DESIGN CRITERIA

APPLICABLE CODES

ACCESSIBILITY CODE	ICC/ANSI A117.1-2009
INTERNATIONAL BUILDING CODE	2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE	2018 EDITION
INTERNATIONAL FIRE CODE	2018 EDITION
INTERNATIONAL MECHANICAL CODE	2018 EDITION
INTERNATIONAL PLUMBING CODE	2018 EDITION
NATIONAL ELECTRICAL CODE	2017 EDITION
ZONING ORDINANCE: SALT LAKE CITY	Zoning Ordinance

OTHER CRITERIA

DEFERRED SUBMITTALS

STAIR SHOP DRAWINGS, BALCONY RAILINGS, MEP SEISMIC RESTRAINTS
MEP SEISMIC RESTRAINTS
105.7.16. THE FOLLOWING ITEM(S) REQUIRE A SEPARATE FIRE PERMIT:
A) UNDERGROUND, WATER MAINS, FIRE HYDRANTS, WET SYSTEMS SUPPLY
B) AUTOMATIC FIRE SPRINKLER AND STANDPIPE SYSTEMS
C) AUTOMATIC FIRE ALARM SYSTEM AND LOCAL AUTOMATIC SMOKE DETECTOR SYSTEMS IN APARTMENTS
D) EMERGENCY RESPONDER RADIO COVERAGE

GENERAL NOTES

2

1. REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING AS REQUIRED IN IFC SECTION 3311.2. BUILDING INSPECTIONS STAFF SHALL REVIEW AND APPROVE OF ANY EXITING ALTERATIONS.
2. AS REQUIRED IN IFC CHAPTER 33, AUTOMATIC FIRE SPRINKLER, FIRE SUPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO HAVE THE FIRE PREVENTION BUREAU NOTIFIED AT (801) 799-4150. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACE IN SERVICE.
3. ALL FIRE PROTECTION AND DETECTION SYSTEMS SHALL HAVE THE PIPING AND WIRING EXPOSED FOR INSPECTION. PIPING AND WIRING MAY BE COVERED AFTER THE FIRE INSPECTION OF THE SYSTEMS HAS BEEN COMPLETED IN A SATISFACTORY MANNER.

IBC 2018 - GENERAL CODE REQUIREMENTS NEW CONSTRUCTION

(SHEET A005.5 - 07.14.04)

CODE REFERENCE	"AREA 1"		
OCCUPANCY CLASSIFICATION (SECTIONS 302-312)	R-2 (MAIN)		
AUTOMATIC SPRINKLER SYSTEMS (SECTION 903.3)	NFPA 13 PER 903.3.1.1		
MIXED OCCUPANCIES-SEPARATED USES (SECTION 508.4)	REQUIRED SEPARATION		
1. AREA 1' (R)	N/A		NONE
2. AREA 2 (A-3)	NONE	N/A	NONE
3. AREA 3 (S-2)	NONE	NONE	N/A
ALLOWABLE HEIGHT (SECTION 503, 504 & TABLE 504.3, 504.4)		HEIGHT / STORIES	
BASE ALLOWABLE HEIGHT (ABOVE GRADE PLANE) (TABLES 504.3, 504.4 & SECTION 508.2.4)		65' / 04	
HEIGHT INCREASE FOR SPRINKLERS (TABLES 504.3, 504.4 & SECTION 508.2.4)		85' / 05	
ACTUAL HEIGHT (TABLES 504.3, 504.4 & SECTION 508.2.4)		50' / 05	
ALLOWABLE AREA (SECTION 506 & TABLE 506.2)			
BASE ALLOWABLE AREA (PER FLOOR)		24,000 SF	
INCREASED ALLOWABLE AREA PER FLOOR (EQUATION 5-1)		72,000 SF	
MAXIMUM AREA [ALLOWABLE AREA OF 1ST FLR x STORIES] (EQUATION 5-2)		216,000 SF	
UNLIMITED AREA BUILDING? (SECTION 507)		NO	
SPECIAL PROVISIONS? (SECTION 510)		N/A	
ACTUAL AREA		23,437 SF	
CONSTRUCTION CLASSIFICATION (SECTION 602 & TABLE 601)		TYPE III-A	
FIRE-RESISTANCE RATING - BUILDING ELEMENTS (TABLE 601), (SECTION 403.2)	REQUIRED RATING		
STRUCT FRAME, INCLUDING COLS, GIRDERS & TRUSSES	UL LISTING		
	1 HOUR		
BEARING WALLS, EXTERIOR	(SEE DWGS)		
	2 HOUR		
BEARING WALLS, INTERIOR	(SEE DWGS)		
	1 HOUR		
NONBEARING WALLS, EXTERIOR	(SEE DWGS)		
NONBEARING WALLS, INTERIOR	PER FIRE RESISTANCE RATING - FIRE SEPARATION DISTANCE BELOW		
FLOOR CONST INCLUDING SUPPORT BEAMS AND JOISTS	1 HOUR		
	(SEE DWGS)		
ROOF CONST INCLUDING SUPPORT BEAMS AND JOISTS	1 HR / CLASS B		
	(SEE DWGS)		
BALCONIES AND SIMILAR PROJECTIONS (SECTION 705.2.3.1 EXCEPTION 3)	0 HOUR		
	(SEE DWGS)		
FIRE-RESISTANCE RATING - FIRE SEPARATION DIST (TABLE 602)	REQUIRED RATING		
< 5' (PARAPET REQUIRED PER SECTION 705.11)	1 HOUR		
>= 5' AND < 10'	1 HOUR		
>= 10' AND < 30'	1 HOUR		
>= 30'	0 HOUR		
MEANS OF EGRESS (SECTION 1003)			
FLOOR AREA IN SQUARE FEET PER OCCUPANT (TABLE 1004.1.2)	200 GROSS	15 NET	300 GROSS
ACTUAL LEVEL 01 FLOOR AREA	4,599 SF	N/A	109 SF
DESIGN OCCUPANT LOAD (SECTION 1004.1)		**24** (23 & 1)	
ACTUAL LEVEL 02 FLOOR AREA	4,597 SF	N/A	109 SF
DESIGN OCCUPANT LOAD (SECTION 1004.1)		**24** (23 & 1)	
ACTUAL LEVEL 03 FLOOR AREA	4,595 SF	3,443 SF	N/A
DESIGN OCCUPANT LOAD (SECTION 1004.1)		**31** (23 & 8)	
ACTUAL LEVEL 04 FLOOR AREA	4,596 SF	3,443 SF	N/A
DESIGN OCCUPANT LOAD (SECTION 1004.1)		**28** (23 & 5)	
ACTUAL LEVEL 05 FLOOR AREA	4,589 SF	3,443 SF	N/A
DESIGN OCCUPANT LOAD (SECTION 1004.1)		**28** (23 & 5)	
EGRESS WIDTH (SECTION 1005.1)			
STAIRWAY WIDTH PER OCCUPANT	0.2"		
STAIRWAY WIDTH REQUIRED	6.2" OR **44" MINIMUM**		
STAIRWAY WIDTH PROVIDED	(SEE DWGS)		
OTHER EGRESS COMPONENT WIDTH PER OCCUPANT	0.2"		
OTHER EGRESS COMPONENT WIDTH REQUIRED	6.2" OR **34" MINIMUM**		
OTHER EGRESS COMPONENT WIDTH PROVIDED	(SEE DWGS)		

2 CODE TABLE SECTION NO LONGER USED

IBC 2018 - GENERAL CODE REQUIREMENTS (CONTINUED) NEW CONSTRUCTION

CODE REFERENCE	2 "AREA 1"	
EGRESS BALCONIES (SECTION 706, 1005)		
REQUIRED FIRE-RESISTANCE WALL SEPARATION (SECTION 1021.2 EXCEPTION)	0-HOUR	
MINIMUM WIDTH (SECTION 1020.2; 1005.1)	36" OR PER 1005.1	
EXITS (SEE REGULATORY PLANS) (SECTION 1003 THRU 1015, SECTION 1006 & TABLES 1006.2.1, 1006.3.1)	2 2	
MINIMUM PLUMBING FACILITIES (SECTION 2902 & TABLE 2902.1)	PER UNIT	
	NO. REQUIRED	NO. PROVIDED
WATER CLOSETS	1	1
LAVATORIES	1	1
BATHTUB / SHOWER	1	1
KITCHEN SINK	1	1
CLOTHES WASHER CONNECTION	1	1
DRINKING FOUNTAIN (SEE IPC SECTION 410.1)	N/A	-
SERVICE SINK	N/A	-
OTHERS	N/A	-

2

PARKING (SECTION 1103)	
TOTAL UNITS	35 UNITS
PARKING SPACE TO UNIT RATIO	0.5 PER UNIT x 35 UNITS = 17.5 SPACES
TSA REDUCTION (50% REDUCTION)	50% x 17.5 SPACES = 8.75 SPACES
TDM REDUCTION (25% REDUCTION)	8.75 SPACES - (25% x 8.75 SPACES) = 6.56 SPACES
TOTAL SPACES REQUIRED	6.56 SPACES = **7 SPACES**
ACCESSIBILITY (SECTION 1103)	
TOTAL PARKING SPACES PROVIDED	7
REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES (SECTION 1106.1 & TABLE 1106.1)	1
ACCESSIBLE PARKING SPACES PROVIDED	1
VAN ACCESSIBLE PARKING SPACES REQUIRED (1/6): (SECTION 1106.5)	1
VAN ACCESSIBLE PARKING SPACES PROVIDED:	1

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STATE OF UTAH
JUSTIN VALENTE
5000975-0301
10.15.21
LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
2	10.15.21	CITY COMMENTS #2

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GENERAL CODE REQUIREMENTS

G003

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KEYNOTE LEGEND	
Key Value	Keynote Text
05:BM1	STEEL BEAM ABOVE TO BE PAINTED (INDIVIDUALLY ENCASED) W/ INTUMESCENT PAINT AS NEEDED TO PROVIDE 2-HOUR RATED PROTECTION
05:CM1	STEEL COLUMN TO BE INDIVIDUALLY ENCASED IN A 2-HOUR RATED ASSEMBLY; B.O.D GA FILE NO. CM 2015; SEE E2/G510
21:SP1	CLASS 1 DRY PIPE STANDPIPE; PROVIDE (2) OUTLETS WITH GLOBE VALVES AND A MINIMUM 2 1/2" NATIONAL STAND MALE THREAD (NST) WITH A REDUCING CAP TO A 1 1/2" NST TO BE INSTALLED ADJACENT TO A STAIRWAY AND BELOW ONE FLOOR HAVING SECURED DECK

EGRESS

NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL

NUMBER OF OCCUPANTS EXITING FROM SPACE

PATH OF TRAVEL

TRAVEL DISTANCE

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	250'

COMMON PATH OF TRAVEL

COMMON PATH OF TRAVEL DISTANCE PER TABLE 1006.2.1, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	125'

FIRE RATING KEY

WALL

- NO FIRE RATING
- 1 HOUR RATING - FIRE PARTITION
- 2 HOUR RATING - ONE SIDE
- 2 HOUR RATING - BOTH SIDES

TRAVEL DISTANCES

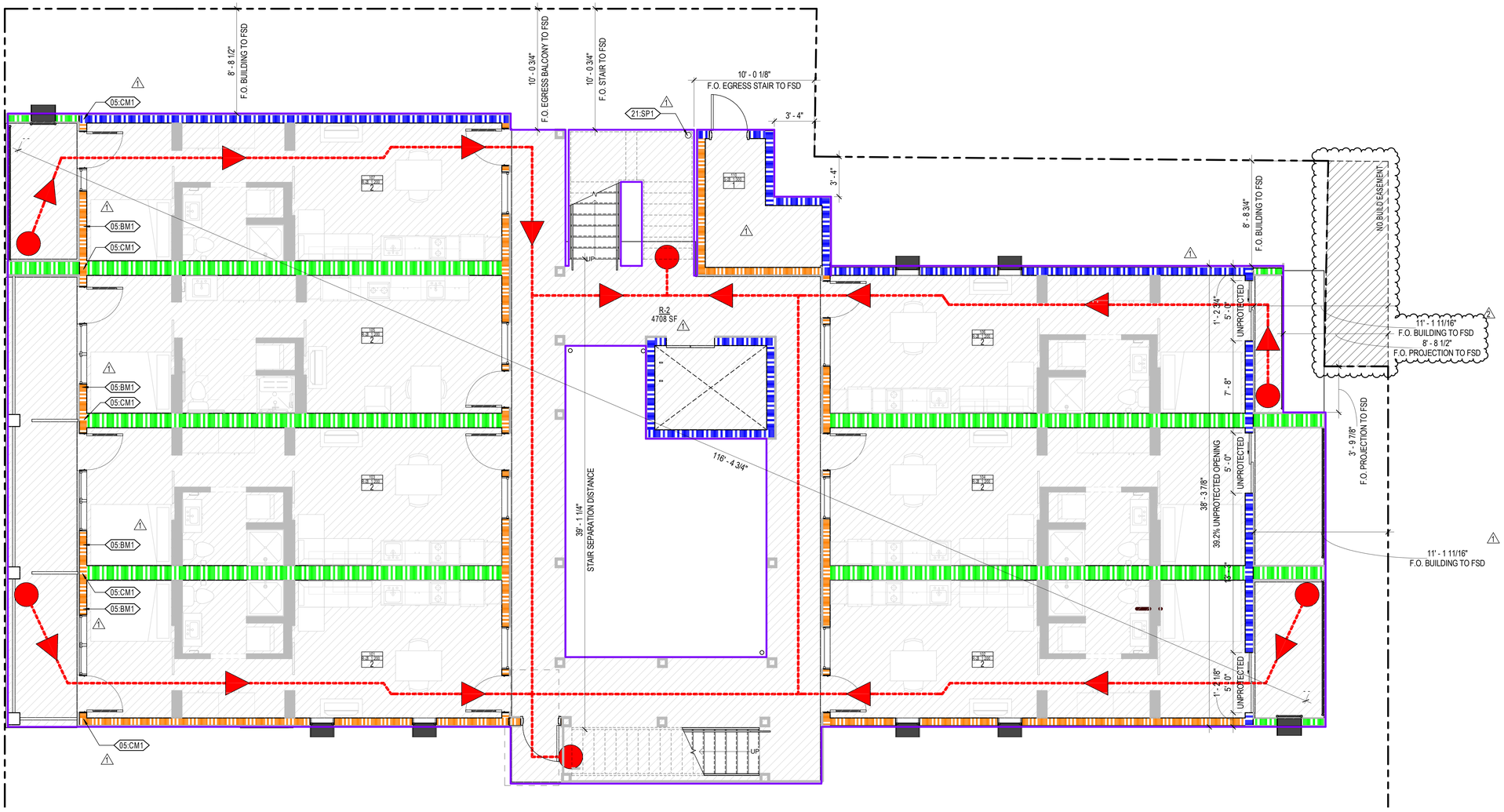
PATH #	COMMON PATH OF TRAVEL	LONGEST PATH OF TRAVEL
1	59' - 7"	74' - 0"
2	47' - 2"	55' - 8"
3	47' - 5"	78' - 0"
4	47' - 0"	61' - 1"

FIRE EXTINGUISHERS

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHER WITHIN 75-FOOT TAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE; COORDINATE LOCATION WITH LOCAL FIRE MARSHALL & ARCHITECT

DURING CONSTRUCTION, PROVIDE FIRE EXTINGUISHERS IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED;
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.



PLAN N

A6 / G101 LEVEL 01 - EXITING & OCCUPANCY

1/4" = 1'-0"

0' 2' 4' 8' 16'

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LEVEL 01 - EXITING & OCCUPANCY PLAN

G101

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KEYNOTE LEGEND	
Key Value	Keynote Text
21:SP1	CLASS 1 DRY PIPE STANDPIPE; PROVIDE (2) OUTLETS WITH GLOBE VALVES AND A MINIMUM 2 1/2" NATIONAL STAND MALE THREAD (NST) WITH A REDUCING CAP TO A 1 1/2" NST TO BE INSTALLED ADJACENT TO A STAIRWAY AND BELOW ONE FLOOR HAVING SECURED DECK

EGRESS

NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL

NUMBER OF OCCUPANTS EXITING FROM SPACE

PATH OF TRAVEL

TRAVEL DISTANCE

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	250'

COMMON PATH OF TRAVEL

COMMON PATH OF TRAVEL DISTANCE PER TABLE 1006.2.1, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	125'

FIRE RATING KEY

WALL

- NO FIRE RATING
- 1 HOUR RATING - FIRE PARTITION
- 2 HOUR RATING - ONE SIDE
- 2 HOUR RATING - BOTH SIDES

TRAVEL DISTANCES

PATH #	COMMON PATH OF TRAVEL	LONGEST PATH OF TRAVEL
1	59' - 7"	74' - 0"
2	47' - 2"	55' - 6"
3	47' - 5"	77' - 10"
4	47' - 0"	61' - 1"

FIRE EXTINGUISHERS

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHER WITHIN 75-FOOT TAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE; COORDINATE LOCATION WITH LOCAL FIRE MARSHALL & ARCHITECT

DURING CONSTRUCTION, PROVIDE FIRE EXTINGUISHERS IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
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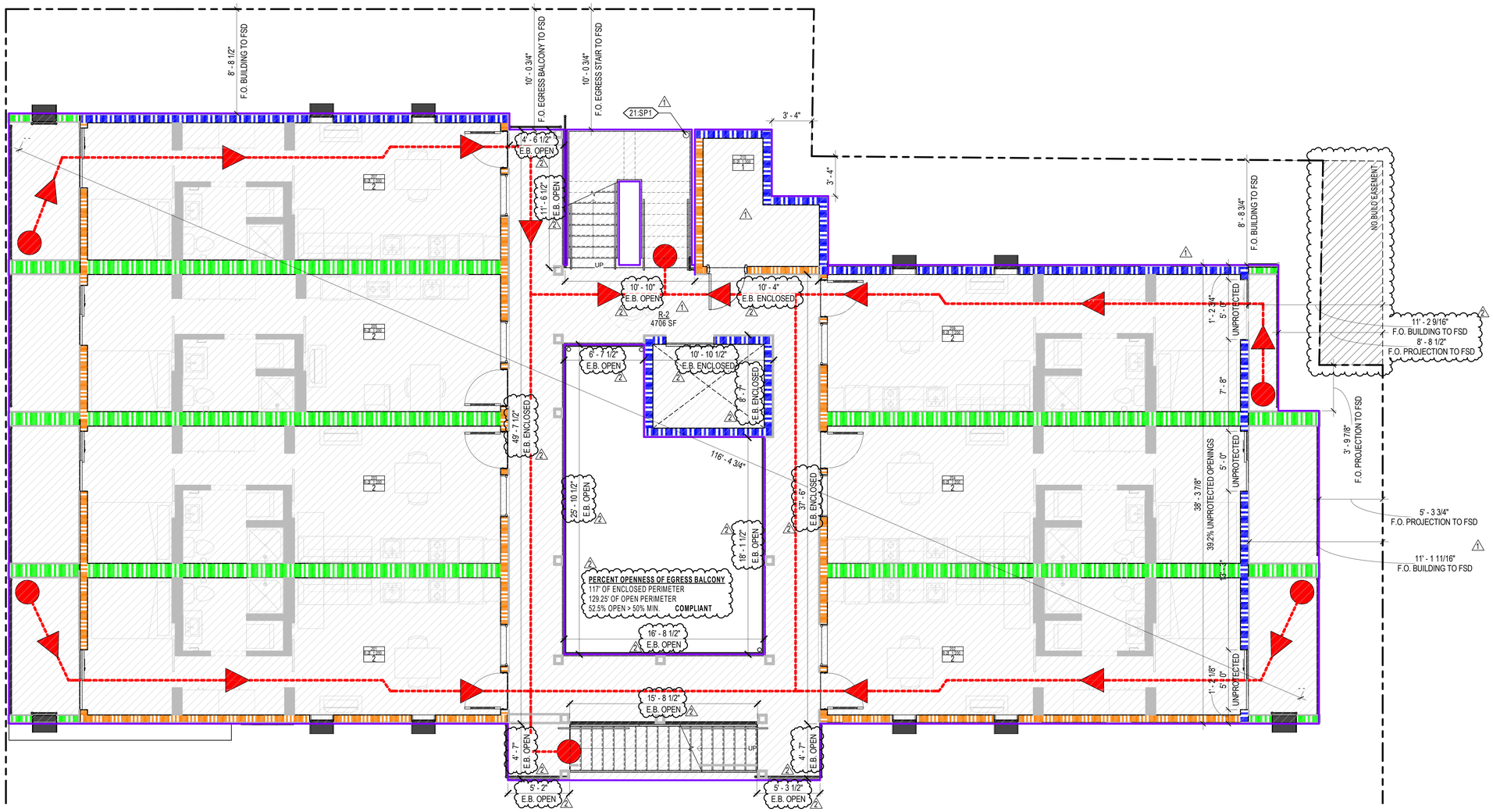

PLAN N

A6 / G102 LEVEL 02 - EXITING & OCCUPANCY

1/4" = 1'-0"

0' 2' 4' 8' 16'

