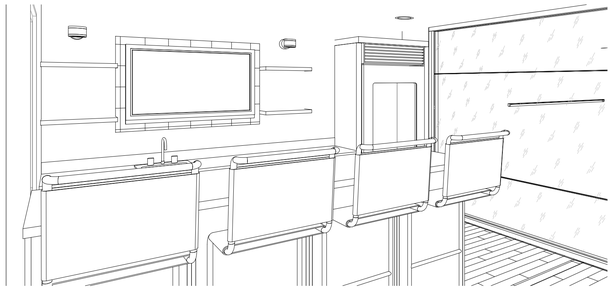
PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT



CONTACT LIST

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STRUCTURAL ENGINEER

CONTRACTOR

MUNICIPALITY

BUILDING DEPARTMENT
40 S MAIN STREET
SPANISH FORK, UT 84660
(801) 804-4540

CIVIL ENGINEER

MECH./PLUMB. ENGINEER

JTB HVAC & PLUMBING ENGINEERING
922 W. BAXTER DR., SUITE 100
SOUTH JORDAN, UT 84095
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ELECTRICAL ENGINEER

ROCKY MOUNTAIN CONSULTING ENGINEERING
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SALT LAKE CITY, UT 84119
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ERIC@RMCEUT.COM
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FIRE DEPARTMENT
370 N MAIN STREET
SPANISH FORK, UT 84660
(801) 798-5075

SYMBOLS

- WALL TYPE TAG
- VIEW CALLOUT (SIM; 1 / A101; REF. SHEET)
- CASEWORK TAG (CABINET DESIGN SERIES; 212; 30 WIDTH; 34 1/2 HEIGHT; 12 DEPTH)
- DOOR TYPE TAG (101)
- WINDOW TAG (01)
- INTERIOR ELEVATION TAG (Ref; 1 / 1 / 1; A101)
- GRID HEAD (15.8)
- LEVEL CALLOUT (NAME ELEVATION)
- NORTH ARROW
- PROPERTY LINE TAG (N 90 00' 00" E DISTANCE)
- ROOM TAG (ROOM NAME; 101)
- STAIR RUN TAG (9 RISERS @ 7"; 13 TREADS @ 11")

ABBREVIATIONS

ABV	ABOVE
ACT	ACCOUSTICAL CEILING TILE
ADJ	ADJUST, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ANOD	ANODIZED
ASPH	ASPHALT
BDY	BOUNDARY
BEL	BELOW
BET	BETWEEN
BLDG	BUILDING
BLKG	BLOCKING
BOT	BOTTOM
BOW	BOTTOM OF WALL
C TO C	CENTER TO CENTER
CB	CATCH BASIN
CBL	CONCRETE BLOCK
CG	CORNER GUARD
CI	CONTINUOUS INSULATION
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
DIA	DIAMETER
DN	DOWN
DWG	DRAWING
DS	DOWNSPOUT
EA	EACH
EIFS	EXTERIOR FINISH INSULATION SYSTEM
EJ	EXPANSION JOINT
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
EQ	EQUAL
EX	EXISTING
EXT	EXTERIOR
F TO F	FACE TO FACE
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FF&E	FIXTURES, FURNISHINGS & EQUIPMENT
FO	FINISHED OPENING
FOC	FACE OF CONCRETE
FRM	FRAME
FRT	FIRE RETARDANT
FTG	FOOTING
FURN	FURNISH, FURNITURE
FUT	FUTURE
GFCI	GROUND FAULT CIRCUIT INTERRUPTED
GFRC	GLASS FIBER REINFORCED CONCRETE
GL	GLASS
GND	GROUND
GV	GALVANIZED
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HDR	HEADER
HM	HOLLOW METAL
HOR	HORIZONTAL
HT	HEIGHT
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
LH	LEFT HAND
LIN	LINEAR
LTG	LIGHTING
MAINT	MAINTENANCE
MAT	MATERIAL
MEMB	MEMBRANE
MFD	MANUFACTURED
MFG	MANUFACTURER
MIR	MIRROR
MTD	MOUNTED
MTL	METAL
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
OPP	OPPOSITE
OSB	ORIENTED-STRAND BOARD
PERP	PERPENDICULAR
PT	PAINT
QTY	QUANTITY
RB	RUBBER BASE
RD	ROOF DRAIN
REQ	REQUIRED
RM	ROOM
SF	SQUARE FEET
SHW	SHOWER
SS	STAINLESS STEEL
STC	SOUND TRANSMITTANCE CLASS (#)
STD	STANDARD
STL	STEEL
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOFW	TOP OF FOUNDATION WALL
TOP	TOP OF PARAPET
TOS	TOP OF STRUCTURE
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
WRB	WEATHER RESISTIVE BARRIER
VIF	VERIFY IN FIELD

DEFERRED SUBMITTALS

1. EXTERIOR BUILDING SIGNAGE
2. FIRE SPRINKLER SHOP DRAWINGS
3. FIRE ALARM SYSTEM
4. STAIR ENGINEERING AND REINFORCEMENT
5. METAL GUARDRAILS & HAND RAILS

VICINITY MAP

N

PROJECT SUMMARY

THIS PROJECT WILL CONSIST OF A NEW BUILD WITHIN AN EXISTING SHELL

CODE ANALYSIS

APPLICABLE CODES

	Year		Year
International Bulding Code	2021	National Electrical Code	2021
International Mechanical Code	2021	ADA Accessibility Guidelines (ICC/ANSI A117.1)	2017
International Fuel Gas Code	2021		
International Plumbing Code	2021		
International Fire Code	2021		
International Energy Conservation Code	2021		

A. Occupancy and Group (IBC 311): Mixed Occupancy (B, R-2, & S1)
Mixed Occupancy (IBC 508): Yes X No

B. Type of Construction (IBC 601 / 602):

I A	I B	II A	II B	III A	III B	IV HT	V A	V B

C. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):
North: 0 hr. South: 0 hr. East: 0 hr. West: 0 hr.

D. Mixed Occupancies: Yes Nonseparated Uses: No

E. Fire Sprinklers (IBC 903.3.1): Required: YES Provided: YES Type : NFPA 13

F. Number of Stories Allowed: 3 Number of Stories Provided: 2 Building Height Allowed: 40'-0" Building Height Provided: +/-30'-0"

G. Actual Building Area per Floor:
a) Warehouse Main Level 1,697 SF
b) Lounge - Second Level 655 SF
c) Dwelling Unit - Third Level 973 SF
Office - Third Level 729 SF
d) Total: 4,054 SF

H. Tabular Area (A_T): (table 506.2): B/S = 27,000 SF

I. Area Modifications (IBC 506):
a) Unlimited Area Building (IBC 507.3): Yes ____ No X
b) Area Increase due to Frontage (IBC 506.3.3): Yes ____ No X
c) Amount of Increase: If=[F/P - 0.25]W/30 Allowable Area Increase: Aa=[At + (NS x If)] x Sa

J. Fire Resistance Rating Requirements for Building Elements (hours).

Element	Hours	Assembly Listing	Element	Hours	Assembly Listing
Exterior Bearing Walls	0		Floors - Ceiling Floors	1	X/G110
Interior Bearing Walls	0		Roofs - Ceiling Roofs	0	
Exterior Non-Bearing Walls	0		Exterior Doors and Windows	0	
Structural Frame	0		Shaft Enclosures	0	
Partitions - Permanent	0		Fire Walls	1	UL-305
Fire Barriers	0	N/A	Fire Partitions	0	N/A
			Smoke Partitions	0	N/A

K. Design Occupant Load (IBC Table 1004.5): Total = 20 Occupants
Exit Width Required (Table 1005.3.2): 4" Exit Width Provided: 36"
Exit Access Travel Distance in B/S Occupancies w/ sprinklers (IBC Table 1017.2): REFER TO G001/G002

L. Minimum Number of Required Plumbing Facilities (IBC Table 2902):

	Water Closets		Lavatories	
	Required	Provided	Required	Provided
	1 Per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	3	1 Per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	3
	Drinking Fountains: 1 HIGH / LOW		Service Sinks: 1	

SHEET INDEX

Discipline	#	SHEET NAME
GENERAL		
GENERAL	G000	COVER SHEET
GENERAL	G001	GENERAL NOTES
GENERAL	G002	ACCESSIBILITY DETAILS
GENERAL	G003	ACCESSIBILITY DETAILS
GENERAL	G101	LIFE SAFETY PLAN
GENERAL	G110	ASSEMBLY TYPES
STRUCTURAL		
STRUCTURAL	S0.1	GENERAL NOTES
STRUCTURAL	S1.1	FRAMING PLANS
STRUCTURAL	S2.1	FRAMING PLANS
STRUCTURAL	S2.2	SHEARWALL PLANS
STRUCTURAL	S3.1	FLOOR FRAMING DETAILS
ARCHITECTURAL		
ARCHITECTURAL	A101	MAIN LEVEL - PLAN
ARCHITECTURAL	A111	CEILING PLAN
ARCHITECTURAL	A121	FINISH FLOOR PLAN
ARCHITECTURAL	A301	BUILDING SECTIONS
ARCHITECTURAL	A401	PLANS - ENLARGED
ARCHITECTURAL	A402	PLANS - ENLARGED
ARCHITECTURAL	A403	PLANS - ENLARGED
ARCHITECTURAL	A404	PLANS - ENLARGED
ARCHITECTURAL	A405	PLANS - ENLARGED STAIRS
ARCHITECTURAL	A406	PLANS - ENLARGED STAIRS
ARCHITECTURAL	A421	INTERIOR ELEVATIONS
ARCHITECTURAL	A422	INTERIOR ELEVATIONS
ARCHITECTURAL	A423	INTERIOR ELEVATIONS
ARCHITECTURAL	A424	INTERIOR ELEVATIONS
ARCHITECTURAL	A501	FIRE RATED ASSEMBLY PENETRATION DETAILS
ARCHITECTURAL	A600	DOOR SCHEDULE
ARCHITECTURAL	A601	WINDOW SCHEDULE
MECHANICAL		
MECHANICAL	M000	MECHANICAL TITLE SHEET
MECHANICAL	M101	MECHANICAL PLANS
MECHANICAL	M501	MECHANICAL DETAILS
MECHANICAL	M701	MECHANICAL SCHEDULES
PLUMBING		
PLUMBING	P101	WATER AND NAT GAS PLUMBING PLANS
PLUMBING	P102	WASTE AND VENT PLUMBING PLANS
PLUMBING	P701	PLUMBING SCHEDULE AND DETAILS
ELECTRICAL		
ELECTRICAL	E000	ELECTRICAL GENERAL SHEET
ELECTRICAL	E101	LIGHTING PLAN
ELECTRICAL	E201	POWER PLAN
ELECTRICAL	E601	ELECTRICAL SCHEDULES

FINAL REVIEW SET

PRINTED DATE
12/14/2023 8:50:38 AM

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PARK CITY, UT

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
23.140

DWN BY / CHK BY
Author

TITLE
COVER SHEET

24X36 SHEET #
G000

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL REFER TO ALL APPLICABLE CONSTRUCTION PROCEDURES AS PROVIDED IN THE PROJECT MANUALS SUPPLEMENTAL CONDITIONS TO THE CONTRACT AND AS STATED BELOW.
2. BEFORE PERFORMING ANY WORK OR ORDERING ANY MATERIALS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND DIMENSIONS OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADVISING THE ARCHITECT OF ANY DISCREPANCIES AND/OR CONFLICTS BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
3. AS A MINIMUM STANDARD, ALL WORK AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION.
4. INSTALL ALL MANUFACTURER'S ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDED SPECIFICATIONS, UNLESS OTHERWISE SPECIFICALLY NOTED AND REVIEWED BY THE ARCHITECT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE PROJECT SCHEDULE AND DEADLINES, AND FOR ADVISING THE ARCHITECT OF ALL LONG LEAD TIME ITEMS AND SHALL SUBMIT ORDER CONFIRMATIONS OF SUCH LONG LEAD TIME ITEMS TO THE ARCHITECT WITH DELIVERY DATES.
6. INSTALLATION OF ALL SELECTED MATERIALS SHALL BE COMPLETE IN ALL RESPECTS PRIOR TO FINAL ACCEPTANCE. ANY MISCELLANEOUS ITEMS OR MATERIALS NOT SPECIFICALLY NOTED BUT REQUIRED FOR PROPER INSTALLATION SHALL BE FURNISHED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE OWNER ALL WARRANTIES AND GUARANTEES REQUIRED AT THE CONCLUSION OF THE WORK.
7. THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS, DIMENSIONS SHALL GOVERN IN ALL CASES. LARGE SCALE DRAWINGS SHALL GOVERN OVER SMALL SCALE DETAILS.
8. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON THE CONSTRUCTION FLOOR DURING ALL PHASES OF THE CONSTRUCTION FOR USE BY ALL TRADES.
9. DIMENSIONS INDICATED ARE FROM FACE OF WALL TO FACE OF WALL UNLESS OTHERWISE INDICATED. DIMENSIONS INDICATED FOR MASONRY ARENOMINAL.
10. A SEPARATE PERMIT IS REQUIRED FOR SIGN INSTALLATION.
11. WELDING SHALL BE PERFORMED IN THE SHOP BY AN APPROVED FABRICATOR OR CERTIFIED WELDER UNDER THE SUPERVISION OF THE SPECIAL INSPECTOR.
12. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE LOCATION OF CONSTRUCTION TRAFFIC FOR THIS PROJECT.
13. CONSTRUCTION SHALL COMPLY WITH THE ACCESSIBILITY REQUIREMENTS PER THE BUILDING CODE AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
14. "UL" NUMBERS SHOWN ON THESE DOCUMENTS ARE BASED ON THE LATEST ISSUE OF THE UNDERWRITERS LABORATORIES, INC. FIRE RESISTANCE DIRECTORY.
15. SIZE, PLACEMENT, AND ORIENTATION OF FRAMING MEMBERS ON STRUCTURAL DRAWINGS OVERRIDE SIZE, PLACEMENT, AND ORIENTATION OF FRAMINGMEMBERS SHOWN ON THE ARCHITECTURAL DRAWINGS.
16. SPRINKLER, PLUMBING, MECHANICAL, OR ELECTRICAL CONTRACTORS SHALL NOT PENETRATE OR CUT STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE STRUCTURAL ENGINEER.
17. CONTINUOUS INSPECTIONS ARE REQUIRED UNLESS OTHERWISE SPECIFIED. SPECIAL INSPECTORS ARE TO BE CERTIFIED BY THE LOCAL JURISDICTION, TO PERFORM THE REQUIRED INSPECTION SPECIFIED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE INSPECTORS OF AN INSPECTION.
18. PROTECT ALL EXISTING FIXTURES, SITE CONSTRUCTION, CONCRETE AND OTHER SUCH EXISTING FINISHES SCHEDULED TO REMAIN. ALL DAMAGE TO THESE AREAS SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
19. ALL EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL.
20. PROVIDE SOLID 2X WOOD BLOCKING WITHIN STUD WALLS AT ALL ANCHORAGE LOCATIONS OF CABINETS, DOOR STOPS, TOILET ROOM ACCESSORIES AND OTHER WALL ANCHORAGE ITEMS. ANCHORAGE THROUGH GYPSUM BOARD ALONE IS NOT ACCEPTABLE.
21. MECHANICAL CONTRACTOR SHALL FURNISH AND GENERAL CONTRACTOR SHALL INSTALL ACCESS DOORS IN FINISH WORK AS REQUIRED FOR ACCESS TO MECHANICAL EQUIPMENT.
22. OWNER WILL BE RESPONSIBLE FOR AND MAINTAIN BUILDER'S RISK INSURANCE THROUGHOUT THE PROJECT.
23. CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS ASSOCIATED WITH THE WORK AS INCLUDED IN THESE DOCUMENTS.
24. TEMPORARY POWER- CONTRACTOR IS RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH TEMPORARY FACILITIES.
25. CONTRACTOR TO NOTIFY OWNER, ARCHITECT AND ENGINEER OF ANY CONFLICT IN THE DRAWINGS AND SHALL NOT PROCEED UNTIL CONTRACTOR HAS RECEIVED WRITTEN CLARIFICATION EXECUTED BY ALL PARTIES, INCLUDING THE OWNER. FAILURE TO SECURE WRITTEN CONFIRMATION AS SET FORTH ABOVE WILL RESULT IN CONTRACTOR BEING ONE-HUNDRED PERCENT (100%) RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE REQUIRED CORRECTIVE ACTION. NO ADDITIONAL TIME WILL BE ADDED TO THE SCHEDULE.
26. ALL APPLICABLE ZONING AND PLANNING DOCUMENTS WILL BE ISSUED WITH THE CONSTRUCTION DOCUMENTS. ZONING AND PLANNING DOCUMENTS SHALL CONTROL.
27. THE CONTRACTOR SHALL, BEFORE COMMENCING WORK, VERIFY GRADES, LINES, LEVELS AND DIMENSIONS SHOWN ON THE DRAWINGS AND SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN WRITING TO THE ARCHITECT AND OWNER. THE CONTRACTOR SHALL NOT PROCEED UNTIL SUCH ERRORS OR INCONSISTENCIES ARE CORRECTED.
28. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL AND LOCAL AUTHORITIES HAVING JURISDICTION AS APPLICABLE TO THE WORK AND AS REQUIRED BY THE LAW OR IMPOSED HEREBY.
29. ALL WORK SHALL COMPLY WITH THE LAWS AND GUIDELINES AS INDICATED IN THE AMERICANS WITH DISABILITIES ACT.
30. WHEREAS NOT CONFLICTING WITH GOVERNING CODES AND REGULATIONS, THE WORK SHALL COMPLY WITH THE PROJECT PLANS, PROJECT SPECIFICATIONS, AND PROJECT GEOTECHNICAL ENGINEERING REPORT, WHICHEVER IS THE MOST STRINGENT.
31. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER AND AUTHORITY HAVING JURISDICTION AND MAY BE ACCEPTED OR REJECTED IF IT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
32. CONTRATOR TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION, ISSUED BY THE ASSOCIATION OF GENERAL CONTRACTORS OF AMERICA, INC.
33. CONTRACTOR SHALL PROVIDE WRITTEN EVIDENCE OF PUBLIC LIABILITY, PROPERTY DAMAGE, AND OTHER INSURANCE COVERAGE PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. NOTWITHSTANDING, OWNER'S CONSTRUCTION PERIOD BUILDER'S RISK INSURANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF ANY LOSSES RESULTING FROM THEFT OF MATERIALS OR VANDALISM TO CONSTRUCTION OR EQUIPMENT UNTIL CERTIFICATE OF SUBSTANTIAL COMPLETION IS ISSUED.
34. THE CONTRACTOR SHALL EXAMINE THE SITE AND FULLY DETERMINE THE CONDITIONS PRIOR TO SUBMITTING THEIR BID. CONTRACTOR IS RESPONSIBLE FOR MAKING SURE THAT ALL OF THEIR BIDDING SUBCONTRACTORS VISIT THE SITE AND KNOW THE EXISTING CONDITIONS OF THE PROJECT PRIOR TO SUBMITTING THEIR BID TO THE CONTRACTOR. NO ALLOWANCE WILL BE MADE FOR FAILURE OF BIDDERS TO ASCERTAIN ALL ASPECTS OF THE PROJECT OR VERIFY EXISTING CONDITIONS.
35. ANY DISCREPANCIES, ERRORS OR OMISSIONS DISCOVERED IN THE CONTRACT DOCUMENTS BY THE CONTRACTOR OR SUBCONTRACTORS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO BIDDING.
36. WHERE TWO OR MORE REQUIREMENTS CREATE OVERLAPPING CONDITIONS, CONFLICTING MINIMUMS OR LEVELS OF QUALITY, ALL OR THE MORE STRINGENT OR HIGHER QUALITY REQUIREMENTS (AS DETERMINED BY THE ARCHITECT) SHALL BE ENFORCED. CONFLICTING REQUIREMENTS SHALL BE REFERRED TO THE ARCHITECT OR OWNER'S REPRESENTATIVE WHOSE INTERPRETATION WILL BE FINAL.
37. AN ALTERNATE IS AN AMOUNT PROPOSED BY THE CONTRACTOR AND STATED ON THE BID FORM THAT WILL BE ADDED OR DEDUCTED FROM THE BASE BID AMOUNT IF OWNER DECIDES TO ACCEPT OR DELETE THE ALTERNATE WORK ITEM. COORDINATE RELATED WORK AND MODIFY OR ADJUST ADJACENT WORK AS REQUIRED SO THAT ALTERNATE IS COMPLETE AND FULLY INTEGRATED. ALL ADDITIONAL COST OR SAVINGS ASSOCIATED WITH ADJUSTMENTS OR TO MODIFICATIONS IN ADJOINING WORK MUST BE INCLUDED IN THE PRICE OF EACH ALTERNATE.
38. WHERE ALLOWANCES ARE CALLED FOR, CONTRACTOR SHALL OBTAIN AND SUBMIT PROPOSALS FOR THE WORK OF EACH ALLOWANCE. CONTRACTOR'S COST FOR UNLOADING, HANDLING, LABOR, INSTALLATION, OVERHEAD AND PROFIT, AND ANY OTHER EXPENSES CONTEMPLATED FOR THE ORIGINAL ALLOWANCE SHALL BE INCLUDED IN THE CONTRACT SUM AND NOT IN THE ALLOWANCE.
39. CHANGE ORDERS FOR UNIT-COST TYPE ALLOWANCES SHALL BE BASED SOLELY ON THE DIFFERENCE BETWEEN THE ACTUAL UNIT PURCHASE AMOUNT AND THE UNIT ALLOWANCE MULTIPLIED BY THE FINAL MEASURE OR COUNT OF WORK-IN-PLACE WITH REASONABLE ADJUSTMENT WHERE APPLICABLE FOR CUTTING LOSSES, TOLERANCES, MIXING WASTES, AND SIMILAR MARGINS.
40. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE QUANTITIES AND MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE PLANS.
41. IN GENERAL, THE LIMITS OF CONSTRUCTION INCLUDE ALL FACILITIES SHOWN AS PROPOSED ON THE BUILDING AND SITE PLANS. IN ADDITION, ALL ADJACENT PUBLIC IMPROVEMENTS AND PRIVATE IMPROVEMENTS MUST BE REPAIRED, RESTORED, OR COMPLETED TO A FINAL CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING PRIOR TO BID ANY ITEMS ON THE SITE, AND CONNECTING PARCELS, THAT WILL REQUIRE REPAIR, REMOVAL, RESTORATION, OR WORK OF ANY KIND TO COMPLETE THE PROPOSED CONSTRUCTION. THESE ITEMS SHALL BE INCLUDED IN THE CONTRACTOR'S BASIC BID.
42. ALL PREP WORK FOR ALL CONDITIONS/ EQUIPMENT/ FINISHES COMPLETE IS TO BE INCLUDED IN THE CONTRACTOR'S BID PRICE. NO EXCLUSIONS.
43. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE ARCHITECT FOR CLARIFICATION.
44. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER.
45. CONTRACTOR SHALL PROVIDE ALL GUARANTEES IN WRITING AND WORDED AS APPROVED BY OWNERS REPRESENTATIVE AND ARCHITECT PRIOR TO COMMENCING WORK.
46. THE CONTRACTOR SHALL FURNISH ALL LABOR, TOOLS, EQUIPMENT, MATERIALS, EMPLOYEE AND SUBCONTRACTOR SUPERVISION FOR IT'S PORTION OF THE PROJECT TO IMPLEMENT PLANS AND SPECIFICATIONS.
47. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE MOST CURRENT PLANS & SPECIFICATIONS ARE USED & CONVEYED TO ALL SUB- CONTRACTORS AS APPLICABLE.
48. THE CONTRACTOR SHALL NOTIFY THE LOCAL AUTHORITY HAVING JURISDICTION, A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
49. THE CONTRACTOR IS RESPONSIBLE FOR SUPERVISION, SAFETY, ADMINISTRATION, SCHEDULING, COORDINATION AND MANAGEMENT OF SUBCONTRACTORS.
50. THE CONTRACTOR ASSUMES ALL RISKS IN THE PERFORMANCE OF THE WORK AND RESPONSIBILITY FOR LOSS AND EXPENSE RESULTING FROM ON-SITE INJURY.
51. THE CONTRACTOR SHALL PROTECT ALL PERSONS NEAR OR ON THE PREMISES FROM UNREASONABLE RISK OF INJURY. PROVIDE WARNING SIGNS, LIGHTS, BARRICADES, RAILINGS, FLAG MEN OR OTHER NECESSARY SAFEGUARD.
52. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY POWER, TELEPHONE, WATER, HEAT, AND SANITARY FACILITIES. CONTRACTOR SHALL SUPPLY GROUNDED EXTENSION CORDS, OTHER CONNECTION DEVICES, AND SHALL PROTECT CORDS AND EQUIPMENT FROM THE PUBLIC.
    A. SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER ILLUSTRATIVE MATERIALS, AS CONSIDERED NECESSARY BY THE ARCHITECT, WILL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT
    B. ALL SUBMITTALS REQUIRED HEREIN SHALL BE SENT TO THE ARCHITECT VIA EMAIL: **john@laytondavisarchitects.com**
    C. ALL SAMPLES AND DRAW DOWNS SHALL BE SENT WITH A TRANSMITTAL LETTER TO:
    ATTENTION: JOHN L. DAVIS
    LAYTON DAVIS ARCHITECTS
    2005 E 2700 S SUITE 200 SLC
    SLC, UT 84109
    D. CONTRACTOR SHALL SUBMIT MATERIALS WITH ADEQUATE TIME FOR REVIEW TO PREVENT DELAYS AND CHANGES DURING THE CONSTRUCTION.
    E. SHOP DRAWINGS AND PRODUCT DATA SHALL BE PRESENTED IN A CLEAR AND THOROUGH MANNER. INCORPORATED MATERIALS SHALL BE CLEARLY MARKED TO IDENTIFY THE APPLICABLE PRODUCTS OR MODELS WITH DIMENSIONS AND DIAGRAMS INDICATED.
    F. THE CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL BE RESPONSIBLE FOR REVIEW OF SHOP DRAWINGS, PRODUCT DATA AND SAMPLES PRIOR TO SUBMISSION.
    G. THE CONTRACTOR SHALL VERIFY: FIELD DIMENSIONS, FIELD CONSTRUCTION CRITERIA, CATALOG NUMBERS, CONFORMANCE WITH SPECIFICATIONS AND DRAWINGS, COMPATIBILITY WITH OTHER PRODUCTS, AND ALL OTHER APPLICABLE DATA.
    H. ARCHITECT WILL STAMP EACH SUBMITTAL INDICATING WHETHER SUBMITTAL IS RETURNED 'REVIEWED', 'REVIEWED AS NOTED', 'REJECTED', OR 'REVISE AND RESUBMIT'.
    I. ARCHITECT'S REVIEW OF SHOP DRAWINGS AND SUBMITTALS IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
    J. ARCHITECT'S REVIEW OF SHOP DRAWINGS SHALL NOT CONSTITUTE AN APPROVAL OF A SUBSTITUTE PRODUCT OR INSTALLATION UNLESS CONTRACTOR HAS SPECIFICALLY REQUESTED IN WRITING AND RECEIVED IN WRITING FROM THE ARCHITECT A LETTER WHICH SPECIFICALLY STATES THAT THE ITEM BEING REQUESTED AS A SUBSTITUTE IS APPROVED AND ACCEPTED BY THE ARCHITECT. CONTRACTOR SHALL NOT PROCEED WITH THE INSTALLATION OF ANY PRODUCT, MATERIAL, OR FABRICATION THAT DOES NOT MEET THE PROJECT SPECIFICATIONS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT. CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REMOVAL AND REPLACEMENT OF ANY MATERIAL NOT MEETING THE PROJECT SPECIFICATION, INCLUDING THE COST OF REPLACEMENT AND REPAIR OF ADJOINING SUBSTRATES AND MATERIALS.
53. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE SUPPLIED AS RECOMMENDED BY THE MANUFACTURER AND SHALL BE NEW AND FREE FROM ANY DEFECTS.
54. ALL MATERIALS AND EQUIPMENT SHALL BE WARRANTED FOR A MINIMUM OF ONE (1) YEAR AFTER THE DATE OF ACCEPTANCE.
55. CONTRACTOR IS TO SUBMIT FIRE SPRINKLER AND ALARM PLAN TO THE FIRE MARSHALL FOR REVIEW PRIOR TO BEGINNING WORK ON THE FIRE SPRINKLER AND ALARM SYSTEM.
56. CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL FEES EXCLUDING CONNECTION FEES AND CITY DEVELOPMENT FEES.
57. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE CONTRACTOR SHALL CONTACT THE ARCHITECT IMMEDIATELY.
58. COORDINATION MEETINGS MAY BE REQUESTED AT ANY TIME BY THE OWNER OR ARCHITECT. REGULAR WEEKLY COORDINATION MEETINGS SHALL BE HELD WHICH SHALL INCLUDE THE ARCHITECT, OWNER'S REPRESENTATIVE, CONTRACTOR'S FIELD SUPERINTENDENT, CONTRACTOR'S PROJECT MANAGER, AND TENANT'S REPRESENTATIVE.
59. MATERIALS AND INSTALLED WORK SHALL REQUIRE TESTING. PROJECT MANAGER SHALL INSTRUCT CONTRACTOR WITH RESPECT TO THE QUANTITY TYPE AND FREQUENCY OF TESTS TO BE MADE ON PRODUCTS PRIOR TO PLACEMENT. OWNER SHALL PAY THE COST OF INITIAL INSPECTIONS, NORMAL CYLINDER TESTS, ETC. IF ANY TEST RESULT FAILS TO MEET SPECIFICATIONS, RE-TESTING OR SUPPLEMENTAL TESTS WILL BE REQUIRED. SUCH TESTS, INCLUDING RE-TESTING OF REJECTED MATERIALS FOR INSTALLED WORK SHALL BE DONE AT CONTRACTORS EXPENSE. SUBMIT TEST REPORTS OR CERTIFICATES TO OWNER ON ALL MATERIALS TESTING AND COMPACTION SPECIFICATIONS REQUIREMENTS.
60. CONTRACTOR SHALL MAINTAIN WRITTEN RECORDS AT THE PROJECT SITE. THESE RECORDS INCLUDE COPIES OF ALL INSPECTION REPORTS, TEST RESULTS, APPROVED SHOP DRAWINGS, SUBMITTALS AND OTHER CERTIFICATES DEMONSTRATING CONTRACTOR'S PERFORMANCE OF INSPECTIONS AND COMPLIANCE WITH MUNICIPAL REQUIREMENTS.
61. CONTRACTOR SHALL MAINTAIN A SET OF DRAWINGS WHICH SHALL BE MARKED ON A CONTINUING BASIS SHOWING ANY DEVIATION OR CHANGES TO THE WORK. AS-BUILT DRAWINGS SHALL SPECIFICALLY LOCATE THE DEPTH AND POSITION OF ALL UNDERGROUND UTILITY AND SERVICE LINES, CONDUITS, RACEWAYS, ETC.
62. CONTRACTOR TO PROVIDE A FINAL CLEANING OF ALL WORK AT COMPLETION. COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS FOR CLEANING OPERATIONS. REMOVE LABELS WHICH ARE NOT REQUIRED AS PERMANENT LABELS.
63. PRIOR TO FINAL PAYMENT , CONTRACTOR SHALL PROVIDE TO OWNER ALL MAINTENANCE AND OPERATION MANUALS, EQUIPMENT WARRANTIES, CONTRACTOR'S WARRANTIES, MANUFACTURER'S WARRANTIES, OCCUPANCY PERMITS, AND OTHER REGULATORY-APPROVAL CERTIFICATIONS, LIEN WAIVERS FROM ALL SUBCONTRACTORS, ALL CHANGE ORDERS AND STATEMENT OF COST, SPARE PARTS, KEYS, RECORD/AS-BUILT DRAWINGS, AND OTHER INFORMATION REQUESTED BY OWNER.
64. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL UTILITIES. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REPAIR AND EXPENSES INCURRED TO UTILITIES THAT BECOME DAMAGED AS A RESULT OF HIS WORK.
65. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH ALL UTILITY COMPANIES INVOLVED WITH REGARD TO LOCATION, RELOCATION'S OR ADJUSTMENTS OF EXISTING UTILITIES DURING CONSTRUCTION TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH NO DISRUPTION OF SERVICE.
66. WHEN LAYING OUT WORK, CONTRACTOR IS TO BE RESPONSIBLE FOR ALL LINES, ELEVATIONS, MEASUREMENTS OF THE BUILDING, UTILITIES, AND OTHER WORK EXECUTED UNDER THE CONTRACT.
67. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE AND ANY ADJACENT AREAS CLEAN. CONTRACTOR SHALL PROVIDE FACILITIES FOR THE DISPOSAL OF WASTE MATERIALS, REGULAR CLEANUP OF THE CONSTRUCTION SITE, AND IMPLEMENT PRECAUTIONS AND PROCEDURES AS TO MINIMIZE NOISE, DUST OR OTHER HARMFUL OR UNDESIRABLE AFFECTS ON ADJOINING TENANT SPACES. DUST, MUD AND EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY, AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS, AT ALL TIMES.
68. CONTRACTOR SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH MATERIALS OR EQUIPMENT. STOCKPILE ALL MATERIALS WITHIN THE TENANT'S SPACE.
69. CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING A TRAFFIC CONTROL PLAN AND OBTAINING NECESSARY PERMISSION FROM THE LOCAL AUTHORITY HAVING JURISDICTION DEPARTMENT OF TRANSPORTATION FOR ALL WORK IN AND ADJACENT TO THE PUBLIC RIGHT OF WAY. CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC DEVICES AND LABOR AS MAY BE REQUIRED.
70. CONTRACTOR SHALL REPAIR, ADJUST, REMOVE OR RELOCATE ALL EXISTING SIGNS, STRUCTURES, UTILITIES AND LANDSCAPE AS NECESSARY TO COMPLETE PROJECT. COORDINATE WITH OWNERS REPRESENTATIVE, APPLICABLE AGENCIES, UTILITIES AS NECESSARY PRIOR TO ANY DEMOLITION. PROVIDE SLEEVING FOR ALL EXISTING UTILITIES AS REQUIRED BELOW ALL PROPOSED ENTRANCES AND WALKS
71. ALL PUBLIC IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS AND DETAILS FOR JURISDICTION (LATEST EDITION).
72. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING GRADES AS ESTABLISHED BY THE PROJECT ENGINEER. RUNOFF AND DRAINAGE FLOWS SHALL NOT BE ALTERED OR IMPEDED.
73. LOCATE AND INSTALL CONSTRUCTION JOINTS AS INDICATED OR IF NOT INDICATED, LOCATE SO AS NOT TO IMPAIR STRENGTH AND APPEARANCE OF THE STRUCTURE, AS ACCEPTABLE TO ARCHITECT.
74. ALL HARDSCAPING SHALL BE INSPECTED DURING FINAL INSPECTION. CRACKING, SHIFTING OR DAMAGED CONCRETE SHALL BE REPLACED AT CONTRACTORS EXPENSE PRIOR TO ACCEPTANCE OF WORK.
75. CLEAN AND PROTECT WORK-IN-PROGRESS. APPLY PROTECTIVE COVERING ON INSTALLED WORK AS NECESSARY TO PREVENT DAMAGE. ON COMPLETION, ALL WORK SHALL BE FREE OF DEFECTS, DAMAGE OR SOILING.
76. WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH THE MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION TO THE EXTENT THESE INSTRUCTIONS AND RECOMMENDATIONS ARE MORE EXPLICIT OR MORE STRINGENT THAN THE REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS.
77. USE MATERIALS FOR CUTTING AND PATCHING THAT ARE IDENTICAL TO EXISTING MATERIALS. IF NOT AVAILABLE, MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE WITH REGARD TO VISUAL EFFECT WHILE MAINTAINING EQUAL OR BETTER PERFORMANCE CHARACTERISTICS. REMOVE AND REPLACE AT NO EXTRA COST WORK JUDGED BY THE ARCHITECT TO BE VISUALLY, STRUCTURALLY, OR PERFORMS UNSATISFACTORILY.
78. THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN FIRE EXTINGUISHERS AND OTHER EQUIPMENT AS NECESSARY FOR PROPER FIRE PROTECTION DURING THE CONSTRUCTION PHASE.
79. PROVIDE ATTACHMENT, CONNECTION DEVICES, BLOCKING, SLEEVING, AND METHODS FOR SECURING WORK. SECURE WORK TRUE TO LINE, LEVEL, AND PLUMB WITHIN RECOGNIZED INDUSTRY TOLERANCES. ALLOW FOR EXPANSION AND BUILDING MOVEMENT. PROVIDE UNIFORM JOINT WIDTH IN EXPOSED WORK. ARRANGE JOINTS IN EXPOSED WORK TO OBTAIN THE BEST VISUAL EFFECT.
80. CONTRACTOR SHALL PROVIDE CONTINUOUS BLOCKING IN WALLS FOR ALL MILLWORK AND OTHER WALL MOUNTED ELEMENTS (INCLUDING DOOR STOPS). IN TYPE V CONSTRUCTION, BLOCKING IS TO BE WOOD. IN TYPE III CONSTRUCTION, BLOCKING IS TO BE FIRE-TREATED WOOD. IN TYPE II AND I CONSTRUCTION, BLOCKING IS TO BE SHEET METAL.
81. WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT INDUSTRY RECOGNIZED STANDARD MOUNTING HEIGHTS OR AS PER LATEST ADOPTED CODE OR LOCAL JURISDICTION REQUIREMENTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING-HEIGHT CHOICES TO THE ARCHITECT FOR FINAL DECISION.
82. DO NOT CUT AND PATCH STRUCTURAL WORK IN A MANNER THAT WOULD RESULT IN A REDUCTION OF LOAD-CARRYING CAPACITY OR OF LOAD/DEFLECTION RATIO. OBTAIN ARCHITECT'S APPROVAL PRIOR TO PROCEEDING WITH CUTTING AND PATCHING OF STRUCTURAL SUPPORTS, BEAMS AND JOISTS. PROVIDE TEMPORARY SUPPORT OF WORK TO BE CUT WHERE NECESSARY.
83. CONTRACTOR TO FIELD MEASURE ALL AREAS THAT ARE TO HAVE MILLWORK AND PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY MILLWORK CONSTRUCTION.
84. IN NEW CONSTRUCTION, ALL DIMENSIONS ARE TO GRID LINE, CENTER-OF-STUD FOR FRAMED WALLS, OR FACE OF WALL FOR MASONRY AND CONCRETE WALLS, UNLESS NOTED OTHERWISE ON THE PLANS. IN EXISTING CONSTRUCTION, DIMENSIONS ARE TO FACE OF EXISTING WALLS OR GRID LINE, UNLESS NOTED OTHERWISE ON THE PLANS.

ADA GENERAL NOTES

GENERAL:

1. ARCHITECT TO PERFORM COMPLIANCE SURVEY.
2. SURVEY CAN BE PROVIDED TO CONTRATOR UPON REQUEST.
3. REFER TO ACCESSIBILITY DETAILS SHEETS
4. TURNING SPACES SHALL BE A OR B PER 304.3
5. CLEAR FLOOR SPACE SHALL BE:
    A. STABLE, FIRM, AND SLIP RESISTANT.
    B. 48" MINIMUM IN LENGTH AND 30" MINIMUM IN WIDTH.
    C. PERMITTED TO INCLUDE KNEE AND TOE CLEARANCES.
    D. POSITIONED FOR EITHER FORWARD OR PARALLEL APPROACH TO AN ELEMENT.
    E. SHALL HAVE ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE ADJOIN OR OVERLAP AN ACCESSIBLE ROUTE OR ADJOIN ANOTHER CLEAR FLOOR SPACE.
6. IF THE CLEAR FLOOR SPACE IS IN AN ALCOVE OR OTHERWISE CONFINED ON ALL OR PART OF THREE SIDES:
    A. PARALLEL APPROACH - THE ALCOVE SHALL BE 60" MINIMUM IN WIDTH WHERE THE DEPTH EXCEEDS 15".
    B. FORWARD APPROACH - THE ALCOVE SHALL BE 36" MINIMUM IN WIDTH WHERE THE DEPTH EXCEEDS 24".
7. WHERE SPACE BENEATH AN ELEMENT IS INCLUDED AS PART OF THE CLEAR FLOOR SPACE AT AN ELEMENT, CLEARANCE AT AN ELEMENT, OR A TURNING SPACE IT SHALL:
    A. TOE CLEARANCE PER 306.2
    B. KNEE CLEARANCE PER 306.3
8. PROTRUSION LIMITS: ALL PROTRUDING OBJECTS SHALL (A OR B):
    A. PROTRUDE NO MORE THAN 4" INTO THE PATH
    B. IF AN OBJECT PROTRUDES MORE THAN 4" (a OR b):
        a. THE BOTTOM LEADING EDGE SHALL BE NO MORE THAN 27" AFF.
        b. THE BOTTOM LEADING EDGE SHALL BE AT 80" OR HIGHER AFF.
    C. VERTICAL CLEARANCE SHALL BE 80" MINIMUM. RAILS OR OTHER BARRIERS SHALL BE PROVIDED WHERE THE VERTICAL CLEARANCE IS LESS THAN 80"AFF. THE LEADING EDGE OF SUCH BARRIERS SHALL BE LOCATED 27" MAXIMUM ABOVE THE FLOOR.
    D. PROTRUDING OBJECTS SHALL NOT REDUCE THE CLEAR WIDTH REQUIRED FOR AN ACCESSIBLE ROUTE.
9. FORWARD REACH RANGES:
    A. WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AND THE LOW FORWARD REACH SHALL BE 15" MINIMUM AFF.
    B. WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION.
        a. THE HIGH FORWARD REACH SHALL BE 48" MAXIMUM AFF WHERE THE REACH DEPTH IS 20" MAXIMUM.
        b. WHERE THE REACH DEPTH EXCEEDS 20", THE HIGH FORWARD REACH SHALL BE 44" MAXIMUM AFF, AND THE REACH DEPTH SHALL BE 25" MAXIMUM.
10. SIDE REACH RANGES:
    A. WHERE A CLEAR FLOOR SPACE ALLOWS FOR A PARALLEL APPROACH TO AN ELEMENT AND THE EDGE OF THE CLEAR FLOOR SPACE IS 10" MAXIMUM FROM THE ELEMENT:
        a. THE HIGH SIDE REACH SHALL BE 48" MAXIMUM AFF.
        b. THE LOW SIDE REACH SHALL BE 15" MINIMUM AFF.
    B. WHERE A CLEAR FLOOR SPACE ALLOWS A PARALLEL APPROACH TO AN ELEMENT AND THE HIGH SIDE REACH IS OVER AN OBSTRUCTION:
        a. THE HEIGHT OF THE OBSTRUCTION SHALL BE 34" MAXIMUM AFF.
        b. THE DEPTH OF THE OBSTRUCTION SHALL BE 24"MAXIMUM.
        c. THE HIGH SIDE REACH SHALL BE 48" MAXIMUM AFF FOR A REACH DEPTH OF 10" MAXIMUM.
        d. WHERE THE REACH DEPTH EXCEEDS 10" THE HIGH SIDE REACH SHALL BE 46" MAXIMUM AFF FOR A REACH DEPTH OF 24" MAXIMUM.
11. OPERABLE PARTS SHALL:
    A. HAVE A CLEAR FLOOR SPACE PROVIDED
    B. BE PLACED WITHIN ONE OR MORE OF THE REACH RANGES.
    C. NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
    D. FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 LBS MAXIMUM.

PARKING:

1. PROVIDE AN ADEQUATE NUMBER OF ACCESSIBLE PARKING SPACES.
2. AT LEAST ONE OF THE ACCESSIBLE PARKING SPACES SHALL BE VAN ACCESSIBLE.
3. FOR EVERY 6 ACCESSIBLE SPACES REQUIRED AT LEAST ONE SHALL BE VAN ACCESSIBLE.
4. PARKING SPACES SHALL BE AT LEAST 8' WIDE WITH AN ACCESS AISLE AT LEAST 5' WIDE.
5. VAN ACCESSIBLE SPACES:
    A. AT LEAST 11' WIDE WITH AN ACCESS AISLE AT LEAST 5' WIDE OR AT LEAST 8' WIDE WITH AN ACCESS AISLE AT LEAST 8' WIDE.
    B. AT LEAST 98" OF VERTICAL CLEARANCE SHALL BE PROVIDED
6. ACCESS AISLES SHALL BE MARKED SO AS TO DISCOURAGE PARKING IN THEM.
7. THE SLOPE OF THE PARKING SPACES AND ACCESS AISLES SHALL BE NO STEEPER THAN 1:48 IN ALL DIRECTIONS.
8. ACCESS AISLES SHALL ADJOIN AN ACCESSIBLE ROUTE.
9. SIGNAGE:
    A. SPACES SHALL BE IDENTIFIED WITH A SIGN THAT INCLUDES THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
    B. THE BOTTOM OF THE SIGN SHALL BE AT LEAST 60" ABOVE THE GROUND.
    C. SHALL INCLUDE THE WORDS "VAN ACCESSIBLE" AT VAN ACCESSIBLE LOCATIONS.
10. SHALL BE LOCATED ON THE CLOSEST ACCESSIBLE ROUTE TO THE ACCESSIBLE ENTRANCE(S).

EXTERIOR ACCESSIBLE ROUTE:

1. SHALL BE STABLE, FIRM, AND SLIP RESISTANT.
2. SHALL BE AT LEAST 36" WIDE.
    A. CAN NARROW TO 32" MINIMUM FOR A MAXIMUM OF 24". THESE NARROW PORTIONS OF THE ROUTE MUST BE AT LEAST 48" FROM EACH OTHER.
3. IF GREATER THAN 200' IN LENGTH AND LESS THAN 60" WIDE, THERE SHALL BE A PASSING SPACE NO LESS THAN 60" X 60".
4. IF THERE ARE GRATES OR OPENINGS ON THE ROUTE, THE OPENINGS SHALL BE NO LARGER THAN 1/2".
    A. THE LONG DIMENSION OF THE GREAT OR OPENING SHALL BE PERPENDICULAR TO THE DOMINANT PATH OF TRAVEL.
5. THE RUNNING SLOPE SHALL BE NO STEEPER THAN 1:20.
    A. IF THE SLOPE IS GREATER THAN 1:20 TREAT AS A RAMP.
6. THE CROSS SLOPE SHALL BE NO STEEPER THAN 1:48.
7. IF THERE ARE RAMPS ALONG THE ACCESSIBLE ROUTE, SEE RAMP NOTES.

CURB RAMPS:

1. IF THE ACCESSIBLE ROUTE CROSSES A CURB, THERE SHALL BE A CURB RAMP.
2. THE RUNNING SLOPE SHALL BE NO STEEPER THAN 1:12
3. THE CROSS SLOPE, EXCLUDING FLARES, SHALL BE NO STEEPER THAN 1:48.
4. EXCLUDING FLARES, SHALL BE AT LEAST 36" WIDE.
5. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL BE NO STEEPER THAN 1:20.
6. LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS.
    A. SHALL BE NO STEEPER THAN 1:48 IN ALL DIRECTIONS.
    B. SHALL BE AT LEAST 36" LONG AND AS WIDE AS THE RAMP
    C. FLARES SHALL BE NO MORE THAN 1:10.

RAMPS:

1. SHALL BE AT LEAST 36" WIDE.
    A. IF THERE ARE HANDRAILS MEASURE BETWEEN HANDRAILS.
2. FOR EACH SECTION OF THE RAMP, THE RUNNING SLOPE SHALL BE NO GREATER THAN 1:12.
3. PROVIDE LEVEL LANDINGS AT THE TOP AND BOTTOM OF THE RAMP THAT ARE AT LEAST 60" LONG AND AT LEAST AS WIDE AS THE RAMP.
4. PROVIDE A LEVEL LANDING WHERE THE RAMP CHANGES DIRECTION THAT IS AT LEAST 60" X 60".
5. IF THE RISE IS HIGHER THAN 6" HAND RAILS SHALL BE PROVIDED. CURB RAMPS ARE NOT REQUIRED TO HAVE HAND RAILS.
6. HAND RAILS:
    A. THE TOP OF THE GRIPPING SURFACE SHALL BE NO LESS THAN 34" AND NO GRATER THAN 38" ABOVE THE RAMP SURFACE.
    B. SHALL BE CONTINUOUS AND NOT OBSTRUCTED ALONG THE TOP AND SIDES.
    C. IF THE GRIPPING SURFACE IS CIRCULAR, IT SHALL BE NO LESS THAN 1 1/4" AND NO GREATER THAN 2" IN DIAMETER
    D. IF THE GRIPPING SURFACE IS NOT CIRCULAR, THE PERIMETER SHALL BE NO LESS THAN 4" AND NO GREATER THAN 6 1/4".
        a. CROSS SECTION SHALL BE NO 2 1/4".
    E. SHALL EXTEND AT LEAST 12" HORIZONTALLY BEYOND THE TOP AND BOTTOM OF THE RAMP.
    F. EXTENSION SHALL RETURN TO A WALL, GUARD, OR LANDING SURFACE.
7. THE SURFACE OF THE RAMP SHALL EXTEND AT LEAST 12" BEYOND THE INSIDE FACE OF THE HAND RAIL, OR SHALL HAVE A CURB OR BARRIER THAT PREVENTS THE PASSAGE OF A 4" DIAMETER SPHERE.

ENTRANCE:

1. IF THE MAIN ENTRANCE IS NOT ACCESSIBLE, PROVIDE AN ALTERNATIVE ACCESSIBLE ENTRANCE THAT CAN BE USED INDEPENDENTLY AND DURING THE SAME HOURS AS THE MAIN ENTRANCE.
2. PROVIDE SIGNAGE AT ALL INACCESSIBLE ENTRANCES INDICATING THE LOCATION OF THE NEAREST ACCESSIBLE ENTRANCE.
3. PROVIDE A SIGN AT THE ACCESSIBLE ENTRANCE WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON IT.
4. SHALL HAVE A CLEAR OPENING WIDTH OF AT LEAST 32", BETWEEN THE DOOR AND THE STOP WHEN THE DOOR IS OPEN 90 DEGREES.
5. IF THERE IS A FRONT APPROACH TO THE PULL SIDE OF THE DOOR, PROVIDE AT LEAST 18" OF MANEUVERING CLEARANCE BEYOND THE LATCH SIDE PLUS AT LEAST 60" CLEAR DEPTH.
6. ON BOTH SIDES OF THE DOOR CLEAR FLOOR SPACE SHALL BE NO STEEPER THAN 1:48.
7. IF THERE ARE TWO DOORS IN A SERIES, THE DISTANCE BETWEEN THE DOORS SHALL BE AT LEAST 48" PLUS THE WIDTH OF THE DOORS WHEN SWINGING INTO THE SPACE.
8. CARPETS OR MATS SHALL BE NO HIGHER THAN 1/2" THICK.
9. EDGES OF CARPETS OR MATS SHALL BE SECURELY ATTACHED TO MINIMIZE TRIPPING HAZARDS.

CONTROLS - LIGHT SWITCHES, SECURITY, INTERCOM, EMERGENCY, ETC. :

1. PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD OR PARALLEL APPROACH.
2. OPERABLE PARTS SHALL BE NO HIGHER THAN 48" AFF.
3. SHALL BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

SEATING - AT DINING SURFACES AND NON-EMPLOYEE WORK SURFACES - RESTAURANTS, CAFETERIAS, BARS, LIBRARIES, CONFERENCE ROOMS, ETC. :

1. AT LEAST 5% BUT NO FEWER THAN 1 OF SEATING AND STANDING SPACES SHALL BE ACCESSIBLE FOR PEOPLE WHO USE WHEELCHAIRS.
2. PROVIDE ACCESSIBLE ROUTE (AT LEAST 36" WIDE) TO ALL ACCESSIBLE SEATING.
3. AT THE ACCESSIBLE SPACE(S), THE TOP OF THE ACCESSIBLE SURFACE SHALL BE NO LESS THAN 28" AND NO GREATER THAN 34" AFF.
4. PROVIDE A CLEAR FLOOR SPACE POSITIONED FOR A FORWARD APPROACH.
    A. CLEAR FLOOR SPACE SHALL EXTEND NO LESS THAN 17" AND NO GREATER THAN 25" UNDER THE SURFACE.
5. PROVIDE KNEE CLEARANCE SPACE. SEE KNEE CLEARANCE DETAIL.

ELEVATORS:

1. CALL BUTTONS SHALL BE NO HIGHER THAN 54" AFF.
2. SLIDING DOOR SHALL REOPEN AUTOMATICALLY WHEN OBSTRUCTED BY AN OBJECT OR PERSON.
3. THE INTERIOR SHALL BE AT LEAST 54" DEEP BY AT LEAST 36" WIDE WITH AT LEAST 16 SF OF CLEAR FLOOR AREA.
4. THE DOOR OPENING SHALL BE AT LEAST 32" WIDE.
5. IN CAR CONTROLS SHALL BE:
    A. NO LESS THAN 15" AND NO GREATER THAN 48" AFF.
    B. UP TO 54" AFF FOR A PARALLEL APPROACH.
    C. CONTROL BUTTONS SHALL BE DESIGNED WITH RAISED CHARACTERS.
    D. CONTROL BUTTONS SHALL BE DESIGNATED WITH BRAILLE.
    E. PROVIDE A SIGN ON BOTH DOOR JAMS AT EVERY FLOOR IDENTIFYING THE FLOOR.
    F. PROVIDE A TACTILE STAR ON BOTH JAMBS AT THE MAIN ENTRY LEVEL.
    G. CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUNDS.
    H. TEXT CHARACTERS SHALL BE RAISED.
    I. BRAILLE SHALL BE PROVIDED ON ALL SIGNAGE.
    J. THE SIGN SHALL BE MOUNTED BETWEEN 48" TO THE BASE LINE OF THE LOWEST CHARACTER AND 60" TO THE BASE LINE OF THE HIGHEST CHARACTER AFF.
6. PROVIDE AUDIBLE SIGNALS WHICH SOUND AS THE CAR PASSES OR IS ABOUT TO STOP AT A FLOOR.

SIGNAGE:

1. DESIGNATING PERMANENT ROOMS AND SPACES NOT LIKELY TO CHANGE OVER TIME:
    A. TEXT CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND
    B. TEXT CHARACTERS SHALL BE RAISED.
    C. BRAILLE SHALL BE PROVIDED.
    D. SHALL BE MOUNTED ON LATCH SIDE OF DOORS.
    E. PROVIDE A CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREES OPEN POSITION, THAT IS AT LEAST 18" X 18" CENTERED ON THE TACTILE CHARACTERS.
    F. POSITION SIGN SO THE BASE LINE OF THE LOWEST CHARACTER IS AT LEAST 48" AFF AND THE BASELINE OF THE HIGHEST CHARACTER IS NO MORE THAN 60" AFF.
2. PROVIDING DIRECTION TO OR INFORMATION ABOUT INTERIOR SPACES:
    A. TEXT CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND
    B. MOUNTED SO THAT CHARACTERS ARE AT LEAST 40" AFF.

INTERIOR DOORS:

1. OPENING WIDTH SHALL BE 32" MINIMUM CLEAR BETWEEN THE FACE OF THE DOOR AND THE STOP, WHEN THE DOOR IS OPEN 90 DEGREES.
2. IF THERE IS A FRONT APPROACH TO THE PULL SIDE OF THE DOOR THERE SHALL BE AT LEAST 18" CLEAR SPACE BEYOND THE LATCH SIDE PLUS 60" CLEAR DEPTH.
3. ON BOTH SIDES OF THE DOOR CLEAR FLOOR SPACE SHALL BE NO STEEPER THAN 1:48.
4. THRESHOLD SHALL BE:
    A. VERTICAL AND NO MORE THAN 1/4" HIGH
    B. NO MORE THEN 1/2" HIGH WITH THE TOP 1/4" BEVELED NO STEEPER THAN 1:2
    C. THE FIRST 1/4" OF THE 1/2" THRESHOLD MAY BE VERTICAL, THE REST MUST BE BEVELED.
5. HARDWARE (INCLUDING HANDLES AND LOCKS) SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
6. OPERABLE PARTS OF HARDWARE SHALL BE MOUNTED NO LESS THAN 34" AFF AND NO GREATER THAN 48" AFF.
7. DOOR SHALL BE EASILY OPENED (NO GRATER THAN 5 LBS MAXIMUM FORCE).
8. DOORS WITH CLOSERS SHALL TAKE AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO A POSITION OF 12 DEGREES FROM THE LATCH.

