

HIDDEN CREEK COMMUNITY ENVELOPE UPGRADE PROJECT BUILDING 32

2100 CANYONS RESORT DR.
PARK CITY, UTAH 84098

JANUARY 2024

GENERAL NOTES:










1. CONTRACTOR MUST VISIT THE SITE SO AS TO BE FAMILIAR WITH ALL EXISTING CONDITIONS BEFORE SUBMITTING BID, BRING ANY QUESTIONS OR CONCERNS TO THE ATTENTION OF THE ENGINEER FOR CLARIFICATION, FOR ADDENDUM PRIOR TO BID OPENING. NO ALLOWANCES WILL BE MADE FOR CONDITIONS THAT ARE CLEARLY VISIBLE.
2. CONTRACTOR SHALL WORK WITH LOCAL REPRESENTATIVE ON SCHEDULING TO INSURE CONTINUED USE OF THE BUILDING. NEITHER THE CONTRACTOR NOR ANY OF HIS PEOPLE SHALL HAVE ACCESS TO THE BUILDING WITHOUT PRIOR AUTHORIZATION.
3. ALL SAFETY STANDARDS AND REQUIREMENTS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
4. EXISTING ROOF PENETRATIONS WILL BE FLASHED AND PAINTED.
5. ALL EXISTING ROOF VENTS, MECHANICAL UNITS, ROOF HATCHES, ETC. WILL BE A MINIMUM OF 10" ABOVE THE FINISHED ROOF.
6. ALL NEW METAL WILL BE GALVANIZED OR PRE-FINISHED. CAULKING WILL BE SAME COLOR AS METAL.
7. BEFORE FABRICATION OF ANY SHEET METAL WORK, SUBMIT SHOP DRAWINGS TO ENGINEER FOR REVIEW AND APPROVAL. ALL WORK TO CONFORM TO NRCA OR SMACNA DETAILS AND REQUIREMENTS WHERE NOT SPECIFICALLY DETAILED OTHERWISE.
8. COMPLY WITH ALL MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
9. CONTRACTOR RESPONSIBLE TO KEEP BUILDING WATERTIGHT AT ALL TIMES. STARTING FROM NOTICE TO PROCEED TO SUBSTANTIAL COMPLETION ANY DAMAGE TO THE BUILDING OR ITS CONTENTS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR TO SCHEDULE TIME WITH OWNER'S LOCAL REPRESENTATIVE AND VERIFY FUNCTION OF ALL MECHANICAL EQUIPMENT IMPACTED BY THE WORK PRIOR TO DISCONNECTING ANY COMPONENTS. CONTRACTOR & OWNER TO VERIFY THAT ALL EQUIPMENT IS OPERATING PROPERLY. CONTRACTOR IS RESPONSIBLE FOR DEMONSTRATING THAT ALL UNITS ARE IN THE SAME OR BETTER OPERATING CONDITION AT THE COMPLETION OF THE PROJECT. COORDINATE SHUTDOWN OF EQUIPMENT WITH OWNER'S LOCAL REPRESENTATIVE.
11. GUTTERS & DOWNSPOUTS:

a. RIVETS & SCREWS TO BE PAINTED SAME COLOR (NO SPRAY PAINT)

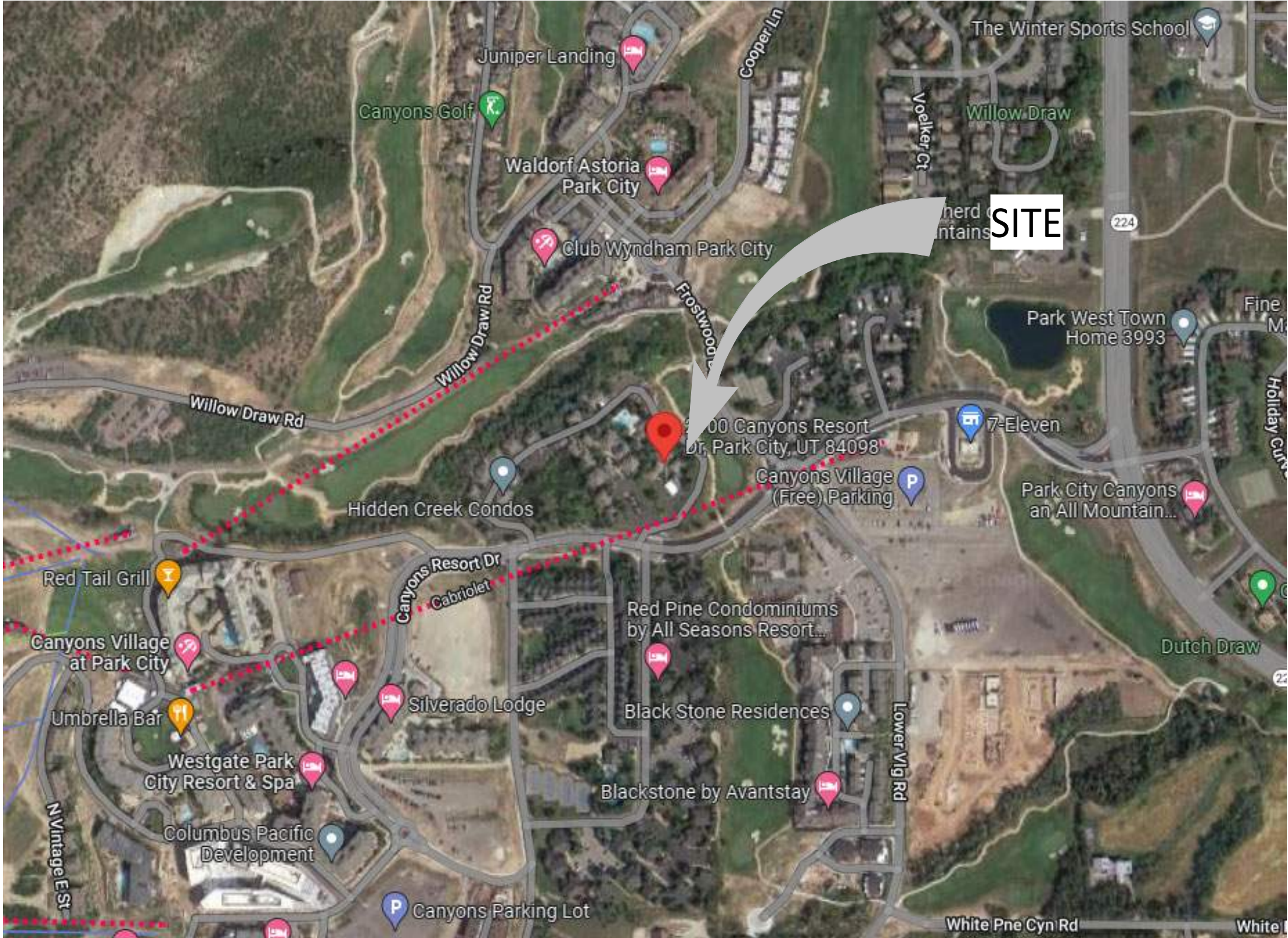
b. USE POP RIVETS AT ALL CONNECTIONS FROM DOWNSPOUTS TO DOWNSPOUTS.

c. SPLASH BLOCKS TO BE UNDER EVERY DOWNSPOUT - CHECK EXISTING SITE. PROVIDE NEW CONCRETE SPLASH BLOCK IF NONE EXISTING.

d. ALL JOINTS TO BE SEALED WATER TIGHT.
12. BEFORE ORDERING ANY MATERIALS, VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. **DO NOT SCALE DRAWINGS FOR QUANTITIES.**
13. PRIOR TO REMOVAL OF ANY ROOFING MATERIALS, CONTRACTOR TO INSTALL NEW GALVANIZED METAL STRAP ON ALL FLUES ASSOCIATED WITH WATER HEATERS, FURNACES OR OTHER COMBUSTABLE FUEL. MECHANICAL EQUIPMENT. SECURE NEW STRAP TO CEILING STRUCTURE. BEFORE INSTALLATION OF ANY NEW PIPE JACKS AND PIPE FLASHINGS CHECK MECHANICAL FLUES AND VENTS FOR ANY SETTLEMENT OR SHIFTING INTO ROOF. CONTRACTOR TO VERIFY THAT MECHANICAL EQUIPMENT VENTING TO HAVE POSITIVE RELEASE FLOW TO ROOF VENT AND FLUE IS SECURED TO ORIGINAL HEIGHT AND ALL CONNECTIONS ARE TIGHT AND SECURE. CONTRACTOR TO EXPLORE ATTIC AND ROOF FRAMING SPACES FOR BATHROOM OR LAUNDRY ROOM VENTS THAT TERMINATE IN THE ATTIC OR FRAMING SPACE. EXTEND RESTROOM VENTS THROUGH ATTIC AND PENETRATE EITHER THE ROOF OR THE EXTERIOR WALL, WHICHEVER IS CLOSER AND MOST CONVENIENT. NOTIFY ARCHITECT OF DRYER VENTS. A LENGTH MEASUREMENT AND CALCULATION IS REQUIRED TO DETERMINE IF AN IN-LINE FAN WILL BE REQUIRED TO EXTEND THE VENT. INSTALL GALVANIZED METAL RAIN CAP ON NEW BATHROOM AND LAUNDRY VENTS PENETRATING THE ROOF.
14. AT THE END OF CONSTRUCTION, CONTRACTOR IS TO CLEAN OUT AND FLUSH ALL GUTTERS & DOWNSPOUTS TO MAKE SURE THEY ARE NOT PLUGGED AND ARE IN WORKING CONDITION.
15. CONTRACTOR TO SUPPLY AN ON SITE PORTABLE RESTROOM. FACILITY RESTROOMS ARE NOT TO BE USED BY CONTRACTOR OR CONTRACTOR'S EMPLOYEES. LOCATION OF PORTABLE RESTROOM TO BE DETERMINED DURING PRE-CONSTRUCTION MEETING.

COMMON SYMBOLS & ABBREVIATIONS			
SYMBOLS	ABBREVIATIONS		
	ROOM FINISH KEYNOTE	A.F.F. = ABOVE FINISHED FLOOR	H.W.H. = HOT WATER HEATER
	GENERAL KEYNOTE	ALUM. = ALUMINUM	LT. = LIGHT
	WALL CALLOUT	BD. = BOARD	MAX. = MAXIMUM
	WINDOW CALLOUT	CONC. = CONCRETE	MECH. = MECHANICAL
	DOOR CALLOUT	DIA. = DIAMETER	MFR. = MANUFACTURER
	SECTION CALLOUT	EA. = EACH	MH = MANHOLE
	ELEVATION CALLOUT	FD = FLOOR DRAIN	MIN. = MINIMUM
	DETAIL CALLOUT	FURN. = FURNACE	NO. = NUMBER
	ELEVATION MARKER	G.A. = GAUGE	N.T.S. = NOT TO SCALE
		GALV. = GALVANIZED	O.C. = ON CENTER
		GPF = GALLONS PER FLUSH	O.H. = OVERHANG
		GYP. = GYPSUM	PR. = PAIR
		HB = HOSE BIB	RCP = REFLECTED CEILING PLAN
		H.C. = HANDI-CAP	RE. = REFERENCE

SHEET INDEX	
SHEET NO.	SHEET TITLE
G1.00	COVER SHEET
A0.01	DESIGN PALETTE
A1.01	BUILDING 32 - MAIN LEVEL
A1.02	BUILDING 32 - UPPER LEVEL
A1.32	BUILDING 32 - ROOF PLAN TOWNHOME
A2.32A	BUILDING 32 - ELEVATIONS TOWNHOME
A2.32B	BUILDING 32 - ELEVATIONS TOWNHOME
A2.32C	BUILDING 32 - ELEVATIONS TOWNHOME
A2.32D	BUILDING 32 - ELEVATIONS TOWNHOME
A5.01	ROOF DETAILS
A5.02	ROOF DETAILS
A5.03	WALL DETAILS
A5.04	WALL DETAILS
S0.00	GENERAL NOTES
S5.01	STRUCTURAL DETAILS



VICINITY MAP

REVISIONS		DESCRIPTION				
	DATE					

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DESIGN THEORY STUDIO
INTERIOR ARCHITECTURAL DESIGN

Hidden Creek at the Canyons
Park City, UT

Exterior Design
Specifications

605 Scenic Bluff Dr, Georgetown, TX 78628
P. 805-878-0323 | E. audra@designtheorystudio.com



Design Palette

P-1

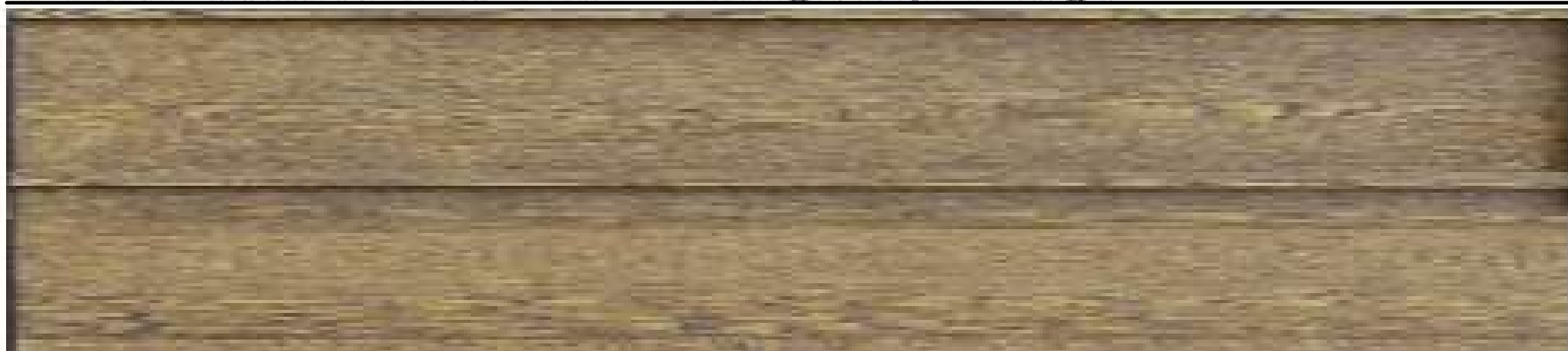
**Main Body Color &
Window/Door Trim:**
Horizontal Siding
Sherwin Williams
9131 Cornwall Slate



TH Stone
Harristone
Pattern: Mason's Choice
Color: Ash Creek

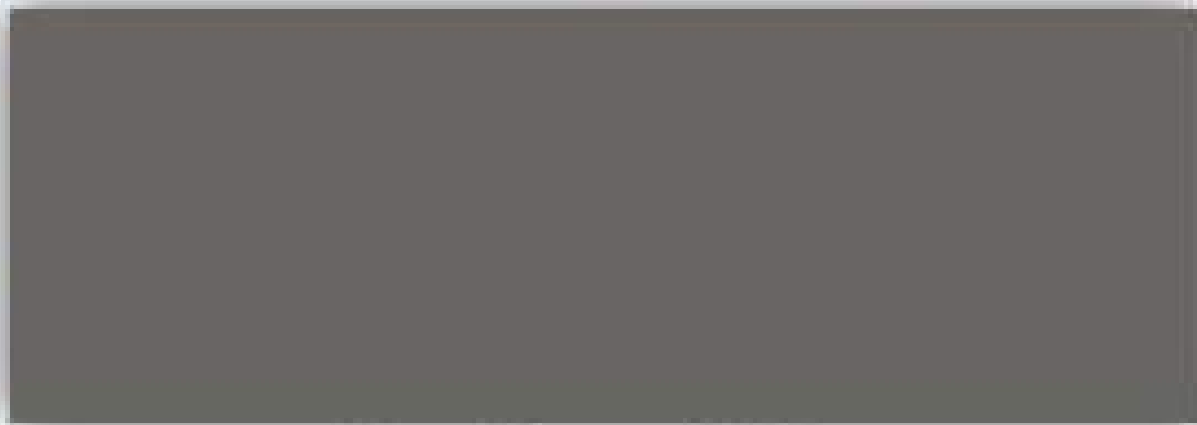
Accent: Woodtone Rustic Series Siding / Aspen Ridge

ACCENT
WOODTONE



Corner Trim for Woodtone
Benjamin Moore
HC-166 Kendall Charcoal

P-2



**Front Doors & Future
Deck/Railing**
Benjamin Moore
HC-166 Kendall Charcoal

P-2



Precision Garage Door
Flush Panel Design
Color: Teratone
Painted Color: Benjamin Moore
HC-166 Kendall Charcoal

P-2

HIDDEN CREEK CONDOS
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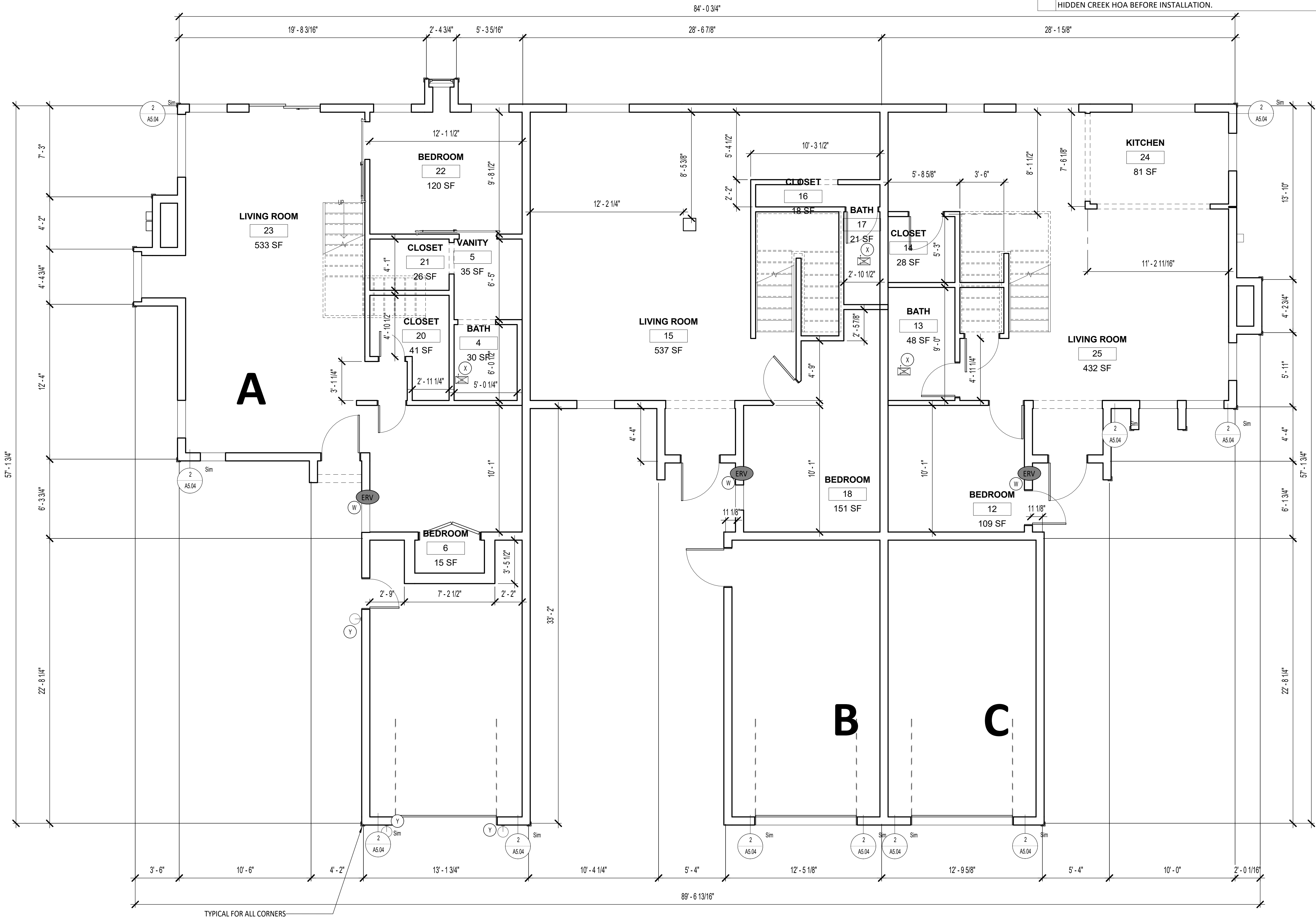
PROJECT NO. 22393
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REVISIONS	
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DESIGN PALETTE

A0.01

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BUILDING 32 - MAIN LEVEL

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

*NOTE: ALL DIMENSIONS ARE EXISTING AND MAY VARY FROM WHAT IS LISTED IN THE FIELD.

SCOPE OF WORK - MECHANICAL	
#	DESCRIPTION
W	CONTRACTOR TO INSTALL ONE TWINFRESH EXPERT RW1-50 "ERV" MECHANICAL UNIT IN EACH LIVING ROOM AND BEDROOM LOCATED ON AN EXTERIOR WALL. SEE DETAIL 8/A5.03 FOR PENTRATION DETAIL AND FOLLOW MANUFACTURERS RECOMMENDED METHODS FOR INSTALLATION. NOTE: CONTRACTOR TO VERIFY IF EACH UNIT IN THE BUILDING HAS INSTALLED FORCED AIR HVAC SYSTEMS. EACH UNIT THAT HAS FORCED AIR UNITS WILL BE EXEMPT FROM THE "ERV" REQUIREMENTS.
X	CONTRACTOR TO INSTALL DELTA BREEZ MODEL GBR80H (OT APPROVED EQUAL) EXHAUST FAN AS INDICATED ON PLANS IN BATH ROOM. FOLLOW MANUFACTUERER RECOMMENDED METHODS FOR INSTALLATION.
Y	CONTRACTOR TO REPLACE EXISTING LIGHT WITH NEW LIGHT FIXTURES. KICHLER 9234BK (BLACK) FOR ENTRY WAYS, DECKS & PORCHES. /PROGRESS P550103-020-30 (BLACK) FOR GARAGE WALLS.
Z	CONTRACTOR TO INSTALL NEW LIGHTED BUILDING SIGN. CONTRACTOR MUST OBTAIN SIGNAGE LOCATION FROM HIDDEN CREEK HOA BEFORE INSTALLATION.

HIDDEN CREEK CONDOS

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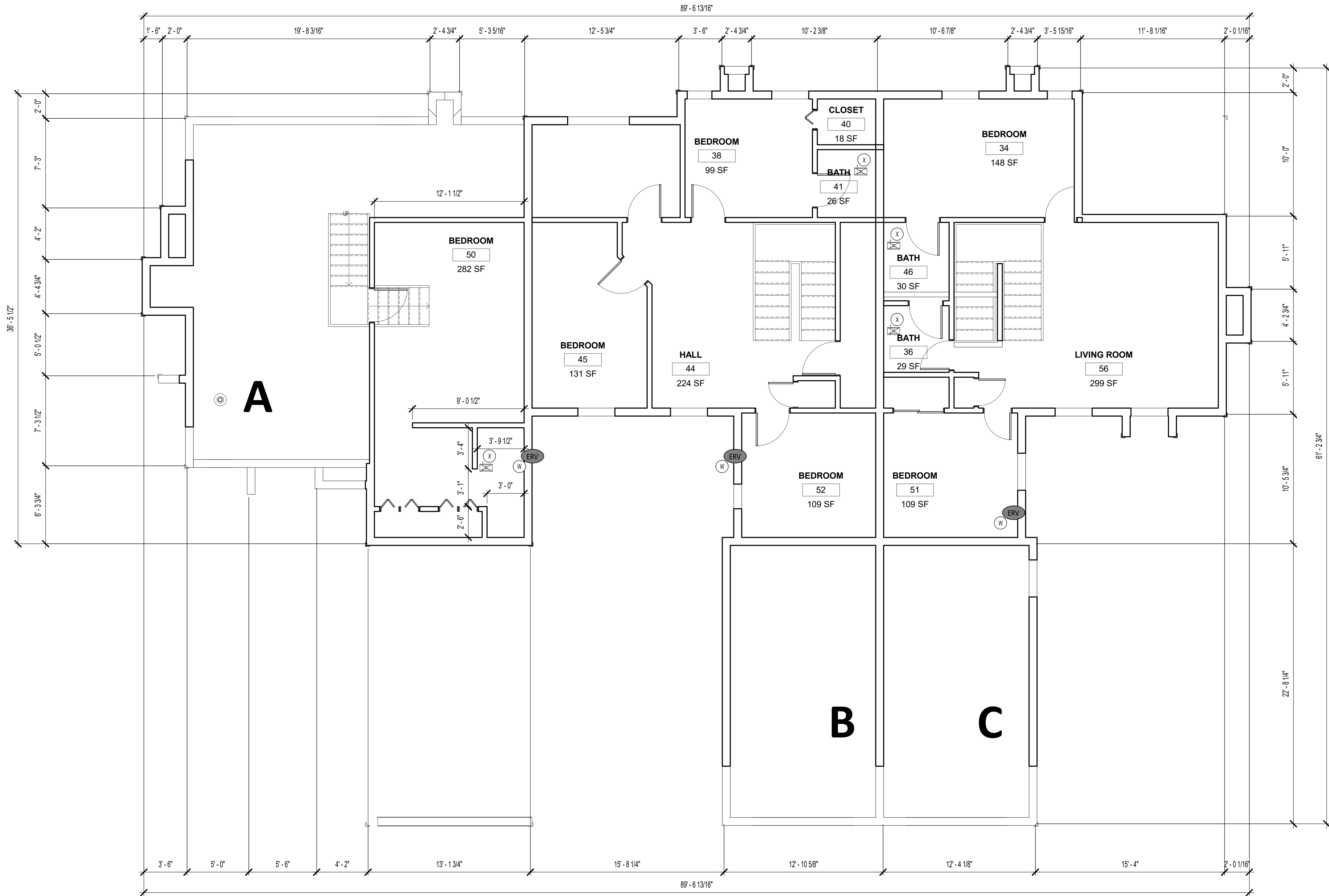
DESCRIPTION