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LEVEL 02 - EXITING & OCCUPANCY PLAN

G102

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KEYNOTE LEGEND	
Key Value	Keynote Text
21:SP1	CLASS 1 DRY PIPE STANDPIPE; PROVIDE (2) OUTLETS WITH GLOBE VALVES AND A MINIMUM 2 1/2" NATIONAL STAND MALE THREAD (NST) WITH A REDUCING CAP TO A 1 1/2" NST TO BE INSTALLED ADJACENT TO A STAIRWAY AND BELOW ONE FLOOR HAVING SECURED DECK

EGRESS

NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL

NUMBER OF OCCUPANTS EXITING FROM SPACE

PATH OF TRAVEL

TRAVEL DISTANCE

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	250'

COMMON PATH OF TRAVEL

COMMON PATH OF TRAVEL DISTANCE PER TABLE 1006.2.1, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	125'

FIRE RATING KEY

WALL

- NO FIRE RATING
- 1 HOUR RATING - FIRE PARTITION
- 2 HOUR RATING - ONE SIDE
- 2 HOUR RATING - BOTH SIDES

TRAVEL DISTANCES

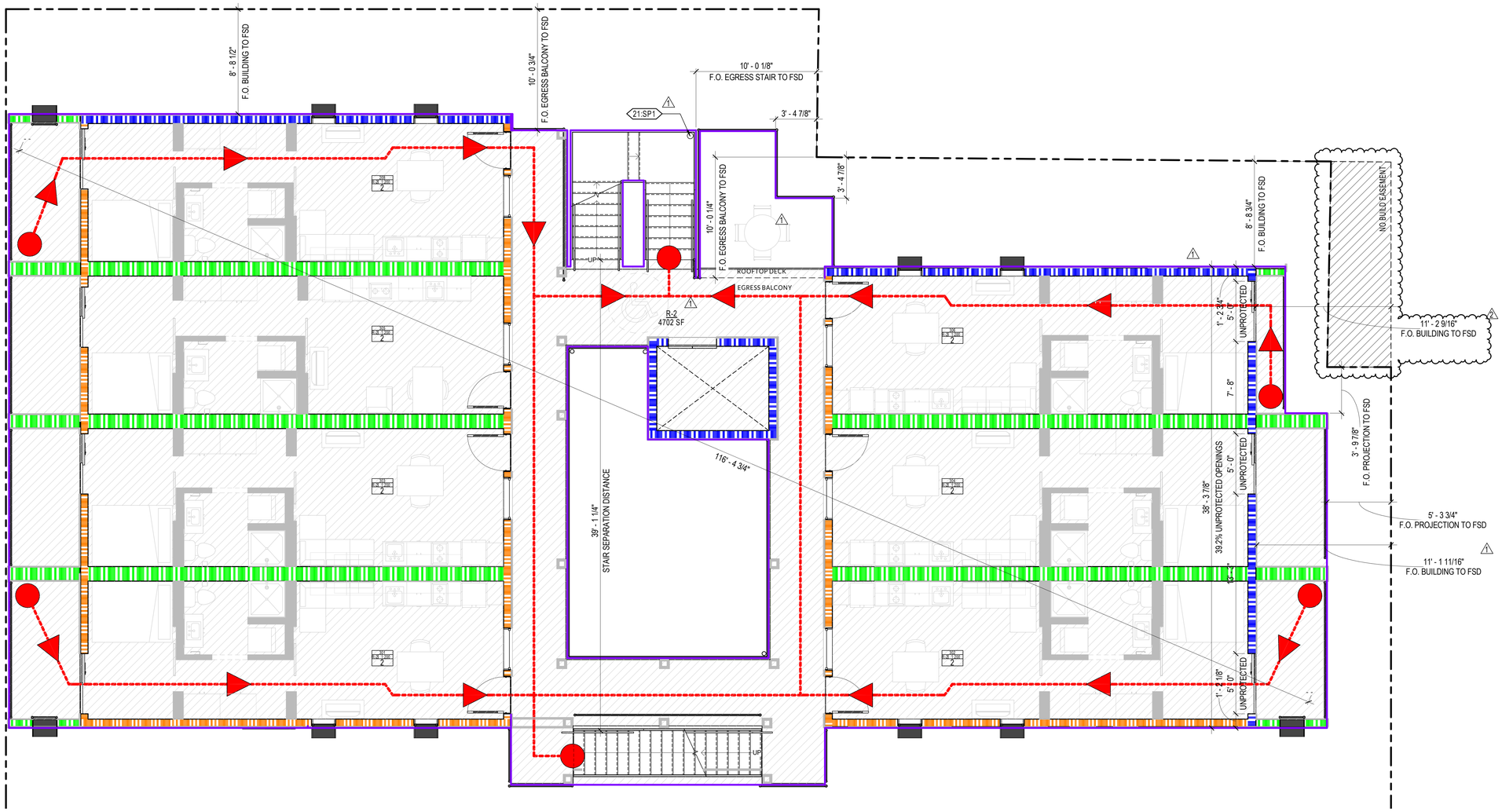
PATH #	COMMON PATH OF TRAVEL	LONGEST PATH OF TRAVEL
1	59' - 7"	74' - 0"
2	47' - 2"	55' - 6"
3	47' - 5"	77' - 10"
4	47' - 0"	61' - 1"

FIRE EXTINGUISHERS

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHER WITHIN 75-FOOT TAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE; COORDINATE LOCATION WITH LOCAL FIRE MARSHALL & ARCHITECT

DURING CONSTRUCTION, PROVIDE FIRE EXTINGUISHERS IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.



PLAN

N

A6 G103 LEVEL 03 - EXITING & OCCUPANCY

1/4" = 1'-0"

0' 2' 4' 8' 16'

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LEVEL 03 - EXITING & OCCUPANCY PLAN

G103

KEYNOTE LEGEND	
Key Value	Keynote Text
21:SP1	CLASS 1 DRY PIPE STANDPIPE; PROVIDE (2) OUTLETS WITH GLOBE VALVES AND A MINIMUM 2 1/2" NATIONAL STAND MALE THREAD (NST) WITH A REDUCING CAP TO A 1 1/2" NST TO BE INSTALLED ADJACENT TO A STAIRWAY AND BELOW ONE FLOOR HAVING SECURED DECK

EGRESS

NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL

NUMBER OF OCCUPANTS EXITING FROM SPACE

PATH OF TRAVEL

TRAVEL DISTANCE

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	250'

COMMON PATH OF TRAVEL

COMMON PATH OF TRAVEL DISTANCE PER TABLE 1006.2.1, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	125'

FIRE RATING KEY

WALL

- NO FIRE RATING
- 1 HOUR RATING - FIRE PARTITION
- 2 HOUR RATING - ONE SIDE
- 2 HOUR RATING - BOTH SIDES

TRAVEL DISTANCES

PATH #	COMMON PATH OF TRAVEL	LONGEST PATH OF TRAVEL
1	59' - 7"	74' - 0"
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FIRE EXTINGUISHERS

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHER WITHIN 75-FOOT TAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE; COORDINATE LOCATION WITH LOCAL FIRE MARSHALL & ARCHITECT

DURING CONSTRUCTION, PROVIDE FIRE EXTINGUISHERS IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

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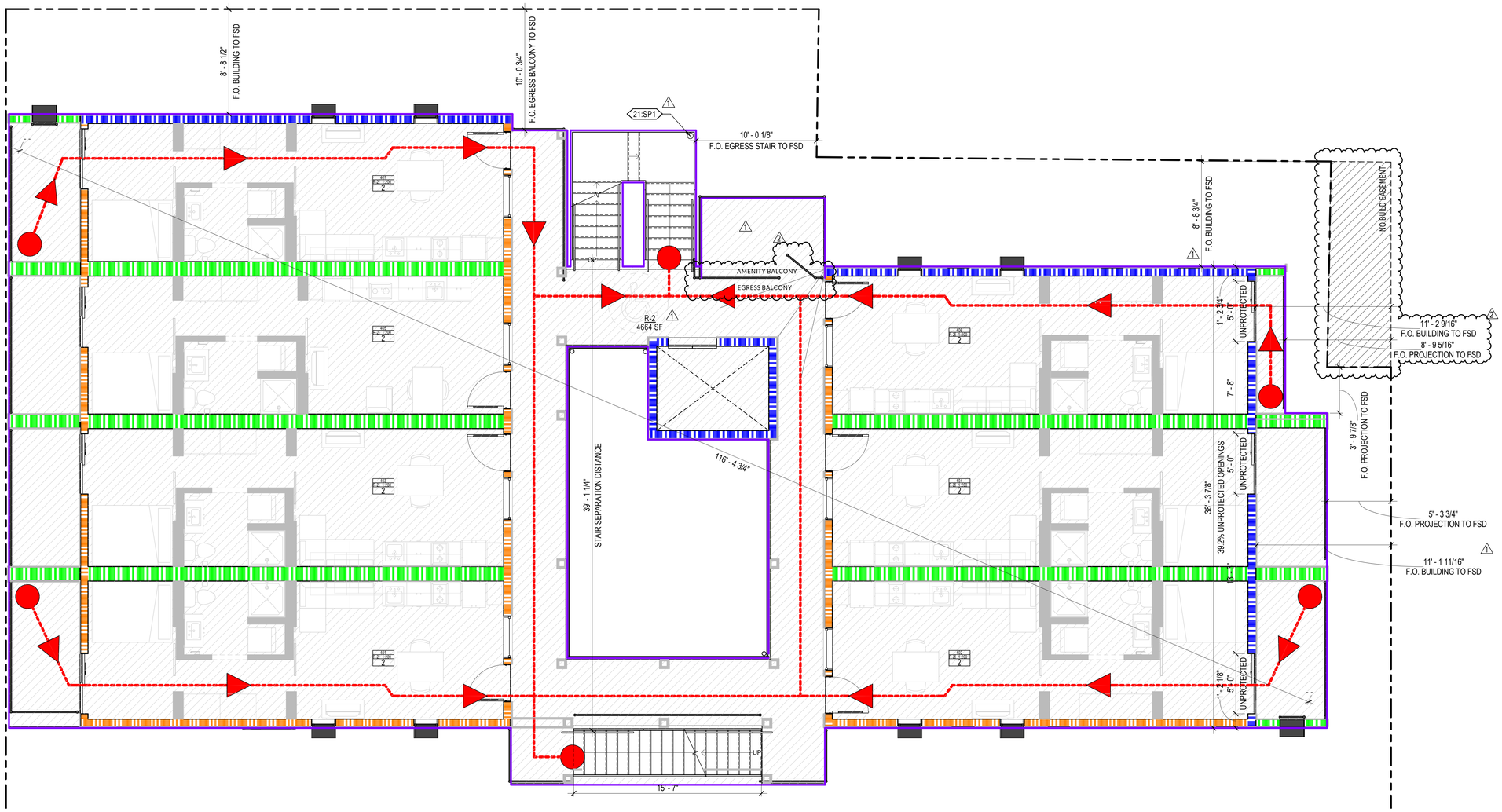

PLAN

N

A6 G104 LEVEL 04 - EXITING & OCCUPANCY
1/4" = 1'-0"

0' 2' 4' 8' 16'

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LEVEL 04 - EXITING & OCCUPANCY PLAN

G104

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KEYNOTE LEGEND	
Key Value	Keynote Text
21:SP1	CLASS 1 DRY PIPE STANDPIPE; PROVIDE (2) OUTLETS WITH GLOBE VALVES AND A MINIMUM 2 1/2" NATIONAL STAND MALE THREAD (NST) WITH A REDUCING CAP TO A 1 1/2" NST TO BE INSTALLED ADJACENT TO A STAIRWAY AND BELOW ONE FLOOR HAVING SECURED DECK

EGRESS

NUMBER OF OCCUPANTS EXITING FROM ANOTHER LEVEL

NUMBER OF OCCUPANTS EXITING FROM SPACE

PATH OF TRAVEL

TRAVEL DISTANCE

EXIT ACCESS TRAVEL DISTANCE PER TABLE 1017.2, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	250'

COMMON PATH OF TRAVEL

COMMON PATH OF TRAVEL DISTANCE PER TABLE 1006.2.1, WITH SPRINKLERS:

OCCUPANCY		MAX. TRAVEL DISTANCE
RESIDENTIAL AREAS	(R-2)	125'

FIRE RATING KEY

WALL

- NO FIRE RATING
- 1 HOUR RATING - FIRE PARTITION
- 2 HOUR RATING - ONE SIDE
- 2 HOUR RATING - BOTH SIDES

TRAVEL DISTANCES

PATH #	COMMON PATH OF TRAVEL	LONGEST PATH OF TRAVEL
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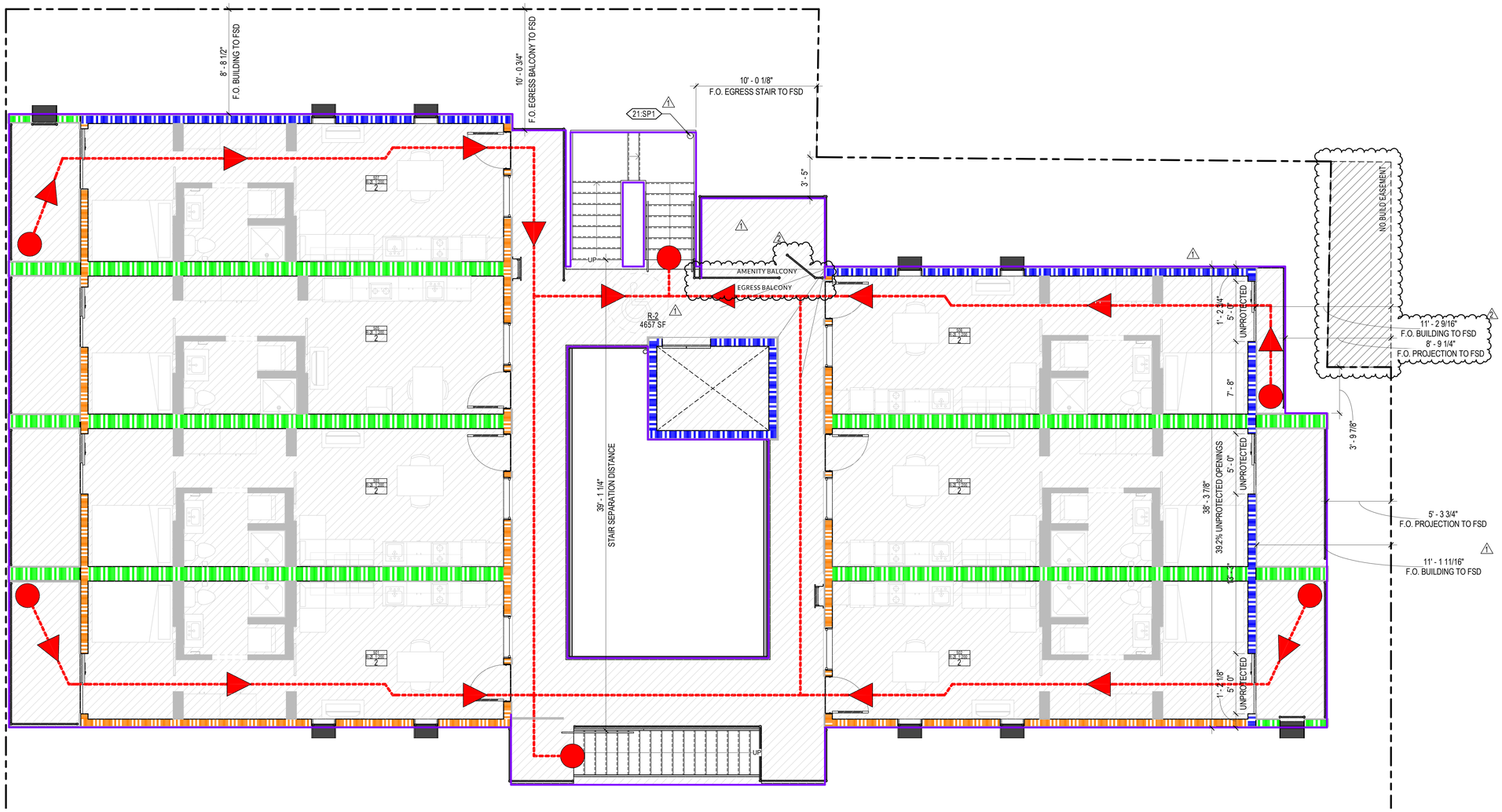
FIRE EXTINGUISHERS

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHER WITHIN 75-FOOT TAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE; COORDINATE LOCATION WITH LOCAL FIRE MARSHALL & ARCHITECT

DURING CONSTRUCTION, PROVIDE FIRE EXTINGUISHERS IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.



PLAN N

A6 / G105 LEVEL 05 - EXITING & OCCUPANCY

1/4" = 1'-0"

0' 2' 4' 8' 16'

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5000975-0301
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915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
1	8.3.21	CITY COMMENTS #1
2	10.15.21	CITY COMMENTS #2

BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

LEVEL 05 - EXITING & OCCUPANCY PLAN

G105

10/15/2021 2:56:26 PM

GENERAL NOTE - WALL TYPE

A. ALL NEW INTERIOR WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE. REFER TO THE LEGENDS ON THIS SHEET AND COORDINATE WITH PLANS.
B. WALL TYPES DESCRIBED ON THIS SHEET DO NOT SHOW OR ACCOUNT FOR REQUIREMENTS WHERE A TILE FINISH OCCURS. WHERE THE FINISH SCHEDULE OR INTERIOR ELEVATIONS CALL FOR TILE, REPLACE GYPSUM BOARD SHOWN IN THAT WALL'S ASSEMBLY WITH 5/8" TILE BACKER BOARD WHERE THE TILE OCCURS. REPLACE OTHER GYPSUM BOARD SHOWN IN THAT WALL'S ASSEMBLY WITH 5/8" MOISTURE RESISTANT GYPSUM BOARD WHERE NO TILE OCCURS.
C. WALL TYPES DESCRIBED ON THIS SHEET DO NOT ACCOUNT FOR REQUIRED BACKING / SUPPORT FOR MOUNTED FIXTURES, EQUIPMENT, CASEWORK, AND/OR SYSTEMS FURNITURE. COORDINATE WITH FLOOR PLANS, AND INTERIOR ELEVATIONS PRIOR TO THE COVERING OF STUD FRAMING. REFER TO MANUFACTURER'S RECOMMENDATIONS AND WHERE APPLICABLE USE DETAIL -/ ---
D. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL SHEATHING REQUIREMENTS AND ATTACHMENTS.
E. PROVIDE SEISMIC BRACING AT ALL WALL TYPES THAT DO NOT EXTEND TO DECK, PER DETAIL -/ ---
F. PENETRATIONS THROUGH FIRE RATED ASSEMBLIES SHALL BE PROVIDED PER SHEET G101.
G. INFORMATION IN THE LEGENDS BELOW IS FOR REFERENCE ONLY AND DOES NOT OVERRIDE THE CONTENTS OF THE DETAILS ON THIS SHEET.

EXTERIOR WALL TAG LEGEND

- XS#1.1

- PREFIX: 'X' FOR EXTERIOR CORE WALL
- CONSTRUCTION TYPE (SEE BELOW)
- STRUCTURE THICKNESS (TO NEAREST SIZE)
- FIRE RATING (AS NEEDED, SEE BELOW)
- TYPE (AS NEEDED)

CONSTRUCTION TYPES		FIRE RATING	
CONCRETE	C	1 HOUR	1
MASONRY	M	2 HOUR	2
STEEL STUDS	S	3 HOUR	3
C-H (SHAFTWALL) STUD	SS	4 HOUR	4
WOOD STUDS	W	NO RATING	NOT SHOWN

INTERIOR WALL TAG LEGEND

- S61M-C

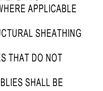
- CONSTRUCTION TYPE (SEE BELOW)
- STRUCTURE THICKNESS (TO NEAREST SIZE)
- FIRE RATING (AS NEEDED, SEE BELOW)
- MODIFIERS (AS NEEDED, SEE BELOW)
- TOP OF WALL CONDITION, IF NOT TO DECK (AS NEEDED, SEE BELOW)

CONSTRUCTION TYPES		FIRE RATING	
CONCRETE	C	0 HOUR (SMOKE)	0
MASONRY	M	1 HOUR	1
STEEL STUDS	S	2 HOUR	2
C-H (SHAFTWALL) STUD	H	3 HOUR	3
WOOD STUDS	W	4 HOUR	4
DOUBLE STUD	#D	NO RATING	NOT SHOWN

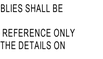
MODIFIER EXAMPLES		TOP OF WALL CONDITIONS
ACOUSTIC RATING	A	SEE TABLE BELOW
FURRING	F	
GYP. ONE SIDE	G	
LEAD SHEILDING	L	
RF SHEILDING	R	
MAGNETIC SHEILDING	M	

TOP OF WALL CONDITIONS — EXAMPLE

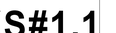
-U = UNDERSIDE / BOTTOM OF CEILING
WALL EXTENDS TO UNDERSIDE OF CEILING. TERMINATE WITH "J" MOULD AT GYP. BOARD WALLS.



