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TE.DA.03	UPPER LEVEL - DATA PLAN
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SHEET NAMING CONVENTION

A1 . 01 . 01
- DISCIPLINE
- DRAWING SERIES
- CLUSTER / UNIT TYPE IDENTIFICATION
- DRAWING NUMBER

DRAWING DISCIPLINES

A	ARCHITECTURE
C	CIVIL
L	LANDSCAPE
S	STRUCTURAL
M	MECHANICAL
E	ELECTRICAL
P	PLUMBING
F	FIRE PROTECTION
VT	VERTICAL TRANSPORTATION
EL	LIGHTING

DRAWING SERIES

0	GENERAL
1	PLANS
2	ELEVATIONS
3	BUILDING SECTIONS
4	WALL SECTIONS
5	INTERIOR ELEVATIONS
6	RCP'S
7	VERTICAL CIRCULATION
8	EXTERIOR DETAILS
9	INTERIOR DETAILS

CLUSTER / UNIT TYPE IDENTIFICATION

00	TYPICAL
01	CLUSTER 01
02	CLUSTER 02
03	CLUSTER 03
04	CLUSTER 04
05	CLUSTER 05
06	CLUSTER 06
07	CLUSTER 07
08	CLUSTER 08
09	CLUSTER 09
10	CLUSTER 10
11	CLUSTER 11
12	CLUSTER 12
13	CLUSTER 13
14	CLUSTER 14
20	SMALL UNIT TYPE
30	MEDIUM-MID ENTRY UNIT TYPE
40	MEDIUM-TOP ENTRY UNIT TYPE
50	LARGE UNIT TYPE

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MARCELLA TOWNHOMES

MAYFLOWER MOUNTAIN RESORT
PARCEL 18 - CLUSTER 02

PRICING SET

08.09.2024

ABBREVIATIONS

#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
@	AT
Ø	DIAMETER
AB	ANCHOR BOLT
ABV	ABOVE
ACC	ACCESS
ACOUS	ACOUSTICAL
ACP	ASPHALT CONCRETE PAVING
ACS PNL	ACCESS PANEL
ACT	ACOUSTIAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES
ADJ	ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AGGR	AGGREGATE
AIB	AIR INFILTRATION BARRIER
ALT	ALTERNATE
ALUM	ALUMINIUM
APPROX	APPROXIMATE
APSH	ASPHALT
ARCH	ARCHITECTURAL
AUTO	AUTOMATIC
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BRG	BEARING
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
CIP	CAST-IN-PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLK	CAULKING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTER
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CPT	CARPET; CARPETED
CRS	COLD ROLLED STEEL
CSK	COUNTERSUNK
CT	CERAMIC TILE
CTR	CENTER
CU FT	CUBIC FEET
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DN	DOWN
DR	DOOR
DR OPNG	DOOR OPENING
DS	DOWNSPOUT
DSP	DRY STAND/PIPE
DT	DRAIN TILE
DW	DISHWASHER
DWG	DRAWING
E	EAST
EA	EACH
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENCL	ENCLOSURE
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EVA	EMERGENCY VEHICLE ACCESS
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANDED; EXPANSION
EXP BT	EXPANSION BOLT
EXPO	EXPOSED
EXT	EXTERIOR
FA	FIRE ALARM
FB	FLAT BAR
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH TO FINISH
FF EL	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FIN FLR	FINISH FLOOR
FLASH	FLASHING
FLR	FLOOR; FLOORING
FLUOR	FLUORESCENT
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER-INSTALLED BY CONTRACTOR
FOM	FACE OF MASONRY
FOS	FACE OF STUDS
FP	FIREPROOF
FPL	FIREPLACE
FR	FRAME
FRT	FIRE RETARDANT
FT	FOOT OR FEET
FTG	FOOTING
FURR	FURRING
FUT	FUTURE
FW	FULL WIDTH

ABBREVIATIONS

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS
GLAM	GLUE-LAMINATED
GR	GRADE
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
HB	HOSE BIB
HC	HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HDR	HEADER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HR	HOUR
HT	HEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HW	HOT WATER
HWT	HOT WATER TANK
ID	INSIDE DIAMETER
IN	INCH
INCL	INCLUDED
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JB	JUNCTION BOX
JF	JOINT FILLER
JT	JOINT
KIT	KITCHEN
KO	KNOCKOUT
LAM	LAMINATE; LAMINATED
LAV	LAVATORY
LBS	POUNDS
LF	LINEAR FEET (FOOT)
LH	LEFT HAND
LL	LIVE LOAD
LOC	LOCATION
LP	LOW POINT
LT	LIGHT
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MEDICINE CABINET
MDF	MEDIUM DENSITY FIBERBOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
MUL	MULLION
N	NORTH
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OCC	OCCUPANTS
OD	OUTSIDE DIAMETER; OVERFLOW DRAIN
OFF	OFFICE
OH	OVERHEAD
OHWM	ORDINARY HIGH WATER MARK
OLF	OCCUPANT LOAD FACTOR
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLWD	PLYWOOD
PNL	PANEL
PNT	POINT
PR	PAIR
PRCST	PRECAST
PSF	POUNDS PER CUBIC FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESERVATIVE TREATED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER
RA	RETURN AIR
RAD	RADIUS
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMAINDER
REQ	REQUIRED
RESIL	RESILIENT
REV	REVISION(S); REVISED
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
RWL	RAIN WATER LEADER

ABBREVIATIONS

S	SOUTH
SAF	SELF-ADHERED FLASHING
SAM	SELF-ADHERED MEMBRANE
SC	SOLID CORE
SCHED	SCHEDULE
SD	SMOKE DETECTOR
SECT	SECTION
SG	SAFETY GLAZING
SHR	SHOWER
SHT	SHEET
SHT MTL	SHEET METAL
SHTG	SHEATHING
SHV	SHELF; SHELVING
SIM	SIMILAR
SOG	SLAB ON GRADE
SPEC	SPECIFICATION
SQ FT	SQUARE FOOT (FEET)
SQ IN	SQUARE INCH(ES)
SST	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMETRICAL
T	TREAD
T&G	TONGUE AND GROOVE
TEL	TELEPHONE
TER	TERRAZZO
TG	TEMPERED GLASS
THK	THICK
TO	TOP OF
TOB	TO OF BEAM
TOC	TOP OF CONCRETE; CURB
TOF	TOP OF FLOOR; FOOTING; FRAME
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET; PAVEMENT
TOPO	TOPOGRAPHY
TOS	TOP OF SLAB; STEEL
TOW	TOP OF WALL
TS	TUBE STEEL
TSTAT	THERMOSTAT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VEN	VENEER
VERT	VERTICAL
VEST	VESTIBULE
VG	VERTICAL GRAIN
VIF	VERIFY IN FIELD
VT	VINYL TILE
W	WEST
W	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WF	WIDE FLANGE
WF BM	WIDE FLANGE BEAM
WG	WIRED GLASS
WH	WATER HEATER
WL	WATER LINE
WLD	WELDED
WP	WATERPROOF
WPM	WATERPROOF MEMBRANE
WR	WATER RESISTANT
WSCT	WAINSCOT
WSG	WIRE SAFETY GLASS
WT	WEIGHT
WTR	WATER
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

GENERAL SYMBOLS LEGEND

1. GRID LINE REFERENCE — #
2. LEVEL / DATUM REFERENCE — NAME, ELEVATION
3. EXTERIOR ELEVATION REFERENCE — X / AXXX; Drawing Number; Sheet Number
4. INTERIOR ELEVATION REFERENCE — # / AX.00 / #; Drawing Number; Sheet Number
5. BUILDING SECTION REFERENCE — X / AX.XX; Drawing Number; Sheet Number
6. WALL SECTION REFERENCE — X / AX.XX; Drawing Number; Sheet Number
7. DETAIL SECTION REFERENCE — X / AX.XX; Drawing Number; Sheet Number
8. CALLOUT/DETAIL REFERENCE — X / AX.XX; Drawing Number; Sheet Number
9. REVISION REFERENCE — #
10. ROOM REFERENCE — ROOM NAME / 100
11. ASSEMBLY REFERENCE — X#
12. WINDOW REFERENCE — W#
13. DOOR REFERENCE — D001
14. NORTH ARROW

MATERIALS LEGEND

- WOOD BLOCKING (SHIM)
- FINISHED WOOD
- BATT INSULATION
- MINERAL WOOL INSULATION
- GRAVEL
- ALUMINUM
- MASONRY (CMU)
- WOOD FRAMING (CONTINUOUS)
- PLYWOOD
- RIGID INSULATION
- FOAM INSULATION
- EARTH
- STEEL
- BRICK

BUILDING CODE / ZONING SUMMARY

PROJECT ADDRESS:

CLUSTER 01:
1853 W HORN COURT, PARK CITY, UT 84060
1851 W HORN COURT, PARK CITY, UT 84060
1849 W HORN COURT, PARK CITY, UT 84060
1847 W HORN COURT, PARK CITY, UT 84060
1845 W HORN COURT, PARK CITY, UT 84060

CLUSTER 02:
1842 W HORN COURT, PARK CITY, UT 84060
1840 W HORN COURT, PARK CITY, UT 84060
1838 W HORN COURT, PARK CITY, UT 84060
1836 W HORN COURT, PARK CITY, UT 84060

ASSESOR'S PARCEL NUMBER:

CLUSTER 01: 00-0021-8520
CLUSTER 02: 00-0021-8542

LEGAL DESCRIPTION:

LOTS 6A AND 7A
ALL OF LOTS 6A AND 7A, MIDA MASTER DEVELOPMENT PLAT AMENDED 2022, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JULY 27, 2022 AS ENTRY NO. 522596 IN BOOK 852 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

LOT 8A
ALL OF LOT 8A, MIDA MASTER DEVELOPMENT PLAT AMENDED 2023, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED APRIL 18, 2023 AS ENTRY NO. 531618 IN BOOK 1439 AT PAGE 1055 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

LOTS 9 AND 10
ALL OF LOTS 9 AND 10, MIDA MASTER DEVELOPMENT PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED JUNE 30, 2020 AS ENTRY NO. 480155 IN BOOK 1299 AT PAGE 1122 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE WASATCH COUNTY RECORDER.

APPLICABLE CODES:

2021 UTAH RESIDENTIAL CODE
(2021 INTERNATIONAL RESIDENTIAL CODE, AMENDED)

2021 UTAH FIRE CODE
(2021 INTERNATIONAL FIRE CODE, AMENDED)

2021 UTAH PLUMBING CODE
(2021 INTERNATIONAL PLUMBING CODE, AMENDED)

2021 UTAH MECHANICAL CODE
(2021 INTERNATIONAL MECHANICAL CODE, AMENDED)

2021 UTAH FUEL GAS CODE
(2021 INTERNATIONAL FUEL GAS CODE, NOT AMENDED)

2020 UTAH ELECTRIC CODE
(2020 NFPA 70, AMENDED)

2019 UTAH FIRE SPRINKLER CODE
(2019 NFPA 13D, AMENDED)

2006 UTAH WILDLAND-URBAN INTERFACE CODE

AUTHORITY HAVING JURISDICTION: WASATCH COUNTY SURVEYOR
MILITARY INSTALLATION DEVELOPMENT AUTHORITY (MIDA)

LOT SIZE: 11.52 ACRES

PROJECT DESCRIPTION: NEW PRIVATELY-OWNED DEVELOPMENT INCLUDING ROADWAYS, 50 TOWNHOMES, AND SKI AMENITY BUILDING.

PER URC SECTION R101.2:
TOWNHOMES ARE NOT MORE THAN THREE STORIES ABOVE GRADE PLANE IN HEIGHT WITH A SEPARATE MEANS OF EGRESS

HEIGHT: PER MIDA DESIGN GUIDELINES SECTION 4.03.D.2

ALLOWED: 120'-0"
PROPOSED: VARIES, 50'-0" MAX

YARD SETBACKS: PER MIDA DESIGN GUIDELINES SECTION 4.02.B

FRONT: 10'-0"
SIDE: 8'-0"
REAR: 0'-0"

ENERGY CODE COMPLIANCE: 2018 UTAH RESIDENTIAL ENERGY CONSERVATION CODE
(2015 IECC, AMENDED)

PRESCRIPTIVE METHOD PATH TO COMPLIANCE.

SEE TABLE R402.1.2 BELOW AND INCLUDED ON SHEETS A0.00.20 AND A0.00.21 FOR BUILDING THERMAL ENVELOPE REQUIREMENTS

FIRE PROTECTION: ALL TOWNHOMES SPRINKLERED THROUGHOUT PER NFPA 13D IN ACCORDANCE WITH URC SECTION R313.1

WILDLAND-URBAN INTERFACE PER 2006 UTAH WILDLAND-URBAN INTERFACE CODE - APPENDIX C - FIRE HAZARD SEVERITY FORM

TOTAL FOR SUBDIVISION OR SITE = 70

MODERATE HAZARD: 50-75
HIGH HAZARD: 76-100
EXTREME HAZARD: 101+

PER 2006 UTAH WILDLAND-URBAN INTERFACE CODE - TABLE 503.1 - IGNITION-RESISTANT CONSTRUCTION

MODERATE HAZARD WITH CONFORMING WATER SUPPLY AND CONFORMING DEFENSIBLE SPACE = IR 3

IR 3 = IGNITION-RESISTANT CONSTRUCTION IN ACCORDANCE WITH SECTION 506

VICINITY MAP

NOT TO SCALE



LOCATION MAP

NOT TO SCALE



GENERAL NOTES

1. CODES: ALL WORK SHALL CONFORM APPLICABLE LAND USE AND BUILDING CODES AS AMENDED BY AUTHORITIES HAVING JURISDICTION.
2. DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE CALCULATED DIMENSIONS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF ANY CONFLICTS EXIST.
3. CONTRACTOR SHALL VERIFY ALL CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
4. VERIFY ALL ROUGH-IN DIMENSIONS FOR EQUIPMENT. PROVIDE ALL BUCK-OUT, BLOCKING, BACKING, AND JACKS REQUIRED FOR INSTALLATIONS.
5. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE / WOOD FRAMING UNLESS OTHERWISE NOTED.

PROJECT DIRECTORY

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UTAH RESIDENTIAL ENERGY CONSERVATION CODE 2018 - TABLE R402.1.2 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
6B COLD-DRY	0.32	0.55	NR	49	20+5 or 13+10	15/20	30	15/19	10 @ 4FT	15/19

General Notes
A) R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
B) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
C) "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
D) R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
E) There are no SHGC requirements in the Marine Zone.
F) Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
G) Or insulation sufficient to fill the framing cavity, R-19 minimum.
H) The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
I) The second R-value applies when more than half the insulation is on the interior of the mass wall.

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SL, SK, CY
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION

PRICING SET

08.09.2024

title:

GENERAL NOTES AND PROJECT INFORMATION

sheet:

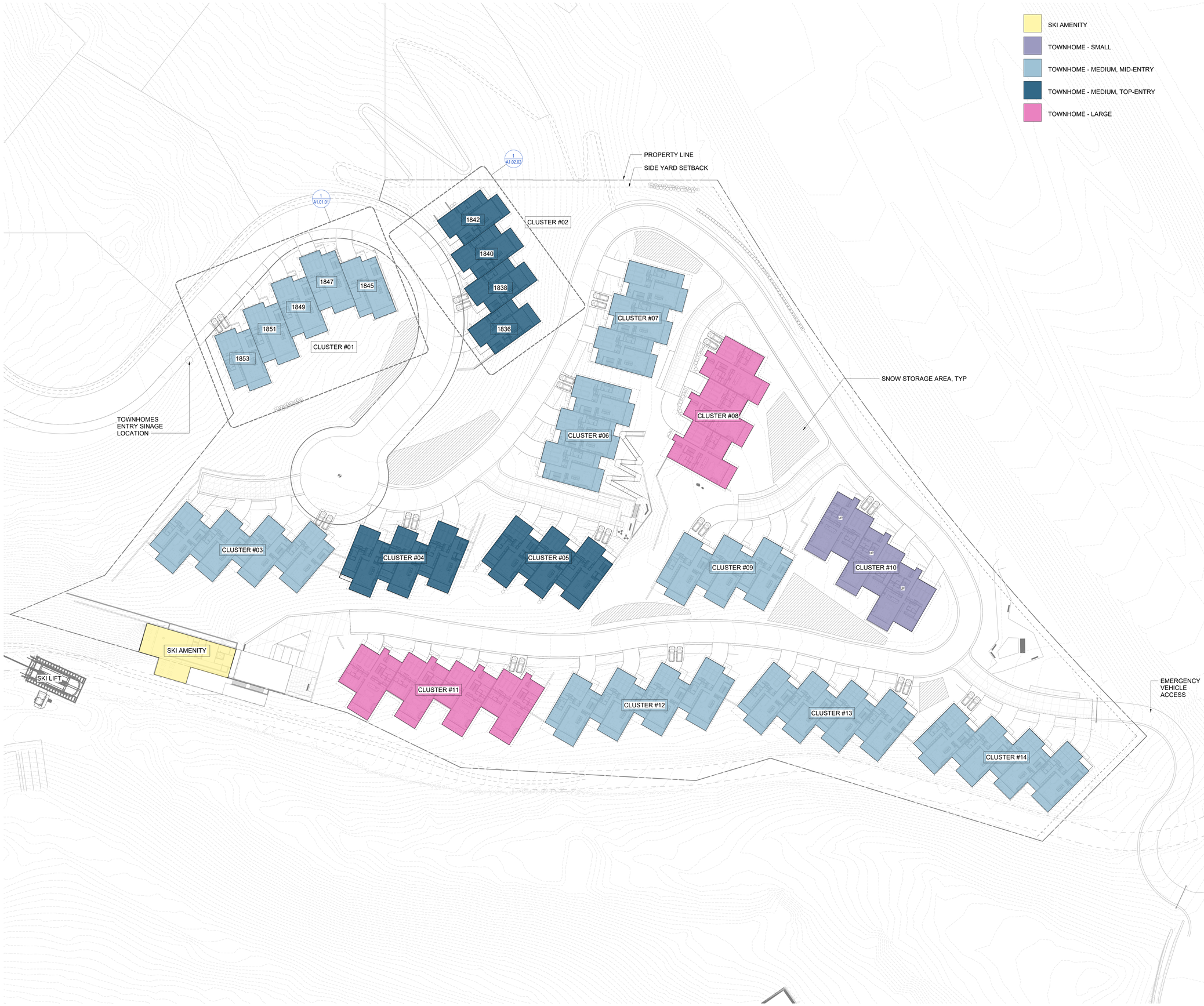
A0.00.01

SITE PLAN GENERAL NOTES:

1. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION ON SITE GRADING, ROADWAYS, AND RETAINING WALLS.

CLUSTER 1
(5) MEDIUM MID UNITS
FOOTPRINT: 13,540SF

CLUSTER 2
(4) MEDIUM TOP UNITS
FOOTPRINT: 10,653SF



SITE PLAN - PROGRAM TYPOLOGY
SCALE: 1/1"=40'-0"
0' 20' 40' 80'

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PRICING SET

08.09.2024

title:
SITE PLAN - PROGRAM TYPOLOGY

sheet:
A0.00.10

UTAH RESIDENTIAL ENERGY CONSERVATION CODE 2018 - TABLE R402.1.2 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
6B COLD-DRY	0.32	0.55	NR	49	20+5 or 13+10	15/20	30	15/19	10 @ 4FT	15/19

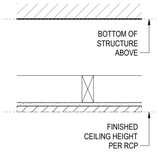
General Notes
A) R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
B) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
C) "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
D) R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
E) There are no SHGC requirements in the Marine Zone.
F) Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
G) Or insulation sufficient to fill the framing cavity, R-19 minimum.
H) The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
I) The second R-value applies when more than half the insulation is on the interior of the mass wall.

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stamp/seal:

CEILING ASSEMBLY

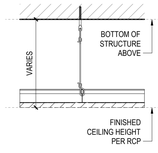


DESCRIPTION: **FRAMED CEILING - BATHROOMS** — MARK: **C2**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- STRUCTURE ABOVE
- AIR SPACE
- WOOD FRAMING AS REQUIRED
- 1/2" MOISTURE-RESISTANT GWB
- CEILING FINISH PER RCP

C2.0 - STONE / CERAMIC TILE FINISH
- SUB TILE BACKER BOARD, ADD THINSET, LIQUID-APPLIED WP/WG, CLEAR SEALER
- COMPLY W/ TCNA W244C

PER URC R316.4
WHEN FOAM-PLASTIC INSULATION IS INCLUDED IN CEILING CAVITY ABOVE, PROVIDE 1/2" GWB THERMAL BARRIER BETWEEN INTERIOR SPACE.

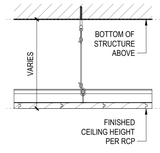


DESCRIPTION: **SUSPENDED CEILING** — MARK: **C1**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- STRUCTURE ABOVE
- AIR SPACE
- STEEL SUSPENSION SYSTEM
- 1/2" GYPSUM WALL BOARD "WHERE APPLICABLE, SEE NOTE BELOW"
- CEILING FINISH PER RCP

PER URC R316.4
WHEN FOAM-PLASTIC INSULATION IS INCLUDED IN CEILING CAVITY ABOVE, PROVIDE 1/2" GWB THERMAL BARRIER BETWEEN INTERIOR SPACE.

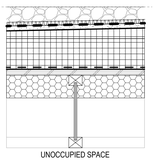
SOFFIT ASSEMBLY



DESCRIPTION: **EXTERIOR SOFFIT - WOOD** — MARK: **S1**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- STRUCTURE ABOVE
- AIR SPACE
- STEEL SUSPENSION SYSTEM
- 3/4" WOOD BOARDS PER FINISH SCHEDULE

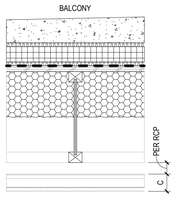
ROOF ASSEMBLY



DESCRIPTION: **ROOF ASSEMBLY OVER GARAGE** — MARK: **R4**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- GRAVEL PROTECTION COURSE
- DRAINAGE MAT
- SBS MODIFIED BITUMIN ROOF MEMBRANE
- 5/8" FIBERGLASS-MAT FACED GYPSUM ROOF BOARD
- TAPERED RIGID FOAM INSULATION (POLYISO) (R-12 EFFECTIVE)
  - 1/2" MIN THICKNESS AT DRAIN/SCUPPER
  - 3-1/2" MAX THICKNESS AT EDGE
  - 1/8" / 1'-0" SLOPE
- 4" RIGID FOAM INSULATION (POLYISO) (R-24)
- AIR/VAPOR BARRIER
- 3/4" T&G PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING AND SUPPLEMENTAL STEEL PER STRUCTURAL
  - 3" CLOSED-CELL SPRAY FOAM INSULATION (R-21)

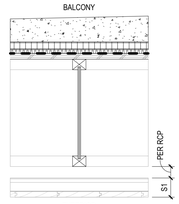
R-49 MINIMUM REQUIRED
R-54 CALCULATED



DESCRIPTION: **BALCONY ASSEMBLY OVER INTERIOR CONDITIONED SPACE** — MARK: **R3**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

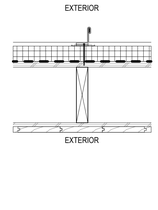
- CONCRETE TOPPING SLAB, SLOPED TO DRAIN
  - 4" MIN THICKNESS
- DRAINAGE MAT
- 2" XPS INSULATION (R-10 AVERAGE)
- DRAINAGE MAT
- HOT FLUID-APPLIED RUBBERIZED ASPHALT ROOF MEMBRANE
- 3/4" T&G PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING AND SUPPLEMENTAL STEEL PER STRUCTURAL
  - 6" CLOSED-CELL SPRAY FOAM INSULATION (R-42)
- CEILING ASSEMBLY PER RCP

R-49 MINIMUM REQUIRED
R-42+10 CALCULATED



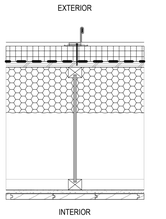
DESCRIPTION: **TYPICAL BALCONY ASSEMBLY** — MARK: **R2**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- CONCRETE TOPPING SLAB, SLOPE TO EDGE
  - 4" MIN THICKNESS
- 1" XPS INSULATION (R-5)
- DRAINAGE MAT
- HOT FLUID-APPLIED RUBBERIZED ASPHALT ROOF MEMBRANE
- 3/4" T&G PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING AND SUPPLEMENTAL STEEL PER STRUCTURAL
- SOFFIT ASSEMBLY PER RCP



DESCRIPTION: **TYPICAL ROOF ASSEMBLY EXTENSION** — MARK: **R1.1**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- STANDING SEAM METAL ROOF
- 2" RIGID BOARD INSULATION (R-10)
- HI-TEMP SELF-ADHERED MEMBRANE
- 3/4" PLYWOOD SHEATHING PER STRUCTURAL
  - FRT PLYWOOD WITHIN 4'-0" OF UNIT DEMISING WALL
- WOOD FRAMING AND SUPPLEMENTAL STEEL PER STRUCTURAL
- 1/2" PLYWOOD SHEATHING
  - FRT PLYWOOD WITHIN 30" OF ADJACENT ROOF SURFACE
- SOFFIT FINISH PER RCP

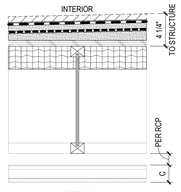


DESCRIPTION: **TYPICAL ROOF ASSEMBLY** — MARK: **R1**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- STANDING SEAM METAL ROOF
- 2" RIGID BOARD INSULATION (R-10)
- HI-TEMP SELF-ADHERED MEMBRANE
- 3/4" PLYWOOD SHEATHING PER STRUCTURAL
  - FRT PLYWOOD WITHIN 4'-0" OF UNIT DEMISING WALL
- WOOD FRAMING AND SUPPLEMENTAL STEEL PER STRUCTURAL
  - 6" CLOSED-CELL SPRAY FOAM INSULATION (R-42)
- 1/2" GYPSUM WALL BOARD
- CEILING FINISH PER RCP

R-49 MINIMUM REQUIRED
R-42+10 CALCULATED

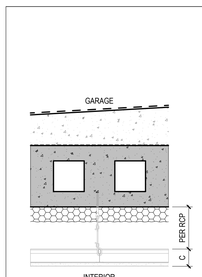
DESCRIPTION: **TILE FLOOR AT SHOWER** — MARK: **F6**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A



- WATER / STAIN REPELLANT
- TILE FINISH PER FINISH PLANS (3/4" ALLOWANCE)
- MORTAR BOND COAT
- LIQUID MEMBRANE WATERPROOFING
- 1" REINFORCED THICKSET MORTAR BED
- SHEET MEMBRANE WATERPROOFING
- SLIP SHEET
- SLOPED MORTAR BED, 1/4" PER FOOT (MIN.
- 3/4" T&G PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL, DROPPED
  - 3" MINERAL WOOL ACOUSTIC INSULATION
- CEILING ASSEMBLYPER RCP

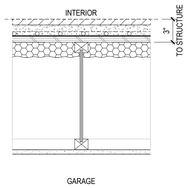
COMPLY WITH TCNA B415, F141

FLOOR ASSEMBLY



DESCRIPTION: **TYPICAL GARAGE FLOOR - CONC TOPPING W/ PRECAST CONCRETE** — MARK: **F5**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- PMMA TRAFFIC COATING
- CONCRETE TOPPING SLAB - SLOPED TO DRAIN
  - 6" MAX THICKNESS AT EDGES
  - 4" MIN THICKNESS AT DRAIN LOCATION
- SLIP SHEET
- 8" HOLLOW CORE PRECAST CONCRETE PANEL
- 2" CLOSED-CELL SPRAY FOAM INSULATION (FUME BARRIER)
- CEILING ASSEMBLY PER RCP

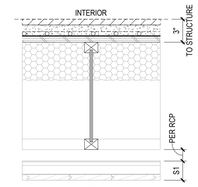


DESCRIPTION: **INT FLOOR ASSEMBLY OVER GARAGE** — MARK: **F4**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- FINISHED FLOOR PER FINISH PLANS (3/4" ALLOWANCE)
- 1-3/8" GYPSUM CONCRETE UNDERLAYMENT
  - HYDRONIC TUBING PER MECHANICAL
- 1/8" ACOUSTIC MAT
- PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL
  - 2" CLOSED-CELL SPRAY FOAM INSULATION (FUME BARRIER)
- 5/8" TYPE 'X' GYPSUM BOARD

F4.0 - ENGINEERED WOOD FLOORING PER FINISH PLANS:
- ADD VAPOR RETARDER OVER GYP UNDERLAYMENT

F4.1 - STONE / CERAMIC TILE FLOORING PER FINISH PLANS
- ADD WATER / STAIN REPELLANT OVER TILE, THINSET MORTAR, CRACK ISOLATION MEMBRANE



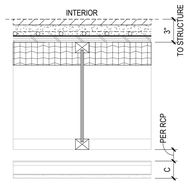
DESCRIPTION: **INT FLOOR ASSEMBLY OVER EXT SPACE** — MARK: **F3**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- FINISHED FLOOR PER FINISH PLANS (3/4" ALLOWANCE)
- 1-3/8" GYPSUM CONCRETE UNDERLAYMENT
  - HYDRONIC TUBING PER MECHANICAL
- 1/8" ACOUSTIC MAT
- PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL
  - 5" CLOSED-CELL SPRAY FOAM INSULATION (R-30)
- SOFFIT ASSEMBLY PER RCP

R-30 MINIMUM REQUIRED
R-30 CALCULATED

F3.0 - ENGINEERED WOOD FLOORING PER FINISH PLANS:
- ADD VAPOR RETARDER OVER GYP UNDERLAYMENT

F3.1 - STONE / CERAMIC TILE FLOORING PER FINISH PLANS
- ADD WATER / STAIN REPELLANT OVER TILE, THINSET MORTAR, CRACK ISOLATION MEMBRANE

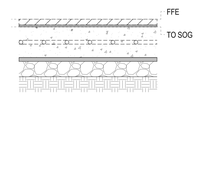


DESCRIPTION: **TYPICAL FLOOR ASSEMBLY** — MARK: **F2**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- FINISHED FLOOR PER FINISH PLANS (3/4" ALLOWANCE)
- 1-3/8" GYPSUM CONCRETE UNDERLAYMENT
  - HYDRONIC TUBING PER MECHANICAL
- 1/8" ACOUSTIC MAT
- PLYWOOD SHEATHING PER STRUCTURAL
- WOOD FRAMING PER STRUCTURAL
  - 3" MINERAL WOOL ACOUSTIC INSULATION
- CEILING ASSEMBLY PER RCP

F2.0 - ENGINEERED WOOD FLOORING PER FINISH PLANS:
- ADD VAPOR RETARDER OVER GYP UNDERLAYMENT

F2.1 - STONE / CERAMIC TILE FLOORING PER FINISH PLANS
- ADD WATER / STAIN REPELLANT OVER TILE, THINSET MORTAR, CRACK ISOLATION MEMBRANE



DESCRIPTION: **BASEMENT FLOOR ASSEMBLY** — MARK: **F1**
UL RATING: N/A | STC RATING: N/A | FIRE RATING: N/A

- FINISH FLOOR PER FINISH PLANS (3/4" ALLOWANCE)
- MOISTURE MAT AND CONCRETE LEVELING (1/4" ALLOWANCE)
- CAST-IN-PLACE CONCRETE SOG PER STRUCTURAL
  - HYDRONIC TUBING PER MECHANICAL
  - TYPICAL 4" THICKNESS @ F1.0 AND F1.1
  - TYPICAL 5" THICKNESS @ F1.2
- UNDER-SLAB INSULATION AND VAPOR BARRIER
- GRAVEL DRAINAGE

R-10 MINIMUM REQUIRED
R-10 CALCULATED

F1.0 - ENGINEERED WOOD FLOORING PER FINISH PLANS:
- ADD SLIP SHEET & VAPOR RETARDER OVER SOG

F1.1 - STONE / CERAMIC TILE FLOORING PER FINISH PLANS
- ADD WATER / STAIN REPELLANT OVER TILE, THINSET MORTAR, CRACK ISOLATION MEMBRANE

F1.2 - 5" TYPICAL THICKNESS WITH NO FINISHED FLOOR
- OCCURS IN MEP ROOMS

principal architect:	TK
project manager:	TM
drawn by:	SL, SK, CY
checked by:	QC
job no.:	23038

revisions:

no.: date: description:

NOT FOR CONSTRUCTION

PRICING SET

08.09.2024

title:

ASSEMBLIES - ROOFS, FLOORS, SOFFITS, CEILINGS

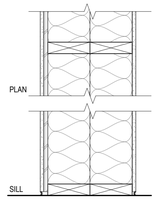
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A0.00.20

UTAH RESIDENTIAL ENERGY CONSERVATION CODE 2018 - TABLE R402.1.2 - INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT

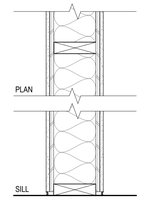
CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE AND DEPTH	CRAWL SPACE WALL R-VALUE
6B COLD-DRY	0.32	0.55	NR	49	20+5 or 13+10	15/20	30	15/19	10 @ 4FT	15/19

General Notes
A) R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
B) The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
C) "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
D) R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
E) There are no SHGC requirements in the Marine Zone.
F) Basement wall insulation is not required in warm-humid locations as defined by Figure R301.1 and Table R301.1.
G) Or insulation sufficient to fill the framing cavity, R-19 minimum.
H) The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
I) The second R-value applies when more than half the insulation is on the interior of the mass wall.



DESCRIPTION: **STRUCTURAL SHEAR WALL - FURRED** | MARK: **S3**
UL RATING: **N/A** | STC RATING: **35 MINIMUM** | FIRE RATING: **N/A**

- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS
- 1/2" PLYWOOD PER STRUCTRAL
- 2x6 WOOD FRAMING
  - ACOUSTIC BATT INSULATION
- 2x6 WOOD FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" GYPSUM WALL BOARD



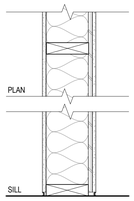
DESCRIPTION: **STRUCTURAL SHEAR WALL - TWO SIDED** | MARK: **S2**
UL RATING: **N/A** | STC RATING: **35 MINIMUM** | FIRE RATING: **N/A**

- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS
- 1/2" PLYWOOD PER STRUCTRAL
- 2x6 WOOD FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" PLYWOOD PER STRUCTRAL
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

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MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

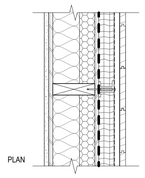
stamp/seal:



DESCRIPTION: **STRUCTURAL SHEAR WALL - ONE SIDED** | MARK: **S1**
UL RATING: **N/A** | STC RATING: **35 MINIMUM** | FIRE RATING: **N/A**

- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS
- 2x6 WOOD FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" PLYWOOD PER STRUCTURAL
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

NOTE: SEE PLANS FOR ORIENTATION OF PLYWOOD



DESCRIPTION: **EXTERIOR WALL WOOD CLADDING** | MARK: **W8**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

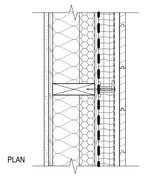
EXTERIOR

- 3/4" VERTICAL WOOD SIDING
- 3/4" RAINSCREEN AIR GAP
  - VENTED FURRING
- 2" MINERAL WOOL INSULATION (R-10)
  - 2" FIBERGLASS CLADDING ATTACHMENT
- SELF-ADHERED AIR/WEATHER BARRIER
- 1/2" PLYWOOD SHEATHING
- 2x6 WOOD FRAMING
  - 2" CLOSED CELL FOAM INSULATION (R-14)
  - 3 1/2" BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" PLYWOOD SHEATHING
- 5/8" TYPE-X GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

INTERIOR

R-20+5 OR R-13+10 MINIMUM REQUIRED
R-24.5+10 CALCULATED

W8.0 - LIGHT WOOD CLADDING
W8.1 - DARK WOOD CLADDING



DESCRIPTION: **EXTERIOR WALL WOOD CLADDING** | MARK: **W7**
UL RATING: **U356** | STC RATING: **N/A** | FIRE RATING: **1-HR**

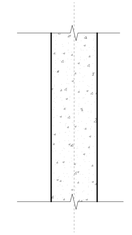
EXTERIOR

- 3/4" VERTICAL WOOD SIDING
- 3/4" RAINSCREEN AIR GAP
  - VENTED FURRING
- 2" MINERAL WOOL INSULATION (R-10)
  - 2" FIBERGLASS CLADDING ATTACHMENT
- SELF-ADHERED AIR/WEATHER BARRIER
- 1/2" FIRE-TREATED PLYWOOD SHEATHING
- 2x6 WOOD FRAMING
  - 2" CLOSED CELL FOAM INSULATION (R-14)
  - 3 1/2" BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" PLYWOOD SHEATHING
- 5/8" TYPE-X GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

INTERIOR

R-20+5 OR R-13+10 MINIMUM REQUIRED
R-24.5+10 CALCULATED

W7.0 - LIGHT WOOD CLADDING
W7.1 - DARK WOOD CLADDING

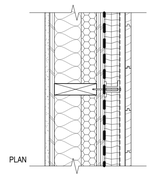


DESCRIPTION: **BOARD-FORMED ARCHITECTURAL CONCRETE - CHIMNEY** | MARK: **W6**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

EXTERIOR

- CLEAR SEALER
- BOARD-FORMED CAST IN PLACE ARCHITECTURAL CONCRETE PER STRUCTURAL

INTERIOR OF CHIMNEY



DESCRIPTION: **EXTERIOR WALL - TOP OF DEMISING WALL** | MARK: **W5**
UL RATING: **U356** | STC RATING: **N/A** | FIRE RATING: **1-HR**

EXTERIOR

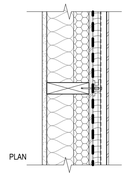
- 3/4" VERTICAL WOOD SIDING
- 3/4" RAINSCREEN AIR GAP
  - VENTED FURRING
- 2" MINERAL WOOL INSULATION (R-10)
  - 2" FIBERGLASS CLADDING ATTACHMENTT
- SELF-ADHERED AIR / WEATHER BARRIER
- 1/2" FIRE-TREATED PLYWOOD SHEATHING
- 1/2" FIRE-TREATED PLYWOOD SHEATHING
- 2x6 WOOD FRAMING
  - 2" CLOSED CELL FOAM INSULATION (R-14)
  - 3 1/2" BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" PLYWOOD SHEATHING PER STRUCTURAL
- 5/8" TPYE-X GYPSUM WALL BOARD

INTERIOR

R-20+5 OR R-13+10 MINIMUM REQUIRED
R-24.5+10 CALCULATED

W5.0 - LIGHT WOOD CLADDING
W5.1 - DARK WOOD CLADDING

STRUCTURAL SHEAR WALL



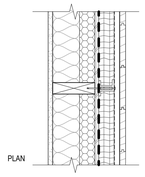
DESCRIPTION: **EXTERIOR WALL - METAL CLADDING** | MARK: **W4**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

EXTERIOR

- PAINTED ACM PANEL
- 3/4" RAINSCREEN AIR GAP
  - VENTED FURRING
- 1" MINERAL WOOL INSULATION (R-5)
  - 1" FIBERGLASS CLADDING ATTACHMENT
- SELF-ADHERED AIR / WEATHER BARRIER
- 1/2" PLYWOOD SHEATHING PER STRUCTURAL
- 2x6 WOOD FRAMING
  - 2" CLOSED CELL FOAM INSULATION (R-14)
  - 3 1/2" BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

INTERIOR

R-20+5 OR R-13+10 MINIMUM REQUIRED
R-24.5+5 CALCULATED



DESCRIPTION: **EXTERIOR WALL WOOD CLADDING** | MARK: **W2**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

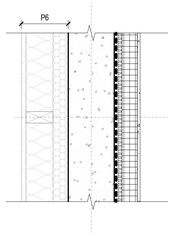
EXTERIOR

- 3/4" VERTICAL WOOD SIDING
- 3/4" RAINSCREEN AIR GAP
  - VENTED FURRING
- 2" MINERAL WOOL INSULATION (R-10)
  - 2" FIBERGLASS CLADDING ATTACHMENT
- SELF-ADHERED AIR / WEATHER BARRIER
- 1/2" PLYWOOD SHEATHING PER STRUCTURAL
- 2x6 WOOD FRAMING
  - 2" CLOSED CELL FOAM INSULATION (R-14)
  - 3 1/2" BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

INTERIOR

R-20+5 OR R-13+10 MINIMUM REQUIRED
R-24.5+10 CALCULATED

W2.0 - LIGHT WOOD CLADDING
W2.1 - DARK WOOD CLADDING



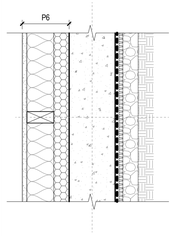
DESCRIPTION: **FOUNDATION WALL AT/ABOVE GRADE** | MARK: **W1.1**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

EXTERIOR

- CONCRETE FACED INSULATION PANEL (R10)
- DRAINAGE MAT
- FLUID APPLIED BASEMENT WATERPROOFING
- CONCRETE PER STRUCTURAL
- 2" CLOSED CELL FOAM INSULATION (R-14)
- 2x4 WOOD FRAMING
  - BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

INTERIOR

R-15/19 MINIMUM REQUIRED
R-10.5+14 CALCULATED



DESCRIPTION: **BELOW GRADE FOUNDATION WALL** | MARK: **W1**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

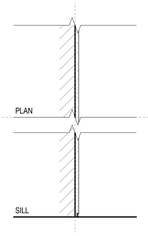
EXTERIOR

- BACKFILL PER GEOTECH
- DRAINAGE COURSE
- DRAINAGE MAT
- BONDED SHEET WATERPROOFING
- CONCRETE PER STRUCTURAL
- 2" CLOSED CELL FOAM INSULATION (R-14)
- 2x4 WOOD FRAMING
  - BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

INTERIOR

R-15/19 MINIMUM REQUIRED
R-10.5+14 CALCULATED

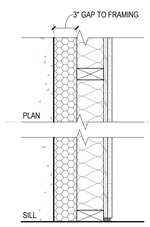
W1.0 - AT BATHS AND FOUNDATION DEMISING WALLS: NO BLOWN-IN INSULATION, ALL SPRAY FOAM INSULATION TO REQ. R-VALUE MIN.



DESCRIPTION: **FURRED WALL - GWB ONLY** | MARK: **P11**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

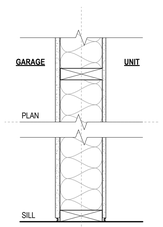
- ADJ WALL PER PLAN
- GYPSUM WALL BOARD TO MATCH ADJACENT WALL TYPE
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

EXTERIOR WALL ASSEMBLY



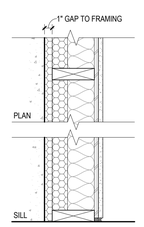
DESCRIPTION: **INTERIOR BASEMENT FURRING WALL** | MARK: **P10**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

- ADJ CONC CHIMNEY WALL PER STRUCTURAL
- 3" CLOSED CELL SPRAY FOAM INSULATION (R-21)
- 2x4 WALL FRAMING
  - BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" PLYWOOD SHEATHING PER STRUCTURAL
- 5/8" TYPE-X GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS



DESCRIPTION: **INTERIOR PARTITION** | MARK: **P9**
UL RATING: **N/A** | STC RATING: **35 MINIMUM** | FIRE RATING: **N/A**

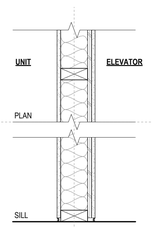
- 5/8" GYPSUM WALL BOARD
- 2x6 WOOD FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS



DESCRIPTION: **INTERIOR FURRING WALL BELOW DEMISING WALL** | MARK: **P8**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

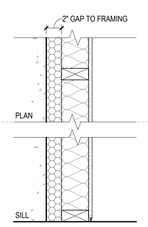
- ADJ FOUNDATION WALL PER STRUCTURAL
- 1" CLOSED-CELL SPRAY FOAM INSULATION (R-7)
- 2x6 WALL FRAMING
  - 2" CLOSED CELL FOAM INSULATION (R-14)
  - 3 1/2" BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" PLYWOOD SHEATHING PER STRUCTURAL
- 5/8" TYPE-X GYPSUM WALL BOARD

R-15/19 MINIMUM REQUIRED
R-24.5+7 CALCULATED



DESCRIPTION: **ELEVATOR SHAFT WALL** | MARK: **P7**
UL RATING: **N/A** | STC RATING: **35 MINIMUM** | FIRE RATING: **N/A**

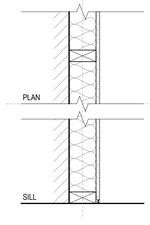
- 1/2" GYPSUM WALL BOARD
- 2x4 WALL FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" PLYWOOD
- 1/2" GYPSUM WALL BOARD



DESCRIPTION: **INTERIOR BASEMENT FURRING WALL** | MARK: **P6**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

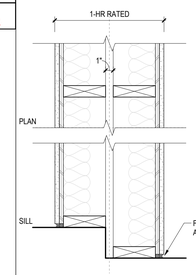
- ADJ FOUNDATION WALL PER STRUCTURAL
- 2" CLOSED CELL SPRAY FOAM INSULATION (R-14)
- 2x4 WALL FRAMING
  - BLOWN-IN FIBERGLASS INSULATION (R-10.5)
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

R-15/19 MINIMUM REQUIRED
R-10.5+14 CALCULATED



DESCRIPTION: **INTERIOR FURRING WALL** | MARK: **P5**
UL RATING: **N/A** | STC RATING: **N/A** | FIRE RATING: **N/A**

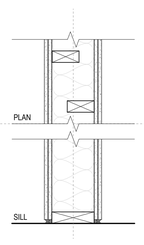
- ADJ WALL SURFACE
- 2x4 WALL FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS



DESCRIPTION: **UNIT DEMISING WALL** | MARK: **P4**
UL RATING: **V324** | STC RATING: **65 MINIMUM** | FIRE RATING: **1-HR**

TYPICAL DEMISING WALL BETWEEN UNITS

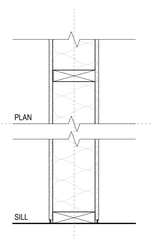
- 5/8" TYPE-X GYPSUM WALL BOARD
- 1/2" PLYWOOD SHEATHING PER STRUCTURAL
- 2x6 WOOD FRAMING
  - 3 1/2" MINERAL WOOL BATTS
- 1" AIR SPACE
  - FUME BARRIER BETWEEN UNITS
- 2x6 WOOD FRAMING
  - 3 1/2" MINERAL WOOL BATTS
- 1/2" PLYWOOD SHEATHING PER STRUCTURAL
- 5/8" TYPE-X GYPSUM WALL BOARD



DESCRIPTION: **INTERIOR PARTITION - ACOUSTIC** | MARK: **P3**
UL RATING: **N/A** | STC RATING: **50 MINIMUM** | FIRE RATING: **N/A**

STAGGERED STUD ACOUSTIC PARTITION

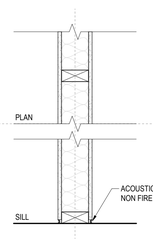
- 5/8" GYPSUM WALL BOARD
- 1/2" GYPSUM WALL BOARD
- STAGGERED 2x4 WALL FRAMING ON COMMON 2x6 SOLE PLATE
  - ACOUSTIC BATT INSULATION
- 1/2" GYPSUM WALL BOARD
- 1/2" GYPSUM WALL BOARD



DESCRIPTION: **INTERIOR PARTITION** | MARK: **P2**
UL RATING: **N/A** | STC RATING: **35 MINIMUM** | FIRE RATING: **N/A**

TYPICAL 2x6 INTERIOR PARTITION

- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS
- 2x6 WOOD FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONSD



DESCRIPTION: **INTERIOR PARTITION** | MARK: **P1**
UL RATING: **N/A** | STC RATING: **35 MINIMUM** | FIRE RATING: **N/A**

TYPICAL 2x4 INTERIOR PARTITION

- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS
- 2x4 WALL FRAMING
  - ACOUSTIC BATT INSULATION
- 1/2" GYPSUM WALL BOARD
  - MOISTURE RESISTANT GWB AT WET LOCATIONS

INTERIOR PARTITION

principal architect:	TK
project manager:	TM
drawn by:	SL, SK, CY
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

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title:

ASSEMBLIES - WALLS

sheet:

A0.00.21

INTERIOR FINISH LEGEND- LIGHT PALETTE

TAG	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH	DIMENSIONS	CONTACT	LOCATION	NOTES
CONCRETE									
CONC-1	BOARD FORMED CONCRETE							FIREPLACE	REFER TO EXTERIOR FINISH LEGEND
CONC-2	CAST IN PLACE RAW CONCRETE			NO COLOR	SLIP RESISTANT			MECH ROOM	
GLASS									
GL-1	CLEAR TEMPERED GLASS	GC SUPPLIED	CLEAR TEMPERED GLASS; NO BEVEL	CLEAR		REFER TO DRAWINGS		TYPICAL THROUGHOUT	
GL-2	FROSTED TEMPERED GLASS	GC SUPPLIED	FROSTED TEMPERED GLASS; NO BEVEL	FROSTED		REFER TO DRAWINGS		FITNESS / SAUNA	
METALS									
MTL-1	SEPIA FLAMED BRASS	ARGENT	BRASS TBD	TO MATCH ARCHITECT'S SAMPLE	LACQUER COATING	REFER TO DRAWINGS	ARGENT FABRICATION, SALES REP: CURT ECKMAN PHONE: (206) 438-0068; EMAIL: CURTE@ARGENTFAB.COM	KITCHEN HOOD, FIREPLACE MANTLE	
MTL-2	BLACKENED STEEL	ARGENT	COLD ROLLED BLACKENED STEEL	TO MATCH ARCHITECT'S SAMPLE	LACQUER COATING	REFER TO DRAWINGS	ARGENT FABRICATION, SALES REP: CURT ECKMAN PHONE: (206) 438-0068; EMAIL: CURTE@ARGENTFAB.COM	FIREPLACE	
MTL-3	FINE METAL MESH CURTAIN	TBD	FINE METAL MESH CURTAIN	ANTIQUE BRASS		REFER TO DRAWINGS		FIREPLACE INSERT	
MTL-4	MIRROR METAL FRAME	GC SUPPLIED	METAL FRAME FOR MIRROR; LACQUERED AND SEALED TO PREVENT CORROSION	BRUSHED NICKEL		REFER TO DRAWINGS		BATHROOMS, TYPICAL	
MIRROR									
MIRR-1	MIRROR	GC SUPPLIED	CLEAR TEMPERED MIRROR- NO BEVEL	CLEAR		REFER TO DRAWINGS		BATHROOMS, TYPICAL	
PAINT									
PT-1	PAINT	BENJAMIN MOORE	OFF WHITE COLLECTION - OC-17	WHITE DOVE	SEE NOTES	REFER TO DRAWINGS		TYPICAL THROUGHOUT	
PT-2	PAINT - ACCENT	BENJAMIN MOORE	HISTORICAL COLLECTION - HC-127	REVERE PEWTER	SEE NOTES	REFER TO DRAWINGS		POWDER ROOM	
PT-3	PAINT- TK BLACK	CUSTOM	50% BENJAMIN MOORE- BLACK BEAUTY 2128-00 50% PRATT & LAMBERT- 2294 OBSIDIAN	CUSTOM MIX	SEE NOTES	REFER TO DRAWINGS		STAIRS	
RESILIENT FLOORING									
RF-1	RESILIENT FLOORING	ECORE	FIT COLLECTION; PREMIUM FIT; INTERLOCKING TILE	WHEY PROTEIN 2 EL97A		23" X 23"		FITNESS	
SOLID SURFACE									
SS-1	QUARTZ SOLID SURFACE	CAESARSTONE	MINERAL COUNTERTOP - 6134	GEORGIAN BLUFFS	HONED	REFER TO DRAWINGS	CAESARSTONE; SALES REP: PETER OTTEN PHONE: (425) 251-8668 EMAIL: PETER.OTTEN@CAESARSTONEUS.COM	SECONDARY BATHROOM VANITY	
SS-2	SOLID SURFACE	CAESARSTONE	QUARTZ COUNTERTOP	5000 LONDON GREY	HONED	REFER TO DRAWINGS	CAESARSTONE; SALES REP: PETER OTTEN PHONE: (425) 251-8668 EMAIL: PETER.OTTEN@CAESARSTONEUS.COM	LAUNDRY ROOM COUNTERTOPS	
STONE									
ST-1	STONE SLAB	BAS STONE	WHITE MACAUBUS		HONED	REFER TO DRAWINGS	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	KITCHEN , WET BARS	
ST-2	STONE TILE	BAS STONE	ALABASTRINO TRAVERTINE		HONED	12" x 24"	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	PRIMARY BATHROOM FLOORS, SAUNA/COLD PLUNGE FLOORS	
ST-3	STONE SLAB	BAS STONE	ALABASTRINO TRAVERTINE		HONED	REFER TO DRAWINGS	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	PRIMARY BATHROOM WALLS, SAUNA/COLD PLUNGE WALLS	
ST-4	STONE SLAB - ACCENT	STONE SOURCE	STORMY GREY TRAVERTINE		HONED	REFER TO DRAWINGS	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	PRIMARY BATHROOM SHOWERS AND FEATURE...	
ST-5	STONE SLAB	ABC STONE	IJEN BLUE		HONED	REFER TO DRAWINGS	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	POWDER ROOM VANITY	
TILE									
TL-1	PORCELAIN FLOOR TILE	CROSSVILLE	COLOR BLOX	A1103 SLINKY	UNPOLISHED	12"X24"	UNITED TILE; SALES REP: LISA ANDERSON PHONE: (206) 730-3394; EMAIL: LISA@UNITEDTILE.COM	SECONDARY BATHROOM	
TL-2	PORCELAIN MOSAIC FLOOR TILE	CROSSVILLE	COLOR BLOX	A1103 SLINKY	UNPOLISHED	3"X3"	UNITED TILE; SALES REP: LISA ANDERSON PHONE: (206) 730-3394; EMAIL: LISA@UNITEDTILE.COM	SECONDARY BATHROOM SHOWER FLOORS	
TL-3	PORCELAIN WALL TILE	HEATH CERAMICS	CLASSIC FIELD TILE	M125 MOON	TEXTURED MATTE	2"X8"	HEATH CERAMICS; SALES REP: TANA HAMILTON PHONE: (415) 226-9364 EMAIL: TANA@HEATHCERAMICS.COM	SECONDARY BATHROOM AND SHOWER WALLS	
TL-4	PORCELAIN FLOOR TILE	MOSA	CORE COLLECTION TERRA	204 MID WARM GREY	MATTE	12"X24"	UNITED TILE; SALES REP: LISA ANDERSON PHONE: (206) 730-3394; EMAIL: LISA@UNITEDTILE.COM	LAUNDRY ROOM AND GARAGE ENTRY	
WALL BASE									
WB-1	WOOD BASE	GC SUPPLIED	POPLAR WOOD PAINTED TO MATCH ADJACENT WALL	TO MATCH ADJACENT WALL	SEE NOTES	2.5" HIGH		TYPICAL THROUGHOUT	
WALLCOVERING									
WC-1	WALLCOVERING	PHILLIP JEFFRIES	SAVILLE SUITING SOLIDS	4434 BUTTONED UP BEIGE		36" WIDTH ROLL UNTRIMMED	PHILLIP JEFFRIES; SALES REP: LEIGH NICOLI PHONE: (253) 340-7764 EMAIL: LNICOLI@PHILLIPJEFFRIES.COM	TV/REC ROOM CASEWORK	
WINDOW TREATMENT AND DRAPERY									
WT-1	WINDOW SHADE	LUTRON	5% OPEN	BLACK/BROWN				TYPICAL THROUGHOUT	
WT-2	BLACKOUT SHADE	LUTRON	BLACKOUT	TBD				BEDROOMS	
DP-1	DRAPERY	BY OTHERS	BY OTHERS					BEDROOMS	
WOOD									
WD-1	OAK WOOD VENEER - LIGHT	GC SUPPLIED	PLAIN SLICED WIRE BRUSHED WHITE OAK VENEER STAINED LIGHT	TO MATCH ARCHITECT'S SAMPLE	MATTE CLEAR COAT FINISH	REFER TO DRAWINGS		CASEWORK THROUGHOUT	
WD-2	WOOD STAIR TREADS	GC SUPPLIED	SOLID QUARTER SAWN WHITE OAK	TO MATCH WF-1	MATTE CLEAR COAT FINISH	REFER TO DRAWINGS		STAIR	
WD-3	HEMLOCK PLANKS	DELTA MILLWORKS	HEMLOCK VG SMOOTH	WASATCH	MATTE CLEAR COAT FINISH	5" PLANKS		CEILINGS THROUGHOUT	
WD-4	CANADIAN HEMLOCK PLANKS	GC SUPPLIED	TONGUE AND GROOVE CEDAR CEILING	TO MATCH SAUNA SYSTEM	MATTE CLEAR COAT FINISH	TO MATCH SAUNA SYSTEM		SAUNA/COLD PLUNGE WALLS	
WD-5	CANADIAN HEMLOCK SOLID	GC SUPPLIED	SOLID PLAIN SAWN CEDAR	TO MATCH SAUNA SYSTEM	MATTE CLEAR COAT FINISH	TO MATCH SAUNA SYSTEM		SAUNA/COLD PLUNGE WALLS	
WOOD FLOORING									
WF-1	WOOD FLOORING	THE HUDSON COMPANY	FRENCH OAK, LIVE SAWN, ENGINEERED OAK FLOORING	LAMBERT'S COVE	POLY FINISH	7.5" WIDTH		TYPICAL THROUGHOUT	

GENERAL NOTES:
1. ALL PAINT FINISHES TO BE THE FOLLOWING UON: TYPICAL WALLS- FLAT; TYPICAL CEILING-FLAT; BATHROOM-EGGSHELL; DOORS/TRIM/BASE- SATIN

INTERIOR FINISH LEGEND- DARK PALETTE

TAG	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH	DIMENSIONS	CONTACT	LOCATION	NOTES
CONCRETE									
CONC-1	BOARD FORMED CONCRETE								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
CONC-2	CAST IN PLACE RAW CONCRETE								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
GLASS									
GL-1	CLEAR TEMPERED GLASS								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
GL-2	FROSTED TEMPERED GLASS								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
METALS									
MTL-1	BRASS								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
MTL-2	BLACKENED STEEL								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
MTL-3	FINE METAL MESH CURTAIN								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
MTL-4	MIRROR METAL FRAME	GC SUPPLIED	METAL FRAME FOR MIRROR; LACQUERED AND SEALED TO PREVENT CORROSION	GUNMETAL		REFER TO DRAWINGS		BATHROOMS, TYPICAL	
MIRROR									
MIRR-1	MIRROR								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
PAINT									
PT-1	PAINT								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
PT-2	PAINT- ACCENT	BENJAMIN MOORE	BENJAMIN MOORE CLASSICS COLLECTION - 1476	SQUIRREL TAIL	SEE NOTES	REFER TO DRAWINGS		POWDER ROOM	
PT-3	PAINT- TK BLACK								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
RESILIENT FLOORING									
RF-1	RESILIENT FLOORING							FITNESS	REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
SOLID SURFACE									
SS-1	QUARTZ SOLID SURFACE	CAESARSTONE	QUARTZ COUNTERTOP - 6131	BIANCO DRIFT	HONED	REFER TO DRAWINGS	CAESARSTONE; SALES REP: PETER OTTEN PHONE: (425) 251-8668 EMAIL: PETER.OTTEN@CAESARSTONEUS.COM	SECONDARY BATHROOM VANITY	
SS-2	SOLID SURFACE							LAUNDRY ROOM COUNTERTOP	REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
STONE									
ST-1	STONE SLAB	BAS STONE	NAIKA QUARTZITE		HONED	REFER TO DRAWINGS	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	KITCHEN , WET BARS	
ST-2	STONE TILE							PRIMARY BATHROOM FLOORS, SAUNA/COLD...	REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
ST-3	STONE SLAB							PRIMARY BATHROOM WALLS, SAUNA/COLD...	REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
ST-4	STONE SLAB - ACCENT	BAS STONE	TITANIUM FILLED TRAVERTINE		HONED	REFER TO DRAWINGS	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	PRIMARY BATHROOM SHOWERS AND FEATURE...	
ST-5	STONE SLAB	BAS STONE	QUARTZITE CIELO		HONED	REFER TO DRAWINGS	BAS STONE; SALES REP: IZABELLA MILEWSKA PHONE: (718) 433-4433 X 1619 EMAIL: IZABELLA@BASSTONENYC.COM	POWDER ROOM VANITY	
TILE									
TL-1	PORCELAIN FLOOR TILE	MOSA	CORE COLLECTION TERRA	262 LIGHT GREY BEIGE	MATTE	12"X24"	UNITED TILE; SALES REP: LISA ANDERSON PHONE: (206) 730-3394; EMAIL: LISA@UNITEDTILE.COM	SECONDARY BATHROOM	
TL-2	PORCELAIN MOSAIC FLOOR TILE	MOSA	CORE COLLECTION TERRA	262 LIGHT GREY BEIGE	MATTE	3" x 3"	UNITED TILE; SALES REP: LISA ANDERSON PHONE: (206) 730-3394; EMAIL: LISA@UNITEDTILE.COM	SECONDARY BATHROOM SHOWER FLOORS	
TL-3	PORCELAIN WALL TILE	HEATH CERAMICS	CLASSIC FIELD TILE	BUCKWHEAT G126	GLOSSY	2"X8"	HEATH CERAMICS; SALES REP: TANA HAMILTON PHONE: (415) 226-9364 EMAIL: TANA@HEATHCERAMICS.COM	SECONDARY BATHROOM AND SHOWER WALLS	
TL-4	PORCELAIN FLOOR TILE								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WALL BASE									
WB-1	WOOD BASE								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WALLCOVERING									
WC-1	WALLCOVERING	PHILLIP JEFFRIES	SAVILLE SUITING SOLIDS	4470 HUNTSMAN BEIGE		36" WIDTH ROLL UNTRIMMED	PHILLIP JEFFRIES; SALES REP: LEIGH NICOLI PHONE: (253) 340-7764 EMAIL: LNICOLI@PHILLIPJEFFRIES.COM	TV/REC ROOM CASEWORK	
WINDOW TREATMENT AND DRAPERY									
WT-1	WINDOW SHADE								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WT-2	BLACKOUT SHADE								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
DP-1	DRAPERY								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WOOD									
WD-1	OAK WOOD VENEER - DARK	GC SUPPLIED	PLAIN SLICED WIRE BRUSHED WHITE OAK VENEER STAINED DARK	TO MATCH ARCHITECT'S SAMPLE	MATTE CLEAR COAT FINISH	REFER TO DRAWINGS		CASEWORK THROUGHOUT	
WD-2	WOOD STAIR TREADS								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WD-3	HEMLOCK CEILING PLANKS								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WD-4	CEDAR PLANKS								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WD-5	CEDAR WOOD								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION
WOOD FLOORING									
WF-1	WOOD FLOORING								REFER TO LIGHT PALETTE FOR PRODUCT INFORMATION

EXTERIOR FINISH LEGEND

TAG	MATERIAL DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	FINISH	DIMENSIONS	CONTACT	LOCATION	NOTES
CONCRETE									
CONC-1	BOARD FORMED CONCRETE	GC SUPPLIED	GC SUPPLIED	MIX TBD	BOARD FORMED	REFER TO DRAWINGS		CHIMNEY	
CONC-20	CAST-IN-PLACE CONCRETE	GC SUPPLIED	GC SUPPLIED	MIX TBD	BROOMED	REFER TO DRAWINGS		FLATWORK	
CONC-21	CAST-IN-PLACE CONCRETE	GC SUPPLIED	GC SUPPLIED	MIX TBD	SMOOTH FORM FINISH	REFER TO DRAWINGS		VERTICAL SURFACE	
CONC-22	CONCRETE FACED INSULATION PANELS	T-CLEAR CORPORATION	WALL GUARD	CUSTOM TO MATCH ADJ CONC FINISH	PAINTED	2" THICK FOAM		CONC FOUNDATION AND STEM WALLS	
GLASS									
GL-20	TEMPERED GLASS	PER WINDOW MFR	DOUBLE PANE INSULATED GLASS UNIT - TEMPERED			REFER TO DRAWINGS		REFER TO DRAWINGS	
GL-21	TEMPERED SAFETY GLASS	PER WINDOW MFR	DOUBLE PANE INSULATED GLASS UNIT - TEMPERED SAFTEY GLASS			REFER TO DRAWINGS		REFER TO DRAWINGS	
GL-22	TEMPERED GLASS	PER WINDOW MFR	TRIPLE PANE INSULATED GLASS UNIT - TEMPERED			REFER TO DRAWINGS		REFER TO ACOUSTIC REPORT	
METAL									
MTL-20	STANDING SEAM METAL ROOF	AEP SPAN	SPAN SEAM METAL ROOFING	SLATE GRAY	MFR STANDARD	24 GAUGE 16" COVERAGE		ROOF	
MTL-21	STEEL PLATE	GC SUPPLIED	GC SUPPLIED	CUSTOM TO MATCH RAL 9004	PAINTED	REFER TO DRAWINGS		REFER TO DRAWINGS	
MTL-22	ACM PANEL	ALUCOBOND	ALUCOBOND FACE FASTENED	CUSTOM TO MATCH RAL 9004	MFR STANDARD	REFER TO DRAWINGS		REFER TO DRAWINGS	
MTL-23	METAL FLASHING	GC SUPPLIED	GC SUPPLIED	CUSTOM TO MATCH RAL 9004	PAINTED	REFER TO DRAWINGS		REFER TO DRAWINGS	
PAINT									
PT-20	BLACK PAINT	TNEMEC	SERIES 2H	CUSTOM TO MATCH RAL 9004	MFR STANDARD	N/A		REFER TO DRAWINGS	
WOOD									
WD-20	WOOD BOARD SIDING - LIGHT	DELTA MILLWORKS	WESTERN RED CEDAR STK GRADE - ROUGH SAWN 3.0 TONGUE & GROOVE	JACKSON-S	NOT CHARRED SUMMIT PREFINISHED	1X6		EXTERIOR WALL	
WD-21	WOOD BOARD SIDING - DARK	DELTA MILLWORKS	WESTERN RED CEDAR STK GRADE - ROUGH SAWN 3.0 TONGUE & GROOVE	CAST IRON-S	NOT CHARRED SUMMIT PREFINISH	1x6		EXTERIOR WALL	
WD-22	WOOD SOFFIT BOARDS	DELTA MILLWORKS	HEMLOCK VG SMOOTH	WASATCH	MATTE CLEAR COAT FINISH	1x6		EXTERIOR SOFFIT	

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SL, SK, CY
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION

PRICING SET

08.09.2024

title:

FINISH LEGEND

sheet:

A0.00.30

PLUMBING LEGEND

TAG	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL NUMBER	FINISH	DIMENSIONS	LOCATION	CONTACT	NOTES
BATHROOMS								
PF-1.1	TOILET- FLOOR MOUNTED	TOTO	AQUIA IV ONE-PIECE TOILET- 1.28 GPF & 0.9 GPF, ELONGATED BOWL- WASHLET + CONNECTION; MS646124CEMFGN	#01 COTTON	27-5/8"L x 14"W x 28-3/8"H	SECONDARY BATHROOMS,BUNK ROOM BATHROOM		
PF-1.2	TOILET- WALL MOUNTED	TOTO	AP WASHLET +S7 WALL HUNG TOILET- 1.28 GPF/0.9 GPF; CWT4264726CMFGMS	#01 COTTON	21-1/4"L x 14-15/16"W	PRIMARY BATHROOM		
PF-1.3	FAUCET	KALLISTA	"ONE" DECK-MOUNT SINK FAUCET, TALL SPOUT, LEVER HANDERS; P24492-LV	SEE GENERAL NOTES	8"MIN/16"MAX LENGTH; 5-5/16" SPOUT REACH; 6-1/2"H	PRIMARY BATHROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.4	FAUCET	KALLISTA	"ONE" DECK-MOUNT SINK FAUCET, LOW SPOUT, LEVER HANDLES; P24491-LV	SEE GENERAL NOTES	8"MIN/16"MAX LENGTH; 5-5/16" SPOUT REACH; 3"H	SECONDARY BATHROOMS, BUNK ROOM BATHROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.5	FAUCET- WALL MOUNT	KALLISTA	"ONE" WALL-MOUNT, SINGLE CONTROL, SINK FAUCET; P24412-00	SEE GENERAL NOTES	8-5/16" SPOUT REACH; 2-7/8"H	POWDER ROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.6	FREESTANDING TUB FILLER	KALLISTA	"ONE" FREESTANDING BATH FAUCET, LESS HANDSHOWER; LEVER HANDLE; P24418-00	SEE GENERAL NOTES	8-1/8"L X 11-7/8" SPOUT REACH; 38"H	PRIMARY BATHROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.7	FREESTANDING TUB	MTI	AQUABELLA RUBY 2 FREESTANDING TUB, MINERAL COMPOSITE, CENTER DRAIN, SOAKING BATH- NO JETS; MODEL NUMBER 417	WHITE, MATTE FINISH	59"L x 30"W x 24"H	PRIMARY BATHROOM		
PF-1.8	UNDERMOUNT SINK	KOHLER	LADENA 21" RECTANGULAR UNDERMOUNT BATHROOM SINK; K-2214-0	WHITE		PRIMARY BATHROOM; SECONDARY BATHROOMS, BUNK ROOM BATHROOM		
PF-1.9	RAIN SHOWER HEAD	KALLISTA	KALLISTA FOUNDATIONS AIR-INDUCTION SMALL CONTEMPORARY RAIN SHOWERHEAD; P21512-00	SEE GENERAL NOTES	8-9/16" DIAMETER x 2-13/16"D	PRIMARY BATHROOM, SECONDARY BATHROOMS	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.10	SINGLE CONTROL PRESSURE BALANCE WITH DIVERTER	KALLISTA	"ONE" PRESSURE BALANCE VALVE TRIM WITH DIVERTER; LEVER HANDLE; P24416-LV	SEE GENERAL NOTES		SECONDARY BATHROOMS, BUNK ROOM BATHROOMS	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.11	BATH SPOUT	KALLISTA	"ONE" WALL-MOUNT BATH SPOUT; P21834-00	SEE GENERAL NOTES		BUNK ROOM BATHROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.12	UNDERMOUNT TUB	KOHLER	TEA-FOR-TWO UNDERMOUNT BATHTUB; K-850	WHITE	60"L x 32"W x 18-1/4"h	BUNK ROOM BATHROOM		
PF-1.13	HANDSHOWER	KALLISTA	KALLISTA FOUNDATIONS HANDSHOWER WITH HOSE; P24761-00	SEE GENERAL NOTES		PRIMARY BATHROOM, SECONDARY BATHROOMS	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.14	WALL BRACKET AND SUPPLY ELBOW	KALLISTA	KALLISTA FOUNDATIONS FIXED WALL BRACKET WITH INTEGRATED SUPPLY ELBOW; P21652-00	SEE GENERAL NOTES		PRIMARY BATHROOM, SECONDARY BATHROOMS	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.15	SINGLE CONTROL THERMOSTAT	KALLISTA	"ONE" THERMOSTATIC TRIM, LEVER HANDLE; P24421-LV	SEE GENERAL NOTES		PRIMARY BATHROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.16	VOLUME CONTROL TRIM	KALLISTA	"ONE" VOLUME CONTROL TRIM, LEVER HANDLE; P24423-LV	SEE GENERAL NOTES	3-3/4" DIA x 3-1/4"D; 4-5/8" OVERALL HEIGHT	PRIMARY BATH	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.17	TRANSFER TRIM	KALLISTA	"ONE" TRANSFER TRIM, LEVER HANDLE; P24483-LV	SEE GENERAL NOTES		PRIMARY BATH	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.18	LINEAR DRAIN	INFINITY DRAIN	LINEAR DRAIN TILE INSERT FRAME S-LTIF 65	SEE NOTES	2 7/8" W X 1" H	PRIMARY BATHROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	REFER TO DRAWINGS FOR LENGTHS LIGHT PALETTE: STAINLESS STEEL DARK PALETTE: GUNMETAL
PF-1.19	SHOWER DRAIN	INFINITY DRAIN	TILE DRAIN LTD 4-2- 4 X 4 STANDARD KIT	SEE NOTES	4" x4"	SECONDARY BATHROOMS	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	LIGHT PALETTE: STAINLESS STEEL DARK PALETTE: GUNMETAL INFILL WITH ADJACENT FLOOR TILE, CUT TO SIZE
PF-1.20	RAIN SHOWER ARM	KALLISTA	KALLISTA FOUNDATIONS WALL-MOUNTED RAIN SHOWERHEAD ARM; P21523	SEE GENERAL NOTES		PRIMARY BATHROOM, SECONDARY BATHROOMS	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.21	HANDSHOWER AND SLIDEBAR	KALLISTA	PURE PALETTA HANDSHOWER (P25656-00) WITH "ONE"SLIDEBAR (P24482)	SEE GENERAL NOTES		BUNK ROOM BATHROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-1.22	TOILET WALL MOUNTED	TOTO	AP WALL HUNG DUAL FLUSH TOILET; 1.28 GPF & 0.9 GPF WITH DUOFIT IN WALL TANK UNIT; CWT426CMFG	WHITE		POWDER ROOMS		
KITCHENS AND WET BAR								
PF-2.1	FAUCET	KALLISTA	"ONE" PULL-DOWN KITCHEN FAUCET; P25200-00	SEE GENERAL NOTES	4"L X 9-9/16" SPOUT REACH; 15-3/8"H	KITCHEN	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-2.2	UNDERMOUNT SINK	KOHLER	STRIVE 29" UNDERMOUNT SINGLE-BOWL KITCHEN SINK; K-5409	STAINLESS STEEL	BOWL AREA: 27-1/4"L x 16-9/16"W x 9"D	KITCHEN		
PF-2.3	FAUCET	KALLISTA	"ONE" BAR FAUCET; P25205-00	SEE GENERAL NOTES	4"L x 5-15/16" SPOUT REACH; 10-9/16" H	WET BAR	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
PF-2.4	UNDERMOUNT SINK	KOHLER	STRIVE 15" UNDERMOUNT BAR SINK; K-5287	STAINLESS STEEL	BOWL AREA ONLY: 13-1/4"L x 13-1/4"W x 9-15/16"D	WET BAR		
LAUNDRY ROOM								
PF-3.1	UNDERMOUNT SINK	KOHLER	BALLAD 25" TOP-MOUNT SINGLE-BOWL UTILITY SINK; K-5798-1	STAINLESS STEEL	BOWL AREA ONLY: 21-1/4"L x 15-3/4"W x 11-5/16"D	LAUNDRY ROOM		
PF-3.2	FAUCET	KALLISTA	"ONE" SINGLE-CONTROL SINK FAUCET, TALL SPOUT; P24409-TL	SEE GENERAL NOTES	2-11/16"L x 6-3/8" SPOUT REACH; 13-7/16" H	LAUNDRY ROOM	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	
OUTDOOR & COLD PLUNGE								
PF-4.1	HOT TUB	DIAMOND SPA	THE MONARCH PORTABLE 5 TO 6 PERSON SPA WITH AUTO COVER	STAINLESS STEEL WITH WOOD FABRICATED AND INSTALLEDBY OTHERS	86"L x 86"W x 39"H	OUTDOOR DECK		
PF-4.2	COLD PLUNGE	DIAMOND SPA	FRASER COLD PLUNGE STAINLESS STEEL ABOVE GROUND		62"L x 44"W x 39"H	DRY SAUNA & COLD PLUNGE		

GENERAL NOTES:
1. PALETTE A (LIGHT PALETTE); FINISH IS BRUSHED NICKEL (BN).
2. PALETTE B (DARK PALETTE); FINISH IS GUNMETAL.

EQUIPMENT LEGEND

TAG	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL	DIMENSIONS	FINISH	LOCATION	NOTES
KITCHEN AND WET BAR							
EQ-1.1	REFRIGERATOR COLUMN	GAGGENAU	400 SERIES VARIO REFRIGERATOR SOFTCLOSE FLAT HINGE 30"; RC472705	30"W x 84"H x 24"D	PANEL READY	KITCHEN	
EQ-1.2	FREEZER COLUMN	GAGGENAU	400 SERIES VARIO FREEZER...	18" W x 84"H x 24"D	PANEL READY	KITCHEN	
EQ-1.3	INDUCTION COOKTOP	GAGGENAU	400 SERIES FULL SURFACE INDUCTION COOKTOP 36", CX492611	36"W x 21"D x 2-1/2"H	N/A	KITCHEN	
EQ-1.4	VENT HOOD	SUBZERO	34" PRO HOOD LINER - 19"DEPTH PL341912	34 3/8" W x 12 1/8" H x 19 3/8" D	N/A	KITCHEN	
EQ-1.5	36" WALL OVEN	GAGGENAU	36" OVEN; EB333611	35-1/16"W x 18-7/8"H x 21-5/8"D	STAINLESS STEEL	KITCHEN	
EQ-1.6	24" WALL OVEN	GAGGENAU	400 SERIES COMBI-STEAM OVEN-24"; REFER TO NOTES FOR DOOR HINGE LOCATION AND MODEL NUMBER	23-1/4"W x 17-15/16"H x 22-1/2"D	STAINLESS STEEL	KITCHEN (MEDIUM- TOP AND MEDIUM-MID UNITS)	MEDIUM-MID AND MEDIUM-TOP UNITS: LEFT DOOR HINGE; BS47612 SMALL AND LARGE UNITS: RIGHT DOOR HINGE; BS470612
EQ-1.7	MICROWAVE DRAWER	GAGGENAU	400 SERIES MICROWAVE DRAWER 24"; MW420620	23-7/8"W x 16-5/16"H x 23-3/8"D	STAINLESS STEEL	KITCHEN	
EQ-1.8	DISHWASHER	GAGGENAU	400 SERIES DISHWASHER 24"; DF4809701	23-9/16"W x 34-9/16"H x 21-5/8"D	PANEL READY	KITCHEN	
EQ-1.9	UNDERCOUNTER WINE REFRIGERATOR	SUB ZERO	24" DESIGNER UNDERCOUNTER WINE STORAGE PANEL READY; DEU2450W	24"W x 34-1/2"H x 23-1/8"D	PANEL READY	KITCHEN	
EQ-1.10	UNDERCOUNTER BEVERAGE REFRIGERATOR	SUB ZERO	24" DESIGNER UNDERCOUNTER BEVERAGE CENTER- PANEL READY; DEU2450BG	24"W x 34-1/2"H x 23-1/8"D	PANEL READY	KITCHEN AND WET BAR	
EQ-1.11	GARBAGE DISPOSAL	EMERSON	INSINKERATOR EVOLUTION 1.0HP GARBAGE DISPOSAL	12 1/2" H	N/A	KITCHEN	
EQ-1.12	REFRIGERATOR/FREEZER	KITCHENAID	36" WIDTH COUNTER-DEPTH FRENCH DOOR REFRIGERATOR WITH INTERIOR DISPENSE; KRFC300ES	70-1/8" H x 35-3/4" W x 29-3/8" D	STAINLESS STEEL	GARAGE	OPTIONAL BY OWNER; SUPPLY POWER
LAUNDRY ROOM							
EQ-2.1	WASHER- FRONT LOAD	WHIRLPOOL	5.0 cu. ft. FRONT LOAD WASHER; WFW8620HC	27"W x 33-1/4"D x 38-5/8"H	CHROME SHADOW	LAUNDRY ROOM	
EQ-2.2	DRYER- FRONT LOAD	WHIRLPOOL	7.4 cu. ft. FRONT LOAD ELECTRIC DRYER; WED8620HC	27"W x 31"D x 38-3/4"H	CHROME SHADOW	LAUNDRY ROOM	
FIREPLACES							
EQ-3.1	FIREPLACE INSERT	HEAT & GLO	PRIMO II SINGLE SIDED WITH OAK LOGS	48" W	FLUTED BLACK GLASS INTERIOR	INDOOR FIREPLACE	
TELEVISIONS							
EQ-4.1	WALL MOUNTED TELEVISION		80" TELEVISION BY OWNER/GC			LIVING ROOM FIREPLACE	
EQ-4.2	WALL MOUNTED TELEVISION		75" TELEVISION BY OWNER/GC			BEDROOMS	
EQ-4.3	WALL MOUNTED TELEVISION		85" TELEVISION BY OWNER/GC			REC ROOMS	
FITNESS & SAUNA / COLD PLUNGE							
EQ-5.1	DRY SAUNA	FINNLEO	INFRASAUNA IS565	72-3/4"L x 61-3/4"W x 80"H	CANADIAN HEMLOCK	DRY SAUNA & COLD PLUNGE	
EQ-5.2	WORKOUT MIRROR	ECHELON	REFLECT 50" FITNESS MIRROR	20"W x 50"L x 2"D	N/A	FITNESS	
EQ-5.3	STATIONARY BIKE		BY OWNER/GC			FITNESS	
EQ-5.4	TREADMILL		BY OWNER/GC			FITNESS	
EQ-5.5	ROWING MACHINE		BY OWNER/GC			FITNESS	
EQ-5.6	TIERED WEIGHT RACK		BY OWNER/GC			FITNESS	
EQ-5.7	WALL HUNG BIKE STORAGE	STEADYRACK	CLASSIC RACK	REFER TO SPECIFICATION	N/A	GARAGE	
EQ-5.8	ADJUSTABLE FITNESS BENCH		BY OWNER/GC			FITNESS	

DECORATIVE LIGHTING LEGEND

TAG	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL NUMBER	FINISH	DIMENSIONS	LOCATION	CONTACT	NOTES
DECORATIVE LIGHTING								
LD-1	WALL SCONCE	ARTICOLO	FINI WALL SCONCE	SHADE: CLEAR METAL: BRASS	H22.3" x W2" x D1.9"	PRIMARY BATHROOM	GARDE SHOP; PHONE: 323-424-4667 EMAIL: ENGARGE@GARDESHOP.COM	
LD-2	WALL SCONCE	ARTICOLO	SLIM END TO END WALL SCONCE	SHADE: WHITE FROST METAL: BRASS	H 24" x W 2.5" x D 4"	SECONDARY BATHROOM	GARDE SHOP; PHONE: 323-424-4667 EMAIL: ENGARGE@GARDESHOP.COM	
LD-3	WALL SCONCE	CLAUDE	SCAPE WALL SCONCE	METAL: BRASS	W 6.3" x H 4.7" x D 3.5"	POWDER ROOM	CLAUDE HOME; EMAIL: HELLO@CLAUDEHOME.COM	
LD-4	CHANDELIER	TBD	TBD	TBD	TBD	STAIR		

DECORATIVE HARDWARE LEGEND

TAG	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL NUMBER	FINISH	DIMENSIONS	LOCATION	CONTACT	NOTES
DOOR HARDWARE								
HW-1.1	NOT USED							
HW-1.2	NOT USED							
HW-1.3	SHOWER DOOR PULL	KARTNERS	OSLO SINGLE SHOWER/GLASS DOOR HANDLE; PRODUCT CODE: 1447524	REFER TO NOTES	24" LENGTH x 3-3/8"D x 1"W	SHOWER DOORS	LMI ARCHITECTURAL RESOURCES; SALES REP: INGA HARTHUN PHONE: (206) 747-5215; EMAIL: INGA@LMIAR.COM	PALETTE A (LIGHT PALETTE); FINISH IS BRUSHED NICKEL (81) PALETTE B (DARK PALETTE); FINISH IS GUNMETAL (44)
CASEWORK HARDWARE								
HW-2.1	CASEWORK PULL	ARGENT	THE TOM KUNDIG COLLECTION FOLD CABINET PULL	REFER TO NOTES	4" WIDTH	TYPICAL CASEWORK	ARGENT FABRICATION; CURT ECKMAN EMAIL: CURTE@ARGENTFAB.COM; PHONE: 206.438.0068	PALETTE A (LIGHT PALETTE); FINISH IS SATIN STAINLESS STEEL PALETTE B (DARK PALETTE); FINISH IS BLACKENED STEEL
HW-2.2	COAT HOOK	ARGENT	THE TOM KUNDIG COLLECTION SLIP HOOK	REFER TO NOTES	2"W x 1"OD	GARAGE ENTRY AND OPEN COAT HOOK STORAGE	ARGENT FABRICATION; CURT ECKMAN EMAIL: CURTE@ARGENTFAB.COM; PHONE: 206.438.0068	PALETTE A (LIGHT PALETTE); FINISH IS SATIN STAINLESS STEEL PALETTE B (DARK PALETTE); FINISH IS BLACKENED STEEL
HW-2.3	REFRIGERATOR / FREEZER PULL	ARGENT	THE TOM KUNDIG COLLECTION ESTY PULL	REFER TO NOTES	42" HEIGHT x 1" OD	KITCHENS	ARGENT FABRICATION; CURT ECKMAN EMAIL: CURTE@ARGENTFAB.COM; PHONE: 206.438.0068	PALETTE A (LIGHT PALETTE); FINISH IS SATIN STAINLESS STEEL WITH OAK GRIP PALETTE B (DARK PALETTE); FINISH IS BLACKENED STEEL WITH WALNUT GRIP
HW-2.4	UNDERCOUNTER REFRIGERATOR PULL	ARGENT	THE TOM KUNDIG COLLECTION ESTY PULL	REFER TO NOTES	27" HEIGHT x 1"OD	KITCHENS AND WET BARS	ARGENT FABRICATION; CURT ECKMAN EMAIL: CURTE@ARGENTFAB.COM; PHONE: 206.438.0068	PALETTE A (LIGHT PALETTE); FINISH IS SATIN STAINLESS STEEL WITH OAK GRIP PALETTE B (DARK PALETTE); FINISH IS BLACKENED STEEL WITH WALNUT GRIP

ACCESSORIES LEGEND

TAG	DESCRIPTION	MANUFACTURER	PRODUCT/MODEL NUMBER	FINISH	DIMENSIONS	LOCATION	CONTACT	NOTES
BATHROOM ACCESSORIES								
AC-1.1	TOILET PAPER HOLDER	KALLISTA	"ONE" COLLECTION TOILET PAPER HOLDER	SEE GENERAL NOTES		TYPICAL THROUGHOUT		
AC-1.2	TOWEL BAR- 24"	KALLISTA	"ONE" COLLECTION 24" TOWEL BAR	SEE GENERAL NOTES		TYPICAL THROUGHOUT		
AC-1.3	HAND TOWEL BAR	KALLISTA	"ONE" COLLECTION 8" CUSTOM LENGTH HAND TOWEL BAR	SEE GENERAL NOTES		TYPICAL THROUGHOUT		
AC-1.4	ROBE HOOK	KALLISTA	"ONE" COLLECTION ROBE HOOK	SEE GENERAL NOTES		TYPICAL THROUGHOUT		
AC-1.5	TOWEL BAR- 18"	KALLISTA	"ONE" COLLECTION 18" TOWEL BAR	SEE GENERAL NOTES		SECONDARY BATHROOM		
KITCHEN ACCESSORIES								
AC-2.1	TRASH BIN					KITCHEN		

GENERAL NOTES:
1. PALETTE A (LIGHT PALETTE); FINISH IS BRUSHED NICKEL (BN).
2. PALETTE B (DARK PALETTE); FINISH IS GUNMETAL.

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect: TK
project manager: TM
drawn by: SL, SK, CY
checked by: QC
job no.: 23038

revisions:

no.: date: description:

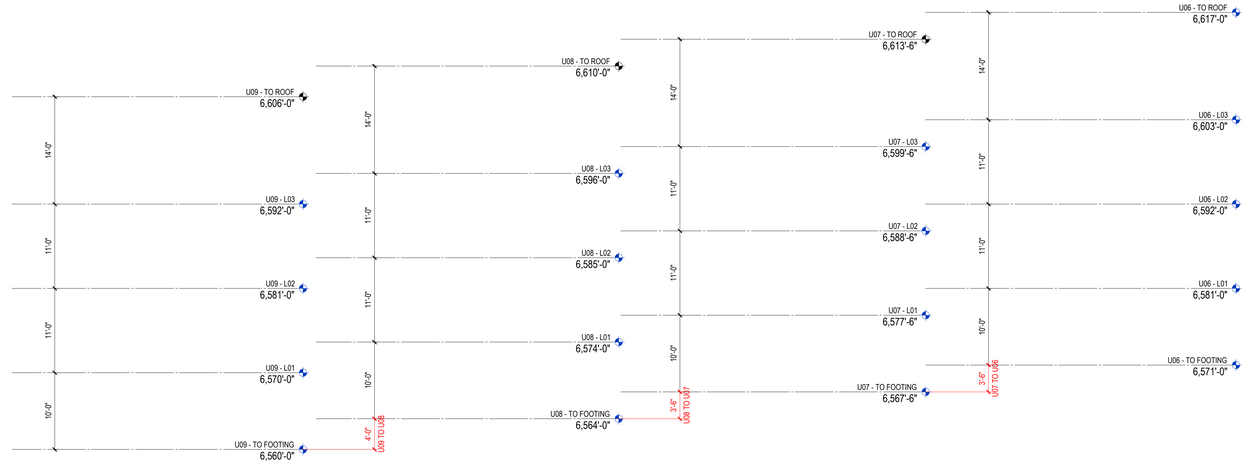
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PRICING SET

08.09.2024

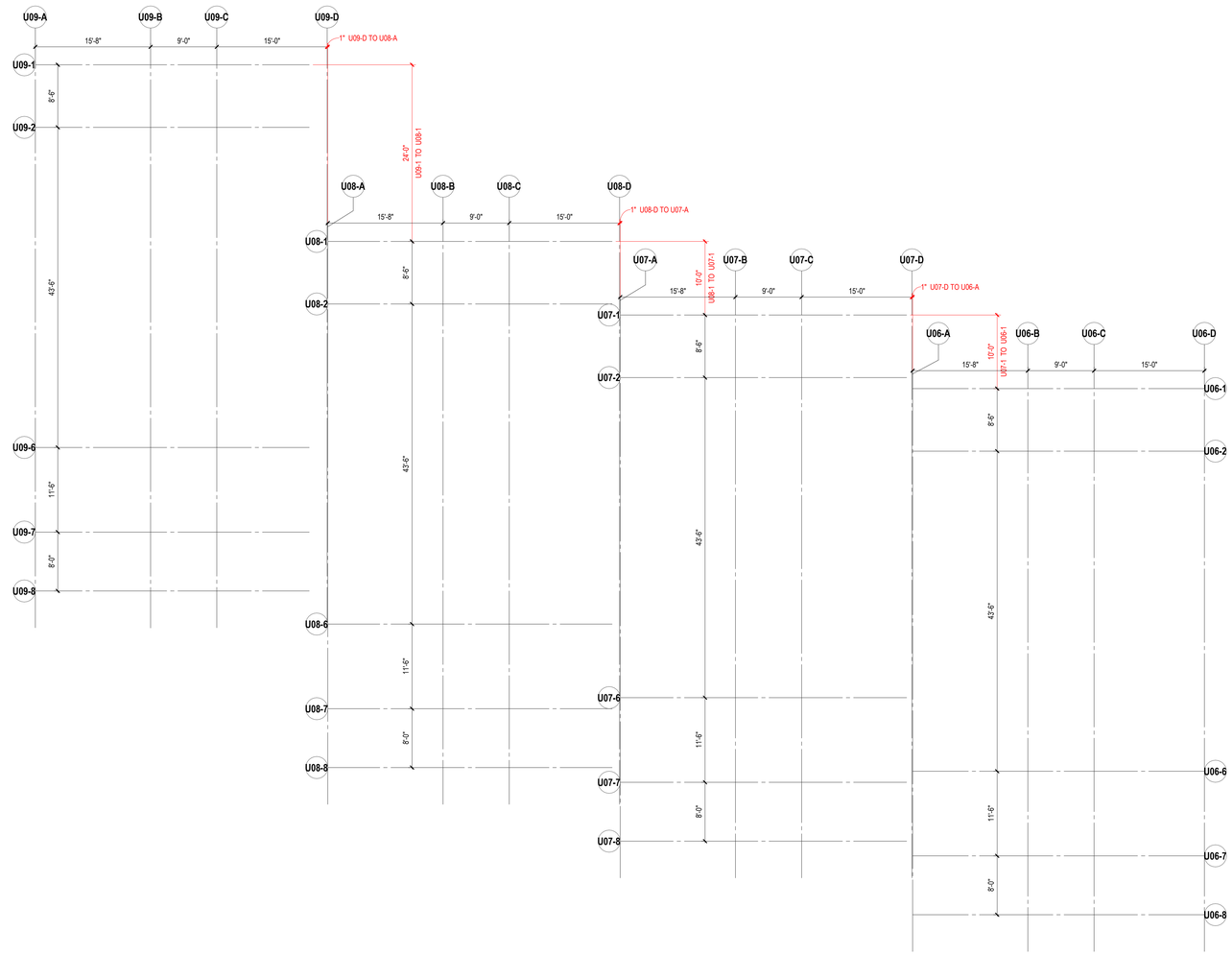
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PLUMBING, EQUIPMENT, AND ACCESSORY LEGENDS

sheet:
A0.00.31



2 CLUSTER 2 - UNIT LEVELS DIAGRAM

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



1 CLUSTER 2 - DIMENSIONAL CONTROL PLAN

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

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principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY, TH, MU, EG
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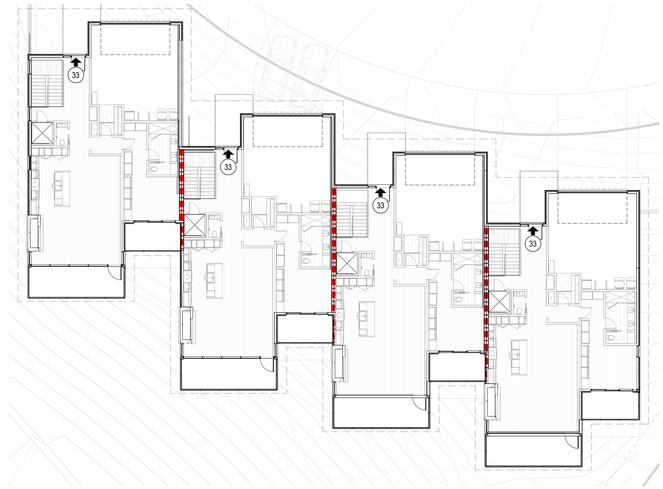
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CLUSTER 02 - DIMENSIONAL CONTROL DIAGRAMS

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CODE COMPLIANCE LEGEND

XX NUMBER OF OCCUPANTS AT AN EXIT

1-HOUR FIRE RATED WALL



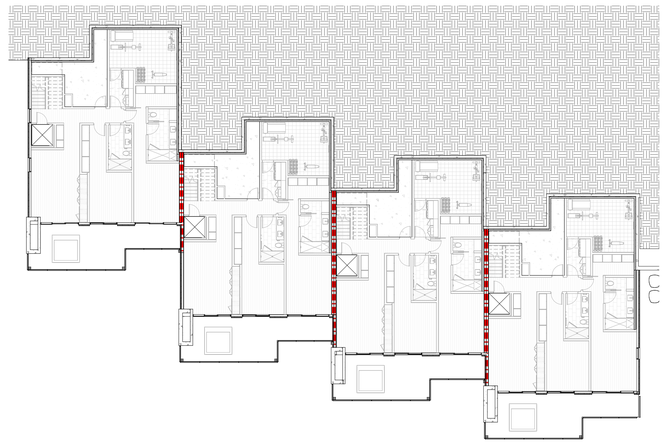
3 Life Safety Plan - Cluster 01 - Upper Level

SCALE: 1/16" = 1'-0"



2 FLOOR PLAN - LEVEL 02

SCALE: 1/16" = 1'-0"



1 FLOOR PLAN - LEVEL 01

SCALE: 1/16" = 1'-0"



4 BUILDING SECTION - LIFE SAFETY

SCALE: 1/16" = 1'-0"

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PRICING SET

08.09.2024

title:

CLUSTER 02 - LIFE SAFETY PLANS

sheet:

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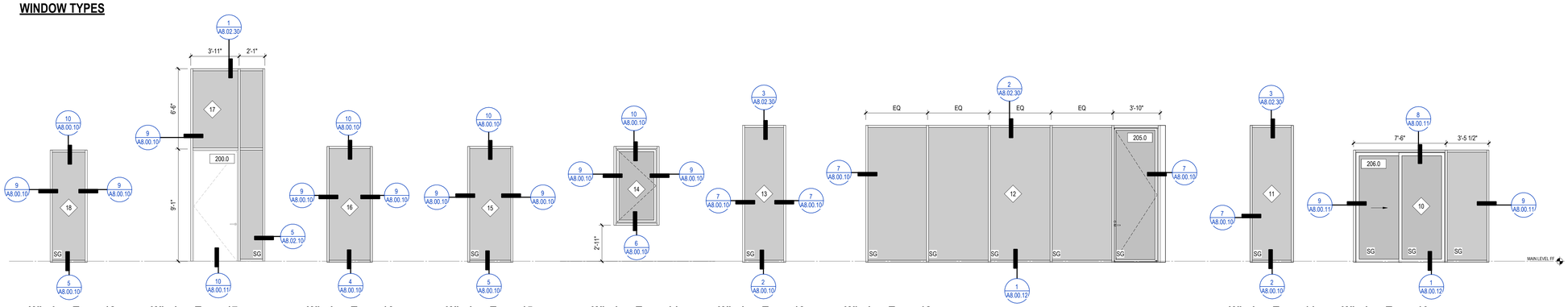
GLAZING ELEVATION NOTES

1. WINDOW ELEVATIONS DRAWN IN THESE SCHEDULES ARE VIEWED FROM THE EXTERIOR
2. ALL DIMENSIONS ARE SHOWN TO THE WINDOW ROUGH OPENING. FIELD VERIFY SITE CONDITIONS AND ROUGH OPENINGS PRIOR TO ORDERING WINDOWS AND DOORS
3. OPERABLE WINDOWS SHALL HAVE OPERABLE INSIDE LATCHING DEVICES
4. ALL WINDOWS AND GLAZED DOORS SHALL BE NFRC CERTIFIED AND LABELED
5. WINDOW HARDWARE SHALL MEET THE REQUIREMENTS OF ANSI A117.1 SECTION 309.4 AND SHALL BE LOCATED IN THE REACH RANGES DESCRIBED IN ASNI 117.1 SECTION 308
6. ALL OPERABLE WINDOWS WITH SILLS LOWER THAN 36 INCHES AFF SHALL BE EQUIPPED WITH DEVICES TO LIMIT THE OPERATION SUCH THAT A 4" SPHERE MAY NOT PASS THROUGH ANY PART OF THE WINDOW OPENING
7. REFER TO MATERIALS LEGEND FOR PANEL / GLASS COLORS AND PATTERNS
8. SEE ENERGY CODE CALCULATION SHEETS FOR U-VALUE INFORMATION
9. PROVIDE SAFETY GLAZING WHERE REQ'D BY CODE AND WHERE INDICATED ON DRAWINGS AS "SG"
10. PROVIDE EGRESS WINDOWS WHERE REQ'D BY CODE AND WHERE INDICATED ON DRAWINGS
11. ALL OPERABLE WINDOWS TO OPEN TO THE EXTERIOR, UNO.
12. REFER TO STRUCTURAL DRAWINGS FOR REQ'D WIND LOAD DESIGN CRITERIA

CLUSTER 02 - GLAZING SCHEDULE

Type	DIMENSIONS (ROUGH OPENING)			MANUFACTURER	OPERATION	REMARKS
	WIDTH	HEIGHT	AREA			
Window Type_01	10' - 11 1/2"	9' - 0"	98.63 SF	TBD	SLIDER / FIXED	EGRESS
Window Type_02	7' - 2"	9' - 1"	65.1 SF	TBD	SLIDER	EGRESS
Window Type_03	10' - 0"	9' - 1"	90.83 SF	TBD	SLIDER / FIXED	
Window Type_04	3' - 8"	8' - 11 1/4"	32.77 SF	TBD	FIXED	
Window Type_05	3' - 0"	5' - 6"	16.5 SF	TBD	FIXED	
Window Type_06	10' - 11 1/2"	9' - 1"	99.54 SF	TBD	SLIDER / FIXED	EGRESS
Window Type_07	3' - 8"	9' - 1"	33.31 SF	TBD	CASEMENT / FIXED	EGRESS
Window Type_08	3' - 8"	9' - 0"	33 SF	TBD	FIXED	
Window Type_09	3' - 0"	9' - 1"	27.25 SF	TBD	FIXED	
Window Type_10	10' - 11 1/2"	9' - 1"	99.54 SF	TBD	SLIDER / FIXED	EGRESS
Window Type_11	3' - 6"	11' - 1"	38.79 SF	TBD	FIXED	
Window Type_12	23' - 10"	11' - 1"	264.15 SF	TBD	SWING / FIXED	
Window Type_13	3' - 6"	11' - 1"	38.79 SF	TBD	FIXED	
Window Type_14	3' - 8"	6' - 4 1/2"	23.38 SF	TBD	CASEMENT	
Window Type_15	3' - 8"	9' - 4 1/2"	34.38 SF	TBD	FIXED	
Window Type_16	3' - 8"	9' - 4 1/2"	34.38 SF	TBD	FIXED	
Window Type_17	6' - 0"	15' - 7"	93.5 SF	TBD	SWING / FIXED	
Window Type_18	3' - 0"	9' - 1"	27.25 SF	TBD	FIXED	

WINDOW TYPES



Window Type_18
SCALE: 1/4" = 1'-0"

Window Type_17
SCALE: 1/4" = 1'-0"

Window Type_16
SCALE: 1/4" = 1'-0"

Window Type_15
SCALE: 1/4" = 1'-0"

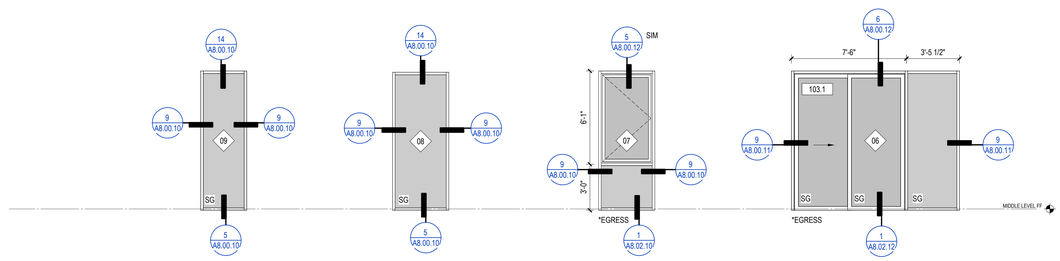
Window Type_14
SCALE: 1/4" = 1'-0"

Window Type_13
SCALE: 1/4" = 1'-0"

Window Type_12
SCALE: 1/4" = 1'-0"

Window Type_11
SCALE: 1/4" = 1'-0"

Window Type_10
SCALE: 1/4" = 1'-0"

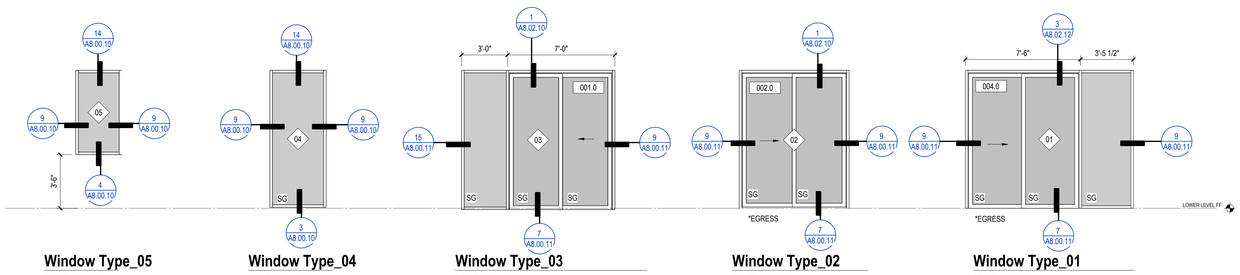


Window Type_09
SCALE: 1/4" = 1'-0"

Window Type_08
SCALE: 1/4" = 1'-0"

Window Type_07
SCALE: 1/4" = 1'-0"

Window Type_06
SCALE: 1/4" = 1'-0"



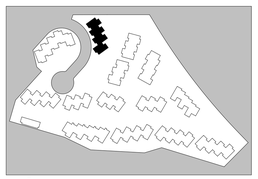
Window Type_05
SCALE: 1/4" = 1'-0"

Window Type_04
SCALE: 1/4" = 1'-0"

Window Type_03
SCALE: 1/4" = 1'-0"

Window Type_02
SCALE: 1/4" = 1'-0"

Window Type_01
SCALE: 1/4" = 1'-0"



KEY PLAN - CLUSTER 02
SCALE: 1" = 300'-0"

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY, TH, MU, EG
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION

PRICING SET

08.09.2024

title:

CLUSTER 02 - GLAZING ELEVATIONS

sheet:

A0.02.30

DOOR SCHEDULE NOTES

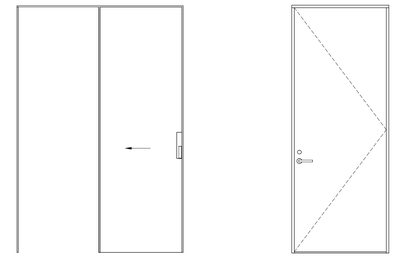
1. FIELD VERIFY ALL ROUGH OPENINGS BEFORE ORDERING DOORS
2. INTERIOR DOOR SIZES ARE DOOR PANEL SIZE, UNO.
3. ALL DOORS TO BE SOLID CORE, UNO.
4. ALL EXTERIOR DOORS TO HEATED SPACES TO BE INSULATED PER CODE
5. AT POCKET DOORS ADD 2" TO SHOWN HEIGHT FOR CONCEALED TRACK
6. EXTERIOR DOORS ARE SHOWN ON GLAZING ELEVATIONS
7. GARAGE DOORS ARE SHOWN ON EXTERIOR ELEVATIONS
8. ALL SAFETY GLASS SHOWER DOORS EXCLUDED FROM SCHEDULE, SEE INTERIOR ELEVATIONS FOR SIZES

DOOR HARDWARE SCHEDULE

HARDWARE SET NO.	TYPE	HARDWARE	HARDWARE FINISH	HINGE	HINGE FINISH	COMPONENTS
1.0	ENTRY	TK BONGNORMOUS WOOD DOOR PULL (EXTERIOR FACE); BALDWIN HALL & CLOSET; 5162 ESTATE LEVER WITH ROUND ROSE(INTERIOR FACE)	BLACKENED STEEL; 102 OIL RUBBED BRONZE	BY WINDOW SUPPLIER	BY WINDOW SUPPLIER	BALDWIN 8225 MINNEAPOLIS TOUCHSCREEN Z-WAVE SMART ELECTRONIC DEADBOLT (RFID DEADBOLT); FLUSH BOLT SELF-LATCHING; VIEWER; DUST PROOF STRIKE; SEALS; WALL STOP; SILENCER
2.0	ENTRY	BY WINDOW SUPPLIER	BLACK	BY WINDOW SUPPLIER	BY WINDOW SUPPLIER	RFID DEADBOLT; SEALS
2.1	ENTRY	BY WINDOW SUPPLIER	BLACK	BY WINDOW SUPPLIER	BY WINDOW SUPPLIER	SEALS
2.2	ENTRY	BY WINDOW SUPPLIER	BLACK	BY WINDOW SUPPLIER	BY WINDOW SUPPLIER	BALDWIN 8225 MINNEAPOLIS TOUCHSCREEN Z-WAVE SMART ELECTRONIC DEADBOLT (RFID DEADBOLT); SEALS
3.0	GARAGE	BY DOOR SUPPLIER	BLACK	BY DOOR SUPPLIER	BY DOOR SUPPLIER	SEALS
4.0	ENTRY	BALDWIN KEYED; 5162 ESTATE LEVER WITH ROUND ROSE	102 OIL RUBBED BRONZE	BALDWIN SQUARE HINGE x3	102 OIL RUBBED BRONZE	BALDWIN 8225 MINNEAPOLIS TOUCHSCREEN Z-WAVE SMART ELECTRONIC DEADBOLT (RFID DEADBOLT); SEALS; CLOSER; KICKPLATE; WALL STOP; SILENCER
5.0	PRIVACY	BALDWIN BED & BATH; 5162 ESTATE LEVER WITH ROUND ROSE	102 OIL RUBBED BRONZE	BALDWIN SQUARE HINGE x3	102 OIL RUBBED BRONZE	WALL STOP; SILENCER
6.0	STOREROOM	BALDWIN KEYED; 5162 ESTATE LEVER WITH ROUND ROSE	102 OIL RUBBED BRONZE	BALDWIN SQUARE HINGE x3	102 OIL RUBBED BRONZE	WALL STOP; SILENCER
7.0	PASSAGE	BALDWIN HALL & CLOSET; 5162 ESTATE LEVER WITH ROUND ROSE	102 OIL RUBBED BRONZE	BALDWIN SQUARE HINGE x3	102 OIL RUBBED BRONZE	WALL STOP; SILENCER
8.0	PRIVACY	CAVITY SLIDERS; CAVILOCK CL400 MAGNETIC (7 1/8" H X 2 3/8" W)	102 OIL RUBBED BRONZE	BY DOOR SUPPLIER	102 OIL RUBBED BRONZE	SILENCER
9.0	STOREROOM	CAVITY SLIDERS; CAVILOCK CL400 MAGNETIC (7 1/8" H X 2 3/8" W)	102 OIL RUBBED BRONZE	BY DOOR SUPPLIER	102 OIL RUBBED BRONZE	SILENCER
10.0	PASSAGE	CAVITY SLIDERS; CAVILOCK CL400 MAGNETIC (7 1/8" H X 2 3/8" W)	102 OIL RUBBED BRONZE	BY DOOR SUPPLIER	102 OIL RUBBED BRONZE	SILENCER

INTERIOR DOOR SCHEDULE

REF.	LOCATION	ROOM NUMBER	OPERATION	TYPE	DIMENSIONS			DETAIL REFERENCE			FINISH		HARDWARE SET	FIRE RATING	REMARKS
					WIDTH	HEIGHT	THICKNESS	THRESHOLD	HEAD	JAMB	PANEL	FRAME			
002.1	BEDROOM 2	002	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
003.1	BATH 2	003	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
004.1	BEDROOM 3	004	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
005.1	BEDROOM 3	004	POCKET	B	2'-8"	8'-0"	1 3/4"	4/A9.00.10	5/A9.00.10	6/A9.00.10	PT-01	PT-01	10.0	N/A	
006.1	BATH 3	006	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
006.2	BATH 3	006	POCKET	B	2'-8"	8'-0"	1 3/4"	4/A9.00.10	5/A9.00.10	6/A9.00.10	PT-01	PT-01	8.0	N/A	
008.1	MECHANICAL	013	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	6.0	N/A	
011.1	REC ROOM	001	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	7.0	N/A	
012.1	FITNESS	012	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	7.0	N/A	
E000	ELEVATOR	000	SWING	H	2'-9"	7'-4"	1 3/4"	7/A9.00.10	8/A9.00.10	9/19.00.10	PT-01	PT-01	7.0	N/A	
101.1	BUNKROOM	101	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
102.1	BUNK ROOM BATH	102	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
103.1	PRIMARY BEDROOM	103	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
104.1	PRIMARY CLOSET	104	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	7.0	N/A	
105.1	PRIMARY BATH	105	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
105.2	PRIMARY BATH	105	POCKET	B	2'-8"	8'-0"	1 3/4"	4/A9.00.10	5/A9.00.10	6/A9.00.10	PT-01	PT-01	8.0	N/A	
107.1	LAUNDRY	107	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	7.0	N/A	
111.1	SAUNA / COLD PLUNGE	111	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	7.0	N/A	
E100	ELEVATOR	000	SWING	H	2'-9"	7'-4"	1 3/4"	7/A9.00.10	8/A9.00.10	9/A9.00.10	PT-01	PT-01	7.0	N/A	
201.1	GARAGE ENTRY	201	SWING	A	2'-10"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	4.0	20-MIN.	CLOSER
202.1	WC	202	POCKET	B	2'-8"	8'-0"	1 3/4"	4/A9.00.10	5/A9.00.10	6/A9.00.10	PT-01	PT-01	8.0	N/A	
206.1	BEDROOM 1	206	SWING	A	2'-8"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
207.1	BATH 1	207	SWING	A	2'-8"	8'-0"	1 3/4"	1/A9.00.10	2/A9.00.10	3/A9.00.10	PT-01	PT-01	5.0	N/A	
207.2	BATH 1	207	POCKET	B	2'-8"	8'-0"	1 3/4"	4/A9.00.10	5/A9.00.10	6/A9.00.10	PT-01	PT-01	8.0	N/A	
E200	ELEVATOR	000	SWING	H	2'-9"	7'-4"	1 3/4"	7/A9.00.10	8/A9.00.10	9/A9.00.10	PT-01	PT-01	7.0	N/A	

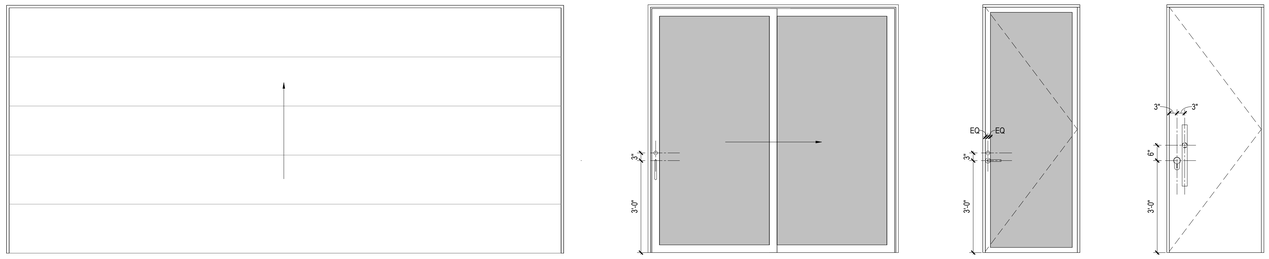


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INTERIOR DOOR TYPES

EXTERIOR DOOR SCHEDULE

REF.	LOCATION	ROOM NUMBER	OPERATION	TYPE	DIMENSIONS			DETAIL REFERENCE			FINISH		HARDWARE SET	FIRE RATING	REMARKS
					PANEL WIDTH	PANEL HEIGHT	THICKNESS	THRESHOLD	HEAD	JAMB	PANEL	FRAME			
LOWER LEVEL															
001.0	REC ROOM	001	SLIDING	C	6'-8"	8'-9 1/2"	1 3/4"	7/A8.00.05	8/A8.00.05	9/A8.00.05	GLASS	MTL	2.2	N/A	EXTERIOR
002.0	BEDROOM 2	002	SLIDING	C	6'-7"	8'-9 1/2"	1 3/4"	7/A8.00.05	8/A8.00.05	9/A8.00.05	GLASS	MTL	2.1	N/A	EXTERIOR
004.0	LOWER LEVEL DECK	010	SLIDING	C	7'-2"	8'-9 1/2"	1 3/4"	7/A8.00.05	8/A8.00.05	9/A8.00.05	GLASS	MTL	2.1	N/A	EXTERIOR
MIDDLE LEVEL															
100.0	MIDDLE LEVEL DECK	109	SLIDING	C	6'-8"	8'-7 1/2"	1 3/4"	7/A8.00.05	8/A8.00.05	9/A8.00.05	GLASS	MTL	2.1	N/A	EXTERIOR
103.0	PRIMARY BEDROOM	103	SLIDING	C	7'-3"	8'-9 1/2"	1 3/4"	7/A8.00.05	8/A8.00.05	9/A8.00.05	GLASS	MTL	2.1	N/A	EXTERIOR
MAIN LEVEL															
200.0	ENTRY	200	SWING	A	3'-6"	8'-11"	1 3/4"	10/A8.00.05	11/A8.00.05	7/A8.00.05	MTL	MTL	1.0	N/A	EXTERIOR
205.0	LIVING	205	SWING	B	4'-4 1/4"	10'-9"	1 3/4"	4/A8.00.05	5/A8.00.05	6/A8.00.05	GLASS	MTL	2.0	N/A	EXTERIOR
206.0	BEDROOM 1	206	SLIDING	C	7'-3"	8'-9 1/2"	1 3/4"	7/A8.00.05	8/A8.00.05	9/A8.00.05	GLASS	MTL	2.1	N/A	EXTERIOR
208.0	GARAGE	208	OVERHEAD	D	18'-0"	9'-0"	2"	16/A8.00.05	12/A8.00.05	10/A8.00.05	MTL	MTL	3.0	N/A	EXTERIOR; LOW-CLEARANCE TRACK



D C B A

EXTERIOR DOOR TYPES

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect: TK
project manager: TM
drawn by: SK, SL, CY, TH, MU, EG
checked by: QC
job no.: 23038

revisions:

no.: date: description:

NOT FOR CONSTRUCTION

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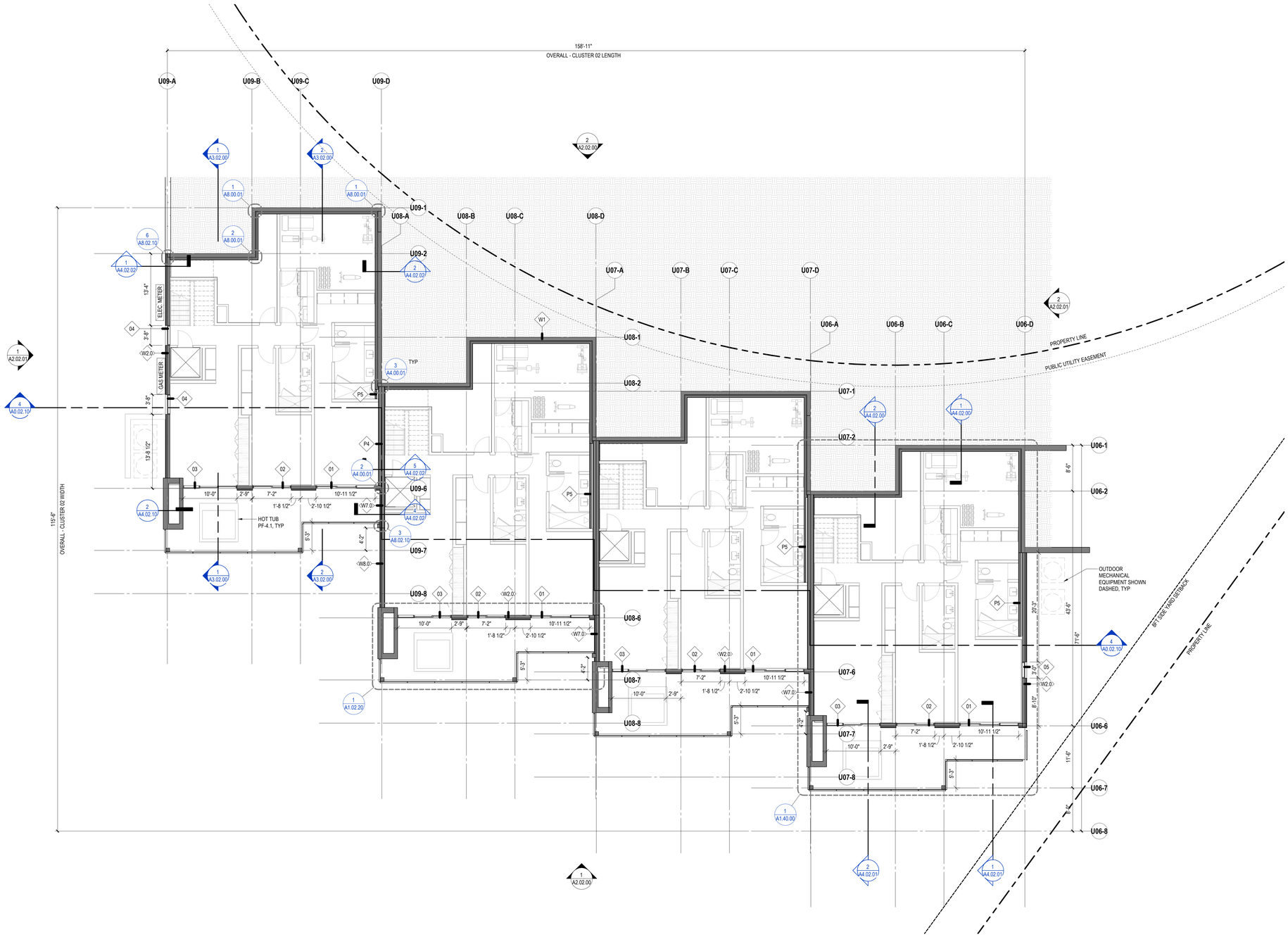
DOOR SCHEDULE - MT

sheet:

A0.40.40

CLUSTER PLAN NOTES

1. CLUSTER PLAN DRAWINGS, SERIES A1.01.XX - A1.14.XX, ARE TO BE USED FOR EXTERIOR ENVELOPE INFORMATION ONLY. REFER TO UNIT PLAN DRAWINGS, SERIES A1.20.XX - A1.50.XX FOR UNIT INTERIOR INFORMATION
2. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNO
3. ALL FOUNDATION WALLS W1 UNO, ALL EXT WALLS W2 UNO
4. ALL DEMISING WALLS P4 UNO - REFER TO SHEETS A4.00.00 AND A4.00.01 FOR FIRE RATED CONSTRUCTION DETAILS
5. SEE SHEETS A0.00.20 & A0.00.21 FOR TYPICAL ROOF, FLOOR, AND WALL ASSEMBLIES
6. PROVIDE RADON DETECTION SYSTEM AND VENTING PER IRC AF103.6
7. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER IRC R310
8. PROVIDE TEMPERED GLASS WHERE REQUIRED PER IRC R308
9. GUARDRAILS SHALL COMPLY WITH IRC R312
10. PROVIDE FIRE SEPARATION BETWEEN DWELLING UNITS PER IRC R302.7
11. PROVIDE SOUND TRANSMISSION CONTROL BETWEEN DWELLING UNITS PER IRC R334
12. ALL ROOF ASSEMBLIES SHALL COMPLY WITH IRC CHAPTER 8
13. ALL WINDOW DIMENSIONS TO ROUGH OPENING UNO

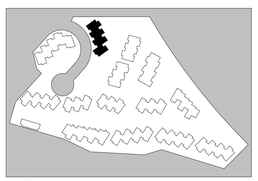


CLUSTER 2 AREA SCHEDULE (GROSS)

Deck and Patio	
DECK/PATIO	4,235 SF
	4,235 SF

Garage	
GARAGE	2,547 SF
	2,547 SF

Unit Interior	
LOWER LEVEL	7,833 SF
MIDDLE LEVEL	7,481 SF
UPPER LEVEL	6,564 SF
	21,879 SF
	28,660 SF



KEY PLAN - CLUSTER 02

SCALE: 1" = 300'-0"

LOWER LEVEL FLOOR PLAN - CLUSTER 02

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

0' 4' 8' 16'

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Seattle, Washington 98104 USA
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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY, TH, MU, EG
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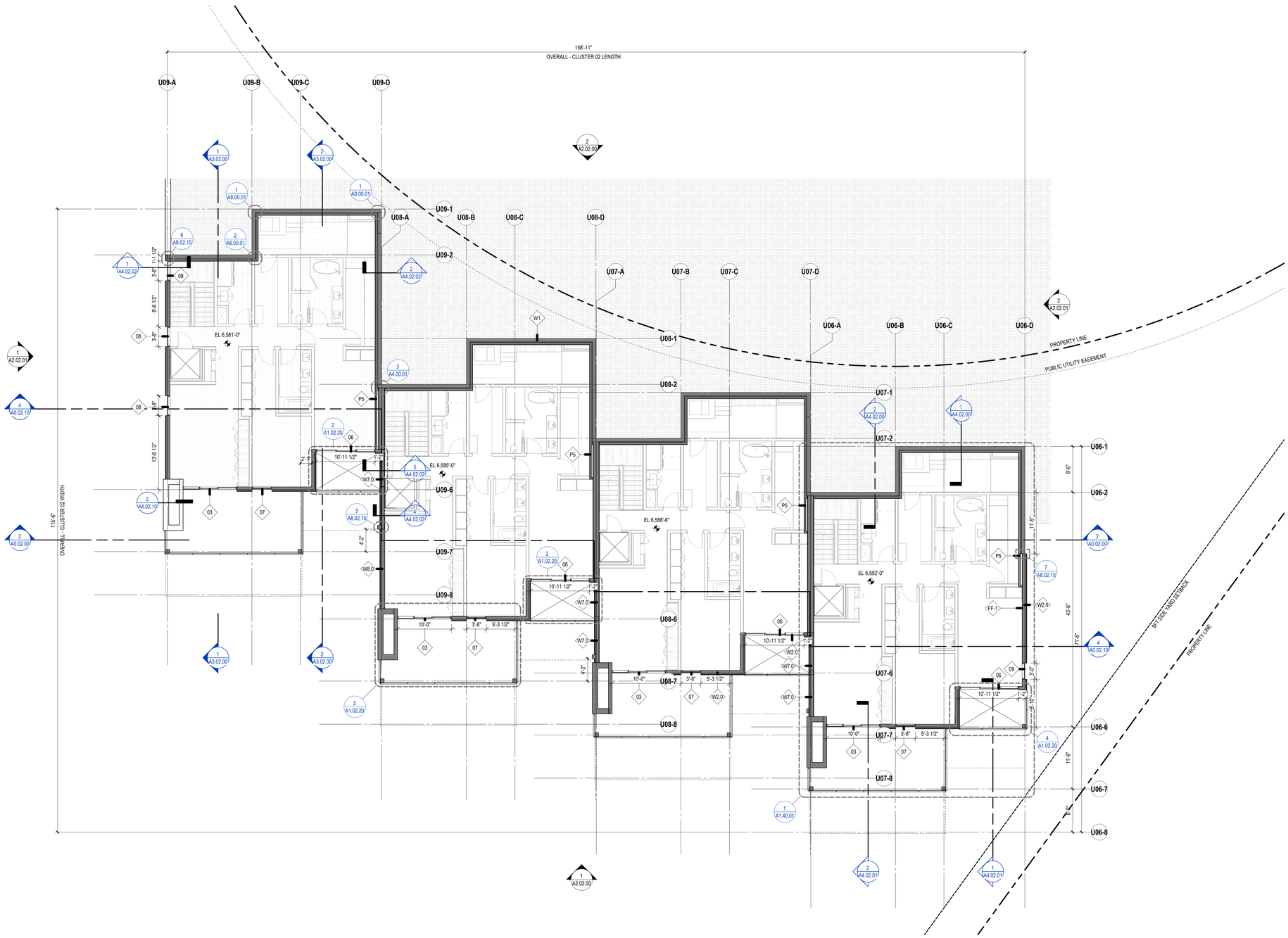
CLUSTER PLAN - 02 - LOWER LEVEL

sheet:

A1.02.00

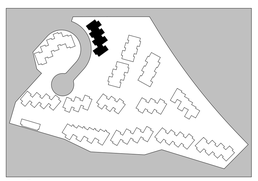
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13. ALL WINDOW DIMENSIONS TO ROUGH OPENING UNO



CLUSTER 2 AREA SCHEDULE (GROSS)

Deck and Patio		
DECK/PATIO	4,235 SF	
	4,235 SF	
Garage		
GARAGE	2,547 SF	
	2,547 SF	
Unit Interior		
LOWER LEVEL	7,833 SF	
MIDDLE LEVEL	7,481 SF	
UPPER LEVEL	6,564 SF	
	21,879 SF	
	28,660 SF	



KEY PLAN - CLUSTER 02

SCALE: 1" = 300'-0"

MIDDLE LEVEL FLOOR PLAN - CLUSTER 02

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

0" 4' 8' 16'

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

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principal architect:	TK
project manager:	TM
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no.:	date:	description:

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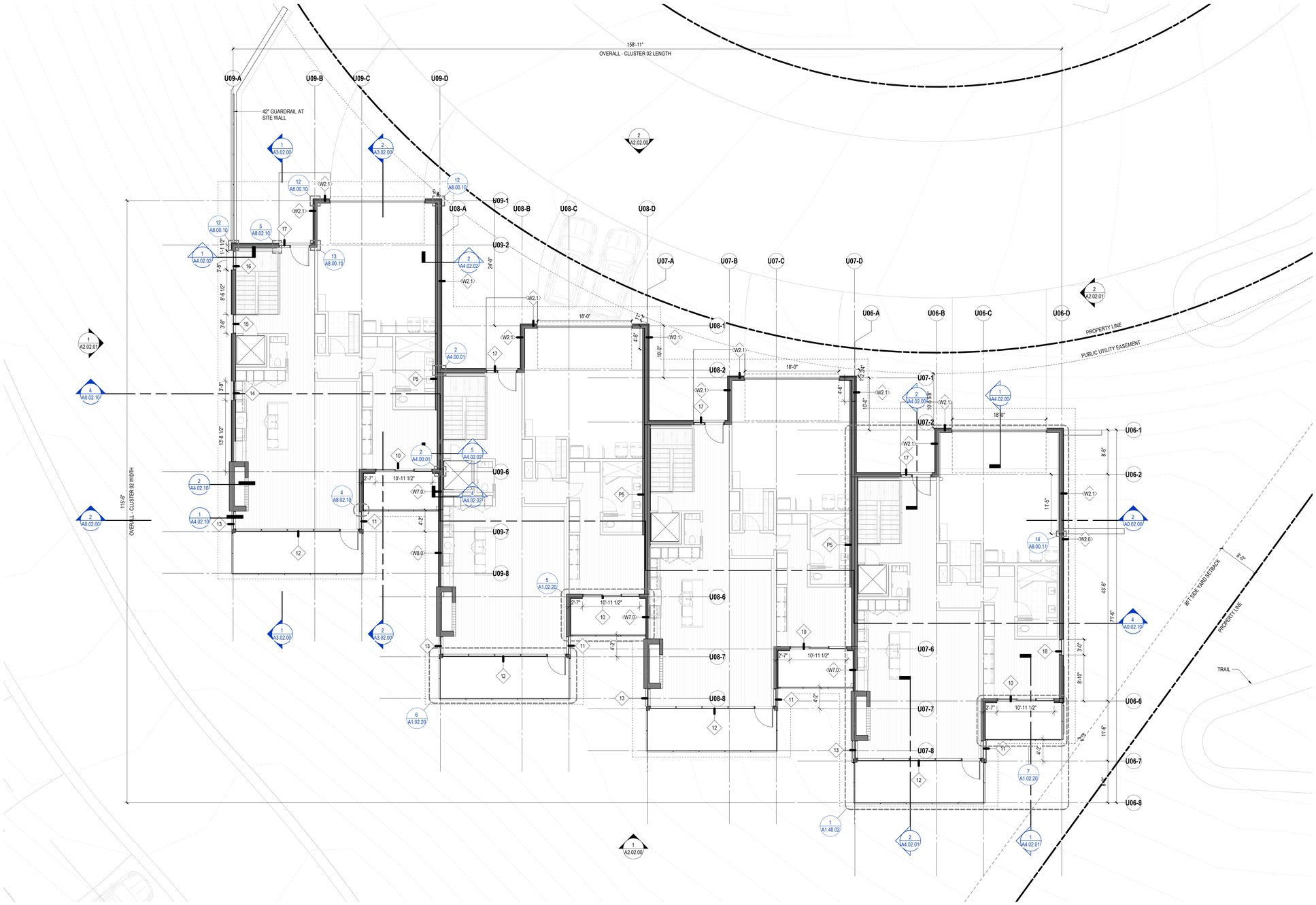
CLUSTER PLAN - 02 - MIDDLE LEVEL

sheet:

A1.02.01

CLUSTER PLAN NOTES

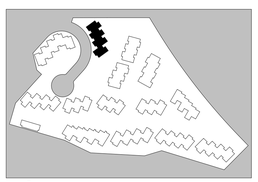
1. CLUSTER PLAN DRAWINGS, SERIES A1.01.XX - A1.14.XX, ARE TO BE USED FOR EXTERIOR ENVELOPE INFORMATION ONLY. REFER TO UNIT PLAN DRAWINGS, SERIES A1.20.XX - A1.50.XX FOR UNIT INTERIOR INFORMATION
2. DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUD OR FACE OF CONCRETE UNO
3. ALL FOUNDATION WALLS W1 UNO, ALL EXT WALLS W2 UNO
4. ALL DEMISING WALLS P4 UNO - REFER TO SHEETS A4.00.00 AND A4.00.01 FOR FIRE RATED CONSTRUCTION DETAILS
5. SEE SHEETS A0.00.20 & A0.00.21 FOR TYPICAL ROOF, FLOOR, AND WALL ASSEMBLIES
6. PROVIDE RADON DETECTION SYSTEM AND VENTING PER IRC AF103.6
7. BASEMENTS AND EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING PER IRC R310
8. PROVIDE TEMPERED GLASS WHERE REQUIRED PER IRC R308
9. GUARDRAILS SHALL COMPLY WITH IRC R312
10. PROVIDE FIRE SEPARATION BETWEEN DWELLING UNITS PER IRC R302.7
11. PROVIDE SOUND TRANSMISSION CONTROL BETWEEN DWELLING UNITS PER IRC R334
12. ALL ROOF ASSEMBLIES SHALL COMPLY WITH IRC CHAPTER 8
13. ALL WINDOW DIMENSIONS TO ROUGH OPENING UNO



CLUSTER 2 AREA SCHEDULE (GROSS)

Deck and Patio	
DECK/PATIO	4,235 SF
	4,235 SF
Garage	
GARAGE	2,547 SF
	2,547 SF
Unit Interior	
LOWER LEVEL	7,833 SF
MIDDLE LEVEL	7,481 SF
UPPER LEVEL	6,564 SF
	21,879 SF
	28,660 SF

TOTAL CLUSTER 2 FOOTPRINT: 10,653SF



KEY PLAN - CLUSTER 02
SCALE: 1" = 300'-0"

UPPER LEVEL FLOOR PLAN - CLUSTER 02
SCALE: 1/8" = 1'-0"
0" 4' 8' 16'

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY, TH, MU, EG
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION
PRICING SET
08.09.2024

title:
CLUSTER PLAN - 02 - UPPER LEVEL

sheet:
A1.02.02

ROOF PLAN NOTES

1 THE SNOW RESTRAINT SYSTEM IS SHOWN DIAGRAMMATICALLY ONLY TO SHOW THE INTENT OF THE AREAS OF ROOF TO BE RETAINED. THE SUPPLIER IS TO PROVIDE AN ENGINEERED SYSTEM DESIGNED FOR LOCAL CONDITIONS, TAKING INTO ACCOUNT ROOF SNOW LOAD, ROOF SLOPE, AND ROOFING MATERIAL.