DATE

BUILDING 32 -
MAIN LEVEL

A1.01

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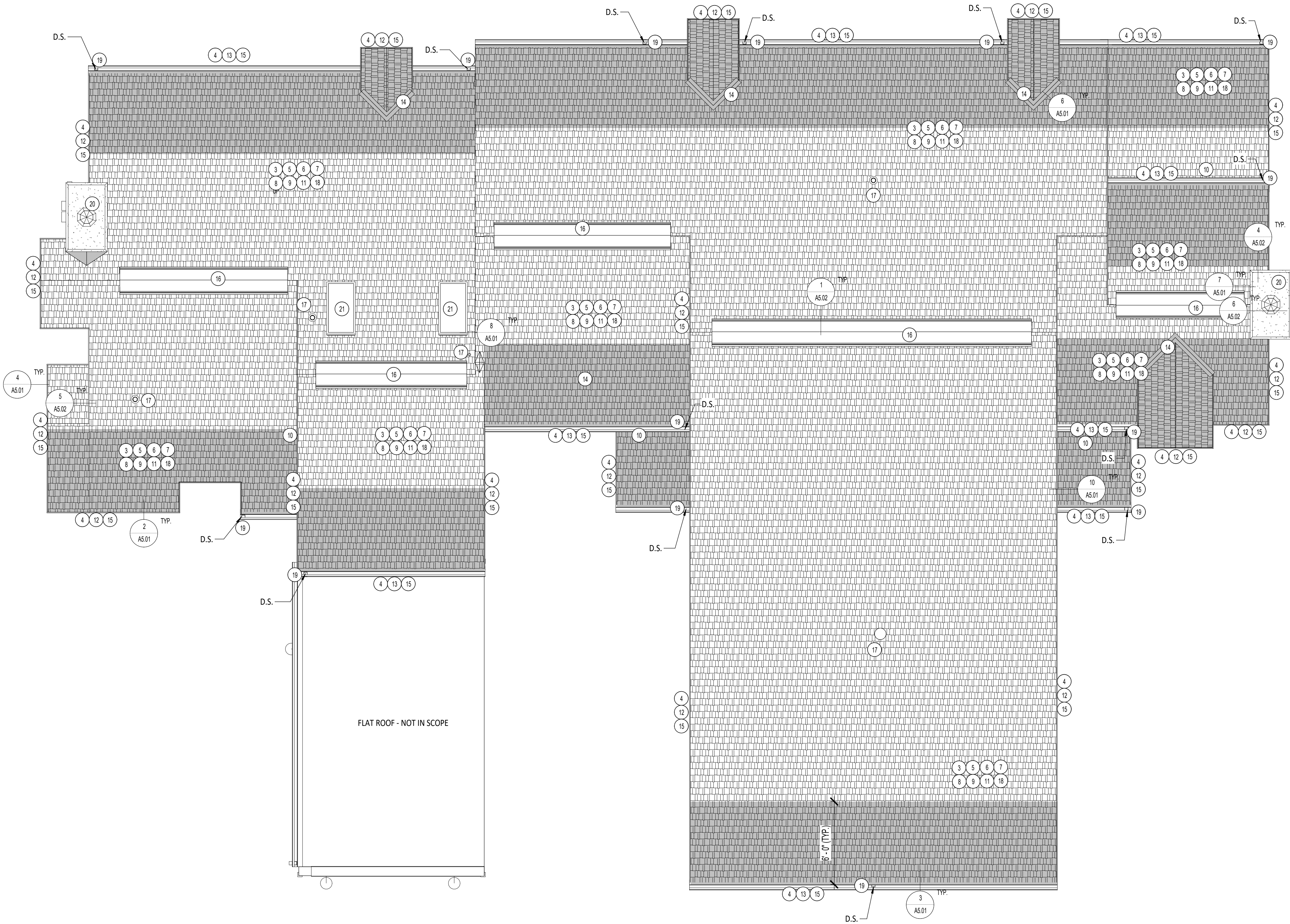


BUILDING 32 - UPPER LEVEL

SCALE 1/4" = 1'-0"

SCOPE OF WORK - MECHANICAL	
#	DESCRIPTION
W	CONTRACTOR TO INSTALL ONE TWINFRESH EXPERT RW1-50 "ERV" MECHANICAL UNIT IN EACH LIVING ROOM AND BEDROOM LOCATED ON AN EXTERIOR WALL. SEE DETAIL 8/A5.03 FOR PENTRATION DETAIL AND FOLLOW MANUFACTURERS RECOMMENDED METHODS FOR INSTALLATION. NOTE: CONTRACTOR TO VERIFY IF EACH UNIT IN THE BUILDING HAS INSTALLED FORCED AIR HVAC SYSTEMS. EACH UNIT THAT HAS FORCED AIR UNITS WILL BE EXEMPT FROM THE "ERV" REQUIREMENTS.
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ROOF PLAN - BUILDING 32

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

SCOPE OF WORK - TOWNHOME	
#	DESCRIPTION
1	PRIOR TO COMMENCING WORK, CONTRACTOR IS TO READ & COMPLY WITH ALL APPLICABLE GENERAL NOTES FOUND ON SHEET G1.00
2	PRIOR TO REMOVAL OF ROOFING MATERIAL INSTALL NEW STRAP ON ALL WATER HEATER FLUES AND VENT PIPE FLUES FROM FURNACES. SEE GENERAL NOTE 13/G1.00
3	REMOVE ALL EXISTING ROOFING, UNDERLAYMENT, FLASHINGS, AND ROOF SHEATHING TO EXPOSE ROOF FRAMING BELOW. RECYCLE WHERE POSSIBLE, DISPOSE OF ALL OTHER WASTE.
4	REMOVE & RECYCLE EXISTING METAL RAIN GUTTERS, DOWNSPOUTS, FLASHINGS, & FASCIA.
5	STRUCTURAL UPGRADES TO THE ROOF RAFTERS, BEAMS AND THEIR SUPPORTING ELEMENTS ARE ANTICIPATED. CONTACT THIS OFFICE FOR A STRUCTURAL INVESTIGATION OF EACH UNIT AFTER EXISTING SHEATHING HAS BEEN REMOVED. FOR BUDGETING PURPOSES, SEE PLANS FOR BUILDING 26 WHICH INCLUDE STRUCTURAL RETROFIT REQUIREMENTS FOR UNIT 26A (SHEETS S0.00 TO S5.00). THE STRUCTURAL UPGRADES SHOWN DO NOT APPLY TO THIS BUILDING. FINAL UPGRADE REQUIREMENTS WILL BE DETERMINED WHEN THE STRUCTURAL SYSTEMS ARE ACCESSIBLE AND AVAILABLE FOR INVESTIGATION.
6	WHILE ROOF FRAMING IS EXPOSED, CONTRACTOR IS TO IDENTIFY ANY OTHER ROOF FRAMING IRREGULARITIES AND NOTIFY CONSULTANT IMMEDIATELY. CONSULTANT WILL OBSERVE CONDITION AND EITHER RECOMMEND A REPAIR OR SCHEDULE VISIT FROM STRUCTURAL ENGINEER. CONTRACTOR WILL PERFORM WORK AS OUTLINED AND DETAILED BY ENGINEER AND/OR CONSULTANT AT THESE LOCATIONS.
7	REMOVE EXISTING INSULATION FROM BETWEEN ROOF RAFTERS AND DISPOSE. INSTALL NEW R-30 BATT INSULATION. VERIFY DEPTH OF ATTIC INSULATION TO BE 10" MIN. NOTIFY CONSULTANT OF ANY DISCREPANCIES.
8	INSTALL NEW 5/8" WOOD PANEL SHEATHING OVER ROOF FRAMING MEMBERS SECURE WITH 10d COMMON NAILS AT 4" o.c. AT EDGES & 8" o.c. IN THE FIELD. COVER 100% WITH ICE & WATER SHIELD.
9	INSTALL VENTED NAIL BASE INSULATION PANELS WITH 1" AIR SPACE AND 5/8" OSB OVER INTEGRAL R20 POLYISO INSULATION STAGGERING ALL JOINTS.
10	REPLACE WINDOW TO ALLOW 6" SPACE FROM BOTTOM OF WINDOW SILL TO TOP OF NAIL BASE ROOF. REMOVE AND REPLACE SIDING & MOISTURE RETARDER MEMBRANE AS PART OF WINDOW REPLACEMENT. MATCH EXISTING SIDING AND TRIM.
11	INSTALL NEW SECONDARY UNDERLAYMENT AS REQUIRED PER PLAN AND FOR MANUFACTURERS WARRANTY
12	INSTALL NEW 24 ga. PRE-FINISHED METAL DRIP EDGE. SEE DETAILS 1, 2, 3 & 4/A5.01
13	INSTALL NEW 24 ga., PRE-FINISHED METAL RAIN GUTTERS PER PLAN AND SPECIFICATIONS. SEE DETAILS 3 & 9/A5.01
14	INSTALL NEW 24 ga. PRE-FINISHED METAL VALLEY METAL OVER SECONDARY UNDERLAYMENT PER PLAN AND SPECIFICATION. SEE DETAIL 6/A5.01
15	INSTALL NEW FIBER CEMENT BOARD FASCIA. SEE DETAILS 2, 3, & 4/A5.01
16	INSTALL NEW PRE-FINISHED METAL RIDGE VENT PER PLAN. PROVIDE NET FREE AREA AS REQUIRED PER SPECIFICATION. INSTALL PER DETAILS 1, 2, & 3/A5.02
17	EXTEND PIPE PENETRATION TO BE 8" MINIMUM OF 8" ABOVE FINISHED ROOF. INSTALL NEW ULTIMATE PIPE JACK FLASHINGS AT ALL MECHANICAL VENT PENETRATIONS PER SPECIFICATION AND DETAIL 5/A5.01. CONTRACTOR MAY USE GALVANIZED METAL IN PLACE OF ULTIMATE FLASHINGS PROVIDED ALL JOINTS ARE SOLDERED SOLID.
18	INSTALL NEW 25 YEAR ARCHITECTURAL PROFILE, COMPOSITION SHINGLE SYSTEM PER MANUFACTURER'S LATEST INSTRUCTIONS AND PER SPECIFICATIONS. INSTALL SYSTEM WITH ALL ASSOCIATED SHINGLES, UNDERLAYMENTS, FLASHINGS, ETC. AS REQUIRED FOR MANUFACTURER'S WARRANTY
19	INSTALL NEW 24 ga. PRE-FINISHED METAL DOWNSPOUTS. SEE DETAIL 9/A5.01. PROVIDE NEW PRE-CAST CONCRETE SPLASH BLOCK AT ALL LOCATIONS.
20	REMOVE AND REINSTALL NEW METAL CHIMNEY CAP. TYP. SEE DETAIL 4/A5.02
21	REMOVE EXISTING SKYLIGHT & INSTALL NEW SKYLIGHT ONTO NEW FRAMED CURB. SEE DETAIL 8/A5.01

HIDDEN CREEK CONDOS

2100 CANYONS RESORT DR.

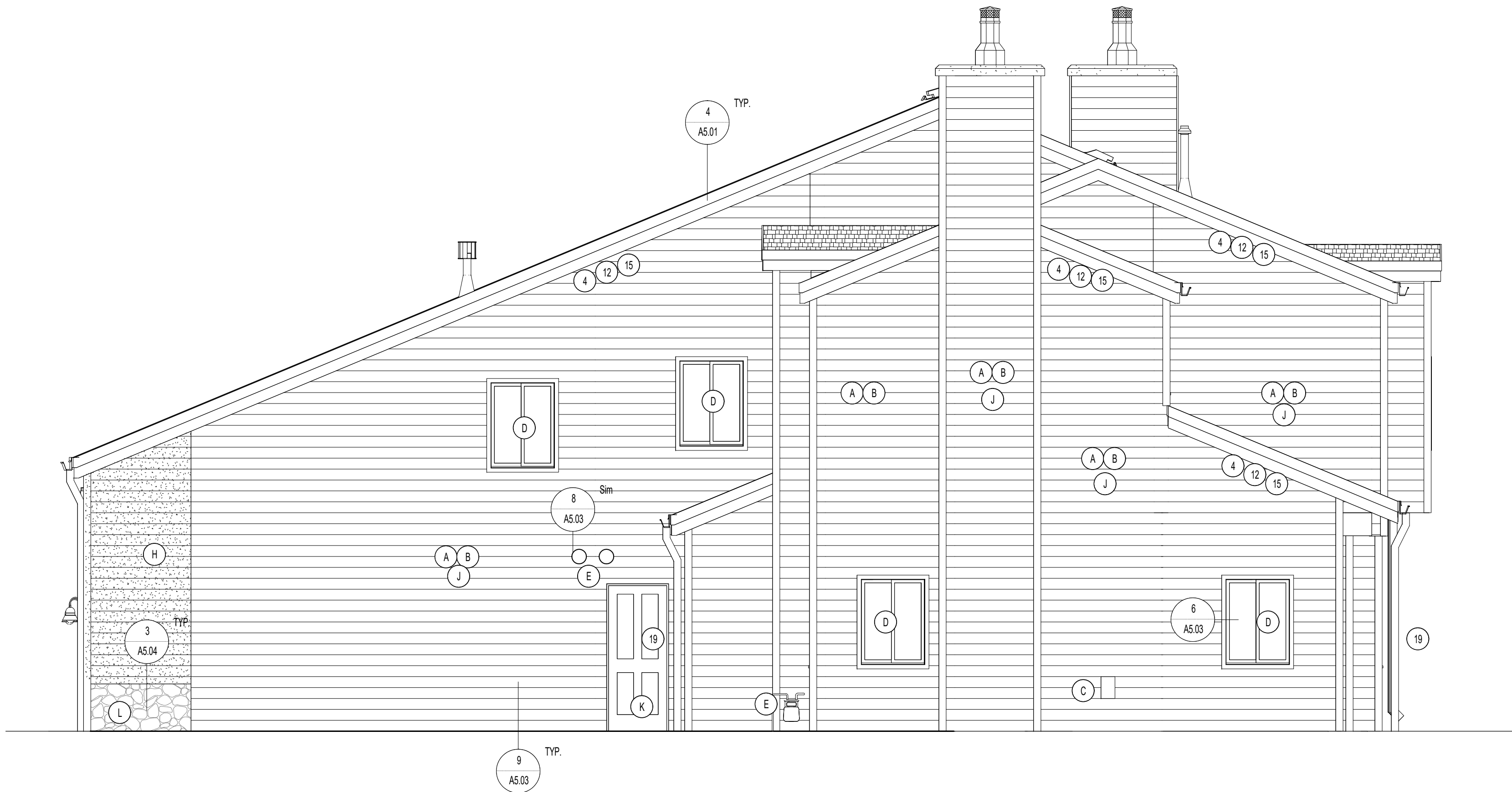
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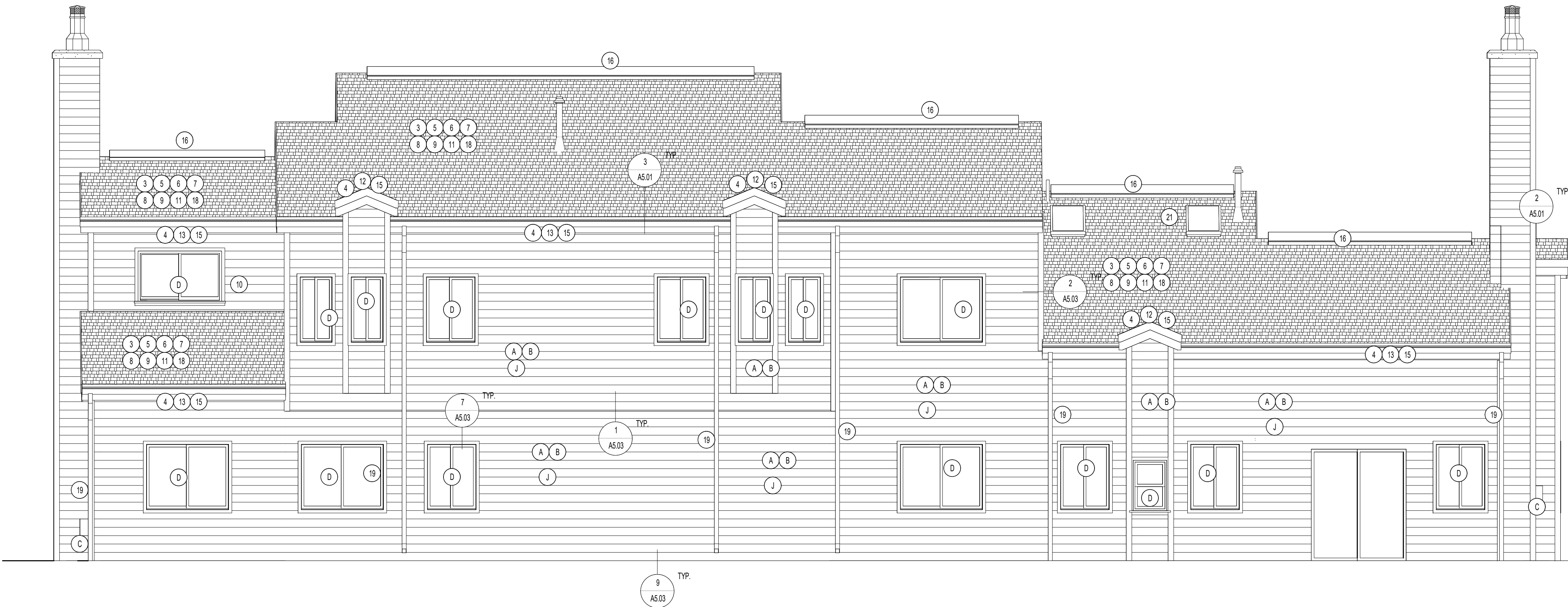
BUILDING 32 -
ROOF PLAN
TOWNHOME

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NORTH ELEVATION - BUILDING 32

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



WEST ELEVATION - BUILDING 32

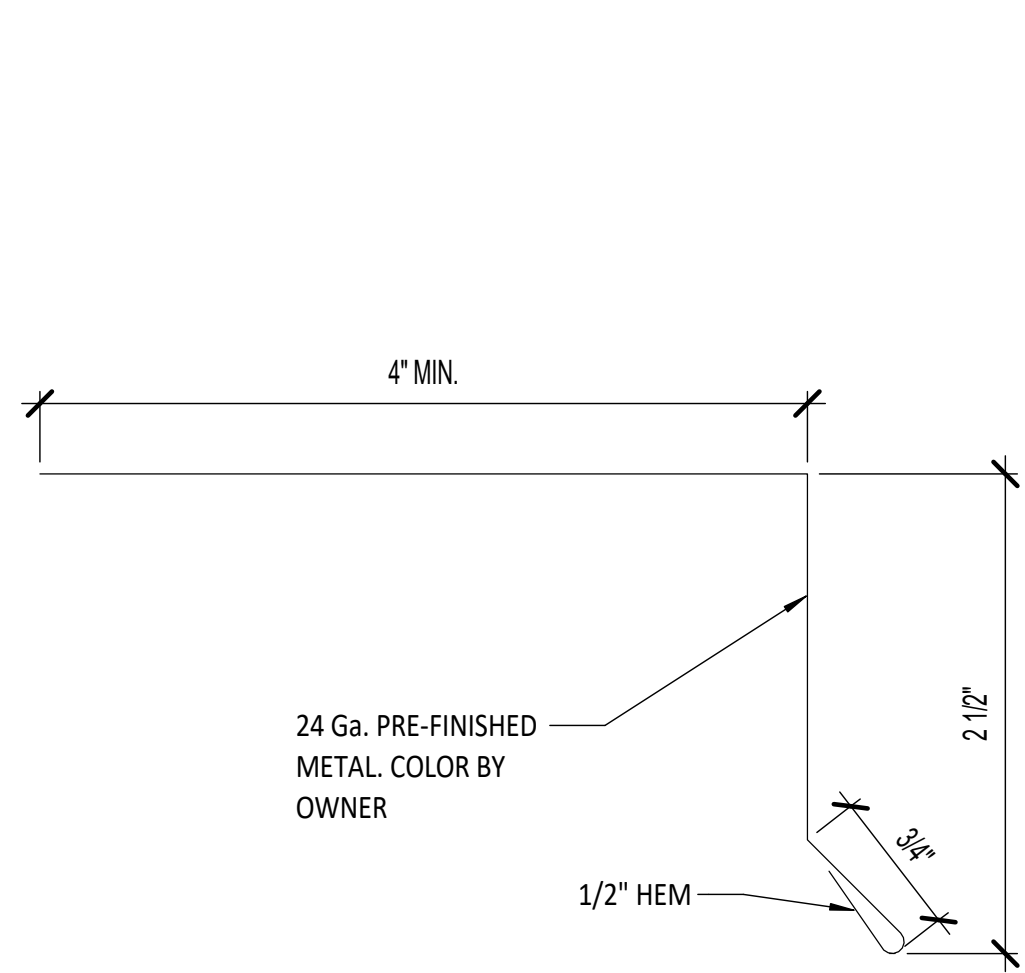
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SCOPE OF WORK - TOWNHOME	
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11	INSTALL NEW SECONDARY UNDERLAYMENT AS REQUIRED PER PLAN AND FOR MANUFACTURERS WARRANTY
12	INSTALL NEW 24 ga. PRE-FINISHED METAL DRIP EDGE. SEE DETAILS 1,2, 3 & 4/A5.01
13	INSTALL NEW 24 ga., PRE-FINISHED METAL RAIN GUTTERS PER PLAN AND SPECIFICATIONS. SEE DETAILS 3 & 9/A5.01
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20	REMOVE AND REINSTALL NEW METAL CHIMNEY CAP. TYP. SEE DETAIL 4/A5.02
21	REMOVE EXISTING SKYLIGHT & INSTALL NEW SKYLIGHT ONTO NEW FRAMED CURB. SEE DETAIL 8/A5.01

SCOPE OF WORK - WALLS	
#	DESCRIPTION
A	REMOVE EXISTING EXTERIOR SIDING AND SHEATHING. PERFORM WALL UPGRADES AS SHOWN IN DETAILS 9/A5.03 & 2/A5.04
B	INSTALL NEW INSULATION, SHEATHING, AND SIDING PER DETAILS 1, 2, 3, 8, 9/A5.03 & 1 & 3/A5.04
C	AT LOCATIONS WITH EXIST. ELECTRICAL BOXES OR LIGHTING ETC. REMOVE EXISTING FLASHINGS AND SEALANTS AND INSTALL NEW TO ENSURE THE UNIT IS WATERTIGHT. EXTERIOR LIGHTS WILL BE REMOVED AND REPLACED WITH NEW.
D	REMOVE ALL WINDOWS. INSTALL OR REINSTALL COMPLIANT EXISTING WINDOWS. FLASH ALL WINDOWS PER DETAILS 4, 5, 6, & 7/A5.03
E	AT PENETRATION LOCATIONS, SEE DETAIL 8/A5.03
F	EXISTING CONDUIT TO BE REROUTED INTO WALLS AND NOT LEFT EXPOSED.
H	INSTALL NEW HORIZONTAL, COMPOSITE WOOD SIDING. PAINT. TO BE P-1 SEE DESIGN PALETTE SHEET A0.01. INSTALL 4" VERTICAL TRIM AT CORNER & AROUND WINDOWS. PAINT TO BE P-1 PER DESIGN PALETTE SEE SHEET A0.01
J	INSTALL NEW HORIZONTAL, COMPOSITE WOOD SIDING, "ACCENT WOODTONE RUSTIC." SEE DESIGN PALETTE, SHEET A0.01. INSTALL 4" TRIM AT CORNERS. PAINT TO BE P-2 PER DESIGN PALETTE SHEET A0.01. WHERE ACCENT TONE SIDING MEETS MAIN BODY SIDING AT AN INSIDE CORNER INSTALL P-1 / 4" TRIM AT INSIDE CORNER
K	ENTRY DOORS TO BE PAINTED WITH P-2 COLOR PER DESIGN PALETTE, SHEET A0.01
L	REMOVE EXIST. STONE VENEER & INSTALL NEW VENEER AT COMPLETION OF WALL IMPROVEMENTS. SEE TH STONEDESIGN PALETTE , SHEET A0.01
M	GARAGE DOORS TO BE PAINTED WITH P-2 COLOR PER DESIGN PALETTE, SHEET A0.01

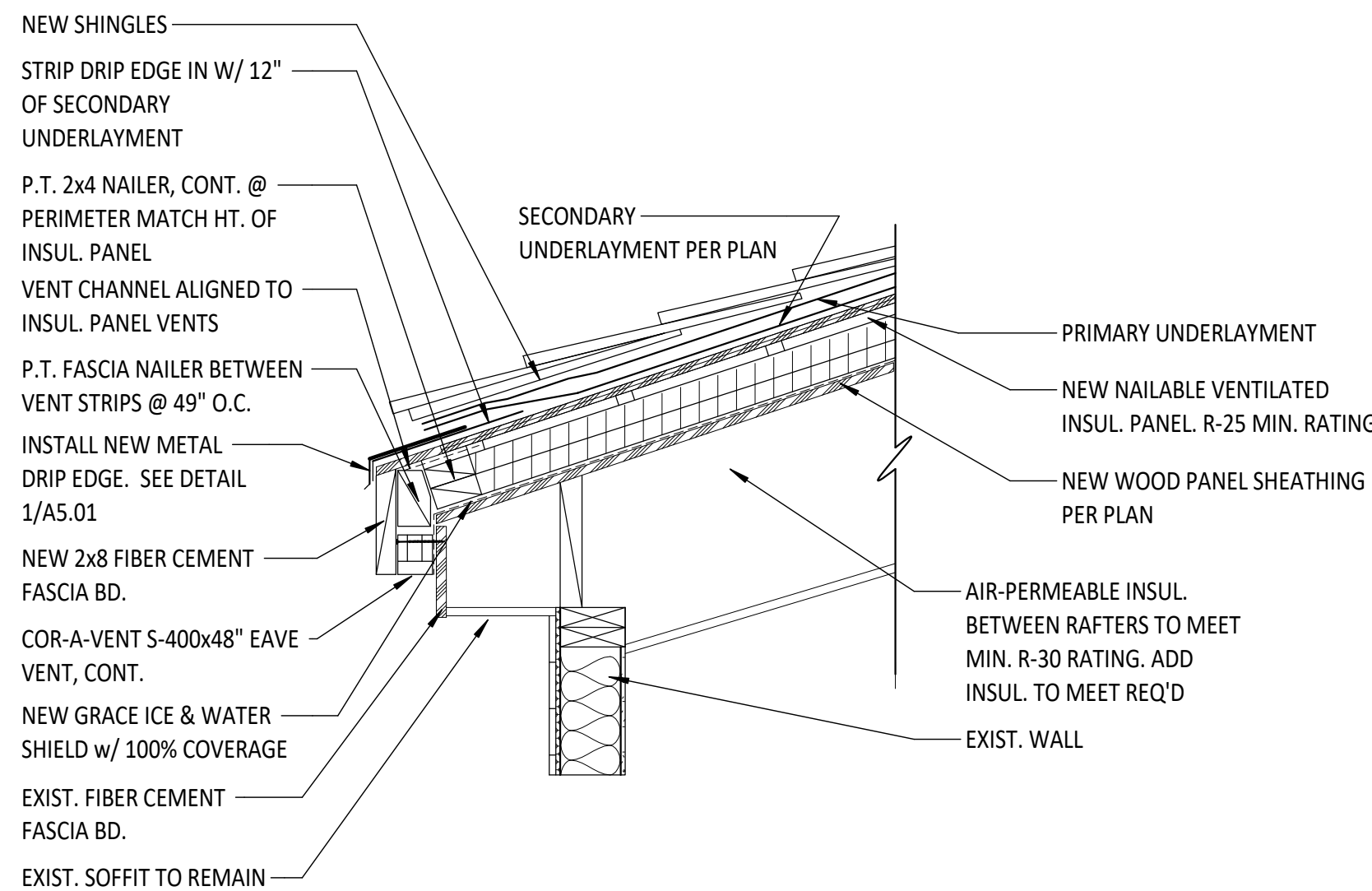
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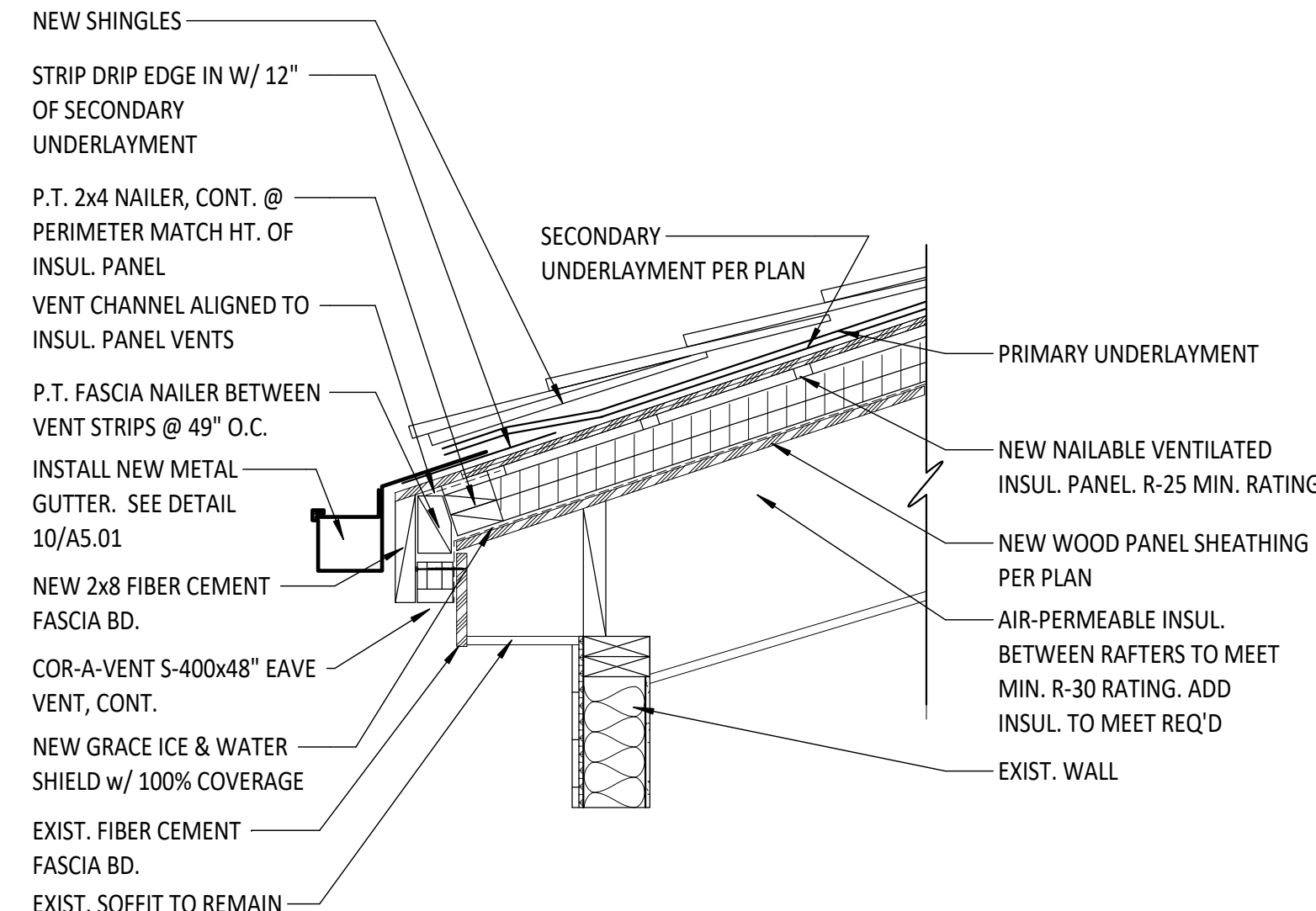
1 STANDARD DRIP EDGE DETAIL

