TRANSIT RESIDENTIAL BUILDING

FOR

PARK CITY MUNICIPAL CORPORATION

1053 IRON HORSE DRIVE
PARK CITY, UTAH 84060

ARCHITECTURAL
CRSA www.crsa-us.com
JOSEPH S. MILILLO joe@crsa-us.com
649 East South Temple 801 355-5915
SALT LAKE CITY, UTAH 84102 801 355-9885

LANDSCAPE ARCHITECT
CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
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1443 YUMA STREET 801-484-3521
SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK www.vbfa.com
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 300 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 801-530-3150

ELECTRICAL
ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-534-1130
SALT LAKE CITY, UTAH 84103 801-534-1080

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LICENSED PROFESSIONAL ARCHITECT
JOSEPH S. MILILLO
NO. 7470451-0301
12/21/12
STATE OF UTAH

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CD	12-28-2012	100% SUBMITTAL
DD	-	-

PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

COVER SHEET

GI000

PROJECT GENERAL NOTES

DEFFERED SUBMITTALS

THE FOLLOWING PORTIONS OF WORK, INCLUDED IN THEIR ENTIRETY AS PART OF THE PROJECT, WILL BE SUBMITTED TO THE CITY AS DIFFERED SUBMITTALS AND ARE NOT APPROVED AS PART OF THESE PLANS:

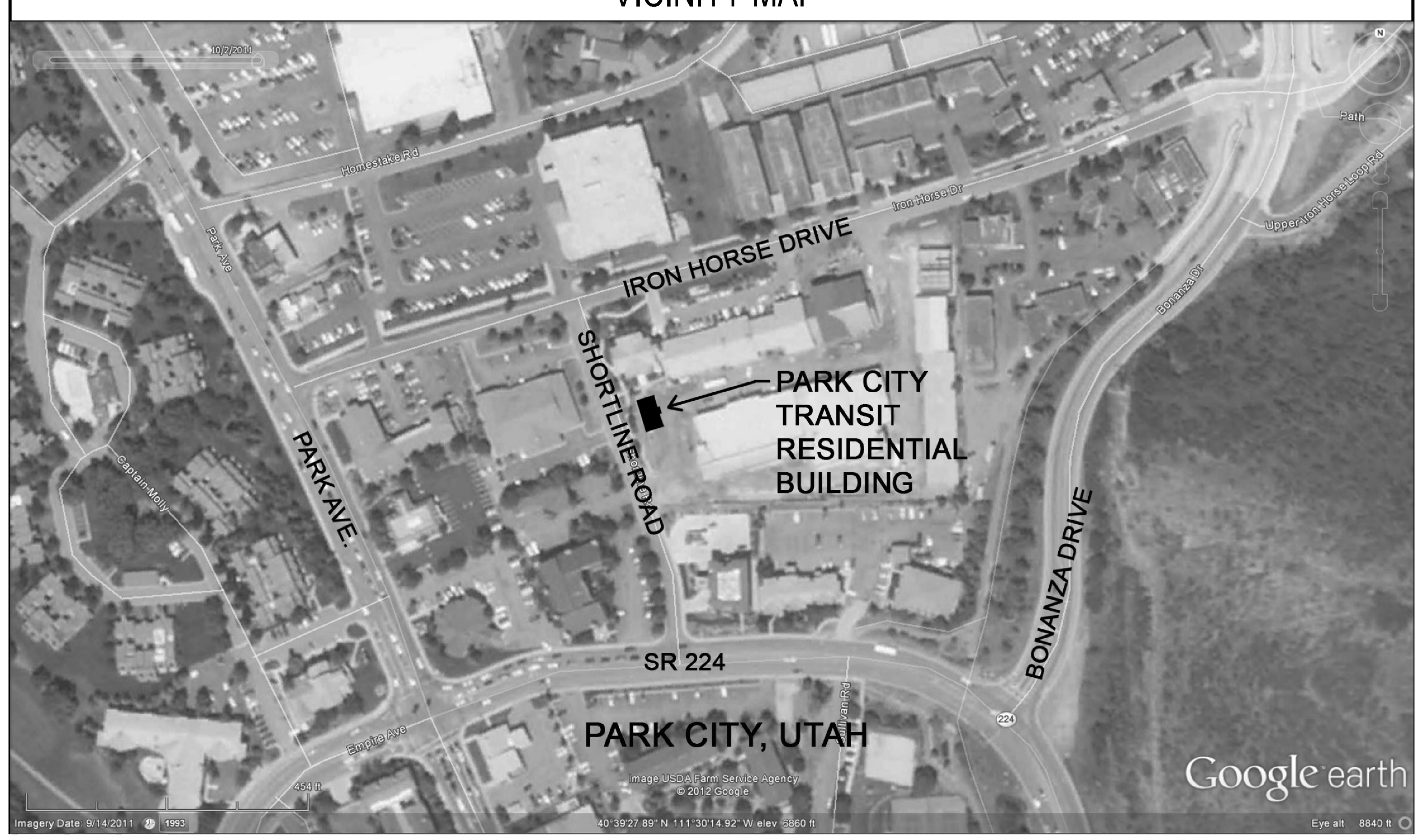
1. PRE-ENGINEERED STEEL STAIRS.
2. AUTOMATIC FIRE SPRINKLER SYSTEM (THIS INCLUDES THE FIRE LINE CONNECTION TO THE BUILDING, FIRE DEPARTMENT CONNECTION (SIAMESE CONNECTION) AT THE BUILDING EXTERIOR, OVERALL FIRE SPRINKLER SYSTEM DESIGN AND ALL OTHER PARTS OF SAID SYSTEM REQUIRED BY CURRENT APPLICABLE CODES AND PER AUTOMATIC FIRE SPRINKLER SYSTEM SPECS, SEE ALSO MECHANICAL PLANS.
3. FIRE ALARM SYSTEM (THIS INCLUDES ALL PARTS OF SAID SYSTEM AS REQUIRED BY CURRENT APPLICABLE CODES, SEE ALSO ELECTRICAL SHEETS).

FIRE SPRINKLER SYSTEM NOTES

DESIGN CRITERIA AND CODE REVIEW

BUILDING CODES	2012 INTERNATIONAL BUILDING CODE
ELECTRICAL CODE	2011 NATIONAL ELECTRICAL CODE (IEC)
PLUMBING CODE	2009 INTERNATIONAL PLUMBING CODE (IPC)
MECHANICAL CODE	2009 INTERNATIONAL MECHANICAL CODE (IMC)
ENERGY CODE	2009 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
FUEL GAS	2009 INTERNATIONAL FUEL GAS CODE (IFGC)
FIRE CODE	2009 INTERNATIONAL FIRE CODE (IFC)
ACCESSIBILITY CODES	2012 INTERNATIONAL BUILDING CODE, CHAPTER 11 ICC / ANSI A117.1-2003

VICINITY MAP



PROJECT INFORMATION

SITE INFO:

APPROX. SITE ADDRESS: 1053 IRON HORSE DRIVE, PARK CITY, UTAH 84060.

BUILDING IS CONTAINED WITHIN THE PARK CITY PUBLIC WORKS SUBDIVISION LOT 1. THIS LOT IS WITHIN THE PARK CITY SOIL BOUNDARY. THE REMOVAL OF ANY EXCAVATED SOIL IS REGULATED BY THE EPA AND MUST BE DISPOSED OF IN AN APPROVED MANNER OR RETAINED ON SITE AND CAPPED APPROPRIATELY.

BUILDING SITE IS AT THE MIDPOINT OF THE 325-FOOT FRONTAGE ALONG SHORT LINE ROAD.

BUILDING PROPERTY LINES ARE ASSUMED TO BE MIDWAY BETWEEN THIS BUILDING AND THE ADJACENT EXISTING BUILDINGS ON THE SITE.

WORK CONSISTS OF THE FOLLOWING:

THE CONSTRUCTION OF A NEW 3-STORY WOOD AND STEEL FRAMED BUILDING ON THE IRON HORSE TRANSIT OPERATIONS SITE.

THE GROUND FLOOR WILL BE USED FOR THE STORAGE OF 5 TRANSIT FLEET VEHICLES. THERE WILL ALSO BE ONE ACCESSIBLE LIVING UNIT ON THE GROUND FLOOR.

THE UPPER 2 STORIES WILL CONTAIN 12 SINGLE-ROOM OCCUPANCY LIVING UNITS FOR BUS DRIVERS. NIGHTLY RENTALS ARE PROHIBITED.

THE ROOF WILL CONTAIN A SMALL PATIO FOR USE BY RESIDENTS AS WELL AS A GREEN ROOF PLANTING SYSTEM, PHOTOVOLTAIC PANELS AND A SOLAR HOT WATER PANEL SYSTEM.

FINISH MATERIALS ARE PAINTED CEMENTITIOUS SIDING, PRE-FINISHED CORRUGATED METAL PANEL SYSTEM AND 2-COAT STUCCO SYSTEM.

EXTERIOR DOORS AND WINDOWS WILL BE NFRC FACTORY CERTIFIED ALUMINUM-CLAD WOOD UNITS.

SEWER, DOMESTIC WATER, FIRE SPRINKLER WATER AND ELECTRICAL FEEDS WERE STUBBED INTO THE SITE IN A PRIOR BID PACKAGE.

GAS SERVICE WILL NEED TO BE STUBBED IN UNDER THIS CONTRACT.

ZONE: GC - GENERAL COMMERCIAL DISTRICT

CONDITIONAL USE: MULTI-UNIT DWELLING - CONDITIONAL USE PERMIT APPROVED BY PARK CITY ON AUGUST 8, 2012.

SETBACKS:
FRONT YARD: 20 FEET, ROOF OVERHANGS ARE ALLOWED TO ENCROACH 3 FEET INTO SETBACK ZONE - DESIGN COMPLIES.
REAR YARD: 10 FEET - DESIGN COMPLIES.
SIDE YARD: 10 FEET - DESIGN COMPLIES.

SNOW RELEASE - DESIGN COMPLIES. ON SLOPED ROOFS SNOW FENCES ARE PROVIDED AS WELL AS GUTTERS WITH HEAT TRACE CABLES TO GRADE.

BUILDING HEIGHT: ALLOWED 35' FEET WITH 5' OVERRUN FOR GABLE ROOFS. ACTUAL ROOF HEIGHTS:
ROOF PATIO: = 32'-0"
LOW PARAPET = 32'-8"
HIGH PARAPET = 35'-6"
SLOPED ROOF FASCIA = 42'-0"
SLOPED ROOF RIDGE = 45'-0"
DESIGN COMPLIES - EXCEPTIONS APPROVED DURING CONDITIONAL USE PERMIT REVIEW

PARKING: NO PARKING REQUIRED AS PER CONDITIONAL USE PERMIT.

SYMBOLS LEGEND

DETAIL NUMBER → C5 / SHEET NUMBER → AE502 — DETAIL REFERENCE

A1 / AE202 — EXTERIOR ELEVATION REFERENCE

A4 / AE301 — SECTION REFERENCE

B2 / AE401 — INTERIOR ELEVATION REFERENCE (SINGLE)

DETAIL NUMBER → B2; B3, AE401, B1, B4 — INTERIOR ELEVATION REFERENCE (MULTIPLE)

#	REFERENCE NOTE		CONCRETE
X	ASSEMBLY TYPE (SECTION VIEW)		CONCRETE BLOCK
X	ASSEMBLY TYPE (PLAN VIEW)		MASONRY
X	WINDOW TYPE		STEEL
X #	ROOM NOTE		BATT INSULATION
101 A	DOOR TYPE		RIGID INSULATION
#	REVISION NOTE		FINISH GRADE WOOD
	ELEVATION MARKER		PLYWOOD
			DEMOLITION

NOTE: ALL MATERIALS REFERENCED ARE NEW UNLESS NOTED OTHERWISE

DRAWING INDEX

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[illegible]

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CD	12-28-2012	100% SUBMITTAL
DD	-	-

PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

PROJECT INFORMATION & SHEET INDEX

GI001

SITE DEMOLITION REFERENCE NOTES

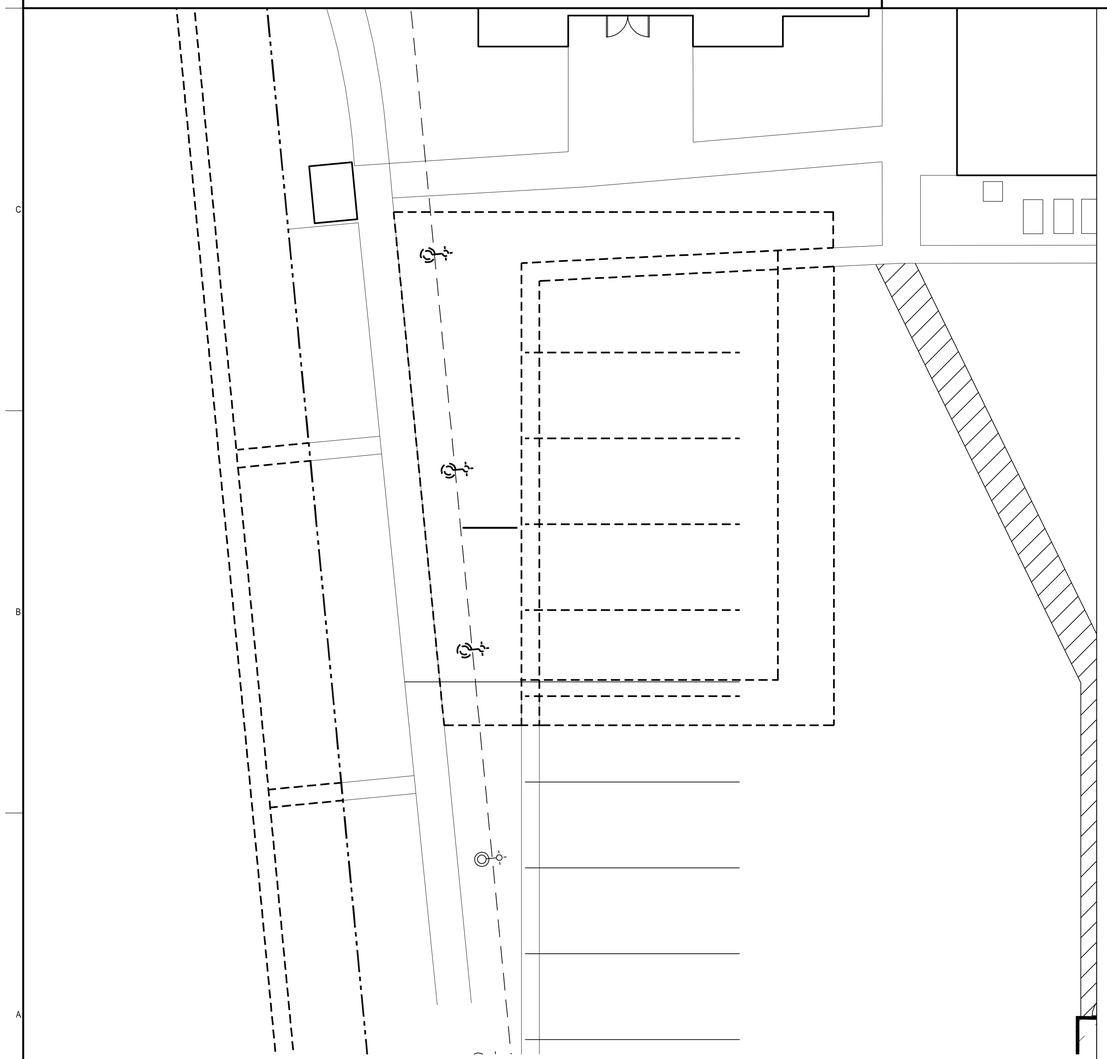
1. NOT USED.
2. NOT USED.
3. NOT USED.

SITE CONSTRUCTION REFERENCE NOTES

1. NOT USED.
2. NOT USED.
3. NOT USED.

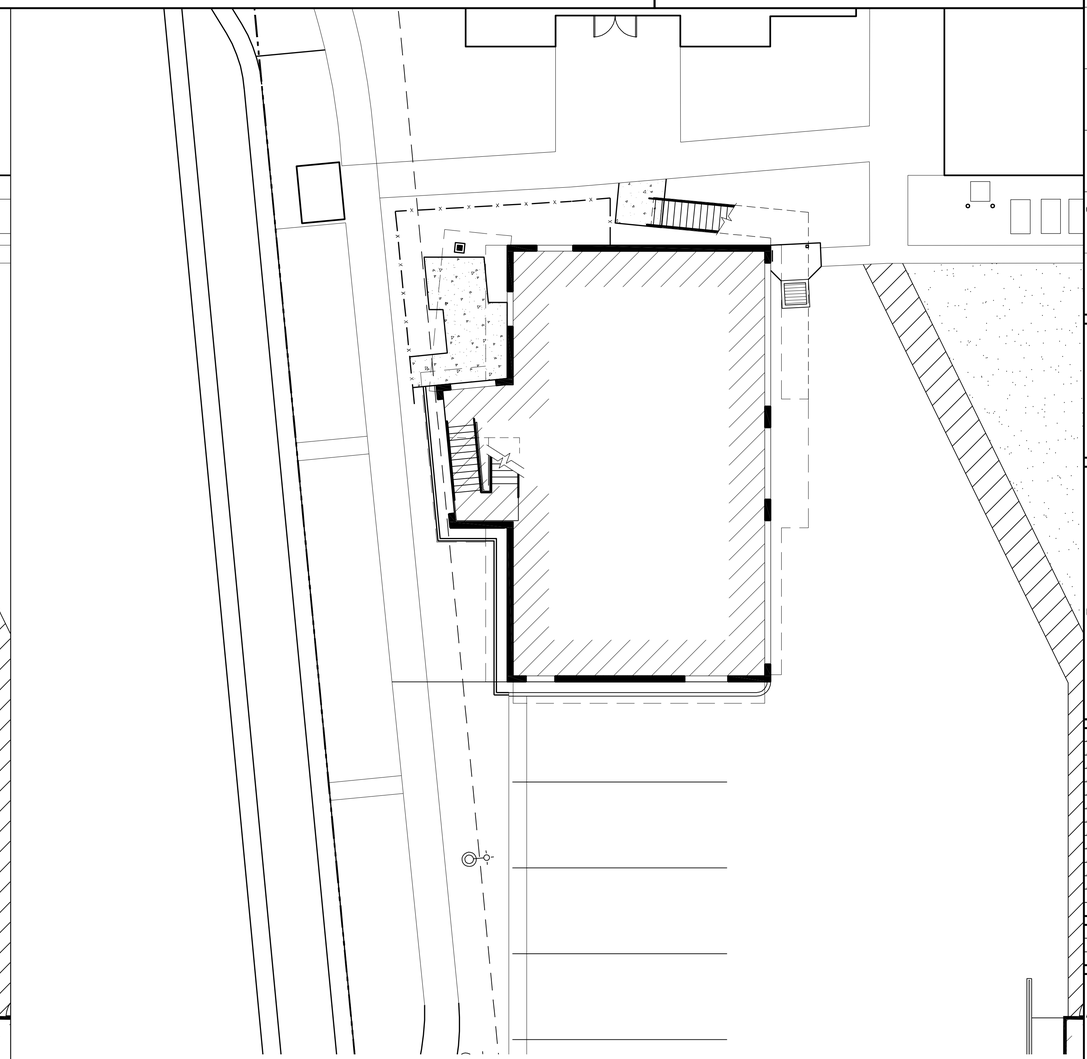
GENERAL SITE CONSTRUCTION NOTES

A. NOT USED.
B. NOT USED.
C. NOT USED.



NORTH

A1 DEMOLITION SITE PLAN
SCALE: 1/20" = 1'-0"



NORTH

A3 CONSTRUCTION SITE PLAN
SCALE: 1/20" = 1'-0"

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LICENSED PROFESSIONAL ARCHITECT
JOSEPH S. MILLO
No. 7470491-5501
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CD	12-28-2012	100% SUBMITTAL
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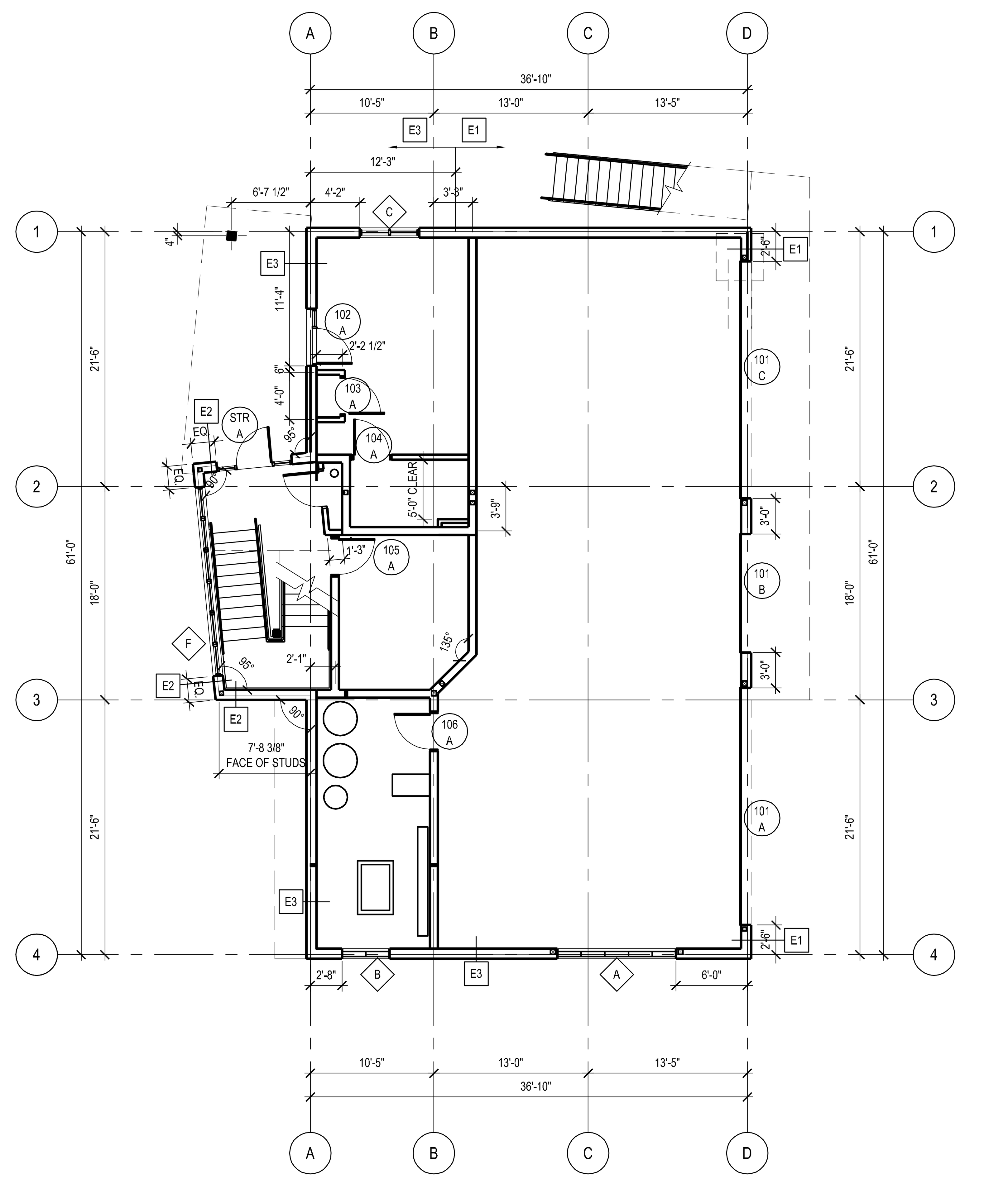
PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

DEMOLITION &
CONSTRUCTION SITE
PLANS

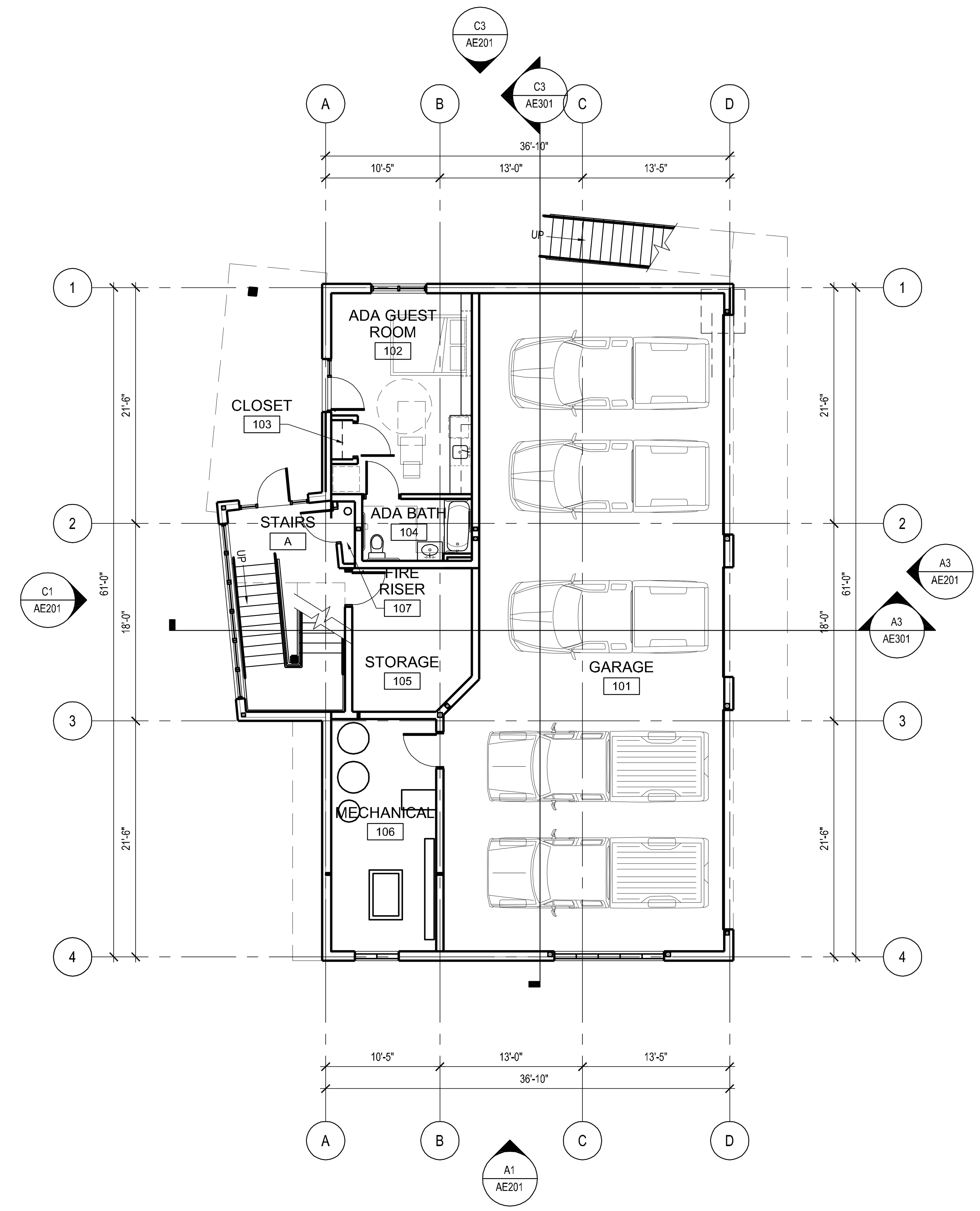
AS101



A1 FIRST LEVEL DIMENSION PLAN

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

NORTH



A3 GROUND LEVEL FLOOR PLAN

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

NORTH

GENERAL CONSTRUCTION NOTES

A. NOT USED.
B. NOT USED.
C. NOT USED.

CONSTRUCTION REFERENCE NOTES

1. PAINTED CEMENTITIUOS SIDING
2. PREFINISHED CORRUGATED METAL SIDING
3. EXTERIOR INSULATION FINISH SYSTEM
4. INSULATED TRANSLUCENT WALL PANELS
5. PAINTED METAL GURADRAILS AT FRENCH BALONIES
6. PREFINISH METAL ROOF OVER SUNSHADE DEVICE
7. GALVANIZED ALUMINUM STANDING SEAM ROOFING
8. ALUMINUM-CLAD WOOD WINDOW SYSTEM
9. ALUMINUM-CLAD WOOD DOOR SYSTEM
10. PREFINISHED BREAK METAL WRAP OVER COLUMN
11. PREFINISHED ALUMINUM SOFFIT
12. OVERHEAD GARAGE DOOR
13. FINISH GRADE
14. PREFINISHED METAL COPING
15. STANDARD METAL PIPE GUARDRAIL AND HANDRAIL SYSTEM
16. ALUMINUM-SLAD WOOD SLIDING GLASS DOOR SYSTEM
17. PREFINISHED METAL GUARDRAIL SYSTEM AT ROOF
18. PAINTED STEEL COLUMN
19. PAINTED FABRICATED STEEL STAIR SYSTEM
20. SCHEDULED DOOR SYSTEM