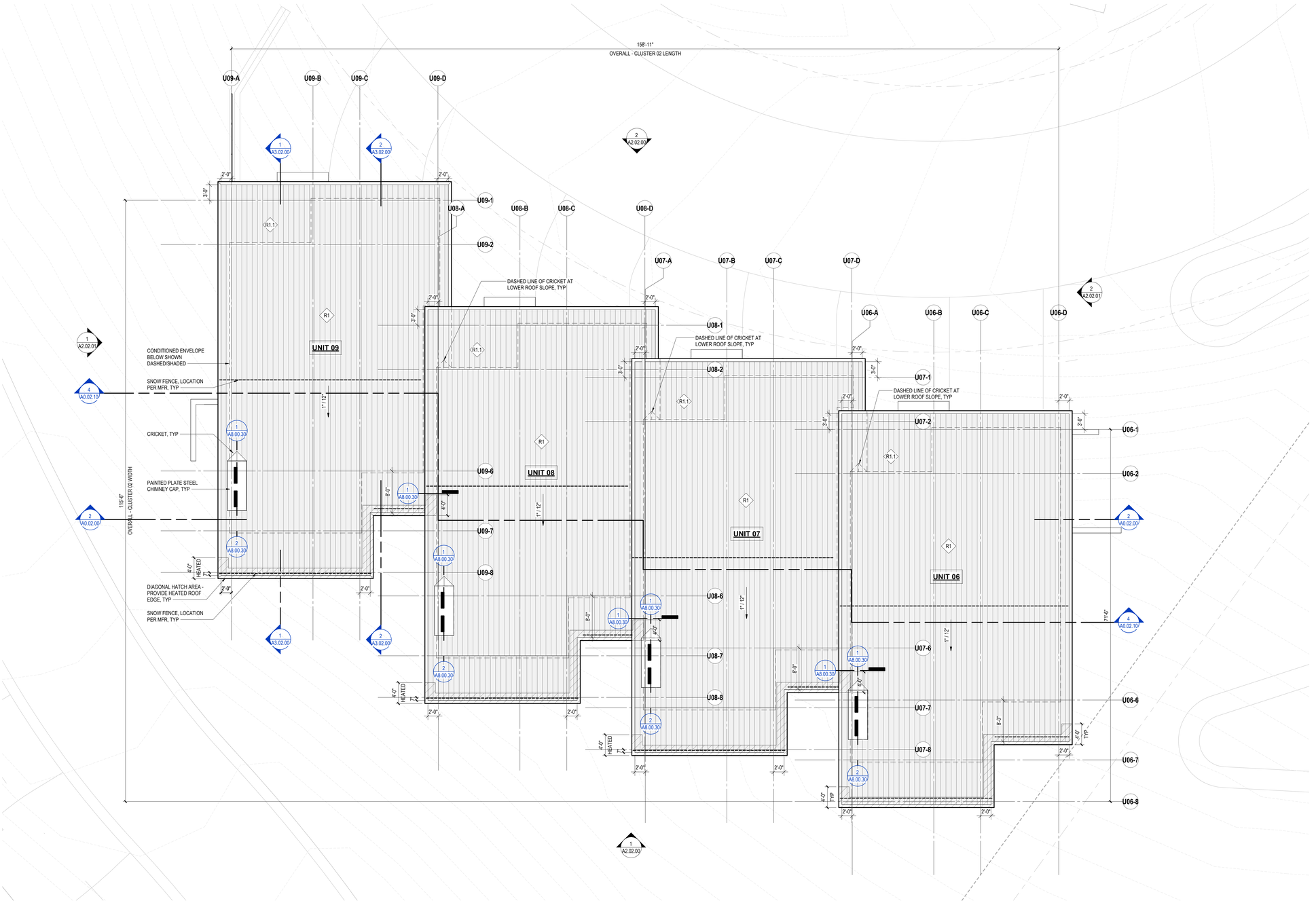
2 THE SNOW RESTRAINT SUPPLIER IS TO PROVIDE ENGINEERED SHOP DRAWINGS INDICATING LAYOUT OF THEIR SYSTEM, SPACING OF ALL HARDWARE, DETAILS FOR ATTACHMENT AND WATERPROOFING, DESIGN CRITERIA, AND SPECIFIC CONDITIONS USED IN THE DESIGN OF THE RETENTION SYSTEM.

3 PROVIDE ICE FLAGS AT THE LOWEST ROW OF FENCE.

4 ROOF OVERHANG DIMENSIONS ARE TO FACE OF FRAMING UNO

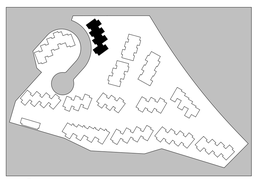
LEGEND

HEATED ROOF EDGE



CLUSTER 2 AREA SCHEDULE (GROSS)

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	4,235 SF	
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GARAGE	2,547 SF	
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	28,660 SF	



KEY PLAN - CLUSTER 02
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ROOF PLAN - CLUSTER 02
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0" 4' 8' 16'

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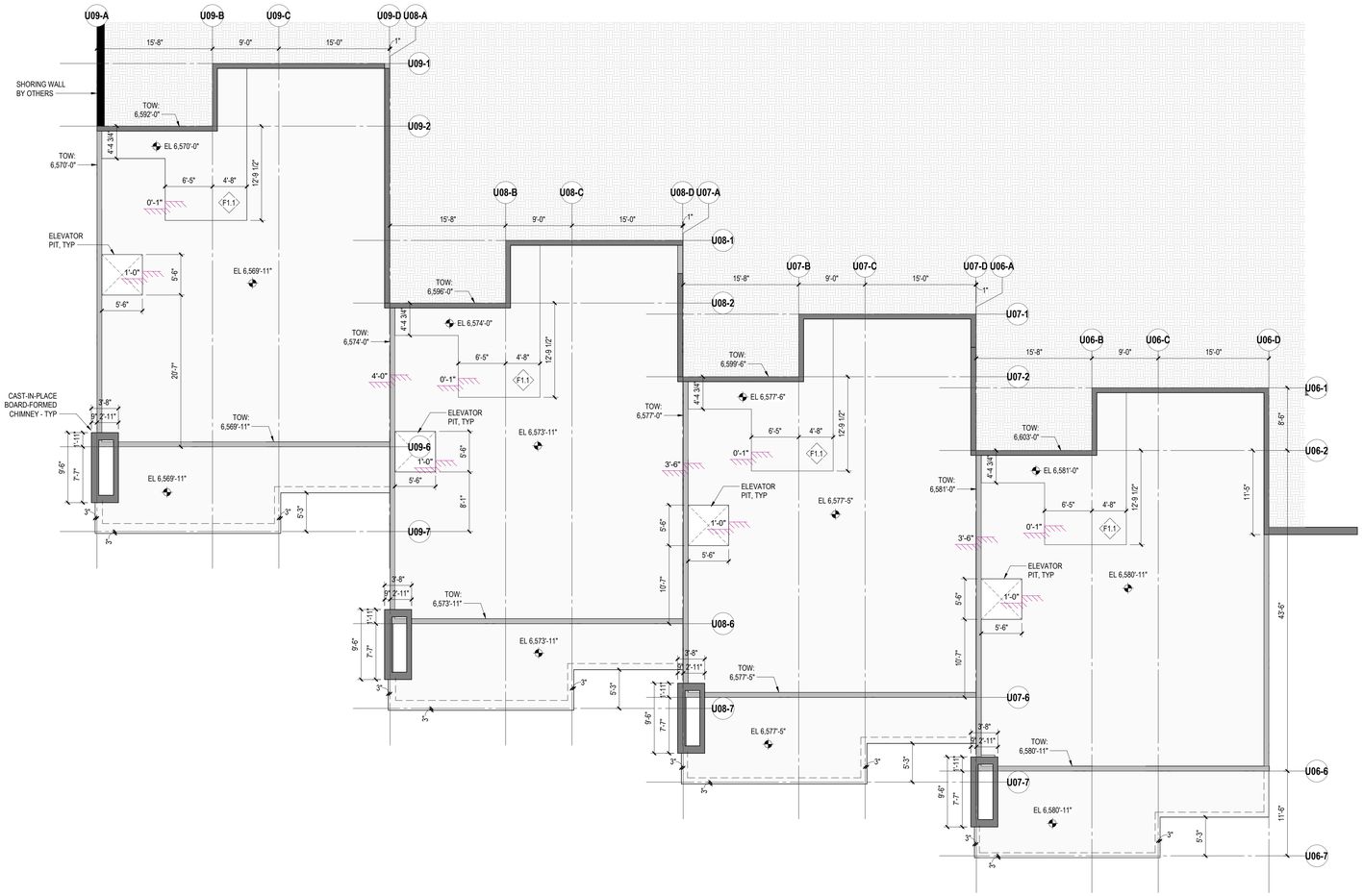
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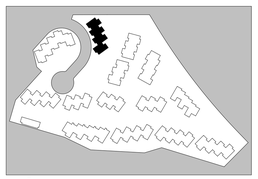
title:
CLUSTER PLAN - 02 - ROOF PLAN

sheet:
A1.02.03

SLAB EDGE PLAN NOTES

1 GRIDLINES ARE TO FACE OF CONCRETE OR CENTERLINE OF COLUMN UNO
2 SHOWN FOR DIMENSIONAL LAYOUT ONLY. SEE STRUCTURAL FOR ALL OTHER INFORMATION.
3 SLAB EDGE PLAN DOES NOT SHOW FOOTINGS. SEE STRUCTURAL.
4 FINAL LOCATIONS OF THROUGH WALL AND SLAB PENETRATIONS FOR UTILITIES AND OTHER REQUIRED BUILDING SYSTEMS TO BE DETERMINED BY CONTRACTOR AND COORDINATED WITH ARCHITECT AND STRUCTURAL ENGINEER.
5 CONTRACTOR TO COORDINATE ALL INFORMATION INCLUDING, BUT NOT LIMITED TO, BLOCKOUTS, EMBEDS, BASEPLATES, ANCHOR BOLTS, AND HOLD-DOWNS WITH STRUCTURAL, MECHANICAL, AND OTHER SUBCONTRACTORS.
6 VERTICAL AND HORIZONTALCOLD JOINT LOCATIONS TO BE CONFIRMED WITH ARCHITECT.
7 VERIFY CONTROL JOINT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
8 NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CONCRETE PLAN AND ANY OTHER INFORMATION PROVIDED IN THE CONSTRUCTION DOCUMENTS.





KEY PLAN - CLUSTER 02
SCALE: 1" = 300'-0"

SLAB EDGE PLAN - CLUSTER 02
SCALE: 1/8" = 1'-0"
0' 4' 8' 16'

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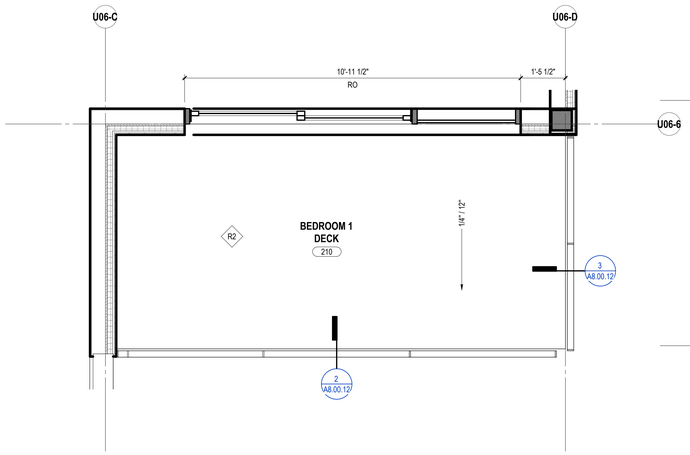
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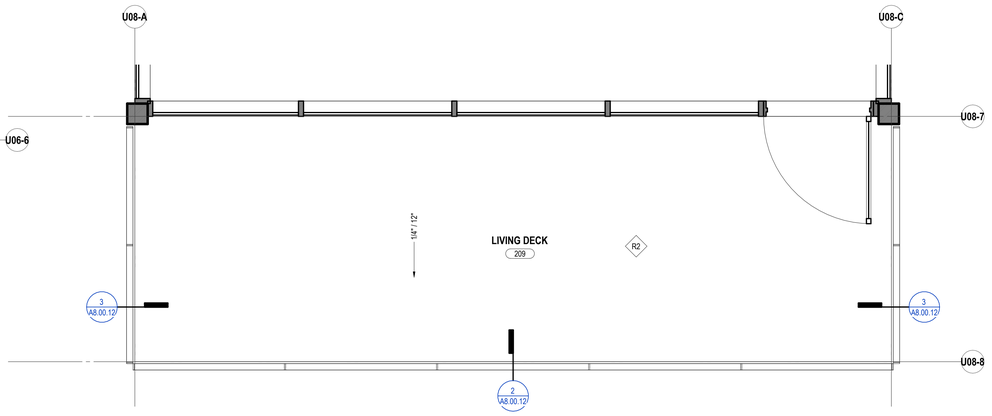
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CLUSTER PLAN - 02 - SLAB EDGE PLAN

sheet:
A1.02.10



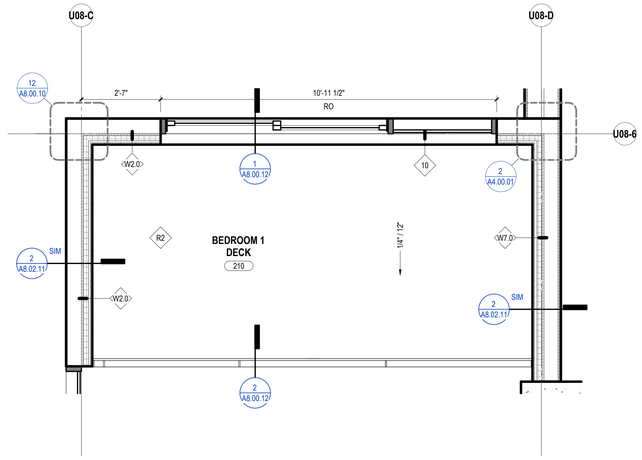
7 ENLARGED PLAN - BEDROOM 1 DECK - MT UNIT 6

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



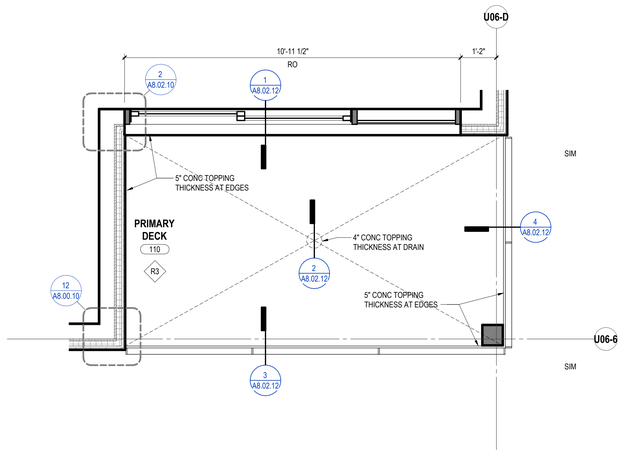
6 ENLARGED PLAN - LIVING DECK - MT

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



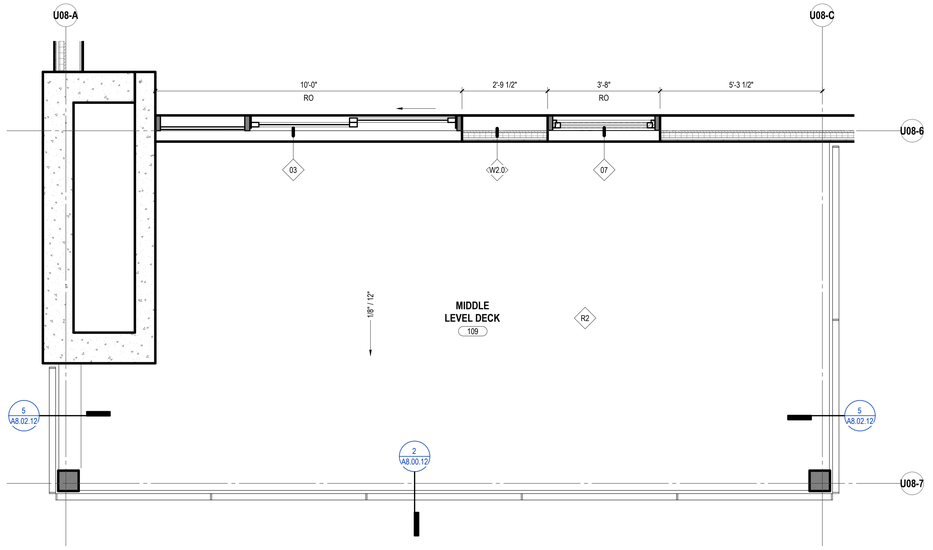
5 ENLARGED PLAN - BEDROOM 1 DECK - MT

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



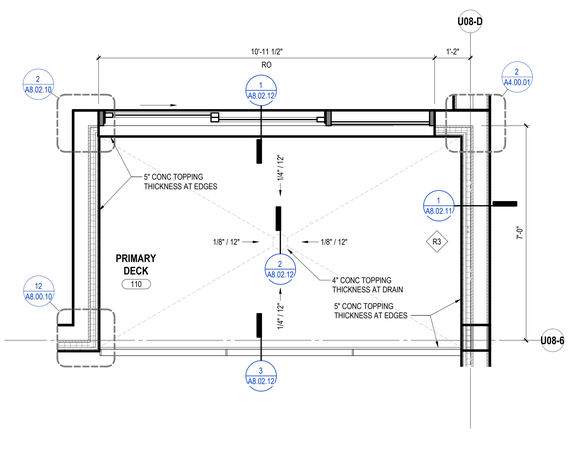
4 ENLARGED PLAN - PRIMARY DECK - MT UNIT 6

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



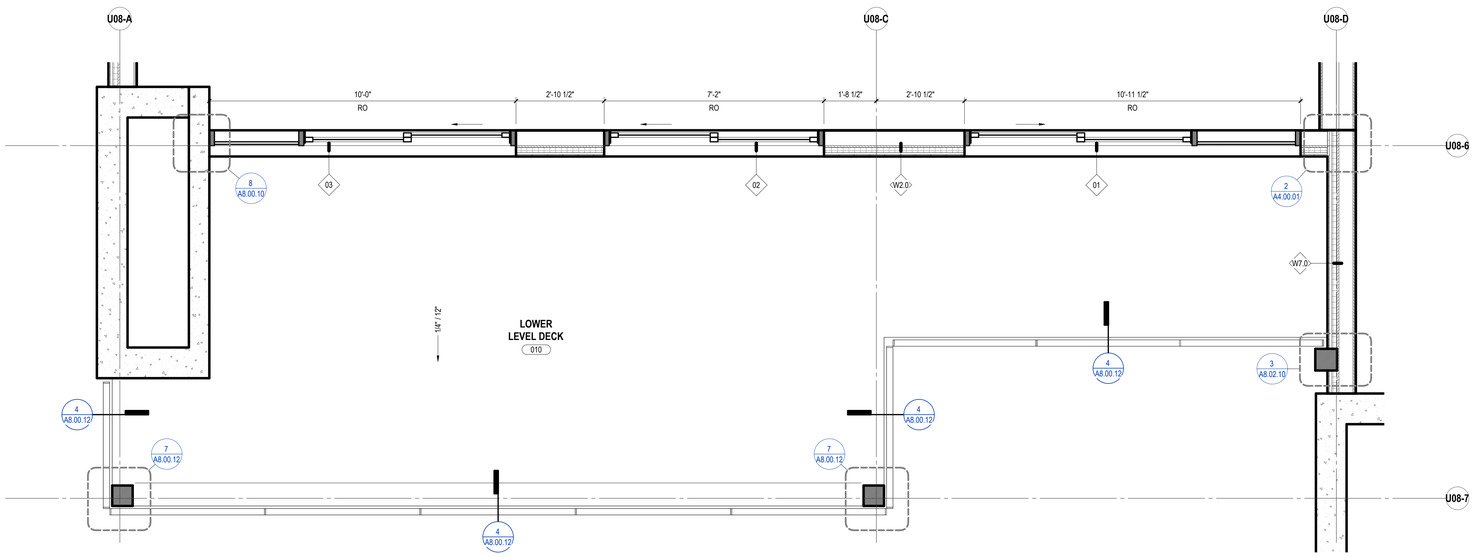
3 ENLARGED PLAN - MIDDLE DECK - MT

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



2 ENLARGED PLAN - PRIMARY DECK - MT

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



1 ENLARGED PLAN - LOWER DECK - MT

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

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ENLARGED PLANS - 02 - DECKS

sheet:

A1.02.20

FLOOR PLAN NOTES

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17 ALL DOORS 4 1/2" FROM ADJACENT WALL SURFACE UNO
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FLOOR FINISH LEGENDS

WOOD FLOORING AS SCHEDULED.

TILE FLOORING AS SCHEDULED. SIZE AND SPACE OF TILE LAYOUT VARIES.

RESILIENT FLOORING AS SCHEDULED.

CONCRETE FLOORING

X-X FINISH INDICATOR- SEE SHEET A0.00.30 FOR FINISH LEGEND

EQ-X.X EQUIPMENT INDICATOR- SEE SHEET A0.00.31 FOR EQUIPMENT LEGEND

PL-X.X PLUMBING FIXTURE INDICATOR- SEE SHEET A0.00.31 FOR PLUMBING LEGEND

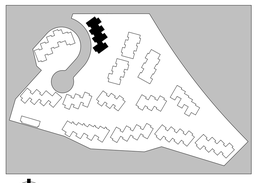
AC-X.X ACCESSORY INDICATOR- SEE SHEET A0.00.31 FOR ACCESSORY LEGEND

HW-X.X DECORATIVE HARDWARE INDICATOR- SEE SHEET A0.00.31 FOR HARDWARE LEGEND

LD-X DECORATIVE LIGHTING INDICATOR- SEE SHEET A0.00.31 FOR DECORATIVE LIGHTING LEGEND

AREA SCHEDULE (GROSS)

NAME	AREA
CONDITIONED	
LOWER LEVEL	1,535 SF
MAIN LEVEL	1,457 SF
MIDDLE LEVEL	1,437 SF
	4,428 SF
EXTERIOR	
LOWER DECK	427 SF
MIDDLE LEVEL DECK	256 SF
LIVING DECK	197 SF
BEDROOM 1 DECK	112 SF
BEDROOM 2 DECK	88 SF
	1,081 SF
GARAGE / MECHANICAL	
GARAGE	633 SF
MECHANICAL	414 SF
MECHANICAL	284 SF
	1,331 SF



KEY PLAN - MEDIUM TOP UNITS
SCALE: 1" = 300'-0"



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
0" 2' 4' 8'

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title:

UNIT PLAN - MEDIUM TOP - LOWER LEVEL

sheet:

A1.40.00

FLOOR PLAN NOTES

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FLOOR FINISH LEGENDS

WOOD FLOORING AS SCHEDULED.

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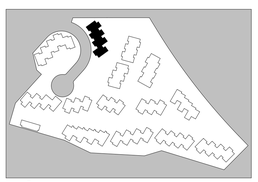
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GARAGE	633 SF
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KEY PLAN - MEDIUM TOP UNITS
SCALE: 1" = 300'-0"

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UNIT PLAN - MEDIUM TOP - MIDDLE LEVEL

sheet:
A1.40.01

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TILE FLOORING AS SCHEDULED. SIZE AND SPACE OF TILE LAYOUT VARIES.

RESILIENT FLOORING AS SCHEDULED.

CONCRETE FLOORING

X-X FINISH INDICATOR- SEE SHEET A0.00.30 FOR FINISH LEGEND

EQ-X.X EQUIPMENT INDICATOR- SEE SHEET A0.00.31 FOR EQUIPMENT LEGEND

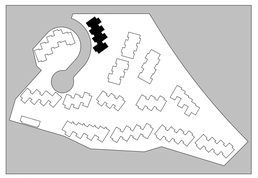
PL-X.X PLUMBING FIXTURE INDICATOR- SEE SHEET A0.00.31 FOR PLUMBING LEGEND

AC-X.X ACCESSORY INDICATOR- SEE SHEET A0.00.31 FOR ACCESSORY LEGEND

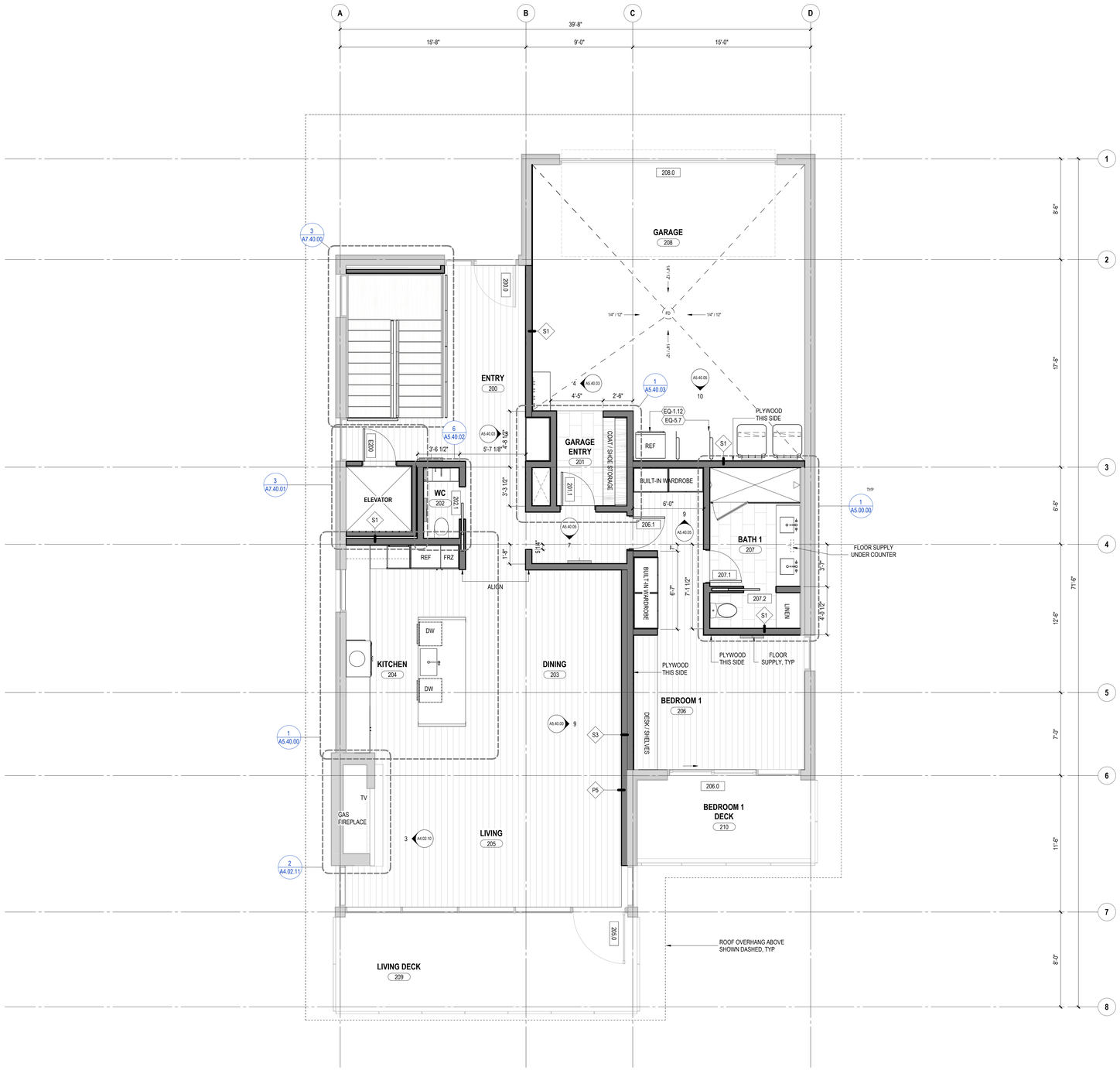
HW-X.X DECORATIVE HARDWARE INDICATOR- SEE SHEET A0.00.31 FOR HARDWARE LEGEND

LD-X DECORATIVE LIGHTING INDICATOR- SEE SHEET A0.00.31 FOR DECORATIVE LIGHTING LEGEND

AREA SCHEDULE (GROSS)	
NAME	AREA
CONDITIONED	
LOWER LEVEL	1,535 SF
MAIN LEVEL	1,457 SF
MIDDLE LEVEL	1,437 SF
	4,428 SF
EXTERIOR	
LOWER DECK	427 SF
MIDDLE LEVEL DECK	256 SF
LIVING DECK	197 SF
BEDROOM 1 DECK	112 SF
BEDROOM 2 DECK	88 SF
	1,081 SF
GARAGE / MECHANICAL	
GARAGE	633 SF
MECHANICAL	414 SF
MECHANICAL	284 SF
	1,331 SF



KEY PLAN - MEDIUM TOP UNITS
SCALE: 1" = 300'-0"



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"
0" 2' 4' 8'

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project manager:	TM
drawn by:	SK, SL, CY
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

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PRICING SET

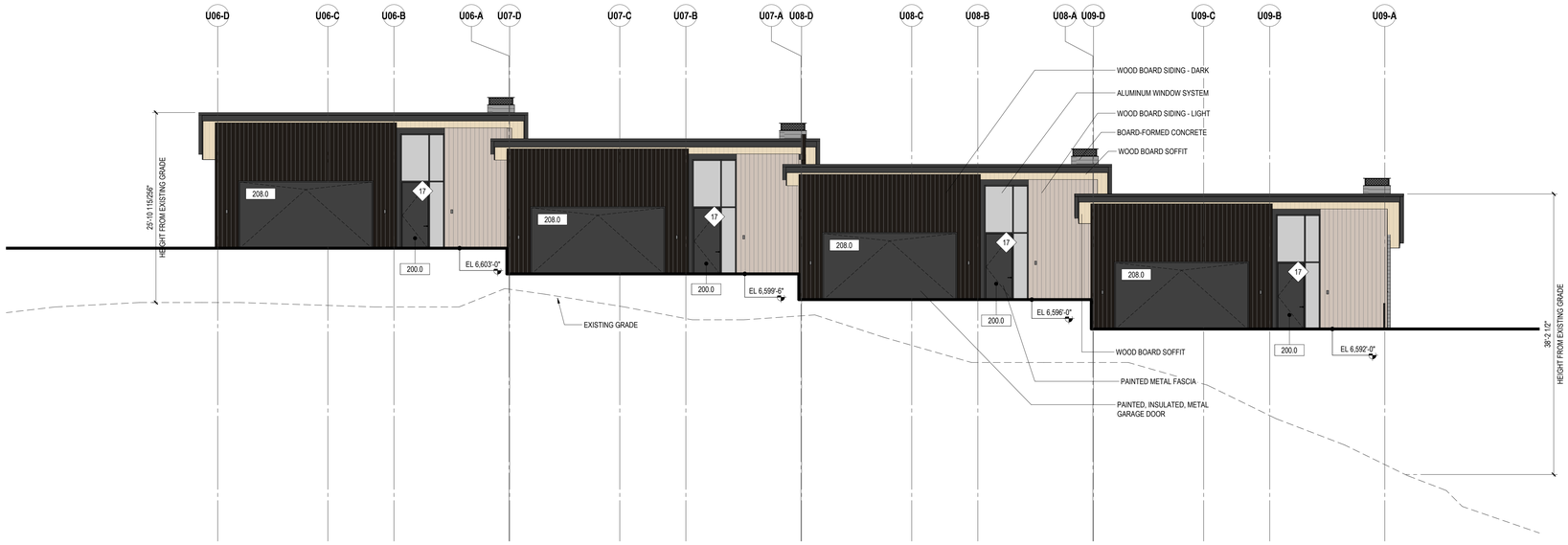
08.09.2024

title:

UNIT PLAN - MEDIUM TOP - MAIN LEVEL

sheet:

A1.40.02



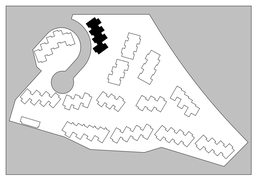
2 CLUSTER 2 - NORTH ELEVATION

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



1 CLUSTER 2 - SOUTH ELEVATION

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



KEY PLAN - CLUSTER 02

SCALE: 1" = 300'-0"

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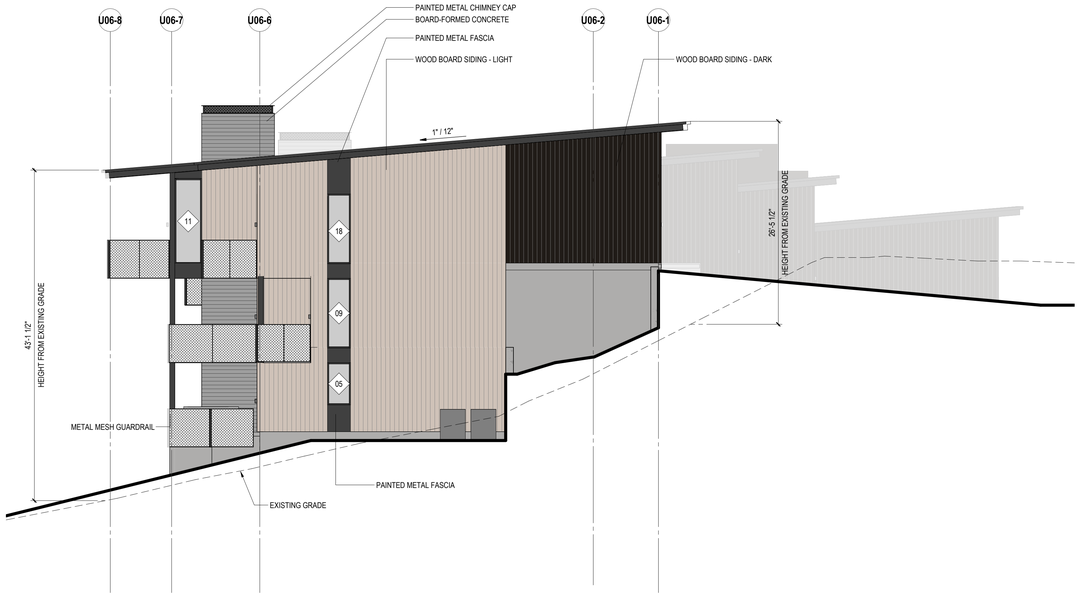
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title:

CLUSTER EXTERIOR ELEVATIONS - 02

sheet:

A2.02.00



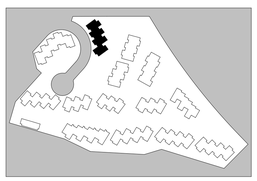
2 CLUSTER 2 - EAST ELEVATION

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



1 CLUSTER 2 - WEST ELEVATION

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



KEY PLAN - CLUSTER 02

SCALE: 1" = 300'-0"

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PRICING SET

08.09.2024

title:

CLUSTER EXTERIOR ELEVATIONS - 02

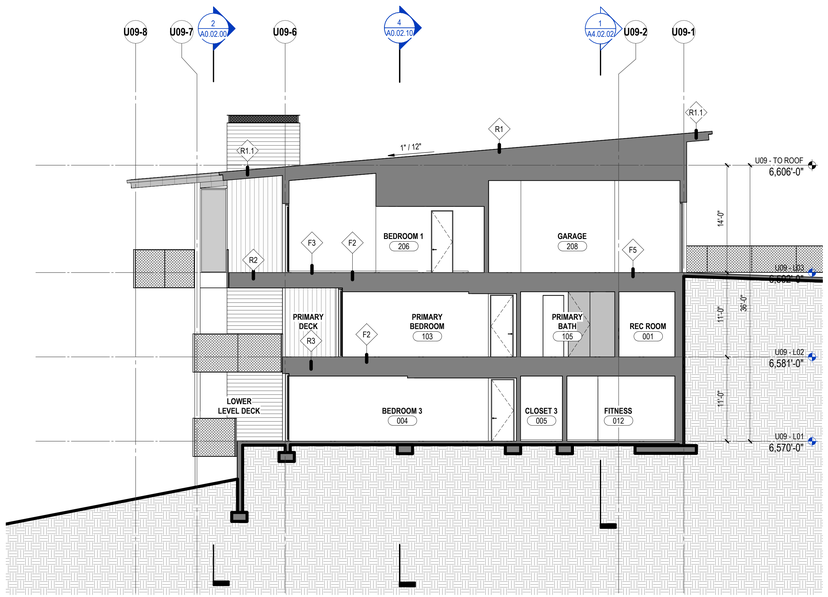
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A2.02.01



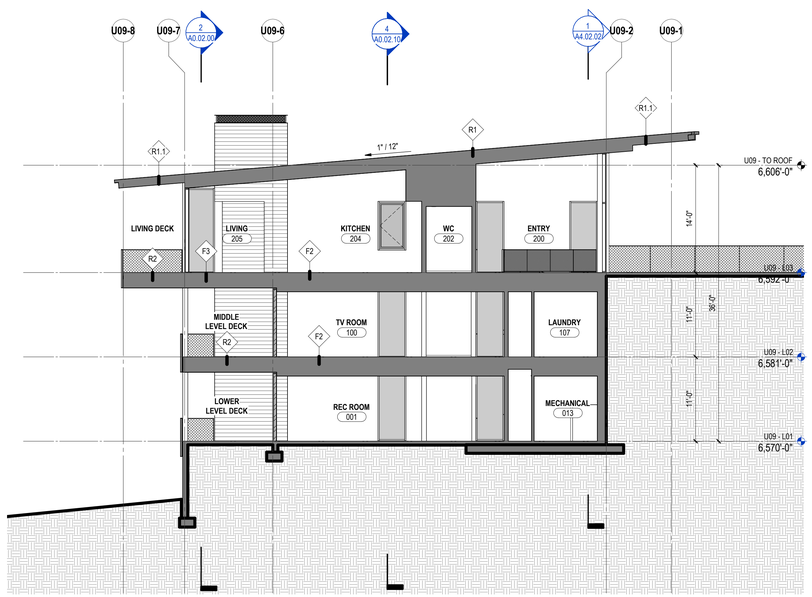
3 BUILDING SECTION - LONGITUDINAL

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



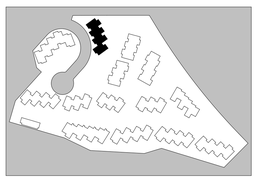
2 BUILDING SECTION - CROSS AT GL B-D

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



1 BUILDING SECTION - CROSS AT GL A-B

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



KEY PLAN - CLUSTER 02

SCALE: 1" = 300'-0"

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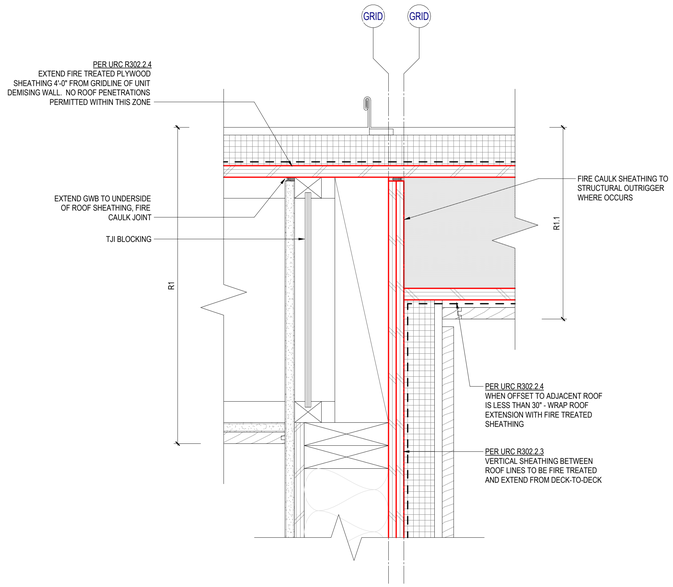
CLUSTER BUILDING SECTIONS - 02

sheet:

A3.02.00

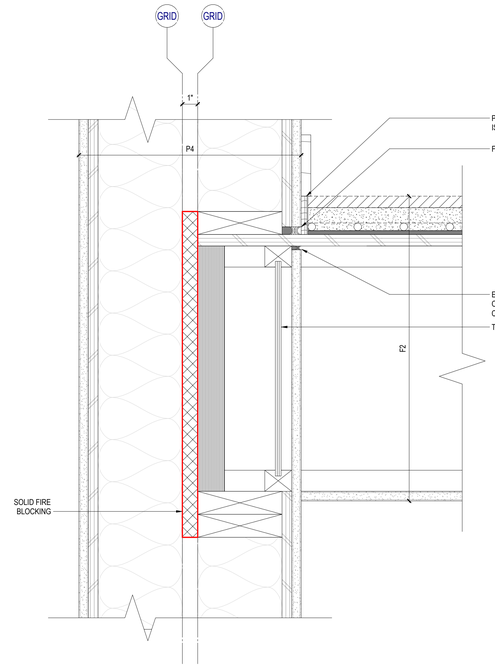
WALL SECTION NOTES

1. REFER TO UTAH RESIDENTIAL CODE 2021 - CHAPTER 3 - SECTION R302 - SUBSECTION R302.2 FOR ADDITIONAL INFORMATION ON TOWNHOME UNIT DEMISING WALL CONSTRUCTION
2. REFER TO UTAH RESIDENTIAL CODE 2021 - CHAPTER 3 - SECTION R302 - SUBSECTION R302.11 FOR ADDITIONAL FIREBLOCKING REQUIREMENTS
3. EXTEND FIRE TREATED PLYWOOD SHEATHING 4'-0" FROM GRIDLINE OF UNIT DEMISING WALL. NO ROOF PENETRATIONS PERMITTED WITHIN THIS ZONE



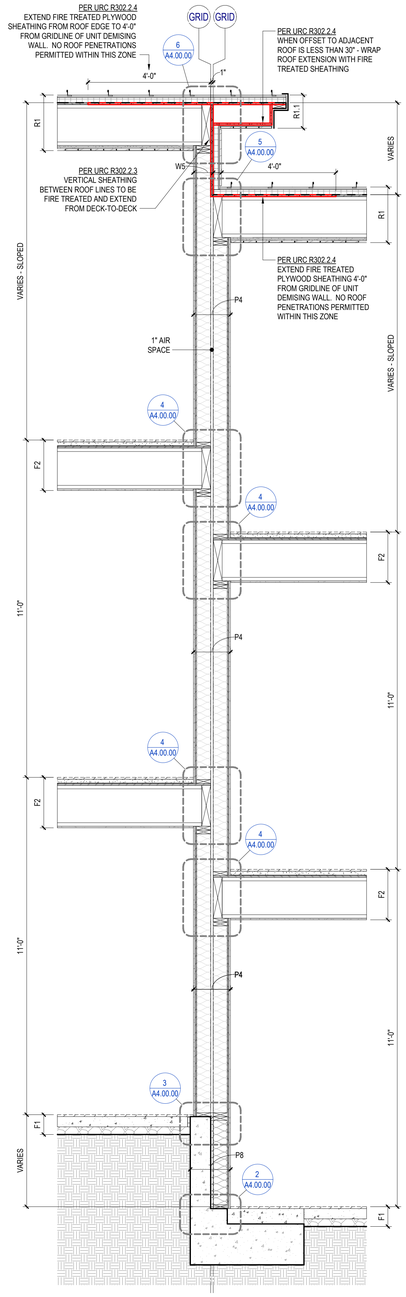
6 DETAIL - DEMISING WALL @ ROOF OVERHANG

SCALE: 3" = 1'-0"



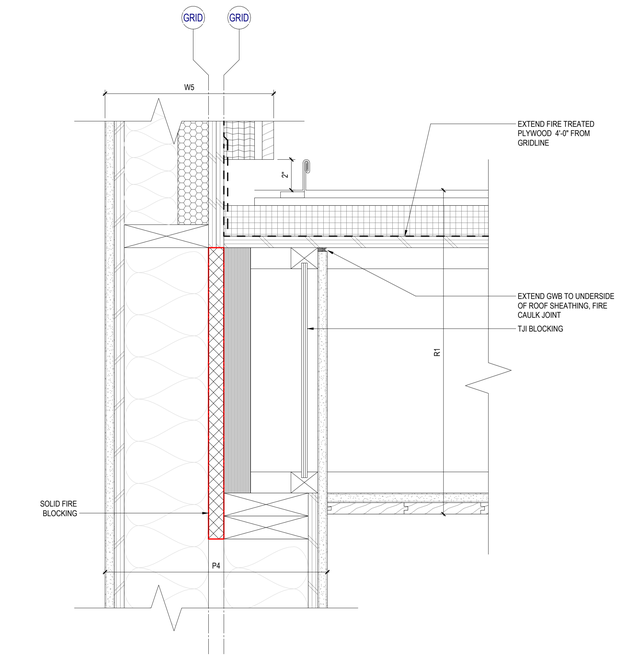
4 DETAIL - DEMISING WALL @ FRAMED FLOOR

SCALE: 3" = 1'-0"



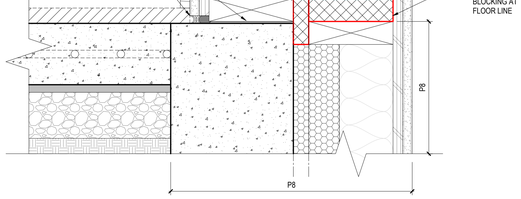
1 Typical Demising Wall Section

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



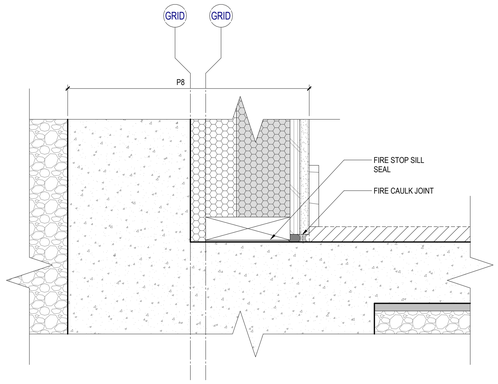
5 DETAIL - DEMISING WALL @ ROOF LINE

SCALE: 3" = 1'-0"



3 DETAIL - DEMISING WALL @ BASEMENT SLAB, HIGH

SCALE: 3" = 1'-0"



2 DETAIL - DEMISING WALL @ BASEMENT SLAB, LOW

SCALE: 3" = 1'-0"

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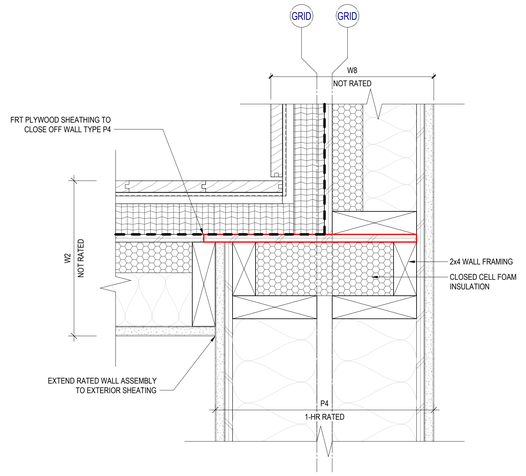
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title:

TYPICAL DEMISING WALL SECTION

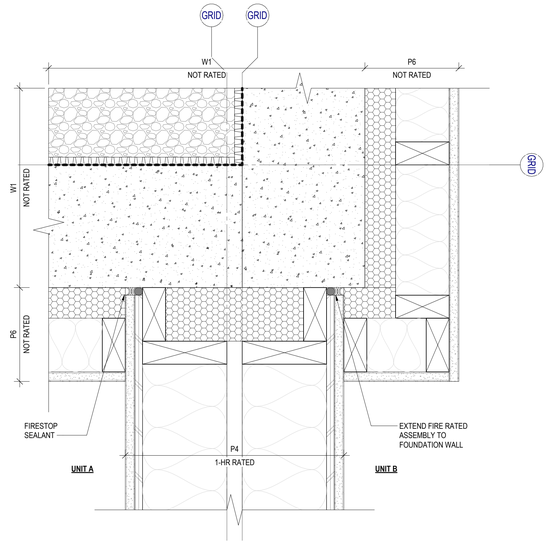
sheet:

A4.00.00



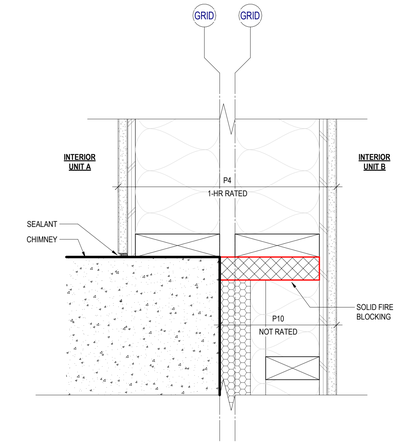
6 EXT DETAIL - TYP - WALL TRANSITION P4, W2, W8

SCALE: 3" = 1'-0"



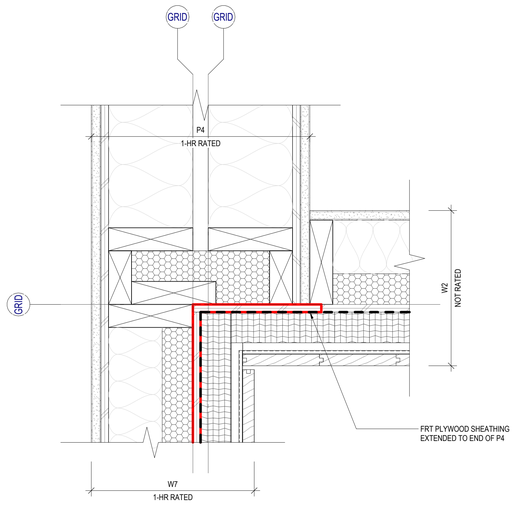
3 EXT DETAIL - TYP - WALL TRANSITION P4, P6

SCALE: 3" = 1'-0"



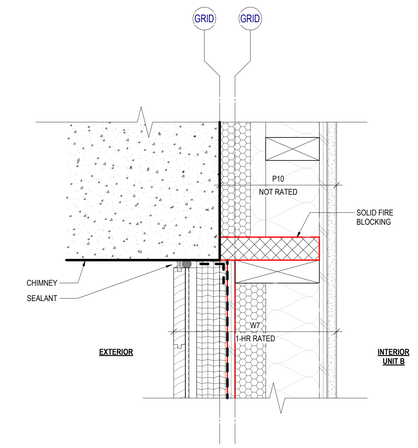
5 EXT DETAIL - TYP - WALL TRANSITION P4 @ CHIMNEY

SCALE: 3" = 1'-0"



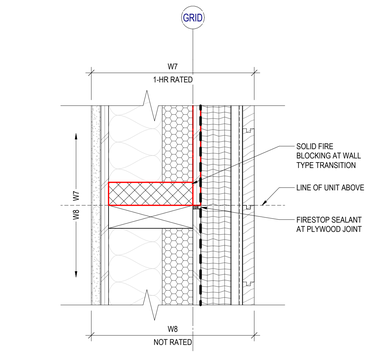
2 EXT DETAIL - TYP - WALL TRANSITION P4, W7, W2

SCALE: 3" = 1'-0"



4 EXT DETAIL - TYP - WALL TRANSITION W7 @ CHIMNEY

SCALE: 3" = 1'-0"



1 EXT DETAIL - TYP - WALL TRANSITION W7, W8

SCALE: 3" = 1'-0"

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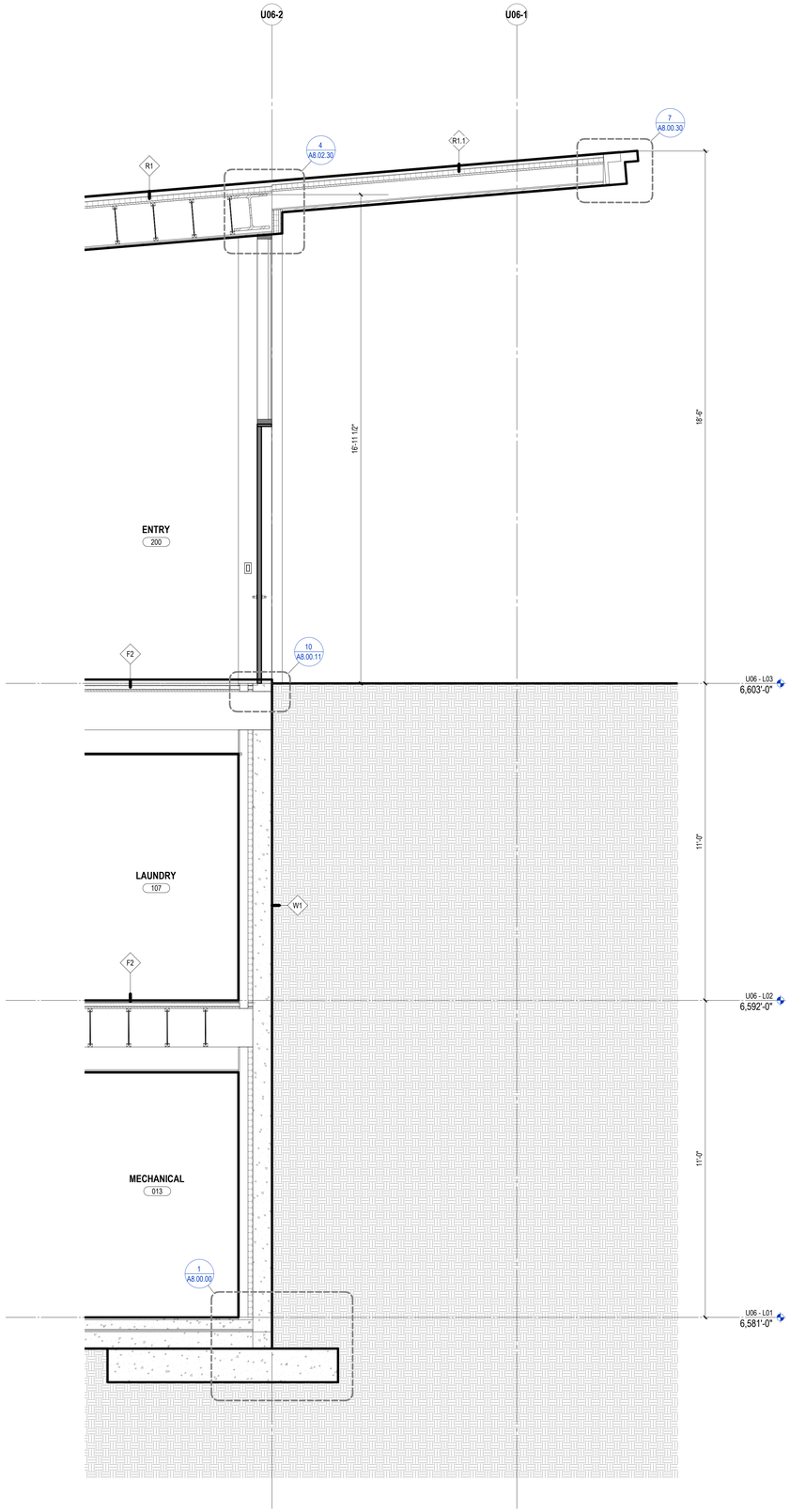
TYPICAL FIRE RATED WALL TRANSITIONS

sheet:

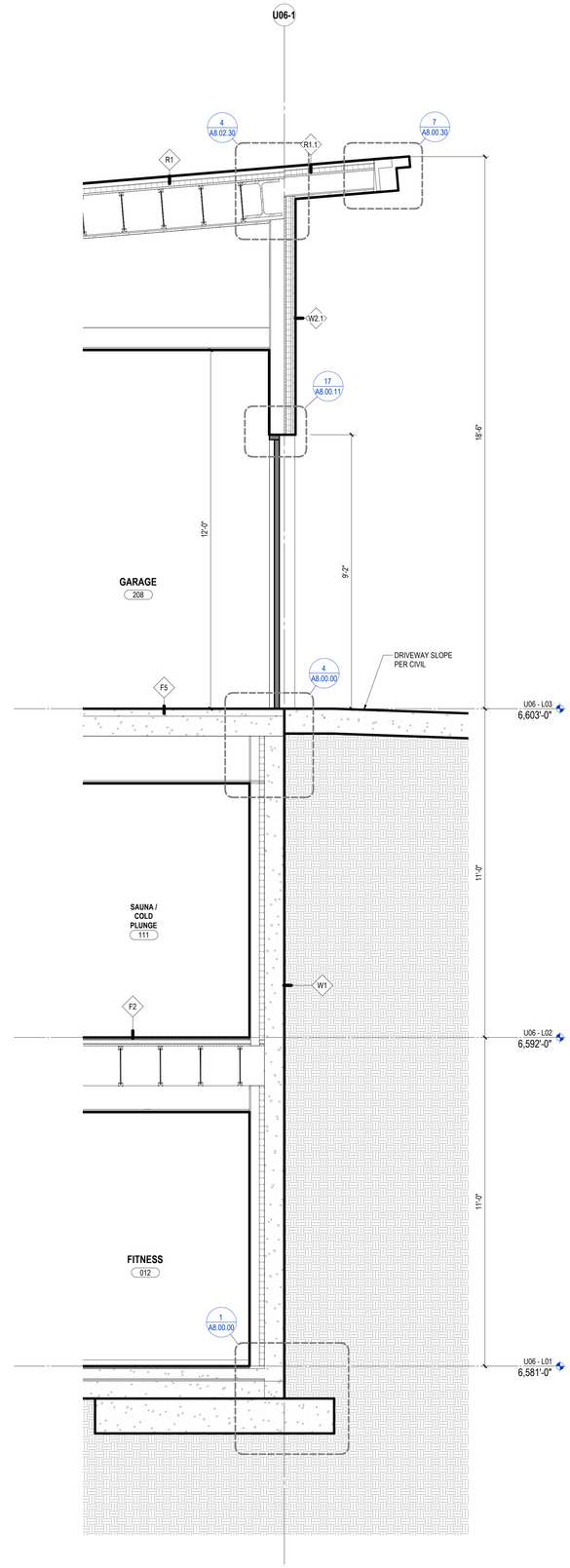
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WALL SECTION NOTES

1. SITE CONDITIONS FOR REFERENCE ONLY. REFER TO CIVIL FOR RETAINING AND GRADING AT EACH UNIT.



2 **WALL SECTION AT GL A-B NORTH**
SCALE: 1/2" = 1'-0"



1 **WALL SECTION AT GL C-D NORTH**
SCALE: 1/2" = 1'-0"

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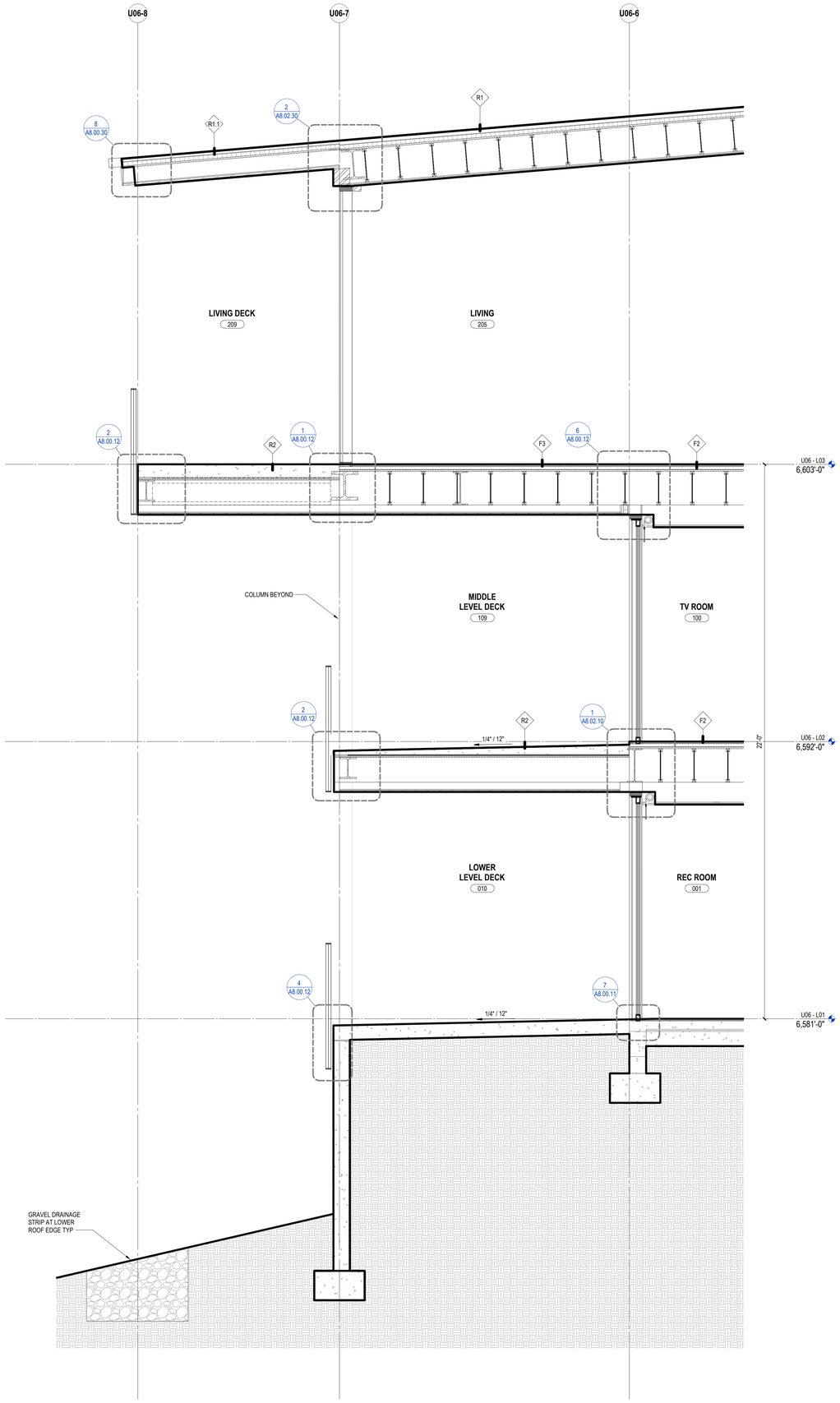
CLUSTER WALL SECTIONS - 02

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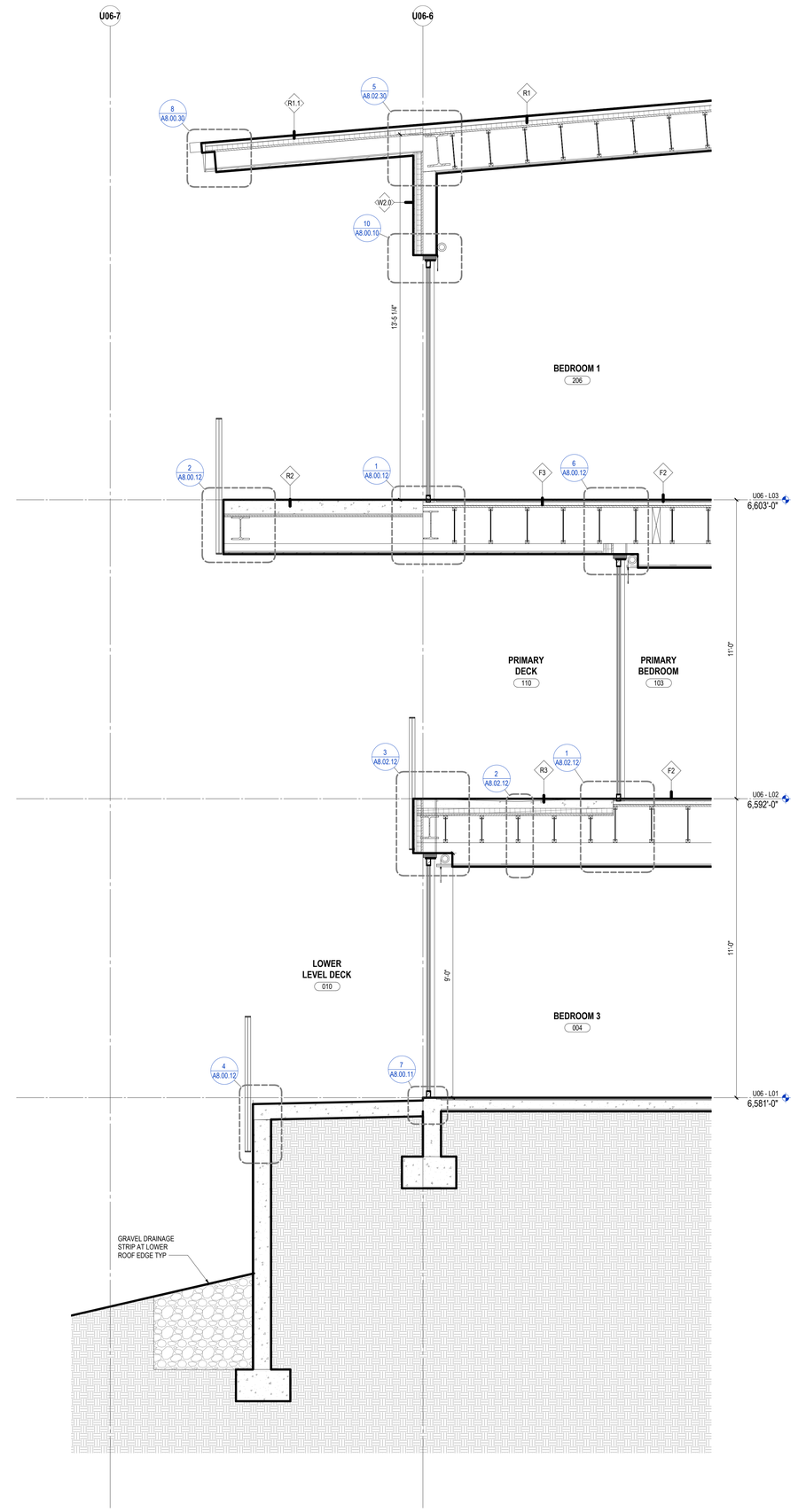
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WALL SECTION NOTES

1. SITE CONDITIONS FOR REFERENCE ONLY. REFER TO CIVIL FOR RETAINING AND GRADING AT EACH UNIT.



2 **WALL SECTION AT GL A-B SOUTH**
SCALE: 1/2" = 1'-0"



1 **WALL SECTION AT GL C-D SOUTH**
SCALE: 1/2" = 1'-0"

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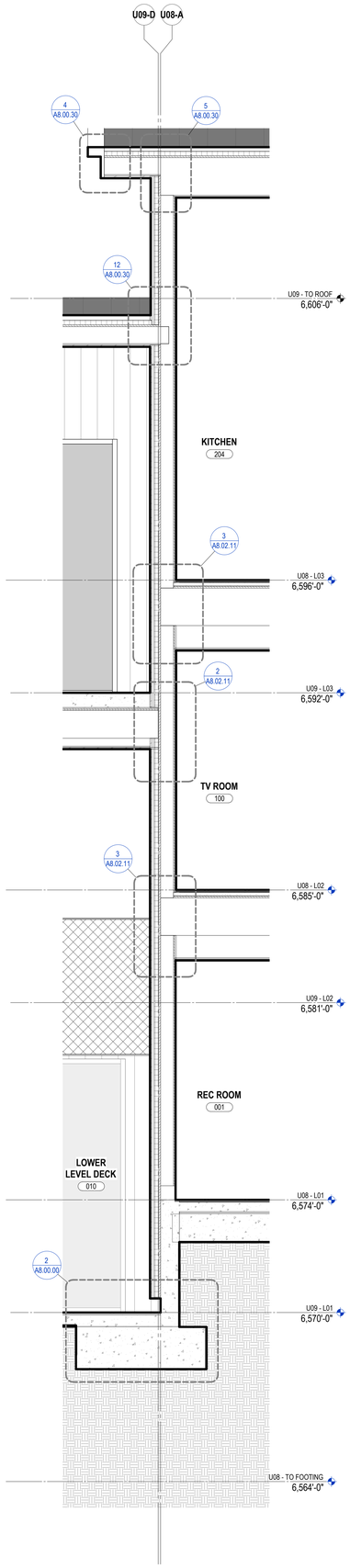
CLUSTER WALL SECTIONS - 02

sheet:

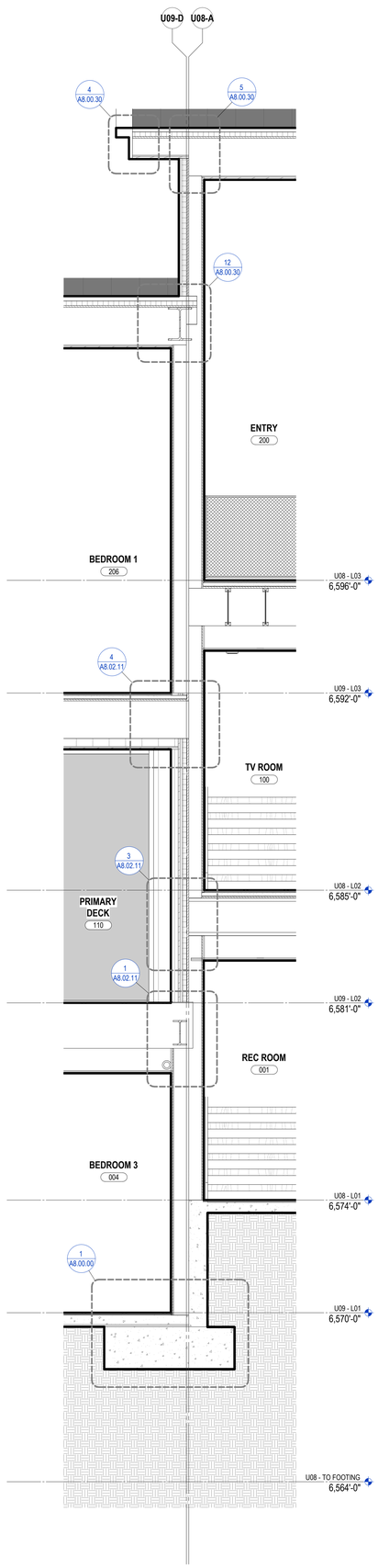
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WALL SECTION NOTES

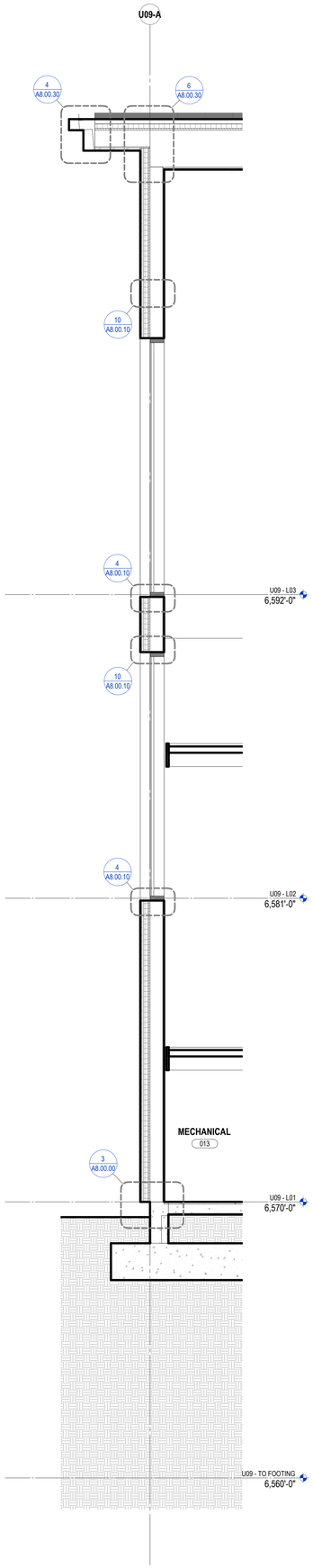
1. SITE CONDITIONS FOR REFERENCE ONLY. REFER TO CIVIL FOR RETAINING AND GRADING AT EACH UNIT.



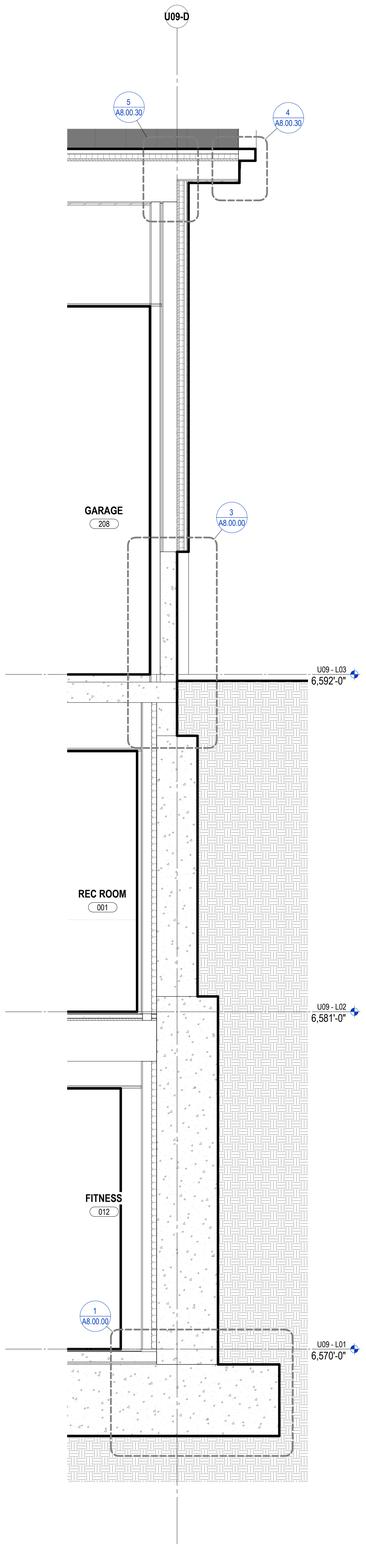
4 WALL SECTION @ GL 6-7 EAST
SCALE: 1/2" = 1'-0"



5 WALL SECTION @ GL 5-6 EAST
SCALE: 1/2" = 1'-0"



1 WALL SECTION @ GL U09-A
SCALE: 1/2" = 1'-0"



2 WALL SECTION @ GL 2 EAST
SCALE: 1/2" = 1'-0"

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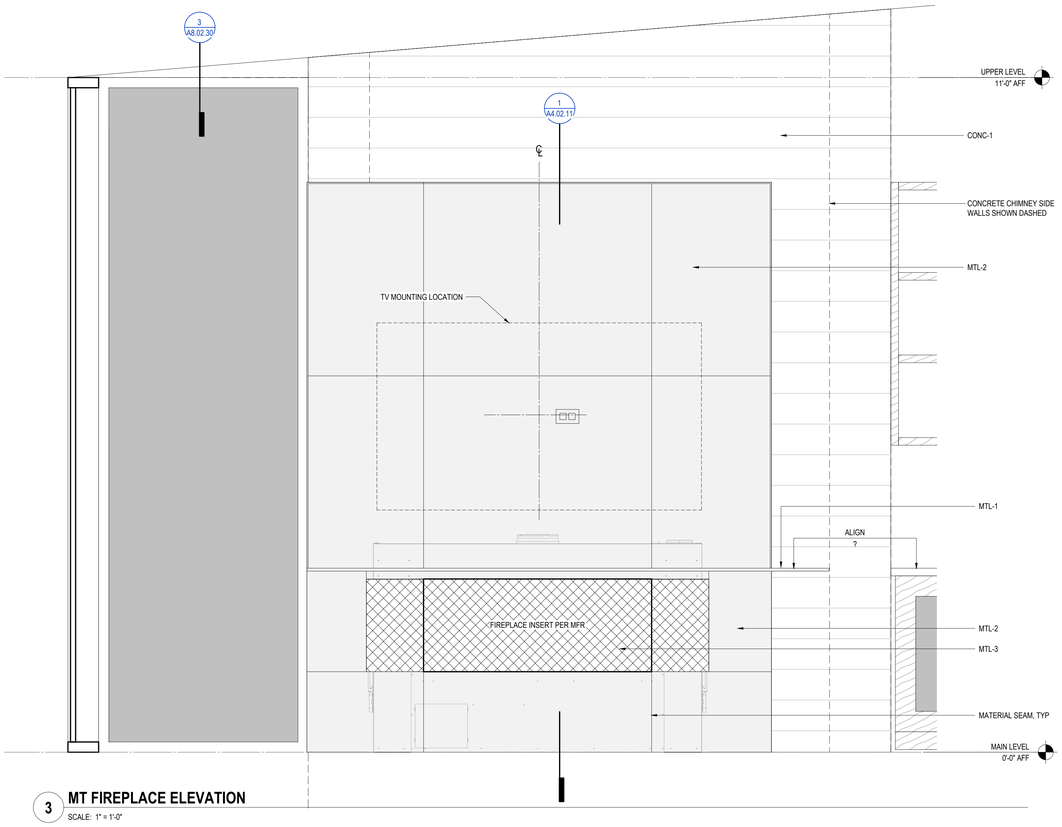
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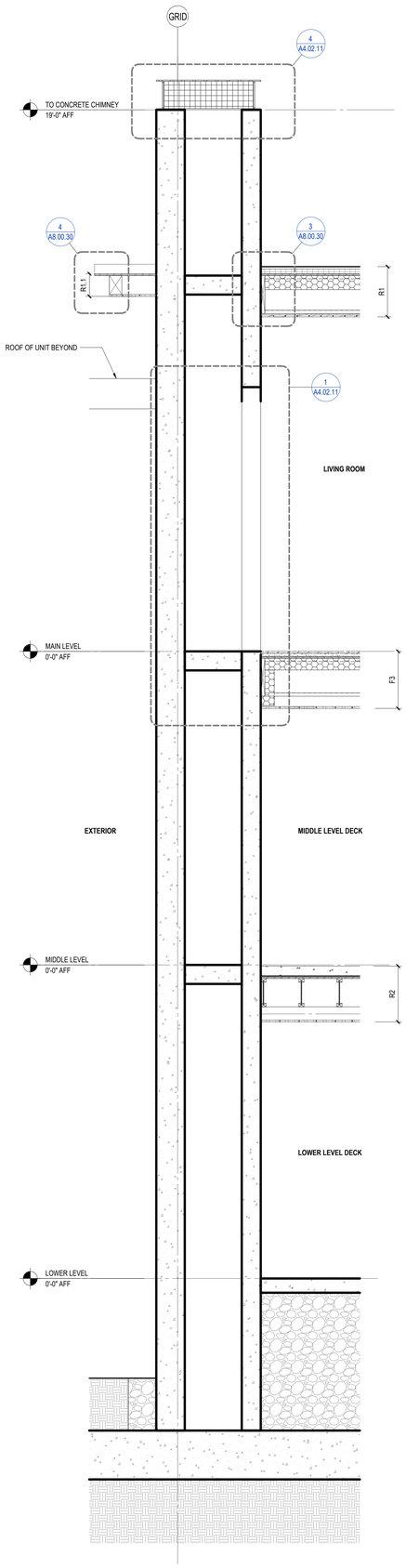
CLUSTER WALL SECTIONS - 02

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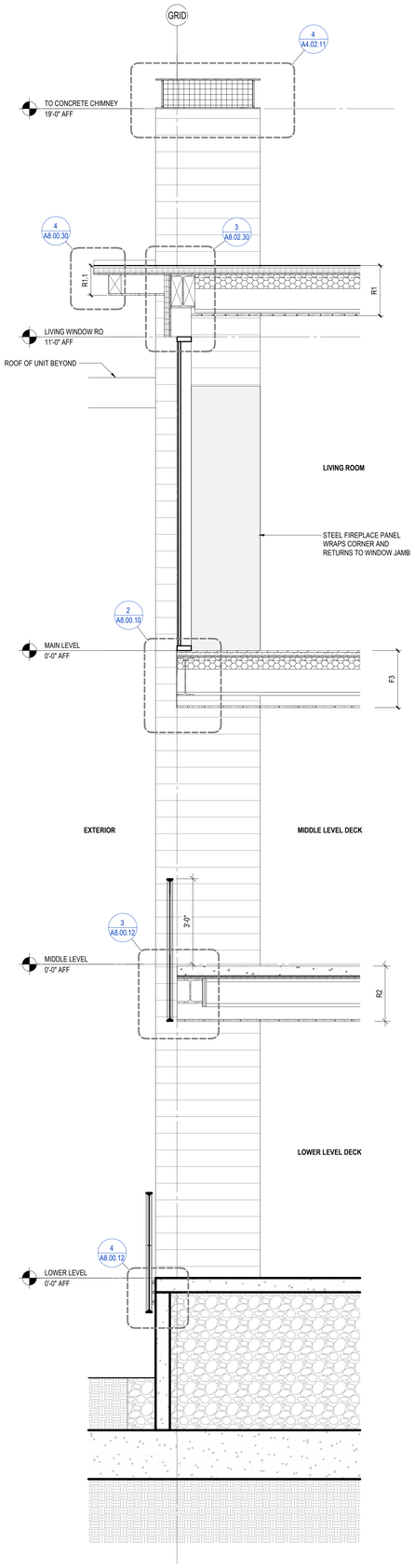
A4.02.02



3 **MT FIREPLACE ELEVATION**
SCALE: 1" = 1'-0"



2 **WALL SECTION - MT - CHIMNEY**
SCALE: 1/2" = 1'-0"



1 **WALL SECTION - MT - LIVING SIDE WINDOWS**
SCALE: 1/2" = 1'-0"

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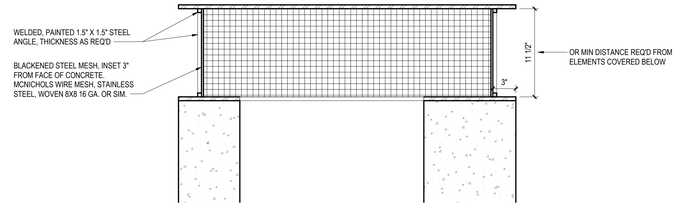
08.09.2024

title:

FIREPLACE - MT

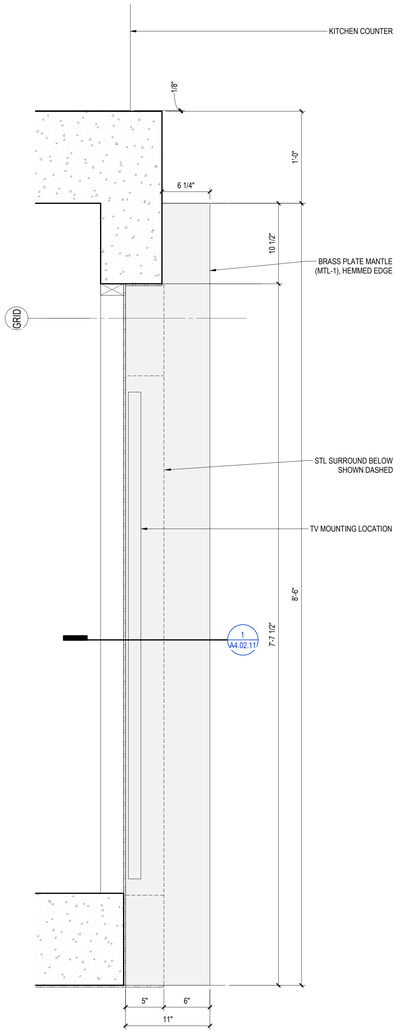
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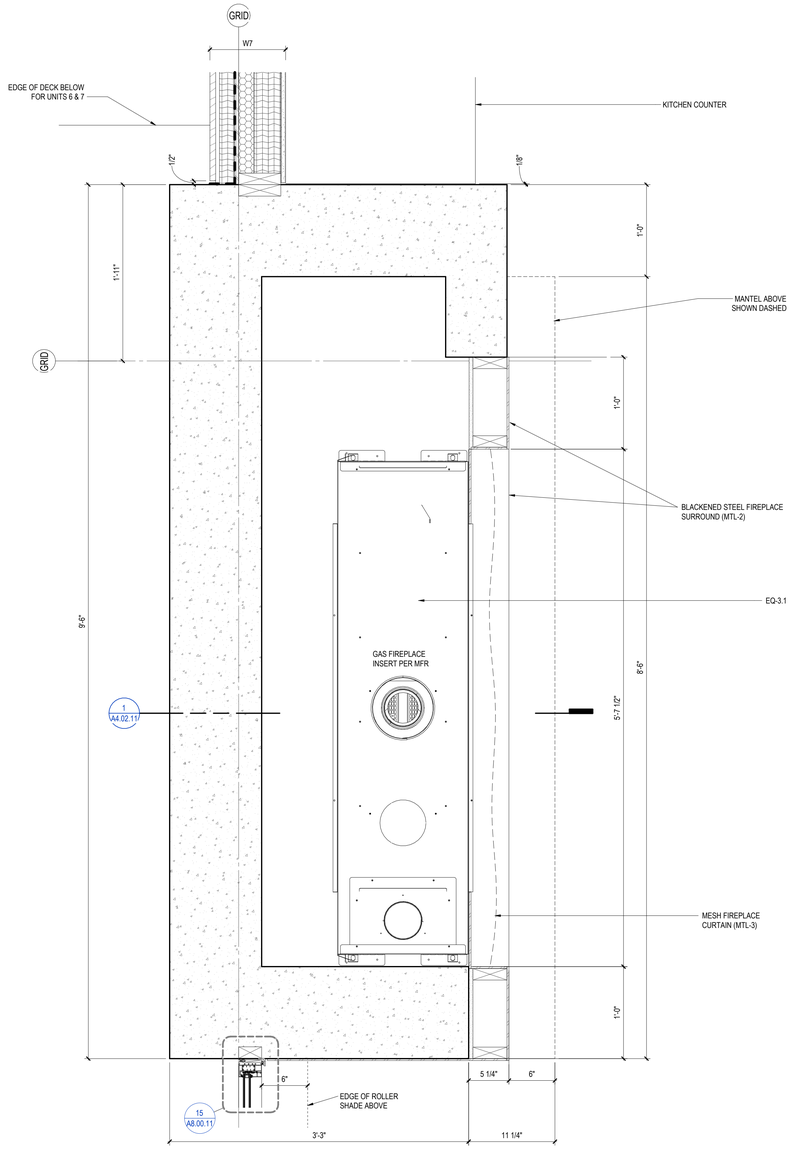
4 EXT DETAIL - TYP - CHIMNEY SHROUD

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



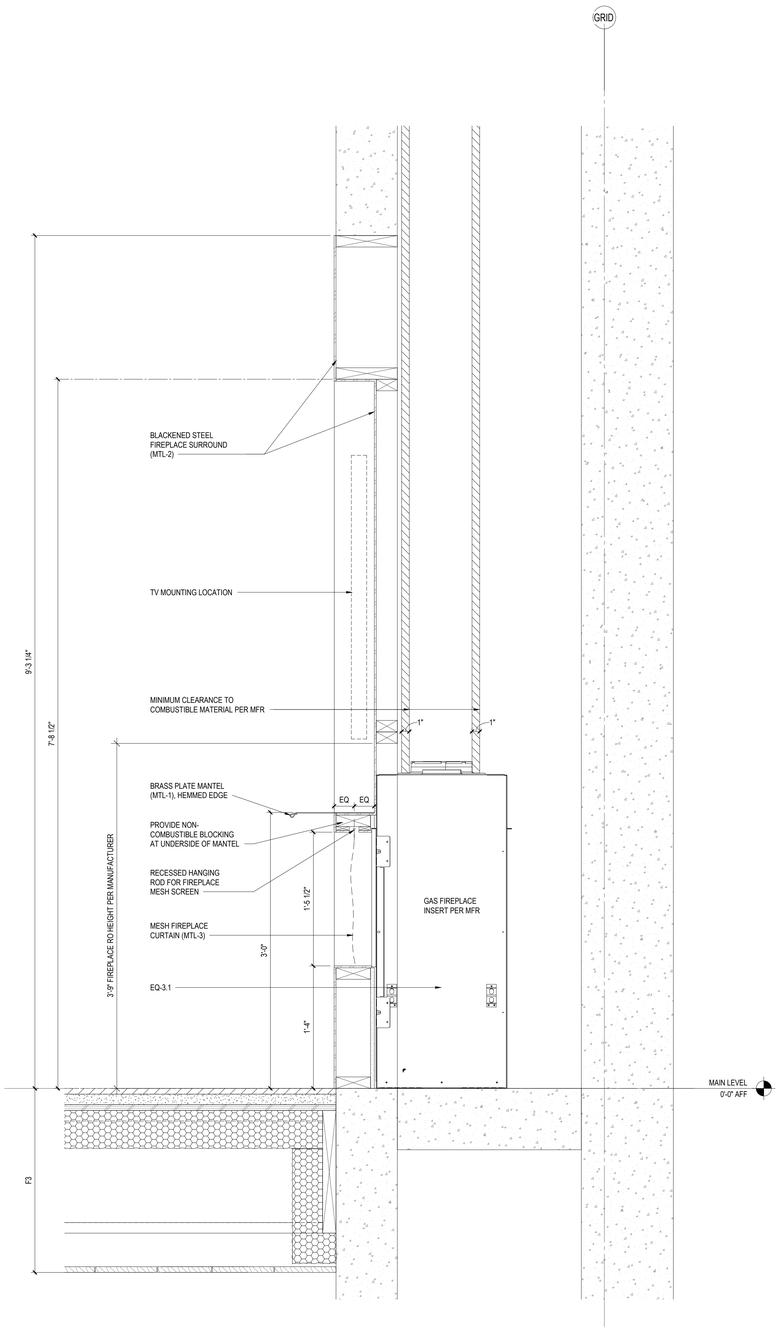
3 ENLARGED PLAN - MT - MANTEL

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



2 ENLARGED PLAN - MT - LIVING FIREPLACE

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



1 ENLARGED SECTION - MT - LIVING FIREPLACE

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

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job no.:	23038

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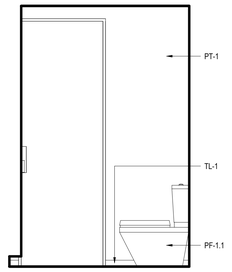
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FIREPLACE - MT

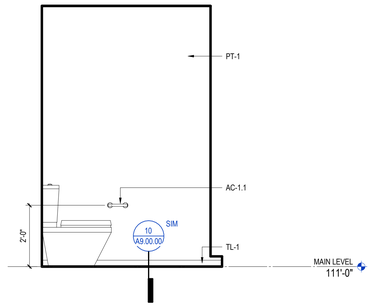
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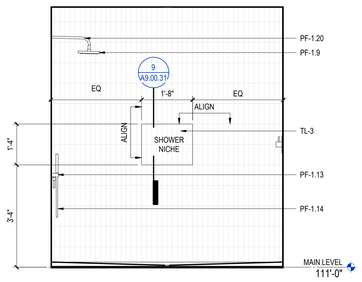
7 TYP BATH 1 WC - NORTH

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



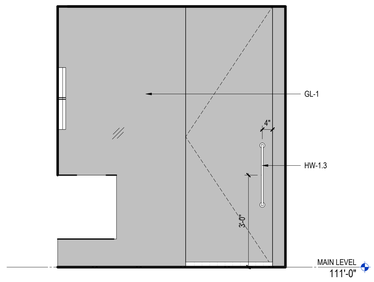
6 TYP BATH 1 WC - SOUTH

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



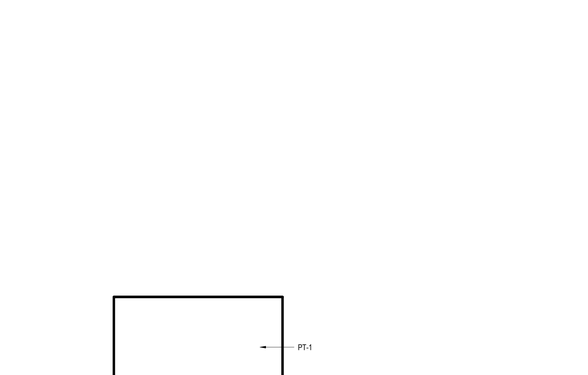
9 TYP BATH 1 SHOWER - NORTH

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



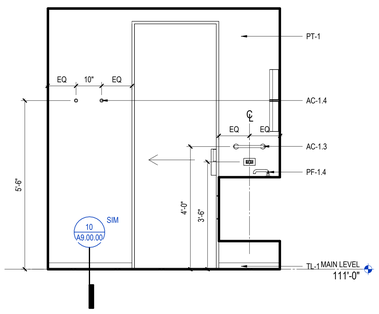
5 TYP BATH 1 - NORTH

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



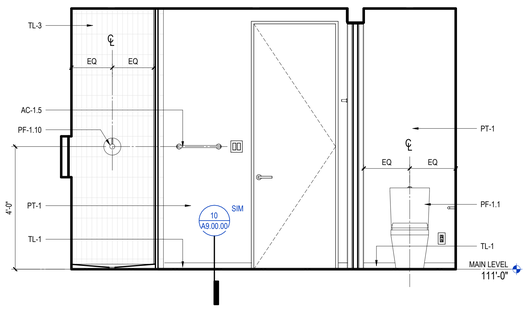
4 TYP BATH 1 - WEST

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



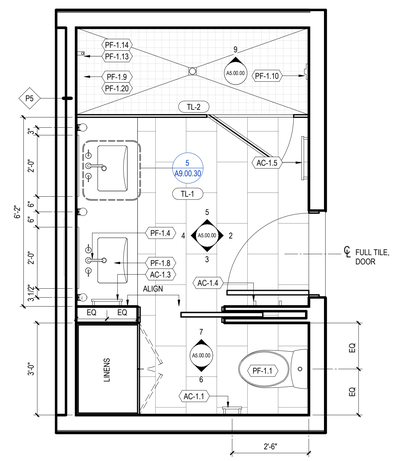
3 TYP BATH 1 - SOUTH

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



2 TYP BATH 1 - EAST

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



1 TYP BATH 1 - ENLARGED PLAN

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

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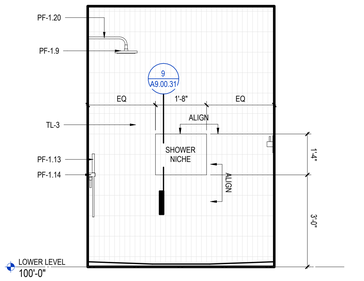
INTERIOR ELEVATIONS - TYP BATHROOM 1

sheet:

A5.00.00

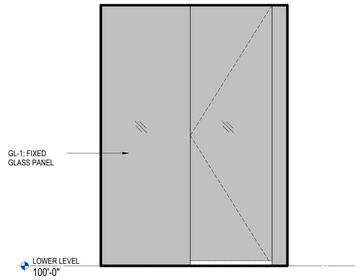
INTERIOR ELEVATION NOTES

1 TYPICAL BATH, OCCURS IN MM & MT UNIT TYPES



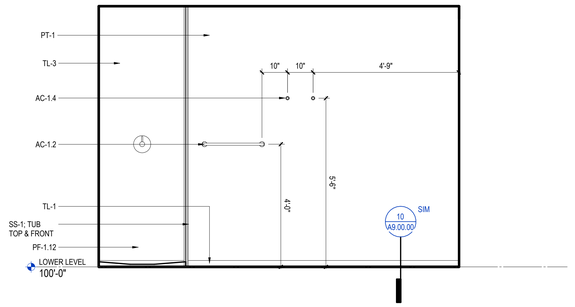
6 TYP BATH 2 SHOWER - SOUTH

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



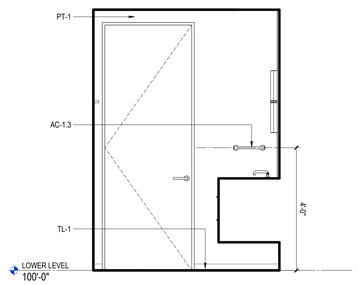
5 TYP BATH 2 - SOUTH

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



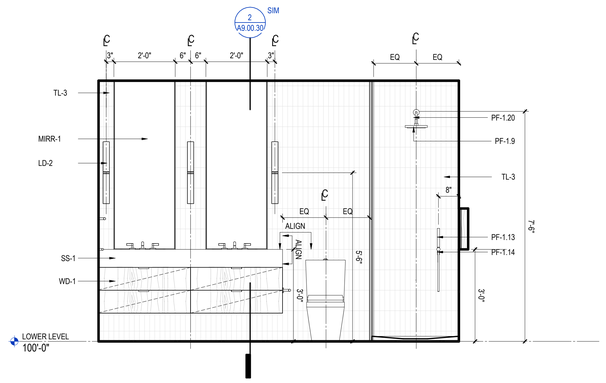
4 TYP BATH 2 - WEST

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



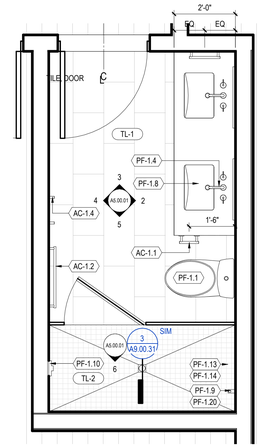
3 TYP BATH 2 - NORTH

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



2 TYP BATH 2 - EAST

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



1 TYP BATH 2 - ENLARGED PLAN

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

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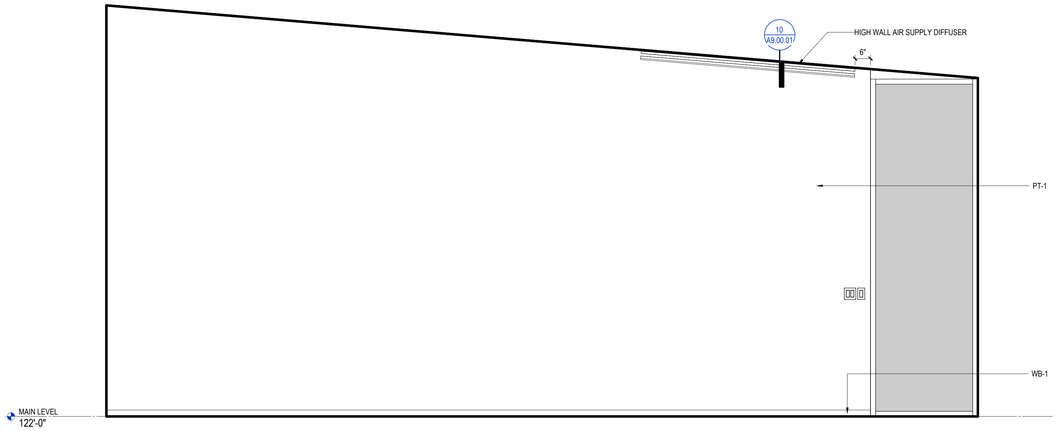
INTERIOR ELEVATIONS - TYP BATHROOM 2

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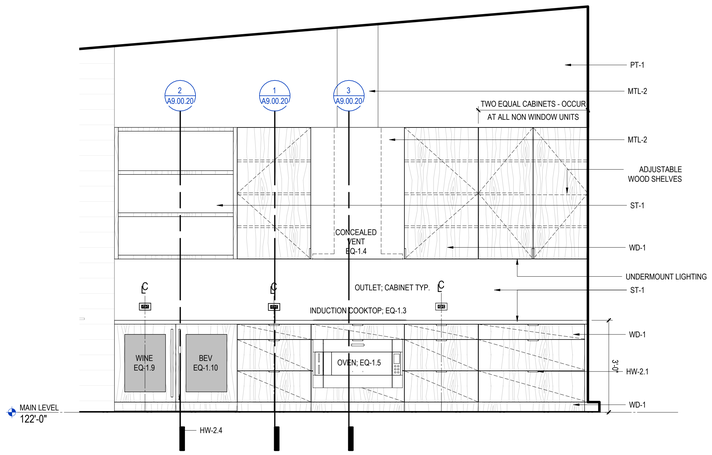
INTERIOR ELEVATION NOTES

1 TYPICAL BATH, OCCURS IN MM & MT UNIT TYPES



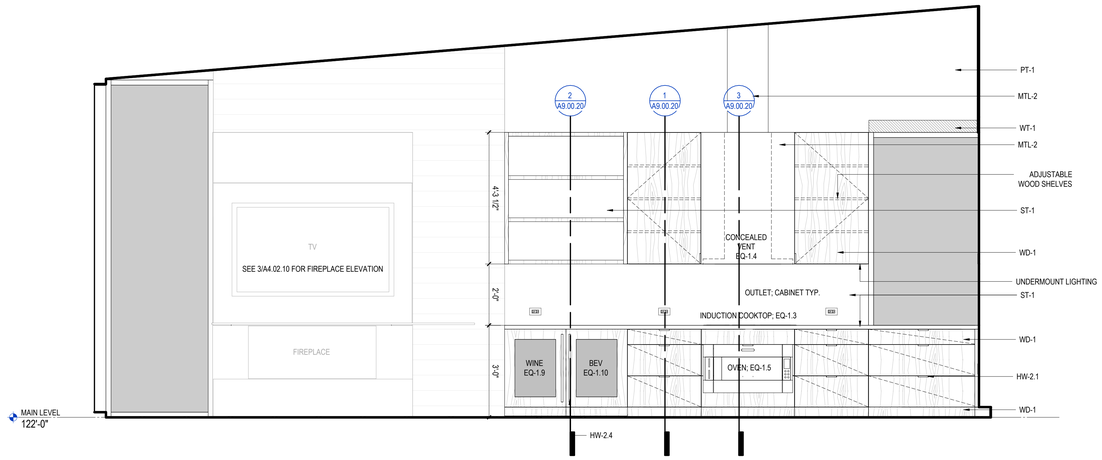
9 DINING - EAST

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



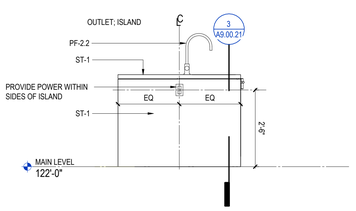
8 KITCHEN / LIVING - WEST - MIDDLE UNITS

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



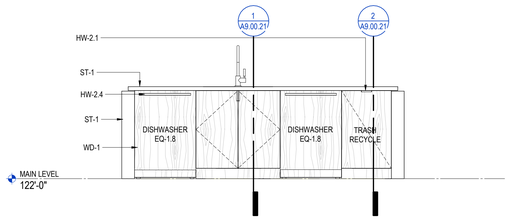
7 KITCHEN / LIVING - WEST - END UNITS

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



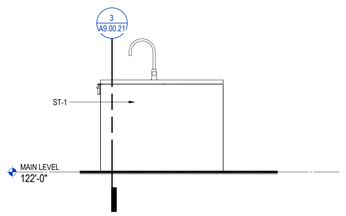
6 KITCHEN ISLAND - NORTH

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



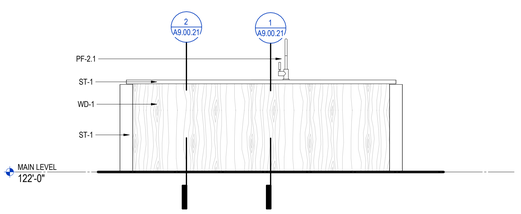
5 KITCHEN ISLAND - WEST

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



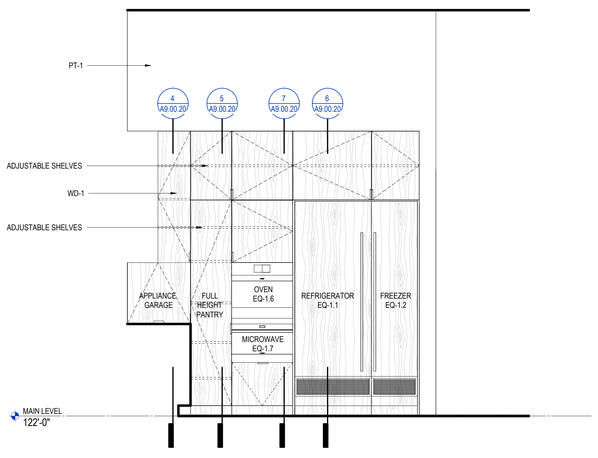
4 KITCHEN ISLAND - SOUTH

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



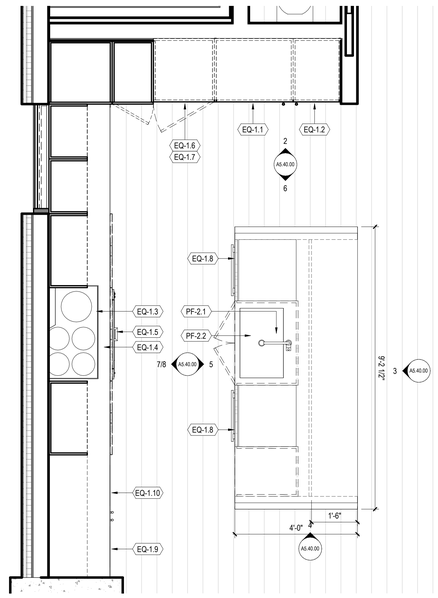
3 KITCHEN ISLAND - EAST

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



2 KITCHEN - NORTH

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



1 MT KITCHEN - ENLARGED PLAN

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

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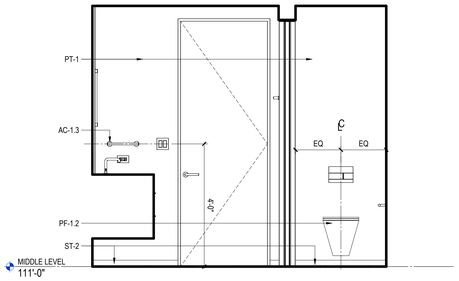
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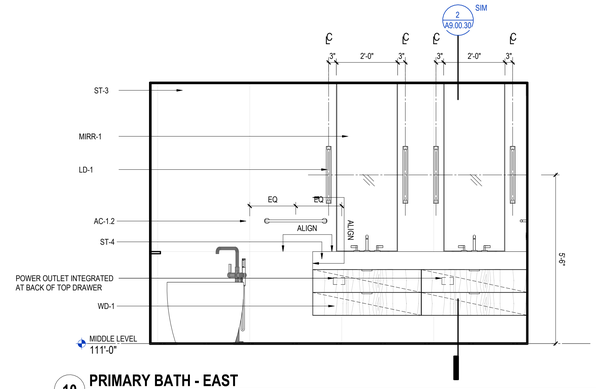
INTERIOR ELEVATIONS - MT KITCHEN & LIVING

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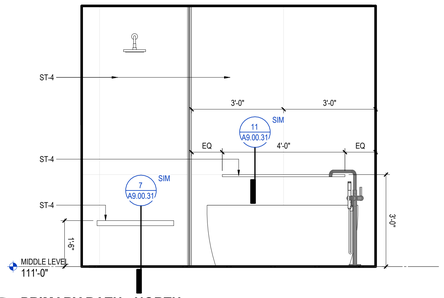
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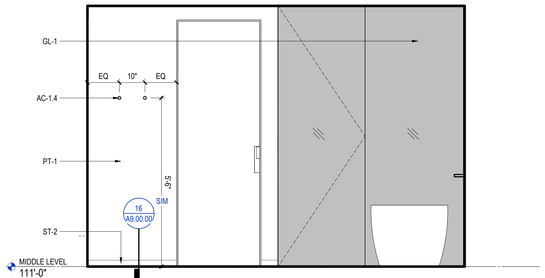
11 **PRIMARY BATH - SOUTH**
SCALE: 1/2" = 1'-0"



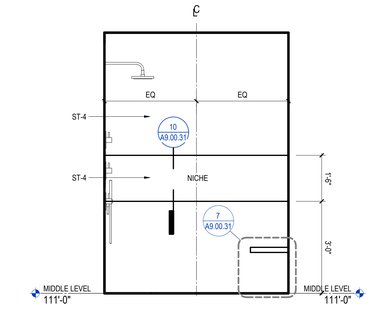
10 **PRIMARY BATH - EAST**
SCALE: 1/2" = 1'-0"



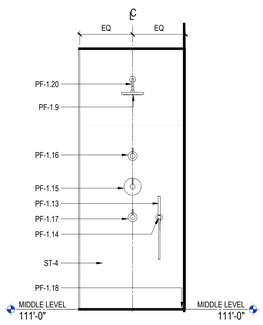
9 **PRIMARY BATH - NORTH**
SCALE: 1/2" = 1'-0"



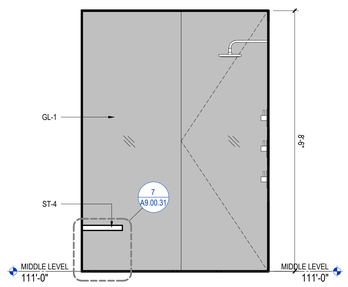
8 **PRIMARY BATH - WEST**
SCALE: 1/2" = 1'-0"



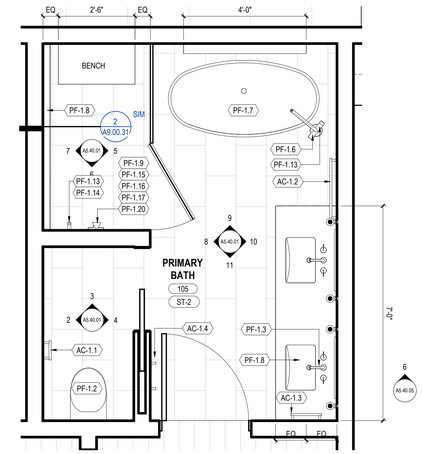
7 **SHOWER - WEST**
SCALE: 1/2" = 1'-0"



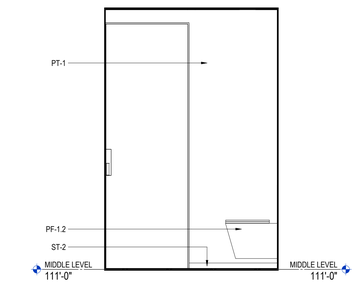
6 **SHOWER - SOUTH**
SCALE: 1/2" = 1'-0"



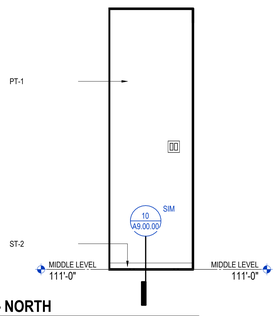
5 **SHOWER - EAST**
SCALE: 1/2" = 1'-0"



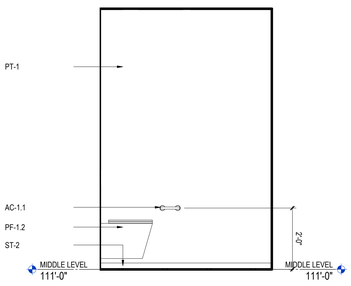
1 **MT MIDDLE LEVEL - ENLARGED PLAN**
SCALE: 1/2" = 1'-0"



4 **WC - EAST**
SCALE: 1/2" = 1'-0"



3 **WC- NORTH**
SCALE: 1/2" = 1'-0"



2 **WC - WEST**
SCALE: 1/2" = 1'-0"

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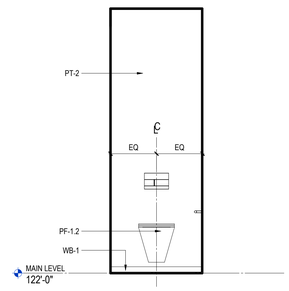
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08.09.2024

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INTERIOR ELEVATIONS - MT PRIMARY BATH

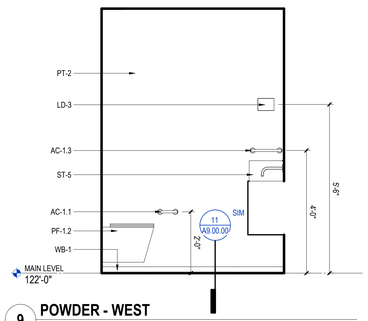
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INTERIOR ELEVATION NOTES

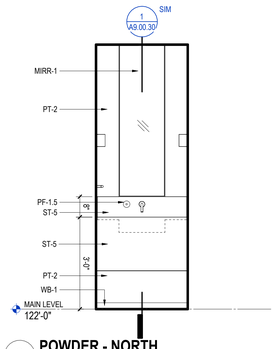
1 TYPICAL BATH, OCCURS IN MM & MT UNIT TYPES



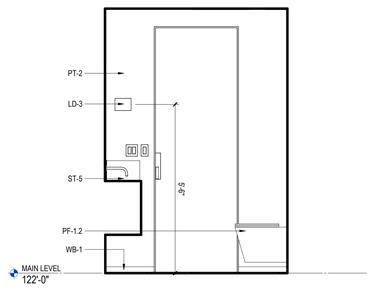
10 **POWDER - SOUTH**
SCALE: 1/2" = 1'-0"



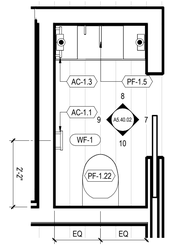
9 **POWDER - WEST**
SCALE: 1/2" = 1'-0"



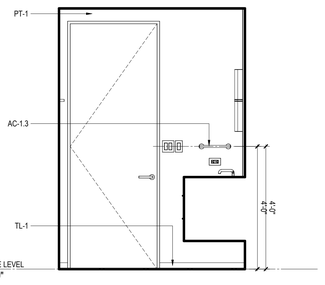
8 **POWDER - NORTH**
SCALE: 1/2" = 1'-0"



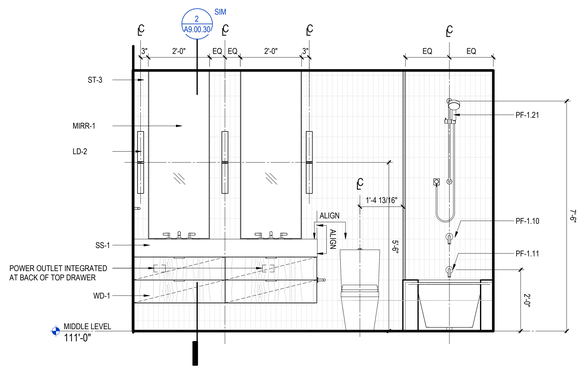
7 **POWDER - EAST**
SCALE: 1/2" = 1'-0"



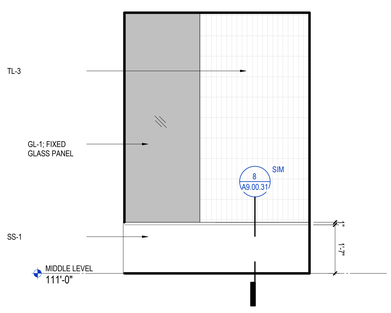
6 **MT MAIN LEVEL POWDER - ENLARGED PLAN**
SCALE: 1/2" = 1'-0"



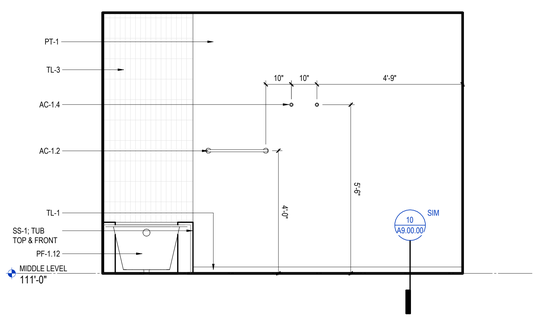
5 **BUNKROOM BATH - NORTH**
SCALE: 1/2" = 1'-0"



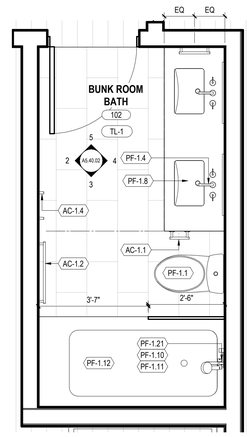
4 **BUNKROOM BATH - EAST**
SCALE: 1/2" = 1'-0"



3 **BUNKROOM BATH - SOUTH**
SCALE: 1/2" = 1'-0"



2 **BUNKROOM BATH - WEST**
SCALE: 1/2" = 1'-0"



1 **MT BUNKROOM BATH - ENLARGED PLAN**
SCALE: 1/2" = 1'-0"

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title:

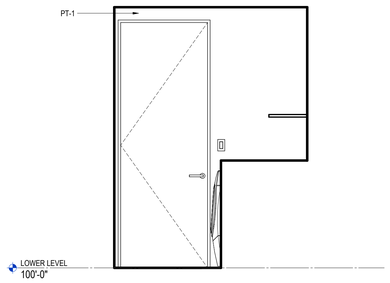
INTERIOR ELEVATIONS - MT BATHROOMS

sheet:

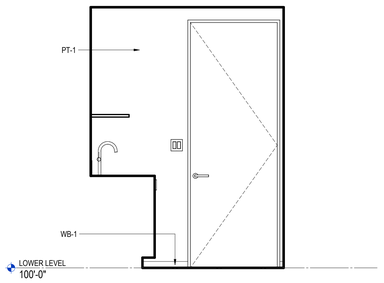
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INTERIOR ELEVATION NOTES

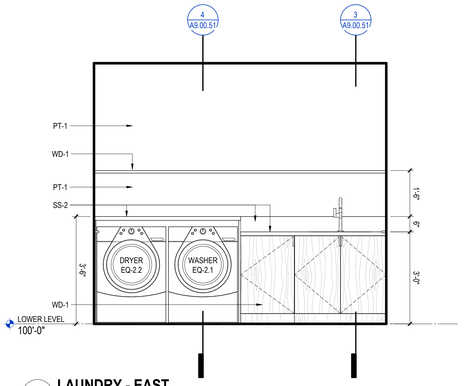
1 TYPICAL BATH, OCCURS IN MM & MT UNIT TYPES



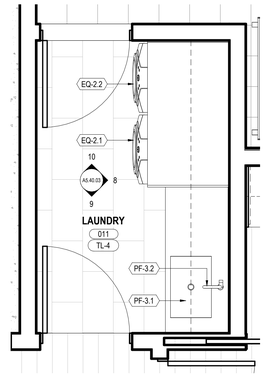
10 **LAUNDRY - NORTH**
SCALE: 1/2" = 1'-0"



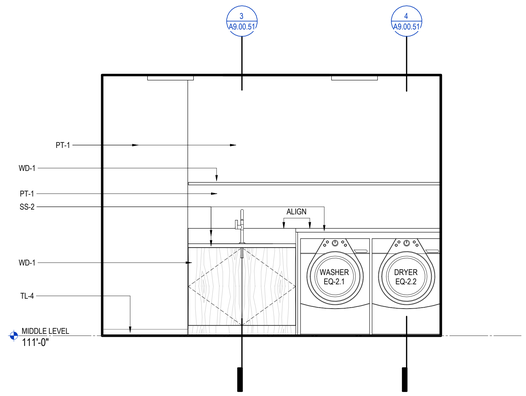
9 **LAUNDRY - SOUTH**
SCALE: 1/2" = 1'-0"



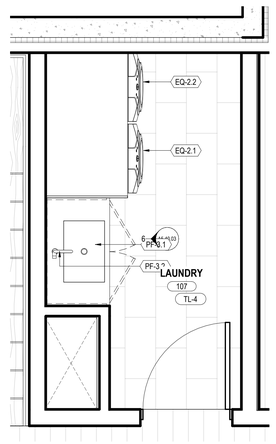
8 **LAUNDRY - EAST**
SCALE: 1/2" = 1'-0"



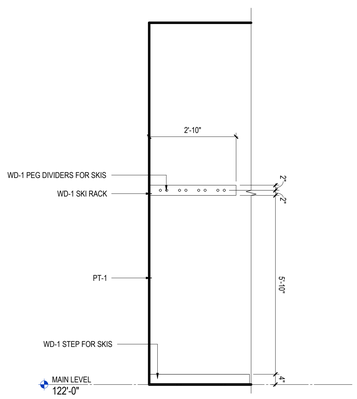
7 **MT LOWER LEVEL LAUNDRY - ENLARGED PLAN**
SCALE: 1/2" = 1'-0"



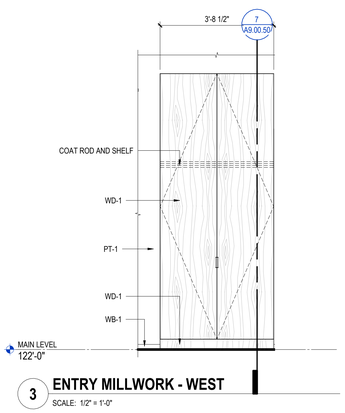
6 **MIDDLE LEVEL LAUNDRY - WEST**
SCALE: 1/2" = 1'-0"



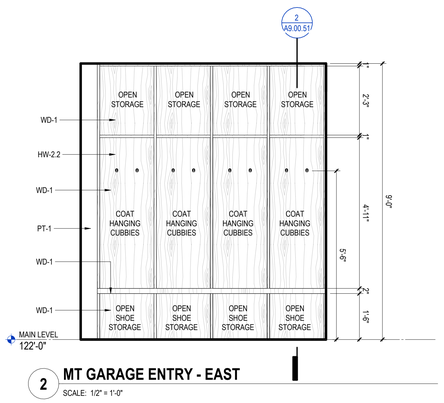
5 **MT MIDDLE LEVEL LAUNDRY - ENLARGED PLAN**
SCALE: 1/2" = 1'-0"



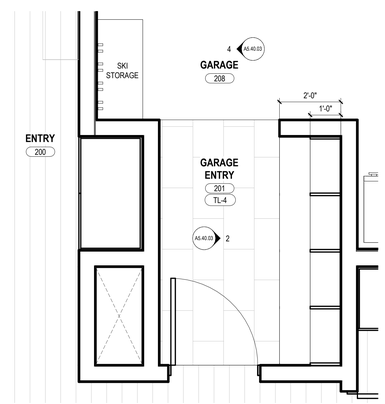
4 **GARAGE - SKI STORAGE**
SCALE: 1/2" = 1'-0"



3 **ENTRY MILLWORK - WEST**
SCALE: 1/2" = 1'-0"



2 **MT GARAGE ENTRY - EAST**
SCALE: 1/2" = 1'-0"



1 **MT GARAGE ENTRY - ENLARGED PLAN**
SCALE: 1/2" = 1'-0"

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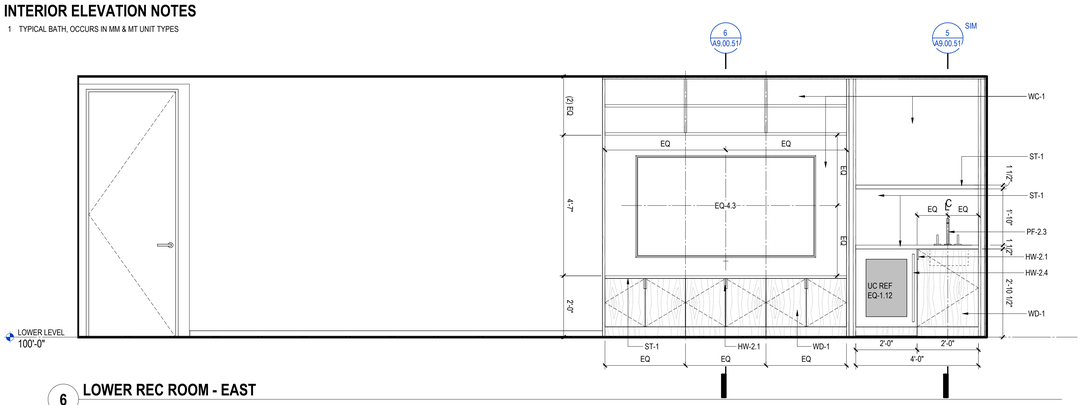
08.09.2024