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



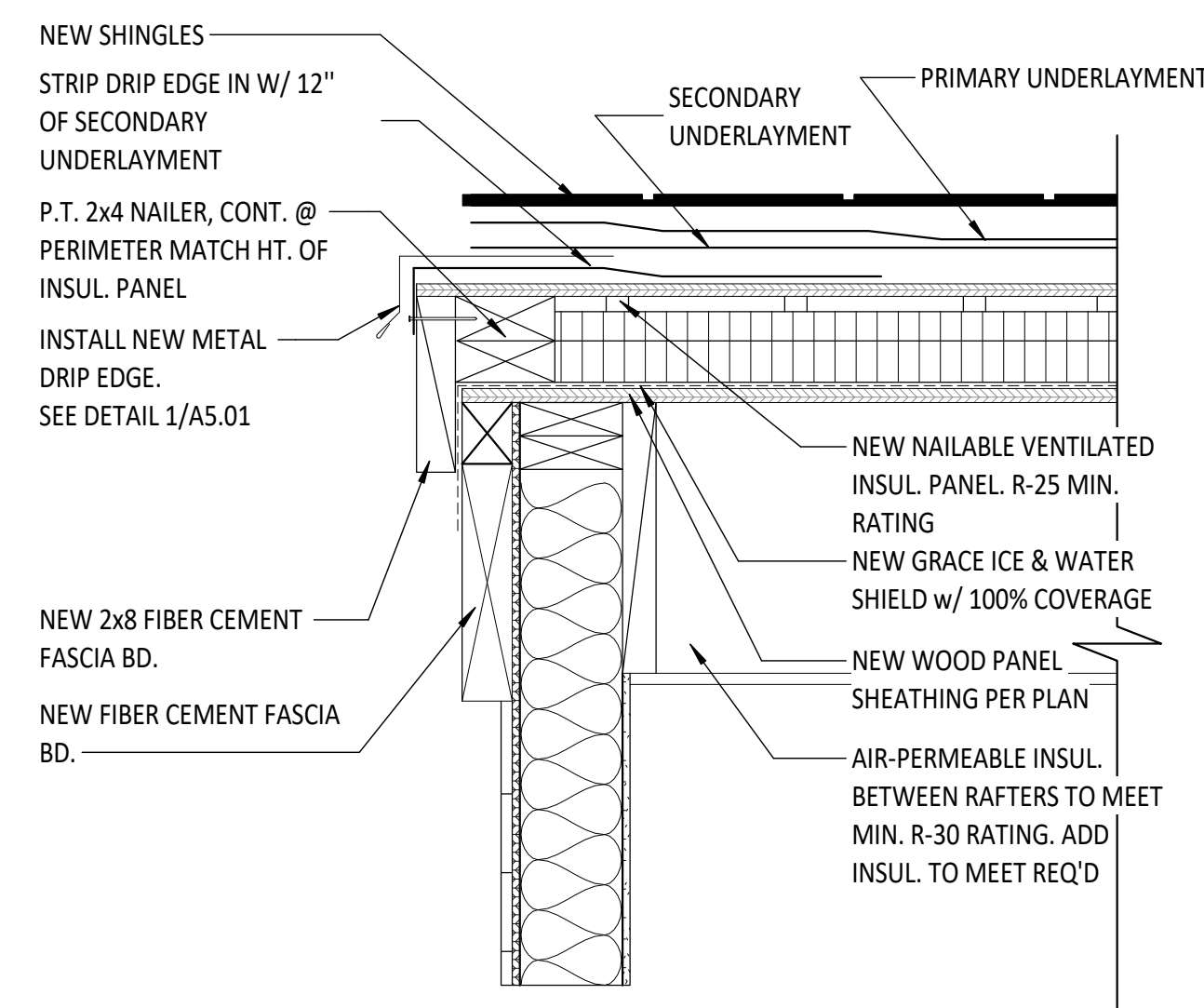
2 TYPICAL EAVE FASCIA DETAIL

SCALE: 1" = 1'-0"



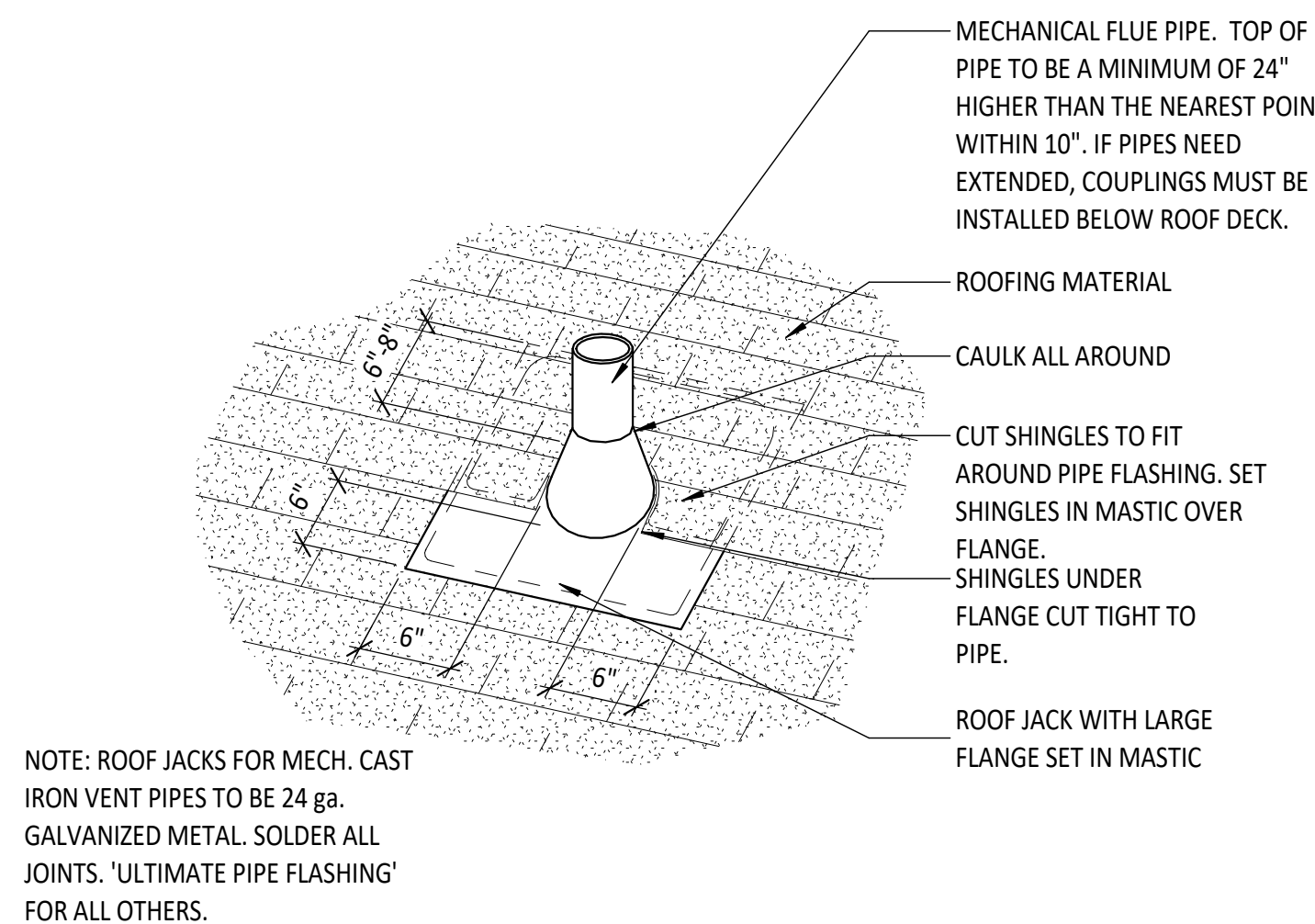
3 TYPICAL EAVE FASCIA GUTTER DETAIL

SCALE: 1" = 1'-0"



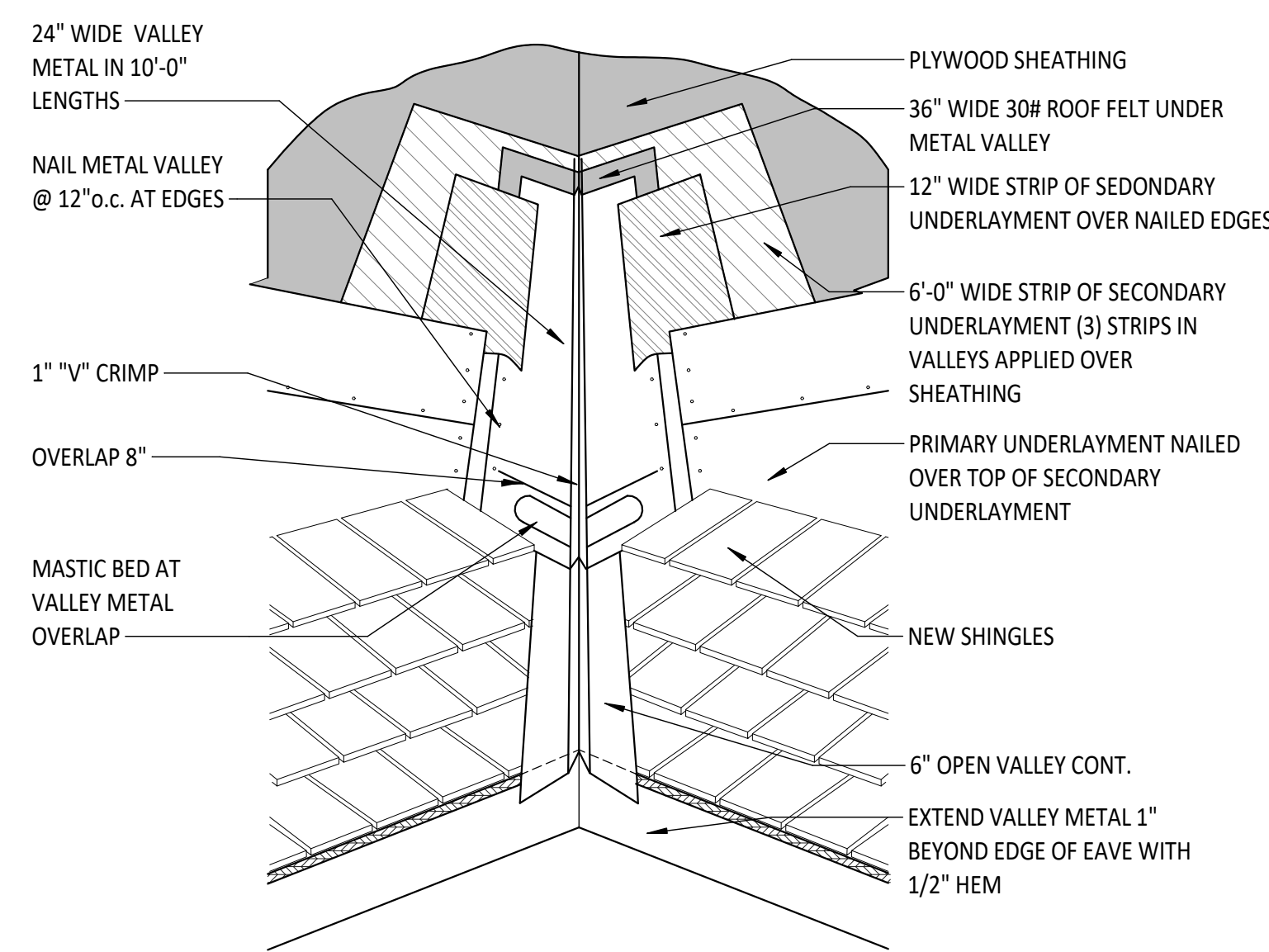
4 RAKE END

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



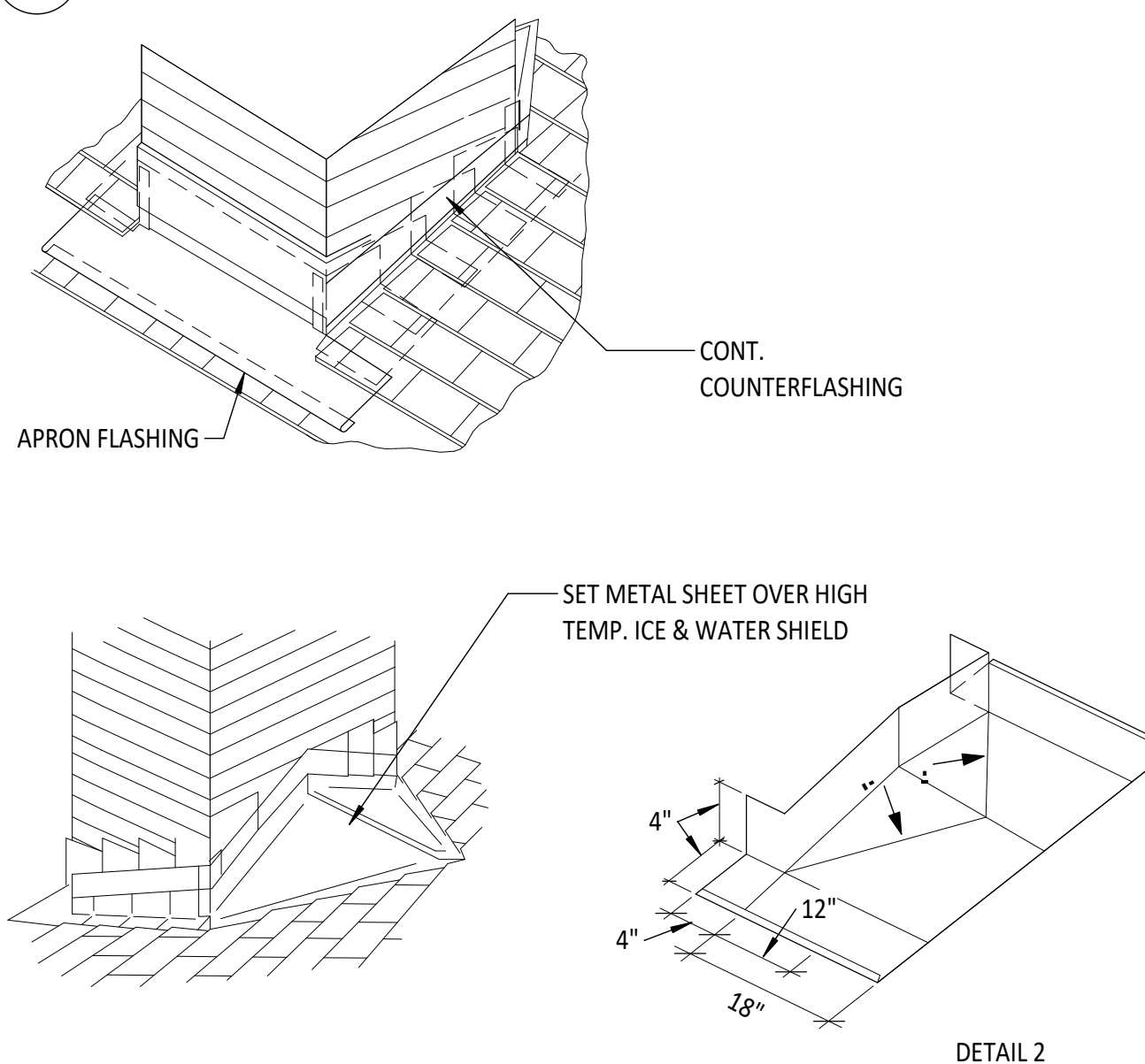
5 PIPE JACK FLASHING

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



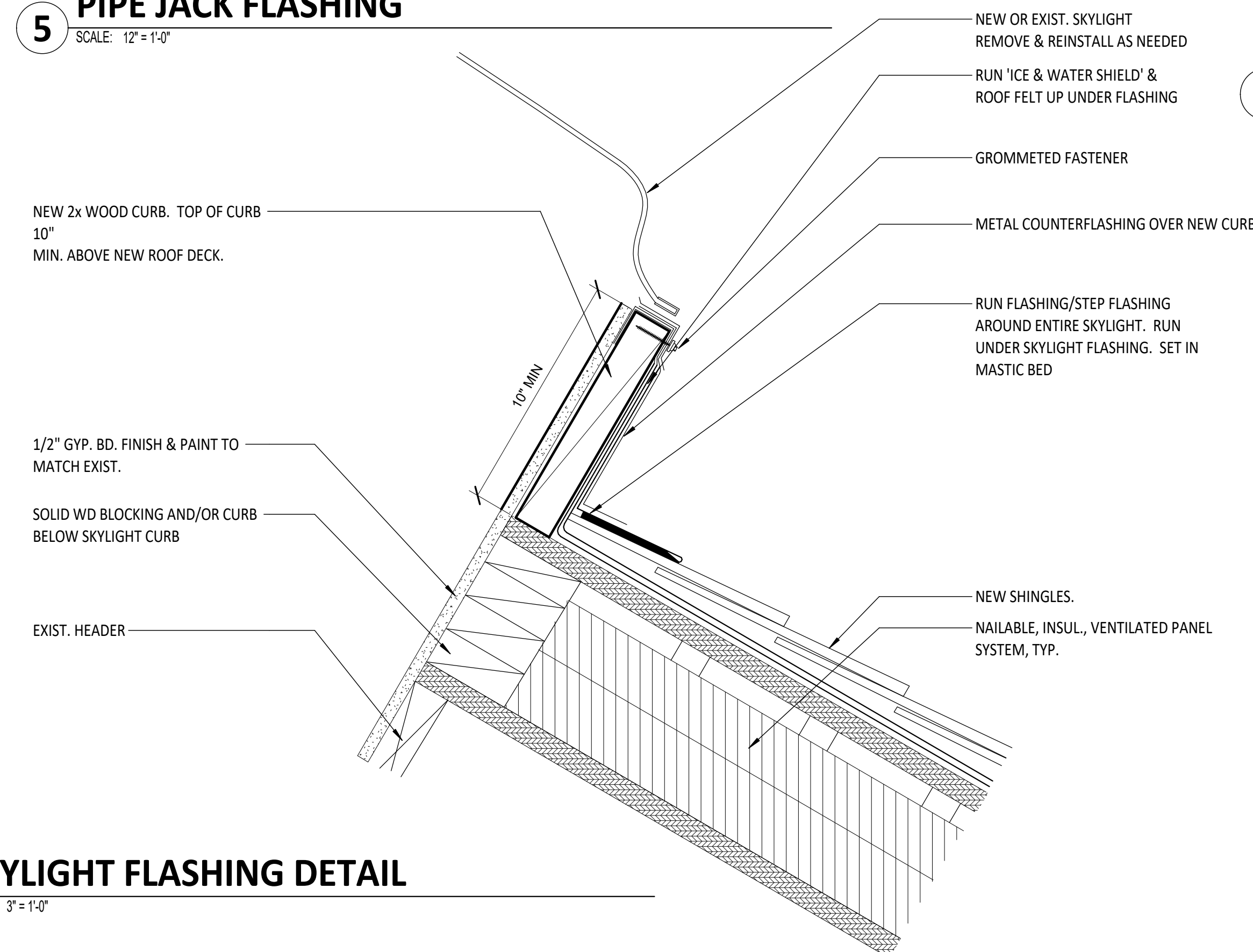
6 VALLEY FLASHING DETAIL

SCALE: 1" = 1'-0"



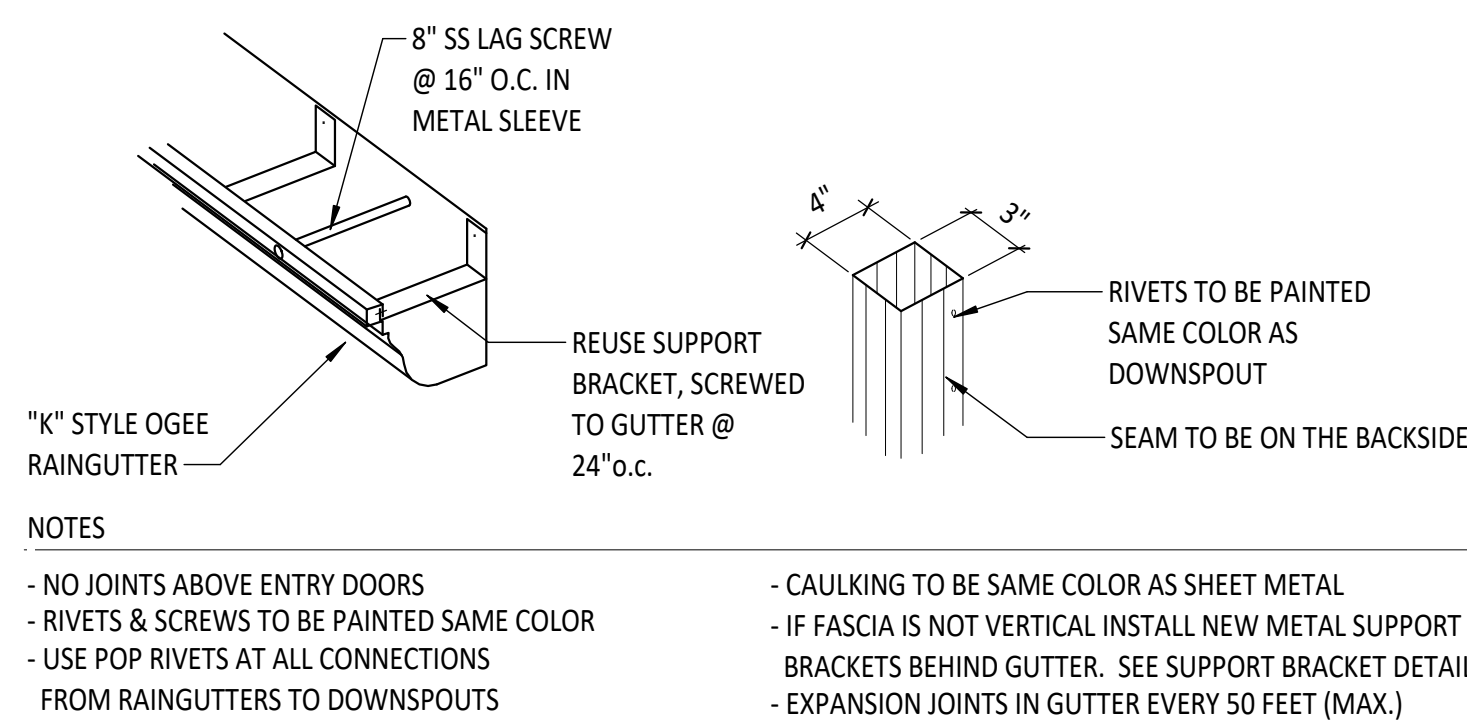
7 CHIMNEY STEP FLASHING DETAIL

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



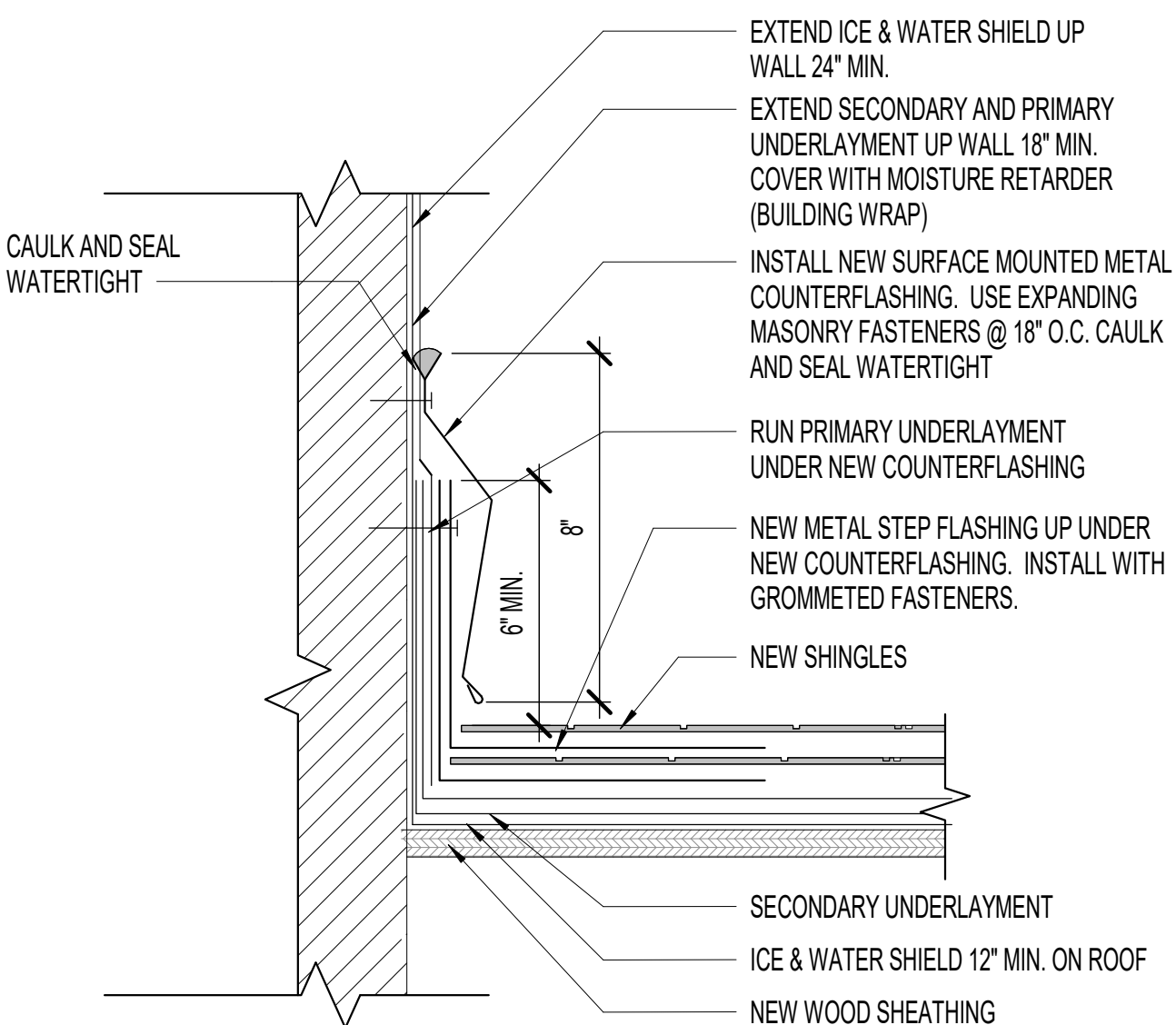
8 SKYLIGHT FLASHING DETAIL

SCALE: 3" = 1'-0"



9 GUTTER & DOWNSPOUT DETAIL

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



10 STEP FLASHING DETAIL

SCALE: 3" = 1'-0"

HIDDEN CREEK CONDOS

2100 CANYONS RESORT DR. PARK CITY, UTAH 84098

PROJECT NO. 22393
DRAWN BY BV
CHECKED BY CEG/ATW
DATE 30 JANUARY 2024
PROP. NO.