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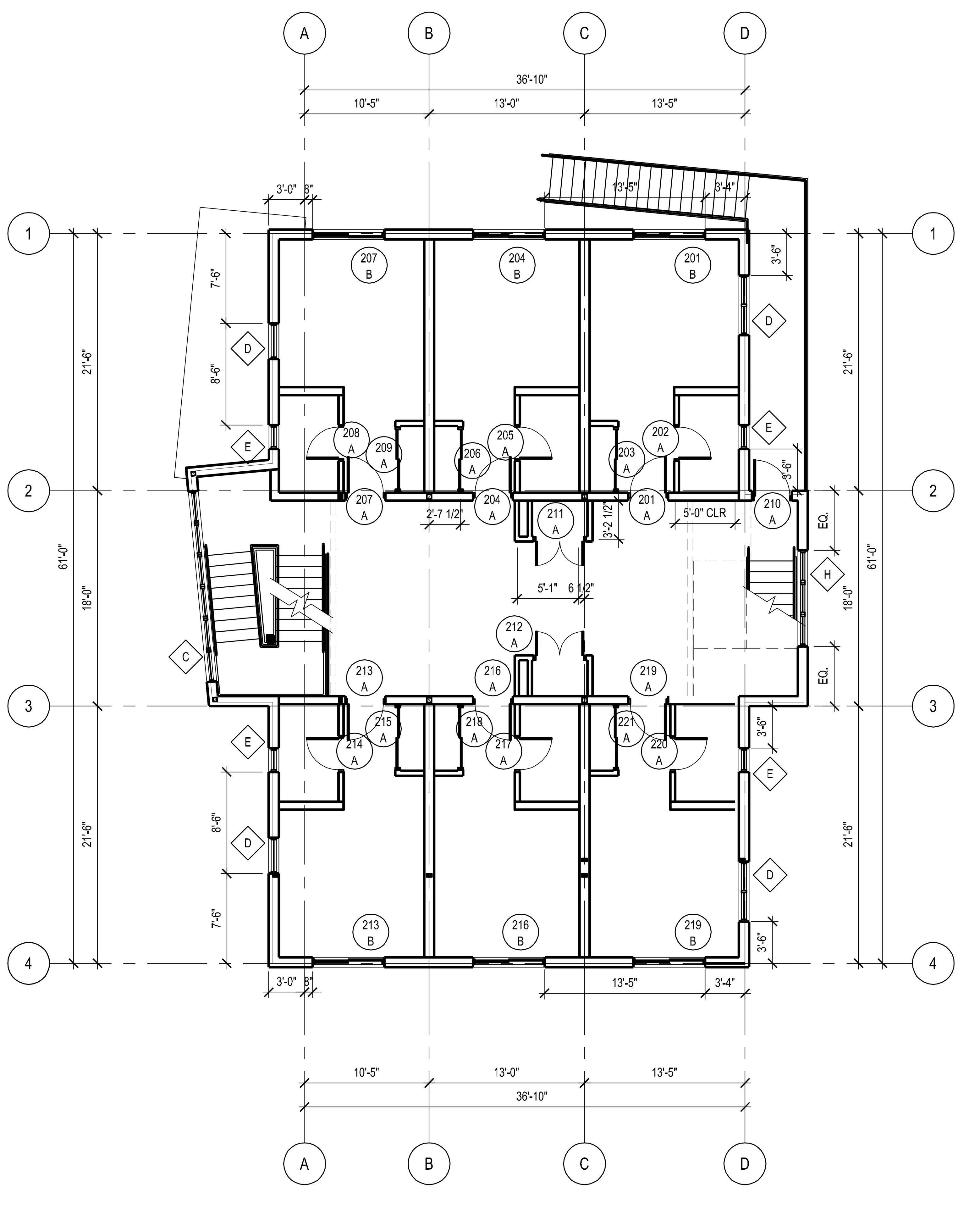
PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

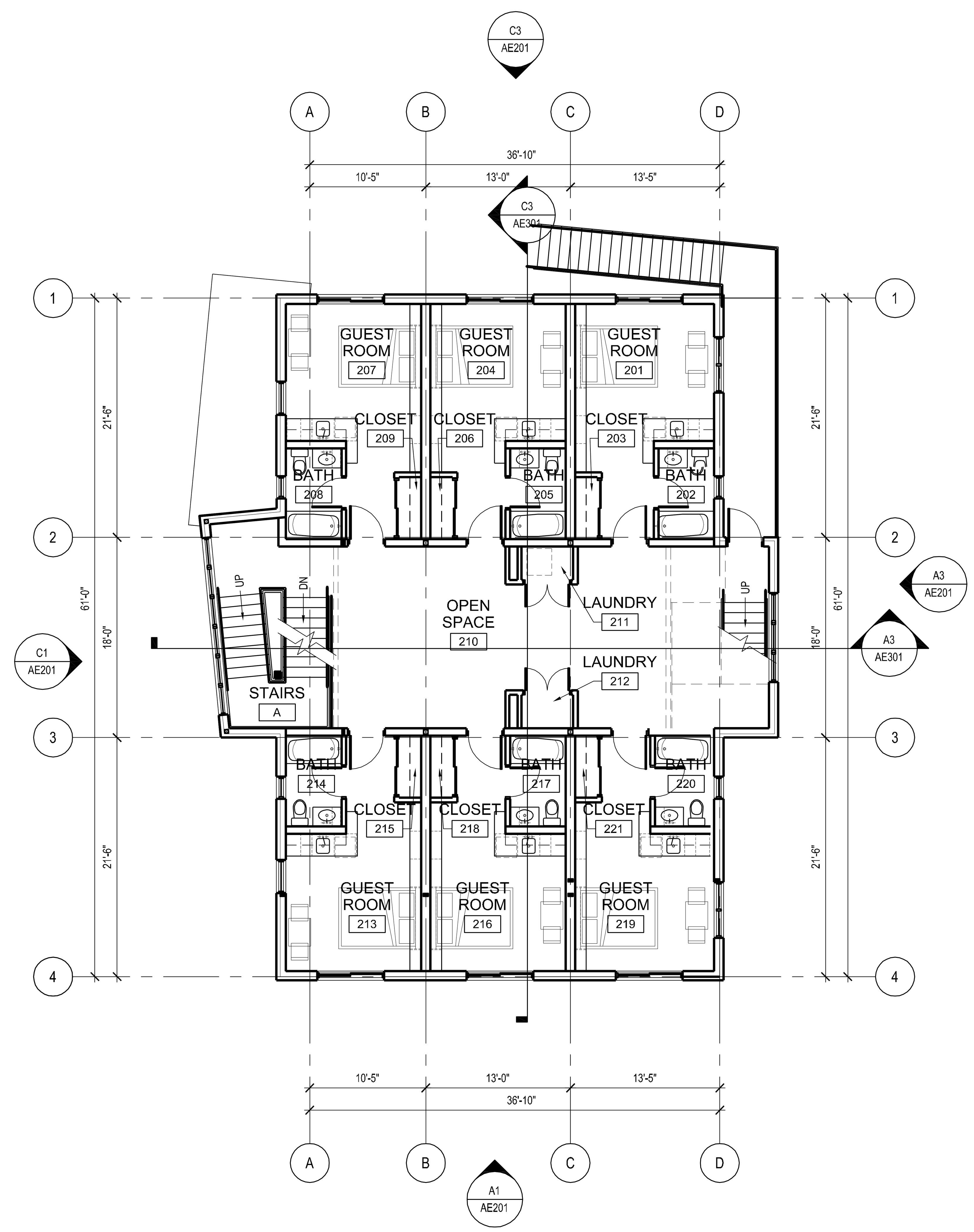
GROUND LEVEL
FLOOR PLAN

AE101



A1 SECOND LEVEL DIMENSION PLAN

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



A3 SECOND LEVEL FLOOR PLAN

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

GENERAL CONSTRUCTION NOTES

A. NOT USED.
B. NOT USED.
C. NOT USED.

CONSTRUCTION REFERENCE NOTES

1. PAINTED CEMENTITIUOS SIDING
2. PREFINISHED CORRUGATED METAL SIDING
3. EXTERIOR INSULATION FINISH SYSTEM
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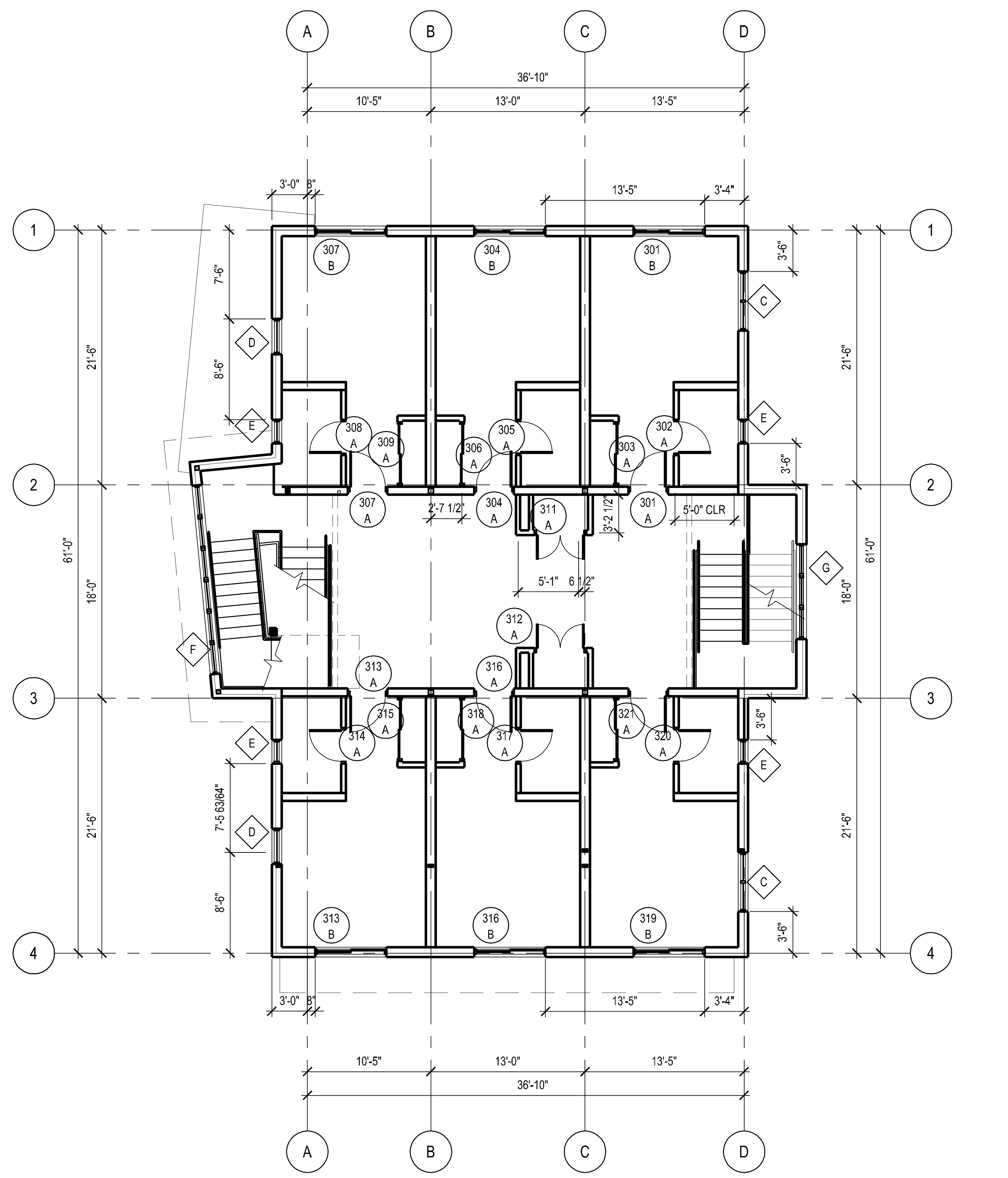
PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

SECOND LEVEL FLOOR PLAN

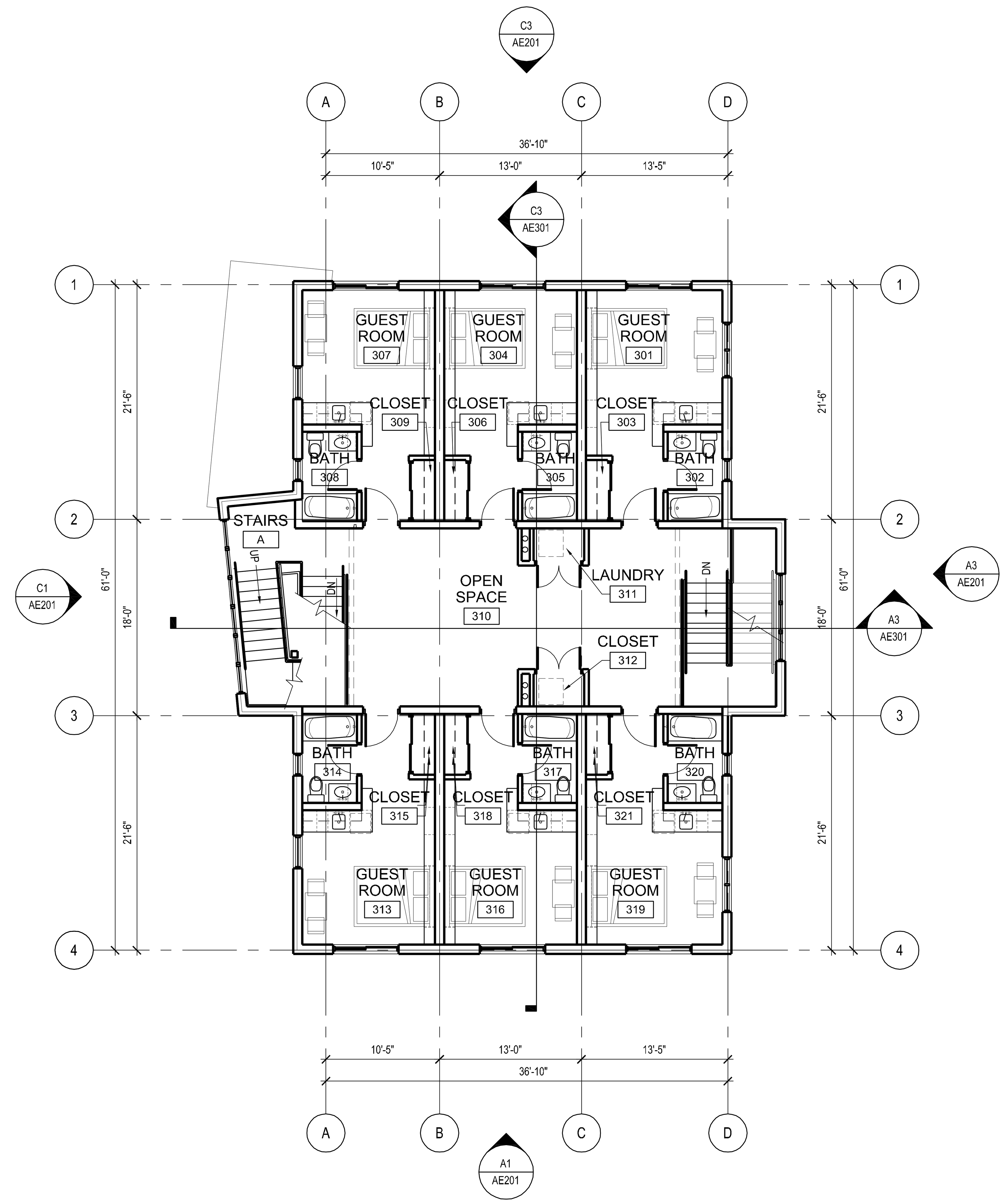
AE102



NORTH

A1 THIRD LEVEL DIMENSION PLAN

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



NORTH

A3 THIRD LEVELFLOOR PLAN

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

GENERAL CONSTRUCTION NOTES

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B. NOT USED.
C. NOT USED.

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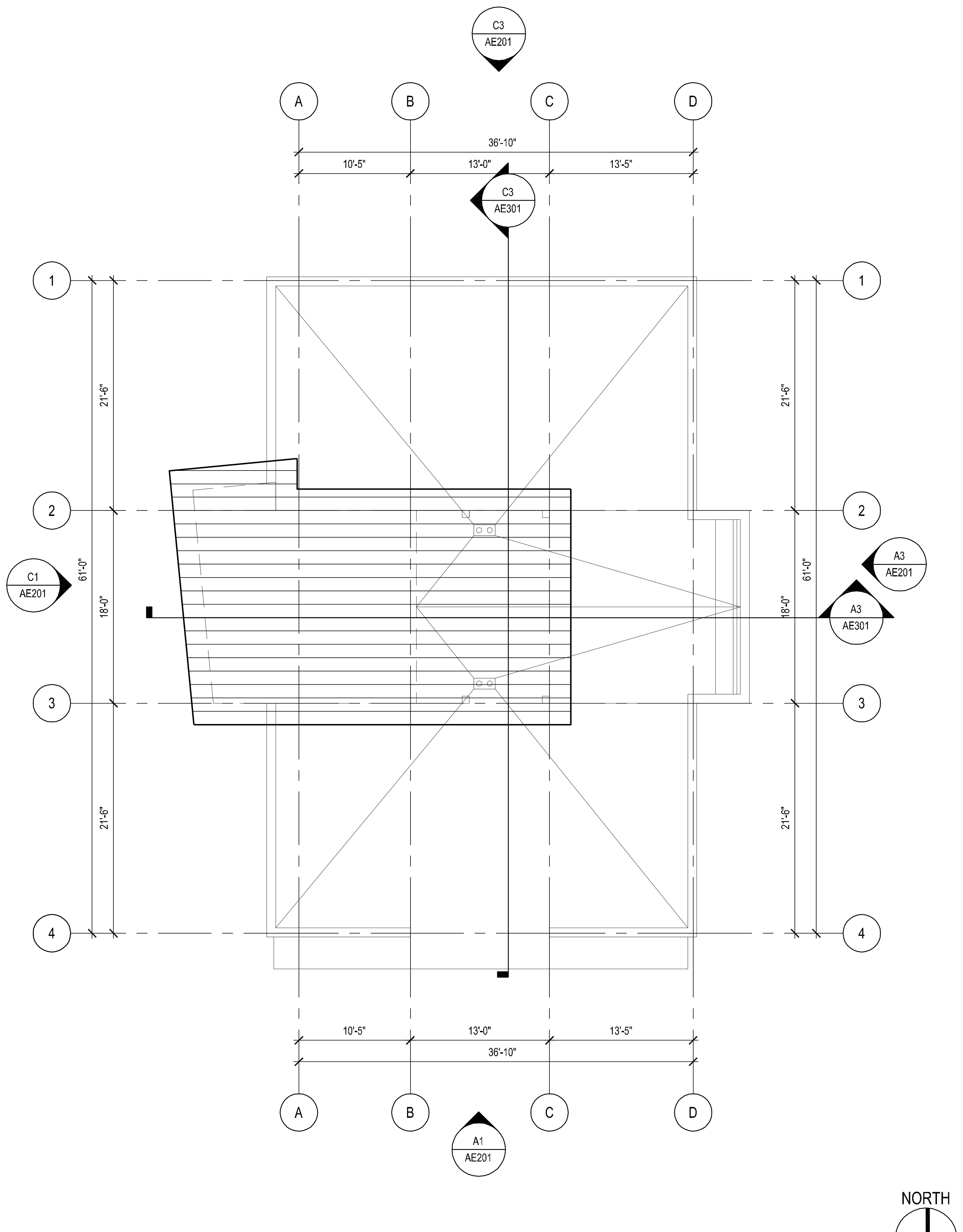
PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

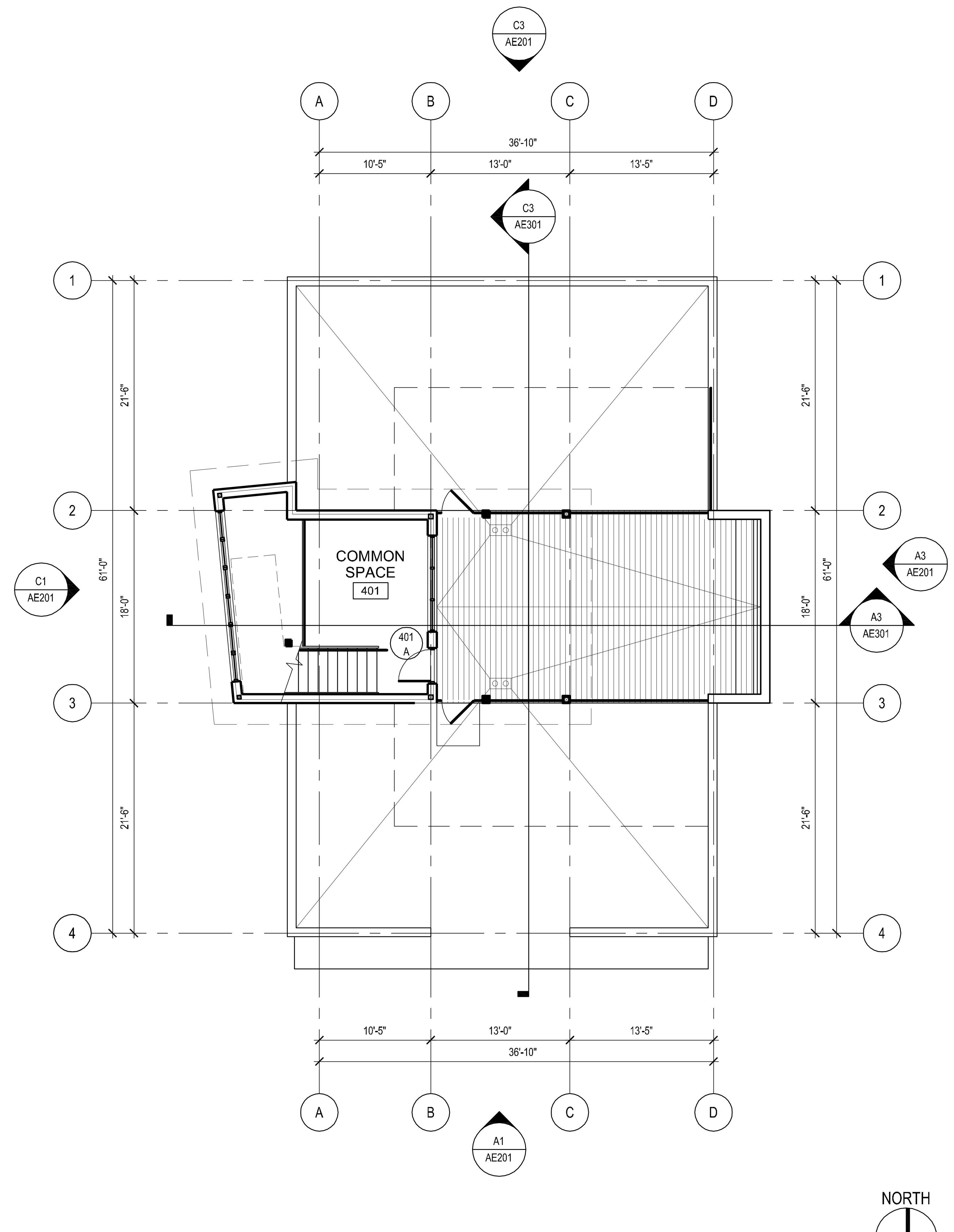
THIRD LEVEL FLOOR PLAN

AE103



A1 UPPER ROOF PLAN

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



A3 ROOF PLAN

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

GENERAL CONSTRUCTION NOTES

A. NOT USED.
B. NOT USED.
C. NOT USED.

CONSTRUCTION REFERENCE NOTES

1. PAINTED CEMENTITIUOS SIDING
2. PREFINISHED CORRUGATED METAL SIDING
3. EXTERIOR INSULATION FINISH SYSTEM
4. INSULATED TRANSLUCENT WALL PANELS
5. PAINTED METAL GURADRAILS AT FRENCH BALONIES
6. PREFINISH METAL ROOF OVER SUNSHADE DEVICE
7. GALVANIZED ALUMINUM STANDING SEAM ROOFING
8. ALUMINUM-CLAD WOOD WINDOW SYSTEM
9. ALUMINUM-CLAD WOOD DOOR SYSTEM
10. PREFINISHED BREAK METAL WRAP OVER COLUMN
11. PREFINISHED ALUMINUM SOFFIT
12. OVERHEAD GARAGE DOOR
13. FINISH GRADE
14. PREFINISHED METAL COPING
15. STANDARD METAL PIPE GUARDRAIL AND HANDRAIL SYSTEM
16. ALUMINUM-SLAD WOOD SLIDING GLASS DOOR SYSTEM
17. PREFINISHED METAL GUARDRAIL SYSTEM AT ROOF
18. PAINTED STEEL COLUMN
19. PAINTED FABRICATED STEEL STAIR SYSTEM
20. SCHEDULED DOOR SYSTEM

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CRSA — www.crsa-us.com
TINA GILLMAN — tina@crsa-us.com
649 EAST SOUTH TEMPLE — 801-355-5915
SALT LAKE CITY, UTAH 84102 — 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. — smithdavebarb@comcast.net
ANDREA WARGULA — awargula@msn.com
1443 YUMA STREET — 801-484-3521
SALT LAKE CITY, UTAH 84108 — -

MECHANICAL
VAN BOERUM & FRANK — www.vbfa.com
STEVE SHEPHERD — sshepherd@vbfa.com
330 SOUTH 300 EAST — 801-530-3148
SALT LAKE CITY, UTAH 84111 — 801-530-3150