TOILET ROOM SIGNAGE:

1. PROVIDE SIGNAGE AT ALL INACCESSIBLE TOILET ROOMS THAT GIVE DIRECTIONS TO ACCESSIBLE TOILET ROOMS.
2. INDICATE ACCESSIBLE TOILET ROOMS WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY.
3. PROVIDE AN ACCESSIBLE ROUT TO ACCESSIBLE TOILET ROOMS.
4. TEXT CHARACTERS
    A. SHALL CONTRAST WITH THEIR BACKGROUNDS
    B. SHALL BE RAISED
    C. SHALL INCLUDE BRAILLE CHARACTERS
5. MOUNT SIGNS ON THE WALL ON THE LATCH SIDE OF THE DOOR. IF DOUBLE DOORS MOUNT ON INACTIVE LEAF, WHEN BOTH LEAVES ARE ACTIVE MOUNT TO THE RIGHT OF THE RIGHT LEAF.
6. SIGNS SHALL HAVE A CLEAR FLOOR SPACE BEYOND THE ARC OF THE DOOR SWING AND 45 DEGREE OPEN POSITION AT LEAST 18" X 18" CENTERED ON THE TACTILE CHARACTERS. SEE DETAIL
7. BASE LINE OF LOWEST CHARACTER SHALL BE AT LEAST 48" AFF AND THE BASELINE OF THE HIGHEST CHARACTER IS NO MORE THAN 60" AFF.

TOILET ROOM ENTRY DOOR:

1. OPENING WIDTH SHALL BE 32" MINIMUM CLEAR BETWEEN THE FACE OF THE DOOR AND THE STOP, WHEN THE DOOR IS OPEN 90 DEGREES.
2. IF THERE IS A FRONT APPROACH TO THE PULL SIDE OF THE DOOR THERE SHALL BE AT LEAST 18" CLEAR SPACE BEYOND THE LATCH SIDE PLUS 60" CLEAR DEPTH.
3. ON BOTH SIDES OF THE DOOR CLEAR FLOOR SPACE SHALL BE NO STEEPER THAN 1:48.
4. THRESHOLD SHALL BE:
    A. VERTICAL AND NO MORE THAN 1/4" HIGH
    B. NO MORE THEN 1/2" HIGH WITH THE TOP 1/4" BEVELED NO STEEPER THAN 1:2
    C. THE FIRST 1/4" OF THE 1/2" THRESHOLD MAY BE VERTICAL, THE REST MUST BE BEVELED.
5. HARDWARE (INCLUDING HANDLES AND LOCKS) SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
6. OPERABLE PARTS OF HARDWARE SHALL BE MOUNTED NO LESS THAN 34" AFF AND NO GREATER THAN 48" AFF.
7. DOOR SHALL BE EASILY OPENED (NO GRATER THAN 5 LBS MAXIMUM FORCE).
8. DOORS WITH CLOSERS SHALL TAKE AT LEAST 5 SECONDS TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO A POSITION OF 12 DEGREES FROM THE LATCH.
9. IF THERE ARE TWO DOORS IN A SERIES, THE DISTANCE BETWEEN THE DOORS SHALL BE AT LEAST 48" PLUS THE WIDTH OF THE DOORS WHEN SWINGING INTO THE SPACE.
10. IF THERE IS A PRIVACY WALL AND THE DOOR SWINGS OUT PROVIDE AT LEAST 24" OF MANEUVERING CLEARANCE BEYOND THE DOOR LATCH SIDE AND 42" TO THE PRIVACY WALL. SEE DETAIL FOR LATCH APPROACH PUSH SIDE.
11. IF THERE IS A PRIVACY WALL AND THE DOOR SWINGS IN PROVIDE AT LEAST 24" OF MANEUVERING CLEARANCE BEYOND THE DOOR LATCH SIDE AND AT LEAST 48" TO THE PRIVACY WALL. SEE DETAIL FOR LATCH APPROACH PULL SIDE.

IN THE TOILET ROOM:

1. THERE SHALL BE A CLEAR PATH TO AT LEAST ONE OF EACH TYPE OF FIXTURE THAT IS AT LEAST 36" WIDE.
2. THERE SHALL BE A CLEAR FLOOR SPACE AVAILABLE FOR A PERSON IN A WHEELCHAIR TO TURN AROUND.
3. IN A SINGLE USER TOILET ROOM IF THE DOOR SWINGS IN AND OVER A CLEAR FLOOR SPACE AT AN ACCESSIBLE FIXTURE, IS THERE A CLEAR FLOOR SPACE AT LEAST 30" X 48" BEYOND THE SWING OF THE DOOR.
4. A MIRROR MOUNTED OVER A COUNTERTOP OR LAVATORY SHALL BE NO HIGHER THAN 40" AFF TO THE BOTTOM EDGE OF THE REFLECTIVE SURFACE.
5. IF THE MIRROR IS NOT OVER A COUNTERTOP OR LAVATORY, THE BOTTOM EDGE OF THE REFLECTING SURFACE SHALL BE NO HIGHER THAN 35" AFF.
6. IF THERE IS A COAT HOOK IT SHALL BE NO LESS THAN 15" AND NO GRATER THAN 48" AFF.

LAVATORIES:

1. AT LEAST ONE LAVATORY SHALL BE ACCESSIBLE.
2. ACCESSIBLE LAVATORIES SHALL ALLOW FOR FORWARD APPROACH CLEAR FLOOR SPACE.
3. NO LESS THAN 17" AND NO GRATER THAN 25" OF THE CLEAR FLOOR SPACE SHALL EXTEND UNDER THE LAVATORY.
4. THE FRONT OF THE ACCESSIBLE LAVATORY OR COUNTER SURFACE (WHICH EVER IS HIGHER) SHALL BE NO MORE THAN 34" AFF.
5. AT THE ACCESSIBLE LAVATORY, THERE SHALL BE 27" MINIMUM FROM FINISHED FLOOR TO THE BOTTOM OF THE LAVATORY EXTENDING 8" UNDER THE LAVATORY.
6. TOE CLEARANCE SHALL BE AT LEAST 9" HIGH.
7. PIPES BELOW THE ACCESSIBLE LAVATORY SHALL BE INSOLATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
8. FAUCET SHALL BE OPERATIVE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
9. FORCE REQUIRED TO OPERATE THE FAUCET SHALL BE NOT MORE THAN 5 LBS

SOAP DISPENSERS AND HAND DRYERS:

1. OPERABLE PARTS OF SOAP AND TOWEL DISPENSERS OR HAND DRYERS ABOVE A LAVATORY OR COUNTERTOP SHALL BE MOUNTED IN THE UNOBSTRUCTED REACH RANGES.
2. OPERABLE PARTS OF SOAP AND TOWEL DISPENSERS OR HAND DRYERS, NOT OVER AN OBSTRUCTION, SHALL BE WITHIN THE UNOBSTRUCTED REACH RANGES.
3. OPERABLE PARTS SHALL BE OPERABLE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
4. FORCE REQUIRED TO OPERATE THE SOAP DISPENSER OR HAND DRYER SHALL BE NO GRATER THAN 5 LBS.

TOILET COMPARTMENTS (STALLS):

1. DOOR OPENING SHALL BE AT LEAST 32" CLEAR BETWEEN THE FACE OF THE DOOR AND THE STOP WHEN DOOR IS OPEN 90 DEGREES.
2. IF THERE IS A FRONT APPROACH TO THE PULL SIDE OF THE DOOR THERE SHALL BE AT LEAST 18" CLEAR SPACE BEYOND THE LATCH SIDE PLUS 60" CLEAR DEPTH.
3. DOOR SHALL BE SELF CLOSING.
4. SHALL HAVE PULLS ON BOTH SIDES OF THE DOOR THAT ARE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
5. LOCK SHALL BE OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
6. OPERABLE PARTS OF THE DOOR HARDWARE SHALL BE MOUNTED NO LESS THAN 34" AFF AND NO MORE THAN 48" AFF.
7. THE COMPARTMENT SHALL BE AT LEAST 60" WIDE.
8. WALL MOUNTED WATER CLOSET SHALL HAVE A COMPARTMENT THAT IS AT LEAST 56" DEEP.
9. FLOOR MOUNTED WATER CLOSET SHALL HAVE A COMPARTMENT THAT IS AT LEAST 59" DEEP.
10. THE MINIMUM COMPARTMENT AREA (60" X 59") SHALL BE PROVIDED BEYOND THE SWING OF THE DOOR.

SPECIFICATIONS

DIVISION 01 - GENERAL REQUIREMENTS

1. PROVIDE THE FOLLOWING WARRANTIES:
    A. ALL STANDARD MANUFACTURER'S WARRANTIES FOR NEW EQUIPMENT OR MATERIALS INSTALLED, BEGINNING AT THE DATE OF CERTIFICATE OF OCCUPANCY.
    B. ALL HVAC EQUIPMENT SHALL BE WARRANTED FOR NOT LESS THAN ONE YEAR AND HAVE A FIVE-YEAR COMPRESSOR WARRANTY. TEST ALL HVAC UNITS FOR A/C AND HEAT PRIOR TO POSSESSION OF SPACE
    C. ALL MATERIALS, EQUIPMENT, AND INSTALLATIONS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FROM DATE OF THE CERTIFICATE OF OCCUPANCY
    D. PROVIDE OTHER WARRANTIES AS INDICATED IN OTHER SECTIONS OF THE CONSTRUCTION DOCUMENTS
2. PROVIDE A COMPREHENSIVE CLEANING OR SITE AND BUILDING AT COMPLETION OF WORK. REMOVE ALL STICKERS/DECALS THAT ARE NOT REQUIRED TO REMAIN BY CODE. CLEAN AREAS AROUND SITE AS NECESSARY TO BRING AREA BACK TO ORIGINAL STATE.
3. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS FOR ALL INSTALLATIONS. INSTALL WORK TRUE TO LINE, LEVEL, AND PLUMB.
4. THERE SHALL BE NO CHANGES TO OR DEVIATIONS FROM THE REQUIREMENTS OF THESE DRAWINGS UNLESS SUCH CHANGES OR DEVIATIONS ARE APPROVED IN WRITING BY OWNER PRIOR TO THE WORK BEING DONE.
5. ALL WORK SHALL BE PERFORMED BY COMPETENT AND EXPERIENCED WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER.
6. ALL FIRE-RATED ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E 119.

DIVISION 02 - DEMOLITION

1. REMOVE ALL EXISTING IMPROVEMENTS NECESSARY TO CARRY OUT WORK.
2. SAVE, PROTECT, AND/OR REUSE ANY IMPROVEMENTS OR MATERIALS THAT CAN BE REASONABLY SALVAGED; INCLUDING DOORS AND FRAMES
3. ANY DEMOLISHED ELECTRICAL WIRING TO BE BROUGHT BACK AT LEAST TO NEAREST J-BOX AND CAPPED. ALL ELECTRICAL WORK MUST MEET CODE
4. LEGALLY DISPOSE OF ALL WASTE

DIVISION 03 - CONCRETE

1. PATCH CONCRETE WHERE NEEDED; SEE PLANS
2. PROVIDE CONCRETE FOOTINGS, FOUNDATIONS, AND SLABS AS SHOWN IN THE DRAWINGS. REFER TO STRUCTURAL DRAWINGS/SPECIFICATIONS FOR STRENGTH OF CONCRETE AND SIZE AND SPACING OF REBAR.
3. PROVIDE PRECAST CAPS, PANELS, TRIM AND OTHER ELEMENTS WHERE SHOWN IN PLANS. PRECAST COMPONENTS SHALL BE SPECIFICALLY ENGINEERED FOR APPLICATION. ON STRINGS OF MULTIPLE PRECAST ELEMENTS, JOINTS ARE TO BE EVENLY SPACED WITH NO PRECAST PIECES LESS THAN 12" IN LENGTH
4. PROVIDE A BROOM FINISH SURFACE ON EXTERIOR CONCRETE
5. PROVIDE INTEGRAL COLOR CONCRETE WHERE INDICATED IN THE DRAWINGS. COLOR SELECTED BY ARCHITECT FROM FULL RANGE OF MANUFACTURERS STANDARD COLORS

DIVISION 04 - MASONRY:

1. INCLUDE TEST REPORTS FOR MORTAR MIXES REQUIRED TO COMPLY WITH PROPERTY SPECIFICATION. TEST ACCORDING TO ASTM C 109/C 109M FOR COMPRESSIVE STRENGTH, ASTM C 1506 FOR WATER RETENTION, AND ASTM C 91/C 91M FOR AIR CONTENT.
2. INCLUDE TEST REPORTS, ACCORDING TO ASTM C 1019, FOR GROUT MIXES REQUIRED TO COMPLY WITH COMPRESSIVE STRENGTH REQUIREMENT.
3. COLD-WEATHER REQUIREMENTS: DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBSTRATES. REMOVE AND REPLACE UNIT MASONRY DAMAGED BY FROST OR BY FREEZING CONDITIONS. COMPLY WITH COLD-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN TMS 602/ACI 530.1/ASCE 6.
4. HOT-WEATHER REQUIREMENTS: COMPLY WITH HOT-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN TMS 602/ACI 530.1/ASCE 6.
5. CMU PRODUCTS - PROVIDE 8"X8"X16" NOMINAL SIZED STANDARD GRAY CMU UNITS COMPLYING WITH ASTM C 90 FOR USE WITH STUCCO FINISH.
6. UNCOATED-STEEL REINFORCING BARS: ASTM A 615/A 615M OR ASTM A 996/A 996M, GRADE 60.

7. PROVIDE SAMPLES FOR EACH STONE TYPE INDICATED IN PLANS.

DIVISION 05 - METALS:

1. ALL EXTERIOR METAL TO BE FACTORY PRIMED AND PAINTED ON SITE WITH HIGH-PERFORMANCE PAINT.

DIVISION 06 - WOOD & PLASTICS

1. PROVIDE BLOCKING, NAILERS, AND SIMILAR SUPPORT FOR ALL WALL ATTACHED ITEMS (INCLUDING CABINETS, SHELVES, WALLS STOPS, ETC.) USE 16 GAUGED METAL SHEETS FOR METAL STUD WALLS.
2. USE FINISHING NAILS FOR FINISH WORK AND COUNTER SINK NAIL HEADS ON EXPOSED MILLWORK AND CABINETRY. FILL HOLES AND FINISH SO AS TO NOT BE VISIBLE. COMPLY WITH QUALITY STANDARDS OF ARCHITECTURAL WOODWORK INSTITUTE AND PS 20 "SOFTWOOD LUMBER STANDARDS" AND NATIONAL HARDWOOD LUMBER ASSOCIATION RULES.
3. SET WORK TO REQUIRED LEVELS AND LINES WITH MEMBERS PLUMB AND TRUE TO LINE AND CUT AND FITTED. SCRIBE AND COPE, AS REQUIRED, TO ALL WALLS OR ADJACENT EQUIPMENT/FINISHES.
4. PROVIDE NEW CABINETS AND COUNTER TOP UNITS AS SHOWN.
5. CABINETS SHALL BE STANDARD QUALITY, FLUSH PLASTIC LAMINATE FACED, WITH MELAMINE INTERIOR SURFACES AND ADJUSTABLE SHELVES. HINGES TO BE CONCEALED EUROPEAN TYPE. PULLS TO BE EUROPEAN BAR PULLS, STAINLESS STEEL, ALUMINUM, OR STEEL WITH A FINISH TO MATCH EXISTING HARDWARE. CABINETS AND INSTALLATION SHALL MEET OR EXCEED ALL LAWS STANDARDS AND REQUIREMENTS. PROVIDE AND INSTALL END CAPS ON ALL EXPOSED CABINETRY INCLUDING COUNTERTOPS. FINISHES TO MATCH CABINETRY UNLESS NOTED OTHERWISE BY ARCHITECT.

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

1. CAULK GAPS/OPENINGS BETWEEN DISSIMILAR MATERIALS AS REQUIRED.
2. PROVIDE FIRE RATED PENETRATIONS THROUGH ALL FIRE-RATED ASSEMBLIES. FIRE STOPPING MATERIALS INSTALLED ARE REQUIRED TO HAVE LABELS ON BOTH SIDES OF THE PROTECTED PENETRATION.
3. PROVIDE REQUIRED R-VALUE AT ROOF, WALL, FOUNDATION WALL AND SLAB AS INDICATED ON COMMCHECK.
4. WEATHER RESISTANT BARRIER: BUILDING WRAP: ASTM E 1677, TYPE I AIR BARRIER; WITH FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF LESS THAN 25 AND 450, RESPECTIVELY, WHEN TESTED ACCORDING TO ASTM E 84; UV STABILIZED; AND ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AS WELL AS THE FINISH BEING APPLIED OVER WRB.
5. ROOFING
    A. PROVIDE SAMPLE TO ARCHITECT OF PRODUCT TO BE INSTALLED.
    B. PROVIDE AND INSTALL PRODUCT COMPLIANT WITH MANUF. REQ'S AND WITH A 10-YEAR WARRANTY FROM DATE OF SUBSTANTIAL COMPLETION.
    C. ACCELERATED WEATHERING: ROOFING SYSTEM SHALL WITHSTAND 2000 HOURS OF EXPOSURE WHEN TESTED ACCORDING TO ASTM G 152, ASTM G 154, OR ASTM G 155.
    D. IMPACT RESISTANCE: ROOFING SYSTEM SHALL RESIST IMPACT DAMAGE WHEN TESTED ACCORDING TO ASTM D 3746 OR ASTM D 4272.
    E. EXTERIOR FIRE-TEST EXPOSURE: ASTM E 108 OR UL 790, CLASS C.
    F. PROVIDE MECHANICALLY FASTENED 60-MIL MEMBRANE ROOFING.
    G. PROVIDE A SUBSTRATE BOARD (WHEN REQ'D BY MANUF.): ASTM C 1396/C 1396M.
    H. FASTENERS: FACTORY-COATED STEEL FASTENERS AND METAL OR PLASTIC PLATES COMPLYING WITH CORROSION-RESISTANCE PROVISIONS IN FM GLOBAL 4470, DESIGNED FOR FASTENING SUBSTRATE BOARD TO ROOF DECK.
    I. PROVIDE TAPERED RIGID INSULATION WHERE INDICATED ON DRAWINGS
        A. EXTRUDED-POLYSTYRENE BOARD INSULATION: ASTM C 578, TYPE IV, 1.6-LB/CU. FT. MINIMUM DENSITY.
    J. PROVIDE FLEXIBLE WALKWAYS AT TOP OF ROOF ACCESS HATCH/LADDER AND ON THE SERVICE SIDE OF ALL ROOFTOP EQUIPMENT.
        a. FLEXIBLE WALKWAYS TO BE FACTORY-FORMED, NONPOROUS, HEAVY-DUTY, SLIP-RESISTING, SURFACE-TEXTURED WALKWAY, APPROXIMATELY 3/16 INCH THICK AND ACCEPTABLE TO ROOFING SYSTEM MANUFACTURER.

DIVISION 08 - DOORS & WINDOWS (OPENINGS)

1. PROVIDE METAL FRAMES OF MINIMUM 16 GAUGE, COLD-ROLLED STEEL WITH MITERED CORNERS, WELDED CONSTRUCTION FOR ALL DOOR FRAMES UNLESS SPECIFICALLY NOTED OTHERWISE. COMPLY WITH SDI-100 "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS AND FRAMES." INSTALL IN COMPLIANCE WITH PROVISIONS OF SDI-105 "RECOMMENDED ERECTION INSTRUCTIONS FOR STEEL FRAMES." INSTALL AT LEAST THREE WALL ANCHORS PER JAMB AT HINGE AND STRIKE LEVELS.
2. MACHINE DOORS FOR HARDWARE. SEAL CUT SURFACES AFTER FITTING.
3. INSTALL FRAMES PLUMB AND LEVEL. ALIGN AND FIT DOORS IN FRAMES WITH UNIFORM 1/8" CLEARANCES AND 1/8" IN 2" BEVELS, EXCEPT COMPLY WITH NFPA 80 FOR CLEARANCES AND BEVELS ON FIRE-RATED ASSEMBLIES.
4. PROVIDE HARDWARE MANUFACTURED TO CONFORM TO PUBLISHED TEMPLATES GENERALLY PREPARED FOR MACHINE-SCREW INSTALLATION. DO NOT PROVIDE HARDWARE WHICH HAS BEEN PREPARED FOR SELF-TAPPING SHEET METAL SCREWS. FURNISH PHILLIPS FLAT HEAD SCREWS, MATCHING ADJOINING FINISH, FOR INSTALLATION WITH EACH HARDWARE ITEM. 7. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN "RECOMMENDED LOCATION FOR BUILDERS HARDWARE FOR STANDARD STEEL DOORS AND FRAMES." INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS, LEVEL, PLUMB, AND TRUE TO LINE AND LOCATION. ADJUST AND CHECK OPERATION AS NECESSARY.
5. FIRE-RATED DOOR ASSEMBLIES: WHERE FIRE-RATED DOORS ARE INDICATED, PROVIDE DOOR HARDWARE COMPLYING WITH NFPA 80 THAT IS LISTED AND LABELED BY A QUALIFIED TESTING AGENCY, FOR FIRE-PROTECTION RATINGS INDICATED, BASED ON TESTING AT POSITIVE PRESSURE ACCORDING TO NFPA 252 OR UL 10C.
6. WHERE SMOKE- AND DRAFT-CONTROL DOOR ASSEMBLIES ARE REQUIRED, PROVIDE DOOR HARDWARE THAT COMPLIES WITH REQUIREMENTS OF ASSEMBLIES TESTED ACCORDING TO UL 1784 AND INSTALLED IN COMPLIANCE WITH NFPA 105.
7. ELECTRIFIED DOOR HARDWARE: LISTED AND LABELED AS DEFINED IN NFPA 70, BY A QUALIFIED TESTING AGENCY, AND MARKED FOR INTENDED LOCATION AND APPLICATION.
8. MEANS OF EGRESS DOORS: LOCKS DO NOT REQUIRE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE FOR OPERATION.
9. ACCESSIBILITY REQUIREMENTS: FOR DOOR HARDWARE ON DOORS IN AN ACCESSIBLE ROUTE, COMPLY WITH THE DOJ'S "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN"

SECTION 087100 – DOOR HARDWARE

PART 1 - GENERAL

1. SUBMITTALS
    A. DOOR HARDWARE SCHEDULE: PREPARED BY OR UNDER THE SUPERVISION OF SUPPLIER, DETAILING FABRICATION AND ASSEMBLY OF DOOR HARDWARE, AS WELL AS PROCEDURES AND DIAGRAMS. COORDINATE THE FINAL DOOR HARDWARE SCHEDULE WITH DOORS, FRAMES, AND RELATED WORK TO ENSURE PROPER SIZE, THICKNESS, HAND, FUNCTION, AND FINISH OF DOOR HARDWARE.
        a. FORMAT: COMPLY WITH SCHEDULING SEQUENCE AND VERTICAL FORMAT IN DHI'S "SEQUENCE AND FORMAT FOR THE HARDWARE SCHEDULE."
    B. KEYING SCHEDULE: AFTER A KEYING MEETING WITH THE OWNER HAS TAKEN PLACE PREPARE A SEPARATE KEYING SCHEDULE DETAILING FINAL INSTRUCTIONS. SUBMIT THE KEYING SCHEDULE IN ELECTRONIC FORMAT. INCLUDE KEYING SYSTEM EXPLANATION, DOOR NUMBERS, KEY SET SYMBOLS, HARDWARE SET NUMBERS AND SPECIAL INSTRUCTIONS. OWNER MUST APPROVE SUBMITTED KEYING SCHEDULE PRIOR TO THE ORDERING OF PERMANENT CYLINDERS/CORES.

PART 2 - PRODUCTS

1. HANGING DEVICES
    - HINGES: ANSI/BHMA A156.1 CERTIFIED BUTT HINGES WITH NUMBER OF HINGE KNUCKLES AND OTHER OPTIONS AS SPECIFIED IN THE DOOR HARDWARE SETS.
        a. MANUFACTURERS:
            - HAGER COMPANIES (HA) - CB SERIES.
            - MCKINNEY PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR ACCESSORIES (MK)
    - CONTINUOUS GEARED HINGES: ANSI/BHMA A156.26 GRADE 1-600 CERTIFIED CONTINUOUS GEARED HINGE.
        a. MANUFACTURERS:
            - PEMKO PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR ACCESSORIES (PE).
2. DOOR OPERATING TRIM
    A. DOOR PUSH PLATES AND PULLS: ANSI/BHMA A156.6 CERTIFIED DOOR PUSHES AND PULLS OF TYPE AND DESIGN SPECIFIED IN THE HARDWARE SETS.
        a. MANUFACTURERS:
            - HIAWATHA, INC. (HI).
            - ROCKWOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR ACCESSORIES (RO).
3. CYLINDERS AND KEYING
    A. PATENTED CYLINDERS: ANSI/BHMA A156.5, GRADE 1, CERTIFIED PATENTED CYLINDERS EMPLOYING A UTILITY PATENTED AND RESTRICTED KEYWAY REQUIRING THE USE OF A PATENTED KEY. CYLINDERS ARE TO BE PROTECTED FROM UNAUTHORIZED MANUFACTURE AND DISTRIBUTION BY MANUFACTURER'S UNITED STATES PATENTS. CYLINDERS ARE TO BE FACTORY KEYED WITH OWNER HAVING THE ABILITY FOR ON-SITE ORIGINAL KEY CUTTING.
        a. PROVIDE A 6 PIN MULTI-LEVEL MASTER KEY SYSTEM COMPRISED OF PATENTED CONTROLLED KEYS.
            - PATENTED KEY SYSTEMS SHALL NOT BE ESTABLISHED WITH PRODUCTS THAT HAVE AN EXPIRED PATENT. EXPIRED SYSTEMS SHALL ONLY BE SPECIFIED AND SUPPLIED TO SUPPORT EXISTING SYSTEMS.
        b. MANUFACTURERS:
            - SARGENT (SA) – DEGREE DG1.
            - CORBIN RUSSWIN (RU) – ACCESS 3 AP.
            - NO SUBSTITUTIONS.
    B. KEY CONTROL CABINET: PROVIDE A KEY CONTROL SYSTEM INCLUDING ENVELOPES, LABELS, AND TAGS WITH SELF-LOCKING KEY CLIPS, RECEIPT FORMS, 3-WAY VISIBLE CARD INDEX, TEMPORARY MARKERS, PERMANENT MARKERS, AND STANDARD METAL CABINET. KEY CONTROL CABINET SHALL HAVE EXPANSION CAPACITY OF 150% OF THE NUMBER OF LOCKS REQUIRED FOR THE PROJECT.
        a. KEY QUANTITY: PROVIDE THE FOLLOWING MINIMUM NUMBER OF KEYS:
            - CHANGE KEYS PER CYLINDER: TWO (2)
            - MASTER KEYS (PER MASTER KEY LEVEL/GROUP): FIVE (5).
            - CONSTRUCTION KEYS (WHERE REQUIRED): TEN (10).
        b. MANUFACTURERS:
            - LUND EQUIPMENT (LU).
            - MMF INDUSTRIES (MM).
            - TELKEE (TK).
    C. ELECTRONIC KEY MANAGEMENT SYSTEM: PROVIDE AN ELECTRONIC KEY CONTROL SYSTEM WITH STAND-ALONE PLUG AND PLAY FEATURES INCLUDING ADVANCED RFID TECHNOLOGY. TOUCHSCREEN INTERFACE WITH PIN ACCESS FOR KEYS INDIVIDUALLY LOCKED IN PLACE. MINIMUM 1,000 SYSTEM USERS AND 21 IFOBS FOR LOCKING RECEPTORS. SYSTEM SHALL HAVE A MINIMUM 250,000 AUDIT EVENTS SCREEN DISPLAYED OR ABILITY TO BE EXPORTED VIA USB PORT.
        a. Manufacturers:
            - Medeco (MC).
            - Traka (TA).
4. MECHANICAL LOCKS AND LATCHING DEVICES
    A. CYLINDRICAL LOCKSETS, GRADE 1 (HEAVY DUTY): ANSI/BHMA A156.2, SERIES 4000, OPERATIONAL GRADE 1 CERTIFIED PRODUCTS DIRECTORY (CPD) LISTED.
        A. FURNISH WITH SOLID CAST LEVERS, STANDARD 2 3/4" BACKSET, AND 1/2" (3/4" AT RATED PAIRED OPENINGS) THROW BRASS OR STAINLESS STEEL LATCHBOLT.
        B. LOCKS ARE TO BE NON-HANDED AND FULLY FIELD REVERSIBLE.
        c. EXTENDED CYCLE TEST: LOCKS TO HAVE BEEN CYCLE TESTED IN ORDINANCE WITH ANSI/BHMA 156.2 REQUIREMENTS TO 2 MILLION CYCLES.
        d. MANUFACTURERS:
            - CORBIN RUSSWIN HARDWARE (RU) – CL3300 SERIES.
            - SARGENT MANUFACTURING (SA) – 10 LINE.
5. CONVENTIONAL EXIT DEVICES
    A. CONVENTIONAL PUSH RAIL EXIT DEVICES (HEAVY DUTY): ANSI/BHMA A156.3, GRADE 1 CERTIFIED PANIC AND FIRE EXIT HARDWARE DEVICES FURNISHED IN THE FUNCTIONS SPECIFIED IN THE HARDWARE SETS. EXIT DEVICE LATCH TO BE STAINLESS STEEL, PULLMAN TYPE, WITH DEADLOCK FEATURE.
        a. MANUFACTURERS:
            - CORBIN RUSSWIN HARDWARE (RU) - ED4000 / ED5000 SERIES.
            - SARGENT MANUFACTURING (SA) - 80 SERIES.
6. DOOR CLOSERS
    A. DOOR CLOSERS, SURFACE MOUNTED (HEAVY DUTY): ANSI/BHMA A156.4, GRADE 1 SURFACE MOUNTED, HEAVY DUTY DOOR CLOSERS WITH COMPLETE SPRING POWER ADJUSTMENT, SIZES 1 THRU 6; AND FULLY OPERATIONAL ADJUSTABLE ACCORDING TO DOOR SIZE, FREQUENCY OF USE, AND OPENING FORCE. CLOSERS TO BE RACK AND PINION TYPE, ONE PIECE CAST IRON OR ALUMINUM ALLOY BODY CONSTRUCTION, WITH ADJUSTABLE BACKCHECK AND SEPARATE NON-CRITICAL VALVES FOR CLOSING SWEEP AND LATCH SPEED CONTROL. PROVIDE NON-HANDED UNITS STANDARD.
        a. MANUFACTURERS:
            - SARGENT MANUFACTURING (SA) - 351 SERIES.
            - NORTON DOOR CONTROLS (NO) - 7500 SERIES.
7. ARCHITECTURAL TRIM
    A. DOOR PROTECTIVE TRIM
        a. PROTECTION PLATES: ANSI/BHMA A156.6 CERTIFIED PROTECTION PLATES (KICK, ARMOR, OR MOP).
        b. MANUFACTURERS:
            - ROCKWOOD PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR ACCESSORIES (RO).
            - TRIMCO (TC).
8. ARCHITECTURAL SEALS
    A. MANUFACTURERS:
        a. PEMKO PRODUCTS; ASSA ABLOY ARCHITECTURAL DOOR ACCESSORIES (PE).
        B. REESE ENTERPRISES, INC. (RE).

PART 3 - EXECUTION

1. DOOR HARDWARE SETS
    A. THE HARDWARE SETS REPRESENT THE DESIGN INTENT AND DIRECTION OF THE OWNER AND ARCHITECT. THEY ARE A GUIDELINE ONLY AND SHOULD NOT BE CONSIDERED A DETAILED HARDWARE SCHEDULE. DISCREPANCIES, CONFLICTING HARDWARE AND MISSING ITEMS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT WITH CORRECTIONS MADE PRIOR TO THE BIDDING PROCESS. OMITTED ITEMS NOT INCLUDED IN A HARDWARE SET SHOULD BE SCHEDULED WITH THE APPROPRIATE ADDITIONAL HARDWARE REQUIRED FOR PROPER APPLICATION AND FUNCTIONALITY.
    B. THE SUPPLIER IS RESPONSIBLE FOR HANDING AND SIZING ALL PRODUCTS AND PROVIDING THE CORRECT OPTION FOR THE APPROPRIATE DOOR TYPE AND MATERIAL WHERE MORE THAN ONE IS PRESENTED IN THE HARDWARE SETS. QUANTITIES LISTED ARE FOR EACH PAIR OF DOORS, OR FOR EACH SINGLE DOOR.
    C. MANUFACTURER'S ABBREVIATIONS:
        1. MK - MCKINNEY
        2. PE - PEMKO
        3. SA - SARGENT
        4. RO - ROCKWOOD
        5. OT - OTHER

HARDWARE SETS

SET: 1.0
DOORS:

1	CONTINUOUS HINGE	BLFM_SLF-HD1		PE
1	RIM EXIT DEVICE STOREROOM	DG1 AD8504 LESS PULL	BSP	SA
1	CORE	DG1 6300	US15	SA
1	DOOR PULL	RM3310-48" MTG-TYPE 12XHD	BSP	RO
1	SPACER KIT	581-2	BSP	SA
1	SURFACE CLOSER	351 CPS	BSP	SA
1	DROP PLATE	351-D	BSP	SA
1	THRESHOLD	PER SILL DETAIL	BSP	PE
1	PERIMETER SEALS	DOOR MANUFACTURER'S STD		OT
1	SWEEP	315BSPN		PE

SET: 2.0
DOORS:

3	HINGE, FULL MORTISE	TA2314 NRP	BSP	MK
1	STOREROOM/CLOSET LOCK	DG1 28 10G04 LL	BSP	SA
1	SURFACE CLOSER	351 PSH	BSP	SA
1	KICK PLATE	K1050 16" CSK BEV	BSP	RO
1	THRESHOLD	PER SILL DETAIL	BSP	PE
1	GASKETING	2893BSPV	BSP	PE
1	SWEEP	57BSPV	BSP	PE
1	LATCH PROTECTOR	320CXL	BSP	RO
1	VIEWER	627	BLK	RO

DIVISION 09 - FINISHES

1. GYPSUM WALLBOARD - PROVIDE AND INSTALL AS SHOWN ON PLANS.
    A. UNITED STATES GYPSUM "SHEETROCK" IS STANDARD OF QUALITY. COMPLY WITH ASTM C 36 FOR EXPOSED GYPSUM BOARD, 5/8" THICK, TYPE "X" FIRE CODE WITH TAPERED EDGE. USE AT ALL EXTERIOR LOCATIONS, EXTERIOR GRADE OR WATER RESISTANT TYPES IN WET AREAS.
    B. PROVIDE METAL CORNER BEADS, METAL TRIM, PERFORATED TAPE, AND DWA-14 ADHESIVES AND OTHER MISCELLANEOUS MATERIALS REQUIRED. FASTEN WITH GYPSUM BOARD SCREWS COMPLYING WITH ASTM C 646 AND C 1002.
    C. USE PLAIN OR PERFORATED JOINT TAPE COMPLYING WITH ASTM G 475, AND JOINT COMPOUND ADHESIVES WITH OR WITHOUT FILLERS COMPLYING WITH ASTM 0475. PROVIDE PRE-MIXED, TWO-COMPOUND TREATMENT; ONE FOR BEDDING AND ANOTHER FOR JOINT FINISH TOPPING.
    D. INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C 840. INSTALL BOARDS ACROSS FRAMING IN A MANNER WHICH MINIMIZES OR AVOIDS COMPLETELY THE NUMBER OF END-BUTT JOINTS. STAGGER VERTICAL JOINTS OVER DIFFERENT STUDS ON OPPOSITE SIDES OF PARTITIONS. INSTALL TRIM AND FINISH AS REQUIRED.
        1. ALL WALLS TO BE A LEVEL 4 FINISH.
    E. GYPSUM BOARD TO RUN TO DECK ON TENANT SIDE AT DEMISING WALLS.

DIV. 10 - SPECIALTIES:

1. PROVIDE ROOF ACCESS METAL LADDERS AS FABRICATED SPECIFICALLY FOR THIS APPLICATION OR A PREMANUFACTURED LADDER MEETING THE PROJECT REQ'S AS WELL AS BUILDING CODES AND OSHA REQ'S.

DIV. 11 - 14 - EQUIPMENT, FURNISHINGS, SPECIAL CONSTRUCTION, & CONVEYING SYSTEMS:

DIV. 15 - HVAC & PLUMBING:

1. PROVIDE TEST AND BALANCE REPORT TO ARCHITECT AND OWNER UPON JOB COMPLETION.
2. SMOKE DAMPERS SHALL BE LISTED UL555S AND BE CONTROLLED BY AUTOMATIC SMOKE DETECTION EITHER IN THE DUCT OR AREA OF SMOKE SEPARATION.
3. ENVIRONMENTAL AIR DUCTS THAT PENETRATE FIRE RATED ASSEMBLIES SHALL BE PROVIDED WITH UL 555 LABELED FIRE DAMPERS THAT HAVE A FIRE RATING OF AT LEAST 75% OF THE ASSEMBLY BE PENETRATED.

DIV. 16 - ELECTRICAL:

1. PROVIDE AND INSTALL NEW ELECTRICAL OUTLETS AND DATA OUTLETS WHERE SHOWN ON PLANS.
2. PROVIDE AND INSTALL NEW LIGHTING PER PLANS; SEE ELECTRICAL DRAWINGS.

DIV 21 - FIRE SUPRESSION

1. PROIVDE FULL FIRE SUPPRESSION AND ALARM SYSTEM IN ACCORDANCE WITH NFPA 13.
2. PROVIDE 2 INCH CLEARANCE AROUND FIRE RISER THROUGH CONCRETE SLAB FLOOR.
3. PROVIDE FIRE EXTINGUISHER - TO BE PRESENT DURING CONSTRUCTION.
4. PROVIDE POST INDICATOR VALVE ON FIRE LINE

FINAL REVIEW SET

PRINTED DATE
12/14/2023 8:50:39 AM

LAYTONDAVIS
ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	ISSUE DESCRIPTION	ISS. DATE

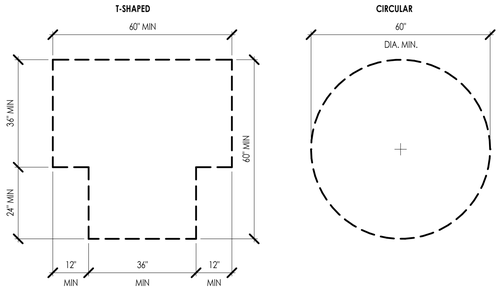
#	REV. DESCRIPTION	DATE

PROJECT NO.
23.140

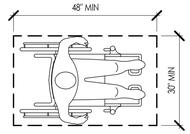
DWN BY / CHK BY
Author

TITLE
GENERAL NOTES

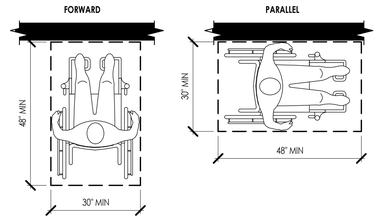
24X36 SHEET #
G001



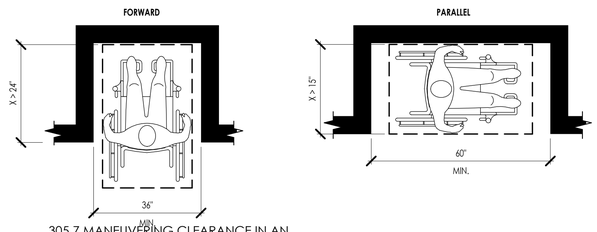
14 G002 304.3 SIZE OF TURNING SPACES
1/2" = 1'-0"



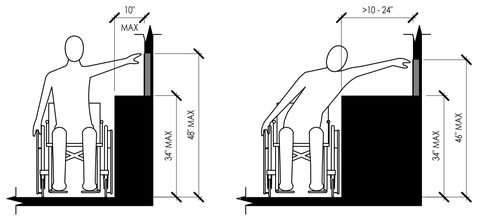
15 G002 305.3 SIZE OF CLEAR FLOOR SPACE
1/2" = 1'-0"



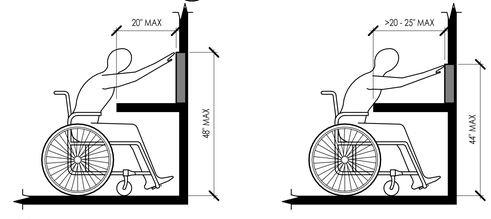
16 G002 305.5 POSITION OF CLEAR FLOOR SPACE
1/2" = 1'-0"



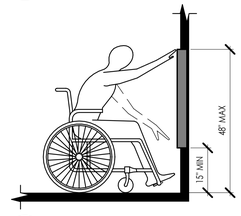
17 G002 305.7 MANEUVERING CLEARANCE IN AN ALCOVE
1/2" = 1'-0"



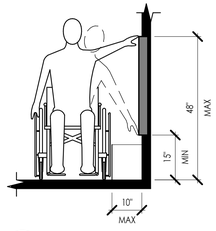
10 G002 308.3.2 OBSTRUCTED HIGH SIDE REACH
1/2" = 1'-0"



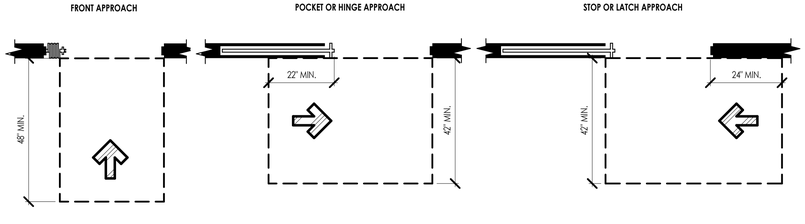
11 G002 308.2.2 OBSTRUCTED HIGH FORWARD REACH
1/2" = 1'-0"



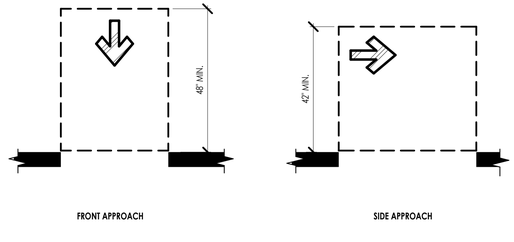
12 G002 308.2.1 UNOBSTRUCTED FORWARD REACH
1/2" = 1'-0"



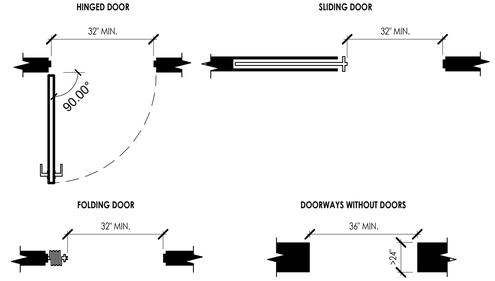
13 G002 308.3.1 UNOBSTRUCTED SIDE REACH
1/2" = 1'-0"



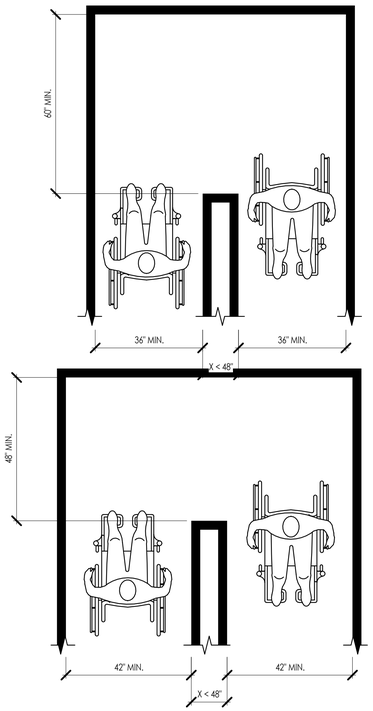
6 G002 404.2.3.3 MANEUVERING CLEARANCE AT SLIDING AND FOLDING DOORS
1/2" = 1'-0"



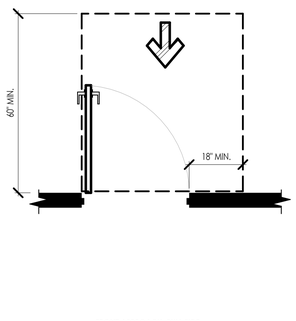
7 G002 404.2.3.4 MANEUVERING CLEARANCE AT DOORWAYS WITHOUT DOORS
1/2" = 1'-0"



8 G002 404.2.2 CLEAR WIDTH OF DOORWAYS
1/2" = 1'-0"



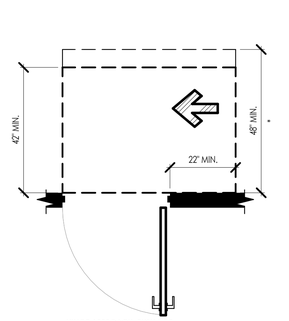
9 G002 403.5.1 CLEAR WIDTH AT 180° TURN
1/2" = 1'-0"



FRONT APPROACH, PULL SIDE

FRONT APPROACH, PUSH SIDE
*CLOSER AND LATCH

HINGE APPROACH, PULL SIDE
OPTION A & B

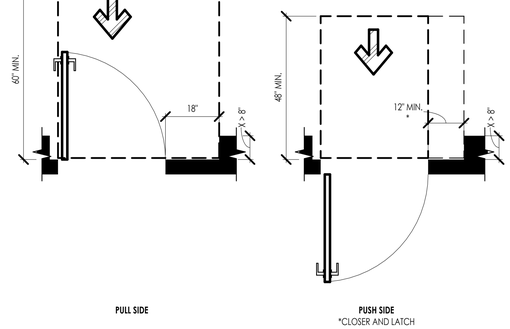


HINGE APPROACH, PUSH SIDE
*CLOSER AND LATCH

HINGE APPROACH, PULL SIDE
*CLOSER AND LATCH

HINGE APPROACH, PULL SIDE
*CLOSER AND LATCH

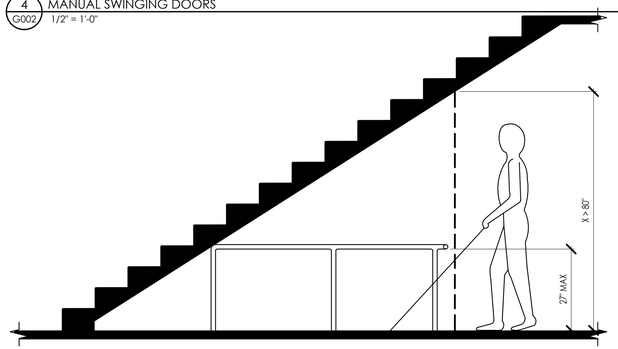
4 G002 404.2.3.2 MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS
1/2" = 1'-0"



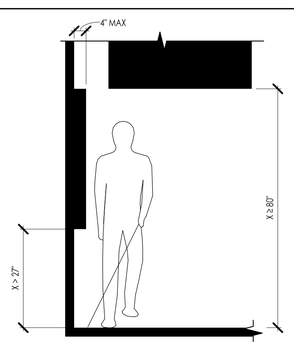
PULL SIDE

PUSH SIDE
*CLOSER AND LATCH

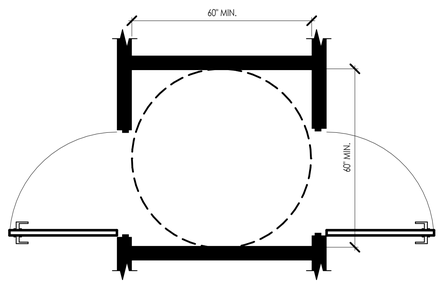
5 G002 404.2.3.5 MANEUVERING CLEARANCE AT RECESSED DOORS
1/2" = 1'-0"



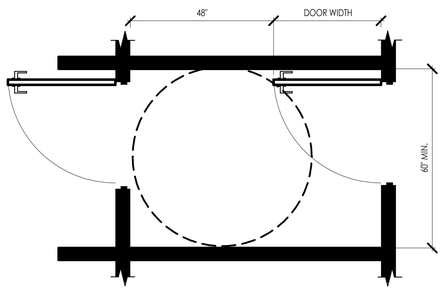
1 G002 307.4 REDUCED VERTICAL CLEARANCE
1/2" = 1'-0"

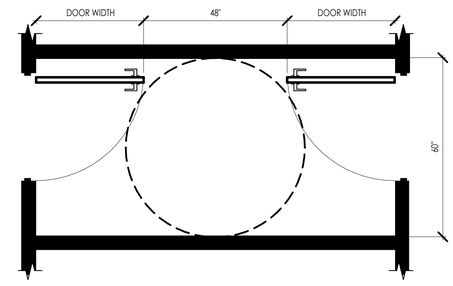


2 G002 307.2 LIMITS OF PROTRUDING OBJECTS
1/2" = 1'-0"



3 G002 404.2.5 TWO DOORS IN A SERIES
1/2" = 1'-0"





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2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
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PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

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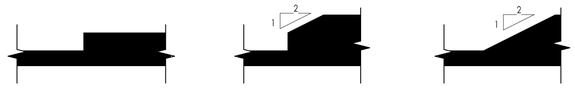
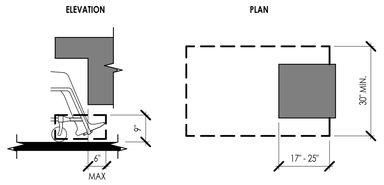
CS

TITLE
ACCESSIBILITY DETAILS

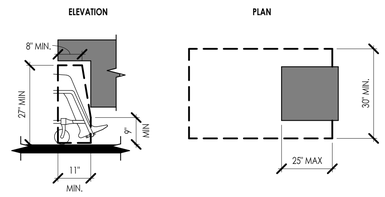
24X36 SHEET #
G002



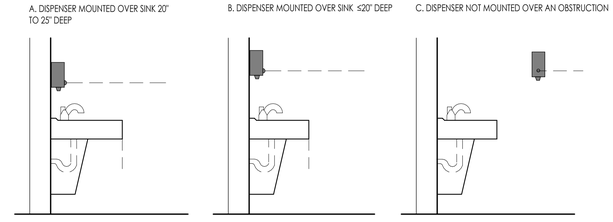
17 G003 303.3 BEVELED CHANGES IN LEVELS
1/2" = 1'-0"



18 G003 306.2 TOE CLEARANCE
1/2" = 1'-0"

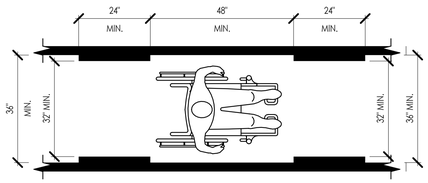


19 G003 306.3 KNEE CLEARANCE
1/2" = 1'-0"

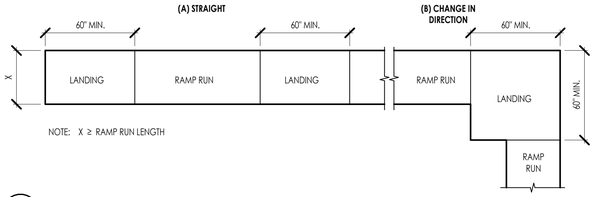


NOTE: A, B, & C REQUIRE WHEELCHAIR CLEAR FLOOR SPACE.

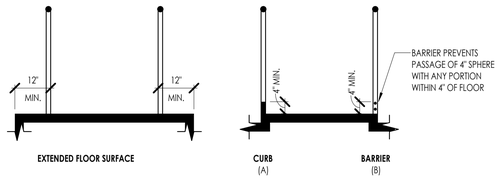
20 G003 308.2.2 SOAP DISPENSER HEIGHT
1/2" = 1'-0"



13 G003 403.5 CLEAR WIDTH OF AN ACCESSIBLE ROUTE
1/2" = 1'-0"

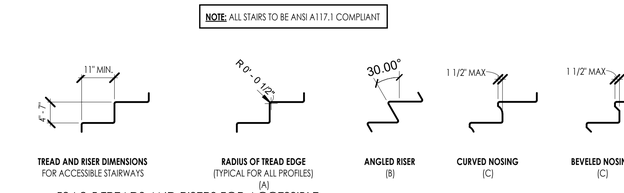


14 G003 405.7 RAMP LANDINGS
1/4" = 1'-0"



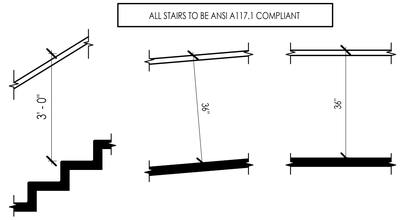
15 G003 405.9.1-2 EXTENDED FLOOR EDGE PROTECTION
1/2" = 1'-0"

NOTE: ALL STAIRS TO BE ANSI A117.1 COMPLIANT



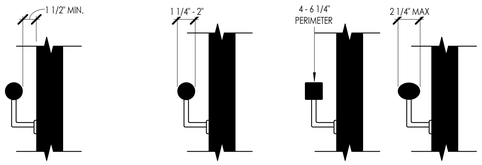
16 G003 504.2-5 TREADS AND RISERS FOR ACCESSIBLE STAIRWAYS
1/2" = 1'-0"

ALL STAIRS TO BE ANSI A117.1 COMPLIANT

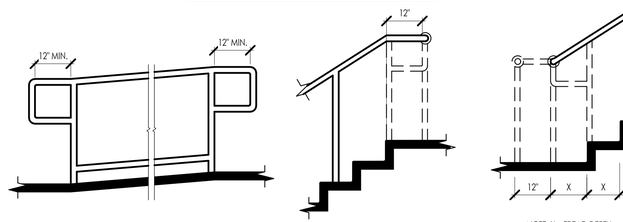


NOTE: DIMENSIONS TO TOP OF GRIPPING SURFACE FROM WALKING SURFACES, STAIR NOSINGS, AND/OR RAMP SURFACES

9 G003 505.4 HANDRAIL HEIGHT
1/2" = 1'-0"



10 G003 505.5-7 HANDRAIL CLEARANCE AND CROSS SECTION
1 1/2" = 1'-0"

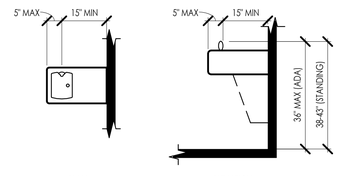


HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE BOTTOM TREAD NOSING.