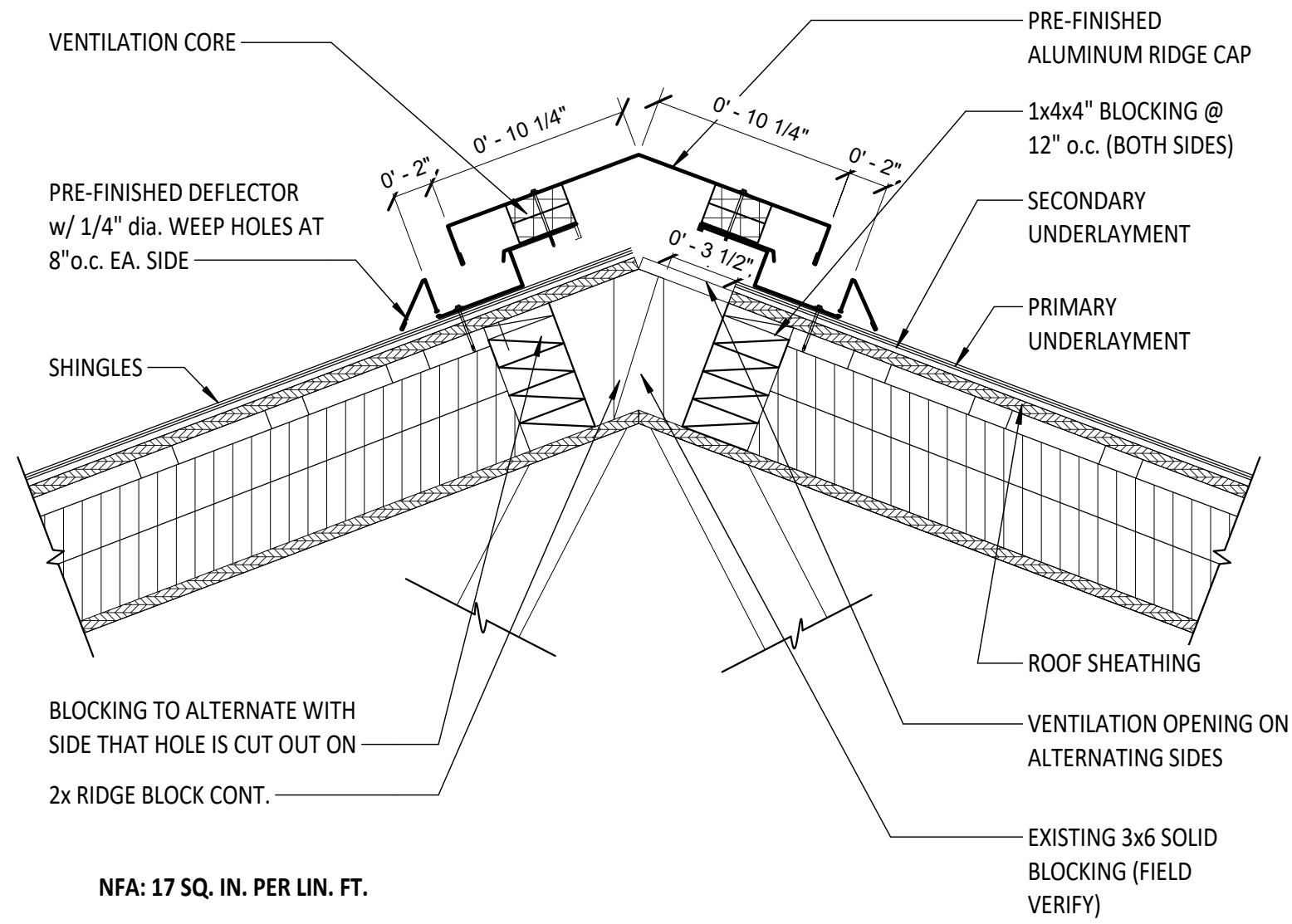
REVISIONS

DATE	DESCRIPTION
2-23-23	ADDED MISSING WINDOWS

ROOF DETAILS

A5.01

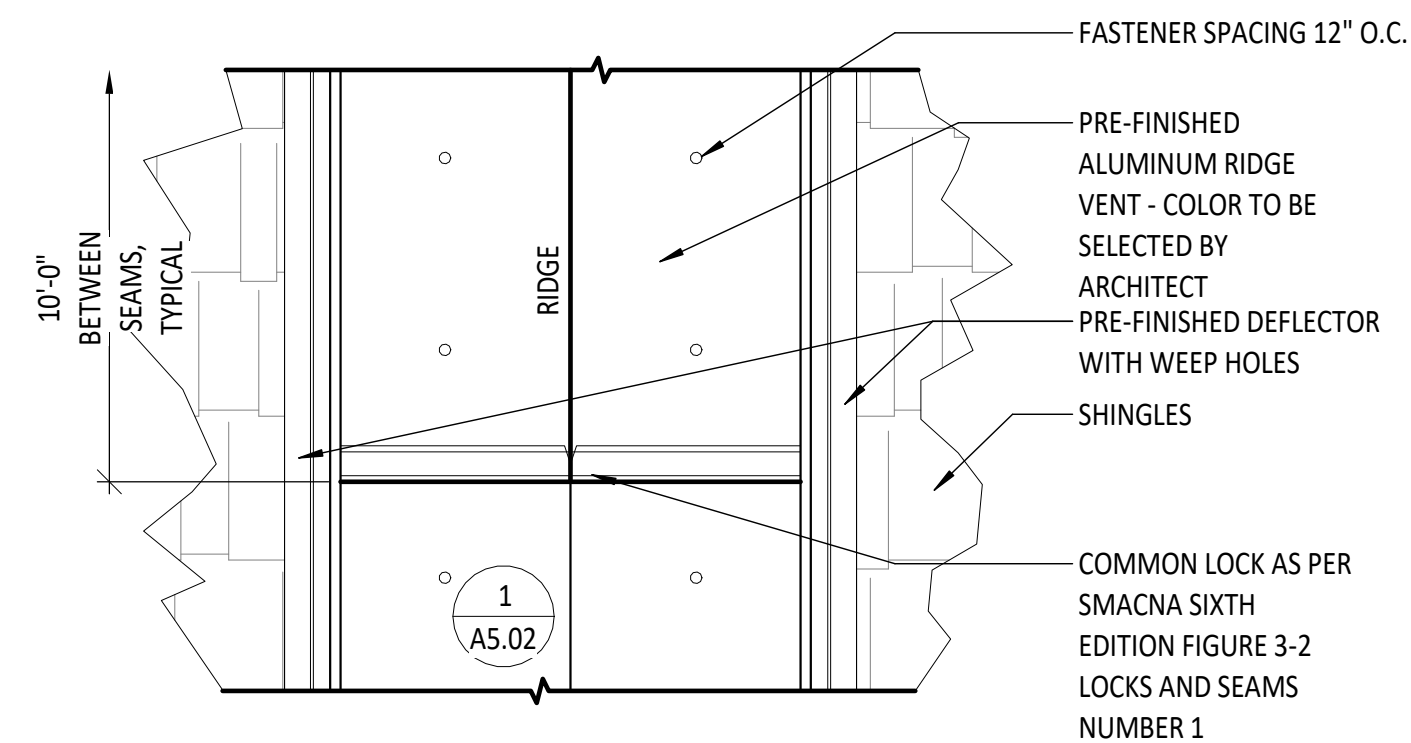
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NFA: 17 SQ. IN. PER LIN. FT.

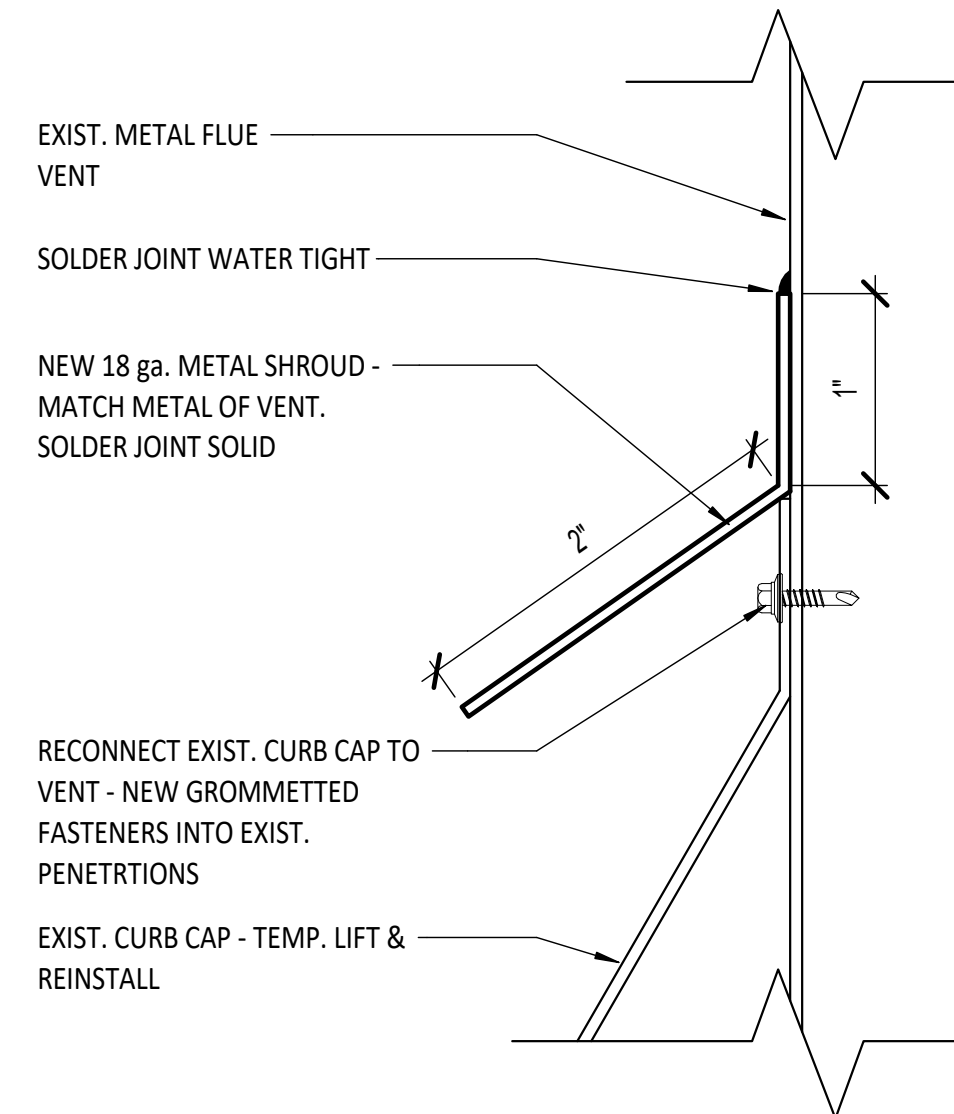
1 RIDGE VENT SECTION

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



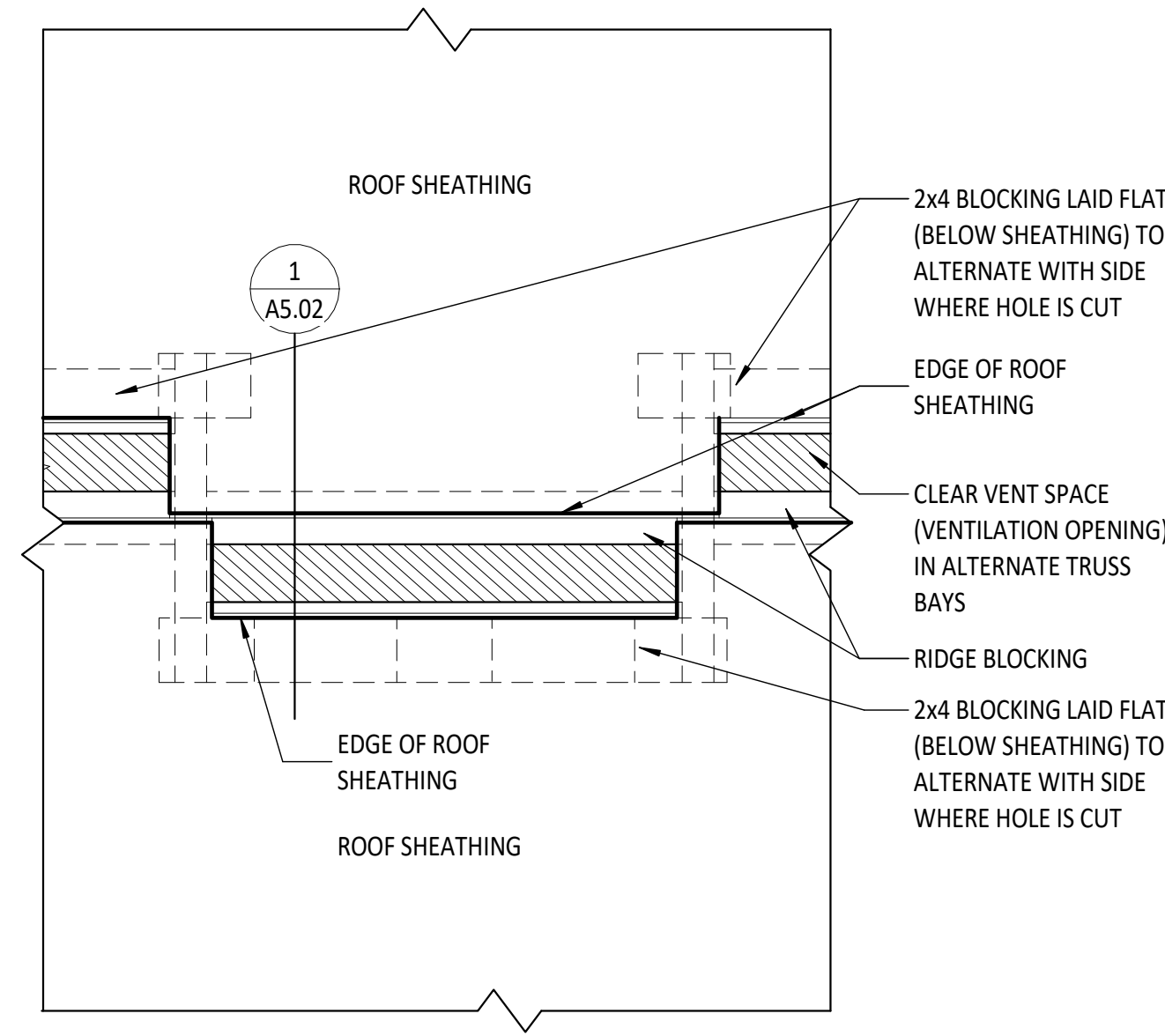
3 RIDGE VENT PLAN

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



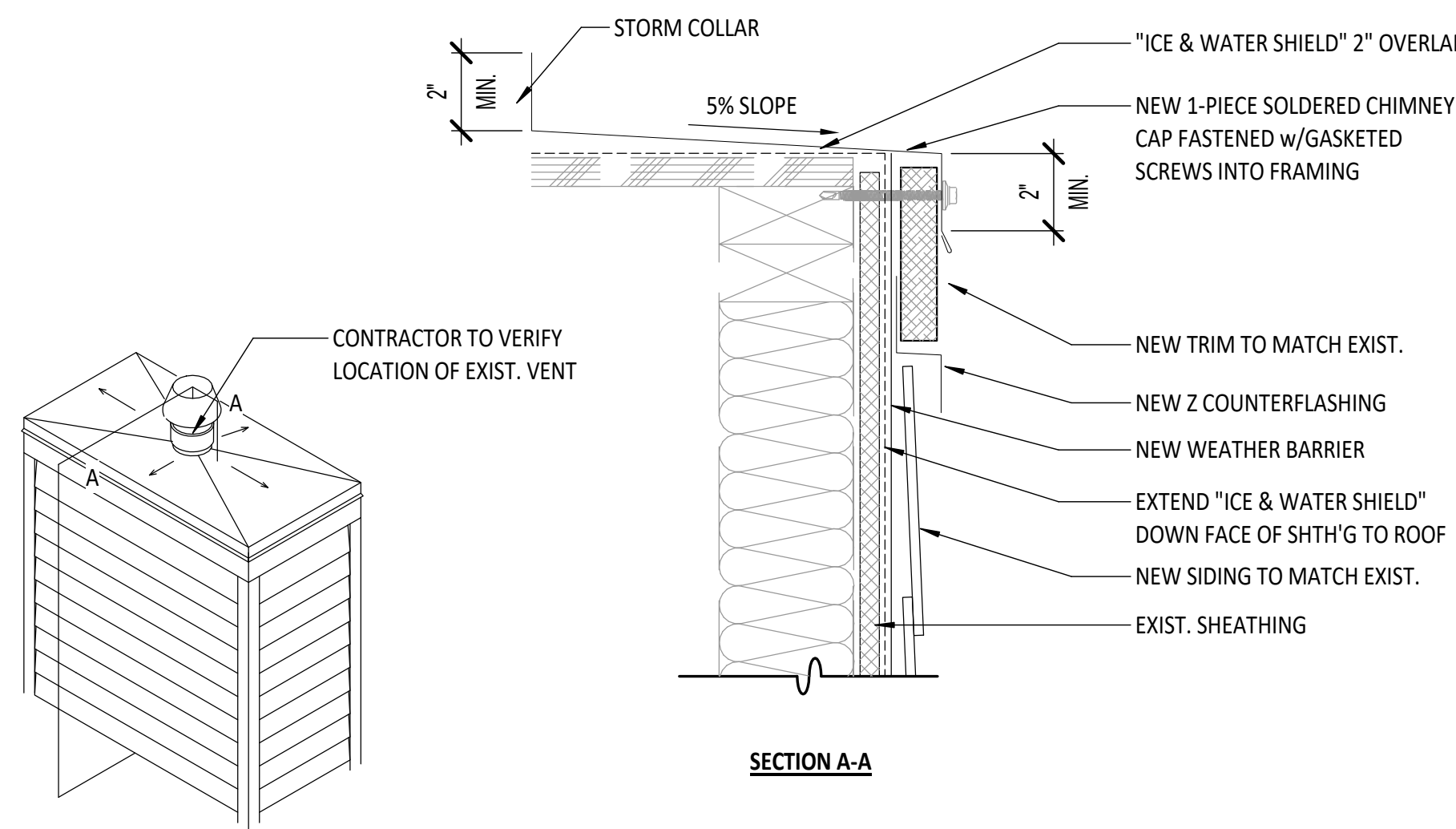
6 FLUE SHROUD CONNECTION

SCALE: 12" = 1'-0"



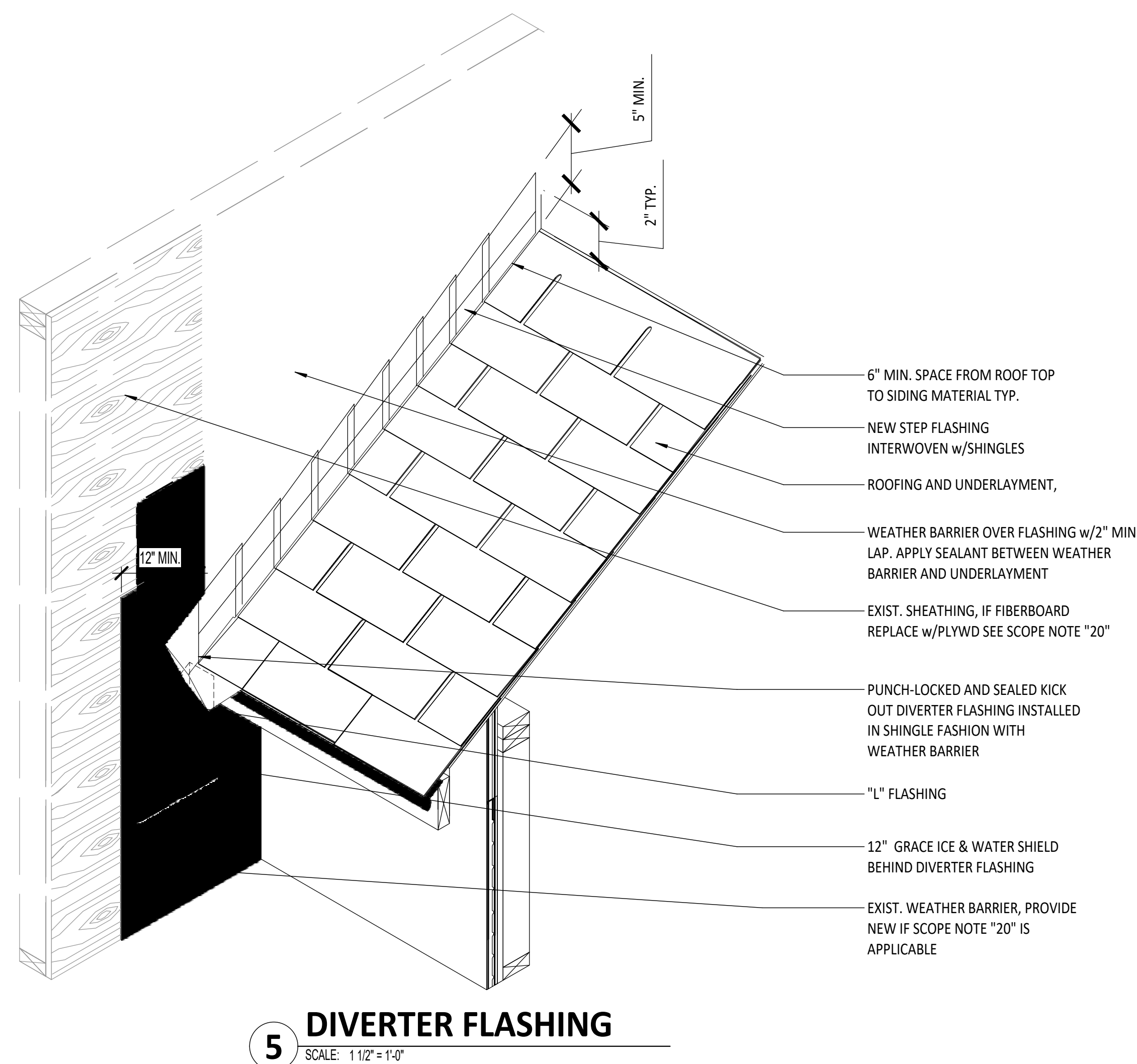
2 RIDGE VENT PLAN (BELOW CAP)

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



4 CHIMNEY CAP

SCALE: 3" = 1'-0"