ELECTRICAL
ENVISION ENGINEERING — www.envisioneng.com
CHRIS KOBAYASHI — ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 — 801-534-1130
SALT LAKE CITY, UTAH 84103 — 801-534-1080

PARK CITY TRANSIT
RESIDENTIAL BUILDING

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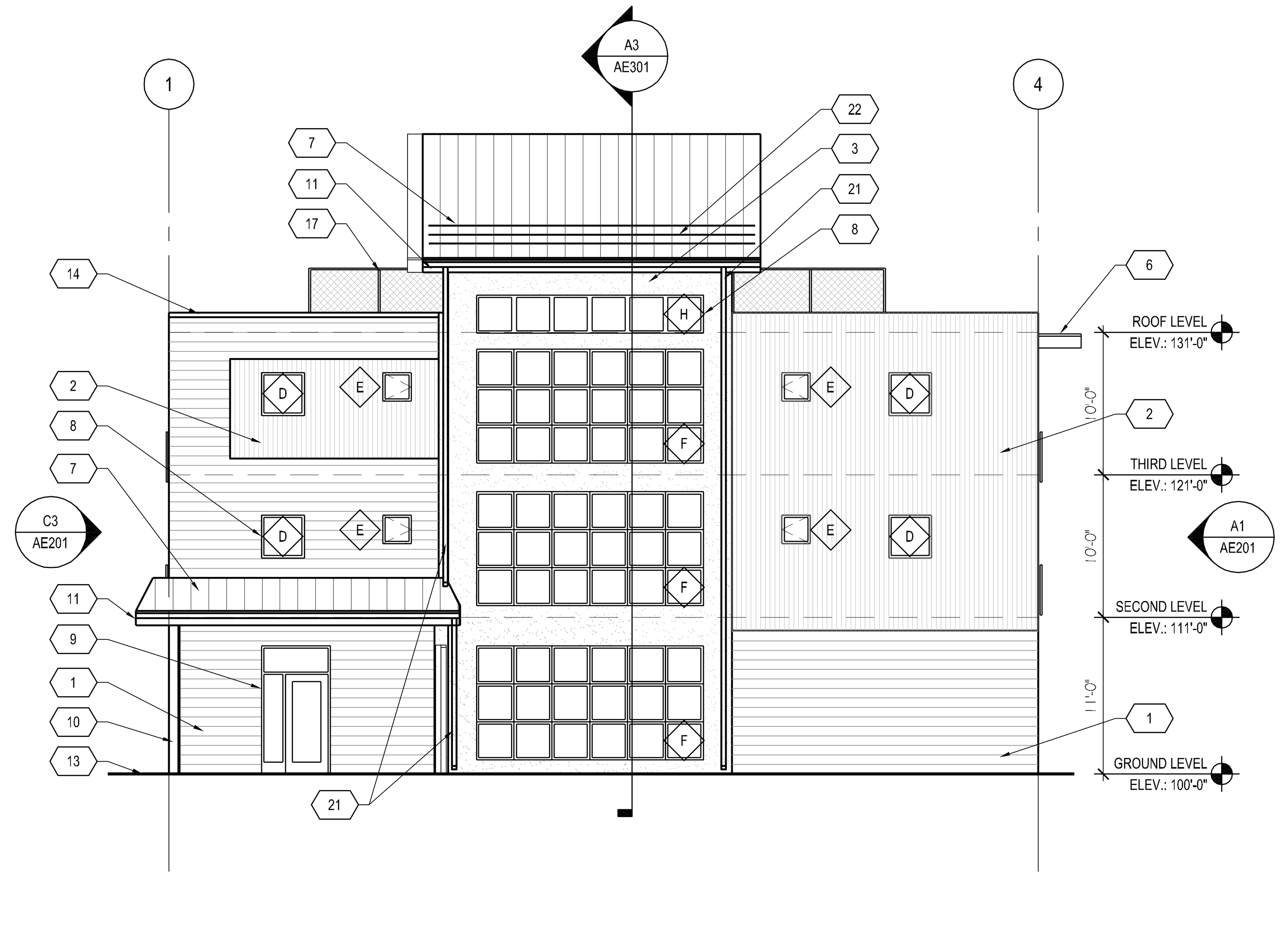
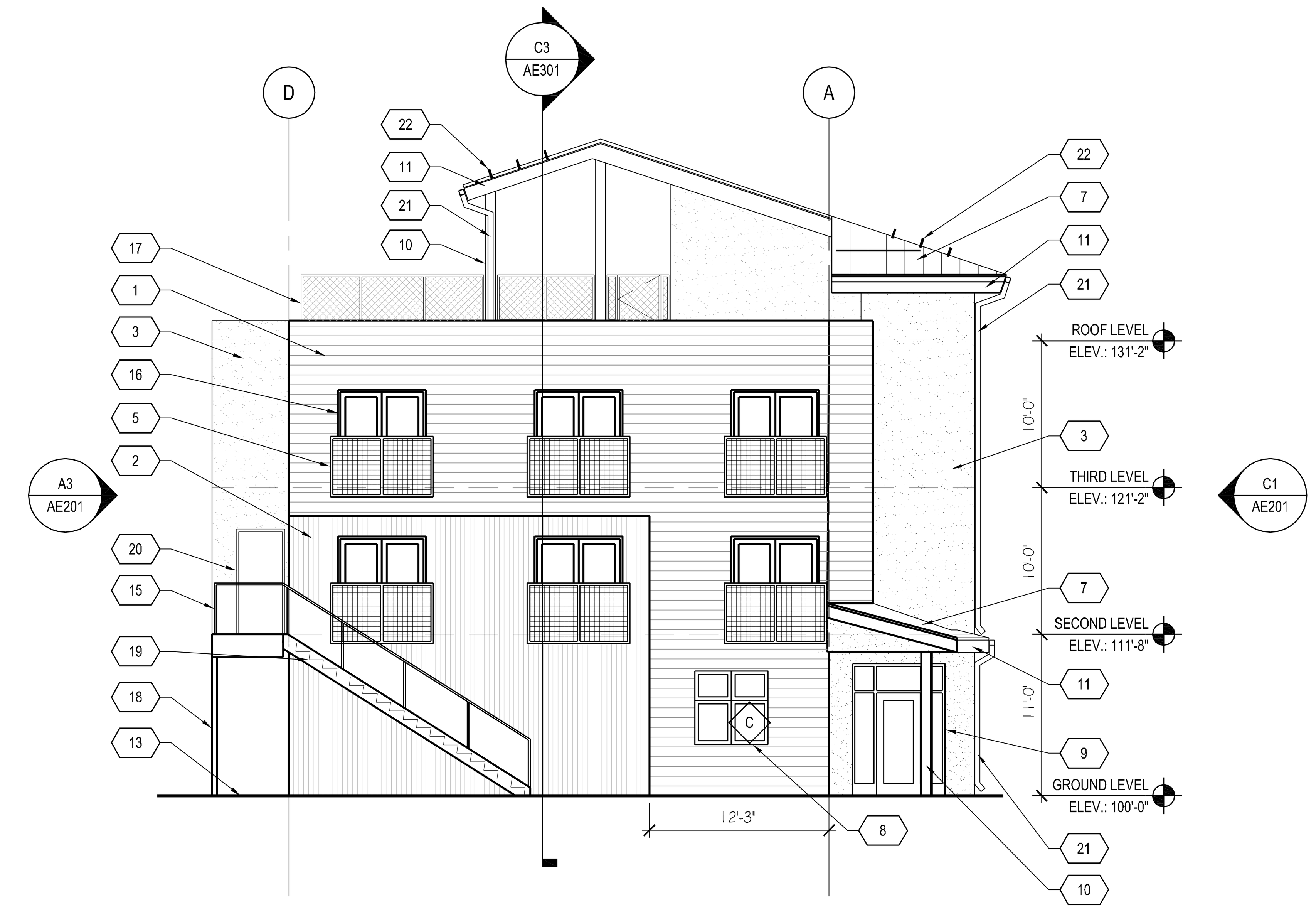
PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

ROOF PLANS

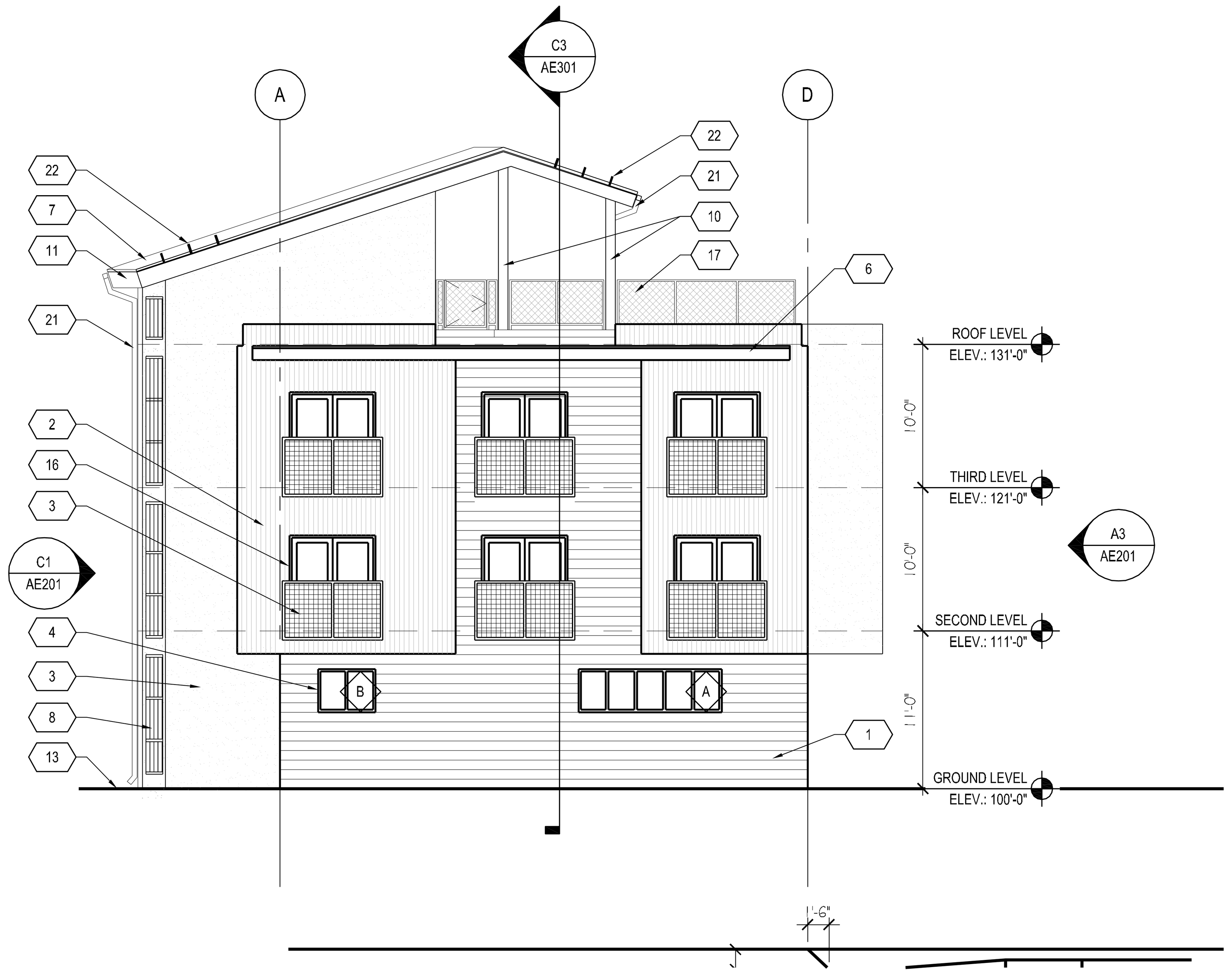
AE105



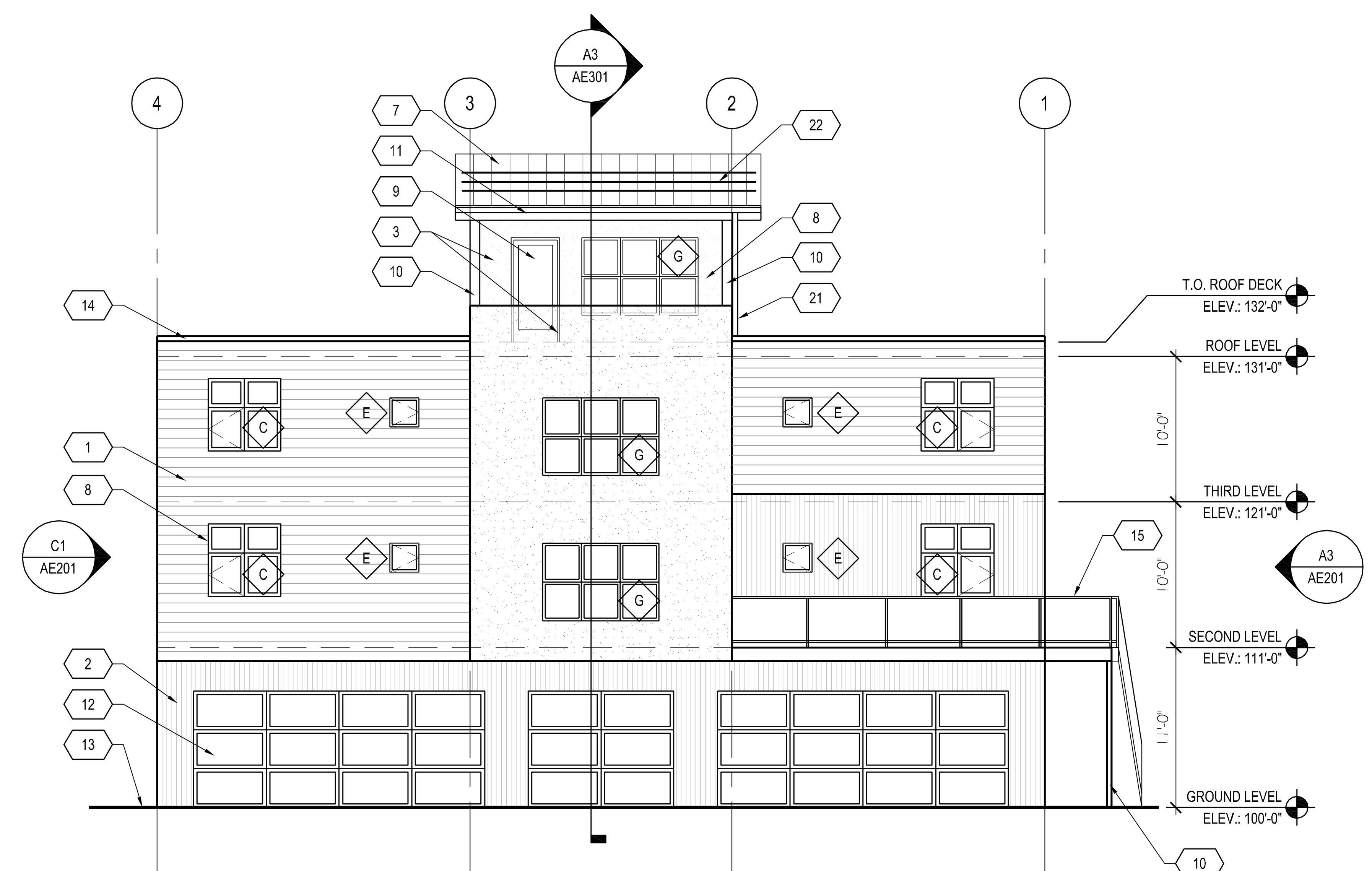
C1 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



C3 EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



A1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



A3 EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"

GENERAL SITE CONSTRUCTION NOTES

A. NOT USED.
B. NOT USED.
C. NOT USED.

EXTERIOR ELEV. REFERENCE NOTES

1. PAINTED CEMENTITIUOS SIDING
2. PREFINISHED CORRUGATED METAL SIDING
3. EXTERIOR INSULATION FINISH SYSTEM
4. INSULATED TRANSLUCENT WALL PANELS
5. PAINTED METAL GURADRAILS AT FRENCH BALONIES
6. PREFINISH METAL ROOF OVER SUNSHADE DEVICE
7. GALVANIZED ALUMINUM STANDING SEAM ROOFING
8. ALUMINUM-CLAD WOOD WINDOW SYSTEM
9. ALUMINUM-CLAD WOOD DOOR SYSTEM
10. PREFINISHED BREAK METAL WRAP OVER COLUMN
11. PREFINISHED ALUMINUM SOFFIT
12. OVERHEAD GARAGE DOOR
13. FINISH GRADE
14. PREFINISHED METAL COPING
15. STANDARD METAL PIPE GUARDRAIL AND HANDRAIL SYSTEM
16. ALUMINUM-SLAD WOOD SLIDING GLASS DOOR SYSTEM
17. PREFINISHED METAL GUARDRAIL SYSTEM AT ROOF
18. PAINTED STEEL COLUMN
19. PAINTED FABRICATED STEEL STAIR SYSTEM
20. SCHEDULED DOOR SYSTEM
21. PREFINISHED METAL GUTTER AND DOWNSPOUT
22. SNOW GUARD BARS

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649 E SOUTH TEMPLE
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801.355.5915
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CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
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SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
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MECHANICAL
VAN BOERUM & FRANK www.vbfa.com
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 300 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 801-530-3150

ELECTRICAL
ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-534-1130
SALT LAKE CITY, UTAH 84103 801-534-1080

LICENSED PROFESSIONAL ARCHITECT JOSEPH S. MILILLO NO. 7470491-0301 STATE OF UTAH

PARK CITY TRANSIT
RESIDENTIAL BUILDING
1053 IRON HORSE DRIVE
PARK CITY, UTAH 84060

PARK CITY
MUNICIPAL
CORPORATION
445 MARSAC AVE. P.O. BOX 1480
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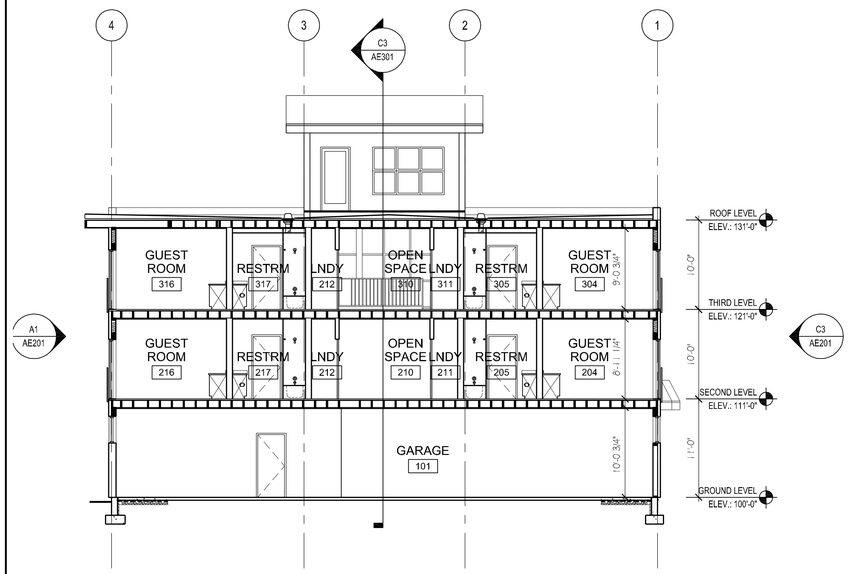
PROJECT NO:	B12-004	
DRAWN BY:	CM	
CHECKED BY:	JM	

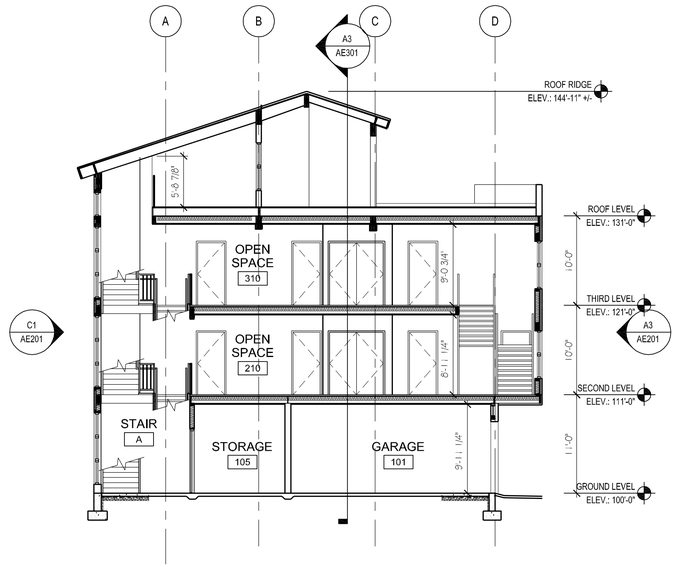
EXTERIOR
ELEVATIONS

AE201



C3 BUILDING SECTION

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



A3 BUILDING SECTION

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

WALL SECTION REFERENCE NOTES

1. CONCRETE FOOTING - COORD. WITH STRUCTURAL
2. CONCRETE FOUNDATION WALL - COORD. WITH STRUCTURAL
3. MASONRY OR CULTURED STONE - SEE EXTERIOR ELEVATIONS
4. SCHEDULED WINDOW SYSTEM
5. SUSPENDED CEILING SYSTEM OR PANEL SYSTEM
6. MASONRY BAND - DETAIL D5 / AE511
7. SCHEDULED ROOF SYSTEM
8. SCHEDULED DOOR SYSTEM
9. METAL WRAPPED WOOD FRAMING
10. WOOD BEAM - COORD. WITH STRUCTURAL
11. STEEL BEAM - COORD. WITH STRUCTURAL
12. ELECTRICAL FIXTURE
13. EXTERIOR GYPSUM BOARD
14. ROOF MEMBRANE OVER SLOPED INSULATION BOARD OVER
15. STONE WINDOW HEADER
16. STONE WINDOW SILL
17. PAVER SYSTEM OVER PROTECTION BOARD OVER ROOF MEMBRANE
18. MANSARD ROOF TRUSS
19. FRAMED GUARDRAIL WITH STONE CAP
20. METAL GUARDRAIL
21. (2) LAYERS GYPSUM BOARD OVER WOOD TRUSS
22. PREFINISHED METAL RAINGUTTER SYSTEM

WALL SECTION GENERAL NOTES

A. SEE SHEET AE501 FOR WALL, CEILING AND ROOF TYPES. [A]

B. SEE BUILDING ELEVATIONS FOR ACTUAL TOP OF WALL CONDITIONS AND THE DETAIL CALLOUTS.

C. PROVIDE FIRE BLOCKING AT MAX. 10'-0" O.C., HORIZONTAL AND VERTICAL IN ALL WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES.

D. PROVIDE 5/8" GYPSUM BOARD ON UNDERSIDE OF ALL INTERIOR STAIRWAYS AND LANDINGS.

E. SEE REFLECTED CEILING PLANS FOR FINISH CEILING ELEVATIONS

F. SEE SHEETS AE110 - AE113 FOR REQUIRED RATED ASSEMBLIES.

G. SEE SHEETS AE001 - AE004 FOR CODE REVIEWS RATED ASSEMBLIES PLANS

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649 E SOUTH TEMPLE
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CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
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STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
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SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK www.vbfa.com
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 300 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 801-530-3150

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ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-534-1130
SALT LAKE CITY, UTAH 84103 801-534-1080

LICENSED PROFESSIONAL ARCHITECT
JOSEPH S. MULLO
No. 7470491-0301
12/21/12
STATE OF UTAH

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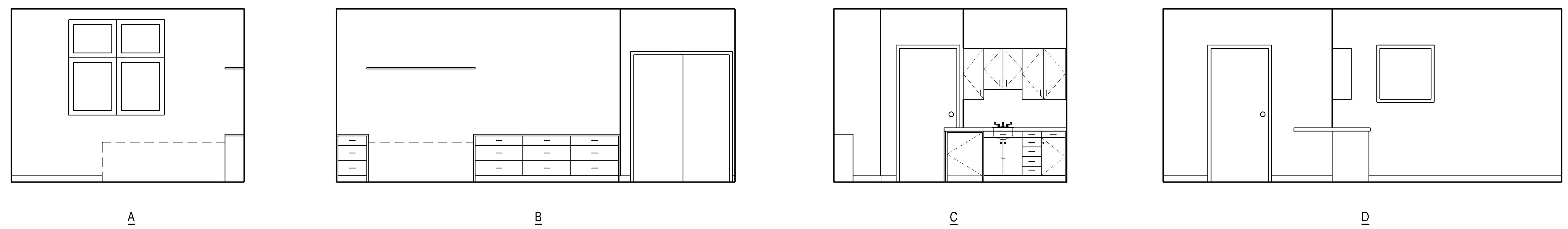
PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

