAD
 - 40 psf LIVE (Reducible)
 - O Deck:
 - 28 psf DEAD
 - 40 psf LIVE186 psf SNOW & DRIFT
 - O Wind:
 - Velocity 115 mph (3 sec. Gust)
 - Exposure "C"Risk Category = II
 - Risk CatSeismic:
 - Importance Factor: I = 1
 S_s = 0.826 S₁ = 0.274
 - 3. Site Class: "B"
 - 4. $S_{DS} = 0.551$ $S_{D1} = 0.183$
 - 5. Seismic Design Category "D"
 - 6. Seismic Design Category D

 6. Seismic Force Resisting System: Timber roof & floor diaphragms with wood shear walls, special moment frame, & special reinforced concrete shearwalls.
 - 7. Base Shear:
 - V = 14 kips
 - 8. C_s = 0.080 (for R = 6.5) 9. R = 6.5
 - 10. Analysis Procedure: Equivalent lateral force procedure
 - 11. Risk Category: "II"

B. FOUNDATION

Footings are designed based on an allowable soil pressure of 5000 PSF per the project soils report.
 Footings and foundations have been designed in accordance with the soils report prepared by:

Company: IGES
Job Number: R01628-008
Date: July 15, 2016

- Contractor shall provide for proper de-watering of excavations from surface water, ground water, seepage,
- Footings shall be placed according to depths shown on the drawings.
- 4. Footing back fill and utility trench back fill within building area shall be mechanically compacted in layers. Flooding will not be permitted.
- All abandoned footings, utilities, etc. that interfere with new construction shall be removed.

 The soil under perimeter beams and slabs shall be above optimum moisture as described in the
- referenced geotechnical report prior to concrete placement and shall be verified by the soils engineer.
- 7. All 1/2" Ø anchor bolts may be replaced with ICC approved 1/2"Ø Titen HD screws or 1/2"Ø all thread rod in 5/8" Ø hole with 4" embed using Simpson SET-XP epoxy at the spacing indicated below.

WALL TYPE	RETROFIT 1/2"Ø TITEN OR ALL-THREAD ROD SPACING
S1, S2, NON-SHEAR	SAME AS 1/2"ø A.B.
S3 & S4	12" O.C.

C. CONCRETE

- 1. All phases of work pertaining to the concrete construction shall conform to the "Building Code Requirements for Reinforced Concrete" (ACI 318 latest approved edition) with modifications as noted in the drawings and specifications.
- Reinforced concrete design is by the "Ultimate Strength Design Method", ACI 318-(latest edition)
 Schedule of structural concrete 28-day strengths and types:

Location in structure Strength PSI Type
Slabs on Grade 3000 Hard rock

Footings 3000 Hard rock
Design based on 2500 PSI, 28-day strength, special inspection is required only where indicated on foundation plans

- 4. Concrete mix design shall be submitted to the engineer for approval with the following requirements:

 a. Compressive strength at age 28 days as specified above.
 - b. Large aggregate-hardrock, ¾" maximum size conforming to ASTM C-33
 - c. Cement-ASTM C-150, Type I or II Portland cement
 - d. Maximum slump 5-inches, max water cement ratio: 0.5
 - e. No admixtures, except for entrained air, and as approved by the engineer. Concrete mixing operations, etc. shall conform to ASTM C-94
 - Placement of concrete shall conform to ACI standard 514 and project specifications.
- Placement of concrete shall conform to ACI standard 514 and project specifications.
 Clear coverage of concrete over outer reinforcing bars shall be as follows: Concrete pour
- 7. Clear coverage of concrete over outer reinforcing bars shall be as follows: Concrete poured directly against earth 3 inches clear, structural slabs 3/4 inches clear (top and bottom), formed concrete with earth back fill 2 inches clear.
- 8. All reinforcing bars, anchor bolts and other concrete inserts shall be well secured in position prior to placing concrete.
- 9. Provide sleeves for plumbing and electrical openings in concrete before placing. Do not cut any reinforcing that may conflict. Coring in concrete is not permitted except as shown. Notify the structural engineer in advance of conditions not shown on the drawings.
- 10. Conduit or pipe size (O.D.) shall not exceed 30% of slab thickness and shall be placed between the top and bottom reinforcing, unless specifically detailed otherwise. Concentrations of conduits or pipes shall be avoided except where detailed openings are provided.
- 11. Modulus of elasticity of concrete, when tested in accordance with ASTM C-460, shall be at least the value given by the equations in section 8.5.1 of ACI 318 for the specified 28-day strength.
- 12. Shrinkage of concrete, when tested in accordance with ASTM C-157, shall not exceed 0.0004 inches/inch.

D. REINFORCING STEEL

- 1. Reinforcing bars shall conform to the requirements of ASTM A-615 grade 60.
- All reinforcing bar bends shall be made cold
- Minimum lap of welded wire fabric shall be 6 inches or one full mesh and one half, which ever is greater.

 All bars shall be marked so their identification can be made when the final in-place inspection is made.
- 5. Rebar splices are to be: Class "B"
- Reinforcing splices shall be made only where indicated on the drawings.
- 7. Dowels between footings and walls or columns shall be the same grade, size and spacing or number as the vertical reinforcing, respectively.

E. WOOD

- 1. Framing Lumber
 - a. Douglas fir larch No. 2 grade for 2x and 4x framing except for 2x4, 2x6 studs use Douglas fir stud grade, U.N.O.
 - b. 6x framing DFL No. 1 grade
- Bolt holes shall be 1/16" maximum larger than the bolt size. Re-tighten all nuts prior to closing in.
- Standard cut washers shall be used under all sill plate anchor bolts, U.N.O. at shear walls. See the Shear Wall Schedule on sheet S1.1 for anchor bolt spacing and washer requirements at shear walls.
- 4. All sills or plates resting on concrete or masonry shall be pressure treated Douglas Fir. Bolts shall be placed 9 inches from the end of a plate, or from a notch greater than ½ the width of the plate, and spaced at intervals noted.
- 5. Do not notch joists, rafters or beams except where shown in details. Obtain engineer's approval for any holes or notches not detailed. Holes through sills, plates, studs and double plates in interior, bearing and shear walls shall conform with detail 6/S1.2.
- 6. Connection hardware shall be by USP or Simpson Strong-Tie, or ICC approved equal.

DUAL SPECIFICATION TABLE							
SIMPSON CONNECTOR	USP CONNECTOR	SIMPSON CONNECTOR	USP CONNECTOR				
CS16	RS150	HDU2	PHD2A				
ST6224	KST224	HDU4	PHD4A				
A35	MPA1	HDU5	PHD5A				
LUS24-2	JUS24-2	HDU8	PHD8				
H1	RT15	HDU11	UPHD11				
H10	RT16A						
LTP4	MP4F	STHD10	STAD10				
LSSU	LSSH	STHD14	STAD14				

- Fastening schedule per International Building Code, 2015 Edition, table No. 2304.9.1. Unless noted
- 8. All nails, bolts, holdowns, straps or other steel fasteners in contact with pressure treated timber shall be hot-dipped galvanized, stainless steel or otherwise treated or isolated to prevent chemical attack. Contractor shall verify treatment method and confirm appropriate corrosion resistance be provided in accordance with hardware supplier recommendations.
- 9. Non-bearing, non-shear interior walls to be anchored to floor and /or roof as indicated on detail 10/S1.1.

F. PREFABRICATED WOOD TRUSSES

- 1. Prefabricated wood roof trusses shall be as designed by the truss manufacturer. Bridging size and spacing by truss manufacturer unless noted otherwise. Contractor shall submit shop drawings, erection drawings and design calculations sealed by an engineer, registered in the state of Utah, for review prior to manufacture. Calculations and shop drawings shall show any special details required at bearing points. All connectors shall be Simpson or equivalent with current ICC approval.
- 2. Truss manufacturer to design trusses for lateral load (LAT. = xxxx) in pounds, as shown on plans. Lateral loads are ASD level loads.
- 3. Additional trusses shall be supplied as required to support mechanical equipment.
- All truss-to-truss and truss-to-beam connectors per truss manufacturer

G. GLUE LAMINATED BEAMS (GLB)

1. Glue laminated beams shall be 24F-V4 (cantilevers and continuous beams shall be 24F-V8) and have the following minimum properties: fb=2400 psi, Fv=190 psi, Fc (perpendicular)=650 psi, E=1,800,000 psi. All beams shall be fabricated using waterproof glue. Fabrication and handling per latest AITC and WCCA standards. Beams to bear grade stamp and AITC stamp and certificate. Moisture content shall be limited to 12% or less.

H. LAMINATED VENEER LUMBER (LVL)

- Laminated veneer lumber to have: Fb=2600 psi, Fv=285 psi, E=1.9x10^6psi
- Double & triple LVL beams shall be nailed together as follows:
- Provide (2) rows of 16d sinkers at 12" O.C. for beams < 11 7/8" deep Provide (3) rows of 16d sinkers at 12" O.C. for beams > 11 7/8" deep
- 3. Beams w/ (4) or more plies shall be bolted together as indicated in the manufacturer's written specifications.

. WOOD STRUCTURAL PANELS

- 1. All wood structural panels shall be plywood or APA rated oriented strand board. Panels shall bear the stamp of an approved agency. Panels shall be of the span/index rating shown on the plans. Fastening shall be indicated on the plans.
- . All plywood shall be C-D interior sheathing with exterior glue. Plywood shall be 4-ply, minimum.

