

# 628 Park Avenue LLC

## CAFE & PATIO

628 PARK AVE.  
PARK CITY, UT 84060

PERMIT SET  
04.16.2020



CONCEPT PERSPECTIVE

### PROJECT CONTACT INFORMATION

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Epic Engineering 50 East 1st Street Heber City, UT 84032 telephone: 435.654.6600 contact: Adam Huff email: AHUFF@epiceng.net	DESIGN BUILD

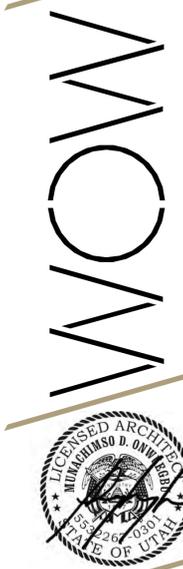
CONTRACTOR
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VICINITY MAP



CIVIL  
STRUCTUR  
MECHANICAL  
ELECTRICA  
LANDSCAP  
INTERIO

CAFE & PATIO

628 PARK AVE.  
PARK CITY, UT 84060

PROJECT: 180035  
ISSUE DATE: 04.16.2020  
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REVISIONS: 1  
04.17.20 CITY COMMENTS

COVER  
GI-001  
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## GENERAL PROJECT NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. FAILURE TO DO SO WAIVES THE DESIGN INTENT.
4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER, WAIVES DESIGN INTENT.
5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY, BEFORE PROCEEDING WITH WORK NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT.
6. ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.
7. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.
8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE IBC AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
9. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER.
10. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
11. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND CONSTRUCTION THAT CONFORMS TO UNDERWRITERS LABORATORIES LISTINGS FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS". THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, PROVIDED BY THE SUPPLIER OF THE FIRE STOP MATERIAL, THAT INDICATE COMPLETE CONFORMANCE WITH THE UL LISTING. DRAWINGS SHALL REMAIN AVAILABLE AT THE WORK SITE TO ARCHITECT/ENGINEER, OWNER, AND INSPECTORS. DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # AND ALL VARIATIONS CLEARLY DEFINED.
12. THIS DESIGN PURPORTS TO PERMIT FULL ACCOMMODATION ACCESS, AND/OR ADAPTABILITY FOR HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW AND LOCAL STIPULATION. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK.
13. ALL GLASS IN HAZARDOUS LOCATIONS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS PER SECTION 2406 OF THE IBC.
14. SMOKE DETECTORS SHALL BE PROVIDED AS SPECIFIED IN IBC 907. SEE ELECTRICAL DRAWINGS, FIRE AND EGRESS PLANS AND SPECIFICATIONS FOR LOCATIONS.
15. ALL WALLS SURROUNDING, TOILETS IN PRIVATE OFFICE SHALL BE FULLY BLOCKED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON UNIT PLANS AND ADA REQUIREMENTS SHEET.
16. FOR TYPICAL ACCESSORY/EQUIPMENT MOUNTING LOCATIONS SEE ADA REQUIREMENTS SHEET -
17. DIMENSIONS (ON ARCHITECTURAL DRAWINGS) ARE TAKEN TO:
  - A. COORDINATE GRID LINES
  - B. FACE OF CONCRETE OR CONCRETE MASONRY UNITS (CMU) - F.O.C.
  - C. FACE OR CENTERLINE OF VERTICAL STUD OR COLUMN - F.O.S.
  - D. TOP SURFACE OF FLOOR (WITHOUT FINISH) WALL, TRIM, CAP, RAILING, ETC. ABOVE NEAREST REFERENCE LEVEL - A.F.F.
  - E. UNLESS NOTED OTHERWISE DOOR AND WINDOW LOCATIONS ARE DIMENSIONED TO THE CENTER OF THEIR HORIZONTAL OPENING.
18. PROVIDE AN ADDRESS ON THE BUILDING WHICH IS ASSIGNED BY THE CITY ENGINEERING DEPARTMENT. IF THE SPACE IS SUBDIVIDED THEN THE UNIT NUMBER OR LETTER SHALL BE PLACED ON OR NEAR THE ENTRANCE OF THE UNIT. THESE NUMBERS AND LETTERS SHALL BE VISIBLE FROM THE STREET AND BE A MINIMUM 6 INCHES HIGH AND A STROKE OF 1/2 INCH. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. THIS ADDRESS SHALL BE CONTRASTING COLOR OF THE BACKGROUND. REFER TO FLOOR PLAN FOR LOCATION

## SWPPP NOTES

1. PROVIDE SILT FENCE AROUND SIDE AND REAR PROPERTY LINES EXTENDING UP DRIVEWAY SIDES 6.
2. PROVIDE WADDLES ON STEEP SLOPES
3. PROVIDE GRAVEL DRIVEWAY PRIOR TO INSTALLATION OF PERMANENT CONCRETE DRIVE FOR DELIVERIES. DRIVEWAY TO BE USED FOR VEHICLE WASH OFF - UNLESS OTHER AREA IS PROVIDED BY CONTRACTOR AND APPROVED BY CITY OFFICIALS.
4. PROVIDE AND IDENTIFY CONCRETE WASHOUT AREA. CONTRACTOR TO COORDINATE WITH CITY OFFICIALS AND RECIEVE APPROVAL PRIOR TO ANY CONCRETE WORK.
5. DUST CONTROL: SOILS, GRAVELS, ETC., WHETHER STOCKPILED OR PLACED, SHALL BE KEPT COVERED AND/OR ADEQUATELY MOIST TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE
6. EXISTING STORM DRAIN INLETS WILL BE PROTECTED TO PREVENT STORM WATER FROM ENTERING WITHOUT FIRST BEING FILTERED OR TREATED TO REMOVE SEDIMENT.
7. AT CONCLUSION OF PROJECT ALL INLETS AND JUNCTIONS SHALL BE CLEANED. ALL WASTE MATERIALS SHALL BE REMOVED AND PROPERLY DISPOSED OF.

## ZONING

**ZONE:** HCB - HISTORIC COMMERCIAL BUSINESS

**APPROVED USE:** PROPOSED-RESTAURANT, CAFE, DELI

**B. FRONT, REAR AND SIDE SETBACKS:** THERE ARE NO MINIMUM REQUIRED FRONT, REAR , OR SIDE SETBACK DIMENSIONS IN HCB

**G. 75% OF NEW CONSTRUCTION SHALL HAVE A MINIMUM 75% OF THE WIDTH OF THE BUILDING FACADE AS STOREFRONT PROPERT- **PROPOSED: 100%****

**H. STOREFRONT PROPERTY FACADE SHALL HAVE A ENTRANCE DOOR FOR PEDESTRIAN ENTRANCE. (PROVIDED)**

**15-2.6-5 MAXIMUM BUILDING VOLUME AND HEIGHT**  
30' AT LOT LINE 27' WHERE ABUTTING RESIDENTIAL

### AREA ANALYSIS

ADDITION AREA: 230 SF (FOOTPRINT)

TOTAL AREA: 460 SF (OVERALL AREA)

## BUILDING CODE ANALYSIS

### APPLICABLE CODES

2018 EDITION OF THE INTERNATIONAL BUILDING CODE  
2018 EDITION OF THE INTERNATIONAL PLUMBING CODE  
2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE  
2017 EDITION OF THE NATIONAL ELECTRICAL CODE  
2018 EDITION OF THE INTERNATIONAL FUEL CODE  
2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE  
2018 EDITION OF THE INTERNATIONAL FIRE CODE

### CHAPTER FIVE: GENERAL BUILDING HEIGHTS AND AREAS

#### TABLE 503 ALLOWABLE HEIGHT AND BUILDING AREAS

OCC.	CONSTRUCTION	HEIGHT	AREA
A2	TYPE 5-B S	2	51-24,000sf

### OCCUPANCY CLASSIFICATION - IBC CHAPTER THREE

A2: ASSEMBLY 2

### TYPE OF CONSTRUCTION - IBC CHAPTER SIX

#### TABLE 601 - TYPE 5-B CONSTRUCTION REQUIREMENTS

STRUCTURAL FRAME:	0 HOUR
BEARING WALLS:	0 HOUR
NON BEARING WALLS AND PARTITIONS:	0 HOUR
FLOOR CONSTRUCTION:	0 HOUR
ROOF CONSTRUCTION:	0 HOUR

### OCCUPANCY/ MEANS OF EGRESS - IBC CHAPTER TEN

RESTAURANT SPACE INDOOR:	136SF	9.07 OCCUPANTS
KITCHEN SPACE:	925F	0.31 OCCUPANTS
LOWER LEVEL STORAGE:	1995F	0.66 OCCUPANTS

PATIO SPACE: 1,056SF 70.4 OCCUPANTS

TOTAL OCCUPANT LOAD: 80.44 OCCUPANTS

### PLUMBING FIXTURES - IBC CHAPTER TWENTY NINE

NOTE: REFER TO TABLE 1004.1.1 OF THE 2018 IBC:  
NOTE: REFER TO TABLE 2902.1 OF THE 2018 IBC

139 sf / 15sf PER PERSON (ASSEMBLY-UN-CONCENTRATED)= **9.07 OCCUPANTS**  
1 w.c. @ 1/40, 1/40  
1 lav @ 1/75

91 sf / 300sf PER PERSON (KITCHEN/BAR)= **.31 OCCUPANTS**

9.76 TOTAL OCCUPANTS W/O W.C. CALCULATION

### PATIO

1,056 sf / 15sf PER PERSON (PATIO)= **70.4 OCCUPANTS**

**9.38 OCCUPANTS (CAFE) + 70.4 OCCUPANTS (PATIO) ALLOWED**

REQ. W.C ( 1.06 ) REQ. lav ( 1 )

PROVIDED: PLUMBING FIXTURES ARE PROVIDED IN ADJACENT BUILDING VIA EASEMENT AND USE AGREEMENT

# WOW



CIVIL:  
STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
LANDSCAPE:  
INTERIOR:

## CAFE & PATIO

628 PARK AVE.  
PARK CITY, UT 84060

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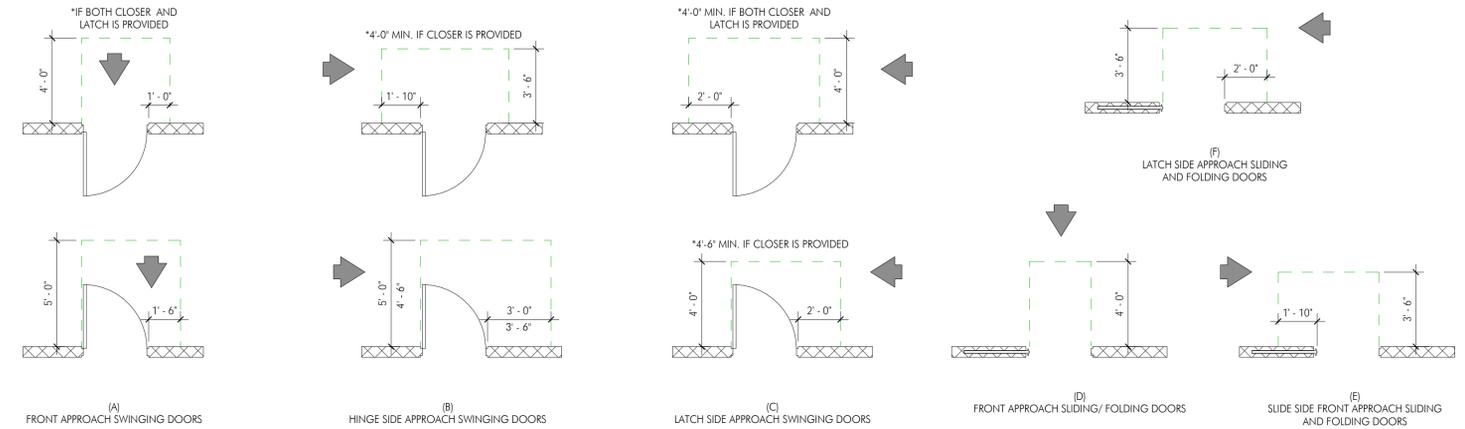
## GENERAL NOTES

# GI-002

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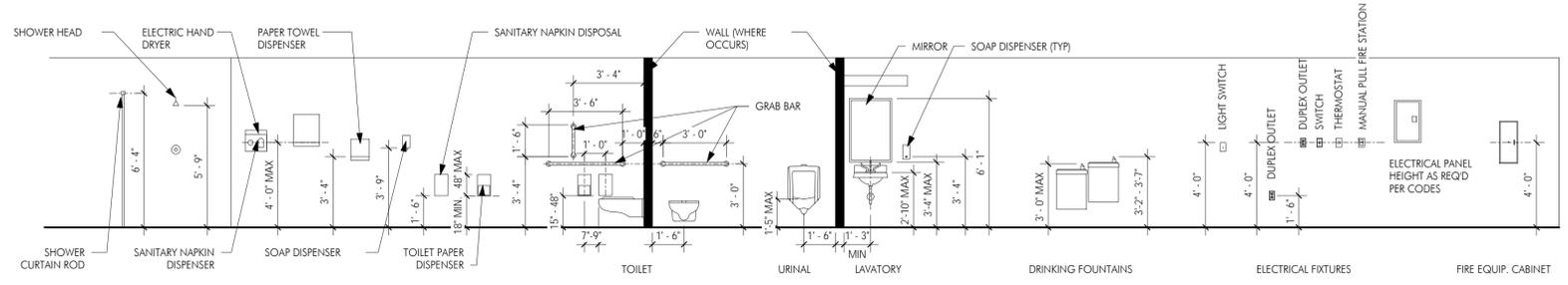
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**D1) ADA MANEUVERING CLEARANCES**  
1/4" = 1'-0"

NOTE:  
SOME ITEMS MAY NOT BE USED. THIS DRAWING IS FOR HEIGHT REFERENCE ONLY. SEE DETAILS AND SPECS FOR ADDTL INFORMATION ON REQUIRED ITEMS

NOTE:  
1. PROVIDE BACKING PLATES AND SUPPORT FOR ALL WALL MOUNTED ACCESSORIES.  
2. FOLLOW MOUNTING HEIGHTS INDICATED IN THIS DETAIL UNLESS NOTED OTHERWISE SPECIFICALLY IN INTERIOR ELEVATIONS.



**C1) GENERAL MOUNTING HEIGHTS**  
1/4" = 1'-0"

**ALCOHOL SERVICE AREAS**  
INTERIOR: 139 sf  
PATIO: 1,056 sf  
**TOTAL: 1,295 sf**

**MAXIMUM GOVERNING OCCUPANCY**

**9.41 OCCUPANTS (CAFE)**  
**70.4 OCCUPANTS (PATIO)**

**MAXIMUM OCCUPANCY PER USE/ MIN REQ. PLUMBING FIXTURES**  
NOTE: REFER TO TABLE 1004.1.1 OF THE 2018 IBC.  
NOTE: REFER TO TABLE 2902.1 OF THE 2018 IBC

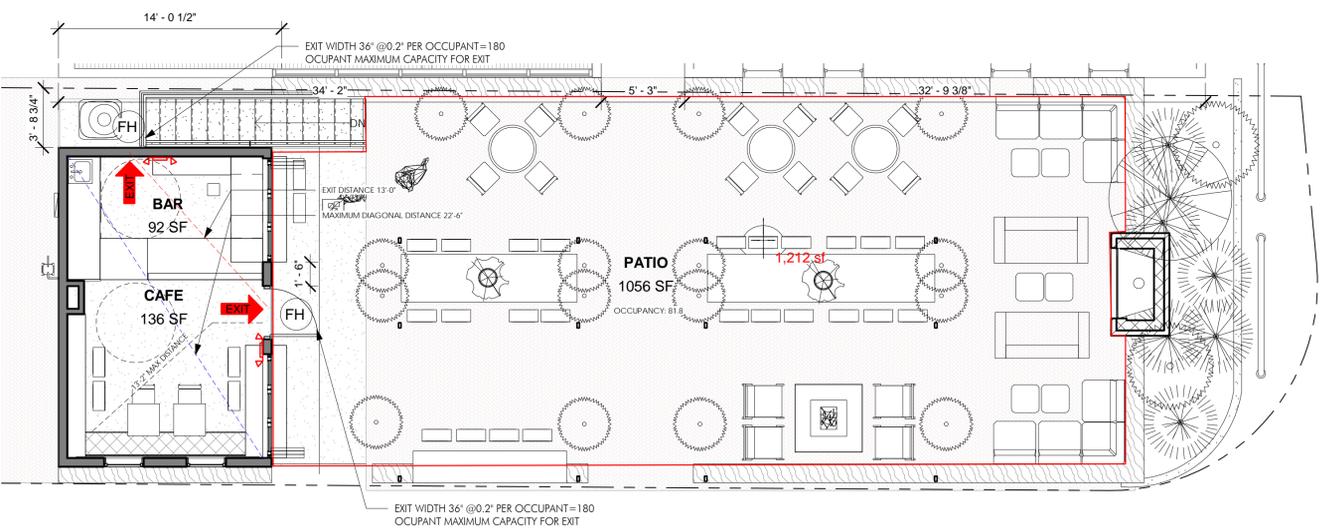
139 sf / 15sf PER PERSON (ASSEMBLY-UN-CONCENTRATED) = **9.07 OCCUPANTS**  
1 w.c. @ 1/40, 1/40  
1 lav @ 1/75

91 sf / 300sf PER PERSON (KITCHEN/BAR) = **31 OCCUPANTS**

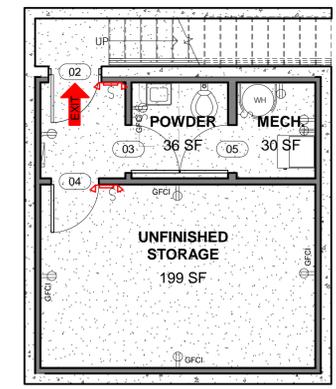
**9.76 TOTAL OCCUPANTS W/O W.C. CALCULATION**

**PATIO**  
1,056 sf / 15sf PER PERSON (PATIO) = **70.4 OCCUPANTS**

**9.38 OCCUPANTS (CAFE) + 70.4 OCCUPANTS (PATIO) ALLOWED**  
REQ. W.C ( 1.06 ) REQ. LAV ( 1 )  
PROVIDED: PLUMBING FIXTURES ARE PROVIDED IN ADJACENT BUILDING VIA EASEMENT AND USE AGREEMENT



**A1) OCCUPANCY LEVEL 1**  
3/16" = 1'-0"



**1) OCCUPANCY BASEMENT**  
3/16" = 1'-0"

**BUILDING CODE ANALYSIS**

**APPLICABLE CODES**

- 2018 EDITION OF THE INTERNATIONAL BUILDING CODE
- 2018 EDITION OF THE INTERNATIONAL PLUMBING CODE
- 2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE
- 2017 EDITION OF THE NATIONAL ELECTRICAL CODE
- 2018 EDITION OF THE INTERNATIONAL FUEL CODE
- 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE
- 2018 EDITION OF THE INTERNATIONAL FIRE CODE

**OCCUPANCY CLASSIFICATION - IBC CHAPTER THREE**

- B: BUSINESS
- M: MERCANTILE
- R-2: RESIDENTIAL
- S-2: STORAGE

**GENERAL NOTES/ LEGEND**

- = EGRESS DOOR/DIRECTION
  - = Fire exit hardware on door (if applicable)
  - = Required Lighted Exit Sign w/Emergency Lights and Battery Backup
  - = Battery Backup Lighting
  - = Fire exit hardware on door (if applicable)
  - = EXIT SEPARATION (TRAVEL PATH) DISTANCE INDICATOR LINES
  - EXIT (??) = NUMBER IN PARENTHESIS REPRESENTS OCCUPANTS EXITING THROUGH SPECIFIC DOOR
  - F.E.C. = LOCATION OF FIRE EXTINGUISHER CABINET. SEE DETAILS AND SPECS
- \*\*Maintain 44" circulation path throughout space**

**IBC 2018 REFERENCE**

**IBC 1005 - Egress Width**  
Width of means of Egress (doors) = 2 inches per occupant  
9 occupants X 2 inches = 1.2 (72 inches total provided)

**IBC 1008.1.10 Panic and fire exit hardware**  
Doors serving rooms or spaces with an occupant load of 50 or more in a Group A or E occupancy shall not be provided with a latch or lock unless it is panic hardware or fire exit hardware.  
Exception: A main exit of a Group A occupancy in compliance with Section 1008.1.9.3, Item 2

**IBC 1010.1.1 Size of doors**  
The minimum width of each door opening shall be sufficient for the occupant load thereof and shall provide a clear width of 32 inches (813 mm). **Existing Building is Compliant**

**IBC 1011 - Stairway widths**  
All stairs are designed and shall be constructed to maintain a minimum width of 3'-8". Where exit occupancy is less than 50 persons, per code, 3'-0" is required clear.

**IBC 1013 - Exit Signs**  
Shall comply with this section - Final approval and consideration to be conducted with and by Park City Municipal Corporation Fire Marshal

**IBC 1007 - Exits and Exit Access Doorways**  
Where two exits or exit access doorways are required from any portion of the exit access, the exit doors or exit access doorways shall be placed a distance apart equal to not less than one-third (in a sprinklered space) of the length of the maximum overall diagonal dimension of the building or area to be served. Maximum diagonal distance of building: 22' - 6"  
1/3 diagonal distance (exit separation): 13' - 0" > 7' - 6"

**IBC 1017 Travel Distance**  
Travel distance within the exit access portion of the means of egress system shall be in accordance with this section.  
A Occupancy - 250 ft w/ Sprinkler system

**IBC 2002 - Minimum Plumbing Facilities**  
A-2 - Nightclubs, bars, taverns, dance halls and buildings for similar purposes **1 per 40**  
5 Restrooms to be made available with space for duration of festival = 5 x 40 = **200 Occupants**

**303.3 Assembly Group A-2**  
Assembly uses intended for food and/or drink consumption including, but not limited to: Nightclubs, Restaurants, cafeterias and similar dining facilities (including associated commercial kitchens) Taverns and bars

**IBC 1004 - Occupant Load (PRESENTATION)**  
**Assembly without fixed Seats**  
Concentrated (chairs only-not fixed) 7 net - 955sf =133.57 occupants  
Unconcentrated (tables and chairs) 15 net - 409sf =27.26 occupants  
**Accessory Storage/ Mechanical Rooms**  
300 gross - 384sf =1.28 occupants  
**Kitchens, Commercial**  
200 gross - 65sf =0.8 occupants

**Level 1 Total Occupants =162 occupants**

**IBC 1004 - Occupant Load (TYPICAL)**  
**Assembly without fixed Seats**  
Concentrated (chairs only-not fixed) 7 net - 617sf =88.14 occupants  
Unconcentrated (tables and chairs) 15 net - 737sf =49.13 occupants  
**Accessory Storage/ Mechanical Rooms**  
300 gross - 384sf =1.28 occupants  
**Kitchens, Commercial**  
200 gross - 65sf =0.8 occupants

**Level 1 Total Occupants =139 occupants**

**WOW**

LICENSED ARCHITECT  
MURPHISO D. OWEN  
1982  
STATE OF UTAH

CIVIL: STRUCTURAL: MECHANICAL: ELECTRICAL: LANDSCAPE: INTERIOR:

**CAFE & PATIO**

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**OCCUPANCY / AREA PLANS**

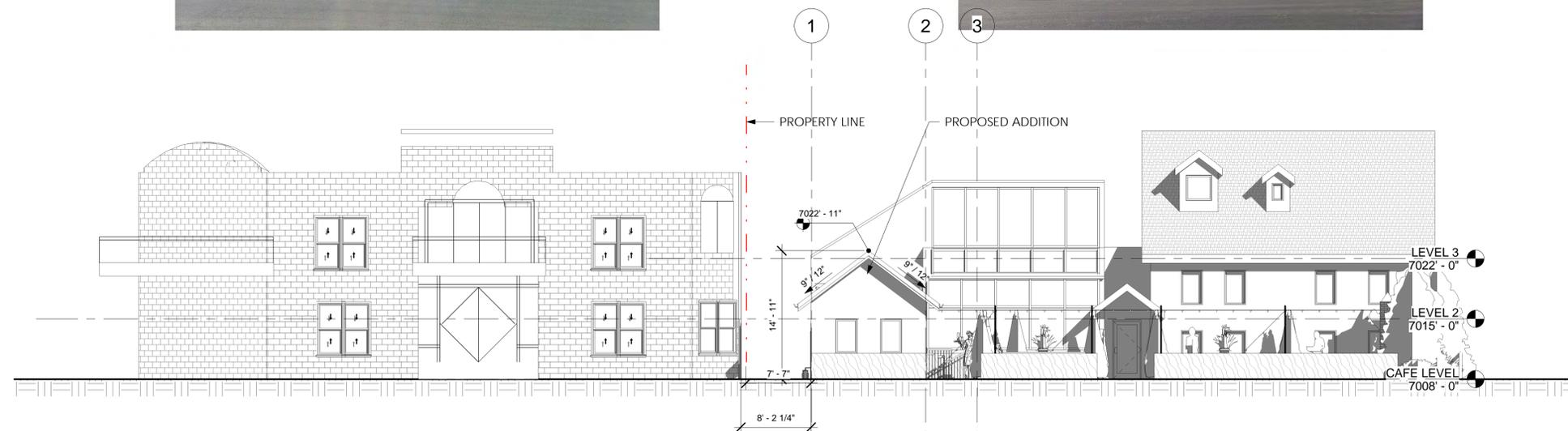
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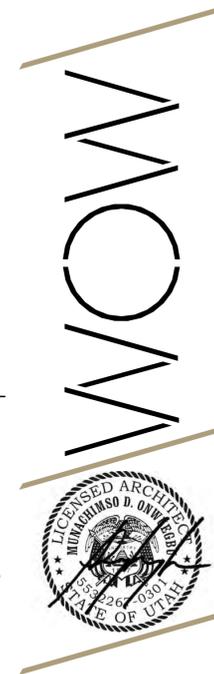
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4 REQUIRED PANORAMAS



A1 CONTEXT ELEVATION  
1/8" = 1'-0"

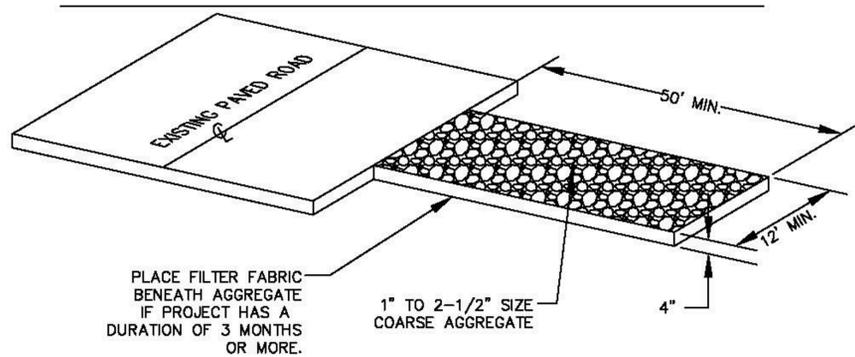


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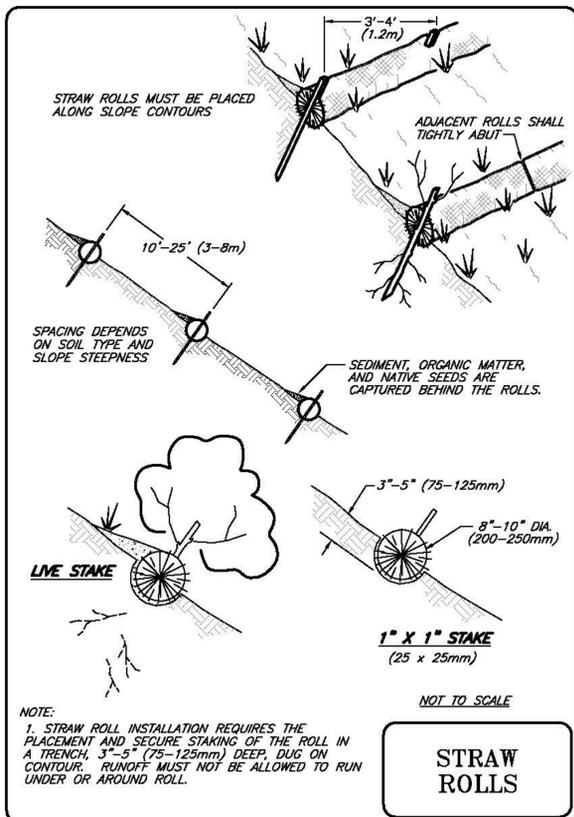
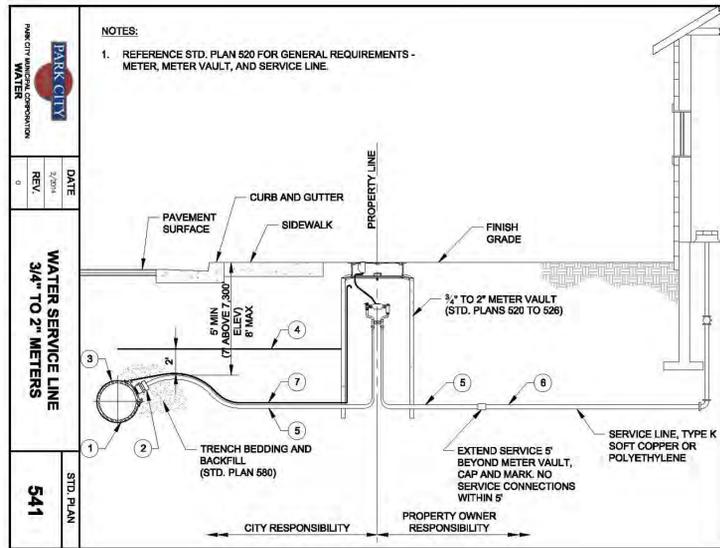
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CONTEXT  
GI-004  
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### STABILIZED CONSTRUCTION ENTRANCE