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INTERIOR ELEVATIONS - MT LAUNDRY & GARAGE ENTRY

sheet:
A5.40.03

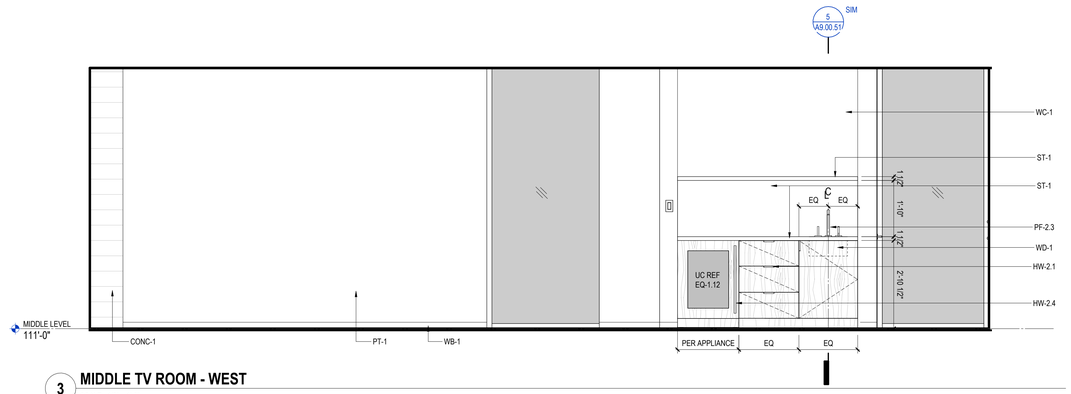
INTERIOR ELEVATION NOTES

1 TYPICAL BATH, OCCURS IN MM & MT UNIT TYPES



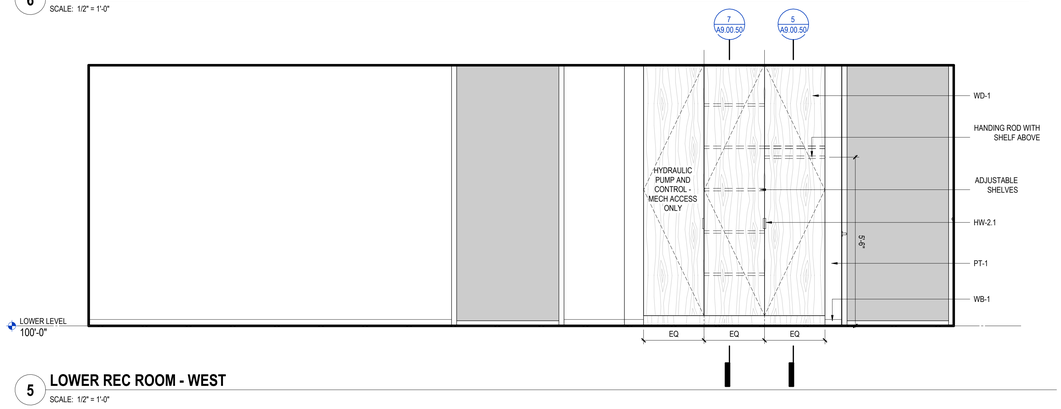
6 LOWER REC ROOM - EAST

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



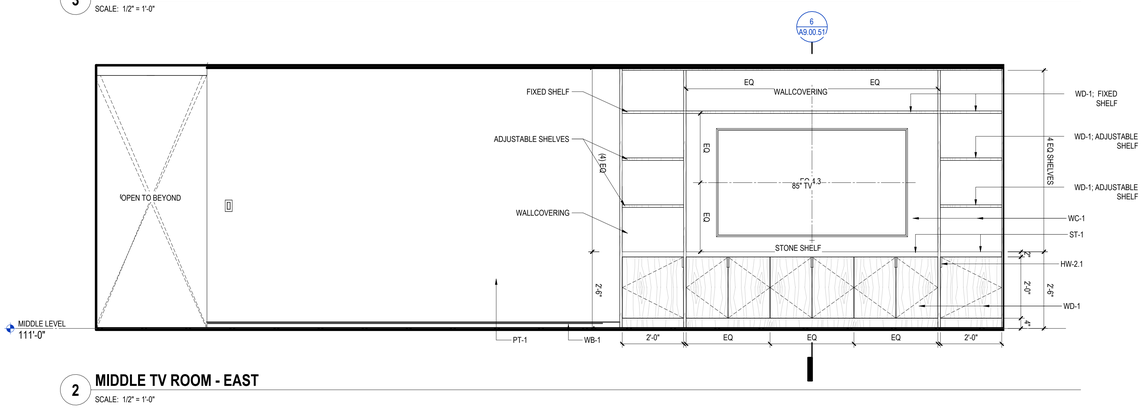
3 MIDDLE TV ROOM - WEST

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



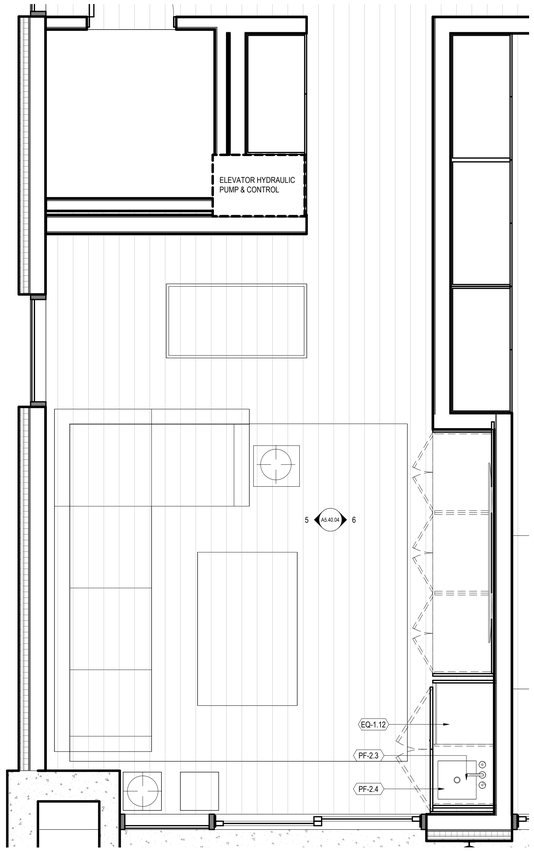
5 LOWER REC ROOM - WEST

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



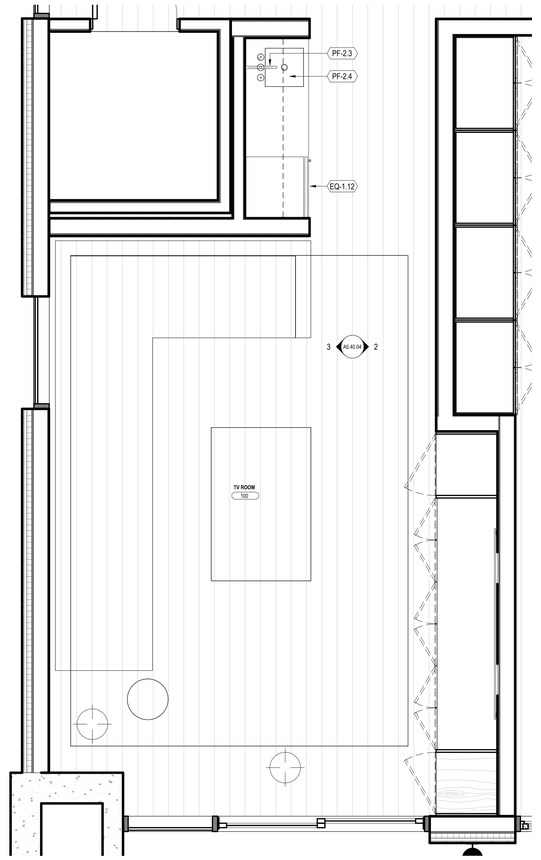
2 MIDDLE TV ROOM - EAST

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



4 MT LOWER LEVEL REC / TV ROOM - ENLARGED PLAN

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



1 MT MIDDLE LEVEL TV ROOM - ENLARGED PLAN

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

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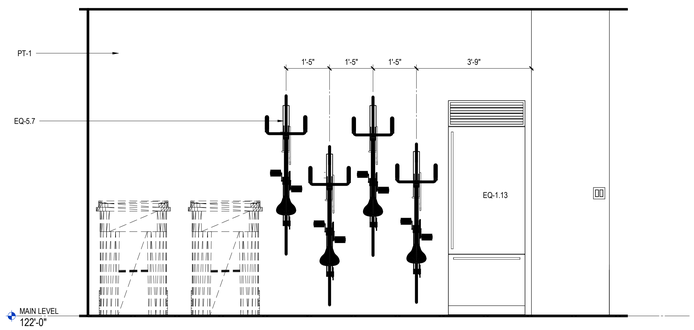
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INTERIOR ELEVATIONS - MT REC & TV ROOM

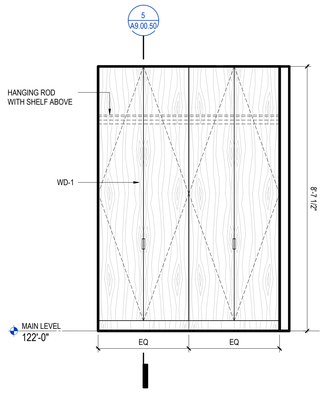
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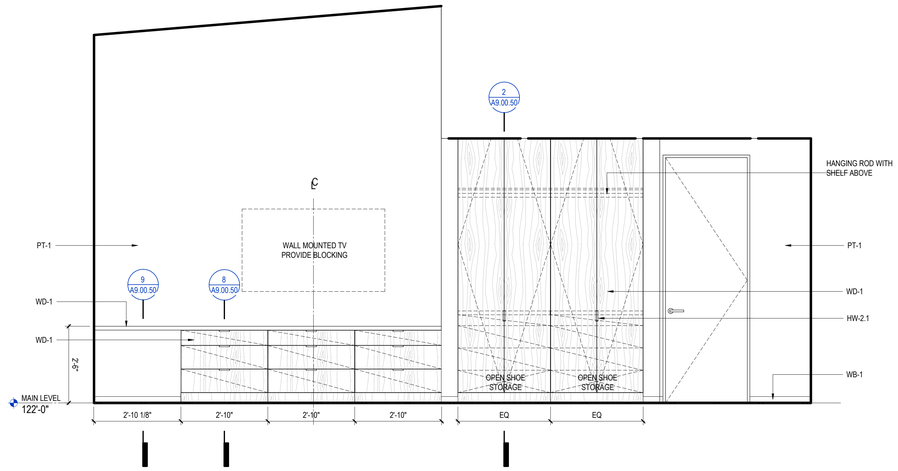
10 MAIN LEVEL - GARAGE STORAGE

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



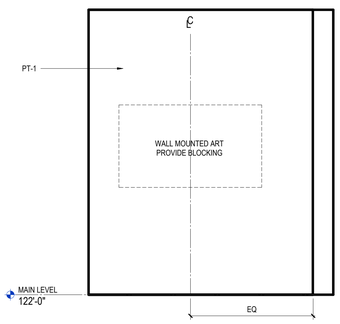
9 BEDROOM 1 ENTRY CASEWORK

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



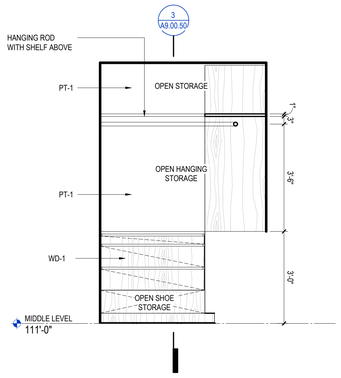
8 BEDROOM 1 BUILT-IN WARDROBE + DESK/SHELVES

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



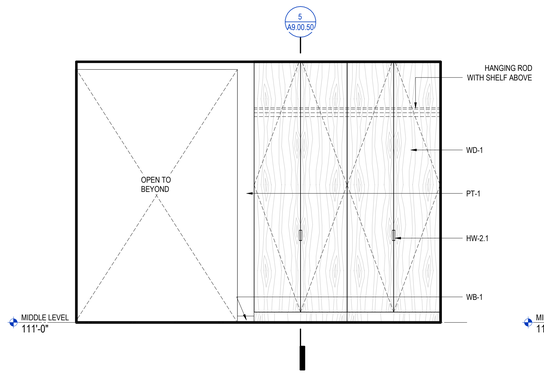
7 GARAGE ENTRY HALL - SOUTH

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



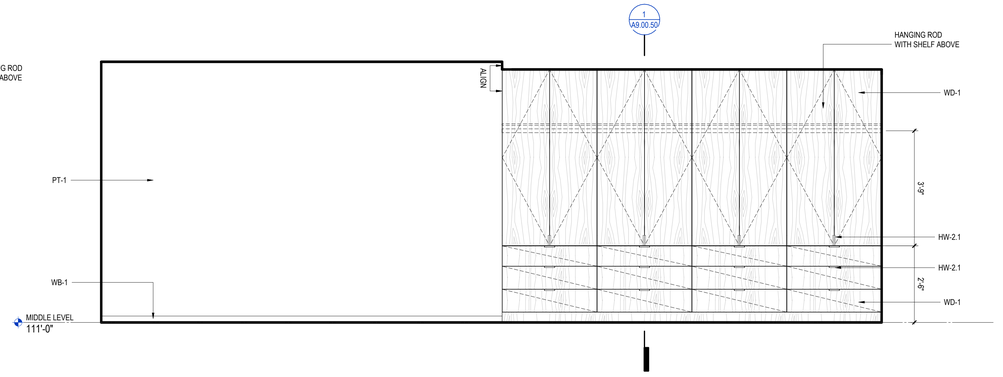
6 PRIMARY CLOSET - NORTH

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



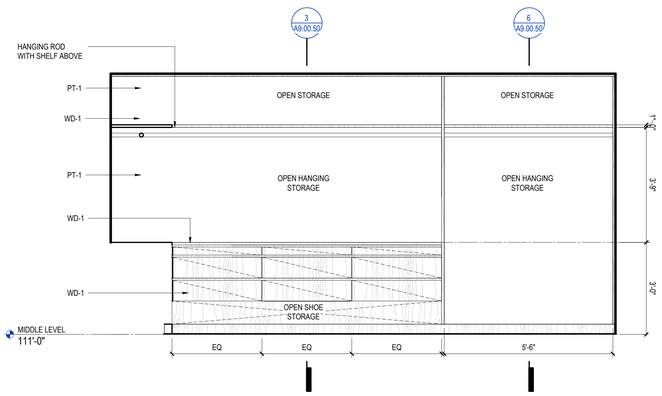
5 PRIMARY BEDROOM - BUILT IN WARDROBE

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



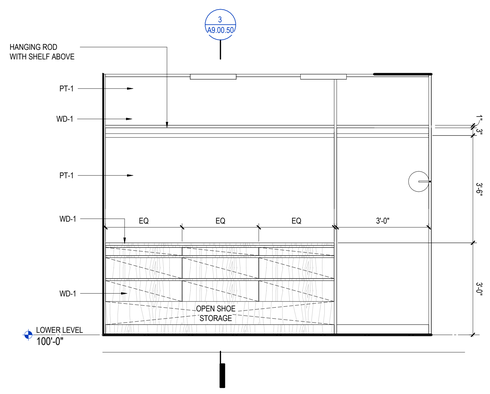
4 BUNKROOM - BUILT-IN WARDROBE

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



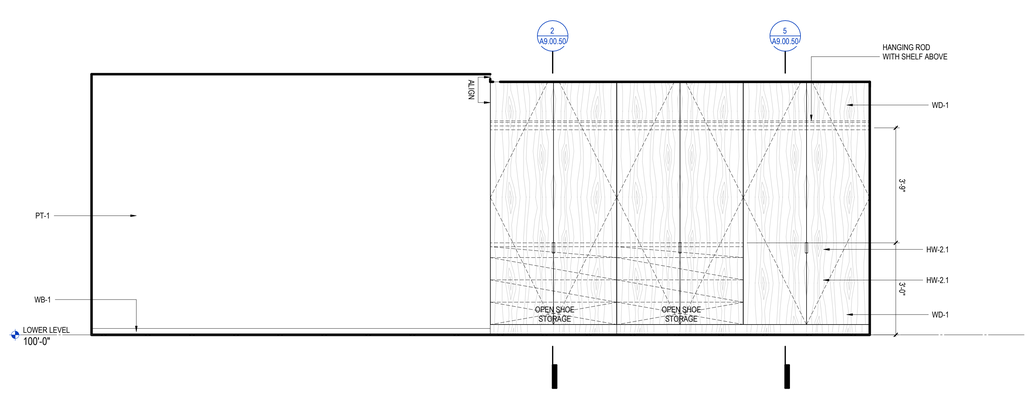
3 PRIMARY CLOSET - EAST

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



2 BEDROOM 3 - CLOSET

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



1 BEDROOM 2 - BUILT-IN WARDROBE

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

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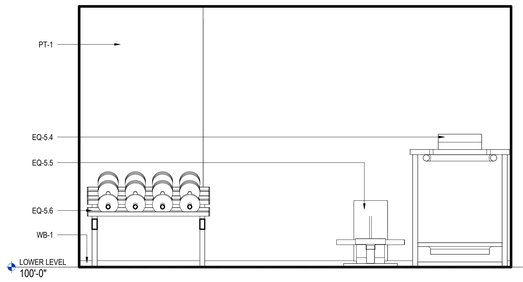
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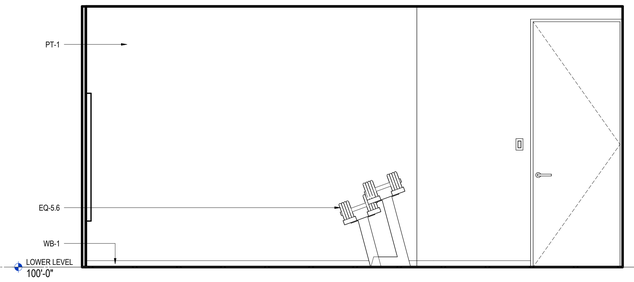
INTERIOR ELEVATIONS - MT CASEWORK

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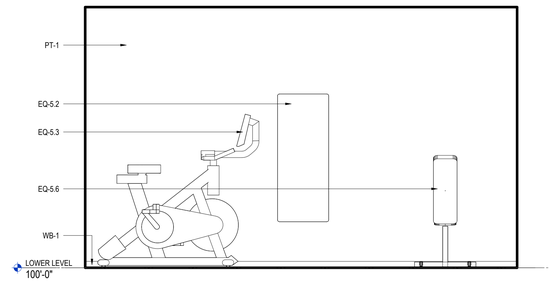
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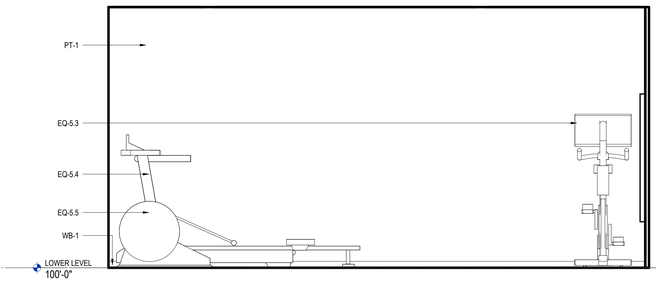
10 FITNESS - WEST
SCALE: 1/2" = 1'-0"



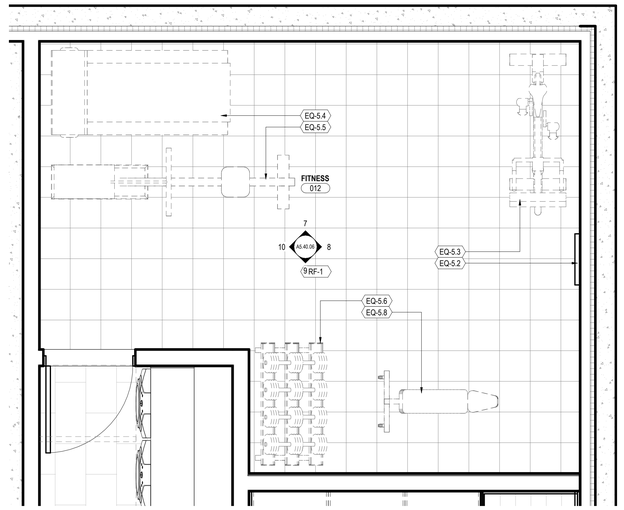
9 FITNESS - SOUTH
SCALE: 1/2" = 1'-0"



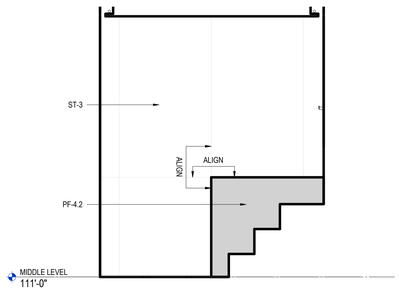
8 FITNESS - EAST
SCALE: 1/2" = 1'-0"



7 FITNESS - NORTH
SCALE: 1/2" = 1'-0"



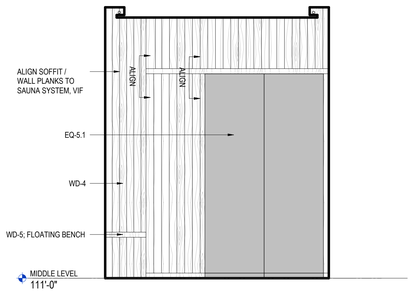
6 FITNESS - ENLARGED PLAN
SCALE: 1/2" = 1'-0"



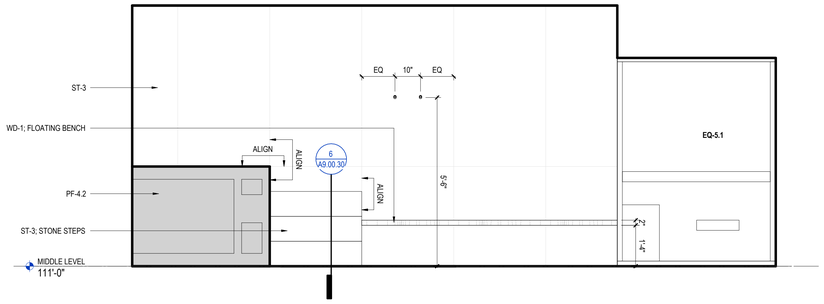
5 SAUNA/COLD PLUNGE - WEST
SCALE: 1/2" = 1'-0"



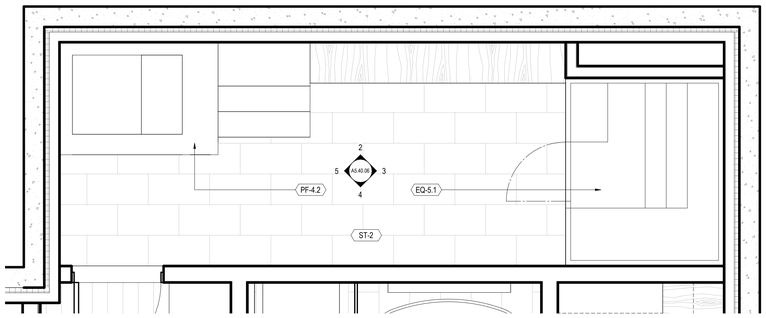
4 SAUNA/COLD PLUNGE - SOUTH
SCALE: 1/2" = 1'-0"



3 SAUNA/COLD PLUNGE - EAST
SCALE: 1/2" = 1'-0"



2 SAUNA/COLD PLUNGE - NORTH
SCALE: 1/2" = 1'-0"



1 SAUNA/COLD PLUNGE - ENLARGED PLAN
SCALE: 1/2" = 1'-0"

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INTERIOR ELEVATIONS - MT SAUNA & COLD PLUNGE

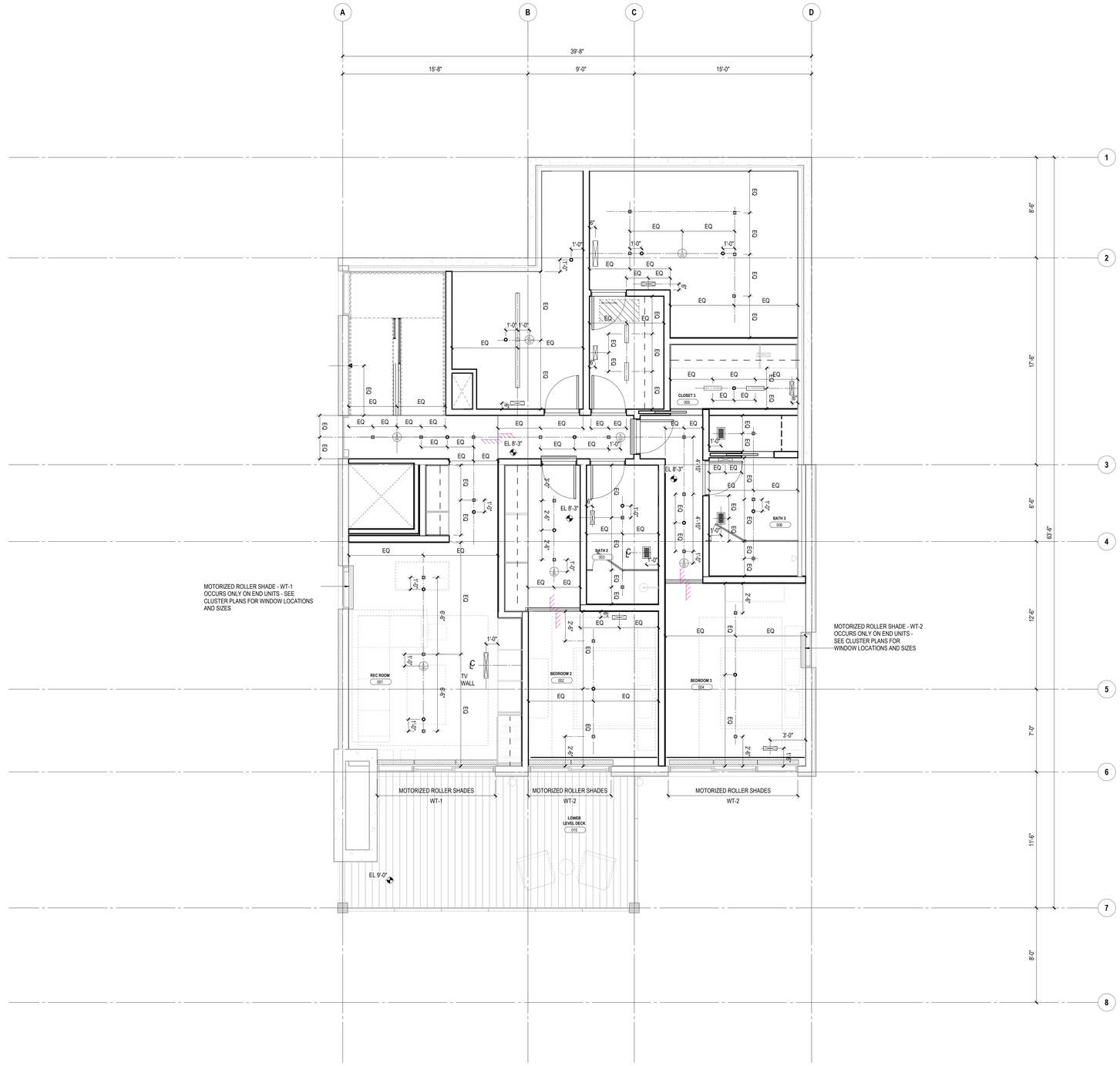
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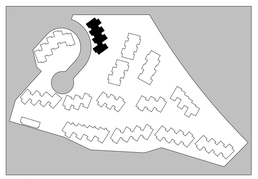
RCP NOTES

1. ELEVATIONS AFF UNO, VARY PER SPACE.
2. ALL FINISHED CEILINGS 8'-6" AFF UNO
3. WOOD ROOF TO BE SLOPED PER ANNOTATION.
4. SPRINKLER HEADS PER FIRE PROTECTION SCHEDULES.
5. LIGHTING FIXTURES AND SWITCHES PER LIGHTING DESIGNER AND SCHEDULES. LIGHTING CONTROL ZONE PER LIGHTING DESIGNER.
6. EXHAUST FAN, TRANSFER GRILL, CEILING SUPPLY/RETURN GRILL PER ELECTRICAL SCHEDULES. OUTLETS PER ELECTRICAL DRAWINGS.
7. DRAPE AND ROLLER SHADES DIMS PER DETAIL DRAWINGS.
8. ALL DIMS MEASURED FROM CENTERLINE OF FIXTURES, UNO. ALL DIMS TAKEN FROM FACE OF WALL FINISH, UNO.
9. LAYOUT OF ALL LIGHTING, MECHANICAL AND OTHER EQUIPMENT TO BE VERIFIED IN FIELD WITH ARCHITECTS PRIOR INSTALLATION.
10. CENTER ALL DEVICES NOT SHOWN WITH EXISTING CENTERLINES.
11. SMOKE DETECTOR SHALL COMPLY WITH URC R314; CARBON MONOXIDE DETECTOR SHALL COMPLY WITH URC R315.

RCP LEGEND

- SPRINKLER HEADS
- ADJUSTABLE RECESSED DOWNLIGHT
- EXTERIOR SCONCE LIGHTING
- LINEAR LENSED UTILITY STRIP LIGHT
- FLOOR LAMP / TABLE LAMP
- SURFACE MOUNTED LED PANEL
- DECORATIVE SCONCE LIGHTING (72")
- EXHAUST FAN
- RETURN AIR
- CEILING SUPPLY/RETURN
- CONCEALED LINEAR STRIP LIGHT
- DRAPE
- ROLLER SHADES
- COMBINATION SMOKE/CARBON MONOXIDE DETECTOR





KEY PLAN - MEDIUM TOP UNITS
SCALE: 1" = 300'-0"

1 LOWER LEVEL RCP
SCALE: 1/4" = 1'-0"
0" 2" 4" 8"

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

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title:

UNIT RCP - MEDIUM TOP - LOWER LEVEL

sheet:

A6.40.00

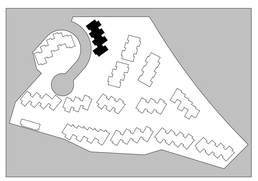
RCP NOTES

1. ELEVATIONS AFF UNO, VARY PER SPACE.
2. ALL FINISHED CEILINGS 8'-6" AFF UNO
3. WOOD ROOF TO BE SLOPED PER ANNOTATION.
4. SPRINKLER HEADS PER FIRE PROTECTION SCHEDULES.
5. LIGHTING FIXTURES AND SWITCHES PER LIGHTING DESIGNER AND SCHEDULES. LIGHTING CONTROL ZONE PER LIGHTING DESIGNER.
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KEY PLAN - MEDIUM TOP UNITS

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UNIT RCP - MEDIUM TOP - MIDDLE LEVEL

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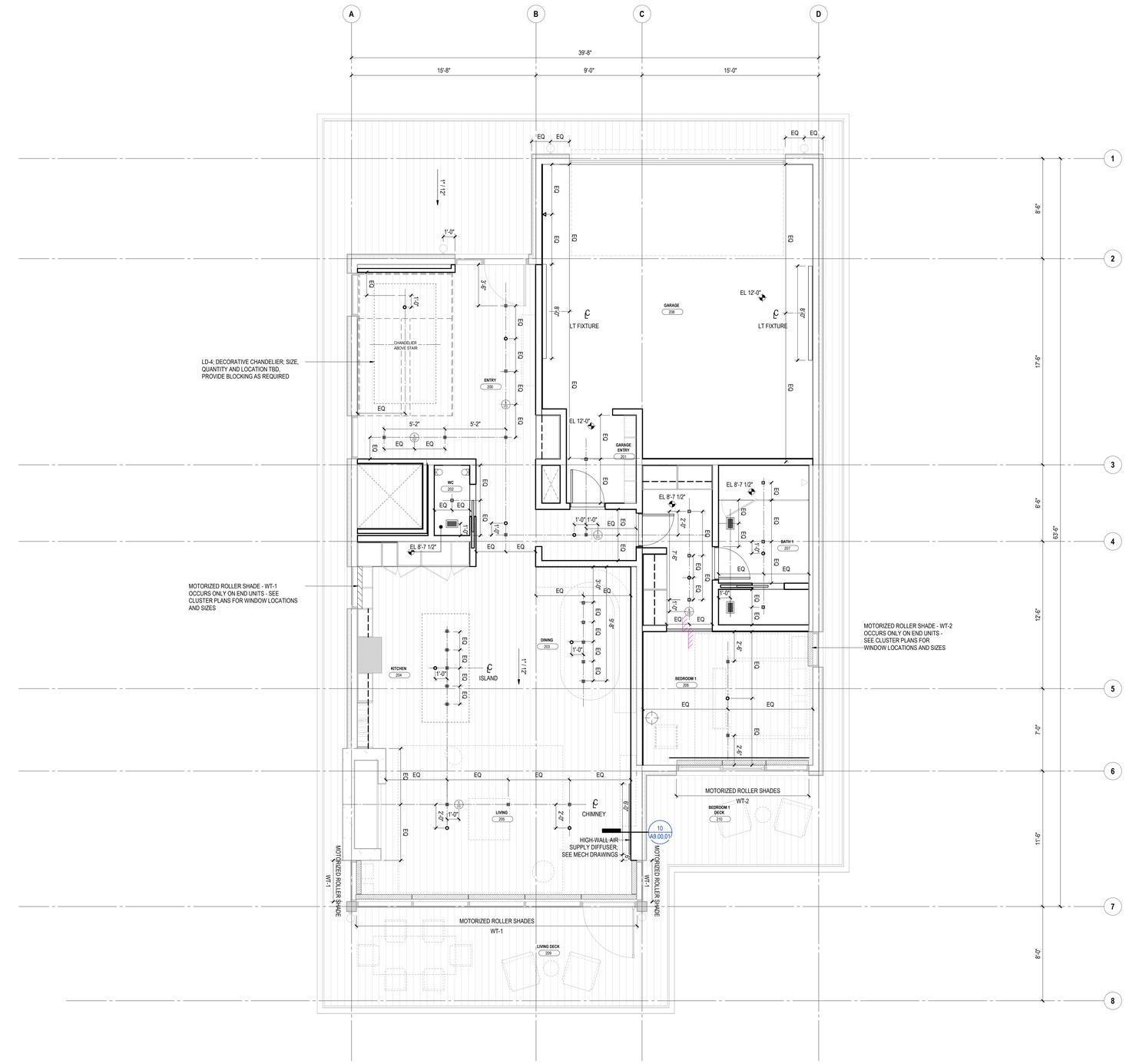
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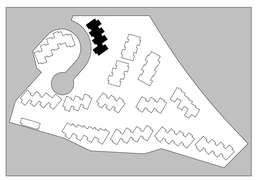
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KEY PLAN - MEDIUM TOP UNITS

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1 MAIN LEVEL RCP

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

0" 2" 4" 8"

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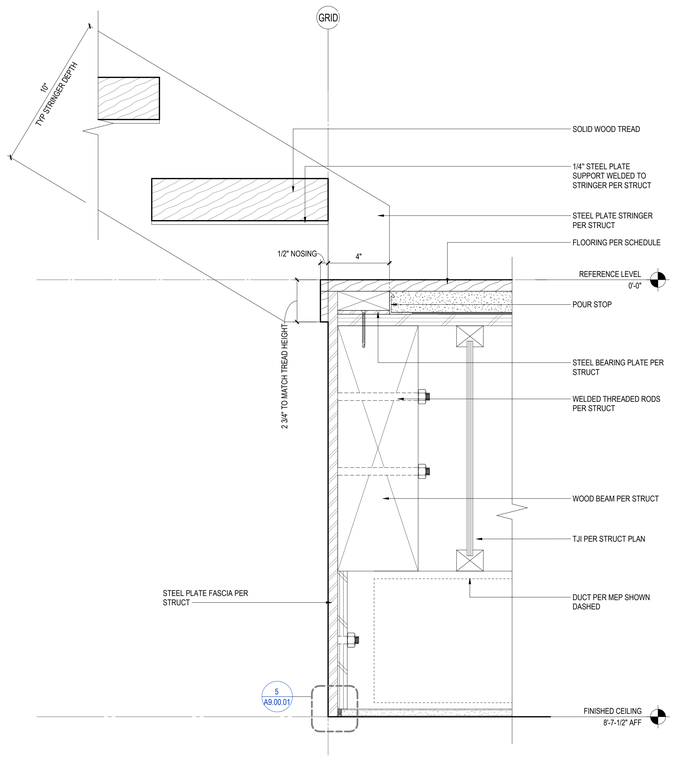
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UNIT RCP - MEDIUM TOP - MAIN LEVEL

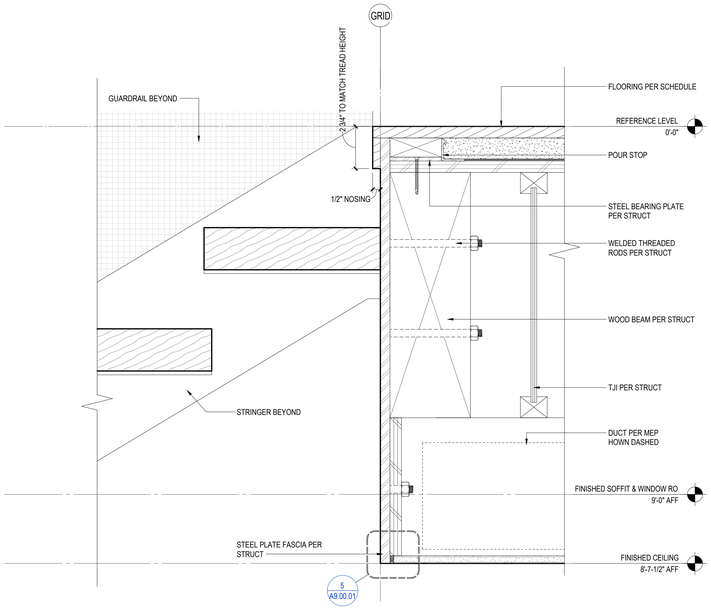
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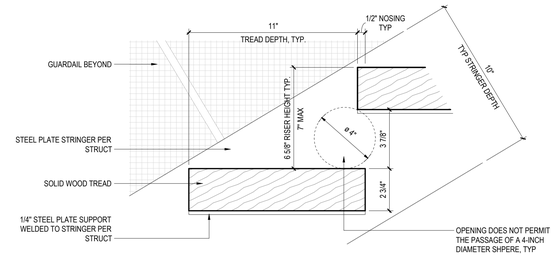
7 TYPICAL STAIR DETAIL @ LOWER FLOOR LEVEL

SCALE: 3" = 1'-0"



5 TYPICAL STAIR DETAIL @ UPPER FLOOR LEVEL

SCALE: 3" = 1'-0"

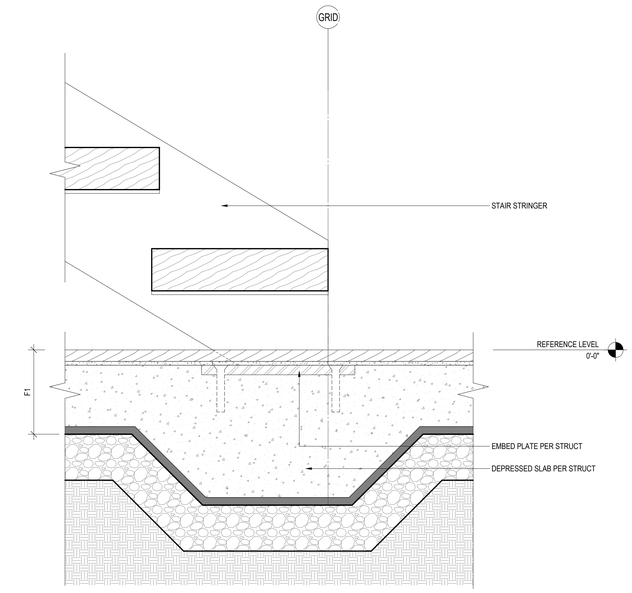


4 TYPICAL STAIR DETAIL @ TREADS

SCALE: 3" = 1'-0"

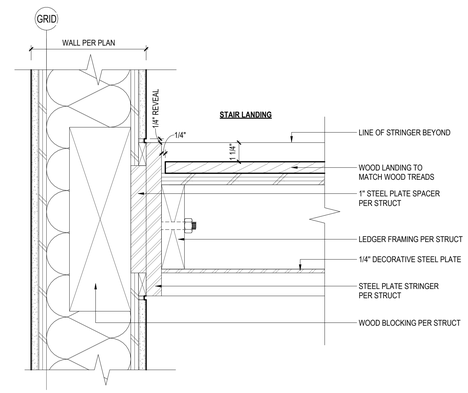
3 TYPICAL STAIR DETAIL @ MEP SPACE

SCALE: 3" = 1'-0"



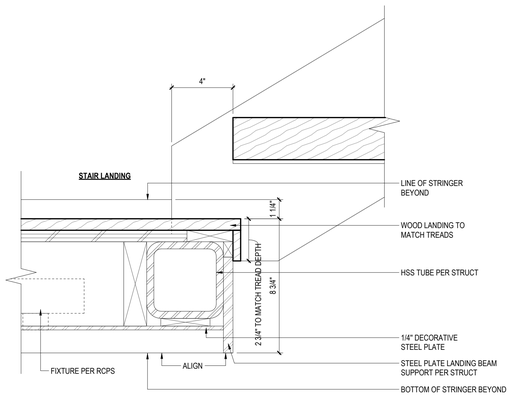
6 TYPICAL STAIR DETAIL @ FOUNDATION

SCALE: 3" = 1'-0"



2 TYPICAL STAIR DETAIL @ SHEARING WALL

SCALE: 3" = 1'-0"



1 TYPICAL STAIR DETAIL @ INTERMITTENT LANDING

SCALE: 3" = 1'-0"

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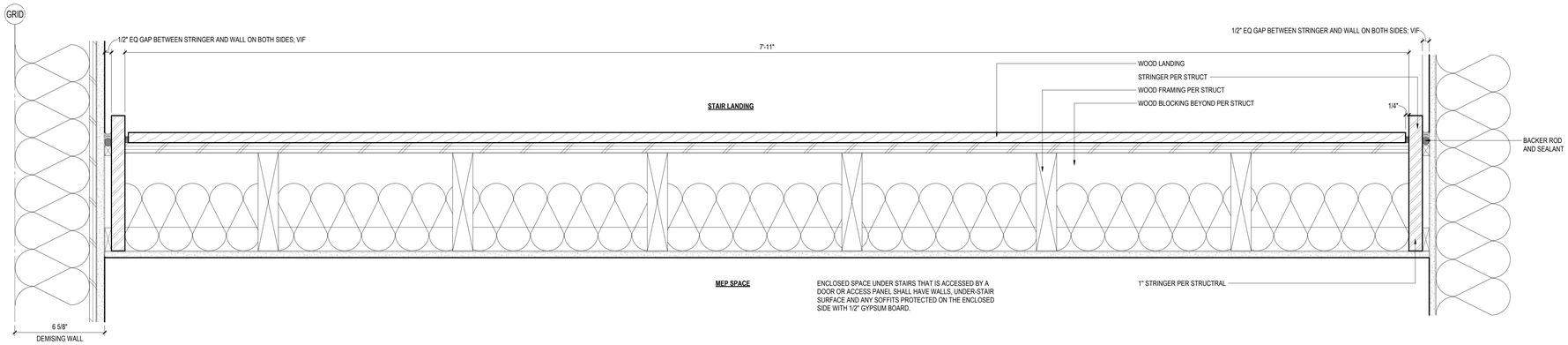
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STAIR DETAILS - TYPICAL

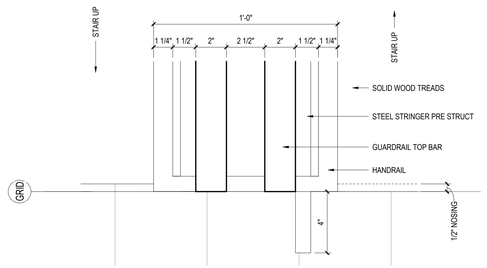
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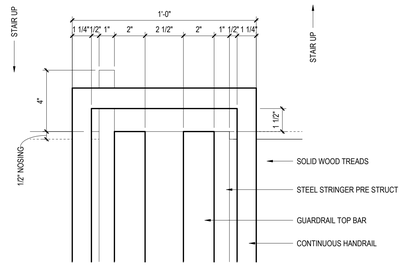
8 TYPICAL STAIR DETAIL @ MEP SPACE

SCALE: 3" = 1'-0"



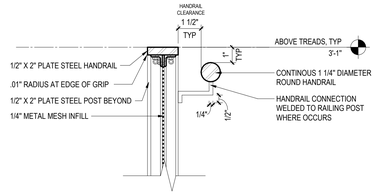
7 TYPICAL STAIR DETAIL - HANDRAIL LAYOUT

SCALE: 3" = 1'-0"



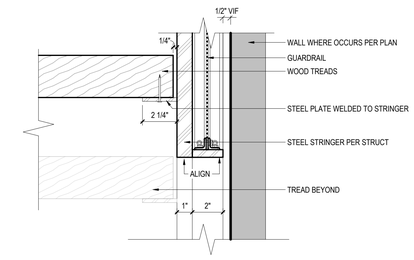
6 TYPICAL STAIR DETAIL - HANDRAIL LAYOUT

SCALE: 3" = 1'-0"



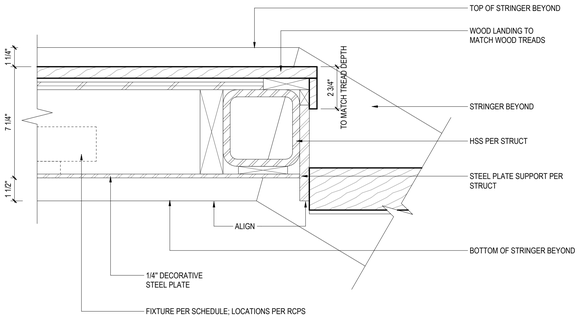
5 TYPICAL HANDRAIL DETAIL

SCALE: 3" = 1'-0"



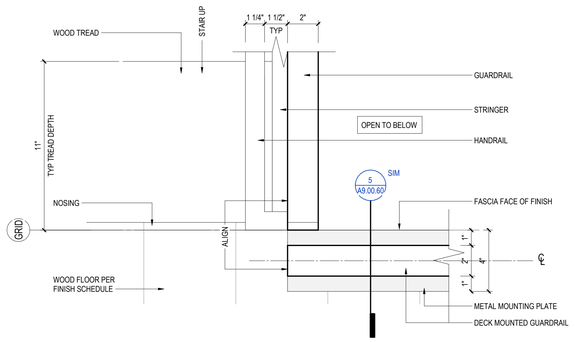
4 TYPICAL STRINGER @ GUARDRAILING

SCALE: 3" = 1'-0"



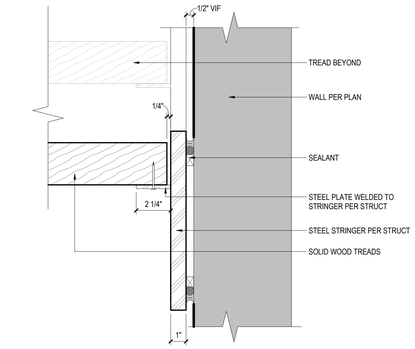
3 TYPICAL STAIR DETAIL @ INTERMITTENT LANDING

SCALE: 3" = 1'-0"



2 TYPICAL STAIR DETAIL - UPPER LEVEL HANDRAIL LAYOUT

SCALE: 3" = 1'-0"



1 TYPICAL STAIR DETAIL @ WALL

SCALE: 3" = 1'-0"

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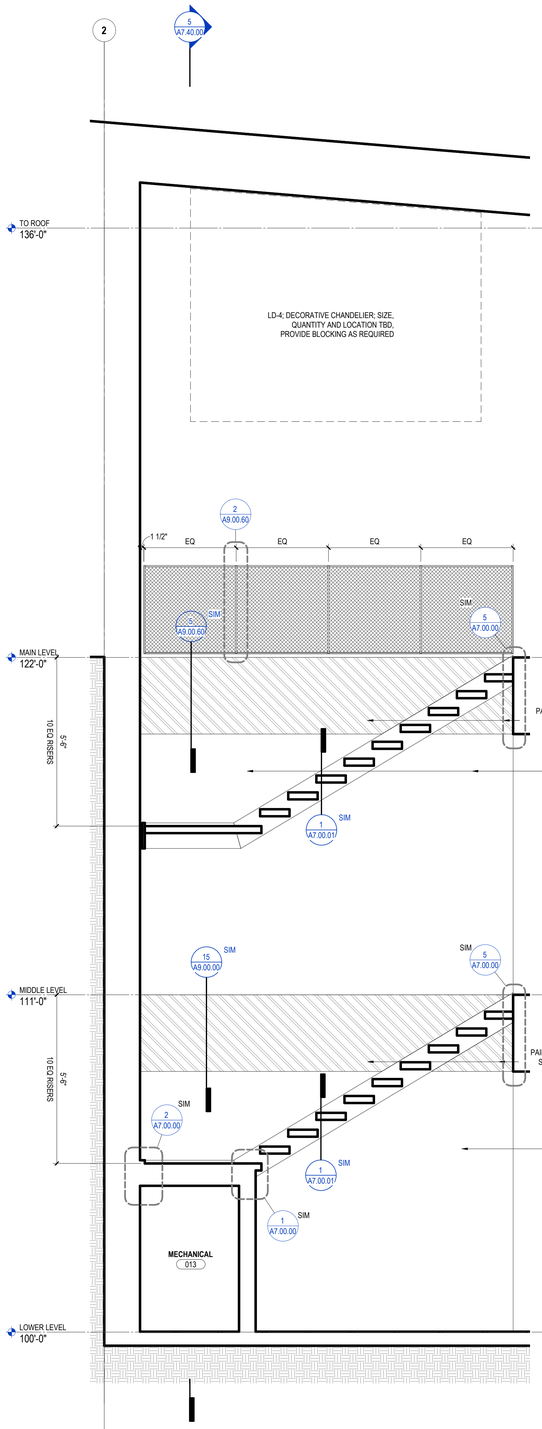
STAIR DETAILS - TYPICAL

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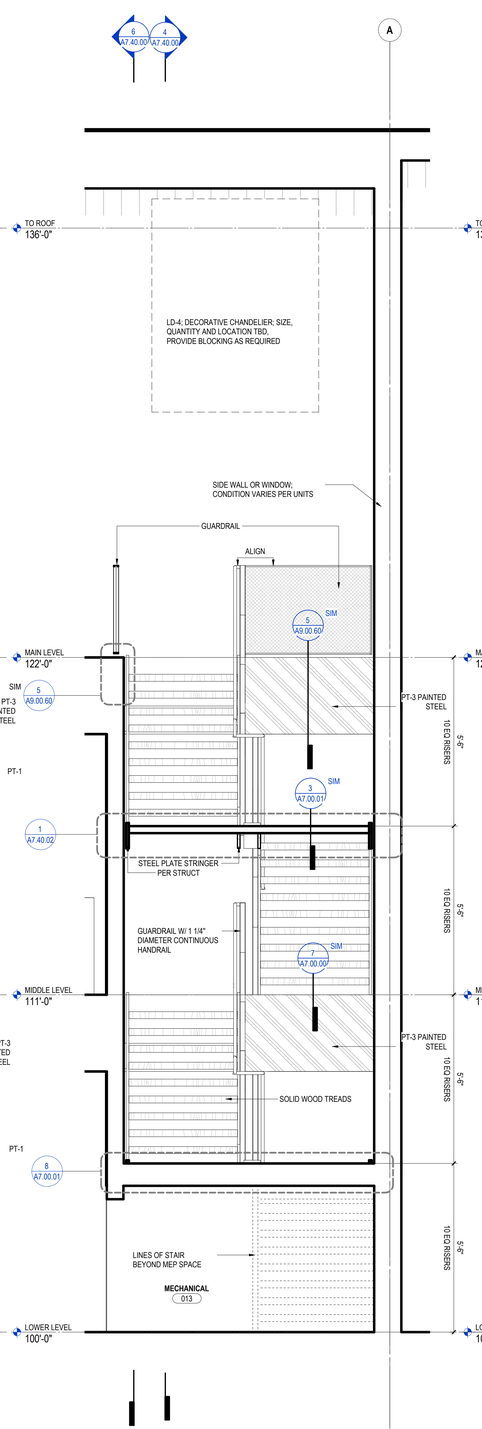
VERTICAL CIRCULATION NOTES

1. ALL STAIRS, HANDRAILS, AND GUARDRAILS SHALL COMPLY WITH URC R311
2. ELEVATOR SHALL COMPLY WITH URC R321



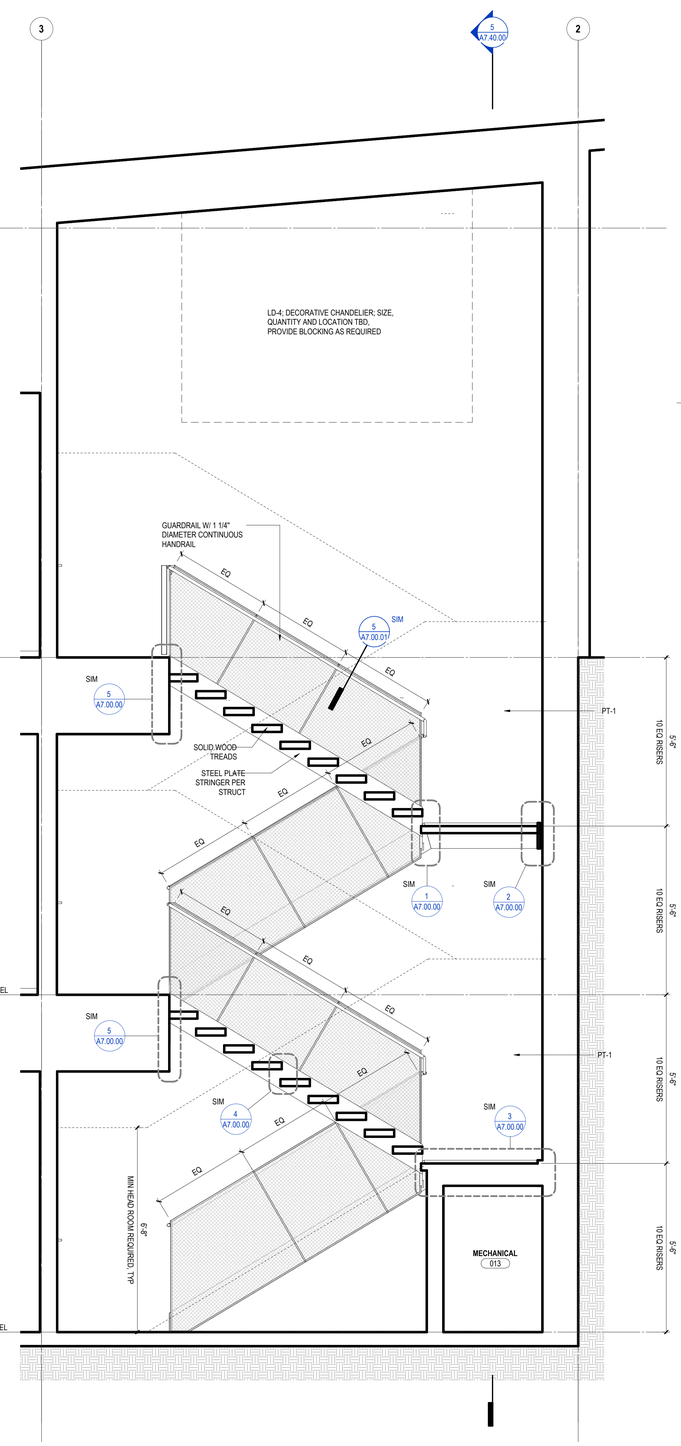
6 STAIR SECTION - N/S - EAST ELEVATION

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



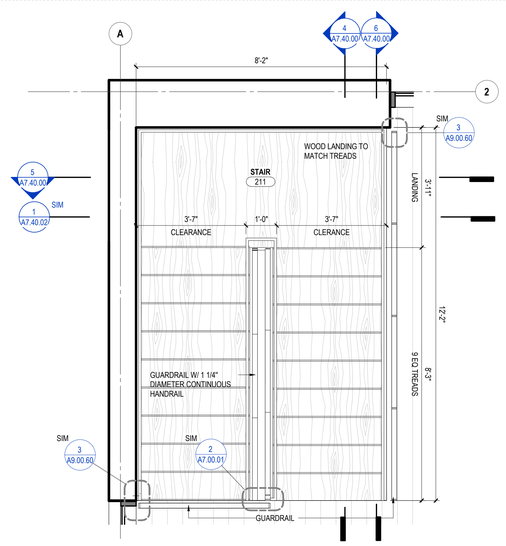
5 STAIR SECTION - E/W - SOUTH ELEVATION

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



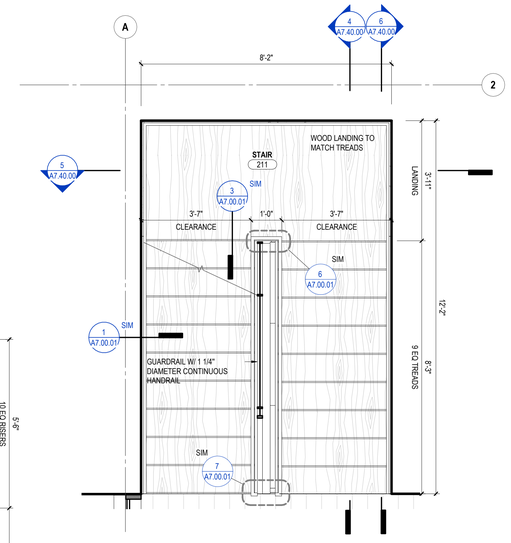
4 STAIR SECTION - N/S - WEST ELEVATION

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



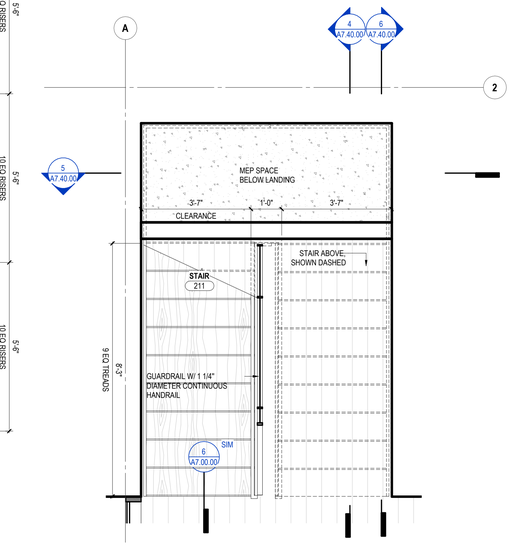
3 STAIR PLAN - UPPER LEVEL

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



2 STAIR PLAN - MIDDLE LEVEL

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



1 STAIR PLAN - LOWER LEVEL

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

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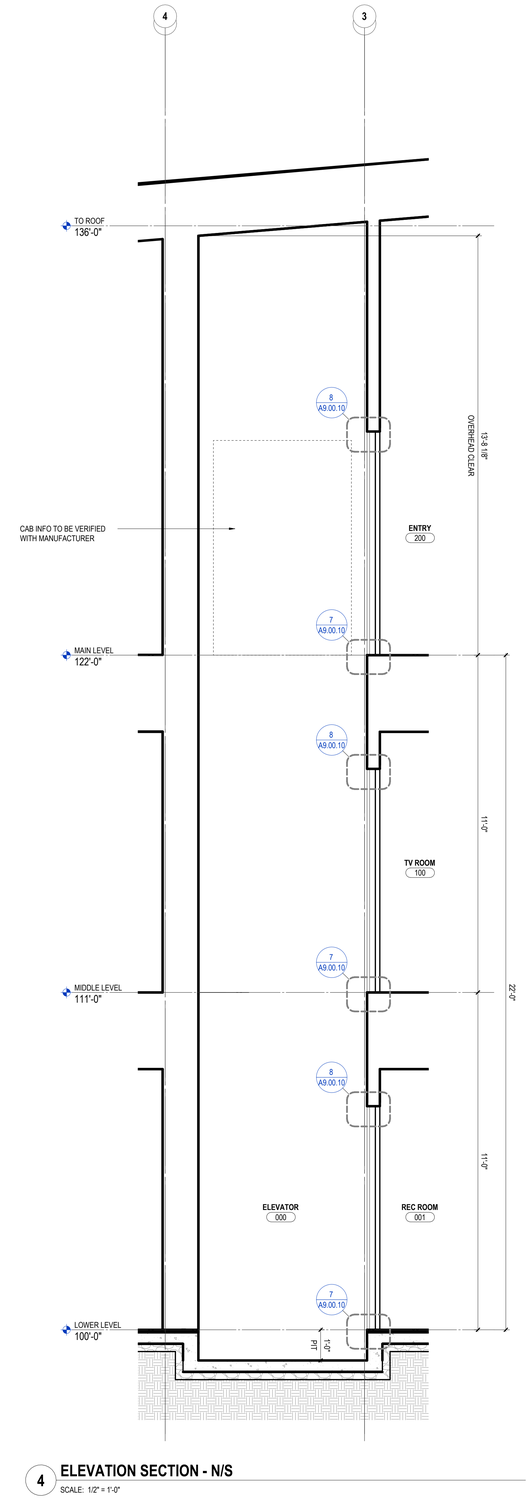
VERTICAL CIRCULATION - MT

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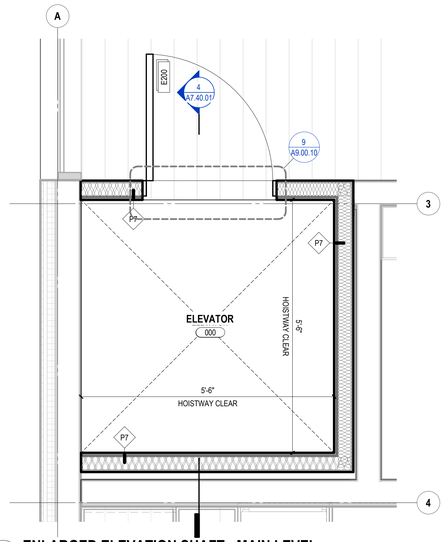
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VERTICAL CIRCULATION NOTES

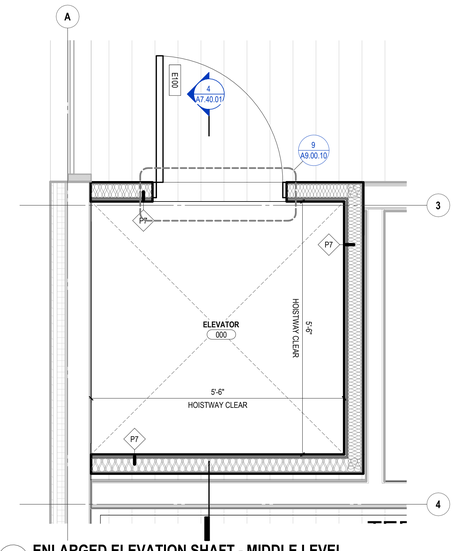
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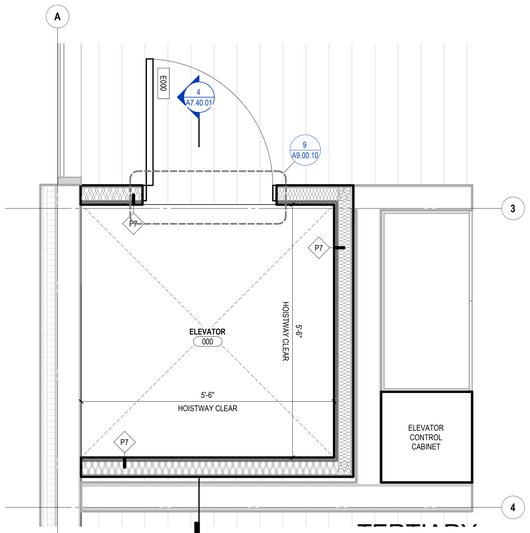
4 **ELEVATION SECTION - N/S**
SCALE: 1/2" = 1'-0"



3 **ENLARGED ELEVATION SHAFT - MAIN LEVEL**
SCALE: 3/4" = 1'-0"



2 **ENLARGED ELEVATION SHAFT - MIDDLE LEVEL**
SCALE: 3/4" = 1'-0"



1 **ENLARGED ELEVATION SHAFT - LOWER LEVEL**
SCALE: 3/4" = 1'-0"

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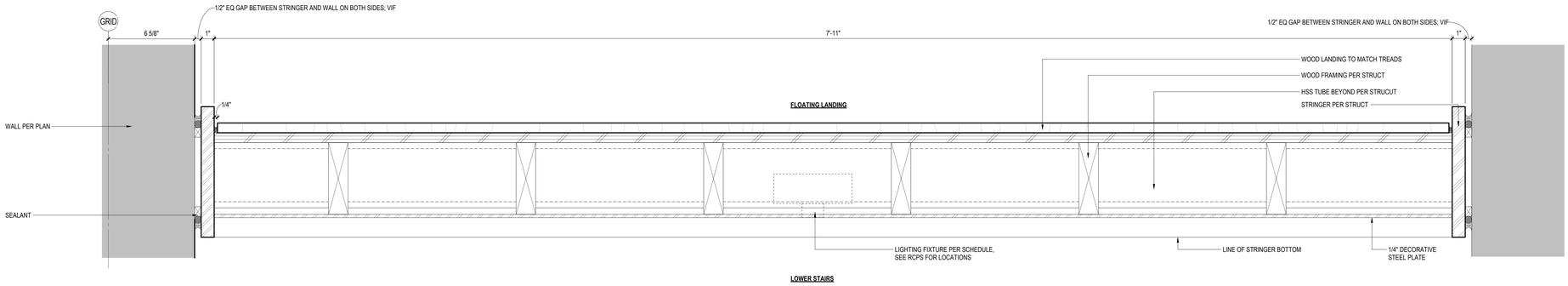
VERTICAL CIRCULATION - MT

sheet:

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1 **SECTION DETAIL @ UPPER STAIR LANDING**
SCALE: 3" = 1'-0"

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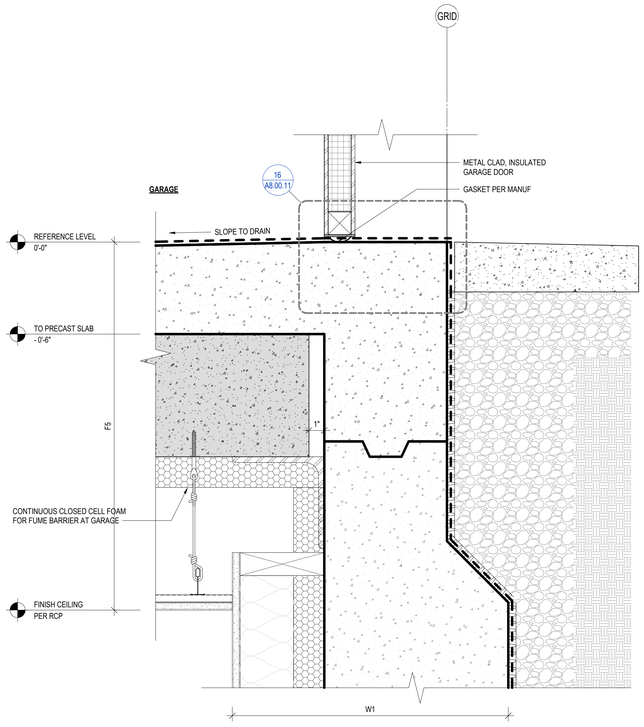
08.09.2024

title:

STAIR DETAIL - MT

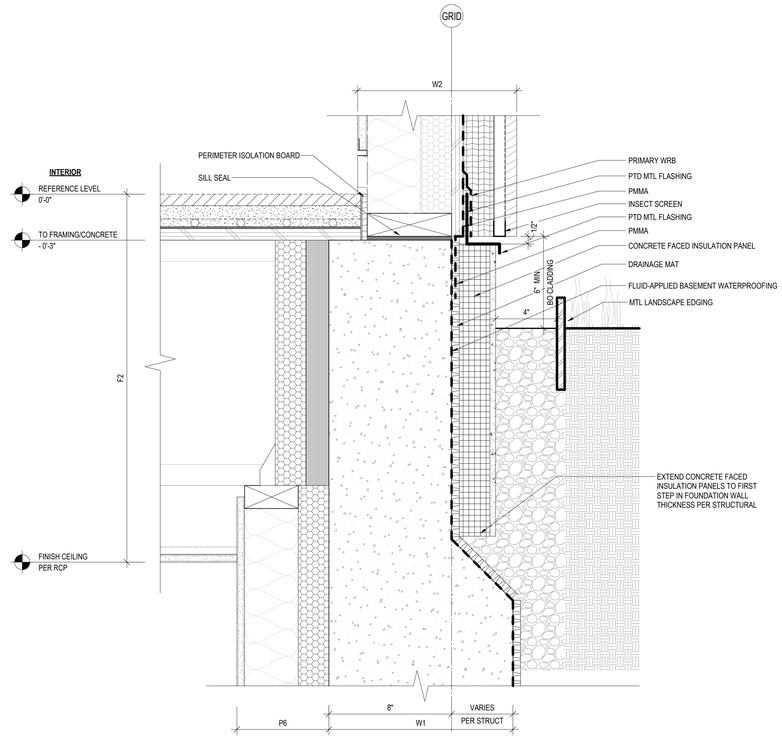
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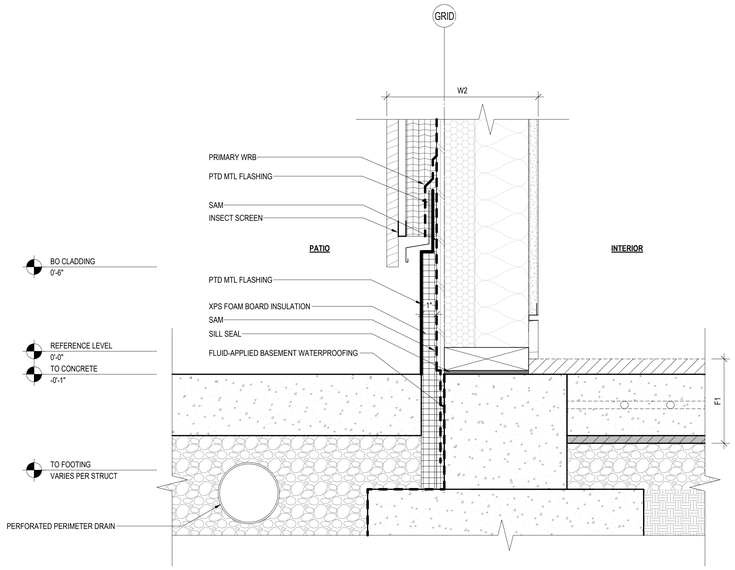
4 EXT DETAIL - TYP - BASEMENT WALL @ GARAGE

SCALE: 3" = 1'-0"



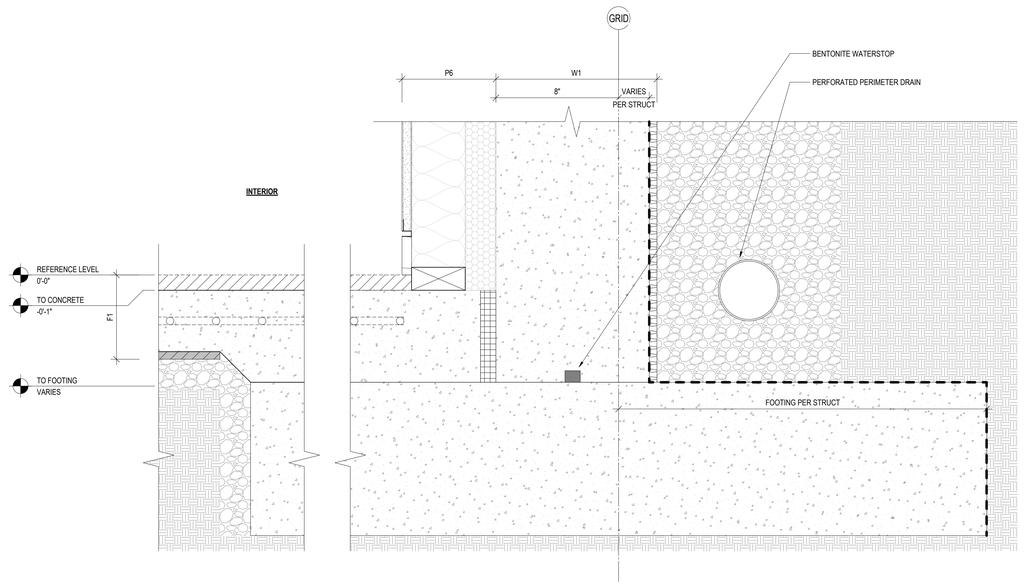
3 EXT DETAIL - TYP - BASEMENT WALL @ GRADE

SCALE: 3" = 1'-0"



2 EXT DETAIL - TYP - STEM WALL @ SOG

SCALE: 3" = 1'-0"



1 EXT DETAIL - TYP - BASEMENT WALL @ FOOTING

SCALE: 3" = 1'-0"

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY, TH, MU, EG
checked by:	QC
job no.:	23038

revisions:

no.:	date:	description:

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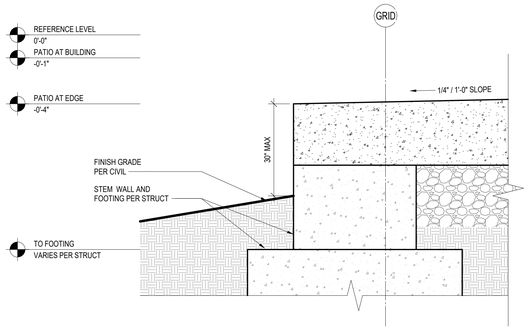
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EXTERIOR DETAILS - TYP FOUNDATION

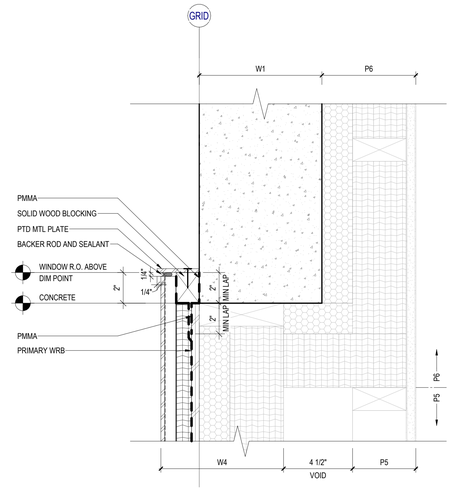
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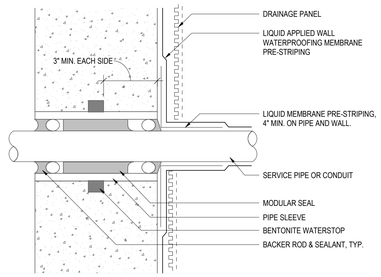
6 EXT DETAIL - TYP - PATIO AT GRADE

SCALE: 3" = 1'-0"



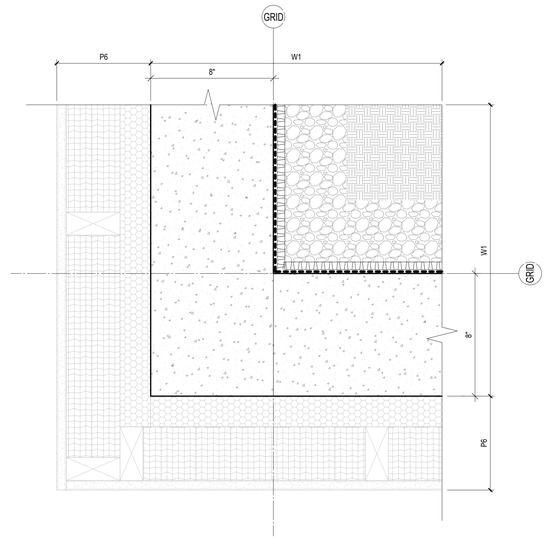
3 EXT DETAIL - TYP - WALL TRANSITION W1 TO W4

SCALE: 3" = 1'-0"



5 TYP. FOUNDATION WALL PENETRATION

SCALE: 3" = 1'-0"

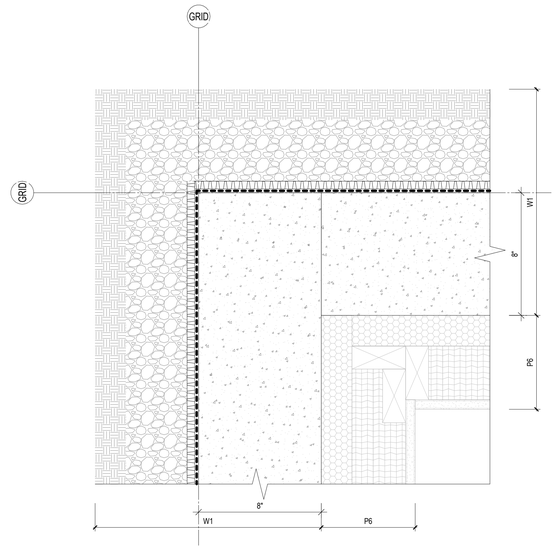


2 EXT DETAIL - TYP - BASEMENT INSIDE CORNER

SCALE: 3" = 1'-0"

4 TYP. PENETRATION IN SLAB-ON-GRADE

SCALE: 3" = 1'-0"



1 EXT DETAIL - TYP - BASEMENT OUTSIDE CORNER

SCALE: 3" = 1'-0"

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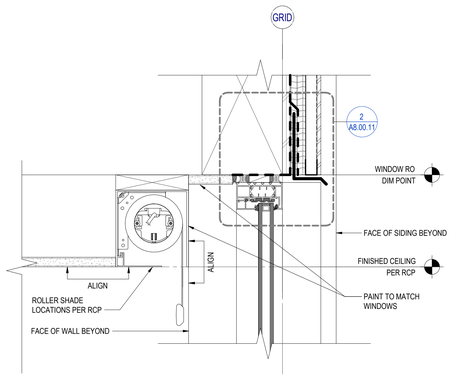
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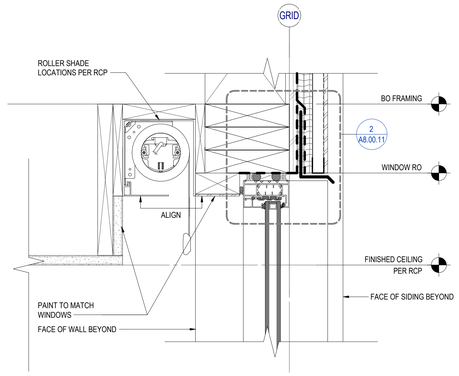
EXTERIOR DETAILS - TYP FOUNDATION

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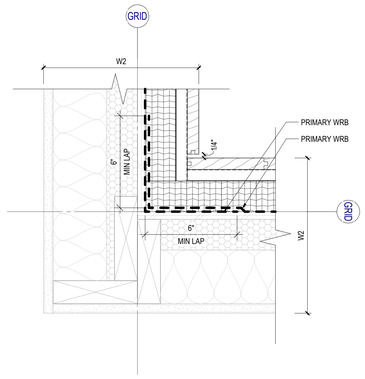
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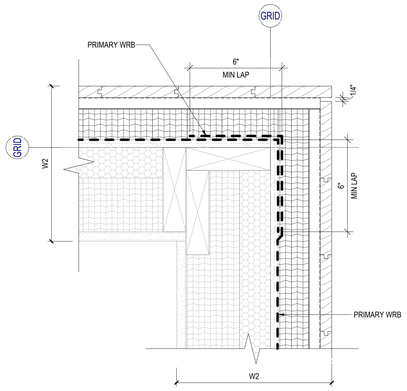
15 EXT DETAIL - TYP - WINDOW HEAD AT DROPPED CEILING - LOW
SCALE: 3" = 1'-0"



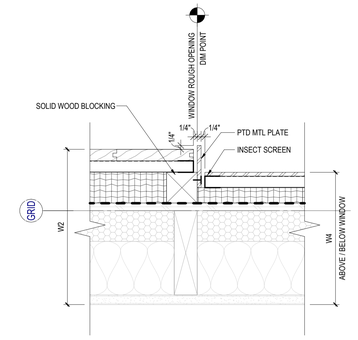
14 EXT DETAIL - TYP - WINDOW HEAD AT DROPPED CEILING - HIGH
SCALE: 3" = 1'-0"



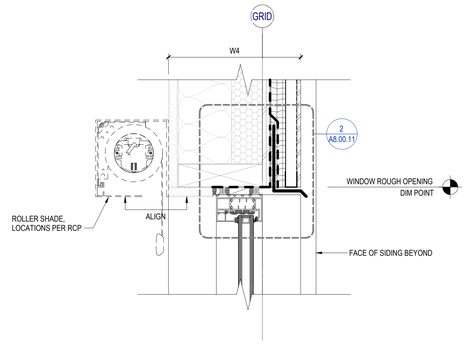
13 EXT DETAIL - TYP - CLADDING INSIDE CORNER
SCALE: 3" = 1'-0"



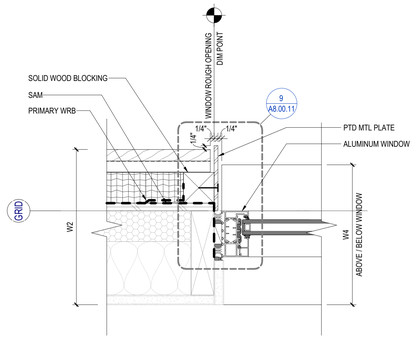
12 EXT DETAIL - TYP - CLADDING OUTSIDE CORNER
SCALE: 3" = 1'-0"



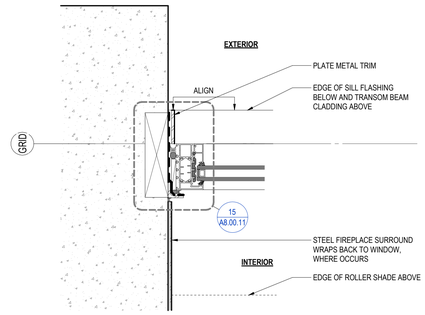
11 EXT DETAIL - TYP - WALL TRANSITION W2 @ W4
SCALE: 3" = 1'-0"



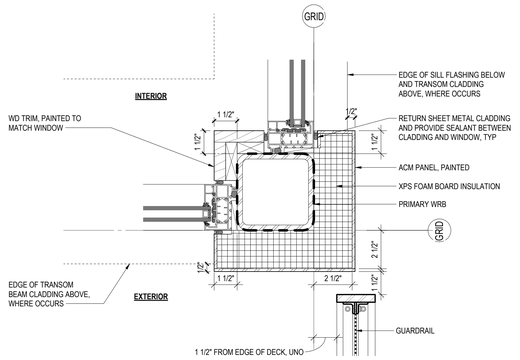
10 EXT DETAIL - TYP - WINDOW HEAD
SCALE: 3" = 1'-0"



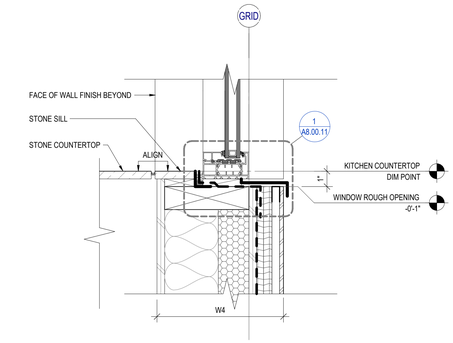
9 EXT DETAIL - TYP - WINDOW JAMB
SCALE: 3" = 1'-0"



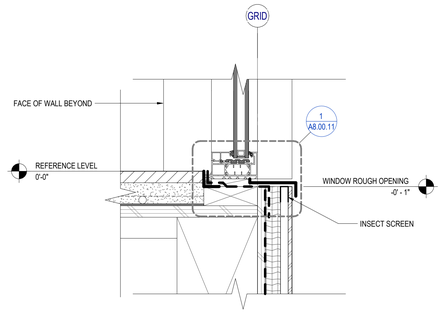
8 EXT DETAIL - TYP - WINDOW JAMB @ CONCRETE (3")
SCALE: 3" = 1'-0"



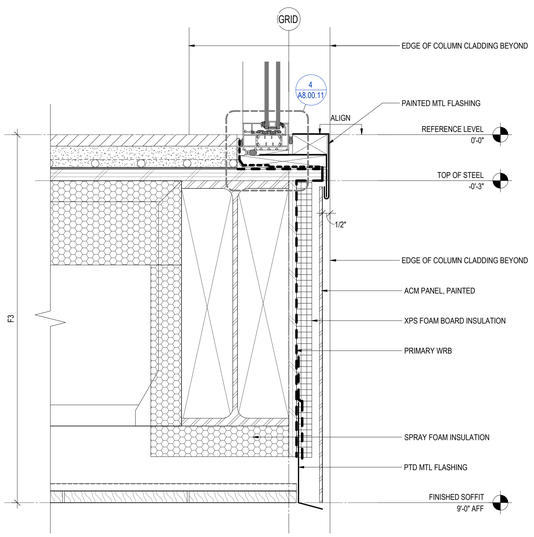
7 EXT DETAIL - TYP - WINDOW JAMB @ CORNER COLUMN
SCALE: 3" = 1'-0"



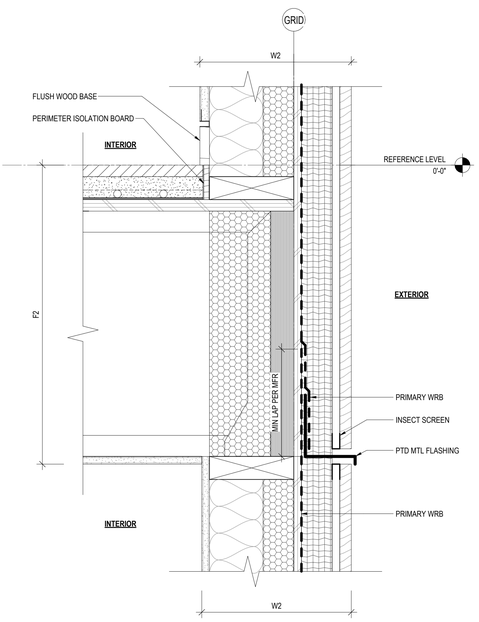
6 EXT DETAIL - TYP - RAISED WINDOW SILL AT KITCHEN COUNTER
SCALE: 3" = 1'-0"



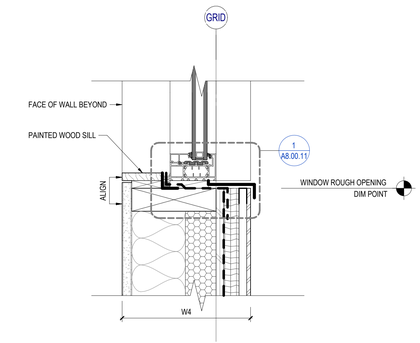
5 EXT DETAIL - TYP - WINDOW SILL AT FLOOR
SCALE: 3" = 1'-0"



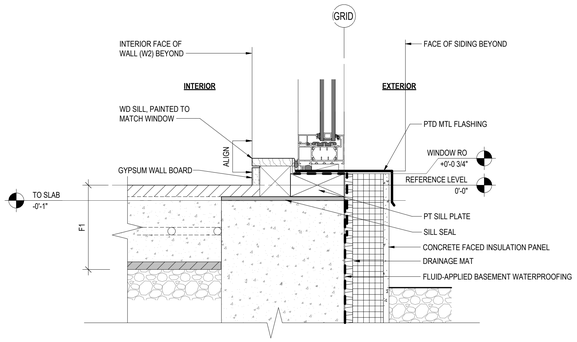
2 EXT DETAIL - TYP - WINDOW SILL @ LIVING SIDE
SCALE: 3" = 1'-0"



1 EXT DETAIL - TYP - EXT WALL @ FLOOR LINE
SCALE: 3" = 1'-0"



4 EXT DETAIL - TYP - RAISED WINDOW SILL
SCALE: 3" = 1'-0"



3 EXT DETAIL - TYP - WINDOW SILL @ CONCRETE
SCALE: 3" = 1'-0"

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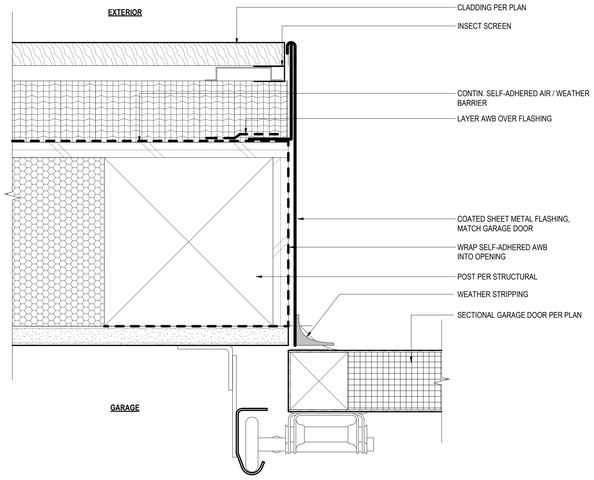
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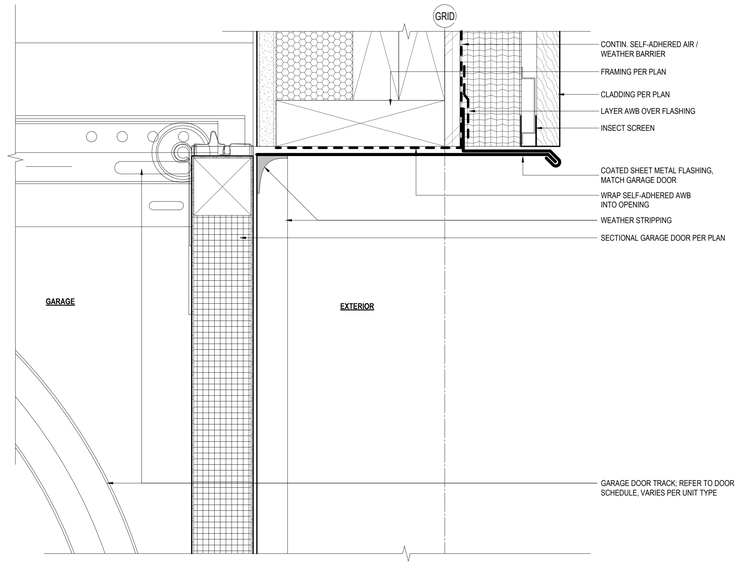
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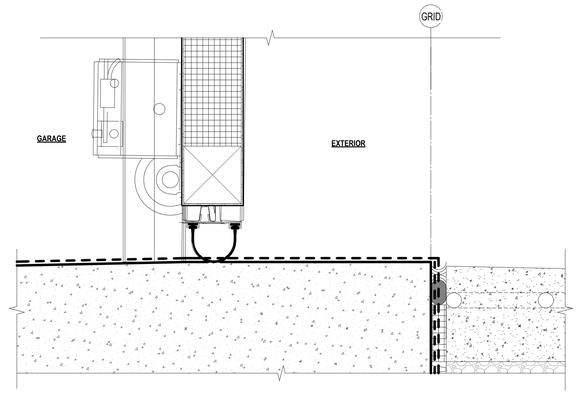
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EXTERIOR DETAILS - TYP WINDOWS AND CLADDING

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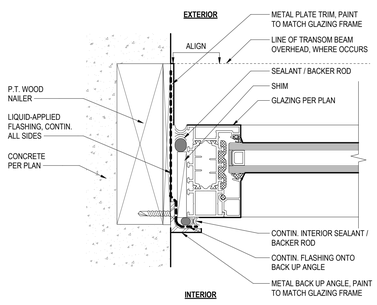




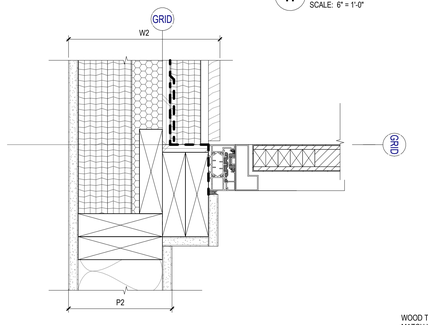


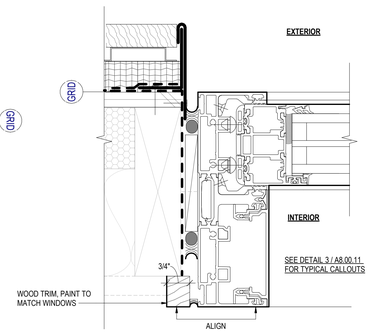
16 TYP - GARAGE DOOR SILL
SCALE: 6" = 1'-0"

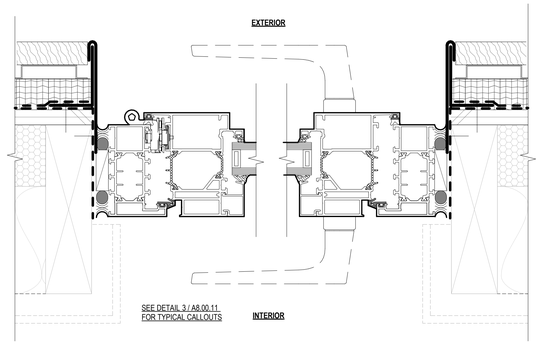
18 TYP - GARAGE DOOR JAMB
SCALE: 6" = 1'-0"

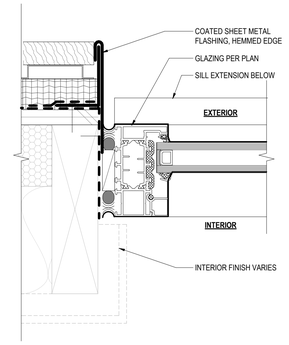


17 TYP - GARAGE DOOR HEAD
SCALE: 6" = 1'-0"

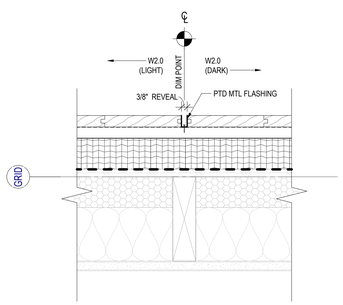




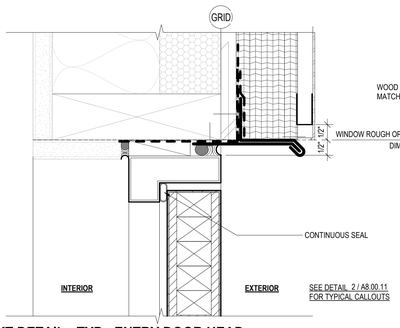




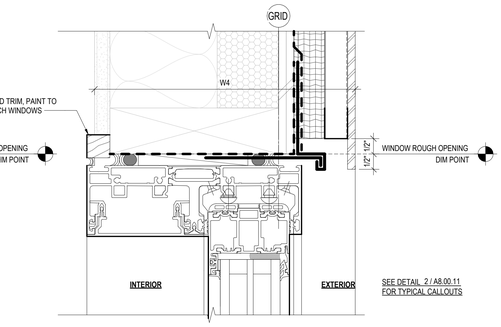
15 TYP - WINDOW JAMB @ CONCRETE
SCALE: 6" = 1'-0"



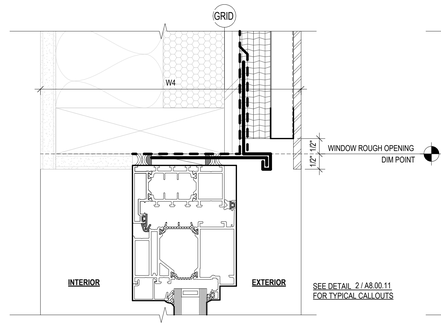
12 EXT DETAIL - TYP - ENTRY DOOR JAMB
SCALE: 3" = 1'-0"



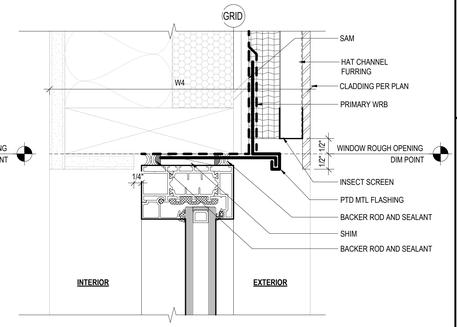
9 TYP - SLIDING DOOR JAMB
SCALE: 6" = 1'-0"



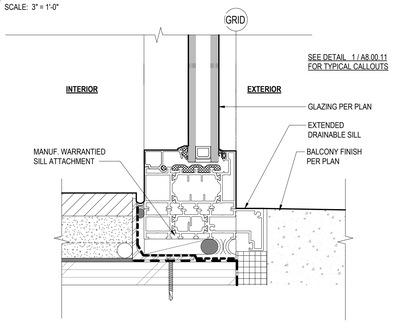
6 TYP - SWING DOOR JAMB
SCALE: 6" = 1'-0"



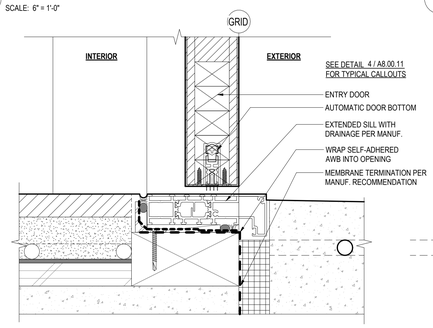
3 TYP - WINDOW JAMB @ FRAMED WALL
SCALE: 6" = 1'-0"



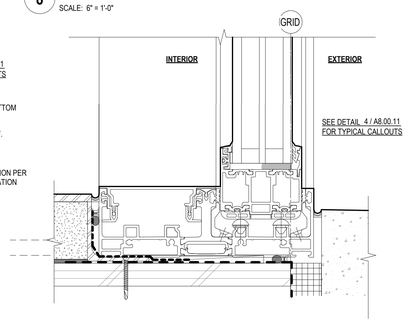
14 EXT DETAIL - TYP - WALL TRANSITION W2.0 TO W2.1
SCALE: 3" = 1'-0"



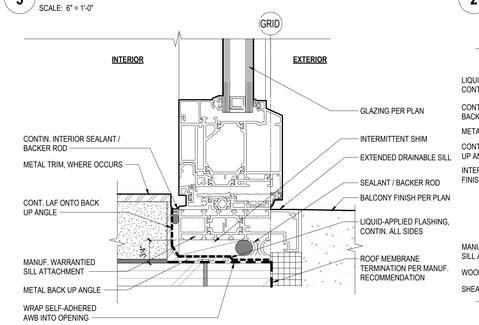
11 EXT DETAIL - TYP - ENTRY DOOR HEAD
SCALE: 6" = 1'-0"



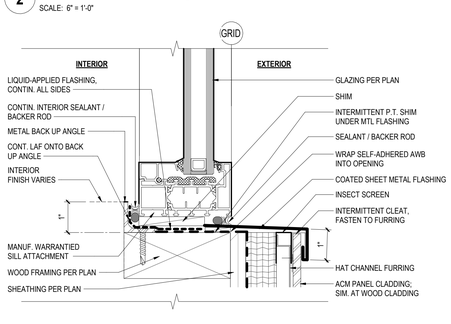
8 TYP - SLIDING DOOR HEAD
SCALE: 6" = 1'-0"



5 TYP - SWING DOOR HEAD
SCALE: 6" = 1'-0"



2 TYP - WINDOW HEAD @ FRAMED WALL
SCALE: 6" = 1'-0"



13 TYP - FRAME SILL @ BALCONY
SCALE: 6" = 1'-0"

10 EXT DETAIL - TYP - ENTRY DOOR SILL
SCALE: 6" = 1'-0"

7 TYP - SLIDING DOOR SILL
SCALE: 6" = 1'-0"

4 TYP - SWING DOOR SILL @ BALCONY
SCALE: 6" = 1'-0"

1 TYP - WINDOW SILL @ FRAMED WALL
SCALE: 6" = 1'-0"

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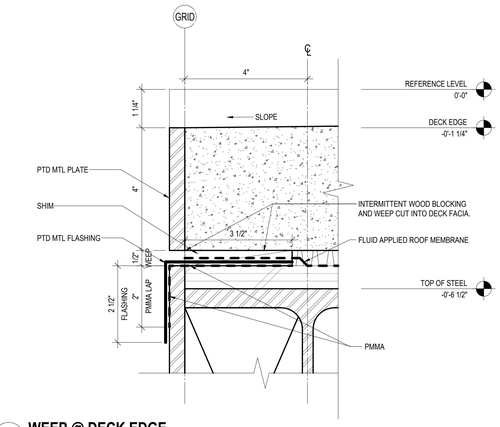
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EXTERIOR DETAILS - TYP WINDOWS AND DOORS

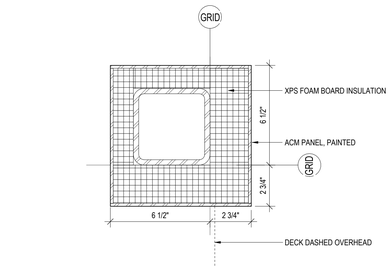
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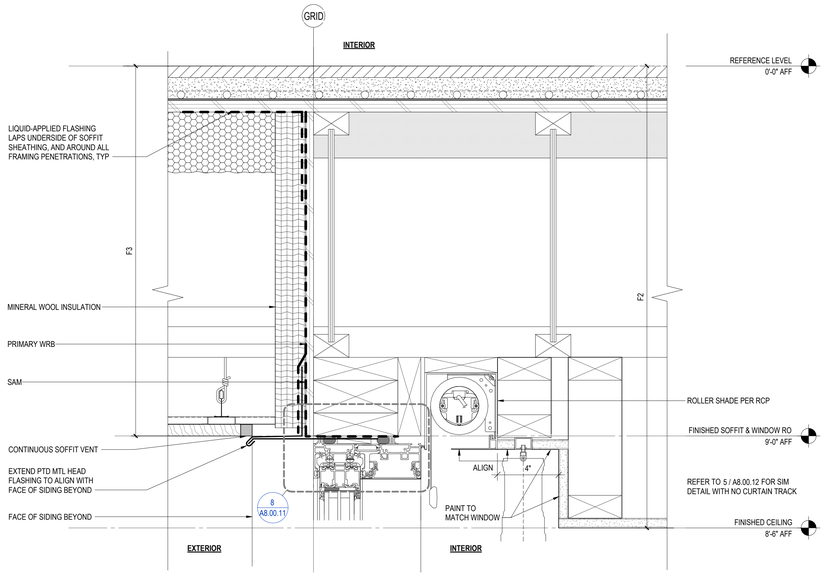
8 WEEP @ DECK EDGE

SCALE: 6" = 1'-0"



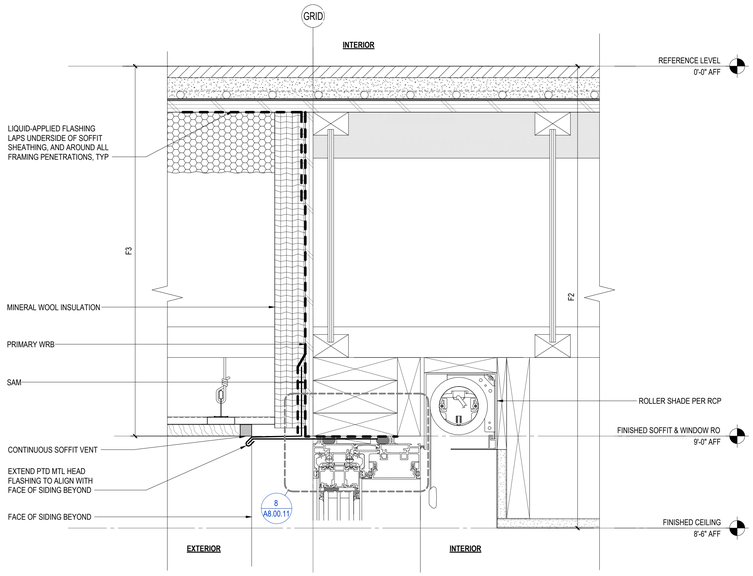
7 EXT DETAIL - TYP - COLUMN CLADDING @ LOWER DECK

SCALE: 3" = 1'-0"



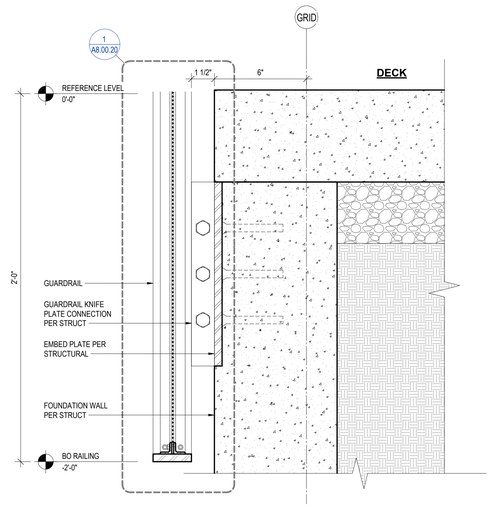
6 EXT DETAIL - TYP - SLIDING DOOR HEAD @ CANTILEVER FLOOR + DRAPES

SCALE: 3" = 1'-0"



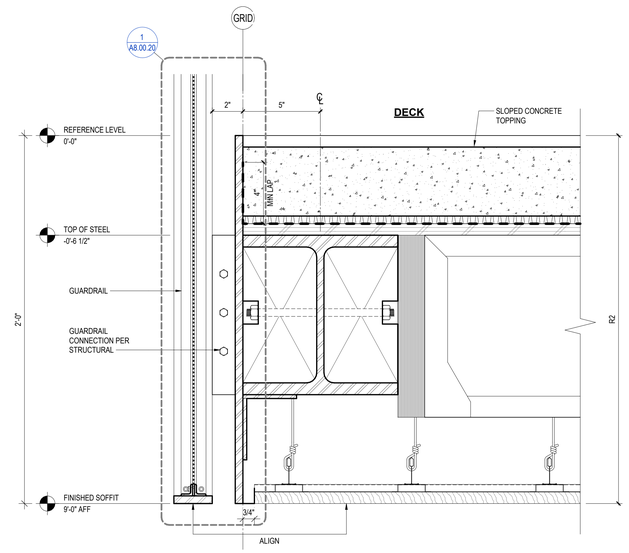
5 EXT DETAIL - TYP - SLIDING DOOR HEAD @ CANTILEVER FLOOR

SCALE: 3" = 1'-0"



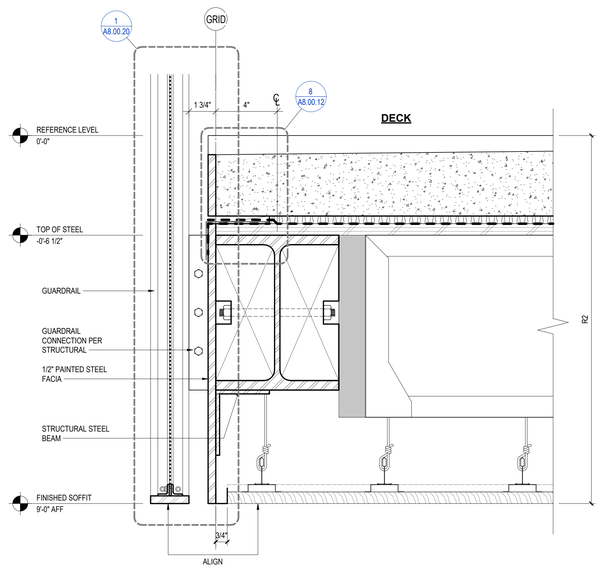
4 EXT DETAIL - TYP - GUARDRAIL @ LOWER DECK

SCALE: 3" = 1'-0"



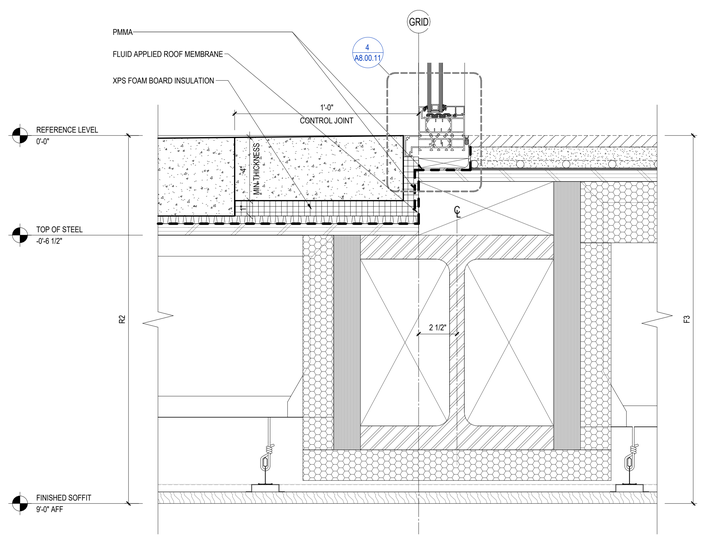
3 EXT DETAIL - TYP - GUARDRAIL @ LIVING DECK E/W EDGE

SCALE: 3" = 1'-0"



2 EXT DETAIL - TYP - GUARDRAIL @ LIVING DECK N/S EDGE

SCALE: 3" = 1'-0"



1 EXT DETAIL - TYP - DECK TRANSITION

SCALE: 3" = 1'-0"

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project:
MARCELLA TOWNHOMES
MAYFLOWER MOUNTAIN RESORT PARCEL 18

stamp/seal:

principal architect: TK
project manager: TM
drawn by: SK, SL, CY, TH, MU, EG
checked by: QC
job no.: 23038

revisions:

no.: date: description:

NOT FOR CONSTRUCTION

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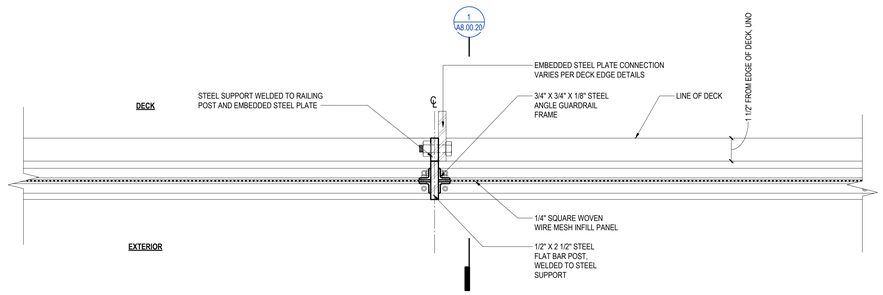
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EXTERIOR DETAILS - TYP WINDOWS AND DECKS

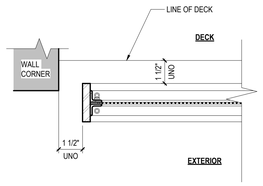
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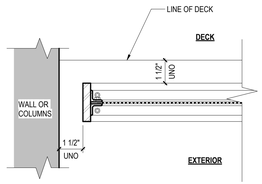
6 TYP FACE MOUNTED GUARDRAIL PLAN

SCALE: 3" = 1'-0"



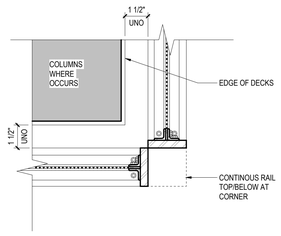
5 TYP FACE MOUNTED GUARDRAIL PLAN @WALL CORNER

SCALE: 3" = 1'-0"



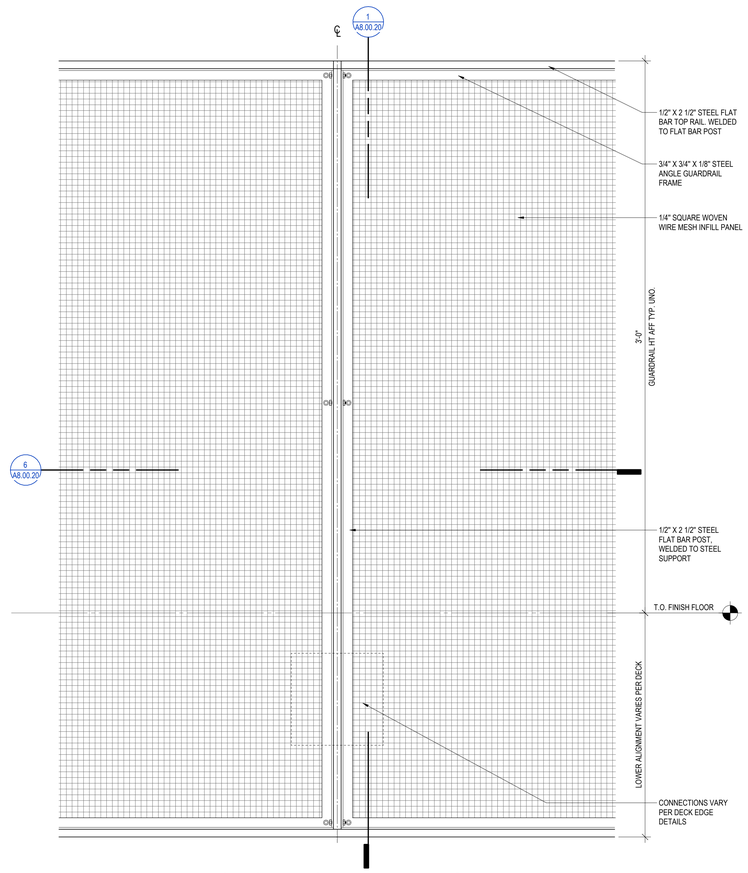
4 TYP FACE MOUNTED GUARDRAIL PLAN @ WALL/COLUMNS

SCALE: 3" = 1'-0"



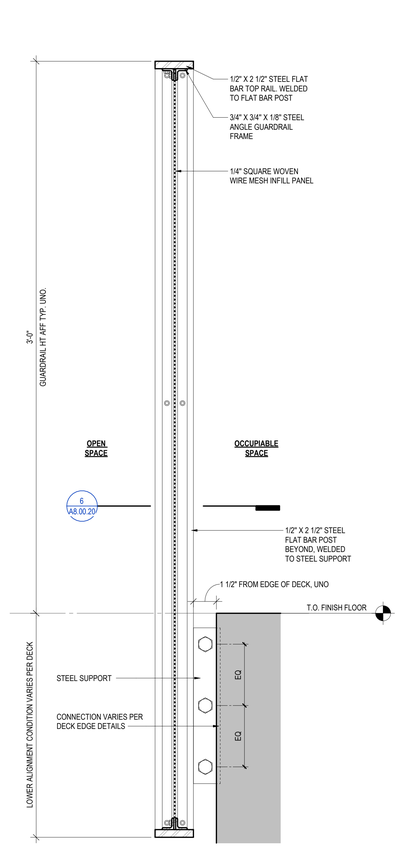
3 TYP GUARDRAIL PLAN @ CORNERS

SCALE: 3" = 1'-0"



2 TYP FACE MOUNTED GUARDRAIL ELEVATION

SCALE: 3" = 1'-0"



1 TYP FACE MOUNTED GUARDRAIL SECTION

SCALE: 3" = 1'-0"

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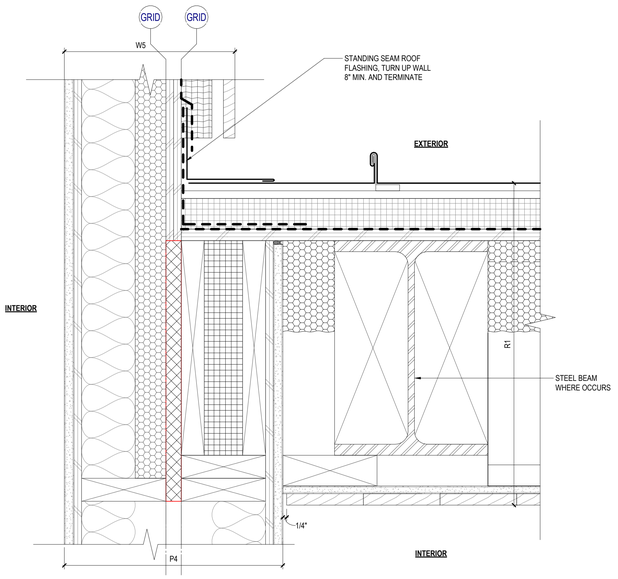
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EXTERIOR DETAILS - TYP GUARDRAILS

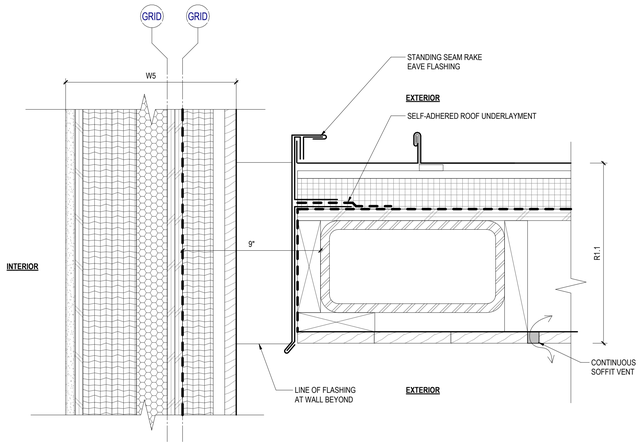
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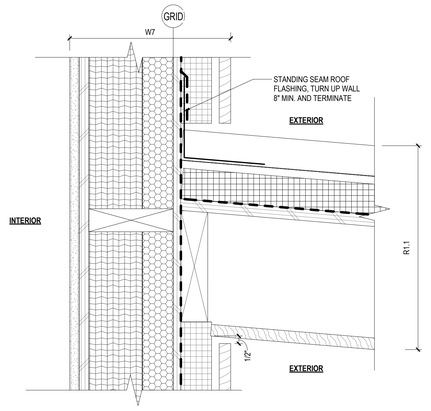
12 EXT DETAIL - TYP - DEMISING WALL ROOF STEEL

SCALE: 3" = 1'-0"



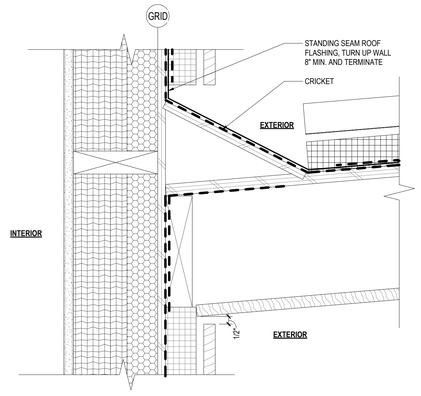
11 EXT DETAIL - TYP - RAKE EAVE @ DEMISING WALL

SCALE: 3" = 1'-0"



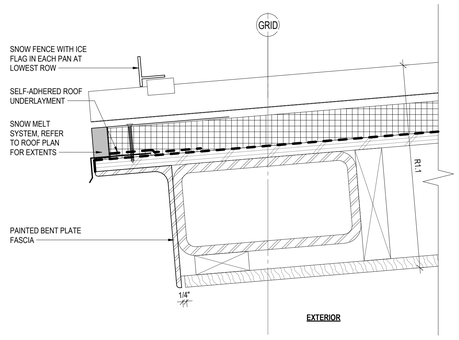
10 EXT DETAIL - TYP - ROOF HIGH POINT @ ADJACENT UNIT WALL

SCALE: 3" = 1'-0"



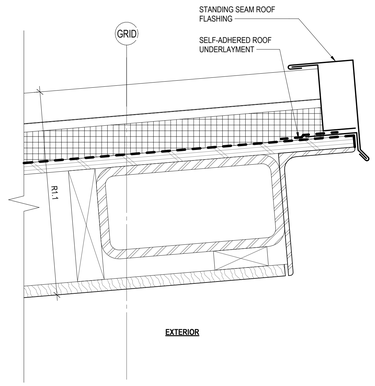
9 EXT DETAIL - TYP - LOW POINT @ ADJACENT UNIT WALL

SCALE: 3" = 1'-0"



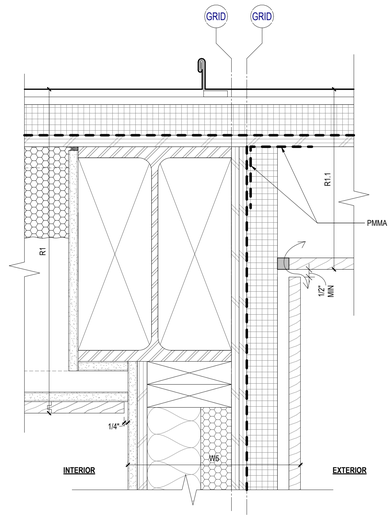
8 EXT DETAIL - TYP - ROOF EDGE @ LOW END

SCALE: 3" = 1'-0"



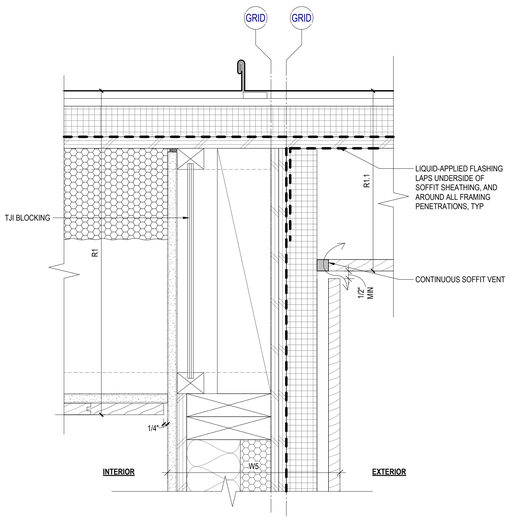
7 EXT DETAIL - TYP - ROOF EDGE @ HIGH END

SCALE: 3" = 1'-0"



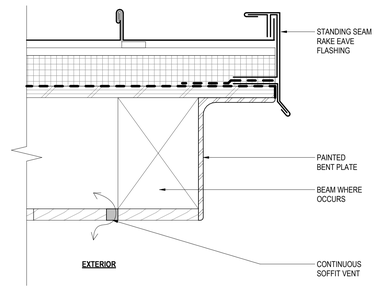
6 EXT DETAIL - TYP - TO DEMISING WALL @ RAKE EAVE STEEL

SCALE: 3" = 1'-0"



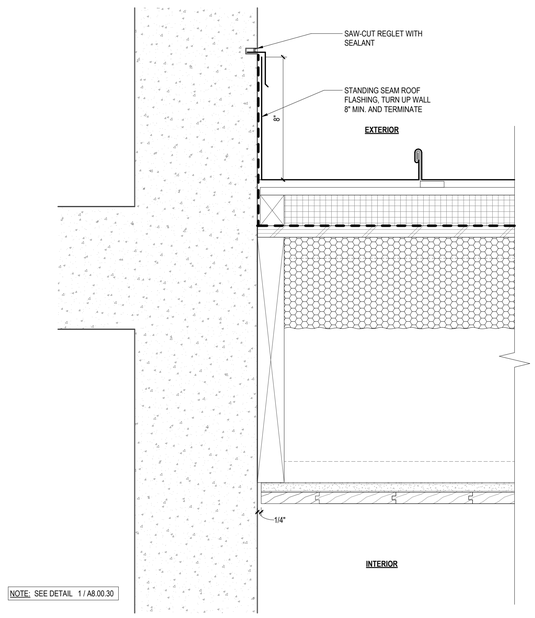
5 EXT DETAIL - TYP - TO DEMISING WALL @ RAKE EAVE

SCALE: 3" = 1'-0"



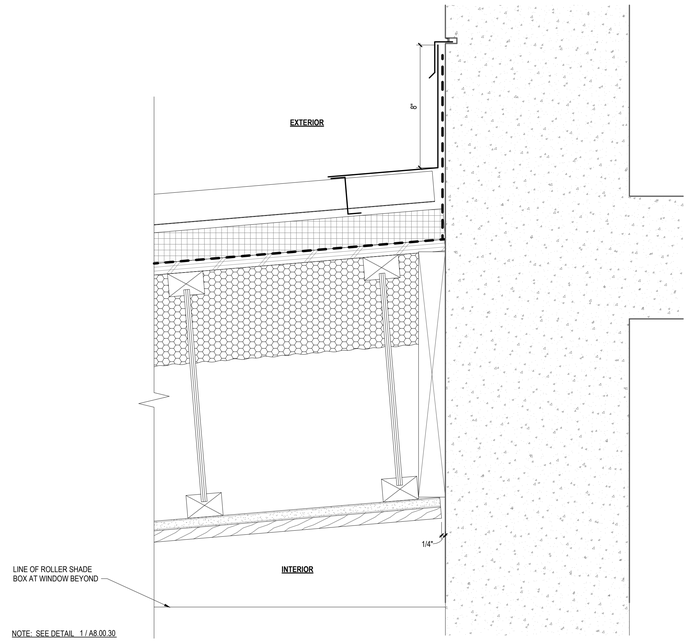
4 EXT DETAIL - TYP - ROOF EDGE @ RAKE EAVE

SCALE: 3" = 1'-0"



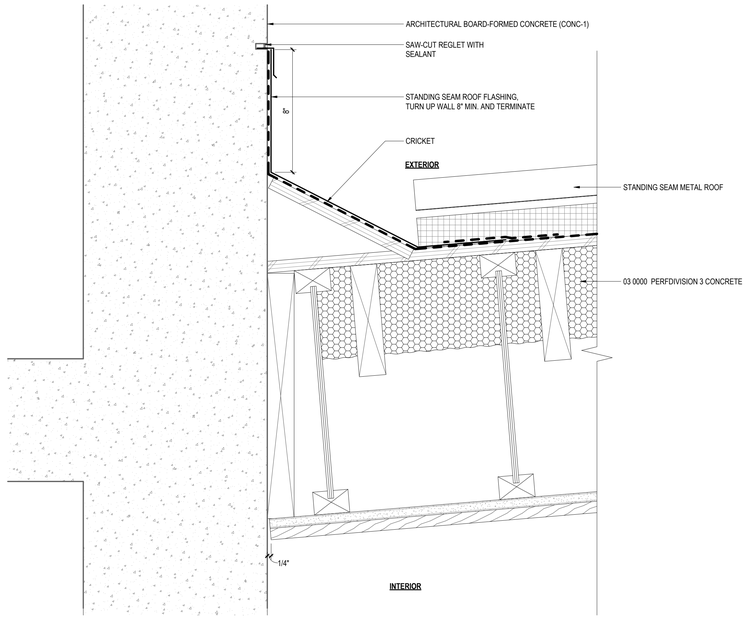
3 EXT DETAIL - TYP - ROOF @ CHIMNEY (RAKE)

SCALE: 3" = 1'-0"



2 EXT DETAIL - TYP - ROOF @ CHIMNEY (LOW)

SCALE: 3" = 1'-0"



1 EXT DETAIL - TYP - ROOF @ CHIMNEY (HIGH)

SCALE: 3" = 1'-0"

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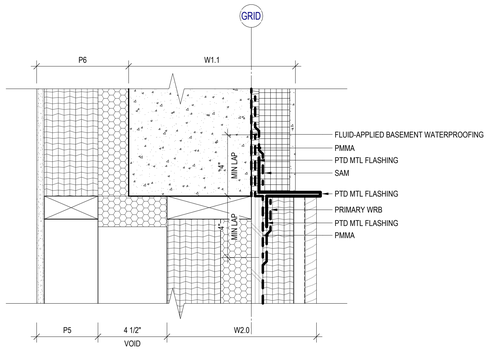
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EXTERIOR DETAILS - TYP ROOF

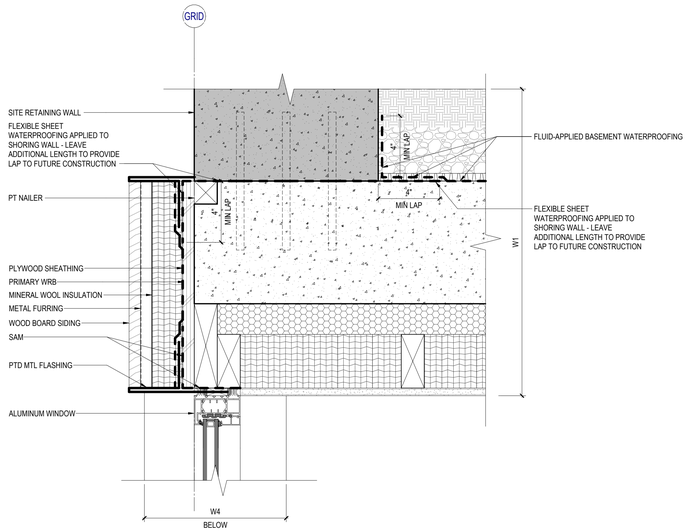
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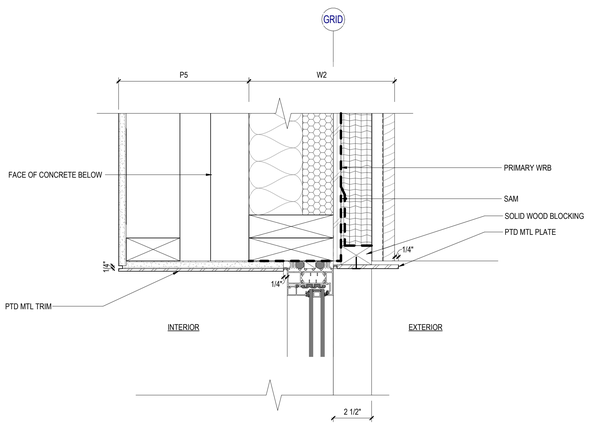
7 EXT DETAIL - MT - WALL TRANSITION W1.1 TI W2.0

SCALE: 3" = 1'-0"



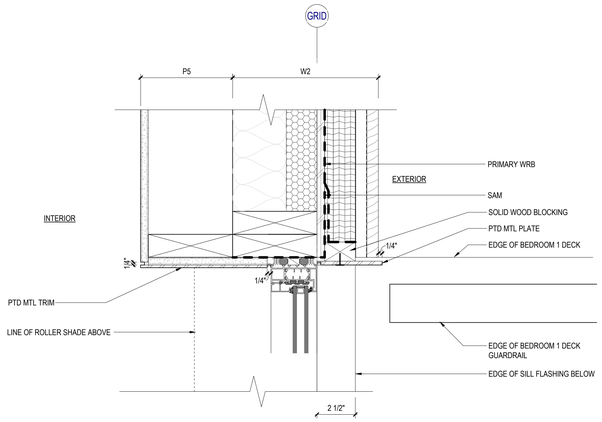
6 EXT DETAIL - MT - WINDOW JAMB @ U09 SHORING WALL

SCALE: 3" = 1'-0"



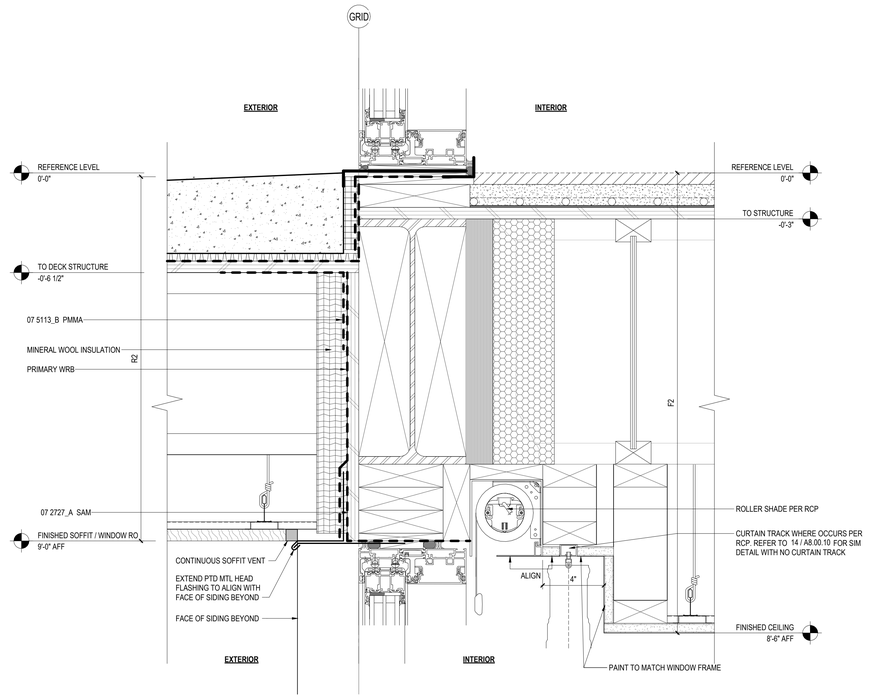
5 EXT DETAIL - MT - ENTRY WINDOW JAMB

SCALE: 3" = 1'-0"



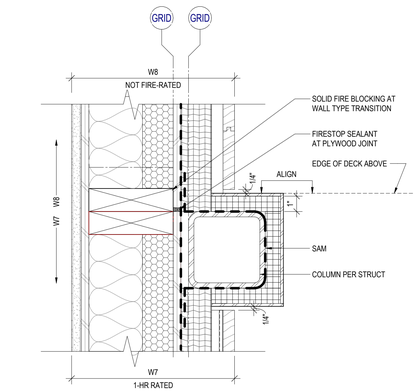
4 EXT DETAIL - MT - LIVING WINDOW JAMB AT FURRED WALL

SCALE: 3" = 1'-0"



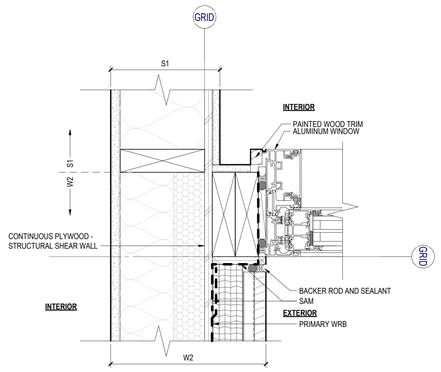
1 EXT DETAIL - MT - WINDOW HEAD / SILL @ MIDDLE DECK

SCALE: 3" = 1'-0"



3 EXT DETAIL - MT - WALL TRANSITION AT COLUMN

SCALE: 3" = 1'-0"



2 EXT DETAIL - MT - INSIDE CORNER AT SHEAR WALL

SCALE: 3" = 1'-0"

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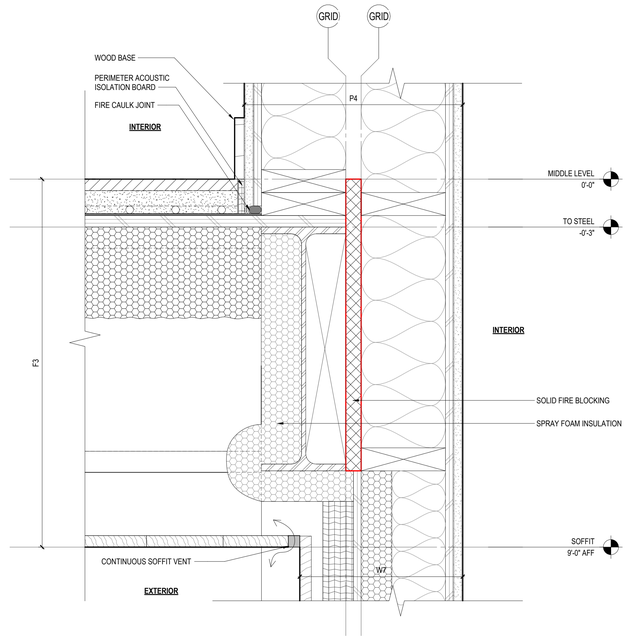
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title:

EXTERIOR DETAILS - MT - WINDOWS & CLADDING

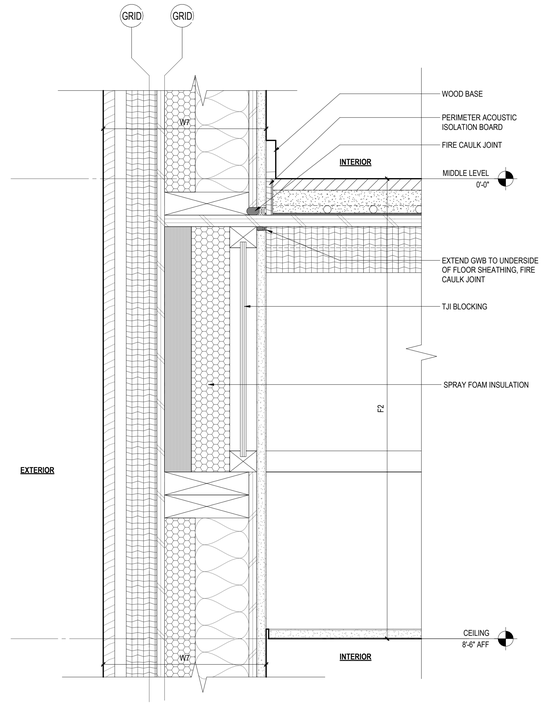
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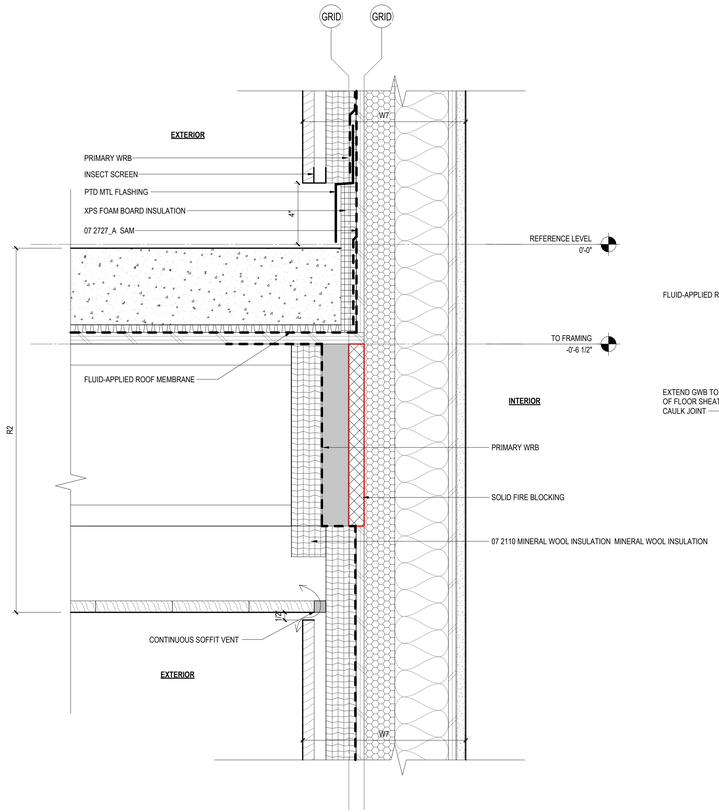
4 EXT DETAIL - MT - EXT WALL HEAD @ DECK OVER CONDITIONED SPACE

SCALE: 3" = 1'-0"



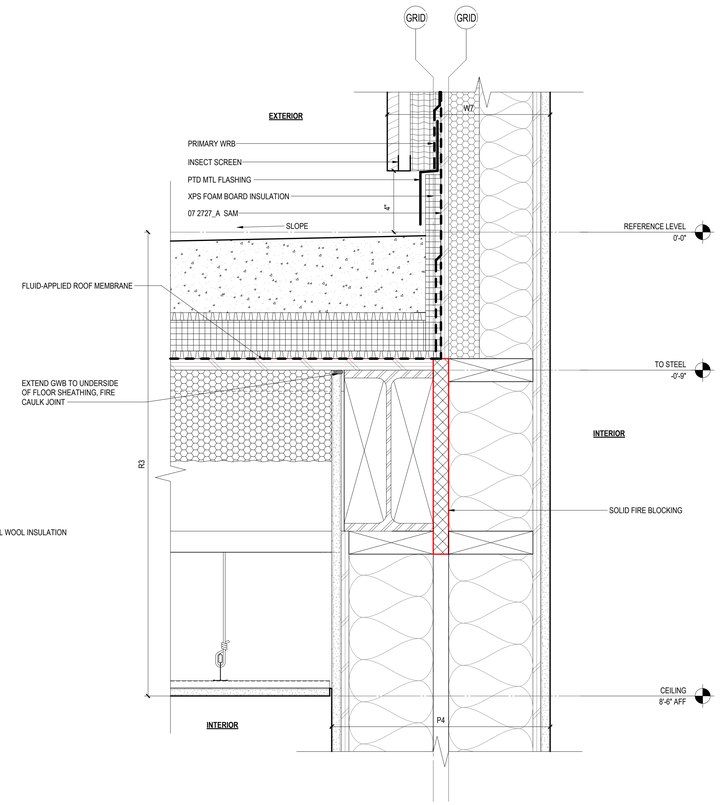
3 EXT DETAIL - MT - EXT WALL @ DECK OVER CONDITIONED SPACE

SCALE: 3" = 1'-0"



2 EXT DETAIL - MT - EXT WALL BASE @ DECK OVER EXTERIOR SPACE

SCALE: 3" = 1'-0"



1 EXT DETAIL - MT - EXT WALL BASE @ DECK OVER CONDITIONED SPACE

SCALE: 3" = 1'-0"

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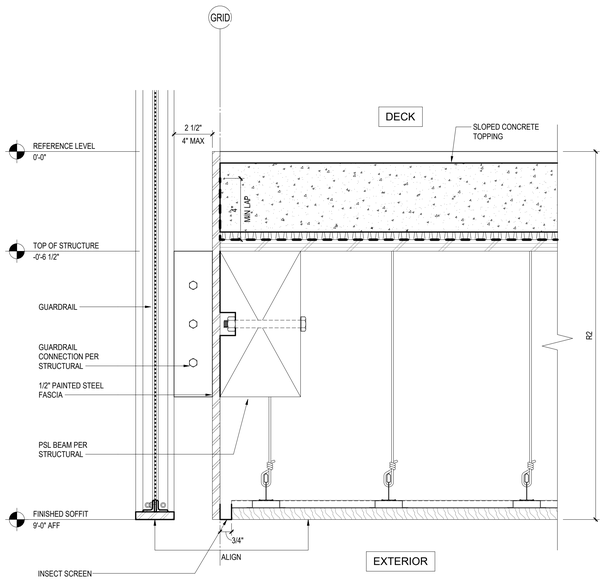
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EXTERIOR DETAILS - MT - DECKS AT DEMISING WALLS

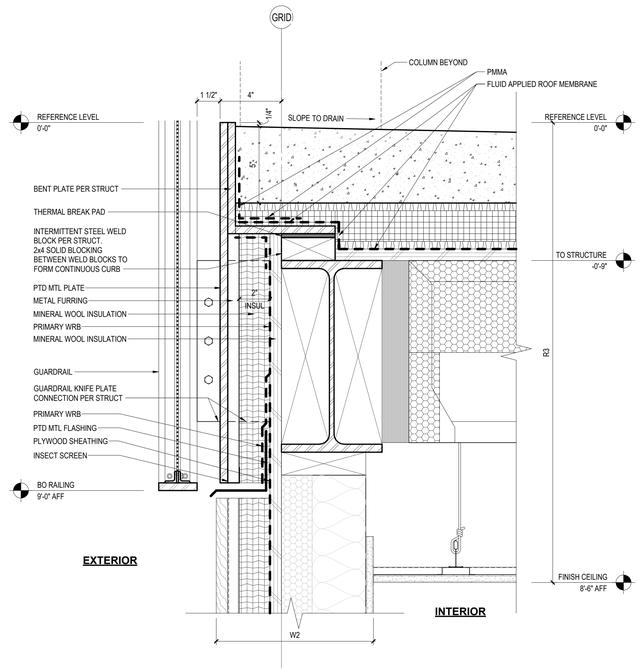
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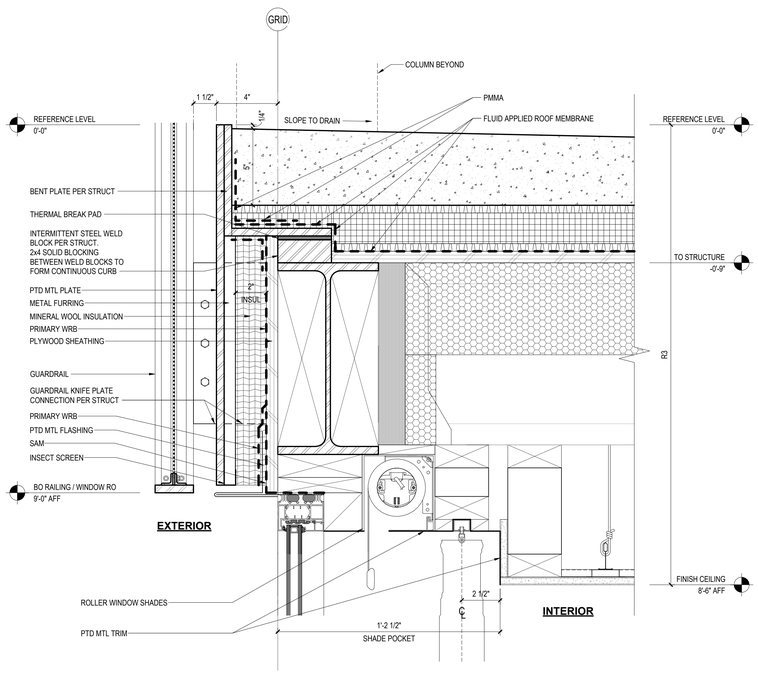
5 EXT DETAIL - MT - GUARDRAIL @ MIDDLE LEVEL DECK E/W EDGE

SCALE: 3" = 1'-0"



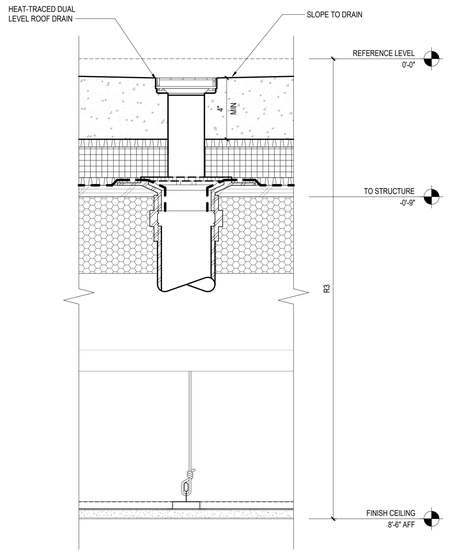
4 EXT DETAIL - MT - GUARDRAIL @ PRIMARY DECK SIDE OF UNIT 6

SCALE: 3" = 1'-0"



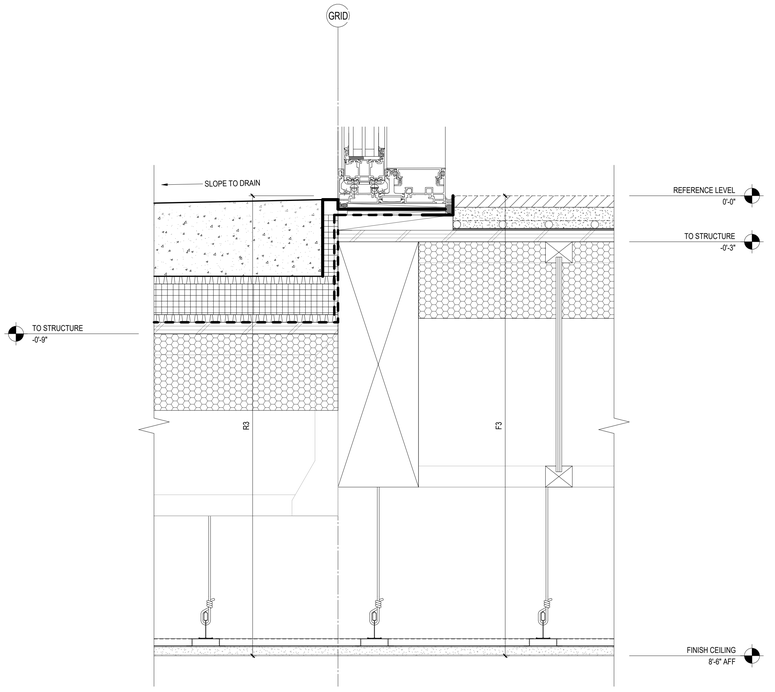
3 EXT DETAIL - MT - GUARDRAIL @ PRIMARY DECK

SCALE: 3" = 1'-0"



2 EXT DETAIL - MT - ROOF DRAIN @ PRIMARY DECK

SCALE: 3" = 1'-0"



1 EXT DETAIL - MT - WINDOW SILL @ PRIMARY DECK

SCALE: 3" = 1'-0"

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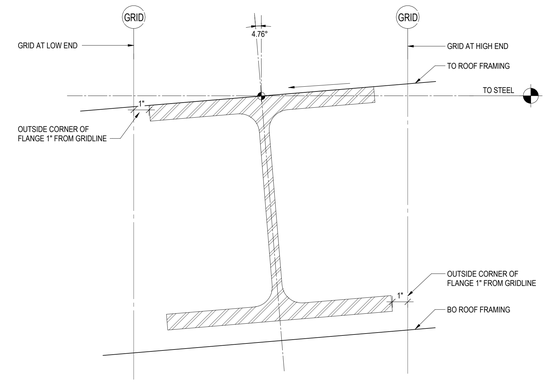
08.09.2024

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EXTERIOR DETAILS - MT - DECK EDGE

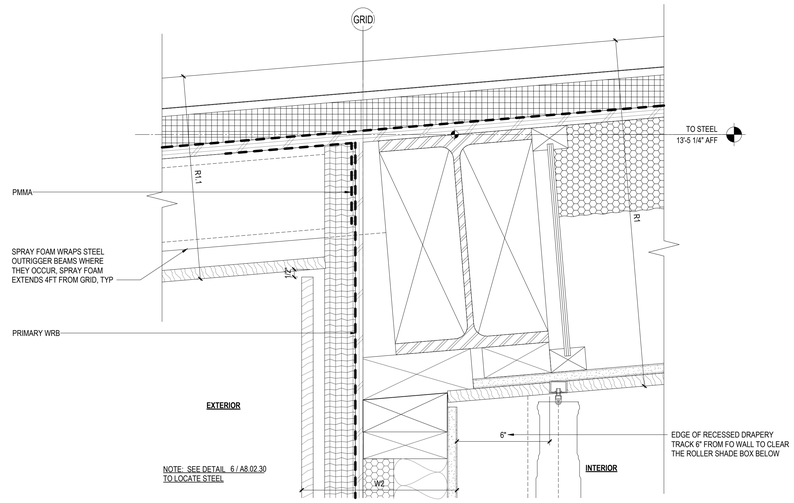
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A8.02.12



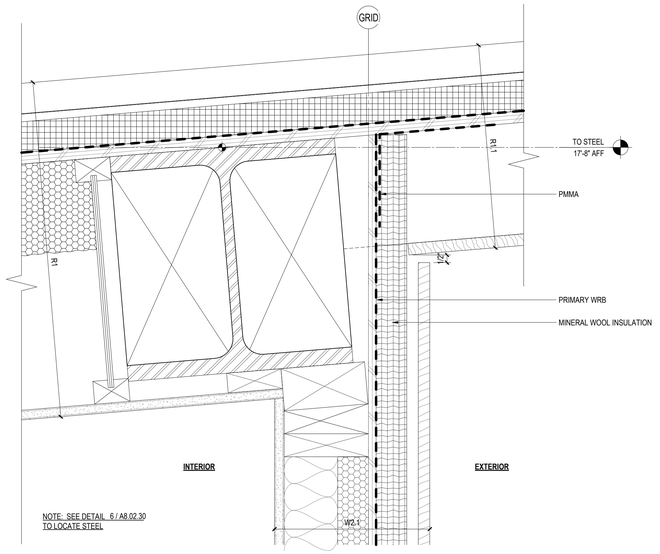
6 EXT DETAIL - MT - ROOF STEEL DIAGRAM

SCALE: 3" = 1'-0"



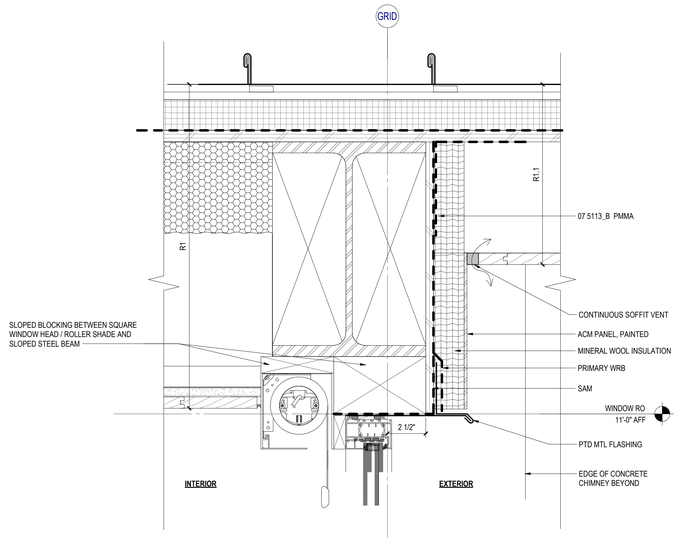
5 EXT DETAIL - MT - ROOF @ LOW END SOLID WALL

SCALE: 3" = 1'-0"



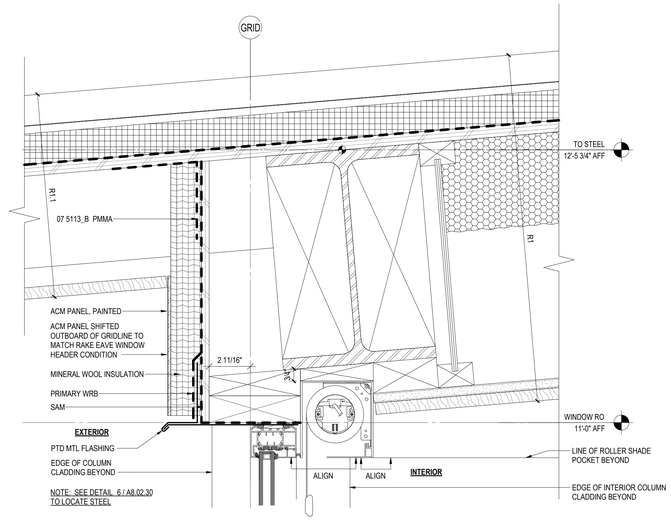
4 EXT DETAIL - MT - ROOF @ HIGH END SOLID WALL (GARAGE)

SCALE: 3" = 1'-0"



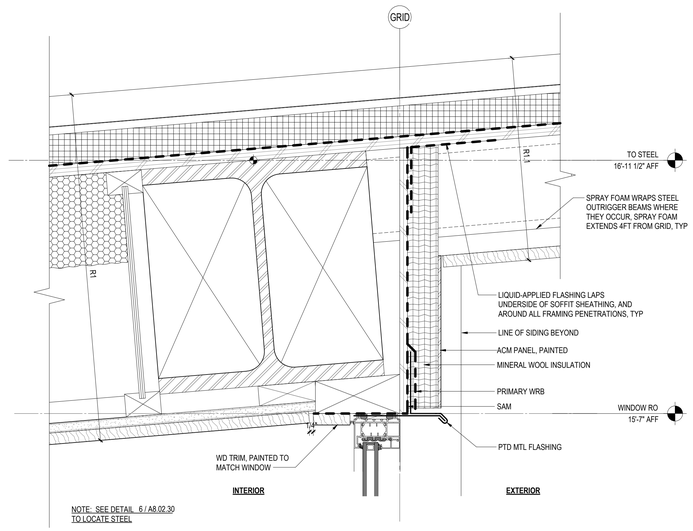
3 EXT DETAIL - MT - WINDOW HEAD @ RAKE EAVE STEEL

SCALE: 3" = 1'-0"



2 EXT DETAIL - MT - ROOF @ LOW END WINDOW HEAD

SCALE: 3" = 1'-0"



1 EXT DETAIL - ROOF @ HIGH END WINDOW HEAD

SCALE: 3" = 1'-0"

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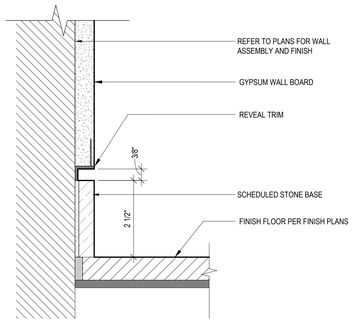
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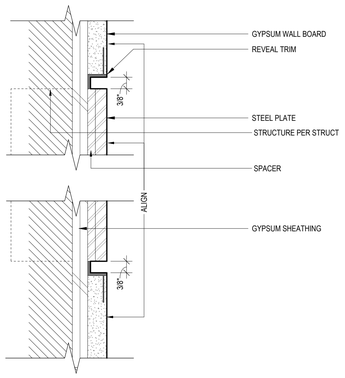
EXTERIOR DETAILS - MT - ROOF

sheet:

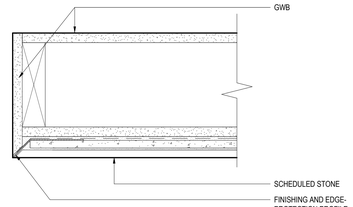
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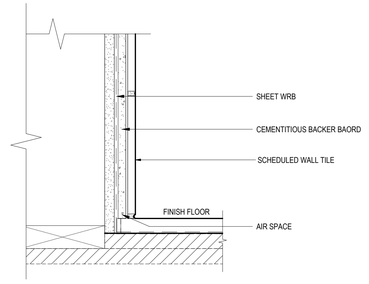
16 WALL BASE - FLUSH STONE BASE
SCALE: 6" = 1'-0"



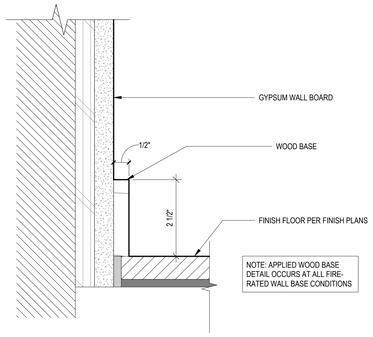
15 WALL SECTION TRANSITION - GWB TO MTL TO GWB
SCALE: 6" = 1'-0"



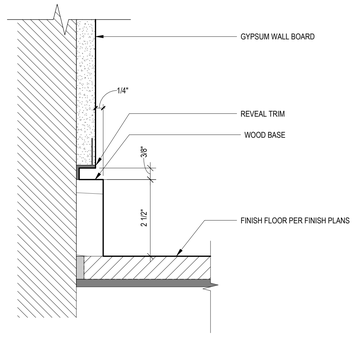
14 WALL PLAN TRANSITION - TILE/STONE TO GWB
SCALE: 3" = 1'-0"



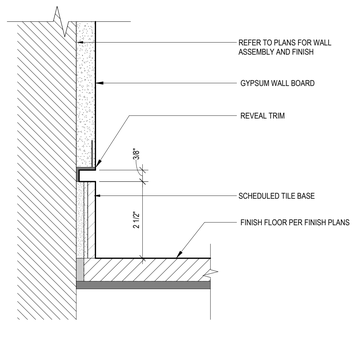
13 WALL BASE - TILE/STONE TO FLOOR
SCALE: 3" = 1'-0"



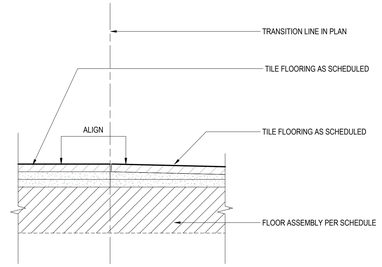
12 WALL BASE - APPLIED WOOD BASE
SCALE: 6" = 1'-0"



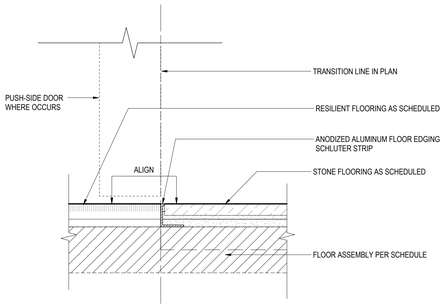
11 WALL BASE - RECESSED WOOD BASE
SCALE: 6" = 1'-0"



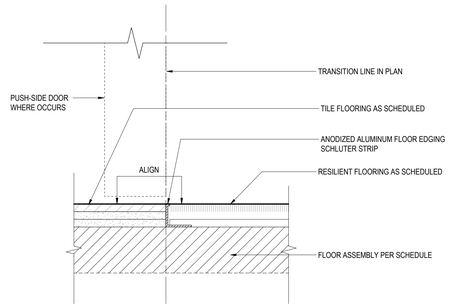
10 WALL BASE - FLUSH TILE BASE
SCALE: 6" = 1'-0"



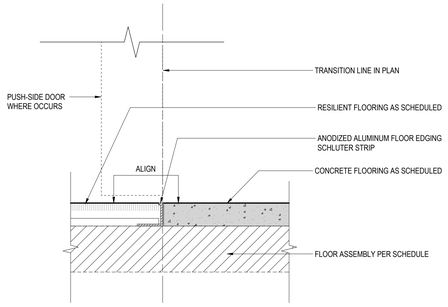
9 FLOOR TRANSITION - TILE TO TILE
SCALE: 6" = 1'-0"



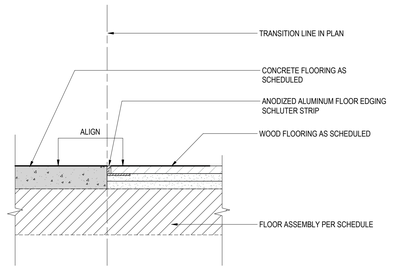
8 FLOOR TRANSITION - STONE TO RESILIENT FLOORING
SCALE: 6" = 1'-0"



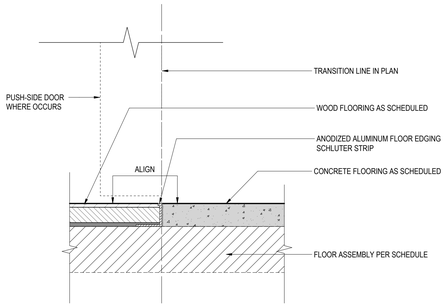
7 FLOOR TRANSITION - TILE TO RESILIENT FLOORING
SCALE: 6" = 1'-0"



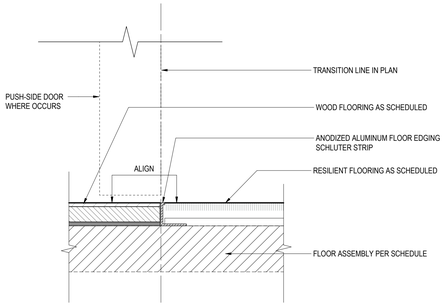
6 FLOOR TRANSITION - CONCRETE TO RESILIENT FLOORING
SCALE: 6" = 1'-0"



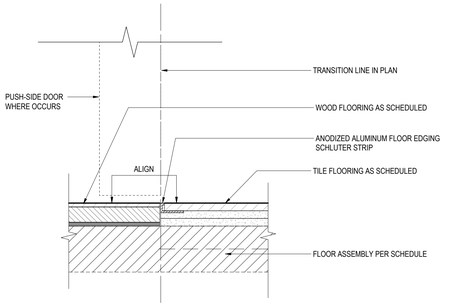
5 FLOOR TRANSITION - CONCRETE TO TILE
SCALE: 6" = 1'-0"



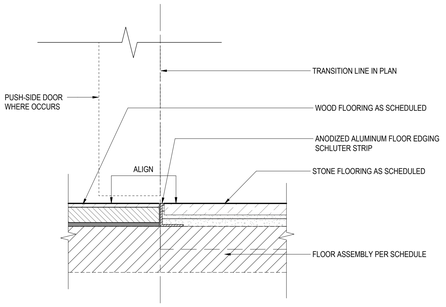
4 FLOOR TRANSITION - WOOD TO CONCRETE
SCALE: 6" = 1'-0"



3 FLOOR TRANSITION - WOOD TO RESILIENT FLOORING
SCALE: 6" = 1'-0"



2 FLOOR TRANSITION - WOOD TO TILE
SCALE: 6" = 1'-0"



1 FLOOR TRANSITION - WOOD TO STONE
SCALE: 6" = 1'-0"

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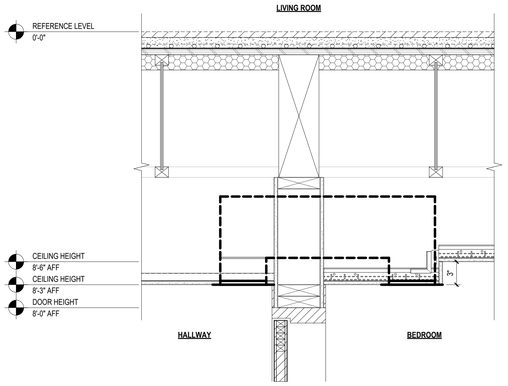
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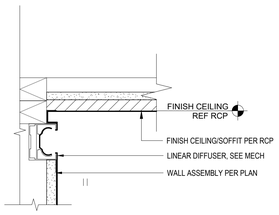
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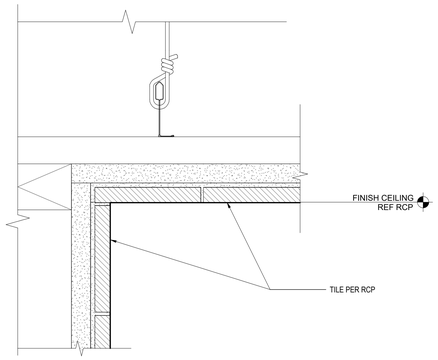
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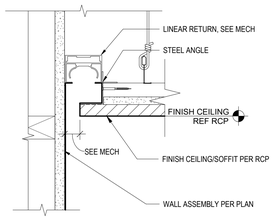
SCALE: 1 1/2" = 1'-0"



10 WALL - LINEAR HIGH WALL SUPPLY @ LIVING/DINING

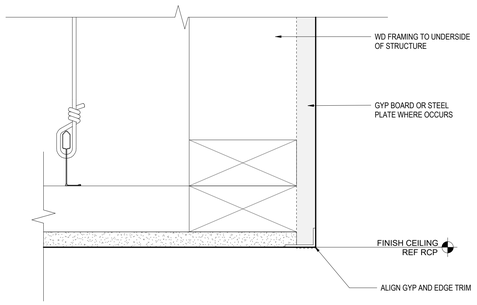
SCALE: 3" = 1'-0"

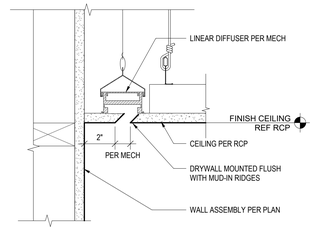




9 CEILING - LINEAR RETURN

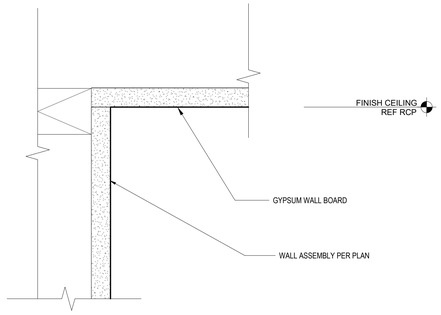
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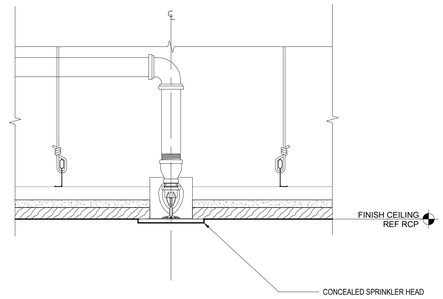




8 CEILING - LINEAR DIFFUSER

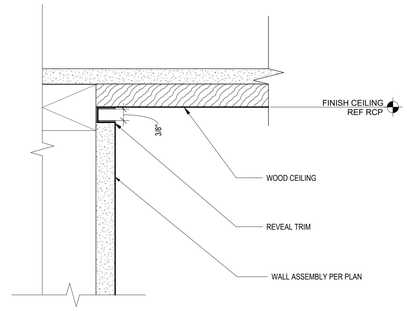
SCALE: 3" = 1'-0"





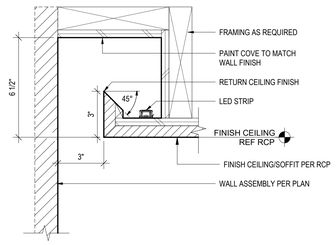
7 CEILING - SPRINKLER HEAD

SCALE: 3" = 1'-0"



6 CEILING - STONE/TILE TO STONE/TILE

SCALE: 6" = 1'-0"



5 CEILING - GWB TO VERTICAL

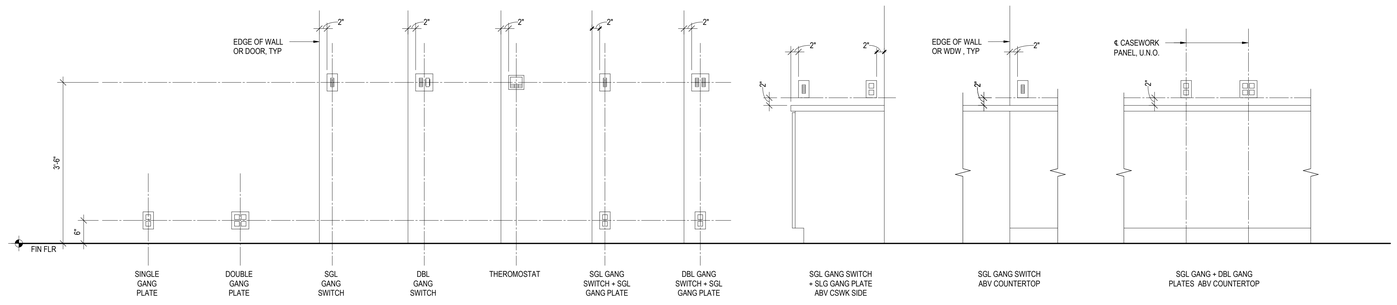
SCALE: 6" = 1'-0"

4 CEILING - GWB TO GWB

SCALE: 6" = 1'-0"

3 CEILING - GWB TO WOOD

SCALE: 6" = 1'-0"



NOTE: REFER TO INTERIOR ELEVATIONS FOR SPECIFIC OUTLET LOCATIONS AND ATYPICAL MOUNTING CONDITIONS

2 CEILING - COVE LIGHT

SCALE: 3" = 1'-0"

1 TYPICAL ELECTRICAL MOUNTING HEIGHTS

SCALE: 3/4" = 1'-0"

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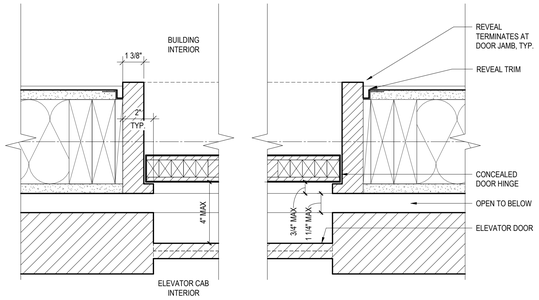
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INTERIOR DETAILS

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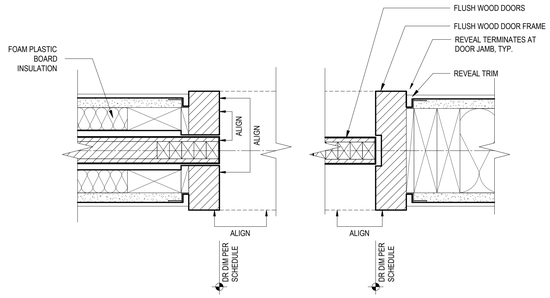
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NOTE: ELEVATOR TO COMPLY WITH ASME A17.1 3/4" & 4" RULE



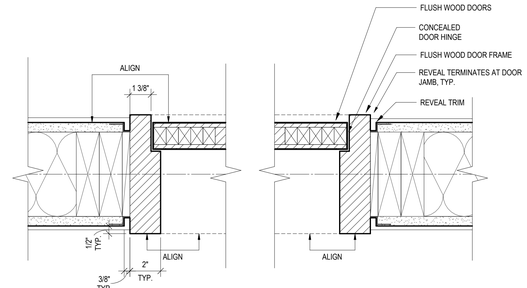
9 TYPICAL INTERIOR ELEVATOR DOOR JAMB

SCALE: 3" = 1'-0"



6 TYPICAL POCKET DOOR JAMB

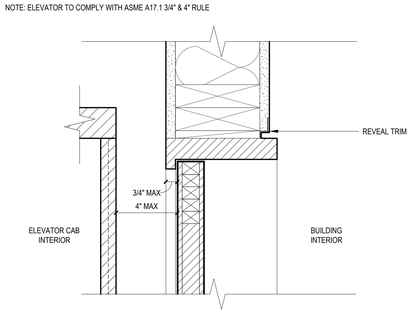
SCALE: 3" = 1'-0"



3 TYPICAL INTERIOR DOOR JAMB

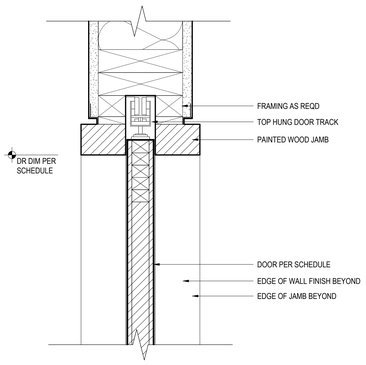
SCALE: 3" = 1'-0"

NOTE: ELEVATOR TO COMPLY WITH ASME A17.1 3/4" & 4" RULE



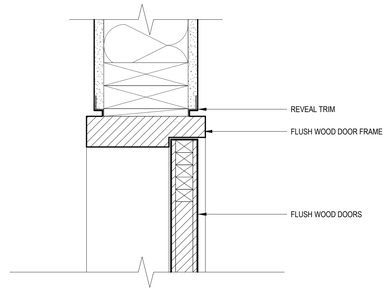
8 TYPICAL INTERIOR ELEVATOR DOOR HEAD

SCALE: 3" = 1'-0"



5 TYPICAL POCKET DOOR HEAD

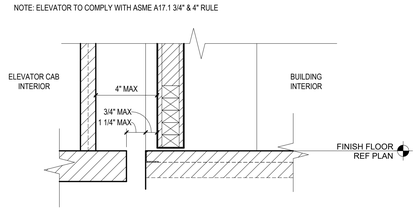
SCALE: 3" = 1'-0"



2 TYPICAL INTERIOR DOOR HEAD

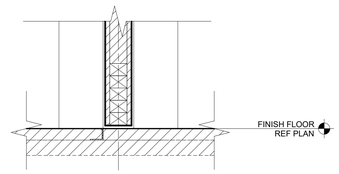
SCALE: 3" = 1'-0"

NOTE: ELEVATOR TO COMPLY WITH ASME A17.1 3/4" & 4" RULE



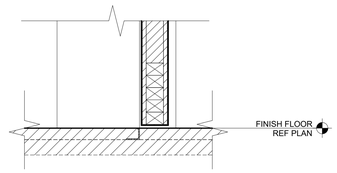
7 TYPICAL INTERIOR ELEVATOR DOOR SILL

SCALE: 3" = 1'-0"



4 TYPICAL POCKET DOOR SILL

SCALE: 3" = 1'-0"



1 TYPICAL INTERIOR DOOR SILL

SCALE: 3" = 1'-0"

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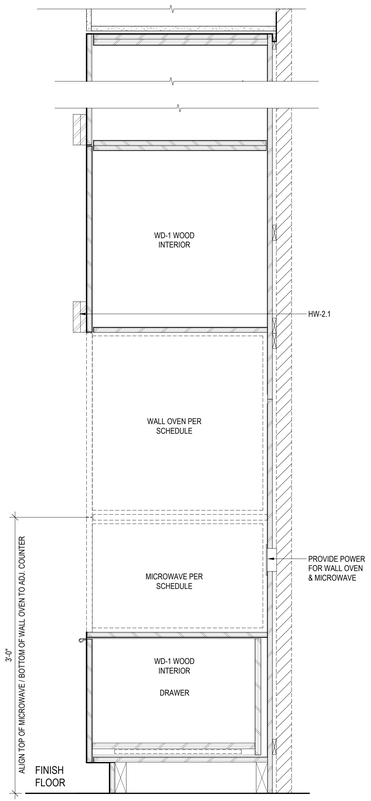
08.09.2024

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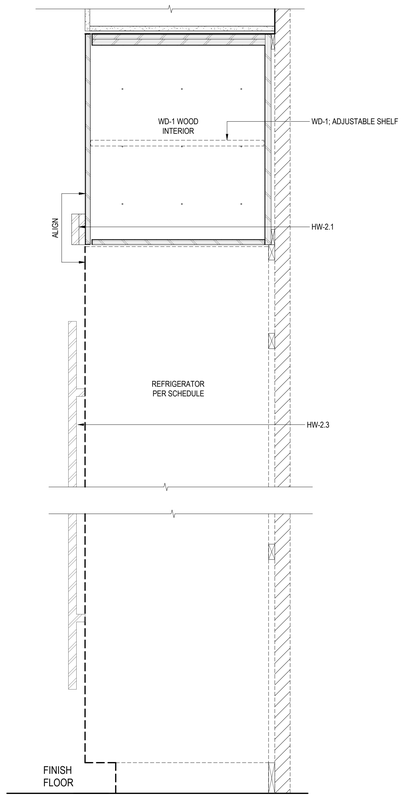
INTERIOR DETAILS - TYPICAL DOORS

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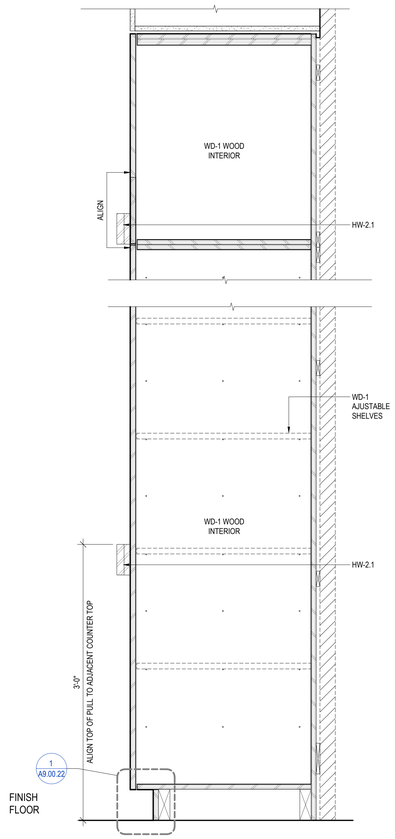
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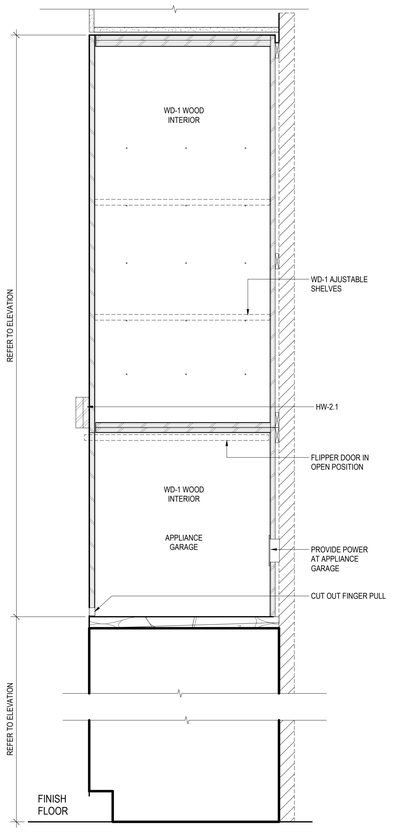
7 KITCHEN CASEWORK @ WALL OVEN
SCALE: 1 1/2" = 1'-0"



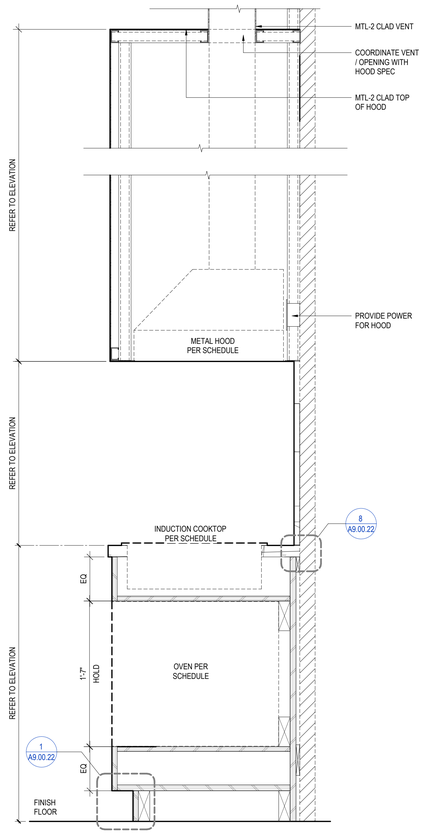
6 KITCHEN CASEWORK SECTION @ REFRIGERATOR
SCALE: 1 1/2" = 1'-0"



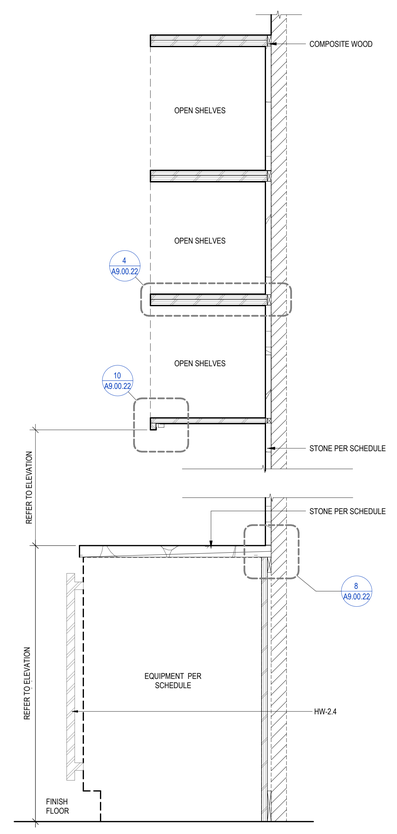
5 KITCHEN CASEWORK SECTION - FULL HEIGHT
SCALE: 1 1/2" = 1'-0"



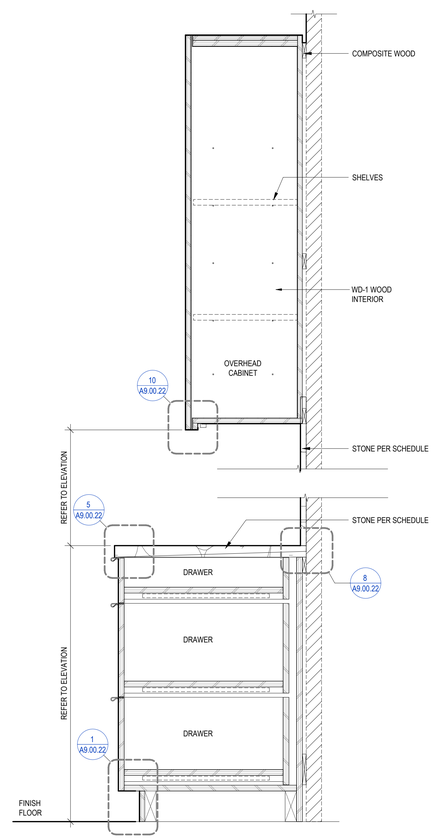
4 KITCHEN CASEWORK @ APPLIANCE GARAGE
SCALE: 1 1/2" = 1'-0"



3 KITCHEN CASEWORK SECTION @ HOOD
SCALE: 1 1/2" = 1'-0"



2 KITCHEN CASEWORK SECTION @ SHELVING
SCALE: 1 1/2" = 1'-0"



1 KITCHEN CASEWORK SECTION, TYPICAL
SCALE: 1 1/2" = 1'-0"

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stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY, TH, MU, EG
checked by:	QC
job no.:	23038

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08.09.2024

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INTERIOR DETAILS - KITCHEN

sheet:
A9.00.20

3 KITCHEN ISLAND CASEWORK SECTION

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

2 KITCHEN ISLAND TRASH SECTION

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

1 KITCHEN ISLAND SINK SECTION

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

4 KITCHEN ISLAND PLUMBING PLACEMENT

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

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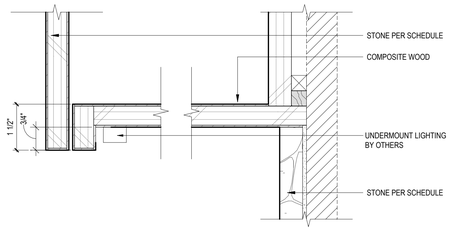
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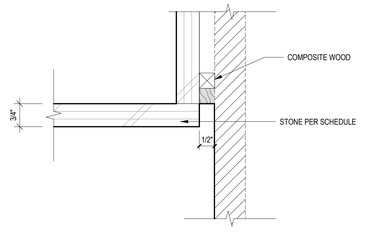
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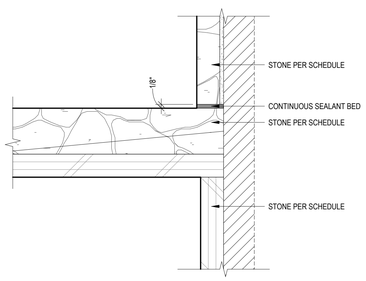
10 TYPICAL UPPER CASEWORK

SCALE: 6" = 1'-0"



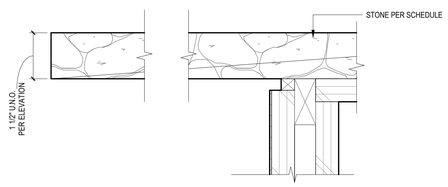
9 SCRIBE TO ADJ WALL FINISH/MILL WORK

SCALE: 6" = 1'-0"



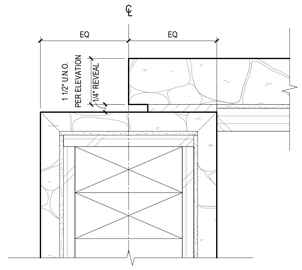
8 COUNTER TO BACKSPLASH DETAIL - STONE

SCALE: 6" = 1'-0"



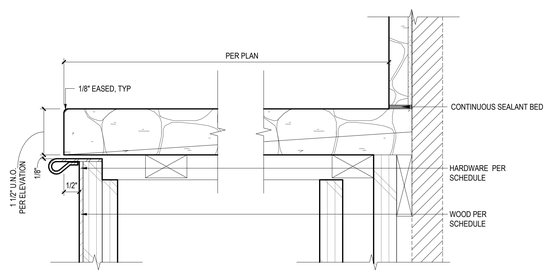
7 KITCHEN ISLAND STONE OVERHANG

SCALE: 6" = 1'-0"



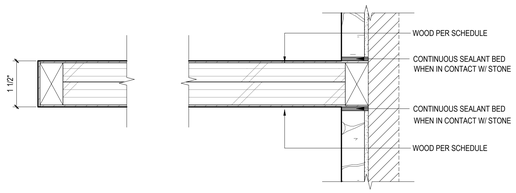
6 KITCHEN ISLAND STONE WATERFALL COUNTER EDGE

SCALE: 6" = 1'-0"



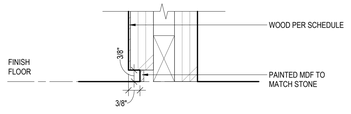
5 TYPICAL COUNTER

SCALE: 6" = 1'-0"



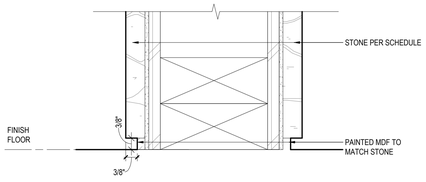
4 TYPICAL WOOD SHELF

SCALE: 6" = 1'-0"



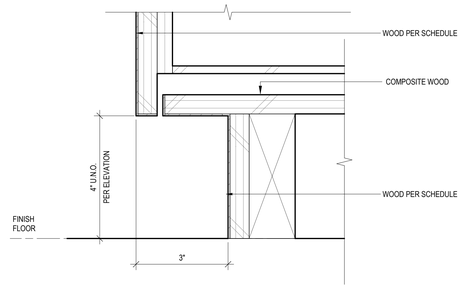
3 TYPICAL WOOD EDGE BASE

SCALE: 6" = 1'-0"



2 KITCHEN ISLAND STONE WATERFALL EDGE BASE

SCALE: 6" = 1'-0"



1 TYPICAL TOE KICK SECTION

SCALE: 6" = 1'-0"

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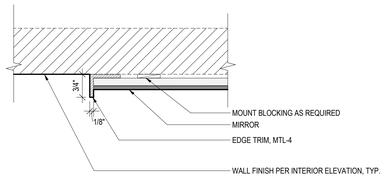
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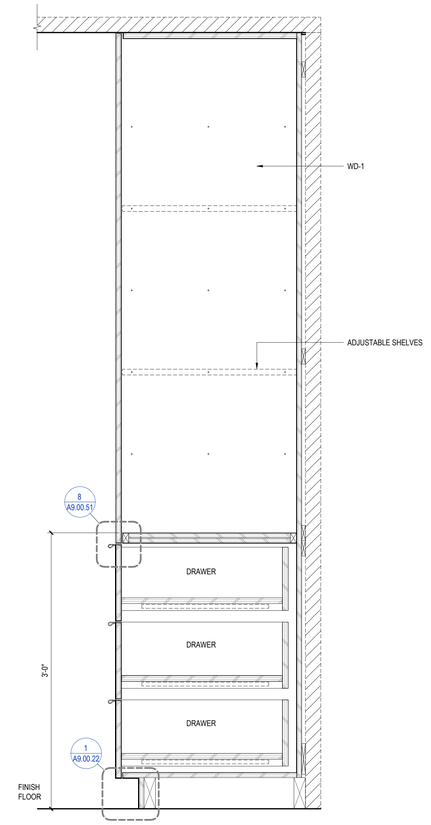
INTERIOR DETAILS - KITCHEN

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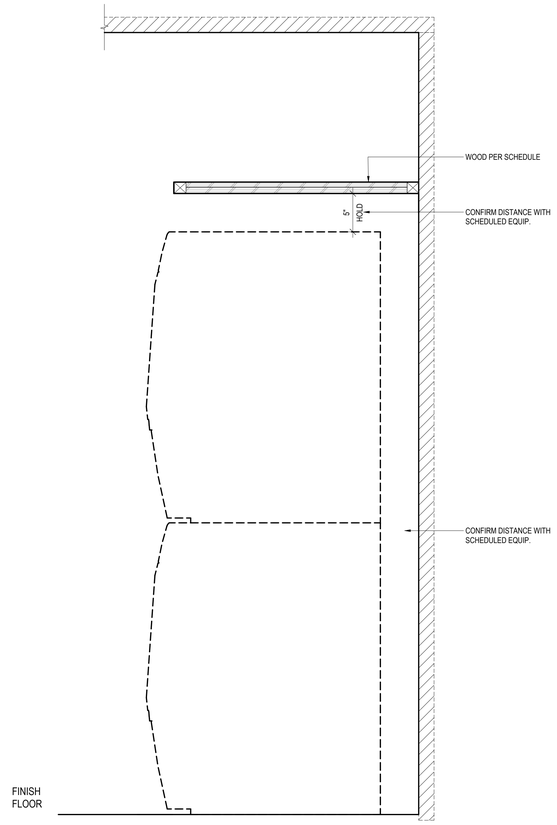
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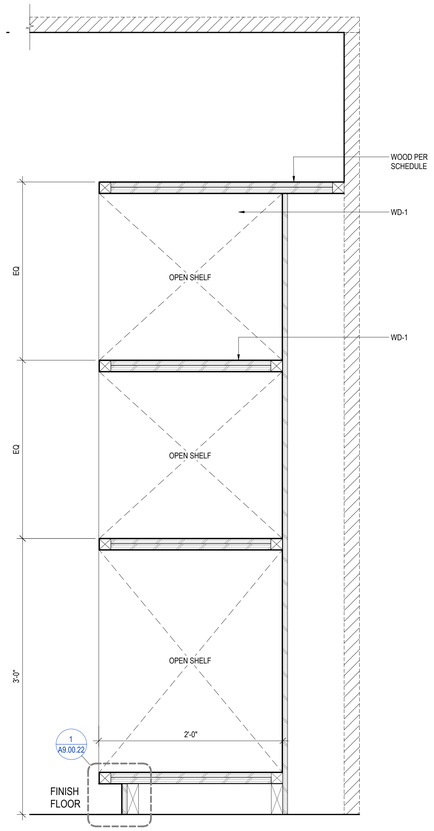
10 TYPICAL MIRROR EDGE DETAIL
SCALE: 6" = 1'-0"



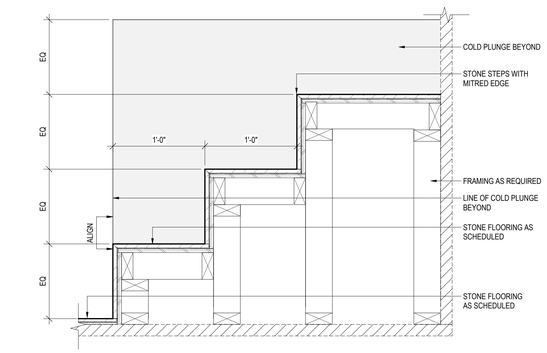
9 BATHROOM CASEWORK SECTION - LINEN CLOSET
SCALE: 1 1/2" = 1'-0"



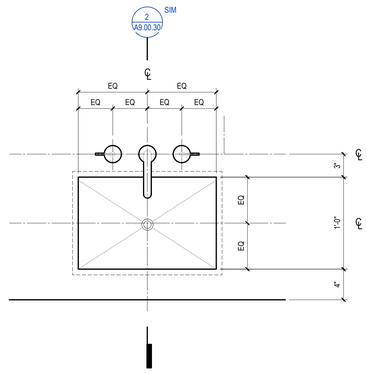
8 BATHROOM CASEWORK SECTION - LAUNDRY EQUIPMENT
SCALE: 1 1/2" = 1'-0"



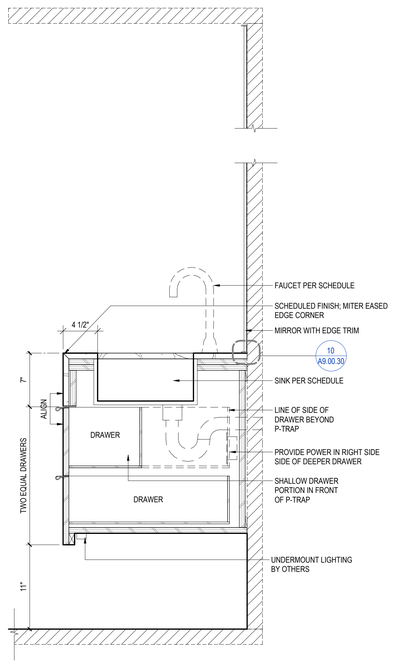
7 BATHROOM CASEWORK SECTION - LAUNDRY STORAGE
SCALE: 1 1/2" = 1'-0"



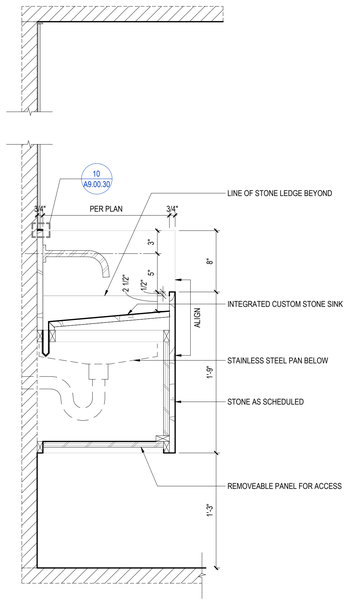
6 COLD PLUNGE STEPS
SCALE: 1 1/2" = 1'-0"



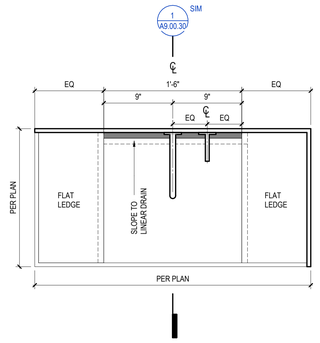
5 TYP VANITY & PLUMBING PLACEMENT
SCALE: 1 1/2" = 1'-0"



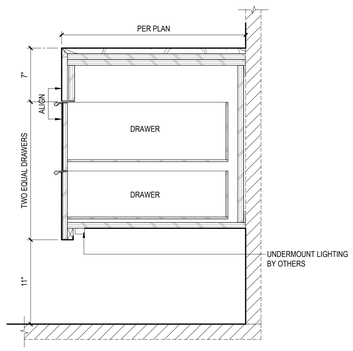
2 BATHROOM VANITY, TYPICAL
SCALE: 1 1/2" = 1'-0"



1 BATHROOM VANITY @ POWDER ROOM
SCALE: 1 1/2" = 1'-0"



4 POWDER ROOM VANITY & PLUMBING PLACEMENT
SCALE: 1 1/2" = 1'-0"



3 BATHROOM VANITY, TYPICAL STORAGE
SCALE: 1 1/2" = 1'-0"

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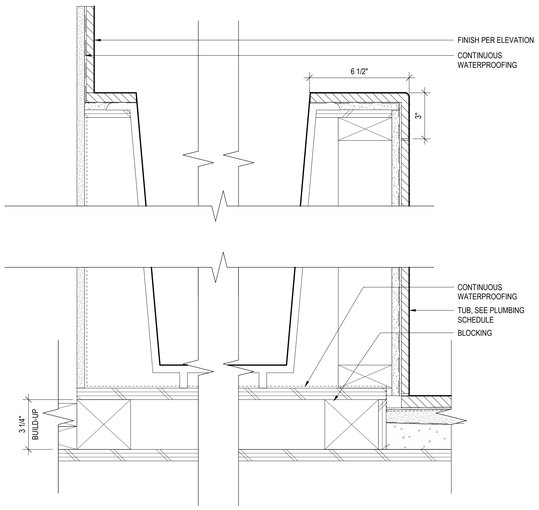
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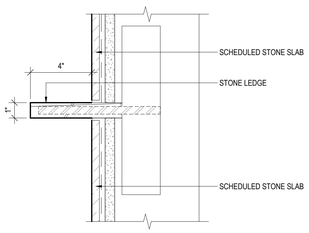
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INTERIOR DETAILS - BATHROOMS

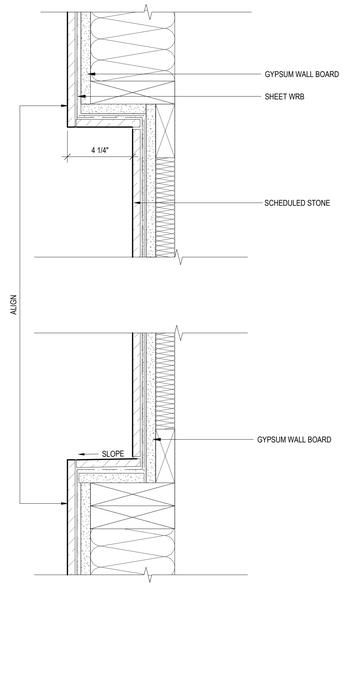
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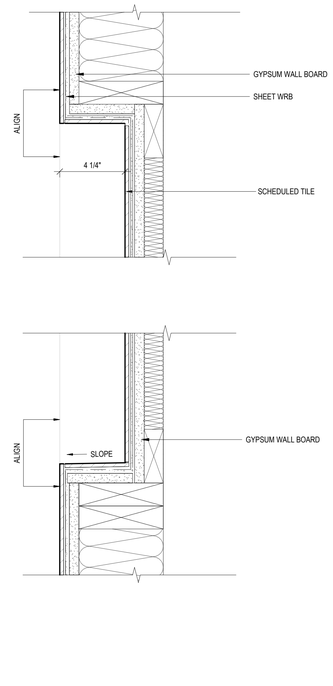
8 TYPICAL BATHROOM TUB
SCALE: 3" = 1'-0"



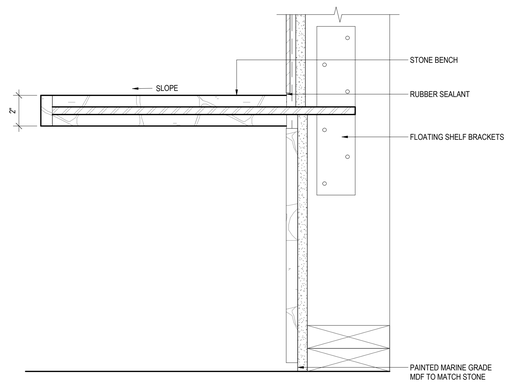
11 TYPICAL BATHTUB SHELF LEDGE
SCALE: 3" = 1'-0"



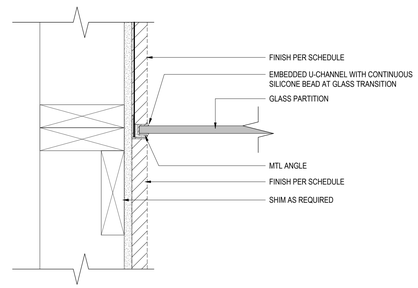
10 PRIMARY BATH SHOWER NICHE
SCALE: 3" = 1'-0"



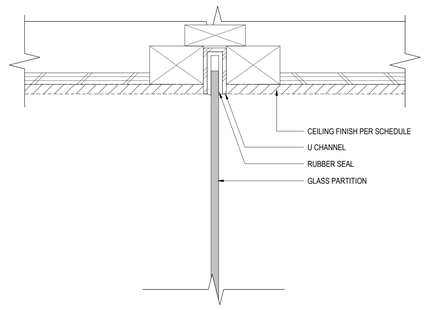
9 TYPICAL SHOWER NICHE
SCALE: 3" = 1'-0"



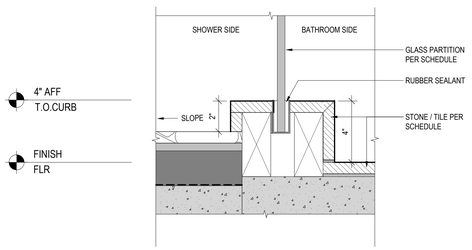
7 TYPICAL SHOWER BENCH
SCALE: 3" = 1'-0"



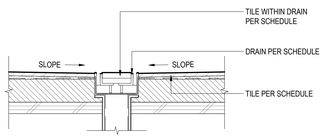
6 TYPICAL GLASS PARTITION JAMB
SCALE: 3" = 1'-0"



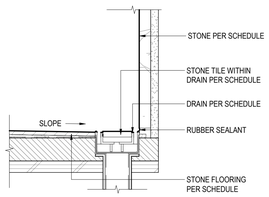
5 TYPICAL GLASS PARTITION HEAD
SCALE: 3" = 1'-0"



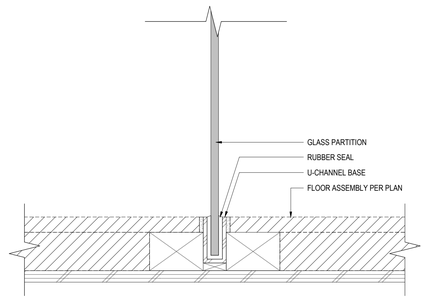
4 TYPICAL SHOWER CURB
SCALE: 3" = 1'-0"



3 TYPICAL BATHROOM SHOWER CENTER DRAIN
SCALE: 3" = 1'-0"



2 PRIMARY BATHROOM SHOWER DRAIN
SCALE: 3" = 1'-0"



1 TYPICAL GLASS PARTITION SILL
SCALE: 3" = 1'-0"

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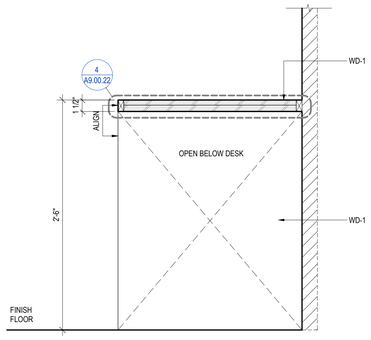
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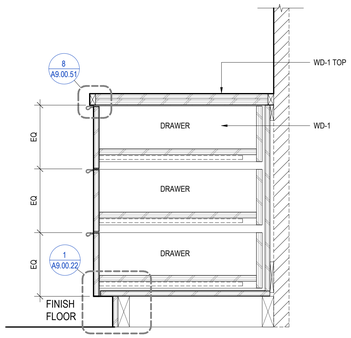
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INTERIOR DETAILS - BATHROOMS

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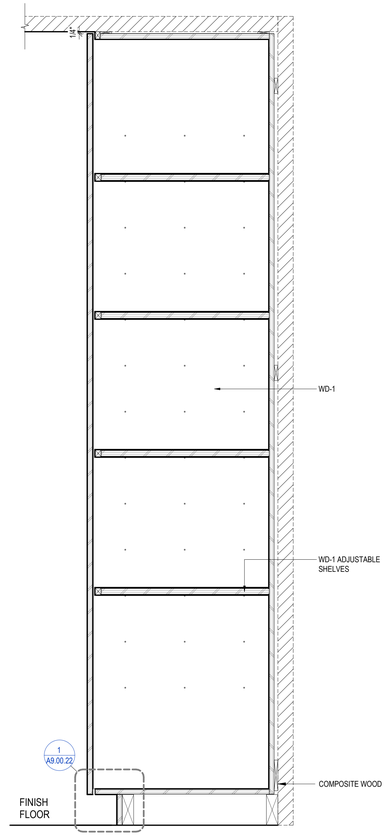
9 OPEN DESK AT BEDROOM

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



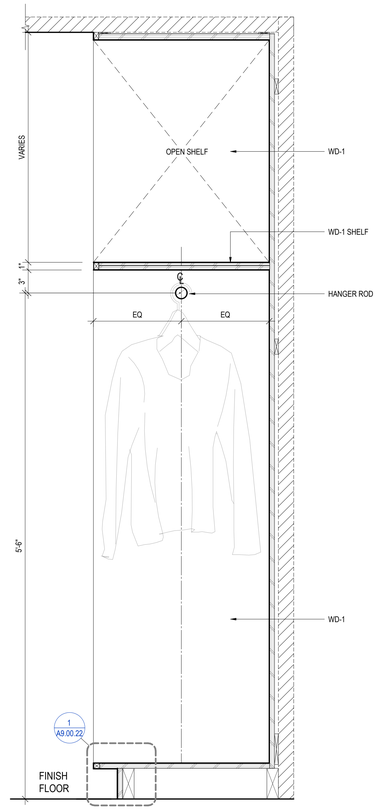
8 TYPICAL BUILT-IN DRESSER

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



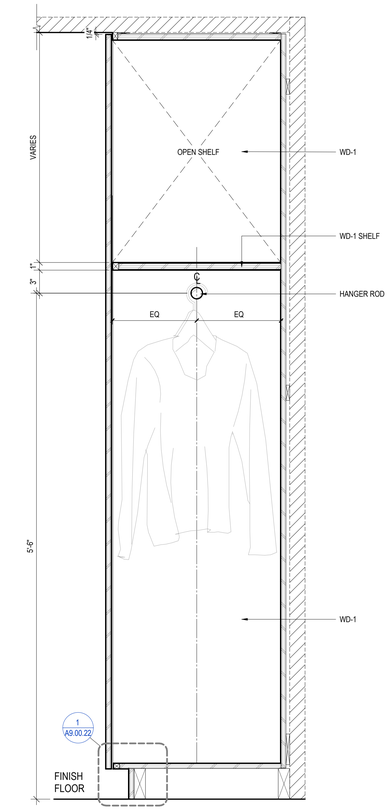
7 TYPICAL COAT CLOSET WITH DOORS

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



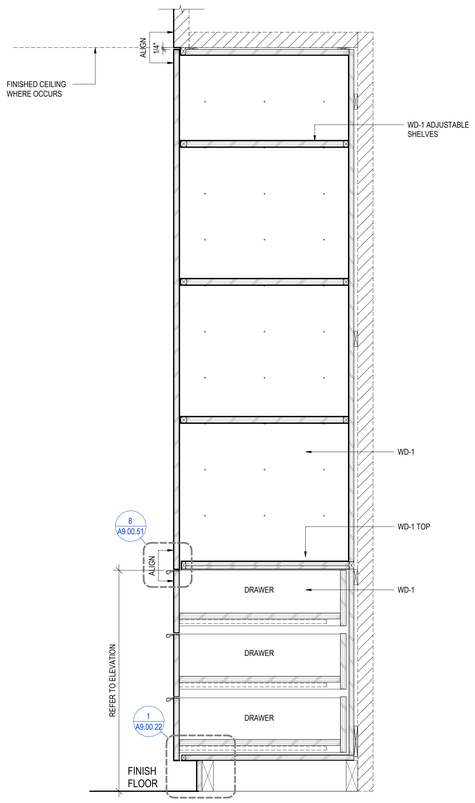
6 TYPICAL OPEN WARDROBE

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



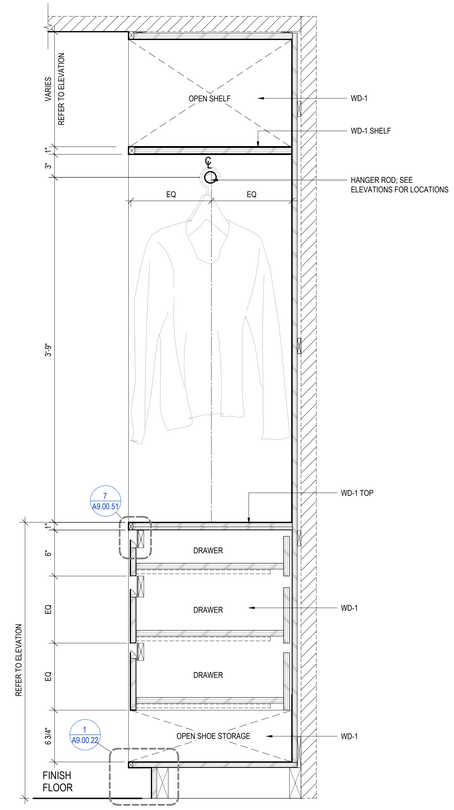
5 TYPICAL WARDROBE WITH DOORS

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



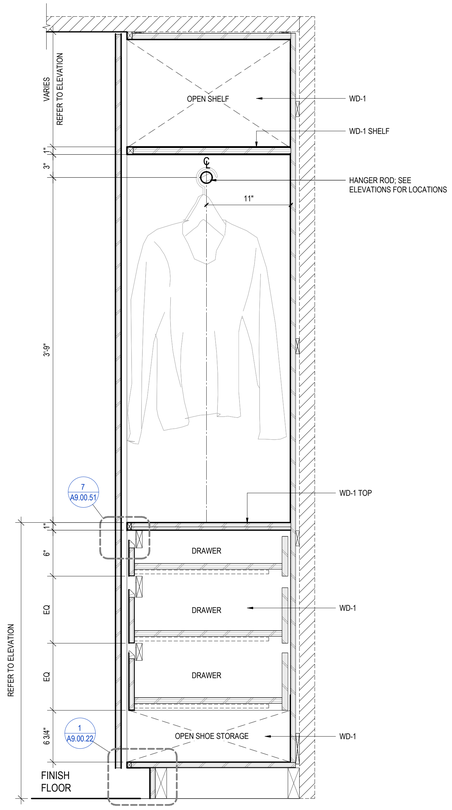
4 CLOSET WITH DRAWERS & ADJUSTABLE SHELVES

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



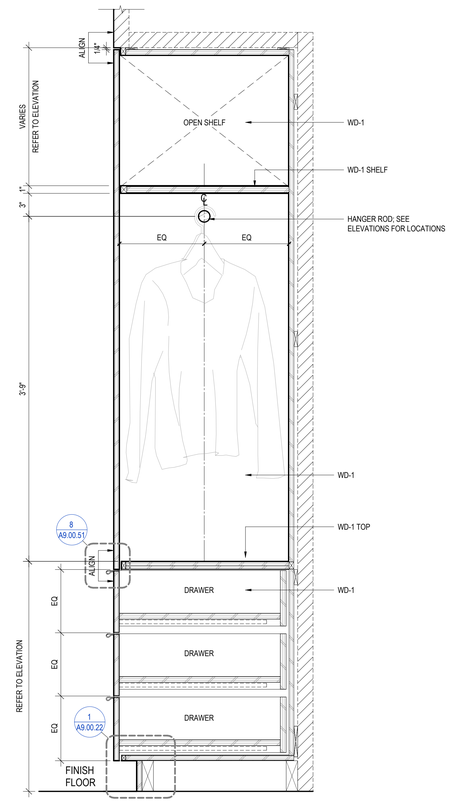
3 OPEN WARDROBE WITH DRAWERS

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



2 WARDROBE WITH DOORS & DRAWERS

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



1 TYPICAL WARDROBE WITH DRAWERS

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

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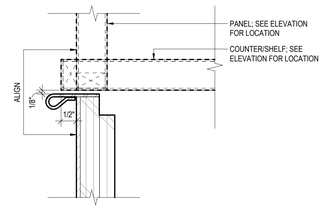
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INTERIOR DETAILS - MISC. CASEWORK

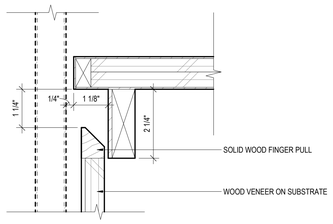
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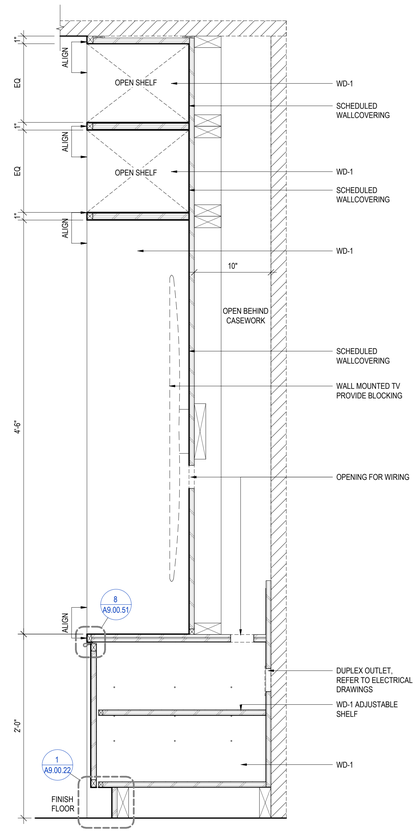
8 DRAWER - TK PULL

SCALE: 6" = 1'-0"



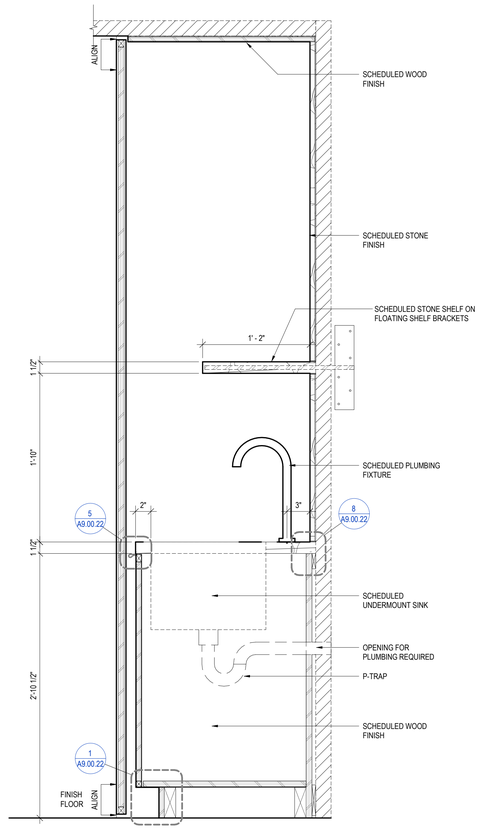
7 DRAWER - FINGER PULL

SCALE: 6" = 1'-0"



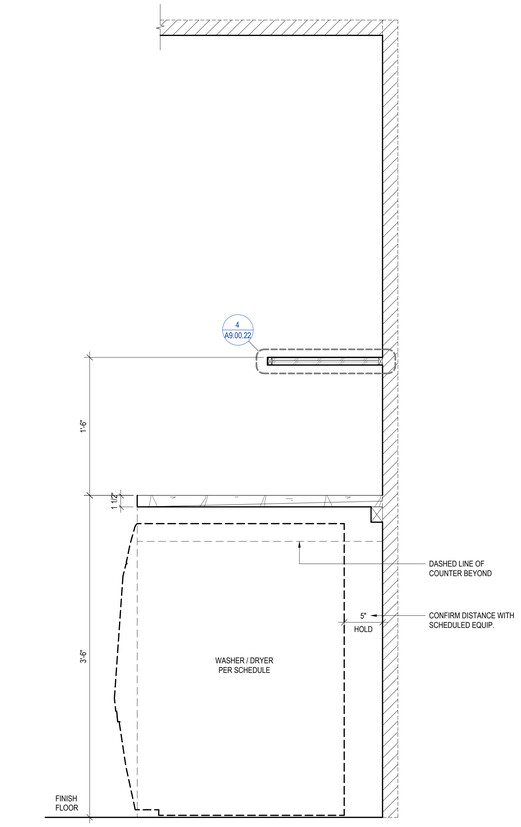
6 TV AND STORAGE AT RECREATION/TV ROOM

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



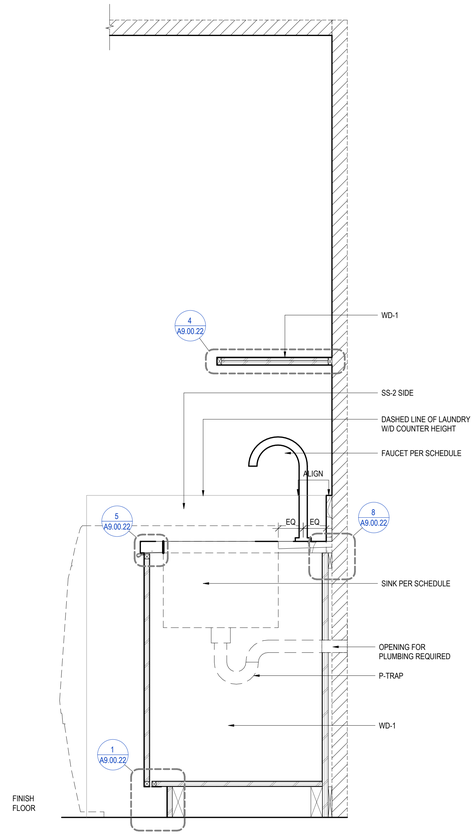
5 BAR WITH DOOR AT RECREATION/TV ROOM

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



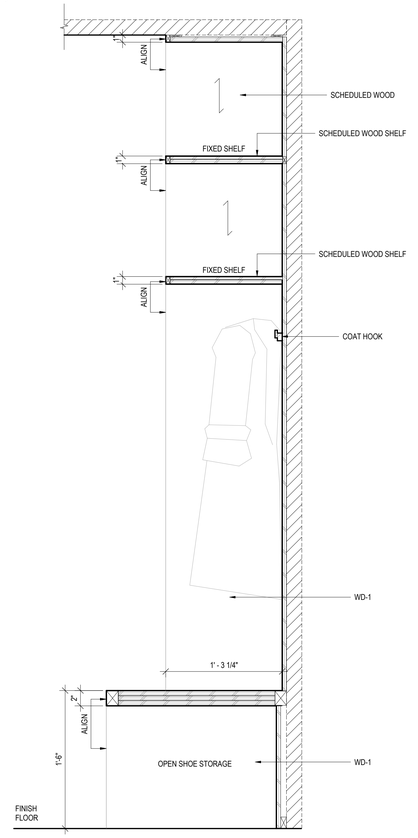
4 LAUNDRY ROOM W/D INSERT W/ SHELF

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



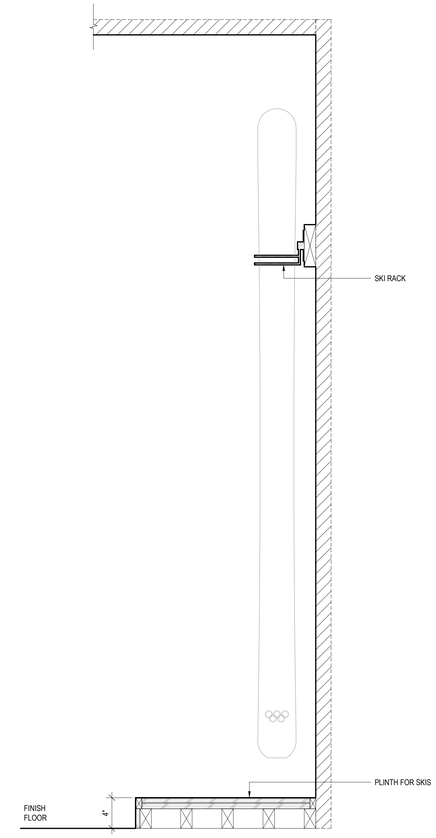
3 LAUNDRY ROOM CABINET W/ SHELF

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



2 COAT CUBBY AT GARAGE ENTRY

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



1 SKI STORAGE AT GARAGE ENTRY

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

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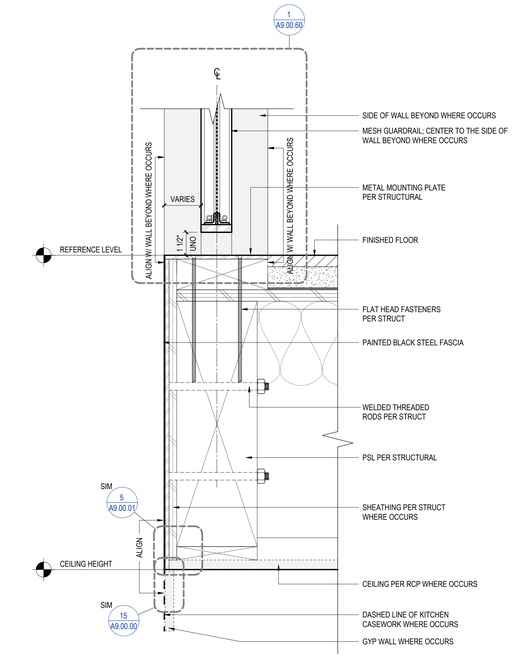
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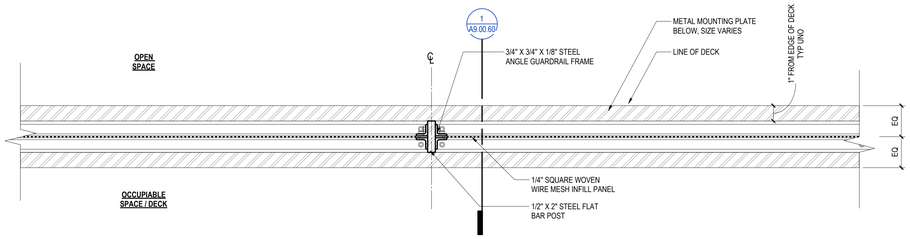
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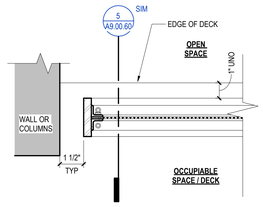
5 INT DETAIL - TYP DECK MOUNTED GUARDRAIL BASE

SCALE: 3" = 1'-0"



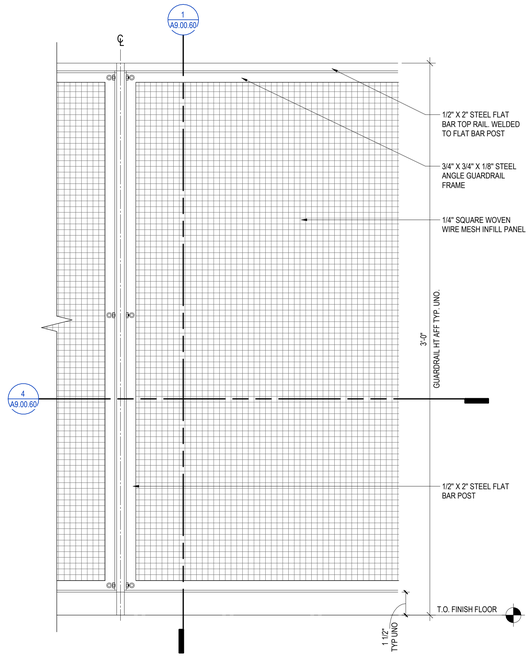
4 TYP DECK MOUNTED GUARDRAIL PLAN

SCALE: 3" = 1'-0"



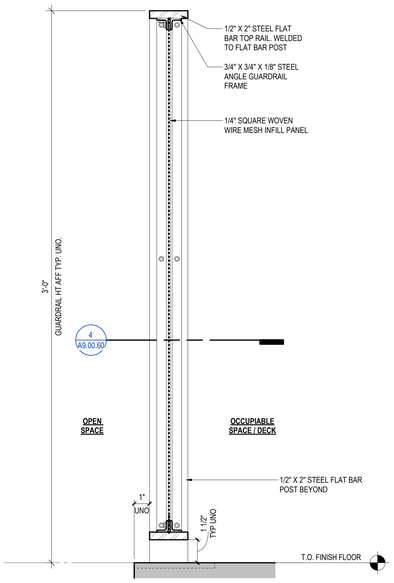
3 TYP DECK MOUNTED GUARDRAIL PLAN @ WALL/COLUMNS

SCALE: 3" = 1'-0"



2 TYP DECK MOUNTED GUARDRAIL ELEVATION

SCALE: 3" = 1'-0"



1 TYP DECK MOUNTED GUARDRAIL SECTION

SCALE: 3" = 1'-0"

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INTERIOR DETAILS - TYP GUARDRAILS

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GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE (REFERRED TO HEREINAFTER AS "IBC") AND AMENDMENTS PER UTAH 2021 BUILDING CODE.

2. ALL DETAILS, SECTIONS AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE, U.O.N. NOTES AND DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER THE GENERAL NOTES AND TYPICAL DETAILS.

3. ALL OMISSIONS AND CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR ARCHITECTURAL SPECIFICATIONS (WHERE APPLICABLE) SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY OF THE WORK INVOLVED.

4. AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF THE PERSONS AND PROPERTY, AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES.

5. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS.

6. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS OR DETAILS ON THE STRUCTURAL DRAWINGS.

7. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER PRIOR TO FABRICATION WITH SUFFICIENT TIME FOR REVIEW OF DESIGN INTENT (A MINIMUM OF 10 WORKING DAYS) FOR THE FOLLOWING ITEMS:
   a. STRUCTURAL STEEL
   b. REINFORCING STEEL
   c. TRIMJOIST
   d. ISOKORB THERMAL BREAK

8. NO OPENINGS, CHASES, NOTCHES, ETC. SHALL BE PLACED IN COLUMNS, JOISTS, BEAMS, BEARING WALLS, AND SHEAR WALLS UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW SUCH OPENINGS.

9. CONTRACTOR SHALL COORDINATE ALL STRUCTURAL FRAMING WITH MECHANICAL, PLUMBING AND ELECTRICAL INFRASTRUCTURE, INCLUDING, BUT NOT LIMITED TO, RECESSED AND SEMI-RECESSED LIGHTING, MECHANICAL DUCTS AND PIPING, FIRE SPRINKLER PIPE AND HEADS AND PLUMBING DRAINS, WASTE AND SUPPLY LINES.

10. ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE, U.O.N.

11. GENERAL NOTES SHOWN HEREIN SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS.

DESIGN CRITERIA

1. DEAD LOADS

a.	ROOF (TYPICAL)	25 PSF
b.	FLOOR (TYPICAL)(2" AVERAGE N.W.C.)	42 PSF
c.	FLOOR (DECK) (2" AVERAGE N.W.C.)	60 PSF
d.	FLOOR (GARAGE) (4½" AVERAGE N.W.C.)	127 PSF
e.	WALL (EXTERIOR: WOOD SIDING)	15 PSF

2. LIVE LOADS

a.	ROOF	20 PSF
b.	FLOOR	40 PSF
c.	DECK	60 PSF

3. SNOW LOAD

a.	IMPORTANCE FACTOR	$I = 1.0$
b.	SURFACE ROUGHNESS FACTOR	B
c.	GROUND SNOW LOAD	$p_g = 94$ PSF
d.	MINIMUM ROOF SNOW LOAD	$p_m = 20$ PSF
e.	FLAT ROOF SNOW LOAD	$p_f = 65$ PSF
f.	EXPOSURE FACTOR	$C_e = 0.9$
g.	THERMAL FACTOR	$C_t = 1.1$

4. SEISMIC DESIGN PARAMETERS

a.	IMPORTANCE FACTOR	$I = 1.0$
b.	RISK CATEGORY	II
c.	SITE CLASS	C
d.	MAPPED SHORT PERIOD ACCELERATION	$S_S = 0.55$
e.	SITE COEFFICIENT	$F_a = 1.26$
f.	DESIGN SHORT PERIOD ACCELERATION	$S_{DS} = 0.47$
g.	MAPPED ONE SECOND ACCELERATION	$S_1 = 0.20$
h.	SITE COEFFICIENT	$F_v = 1.50$
i.	DESIGN ONE SECOND ACCELERATION	$S_{D1} = 0.20$
j.	SEISMIC DESIGN CATEGORY	D

DESIGN BASE SHEAR: $V = C_s$*W (AT STRENGTH LEVEL), W = EFFECTIVE SEISMIC WEIGHT

k.	WOOD SHEAR WALLS	$C_s = 0.072$
	RESPONSE MODIFICATION FACTOR	R = 6.5
i.	SPECIAL CONCRETE SHEAR WALLS	$C_s = 0.094$
	RESPONSE MODIFICATION FACTOR	R = 5

4. WIND DESIGN PARAMETERS

a.	BASIC WIND SPEED	115 MPH
b.	RISK CATEGORY	II
c.	EXPOSURE CATEGORY	C
d.	WIND PRESSURES (STRENGTH LEVEL):	
	• MAIN WIND FORCE RESISTING SYSTEM:	23 PSF

5. FOUNDATION DESIGN PARAMETERS

a. SPREAD FOOTING PARAMETERS

• ALLOWABLE SOIL PRESSURE		
DEAD + LIVE LOADS	3,500 PSF	(NATURAL CLAYEY GRAVEL, COMPACTED STRUCTURAL FILL, OR BEDROCK)
	5,000 PSF	(BEAR ENTIRELY ON BEDROCK)
DEAD + LIVE + SEISMIC	5,250 PSF	(NATURAL CLAYEY GRAVEL, COMPACTED STRUCTURAL FILL, OR BEDROCK)
	7,500 PSF	(BEAR ENTIRELY ON BEDROCK)
• PASSIVE PRESSURE	250 PCF	(CLAY)
	300 PCF	(CLAY GRAVEL, BEDROCK, OR GRANULAR FILL)
• COEFFICIENT OF FRICTION	0.45	(ULTIMATE)

c. RETAINING WALL LOADS

• LATERAL EARTH PRESSURE (ACTIVE - CLAY)	45 PC
• LATERAL EARTH PRESSURE (ACTIVE - BEDROCK)	40 PCF
• LATERAL EARTH PRESSURE (ACTIVE - GEOFOAM)	5 PCF
• LATERAL EARTH PRESSURE (AT-REST - CLAY)	60 PCF
• LATERAL EARTH PRESSURE (AT-REST - BEDROCK)	55 PCF

FOUNDATION

1. FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL REPORT BY AGEC APPLIED GEOTECH, PROJECT NUMBER 1230334, DATED JUNE 19, 2023, REVISED FEBRUARY 12, 2024. A COPY OF THIS REPORT MAY BE OBTAINED FROM THE ARCHITECT'S OFFICE.

2. INSTALLATION OF THE FOUNDATION FOOTINGS OR PIERS WITH RESPECT TO THE DEPTH BELOW FINISHED OR NATURAL GRADE SHALL BE AT A MINIMUM ACCORDING TO THE FOUNDATION DETAILS ON THESE PLANS. FIELD DISCOVERED CONDITIONS MAY NECESSITATE DEEPER FOUNDATIONS.

3. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE NEAT LINES REQUIRED BY THE SIZE AND SHAPE OF THE STRUCTURE, U.O.N.

4. ALL EARTHWORK AND SITE DRAINAGE, INCLUDING DRAINAGE AND BACKFILL BEHIND RETAINING WALLS, HARDSCAPE SUBGRADE/UNDERLAYMENT PREPARATION, AND SITE DRAINAGE INSTALLATION, SHOULD BE PERFORMED IN ACCORDANCE WITH THE AFORE-MENTIONED GEOTECHNICAL LETTER/REPORT. THE GEOTECHNICAL ENGINEER SHOULD BE PROVIDED AT LEAST 48 HOURS ADVANCE NOTIFICATION OF ANY EARTHWORK OPERATIONS AND SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.

5. ALL WATER, SOIL, AND OTHER DEBRIS SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.

6. ALL BACKFILL WITH ENGINEERED FILLS SHALL BE COMPACTED TO 95% RELATIVE DENSITY, U.O.N. IN THE GEOTECHNICAL REPORT.

CONCRETE

1. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH IBC CHAPTER 19, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE.

2. GOVERNING STANDARDS:

d.	CONCRETE:	AMERICAN CONCRETE INSTITUTE, ACI 318-19
e.	READY-MIX CONCRETE:	ASTM C94
f.	CEMENT:	ASTM C150, TYPE II OR V
g.	AGGREGATE:	ASTM C33, ½" MAXIMUM SIZE AND AS REQUIRED FOR WORKABILITY
h.	FLYASH:	ASTM C618, CLASS C OR F
i.	SLAG CEMENT:	ASTM C989, CLASS 100 OR 120
j.	SILICA FUME:	ASTM C1240
k.	NATURAL POZZOLANS:	ASTM C618, CLASS N

3. ALL STRUCTURAL ELEMENTS SHALL OBTAIN A 28-DAY MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS:

a.	MAT SLABS, AND FOOTINGS	5,000 PSI
b.	STRUCTURAL SLABS AND SLABS-ON-GRADE	5,000 PSI
c.	WALLS, BEAMS, COLUMNS	5,000 PSI
d.	MISC, CURBS, HOUSEKEEPING PADS ETC.	2,500 PSI
e.	NON-STRUCTURAL CONCRETE TOPPING SLAB	2,500 PSI
f.	CONCRETE TOPPING OVER PRECAST PANELS	2,000 PSI

4. WATER/CEMENT RATIO FOR ALL CONCRETE SHALL NOT EXCEED 0.40.

5. ALL CONCRETE SHALL BE AIR ENTRAINED WITH TARGET AIR CONTENT EQUAL TO 6%.

6. ALL CONCRETE SHALL BE NORMAL WEIGHT CONCRETE, WEIGHING LESS THAN 155 PCF, UNLESS OTHERWISE NOTED.

7. REPLACE A MINIMUM OF 25% AND A MAXIMUM OF 50% OF CEMENT CONTENT WITH FLY ASH, POZZOLAN, SLAG CEMENT, AND/OR SILICA FUME.

8. NOMINAL MAXIMUM SIZE OF AGGREGATES SHALL BE SELECTED SUCH THAT WORKABILITY AND PLACEABILITY OF CONCRETE ARE FACILITATED.

9. CONCRETE WITH SPECIFIED COMPRESSIVE STRENGTH GREATER THAN 2,500 PSI SHALL BE PER A CONCRETE MIX DESIGN. ALL CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

10. CONCRETE CLEAR COVER AT REINFORCING SHALL BE AS FOLLOWS:

a.	CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3" CLEAR
b.	EXPOSED TO EARTH OR WEATHER BUT CAST AGAINST FORMS (EXCEPT FOR FOOTINGS)	2" CLEAR
c.	SLABS (EXCEPT FOR MATS)	CENTERED IN SLAB, U.O.N.
d.	BARS PARALLEL TO COLD JOINTS	2" CLEAR
e.	NOT EXPOSED TO WEATHER OR EARTH: SLABS, WALLS, JOISTS	¾" CLEAR
f.	NOT EXPOSED TO WEATHER OR EARTH: BEAMS AND COLUMN	1½" CLEAR

11. ALL REINFORCING STEEL, DOWELS, ANCHOR BOLTS, PIPE SLEEVES, AND OTHER INSERTS SHALL BE SECURED IN POSITION PRIOR TO PLACING OF CONCRETE. "WET SETTING" IS NOT PERMITTED.

11. DO NOT PLACE CONCRETE WHILE RAIN IS FALLING UNLESS ADEQUATE PROTECTION IS PROVIDED. DO NOT ALLOW RAIN WATER TO INCREASE WATER-CEMENT RATIO IN CONCRETE OR DAMAGE THE SURFACE OF THE CONCRETE.

12. PLACE CONCRETE IN A MANNER TO AVOID SEGREGATION.

13. THE SURFACE OF ALL CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BY REMOVING THE ENTIRE SURFACE AND EXPOSING CLEAN AGGREGATE SOLIDLY EMBEDDED IN MORTAR MIX.

14. EPOXY ADHESIVE SHALL BE USED AT ALL LOCATIONS WHERE EITHER THREADED STEEL ROD OR REINFORCING BAR IS BEING EMBEDDED INTO EXISTING HARDENED CONCRETE, U.O.N. DO NOT DAMAGE EXISTING CONCRETE.

15. ADMIXTURES SHALL BE USED AS REQUIRED FOR HOT OR COLD WEATHER, SET ACCELERATION, AND WORKABILITY. SUBMIT PRODUCT DATA TO STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO CONCRETE POUR.

16. ARCHITECTURAL CONCRETE REQUIRES SPECIAL CONSTRUCTION TECHNIQUES, MATERIALS, AND REQUIREMENTS THAT ARE UNIQUE TO EACH PROJECT. REFER TO ACI 303R-12 FOR GUIDELINES AND ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR REQUIREMENTS REGARDING ARCHITECTURALLY EXPOSED CONCRETE (E.G. FORMWORK, CONSTRUCTION JOINTS, REINFORCEMENT SUPPORTS, PLACEMENT, COLOR, MATERIALS, FINISHING, CURING, REPAIRS, MOCKUP PANELS, ETC).

SHOTCRETE (PNEUMATICALLY PLACED CONCRETE)

1. ALL SHOTCRETE SHALL SHALL BE IN ACCORDANCE WITH IBC SECTION 1908 AND TO ACI 506R-16, GUIDE TO SHOTCRETE. ALL CONCRETE NOTES APPLY TO SHOTCRETE EXCEPT AS NOTED.

2. PRE-CONSTRUCTION TEST: A TEST PANEL SHALL BE SHOT, CURED, CORED OR SAWN, EXAMINED AND TESTED PRIOR TO COMMENCEMENT OF THE PROJECT. THE SAMPLE PANEL SHALL BE REPRESENTATIVE OF THE PROJECT AND SIMULATE JOB CONDITIONS AS CLOSELY AS POSSIBLE. THE PANEL THICKNESS AND REINFORCING SHALL REPRODUCE THE THICKEST AND MOST CONGESTED AREA SPECIFIED IN THE STRUCTURAL DESIGN. IT SHALL BE SHOT AT THE SAME ANGLE, USING THE SAME NOZZLEMAN AND WITH THE SAME CONCRETE MIX DESIGN THAT WILL BE USED ON THE PROJECT.

3. CONCRETE OR MASONRY TO RECEIVE SHOTCRETE HAVE THE ENTIRE SURFACE THOROUGHLY CLEANED AND ROUGHENED BY SAND BLASTING, SHALL BE CLEANED IMMEDIATELY BEFORE SHOTCRETING, AND SHALL BE WETTED BEFORE SHOTCRETE PLACEMENT.

4. ALL SHOTCRETE SHALL TEST NOT LESS THAN 5,000 PSI AT 28 DAYS.

5. MAXIMUM COARSE AGGREGATE SIZE SHALL BE ¾".

6. MINIMUM CLEARANCE BETWEEN PARALLEL BARS:

A.NO. 5 BARS AND SMALLER	2½"
B.WHEN BARS LARGER THAN NO. 5 ARE PERMITTED	6 BAR Ø

7. LAP ALL REINFORCING BARS PER REINFORCING BAR LAP SPLICE SCHEDULE. SPLICE BARS BY THE NON-CONTACT LAP SPLICE METHOD WITH 2" CLEAR BETWEEN BARS.

8. CURE SHOTCRETE BY KEEPING CONTINUOUSLY MOIST FOR A MINIMUM OF 24 HOURS THEN PROTECTING WITH A MOISTURE RETAINING COVER FOR A MINIMUM OF 7 DAYS AFTER SHOTCRETING, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER.

9. STRENGTH TESTS SHALL BE BY TEST PANEL OR IN-PLACE WORK METHOD.

10. IF APPROVED IN ADVANCE BY BUILDING OFFICIAL, TEST PANEL METHOD MAY BE USED. SHOOT (1) TEST PANEL, 18" SQUARE, FOR EACH 50 CY OF SHOTCRETE PLACED, BUT NOT LESS THAN (1) PANEL PER SHIFT. CURE PANELS UNDER SAME CONDITIONS AS THE WORK. TESTING AGENCY SHALL TAKE A MINIMUM OF (3) 3"Ø CORES FROM EACH PANEL. IF TEST PANEL METHOD IS NOT APPROVED: TAKE (3) 3"Ø CORES FROM THE IN PLACE WORK FOR EACH 50 CY OF SHOTCRETE PLACED, BUT NOT LESS THAN (1) PANEL PER SHIFT. DO NOT DAMAGE REINFORCING. CORE LOCATION SHALL BE APPROVED BY STRUCTURAL ENGINEER.

11. INSPECTION: PROVIDE CONTINUOUS SPECIAL INSPECTION OF SHOTCRETING OPERATION.

REINFORCING BAR

1. REINFORCING STEEL SHALL BE DEFORMED BARS PER SPECIFICATION AND GRADE LISTED BELOW WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATION SIZE, TYPE OF STEEL, AND YIELD STRENGTH DESIGNATION: ASTM A706 GRADE 60 OR DUAL GRADE ASTM A615/A706 GRADE 60.

2. REINFORCING SHALL HAVE A MINIMUM LAP IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. STAGGER SPLICES WHENEVER POSSIBLE. VERTICAL WALL REINFORCING BARS SHALL EITHER EXTEND INTO FOOTINGS OR LAP SPLICED WITH FOOTING DOWELS OF THE SAME SIZE BARS.

3. BENDING OF REINFORCING SHALL BE IN CONFORMANCE WITH DETAILS AND SPECIFICATIONS SHOWN ON THESE DRAWINGS. FIELD BENDING OF BARS THAT ARE IN PLACE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER.

4. ALL BARS SHALL BE FREE OF LOOSE AND FLAKY RUST AND SCALE, GREASE, OR OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
5. ALL WELDING TO CONFORM TO THE REQUIREMENTS OF AWS D1.4/D1.4M-2018, STRUCTURAL WELDING CODE - STEEL REINFORCING BARS

6. WELDED WIRE MESH (WWF) SHALL CONFORM TO ASTM A1064, EXCEPT AT SLABS ON GRADE WHICH MAY BE GR40. USE 6x6 W10/10 AND LAP 12" MIN. U.O.N.

EPOXY ADHESIVE ANCHORS

1. EPOXY ADHESIVE SHALL BE ONE OF THE FOLLOWING:
   a. HILTI HIT-RE 500 V3 ADHESIVE (ICC-ES REPORT ESR-3814)
   b. SIMPSON SET-3G ADHESIVE (ICC-ES REPORT ESR-4057)
   c. EQUIVALENT ALTERNATES WILL BE CONSIDERED UPON REQUEST AND SUBMISSION OF MANUFACTURER'S SPECIFICATIONS AND ICC-ES REPORT.

2. INSTALLATION OF EPOXY ADHESIVE ANCHORS HORIZONTALLY OR UPWARDLY INCLINED TO SUPPORT SUSTAINED TENSION LOADS SHALL BE PERFORMED BY PERSONNEL CERTIFIED BY AN APPLICABLE CERTIFICATION PROGRAM. CERTIFICATION SHALL INCLUDE WRITTEN AND PERFORMANCE TESTS IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT. THE ACCEPTABILITY OF CERTIFICATION OTHER THAN ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION SHALL BE APPROVED BY THE ENGINEER OF RECORD.

3. INSTALLATION REQUIREMENTS: INSTALL ADHESIVE AND ANCHORS PER MANUFACTURER'S SPECIFICATIONS. CONTRACTOR SHALL HAVE MANUFACTURER'S PRODUCT INSTALLATION LITERATURE AND PRODUCT EVALUATION REPORT ON SITE FOR REFERENCE DURING INSTALLATION.
   a. ANCHORS SHALL BE INSTALLED IN CONCRETE THAT HAS A MINIMUM AGE OF 21 DAYS PER ACI D5.5.2.
   b. HOLE PREPARATION: HOLES SHALL BE DRILLED, BLOWN OUT, AND BRUSHED PER MANUFACTURER'S SPECIFICATIONS.
   c. CARTRIDGE PREPARATION: EPOXY ADHESIVE SHALL BE MIXED AND DISPENSED PER MANUFACTURER'S SPECIFICATIONS.

4. VISUAL PERIODIC SPECIAL INSPECTION IS REQUIRED DURING INSTALLATION, AND SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND ICC-ES REPORT.
   a. THE SPECIAL INSPECTOR MUST BE ON THE JOBSITE TO VERIFY THE INITIAL INSTALLATIONS OF EACH TYPE AND SIZE OF ANCHOR BY CONSTRUCTION PERSONNEL. SUBSEQUENT INSTALLATIONS OF THE SAME TYPE AND SIZE BY THE SAME CONSTRUCTION PERSONNEL ARE PERMITTED TO BE PERFORMED IN THE ABSENCE OF THE SPECIAL INSPECTOR.
   b. ANY CHANGE IN THE PRODUCT OR PERSONNEL MUST REQUIRE AN INITIAL INSPECTION FOR ONGOING INSTALLATION OVER AN EXTENDED PERIOD, THE SPECIAL INSPECTOR MUST MAKE REGULAR INSPECTIONS AT INTERVALS DETERMINED BY THE ENGINEER OF RECORD.
   c. IF THE CONTRACTOR FAILS TO ENSURE VISUAL PERIODIC SPECIAL INSPECTION IS ADEQUATELY PERFORMED, OR THE LOCAL BUILDING AUTHORITY SPECIFICALLY REQUIRES TESTING, CONTACT THE ENGINEER FOR PROOF LOADING REQUIREMENTS.

5. QUALITY CONTROL REQUIREMENTS:
   a. SHEAR ANCHORS: 25% OF ANCHORS RESISTING SHEAR FORCES ONLY, SUCH AS SILL PLATE OR LEDGER ANCHORS, SHALL BE TORQUE TESTED TO THE VALUES LISTED BELOW.
   b. TENSION ANCHORS: 5% (BUT NOT LESS THAN TWO) OF ANCHORS RESISTING TENSION FORCES, SUCH AS HOLDOWN ANCHORS, SHALL BE SUBJECT TO DIRECT TENSION TESTS PER THE TYPICAL "HOLDOWN TO EXISTING CONCRETE" DETAILS. AN ADDITIONAL 20% (BUT NOT LESS THAN THREE) SHALL BE TORQUE TESTED TO THE VALUES LISTED BELOW.
   c. TORQUE TESTING REQUIREMENTS: TEST ANCHORS USING A TORQUE CALIBRATED WRENCH TO THE FOLLOWING MINIMUM TORQUE VALUES:

ANCHOR	TORQUE
½"Ø	40 FT-LBS.
⅝"Ø	50 FT-LBS.
¾"Ø	60 FT-LBS.
⅞"Ø	70 FT-LBS.
1"Ø	80 FT-LBS.

WOOD

1. ALL WOOD CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IBC, CHAPTER 23 AND NDS 2018, NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION AND SDPWS 2021, SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC.

2. ALL SOLID SAWN STRUCTURAL LUMBER SHALL CONFORM TO THE GRADING RULES OF THE WESTERN WOOD PRODUCTS ASSOCIATION. LUMBER SHALL BE DOUGLAS FIR WITH GRADE AS FOLLOWS:

a.	JOISTS	NO. 2, 2" TO 4" THICK
b.	BEAMS & HEADERS	NO. 1
c.	POSTS	NO. 1, POST & TIMBERS
d.	STUDS	NO. 2
e.	PRESSURE TREATED	NO. 2

3. TRUS JOISTS SHALL BE MANUFACTURED BY WEYERHAEUSER. ALL CUTTING, NOTCHING AND DRILLING OF TRUS JOISTS MAY BE DONE ONLY IN ACCORDANCE WITH THE DETAILS PROVIDED BY THE MANUFACTURER.

4. ALL PARALLAM (PSL), MICROLAM (LVL), AND TIMBERSTRAND (LSL) MEMBER CALLOUTS REFER TO PRODUCTS OF WEYERHAEUSER. CUTTING, NOTCHING OR DRILLING OF MEMBERS MAY BE DONE ONLY WITH THE APPROVAL OF THE STRUCTURAL ENGINEER. GRADE SHALL BE AS FOLLOWS:

a.	2.2E PARALLAM (PSL)	F_b= 2,900 PSI	F_v = 290 PSI	E = 2,200,000 PSI
b.	2.0E MICROLAM (LVL)	F_b = 2,600 PSI	F_v = 285 PSI	E = 2,000,000 PSI
c.	1.55E TIMBERSTRAND (LSL)	F_b = 2,325 PSI	F_v = 310 PSI	E = 1,550,000 PSI

5. ALL STRUCTURAL LUMBER SHALL HAVE THE FOLLOWING MAXIMUM MOISTURE CONTENT (MC): MC LESS THAN OR EQUAL TO 19% AT TIME OF INSTALLATION.

6. LUMBER EXPOSED TO PROLONGED RAIN WILL LIKELY EXHIBIT DEFLECTIONS LARGER THAN ANTICIPATED.

7. CONTRACTOR TO SUBMIT NAIL SPECIFICATION TO STRANDBERG ENGINEERING FOR APPROVAL PRIOR TO INSTALLATION OF NAILS. ALL NAILS USED IN TIMBER-TO-TIMBER CONNECTIONS SHALL BE COMMON NAILS (8d NAIL SHALL HAVE A .131"Ø SHANK AND 2½" LENGTH AND .281"Ø HEAD, 10d NAIL SHALL HAVE A .148"Ø SHANK AND 3" LENGTH AND .312"Ø HEAD, AND 16d NAIL SHALL HAVE A .162"Ø SHANK AND 3½" LENGTH AND .344"Ø HEAD) AND NAILING SHALL CONFORM TO THE APPLICABLE BUILDING CODES. ALL NAILS CONNECTING PRE-MANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC) TO TIMBER SHALL CONFORM TO THE MANUFACTURER'S CATALOGUE AND APPLICABLE ICC REPORTS.

8. ALL STUD WALLS SHALL HAVE FIRE BLOCKING AT 10'-0"o.c. MAXIMUM.

9. WHERE WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, OR EXPOSED TO WEATHER, PRESSURE-TREATED ("P.T.") DOUGLAS FIR SHALL BE USED. U.O.N. WEATHER RESISTANT SPECIES SUCH AS REDWOOD, CEDAR, OR WOLMANIZED WOOD MAY BE USED WHERE SPECIFIED IN THE DRAWINGS OR APPROVED BY THE ENGINEER.

10. ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED WITH ⅝"Ø F1554 ANCHOR BOLTS WITH 7" MINIMUM EMBEDMENT AND 3"x3"x.229" PLATE WASHERS AT 4'-0"o.c., U.O.N. PLATE WASHER SHALL EXTEND TO WITHIN ½" OF PLATE ON SHEATHED SIDE. SEE SHEAR WALL SCHEDULE FOR ADDITIONAL ANCHOR BOLT SPACING AND PLATE WASHER REQUIREMENTS.

11. AT NON-STRUCTURAL INTERIOR PARTITIONS, SILL PLATE MAY BE PRESSURE TREATED 2x AND FASTENED TO CONCRETE WITH SIMPSON ⅝"Ø "TITEN 2" CONCRETE SCREWS AT 24"o.c. (1½" MIN. EMBEDMENT) OR SIMPSON 0.157"Ø "PDPA" POWDER-ACTUATED FASTENERS AT 24"o.c. (1" MIN. EMBEDMENT).

12. ALL BOLT HEADS AND NUTS WHICH BEAR AGAINST THE FACE OF WOOD MEMBERS SHALL BE PROVIDED WITH WASHERS. NO UPSET THREADS ARE ALLOWED.

13. PROVIDE MULTIPLE STUDS FOR SOLID BEARING AT THE ENDS OF MISCELLANEOUS BEAMS OR GIRDER TRUSSES WHERE POSTS ARE NOT SHOWN.

14. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.

15. PROVIDE SOLID BLOCK AT BEARING WALLS, UNDER PERPENDICULAR PARTITIONS AND ELSEWHERE AS REQUIRED PER NDS SECTION 4.4.1. PROVIDE FULL DEPTH BLOCKING AT ENDS AND AT 8'-0"o.c. MAXIMUM SPACING.

16. FACE NAIL TWO PIECE BUILT-UP BEAMS WITH 16d AT 12"o.c. AT TOP AND BOTTOM TO ALTERNATE SIDES OF BEAM. PROVIDE ADDITIONAL ROW OF NAILING AT ALL BEAMS GREATER THAN 12" DEEP.

17. PREDRILL ALL HOLES FOR 20d AND LARGER NAILS, SPIKES AND LAG BOLTS. LEAD HOLES FOR LAGS SHALL BE AS FOLLOWS:
   a. SHANK PORTION — SAME Ø AND LENGTH AS SHANK.
   b. THREADED PORTION — 60% TO 75% OF THE Ø OF THE THREAD AND THE SAME LENGTH AS THREAD.

18. PROVIDE FULL DEPTH SOLID BLOCKING AT A MAXIMUM OF 8'-0"o.c. FOR 2x10 MEMBERS AND LARGER (CONTACT METAL BRIDGING OR EQUAL MAY BE USED) WHERE SHEATHING OR GYPSUM BOARD IS NOT APPLIED TO TOP AND BOTTOM OF JOISTS FOR ENTIRE LENGTH PER NDS SECTION 4.4.1.

19. ALL PREMANUFACTURED METAL ITEMS (CONNECTORS, HANGERS, STRAPS, ETC.) SHALL BE BY SIMPSON STRONG TIE COMPANY, INC., U.O.N. SEE NOTE ABOVE CONCERNING NAILING.

20. RETIGHTEN ALL BOLTS BEFORE CLOSING IN.

21. FASTENERS & CONNECTORS EXPOSED TO WEATHER SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED PER ASTM A153 - CLASS C OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.

22. FASTENERS & CONNECTORS IN CONTACT WITH WOOD TREATED WITH AMMONIA OR ACZA (CHEMONITE) OR OTHER CHEMICALS w/ CHEMICAL RETENTION > AWPA UC4A SHALL BE STAINLESS STEEL. FASTENERS & CONNECTORS IN CONTACT WITH OTHER PRESSURE-PRESERVATIVE TREATED WOOD SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED PER ASTM A153 - CLASS D OR ASTM A123, OR SIMPSON'S "ZMAX" OR DOUBLE-BARRIER/QUIK GUARD COATING.

23. ALL STUDS SHALL BE ONE PIECE BETWEEN FLOORS AND FROM FLOOR TO ROOF, U.O.N. ALIGN CENTERLINE OF STUDS WITH CENTERLINE OF FLOOR JOISTS. ALIGN CENTERLINE OF STUDS FOR FULL HEIGHT OF STRUCTURAL, TYP.

24. ALL POSTS SHALL BE FULL HEIGHT FROM FOUNDATION TO ROOF, U.O.N. WHERE POSTS ARE DISCONTINUOUS AT JOIST SPACE AND OR FROM TOP OF BEAM OR HEADERS TO LOWER TOP PLATE, BLOCK THIS SPACE WITH STUD POST.

SHEATHING

1. ALL SHEATHING TO BE PLYWOOD IN ACCORDANCE WITH THE US PRODUCT STANDARD PS 1-19. ALL SHEATHING TO BE STAMPED BY THE AMERICAN PLYWOOD ASSOCIATION (APA) WITH BOND CLASSIFICATION OF "EXTERIOR" OR "EXPOSURE 1". SEE PLANS FOR THICKNESS AND NAILING PATTERN AT FLOOR AND ROOF SHEATHING. MINIMUM SHEET SIZE 24". SHEATHING SHALL BE DOUGLAS FIR AND AS FOLLOWS (U.O.N.):

   - ⅜" APA RATED 32/16, EXPOSURE 1*
   - ⅜" APA RATED 48/24, T&G, EXPOSURE 1**
   - 1⅛" APA STURD-I-FLOOR 48 OC, T&G EXPOSURE 1**
   - ½" APA RATED 32/16, EXPOSURE 1
   - ½" APA RATED 24/0, EXPOSURE 1

* PROVIDE PLY CLIPS BETWEEN JOISTS WHERE EDGES ARE NOT BLOCKED.
** CONTRACTOR MAY OMIT T&G WHERE EDGES ARE BLOCKED

2. ALL EXTERIOR WALLS NOT NOTED AS SHEAR WALLS SHALL BE SHEATHED WITH SHEATHING AND CONSTRUCTED AS A TYPE-6 SHEAR WALL, INCLUDING ABOVE AND BELOW ALL WALL OPENINGS, AND GABLED WALLS.

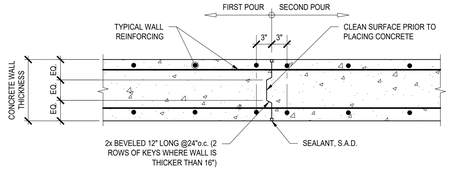
3. GLUE FLOOR SHEATHING TO JOISTS WITH A CONTINUOUS BEAD OF CONSTRUCTION GRADE ADHESIVE (ASTM D3498) AND NAIL WITHIN 10 MINUTES OF GLUING.

4. SHEATHING SHEETS AT FLOORS AND ROOFS SHALL BE LAID WITH FACE GRAIN PERPENDICULAR TO JOISTS AND RAFTERS AND EDGES SHALL HAVE A STAGGERED LAYOUT.

5. SHEATHING SHEETS ON WALLS SHALL BE LAID WITH LONG DIMENSION VERTICAL. BLOCK ALL PANEL EDGES. PROVIDE 3x (OR 4x) MEMBERS (OR DOUBLE 2x TOP PLATE) AT ALL SHEATHING EDGES FOR SHEAR WALL WHERE NAILING IS EQUAL OR LESS THAN 4"o.c.

6. SHEATHING SHALL ABUT ALONG THE CENTERLINE OF FRAMING MEMBERS WITH NAILING NOT LESS THAN ⅜" FROM EDGE OF SHEETS AND FRAMING.

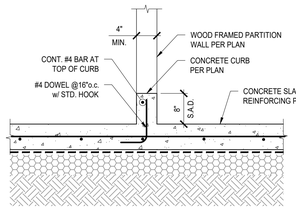
7. SHEAR WALLS SHALL RUN AND BE CONNECTED TO UNDERSIDE OF RO



PLAN

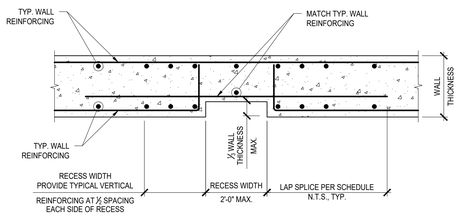
20 VERTICAL CONSTRUCTION JOINT AT CONCRETE WALL

SCALE: N.T.S.



16 CURB AT SLAB-ON-GRADE

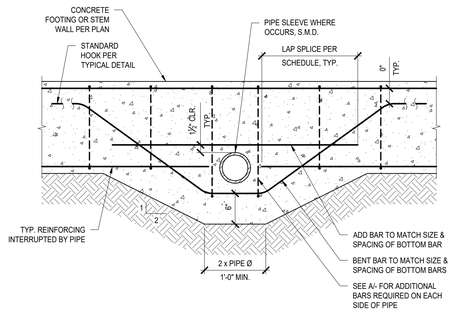
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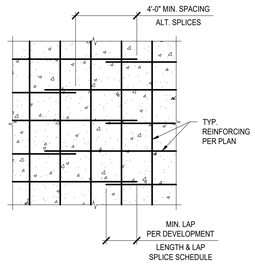
PLAN

12 CONCRETE WALL RECESS

SCALE: N.T.S.

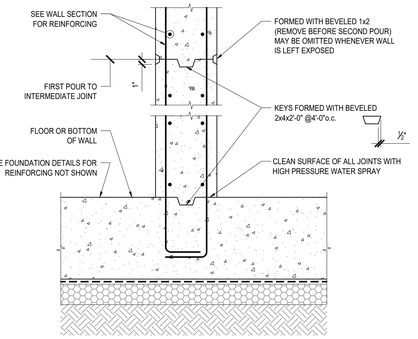


B: CASE II SECTION



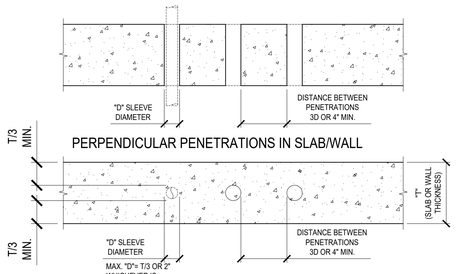
4 CONCRETE WALL REINFORCING

SCALE: N.T.S.



19 HORIZONTAL CONSTRUCTION JOINT AT CONCRETE WALL

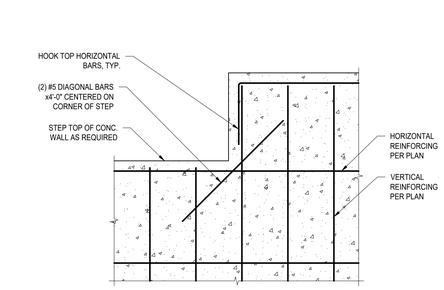
SCALE: N.T.S.



NOTES:
1. SLAB/WALL REINFORCING NOT SHOWN FOR CLARITY
2. DO NOT CUT SLAB/WALL REINFORCING FOR PENETRATIONS
3. PENETRATION TO MAINTAIN ½" CLEAR FROM REINFORCING
4. PENETRATION SPACINGS THAT DO NOT SATISFY THESE REQUIREMENTS SHALL BE TREATED AS OPENINGS

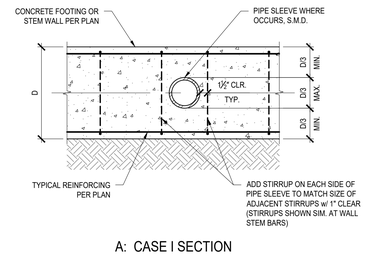
15 PENETRATION IN SLAB OR WALL

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



11 STEPPED CONCRETE WALL

SCALE: N.T.S.

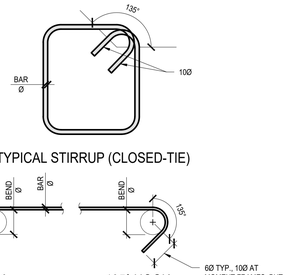


A: CASE I SECTION

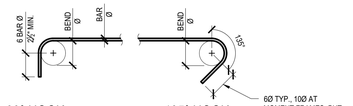
NOTES:
1. PENETRATIONS THROUGH STRUCTURAL MEMBERS ARE PERMITTED ONLY w/ THE REVIEW OF THE STRUCTURAL ENGINEER OF RECORD.
2. OFFSET CONDUIT FROM HOLDOWNS AND COLUMNS BY 1'-0", MIN.

7 PIPE SLEEVE THROUGH CONCRETE FOOTING/STEM/GRADE BEAM

SCALE: N.T.S.



TYPICAL STIRRUP (CLOSED-TIE)

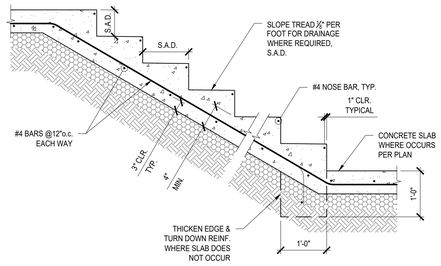


90° HOOK 135° HOOK

NOTES:
1. MINIMUM BEND DIAMETER FOR STIRRUPS AND TIES IS 4d FOR #5 BARS & SMALLER AND 6d FOR #6 THRU #8 BARS.
2. STIRRUPS CALLED OUT ON THE DRAWINGS MAY NEED TO BE INSTALLED IN PIECES TO ACCOMMODATE FIELD AND EXISTING CONDITIONS. WHERE THIS NEEDS TO OCCUR EACH PIECE NEEDS TO HAVE HOOKED ENDS AS SHOWN IN THIS DETAIL.
3. ON DRAWINGS, WHERE A STIRRUP CORNER SHOWS DOUBLE HOOKS, IT MEANS THAT HOOKS LAP AT CORNER. THIS THEREFORE IDENTIFIES THE PIECES OF THE STIRRUP

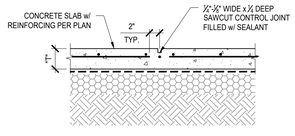
3 STIRRUP & TIE BENDS

SCALE: N.T.S.



18 CONCRETE STAIR-ON-GRADE

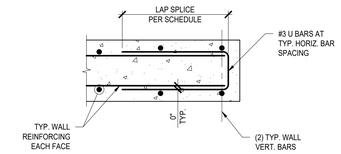
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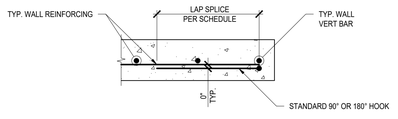
NOTES:
1. SAWING MUST OCCUR AS SOON AS CONCRETE SURFACE IS FIRM ENOUGH SO CONCRETE WILL NOT BE DAMAGED, BUT NO LATER THAN 12 HOURS AFTER CONCRETE HAS BEEN POURED.
2. DO NOT USE FOR SLABS OVER 6" THICK.