-C = 6" ABOVE CEILING
WALLS WILL TERMINATE AT 6" ABOVE THE HIGHEST ADJOINING CEILING (UNLESS OTHERWISE NOTED) TERMINATE 1 FULL COURSE ABOVE FOR MASONRY WALLS.



-H = PARTIAL HEIGHT
REFER TO DRAWINGS FOR TOP OF WALL ELEVATION

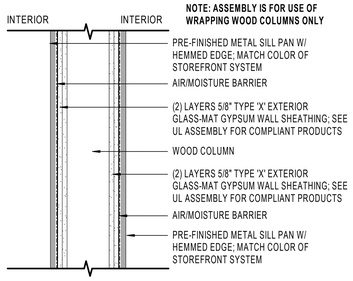


-N = NO SIDES TO STRUCTURE
WALLS WILL TERMINATE AT 6" ABOVE HIGHEST ADJOINING CEILING (UNLESS OTHERWISE NOTED) TERMINATE 1 FULL COURSE ABOVE FOR MASONRY WALLS.



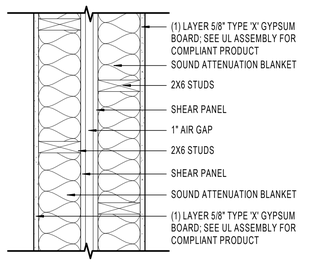
-S = ONE SIDE TO STRUCTURE
WALL WILL TERMINATE TO BOTTOM OF DECK ON ONE SIDE AND THE OTHER SIDE SHALL TERMINATE AT 6" ABOVE HIGHEST ADJOINING CEILING (UNLESS OTHERWISE NOTED). TERMINATE 1 FULL COURSE ABOVE FOR MASONRY WALLS.



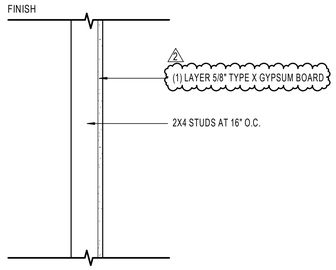


NOTE: ASSEMBLY IS FOR USE OF WRAPPING WOOD COLUMNS ONLY

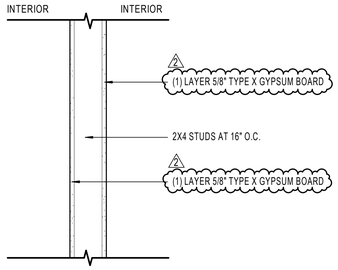
WALL TYPE: **XWC61**
FIRE RATING: 1 HOUR
FIRE TEST: IBC 722.6.2 (1)
STC RATING: N/A **TEST:** N/A



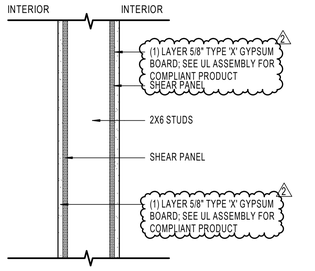
WALL TYPE: **WD61A**
FIRE RATING: 1 HOUR
FIRE TEST: B.O.D. GA FILE NO. WP 3370 & UL U305
STC RATING: 50-54 **TEST:** NOAL 17-0837



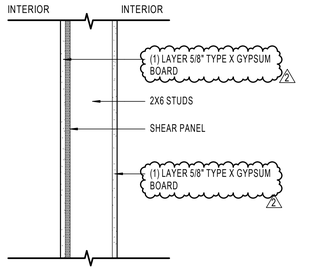
WALL TYPE: **W4G**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **TEST:** N/A



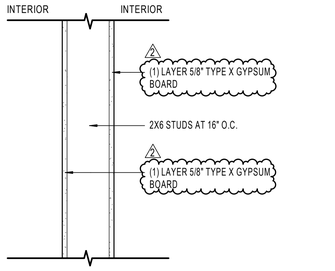
WALL TYPE: **W4**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **TEST:** N/A



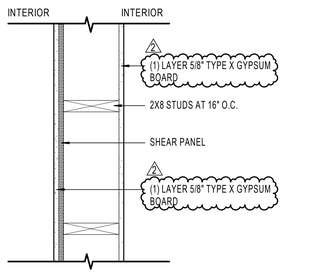
WALL TYPE: **W6SS**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **TEST:** N/A



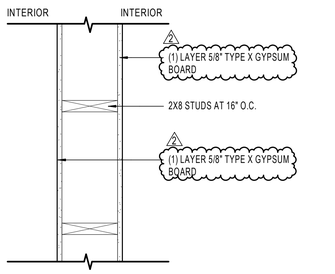
WALL TYPE: **W6S**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **TEST:** N/A



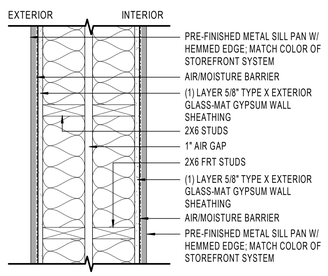
WALL TYPE: **W6**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **TEST:** N/A



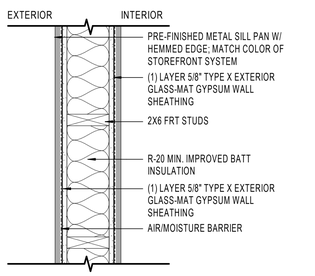
WALL TYPE: **W8S**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **TEST:** N/A



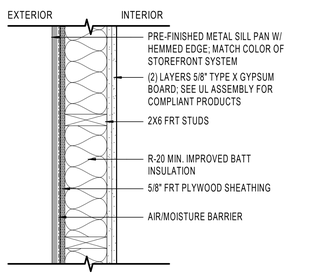
WALL TYPE: **W8**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **TEST:** N/A



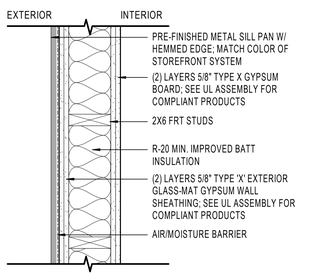
WALL TYPE: **XWD61**
FIRE RATING: 1 HOUR
FIRE TEST: B.O.D UL U305
STC RATING: N/A **TEST:** N/A



WALL TYPE: **XW61**
FIRE RATING: 1 HOUR
FIRE TEST: B.O.D. UL U305
STC RATING: N/A **TEST:** N/A



WALL TYPE: **XW62.2**
FIRE RATING: 2 HOUR (OS)
FIRE TEST: B.O.D. UL V314
STC RATING: N/A **TEST:** N/A



WALL TYPE: **XW62.1**
FIRE RATING: 2 HOUR (BS)
FIRE TEST: B.O.D. UL U301
STC RATING: N/A **TEST:** N/A

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#	Date	Revision
2	10.15.21	CITY COMMENTS #2

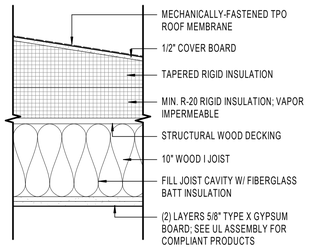
BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

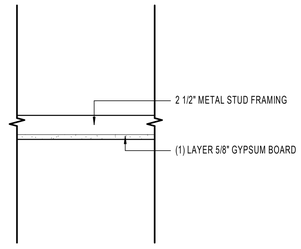
ASSEMBLY TYPES - VERTICAL

G501

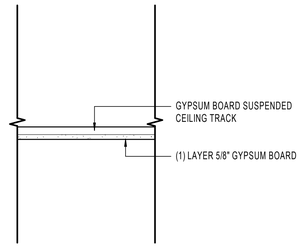
10/15/2021 3:15:52 PM



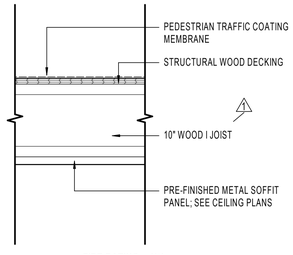
ROOF TYPE: **RW91**
FIRE RATING: 1 HOUR, CLASS B
FIRE TEST: IBC TABLE 721.1(3), ITEM #21-1.1
SOUND RATING: N/A **TEST:** N/A



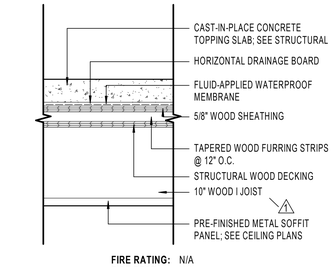
CEILING TYPE: **CS20**
FIRE RATING: N/A
FIRE TEST: N/A
SOUND RATING: N/A **TEST:** N/A



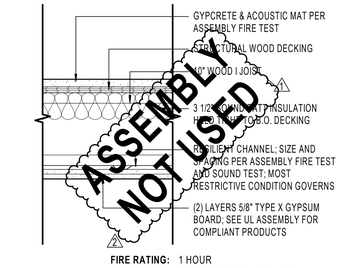
CEILING TYPE: **CT10**
FIRE RATING: N/A
FIRE TEST: N/A
SOUND RATING: N/A **TEST:** N/A



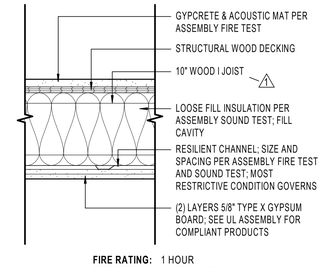
FLOOR TYPE: **FW90.2**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **IIC RATING:** N/A
SOUND TEST: N/A



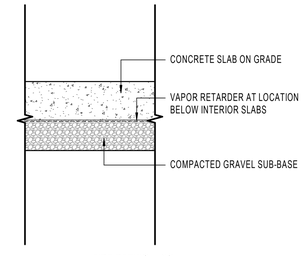
FLOOR TYPE: **FW90.1**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **IIC RATING:** N/A
SOUND TEST: N/A



FLOOR TYPE: **FW91**
FIRE RATING: 1 HOUR
FIRE TEST: GA FILE #FC 5075 & UL M532
STC RATING: 55-59 **IIC RATING:** 53
SOUND TEST: ITS H5048.02



FLOOR TYPE: **FW91**
FIRE RATING: 1 HOUR
FIRE TEST: GA FILE # FC 5013 & UL M535
STC RATING: 60 **IIC RATING:** 57
SOUND TEST: NGC 5017060



FLOOR TYPE: **FG50**
FIRE RATING: N/A
FIRE TEST: N/A
STC RATING: N/A **IIC RATING:** N/A
SOUND TEST: N/A

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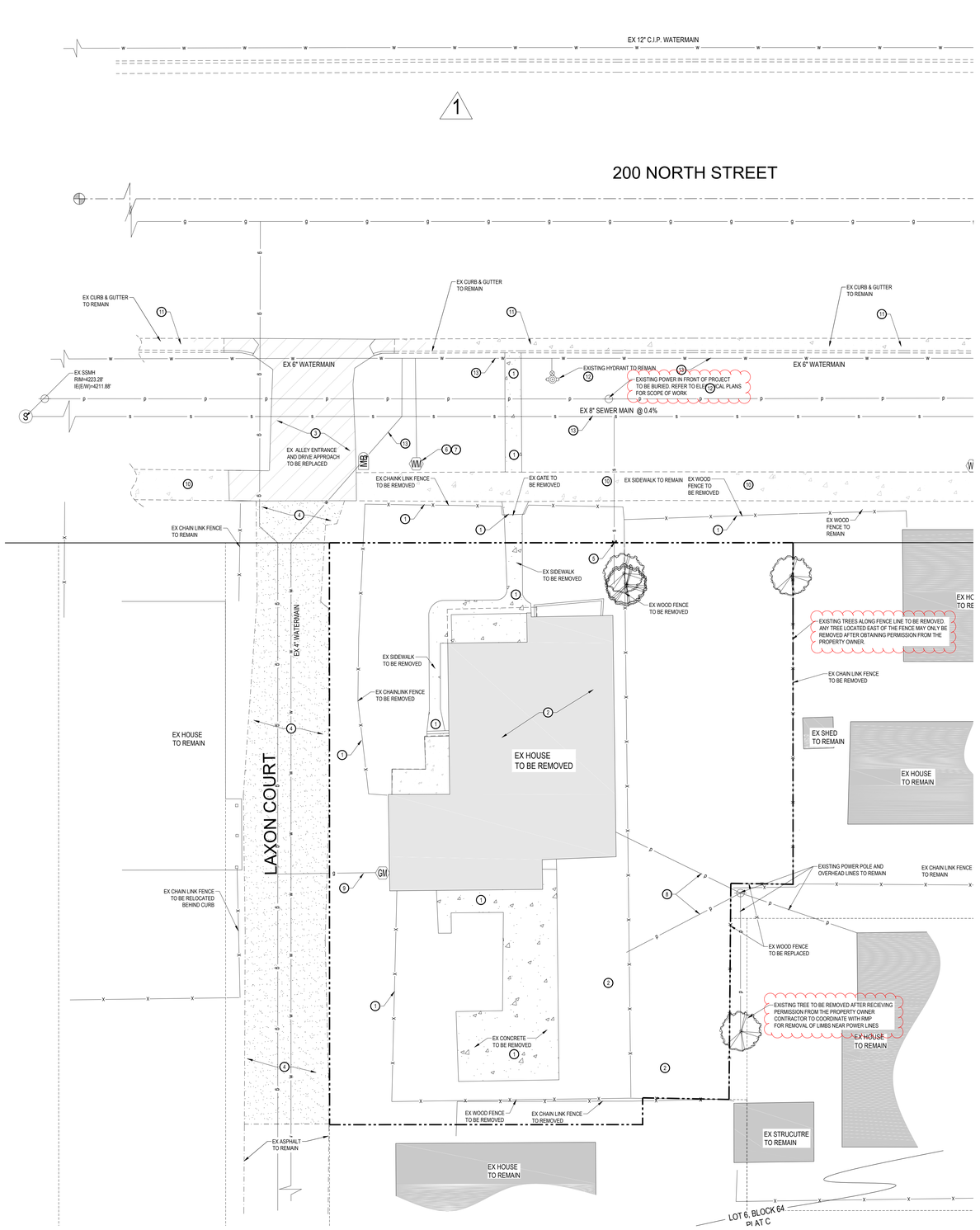
NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

ASSEMBLY TYPES - HORIZONTAL

G505

10/15/2021 3:18:50 PM



NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

GENERAL NOTES:

1

ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT -OF-WAY. PLANS, LICENSE, BOND AND INSURANCE IS REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO REMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT-OF-WAY.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

COORDINATE WITH GOVERNING AGENCY PRIOR TO DEMOLITION OF ANY PUBLIC UTILITY.

UTILITY TYPE	PROVIDER
WATER	SLCPU
STORM	SLCPU
COMMUNICATIONS	COMCAST
COMMUNICATIONS	CENTURY LINK
COMMUNICATIONS	INTEGRA
SANITARY SEWER	SLCPU
NATURAL GAS	DOMINION ENERGY
POWER	ROCKY MOUNTAIN POWER

KEYED NOTES:

DEMOLISH AND/OR REMOVE THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING SITE FEATURES (FENCES, GATES, STAIRS, CONCRETE FLATWORK) TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
2. EXISTING STRUCTURES TO BE DEMOLISHED AND PROPERLY DISPOSED OF.
3. EXISTING CONCRETE FLATWORK, DRIVE APPROACHES, CURB AND GUTTER AND/OR CURB WALL TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
4. EXISTING ASPHALT IN ALLEY TO BE REMOVED AND LEGALLY DISPOSED OF.
5. EXISTING SANITARY SEWER LATERAL TO BE CAPPED AT PROPERTY LINE, PER SLCPU STANDARDS AND SPECIFICATIONS.
6. EXISTING WATER SERVICE TO BE KILLED AT MAIN, PER SLCPU STANDARDS AND SPECIFICATIONS.
7. CONTRACTOR TO REMOVE EXISTING WATER METER EQUIPMENT AND COORDINATE THE RETURN TO GOVERNING BODY. EXISTING VAULT AND ASSOCIATED WATER SERVICE LINE TO BE REMOVED/DEMOLISHED AND PROPERLY DISPOSED OF.
8. COORDINATE WITH ROCKY MOUNTAIN POWER FOR REMOVAL OF OVERHEAD POWER LINES.
9. COORDINATE WITH DOMINION ENERGY TO PINCH EXISTING GAS SERVICE AT PROPERTY LINE.
10. PRESERVE AND PROTECT EXISTING CONCRETE FLATWORK. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE FLATWORK FROM DAMAGE DURING CONSTRUCTION.
11. PRESERVE AND PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING CONCRETE CURB AND GUTTER AND/OR CURB WALL FROM DAMAGE DURING CONSTRUCTION.
12. EXISTING POWER IN FRONT OF PROJECT TO BE BURIED. CONTRACTOR TO COORDINATE WITH RMP ON SCOPE AND EXTENTS OF WORK. SEE POWER PLANS FROM RMP FOR DETAILS.
13. PRESERVE AND PROTECT EXISTING UNDERGROUND UTILITY STRUCTURE. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING UTILITY FROM DAMAGE DURING CONSTRUCTION.

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10-14-21
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915 WEST 200 N SALT LAKE CITY UT, 84116

BLDG2021-04713

#	Date	Revision
1	8-3-21	City Comments #1

100% CD'S
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NEXUS PROJ. #: 21010
CHECKED BY: RJP
DRAWN BY: RJP
DATE: 10/14/2021

DEMO PLAN

C0.10

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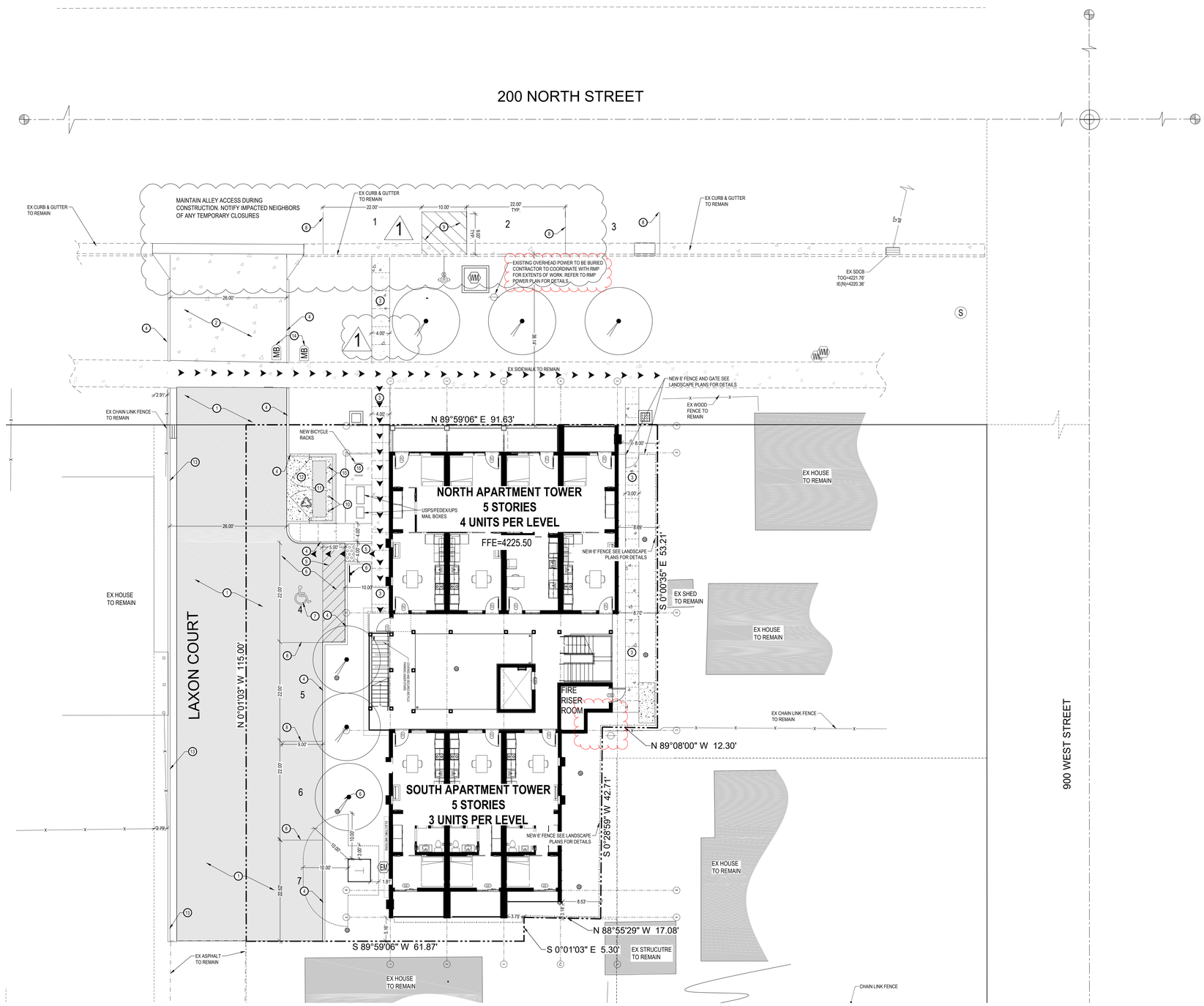
NOTICE!