#### FLEXSTORM Specification Drawing

##### ASTM D8057 Standard Specification for Inlet Filters with a Rigid Frame

#### ASTM D8057 Requirements

- Filter system consists of rigid frame and removable geosynthetic bag
- Filter bag sized to meet treatment flow rate of the drainage location
- Bag maintains shape to be extracted when completely filled with sediment
- Rigid frame capable of supporting full load of sediment with grate removed
- Frame does not interfere or elevate grate by more than 1/8"
- Bypass flow exceeds design flow of drainage location
- Filter bag achieves >80% filtration efficiency per ASTM D/351

#### Installation Instructions:

- Remove grate from the drainage structure
- Clean stone and dirt from ledge (lip) of drainage structure
- Drop the FLEXSTORM inlet filter through the clear opening such that the hangers rest firmly on the lip of the structure
- Replace the grate and confirm it is not elevated more than 1/8"

#### Maintenance Guidelines:

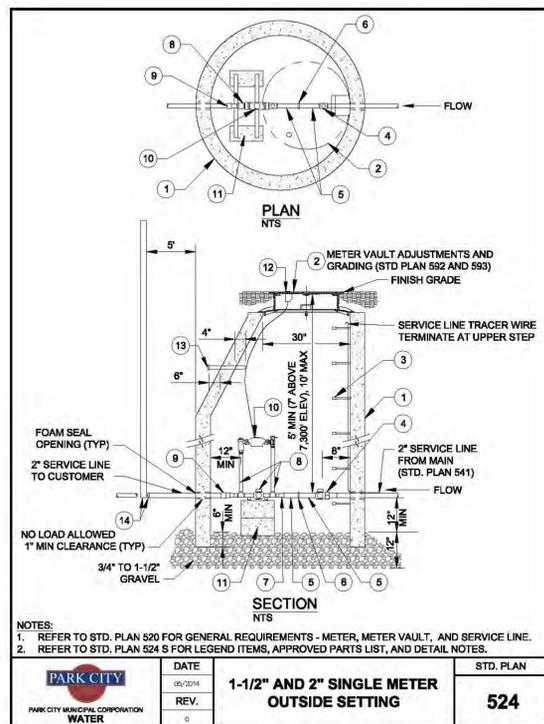
- Empty the sediment bag if more than half filled with sediment and debris
- Remove the grate, engage the lifting points, and lift filter from the drainage structure
- Dispose of sediment and debris as directed by the Engineer or Maintenance Contract
- Alternatively, an industrial vacuum can be used to collect sediment from filter bag

For more information contact: [APM@mfilters.com](mailto:APM@mfilters.com)

**FLEXSTORM CATCH-IT LITE**  
**FLEXSTORM CATCH-IT SQUARE**  
**FLEXSTORM CATCH-IT ROUND**

For more information contact: [APM@mfilters.com](mailto:APM@mfilters.com)

**FLEXSTORM 4DS**  
**FLEXSTORM ASTM D8057 SPECIFICATION DRAWING**



LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	8 DIA. MANHOLE, PRECAST CONCRETE ECCENTRIC CONE AND WALL SECTIONS		ASTM C 478
2	METER VAULT FRAME AND COVER (STD. PLAN 529)		
3	POLYPROPYLENE ENCASED GRADE 60 STEEL STEPS AT 13" C-C, 13-1/2" TREAD WIDTH	M.A. INDUSTRIES OR APP'VD EQ.	PS2-PFDF
4	2" CURB VALVE, F.I.P. x CTS	MUELLER	B-25172N
5	2" DIA. BRASS NIPPLE x 4" LENGTH, M.I.P.		
6	2" BRONZE UNION, F.I.P., THREADED		
7	1-1/2" BRASS NIPPLE x 4" LENGTH, 2" x 1-1/2" BRONZE BELL REDUCER, AND 1-1/2" CLOSE BRASS NIPPLE (1-1/2" YOKE ONLY)		
8	1-1/2" METER YOKE COMMERCIAL SERVICE, WITH BYPASS RESIDENTIAL SERVICE, WITHOUT BYPASS IRRIGATION SERVICE, WITHOUT BYPASS	MUELLER	1-1/2"x15" B2423-2-01N (WITH BYPASS) 1-1/2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	1-1/2" VBH476-158-11-66-NL (WITH BYPASS) 1-1/2" VBH476-15-11-66-NL (WITHOUT BYPASS)
9	2" METER YOKE COMMERCIAL SERVICE, WITH BYPASS RESIDENTIAL SERVICE, WITHOUT BYPASS IRRIGATION SERVICE, WITHOUT BYPASS	MUELLER	2"x15" B2423-2-01N (WITH BYPASS) 2"x15" B2422-2N (WITHOUT BYPASS)
		FORD	2" VBH477-158-11-77-NL (WITH BYPASS) 2" VBH477-15-11-77-NL (WITHOUT BYPASS)
10	2" CONNECTION, F.I.P. x CTS AND 2" BRASS NIPPLE x 4" LENGTH (OUTLET)	MUELLER	H-15451N
11	1-1/2" YOKE ONLY, ADD 2"x1-1/2" BRONZE BELL REDUCER AND 1-1/2" CLOSE BRASS NIPPLE	FORD	C-14-86-GNL
12	METER, SUPPLIED AND INSTALLED BY PCMC		
13	PIPE SUPPORTS (4) 16x8x8 inch CMU BLOCK, (2) METER SUPPORT RODS, GALVANIZED		
14	MXU AND WIRING, SUPPLIED AND INSTALLED BY PCMC		
15	END CAP AND MARKER, CTS x F.I.P. (OUTLET)		H-15451N AND H-10035N

**DETAIL NOTES**

- LOCATE METER VAULT PER APPROVED PLANS AND SET METER BOX PLUMB
- INSERT STIFFENERS REQUIRED ON ALL CTS TUBING CONNECTIONS

PARK CITY	DATE	1-1/2" and 2" SINGLE METER OUTSIDE SETTING	STD. PLAN
REV.	3/2014		524 S

LEGEND AND APPROVED PARTS LIST			
ITEM	DESCRIPTION	ACCEPTABLE MANUFACTURER	MODELS
1	BRONZE SERVICE SADDLE: DI & AC PIPE, DOUBLE STRAP PVC PIPE, TWO-PIECE BOLTED	MUELLER	DI & AC PIPE, BR28 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE, PIP THDS; PVC PIPE, H-13000 SERIES, 1-1/2" SERVICE, CC THDS; 2" SERVICE, PIP THDS
2	BRASS CORPORATION STOP, INLET CC THREAD, OUTLET CTS COMPRESSION	MUELLER	DI & AC PIPE, STYLE 200B 1-1/2" SERVICE, CC THDS; 2" SERVICE, PIP THDS; PVC PIPE, 1-1/2" SERVICE, STYLE S802, CC THDS; 2" SERVICE, STYLE S812, PIP THDS
		FORD	B-25008N FB1100 (SERVICE SIZE) G-NL
3	POLYETHYLENE ENCASEMENT, HIGH DENSITY CROSS LAMINATED (HDCL) POLYETHYLENE FILM, AWWA C105 & AWWA C708 METHOD C (4 MIL)	CHRISTY'S OR APPROVED EQUAL	AWWA C708 METHOD C (4 MIL)
4	DETECTABLE UNDERGROUND WARNING TAPE, 5 MIL MINIMUM, ALUMINUM BACKING BLUE BACKGROUND, 8" WIDE	SETON OR APP'VD EQUAL	85525
5	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901	ADS OR APP'VD EQUAL	
6	1-1/2" DIA. SERVICE: 3/4" AND 1" SINGLE METER	ADS OR APP'VD EQUAL	
7	2" DIA. SERVICE: 1-1/2" AND 2" SINGLE METER	ADS OR APP'VD EQUAL	
8	WATER SERVICE LINE: HIGH-DENSITY POLYETHYLENE TUBING (CTS), BLUE, SDR 9, AWWA C901, OR, TYPE K COPPER, SOFT, AWWA C800	ADS OR APP'VD EQUAL	
9	TRACER WIRE: 12 GA. SOLID, BLUE PVC INSULATION; WIRE-WIRE CONNECTORS SILICONE-FILLED WIRE NUTS	IDEAL INDUSTRIES	TWISTER DB PLUS OR APP'D EQUAL

**DETAIL NOTES**

- COORDINATE SERVICE SIZE WITH CITY PRIOR TO ORDERING MATERIALS
- LOCATE SERVICE PER APPROVED PLANS
- NO SERVICE LINE FITTINGS ALLOWED BETWEEN CORPORATION STOP AND METER VAULT CURB STOP VALVE
- APPLY WAX TAPE COATING SYSTEM TO SERVICE SADDLE BOLTS AND NUTS, AWWA C217. SYSTEM TO INCLUDE FILLER MATERIAL, TAPE COATING, AND PROTECTIVE OUTERWRAP. DENSO NORTH AMERICA, TRENTON, OR APPROVED EQUAL (STD. PLAN 534)

PARK CITY	DATE	WATER SERVICE LINE 3/4" TO 2" METERS	STD. PLAN
REV.	5/2014		541 S

#### GENERAL SITE MITIGATION NOTES

HOURS OF OPERATION ARE 7:00 A.M. TO 9:00 P.M. MONDAY THROUGH SATURDAY AND 9:00 A.M. TO 6:00 P.M. ON SUNDAYS.

PARKING WILL NOT BLOCK REASONABLE PUBLIC AND SAFETY VEHICLE ACCESS. WILL REMAIN ON SAME SIDE OF STREET AND ON PAVEMENT ONLY. WITHIN PAID AND PERMIT ONLY AREAS, AN APPROVED PARKING PLAN WILL BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT.

DELIVERIES WILL BE DURING HOURS OF OPERATION ONLY.

STOCKPILING & STAGING WILL BE ON SITE AND WITHIN THE APPROVED LIMITS OF DISTURBANCE FENCE.

CONSTRUCTION PHASING IF NECESSARY, MAY BE REQUIRED AND WILL BE AUTHORIZED BY THE BUILDING OFFICIAL.

TRASH MANAGEMENT & RECYCLING - CONSTRUCTION SITE WILL PROVIDE ADEQUATE STORAGE AND PROGRAM FOR TRASH REMOVAL AND WILL KEEP SITE CLEAN DAILY. RECYCLING IS ENCOURAGED.

CONTROL OF DUST & MUD WILL BE CONTROLLED DAILY. GRAVEL WILL BE PLACED IN THE EGRESS AND INGRESS AREAS TO PREVENT MUD AND DIRT FROM BEING TRACKED ON STREETS. WATER WILL BE ON SITE TO PREVENT DUST.

NOISE WILL NOT BE ABOVE 65 DECIBELS WHICH VIOLATES THE NOISE ORDINANCE AND WILL NOT BE MADE OUTSIDE THE HOURS OF OPERATION.

GRADING & EXCAVATION WILL BE DURING HOURS OF OPERATION AND TRUCKING ROUTES MAY BE RESTRICTED TO PREVENT ADVERSE IMPACTS.

TEMPORARY LIGHTING IF USED, WILL BE APPROVED BY THE PLANNING DEPARTMENT.

CONSTRUCTION SIGN WILL BE POSTED ON SITE AND IN A LOCATION THAT IS READABLE FROM THE STREET. THE SIGN WILL NOT EXCEED 12 SQUARE FEET IN SIZE AND 6 FEET IN HEIGHT. THE LETTERING WILL NOT EXCEED 4 INCHES IN HEIGHT AND WILL INCLUDE THE FOLLOWING INFORMATION: CONTRACTOR NAME, ADDRESS, PHONE NUMBER AND EMERGENCY CONTACT INFORMATION.

OTHER ISSUES: DOGS WILL BE PROHIBITED FROM CONSTRUCTION SITES. INFORMATION WILL BE PROVIDED TO NEIGHBORING PROPERTY OWNERS TO HELP THEM BE AWARE OF PROJECT AND TO KEEP THE LINES OF COMMUNICATION OPEN.

SOILS ORDINANCE: ALL PROPERTIES LOCATED WITHIN THE SOILS ORDINANCE BOUNDARY SHALL COMPLY WITH PCMC TITLE 11, CHAPTER 15, INCLUDING BUT NOT LIMITED TO DUST CONTROL, SOIL COVER AND APPROVED SOIL DISPOSAL.

EROSION CONTROL: STORM WATER MANAGEMENT PLAN - ATTACHMENT A - WILL BE REVIEWED, SIGNED AND ATTACHED TO THIS CONSTRUCTION MITIGATION PLAN.

**WOW**

WOW ARCHITECTURE  
 1800335  
 1800335  
 04/16/2020  
 04/16/2020  
 PERMIT REVISIONS

CIVIL: STRUCTURAL, MECHANICAL, ELECTRICAL, LANDSCAPE, INTERIOR

CAFE & PATIO  
 628 PARK AVE.  
 PARK CITY, UT 84060

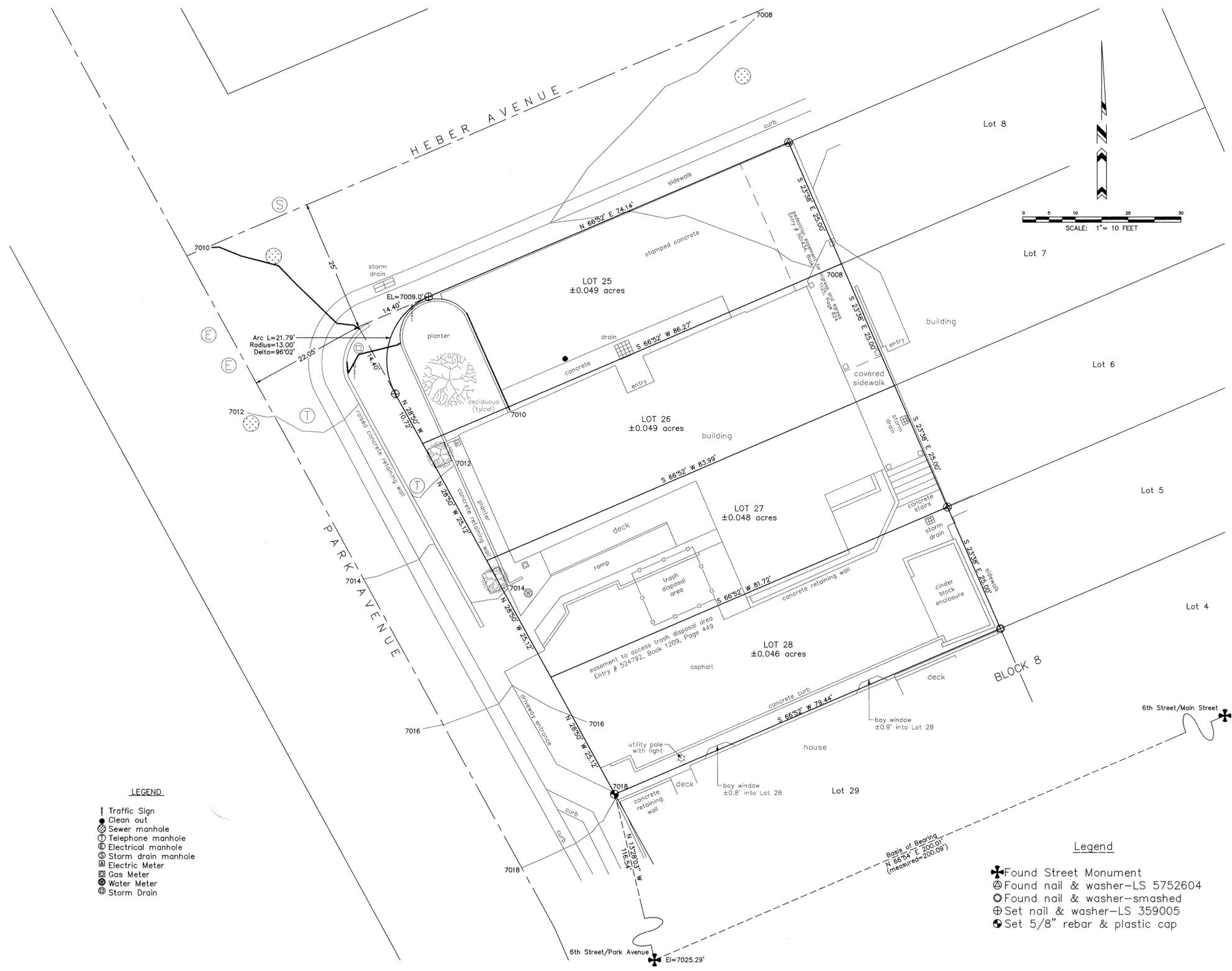
PROJECT #:  
 1800335  
 ISSUE DATE:  
 04/16/2020  
 ISSUE:  
 PERMIT REVISIONS

**GI-005**

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the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW architect, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding. plot date: 4/17/2020 4:10:04 PM

# Park City Survey, Block 8, Lots 25, 26, 27 & 28



- LEGEND**
- ↑ Traffic Sign
  - Clean out
  - ⊗ Sewer manhole
  - ⊕ Telephone manhole
  - ⊖ Electrical manhole
  - ⊙ Storm drain manhole
  - ⊠ Electric Meter
  - ⊡ Gas Meter
  - ⊛ Water Meter
  - ⊜ Storm Drain

- Legend**
- ⊕ Found Street Monument
  - ⊗ Found nail & washer—LS 5752604
  - ⊖ Found nail & washer—smashed
  - ⊕ Set nail & washer—LS 359005
  - ⊙ Set 5/8" rebar & plastic cap

**NARRATIVE**

1. Survey requested by: Anat Madanes.
2. Purpose of survey: locate the deed description, specified improvements and topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Guggell, Inc. Recorded as Entry No. 197765 and Entry No. 199887 in the office of the Summit County Recorder; Subdivision of Block 8, Park City Survey from the Map of Park City by Caldwell & Richards Engineers, traced from the original map July, 1927.
4. Date of survey: June 8, 2005, revisited September 29, 2009.
5. Property monuments set or found as shown.
6. Located in the Southeast Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plats of The Park City Survey for other possible easements, restrictions or setbacks.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.
9. The recorded elevation of 7025.29' for the Street Monument at the intersection of Sixth St. and Park Avenue on the Park City Monument Control Map by Bush & Guggell, Inc. is the basis of the elevations shown on this plat.

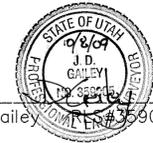
**LEGAL DESCRIPTION**

All of Lots 25, 26, 27 and 28, Block 8, Amended Plat of the Park City Survey, according to the official plats thereof, on file and of record in the office of the Summit County Recorder. Excepting therefrom a tract of land for highway known as Project No.97, across Lot 25. The boundaries of said tract are described as follows:  
Beginning at the Northwest corner of said Block 8, thence N 66°52' E, 14.4 feet along the Northerly line of said Block 8; thence Southerly 21.7 feet along the arc of a 13.0 foot radius curve to the left to a point on the Westerly boundary line of said Block 8 (Note: Tangent to said curve at its point of beginning bears S 66°52' W); thence N 25°50' W, 14.4 feet along said Westerly line of Block 8 to the point of beginning.

**SURVEYOR'S CERTIFICATE**

I, J.D. Gailey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.

Oct. 8, 09  
Date

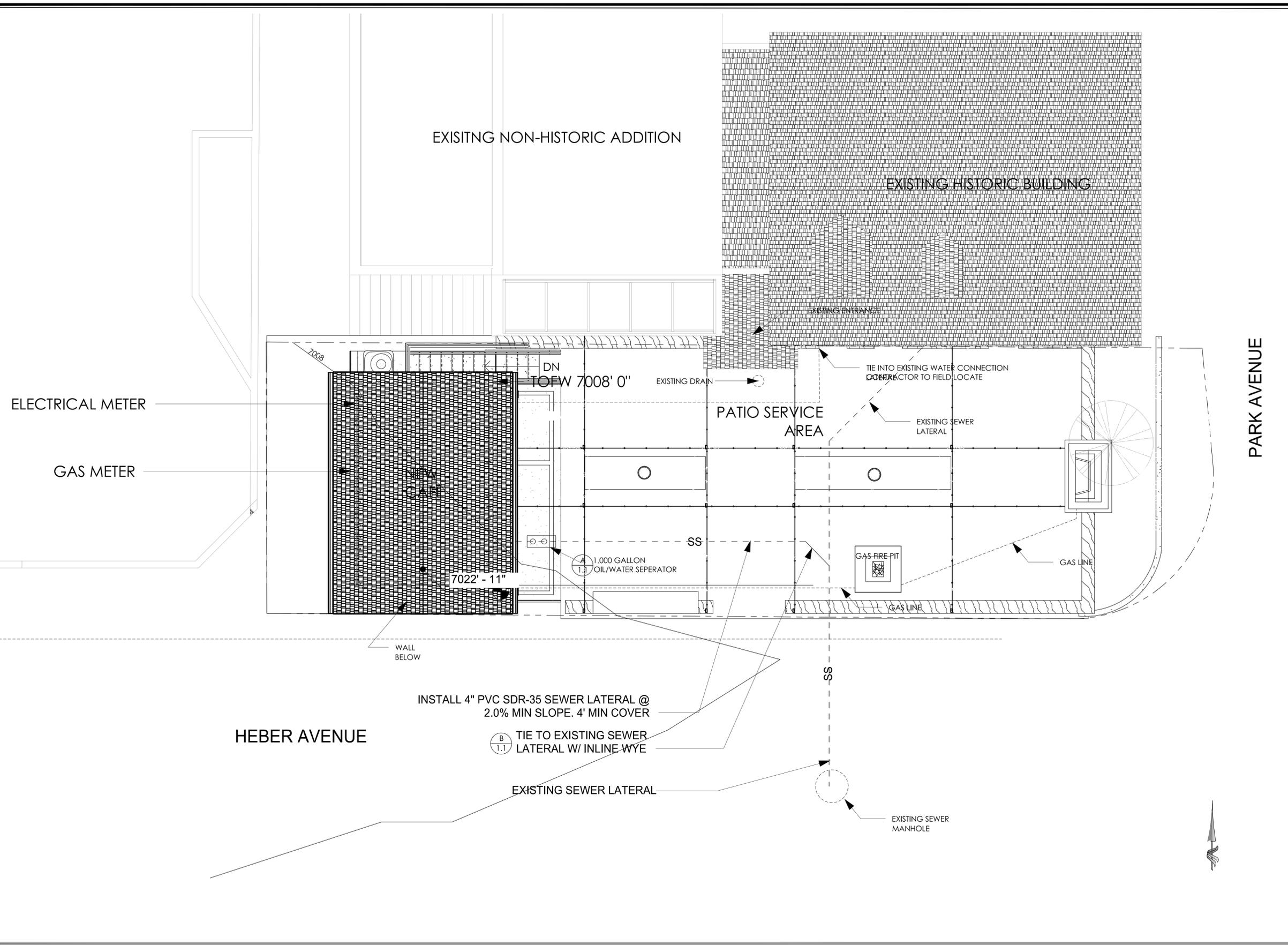
  
 J.D. Gailey  
 License # 359005

  
**Alpine Survey, Inc.**  
 19 Prospector Drive  
 Park City, Utah 84060  
 (435) 655-8016

**FILE NO. S0007212**  
 11/01/2010 03:55:01 PM  
 Survey 1 of 1  
 SUMMIT COUNTY RECORDER  
 FEE \$ 18.00 BY ALPINE SURVEYING

S-7212

3/9/20



PARK AVENUE

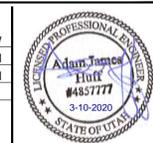
HEBER AVENUE

**WARNING**  
CALL BLUE STAKES



REVISIONS  
1.

DRAWN: BJW  
 DESIGNER: RJM  
 REVIEWED: RJM  
 PROJECT #



SCALES  
 HORIZ: 1"=50'  
 VERT: NA  
 (24" x 36" SHEET)

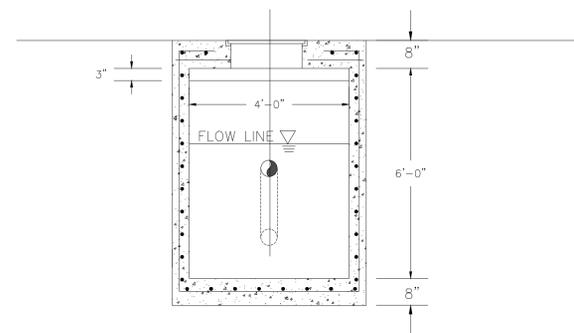
BAR SCALE MEASURES 1" ON A FULL SIZE SHEET, ADJUST FOR A HALF SIZE SHEET.

PROJECT NAME  
CAFE & PATIO

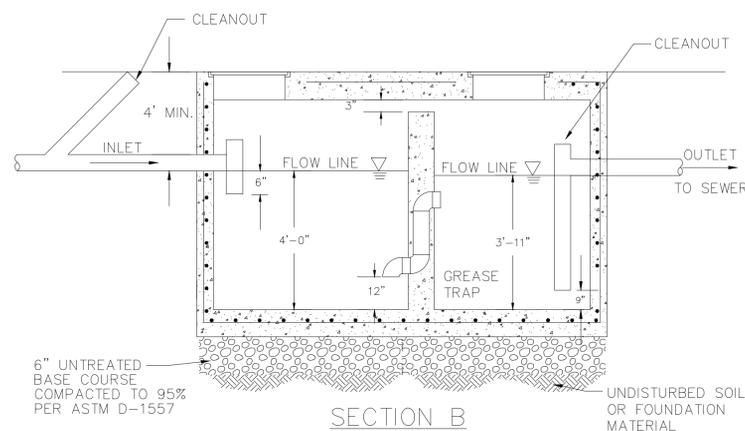
SHEET TITLE  
UTILITIES

PLAN SET: PERMIT  
 SHEET: C1.0

UNIVERSAL PROJECTS LLC PROJECTS/CAD & PERMITS DIVISION

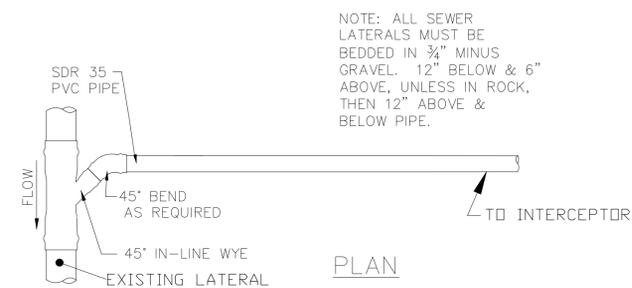


SECTION A

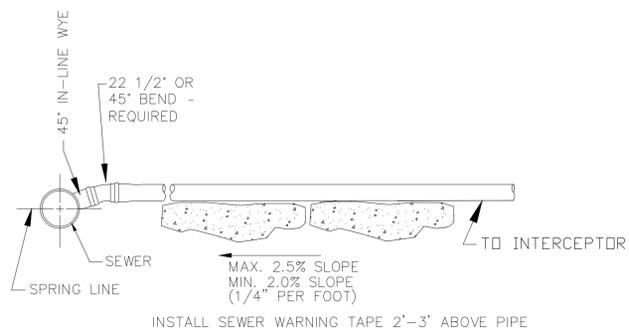


SECTION B

**A** 1,000 GALLON OIL/WATER SEPERATOR



PLAN



PROFILE

NOTE: ALL SEWER  
LATERALS MUST BE  
BEDDED IN 3/4" MINUS  
GRAVEL. 12" BELOW & 6"  
ABOVE, UNLESS IN ROCK,  
THEN 12" ABOVE &  
BELOW PIPE.

**B** EXISTING LATERAL CONNECTION

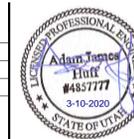
**WARNING**  
CALL BLUE STAKES



REVISIONS

1.	
----	--

DRAWN: BJW  
DESIGNER: RJM  
REVIEWED: RJM



SCALES  
HORIZ: 1"=40'  
VERT: 1"=10'  
(24" x 36" SHEET)

BAR SCALE MEASURES 1" ON A FULL SIZE SHEET. ADJUST FOR A HALF SIZE SHEET.