5 DIVERTER FLASHING

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

HIDDEN CREEK CONDOS

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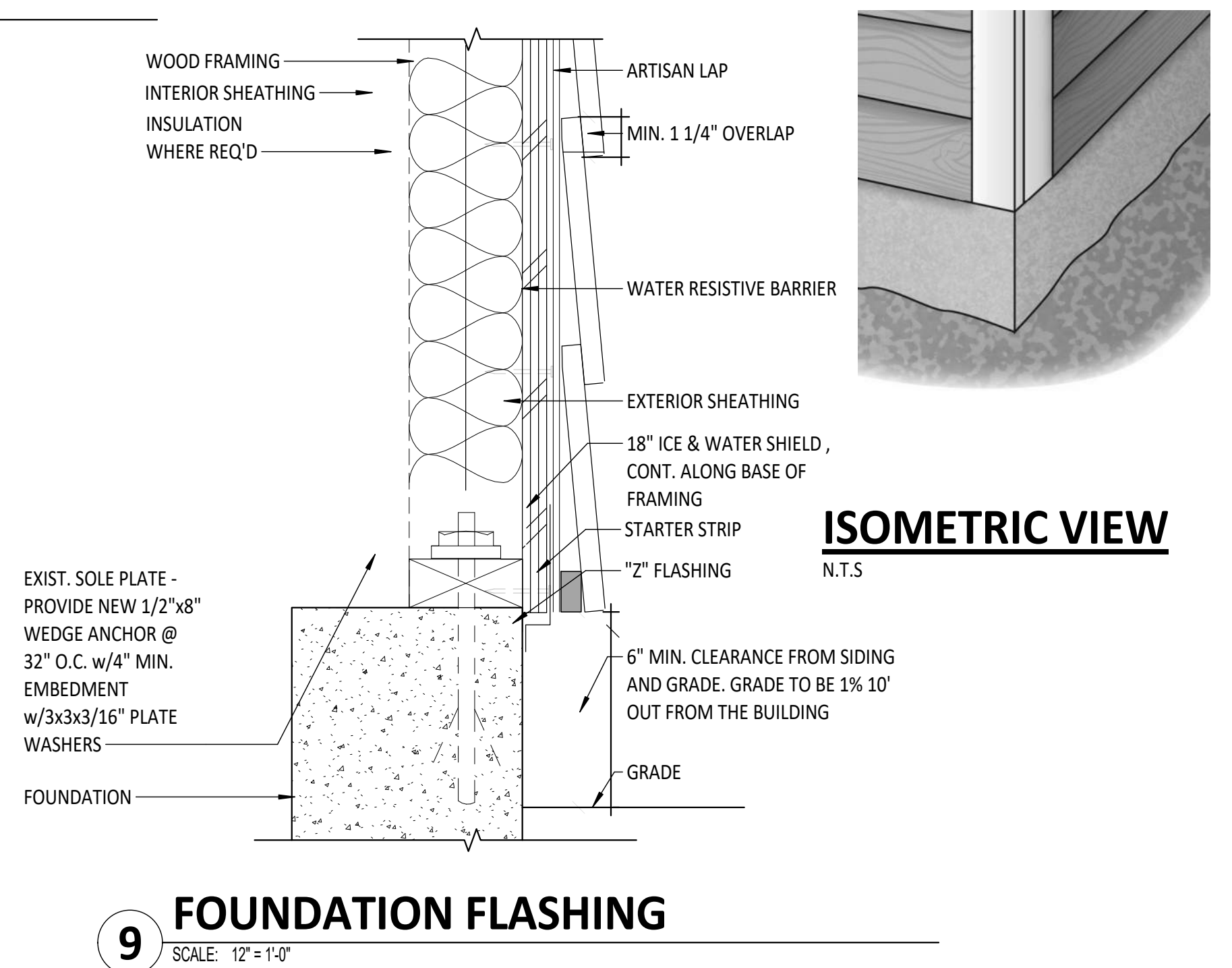
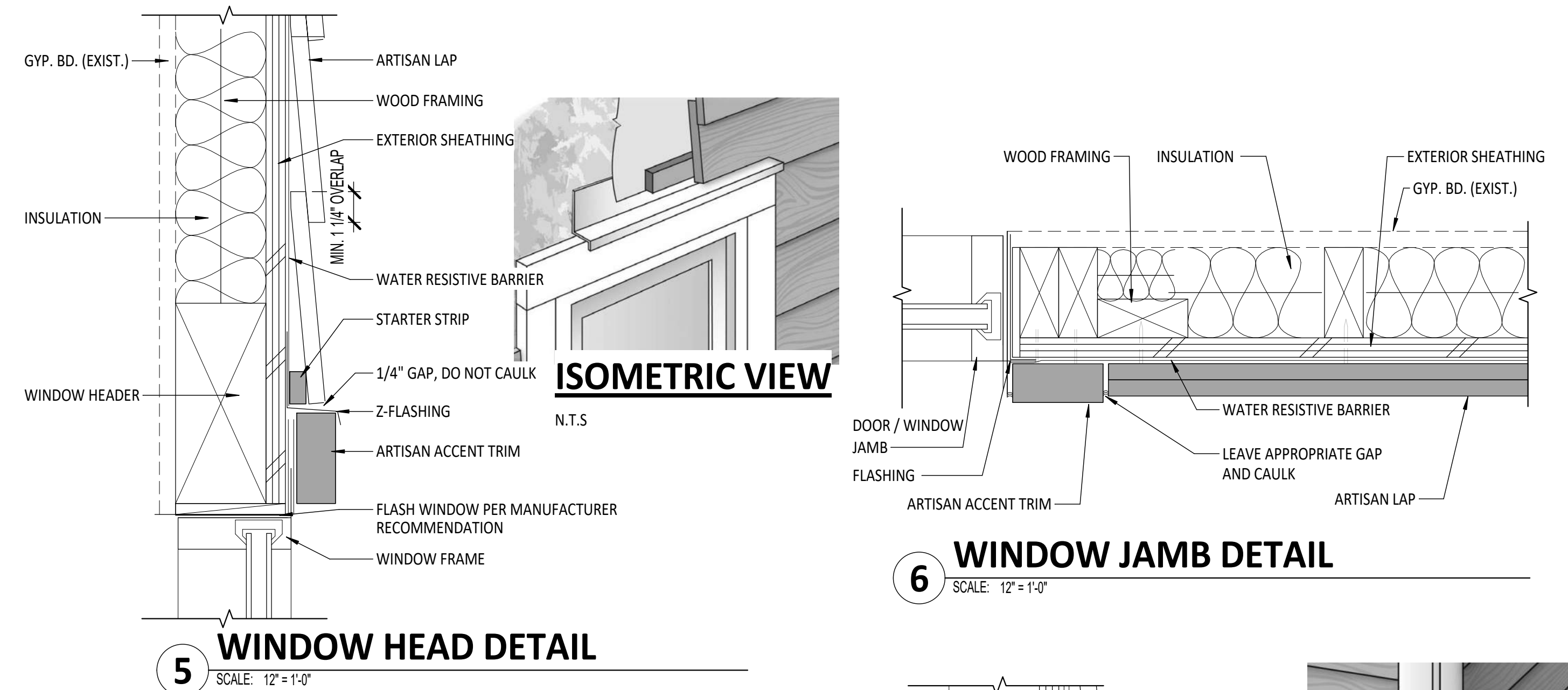
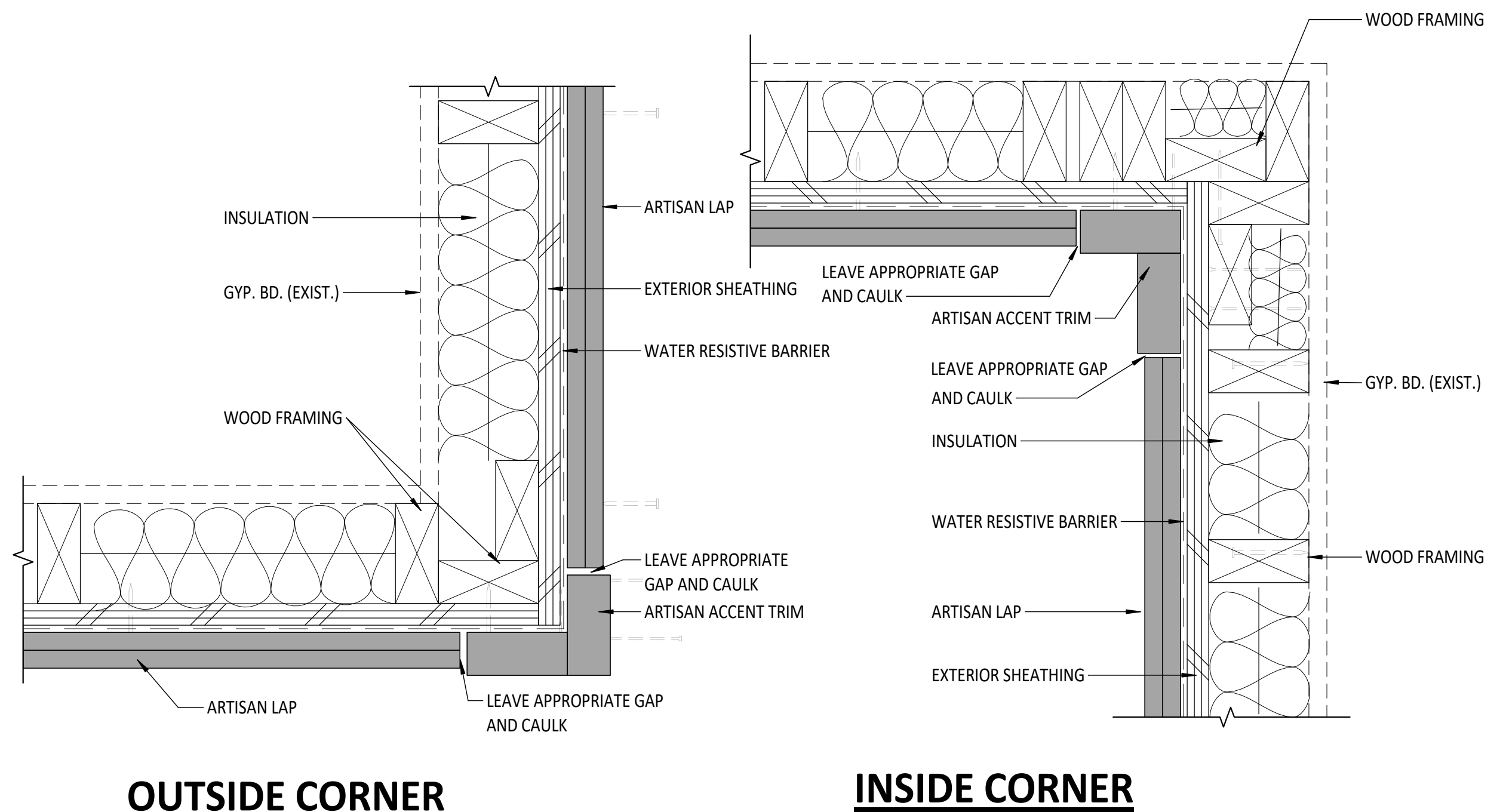
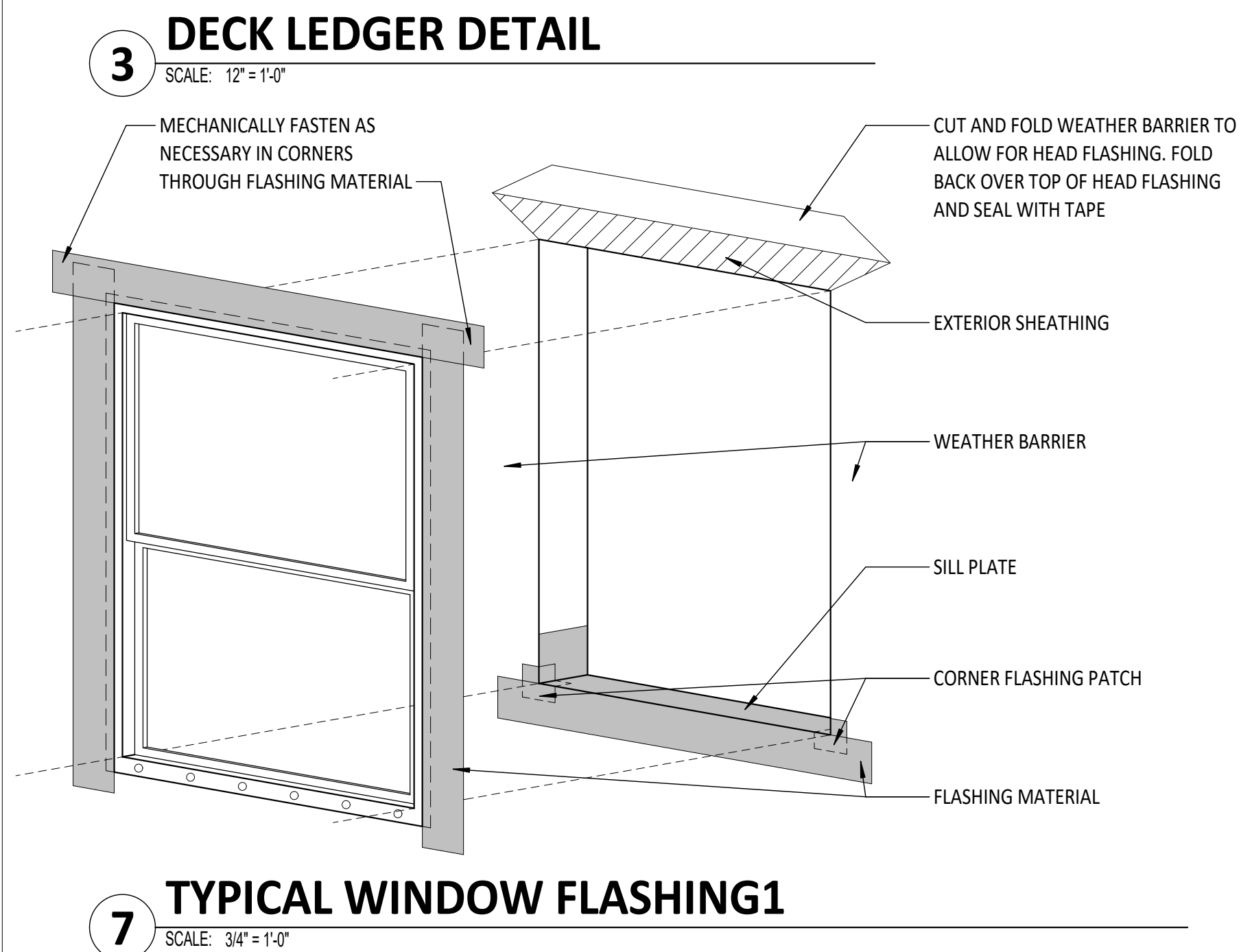
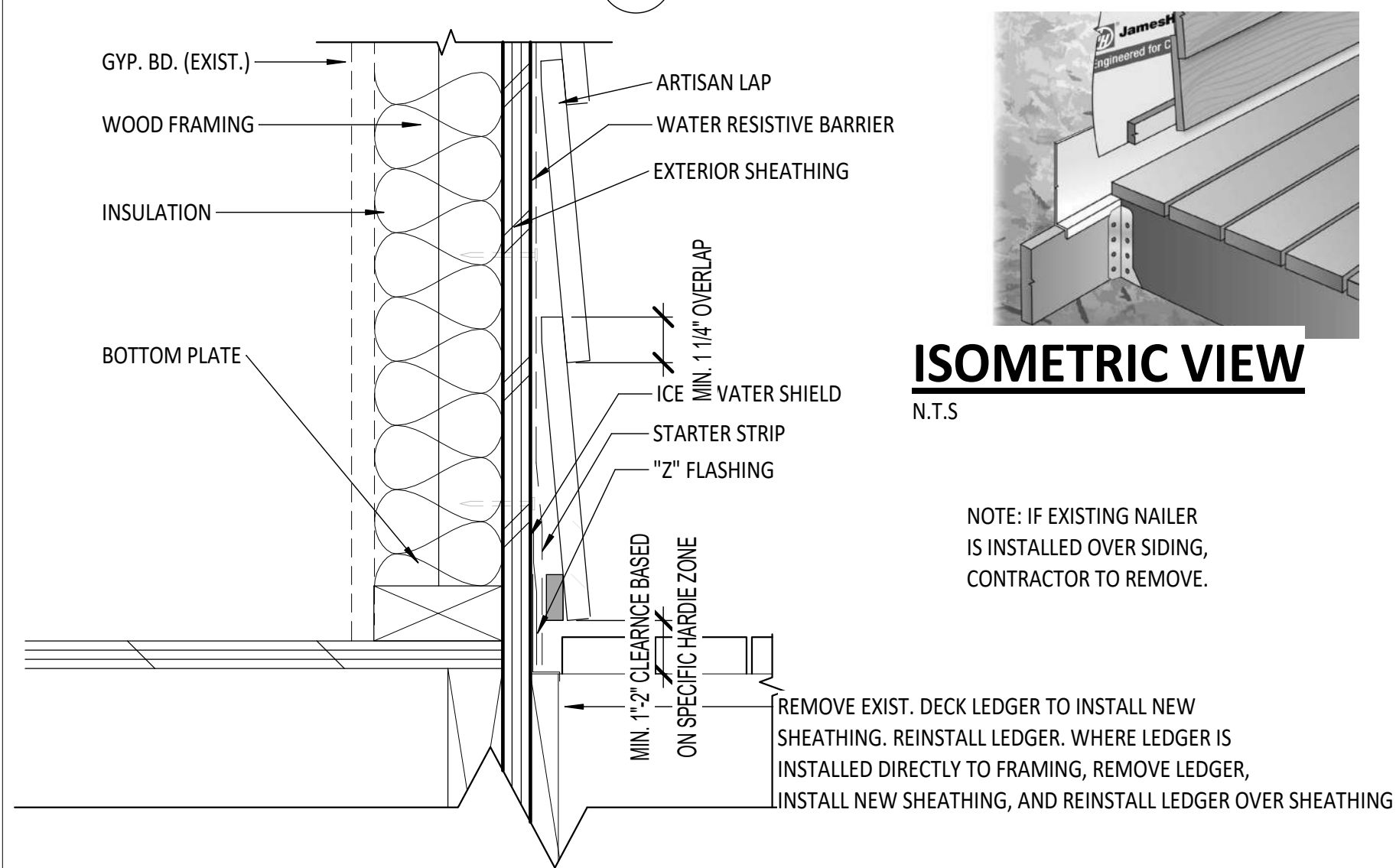
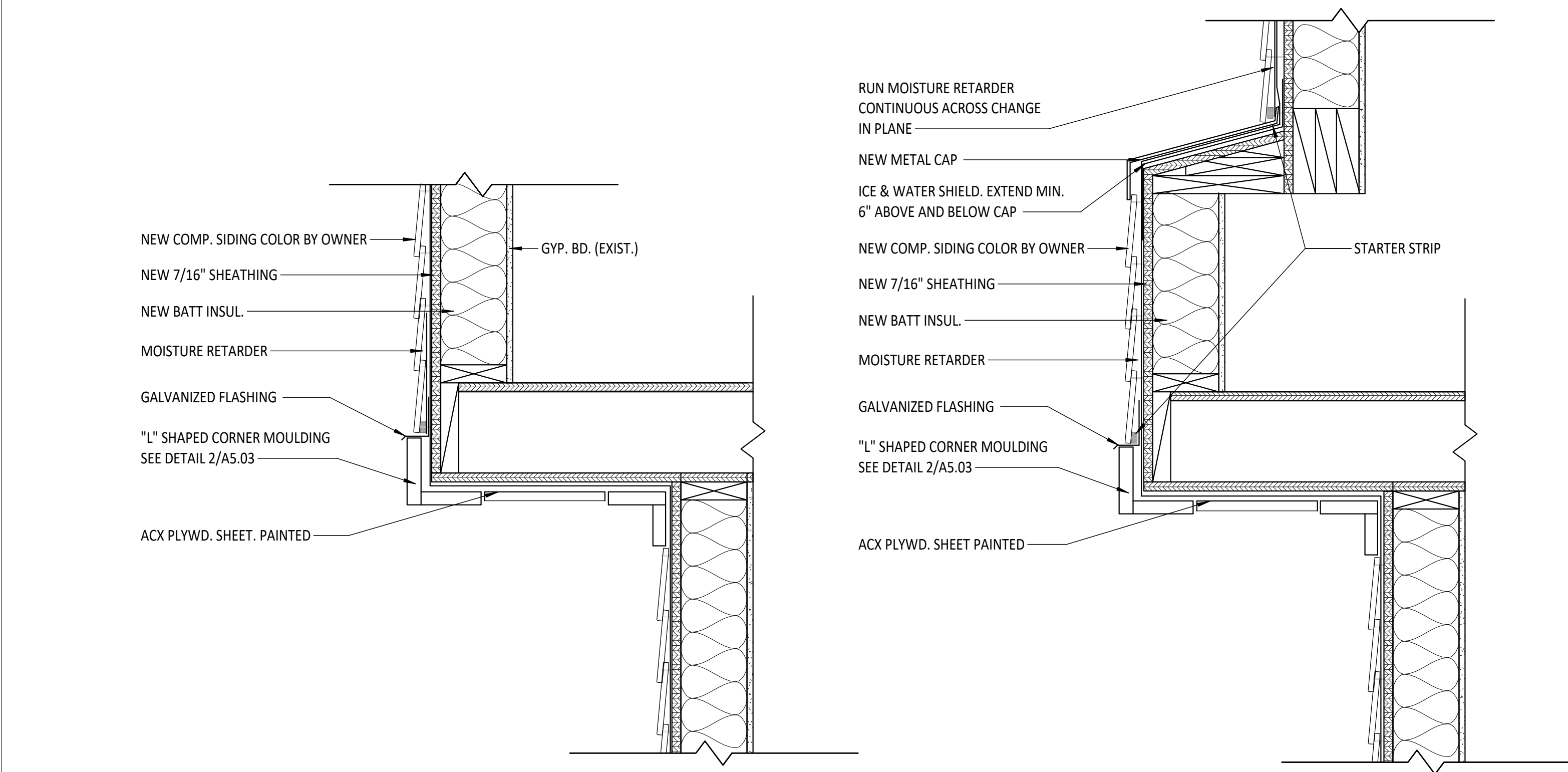
DESCRIPTION

DATE

ROOF DETAILS

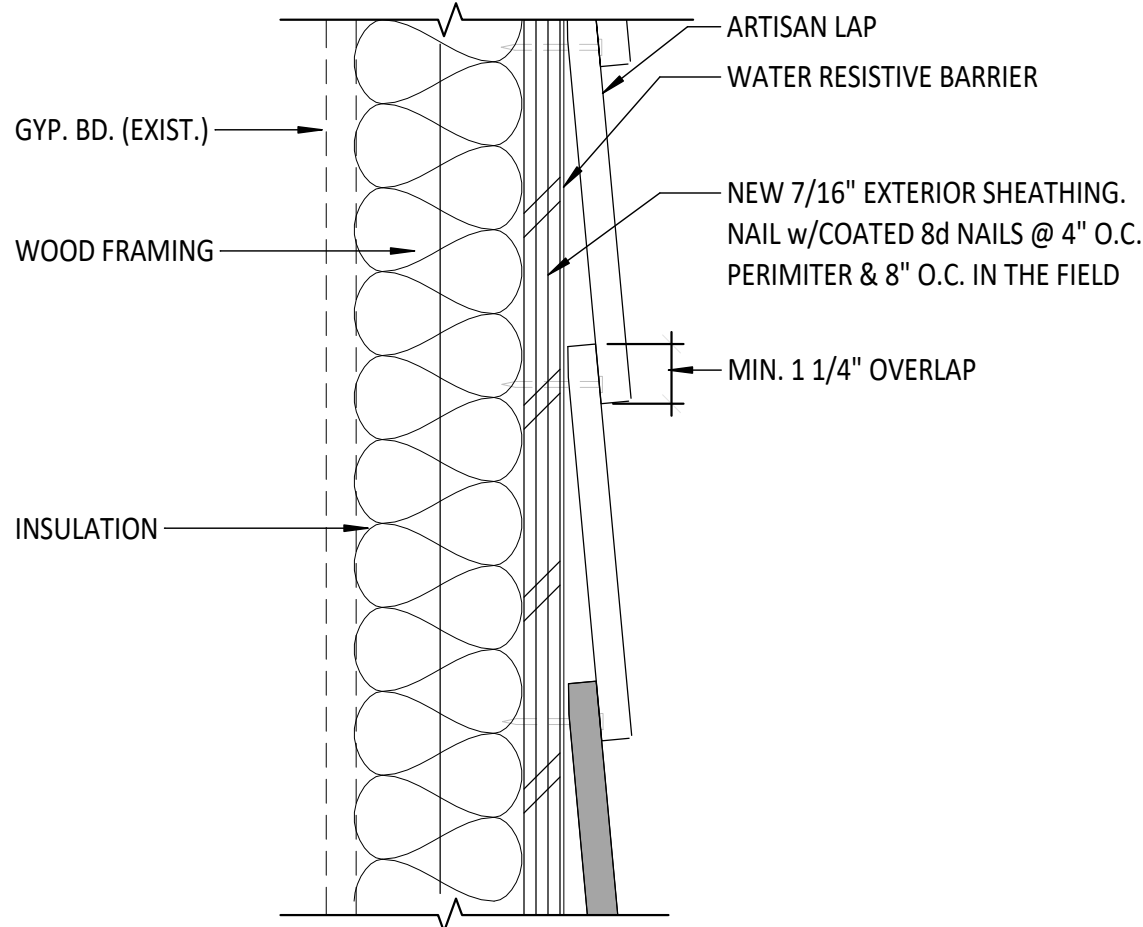
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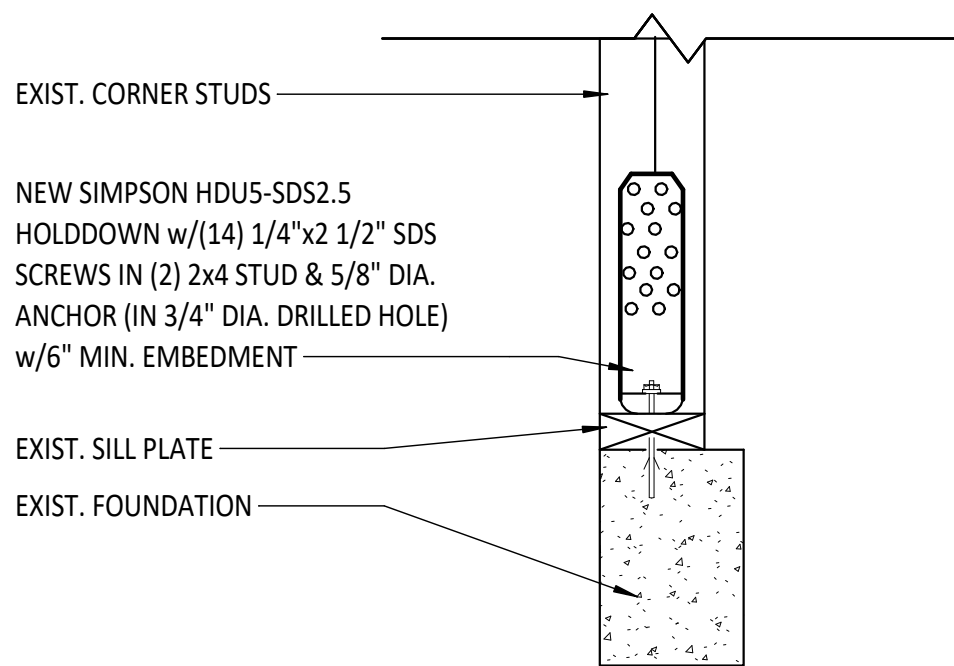
REVISIONS	DESCRIPTION	DATE

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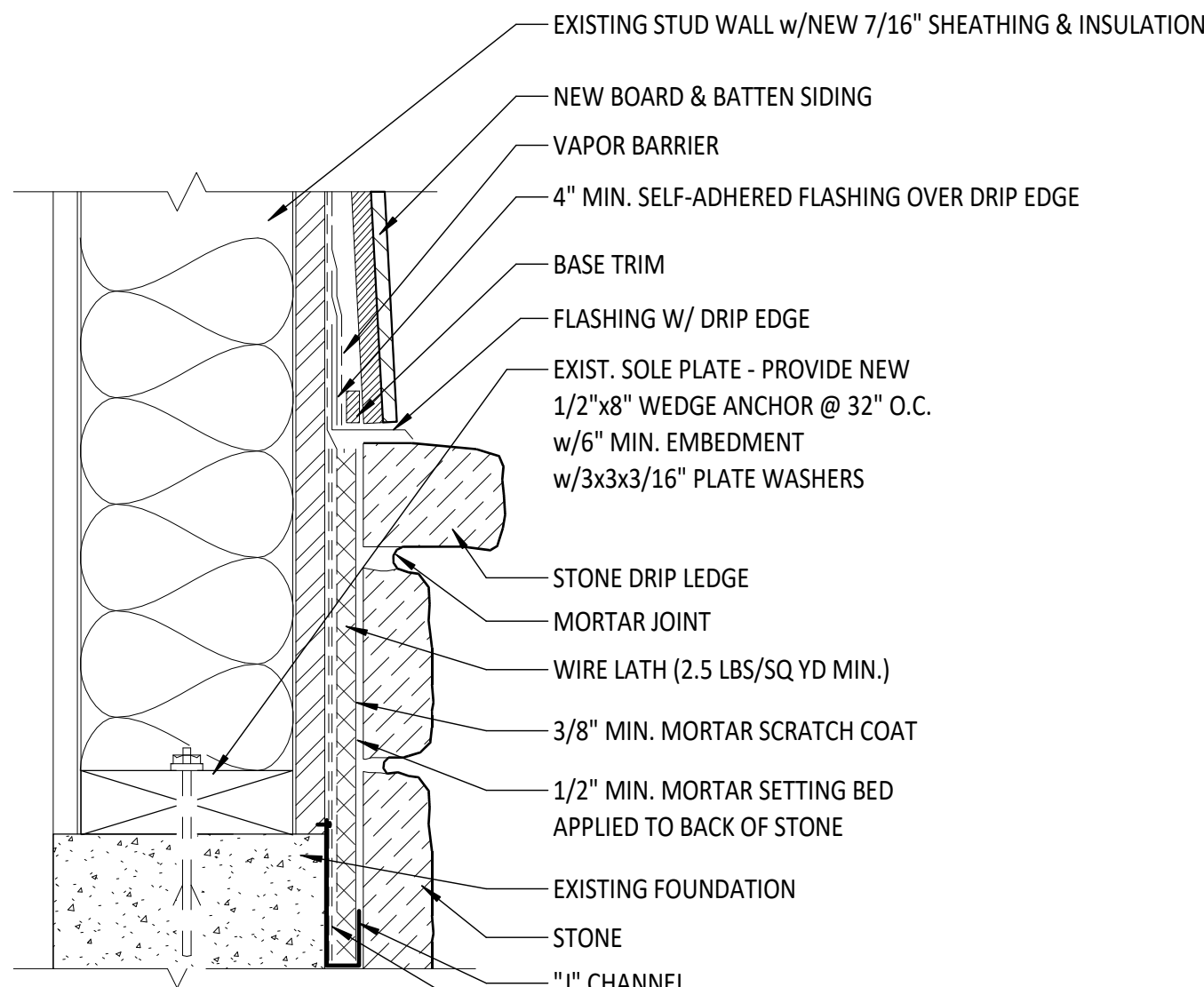
1 TYPICAL WALL

SCALE: 12" = 1'-0"



2 HOLDDOWN DETAIL

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



STONE TRANSITION

SCALE: 3" = 1'-0"

HIDDEN CREEK CONDOS
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DATE	DESCRIPTION
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WALL DETAILS

A5.04

GENERAL:
UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. POTENTIAL CONFLICTS BETWEEN THESE DOCUMENTS AND OSHA REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED.