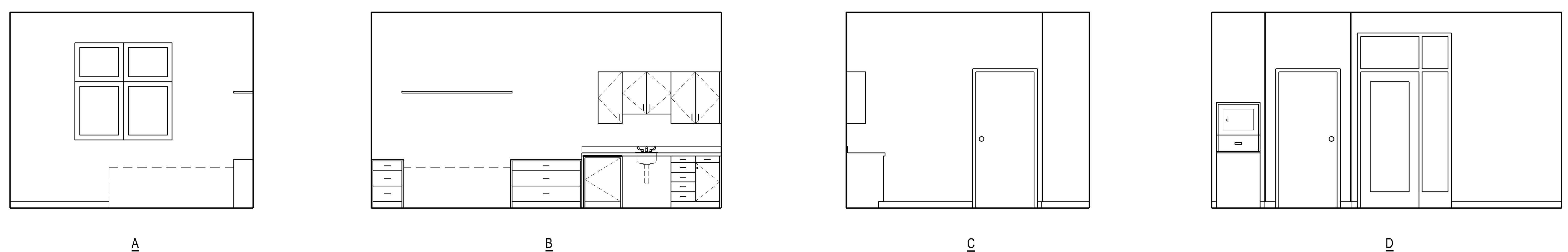
BUILDING SECTIONS

AE301



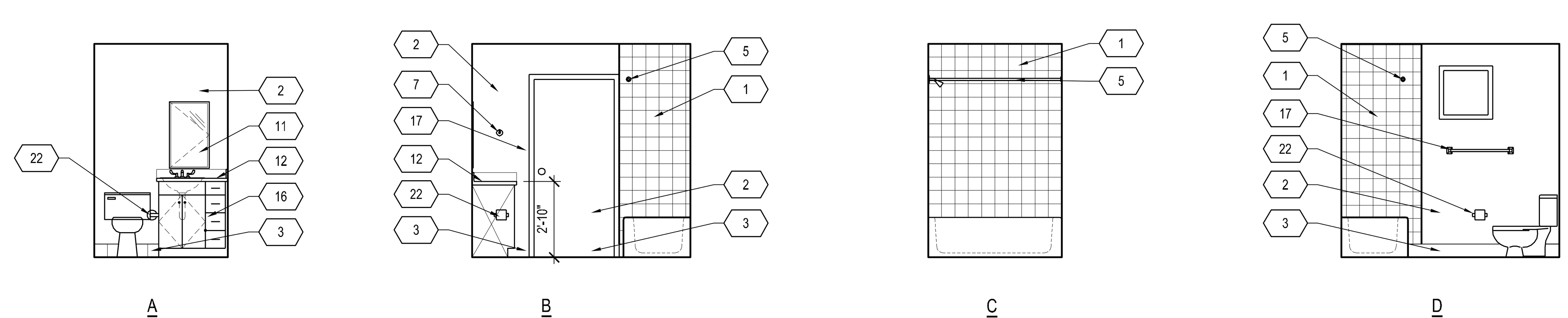
D1 TYP GUEST ROOM ELEVATIONS

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



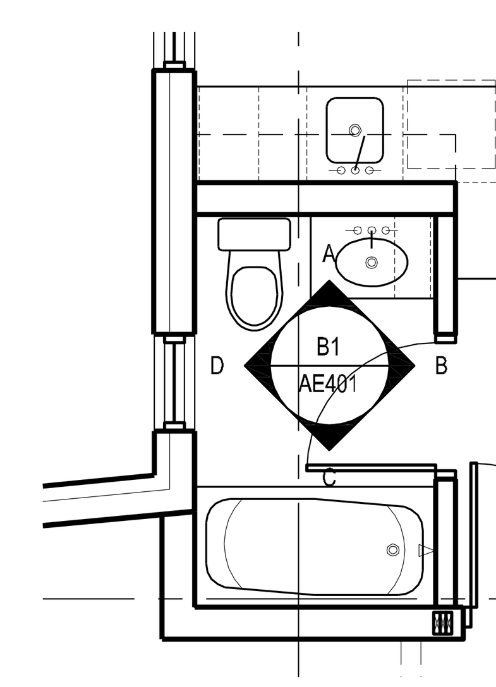
C1 ADA GUEST ROOM ELEVATIONS

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



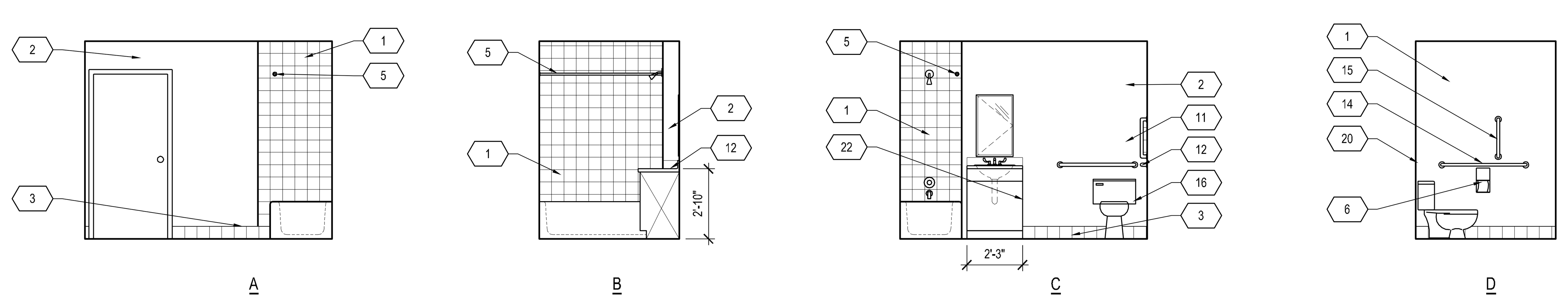
B1 TYP BATHROOM ELEAVTIONS

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



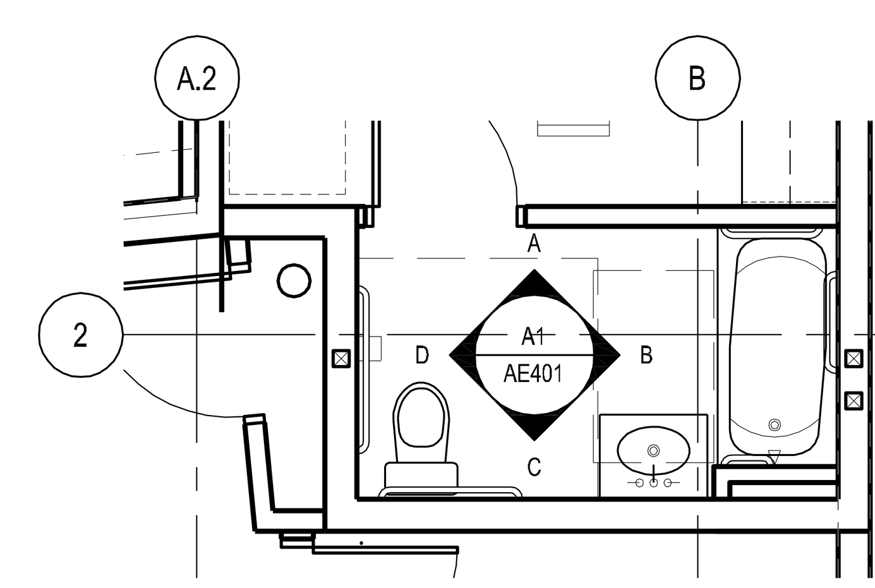
B4 ENLGD BATHROOM PLAN

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



A1 ADA INTERIOR ELEVATIONS

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



A4 ENLARGED ADA ROOM

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

GENERAL NOTES

A. BULLNOSE AT EDGE OF TILE.
B. GRAB BAR BLOCKING - SEE DETAIL B5/AE520.
C. TILE ON ALL WALLS IN RESTROOMS, TYP. HEIGHT SHOWN ON ELEVATIONS.
D. SLOPE FLOORS TO DRAIN
E. THE FLUSH VALVES IN THE HANDICAPPED STALLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET COMPARTMENT STALL AS REQUIRED A.N.S.I. SECTION 604.6 FLUSH CONTROLS.
F. THE MAXIMUM SPOUT HEIGHT OF THE STANDING DRINKING FOUNTAIN IS 43" AS REQUIRED IN A.N.S.I. SECTION 602.4 SPOUT OUTLET HEIGHT. SPOUT OUTLETS OF WHEELCHAIR ACCESSIBLE DRINKING FOUNTAINS SHALL BE 36" MAXIMUM ABOVE THE FLOOR. SPOUT OUTLETS OF DRINKING FOUNTAINS FOR STANDING PERSONS SHALL BE 38" MINIMUM AND 43" MAXIMUM ABOVE THE FLOOR.

REFERENCE NOTES

1. CERAMIC FIELD TILE.
2. PAINTED GYPSUM BOARD.
3. CERAMIC TILE BASE
4. 24"x 36" MIRROR - SEE D2/AE401 FOR MOUNTING HEIGHTS.
5. SHOWER CURTAIN ROD
6. TOILET PAPER DISPENSER - SEE D2/AE401 FOR MOUNTING HEIGHTS.
7. HAND TOWEL HOOK
8. PAPER TOWEL DISPENSER- SEE DETAIL D2/AE401
9. SANITARY NAPKIN DISPOSAL
10. SCHEDULED WALL BASE
11. MEDICINE CABINET WITH MIRRORED FACE
12. PLASTIC LAM. COUNTERTOP WITH 4" BACKSPLASH.
13. TRANSITION STRIP
14. 42 INCH ADA GRAB BAR. SEE D2/AE401 FOR MOUNTING HEIGHTS.
15. VERTICAL GRAB BAR - SEE D2/AE401 FOR MOUNTING HEIGHTS.
16. BATHROOM BASE CABINET
17. TOWEL BAR
18. CLEARANCE IN FRONT OF BATHTUB - SECTION 607.2
19. UNDER LAVATORY GUARD.
20. 36 INCH ADA GRAB BAR - SEE D3/AE401 FOR MOUNTING HEIGHTS.
21. SHOWER HEAD
22. SURFACE MOUNTED TOILET TISSUE DISPENSER
23. CERAMIC FLOOR TILE
24. MANEUVERING CLEARANCES AT DOOR - SECTION 404.2
25. CIRCULAR TURNING SPACE - SECTION 304.3
26. CLEARANCE AT WATER CLOSET - 604.3
27. CLEAR FLOOR SPACE AT SINK - SECTION 606
28. MARBLE THRESHOLD
29. SHOWER GRAB BAR
30. ADA SHOWER UNIT
31. ADA FOLD DOWN SHOWER SEAT
32. SHOWER TOWEL HOOK
33. ADA TUB GRAB BAR(S)
34. T-SHAPED TURNING SPACE - SECTION 304.3.2
35. ADA FOLDING SHOWER SEAT
36. CLEAR FLOOR SPACE ADJACENT TO SHOWER
37. REMOVABLE BATHTUB SEAT
38. BATHTUB / SHOWER CONTROL AREA
39. TOILET PARTITION
40. URINAL PARTITION
41. FULL WIDTH OF CABINET x 36" HIGH MIRROR IN ALUM. FRAME
42. RECESSED SOAP DISPENSER
43. UNDER CABINET MICROWAVE WITH EXHAUST FAN
44. ELECTRIC (2) HOT PLATE CERAMIC COOK TOP
45. 23" WIDE REFRIGERATOR
46. BASE CABINET(S)
47. STAINLESS STEEL SINGLE BOWL KITCHEN SINK
48. UNDER COUNTER ADA KNEE SPACE
49. OPEN UPPER CABINET
50. CLOSED UPPER CABINET WITH (1) SHELF
51. PLASTIC LAM. COUNTERTOP
52. 24" BASE CABINET
53. COPIER (N.I.C.)
54. OPEN BASE CABINET
55. COMMERCIAL WASHER OR DRYER - SEE PLAN
56. 36" WIDE REFRIGERATOR
57. (2) COMPARTMENT SINK
58. UNDER COUNTER DISHWASHER
59. ELECTRIC RANGE
60. (2) DRINKING FOUNTAINS - SEE GENERAL NOTES THIS SHEET
61. 1x 12 WALL MOUNTED SHELF
62. MOP RACK
63. BUILT-IN BENCH WITH UPHOLSTERED CUSHION
64. $5\frac{1}{2}$" CHAIR RAIL / BACK REST
65. FISH TANK
66. HAND RAIL
67. GUARD RAIL
68. RECEPTION COUNTER
69. DRINKING FOUNTAIN
70. SCHEDULED SKYLIGHT
71. UPPER CABINET(S)
72. CEILING CABINET(S)
73. STAINLESS STEEL COUNTERTOP
74. SOLID SURFACE COUNTERTOP
75. SOLID SURFACE COUNTERTOP WITH 4" BACKSLASH
76. STAINLESS STEEL CORNER GUARD
77. CREASE PATTERN STAINLESS STEEL PANELS

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TINA GILLMAN tina@crsa-us.com
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LICENSED PROFESSIONAL ARCHITECT
JOSEPH S. MILILLO
NO. 7470491-0301
STATE OF UTAH
[illegible]
12/21/12

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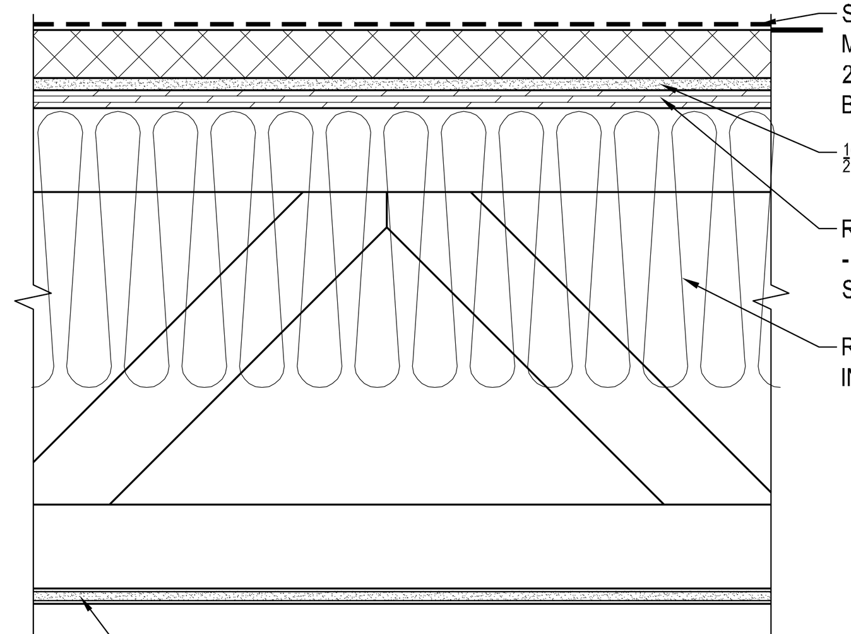
CHECKED BY:	JM

ENLARGED PLANS & INTERIOR ELEVATIONS

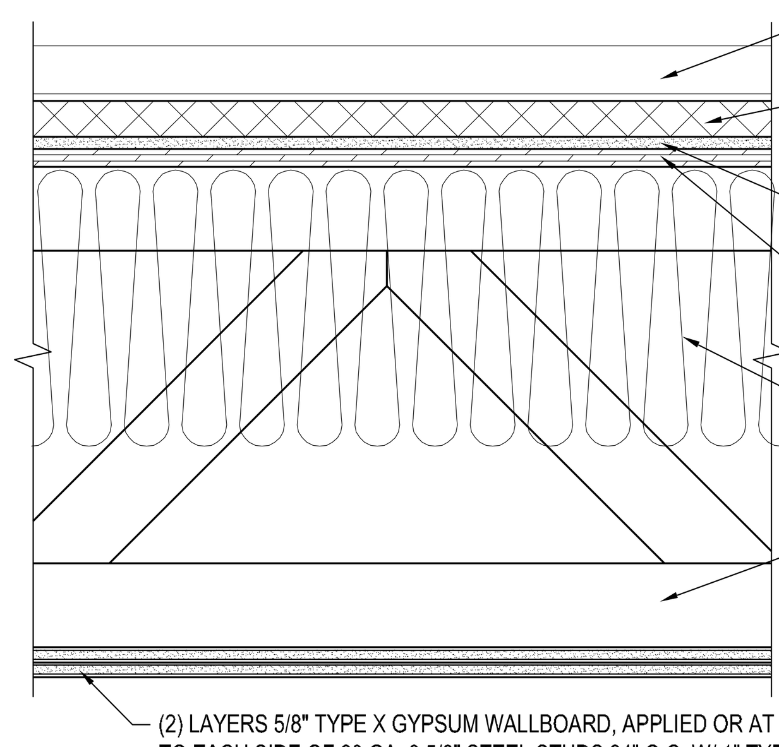
AE401



R2 ROOF TYPE 'R2'

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

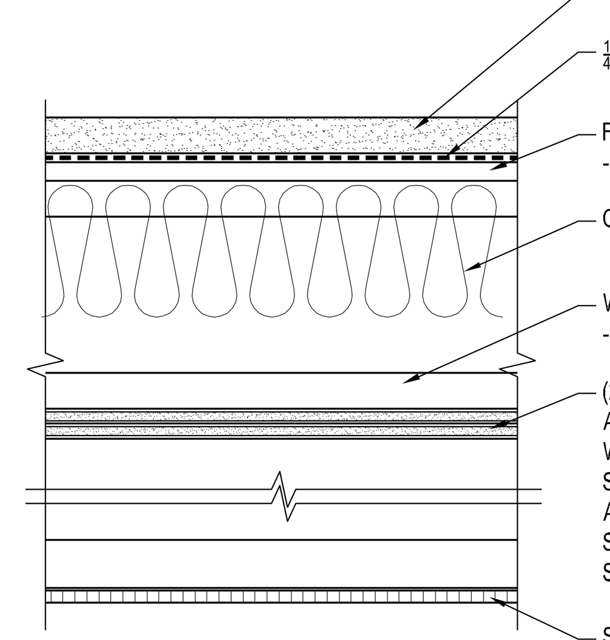
AE501-A1-08



R1 ROOF TYPE 'R1'

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

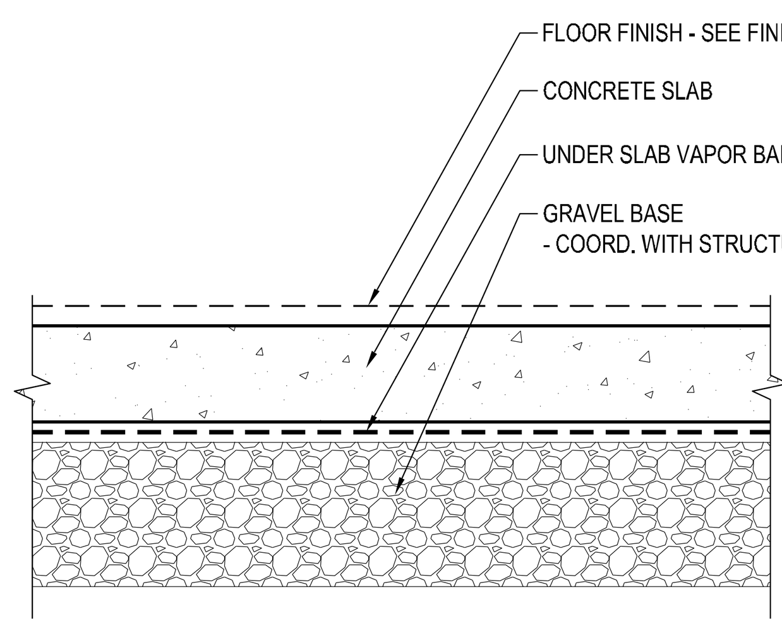
AE501-A1-08



F3 FLOOR / CEILING TYPE 'F3'

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

AE501-A1-08

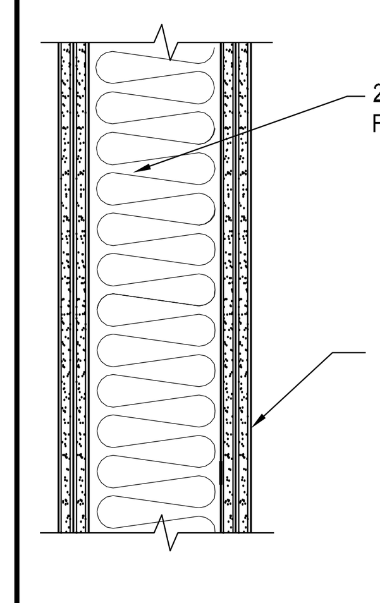


F1 FLOOR TYPE 'F1'

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

AE501-A1-08

BEARING INTERIOR WALL
FIRE RATING: (2-HR)
FIRE TEST: WP-1262
STC: 44 - 46 STC
SOUND TEST: ESTIMATED
HEIGHT: BOTTOM OF FLOOR/ROOF STRUCTURE



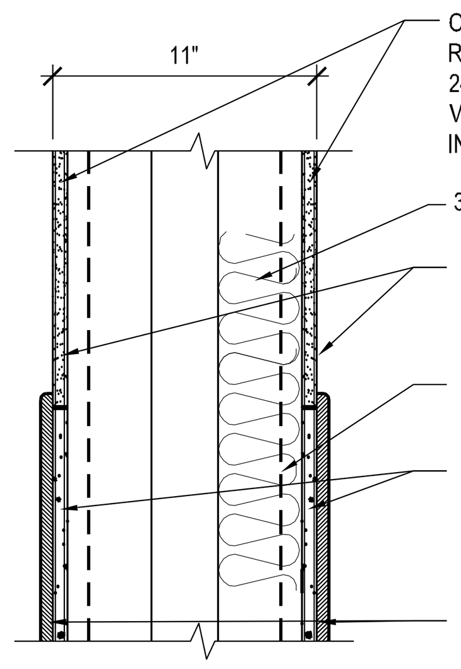
JOINTS STAGGERED 24" EA. LAYER AND SIDE.

H WALL TYPE 'H'

1 1/2" = 1'-0"

AE501-A1-08

NON-BEARING INTERIOR WALL
FIRE RATING: (1-HR)
FIRE TEST: GA FILE WP 1072
STC: 45 - 49 STC
SOUND TEST: ESTIMATED
HEIGHT: BOTTOM OF FLOOR/ROOF STRUCTURE



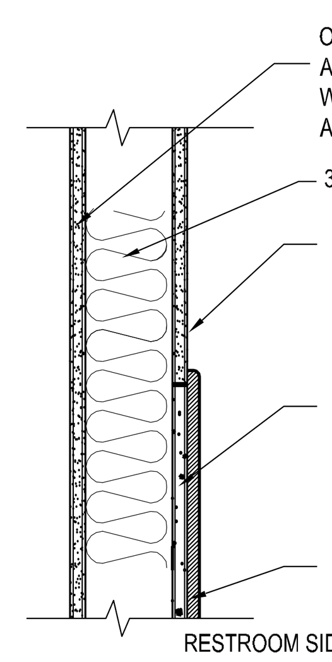
JOINTS STAGGERED 24" EA. LAYER AND SIDE.

E WALL TYPE 'E'

1 1/2" = 1'-0"

AE501-A1-08

NON-BEARING INTERIOR WALL
FIRE RATING: (1-HR)
FIRE TEST: GA FILE WP 1072
STC: 45 - 49 STC
SOUND TEST: ESTIMATED
HEIGHT: BOTTOM OF FLOOR/ROOF STRUCTURE



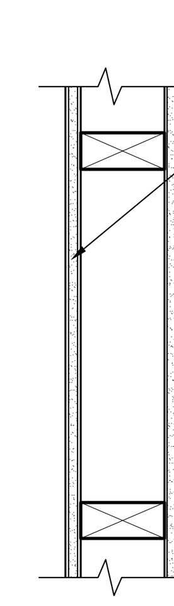
JOINTS STAGGERED 24" EA. LAYER AND SIDE.

D WALL TYPE 'D'

1 1/2" = 1'-0"

AE501-A1-08

NON-BEARING INTERIOR WALL
FIRE RATING: (1-HR)
FIRE TEST: GA FILE WP 1072
STC: N/A
SOUND TEST: N/A
HEIGHT: BOTTOM OF FLOOR/ROOF STRUCTURE



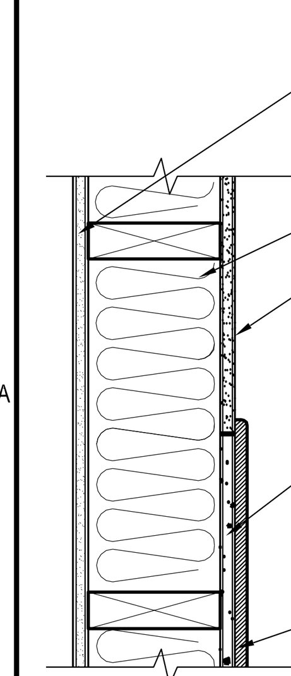
JOINTS STAGGERED 24" EA. LAYER AND SIDE.

C WALL TYPE 'C'

1 1/2" = 1'-0"

AE501-A1-08

NON-BEARING INTERIOR WALL
FIRE RATING: (1-HR)
FIRE TEST: GA FILE WP 1072
STC: N/A
SOUND TEST: N/A
HEIGHT: BOTTOM OF FLOOR/ROOF STRUCTURE



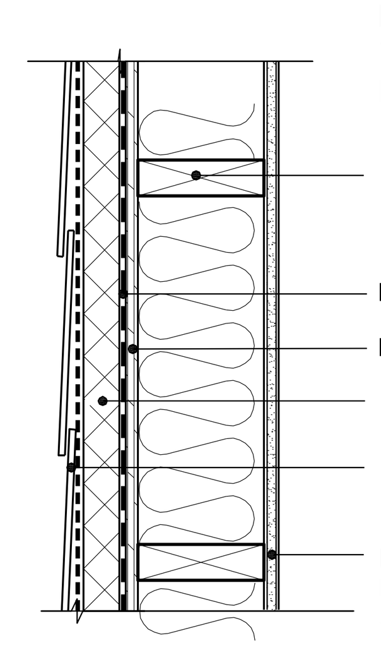
A WALL TYPE 'A'

1 1/2" = 1'-0"

AE501-A1-08

EXTERIOR BEARING WALL
FIRE RATING: N/A
FIRE TEST: N/A
SOUND RATING: N/A
SOUND TEST: N/A
HEIGHT: SEE BUILDING SECTIONS

WALL TYPE 'E2A': AS ABOVE EXCEPT INTERIOR FRAMING TO 2 x 8 WOOD STUDS WITH 8" R-25 FIBERGLASS INSULATION OR BLOWN-IN FIBERGLASS



E3 WALL TYPE 'E3'

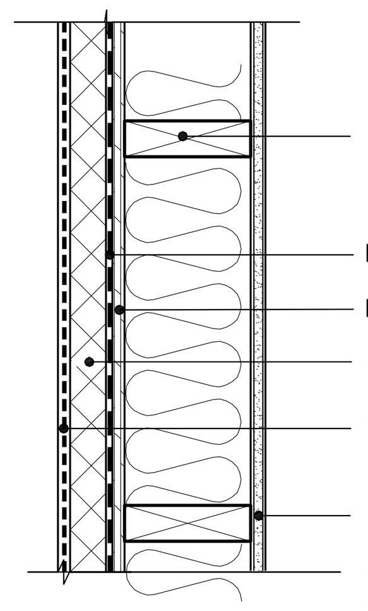
1-1/2" =1'-0"

PROVIDE ALTERNATE FOR HIGH-DENSITY HIGHER R - VALUE FIBERGLASS FOR BOTH WALL TYPES

AE501-A1-08

EXTERIOR BEARING WALL
FIRE RATING: N/A
FIRE TEST: N/A
SOUND RATING: N/A
SOUND TEST: N/A
HEIGHT: SEE BUILDING SECTIONS

WALL TYPE 'E2A': AS ABOVE EXCEPT INTERIOR FRAMING TO 2 x 8 WOOD STUDS WITH 8" R-25 FIBERGLASS INSULATION OR BLOWN-IN FIBERGLASS



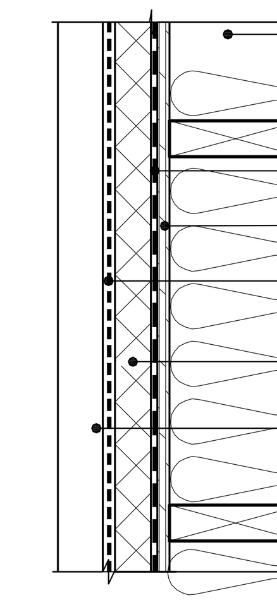
E2 WALL TYPE 'E2'

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

PROVIDE ALTERNATE FOR HIGH-DENSITY HIGHER R - VALUE FIBERGLASS FOR BOTH WALL TYPES

AE501-A1-08

EXTERIOR BEARING WALL
FIRE RATING: N/A
FIRE TEST: N/A
SOUND RATING: N/A
SOUND TEST: N/A
HEIGHT: SEE BUILDING SECTIONS



E1 WALL TYPE 'E1'