J. SHOP DRAWINGS

- 1. Shop drawings shall be submitted for all structural items in addition to items required by architectural
- The contractor shall review all shop drawings prior to submittal. Items not in accordance with contract
- drawings shall be flagged for review.
- Verify all dimensions with architect.

 Any changes, substitutions, or deviations from original contract drawings shall be redlined or flagged by submitting parties, shall be considered approved after engineers review, unless noted otherwise.
- 5. The engineer has the right to approve or disapprove any changes to the original drawings at anytime before or after shop drawings review.
- The shop drawings do not replace the original contract drawings. Items omitted or shown incorrectly and are not flagged by the structural engineer or architect are not to be considered changes to the original contract drawings.
- 7. The adequacy of engineering designs and layout performed by the others rests with the designing or
- Reviewing is intended only as an aid to the contractor in obtaining correct shop drawings. Responsibility for corrections shall rest with the contractor.

K. SHEATHING

- 1. Roof sheathing
 - 19/32" wood structural panel: plywood or oriented strand board (O.S.B.) panel index = 48/24, unblocked, nail with 10d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field. Minimum penetration 1" in supporting member (NER 272).
- Floor & Deck sheathing
 - 3/4 " (min.) wood structural panel: plywood or oriented strand board (O.S.B.) T & G, panel index =48/24, unblocked, nail with 10d common nails at 6" O.C. at all boundaries and supported edges, 12" O.C. field.
- 3. Shear wall sheathing Sheathing for shear walls shall be as indicated on the shear wall plans and schedules. Sheathing at shear walls may be installed with panels horizontal or vertical. All shear wall panels shall have minimum wood structural panel span rating of 24/0 or "Wall-16."

L. STRUCTURAL STEEL

- Hot-rolled structural steel shapes & plates shall be per ASTM A36 with the following exception. All W-Flange shapes shall be per ASTM A992.
- 2. Structural steel pipe shall be per ASTM A53 grade B, Tube steel per ASTM A500 Grade B.

 3. Nuts & bolts in structural steel connections shall be per ASTM 325N, with hardened washers. Design is based upon bearing type connections with thread not excluded, therefore, no special inspection
- required, U.N.O. in note M below.
- Anchor bolts shall be per ASTM A307, U.N.O.
 Welds shall be by E70XX, low hydrogen electrodes, all welding shall be performed in a shop approved
- by the building official.

 6. Grout material for base plates shall be non-metallic, non-shrink, pre-packaged grout conforming to ASTM C 1107.

M. SPECIAL INSPECTION / QUALITY ASSURANCE PLAN

- 1. The seismic lateral load resisting system consists of timber roof diaphragms with wood shear walls
 - Special inspections shall be required:
 - All field welding
 All high strength holting operations.
 - All high-strength bolting operationsAll post-installed anchorage to concrete
 - Reinforcement and forms for special reinforced concrete shear walls.
 - a. The owners shall employ special inspectors who shall provide additional inspections during construction in accordance with IBC section 17.
 - b. All special inspections shall be performed by an independent certified inspector from an established testing agency, licensed and approved by the building department.c. The testing agency shall send copies of all structural testing and inspection reports directly to Vector
- Structural Engineering and all interested parties.
- 3. Structural testing is not required.
 4. All reports shall be distributed on a monthly basis to the engineer of record, owner, contractor, and to the building official
- 5. No structural observation is required. However, the engineer of record reserves the right to make field observations during construction approximately once per week.

STRUCTURAL GENERAL NOTES STANDARD DETAILS & SCHEDULES STANDARD DETAILS & SCHEDULES LOW FOUNDATION PLAN UPPER FOUNDATION & FRAMING PLANS SHEAR WALL PLANS FOUNDATION DETAILS STRUCTURAL DETAILS SD-2 **ABBREVIATIONS** A.B. ANCHOR BOLT LAMINATED VENEER LUMBER MANUFACTURED ARCHITECTURAL DRAWINGS MFR BLDG BUILDING N.T.S. NOT TO SCALE BLK BLOCK OVER BLK'G BLOCKING ON CENTER

OPTIONAL

PLATE

SHEET

SIMILAR

STRONG-WALL

TOP OF WALL

TYPICAL

VERTICAL

WITH

UNDER

TOP OF FOOTING

TOP AND BOTTOM

UNLESS NOTED OTHERWISE

STEEL

REQUIRED

SHEATHING

ORIENTED STRAND BOARD

PARALLEL STRAND LUMBER

OPT'L

0.S.B.

PSL

REQ'D

SHTH'G

SHT

SIM

STL

T.O.F.

T&B

TYP.

U.N.O.

VERT.

T.O.W.

SHEET INDEX

SHEET NAME

SHT #

BM

CANT'L

C.L.

CLG

CMU

COL

DBL

DTL

EOR

FND

FTG

HDR

HORIZ.

H.D.

CONT

BEAM

CANTILEVERED

CENTER LINE

CONCRETE MASONRY UNIT

CEILING

COLUMN

DOUBLE

DETAIL

ELEVATION

FOUNDATION

FOOTING

HEADER

HORIZONTAL

HOLD DOWN

ENGINEER OF RECORD

GLUE LAMINATED (BEAM)

LAMINATED STRAND LUMBER

CONTINUOUS

No. 5252124

No. 5252124

No. 5252124

RMSEL M. MER. M. S.E.

8/8/18

RUSSELL N. EMERY, S.E.

#5252124

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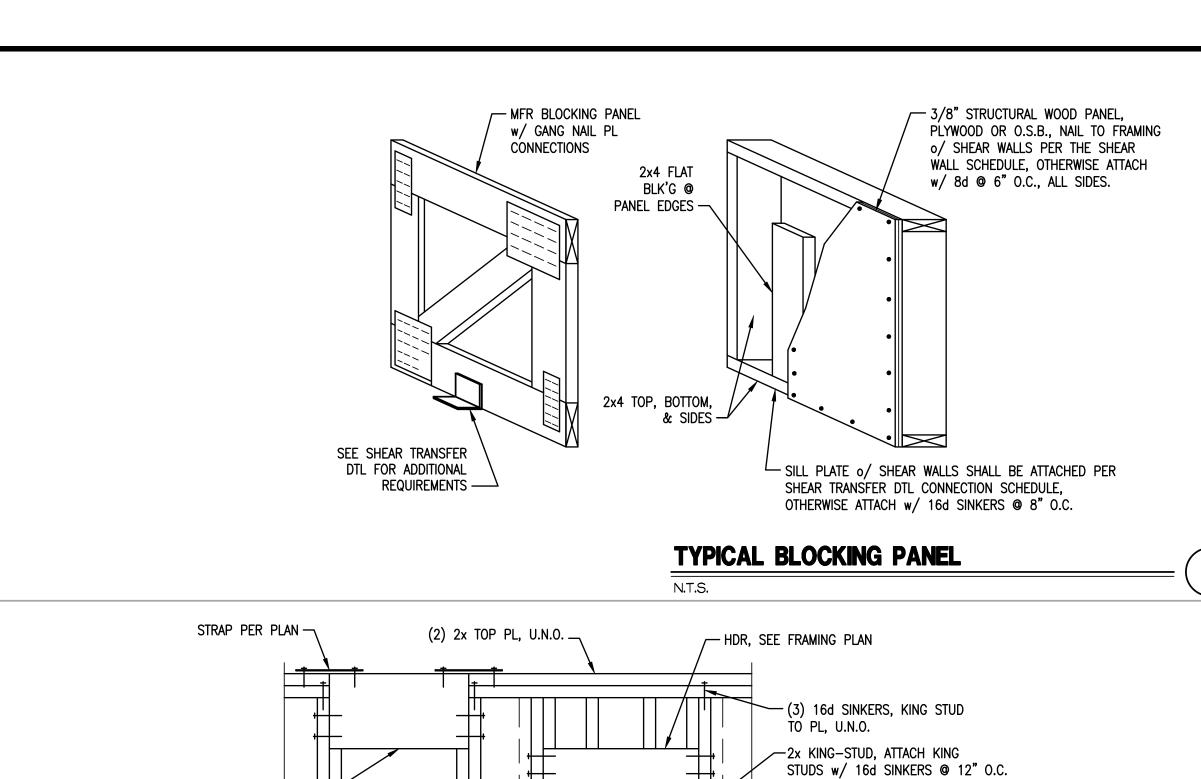
Vector Structural Engineering, LLC.