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES, SHOWN OR NOT SHOWN ON THE PLANS.



NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

DESCRIPTION	AREA	%
HARDSCAPE	3,074 SQFT	31%
LANDSCAPE	2,073 SQFT	21%
BUILDINGS	4,707 SQFT	48%
TOTAL	9,854 SQFT	100%

GENERAL NOTES:

ENGINEERING AND TRANSPORTATION PERMITS ARE REQUIRED TO WORK IN THE PUBLIC RIGHT -OF-WAY . PLANS, LICENSE, BOND AND INSURANCE IS REQUIRED WITH PERMIT APPLICATION. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW APWA STANDARDS. ENGINEERING PERMIT AND TRANSPORTATION PERMIT REQUIRED TO REMINATE/CAP/KILL ANY EXISTING SERVICES IN THE PUBLIC RIGHT-OF-WAY.

ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.

SEE ARCHITECTURAL SITE PLAN FOR ADDITIONAL INFORMATION.

SEE LANDSCAPE PLANS FOR IRRIGATION AND PLANTING.

ALL WORK TO COMPLY WITH GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.

ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. STANDARD DUTY ASPHALT PAVEMENT WITH GRANULAR BASE PER DETAIL 'D1', SHEET C5.01.
2. NEW OPEN DRIVE APPROACH PER APWA STD PLAN 229, SEE DETAIL SHEET C5.01 / 1
3. CONCRETE SIDEWALK, PER APWA PLAN STD PLAN 231 SEE DETAIL SHEET C5.01.
4. CONCRETE CURB WALL. SEE DETAIL 'C2', SHEET C5.01.
5. 6' LONG ADA RAMP 1:12 MAX RUNNING SLOPE, 2% MAX CROSS SLOPE WITH DETECTABLE WARNING SURFACE.
6. VAN ACCESSIBLE ADA PARKING STALL AND UNLOADING ZONE INCLUDING VAN ACCESSIBLE SIGN, 2% MAX SLOPE ALL DIRECTIONS IN STALL AND UNLOADING ZONE. SEE DETAIL 'D3', SHEET C5.01.
7. PAINTED ADA SYMBOL. SEE DETAIL 'D2', SHEET C5.01.
8. 4" WIDE SOLID YELLOW PARKING STALL STRIPE LINES.
9. 4" WIDE SOLID YELLOW PEDESTRIAN STRIPE LINES, 2 FEET ON CETER AT 45 DEGREES FROM THE CURB.
10. BOLLARD. SEE DETAIL 'D4', SHEET C5.01.
11. DUMPSTER ENCLOSURE WITH SOLID GATE, COLORS AND MATERIALS TO MATCH BUILDING. SEE ARCHITECTURAL PLANS FOR DETAILS.
12. HEAVY DUTY CONCRETE IN DUMPSTER AREA, 6" CONCRETE OVER 6" ROAD BASE, #4 REBAR 18" O.C. BOTH DIRECTIONS.
13. 24" CURB AND GUTTER PER AWPA STD PLAN 205 TYPE A, SEE DETAIL SHEET C5.01.
14. EXISTING MAILBOX TO BE RELOCATED AS SHOWN.
15. NEW BIKE RACK, 4 SPACES. PER SLC STANDARDS. SEE DETAILS SHEET C5.01 / 1

ACCESSIBLE ROUTE WITH MAXIMUM 1:48 CROSS-SLOPE AND MAXIMUM 1:20 RUNNING-SLOPE.

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PROFESSIONAL ENGINEER
No. 375448-2202
ROBERT J. POIRIER
10-14-21
STATE OF UTAH

VILLA NUEVA LLC.
MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

BLDG2021-04713

#	Date	Revision
1	8-3-21	City Comments #1

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HORIZONTAL CONROL PLAN

C1.01

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NORTH

SCALE: 1" = 10'

0 5' 10' 20' 30'

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SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT (IF AVAILABLE). THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557 EXCEPT UNDER BUILDING FOUNDATION WHERE IT SHALL BE 98% MIN. OF MAXIMUM DENSITY. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED SOILS ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED, HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS & SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC DETAILS SHOWN ON SHEET C2.10 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

ALL ELEVATIONS SHOWN AT TOP AND BOTTOM OF WALL(S), IF ANY, ARE ELEVATIONS AT FINISH GRADE, UNLESS OTHERWISE NOTED.

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. GRADE SITE TO ELEVATIONS AND CONTOURS SHOWN ON PLAN.
2. STORM DRAIN CATCH BASIN WITH HEAVY DUTY BICYCLE SAFE GRATE PER APWA STD PLAN 315.1, SEE DETAIL SHEET C5.02.
3. 2'X2' STORM DRAIN CLEANOUT BOX PER APWA STD PLAN 331, SEE DETAIL SHEET C5.02.
4. 8" HDPE INLINE DRAIN BASIN WITH HEAVY DUTY, PEDESTRIAN SAFE GRATE. SEE DETAIL 'D4', SHEET C5.02.
5. 8" DIAMETER HDPE STORM DRAIN LINE. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING DETAIL.
6. (3) 3" PVC PIPES @ 1% MINIMUM FROM CLEANOUT OUT BOX TO FACE OF CURB. INSTALL NEENAH CURB OUTLET WITH (2) CONNECTIONS TO DAYLIGHT STORM WATER INTO THE GUTTER.
7. 4" HDPE STORM PIPE AT 2% MINIMUM
8. ADA PARKING STALL AND UNLOADING ZONE, 2% MAX SLOPE ALL DIRECTIONS.
9. NEW 8" PERFORATED HDPE PIPE SURROUNDED BY 1" CLEAN WASHED STONE WRAPPED IN MIRIFI DRAINAGE FABRIC, SEE DETAIL 'D5', SHEET C5.02. PERFORATED PIPES WILL DRAIN THE BUBBLE UP SYSTEM TO PREVENT STAGNATING WATER IN THE PIPES.
10. ROOF DRAIN POINT OF CONNECTION. CONNECT 4" HDPE FROM POC TO 8" STORM DRAIN LINE @2% MIN.

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REGISTERED PROFESSIONAL ENGINEER
No. 7349-2202
ROBERT J. POIRIER
10-14-21
STATE OF UTAH

VILLA NUEVA LLC.
MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

BLDG2021-04713

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COMMON GRADING ABBREVIATIONS:

SEE SHEET C2.01 FOR ADDITIONAL ABBREVIATIONS

- BFE	BASEMENT FLOOR ELEVATION
- BW	FINISH GRADE AT BOTTOM OF WALL
- EX or EXIST	EXISTING
- EOA	EDGE OF ASPHALT
- EOC	EDGE OF CONCRETE
- FFE	FINISH FLOOR ELEVATION
- FG	FINISH GRADE
- FL	FLOW LINE
- GB	GRADE BREAK
- HP	HIGH POINT
- LP	LOW POINT
- NG	NATURAL GROUND
- SDCB	STORM DRAIN CATCH BASIN
- SDCO	STORM DRAIN CLEANOUT BOX
- SDDB	STORM DRAIN DRAIN BASIN
- SDMH	STORM DRAIN MANHOLE
- TBC	TOP BACK OF CURB
- TOA	TOP OF ASPHALT
- TOC	TOP OF CONCRETE
- TOG	TOP OF GRATE
- TOW	TOP OF WALL
- TW	FINISH GRADE AT TOP OF WALL
- WW	WATERWAY

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GRADING AND DRAINAGE PLAN

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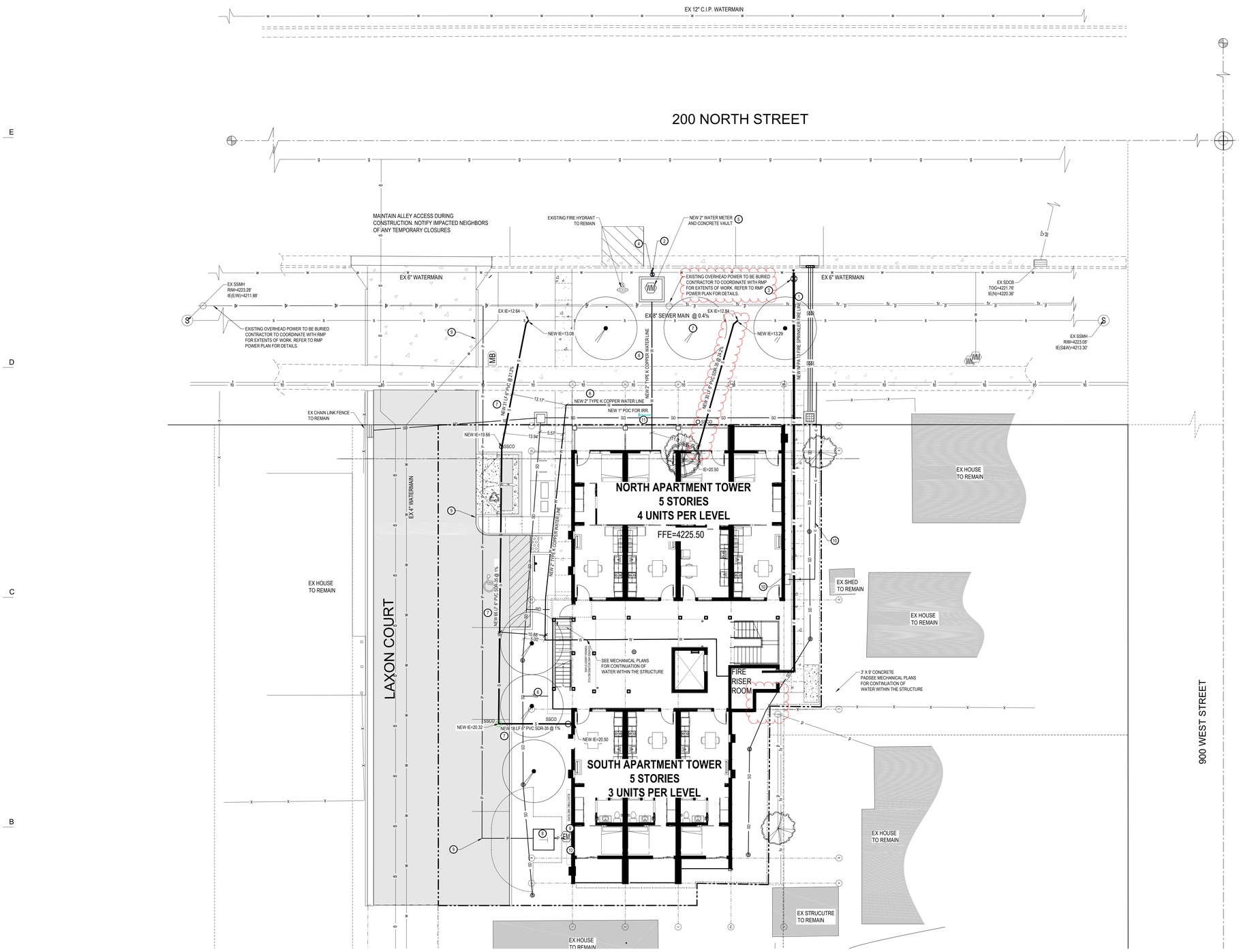

SLCPU NOTES

1) POWER COMPANY, GAS COMPANY AND COMMUNICATION COMPANIES ARE RESPONSIBLE FOR SUBMITTING DESIGN PLANS AS REQUIRED BY TITLE 14 CHAPTER 32 OF THE REVISED ORDINANCES OF SALT LAKE CITY FOR ALL PROPOSED WORK FOR THEIR RESPECTIVE UTILITY LINES FOR THIS PROJECT IN OR ADJACENT TO THE CITY ROW OR A PUBLIC UTILITIES ROW. PLAN REVIEWS ARE REQUIRED BY THE PUBLIC UTILITIES DEPT, UTILITY COORDINATOR AND THE CITY ENGINEERING PUBLIC WAY PERMIT PLAN REVIEWER.
2) ALL UTILITY TRENCHING MUST BE PER SLCDPU STANDARD PRACTICE NO. 1."CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL DRAWINGS.
3) ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SALT LAKE PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.
4) ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SALT LAKE CITY PUBLIC UTILITIES STANDARDS & SPECIFICATIONS.
5) CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW TELEPHONE SERVICE TO BUILDING WITH CENTURY LINK.
6) CONTRACTOR IS TO SUBMIT SITE PLAN TO DOMINION ENERGY FOR DESIGN OF GAS LINE SERVICE TO BUILDING. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY FOR CONTRACTOR LIMITS OF WORK VERSUS DOMINION ENERGY LIMITS.
7) CONTRACTOR IS TO SUBMIT SITE PLAN TO ROCKY MOUNTAIN POWER FOR DESIGN OF ELECTRICAL SERVICE TO BUILDING AND FOR ANY NECESSARY DEMOLITION.
8) LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.
9) A PRE-CONSTRUCTION MEETING WITH PUBLIC UTILITIES INSPECTOR IS REQUIRED PRIOR TO WORK RELATED TO THE WATER MAIN EXTENSION.
10) A PUBLIC RIGHT OF WAY PERMIT OBTAINED FROM THE SALT LAKE CITY ENGINEERING OFFICE (801.535.6396) IS REQUIRED FOR WORK ON CURB, GUTTER, PARK STRIP, ROADWAY, OR ANYWHERE IN PUBLIC WAY. THIS IS A SEPARATE PERMIT FROM THOSE ISSUED BY OTHER MUNICIPAL ENTITIES SUCH AS BUILDING SERVICES, PUBLIC UTILITIES, ETC.'IT MUST BE OBTAINED BY A CONTRACTOR WHO HAS BOND, INSURANCE, AND LICENSE ON FILE WITH THE ENGINEERING OFFICE.
11) SALT LAKE CITY PUBLIC UTILITIES (SLCPU) SHALL APPROVE THE METHOD OF THE AUTOMATIC FIRE SPRINKLER WATER SUPPLY. THE ISSUANCE OR GRANTING OF A PERMIT SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE OR OF ANY OTHER ORDINANCES OF THE JURISDICTION. PERMITS PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THIS CODE OR OTHER ORDINANCES OF THE JURISDICTION SHALL NOT BE VALID. THE ISSUANCE OF A PERMIT BASED ON CONSTRUCTION DOCUMENTS, OPERATIONAL DOCUMENTS AND OTHER DATA SHALL NOT PREVENT THE SLCPU ENGINEER OR INSPECTOR FROM REQUIRING CORRECTION OF ERRORS IN THE DOCUMENTS OR OTHER DATA, IN ACCORDANCE WITH SLCPU STANDARDS.

1

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CONTRACTOR IS TO COORDINATE ALL SITE UTILITIES WITH PLUMBING DRAWINGS.

ALL NEW WATER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH LOCAL GOVERNING MUNICIPALITY STANDARDS & SPECIFICATIONS.

CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES BEFORE STAKING OR CONSTRUCTING ANY SEWER LINES.

FOUR FEET OF COVER IS REQUIRED OVER ALL SEWER LINES.

MAINTAIN A MINIMUM OF 48 INCHES OF COVER ON ALL WATER LINES.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW COMMUNICATION / DATA FACILITIES TO BUILDING WITH UTILITY PROVIDER.

CONTRACTOR IS TO COORDINATE LOCATION AND DESIGN OF NEW NATURAL GAS FACILITIES TO BUILDING WITH DOMINION ENERGY AND MECHANICAL PLANS.

LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE LOCATIONS. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURE THAT ARE TO REMAIN.

UTILITY PROVIDERS:
WATER: WATER PROVIDER
SEWER: SEWER DISTRICT
NATURAL GAS: DOMINION ENERGY
ELECTRICAL POWER: POWER PROVIDER
TELEPHONE: CENTURY LINK

FIRE SUPPLY NOTES:

TOTAL BUILDING SQUARE FOOTAGE=24,000 S.F.
TYPE OF CONSTRUCTION IS III-A
REQUIRED FIRE FLOW PER IFC TABLE B105.1=2250 GPM
REDUCTION FOR NFPA 13 SPRINKLER SYSTEM = 50% THERE REQUIRED FLOW =1125
REQUIRED NUMBER OF FIRE HYDRANTS PER IFC TABLE C105.1=1 HYDRANT
NUMBER OF EXISTING HYDRANTS=1 DIRECTLY IN FRONT OF PROJECT.

KEYED NOTES:

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1. NFPA 13 FIRE SPRINKLING SYSTEM INCLUDING FDC CONNECTION AT THE BUILDING, ALL FITTINGS AND THRUST BLOCKING. SEE DETAIL SALT LAKE STD PRACTICE 1 FOR TRENCHING, SEE APWA STD PLAN 561 FOR THRUST BLOCKING, SHEET C5.02.
2. CONNECT NEW 2" TYPE 'K' COPPER WATER SERVICE LINE TO EXISTING 4" WATER MAIN, PER APWA PLAN NO. 552, SEE DETAIL SHEET C5.02. TRENCHING PER SLCPU STD PRACTICE #1.
3. GATE VALVE WITH VALVE BOX FOR NFPA 13 FIRE SUPPRESSION SYSTEM. SEE DETAIL 'C5', SHEET C5.02.
4. 2" CORPORATE STOP VALVE, PER APWA PLAN NO. 552, SEE DETAIL SHEET C5.02.
5. 2" WATER SERVICE METER SET, PER APWA PLANS NO. 522 & 505.
6. 2" TYPE 'K' COPPER WATER SERVICE LINE, PER APWA PLAN NO. 552.TRENCHING PER SLCPU STD PRACTICE #1. SEE DETAIL SHEET C5.02.
7. 6" PVC SDR-35 SANITARY SEWER LATERAL, INCLUDING ALL FITTINGS. INSTALL CLEANOUTS AS SHOWN, 100-FOOT MAXIMUM SPACING. SEE APWA PLANS NO. 381 & 382 FOR TRENCHING AND APWA PLAN NO. 431 FOR CLEANOUTS, SHEET C5.02.
8. ELECTRICAL TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.
9. APPROXIMATE LOCATION OF NEW UNDERGROUND POWER SERVICE LINE. CONTRACTOR TO COORDINATE SIZE, DESIGN AND INSTALLATION BY ROCKY MOUNTAIN POWER WITH OTHER CONSTRUCTION.
10. NEW UNDERGROUND COM LINE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION BY CENTURY LINE/XFINITY WITH OTHER CONSTRUCTION.
11. 1" PVC STUB AND END CAP FOR CONNECTION TO IRRIGATION SYSTEM. SEE LANDSCAPE PLANS FOR STOP AND WASTE VALVE AND BACK FLOW PREVENTER.