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

PROVIDE ALTERNATE FOR HIGH-DENSITY HIGHER R - VALUE FIBERGLASS

AE501-A1-08

ASSEMBLY TYPE GENERAL NOTES

1. VERIFY ALL WALL, FLOOR AND CEILING ASSEMBLY TYPE REQUIREMENTS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS. IN ANY CASE OF ANY DISAGREEMENT, THE MORE RESTRICTIVE REQUIREMENT SHALL APPLY. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ERRORS PRIOR TO PROCEEDING WITH THE WORK.
2. SEE FIRE RATING PLANS FOR LOCATION AND EXTENT OF FIRE-RESISTANCE-RATED WALL AND FLOOR/CEILING ASSEMBLIES. FIRE RATING ONLY NEEDS TO BE MAINTAINED AT WALL AND FLOOR ASSEMBLIES AS INDICATED.
3. THE CONTRACTOR SHALL REFER TO THE FIRE AND/OR SOUND RATING DESIGNS REFERENCED IN THE ASSEMBLY TYPES, AND COMPLY WITH ALL APPLICABLE REQUIREMENTS CALLED OUT IN THOSE STANDARDS. IN CASE OF ANY DISCREPANCY BETWEEN THE REFERENCED DESIGNS AND THE REQUIREMENTS OF THIS CONTRACT OR DIFFERING FIELD CONDITIONS, THE MOST RESTRICTIVE REQUIREMENT SHALL APPLY. IN ANY SUCH CASE, OR IN CASE OF THE NEED TO SELECT BETWEEN MULTIPLE OPTIONS PRESENTED IN THE REFERENCED DESIGNS NOT SPECIFIED IN THE WALL TYPES, CONSULT THE ARCHITECT FOR GUIDANCE PRIOR TO COMMENCING WORK.
4. SOLIDLY BLOCK ALL WALL, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES AT MAX. 10'-0" O.C. EACH WAY.
5. AT ALL WALL ASSEMBLIES AT BUILDING ENCLOSURE, PROVIDE R-19 BLANKET INSULATION, UNLESS NOTED OTHERWISE. WRAP INSULATION AROUND EXTERIOR SIDE OF PIPES AND DUCTWORK.
6. AT ALL ROOF/CEILING ASSEMBLIES AT BUILDING ENCLOSURE, PROVIDE R-30 BLANKET INSULATION, UNLESS NOTED OTHERWISE. WRAP INSULATION OVER TOP OF PIPES AND DUCTWORK. PROVIDE CONTINUOUS VAPOR BARRIER MEETING ASTM E 96 BETWEEN BOTTOM OF JOISTS AND CEILING SHEATHING.
7. AT ALL INTERIOR FLOOR/CEILING AND WALL ASSEMBLIES DEMISING BETWEEN DWELLING UNITS, AND ALL WALLS SURROUNDING BATHROOMS AND/OR BEDROOMS, PROVIDE MIN. 3" SOUND ATTENUATION BLANKET, UNLESS NOTED OTHERWISE. SEAL ALL THROUGH-PENETRATIONS AND MEMBRANE PENETRATIONS OF SUCH ASSEMBLIES, AND JOINTS WITHIN AND BETWEEN SUCH ASSEMBLIES, AIRTIGHT WITH ACOUSTIC CAULK TO PREVENT THE PASSAGE OF SOUND. OFFSET ALL MEMBRANE PENETRATIONS ON OPPOSITE SIDES OF SUCH ASSEMBLIES AT LEAST ONE STUD SPACE.
8. PROVIDE A LAYER OF CEMENTITIOUS BACKER BOARD ON THE INTERIOR SIDE OF ALL WALLS ADJACENT TO PREFABRICATED TUB/SHOWER LINERS, UNDER THE FULL EXTENT OF THE LINERS. ATTACH OVER THE GYPSUM BOARD. OUTER LAYER ATTACHED TO STUDS OVER INNER LAYER WITH 8d CEMENT COATED NAILS 2" LONG, 0.113 SHANK DIA., " DIA. HEADS SPACED 8" O.C. VERTICAL JOINTS LOCATED OVER STUDS. ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS IN BASE LAYERS.
9. SEE MECHANICAL FOR PROTECTION REQUIREMENTS FOR DUCTS REQUIRED TO CONTAIN DAMPERS.
10. PENETRATIONS INTO OR THROUGH FIRE WALLS, FIRE BARRIERS, SMOKE BARRIER WALLS, AND FIRE PARTITIONS SHALL EITHER BE INSTALLED AS TESTED IN AN APPROVED FIRE-RESISTANCE-RATED ASSEMBLY, OR SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRE STOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AND SHALL HAVE AN F RATING OF NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL PENETRATED. WHERE THE PENETRATING ITEMS ARE STEEL, FERROUS OR COPPER PIPES OR STEEL CONDUITS, THE ANNULAR SPACE BETWEEN THE PENETRATING ITEM AND THE FIRE-RESISTANCE-RATED WALL SHALL BE PERMITTED TO BE PROTECTED AS FOLLOWS: 1. IN CONCRETE OR MASONRY WALLS WHERE THE PENETRATING ITEM IS A MAXIMUM 6-INCH NOMINAL DIAMETER AND THE OPENING IS A MAXIMUM 144 SQUARE INCHES, CONCRETE, GROUT OR MORTAR SHALL BE PERMITTED WHERE INSTALLED THE FULL THICKNESS OF THE WALL OR THE THICKNESS REQUIRED TO MAINTAIN THE FIRE-RESISTANCE RATING; OR 2. THE MATERIAL USED TO FILL THE ANNULAR SPACE SHALL PREVENT THE PASSAGE OF FLAME AND HOT GASES SUFFICIENT TO IGNITE COTTON WASTE WHERE SUBJECTED TO ASTM E 119 TIME TEMPERATURE FIRE CONDITIONS UNDER A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER AT THE LOCATION OF THE PENETRATION FOR THE TIME PERIOD EQUIVALENT TO THE FIRE-RESISTANCE RATING OF THE CONSTRUCTION PENETRATED.
11. RECESSED FIXTURES IN WALLS AND PARTITIONS REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE-RESISTANCE RATING SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
12. STEEL ELECTRICAL BOXES THAT DO NOT EXCEED 16 SQUARE INCHES IN AREA, PROVIDED THE TOTAL AREA OF SUCH OPENINGS DOES NOT EXCEED 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL AREA, NEED NOT BE FIRE STOPPED AS PER THE PREVIOUS NOTE ABOVE. OUTLET BOXES ON OPPOSITE SIDES OF THE WALL SHALL BE SEPARATED AS FOLLOWS: 1. BY A HORIZONTAL DISTANCE OF NOT LESS THAN 24 INCHES; 2. BY A HORIZONTAL DISTANCE OF NOT LESS THAN THE DEPTH OF THE WALL CAVITY WHERE THE WALL CAVITY IS FILLED WITH CELLULOSE LOOSE-FILL OR MINERAL FIBER INSULATION; 3. BY SOLID FIRE-BLOCKING IN ACCORDANCE WITH IBC SECTION 716.2.1; OR 4. BY OTHER LISTED MATERIALS AND METHODS. MEMBRANE PENETRATIONS FOR LISTED ELECTRICAL OUTLET BOXES OF ANY MATERIAL ARE PERMITTED PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER, PROVIDED IT IS COVERED BY A METAL ESCUTCHEON PLATE, IS PERMITTED TO BE UNPROTECTED.
13. PENETRATIONS INTO OR THROUGH A FLOOR, FLOOR/CEILING ASSEMBLY OR THE CEILING MEMBRANE OF A ROOF/CEILING ASSEMBLY BY PIPE, TUBE, CONDUIT, WIRE, CABLE, VENTS AND DUCTS WITHOUT DAMPERS, THAT ARE NOT CONTAINED WITHIN A VERTICAL SHAFT ENCLOSURE, SHALL EITHER BE INSTALLED AS TESTED IN THE APPROVED FIRE-RESISTANCE-RATED ASSEMBLY, OR SHALL BE PROTECTED BY AN APPROVED THROUGH-PENETRATION FIRE STOP SYSTEM INSTALLED AND TESTED IN ACCORDANCE WITH ASTM E 814, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH OF WATER. THE SYSTEM SHALL HAVE AN F RATING AND A T RATING OF NOT LESS THAN 1 HOUR BUT NOT LESS THAN THE REQUIRED RATING OF THE FLOOR PENETRATED. HOWEVER, FLOOR PENETRATIONS CONTAINED AND LOCATED WITHIN THE CAVITY OF A WALL DO NOT REQUIRE A T RATING.
14. RECESSED FIXTURES IN FLOOR/CEILING ASSEMBLIES REQUIRED TO HAVE A MINIMUM 1-HOUR FIRE-RESISTANCE RATING SHALL BE INSTALLED SUCH THAT THE REQUIRED FIRE RESISTANCE WILL NOT BE REDUCED.
15. MEMBRANE PENETRATIONS BY STEEL, FERROUS OR COPPER CONDUITS, ELECTRICAL OUTLET BOXES, PIPES, TUBES, VENTS, CONCRETE, OR MASONRY PENETRATING ITEMS WHERE THE ANNULAR SPACE IS PROTECTED AS PER A THROUGH-PENETRATION OR IS PROTECTED TO PREVENT THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION, NEED NOT BE FIRE STOPPED AS PER THE PREVIOUS NOTE ABOVE. SUCH PENETRATIONS SHALL NOT EXCEED AN AGGREGATE AREA OF 100 SQUARE INCHES IN ANY 100 SQUARE FEET OF CEILING AREA IN ASSEMBLIES TESTED WITHOUT PENETRATIONS. MEMBRANE PENETRATIONS BY LISTED ELECTRICAL OUTLET BOXES OF ANY MATERIAL ARE PERMITTED PROVIDED SUCH BOXES HAVE BEEN TESTED FOR USE IN FIRE-RESISTANCE-RATED ASSEMBLIES AND ARE INSTALLED IN ACCORDANCE WITH THE INSTRUCTIONS INCLUDED IN THE LISTING. THE ANNULAR SPACE CREATED BY THE PENETRATION OF A FIRE SPRINKLER, PROVIDED IT IS COVERED BY A METAL ESCUTCHEON PLATE, SHALL BE PERMITTED TO BE UNPROTECTED.
16. PENETRATIONS OF HORIZONTAL ASSEMBLIES WITHOUT A REQUIRED FIRE-RESISTANCE RATING THAT ARE NOT CONTAINED WITHIN A VERTICAL SHAFT ENCLOSURE, PROVIDED THAT THE ANNULAR SPACE IS FILLED WITH AN APPROVED NONCOMBUSTIBLE MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND THE PRODUCTS OF COMBUSTION, MAY CONNECT NOT MORE THAN THREE STORIES, IF PENETRATED BY NON COMBUSTIBLE ITEMS, OR TWO STORIES, IF BY OTHER ITEMS.
17. FLOOR FIRE DOORS USED TO PROTECT OPENINGS IN FIRE-RESISTANCE-RATED FLOORS SHALL BE TESTED IN THE HORIZONTAL POSITION IN ACCORDANCE WITH ASTM E 119, AND SHALL ACHIEVE A FIRE-RESISTANCE-RATING NOT LESS THAN THE ASSEMBLY BEING PENETRATED. FLOOR FIRE DOORS SHALL BE LABELED BY AN APPROVED AGENCY.
18. JOINTS INSTALLED IN OR BETWEEN FIRE-RESISTANCE-RATED WALLS, FLOOR OR FLOOR/CEILING ASSEMBLIES AND ROOFS OR ROOF/CEILING ASSEMBLIES SHALL BE PROTECTED BY AN APPROVED FIRE-RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME PERIOD NOT LESS THAN THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL, FLOOR OR ROOF IN OR BETWEEN WHICH IT IS INSTALLED. HOWEVER, FIRE-RESISTANT JOINT SYSTEMS SHALL NOT BE REQUIRED FOR JOINTS IN ALL OF THE FOLLOWING LOCATIONS: 1. FLOORS WITHIN A SINGLE DWELLING UNIT; 2. FLOORS WHERE THE JOINT IS PROTECTED BY A SHAFT ENCLOSURE; 3. WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS; 4. ROOFS WHERE OPENINGS ARE PERMITTED; 5. CONTROL JOINTS NOT EXCEEDING A MAXIMUM WIDTH OF 0.625 INCH AND TESTED IN ACCORDANCE WITH ASTM E 119. FIRE-RESISTANT JOINT SYSTEMS SHALL BE SECURELY INSTALLED IN OR ON THE JOINT FOR ITS ENTIRE LENGTH SO AS NOT TO DISLODGE, LOOSEN OR OTHERWISE IMPAIR ITS ABILITY TO ACCOMMODATE EXPECTED BUILDING MOVEMENTS AND TO RESIST THE PASSAGE OF FIRE AND HOT GASES. FIRE-RESISTANT JOINT SYSTEMS SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF UL 2079. NON SYMMETRICAL WALL JOINT SYSTEMS SHALL BE TESTED WITH BOTH FACES EXPOSED TO THE FURNACE, AND THE ASSIGNED FIRE-RESISTANCE RATING SHALL BE THE SHORTEST DURATION OBTAINED FROM THE TWO TESTS. WHEN EVIDENCE IS FURNISHED TO SHOW THAT THE WALL WAS TESTED WITH THE LEAST FIRE-RESISTANT SIDE EXPOSED TO THE FURNACE, SUBJECT TO ACCEPTANCE OF THE BUILDING OFFICIAL, THE WALL NEED NOT BE SUBJECTED TO TESTS FROM THE OPPOSITE SIDE. FOR EXTERIOR WALLS WITH A HORIZONTAL FIRE SEPARATION DISTANCE GREATER THAN 5 FEET, THE JOINT SYSTEM SHALL BE REQUIRED TO BE TESTED FOR INTERIOR FIRE EXPOSURE ONLY.
19. INSULATING MATERIALS, WHERE CONCEALED AS INSTALLED IN BUILDINGS OF ANY TYPE CONSTRUCTION, EXCLUDING FACINGS, COVERINGS, AND LAYERS OF REFLECTIVE FOIL INSULATION THAT ARE INSTALLED BEHIND AND IN SUBSTANTIAL CONTACT WITH THE UNEXPOSED SURFACE OF THE CEILING, WALL OR FLOOR FINISH, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450, IN ACCORDANCE WITH ASTM E 84. INSULATING MATERIALS, WHERE EXPOSED AS INSTALLED IN BUILDINGS OF ANY TYPE OF CONSTRUCTION, SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. HOWEVER, CELLULOSE LOOSE-FILL INSULATION THAT IS NOT SPRAY APPLIED SHALL ONLY BE REQUIRED TO MEET THE SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. EXPOSED INSULATION MATERIALS INSTALLED ON ATTIC FLOORS SHALL HAVE A CRITICAL RADIANT FLUX OF NOT LESS THAN 0.12 WATT PER SQUARE CENTIMETER WHEN TESTED IN ACCORDANCE WITH ASTM E 970. LOOSE-FILL INSULATION MATERIALS THAT CANNOT BE MOUNTED IN THE ASTM E 84 APPARATUS WITHOUT A SCREEN OR ARTIFICIAL SUPPORTS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH CAN/ULC S102.2. HOWEVER, CELLULOSE LOOSE-FILL INSULATION SHALL NOT BE REQUIRED TO COMPLY WITH THIS TEST METHOD. COMBUSTIBLE ROOF INSULATION NOT COMPLYING WITH THE ABOVE REQUIREMENTS SHALL BE PERMITTED, PROVIDED IT IS COVERED WITH APPROVED ROOF COVERINGS DIRECTLY APPLIED THERETO. CELLULOSE LOOSE-FILL INSULATION SHALL COMPLY WITH CPSC 16 CFR, 1209 AND CPSC 16 CFR, 1404. EACH PACKAGE OF SUCH INSULATING MATERIAL SHALL BE CLEARLY LABELED IN ACCORDANCE WITH CPSC 16 CFR, 1209 AND CPSC 16 CFR, 1404. INSULATION AND COVERING ON PIPE AND TUBING SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450. DUCT INSULATION AND COVERINGS AND INSULATION IN PLENUMS SHALL COMPLY WITH THE INTERNATIONAL MECHANICAL CODE. SEE MECHANICAL. FIBERBOARD INSULATION SHALL COMPLY WITH IBC CHAPTER 23. FOAM PLASTIC INSULATION SHALL COMPLY WITH IBC CHAPTER 26.
20. FIBERGLASS INSULATION WITH EQUIVALENT TOTAL MASS AND FLAMMABILITY CHARACTERISTICS, AND BEARING THE UL MARK, MAY BE SUBSTITUTED FOR SOUND ATTENUATION FIRE BLANKETS WITHIN FIRE-RESISTANCE-RATED WALL ASSEMBLIES.
21. THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS

CRSA
ARCHITECTURE
PLANNING
INTERIORS
649 E SOUTH TEMPLE
SALT LAKE CITY, UT 84102
801.355.5915
www.crsa-us.com

LANDSCAPE ARCHITECT
CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
ANDREA WARGULA awargula@msn.com
1443 YUMA STREET 801-484-3521
SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK www.vbfa.com
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 300 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 801-530-3150

ELECTRICAL
ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-534-1130
SALT LAKE CITY, UTAH 84103 801-534-1080

LICENSED PROFESSIONAL ARCHITECT
JOSEPH S. MILILLO
NO. 7470491-0301
STATE OF UTAH
[illegible]
12/21/12

PARK CITY TRANSIT RESIDENTIAL BUILDING
1053 IRON HORSE DRIVE
PARK CITY, UTAH 84060

PARK CITY MUNICIPAL CORPORATION
445 MARSAC AVE. P.O. BOX 1480
PARK CITY, UTAH 84060

12	-	-
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10	-	-
9	-	-
8	-	-
7	-	-
6	-	-
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4	-	-
3	-	-
2	-	-
1	-	-
CD	12-28-2012	100% SUBMITTAL
DD	-	-

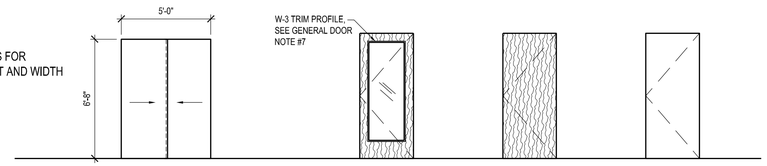
PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

WALL & CEILING & ROOF TYPES

AE501

DOOR TYPES

NOTE:
SEE DOOR FRAMES FOR
DOOR SLAB HEIGHT AND WIDTH

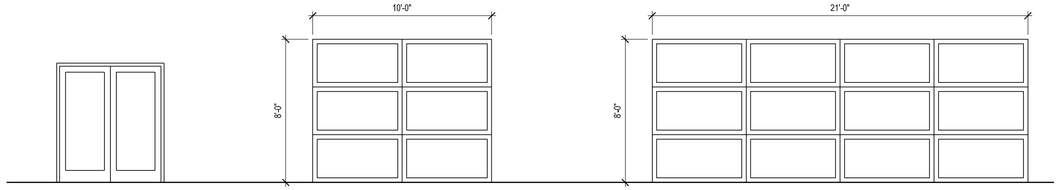


DOOR TYPE D
CLOSET SIDING DOOR PAIR
SOLID CORE HARDWOOD
OR MDF VENEER, PAINTED

DOOR TYPE C
ALUMINUM CLAD WOOD,
TEMPERED GLASS

DOOR TYPE B
SOLID CORE
HARDWOOD OR MDF
VENEER DOOR, PAINTED
FIRE RATED WHERE OCCURS

DOOR TYPE A
INSULATED HOLLOW METAL DOOR
FIRE RATED WHERE OCCURS, SEE
SCHEDULE, PAINTED

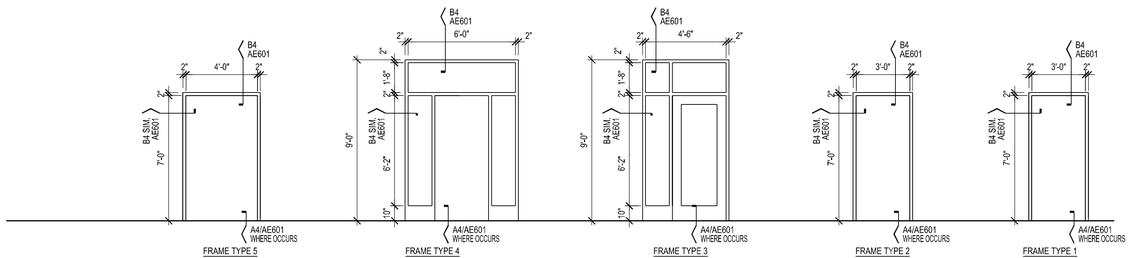


DOOR TYPE G
ALUM. CLAD WOOD SLIDING GLASS DOOR
SYSTEM

DOOR TYPE F
AUTOMATIC ROLL DOWN DOOR

DOOR TYPE E
AUTOMATIC ROLL DOWN DOOR

DOOR FRAMES



FRAME TYPE 5
HOLLOW METAL FRAME
FIRE RATED WHERE OCCURS
INSULATED AT EXTERIOR

FRAME TYPE 4
ALUMINUM-CLAD WOOD DOOR SYSTEM

FRAME TYPE 3
ALUMINUM-CLAD WOOD DOOR SYSTEM

FRAME TYPE 2
HOLLOW METAL FRAME
FIRE RATED WHERE OCCURS
INSULATED AT EXTERIOR

FRAME TYPE 1
ALUM. STOREFRONT SYSTEM

GENERAL DOOR NOTES

1. ALL LOCK SETS TO BE CONSTRUCTION KEYED.
2. FIELD VERIFY ALL DOOR, FRAME AND OPENING DIMENSIONS PRIOR TO FABRICATING DOOR FRAMES, DOORS AND OTHER DOOR COMPONENTS.
3. THE GENERAL INTENT OF DETAILS, IN ALL CASES, SHALL BE FOLLOWED WITH ALL CLARIFICATIONS, CHANGES, SUGGESTIONS, ETC. VERIFIED WITH ARCHITECT OR OWNER BEFORE PROCEEDING WITH WORK IN QUESTION.
4. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING DOOR FRAMES, DOORS AND DOOR HARDWARE ALREADY IN PLACE, TO BE REUSED, OR TO REMAIN IN PLACE.
5. ALL DOOR HARDWARE SHALL BE ADA COMPLIANT.
6. THRESHOLDS SHALL BE 1/2" TALL MAX. AND HAVE A 1:2 MAX. BEVELED EDGE AT EITHER SIDE.
7. WOOD DOORS WITH GLASS SHALL RECEIVE MATCHING WOOD TRIM IN A W-3 TRIM PROFILE, COORDINATE WITH ARCHITECT AS REQUIRED.
8. NEW GLASS AT BUTT GLAZED WINDOWS, DOOR FRAMES AND DOORS SHALL HAVE BE DESIGNED SO THE DEFLECTION OF THE EDGE OF THE GLASS PERPENDICULAR TO THE GLASS PANE DOES NOT EXCEED 1/175 ON THE GLASS EDGE LENGTH OR 3/4 OF AN INCH, WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHERE LOADS ARE COMBINED.
9. ALL DOORS OPENING INTO THE HALF HOUR RATED CORRIDORS ON LEVEL 2 AND LEVEL 3, THIS DOOR SHALL BE 20 MINUTE RATED, SELF CLOSING AND POSITIVE LATTCHING AND SHALL BE SMOKE AND DRAFT CONTROL ASSEMBLIES LABELED AS SUCH WITH "S" AND U.L. 1784 LABELS.

DOOR SCHEDULE

ROOM NAME #	DOOR NO.	FRAME TYPE	DOOR TYPE	HARDWARE GROUP	OTHER
FIRST LEVEL					
GARAGE	101 A	-	E		
	101 B	-	F		
	101 C	-	E		
ADA GUEST ROOM	102 A	3	C		
CLOSET	103 A	2	B		
BATHROOM	104 A	2	B		
STORAGE	105 A	2	A		90 MIN. RATING
MECHANICAL	106 A	2	A		90 MIN. RATING
FIRE RISER	107 A	2	A		90 MIN. RATING
STAIR A	STR A	4	C		
SECOND LEVEL					
GUSET ROOM #201	201 A	2	B		20 MIN. RATING
	201 B	-	G		
BATHROOM	202 A	2	B		
CLOSET	203 A	-	D		
GUEST ROOM #204	204 A	2	B		20 MIN. RATING
	204 B	-	G		
BATHROOM	205 A	2	B		
CLOSET	206 A	-	D		
GUEST ROOM #207	207 A	2	B		20 MIN. RATING
	207 B	-	G		
BATHROOM	208 A	2	B		
CLOSET	209 A	-	D		
OPEN SPACE	210 A	2	A		
LAUNDRY	211 A	2	B		20 MIN. RATING, PAIR
LAUNDRY	212 A	2	B		20 MIN. RATING, PAIR
GUEST ROOM #213	213 A	2	B		20 MIN. RATING
	213 B	-	G		
BATHROOM	214 A	2	B		
CLOSET	215 A	-	D		
GUEST ROOM #216	216 A	2	B		20 MIN. RATING
	216 B	-	G		
BATHROOM	217 A	2	B		
CLOSET	218 A	-	D		
GUEST ROOM #219	219 A	2	B		20 MIN. RATING
	219 B	-	G		
BATHROOM	220 A	2	B		
CLOSET	221 A	-	D		
THIRD LEVEL					
GUEST ROOM #301	301 A	2	B		20 MIN. RATING
	301 B	-	G		
BATHROOM	302 A	2	B		
CLOSET	303 A	-	D		
GUEST ROOM #304	304 A	2	B		20 MIN. RATING
	304 B	-	G		
BATHROOM	305 A	2	B		
CLOSET	306 A	-	D		
GUEST ROOM #307	307 A	2	B		20 MIN. RATING
	307 B	-	G		
BATHROOM	308 A	2	B		
CLOSET	309 A	-	D		
LAUNDRY	311 A	2	B		20 MIN. RATING, PAIR
LAUNDRY	312 A	2	B		20 MIN. RATING, PAIR
GUEST ROOM #313	313 A	2	B		20 MIN. RATING
	313 B	-	G		
BATHROOM	314 A	2	B		
CLOSET	315 A	-	D		
GUEST ROOM #316	316 A	2	B		20 MIN. RATING
	316 B	-	G		
BATHROOM	317 A	2	B		
CLOSET	318 A	-	D		
GUEST ROOM #319	319 A	2	B		20 MIN. RATING
	319 B	-	G		
BATHROOM	320 A	2	B		
CLOSET	321 A	-	D		
ROOF LEVEL					
COMMON SPACE	401 A	2	C		

CRSA
ARCHITECTURE
PLANNING
INTERIORS
649 E SOUTH TEMPLE
SALT LAKE CITY, UT 84102
801.355.5915
www.crsa-us.com

LANDSCAPE ARCHITECT
CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
ANDREA WARGULA awargula@msn.com
1443 YUMA STREET 801-484-3521
SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK www.vbfa.com
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 300 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 801-530-3150

ELECTRICAL
ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-534-1130
SALT LAKE CITY, UTAH 84103 801-534-1080

LICENSED PROFESSIONAL ARCHITECT
JOSEPH S. MILILLO
NO. 7470451-5501
STATE OF UTAH
12/21/12

PARK CITY TRANSIT
RESIDENTIAL BUILDING

1053 IRON HORSE DRIVE
PARK CITY, UTAH 84060

PARK CITY
MUNICIPAL
CORPORATION

445 MARSAC AVE. P.O. BOX 1480
PARK CITY, UTAH 84060

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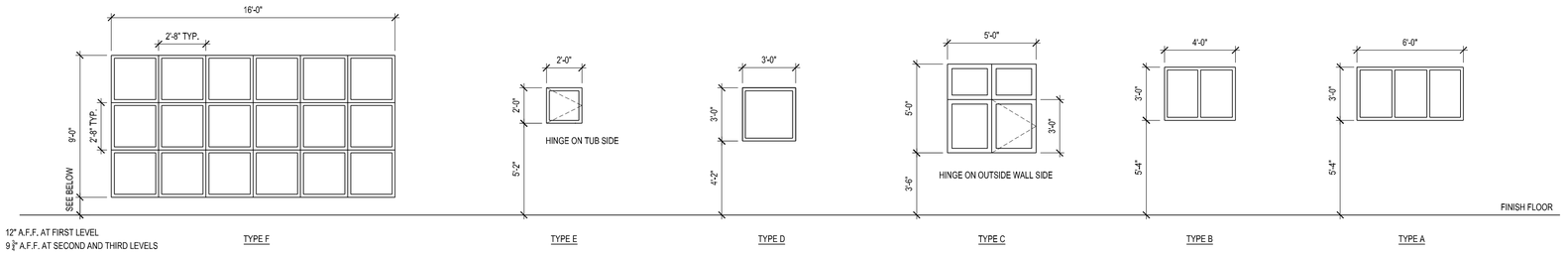
CD	12-28-2012	100% SUBMITTAL
DD	-	-

PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

DOOR TYPES &
DOOR SCHEDULE

AE601

WINDOW TYPES



12" A.F.F. AT FIRST LEVEL
9 ⅜" A.F.F. AT SECOND AND THIRD LEVELS

TYPE F
ALUMINUM-CLAD WOOD WINDOW

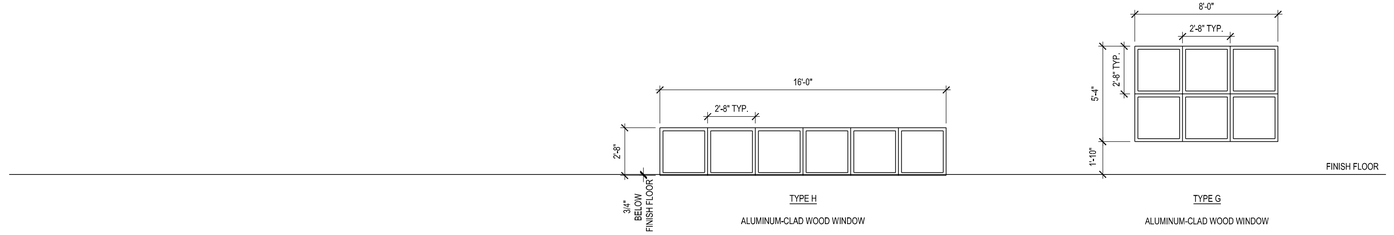
TYPE E
EXTERIOR CLAD WOOD WINDOW JOINED FIXED

TYPE D
EXTERIOR CLAD WOOD WINDOW JOINED FIXED

TYPE C
EXTERIOR CLAD WOOD WINDOW JOINED FIXED

TYPE B
INSULATE TRANSLUCENT WALL PANEL

TYPE A
INSULATE TRANSLUCENT WALL PANEL



TYPE H
ALUMINUM-CLAD WOOD WINDOW

TYPE G
ALUMINUM-CLAD WOOD WINDOW

GENERAL WINDOW NOTES

1. EXISTING DOOR, FRAME & HARDWARE TO REMAIN AS IS
2. ALL LOCK SETS TO BE CONSTRUCTION KEYED.
3. FIELD VERIFY ALL DOOR, FRAME AND OPENING DIMENSIONS PRIOR TO FABRICATING DOOR FRAMES, DOORS AND OTHER DOOR COMPONENTS.
4. THE GENERAL INTENT OF DETAILS, IN ALL CASES, SHALL BE FOLLOWED WITH QUESTIONS VERIFIED WITH ARCHITECT OR OWNER BEFORE PROCEEDING WITH WORK IN QUESTION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PROTECT EXISTING DOOR FRAMES, DOORS AND DOOR HARDWARE ALREADY IN PLACE AND TO BE REUSED OR REMAIN IN PLACE.
6. ALL DOOR HARDWARE SHALL BE ADA COMPLIANT.
7. THRESHOLDS SHALL BE 1/2" TALL MAX. WITH MAX. AND HAVE 1:2 MAX. BEVELED EDGES AT EITHER SIDE.