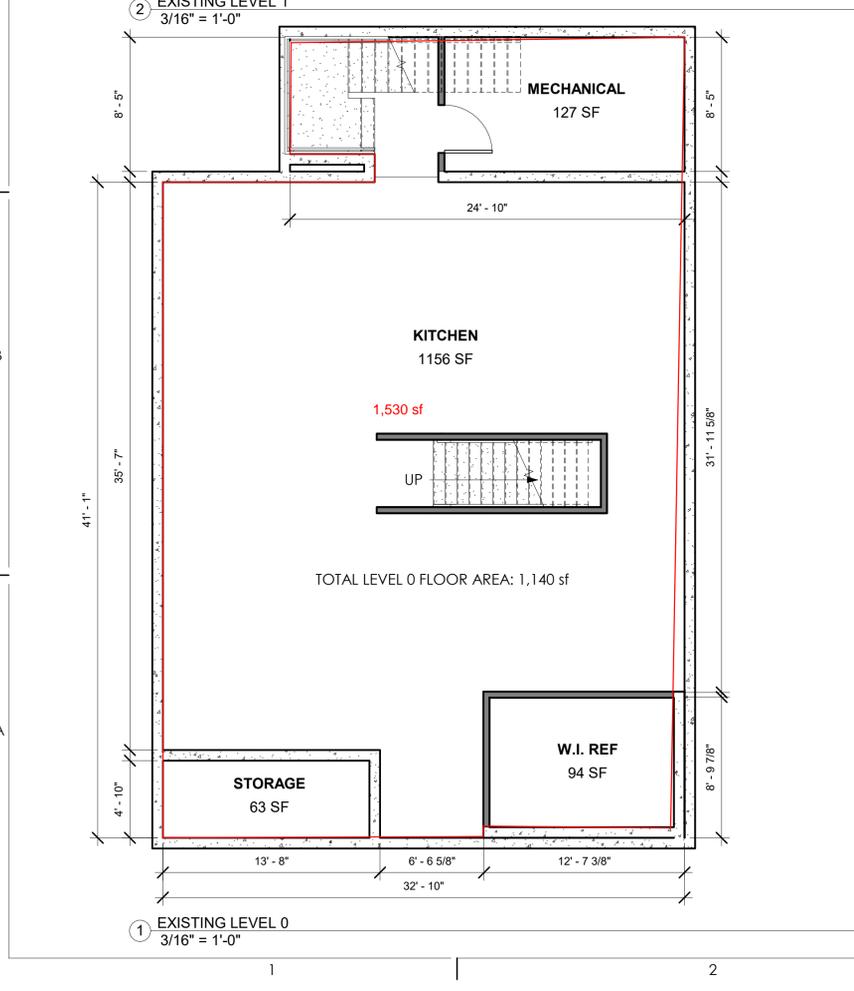
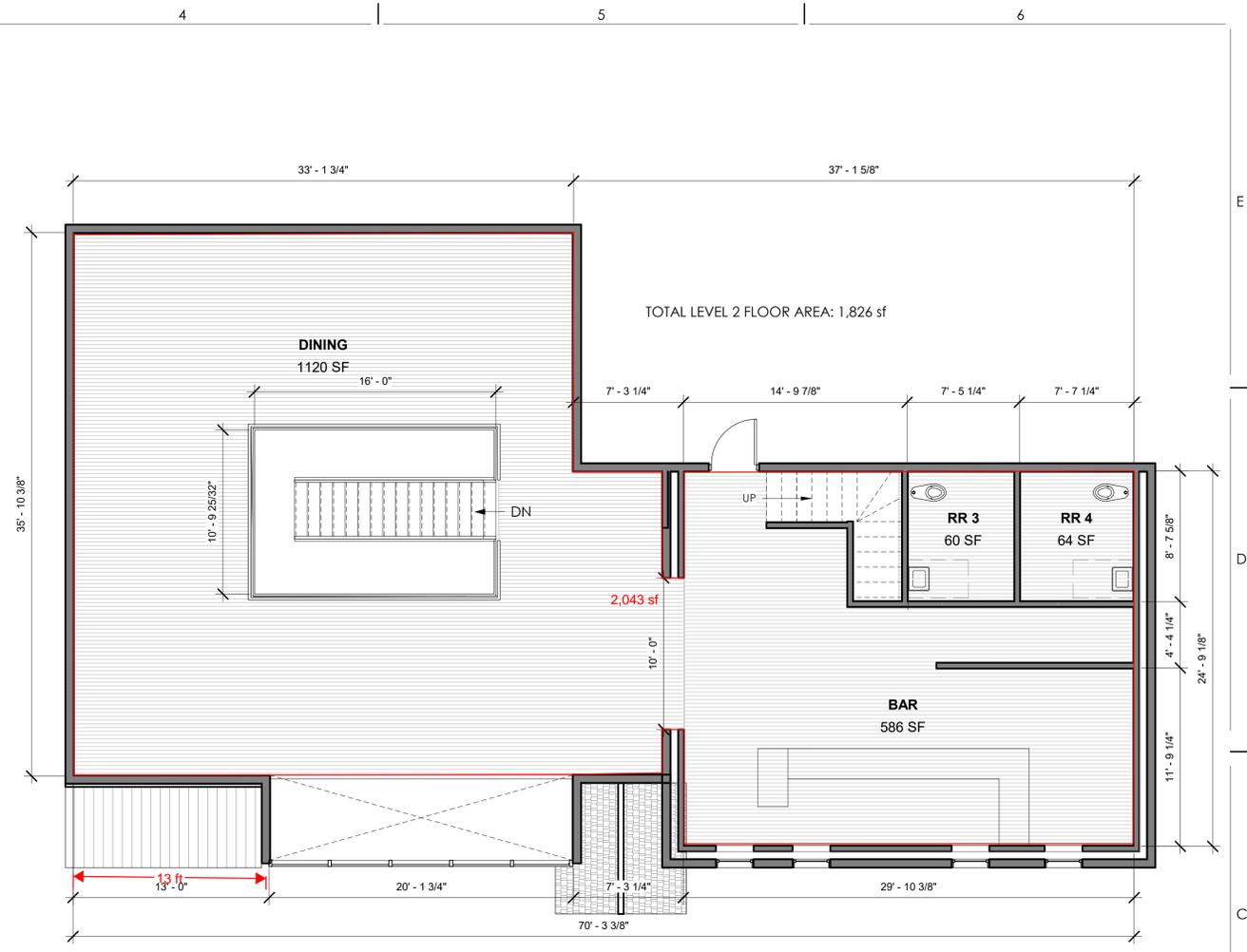
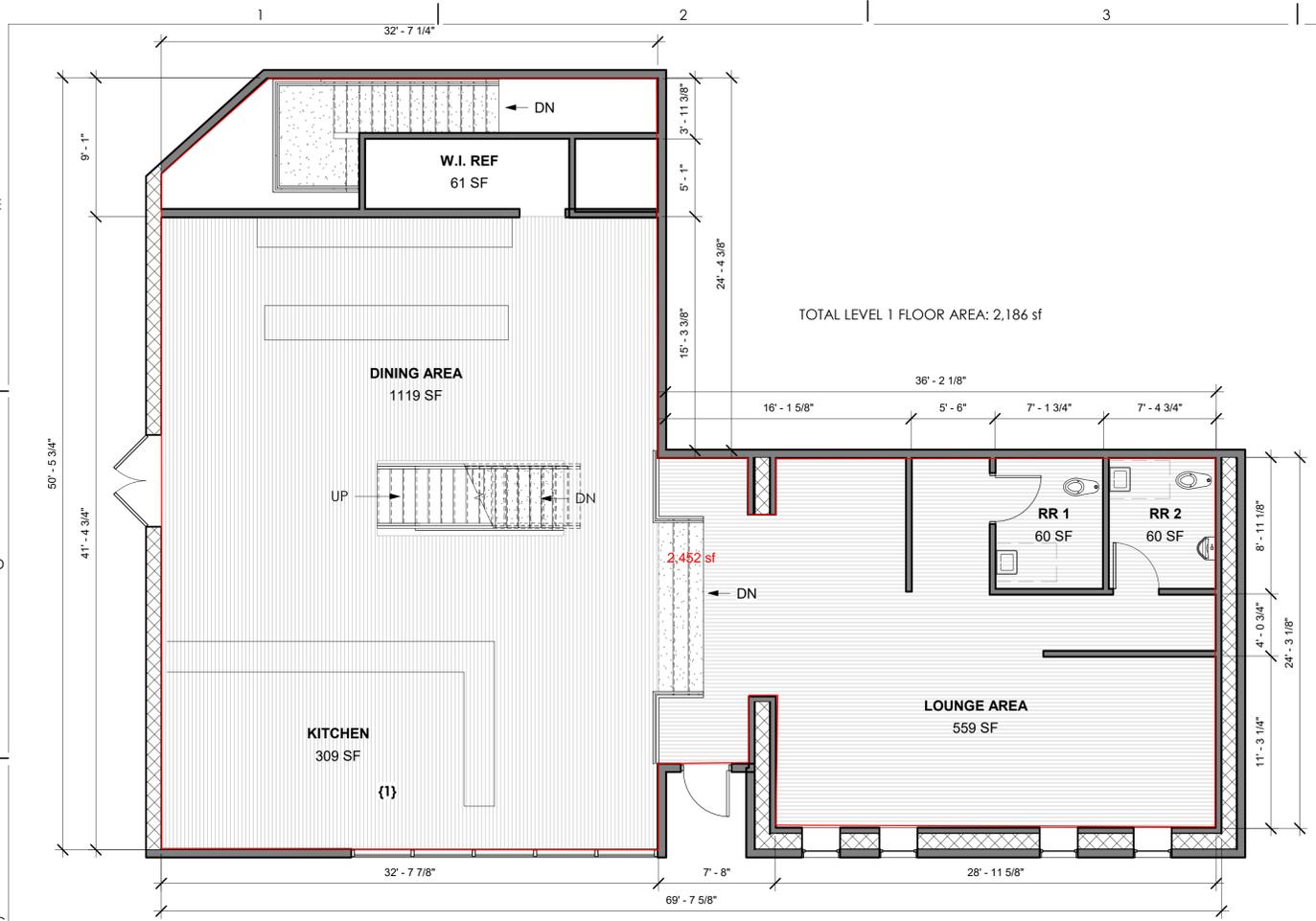
PROJECT NAME  
**CAFE & PATIO**

SHEET TITLE  
**DETAILS**

PLAN SET: PERMIT SHEET: C1.1



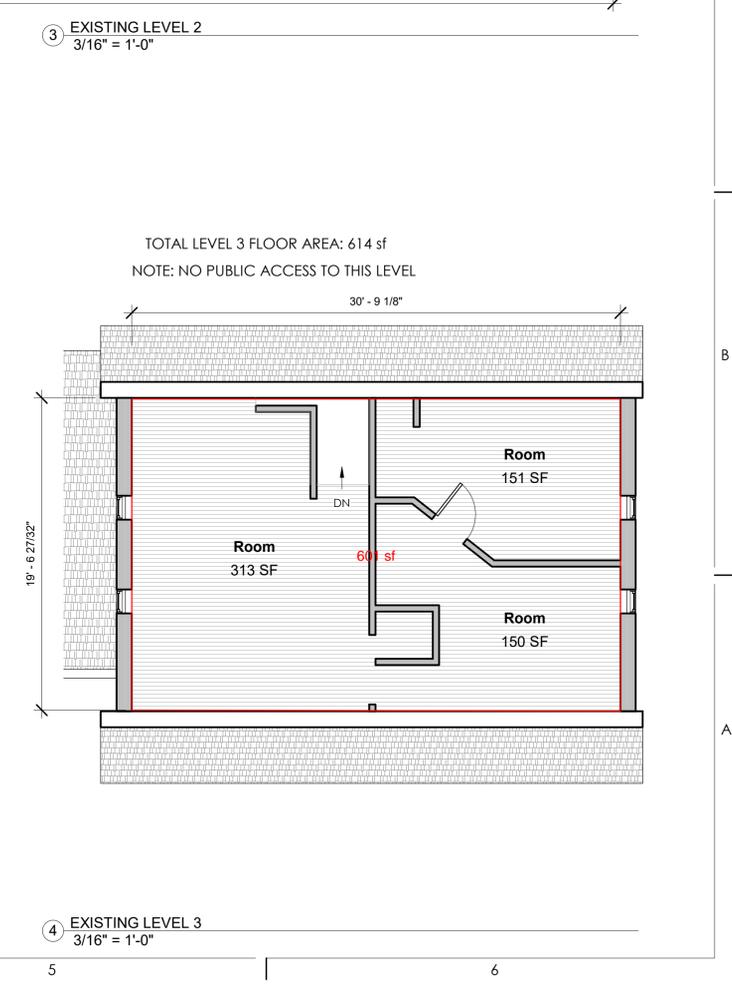
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 plot date 8/15/2019 5:06:25 PM



**AREA ANALYSIS:**

LOT AREA:	8,289 sf
EXISTING BUILDING AREA:	1,140 sf
TOTAL LEVEL 0 FLOOR AREA:	1,140 sf
TOTAL LEVEL 1 FLOOR AREA:	2,186 sf
TOTAL LEVEL 2 FLOOR AREA:	1,826 sf
TOTAL LEVEL 3 FLOOR AREA:	614 sf
TOTAL AREA:	5,766 sf
EXISTING F.A.R.	0.67
PROPOSED ADDITION AREA:	230 sf
PROPOSED TOTAL AREA:	5,996 sf
PROPOSED F.A.R.	0.723

**PROPOSED F.A.R. IS LESS THAN 1.5, SO NO OFF STREET PARKING REQUIRED PER: 15-2.6-4**



**EXISTING PLANS**

**AE-002**

PROJECT #: 180035  
 ISSUE DATE: 07.23.2019  
 ISSUE: HDR APPLICATION REVISIONS

**ADDITION & PATIO**

CIVIL: STRUCTURAL: MECHANICAL: ELECTRICAL: LANDSCAPE: INTERIOR:

628 PARK AVE.  
 PARK CITY, UT 84060

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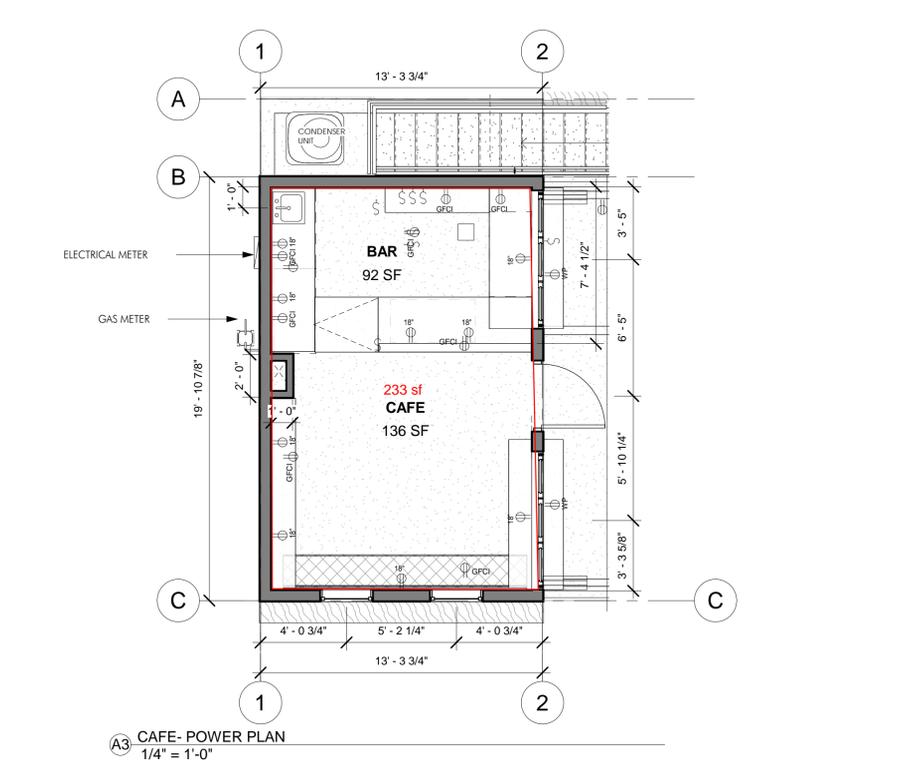
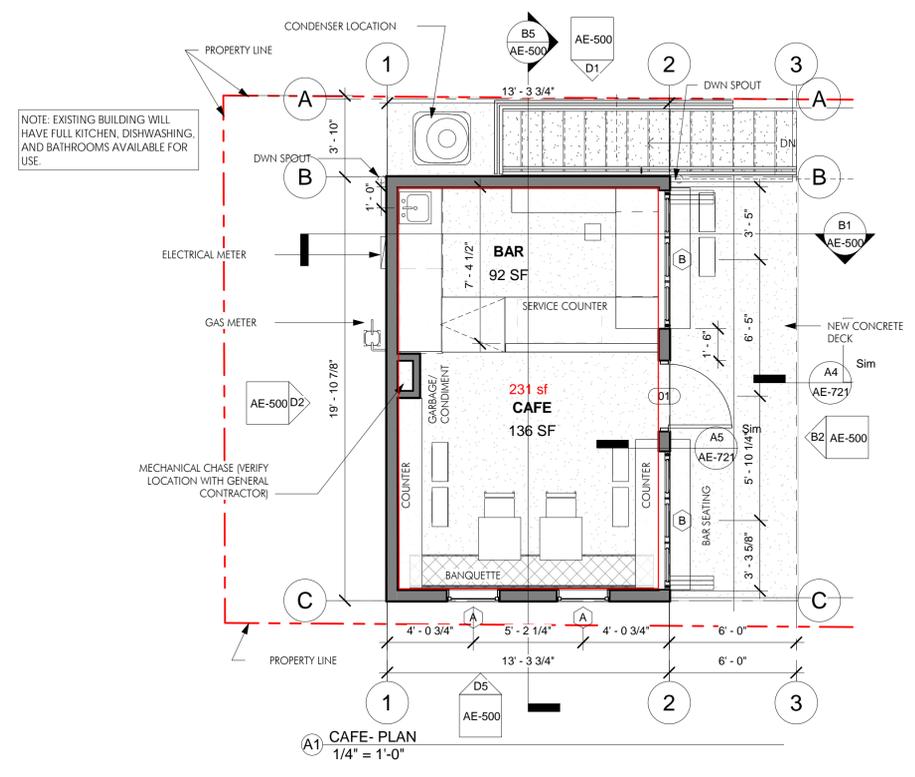
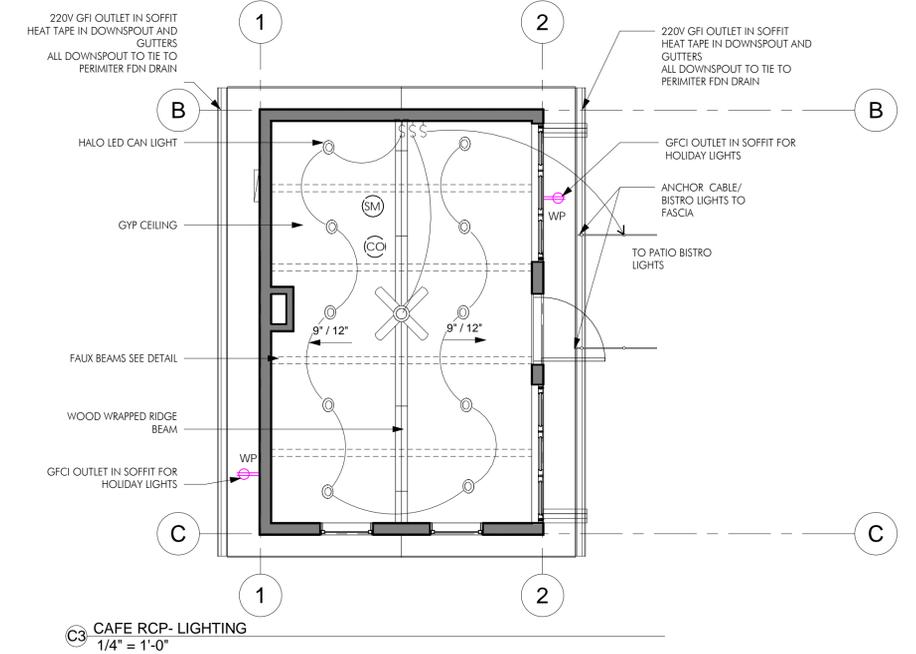
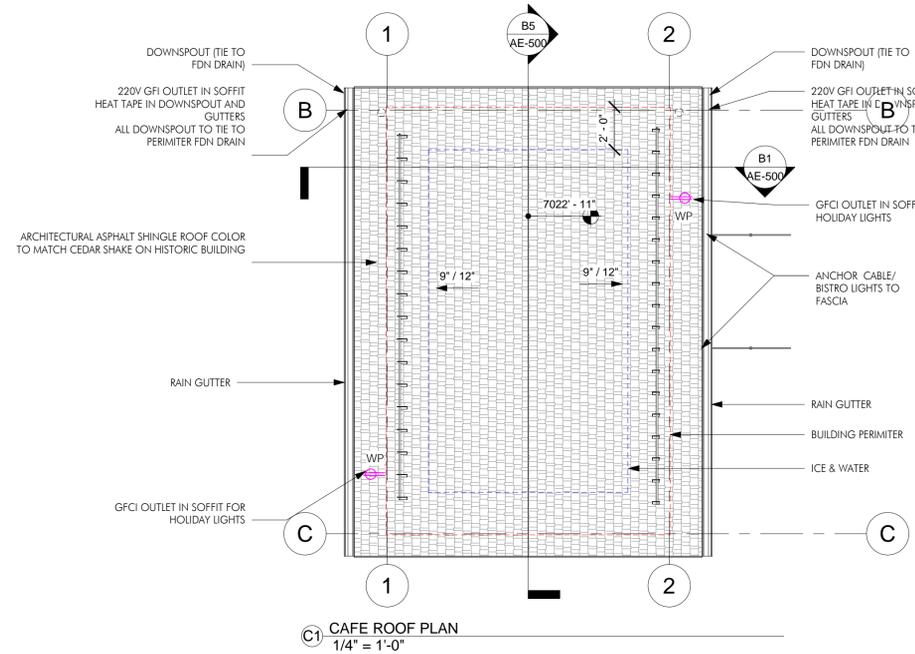


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ROOF LEGEND	
	WALL BELOW
	ICE AND WATER SHIELD
	METAL STANDING SEAM ROOFING
	STANDARD 120V DUPLEX OUTLET
	GFCI PROTECTED OUTLET
	240V DUPLEX OUTLET
	STANDARD DUPLEX WITH 2 USB CHARGING PORTS
	GFCI PROTECTED WITH WEATHER PROOF COVER

N 90 00' 00" E Distance	PROPERTY LINE TAG - SEE SITE PLAN		SECTION MARKER
	GRID MARKER		REVISION TAG
	SLOPE (RUN)		CENTERLINE MARKER
	SLOPE (RISE)		KEYNOTE. SEE REFERRING SHEET
Name Elevation	VERTICAL COORDINATE REFERENCE		SPOT ELEVATION
	DOOR TAG - REFER TO SCHEDULE FOR DETAILS		DETAIL MARKER
	WALL TAG. SEE WALL TYPES		DETAIL SHEET
	WINDOW TYPE. SEE SCHEDULE		CASEWORK TAG
Room name 101	ROOM NAME		
150 SF	ROOM #		
	SQUARE FOOTAGE (WHERE SHOWN)		

ELECTRICAL LEGEND	
	DECORATIVE CHANELLER (DINING ROOM)
	INDUSTRIAL PENDANT
	6" CAN LIGHT (HALO LED OR SIMILAR)
	DECORATIVE CHANDELIER
	WALL SCONCE (ABOVE MIRROR TYPE)
	WALL SCONCE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	100 CFM MIN. CEILING EXHASUT FAN
	SWITCH 1-WAY
	SWITCH 3 WAY
	GAS LINE
	GAS SHUT OFF VALVE
	STANDARD 120V DUPLEX OUTLET
	GFCI PROTECTED OUTLET
	240V DUPLEX OUTLET
	STANDARD DUPLEX WITH 2 USB CHARGING PORTS
	GFCI PROTECTED WITH WEATHER PROOF COVER



NOTE: VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER/ ARCHITECT

NOTE: SNOW FENCES/ BRAKES SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS. DESIGNED BY OTHER

NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS., TYP

NOTE: ROUTE ALL PLUMBING VENTS TO CHIMNEY SHROUDS

NOTE: ALL ELECTRICAL EQUIPMENT SUPPLYING POWER TO HEAT TAPE SHALL COMPLY TO IRC E4101.7

NOTE: ALL VENT OPENINGS THROUGH VERTICAL EXTERIOR WALLS OR THROUGH THE ROOF CANNOT EXCEED 144 SQ IN. ALSO NOTE THAT THESE OPENINGS MUST BE COVERED WITH A MESH THAT MEETS THE REC. OF IWUIC 504.10

**WOW**  
 LICENSED ARCHITECT  
 MURRAY D. OWEN  
 5322670307  
 STATE OF UTAH

CIVIL: STRUCTURAL: MECHANICAL: ELECTRICAL: LANDSCAPE: INTERIOR:

**CAFE & PATIO**  
 628 PARK AVE.  
 PARK CITY, UT 84060

PROJECT #: 180035  
 ISSUE DATE: 04.16.2020  
 ISSUE: PERMIT REVISIONS

**ENLARGED PLANS**  
**AE-400**  
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plot date: 4/17/2020 4:09:13 PM

N 90 00' 00" E Distance	PROPERTY LINE TAG - SEE SITE PLAN		SECTION MARKER
	GRID MARKER		REVISION TAG
	SLOPE (RUN) SLOPE (RISE)		CENTERLINE MARKER
Name Elevation	VERTICAL COORDINATE REFERENCE		KEYNOTE. SEE REFERRING SHEET
	DOOR TAG - REFER TO SCHEDULE FOR DETAILS		SPOT ELEVATION
	WALL TAG. SEE WALL TYPES		DETAIL MARKER
	WINDOW TYPE. SEE SCHEDULE		DETAIL SHEET
Room name 	ROOM NAME		CASEWORK TAG
	ROOM #		
	SQUARE FOOTAGE (WHERE SHOWN)		

NOTE: VERIFY ALL ELECTRICAL LOCATIONS WITH OWNER/ARCHITECT

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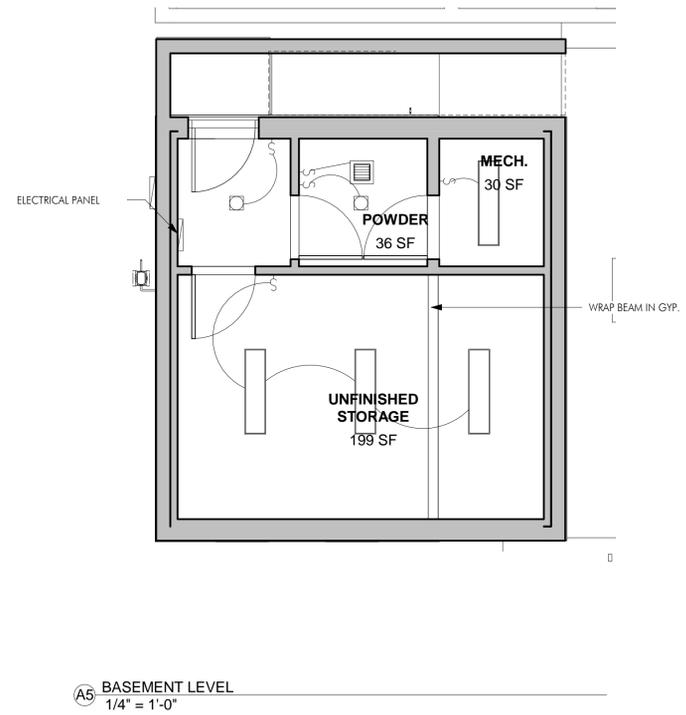
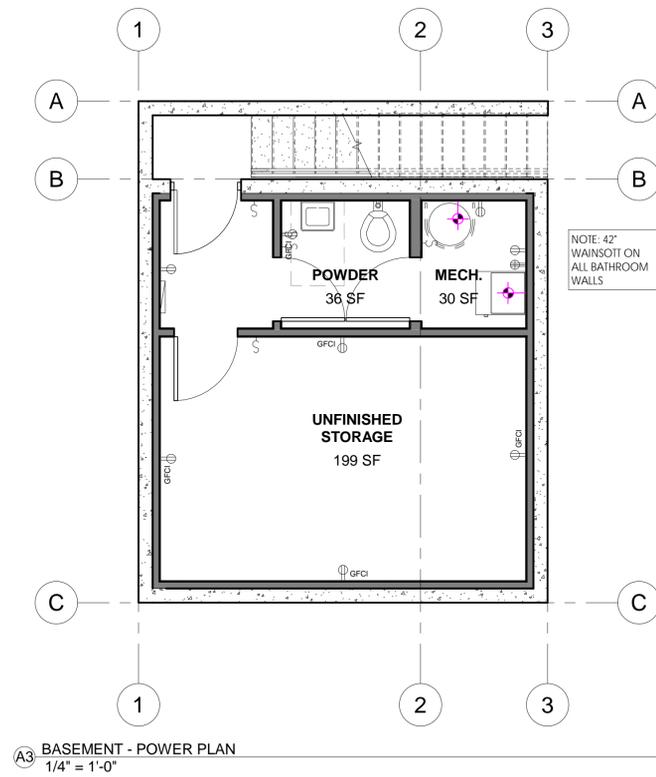
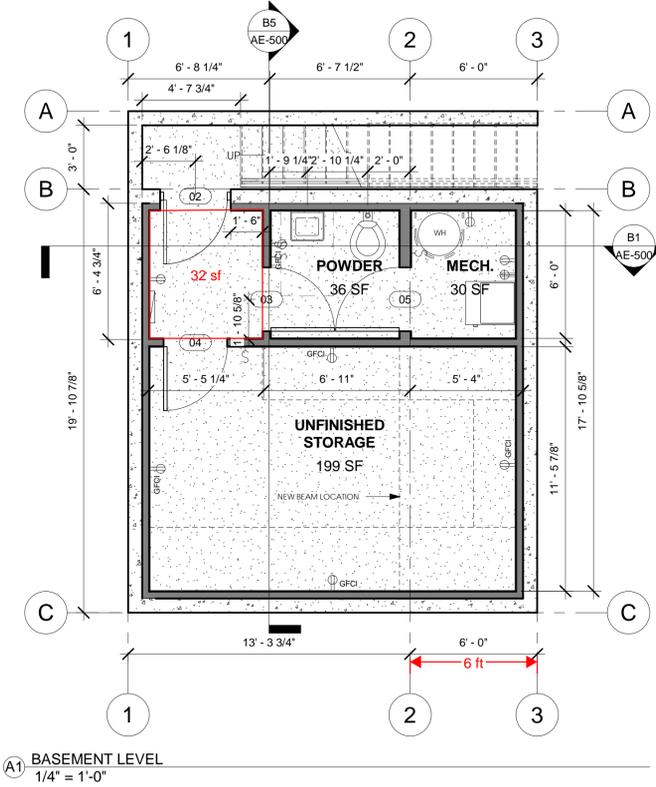
NOTE: DECORATIVE SHROUDS SHALL NOT BE INSTALLED AT THE TERMINATION OF FACTORY BUILT CHIMNEYS EXCEPT WHERE THE SHROUDS ARE LISTED AND LABELED FOR USE WITH THE SPECIFIC CHIMNEY SYSTEM AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS, TYP