COMMON UTILITY LINE TYPES:

SEE SHEET C5.01 FOR ADDITIONAL LINE TYPES

IRR	PROPOSED IRRIGATION LINE
IR	EXISTING IRRIGATION LINE
F	PROPOSED FIRE LINE
F	EXISTING FIRE LINE
W	PROPOSED WATER LINE
W	EXISTING WATER LINE
S	PROPOSED SANITARY SEWER LINE
S	EXISTING SANITARY SEWER LINE
SD	PROPOSED STORM DRAIN LINE
SD	EXISTING STORM DRAIN LINE
G	PROPOSED NATURAL GAS LINE
G	EXISTING NATURAL LINE
P	PROPOSED POWER LINE
P	EXISTING POWER LINE
C	PROPOSED COMMUNICATIONS LINE
C	EXISTING COMMUNICATIONS LINE
TV	PROPOSED CABLE TELEVISION LINE
TV	EXISTING CABLE TELEVISION LINE
T	PROPOSED TELEPHONE LINE
T	EXISTING TELEPHONE LINE

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STATE OF UTAH

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#	Date	Revision
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UTILITY PLAN

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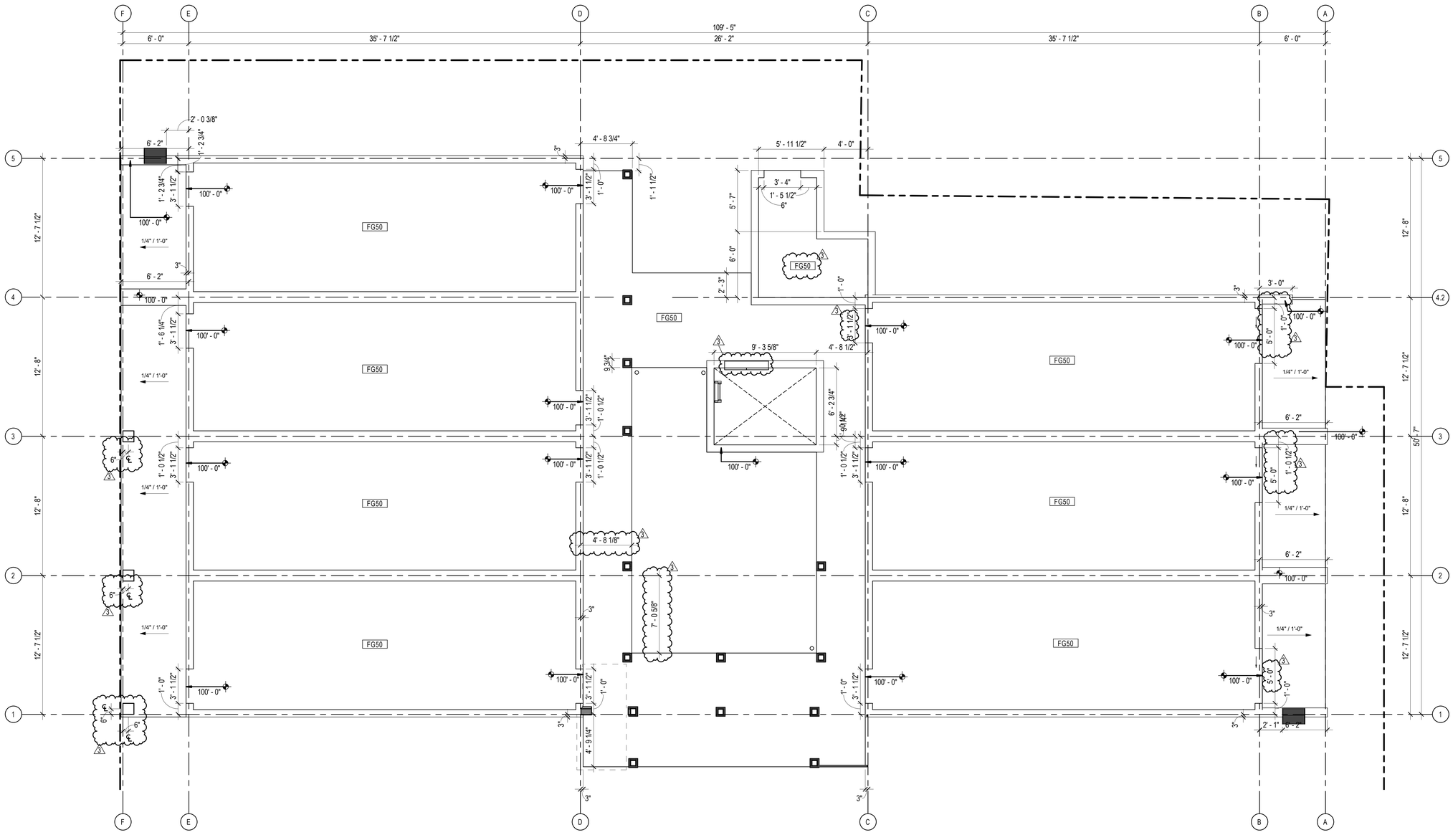
GENERAL NOTE - SLAB CONTROL PLAN

A. COORDINATE ALL PENETRATIONS IN SLAB SYSTEM WITH STRUCTURAL AND PLUMBING DRAWINGS.



PLAN N

1 / A091 LEVEL 01 - SLAB CONTROL PLAN

1/4" = 1'-0"

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STATE OF UTAH
JAMES R. WOOTTON
5000975-0301
10-15-21
LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

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#	Date	Revision
3	10.15.21	ADD. 01

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DRAWN BY: Author
DATE: 04/02/2021

LEVEL 01 - SLAB CONTROL PLAN

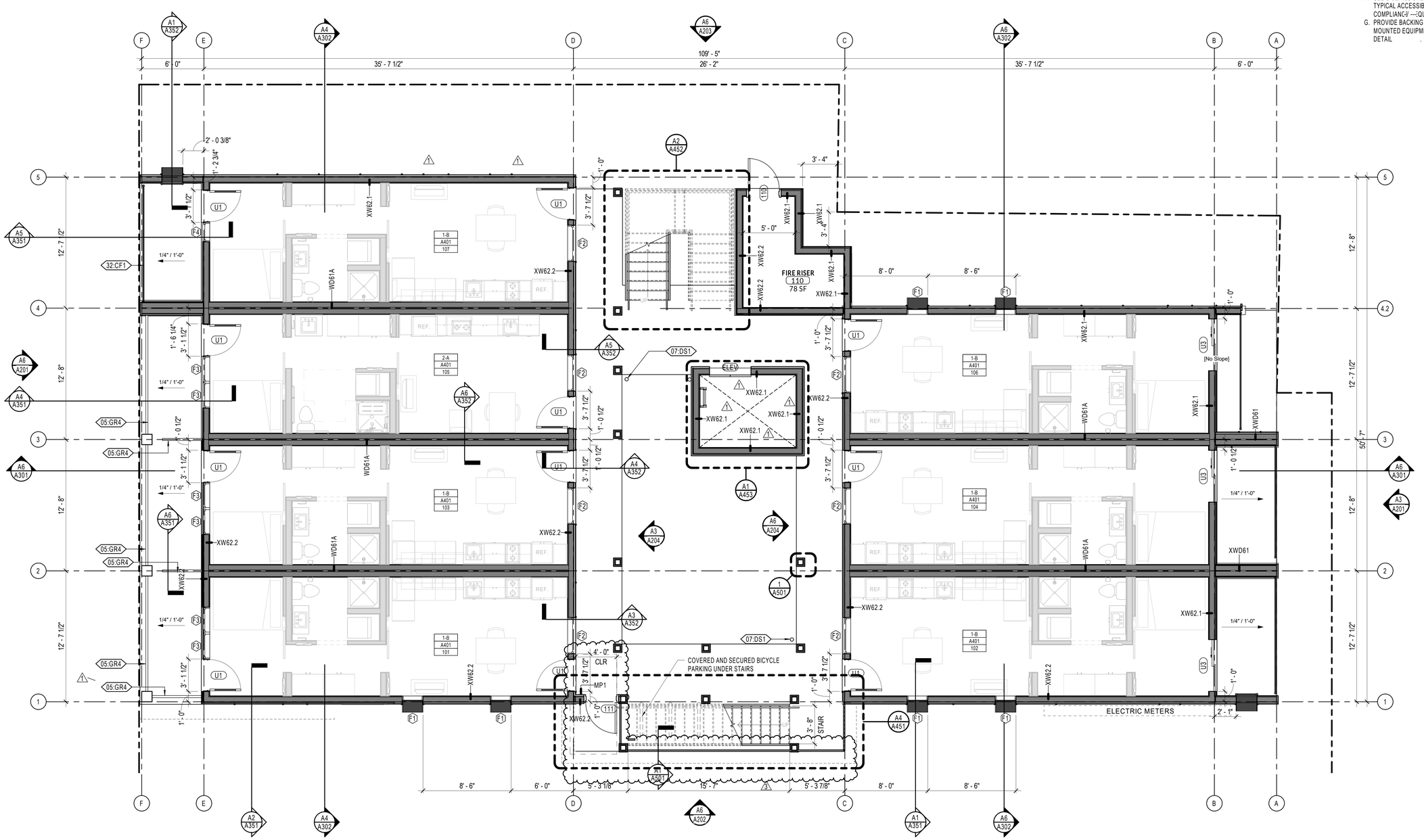
A091

10/15/2021 1:55:59 PM

KEYNOTE LEGEND	
Key Value	Keynote Text
05:GR4	CABLE RAILING EXTEND 42" A.F.F. MIN.
07:DS1	DOWNSPOUT
32:CF1	CHAIN LINK FENCE

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
C. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
D. DO NOT SCALE DRAWINGS.
E. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
F. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE ---QUIREMENTS.
G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL



PLAN

A5 A101 LEVEL 01 - OVERALL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

DWELLING UNIT		
QUANTITY	SIZE	TYPE
30	450 SF	Studio 1.1 - Type B (1-B)
1	470 SF	Studio 2 - Type A (2-A)
4	470 SF	Studio 1.2 - Type B (2-B)

DWELLING UNIT DENSITY	
UNITS	35
ACRES	.24
DENSITY	145.8 UNITS / ACRE

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5-21-21
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1	8.3.21	CITY COMMENTS #1
3	10.15.21	ADD. 01

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CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

LEVEL 01 - OVERALL

A101

10/15/2021 2:00:57 PM

KEYNOTE LEGEND	
Key Value	Keynote Text

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
C. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
D. DO NOT SCALE DRAWINGS.
E. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
F. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE ---QUIREMENTS.
G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL

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5-21-21
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MICRO VILLAS
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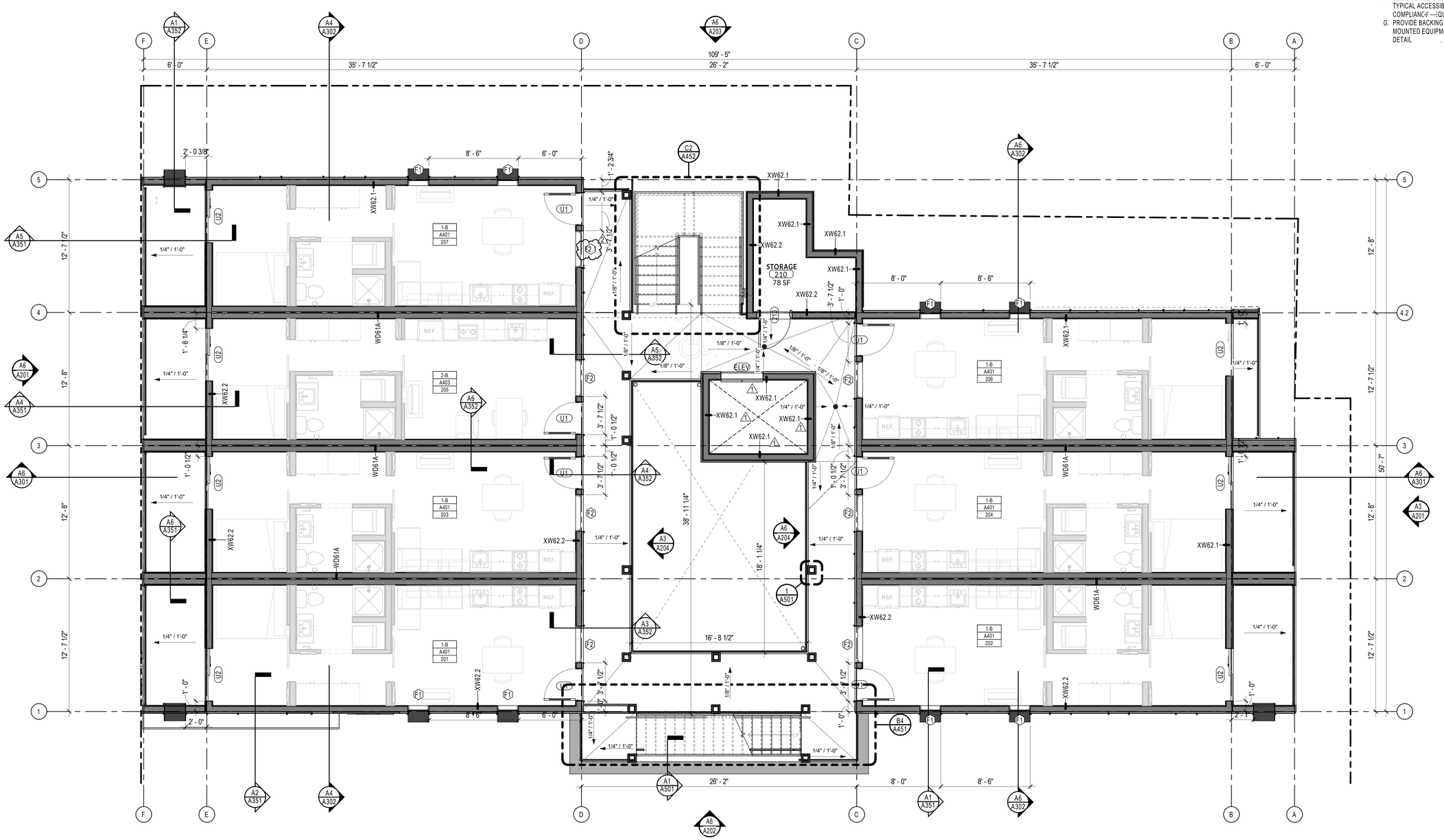

PLAN
N

A6 A102 LEVEL 02 - OVERALL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

#	Date	Revision
1	8.3.21	CITY COMMENTS #1
2	10.15.21	CITY COMMENTS #2

BID/ PERMIT SET

NEXUS PROJ. #: 21010
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DRAWN BY: JV
DATE: 04/02/2021

LEVEL 02 - OVERALL

DWELLING UNIT		
QUANTITY	SIZE	TYPE
30	450 SF	Studio 1.1 - Type B (1-B)
1	470 SF	Studio 2 - Type A (2-A)
4	470 SF	Studio 1.2 - Type B (2-B)

DWELLING UNIT DENSITY	
UNITS	35
ACRES	.24
DENSITY	145.8 UNITS / ACRE

10/15/2021 2:10:11 PM

A102

KEYNOTE LEGEND	
Key Value	Keynote Text
07:DS1	DOWNSPOUT
22:FD1	FLOOR DRAIN

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
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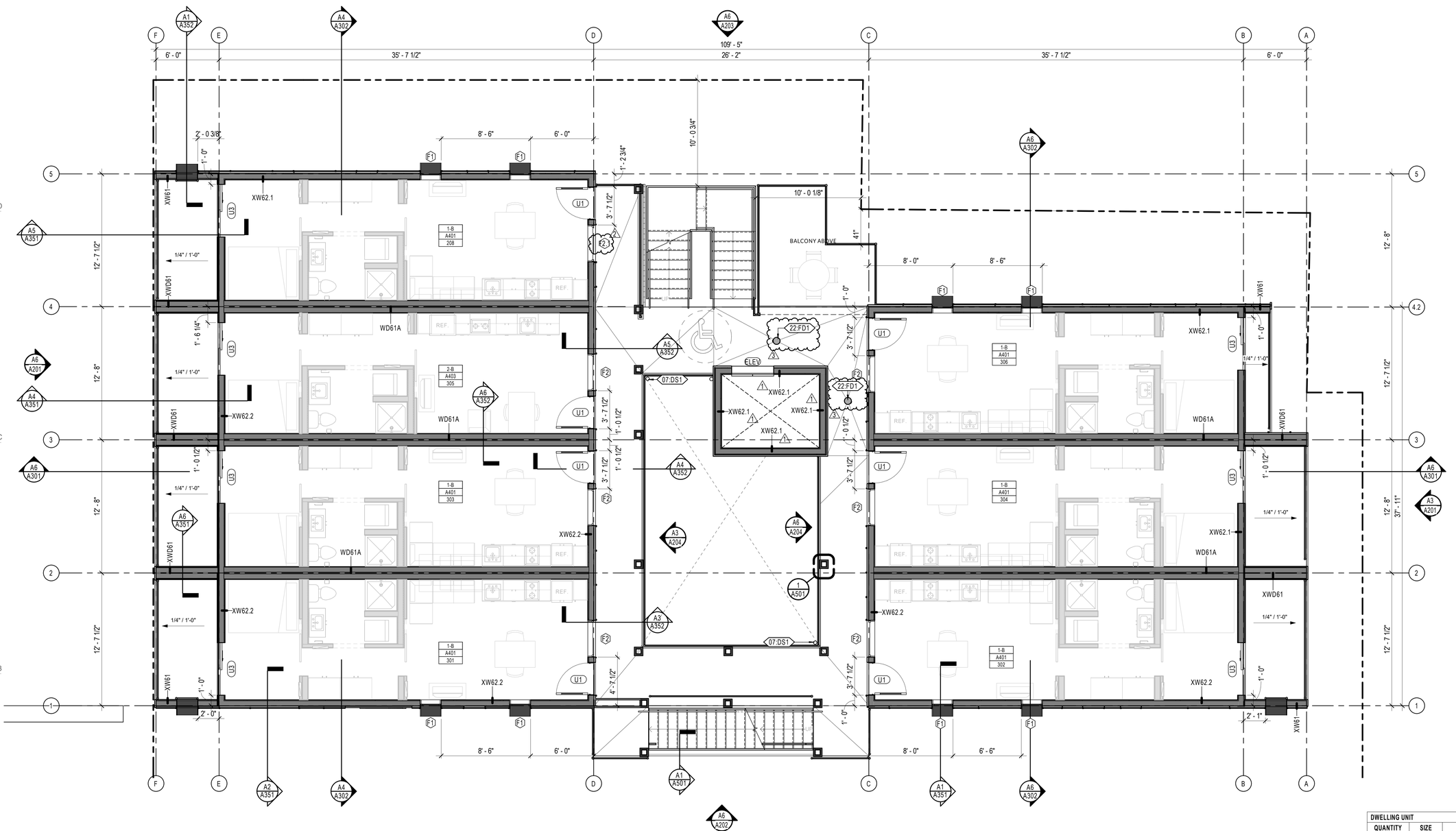
F. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE ---QUIREMENTS.
G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL



PLAN

A6 A103 LEVEL 03 - OVERALL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

DWELLING UNIT		
QUANTITY	SIZE	TYPE
30	450 SF	Studio 1.1 - Type B (1-B)
1	470 SF	Studio 2 - Type A (2-A)
4	470 SF	Studio 1.2 - Type B (2-B)

DWELLING UNIT DENSITY	
UNITS	35
ACRES	.24
DENSITY	145.8 UNITS / ACRE

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#	Date	Revision
1	8.3.21	CITY COMMENTS #1
2	10.15.21	CITY COMMENTS #2
3	10.15.21	ADD. 01

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LEVEL 03 - OVERALL

A103

10/15/2021 2:10:45 PM

KEYNOTE LEGEND	
Key Value	Keynote Text
05:GR5	3' - 0" WIDE CHAIN LINK GATE
07:DS1	DOWNSPOUT
22:FD1	FLOOR DRAIN

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
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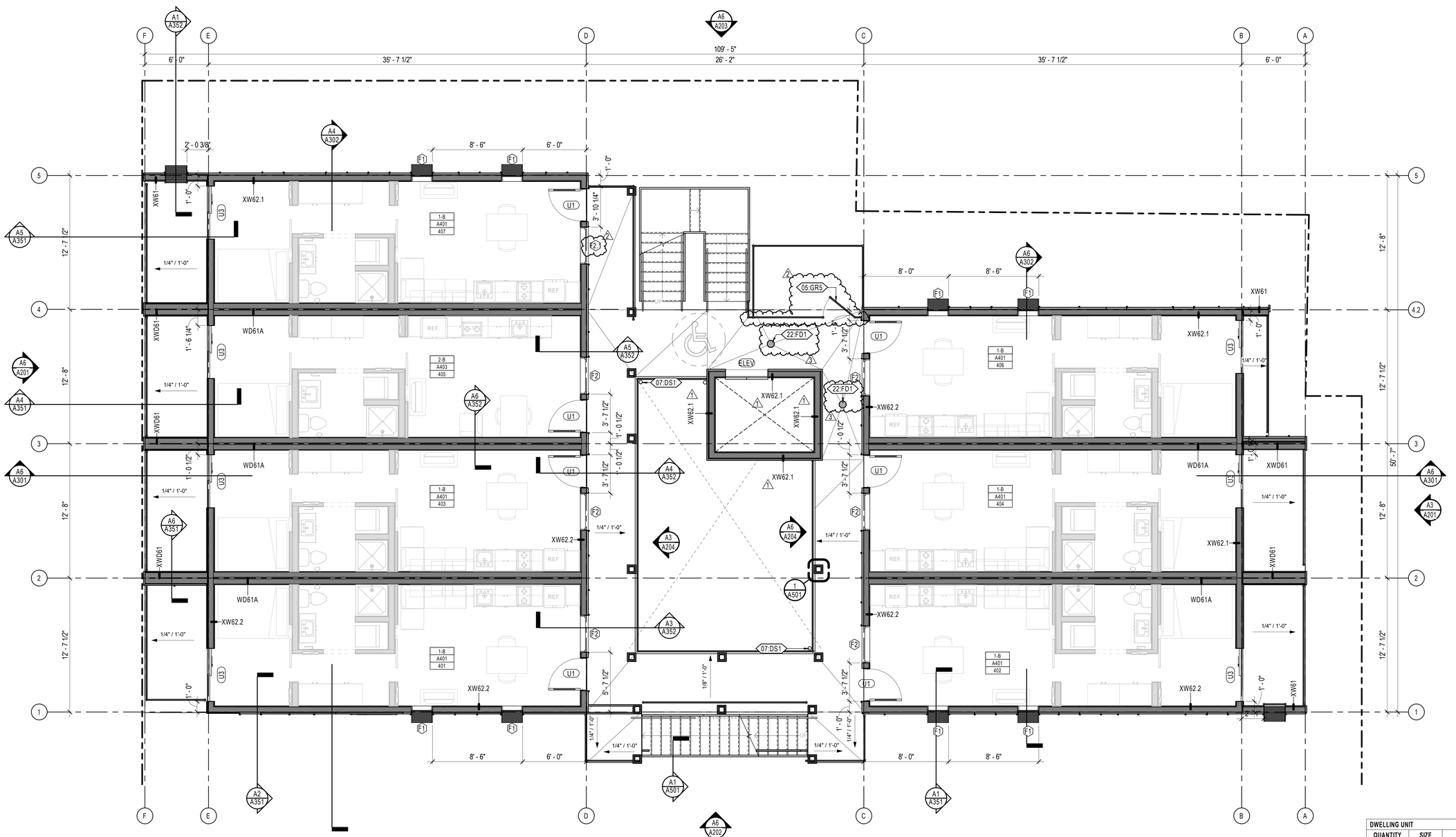