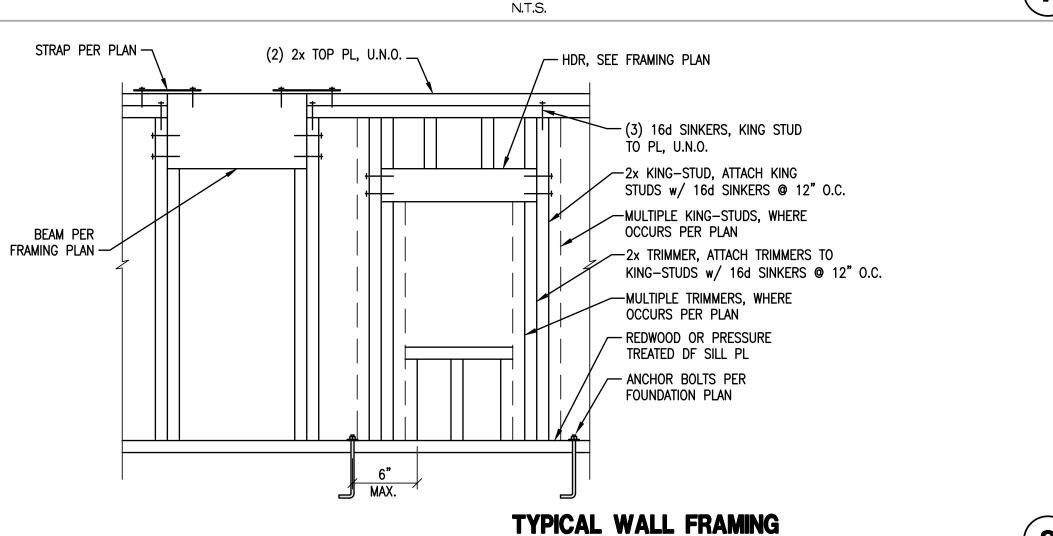
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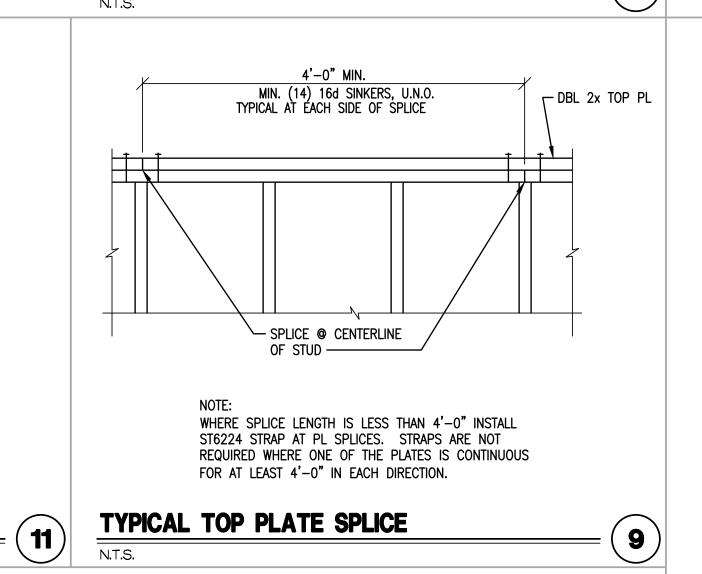
RELEASE DATE: July 12, 2018

S1

U2784-001-181







8

MFR FLOOR OR ROOF TRUSS DTC CLIP @	NOTE: PDPW ICC-ESR 2138 SEE LEFT FOR PARALLEL TRUSS CONDITION MFR FLOOR OR ROOF TRUSS NON-BRN'G, NON-BRN'G, NON-SHEAR WALL SEE LEFT FOR PARALLEL TRUSS CONDITION OTHER TRUSS, PROVIDE FILLER AS REQ'D
NON-BRN'G, NON-SHEAR WALL	16d SINKERS @ 16" O.C. (TIMBER FLOOR) OR SIMPSON PDPW-300 @ 32" O.C. (CONC. FLOOR)

SAWCUT OR TEAR-OFF PLASTIC "T"

SLAB CONTROL JOINTS

N.T.S.

8/8/2018 8:47 AM

-REINFORCEMENT,

SEE PLAN

NON-BRN'G	NON-SHEAR	WALL	CONN.	
N.T.S.				

	STU	HEIGHT '	TABLE		
STUD WALL TYPE		D/OR SHEAR AX. HEIGHT)	NON-BEARING AND NON-SHEAR WALLS (MAX. HEIGHT)	_	TOP PL, RAKED
	EXTERIOR	INTERIOR	INTERIOR ONLY		WHERE OCCURS
2x4 STUD @ 16" O.C.	8'-6"	10'-0"	13'-0"	/	4
2x4 STUD @ 12" O.C.	9'-6"	11'-6"	14'-0"		
(2) 2x4 STUD @ 16" O.C.	12'-0"	13'-6"	14'-0"		
2x4 DFL #2 @ 16" O.C.	9'-0"	11'-0"	13'-0"		
2x4 DFL #2 @ 12" O.C.	10'-6"	13'-0"	14'-0"		
(2) 2x4 DFL #2 @ 16" O.C.	13'-0"	13'-6"	14'-0"		
2x6 STUD @ 16" O.C.	14'-6"	19'-0"	20'-0"		
2x6 STUD @ 12" O.C.	17'-0"	21'-0"	22'-0"		뉧
(2) 2x6 STUD @ 16" O.C.	21'-0"	22'-0"	22'-6"		HEIGHT
2x6 DFL #2 @ 16" O.C.	16'-6"	19'-6"	20'-0"		STUD
2x6 DFL #2 @ 12" O.C.	18'-6"	21'-6"	22'-0"		SI
(2) 2x6 DFL #2 @ 16" O.C.	22'-6"	22'-6"	22'-6"	SOLE PL¬	
2x8 DFL #2 @ 16" O.C.	22'-0"	26'-6"	27'-0"	FDN-┐\	
2x8 DFL #2 @ 12" O.C.	25'-6"	28'-0"	30'-0"		
(2) 2x8 DFL #2 @ 16" O.C.	29'-6"	29'-6"	30'-0"	<u> </u>	
1-3/4 x 7-1/4 LVL STUDS @ 16" O.C.	27'-0"	30'-0"	30'-0"		
1-3/4 x 5-1/2 LVL STUDS @ 16" O.C.	20'-6"	21'-6"	22'-0"		

THIS TABLE ASSUMES IBC WIND LOADS w/ 115 mph, EXP. "C" AT EXTERIOR WALLS AND 5 psf LATERAL LOAD AT INTERIOR WALLS.

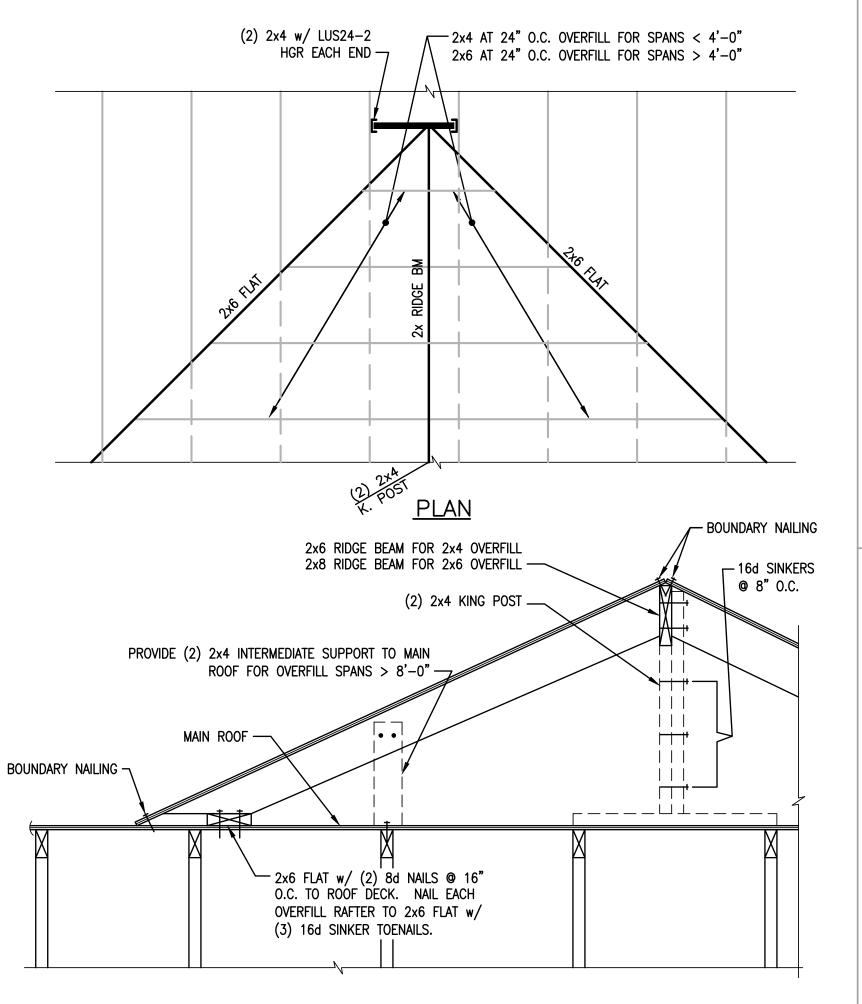
THIS TABLE ASSUMES AXIAL DL = 710 lb/ft, LL = 760 lb/ft. AT EXTERIOR AND INTERIOR WALLS.

STANDARD STUD TABLE

N.T.S.

THIS TABLE ASSUMES IBC 5psf LATERAL LOAD @ INTERIOR WALLS.

NOT USED 5 N.T.S.