NOTE: ROUTE ALL PLUMBING VENTS TO CHIMNEY SHROUDS

NOTE: ALL ELECTRICAL EQUIPMENT SUPPLYING POWER TO HEAT TAPE SHALL COMPLY TO IRC E4101.7

NOTE: ALL VENT OPENINGS THROUGH VERTICAL EXTERIOR WALLS OR THROUGH THE ROOF CANNOT EXCEED 144 SQ IN. ALSO NOTE THAT THESE OPENINGS MUST BE COVERED WITH A MESH THAT MEETS THE REQ. OF IWUIC 504.10

ELECTRICAL LEGEND	
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	INDUSTRIAL PENDANT
	6" CAN LIGHT (HALO LED OR SIMILAR)
	DECORATIVE CHANELIER
	WALL SCONCE (ABOVE MIRROR TYPE)
	WALL SCONCE
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR
	100 CFM MIN. CEILING EXHASUT FAN
	SWITCH 1-WAY
	SWITCH 3-WAY
	GAS LINE
	GAS SHUT OFF VALVE
	STANDARD 120V DUPLEX OUTLET
	GFCI PROTECTED OUTLET
	240V DUPLEX OUTLET
	STANDARD DUPLEX WITH 2 USB CHARGING PORTS
	GFCI PROTECTED WITH WEATHER PROOF COVER



CIVIL:

STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

CAFE & PATIO

628 PARK AVE.  
PARK CITY, UT 84060

PROJECT #:  
180035

ISSUE DATE:  
04.16.2020

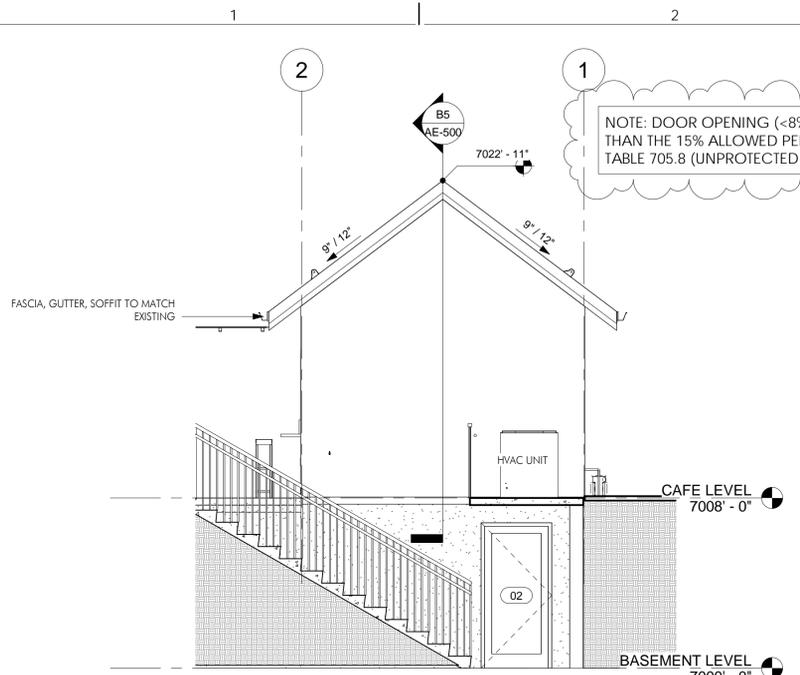
ISSUE:  
PERMIT REVISIONS

ENLARGED PLANS

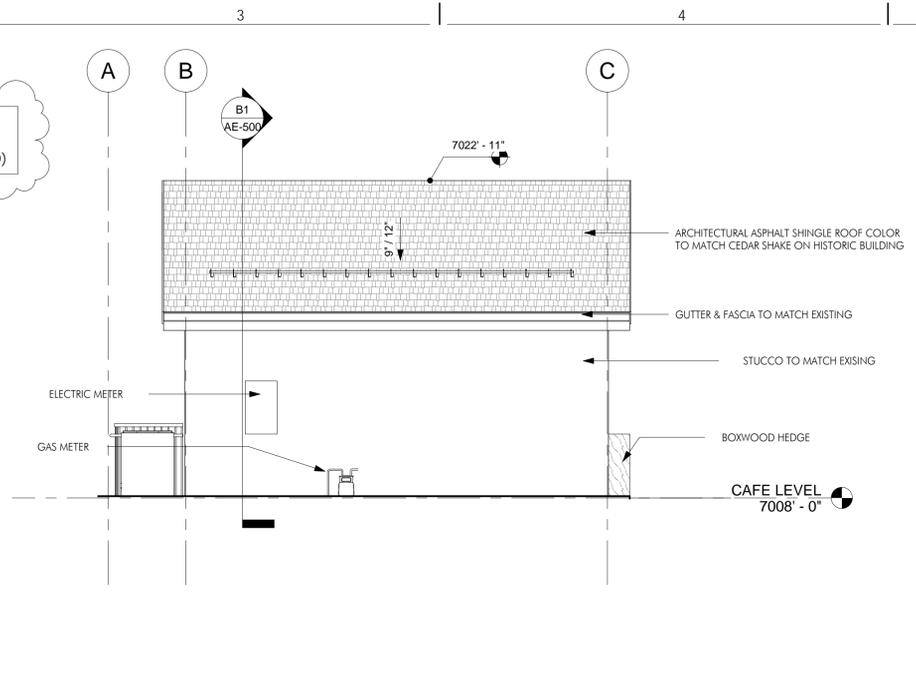
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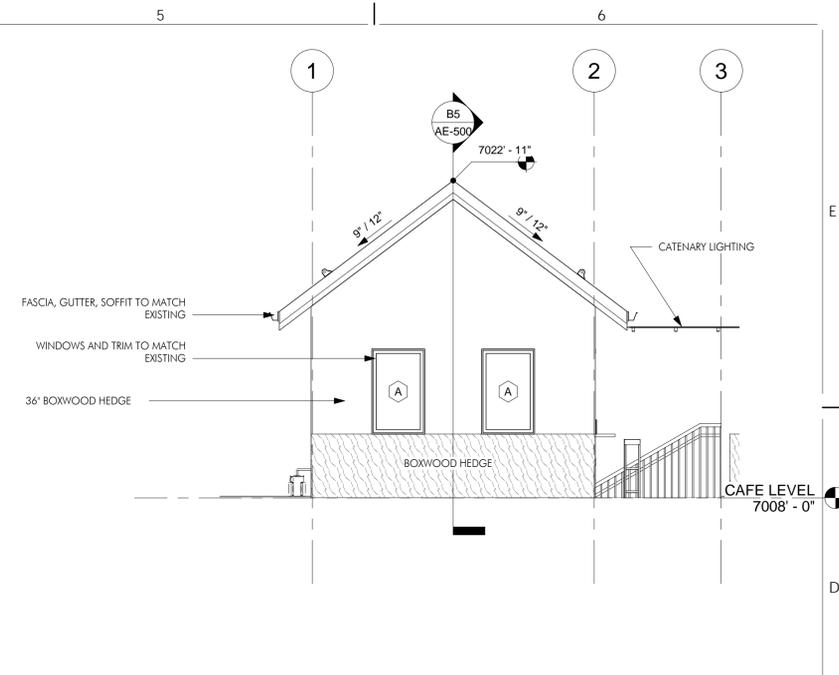
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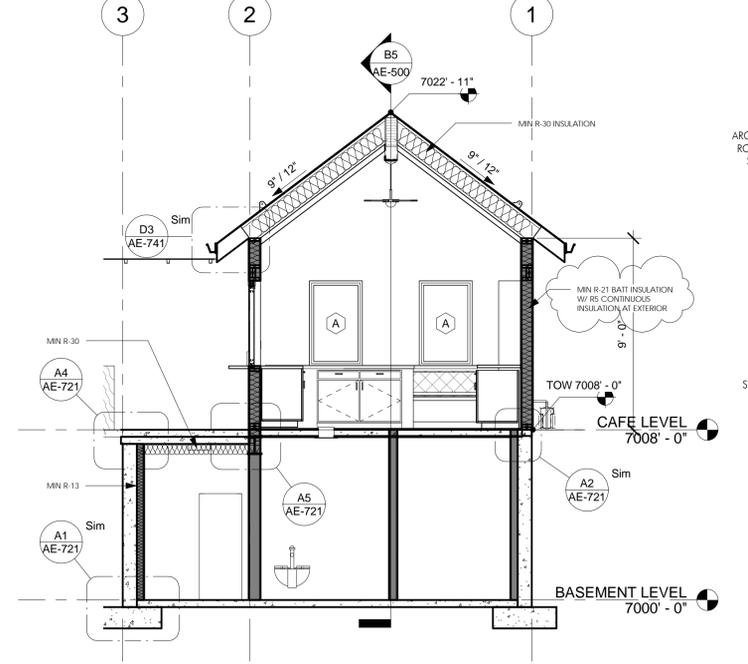
**D1** CAFE SOUTH ELEVATION  
1/4" = 1'-0"



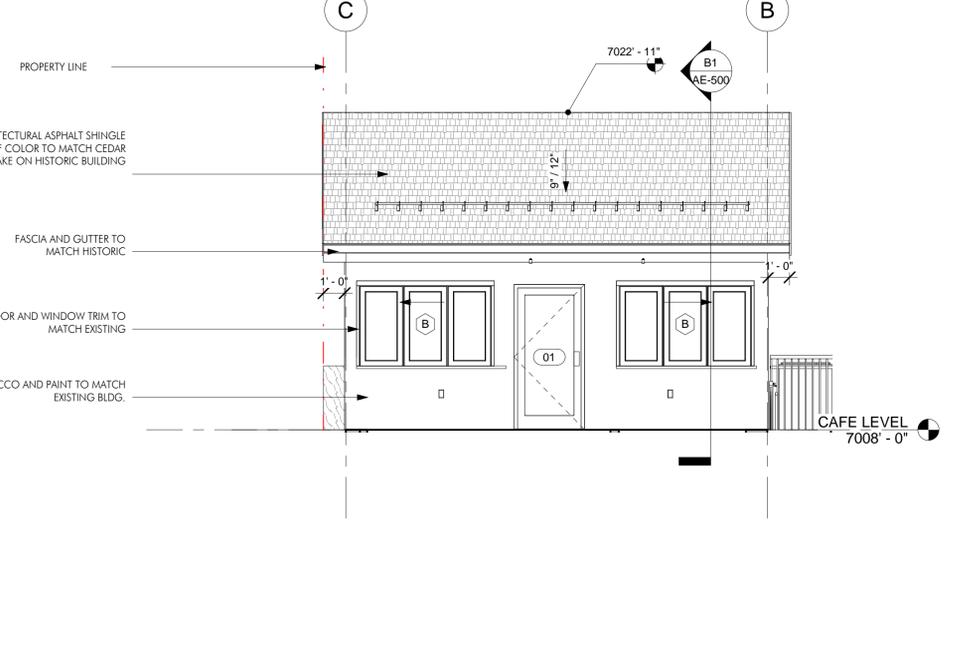
**D2** CAFE-EAST ELEVATION  
1/4" = 1'-0"



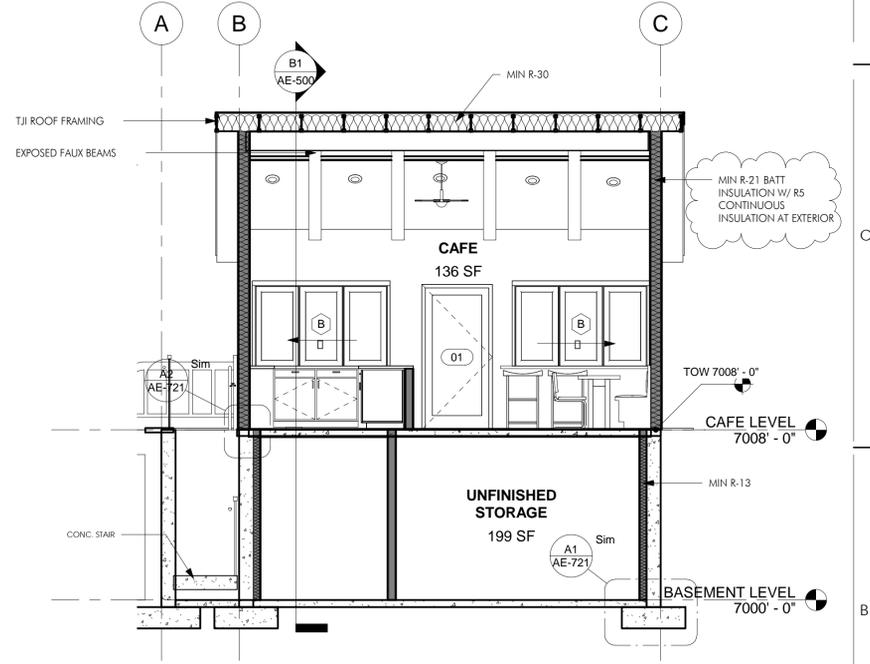
**D5** CAFE-NORTH ELEVATION  
1/4" = 1'-0"



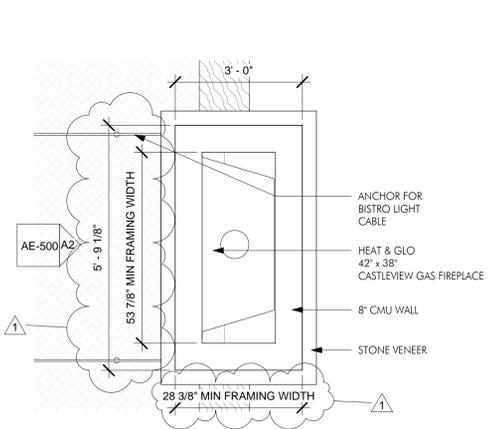
**B1** CAFE SECTION 2  
1/4" = 1'-0"



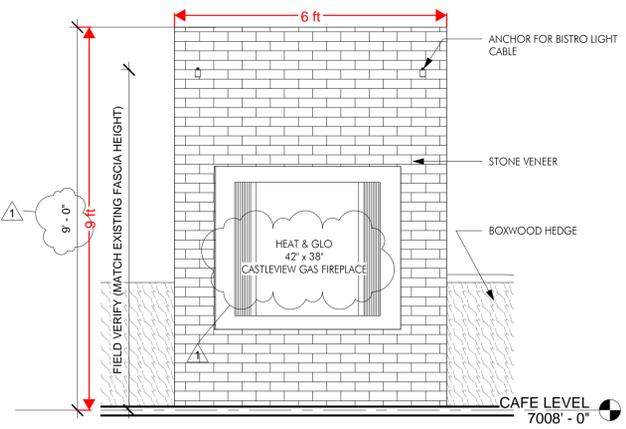
**B2** CAFE-WEST ELEVATION  
1/4" = 1'-0"



**B5** CAFE-SECTION 1  
1/4" = 1'-0"



**A1** PATIO FIREPLACE PLAN  
1/2" = 1'-0"



**A2** FIREPLACE ELEVATION  
1/2" = 1'-0"



CIVIL: STRUCTURAL: MECHANICAL: ELECTRICAL: LANDSCAPE: INTERIOR:

**CAFE & PATIO**

628 PARK AVE.  
PARK CITY, UT 84060

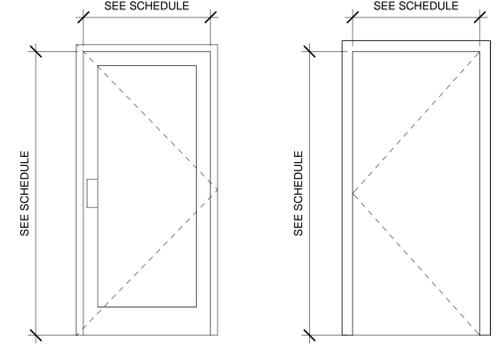
PROJECT #: 180035  
ISSUE DATE: 04.16.2020  
ISSUE: PERMIT  
REVISIONS: 1  
04.17.20 CITY COMMENTS

**ENLARGED ELEVATIONS-SECTIONS**

**AE-500**

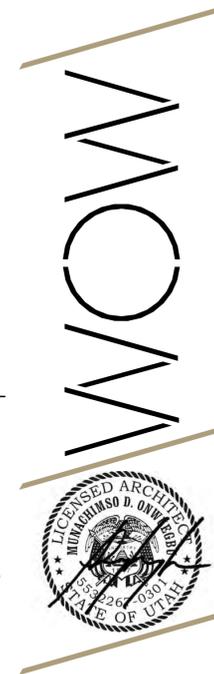
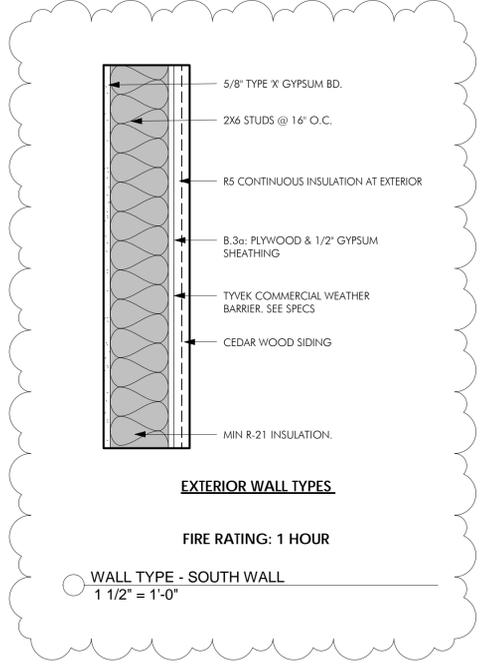
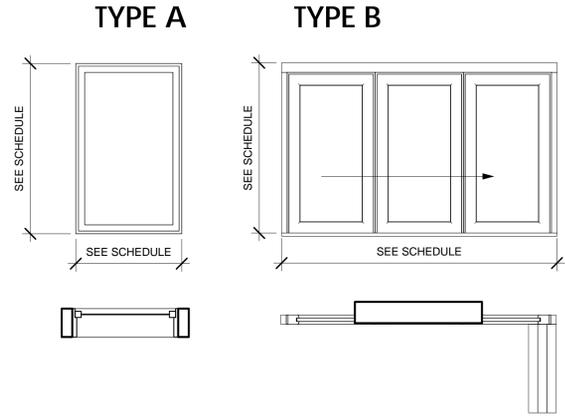
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DOOR SCHEDULE								
Number	Type Mark	Door			Material	Finish	Frame Material	Remarks
		Width	Height	Thick ness				
01	23	3'-0"	6'-8"	0' - 1 3/4"	ml clad wood door w. glass panel			NO CLOSER
02	23	3'-0"	6'-8"	0' - 1 3/4"	ml clad door			NO CLOSER
03	6	3'-0"	6'-8"	0'-2"	interior wood door			
04	6	3'-0"	6'-8"	0'-2"	interior wood door			
05	6	3'-0"	6'-8"	0'-2"	interior wood door			



WINDOW SCHEDULE								
Mark	TYPE	Rough Opening		Glazing Type	Count	Glazing Type	Head Height	Comments
		Width	Height					
A	Fixed	2'-6"	4'-0"	METAL CLAD WOOD WDW	2		7'-0"	
B	Door WD-66 NanoWall	6'-6"	4'-0"	METAL CLAD WOOD WDW	2		7'-0"	

ALL WINDOWS SHALL HAVE A MIN U VALUE OF 0.32



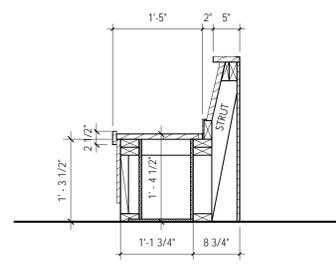
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INTERIOR:

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628 PARK AVE.  
PARK CITY, UT 84060

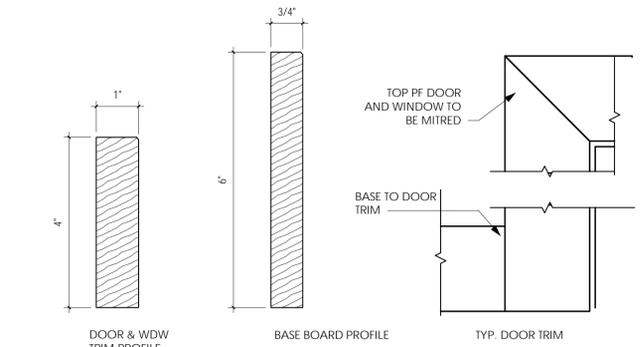
PROJECT #: 180035  
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REVISIONS 1 04.17.20 CITY COMMENTS

SCHEDULES  
AE-600  
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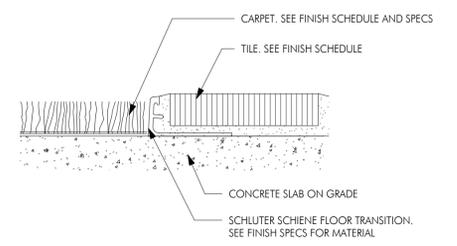
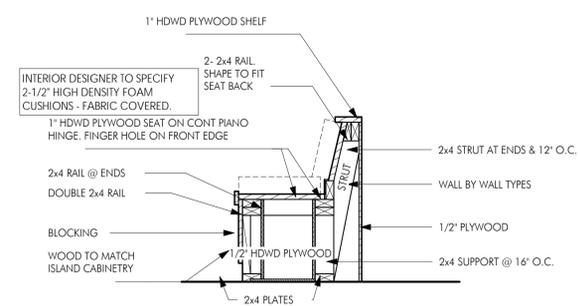
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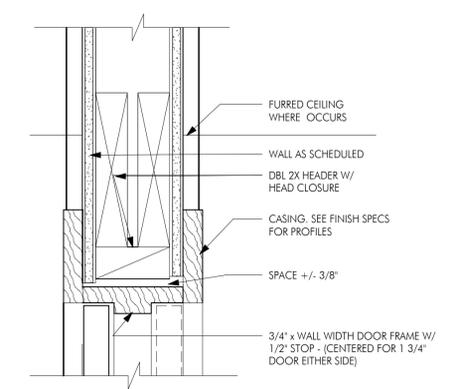
**C1 BUILT-IN SEATING DETAIL**  
SCALE: 3/4" = 1'-0"



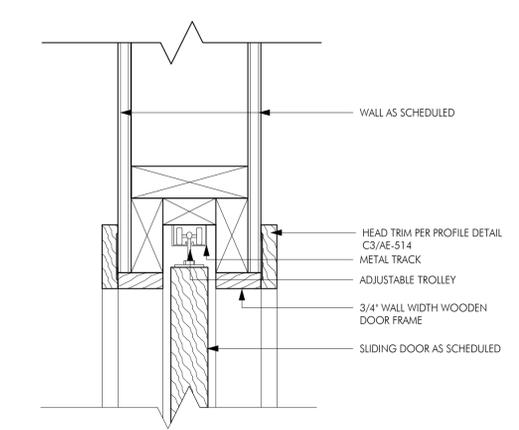
**D2 TYPICAL TRIM PROFILE**  
SCALE: 6" = 1'-0"



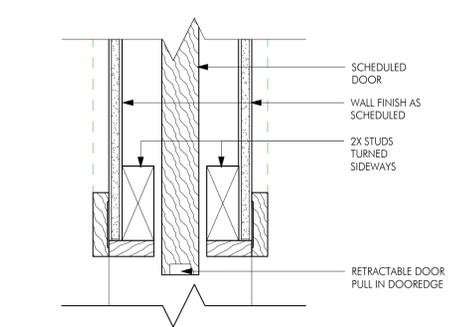
**C2 FLOOR TRANSITION - TILE TO CARPET**  
SCALE: 1 : 1



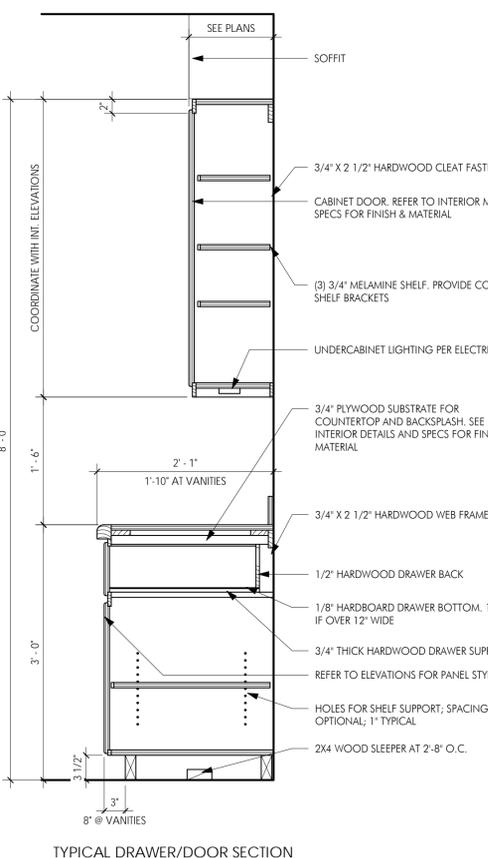
**C4 HEAD DETAIL - WD STUD - WOOD TRIM**  
SCALE: 3" = 1'-0"



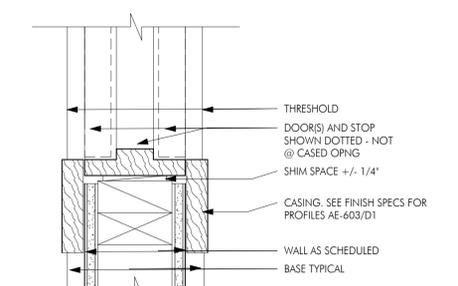
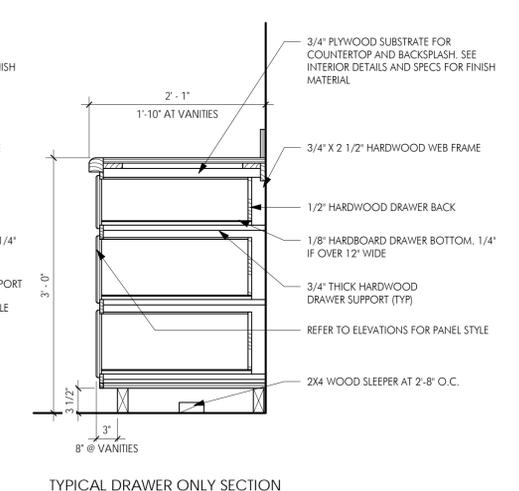
**D3 POCKET DOOR HEAD DETAIL**  
SCALE: 3" = 1'-0"



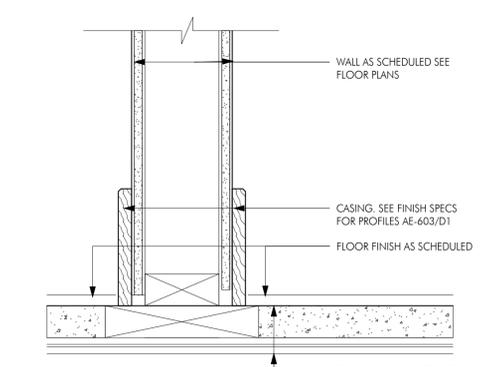
**C5 POCKET DOOR JAMB DETAIL**  
SCALE: 3" = 1'-0"