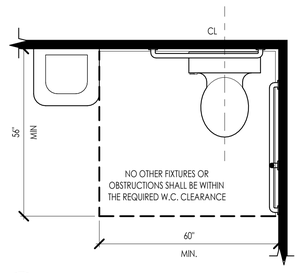
EXTENSIONS SHALL RETURN TO A:
1. WALL
2. GUARD
3. LANDING SURFACE
4. BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

NOTE: X = TREAD DEPTH

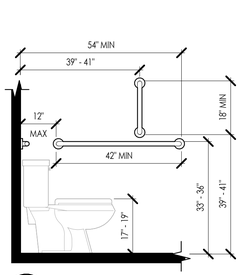
11 G003 505.10.1-3 HANDRAIL EXTENSIONS
1/2" = 1'-0"



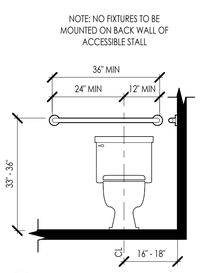
12 G003 602.5 DRINKING FOUNTAIN SPOUT LOCATION
1/2" = 1'-0"



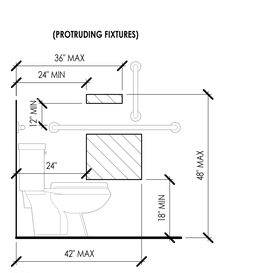
4 G003 604.3 WATER CLOSET CLEARANCE
1/2" = 1'-0"



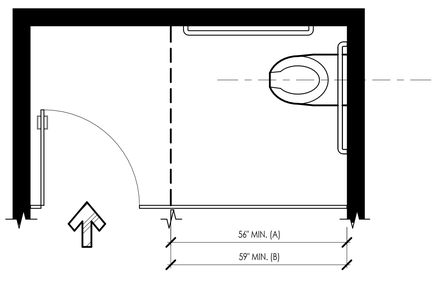
5 G003 604.5.1 TOILET SIDE WALL MOUNTING
1/2" = 1'-0"



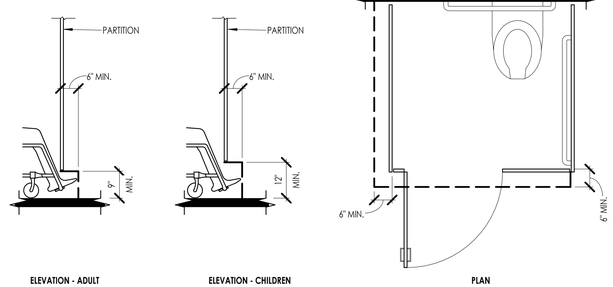
6 G003 604.5.2 TOILET REAR WALL MOUNTING
1/2" = 1'-0"



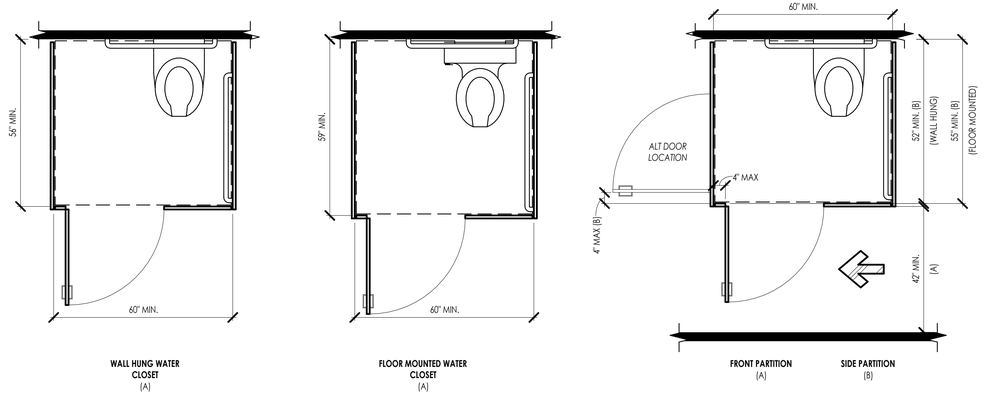
7 G003 604.7 TOILET SIDE WALL FEATURES
1/2" = 1'-0"



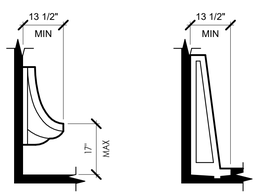
1 G003 604.9.3.1 ADA STALL DOOR OPENINGS - ALTERNATE
1/2" = 1'-0"



2 G003 604.9.5 ADA STALL TOE CLEARANCE
1/2" = 1'-0"



8 G003 604.9.2-3.1 ADA TOILET COMPARTMENT SIZE
1/2" = 1'-0"



3 G003 605.2 HEIGHT AND DEPTH OF URINALS
1/2" = 1'-0"

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p:801.487.0715 | f:801.487.0716

PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
23.140

DWN BY / CHK BY
CS

TITLE
ACCESSIBILITY DETAILS

24X36 SHEET #
G003

GENERAL STRUCTURAL NOTES:

1. GENERAL STRUCTURAL NOTES ARE CONSTRUCTION DOCUMENTS THAT SHALL BE INCLUDED WITH THE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS.
2. TYPICAL DETAILS AND SCHEDULES SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
3. "CONTRACTOR" REFERS TO THE CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE PARTICULAR TRADE REFERRED TO IN THE NOTES. THE "CONTRACTOR" SHALL MEET ALL NOTE REQUIREMENTS AND SHALL INCLUDE THE ASSOCIATED COSTS IN HIS/HER BID.
4. C.E. REFERS TO COMPASS ENGINEERING, LLC
5. THE GENERAL CONTRACTOR, PROJECT MANAGER, OR SUPERINTENDENT SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES, AND IS ULTIMATELY RESPONSIBLE FOR COMPLIANCE WITH ALL NOTE AND CODE REQUIREMENTS.
6. THE CONTRACTOR SHALL PERFORM HIS/HER TRADE AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2021 INTERNATIONAL BUILDING CODE (IBC), AND/OR THE LATEST CODE AND ORDINANCES ADOPTED BY THE LOCAL BUILDING OFFICIAL.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND / OR ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS, SPECIFICATIONS, AND / OR THE NOTES BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING THE ENGINEERS WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S RISK/EXPENSE. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
9. FAILURE TO FOLLOW PLANS AND CONSTRUCTION DOCUMENTS CONSTITUTES CHANGE IN PROJECT SCOPE. THE ENGINEER RESERVES THE RIGHT TO REQUEST REPLACEMENT OF ANY PORTION OF THE STRUCTURE DEVIATING FROM THE PLANS WHERE WRITTEN APPROVAL HAS NOT BEEN OBTAINED. DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL RELIEVES ENGINEER OF ALL LIABILITY, AND CONTRACTOR ASSUMES FULL LIABILITY.
10. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, SLOPES AND ELEVATIONS, ETC... (BOTH ON PLANS AND AT THE JOB SITE PRIOR TO DOING WORK), AND SHALL COORDINATE THESE WITH THE ARCHITECT AND ALL TRADES. CONSTRUCTION DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR, PROVIDE AND INSTALLING ALL TEMPORARY SHORING AND BRACING AS NECESSARY. SHORING AND BEAMS SHALL SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED (i.e. WIND, CONSTRUCTION LOADING, ETC.). SHORING SHALL REMAIN IN PLACE AS LONG AS SAFETY REQUIRES AND/OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED.
12. DURING AND AFTER CONSTRUCTION, THE LOADS IMPOSED ON THE STRUCTURE BY THE CONTRACTOR AND OWNER SHALL BE WITHIN THE LIMITS OF THE OCCUPANCY DESIGN LOADS. SEE STRUCTURAL PLANS AND CALCULATIONS FOR THE OCCUPANCY DESIGN LOADINGS AND CRITERIA.
13. VISITS TO THE JOB SITE BY REPRESENTATIVES OF COMPASS ENGINEERING DO NOT CONSTITUTE APPROVAL OR SPECIAL INSPECTION OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS.
14. STRUCTURAL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT OF RECORD PRIOR TO FABRICATION AND ERECTION. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.
15. SEE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS FOR ADDITIONAL STRUCTURAL NOTES AND REQUIREMENTS.
16. ALL COMPONENTS AND SYSTEMS NOT SPECIFICALLY ENGINEERED BY THE ENGINEER OF RECORD SHALL BE "DESIGN-BUILD" BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OR AS-BUILT DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE CITY. IF PRE-ENGINEERED SYSTEM IMPACTS THE ORIGINAL DESIGN FOR INTENT OF THE PROJECT IN ANY WAY, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD PRIOR TO INSTALLATION.
17. PRE-ENGINEERED SYSTEMS SUCH AS JOISTS, TRUSSES, GREENHOUSES, POOLS, DECKS, ETC. SHALL BE ENGINEERED AND DETAILED BY OTHERS UNLESS SPECIFICALLY CONTRACTED OTHERWISE. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR, NOR HAS ANY LIABILITY REGARDING PRE-ENGINEERED SYSTEMS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS REQUIRED. JOIST AND TRUSS, ETC.. PROVIDED BY THE ENGINEER ARE FOR COORDINATION AND ESTIMATING ONLY. THE JOIST AND TRUSS MANUFACTURER (OR OTHER MANUFACTURERS) ARE RESPONSIBLE FOR THE ACTUAL DESIGN BASED ON CODE PRESCRIBED, AND ACTUAL LOADS AND FORCES.
18. THE ENGINEER OF RECORD IS ONLY RESPONSIBLE FOR ITEMS SPECIFICALLY ENGINEERED BY HIM OR UNDER HIS DIRECT SUPERVISION. THE ENGINEER OF RECORD IS NOT LIABLE FOR ANY NON-STRUCTURAL ISSUES UNLESS SPECIFICALLY CONTRACTED OTHERWISE. C.E. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION NOR PROJECT BUDGETS, U.N.O.
19. ANY STRUCTURAL CHANGES REQUIRED BY THE CONTRACTOR, OWNER, ARCHITECT, ETC.. SHALL BE INVOICED BY C.E. AND TREATED AS ADDITIONAL SERVICES.
20. C.E. SHALL BE COMPENSATED FOR ADDITIONAL ENGINEERING REQUIRED AS A RESULT OF ANY THIRD PARTY OR CITY REVIEW. PROVIDED ORIGINAL DESIGN IS IN ACCORDANCE WITH THE CURRENT BUILDING CODE.
21. OMISSIONS IDENTIFIED DURING PLAN REVIEW OR CONSTRUCTION SHALL BE ENGINEERED BY THE ENGINEER OF RECORD AT NO ADDITIONAL COST TO THE OWNER. THE OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF OMISSIONS THROUGH AN APPROVED CHANGE ORDER. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
22. CHECKING OF SUBMITTAL ITEMS BY C.E. IS ONLY FOR GENERAL CONFORMATION WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.
23. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESS AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES AND THE SATISFACTORY PERFORMANCE OF HIS WORK.

DESIGN CODE

2021 INTERNATIONAL BUILDING CODE (IBC)

DESIGN CRITERIA

SNOW LOADING:	
SLOPED-ROOF SNOW LOAD, PS	=65PSF
SNOW EXPOSURE FACTOR, CE	=1.0
SNOW LOAD IMPORTANCE FACTOR, I	=1.0
THERMAL FACTOR, CT	=1.0

WIND LOADING:	
BASIC WIND SPEED (3-SEC. GUST)	=115MPH
WIND IMPORTANCE FACTOR WIND	=1.0
WIND EXPOSURE CATEGORY	=B
INTERNAL PRESSURE COEFFICIENT	= +/-0.18

SEISMIC LOADING:	
SEISMIC IMPORTANCE FACTOR	=1.0
RISK CATEGORY	=II
SS, S1	=0.551G, 0.196G
SITE CLASS	=D
SDS, SD1	=0.499G, 0.289G
SEISMIC DESIGN CATEGORY	=D
BASIC SEISMIC-FORCE-RESISTING SYSTEM	=LIGHT FRAMED WALLS
CS	=0.077

DESIGN LOADS

ROOF LIVE LOAD	=65PSF
ROOF DEAD LOAD	=15PSF
FLOOR LIVE LOAD	=65PSF
FLOOR DEAD LOAD	=20PSF

EARTHWORK:

DESIGN CRITERIA

1.	SOILS REPORT:	AGEC JOB #1190466(JUNE 19,2019)
2.	SOIL BEARING PRESSURE:	3500 PSF
3.	FROST PROTECTION:	48 INCHES
4.	COEFF. OF FRICTION	0.4

REQUIREMENTS

1. CONTRACTOR TO REMOVE ETC. EXISTING FOOTINGS, FOUNDATIONS, SLABS, SITE PAVING, DEBRIS, AND STRUCTURES AS REQUIRED.
2. CONTRACTOR SHALL STRIP THE BUILDING AREA FROM ALL VEGETATION, DEBRIS AND TOPSOIL. CONTRACTOR SHALL EXCAVATE ANY REMAINING LOOSE NATURAL OR FILL SOILS TO EXPOSE COMPETENT NATURAL SOILS.
3. CONTRACTOR SHALL CHECK FOR SOFT SPOTS OR OTHER UNSUITABLE SOILS BY PROOF ROLLING THE ENTIRE BUILDING PAD AREA WITH NORMAL COMPACTION EQUIPMENT. REMOVE UNSUITABLE MATERIALS AND REPLACE WITH COMPACTED ENGINEERED STRUCTURAL FILL OR 2,000 PSI LEAN CONCRETE. (FLOWABLE FILL). IF THE GROUND WATER IS HIGH, PROOFROLLING IS NOT RECOMMENDED AND 2 FEET OF STRUCTURAL SITE GRADING FULLS ARE RECOMMENDED TO RAISE THE OVERALL SITE GRADE.
4. ENGINEERED OR STRUCTURAL FILL MATERIAL SHALL BE WELL-GRADED, GRANULAR, WITH A MAXIMUM SIZE LESS THAN 4 INCHES, AND NOT MORE THAN 18 PERCENT FINES PASSING A NO. 200 SIEVE. PLACE STRUCTURAL FILL IN MAXIMUM LIFTS OF 8 INCHES. COMPACT STRUCTURAL FILL TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557, UNO. TEST ALL STRUCTURAL FILL. FILL MATERIAL AND PLACEMENT OF ALL FILL MATERIAL MUST MEET THE APPROVAL OF THE SOILS ENGINEER.
5. SEE PLANS FOR THICKNESS OF ALL FLOOR SLABS. UNDERLAY ALL SLABS WITH AT LEAST A 4 INCH THICK LAYER OF FREE-DRAINING GRANULAR MATERIAL. GRANULAR MATERIAL SHALL BE "PEA" GRAVEL OR ¾ - 1 INCH MINUS CLEAN GAP-GRADED GRAVEL.
6. REFER TO THE PROJECT SPECIFICATIONS AND SOILS REPORT FOR FURTHER EARTHWORK REQUIREMENTS.
7. ANY UNFORESEEN CONDITIONS ENCOUNTERED DURING SITE PREPARATION SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER.
8. THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL SITE SOILS CONDITIONS FIELD VERIFIED.
9. EXPANSIVE SOILS, COLLAPSIBLE SOILS, SOILS WITH A HIGH LIQUEFACTION POTENTIAL, HIGH WATER TABLE, STEEP SLOPES, ETC. ALL REQUIRE ADDITIONAL ENGINEERING. CONTRACTOR TO COORDINATE WITH PROJECT ENGINEER AND SOILS ENGINEER.
10. IF NO SOILS REPORT HAS BEEN PROVIDED THE SOILS DESIGN CRITERIA HAS BEEN ASSUMED PER TABLE 1804.2 OF THE IBC. A BEARING PRESSURE OF 1500 PSF HAS BEEN USED FOR DESIGN. THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO HAVE ALL SITE CONDITIONS, SOILS, FILLS, ETC.. FIELD VERIFIED PRIOR TO STARTING CONSTRUCTION.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DE-WATERING AS REQUIRED FOR CONSTRUCTION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY BRACED, TIEBACK, SLURRY WALLS OR SHEET PILING REQUIRED FOR EXCAVATIONS.
13. ALL EARTHWORK, MATERIALS AND PLACEMENT MUST MEET THE APPROVAL OF THE GEOTECHNICAL / SOILS ENGINEER.
14. BACKFILL AROUND FOUNDATION WALLS SHALL BE PERFORMED USING GRANULAR MATERIAL. CARE SHALL BE TAKEN IN PLACING BACKFILL MATERIALS SO AS NOT TO DAMAGE THE FOUNDATION. CONTRACTOR TO MONITOR AS NEEDED.

CONCRETE NOTES

1. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2021 IBC, ACI 318, AND LOCAL ORDINANCES.
2. CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PRIOR TO PLACING CONCRETE. PROVIDE SLEEVES, BLOCK OUTS, ETC... AS REQUIRED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS, SEISMIC ANCHORS OR STRAPS, ETC... INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORES.
5. DO NOT REMOVE FORMS AND SHORING UNTIL STRUCTURAL MEMBERS ACQUIRE SUFFICIENT STRENGTH TO SUPPORT THEIR OWN WEIGHT PLUS CONSTRUCTION LOADS.

CONCRETE AND REINFORCING MATERIAL

1. REQUIRED MIN. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE:

A. FOOTINGS AND FOUNDATIONS:	3000 PSI
B. INTERIOR SLABS ON GRADE:	3000 PSI U.N.O.
C. WALLS:	4000 PSI
D. CONCRETE OVER STEEL DECK:	4000 PSI
E. SITE CONCRETE:	4000 PSI

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

FOOTINGS

1. ALL FOOTINGS SHALL BE 12" THICK & PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOLITHIC WITH SLAB.
2. ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (48 INCHES, FIELD VERIFY)
3. FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIAL, OR ON PROPERLY PLACED ENGINEERED FILL, SEE EARTHWORK NOTES FOR ADDITIONAL REQUIREMENTS, AND SOILS REPORT.
4. CONTRACTOR SHALL STEP FOOTINGS & FOUNDATION AS REQUIRED.
5. NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

REINFORCEMENT

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

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

FOUNDATION AND RETAINING WALLS

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

SLABS

1. SLABS ON GRADE WILL BE 4" THICK U.N.O. REINFORCE ALL SLABS W/ #4 @ 18" O.C. EACH WAY, OR WITH 6 x 6 - W2.1xW2.1 WELDED WIRE FABRIC (WWF) UNLESS NOTED OTHERWISE ON THE PLAN. REINFORCEMENT SHALL BE PLACED 1/4th THE SLAB THICKNESS + 1/2" BELOW THE TOP OF SLAB. SLAB REINFORCEMENT MAY BE SUBSTITUTED WITH 1.5 POUNDS OF 100% VIRGIN POLYPROPYLENE FIBRILLATED FIBERS PER CUBIC YARD. U.N.O.
2. ALL REINFORCING BARS SHALL BE CHAIRED IN THE SLAB. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" ON CENTER PRIOR TO PLACING CONCRETE.
3. BEGIN POUR OF COMPOSITE STEEL DECK AND CONCRETE FLOORS AT OR NEAR A SUPPORT OR BEARING WALL TO AVOID EXCESSIVE DEFLECTION AND/OR STRESSING OF THE FLOOR STRUCTURE. SEE SUSPENDED SLAB CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.
4. RECESS FOUNDATION AND POUR SLABS THROUGH, TYPICAL AT ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS.
5. DEPRESS SLABS AS REQUIRED IN AREAS OF CERAMIC TILE, SPECIAL ENTRY MATS, HARDWOOD FLOORS, ETC. COORDINATE LOCATION AND DEPTH WITH THE ARCHITECT.
6. PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS, AND CONTROL JOINTS AS REQUIRED (I.E., WHERE SLABS TRANSITION IN SIZE).
7. THE CONTRACTOR SHALL ENSURE THAT HEAVY EQUIPMENT AND STAGING AREAS DO NOT CRACK AND DAMAGE SLABS. DAMAGED SLABS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. PROVIDE 2 - #4 BARS X 48 INCHES AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS IN SLAB-ON-GRADE.
9. SPACING BETWEEN CONSTRUCTION OR CONTROL JOINTS IN SLABS-ON-GRADE SHALL NOT EXCEED 15'-0" FOR 4" THICK SLABS AND 20'-0" FOR 5" AND 6" THICK SLABS.
10. THE LENGTH TO WIDTH RATIO OF CONTROL JOINTS SHALL NOT EXCEED 1.25:1. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALLED AS DETAILED IN THE DRAWINGS.
11. SAWCUT JOINTS SHALL BE MADE WITHIN 12 HOURS AT PLACING CONCRETE.
12. PROVIDE (1) DIAGONAL #4 BAR x 48" AT ALL INSIDE CORNERS.
13. ALL SLABS SHALL BE PROPERLY CURED.
14. REFER TO THE ARCHITECTURAL PLANS FOR SPECIFICATION OF ALL FLAT WORK.
15. PROVIDE 4" MIN. OF FREE-DRAINING GRANULAR MATERIAL, "PEA" GRAVEL OR 3/4" TO 1" MINUS CLEAN GAP-GRADED GRAVEL, UNDER ALL SLABS-ON-GRADE.
16. PROPERLY CURE ALL CONCRETE. ALL CONCRETE (OTHER THAN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50 F AND A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT, (HIGH-EARLY-STRENGTH CONCRETE TO REMAIN IN A MOIST CONDITION FOR THE FIRST 3 DAYS) EXCEPT WHEN CURED IN ACCORDANCE WITH ACI 318-"ACCELERATED CURING".

STEEL NOTES:

1. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2021 IBC, LOCAL ORDINANCES, AWS STRUCTURAL WELDING CODE, AND THE FOLLOWING AISC PUBLICATIONS: "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH "COMMENTARY", "CODE OF STANDARD PRACTICE", SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", AND "SEISMIC PROVISION FOR STRUCTURAL BUILDINGS".
2. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION AND ERECTION.
3. SEE ARCHITECTURAL SHEETS FOR DIMENSIONS AND DECK BEARING ELEVATIONS.
4. SEE ARCHITECTURAL FOR ACCESS HATCHES, DRAFT STOPS, ETC.
5. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL STEEL MEMBERS (BRACKETS, ANGLES, ETC...) REQUIRED.
6. SUBMIT SHOP DRAWINGS OF ALL STRUCTURAL STEEL, STEEL JOISTS, STEEL DECKING AND MISCELLANEOUS STEEL TO COMPASS ENGINEERING, LLC. FOR APPROVAL PRIOR TO FABRICATION.
7. ALL STEEL SHALL BE PROPERLY PRIMED EXCEPT AREAS THAT REQUIRE FIELD WELDING.
8. PROVIDE A STANDARD AISC FRAMED CONNECTION FOR ONE HALF THE BEAM'S TOTAL UNIFORM LOAD CAPACITY WHERE A CONNECTION IS NOT SHOWN.
9. STEEL DETAILER SHALL PROVIDE STANDARD STAIR DETAILING INCORPORATING C12 x 20.7 STRINGERS OR APPROVED EQUAL (U.N.O.). SUBMIT DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.
10. PROVIDE ADDITIONAL STEEL AS REQUIRED FOR; POUR STOPS, DECK ANGLES @ ROOF AND FLOORS, DECK SUPPORT ANGLES AS NEEDED, ROOF AND FLOOR DIAPHRAGM CHORDS, CLIP ANGLES, ETC.. AS NEEDED.
11. REINFORCE DECK OPENINGS FOR SKYLIGHTS, ACCESS HATCHES, MECHANICAL EQUIPMENT, ETC. WITH L4x4x3/8" OR L6x4x5/16" U.N.O., ON ALL EDGES. ANGLES SHALL SPAN BETWEEN JOISTS AND BETWEEN OTHER ANGLES ETC... AS REQUIRED. USE 1/4" MIN. FILLET WELDS.
12. ANY CONNECTION NOT DETAILED SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. CONNECTIONS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONNECTIONS MUST ACCOUNT FOR ALL LOADS & STRESSES INCLUDING BUT NOT LIMITED TO ; GRAVITY, SEISMIC, WIND, THERMAL STRESSES, EXPANSION / CONTRACTION ETC...
13. CAMBERING OF STEEL BEAMS SHALL BE PROVIDED BY LOCAL STEEL FABRICATOR OF STEEL MILL. SHOP CAMBERING OF BEAMS SHALL BE DONE BY A HEAT/SHRINK METHOD. ANY OTHER METHOD OF CAMBERING SHALL BE APPROVED BY AISC AND PROJECT ENGINEER.
14. ALL EXPOSED STEEL SHALL HAVE WELDS GROUND SMOOTH.

MATERIALS

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

CONSTRUCTION

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

WOOD FRAMING NOTES:

1. ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2021 IBC, NDS, AND LOCAL ORDINANCES.

ENGINEERED LUMBER

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

DIMENSIONAL LUMBER

1. DIMENSIONAL LUMBER USED AS STRUCTURAL FRAMING (i.e. JOISTS, RAFTERS, AND HEADERS) SHALL BE DOUGLAS FIR-LARCH NO.2 OR EQUAL.
2. DIMENSIONAL LUMBER USED FOR STUD WALLS SHALL BE STUD GRADE 2x6 UNLESS NOTED OTHERWISE. SPACE AT 16" O.C. MINIMUM, WITH A DOUBLE TOP PLATE. SPLICES IN THE DOUBLE TOP PLATE SHALL ALTERNATE TOP AND BOTTOM.
3. ALL SILL PLATES ARE TO BE BOLTED TO FOUNDATION w/ ⅝" DIA x 10" J-BOLTS @ 32" O.C. MAXIMUM, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS AND SHEARWALL SCHEDULE.
4. IN NO CASE SHALL 2 X 4" BEARING WALLS SUPPORT MORE THAN TWO FLOORS OF FRAMING IN ADDITION TO ROOF AND CEILING.
5. REFER TO CONSTRUCTION DOCUMENTS FOR ROUGH CUT TIMBER USED AS STRUCTURAL FRAMING.
6. ALL NAILS SPECIFIED ON THE DETAILS AND SCHEDULES SHALL BE COMMON NAILS UNLESS NOTE OTHERWISE.

COLUMNS

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

FLOOR, ROOF AND WALL SHEATHING

1. ROOF SHEATHING: $\frac{15}{32}$" APA 32/16 FOR ROOF SNOW LOAD ≤ 45PSF AND ⅝" APA 32/16 FOR ROOF SNOW LOAD >45PSF WITH 8D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD. U.N.O.
2. PROVIDE 2 X SHAPED BLOCKING AT RIDGES UNLESS A CONTINUOUS MEMBER EXISTS. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
3. ALL FLOOR SHEATHING SHALL BE A MINIMUM OF 3/4" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES, AND AT 10" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
4. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA EXP. 1 RATED SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. EDGES AND AT 12" O.C. IN THE FIELD - FLAT BLOCKED AT ALL PANEL EDGES, UNLESS NOTED OTHERWISE IN THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE.
5. AT ROOF AND FLOOR DIAPHRAGMS, PANEL EDGE NAILING IS TO INCLUDE DRAG STRUTS, TENSION CHORDS, BLOCKING OVER BEARING WALLS AND SHEAR WALLS, AND ANY OTHER SPECIAL DIAPHRAGM MEMBERS NOTED ON PLANS.
6. AT SHEAR WALLS, PANEL EDGE NAILING IS TO INCLUDE TOP AND BOTTOM PLATES, END POSTS, ALL VERTICAL ELEMENTS @ HOLDOWN ANCHORS, AND HORIZONTAL BLOCKING. ALL PANEL EDGES MUST BE BLOCKED.

STRUCTURAL CONNECTIONS

1. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROVIDE ADEQUATE STRUCTURAL CONNECTIONS. CONNECTIONS MUST CARRY THE BEARING CAPACITY OF THE MEMBER AND ANY UPLIFT OR SEISMIC FORCES GENERATED IN THE MEMBER. SPECIAL CONSIDERATION SHALL BE GIVEN TO PREVENT CRUSHING OF THE MEMBER AT BEARING, SPLITTING AND / OR CRACKING OF THE WOOD, ETC.
2. WRITTEN PRIOR APPROVAL FROM COMPASS ENGINEERING IS REQUIRED FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS. COMPASS ENGINEERING IS NOT RESPONSIBLE FOR CONNECTIONS NOT APPROVED PRIOR TO CONSTRUCTION OR INSTALLATION.
3. PROVIDE SIMPSON CONNECTIONS OR EQUAL IF CONNECTION DETAILS ARE NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. REQUEST ADDITIONAL ASSISTANCE FROM COMPASS ENGINEERING IF NON-STANDARD CONNECTIONS ARE REQUIRED.
4. ALL STRUCTURAL MEMBERS SHALL HAVE 1 3/4" BEARING (MINIMUM).
5. SEE SCHEDULES IN THE 2021 IBC FOR ADDITIONAL NAILING PATTERNS.
6. FASTENERS USED BELOW GRADE IN PONY WALLS, CRIPPLE WALLS OR KNEE WALLS AND FASTENERS USED TO ATTACH SHEATHING TO THE EXTERIOR FACE OF EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
7. FASTENERS USED ABOVE GRADE TO ATTACH SHEATHING TO PRESSURE TREATED SILL PLATES SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT-DIPPED GALVANIZED (ZINC COATED) STEEL NAILS, OR HOT-TUMBLED GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPES SHALL NOT BE PERMITTED.

BLOCKING, BRIDGING, MISCELLANEOUS.

1. ALL JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.O.). EACH RAFTER AND/OR ROOF TRUSS SHALL BE ANCHORED WITH SIMPSON H1 ANCHORS AT EACH END.
2. I-JOIST JOISTS USED AS JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.O.). EVERY OTHER I-JOIST RAFTER SHALL BE ANCHORED WITH A SIMPSON H3 CLIP.
3. INSTALL BRIDGING AT THE MID-SPAN OF ALL FLOOR JOISTS AND/OR AT 8'-0 O.C. (WHICH EVER IS SMALLER). INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS TO AVOID EXCESSIVE FLOOR VIBRATION AND/OR SQUEAKING.
4. STANDARD PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR MECHANICAL, PLUMBING, ELECTRICAL SYSTEMS, ETC. SHALL BE PROVIDED ON THE CENTER LINE OF THE MEMBER'S DEPTH AND WITHIN THE MIDDLE ONE-THIRD OF THE SPAN. LARGER THAN STANDARD PENETRATIONS ARE NOT PERMITTED WITHOUT PRIOR APPROVAL.
5. BIRDS MOUTHS AND/OR NOTCHING OF STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.

FABRICATED FRAMING

1. FABRICATED (PRE-ENGINEERED) TRUSSES MAY BE USED FOR ROOF AND/OR FLOOR FRAMING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER IBC, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD UP IN VALLEYS AND ON EAVES, ETC. TRUSS MANUFACTURER SHALL RECOMMEND AND PROVIDE ALL REQUIRED TRUSS BRACING, BLOCKING, TRUSS TO TRUSS AND TRUSS TO BEAM CONNECTIONS, ETC. SEE GENERAL TRUSS NOTES.
2. SHOP DRAWINGS FOR ALL FABRICATED FRAMING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.

WOOD TRUSS NOTES:

DESIGN LOADS FOR WOOD FLOOR TRUSSES:

TOP CHORD LIVE LOAD	=65PSF
TOP CHORD DEAD LOAD	=10PSF
BOT CHORD LIVE LOAD	=0PSF
BOT CHORD DEAD LOAD	=10PSF
TOTAL DESIGN LOAD	=85PSF

DEFLECTION CRITERIA FOR WOOD FLOOR TRUSSES:

LIVE LOAD DEFLECTION	=L/600
TOTAL LOAD DEFLECTION	=L/240

WOOD TRUSS DESIGN

1. THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2021 IBC, 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.
2. COMPASS ENGINEERING IS NOT RESPONSIBLE FOR THE DESIGN, INSTALLATION, ETC. OF THE TRUSSES. SHOP DRAWINGS FOR ALL WOOD TRUSSES SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
3. ALL TRUSS TO TRUSS CONNECTORS SHALL BE SPECIFIED BY THE TRUSS MANUFACTURER.
4. 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.
5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
6. BOTTOM CHORDS OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER CODE REQUIREMENTS.
7. EACH CHORD SECTION SHALL INVOLVE TWO PANEL POINTS BEFORE BEING SPLICED.
8. PROVIDE 1/8" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
9. TRUSSES WHICH EXCEED 12'-0" IN HEIGHT MAY REQUIRE A CAP TRUSS IN ORDER TO TRANSPORT. VERIFY WITH TRUSS MANUFACTURER. BEAR ON PANEL POINTS OF SUPPORTING TRUSS. SHEATH OR BLOCK ALL CHORDS TYP. B
10. BEARING POINTS OF GIRDER TRUSSES ARE TO BE SUPPORTED BY A BUILT-UP 2x_ COLUMN EQUAL TO THE NUMBER OF PLYS IN GIRDER TRUSS PLUS TWO (2). MINIMUM OF (3) STUDS (U.N.O.).

FABRICATION AND INSTALLATION

1. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICC. THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICC REQUIREMENTS.
2. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
3. FABRICATE TRUSSES FROM SHOP DRAWINGS REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER. ANY LAYOUT DEVIATION FROM STRUCTURAL DRAWINGS MUST BE APPROVED BY THE ENGINEER.
4. 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.
5. 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.
6. 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.

TRUSS BRACING AND BLOCKING

1. THE TRUSS MANUFACTURER SHALL SPECIFY PROPER BRACING OF COMPRESSION CHORD MEMBERS 6'-0" LONG (OR LONGER), AS WELL AS BRACING REQUIRED FOR TRUSS ERECTION, AND ANY OTHER BRACING.
2. THE TRUSS MANUFACTURER SHALL SPECIFY ALL REQUIRED TRUSS BLOCKING. TRUSS BLOCKING SHALL BE DESIGNED FOR LATERAL LOADINGS.
3. BOTTOM CHORD OF TRUSSES TO BE SHEATHED W/ 5/8" GYPSUM WALL BOARD OR BRACED WITH CONT. 2X4 @ 6'-0" TRUSS MANUFACTURER TO VERIFY.
4. TOP CHORDS OF TRUSSES SHALL BE SHEATHED WITH ROOF SHEATHING, ELSE BRACE WITH CONT. 2X4 @ 6'-0" O.C.

METAL GUSSET PLATES

1. 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%.
2. NO PANEL POINT SHALL HAVE MORE THAN ONE PLATE PER TRUSS SIDE.
3. PLATES SHALL HAVE MINIMUM BITE OF 2 1/2" ON MEMBERS. MEASURE BITE ALONG CENTER LINE OF WEBS AND PERPENDICULAR TO CHORD AXES. ORIENT PLATE AXIS PARALLEL WITH TRUSS CHORD AXIS EXCEPT WHERE CHORDS CHANGE PITCH AT JOINT.
4. PLATE SIZES: MINIMUM WIDTH OF PLATES SHALL BE 3". FOR TRUSSES OTHER THAN SCISSOR TRUSSES, DESIGN PLATES, FOR 135% OF MEMBER FORCES. FOR SCISSOR TRUSSES, DESIGN PLATES, FOR 160 % OF MEMBER FORCES. NO INCREASE IN PLATE VALUES WILL BE ALLOWED FOR DURATION OF LOADING OR OTHER FACTORS.
5. 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".
6. A COMBINATION OF LUMBER DEFECTS AND PLATE MISPLACEMENT SHALL NOT REDUCE PLATE AREA OR NUMBER OF EFFECTIVE TEETH, PRONGS, OR NAILS BY MORE THAN 10%.
7. DO NOT APPLY METAL GUSSET PLATES AFTER SHOP FABRICATION.

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DRAWING DATE:	DRAWING TITLE	JOB NO.
11/21/2023	GENERAL NOTES	23234
DRAWN BY: SC		FILE NO:
CHECKED BY: TK		

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HOLDOWN SCHEDULE

HOLDOWN	EDGE MEMBER	FOUNDATION ANCHOR	EDGE MEMBER ATTACHMENT	POST INSTALL OPTION
HDU11	(4) STUDS	1" DIA W/ DBL NUT & 2 1/4"X2 1/4"X1/4 PLATE WASHER 18" EMBEDMENT	(30) 1/4" SDS SCREWS	1"ø THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 24" EMBEDMENT
HDU14	6X6 POST	1" DIA W/ DBL NUT & 2 1/4"X2 1/4"X1/4 PLATE WASHER 18" EMBEDMENT	(36) 1/4" SDS SCREWS	
MST60	(2) STUDS		(34) 16d SINKER	

1. ALL ANCHORS ARE SIMPSON OR EQUAL.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
3. WHEN 3x_ MEMBER REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 4x_ FOR HOLDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.
7. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.
8. HDU2 HOLDOWNS MAY BE USED TO REPLACE LSTHD8 HOLDOWNS. HDU4 HOLDOWNS MAY BE USED TO REPLACE STHD10 & STHD14 HOLDOWNS. EMBED ⅝"ø ANCHORS 12" INTO CONCRETE. SEE NOTE 7 FOR EPOXY OPTION.

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING	
FC20	1'-8"	CONT.	1'-0"					3	#4	CONT.	EQUAL	
FC24	2'-0"	CONT.	1'-0"					3	#4	CONT.	EQUAL	
FC30	2'-6"	CONT.	1'-0"					3	#5	CONT.	EQUAL	
FS24	2'-0"	2'-0"	1'-0"	3	#4	1'-6"	EQUAL	3	#4	1'-6"	EQUAL	
FS30	2'-6"	2'-6"	1'-0"	3 (5)	#5 (#4)	2'-0"	EQUAL	3	#5	2'-0"	EQUAL	
FS36	3'-0"	3'-0"	1'-0"	3	#5	2'-6"	EQUAL	3	#5	2'-6"	EQUAL	

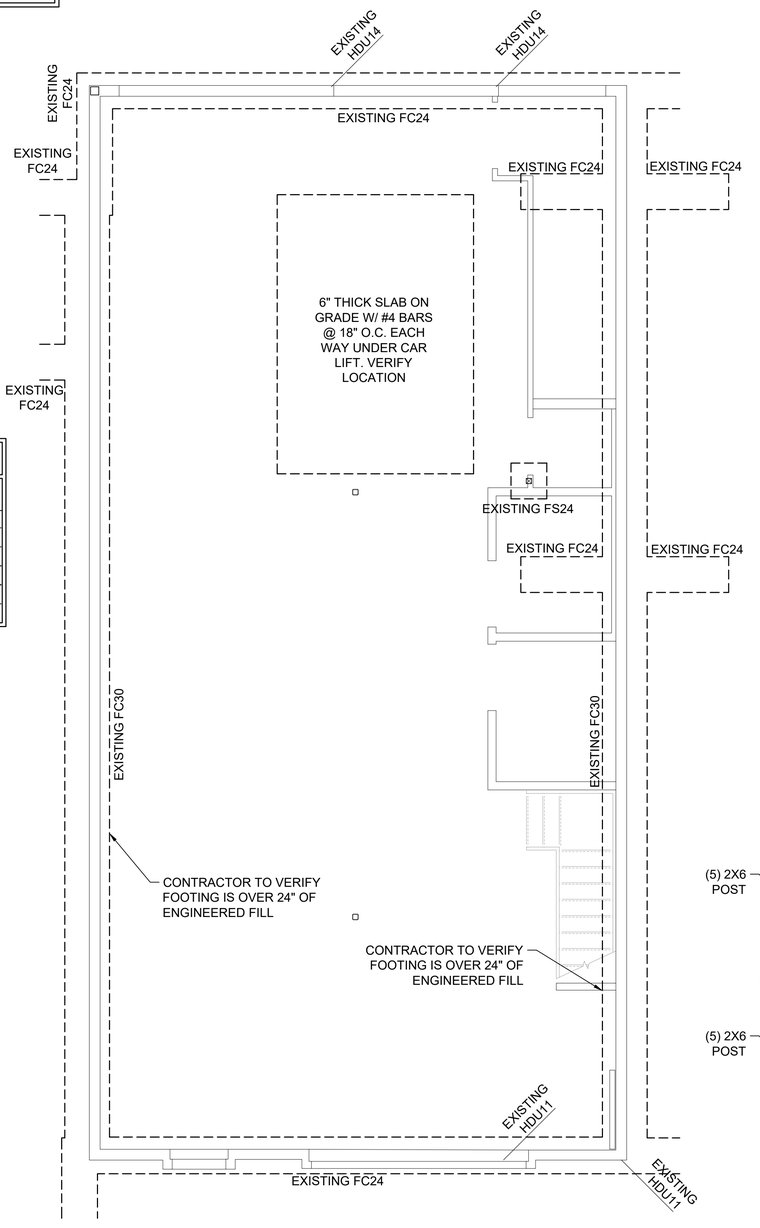
ALLOWABLE SOIL BEARING PRESSURE = 3500 PSF (FOR FOOTING OVER 24" OF ENGINEERED FILL) (CONTRACTOR TO VERIFY)
MINIMUM COMPRESSIVE CONCRETE STRENGTH f'c = 3000 PSI
ALL REINFORCING STEEL SHALL BE GRADE 60 AND BE PROPERLY TIED INTO PLACE PRIOR TO POUR
ALL CONCRETE WORK MUST MEET THE REQUIREMENTS OF THE 2021 IBC, ACI 318 AND LOCAL ORDINANCES
ALL BARS MUST BE 3" CLEAR FROM GRADE
THE CONTRACTOR AND OWNER ARE RESPONSIBLE TO HAVE ALL SITE CONDITIONS, SOILS, FILLS, ETC.. FIELD VERIFIED PRIOR TO STARTING CONSTRUCTION.

FLOOR FRAMING NOTES:

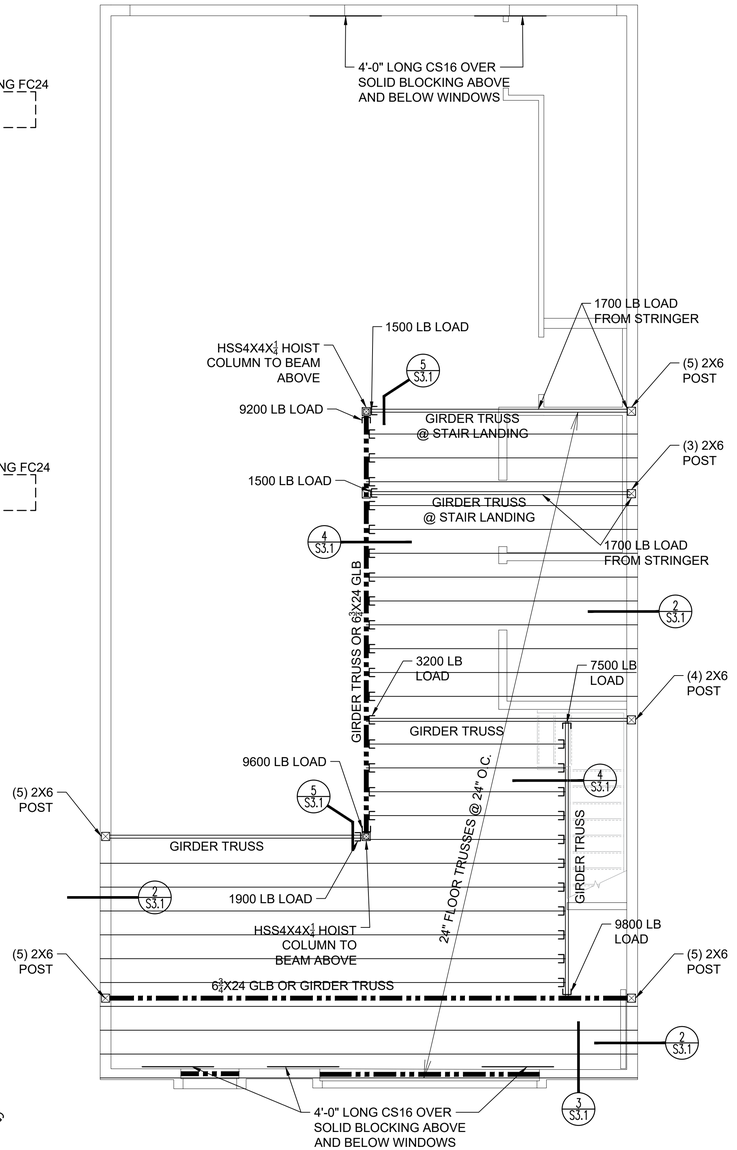
1. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED WITH 2x4 STUDS @ 16" ON CENTER U.N.O
2. U.N.O, BEARING WALLS SHALL EXTEND FROM THE DIAPHRAGM SYSTEM ABOVE TO THE ADJACENT FLOOR SYSTEM BELOW WITH OUT INTERRUPTION. HINGED FRAMING UNDER THESE CONDITIONS IS PROHIBITED.
3. PROVIDE STANDARD CONSTRUCTION FOR ALL WINDOW AND DOOR OPENINGS (ONE KING STUD AND ONE TRIMMER AT EACH END) U.N.O.
4. WALL SHEATHING: 7/16" APA SHEATHING 8D @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. U.N.O. REFER TO SHEAR WALL PLANS AND SCHEDULES FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.
5. ALL BEAMS, HEADERS, GIRDER TRUSSES, ETC. SHALL BEAR ON BUILT-UP POSTS HAVING A MIN. WIDTH EQUAL OR GREATER THAN THE SUPPORTED MEMBER.
6. ALL POSTS AND COLUMNS MUST PROVIDE A DIRECT CONTINUOUS BEARING LINE THROUGH TO THE FOOTING/FOUNDATION.
7. FLOOR SHEATHING: 3/4" APA EXP 1 T&G GLUED AND NAILED WITH 10D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD. U.N.O.
8. FOR 4-PLY BEAMS, CONNECT W/ (2) ROWS OF SDS ¼"X6" SCREWS @ 16" O.C. BOTH SIDES

= BEARING WALL

NOTE: DO NOT SCALE PLANS. SEE
ARCHITECTURAL PLANS FOR WALL LOCATIONS



1 S1.1 FOOTING AND FOUNDATION PLAN
SCALE (24x36): 1/4"=1'-0"



2 S1.1 SECOND FLOOR FRAMING PLAN
SCALE (24x36): 1/4"=1'-0"

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FRAMING PLANS
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ROOF FRAMING NOTES:

1. ALL EXTERIOR WALLS SHALL BE CONSIDERED BEARING U.N.O.
2. ALL EXTERIOR BEARING WALLS SHALL BE CONSTRUCTED WITH DFL#2 2x6 STUDS @ 16" ON CENTER. U.N.O.
3. PROVIDE STANDARD CONSTRUCTION FOR ALL WINDOW AND DOOR OPENINGS (ONE KING STUD AND ONE TRIMMER AT EACH END FOR ALL OPENINGS < 5'-0") U.N.O.
4. WALL SHEATHING: 7/16" APA SHEATHING 8D @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. U.N.O. REFER TO SHEAR WALL PLANS AND SCHEDULES FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.
5. PROVIDE DOUBLE TRIMMERS & DOUBLE KING STUDS @ OPENINGS ≥ 5'-0"
6. ALL POSTS AND COLUMNS MUST PROVIDE A DIRECT CONTINUOUS BEARING LINE THROUGH TO THE FOOTING/FOUNDATION.
7. U.N.O. THE TRUSS MFG. SHALL BE RESPONSIBLE FOR ALL TRUSS RELATED CONNECTIONS.
8. TRUSS MANUFACTURER TO DESIGN FOR ALL ADD LOADS; MECHANICAL UNITS, SNOW DRIFT ETC.
9. ROOF SHEATHING: 15/32" APA 32/16 FOR ROOF SNOW LOAD ≤ 45PSF AND 5/8" APA 32/16 FOR ROOF SNOW LOAD >45PSF WITH 8D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD. U.N.O.
10. USE 'H' CLIPS ON ROOF SHEATHING

LEGEND

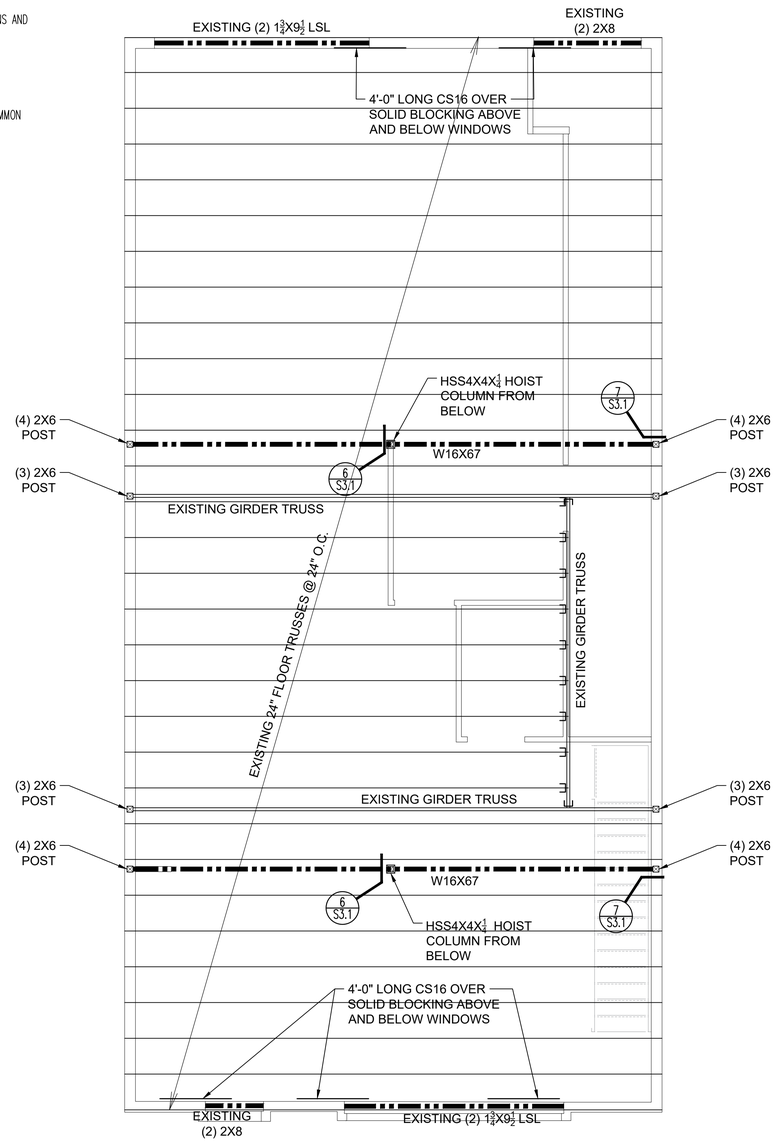
= OVERBUILD

(2)2x_ = HEADER/BEAM LOCATION

= BEARING WALL

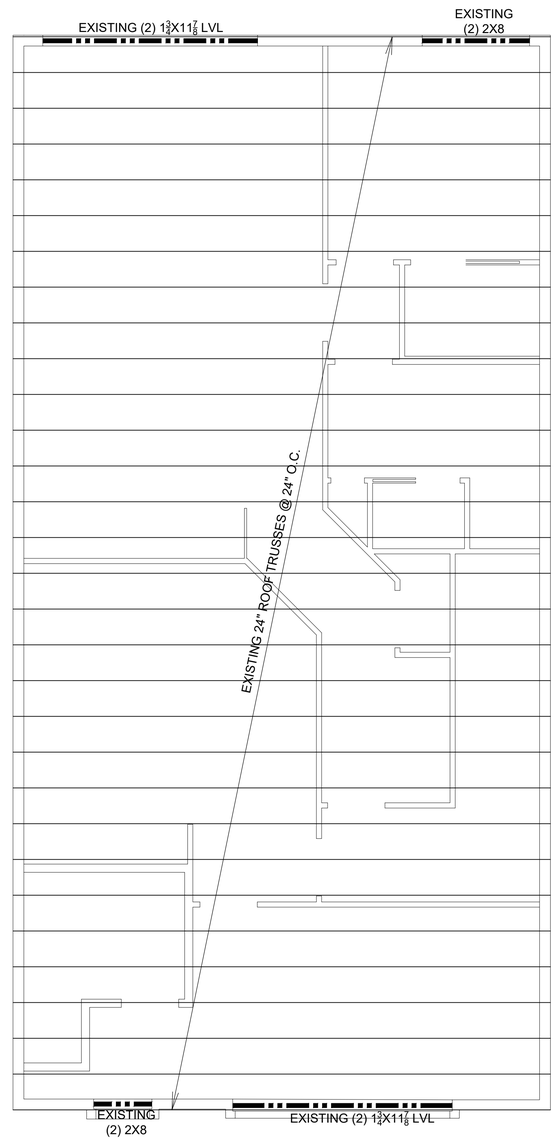
FLOOR FRAMING NOTES:

1. ALL INTERIOR BEARING WALLS SHALL BE CONSTRUCTED WITH 2x4 STUDS @ 16" ON CENTER U.N.O
2. U.N.O, BEARING WALLS SHALL EXTEND FROM THE DIAPHRAGM SYSTEM ABOVE TO THE ADJACENT FLOOR SYSTEM BELOW WITH OUT INTERRUPTION. HINGED FRAMING UNDER THESE CONDITIONS IS PROHIBITED.
3. PROVIDE STANDARD CONSTRUCTION FOR ALL WINDOW AND DOOR OPENINGS (ONE KING STUD AND ONE TRIMMER AT EACH END) U.N.O.
4. WALL SHEATHING: 7/16" APA SHEATHING 8D @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN FIELD. U.N.O. REFER TO SHEAR WALL PLANS AND SCHEDULES FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.
5. ALL BEAMS, HEADERS, GIRDER TRUSSES, ETC. SHALL BEAR ON BUILT-UP POSTS HAVING A MIN. WIDTH EQUAL OR GREATER THAN THE SUPPORTED MEMBER.
6. ALL POSTS AND COLUMNS MUST PROVIDE A DIRECT CONTINUOUS BEARING LINE THROUGH TO THE FOOTING/FOUNDATION.
7. FLOOR SHEATHING: 3/4" APA EXP 1 T&G GLUED AND NAILED WITH 10D COMMON NAILS @ 6" O.C. AT SUPPORTED EDGES AND 12" O.C. IN FIELD. U.N.O.
8. FOR 4-PLY BEAMS, CONNECT W/ (2) ROWS OF SDS 1/4"X6" SCREWS @ 16" O.C. BOTH SIDES



1 S2.1 THIRD FLOOR FRAMING PLAN

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



2 S2.1 ROOF FRAMING PLAN

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

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SHEARWALL SCHEDULE

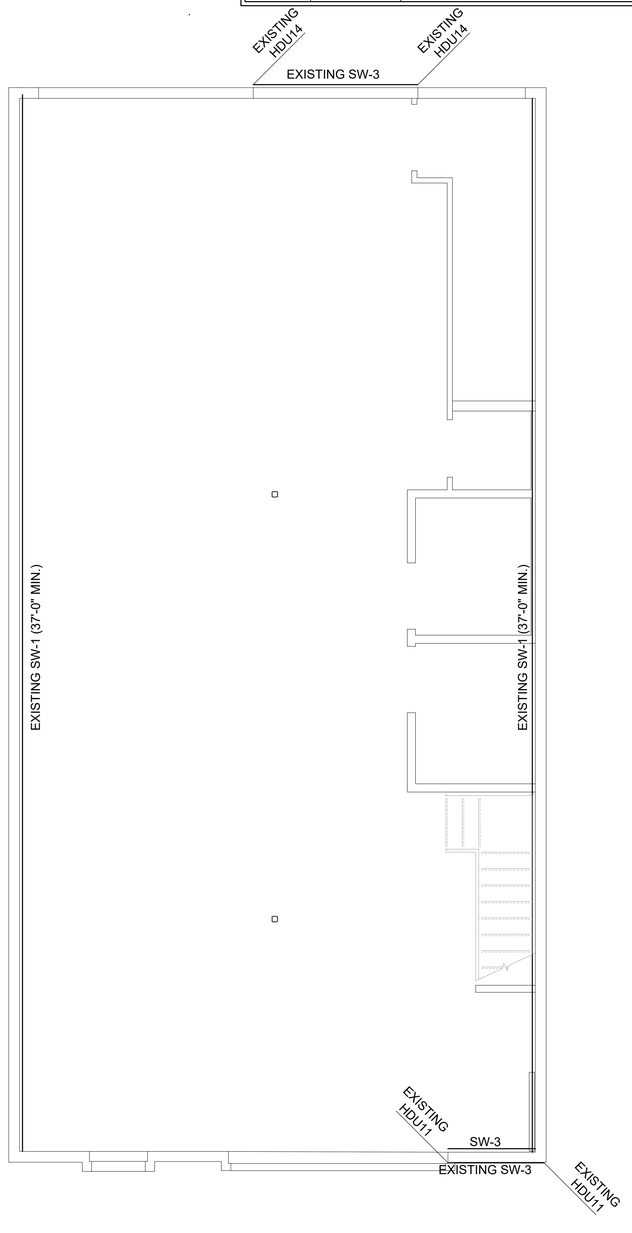
LABEL	SHEATHING	NAIL SIZE	EDGE NAIL	FIELD NAIL	TOP PLATE	BOTTOM PLATE	VERT. PANEL EDGE	HORIZ. PANEL EDGE	SILL BOLTING TO CONCRETE
SW-1	7/16" 24/16 S.R.	8d	6" O.C.	12" O.C.	(2) 2X_	2X_	2X_	N/A	5/8"x10" LONG @ 32" O.C.
SW-2	7/16" 24/16 S.R.	8d	4" O.C.	12" O.C.	(2) 2X_	2X_	2X_	N/A	5/8"x10" LONG @ 24" O.C.
SW-3	7/16" 24/16 S.R.	8d	3" O.C.	12" O.C.	(2) 2X_	3X_	3X_	2X6	5/8"x10" LONG @ 12" O.C.
SW-4	7/16" 24/16 S.R.	8d	2" O.C.	12" O.C.	(2) 2X_	3X_	3X_	2X6	5/8"x10" LONG @ 9" O.C.

1. MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
2. USE COMMON NAILS.
3. (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
4. PLYWOOD, ORIENTED STRAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTABLE
5. ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER AND STANDARD WASHER.
6. SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
7. ALL FRAMING SHALL BE SPACED @ 16" O.C. U.N.O
8. SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.
9. HORIZONTAL PANEL EDGE MEMBERS TO BE PLACED FLAT AGAINST SHEATHING TO ALLOW FOR GREATER NAILING AREA, NOT FLAT ORIENTED
10. FOR UPPER LEVEL SHEARWALLS OVER LOWER LEVEL FRAMING, NAIL BOTTOM PLATE TO SUPPORT W/ (2) ROWS OF 16d NAILS AT 16" O.C. MAX REFER TO DETAILS FOR MORE INFORMATION

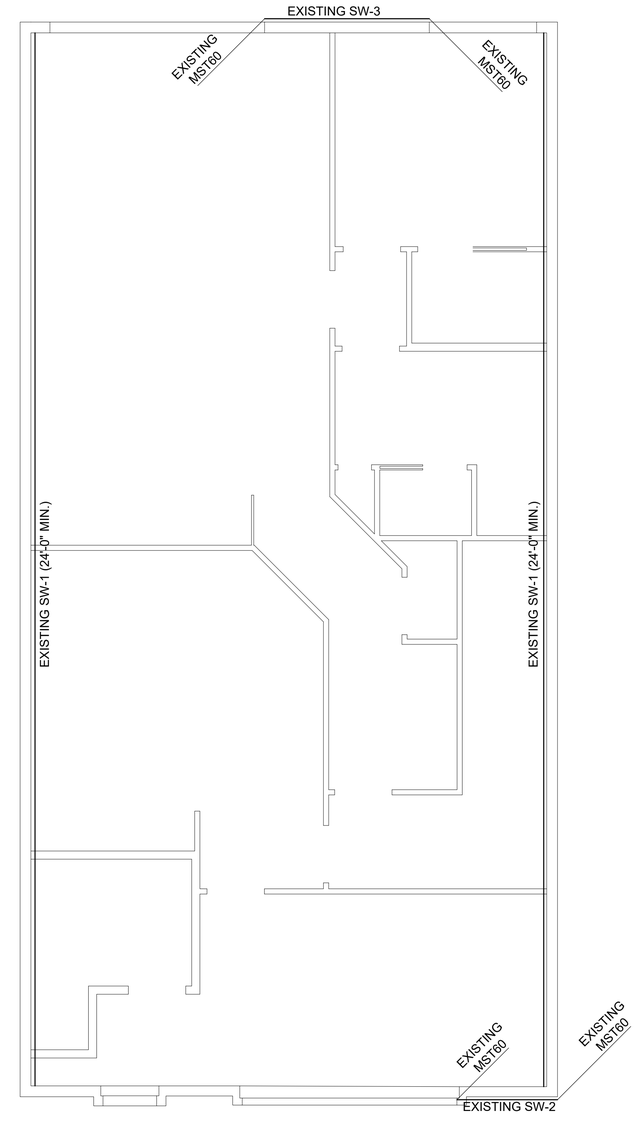
HOLDOWN SCHEDULE

HOLDOWN	EDGE MEMBER	FOUNDATION ANCHOR	EDGE MEMBER ATTACHMENT	POST INSTALL OPTION
HDU11	(4) STUDS	1" DIA W/ DBL NUT & 2 1/4"X2 1/4"X1/4 PLATE WASHER 18" EMBEDMENT	(30) 1/4" SDS SCREWS	1"ø THREADED ROD, DRILL & EPOXY W/ SET-XP EPOXY, 24" EMBEDMENT
HDU14	6X6 POST	1" DIA W/ DBL NUT & 2 1/4"X2 1/4"X1/4 PLATE WASHER 18" EMBEDMENT	(36) 1/4" SDS SCREWS	
MST60	(2) STUDS		(34) 16d SINKER	

1. ALL ANCHORS ARE SIMPSON OR EQUAL.
2. INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS.
3. WHEN 3x_ MEMBER REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 4x_ FOR HOLDOWN MEMBER.
4. SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
5. INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
6. PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.
7. FOR POST INSTALLED ANCHOR BOLTS, DRILL AND EPOXY ANCHOR BOLTS INTO CONCRETE W/ SIMPSON SET-XP EPOXY. SEE SCHEDULE FOR EMBEDMENT DEPTH.
8. HDU2 HOLDOWNS MAY BE USED TO REPLACE LSTHD8 HOLDOWNS. HDU4 HOLDOWNS MAY BE USED TO REPLACE STHD10 & STHD14 HOLDOWNS. EMBED ⅝"ø ANCHORS 12" INTO CONCRETE. SEE NOTE 7 FOR EPOXY OPTION.



1 S2.2 MAIN LEVEL SHEARWALL PLAN
SCALE (24x36): 1/4"=1'-0"



2 S2.2 UPPER LEVEL SHEARWALL PLAN
SCALE (24x36): 1/4"=1'-0"

REVISIONS

COMPASS ENGINEERING, LLC.
7026 S. COMMERCE PARK DR. SUITE 104
Midvale, Utah 84047
Ph. 801 664 2197
email Wayne@cpeutah.com
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LICENSED PROFESSIONAL STRUCTURAL ENGINEER
WAYNE B. STANLEY
NO. 4778043
12/13/2023
STATE OF UTAH

PROJ

PARK EAST III UNIT 54
4158 N. FOREST DALE DR.
PARK CITY, UT

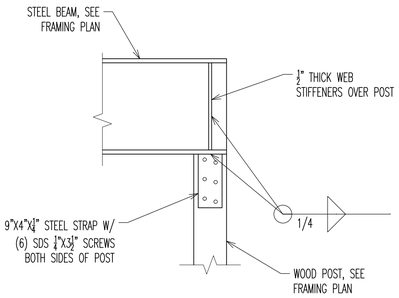
DRAWING TITLE
SHEARWALL PLANS

JOB NO. 23234
FILE NO.

DRAWING DATE: 11/21/2023
DRAWN BY: SC
CHECKED BY: TK

S2.2

12/13/2023 9:51 AM



7 S3.1 BEAM TO POST DETAIL
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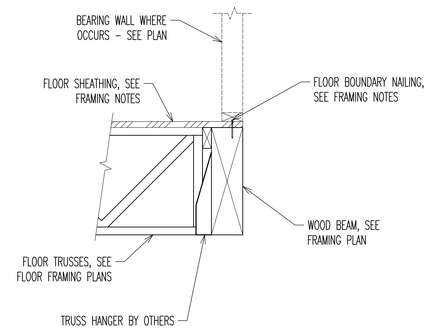

4 S3.1 JOIST TO BEAM DETAIL
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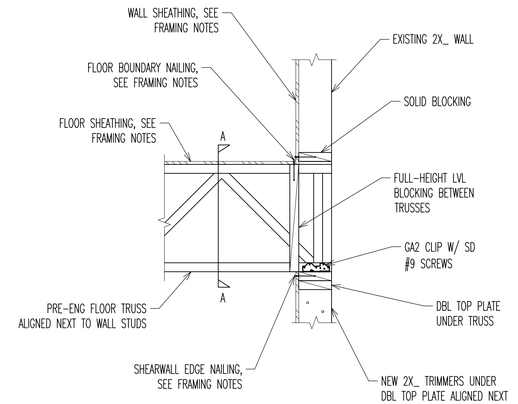
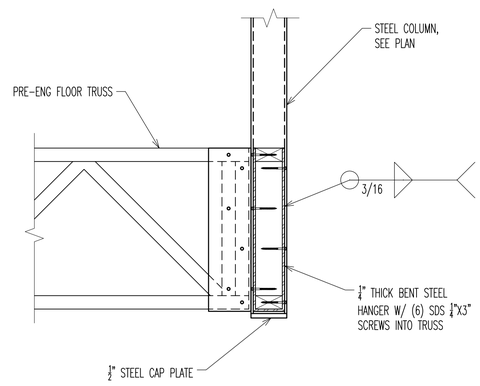
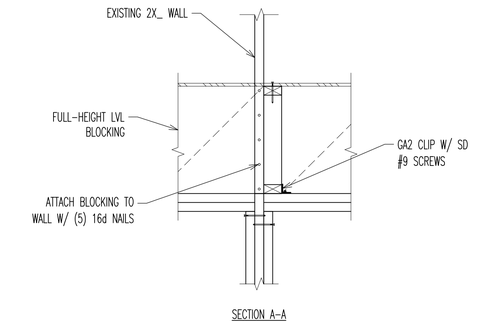
WFL03_25





5 S3.1 HOIST DETAIL
N.T.S.



2 S3.1 FLOOR FRAMING DETAIL
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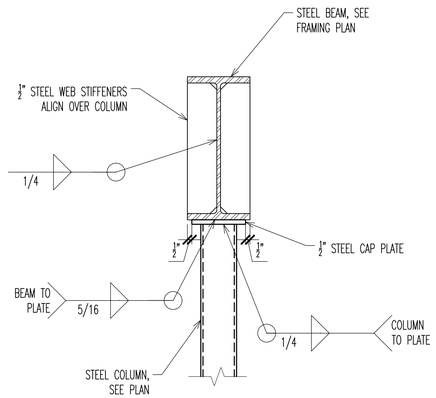

6 S3.1 HOIST DETAIL
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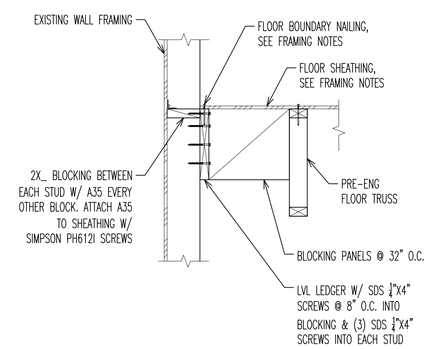

3 S3.1 FLOOR CONNECTION DETAIL
N.T.S.

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PARK CITY, UT

DRAWING TITLE
FLOOR FRAMING DETAILS

JOB NO. 23234
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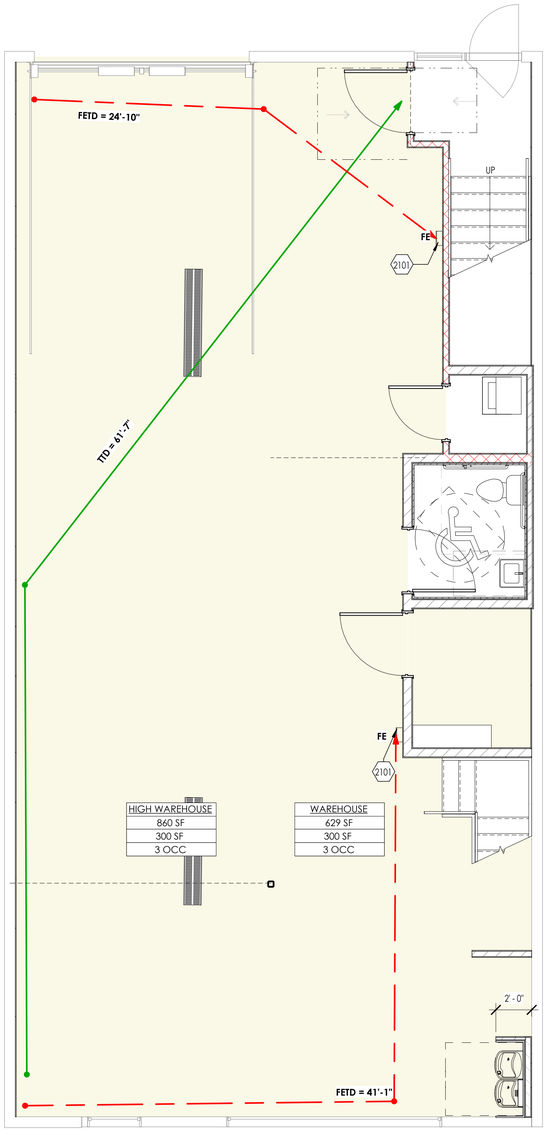
S3.1

OCCUPANCY LEGEND

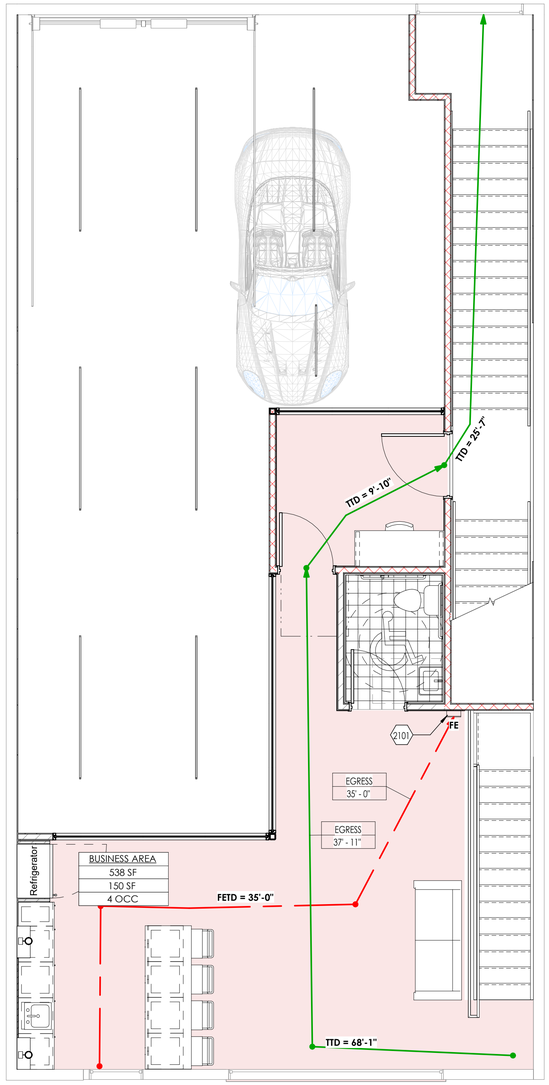
Warehouses



1 G101 LEVEL 1 - LIFE SAFETY PLAN
1/4" = 1'-0"

OCCUPANCY LEGEND

Business areas

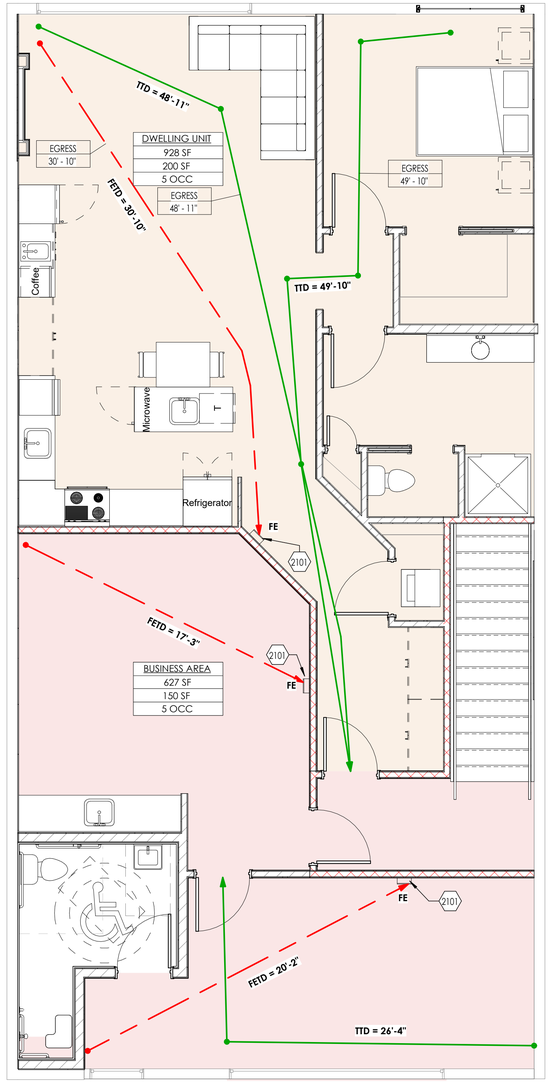


2 G101 LOFT LEVEL - LIFE SAFETY PLAN
1/4" = 1'-0"

OCCUPANCY LEGEND

Business areas

Residential



4 G101 LEVEL 2 - LIFE SAFETY PLAN
1/4" = 1'-0"

CODE ANALYSIS

APPLICABLE CODES

	Year		Year
International Building Code	2021	National Electrical Code	2021
International Mechanical Code	2021	ADA Accessibility Guidelines (ICC/ANSI A117.1)	2017
International Fuel Gas Code	2021		
International Plumbing Code	2021		
International Fire Code	2021		
International Energy Conservation Code	2021		

A. Occupancy and Group (IBC 311): Mixed Occupancy (B, R-2, & S1)
Mixed Occupancy (IBC 508): Yes X No

B. Type of Construction (IBC 601 / 602):

I A	I B	II A	II B	III A	III B	IV HT	IV A	V A	V B
									X

C. Fire Resistance Rating Requirements for the Exterior Walls based on the fire separation distance (in hours):
North: 0 hr. South: 0 hr. East: 0 hr. West: 0 hr.

D. Mixed Occupancies: Yes Nonseparated Uses: No

E. Fire Sprinklers (IBC 903.3.1): Required: YES Provided: YES Type : NFPA 13

F. Number of Stories Allowed: 3 Number of Stories Provided: 2 Building Height Allowed: 40'-0" Building Height Provided: +/-30'-0"

G. Actual Building Area per Floor:
a) Warehouse Main Level 1,697 SF
b) Lounge - Second Level 655 SF
c) Dwelling Unit - Third Level 973 SF
Office - Third Level 729 SF
d) Total: 4,054 SF

H. Tabular Area (A_T): (Table 506.2): B/S = 27,000 SF

I. Area Modifications (IBC 506):
a) Unlimited Area Building (IBC 507.3): Yes No X
b) Area Increase due to Frontage (IBC 506.3.3): Yes No X
c) Amount of Increase: If=[F/P - 0.25]W/30 Allowable Area Increase: Aa=[At + (NS x If)] x Sa

J. Fire Resistance Rating Requirements for Building Elements (hours).

Element	Hours	Assembly Listing	Element	Hours	Assembly Listing
Exterior Bearing Walls	0		Floors - Ceiling Floors	1	X/G110
Interior Bearing Walls	0		Roofs - Ceiling Roofs	0	
Exterior Non-Bearing Walls	0		Exterior Doors and Windows	0	
Structural Frame	0		Shaft Enclosures	0	
Partitions - Permanent	0		Fire Walls	1	UL-305
Fire Barriers	0	N/A	Fire Partitions	0	N/A
			Smoke Partitions	0	N/A

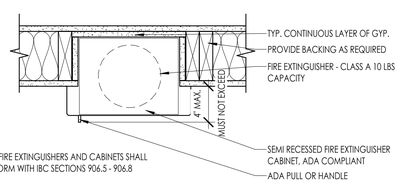
K. Design Occupant Load (IBC Table 1004.5): Total = 20 Occupants
Exit Width Required (Table 1005.3.2): 4" Exit Width Provided: 36"
Exit Access Travel Distance in B/S Occupancies w/ sprinklers (IBC Table 1017.2): REFER TO G001/G002

L. Minimum Number of Required Plumbing Facilities (IBC Table 2902):

Water Closets		Lavatories	
Required	Provided	Required	Provided
1 Per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	3	1 Per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	3
Drinking Fountains: 1 HIGH / LOW		Service Sinks: 1	

OCCUPANCY SCHEDULE

LOCATION	AREA	OCCUPANCY	LOAD FACTOR	OCCUPANTS	IBC TABLE 1004.5 FUNCTION OF SPACE
LEVEL 1					
Area	56 SF	(none)		0	(none)
HIGH WAREHOUSE	860 SF	S-1	500 SF	2	Warehouses
WAREHOUSE	706 SF	S-1	500 SF	4	Warehouses
	1622 SF			6	
LOFT LEVEL					
BUSINESS AREA	538 SF	B	150 SF	4	Business areas
	538 SF			4	
LEVEL 2					
Area	82 SF	(none)		0	(none)
BUSINESS AREA	627 SF	B	150 SF	5	Business areas
DWELLING UNIT	928 SF	R-2	200 SF	5	Residential
	1637 SF			10	
	3797 SF			20	



NOTE: FIRE EXTINGUISHERS AND CABINETS SHALL CONFORM WITH IBC SECTIONS 906.5 - 906.8

3 G101 FIRE EXTINGUISHING CABINET
1 1/2" = 1'-0"

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PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
23.140

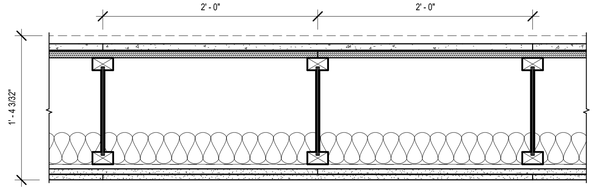
DWN BY / CHK BY
Author

TITLE
LIFE SAFETY PLAN

24X36 SHEET #
G101

UL DESIGN NO. L570 2

FIRE RATING:	1 HOUR	IIC:	53
STC:	59	SOUND TEST:	H5048.02
SOUND TEST:	H5048.02		
SYSTEM THICKNESS:	1' 4 3/32"		



ASSEMBLY OPTIONS:

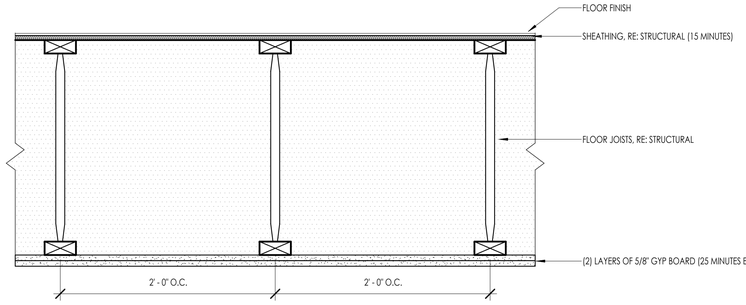
FINISH FLOORING:	LUXURY VINYL TILE (BY OTHERS)
FLOOR TOPPING MIXTURE:	3/4" USG LEVELROCK® BRAND 2500 SERIES UNDERLAYMENT
FLOOR MAT:	1/8" USG LEVELROCK® BRAND SAM-N12™ SOUND ATTENUATION MAT
SUBFLOORING:	23/32" PLYWOOD PANEL
STRUCTURAL WOOD MEMBERS:	11-7/8" WOOD I-JOISTS, SPACED 24" O.C.
INSULATION:	3-1/2" UNFACED GLASS FIBER
RESILIENT CHANNELS:	25 GA. RESILIENT CHANNELS SPACED 16" O.C. (SOUND TESTED WITH RC DELUXE ®)
GYPSUM BOARD:	TWO LAYERS 5/8" USG SHEETROCK® BRAND ECOSMART PANELS FIRECODE® X (UL TYPE ULIX™)

F1	-
-	

PER IBC 722.6.2 FIRE-RESISTANCE RATING OF WOOD FRAM ASSEMBLIES.
TABLE 722.6.2.2 TIME ASSIGNED TO WALLBOARD MEMBRANES (a,b,c,d)
19/32 - INCH WOOD STRUCTURAL PANEL BONDED WITH EXTERIOR GLUE = 15 MINUTES
5/8 - INCH TYPE X GYPSUM WALLBOARD = 25 MINUTES
SUBSECTION C: ON WOOD FRAME FLOORING/CEILING ASSEMBLIES, GYPSUM BOARD SHALL BE INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO THE FRAMING MEMBERS AND SHALL HAVE ALL JOINTS FINISHED

BASED ON THIS TABLE OUR HORIZONTAL ASSEMBLY HAS A RATING OF 15+25+25 = 65 MINUTES, WHICH EXCEEDS THE REQUIRED 60 MINUTES

TO MEET THE INTENT OF THE CODE IBC 718.2.1.3 LOOSE-FILL INSULATION MATERIAL: WE HAVE PROVIDED A LETTER FROM CERTAINTEED CORPORTATION (SHOWN TO THE RIGHT) STATING "THIS IS TO ADVISE YOU THAT CERTAINTEED UNFACED SUSTAINABLE BATT INSULATION: INSULSAFE SP AND OPTIMA PREMIUM LOOSE-FILL INSULATIONS ARE SUITABLE FOR USE AS FIREBLOCKING AND DRAFTSTOPPING IN COMBUSTIBLE CONCEALED LOCATIONS IN CODE VERSIONS 2009 AND NEWER."



IBC REQUIRES A 1-HR HORIZONTAL ASSEMBLY BETWEEN THE DWELLING UNIT AND THE COMMERCIAL SPACE

CertainTeed
SAINT-GOBAIN

February 20, 2017

To Whom It May Concern:
RE: Fireblocking & Draftstopping

This is to advise you that CertainTeed Unfaced Sustainable* Batt Insulation; InsulSafe SP* and OPTIMA* premium loose-fill insulations are suitable for use as fireblocking and draftstopping in combustible concealed locations in code versions in 2009 and newer.

The ***2009 International Residential Code*** states:

R302.11.1.2 Unfaced fiber glass. Unfaced fiber glass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

R302.11.1.3 Loose-fill insulation material. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.;

Under ***Section 717 – Concealed Spaces*** of the ***2009 International Building Code*** fiber glass insulation is allowed under the following subsections.

717.2.1.1 Batts or blankets of mineral wool or mineral fiber. Batts or blankets of mineral wool or mineral fiber, or *other approved* non rigid materials shall be permitted for compliance with the 10-foot (3048 mm) horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs.

717.2.1.2 Unfaced fiberglass. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches (406 mm) measured vertically. When piping, conduit or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction.

717.2.1.3 Loose-fill insulation material. Loose-fill insulation material, insulating foam sealants and caulk materials shall not be used as a fireblock unless specifically tested, in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases.

In addition, ***Section 703.1.1 – Fireblocking and Draftstopping*** of the ***2009 International Fire Code*** states: Required fireblocking and draftstopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

If you need any additional information please do not hesitate to call me.

Sincerely,

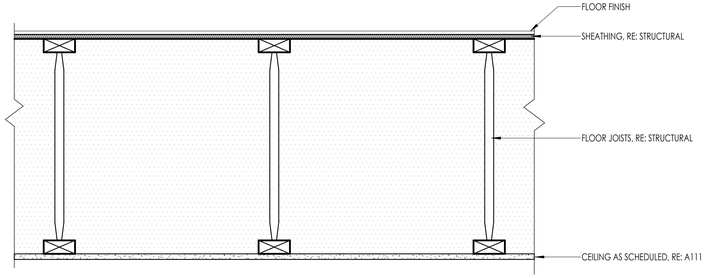
Elyse Inglese
Technical Marketing Manager
CertainTeed Insulation Group | Direct: 610-893-5367
Elyse.inglese@saint-gobain.com

*CertainTeed's OPTIMA and InsulSafe SP loose-fill insulations have been evaluated for Fireblocking Properties using Modified ASTM E119-05a, Fire Tests of Building Construction and Materials.

"Technical Services recommendations are provided solely for the information of the project designer, architect, engineer or contractor. It is the responsibility of the project designer, architect, engineer and/or contractor to check local code requirements - prior to installation of any CertainTeed product - to assure suitability and code compliance of any design or recommendation described above. CertainTeed is not responsible for applications that do not meet jurisdictional code requirements."

SAINT-GOBAIN
CertainTeed Corporation
20 Moores Road • Malvern, PA 19355 - USA • Tel: (610) 893-6000 www.certainteed.com

F2	-
-	



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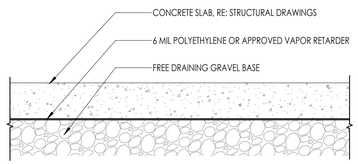

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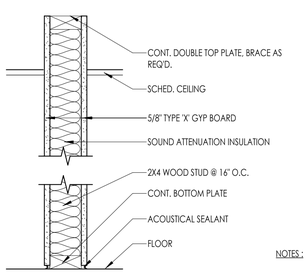
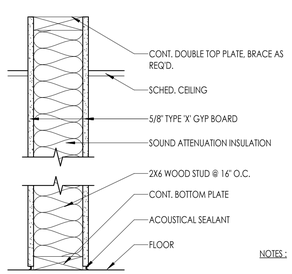


NOTES :

HEIGHT : EXTEND 6" ABOVE FINISHED CEILING
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

WALL TYPE: W4A



NOTES :

HEIGHT : EXTEND 6" ABOVE FINISHED CEILING
RATING :
TESTING # :
SCALE: 1 1/2" = 1'-0"

WALL TYPE: W6A

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PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	REV. DESCRIPTION	DATE

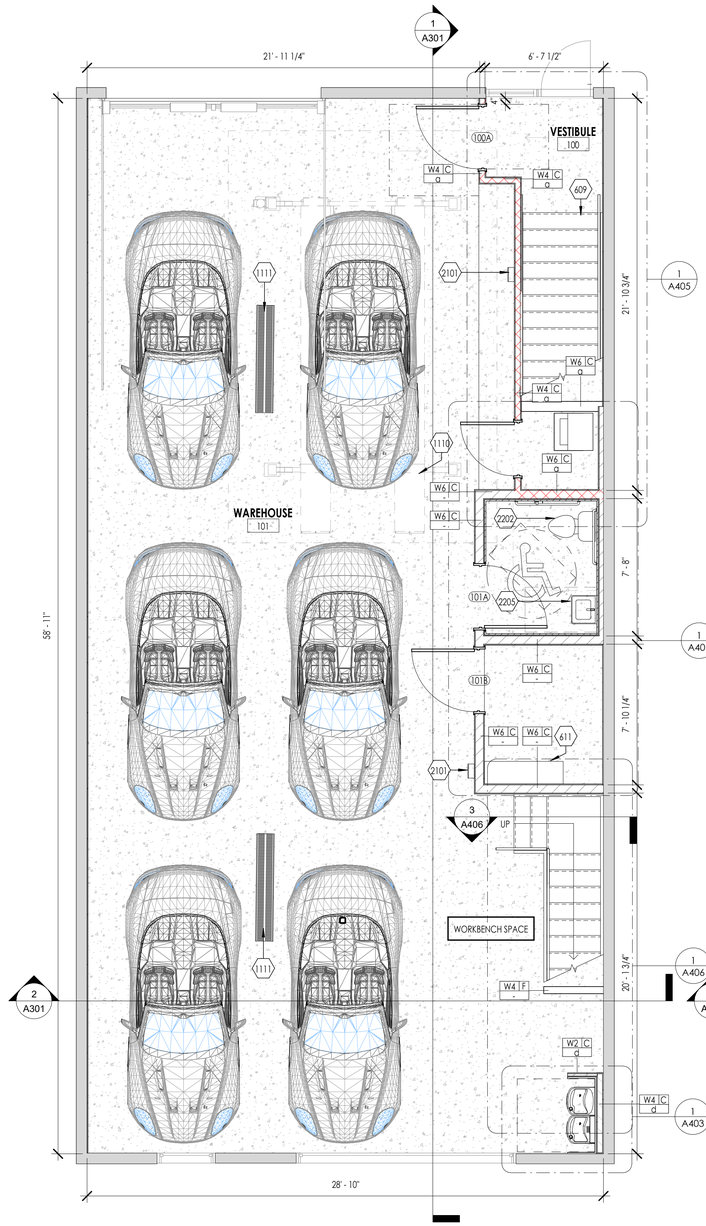
#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
23.140

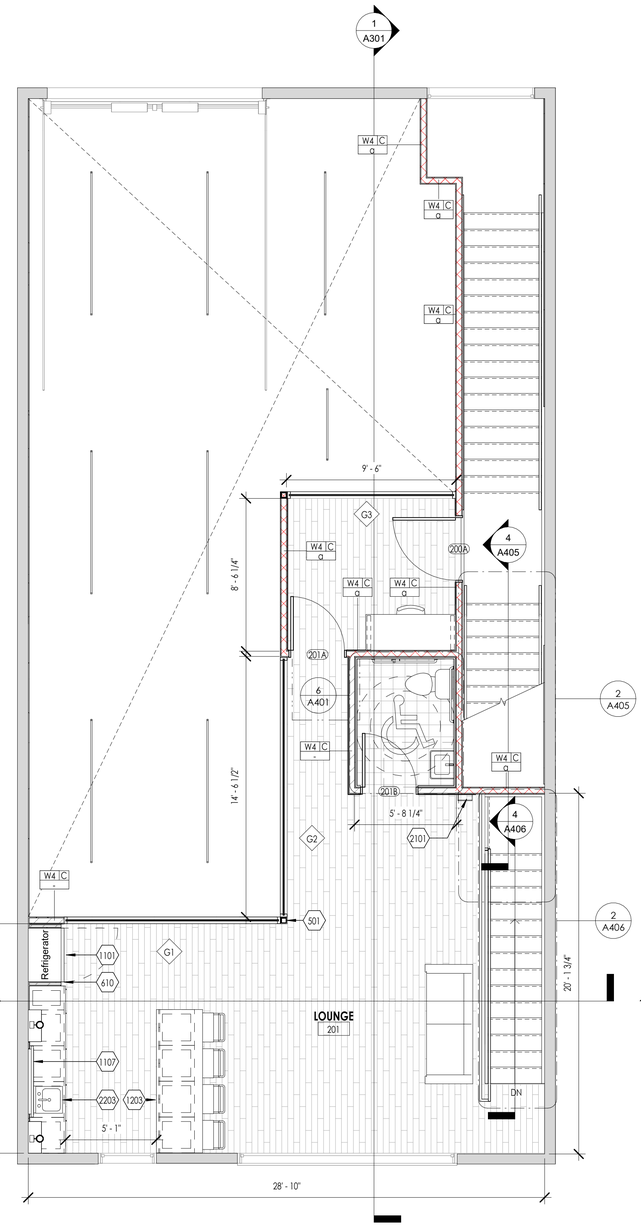
DWN BY / CHK BY
Author

TITLE
ASSEMBLY TYPES

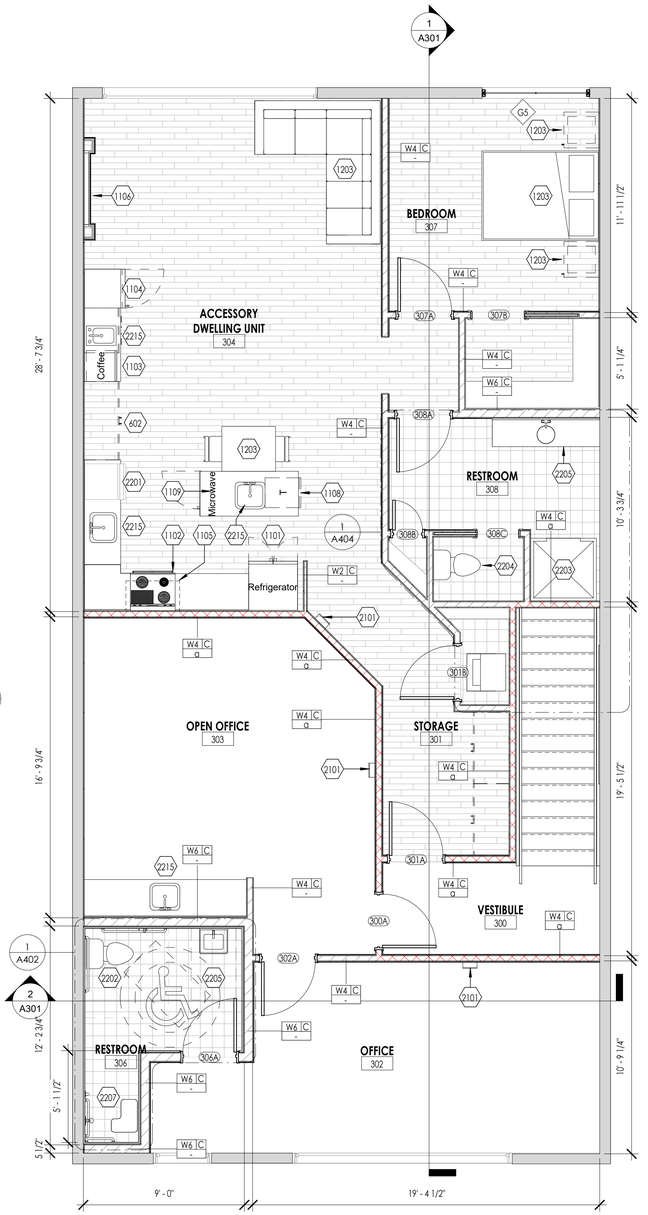
24X36 SHEET #
G110



1 A101 LEVEL 1 - FLOOR PLAN
1/4" = 1'-0"



2 A101 LOFT LEVEL - FLOOR PLAN
1/4" = 1'-0"



3 A101 LEVEL 2 - FLOOR PLAN
1/4" = 1'-0"

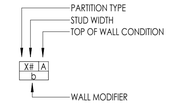
GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.

WALL LEGEND

	EXISTING WALL
	NEW STUD WALL
	NEW FIRE RATED WALL
	WALL TO BE DEMOLISHED

WALL TAG LEGEND



STUD WIDTH

#	METAL STUD WIDTH	WOOD STUD WIDTH
1	1 5/8"	
2	2 1/2"	1 1/2"
4	3 5/8"	3 1/2"
6	6"	5 1/2"
8	8"	7 1/4"
10	10"	9 1/4"
12	12"	11 1/4"

TOP OF WALL CONDITION

ALL WALL ASSEMBLIES EXTENDED TO DECK, UNLESS NOTED OTHERWISE - SEE WALL TYPES ON G110

A	PARTITION EXTENDS TO B.O. STRUCTURE
B	PARTITION EXTENDS MIN. 6" ABOVE CEILING GRID
C	PARTITION EXTENDS TO B.O. CEILING
D	PARTITION EXTENDS LOWER THAN CEILING, REFER TO WALL DETAIL FOR EXACT HEIGHT
E	2'-0" ABOVE FINISHED FLOOR
F	PARTITION EXTENDS TO BOTTOM OF STAIR
G	3'-6" ABOVE FINISHED FLOOR

PARTITION MODIFIER

ALL WALLS ARE TO HAVE THE FOLLOWING INCLUDED UNLESS NOTED OTHERWISE:

- 5/8" GYPSUM BOARD ON FINISH SIDE
- LEVEL 4 SMOOTH FINISH
- 90 DEGREE CORNER BEAD
- SOUND ATTENUATION WITH MINERAL WOOL
- FIRE BLOCKING PER IBC 718.2
- 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL WET WALLS

a.	FIRE RATED WALL
b.	SHEATHING
c.	RC CHANNEL
d.	WALL INCLUDES AN ADDED 1" OF TILE ON INSIDE FINISH AT 5' A.F.F.

KEYNOTE LEGEND

501	HSS 4X4, SEE STRUCTURAL DRAWINGS
602	PANTRY CABINET
609	WOODEN STAIR TREADS, SQUARED EDGE
610	FRAME CASEWORK AROUND FRIDGE TO CREATE A CABINET ENCLOSED FRIDGE
611	PLATFORM, 18" MIN A.F.F.
1101	REFRIGERATOR, PROVIDE POWER AND WATER
1102	STOVE
1103	COFFEE MAKER
1104	WINE COOLER
1105	OVERHEAD HOOD
1106	FIREPLACE
1107	TV
1108	TRASH COMPACTOR
1109	MICROWAVE
1110	VEHICLE LIFT, ROTARY
1111	TRENCH FLOOR DRAIN, RE: PLUMBING DRAWINGS
1203	FURNITURE PROVIDED BY TENANT, CONTRACTOR TO COORDINATE W/ TENANT
2101	RECESSED FIRE EXTINGUISHER
2201	DISHWASHER
2202	ADA COMPLIANT TANK TYPE TOILET, SEE PLUMBING DRAWINGS
2203	STALL SHOWER
2204	TANK TYPE TOILET
2205	BATHROOM SINK
2207	ADA COMPLIANT SHOWER SYSTEM
2215	KITCHEN SINK

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PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

PROJECT NO.
23.140

DWN BY / CHK BY
NC/

TITLE
MAIN LEVEL - PLAN

24X36 SHEET #
A101

RCP LEGEND

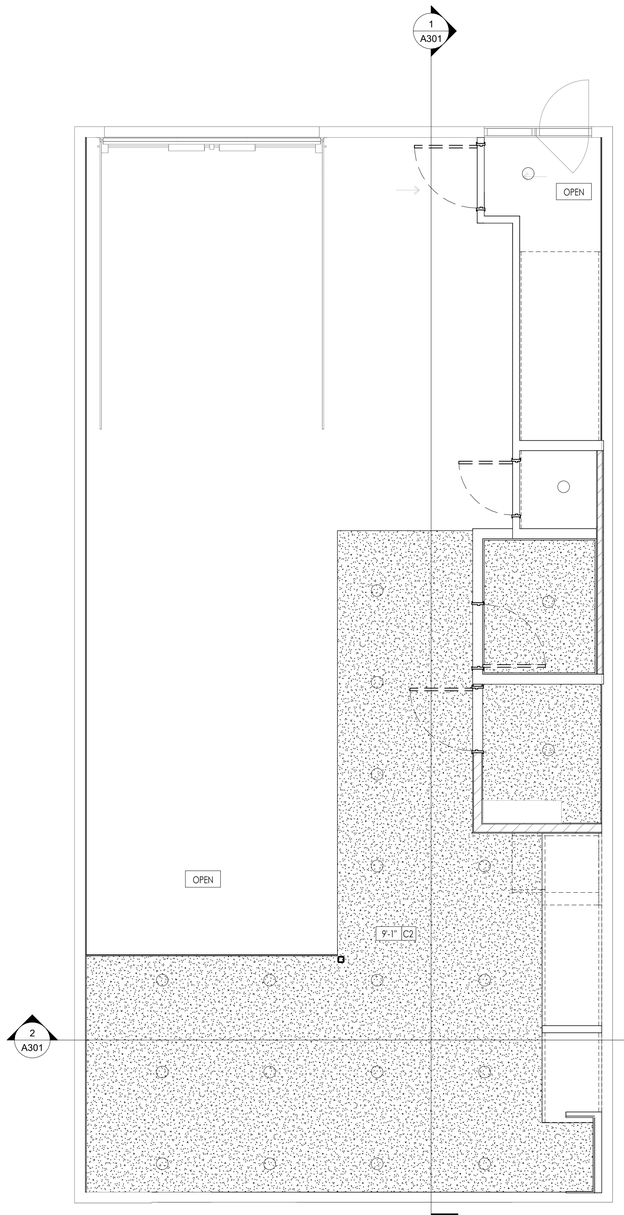
MARK	MATERIAL	MANUFACTURER	SERIES/MODEL	FINISH	NOTES
C-1	ACT			ACT-1	2'-0" X 2'-0" ACOUSTICAL LAY-IN CEILING
C-2	GYPSUM BD.			WF-	5/8" TYPE 'X' GYPSUM BOARD ON 3 5/8" METAL STUDS
C-3	2 -LAYER GYPSUM BD.				(2 LAYERS) 5/8" TYPE 'X' GYPSUM BOARD ON 3 5/8" METAL STUDS

RCP NOTES:

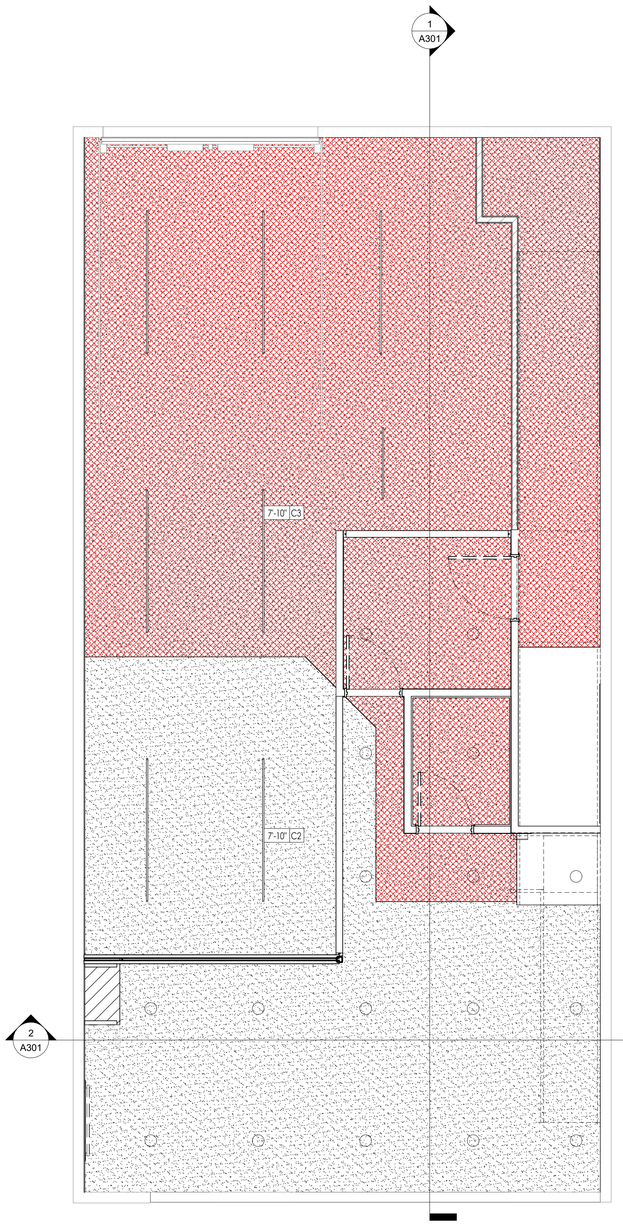
1. ALL SWITCHING TO BE IN ACCORDANCE WITH STATE ENERGY CODES.
2. PROVIDE EMERGENCY PATHWAY LIGHTING PER CODE REQUIREMENTS.
3. REFER TO ELECTRICAL PLANS FOR ALL SWITCHING LOCATIONS & OUTLETS.
4. SEE TYPICAL SUSPENDED CEILING DETAIL SHEET A501.
5. ALL SUSPENDED ACOUSTICAL CEILING GRID LARGER THAN 2500 FT2 TO USE ARMSTRONG; SJCG SEISMIC EXPANSION JOINT SYSTEM AS REQUIRED PER CISCA STANDARDS. VERIFY COMPLIANCE BY LOCAL BUILDING AUTHORITIES BEFORE USE.
6. PROVIDE FIRE ALARM & NOTIFICATION SYSTEM PER STATE, COUNTY & LOCAL REQUIREMENTS.
7. PROVIDE EMERGENCY LIGHTING PER PLAN & CODE REQUIREMENTS.
8. SUBMIT PROPOSED HORN/STROBE LOCATIONS TO OWNER FOR APPROVAL PRIOR TO SUBMITTAL FOR PERMIT.
9. COORDINATE RELOCATE EXISTING SPRINKLERS PER NEW CEILING PLAN.
10. ALL FIRE SPRINKLER HEADS THAT EXTEND TO A CLOUD THAT IS SUSPENDED FROM A CEILING ABOVE HAVE THE SUPPLY PIPPING HIDDEN FROM VIEW.

10'-0" | C1
- CEILING TYPE INDICATOR
- CEILING HEIGHT INDICATOR

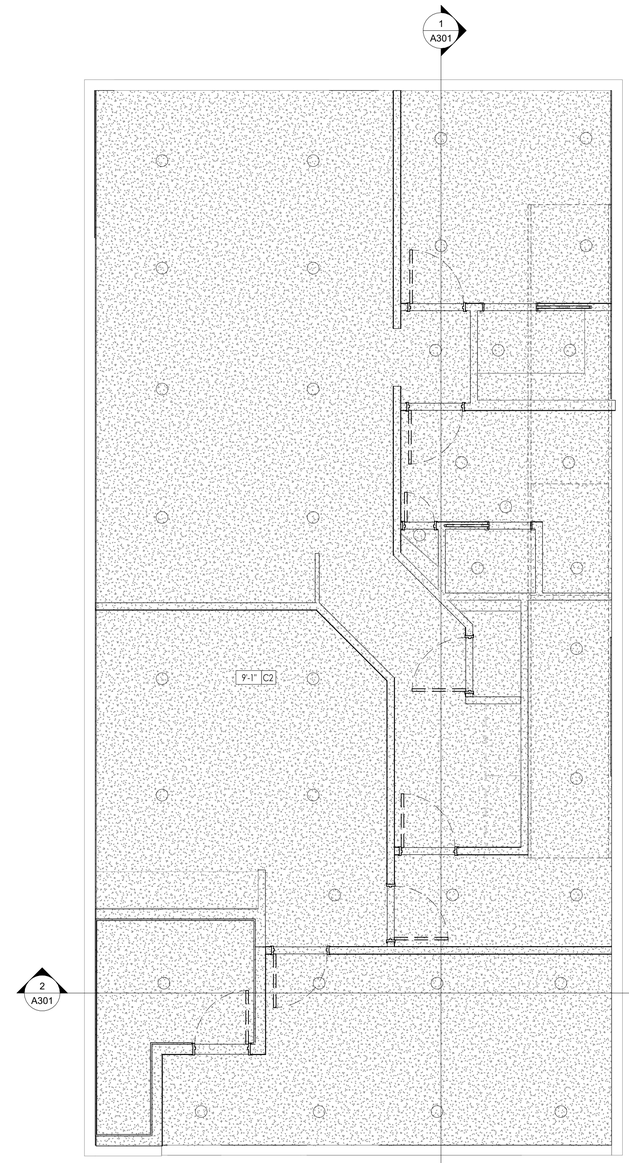
KEYNOTE LEGEND



1 A111 LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"



3 A111 LOFT LEVEL - REFLECTED CEILING PLAN
1/4" = 1'-0"



2 A111 LEVEL 2 - REFLECTED CEILING PLAN
1/4" = 1'-0"

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#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
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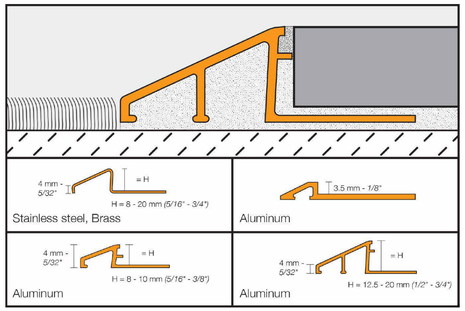
Author

TITLE
CEILING PLAN

24X36 SHEET #
A111



4 / A121 SHLUTER STRIP DETAIL
1/2" = 1'-0"

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

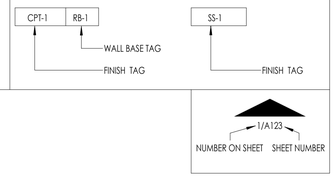
FINISH MATERIAL LEGEND

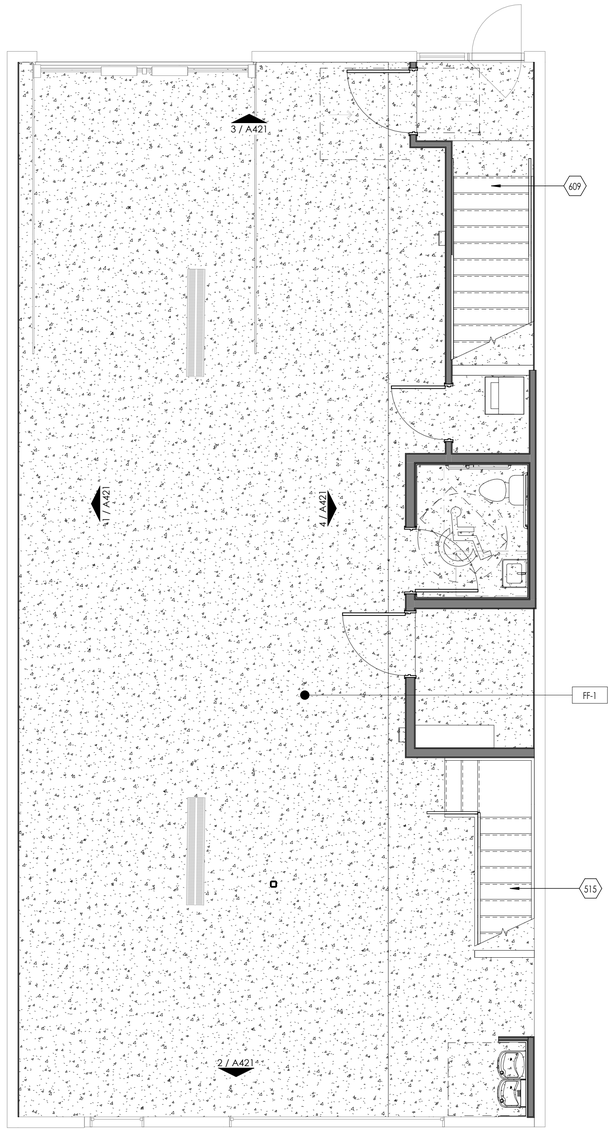
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

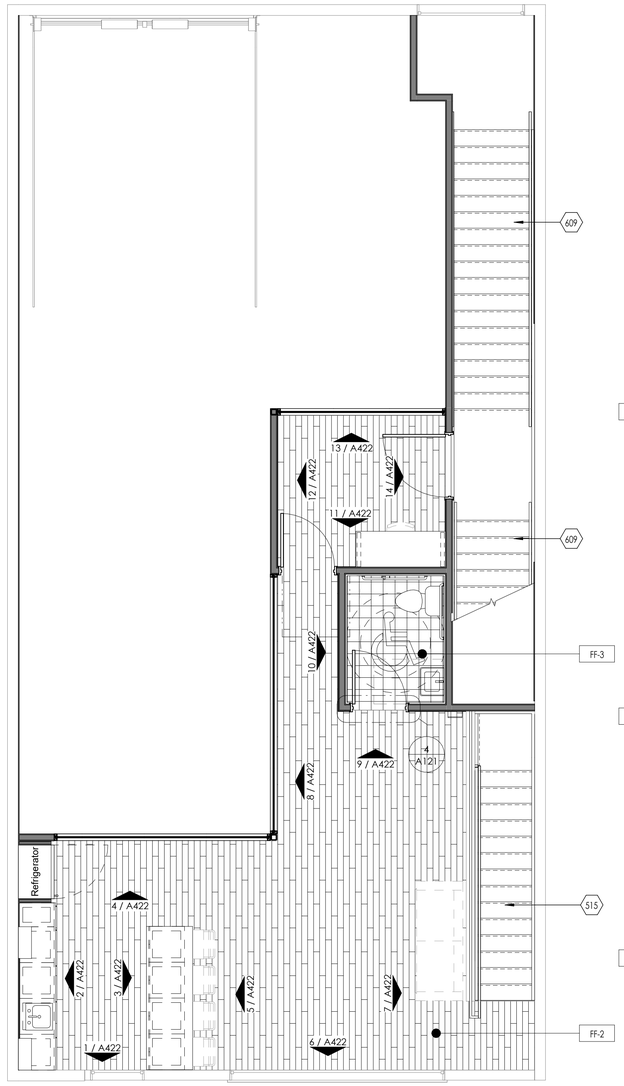
1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
3. TILE CONTROL JOINTS SHALL BE USED IN CONCRETE SLAB SUBSTRATE - 8'-12' IN EACH DIRECTION. JOINT WIDTHS SHALL BE MIN. 1/4" UNLESS OTHERWISE NOTED.