TYPICAL OVERBUILD

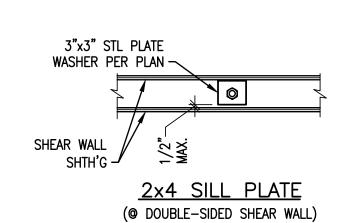
	SHEAR WALL SCHEDULE								
MARK	MIN. BLOCKED MATERIAL	EDGE / BOUNDARY NAILING	FIELD NAILING	SOLE PL NAILING, WHERE OCCURS	SHEAR WALL CAPACITY	DEFAULT SILL ANCHORAGE, U.N.O.			
Pì	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 6" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 6" O.C.	260 plf	<u>/s</u> 1			
P2	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 4" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS	350 plf	\$2			
P3	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 3" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 3" O.C.	490 plf	<u>\$</u>			
P4	3/8" PLYWOOD OR O.S.B.	8d COMMON NAILS @ 2" O.C.	8d COMMON NAILS @ 12" O.C.	16d SINKERS @ 2" O.C.	640 plf	<u>\$</u>			

SI	LL ANCH	IORAGE	SCHE	DULE	SHEAR WALL LENGTH		
MARK	NOMINAL SILL PL THICKNESS	1/2"ø A.B. SPACING	5/8"ø A.B. SPACING	CAPACITY	TOLERANCES		
<u>sî</u>	2x	32" O.C.	48" O.C.	370 plf	SPECIFIED SHEAR WALL LENGTH ACCEPTABLE SHEAR WALL		
<u>\$2</u>	2x	24" O.C.	32" O.C.	520 plf	UP TO 3'-0" ± 2"		
S3	2x	16" O.C.	24" O.C.	740 plf	OVER 3'-0" AND UP TO 5'-0" ± 3"		
7337	۷,	10 0.0.	21 0.0.	7 . С р	OVER 5'-0" AND UP TO 7'-0" ± 4"		
<u>\$4</u>	2x	12" O.C.	16" O.C.	1040 plf	OVER 7'-0" AND UP TO 10'-0" ± 6"		
/ 34 \	۷.	12 0.0.	10 0.0.	p	OVER 10'-0" ± 8"		

- 1. ALL SHEAR WALLS SHALL BE FRAMED TO THE MINIMUM LENGTHS SHOWN ON THE PLANS WITH THE TOLERANCES INDICATED ON THE TABLE ABOVE, U.N.O. ON PLAN w/ MINIMUM WALL LENGTH.
- 2. ALL SHEAR WALLS SHALL TERMINATE ON AT LEAST (1) FULL HEIGHT STUD. ADDITIONAL STUDS OR SOLID POSTS SHALL BE INSTALLED AS REQUIRED FOR HOLDOWNS WHERE THEY OCCUR.
- 3. 8d COMMON NAIL SHANK DIAMETER = .131", 16d SINKER SHANK DIAMETER = .148"
- 4. FOR "P3" AND "P4" SHEAR WALLS, ALL FRAMING RECEIVING EDGE NAILING FROM ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED. AS AN ALTERNATE, (2) 2x STUDS MAY BE USED PROVIDED THEY ARE NAILED TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT.
- 5. FOR "P2", "P3" AND "P4" DOUBLE-SIDED SHEAR WALLS, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING SHALL BE 3-INCH NOMINAL OR WIDER AT ADJOINING PANEL EDGES AND NAILS ON EACH SIDE SHALL BE STAGGERED.
- 6. ALL ANCHOR BOLTS SHALL HAVE 7" MINIMUM EMBEDMENT.
- 7. ALL SHEAR WALL ANCHOR BOLTS SHALL INCLUDE A STEEL 3"x3"x0.229" PLATE WASHER BETWEEN THE SILL PL & NUT. THE HOLE IN THE PLATE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 3/6" LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 13/4", PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. ANCHOR BOLTS & PLATE WASHERS ARE TO BE OFFSET TOWARD THE SHEATHED WALL EDGE TO LIMIT THE GAP BETWEEN THE EDGE OF WASHER TO SHEATHING TO A MAXIMUM OF 1/2". WHERE BOTH SIDES OF A 2x6 WALL IS SHEATHED A STEEL 4-1/2"x3"x0.229" PLATE WASHER SHALL BE CENTERED ON THE SILL PLATE, PER DTL 2/-.

STANDARD SHEAR WALL SCHEDULE

___ 3"x3" STL PLATE 3"x3" STL PLATE WASHER PER PLAN WASHER PER PLAN -SHEAR WALL 2x6 SILL PLATE 2x4 SILL PLATE



(6)

/ 4-1/2"x3" STL PLATE WASHER PER PLAN - SHEAR WALL SHTH'G 2x6 SILL PLATE

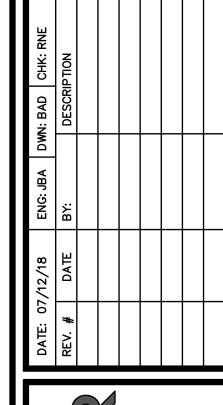
(@ DOUBLE-SIDED SHEAR WALL)

TYP. SHEAR WALL WASHERS

	FOOTING SC	CHEDULE
MARK	SIZE	REINFORCING, BOTTOM
F2.0	2'-0" SQ. x 12" THICK	(3) #4 EACH WAY
F2.5	2'-6" SQ. x 12" THICK	(4) #4 EACH WAY
F3.0	3'-0" SQ. x 12" THICK	(4) #4 EACH WAY
F3.5	3'-6" SQ. x 12" THICK	(5) #4 EACH WAY
F4.0	4'-0" SQ. x 12" THICK	(6) #4 EACH WAY
F4.5	4'-6" SQ. x 12" THICK	(6) #4 EACH WAY
F5.0	5'-0" SQ. x 12" THICK	(7) #4 EACH WAY
F5.5	5'-6" SQ. x 12" THICK	(8) #4 EACH WAY
F6.0	6'-0" SQ. x 12" THICK	(8) #4 EACH WAY
F6.5	6'-6" SQ. x 12" THICK	(9) #4 EACH WAY
F7.0	7'-0" SQ. x 12" THICK	(10) #4 EACH WAY

N.T.S.

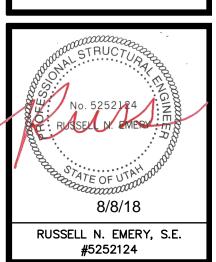
STANDARD FOOTING SCHEDULE





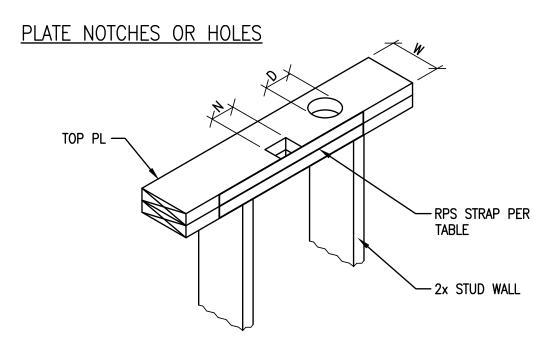
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CIPRIAN NEST 14



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(3)|



2x4 PLATE	2x6 PLATE	2x4 & 2x6 PLATE	
HOLE DIA	HOLE DIA 'D'	NOTCH WIDTH 'N' (MAX. NOTCH DEPTH = $W/2$)	RPS STRAP
≤ 7/8"	≤ 1"	≤ 1"	NONE
≤ 1"	≤ 1 3/8"	≤ 2 1/2"	(1) RPS18
≤ 1 3/8"	≤ 2 1/8"	≤ 5 1/2 "	(2) RPS18
≤ 2"	≤ 3 1/4 "	≤ 12 "	(2) RPS28

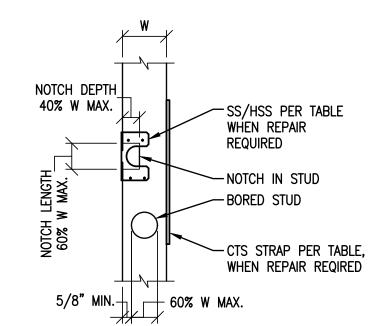
NOTES:

1. USE RPSZ FOR SILL PLATE.

2. CENTER STRAPS @ NOTCH OR HOLE.

- 3. WHERE ROOF TRUSS OR FLOOR JOIST IS BEARING WITHIN STUD BAY OF THE HOLE OR NOTCH, INSTALL AN ADDITIONAL STUD DIRECTLY BELOW THE TRUSS OR JOIST UNLESS NO RPS STRAP IS REQUIRED OR WHERE EXISTING STUD FACE IS WITHIN 3" OF TRUSS OR JOIST FACE.
- 4. NOTCHES & HOLES MUST BE SEPARATED BY "2xD" OR "2xN".
- 5. WHERE MULTIPLE HOLES ARE LOCATED ADJACENT TO EACH OTHER, THE STRAP REPAIR MAY BE WITH A CS16 STRAP ON EACH SIDE OF THE UPPER PLATE. THE STRAPS AND NAILING SHALL EXTEND AT LEAST 9" BEYOND EACH END OF THE WHOLE GROUP. NAILING BETWEEN THE HOLES IS NOT REQUIRED. NAILS IN THE CS16 STRAPS MAY BE N8'S OR N10'S.

STUD NOTCHES OR HOLES



ALLOWABLE HOLES OR NOTCHES FOR NON-BEARING, NON-SHEAR OR INTERIOR PARTITIONS (NO REPAIR REQ'D)				
HOLE / NOTCH SCHEDULE				
HOLE / NOTCH % OF 'W'	2x4 STUD	2x6 STUD		
25%	3/4"	1-3/8"		
40%	1-3/8"	2-1/8"		
60%	2"	3-1/4"		

NOTES:

1. HOLES & NOTCHES SHALL NOT OCCUR IN THE SAME STUD. 2. WHERE HOLES OR NOTCHES EXCEED THOSE SHOWN ABOVE, REPAIR PER TABLE BELOW. 3. ALL NOTCHES IN BEARING OR SHEAR OR EXTERIOR WALLS REQUIRE REPAIRS.