GLAZING SCHEDULE

IT - INSULATED TEMPERED GLASS

T - TEMPERED GLASS

IG - INSULATED GLASS

G - FLOAT GLASS

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CD	12-28-2012	100% SUBMITTAL
DD	-	-

PROJECT NO:	B12-004
DRAWN BY:	CM
CHECKED BY:	JM

WINDOW TYPES

AE602

DESIGN CRITERIA:

DC-1. GOVERNING BUILDING CODES:
- A. IBC 2009 — INTERNATIONAL BUILDING CODE
- B. ASCE 7-05 — MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES

DC-2. LOAD COMBINATIONS:
- A. ASD - GRAVITY AND LATERAL................IBC 1605.3.1

DC-3. GRAVITY DESIGN:
- A. DEAD LOAD
  - I. ROOF................................ 20 PSF
  - II. ROOF EXTRA
    - (1) SOLAR PANELS........................ 5 PSF
    - (2) HOT WATER PANELS.................... 10 PSF
    - (3) PLANTING BOXES...................... 40 PSF
  - III. ROOF MINIMUM (FOR UPLIFT)........... 10 PSF
  - IV. FLOORS.............................. 20 PSF
  - V. PARTITIONS.......................... 10 PSF
- B. LIVE LOAD
  - I. ROOF................................ 20 PSF
  - II. SUSPENDED FLOORS.................... 40 PSF
- C. SNOW LOAD
  - I. GROUND SNOW PG...................... 150 PSF
  - II. ROOF SNOW PF........................ 105 PSF
  - III. IMPORTANCE FACTOR IS................ 1.0
  - VI. EXPOSURE FACTOR CE.................. 1.0
  - V. THERMAL FACTOR CT................... 1.0
    DRIFTING PER ASCE 7
- D. CONSTRUCTION LOADS
  - I. NOT TO EXCEED THE DESIGN LIVE LOADS

DC-4. WIND DESIGN:
- A. WIND DESIGN PROCEDURE............. METHOD 1 SIMPLIFIED
- B. ENCLOSURE CATEGORY........................ ENCLOSED
- C. BASIC WIND SPEED (3 SEC. GUST)............ 90 MPH
- D. EXPOSURE.................................. C
- E. IMPORTANCE FACTOR IW...................... 1.0

DC-5. SEISMIC DESIGN:
- A. SEISMIC ANALYSIS PROCEDURE................. EQUIVALENT
- B. LATERAL FORCE RESISTING SYSTEM.... PLYWOOD SHEAR WALLS
- C. OCCUPANCY CATEGORY........................ II
- D. SITE CLASS................................ C
- E. SEISMIC DESIGN CATEGORY................... D
- F. BUILDING SEISMIC IRREGULARITIES........... TORSIONAL
- G. IMPORTANCE FACTOR IE...................... 1.0
- H. REDUNDANCY FACTOR P....................... 1.3
- I. PORTION OF SNOW LOAD INCLUDED............. 20%
- J. BUILDING PERIOD TA........................ 0.32 SEC
- K. EARTHQUAKE FORCE
  - I. HORIZONTAL EH=P*V............... 0.104 G
  - II. VERTICAL EV=0.2*SDS........... 0.104 G
- L. BASE SHEAR V=CS*W......................... 0.080 G
- M. SS CHART VALUE............................ 0.695 G
- N. S1 CHART VALUE............................ 0.256 G
- O. SDS....................................... 0.52 G
- P. SD1....................................... 0.26 G
- Q. SITE COEFFICIENT FA....................... 1.12
- R. SITE COEFFICIENT FV....................... 1.54
- S. RESPONSE MODIFICATION FACTOR R............ 6.5
- T. OVER STRENGTH FACTOR ΩO................... 2.5
- U. DEFLECTION AMPLIFICATION FACTOR CD........ 4.0

DC-6. FOUNDATION DESIGN:
- A. SOIL BEARING PRESSURE
  - I. SPREAD FOOTINGS..................... 3500 PSF
  - II. CONTINUOUS FOOTINGS................. 3500 PSF
  - III. MINIMUM FROST COVER .... 40 IN

GENERAL:

G-1. THE GENERAL CONTRACTOR SHALL:
- A. BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND INSURE THAT ALL SUB-CONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS PERTAINING TO THEIR AREA OF WORK.
- B. VERIFY ALL DIMENSIONS AND ELEVATIONS. COORDINATE ALL DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.
- C. FIELD VERIFY ALL SITE CONDITIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF RECORD REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE NOT PER THE DRAWINGS.
- D. COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUB-CONTRACTORS. REPORT ANY MODIFICATIONS MADE TO THE STRUCTURAL PORTION OF THE BUILDING DURING CONSTRUCTION TO THE ENGINEER OF RECORD.
- E. BE SOLELY RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND/OR ADJACENT PROPERTIES.
- F. REPORT PROGRESS OF WORK TO ENGINEER OF RECORD.

G-2. CONTRACT DOCUMENTS:
- A. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL NOTES OR THE DRAWINGS.
- B. DETAILS, SECTIONS, AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OR SHOWN OTHERWISE.
- C. THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- D. THE STRUCTURAL DRAWINGS SHALL GOVERN THE STRUCTURAL WORK UNLESS NOTED OTHERWISE.

G-3. BUILDING CODE COMPLIANCE:
- A. INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODES AND REFERENCED STANDARDS. ASTM, ASCE, IBC, UFC, AND OTHER STANDARDS SHALL BE AS AMENDED TO LATEST DATE, UNLESS NOTED OTHERWISE.

G-4. COORDINATION:
- A. COORDINATE AND VERIFY LOCATIONS, SIZES, WEIGHTS, AND INSTALLATION DETAILS OF MECHANICAL UNITS AND/OR OTHER EQUIPMENT OR DEVICES PRIOR TO FABRICATION AND/OR INSTALLATION OF ANY SUPPORTING STRUCTURE. REPORT THIS INFORMATION TO THE ENGINEER OF RECORD FOR REVIEW. ADDITIONAL FRAMING MAY BE REQUIRED FOR THE PROPER SUPPORT OF SUCH UNITS AND/OR EQUIPMENT. LATERAL SUPPORT FOR THE EQUIPMENT SHALL BE PROVIDED BY THE EQUIPMENT INSTALLER.
- B. COORDINATE AND VERIFY ROOF, FLOOR, AND WALL OPENINGS REQUIRED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR OTHER DRAWINGS PRIOR TO CONSTRUCTION. REPORT OPENINGS REQUIRED WHICH ARE NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW.
- C. COORDINATE ANY CONSTRUCTION SITUATION NOT COVERED BY THESE PLANS, GENERAL NOTES, OR SPECIFICATIONS WITH THE ENGINEER OF RECORD.

G-5. CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:
- A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE MEANS, METHODS, AND SEQUENCE OF ALL STRUCTURAL CONSTRUCTION EXCEPT WHEN SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF CONSTRUCTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS.
- B. NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.

G-6. OMISSIONS AND/OR CONFLICTS:
- A. OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS INCLUDING DIMENSIONAL CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD.
- B. IN CASE OF CONFLICTS IN THE STRUCTURAL WORK, THE MOST STRINGENT REQUIREMENTS, AS DETERMINED BY THE ENGINEER OF RECORD, SHALL GOVERN.

G-7. MISCELLANEOUS:
- A. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN.
- B. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ENGINEER OF RECORD SHALL NOT BE CONSTRUED AS INSPECTION NOR AS APPROVAL OF CONSTRUCTION.
- C. STAIRS SHALL BE PER THE ARCHITECTURAL DRAWINGS..

G-8. SUBMITTALS:
- A. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION, ERECTION, INSTALLATION, OR OTHERWISE BEING INCORPORATED INTO THE WORK.
  - MATERIALS CERTIFICATION FOR ALL CONCRETE MATERIALS.
  - MIX DESIGNS FOR EACH TYPE OF CONCRETE.
  - REINFORCING STEEL SHOP DRAWINGS.
  - STRUCTURAL STEEL SHOP DRAWINGS.
- B. SHOP DRAWINGS MUST BE CHECKED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMISSION. THE CONTRACTOR'S STAMP OF APPROVAL SHALL CONSTITUTE CERTIFICATION THAT HE HAS VERIFIED ALL FIELD MEASUREMENTS, CONSTRUCTION CRITERIA, MATERIALS, AND SIMILAR DATA AND HAS CHECKED EACH DRAWING FOR COMPLETENESS, COORDINATION, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS.
- C. REPRODUCTION OF ANY PORTION OF THE STRUCTURAL CONTRACT DOCUMENTS FOR SUBMITTALS AS SHOP DRAWINGS IS PROHIBITED.
- D. CHANGES TO SHOP DRAWINGS THAT ARE RE-SUBMITTED MUST BE CLOUDED OR OTHERWISE CLEARLY INDICATE THAT A CHANGE HAS BEEN MADE TO PREVIOUSLY ISSUED AND REVIEWED SHOP DRAWINGS.
- E. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD OF ANY PROPOSED DEVIATIONS FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW.

QUALITY ASSURANCE PLAN:

QA-1. INSPECTION:
- A. THE CONTRACTOR SHALL PROVIDE SPECIAL INSPECTION BY QUALIFIED INSPECTORS FOR THE FOLLOWING TYPES OF CONSTRUCTION IN ACCORDANCE WITH IBC, SECTION 1704 AND 1707 AND THE SPECIFICATIONS.
  - I. SOILS: THE BOTTOM OF EXCAVATIONS AND PLACEMENT OF STRUCTURAL FILL.
  - II. CONCRETE: DURING THE CASTING OF ALL CONCRETE AND TAKING OF ALL TEST SPECIMENS, AND SHALL VERIFY THE PLACEMENT OF ALL REINFORCING. INSPECTOR SHALL BE ACI-II OR ICC CERTIFIED.
  - III. BOLTING: ALL HIGH STRENGTH BOLTS AND BOLTS EMBEDDED IN CONCRETE AND/OR EPOXY.
  - IV. WELDING: ALL SHOP AND FIELD WELDS. INSPECTOR SHALL BE AWS-QC1 CERTIFIED.

QA-2. TESTING:
- A. THE CONTRACTOR SHALL PROVIDE TESTING BY QUALIFIED TESTING AGENCIES FOR THE FOLLOWING TYPES OF CONSTRUCTION IN ACCORDANCE WITH IBC, SECTION 1708 AND THE SPECIFICATIONS.
  - I. SOILS: COMPACTION OF STRUCTURAL FILL.
  - II. CONCRETE: STRENGTH, SLUMP, AIR, AND TEMPERATURE.
  - III. BOLTING: PROPER INSTALLATION.
  - IV. WELDING: TYPE, SIZE, LENGTH, AND QUALITY OF ALL SHOP AND FIELD WELDS BY APPROVED METHODS.

QA-3. THE CONTRACTOR SHALL:
- A. SUBMIT A STATEMENT OF RESPONSIBILITY TO THE OWNER AND BUILDING OFFICIAL PRIOR TO COMMENCING WORK ON STRUCTURE THAT INCLUDES AWARENESS OF THE QUALITY ASSURANCE PLAN REQUIREMENTS, ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE TO CONSTRUCTION DOCUMENTS, PROCEDURES FOR EXERCISING CONTROL, METHOD AND FREQUENCY OF REPORTING, AND IDENTIFICATION AND QUALIFICATIONS OF PERSONNEL IN CHARGE OF CONTROL.
- B. CORRECT ALL WORK FOUND TO BE DEFICIENT AT NO ADDITIONAL COST TO THE OWNER.
- C. COORDINATE ALL THE REQUIRED INSPECTIONS, TESTING, AND/OR STRUCTURAL OBSERVATIONS OF THE QUALITY ASSURANCE PLAN. DO NOT PROCEED WITH SUBSEQUENT WORK UNTIL THE REQUIRED INSPECTIONS, TESTING, AND STRUCTURAL OBSERVATIONS HAVE BEEN PROVIDED. NOTIFY THE ENGINEER OF RECORD AT LEAST 72 HOURS PRIOR TO ANY REQUIRED OBSERVATIONS.
- D. PROVIDE COPIES OF THE DAILY INSPECTION REPORTS AND ALL TESTING RESULTS TO THE ENGINEER OF RECORD, OWNER, AND BUILDING OFFICIAL.

FOUNDATIONS:

F-1 FOUNDATIONS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CRITERIA ESTABLISHED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. IN THEIR GEOTECHNICAL REPORT DATED OCTOBER 29, 2007.

F-2 THE CONTRACTOR SHALL INFORM THE ENGINEER OR RECORD IMMEDIATELY IF SOIL CONDITIONS VARY FROM THE SOIL BORINGS SHOWN IN THE GEOTECHNICAL REPORT. FOOTINGS AND FOUNDATIONS AS SHOWN ON THE DRAWINGS MAY NEED TO BE REVISED.

F-3 FOOTINGS AND SLABS SHALL BEAR ON UNDISTURBED NATURAL SOIL OR ON COMPACTED STRUCTURAL FILL THAT EXTENDS DOWN TO THE UNDISTURBED NATURAL SOIL.

F-4 PROVIDE A 4" LAYER OF FREE-DRAINING SAND AND/OR GRAVEL (LESS THAN 5% PASSING THE NO. 200 SIEVE) WITH A MAXIMUM PARTICLE SIZE OF 2" DIRECTLY BELOW FLOOR SLABS.

F-5 REMOVE TOPSOIL, UNSUITABLE FILL, ORGANICS, DEBRIS AND OTHER DELETERIOUS MATERIALS FROM BELOW FOOTING AREAS. REMOVE EXISTING PAVEMENT MATERIALS AND EXISTING FILL MATERIALS FROM BELOW THE PROPOSED FOUNDATION AREAS.

F-6 EXCAVATIONS WHICH EXTEND BELOW THE FREE WATER LEVEL SHALL BE DEWATERED.

F-7 PROOF-ROLL THE EXPOSED SUBGRADE TO IDENTIFY SOFT AREAS. SOFT AREAS SHALL BE REMOVED DOWN TO 1 TO 2 FEET AND REPLACED WITH GRAVEL HAVING LESS THAN 15 PERCENT PASSING THE NO. 200 SIEVE. COMPACT THE BASE COURSE TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557.

F-8 STRUCTURAL FILL MATERIAL SHALL BE NON-EXPANSIVE GRANULAR SOIL. THE NATURAL GRAVEL AND EXISTING FILL MAY BE CONSIDERED FOR USE AS STRUCTURAL FILL, HOWEVER, THE ON-SITE SOILS MAY REQUIRED MOISTURE CONDITIONING (WETTING OR DRYING) PRIR TO USE AS FILL TO FACILITATE COMPACTION, AND DRYING OF THE SOILS MAY NOT BE PRACTIVAL DURING COLD OR WET PERIODS OF THE YEAR.

F-9 STRUCTURAL FILL BELOW FOOTINGS SHALL BE NON-EXPANSIVE GRANULAR SOIL WITH LESS THAN 35% PASSING THE NO. 200 SIEVE, A LIQUID LIMIT LESS THAN 30% AND A MAXIMUM PARTICLE SIZE OF 4 INCHES. STURCTURAL FILL BELOW SLABS SHALL BE NON-EXPANSIVE GRANULAR FILL WITH LESS THAN 50% PASSING THE NO. 200 SIEVE, A LIQUID LIMIT LESS THAN 30% AND A MAXIMUM PARTICLE SIZE OF 6 INCHES.

F-10 STRUCTURAL FILL SHALL EXTEND DOWN TO THE UNDISTURBED NATURAL SOIL AND OUT AWAY FROM THE EDGE OF THE FOOTINGS AT LEAST A DISTANCE EQUAL TO THE DEPTH OF THE FILL BENEATH THE FOOTING.

F-11 STRUCTURAL FILL SHALL BE PLACED IN LOOSE LIFTS NOT TO EXCEED 8" IN LOOSE THICKNESS AND SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-1557 BELOW FOOTINGS AND TO AT LEAST 90% BELOW SLABS.

F-12 THE GROUND SURFACE SURROUNDING THE BUILDING SHALL BE SLOPED AWAY FROM THE STRUCTURE IN ALL DIRECTIONS.

F-13 ELEVATIONS SHOWN ON THE DRAWINGS AT WHICH FOUNDATIONS BEAR ARE APPROXIMATE AND MAY VARY TO SUIT SUBSURFACE SOIL CONDITIONS OR EXTERIOR GRADING REQUIREMENTS. STEP-IN-FOOTING LOCATIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED AND ADJUSTED AS REQUIRED SO THAT FOUNDATIONS BEAR ON MATERIAL WITH AT LEAST THE CAPACITY NOTED ABOVE, AND SUCH THAT ALL EXTERIOR FOOTINGS BEAR BELOW THE EFFECTS OF FROST.

F-14 PRIOR TO PLACING CONCRETE, ANY WATER PRESENT SHALL BE PUMPED OUT FROM THE BOTTOM OF EXCAVATIONS.

CONCRETE:

C-1. CODES AND STANDARDS:
- A. CONCRETE CONSTRUCTION, WORKMANSHIP, AND MATERIALS SHALL COMPLY WITH THE AMERICAN CONCRETE INSTITUTE, ACI EDITIONS OF:
  - I. ACI 301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
  - II. ACI 318, "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", EXCEPT AS MODIFIED BY THE IBC.
  - III. ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORM WORK".

C-2. MATERIALS:
- A. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, PORTLAND CEMENT.
- B. HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33 WITH A MAXIMUM SIZE OF 3/4".
- C. WATER SHALL BE POTABLE.
- D. AIR ENTRAINMENT SHALL CONFORM TO ASTM C260.
- E. FLY ASH SHALL CONFORM TO ASTM C618, TYPE F.
- F. CALCIUM CHLORIDE SHALL NOT BE USED.
- G. EPOXY SHALL CONFORM TO ASTM C881, TYPES I, II, IV, AND V, GRADE 3, CLASSES B AND C.

C-3. CONCRETE MIX DESIGNS:
- A. PROVIDE CONCRETE STRENGTH OF 3,000 PSI AT 28 DAYS FOR FOOTINGS AND 4,000 PSI FOR SLABS AND WALLS.
- B. THE SLUMP AT POINT OF PLACEMENT IS NOT TO EXCEED 4" (+/-1"). IF ADDITIONAL SLUMP (UP TO 8") IS DESIRED FOR PUMPING, A SUPER-PLASTICIZER ADMIXTURE MAY BE ADDED.
- C. LIMIT FLY ASH TO 35% OF THE TOTAL CEMENTITIOUS MATERIAL.
- D. CONCRETE EXPOSED TO WEATHER AND FREEZE/THAW SHALL BE AIR ENTRAINED FROM 5% TO 7% IN ACCORDANCE WITH ACI RECOMMENDATIONS.
- E. PEA GRAVEL AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONGESTED AREAS WHEN REQUIRED TO PROPERLY FILL ALL VOIDS AND/OR FOR WORKABILITY. (CONTRACTOR'S OPTION).

C-4. CONSTRUCTION:
- A. MIXING, TRANSPORTING, PLACING, AND TESTING OF CONCRETE SHALL BE DONE IN ACCORDANCE WITH ACI 301.
- B. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT.
- C. PRIOR TO PLACING CONCRETE, CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF OPENINGS, BLOCK OUTS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, EMBEDS, DOWELS, ETC. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE.
- D. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR.
- E. OPENINGS IN CONCRETE FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE SPAN. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5 X 4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- F. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ENGINEER OR RECORD'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.
- G. ALL BOLT HOLES TO BE FILLED WITH EPOXY SHALL BE WIRE BRUSHED AND CLEANED WITH COMPRESSED AIR PER MANUFACTURER'S RECOMMENDATIONS.

C-5. FOOTINGS:
- A. SEE FOOTING SCHEDULE FOR SIZE AND REINFORCING OF SCHEDULED FOOTINGS.
- B. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE FOUNDATION NOTES.
- C. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
- D. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST.
- E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
- F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/ORINTERSECTIONS BY PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
- G. CONTINUOUS FOOTINGS WITHOUT CONCRETE OR MASONRY FOUNDATION WALLS ABOVE SHALL BE REINFORCED WITH A MINIMUM OF (2)#6 LONGITUDINAL TOP BARS IN ADDITION TO REINFORCING SPECIFIED IN THE FOOTING SCHEDULE. AT OPENINGS IN WALL ABOVE, PROVIDE (1) #6 TOP BAR FOR EACH FOOT OF FOOTING WIDTH OR PORTION THEREOF, EXTEND 24" BEYOND EDGE OF OPENING, EACH SIDE.
- H. PENETRATIONS THROUGH CONCRETE FOOTINGS SHALL BE AVOIDED WHENEVER POSSIBLE. WHEN CONFLICTS OCCUR BETWEEN UNDERGROUND PLUMBING, UTILITIES, ETC., STEP THE FOOTING DOWN BELOW THE CONFLICT AND EXTEND A CONCRETE WALL, PIER, COLUMN ETC., TO THE LOWERED FOOTING AS REQUIRED.
- I. BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACKFILLED WITH A LEAN-MIX CONCRETE (2,000 PSI MIN.).

C-6. SLABS ON GRADE:
- A. INTERIOR SLABS ON GRADE SHALL BE THICKNESS AS SHOWN ON PLAN AND SHALL BE REINFORCED AS INDICATED ON THE DRAWINGS. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT OF REINFORCING. INTERIOR SLABS SHALL BEAR ON A VAPOR RETARDER OVER A 4 INCH CAPILLARY WATER BARRIER.
- B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 200 FEET IN LENGTH NOR (SLAB THICKNESS * 80) IN WIDTH WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHOSE SIDES SHALL NOT EXCEED (SLAB THICKNESS * 40) IN EITHER DIRECTION.
- C. CONCRETE SLABS SHALL BE CURED BY METHOD COMPATIBLE WITH SPECIFIED FLOOR FINISH. WHERE ACCEPTABLE USE A LIQUID MEMBRANE-CURING COMPOUND AT THE MANUFACTURER'S RECOMMENDED COVERAGE.
- D. PROVIDE FINISHED SLAB ON GRADE WITH VALUES OF FLATNESS AS FOLLOWS:
  NON CRITICAL/OFFICE/CARPET/WAREHOUSE/WAREHOUSE
  - OVERALL FLATNESS F(F)= 35
  - OVERALL LEVELNESS F(L)= 24
  - LOCAL FLATNESS F(F)= 25
  - LOCAL LEVELNESS F(L)= 17
- E. SLAB CONTROL JOINTS SHALL BE SAW CUT AS SOON AS POSSIBLE WITHOUT RAVELING THE SURFACE.
- F. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

C-7. WALLS:
- A. SEE CONCRETE WALL SCHEDULE FOR THICKNESS AND REINFORCING OF SCHEDULED CONCRETE WALLS.
- B. CONCRETE WALLS NOT OTHERWISE SCHEDULED SHALL BE REINFORCED AS FOLLOWS, UNLESS NOTED OTHERWISE:

WALL THICKNESS	VERTICAL REINFORCING	HORIZONTAL REINFORCING
8"	#4 @ 18" O.C.	#4 @ 12" O.C.
10"	#4 @ 16" O.C.	#5 @ 14" O.C.
12"	#4 @ 18" O.C.,E.F.	#4 @ 16" O.C.,E.F.