GOVERNING BUILDING CODE: IBC 2021
RISK CATEGORY: II (IBC TABLE 1604.5)

LOADING:

ROOF LOAD

1. ROOF DEAD LOAD: 15 PSF (INCLUDES 5 PSF FOR SOLAR PANELS)
2. ROOF LIVE LOAD: 20 PSF (NON-CONCURRENT WITH ROOF SNOW LOAD)
3. ROOF SNOW LOAD:
 - A. GROUND SNOW LOAD $P_g = 106$ PSF (ELEVATION= 6,800 FT)
 - B. FLAT ROOF SNOW LOAD $P_f = 90$ PSF (SNOW DRIFT PER ASCE 7-16)
 - C. SNOW EXPOSURE FACTOR $C_e = 1.0$
 - D. SNOW LOAD IMPORTANCE FACTOR $I_s = 1.0$
 - E. THERMAL FACTOR $C_t = 1.2$

FLOOR LOAD

1. DEAD: 15 PSF
2. LIVE: 40 PSF

DEFLECTION LIMITS:

4. FLOOR: $L/360$
5. ROOF: $L/240$
6. WALL WITH EFC OR STUCCO $L/360$
7. WALL WITH STONE CLADDING $L/600$

ALTERNATES:

ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

DISCREPANCIES:

IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS, PLAN DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE ACCEPTED THE MORE EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

SITE VERIFICATION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

MEANS, METHODS AND SAFETY REQUIREMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED ON THE LATEST OSHA REGULATIONS, BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM UNLESS REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR'S TEMPORARY BRACING AND SHORING DESIGN ENGINEER.

BRACING/SHORING DESIGN ENGINEER:

THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

TEMPORARY SHORING, BRACING:

THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

CONSTRUCTION LOADS:

LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA & LOADS BELOW OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S SSE FOR BRACING/SHORING.

CHANGES IN LOADING:

THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SER OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL OR PLUMBING DRAWINGS). PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 400 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

NOTE PRIORITIES:

PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON THE INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES.

PLAN INFORMATION:

DIMENSIONS ARE FOR REFERENCE. CONTRACTOR TO VERIFY ALL DIMENSIONS. DIMENSIONS ARE PROVIDED BY THE ARCHITECT'S ELECTRONIC FILE. ALWAYS VERIFY THESE PLANS AND DIMENSIONS WITH THE ARCHITECT'S PLANS UNDER NO CIRCUMSTANCES WILL MCNEIL ENGINEERING, ITS EMPLOYEES OR AGENTS BE LIABLE FOR ANY DIRECT, INDIRECT PUNITIVE OR CONSEQUENTIAL DAMAGES THAT MAY RESULT IN ANY WAY FROM YOUR USE, MISUSE, REFERENCE TO OR RELIANCE ON ANY OF THE INFORMATION PROVIDED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS OR DEFECTS. MCNEIL ENGINEERING EXPRESSLY DISCLAIMS ALL WARRANTIES, INCLUDING ANY EXPRESS OR

IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE INFORMATION HEREIN.

WHILE MCNEIL ENGINEERING MAKES EVERY EFFORT TO PRESENT ACCURATE AND RELIABLE INFORMATION, MCNEIL ENGINEERING DOES NOT ENDORSE, APPROVE OR CERTIFY THE INFORMATION PROVIDED BY OTHERS. NOR DOES MCNEIL ENGINEERING GUARANTEE ITS ACCURACY, COMPLETENESS OR TIMELINESS. USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IT SHOULD ONLY BE UNDERTAKEN AFTER YOU HAVE INDEPENDENTLY VERIFIED ITS ACCURACY, COMPLETENESS AND TIMELINESS.

CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DIMENSIONS AGAINST THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS MUST BE VERIFIED WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. MCNEIL ENGINEERING DOES NOT GUARANTEE THAT THIS ELECTRONIC MEDIA HAS NOT BEEN DAMAGED, ALTERED OR MODIFIED DURING TRANSMISSION AND/OR STORAGE. MCNEIL ENGINEERING DOES NOT GUARANTEE CHANGES ON THE ARCHITECTURAL PLANS HAVE BEEN FULLY CONVEYED AND THE THE CONSTRUCTION DOCUMENT UPDATED. ANYONE RECEIVING ELECTRONIC MEDIA MUST VERIFY ALL INFORMATION WITH THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. ANY USE OR REUSE OF THIS INFORMATION SHALL BE THE FULL RESPONSIBILITY OF THE USER.

STRUCTURAL STEEL:

ALL STRUCTURAL STEEL COMPONENTS SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH "COMMENTARY", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS WELL AS THE FOLLOWING STANDARDS.

AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION.
AWS D1.1 "STRUCTURAL WELDING CODE".
ASTM A-6 "GENERAL REQUIREMENTS FOR DELIVERY OF ROLLED STEEL PLATES, SHAPES, SHEET PILING AND BARS FOR STRUCTURAL USE".

ALL STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:
WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.
HOLLOW STRUCTURAL SECTIONS: ASTM A500 GRADE B
FY MIN = 46 KSI

ANGLES, CHANNELS, PLATES & BARS: ASTM A36.

SHOP PAINTING:

PAINTING REQUIREMENTS: NO SHOP PAINTING WILL BE REQUIRED EXCEPT WHERE PLANS INDICATE THAT STRUCTURAL STEEL WILL BE EXPOSED TO WEATHER. (I.E. COOLING TOWER FRAMING, DOOR LINTELS, SCREEN WALLS, ETC.)

SURFACE PREPARATION: REMOVE LOOSE RUST, LOOSE MILL SCALE, AND SPATTER, SLAG OR FLUX DEPOSITS. CLEAN STEEL IN ACCORDANCE WITH STEEL STRUCTURES PAINTING COUNCIL (SSPC) SP-5 "POWER TOOL CLEANING".

PAINTING: ONE COAT OF APPROVED PRIMER APPLIED BY BRUSH, SPRAY, ROLLER OR DIP TO PRODUCE A DRY FILM THICKNESS OF NOT LESS THAN 2 MILS.

NOTE: DO NOT SHOP PAINT WHEN TEMPERATURE IS BELOW 45 DEGREES F., OR WHEN STEEL TEMPERATURE IS BELOW DEW POINT OF ATMOSPHERE OR ON WET SURFACES.

ALL WELDING SHALL BE DONE BY CERTIFIED AWS WELDERS, AND COMPLY WITH THE LATEST EDITION OF THE AWS D1.1 CODE FOR WELDING IN BUILDING CONSTRUCTION. ALL FILLET WELDS TO BE $3/16"$ UNLESS NOTED OTHERWISE. ALL STEEL TO STEEL BOLTED CONNECTIONS SHALL BE WITH ASTM A307, UNLESS NOTED OTHERWISE. PROVIDE EDGE DISTANCE IN ACCORDANCE TO AISC TABLE J7.7 UNLESS NOTED OTHERWISE. ALL FIELD WELDS SHALL BE SPECIALLY INSPECTED PER IBC TABLE. ALL TESTING AND INSPECTION REPORTS SHALL BE SENT TO THE ENGINEER FOR REVIEW.

SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

STRUCTURAL STEEL SHALL BE SPECIALLY INSPECTED AS PER AISC 360.

LAMINATED VENEER LUMBER:

ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF WEYERHAEUSER CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE WEYERHAEUSER PRODUCT GUIDE, LATEST EDITION. A COMPLETE SET OF STRUCTURAL SHOP DRAWINGS, INDICATING MEMBERS AND PLACEMENT SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO THE FABRICATION OF THE MEMBERS. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

SHEATHING:

SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS. SHEATHING INSTALLATION:

ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.

ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

USE EXTERIOR GRADE SHEATHING AT DECKS AND CORRIDORS.

ROOF SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS $16"$ AND EDGE BLOCKING IS NOT SPECIFIED.

TYPICAL NAILING SHALL BE 8d @ $6"$ O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d AT $12"$ O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

FLOOR SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS.

TYPICAL NAILING SHALL BE 10d @ $6"$ O.C. ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d @ $12"$ O.C. ALL INTERMEDIATE SUPPORTS U.N.O. USE RING SHANK NAILS.

ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE T & G PANELS. GLUE SHALL MEET THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OF ELECTRIC EQUIPMENT.

ROUGH CARPENTRY:

FRAMING LUMBER SHALL BE KILN DRIED AND SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

USE:	SPECIES	GRADE
SILL PLATES 2 x 4	D.F.	STANDARD OR BETTER.
2 x 6, 2 x 8	D.F.	NO. 2 OR BETTER.

ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.

HORIZONTAL FRAMING LUMBER: (U.N.O.)

4x4 AND SMALLER	D.F.	NO. 2
2x ROOF JOISTS & RAFTERS	D.F.	NO. 2
2x FLOOR JOISTS	D.F.	NO. 2
3x LEDGERS	D.F.	NO. 1
4x HEADERS & BEAMS	D.F.	NO. 1
6x6 & LARGER BEAMS	D.F.	NO. 1

VERTICAL FRAMING LUMBER: (U.N.O.)

ALL STUDS	D.F.	STUD GRADE OR #2 (SEE PLAN)
ALL POSTS	D.F.	NO. 1
ALL OTHER LUMBER U.N.O	D.F.	STANDARD OR BETTER.

FINGER-JOINTED LUMBER MAY BE USED EXCEPT AT SHEARWALL HOLD-DOWNS LOCATIONS.

AT EXTERIOR LOCATIONS, DECKS EXPOSED CORRIDORS, USE APA RATED SHEATHING EXTERIOR. WHERE CONSTRUCTION DELAYS ARE EXPECTED PRIOR TO PROVIDING PROTECTION USE APA RATED SHEATHING EXPOSURE 1 COMMONLY KNOWN AS "CDX".

PROVIDE A MINIMUM OF (2) STUDS UNDER ALL BEAM BEARING LOCATIONS U.N.O. PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS U.N.O. WHERE

POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT $32"$ O.C.

QUALITY ASSURANCE PLAN:

STRUCTURAL STEEL

SPECIAL INSPECTION AND TESTING AS REQUIRED BY THE IBC SHALL BE PROVIDED BY AN INDEPENDENT AGENCY EMPLOYED BY THE OWNER UNLESS WAIVED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL COORDINATE AND COOPERATE WITH REQUIRED INSPECTIONS/TESTS AS INDICATED BELOW, REFERRING TO THE IBC SECTION INDICATED AS APPROPRIATE, REF IBC SECTION 1704.

WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY:

AS PART OF THE QUALITY ASSURANCE AND SPECIAL INSPECTION PLAN, THE CONTRACTOR SHALL SUBMIT TO THE BUILDING OFFICIAL AND THE OWNER A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY CONTAINING THE FOLLOWING ITEMS:

1. ACKNOWLEDGMENT AND AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS.
2. ACKNOWLEDGMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
3. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND THE DISTRIBUTION OF REPORTS.
4. IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

SHOP DRAWING DEVIATIONS:

WHEN SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) DIFFER FROM OR ADD TO THE REQUIREMENTS OF THE STRUCTURAL DRAWINGS THEY SHALL BE DESIGNED AND STAMPED BY THE RESPONSIBLE SSE.

GENERAL CONTRACTOR'S PRIOR REVIEW:

ONCE THE CONTRACTOR HAS COMPLETED HIS REVIEW OF THE SSE COMPONENT DRAWINGS, THE SER WILL REVIEW THE SUBMITTAL ACCORDINGLY. REVIEW OF THE SPECIALTY STRUCTURAL ENGINEER'S (SSE) SHOP DRAWINGS (COMPONENT DESIGN DRAWINGS) IS FOR COMPLIANCE WITH DESIGN CRITERIA AND COMPATIBILITY WITH THE DESIGN OF THE PRIMARY STRUCTURE AND DOES NOT RELIEVE THE SSE OF RESPONSIBILITY FOR THAT DESIGN. ALL NECESSARY BRACING, TIES, ANCHORAGE, PROPRIETARY PRODUCTS SHALL BE FURNISHED AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS OR THE SSE'S DESIGN DRAWINGS AND CALCULATIONS. THESE ELEMENTS INCLUDE BUT ARE NOT LIMITED TO THE ITEMS LISTED BELOW.

DEFERRED SUBMITTAL ITEMS:

ITEMS REQUIRING DEFERRED SUBMITTALS THAT ARE LISTED BELOW ARE TO BE DESIGNED AND FABRICATED BY THE MANUFACTURER ACCORDING TO SPECIFICATIONS GIVEN IN THE CONSTRUCTION DOCUMENTS.

THESE DEFERRED SUBMITTALS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT AND/OR ENGINEER FOR PREVIEW AND COORDINATION. UPON COMPLETION OF THE ARCHITECT/ENGINEER REVIEW, THE ARCHITECT/ENGINEER WILL SUBMIT THE DEFERRED SUBMITTALS TO THE BUILDING OFFICIAL FOR REVIEW AND APPROVAL. THE SUBMITTAL TO THE BUILDING OFFICIAL SHALL INCLUDE A LETTER STATING THAT THE ARCHITECT/ENGINEER REVIEW HAS BEEN PERFORMED AND THAT THE PLANS AND CALCULATIONS FOR THE DEFERRED SUBMITTAL ITEMS ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN DRAWINGS WITH NO EXCEPTIONS.

THE FINAL SUBMITTAL SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE IN WHICH CONSTRUCTION WILL OCCUR AND SHALL BE AVAILABLE AT THE JOBSITE THROUGHOUT CONSTRUCTION.

CONSTRUCTION RELATED TO DEFERRED SUBMITTALS SHALL NOT COMMENCE UNTIL THE BUILDING OFFICIAL HAS APPROVED THE SUBMITTAL.

ALL MEMBERS SHALL CONFORM WITH AMERICAN AND IRON STEEL INSTITUTE (AISI) "SPECIFICATIONS FOR DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS" CURRENT EDITION.

ALL MEMBERS SHALL BE FORMED FROM CORROSION-RESISTANT STEEL, CORRESPONDING TO THE REQUIREMENTS OF ASTM A1003-00.

ALL STRUCTURAL MEMBERS SHALL BE ZINC COATED MEETING ASTM A1003-00.

ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY FOR ATTACHMENT TO PERPENDICULAR MEMBERS OR, AS REQUIRED, FOR AN ANGULAR FIT AGAINST ABUTTING MEMBERS.

ALL FRAMING COMPONENTS SHALL BE PLUMBED, ALIGNED AND LEVELED.

ITEMS LISTED FOR DEFERRED SUBMITTAL SHALL BE DESIGNED BY SPECIALTY STRUCTURAL ENGINEERS LICENSED IN THE STATE OF UTAH. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR REVIEW (SEE NOTES THIS SHEET). THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE ARCHITECT, ENGINEER OF RECORD AND THE BUILDING OFFICIAL.

DEFERRED SUBMITTAL ITEMS:

1. STEEL SHOP DRAWINGS



Norm Schoenherr AIA Carl Greene AIA

Design International

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DESIGN INTERIORS PLANNING ARCHITECTURE CONSULTING

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HIDDEN CREEK CONDOS, PHASE II

2100 CANYONS RESORT DR.
PARK CITY, UTAH 84098

PROJECT NO.	22393
DRAWN BY	RSJ
CHECKED BY	DFB
DATE	10/16/23

PROP. NO.

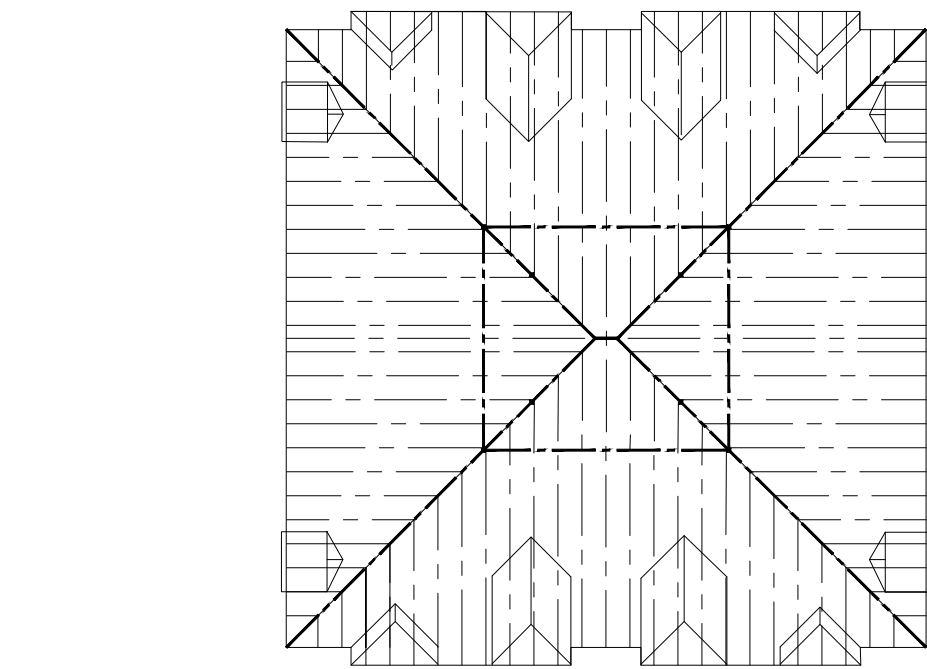
REVISIONS	DATE	DESCRIPTION

GENERAL NOTES

\$0.00

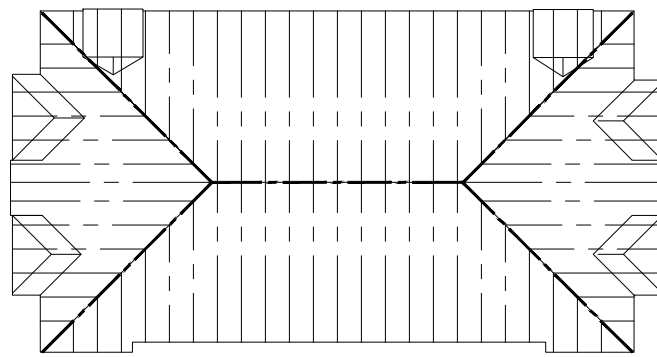
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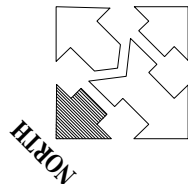


1-D
\$1.00
BUILDING 1-GEORGETOWN
1/16"=1'-0"

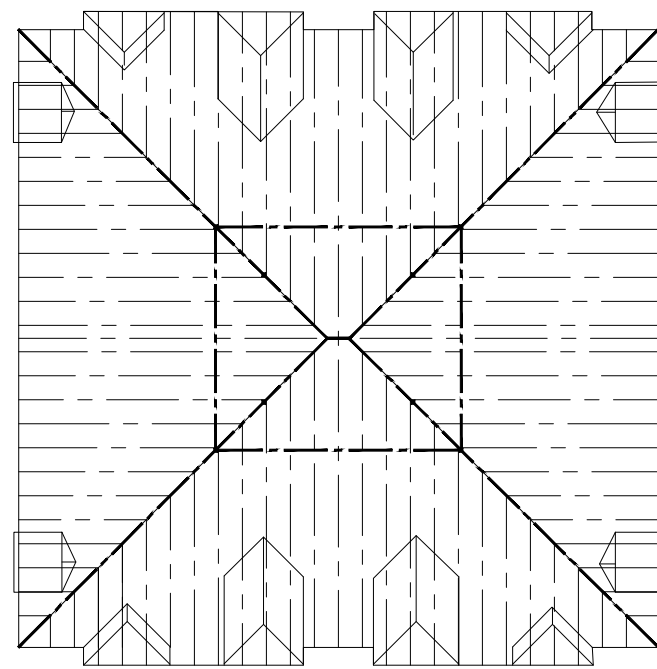
ANTICIPATED DETAILS
1-A/\$5.00
1-A/\$5.01
2-B/\$5.02



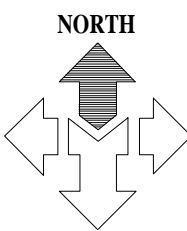
2-D
\$1.00
BUILDING 2-GEORGETOWN
1/16"=1'-0"



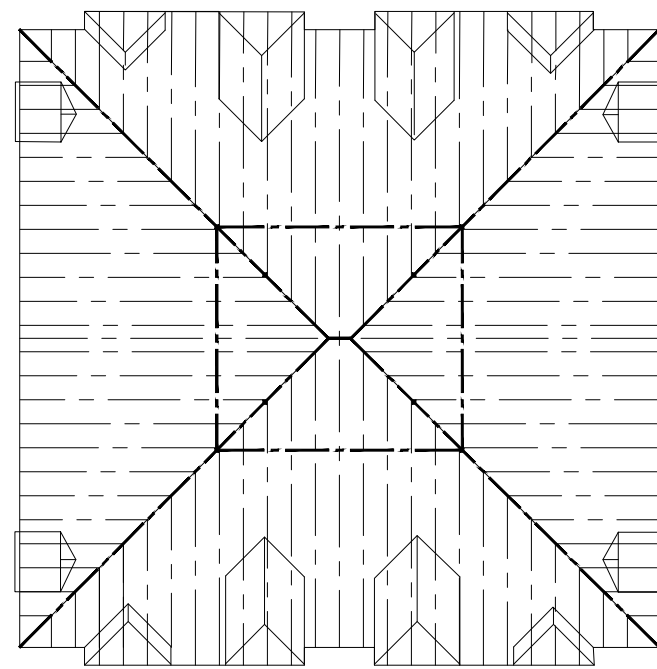
ANTICIPATED DETAILS
1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02



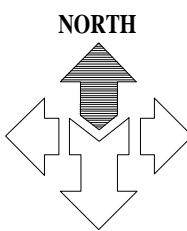
3-D
\$1.00
BUILDING 3-GEORGETOWN
1/16"=1'-0"



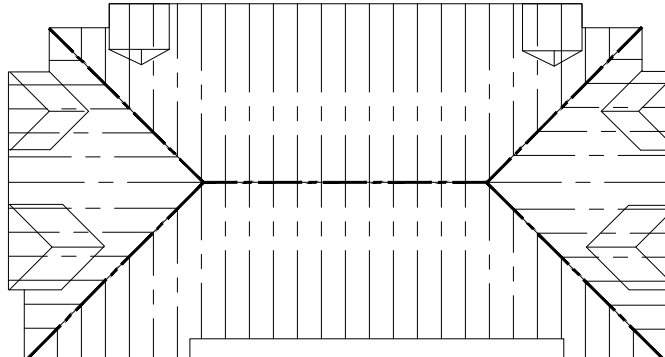
ANTICIPATED DETAILS
1-A/\$5.00
1-A/\$5.01
2-B/\$5.02



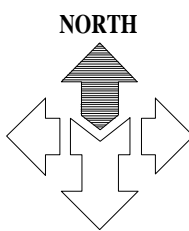
4-D
\$1.00
BUILDING 4-GEORGETOWN
1/16"=1'-0"



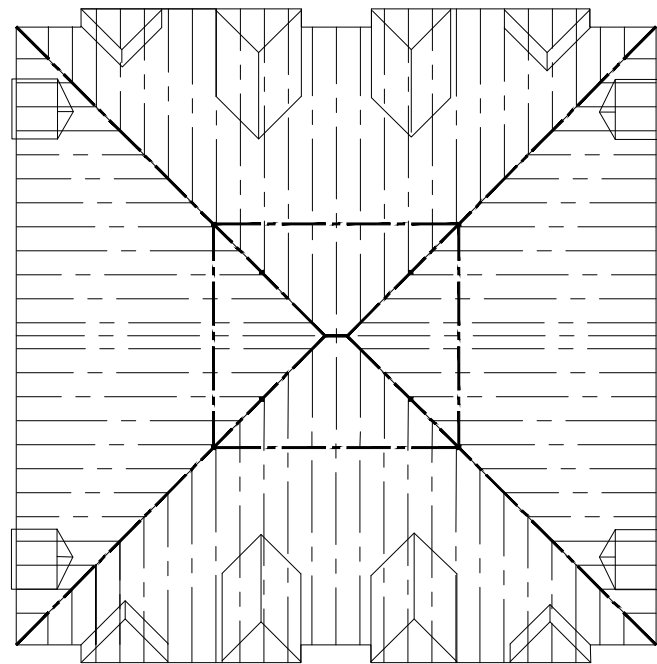
ANTICIPATED DETAILS
1-A/\$5.00
1-A/\$5.01
2-B/\$5.02



5-D
\$1.00
BUILDING 5-GEORGETOWN
1/16"=1'-0"

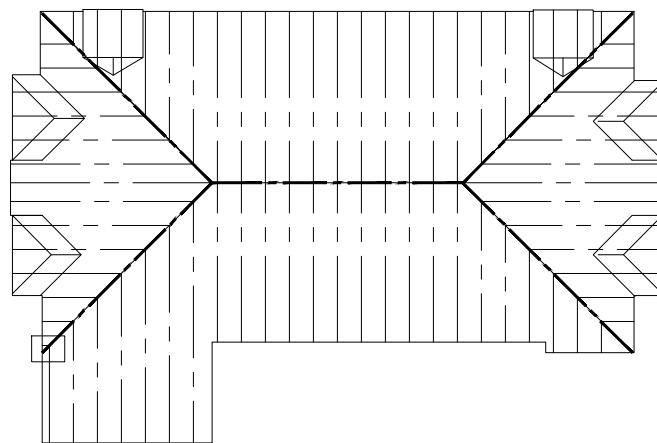


ANTICIPATED DETAILS
1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02

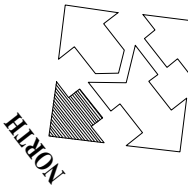


1-C
\$1.00
BUILDING 6-GEORGETOWN
1/16"=1'-0"