14 SLAB CONTROL JOINT

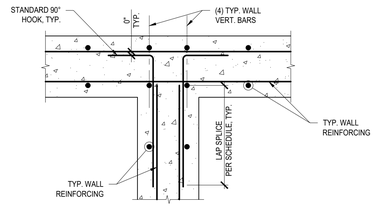
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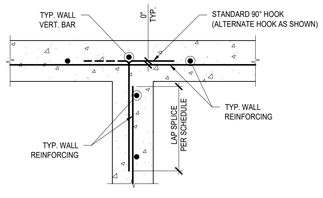
F: DOUBLE CURTAIN AT END



C: SINGLE CURTAIN AT END

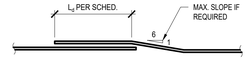


E: DOUBLE CURTAIN AT INTERSECTION

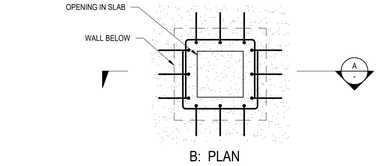


B: SINGLE CURTAIN AT INTERSECTION

DEVELOPMENT LENGTH & LAP SPLICE (L_d) SCHEDULE (INCHES) CLASS B						
SIZE	LOCATION	CONCRETE COMPRESSIVE STRENGTH (PSI)				
		2,500	3,000	4,000	5,000	6,000
#4	HORIZ. TOP BAR	41	38	33	29	27
	ALL OTHER BARS	32	29	25	23	21
#5	HORIZ. TOP BAR	51	47	41	36	33
	ALL OTHER BARS	39	36	31	28	26
#6	HORIZ. TOP BAR	61	56	49	44	40
	ALL OTHER BARS	47	43	37	34	31
#7	HORIZ. TOP BAR	89	81	71	63	58
	ALL OTHER BARS	69	63	54	49	45
#8	HORIZ. TOP BAR	102	93	81	72	66
	ALL OTHER BARS	78	72	62	56	51
#9	HORIZ. TOP BAR	115	105	91	81	74
	ALL OTHER BARS	88	81	70	63	57
#10	HORIZ. TOP BAR	129	118	102	92	84
	ALL OTHER BARS	100	91	79	71	64
#11	HORIZ. TOP BAR	143	131	114	102	93
	ALL OTHER BARS	110	101	87	78	71



C: LAP SPLICE

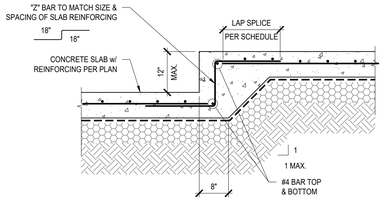


A: SECTION

NOTE:
CONTRACTOR TO VERIFY SIZE AND LOCATION OF PIT PRIOR TO CONSTRUCTION.

17 TRENCH AT CONCRETE SLAB

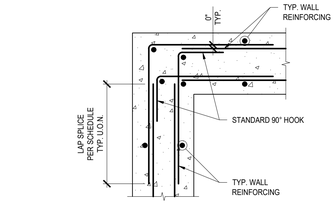
SCALE: N.T.S.



NOTES:
1. WHEN STEP IS LESS THAN 3" OMIT "Z" BAR. SLAB REINFORCING TO BE CONTINUED & LAPPED.
2. WHEN STEP IS LESS THAN 1" RUN REINFORCING CONTINUOUS AND ANGLE AS REQ'D.

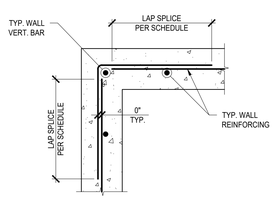
13 DEPRESSED SLAB

SCALE: N.T.S.



D: DOUBLE CURTAIN AT CORNER

NOTE:
IN LIEU OF LAP SPLICES SHOWN, CONTRACTOR HAS OPTION TO USE CONTINUOUS BARS.

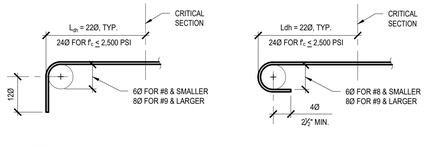


A: SINGLE CURTAIN AT CORNER

PLAN

9 END, INTERSECTION AND CORNERS OF CONCRETE WALLS & FOOTINGS

SCALE: N.T.S.



A: STANDARD 90° HOOK B: STANDARD 180° HOOK

NOTES:
1. LAP SPLICE LENGTHS ARE BASED ON 60 KSI REBAR YIELD STRENGTH AND NORMAL CONC. WEIGHT.
2. TOP BAR IS A HORIZONTAL BAR PLACED WITH MORE THAN 12" OF FRESH CONCRETE CAST BELOW BARS.
3. LAP SPLICE LENGTHS ARE BASED ON MINIMUM CLEAR COVER GREATER THAN ONE BAR Ø AND MINIMUM CLEAR SPACING GREATER THAN TWO BAR Ø.
4. IF EITHER REQUIREMENT IN NOTE 3 IS NOT SATISFIED, INCREASE LAP SPLICE LENGTH BY 50%.
4. MULTIPLY Ld & Ldh BY 1.2 FOR EPOXY COATED REINFORCING.

1 REBAR DEVELOPMENT LENGTHS

SCALE: N.T.S.

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revisions:

no.:	date:	description:

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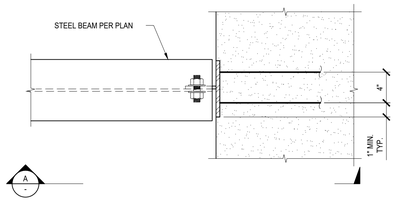
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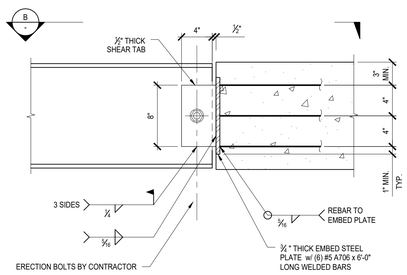
TYPICAL CONCRETE DETAILS

sheet:

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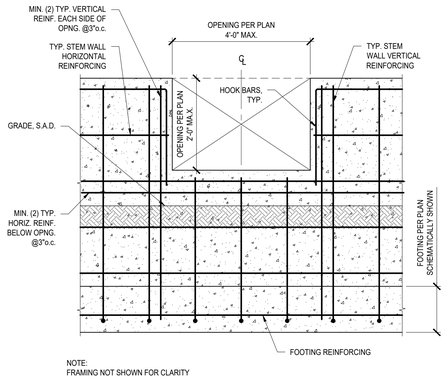
B: PLAN



A: SECTION

15 STEEL BEAM EMBED PLATE IN CONCRETE

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



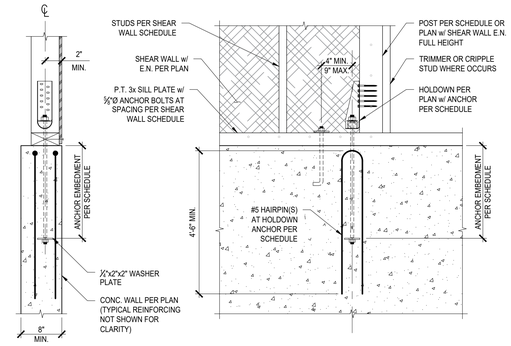
NOTE:
FRAMING NOT SHOWN FOR CLARITY

11 OPENING AT CONCRETE STEM WALL

SCALE: N.T.S.

HOLDOWN AT STEM WALL SCHEDULE					
HOLDOWN TYPE	MIN. END POST SIZE		HOLDOWN ANCHOR	MIN. ANCHOR EMBEDMENT	HAIRPINS REQUIRED
	2x4 WALL	2x6 WALL			
HDU2	4x4	4x6	SB⅝x24	1'-6"	NONE
HDU4	4x4	4x6	SB⅝x24	1'-6"	ONE SIDE
HDU5	4x4	4x6	SB⅝x24	1'-6"	ONE SIDE
HDU8	4x6	6x6	⅞"Ø THREADED ROD	1'-6"	ONE SIDE
HDU11	4x8	6x8	1"Ø THREADED ROD	2'-0"	ONE SIDE
HDU14	4x8	6x8	1"Ø THREADED ROD	2'-6"	ONE SIDE
HD19	4x10	6x8	1⅛"Ø THREADED ROD	2'-6"	EACH SIDE

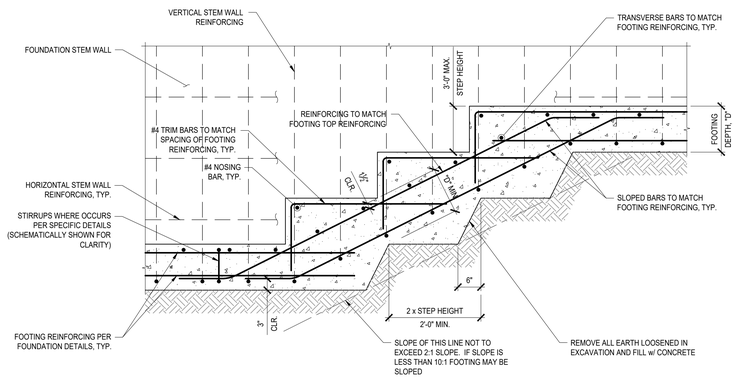
NOTES:
1. USE STANDARD STEEL FOR SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE.
2. VALUES ARE BASED ON 2,500 PSI MIN. CONCRETE.



A: SECTION B: ELEVATION

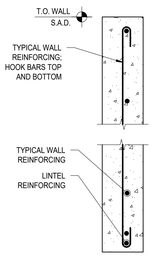
7 HOLDOWN ANCHORAGE AT STEM WALL

SCALE: N.T.S.

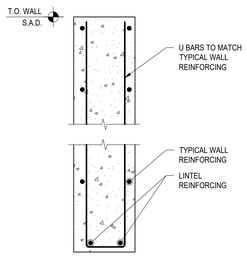


8 STEPPED FOOTING DETAIL

SCALE: N.T.S.



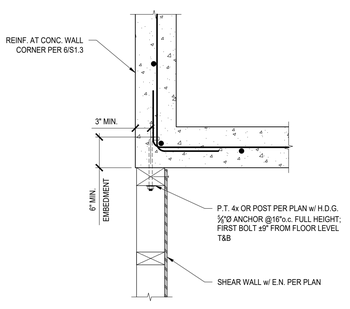
A: SINGLE MAT



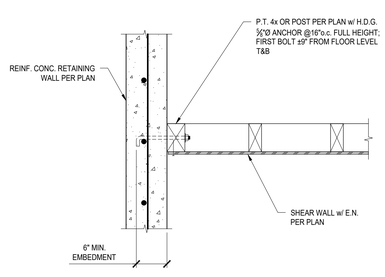
B: DOUBLE MAT

18 LINTEL REINFORCING

SCALE: N.T.S.



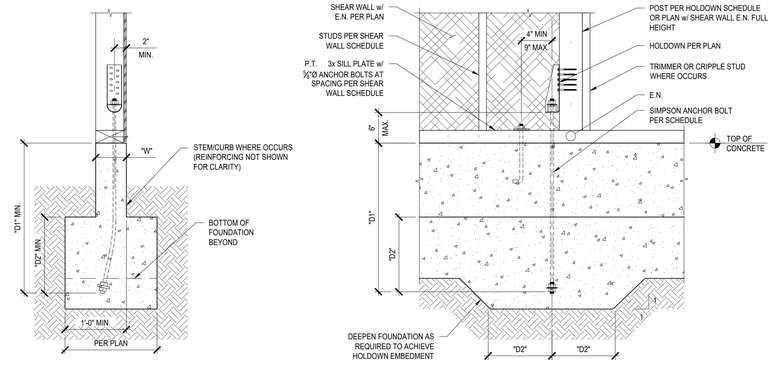
A: WALL CORNER CONDITION



B: AT INTERIOR WALL CONDITION

14 CONCRETE WALL AT END OF SHEAR WALL

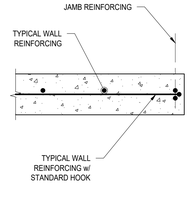
SCALE: N.T.S.



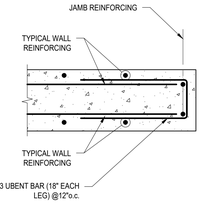
A: SECTION B: ELEVATION

HOLDOWN AT FOUNDATION SCHEDULE (CONCRETE STRENGTH = 2,500 PSI MIN.)							
HOLDOWN TYPE	MIN. END POST SIZE		SIMPSON ANCHOR BOLT	STEM/CURB MIN. WIDTH "W"	MIN. EMBEDMENT "D1"	MIN. EMBEDMENT & CLEARANCE "D2"	ALTERNATIVE ANCHOR BOLT (SEE NOTE 5)
	2x4 WALL	2x6 WALL					
HDU2	4x4	4x6	SB⅝x24	6"	1'-6"	N/A	SSTB24
HDU4	4x4	4x6	SB⅝x24	6"	1'-6"	N/A	N/A
HDU5	4x4	4x6	SB⅝x24	6"	1'-6"	N/A	N/A
HDU8	4x6	6x6	SB⅞x24	6" (SEE NOTE 7)	1'-6"	N/A	N/A
HDU11	4x8	6x8	SB1x30	6" (SEE NOTE 7)	2'-0"	N/A	N/A
HDU14	4x8	6x8	PABB (SEE NOTE 6)	N/A	N/A	1'-5"	N/A
HD19	4x10	6x8	PABB (SEE NOTE 6)	N/A	N/A	1'-7"	N/A

NOTES:
1. REFER TO THE PLANS FOR HOLDOWN SIZE AND HOLDOWN POST SIZES.
2. FOR HOLDOWN ASSEMBLIES, USE SIMPSON HOLDOWNS OR APPROVED EQUAL.
3. BOLTS THROUGH FLOOR AND EMBEDDED IN FOUNDATION SHALL BE F1554 STEEL, GRADE A36, ALL THREAD.
4. HOLDOWNS SHALL NOT BE SUBSTITUTED FOR SILL PLATE ANCHOR BOLTS.
5. EMBEDMENT PER MANUFACTURER'S REQUIREMENTS.
6. USE STANDARD STEEL FOR THE SIMPSON PRE-ASSEMBLED ANCHOR BOLTS AND OVERSIZE PENETRATION IN P.T. SILL PLATE.
7. STEM/CURB HEIGHT NOT TO EXCEED 11½".
8. HOLDOWN ANCHOR BOLT NUT SHOULD BE FINGER TIGHT PLUS ⅓ TO ½ TURN WITH HAND WRENCH.



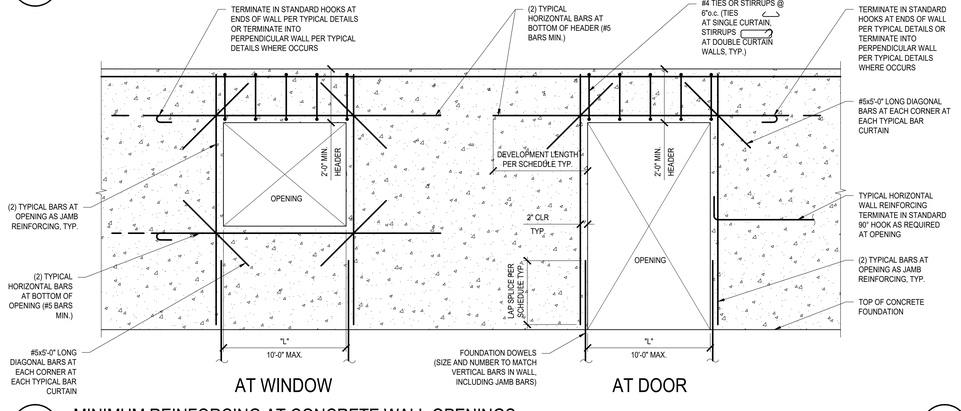
SINGLE MAT



DOUBLE MAT

17 JAMB REINFORCING

SCALE: N.T.S.



AT WINDOW AT DOOR

13 MINIMUM REINFORCING AT CONCRETE WALL OPENINGS

SCALE: N.T.S.

5 HOLDOWN ANCHORAGE AT FOUNDATION

SCALE: N.T.S.

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revisions:

no.:	date:	description:

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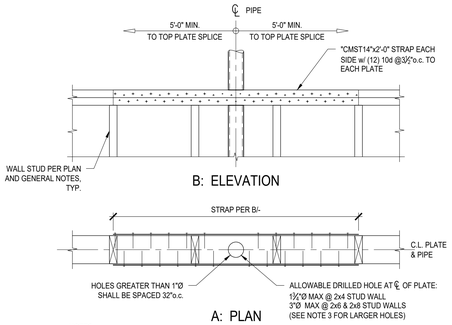
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TYPICAL CONCRETE DETAILS

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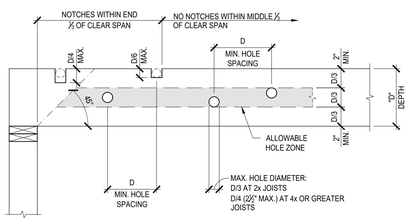
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NOTES:
1. REQUIREMENTS APPLY TO ALL SHEAR WALLS, LOAD BEARING WALLS, & EXTERIOR WALLS.
2. STRAPS NOT REQUIRED FOR 1"Ø MAX. HOLES LOCATED IN THE MIDDLE ⅓ OF THE PLATE.
3. FOR DRILLED HOLES GREATER THAN DIAMETERS SHOWN, USE "CTS218" STRAPS IN LIEU OF "CMST14" SHOWN TO EACH PLATE, EACH SIDE (4 TOTAL).

20 PENETRATIONS IN WALL PLATES

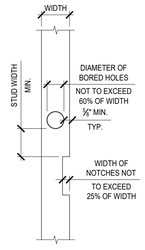
SCALE: N.T.S.



NOTE:
1. CLEAR SPAN IS THE DISTANCE BETWEEN THE INSIDE FACE OF TWO WALLS OR BEAM SUPPORTING THE STRUCTURAL MEMBER.
2. HOLES AND NOTCHES NOT PERMITTED IN THE BOTTOM EDGE.
3. HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS.
4. APPLY PRESERVATIVE TO HOLES IN PRESSURE TREATED WOOD.

19 HOLES & NOTCHES IN SAWN LUMBER JOISTS

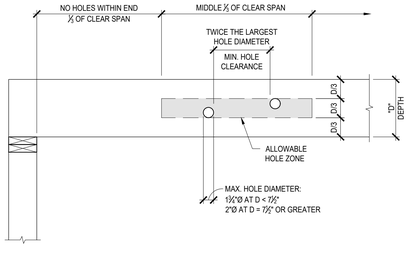
SCALE: N.T.S.



NOTE:
PORTION OF STUD REMAINING AT NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH-REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

18 HOLES & NOTCHES IN STUDS

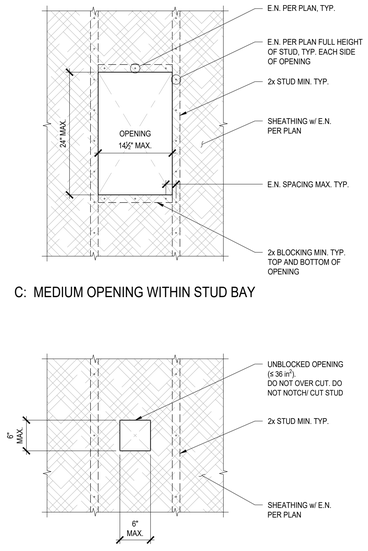
SCALE: N.T.S.



NOTE:
1. CLEAR SPAN IS THE DISTANCE BETWEEN THE INSIDE FACE OF TWO WALLS OR BEAM SUPPORTING THE STRUCTURAL MEMBER.
2. ROUND HOLES ONLY.
3. NOTCHES NOT PERMITTED IN THE TOP OR BOTTOM EDGE.
4. HOLES AND NOTCHES NOT PERMITTED IN CANTILEVERS.
5. HOLES AND NOTCHES NOT PERMITTED WHERE DEPTH IS 5" OR LESS.
6. ALLOWABLE HOLE ZONE SHOWN IS SUITABLE FOR BEAMS WITH UNIFORM LOADS ONLY, CONTACT THE STRUCTURAL ENGINEER FOR BEAMS SUPPORTING POSTS AND BEAMS.

17 HOLES & NOTCHES IN LSL/LVL/PSL

SCALE: N.T.S.



16 SHEAR WALL SCHEDULE

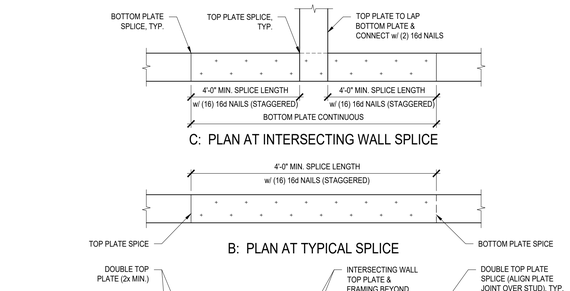
SCALE: N.T.S.

TYPE PER PLAN	"APA RATED" ⅞" WALL SHEATHING STRUCT 1	10d EDGE NAIL SPACING	WALL STUDS & BLOCKING AT ABUTTING PANEL EDGES	(N) P.T. 3x OR (E) P.T. 2x SILL PLATE TO CONCRETE	2x SOLE PLATE TO RIM/BLOCKING	SOLID SAWN OR LSL RIM/BLOCKING JOIST MIN. WIDTH	DBL. 2x TOP PLATE CONNECTION TO RIM/BLOCKING		⅝"Ø THREADED RODS STEEL BEAM TO SOLE PLATE/TOP PLATE	ALLOWABLE SHEAR (PLF)
				⅝"Ø ANCHOR BOLTS	SDS¼"x6" WOOD SCREWS U.O.N.		"LTP4" OR "A35" CLIPS U.O.N.	SDS¼"x6" WOOD SCREWS		
6	ONE SIDE	6"o.c.	2x	48"o.c.	16d NAILS @6"o.c.	1½"	16"o.c.	8"o.c.	16"o.c.	340
4	ONE SIDE	4"o.c.	3x OR DBL. 2x	32"o.c.	8"o.c.	1½"	12"o.c.	8"o.c.	16"o.c.	510
3	ONE SIDE	3"o.c.	3x OR DBL. 2x	24"o.c.	6"o.c.	1½"	8"o.c.	6"o.c.	16"o.c.	665
2	ONE SIDE	2"o.c.	3x OR DBL. 2x	16"o.c.	6"o.c.	3½"	6"o.c.	6"o.c.	16"o.c.	870
6-6	TWO SIDES	6"o.c.	2x	24"o.c.	6"o.c.	1½"	8"o.c.	6"o.c.	16"o.c.	680
4-4	TWO SIDES	4"o.c.	3x OR DBL. 2x	16"o.c.	6"o.c.	3½"	6"o.c.	6"o.c.	16"o.c.	1020
3-3	TWO SIDES	3"o.c.	3x OR DBL. 2x	12"o.c.	4"o.c.	3½"	A35 CLIPS 5"o.c.	4"o.c.	8"o.c.	1330
2-2	TWO SIDES	2"o.c.	3x OR DBL. 2x	8"o.c.	3"o.c.	3½"	A34 CLIPS 3"o.c.	3"o.c.	8"o.c.	1740

NOTES:
1. SCHEDULE IS BASED ON AWC SDPWS TABLE 4.3A.
2. USE COMMON OR GALVANIZED BOX NAILS FOR ALL NAILING. 10d COMMON NAIL SHALL HAVE .148"Ø AND 16d COMMON NAIL SHALL HAVE .162"Ø. 10d GALVANIZED BOX NAIL SHALL HAVE .128"Ø AND 16d GALVANIZED BOX NAIL SHALL HAVE .135"Ø. NAILS SHALL HAVE ½" MIN. PENETRATION INTO FRAMING MEMBER OR BLOCKING. SEE GENERAL NOTES FOR SPECIFICATIONS.
3. THIS SCHEDULE SHALL APPLY TO NAILING AT ALL STUDS, WALL SHEATHING JOINTS, TOP PLATES, SILL PLATES, SOLE PLATES, RIMS, AND BLOCKING.
4. NAILING AT INTERMEDIATE MEMBERS (FIELD NAILING) SHALL BE 10d NAIL @12"o.c.
5. WALL SHEATHING SHALL BE APPLIED OVER STUDS SPACED AT 16"o.c.
6. ALL SILL FASTENING TO CONCRETE SHALL HAVE AS A MINIMUM ½"Ø ANCHOR BOLTS w/ SIMPSON H.D.G. BPS⅝/6 (BPS ⅜/3 AT 2x4 WALLS) BEARING PLATE WASHER OR EQUIVALENT. BEARING PLATE SHALL EXTEND TO WITHIN ½" OF THE EDGE OF THE SILL PLATE ON THE SIDE(S) WITH SHEATHING. ANCHOR BOLTS SHALL BE EMBEDDED 7" MIN. IN CONCRETE WALL OR FOUNDATION.
7. NAILS PENETRATING PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED PER ASTM A153, CLASS D.
8. DOUBLE 2x STUDS AT ABUTTING PANEL EDGES SHALL BE FASTENED TOGETHER w/ 16d NAILS AT EDGE NAIL SPACING.
9. NAILING SPACED AT 3"o.c. OR LESS SHALL BE STAGGERED ½" MIN. AND INSTALLED ⅜" MIN. FROM EDGE OF WALL SHEATHING AND STUD.

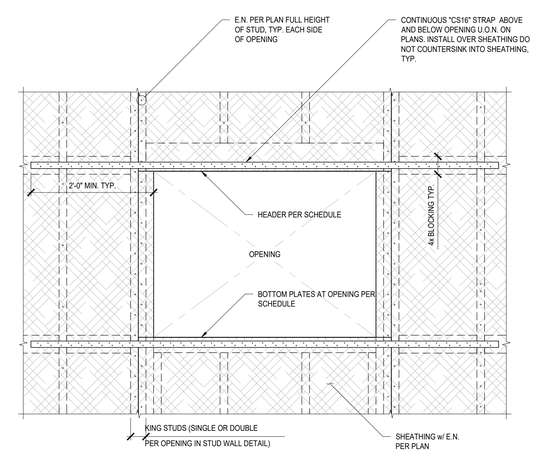
5 SHEAR WALL SCHEDULE

SCALE: N.T.S.



12 DOUBLE TOP PLATE SPLICE

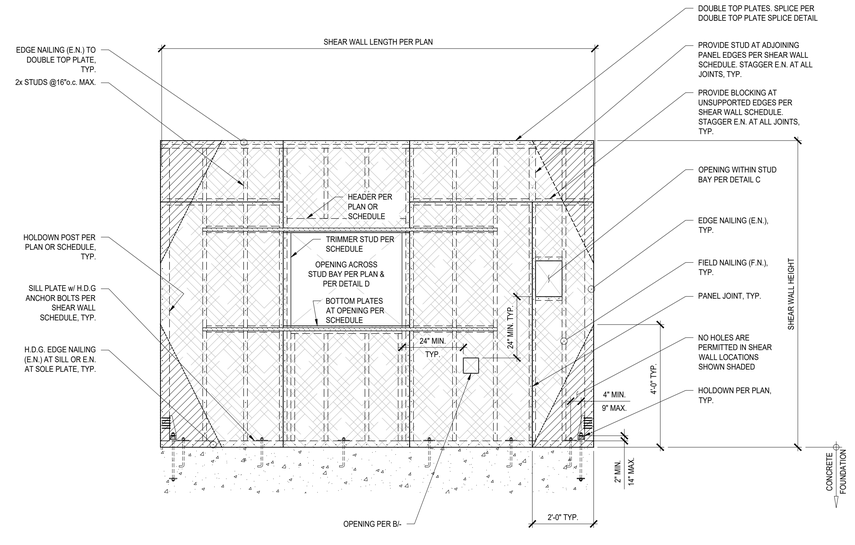
SCALE: N.T.S.



NOTE:
DO NOT USE THIS DETAIL UNLESS SPECIFICALLY NOTED ON PLAN.

13 ALLOWABLE OPENINGS IN SHEAR WALL

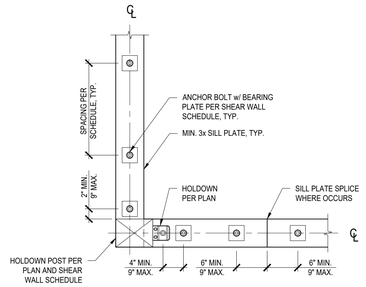
SCALE: N.T.S.



NOTES:
1. PROVIDE FULL HEIGHT EDGE NAILING AT ALL SHEAR WALL END POSTS AND EDGES OF ALL OPENINGS.
2. SEE SHEAR WALL SCHEDULE FOR NAILING REQUIREMENTS AT PANEL EDGES.
3. AT SINGLE SIDED SHEATHED WALLS, APPLY DETAIL TO SHEATHED SIDE OF WALL.
4. AT DOUBLE SIDED SHEATHED WALLS, APPLY DETAIL TO EACH SIDE OF SHEATHED WALL.
5. DEPTH OF BLOCKING TO MATCH STUD DEPTH.
6. FOR INFORMATION NOT SHOWN, SEE "OPENING IN STUD WALL" DETAIL.

8 SILL PLATE BOLTING

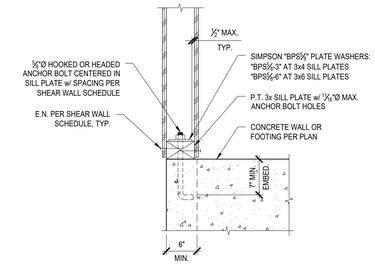
SCALE: N.T.S.



NOTES:
1. MIN. (2) SILL BOLTS PER CONTINUOUS SEGMENT OF SILL PLATE REQUIRED.
2. FOR ALL INTERIOR AND EXTERIOR FRAMING CONDITIONS NOT DESIGNATED AS SHEAR WALLS, INSTALL SILL BOLTS AT SIZE AND SPACING OF "TYPE-6" SHEAR WALL SILL BOLTS, U.O.N.

4 SHEAR WALL SILL PLATE

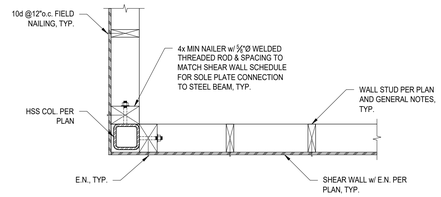
SCALE: N.T.S.



NOTES:
1. USE "BPS⅝/SKT" PLATE WASHER w/ (4) SDS¼"x1½" WOOD SCREWS IF SILL PLATE HOLES EXCEED 1⅛"Ø.
2. SEE SHEAR WALL SCHEDULE FOR CONSTRUCTION REQUIREMENTS.

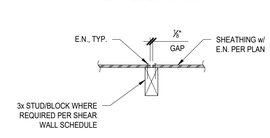
7 HSS COL. AT END OF SHEAR WALL

SCALE: N.T.S.



6 SHEAR WALL PANEL EDGE BLOCKING

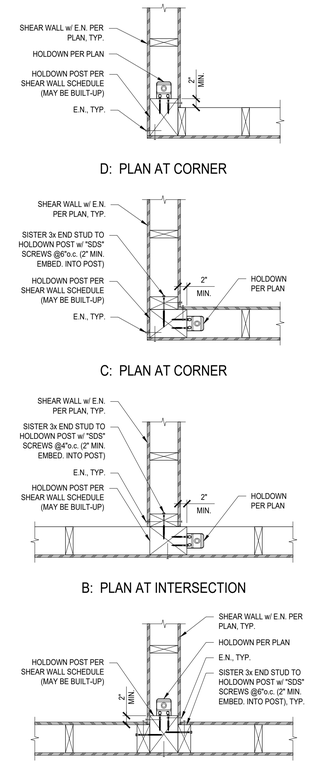
SCALE: N.T.S.



NOTES:
1. VERTICAL SPLICE JOINTS SHALL BE STAGGERED WHERE THEY OCCUR.
2. E.N. SPACING PER SHEAR WALL SCHEDULE.

2 DOUBLE-SIDED INTERIOR SHEAR WALL

SCALE: N.T.S.



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revisions:

no.:	date:	description:

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title:

TYPICAL WOOD DETAILS

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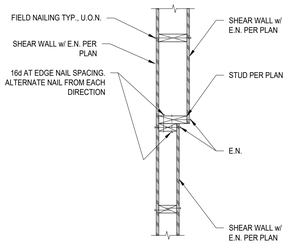
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JOIST AND BEAM HANGER SCHEDULE			
JOIST / BEAM	FACE MOUNT HANGER	TOP FLANGE HANGER	CONCEALED FLANGE HANGER
1½"x5½" LSL/LVL	HU1.81/5	-	-
1½"x7¼" LSL/LVL	HU7	BA1.81/7.25	-
1½"x9½" LSL/LVL	HUS1.81/10	BA1.81/9.5	HUCQ1.81/9-SDS
1½"x11⅞" LSL/LVL	HUS1.81/10	BA1.81/11.88	HUCQ1.81/11-SDS
1½"x14" LSL/LVL	HUS1.81/10	BA1.81/14	HUCQ1.81/11-SDS
1½"x16" LSL/LVL	HU14	BA1.81/16	-
3½"x5½" LSL/PSL	HU46		HUC46
3½"x9½" LSL/PSL	HHUS410	BA3.56/9.5	HUCQ410-SDS
3½"x11⅞" LSL/PSL	HHUS410	BA3.56/11.88	HUCQ412-SDS
3½"x14" LSL/PSL	HHUS410	HGLTV3.514	HUCQ412-SDS
3½"x16" LSL/PSL	HGUS414	HGLTV3.516	HUCQ412-SDS
5¼"x9½" PSL	HHUS5.50/10	HGLTV5.37, H=9.5	HUCQ610-SDS
5¼"x11⅞" PSL	HHUS5.50/10	HGLTV5.37, H=11.875	HUCQ612-SDS
5¼"x14" PSL	HHUS5.50/10	HGLTV5.37, H=14	HUCQ612-SDS
5¼"x16" PSL	HGUS5.50/14	HGLTV5.37, H=16	HUCQ612-SDS
7"x9½" PSL	HHUS7.25/10	HGLTV7, H=9.5	HUC410-2
7"x11⅞" PSL	HHUS7.25/10	HGLTV7, H=11.875	HUC412-2
7"x14" PSL	HHUS7.25/10	HGLTV7, H=14	HUC414-2
7"x16" PSL	HGUS7.25/14	HGLTV7, H=16	HUC414-2
9½" TJI 210	IUS2.06/9.5	ITS2.06/9.5	-
9½" TJI 230	IUS2.37/9.5	ITS2.37/9.5	-
11⅞" TJI 210	IUS2.06/11.88	ITS2.06/11.88	-
11⅞" TJI 230/360	IUS2.37/11.88	ITS2.37/11.88	-
11⅞" TJI 560	IUS3.56/11.88	ITS3.56/11.88	-
14" TJI 210	IUS2.06/14	ITS2.06/14	-
14" TJI 230/360	IUS2.37/14	ITS2.37/14	-
14" TJI 560	IUS3.56/14	ITS3.56/14	-
16" TJI 210	IUS2.06/16	ITS2.06/16	-
16" TJI 230/360	IUS2.37/16	ITS2.37/16	-
16" TJI 560	IUS3.56/16	ITS3.56/16	-

NOTE:
1. USE JOIST AND BEAM HANGERS PER SCHEDULE, U.O.N. ON PLANS OR DETAILS.
2. LVL/LSL/PSL REPRESENTS STRUCTURAL COMPOSITE LUMBER.
3. FOR BUILT-UP MEMBERS, USE HANGERS PER BEAM OF EQUIVALENT WIDTH.
4. USE FACE MOUNTED HANGER, U.O.N.
5. USE CONCEALED FLANGE HANGERS ONLY WHERE INDICATED ON PLANS.
6. HANGERS SHALL BE PRODUCED BY SIMPSON STRONG-TIE U.O.N., FOR EQUIVALENT ALTERNATIVES/SUBSTITUTIONS, NOTIFY STRUCTURAL ENGINEER OF RECORD FOR APPROVAL.
7. FOLLOW MANUFACTURER'S INSTALLATION INSTRUCTIONS. USE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER, DO NOT SUBSTITUTE. PROVIDE MAXIMUM FASTENERS LISTED BY MANUFACTURER, FILL ALL ROUND AND TRIANGULAR HOLES.
8. PROVIDE WEB STIFFENERS PER MANUFACTURER SPECIFICATIONS AT ALL BEARING POINTS AT ROOF TJI JOISTS.
9. CONTACT STRUCTURAL ENGINEER OF RECORD FOR BEAM SIZES NOT SHOWN.

19 JOIST & BEAM HANGER SCHEDULE

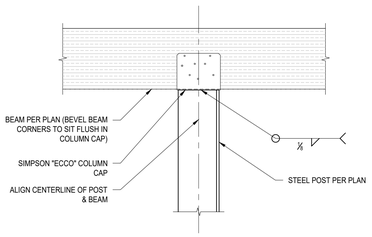
SCALE: N.T.S.



PLAN

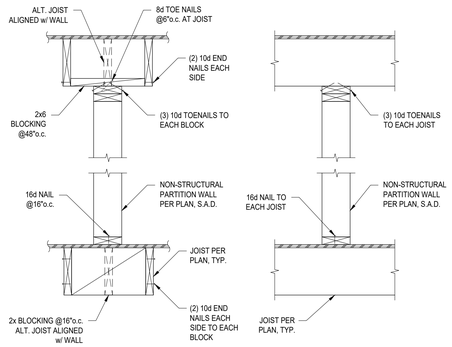
16 SHEAR WALL TRANSITION AT STUDS OF VARYING DEPTHS

SCALE: N.T.S.



15 WOOD BEAM TO STEEL COLUMN CONN.

SCALE: N.T.S.

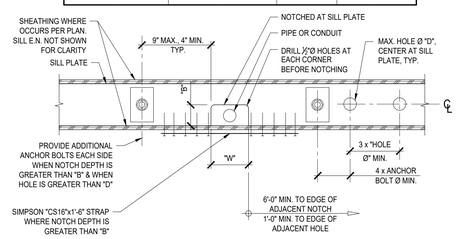


A: JOISTS PARALLEL B: JOISTS PERPENDICULAR

11 NON-STRUCTURAL WALLS

SCALE: N.T.S.

SILL PLATE HOLE & NOTCH SCHEDULE			
MIN. NOMINAL SILL PLATE	MAX. HOLE Ø IN CENTER OF SILL PLATE "D"	NOTCH DEPTH "B"	MAX. NOTCH WIDTH "W"
3x4	1½"	1½"	3½"
3x6	2"	1⅞"	5½"

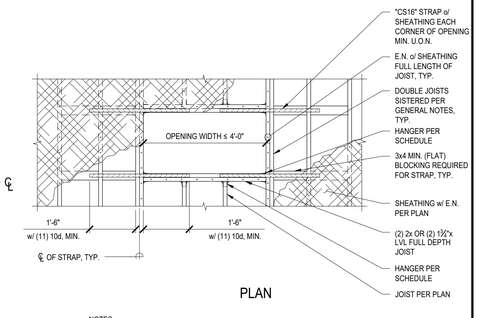


PLAN

NOTE:
NOTCHES w/ DEPTH GREATER THAN "B" NOT ALLOWED IN SHEAR WALL TYPE 4-4, 3-3, & 2-2.

7 SHEAR WALL SILL HOLES & NOTCHES

SCALE: N.T.S.



PLAN

NOTES:
1. STRAP TO BE INSTALLED OVER SHEATHING. DO NOT COUNTERSINK INTO SHEATHING.
2. SEE PLANS FOR STRAPS IN LARGER OPENINGS.

3 HORIZONTAL DIAPHRAGM OPENING

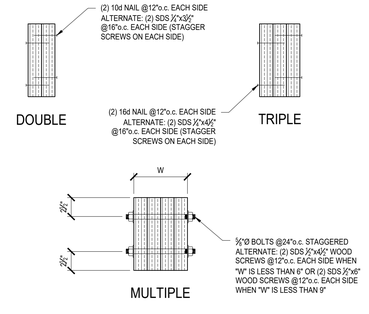
SCALE: N.T.S.

NAILING SCHEDULE (CBC TABLE 2304.10.1 EXCERPT)			
#	DESCRIPTION OF BUILDING ELEMENTS	#/TYPE OF FASTENER(S)	SPACING & LOCATION(S)
ROOF			
1	BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	(3) 8d COMMON	EA. END, TOENAIL
	BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS	(2) 8d COMMON	EA. END, TOENAIL
		(2) 16d COMMON	END NAIL
	FLAT BLOCKING TO TRUSS/WEB FILLER	16d COMMON	FACE NAIL
2	CEILING JOISTS TO TOP PLATE	(3) 8d COMMON	EA. JOIST, TOENAIL
3	CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST)	(3) 16d COMMON	FACE NAIL
4	CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (SEE CBC SECTION 2308.7.3.1, TABLE 2308.7.3.1)	PER CBC TABLE 2308.7.3.1	FACE NAIL
5	COLLAR TIE TO RAFTER	(3) 10d COMMON	FACE NAIL
6	RAFTER OR ROOF TRUSS TO TOP PLATE (SEE CBC TABLE 2308.7.5)	(3) 10d COMMON	TOENAIL
7	ROOF RAFTERS TO RIDGE/VALLEY/HIP RAFTERS OR ROOF RAFTER TO 2" RIDGE BEAM	(2) 16d COMMON	END NAIL
		(3) 10d COMMON	TOENAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON	FACE NAIL @24"o.c.
9	STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALLS (AT BRACED WALL PANELS)	16d COMMON	FACE NAIL @16"o.c.
11	CONTINUOUS HEADER TO STUD	(4) 8d COMMON	TOENAIL
12	TOP PLATE TO TOP PLATE	16d COMMON	FACE NAIL @16"o.c.
14	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST/BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON	FACE NAIL @16"o.c.
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING AT BRACED WALL PANELS	(2) 16d COMMON	FACE NAIL @16"o.c.
16	STUD TO TOP/BOTTOM PLATE	(4) 8d COMMON	TOENAIL
		(2) 16d COMMON	END NAIL
17	TOP OR BOTTOM PLATE TO STUD	(2) 16d COMMON	END NAIL
18	TOP PLATES, LAPS AT CORNERS/INTERSECTIONS	(2) 16d COMMON	FACE NAIL
FLOOR			
22	JOIST TO SILL/TOP PLATE/GIRDER	(3) 8d COMMON	TOENAIL
23	RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	TOENAIL @6" o.c.
27	BUILT UP GIRDERS & BEAMS, 2" LUMBER LAYERS	20d COMMON	FACE NAIL @32"o.c. AT TOP & BOTTOM STAGGERED ON OPPOSITE SIDES
		(2) 20d COMMON	ENDS & AT EACH SPLICE, FACE NAIL
29	JOIST TO BAND JOIST OR RIM JOIST	(3) 16d COMMON	END NAIL
30	BRIDGING/BLOCKING TO JOIST, RAFTER/TRUSS	(2) 8d COMMON	EA. END, TOENAIL

NOTES:
1. ANY FASTENING SPECIFIED ON PLANS, DETAILS OR GENERAL NOTES TAKES PRECEDENCE OVER THIS SCHEDULE.
2. FOR FULL FASTENING SCHEDULE, REFERENCE CBC.

17 NAILING SCHEDULE

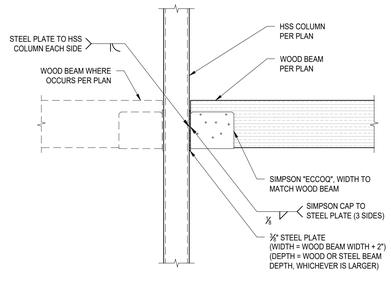
SCALE: N.T.S.



NOTES:
TYPICAL FOR SISTERING SOLID SAWN AND COMPOSITE STRUCTURAL JOISTS AND BEAMS

14 MULTIPLE MEMBER CONNECTION

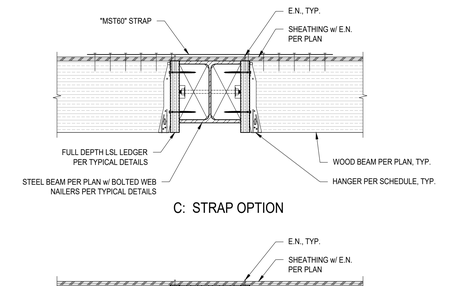
SCALE: N.T.S.



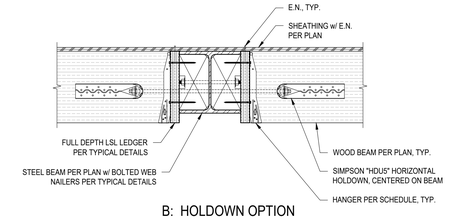
NOTE:
CONNECTION PLATE MAY BE OMITTED WHERE THE FLAT SURFACE OF HSS COLUMN IS WIDER THAN COLUMN CAP (WELD CAP DIRECTLY TO HSS COLUMN w/ 5/16" THK FILLET WELD, ALL AROUND).

13 WOOD BEAM TO HSS COL. CONNECTION

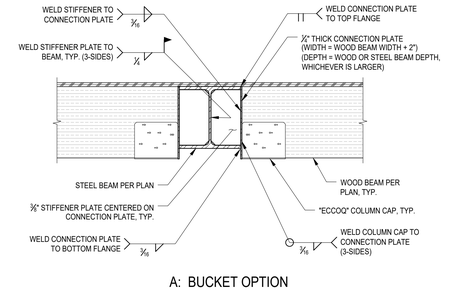
SCALE: N.T.S.



C: STRAP OPTION



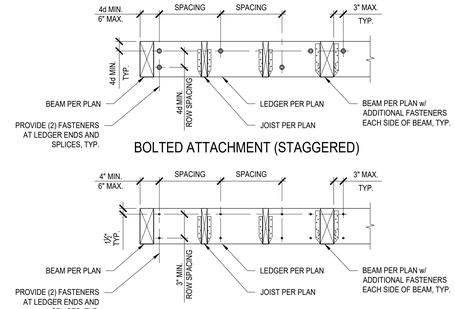
B: HOLDOWN OPTION



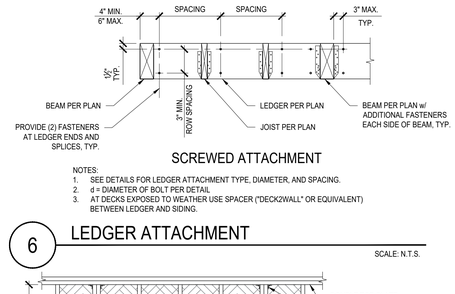
A: BUCKET OPTION

9 WOOD BEAM TO STEEL BEAM DRAG

SCALE: N.T.S.



BOLTED ATTACHMENT (STAGGERED)

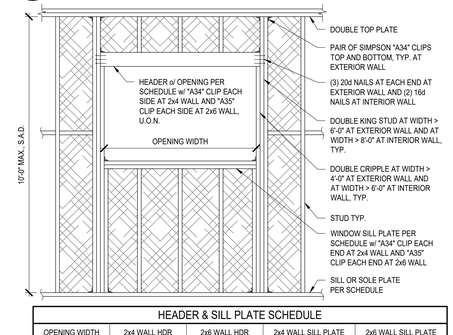


SCREWED ATTACHMENT

NOTES:
1. SEE DETAILS FOR LEDGER ATTACHMENT TYPE, DIAMETER, AND SPACING.
2. d = DIAMETER OF BOLT PER DETAIL
3. AT DECKS EXPOSED TO WEATHER USE SPACER ("DECK2WALL" OR EQUIVALENT) BETWEEN LEDGER AND SIDING.

6 LEDGER ATTACHMENT

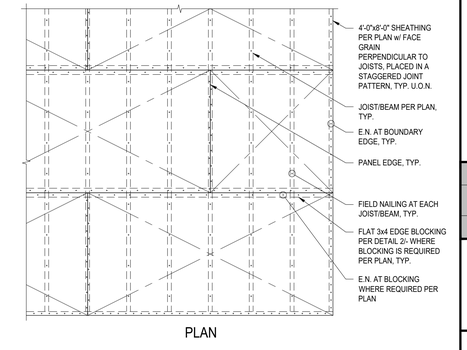
SCALE: N.T.S.



HEADER & SILL PLATE SCHEDULE				
OPENING WIDTH	2x4 WALL HDR	2x6 WALL HDR	2x4 WALL SILL PLATE	2x6 WALL SILL PLATE
3'-6" MAX.	4x6	6x6	2x4	2x6
6'-0" MAX.	4x8	6x6	(2) 2x4	(2) 2x6
8'-0" MAX.	4x10	6x8	(3) 2x4	(2) 2x6

4 OPENING IN STUD WALL

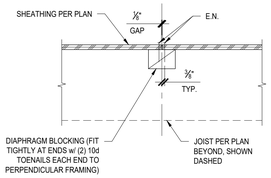
SCALE: N.T.S.



PLAN

1 HORIZONTAL DIAPHRAGM

SCALE: N.T.S.



NOTE:
2x SOLID JOIST DEPTH BLOCKING USED IN LIEU OF TYP. BLOCKING IF IN PROPER ALIGNMENT WITH PLYWOOD.

2 HORIZONTAL DIAPHRAGM BLOCKING

SCALE: N.T.S.

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drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

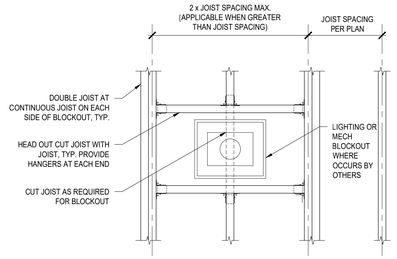
revisions:

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08/09/2024

title:
TYPICAL WOOD DETAILS

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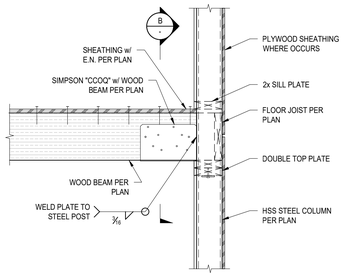


PLAN

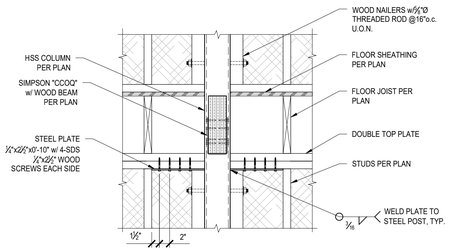
NOTES:
1. SHEATHING NOT SHOWN FOR CLARITY.
2. USE DOUBLE JOIST HANGER AT EACH END OF DOUBLE JOISTS.

12 FRAMING BLOCK OUT AT MECHANICAL & ELECTRICAL

SCALE: 1"=1'-0"



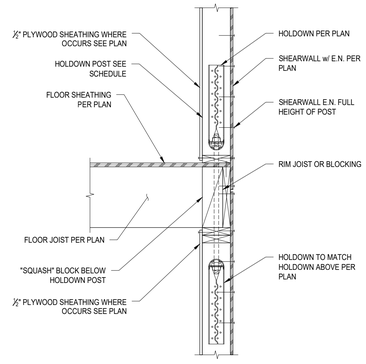
A: SECTION



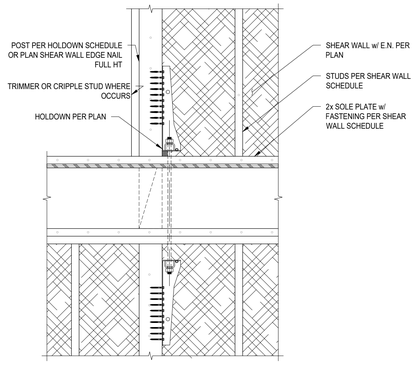
B: ELEVATION

16 HSS CONTINUOUS COLUMN AT FLOOR

SCALE: N.T.S.



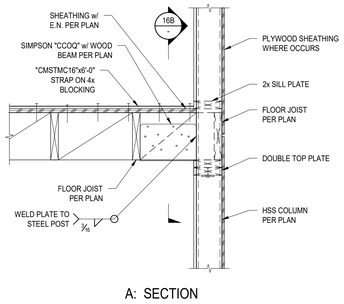
A: SECTION



B: ELEVATION

19 HOLDOWN AT FRAMED FLOOR

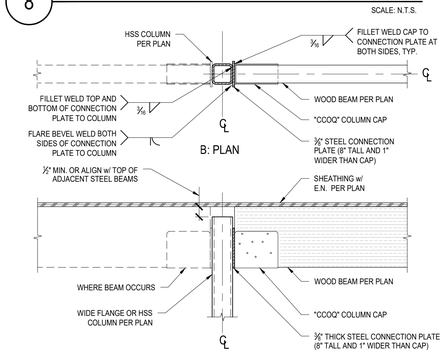
SCALE: N.T.S.



A: SECTION

11 CONT. HSS COL. AT FLOOR FRAMING

SCALE: N.T.S.



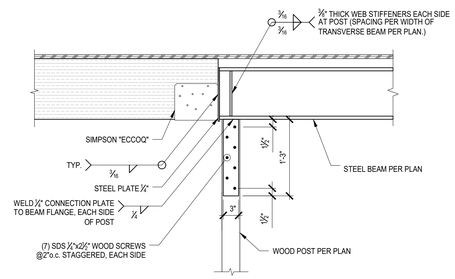
B: PLAN

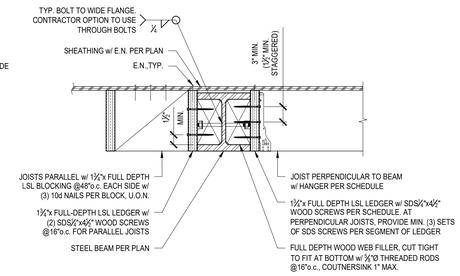
A: ELEVATION

NOTES:
CONNECTION PLATE MAY BE OMITTED WHERE THE FLAT SURFACE OF HSS STEEL COLUMN IS WIDER THAN COLUMN CAP (WELD CAP DIRECTLY TO HSS COLUMN w/ 3/16" THK FILLET WELD, ALL AROUND)

8 STEEL BEAM TO WOOD POST

SCALE: N.T.S.

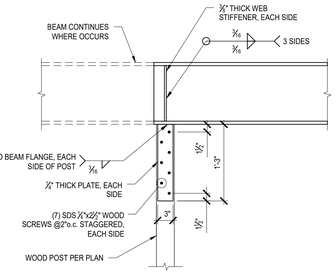




LEDGER ATTACHMENT SCHEDULE FOR JOISTS PERPENDICULAR TO BEAM		
LOCATION	NUMBER OF ROWS	ROW SPACING
ROOF FRAMING	(2)	8"o.c.
INTERIOR FLOOR FRAMING	(2)	8"o.c.
EXTERIOR FLOOR FRAMING (DECK)	(2)	8"o.c.

4 JOIST TO STEEL BEAM CONNECTION

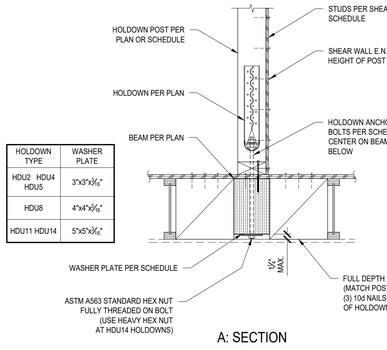
SCALE: N.T.S.



NOTE:
CONNECTION PLATES CAN BE ROTATED AS REQUIRED FOR POST ORIENTATION.

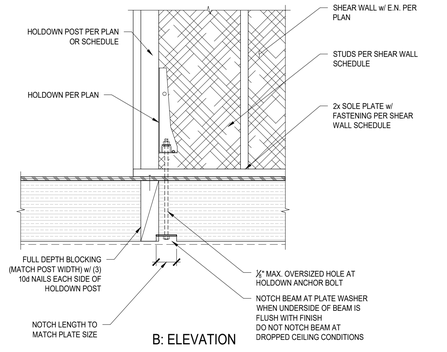
7 WOOD BEAM TO HSS COLUMN

SCALE: N.T.S.



HOLDOWN TYPE	WASHER PLATE
HDU2 HDU4 HDU5	3"x3"x5/16"
HDU8	4"x4"x5/16"
HDU11 HDU14	5"x5"x5/16"

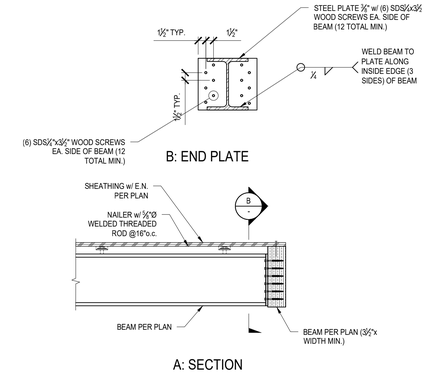
A: SECTION



B: ELEVATION

14 HOLDOWN TO WOOD BEAM

SCALE: N.T.S.

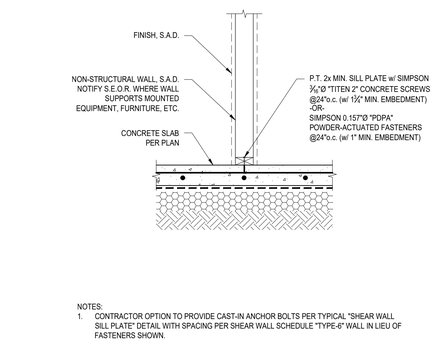


B: END PLATE

A: SECTION

6 STEEL BEAM TO WOOD BEAM

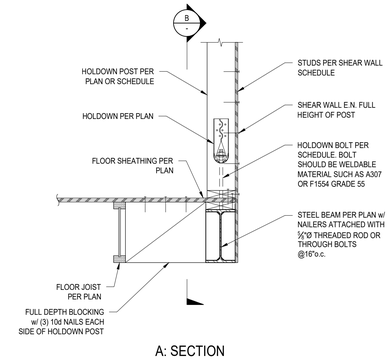
SCALE: N.T.S.



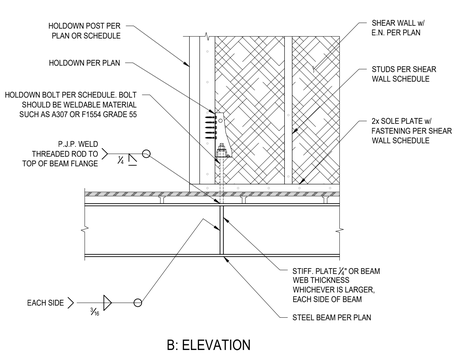
NOTES:
1. CONTRACTOR OPTION TO PROVIDE CAST-IN ANCHOR BOLTS PER TYPICAL "SHEAR WALL SILL PLATE" DETAIL WITH SPACING PER SHEAR WALL SCHEDULE "TYPE-6" WALL IN LIEU OF FASTENERS SHOWN.

2 SILL PLATE AT NON-STRUCTURAL WALL

SCALE: N.T.S.



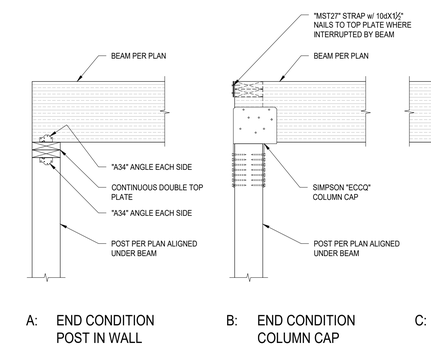
A: SECTION



B: ELEVATION

13 HOLDOWN TO STEEL BEAM

SCALE: N.T.S.



A: END CONDITION POST IN WALL

B: END CONDITION COLUMN CAP

C: INTERIOR CONDITION POST IN WALL

D: INTERIOR CONDITION ISOLATED POST

5 BEAM TO POST CONNECTION

SCALE: N.T.S.

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drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

revisions:

no.:	date:	description:

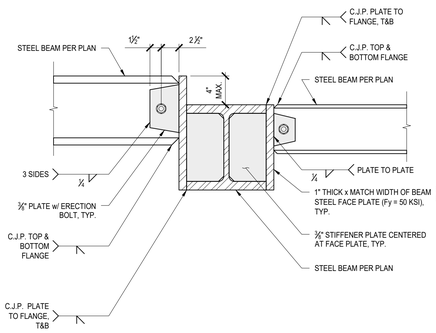
NOT FOR CONSTRUCTION
PRICING SET
08/09/2024

title:

TYPICAL WOOD DETAILS

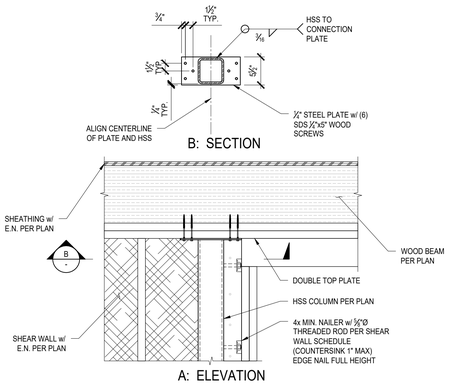
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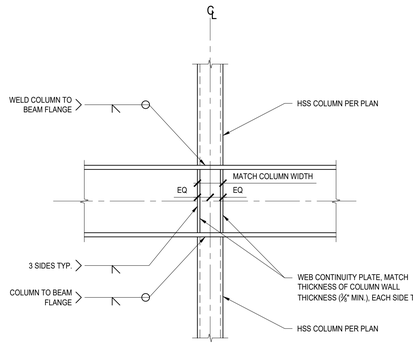
19 OFFSET STEEL BEAM MOMENT CONNECTION

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



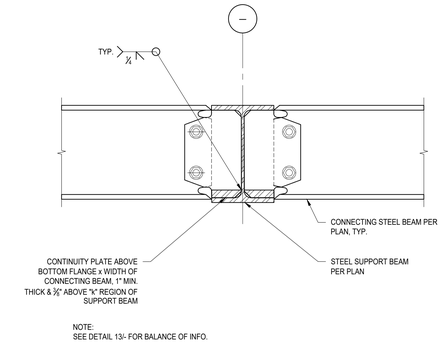
15 HSS COLUMN AT END OF SHEAR WALL TOP PLATE CONNECTION

SCALE: N.T.S.



18 MOMENT CONNECTION STEEL BEAM TO HSS COLUMN

SCALE: N.T.S.



NOTE:
SEE DETAIL 13/- FOR BALANCE OF INFO.

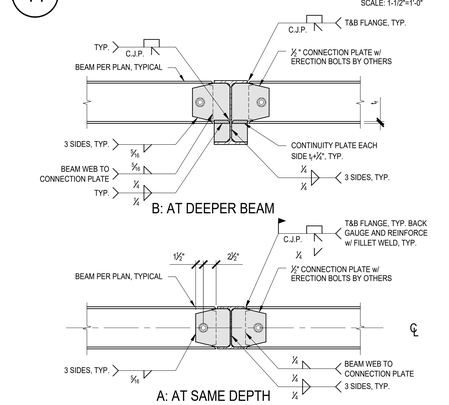
14 BEAM TO BEAM MOMENT CONNECTION

SCALE: N.T.S.

NOTES:
1. APPLICABLE WHEN BEAM SIZE IS W24x & SMALLER.
2. "L" IS THE SPAN OF THE BEAM, WHICH IS THE DISTANCE BETWEEN THE POINT OF SUPPORT CENTERLINES. POINTS OF SUPPORT INCLUDE BEAMS, COLUMNS, AND WALLS.
3. WHERE SOLID WOOD BLOCKING OCCURS AT WEB LOCATE PENETRATION 2½" MIN. FORM WELDED THREADED ROD ATTACHMENT.

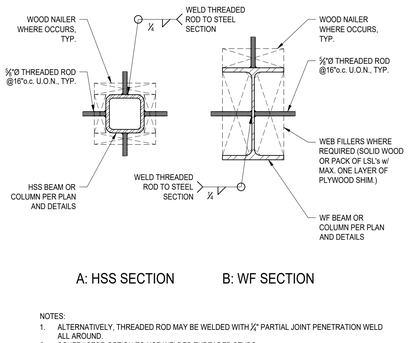
17 ROUND PENETRATIONS IN STEEL BEAM WEB

SCALE: N.T.S.



13 BEAM TO BEAM MOMENT CONNECTION

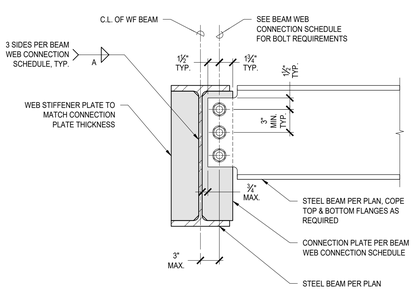
SCALE: 1-1/2"=1'-0"



NOTES:
1. ALTERNATIVELY, THREADED ROD MAY BE WELDED WITH ¼" PARTIAL JOINT PENETRATION WELD ALL AROUND.
2. CONTRACTOR OPTION TO USE WELDED THREADED STUDS.

10 NAILER TO STEEL SECTION CONNECTION

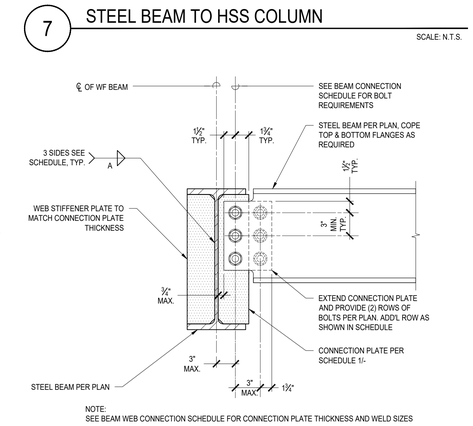
SCALE: N.T.S.



NOTE:
SEE BEAM WEB CONNECTION SCHEDULE FOR CONNECTION PLATE THICKNESS AND WELD SIZES.

9 WF-WF BEAM CONNECTION

SCALE: N.T.S.



NOTE:
DIMENSIONS SHOWN ARE TYPICAL, AND APPLY TO ALL SYMMETRICAL MEASUREMENTS

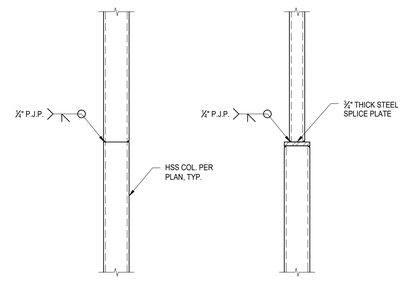
7 STEEL BEAM TO HSS COLUMN

SCALE: N.T.S.

NOTE:
SEE BEAM WEB CONNECTION SCHEDULE FOR CONNECTION PLATE THICKNESS AND WELD SIZES

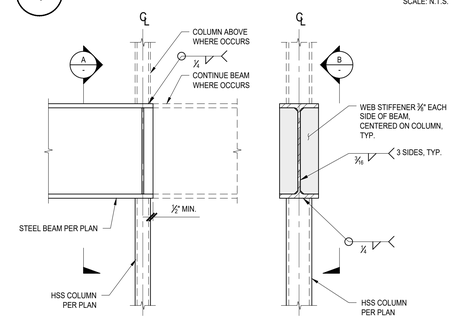
6 WF-WF BEAM CONNECTION

SCALE: N.T.S.



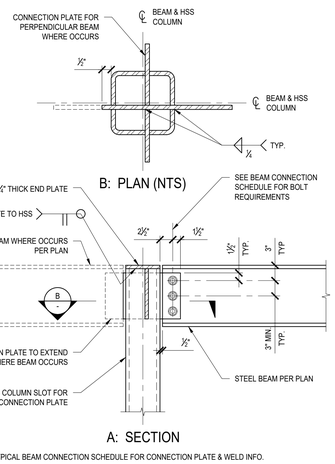
4 HSS COLUMN SPLICE

SCALE: N.T.S.



3 STEEL BEAM TO HSS COLUMN

SCALE: N.T.S.



NOTE:
SEE TYPICAL BEAM CONNECTION SCHEDULE FOR CONNECTION PLATE & WELD INFO.

2 WF TO HSS CONNECTION

SCALE: N.T.S.

BEAM WEB CONNECTION SCHEDULE

NOMINAL MEMBER DEPTH (SEE NOTE 1)	No. OF BOLTS	CONNECTION PLATE, t	FILLET WELD SIZE, A	MIN. TOP OF BEAM TO ℄ OF 1ST BOLT
6x & SMALLER	SEE NOTE 5	⅜"	¼"	2½"
8x	2	⅜"	¼"	2½"
10x	2	⅜"	¼"	3"
12x & 14x	3	⅜"	¼"	3"
16x & 18x	4	⅜"	¼"	3"
21x	5	½"	5/16"	4½"
24x	6	½"	5/16"	4½"
27x	7	½"	5/16"	4½"
30x	8	½"	5/16"	4½"
40x	11	½"	5/16"	4½"

NOTES:
1. BEAM WEB CONNECTION SCHEDULE APPLIES FOR W, C AND MC TYPE SECTIONS.
2. ALL BOLTS SHALL BE ¾"Ø, U.O.N.
3. USE ASTM A325-N OR A325-X BOLTS, U.O.N.
4. ALL BOLTS SHALL BE PRE-TENSIONED, U.O.N.
5. FOR W6x, C6x OR MC6x MEMBERS (OR SHALLOWER), WELD CONNECTION PLATE TO BEAM WEB WITH ¼" FILLET WELD, U.O.N.
6. IN LIEU OF FILLET WELD SIZE SHOWN, CONTRACTOR OPTION TO USE ¾" P.J.P. WELD (ONE SIDE).

1 BEAM WEB CONNECTION SCHEDULE

SCALE: N.T.S.

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drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

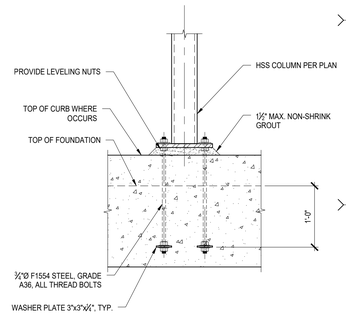
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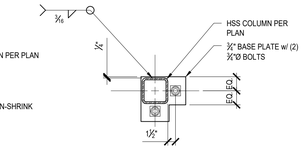
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PRICING SET
08/09/2024

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TYPICAL STEEL DETAILS

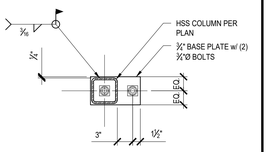
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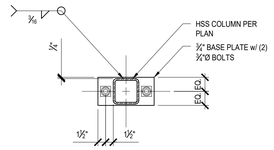
NOTE:
1/16" MAX. OVERSIZE HOLES IN BASE PLATE. ALTERNATE: 3/8" MAX. OVERSIZE HOLES IN BASE PLATE WITH 2"x2"x¼" PLATE WASHERS WITH 11/16" OVERSIZE HOLES AND WELD WASHERS TO BASE PLATE.



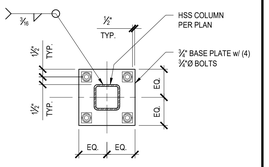
B: CORNER



C: AT JAMB



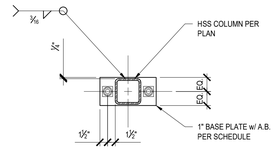
A: TYPICAL



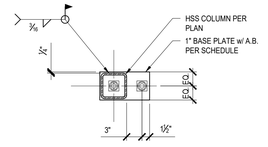
D: FOUR BOLT

8 HSS COLUMN BASE PLATE CONNECTION

SCALE: N.T.S.



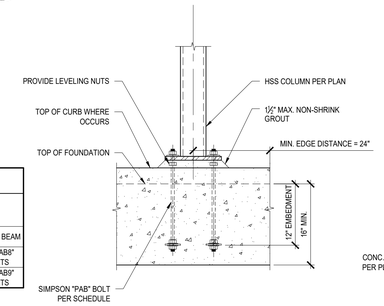
A: TYPICAL



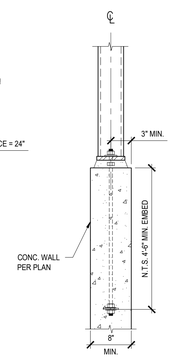
B: AT JAMB

HSS HOLDOWN SCHEDULE			
BASEPLATE TYPE	HOLDOWN ANCHOR		
	SLAB	STEM WALL	GRADE BEAM
TYPICAL	(2) "PAB7" BOLTS	(2) "PAB8" BOLTS	(2) "PAB8" BOLTS
AT JAMB	(2) "PAB9" BOLTS	(2) "PAB9" BOLTS	(2) "PAB9" BOLTS

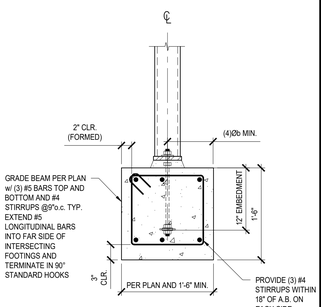
NOTES:
1. 1/16" MAX. OVERSIZE HOLES IN BASE PLATE. ALTERNATE: 3/8" MAX. OVERSIZE HOLES IN BASE PLATE WITH 2"x2"x¼" PLATE WASHERS WITH 11/16" OVERSIZE HOLES AND WELD WASHERS TO BASE PLATE.
2. REBAR NOT SHOWN FOR CLARITY.



AT SLAB



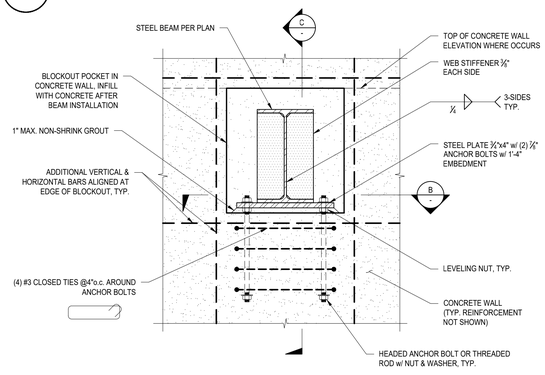
AT STEM WALL



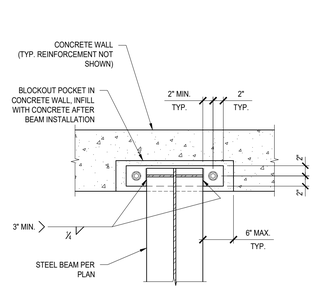
AT GRADE BEAM

11 HSS COLUMN HOLDOWN CONNECTION

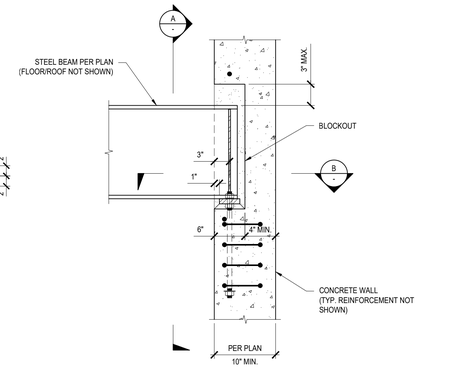
SCALE: N.T.S.



A: ELEVATION



B: PLAN



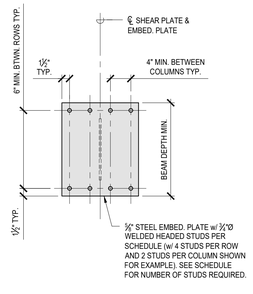
C: SECTION

10 STEEL BEAM SEAT IN CONCRETE WALL DETAIL

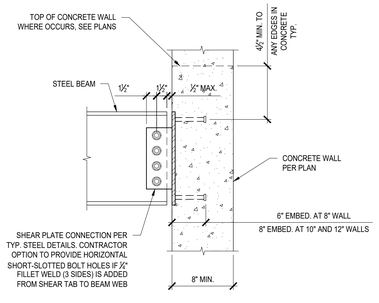
SCALE: N.T.S.

EMBED. PLATE STUD SCHEDULE			
BEAM	STUDS PER COLUMN	STUDS PER ROW	TOTAL STUDS
W8x	2	4	8
W10x	3	3	9
W12x	3	3	9
W14x	3	4	12
W16x	3	4	12
W18x	3	4	12
W21x	3	4	12

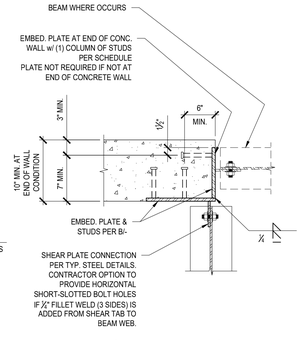
NOTE:
WIDE FLANGE BEAM CALLED OUT IN SCHEDULE ABOVE. AT CHANNELS, USE CONNECTION DETAILS FOR WIDE FLANGE OF SAME DEPTH.



A: EMBED. PLATE ELEVATION



B: WALL SECTION



C: PLAN AT END OF WALL CONDITION

9 STEEL BEAM w/ EMBEDMENT PLATE IN CONCRETE WALL

SCALE: N.T.S.

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PROFESSIONAL ENGINEER DAVID STRANDBERG No. 12008543 STATE OF UTAH

project: Marcella Townhomes - All Clusters

principal: DS
project manager: JF
drawn by: JB/JM
checked by: JF
job no.: 2319.2

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION
PRICING SET
08/09/2024

title: TYPICAL STEEL TO CONCRETE DETAILS

sheet: S0.00.31

PERMANENT SOIL NAIL WALL
UNDER SEPARATE PERMIT

GEOFOAM BACKFILL BY CONTRACTOR PER
GEOTECHNICAL REPORT, TYP.

BUILDING RETAINING WALLS ARE DESIGNED TO
A LATERAL EQUIVALENT PRESSURE USING AN
EQUIVALENT FLUID PRESSURE OF 5 POUNDS
PER CUBIC FOOT, AS NOTED PER
GEOTECHNICAL REPORT, TYP.

UNIT #09

UNIT TYPE: MEDIUM MID-TOP

S1.02.09-1 LOWER LEVEL PLAN
S1.02.09-2 MIDDLE LEVEL PLAN
S1.02.09-3 MAIN LEVEL PLAN
S1.02.09-4 ROOF PLAN

UNIT #08

UNIT TYPE: MEDIUM MID-TOP

S1.02.08-1 LOWER LEVEL PLAN
S1.02.08-2 MIDDLE LEVEL PLAN
S1.02.08-3 MAIN LEVEL PLAN
S1.02.08-4 ROOF PLAN

UNIT #07

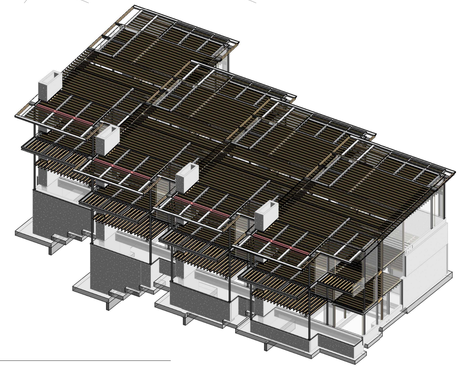
UNIT TYPE: MEDIUM MID-TOP

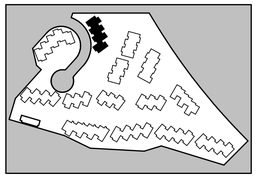
S1.02.07-1 LOWER LEVEL PLAN
S1.02.07-2 MIDDLE LEVEL PLAN
S1.02.07-3 MAIN LEVEL PLAN
S1.02.07-4 ROOF PLAN

UNIT #06

UNIT TYPE: MEDIUM MID-TOP

S1.02.06-1 LOWER LEVEL PLAN
S1.02.06-2 MIDDLE LEVEL PLAN
S1.02.06-3 MAIN LEVEL PLAN
S1.02.06-4 ROOF PLAN





Key Plan - Cluster 02

1" = 300'-0"

1 FLOOR PLAN - CLUSTER 02 - UNITS 06-09

1/8" = 1'-0"

0" 4' 8' 16'

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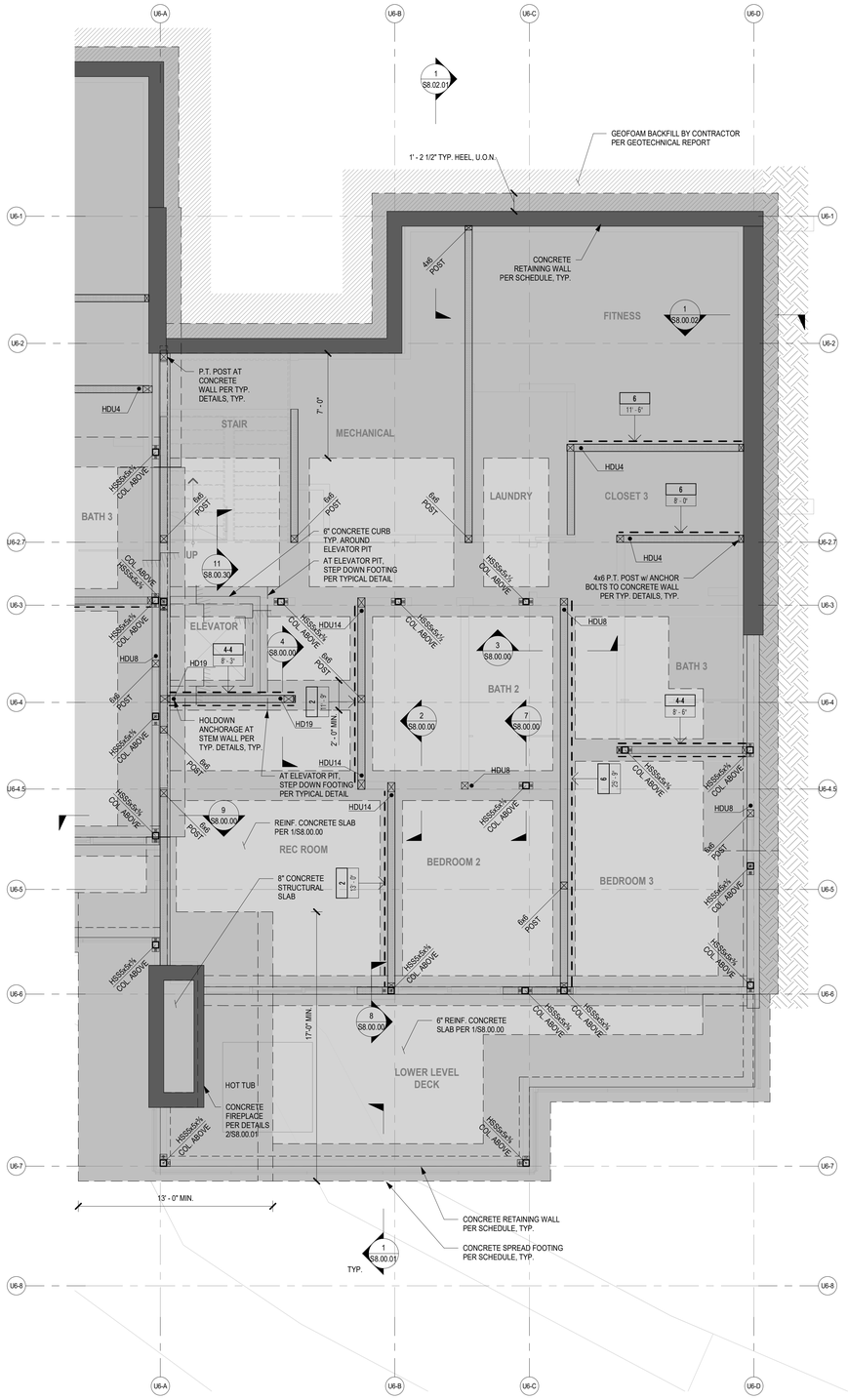
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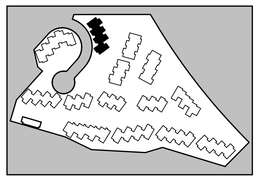
PRICING SET

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title: FLOOR PLAN - CLUSTER 02 - UNITS 06-09

sheet: S1.02.00





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 06 - LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

0" 2" 4" 8"

PLAN LEGEND

- WALL ABOVE FRAMING PLAN, S.A.D. FOR WALL LAYOUT DIMENSIONS. SEE SHEET S0.00.20 AND S0.00.21 AND S0.00.22 FOR FRAMING REQUIREMENTS & DETAILS
- WALL BELOW FRAMING PLAN
- NON-STRUCTURAL WALL ABOVE FRAMING PLAN, S.A.D.
- CONCRETE WALL BELOW PLAN
- CONCRETE WALL ABOVE PLAN
- HSS COLUMN & 4x MIN. NAILER AT END OF SHEAR WALL. SEE TYPICAL DETAIL 5/S0.00.11, 7/S0.00.11, AND 11/S0.00.31, U.O.N.
- "####" DENOTES SHEAR WALL HOLDOWN TYPE SEE SHEET S0.00.11 FOR INFO AND MIN. END POST SIZE (HDXX)
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- CONCRETE FOUNDATION. SEE SHEET S0.00.10 AND S0.00.11 FOR TYP. REQUIREMENTS & DETAILS
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- HSS COLUMN ABOVE / HSS COLUMN BELOW
- WF COLUMN ABOVE / WF COLUMN BELOW
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PLAN NOTES

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2. FOUNDATION AND SUBGRADE SHALL BE CONSTRUCTED AND PREPARED PER GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL COMPENSATE FOR BEAM DEFLECTIONS TO PROVIDE FOR LEVELED FINISHED SURFACES AND ACCOMMODATE FOR THE DEFLECTIONS LISTED BELOW FOR WINDOWS AND DOORS.

   ALL BEAM DEFLECTIONS:
   TOTAL LOAD L/240
   LIVE LOAD L/360

   BEAM DEFLECTIONS ABOVE AND BELOW WINDOWS AND GLASS DOORS, U.O.N.:
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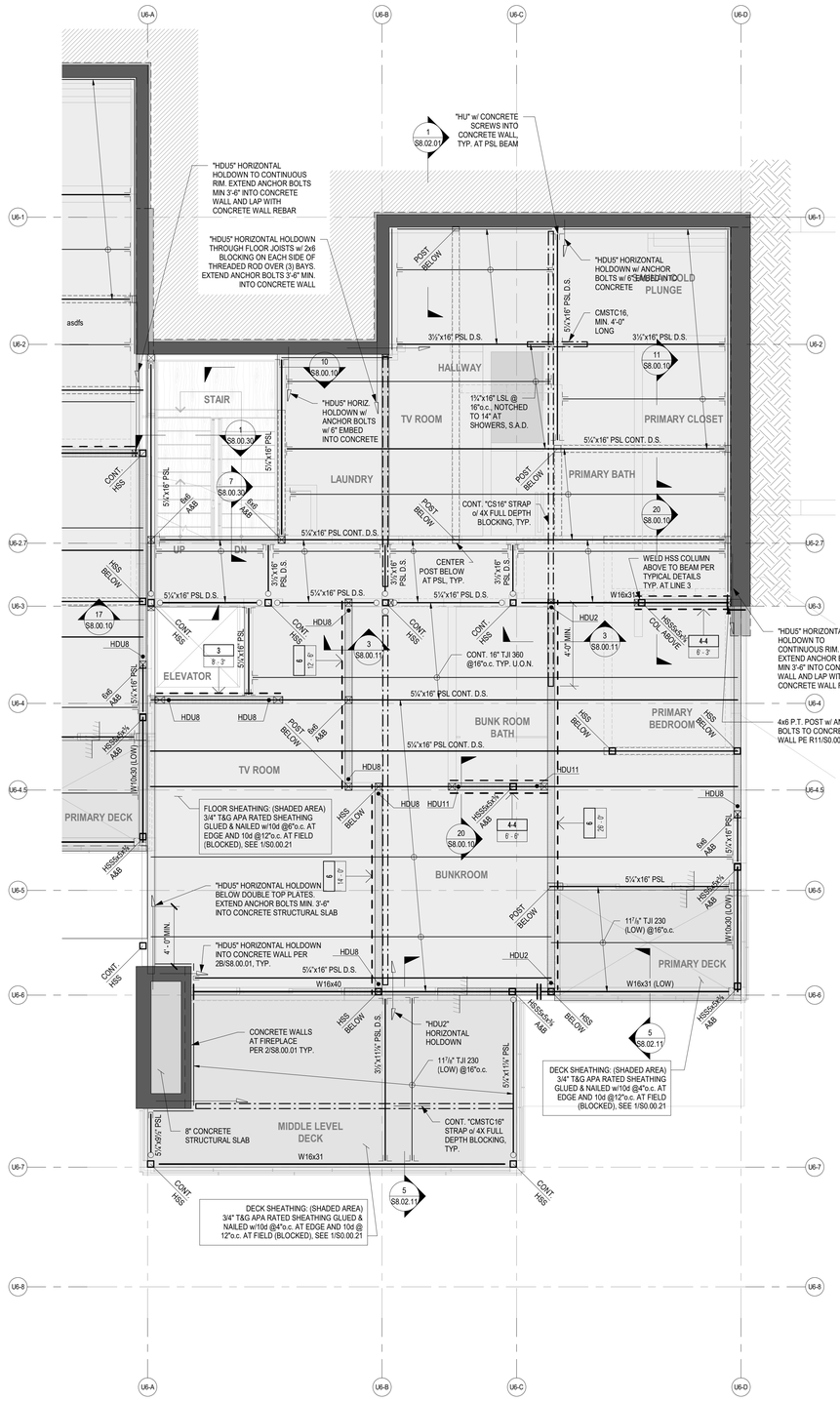
08/09/2024

title:

CLUSTER 02 UNIT 06 - LOWER LEVEL FLOOR PLAN

sheet:

S1.02.06-1



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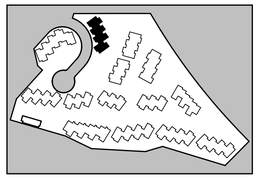
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8. FOR LSL FRAMING 7-1/4" DEEP, USE RIPPED LSL.



Key Plan - Cluster 02
1" = 300'-0"

1 CLUSTER 02 UNIT 06 - MIDDLE LEVEL FLOOR PLAN
1/4" = 1'-0"
0" 2' 4' 8'

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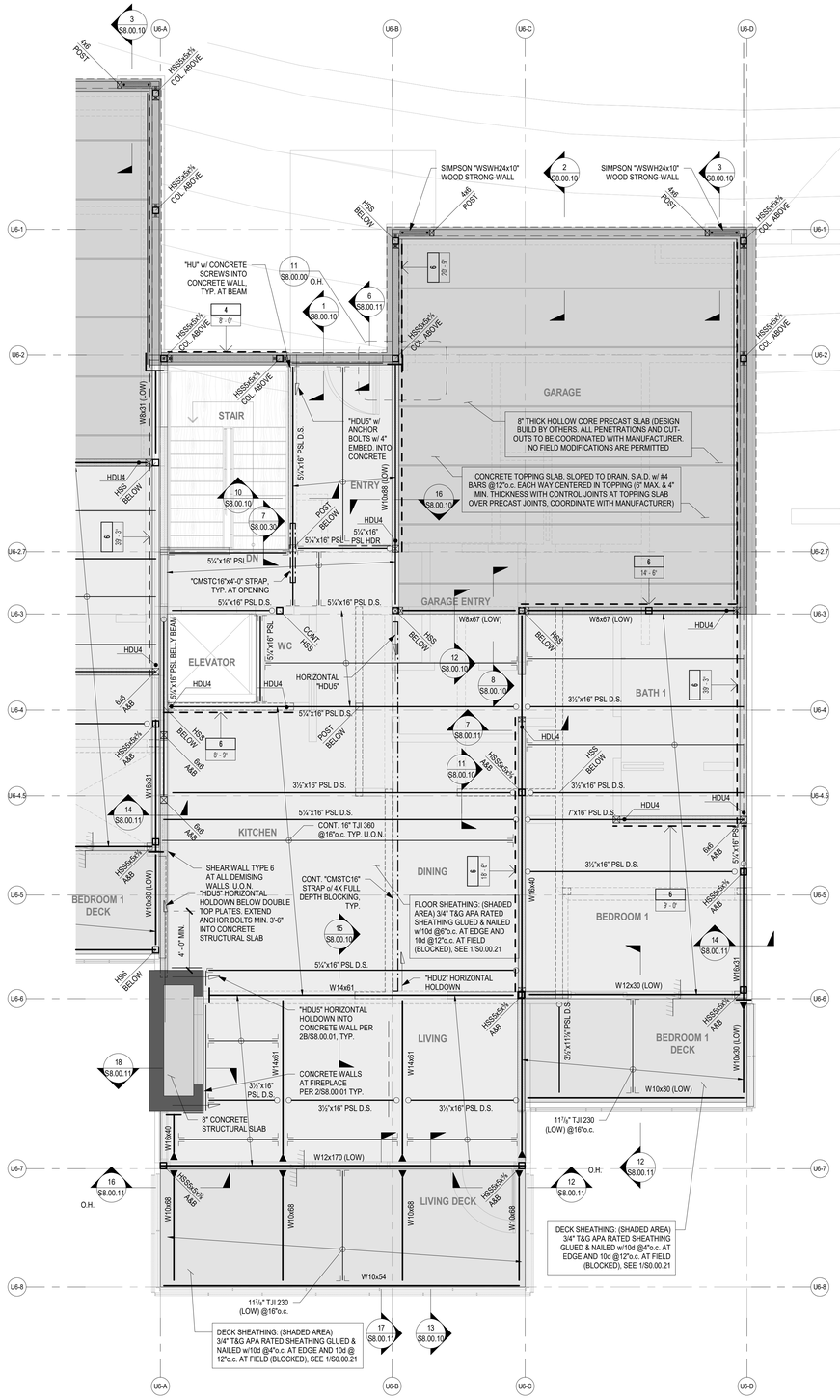
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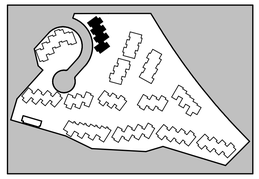
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title: CLUSTER 02 UNIT 06 - MIDDLE LEVEL FLOOR PLAN

sheet: S1.02.06-2





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 06 - MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

PLAN LEGEND

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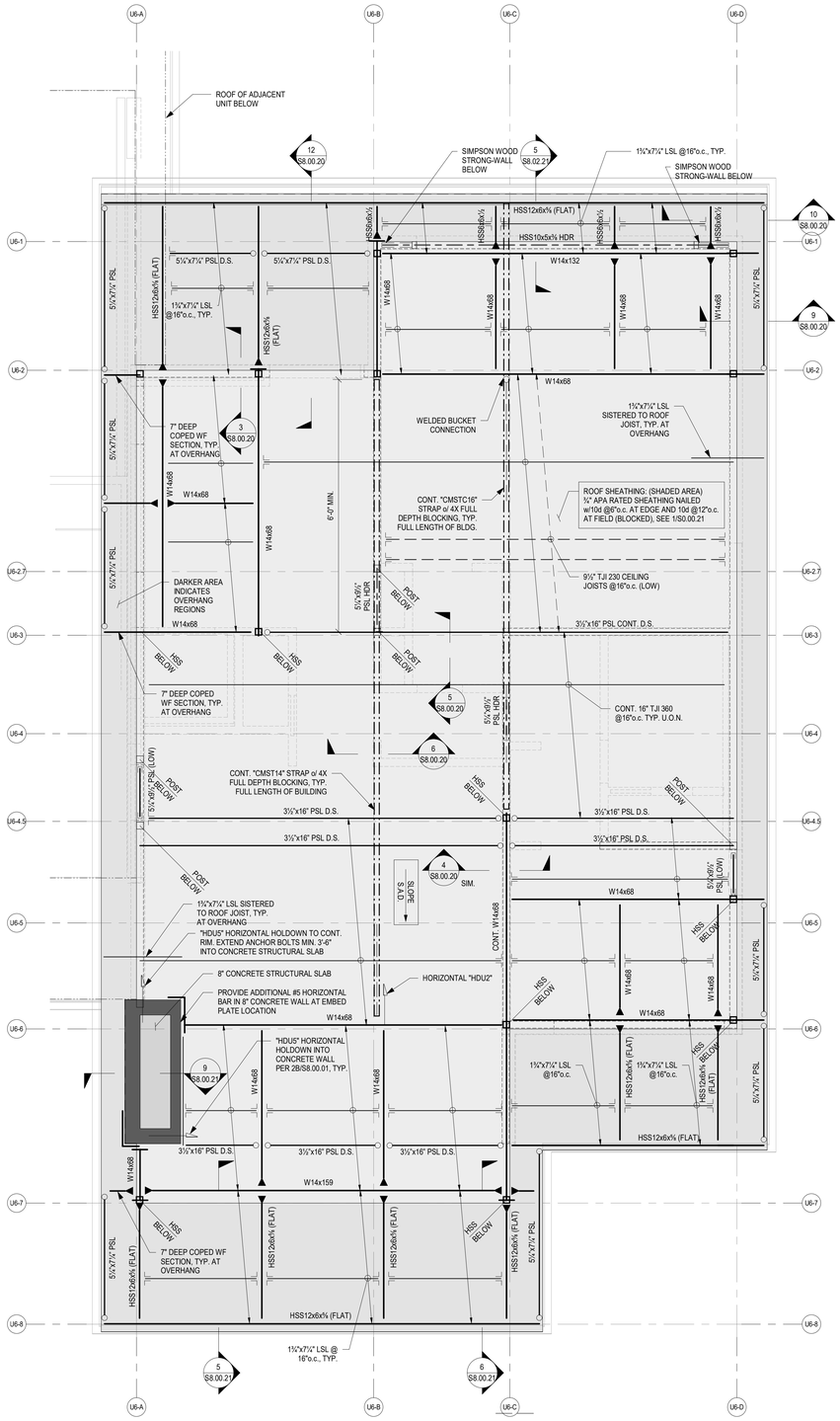
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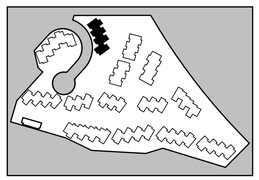
PRICING SET

08/09/2024

title: CLUSTER 02 UNIT 06 - MAIN LEVEL FLOOR PLAN

sheet: S1.02.06-3





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 06 - ROOF PLAN

1/4" = 1'-0"

0" 2' 4' 8'

PLAN LEGEND

- WALL ABOVE FRAMING PLAN, S.A.D. FOR WALL LAYOUT DIMENSIONS. SEE SHEET S0.00.20 AND S0.00.21 AND S0.00.22 FOR FRAMING REQUIREMENTS & DETAILS
- WALL BELOW FRAMING PLAN
- NON-STRUCTURAL WALL ABOVE FRAMING PLAN, S.A.D.
- CONCRETE WALL BELOW PLAN
- CONCRETE WALL ABOVE PLAN
- HSS COLUMN & 4x MIN. NAILER AT END OF SHEAR WALL. SEE TYPICAL DETAIL 5/S0.00.11, 7/S0.00.11, AND 11/S0.00.31, U.O.N.
- "####" DENOTES SHEAR WALL HOLDOWN TYPE SEE SHEET S0.00.11 FOR INFO AND MIN. END POST SIZE (HDXX)
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- CONCRETE FOUNDATION. SEE SHEET S0.00.10 AND S0.00.11 FOR TYP. REQUIREMENTS & DETAILS
- WOOD POST ABOVE / WOOD POST BELOW
- HSS COLUMN ABOVE / HSS COLUMN BELOW
- WF COLUMN ABOVE / WF COLUMN BELOW
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   ALL BEAM DEFLECTIONS:
   TOTAL LOAD L/240
   LIVE LOAD L/360

   BEAM DEFLECTIONS ABOVE AND BELOW WINDOWS AND GLASS DOORS, U.O.N.:
   TOTAL LOAD LESSER OF L/240, 1/2"

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No. 12998543
07/09/2024
STATE OF UTAH

project: Marcella Townhomes - Cluster 02

principal:	DS/JF
project manager:	JF
drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

revisions:

no.:	date:	description:

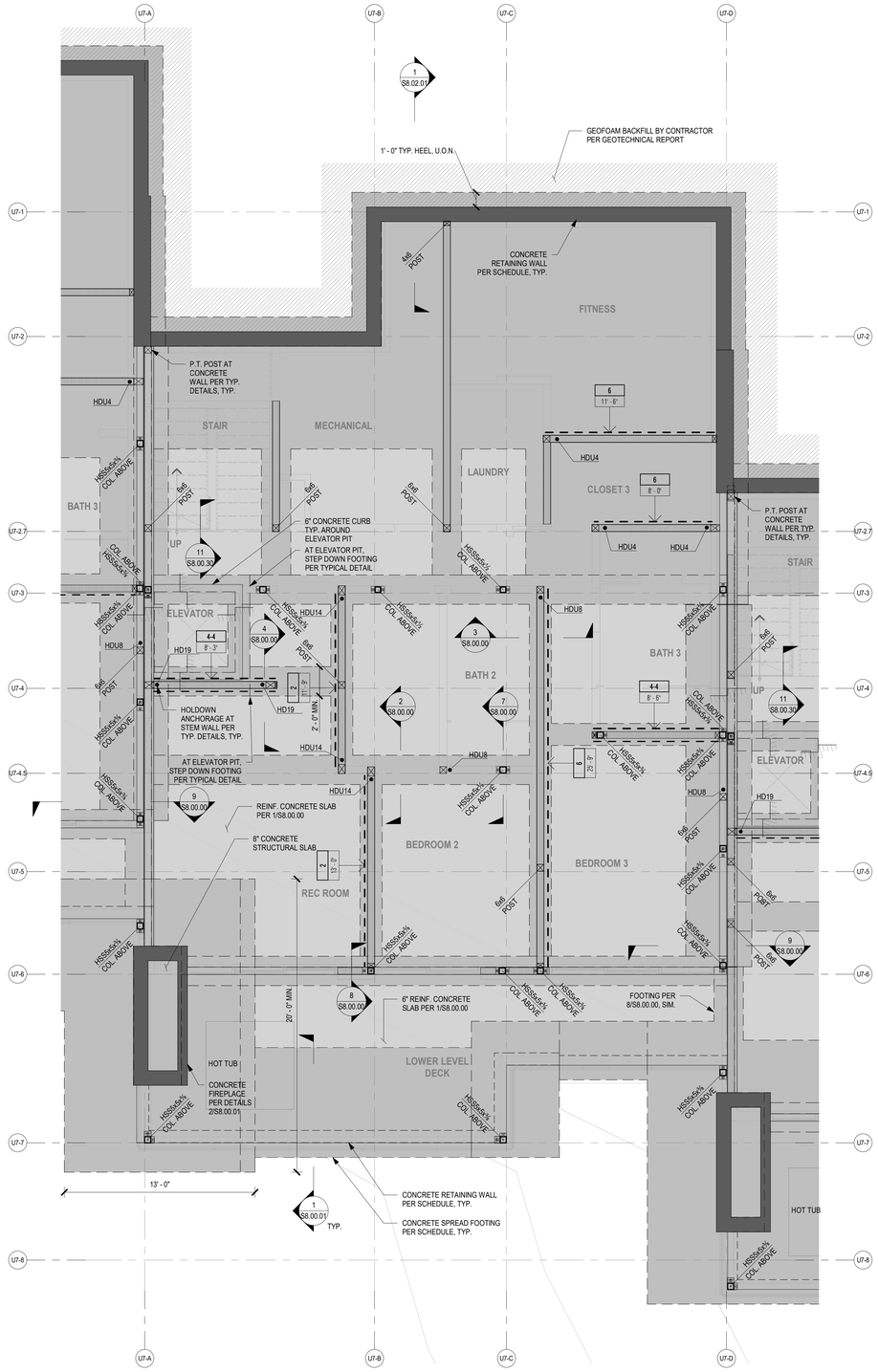
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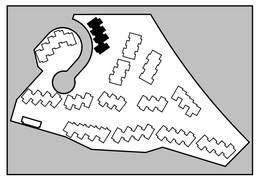
PRICING SET

08/09/2024

title: CLUSTER 02 UNIT 06 - ROOF PLAN

sheet: S1.02.06-4





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 07 - LOWER LEVEL FLOOR PLAN

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0" 2" 4" 8"

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project: Marcella Townhomes - Cluster 02

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DAVID STRANDBERG
No. 12998543
07/09/2024
STATE OF UTAH

principal:	DS/JF
project manager:	JF
drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

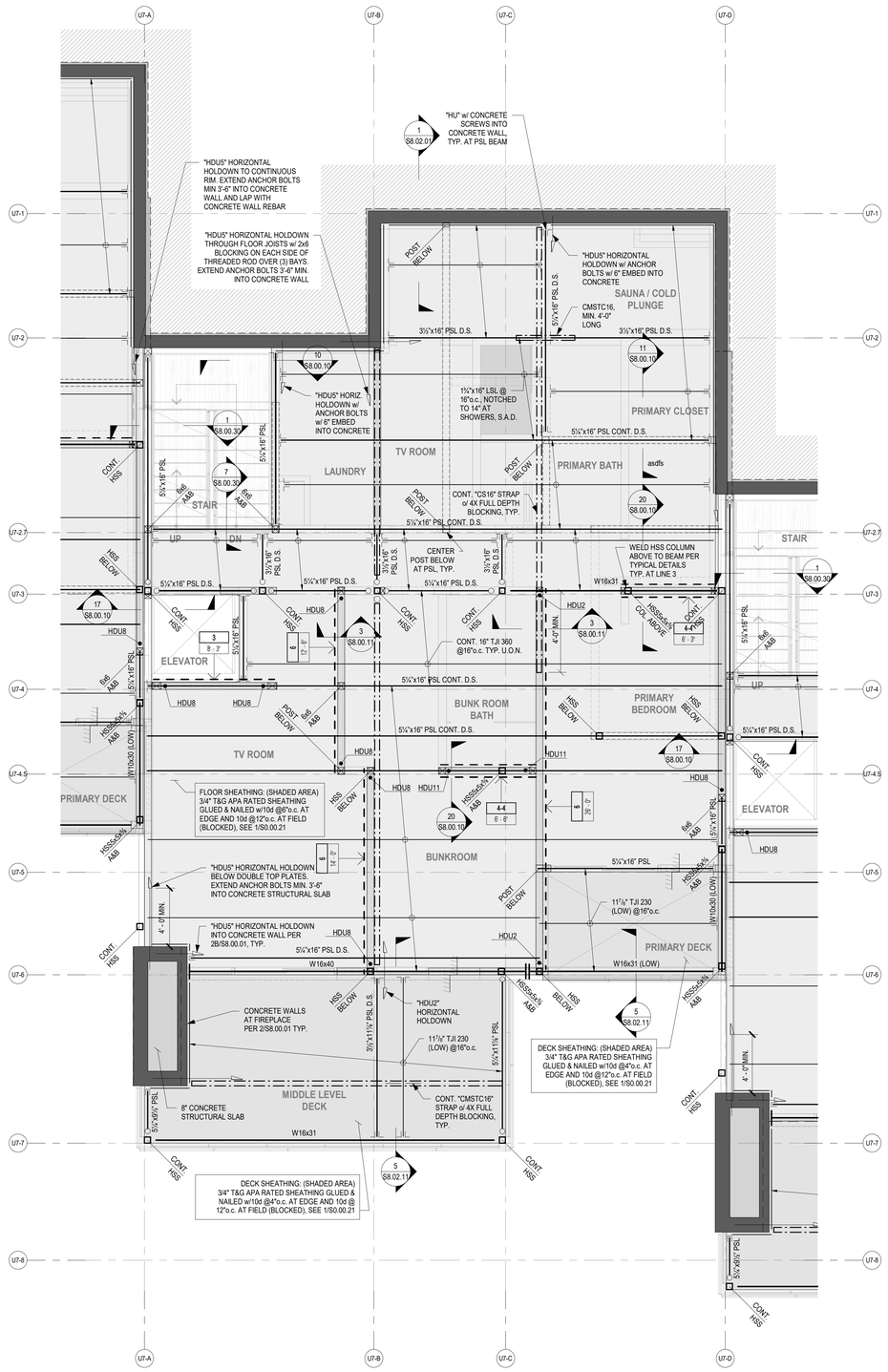
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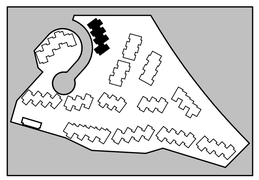
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PRICING SET
08/09/2024

title: CLUSTER 02 UNIT 07 - LOWER LEVEL FLOOR PLAN

sheet: S1.02.07-1





Key Plan - Cluster 02

1" = 300'-0"

CLUSTER 02 UNIT 07 - MIDDLE LEVEL FLOOR PLAN

1/4" = 1'-0"

0" 2' 4' 8'

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STATE OF UTAH

project: Marcella Townhomes - Cluster 02

principal: DS/JF
project manager: JF
drawn by: JB/JM
checked by: JF
job no.: 2319.2

revisions:

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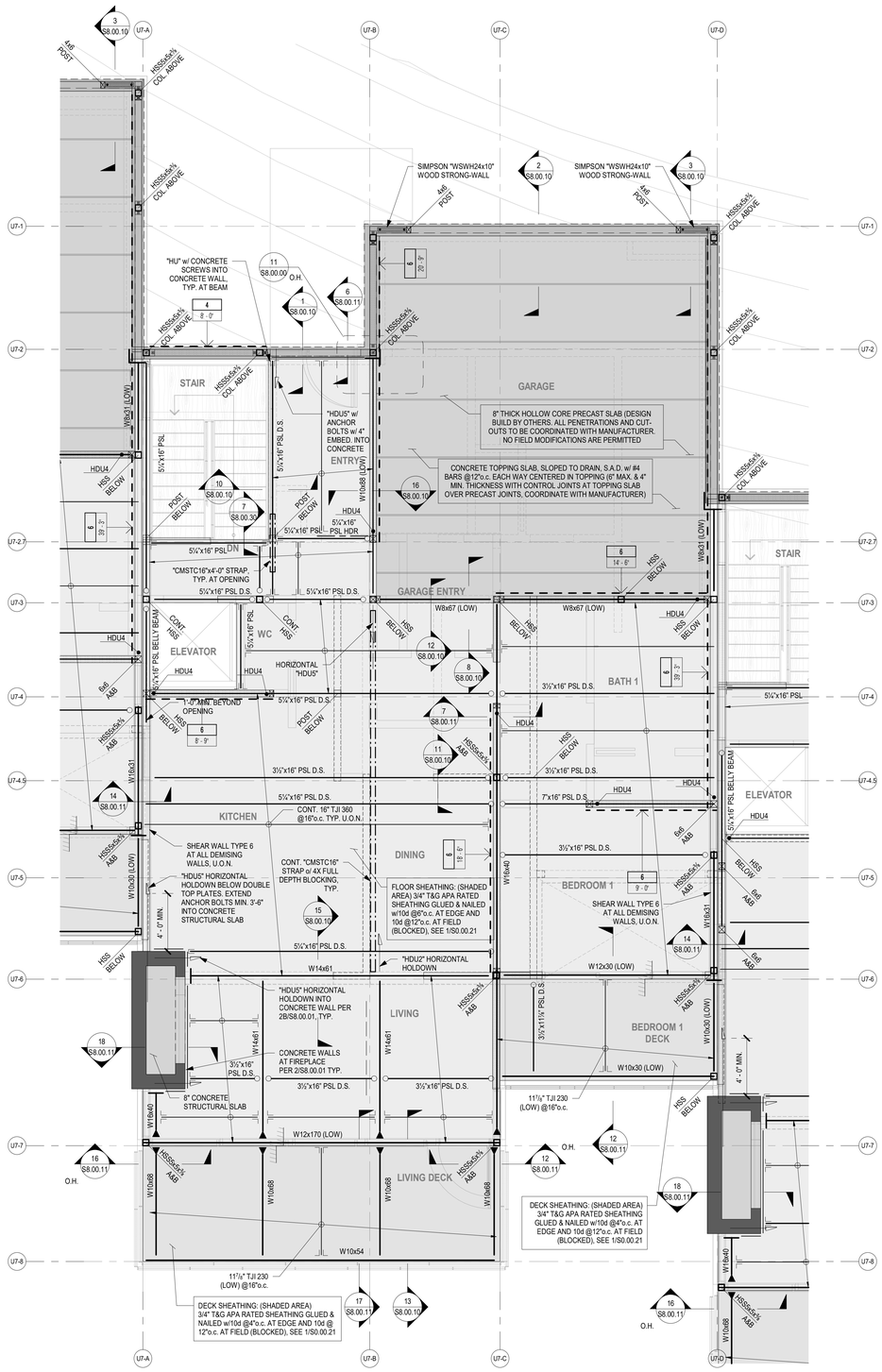
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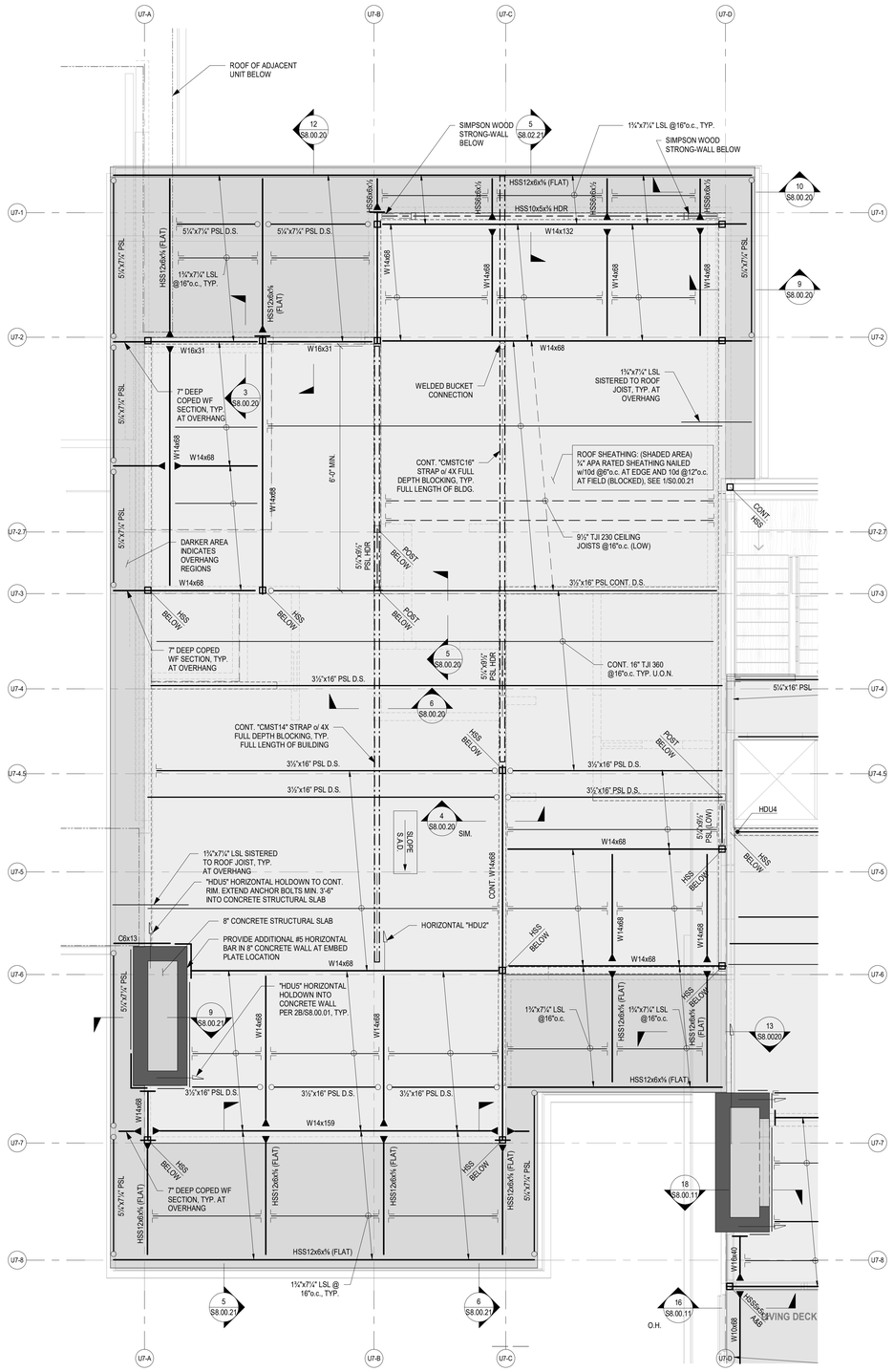
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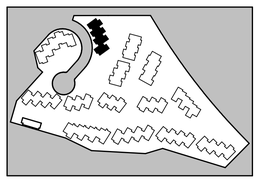
08/09/2024

title: CLUSTER 02 UNIT 07 - MIDDLE LEVEL FLOOR PLAN

sheet: S1.02.07-2


U7-A
U7-B
U7-C
U7-D
U7-1
U7-2
U7-2.7
U7-3
U7-4
U7-4.5
U7-5
U7-6
U7-7
U7-8
STAIR
GARAGE
ENTRY
GARAGE ENTRY
WC
ELEVATOR
KITCHEN
DINING
LIVING
LIVING DECK
BATH 1
BEDROOM 1
BEDROOM 1 DECK
SIMPSON "WSWH24x10" WOOD STRONG-WALL
"HU" w/ CONCRETE SCREWS INTO CONCRETE WALL, TYP. AT BEAM
"HDU5" w/ ANCHOR BOLTS w/ 4" EMBED. INTO CONCRETE
8" THICK HOLLOW CORE PRECAST SLAB (DESIGN BUILD BY OTHERS. ALL PENETRATIONS AND CUT-OUTS TO BE COORDINATED WITH MANUFACTURER. NO FIELD MODIFICATIONS ARE PERMITTED
CONCRETE TOPPING SLAB, SLOPED TO DRAIN, S.A.D. w/ #4 BARS @12"o.c. EACH WAY CENTERED IN TOPPING (6" MAX. & 4" MIN. THICKNESS WITH CONTROL JOINTS AT TOPPING SLAB OVER PRECAST JOINTS, COORDINATE WITH MANUFACTURER)
"CMSTC16"X4'-0" STRAP, TYP. AT OPENING
HORIZONTAL "HDU5"
1'-0" MIN. BEYOND OPENING
SHEAR WALL TYPE 6 AT ALL DEMISING WALLS, U.O.N.
"HDUS" HORIZONTAL HOLDOWN BELOW DOUBLE TOP PLATES. EXTEND ANCHOR BOLTS MIN. 3'-6" INTO CONCRETE STRUCTURAL SLAB
CONT. "CMSTC16" STRAP o/ 4X FULL DEPTH BLOCKING, TYP.
FLOOR SHEATHING: (SHADED AREA) 3/4" T&G APA RATED SHEATHING GLUED & NAILED w/10d @6"o.c. AT EDGE AND 10d @12"o.c. AT FIELD (BLOCKED), SEE 1/S0.00.21
"HDU2" HORIZONTAL HOLDOWN
"HDUS" HORIZONTAL HOLDOWN INTO CONCRETE WALL PER 2B/S8.00.01, TYP.
CONCRETE WALLS AT FIREPLACE PER 2/S8.00.01 TYP.
8" CONCRETE STRUCTURAL SLAB
11⅞" TJI 230 (LOW) @16"o.c.
DECK SHEATHING: (SHADED AREA) 3/4" T&G APA RATED SHEATHING GLUED & NAILED w/10d @4"o.c. AT EDGE AND 10d @12"o.c. AT FIELD (BLOCKED), SEE 1/S0.00.21
CONT. 16" TJI 360 @16"o.c. TYP. U.O.N.
SHEAR WALL TYPE 6 AT ALL DEMISING WALLS, U.O.N.
DECK SHEATHING: (SHADED AREA) 3/4" T&G APA RATED SHEATHING GLUED & NAILED w/10d @4"o.c. AT EDGE AND 10d @12"o.c. AT FIELD (BLOCKED), SEE 1/S0.00.21
W8x21 (LOW)
W8x31 (LOW)
W8x67 (LOW)
W10x88 (LOW)
W12x170 (LOW)
W12x30 (LOW)
W10x30 (LOW)
W10x54
W14x61
W16x40
W16x31
W18x50
W18x35
W10x68
W8x40
W16x26
W16x21
W14x68
W12x40
W14x82
W14x74
W14x99
W14x109
W14x120
W14x132
W14x145
W14x159
W14x176
W14x193
W14x211
W14x233
W14x257
W14x283
W14x311
W14x342
W14x370
W14x398
W14x426
W14x455
W14x500
W14x550
W14x605
W14x665
W14x730
W14x808
W14x873
W14x932
W14x1000
W14x1082
W14x1176
W14x1269
W14x1370
W14x1500
W14x1627
W14x1730
W14x1850
W14x1982
W14x2113
W14x2257
W14x2398
W14x2539
W14x2676
W14x2809
W14x2936
W14x3061
W14x3176
W14x3287
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W14x5287
W14x5394
W14x5500
W14x5607
W14x5717
W14x5830
W14x5946
W14x6061
W14x6176
W14x6287
W14x6394
W14x6500
W14x6607
W14x6717
W14x6830
W14x6946





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 07 - ROOF PLAN

1/4" = 1'-0"

0" 2' 4' 8'

PLAN LEGEND

- WALL ABOVE FRAMING PLAN, S.A.D. FOR WALL LAYOUT DIMENSIONS. SEE SHEET S0.00.20 AND S0.00.21 AND S0.00.22 FOR FRAMING REQUIREMENTS & DETAILS
- WALL BELOW FRAMING PLAN
- NON-STRUCTURAL WALL ABOVE FRAMING PLAN, S.A.D.
- CONCRETE WALL BELOW PLAN
- CONCRETE WALL ABOVE PLAN
- HSS COLUMN & 4x MIN. NAILER AT END OF SHEAR WALL. SEE TYPICAL DETAIL 5/S0.00.11, 7/S0.00.11, AND 11/S0.00.31, U.O.N.
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- "#" DENOTES SHEAR WALL TYPE & EDGE NAIL SPACING AND DIMENSION DENOTES MINIMUM SHEAR WALL LENGTH. SEE SHEET S0.00.20 FOR SHEAR WALL SCHEDULE & DETAILS (X, 4' - 3")
- CONCRETE FOUNDATION. SEE SHEET S0.00.10 AND S0.00.11 FOR TYP. REQUIREMENTS & DETAILS
- WOOD POST ABOVE / WOOD POST BELOW
- HSS COLUMN ABOVE / HSS COLUMN BELOW
- WF COLUMN ABOVE / WF COLUMN BELOW
- HSS COLUMN BASE PLATE CONNECTION SEE TYPICAL DETAIL 8/S0.00.31 AND 11/S0.00.31, U.O.N.
- HEADER BELOW, SEE TYPICAL DETAIL 4/S0.00.21 U.O.N.
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PLAN NOTES

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2. FOUNDATION AND SUBGRADE SHALL BE CONSTRUCTED AND PREPARED PER GEOTECHNICAL REPORT.
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   ALL BEAM DEFLECTIONS:
   TOTAL LOAD L/240
   LIVE LOAD L/360

   BEAM DEFLECTIONS ABOVE AND BELOW WINDOWS AND GLASS DOORS, U.O.N.:
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project: Marcella Townhomes - Cluster 02

principal:	DS/JF
project manager:	JF
drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

revisions:

no.:	date:	description:

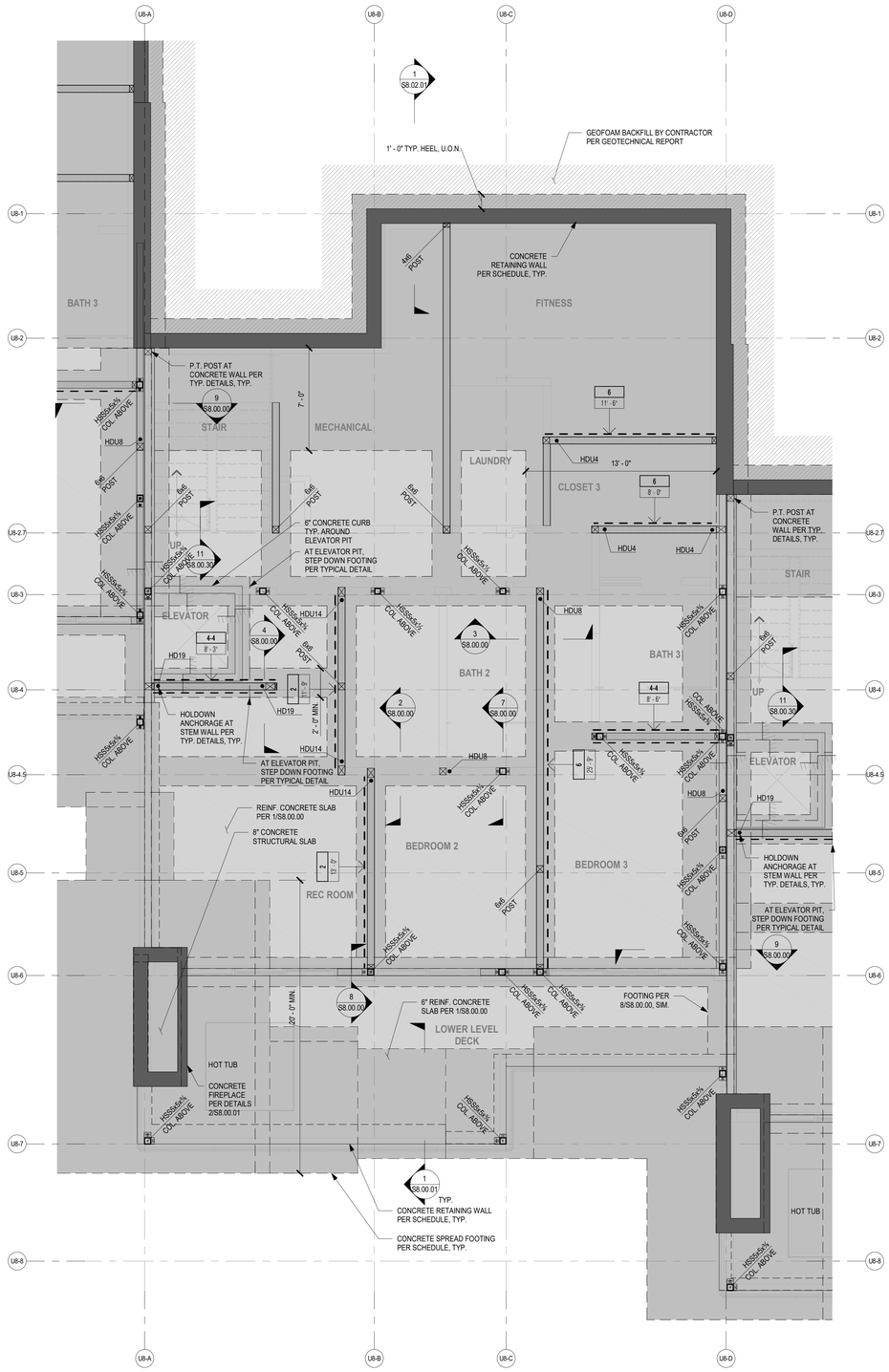
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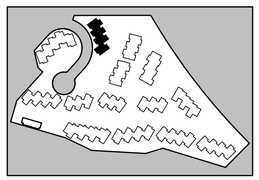
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08/09/2024

title: CLUSTER 02 UNIT 07 - ROOF PLAN

sheet: S1.02.07-4





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 08 - LOWER LEVEL FLOOR PLAN

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0" 2' 4' 8'

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PROFESSIONAL ENGINEER
DAVID STRANDBERG
No. 12098543
07/09/2024
STATE OF UTAH

project: Marcella Townhomes - Cluster 02

principal: DS/JF
project manager: JF
drawn by: JB/JM
checked by: JF
job no.: 2319.2

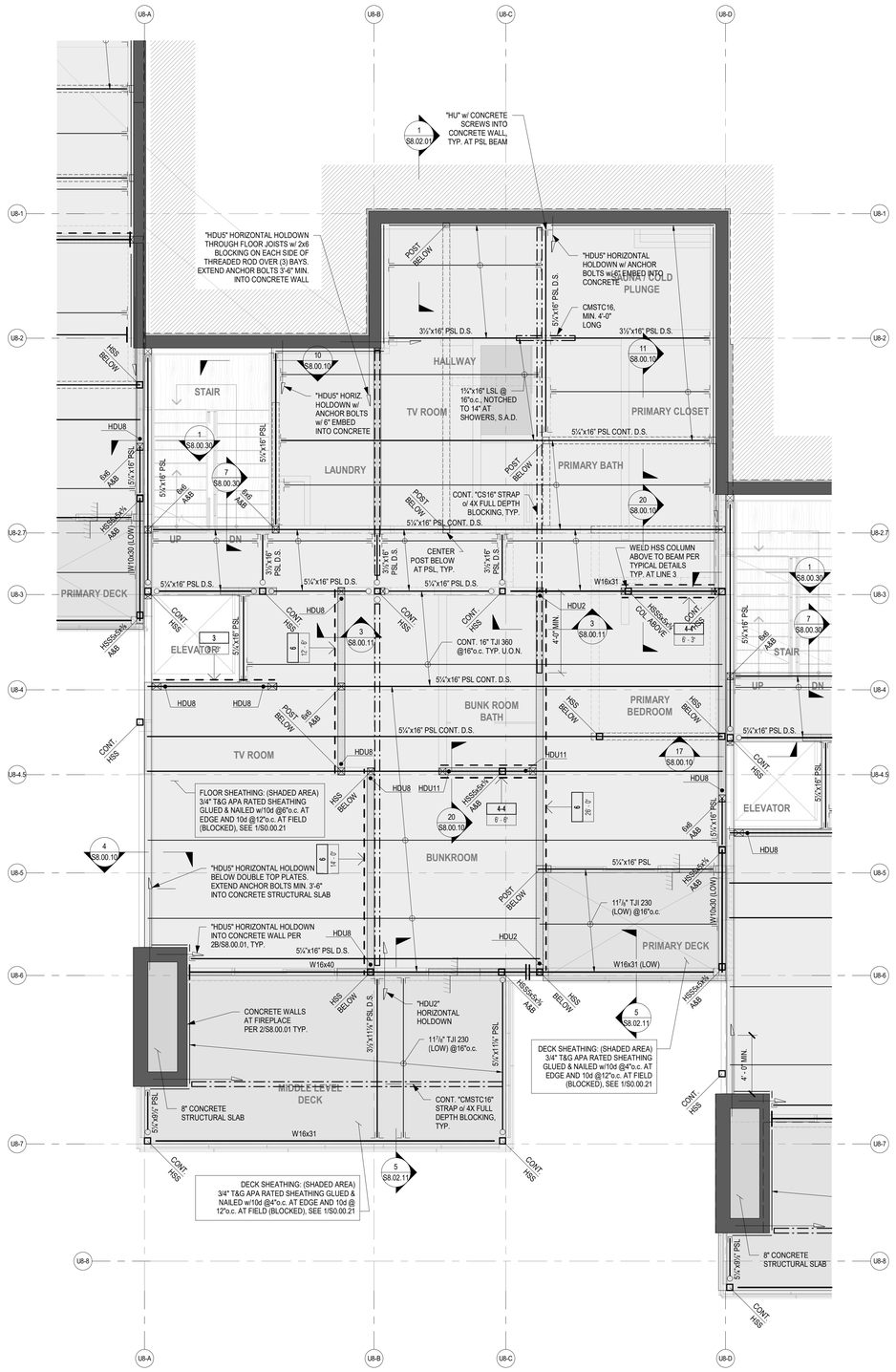
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title: CLUSTER 02 UNIT 08 - LOWER LEVEL FLOOR PLAN

sheet: S1.02.08-1



PLAN LEGEND

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PLAN NOTES

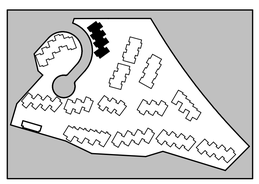
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Key Plan - Cluster 02
1" = 300'-0"

1 CLUSTER 02 UNIT 08 - MIDDLE LEVEL FLOOR PLAN
1/4" = 1'-0"
0" 2" 4" 8"

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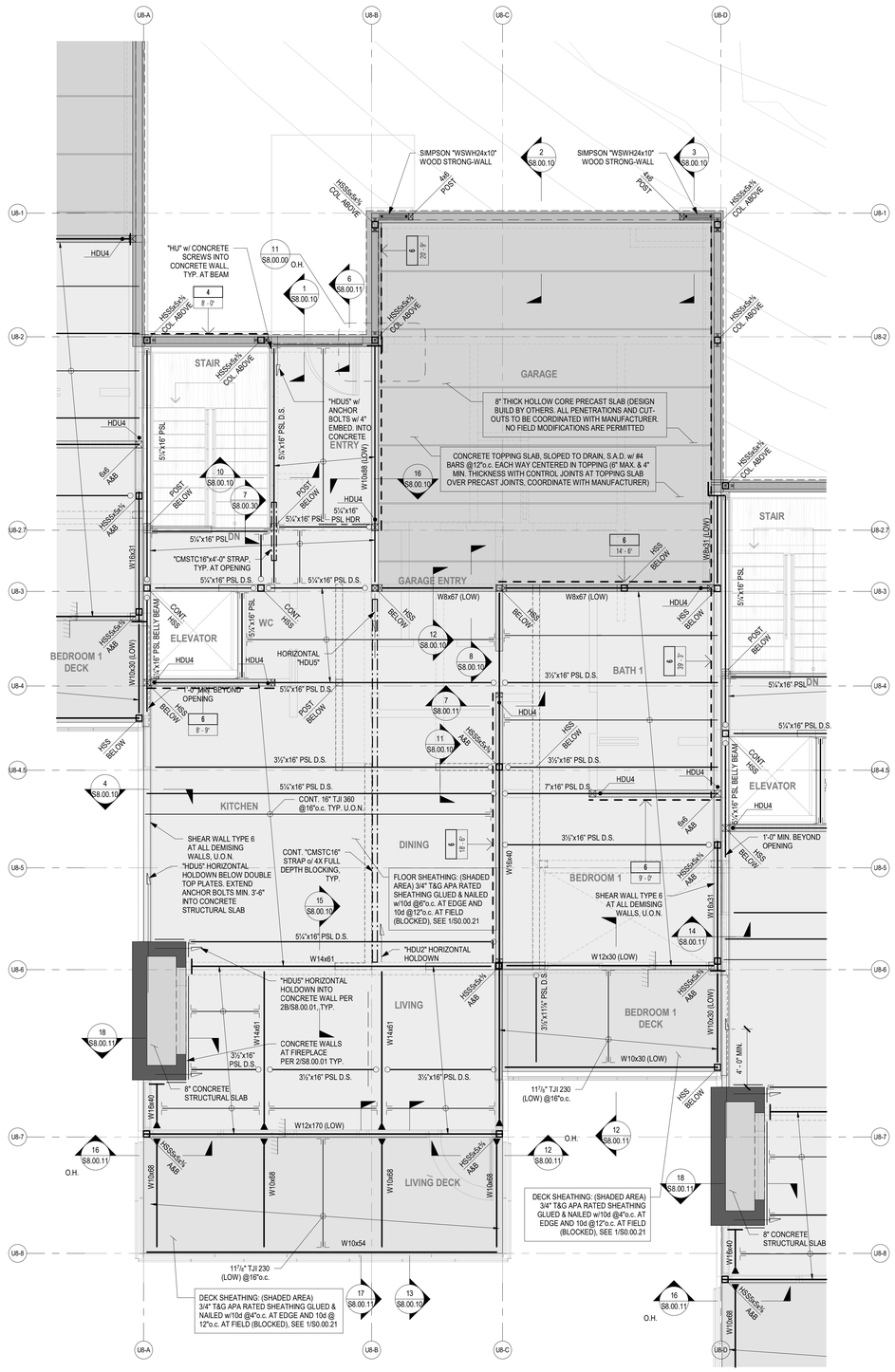
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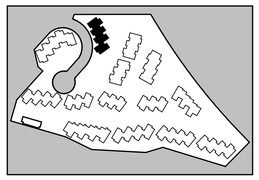
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title: CLUSTER 02 UNIT 08 - MIDDLE LEVEL FLOOR PLAN

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Key Plan - Cluster 02

1" = 300'-0"

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PLAN NOTES

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principal:	DS/JF
project manager:	JF
drawn by:	JB/JM
checked by:	JF
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revisions:

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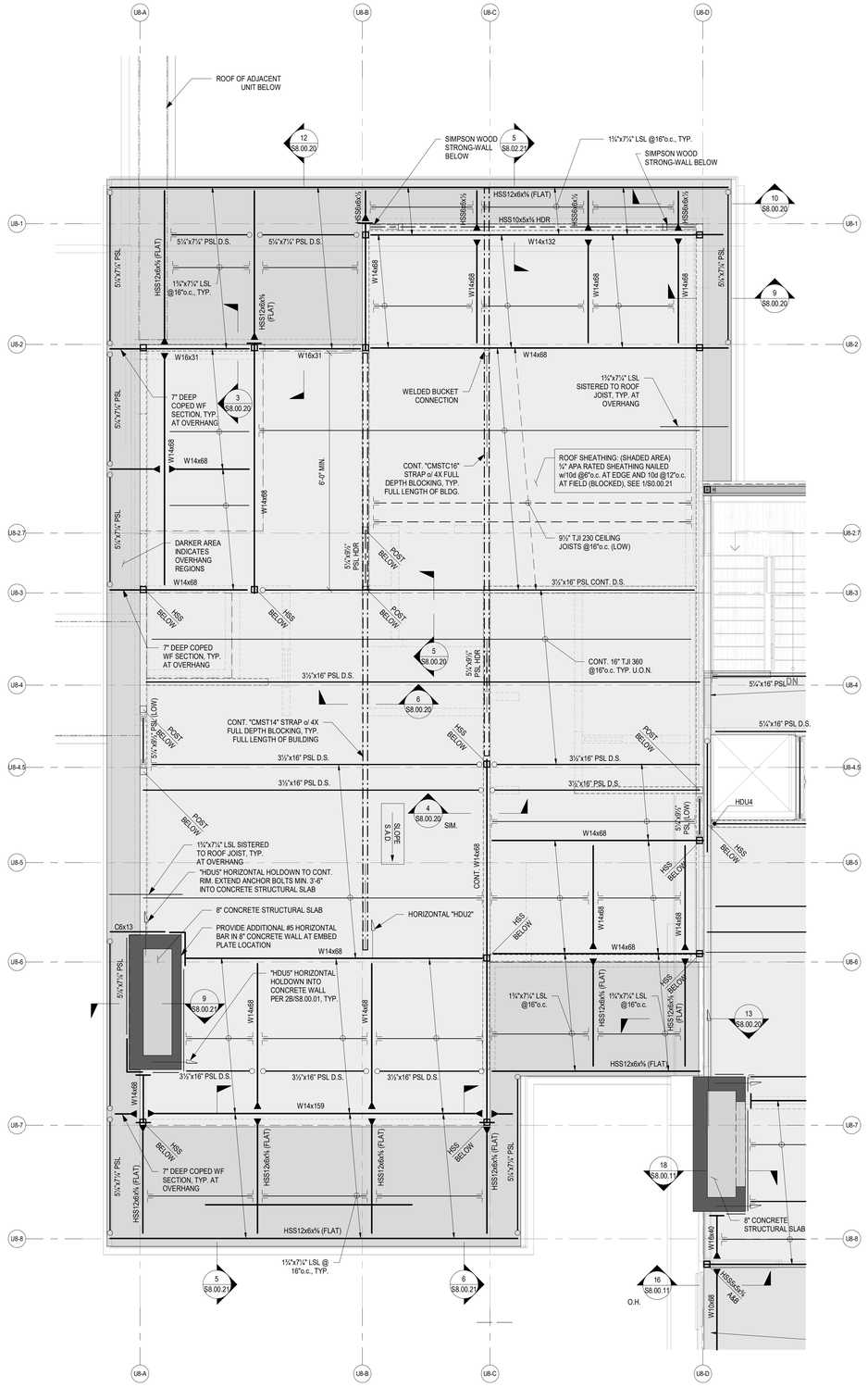
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PRICING SET

08/09/2024

title: CLUSTER 02 UNIT 08 - MAIN LEVEL FLOOR PLAN

sheet: S1.02.08-3



PLAN LEGEND

- WALL ABOVE FRAMING PLAN, S.A.D. FOR WALL LAYOUT DIMENSIONS. SEE SHEET S0.00.20 AND S0.00.21 AND S0.00.22 FOR FRAMING REQUIREMENTS & DETAILS
- WALL BELOW FRAMING PLAN
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PLAN NOTES

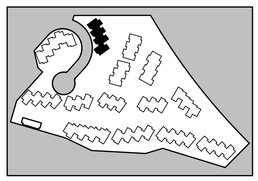
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8. FOR LSL FRAMING 7-1/4" DEEP, USE RIPPED LSL.