  SEE PLANS, SCHEDULES, AND DETAILS FOR OTHER REINFORCING REQUIREMENTS.
- C. PLACE VERTICAL REINFORCING IN THE CENTER OF THE WALL UNLESS EACH FACE IS SPECIFIED, OR UNLESS NOTED OTHERWISE.
- D. VERTICAL REINFORCING SHALL BE DOWELED TO CONCRETE FOOTING OR STRUCTURE BELOW AND TO STRUCTURE ABOVE WITH THE SAME SIZE BAR AND SPACING, TYPICAL, UNLESS NOTED OTHERWISE.
- E. PROVIDE HORIZONTAL CORNER BARS AT ALL INTERSECTIONS AND CORNERS. USE SAME SIZE BAR AND SPACING AS THE HORIZONTAL REINFORCING.
- F. HORIZONTAL REINFORCING SHALL TERMINATE AT THE ENDS OF WALLS AND AT OPENINGS WITH A STANDARD HOOK.
- G. WHEN TWO CURTAINS OF STEEL ARE REQUIRED, THE SPLICES IN THE HORIZONTAL REINFORCING OF EACH CURTAIN SHALL NOT OCCUR AT THE SAME LOCATION.
- H. PENETRATIONS THROUGH ANY CONCRETE WALL SHALL BE BUILT INTO THE WALL AS THE WALL IS BEING CONSTRUCTED AND SHALL BE REVIEWED BY THE ENGINEER OR RECORD PRIOR TO INSTALLATION.
- I. PROVIDE DRAINAGE AT THE BASE OF RETAINING WALLS AND AT THE BASE OF ALL BASEMENT WALLS.

REINFORCING STEEL:

R-1. CODES AND STANDARDS:
- A. REINFORCING STEEL SHALL COMPLY WITH:
  - I. CONCRETE REINFORCING STEEL INSTITUTE, CRSI "MANUAL OF STANDARD PRACTICE".
  - II. AMERICAN CONCRETE INSTITUTE, ACI 315 (OR SP-66) "DETAILING MANUAL.
  - III. AMERICAN CONCRETE INSTITUTE, ACI 530.1, "SPECIFICATIONS FOR MASONRY STRUCTURES".

R-2. MATERIALS:
- A. REINFORCING STEEL SHALL BE DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI, EXCEPT AS NOTED BELOW.
  - I. DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A615, GRADE 40, OR ASTM A706, GRADE 60, "LOW-ALLOY STEEL".

R-3. CONSTRUCTION:
- A. REINFORCING SHALL BE DETAILED, FABRICATED, BOLSTERED, AND SUPPORTED PER ACI 315.
- B. REINFORCING STEEL SHALL BE FREE OF LOOSE FLAKY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- C. REINFORCING SHALL BE CONTINUOUS IN WALLS, SLABS, FOOTINGS, ETC.
- D. SPLICES IN CONTINUOUS REINFORCING IN CONCRETE SHALL BE PER THE CONCRETE LAP LENGTH SCHEDULE. HOOKS IN REINFORCING IN CONCRETE SHALL BE PER THE CONCRETE HOOK SCHEDULE. SPLICES SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS, TYPICAL UNLESS NOTED OTHERWISE. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT.
- E. BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT UN-BEND OR RE-BEND A PREVIOUSLY BENT BAR.
- F. REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE. IF REQUIRED, ADDITIONAL BARS, STIRRUPS, OR CHAIRS SHALL BE PROVIDED BY THE CONTRACTOR TO FURNISH SUPPORT FOR ALL BARS WHERE NECESSARY DURING CONSTRUCTION.
- G. REINFORCING STEEL IN CONCRETE SHALL HAVE COVER PER THE CONCRETE COVER SCHEDULE.

STRUCTURAL STEEL:

S-1. CODES AND STANDARDS:
- A. STRUCTURAL STEEL DESIGN, FABRICATION, AND ERECTION SHALL COMPLY WITH:
  - I. THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION - AISC 360-05 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", WITH "COMMENTARY".
  - II. AISC 303-05 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCLUDING SECTIONS 1.5.1, 4.4, 7.5.4, AND 7.13.3.
  - III. RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS.
  - IV. AMERICAN WELDING SOCIETY - AWS-D1.1 "STRUCTURAL WELDING CODE - STEEL", EXCLUDING ITEMS CONFLICTING WITH AISC REQUIREMENTS.

S-2. MATERIALS:
- A. STRUCTURAL STEEL WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. OTHER STRUCTURAL STEEL SHAPES, PLATES, ANGLES, ETC. SHALL CONFORM TO ASTM A36.
- B. HOLLOW STRUCTURAL SECTIONS SHALL CONFORM TO ASTM A500, GRADE B, WITH A MINIMUM YIELD STRENGTH FY = 46 KSI FOR SQUARE AND RECTANGULAR SECTIONS, AND FY = 42 KSI FOR ROUND SECTIONS.
- C. STRUCTURAL PIPE SHALL CONFORM TO ASTM A53, GRADE B, WITH A MINIMUM YIELD STRENGTH FY = 35 KSI.
- D. HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. ALL OTHER BOLTS SHALL CONFORM TO ASTM A307, GRADE A, OR BETTER.
- E. NUTS AND WASHERS SHALL CONFORM TO ASTM A563 AND ASTM F436 RESPECTIVELY.
- F. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE 36. THEY SHALL HAVE A HEADED STUD OR SHALL BE THREADED WITH A DOUBLE NUT AT THE BOTTOM. HOOKED ANCHOR RODS ARE NOT ALLOWED. WASHERS FOR ANCHOR RODS SHALL BE ASTM A36 PLATE WASHERS OR ASTM F844 WASHERS PER TABLE 14-2 OF THE AISC "STEEL CONSTRUCTION MANUAL".
- G. WELDED ANCHOR STUDS SHALL CONFORM TO ASTM A108.
- H. NON-SHRINK GROUT SHALL BE NON-METALLIC AND SHALL CONFORM TO ASTM C 1107.

S-3. CONSTRUCTION:
- A. FABRICATION SHALL BE DONE IN AN APPROVED FABRICATOR'S SHOP.
- B. CAMBER IN BEAMS SHALL BE AS INDICATED ON PLANS.
- C. PROVIDE A SHOP COAT OF PAINT ON ALL STEEL ITEMS, EXCEPT AT AREAS OF WELDING AND/OR BOLTING.
- D. USE HIGH STRENGTH (5000 PSI MINIMUM AT 28 DAY), NON-SHRINK, LIQUID EPOXY GROUT BENEATH ALL STEEL BASE PLATES AND BEARING PLATES. MIX GROUT WITH SAND OR PEA GRAVEL AS RECOMMENDED BY THE MANUFACTURER. PLACE GROUT AS SOON AS STEEL MEMBER HAS BEEN PROPERLY POSITIONED AND ALIGNED.

S-4. BOLTED CONNECTIONS:
- A. STEEL TO STEEL BOLTED CONNECTIONS SHALL BE MADE WITH ASTM A325 HIGH STRENGTH BOLTS AND NUTS, UNLESS NOTED OTHERWISE. BOLTS SHALL CARRY THE IDENTIFYING MARK OF THREE (3) RADIAL LINES.
- B. ALL OTHER BOLTED CONNECTIONS SHALL BE MADE WITH BOLTS AND NUTS CONFORMING TO ASTM A307 UNLESS NOTED OTHERWISE.
- C. BOLTS SHALL BE 3/4" DIAMETER, TYPICAL, UNLESS NOTED OTHERWISE. STANDARD SPACING SHALL BE 3" O.C. AND STANDARD EDGE DISTANCE SHALL BE 1.1/2", TYPICAL, UNLESS NOTED OTHERWISE.
- D. BOLT SHALL BE BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED UNLESS NOTED OTHERWISE.
- E. BOLTED CONNECTIONS SHALL HAVE WASHERS AND SHALL BE TIGHTENED AS REQUIRED BY AISC UNLESS NOTED OTHERWISE.
- F. ENLARGING OF HOLES SHALL BE ACCOMPLISHED BY MEANS OF REAMING. DO NOT USE A TORCH ON ANY BOLT HOLES.

S-5. WELDED CONNECTIONS:
- A. ALL WELDING AND GAS CUTTING SHALL BE DONE PER AWS D1.1.
- B. WELDERS SHALL BE CURRENTLY CERTIFIED ACCORDING TO AWS WITHIN THE LAST 12 MONTHS. ALL WELDING PROCEDURES SHALL BE PRE-QUALIFIED. WELDERS SHALL FOLLOW WELDING PROCEDURES.
- C. WELDED CONNECTIONS SHALL BE MADE USING LOW HYDROGEN MATCHING FILLER MATERIAL ELECTRODES, UNLESS NOTED OTHERWISE.
- D. WELDS SHALL HAVE THE SLAG REMOVED.

WOOD:

W-1. CODES AND STANDARDS:
- A. WOOD CONSTRUCTION SHALL COMPLY WITH:
  - I. THE AMERICAN FOREST & PAPER ASSOCIATION "NATIONAL DESIGN SPECIFICATION", AFPA-NDS.
  - II. THE GRADING REQUIREMENTS OF THE WESTERN WOODS PRODUCTS ASSOCIATION, WWPA.

W-2. MATERIALS:
- A. STRUCTURAL LUMBER SHALL BE AS FOLLOWS AND SHALL BE CLEARLY MARKED AS TO SPECIES AND GRADE:
  - I. JOISTS, BEAMS AND HEADERS - DOUGLAS FIR (NORTH) #2 OR BETTER
  - II. POSTS AND COLUMNS - DOUGLAS FIR (NORTH) #1 OR BETTER
  - III. STUDS - DOUGLAS FIR (NORTH) #2 OR BETTER. STUD GRADE AND STANDARD GRADE ARE NOT ALLOWED.
- B. MANUFACTURED JOISTS SHALL BE AS PER THE DRAWINGS UNLESS OTHERWISE APPROVED BY THE ARCHITECT AND ENGINEER OR RECORD PRIOR TO BIDDING. ALTERNATE JOIST MANUFACTURER'S PRODUCTS ARE ACCEPTABLE PROVIDED ALL OF THE SECTION PROPERTIES, DESIGN PARAMETERS, AND LOADING CAPACITIES OF THE SPECIFIED PRODUCT ARE MET OR EXCEEDED.
- C. STRUCTURAL GLUED-LAMINATED TIMBER SHALL BE MANUFACTURED AND IDENTIFIED PER AITC A190.1 AND ASTM D 3737. IT SHALL BE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CONTINUOUS SPANS OR CANTILEVERED BEAMS AND CLEARLY MARKED, MEETING THE GRADE REQUIREMENTS AS DEFINED BY THE IBC.
- D. STRUCTURAL LAMINATED-VENEER-LUMBER (LVL) SHALL CONFORM TO THE FOLLOWING MINIMUM DESIGN PARAMETERS:
  - FB = 2,600 PSI.
  - FV = 285 PSI.
  - E = 1,900,000 PSI.
- E. STRUCTURAL LAMINATED-STRAND-LUMBER (LSL) SHALL CONFORM TO THE FOLLOWING MINIMUM DESIGN PARAMETERS:
  - FB = 2425 PSI.
  - FV = 400 PSI.
  - E = 1,600,000 PSI.
- F. WOOD STRUCTURAL PANELS SHALL BE EXPOSURE 1 GRADE OR BETTER A.P.A. RATED SHEATHING WITH EXTERIOR GLUE AND SHALL CONFORM TO STANDARD PS 1-07, OR PS 2-04.
- G. WOOD CONNECTORS SHALL BE SIMPSON STRONG-TIE UNLESS OTHERWISE APPROVED BY THE ARCHITECT AND ENGINEER OR RECORD PRIOR TO BIDDING.

W-3. CONSTRUCTION:
- A. ROOF AND FLOOR JOISTS SHALL BE AS NOTED ON THE PLANS. ALL JOISTS SHALL BE LATERALLY SUPPORTED AT THE ENDS BY SOLID BLOCKING AND/OR A METAL HANGER.
- B. MANUFACTURED JOISTS SHALL BE ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SHALL BE DESIGNED TO SUPPORT THE MAXIMUM LOADS INDICATED IN THE MANUFACTURER'S PUBLISHED LOAD TABLES.
- C. PROVIDE APPROVED BRIDGING AT 8'-0" O.C. MAXIMUM SPACING FOR ALL DIMENSIONAL LUMBER, LVL, PSL, AND LSL JOISTS. PROVIDE BRIDGING IN ALL OTHER MANUFACTURED JOISTS PER THE MANUFACTURER'S RECOMMENDATIONS UNLESS OTHERWISE SHOWN ON PLAN.
- D. ALL HOLES IN WOOD CONNECTORS (FRAMING ANCHORS, JOIST HANGERS, PURLIN ANCHORS, ETC.) MUST BE FILLED WITH NAILS AS SPECIFIED BY THE MANUFACTURER, TYPICAL, UNLESS NOTED OTHERWISE.
- E. BOLTS THRU WOOD SHALL HAVE WASHERS UNDER NUTS. ALL BOLTS HOLES SHALL BE 1/32 TO 1/16 INCH LARGER THAN BOLTS. NUTS SHALL BE TIGHTENED SNUGLY, BUT NOT SO TIGHT AS TO CAUSE CRUSHING OF THE WOOD. DO NOT COUNTERSINK BOLTS UNLESS SPECIFICALLY NOTED.
- F. NAILING OF MEMBERS SHALL CONFORM TO THE FASTENING SCHEDULE IN THE IBC, TABLE 2304.9.1, UNLESS NOTED OTHERWISE.
- G. EDGE NAILING BETWEEN PANELS OF SHEATHING SHALL OCCUR ALONG A SINGLE COMMON BACK UP MEMBER. SHEATHING SHALL BE EDGE NAILED TO ALL DRAG STRUTS, HOLD DOWNS, FLOOR TIE ANCHORS, ETC.
- H. CORNERS AND INTERSECTIONS OF SHEAR WALLS SHALL BE BUILT INTEGRALLY. THE SHEATHING FROM EACH WALL SHALL BE EDGE NAILED TO A COMMON BACK UP MEMBER.
- I. SILL PLATES FOR SHEAR WALLS SHALL BE 2X MATERIAL (3X WHEN SPECIFIED), AND ANCHOR BOLTS SHALL HAVE A 2"X2"X3/16" SQUARE WASHER.
- J. LAMINATED BUILT-UP BEAMS OF 2X__ MEMBERS 10" DEEP OR LESS SHALL BE NAILED TOGETHER WITH NOT LESS THAN 16D NAILS AT 12" O.C., STAGGERED. USE (2)-20D COMMON NAILS AT ALL SUPPORTS. 2X__ MEMBERS DEEPER THAN 10" SHALL BE BOLTED TOGETHER WITH 1/2" BOLTS AT 16" O.C. STAGGERED WITH 2 BOLTS AT SUPPORTS.

CRSA
ARCHITECTURE
PLANNING
INTERIORS
649 E SOUTH TEMPLE
SALT LAKE CITY, UT 84102
801.355.5915
www.crsa-us.com

LANDSCAPE ARCHITECT
CRSA — www.crsa-us.com
TINA GILLMAN — tina@crsa-us.com
649 EAST SOUTH TEMPLE — 801-355-5915
SALT LAKE CITY, UTAH 84102 — 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. — smithdavebarb@comcast.net
ANDREA WARGULA — awargula@msn.com
1443 YUMA STREET — 801-484-3521
SALT LAKE CITY, UTAH 84108 — -

MECHANICAL
VAN BOERUM & FRANK — -
STEVE SHEPHERD — sshepherd@vbfa.com
330 SOUTH 500 EAST — 801-530-3148
SALT LAKE CITY, UTAH 84111 — -

ELECTRICAL
ENVISION ENGINEERING — www.envisioneng.com
CHRIS KOBAYASHI — ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 — 801-924-5541
SALT LAKE CITY, UTAH 84103 — -

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PARK CITY TRANSIT
RESIDENTIAL BUILDING
~445 MARSAC AVENUE
P.O. BOX 1480
PARK CITY, UTAH 84060

PARK CITY
MUNICIPAL
CORPORATION
669 WEST 200 SOUTH
PARK CITY, UTAH 84060

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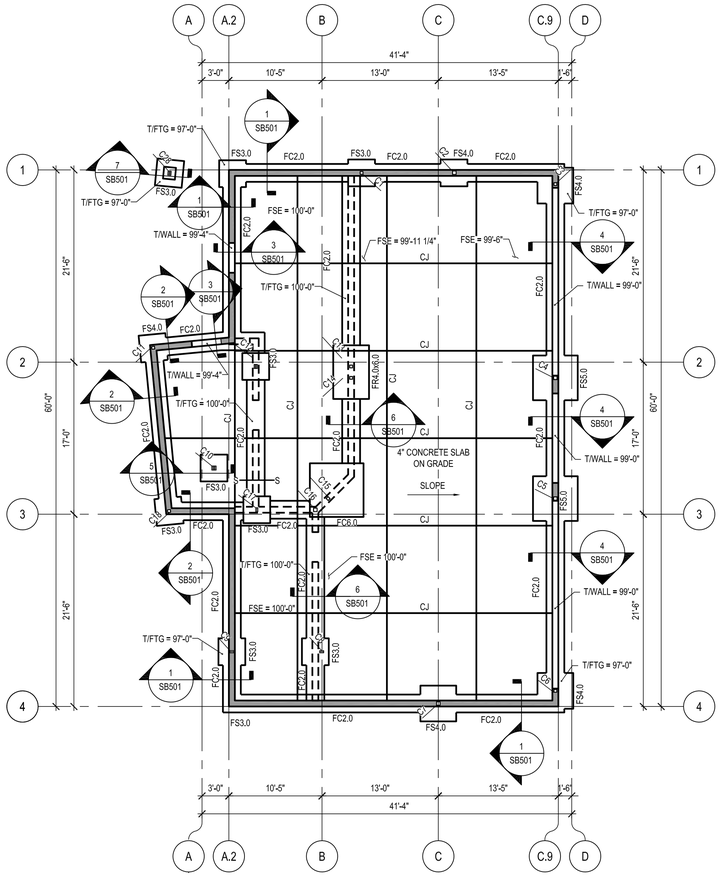
PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

GENERAL STRUCTURAL NOTES

SN001



NORTH

A3 FOOTING & FOUNDATION PLAN

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

GENERAL CONSTRUCTION NOTES

A. NOT USED.

B. NOT USED.

C. NOT USED.

CONSTRUCTION REFERENCE NOTES

1. NOT USED.
2. NOT USED.
3. NOT USED.

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SALT LAKE CITY, UT 84102
801.355.5915
www.crsa-us.com

LANDSCAPE ARCHITECT
CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
ANDREA WARGULA awargula@msn.com
1443 YUMA STREET 801-484-3521
SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK -
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 500 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 -

ELECTRICAL
ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-924-5541
SALT LAKE CITY, UTAH 84103 -

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P.O. BOX 1480
PARK CITY, UTAH 84060

PARK CITY
MUNICIPAL
CORPORATION
669 WEST 200 SOUTH
PARK CITY, UTAH 84060

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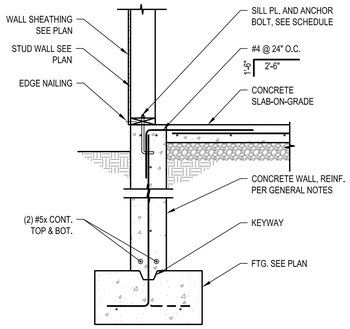
PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

SECOND FLOOR
FRAMING PLAN

SB101



1 EXT. FDN./FTG. DTL.
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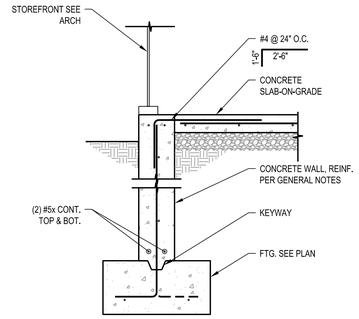

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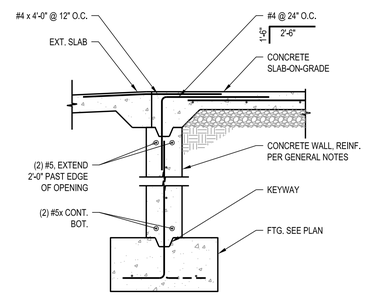

3 THRESHOLD @ MANDOOR
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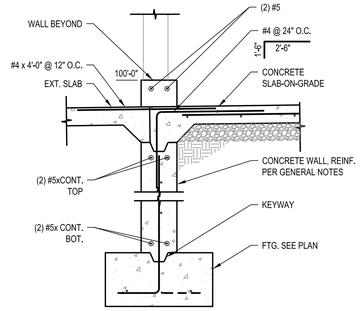

4 THRESHOLD @ O.H. DOOR
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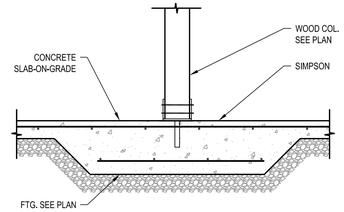

5 COL. TO FTG. DETAIL
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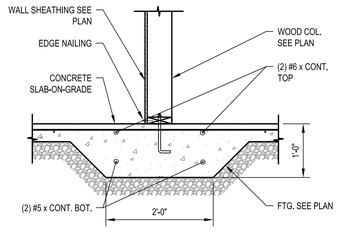

6 WALL TO FTG. DETAIL
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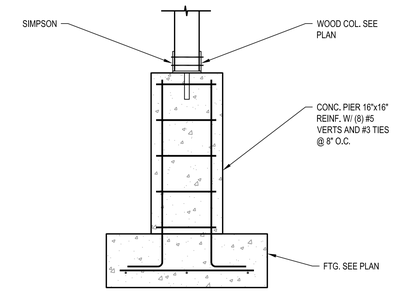

7 CONCRETE PIER DETAIL
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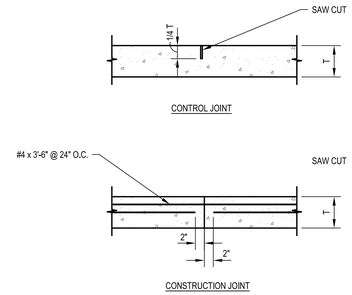

8 CTRL / CONSTR. JOINT DTL.
SCALE: NONE

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SALT LAKE CITY, UT 84102
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www.crsa-us.com

LANDSCAPE ARCHITECT
CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
ANDREA WARGULA awargula@msn.com
1443 YUMA STREET 801-484-3521
SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK -
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 500 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 -

ELECTRICAL
ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-924-5541
SALT LAKE CITY, UTAH 84103 -

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PARK CITY TRANSIT
RESIDENTIAL BUILDING
~445 MARSAC AVENUE
P.O. BOX 1480
PARK CITY, UTAH 84060

PARK CITY
MUNICIPAL
CORPORATION
669 WEST 200 SOUTH
PARK CITY, UTAH 84060

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PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

STRUCTURAL
FOUNDATION DETAILS

SB501

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICK		BOT. CROSSWISE REINFORCING				BOT. LENGTHWISE REINFORCING				NOTES
					NO.	SIZE	LENGTH	SPACING	NO.	SIZE	LENGTH	SPACING	
FC2.0	2'-0"	CONT.	12"	TOP	NONE				2	#5	12"	CONT.	
				BOT	NONE				2	#5	12"	CONT.	
FS3.0	3'-0"	3'-0"	12"	TOP	-	-	-	-	-	-	-	-	
				BOT	3	#5	12"	2'-6"	3	#5	12"	2'-6"	
FS4.0	4'-0"	4'-0"	12"	TOP	-	-	-	-	-	-	-	-	
				BOT					4	#5	12"	3'-6"	
FS5.0	5'-0"	5'-0"	15"	TOP	-	-	-	-	-	-	-	-	
				BOT	-	-	-	-	6	#5	10"	4'-6"	
FS6.0	6'-0"	6'-0"	18"	TOP	6	#5	12"	5'-6"	6	#5	12"	5'-6"	
				BOT	6	#5	12"	5'-6"	6	#5	12"	5'-6"	
FS7.0	7'-0"	7'-0"	21"	TOP	9	#5	8"	6'-6"	7	#5	8"	6'-6"	
				BOT	9	#5	8"	6'-6"	7	#5	8"	6'-6"	
FR5.0x9.0	5'-0"	9'-0"	15"	TOP	9	#5	12"	4'-6"	5	#5	12"	8'-6"	
				BOT	11	#5	10"	4'-6"	6	#5	10"	8'-6"	
FR7.0x10.0	7'-0"	10'-0"	18"	TOP	10	#5	12"	6'-6"	7	#5	12"	9'-6"	
				BOT	15	#6	8"	6'-6"	9	#6	8"	9'-6"	
FR7.0x13.0	7'-0"	13'-0"	18"	TOP	13	#5	12"	6'-6"	7	#5	12"	12'-6"	
				BOT	19	#6	8"	6'-6"	9	#6	8"	12'-6"	

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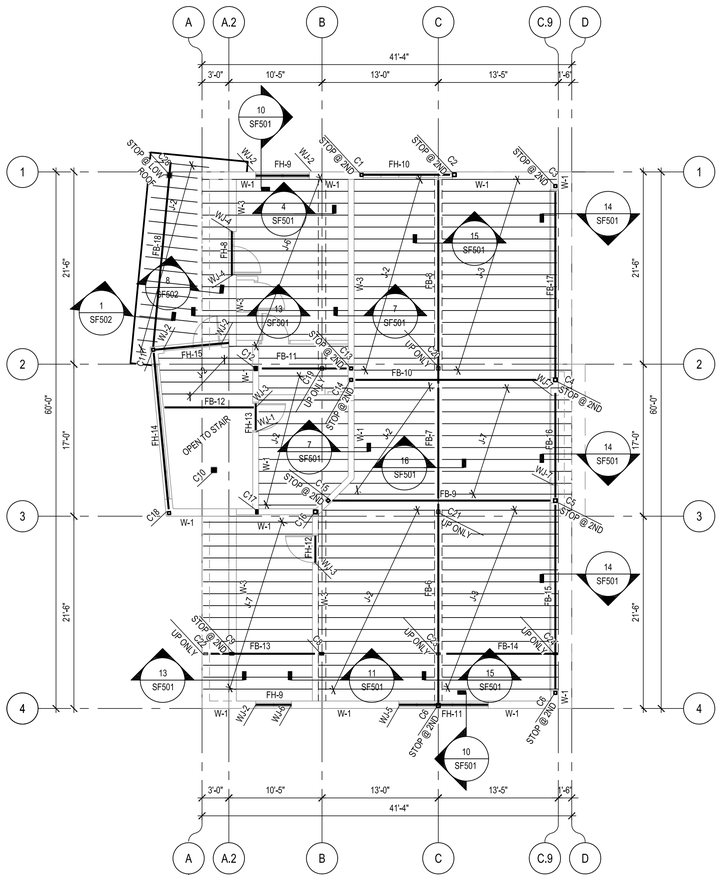
PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