FINISH DESCRIPTION:

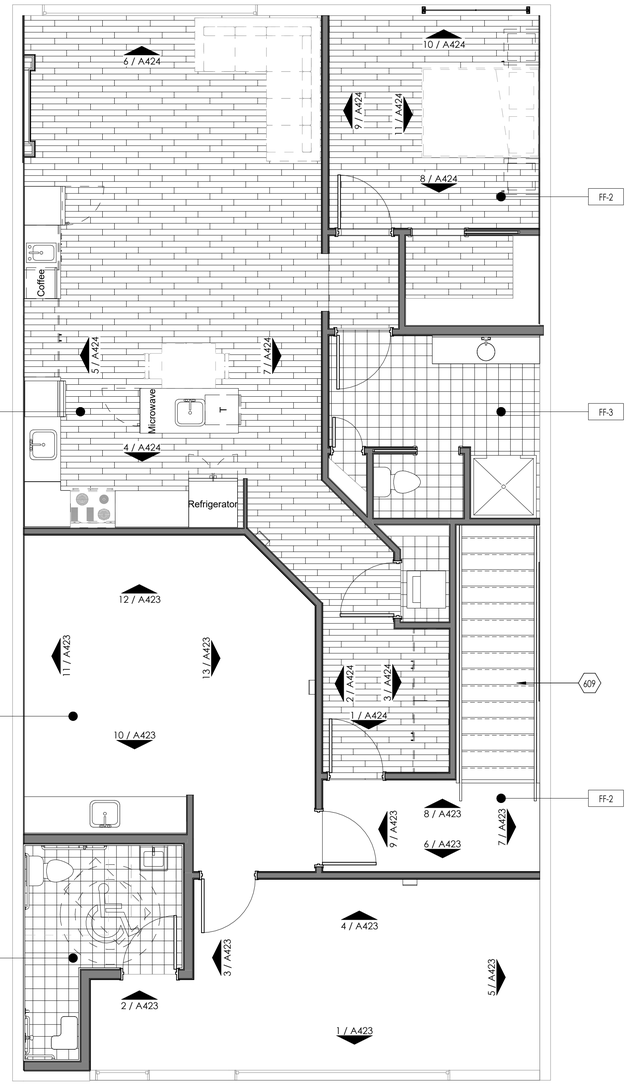




1 / A121 LEVEL 1 - FINISH FLOOR PLAN
1/4" = 1'-0"



2 / A121 LOFT LEVEL - FINISH FLOOR PLAN
1/4" = 1'-0"



3 / A121 LEVEL 3 - FINISH FLOOR PLAN
1/4" = 1'-0"

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4158 N. FORESTDALE DR.
PARK CITY, UT

#	ISSUE DESCRIPTION	ISS. DATE
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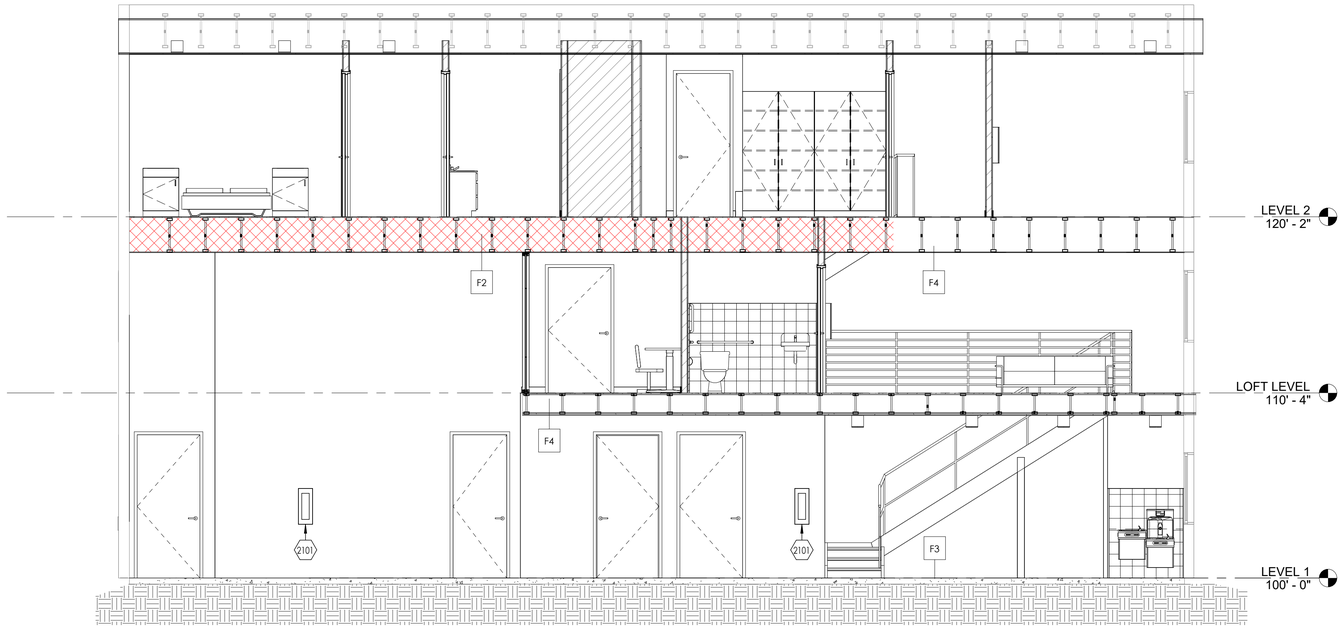
PROJECT NO.
23.140

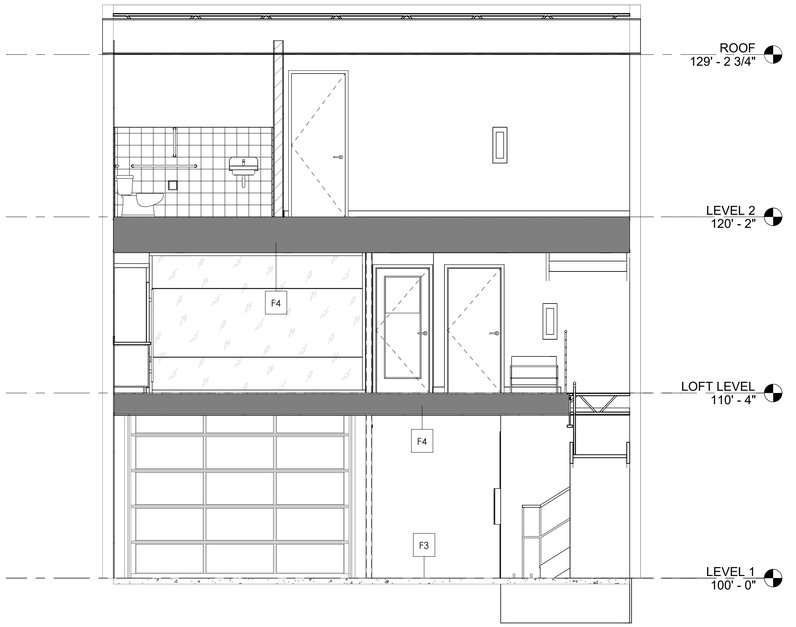
DWN BY / CHK BY
Author

TITLE
FINISH FLOOR PLAN

24X36 SHEET #
A121



1 A301 BUILDING SECTION
1/4" = 1'-0"



2 A301 BUILDING SECTION
1/4" = 1'-0"

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PARK CITY, UT

#	REV. DESCRIPTION	DATE

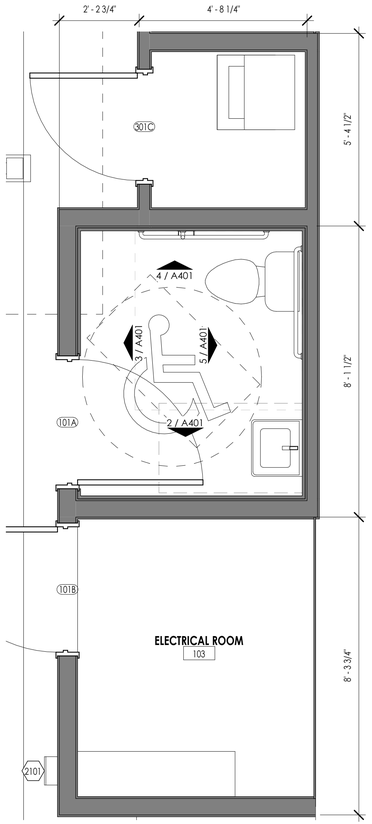
#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
23.140

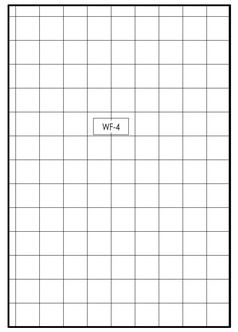
DWN BY / CHK BY
Author

TITLE
BUILDING SECTIONS

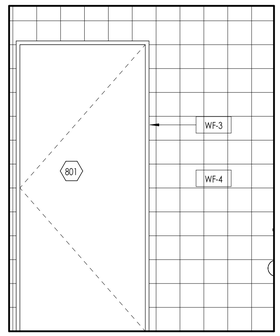
24X36 SHEET #
A301



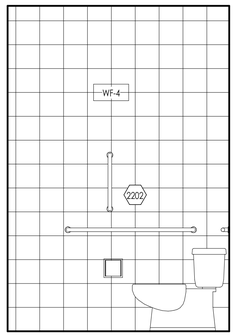
1 A401 LEVEL 1 - ENLARGED PLAN - RESTROOM
1/2" = 1'-0"



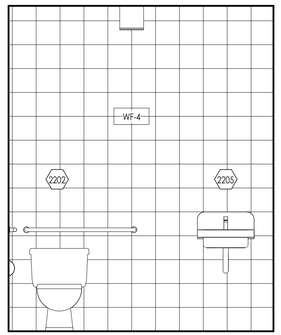
2 A401 LEVEL 1 - INTERIOR ELEVATION - RESTROOM - SOUTH WALL
1/2" = 1'-0"



3 A401 LEVEL 1 - INTERIOR ELEVATION - RESTROOM - WEST WALL
1/2" = 1'-0"



4 A401 LEVEL 1 - INTERIOR ELEVATION - RESTROOM - NORTH WALL
1/2" = 1'-0"



5 A401 LEVEL 1 - INTERIOR ELEVATION - RESTROOM - EAST WALL
1/2" = 1'-0"

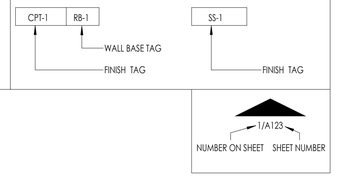
FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
3. TILE CONTROL JOINTS SHALL BE USED IN CONCRETE SLAB SUBSTRATE - 8'-12' IN EACH DIRECTION. JOINT WIDTHS SHALL BE MIN. 1/4" UNLESS OTHERWISE NOTED.

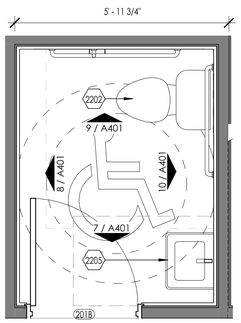
FINISH DESCRIPTION:



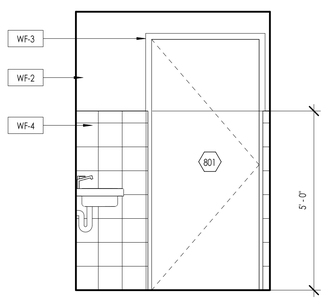
KEYNOTE LEGEND	
801	DOOR AS SCHEDULED
2101	RECESSED FIRE EXTINGUISHER
2202	ADA COMPLIANT TANK TYPE TOILET, SEE PLUMBING DRAWINGS
2205	BATHROOM SINK

GENERAL NOTES- FLOOR PLAN

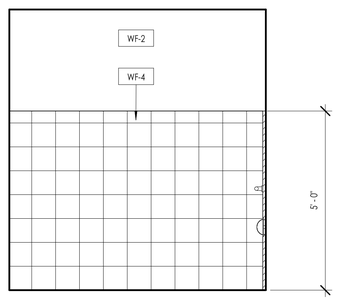
1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C. FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.



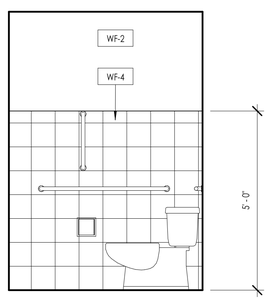
6 A401 LEVEL 2 - ENLARGED PLAN - RESTROOM 203
1/2" = 1'-0"



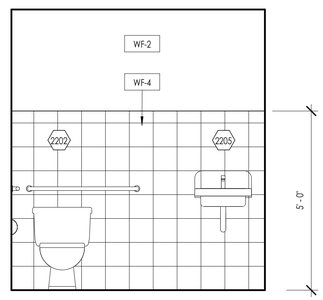
7 A401 LEVEL 2 - INTERIOR ELEVATION - RESTROOM 203 - SOUTH WALL
1/2" = 1'-0"



8 A401 LEVEL 2 - INTERIOR ELEVATION - RESTROOM 203 - WEST WALL
1/2" = 1'-0"



9 A401 LEVEL 2 - INTERIOR ELEVATION - RESTROOM 203 - NORTH WALL
1/2" = 1'-0"



10 A401 LEVEL 2 - INTERIOR ELEVATION - RESTROOM 203 - EAST WALL
1/2" = 1'-0"

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PARK CITY, UT

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#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
23.140

DWN BY / CHK BY
Author

TITLE
PLANS - ENLARGED

24X36 SHEET #
A401

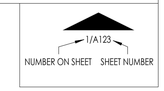
FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
3. TILE CONTROL JOINTS SHALL BE USED IN CONCRETE SLAB SUBSTRATE - 8'-12' IN EACH DIRECTION. JOINT WIDTHS SHALL BE MIN. 1/4" UNLESS OTHERWISE NOTED.

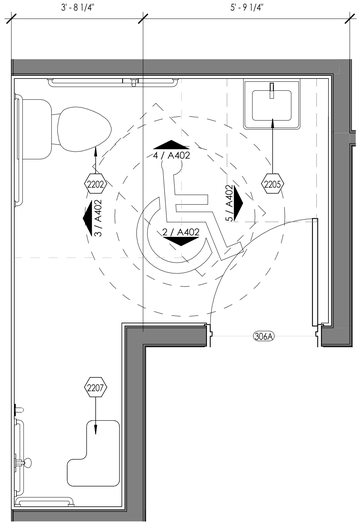
FINISH DESCRIPTION:



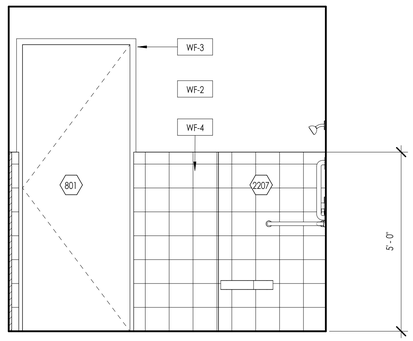
KEYNOTE LEGEND	
801	DOOR AS SCHEDULED
2202	ADA COMPLIANT TANK TYPE TOILET, SEE PLUMBING DRAWINGS
2205	BATHROOM SINK
2207	ADA COMPLIANT SHOWER SYSTEM

GENERAL NOTES- FLOOR PLAN

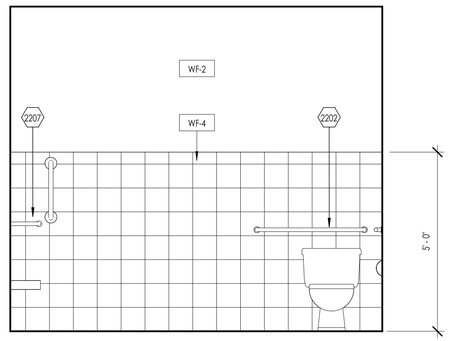
1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C., FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.



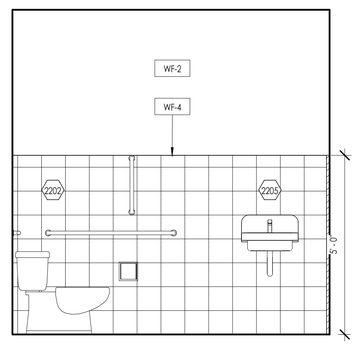
1 / A402 LEVEL 3 - ENLARGED PLAN - RESTROOM 306
1/2" = 1'-0"



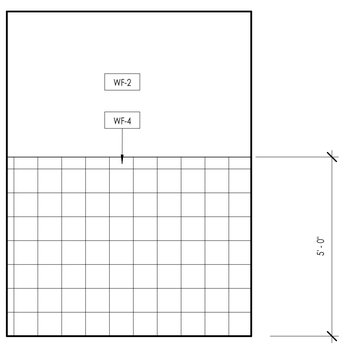
2 / A402 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 306 - SOUTH WALL
1/2" = 1'-0"



3 / A402 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 306 - WEST WALL
1/2" = 1'-0"



4 / A402 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 306 - NORTH WALL
1/2" = 1'-0"



5 / A402 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 306 - EAST WALL
1/2" = 1'-0"

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PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	ISSUE DESCRIPTION	ISS. DATE

#	REV. DESCRIPTION	DATE

PROJECT NO.
23.140

DWN BY / CHK BY
Author

TITLE
PLANS - ENLARGED

24X36 SHEET #
A402

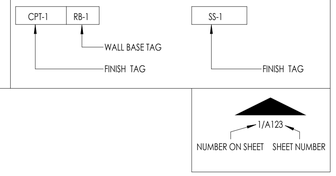
FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

FINISH MATERIAL LEGEND					
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
3. TILE CONTROL JOINTS SHALL BE USED IN CONCRETE SLAB SUBSTRATE - 8'-12' IN EACH DIRECTION. JOINT WIDTHS SHALL BE MIN. 1/4" UNLESS OTHERWISE NOTED.

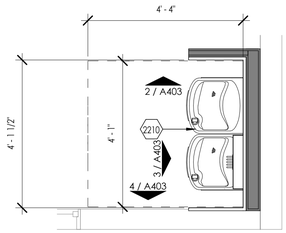
FINISH DESCRIPTION:



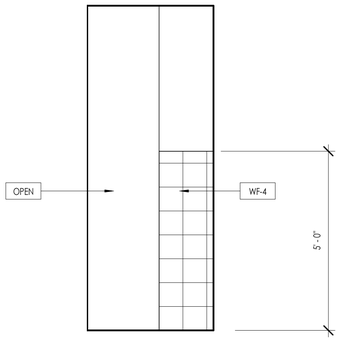
KEYNOTE LEGEND	
2210	DRINKING FOUNTAIN WITH BOTTLE FILLER, SEE PLUMBING DRAWINGS

GENERAL NOTES- FLOOR PLAN

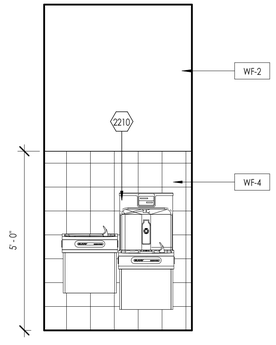
1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
4. FURNITURE, N.I.C., FOR ILLUSTRATION ONLY
5. ANY WALLS OR WINDOWS NOT LABELED ARE EXISTING
6. ALL DIMENSIONS TO BE V.I.F.
7. ALL ROUGH OPENINGS TO BE VERIFIED IN FIELD.
8. MILLWORK COLOR AND STYLE TO BE DETERMINED BY OWNER COUNTERTOP AT 34" A.F.F.
9. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD ON ALL PLUMBED WET WALLS.
10. ALL INTERIOR DRYWALLTO RECEIVE LEVEL 4 SMOOTH FINISH WITH 90 SQUARE CORNERS.
11. PROVIDE WALL BLOCKING AS REQUIRED FOR WALL MOUNTED FIXTURES AND ACCESSORIES.



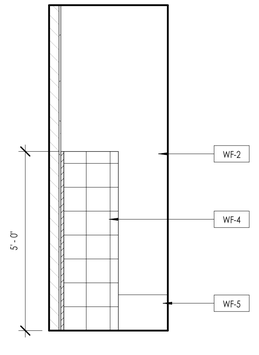
1 A403 W-LEVEL 1 - Callout 4
1/2" = 1'-0"



2 A403 LEVEL 1 - INTERIOR ELEVATION - WATER FOUNTAIN - NORTH WALL
1/2" = 1'-0"



3 A403 LEVEL 1 - INTERIOR ELEVATION - WATER FOUNTAIN - EAST WALL
1/2" = 1'-0"



4 A403 LEVEL 1 - INTERIOR ELEVATION - WATER FOUNTAIN - SOUTH WALL
1/2" = 1'-0"

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4158 N. FORESTDALE DR.
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TITLE
PLANS - ENLARGED

24X36 SHEET #
A403

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

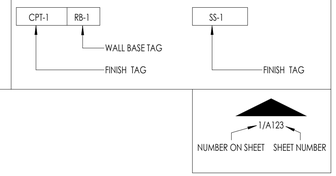
FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
3. TILE CONTROL JOINTS SHALL BE USED IN CONCRETE SLAB SUBSTRATE - 8'-12' IN EACH DIRECTION. JOINT WIDTHS SHALL BE MIN. 1/4" UNLESS OTHERWISE NOTED.

FINISH DESCRIPTION:



KEYNOTE LEGEND

801	DOOR AS SCHEDULED
2203	STALL SHOWER
2204	TANK TYPE TOILET
2205	BATHROOM SINK

GENERAL NOTES- FLOOR PLAN

1. REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOTION
2. FIELD VERIFY EXISTING WALL DIMENSIONS. THE EXACT MEASUREMENTS MAY VARY
3. DIMENSIONS ARE TO FACE OF STUD, FINISH FACE OF EXISTING WALLS, U.N.O.
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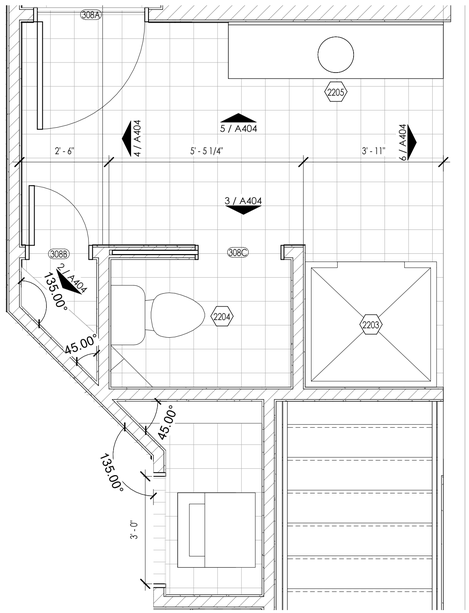
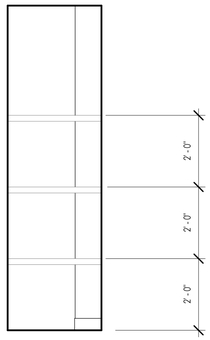
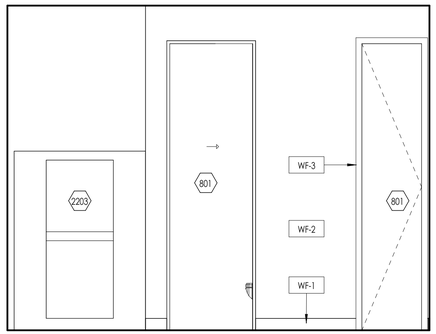


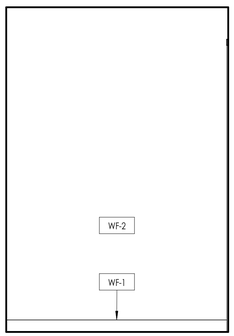
1 / A404 LEVEL 3 -ENLARGED PLAN - RESTROOM 308
1/2" = 1'-0"



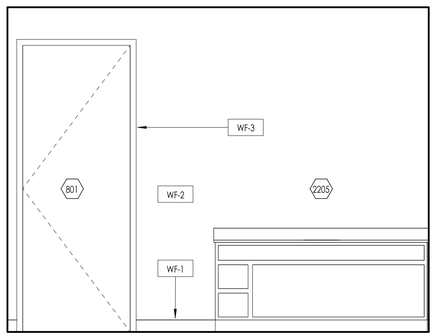
2 / A404 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 308 - CLOSET
1/2" = 1'-0"



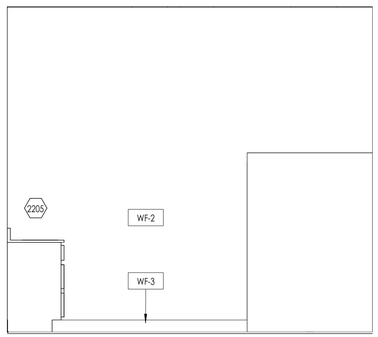
3 / A404 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 308 - SOUTH WALL
1/2" = 1'-0"



4 / A404 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 308 - WEST WALL
1/2" = 1'-0"



5 / A404 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 308 - NORTH WALL
1/2" = 1'-0"



6 / A404 LEVEL 3 - INTERIOR ELEVATION - RESTROOM 308 - EAST WALL
1/2" = 1'-0"

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PARK CITY, UT

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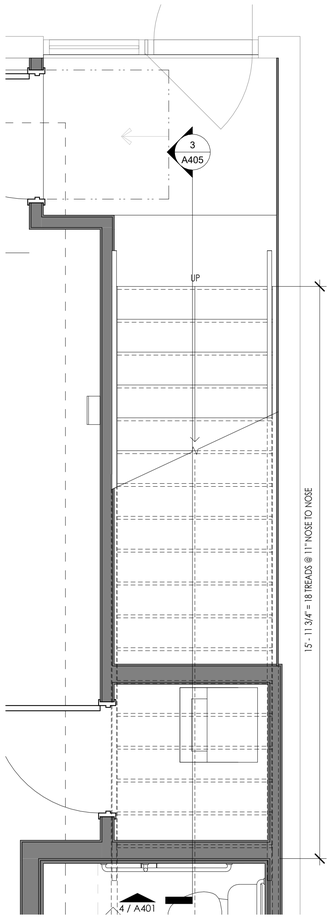
TITLE

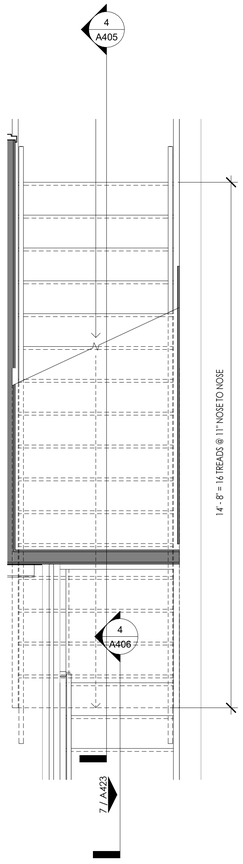
PLANS - ENLARGED

24X36 SHEET #

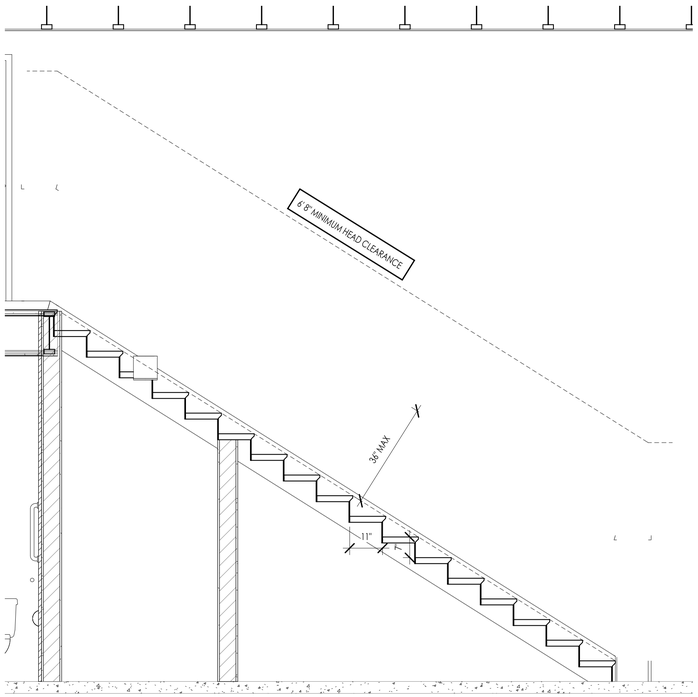
A404



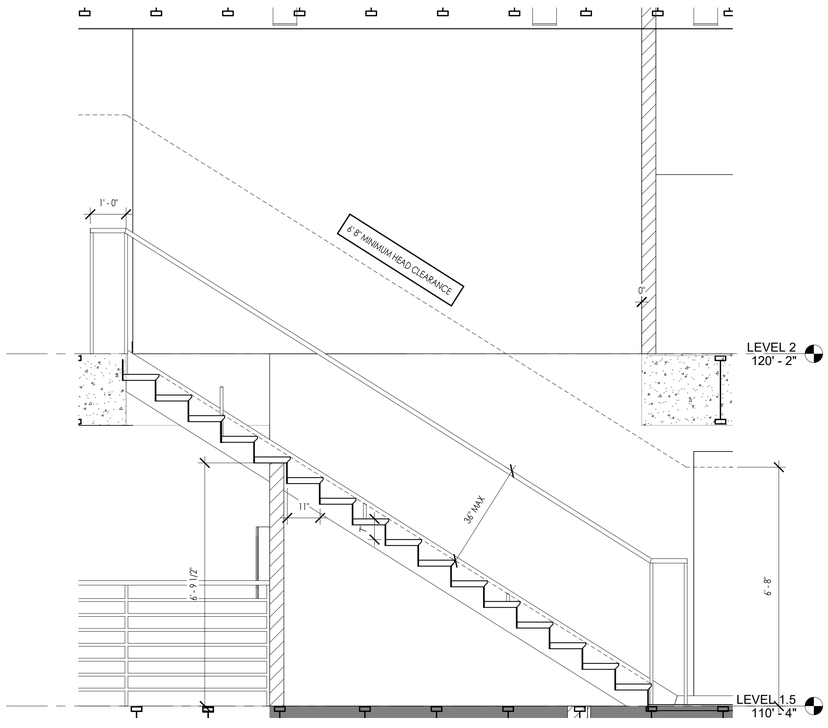
1 A405 ENLARGED PLAN - NORTH STAIRS - LEVEL 1
1/2" = 1'-0"



2 A405 ENLARGED PLAN - NORTH STAIRS - LOFT LEVEL
1/2" = 1'-0"



3 A405 Section 3
1/2" = 1'-0"



4 A405 Section 4
1/2" = 1'-0"

KEYNOTE LEGEND

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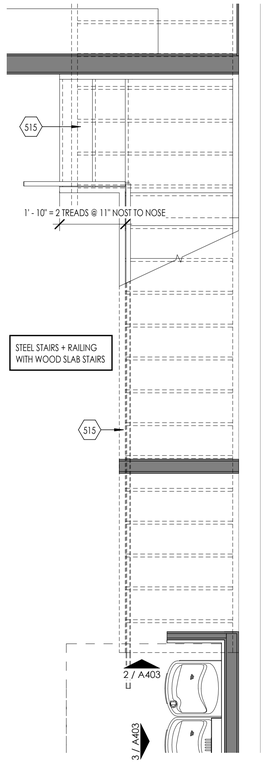
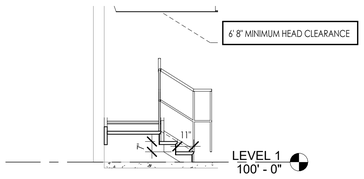
TITLE
PLANS - ENLARGED STAIRS

24X36 SHEET #
A405

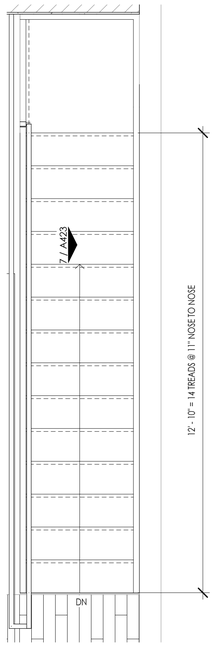
KEYNOTE LEGEND	
515	STEEL STAIR + RAILING SYSTEM W/ WOOD SLAB STAIRS



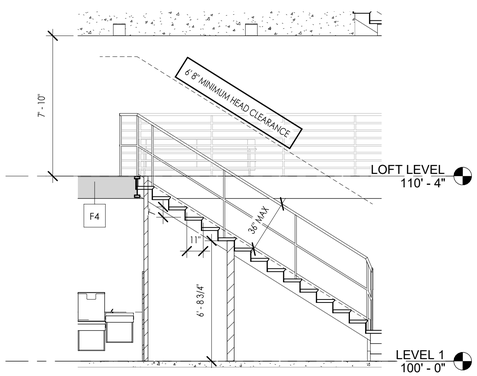
1 A406 ENLARGED PLAN - SOUTH STAIRS - LEVEL 1
1/2" = 1'-0"



3 A406 Section 5
1/4" = 1'-0"



2 A406 ENLARGED PLAN - SOUTH STAIRS - LOFT LEVEL
1/2" = 1'-0"



4 A406 Section 6
1/4" = 1'-0"

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TITLE
PLANS - ENLARGED STAIRS

24X36 SHEET #
A406

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

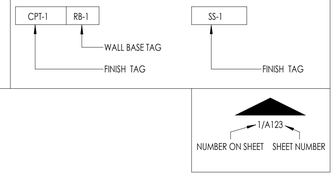
FINISH MATERIAL LEGEND

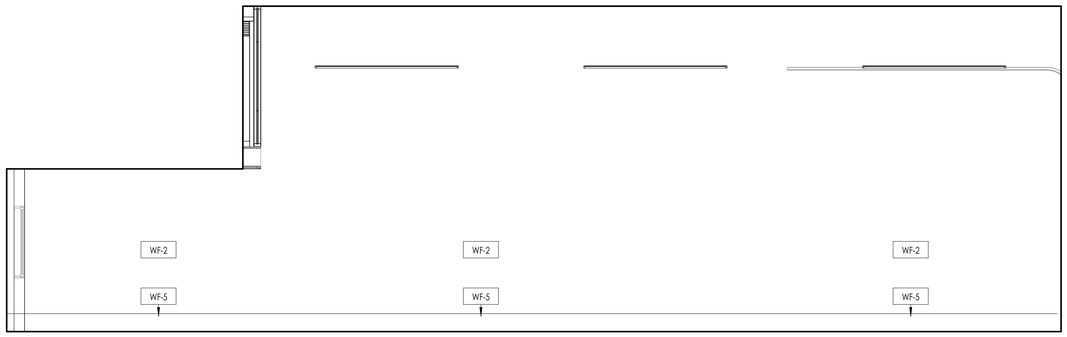
MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

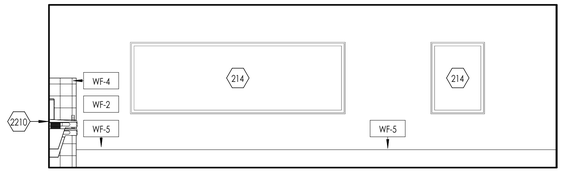
1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
3. TILE CONTROL JOINTS SHALL BE USED IN CONCRETE SLAB SUBSTRATE - 8'-12' IN EACH DIRECTION. JOINT WIDTHS SHALL BE MIN. 1/4" UNLESS OTHERWISE NOTED.

FINISH DESCRIPTION:





1 / A421 LEVEL 1 - INTERIOR ELEVATION - WEST WALL
1/4" = 1'-0"



2 / A421 LEVEL 1 - INTERIOR ELEVATION - SOUTH WALL
1/4" = 1'-0"

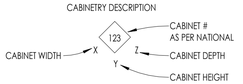
KEYNOTE LEGEND

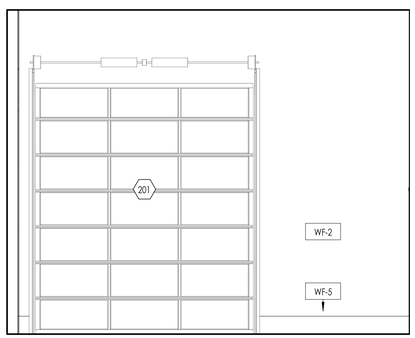
201	EXISTING DOOR, TO REMAIN
214	EXISTING GLAZING
801	DOOR AS SCHEDULED
2101	RECESSED FIRE EXTINGUISHER
2210	DRINKING FOUNTAIN WITH BOTTLE FILLER, SEE PLUMBING DRAWINGS

GENERAL NOTES - INTERIOR ELEVATIONS

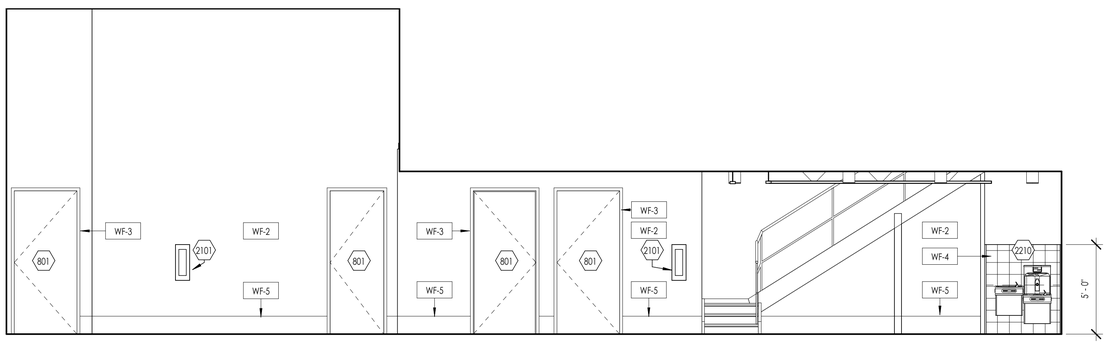
1. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
2. FOR DOOR/WINDOW HEAD AND JAMB DETAILS SEE DOOR & WINDOW TYPES.
3. SEE ROOM FINISH SCHEDULE FOR FINISHES NOT SPECIFICALLY CALLED OUT.
4. ALL AREAS ARE ALLOWED TO HAVE CABINETRY BENEATH VANITY SINKS, KITCHEN SINKS AND WORK SURFACES PROVIDED THE FOLLOWING:
5. A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.
   B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.
   C. THE WALLS BEHIND AND SURROUNDING SUCH CABINETRY ARE FINISHED.
6. RESTROOMS TO HAVE TOILET PAPER DISPENSER, PAPER TOWEL DISPENSER, SOAP DISPENSER, & SANITARY KNAPKIN DISPOSAL IN WOMEN'S AND UNISEX RESTROOMS
7. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY WITH ANY DISCREPANCIES IN THE PLANS.

CABINETRY DESCRIPTION





3 / A421 LEVEL 1 - INTERIOR ELEVATION - NORTH WALL
1/4" = 1'-0"



4 / A421 LEVEL 1 - INTERIOR ELEVATION - EAST WALL
1/4" = 1'-0"

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DWN BY / CHK BY
Author

TITLE
INTERIOR ELEVATIONS

24X36 SHEET #
A421

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

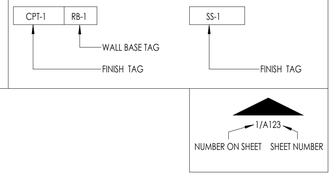
FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

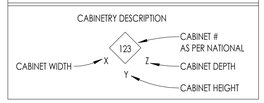
1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
3. TILE CONTROL JOINTS SHALL BE USED IN CONCRETE SLAB SUBSTRATE - 8'-12' IN EACH DIRECTION. JOINT WIDTHS SHALL BE MIN. 1/4" UNLESS OTHERWISE NOTED.

FINISH DESCRIPTION:



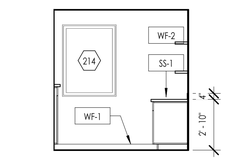
GENERAL NOTES - INTERIOR ELEVATIONS

1. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS.
2. FOR DOOR/WINDOW HEAD AND JAMB DETAILS SEE DOOR & WINDOW TYPES.
3. SEE ROOM FINISH SCHEDULE FOR FINISHES NOT SPECIFICALLY CALLED OUT.
4. ALL AREAS ARE ALLOWED TO HAVE CABINETRY BENEATH VANITY SINKS, KITCHEN SINKS AND WORK SURFACES PROVIDED THE FOLLOWING:
   A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.
   B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.
   C. THE WALLS BEHIND AND SURROUNDING SUCH CABINETRY ARE FINISHED.
5. RESTROOMS TO HAVE TOILET PAPER DISPENSER, PAPER TOWEL DISPENSER, SOAP DISPENSER, & SANITARY KNAPKIN DISPOSAL IN WOMEN'S AND UNISEX RESTROOMS
6. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY WITH ANY DISCREPANCIES IN THE PLANS.

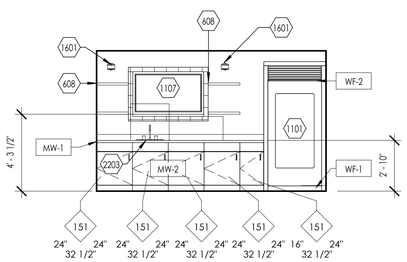


KEYNOTE LEGEND

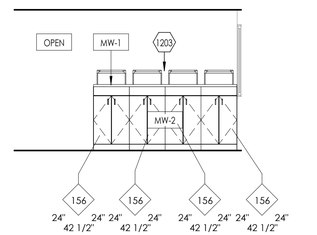
214	EXISTING GLAZING
608	WOODEN FLOATING WALL SHELF
801	DOOR AS SCHEDULED
809	GLAZING AS SCHEDULED
1101	REFRIGERATOR, PROVIDE POWER AND WATER
1107	TV
1203	FURNITURE PROVIDED BY TENANT, CONTRACTOR TO COORDINATE W/ TENANT
1601	SCONCE LIGHT, SEE ELECTRICAL DRAWINGS
2101	RECESSED FIRE EXTINGUISHER
2203	STALL SHOWER



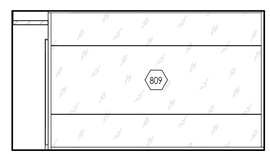
1 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - SOUTH WALL 2
1/4" = 1'-0"



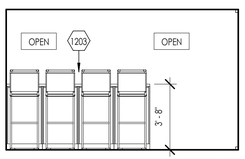
2 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - WEST WALL 1
1/4" = 1'-0"



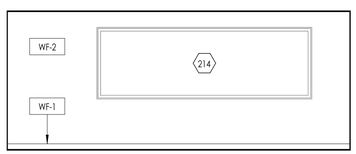
3 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - BAR COUNTER - WEST
1/4" = 1'-0"



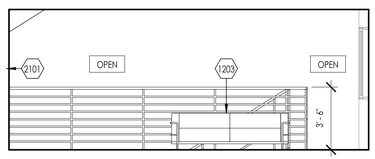
4 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - NORTH WALL 1
1/4" = 1'-0"



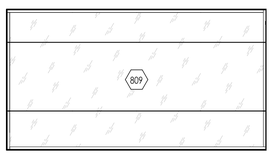
5 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - BAR COUNTER - EAST
1/4" = 1'-0"



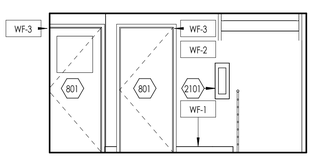
6 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - SOUTH WALL 2
1/4" = 1'-0"



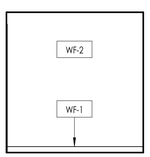
7 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - EAST WALL 1
1/4" = 1'-0"



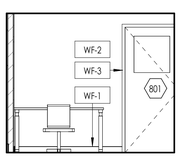
8 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - WEST WALL 2
1/4" = 1'-0"



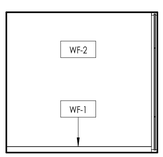
9 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - NORTH WALL 2
1/4" = 1'-0"



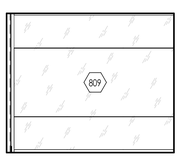
10 A422 LEVEL 2 - INTERIOR ELEVATION - LOUNGE - EAST WALL 2
1/4" = 1'-0"



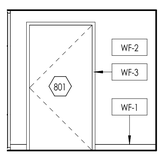
11 A422 LEVEL 2 - INTERIOR ELEVATION - OFFICE - SOUTH WALL
1/4" = 1'-0"



12 A422 LEVEL 2 - INTERIOR ELEVATION - OFFICE - WEST WALL
1/4" = 1'-0"



13 A422 LEVEL 2 - INTERIOR ELEVATION - OFFICE - NORTH WALL
1/4" = 1'-0"



14 A422 LEVEL 2 - INTERIOR ELEVATION - OFFICE - EAST WALL
1/4" = 1'-0"

FINAL REVIEW SET

PRINTED DATE

12/14/2023 8:51:20 AM

LAYTONDAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.

23.140

DWN BY / CHK BY

Author

TITLE

INTERIOR ELEVATIONS

24X36 SHEET #

A422

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
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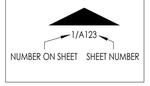

GENERAL NOTES - INTERIOR ELEVATIONS

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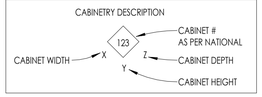
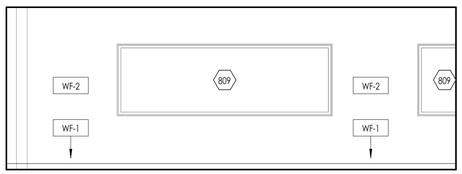
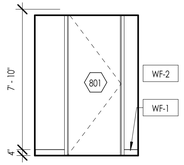


KEYNOTE LEGEND

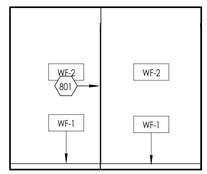
801	DOOR AS SCHEDULED
809	GLAZING AS SCHEDULED
2101	RECESSED FIRE EXTINGUISHER
2215	KITCHEN SINK



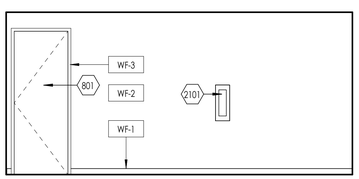
1 A423 LEVEL 3 - INTERIOR ELEVATION - OFFICE - SOUTH WALL
1/4" = 1'-0"



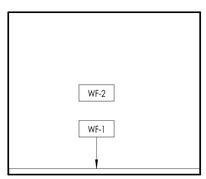
2 A423 LEVEL 3 - INTERIOR ELEVATION - OFFICE - RESTROOM DOOR
1/4" = 1'-0"



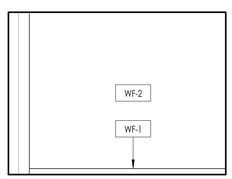
3 A423 LEVEL 3 - INTERIOR ELEVATION - OFFICE - WEST WALL
1/4" = 1'-0"



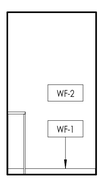
4 A423 LEVEL 3 - INTERIOR ELEVATION - OFFICE - NORTH WALL
1/4" = 1'-0"



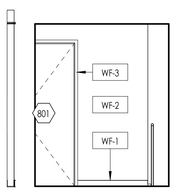
5 A423 LEVEL 3 - INTERIOR ELEVATION - OFFICE - EAST WALL
1/4" = 1'-0"



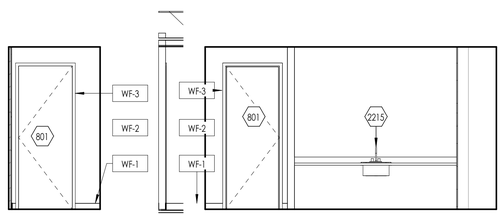
6 A423 LEVEL 3 - INTERIOR ELEVATION - VESTIBULE - SOUTH WALL
1/4" = 1'-0"



7 A423 LEVEL 3 - INTERIOR ELEVATION - VESTIBULE - EAST WALL
1/4" = 1'-0"

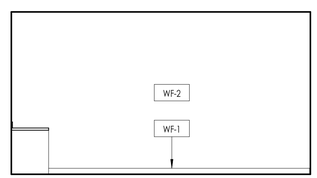


8 A423 LEVEL 3 - INTERIOR ELEVATION - VESTIBULE - NORTH WALL
1/4" = 1'-0"

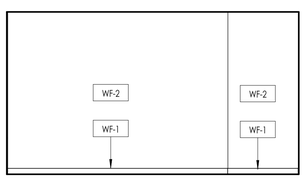


9 A423 LEVEL 3 - INTERIOR ELEVATION - VESTIBULE - WEST WALL
1/4" = 1'-0"

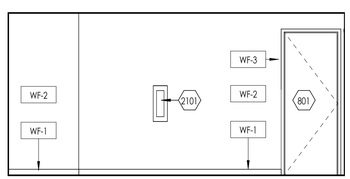
10 A423 LEVEL 3 - INTERIOR ELEVATION - OPEN OFFICE - SOUTH WALL
1/4" = 1'-0"



11 A423 LEVEL 3 - INTERIOR ELEVATION - OPEN OFFICE - WEST WALL
1/4" = 1'-0"



12 A423 LEVEL 3 - INTERIOR ELEVATION - OPEN OFFICE - NORTH WALL
1/4" = 1'-0"



13 A423 LEVEL 3 - INTERIOR ELEVATION - OPEN OFFICE - EAST WALL
1/4" = 1'-0"

FINAL REVIEW SET

PRINTED DATE

12/14/2023 8:51:22 AM

LAYTON DAVIS ARCHITECTS
2005 East 2700 | South Suite 200 Salt Lake City, Utah 84109
p:801.487.0715 | f:801.487.0716

PE3 UNIT 54

4158 N. FORESTDALE DR.
PARK CITY, UT

#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.

23.140

DWN BY / CHK BY

Author

TITLE

INTERIOR ELEVATIONS

24X36 SHEET #

A423

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
FLOOR FINISHES					
FF-1	CONCRETE / EPOXY WRAP	TBD			STAINED / SEALED STAMPED CONCRETE
FF-2	LUXERY VINYL TILE	TBD			
FF-3	TILE	TBD			
WALL FINISHES					
WF-1	4" PAINT GRADE WOOD BASE	TBD			
WF-2	PAINT	TBD			
WF-3	PAINT	TBD			DOOR FRAME PAINT
WF-4	TILE	TBD			
WF-5	12" COVED EPOXY BASE	TBD			COVED UP FROM FLOOR
WF-6	THIN BRICK WALL	TBD			

FINISH MATERIAL LEGEND

MARK	MATERIAL	MANUFACTURER	SERIES	COLOR	NOTES
MILLWORK FINISHES					
MW-1	SOLID SURFACE C-TOP	TBD			
MW-2	PLASTIC LAMINATE	TBD			

FINISH NOTES:

1. INSTALL FINISH FLOORING UNDER ALL FLOOR MOUNTED APPLIANCES - INCLUDING BUT NOT LIMITED TO: STOVES, DISHWASHERS, REFRIDGERATORS, WASHER/DRYERS, TOILETS, ETC.
2. INSTALL FINISH FLOOR UNDER ALL BATHROOM CABINETRY.
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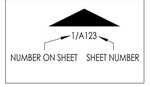
FINISH DESCRIPTION:



GENERAL NOTES - INTERIOR ELEVATIONS

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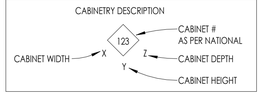
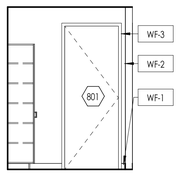
4. ALL AREAS ARE ALLOWED TO HAVE CABINETRY BENEATH VANITY SINKS, KITCHEN SINKS AND WORK SURFACES PROVIDED THE FOLLOWING;
5. A. THE CABINETRY CAN BE REMOVED WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.
   B. THE FLOOR FINISH EXTENDS UNDER SUCH CABINETRY.
   C. THE WALLS BEHIND AND SURROUNDING SUCH CABINETRY ARE FINISHED.
6. RESTROOMS TO HAVE TOILET PAPER DISPENSER, PAPER TOWEL DISPENSER, SOAP DISPENSER, & SANITARY KNAPKIN DISPOSAL IN WOMEN'S AND UNISEX RESTROOMS
7. ARCHITECT SHALL BE NOTIFIED IMMEDIATELY WITH ANY DISCREPANCIES IN THE PLANS.

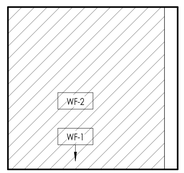


KEYNOTE LEGEND

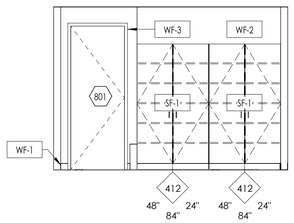
214	EXISTING GLAZING
602	PANTRY CABINET
801	DOOR AS SCHEDULED
810	EXISTING WINDOW SYSTEM TO BE MODIFIED AS NEEDED TO BECOME AN OPERABLE CASEMENT WINDOW FOR BEDROOM EGRESS
1101	REFRIGERATOR, PROVIDE POWER AND WATER
1102	STOVE
1103	COFFEE MAKER
1104	WINE COOLER
1105	OVERHEAD HOOD
1106	FIREPLACE
1107	TV
1203	FURNITURE PROVIDED BY TENANT, CONTRACTOR TO COORDINATE W/ TENANT
2201	DISHWASHER
2215	KITCHEN SINK



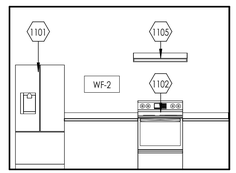
1 A424 LEVEL 3 - INTERIOR ELEVATION - STORAGE - SOUTH WALL
1/4" = 1'-0"



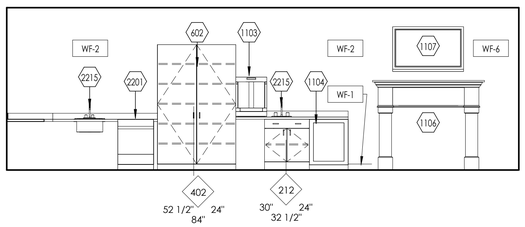
2 A424 LEVEL 3 - INTERIOR ELEVATION - STORAGE - WEST WALL
1/4" = 1'-0"



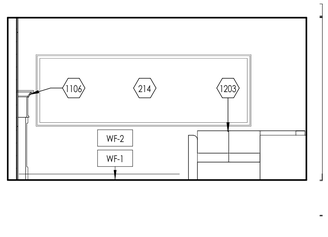
3 A424 LEVEL 3 - INTERIOR ELEVATION - STORAGE - EAST WALL
1/4" = 1'-0"



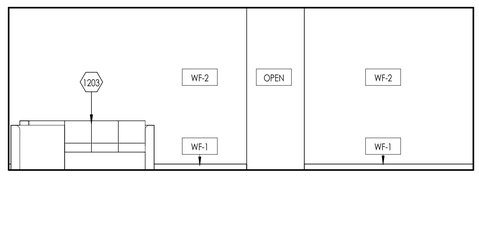
4 A424 LEVEL 3 - INTERIOR ELEVATION - KITCHEN - SOUTH WALL
1/4" = 1'-0"



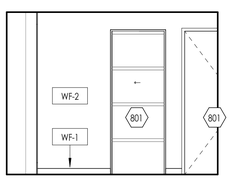
5 A424 LEVEL 3 - INTERIOR ELEVATION - KITCHEN - WEST WALL
1/4" = 1'-0"



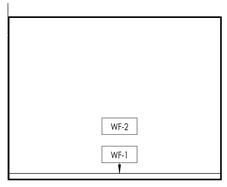
6 A424 LEVEL 3 - INTERIOR ELEVATION - LIVING AREA - NORTH WALL
1/4" = 1'-0"



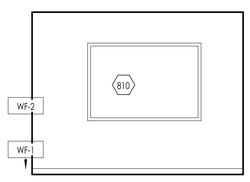
7 A424 LEVEL 3 - INTERIOR ELEVATION - KITCHEN - EAST WALL
1/4" = 1'-0"



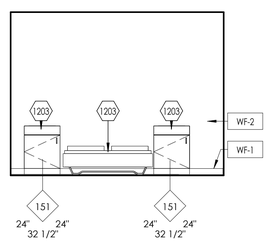
8 A424 LEVEL 3 - INTERIOR ELEVATION - BEDROOM - SOUTH WALL
1/4" = 1'-0"



9 A424 LEVEL 3 - INTERIOR ELEVATION - BEDROOM - WEST WALL
1/4" = 1'-0"



10 A424 LEVEL 3 - INTERIOR ELEVATION - BEDROOM - NORTH WALL
1/4" = 1'-0"



11 A424 LEVEL 3 - INTERIOR ELEVATION - BEDROOM - EAST WALL
1/4" = 1'-0"

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#	REV. DESCRIPTION	DATE

#	ISSUE DESCRIPTION	ISS. DATE

PROJECT NO.
23.140

DWN BY / CHK BY
Author

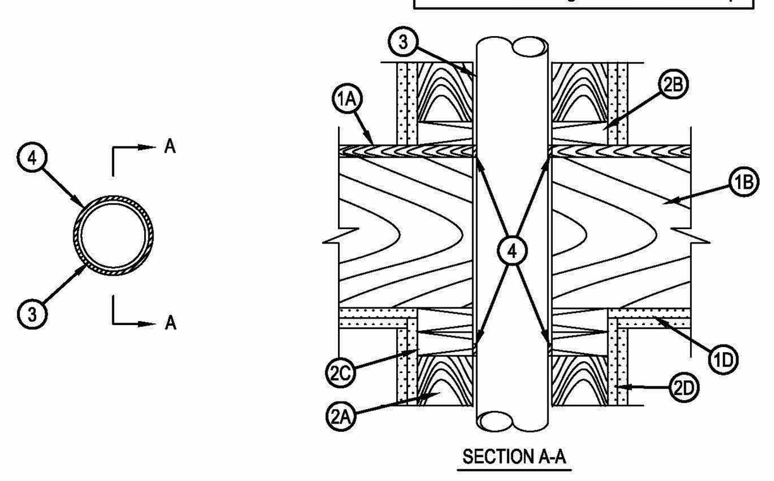
TITLE
INTERIOR ELEVATIONS

24X36 SHEET #
A424

System No. F-C-1009

FC 1009

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 and 2 Hr (See Item 1)	F Rating — 1 and 2 Hr (See Item 1)
T Rating — 1/4 Hr	FT Rating — 1/4 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft	FH Rating — 1 and 2 Hr (See Item 1)
L Rating At 400 F — 4 CFM/sq ft	FTH Rating — 1/4 Hr
	L Rating At Ambient — Less Than 1 CFM/sq ft
	L Rating At 400 F — 4 CFM/sq ft



Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. December 27, 2013

System No. F-A-1017

FA 1017

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

F Rating — 3 Hr
T Rating — 0 Hr
L Rating At Ambient — 1 CFM/sq ft (See Item 3)
L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3)
W Rating — Class 1 (See Item 4)

The firestop device and metallic penetrant shall be sized as follows:

Nom Pipe Diameter+, ++	Firestop Device
1-1/2 to 2-1/2 in. (38 to 64 mm)	CP 680N-75/2.5" or CP 682-75/2.5"
1-1/2 to 2 in. (38 to 51 mm)	CP 680-M 2", CP 680-P 2"
2-1/2 to 3 in. (64 to 76 mm)	CP 680-M 3", CP 680-P 3"
3 to 4 in. (76 to 102 mm) (Copper pipe or tubing)	CP 680N-110/4" CP 680-P 4"
3 to 4 in. (76 to 102 mm) (Other than copper pipe or tubing)	CP 680N-110/4" or CP 682-110/4" CP 680-M 4", CP 680-P 4"
4 in. (102 mm) (Copper pipe or tubing)	CP 682-110/4" CP 680-M 4"
Greater than 4 to 6 in. (102 to 152 mm)	CP 680N-160/6" CP 680-M 6", CP 680-P 6"
6 in. (152 mm)	CP 680-M 6"

+ When metallic pipes of diameters smaller than those shown above are installed within the device, CP618 Firestop Putty Stick or mineral wool insulation shall be installed within the device.