STUD HOLE REPAIR				
	2x4 STUD	2x6 STUD		
	HOLE DIA 'D'	HOLE DIA 'D'	REPAIR	
NON-BEARING & NON-SHEAR & INTERIOR	≤ 2 3/4"	≤ 4 1/2"	(1) CTS218 w/ 10d	
BEARING OR SHEAR OR EXTERIOR WALL	≤ 3/4"	≤ 1 3/8"	(1) CTS218 w/ 10d	
BEARING OR SHEAR OR EXTERIOR	≤ 2 3/4"	≤ 4 1/2"	(2) CTS218 TWO-SIDED w/ 10d	

STUD NOTCH REPAIR					
	2x4 STUD				
NOTCH NOTCH DEPTH LENGTH		NOTCH DEPTH	NOTCH LENGTH	REPAIR	
NON-BEARING & NON-SHEAR & INTERIOR	≤ 2 1/2"	≤ 4 1/2"	≤ 3 3/4"	≤ 4 1/2"	(1) CTS218 w/ 10d
BEARING OR SHEAR OR EXTERIOR	≤ 2 1/2"	≤ 2 1/2"	≤ 2 1/2"	≤ 2 1/2"	SS w/ 10d
BEARING OR SHEAR OR EXTERIOR	≤ 2 3/4"	≤ 4 1/2"	≤ 4 1/2"	≤ 4 1/2"	(2) CTS218 TWO-SIDED w/ 10d

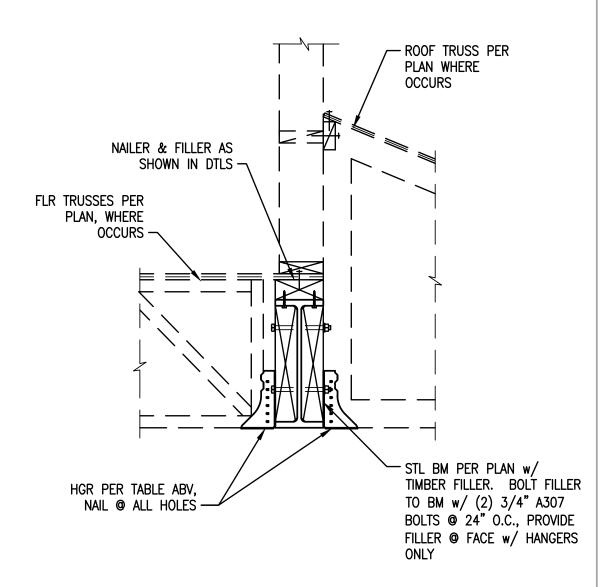
MFR TRUSS TO BEAM HANGERS CARRYING CARRIED MBR HANGER (FROM TRUSS NOTES MEMBER WIDTH TYPE CALCS.) (LBS) STEEL OR TIMBER 1-1/2" FACE MOUNT LUS210 1275 1-1/2" FACE MOUNT STEEL OR TIMBER HUS26 2565 STEEL OR TIMBER 1-1/2" FACE MOUNT 3750 HGUS26 1-1/2" FACE MOUNT STEEL OR TIMBER HGUS28 5720 FACE MOUNT STEEL OR TIMBER LUS26-2 1000 STEEL OR TIMBER FACE MOUNT HHUS26-2 2580 STEEL OR TIMBER FACE MOUNT HGUS26-2 3940 FACE MOUNT STEEL OR TIMBER HGUS28-2 6805 STEEL OR TIMBER FACE MOUNT HGUS210-2 8650 3-1/2" FACE MOUNT STEEL OR TIMBER LUS46 1000 3-1/2" FACE MOUNT STEEL OR TIMBER HHUS46 2580 STEEL OR TIMBER 3-1/2" FACE MOUNT HGUS46 3940 3-1/2" FACE MOUNT STEEL OR TIMBER HGUS48 6805 STEEL OR TIMBER HGUS26-4 FACE MOUNT 3940 FACE MOUNT STEEL OR TIMBER HGUS210-4 8780

HGUS212-4

NOTES:

STEEL OR TIMBER

- 1. FOR STEEL BEAMS CARRYING FLOOR TRUSSES, PROVIDE TIMBER FILLER PER DTL BELOW.
- 2. ALTERNATE HANGERS MAY BE USED AT THE CONTRACTOR'S OPTION. SUBMIT TO ENGINEER OF RECORD FOR APPROVAL.
- 3. HANGERS APPLICABLE FOR TIMBER BEAMS.





TYPICAL TRUSS HANGERS



STANDARD TRUSS TIE-DOWNS			
UPLIFT LOAD PER TRUSS MANUFACTURER	SIMPSON TIE-DOWN	REQ'D ALIGNED HOLDOWN & POST	
200 TO 365 LBS	NOT REQ'D		
< 400 LBS	H1 OR CS16	NOT REQ'D	
< 845 LBS	H10 OR H7Z OR CS16	NOT REQ'D	
< 1265 LBS	H16 OR CS16	HDU2 & (2) 2x4 POST	
< 1785 LBS	LGT2	HDU2 & (2) 2x4 POST	
< 6485 LBS	HGT-2	(2) 2x4 POST w/HDU4 @ BASE & (2) HDU2 @ TOP TO HGT-2. AT (1) PLY TRUSS, INSTALL 2x SHAPED FILLER ADJACENT TO TRUSS AT BEARING	

NOTES:

FACE MOUNT

9155

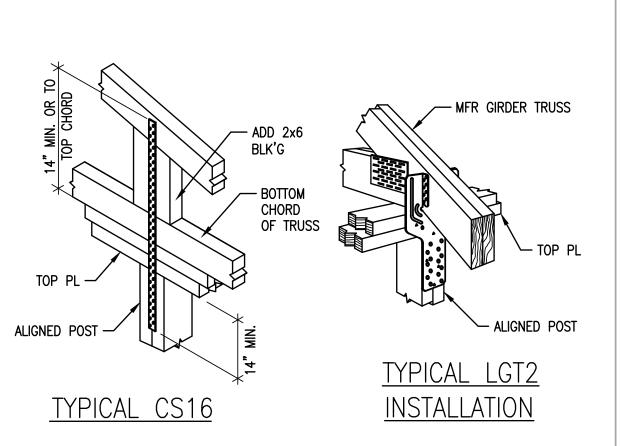
- 1. TIE-DOWN CAPACITIES ARE BASED ON SPRUCE PINE FIR
- 2. TRUSS UPLIFT OF LESS THAN 200lbs: TIE-DOWN REQ'D

7	CEE	TVDICAL	LIOI DOMAI	ANCHODACE	DETAIL	ΓΛD	нын	HOLDOWN	INSTALLATION	
J.	SEE	. I IFICAL	HOLDOWN	ANCHURAGE	DETAIL	FUR	טעח	HOLDOWN	INSTALLATION	

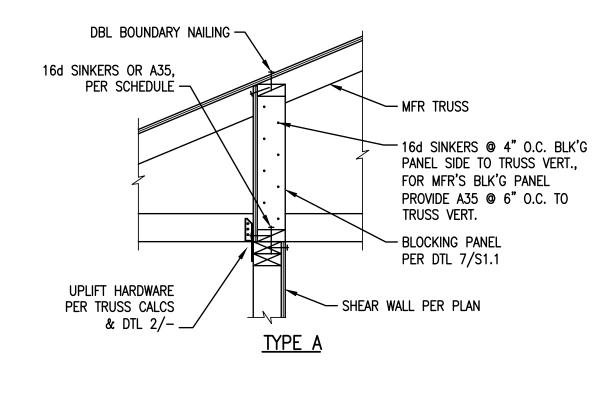
STANDARD FLOOR-TO-FLOOR STRAPS			
UPLIFT LOAD PER TRUSS MANUFACTURER	SIMPSON TIE-DOWN	REQ'D ALIGNED POST	
< 1705 LBS	CS16	2x4 POST	
< 3410 LBS	(2) CS16	(2) 2x4 POST	

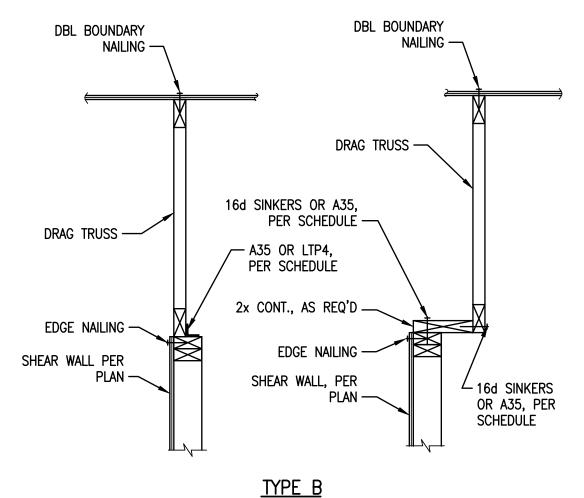
- 1. INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW FLOOR FRAMING.
- NAIL EACH END w/(11) 10d NAILS. (STRAP LENGTH = 48"). 2. WHERE UPLIFT OCCURS ABOVE HDR OR BM, INSTALL STRAP PER
- 3. FLOOR TO FLOOR STRAPS REQ'D ALIGNED WITH ROOF TRUSS ABV.

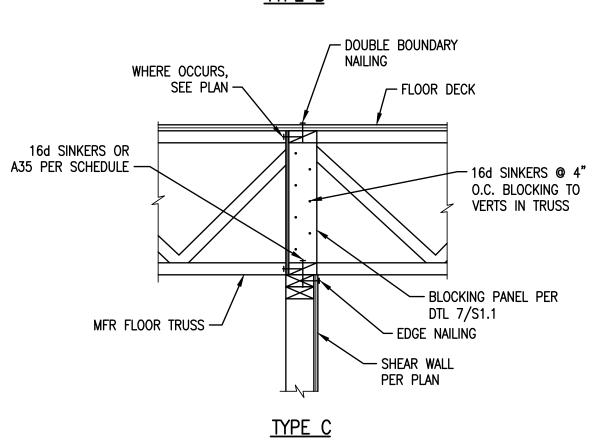
SCHEDULE AT EACH TRIMMER OR POST

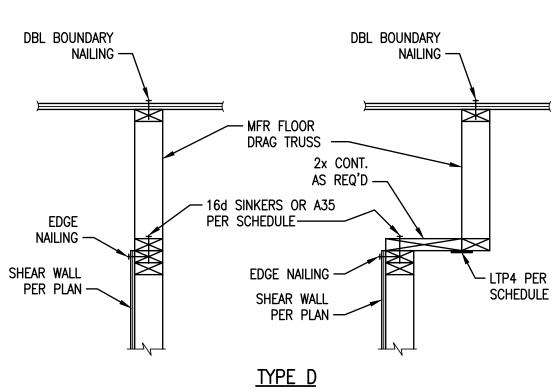


TYPICAL	TRUSS	ANCHORAGE	
N.T.S.			