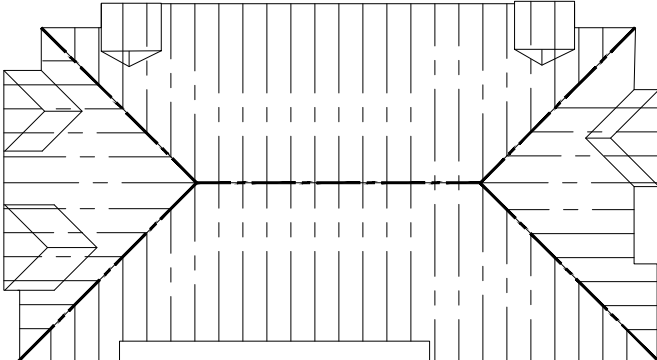
ANTICIPATED DETAILS
1-A/\$5.00
1-A/\$5.01
2-B/\$5.02



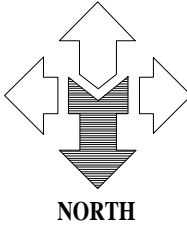
2-C
\$1.00
BUILDING 7-GEORGETOWN
1/16"=1'-0"



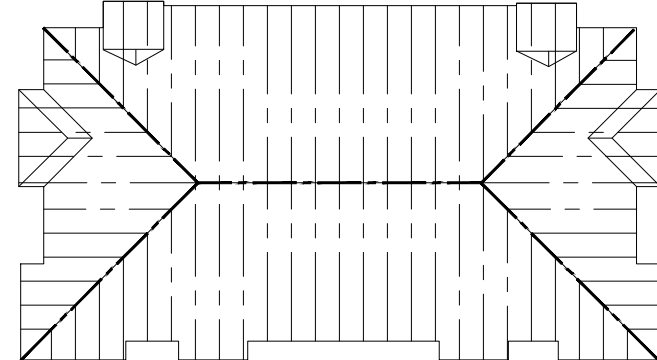
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1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02



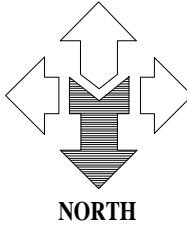
3-C
\$1.00
BUILDING 8-GEORGETOWN
1/16"=1'-0"



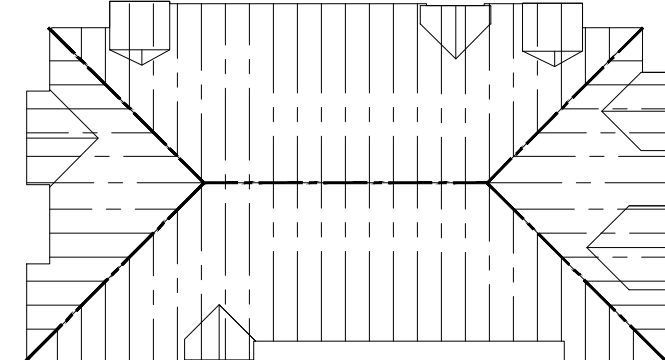
ANTICIPATED DETAILS
1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02



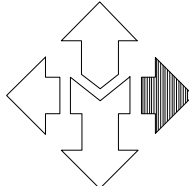
4-C
\$1.00
BUILDING 9-GEORGETOWN
1/16"=1'-0"



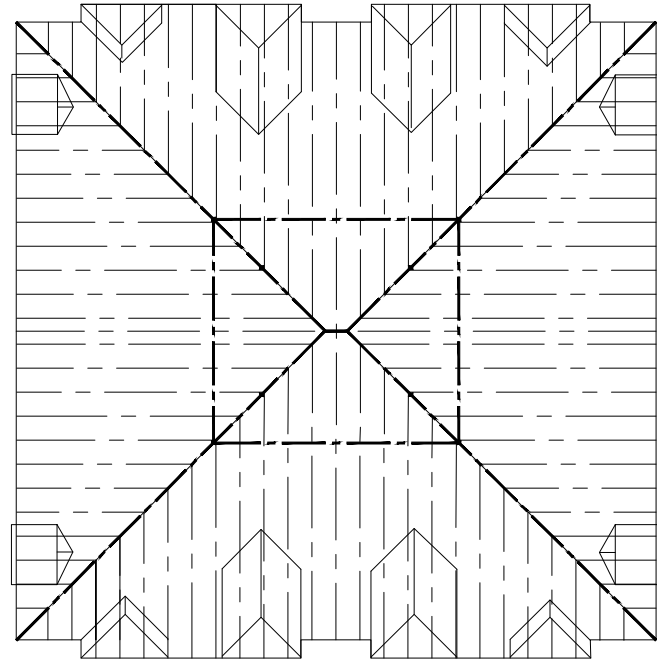
ANTICIPATED DETAILS
1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02



5-C
\$1.00
BUILDING 10-GEORGETOWN
1/16"=1'-0"

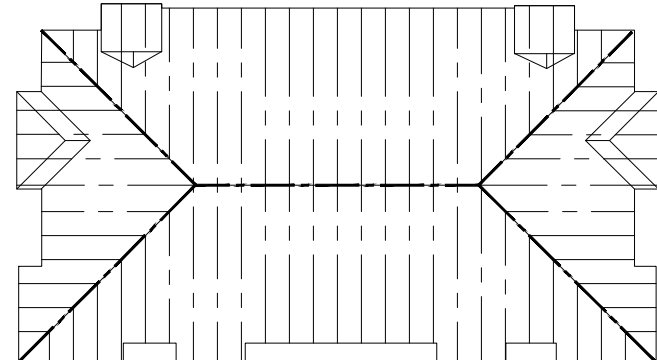


ANTICIPATED DETAILS
1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02

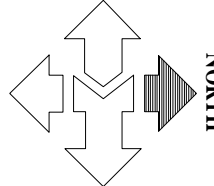


1-B
\$1.00
BUILDING 11-GEORGETOWN
1/16"=1'-0"

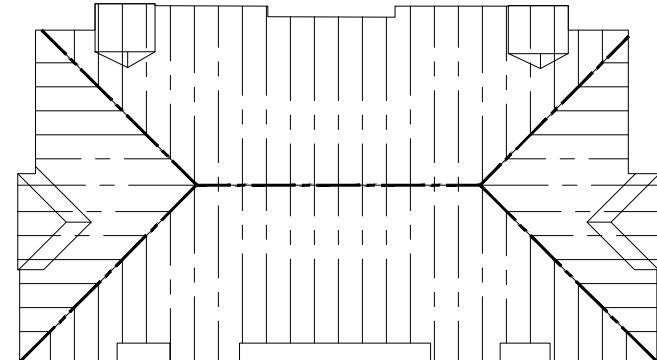
ANTICIPATED DETAILS
1-A/\$5.00
1-A/\$5.01
2-B/\$5.02



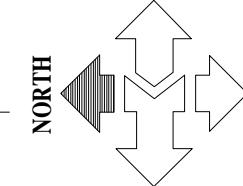
2-B
\$1.00
BUILDING 12-GEORGETOWN
1/16"=1'-0"



ANTICIPATED DETAILS
1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02



3-B
\$1.00
BUILDING 13-GEORGETOWN
1/16"=1'-0"



ANTICIPATED DETAILS
1-A/\$5.00
1-C/\$5.00
4-A/\$5.00
2-B/\$5.02



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REVISIONS	DESCRIPTION	DATE
1		
2		
3		
4		
5		

TOWNHOME
PLANS

\$1.00

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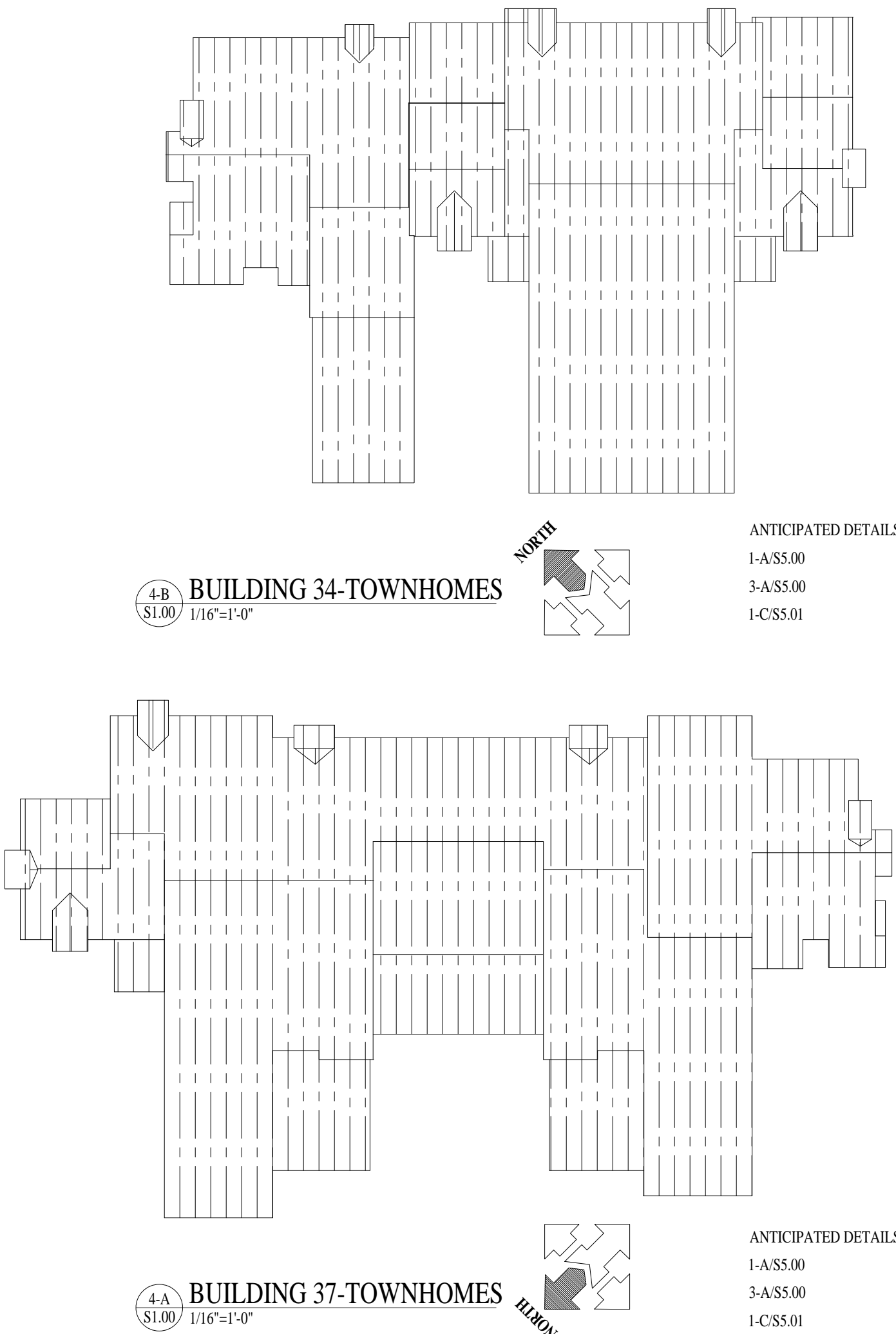
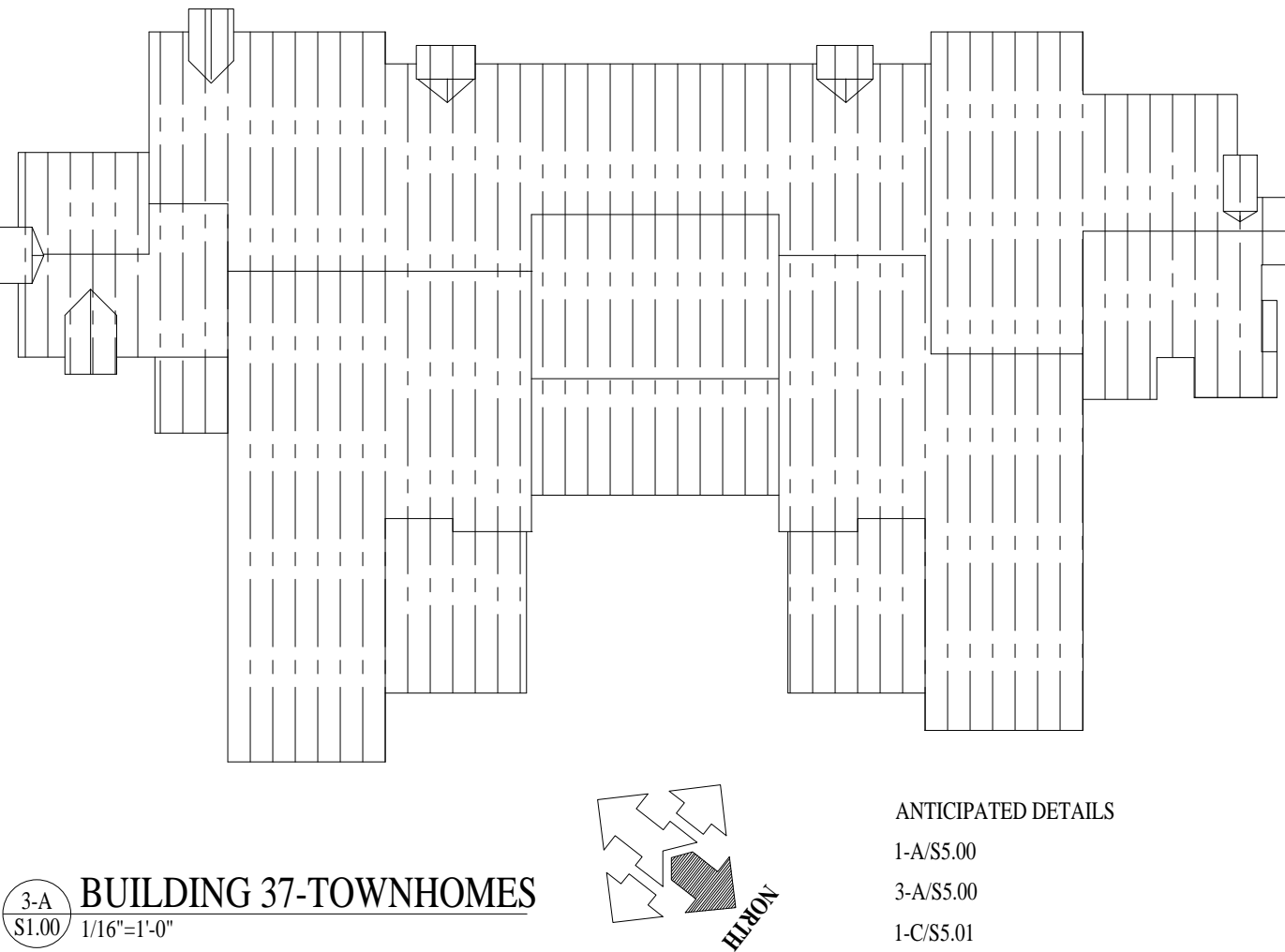
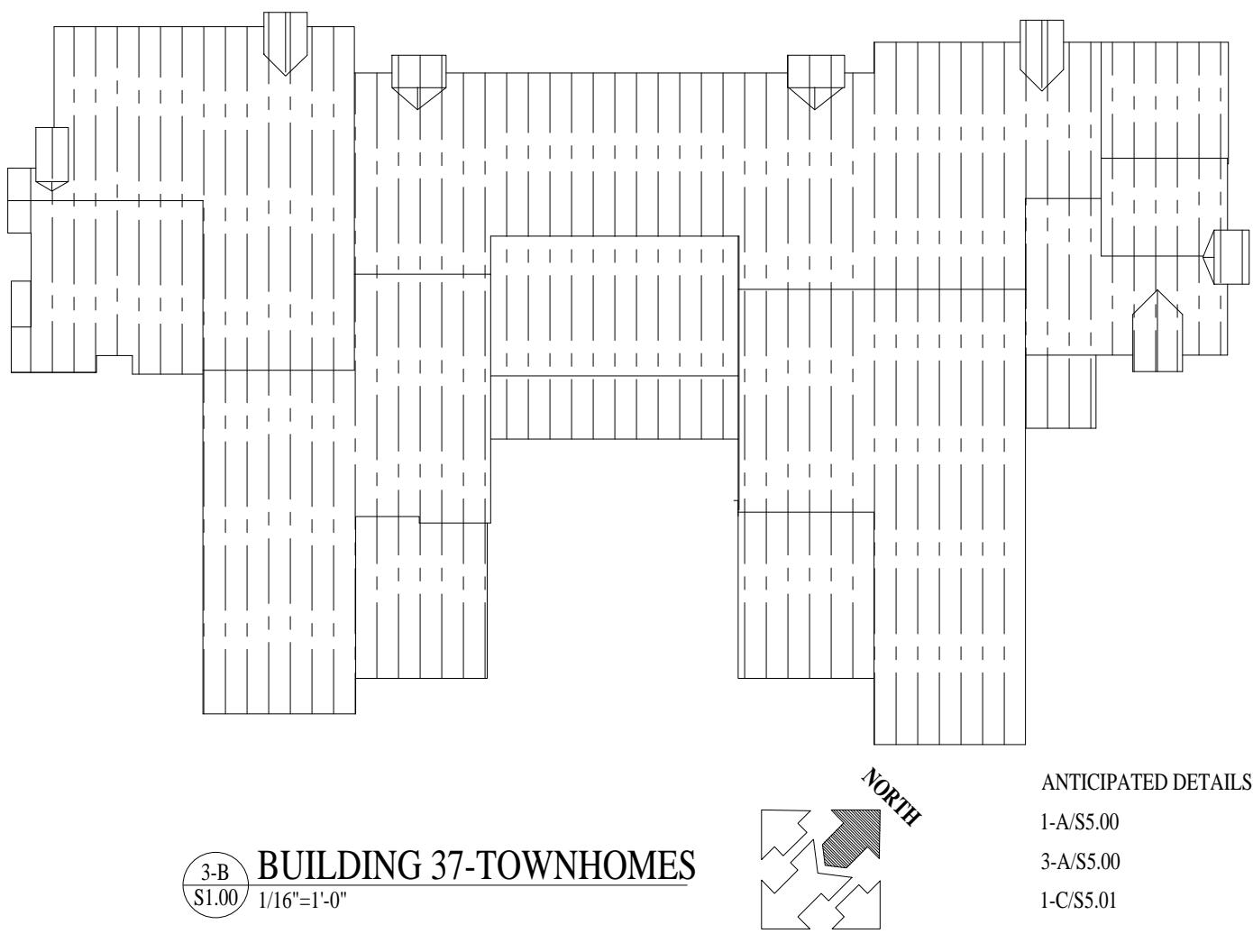
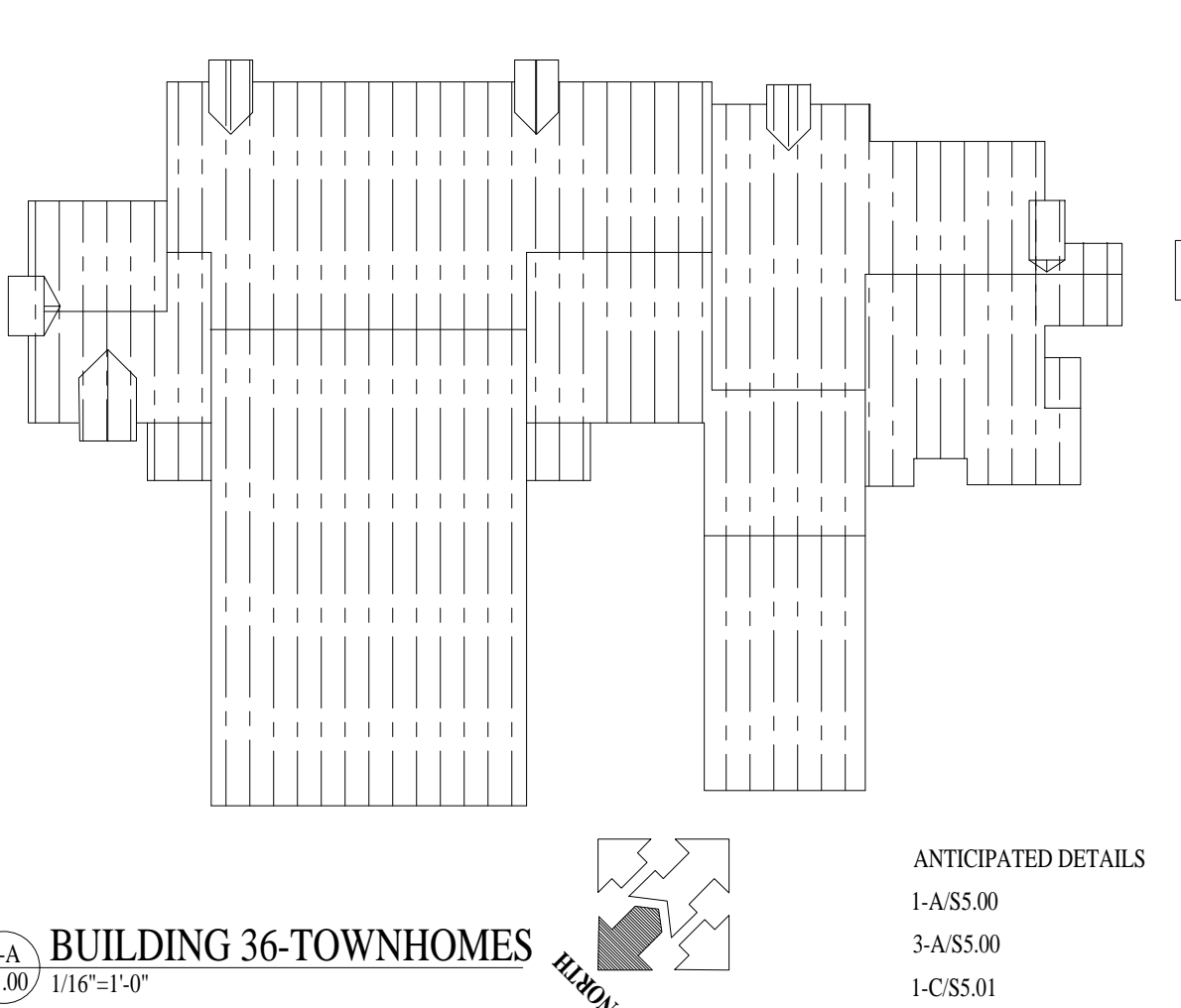
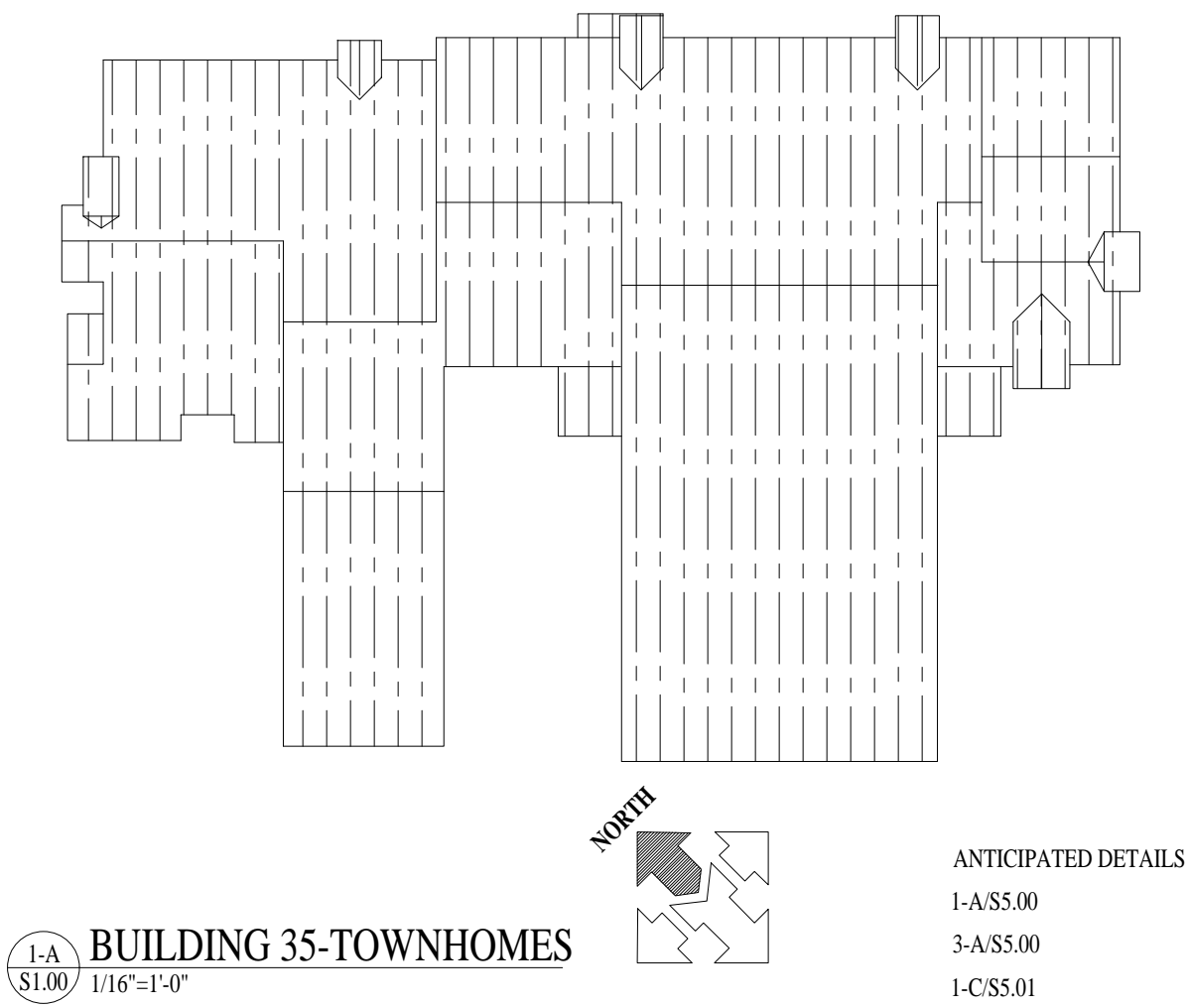
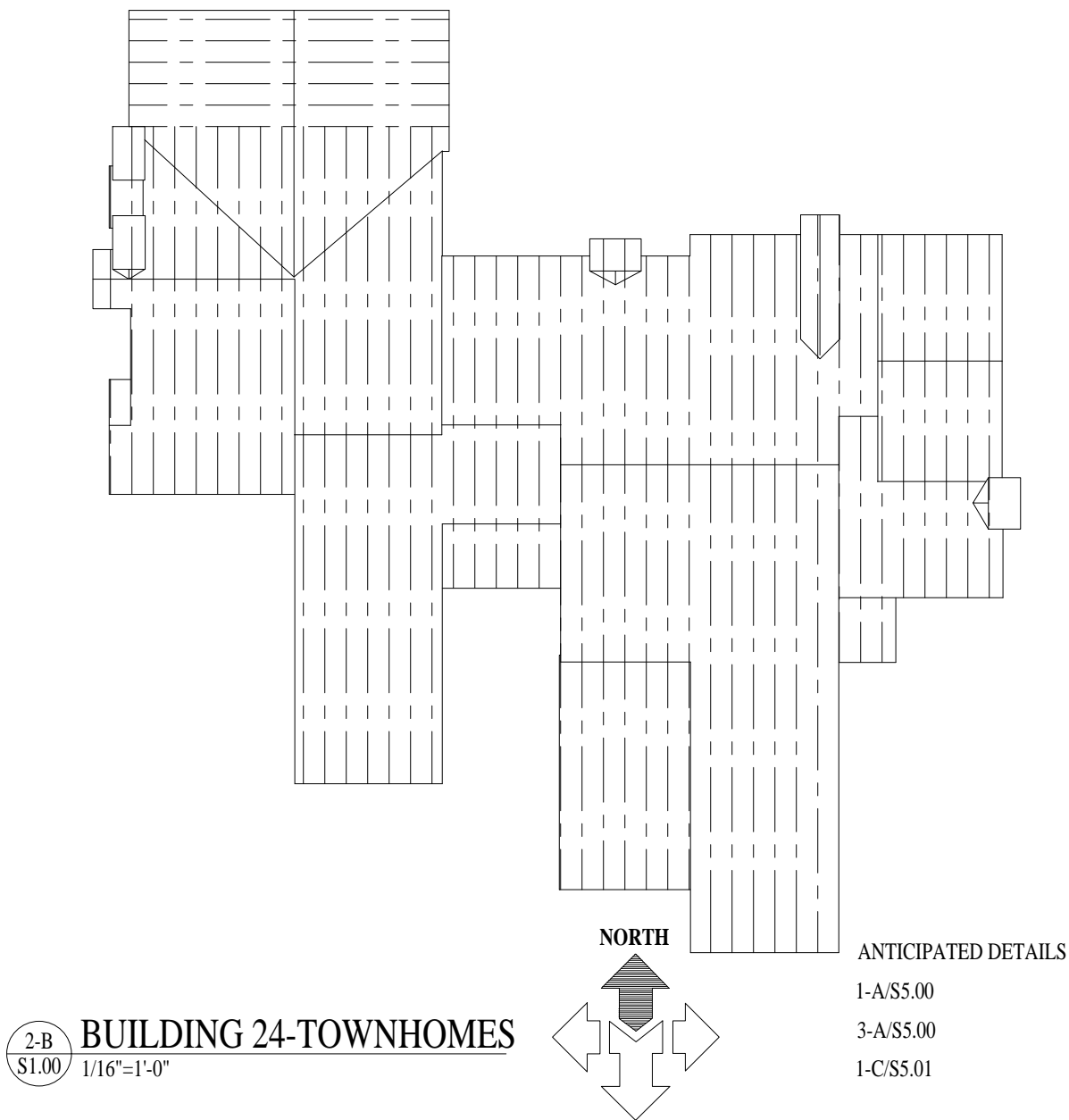
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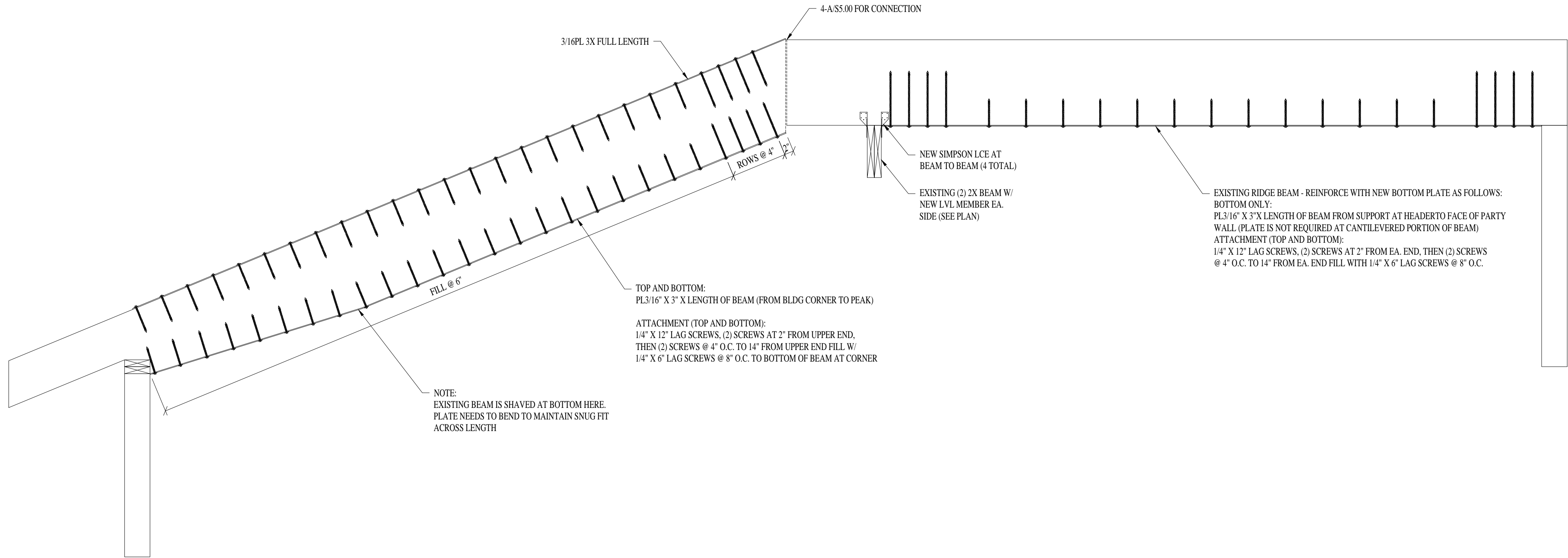
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REVISIONS	
DATE	DESCRIPTION