++ L Rating applies only to CP 680-M and -P devices and only when the nom diam of pipe equals size of device (2 in. diam pipe in 2" device etc.) L Rating does not apply to CP 680N and CP682 devices.

4. Fill, Void or Cavity Material* - Putty (Not Shown) — Min 1 in. (25 mm) thickness of fill material applied within annulus flush with top surface of device.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 618 Firestop Putty Stick

4A. Packing Material (Not Shown) — As an alternate to Item 4, min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m3) mineral wool insulation firmly packed to the fullest extent possible within annulus flush with top surface of device.

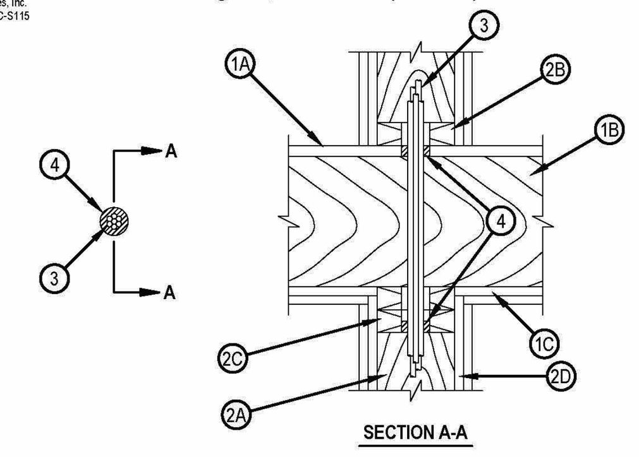
4B. Firestop Device* - Top Seal Plug — (Optional. Not Shown) - Top seal plug for use with CP 680-M 2" and CP 680-P 2"devices and nom pipe, conduit or tubing sizes of ½ in. (13 mm) to 2 in. (51 mm) diam. Plug is friction fit into top of firestop device (Item 2) in accordance with the manufacturer's instructions. [illegible]

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. August 04, 2008

System No. F-C-3012

FC 3012

F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1 and 1-3/4 Hr (See Item 3)

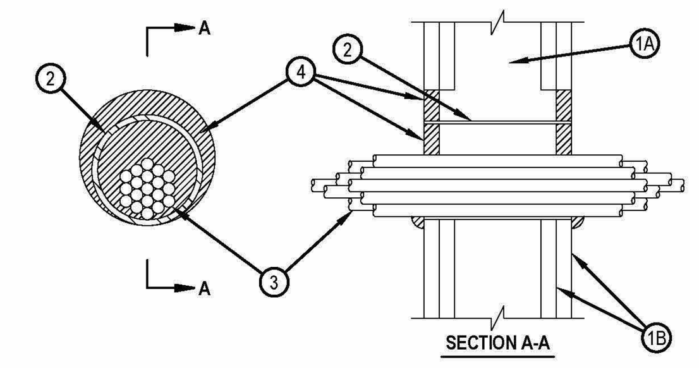


Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. December 23, 2008

System No. W-L-3065

WL 3065

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Ratings — 1 and 2 Hr (See Item 1)	F Ratings — 1 and 2 Hr (See Item 1)
T Rating — 0 and 3/4 Hr (See Item 3)	FT Rating — 0 and 3/4 Hr (See Item 3)
L Rating At Ambient — 15 CFM/sq ft	FH Ratings — 1 and 2 Hr (See Item 1)
L Rating At 400 F — 8 CFM/sq ft	FTH Rating — 0 and 3/4 Hr (See Item 3)
	L Rating At Ambient — 15 CFM/sq ft
	L Rating At 400 F — 8 CFM/sq ft

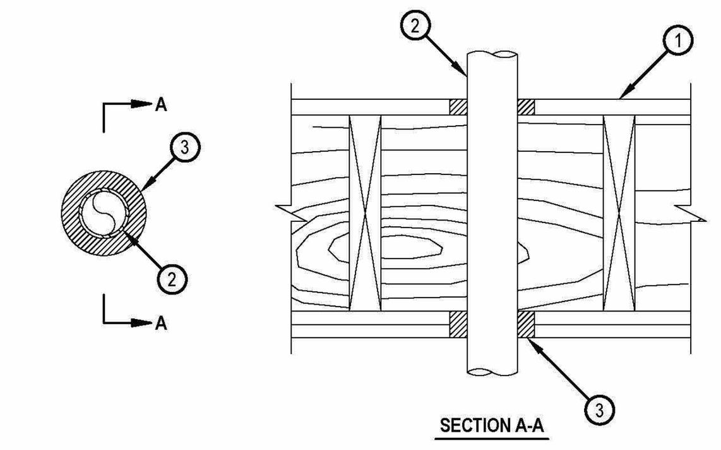


Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. February 06, 2014

System No. F-C-2160

FC 2160

F Rating — 1 and 2 Hr
T Rating — 1 and 2 Hr

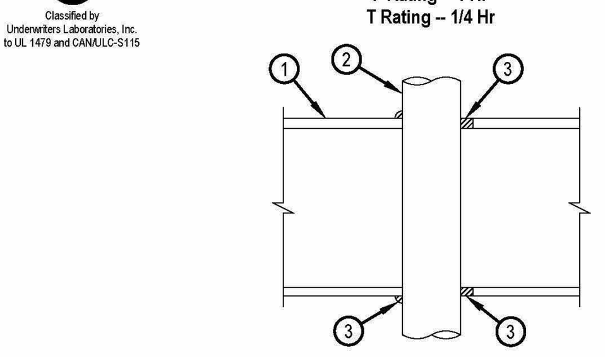


Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. May 23, 2008

System No. F-C-1106

FC 1106

F Rating – 1 Hr
T Rating – 1/4 Hr



Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. October 09, 2006

System No. F-C-1009

FC 1009

*Bearing the UL Classification Mark

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. December 27, 2013

System No. F-A-1017

FA 1017

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

F Rating — 3 Hr
T Rating — 0 Hr
L Rating At Ambient — 1 CFM/sq ft (See Item 3)
L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3)
W Rating — Class 1 (See Item 4)

4B1. Firestop Device* - Water Barrier Module — (Optional, Not Shown) - Used an alternate to top seal plug (Item 4B). Used in combination with the CP 680-M and CP 680-P devices and supplied by device manufacturer. Module is threaded onto top of device. See Table below for sizes of device/module and penetrants covered. When water barrier module is used, a W Rating applies to the water barrier module, device and penetrant sizes specified in Table below. For W Rating with Water Barrier Module, pipe shall be installed from bottom of device.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Water Barrier Module

Penetrant Type (See Item 3 above)	Nom Penetrant Diam	Size of Device/Module
A, B, C, D	2"	2"
	2-1/2"	3"
	3"	3"
	4"	4"
	6"	6"
E, F	2"	2"
	3"	3"
	4"	4"
	6"	6"

*Bearing the UL Classification Mark

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. August 04, 2008

System No. F-C-3012

FC 3012

F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 1 and 1-3/4 Hr (See Item 3)

*Bearing the UL Classification Mark

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. December 23, 2008

System No. W-L-3065

WL 3065

*Bearing the UL Classification Mark
+Bearing the UL Listing Mark

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. February 06, 2014

System No. F-C-2160

FC 2160

F Rating — 1 and 2 Hr
T Rating — 1 and 2 Hr

*Bearing the UL Classification Mark

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. May 23, 2008

System No. F-C-1106

FC 1106

F Rating – 1 Hr
T Rating – 1/4 Hr

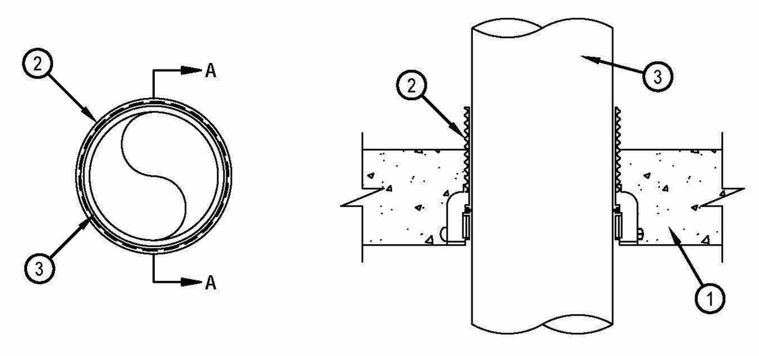
*Bearing the UL Classification Mark

Hilti Firestop Systems — Reproduced by HILTI, Inc. Courtesy of Underwriters Laboratories, Inc. October 09, 2006

System No. F-A-1017

FA 1017

F Rating — 3 Hr
T Rating — 0 Hr
L Rating At Ambient — 1 CFM/sq ft (See Item 3)
L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3)
W Rating — Class 1 (See Item 4)



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PARK CITY, UT

#	ISSUE DESCRIPTION	ISS. DATE	#	REV. DESCRIPTION	DATE

PROJECT NO.
23.140

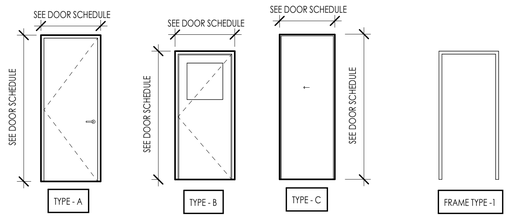
DWN BY / CHK BY
Author

TITLE
FIRE RATED ASSEMBLY PENETRATION DETAILS

24X36 SHEET #
A501

DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR SIZE			DOOR PANEL(S)			FRAME			DETAIL(S)			FIRE RATING	REMARKS	DOOR NUMBER
	WIDTH	HEIGHT	THICKNESS	TYPE	MATERIAL	FINISH	FRAME TYPE	FRAME MATERIAL	FINISH	HEAD	JAMB	THRESH / SILL			
100A	3' - 6"	8' - 0"	1 3/4"	A									1 HR		100A
101A	3' - 6"	8' - 0"	1 3/4"	A									-		101A
101B	3' - 6"	8' - 0"	1 3/4"	A									-		101B
200A	3' - 6"	7' - 0"	1 3/4"	A									1 HR		200A
201A	3' - 0"	7' - 0"	1 3/4"	B									-		201A
201B	3' - 0"	7' - 0"	1 3/4"	A									-		201B
300A	3' - 0"	8' - 0"	1 3/4"	A									-		300A
301A	3' - 0"	8' - 0"	1 3/4"	A									1 HR		301A
301B	3' - 0"	8' - 0"	1 3/4"	A									-		301B
301C	3' - 0"	8' - 0"	1 3/4"	A									-		301C
302A	3' - 0"	8' - 0"	1 3/4"	A									-		302A
306A	3' - 0"	8' - 0"	1 3/4"	A									-		306A
307A	3' - 0"	8' - 0"	1 3/4"	A									-		307A
307B	3' - 0"	8' - 0"	1 3/8"	C									-		307B
308A	3' - 0"	8' - 0"	1 3/4"	A									-		308A
308B	1' - 8"	8' - 0"	1 3/4"	A									-		308B
308C	2' - 4 3/4"	8' - 0"	1 3/8"	B									-		308C



1 / A600 DOOR TYPES
1/4" = 1'-0"

4 / A600 FRAME TYPES
1/4" = 1'-0"

GLAZING NOTES:

1. SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS PER IBC 2406
   - GLAZING IN DOORS 2406.4.1
   - GLAZING ADJACENT TO DOORS 2406.4.2
   - GLAZING IN WINDOWS 2406.4.3
     - EXPOSED AREA OF THE INDIVIDUAL PANE IS GREATER THAN 9 SF
     - BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F.
     - TOP EDGE OF THE GLAZING IS GREATER THAN 36" A.F.F.
     - WALKING SURFACE IS WITHIN 36", MEASURED HORIZONTALLY
   - GLAZING IN GUARDS AND RAILINGS 2406.4.4
   - GLAZING AND WET SURFACES 2406.4.5
   - GLAZING ADJACENT TO STAIRWAYS AND RAMPS 2406.4.6
   - GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING 2406.4.7
   - FIRE DEPARTMENT ACCESS PANELS 2406.5
2. SEE 2018 IECC ENVELOPE COMPLIANCE CERTIFICATE (COMCHECK) FOR U-VALUES & SHGC.
3. ALL GLAZING TO BE "LOW-E".
4. EXTERIOR FENESTRATION TO COMPLY WITH SECTION 502.3 OF THE 2018 IECC.
5. SEE 2018 IBC TABLE 716.3 FOR FIRE RATED GLAZING ASSEMBLIES.
6. VERIFY ALL DIMENSIONS WITH FALKBUILT

NOTES:

1. CONTRACTOR IS TO COORDINATE WITH OWNER FOR EXACT HARDWARE TYPES AND DEVICES TO BE USED
2. ALL DOORS TO RECEIVE HANDLES OR PULLS AND ARE TO BE ADA COMPLIANT DEVICES
3. ALL DOORS, DOOR FRAMES, FINISHES AND HARDARE TO BE DETERMINED BY SUBMITTAL PRIOR TO PURCHASE
4. COORDINATE ROUGH OPENING SIZES WITH WINDOW & DOOR MANUFACTURERE'S TO OBTAIN EXACT ROUGH OPENING SIZE

DOOR HARDWARE

HARDWARE	DESCRIPTION
1	STORAGE LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, STORAGE LOCKSET
2	PRIVACY LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, PASSAGE LOCKSET
3	OFFICE LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, OFFICE LOCKSET
4	PASSAGE LOCKSET PROVIDE HINGES, WALL STOP, SILENCERS, PASSAGE LOCKSET

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PROJECT NO.
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DWN BY / CHK BY
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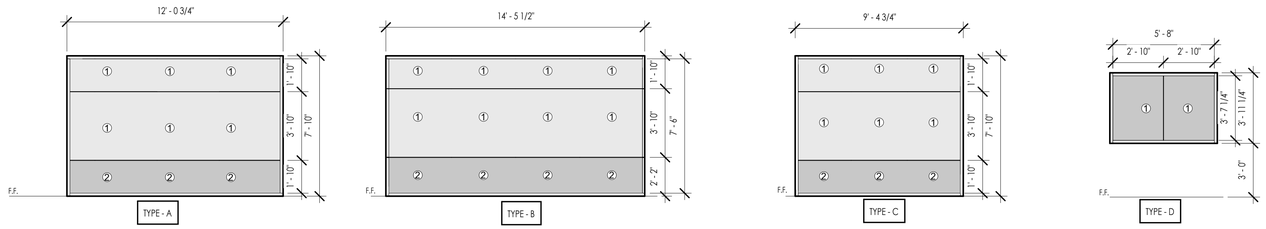
TITLE
DOOR SCHEDULE

24X36 SHEET #
A600

WINDOW FRAME & GLAZING SCHEDULE

GLAZING NUMBER	GLAZING WINDOW TYPE	GLAZING GLAZING TYPE	MANUFACTURER	SERIES	FRAME FINISH	FRAME COLOR	DETAIL(S) HEAD	DETAIL(S) JAMB	COMMENTS
G1	TYPE - A		FALKBUILT						
G2	TYPE - B		FALKBUILT						
G3	TYPE - C		FALKBUILT						
G5	TYPE - D								OPERABLE



1 / A601 WINDOW SCHEDULE
1/4" = 1'-0"

GLAZING NOTES:

1. SAFETY GLAZING IS REQUIRED IN THE FOLLOWING LOCATIONS PER IBC 2406
   - GLAZING IN DOORS 2406.4.1
   - GLAZING ADJACENT TO DOORS 2406.4.2
   - GLAZING IN WINDOWS 2406.4.3
     - EXPOSED AREA OF THE INDIVIDUAL PANE IS GREATER THAN 9 SF
     - BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" A.F.F.
     - TOP EDGE OF THE GLAZING IS GREATER THAN 36" A.F.F.
     - WALKING SURFACE IS WITHIN 36", MEASURED HORIZONTALLY
   - GLAZING IN GUARDS AND RAILINGS 2406.4.4
   - GLAZING AND WET SURFACES 2406.4.5
   - GLAZING ADJACENT TO STAIRWAYS AND RAMPS 2406.4.6
   - GLAZING ADJACENT TO THE BOTTOM STAIRWAY LANDING 2406.4.7
   - FIRE DEPARTMENT ACCESS PANELS 2406.5
2. SEE 2018 IECC ENVELOPE COMPLIANCE CERTIFICATE (COMCHECK) FOR U-VALUES & SHGC.
3. ALL GLAZING TO BE "LOW-E".
4. EXTERIOR FENESTRATION TO COMPLY WITH SECTION 502.3 OF THE 2018 IECC.
5. SEE 2018 IBC TABLE 716.3 FOR FIRE RATED GLAZING ASSEMBLIES.
6. VERIFY ALL DIMENSIONS WITH FALKBUILT

① 1/4" CLEAR UNINSULATED GLAZING

② 1/4" CLEAR UNINSULATED SAFETY GLAZING

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

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PROJECT NO.
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TITLE
WINDOW SCHEDULE

24X36 SHEET #
A601

ABBREVIATIONS

AAV	AIR ADMITTANCE VALVE AUTOMATIC AIR VENT	EWS	EYE WASH STATION	P	PUMP
ABS	ACRYLONITRILE BUTADIENE STYRENE	EWT	ENTERING WATER TEMPERATURE	PE	POLYETHYLENE PROFESSIONAL ENGINEER
AC	ACCESS COVER AIR CONDITIONING	EX	EXISTING	PH	PENTHOUSE PHASE
AD	ACCESS DOOR AREA DRAIN	EXH	EXHAUST	PRV	PRESSURE REDUCING VALVE
AFF	ABOVE FINISHED FLOOR	F	FURNACE	P&TV	PRESSURE & TEMPERATURE RELIEF VALVE
AH	AIR HANDLING UNIT	FB	FAN POWERED VAV BOX	PSI	POUNDS PER SQUARE INCH
AP	ACCESS PANEL	FC	FAN COIL UNIT	PVC	POLYVINYL CHLORIDE
ATC	AUTOMATIC TEMPERATURE CONTROL	FCO	FLOOR CLEANOUT	QD	QUICK DISCONNECT
AUTO	AUTOMATIC	FD	FIRE DAMPER FLOOR DRAIN	RAG	RETURN AIR GRILLE
AW	AIR WASHER	FH	FIRE HYDRANT	RD	ROOF DRAIN
B	BOILER	FLR	FLOOR	RGD	REGISTERS, GRILLES, AND DIFFUSERS
BB	BASEBOARD	FOB	FLAT ON BOTTOM	RH	REILEF HOOD RADIANT HEATER
BD	BACKDRAFT DAMPER	FOS	FLAT ON SIDE	RI	ROUGH-IN
BFF	BELOW FINISHED FLOOR	FOT	FLAT ON TOP	RP	RADIANT PANEL RECIRCULATION PUMP
BFP	BACKFLOW PREVENTOR	FP	FIREPLACE FIREPIT	RT	ROOFTOP UNIT
BLDG	BUILDING	FS	FLOOR SINK	RV	RELIEF VALVE RELIEF VENT
BOD	BOTTOM OF DUCT	FSD	FIRE/SMOKE DAMPER	REQD	REQUIRED
BOU	BOTTOM OF UNIT	FU	FIXTURE UNIT	SA	SUPPLY AIR
BTU	BRITISH THERMAL UNIT	GA	GAUGE	SC	SELF-CONTAINED UNIT
BTUH	BRITISH THERMAL UNIT PER HOUR	GC	GENERAL CONTRACTOR	SCH	SCHEDULE
CA	COMBUSTION AIR	GCO	GRADE CLEANOUT	SD	STORM DRAIN
CC	COOLING COIL	GI	GREASE INTERCEPTOR	SEF	SMOKE EXHAUST FAN
CD	CONDENSATE DRAIN CONSTRUCTION DOCUMENT	GPM	GALLONS PER MINUTE	SF	SUPPLY FAN
CFH	CUBIC FEET PER HOUR	GRD	GRADE	SOI	SAND / OIL INTERCEPTOR
CFM	CUBIC FEET PER MINUTE	GT	GREASE TRAP	SOW	SAND & OIL WASTE
CH	CHILLER	GW	GREASE WASTE	SP	STATIC PRESSURE
CHWR	CHILLED WATER RETURN	HB	HOSE BIBB	SPEC	SPECIFICATION
CHWS	CHILLED WATER SUPPLY	HDR	HEADER	SS	SANITARY SEWER SERVICE SINK STAINLESS STEEL
CI	CAST IRON	HE	HEAT EXCHANGER	ST	SOUND TRAP
CL	CENTER LINE	HP	HEAT PUMP	STC	SOUND TRANSMISSION CLASS
CLG	CEILING	HTR	HEATER	STD	STANDARD
CLR	CLEAR	HU	HUMIDIFIER	TAG	TRANSFER AIR GRILLE
CO	CLEAN OUT	HVAC	HEATING, VENTILATING & AIR CONDITIONING	TD	TRENCH DRAIN
CONN	CONNECTION	HW	HOT WATER	THW	TEMPERED HOT WATER
CP	CIRCULATING PUMP	HWR	HOT WATER RETURN	TMV	THERMOSTATIC MIXING VALVE
CPVC	CHLORINATED POLYVINYL CHLORIDE	HWS	HOT WATER SUPPLY	TOD	TOP OF DUCT
CR	CONDENSATE RETURN	IE	INVERT ELEVATION	TW	THROUGH WALL UNIT
CT	COOLING TOWER	IH	INTAKE HOOD	TYP	TYPICAL
CU	CONDENSING UNIT COPPER	INSUL	INSULATION	UH	UNIT HEATER
CW	COLD WATER	ISP	INTERIOR SUMP PUMP	UR	URINAL
CWR	CONDENSER WATER RETURN	JAN	JANITORIAL	VAV	VARIALBE AIR VOLUME
CWS	CONDENSER WATER SUPPLY	JS	JANITOR SINK	VB	VACUUM BREAKER VAV BOX
DA	DILUTION AIR	K	KILO	VTR	VENT THRU ROOF
DB	DRY BULB	KH	KITCHEN HOOD	W/	WITH
DCW	DOMESTIC COLD WATER	KS	KITCHEN SINK	WB	WET BULB
DF	DESTRATIFICATION FAN DRINKING FOUNTAIN DUCT FURNACE	KWH	KILOWATT HOUR	WC	WATER CLOSET
DFU	DRAINAGE FIXTURE UNIT	L	LOUVER	WCO	WALL CLEANOUT
DH	DUCT HEATER	LAT	LEAVING AIR TEMPERATURE	WH	WATER HEATER
DHW	DOMESTIC HOT WATER	LAV	LAVATORY	WHA	WATER HAMMER ARRESTOR
DIA	DIAMETER	LPG	LIQUEFIED PETROLEUM GAS	WPR	WATER PRESSSURE REGULATOR
DM	DAMPER	LS	LIFT STATION	WSFU	WATER SUPPLY FIXTURE UNITS
DN	DOWN	L/S	LITERS PER SECOND		
DWG	DRAWING	LWT	LEAVING WATER TEMPERATURE		
DWV	DOMESTIC WASTE & VENT	MBH	THOUSAND BTU PER HOUR		
EA	EXHAUST AIR	MC	MECHANICAL CONTRACTOR		
EAT	ENTERING AIR TEMPERATURE	MD	MANUAL DAMPER		
EC	ELECTRICAL CONTRATOR EVAPORATIVE COOLER	MECH	MECHANICAL		
EF	EXHAUST FAN	MH	MANHOLE		
EUH	ELECTRIC UNIT HEATER	MS	MOP SINK		
EL	ELEVATION	MU	MAKE-UP AIR UNIT		
EQ	EQUIPMENT	NATGAS	NATURAL GAS		
ESP	EXTERNAL STATIC PRESSURE EXTERIOR SUMP PUMP	NIC	NOT IN CONTRACT		
ET	EXPANSION TANK	NTS	NOT TO SCALE		
EWC	ELECTRIC WATER COOLER	OA	OUTSIDE AIR		
		OBD	OPPOSED BLADE DAMPER		
		OC	ON CENTER		
		OAD	OVERFLOW AREA DRAIN		
		ORD	OVERFLOW ROOF DRAIN		
		OW	OIL WASTE		

LEGEND

AxB	BARE SHEET METAL RECTANGULAR DUCT, 'A' AND 'B' ARE INSIDE CLEAR DIMENSIONS. 'A' IS WIDTH OF DUCT IN VIEW SHOWN.
AxB	1" LINED SHEET METAL RECTANGULAR DUCT, OR 1" FIBERGLASS DUCT, SEE DRAWINGS FOR TYPE, 'A' AND 'B' ARE INSIDE CLEAR DIMENSIONS. 'A' IS WIDTH OF DUCT IN VIEW SHOW.
AxB	1 1/2" WRAPPED SHEET METAL RECTANGULAR DUCT, 'A' AND 'B' ARE INSIDE CLEAR DIMENSIONS. 'A' IS WIDTH OF DUCT IN VIEW SHOW.
A"Ø	BARE SHEET METAL ROUND MEDIUM OR LOW PRESSURE DUCT, A"Ø IS DIAMETER.
A"Ø	1 1/2" WRAPPED ROUND MEDIUM OR LOW PRESSURE DUCT, A"Ø IS DIAMETER.
	INSULATED ROUND FLEXIBLE DUCT, 5 FEET MAXIMUM.
	DIRECTION OF AIRFLOW
	SUPPLY DUCT RISER
	SUPPLY DUCT DROP
	RETURN, EXHAUST, OR OUTSIDE AIR DUCT RISER
	RETURN, EXHAUST, OR OUTSIDE AIR DUCT DROP
	ROUND DUCT DROP
	ROUND DUCT RISER
	MANUAL VOLUME DAMPERS (SQUARE OR ROUND)
	MOTORIZED DAMPER OR FIRE/SMOKE DAMPER
	DUCT ACCESS DOOR
	INTAKE LOUVER WITH BIRDSCREEN
	EXHAUST LOUVER WITH BIRDSCREEN
	FIRE DAMPER
	RECTANGULAR ELBOW WITH TURNING VANES
	SLOT DIFFUSER
	SQUARE DIFFUSER
	DUCT MOUNTED GRILLE (RECTANGULAR)
	BARE SHEET METAL ROUND MEDIUM OR LOW
	ROUND DIFFUSER
	24x24 RETURN AIR GRILLE
	24x12 RETURN AIR GRILLE
T	THERMOSTAT OR SENSOR
S	SWITCH
H	HUMIDITY SENSOR
	CLEAN OUT
A	COMPRESSED AIR
CD	CONDENSATE DRAIN
CR	CONDENSATE RETURN
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
	HOT WATER RECIRCULATION LINE
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
G	NATURAL GAS
OD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
S	STEAM
SCW	SOFT COLD WATER
SHW	SOFT HOT WATER
V	VENT LINE
VTR	VENT THROUGH ROOF
120"	120° F. HOT WATER
140"	140° F. HOT WATER
	OXYGEN
	VACUUM
160"	160° F. HOT WATER
	BUTTERFLY VALVE
	BALL VALVE
	GATE VALVE
	CHECK VALVE
	PLUG VALVE
	PRV
	2-WAY AUTO VALVE
	3-WAY AUTO VALVE
	THERMOMETER
	GAUGE
	UNION
	STRAINER
	BALANCING VALVE
	RELIEF VALVE
	BACKFLOW PREVENTER
	PIPE ANCHOR
	DIRECTION OF FLOW
	EXPANSION JOINT
	FLEXIBLE CONNECTION
	PIPING TEE DROP TO BELOW
	PIPING ELBOW DROP
	PIPING ELBOW RISER
SS	UNDERGROUND SANITARY SEWER
SS	ABOVE GROUND SANITARY SEWER
	UNDERGROUND COLD WATER
	UNDERGROUND HOT WATER (120° F.)
	ABOVE GROUND COLD WATER
	ABOVE GROUND HOT WATER
	HOSE BIBB
SS	FLOOR DRAIN
SS	FLOOR SINK
	FIRE HYDRANT
	GLOBE VALVE
	CONNECTION OFF SIDE
	CONNECTION OFF BOTTOM
	CONNECTION OFF TOP
	WATER HAMMER ARRESTER
	CAPPED END

GENERAL NOTES

A. THESE DRAWINGS WERE PREPARED USING THE 2021 IBC, 2021 IMC, 2021 IPC, 2021 IFGC, 2021 IECC, AND THE 2021 UTAH BUILDING CODES.

B. ALL INSTALLATIONS SHALL BE PER THE 2021 IBC, 2021 IMC, 2021 IPC, 2021 IFGC, 2021 IECC, AND THE 2021 UTAH BUILDING CODES.

C. THESE DRAWINGS ARE TO SHOW THE GENERAL CONCEPT OF THE SYSTEMS. FIELD VERIFY ALL LOCATIONS AND COORDINATE EXACT ROUTING WITH ALL TRADES.

D. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF PLUMBING FIXTURES, LIGHTS, CEILING DIFFUSERS, AND FIRE SPRINKLERS.

E. ALL DUCT SIZES LISTED IN THESE DRAWINGS ARE INSIDE CLEAR DIMENSIONS UNLESS NOTED OTHERWISE.

F. SLOPE ALL HORIZONTAL SANITARY WASTE AND VENT PIPING A MINIMUM OF A 1/4" PER FOOT FOR 2 1/2" AND SMALLER, 1/8" PER FOOT FOR 3" TO 6", AND 1/16" FOR 8" AND LARGER.

G. SLOPE ALL HORIZONTAL ROOF DRAINAGE PIPING A MINIMUM OF A 1/8" PER FOOT UNLESS NOTED OTHERWISE.

H. ALL MATERIALS INSTALLED IN AN AREA ABOVE THE CEILING DESIGNATED AS A RETURN AIR PLENUM MUST BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84.

I. ALL UNDERGROUND DUCT SHALL SLOPE TO ALLOW DRAINAGE TO A POINT PROVIDED WITH ACCESS.

J. PROVIDE CLEANOUTS EVERY 100 FEET ON HORIZONTAL WASTE LINES, EVERY CHANGE OF DIRECTION GREATER THAN 45°, AT THE BASE OF WASTE STACKS, AND NEAR THE POINT THE SEWER ENTERS THE BUILDING.

K. SEISMIC RESTRAINTS ARE REQUIRED PER 2021 IBC. BY WAY OF DEFERRED SUBMITTAL, THE ENGINEERING AND RESTRAINT SELECTION ARE THE RESPONSIBILITY OF THE MECHANICAL AND PLUMBING CONTRACTORS, INCLUDING EQUIPMENT CALLED OUT AS LISTED WITHIN THE DEFERRED SUBMITTAL AGREEMENT.

L. PIPE EXPANSION JOINTS IN THE VERTICAL RISERS AND HORIZONTAL RUNS ARE THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR. FOLLOW THE INSTALLTION RECOMMENDATIONS FOR EACH PIPE MANUFACTURER. EXPANSION JOINTS SHOWN IN THE DRAWINGS ARE MINIMUM REQUIREMENTS AND WILL VARY BASED ON ACTUAL PIPE ROUTING. IF DESIGN ASSITANCE IS NEEDED PLEASE CONTACT JTB.

M. FIRESTOPPING DESIGN AND INSTALLATION IS THE RESPONSIBILITY OF THE INSTALLING CONTRACTOR.

N. AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE WITHIN 90 DAYS OF CERTIFICATION OF OCCUPANCY.

O. O&M MANUALS FOR THE PROJECT SHALL BE PROVIDED TO THE OWNER OR OWNERS REPRESENTATIVE WITHIN 90 DAYS OF CERTIFICATION OF OCCUPANCY AND INCLUDE THE FOLLOWING ITEMS: EQUIPMENT SUBMITTALS, MANUFACTURES O&M'S, NAME AND ADDRESS OF AT LEAST ONE SERVICE AGENCY, HVAC AND SERVICE HOT WATER CONTROLS MAINTENANCE AND CALIBRATION INFORMATION, AND A NARRATIVE OF HOW EACH PIECE OF EQUIPMENT IS TO OPERATE INCLUDING SETPOINTS.

P. PROVIDE AIR AND WATER BALANCING REPORTS TO BUILDING INSPECTOR PRIOR TO FINAL INSPECTION.

SHEET INDEX

BUILDING UTILITY INFORMATION

UTILITY SIZING SCHEDULE

TAG	QTY	DOMESTIC WATER						WASTE	
		COLD		HOT		COMBINED			
		FU'S	TOTAL	FU'S	TOTAL	FU'S	TOTAL	DFU'S	TOTAL
WC 1/2	4	5	20	-	-	5	20	4	16
LAV 1	3	1.5	4.5	1.5	4.5	2	6	1	3
LAV 2	1	0.5	0.5	0.5	0.5	0.7	0.7	1	1
SH 1	1	3	3	3	3	4	4	2	2
SH 2	1	1	1	1	1	1.4	1.4	2	2
HS 1	2	0.5	1	0.5	1	0.7	1.4	1	2
KS 1	3	1	3	1	3	1.4	4.2	2	6
WB 1	1	1	1	1	1	1.4	1.4	2	2
DF 1	1	0.25	0.25	-	-	0.25	0.25	0.5	0.5
HB 1	1	5	5	-	-	5	5	-	-
FD 1	5	-	-	-	-	-	-	2	10
TOTAL DOMESTIC WATER FIXTURE UNITS							44.55		
GPM PER TABLE E103.3(3)							27.5		
WATER SIZING PER TABLE E201.1							1-1/4"		
TOTAL DRAINAGE FIXTURE UNITS									44.5
WASTE SIZING PER TABLE 382.30-2									4"

NATGAS SIZING SCHEDULE

TAG	QTY	EQUIPMENT INPUT BTU / HOUR		EQUIPMENT INPUT CUBIC FEET / HOUR	
		EACH	TOTAL	EACH	TOTAL
F 1	1	100,000	100,000	125.0	125.0
WH 1	1	60,000	60,000	75.0	75.0
WH 2	1	40,000	40,000	50.0	50.0
UH 1	1	60,000	60,000	75.0	75.0
FUT *	-	-	676,000	-	845.0
TOTAL BTU/HR			936,000		
SITE BTU/CF			800		
TOTAL EQUIPMENT INPUT - CUBIC FEET/HR					1,170
PRESSURE AT THE METER					2 PSI
DISTANCE FROM METER TO FURTHEST EQUIPMENT					200 FT
NATURAL GAS LINE SIZE AT THE METER					1"

MATERIAL SPECIFICATIONS

MECHANICAL SPECIFICATIONS (UNLESS NOTED OTHERWISE ON PLANS)

LOW PRESSURE RECTANGULAR DUCT

SUPPLY DUCT - SINGLE WALL SHEET METAL WITH 1" LINER.
RETURN DUCT - SINGLE WALL SHEET METAL WITH 1" LINER.
EXHAUST DUCT - SINGLE WALL SHEET METAL.

LOW PRESSURE ROUND DUCT

SUPPLY DUCT - SINGLE WALL SHEET METAL WITH 1 1/2" INSULATION WRAP.
RETURN DUCT - SINGLE WALL SHEET METAL WITH 1 1/2" INSULATION WRAP.
EXHAUST DUCT - SINGLE WALL SHEET METAL.
COMBUSTION AIR DUCT - SINGLE WALL SHEET METAL.

BELOW GRADE DUCT (ROUND OR RECTANGULAR)

SUPPLY DUCT - SINGLE WALL SHEET METAL WITH PVS COATING.
RETURN DUCT - SINGLE WALL SHEET METAL WITH PVS COATING.

FLUE PIPING

SINGLE WALL - ALUMINUM SINGLE WALL (SEE DRAWINGS FOR LOCATIONS).
DOUBLE WALL - ALUMINUM B-VENT PIPE.

PLUMBING SPECIFICATIONS (UNLESS NOTED OTHERWISE ON PLANS)

ABOVE GRADE PIPING

SANITARY WASTE - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS.
SANITARY VENT - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS.
DOMESTIC COLD WATER - 1-1/2" AND SMALLER - BLUE PEX TUBING WITH POLYALLOY CRIMPED FITTINGS.
DOMESTIC COLD WATER - 2" AND LARGER - AQUATHERM OR CPVC PIPE WITH GLUED FITTINGS
DOMESTIC HOT WATER - RED PEX TUBING WITH POLY ALLOY CRIMPED FITTINGS. 1" FIBERGLASS INSULATION.
CONDENSATE DRAINS - (INSIDE) SCH40 PVC WITH SOLVENT CEMENT JOINTS.
CONDENSATE DRAINS - (OUTSIDE) TYPE 'M' CU TUBING WITH SOLDER JOINTS.
NATURAL GAS - 2" AND UNDER SCH 40 BLACK PIPE WITH THREADED JOINTS.
NATURAL GAS - 2 1/2" AND OVER SCH 40 BLACK PIPE WITH WELDED JOINTS.

BELOW GRADE PIPING

SANITARY WASTE - SCH40 PVC DWV PIPE WITH SOLVENT GLUED DWV FITTINGS.
ROOF DRAINS - SCH40 PVC DWV PIPING WITH SOLVENT GLUED DWV FITTINGS.
DOMESTIC WATER - TYPE 'K' COPPER TUBING WITH LEAD-FREE SOLDER JOINTS.

DOMESTIC PIPING INSULATION

1" FIBERGLASS INSULATION FOR PIPING 1 1/4" AND SMALLER.
1 1/2" FIBERGLASS INSULATION FOR PIPING 1 1/2" AND LARGER.

PERMIT SET

REV	Date	Revision Description
	12/14/23	ISSUED FOR PERMIT

JTB HVAC & Plumbing Engineering, Inc.
922 W. Baxter Drive, Suite 100
South Jordan, Utah 84095
WWW.JTBEngineering.net
PH: (801) 849-8590

PROJECT NAME:

PE3, UNIT H-54

ADDRESS
4518 N FORESTDALE DR
PARK CITY, UT 84098

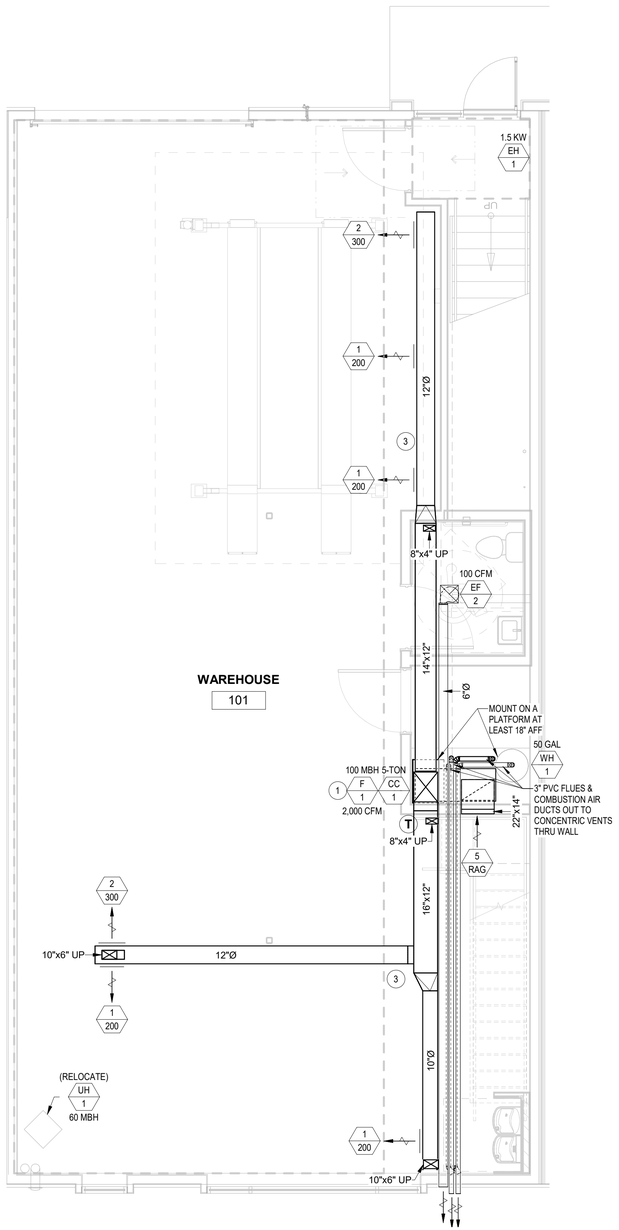
DRAWING TITLE:

MECHANICAL TITLE SHEET

JOB NO.:	23.322
DATE:	12/14/2023
DRAWN BY:	MRM
SCALE:	12" = 1'-0"

SHEET NUMBER

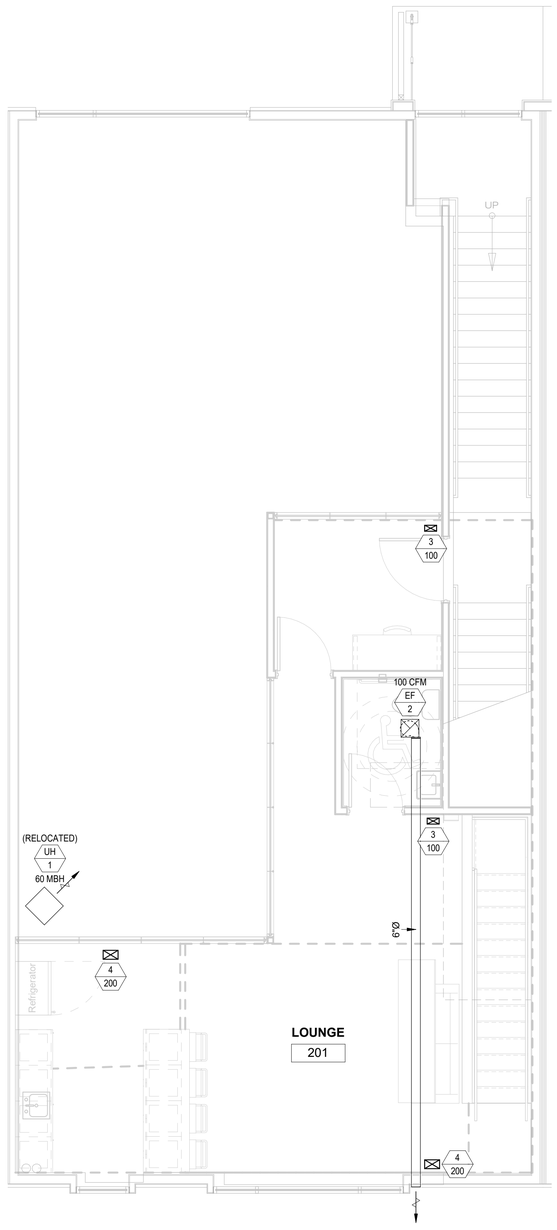
M000



NORTH

A LEVEL 1 MECHANICAL PLAN

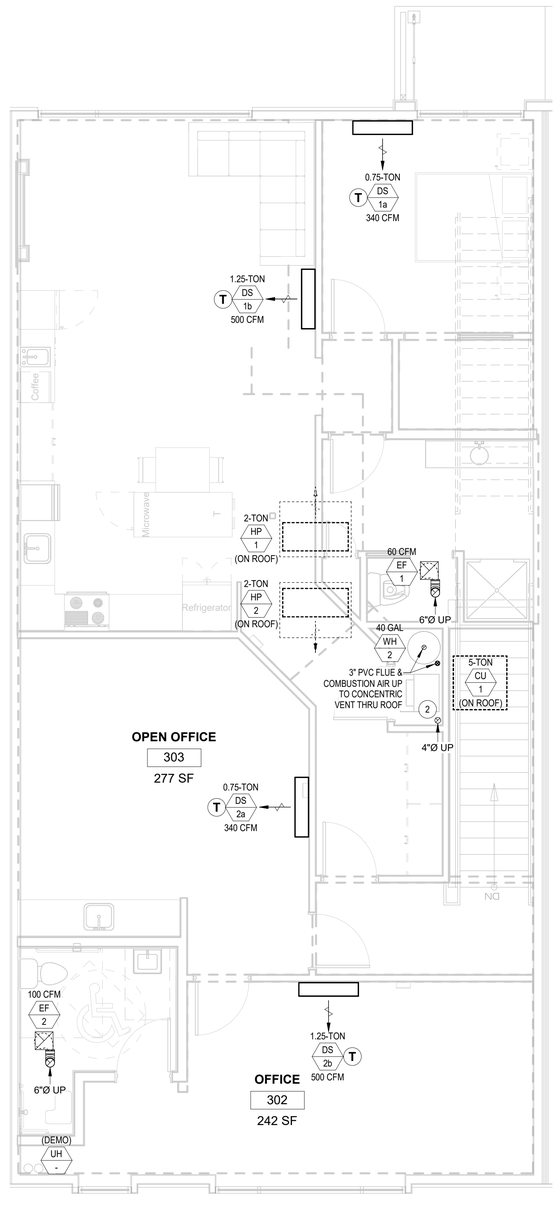
SCALE: 1/4" = 1'-0"



NORTH

B LOFT LEVEL MECHANICAL PLAN

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



NORTH

C LEVEL 2 MECHANICAL PLAN

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

MECHANICAL KEYED NOTES

1. INSTALL FURNACE & COOLING COIL ON PLATFORM AT 18" AFF. ROUTE CONDENSATE DRAIN LINES TO FLOOR DRAIN BELOW. REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.
2. PROVIDE DRYER CONNECTION BOX, MOUNTED IN WALL AT 3 FEET AFF, WITH 4 INCH ALUMINUM DUCT FROM BOX TO OUTSIDE WALL TERMINATION, SECURELY SUPPORTED EVERY 4 FEET, PER CODE. CONTRACTOR TO PROVIDE PERMANENT LABEL AT DRYER VENT WITHIN 6'-0" OF EXHAUST DUCT CONNECTION POINT SPECIFYING THE EQUIVALENT DRYER DUCT LENGTH, AS CALCULATED ON PLAN. IF THE EQUIVALENT DRYER DUCT LENGTH EXCEEDS 35', THEN ENSURE THE INSTALLED DRYER IS RATED BY THE MANIFACTURER TO HANDLE THE LARGER EQUIVALENT LENGTH, AS CALCULATED.
3. ROUND DUCTWORK WITHIN AN EXPOSED CEILING IS TO BE INSTALLED AS UNINSULATED PAINTABLE SPIRAL ROUND DUCTWORK. COORDINATE FINISH WITH ARCHITECT.

REGISTERED PROFESSIONAL ENGINEER
JEFF T. BROWN
#264382
STATE OF UTAH

PERMIT SET

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PARK CITY, UT 84098

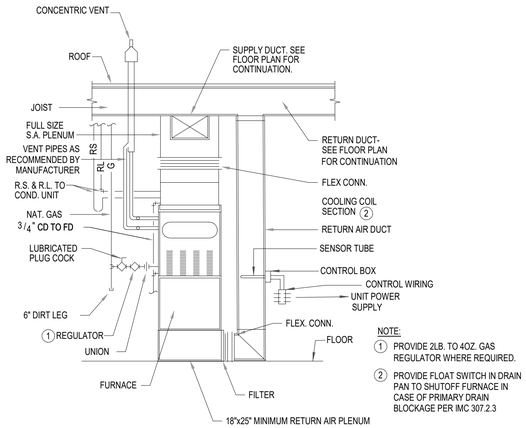
DRAWING TITLE:

MECHANICAL PLANS

JOB NO.:	23.322
DATE:	12/14/2023
DRAWN BY:	MRM
SCALE:	1/4" = 1'-0"

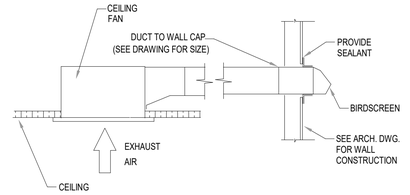
SHEET NUMBER

M101



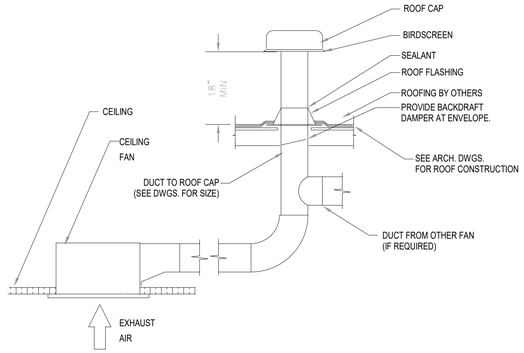
A 5-TON FURNACE DETAIL

SCALE: NOT TO SCALE



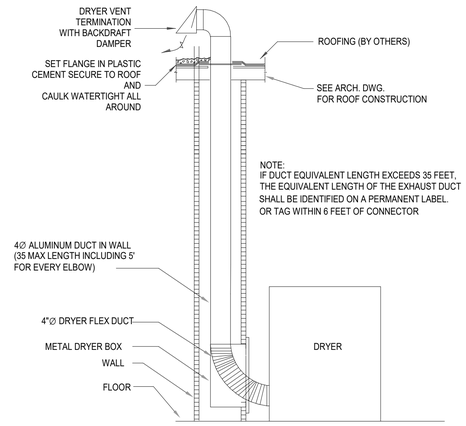
B RESTROOM EXHAUST FAN DETAIL

SCALE: NTS



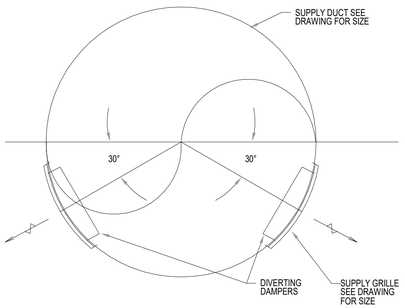
C RESTROOM EXHAUST FAN DETAIL

NTS



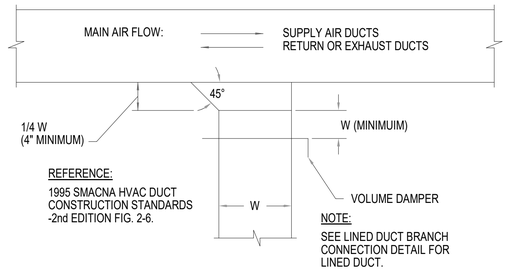
D DRYER DUCT DETAIL

NTS



E DUCT MOUNTED DIFFUSERS DETAIL

NTS

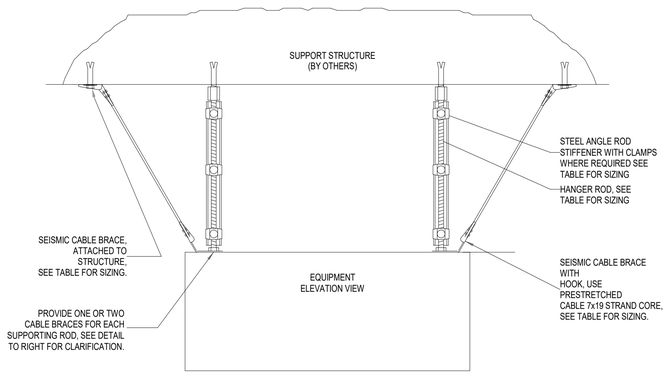


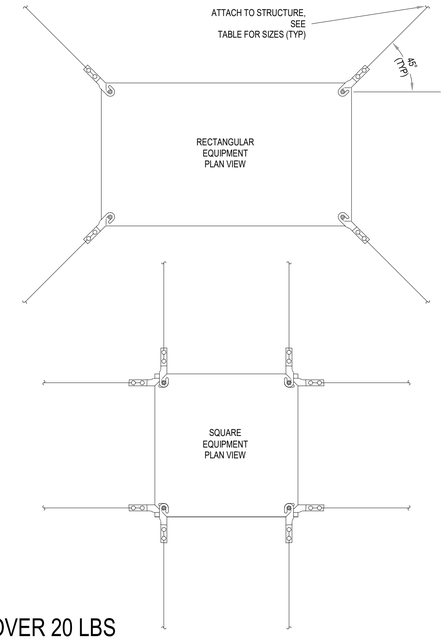
F BRANCH DUCT TAKEOFF

NTS

MAX. UNIT WEIGHT (lbs.)	HANGER ROD (inches)	MAX. UNBRACED ROD LENGTH (inches)	MAX. STIFFENER CLAMP SPACING	ROD STIFFENER ANGLE SIZE	CABLE SIZE (inches)	STRUCTURE CONNECTION			
						CONC. SLAB	CONC. DECK	STEEL	WOOD
100	3/8	30	12	1x1x1/8	1/8	1/2x3	1/2x3	1/2	1/2x4
200	1/2	39	16	1 1/2x1 1/2x1/4	3/16	5/8x3 1/2	3/4x5 1/4	1/2	(2) 1/2x4
400	1/2	27	16	1 1/2x1 1/2x1/4	3/16	(2) 1/2x3	(2) 1/2x3	5/8	-
600	5/8	36	21	1 1/2x1 1/2x1/4	1/4	(2) 5/8x3 1/2	(2) 5/8x5	5/8	-
1000	3/4	41	25	1 1/2x1 1/2x1/4	1/4	(4) 5/8x3 1/2	(4) 5/8x5	3/4	(4) 5/8x5
2000	7/8	40	30	2x2x1/4	3/8	-	-	1	-

1-TABLE IS BASED ON SEISMIC FORCES OF LESS THAN OR EQUAL TO 1.0G

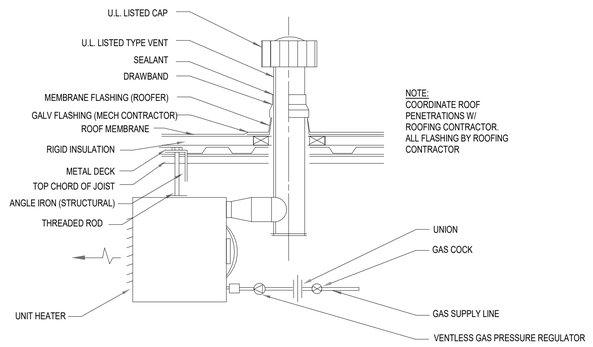




SUSPENDED EQUIPMENT OVER 20 LBS

G SEISMIC EQUIPMENT BRACING DETAIL

SCALE: NTS



H GAS UNIT HEATER DETAIL

NTS

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DRAWING TITLE:

MECHANICAL DETAILS

JOB NO.:	23.322
DATE:	12/14/2023
DRAWN BY:	MRM
SCALE:	

SHEET NUMBER

M501

EXHAUST FAN SCHEDULE

TAG	FAN LOCATION AREA SERVED	AIR FLOW		ELECTRICAL						PHYSICAL			FAN MANUFACTURER MODEL NUMBER	
		CFM @ 7,000'	EXTL. S.P. (IN WC)	WATTS	F.L.A.	HP	POWER (V/PH/HZ)	MCA / FUSE	DISCO-NNECT	BACK DRAFT DAMPER	HxWxD (IN)	OP. WT. (LBS)		
EF 1	CEILING-MOUNTED UNIT RR - EXHAUST AIR	60	0.25	6.2	-	-	120/1/60	-	BY E.C.	YES	8x11x11	10	PANASONIC FV-0511VK2 + FV-VS15VK1	1 2
EF 2	CEILING-MOUNTED PUBLIC RR - EXHAUST AIR	100	0.25	13.1	-	-	120/1/60	-	BY E.C.	YES	8x11x11	10	PANASONIC FV-0511VK2 + FV-VS15VK1	1 3

NOTES:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. MULTI-SPEED FAN SHALL SHALL OPERATE CONTINUOUSLY AT 30 CFM. THE HIGHER SPEED OF 60 CFM SHALL ACTIVATE ON/OFF WITH THE LIGHTS.
3. MULTI-SPEED FAN SHALL SHALL OPERATE CONTINUOUSLY AT 50 CFM. THE HIGHER SPEED OF 100 CFM SHALL ACTIVATE ON/OFF WITH THE LIGHTS.