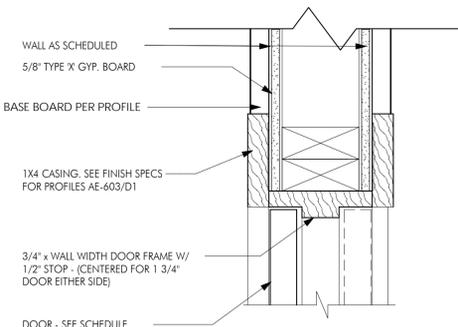
**A1 TYP. CABINET SECTION**  
SCALE: 1" = 1'-0"



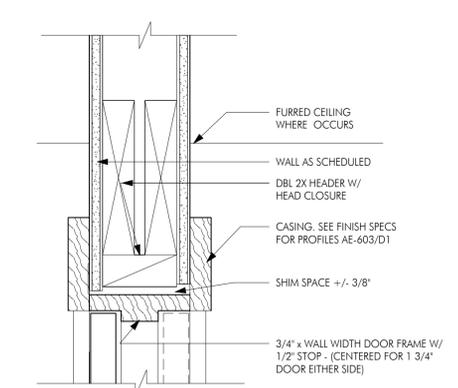
**B4 JAMB DETAIL - CASED OPNG - CROWN**  
SCALE: 3" = 1'-0"



**B5 INTERIOR DOOR SILL DETAIL**  
SCALE: 3" = 1'-0"



**A4 JAMB DETAIL - WD STUD - WOOD TRIM**  
SCALE: 3" = 1'-0"



**A5 DOOR HEAD DETAIL**  
SCALE: 3" = 1'-0"

CIVIL: STRUCTURAL: MECHANICAL: ELECTRICAL: LANDSCAPE: INTERIOR:

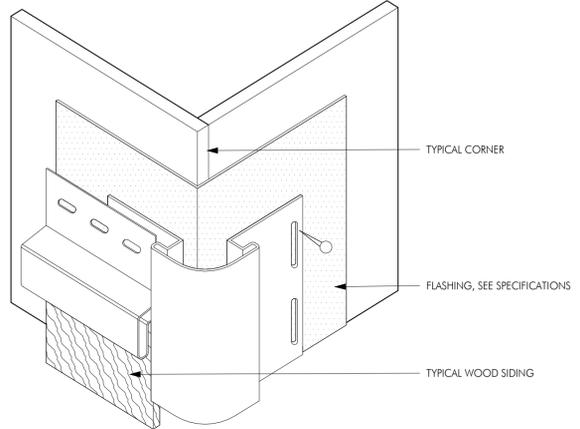
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INTERIOR AND CABINET DETAILS  
**AE-603**

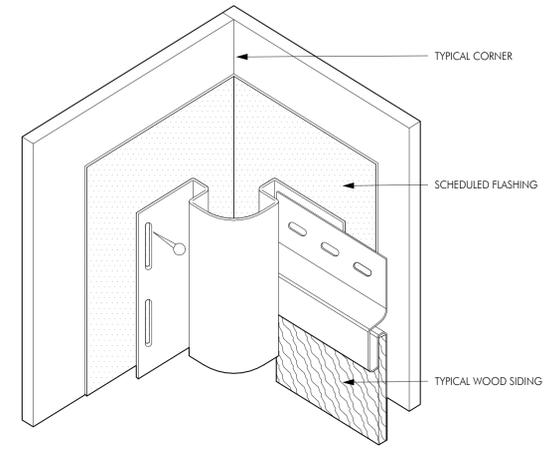
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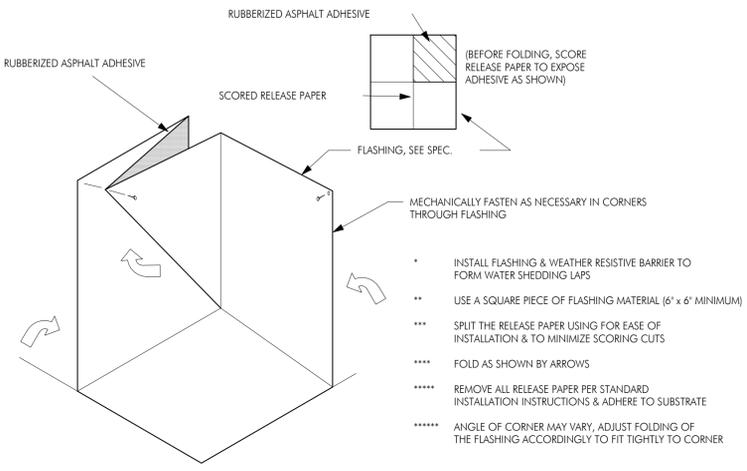
**D1 SELF-ADHERED FLASHING (WALL TO WALL) 3**  
SCALE: 1 : 1

FOOTNOTE: INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS



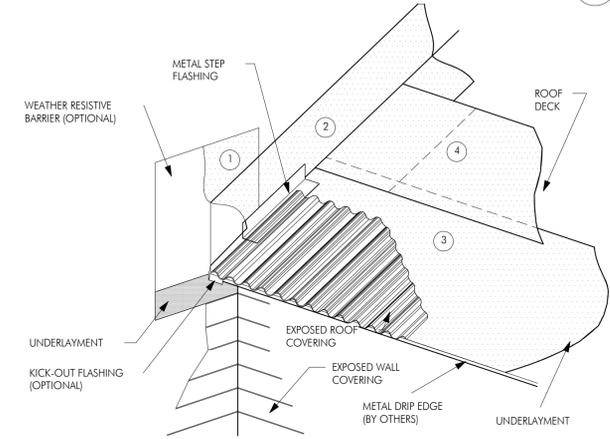
**D3 SELF-ADHERED FLASHING (WALL TO WALL) 1**  
SCALE: 1 : 1

FOOTNOTE: INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS



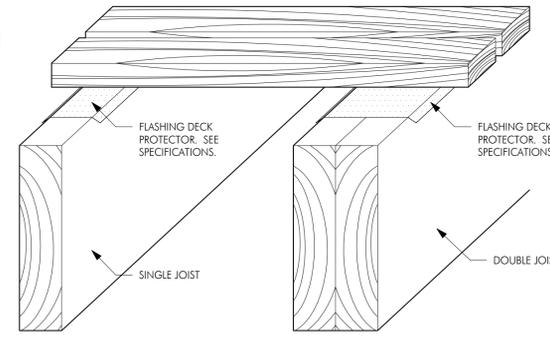
**D5 SELF-ADHERED FLASHING (WALL TO WALL) 2**  
SCALE: 1 : 1

- \* INSTALL FLASHING & WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS
- \*\* USE A SQUARE PIECE OF FLASHING MATERIAL (6' x 6' MINIMUM)
- \*\*\* SPLIT THE RELEASE PAPER USING FOR EASE OF INSTALLATION & TO MINIMIZE SCORING CUTS
- \*\*\*\* FOLD AS SHOWN BY ARROWS
- \*\*\*\*\* REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS & ADHERE TO SUBSTRATE
- \*\*\*\*\* ANGLE OF CORNER MAY VARY, ADJUST FOLDING OF THE FLASHING ACCORDINGLY TO FIT TIGHTLY TO CORNER



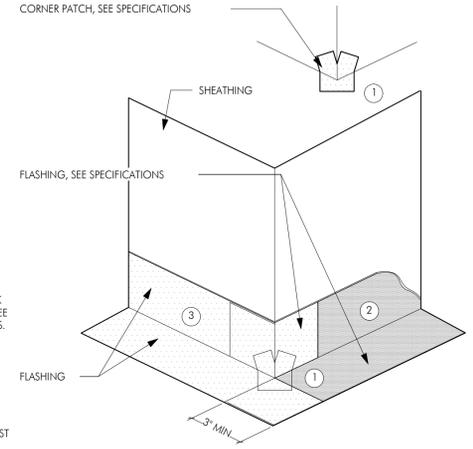
**6 ICE & WATER SHIELD DETAIL**  
SCALE: 1 : 1

1. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION
2. EXTEND UNDERLAYMENT ON THE WALL SHEATHING ABOVE THE HIGHEST EXPECTED LEVEL OF SNOW AND ICE
3. EXTEND UNDERLAYMENT ON THE ROOF DECK ABOVE THE HIGHEST EXPECTED LEVEL OF WATER BACK-UP FROM ICE DAMS
4. EXTEND UNDERLAYMENT BEYOND EAVE ONTO VERTICAL SIDE WALL FOR PROTECTION AGAINST RUN-OFF FROM ROOF
5. THE METAL FLASHING IS INSTALLED OVER THE UNDERLAYMENT
6. INSTALL UNDERLAYMENT IN ORDER AS SHOWN BY NUMBERS
7. INSTALL UNDERLAYMENT & WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS



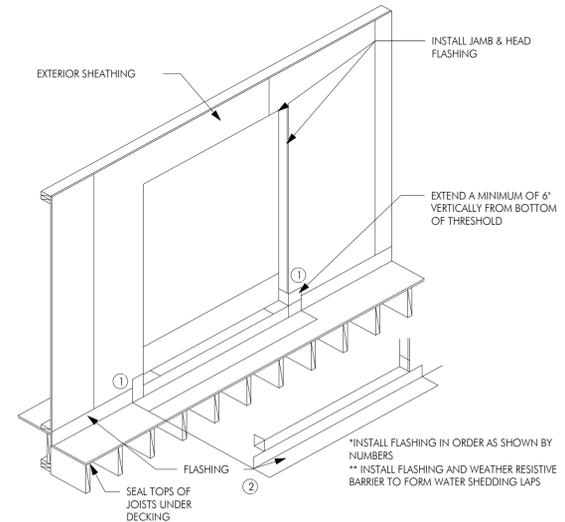
**B3 SELF ADHERED FLASHING (DECK JOIST) 1**  
SCALE: 1 : 1

\*INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS



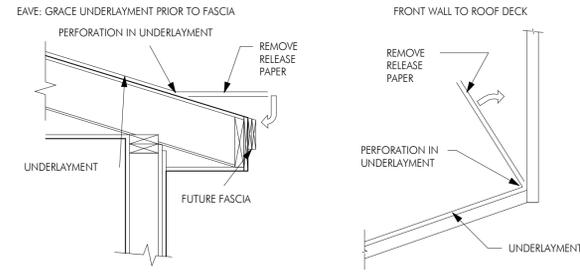
**B5 SELF-ADHERED FLASHING**  
SCALE: 1 : 1

- \* INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS.
- \*\* SPLIT THE RELEASE PAPER FOR EASE OF INSTALLATION & TO MINIMIZE SCORING CUTS.
- \*\*\* REMOVE ALL RELEASE PAPER PER STANDARD INSTALLATION INSTRUCTIONS & ADHERE TO SUBSTRATE.
- \*\*\*\* INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS.



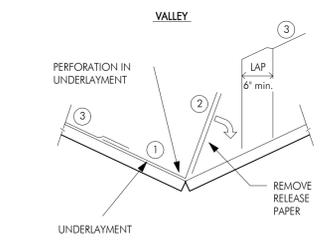
**A3 EXTERIOR DOOR WITH DECK FLASHING 1**  
SCALE: 1 : 1

- \*INSTALL FLASHING IN ORDER AS SHOWN BY NUMBERS
- \*\* INSTALL FLASHING AND WEATHER RESISTIVE BARRIER TO FORM WATER SHEDDING LAPS



**3 ICE & WATER SHIELD (SPLIT RELEASE) 1**  
SCALE: 1 : 1

1. ALIGN UNDERLAYMENT ALONG EAVE
  2. REMOVE RELEASE PAPER FROM UPPER HALF OF UNDERLAYMENT & APPLY TO ROOF DECK
  3. REMOVE RELEASE PAPER ALONG EAVE AFTER FASCIA IS INSTALLED OR FOR FUTURE TIE-IN
1. REMOVE RELEASE PAPER FROM UNDERLAYMENT & APPLY TO ROOF DECK
  2. REMOVE REMAINING RELEASE PAPER & APPLY TO WALL
  3. EXTEND UNDERLAYMENT ON THE WALL SHEATHING ABOVE THE HIGHEST EXPECTED LEVEL OF SNOW AND ICE



**A5 I&W SHIELD (SPLIT RELEASE) 1**  
SCALE: 1 : 1

1. INSTALL IN ORDER AS SHOWN BY NUMBERS
2. ENGAGE UNDERLAYMENT TO SPLIT RELEASE PAPER.
3. ALIGN & INSTALL UNDERLAYMENT OVER VALLEY
4. REFER TO NRCA OR SMACNA FOR VALLEY METAL FLASHING & ROOF COVERING OPTIONS

WOW

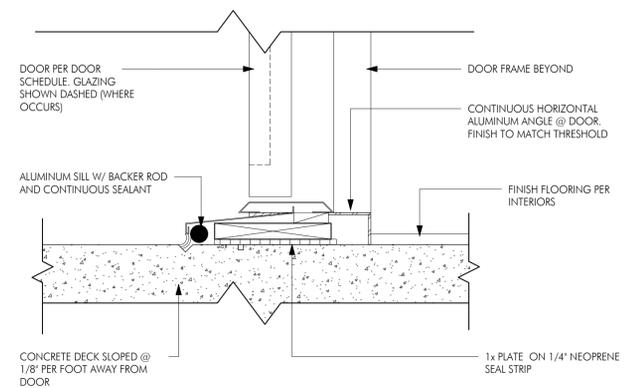
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LANDSCAPE:  
INTERIOR:

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628 PARK AVE.  
PARK CITY, UT 84060

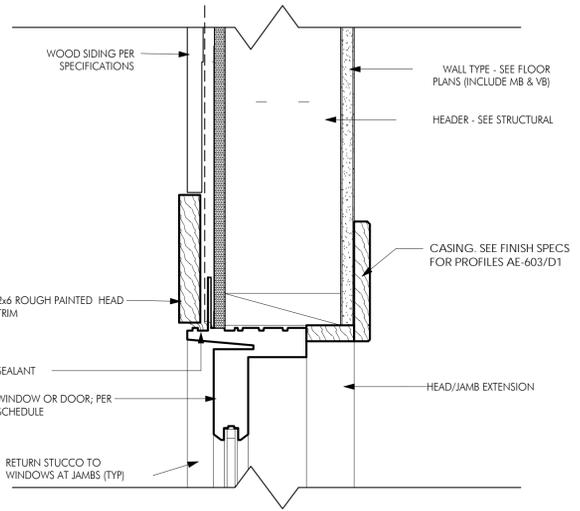
PROJECT #:  
180035  
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REVISIONS

FLASHING DETAILS  
AE-701  
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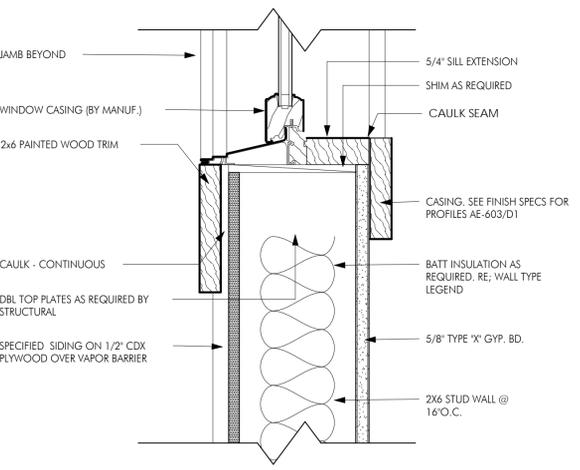
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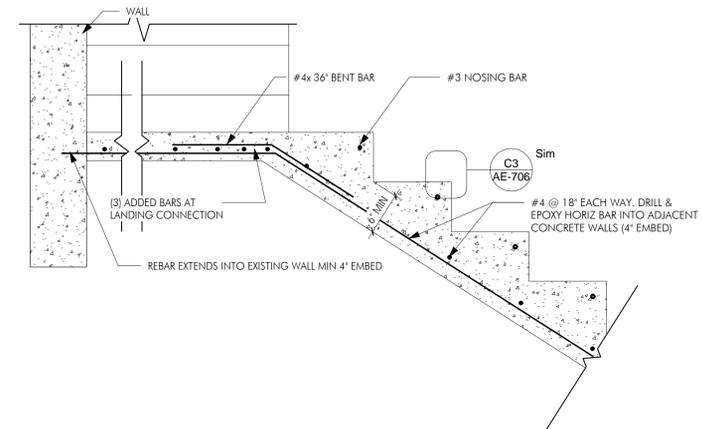
**D1 THRESHOLD - CONCRETE DECK**  
SCALE: 3" = 1'-0"



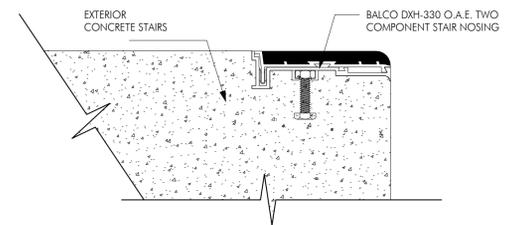
**C1 HEAD DETAIL - WINDOW/DOOR**  
SCALE: 3" = 1'-0"



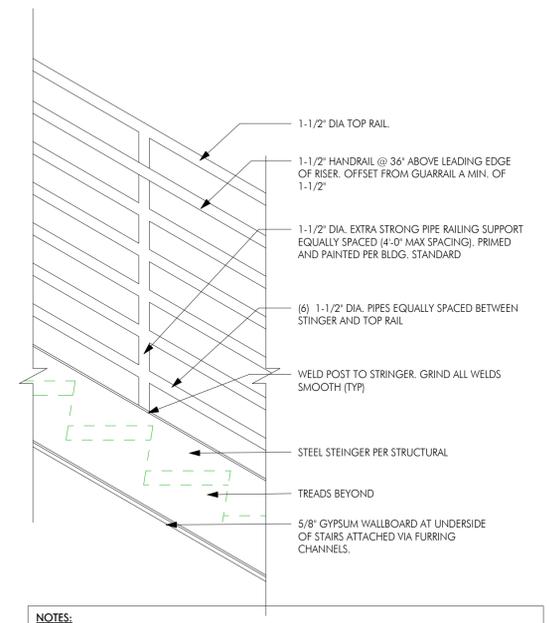
**A1 WINDOW SILL - BD & BATTEN**  
SCALE: 3" = 1'-0"



**D3 CONCRETE CIP STAIR DETAIL**  
SCALE: 1" = 1'-0"

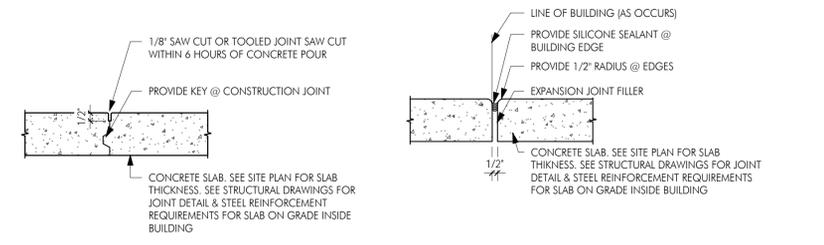


**C3 CONCRETE CIP STAIR NOSING**  
SCALE: 6" = 1'-0"

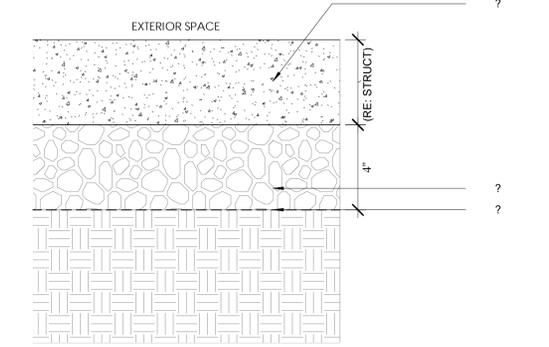
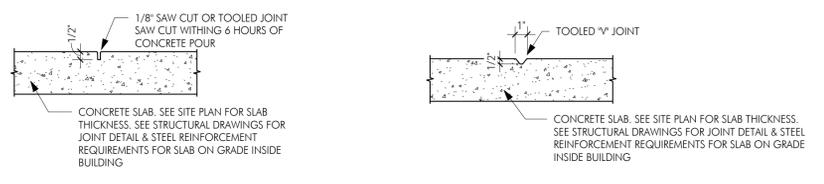


**A3 PIPE RAILING DETAIL**  
SCALE: 1" = 1'-0"

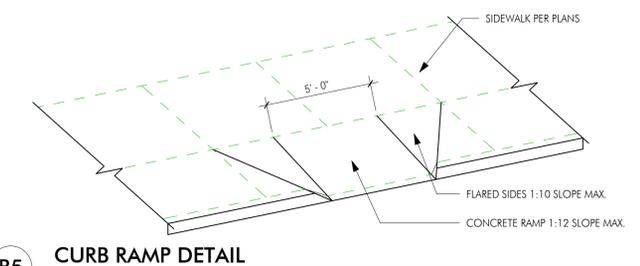
**NOTES:**  
1. PRIME AND PAINT ALL STEEL PER BUILDING STANDARD  
2. AT HORIZONTAL LANDINGS, RAILINGS SHALL BE VERTICAL PICKET TYPE RAILINGS.



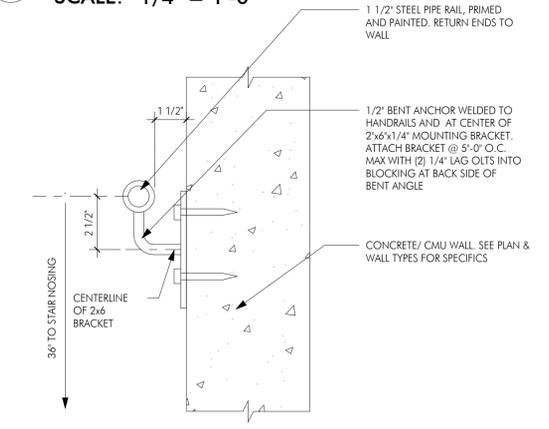
**D5 CONCRETE JOINT DETAILS**  
SCALE: 1 1/2" = 1'-0"



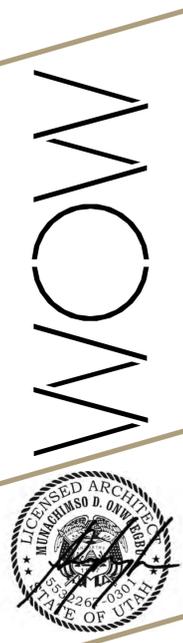
**C5 TYP. EXTERIOR SLAB ON GRADE**  
SCALE: 3" = 1'-0"



**B5 CURB RAMP DETAIL**  
SCALE: 1/4" = 1'-0"



**A5 HANDRAIL AT CONCRETE/ CMU**  
SCALE: 3" = 1'-0"



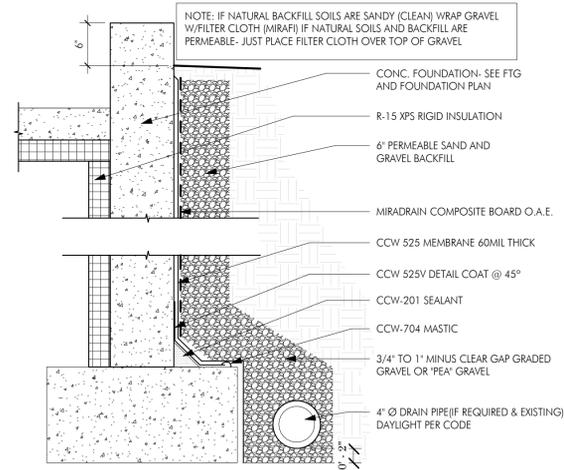
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STRUCTURAL:  
MECHANICAL:  
ELECTRICAL:  
LANDSCAPE:  
INTERIOR:

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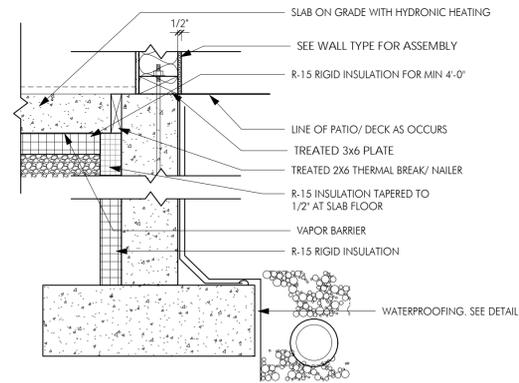
PROJECT #: 180035  
ISSUE DATE: 04.16.2020  
ISSUE: PERMIT REVISIONS

**WINDOW/ SITE DETAILS**  
**AE-706**  
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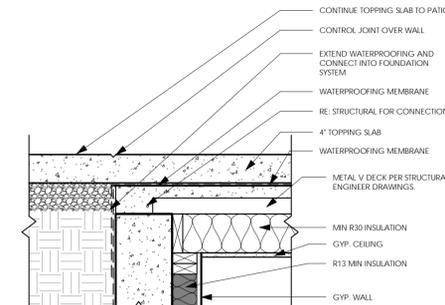
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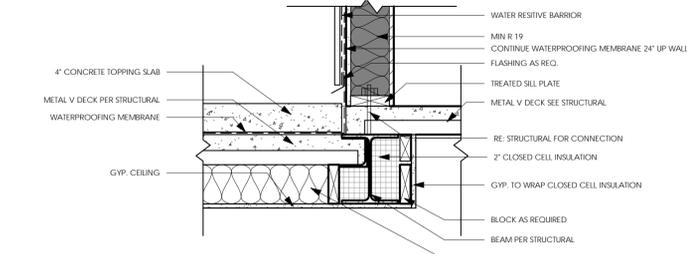
**A1** FOOTINGS/FOUNDATION WATERPROOFING DETAIL  
SCALE: 1" = 1'-0"



**A2** SLAB INSULATION DETAILS  
SCALE: 1" = 1'-0"



**A4** BASEMENT WALL @ EXTERIOR DECK DETAIL  
1" = 1'-0"



**A5** WALL ABOVE CONCRETE DECK DETAIL  
1" = 1'-0"

FOUNDATION DETAILS

AE-721

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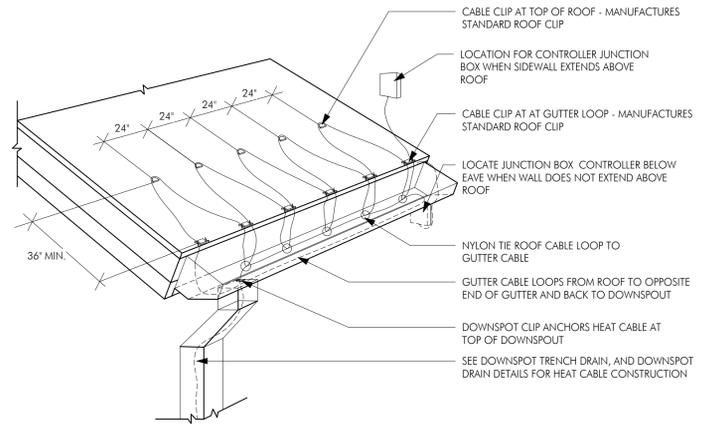
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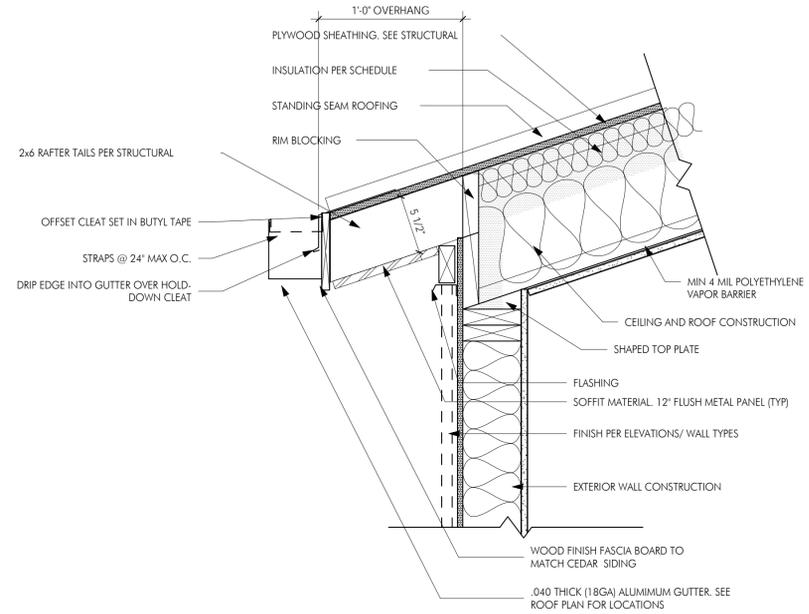
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INTERIOR:

WOW

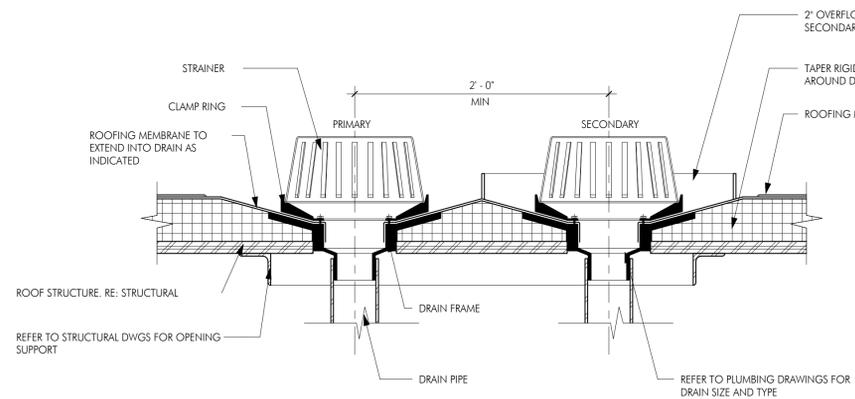
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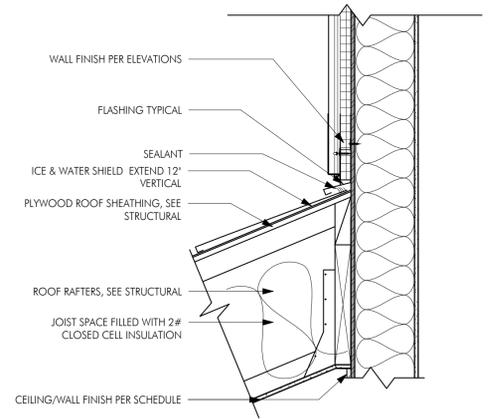
**D1** TYPICAL HEAT TAPE DETAIL  
 SCALE: 1/2" = 1'-0"



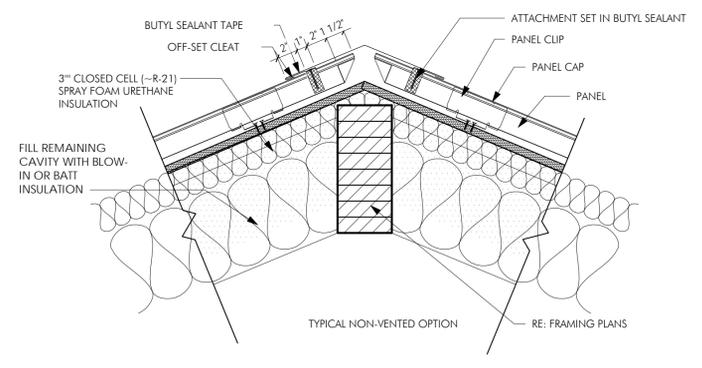
**D3** FASCIA DETAIL 1  
 SCALE: 1 1/2" = 1'-0"



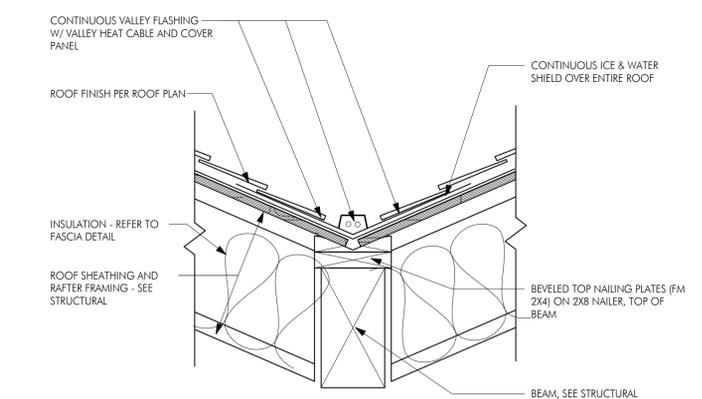
**B1** ROOF DRAIN DETAIL  
 SCALE: 1 1/2" = 1'-0"



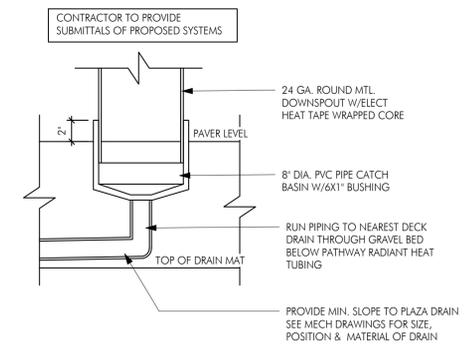
**B3** WALL TO ROOF CONNECTION  
 SCALE: 1 1/2" = 1'-0"



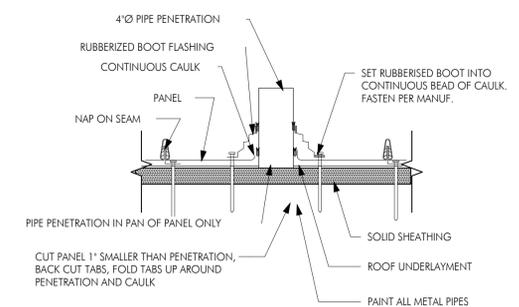
**A1** RIDGE DETAIL  
 SCALE: 1 1/2" = 1'-0"



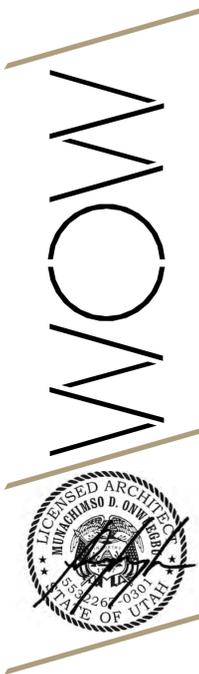
**A2** ROOF VALLEY DETAIL - TYPICAL  
 SCALE: 1 1/2" = 1'-0"



**A4** DOWNSPOUT COLLECTOR  
 SCALE: 1 1/2" = 1'-0"



**A5** PIPE PENETRATION @ STANDING SEAM  
 SCALE: 3" = 1'-0"



CIVIL:  
 STRUCTURAL:  
 MECHANICAL:  
 ELECTRICAL:  
 LANDSCAPE:  
 INTERIOR:

CAFE & PATIO  
 628 PARK AVE.  
 PARK CITY, UT 84060

PROJECT #:  
 180035  
 ISSUE DATE:  
 04.16.2020  
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ROOF DETAILS  
 AE-741  
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RENDERINGS

AE-800

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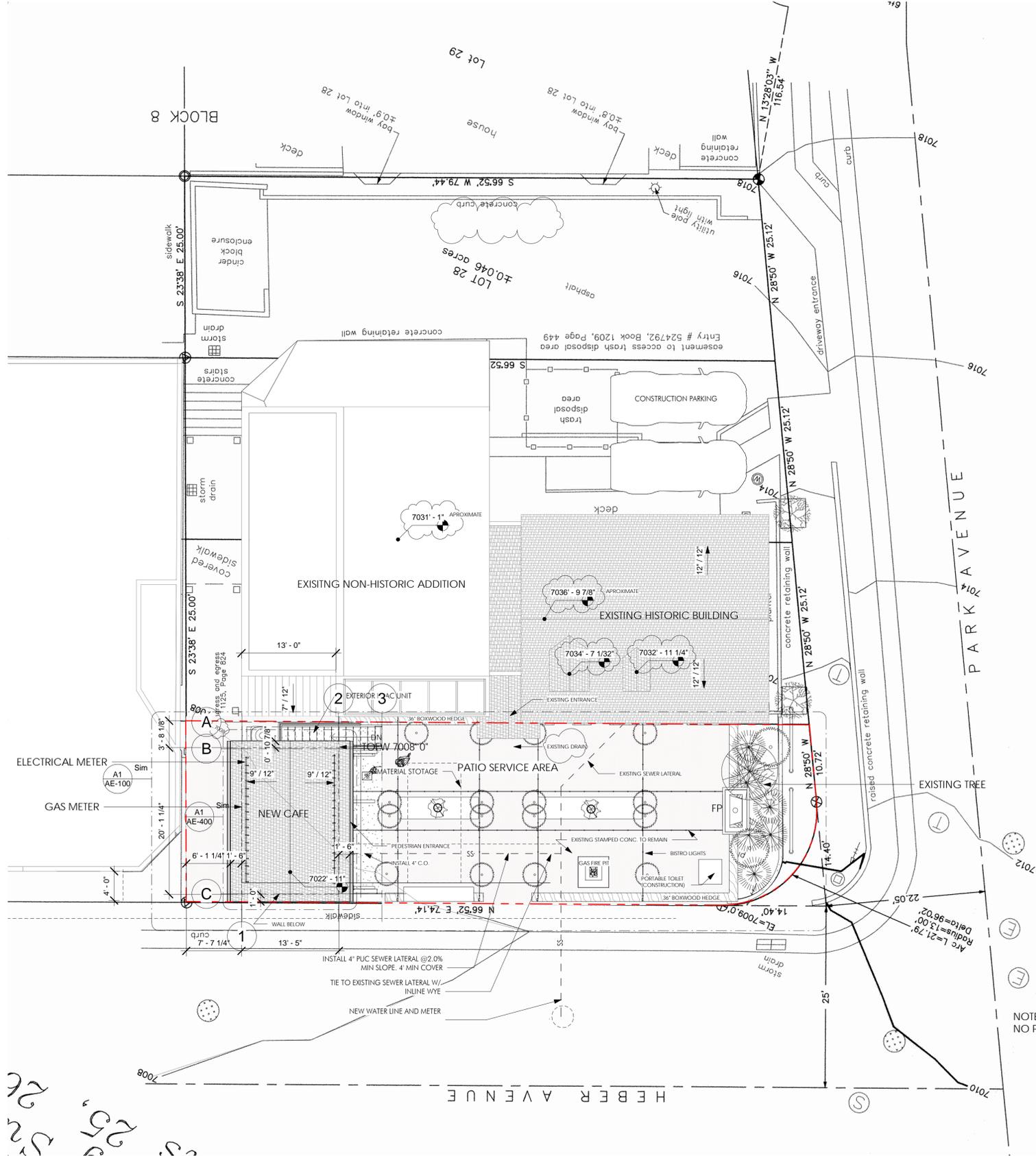
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A1 SITE PLAN  
1/8" = 1'-0"

25  
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ARCH SITE PLAN

AS-001

PROJECT #:  
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04.17.20 CITY COMMENTS

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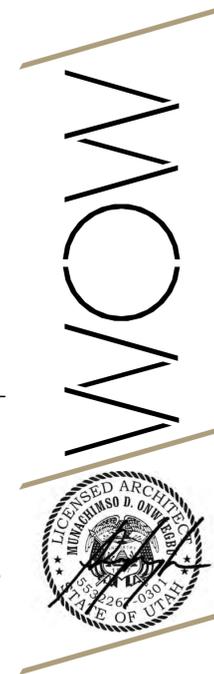
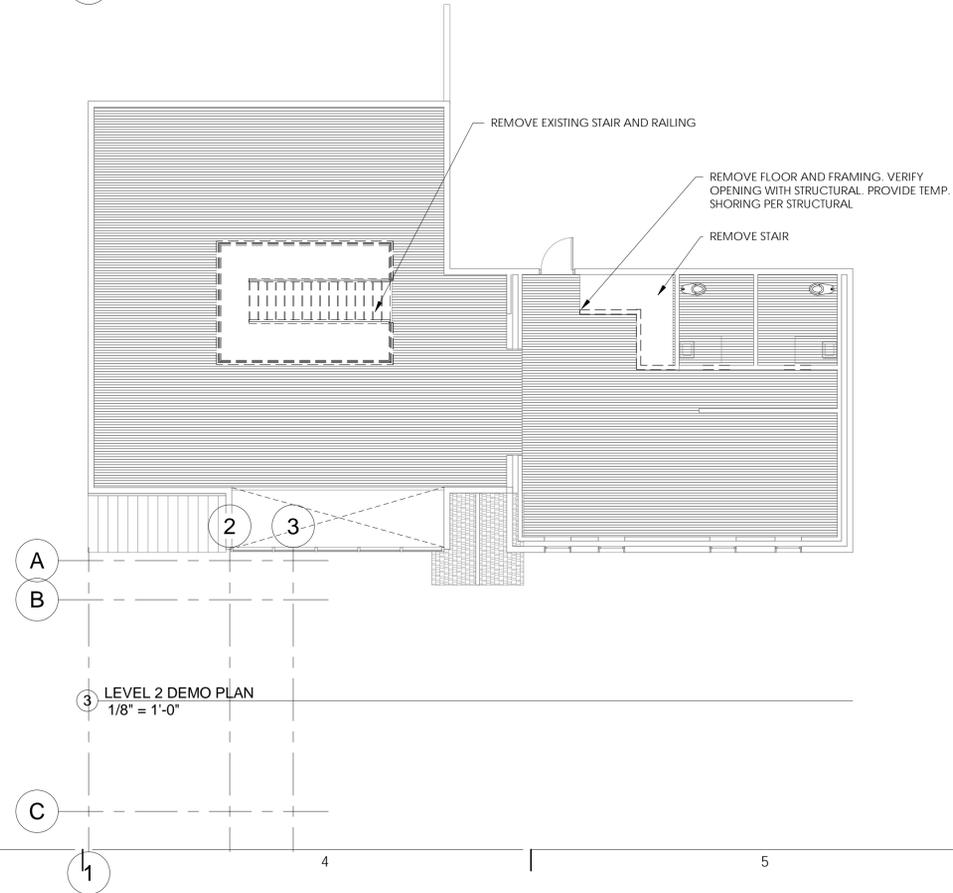
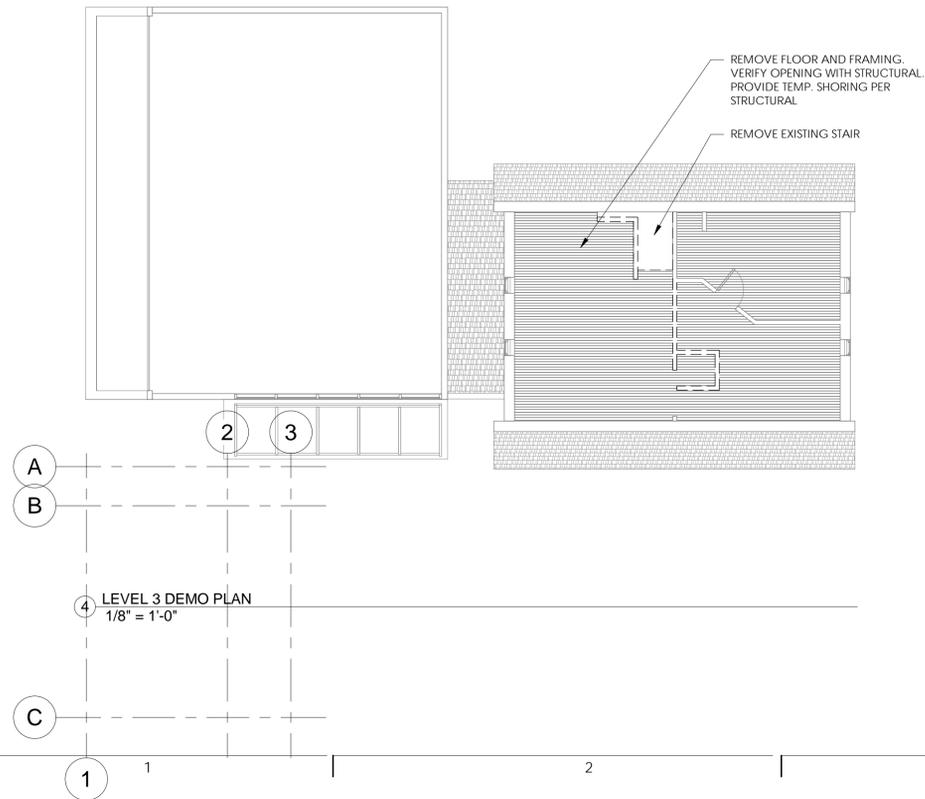
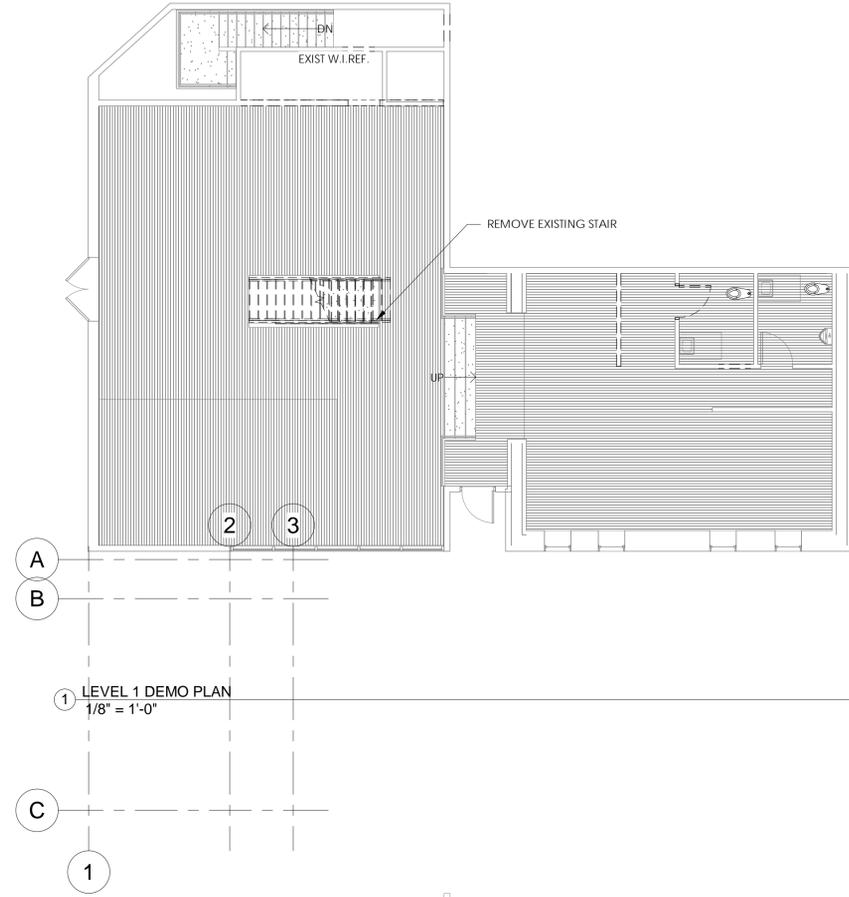
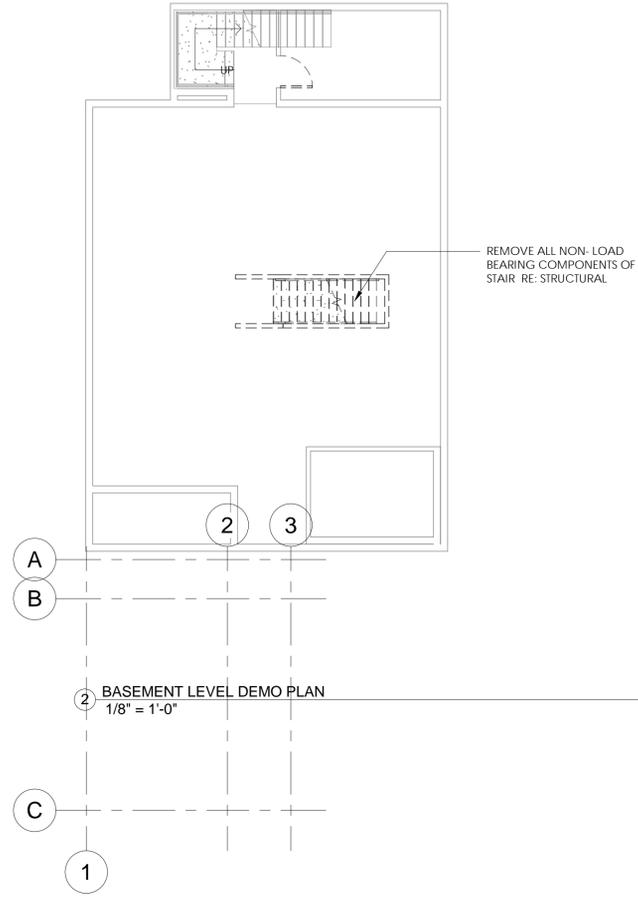
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**GENERAL NOTES**

- I. DRAWINGS ARE PRELIMINARY AND NOT FOR CONSTRUCTION UNLESS STRUCTURAL ENGINEERS WET STAMP IS AFFIXED TO DRAWINGS.
  - II. ANY DISCREPANCIES IN THE DRAWINGS, NOTES AND SPECIFICATIONS, SHALL BE REPORTED TO ENGINEER/ARCHITECT FOR CLARIFICATION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL DIMENSIONS, ELEVATIONS, AND TOP OF CONC. PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
  - III. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
  - IV. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.
  - V. STRUCTURAL DESIGN PER 2018 INTERNATIONAL BUILDING CODE (IBC).
  - VI. ALL CONSTRUCTION TO CONFORM TO 2018 IBC.
  - VII. THE FOLLOWING NOTES APPLY UNLESS SHOWN OTHERWISE.
  - VIII. THESE DRAWINGS HAVE BEEN PREPARED SOLELY FOR THE USE IN THE CONSTRUCTION OF A PROPOSED BUILDING TO WHICH THESE NOTES ARE ATTACHED. THE DRAWINGS SHALL NOT BE USED IN WHOLE OR IN PART, FOR FABRICATION OR CONSTRUCTION AT ANY OTHER LOCATION WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.
  - IX. THE OWNER SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST ON SITE WHICH MAY BE DETECTED DURING CONSTRUCTION. THESE INCLUDE BUT SHALL NOT BE LIMITED TO:
    - 1. SATURATED SOIL AT FOOTING SUBGRADE
    - 2. GROUNDWATER
    - 3. UNDOCUMENTED FILL
    - 4. CLAY SOIL WITH SWELL OR COLLAPSE POTENTIAL
    - 5. FILL BEING PLACED BELOW FOOTINGS
- EPIC ENGINEERING CANNOT BE HELD RESPONSIBLE FOR SOIL CONDITIONS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO WORK PROCEEDING. IT IS THE RESPONSIBILITY OF THE OWNER TO HIRE A GEO-TECHNICAL ENGINEER IF NEEDED.
- THE CONTRACTOR SHALL VISUALLY INSPECT THE SITE PRIOR TO WORK PROCEEDING AND SHALL NOTIFY ENGINEER IF ANY UNIQUE SOIL CONDITIONS EXIST THAT COULD AFFECT THE PERFORMANCE OF THE FOUNDATION SYSTEM PRIOR TO ANY WORK PROCEEDING.

**CONCRETE**

- I. GENERAL REQUIREMENTS  
STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,500 PSI. CONCRETE IS EXPOSURE CLASS F2. CONCRETE FOR SLABS ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AND A MAXIMUM WATER/CEMENT RATIO OF 0.5 MINIMUM CEMENT CONTENT SHALL BE 5 SACKS/CU YD. MAXIMUM AGGREGATE SHALL BE 3/4" INCLUDE 4% TO 6% AIR ENTRAINMENT WITH SLUMP NOT TO EXCEED 4". BELOW ALL HEARTHES AND FIREPLACES AT THE FOUNDATION, ENSURE FOOTING PROJECTS FROM FACE OF HEARTH/FIREPLACE A MINIMUM OF 6" AND IS REINFORCED WITH A MINIMUM OF #5 AT 12" O/C EACH WAY, TYP. UNO.
- II. CAST IN PLACE CONCRETE
  - A. FORM WORK:  
CONCRETE FORM WORK TO BE OF ADEQUATE SIZE AND STRENGTH, PROPERLY BRACED TO PREVENT SAGGING OR BULGING. PROTECT ALL CONCRETE FROM FREEZING TEMPERATURES. REFER TO DRAWING FOR DIMENSIONS OF CONCRETE MEMBERS AND SIZE AND LOCATION OF ALL REINFORCEMENT.
  - B. FOOTINGS:  
NO FOOTING SHALL BE PLACED ON DISTURBED (OR FROZEN) SOIL (IF DISTURBED) COMPACT SOIL IN 6" LIFTS TO 95% OR MAXIMUM DRY DENSITY PER ASTM D1557). FOOTINGS SHALL BE STEPPED DOWN, ONE (1) VERTICALLY TO ONE AND ONE HALF (1 1/2) HORIZONTALLY, UNLESS BULK HEADED & STOPPED VERTICALLY.
  - C. FOUNDATION WALLS:  
REINFORCE PER DRAWINGS. DO NOT BACKFILL WALLS UNTIL MAIN FLOOR IS FRAMED. THE SUBFLOOR INSTALLED, SHEATHED AND CONCRETE HAS CURED A MINIMUM OF 7 DAYS. SEE SPECIAL PROVISIONS FOR COLD WEATHER CONCRETE BELOW. USE HAND OPERATED COMPACTION EQUIPMENT ADJACENT TO NEWLY PLACED CONCRETE BASEMENT WALLS.
  - D. CONCRETE PADS AND THICKENED SLABS:  
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
  - E. CONCRETE SLABS:  
REFER TO DRAWINGS AS TO SIZE AND REINFORCEMENT.
  - F. REINFORCEMENT BARS:  
REINFORCEMENT SHALL BE PER ASTM A615, GRADE 60 ALL BARS. ALL REBAR LAPPED 30 TIMES DIAMETER. REBAR AT FOOTINGS TO HAVE 3" CLEAR COVER OF CONCRETE (U.N.O. ON DRAWINGS). PROVIDE CORNER BARS WITH 18" LEGS AT THE CORNERS OF ALL WALLS AND FOOTINGS. SIZE AND PLACEMENT TO MATCH HORIZONTAL REINFORCEMENT.
  - G. COLD WEATHER CONCRETING:  
CONTRACTOR SHALL SUBMIT TO ENGINEER FOR REVIEW THE PROPOSED MEASURES TO SATISFY PLACEMENT & CURING OF CONCRETE DURING COLD WEATHER. FOR OPTIMUM STRENGTH GAIN, IT IS RECOMMENDED TO CONSIDER A BLEND OF TYPE I AND TYPE II CEMENT WITH A 6 BAG MIX, LOW SAND TO AGGREGATE RATIO, BATCHED TO A 1" SLUMP WITH SUPER PLASTICIZER ADDED FOR 4"-5" SLUMP WORKABILITY, 1%-2% NON-CHLORINE ACCELERATOR & CONCRETE MAINTAINED AT 50° MINIMUM FOR 7 DAYS. AVOID MORE THAN 25° TEMPERATURE CHANGE PER DAY WHEN HEATING IS TERMINATED.
  - H. ANCHOR BOLTS AND HOLDDOWN:  
ANCHOR BOLTS TO BE ASTM F1554 GR. 36, 5/8"Øx10" EMBEDDED IN FOUNDATION WALLS PER SHEAR WALL SCHEDULE (SEE FOUNDATION PLAN FOR REQUIREMENTS AT SHEAR WALLS). BOLTS TO BE WITHIN 1'-0" OF SILL PLATE ENDS (COORDINATE WITH GENERAL CONTRACTOR). MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE.
    - 1. ALL POSTS SUPPORTED BY ISOLATED FOOTINGS TO HAVE POST ANCHORS UNLESS SPACED IN STUD WALLS.
    - 2. REFER TO DRAWINGS FOR HOLDDOWN REQUIREMENTS.
  - J. CONSTRUCTION AND CRACK CONTROL JOINTS:  
ALL SURFACES OF CONSTRUCTION JOINTS SHALL BE CLEANED TO REMOVE DUST, CHIPS AND OTHER FOREIGN MATERIAL PRIOR TO PLACING ADJACENT CONCRETE. CRACK CONTROL JOINTS IN SLABS SHALL HAVE A MAXIMUM SPACING OF 15'-0" IN BOTH DIRECTIONS. THE CONTRACTOR SHALL SUBMIT THE DETAILS AND PROPOSED LOCATIONS OF CONSTRUCTION JOINTS AND CRACK CONTROL JOINTS FOR REVIEW BEFORE STARTING CONSTRUCTION.
  - K. VAPOR BARRIER:  
VAPOR BARRIER TO BE 10 MIL POLYETHYLENE SHEET PLACED ON UNDISTURBED SOIL. VAPOR BARRIER UNDER SLAB ON GRADE, PLACED ON COMPACTED GRAVEL WITH 3/4" TO 1-1/2" OF DAMP SAND BETWEEN POLYETHYLENE VAPOR BARRIER AND CONCRETE.

- M. EMBEDDED HOLDDOWNS:  
EMBEDDED ITEMS FOR HD TYPE HOLDDOWN TO BE ASTM A307 HEX HEADED BOLT IN THE DIAMETER AS SPECIFIED BY THE MANUFACTURER FOR THE HD. ALL BOLTS TO HAVE 3" MIN. CONCRETE SIDE COVER EMBEDMENT DEPTHS ARE 15" FOR BOLTS UP TO AND INCLUDING 3/4" DIA., 24" DEPTH FOR BOLTS OVER 3/4" U.N.O. TYPICAL. REINFORCEMENT TO PASS UNINTERRUPTED ALONGSIDE HOLD DOWN AS APPLICABLE. COUPLER NUTS MAY BE USED TO EXTEND THE HOLD DOWN ANCHOR THROUGH THE FLOOR PLATE TO THE SHEAR WALL CHORD.
- N. EPOXY ANCHORS:  
ANCHORING ADHESIVE SHALL BE A TWO-COMPONENT HIGH-SOLIDS, EPOXY SYSTEM SUPPLIED IN MANUFACTURER'S STANDARD CARTRIDGE AND DISPENSED THROUGH A STATIC-MIXING NOZZLE SUPPLIED BY THE MANUFACTURER. THE ADHESIVE ANCHOR SHALL HAVE BEEN TESTED AND QUALIFIED FOR PERFORMANCE IN UN-CRACKED CONCRETE PER ICC-ES AC308. ADHESIVE SHALL BE SET-XP EPOXY-TIE ADHESIVE FROM SIMPSON STRONG-TIE, PLEASANTON, CA. ANCHORS SHALL BE INSTALLED PER SIMPSON STRONG-TIE INSTRUCTIONS FOR SET-XP EPOXY-TIE ADHESIVE.  
NOTE: THE USE OF EPOXY ANCHORS REQUIRES SPECIAL INSPECTION OF INSTALLATION PER CURRENT ICO REPORT. CONTRACTOR TO PROVIDE SPECIAL INSPECTION REPORTS TO ENGINEER, BUILDING OFFICIAL & ARCHITECT.
- P. ALL CONCRETE LINTELS AND/OR BEAMS TO HAVE #3 STIRRUPS AT A MINIMUM SPACING OF THE HEIGHT OF THE LINTEL OR BEAM MINUS 2" DIVIDED BY 2, (H-2)/2, NOT GREATER THAN 12" O.C., TYP., UNLESS NOTED OTHERWISE ON PLANS.