CONI	NECTION SC	HEDULE
SHEAR WALL	A35 OR LTP4	16d SINKERS
P1	18" O.C.	6" O.C.
P2	12" O.C.	4" O.C.
Р3	10" O.C.	3" O.C. (STAGGERED)
P4	8" O.C.	2" O.C. (STAGGERED)
	SHEAR WALL P1 P2 P3	P1 18" 0.C. P2 12" 0.C. P3 10" 0.C.

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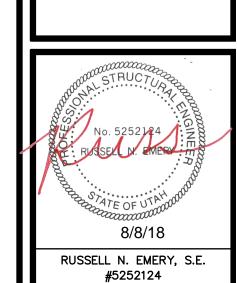
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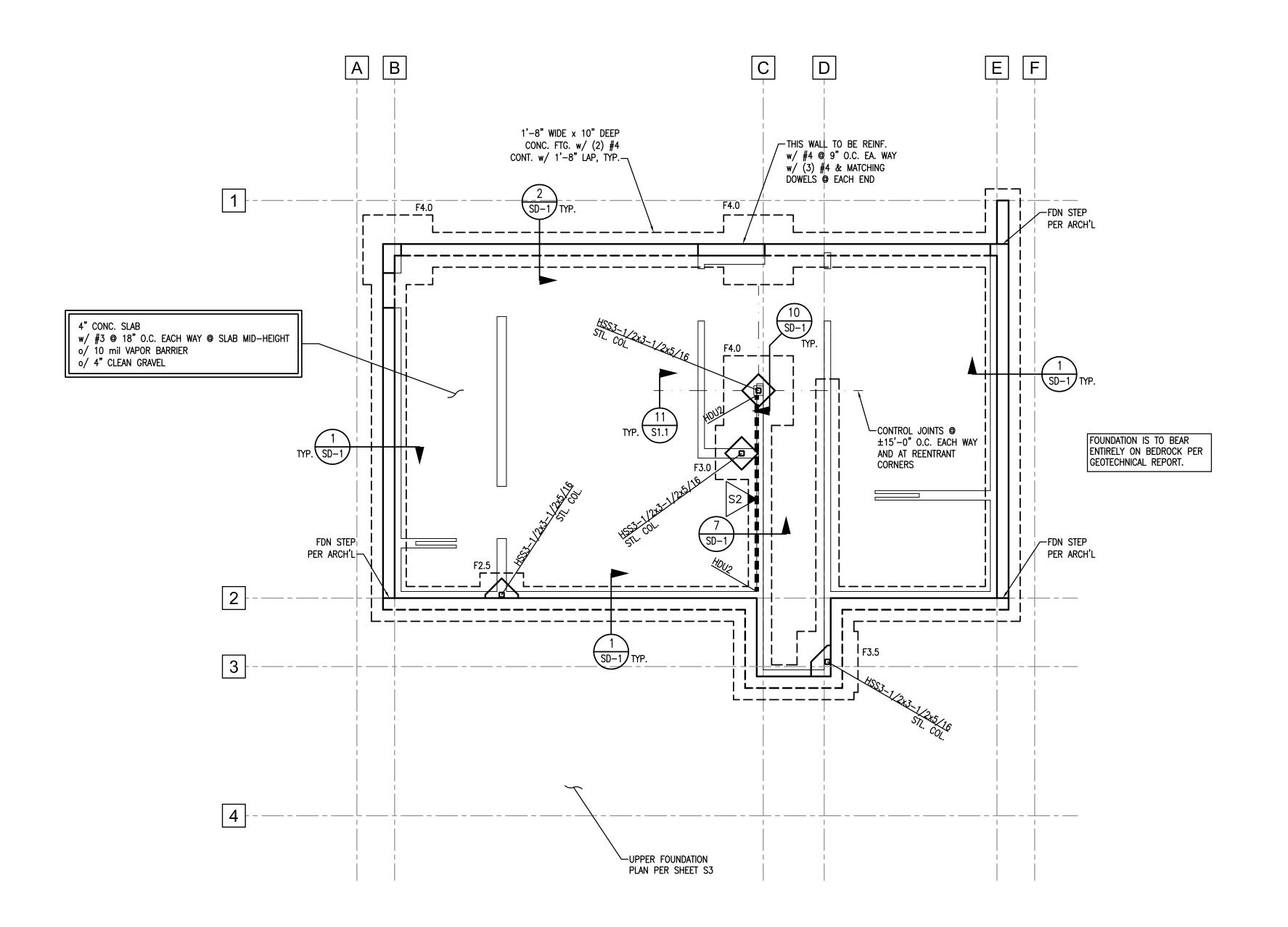
DRILLING & NOTCHING OF PLATES & STUDS

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NOT USED

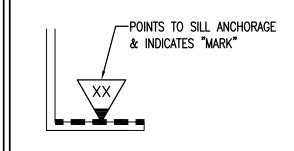
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FOUNDATION NOTES:

- ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
 ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE
 ATTACHED TO THE FOUNDATION w/ 1/2" ø x 10" LONG ANCHOR BOLTS (7"
 EMBED.) AT 32" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR
 ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR
 WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER
 ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
- 3. ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 9/SD-1.
- . ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
- 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
- 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.



<u>NOTE:</u> SEE SHEET S1.1 FOR SILL ANCHORAGE SCHEDULE

SILL ANCHORAGE KEY

DATE: 07/12/18 ENG: JBA DWN: BAD CHK: RNE

REV. # DATE BY: DESCRIPTION



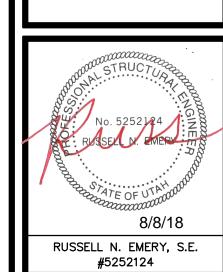
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AT SUMMIT POWDER MOUN
EDEN, UT
FOUNDATION PLAN

CIPRIAN MORA RIDGE NEST 14 AT S



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S2

1/4" = 1'-0"

FOUNDATION NOTES:

- 1. ALL DIMENSIONS ARE PER ARCHITECTURAL DRAWINGS.
- 2. ALL EXTERIOR WALLS, INTERIOR BEARING WALLS & SHEAR WALLS TO BE ATTACHED TO THE FOUNDATION w/ 1/2" x 10" LONG ANCHOR BOLTS (7" EMBED.) AT 32" O.C., U.N.O. SEE THIS PLAN & SHEAR WALL SCHEDULE FOR ANCHOR BOLT REQUIREMENTS AT SHEAR WALLS. ANCHOR BOLTS AT SHEAR WALLS TO HAVE WASHERS PER SHEAR WALL SCHEDULE (S1.1). ALL OTHER ANCHOR BOLTS TO HAVE WASHERS PER NOTE "E" IN GENERAL NOTES (S1).
- 3. ALL HOLDOWNS SHALL BE INSTALLED AS SHOWN ON DETAIL 9/SD-1.
- 4. ISOLATED FOOTINGS & INTERIOR STRIP FOOTINGS TO BE CENTERED BELOW POSTS & BEARING/SHEAR WALLS, RESPECTIVELY.
- 5. SEE SHEET S1.1 FOR FOOTING SCHEDULE.
- 6. MASA MUDSILL ANCHORS MAY BE USED IN PLACE OF ANCHOR BOLTS, INSTALLED AT THE SAME SPACING INDICATED FOR ANCHOR BOLTS, INCLUDING REDUCED SPACING AT SHEAR WALLS.

FRAMING NOTES:

- ALL FRAMED WALLS TO BE 2x @ 16" O.C. (MAX) PER ARCHITECTURAL PLANS AND SHALL MEET REQUIREMENTS OF WALL TABLE ON SHEET S1.1.
- 2. FOR 2x4 FRAMED WALLS AT HEADERS (HDR):
 A. PROVIDE (1) 2x4 TRIMMER & (1) 2x4 KING STUD AT
 OPENINGS < 6'-0" U.N.O.
 B. PROVIDE (2) 2x4 TRIMMERS & (2) 2x4 KING STUDS AT
 - OPENINGS ≥ 6'-0" & ≤ 10'-0" U.N.O.

 C. PROVIDE (2) 2x4 TRIMMERS & (3) 2x4 KING STUDS AT OPENINGS ≥ 10'-0" & ≤ 18'-0" U.N.O. (1) KING STUD REQUIRED AT BAY WINDOW OPENINGS & AT GARAGE OPENINGS WHERE ADDITIONAL KING STUDS WOULD NOT FIT.

 NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
- 3. FOR 2x6 FRAMED WALLS AT HEADERS (HDR):
 - A. PROVIDE (1) 2x6 TRIMMER & (1) 2x6 KING STUD AT OPENINGS < 8'-0" U.N.O.