ELECTRIC UNIT HEATER SCHEDULE

TAG	UNIT HEATER LOCATION AREA SERVED	HEATING CAP.		ELECTRICAL				PHYSICAL		UNIT HEATER MFR MODEL NUMBER	
		BTU / H	INDOOR SETPT. (°F DB)	WATTS	POWER (V/PH/HZ)	MCA / FUSE	DISCO-NNECT	HxWxD (IN)	OP. WT. (LBS)		
EH 1	WALL-MOUNTED RISER ROOM	5,115	70 -	1,500	120/1/60	-	BY E.C.	20x16x5	22	QMARK CHW3150F	1 2

NOTES:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
2. MOUNT TO THE WALL WITH BOTTOM OF UNIT AT 0'-9" AFF.

REGISTER, GRILLE & DIFFUSER SCHEDULE

TAG	RGD LOCATION TYPE	FRAME SIZE	CEILING TYPE	NECK SIZE	FACE STYLE	AIR PATTERN	MATERIAL / FINISH	DAMPER	OPTIONS & ACCESSORIES	RGD MANUFACTURER MODEL NUMBER
1 CFM	SPIRAL DUCT-MOUNTED SUPPLY AIR	16"x4" CURVED	EXPOSED	-	DOUBLE DEFLCTN.	ADJ.	STEEL SEE ARCH.	EXTRCTR.	3/4"-SPACED ADJUSTABLE BLADES, VERTICAL FRONT	GREENHECK XG-4004SP
2 CFM	SPIRAL DUCT-MOUNTED SUPPLY AIR	18"x6" CURVED	EXPOSED	-	DOUBLE DEFLCTN.	ADJ.	STEEL SEE ARCH.	EXTRCTR.	3/4"-SPACED ADJUSTABLE BLADES, VERTICAL FRONT	GREENHECK XG-4004SP
3 CFM	FLOOR-MOUNTED SUPPLY AIR	10"x6"	HARD FLOOR	8"x4"	SINGLE DEFLCTN.	ADJ.	STEEL SEE ARCH.	OBD	1/2"-SPACED ADJUSTABLE BLADES	GREENHECK XG-H4502S
4 CFM	FLOOR-MOUNTED SUPPLY AIR	12"x8"	HARD FLOOR	10"x6"	SINGLE DEFLCTN.	ADJ.	STEEL SEE ARCH.	OBD	1/2"-SPACED ADJUSTABLE BLADES	GREENHECK XG-H4502S
5 RAG	WALL-MOUNTED RETURN AIR	24"x16"	GYP.	22"x14"	LOUVER	1-WAY	STEEL SEE ARCH.	-	1/2"-SPACED FIXED BLADES, 38 DEGREE DEFLECTION	GREENHECK XG-4538S

MULTI-SPLIT HEAT PUMP - INDOOR UNIT SCHEDULE

TAG	INDOOR UNIT LOCATION AREA SERVED	NOM. TONS	COOLING CAP.				HEATING CAP.			AIR FLOW		ELECTRICAL			REFRIGERANT			PHYSICAL		INDOOR UNIT MFR MODEL NUMBER	
			BTU / H		DESIGN COND. (°F DB / WB)		BTU / H	DESIGN COND. (°F DB / WB)		CFM @ 7,000'	EXTL. S.P. (IN WC)	POWER (V/PH/HZ)	MCA / FUSE	DISCO-NNECT	TYPE	CONN. (IN)		HxWxD (IN)	OP. WT. (LBS)		
			SENS.	TOTAL	EAT	LAT		EAT	LAT							LIQ.	GAS				
DS 1a	WALL-MOUNTED BED ROOM	0.75	6,800	9,000	80 67	55 -	9,000	70 60	- -	350	-	208/1/60 (FROM ODU)	- (FROM ODU)	-	R-410A	1/4	3/8	12x32x9	20	DAIKIN FTXS09LVJU	1 2
DS 1b	WALL-MOUNTED LIVING ROOM	1.25	11,300	15,000	80 67	55 -	15,000	70 60	- -	500	-	208/1/60 (FROM ODU)	- (FROM ODU)	-	R-410A	1/4	1/2	14x42x10	31	DAIKIN FTXS15LVJU	1 2
DS 2a	WALL-MOUNTED OPEN OFFICE	0.75	6,800	9,000	80 67	55 -	9,000	70 60	- -	350	-	208/1/60 (FROM ODU)	- (FROM ODU)	-	R-410A	1/4	3/8	12x32x9	20	DAIKIN FTXS09LVJU	1 2
DS 2b	WALL-MOUNTED OFFICE	1.25	11,300	15,000	80 67	55 -	15,000	70 60	- -	500	-	208/1/60 (FROM ODU)	- (FROM ODU)	-	R-410A	1/4	1/2	14x42x10	31	DAIKIN FTXS15LVJU	1 2

NOTES:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, INCLUDING INTEGRAL THERMOSTATIC CONTROL.
2. INSTALL WITH FACTORY-PROVIDED CONDENSATE PUMP, ROUTING THE 3/4" CONDESATE DRAIN TO THE NEAREST SANITARY RISER.

MULTI-SPLIT HEAT PUMP - OUTDOOR UNIT SCHEDULE

TAG	OUTDOOR UNIT LOCATION AREA SERVED	NOM. TONS	EFF.	COOLING CAP.			HEATING CAP.			ELECTRICAL			REFRIGERANT					PHYSICAL		OUTDOOR UNIT MFR MODEL NUMBER	
				BTU / H	AMBIENT CONDITIONS (°F DB / WB)	INDOOR SETPT. (°F DB)	BTU / H	AMBIENT CONDITIONS (°F DB / WB)	INDOOR SETPT. (°F DB)	POWER (V/PH/HZ)	MCA / FUSE	DISCO-NNECT	TYPE	CONN. (IN)		MAX PIPE (FT)		HxWxD (IN)	OP. WT. (LBS)		
														LIQ.	GAS	LGTH	Δ HT				
HP 1	MOUNTED ON ROOF APT UNIT (3-PORT MULTI-SPLIT)	2	18.0 SEER	24,000	95 75	75 -	21,700	5 5	70 -	208/1/60	22.6 25	BY E.C.	R-410A	1/4	1/2	82	49	29x35x13	140	DAIKIN 3MXL24RMVJUA	1 2
HP 2	MOUNTED ON ROOF APT UNIT (3-PORT MULTI-SPLIT)	2	18.0 SEER	24,000	95 75	75 -	21,700	5 5	70 -	208/1/60	22.6 25	BY E.C.	R-410A	1/4	1/2	82	49	29x35x13	140	DAIKIN 3MXL24RMVJUA	1 2

NOTES:

1. INSTALL IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, INCLUDING WIND BAFFLE.
2. MOUNT OUTDOOR UNITS ON A FRAME SECURELY ATTACHED TO THE STRUCTURE ON A ROOF-MOUNTED FRAME AT LEAST 18 INCHES TALL.

FURNACE SCHEDULE

TAG	FURNACE LOCATION AREA SERVED	POSITION	HEATING @ 7,000'				SUPPLY FAN				ELECTRICAL			GAS CONN. (IN.)	FLUE VENT (IN.)	HxWxD (IN.)	OPER. WEIGHT (LBS.)	ROOFTOP UNIT MFR. MODEL NUMBER
			FUEL	SETPOINT AIR TEMPERATURE	INPUT / OUT (BTU/H)	AFUE	CFM @ 5,700'	O.A. CFM	E.S.P. (IN WC.)	H.P	POWER (V/PH/HZ)	MCA / FUSE	STARTER / DISCONNECT					
F 1	UTILITY RETAIL SPACE	VERTICAL	NATGAS	70°F DB @ 0°F AMBIENT	100,000 / 96,000	96	2,000	-	0.5	1	115/1/60	13.3 15	BY E.C. / BY E.C.	1/2	3	35x21x29	140	DAIKIN DM96VE1005CNA

NOTES:
1. FURNACE SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. MOUNT ON A PLATFORM AT LEAST 18 INCHES ABOVE FINISH FLOOR.
2. INSTALL NEW FILTERS IN UNIT AFTER ALL DUCTWORK HAS BEEN COMPLETED AND PRIOR TO TEST AND BALANCING OF UNIT.
3. PROVIDE AND INSTALL WITH A COMPATIBLE 7-DAY PROGRAMMABLE AUTOCHANGE OVER THERMOSTAT. SEE PLANS FOR LOCATION.
4. PROVIDE 2LB. TO 4OZ. NATGAS REGULATOR, WHERE REQUIRED.
5. TEST AND VERIFY FUNCTIONAL PERFORMANCE AFTER INSTALLATION.

DX COOLING COIL SCHEDULE

TAG	COIL LOCATION AREA SERVED	NOM. TONS	COOLING CAPACITY				AIR FLOW		PHYSICAL PROPERTIES						COOLING COIL MFR. MODEL NUMBER
			TEMP (DB/WB°F)		SENSIBLE (BTU/H)	TOTAL (BTU/H)	CFM @ 5,700'	MAX PRES. DROP DRY/WET (IN WC)	CONN. (IN.)			REF.	HxWxD (IN.)	WEIGHT (LBS.)	
			EAT	LAT					LIQ.	GAS.	DRAIN				
CC 1	UTILITY, MOUNTED TO FURNACE RETAIL SPACE	5	75 59	55 -	44,700	52,300	2,000	0.54 0.41	3/8	1-1/8	(2) 3/4	R-410A	30x21x21	73	DAIKIN CAPF4961C6

NOTES:
1. COIL SHALL BE INSTALLED IN CONJUNCTION WITH FURNACE, PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. TEST AND VERIFY FUNCTIONAL PERFORMANCE AFTER INSTALLATION.

CONDENSING UNIT SCHEDULE

TAG	CONDENSING UNIT LOCATION AREA SERVED	NOM. TONS	COOLING				ELECTRICAL				CONNECTION SIZES (IN.)		REF.	HxWxD (IN.)	OPER. WEIGHT (LBS.)	CONDENSING UNIT MFR. MODEL NUMBER
			SETPOINT AIR TEMPERATURE	SENSIBLE (BTU/H)	TOTAL (BTU/H)	A.R.I. SEER	POWER (V/PH/HZ)	H.P.	MCA / FUSE	STARTER / DISCONNECT	LIQ.	GAS.				
CU 1	ROOF-MOUNTED RETAIL SPACE	5	75°F DB, 59 WB @ 95 AMBIENT	-	52,300	14.0	208/1/60	1/4	34.3 60	BY E.C. BY E.C.	3/8	1-1/8	R-410A	39x36x36	211	DAIKIN DX13SA0611A

NOTES:
1. UNIT SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS, OBSERVING ALL SERVICE CLEARANCES.
2. TEST AND VERIFY FUNCTIONAL PERFORMANCE AFTER INSTALLATION.

PERMIT SET

REV	Date	Revision Description
	12/14/23	ISSUED FOR PERMIT

JTB HVAC & Plumbing Engineering, Inc.
922 W. Baxter Drive, Suite 100
South Jordan, Utah 84095
WWW.JTBEngineering.net
PH: (801) 849-8590

PROJECT NAME:

PE3, UNIT H-54

ADDRESS
4518 N FORESTDALE DR
PARK CITY, UT 84098

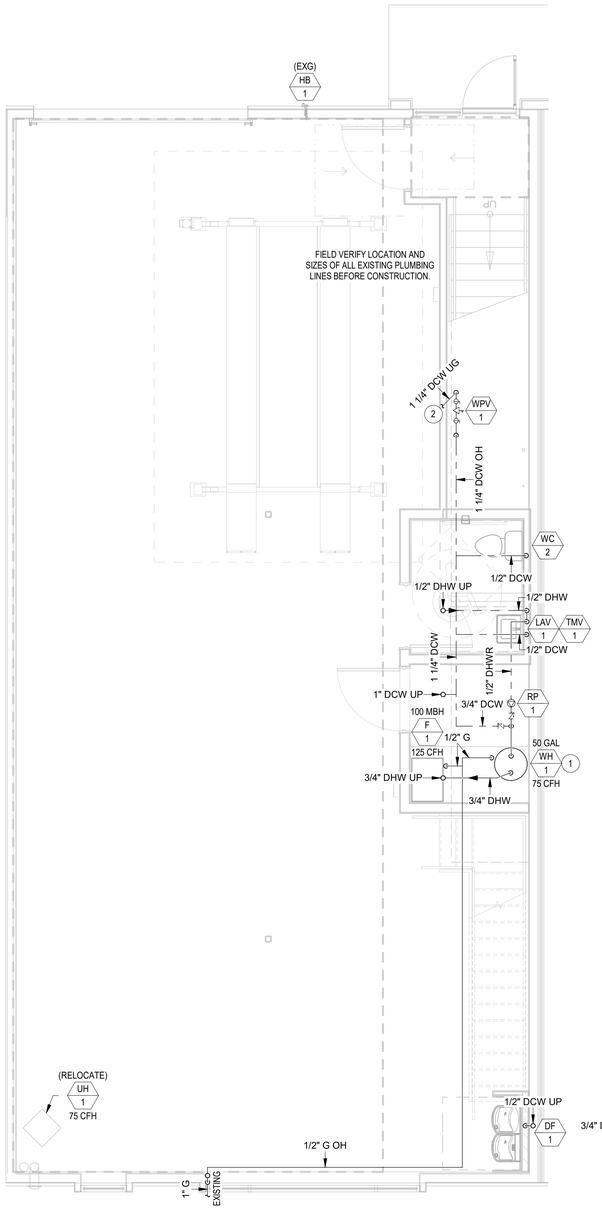
DRAWING TITLE:

MECHANICAL SCHEDULES

JOB NO.:	23.322
DATE:	12/14/2023
DRAWN BY:	MRM
SCALE:	As indicated

SHEET NUMBER

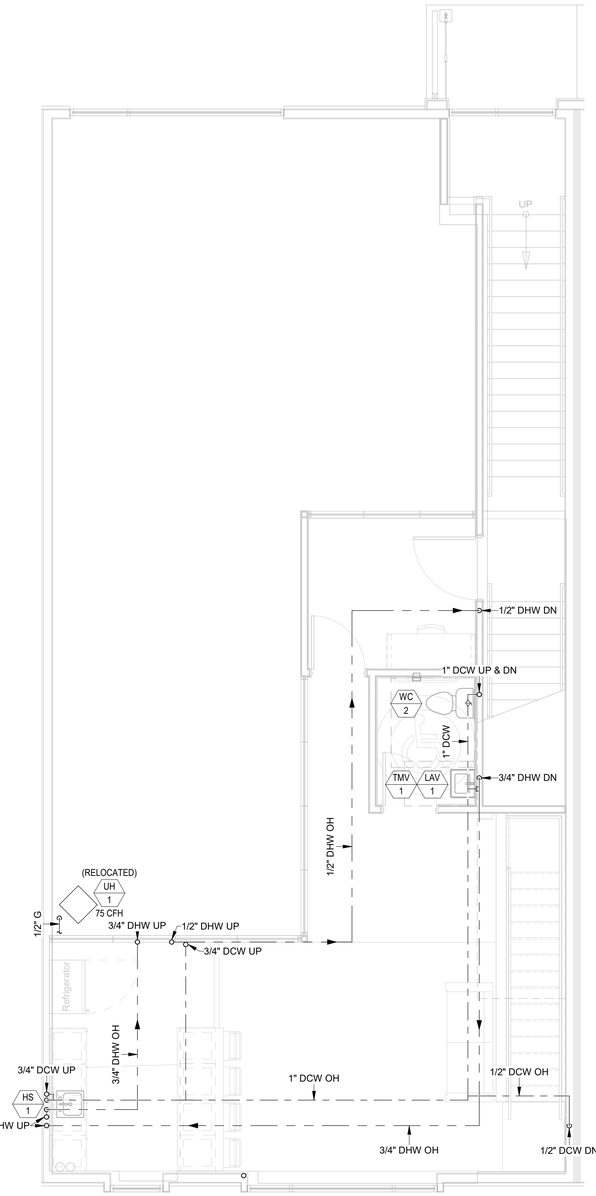
M701



NORTH

A LEVEL 1 WATER & NATGAS PLUMBING PLAN

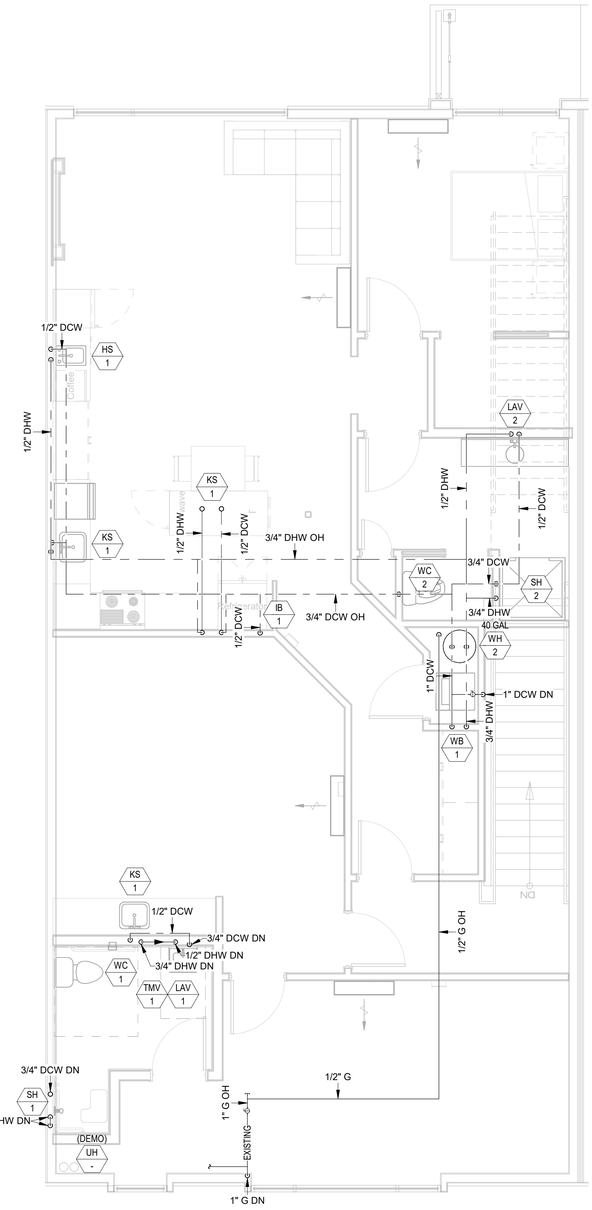
SCALE: 1/4" = 1'-0"



NORTH

B LOFT LEVEL WATER & NATGAS PLUMBING PLAN

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



NORTH

C LEVEL 2 WATER & NATGAS PLUMBING PLAN

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

PLUMBING KEYED NOTES

#	
1	INSTALL WATER HEATER ON PLATFORM AT 18" AFF. ROUTE T&P RELIEF AND PAN DRAIN LINES TO FLOOR DRAIN BELOW. REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.
2	NEW 1-1/4" COLD WATER PIPING TO CONNECT INTO EXISTING COLD WATER LINE FROM UNDERGROUND. FIELD VERIFY EXACT SIZE, LOCATION, AND CONNECTION INTO STREET SEWER MAIN.

PERMIT SET

REV	Date	Revision Description
	12/14/23	ISSUED FOR PERMIT

JTB HVAC & Plumbing Engineering, Inc.
922 W. Baxter Drive, Suite 100
South Jordan, Utah 84095
WWW.JTBEngineering.net
PH: (801) 849-8590

PROJECT NAME:

PE3, UNIT H-54

ADDRESS
4518 N FORESTDALE DR
PARK CITY, UT 84098

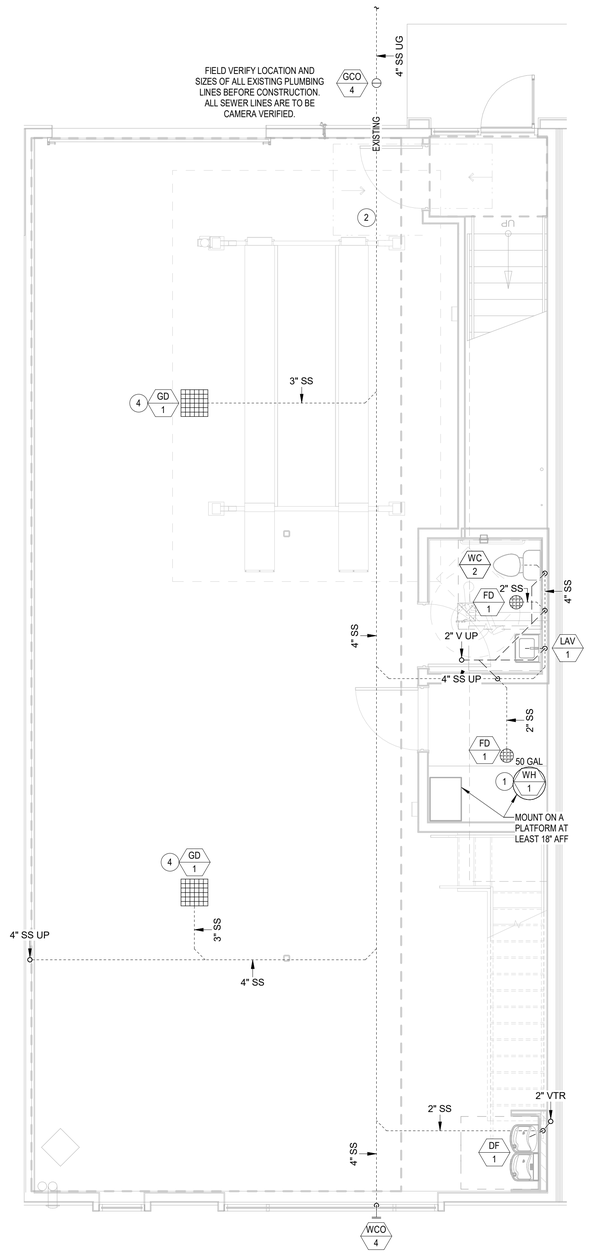
DRAWING TITLE:

WATER & NATGAS PLUMBING PLANS

JOB NO.:	23.322
DATE:	12/14/2023
DRAWN BY:	MRM
SCALE:	1/4" = 1'-0"

SHEET NUMBER

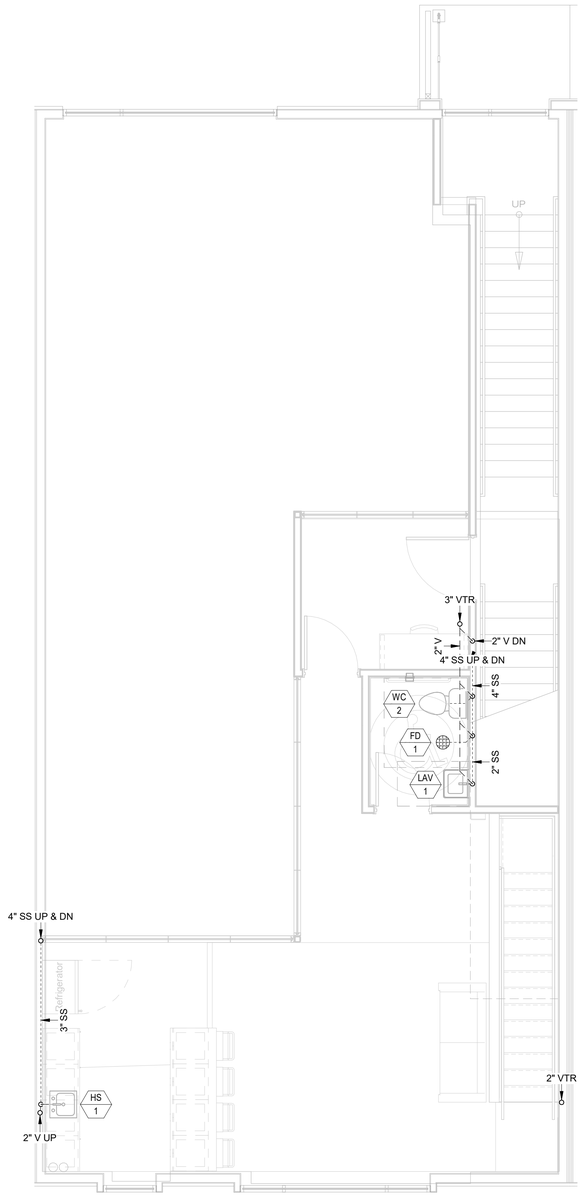
P101



NORTH

A LEVEL 1 WASTE & VENT PLUMBING PLAN

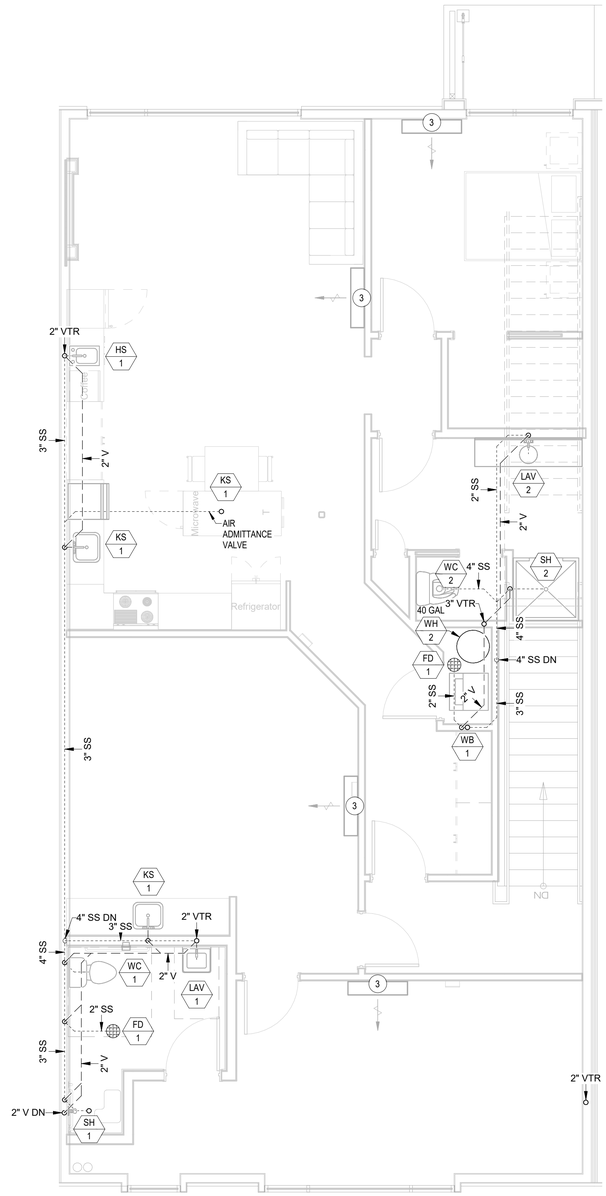
SCALE: 1/4" = 1'-0"



NORTH

B LOFT LEVEL WASTE & VENT PLUMBING PLAN

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



NORTH

C LEVEL 2 WASTE & VENT PLUMBING PLAN

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

PLUMBING KEYED NOTES

#	
1	INSTALL WATER HEATER ON PLATFORM AT 18" AFF. ROUTE T&P RELIEF AND PAN DRAIN LINES TO FLOOR DRAIN BELOW. REFER TO ARCHITECTURAL FOR ADDITIONAL INFORMATION.
2	NEW 4" SANITARY PIPING TO EXTEND AND CONNECT TO EXISTING SANITARY MAIN PIPING. FIELD VERIFY EXACT SIZE AND LOCATION.
3	INSTALL CONDENSATE DRAIN LINE FROM WALL-MOUNTED DUCTLESS SPLIT (DS) TO ROUTE TO AND CONNECT INTO NEAREST DWV LINE.
4	INSTALL SAND/OIL SEPERATING CATCHBASIN GARAGE DRAIN IN ACCORDANCE WITH CITY STANDARDS. SEE SHEET P701, DETAIL F FOR MORE INFORMATION.

PERMIT SET

REV	Date	Revision Description
	12/14/23	ISSUED FOR PERMIT

JTB HVAC & Plumbing Engineering, Inc.
922 W. Baxter Drive, Suite 100
South Jordan, Utah 84095
WWW.JTBEngineering.net
PH: (801) 849-8590

PROJECT NAME:

PE3, UNIT H-54

ADDRESS
4518 N FORESTDALE DR
PARK CITY, UT 84098

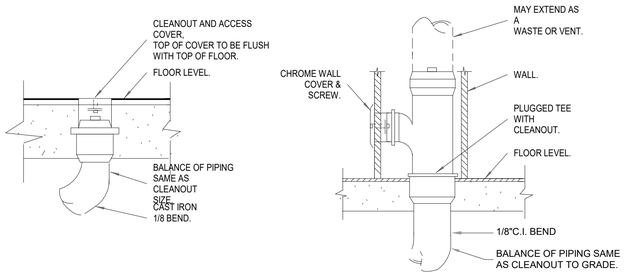
DRAWING TITLE:

WASTE & VENT PLUMBING PLANS

JOB NO.:	23.322
DATE:	12/14/2023
DRAWN BY:	MRM
SCALE:	1/4" = 1'-0"

SHEET NUMBER

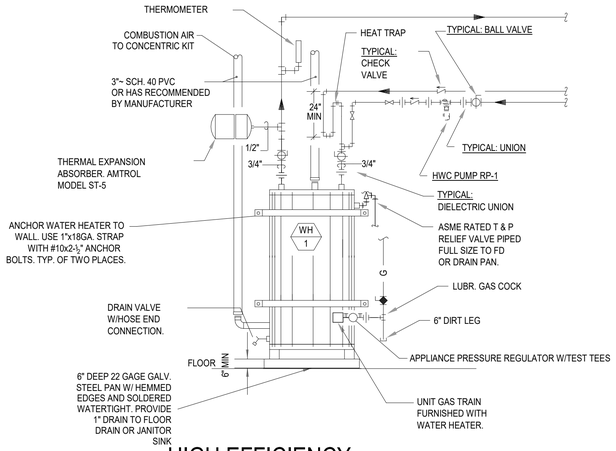
P102



FLOOR CLEAN-OUT WALL CLEAN-OUT

A CLEANOUT DETAILS

NTS

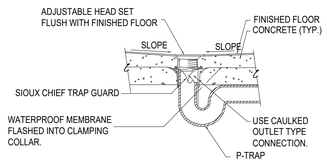


B HIGH EFFICIENCY GAS FIRED WATER HEATER

SCALE: NTS

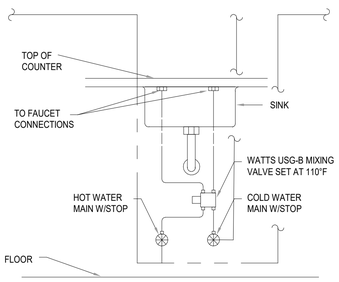
C PIPE THRU ROOF DETAIL

SCALE: NTS



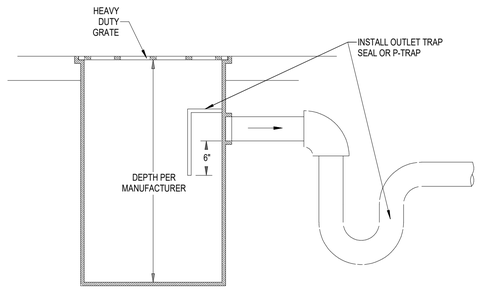
D FLOOR DRAIN W/TRAP GUARD DETAIL

SCALE: NTS



E PUBLIC LAV MIXING VALVE DETAIL

SCALE: NTS



F GARAGE DRAIN DETAIL

NTS

PLUMBING FIXTURE SCHEDULE

TAG	FIXTURE TYPE / MOUNTING LOCATION	FIXTURE ROUGH-IN SIZES (IN.) DOMESTIC WATER COLD	DOMESTIC WATER HOT	WASTE & VENT TRAP	WASTE & VENT VENT	WASTE & VENT WASTE	FINISH COLOR	ACCESSORIES AND COMMENTS	FIXTURE MANUFACTURER MODEL NUMBER
WC 1	WATER CLOSET - ADA FLOOR MOUNT - ELONGATED, TANK	1/2	-	-	2	4	WHITE	SIOUX CHIEF OXBOX WITH MINIRESTER (696-G1011XF) PROFLO CHROME ESCUTCHEON BEMIS WHITE SEAT (1955C) LEFT CHROME TRIP LEVER	KOHLER K-3979
WC 2	WATER CLOSET - ADA FLOOR MOUNT - ELONGATED, TANK	1/2	-	-	2	4	WHITE	SIOUX CHIEF OXBOX WITH MINIRESTER (696-G1011XF) PROFLO CHROME ESCUTCHEON BEMIS WHITE SEAT (1955C) RIGHT CHROME TRIP LEVER	KOHLER K-3979
LAV 1	PUBLIC LAVATORY - ADA WALL MOUNT	1/2	1/2	1-1/4	2	2	WHITE	INSULATED P-TRAP COVER SIOUX CHIEF OXBOX (696-G2011XF), WATTS LFUSG-B MIXING VALVE PROFLO 1 1/4" SS GRID STRAINER AND P-TRAP MOEN FAUCET (8800 CHROME)	KOHLER K-2005
TMV 1	THERMOSTATIC MIXING VALVE UNDER PUBLIC LAVATORY	3/8	3/8	-	-	-	-	3/8" INLET AND OUTLET CONNECTIONS, LEAD FREE CONSTRUCTION. SET AT 110°F TEMPERED WATER. ASSE 1070 CERTIFIED.	WATTS LFUSG-B
LAV 2	UNIT LAVATORY - ADA COUNTER MOUNT	1/2	1/2	1-1/4	2	2	WHITE	INSULATED P-TRAP COVER SIOUX CHIEF OXBOX (696-G2011XF), WATTS LFUSG-B MIXING VALVE PROFLO 1 1/4" SS GRID STRAINER AND P-TRAP MOEN FAUCET (8800 CHROME)	KOHLER K-2196-4
KS 1	KITCHEN SINK - ADA COUNTER MOUNT - SINGLE COMP.	1/2	1/2	1-1/2	2	2	SS	PROFLO 1 1/2" SS BASKET, STRAINER & P-TRAP - MOEN FAUCET (7430-CHROME W/O SPRAYER) SIOUX CHIEF OXBOX WITH MINIRESTER (696-G3014XR)	ELKAY LRAD222265
HS 1	HAND SINK - ADA COUNTER MOUNT - SINGLE COMP.	1/2	1/2	1-1/4	2	2	SS	INSULATED P-TRAP COVER SIOUX CHIEF OXBOX (696-G2011XF), WATTS LFUSG-B MIXING VALVE - FAUCET INCLUDED IN KIT (ADA COMPLIANT)	ELKAY HD320874LFR
SH 1	PUBLIC SHOWER - ADA -	1/2	1/2	2	2	2	-	HAND-HELD WITH SLIDE BAR CUSTOM TILE FINISH, FOLD-UP SEAT JAY R. SMITH FLOOR DRAIN (2010-A06CP-P050) MOEN FAUCET (8346)	- -
SH 2	UNIT SHOWER - ADA -	1/2	1/2	2	2	2	-	HAND-HELD WITH SLIDE BAR CUSTOM TILE FINISH JAY R. SMITH FLOOR DRAIN (2010-A06CP-P050) MOEN FAUCET (8346)	- -
WB 1	WASHER BOX IN WALL	1/2	1/2	2	2	2	WHITE	PEX CRIMP CONNECTION 1/4 TURN VALVE - WATER HAMMER ARRESTORS	SIOUX CHIEF 696-G2313XF
DF 1	ELECTRIC WATER COOLER-ADA HI/LO DOUBLE UNIT W/ BOTTLE FILLER	1/2	-	1-1/4	2	2	-	BI-LEVEL WATER COOLER, 8.0 GPH. BRASS CRAFT KWIK TURN STOP 370 WATTS, 115V / 1PH / 60HZ, 6 FLA. PROFLO 1 1/4" SS P-TRAP	ELKAY LZSTL8WSLK
IB 1	ICE MAKER BOX IN WALL	1/2	1/2	-	-	-	WHITE	PEX CRIMP CONNECTION 1/4 TURN VALVE - WATER HAMMER ARRESTOR	SIOUX CHIEF 696-G1010XF
FD 1	FLOOR DRAIN -	-	-	2	2	2	NB	TRAP GUARD, SIMILAR TO SURESEAL 97041 -	WATTS FD7-5R-2-PVC
GD 1	GARAGE DRAIN - CATCHBASIN -	-	-	2	2	3	NB	18x18x24 DEEP PRE-CAST BOX WITH GRATE -	DURA-CRETE -
WH 1	WATER HEATER (NATGAS) FLOOR MOUNT (POWER-VENTED)	3/4	3/4	-	-	-	-	50 GALLON (59" TALL) TANK, WATTS EXPANSION TANK (DET-5) T&P RELIEF VALVE 60,000 BTU/HR GAS INPUT, 3.1 AMP, 110V / 1PH / 60HZ. HEAT TRAPS	BRADFORD WHITE RG2PDV50H6N
WH 2	WATER HEATER (NATGAS) FLOOR MOUNT (POWER-VENTED)	3/4	3/4	-	-	-	-	40 GALLON (49" TALL) TANK, WATTS EXPANSION TANK (DET-5) T&P RELIEF VALVE 40,000 BTU/HR GAS INPUT, 3.1 AMP, 110V / 1PH / 60HZ. HEAT TRAPS	BRADFORD WHITE RG2PDV40S6N
RP 1	HOT WATER RECIR. PUMP WALL NEAR WATER HEATER	-	3/4	-	-	-	-	2 GPM @ 10' OF HEAD, AUTO SHUT OFF & TIMER, PER ENERGY CODE. FLANGED CONNECTION 0.7 AMPS, 115V / 1PH / 60HZ. SUPPLY COMPANION FLANGES	ARMSTRONG ASTRO 230SS
ET 1	EXPANSION TANK ABOVE WATER HEATER	3/4	-	-	-	-	-	BLADDER TYPE CONFORMING TO ANSI 61. -	WATTS DET-5
HB 1	HOSE BIBB EXTERIOR USE	3/4	-	-	-	-	CHROME	ASSE 1019-B, ASSE 1011-APPROVED VACUUM BREAKER, FREEZELESS, LOCKABLE DOOR - PROVIDE 1/4 TURN KEY 18" ABOVE FINISH GRADE	WOODFORD B65
EJ 4	EXPANSION JOINT COUPLING VERTICAL RISER PIPES - LEVELS 1 & 3	-	-	-	-	4	-	STAINLESS STEEL CLAMP BANDS INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS	FERNCO XJ-4
FCO -	FLOOR CLEANOUT NUMBER IS SIZE	-	-	-	-	VARIES	-	5-3/4"Ø ROUND "TWIST TO FLOOR" ADJUSTABLE TOP NICKEL BRONZE TOP.	JAY R. SMITH 4020
GCO -	GRADE CLEANOUT NUMBER IS SIZE	-	-	-	-	VARIES	-	8-3/4"Ø ROUND CLEANOUT FOR UNFINISHED AREA CAST IRON TOP.	JAY R. SMITH 4250
WCO -	WALL CLEANOUT NUMBER IS SIZE	-	-	-	-	VARIES	-	STAINLESS STEEL COVER PLATE. -	JAY R. SMITH 4472T

***ALL PLUMBING FIXTURES LISTED IN THIS SCHEDULE ARE PLACE HOLDERS AND NEED TO BE VERIFIED WITH THE ARCHTITECT, INTERIOR DESIGNER, AND OWNERS PRIOR TO PURCHASE.

REGISTERED PROFESSIONAL ENGINEER
JEFF T. BROWN
#264382
STATE OF UTAH

PERMIT SET

REV	Date	Revision Description
	12/14/23	ISSUED FOR PERMIT

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DRAWING TITLE:

PLUMBING SCHEDULE & DETAILS

JOB NO.:	23.322	SHEET NUMBER
DATE:	12/14/2023	P701
DRAWN BY:	MRM	
SCALE:	N.T.S.	

ELECTRICAL GENERAL NOTES

GENERAL NOTES:

1. THE ELECTRICAL SYSTEMS DEFINED BY THESE PLANS AND THE SPECIFICATIONS ARE TO BE CONSTRUCTED AS COMPLETE AND OPERABLE SYSTEMS AND SHALL BE BID WITH THIS INTENT. THE CONTRACTOR SHALL VISIT THE SITE, READ ALL THE RELEVANT DOCUMENTS, AND BECOME FAMILIAR WITH THE TYPE OF CONSTRUCTION AND WORK TO BE ACCOMPLISHED. SHOULD ANY ERROR, OMISSION, OR CONFLICT EXIST IN EITHER THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING BEFORE SUBMITTING THEIR BID PRICE SO A CHANGE CAN BE ISSUED IN A PRE-BID ADDENDUM. OTHERWISE, THE CONTRACTOR AND/OR EQUIPMENT SUPPLIERS SHALL SUPPLY THE PROPER MATERIALS AND LABOR TO INSTALL COMPLETE AND OPERABLE SYSTEMS INCLUSIVE OF THE ORIGINAL BID. WHEN EACH ELECTRICAL SYSTEM IS COMPLETE, THE CONTRACTOR SHALL TEST AND CONFIRM ITS PROPER OPERATION. ANY INCOMPLETE SYSTEM SHALL BE MADE COMPLETE AND OPERABLE PRIOR TO PROJECT CLOSEOUT.
2. THE ARCHITECTURAL AND MECHANICAL PLANS ARE CONSIDERED A PART OF THE ELECTRICAL DOCUMENTS SO FAR AS ANY ELECTRICAL ITEMS THEY MAY CONTAIN. THE ELECTRICAL CONTRACTOR SHALL REFER TO AND COORDINATE WITH THEM. NO EXTRA COST SHALL BE ALLOWED FOR FAILURE TO COORDINATE THE CONTRACT DOCUMENTS WITH OTHER TRADES AND/OR IF EQUIPMENT DIMENSIONS ARE GREATER THAN SPECIFIED AND/OR DIMENSIONED ON THE PLANS.
3. THE ELECTRICAL CONTRACTOR SHALL PROVIDE EQUIPMENT, MATERIALS, AND LABOR FOR THE CONNECTIONS OF ALL EQUIPMENT SHOWN ON THE PLANS - ARCHITECTURAL, MECHANICAL, ETC.
4. THIS PROJECT IS TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MOST RECENT LOCAL, STATE, AND NATIONAL CODES. IF AT ANY TIME DURING OR AFTER CONSTRUCTION SOMETHING IS FOUND TO BE INSTALLED IN VIOLATION OF THESE CODES LISTED ABOVE, IT SHALL BE CORRECTED BY THE CONTRACTOR.
5. WHERE A RACEWAY ENTERS A BUILDING OR STRUCTURE FROM THE OUTSIDE, IT SHALL BE SEALED AS PER NEC 225.27.
6. ALL ELECTRICAL EQUIPMENT THAT IS LIKELY TO REQUIRE EXAMINATION, ADJUSTMENT, SERVICING OR MAINTENANCE WHILE ENERGIZED SHALL BE FIELD OR FACTORY LABELED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS PER NEC 110.16. THE LABEL SHALL ALSO CONTAIN THE MAXIMUM AVAILABLE FAULT CURRENT AND THE DATE THE FAULT CURRENT CALCULATIONS WERE PERFORMED AS PER NEC 110.24.
7. ALL PANELBOARDS AND SWITCHBOARDS SHALL BE PERMANENTLY MARKED TO INDICATE EACH DEVICE OR EQUIPMENT WHERE THEIR POWER ORIGINATES AS PER NEC 408.4B.
8. ALL EQUIPMENT PROVIDED BY THE EC SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING AGENCY, ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION, AND BE PROPERLY INSTALLED FOR THE CONDITIONS AND SPACE THAT EQUIPMENT IS BEING INSTALLED WITHIN.
9. THE EC SHALL INSTALL A SEPARATE EQUIPMENT GROUNDING CONDUCTOR IN EACH CONDUIT RUN. CONDUIT SHALL NOT BE USED AS AN EQUIPMENT GROUNDING CONDUCTOR. THE EC SHALL GROUND THE ELECTRICAL SYSTEM IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
10. CONDUIT LAYOUTS SHOWN ON THE PLANS ARE DIAGRAMMATIC, NOT INDICATING THE ROUTING REQUIRED. THE EC SHALL ROUTE THE CONDUITS AS REQUIRED BY THE CONDITIONS OF THE INSTALLATION AND SHALL COORDINATE WITH DUCTWORK, PIPING, EQUIPMENT, BUILDING STRUCTURE, AND OTHER POTENTIAL OBSTRUCTIONS.
11. THE CONTRACTOR SHALL ALLOW THE MOVEMENT, BEFORE ROUGH-IN, OF ANY ELECTRICAL PANEL, DEVICE, LUMINAIRE, ETC. A DISTANCE OF 10 FEET WITHOUT REQUIRING ADDITIONAL COST TO THE PROJECT.
12. THE EC SHALL SECURE ALL CONDUIT TO THE STRUCTURE AS IT IS SET IN PLACE USING INDUSTRY STANDARD METHODS AND PRACTICES. TO ASSURE ALL DEVICES ARE RIGIDLY SET, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL DEVICE BOXES WITH BRACKETS, HANGERS, ETC. DESIGNED FOR THE APPLICATION.
13. MINIMUM SIZE CONDUIT SHALL BE 3/4" UNO. CONDUIT INSTALLED WITHIN THE BUILDING IN DRY LOCATIONS WITHIN WALL, CEILINGS, OR EXPOSED NOT SUBJECT TO PHYSICAL DAMAGE SHALL BE EMT WITH STEEL SET SCREW FITTINGS. IN EXTERIOR LOCATIONS (EXCEPT FOR THE SERVICE ENTRANCE) THE CONDUIT SHALL BE EMT WITH COMPRESSION GLAND TYPE FITTINGS. UNDERGROUND CONDUIT SHALL BE PVC (SCH. 40) WITH GRC ELBOWS AND RISERS WRAPPED IN CORROSION RESISTANT MATERIALS WHERE IN DIRECT CONTACT WITH THE SOIL.
14. FLEXIBLE CONDUIT SHALL BE LIMITED TO CONNECTIONS TO LIGHT FIXTURES AND FINAL CONNECTIONS TO MOTORS OR OTHER EQUIPMENT SUBJECT TO VIBRATION. LENGTHS OF FLEXIBLE OR SEAL-TITE CONDUIT SHALL NOT BE GREATER THAN 72 INCHES.
15. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL EMPTY CONDUITS WITH 200LB RATED NYLON PULL CORD.
16. BEFORE ANY ELECTRICAL CONDUIT, BOXES, ETC. ARE COVERED (FLOOR, CEILINGS, WALLS, ETC.), THEY SHALL BE APPROVED BY THE INSPECTING OFFICER (INSPECTOR).
17. WHERE WIRE SIZE IS NOT SHOWN ON THE DRAWINGS FOR 20A, 120VAC BRANCH CIRCUITS, THE CIRCUIT SHALL CONSIST OF 2#12 (CU,THHN) + 1#12 (CU,THHN) GND IN 3/4" EMT CONDUIT. THIS WIRE SIZE SHALL BE INCREASED TO #10 (CU,THHN) FOR BRANCH CIRCUITS WITH OVERALL LENGTHS EXCEEDING 125' TO ACCOMMODATE FOR VOLTAGE DROP. REFER TO EQUIPMENT SCHEDULES, FEEDER SCHEDULES, AND NOTES ON DRAWINGS FOR ALL OTHER BRANCH CIRCUIT AND FEEDER WIRE/CONDUIT SIZING.
18. CONDUCTORS SHALL BE COPPER, 600VAC RATED, TYPE THHN/THWN-2 UNO. CONDUCTORS UP TO #10AWG SHALL BE SOLID AND CONDUCTORS #8AWG OR LARGER SHALL BE STRANDED.
19. METAL CLAD CABLING MAY BE USED BETWEEN DEVICES SUCH AS LIGHTING, RECEPTACLES, SWITCHES, ETC. UNLESS OTHERWISE REQUIRED BY THE NEC. HOME RUNS SHALL BE INSTALLED IN CONDUIT. MC CABLE SHALL NOT BE INSTALLED EXPOSED.
20. EC SHALL CLEAN THE ENTIRE ELECTRICAL SYSTEM AFTER COMPLETION OF THE INSTALLATION. REMOVE ALL FINGER PRINTS, FOREIGN MATTER, PAINT, DIRT, GREASE, AND UN-NEEDED LABELS OR STICKERS FROM FIXTURES AND EQUIPMENT. REMOVE ALL RUBBISH AND DEBRIS ACCUMULATED DURING INSTALLATION FROM THE PREMISES.
21. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS FOR ALL DEVICES TO BE FLUSH MOUNTED AND CONDUIT/CABLING INSTALLED CONCEALED WITHIN WALLS/CEILINGS. IN AREAS WHERE CONDUIT MUST BE INSTALLED EXPOSED IT SHALL BE COORDINATED WITH THE ARCHITECT AND/OR ENGINEER. ALL EFFORTS SHALL BE MADE TO CONCEAL WIRING METHODS.
22. ALL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE SEALED WITH FIRE STOPPING, IE. 3M BRAND CAULK, PUTTY, STRIP AND SHEET FORMS, DOW CORNING 3-6548 SILICONE RTV FOAM.
23. COORDINATE LOCATION OF WALL MOUNTED DEVICES WITH CABINETRY AND OTHER WALL OBSTRUCTIONS. COORDINATE CEILING MOUNTED DEVICES WITH CEILING OBSTRUCTIONS. ANY DEVICES THAT NEED TO BE RELOCATED MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR NEW LOCATION.
24. IT IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO COORDINATE PLACEMENT OF ALL DEVICES INSTALLED WITHIN THE CEILING SUCH AS LIGHTING, SPEAKERS, FIRE SPRINKLERS, SMOKE/HEAT DETECTORS, ETC. ANY EXISTING DEVICES THAT NEED TO BE RELOCATED IN ORDER TO ACCOMMODATE NEW CONSTRUCTION/REMODEL MUST BE BROUGHT TO THE ATTENTION OF THE ELECTRICAL ENGINEER PRIOR TO ROUGH-IN FOR RESOLUTION AND FURTHER DIRECTION.

REMODEL NOTES:

25. THE EC SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE EXISTING POWER PANELS FROM WHICH NEW CIRCUITS ARE BEING FED. VERIFY EXISTING BRANCH CIRCUIT BREAKERS AND PROVIDE NEW BRANCH CIRCUIT BREAKERS AS NECESSARY FOR A COMPLETE AND OPERABLE SYSTEM.
26. THE EC SHALL COORDINATE AND CONFIRM THE EXACT LOCATION OF THE TELECOM ROOM FROM WHICH NEW TELE/DATA OUTLETS WILL BE FED. VERIFY EXISTING PATCH PANEL SPACES AND PROVIDE NEW PATCH PANELS AS NECESSARY TO LAND/TERMINATE NEW TELECOM CABLING.
27. ALL DEVICES NOT SHOWN ON PLANS ARE EXISTING TO REMAIN IN PLACE AND FUNCTIONAL. IN THE EVENT THAT WIRING TO AN EXISTING DEVICE IS DAMAGED, WIRING MUST BE REPLACED AND DEVICE BROUGHT BACK TO FULL OPERATION.

LIGHTING NOTES:

28. ALL BATTERY POWERED OR CONTINUOUS BURN LUMINAIRES SHOWN ON THE PLANS, SUCH AS EXIT LIGHTS, NIGHT LIGHTS, OR EMERGENCY LIGHTS, SHALL BE CONNECTED TO THE UN-SWITCHED LEG OF THE LIGHTING CIRCUIT FEEDING THAT AREA.
29. LUMINAIRES INSTALLED IN THE MECHANICAL ROOM SHALL BE PLACED SO THAT ALL EQUIPMENT IS ADEQUATELY ILLUMINATED AFTER THE MECHANICAL EQUIPMENT IS IN PLACE.
30. ALL LUMINAIRES SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE AND NOT THE CEILING GRID OR OTHER NONSTRUCTURAL MEMBERS.
31. TO MAINTAIN CONSISTENT LIGHT QUALITY, FOR ANY ONE LAMP TYPE SUPPLIED, LAMPS SHALL BE OF THE SAME MANUFACTURER, SURFACE TEMPERATURE, COLOR RENDERING INDEX, LAMP EFFICACY, LUMEN OUTPUT, AND STARTING CHARACTERISTICS FOR ALL INSTALLED.
32. LIGHT FIXTURES INSTALLED IN DAMP OR WET LOCATIONS SHALL BE UL LISTED FOR INSTALLATION IN THE PROPER ENVIRONMENT. CARE SHOULD BE TAKEN TO ENSURE THAT DIFFUSERS AND LENSES ARE APPROPRIATE FOR THEIR INSTALLED USE AND PREMATURE DISCOLORATION WILL NOT RESULT DUE TO EXPOSURE TO UV LIGHT, CHEMICALS, OR OTHER CONDITIONS.
33. ELECTRICAL CONTRACTOR SHALL PROVIDE LIGHTING CONTROL SHOP DRAWINGS WITH ELECTRICAL SUBMITTAL FOR REVIEW.