PLAN

A6 A104 LEVEL 04 - OVERALL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

#	Date	Revision
1	8.3.21	CITY COMMENTS #1
2	10.15.21	CITY COMMENTS #2
3	10.15.21	ADD. 01

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LEVEL 04 - OVERALL

DWELLING UNIT		
QUANTITY	SIZE	TYPE
30	450 SF	Studio 1.1 - Type B (1-B)
1	470 SF	Studio 2 - Type A (2-A)
4	470 SF	Studio 1.2 - Type B (2-B)

DWELLING UNIT DENSITY	
UNITS	35
ACRES	.24
DENSITY	145.8 UNITS / ACRE

A104

10/15/2021 2:08:57 PM

KEYNOTE LEGEND	
Key Value	Keynote Text
05:GR5	3' - 0" WIDE CHAIN LINK GATE
07:RG1	PRE-FINISHED METAL RAIN GUTTER
10:LD1	ROOF ACCESS LADDER WITH SECURE ACCESS GATE
22:FD1	FLOOR DRAIN

GENERAL NOTE - FLOOR PLAN

A. ALL NEW WALL ASSEMBLIES ARE CONTINUOUS TO BOTTOM OF DECK UNLESS NOTED OTHERWISE.
B. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE, UNLESS NOTED OTHERWISE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
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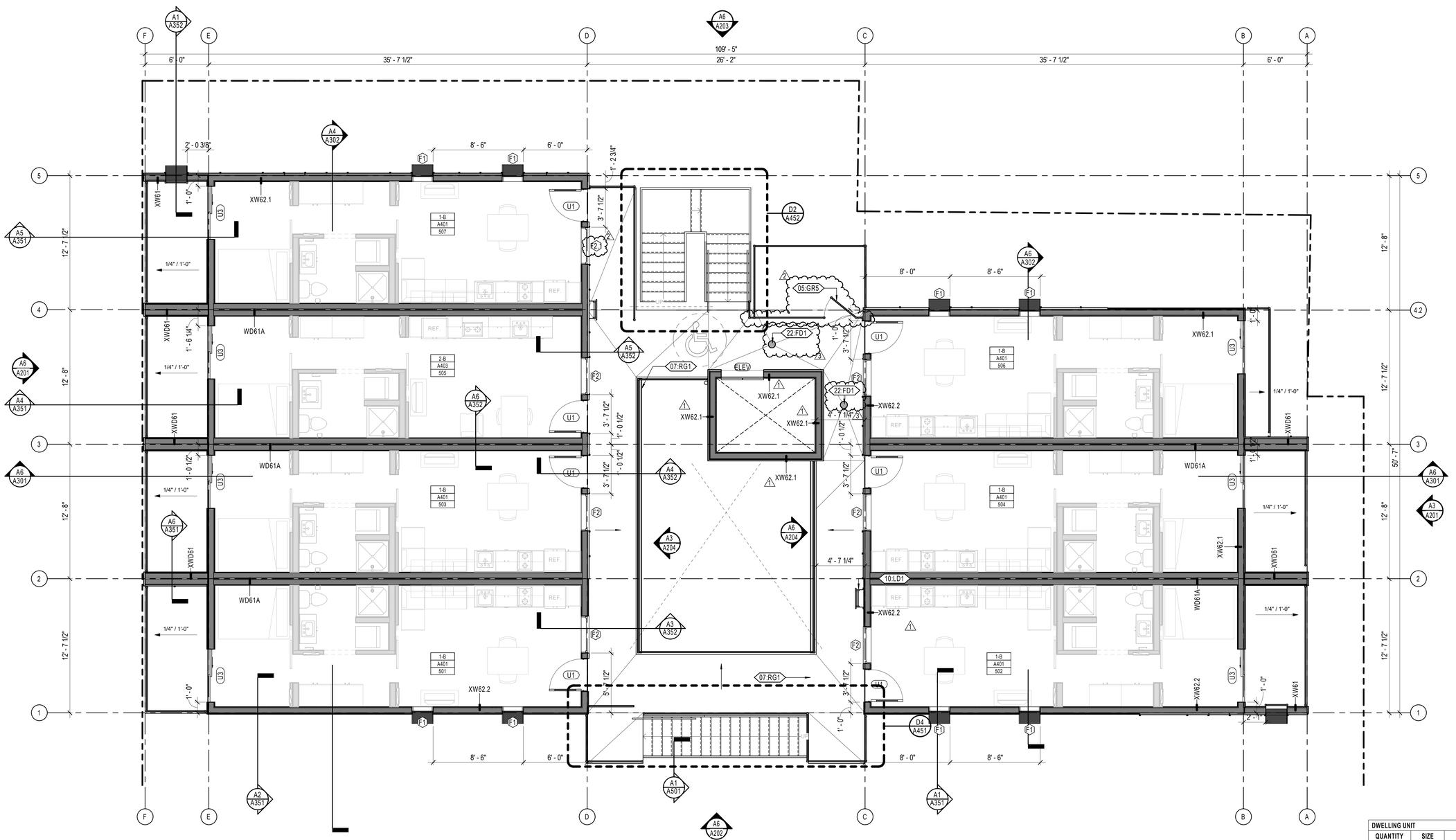
F. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE ---QUIREMENTS.
G. PROVIDE BACKING BEHIND ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL



PLAN

A6 A105 LEVEL 05 - OVERALL FLOOR PLAN
1/4" = 1'-0"

0' 2' 4' 8' 16'

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1	8.3.21	CITY COMMENTS #1
2	10.15.21	CITY COMMENTS #2
3	10.15.21	ADD. 01

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NEXUS PROJ. #: 21010
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DATE: 04/02/2021

LEVEL 05 - OVERALL

DWELLING UNIT		
QUANTITY	SIZE	TYPE
30	450 SF	Studio 1.1 - Type B (1-B)
1	470 SF	Studio 2 - Type A (2-A)
4	470 SF	Studio 1.2 - Type B (2-B)

DWELLING UNIT DENSITY	
UNITS	35
ACRES	.24
DENSITY	145.8 UNITS / ACRE

A105

10/15/2021 2:08:01 PM

KEYNOTE LEGEND	
Key Value	Keynote Text
05:GR2	CHAIN LINK RAILING, WALL MOUNTED EXTEND 42" A.F.F. MIN.
05:GR3	CHAIN LINK RAILING, FACE MOUNTED 42" A.F.F. MIN
05:GR4	CABLE RAILING EXTEND 42" A.F.F. MIN.
05:WB1	10" DEEP PAINTED 1/8" STEEL SHADOW BOX
08:HV1	6" HORIZONTAL BATHROOM EXHAUST VENT, SEE A6/A502
08:HV2	6" HORIZONTAL DRYER VENT, SEE A6/A502
08:SG1	SLIDING GLASS DOOR AS SCHEDULED
10:ES1	EXTERIOR SIGNAGE 14" LETTERING
10:LS1	EXTERIOR ILLUMINATED SIGN
32:CF1	CHAIN LINK FENCE
BM3	VERTICAL BREAK METAL KNIFE PLATE, WHITE. TYP.
BM4	HORIZONTAL BREAK METAL SWEEP PROFILE, WHITE. TYP.
MP1.1	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP2	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP3	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP4	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP5	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP6	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP7	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND

BUILDING ELEVATIONS FINISH LEGEND

- MP1 - METAL PANEL — MORIN W-12 WHITE
- MP1.1 - METAL PANEL — MORIN W-12 PERFORATED
- MP2 - METAL PANEL — MORIN Z-12-WHITE
- MP3 - SMOOTH METAL PANEL — MORIN F-18 CLEAR COATED GALVALUME
- MP4 - COORUGATED METAL PANEL — MORIN INTEGRITY S-16
- MP5 - COORUGATED METAL PANEL — MORIN INTEGRITY S-16
- MP6 - SMOOTH METAL PANEL — MORIN F-12 WHITE
- MP7 - SMOOTH METAL PANEL — MORIN F-12 COPPER
- ML1 - 2"x2" WOVEN WIRE MESH LATTICE

GENERAL NOTES - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES



A6 A201 BUILDING ELEVATION - NORTH
1/4" = 1'-0"
0' 2' 4' 8' 16'



A3 A201 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"
0' 2' 4' 8' 16'

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3	10.15.21	ADD. 01

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BUILDING ELEVATIONS

A201

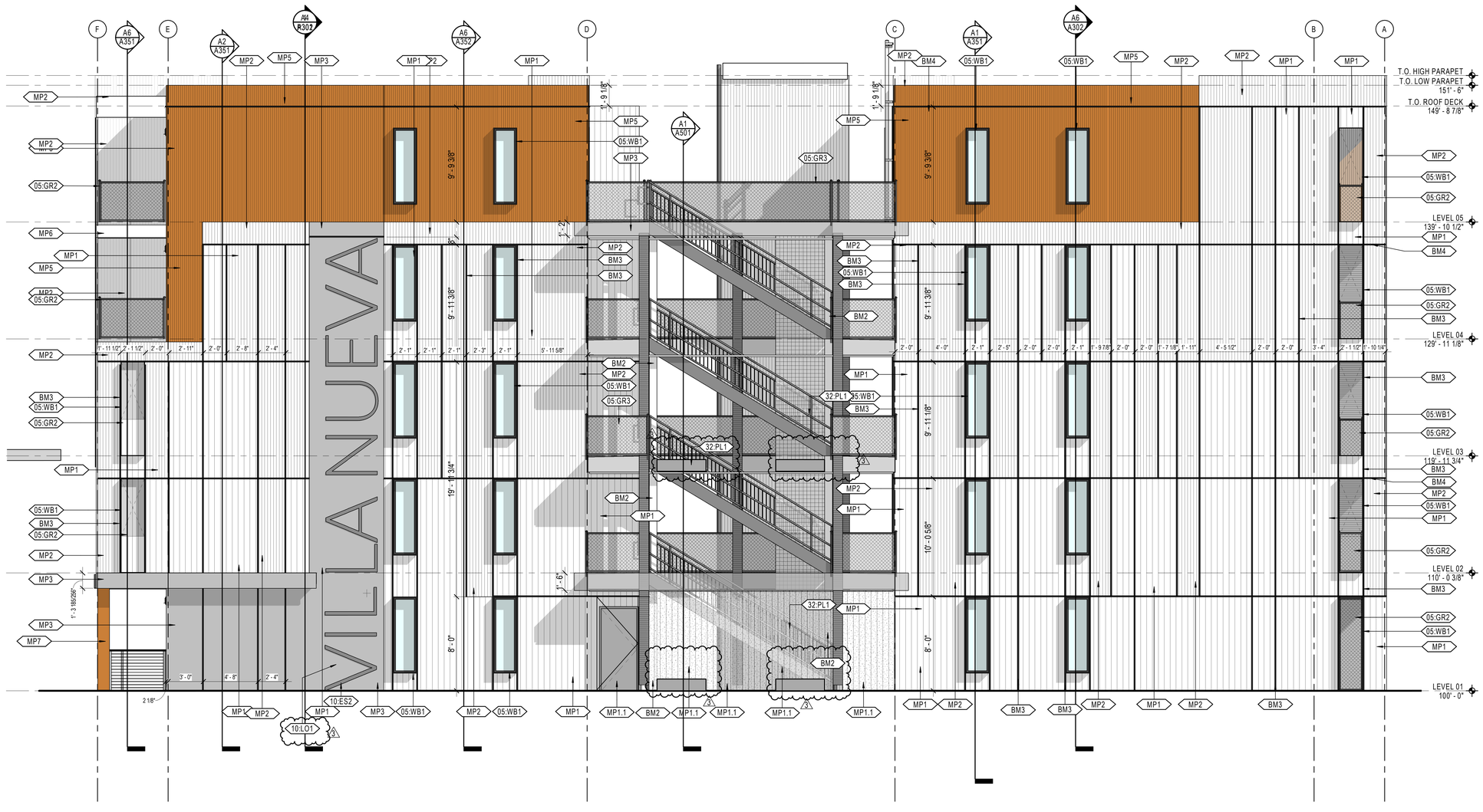
KEYNOTE LEGEND	
Key Value	Keynote Text
05:GR2	CHAIN LINK RAILING, WALL MOUNTED EXTEND 42" A.F.F. MIN.
05:GR3	CHAIN LINK RAILING, FACE MOUNTED 42" A.F.F. MIN
05:WB1	10" DEEP PAINTED 1/8" STEEL SHADOW BOX
10:ES2	EXTERIOR SIGNAGE 52" LETTERING
10:LO1	LOGO WITH LETTERING; ARTWORK TO BE APPROVED BY OWNER BEFORE FABRICATION
32:PL1	PLANTER; MOUNTED ON WOVEN WIRE MESH LATTICE. PROVIDE IRRIGATION LINE
BM2	BREAK METAL, WHITE
BM3	VERTICAL BREAK METAL KNIFE PLATE, WHITE. TYP.
BM4	HORIZONTAL BREAK METAL SWEEP PROFILE, WHITE. TYP.
MP1	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP1.1	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP2	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP3	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP5	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP6	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP7	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND

BUILDING ELEVATIONS FINISH LEGEND

- MP1 - METAL PANEL MORIN W-12 WHITE
- MP1.1 - METAL PANEL MORIN W-12 PERFORATED
- MP2 - METAL PANEL MORIN Z-12-WHITE
- MP3 - SMOOTH METAL PANEL MORIN F-18 CLEAR COATED GALVALUME
- MP4 - COORUGATED METAL PANEL MORIN INTEGRITY S-16
- MP5 - COORUGATED METAL PANEL MORIN INTEGRITY S-16
- MP6 - SMOOTH METAL PANEL MORIN F-12 WHITE
- MP7 - SMOOTH METAL PANEL MORIN F-12 COPPER
- ML1 - 2"x2" WOVEN WIRE MESH LATTICE

GENERAL NOTES - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES



A6 A202 BUILDING ELEVATION - WEST
1/4" = 1'-0"

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#	Date	Revision
3	10.15.21	ADD. 01

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BUILDING ELEVATIONS

A202

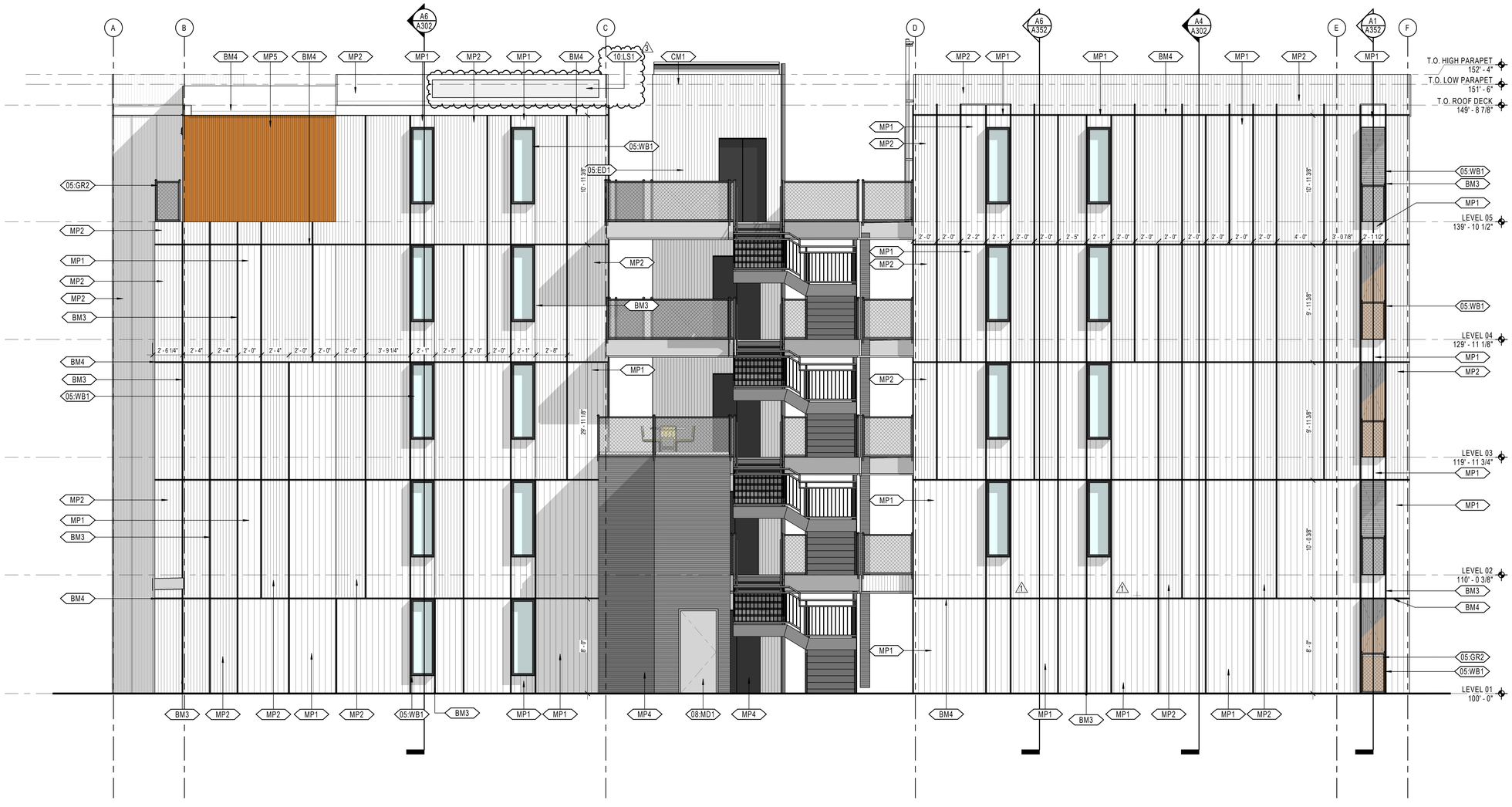
KEYNOTE LEGEND	
Key Value	Keynote Text
05:ED1	BRUSHED STAINLESS STEEL ELEVATOR DOOR
05:GR2	CHAIN LINK RAILING, WALL MOUNTED EXTEND 42" A.F.F. MIN.
05:WB1	10" DEEP PAINTED 1/8" STEEL SHADOW BOX
08:MD1	HOLLOW METAL DOOR AND FRAME AS SCHEDULED, ARCHITECT TO SELECT COLOR
10:LS1	EXTERIOR ILLUMINATED SIGN
BM3	VERTICAL BREAK METAL KNIFE PLATE, WHITE. TYP.
BM4	HORIZONTAL BREAK METAL SWEEP PROFILE, WHITE. TYP
CM1	CMU WITH CUSTOM PAINTED GRAPHIC PER OWNER HIRED ARTIST
MP1	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP2	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP4	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP5	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND

BUILDING ELEVATIONS FINISH LEGEND

- MP1 - METAL PANEL, MORIN W-12 WHITE
- MP1.1 - METAL PANEL, MORIN W-12 PERFORATED
- MP2 - METAL PANEL, MORIN Z-12-WHITE
- MP3 - SMOOTH METAL PANEL, MORIN F-18 CLEAR COATED GALVALUME
- MP4 - COORUGATED METAL PANEL, MORIN INTEGRITY S-16
- MP5 - COORUGATED METAL PANEL, MORIN INTEGRITY S-16
- MP6 - SMOOTH METAL PANEL, MORIN F-12 WHITE
- MP7 - SMOOTH METAL PANEL, MORIN F-12 COPPER
- ML1 - 2"x2" WOVEN WIRE MESH LATTICE

GENERAL NOTES - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES



A6 / A203 BUILDING ELEVATION - EAST
1/4" = 1'-0"
0' 2' 4' 8' 16'

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#	Date	Revision
1	8.3.21	CITY COMMENTS #1
3	10.15.21	ADD. 01

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NEXUS PROJ. #: 21010
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DRAWN BY: SL
DATE: 04/02/2021

BUILDING ELEVATIONS

A203

KEYNOTE LEGEND	
Key Value	Keynote Text
05:GR3	CHAIN LINK RAILING, FACE MOUNTED 42" A.F.F. MIN
07:DS1	DOWNSPOUT
07:RG1	PRE-FINISHED METAL RAIN GUTTER
BM1	BREAK METAL, BLACK
BM3	VERTICAL BREAK METAL KNIFE PLATE, WHITE, TYP.
MP1	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP1.1	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP2	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP3	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND
MP5	METAL PANEL SYSTEM; SEE BUILDING ELEVATIONS FINISH LEGEND

BUILDING ELEVATIONS FINISH LEGEND

- MP1 - METAL PANEL MORIN W-12 WHITE
- MP1.1 - METAL PANEL MORIN W-12 PERFORATED
- MP2 - METAL PANEL MORIN Z-12-WHITE
- MP3 - SMOOTH METAL PANEL MORIN F-18 CLEAR COATED GALVALUME
- MP4 - COORUGATED METAL PANEL MORIN INTEGRITY S-16
- MP5 - COORUGATED METAL PANEL MORIN INTEGRITY S-16
- MP6 - SMOOTH METAL PANEL MORIN F-12 WHITE
- MP7 - SMOOTH METAL PANEL MORIN F-12 COPPER
- ML1 - 2"x2" WOVEN WIRE MESH LATTICE