Key Plan - Cluster 02
1" = 300'-0"

1 CLUSTER 02 UNIT 08 - ROOF PLAN
1/4" = 1'-0"
0" 2' 4' 8'

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project: Marcella Townhomes - Cluster 02

principal:	DS/JF
project manager:	JF
drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

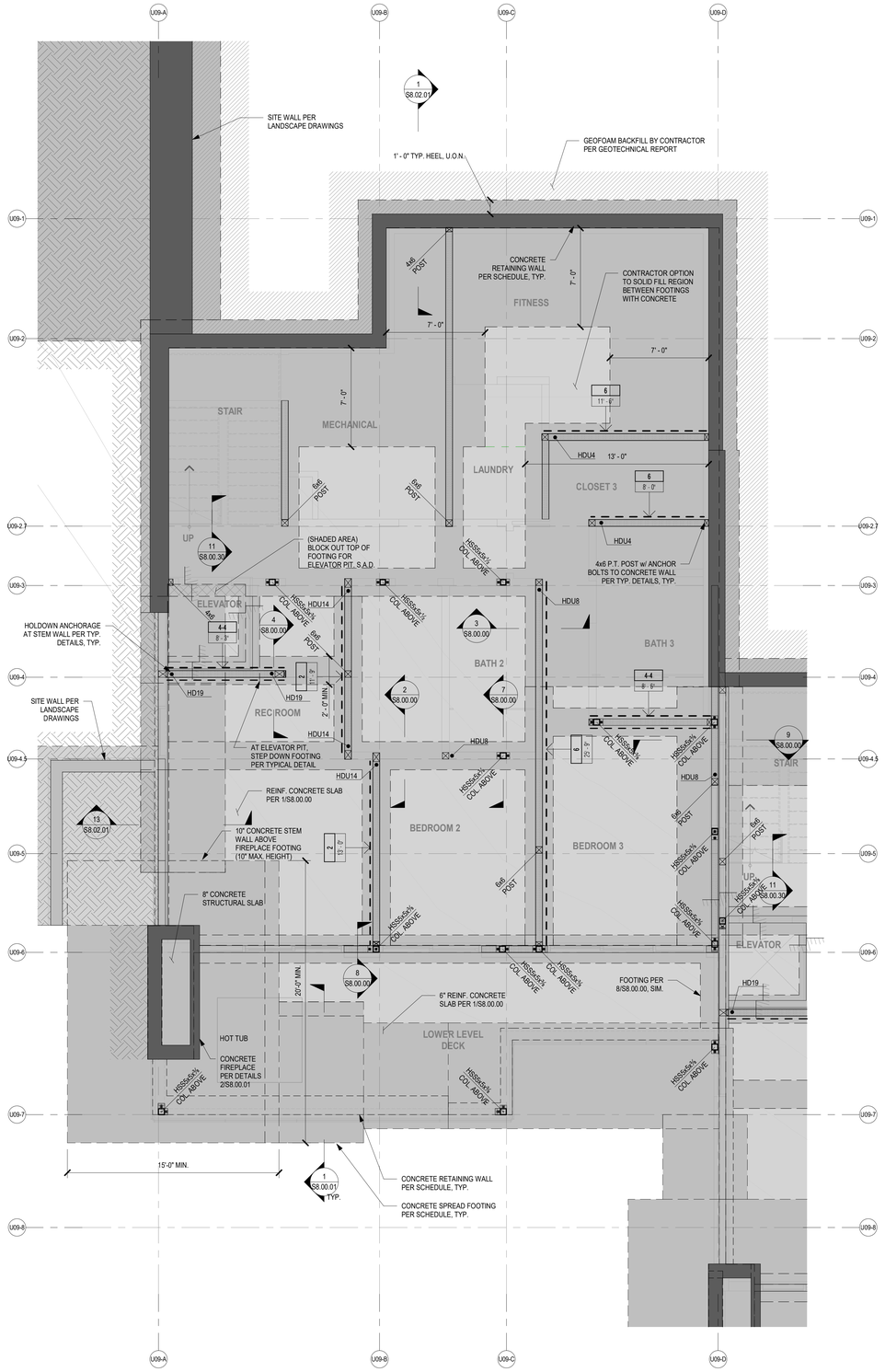
revisions:

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08/09/2024

title: **CLUSTER 02 UNIT 08 - ROOF PLAN**

sheet: **S1.02.08-4**



PLAN LEGEND

- WALL ABOVE FRAMING PLAN, S.A.D. FOR WALL LAYOUT DIMENSIONS. SEE SHEET S0.00.20 AND S0.00.21 AND S0.00.22 FOR FRAMING REQUIREMENTS & DETAILS
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PLAN NOTES

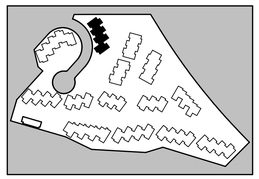
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8. FOR LSL FRAMING 7-1/4" DEEP, USE RIPPED LSL.



Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 09 - LOWER LEVEL FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

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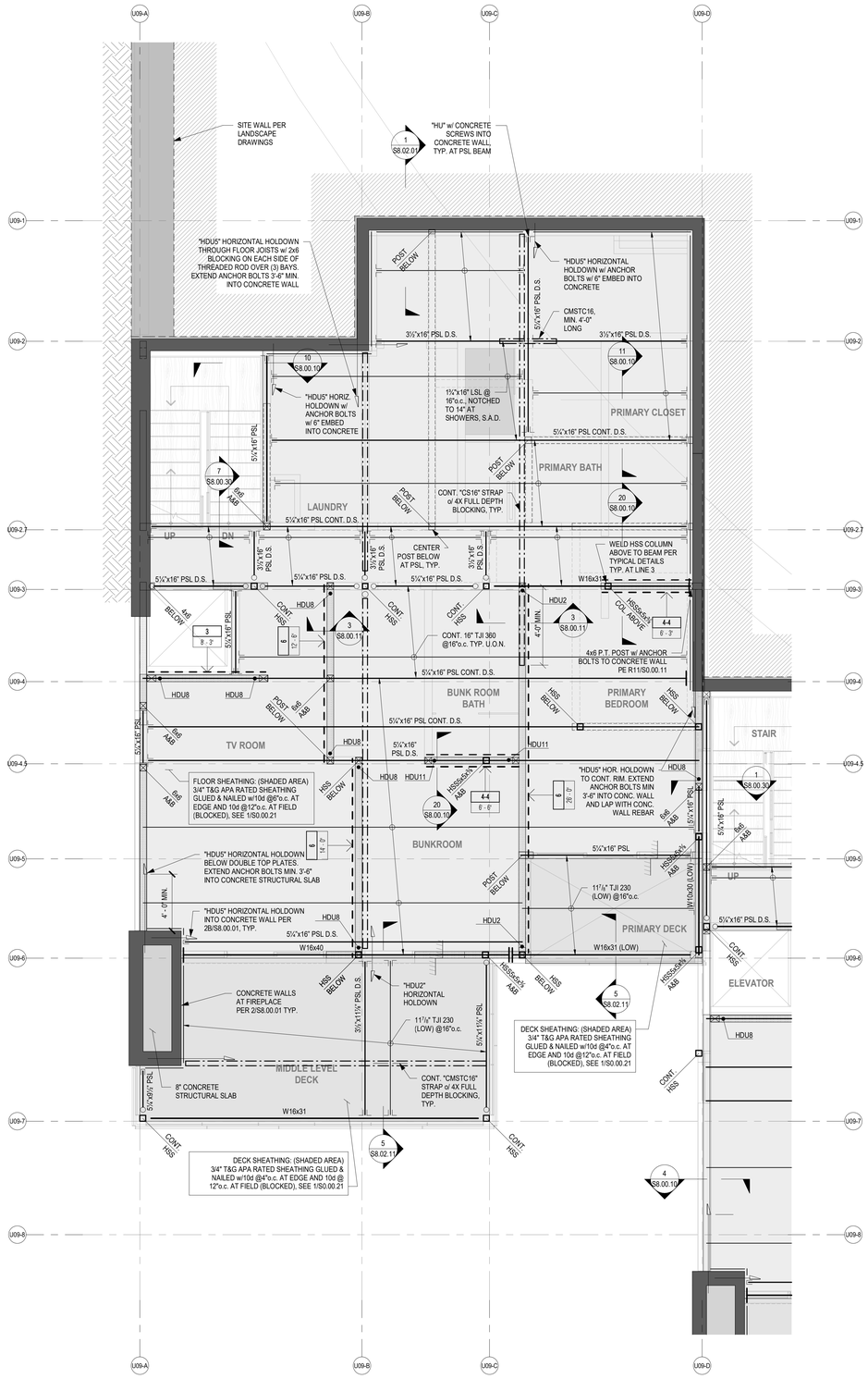
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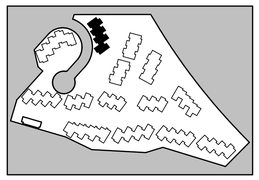
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title: CLUSTER 02 UNIT 09 - LOWER LEVEL FLOOR PLAN

sheet: S1.02.09-1





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 09 - MIDDLE LEVEL FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

PLAN LEGEND

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project: Marcella Townhomes - Cluster 02

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DAVID STRANDBERG
No. 12998543
07/09/2024
STATE OF UTAH

principal:	DS/JF
project manager:	JF
drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

revisions:

no.:	date:	description:

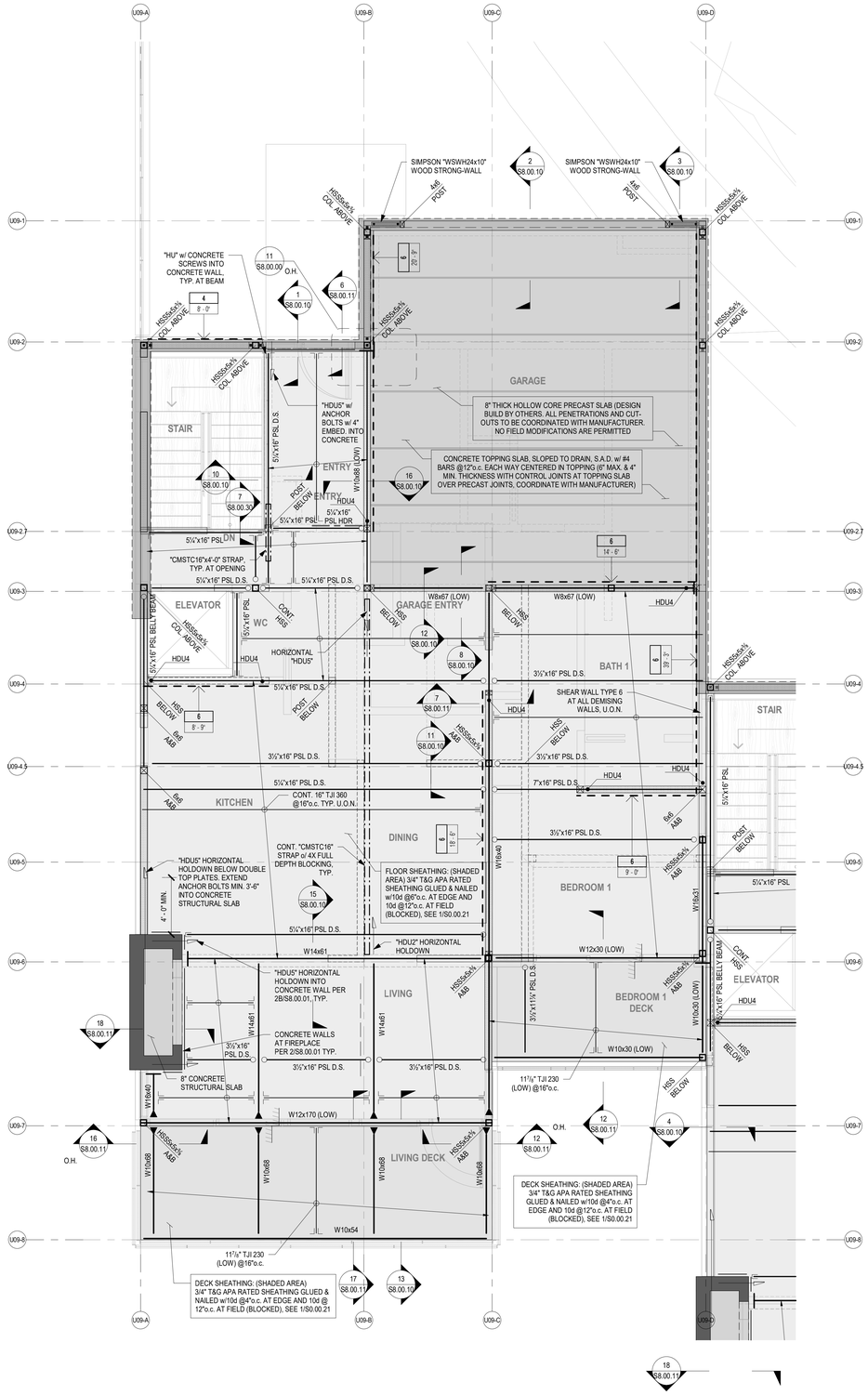
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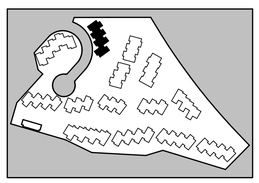
PRICING SET

08/09/2024

title: CLUSTER 02 UNIT 09 - MIDDLE LEVEL FLOOR PLAN

sheet: S1.02.09-2





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 09 - MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

0" 2' 4' 8'

PLAN LEGEND

- WALL ABOVE FRAMING PLAN, S.A.D. FOR WALL LAYOUT DIMENSIONS. SEE SHEET S0.00.20 AND S0.00.21 AND S0.00.22 FOR FRAMING REQUIREMENTS & DETAILS
- WALL BELOW FRAMING PLAN
- NON-STRUCTURAL WALL ABOVE FRAMING PLAN, S.A.D.
- CONCRETE WALL BELOW PLAN
- CONCRETE WALL ABOVE PLAN
- HSS COLUMN & 4x MIN. NAILER AT END OF SHEAR WALL. SEE TYPICAL DETAIL 5/S0.00.11, 7/S0.00.11, AND 11/S0.00.31, U.O.N.
- "####" DENOTES SHEAR WALL HOLDOWN TYPE SEE SHEET S0.00.11 FOR INFO AND MIN. END POST SIZE (HDXX)
- "#" DENOTES SHEAR WALL TYPE & EDGE NAIL SPACING AND DIMENSION DENOTES MINIMUM SHEAR WALL LENGTH. SEE SHEET S0.00.20 FOR SHEAR WALL SCHEDULE & DETAILS (X, 4' - 3")
- CONCRETE FOUNDATION. SEE SHEET S0.00.10 AND S0.00.11 FOR TYP. REQUIREMENTS & DETAILS
- WOOD POST ABOVE / WOOD POST BELOW
- HSS COLUMN ABOVE / HSS COLUMN BELOW
- WF COLUMN ABOVE / WF COLUMN BELOW
- HSS COLUMN BASE PLATE CONNECTION SEE TYPICAL DETAIL 8/S0.00.31 AND 11/S0.00.31, U.O.N.
- HEADER BELOW, SEE TYPICAL DETAIL 4/S0.00.21 U.O.N.
- DENOTES SIMPSON HANGER PER SCHEDULE 19/S0.00.21, U.O.N.
- DENOTES SIMPSON CONCEALED FLANGE HANGER PER SCHEDULE 19/S0.00.21, U.O.N.
- DENOTES SIMPSON "A35" FRAMING ANGLE ONE SIDE, U.O.N.
- STEEL BEAM TO STEEL BEAM (1 ROW) BOLTED, SINGLE-PLATE CONNECTION SEE TYPICAL DETAIL 5 OR 9/S0.00.30, U.O.N.
- STEEL BEAM TO STEEL BEAM (2 ROW) BOLTED, SINGLE- PLATE CONNECTION SEE TYPICAL DETAIL 6/S0.00.30, U.O.N.
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- STEEL BEAM WELDED TO HSS COLUMN ABOVE AND/OR BELOW SEE TYPICAL DETAIL 3/S0.00.30, U.O.N.
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- STEEL BEAM FRAMED ON TOP OF CONCRETE WALL CONNECTION, SEE TYPICAL DETAIL 10/S0.00.31, U.O.N.
- STEEL BEAM TO CONCRETE WALL BOLTED, SINGLE-PLATE EMBED CONNECTION, SEE TYPICAL DETAIL 9/S0.00.31, U.O.N.

PLAN NOTES

1. FOUNDATION PERIMETER, SUB-SLAB DRAINAGE, AND WATERPROOFING BY OTHERS.
2. FOUNDATION AND SUBGRADE SHALL BE CONSTRUCTED AND PREPARED PER GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL COMPENSATE FOR BEAM DEFLECTIONS TO PROVIDE FOR LEVELED FINISHED SURFACES AND ACCOMMODATE FOR THE DEFLECTIONS LISTED BELOW FOR WINDOWS AND DOORS.

   ALL BEAM DEFLECTIONS:
   TOTAL LOAD L/240
   LIVE LOAD L/360

   BEAM DEFLECTIONS ABOVE AND BELOW WINDOWS AND GLASS DOORS, U.O.N.:
   TOTAL LOAD LESSER OF L/240, 1/2"

   BEAM DEFLECTIONS ABOVE AND BELOW WOOD DOORS AND WOOD SLIDING DOORS, U.O.N.:
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   BEAM DEFLECTIONS AT CANTILEVERED END:
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4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING AND SHORING THE EXISTING STRUCTURE, AND PARTIALLY COMPLETED PORTIONS OF WORK.
5. STUDS AT STRUCTURAL WALLS ARE 2x6 MIN. @16"o.c. UNLESS OTHERWISE NOTED. FOR STUDS TALLER THAN 11'-0", USE (2) 1½"x5½" LSL STUDS @16"o.c. MAX.
6. ALL MEMBERS LABELED AS DRAG STRUT (D.S.) TO RECEIVE 10d NAILS (OR 16d NAILS AS NOTED) THROUGH PLYWOOD SHEATHING AT EDGE NAIL SPACING PER PLAN, TYP. ALTERNATIVELY CONNECT WITH "ASE" CLIPS @16"o.c. w/ "SPAX" 0.138"-0"x1/2" PAN HEAD UNIDRIVE WOOD SCREWS TO (E) SHEATHING.
7. ALL STEEL EXPOSED TO "WEATHER" AND PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL INCLUDING BUT NOT LIMITED TO WF BEAMS AND FASTENERS. AFTER WELDING, "WELDING SLAG" MUST BE REMOVED AND ZINC-RICH PAINT MUST BE APPLIED TO WELD AND ADJACENT AREAS WHERE COATING HAS BEEN DAMAGED. ZINC-RICH PAINT MUST BE APPLIED TO A THICKNESS EQUIVALENT TO HOT-DIPPED GALVANIZED COATING.
8. FOR LSL FRAMING 7-1/4" DEEP, USE RIPPED LSL.

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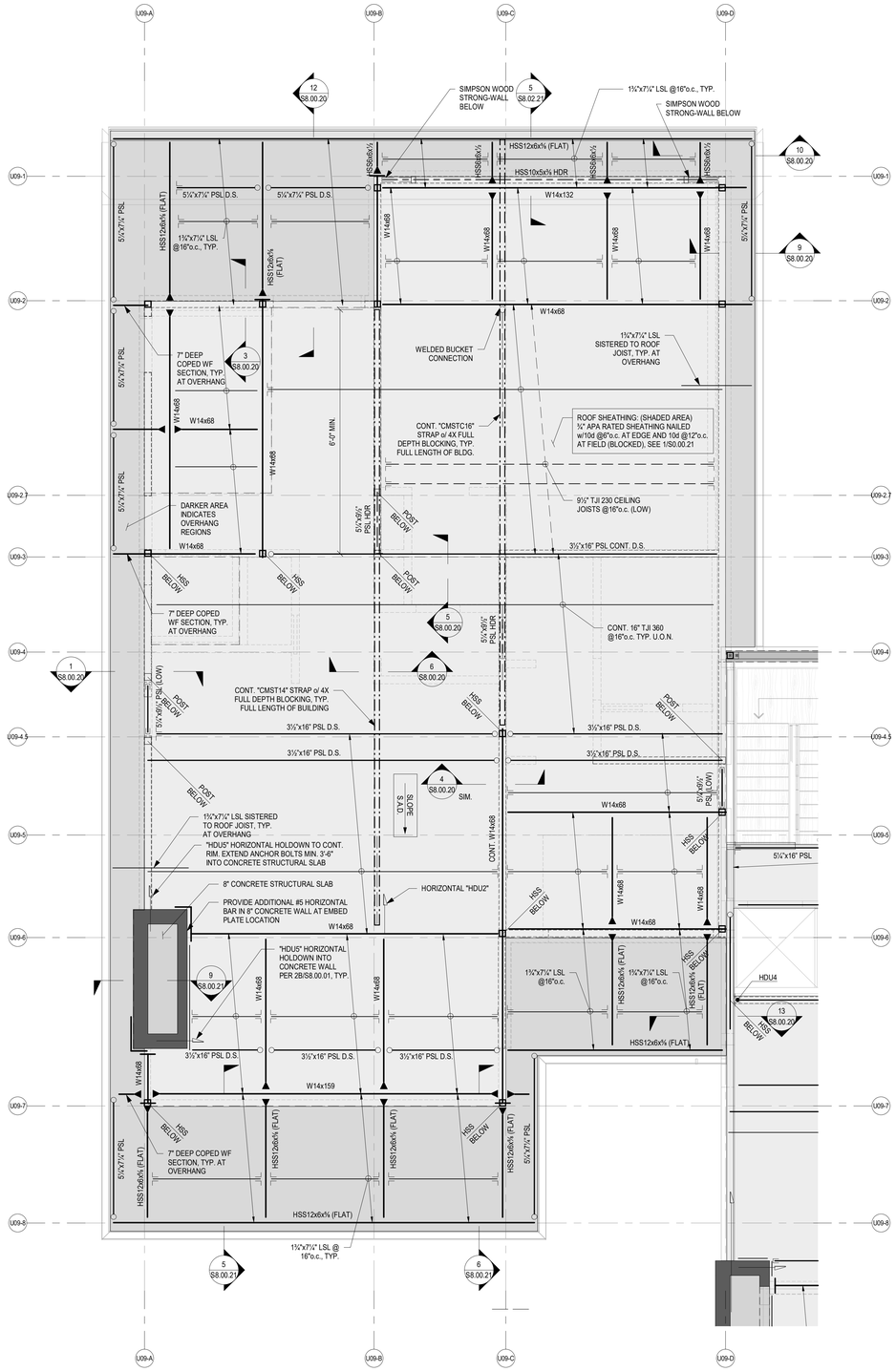
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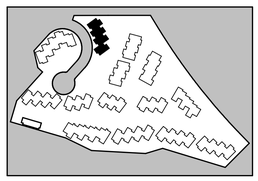
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08/09/2024

title: CLUSTER 02 UNIT 09 - MAIN LEVEL FLOOR PLAN

sheet: S1.02.09-3





Key Plan - Cluster 02

1" = 300'-0"

1 CLUSTER 02 UNIT 09 - ROOF PLAN

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0" 2' 4' 8'

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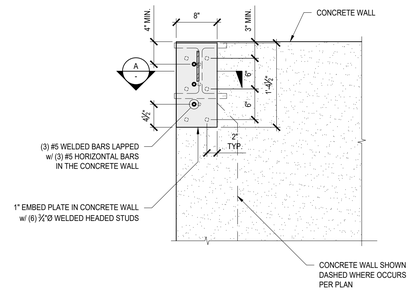
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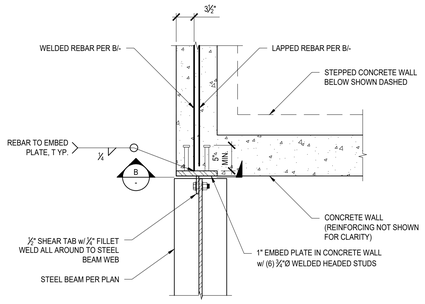
08/09/2024

title: CLUSTER 02 UNIT 09 - ROOF PLAN

sheet: S1.02.09-4



B: ELEVATION

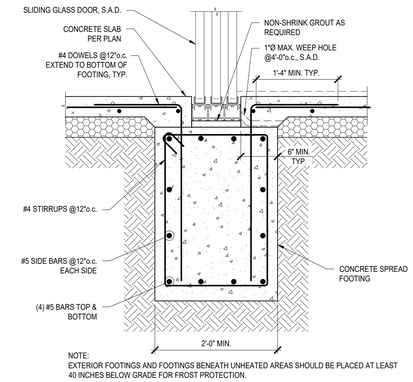


A: PLAN

NOTE:
WOOD FRAMING NOT SHOWN FOR CLARITY.

11 STEEL BEAM EMBED PLATE AND COLLECTOR

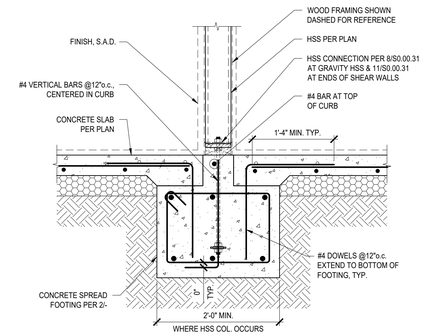
SCALE: 1"=1'-0"



NOTE:
EXTERIOR FOOTINGS AND FOOTINGS BENEATH UNHEATED AREAS SHOULD BE PLACED AT LEAST 40 INCHES BELOW GRADE FOR FROST PROTECTION.

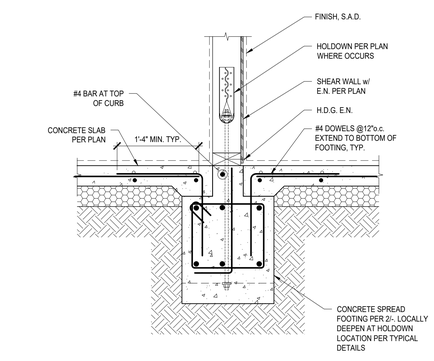
8 TYPICAL EXTERIOR FOOTING

SCALE: 1"=1'-0"



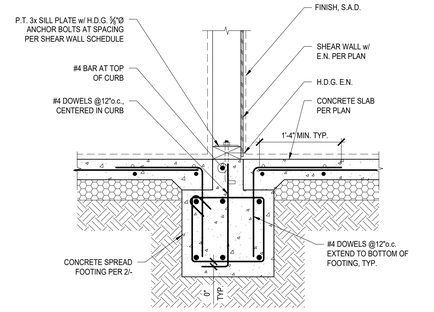
7 TYPICAL INTERIOR SPREAD FOOTING

SCALE: 1"=1'-0"



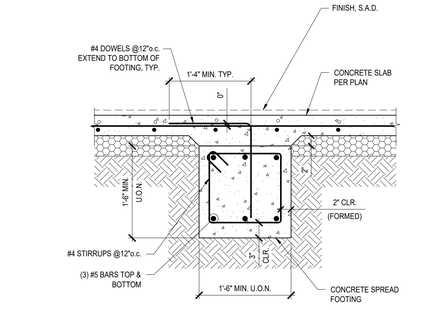
4 INTERIOR FOOTING DETAIL AT SHEAR WALL

SCALE: 1"=1'-0"



3 TYPICAL INTERIOR SPREAD FOOTING

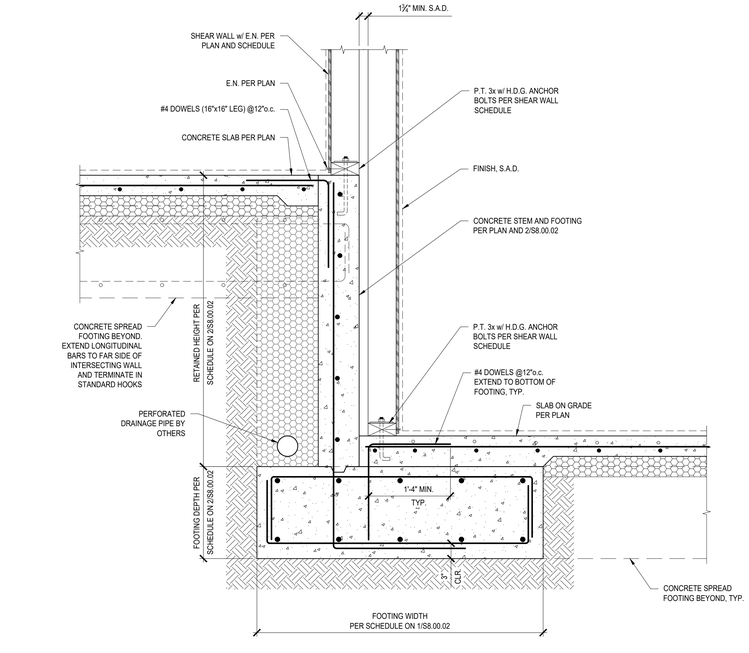
SCALE: 1"=1'-0"



NOTE:
ALL FOOTINGS TO BEAR ON NATURAL CLAYEY GRAVEL, BEDROCK OR ON COMPACTED STRUCTURAL FILL EXTENDING DOWN TO THE NATURAL GRAVEL OR BEDROCK. WHERE FOOTING WOULD BEAR PARTIALLY ON BEDROCK AND PARTIALLY ON COMPACTED STRUCTURAL FILL, SEE GEOTECHNICAL REPORT.

2 TYPICAL INTERIOR SPREAD FOOTING

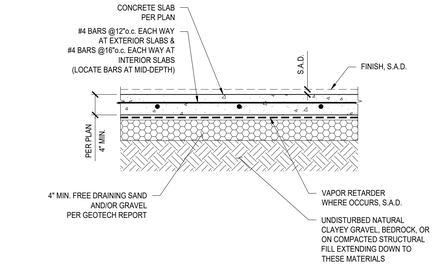
SCALE: 1"=1'-0"



NOTES:
1. FOR ADDITIONAL INFORMATION AND RETAINING WALL SCHEDULE, SEE DETAIL 2/S8.00.02.

9 FOUNDATION DETAIL

SCALE: 1"=1'-0"



NOTE:
SEE GEOTECH REPORT FOR ADDITIONAL REQUIREMENTS

1 SLAB ON GRADE DETAIL

SCALE: 1"=1'-0"

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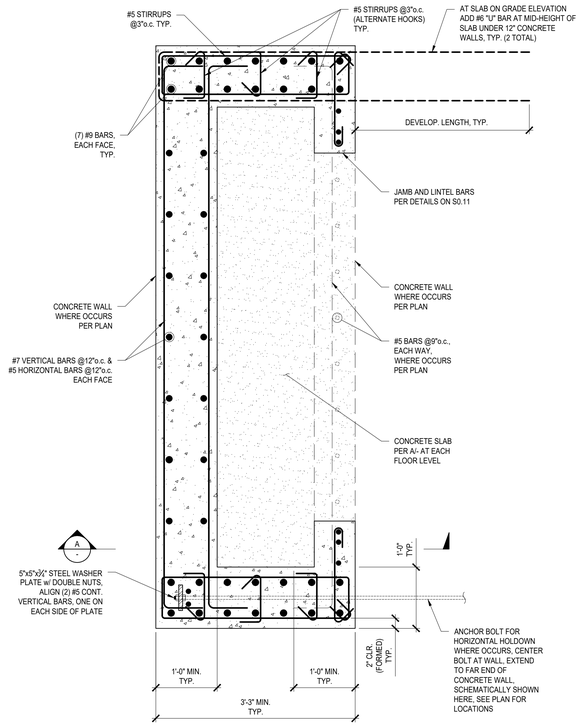
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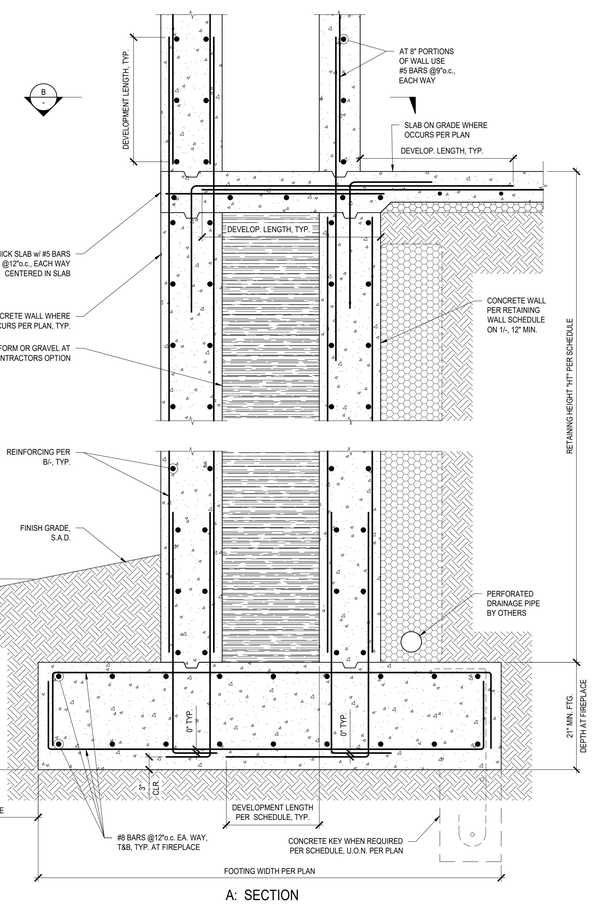
FOUNDATION DETAILS

sheet:

S8.00.00



B: PLAN

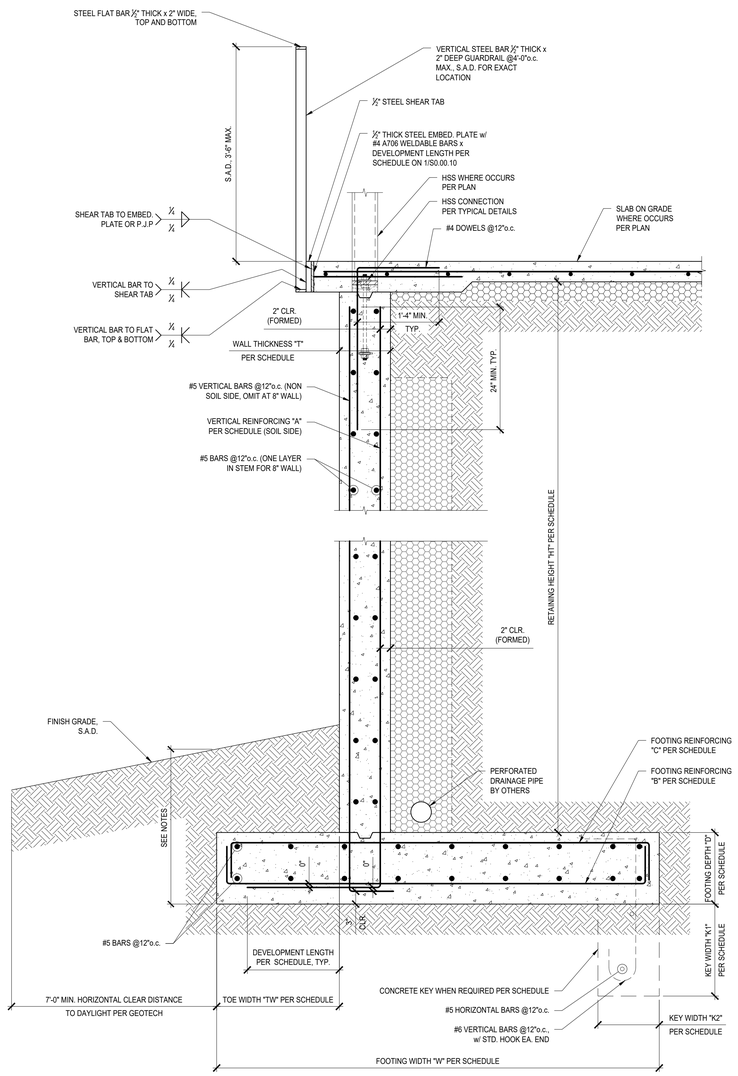


A: SECTION

NOTES:
1. FOR ADDITIONAL INFORMATION AND RETAINING WALL SCHEDULE, SEE DETAIL 1/-.

2 FIREPLACE DETAIL

SCALE: 1"=1'-0"



RETAINING WALL SCHEDULE (CLAY)

MAXIMUM RETAINED HEIGHT "HT"	STEM THICKNESS "T"	VERTICAL REINFORCING "A"	FOOTING REINFORCING "B"	FOOTING REINFORCING "C"	TOE WIDTH "TW"	FOOTING WIDTH "W"	FOOTING DEPTH "D"	KEY DEPTH "K1"	KEY WIDTH "K2"
4'-0"	8"	#5 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	1'-6"	2'-6"	18"	-	-
6'-0"	8"	#5 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	1'-6"	4'-6"	18"	-	-
8'-0"	10"	#6 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	2'-0"	6'-0"	18"	-	-
10'-0"	10"	#7 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	2'-6"	7'-6"	18"	-	-
14'-0"	16"	#8 BARS @12"o.c.	#6 BARS @12"o.c.	#7 BARS @12"o.c.	2'-6"	9'-0"	18"	24"	12"
17'-0"	20"	#9 BARS @9"o.c.	#6 BARS @9"o.c.	#6 BARS @9"o.c.	3'-0"	11'-0"	24"	30"	18"
19'-0"	24"	#9 BARS @8"o.c.	#6 BARS @8"o.c.	#8 BARS @8"o.c.	3'-0"	14'-0"	24"	36"	18"

RETAINING WALL SCHEDULE (CLAYEY GRAVEL, BEDROCK OR GRANULAR FILL)

MAXIMUM RETAINED HEIGHT "HT"	STEM THICKNESS "T"	VERTICAL REINFORCING "A"	FOOTING REINFORCING "B"	FOOTING REINFORCING "C"	TOE WIDTH "TW"	FOOTING WIDTH "W"	FOOTING DEPTH "D"	KEY DEPTH "K1"	KEY WIDTH "K2"
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8'-0"	8"	#6 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	2'-0"	5'-0"	18"	-	-
10'-0"	10"	#7 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	2'-6"	6'-6"	18"	-	-
14'-0"	16"	#8 BARS @12"o.c.	#6 BARS @12"o.c.	#7 BARS @12"o.c.	2'-6"	8'-0"	18"	18"	12"
17'-0"	16"	#9 BARS @9"o.c.	#6 BARS @9"o.c.	#6 BARS @9"o.c.	3'-0"	10'-0"	24"	24"	18"
19'-0"	20"	#9 BARS @4"o.c.	#6 BARS @8"o.c.	#8 BARS @8"o.c.	3'-0"	12'-0"	24"	30"	18"

NOTES:
1. ALL FOOTINGS TO BEAR ON NATURAL CLAYEY GRAVEL, BEDROCK OR ON COMPACTED STRUCTURAL FILL EXTENDING DOWN TO THE NATURAL GRAVEL OR BEDROCK. WHERE FOOTING WOULD BEAR PARTIALLY ON BEDROCK, AND PARTIALLY ON COMPACTED STRUCTURAL FILL, SEE GEOTECHNICAL REPORT.
2. EXTERIOR FOOTINGS AND FOOTINGS BENEATH UNHEATED AREAS SHOULD BE PLACED AT LEAST 40 INCHES BELOW GRADE FOR FROST PROTECTION.

1 RETAINING WALL DETAIL (MAX. RETAINED HEIGHT <17'-0")

SCALE: 1"=1'-0"

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principal: DS
project manager: JF
drawn by: JB/JM
checked by: JF
job no.: 2319.2

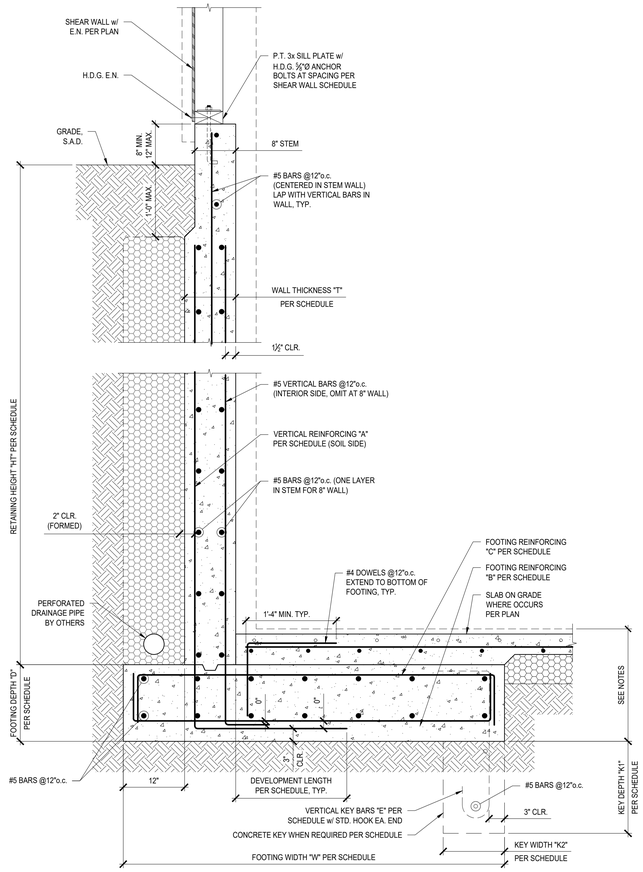
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title: FOUNDATION DETAILS

sheet: S8.00.01



RETAINING WALL SCHEDULE (CLAY)									
MAXIMUM RETAINED HEIGHT "HT"	WALL THICKNESS "T"	VERTICAL REINFORCING "A"	FOOTING REINFORCING "B"	FOOTING REINFORCING "C"	FOOTING WIDTH "W"	FOOTING DEPTH "D"	KEY DEPTH "K1"	KEY WIDTH "K2"	VERTICAL KEY REINFORCING "E"
4'-0"	8"	#5 BARS @12"o.c.	#5 BARS @12"o.c.	#5 BARS @12"o.c.	3'-2"	18"	-	-	-
5'-0"	8"	#5 BARS @12"o.c.	#5 BARS @12"o.c.	#5 BARS @12"o.c.	4'-8"	18"	-	-	-
6'-0"	8"	#5 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	4'-8"	18"	12"	12"	#5 BARS @12"o.c.
8'-0"	10"	#6 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	6'-0"	18"	18"	12"	#5 BARS @12"o.c.
10'-0""	10"	#7 BARS @12"o.c.	#7 BARS @12"o.c.	#6 BARS @12"o.c.	9'-6"	18"	24"	18"	#6 BARS @12"o.c.
12'-0"	12"	#8 BARS @12"o.c.	#8 BARS @12"o.c.	#6 BARS @12"o.c.	10'-0"	20"	36"	18"	#6 BARS @12"o.c.
17'-0"	18"	#9 BARS @9"o.c.	#9 BARS @9"o.c.	#6 BARS @9"o.c.	14'-6"	24"	54"	24"	#7 BARS @12"o.c.

RETAINING WALL SCHEDULE (CLAYEY GRAVEL, BEDROCK OR GRANULAR FILL)									
MAXIMUM RETAINED HEIGHT "HT"	WALL THICKNESS "T"	VERTICAL REINFORCING "A"	FOOTING REINFORCING "B"	FOOTING REINFORCING "C"	FOOTING WIDTH "W"	FOOTING DEPTH "D"	KEY DEPTH "K1"	KEY WIDTH "K2"	VERTICAL KEY REINFORCING "E"
4'-0"	8"	#5 BARS @12"o.c.	#5 BARS @12"o.c.	#5 BARS @12"o.c.	2'-8"	14"	-	-	-
5'-0"	8"	#5 BARS @12"o.c.	#5 BARS @12"o.c.	#5 BARS @12"o.c.	3'-2"	14"	-	-	-
6'-0"	8"	#5 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	4'-8"	18"	-	-	-
8'-0"	8"	#6 BARS @12"o.c.	#6 BARS @12"o.c.	#6 BARS @12"o.c.	4'-8"	18"	12"	12"	#5 BARS @12"o.c.
10'-0""	10"	#7 BARS @12"o.c.	#7 BARS @12"o.c.	#6 BARS @12"o.c.	8'-0"	18"	18"	12"	#6 BARS @12"o.c.
12'-0"	10"	#8 BARS @12"o.c.	#8 BARS @12"o.c.	#6 BARS @12"o.c.	10'-0"	20"	24"	18"	#6 BARS @12"o.c.
17'-0"	18"	#9 BARS @9"o.c.	#9 BARS @9"o.c.	#6 BARS @9"o.c.	12'-6"	24"	36"	24"	#7 BARS @12"o.c.

NOTES:
1. ALL FOOTINGS TO BEAR ON NATURAL CLAYEY GRAVEL, BEDROCK OR ON COMPACTED STRUCTURAL FILL EXTENDING DOWN TO THE NATURAL GRAVEL OR BEDROCK. WHERE FOOTING WOULD BEAR PARTIALLY ON BEDROCK, AND PARTIALLY ON COMPACTED STRUCTURAL FILL, SEE GEOTECHNICAL REPORT.
2. EXTERIOR FOOTINGS AND FOOTINGS BENEATH UNHEATED AREAS SHOULD BE PLACED AT LEAST 40 INCHES BELOW GRADE FOR FROST PROTECTION.

1 RETAINING WALL DETAIL (MAX. RETAINED HEIGHT <17'-0")

SCALE: 1"=1'-0"

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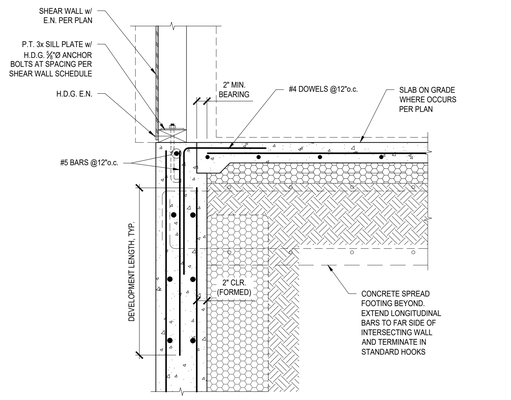
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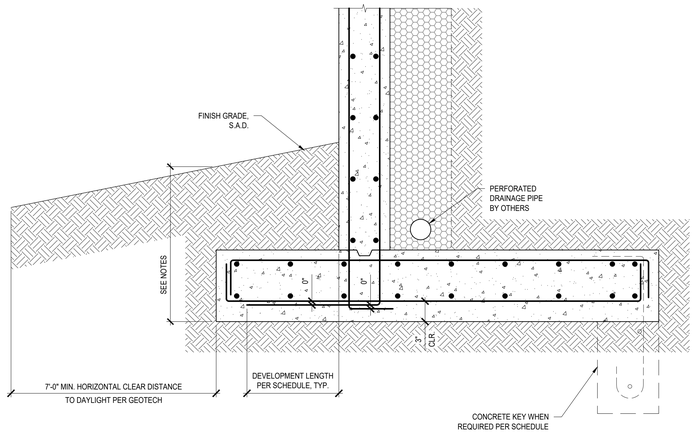
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08/09/2024

title:
FOUNDATION DETAILS

sheet:
S8.00.02

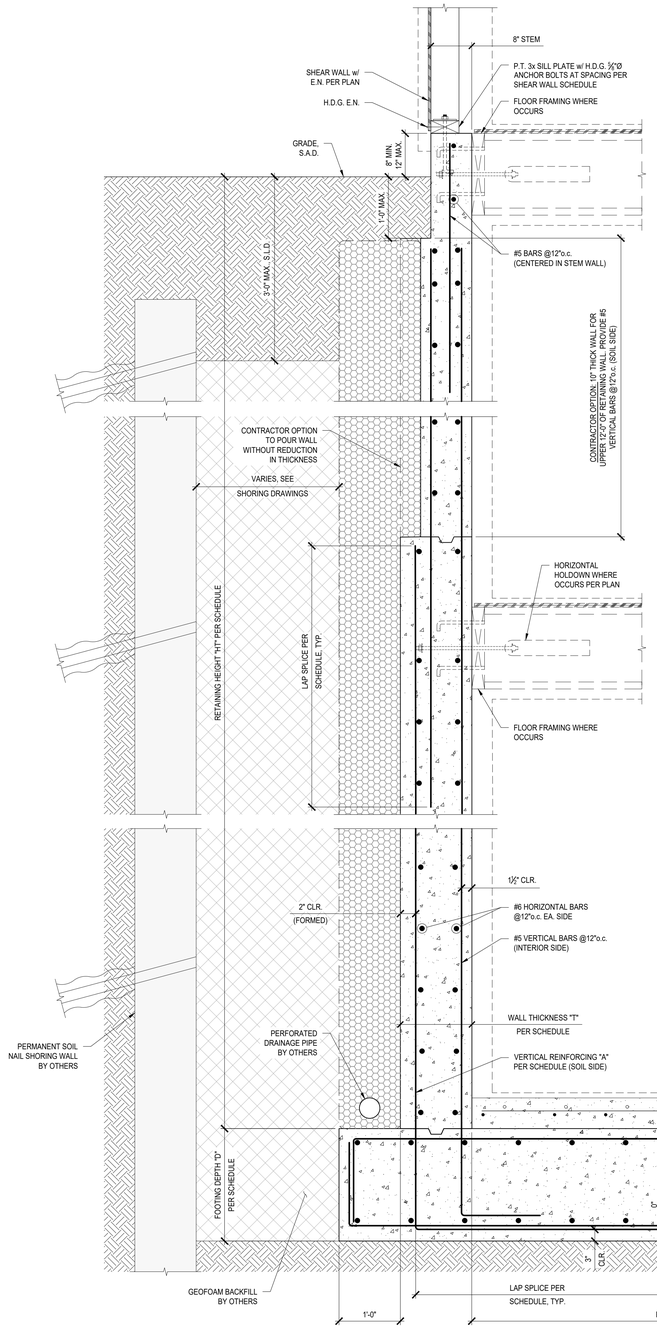




NOTES:
1. FOR ADDITIONAL INFORMATION AND RETAINING WALL SCHEDULE, SEE DETAIL 1/S8.00.01.

13 RETAINING WALL DETAIL

SCALE: 1"=1'-0"



CLUSTER 02 RETAINING WALL SCHEDULE (GEOFOAM BACKFILL)					
MAXIMUM RETAINED HEIGHT "HT"	WALL THICKNESS "T"	VERTICAL REINFORCING "A"	FOOTING REINFORCING "B"	FOOTING REINFORCING "C"	FOOTING DEPTH "D"
23'-0"	12"	#9 BARS @6"o.c.	#5 BARS @6"o.c.	#5 BARS @6"o.c.	22"
27'-0"	14"	#9 BARS @6"o.c.	#6 BARS @6"o.c.	#5 BARS @6"o.c.	22"

NOTES:
1. ALL FOOTINGS TO BEAR ON NATURAL CLAYEY GRAVEL, BEDROCK OR ON COMPACTED STRUCTURAL FILL EXTENDING DOWN TO THE NATURAL GRAVEL OR BEDROCK. WHERE FOOTING WOULD BEAR PARTIALLY ON BEDROCK, AND PARTIALLY ON COMPACTED STRUCTURAL FILL, SEE GEOTECHNICAL REPORT.
2. EXTERIOR FOOTINGS AND FOOTINGS BENEATH UNHEATED AREAS SHOULD BE PLACED AT LEAST 40 INCHES BELOW GRADE FOR FROST PROTECTION.

1 RETAINING WALL DETAIL AT PERMANENT SHORING WALL (MAX. RETAINED HEIGHT <27'-0")

SCALE: 1"=1'-0"

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project manager:	JF
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checked by:	JF
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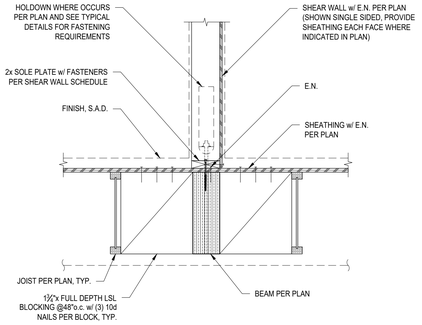
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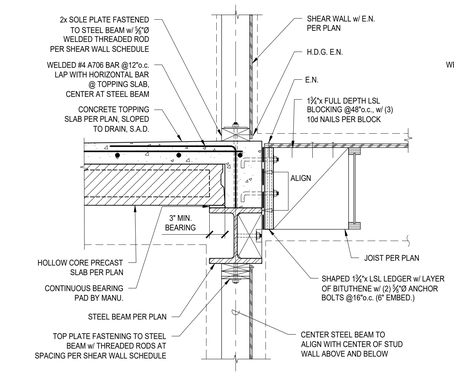
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FOUNDATION DETAILS

sheet:
S8.02.01



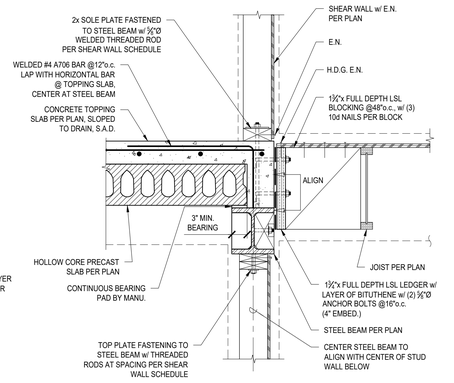
20 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



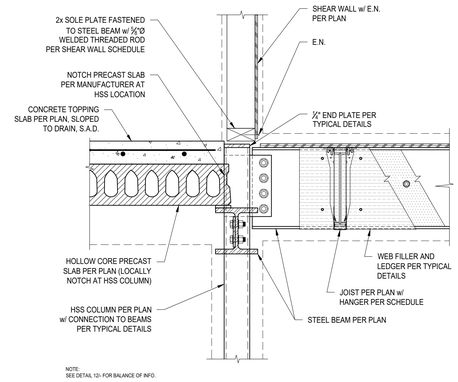
16 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



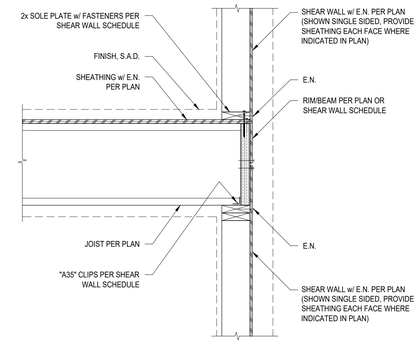
12 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



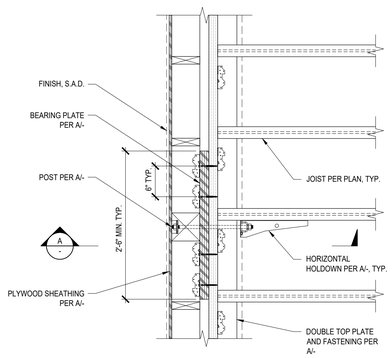
8 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

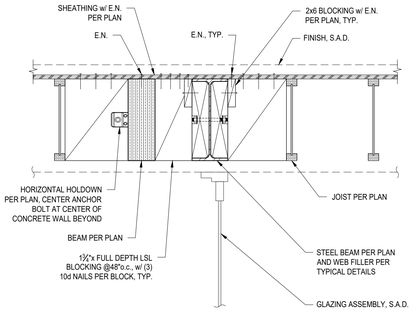


4 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

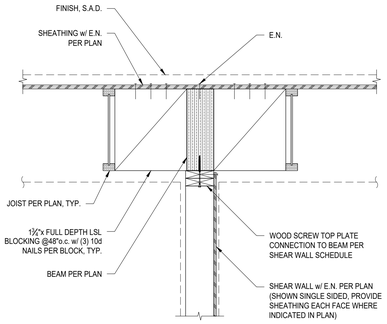


B: SECTION



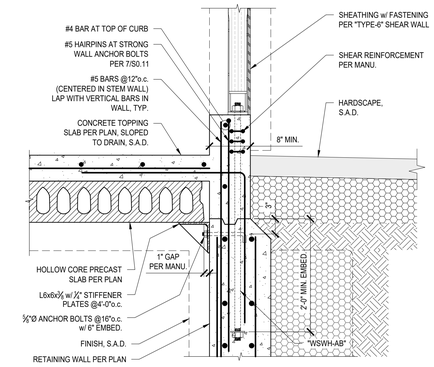
15 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



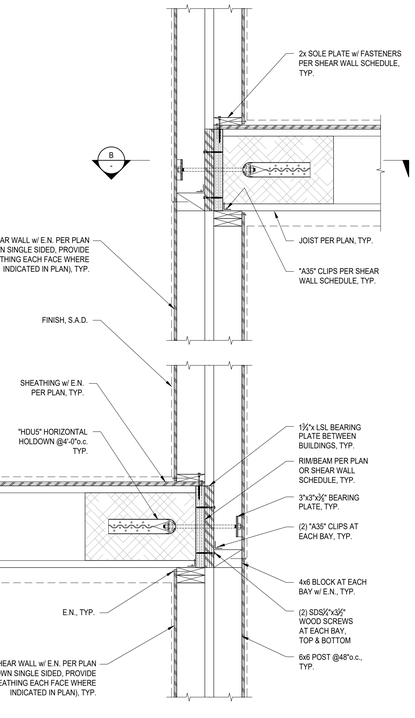
11 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



3 FLOOR FRAMING DETAIL

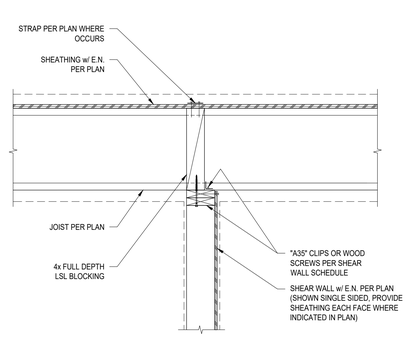
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A: SECTION

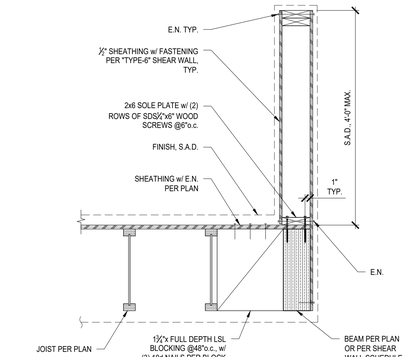
17 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



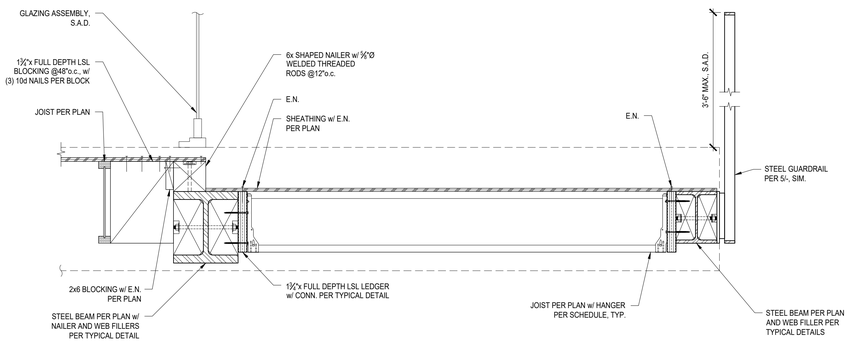
14 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



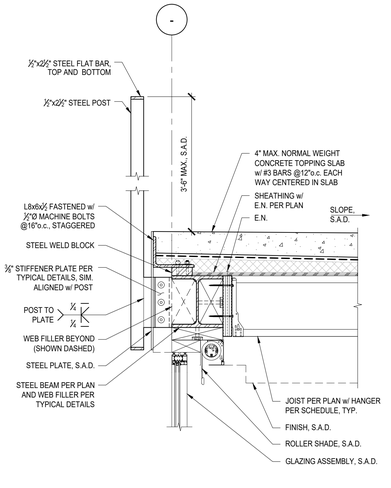
10 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



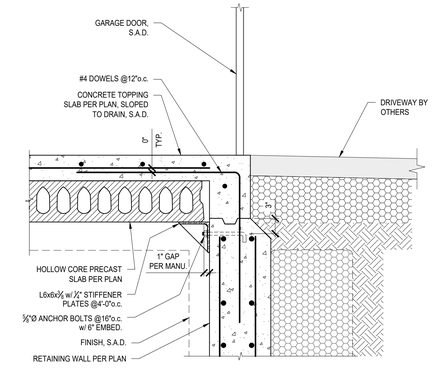
13 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



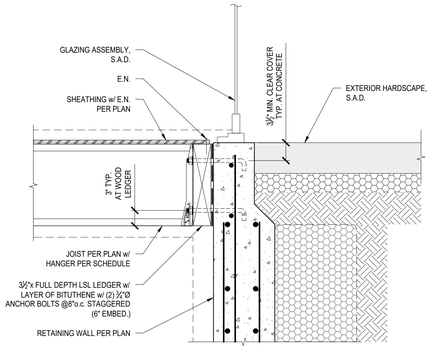
5 DECK GUARDRAIL DETAIL

SCALE: 1"=1'-0"



2 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



1 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

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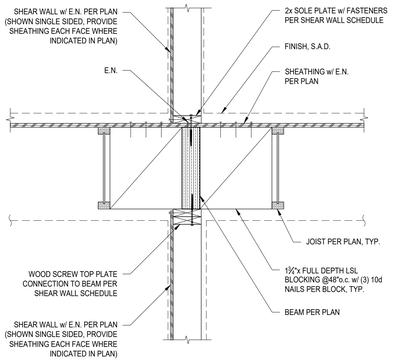
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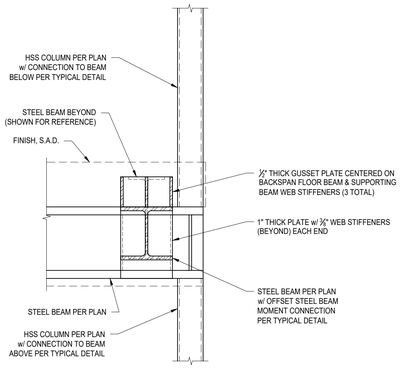
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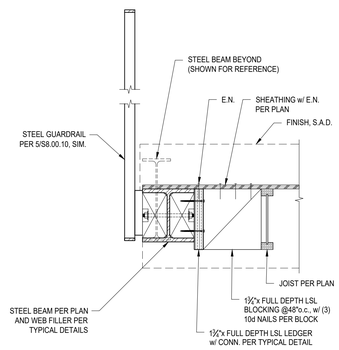
20 DETAIL

SCALE: 1"=1'-0"



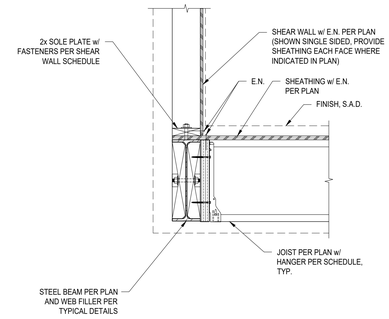
16 FLOOR FRAMING DETAIL

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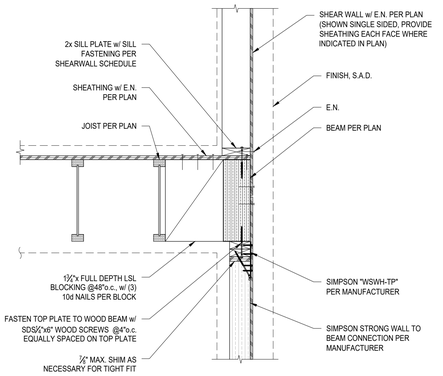
12 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



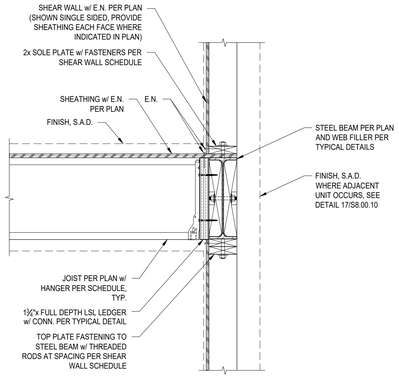
8 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



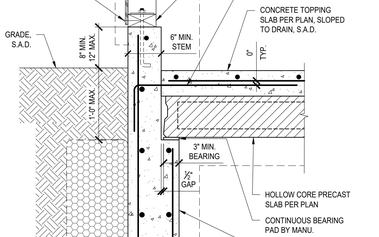
4 DETAIL

SCALE: 1"=1'-0"



15 FLOOR FRAMING DETAIL

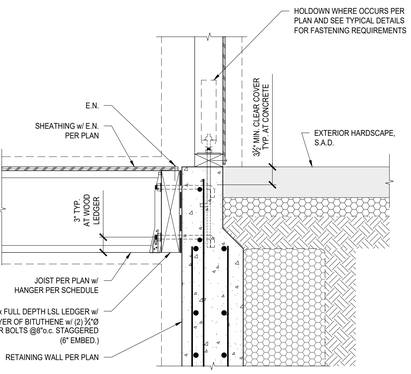
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NOTES:
1. SAWING MUST OCCUR AS SOON AS CONCRETE SURFACE IS FIRM ENOUGH SO CONCRETE WILL NOT BE DAMAGED, BUT NO LATER THAN 12 HOURS AFTER CONCRETE HAS BEEN POURED.

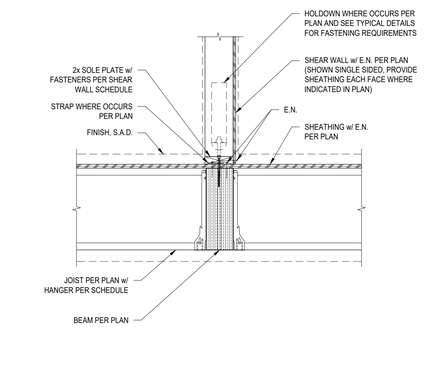
11 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



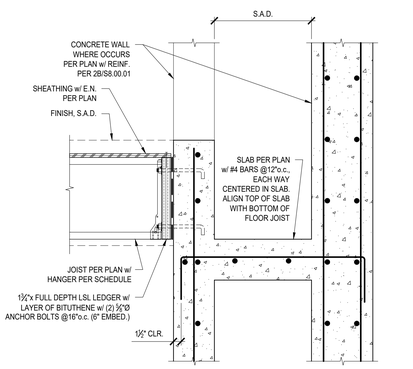
7 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



3 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

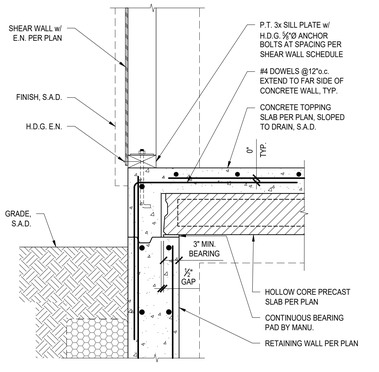


18 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

14 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



10 FLOOR FRAMING DETAIL

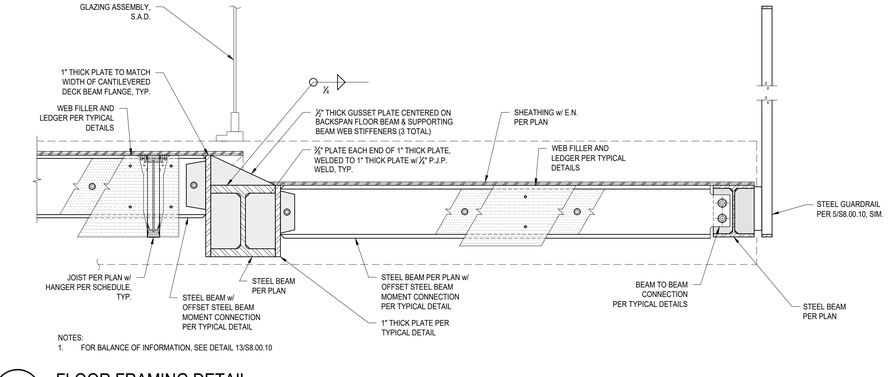
SCALE: 1"=1'-0"

6 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

2 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



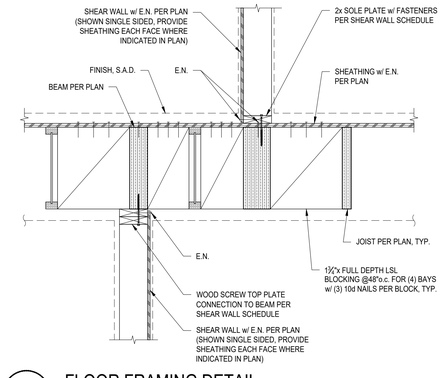
NOTES:
1. FOR BALANCE OF INFORMATION, SEE DETAIL 13/S8.00.10

17 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

9 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



1 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

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project manager:	JF
drawn by:	JB/JM
checked by:	JF
job no.:	2319.2

revisions:

no.: date: description:

NOT FOR CONSTRUCTION

PRICING SET

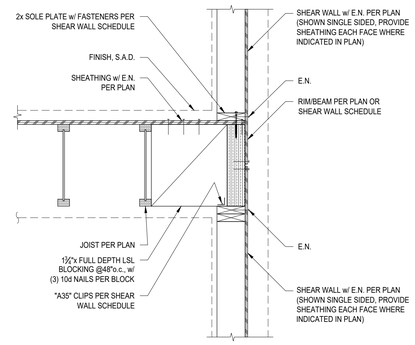
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title:

FLOOR FRAMING DETAILS

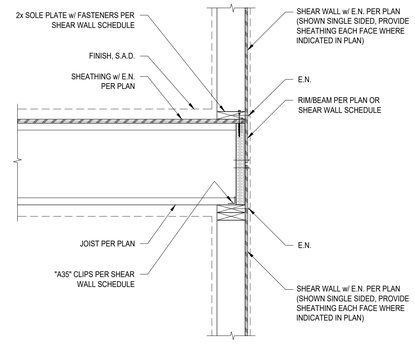
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S8.00.11



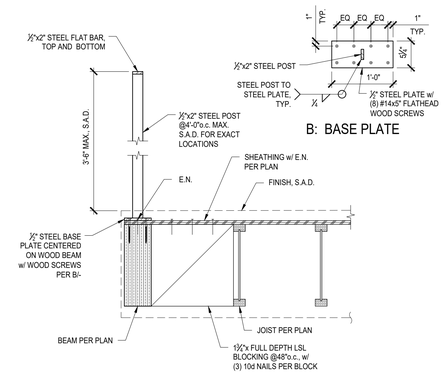
4 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



3 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



B: BASE PLATE

2 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

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revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION
PRICING SET
08/09/2024

title:
FLOOR FRAMING DETAILS

sheet:
S8.00.12

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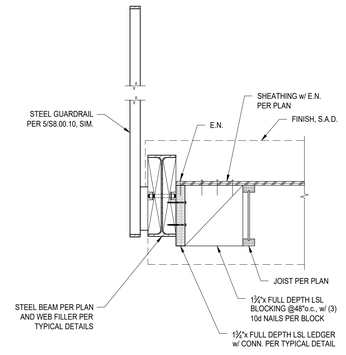
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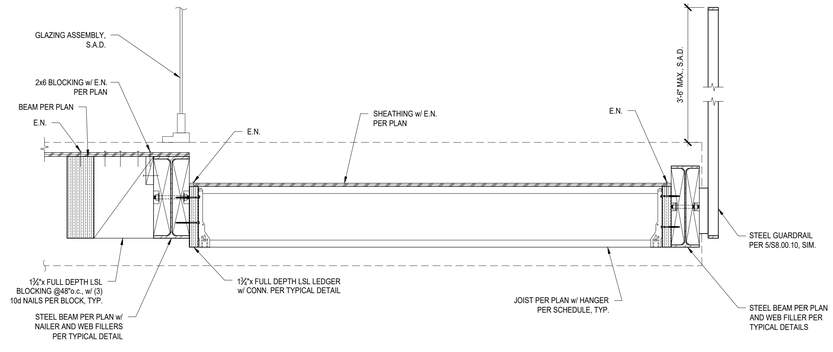
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2 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"



5 FLOOR FRAMING DETAIL

SCALE: 1"=1'-0"

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revisions:

no.:	date:	description:

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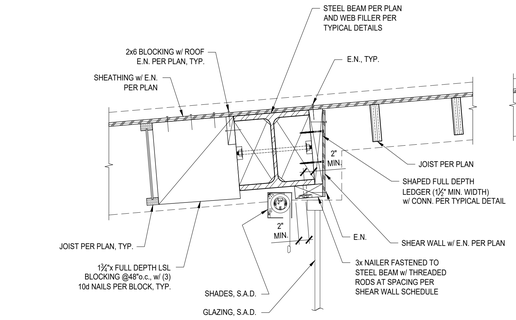
08/09/2024

title:

CLUSTER 02
FLOOR FRAMING DETAILS

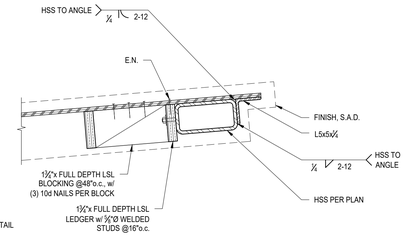
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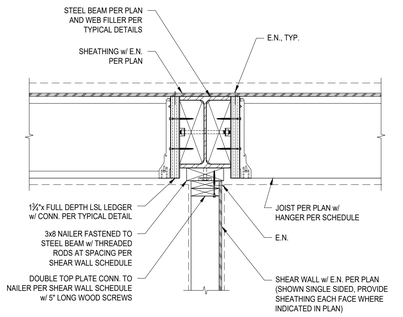
S8.02.11



12 ROOF FRAMING DETAIL

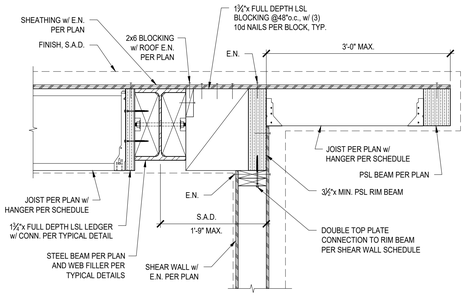
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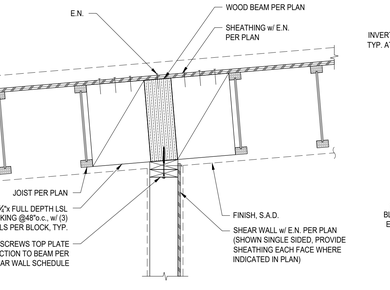


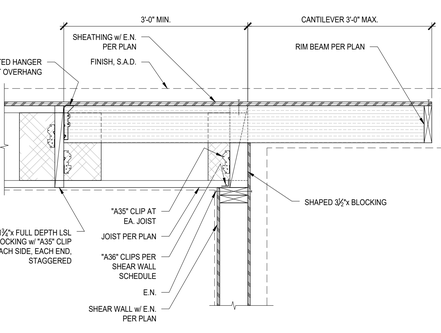


4 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"







3 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

10 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

6 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

2 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

13 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

9 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

5 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

1 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

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checked by:	JF
job no.:	2319.2

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION

PRICING SET

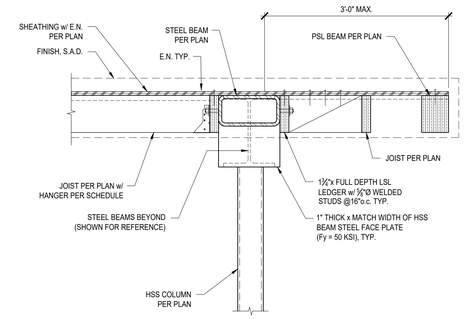
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ROOF FRAMING DETAILS

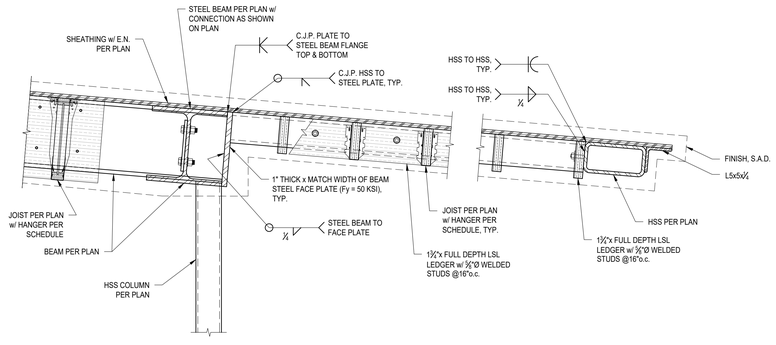
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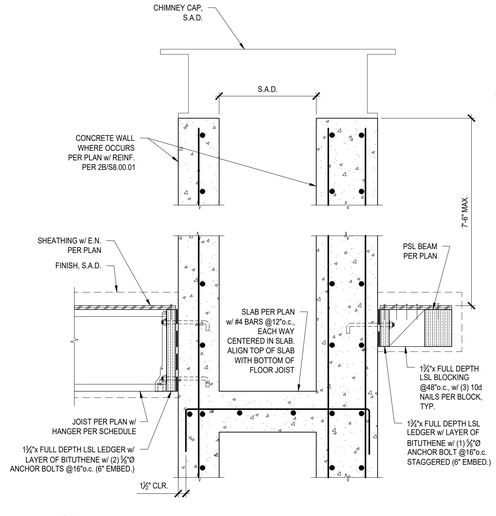
3 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"



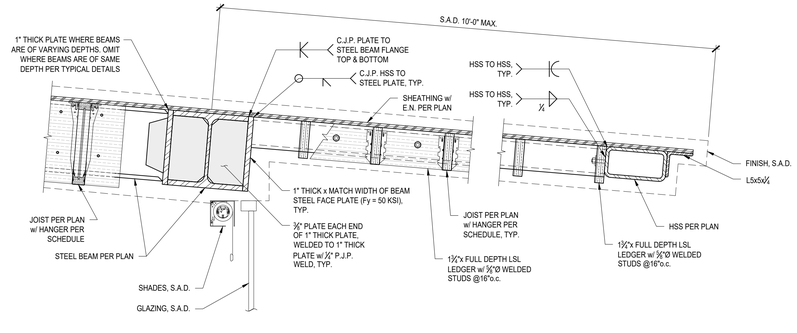
6 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"



9 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"



5 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

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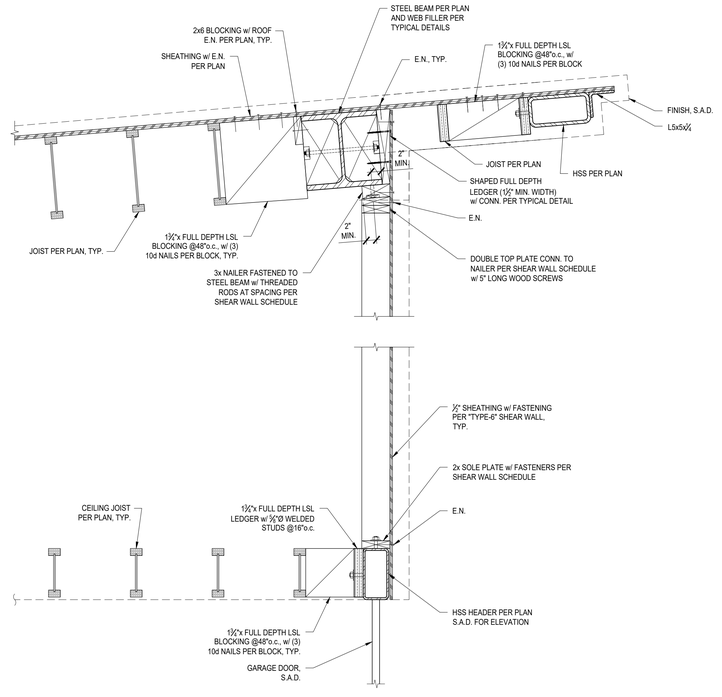
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ROOF FRAMING DETAILS

sheet:

S8.00.21



5 ROOF FRAMING DETAIL

SCALE: 1"=1'-0"

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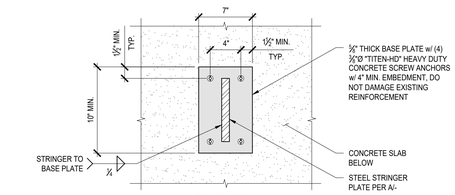
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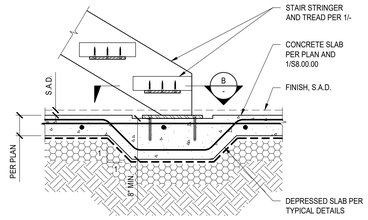
NOT FOR CONSTRUCTION
PRICING SET
08/09/2024

title:
CLUSTER 02
ROOF FRAMING DETAILS

sheet:
S8.02.21



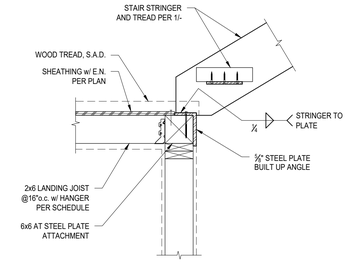
B: PLAN



A: SECTION

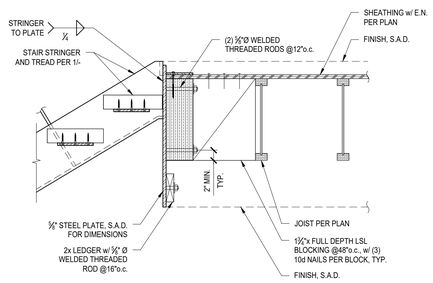
11 STAIR STRINGER BASE CONNECTION

SCALE: 1"=1'-0"



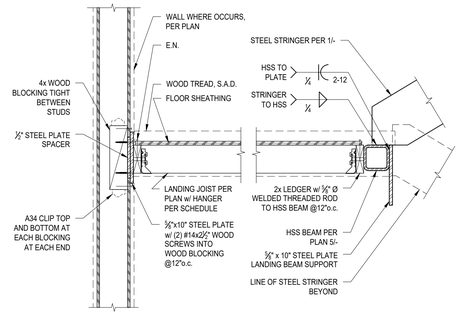
8 STAIR LOWER LANDING DETAIL

SCALE: 1"=1'-0"



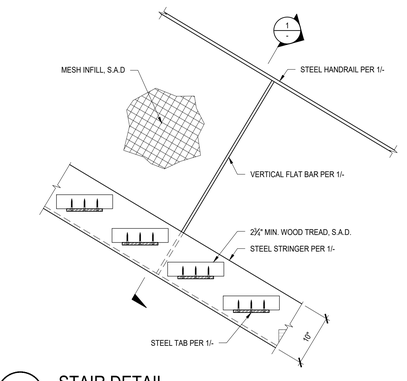
7 STAIR CONNECTION AT FLOOR DETAIL

SCALE: 1"=1'-0"



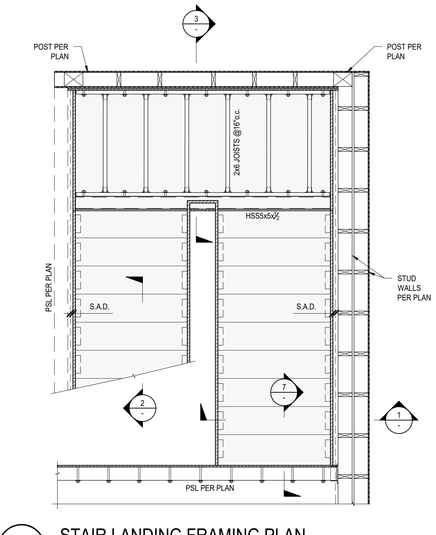
3 STAIR SECTION AT LANDING

SCALE: 1"=1'-0"



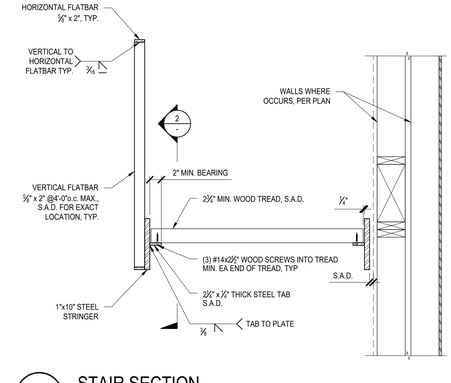
2 STAIR DETAIL

SCALE: 1"=1'-0"



5 STAIR LANDING FRAMING PLAN

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



1 STAIR SECTION

SCALE: 1"=1'-0"

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principal: DS
project manager: JF
drawn by: JB/JM
checked by: JF
job no.: 2319.2

revisions:

no.: date: description:

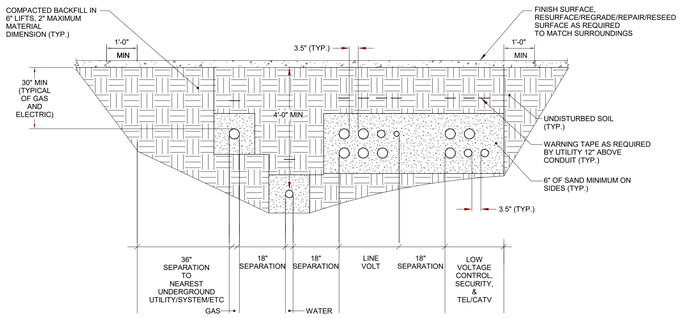
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PRICING SET
08/09/2024

title:

STAIR FRAMING DETAILS

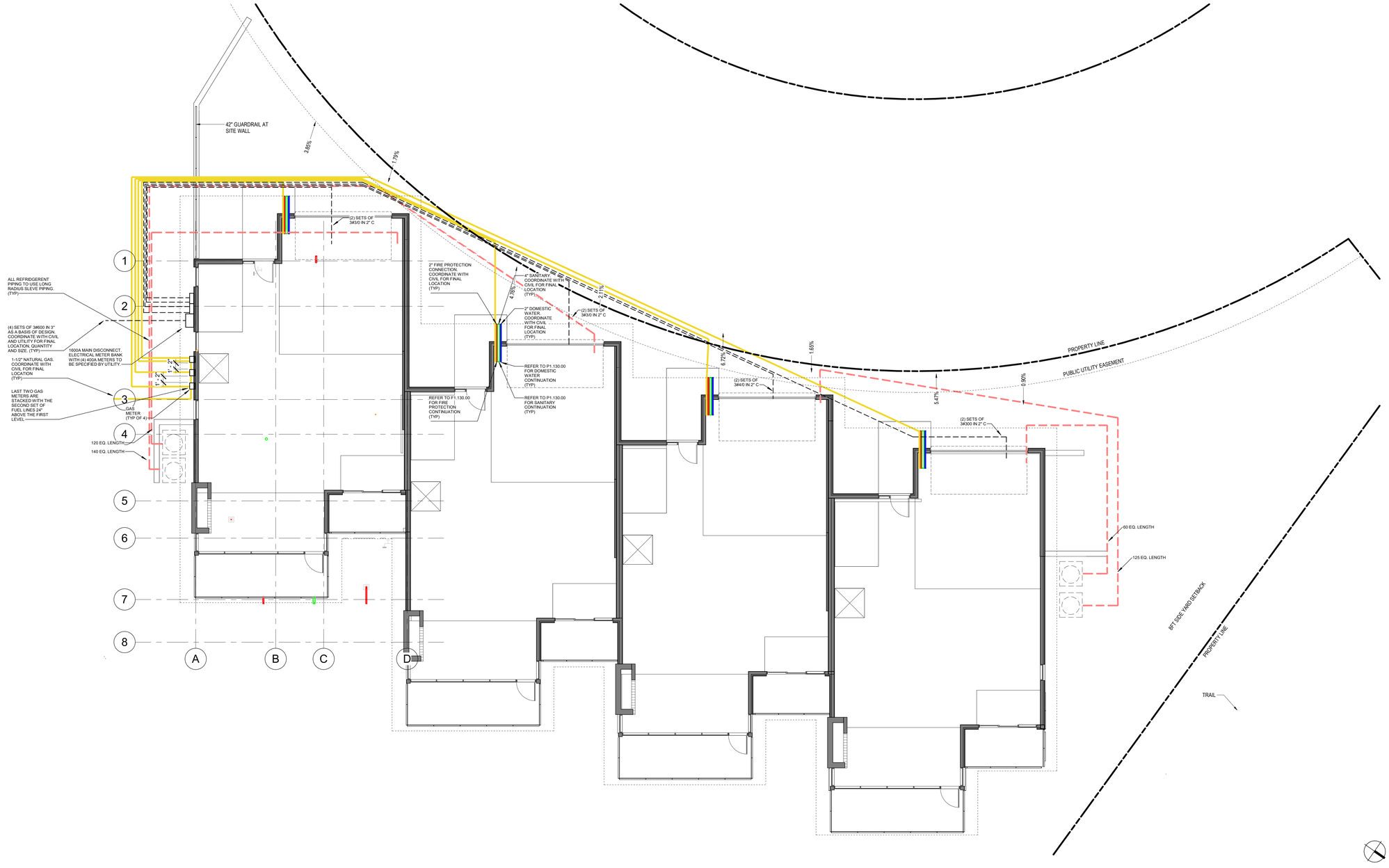
sheet:

S8.00.30



1. PROVIDE AND COORDINATE MANHOLES/PULL BOXES AS REQUIRED.
2. PROVIDE CONCRETE DUCTBANK AS/IF REQUIRED BY UTILITY AND/OR CIVIL ENGINEER, COORDINATE REQUIRED AREAS OF DUCTBANK WITH CIVIL ENGINEER.
3. ELECTRICAL CONDUITS SHALL BE SCHEDULE 40 PVC, EXCEPT WHERE CONDUITS PASS UNDER ROADS AND DRIVEWAYS, WHICH SHALL BE SCHEDULE 80 PVC.
4. NO MORE THAN TWO BENDS (NOT INCLUDING RISER AT HOUSE OR POLE) EXCEEDING A TOTAL CHANGE OF 45 DEGREES PER RUN SHALL BE PERMITTED WITHOUT A PULL BOX.
5. VERIFY REQUIREMENTS AND FOLLOW ALL UTILITY COMPANY RULES AND GUIDELINES.
6. ELECTRICAL CONTRACTOR TO REVIEW AND COORDINATE FINAL REQUIRED QUANTITY AND LOCATIONS OF PULL BOXES WITH ALL TRADES.
7. CONDUIT IN THE TRENCH SHOULD HAVE A 4 INCH PER 100 FEET DOWNWARD PITCH AWAY FROM HOUSE PENETRATION, IF PHYSICALLY POSSIBLE, TO PROVIDE DRAINAGE AWAY FROM THE SERVICE ENTRANCE PENETRATION, AND PREVENT STAGNANT WATER FROM COLLECTING IN CONDUITS.
8. TRENCH ROUTING REQUIRES FULL REVIEW AND COORDINATION WITH CIVIL ENGINEER TO ASSURE THERE ARE NO CONFLICTS WITH OTHER UNDERGROUND EQUIPMENT AND/OR SYSTEMS.
9. PROVIDE MINIMUM 18" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.

2 MULTIPLE UTILITY SINGLE TRENCH DETAIL
NTS



1 CLUSTER 2 ENLARGED SITE PLAN
1/8" = 1'-0"

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project: Marcella Townhomes Medium Top-Entry

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CES #2023676.00

Principal Engineer:	JGK
Project Manager:	JGK
Drawn By:	JSW, MSR, DBH
Checked By:	JGK, STM
Job no.:	2023676.00

revisions:

no.:	date:	description:

NOT FOR CONSTRUCTION

PRICING SET

08/09/2024

title:

CLUSTER 2 ENLARGED SITE PLAN

sheet:

SU1.02.00

CONTROLS LEGEND

PLAN SYMBOL	DESCRIPTION
AFMS	AIR FLOW MEASURING STATION
C	CARBON DIOXIDE SENSOR
CO	CARBON MONOXIDE SENSOR
DPS	DIFFERENTIAL PRESSURE SWITCH
DPT	DIFFERENTIAL PRESSURE SENSOR AND TRANSMITTER
FE	FLOW METER
AFS	FLOW SWITCH
S	HAND SWITCH (USER OPERATED)
H	HUMIDISTAT - STAND ALONE
H	HUMIDITY SENSOR
HL	HUMIDITY SWITCH - HIGH LIMIT
N	NITROGEN DIOXIDE SENSOR
SD	SMOKE DETECTOR
T	TEMPERATURE SENSOR
T	THERMOSTAT - STAND ALONE
T/H/C	COMBINATION TEMPERATURE/HUMIDITY/CO2 SENSOR
R	RADIANT FLOOR SENSOR
BMS	DDC CONTROL PANEL NETWORKED TO BMS
VFD	VARIABLE FREQUENCY DRIVE
BYP	VFD BYPASS
VRF	VRF CONTROL PANEL

ACTUATOR LEGEND

SYMBOL	DESCRIPTION
	DAMPER OR VALVE WITH TWO POSITION ACTUATOR
	DAMPER OR VALVE WITH MODULATING ACTUATOR

TESTING, ADJUSTING, AND BALANCING

GENERAL

1. WORK OF THIS SECTION INCLUDES ALL LABOR AND SERVICES NECESSARY FOR COMPLETING THE INSPECTION, TESTING AND INITIAL START-UP AND BALANCING OF ALL EQUIPMENT, AIR AND WATER SYSTEMS OF THE HVAC WORK AS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN.
2. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF AN INDEPENDENT AIR AND WATER BALANCE TESTING COMPANY, SPECIALIZING IN, AND WHOSE BUSINESS IS LIMITED TO TESTING AND BALANCING OF HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS. THE BALANCING CONTRACTOR SELECTED SHALL MEET ALL REQUIREMENTS NECESSARY FOR MEMBERSHIP IN THE ASSOCIATED AIR BALANCE COUNCIL.
3. BALANCING CONTRACTOR SHALL TEST AND BALANCE ALL AIR AND WATER SYSTEMS AS FURTHER SPECIFIED HEREIN. ALL WORK BY THIS CONTRACTOR SHALL BE UNDER THE DIRECT SUPERVISION OF A QUALIFIED TEST AND BALANCE ENGINEER EMPLOYED BY THEM. ALL INSTRUMENTS USED BY THE CONTRACTOR SHALL BE ACCURATELY CALIBRATED AND MAINTAINED IN GOOD WORKING ORDER.
4. CONTRACTOR TO PROVIDE TWO AIR COMFORT BALANCES: ONCE THE BALANCING REPORT IS ISSUED AND ONCE AFTER ADJUSTMENT FOR ENGINEER TO APPROVE.

AIR SYSTEMS

1. REQUEST THAT BUILDING SYSTEMS BE SET TO 100% CAPACITY, BALANCE AIR FLOW TO ALL OUTLETS TO PROVIDE AIR QUANTITIES NOTED. SUBMIT A DETAILED CERTIFIED BALANCING REPORT, SHOWING INSTRUMENTS USED, SUCTION AND DISCHARGE STATIC PRESSURE OF AIR HANDLERS AND EXHAUST FANS, SUPPLY, RETURN AND OUTSIDE AIR TEMPERATURES AND ACTUAL VERSUS DESIGN AIR QUANTITIES FROM DIFFUSERS, GRILLES, REGISTERS, ETC. AFTER ADJUSTMENTS.
2. THE QUANTITY OF AIR DISCHARGED BY EACH OUTLET SHALL BE WITHIN 10% OF THE AMOUNT SHOWN ON THE DRAWINGS.
3. THE QUANTITY OF AIR DISCHARGED BY EACH AIR HANDLING SYSTEM SHALL BE WITHIN 5% OF THE TOTAL OF THE ASSOCIATED AIR OUTLETS.

WATER SYSTEMS

1. PROVIDE NECESSARY PIPING AND CONNECTIONS FOR BALANCING ALL WATER SYSTEMS. OPERATE WATER SYSTEMS AT FULL FLOW AND PERFORM NECESSARY ADJUSTMENTS AND BALANCING TO DELIVER WATER QUANTITIES TO ALL SYSTEM COMPONENTS AS SCHEDULED ON THE DRAWINGS.
2. SUBMIT FLOW TEST DATA FOR WATER SYSTEMS INCLUDING GPM, TEMPERATURES AND PRESSURE DROPS.
3. STRAINERS SHALL BE CLEANED BEFORE AND AFTER COMPLETION OF FLOW TEST. AFTER THE ENTIRE SYSTEM HAS BEEN ADJUSTED, OPERATE THE SYSTEM UNDER CONDITIONS MAKING ALL ADDITIONAL ADJUSTMENTS UNTIL ALL PERFORMANCE REQUIREMENTS ARE MET.
4. AFTER THE HOT WATER PIPING IS INSTALLED AND BEFORE ANY INSULATION IS APPLIED OR THE PIPING IS CONNECTED TO THE MAIN HOT WATER SYSTEM, THE CONTACTOR SHALL PERFORM A DRY PIPE TEST WITH NITROGEN TO 400 PSIG AND TEST FOR LEAKS. THE PRESSURE SHALL BE MAINTAINED WHILE VISUAL INSPECTION IS WITNESSED BY A THIRD PARTY AND THE PIPING UNDER TEST SHALL HOLD ITS PRESSURE FOR A MINIMUM TWO HOUR PERIOD. CAULKING OF LEAKING JOINTS SHALL NOT BE PERMITTED. GAUGES AND ANY OTHER SIMILAR EQUIPMENT OR APPARATUS THAT MAY DAMAGE DURING TESTING, SHALL NOT BE SUBJECT TO THE ABOVE TEST.
5. AFTER THE WATER PIPING IS INSTALLED AND BEFORE THE PIPING IS CONNECTED TO THE COOLING TOWER AND AC UNITS, THE CONTRACTOR SHALL PERFORM A HYDROSTATIC PRESSURE TEST TO 1.5 TIMES THE OPERATING PRESSURE AND TEST THE PIPING SYSTEM FOR LEAKS. THE PRESSURE SHALL BE MAINTAINED WHILE VISUAL INSPECTION IS WITNESSED BY A THIRD PARTY AND OWNER'S REPRESENTATIVE AND THE PIPING SHALL HOLD ITS PRESSURE FOR A MINIMUM TWO HOUR PERIOD. CAULKING OF LEAKY JOINTS SHALL NOT BE PERMITTED. PROTECT GAUGES AND ANY OTHER EQUIPMENT THAT MAY BE DAMAGED.

FIRESTOPPING NOTE

1. FIRESTOPPING SHALL BE PROVIDED AT ALL PENETRATIONS THROUGH FIRE-RESISTANCE-RATED CONSTRUCTION INCLUDING BOTH EMPTY OPENINGS AND OPENINGS CONTAINING CABLES, PIPES, DUCTS, CONDUITS AND OTHER PENETRATING ITEMS.
2. LOCATIONS AND RATINGS OF ALL FIRE-RESISTANCE RATED ASSEMBLIES SHALL BE AS INDICATED ON THE ARCHITECTURAL DRAWINGS AND AS REQUIRED BY THE APPLICABLE BUILDING CODES.
3. PROVIDE FIRE DAMPERS AT ALL LOCATIONS WHERE DUCTS AND OUTLETS PASS THROUGH FIRE RATED COMPONENTS, WHERE INDICATED ON CONTRACT DOCUMENTS, AND WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION. INSTALL WITH REQUIRED PERIMETER MOUNTING ANGLES, SLEEVES, BREAKAWAY DUCT CONNECTIONS, CORROSION RESISTANT SPRINGS, BEARINGS, BUSHINGS AND HINGES.
4. FOR EACH LOCATION WHERE MEP COMPONENTS ARE PENETRATING FIRE-RESISTANCE RATED ASSEMBLIES, CONTRACTOR SHALL PROVIDE A SUBMITTAL FOR THE PROPOSED FIRESTOPPING SYSTEM. SUBMITTAL SHALL INCLUDE A FLOOR PLAN MARKED TO SHOW THE LOCATIONS OF ALL PENETRATIONS AND SHALL INDICATE WHAT MEP COMPONENTS ARE PENETRATING EACH FIRE-RESISTANCE RATED ASSEMBLY, WHAT THE RATING IS OF EACH FIRE-RESISTANCE ASSEMBLY, THE MANUFACTURER AND MODEL NUMBER OF THE PROPOSED FIRESTOPPING SYSTEM, THE REQUIRED T AND F RATINGS OF THE SYSTEM, AND THE INSTALLATION INSTRUCTIONS FOR EACH SYSTEM.

GENERAL NOTES

1. ALL WORK SHALL BE COORDINATED WITH ARCHITECTURAL PLANS INCLUDING ACCESS PANELS FOR VALVES AND EQUIPMENT, DIFFUSER LOCATIONS, THERMOSTAT AND SENSOR LOCATIONS, ETC.
2. CONTRACTOR SHALL FIELD VERIFY ACTUAL CONDITIONS PRIOR TO PROVIDING ALL EQUIPMENT, PIPING AND DUCTWORK.
3. CONTRACTOR SHALL PROVIDE ALL DUCTWORK AND FITTINGS AS NECESSARY TO AVOID OBSTRUCTIONS SUCH AS BEAMS, COLUMNS, OTHER DUCTWORK, LIGHTING, ETC.
4. SUBMIT FOR ENGINEER AND ARCHITECT APPROVAL ALL GRILLES WITH BORDER AND FINISH TYPES AND ALL OTHER DEVICES PRIOR TO PURCHASE.

MECHANICAL DUCTWORK LEGEND

SYMBOL	DESCRIPTION
	ACOUSTICALLY LINED DUCTWORK
	EXTERNALLY INSULATED DUCTWORK
	FLEXIBLE DUCTWORK
	RETURN DUCT DROP/RISE
	SUPPLY DUCT DROP/RISE
VD	VOLUME DAMPER
FD	FIRE DAMPER
FD/AD	FIRE DAMPER WITH ACCESS DOOR
BD	BACKDRAFT DAMPER
MD	MOTORIZED DAMPER
SD	SMOKE DAMPER
FS/D	COMBINATION FIRE / SMOKE DAMPER
COD	CABLE OPERATED DAMPER
	RETURN / EXHAUST / OUTSIDE AIR ARROW
	SUPPLY ARROW
HP-1	MECHANICAL EQUIPMENT TAG
R LENGTH	RADIATOR TAG
Zone Name	MECHANICAL ZONE TAG
	HVAC ACCESS PANEL (REFER TO ARCH RCP FOR DETAILS TYPICAL FCU ACCESS - 24"X24" TYPICAL STEAM NOZZLE ACCESS - 12"X12")

MECHANICAL PIPING LEGEND

SYMBOL	DESCRIPTION
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
CWS	CONDENSER WATER SUPPLY
CWR	CONDENSER WATER RETURN
CHWS	CHILLED WATER SUPPLY
CHWR	CHILLED WATER RETURN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
CD	CONDENSATE DRAIN
	BALL VALVE
	CONTROL VALVE (2-WAY)
	CONTROL VALVE (3-WAY)
	CHECK VALVE
	UNION
	STRAINER WITH VALVED BLOWDOWN
	IN-LINE PUMP
	PIPE DROP
	PIPE RISE

MECHANICAL ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
AHJ	AUTHORITY HAVING JURISDICTION
AWT	AVERAGE WATER TEMPERATURE
BHP	BREAK HORSEPOWER
BMS	BUILDING MANAGEMENT SYSTEM
BTU	BRITISH THERMAL UNIT
CAP	CAPACITY
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CHWR	CHILLED WATER RETURN
CHWS	CHILLED WATER SUPPLY
COP	COEFFICIENT OF PERFORMANCE
CU	CONDENSING UNIT
CW	COLD WATER
CWR	CONDENSER WATER RETURN
CWS	CONDENSER WATER SUPPLY
dB	DECIBELS
DB	DRY BULB
DN	DOWN
DX	DIRECT EXPANSION
EAT	ENTERING AIR TEMPERATURE
EDB	ENTERING DRY BULB
EER	ENERGY EFFICIENCY RATIO
EF	EXHAUST FAN
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EWB	ENTERING WET BULB
EWT	ENTERING WATER TEMPERATURE
EX	EXHAUST
°F	DEGREES FAHRENHEIT
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FT	FEET
FT WG	FEET WATER GAUGE
FLA	FULL LOAD AMPS
FPM	FEET PER MINUTE
FSD	COMBINATION FIRE SMOKE DAMPER
GAL	GALLON
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
H-#	HUMIDIFIER
HD	HEAD
HP	HORSE POWER / HEAT PUMP
HR	HOUR
HSPF	HEATING SEASON PERFORMANCE FACTOR
HVAC	HEATING, VENTILATION & AIR CONDITIONING
HWC	HOT WATER COIL
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HX-#	HEAT EXCHANGER
HZ	FREQUENCY
IN	INCHES
IN WG	INCHES WATER GAUGE
KW	KILOWATTS
L-#	LOUVER
LAT	LEAVING AIR TEMPERATURE
LDB	LEAVING DRY BULB
LF	LINEAR FEET
LWB	LEAVING WET BULB
LWT	LEAVING WATER TEMPERATURE
MAX	MAXIMUM
MBH	THOUSANDS OF BTU / HOUR
MCA	MINIMUM CIRCUIT AMPACITY
MIN	MINIMUM
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
OA	OUTSIDE AIR
P-#	PUMP
PD	PRESSURE DROP (FEET OF WATER OR INCHES OF WATER)
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
RA	RETURN AIR
RH	RELATIVE HUMIDITY
RPM	REVOLUTIONS PER MINUTE
RPZ	REDUCED PRESSURE ZONE BACKFLOW PREVENTER
SA	SUPPLY AIR
SEER	SEASONAL ENERGY EFFICIENCY RATIO
SP	STATIC PRESSURE
SQ FT	SQUARE FEET
TYP	TYPICAL
VD	VOLUME DAMPER
VEL	VELOCITY
VFD	VARIABLE FREQUENCY DRIVE
VOL	VOLUME
WB	WET BULB
WPD	WATER PRESSURE DROP

SHEET INDEX - MECHANICAL

SHEET NUMBER	SHEET NAME
RD1 - MECHANICAL	
M0.00.00	MECHANICAL ABBREVIATIONS NOTES & SYMBOLS - MEDIUM TOP ENTRY
M0.00.01	HYDRONIC DIAGRAM
M1.40.00	MECHANICAL ZONE PLAN - MEDIUM TOP ENTRY - LOWER LEVEL
M1.40.01	MECHANICAL ZONE PLAN - MEDIUM TOP ENTRY - MIDDLE LEVEL
M1.40.02	MECHANICAL ZONE PLAN - MEDIUM TOP ENTRY - MAIN LEVEL
M1.40.03	MECHANICAL DUCTWORK - MEDIUM TOP ENTRY - LOWER LEVEL
M1.40.04	MECHANICAL DUCTWORK - MEDIUM TOP ENTRY - MIDDLE LEVEL
M1.40.05	MECHANICAL DUCTWORK - MEDIUM TOP ENTRY - MAIN LEVEL
M1.40.06	MECHANICAL DUCTWORK - MEDIUM TOP ENTRY - ROOF LEVEL
M1.40.07	MECHANICAL PIPING - MEDIUM TOP ENTRY - LOWER LEVEL
M9.00.00	MECHANICAL DETAILS - MEDIUM TOP ENTRY
M9.00.01	MECHANICAL DETAILS - MEDIUM TOP ENTRY
M9.40.01	MECHANICAL SCHEDULES - MEDIUM TOP ENTRY
Grand total: 13	

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revisions:

no.:	date:	description:

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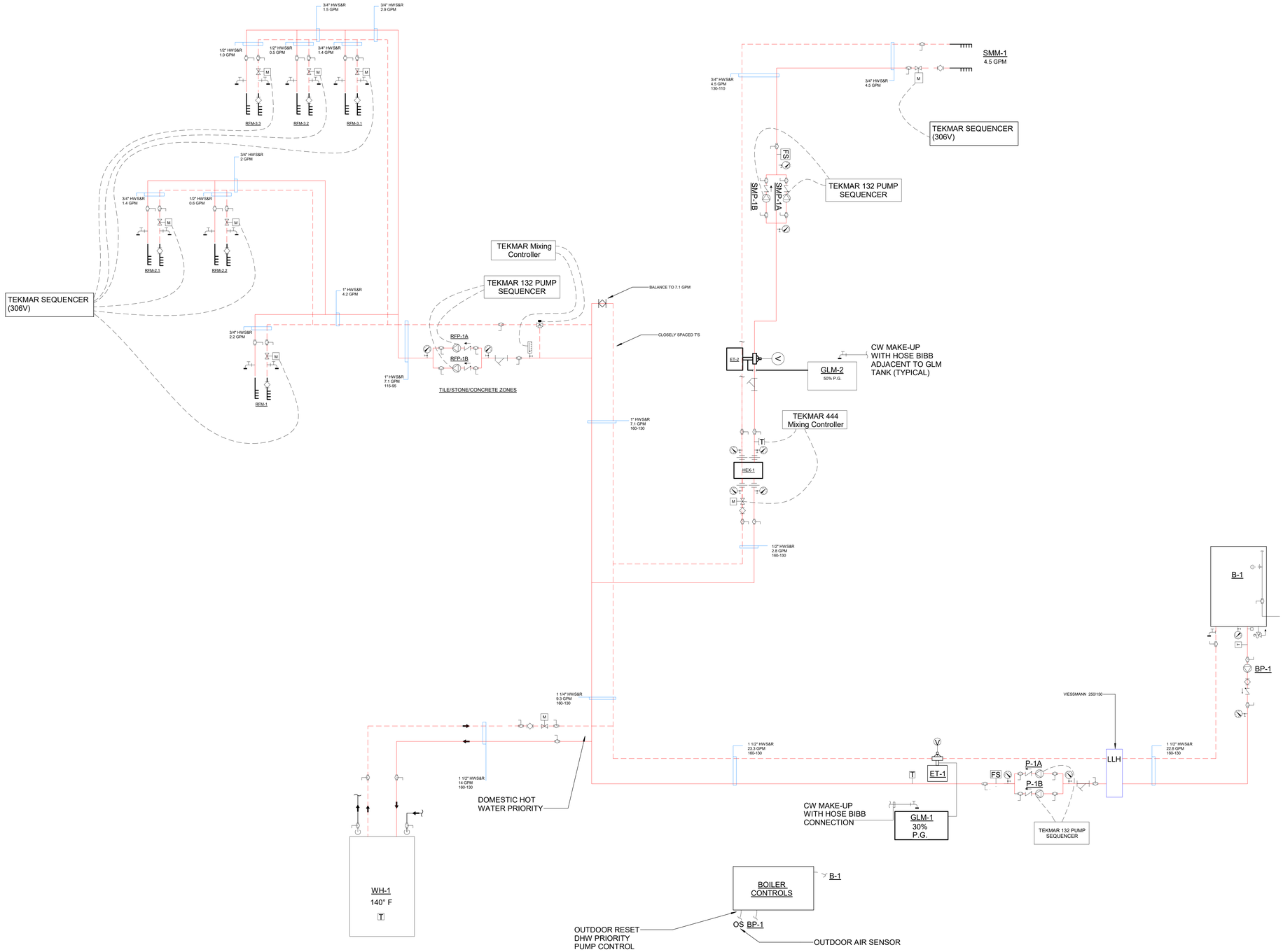
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MECHANICAL ABBREVIATIONS NOTES & SYMBOLS - MEDIUM TOP ENTRY

sheet:
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SEWT	SLWT	MS RHWD GPM	RADIANT FLOOR MANIFOLD	ZONE	MANIFOLD LOCATION	ROOM SERVED	FLOOR TYPE IN ZONE SERVED	ROOM/ZONE AREA (SF)	BTU/SF	TTL BTU	DESIGN LSWT (°F)	DESIGN LRWT (°F)	%PROPYLENE GLYCOL	GPM / ROOM(ZONE)	TUBE SIZE (IN)	TUBE SPACING ON CTRS (IN)	TUBE LENGTH ESTIMATE	# of Circuit ESTIMATE	GPM/ CIRCUIT
115	95	7.1																	
			RFM-1	RFZ-1		Lower Level	WOOD	1303	16	20848	115	95	30	2.2	1/2	9	1955	7	0.31
			RFM 2.1	RFZ-2.1		Middle Level	WOOD	833	16	13424	115	95	30	1.4	1/2	9	1259	5	0.28
			RFM-2.2	RFZ-2.2		Primary Bedroom + Bath	WOOD	381	16	6096	115	95	30	0.6	1/2	9	572	2	0.32
			RFM-3.1	RFZ-3.1		Living / Dining	WOOD	811	16	12976	115	95	30	1.4	1/2	9	1217	5	0.27
			RFM-3.2	RFZ-3.2		Bedroom 1	WOOD	310	16	4960	105	85	30	0.5	1/2	9	465	2	0.26
			RFM-3.3	RFZ-3.3		Garage	WOOD	573	16	9168	115	95	30	1.0	1/2	9	860	4	0.24
			GRAND TOTAL					4217		67472				7.1			6326		

SEWT	SLWT	MS RHWD GPM	RADIANT FLOOR MANIFOLD	ZONE	MANIFOLD LOCATION	ROOM SERVED	FLOOR TYPE IN ZONE SERVED	ROOM/ZONE AREA (SF)	BTU/SF	TTL BTU	DESIGN LSWT (°F)	DESIGN LRWT (°F)	%PROPYLENE GLYCOL	GPM / ROOM(ZONE)	TUBE SIZE (IN)	TUBE SPACING ON CTRS (IN)	TUBE LENGTH ESTIMATE	# of Circuit ESTIMATE	GPM/ CIRCUIT
130	110	4.2	SMM-1	SMZ-1		Driveway	CONCRETE	285	140	39900	125	105	50	4.2	3/4	9	428	2	2.10
			GRAND TOTAL					285		39900				4.2			428		

CONDENSATE ROUTING NOT SHOWN



1 HYDRONIC FLOW DIAGRAM (2-PIPE)
NTS

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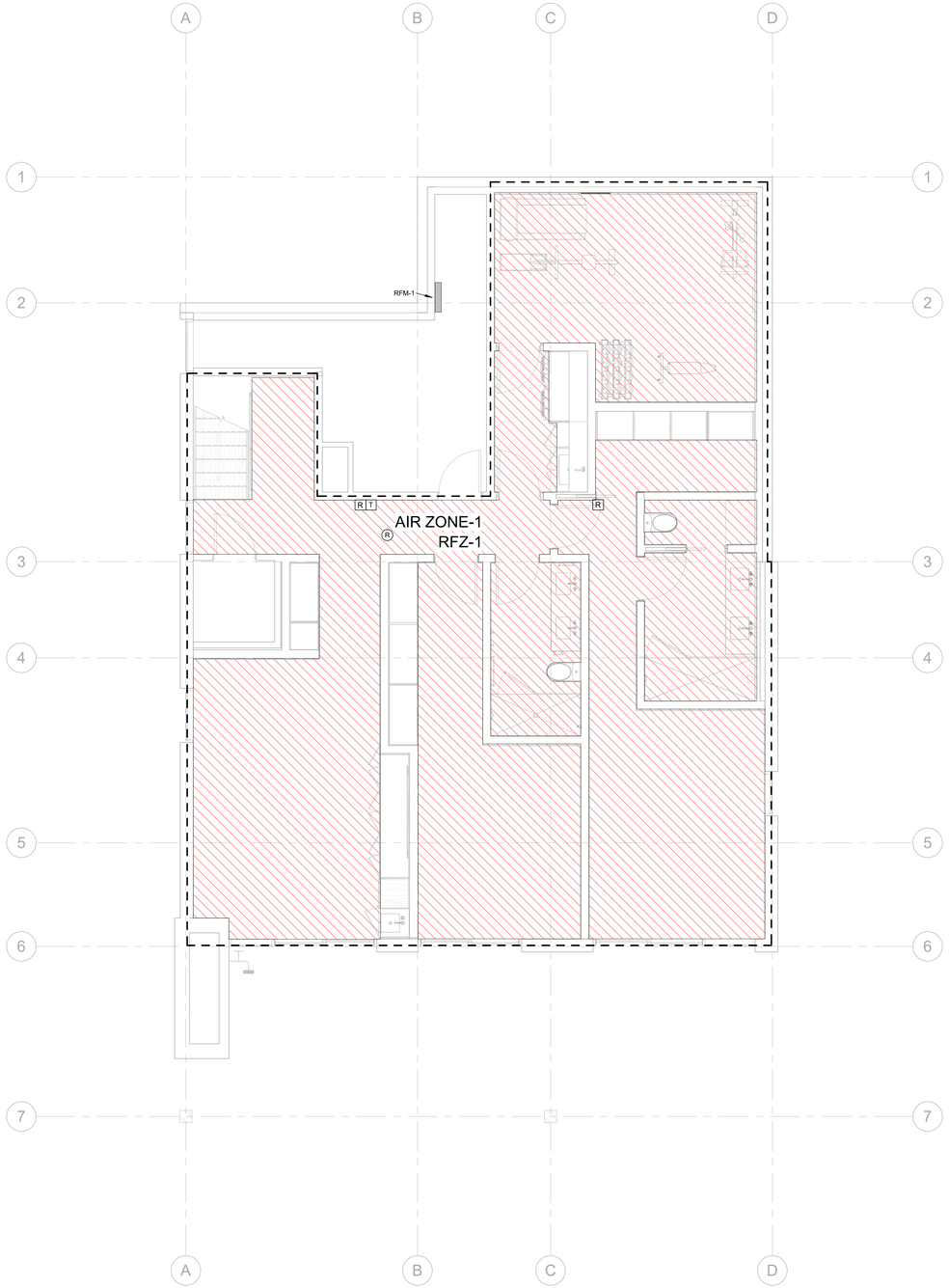
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HYDRONIC DIAGRAM

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1 MECHANICAL LOWER LEVEL ZONE PLAN
1/4" = 1'-0"

TEMPERATURE SENSOR NOTES

INSTALL LOCAL TEMPERATURE SENSOR AWAY FROM SUNLIGHT, DRAFTS, DOORWAYS, CORNER WALLS, SKYLIGHTS, AND WINDOWS. SENSORS SHALL BE LOCATED 60"+6" ABOVE THE FINISHED FLOOR. LOCATE ALL THERMOSTATS CONVENIENTLY FOR PROGRAMMING. COORDINATE FINAL LOCATIONS WITH ARCHITECT. SENSORS ARE TO BE WIRED WITH SHIELDED CABLE.

CONTROLS SEQUENCE OF OPERATION + SYSTEM DESCRIPTION

EXHAUST FANS
BATHROOM FANS ARE CONSTANT SPEED FANS AND SHALL BE CONTROLLED VIA ON/OFF WALL SWITCH.

KITCHEN EXHAUST
KITCHEN EXHAUST FAN SHALL BE A THREE SPEED FAN AND SHALL BE CONTROLLED VIA HOOD CONTROLS.