FOUNDATION SCHEDULES

SB601



A3 SECOND FLOOR FRAMING PLAN

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

GENERAL CONSTRUCTION NOTES

A. NOT USED.

B. NOT USED.

C. NOT USED.

CONSTRUCTION REFERENCE NOTES

1. NOT USED.
2. NOT USED.
3. NOT USED.

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PROJECT NO:	B12-004
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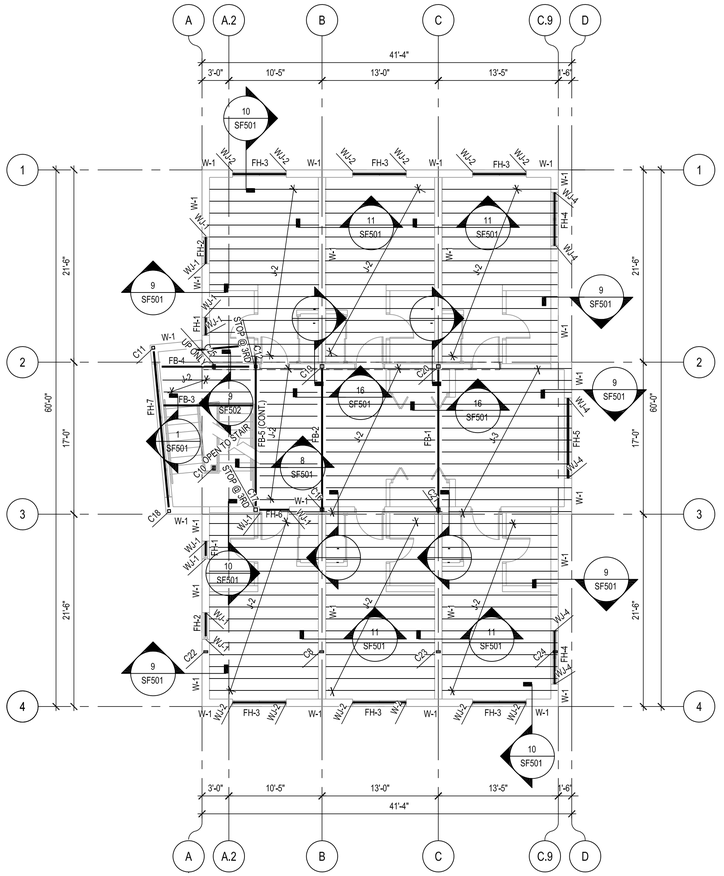
CHECKED BY:	DRS

SECOND FLOOR
FRAMING PLAN

SF101



A3 THIRD FLOOR FRAMING PLAN

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

GENERAL CONSTRUCTION NOTES

A. NOT USED.

B. NOT USED.

C. NOT USED.

CONSTRUCTION REFERENCE NOTES

1. NOT USED.
2. NOT USED.
3. NOT USED.

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TINA GILLMAN tina@crsa-us.com
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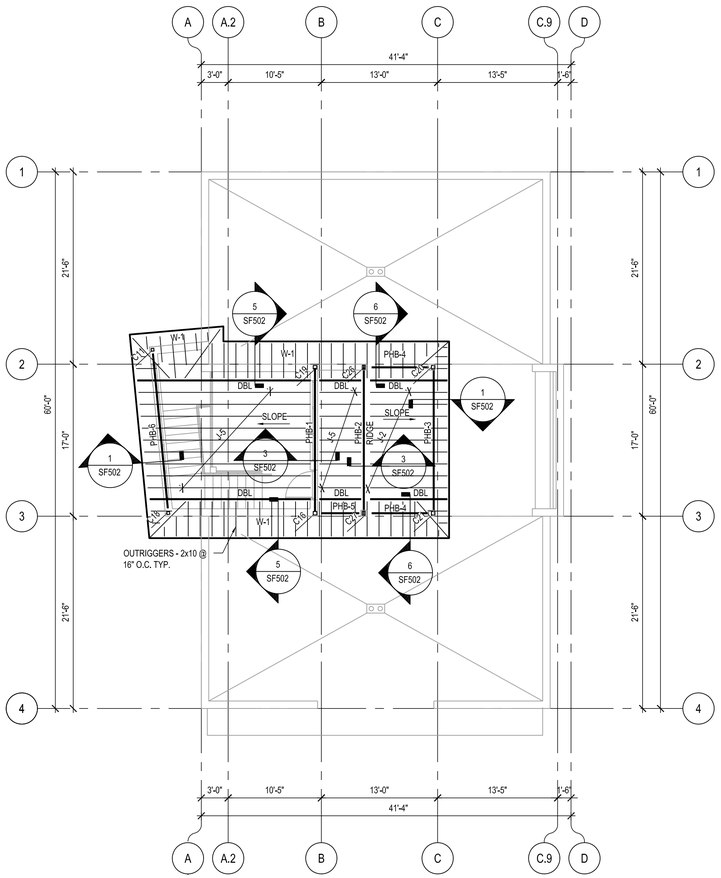
PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

THIRD FLOOR FRAMING PLAN

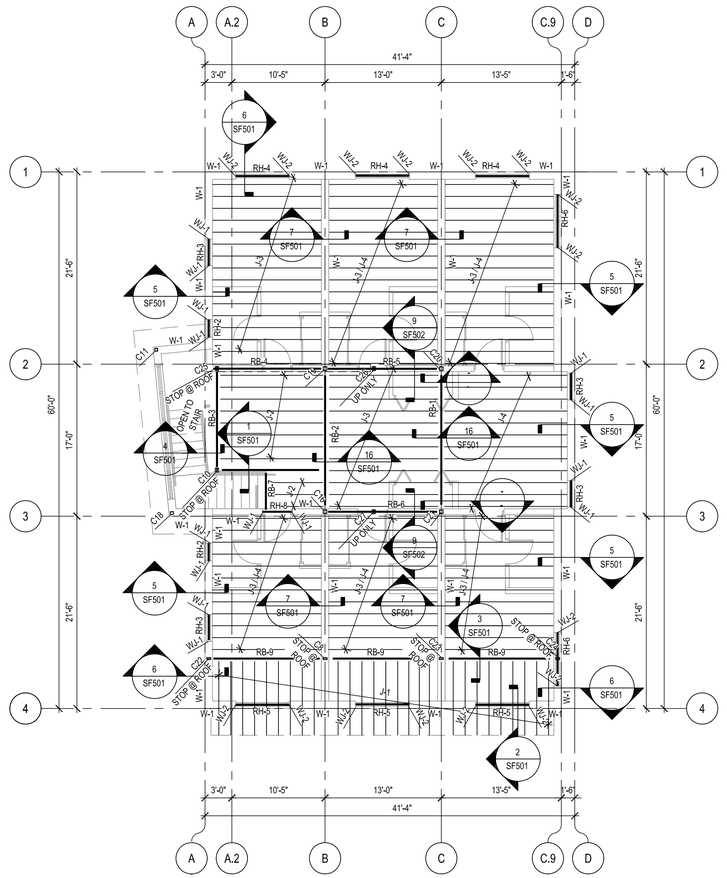
SF102



NORTH

A1 UPPER ROOF FRAMING PLAN

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



NORTH

A3 FOURTH FLOOR LOWER ROOF FRAMING PLAN

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

GENERAL CONSTRUCTION NOTES

A. NOT USED.

B. NOT USED.

C. NOT USED.

CONSTRUCTION REFERENCE NOTES

1. NOT USED.
2. NOT USED.
3. NOT USED.

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TINA GILLMAN tina@crsa-us.com
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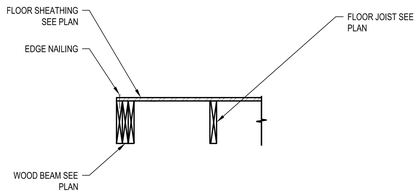
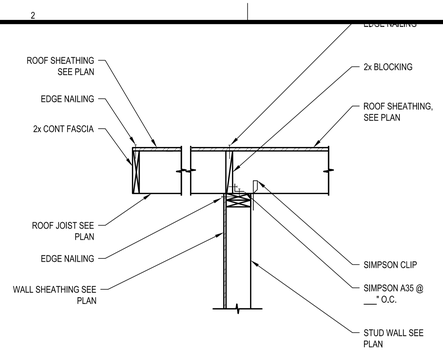
PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

FOURTH FLOOR
UPPER ROOF
FRAMING PLAN

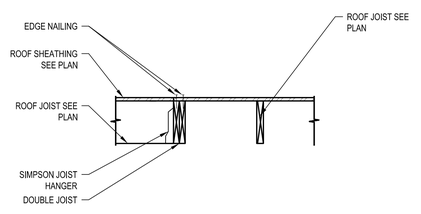
SF103



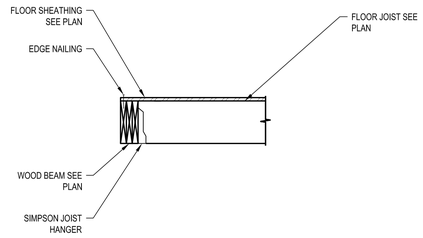
1 FLOOR DETAIL
SCALE: NONE



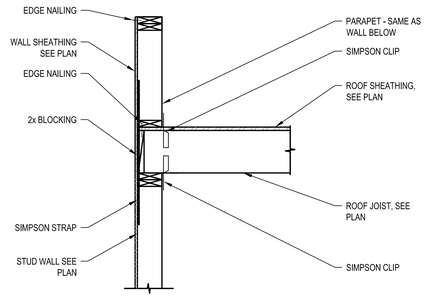
2 ROOF CANTILEVER DTL.
SCALE: NONE



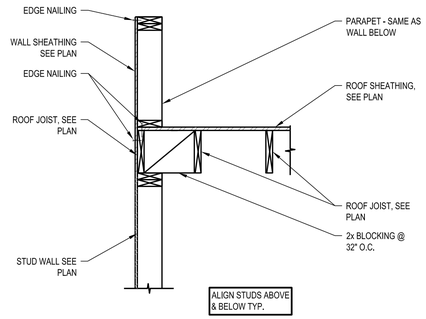
3 ROOF DETAIL
SCALE: NONE



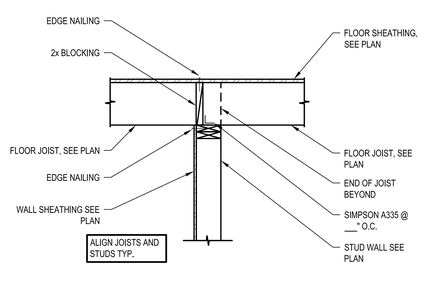
4 JOIST TO BEAM DTL.
SCALE: NONE



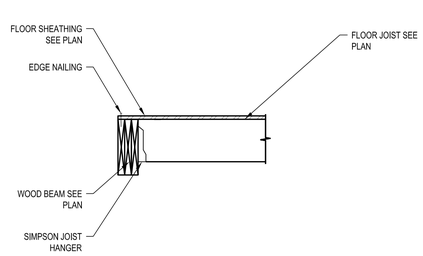
5 EXT. WALL @ ROOF DTL
SCALE: NONE



6 EXT. WALL @ ROOF DTL
SCALE: NONE



7 JOIST BRG. DTL.
SCALE: NONE



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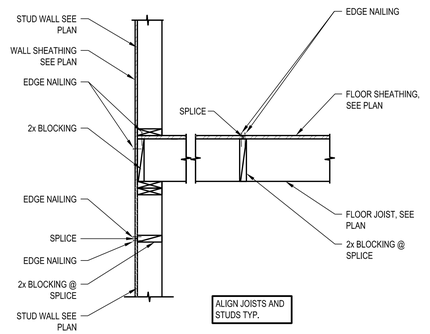
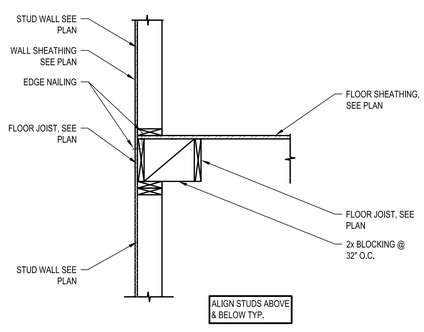
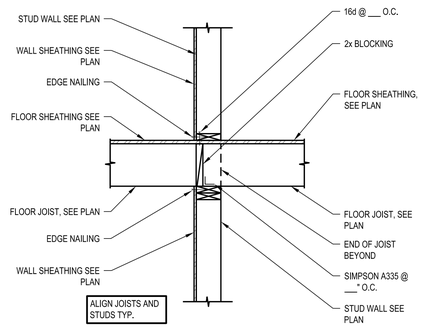
SCALE: NONE



9 EXT. WALL @ FLOOR DTL.
SCALE: NONE

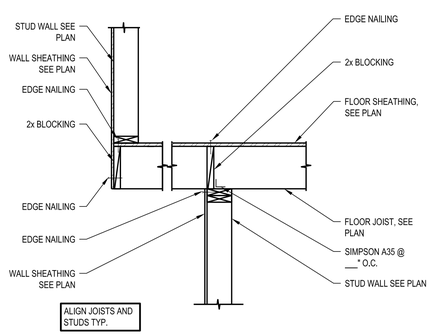


10 EXT. WALL @ FLOOR DTL
SCALE: NONE

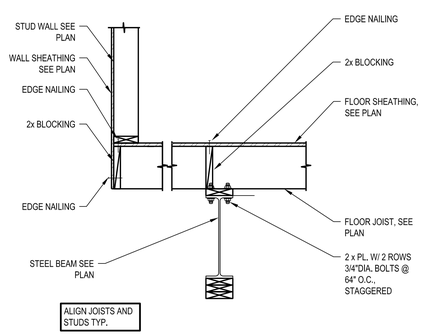


11 JOIST BRG. DTL.
SCALE: NONE

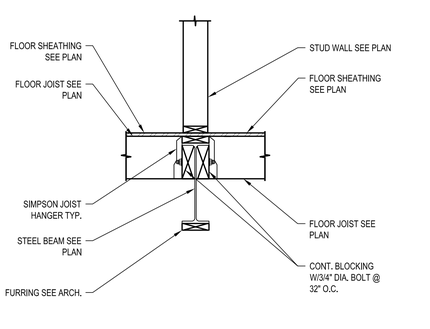
12 NOT USED
SCALE: NONE



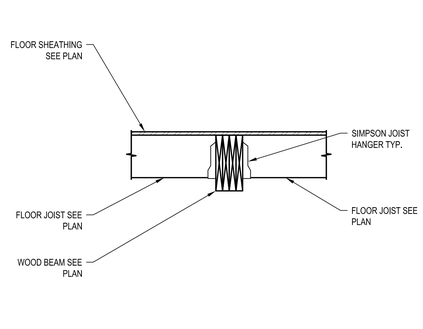
13 FLOOR CANTILEVER DTL.
SCALE: NONE



14 JST. BRG. @ STL. BM. DTL.
SCALE: NONE



15 JST. BRG. @ STL. BM. DTL.
SCALE: NONE



16 JOIST TO BEAM DTL.
SCALE: NONE

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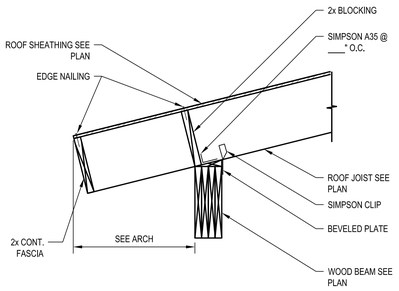
PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

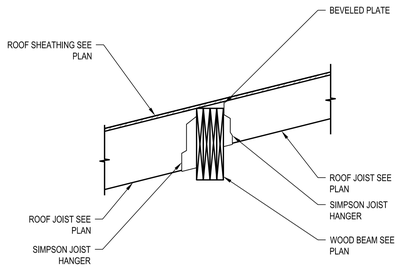
STRUCTURAL FRAMING DETAILS

SF501



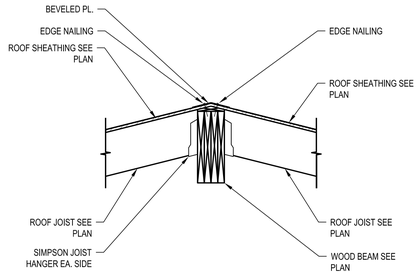
1 ROOF JOIST BRG. DTL.

SCALE: NONE



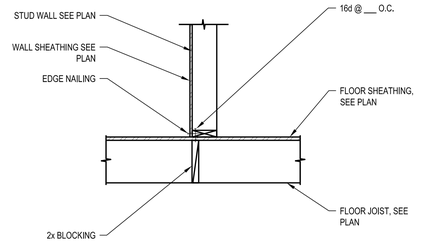
2 ROOF JOIST BRG. DTL.

SCALE: NONE



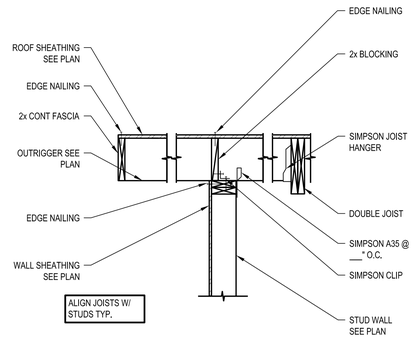
3 ROOF RIDGE DETAIL

SCALE: NONE



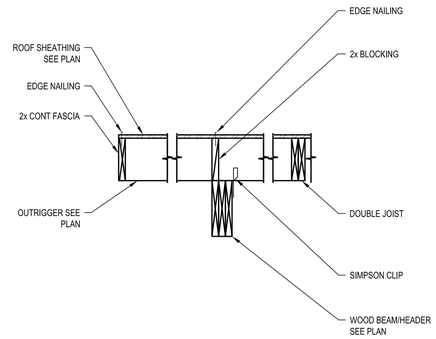
4 STUD WALL TO JOIST DTL.

SCALE: NONE



5 OUTRIGGER DETAIL

SCALE: NONE

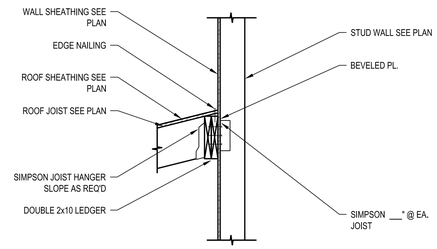


6 OUTRIGGER DETAIL

SCALE: NONE

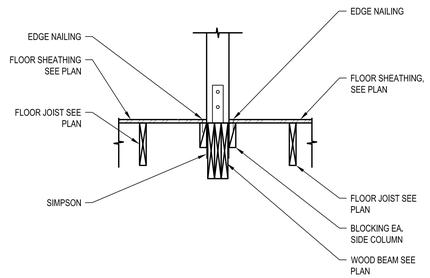
7 NOT USED

SCALE: NONE



8 ROOF JST TO WALL DTL.

SCALE: NONE



9 COL. ABOVE BEAM DTL.

SCALE: NONE

CRSA
ARCHITECTURE
PLANNING
INTERIORS
649 E SOUTH TEMPLE
SALT LAKE CITY, UT 84102
801.355.5915
www.crsa-us.com

LANDSCAPE ARCHITECT
CRSA www.crsa-us.com
TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
ANDREA WARGULA awargula@msn.com
1443 YUMA STREET 801-484-3521
SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK -
STEVE SHEPHERD sshepherd@vbfa.com
330 SOUTH 500 EAST 801-530-3148
SALT LAKE CITY, UTAH 84111 -

ELECTRICAL
ENVISION ENGINEERING www.envisioneng.com
CHRIS KOBAYASHI ckobayashi@envisioneng.com
244 WEST 300 NORTH, SUITE 100 801-924-5541
SALT LAKE CITY, UTAH 84103 -

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PARK CITY TRANSIT
RESIDENTIAL BUILDING
~445 MARSAC AVENUE
P.O. BOX 1480
PARK CITY, UTAH 84060

PARK CITY
MUNICIPAL
CORPORATION
669 WEST 200 SOUTH
PARK CITY, UTAH 84060

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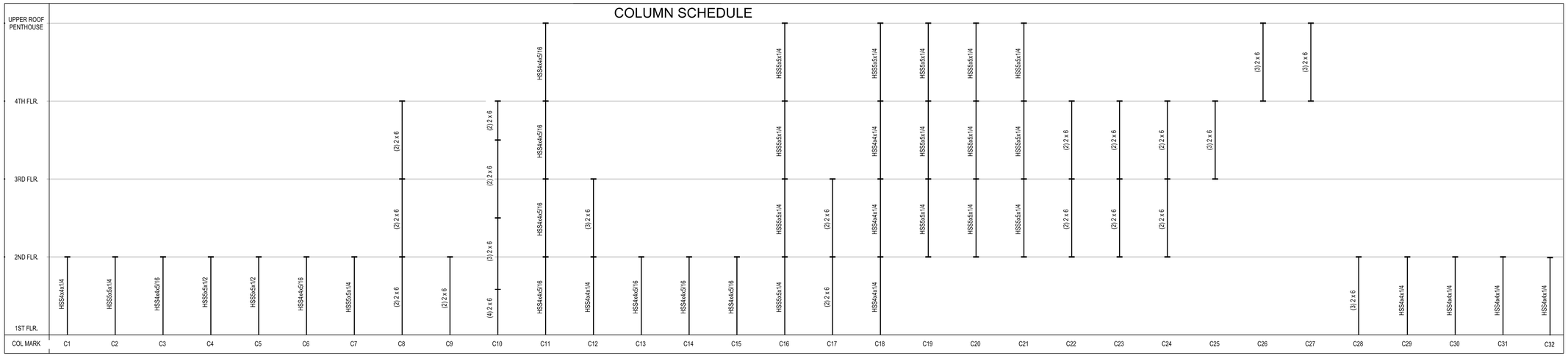
PROJECT NO:	B12-004
DRAWN BY:	RBM
CHECKED BY:	DRS

STRUCTURAL
FRAMING DETAILS

SF502

COLUMN SCHEDULE



WALL SCHEDULE

MARK	SIZE
W-1	2x6 @ 16" O.C. D.F. #2
W-2	2x6 @ 16" O.C. D.F. #1
W-3	1 3/4 x 5 1/2 LVL @ 16" O.C.

WALL JAMB SCHEDULE

MARK	TRIMMERS	KING POSTS
WJ-1	1	1
WJ-2	1	2
WJ-3	2	1
WJ-4	2	2
WJ-5	2	3
WJ-6	3	-
WJ-7	-	3

JOIST SCHEDULE

MARK	SIZE
J-1	2x8 @ 16" O.C.
J-2	2x10 @ 16" O.C.
J-3	1 1/2 x 9 1/4 LSL @ 16" O.C.
J-4	1 3/4 x 9 1/4 LVL @ 16" O.C.
J-5	1 1/2 x 13 1/4 LSL @ 16" O.C.
J-6	(2) 1 3/4 x 9 1/4 LVL @ 16" O.C.
J-7	(2) 1 1/2 x 9 1/4 LSL @ 16" O.C.

HEADER SCHEDULE

MARK	SIZE
ROOF HEADERS	
RH-1	-
RH-2	(3) 2 x 8
RH-3	(3) 2 x 8
RH-4	(3) 2 x 8
RH-5	(3) 2 x 10
RH-6	(3) 2 x 12
RH-7	(3) 1 1/2 x 9 1/4 LSL
RH-8	(3) 2 x 12
FLOOR HEADERS	
FH-1	(3) 2 x 8
FH-2	(3) 2 x 8
FH-3	(3) 2 x 8
FH-4	(3) 2 x 8
FH-5	(3) 2 x 10
FH-6	(3) 2 x 8
FH-7	(3) 1 1/2 x 9 1/4 LSL
FH-8	(3) 1 1/2 x 11 1/4 LSL
FH-9	(3) 2 x 8
FH-10	W24 x 55
FH-11	(3) 1 1/2 x 9 1/4 LSL
FH-12	(3) 1 1/2 x 7 1/4 LSL
FH-13	(3) 2 x 8
FH-14	(3) 1 1/2 x 9 1/4 LSL
FH-15	(3) 1 1/2 x 9 1/4 LSL

BEAM SCHEDULE

MARK	SIZE
PENTHOUSE BEAMS	
PHB-1	(4) 1 3/4 x 18 LVL
PHB-2	(3) 1 3/4 x 16 LVL
PHB-3	(3) 1 3/4 x 16 LVL
PHB-4	(3) 2 x 10
PHB-5	(3) 2 x 10
PHB-6	(4) 1 3/4 x 16 LVL
ROOF BEAMS	
RB-1	(4) 1 3/4 x 18 LVL
RB-2	(4) 1 3/4 x 16 LVL
RB-3	(2) 1 3/4 x 9 1/4 LVL
RB-4	(3) 1 1/2 x 11 1/4 LSL
RB-5	(3) 1 3/4 x 16 LVL
RB-6	(3) 1 3/4 x 16 LVL
RB-7	(2) 2 x 10
RB-8	(2) 1 1/2 x 9 1/4 LSL
RB-9	(3) 1 1/2 x 9 1/4 LSL
FLOOR BEAMS	
FB-1	(3) 1 3/4 x 16 LVL
FB-2	(3) 1 3/4 x 14 LVL
FB-3	(2) 1 3/4 x 111/4 LVL OR (3) 1 1/2 x 9 1/4 LSL
FB-4	(3) 1 3/4 x 14 LVL
FB-5	(3) 1 1/2 x 13 1/4 LSL
FB-6	W24 x 55
FB-7	(3) 1 1/2 x 9 1/4 LSL
FB-8	W24 x 55
FB-9	W24 x 62
FB-10	W24 x 62
FB-11	W16 x 26
FB-12	(3) 1 1/2 x 9 1/4 LSL
FB-13	(3) 1 1/2 x 9 1/4 LSL
FB-14	(2) 1 1/2 x 9 1/4 LSL
FB-15	W18 x 40
FB-16	W14 x 22
FB-17	W18 x 40
FB-18	(4) 1 3/4 x 18 LVL

SHEARWALL SCHEDULE

MARK	PLY	STUD/SILL	NAILING	ANCHOR BOLTS IF REQ'D	CAPACITY	NOTES
SW-1	1	2x/2x	8d @ 6	5/8 @ 48	260 PLF	
SW-2	1	2x/2x	8d @ 4	5/8 @ 21	350 PLF	
SW-3	2	2x/2x	8d @ 6	5/8 @ 16"	520 PLF	
SW-4	2	2x/2x	8d @ 4	5/8 @ 24	700 PLF	

NOTE:
1. USE 1/4"x3"x3" WASHERS TYP.
2. BOLTS CLOSER SINCE 2X SILL USED INDICATED BY *.

HOLDDOWN SCHEDULE

MARK	SIMPSON H.D.	POST	ANCHOR BOLTS	EMBED	NOTES
HD-1	HDU2-SDS2.5	(2) 2X	5/8" DIA.	20"	
HD-2	HDU11-SDS2.5	6x6	1" DIA.	25"	
HD-3	HDU14-SDS2.5	6x6	1" DIA.	14"	FTG.
HD-4	HDQ14-SDS2.5	-	1" DIA.	14"	FTG.

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801.355.5915
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TINA GILLMAN tina@crsa-us.com
649 EAST SOUTH TEMPLE 801-355-5915
SALT LAKE CITY, UTAH 84102 801-355-9885

STRUCTURAL
ANDREA WARGULA, P.E. smithdavebarb@comcast.net
ANDREA WARGULA awargula@msn.com
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SALT LAKE CITY, UTAH 84108 -

MECHANICAL
VAN BOERUM & FRANK -
STEVE SHEPHERD sshepherd@vbfa.com
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FRAMING SCHEDULES

SF601