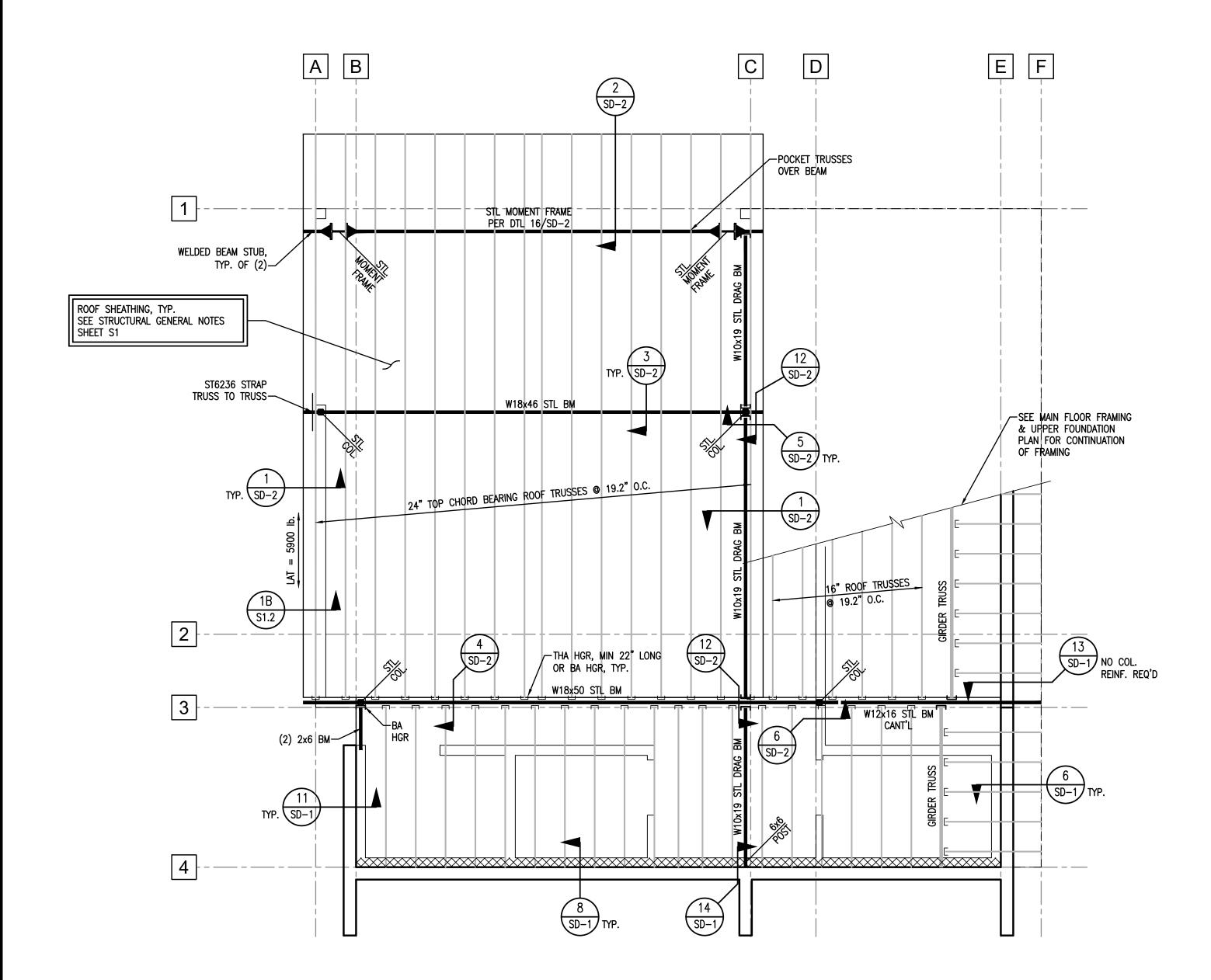
 B. PROVIDE (2) 2x6 TRIMMERS & (2) 2x6 KING STUDS AT OPENINGS $\ge 8'-0"$ & $\le 12'-0"$ U.N.O.
 - C. PROVIDE (2) 2x6 TRIMMERS & (3) 2x6 KING STUDS AT OPENINGS $\geq 12'-0"$ & $\leq 20'-0"$ U.N.O. NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
- 4. FOR 2x8 FRAMED WALLS AT HEADERS (HDR):

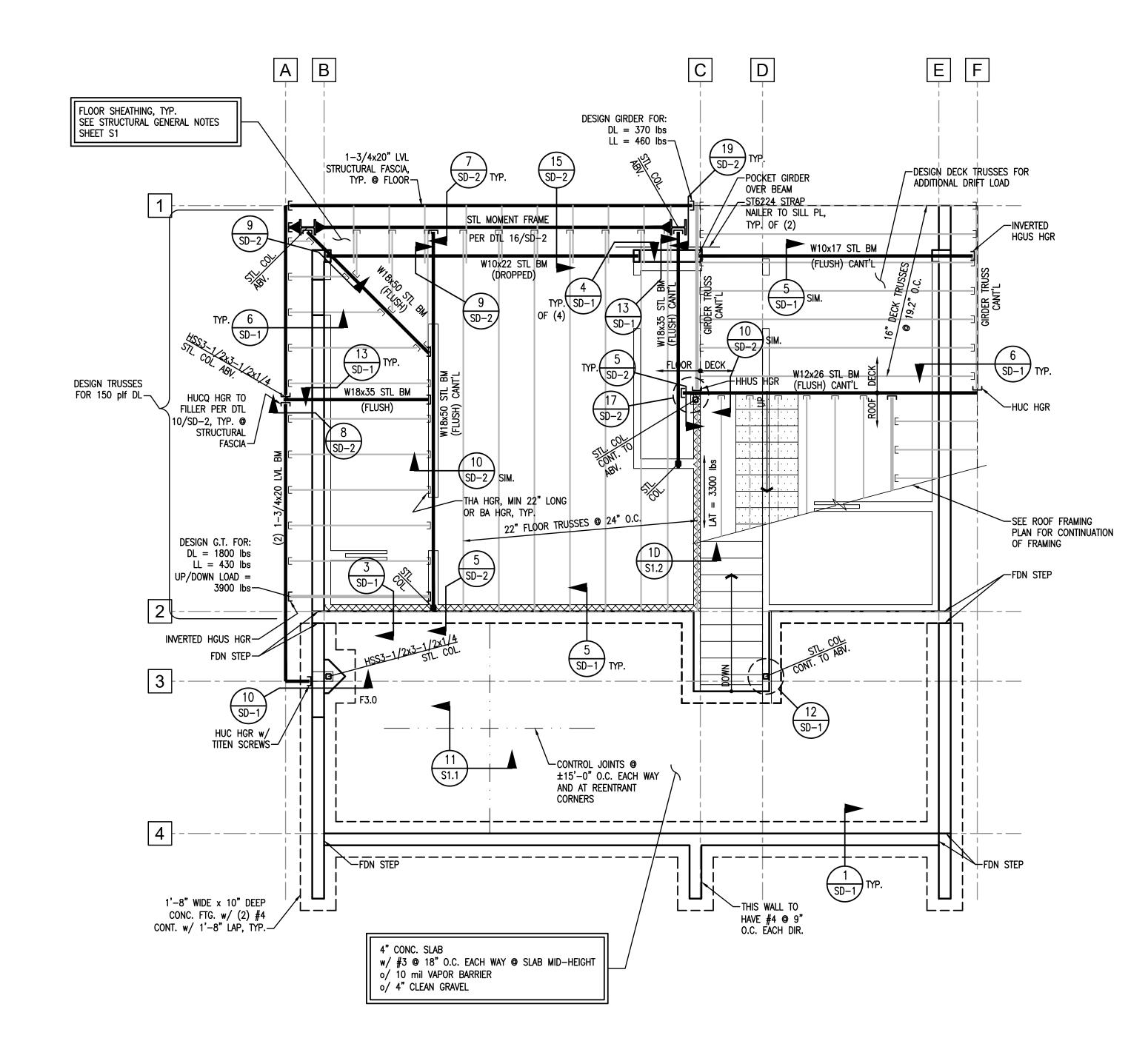
 A. PROVIDE (1) 2x8 TRIMMER & (1) 2x8 KING STUD AT OPENINGS < 8'-0" U.N.O.
 B. PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS A OPENINGS ≥ 8'-0" & ≤ 12'-0" U.N.O.
 - B. PROVIDE (2) 2x8 TRIMMERS & (2) 2x8 KING STUDS AT OPENINGS $\geq 8'-0"$ & $\leq 12'-0"$ U.N.O.

 C. PROVIDE (2) 2x8 TRIMMERS & (3) 2x8 KING STUDS AT OPENINGS $\geq 12'-0"$ & $\leq 20'-0"$ U.N.O.

 NOTE: KINGSTUDS NOT REQUIRED AT BEAMS (BM)
- 5. FACE NAIL MULTIPLE 2x POSTS WITH 16d SINKERS @ 6" O.C.
- 6. SHADED AREAS ARE TYPICAL OVERFILL, STICK FRAMED PER DETAIL 6/S1.1 OR OVERBUILD TRUSSES PER TRUSS MANUFACTURER
- 7. INTERIOR BEARING WALLS
- 8. ALL GLULAM BEAMS TO HAVE STANDARD CAMBER (R = 2000') U.N.O.
- 9. PROVIDE (2) 2x POST, EACH END OF ALL BEAMS & GIRDER TRUSSES, U.N.O.
- 10. BEAM AND HEADER SIZES INDICATED ON THE PLANS ARE MINIMUM SIZES.