TEMPERATURE CONTROL LEGEND

SYMBOLS	DESCRIPTION
T	THERMOSTAT (HONEYWELL)
H	TEMPERATURE/HUMIDITY SENSOR (HONEYWELL)
R	RADIANT FLOOR THERMOSTAT
R	RADIANT FLOOR SENSOR
S	SNOWMELT SENSOR

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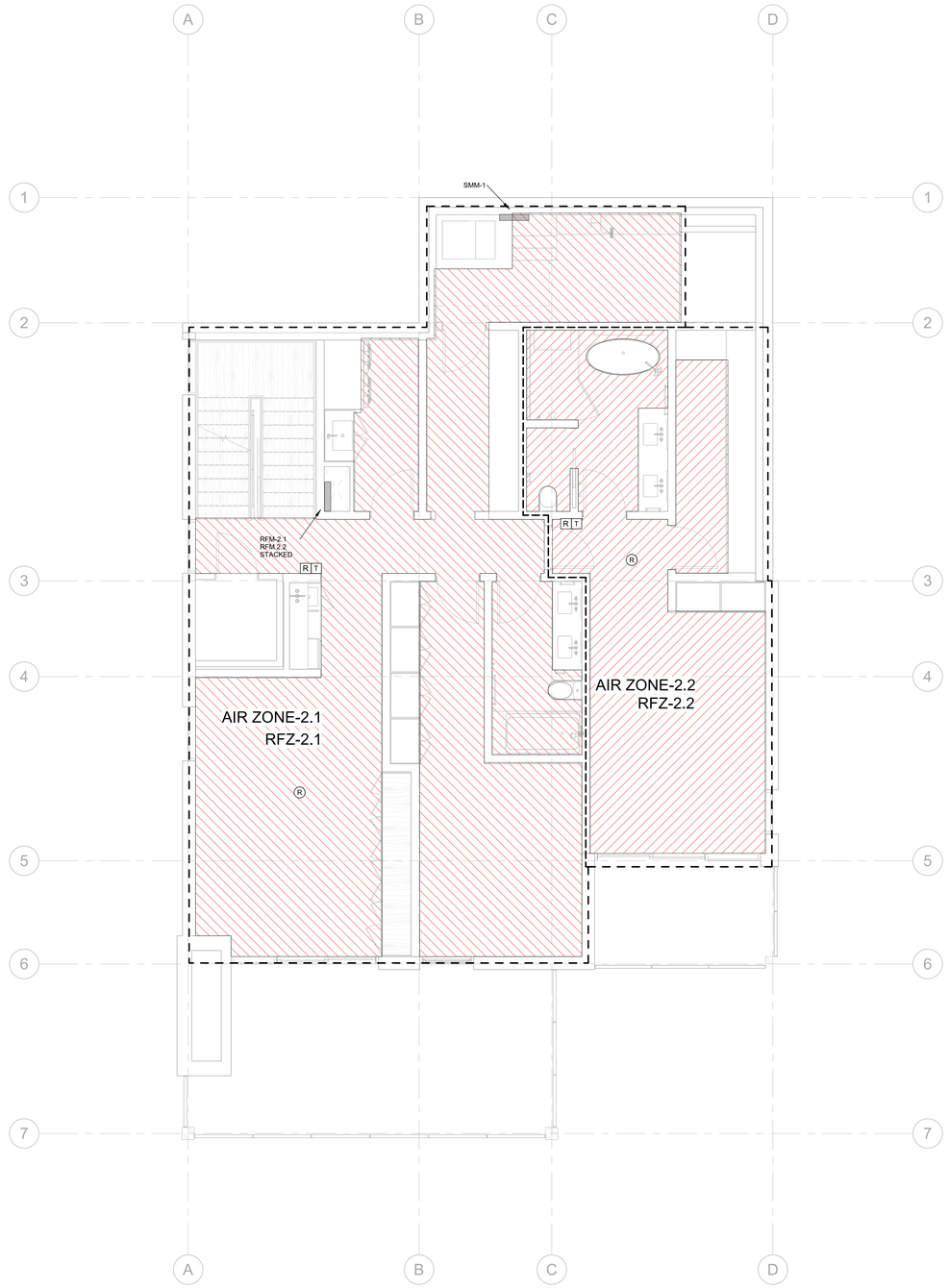
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08/09/2024

title:
MECHANICAL ZONE PLAN - MEDIUM TOP ENTRY - LOWER LEVEL

sheet:
M1.40.00



1 MECHANICAL MIDDLE LEVEL ZONE PLAN
1/4" = 1'-0"

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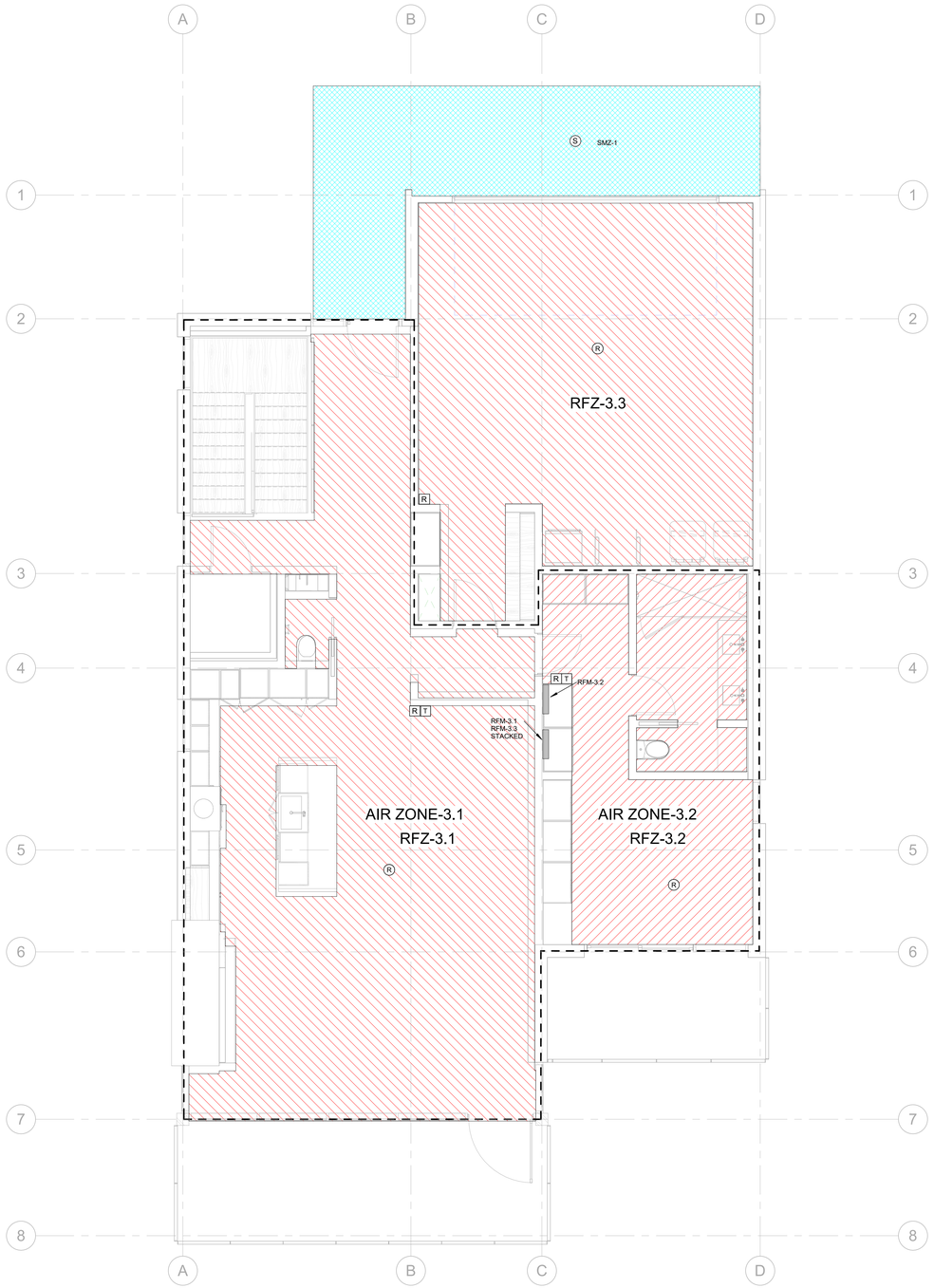
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PRICING SET
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title:
MECHANICAL ZONE PLAN - MEDIUM TOP ENTRY - MIDDLE LEVEL

sheet:
M1.40.01



1 MECHANICAL MAIN LEVEL ZONE PLAN
1/4" = 1'-0"

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revisions:

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MECHANICAL ZONE PLAN - MEDIUM TOP ENTRY - MAIN LEVEL

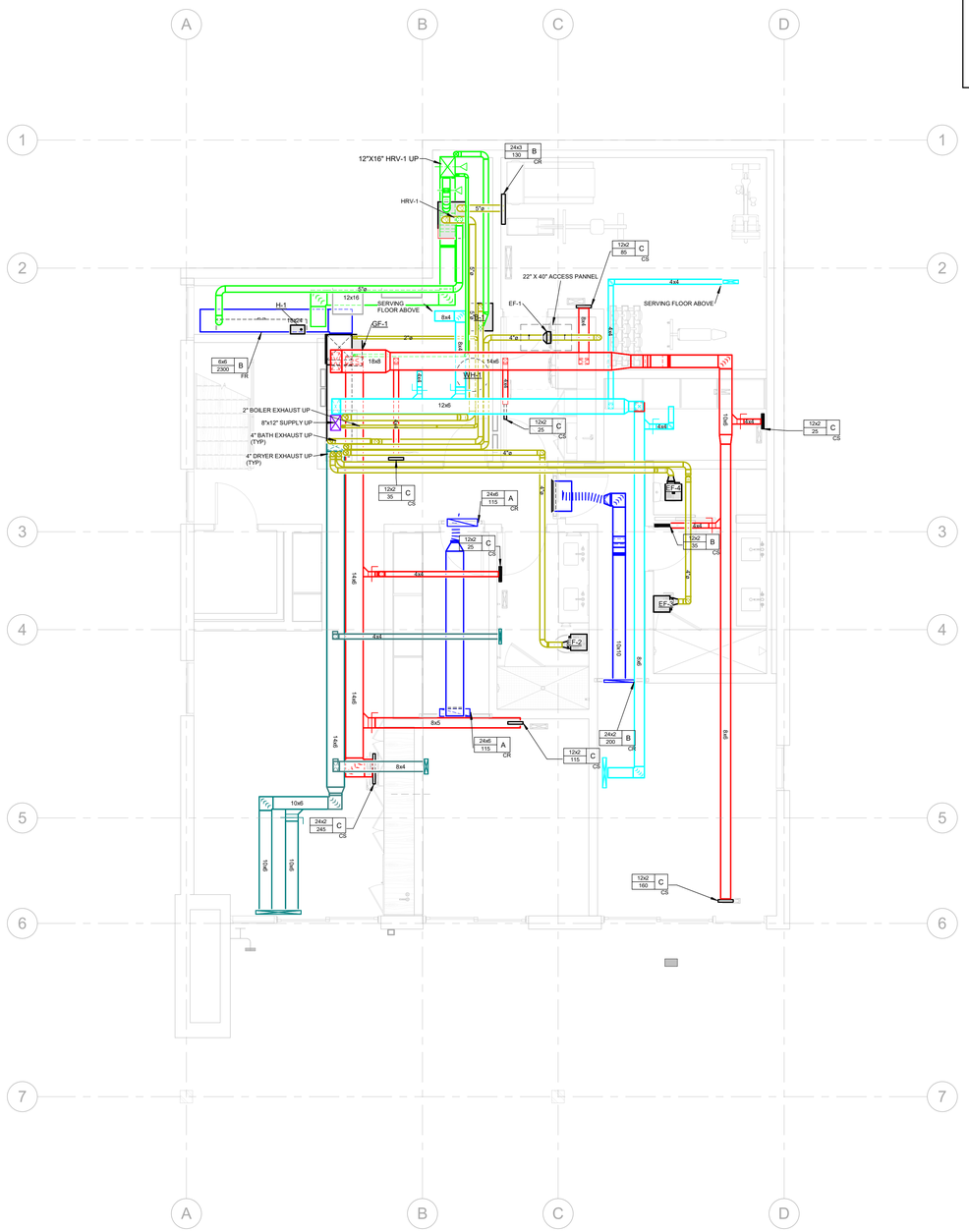
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MECHANICAL DUCTWORK NOTES

1. PROVIDE VOLUME DAMPERS IN EACH BRANCH DUCT FOR SUPPLY, RETURN, AND TOILET EXHAUST SYSTEMS. FOR DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS WITHOUT PROPER ACCESS FROM ARCHITECTURAL ACCESS DOOR. PROVIDE CABLE OPERATED DAMPERS IN A LOCATION WHERE CABLE IS REACHABLE FROM AIR OUTLET.
2. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. ALL SUPPLY AND RETURN DUCTWORK IS TO BE INSULATED WITH ACOUSTIC LINING AS PER SCHEDULE ON M-400.
3. PROVIDE FLEXIBLE CONNECTIONS FROM ALL MOVING EQUIPMENT (FANS, FAN COIL UNITS, ETC) AND DUCTWORK CONNECTIONS.

DUCTWORK LEGEND

SYMBOL	DESCRIPTION
	LOWER LEVEL SUPPLY
	MIDDLE LEVEL SUPPLY
	MIDDLE LEVEL SUPPLY
	MAIN LEVEL SUPPLY
	COMMON RETURN



2 MECHANICAL DUCTWORK LOWER LEVEL
1/4" = 1'-0"

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revisions:

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title: **MECHANICAL DUCTWORK - MEDIUM TOP ENTRY - LOWER LEVEL**

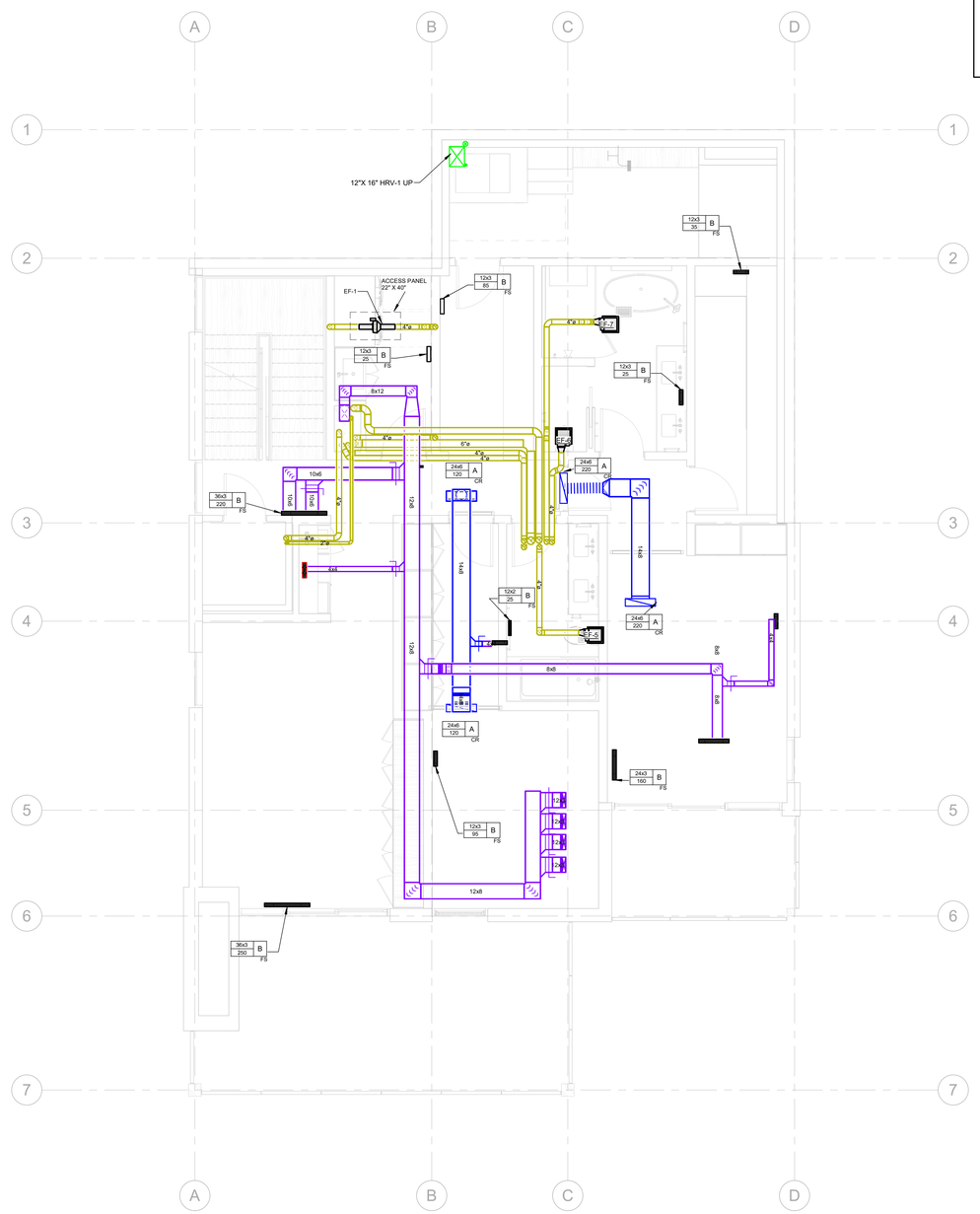
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MECHANICAL DUCTWORK NOTES

1. PROVIDE VOLUME DAMPERS IN EACH BRANCH DUCT FOR SUPPLY, RETURN, AND TOILET EXHAUST SYSTEMS. FOR DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS WITHOUT PROPER ACCESS FROM ARCHITECTURAL ACCESS DOOR. PROVIDE CABLE OPERATED DAMPERS IN A LOCATION WHERE CABLE IS REACHABLE FROM AIR OUTLET.
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3. PROVIDE FLEXIBLE CONNECTIONS FROM ALL MOVING EQUIPMENT (FANS, FAN COIL UNITS, ETC) AND DUCTWORK CONNECTIONS.

DUCTWORK LEGEND

SYMBOL	DESCRIPTION
	LOWER LEVEL SUPPLY
	MIDDLE LEVEL SUPPLY
	MIDDLE LEVEL SUPPLY
	MAIN LEVEL SUPPLY
	COMMON RETURN



1 MECHANICAL DUCTWORK MIDDLE LEVEL
1/4" = 1'-0"

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revisions:

no.:	date:	description:

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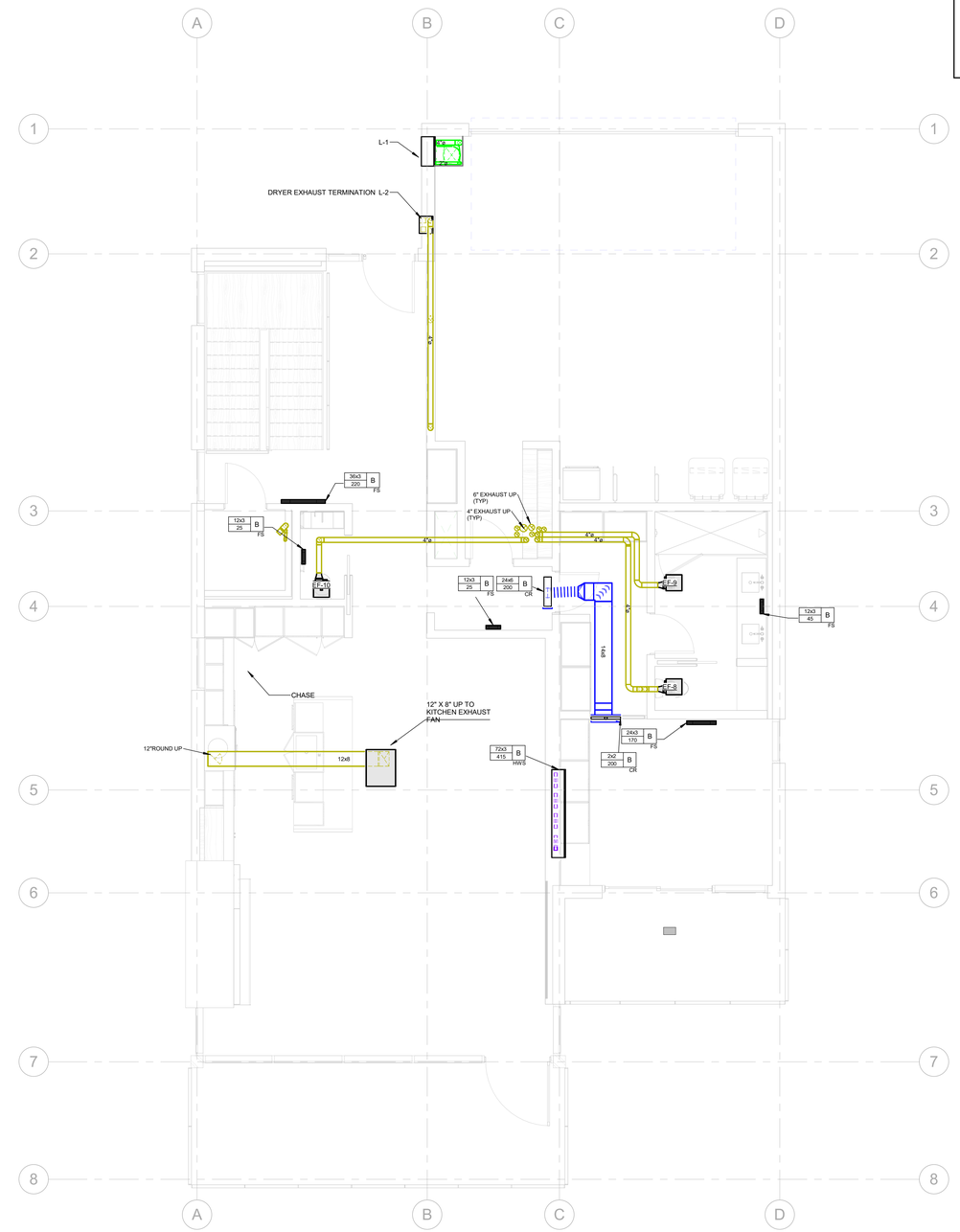
sheet: **M1.40.04**

MECHANICAL DUCTWORK NOTES

1. PROVIDE VOLUME DAMPERS IN EACH BRANCH DUCT FOR SUPPLY, RETURN, AND TOILET EXHAUST SYSTEMS. FOR DAMPERS LOCATED ABOVE INACCESSIBLE CEILINGS WITHOUT PROPER ACCESS FROM ARCHITECTURAL ACCESS DOOR. PROVIDE CABLE OPERATED DAMPERS IN A LOCATION WHERE CABLE IS REACHABLE FROM AIR OUTLET.
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3. PROVIDE FLEXIBLE CONNECTIONS FROM ALL MOVING EQUIPMENT (FANS, FAN COIL UNITS, ETC) AND DUCTWORK CONNECTIONS.

DUCTWORK LEGEND

SYMBOL	DESCRIPTION
	LOWER LEVEL SUPPLY
	MIDDLE LEVEL SUPPLY
	MIDDLE LEVEL SUPPLY
	MAIN LEVEL SUPPLY
	COMMON RETURN



1 MECHANICAL DUCTWORK MAIN LEVEL
1/4" = 1'-0"

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project: Marcella Townhomes Medium Top-Entry

stamp/seal:

CES Engineering Services MT, LLC
1001 West Oak
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406.272.0352
ceseng.com

CES #2023676.00

Principal Engineer:	JGK
Project Manager:	JGK
Drawn By:	JSW, MSR, DBH
Checked By:	JGK, STM
Job no.:	2023676.00

revisions:

no.:	date:	description:

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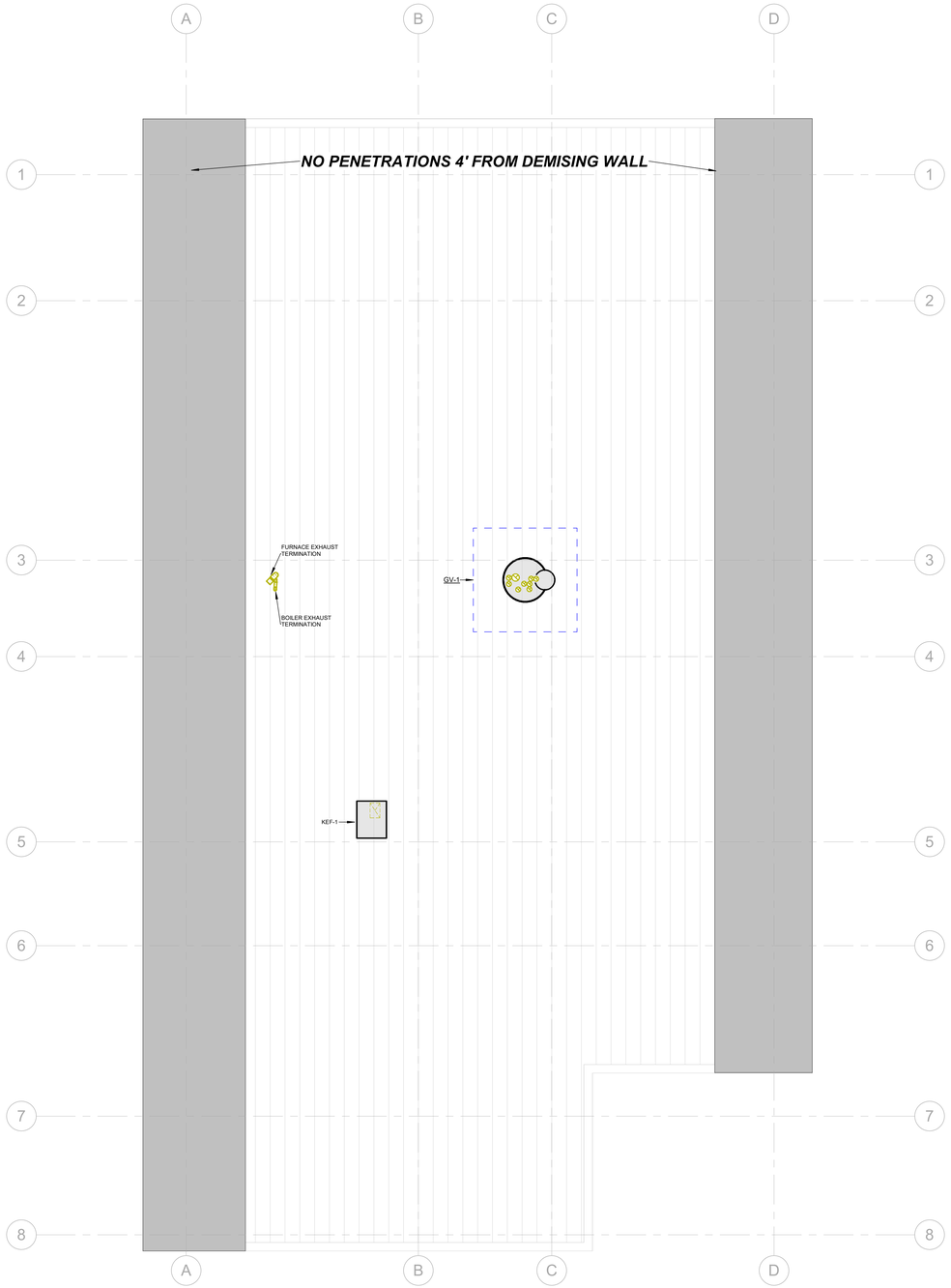
MECHANICAL DUCTWORK - MEDIUM TOP ENTRY - MAIN LEVEL

sheet:

M1.40.05

MECHANICAL PIPING NOTES

1. PROVIDE SHUT OFF VALVES FOR ALL EQUIPMENT CONNECTED TO HOT WATER PIPING. PROVIDE SHUT OFFS IN LOCATIONS WITH ACCESS DOORS.
2. INSULATE ALL PIPING. INSULATION AS PER PIPE SCHEDULE ON M-400.
3. PROVIDE SLEEVES FOR PIPING THAT PASSES THROUGH WALLS. PROVIDE RATED PIPE SLEEVE WITH PROPER FIRESTOPPING FOR ALL PIPING THAT PASSES THROUGH FIRE RATED WALLS.
4. PITCH ALL CONDENSATE PIPING FROM FAN COIL UNITS TO CONDENSATE RISER. PROVIDE CHECK VALVES ON CONDENSATE PIPING. FOR ALL PIPING THAT CANNOT MAKE PITCH, PROVIDE WITH CONDENSATE PUMP.
5. PROVIDE BALL VALVES FOR ALL REFRIGERANT CONNECTIONS TO FAN COIL UNITS.
6. INSTALL REFRIGERANT PIPING AS PER MANUFACTURERS REQUIREMENTS.
7. PRIOR TO REFRIGERANT CHARGE, PRESSURE TEST PIPING AND VACUUM MOISTURE TO ALLOWABLE MICRONS AS SPECIFIED BY MANUFACTURER.
8. INSTALL ALL PEX TUBING FOR RADIANT FLOOR AS PER MANUFACTURER. ALL PIPING TO BE PRESSURE TESTED PRIOR TO FLOOR INSTALLATION. PROVIDE PIPE TRIM AND SHUT OFF VALVES AS PER DETAILS.



1 MECHANICAL DUCTWORK ROOF LEVEL
1/4" = 1'-0"

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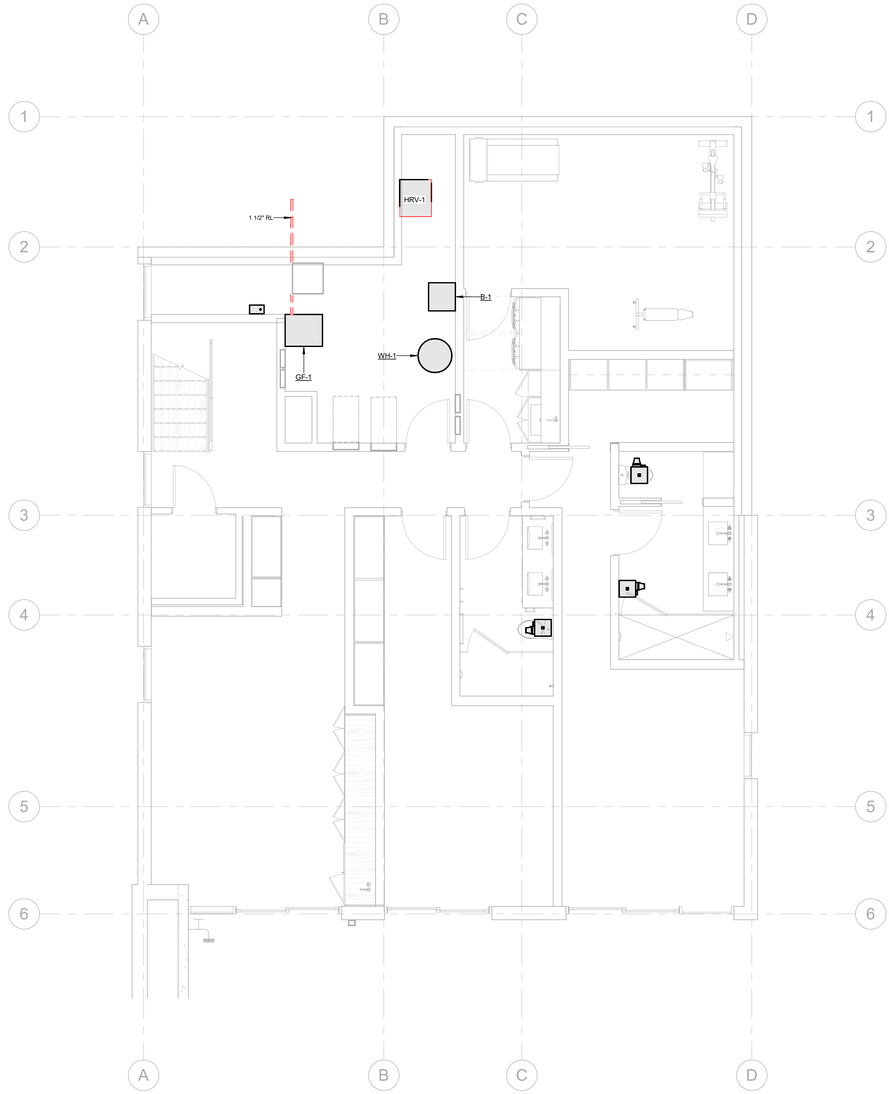
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MECHANICAL DUCTWORK - MEDIUM TOP ENTRY - ROOF LEVEL

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1 MECHANICAL PIPING LOWER LEVEL
1/4" = 1'-0"

MECHANICAL PIPING NOTES

1. PROVIDE SHUT OFF VALVES FOR ALL EQUIPMENT CONNECTED TO HOT WATER PIPING. PROVIDE SHUT OFFS IN LOCATIONS WITH ACCESS DOORS.
2. INSULATE ALL PIPING. INSULATION AS PER PIPE SCHEDULE ON M-400.
3. PROVIDE SLEEVES FOR PIPING THAT PASSES THROUGH WALLS. PROVIDE RATED PIPE SLEEVE WITH PROPER FIRESTOPPING FOR ALL PIPING THAT PASSES THROUGH FIRE RATED WALLS.
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7. PRIOR TO REFRIGERANT CHARGE, PRESSURE TEST PIPING AND VACUUM MOISTURE TO ALLOWABLE MICRONS AS SPECIFIED BY MANUFACTURER.
8. INSTALL ALL PEX TUBING FOR RADIANT FLOOR AS PER MANUFACTURER. ALL PIPING TO BE PRESSURE TESTED PRIOR TO FLOOR INSTALLATION. PROVIDE PIPE TRIM AND SHUT OFF VALVES AS PER DETAILS.

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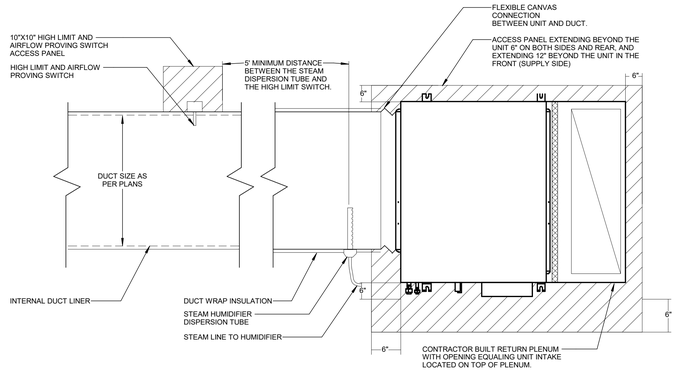
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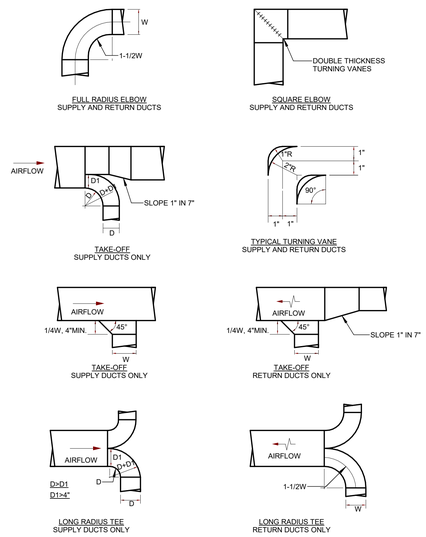
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MECHANICAL PIPING - MEDIUM TOP ENTRY - LOWER LEVEL

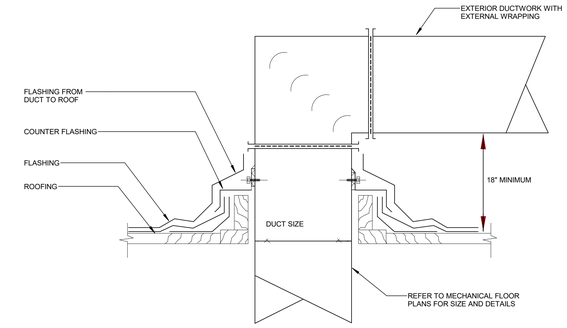
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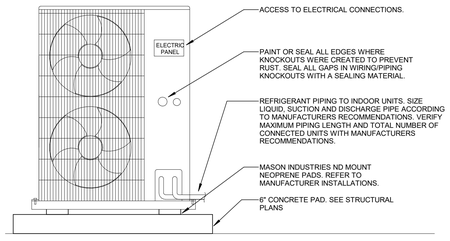
10 FCU&HUMIDIFIER ACCESS PANEL/PLAN VIEW DETAIL
NTS



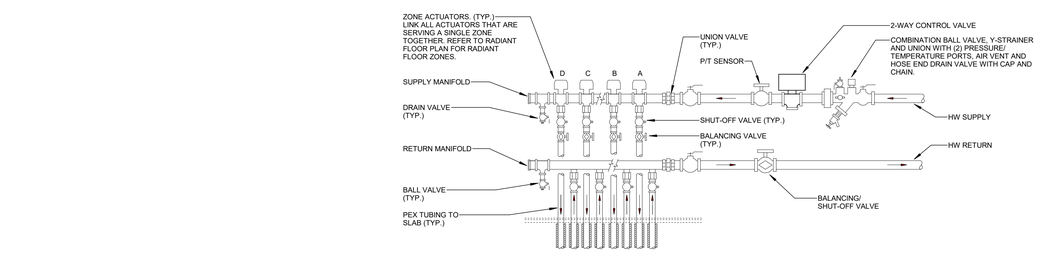
1 TYPICAL DUCT DETAILS
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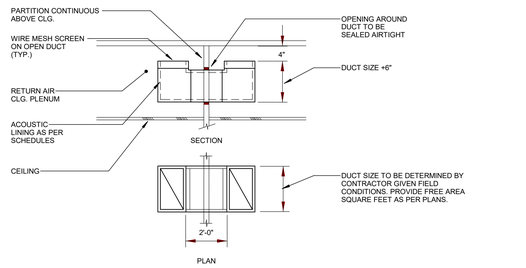
6 EXTERIOR DUCT ROOF PENETRATION DETAIL
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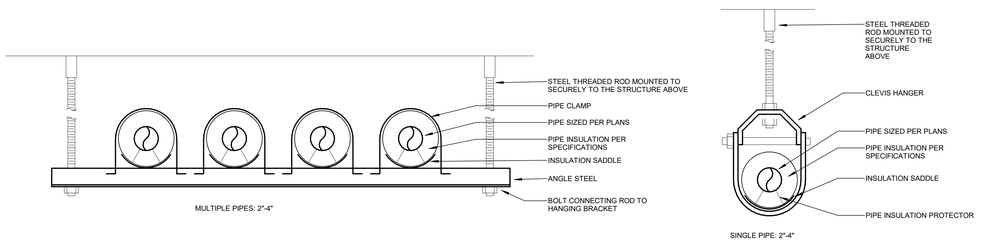
2 VRF SINGLE PHASE CONDENSING UNIT MOUNTING DETAIL
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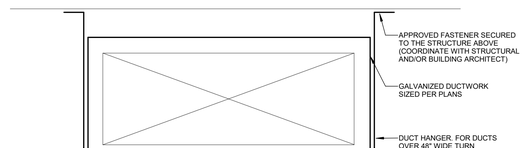
7 RADIANT MANIFOLD DETAIL
NTS



3 CEILING PLENUM TRANSFER DETAIL
NTS



8 PIPE HANGER DETAIL
NTS



HANGER SPACING SCHEDULE

DUCT	HANGER SPACING
4 SQ.FT. OR LESS	8'-0" O.C.
4-10 SQ.FT.	6'-0" O.C.
10 SQ.FT. OR MORE	10'-0" O.C.

4 DUCTWORK HANGING DETAIL
NTS

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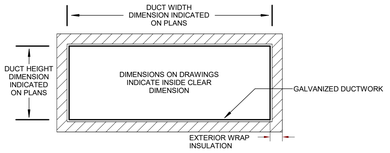
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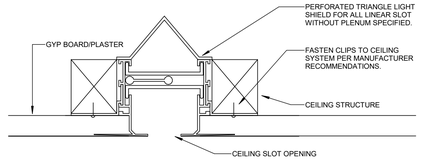
MECHANICAL DETAILS - MEDIUM TOP ENTRY

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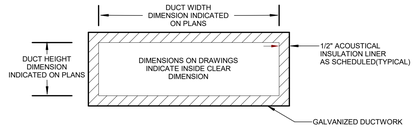
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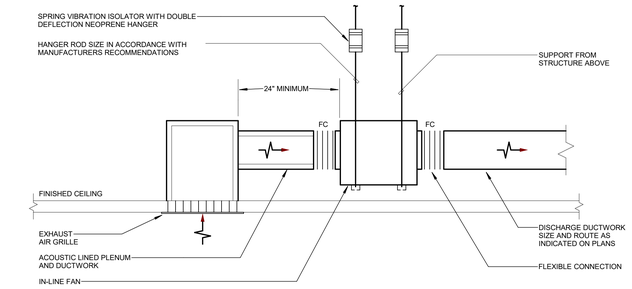
10 DUCTWORK INSULATION DETAIL
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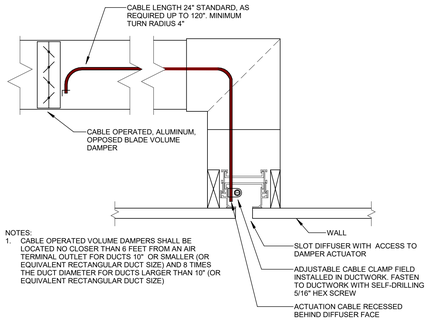
6 LINEAR LIGHT SHIELD DETAIL
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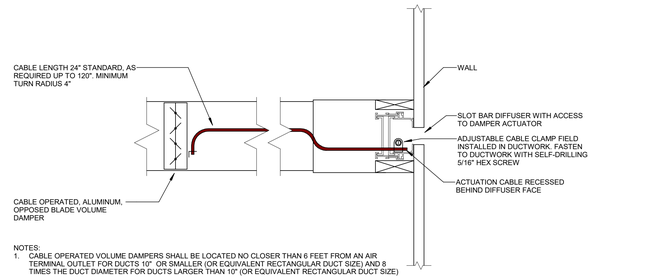
11 DUCTWORK LINER DETAIL
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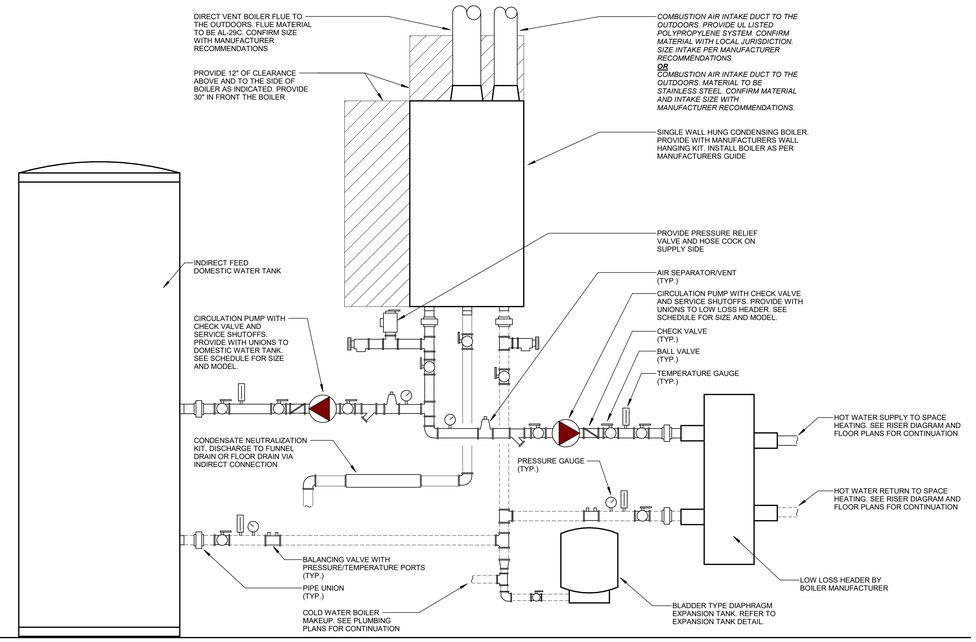
1 IN-LINE EXHAUST FAN DETAIL
NTS



5 CABLE OPERATED VOLUME DAMPER DETAIL - CEILING SLOT
NTS



7 CABLE OPERATED VOLUME DAMPER DETAIL - SIDE WALL SLOT
NTS



4 WALL MOUNTED CONDENSING BOILER DETAIL
NTS

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MECHANICAL DETAILS - MEDIUM TOP ENTRY

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RADIANT MANIFOLD SCHEDULE

SYMBOL	MANUFACTURER	ZONE CONTROL	ZONES SERVED	NUMBER OF LOOPS	TOTAL LOAD	FLOW RATE	HEAD LOSS	WATER TEMP.	REMARKS
RM-C	UPONOR	ACTUATORS	C-1,C-2	6	20.64 MBH	2.6 GPM	2.2 FT	111.2°F	1-3

REMARKS:
1. ALL PIPES ARE hePEX 1/2" IN DIAMETER INSTALLED ON 6" CENTERS.
2. SYSTEM TO MAINTAIN SURFACE TEMPERATURE AT 85°F.
3. DESIGN WATER TEMPERATURE DROP TO BE 20°F.

DUCT SCHEDULE

DUCT SERVICE	DUCT MATERIAL	DUCT GAUGE	INSULATION	LINER	REMARKS
SUPPLY AIR	GALVANIZED STEEL	26	NR	1/2" ARMAFLEX AP	1-3
RETURN AIR	GALVANIZED STEEL	26	NR	1/2" ARMAFLEX AP	1-3
TOILET EXHAUST	GALVANIZED STEEL	26	NR	NR	1-3
DRYER EXHAUST	ALUMINUM	26	3M PLENUM WRAP 5A+	NR	1-3
KITCHEN EXHAUST	GALVANIZED STEEL	26	NR	NR	1,2
OUTDOOR AIR	GALVANIZED STEEL	26	1" INSULATION	NR	1-3,5
BOILER FLUE	AL 29-4C	N/A	NR	NR	1,2,4
LP SUPPLY AIR	GALVANIZED STEEL	26	1" INSULATION	1/2" ARMAFLEX AP	1-3,5

REMARKS:
1. PROVIDE INSULATION THICKNESS AS SPECIFIED OR MEET LOCAL ENERGY CODE REQUIREMENTS WHICHEVER IS MORE STRINGENT.
2. THIS SCHEDULE SHALL SUPERSEDE ANY SPECIFICATION REQUIREMENTS. SPECIFICATIONS PROVIDE ADDITIONAL DETAILS ON INSULATION MATERIALS AND INSTALLATION.
3. PROVIDE MIN 22 GAUGE FOR DUCTWORK. IF ASPECT RATIO IS GREATER THAN 3 TIMES USE 18 GAUGE TO PREVENT OIL CANNING.
4. ZERO CLEARANCE FROM COMBUSTIBLES .
5. PROVIDE R-8 INSULATION AS PER ENERGY CODE AND PROVIDE WITH OUTER VAPOR BARRIER.
6. BUILD ALL MEDIUM PRESSURE (UPSTREAM OF VAV) DUCTWORK TO BE PRESSURE TESTED. DUCT CONSTRUCTION TO BE AS PER SMACNA STANDARDS.
7. ALL DUCTWORK TO BE EXPOSED. DUCT TO BE PAINT LOCK TYPE. MINIMIZE SEAMS AND FLANGE CONSTRUCTION.

HVAC SYSTEM MINIMUM PIPE INSULATION (THICKNESS IN INCHES)

SERVICE	FLUID OPERATING TEMPERATURE (°F)	INSULATION CONDUCTIVITY BTU-IN/(HSQ.FT)(°F)	NOMINAL PIPE SIZE (IN)			
			< 1	1 TO < 1 1/2	1 1/2 TO < 4	4 TO < 8
REFRIGERANT (HEAT/COOL)	105-140	0.21-0.28	1.0	1.0	1.5	1.5
REFRIGERANT (COOLING ONLY)	40-60	0.21-0.27	0.5	0.5	1.0	1.0
CONDENSATE	50-60	0.21-0.27	0.5	0.5	1.0	1.0

HVAC PIPE SCHEDULE

SYMBOL	PIPE SERVICE	PIPE MATERIAL	PIPE GAUGE	FITTING TYPE	INSULATION	INSULATION JACKET	REMARKS
RF	REFRIGERANT L&S	SOFT COPPER	K	BRAZED ONLY	ARMAFLEX AP	VAPOR BARRIER	1-5
HWS/R	HOT WATER S&R	COPPER	TYPE "L"	BRAZED ONLY	FIBERGLASS	NR	1-4
CD	CONDENSATE DRAIN	COPPER	TYPE "L"	BRAZED ONLY	FIBERGLASS	CRAFT BARRIER	1-4
CND	CONDENSER WATER S&R	STEEL	SCH 40	NPT	FIBERGLASS	CRAFT PAPER	1-4

REMARKS:
1. PROVIDE INSULATION THICKNESS AS SPECIFIED OR MEET LOCAL ENERGY CODE REQUIREMENTS WHICHEVER IS MORE STRINGENT
2. THIS SCHEDULE SHALL SUPERSEDE ANY SPECIFICATION REQUIREMENTS. SPECIFICATIONS PROVIDE ADDITIONAL DETAILS ON INSULATION MATERIALS.
3. MULTI FITTING TYPES INCLUDE MECHANICAL COUPLINGS, BRAZED, SWEAT, NPT, PROPRESS OR APPROVED EQUAL.
4. PIPE INSULATION THICKNESS TO BE IN ACCORDANCE WITH "HVAC SYSTEM PIPE INSULATION" CHART.
5. PROVIDE ARMAFLEX SHIELD INSULATION MANUFACTURED BY ARMACELL FOR ALL REFRIGERANT PIPING LOCATED OUTDOORS.

EXPANSION TANK SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	SYSTEM	SYSTEM VOLUME	MAXIMUM TOTAL VOLUME	MAXIMUM ACCEPTANCE VOLUME	MINIMUM TEMPERATURE	MAXIMUM TEMPERATURE	PHYSICAL DATA		
										DIAMETER (IN)	HEIGHT (IN)	WEIGHT (LBS)
ET-1	AMTROL	SX-60V	DIAPHRAGM	BOILER	158 GAL	30 GAL	11.2 GAL	40°F	240°F	15	48	20
ET-2	AMTROL	EX-30	DIAPHRAGM	SNOWMELT	12 GAL	4.4 GAL	2.51 GAL	40°F	240°F	11	15	9

GLYCOL MAKEUP UNIT SCHEDULE

SYMBOL	MANUFACTURER	MODEL	SERVICE	LOCATION	STORAGE (GAL)	PERCENT GLYCOL	PUMP CAPACITY		ELECTRICAL DATA		PHYSICAL DATA			
							FLOW RATE (GPM)	WPD (FT HD)	V/PH/HZ	FLA (AMPS)	DEPTH (IN)	WIDTH (IN)	HEIGHT (IN)	WEIGHT (LBS)
GLM-1	AXIOM	DMF300	BOILER SYSTEM	MECHANICAL ROOM	17	30%	1	4	240/1/60	-	12	12	36.2	18
GLM-2	AXIOM	MF200	SNOWMELT SYSTEM	MECHANICAL ROOM	6.6	50%	1	4	240/1/60	-	11 3/4	11 3/4	16	12

REMARKS:
1. ASSEMBLY PROVIDED WITH TANK, PUMP, DIAPHRAGM TANK, LOW WATER CUT-OFF, PRESSURE SWITCH/STARTER, Y-STRAINER, 3D VALVE AND PRESSURE GAUGE.

MECHANICAL PUMP SCHEDULE

SYMBOL	MANUFACTURER	MODEL	SERVICE	TYPE	FLOW RATE (GPM)	WPD (FT HD)	NPSH (FT HD)	EFFICIENCY	FRAME TYPE	ELECTRICAL DATA			WEIGHT	REMARKS
										V/PH/HZ	HP	FLA (AMPS)		
P1-A, P1-B	GRUNDFOS	CR 5-2	BOILER CIRCULATION	VERTICAL	26 GPM	52.4	52.4	37.2%	-	120/1/60	0.75	9.2	64 LBS	1-7
RFP-1A, RFP-1B	GRUNDFOS	MAGNA3 32-100	RADIANT FLOOR	INLINE	8 GPM	20.7	20.7	39%	-	120/1/60	0.24	1.61	15 LBS	1-7
SMP-1A, SMP-1B	GRUNDFOS	MAGNA3 32-60	SNOW MELT	INLINE	2.7 GPM	17.3	17.3	18.2%	-	120/1/60	0.14	1.01	15 LBS	1-7

REMARKS:
1. PROVIDE MANUFACTURER 24V CONTROL WIRING FROM REMOTE THERMOSTAT TO ENABLE CIRCULATOR PUMP ON CALL FOR HEAT THROUGH PUMP CONTROLLERS
2. PROVIDE FACTORY WIRED AUTOMATIC CONTROL PANEL WITH AUTOMATIC LEAD LAG
3. PROVIDE HIGH EFFICIENCY MOTORS.(RELIANCE E+ OR EQUIVALENT) AND SHALL BE 100% NON OVERLOADING THROUGH THE ENTIRE HP RANGE OF THE SELECTED PUMP.
4. NPSHR AT SCHEDULED OPERATING POINT SHALL NOT EXCEED 0.8 NPSHA.
5. CONTRACTOR IS RESPONSIBLE TO DETERMINE CORRECT PUMP ROTATION.
6. PROVIDE MAGNETIC STARTER WITH AUXILIARY CONTACTS AND HOA SWITCH ON ALL THREE PHASE MOTORS, UNLESS SERVED BY VFD.
7. PROVIDE HANGING/MOUNTING SUPPORT WITH VIBRATION ISOLATION MANUFACTURED BY MASON FOR ALL PUMPS.

LOUVER SCHEDULE

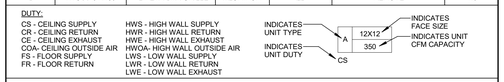
SYMBOL	MANUFACTURER	MODEL	SERVICE	AIRFLOW (CFM)	INLET/OUTLET VELOCITY (FPM)	FREE AREA (SQ. FT.)	WIDTH (IN.)	HEIGHT (IN.)	PD (IN. WG)	REMARKS
L-1	GREENHECK	ESD-635	HRV-1, B-1, GV-1	1400	751	1.9	24	26	0.1	1-4
L-2	GREENHECK	ESJ-202	DRYER EXHAUST	150	630	0.2	14	10	0.06	1-4

REMARKS:
1. PROVIDE WITH BIRD SCREEN
2. LOUVER COLOR TO BE SPECIFIED BY ARCHITECT
3. PROVIDE ALL INTAKE DUCT CONNECTIONS WITH MOTORIZED DAMPER INTERLOCKED WITH FAN OPERATION.
4. SEAL LOUVER PERIMETER WITH SILICONE CAULKING MATCHING EXTERIOR MASONRY COLOR.
5. SPLIT LOUVER PLENUM BOX BETWEEN DRYER AND TOILET EXHAUST.

DIFFUSER SCHEDULE

SYMBOL	MANUFACTURER/ MODEL NO.	TYPE	CONSTRUCTION			REMARKS
			MATERIAL	BORDER TYPE	VOLUME DAMPER TYPE	
B	TITUS / CT-480	LINEAR BAR GRILLE	ALUMINUM	22	REMOTE	1-3

DUTY:
CS - CEILING SUPPLY
CR - CEILING RETURN
CE - CEILING EXHAUST
COA- CEILING OUTSIDE AIR
FS - FLOOR SUPPLY
FR - FLOOR RETURN
HWS - HIGH WALL SUPPLY
HWR - HIGH WALL RETURN
HWE - HIGH WALL EXHAUST
HWOA- HIGH WALL OUTSIDE AIR
LWS - LOW WALL SUPPLY
LWR - LOW WALL RETURN
LWE - LOW WALL EXHAUST



REMARKS:
1. PROVIDE SQUARE TO ROUND TRANSITION.
2. PROVIDE REMOTE/CABLE OPERATED VOLUME DAMPER BY YOUNG'S REGULATOR.
3. DIFFUSER/GRILLE LENGTHS ARE DEFINED BY ARCHITECTURAL RCP. CONTRACTOR TO CONFIRM LENGTHS FROM ARCH. RCP.
4. DIFFUSER/GRILLE TAGS ON MECHANICAL PLANS INDICATE ACTIVE PLENUM LENGTHS FOR SUPPLY, RETURN, AND EXHAUST DIFF./GRILLES.
5. PROVIDE WITH FIELD FABRICATED PLENUMS WHERE INDICATED ON PLANS.
6. INCLUDE AN ADDITIONAL 10% SAFETY FACTOR ON ALL DIFFUSERS/GRILLES/BLANK-OFF. ACTUAL LENGTHS ARE SHOWN ON ARCHITECTURAL PLAN

ROOF EXHAUST TERMINATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	MAX CFM	PRESSURE DROP (IN. WG)	PHYSICAL DATA				
						CURB CAP WIDTH (IN)	CURB CAP LENGTH (IN)	OVERALL WIDTH (IN)	OVERALL LENGTH (IN)	OVERALL HEIGHT (IN)	WEIGHT (LBS)
GV-1	GREENHECK	GRSR-8	GRAVITY VENTILATOR	800	0.482	19	19	20.5	20.5	19.25	7

HUMIDIFIER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	ZONE SERVED	CONNECTED EQUIPMENT	CAPACITY (GAL/DAY)	ELECTRICAL				DIMENSIONS		NOTES
							V/PH/HZ	MAX kW	FLA	MOP (A)	WxHxD (inch)	WEIGHT (lbs)	
H-1	APRILAIRE	800	STEAM	ALL	GF-1	16	120/1/60	1.92	16 A	20	10.2 x 20.7 x 7.6	27	BELOW

1. PROVIDE WITH SOLENOID FILL VALVE, STRAINER, LOW LIMIT TEMP SWITCH, AUTOMATIC FILL, MOTORIZED DRAIN VALVE WITH TIMER, MODULATING CONTROL, CONTROL TRANSFORMER, INSULATION, AIR FLOW PROVING SWITCH.
2. PROVIDE WITH MANUFACTURERS CONTROL PACKAGE AND ACCESSORIES.
3. PROVIDE (2) HIGH LIMIT PER PLANS AND WIRE BOTH BACK TO HUMIDIFIER AS SHOWN ON PLANS.
4. PROVIDE WITH FIELD FABRICATED 2" GALVANIZED STEEL SECONDARY DRAIN PAN WITH SECONDARY DRAIN TO LOCAL FUNNEL DRAIN. PROVIDE WATER-BUG IN SECONDARY PAN TO SHUT UNIT DOWN AND SEND ALARM SIGNAL TO SECURITY OR HOME AUTOMATION SYSTEM.

CONDENSING UNIT SCHEDULE

SYMBOL	MANUFACTURER	MODEL	LOCATION	SERVING	COOLING DATA		ELECTRICAL DATA				PHYSICAL DATA				SOUND LEVEL @ 50'	REMARKS
					COOLING CAPACITY	SEER	V/PH/HZ	FLA	MCA	MOP	WIDTH	DEPTH	HEIGHT	WEIGHT		
CU-1	LENNOX	XC20-060	MECHANICAL YARD	GF-1	58,500 BTU/H	20	208/230/1/60	2.8	29.3 A	50 A	39-1/2"	35-1/2"	45"	190 LBS	45 dBA	1-7

REMARKS:
1. INSTALL UNIT AND PIPING PER MANUFACTURERS RECOMMENDATIONS. REFER TO MANUFACTURER FOR PROPER PIPE SIZING.
2. COORDINATE WITH THE MANUFACTURER FOR INSTALLATION RECOMMENDATION
3. PROVIDE LOW-AMBIENT CONTROL PACKAGE.
4. PROVIDE COMPRESSOR SOUND BLANKET AND SOUND INSULATED CABINET.
5. PROVIDE MASON SUPER-W VIBRATION ISOLATION PADS PER INSTALLATION DETAIL.
6. PROVIDE FACTORY-SUPPLIED EXTERIOR WALL SLEEVE FOR APPROVED CONDENSING UNIT AND INSTALL PER CONDENSING UNIT MOUNTING DETAIL.
7. MANUFACTURERS STARTUP CHECKLIST
   A. REFRIGERANT
   B. SUCTION LINE PRESSURE
   C. LIQUID LINE PRESSURE
   D. VAPOR SATURATION TEMP
   E. LIQUID SATURATION TEMP
   F. SUCTION LINE TEMP
   G. LIQUID LINE TEMP
   H. OUTDOOR DRY BULB TEMP
   I. INDOOR WET BULB TEMP
   J. SUPERHEAT
   K. SUBCOOLING
   L. SUPPLY AIR TEMP
   M. RETURN AIR TEMP

FAN SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	LOCATION	SERVICE	AIRFLOW	ESP	DUCT CONNECTION SIZE	HP	RPM	ELECTRICAL DATA			PHYSICAL DATA				SOUND LEVEL	REMARKS
											V/PH/HZ	FLA	MOP	LENGTH	WIDTH	HEIGHT	WEIGHT		
KEF-1	ZEPHER	CBE-1000	DIRECT	ROOF	KITCHEN EXHAUST	1000 CFM	0.2 IN WG	10"	-	1800	120/1/60	5.45A	- A	30"	24-5/8"	7-1/2"	41 LBS	59 dBA	1-6
EF-1	FANTECH	DEDPV-705	INLINE	LAUNDRY ROOM	DRYER EXHAUST	76 CFM	1.1 IN WG	4"	1/8	2800	120/1/60	- A	- A	28-5/8"	28-5/8"	9-1/2"	13 LBS	59 dBA	1-6
EF-2	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-3	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-4	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-5	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-6	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-7	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-8	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-9	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6
EF-10	PANASONIC	FV-0511VK3	DIRECT	BATHROOM	BATH EXHAUST	110 CFM	0.5 IN WG	4"	1/8	900	120/1/60	- A	- A	10-1/4"	10-1/4"	7-1/2"	13 LBS	59 dBA	1-6

REMARKS:
1. INSTALL PER MANUFACTURER RECOMMENDATION.
2. INTERLOCK BATHROOM EXHAUST FAN OPERATION WITH THE LOCAL LIGHT SWITCH EITHER THROUGH LUTRON CONTROLS OR STANDARD SWITCHING.

BOILER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	FUEL	INPUT (MBH)	OUTPUT (MBH)	FLOW RATE (GPM)	WPD (FT HD)	EWT (°F)	LWT (°F)	WATER CONTENT (GAL)	EFFICIENCY	ELECTRICAL DATA		PHYSICAL DATA				REMARKS
													V/PH/HZ	FLA (AMPS)	DEPTH (IN)	WIDTH (IN)	HEIGHT (IN)	WEIGHT (LBS)	
B-1	LOCHINVAR	WHB399N	CONDENSING	NATURAL GAS	399	377	-	-	-	-	-	96.0%	120/1/60	-	21-7/8	25-1/4	43-5/8	213	1-7

REMARKS:
1. PROVIDE ELECTRONIC-SPARK IGNITION SYSTEM
2. PROVIDE CONTROLS FOR MODULATED FIRING FROM 10-100%.
3. PROVIDE MANUFACTURER-REQUIRED HORIZONTAL AND VERTICAL BREECHING FOR THE COMBUSTION PRODUCTS AND FRESH AIR INTAKE.
4. PROVIDE FACTORY-SUPPLIED MODULATING AND MULTI-BOILER STAGING CAPABILITIES WITH DOMESTIC HW PRIORITY, LEAD-LAG AND EQUAL RUN-TIME LOGIC.
5. PROVIDE FACTORY-BUILT BOILER MOUNTING FRAME WITH PRE-BUILT SUPPLY AND RETURN PIPING HEADERS AND ACCESSORIES AS SHOWN ON BOILER PIPING DETAIL.
6. PROVIDE A DEDICATED BOILER CIRCULATOR PUMP SPECIFIED BY THE BOILER MANUFACTURER AND INTER-LOCK WITH BOILER CONTROLS.
7. THE BOILER VENTING SHALL BE INSTALLED AS PER THE MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS BELOW:
   A. WHERE PERMITTED, THROUGH-THE-WALL VENTS FOR CATEGORY I, II, III, AND IV APPLIANCES AND NONCATEGORIZED CONDENSING APPLIANCES SHALL NOT TERMINATE OVER PUBLIC WALKWAYS OR OVER AN AREA WHERE CONDENSATE OR VAPOR COULD CREATE A NUISANCE OR HAZARD OR COULD BE DETRIMENTAL TO THE OPERATION OF REGULATORS, RELIEF VALVES OR OTHER EQUIPMENT.
   B. HORIZONTAL TERMINATIONS SHALL ONLY BE ALLOWED IF THEY ARE IN A NONHAZARDOUS LOCATION AND IF THE APPLIANCE HAS A SEALED COMBUSTION CHAMBER (DIRECT VENT) OR INTEGRAL VENT IN ACCORDANCE WITH THE APPLIANCE LISTING AND MANUFACTURER'S INSTRUCTIONS. IN ADDITION, HORIZONTAL TERMINATIONS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:
   C. WHERE LOCATED ADJACENT TO WALKWAYS, THE TERMINATION SHALL BE NOT LESS THAN 7 FEET ABOVE THE LEVEL OF THE WALKWAY.
   D. VENTS SHALL TERMINATE AT LEAST 3 FEET ABOVE ANY FORCED AIR INLET, OTHER THAN THE FORCED AIR INLET FOR THE SUBJECT DIRECT VENT OR INTEGRAL VENT APPLIANCE, LOCATED WITHIN 10 FEET.
   E. THE VENT SYSTEM SHALL TERMINATE AT LEAST 4 FEET BELOW, 4 FEET HORIZONTALLY FROM OR 1 FOOT ABOVE ANY DOOR, WINDOW OR GRAVITY AIR INLET INTO THE BUILDING.
   F. THE VENT TERMINATION POINT SHALL NOT BE LOCATED CLOSER THAN 3 FEET TO AN INTERIOR CORNER FORMED BY TWO WALLS PERPENDICULAR TO EACH OTHER
   G. THE VENT TERMINATION SHALL NOT BE MOUNTED DIRECTLY ABOVE OR WITHIN 3 FEET HORIZONTALLY FROM ANY GAS OR ELECTRIC METERING, REGULATING, VENTING RELIEF EQUIPMENT OR OTHER BUILDING OPENING.
   H. THE BOTTOM OF THE VENT TERMINATION SHALL BE LOCATED AT LEAST 24 INCHES ABOVE FINISHED GRADE.
   I. THE MAXIMUM HEAT INPUT OF AN APPLIANCE SERVED BY SINGLE HORIZONTAL VENT TERMINATION SHALL BE 350,000 BTU/H UNLESS OTHERWISE APPROVED BY THE COMMISSIONER.
   J. THE MAXIMUM HEAT INPUT OF ALL APPLIANCES SERVED BY HORIZONTAL VENT TERMINATIONS LOCATED WITHIN A 10 FOOT RADIUS SHALL BE 350,000 BTU/H, UNLESS OTHERWISE APPROVED BY THE COMMISSIONER.
   K. THE VENT TERMINATION SHALL BE LOCATED A MINIMUM OF 4 FEET FROM THE LOT LINE OR FROM ADJACENT BUILDINGS. THE TERMINATION SHALL BE INSTALLED IN ACCORDANCE WITH THE GAS VENT MANUFACTURER'S LISTING AND INSTALLATION INSTRUCTIONS.

HEAT RECOVERY VENTILATOR UNIT SCHEDULE

SYMBOL	MANUFACTURER	MODEL	OA CFM	SUPPLY ESP (IN WG)	FAN HP	SUPPLY EFFICIENCY (%)	SUMMER SUPPLY	WINTER SUPPLY	HEATING COIL DATA					EA CFM	ELECTRICAL DATA			WEIGHT	REMARKS
							F (DB)	F (WB)	F (DB)	EAT F	LAT F	EWT F	LWT F	CAPACITY BTU/H	V/P/Hz	MCA	MOP		
HRV-1	BROAN	AI-150	150	0.5	1-1/2	85	77.5	65.5	58.2	58.2	78.2	115	95	52,680	150	120/1/60	2.4 A	- A	- LBS	1-4

REMARKS:
1. PROVIDE LOW LEAKAGE DAMPERS AND ANTI FROST KIT.
2. PROVIDE WITH MICROPROCESSOR AND CAPABILITY FOR BASE BUILDING BMS.
3. REFER TO DETAIL FOR ENCLOSURE DERATING FACTORS

HEAT EXCHANGER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	SYSTEM	CAPACITY	NUMBER OF PLATES	SOURCE SIDE				LOAD SIDE					PHYSICAL DATA			
							FLOW (GPM)	PD (PSI)	EWT (°F)	LWT (°F)	FLUID	FLOW (GPM)	PD (PSI)	EWT (°F)	LWT (°F)	FLUID	WIDTH (IN)	DEPTH (IN)	HEIGHT (IN)	WEIGHT (LBS)
HEX-1	TRIANGLE TUBE	TTP4-14	BRAZED PLATE	SNOW MELT	24.1 MBH	10	2.8	0.6	160	130	30% P.G.	4.5	1.2	110	130	50% P.G.	4.9	1.6	13.2	7.6

REMARKS:
1. UNITS TO BE BUILT TO ASME SECTION VII DIVISION-1 STANDARD AND PROVIDED WITH U-STAMP.
2. UNITS TO BE CERTIFIED BASED ON AHRI STANDARD 400.
3. THE SCHEDULED SURFACE AREA REPRESENTS THE MINIMUM AMOUNT ACCEPTABLE.
4. UNITS SHALL HAVE SUFFICIENT ROOM ON THE CARRY BAR TO PROVIDE 10% ADDITIONAL PLATES.
5. UNIT TO BE SINGLE WALL CONSTRUCTION.
6. UNIT TO BE DOUBLE WALL CONSTRUCTION.

GAS FURNACE SCHEDULE

SYMBOL	MANUFACTURER	MODEL	LOCATION	TYPE	FAN DATA					COOLING DATA							HEATING DATA				ELECTRICAL DATA				PHYSICAL DATA					REMARKS
					AIRFLOW	OUTDOOR AIRFLOW	ESP	HP	RPM	TOTAL COOLING CAPACITY	SENSIBLE COOLING CAPACITY	EAT		LAT		FLOW	PRESSURE DROP	HEATING CAPACITY	EAT	LAT	FLOW	PRESSURE DROP	V/PH/HZ	FLA	MCA	MOCP	WIDTH	DEPTH	HEIGHT	WEIGHT	
												DB	WB	DB	WB				DB	DB										
GF-1	LENNOX	SLP99UH135XV60D	-	-	2190 CFM	100 CFM	10 IN WG	1	-	12,000 BTU/H	8,000 BTU/H	80°F	67°F	55°F	54°F	30 GPM	3.2 FT HD	132,000 BTU/H	70°F	90°F	30 GPM	3.2 FT HD	120/1/60	12.8 A	- A	20 A	21"	62-1/2"	33"	49 LBS	1-10

REMARKS:
1. PROVIDE 1" THICK THROWAWAY FILTER AND 2" MERV 8 PLEADED FILTER IN CUSTOM FILTER BOX.
2. PROVIDE WITH FIELD FABRICATED 2" GALVANIZED STEEL SECONDARY DRAIN PAN WITH SECONDARY DRAIN TO LOCAL FUNNEL DRAIN. PROVIDE WATER-BUG IN SECONDARY PAN TO SHUT UNIT DOWN AND SEND ALARM SIGNAL TO SECURITY OR HOME AUTOMATION SYSTEM.
3. PROVIDE WITH FLEX CONNECTIONS AT THE DUCT INLET AND OUTLET.
4. PROVIDE WITH MASON TYPE 30N VIBRATION ISOLATORS WITH 1" MINIMUM STATIC DEFLECTION.
5. PROVIDE ECM FAN MOTOR ACCESSORY OR PROVIDE MODEL WITH ECM MOTOR OPTION FOR FAN SPEED CONTROL. PROVIDE UNIT WITH FACTORY MOUNTED AND WIRED VARIABLE FAN SPEED CONTROL FOR SOFT START/STOP.
6. PROVIDE LOCAL OR REMOTE MOUNTED PROGRAMMABLE TSTAT W/ REMOTE SENSOR ACCESSORY AS LOCATED ON PLANS.
7. FAN PERFORMANCE BASED ON MEDIUM SPEED UNLESS OTHERWISE NOTED.
8. FLOOR-MOUNTED UNITS SHOULD SIT ON NEOPRENE PADS MASON SUPER-W OR EQUIVALENT. CEILING-HUNG UNITS SHOULD SUSPEND FROM STRUCTURE WITH DOUBLE-DEFLECTION SPRING ISOLATORS MASON 30N OR EQUIVALENT.
9. SECURE HANGING UNITS TO STRUCTURE WITH HILTI-KWICK BOLT SERIES HDI FASTENER.
10. PROVIDE SMOKE DETECTOR IN SUPPLY AND RETURN DUCTS ON UNITS ABOVE 2000 CFM SUPPLY AIR.

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project:
Marcella Townhomes Medium Top-Entry

stamp/seal:

CES
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CES #2023676.00

Principal Engineer:	JGK
Project Manager:	JGK
Drawn By:	JSW, MSR, DBH
Checked By:	JGK, STM
Job no.:	2023676.00

revisions:

no.: date: description:

NOT FOR CONSTRUCTION

PRICING SET

08/09/2024

title:
MECHANICAL SCHEDULES - MEDIUM TOP ENTRY

sheet:
M9.40.01

RESIDENTIAL ELECTRIC SERVICE CALCULATION SHEET

METHOD B

Project Name	Marcella Townhomes: Medium-Top Entry	APPROVED BY	
Project Number	2023676	JSW	
State	UT		
This calculation sheet is based on Section 220- PART 2 & 4, and Annex D of the 2017 NEC.		This calculation method is based on Section 220.82.	

SYSTEM VOLTAGE	SYSTEM PHASE	SQUARE FEET
240	1	4,309

General Lighting and Receptacle Load

EQUIPMENT	QUANTITY	LOAD %	UNIT VA	LOAD VA
Lighting/Receptacle - Code Min	4,309	100%	3.0	12,927
Lighting/Receptacle - Above Code	4,309	100%	0.0	0

NO DIVERSITY

Small Appliance Load

EQUIPMENT	QUANTITY	LOAD %	UNIT VA	LOAD VA
Small Appliance	2	100%	1,500	3,000

Laundry Load

EQUIPMENT	QUANTITY	LOAD %	UNIT VA	LOAD VA
Laundry	2	100%	1,500	3,000
LIGHTING/RECEPT/SMALL APP/LAUNDRY SUBTOTAL				18,927

Equipment Loads

EQUIPMENT	QUANTITY	LOAD %	UNIT VA	LOAD VA
Refrigerator/Freezer Combo	2	100%	1,440	2,880
Dishwasher	2	100%	1,200	2,400
Microwave	1	100%	1,200	1,200
Garbage Disposal	1	100%	1,224	1,224
Range Hood	1	100%	500	500
Garage Door	1	100%	1,500	1,500
Fire Alarm	1	100%	250	250
Security	1	100%	250	250
Wine/Bev Fridge	3	100%	240	720
-				
-				
-				
A/V- Small	1	100%	1,920	1,920
Gym Equipment	1	100%	2,500	2,500
Sauna	1	100%	1,920	1,920
Cold Plunge	1	100%	720	720
Roof RIM LPE (ft)	70	100%	24	1,680
Deck DRAINTRACE	1	100%	765	765
Deck Drain CCB (ft)	10	100%	12	120
Boiler	1	100%	500	500
Hot Tub	1	100%	5,500	5,500
Recirc Pump	1	100%	200	200
Elevator (House)	1	100%	5,000	5,000
Level 2 Car Charger	1	100%	9,600	9,600
HVAC Fans	11	100%	100	1,100
-				
-				
-				
-				
Dryer (Electric)	2	100%	5,000	10,000
-				
-				
-				
Cooktop	1	100%	6,240	6,240
Steam Oven	1	100%	3,100	3,100
Wall Oven	1	100%	5,900	5,900
Equipment Loads Subtotal				67,689

HVAC	QUANTITY	LOAD %	UNIT VA	LOAD VA
Heating	4,309	100%	3.5	15,000
Cooling	4,309	100%	4.6	20000
Higher of the Heating/Cooling Loads				20,000

LIGHTING/RECEPT/LAUNDRY/SMALL&FIXED APP SUBTOTAL				86,616

DESCRIPTION	LOAD	FACTOR	UNIT VA	LOAD VA
First 10,000 VA	up to 10K	100%	10000	10,000
10,001 VA and up		40%	76616	30,646
SUBTOTAL				40,646

86,616

TOTAL CALCULATED SERVICE LOAD (VA)	60,646	No Diversity VA	106,616
TOTAL CALCULATED SERVICE LOAD (AMPS)	253	No Diversity Amps	444
PROPOSED DWELLING SERVICE SIZE (AMPS)	400	Diversity Taken	56.9%

CES ENGINEERING SERVICES MT, LLC

Branch Panel: MDP

Location: MECHANICAL 013 | **Volts:** 120/240 | **A.I.C. Rating:**
Supply From: | **Phases:** 1 | **Bus Material:** CU
Mounting: Surface | **Wires:** 3 | **Bus Rating:** 400 A
Enclosure: Type 1 | **MCB Rating / MLO:** 400A MCB

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	P1	225 A	2	22.64	24.92			2	225 A	P2	2
3	--	--	--			23.99	24.58	--	--	--	4
5	ELEVATOR	30 A	2	2.50	2.44			2	50 A	CU-1	6
7	--	--	--			2.50	2.44	--	--	--	8
9	LEVEL 2 EV CHARGER	50 A	2	4.80	0.00			2	60 A	LCP1	10
11	--	--	--			4.80	0.00	--	--	--	12
13	LCP2	60 A	2	0.00	0.00			2	60 A	LCP3	14
15	--	--	--			0.00	0.00	--	--	--	16
17	SPACE	--	2	--	0.00			2	60 A	LCP4	18
19	--	--	--			--	0.00	--	--	--	20
		Phase Load:		57.30 kVA		58.31 kVA					
		Phase Amps:		477.5 A		485.9 A					
		Total Load:		115.61 kVA							
Notes:		Total Amps:		481.69 A							

SINGLE PHASE FEEDER SCHEDULE

CIRCUIT SYMBOL	CONDUCTORS (1 PH, 2W) WITH GROUND	CONDUIT SIZE	CONDUCTORS (1 PH, 3W) WITH GROUND	CONDUIT SIZE	OVERCURRENT RATING
1.5A	2#12 & 1#12G	3/4"	3#12 & 1#12G	3/4"	15A
2A	2#12 & 1#12G	3/4"	3#12 & 1#12G	3/4"	20A
2.5A	2#10 & 1#10G	3/4"	3#10 & 1#10G	3/4"	25A
3A	2#10 & 1#10G	3/4"	3#10 & 1#10G	3/4"	30A
3.5A	2#8 & 1#10G	3/4"	3#8 & 1#10G	3/4"	35A
4A	2#8 & 1#10G	3/4"	3#8 & 1#10G	3/4"	40A
4.5A	2#8 & 1#10G	3/4"	3#8 & 1#10G	3/4"	45A
5A	2#8 & 1#10G	3/4"	3#8 & 1#10G	1"	50A
6A	2#6 & 1#10G	3/4"	3#6 & 1#10G	1"	60A
7A	2#4 & 1#8G	1"	3#4 & 1#8G	1 1/4"	70A
8A	2#4 & 1#8G	1"	3#4 & 1#8G	1 1/4"	80A
9A	2#3 & 1#8G	1 1/4"	3#3 & 1#8G	1 1/4"	90A
10A	2#3 & 1#8G	1 1/4"	3#3 & 1#8G	1 1/4"	100A
11A	-	-	3#2 & 1#6G	1 1/4"	110A
12A	-	-	3#1 & 1#6G	1 1/2"	125A
15A	-	-	3#1/0 & 1#6G	2"	150A
17A	-	-	3#2/0 & 1#6G	2"	175A
20A	-	-	3#3/0 & 1#6G	2"	200A
22A	-	-	3#4/0 & 1#4G	2 1/2"	225A
25A	-	-	3#250KCMIL & 1#4G	3"	250A
30A	-	-	3#350KCMIL & 1#4G	3"	300A
35A	-	-	3#500KCMIL & 1#3G	3 1/2"	350A
40A	-	-	3#600KCMIL & 1#3G	4"	400A
45A	-	-	2 SETS OF 3#4/0 & 1#2G	(2) 2 1/2"	450A
50A	-	-	2 SETS OF 3#250KCMIL & 1#2G	(2) 3"	500A
60A	-	-	2 SETS OF 3#350KCMIL & 1#1G	(2) 3"	600A
70A	-	-	2 SETS OF 3#500KCMIL & 1#1/0G	(2) 4"	700A
80A	-	-	2 SETS OF 3#600KCMIL & 1#1/0G	(2) 4"	800A
90A	-	-	3 SETS OF 3#350KCMIL & 1#2/0G	(3) 3"	900A
100A	-	-	3 SETS OF 3#500KCMIL & 1#2/0G	(3) 4"	1000A
120A	-	-	4 SETS OF3#350KCMIL & 1#3/0G	(4) 3"	1200A

NOTES:

1. CONDUIT SIZES ARE BASED ON THE NEC ANNEX C TABLES FOR EMT/SCH.40 WITH THHN/THWN CONDUCTORS. CONDUCTOR SIZES USED IN CONDUIT CALCULATION ARE BASED ON THE SIZE OF THE HOT CONDUCTORS OF CIRCUIT. EXAMPLE: 40A 1PH, 3W CONDUIT SIZE IS BASED ON 3#8 + 1#8G = 1#8G SPACE. FOR ACTUAL WIRE INSTALL USE QUANTITY AND SIZES WITHIN SCHEDULE.
2. UNLESS OTHERWISE INDICATED, CONDUCTOR SIZING SHALL MATCH THE SIZE INDICATED ABOVE FOR THE APPLICABLE OVER CURRENT DEVICE. PROVIDE LARGER CIRCUIT WHERE INDICATED.
3. PROVIDE MINIMUM SIZE CONDUIT INDICATED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
4. PROVIDE A 3-WIRE CIRCUIT UNLESS DEVICE SERVED DOES NOT HAVE PROVISIONS FOR A NEUTRAL.
5. MINIMUM SIZE CONDUIT UNDERGROUND IS 4 INCH EXCEPT FOR SITE BRANCH CIRCUITS SUCH AS LIGHTING AND MISCELLANEOUS POWER AND SYSTEMS WHICH SHALL BE A MINIMUM OF 1 INCH.
6. PROVIDE TYPE OF RACEWAY OR CABLE AS INDICATED IN THE SPECIFICATIONS OR ON THE DRAWINGS.
7. REFER TO PANELBOARD SCHEDULES AND ONE-LINE RISER DIAGRAM FOR CONDUCTOR AND CONDUIT SIZE REQUIREMENTS.
8. ALL CONDUCTOR SIZES ARE BASED ON 75°C (167°F), ALL EQUIPMENT CONNECTED TO WIRES SHALL BE RATED FOR 75°C (167°F). FOR 75°C (167°F).

* 500KCMIL CONDUCTORS ARE ONLY RATED FOR 380AMPS EACH

ELECTRICAL ABBREVIATIONS

A/AMP	AMPERE
AB	BREAKER AMPERE RATING
AC	ALTERNATING CURRENT
AF	FUSE AMPERE RATING
AS	SWITCH AMPERE RATING
ACU	AIR CONDITIONING UNIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AHU	AIR HANDLING UNIT
AIC	AMPS INTERRUPTING CURRENT
ATS	AUTOMATIC TRANSFER SWITCH
A/V	AUDIO/VIDEO
AWG	AMERICAN WIRE GAUGE
B	BOILER
BP	BOILER PUMP
BSMT	BASEMENT
C	CONDUIT
CATV	CABLE TELEVISION
C/B	CIRCUIT BREAKER
CKT	CIRCUIT
COMP	COMPRESSOR
CP	CONDENSATE PUMP
CT	CURRENT TRANSFORMER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
°	DEGREE
D	DRYER
DHU	DEHUMIDIFICATION UNIT
DIA/ø	DIAMETER
DISC	DISCONNECT SWITCH
DN	DOWN
DW	DISHWASHER
DWG	DRAWING
EF	EXHAUST FAN
EGC	EQUIPMENT GROUNDING CONDUCTOR
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMT	ELECTRIC METALLIC TUBING
EP	EMERGENCY POWER
ERV	ENERGY RECOVERY UNIT
EUH	ELECTRIC UNIT HEATER
F	FARENHEIT
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FC	FOOT CANDLE
FCU	FAN COIL UNIT
FRZ	FREEZER
G	GROUND
GD	GARBAGE DISPOSAL
GEC	GROUNDING ELECTRODE CONDUCTOR
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
H	HUMIDIFIER
HMC	HEAT MAINTENANCE CABLE
HP	HORSE POWER
HPS	HIGH PRESSURE SODIUM
HR	HOUR
HZ	HERTZ
ICE	ICE MACHINE
IG	ISOLATED GROUND
IN	INCHES
JB	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KEF	KITCHEN EXHAUST FAN
KVA	KILOVOLT AMPERE
KW	KILOWATT
LCP	LIGHTING CONTROL PANEL
LD	LEAK DETECTOR
MAU	MAKE UP AIR UNIT
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MH	METAL HALIDE
MIN	MINIMUM
MLO	MAIN LUGS ONLY
MW	MICROWAVE
N/A	NOT APPLICABLE
NEC	NATIONAL ELECTRIC CODE
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
O	OVEN
P	POLE; PUMP
PE	PRIMARY ELECTRIC
PF	POWER FACTOR
PH/ø	PHASE
PNL	PANEL
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PVC	POLYVINYL CHLORIDE CONDUIT
R	RANGE
REF	REFRIGERATOR
RGS	RIGID GALVANIZED STEEL CONDUIT
RH	RANGE HOOD
RM	ROOM
RR	REMOVE AND REPLACE ON NEW SURFACE
RTU	ROOFTOP UNIT
SE	SECONDARY ELECTRIC
SEC	SECURITY
SEP	SEWAGE EJECTOR PUMP
SG	STEAM GENERATOR
SL	SITE LIGHTING
SPD	SURGE SUPPRESSION DEVICE
SPEC	SPECIFICATION
SWBD	SWITCHBOARD
TELE	TELECOMMUNICATIONS/TELEPHONE
TV	TELEVISION
TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSION
T/TX	TRANSFORMER
TYP	TYPICAL
UC	UNDER COUNTER
UH	UNIT HEATER
V	VOLTS
VA	VOLT AMPERE
VAC	VOLTS ALTERNATING CURRENT
VFD	VARIABLE FREQUENCY DRIVE
W	WATT; WIRE
WA	WASHER
WG	WIRE GUARD
WH	WATER HEATER
WP	WEATHERPROOF

GENERAL ELECTRICAL NOTE

1. REFER TO ONE-LINE RISER DIAGRAM AND DETAILS FOR FURTHER INFORMATION. REFER TO MECHANICAL/PLUMBING/ARCHITECTURAL/LIGHTING/COMMUNICATIONS/ETC. DRAWINGS FOR FURTHER INFORMATION ON COMPLETE SCOPE OF WORK AND EQUIPMENT REQUIREMENTS. CONTRACT TO INCLUDE ALL ELECTRICAL WORK FOR A COMPLETE WORKING SYSTEM. REFER TO SPECIFICATIONS FOR ALL TRADES.

MECHANICAL, PLUMBING, FIRE PROTECTION NOTE

1. REFER TO MECHANICAL, FIRE PROTECTION AND PLUMBING EQUIPMENT DRAWINGS, RISERS, & SCHEDULES FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
2. PROVIDE DEDICATED CIRCUIT, AMPERAGE, PHASE, AND WIRE SIZE AS REQUIRED FOR EACH PIECE OF MECHANICAL EQUIPMENT.

APPLIANCE/GENERAL EQUIPMENT POWER NOTE

1. COORDINATE LOCATION OF POWER OUTLETS WITH APPLIANCE AND GENERAL EQUIPMENT MANUFACTURER'S REQUIREMENTS AND ARCHITECT.
2. PROVIDE DEDICATED CIRCUIT, AMPERAGE, PHASE, AND WIRE SIZE AS REQUIRED FOR EACH APPLIANCE.

CABLE/DATA/TELEPHONE NOTE

1. CABLE, TELEPHONE & DATA HAVE NOT BEEN INCLUDED ON THESE DRAWINGS REFER TO THE ARCHITECT'S AND/OR OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS FOR LOCATION OF OUTLETS AND SPECIFICATIONS. COORDINATE WITH ARCHITECT.

AUDIO/VIDEO NOTE

1. A/V REQUIREMENTS SHALL BE COORDINATED WITH THE ARCHITECT AND A/V DRAWINGS PROVIDED BY THE A/V CONSULTANT.
2. REFER TO AUDIO/VIDEO CONSULTANT OR ARCHITECT'S DRAWINGS FOR EXACT QUANTITY AND LOCATION AND ALL OTHER CIRCUITING, CONTROL, AND WIRING REQUIREMENTS.

LIGHTING NOTE

1. REFER TO ARCHITECTURAL FINAL DRAWINGS FOR QUANTITY AND LOCATION OF SWITCHES, LIGHT FIXTURES, AND ZONES.
2. REFER TO ARCHITECTURAL DRAWINGS/SCHEDULES/SPECIFICATIONS FOR FIXTURE SCHEDULE AND CEILING PLAN.
3. COORDINATE CONTROLLED (SWITCHED/DIMMED) RECEPTACLE LOCATIONS WITH ARCHITECTS/LIGHTING CONSULTANT'S FINAL DRAWINGS AND ARCHITECT.
4. COORDINATE JAMB SWITCH LOCATIONS FOR CLOSET LIGHTING AS REQUIRED BY ARCHITECT/LIGHTING CONSULTANT.
5. PROVIDE ADEQUATE WIRING, QUICK CONNECT PLUGS FOR LIGHTING FIXTURES THAT LAND ON A REMOVABLE ACCESS PANEL, AND/OR JAMB SWITCHES FOR HINGED ACCESS PANELS.
6. REVIEW ARCHITECT'S LIGHTING FIXTURE SPECIFICATIONS AND COORDINATE VENTED ACCESSIBLE LOCATIONS FOR REMOTE TRANSFORMER AND LED DRIVERS AS REQUIRED.

MOTORIZED SHADE NOTE

1. MOTORIZED SHADES, SWITCHES, AND CONTROL WIRING SPECIFIED BY ARCHITECT. COORDINATE SPECIFICATIONS WITH ARCHITECTS AND/OR OTHER CONSULTANTS. FINAL DRAWINGS FOR FINAL ZONE AND SHADE/SHADE CONTROL LOCATIONS.

CONTROLLED (SWITCHED/DIMMED) RECEPTACLE NOTE

1. COORDINATE CONTROLLED SWITCHED/DIMMED RECEPTACLE LOCATIONS WITH LIGHTING CONSULTANTS, FINAL DRAWINGS, AND ARCHITECT.
2. LABEL LIGHTING CONTROL WIRING USED TO SWITCH RECEPTACLES IN RECEPTACLE J-BOX.

LIFE SAFETY NOTE

1. LIFE SAFETY DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH ALL LOCAL AND STATE LIFE SAFETY CODES.

SWITCH, DEVICE & RECEPTACLE NOTE

1. ALL SWITCHES, RECEPTACLES, SMOKE DETECTORS, AND ALL OUTLETS ARE SHOWN IN AN APPROXIMATE LOCATION. THE CONTRACTOR MUST INSTALL THE BACK BOX FOR EACH DEVICE, PRIOR TO WIRING, FOR FINAL PLACEMENT APPROVAL BY THE ARCHITECT, ENGINEER, & OWNER. A PORTION OF THESE DEVICES MAY BE RELOCATED, BY THE ARCHITECT OR ENGINEER, PRIOR TO FINAL WIRING. NO CHANGE ORDER SHALL BE ACCEPTED FOR FINAL LOCATION ADJUSTMENTS.
2. REFER TO ARCHITECTURAL SPECIFICATIONS FOR ALL COLORS AND/OR FINISHES OF WALLPLATES.
3. REFER TO ARCHITECTURAL DRAWINGS, DETAILS, AND ELEVATIONS FOR EXACT LOCATIONS.

WIRING NOTES

1. UNLESS OTHERWISE INDICATED, ALL BRANCH CIRCUIT WIRING WITHIN BUILDING SHALL BE 2#12, 1#12G NON-METALLIC SHEATHED CABLE. (TYPICAL)
2. ALL BRANCH CIRCUITING EXCEEDING 150' IN LENGTH SHALL BE INCREASED TO 2#10, #10G UNLESS OTHERWISE NOTED.
3. LOW VOLTAGE LIGHT FIXTURES MUST BE WIRED WITH 90° OR 105° 2#12,1#12G MC CABLE AS REQUIRED. REFER TO LIGHTING CONSULTANT'S AND MANUFACTURER'S LIGHTING FIXTURE SPECIFICATIONS.
4. ALL WIRING SHALL BE CONCEALED IN WALLS OR ABOVE THE CEILING. NO EXPOSED WIREMOLD OR CONDUIT SYSTEMS WILL BE ALLOWED.
5. REFER TO LIGHTING FIXTURE SPECIFICATIONS FOR SPECIAL WIRING REQUIREMENTS.
6. PROVIDE FIRE-PROOFING FOR ALL PENETRATIONS AS REQUIRED.
7. PROVIDE GFCI CIRCUIT BREAKERS AS REQUIRED PER EQUIPMENT SPECIFICATIONS AND PER THE NEC.
8. PROVIDE GFCI, AFCI AND DUAL AFCI/GFCI CIRCUIT PROTECTION PER THE SPECIFICATIONS AND THE NEC.
9. PROVIDE 20A-1P DEDICATED CIRCUITS FOR BATHROOMS AS INDICATED ON DRAWINGS.
10. PROVIDE (1) DEDICATED CIRCUIT FOR EVERY TWO KITCHEN COUNTER RECEPTACLES.

SPECIFICATION NOTE

1. REFER TO ELECTRICAL SPECIFICATION FOR ADDITIONAL INFORMATION.

ELECTRICAL SYMBOL LIST

SYMBOL	DESCRIPTION
	SURFACE MOUNTED PANELBOARD
	RECESSED PANELBOARD
	DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH
	COMBINATION STARTER/DISCONNECT SWITCH
	ELECTRICAL MOTOR
ST	MANUAL SWITCH (SINGLE POLE)
S2	MANUAL SWITCH (2 POLE)
	ELECTRICAL METER
SPD	SURGE PROTECTION DEVICE
	BRANCH CIRCUIT WIRING, CONCEALED IN WALLS OR CEILINGS
	HOMERUN TO PANELBOARD, UNLESS INDICATED OTHERWISE SHALL BE CONNECTED TO A 1 POLE, 20 AMP CIRCUIT BREAKER
	BRANCH CIRCUIT WIRING, SWITCHED
J	JUNCTION BOX
J RAD	JUNCTION BOX FOR RADIATOR VALVE POWER
J HMC	JUNCTION BOX FOR HEAT MAINTENANCE CABLE POWER
d	DUPLEX WALL MOUNTED RECEPTACLE, MOUNT IN DRAWER
	DUPLEX WALL MOUNTED RECEPTACLE
	HALF CONTROLLED (DIMMED/SWITCHED) WALL MOUNTED RECEPTACLE
	FULL CONTROLLED (DIMMED/SWITCHED) WALL MOUNTED RECEPTACLE
	DOUBLE DUPLEX WALL MOUNTED RECEPTACLE
a	DUPLEX RECEPTACLE, MOUNT ABOVE COUNTER HEIGHT
TV	DUPLEX RECEPTACLE, MOUNT HIGH FOR TV
GFCI	DUPLEX RECEPTACLE WITH GROUND FAULT CIRCUIT INTERRUPTION
WP	WATERPROOF DUPLEX RECEPTACLE
	SPECIAL PURPOSE CONNECTION
A	SPECIAL PURPOSE RECEPTACLE, NEMA CONFIGURATION AS INDICATED
T	DUPLEX / TELEPHONE / DATA FLOOR OUTLET
	TELEPHONE OUTLET, TWO GANG BACKBOX WITH 3/4" CONDUIT STUBBED INTO AN ACCESSIBLE CEILING, PROVIDE NYLON PULL STRING AND BUSHING
	COMPUTER OUTLET, TWO GANG BACKBOX WITH 3/4" CONDUIT STUBBED INTO ACCESSIBLE CEILING. PROVIDE NYLON PULL STRING AND BUSHING
T	COMBINATION TELEPHONE / COMPUTER OUTLET, TWO GANG BACKBOX WITH 3/4" CONDUIT STUBBED INTO ACCESSIBLE CEILING. PROVIDE NYLON PULL STRING AND BUSHING
S	SINGLE POLE TOGGLE SWITCH
S3	THREE WAY TOGGLE SWITCH
S4	FOUR WAY TOGGLE SWITCH
SD	DIMMER SWITCH
LD	120V POWERED LEAK DETECTOR PROVIDED BY PLUMBING CONTRACTOR. REFER TO MECHANICAL AND PLUMBING SPECIFICATIONS FOR FURTHER DETAILS.
S	CEILING MOUNTED SMOKE DETECTOR
H	CEILING MOUNTED HEAT DETECTOR
S CO	COMBINATION CARBON MONOXIDE/SMOKE DETECTOR WITH BATTERY BACKUP
R	RADIANT FLOOR THERMOSTAT
TX	TRANSFORMER
G	GENERATOR

SHEET INDEX - ELECTRICAL

SHEET NUMBER	SHEET NAME
R02 - ELECTRICAL	
E0.40.00	ELECTRICAL ABBREVIATIONS, NOTES & SYMBOLS - MEDIUM TOP ENTRY
E1.40.00	ELECTRICAL POWER PLAN - MEDIUM TOP ENTRY- LOWER LEVEL
E1.40.01	ELECTRICAL POWER PLAN - MEDIUM TOP ENTRY - MIDDLE LEVEL
E1.40.02	ELECTRICAL POWER PLAN - MEDIUM TOP ENTRY - MAIN LEVEL
E1.40.03	ELECTRICAL POWER PLAN - MEDIUM TOP ENTRY - ROOF LEVEL
E9.00.00	ELECTRICAL DETAILS
E9.00.01	ELECTRICAL DETAILS
Grand total: 7	

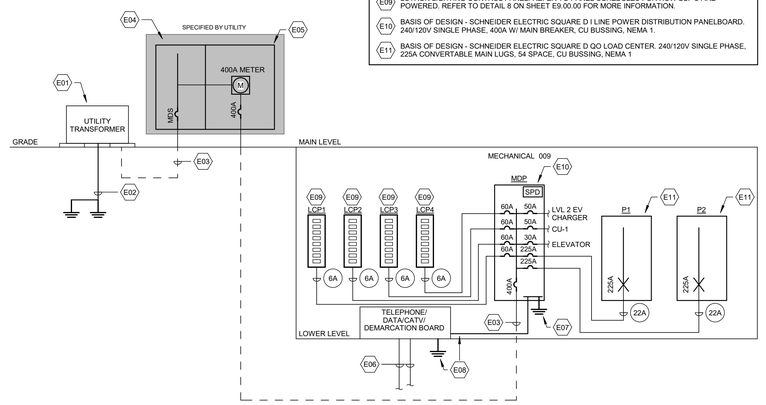
Branch Panel: P2

Location: MECHANICAL 013 | **Volts:** 120/240 | **A.I.C. Rating:**
Supply From: MDP | **Phases:** 1 | **Bus Material:** CU
Mounting: Surface | **Wires:** 3 | **Bus Rating:** 225 A
Enclosure: Type 1 | **MCB Rating / MLO:** MLO

CKT	Circuit Description	Trip	Poles	A		B		Poles	Trip	Circuit Description	CKT
1	RCPT TV ROOM 100 UC FRIDGE GFI	20 A	1	0.24	0.24			1	20 A	RCPT KITCHEN 204 UC FRIDGE GFI	2
3	RCPT KITCHEN 204 UC FRIDGE GFI	20 A	1			0.24	1.08	1	20 A	REC PRIMARY BEDROOM 103 / CLOSE...	4
5	REC PRIMARY BEDROOM 103	20 A	1	0.72	0.90			1	20 A	REC TV ROOM 100	6
7	REC TV ROOM 100	20 A	1			1.08	0.18	1	20 A	REC BATH 102 GFI, a	8
9	REC BATH 102 GFI, a	20 A	1	0.36	0.18			1	20 A	REC BATH 102 GFI	10
11	REC BUNKROOM 101	20 A	1			0.54	0.90	1	20 A	REC BUNKROOM 101	12
13	REC GARAGE ENTRY 201 GFI	20 A	1	0.36	0.36			1	20 A	REC BUNKROOM 101	14
15	RCPT DRYER GFI	30 A	2			2.50	1.50	1	20 A	RCPT WASHING MACHINE GFI	16
17	--	--	--	2.50	0.36			1	20 A	REC GARAGE 208 GFI	18
19	RCPT GARAGE DOOR	20 A	1			0.18	0.36	1	20 A	REC GARAGE 208 GFI	20
21	RCPT GARAGE 208 FRZ GFI	20 A	1	1.20	0.90			1	20 A	REC BEDROOM 206	22
23	REC BEDROOM 206	20 A	1			0.72	0.54	1	20 A	REC BATH 207 GFI, a	24
25	REC BATH 207 GFI, a	20 A	1	0.18	0.18			1	20 A	REC BATH 207 WC GFI	26
27	REC WC 202 GFI	20 A	1			0.36	0.72	1	20 A	REC ENTRY 200	28
29	REC DINING 203	20 A	1	0.72	1.62			1	20 A	REC LIVING 205 FLOOR	30
31	REC KITCHEN 204 ISLAND GFI	20 A	1			0.72	0.18	1	20 A	REC OUTDOOR ENTRY GFI, WP	32
33	RCPT KITCHEN 204 FRZ GFI	20 A	1	1.20	1.50			1	20 A	REC KITCHEN 204 GFI, a	34
35	RCPT KITCHEN 204 DISHWASHER GFI	20 A	1			1.20	2.95	2	35 A	RCPT KITCHEN 204 WALL OVEN GFI	36
37	RCPT KITCHEN 204 HOOD	20 A	1	0.50	2.95			--	--	--	38
39	RCPT KITCHEN 204 DISHWASHER GFI	20 A	1			1.20	1.20	1	20 A	RCPT KITCHEN 204 MICROWAVE GFI	40
41	RCPT KITCHEN 204 GARBAGE...	20 A	1	1.22	0.36			1	20 A	REC MAIN LEVEL DECKS GFI, WP	42
43	RCPT KITCHEN 204 STEAM OVEN GFI	20 A	2			1.55	0.36	1	20 A	REC MIDDLE LEVEL DECKS, GFI, WP	44
45	--	--	--	1.55	1.50			1	20 A	REC KITCHEN 204 GFI, a	46
47	JBOX KITCHEN 204 COOKTOP	35 A	2			3.12	1.20	1	20 A	RCPT GARAGE 208 REF GFI	48
49	--	--	--	3.12	--			1	--	SPACE	50
51	SPARE	20 A	1			0.00	--	1	--	SPACE	52
53	SPARE	20 A	1	0.00	--			1	--	SPACE	54
		Phase Load:		24.92 kVA		24.58 kVA					
		Phase Amps:		207.7 A		204.8 A					
		Total Load:		49.50 kVA							
Notes:		Total Amps:		206.27 A							

ELECTRICAL RISER DIAGRAM KEY NOTES

- E01 COORDINATE TRANSFORMER LOCATIONS WITH CIVIL ENGINEER AND UTILITY. (TYP OF ALL CLUSTERS)
- E02 PROVIDE GROUNDING PER UTILITY STANDARDS.
- E03 REFER TO ENLARGED CLUSTER SITE PLAN FOR INFORMATION ON BASIS OF DESIGNFEEDERS/CONDUITS.
- E04 TYP TOWNHOME MAIN BUILDING DISCONNECT TO BE SPECIFIED BY UTILITY. REFER TO ENLARGED CLUSTER SITE PLAN FOR INFORMATION ON DISCONNECT SIZE.
- E05 TYP TOWNHOME METER BAY TO BE SPECIFIED BY UTILITY. REFER TO ENLARGED CLUSTER SITE PLAN FOR INFORMATION ON METER QUANTITY PER CLUSTER.
- E06 PROVIDE (2) 2" CONDUIT THROUGH BUILDING FOR CABLE TV SERVICE AND TELEPHONE SERVICES. COORDINATE WITH DELE/DATA UTILITY REQUIREMENTS.
- E07 REFER TO DETAIL 2 ON SHEET E9.00.01 FOR INFORMATION ON MAIN SERVICE PANEL GROUNDING..
- E08 REFER TO DETAIL 9 ON SHEET E9.00.00 FOR INFORMATION ON INTERSYSTEM BONDING FOR TELEPHONE AND CATV UTILITIES TO SERVICE PANEL.
- E09 LUTRON LIGHTING CONTROL PANEL. REFER TO PANEL SCHEDULES FOR HOW LCP'S ARE POWERED. REFER TO DETAIL 8 ON SHEET E9.00.00 FOR MORE INFORMATION.
- E10 BASIS OF DESIGN - SCHNEIDER ELECTRIC SQUARE D I LINE POWER DISTRIBUTION PANELBOARD. 240/120V SINGLE PHASE, 400A W/ MAIN BREAKER, CU BUSSING, NEMA 1.
- E11 BASIS OF DESIGN - SCHNEIDER ELECTRIC SQUARE D QO LOAD CENTER. 240/120V SINGLE PHASE, 225A CONVERTABLE MAIN LUGS, 54 SPACE, CU BUSSING, NEMA 1

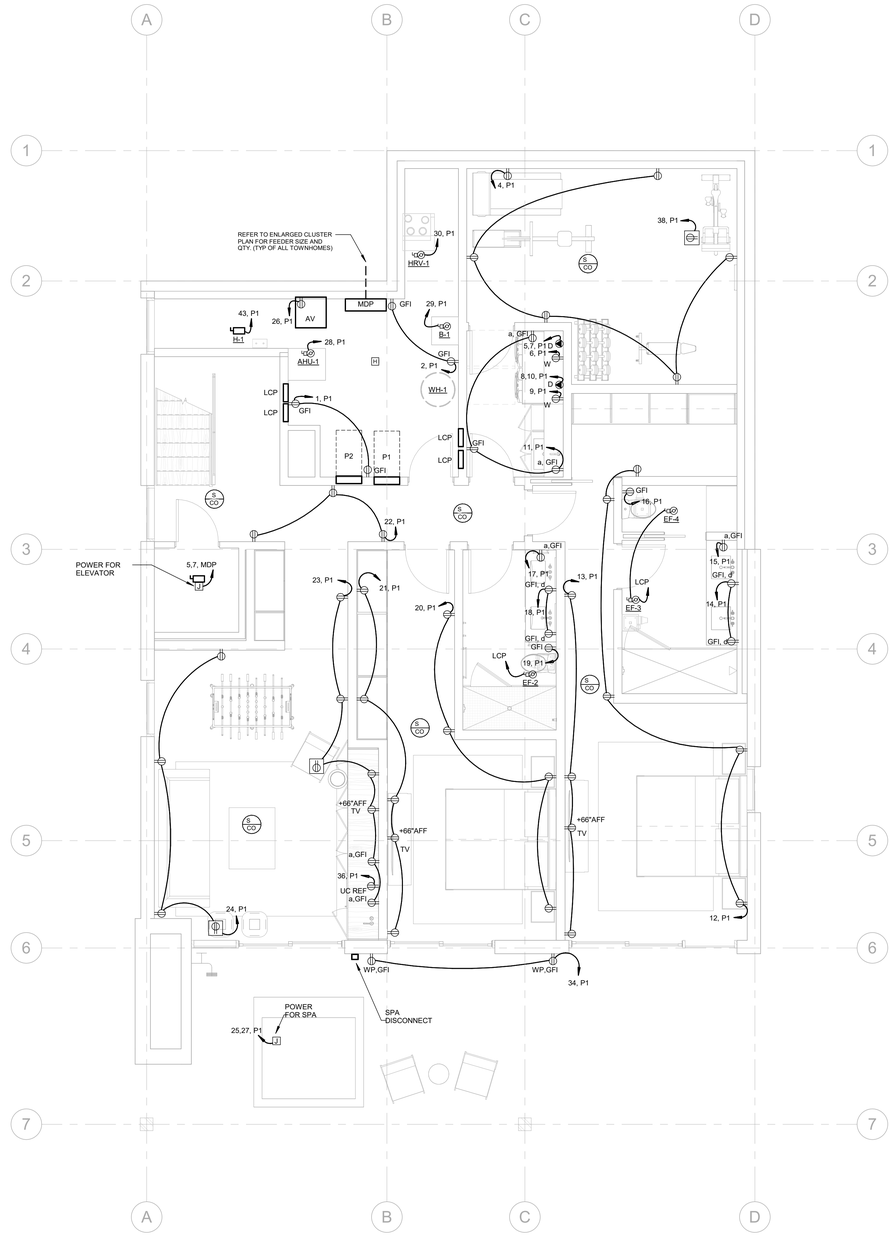


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project: Marcella Townhomes Medium Top-Entry

stamp/seal:

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1 ELECTRICAL POWER LOWER LEVEL
1/4" = 1'-0"

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Project Manager:	JGK
Drawn By:	JSW, MSR, DBH
Checked By:	JGK, STM
Job no.:	2023676.00

revisions:

no.:	date:	description:

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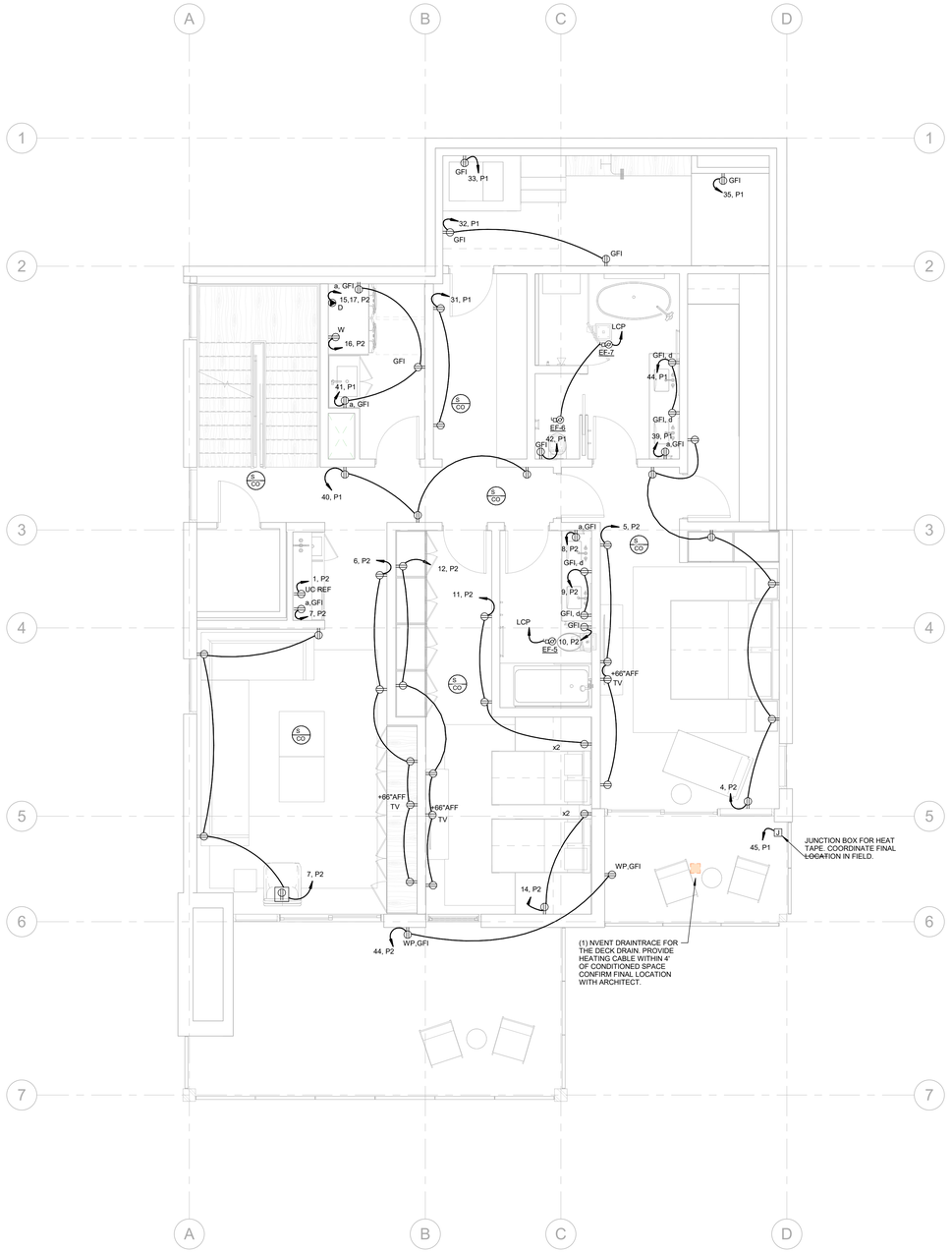
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ELECTRICAL POWER PLAN - MEDIUM TOP ENTRY- LOWER LEVEL

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E1.40.00



1 ELECTRICAL POWER MIDDLE LEVEL
1/4" = 1'-0"

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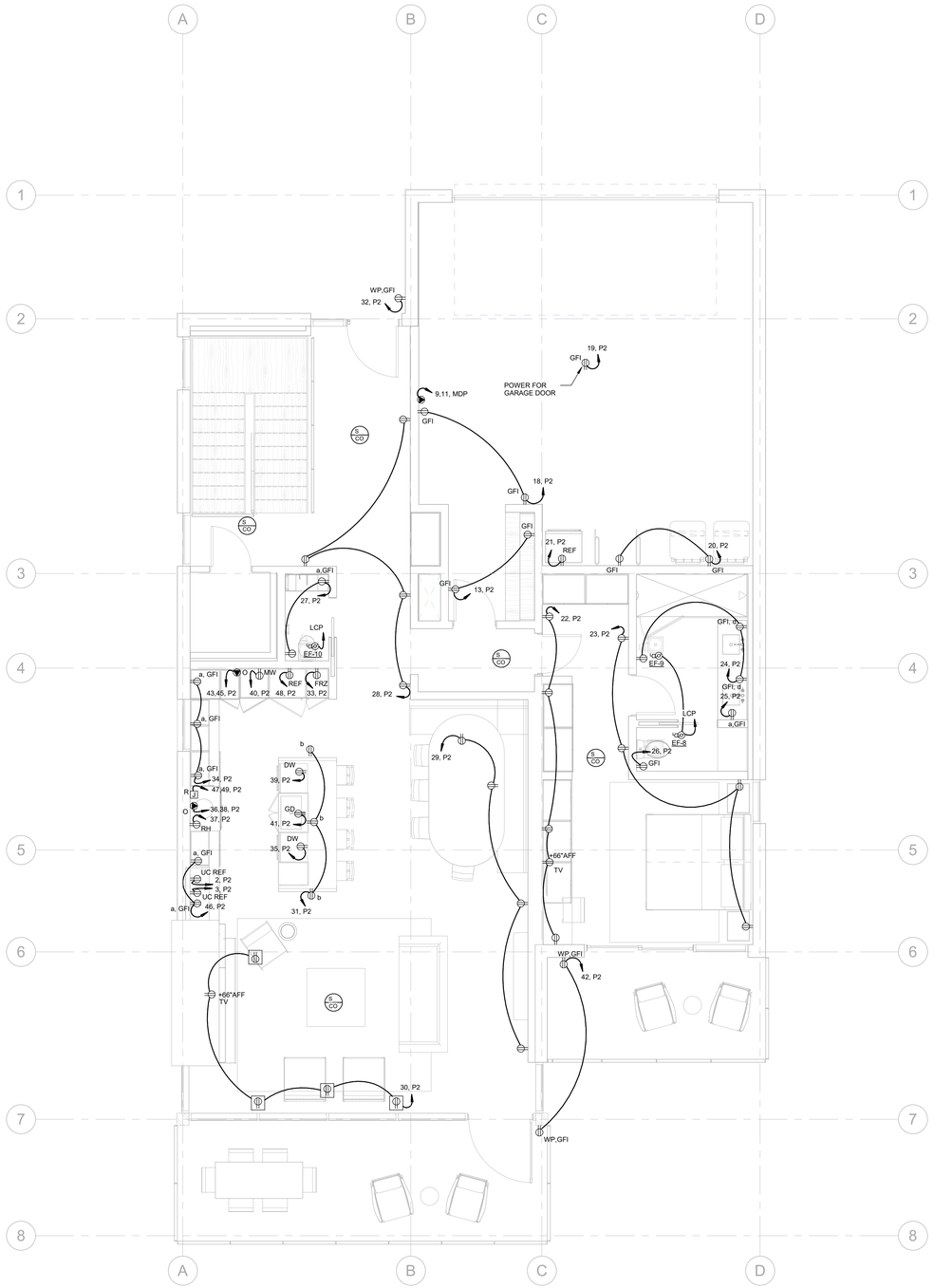
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ELECTRICAL POWER PLAN - MEDIUM TOP ENTRY - MIDDLE LEVEL

sheet:

E1.40.01



1 ELECTRICAL POWER MAIN LEVEL
1/4" = 1'-0"

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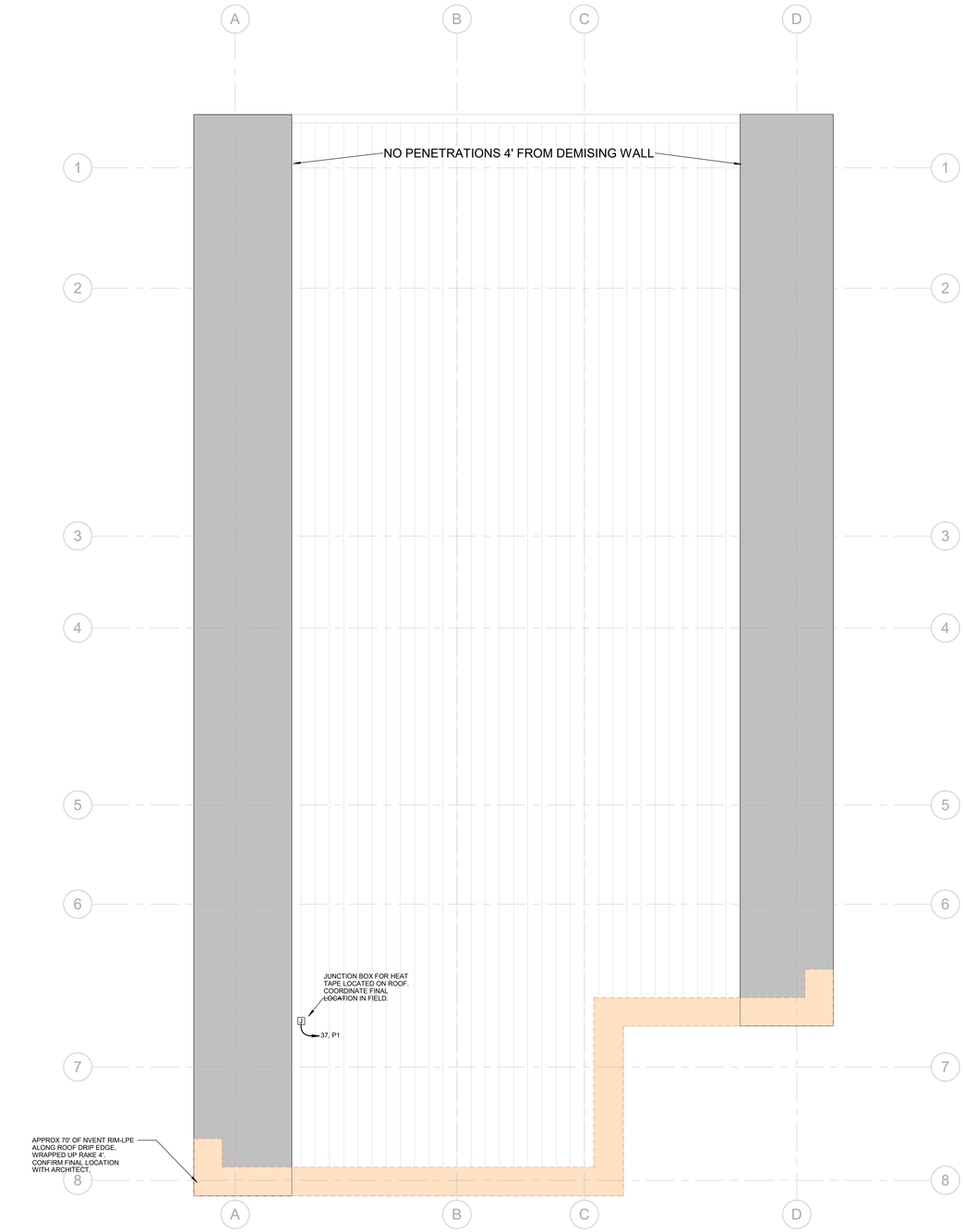
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ELECTRICAL POWER PLAN - MEDUIM TOP ENTRY - MAIN LEVEL

sheet:

E1.40.02



1 ELECTRICAL POWER ROOF LEVEL
1/4" = 1'-0"

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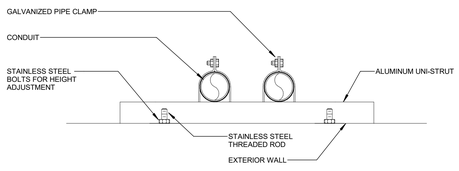
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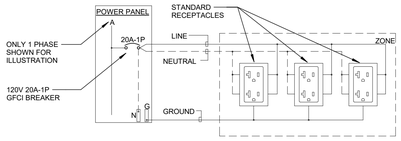
ELECTRICAL POWER PLAN - MEDUIM TOP ENTRY - ROOF LEVEL

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E1.40.03

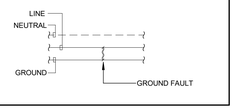


1 CONDUIT SUPPORT DETAIL
NTS

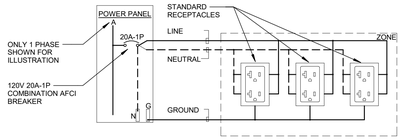


GFCI BRANCH CIRCUIT NOTE

A LISTED GFCI BREAKER IS INSTALLED TO PROVIDE GROUND FAULT PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS DEPICTED BELOW. CIRCUIT OPENS (TRIPS) WHEN AN IMBALANCE IN CURRENT IS DETECTED FROM L-N AT ANY POINT FROM THE BREAKER TO THE LAST RECEPTACLE DOWNSTREAM TO PREVENT ELECTRICAL SHOCK DUE TO CURRENT LEAKAGE.

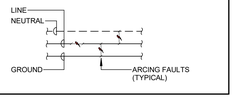


2 GFCI BRANCH CIRCUIT DETAIL
NTS

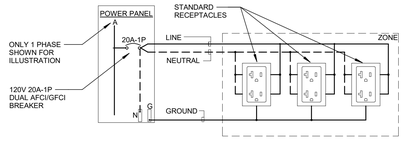


AFCI BRANCH CIRCUIT NOTE

PER NEC 210.12, A LISTED COMBINATION-TYPE AFCI CIRCUIT BREAKER IS INSTALLED TO PROTECT THE BRANCH CIRCUIT FROM THE BREAKER THROUGH TO THE LAST DOWNSTREAM RECEPTACLE FROM L-L, L-N, AND L-G ARC FAULTS AS DEPICTED BELOW. CIRCUIT OPENS (TRIPS) WHEN A HAZARDOUS ARCING CURRENT IS DETECTED TO PREVENT ELECTRICAL FIRES.

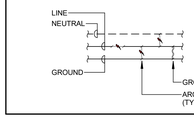


3 AFCI BRANCH CIRCUIT DETAIL
NTS

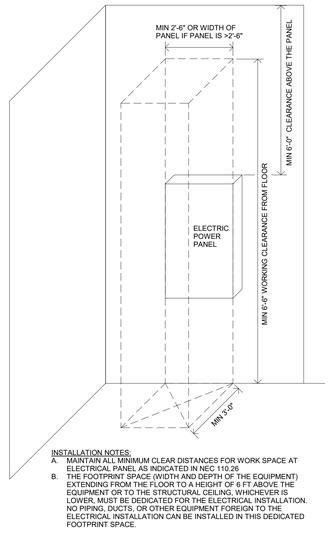


AFCI/GFCI BRANCH CIRCUIT NOTE

A LISTED DUAL AFCI/GFCI BREAKER IS INSTALLED TO PROTECT THE BRANCH CIRCUIT FROM THE BREAKER THROUGH THE LAST DOWNSTREAM RECEPTACLE FROM L-L, L-N, AND L-G ARC FAULTS AS WELL AS TO PROVIDE GROUND FAULT PROTECTION OF THE ENTIRE BRANCH CIRCUIT AS DEPICTED BELOW. CIRCUIT OPENS (TRIPS) WHEN A HAZARDOUS ARCING CURRENT IS DETECTED TO PREVENT ELECTRICAL FIRES AND/OR AN IMBALANCE IN CURRENT IS DETECTED FROM L-N AT ANY POINT FROM THE BREAKER TO THE LAST RECEPTACLE DOWNSTREAM TO PREVENT ELECTRICAL SHOCK DUE TO CURRENT LEAKAGE.

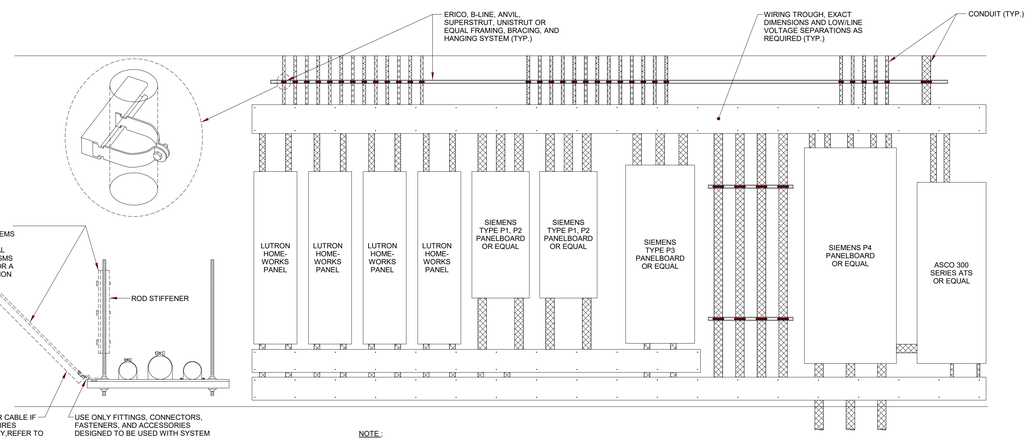


4 AFCI/GFCI BRANCH CIRCUIT DETAIL
NTS



INSTALLATION NOTES:
A. MAINTAIN ALL MINIMUM CLEAR DISTANCES FOR WORK SPACE AT ELECTRICAL PANEL AS INDICATED IN NEC 110.26
B. THE FOOTPRINT SPACE (WIDTH AND DEPTH OF THE EQUIPMENT) EXTENDING FROM THE FLOOR TO A HEIGHT OF 6 FT ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER, MUST BE DEDICATED FOR THE ELECTRICAL INSTALLATION. NO PIPING, DUCTS, OR OTHER EQUIPMENT FOREIGN TO THE ELECTRICAL INSTALLATION CAN BE INSTALLED IN THIS DEDICATED FOOTPRINT SPACE.

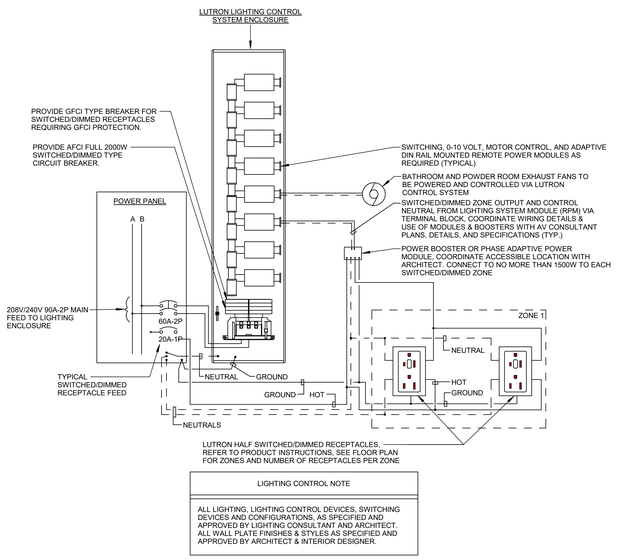
5 POWER PANEL CLEARANCE DETAIL
NTS



DOUBLE CHANNEL TRAPEZE STYLE BRACING

NOTE :
ELEVATION IS CONCEPTUAL, ACTUAL LAYOUT PER JOB REQUIREMENTS. REFER TO POWER RISER DIAGRAM FOR PANEL QUANTITIES, AND FLOOR PLAN FOR ELECTRICAL EQUIPMENT SPACES

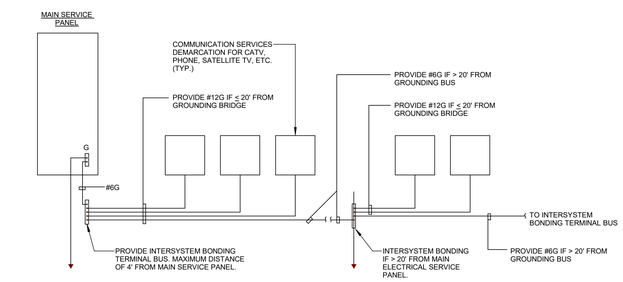
6 TYPICAL ELECTRICAL ROOM ELEVATION
NTS



LIGHTING CONTROL NOTE

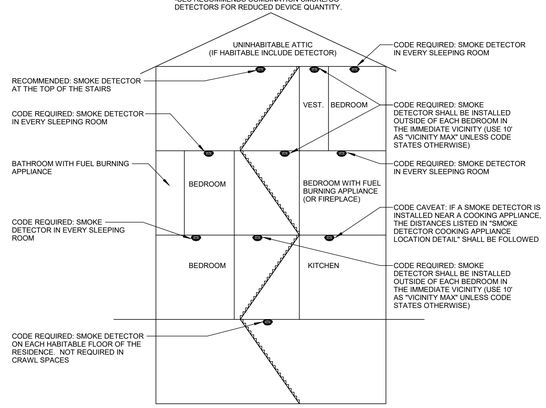
ALL LIGHTING, LIGHTING CONTROL DEVICES, SWITCHING DEVICES AND CONFIGURATIONS, AS SPECIFIED AND APPROVED BY LIGHTING CONSULTANT AND ARCHITECT. ALL WALL PLATE FINISHES & STYLES AS SPECIFIED AND APPROVED BY ARCHITECT & INTERIOR DESIGNER.

7 LUTRON INTEGRATION DETAIL - SINGLE PHASE BREAKER PANEL
NTS



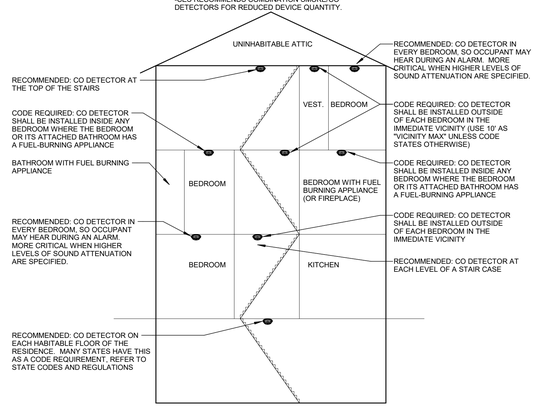
8 INTERSYSTEM BONDING DETAIL
NTS

GENERAL NOTES:
-CES RECOMMENDS COMBINATION SMOKE/CO DETECTORS FOR REDUCED DEVICE QUANTITY.



9 SMOKE DETECTOR LOCATION DETAIL
NTS

GENERAL NOTES:
-CARBON MONOXIDE DETECTORS SHALL NOT BE REQUIRED WHERE THERE IS NO FUEL-FIRED APPLIANCE, FIREPLACES, OR ATTACHED GARAGE
-CES RECOMMENDS COMBINATION SMOKE/CO DETECTORS FOR REDUCED DEVICE QUANTITY.