GENERAL NOTES - BUILDING ELEVATION

A. COORDINATE GRADING SHOWN ON ELEVATIONS w/ CIVIL
B. PROVIDE GUTTERS AND DOWN SPOUTS w/ HEAT CABLE, SNOW FENCES, AND SNOW CLIPS - SEE ROOF PLAN
C. FOR TYPICAL WALL ASSEMBLY INCLUDING MATERIAL DESIGNATIONS AND DETAILING APPROACH, SEE A350 SERIES



A6 A204 BUILDING ELEVATION - BREEZEWAY - NORTH
1/4" = 1'-0"



A3 A204 BUILDING ELEVATION - BREEZEWAY - SOUTH
1/4" = 1'-0"

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NEXUS PROJ. #: 21010
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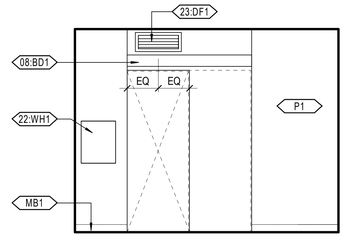
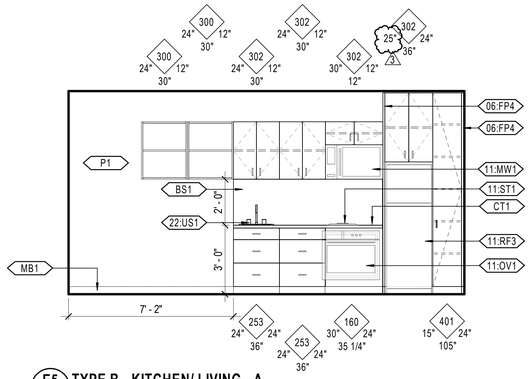
BUILDING ELEVATIONS

A204

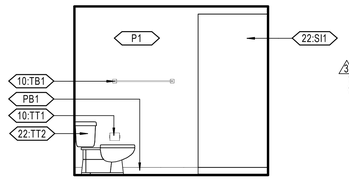
10/15/2021 4:28:30 PM



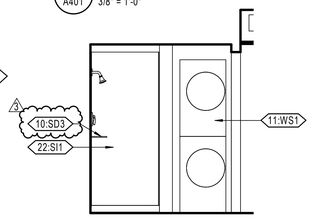


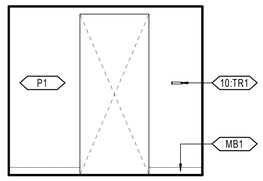
E

E6 TYPE B - KITCHEN/ LIVING - D
A401 3/8" = 1'-0"



E5 TYPE B - KITCHEN/ LIVING - A
A401 3/8" = 1'-0"

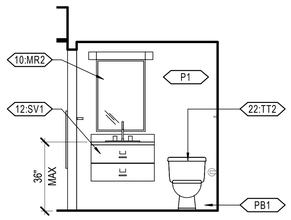




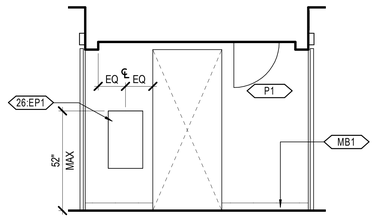
D4 UNIT TYPE 1-B - BATHROOM ELEVATION C
A401 3/8" = 1'-0"

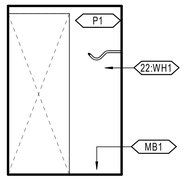
D

D6 UNIT TYPE 1-B - BATHROOM ELEVATION A
A401 3/8" = 1'-0"



D5 UNIT TYPE 1-B - BATHROOM ELEVATION B
A401 3/8" = 1'-0"



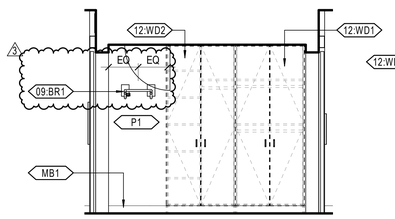


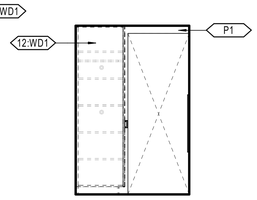
C4 UNIT TYPE 1-B - WARDROBE ELEVATION B
A401 3/8" = 1'-0"

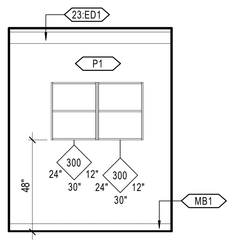
C

C6 UNIT TYPE 1-B - BATHROOM ELEVATION D
A401 3/8" = 1'-0"

C5 UNIT TYPE 1-B - WARDROBE ELEVATION A
A401 3/8" = 1'-0"





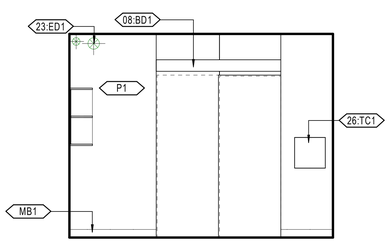


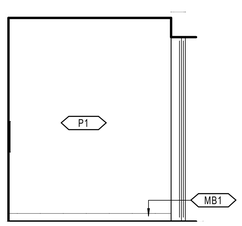
B

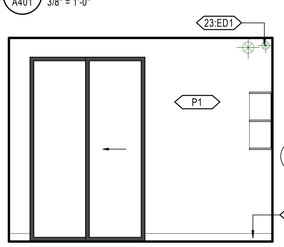
B6 UNIT TYPE 1-B - WARDROBE ELEVATION C
A401 3/8" = 1'-0"

B5 UNIT TYPE 1-B - WARDROBE ELEVATION D
A401 3/8" = 1'-0"

B4 UNIT TYPE 1-B - BEDROOM ELEVATION A
A401 3/8" = 1'-0"







A4 UNIT TYPE 1-B - BEDROOM ELEVATION D
A401 3/8" = 1'-0"

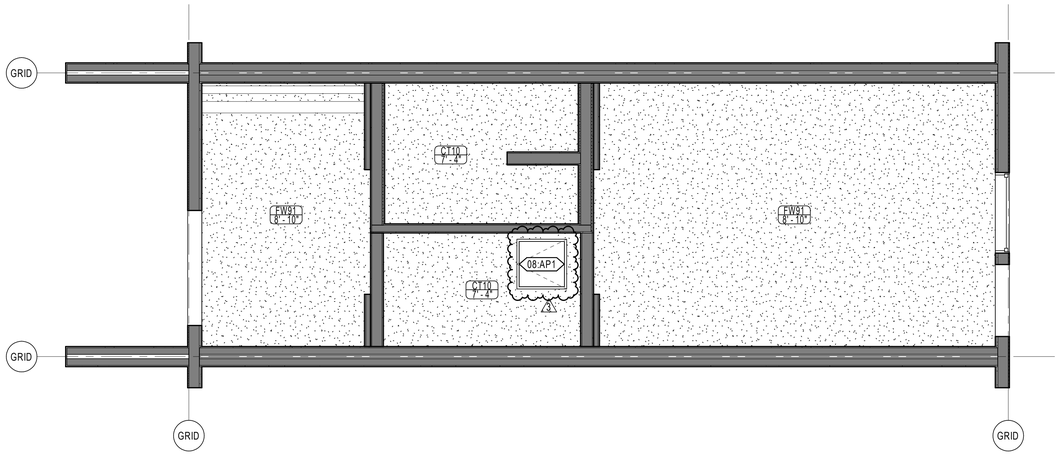
10/15/2021 4:34:16 PM

A

A6 UNIT TYPE 1-B - BEDROOM ELEVATION B
A401 3/8" = 1'-0"

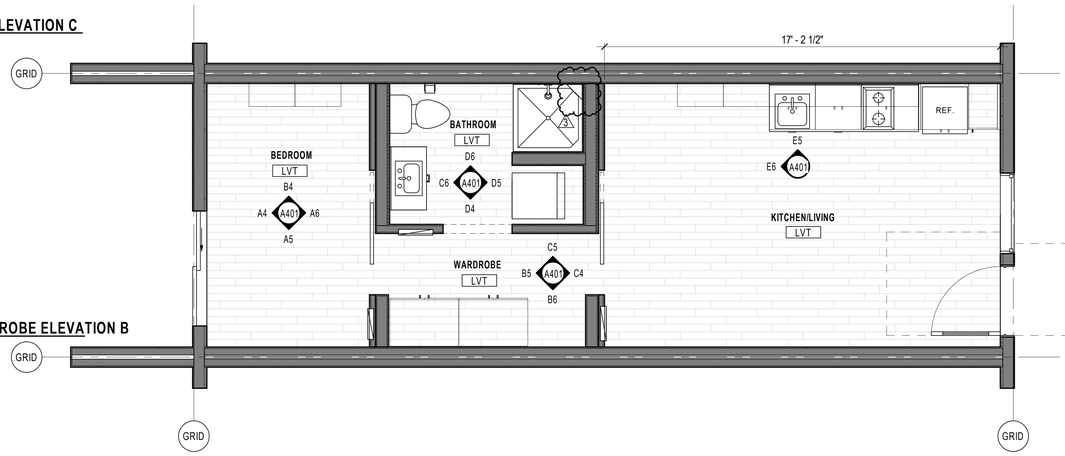
A5 UNIT TYPE 1-B - BEDROOM ELEVATION C
A401 3/8" = 1'-0"

4 3 2 1



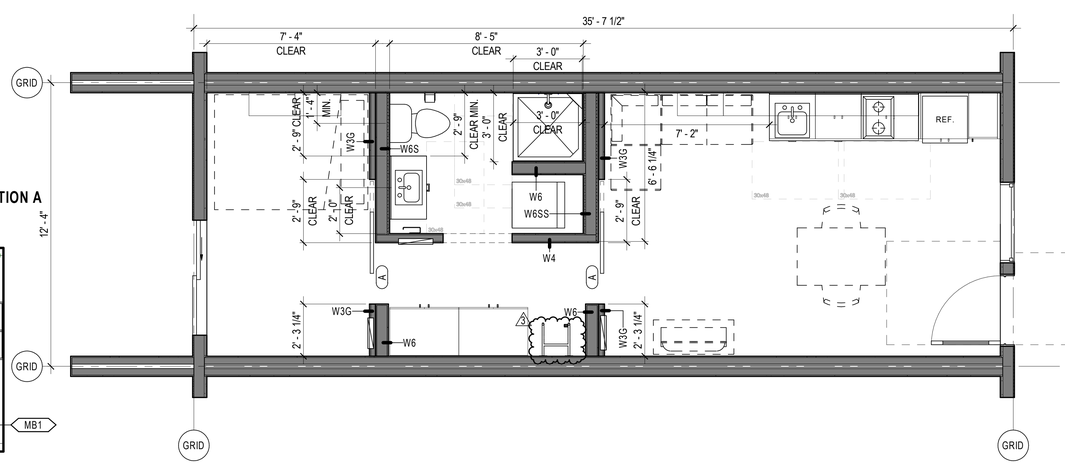
D3 ENLARGED UNIT RCP - UNIT TYPE 1-B
A401 3/8" = 1'-0"

0' 2' 4' 8'



B3 ENLARGED UNIT PLAN (NOTES) - UNIT TYPE 1-B
A401 3/8" = 1'-0"

0' 2' 4' 8'



A3 ENLARGED UNIT PLAN (DIMENSION) - UNIT TYPE 1-B
A401 3/8" = 1'-0"

0' 2' 4' 8'

GENERAL NOTE - ENLARGED UNIT FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
C. DO NOT SCALE DRAWINGS.
D. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
E. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
F. EXTENDED FLOOR FINISHES UNDER ALL CABINETRY
G. PROVIDE BLOCKING/BACKING FOR MOUNTING OF WALL-MOUNTED CABINETS, FIXTURES, EQUIPMENT, FOOT SHELVES AND FUTURE GRAB BARS PER ACCESSIBILITY CODE AND MANUFACTURER'S RECOMMENDATIONS IN ALL TYPE "B" UNITS. COORDINATE THIS REQUIREMENT THROUGH ALL FLOOR PLANS, EQUIPMENT PLANS, AND INTERIOR ELEVATIONS. SEE DETAIL B1 / A701 FOR BACKING STANDARDS AND LOCATIONS. FOR REQUIRED MOISTURE BOARD OR TILE BACKER BOARD SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR APPLICABLE AREAS. UNLESS WALL IS FIRE-RATED; MOISTURE BOARD OR BACKER BOARD WILL BE USED IN PLACE OF NOTED GYPSUM BOARD.
H. ON ALL EXPOSED CABINET SIDES, INCLUDING KNEE OPENINGS, PROVIDE FINISHED FACE TO MATCH CABINET FRONTS. PROVIDE SIDE SPLASHES WHENEVER COUNTERTOPS ARE ADJACENT TO WALLS.
I. EACH BATHROOM IS TO RECEIVE (1) TOWEL RING PER SINK, (1) TOILET PAPER DISPENSER PER TOILET, (1) ROBE HOOK, (1) TOWEL BAR PER SHOWER AND/OR TUB; WHERE EACH OCCURS.
J. ALL UPPER CABINETS TO BE FURNISHED WITH 2 SHELVES AND ADJUSTABLE BRACKETS; PANTRY FURNISHED WITH 4 SHELVES AND ADJUSTABLE BRACKETS.
K. ALL WALLS BEHIND CABINETS TO BE FINISHED PRIOR TO INSTALLATION OF CABINETS.
L. ALL CABINETS INDICATED TO BE REMOVABLE SHALL BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.

KEYNOTE LEGEND

Key Value	Keynote Text
06:FP4	1 1/2" FILLER PANEL
08:AP1	CEILING ACCESS PANEL; TYP AT ALL UNITS
08:BD1	BARN DOOR HARDWARE
09:BR1	WALL MOUNTED BIKE RACK; PROVIDE BACKING IN WALL
10:MR2	INTEGRATED MIRROR AND VANITY LIGHT
10:SD3	SOAP DISH
10:TB1	TOWEL BAR
10:TR1	TOWEL RING
10:TT1	TOILET TISSUE DISPENSER
11:MW1	OVER-THE- RANGE MICROWAVE W/ INTEGRAL RECIRCULATING HOOD
11:OV1	30" WALL MOUNTED OVEN
11:RF3	24" WIDE REFRIGERATOR/FREEZER; COUNTER DEPTH
11:ST1	2-BURNER INDUCTION GLASS STOVE TOP, SURFACE MOUNTED ; ADA ACCESSIBLE CONTROLS
11:WS1	STACKING WASHER AND DRYER
12:SV1	FLOATING VANITY
12:WD1	WARDROBE WITH 2 RODS AND SHELVES
12:WD2	WARDROBE WITH (1) ROD AND ADJUSTABLE SHELVES
22:SI1	ACRYLIC SHOWER INSERT
22:TT2	FLOOR MOUNT TOILET
22:US1	UNDER COUNTER MOUNTED SINK
22:WH1	RECESSED WATER HEATER PANEL; PROVIDE ACCESS PANEL FOR CONCEALMENT
23:DF1	DIFFUSER
23:ED1	EXPOSED SPIRAL DUCT, GALVANIZED FINISH
26:EP1	ELECTRICAL PANEL
26:TC1	RECESSED TELECOM PANEL; PROVIDE ACCESS PANEL FOR CONCEALMENT
BS1	BACKSPLASH; RUN TO BOTTOM OF OVERHEAD CABINETS; MATCH COUNTERTOP
CT1	COUNTERTOP
MB1	4" MDF BASE TRIM
P1	PAINT
PB1	4" PINE BASE TRIM

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STATE OF UTAH
JAMES VANNOTE
5000975-0301
5/21
LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

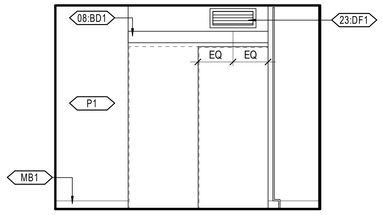
#	Date	Revision
3	10.15.21	ADD. 01

BID/ PERMIT SET

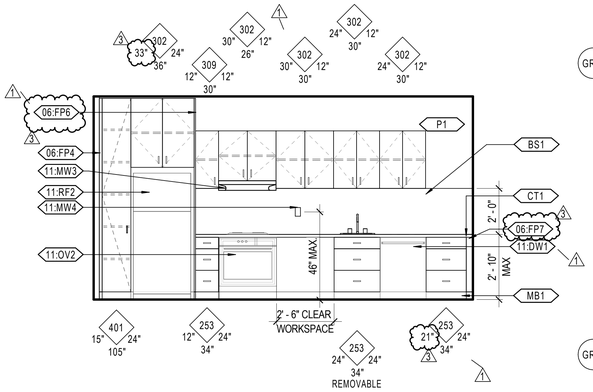
NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

ENLARGED UNIT PLANS (1-B)

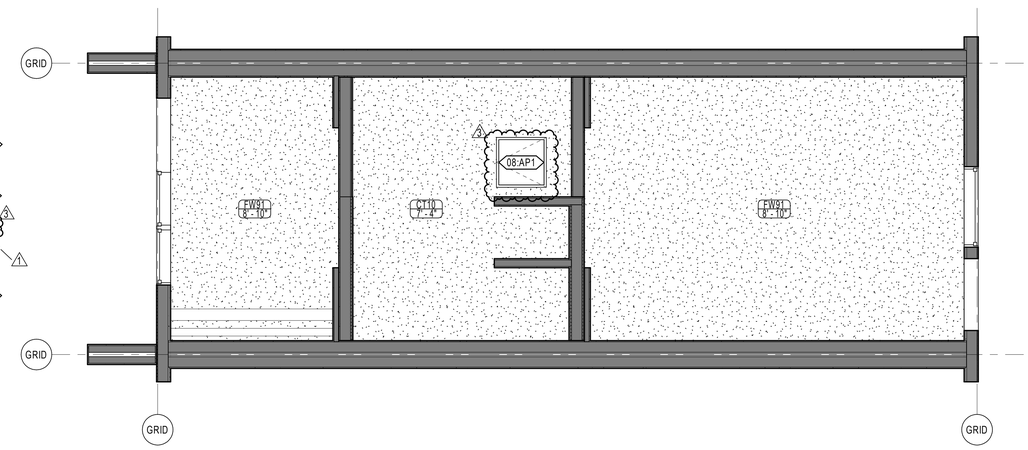
A401



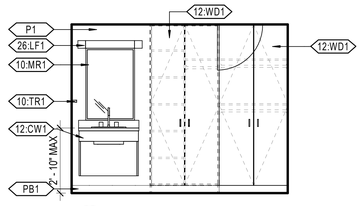
E6 TYPE A - KITCHEN/ LIVING - D
A402 3/8" = 1'-0"



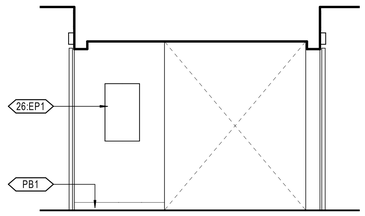
E5 TYPE A - KITCHEN/ LIVING - A
A402 3/8" = 1'-0"



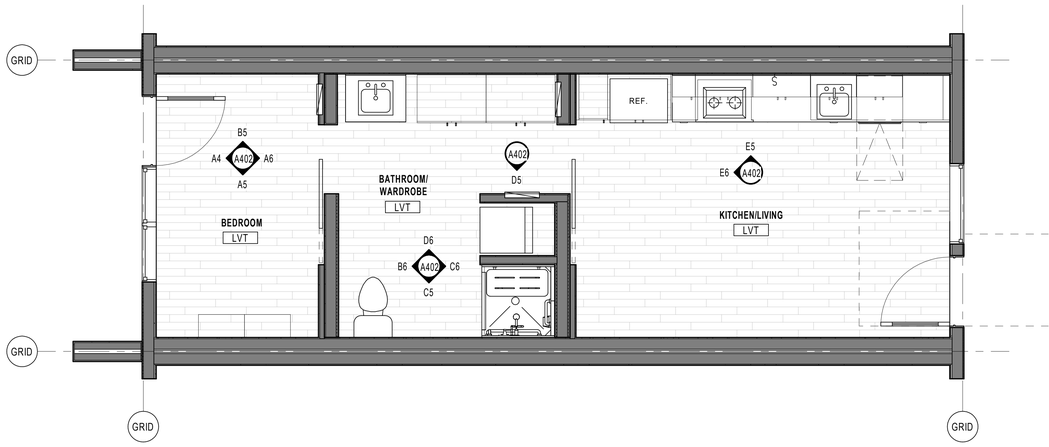
D3 ENLARGED UNIT RCP - UNIT TYPE 2-A
A402 3/8" = 1'-0"
0' 2' 4' 8'



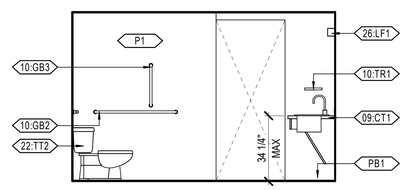
D6 TYPE A - BATHROOM ELEVATION A
A402 3/8" = 1'-0"