**FRAMING LUMBER**

- I. SAWN STRUCTURAL LUMBER
  - A. SAWN LUMBER SHALL BE DOUGLAS FIR-LARCH (DF-L) NO 2 OR BETTER FOR ALL 2 INCH AND 4 INCH NOMINAL LUMBER AND DF-L NO 2 OR BETTER FOR 6 INCH NOMINAL AND LARGER STRUCTURAL MEMBERS (U.N.O.).
  - B. WOOD BEARING ON OR INSTALLED WITHIN 1" OF MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD.
  - C. ALL FRAMING LUMBERS SHALL BE IN ACCORDANCE WITH CHAPTER 23 OF THE 2018 IBC, UNLESS OTHERWISE NOTED ON THE DRAWINGS. ALL FRAMING NAILING SHALL CONFORM TO TABLE 2304.10.1 OF THE IBC UNLESS OTHERWISE SHOWN. PROVIDE STEEL STRAPS AT PIPES IN STUD WALLS AS REQUIRED BY IBC CHAPTER 23, PLUMBING AND ELECTRICAL. RUNS IN STUD WALLS SHALL CONFORM TO CHAPTER 23. BOLTS SHALL BE STANDARD MACHINE BOLTS (A307). ALL NAILS SHALL BE COMMON WIRE OR GALVANIZED BOX NAILS. IF PNEUMATIC NAILERS ARE TO BE USED, CONTRACTOR MUST SUBMIT A SCHEDULE OF NAILS DESIRED AS SUBSTITUTION TO THE ARCHITECT OR ENGINEER FOR REVIEW. A CHANGE IN THE NUMBER OF NAILS OR A CLOSER NAIL SPACING MAY BE REQUIRED.
  - D. METAL HANGERS AND CONNECTORS SHALL BE FULLY NAILED OR BOLTED UNLESS OTHERWISE NOTED ON THE DRAWINGS. METAL HANGERS OR CONNECTORS SHOWN ON THE DRAWINGS SHALL BE MANUFACTURED BY SIMPSON COMPANY. METAL HANGERS OR CONNECTORS BY OTHER MANUFACTURERS MAY BE CONSIDERED WHERE LOAD CAPACITY AND DIMENSIONS ARE EQUAL OR BETTER. ALL SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
  - E. PROVIDE SOLID BLOCKING BELOW ALL BEARING WALLS. PROVIDE SOLID VERTICAL BLOCKING IN FLOOR SPACE TO MATCH STUD BUNDLE OR SOLID COLUMN ABOVE AND BELOW VERTICAL BLOCKING AT WOOD JOISTS SHALL BE 1/16" LONGER THAN JOIST IS DEEP. MINIMUM POST TO BE TWO 2x STUDS BEARING AT EACH END OF HEADER U.N.O. FOR BEAMS FRAMING PERPENDICULAR TO BEARING WALLS. PROVIDE FULL WIDTH BEAM POCKET WITH FILLER AS REQUIRED AND KING STUD BOTH SIDES. STITCH STUD BUNDLES TOGETHER WITH 16d COMMON @ 18" O.C. MAXIMUM (U.N.O.) WHERE FLOOR BEAMS ARE FRAMED FLUSH WITH FLOOR AND TOP FLANGE HANGERS ARE SPECIFIED. BEAMS ARE TO BE BLOCKED UP TO JOIST HEIGHT WITH FULL WIDTH DF-L SPACER AS REQUIRED.
  - F. FIRE BLOCK STUD SPACED AT SOFFITS, FLOOR AND CEILING JOIST LINES, AT 10' VERTICALLY AND HORIZONTALLY, AND AT OPENINGS BETWEEN ATTIC SPACES FOR FACTORY BUILT CHIMNEYS, AND AT OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES.
  - G. BELOW ALL HEARTHES AND FIREPLACES, FRAME FLOOR WITH DOUBLE JOISTS, TYP. UNO.
- II. STRUCTURAL GLUED-LAMINATED TIMBER  
ALL GLUED-LAMINATED TIMBER SHALL BE COMBINATION 24F-V4 FOR SIMPLY SUPPORTED BEAMS, COMBINATION 24F-V8 FOR BEAMS CONTINUOUS OVER SUPPORTS, AND COMBINATION L2 FOR COLUMNS (U.N.O.) FABRICATION TO BE IN ACCORDANCE WITH AITC 117. PROVIDE WET-USE ADHESIVES. MAXIMUM MOISTURE CONTENT SHALL BE 15%. PROVIDE MILD STEEL PLATE WASHERS AT ALL BOLT HEADS AND NUTS BEARING ON WOOD. WOOD BEARING ON OR WITHIN 1" OF MASONRY OR CONCRETE SHALL BE TREATED WITH AN APPROVED PRESERVATIVE. SEAL END GRAIN OF ALL EXTERIOR EXPOSED BEAMS INCLUDING NON-LOAD BEARING ARCHITECTURAL BEAMS.
- III. MANUFACTURED JOIST  
MANUFACTURED JOISTS SIZE AND SPACING HAVE BEEN DETERMINED PER THE MANUFACTURER'S STANDARDS. SUBSTITUTION OF PRODUCTS BY OTHER MANUFACTURERS REQUIRES APPROVAL OF ENGINEER OF RECORD. JOIST SHALL BE ERECTED, INSTALLED, AND BRACED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- IV. LAMINATED VENEER LUMBER (LVL)  
PRODUCTS SPECIFIED HEREIN AS LVL AND PSL SHALL CONFORM TO THE PERFORMANCE CRITERIA OF LVL AND PSL PRODUCTS AS MANUFACTURED BY TRUSS JOIST AS MICRO-LAM AND PARALLAM. SUBSTITUTES ARE ACCEPTABLE PROVIDED THEY HAVE THE SAME STRUCTURAL VALUES. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ENGINEER FOR REVIEW.
- V. WOOD SHEATHING
  - A. ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH THICKNESS, VENEER GRADES AND SPAN RATING AS NOTED HEREIN OR ON DRAWINGS
    - 1. ROOF SHEATHING
      - 5/8" WITH MINIMUM (40/20) SPAN RATING.
      - FLOOR SHEATHING
        - 3/4" OSB GLUED AND NAILED
        - EXTERIOR WALL AND SHEAR WALL SHEATHING
          - 7/16" WITH MINIMUM (24") SPAN RATING.
    - B. ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES. NAIL ROOF SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL AND 12" O.C. AT INTERMEDIATE FRAMING. FLOOR SHEATHING WITH 10d @ 6" O.C. AT SUPPORTED PANEL EDGES AND 10" O.C. FIELD (U.N.O.) HOLES ARE NOT PERMITTED IN DIAPHRAGMS UNLESS REVIEWED BY ENGINEER. NAIL EXTERIOR WALL SHEATHING WITH 8d @ 6" O.C. EDGES AND 12" O.C. FIELD U.N.O. IN SHEAR WALL SCHEDULE. OFFSET VERTICAL JOINTS 4'-0" O.C. INSTALL WITH 1/8" GAP AT BUTT ENDS.
  - VI. WOOD SHEAR WALLS
    - A. NO 14 GAGE STAPLES WITH MINIMUM 7/16" OD CROWN AND 1-3/8" LENGTH MAY BE USED ONE FOR ONE IN LIEU OF 8d NAILS. WHERE SUBSTITUTING FOR 10d NAILS USE 3 STAPLES FOR EACH 2 NAILS.
    - B. WHERE PLYWOOD PANELS ARE APPLIED TO BOTH SIDES OF SHEAR WALL, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS, OR FRAMING MEMBERS SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.
    - C. ALLOWABLE SHEAR VALUES IN SHEAR WALL TABLE ARE FOR DOUGLAS FIR FRAMING MEMBERS (GROUP II). NO SUBSTITUTION OF LESSER GROUPS WILL BE ALLOWED. FASTENERS EXPOSED TO WEATHER SHALL BE ZINC COATED BY HOT DIP GALVANIZING, MECHANICALLY DEPOSITED, OR ELECTRO-DEPOSITED.
  - VI. STRUCTURAL WOOD COLUMNS
    - A. PROVIDE SOLID BLOCKING AT THE VOID WITHIN THE FLOOR SPACE BETWEEN WOOD COLUMNS.
    - B. INSTALL WOOD COLUMNS REFERENCED ON THE PLANS ALL THE WAY DOWN TO THE FOUNDATION LEVEL, TYP., UNLESS NOTED OTHERWISE ON THE PLANS.
  - VIII. PRE-MANUFACTURED TRUSS  
CONTRACTOR RESPONSIBLE FOR INTERIOR WALL TO TRUSS CONNECTIONS TO ALLOW FOR TRUSS BOTTOM CHORD MOVEMENT DUE TO ARCHING AND/OR THERMAL EFFECTS. REFER TO SIMPSON STG ROOF TRUSS CLIPS, PAGE 269 OF 2017-18 CATALOG FOR OPTION TO NEGATE THE EFFECTS OF TRUSS BOTTOM CHORD ARCHING.

**STRUCTURAL STEEL AND MISCELLANEOUS METALS**

- I. ALL STRUCTURAL STEEL SHALL COMPLY WITH THE PREFERRED ASTM MATERIAL SPECIFICATION FOR VARIOUS SHAPES PER TABLES 2-3 AND 2.4 OF AISC'S STEEL CONSTRUCTION MANUAL (THIRTEENTH EDITION)
- II. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AISC "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" & AISC 341 FOR FABRICATION OF LATERAL ELEMENTS. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE OWNER'S REPRESENTATIVES REVIEW BEFORE COMMENCING FABRICATION. SHOP DRAWINGS SHALL SHOW ALL WELDING WITH AWS A2.4 SYMBOLS. ALL WELDING SHALL BE DONE BY "STRUCTURAL WELDING CODE", AWS D1.1 ALL FIELD WELDING TO BE ACCOMPLISHED BY AWS CERTIFIED WELDERS.
- III. ALL STEEL ANCHORS, TIES AND OTHER MEMBERS TO BE EMBEDDED IN CONCRETE OR MASONRY SHALL BE LEFT UNPAINTED. ALL MACHINE BOLTS SHALL BE ASTM A307 U.N.O. (SEE CONNECTION SCHEDULE FOR A325 BOLTS) AND SHALL BE PROVIDED WITH LOCK WASHERS UNDER NUTS OR SELF LOCKING NUTS. ALL NUTS, BOLTS, WASHERS AND MISC. STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
- IV. WELDED HEADED STUDS (WHS)+ TYPICAL WELD OF WHS TO STEEL SHALL BE FILLET WELD ALL AROUND SIZE EQUAL TO ONE-HALF THE DIAMETER OF THE STUD.

**SUBSTITUTIONS**

SUBSTITUTION FOR ANY SPECIFIED STRUCTURAL COMPONENT MUST BE REQUESTED IN WRITING BY THE CONTRACTOR. THE ENGINEER WILL REVIEW THE REQUESTED ALTERNATIVE & RESPOND IN WRITING. ADDITIONAL SUPERVISION OR SPECIAL INSPECTION MAY BE REQUIRED FOR THE REQUESTED SUBSTITUTION.

**JOB SAFETY**

THE ENGINEER HAS NOT BEEN RETAINED NOR COMPENSATED TO PROVIDE DESIGN AND/OR CONSTRUCTION REVIEW SERVICES RELATED TO THE CONTRACTOR'S SAFETY PRECAUTIONS OR TO MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR THE CONTRACTOR TO PERFORM HIS WORK. THE UNDERTAKING OF PERIODIC SITE VISITS BY THE ENGINEER SHALL NOT BE CONSTRUED AS SUPERVISION OF ACTUAL CONSTRUCTION NOR MAKE HIM RESPONSIBLE FOR PROVIDING A SAFE PLACE FOR THE PERFORMANCE OF WORK BY THE CONTRACTOR, SUBCONTRACTORS, SUPPLIERS OR THEIR EMPLOYEES, OR FOR ACCESS, VISIT, USE WORK, OR OCCUPANCY BY ANY PERSON.

**MISCELLANEOUS**

PROPRIETARY PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

**SHOP DRAWINGS**

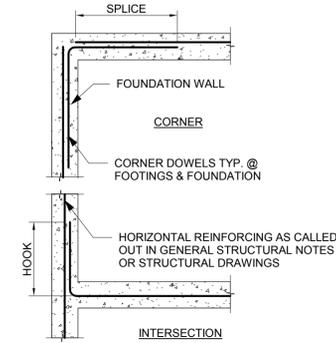
CONCRETE AND STEEL REINFORCING CONTRACTOR, TRUSS SUPPLIER AND STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

**NAIL SCHEDULE FOR WOOD:**

AS A MINIMUM AND IF NOT SPECIFICALLY DETAILED OR NOTED ELSEWHERE AND OTHERWISE, THE VARIOUS WOOD COMPONENTS OF THE STRUCTURE SHALL BE FASTENED TOGETHER AS FOLLOWS:

ITEM	GRAPHIC	DESCRIPTION & FASTENING
1.		JOIST TO MUD SILL OR UPPER TOP PLATE: (3) 8d COMMON OR 16d SINKER OR SHORT NAIL, TOE NAIL.
2.		BLOCKING TO JOIST: (3) 8d COMMON OR 16d SINKER OR SHORT, TOE-NAIL OR (2) 16d SINKER OR SHORT FACE NAIL.
3.		SOLID (BOTTOM) PLATE TO JOIST OR BLOCKING: 16d SINKER OR SHORT FACE NAIL AT 16" O.C.
4.		LOWER TOP PLATE TO STUD (20) 16d COMMON FACE NAIL.
5.		STUD TO SOLE BOTTOM PLATE: (2) 16d SINKER OR SHORT FACE NAIL OR (4) 8d COMMON OR 16d SINKER OR SHORT TOE-NAIL, AT 3x SILL PLATES, USE (2) 20d BOX FACE MAIL IN LIEU OF (2) 16d SINKER OR SHORT; STUDS, OR BUILT-UP STUDS TYPICAL STITCHING: 16d SINKER OR SHORT FACE NAILS AT 24" O.C.
7.		TOP PLATES AT INTERSECTION, FACE NAIL (4) 16d COMMON FACE NAIL.
8.		TOP PLATES TYPICAL STITCHING: 16d SINKER OR SHORT FACE NAILS AT 16" O.C.
9.		UPPER TOP PLATES AT LAPS: (8) 16d SINKER OR SHORT FACE NAIL EACH SIDE OF BUTT JOINT
10.		RIM JOIST TO UPPER TOP PLATE OR MUD SILLS: 8d COMMON OR 16d SINKER OR SHORT TOE-NAILS AT 6" O.C.
11.		CEILING JOIST TO PLATE, TOE-NAIL: (3) 8d COMMON OR 16d SINKER OR SHORT TOE NAIL
12.		CEILING JOIST, LAP OVER WALLS AND PARTITIONS: (3) 16d COMMON FACE NAILS
13.		CEILING JOIST, TO PARALLEL RAFTERS: (3) 16d COMMON FACE NAILS.
14.		RAFTER TO PLATE, TOE NAIL: (3) 8d COMMON OR 16d SINKER OR SHORT TOE NAIL
15.		BUILT UP CORNER STUD: 16d COMMON FACE NAILS AT 24" O.C.
16.		THREE PIECE BUILT UP GIRDER AND BEAM: 16d AT 12" O.C. AT TOP, BOTTOM. (3) 16d AT EA. END.

POST INSTALLED HOLD DOWN SCHEDULE			
CAST IN PLACE HOLD DOWN	BOLTED ALTERNATE POST INSTALLED HOLD DOWN	DRILL AND EPOXY ALTERNATE POST INSTALLED HOLD DOWN	NOTES
SIMPSON LSTDH8	MST37 W/ (3) 1/2"x4" TITEN HD	DTT22-SDS2.5 W/ SET-3G W/ 1/2"Ø F1554 GR. 36 THREADED ROD, 10" MIN. EMBED	MST STRAP AND TITEN HD BOLTS TO BE ZMAX COATED
SIMPSON STHD10	MST48 W/ (4) 1/2"x4" TITEN HD	N/A	MST STRAP AND TITEN HD BOLTS TO BE ZMAX COATED
SIMPSON STHD14	MST60 W/ (5) 1/2"x4" TITEN HD	N/A	MST STRAP AND TITEN HD BOLTS TO BE ZMAX COATED
SIMPSON HDU2	MST48 W/ (4) 1/2"x4" TITEN HD	N/A	MST STRAP AND TITEN HD BOLTS TO BE ZMAX COATED
SIMPSON HDU4	MST60 W/ (5) 1/2"x4" TITEN HD	N/A	MST STRAP AND TITEN HD BOLTS TO BE ZMAX COATED



REQUIRED LAP LENGTH			
TYPE	CONCRETE	MASONRY	MIN.
SPLICE	40 BAR DIA.	48 BAR DIA.	24"
HOOK	12 BAR DIA.	20 BAR DIA.	12"

REINFORCING LAP LENGTH SPLICE SCHEDULE TENSION BARS "Ld"		
BAR SIZE	> 12" CONCRETE BELOW REBAR	
	> 12" CONCRETE BELOW REBAR	< 12" CONCRETE BELOW REBAR
#3	13"	12"
#4	18"	15"
#5	22"	18"
#6	26"	22"
#7	40"	32"
#8	54"	42"
#9	68"	56"
#10	87"	68"

**CONSTRUCTION NOTES**

GOVERNING CODE: 2018 IBC  
RISK CATEGORY: II  
IMPORTANCE FACTOR: 1.0

SOIL PROPERTIES:  
SITE CLASS: D  
SOIL BEARING PRESSURE: 1500 PSF  
FROST DEPTH: 42"

SEISMIC DESIGN:  
SS: 0.583  
S1: 0.208  
SDS: 0.778  
SD1: 0.303  
SEISMIC DESIGN CATEGORY: D  
R (WOOD SHEAR WALLS): 6.5

WIND DESIGN:  
BASIC WIND SPEED: 115 MPH  
EXPOSURE: C

LOADING:  
GROUND SNOW LOAD: 158 PSF  
ROOF SNOW LOAD (UNHEATED): 122 PSF  
ROOF DEAD LOAD: 15 PSF  
FLOOR LIVE LOAD: 100 PSF

**DATE**  
AUGUST 2019



**REVISIONS**

MARK	DATE	DESCRIPTION

DRAWN: CRC  
DESIGNER: AEP  
REVIEWED: AJH

PROJECT #  
19SM3083.03

**SCALES**

As indicated

**PROJECT NAME:**  
ADDITION & PATIO

**PROJECT LOCATION:**  
628 PARK AVE. PARK CITY, UT

**SHEET TITLE:**  
GENERAL NOTES

**PLAN SET:** PERMIT  
**SHEET:** S0.0

BASE PLATE SCHEDULE				
MARK	SIZE	ANCHOR BOLTS		COMMENTS
		QUANTITY/SIZE/EMBED	SPACING	
A	12" x 12" x 3/4"	(4) 3/4" DIA. x 12"	9"	TYP. U.N.O.

FLOOR BEAM SCHEDULE				
MARK	SIZE	TYPE	GRADE	COMMENTS
FB-1	W8x24	STL	A992	
FB-2	W8x18	STL	A992	

LINTEL SCHEDULE				
MARK	SIZE	TYPE	GRADE	COMMENTS
LT-1	12" DEPTH	CONC.	3000 PSI	(2) #5 BOTTOM

STRUCTURAL COLUMN SCHEDULE				
MARK	SIZE	TYPE	GRADE	COMMENTS
C-1	(5) 2x6	DIM	STUD	
C-2	4 x 4 x 1/4	STEEL	A500 GR.B	

STRUCTURAL KEYNOTES				
MARK	DESCRIPTION	REMARKS	REMARKS	REMARKS
1	4" CONCRETE SLAB WITH OPTIONAL 6x6x1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUBGRADE. PROVIDE 10 MIL VAPOR BARRIER. PROVIDE CONTROL JOINTS AT 10'-0" MAX SPACING.			
2	2x6 DF STUD AT 16" O.C. EXTERIOR STUD WALL, TYP. UNO			
3	HEADER SHALL BE CONTINUOUS OVER SIMPSON WOOD SHEAR WALL. SEE DETAILS FOR CONNECTION. KINGS STUDS NEED ONLY BE PROVIDED AS ENDS OF HEADER			
4	ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-1 U.N.O.			
5	CAST-IN-PLACE EMBEDS MAY NOT BE SUBSTITUTED FOR POST INSTALLED ANCHORS OR EMBEDS.			
6	ANCHORS MUST BE WELDED TO BEAM PRIOR TO INSTALLING METAL DECKING AND SLAB			
7	VERCO PLB METAL DECKING, 22 GAGE WITH NORMAL WEIGHT CONCRETE, 4" TOTAL SLAB DEPTH. REINFORCE WITH 6x6x W6.5xW6.5 WELDED WIRE FABRIC. 36/4 SCREW PATTERN, SIDELAPS WITH PUNCHLOK II			
8	DO NOT DISTURB EXISTING FOUNDATION WALL OR FOOTING. CONTACT EOR IF THERE IS CONFLICT WITH NEW IMPROVEMENTS			
9	ADDITIONAL 4" THICK WATER-PROOFING SLAB WITH #3 BARS AT 16" O.C. AT EXTERIOR			

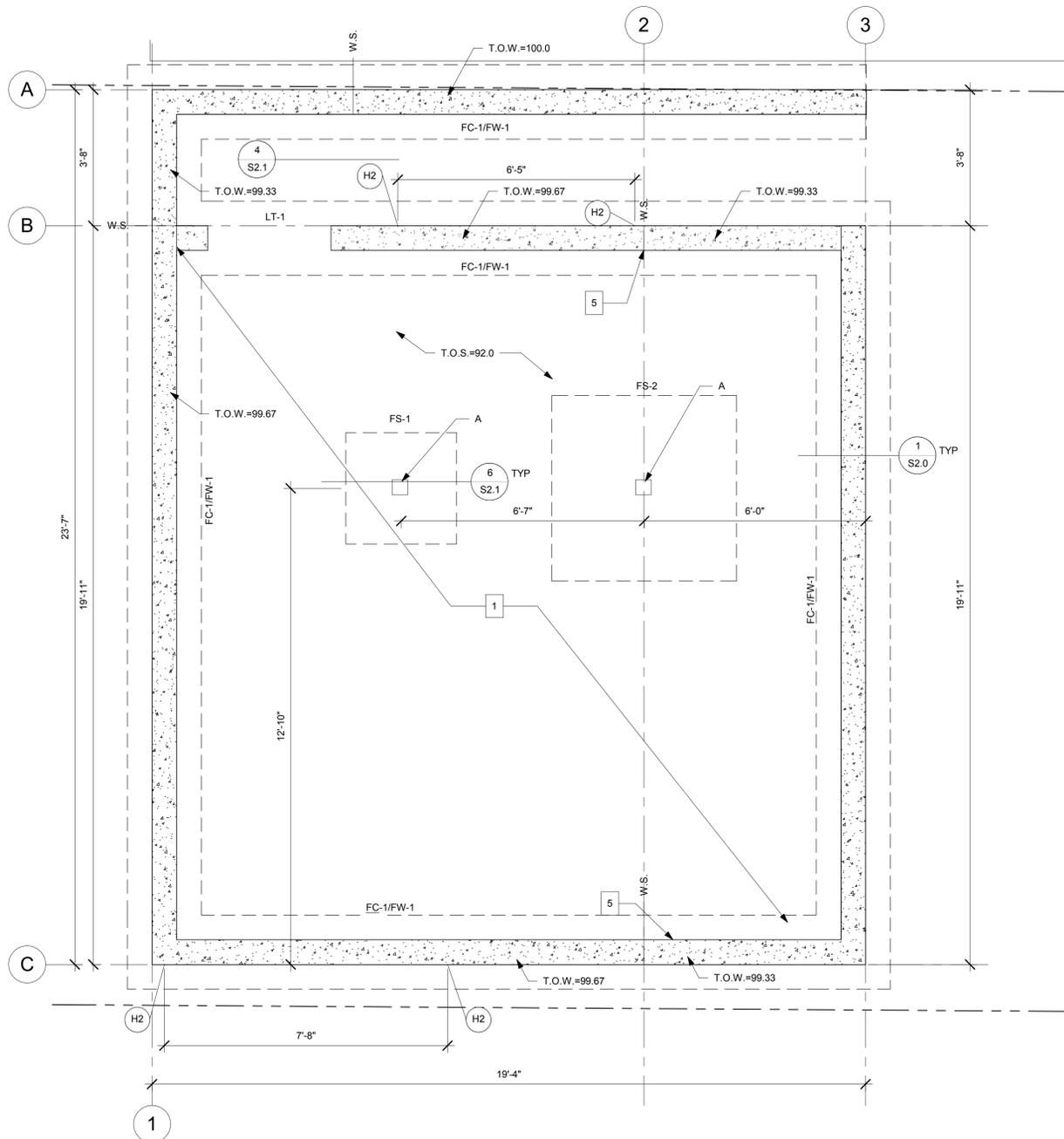
HOLD DOWN SCHEDULE				
MARK	SIMPSON DESIGNATION	TYPE	ANCHOR BOLT	NOTES
(H1)	WSW	INTEGRAL TO WOOD SHEAR WALL	SEE DETAIL 3/S2.0	
(H2)	LSTHD8	EMBEDDED HOLD DOWN	N/A	(2) 2x POST, MIN.

STRUCTURAL FOOTING SCHEDULE				
MARK	SIZE	REINFORCEMENT		REMARKS
		LONGITUDINAL	TRANSVERSE	
FC-1	24" x CONT. x 12"	(3) #4		
FS-1	36" x 36" x 12"	(4) #4	(4) #4	
FS-2	60" x 60" x 12"	(7) #4	(7) #4	

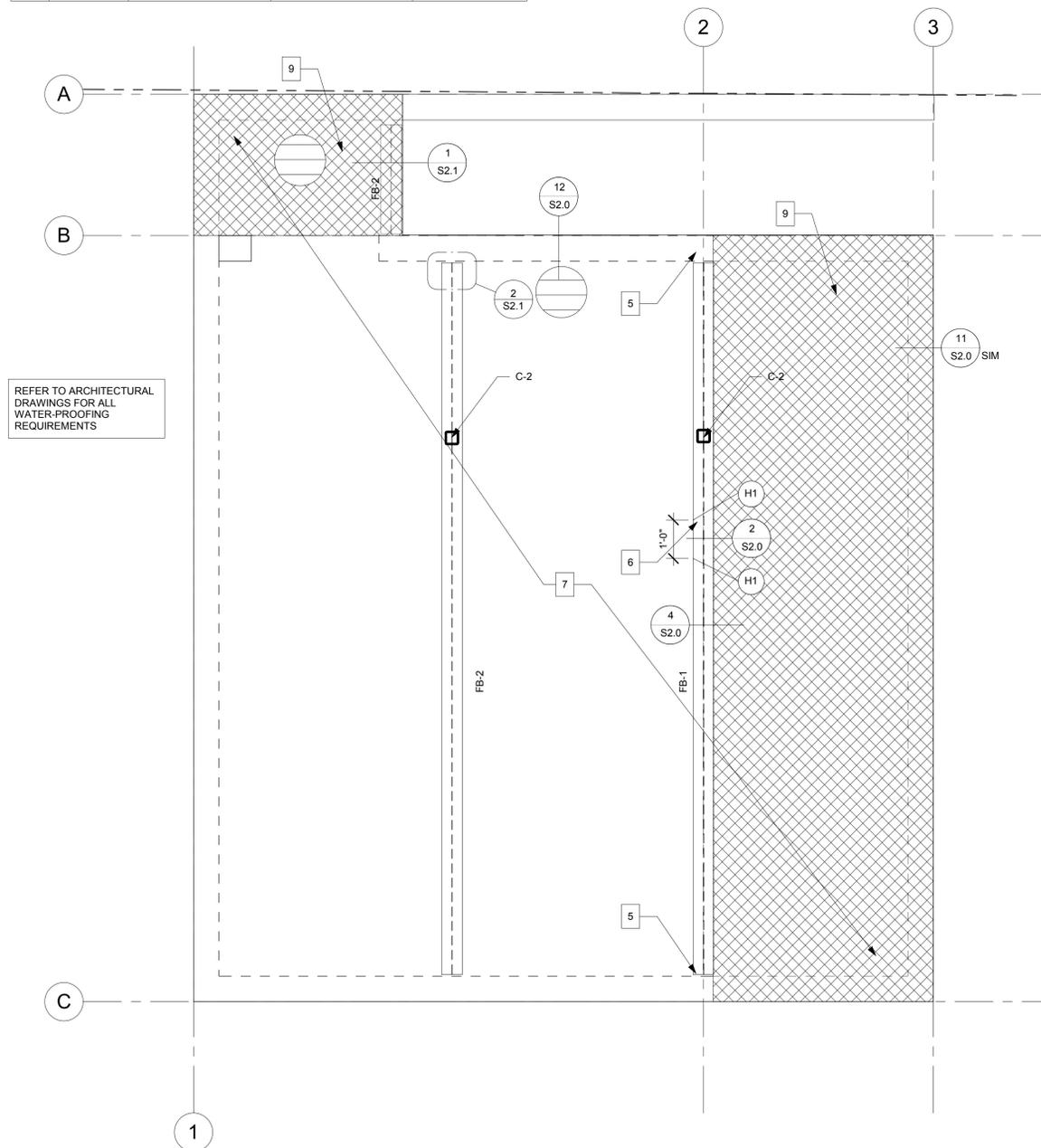
STRUCTURAL FOOTING SCHEDULE					
MARK	SIZE	TYPE	REINFORCEMENT		REMARKS
			LONGITUDINAL	TRANSVERSE	
FC-1	8" x CONT	CONT. WALL	#4 AT 16" O.C.	#4 AT 12" O.C.	9' MAX. WALL HEIGHT

ANCHOR BOLT SCHEDULE				
MARK	TYPE/SPACING	COMMENTS	COMMENTS	COMMENTS
AB-1	5/8" DIA x 16" AT 32" O.C.	3" x 3" x 1/4" PLATE WASHERS, TYP., U.N.O.		
AB-2	5/8" DIA x 16" AT 24" O.C.	3" x 3" x 1/4" PLATE WASHERS, TYP., U.N.O.		
AB-3	5/8" DIA x 16" AT 16" O.C.	3" x 3" x 1/4" PLATE WASHERS, TYP., U.N.O.		
AB-4	5/8" DIA x 16" AT 12" O.C.	3" x 3" x 1/4" PLATE WASHERS, TYP., U.N.O.		