 LARGER SIZES MAY BE INSTALLED AT THE CONTRACTOR'S OPTION.
- 11. CONTINUOUS TOP PLATE MAY BE USED IN LIEU OF ST6224 STRAP FROM BEAM TO PLATE.





ROOF FRAMING PLAN

/4" = 1'-0"

MAIN FLOOR FRAMING & UPPER FOUNDATION PLAN

8/8/2018 8:47 AM

DATE: 07/12/18 ENG.

REV. # DATE BY:

DRAPER, UTAH

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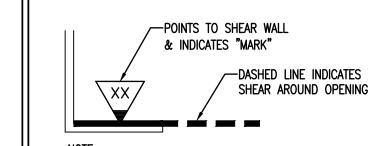
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RUSSELL N. EMERY, S.E.

NOTE:
WHERE STRAP HOLDOWN IS ATTACHED TO A SINGLE
KINGSTUD & A SINGLE TRIMMER, ATTACH THE TWO
TOGETHER w/ (2) 16d SINKERS @ 6" O.C. FULL HEIGHT
OR w/ LTP4 @ 12" O.C. FULL HEIGHT.

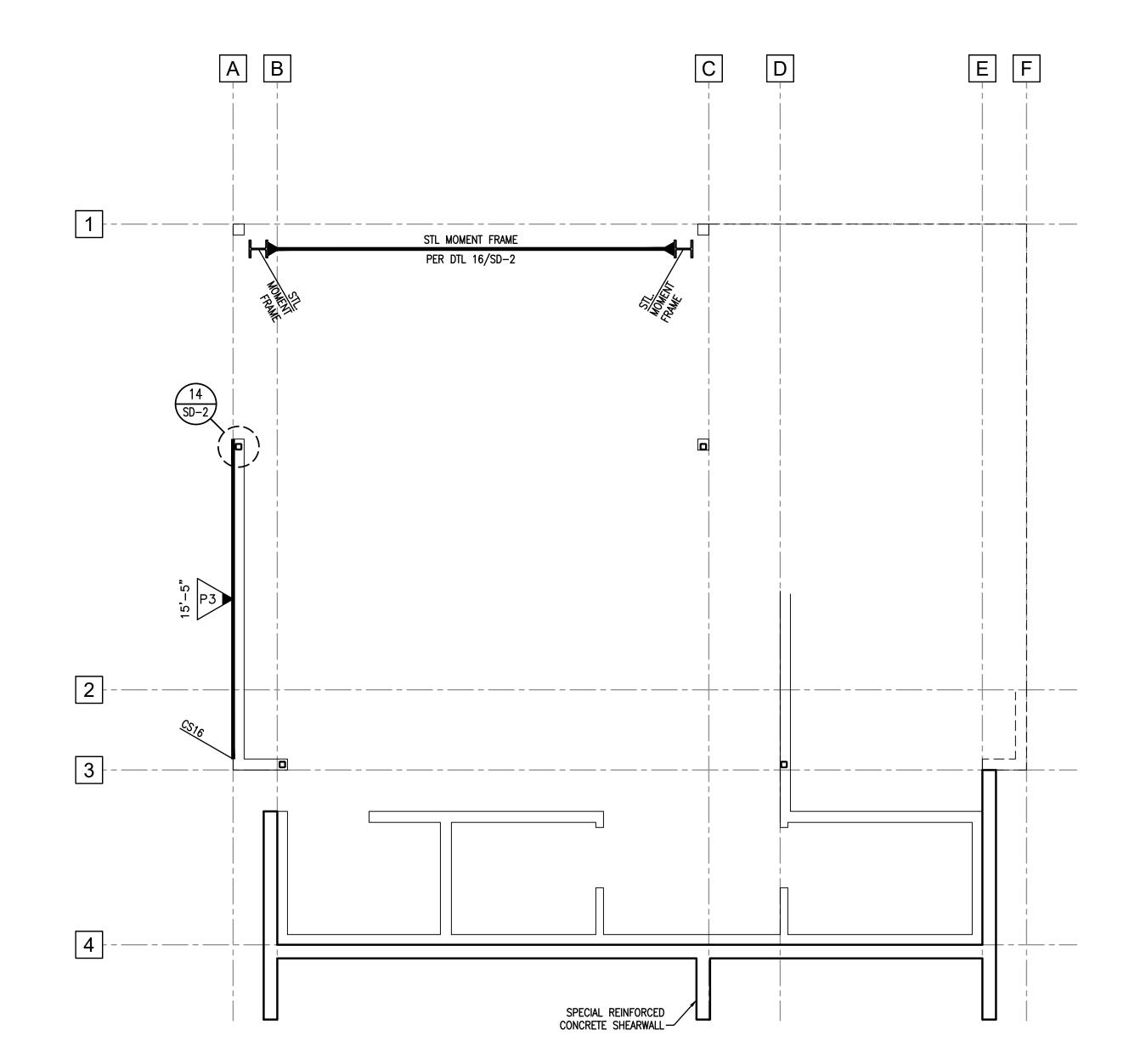
NOTE: SHEAR WALL SHEATHING MAY BE ON EITHER SIDE OF INDICATED WALL.

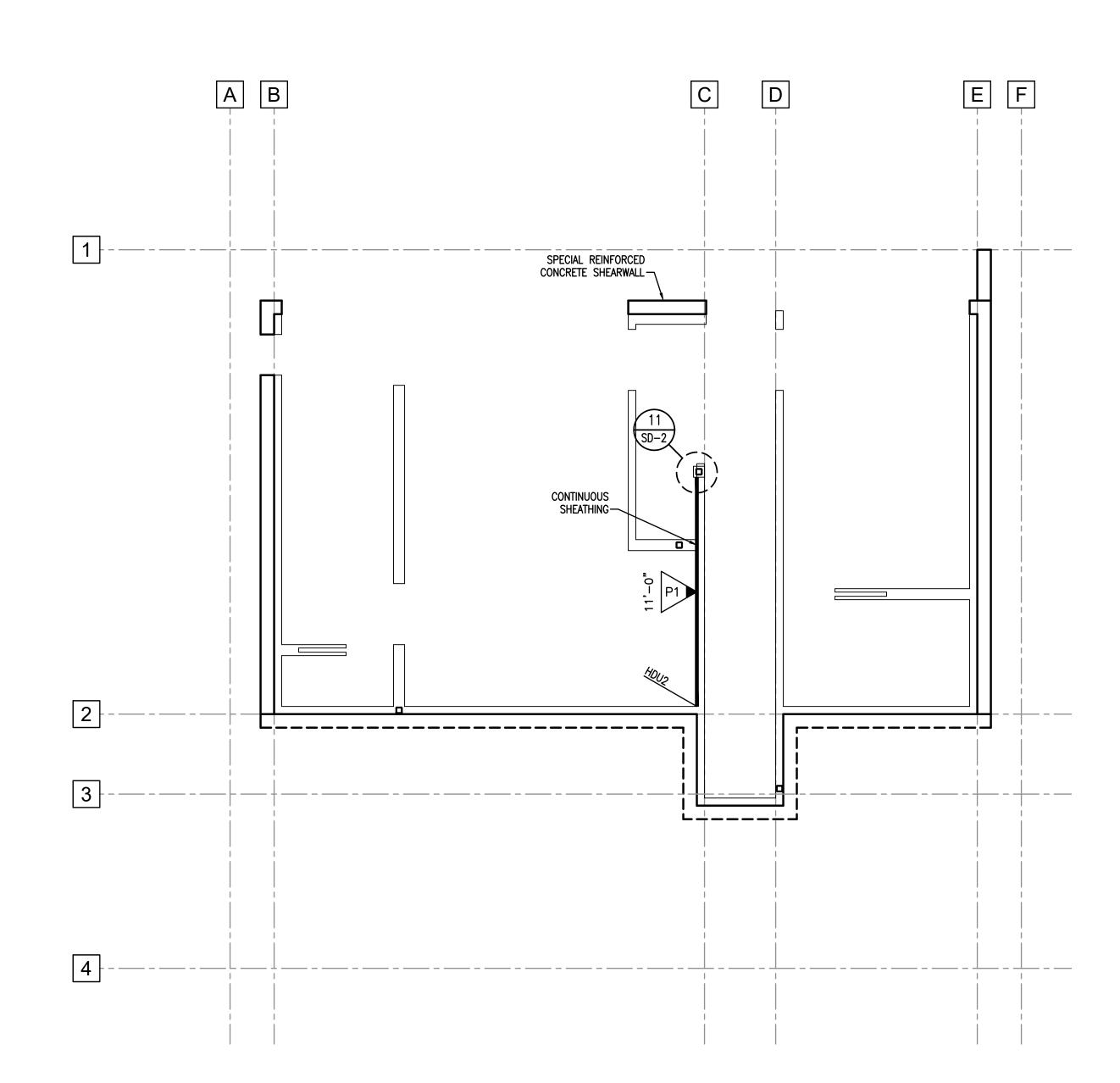
NOTE:
INSTALL CS16 STRAPS TO 2x STUDS ABOVE AND BELOW
FLOOR FRAMING. NAIL EACH END w/ (11) 10d NAILS.
(STRAP LENGTH = 48"). WHERE WALL DOES NOT OCCUR
BELOW, ATTACH TO BEAM OR TRUSS



NOTE: SEE SHEET S1.1 FOR SHEAR WALL SCHEDULE SEE SHEET SD-1 FOR HOLDOWN ANCHORAGE SCHEDULE

SHEAR WALL KEY





UPPER LEVEL SHEAR WALL PLAN

LOWER LEVEL SHEAR WALL PLAN

1/4" - 1

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