POWER NOTES:

34. ELECTRICAL CONTRACTOR SHALL CONFIRM MINIMUM CODE (NEC) WORKING CLEARANCE BEFORE INSTALLING ANY ELECTRICAL PANELS OR CABINETS AND SHALL MOVE THE PANELS IF REJECTED BY AN INSPECTOR. IF CLEARANCE IS NOT POSSIBLE, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IN WRITING.
41. WIRING DEVICES SHALL HAVE A NYLON COVER PLATE. COLOR SHALL BE COORDINATED WITH ARCHITECT. EXTERIOR OUTLETS SHALL HAVE CAST COVERS WITH FLIP TYPE LIDS UNO.
42. THE EC SHALL MAINTAIN ELECTRICAL CONTINUITY TO REMAINING EQUIPMENT WHEN ANY EXISTING ELECTRICAL EQUIPMENT IS REMOVED.
43. EC SHALL COORDINATE WITH EQUIPMENT SUPPLIERS ON THE EXACT LOCATIONS OF ALL EQUIPMENT AND ELECTRICAL CONNECTIONS PRIOR TO ROUGH-IN. THE EC SHALL MAKE THE FINAL CONNECTION TO ALL EQUIPMENT UNLESS OTHERWISE DIRECTED BY THE EQUIPMENT SUPPLIER. OBTAIN FROM SUPPLIERS ALL WIRING DIAGRAMS FOR EQUIPMENT PRIOR TO ANY ROUGH-IN. TO ASSURE THAT PROPER CHARACTERISTICS ARE PROVIDED, ANY INCORRECT WIRING OR DEVICES INSTALLED BY THE EC WITHOUT THE WIRING DIAGRAM SHALL BE CORRECTED AT THE EC'S EXPENSE. PROVIDE COPIES OF WIRING DIAGRAMS WITHIN EACH PIECE OF EQUIPMENT AND ADDITIONAL COPIES WITH THE OPERATION AND MAINTENANCE MANUALS.
44. EC SHALL COORDINATE WITH THE MECHANICAL CONTRACTOR TO PROVIDE CONDUIT AND DEVICE MOUNTING BOXES FOR THERMOSTATS AND OTHER MECHANICAL CONTROLS. REFER TO MECHANICAL DRAWINGS FOR THE LOCATION OF THERMOSTATS.
45. EC SHALL PROVIDE A 20AMP, 120VAC RECEPTACLE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF HEATING, AIR CONDITIONING, AND REFRIGERATION EQUIPMENT PER NEC 210.63. RECEPTACLE SHALL BE OF THE GROUND FAULT CIRCUIT INTERRUPTING TYPE, INSTALLED WITHIN A CAST METAL BOX, AND WITHIN 25' OF ALL REQUIRED EQUIPMENT.

DATA/TELECOM NOTES:

46. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ROUGH-IN ONLY FOR THE TELECOM/CAT6 SYSTEMS. THIS SHALL CONSIST OF A FOUR SQUARE DEVICE MOUNTING BOX WITH CONDUIT TO ABOVE ACCESSIBLE CEILING SPACE OR TO THE CEILING SPACE ABOVE IF OPEN. CABLING, JACKS, FACEPLATES, TESTING AND TERMINATIONS SHALL BE PROVIDED AND INSTALLED BY OTHERS.

ROOF NOTES:

47. ELECTRICAL CONTRACTOR TO INSTALL A ROOF JACK (BOOT) FOR ALL CONDUIT PENETRATIONS THROUGH THE ROOF. ALL ROOF PENETRATION SEALS SHALL BE IN ACCORDANCE WITH THE ROOF WARRANTY AND BE COMPLETELY SEALED WITH ROOF ADHESIVE. UTILIZE PROPER CLAMPING METHODS TO SEAL BOOT AROUND CONDUIT.

ELECTRICAL SYMBOL SCHEDULE

SYMBOL	DESCRIPTION	MOUNTING	NOTES
	LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - SURFACE OR RECESSED	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1
	EMERGENCY LIGHT FIXTURE - OPEN STRIP	SEE DRAWINGS	1, 2
	LIGHT FIXTURE - WALL MOUNTED	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL MOUNTED	WALL	1, 2
	LIGHT FIXTURE - DOWNLIGHT	CEILING	1
	EMERGENCY LIGHT FIXTURE - DOWNLIGHT	CEILING	1, 2
	LIGHT FIXTURE - WALL WASH DOWNLIGHT	CEILING	1
	LIGHT FIXTURE - CEILING MOUNTED	CEILING	1
	LIGHT FIXTURE - PENDANT/CHANDELIER	CEILING	1
	LIGHT FIXTURE - WALL BRACKET	WALL	1
	EMERGENCY LIGHT FIXTURE - WALL BRACKET	WALL	1, 2
	LIGHT TRACK WITH FIXTURES	SURFACE	1
	EXIT FIXTURE - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE - CEILING MOUNT	CEILING	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - WALL MOUNT	WALL	1, 2, 3
	EXIT FIXTURE W/ EMERGENCY HEADS - CEILING MOUNT	CEILING	1, 2, 3
EM	DUAL HEAD EMERGENCY LIGHT FIXTURE	WALL	1, 2
	AREA LIGHT FIXTURE - POLE MOUNTED	POLE	1
	OCCUPANCY SENSOR - CEILING MOUNT	CEILING	1
PC	PHOTO-ELECTRIC CELL WITH RELAY	SURFACE	1
PP	LIGHTING RELAY/POWER PACK	SURFACE	1
TC	TIME CLOCK - 7 DAY	5' - 0"	
$OS	WALL OCCUPANCY SENSOR SWITCH	4' - 0"	
$	SINGLE POLE SWITCH	4' - 0"	
$2	DOUBLE POLE SWITCH	4' - 0"	
$3	THREE WAY SWITCH	4' - 0"	
$4	FOUR WAY SWITCH	4' - 0"	
$D	DIMMER SWITCH	4' - 0"	
$LV	LOW VOLTAGE SWITCH	4' - 0"	
$TH	THERMAL OVERLOAD SWITCH	4' - 0" UNO	
$P	PILOT LIGHT SWITCH	4' - 0"	
	DUPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	DUPLEX OUTLET - SPLIT WIRED	1' - 6" UNO	
	DUPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	DUPLEX OUTLET WITH USB PORTS	1' - 6" UNO	
OS	DUPLEX OUTLET - OCCUPANCY SENSOR CONTROLLED	1' - 6" UNO	
	DUPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	DUPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	FOURPLEX OUTLET, 20A, 120VAC	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - GFCI	1' - 6" UNO	
	FOURPLEX OUTLET - ISOLATED GROUND	1' - 6" UNO	
	FOURPLEX OUTLET, 20A, 120VAC - CEILING	CEILING	
	FOURPLEX OUTLET, 20A, 120VAC - FLOOR	FLOOR	
	APPLIANCE OUTLET - 208/240V SINGLE PHASE	18" OR 48"	
	APPLIANCE OUTLET - 208/480V 3-PHASE	18" OR 48"	
	DATA OUTLET	1' - 6" UNO	
	TELEPHONE OUTLET	1' - 6" UNO	
	DUAL TELEPHONE/DATA OUTLET	1' - 6" UNO	
	DATA OUTLET - FLOOR	FLOOR	
	DUAL TELEPHONE/DATA OUTLET - FLOOR	FLOOR	
	CEILING DATA OUTLET/ WIRELESS ACCESS POINT	CEILING	
	CABLE TELEVISION OUTLET	1' - 6" UNO	

	JUNCTION BOX	SURFACE	
	WALL JUNCTION BOX	1' - 6" UNO	
	FLOOR JUNCTION BOX	FLOOR	
	DISCONNECT SWITCH - NON-FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - FUSED	5' - 0" UNO	4
	DISCONNECT SWITCH - SHUNT TRIP	5' - 0" UNO	4
	COMBINATION MAGNETIC STARTER/DISCONNECT	5' - 0" UNO	
	MOTOR STARTER	5' - 0" UNO	
	CONTACTOR	5' - 0" UNO	
	MOTOR	SURFACE	
	METER - PLAN VIEW	WALL	
	PUSH BUTTON SWITCH	4' - 0"	
	EMERGENCY POWER SHUTOFF SWITCH	4' - 0"	
	PANELBOARD - SURFACE MOUNTED	6' - 6" TO TOP	
	PANELBOARD - RECESSED	6' - 6" TO TOP	
	TRANSFORMER - PLAN VIEW	PAD/FLOOR	
	TELEPHONE TERMINAL BOARD	WALL	

	CIRCUIT BREAKER	M	METER - ONE-LINE
	MLO PANEL - ONE-LINE		TRANSFORMER - ONE-LINE
	MCB PANEL - ONE-LINE		PAD MOUNT XFMR - ONE-LINE
	AUTOMATIC TRANSFER SWITCH		GROUND SLEEVE - ONE-LINE
	CT ENCLOSURE - ONE-LINE	XXXA XP XXXA LPNB	FUSED DISCONNECT - ONE-LINE
	CURRENT TRANSFORMER		FUSED SWITCH
			GROUND
	OH RISER	XXX	CABLE/WIRE SIZE TAG
X	KEYED NOTE TAG	X / EXXX	DETAIL/VIEW NUMBER
XX / X	MECH/ELEC. EQUIPMENT TAG		DETAIL/VIEW REFERENCE TAG
X	OTHER EQUIPMENT TAG		SHEET NUMBER
	WIRING / CONDUIT		UNDERGROUND/FLOOR WIRING
	CONDUIT TURNED UP		CONDUIT TURNED DOWN
	CIRCUIT HOME RUN TO PANEL: # OF ARROWHEADS INDICATE # OF CIRCUITS (SEPARATE NEUTRAL PER CIRCUIT). BOTH EX. INCLUDE AN EQUIP. GROUND.		

NOTES

1. SEE LIGHT FIXTURE SCHEDULE FOR TYPE, MOUNTING, AND OTHER SPECIFICS.
2. CONNECT EMERGENCY AND/OR EXIT LIGHTS TO THE UNSWITCHED SIDE OF THE AREA LIGHTING BRANCH CIRCUIT.
3. ARROW DENOTES EXIT DIRECTION.
4. USE HEAVY DUTY FOR 480 VOLT.
5. MOUNT SWITCH AT DOOR JAM PER MANUFACTURER'S INSTRUCTIONS.
6. PROVIDE UL LISTED DEVICE TO BE USED WITH THE FIRE ALARM PANEL/SYSTEM OR PROVIDE A MONITOR MODULE TO CONNECT INTO FIRE ALARM SYSTEM.
7. PROVIDE RACEWAY WITH OUTLETS 12" ON CENTER UNO.

ABBREVIATIONS

AFCI - ARC FAULT CKT INTERRUPTER
AFF - ABOVE FINISHED FLOOR
AFG - ABOVE FINISHED GRADE
AIC - AMPS INTERRUPTING CAPACITY
AL - ALUMINUM
ATS - AUTOMATIC TRANSFER SWITCH
BC - BARE COPPER
BFC - BELOW FINISHED CEILING
BFG - BELOW FINISHED GRADE
CKT - CIRCUIT
CND. OR C. - CONDUIT
CLG - INSTALLED IN CEILING
C.R. - CORD REEL
CT - CURRENT TRANSDUCER
CU - COPPER
(E) - EXISTING TO REMAIN
EC - ELECTRICAL CONTRACTOR
EM - EMERGENCY
(F) - FUTURE
FACP - FIRE ALARM CONTROL PANEL
FLA - FULL LOAD AMPS
FVNR - FULL VOLTAGE NON REVERSING
GC - GENERAL CONTRACTOR
GFCI - GROUND FAULT CKT INTERRUPTER
GND - GROUND
HP - HORSEPOWER
IG - ISOLATED GROUND
KW - KILOWATTS
LCP - LIGHTING CONTROL PANEL
LTG - LIGHTING
LV - LOW VOLTAGE
MC - MECHANICAL CONTRACTOR
MCA - MINIMUM CIRCUIT AMPS
MCB - MAIN CIRCUIT BREAKER
MCC - MOTOR CONTROL CENTER
MDP - MAIN DISTRIBUTION PANEL
MLO - MAIN LUGS ONLY
MOCP - MAX. OVERCURRENT PROTECTION
(N) - NEW
NIC - NOT IN CONTRACT
NEC - NATIONAL ELECTRICAL CODE
NFPA - NATIONAL FIRE PROT. ASSN.
NL - NIGHT LIGHT
NR - NOT REQUIRED
NTS - NOT TO SCALE
PC - PLUMBING CONTRACTOR
PH - PHASE
PNL - PANEL
POC - POINT OF CONNECTION
POS - POINT OF SALE
(R) - RELOCATED
REC - RECEPTACLES
RMC - RIGID METAL CONDUIT
SCA - SHORT CIRCUIT AMPERES
SES - SERVICE ENTRANCE SWITCHGEAR
SPD - SURGE PROTECTIVE DEVICE
TL - TWIST LOCK
TTB - TELEPHONE TERMINAL BOARD
TR - TAMPER RESISTANT
TYP - TYPICAL
UNO - UNLESS NOTED OTHERWISE
VA - VOLT/AMPS
VIF - VERIFY IN FIELD
VR - VANDAL RESISTANT
WP - WEATHERPROOF/NEMA 3R
WU - FURNISHED WITH UNIT
XFMR - TRANSFORMER

ELECTRICAL SHEET INDEX

elemental
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PRINTED DATE
12/13/23

PARK EAST 3
H54 - T.I. - REMODEL
SUMMIT COUNTY, UT

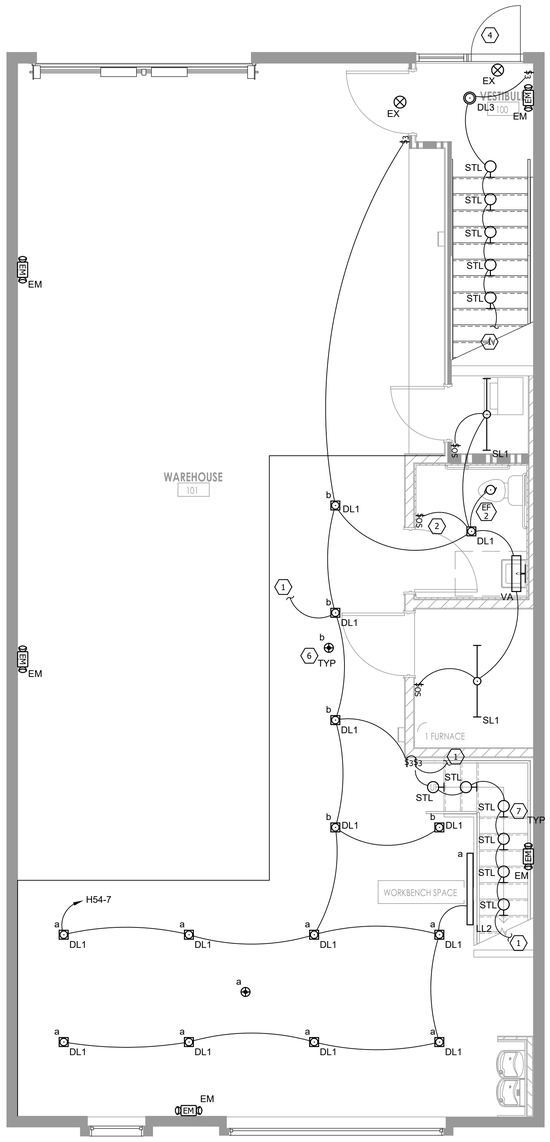
CHRONOLOGY

PROJECT NO
20.207

DWN BY/ CHK BY
LS / ES

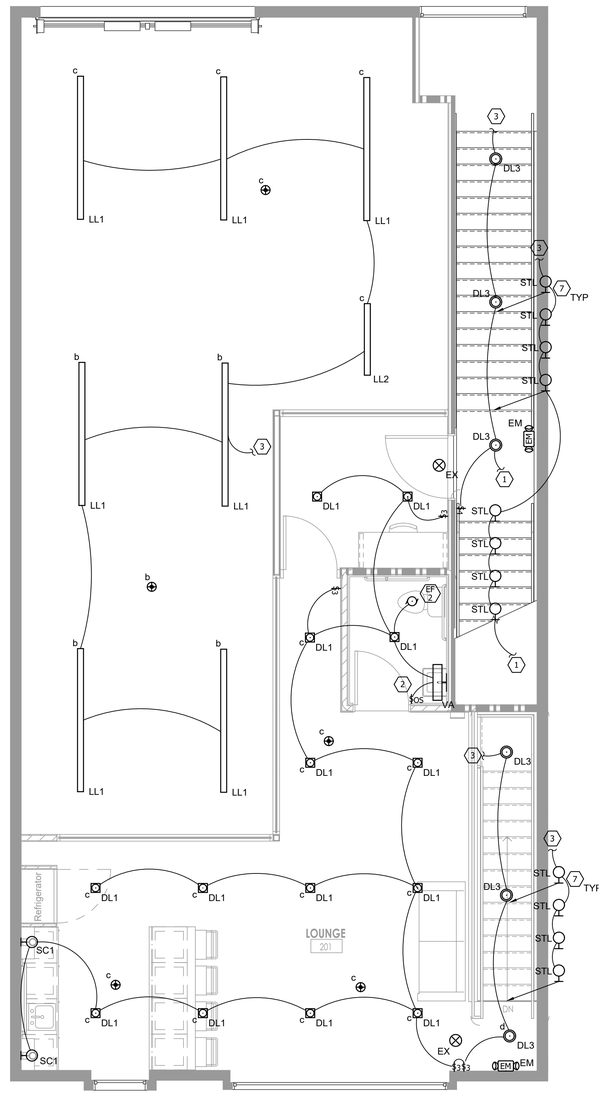
TITLE
ELECTRICAL GENERAL SHEET

24X36 SHEET #
E000



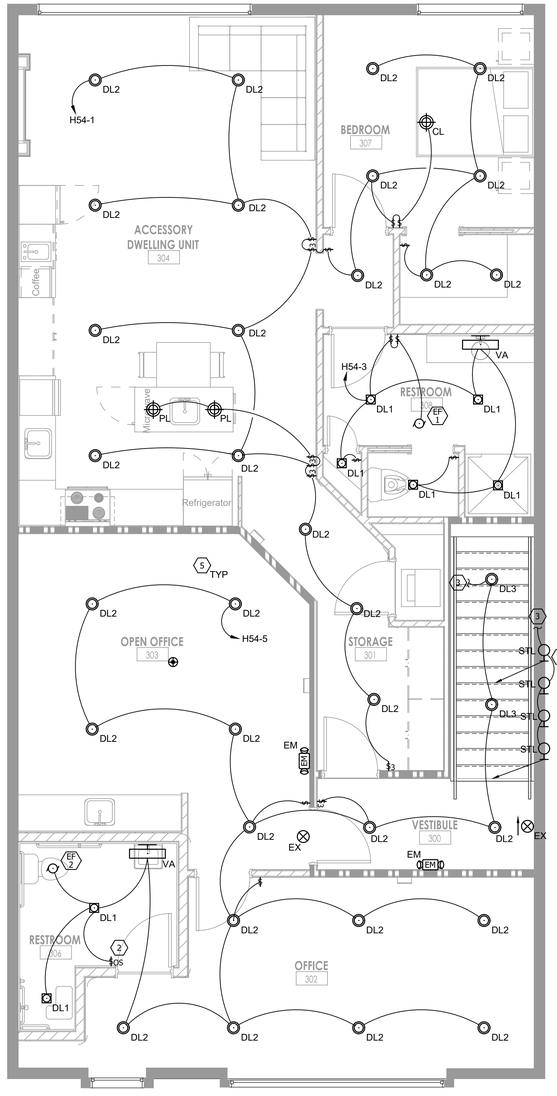
1 E101 MAIN LEVEL LIGHTING PLAN

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



1 E101 SECOND LEVEL LIGHTING PLAN

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



1 E101 THIRD LEVEL LIGHTING PLAN

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

N

KEYED NOTES

1. CIRCUIT TO LIGHTING ABOVE.
2. PROVIDE A WALL MOUNT DUAL TECH TWO POLE OCC. SENSOR FOR RESTROOM LIGHT AND FAN CONTROL. (SENSOR SWITCH #WSX PDT 2P OR EQUIVALENT).
3. CIRCUIT TO LIGHTING BELOW.
4. EXISTING EXTERIOR LIGHTING TO REMAIN. VERIFY EMERGENCY EGRESS LIGHTING IS FUNCTIONING PROPERLY. REPAIR / REPLACE AS NEEDED.
5. COORDINATE LIGHTING WITH THE OWNER PRIOR TO CONSTRUCTION.
6. OPEN OFFICE LIGHTING TO BE CONTROLLED IN 600SF ZONES. LIGHTING ZONES ARE INDICATED BY LOWER CASE LETTER NEXT TO EACH FIXTURE AND CORRESPONDING CONTROL DEVICE.
7. STEP LIGHTING TO BE MOUNTED IN CENTER OF STAIR RISERS. COORDINATE FURTHER INFORMATION WITH THE ARCHITECTURAL DRAWINGS.

GENERAL NOTES

A. CONNECT ALL EMERGENCY AND EXIT LIGHT FIXTURES TO THE UNSWITCHED SIDE OF THE LIGHTING BRANCH CIRCUIT. LIGHT FIXTURES WITH EMERGENCY DRIVERS SHALL BE NORMALLY SWITCHED WITH THE AREA LIGHTING, BUT HAVE THEIR EMERGENCY DRIVERS CONNECTED AHEAD OF THE LIGHT SWITCH OR LIGHTING CONTROL PANEL RELAY. FIXTURES WILL REMAIN ON FOR NOT LESS THAN 90 MINUTES IN CASE OF POWER LOSS.
B. IT IS THE INTENT OF THE CONSTRUCTION DOCUMENTS THAT CONDUIT IS TO BE INSTALLED WITHIN WALLS AND ABOVE CEILINGS CONCEALED WHERE POSSIBLE.
C. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT AND WALL MOUNTED LIGHT FIXTURES WITH ARCHITECTURAL ELEVATIONS.
D. VERIFY FIXTURE DIMMING CONTROLS AND PROVIDE THE NECESSARY WIRING AND DEVICES REQUIRED FOR DIMMING OPERATION.
E. CONCEAL ALL FIXTURE DRIVERS IN ACCESSIBLE CEILING SPACE OUT OF DIRECT VIEW.

LTG CTRL SEQUENCE OF OPERATION

LIGHTING AND CONTROLS ARE DESIGNED TO MEET IECC 2021.

OCCUPANCY SENSORS WILL CONTROL LIGHTING IN RESTROOMS, UTILITY, AND BREAK ROOMS.

OCCUPANCY SENSORS WILL CONTROL LIGHTING IN CORRIDORS. CONTROLS IN CORRIDORS SHALL UNIFORMLY REDUCE LIGHTING POWER TO NOT MORE THAN 50 PERCENT OF FULL POWER WITHIN 20 MINUTES AFTER ALL OCCUPANTS HAVE LEFT THE SPACE. (C405.2.1.4)

OCCUPANCY SENSORS IN OPEN OFFICES WILL CONTROL AREAS NOT GREATER THAN 600 SQUARE FEET AND TURN OFF WITHIN 20 MINUTES AFTER OCCUPANTS HAVE LEFT THE SPACE. (C405.2.1.3)

OPEN OFFICE GENERAL LIGHTING IN EACH CONTROL ZONE SHALL BE PERMITTED TO AUTOMATICALLY TURN ON UPON OCCUPANCY WITHIN THE CONTROL ZONE. GENERAL LIGHTING IN OTHER UNOCCUPIED ZONES WITHIN THE OPEN PLAN OFFICE SPACE SHALL BE PERMITTED TO TURN ON TO NOT MORE THAN 20 PERCENT OF FULL POWER OR REMAIN OFF. (C405.2.1.3) (2)

DAYLIGHT ZONES ARE EXEMPT FROM AUTOMATIC CONTROL REQUIREMENTS PER IECC 2021 405.2.4 (1) (LESS THAN 150 W)

STAIRWELL LIGHTING IS EXEMPT FROM LIGHTING CONTROLS PER IECC 2021 C405.2 EXEMPTIONS - 2.

REGISTERED PROFESSIONAL ENGINEER
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PRINTED DATE
12/13/23

PARK EAST 3
H54 - T.I. - REMODEL
SUMMIT COUNTY, UT

CHRONOLOGY

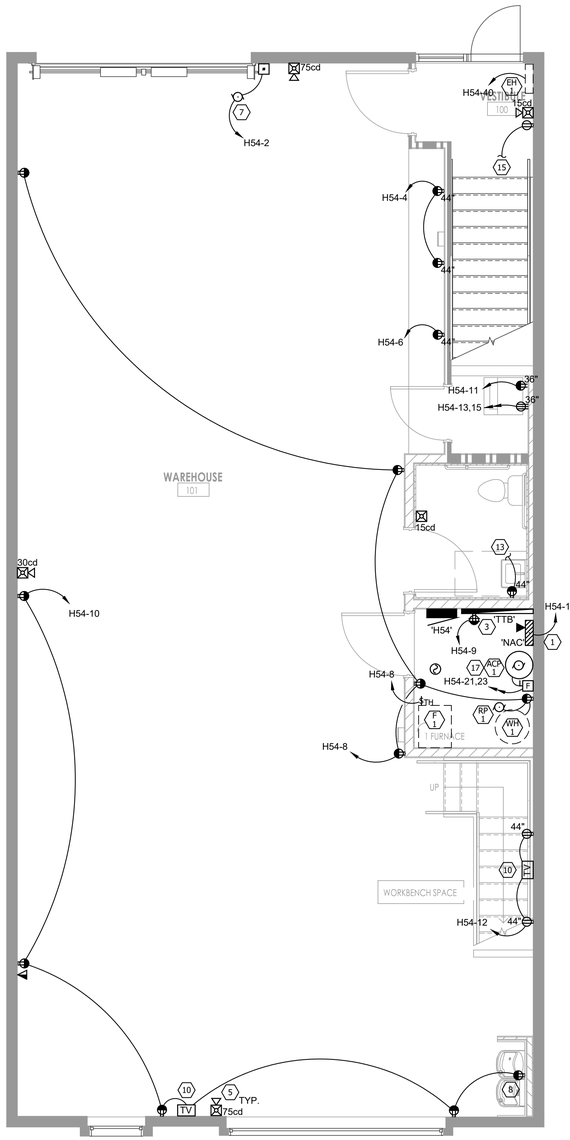
PROJECT NO
20.207

DWN BY/ CHK BY
LS / ES

TITLE
LIGHTING PLAN

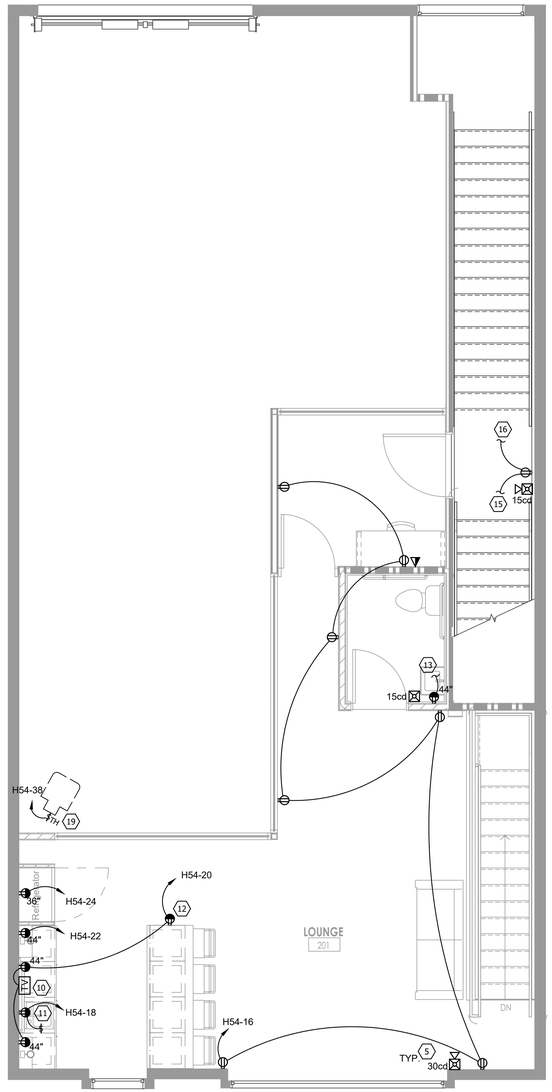
24X36 SHEET #
E101

elemental
ELECTRICAL ENGINEERS



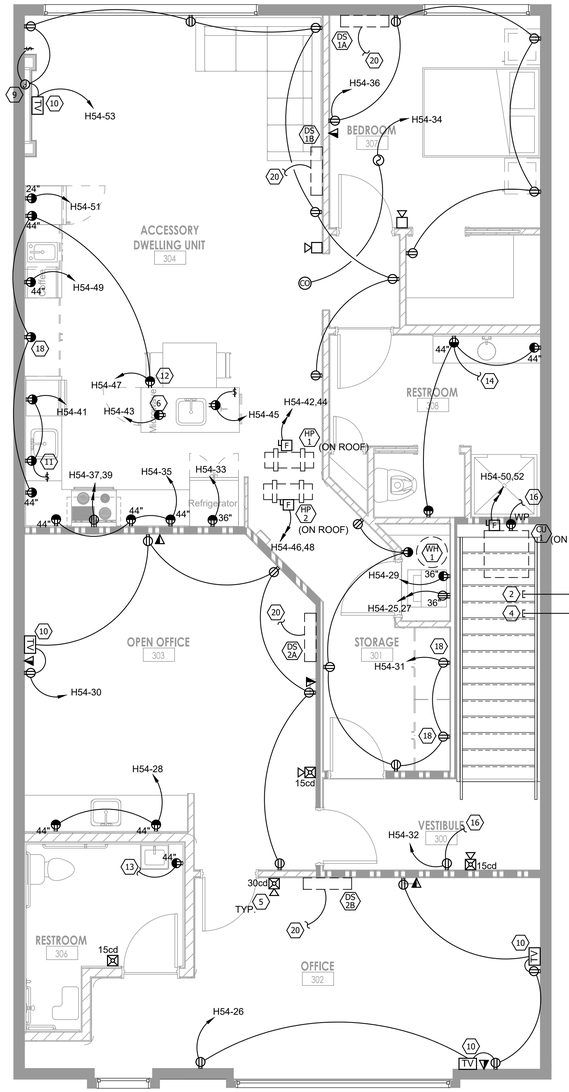
1 E201 MAIN LEVEL POWER PLAN

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



1 E201 SECOND LEVEL POWER PLAN

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



1 E201 THIRD LEVEL POWER PLAN

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

N

KEYED NOTES

1. COORDINATE CONNECTION TO EXISTING FIRE ALARM SYSTEM WITH LANDLORD PRIOR TO CONSTRUCTION.
2. EXTEND EXISTING POWER FEEDER CONDUIT STUB TO NEW TENANT PANEL. FIELD VERIFY EXACT LOCATION OF EXISTING CONDUIT STUB. SEE ONE-LINE DIAGRAM FOR MORE INFORMATION.
3. PROVIDE A 48"x96"x3/4" FIRE RETARDANT TREATED PLYWOOD BOARD FOR TENANT IT / TELEPHONE EQUIPMENT. PROVIDE A QUAD RECEPTACLE AND HUBBELL GROUNDING BUSSBAR HBBB12210A (OR EQUAL). SEE DETAIL 2/E601 FOR MORE INFORMATION.
4. EXTEND EXISTING TELECOM CONDUIT STUB TO WITHIN 6" ABOVE NEW TENANT 'TTB'. FIELD VERIFY EXACT LOCATION OF EXISTING CONDUIT STUB. PROVIDE PLASTIC BUSHINGS AT THE CONDUIT END.
5. WALL MOUNTED HORN STROBES TO BE NO LOWER THAN 80" AFF TO BOTTOM OF FIXTURE AND NO HIGHER THAN 96" TO TOP OF FIXTURE. SEE FIRE ALARM RISER DIAGRAM FOR MORE INFORMATION.
6. COORDINATE LOCATION AND MOUNTING HEIGHT OF MICROWAVE/HOOD RECEPTACLE WITH MILLWORK INSTALLER.
7. PROVIDE A 3-PUSH BUTTON UP/DOWN/STOP GARAGE DOOR CONTROL SWITCH. VERIFY INSTALLATION REQUIREMENTS WITH THE GARAGE DOOR INSTALLER PROVIDE ALL NECESSARY CONDUIT/WIRING FOR A COMPLETE SYSTEM.
8. COORDINATE DRINKING FOUNTAIN RECEPTACLE LAYOUT WITH PLUMBING CONTRACTOR PRIOR TO INSTALLATION. THE RECEPTACLE SHALL BE INSTALLED IN A LOCATION WHERE THE GFCI RESET BUTTON IS ACCESSIBLE.
9. PROVIDE AN ON/OFF SWITCH ON THE WALL NEAR THE FIREPLACE. SWITCH TO CONTROL A 120V JUNCTION BOX BEHIND THE FIREPLACE. VERIFY TERMINATIONS WITH THE FIREPLACE INSTALLER.
10. COORDINATE EXACT TV RECEPTACLE MOUNTING HEIGHT WITH OWNER PRIOR TO ROUGH-IN. COORDINATE DATA AND POWER OUTLET LAYOUT WITH THE TV MOUNTING HARDWARE.
11. MOUNT SWITCH FOR DISPOSAL CONTROL IN THE CABINET JUST UNDER THE SINK. SWITCH SHALL BE MOUNTED WITHIN 6" OF THE CABINET OPENING WHERE EASILY ACCESSIBLE AND NOT EXPOSED TO PHYSICAL DAMAGE. COORDINATE DISHWASHER AND DISPOSAL RECEPTACLE MOUNTING HEIGHT WITH PLUMBING CONTRACTOR.
12. MOUNT RECEPTACLE HORIZONTALLY 6" BELOW COUNTERTOP. COORDINATE WITH THE MILLWORK CONTRACTOR.
13. CIRCUIT TO RESTROOM RECEPTACLE CIRCUIT 'H54-14'.
14. CIRCUIT RECEPTACLE TO RESTROOM LIGHTING. SEE SHEET E101 FOR MORE INFORMATION.
15. CIRCUIT TO RECEPTACLES ON LEVEL ABOVE.
16. CIRCUIT TO RECEPTACLES ON LEVEL BELOW.
17. COORDINATE COMPRESSOR POWER REQUIREMENTS WITH THE OWNER PRIOR TO CONSTRUCTION. PROVIDE A FUSED DISCONNECT.
18. RECEPTACLE TO BE INSTALLED WITHIN THE CABINET. COORDINATE RECEPTACLE PLACEMENT WITH THE OWNER AND MILLWORK CONTRACTOR PRIOR TO INSTALLATION.
19. EXISTING UNIT HEATER TO BE RELOCATED. COORDINATE WITH THE MECHANICAL CONTRACTOR.
20. CIRCUIT INDOOR DUCTLESS SPLIT UNIT TO THE CORRESPONDING ROOFTOP HEAT PUMP UNIT. COORDINATE WITH THE MECHANICAL CONTRACTOR.

GENERAL NOTES

A. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT
B. ALL ROOF PENETRATIONS SHALL HAVE A ROOF JACK (BOOT) AND SHALL BE PROPERLY SEALED IN ACCORDANCE WITH THE ROOF MANUFACTURES WARRANTY.
C. COORDINATE FINAL OUTLET LAYOUT AND MOUNTING HEIGHTS WITH MILLWORK CONTRACTOR PRIOR TO ROUGH-IN.
D. ALL UNITS LOCATED ON THE GROUND LEVEL OR THAT ARE ACCESSIBLE BY ELEVATOR ARE CONSIDERED TYPE B ADA UNITS.
E. IN ACCORDANCE WITH FEDERAL ACCESSIBILITY LAWS, ALL TYPE B UNITS SHALL HAVE PANELS MOUNTED WHERE THE UPPERMOST BREAKER IS MOUNTED AT 48" AFF.
F. PROVIDE TAMPER RESISTANT RECEPTACLES FOR ALL RECEPTACLES IN DWELLING UNITS, CORRIDORS, AMENITY SPACES, LOBBIES, AND SIMILAR ASSEMBLY AREAS.

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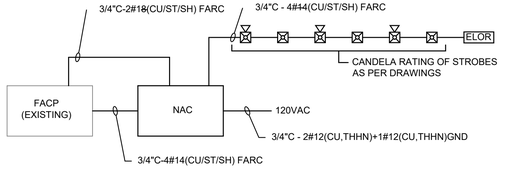


NOTES:

1. NOT ALL DEVICES SHOWN IN THIS RISER MAY BE REQUIRED ON THIS PROJECT AND NOT ALL DEVICES REQUIRED BY THIS PROJECT MAY BE SHOWN ON THIS RISER. HOWEVER, ALL REQUIRED DEVICES SHALL BE PROVIDED BY THE CONTRACTOR NECESSARY FOR A COMPLETE AND OPERATIONAL FIRE ALARM SYSTEM AS REQUIRED BY THE APPLICABLE CODES AND THE AUTHORITY HAVING JURISDICTION. WHEN QUESTIONS ARISE CONTACT THE ENGINEER FOR FURTHER CLARIFICATION.
2. SLC CIRCUIT IS TO BE CLASS B STYLE 4.5, NAC CIRCUIT TO BE CLASS B STYLE Y. T-TAPPING OF SLC IS NOT ACCEPTABLE.
3. ALL NEW REMOTE FIRE ALARM POWER SUPPLIES ARE TO BE ON A DEDICATED, 20A, 1P LOCKING TYPE. CIRCUIT BREAKER LABELED "FIRE ALARM CIRCUIT" WITH RED MARKING PER NFPA-72: 4.4.1.4.2.2.
4. RISER DIAGRAM IS FOR DIAGRAMMATIC PURPOSES ONLY. ELECTRICAL CONTRACTOR TO VERIFY EXACT NUMBER OF DEVICES IN PROJECT FROM DRAWINGS, NOT FROM THE RISER DIAGRAM.
5. THE LOCATION OF THE CIRCUIT DISCONNECTING MEANS SHALL BE PERMANENTLY IDENTIFIED AT THE FIRE ALARM POWER SUPPLIES.
6. PROVIDE A SMOKE OR HEAT DETECTOR ABOVE AND WITH IN 5' OF REMOTE FIRE ALARM POWER SUPPLY PER NFPA-72: 4.4.5.
7. THE LOCATION AND NUMBER OF REQUIRED POWER SUPPLIES SHALL BE AS PER THE MANUFACTURER OF THE FIRE ALARM EQUIPMENT. FIRE ALARM SUB-CONTRACTOR SHALL COORDINATE WITH THE ELECTRICAL CONTRACTOR TO ENSURE THAT NECESSARY CONDUIT AND WIRE (NOT NECESSARILY SHOWN ON THE DRAWINGS) ARE PROVIDED TO ALL REQUIRED AUXILIARY POWER SUPPLIES.

3 / E601 — TYPICAL FIRE ALARM RISER DIAGRAM

NO SCALE

KEYED NOTES

1. PROVIDE A NAME PLATE ON EACH ELECTRICAL PANEL AND SERVICE DISCONNECT WITH AVAILABLE FAULT CURRENT AND THE DATE WHICH THE CALCULATIONS WERE PERFORMED (12/13/23) PER NEC 110.24.

GENERAL NOTES

A. COORDINATE MOUNTING HEIGHTS OF ALL EQUIPMENT WITH ARCHITECTURAL DRAWINGS AND MILL WORK CONTRACTOR PRIOR TO ROUGH IN.
B. VERIFY AND COORDINATE EXACT ELECTRICAL REQUIREMENTS OF ALL EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF EQUIPMENT.

LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	CATALOG NO.	VOLTAGE	LAMPING	CONTROL	MOUNTING	LOAD(VA)	DESCRIPTION
DL1	LITHONIA	LDN6	MVOLT	LED 1000 LUM 3500K	0-10V	RECESSED	12	6" LED DOWNLIGHT
	HALO	PD6						
	LIGHTOLIER	P6RD						
	PRESCOLITE	LF6						
DL2	JUNO	SLIMFORM LED JSF 7IN	MVOLT	LED 1000 LUM 3500K	-	SURFACE	13	7" LED SURFACE MOUNT PUCK LIGHT FIXTURE
	HALO	SMD6						
	LIGHTOLIER	S7R						
	CONTECH LIGHTING	SMTR7						
DL3	INZA	I6RT	MVOLT	LED 1300 LUM 3500K	0-10v	SURFACE	11.7	PENDANT
CL	LUMENCIA	LL52SKY3EWH	MVOLT	-	-	SUSPENDED	34	52" CEILING FAN. NO LIGHT KIT PROVIDED.
SC1	TBD	TBD	MVOLT	-	-	SUSPENDED	MAX 25	DECORATIVE SCONCE. TBD
SL1	LITHONIA	ZL1D L48 3000LM FST MVOLT 35K	MVOLT	LED 3000 LUM 3500K	-	SURFACE	30	4' STRIP LIGHT WITH ROUNDED DROP ACRYLIC LENS WITH FINISHED END CAPS. FROSTED DIFFUSE LENS TO ELIMINATE DIRECT VIEW OF LED PIXELS
	HALO	4SNLED-LD5						
	LIGHTOLIER	FSS4						
	PRESCOLITE	PT-LSFA-4FT						
LL1	STARTEK	SLIMD8 750 WD 35K 80 SCBA AC05	MVOLT	LED 6000 LUM 3500K	0-10V	SURFACE	68	8' LED LINEAR
	NEO RAY	DEFINE 2						
	ALW	SP2.5S S8						
LL2	STARTEK	SLIMD4 750 WD 35K 80 SCBA AC05	MVOLT	LED 3000 LUM 3500K	0-10V	SURFACE	34	4' LED LINEAR
	NEO RAY	DEFINE 2						
	ALW	SP2.5S S4						
PL	BELLEVUE	11" PENDANT M70020	MVOLT	LED 800 LUM 3500K	-	SUSPENDED	13	11" PENDANT DECORATIVE PENDANT. SCBA. PROVIDE WITH AN LED BULB.
STL	MAXXIMA STYLE	MEW SW203W-02	120	LED 50 LUM 3500K	-	WALL	3	HORIZONTAL LED STAIR LIGHT.
WLE	LITHONIA	WL4 40L CZ10 LP835	MVOLT	LED 4000 LUM 3500K	-	WALL	39	4' SURFACE MOUNT LINEAR, HIGH PERFORMANCE OPTICAL DESIGN. INTEGRAL 1400 LUMEN BATTER PACK
	METALUX	SWLED						
	HE WILLIAMS	39						
VA	LITHONIA	FMVCSL 24IN MVOLT 35K 90CRI	MVOLT	LED 1500 LUM 3500K	-	WALL	18	2' CONTEMPORARY SQUARE VANITY. ACRYLIC DIFFUSER. DECORATIVE LOW PROFILE (2" OFF OF WALL) WITH METAL END CAPS.
	OXYGEN	3-537						
	LEDS C4	05-6538-21-MU						
EM	LITHONIA	ELM6L	MVOLT	-	-	WALL	10	THERMOPLASTIC EMERGENCY LIGHT WITH NICAD BATTERY. 1 FC AVG 6' PATH OF EGRESS AT 90' MOUNTED AT 7.5'.
	EVENLITE	TEBL						
	CHLORIDE	CLU2NW						
EX	LITHONIA	LQM S W 3 G 277 EL N	MVOLT	-	-	WALL / CEILING	2.6	THERMOPLASTIC EXIT SIGN WITH NICKEL CADMIUM BATTERY.
	EVENLITE	TLX-AC-GU-W						
	COMPASS PRODUCTS	CEG						

NOTES:

1. ALL LIGHT FIXTURES SHOWN HALF SHADED SHALL BE PROVIDED WITH AN EMERGENCY BATTERY PACK CAPABLE OF PROVIDING 90 MIN. OF EGRESS ILLUMINATION.
2. ALL LIGHTING VALUE ENGINEERING PROVIDED FOR THIS PROJECT SHALL BE SUBMITTED TO THE ELECTRICAL ENGINEER FOR REVIEW AND APPROVAL AFTER THE PROJECT HAS BEEN BID AND AWARDED. ANY CREDITS FOR VE SHALL INCLUDE TIME TO COMPENSATE OUR OFFICE FOR ENGINEERING REVIEW AND VERIFICATION OF BRANCH CIRCUIT LOADING AND/OR ENERGY CODE COMPLIANCE. NO VE SUBMITTALS WILL BE APPROVED WITHOUT THIS PROCESS IN PLACE. VE SUBMITTALS SHALL INCLUDE PHOTOMETRIC ANALYSIS TO ENSURE NEW LIGHT FIXTURES PROVIDE COMPARABLE LIGHT LEVELS TO THOSE ORIGINALLY DESIGNED.
3. PRIOR APPROVALS SHALL BE SUBMITTED TO OUR OFFICE NO LESS THAN 5 BUSINESS DAYS OF THE PROJECT BID DATE. ANYTHING SUBMITTED AFTER THIS TIME FRAME WILL NOT BE REVIEWED AND WILL BE CONSIDERED NON-APPROVED FOR BIDDING PURPOSES. ALL LIABILITY ASSOCIATED WITH NON-APPROVED FIXTURES THAT DO NOT MEET THE PROJECT REQUIREMENTS WILL REST SOLELY WITH THE CONTRACTOR.

EQUIPMENT SCHEDULE

MARK	DESCRIPTION	ELECTRICAL V	PH	KW	HP	MCA	FLA	MOCP	CONDUIT SIZE	WIRE QTY.	WIRE SIZE	GND. SIZE	STARTER NEMA SIZE	OVERCURRENT PROTECTION DISCONNECT SIZE/POLE	FUSE SIZE	REMARKS
EF-1	BATHROOM EXHAUST FAN	120	1	6.2W			1	20	3/4"	2	12	12	-	-	-	15A
EF-2	RESTROOM EXHAUST FAN	120	1	13.1W			1	20	3/4"	2	12	12	-	-	-	15A
EH-1	ELECTRIC UNIT HEATER	120	1	1.5			12.5	20	3/4"	2	12	12	-	-	-	2A
DS-1A	BEDROOM DUCTLESS SPLIT	208	1				1	-	3/4"	2	12	12	-	-	-	11A
DS-1B	LIVING DUCTLESS SPLIT	208	1				1	-	3/4"	2	12	12	-	-	-	11A
DS-2A	OFFICE DUCTLESS SPLIT	208	1				1	-	3/4"	2	12	12	-	-	-	11A
DS-2B	OFFICE DUCTLESS SPLIT	208	1				1	-	3/4"	2	12	12	-	-	-	11A
HP-1	APT CONDENSING UNIT	208	1			22.6		25	3/4"	2	10	10	-	30/2	25	1A
HP-2	OFFICE CONDENSING UINT	208	1			22.6		25	3/4"	2	10	10	-	30/2	25	1A
F-1	FURNACE	120	1			13.3		15	3/4"	2	12	12	-	-	-	4A
CU-1	CONDENSING UNIT	208	1			34.3		60	1"	2	4	10	-	60/2	60	1A
WH-1	GAS WATER HEATER	120	1				3.1	20	3/4"	2	12	12	-	-	-	12A
WH-2	GAS WATER HEATER	120	1				3.1	20	3/4"	2	12	12	-	-	-	12A
RP-1	RECIRC PUMP	120	1				0.7	20	3/4"	2	12	12	-	-	-	13A

NOTE: COORDINATE FINAL EQUIPMENT CONNECTIONS WITH EQUIPMENT PROVIDER PRIOR TO ROUGH-IN. VERIFY ALL MOUNTING HEIGHTS.

REMARKS:

1. FUSED DISCONNECT SWITCH
2. NON-FUSED DISCONNECT SWITCH
3. BREAKER IN ENCLOSURE
4. THERMAL OVERLOAD SWITCH
5. TOGGLE SWITCH
6. MAGNETIC STARTER
7. MAGNETIC STARTER/NON-FUSED DISCONNECT SWITCH
8. MAGNETIC STARTER/FUSED DISCONNECT COMBINATION
9. MAGNETIC STARTER/BREAKER COMBINATION
10. REDUCED VOLTAGE STARTER
11. FED FROM CORRESPONDING OUTDOOR UNIT
12. RECEPTACLE/SPECIAL PURPOSE OUTLET/ETC.
13. DIRECT CONNECTION
14. DUCT DETECTOR IN RETURN DUCT
15. SWITCH WITH LIGHTS

A. FURNISHED, INSTALLED AND CONNECTED UNDER DIVISION 26
B. FURNISHED AND INSTALLED UNDER ANOTHER DIVISION REQUIRING CONNECTION UNDER DIVISION 26
C. FURNISHED UNDER ANOTHER DIVISION BUT INSTALLED AND CONNECTED UNDER DIVISION 26
D. FURNISHED, INSTALLED, AND CONNECTED UNDER ANOTHER DIVISION
E. FURNISHED AND INSTALLED UNDER DIVISION 26 REQUIRING CONNECTION UNDER ANOTHER DIVISION

PANEL SCHEDULE — H54

VOLT/PHASE/WIRE: 120/208V/3PH/4W — AIC RATING: 10,000 AIC — MAIN BREAKER:
MOUNT/ENCLOSURE: SURFACE/NEMA 1 — LOCATION: — MAIN LUGS: 200A

CKT NO	DESCRIPTION	LOAD	AMPS	POLES	A	B	C	POLES	AMPS	LOAD	DESCRIPTION	CKT NO
1	LTG - DWELLING UNIT	387	20	1	1587			1	20	1200	GARAGE DOOR OPENER	2
3	DWELLING UNIT BATHROOM	531	20	1		891		1	20	360	REC - WORKBENCH	4
5	LTG - LVL 3 AND STAIRWELL	0	20	1			180	1	20	180	REC - WORKBENCH	6
7	LTG - LVL 1 AND 2	0	20	1	1200			1	20	1200	REC - WAREHOUSE / WH-1	8
9	REC - TELEPHONE BOARD	500	20	1		1580		1	20	1080	REC - WAREHOUSE	10
11	WASHING MACHINE	1500	20	1			2040	1	20	540	REC - WORKBENCH	12
13	DRYER	2500	30	2	3040			1	20	540	REC - RESTROOMS	14
15	----------	2500	-	-		3760		1	20	1260	REC - LOUNGE	16
17	FIRE ALARM PANEL	500	20	1			1700	1	20	1200	LOUNGE DISPOSAL	18
19	FURNACE	1596	20	1	2136			1	20	540	REC - LOUNGE COUNTER	20
21	AIR COMPRESSOR	4160	50	2		5360		1	20	1200	REC - LOUNGE MICROWAVE	22
23	----------	4160	-	-			4960	1	20	800	REC - LOUNGE FRIDGE	24
25	UNIT DRYER	2500	30	2	3580			1	20	1080	REC - OFFICE 302	26
27	----------	2500	-	-		2860		1	20	360	REC - OPEN OFFICE 303 COUNTER	28
29	UNIT WASHER	1200	20	1			2280	1	20	1080	REC - OPEN OFFICE 303	30
31	REC - STORAGE 301	900	20	1	1440			1	20	540	REC - STAIRWELLS	32
33	REC - UNIT FRIDGE*	800	20	1		950		1	20	150	REC - SMOKE DETECTORS	34
35	REC - UNIT COUNTER*	540	20	1			1440	1	20	900	REC - BEDROOM	36
37	UNIT OVEN	4000	40	2	4500			1	20	500	UNIT HEATER	38
39	----------	4000	-	-		5500		1	20	1500	ELECTRIC STAIRWELL HEATER	40
41	UNIT DISHWASH / DISPOSAL*	1200	20	1			3540	2	25	2340	HEAT PUMP #1	42
43	UNIT MICROWAVE*	1200	20	1	3540			-	-	2340	----------	44
45	TRASH COMPACTOR*	500	20	1		2840		2	25	2340	HEAT PUMP #2	46
47	REC - UNIT COUNTER*	720	20	1			3060	-	-	2340	----------	48
49	UNIT COFFEE MACHINE	1000	20	1	4567			2	60	3567	ROOFTOP CONDENSING UNIT	50
51	UNIT UNDERCOUNTER FRIDGE*	300	20	1		3867		-	-	3567	----------	52
53	REC - LIVING ROOM	1260	20	1			1260			0	SPACE	54
55	SPACE	0			0					0	SPACE	56
57	SPACE	0				0				0	SPACE	58
59	SPACE	0					0			0	SPACE	60
TOTALS					25,590	27,608	20,460					

TOTAL LOAD: 73,658

LOADS	CONTINUOUS	NON-CONTINUOUS	DEMAND FACTOR/CALCULATION				DEMAND LOAD
EXISTING	0	0	125% x	0			0
LIGHTING	480	0	125% x	480	+ 100% x	0	600
RECEPTACLE	0	12,240	100% x	10000	+ 50% x	2240	11,120
MOTOR	0	25,918	125% x	0	+ 100% x	25918	25,918
FIXED HEAT	0	2,000	100% x	2000			18090
A/C	0	18,090	100% x	18090			
KITCHEN EQUIP.	0	13,300	65 % x	13300			8,645
MISC	0	1,630	125% X	0	+ 100% x	1630	1,630
					TOTAL DEMAND LOAD:		66,003 VA
							183 A

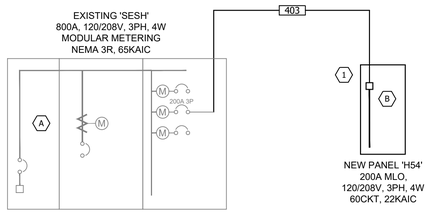
PANEL NOTES:
ALL OVERCURRENT PROTECTION DEVICES SHALL HAVE THE SAME AIC RATING AS THE EQUIPMENT THEY ARE LOCATED IN.

FAULT CURRENT CALCULATIONS

208 Volt	
Panel	H54
Feed From	METER
Available Fault Current	56132
(L) Length to panel	80
Conduit Type (P,S)	S
Conductor Size	3\0
Conductor Type (c,a)	C
No of Runs	1
C - from chart	12843
Voltage	208
f	2.91151193
m	0.25565562
I s.c. at Panel	14350

AVAILABLE FAULT CURRENTS

A 56,132A
B 14,350A



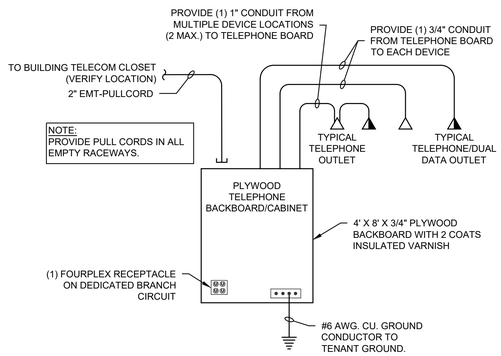
1 / E601 — ONE-LINE DIAGRAM

NO SCALE

CONDUIT/CONDUCTOR SCHEDULE

MARK	AMPS	CONDUIT	CU/AL	CONDUCTORS (TOTAL) PHASE	NEUTRAL	GROUND	NOTES
403	200	2.5"	CU	(3) 3/0	3/0	6	1

NOTES:
1. CONDUCTOR INSULATIONS TO BE RATED THWN-2/THHN 90°C.
2. GROUNDING ELECTRODE CONDUCTOR TO BE BONDED TO ALL AVAILABLE GROUNDING ELECTRODES.
3. CONTRACTOR TO PROVIDE SERVICE LATERAL CONDUIT FROM THE TRANSFORMER TO THE METER. CONDUCTORS ARE TO BE PROVIDED, INSTALLED, AND TERMINATED BY RMP.



2 / E601 — TYPICAL TELECOM RISER DIAGRAM

NO SCALE

elemental
ELECTRICAL ENGINEERS

REGISTERED PROFESSIONAL ENGINEER
No. 7945859-2202
DAVID W. STEWARD
STATE OF UTAH

LAYTON DAVIS ARCHITECTS
2005 East 2700 South | suite 200
salt lake city, utah 84109
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PRINTED DATE
12/13/23

PARK EAST 3
H54 - T.I. - REMODEL
SUMMIT COUNTY, UT

CHRONOLOGY

PROJECT NO
20.207

DWN BY/ CHK BY
LS / ES

TITLE
ELECTRICAL SCHEDULES

24X36 SHEET #
E601