NOTES:  
 ALL ANCHORS TO BE TYPE AB-1, TYP. U.N.O.  
 WHERE SHEAR WALL LAND ON STEEL BEAM, REQUIRED ANCHOR BOLTS SHALL BE WELDED TO TOP OF BEAM WITH 3/16" FILLET ALL AROUND



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

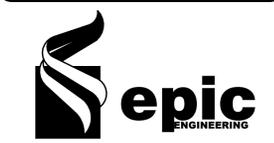


2 MAIN LEVEL  
1/2" = 1'-0"

CONSTRUCTION NOTES

- THIS IS ONE PAGE OF A SET OF PROJECT DOCUMENTS AND MAY NOT BE USED ALONE. THE CONTRACTOR, SUBCONTRACTORS AND OWNER SHALL REVIEW AND BE RESPONSIBLE FOR ALL INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
- ALL FOUNDATION WALLS SHALL BE BRACED BY FLOOR DIAPHRAGM OR BY OTHER MEANS BEFORE BACK FILLING.
- CONTRACTOR TO VERIFY DIMENSIONS W/ ARCHITECTURAL PLANS

DATE  
AUGUST 2019



REVISIONS		
MARK	DATE	DESCRIPTION

DRAWN: CRC  
 DESIGNER: AEP  
 REVIEWED: AJH

PROJECT #  
19SM3083.03

SCALES  
1/2" = 1'-0"

PROJECT NAME:  
ADDITION & PATIO

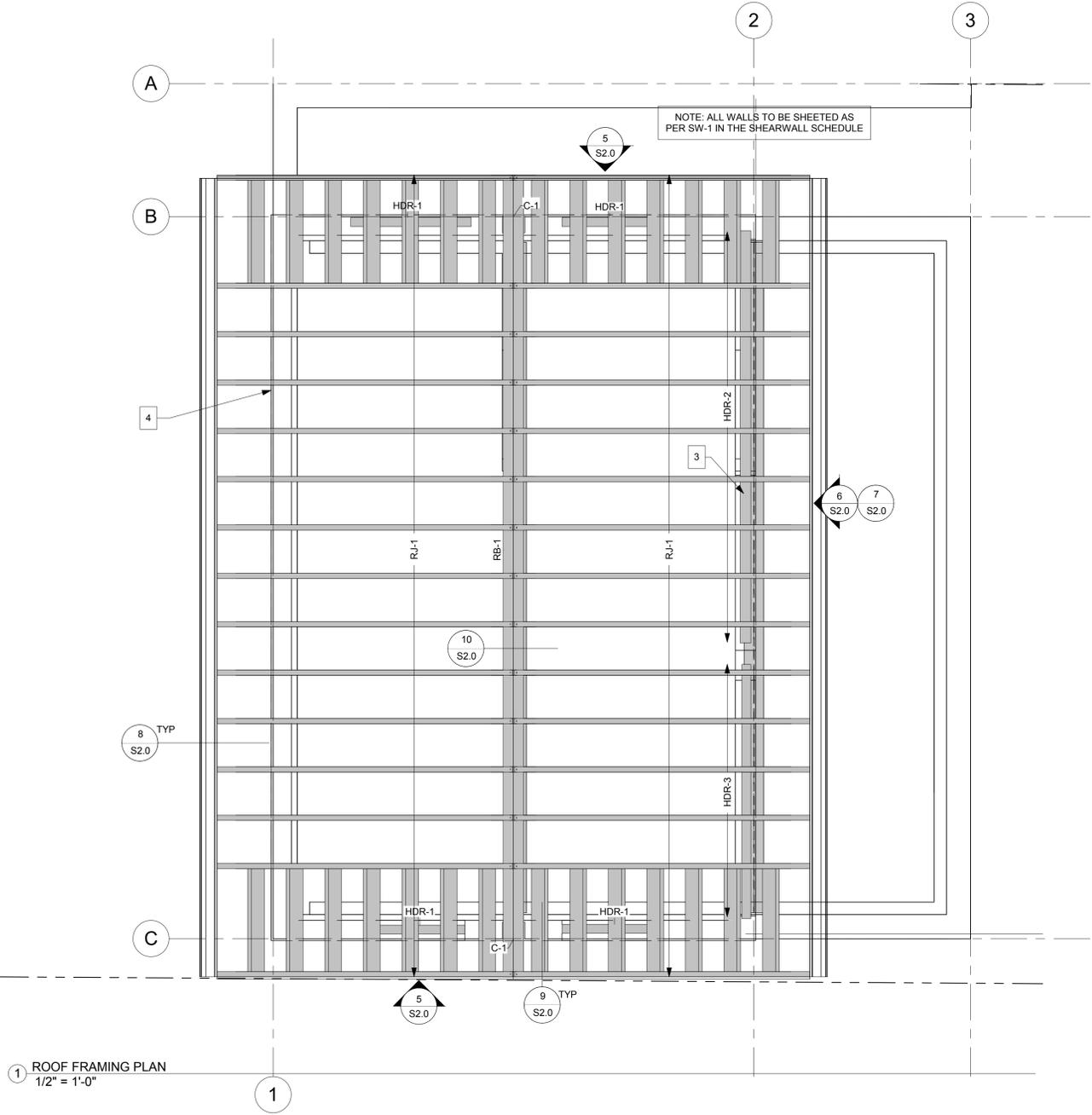
PROJECT LOCATION:  
628 PARK AVE. PARK CITY, UT

SHEET TITLE:  
STRUCTURAL PLANS

PLAN SET:  
PERMIT

SHEET  
S1.0

S:\PROJ\SMALL PROJECTS\2019\PROJECTS\190828\628 PARK AVE\STRUCTURAL\_2.10.20.rvt



STRUCTURAL KEYNOTES

MARK	DESCRIPTION
1	4" CONCRETE SLAB WITH OPTIONAL 6x6x1.4 WIRE MESH OVER 4" FREE DRAINING GRAVEL OVER PREPARED SUBGRADE. PROVIDE 10 MIL VAPOR BARRIER. PROVIDE CONTROL JOINTS AT 10'-0" MAX SPACING.
2	2x6 DF STUD AT 16" O.C. EXTERIOR STUD WALL. TYP. UNO
3	HEADER SHALL BE CONTINUOUS OVER SIMPSON WOOD SHEAR WALL. SEE DETAILS FOR CONNECTION. KINGS STUDS NEED ONLY BE PROVIDED AS ENDS OF HEADER
4	ALL EXTERIOR WALLS SHALL BE SHEATHED PER SW-1 U.N.O.
5	CAST-IN-PLACE EMBEDS MAY NOT BE SUBSTITUTED FOR POST INSTALLED ANCHORS OR EMBEDS.
6	ANCHORS MUST BE WELDED TO BEAM PRIOR TO INSTALLING METAL DECKING AND SLAB
7	VERCO PLB METAL DECKING, 22 GAGE WITH NORMAL WEIGHT CONCRETE, 4" TOTAL SLAB DEPTH. REINFORCE WITH 6x6x W6.5xW6.5 WELDED WIRE FABRIC. 36/4 SCREW PATTERN. SIDELAPS WITH PUNCHLOK II
8	DO NOT DISTURB EXISTING FOUNDATION WALL OR FOOTING. CONTACT EOR IF THERE IS CONFLICT WITH NEW IMPROVEMENTS
9	ADDITIONAL 4" THICK WATER-PROOFING SLAB WITH #3 BARS AT 16" O.C. AT EXTERIOR

ROOF BEAM

MARK	SIZE	TYPE	GRADE	COMMENTS
RB-1	6 3/4" x 18"	GLB	24F-V4	

JOIST SCHEDULE

MARK	SIZE	TYPE	GRADE	SPACING	TYPICAL CONNECTION
RJ-1	11 7/8" DEPTH	TJI	360	16" O.C.	SEE DETAILS

STRUCTURAL HEADER SCHEDULE

MARK	SIZE	TYPE	GRADE	TRIMMERS	KINGS	COMMENTS
HDR-1	(2) 2x8	DIM	DF-L-#2	(1) 2x STUD	(1) 2x STUD	
HDR-2	(2) 1 3/4" x 11 7/8"	LVL	2.0E	(2) 2x STUDS	(3) 2x STUDS	
HDR-3	(2) 2x12	DIM	DF-L#2	(2) 2x STUDS	(1) 1x STUDS	

NOTE: USE TRIMMER STUDS AND KING STUDS PER SCHEDULE U.N.O. ON PLANS

STRUCTURAL COLUMN SCHEDULE

MARK	SIZE	TYPE	GRADE	COMMENTS
C-1	(5) 2x6	DIM	STUD	
C-2	4 x 4 x 1/4	STEEL	A500 GR.B	

SHEAR WALL SCHEDULE

MARK	NAILING		NOTES	SHEAR, ALLOWABLE		SOLE PLATE NAILING
	EDGE	FIELD		SEISMIC	WIND	
SW-1	6" O.C.	12" O.C.	1, 2, 3, 4, 5	260 PLF	365 PLF	16d NAILS AT 6" O.C.
SW-2	4" O.C.	12" O.C.	1, 2, 3, 4, 5	350 PLF	533 PLF	16d NAILS AT 4" O.C.

- NOTES:
- 16" O.C. MAX STUD SPACING (AWC SDPWS-2015, NOTE 2)
  - 7/16" APA RATED OSB PANEL PER GENERAL NOTES
  - 8d COMMON OR GALVANIZED BOX NAILING. PROVIDE HOT DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER NAILS AT PERSERVATIVE-TREATED AND FIRE RETARDANT-TREATED WOOD LOCATIONS.
  - BLOCK ALL EDGES
  - ALL ANCHOR BOLTS TO HAVE 3" x 3" x 1/4" PLATE WASHERS, TYP., U.N.O.
  - ALL EXTERIOR WALLS TO BE SHEATHED AS TYPE "SW-1", TYP., U.N.O.

STRONG-WALL WOOD SHEAR WALL SCHEDULE

MODEL NO.	W(in.)	H(in.)	ANCHOR BOLTS		REMARKS
			QUANTITY	DIA. (in.)	
WS12X10	12	120	2	7/8	

- NOTES:
- FOR HEIGHTS NOT LISTED, ORDER THE NEXT TELLEST PANEL AND TRIM TO FIT. MINIMUM TRIMMED HEIGHT FOR ALL PANELS IS 74-1/2"
  - ALL PANELS COME WITH TWO PRE-ATTACHED HOLDOWNS, TWO STANDARD HEX NUTS, TWO STRUCTURAL WASHERS, TWO WSW-TOW PLATES AND INSTALLATION INSTRUCTIONS.
  - ALL PANELS ARE 3-1/2" THICK.

CONSTRUCTION NOTES

DATE  
AUGUST 2019



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: Author  
DESIGNER: Designer  
REVIEWED: Checker

PROJECT #  
19SM3083.03

SCALES  
1/2" = 1'-0"

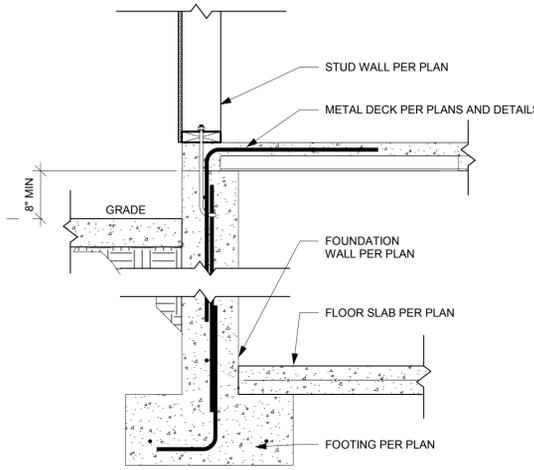
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ADDITION & PATIO

PROJECT LOCATION:  
628 PARK AVE. PARK CITY, UT

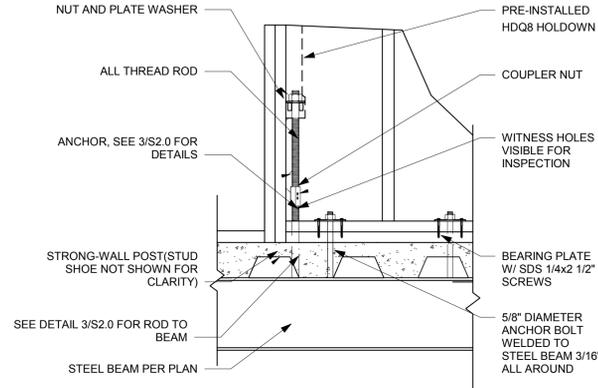
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FRAMING PLAN

PLAN SET:  
PERMIT

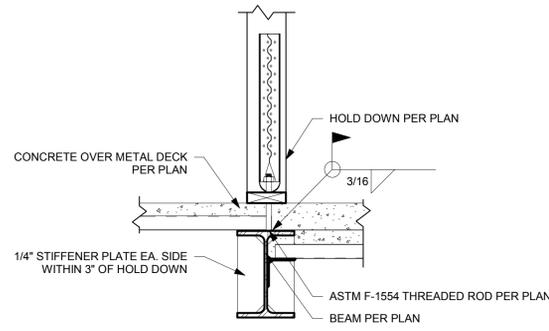
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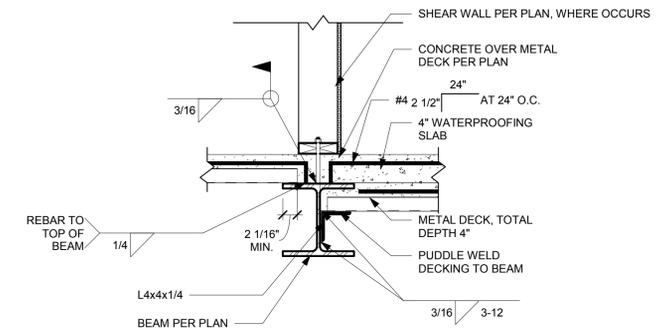
1 BASEMENT FOUNDATION, TYP  
1" = 1'-0"



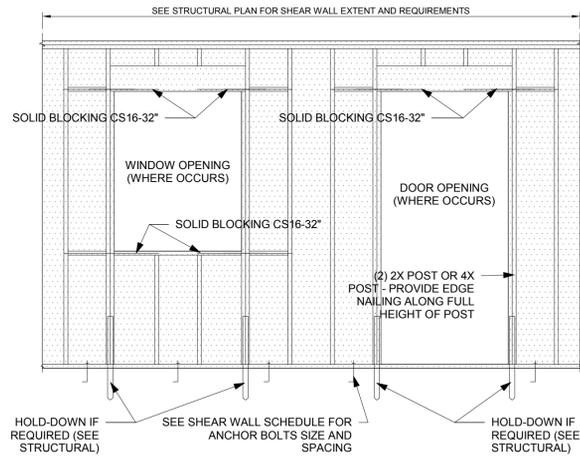
2 SIMPSON WOOD SHEAR WALL, STEEL BEAM  
N.T.S.



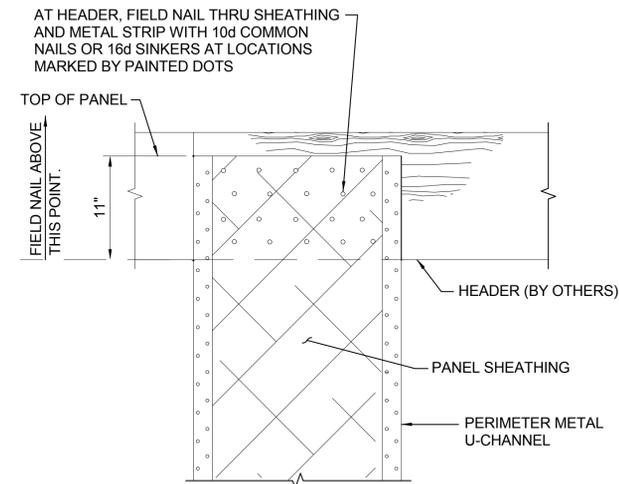
3 HOLD-DOWN ANCHOR TO STEEL BEAM  
N.T.S.



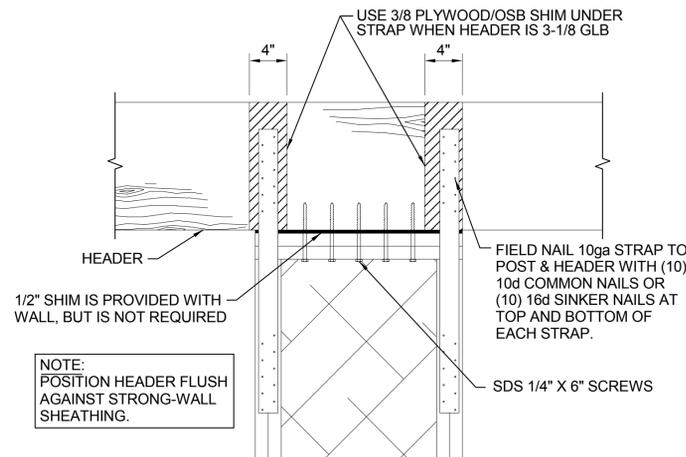
4 METAL DECK OVER STEEL BEAM  
N.T.S.



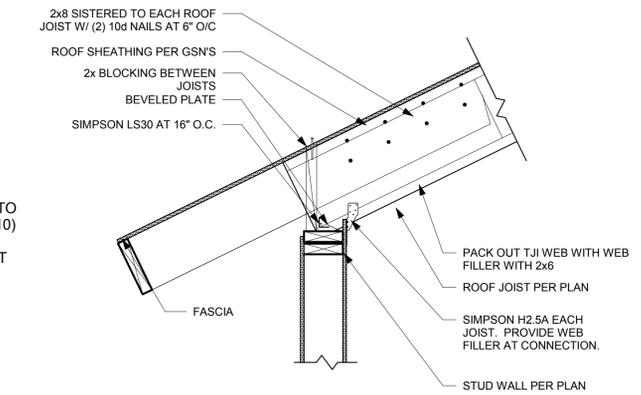
5 SHEAR WALL FORCE TRANSFER AROUND OPENINGS  
N.T.S.



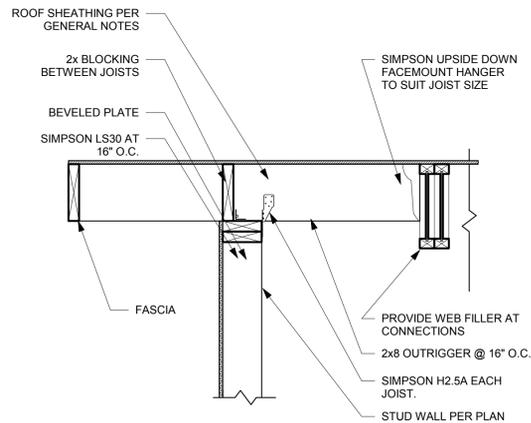
6 SIMPSON SHEAR WALL TOP OF WALL CONNECTION 1  
N.T.S.



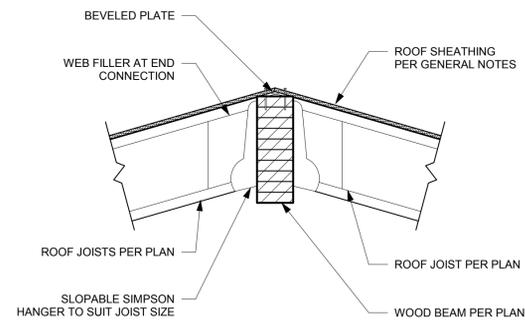
7 SIMPSON SHEAR WALL TOP OF WALL CONNECTION 2  
N.T.S.



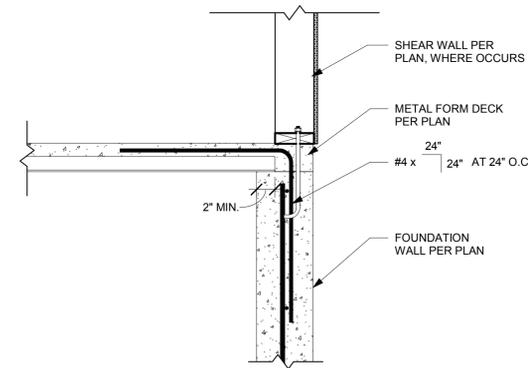
8 ROOF JOIST TO STUD WALL  
N.T.S.



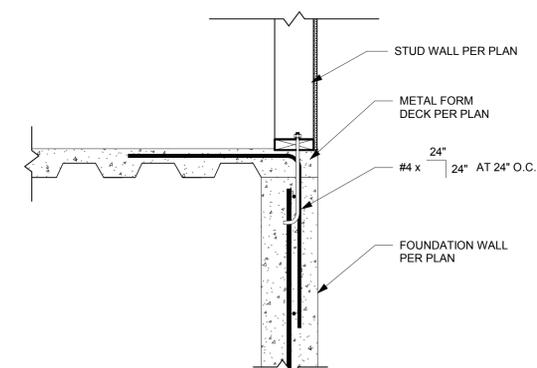
9 ROOF OUTRIGGER  
N.T.S.



10 JOIST TO WOOD RIDGE BEAM  
N.T.S.



11 METAL DECK TO FOUNDATION WALL, PERP.  
N.T.S.



12 METAL DECK TO FOUNDATION, PARALLEL  
N.T.S.

CONSTRUCTION NOTES

DATE

AUGUST 2019



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: CRC

DESIGNER: AEP

REVIEWED: AJH

PROJECT #

19SM3083.03



SCALES



PROJECT NAME:

ADDITION & PATIO

PROJECT LOCATION:

628 PARK AVE. PARK CITY, UT

SHEET TITLE:

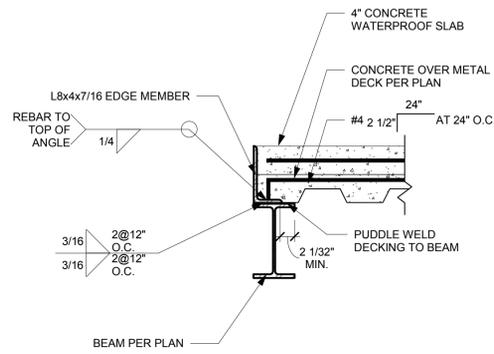
FOUNDATION DETAILS

PLAN SET:

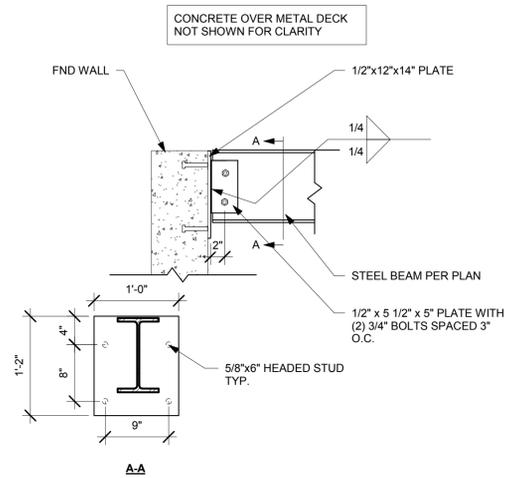
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SHEET

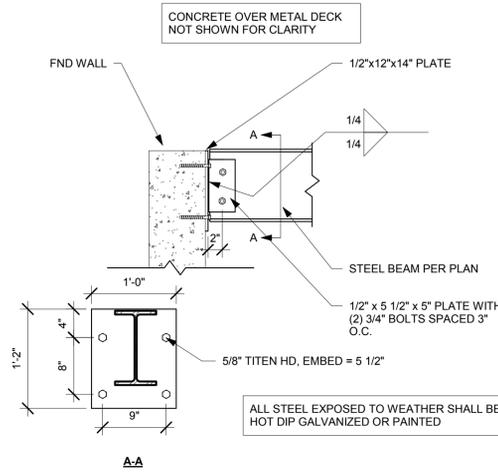
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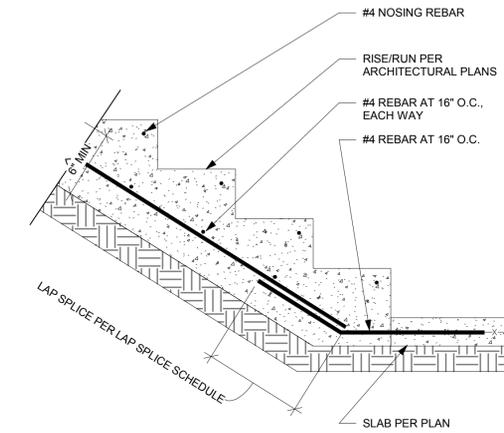
1 DECK TO STEEL BEAM, PARALLEL  
N.T.S.



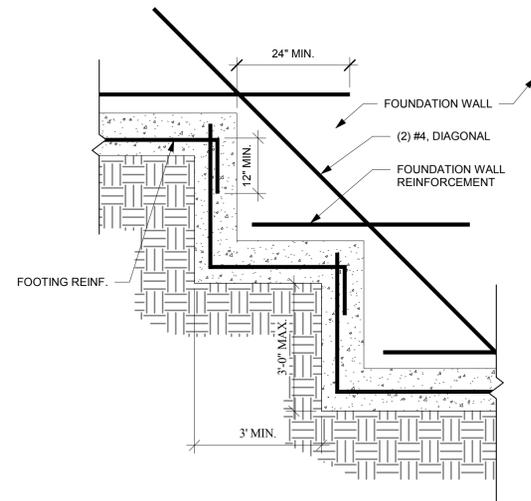
2 STEEL BEAM TO FND WALL (CAST IN PLACE)  
N.T.S.



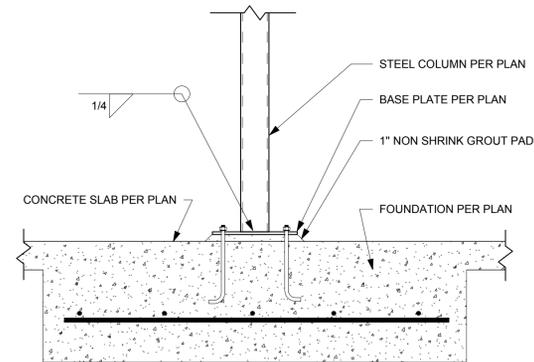
3 STEEL BEAM TO FND WALL (POST INSTALLED)  
N.T.S.



4 STAIR REINFORCING  
N.T.S.



5 FOUNDATION STEP REINFORCING  
N.T.S.

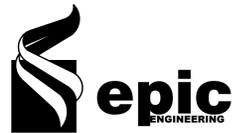


6 INTERIOR FOOTING  
N.T.S.

CONSTRUCTION NOTES

DATE

AUGUST 2019



REVISIONS

MARK	DATE	DESCRIPTION

DRAWN: EPIC  
DESIGNER: AEP  
REVIEWED: EPIC



PROJECT #  
19SM3083.03

SCALES

1" = 1'-0"



PROJECT NAME:

ADDITION & PATIO

PROJECT LOCATION:

628 PARK AVE. PARK CITY, UT

SHEET TITLE:

FOUNDATION DETAILS

PLAN SET:

PERMIT

SHEET

S2.1