TOWNHOME PLANS

S1.01



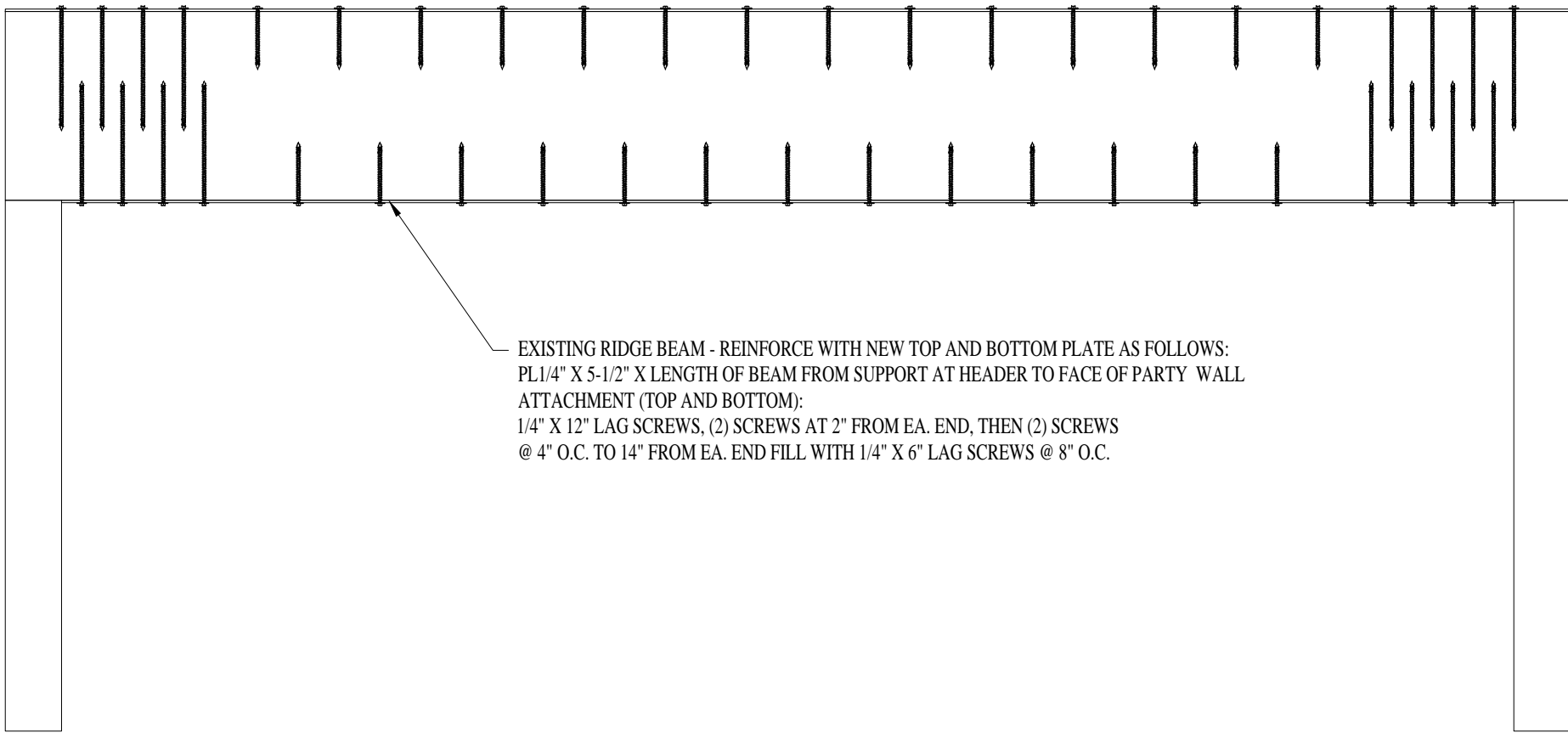


1-C
\$5.00
HIP BEAM REINFORCEMENT DETAIL
3/4"=1'-0"

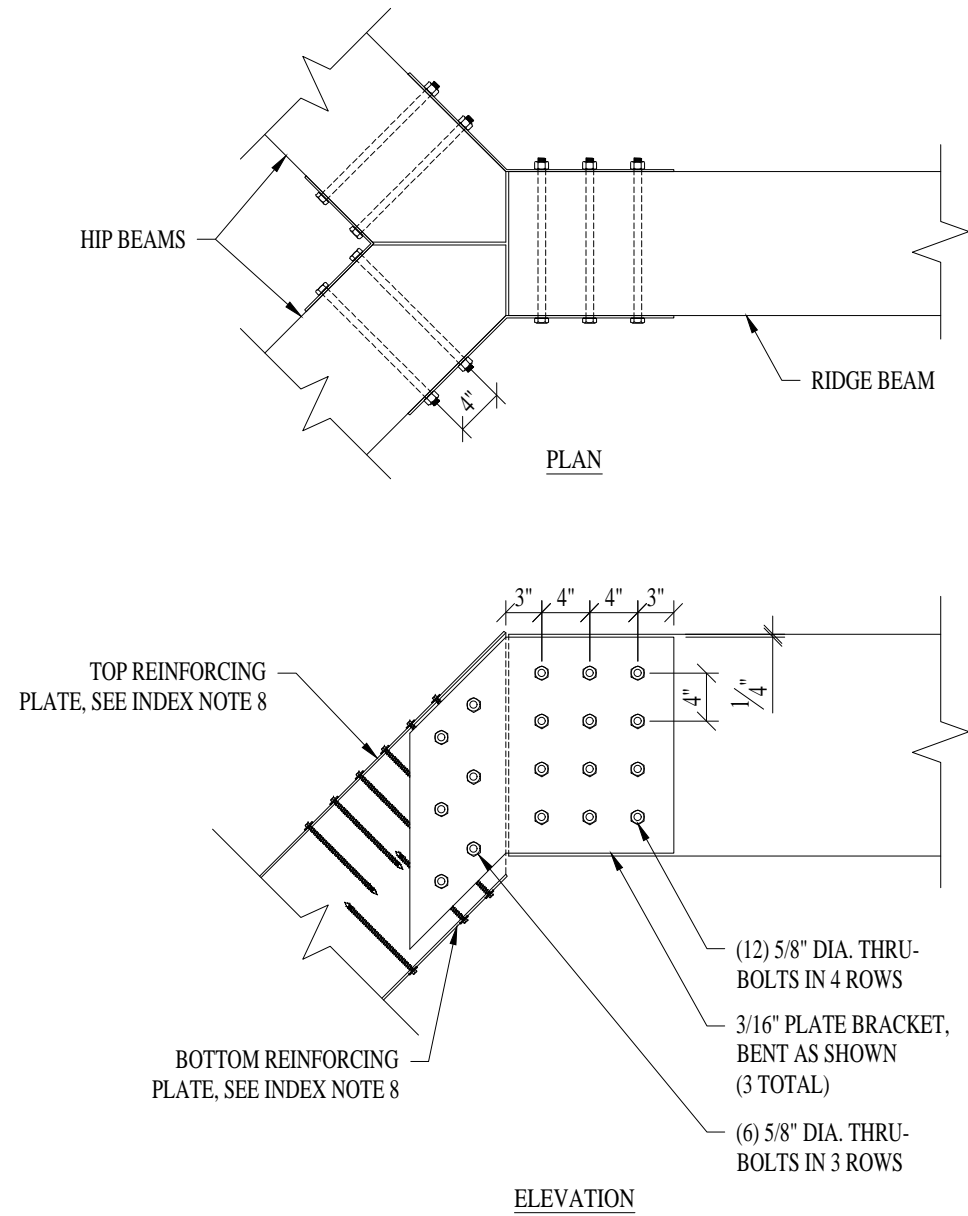
3-C
\$5.00
RIDGE BEAM REINFORCEMENT DETAIL
3/4"=1'-0"

RAFTER SPANS WITH REINFORCEMENT REQUIREMENTS			
EXISTING FRAMING	HORIZ. RAFTER LENGTH CL. TO CL. OF SUPPORT	SLOPED RAFTER LENGTH ALONG 5:12 SLOPE	FRAMING REINFORCEMENT
2X10 @ 24" O.C.	UP TO 8'-8"	UP TO 9'-0"	NO ADDITIONAL RAFTERS REQUIRED
	8'-9" TO 10'-0"	9'-1" TO 10'-4"	PROVIDE 2X10 SISTER AT ALTERNATION RAFTERS (EVERY OTHER RAFTER)
	10'-1" TO 12'-2"	10'-5" TO 13'-8"	INSTALL 2X10 SISTER RAFTERS AT ALL RAFTERS
	12'-3" TO 14'-9"	13'-9" TO 15'-5"	INSTALL NEW 2-2X10 SISTER RAFTER AT ALL RAFTERS, ONE EA. SIDE OF EA. RAFTER
2X10 @ 16" O.C.	UP TO 10'-7"	UP TO 11'-0"	NO ADDITIONAL RAFTERS REQUIRED
	10'-8" TO 12'-2"	11'-1" TO 13'-8"	PROVIDE 2X10 SISTER RAFTER AT ALTERNATING RAFTERS (EVERY OTHER RAFTER)
	12'-3" TO 14'-9"	13'-9" TO 15'-5"	PROVIDE 2X10 SISTER RAFTER AT ALL RAFTERS
CONTACT ENGINEER WHERE LENGTHS EXCEED THOSE SHOWN			

1-A
\$5.00
RAFTER REINFORCEMENT SCHEDULE
APPLIES TO ALL BUILDINGS



3-A
\$5.00
RIDGE BEAM REINFORCEMENT DETAIL
3/4"=1'-0"



4-A
\$5.00
RIDGE BEAM REINFORCEMENT DETAIL
NOTE: BRACKETS SHOWN ARE INTENDED TO REPLACE EXISTING BRACKETS, PRIOR TO FABRICATION, COORDINATION NEW BOLT HOLES WITH EXISTING BOLT HOLES

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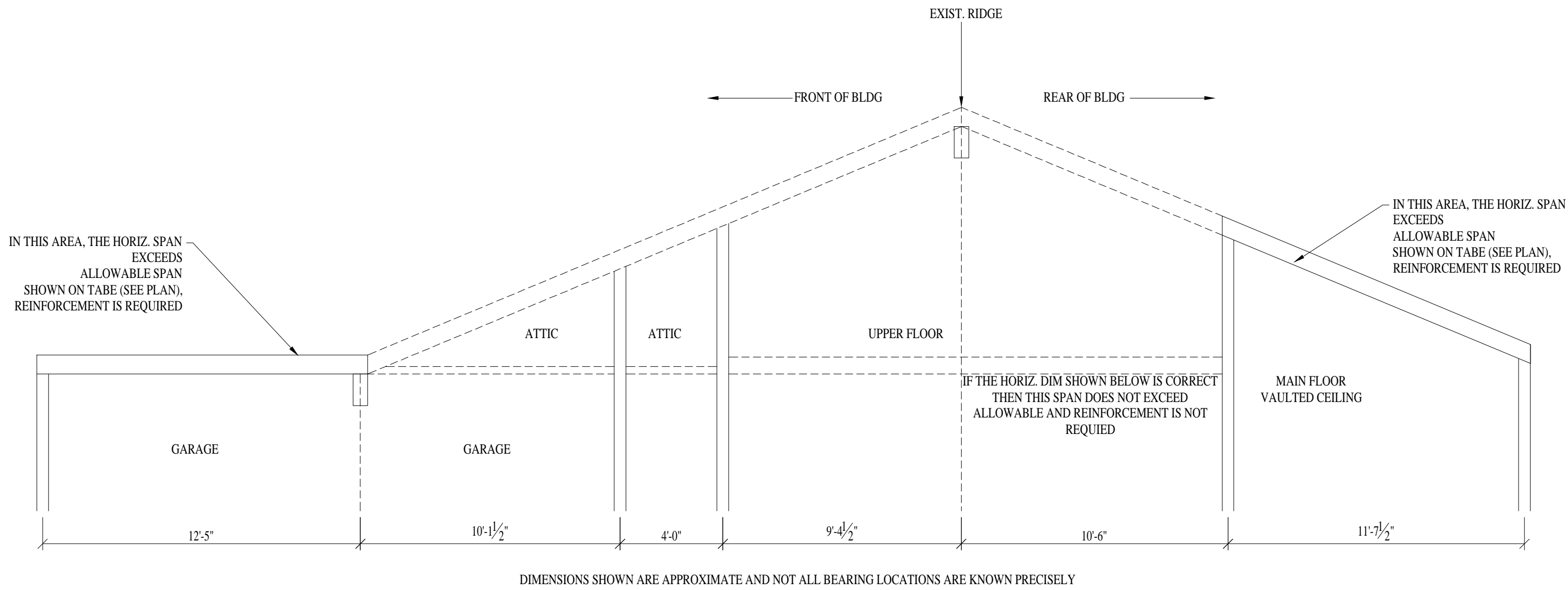
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STRUCTURAL DETAILS

\$5.00



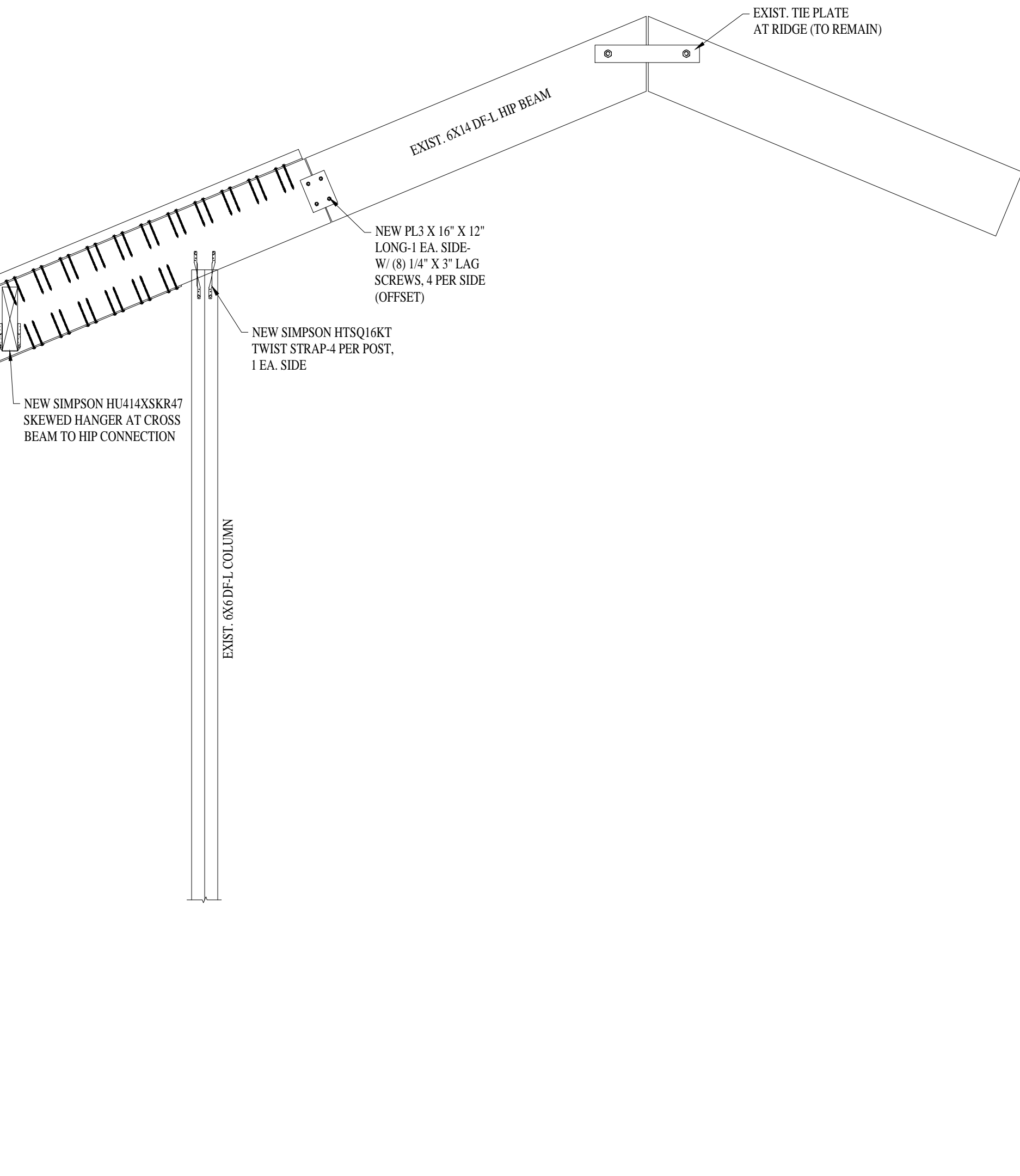
DIMENSIONS SHOWN ARE APPROXIMATE AND NOT ALL BEARING LOCATIONS ARE KNOWN PRECISELY

1-C
S5.01 SECOND FLOOR CROSS-SECTION AT TYPICAL TOWNHOME UNIT
3/4"=1'-0"

NEW L5X4X12" X CONT. (LLH)
ANGLE EXTENDS FROM BOTTOM END TO SPLICE LOCATION
W/ (2) ROWS OF 1/4" X 12" LAGS SCREWS.
SPACING AS FOLLOWS:
SCREWS AT TOP ANGLE: 1/4" X 12" LAGS SCREWS.
FROM LOW END
(2) (1 PAIR) @ 4" FROM BOTTOM
(4) (2 PAIRS) @ 6" O.C.
FROM UPPER END (FROM BUTT END CONNECTION TO HIP
BOARD AT RIDGE)
(2) (1 PAIR) @ 4" FROM BOTTOM
(16) (8 PAIRS) @ 6" O.C.
FILL REMAINDER W/ 1/4" X 6" SCREWS, 2 ROWS, 6" O.C.

NEW 5/8" PLATE 5' X CONT.
PLATE EXTENDS FROM INSIDE OF LOWER
WALL TO INSIDE OF POST IN ATTIC W/ (2)
ROWS OF 1/4" X 12" LAGS SCREWS, SPACING FOLLOWS:
SCREWS AT BOTTOM PLATE: 1/4" X 12" LAG SCREWS.
FROM LOW END
(2) (1 PAIR) @ 4" FROM BOTTOM
(4) (2 PAIRS) @ 6" O.C.
FROM UPPER END (FROM COLUMN LOCATION)
(2) (1 PAIR) 2'4" FROM BOTTOM
(4) (2 PAIRS) @ 6" O.C.
FILL REMAINDER W/ 1/4" X 6" SCREWS, 2 ROWS, 6" O.C.

1-A
S5.01 HIP BEAM REINFORCEMENT DETAIL
3/4"=1'-0"



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STRUCTURAL DETAILS

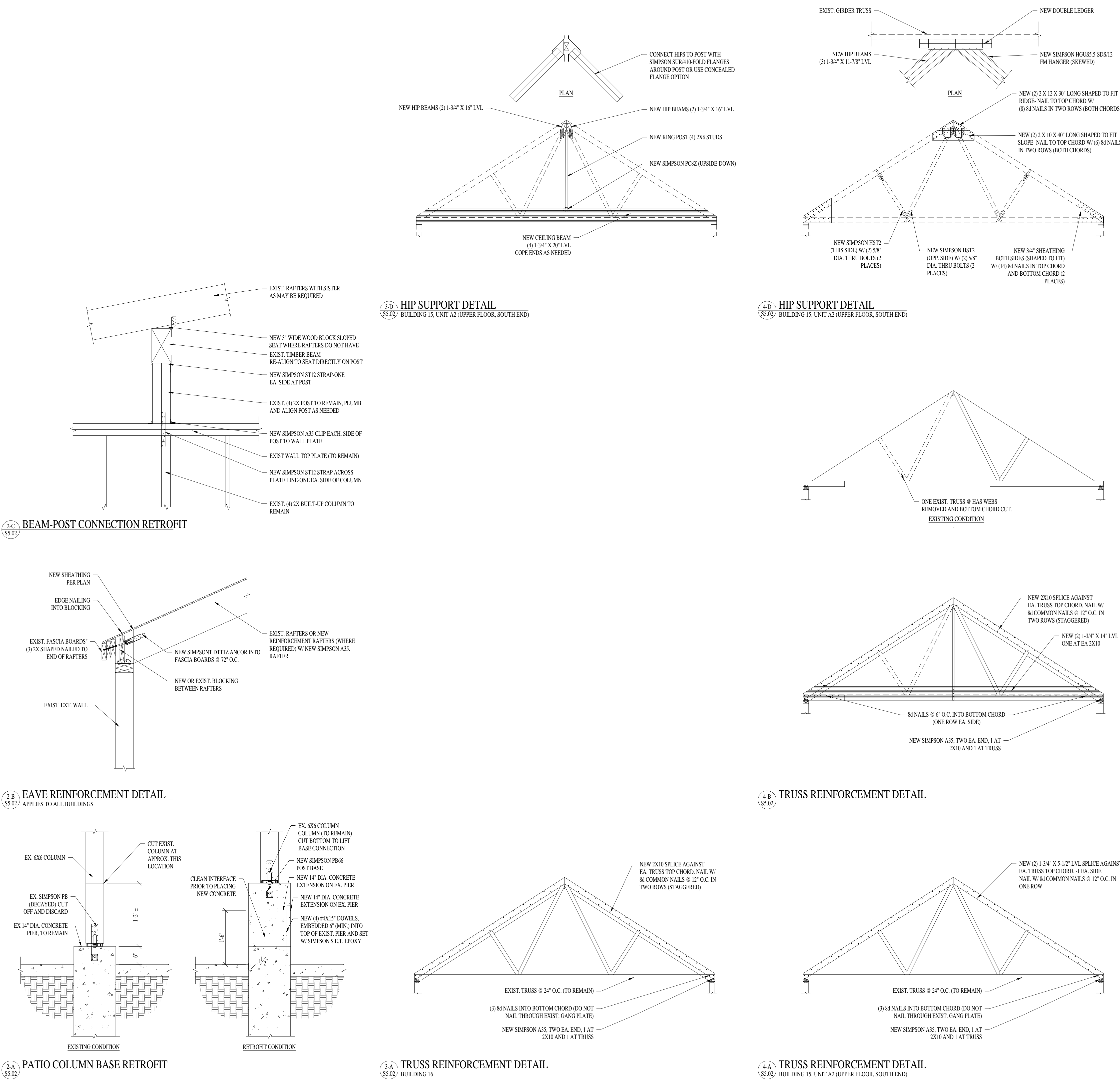
S5.01



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