10 CARBON MONOXIDE DETECTOR LOCATION DETAIL
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Job no.:	2023676.00

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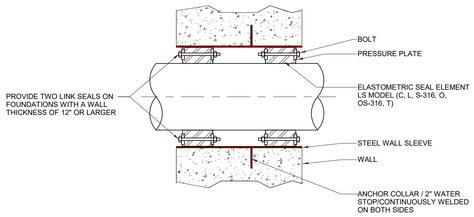
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08/09/2024

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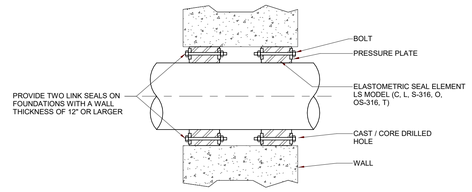
ELECTRICAL DETAILS

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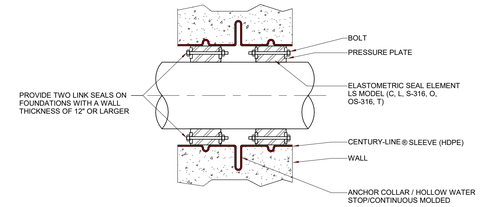
E9.00.00



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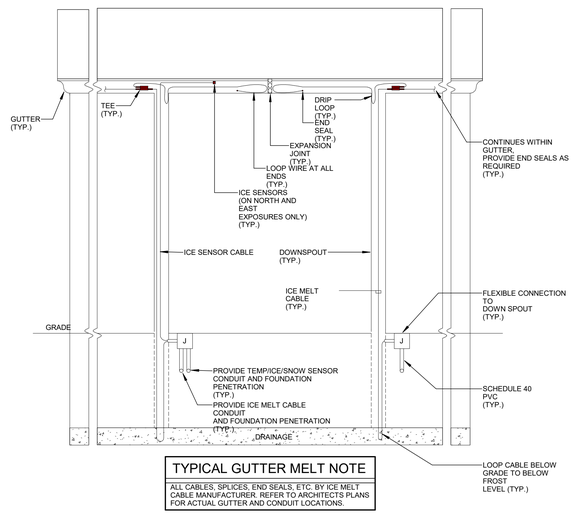


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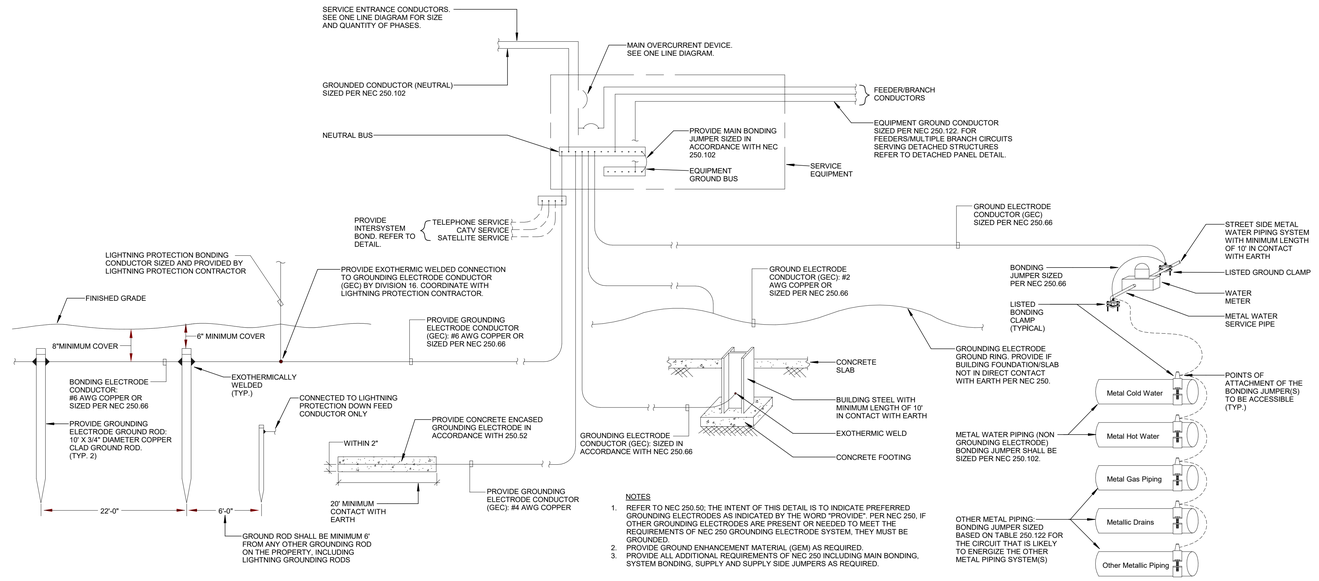
3 "LINK SEAL" PENETRATION SEALING DETAILS
NTS



TYPICAL GUTTER MELT NOTE

ALL CABLES, SPLICES, END SEALS, ETC. BY ICE MELT CABLE MANUFACTURER. REFER TO ARCHITECTS PLANS FOR ACTUAL GUTTER AND CONDUIT LOCATIONS.

1 GUTTER ICE MELT DETAIL
NTS



NOTES

1. REFER TO NEC 250.50; THE INTENT OF THIS DETAIL IS TO INDICATE PREFERRED GROUNDING ELECTRODES AS INDICATED BY THE WORD "PROVIDE". PER NEC 250, IF OTHER GROUNDING ELECTRODES ARE PRESENT OR NEEDED TO MEET THE REQUIREMENTS OF NEC 250 GROUNDING ELECTRODE SYSTEM, THEY MUST BE GROUNDED.
2. PROVIDE GROUND ENHANCEMENT MATERIAL (GEM) AS REQUIRED.
3. PROVIDE ALL ADDITIONAL REQUIREMENTS OF NEC 250 INCLUDING MAIN BONDING, SYSTEM BONDING, SUPPLY AND SUPPLY SIDE JUMPERS AS REQUIRED.

2 SERVICE GROUNDING DETAIL
NTS

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revisions:

no.:	date:	description:

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ELECTRICAL DETAILS

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PLUMBING NOTES

1. PLUMBING BRANCH ISOLATION VALVES TO BE PROVIDED BY CONTRACTOR AND SHALL BE LOCATED IN PLUMBING RISER CHASES AND ARE TO REMAIN ACCESSIBLE.
2. PLUMBING CONTRACTOR SHALL DOCUMENT ALL RISER LOCATIONS, SIZES AND TAP SIZES AND SUBMIT TO THE ENGINEER FOR RECORD.
3. ALL WASHING MACHINES AND DISHWASHER SHALL HAVE CHECK VALVES INSTALLED ON THE WATER SUPPLY PIPING.
4. PROVIDE A 1/8" THICK STEEL PLATE IN FRONT OF ALL WALL-MOUNTED TOILET ASSEMBLIES FOR PROTECTION FROM DAMAGE.

PLUMBING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	GATE VALVE
	CHECK VALVE
	BALL VALVE
	BALANCING VALVE
	GLOBE VALVE
	BUTTERFLY VALVE
	PLUG VALVE
	OS&Y VALVE
	FLOOR DRAIN/ FLOOR SINK/ AREA DRAIN
	PRESSURE REGULATOR
S	WATER AUTO SHUTOFF SOLENOID VALVE WITH SENSOR
	PAN WITH LEAK DETECTOR
GM	GAS METER
TP	TRAP PRIMER
AD	FUNNEL DRAIN WITH ACCESS DOOR
L-1	FIXTURE TYPE
TEMP	THERMOMETER
	PRESSURE GAUGE
	WATER HAMMER ARRESTOR
	FLOOR CLEANOUT
	HOSE BIB
	RELIEF VALVE
	DOUBLE CHECK VALVE ASSEMBLY
	REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY AND DRAIN
	STRAINER
	ROOF / OVERFLOW DRAIN
	INLINE PUMP
	SEWAGE EJECTOR PIT WITH PUMP
	90° ELBOW UP
	90° ELBOW DOWN
	VENT PIPING
G	GAS PIPING
	WASTE/CONDENSATE PIPING ABOVE GRADE
	COLD WATER PIPING
	HOT WATER PIPING WITH TEMPERATURE MAINTENANCE CABLE
	HOT WATER PIPING
	HOT WATER RECIRCULATION
	PIPING WITH HEAT TRACE CABLE
	STORM PIPING
	RADON PIPING
P / #	PLUMBING RISER TAG

PLUMBING ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BTU	BRITISH THERMAL UNIT
CD	CONDENSATE DRAIN
CFH	CUBIC FEET PER HOUR
CI	CAST IRON
CO	CLEANOUT
CW DN	COLD WATER DOWN
DSN	DOWN SPOUT NOZZLE
DW	DIRECT WASTE
ET	EXPANSION TANK
FCO	FLOOR CLEANOUT
FCU	FAN COIL UNIT
FLD	FLOOR DRAIN
FS	FLOOR SINK
FFE	FINISHED FLOOR ELEVATION
FGCO	FINISHED GRADE CLEANOUT
G	GAS
GPM	GALLONS PER MINUTE
GSV	GAS SOLENOID VALVE
GV	GAS VENT
HB	HOSE BIBB
HW	HOT WATER
HWR	HOT WATER RECIRCULATION
INT	INTERCEPTOR
INV ELEV	INVERT ELEVATION
IW	INDIRECT WASTE
LAV	LAVATORY
MBH	THOUSAND BTU PER HOUR
NG	NATURAL GAS
OD	OVERFLOW DRAIN
PCD	PUMPED CONDENSATE DRAIN
PRV	PRESSURE REDUCING VALVE
RD	ROOF DRAIN
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RTU	ROOF TOP UNIT
SAN ST	SANITARY STORM
SST	SECONDARY STORM
TD	TRENCH DRAIN
TMV	THERMOSTATIC MIXING VALVE
TP TYP	TRAP PRIMER TYPICAL
VS	VENT STACK
VT	VENT
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
WHYD	WALL HYDRANT
YH	YARD HYDRANT

SHEET INDEX - PLUMBING

SHEET NUMBER	SHEET NAME
R03 - PLUMBING	
P0.00.00	PLUMBING ABBREVIATIONS NOTES & SYMBOLS - MEDIUM TOP ENTRY
P1.40.00	PLUMBING - MEDIUM TOP ENTRY - SUB-SLAB
P1.40.02	PLUMBING - MEDIUM TOP ENTRY - LOWER LEVEL
P1.40.03	PLUMBING - MEDIUM TOP ENTRY - MIDDLE LEVEL
P1.40.04	PLUMBING - MEDIUM TOP ENTRY - MAIN LEVEL
P1.40.05	PLUMBING - MEDIUM TOP ENTRY - ROOF LEVEL
P8.00.03	PLUMBING GAS METER MANIFOLD - MEDIUM TOP ENTRY
P9.00.00	PLUMBING DETAILS - MEDIUM TOP ENTRY
P9.00.02	RADON DETAILS - MEDIUM TOP ENTRY
P9.40.00	PLUMBING RISER DIAGRAMS - MEDIUM TOP ENTRY
P9.40.02	PLUMBING SCHEDULES - MEDIUM TOP ENTRY
Grand total: 11	

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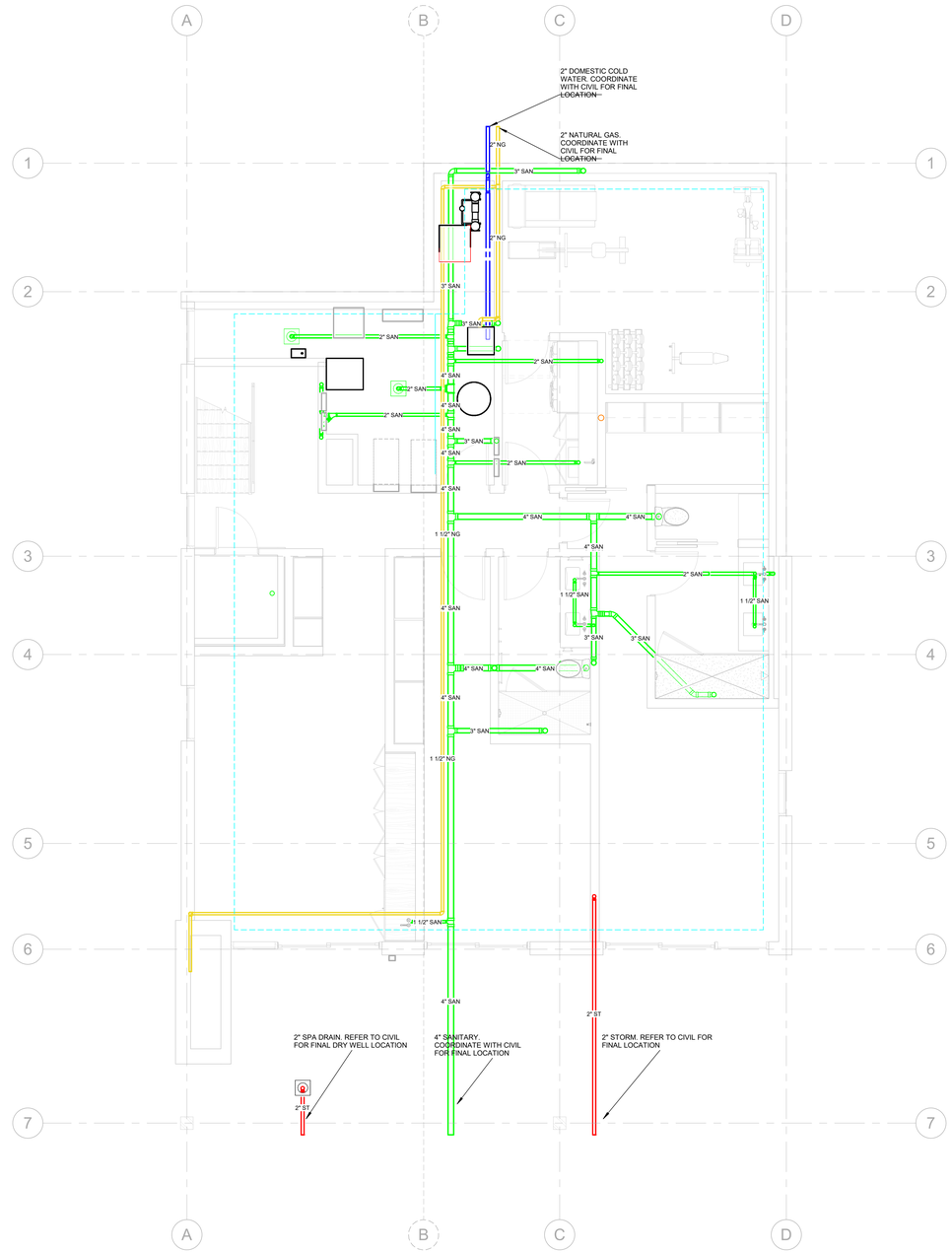
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title:
PLUMBING ABBREVIATIONS NOTES & SYMBOLS - MEDIUM TOP ENTRY

sheet:
P0.00.00



1 PLUMBING SUB-SLAB
1/4" = 1'-0"

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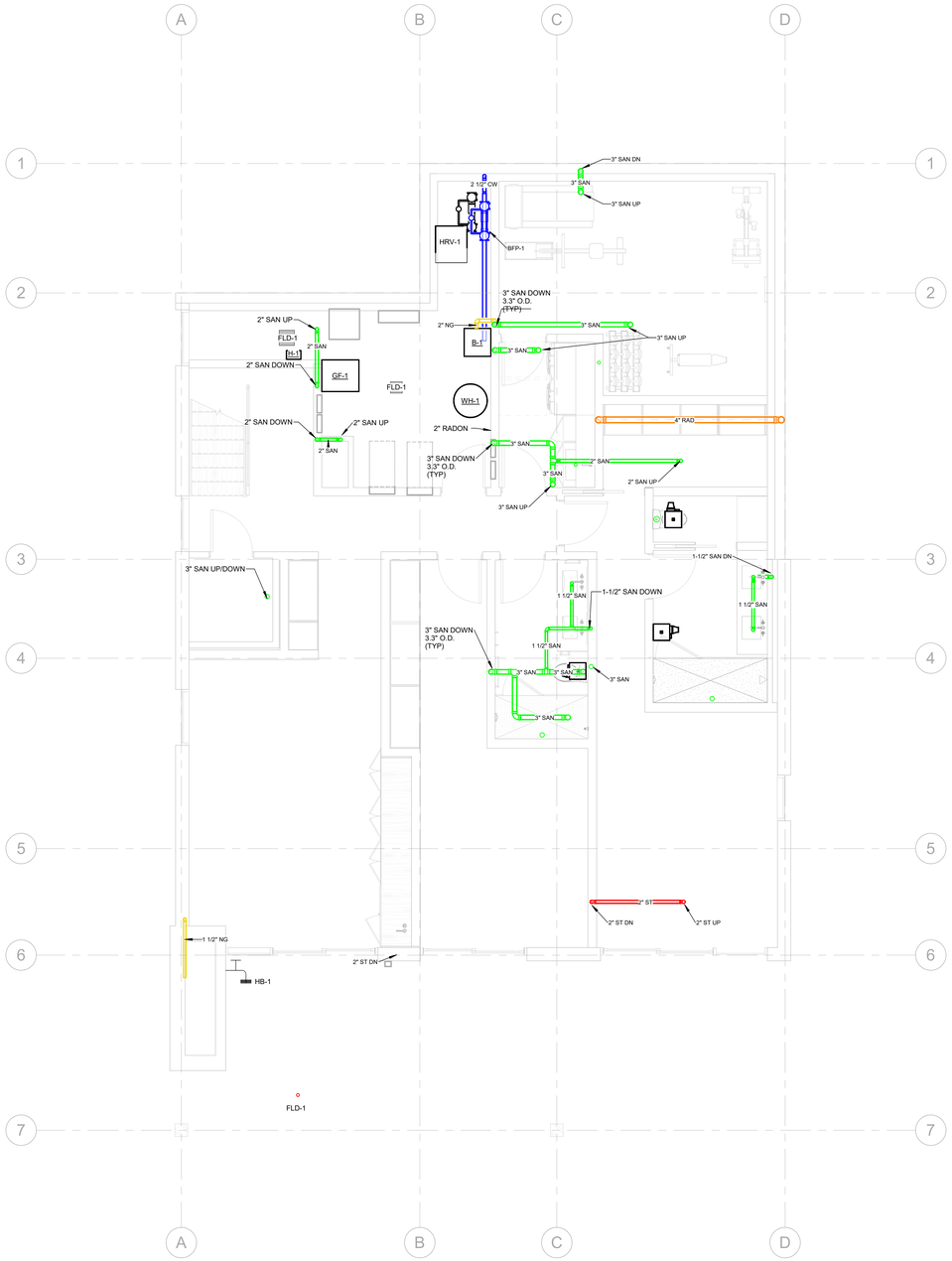
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PLUMBING - MEDIUM TOP ENTRY - SUB-SLAB

sheet:

P1.40.00



1 PLUMBING LOWER LEVEL
1/4" = 1'-0"

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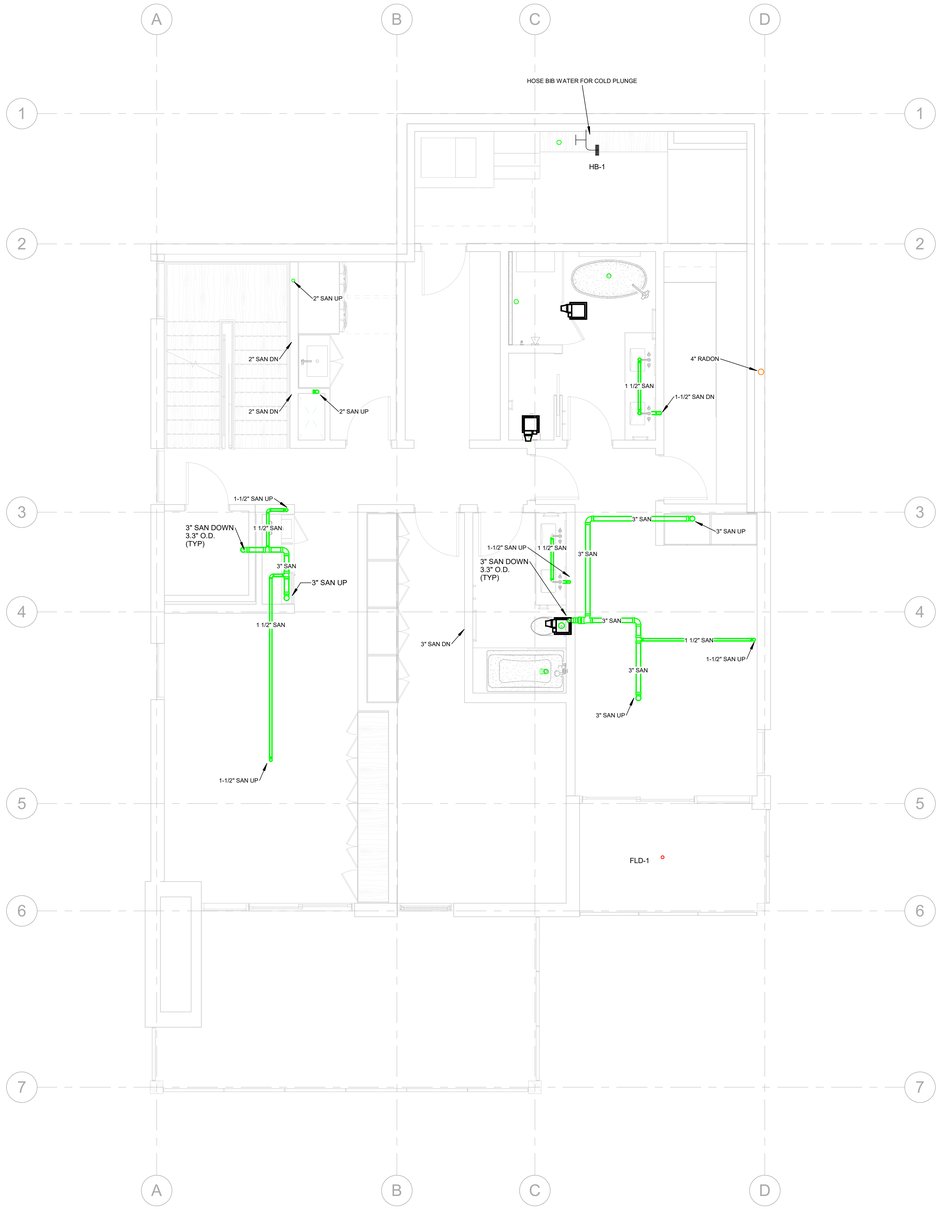
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title:

PLUMBING - MEDIUM TOP ENTRY - LOWER LEVEL

sheet:

P1.40.02



1 PLUMBING MIDDLE LEVEL
1/4" = 1'-0"

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revisions:

no.:	date:	description:

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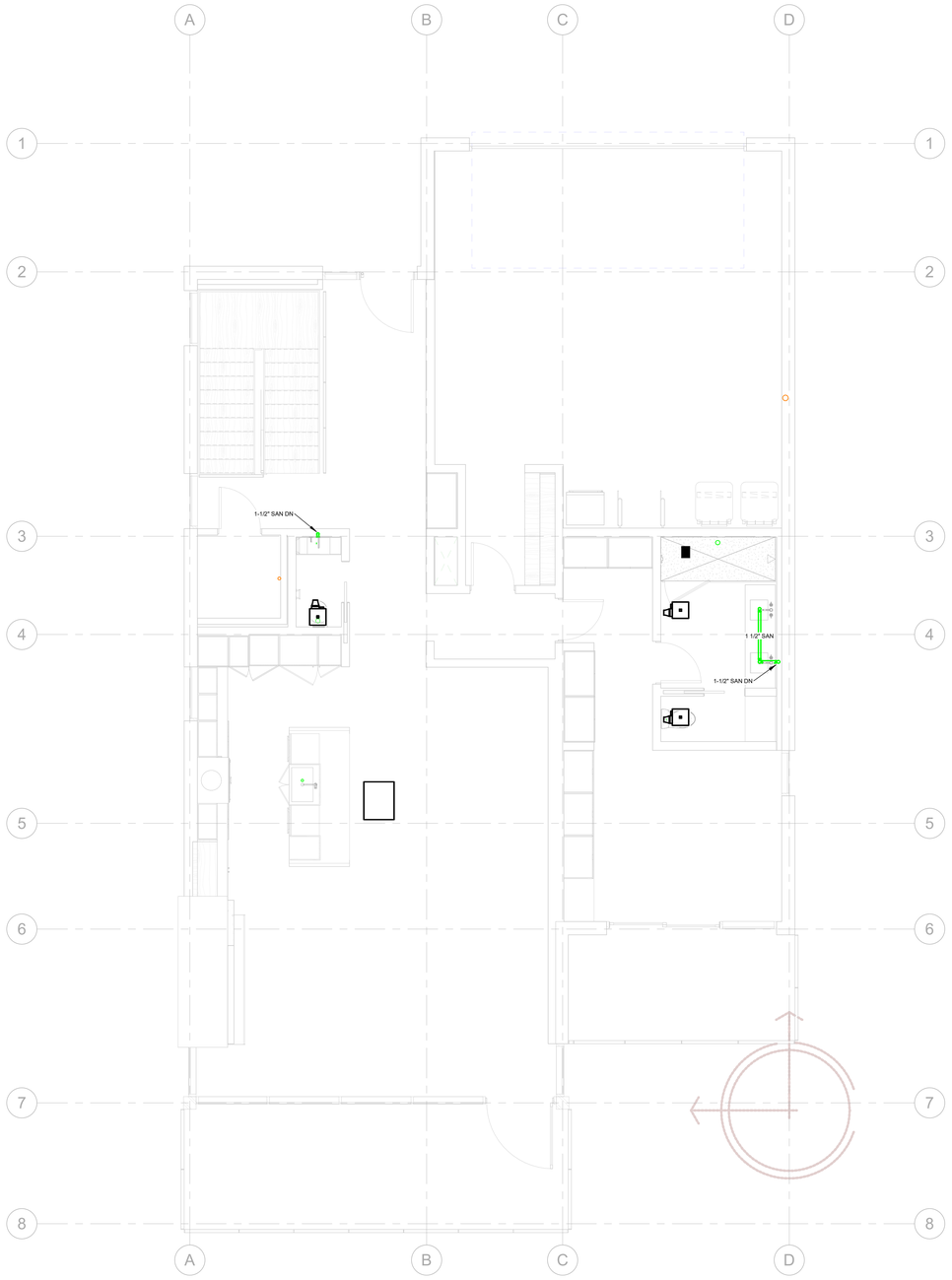
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title:

PLUMBING - MEDIUM TOP ENTRY - MIDDLE LEVEL

sheet:

P1.40.03



1 PLUMBING MAIN LEVEL
1/4" = 1'-0"

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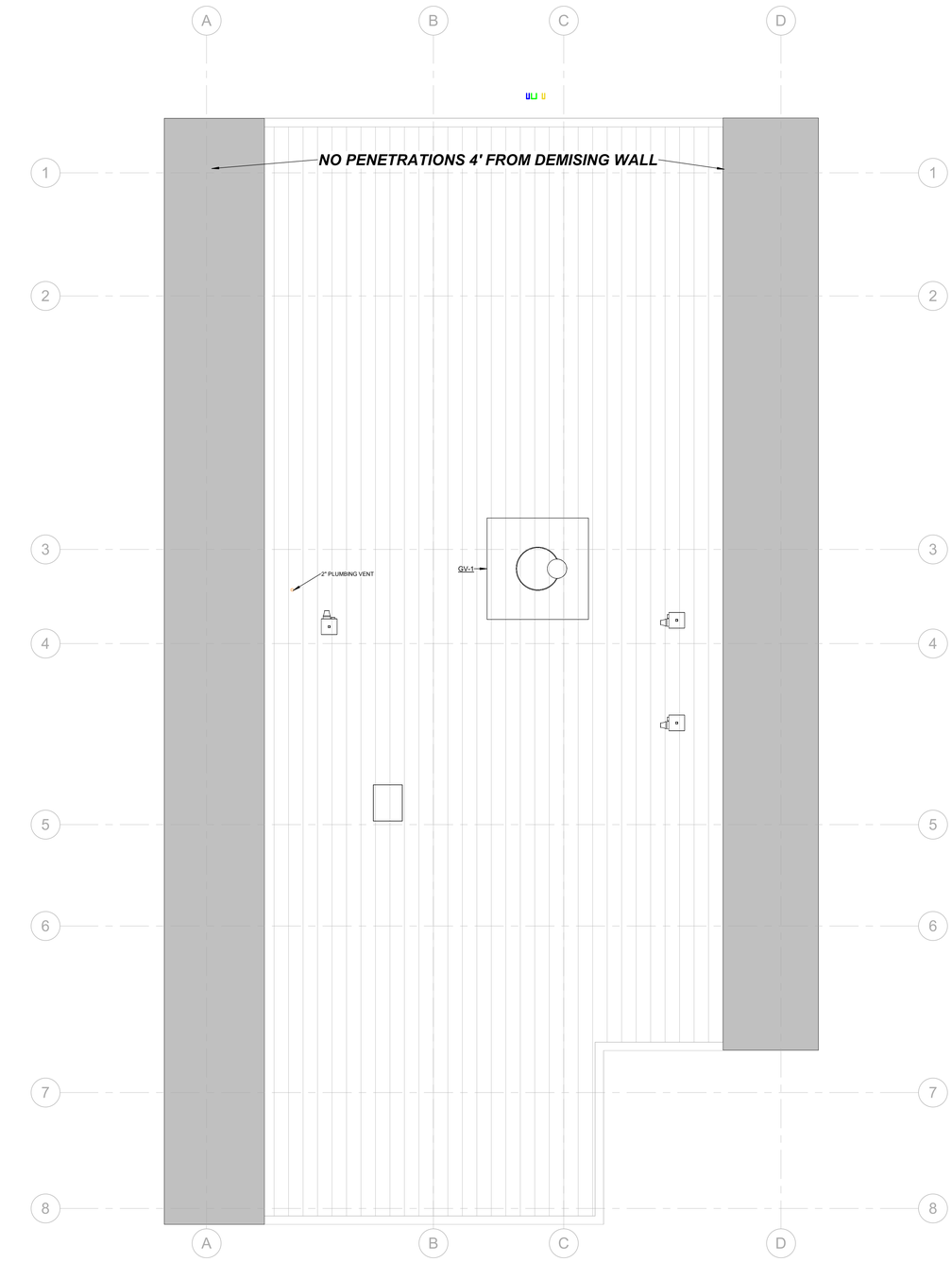
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title:

PLUMBING - MEDIUM TOP ENTRY - MAIN LEVEL

sheet:

P1.40.04



1 PLUMBING ROOF LEVEL
1/4" = 1'-0"

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Job no.:	2023676.00

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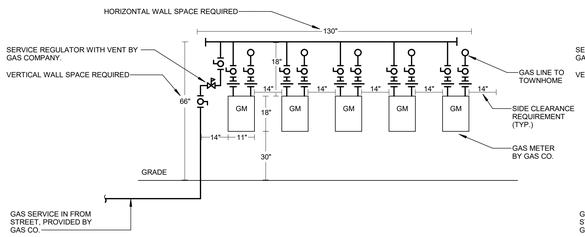
PLUMBING - MEDIUM TOP ENTRY - ROOF LEVEL

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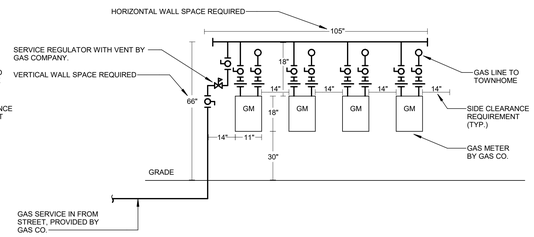
P1.40.05

NOTES:
1. DIMENSIONS ARE ESTIMATES BASED ON GAS LOAD. ACTUAL DIMENSIONS TO BE VERIFIED BY GAS COMPANY.
2. GAS METER DEPTH FROM EXTERIOR WALL IS ESIMATED TO BE TWELVE INCHES.
3. THIS DETAIL IS NOT DRAWN TO SCALE.
4. THREE FEET OF CLEARANCE IS REQUIRED IN FRONT OF EACH GAS METER AND REGULATOR.
5. TWELVE INCHES OF CLERANCE IS REQUIRED ON BOTH SIDES OF METER.

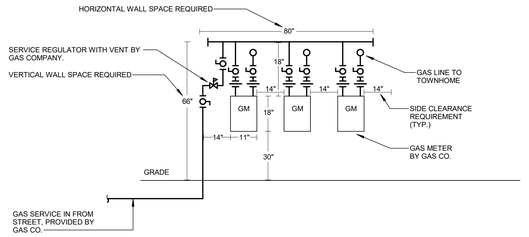
CLUSTER #1



CLUSTERS #2, #7, #11, #12, #13, & #14



CLUSTERS #3, #4, #5, #6, #8, #9, & #10



2 NATURAL GAS METER MANIFOLD DETAILS
NTS

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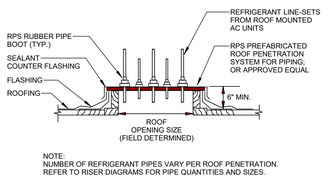
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PLUMBING GAS METER MANIFOLD - MEDIUM TOP ENTRY

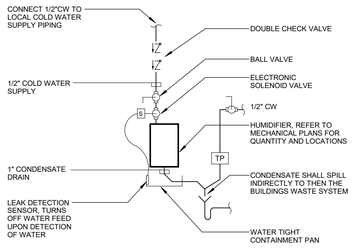
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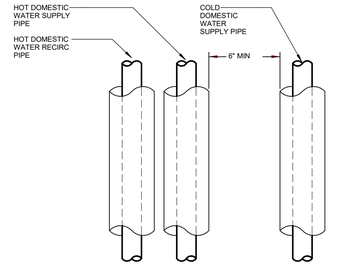


NOTE:
NUMBER OF REFRIGERANT PIPES VARY PER ROOF PENETRATION.
REFER TO RISER DIAGRAMS FOR PIPE QUANTITIES AND SIZES.

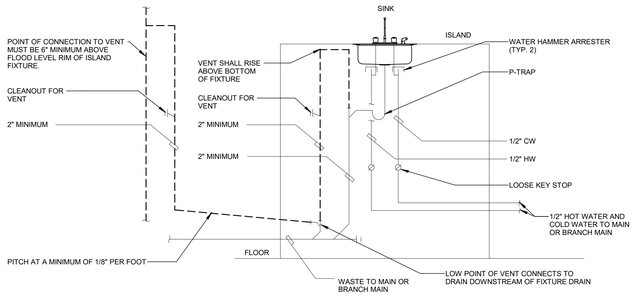
7 PIPE PENETRATION THROUGH ROOF DETAIL
NTS



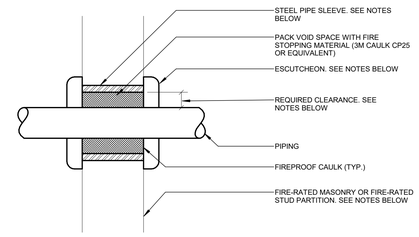
5 TYPICAL HUMIDIFIER DETAIL
NTS



1 PIPE SPACING DETAIL (HOT WATER RECIRC) DETAIL
NTS



6 TYPICAL CONNECTION DETAIL TO ISLAND TYPE KITCHEN SINK DETAIL
NTS

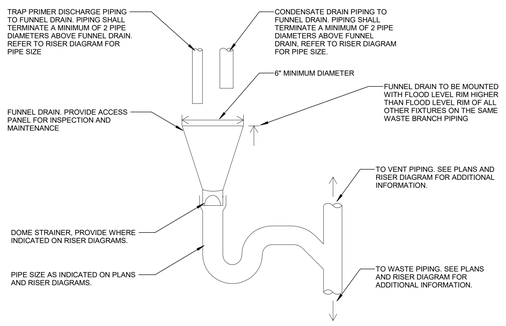


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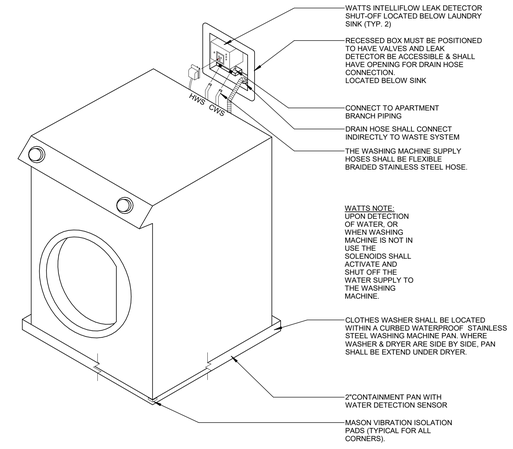
1. PIPE SLEEVES
A. PIPE SLEEVES THROUGH FIRE-RATED MASONRY PARTITIONS OR FOUNDATION WALLS SHALL BE SCHEDULE 40 BLACK STEEL WITH MAXIMUM OF 1/2" CLEARANCE BETWEEN SLEEVE AND PIPE. SLEEVE SHALL BE EQUAL IN LENGTH TO DEPTH OF PARTITION OR WALL.
B. PIPE SLEEVES THROUGH FIRE-RATED STUD PARTITIONS SHALL BE #18 GAGE GALVANIZED STEEL WITH MAXIMUM OF 1" CLEARANCE BETWEEN SLEEVE AND PIPE. SLEEVE SHALL BE EQUAL IN LENGTH TO DEPTH OF PARTITION.

2. ESCUTCHEONS
A. ESCUTCHEONS IN FINISHED SPACES SHALL BE ANODIZED ALUMINUM OR CHROME-PLATED BRASS.
B. ESCUTCHEONS IN UNFINISHED SPACES SHALL BE PLAIN BRASS, ALUMINUM, GALVANIZED STEEL OR CAST IRON.
C. ESCUTCHEONS SHALL BE HELD IN PLACE BY INTERNAL SPRING TENSION OR SET SCREW.

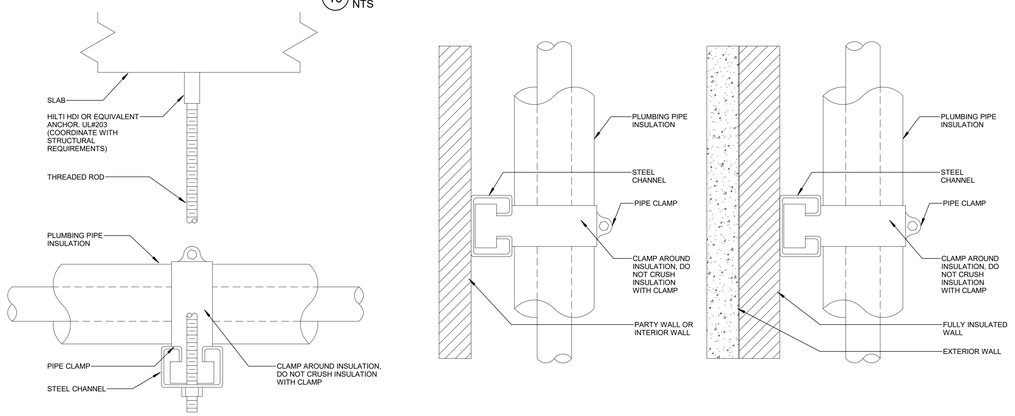
2 PIPE PENETRATION OF FIRE RATED WALL DETAIL
NTS



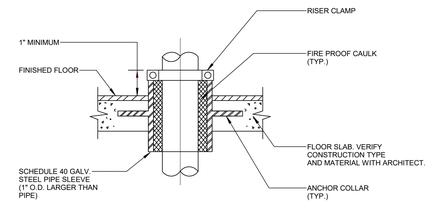
10 FUNNEL DRAIN DETAIL
NTS



3 WASHING MACHINE DETAIL
NTS



11 PIPE INSULATION & HANGER DETAIL
NTS



4 TYPICAL PIPE SLEEVE PENETRATION OF FLOOR INSTALLATION DETAIL
NTS

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PLUMBING DETAILS - MEDIUM TOP ENTRY

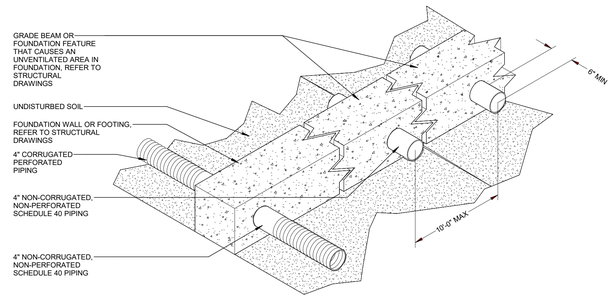
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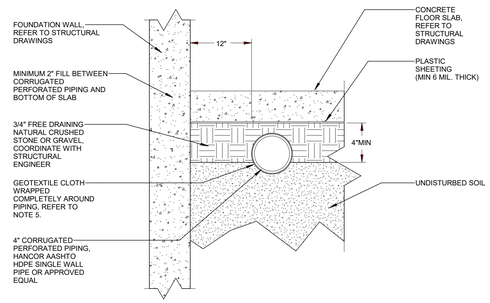
RADON FAN SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE	LOCATION	SERVING	AIRFLOW	MAX ESP	FAN SPEED	PHASE	VOLTAGE	AMPS	WEIGHT	REMARKS
RF-1	FANTECH	HP190	INLINE	SEE PLANS	RADON RISER	100 CFM	0.9" WC	2265 RPM	1	120 V	0.54 A	7 LBS	1,2

REMARKS:
1. INSTALL FAN IN VERTICAL RUN OF PIPE.
2. INSTALL FAN NO MORE THAN 10 FT FROM RADON EXHAUST PIPE TERMINATION TO BUILDING EXTERIOR.



3 FOUNDATION AND GRADE BEAM CROSSING DETAIL
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2 RADON PIPE TRENCH DETAIL
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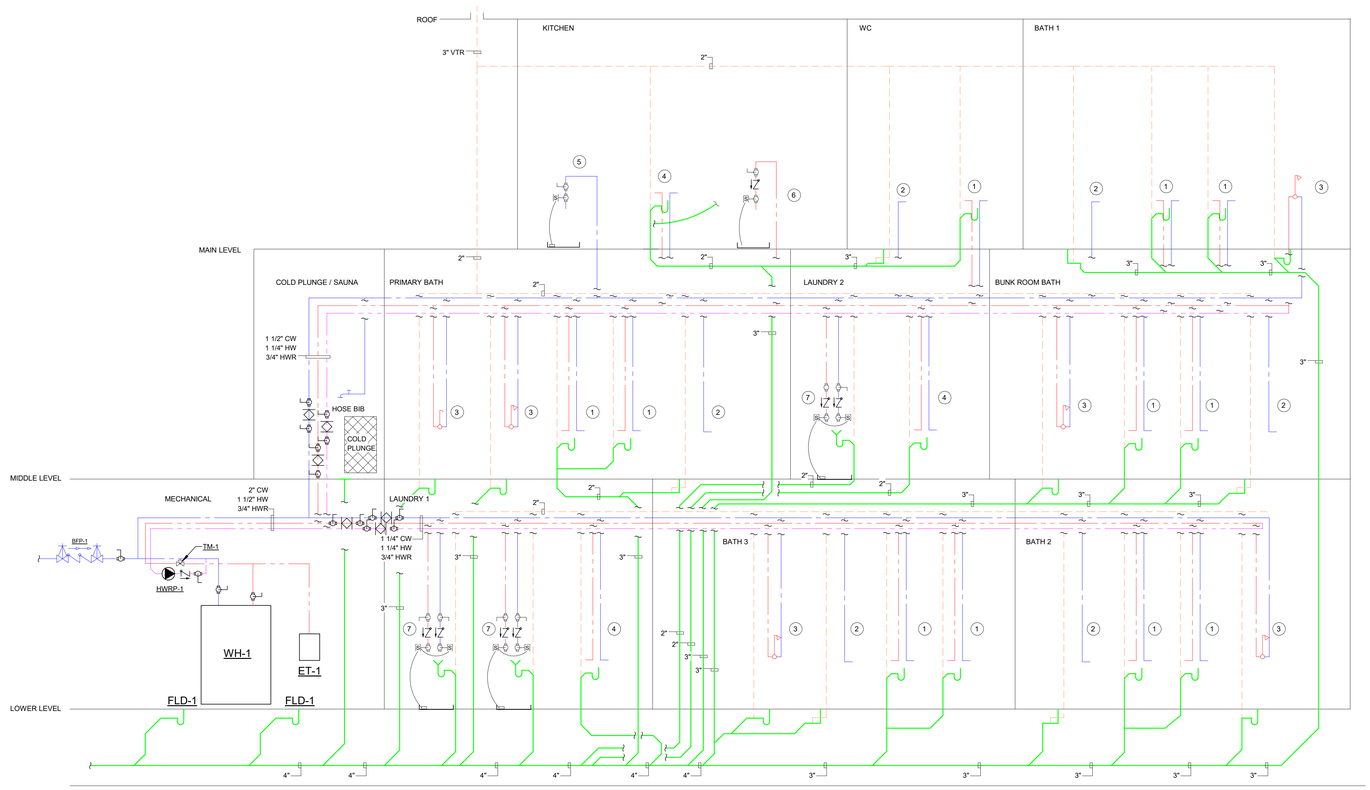
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RADON DETAILS - MEDIUM TOP ENTRY

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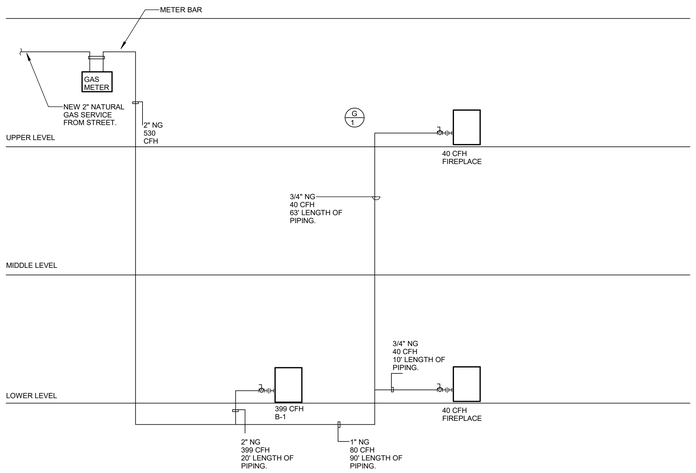
1 PLUMBING RISER MEDIUM TOP ENTRY
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PLUMBING WORK ITEM NOTES

1. 1/2"HW, 1/2" CW, 1 1/2" WASTE, 1 1/2" VENT TO LAVATORY
2. 1/2" CW, 4" WASTE, 2" VENT TO WATER CLOSET
3. 3/4"HW, 3/4" CW, 3" WASTE, 1 1/2" VENT TO SHOWER OR TUB
4. 1/2"HW, 1/2" CW, 2" WASTE, 1 1/2" VENT TO SINK
5. 1/2" CW TO REFRIGERATOR, FREEZER, OR ICE MACHINE. PROVIDE LEAK DETECTION SYSTEM.
6. 1/2"HW, 1 1/2" INDIRECT WASTE TO DISHWASHER. PROVIDE LEAK DETECTION SYSTEM.
7. 3/4"HW, 3/4" CW, 2" WASTE, 1 1/2" VENT TO WASHING MACHINE
8. 3" FUNNEL DRAIN WITH 2" WASTE PIPING, 1 1/2" VENT. PROVIDE TRAP PRIMER WITH 1/2" CW DEED AND ISOLATION VALVE.

FREEZE PROTECTION NOTE

* = ALL PIPING THAT MUST BE RUN IN SUCH A MANNER TO AVOID THE POTENTIAL OF FREEZING. PROVIDE ADEQUATE COORDINATION DOCUMENTS AND INSULATION TO ELIMINATE THE POTENTIAL OF PIPE FREEZING AND PIPE/FITTING BURSTS.



2 GAS RISER DIAGRAM
NTS

NOTE

CONTRACTOR TO PROVIDE CASING FOR ALL PORTIONS OF GAS LINES INSTALLED WITHIN A SOLID WALL OR PARTITION. NO UNIONS, FITTINGS, BUSHINGS, COMPRESSION COUPLINGS OR SWING JOINTS SHALL BE ALLOWED TO BE INSTALLED WITHIN SOLID WALLS, PARTISANS, OR FLOORS. CONTRACTOR REQUIRED TO PRESSURE TEST. ARRANGE FOR INSPECTION IN AN EFFORT TO DETERMINE MATERIALS, DESIGN, FABRICATION. IN CONCEALED LOCATIONS, WHERE GAS PIPING IS INSTALLED THROUGH HOLES OR NOTCHES IN STUDS, JOISTS, RAFTERS OR SIMILAR MEMBERS LESS THAN 1 1/2 INCHES FROM THE NEAREST EDGE OF THE MEMBER, THE PIPE SHALL BE PROTECTED BY STEEL SHIELD PLATES HAVING A MINIMUM THICKNESS OF NO. 16 GAGE. SHIELD PLATES SHALL COVER THE AREA OF THE PIPE WHERE THE MEMBER IS NOTCHED OR BORED AND SHALL EXTEND A MINIMUM OF 4 INCHES (102 MM) ABOVE SOLE PLATES, BELOW TOP PLATES AND TO EACH SIDE OF A STUD, JOIST OR RAFTER

GAS LOAD INFORMATION

EQUIPMENT	GAS USAGE (CFH)
BOILER	399
INDOOR FIREPLACE	40
OUTDOOR FIREPLACE	40
10% SAFETY FACTOR	50
TOTAL LOAD	530

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PLUMBING RISER DIAGRAMS - MEDIUM TOP ENTRY

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PLUMBING HANGER SPACING

PIPING MATERIAL	MAXIMUM SPACING (FEET)
CAST IRON PIPE	5, REFER TO NOTE A
BRASS PIPE	12
STEEL PIPE	12
COPPER OR COPPER-ALLOY PIPE	12

NOTES:

1. THE MAXIMUM HORIZONTAL SPACING OF CAST-IRON PIPE HANGERS SHALL BE INCREASED TO 10 FEET WHERE 10 FOOT LENGTHS OF PIPE ARE INSTALLED.

PLUMBING MINIMUM PIPE INSULATION (THICKNESS IN INCHES)

FLUID OPERATING TEMPERATURE (°F)	INSULATION CONDUCTIVITY		NOMINAL PIPE SIZE (IN)		
	CONDUCTIVITY BTU-IN/(H(SQ.FT)°F)	MEAN RATING TEMPERATURE (°F)	< 1	1 TO < 1 1/2	1 1/2 TO < 4
141-200	0.25-0.29	125	1.5	1.5	2.0
105-140	0.21-0.28	100	1.0	1.0	1.5
40-60	0.21-0.27	75	1.0	1.0	1.0
<40	0.20-0.26	50	1.0	1.0	1.0

PLUMBING PIPE SCHEDULE

SYMBOL	PIPE SERVICE	PIPE MATERIAL	PIPE GAUGE	FITTING TYPE	INSULATION	REMARKS
CW	COLD WATER	COPPER	TYPE "L"	SOLDER	REFER TO SCHEDULE	1-2
HW	HOT WATER	COPPER	TYPE "L"	SOLDER	REFER TO SCHEDULE	1-2
HWR	HOT WATER RECIRCULATION	COPPER	TYPE "L"	SOLDER	REFER TO SCHEDULE	1-2
SAN	SANITARY / ABOVE GRADE	CAST IRON	SCHEDULE 40	HUBLESS	NR	-
SAN	SANITARY / BURIED	CAST IRON	SERVICE WEIGHT	HUB & SPIGOT	NR	-
VT	VENT	CAST IRON	SCHEDULE 40	HUBLESS	NR	-
NG	NATURAL GAS	STEEL	SCHEDULE 40	THREADED	NR	4

REMARKS:
1. PROVIDE INSULATION THICKNESS AS SPECIFIED OR MEET LOCAL ENERGY CODE REQUIREMENTS WHICHEVER IS MORE STRINGENT. THIS SCHEDULE SHALL SUPERSEDE ANY SPECIFICATION REQUIREMENTS. SPECIFICATIONS PROVIDE ADDITIONAL DETAILS ON INSULATION MATERIALS.
2. PROVIDE WITH INSULATION JACKET FOR ANY EXPOSED PIPING IN MECHANICAL OR OTHER UTILITY ROOMS.
3. PROVIDE INSULATION ON ANY HORIZONTAL OFFSET PIPING.
4. PIPING SIZES GREATER THAN 4" OR PIPING WITH PRESSURES EXCEEDING 5 PSI SHALL HAVE WELDED FITTINGS.

INDIRECT WATER HEATER SCHEDULE

SYMBOL	MANUFACTURER	MODEL	NET BTUH	FIRST HOUR RECOVERY (GAL)	TANK VOL. (GAL)	DOMESTIC CONNECTION	HEIGHT	DIAM.	WEIGHT
WH-1	TRIANGLE TUBE	CARDINAL 80	192,000	302	80	1" MNPT	61"	26-1/2"	156 LBS

PLUMBING FIXTURE SCHEDULE

SYMBOL	MANUFACTURER/ MODEL NO.	DESCRIPTION	COMPONENTS AND ACCESSORIES	WASTE CONNECTION	VENT CONNECTION	COLD WATER CONNECTION	HOT WATER CONNECTION	REMARKS
AD-1	JR. SMITH MODEL # 1480	8" SQUARE AREA DRAIN CAST IRON BODY	-	-	-	-	-	3
CO	WADE # 8550	CAST IRON BODY WITH THREADED BRASS, RAISED HEAD PLUG	-	LINE SIZE	-	-	-	3
BFP-1	WATTS # LF009QT	BACKFLOW PREVENTER, DOMESTIC WATER SERVICE	-	-	-	2"	-	-
BFP-2	WATTS # 757DCDA-OSY	FIRE PROTECTION SERVICE	-	-	-	2-1/2"	-	-
BFP-3	WATTS # 757DCDA-OSY	FIRE PROTECTION SERVICE	-	-	-	2-1/2"	-	-
ET-1	AMTROL # ST-60V-C	THERMAL EXPANSION TANK: PRE-PRESSURIZED DIAPHRAGM TANK, ASME RATED FOR 125 PSI, NSF 161, 25 GALLON, 0.45 ACCEPTANCE FACTOR	-	-	-	3/4"	-	-
FCO-1	WADE # 6004	FLOOR CLEANOUT WITH CAST IRON BODY, FLANGE, CLAMP COLLAR, NICKEL-BRONZE COVER, BRONZE PLUG	-	4"	-	3/4"	-	1,3
FLD-1	WADE # 1100G	HEAVY-DUTY FLOOR DRAIN WITH CAST IRON BODY, FLANGE, CLAMP COLLAR, EF6 FUNNEL DRAIN ASSEMBLY, ACID RESISTANT COATING 6" NICKEL-BRONZE STRAINER	-	3"	-	-	-	-
HB-1	WOODFORD # 27-CP3	EXTERIOR HOSE BIBB, ANTI-SIPHON, FREEZELESS	-	-	-	3/4"	-	2
TM-1	LEONARD VALVE NEXT GENERATION HIGH-LOW SYSTEM TM-820B TEMPERATURE CONTROL STATION	PROVIDE WITH PIPING METHOD 5 FOR RETURN FLOWS BETWEEN 8 AND 25 GPM	-	-	-	2"	2"	-
TM-2	WATTS MMV 3/4" ASSE 1070 MIXER	OUTPUT TEMPERATURE 80F-110F, MAXIMUM FLOW 20 GPM AT 125 PSI, MAX PRESSURE 150 PSI	-	-	-	3/4"	3/4"	-
TP-1	'PPP' # CPO 500, 'DUAL FLOW' TRAP PRIMER	TRAP PRIMER ASSEMBLY, 20-80 PSI	-	-	-	1/2"	-	1,2
WF-1	WASHER FITTING: 'WATTS INTELLIFLOW' A2C-WB-M1	WASHER FITTING: SUPPLY & DRAIN FITTING WITH 1/2" SWEAT UNION INLETS, WALL BOX, CURRENT SENSOR, STANDPIPE DRAIN CONNECTION AND LEAK DETECTION DEVICE	-	2"	AS SHOWN	1/2"	1/2"	-
REMARKS								

1. THE TRAP PRIMER SHALL BE INSTALLED A MINIMUM OF 1 FOOT ABOVE FINISHED FLOOR FOR EVERY 20 FEET OF PRIMER LINE.
2. PROVIDE ISOLATION VALVES AT THE SUPPLY PIPE CONNECTIONS.
3. REFER TO FLOOR PLANS FOR SIZES.

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PLUMBING SCHEDULES - MEDIUM TOP ENTRY

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SPRINKLER HEAD SCHEDULE

SYMBOL	MANUFACTURER	MODEL	TYPE / FINISH	AREA OF APPLICATION	TEMP RATING	SPRAY PATTERN	MINIMUM FLOW	MIN/MAX PRESSURE	K-FACTOR
	RELIABLE	F1RES49	QUICK RESPONSE CONCEALED PENDANT W/ PLAIN COVER PLATE	FINISHED CEILING AREAS	165°F	15' x 15'	14.8 GPM	7 PSI / 175 PSI	5.6
DRY	RELIABLE	DH-80	QUICK RESPONSE CONCEALED SIDEWALL SPRAY DRY SPRINKLER	FINISHED WALL AREAS	165°F	14' x 14'	14.8 GPM	7 PSI / 175 PSI	5.6
	RELIABLE	F1FR56	QUICK RESPONSE RECESSED HORIZONTAL SIDEWALL-SPRINKLER	FINISHED CEILING AREAS	200°F	14' x 14'	14.8 GPM	7 PSI / 175 PSI	5.6
	RELIABLE	F1FR56	QUICK RESPONSE UPRIGHT SPRINKLER W/ GUARD	MECHANICAL ROOM	155°F	15' x 15'	14.8 GPM	7 PSI / 175 PSI	5.6

SPRINKLER SYMBOL LEGEND

SYMBOL	DESCRIPTION
	FIRE PROTECTION PIPE
	GATE VALVE
	PIPE DOWN
	PIPE UP
	PIPE CAP
	NEW SPRINKLER

SPRINKLER SYSTEM NOTES

1. THESE GENERAL NOTES ARE APPLICABLE TO ALL FIRE PROTECTION DRAWINGS.
2. DRAWINGS ARE DIAGRAMMATIC AND SHOW THE GENERAL INTENT OF WORK. SEE DETAILS, RISERS, ARCHITECTURAL REFLECTED CEILING PLANS, AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. THE DRAWINGS INDICATE A SUGGESTED SPRINKLER HEAD LAYOUT AND THAT EACH AREA IS COVERED BY SPRINKLER PROTECTION AS REQUIRED BY ALL APPLICABLE STATE BUILDING AND FIRE CODES. THE SPRINKLER QUANTITIES SHALL NOT BE COUNTED AS A TAKE OFF OR AS EXACT LOCATIONS. EXACT SPACING, DENSITY, AND LOCATION REQUIREMENTS SHALL BE AS DICTATED BY [NFPA 13].
4. FLOW TEST DATA WAS PERFORMED ON [DATE] AT [ADDRESS]. REFER TO FILING NUMBER [-]. THE FOLLOWING DATA WAS RECORDED ON SITE:
   - STATIC PRESSURE: [TBD]
   - RESIDUAL PRESSURE: [TBD]
   - FLOW RATE: [TBD]
5. THIS FLOW TEST DATA SHALL BE USED AS GUIDE BY THE CONTRACTOR. THE CONTRACTOR SHALL PERFORM AN ADDITIONAL FLOW TEST TO VERIFY THIS INFORMATION. INFORMATION FROM THE CONTRACTOR'S FLOW TEST SHALL BE USED FOR HYDRAULIC CALCULATIONS.
6. HYDRAULIC CALCULATIONS SHALL INCLUDE A SAFETY FACTOR OF [10 PSI].
7. PIPE VELOCITY AT ANY POINT OF THE SYSTEM SHALL NOT EXCEED [18 FPS].
8. INSTALLATION OF SPRINKLERS SHALL BE BASED ON THE FOLLOWING:

AREA	OCCUPANCY CLASSIFICATION	DENSITY (GPM/SF)	AREA OF APPLICATION (SF)
TOWNHOME	LIGHT HAZARD	0.10	1500

FIRE PROTECTION ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHED FLOOR
ATS	AUTOMATIC TRANSFER SWITCH
CR	CORROSION RESISTANT
D	DRAIN
DCV	DOUBLE CHECK VALVE
EC	EXTENDED COVERAGE
ELEV	ELEVATION
FA	FIRE ALARM
FACP	FIRE ALARM CONTROL PANEL
FD	FIRE DEPARTMENT
FDC	FIRE DEPARTMENT CONNECTION
FHV	FIRE HOSE VALVE
FP	FIRE PROTECTION
FPC	FIRE PUMP CONTROLLER
FPM	FEET PER MINUTE
FS	FLOW SWITCH
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	TOTAL DEVELOPED HEAD
HTC	HIGH TEMPERATURE CLASSIFICATION
HVC	HOSE VALVE CABINET
ITC	INTERMEDIATE TEMPERATURE CLASSIFICATION
JP	JOCKEY PUMP
JPC	JOCKEY PUMP CONTROLLER
N.C.	NORMALLY CLOSED
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OS&Y	OUTSIDE SCREW AND YOLK
PA	PREACTION
PAC	PREACTION ALARM VALVE CABINET
PD	PRESSURE DROP
PIV	PRESSURE INDICATOR VALVE
PRV	PRESSURE REDUCING VALVE
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RPM	REVOLUTIONS PER MINUTE
SS	SUPERVISORY SWITCH
TS	TAMPER SWITCH
TYP	TYPICAL
V	VOLTS
VEL	VELOCITY
WG	WIRE GUARD

SHEET INDEX - FIRE PROTECTION

SHEET NUMBER	SHEET NAME
R04 - FIRE PROTECTION	
F0.00.00	FIRE PROTECTION ABBREVIATIONS NOTES & SYMBOLS - MEDIUM TOP ENTRY
F1.40.00	FIRE PROTECTION - MEDIUM TOP ENTRY - LOWER LEVEL
F1.40.01	FIRE PROTECTION - MEDIUM TOP ENTRY - MIDDLE LEVEL
F1.40.02	FIRE PROTECTION - MEDIUM TOP ENTRY - MAIN LEVEL
F9.00.00	FIRE PROTECTION DETAILS - MEDIUM TOP ENTRY
Grand total: 5	

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Checked By:	JGK, STM
Job no.:	2023676.00

revisions:

no.:	date:	description:

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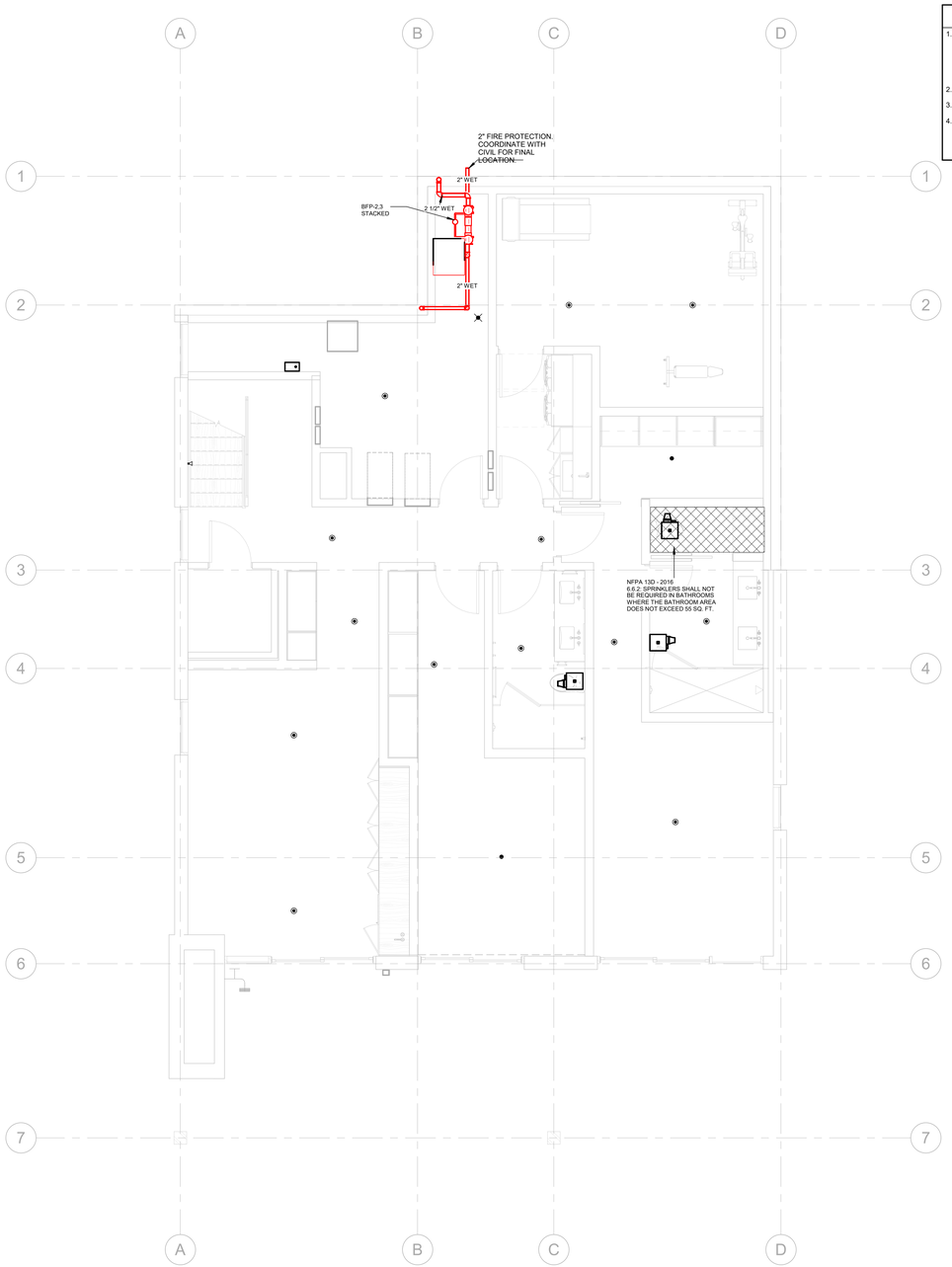
08/09/2024

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FIRE PROTECTION ABBREVIATIONS NOTES & SYMBOLS - MEDIUM TOP ENTRY

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GENERAL SPRINKLER NOTES

1. COORDINATE SPRINKLER HEAD LOCATIONS WITH ALL TRADES PRIOR TO FABRICATION OR INSTALLATION. LOCATIONS OF SPRINKLER HEADS AND PIPES ARE SHOWN FOR GRAPHICAL REPRESENTATION ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING COMPLETE FIRE SPRINKLER COVERAGE THAT IS FULLY NFPA CODE COMPLIANT BASED ON ACTUAL CONDITIONS AT NO ADDITIONAL COST TO THE OWNER. SPRINKLER PIPING SHALL ROUTE AROUND, PROVIDE PROPER CLEARANCES FOR AND AVOID CONFLICT WITH BUILDING EQUIPMENT AND SYSTEMS.
2. SPRINKLER HEAD DEFLECTORS SHALL BE INSTALLED WITH DISTANCES TO STRUCTURES AS PER NFPA-13 2007.
3. COORDINATE SPRINKLER HEAD LAYOUT AND QUANTITIES WITH FINAL ARCHITECTURAL RCP.
4. SPRINKLER HEAD LAYOUT IS PROVIDED FOR GENERAL DESIGN AND QUANTITIES ONLY. FINAL DESIGN, LOCATION AND QUANTITIES TO BE COORDINATED WITH ARCHITECTURAL RCP.



1 FIRE PROTECTION LOWER LEVEL
1/4" = 1'-0"

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08/09/2024

title:

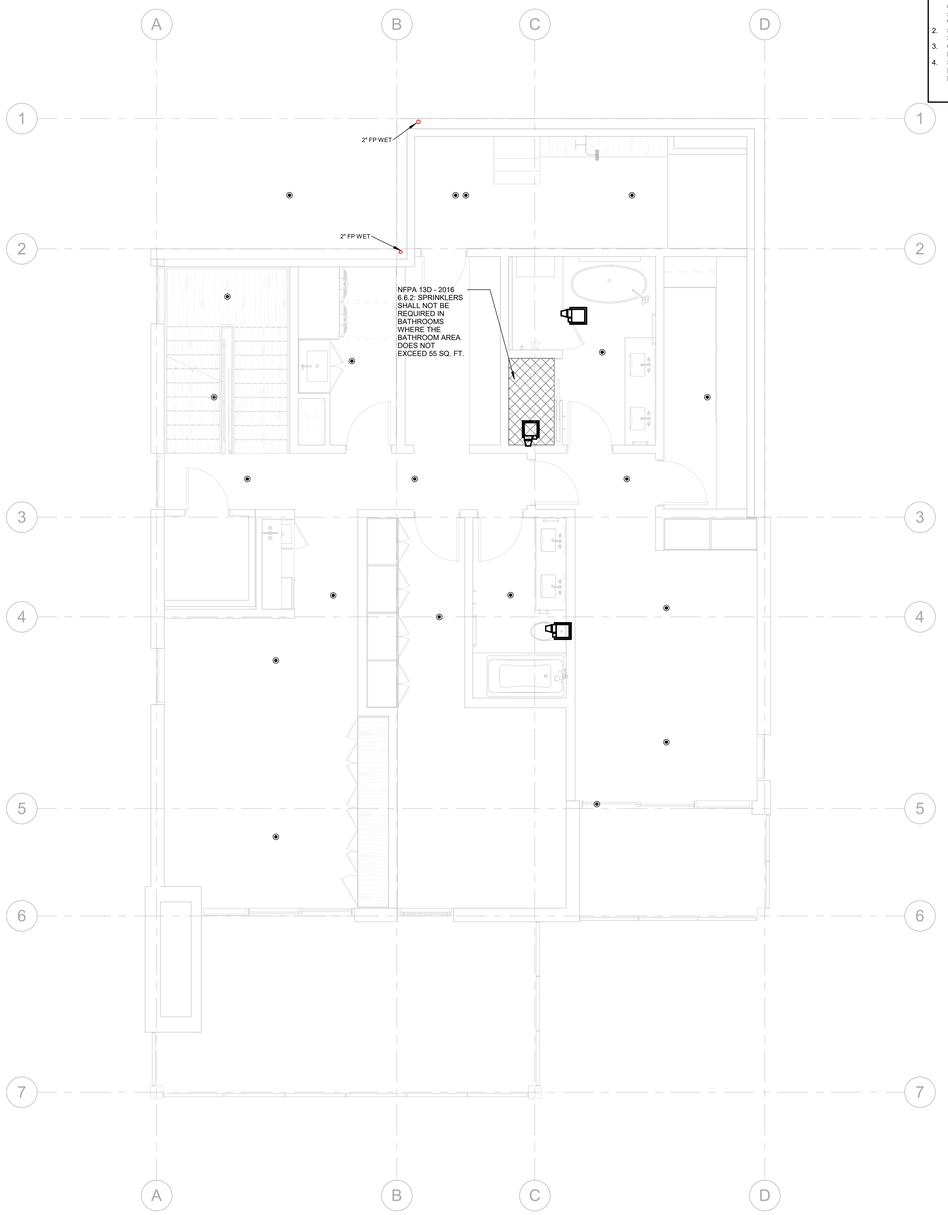
FIRE PROTECTION - MEDIUM TOP ENTRY - LOWER LEVEL

sheet:

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1 FIRE PROTECTION MIDDLE LEVEL
1/4" = 1'-0"

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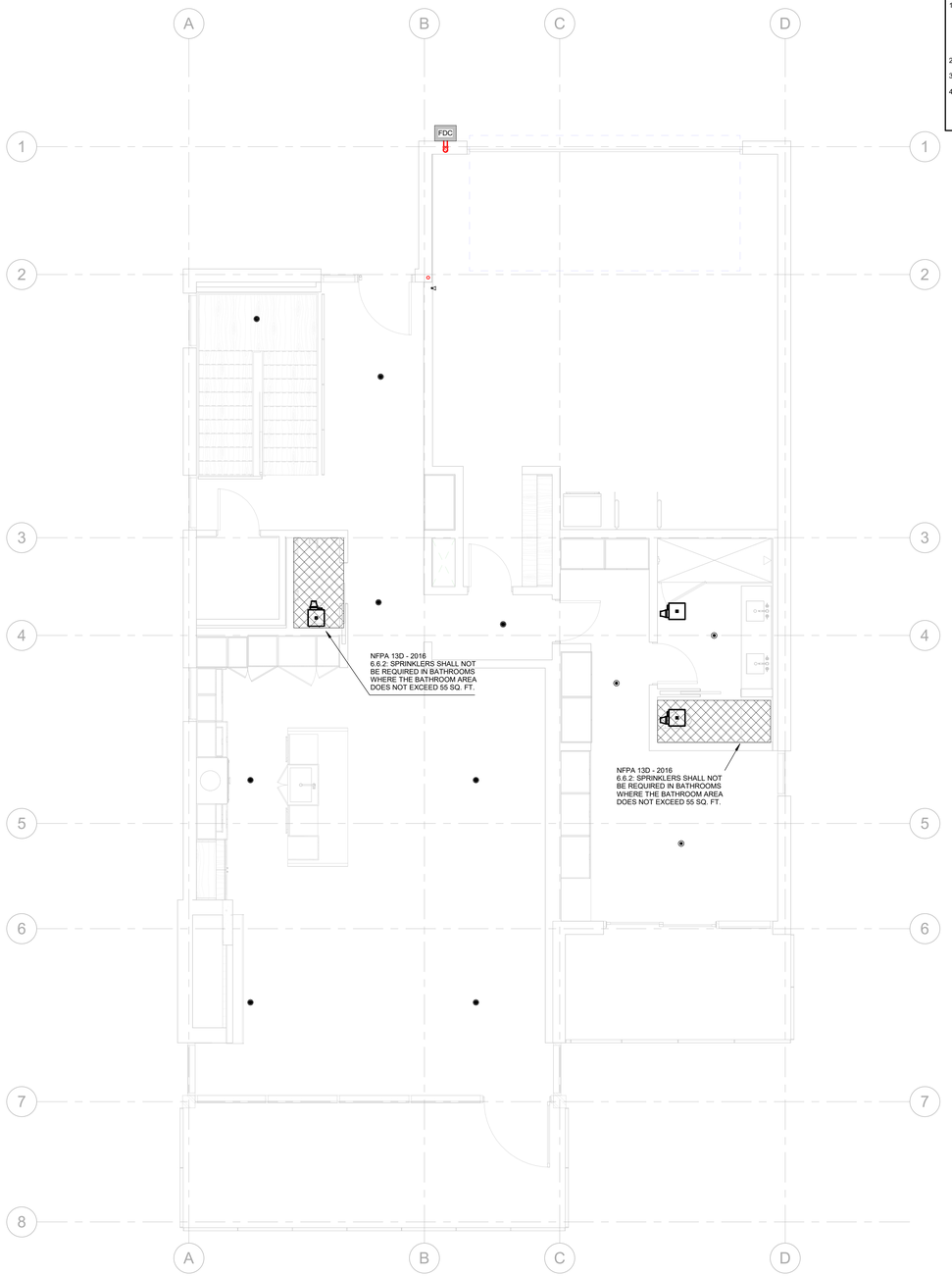
FIRE PROTECTION - MEDIUM TOP ENTRY - MIDDLE LEVEL

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GENERAL SPRINKLER NOTES

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1 FIRE PROTECTION MAIN LEVEL
1/4" = 1'-0"

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Job no.:	2023676.00

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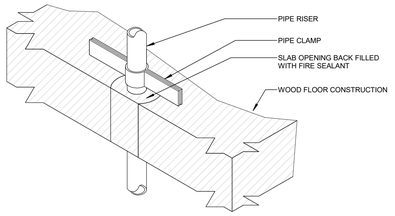
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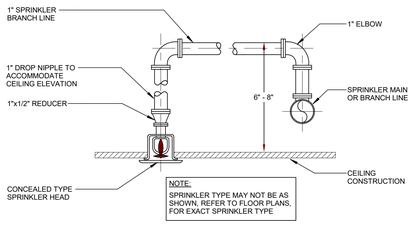
FIRE PROTECTION - MEDIUM TOP ENTRY - MAIN LEVEL

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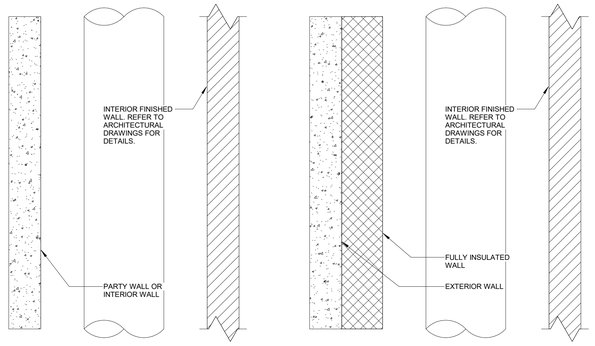
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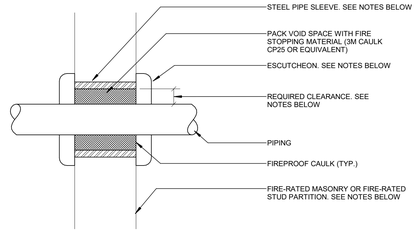
3 TYPICAL FLOOR PIPE PENETRATION DETAIL
NTS



1 RETURN BEND DETAIL
NTS



6 CHASE INSULATION DETAIL
NTS



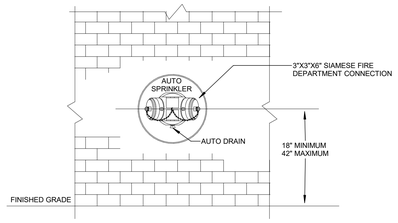
NOTES:

1. PIPE SLEEVES
   A. PIPE SLEEVES THROUGH FIRE-RATED MASONRY PARTITIONS OR FOUNDATION WALLS SHALL BE SCHEDULE 40 BLACK STEEL WITH MAXIMUM OF 1/2" CLEARANCE BETWEEN SLEEVE AND PIPE. SLEEVE SHALL BE EQUAL IN LENGTH TO DEPTH OF PARTITION OR WALL.
   B. PIPE SLEEVES THROUGH FIRE-RATED STUD PARTITIONS SHALL BE #18 GAGE GALVANIZED STEEL WITH MAXIMUM OF 1" CLEARANCE BETWEEN SLEEVE AND PIPE. SLEEVE SHALL BE EQUAL IN LENGTH TO DEPTH OF PARTITION.
2. ESCUTCHEONS
   A. ESCUTCHEONS IN FINISHED SPACES SHALL BE ANODIZED ALUMINUM OR CHROME-PLATED BRASS.
   B. ESCUTCHEONS IN UNFINISHED SPACES SHALL BE PLAIN BRASS, ALUMINUM, GALVANIZED STEEL OR CAST IRON.
   C. ESCUTCHEONS SHALL BE HELD IN PLACE BY INTERNAL SPRING TENSION OR SET SCREW.

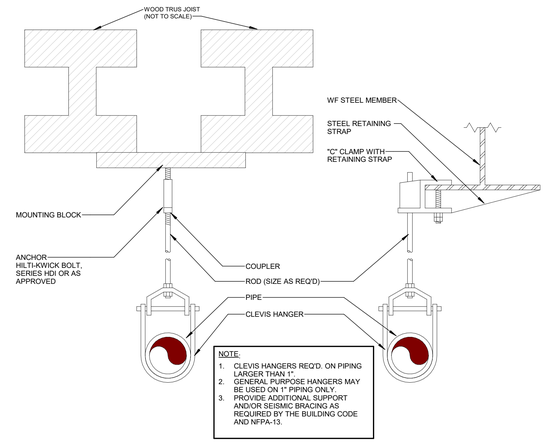
2 PIPE PENETRATION OF FIRE RATED WALL DETAIL
NTS

FIRE DEPARTMENT CONNECTION NOTES:

1. FIRE DEPARTMENT CONTRACTOR SHALL COORDINATE MOUNTING HEIGHT AND LOCATION OF THE FDC WITH THE LOCAL FIRE DEPARTMENTS REQUIREMENTS.
2. THE FIRE DEPARTMENT CONTRACTOR SHALL COORDINATE THE CONNECTION THREAD TYPE WITH THE LOCAL FIRE DEPARTMENT FOR COMPATIBILITY.
3. THE FDC SHALL BE POLISHED CHROME PLATED WITH THE FOLLOWING LETTERING: "AUTO-SPRINKLER".



7 FIRE DEPARTMENT CONNECTION DETAIL
NTS



4 TYPICAL PIPE HANGER DETAIL1
NTS

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08/09/2024

title:

FIRE PROTECTION DETAILS - MEDIUM TOP ENTRY

sheet:

F9.00.00

IMAGE	TYPE	DESCRIPTION	LOCATION	MANUFACTURER	MODEL	HOUSING	OPTICS	MOUNTING	FINISH	DIMMING	CCT	LUMENS	WATTAGE	URL
	LP	DECORATIVE PORTABLE LUMINAIRES	THROUGHOUT	TBD	REFER TO INTERIOR DESIGN DOCUMENTS	REFER TO INTERIOR DESIGN DOCUMENTS	REFER TO INTERIOR DESIGN DOCUMENTS	REFER TO INTERIOR DESIGN DOCUMENTS	TBD	0-10V	2700 K	500 L	200W	ALLOWANCE
	LD01	DECORATIVE VANITY SCONCES	ALL BATHROOMS	ARTICOLO STUDIOS	END TO END WALL SCONCE	24" X 2" X 4"	DIFFUSE	WALL MOUNT	BRASS	0-10V	2700 K	800 L	8W	https://articolostudios.com/product/slim-end-to-end-wall-sconce
	LD02	DECORATIVE VANITY SCONCES	ALL POWDER ROOMS	CLAUDE	SCAPE LIGHT	6" X 3.5" X 4.5"	N/A	WALL MOUNT	BRASS	0-10V	2700 K	200 L	2.6W	https://adorno.design/pieces/scape-wall-light/
	L01-g	ADJUSTABLE DOWNLIGHT	GYPSUM CEILING	VISUAL COMFORT & CO	ENTRA CL SQUARE FLANGED	IC RATED 17" X 11" X 9"H	60 DEG	RECESSED	WHITE	MLV	2700 K	1300 L	15W	VISUAL COMFORT AND CO ENTRA CL3.pdf
	L01-w	ADJUSTABLE DOWNLIGHT	WOOD CEILING	VISUAL COMFORT & CO	ENTRA CL SQUARE FLANGED	IC RATED 17" X 11" X 9"H	60 DEG	RECESSED	BLACK	MLV	2700 K	1300 L	15W	VISUAL COMFORT AND CO ENTRA CL3.pdf
	L02-g	ADJUSTABLE DOWNLIGHT WET	GYPSUM CEILING WET	VISUAL COMFORT & CO	ENTRA CL SQUARE FLANGED	IC RATED 17" X 11" X 9"H	60 DEG	RECESSED	WHITE	MLV	2700 K	1300 L	15W	VISUAL COMFORT AND CO ENTRA CL3.pdf
	L02-w	ADJUSTABLE DOWNLIGHT WET	WOOD CEILING WET	VISUAL COMFORT & CO	ENTRA CL SQUARE FLANGED	IC RATED 17" X 11" X 9"H	60 DEG	RECESSED	BLACK	MLV	2700 K	1300 L	15W	VISUAL COMFORT AND CO ENTRA CL3.pdf
	L03	FIXED DOWNLIGHT REMODEL OR SHALLOW HOUSING	STAIR LANDING	VISUAL COMFORT & CO	ENTRA CL REMODEL SQUARE FLANGED	IC RATED 4" X 6"	60 DEG	RECESSED	BLACK	MLV	2700 K	1300 L	15W	VISUAL COMFORT AND CO ENTRA CL3 REMODEL.pdf
	L04	CONCEALED LINEAR UNDERCABINET STRIP	UNDERCABINET LIGHTING	PROVIDE SWITCHED RECEPTACLE BEHIND CABINET	BASIS OF DESIGN - CONTINUOUS LED STRIP CONCEALED IN CABINET REVEAL	VARIES PROVIDE HOUSING AS INDICATED IN CABINETRY SHOP DRAWINGS	N/A	CONCEALED IN ROUTER CHANNEL OR MOUNTED IN RECESSED ALUMINUM CHANNEL WITH LENS.	N/A	LED DIM	2700 K	430 L/LF	3W/LF	ENVIRONMENTAL LIGHTS CL-10-5M REFERENCE SHEET.pdf
	L05	CONCEALED LINEAR INCABINET STRIP	CLOSETS	PROVIDE SWITCHED RECEPTACLE BEHIND CABINET	BASIS OF DESIGN - CONTINUOUS LED STRIP CONCEALED IN CABINET REVEAL	VARIES PROVIDE HOUSING AS INDICATED IN CABINETRY SHOP DRAWINGS	N/A	CONCEALED IN ROUTER CHANNEL OR MOUNTED IN RECESSED ALUMINUM CHANNEL WITH LENS.	N/A	LED DIM	2700 K	430 L/LF	3W/LF	ENVIRONMENTAL LIGHTS CL-10-5M REFERENCE SHEET.pdf
	L06	4"X18" SURFACE MOUNTED LED PANEL	CLOSETS	DMF	DRD5S	4" OCTAGONAL JUNCTION BOX	N/A	SURFACE MOUNTED	WHITE	LED DIM	2700 K	1500 L	17W	DMF LIGHTING DRD5S.pdf
	L07	LENSED LINEAR LENSED UTILITY STRIP	BACK OF HOUSE	CREE	LS8	96" X2.5" X 3"H	N/A	J-BOX WALL MOUNTED OR DIRECT CONDUIT FEED	WHITE	0-10V	3000 K	10000 L	80W	CREE LIGHTING LS8.pdf
	L08	COVE WET	COLD PLUNGE	LUMINII	KENDO XL WET	VARIES PROVIDE HOUSING AS INDICATED IN CABINETRY SHOP DRAWINGS	N/A	SURFACE MOUNTED IN CONCEALED COVE PROVIDE REMOTE DIMMING DRIVER	MATCH COVE FINISH	LED DIM 1% TO 100% RANGE	2700K	357 L/FT	24 V	LUMINII KENDO XL WET
	L09	COVE WET	SHOWERS	LUMINII	KENDO XL WET	VARIES PROVIDE HOUSING AS INDICATED IN CABINETRY SHOP DRAWINGS	N/A	SURFACE MOUNTED IN CONCEALED COVE PROVIDE REMOTE DIMMING DRIVER	MATCH COVE FINISH	LED DIM 1% TO 100% RANGE	2700K	357 L/FT	24 V	LUMINII KENDO XL WET
	X01	ADJUSTABLE DOWNLIGHT WET	EXTERIOR	VISUAL COMFORT & CO	ENTRA CL SQUARE FLANGED	IC RATED 17" X 11" X 9"H	60 DEG	RECESSED	BLACK	MLV	2700 K	1300 L	15W	VISUAL COMFORT AND CO ENTRA CL3.pdf
	X02	WALL MOUNTED SCONCE WET FULLY SHIELDED	EXTERIOR GARAGE	BEACHSIDE LIGHTING	L-014-S WITH SQUARE BACK PLATE	2.4" DIA X 5.9" H	48 DEG	SURFACE MOUNTED SUPPLY SQUARE CANOPY COVER	BRONZE	ELV	2700 K	578 L	11W	BEACHSIDE LIGHTING L-014-S.pdf
	X03	SCONCE	DECK	BEACHSIDE LIGHTING	E1	1.9" DIA X 4.6" H	N/A	SURFACE MOUNTED TO STEEL BEAM OR RAILING	BRONZE	ELV	2700 K	143 L/LF	3W/LF	BEACHSIDE LIGHTING E1.pdf
	X04	BOLLARD	PATHLIGHTING	BEACHSIDE LIGHTING	MB4	2.4" DIA X 20" H	N/A	SURFACE MOUNTED	BRONZE	ELV	2700 K	400 L	8W	BEACHSIDE LIGHTING SPEC_MB4_PATH LIGHT.pdf
		LIGHTING CONTROL SYSTEM	THROUGHOUT	LUTRON	HOMEWORKS OR RADIO RA3	N/A	N/A	SURFACE MOUNTED	WHITE	N/A	N/A	N/A	N/A	LUTRON HOMEWORKS SYSTEM.pdf
	KP	KEYPAD	THROUGHOUT	LUTRON	RADIO RA III SUNNATA	N/A	N/A	SURFACE MOUNTED	WHITE	N/A	N/A	N/A	N/A	LUTRON PALLADIOM.pdf
	D	DIMMER	BACK OF HOUSE	LUTRON	MAESTRO	N/A	N/A	SURFACE MOUNTED	WHITE	N/A	N/A	N/A	N/A	LUTRON MAESTRO.pdf
	OS	OCCUPANCY SENSOR SWITCH	BACK OF HOUSE	LUTRON	MAESTRO	N/A	N/A	SURFACE MOUNTED	WHITE	N/A	N/A	N/A	N/A	LUTRON MAESTRO SENSOR SWITCH.pdf
	JS	JAMB SWITCH	CABINETS	HAFELE	DOOR CONTACT SWITCH WITH LEAD	N/A	N/A	CABINET HINGE	WHITE	N/A	N/A	N/A	N/A	HAFELE JAMB SWITCH.pdf

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project manager: TM
drawn by: SK, SL, CY
checked by: QC
job no.: 23038

revisions:

no.: date: description:

NOT FOR CONSTRUCTION

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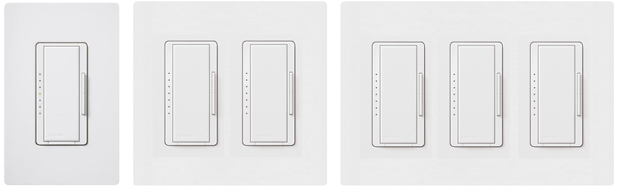
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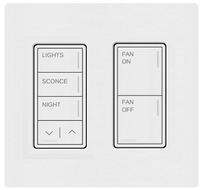
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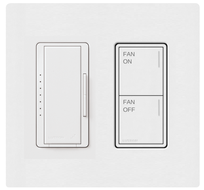
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STANDARD DIMMER SWITCH 1-GANG, 2-GANG, 3-GANG



KP01 - BATHROOMS



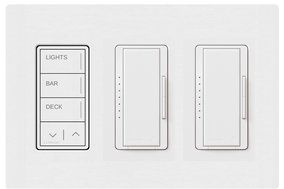
KP02 - TOILET



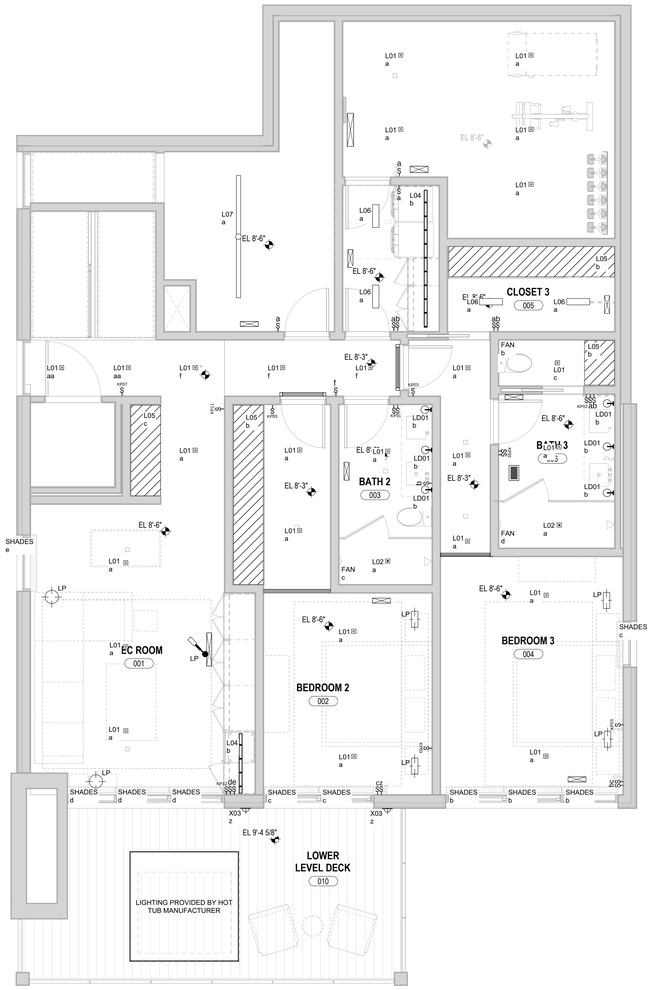
KP03 - BEDROOMS

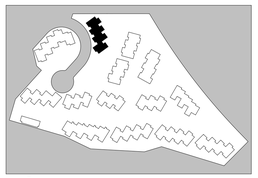


KP11 - TV/REC ROOM



KP12 - TV/REC ROOM BY EXTERIOR DOOR





KEY PLAN - MEDIUM TOP UNITS

SCALE: 1" = 300'-0"

1 LOWER LEVEL RCP

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

0" 2" 4" 8"

IMAGE	TYPE	DESCRIPTION
	LP	DECORATIVE PORTABLE LUMINAIRES
	LD01	DECORATIVE VANITY SCONCES
	LD02	DECORATIVE VANITY SCONCES
	L01-g	ADJUSTABLE DOWNLIGHT
	L01-w	ADJUSTABLE DOWNLIGHT
	L02-g	ADJUSTABLE DOWNLIGHT WET
	L02-w	ADJUSTABLE DOWNLIGHT WET
	L03	FIXED DOWNLIGHT REMODEL OR SHALLOW HOUSING
	L04	CONCEALED LINEAR UNDERCABINET STRIP
	L05	CONCEALED LINEAR INCABINET STRIP
	L06	4"X18" SURFACE MOUNTED LED PANEL
	L07	LENSED LINEAR LENSED UTILITY STRIP
	L08	COVE WET
	L09	COVE WET
	X01	ADJUSTABLE DOWNLIGHT WET
	X02	WALL MOUNTED SCONCE WET FULLY SHIELDED
	X03	SCONCE
	X04	BOLLARD
		LIGHTING CONTROL SYSTEM
	KP	KEYPAD
	D	DIMMER
	OS	OCCUPANCY SENSOR SWITCH
	JS	JAMB SWITCH

L01 a — LUMINAIRE TYPE REFER TO LUMINAIRE SCHEDULE

LIGHTING CONTROL ZONE COMBINE WITH ROOM NUMBER

LUMINAIRE SYMBOL REFER TO SYMBOL LEGEND

INDICATES LIGHTING AND SHADE CONTROL LOCATION ONLY

KEYPAD QUANTITY TO BE DETERMINED

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stamp/seal:

principal architect:	TK
project manager:	TM
drawn by:	SK, SL, CY
checked by:	QC
job no.:	23038

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no.:	date:	description:

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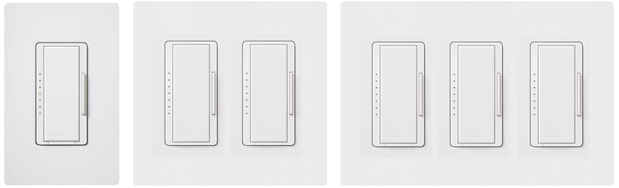
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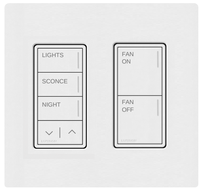
UNIT RCP - MEDIUM TOP - LOWER LEVEL

sheet:

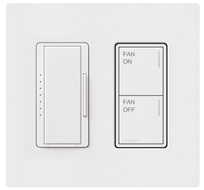
EL6.40.00



STANDARD DIMMER SWITCH 1-GANG, 2-GANG, 3-GANG



KP01 - BATHROOMS



KP02 - TOILET



KP03 - BEDROOMS



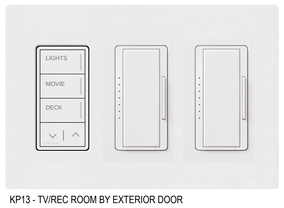
KP07 - PRIMARY BED AND BUNK



KP11 - TV/REC ROOM



KP10 - PRIMARY BED



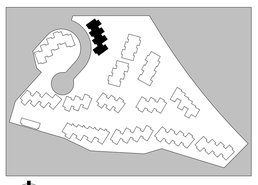
KP13 - TV/REC ROOM BY EXTERIOR DOOR



1 MIDDLE LEVEL RCP

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

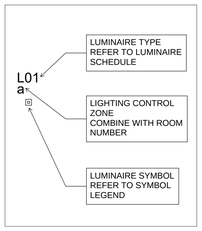
0" 2" 4" 8"

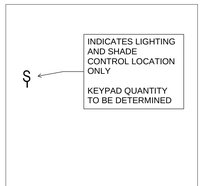


KEY PLAN - MEDIUM TOP UNITS

SCALE: 1" = 300'-0"

IMAGE	TYPE	DESCRIPTION
	LP	DECORATIVE PORTABLE LUMINAIRES
	LD01	DECORATIVE VANITY SCONCES
	LD02	DECORATIVE VANITY SCONCES
	L01-g	ADJUSTABLE DOWNLIGHT
	L01-w	ADJUSTABLE DOWNLIGHT
	L02-g	ADJUSTABLE DOWNLIGHT WET
	L02-w	ADJUSTABLE DOWNLIGHT WET
	L03	FIXED DOWNLIGHT REMODEL OR SHALLOW HOUSING
	L04	CONCEALED LINEAR UNDERCABINET STRIP
	L05	CONCEALED LINEAR INCABINET STRIP
	L06	4"X18" SURFACE MOUNTED LED PANEL
	L07	LENSED LINEAR LENSED UTILITY STRIP
	L08	COVE WET
	L09	COVE WET
	X01	ADJUSTABLE DOWNLIGHT WET
	X02	WALL MOUNTED SCONCE WET FULLY SHIELDED
	X03	SCONCE
	X04	BOLLARD
		LIGHTING CONTROL SYSTEM
	KP	KEYPAD
	D	DIMMER
	OS	OCCUPANCY SENSOR SWITCH
	JS	JAMB SWITCH





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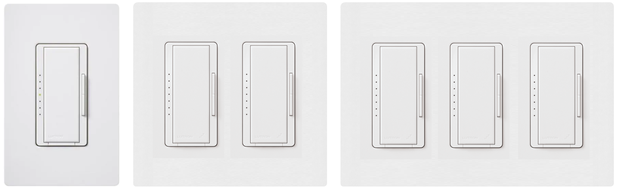
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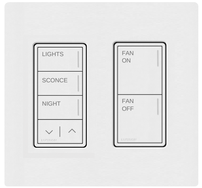
UNIT RCP - MEDIUM TOP - MIDDLE LEVEL

sheet:

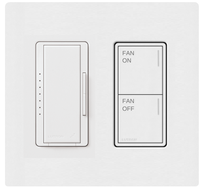
EL6.40.01



STANDARD DIMMER SWITCH 1-GANG, 2-GANG, 3-GANG



KP01 - BATHROOMS



KP02 - TOILET



KP03 - BEDROOMS



KP05 - ENTRY



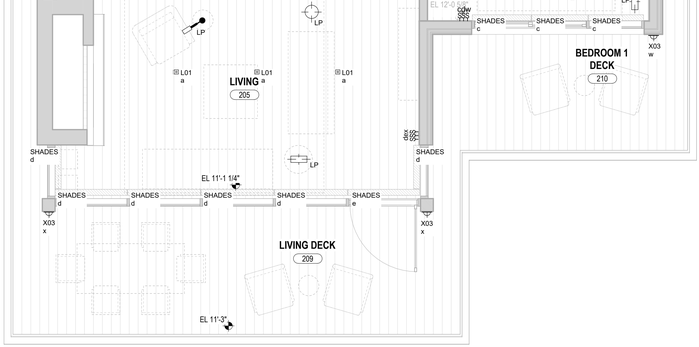
KP06 - KITCHEN, DINING



KP07 - PRIMARY BEDROOM



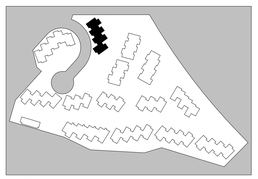
KP14 - ELEVATOR



1 **MAIN LEVEL RCP**

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

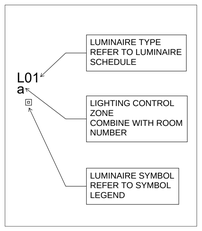
0" 2' 4' 8'

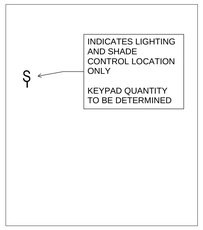


1 **KEY PLAN - MEDIUM TOP UNITS**

SCALE: 1" = 300'-0"

IMAGE	TYPE	DESCRIPTION
	LP	DECORATIVE PORTABLE LUMINAIRES
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	LD02	DECORATIVE VANITY SCONCES
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	L01-w	ADJUSTABLE DOWNLIGHT
	L02-g	ADJUSTABLE DOWNLIGHT WET
	L02-w	ADJUSTABLE DOWNLIGHT WET
	L03	FIXED DOWNLIGHT REMODEL OR SHALLOW HOUSING
	L04	CONCEALED LINEAR UNDERCABINET STRIP
	L05	CONCEALED LINEAR INCABINET STRIP
	L06	4"X18" SURFACE MOUNTED LED PANEL
	L07	LENSED LINEAR LENSED UTILITY STRIP
	L08	COVE WET
	L09	COVE WET
	X01	ADJUSTABLE DOWNLIGHT WET
	X02	WALL MOUNTED SCONCE WET FULLY SHIELDED
	X03	SCONCE
	X04	BOLLARD
		LIGHTING CONTROL SYSTEM
	KP	KEYPAD
	D	DIMMER
	OS	OCCUPANCY SENSOR SWITCH
	JS	JAMB SWITCH





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job no.:	23038

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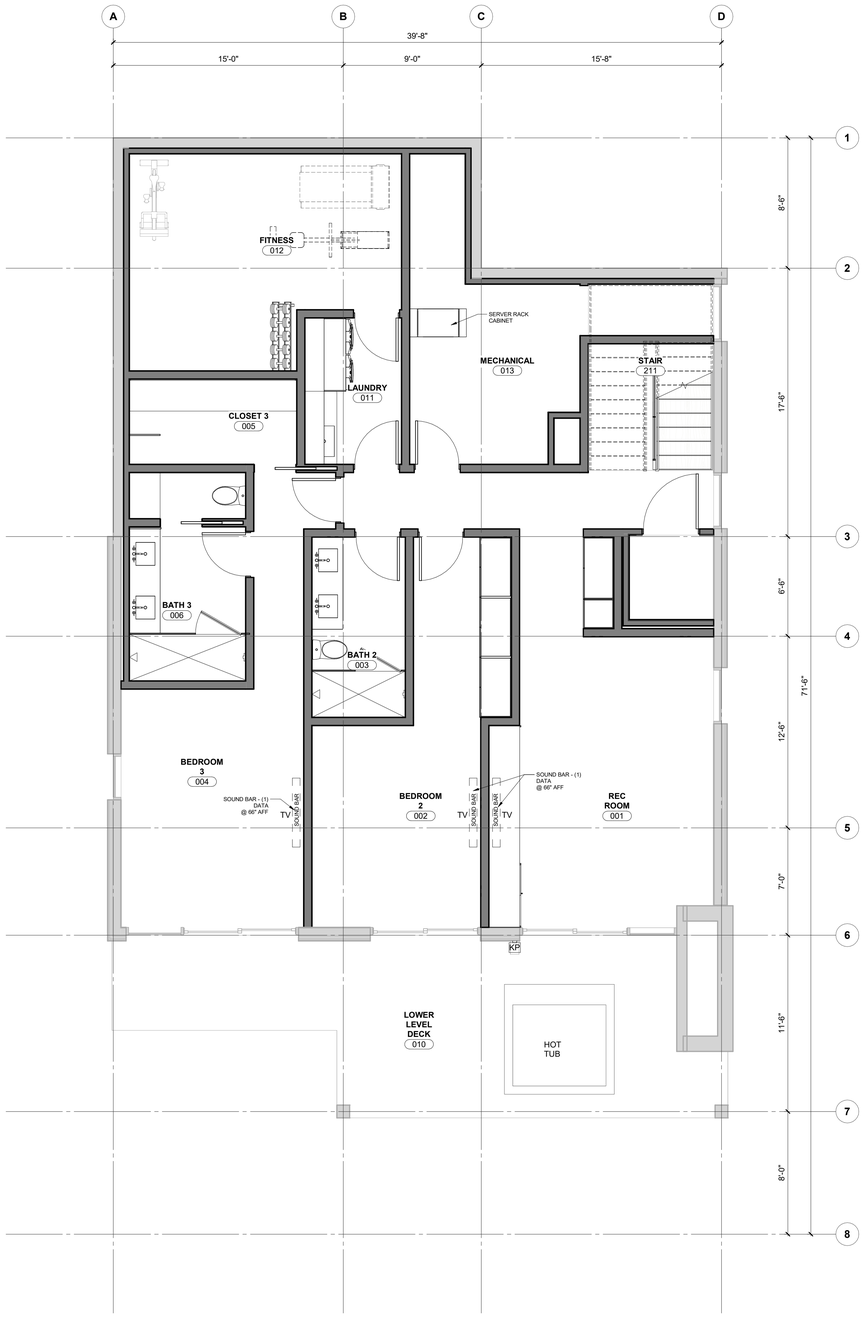
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UNIT RCP - MEDIUM TOP - MAIN LEVEL

sheet:

EL6.40.02



1 LOWER LEVEL FLOOR PLAN - A/V

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

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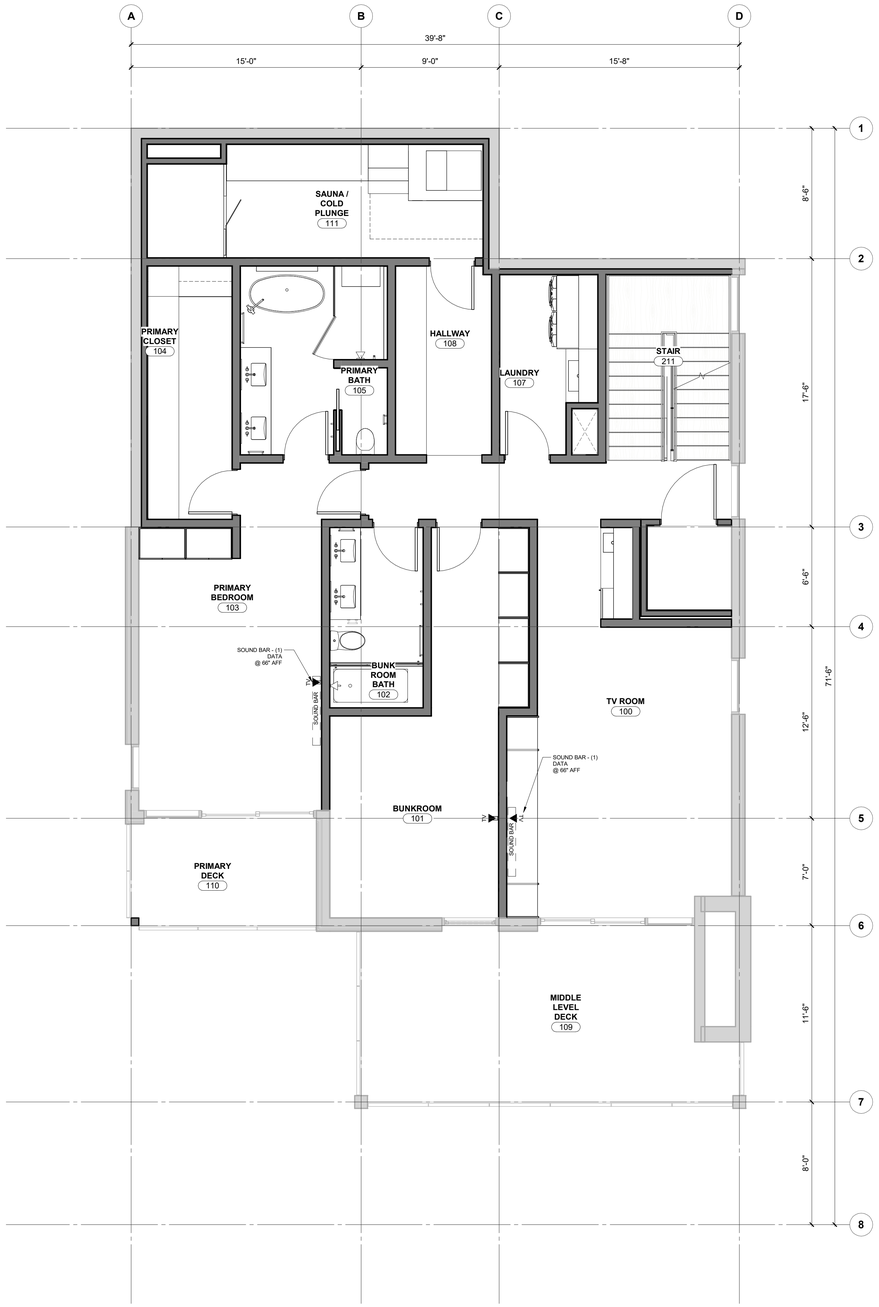
BUILDING PERMIT SET
07.08.2024

title:

LOWER LEVEL - A/V PLAN

sheet:

TE.AV.01



1 MIDDLE LEVEL FLOOR PLAN - A/V

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

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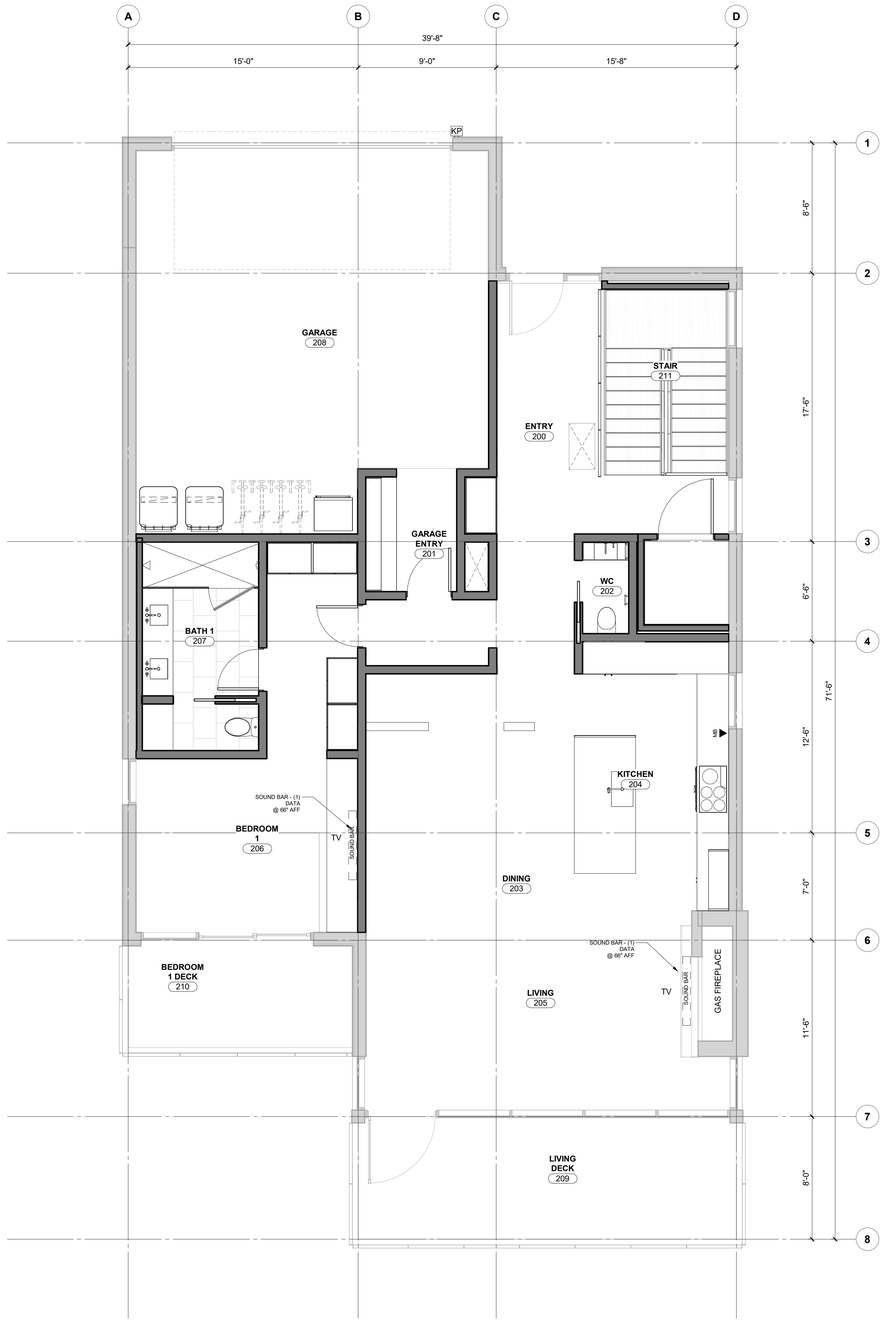
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07.08.2024

title:
MIDDLE LEVEL - A/V PLAN

sheet:
TE.AV.02



1 MAIN LEVEL FLOOR PLAN - A/V

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

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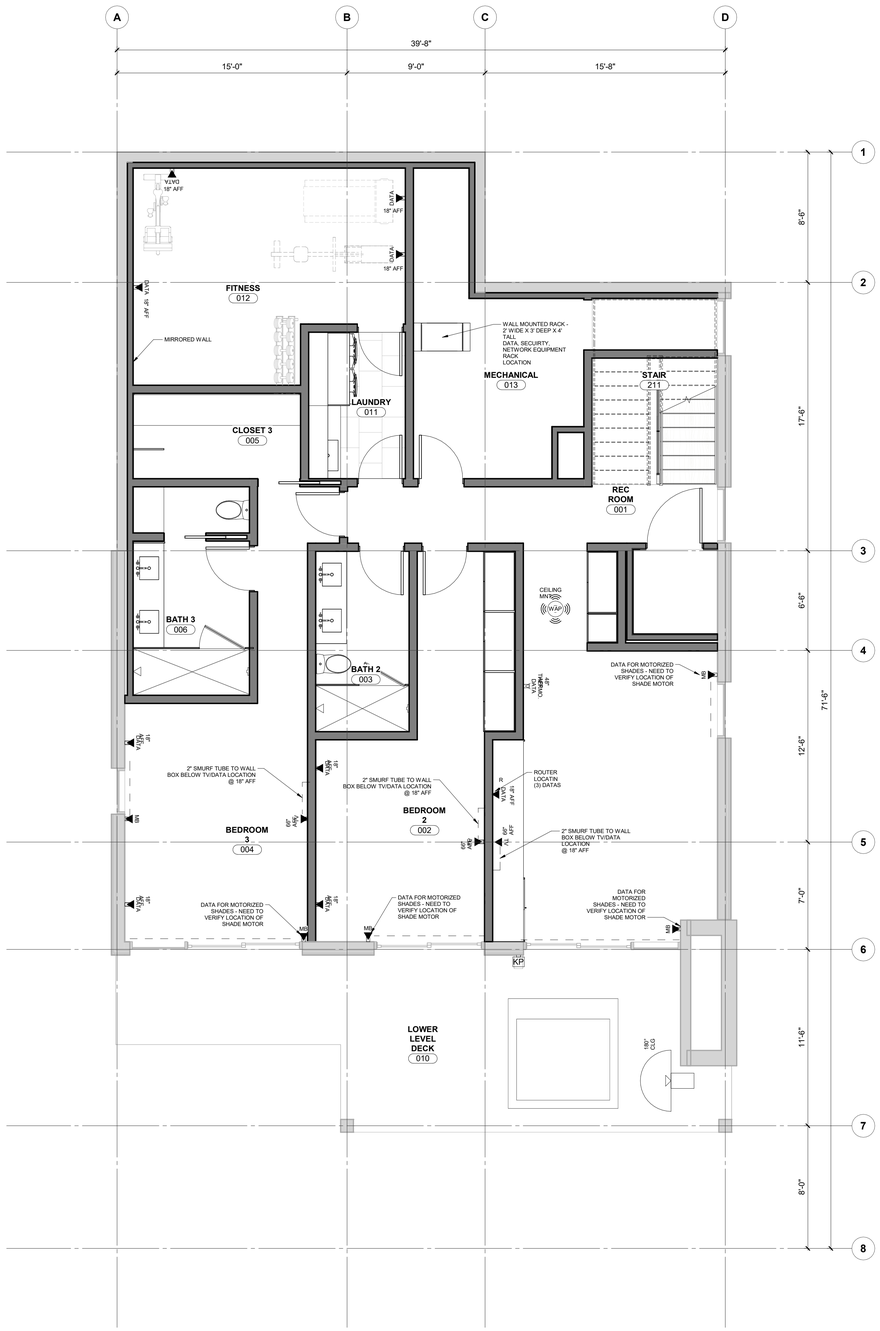
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BUILDING PERMIT SET
07.08.2024

title:
MAIN LEVEL - A/V PLAN

sheet:
TE.AV.03



1 LOWER LEVEL FLOOR PLAN - DATA

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

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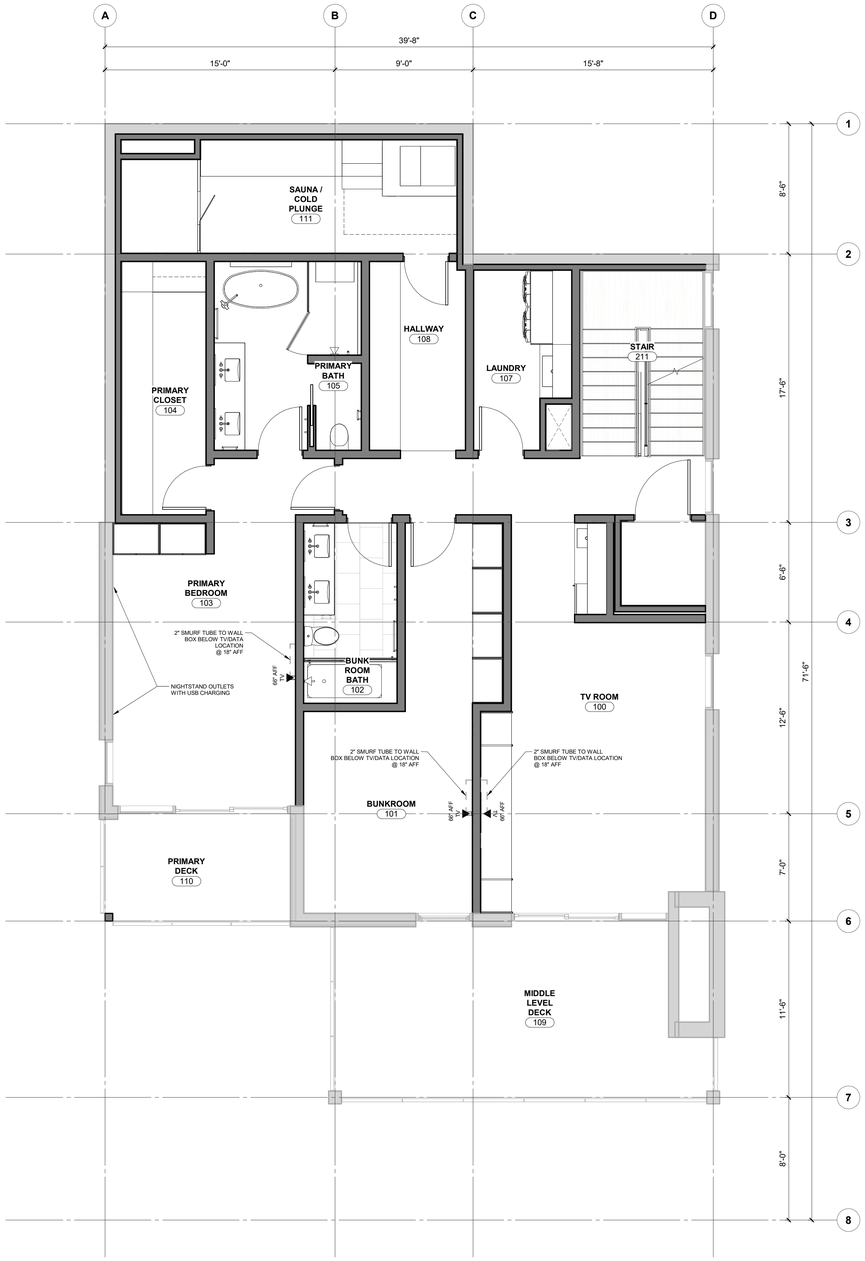
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BUILDING PERMIT SET
07.08.2024

title:
LOWER LEVEL - DATA PLAN

sheet:
TE.DA.01



1 MIDDLE LEVEL FLOOR PLAN - DATA

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

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title:
MIDDLE LEVEL - DATA PLAN

sheet:
TE.DA.02



1 MAIN LEVEL FLOOR PLAN - DATA

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

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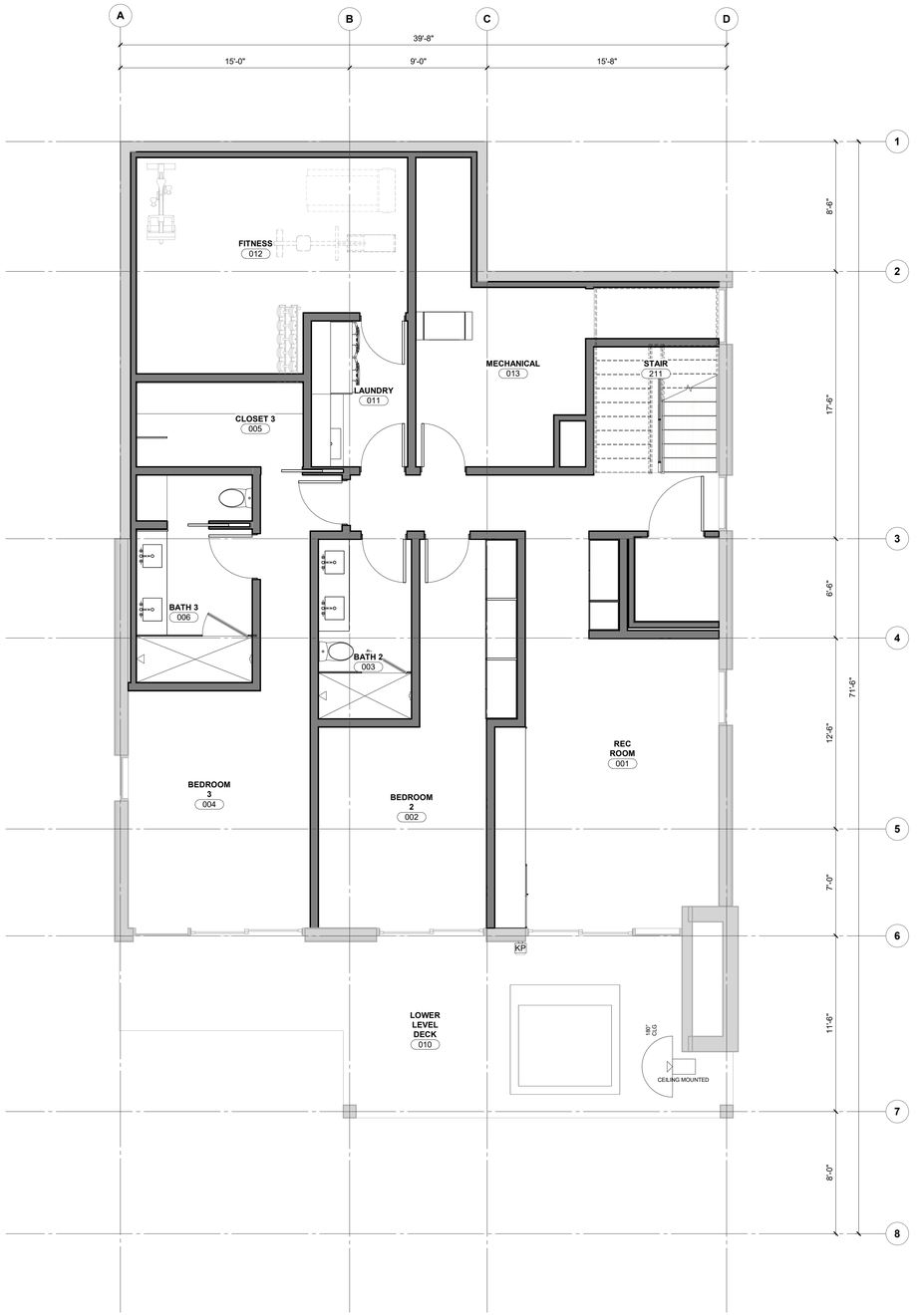
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title:
MAIN LEVEL - DATA PLAN

sheet:
TE.DA.03



1 LOWER LEVEL FLOOR PLAN - SECURITY PLAN

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

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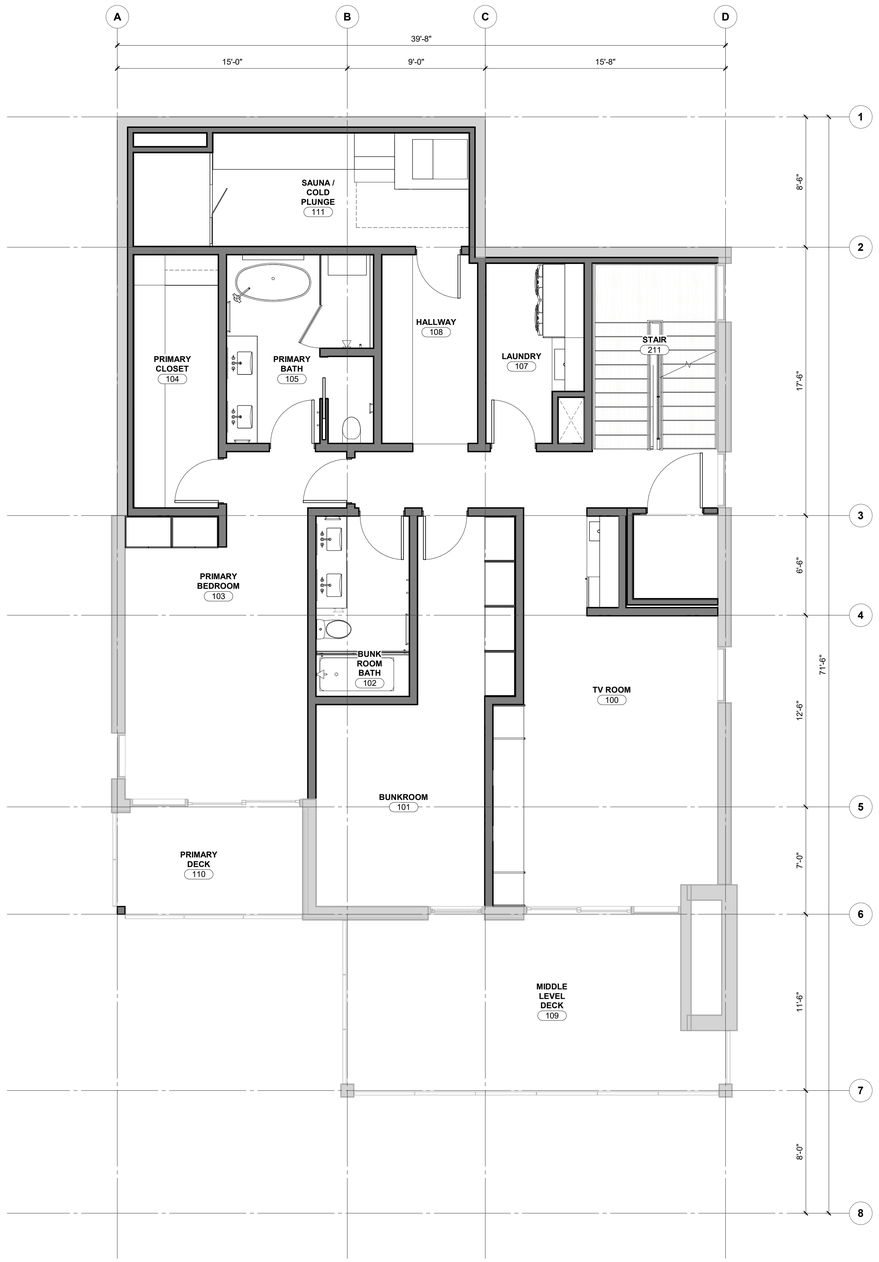
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title:

LOWER LEVEL - SECURITY PLAN

sheet:

TE.SC.01



1 MIDDLE LEVEL FLOOR PLAN - SECURITY PLAN

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

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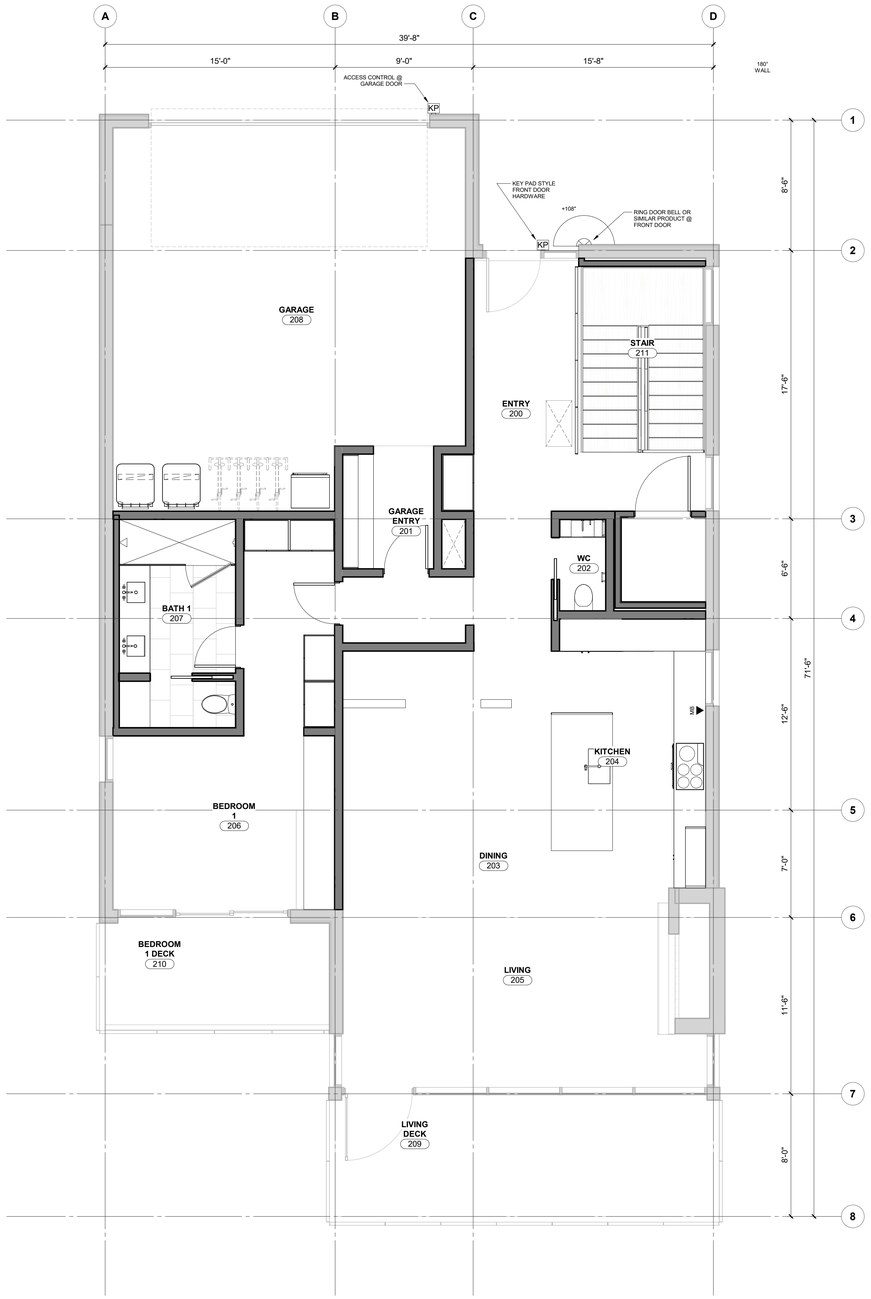
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BUILDING PERMIT SET
07.08.2024

title:
MIDDLE LEVEL - SECURITY PLAN

sheet:
TE.SC.02



1 MAIN LEVEL FLOOR PLAN - SECURITY PLAN

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

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title:

MAIN LEVEL - SECURITY PLAN

sheet:

TE.SC.03