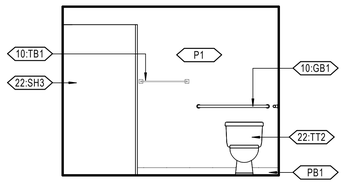
D5 TYPE A - WARDROBE ELEVATION C
A402 3/8" = 1'-0"



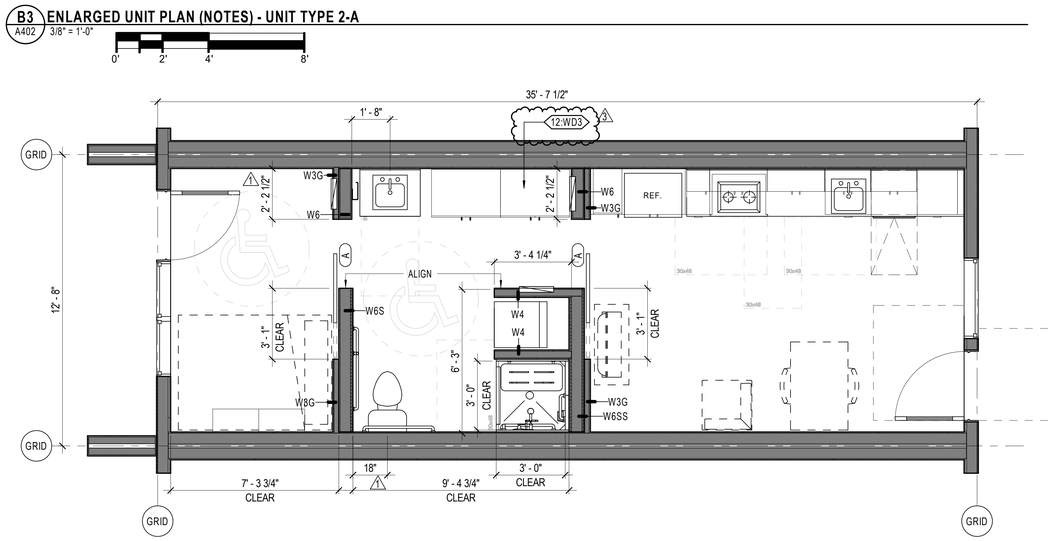
B3 ENLARGED UNIT PLAN (NOTES) - UNIT TYPE 2-A
A402 3/8" = 1'-0"
0' 2' 4' 8'



C6 TYPE A - BATHROOM ELEVATION B
A402 3/8" = 1'-0"

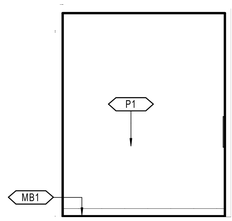


C5 TYPE A - BATHROOM ELEVATION C
A402 3/8" = 1'-0"

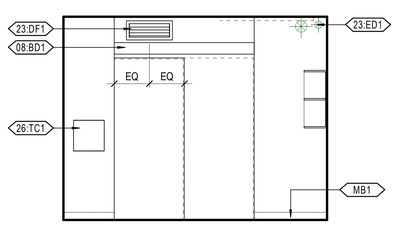


B3 ENLARGED UNIT PLAN (DIMENSION) - UNIT TYPE 2-A
A402 3/8" = 1'-0"
0' 2' 4' 8'

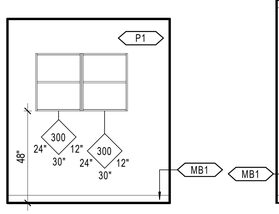
B6 TYPE A - BATHROOM ELEVATION D
A402 3/8" = 1'-0"



B5 TYPE A - BEDROOM ELEVATION A
A402 3/8" = 1'-0"



A6 TYPE A - BEDROOM ELEVATION B
A402 3/8" = 1'-0"



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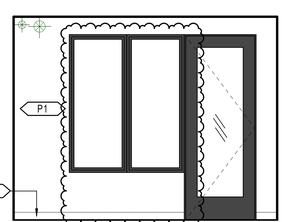
A402 3/8" = 1'-0"



A4 TYPE A - BEDROOM ELEVATION D
A402 3/8" = 1'-0"

GENERAL NOTE - ENLARGED UNIT FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
C. DO NOT SCALE DRAWINGS.
D. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
E. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
F. EXTENDED FLOOR FINISHES UNDER ALL CABINETRY
G. PROVIDE BLOCKING/BACKING FOR MOUNTING OF WALL-MOUNTED CABINETS, FIXTURES, EQUIPMENT, FOOT SHELVES AND FUTURE GRAB BARS PER ACCESSIBILITY CODE AND MANUFACTURER'S RECOMMENDATIONS IN ALL TYPE "B" UNITS. COORDINATE THIS REQUIREMENT THROUGH ALL FLOOR PLANS, EQUIPMENT PLANS, AND INTERIOR ELEVATIONS. SEE DETAIL B1 / A701 FOR BACKING STANDARDS AND LOCATIONS. FOR REQUIRED MOISTURE BOARD OR TILE BACKER BOARD SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR APPLICABLE AREAS. UNLESS WALL IS FIRE-RATED; MOISTURE BOARD OR BACKER BOARD WILL BE USED IN PLACE OF NOTED GYPSUM BOARD.
H. ON ALL EXPOSED CABINET SIDES, INCLUDING KNEE OPENINGS, PROVIDE FINISHED FACE TO MATCH CABINET FRONTS. PROVIDE SIDE SPLASHES WHENEVER COUNTERTOPS ARE ADJACENT TO WALLS.
I. EACH BATHROOM IS TO RECEIVE (1) TOWEL RING PER SINK, (1) TOILET PAPER DISPENSER PER TOILET, (1) ROBE HOOK, (1) TOWEL BAR PER SHOWER AND/OR TUB; WHERE EACH OCCURS.
J. ALL UPPER CABINETS TO BE FURNISHED WITH 2 SHELVES AND ADJUSTABLE BRACKETS; PANTRY FURNISHED WITH 4 SHELVES AND ADJUSTABLE BRACKETS.
K. ALL WALLS BEHIND CABINETS TO BE FINISHED PRIOR TO INSTALLATION OF CABINETS.
L. ALL CABINETS INDICATED TO BE REMOVABLE SHALL BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.

KEYNOTE LEGEND

Key Value	Keynote Text
06:FP4	1 1/2" FILLER PANEL
06:FP6	1" FILLER PANEL
06:FP7	FILLER PANEL
08:AP1	CEILING ACCESS PANEL; TYP AT ALL UNITS
08:BD1	BARN DOOR HARDWARE
09:CT1	CERAMIC TILE OVER THIN SET MORTAR BED. SEE FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR EXTENTS, SIZE AND TYPE.
10:GB1	42" GRAB BAR
10:GB2	36" GRAB BAR
10:GB3	18" VERTICAL GRAB BAR
10:MR1	MIRROR (24"X36")
10:TB1	TOWEL BAR
10:TR1	TOWEL RING
11:CB1	COMBINATION WASHER/DRYER UNIT
11:DW1	24" DISHWASHER
11:MW3	HOOD ABOVE ADA STOVE
11:MW4	HOOD CONTROLS
11:OV2	30" ADA COMPLIANT RANGE; GLASS TOP RANGE WITH CONTROLS ON FACE OF APPLIANCE
11:RF2	ADA COMPLIANT 30" WIDE REFRIGERATOR/ FREEZER; COUNTER DEPTH
12:CW1	ADA COMPLIANT SINK AND CASEWORK
12:WD1	WARDROBE WITH 2 RODS AND SHELVES
12:WD3	SIDE CABINET TO BE MODIFIED TO PROVIDE ACCESS TO WATER HEATER ACCESS PANEL; TYPE A UNIT ONLY
22:SH3	PRE-FABRICATED SHOWER STALL
22:SI2	ACRYLIC TRANSFER SHOWER, REFERENCE DETAIL ON G701
22:TT2	FLOOR MOUNT TOILET
22:WH1	RECESSED WATER HEATER PANEL; PROVIDE ACCESS PANEL FOR CONCEALMENT
23:DF1	DIFFUSER
23:ED1	EXPOSED SPIRAL DUCT, GALVANIZED FINISH
26:EP1	ELECTRICAL PANEL
26:LF1	LIGHT FIXTURE
26:TC1	RECESSED TELECOM PANEL; PROVIDE ACCESS PANEL FOR CONCEALMENT
BS1	BACKSPLASH; RUN TO BOTTOM OF OVERHEAD CABINETS. MATCH COUNTERTOP
CT1	COUNTERTOP
MB1	4" MDF BASE TRIM
P1	PAINT
PB1	4" PINE BASE TRIM

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STATE OF UTAH
JAMES VANNOTE
5000975-0301
10-15-21
LICENSED ARCHITECT

#	Date	Revision
1	8.3.21	CITY COMMENTS #1
3	10.15.21	ADD. 01

VILLA NUEVA LLC.

MICRO VILLAS

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NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

ENLARGED UNIT PLANS (2-A)

A402

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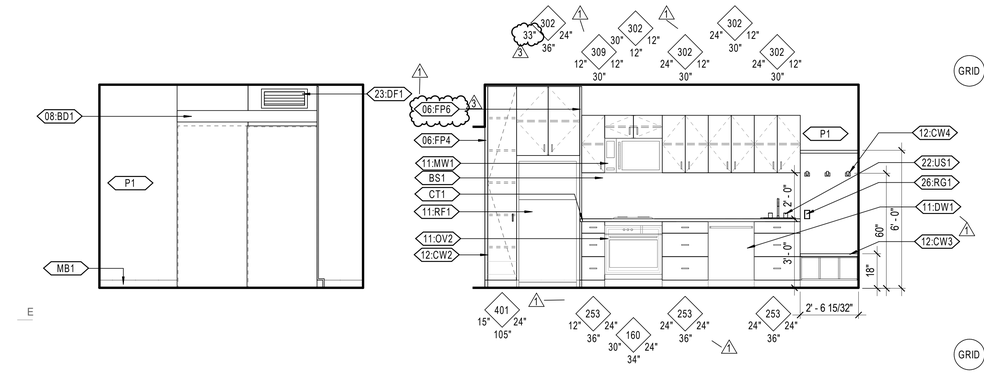
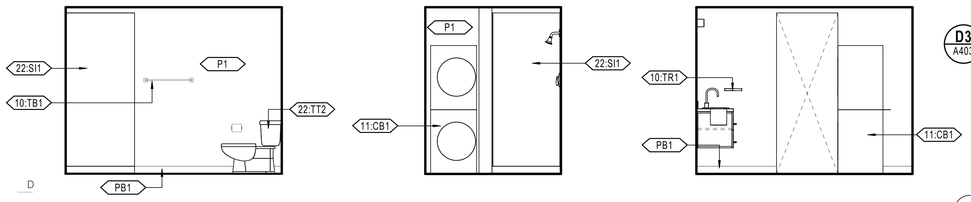


E6 A403 — TYPE B KITCHEN/ LIVING - D
3/8" = 1'-0"

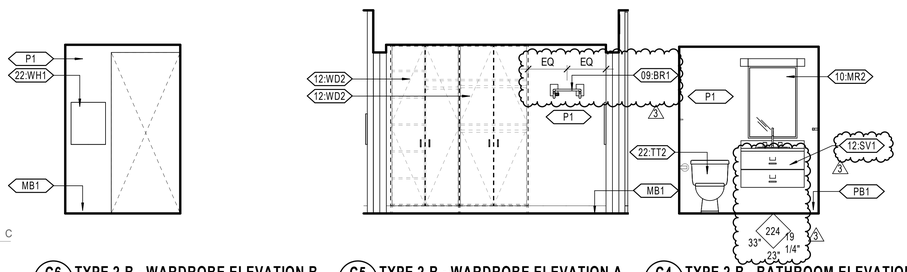
E5 A403 — TYPE 2-B KITCHEN/ LIVING - A
3/8" = 1'-0"



D6 A403 — TYPE 2-B - BATHROOM ELEVATION - C
3/8" = 1'-0"

D5 A403 — TYPE 2-B - BATHROOM ELEVATION - B
3/8" = 1'-0"

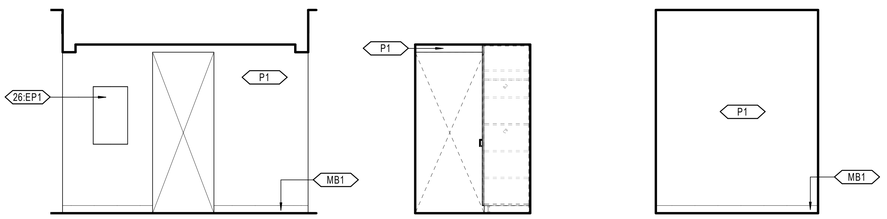
D4 A403 — TYPE 2-B - BATHROOM ELEVATION - A
3/8" = 1'-0"



C6 A403 — TYPE 2-B - WARDROBE ELEVATION B
3/8" = 1'-0"

C5 A403 — TYPE 2-B - WARDROBE ELEVATION A
3/8" = 1'-0"

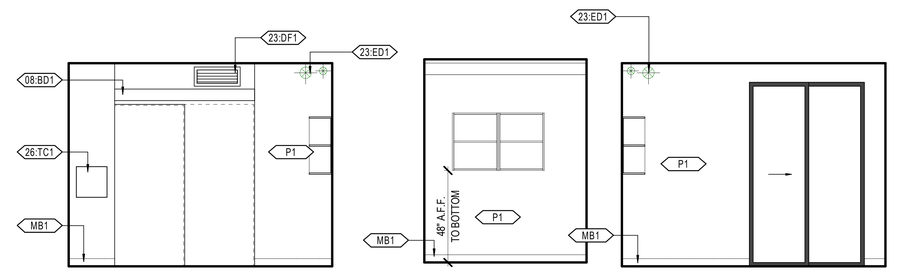
C4 A403 — TYPE 2-B - BATHROOM ELEVATION - D
3/8" = 1'-0"



B6 A403 — TYPE 2-B - WARDROBE ELEVATION C
3/8" = 1'-0"

B5 A403 — TYPE 2-B - WARDROBE ELEVATION D
3/8" = 1'-0"

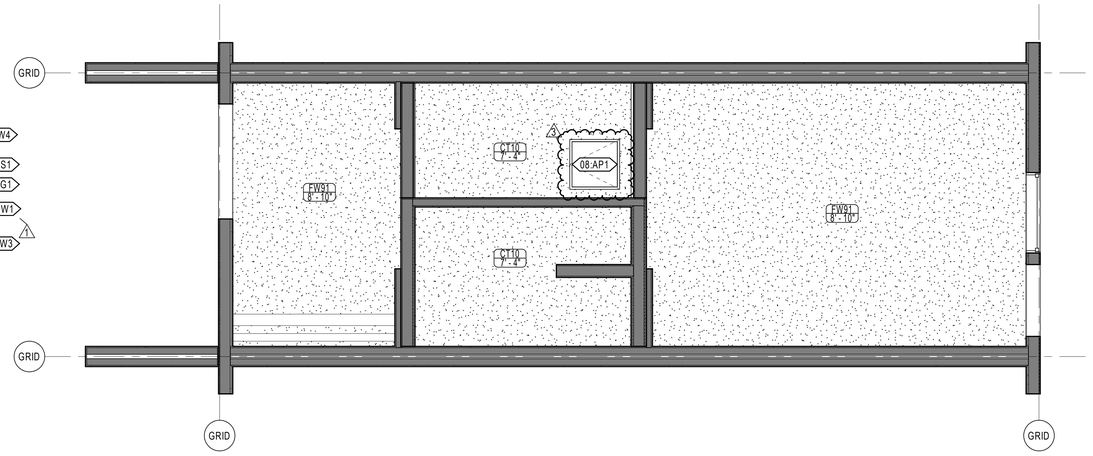
B4 A403 — TYPE 2-B - BEDROOM ELEVATION A
3/8" = 1'-0"



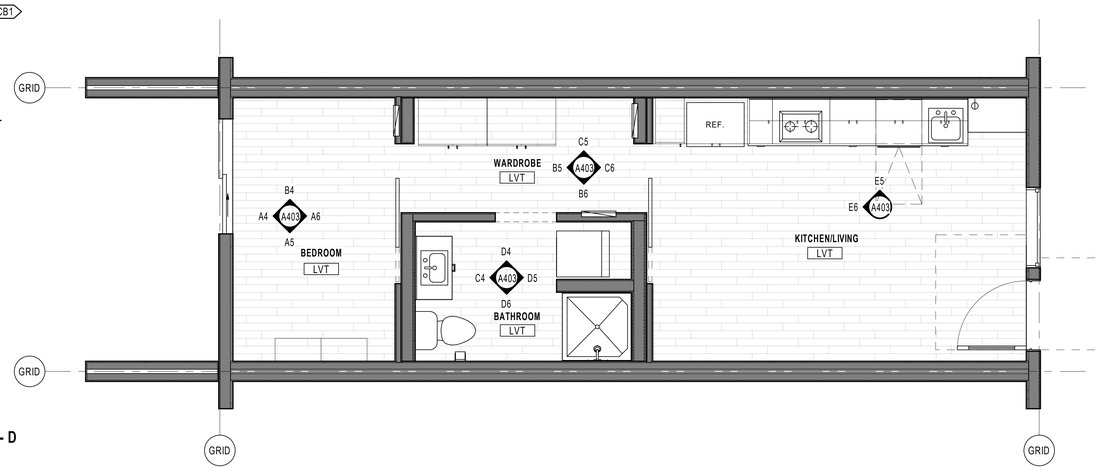
A6 A403 — TYPE 2-B - BEDROOM ELEVATION B
3/8" = 1'-0"

A5 A403 — TYPE 2-B - BEDROOM ELEVATION C
3/8" = 1'-0"

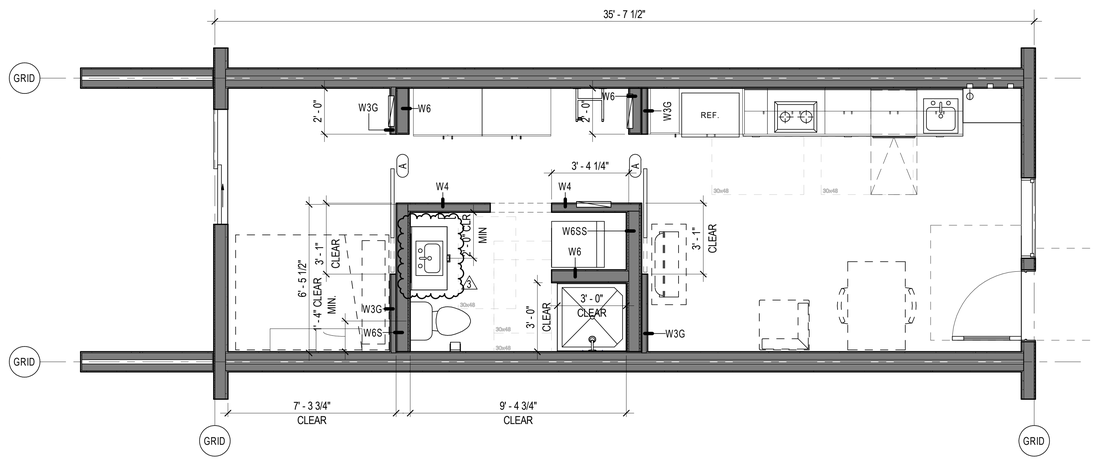
A4 A403 — TYPE 2-B - BEDROOM ELEVATION D
3/8" = 1'-0"



D3 A403 — ENLARGED UNIT RCP - UNIT TYPE 2-B
3/8" = 1'-0"
0' 2' 4' 8'



B3 A403 — ENLARGED UNIT PLAN (NOTES) - UNIT TYPE 2-B
3/8" = 1'-0"
0' 2' 4' 8'



A3 A403 — ENLARGED UNIT PLAN (DIMENSION) - UNIT TYPE 2-B
3/8" = 1'-0"
0' 2' 4' 8'

GENERAL NOTE - ENLARGED UNIT FLOOR PLAN

A. PLAN WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
B. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO THE COMMENCEMENT OF WORK. COORDINATE DISCREPANCIES WITH ARCHITECT.
C. DO NOT SCALE DRAWINGS.
D. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
E. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.
F. EXTENDED FLOOR FINISHES UNDER ALL CABINETRY
G. PROVIDE BLOCKING/BACKING FOR MOUNTING OF WALL-MOUNTED CABINETS, FIXTURES, EQUIPMENT, FOOT SHELVES AND FUTURE GRAB BARS PER ACCESSIBILITY CODE AND MANUFACTURER'S RECOMMENDATIONS IN ALL TYPE "B" UNITS. COORDINATE THIS REQUIREMENT THROUGH ALL FLOOR PLANS, EQUIPMENT PLANS, AND INTERIOR ELEVATIONS. SEE DETAIL B1 / A701 FOR BACKING STANDARDS AND LOCATIONS. FOR REQUIRED MOISTURE BOARD OR TILE BACKER BOARD SEE INTERIOR ELEVATIONS AND FINISH SCHEDULE FOR APPLICABLE AREAS. UNLESS WALL IS FIRE-RATED; MOISTURE BOARD OR BACKER BOARD WILL BE USED IN PLACE OF NOTED GYPSUM BOARD.
H. ON ALL EXPOSED CABINET SIDES, INCLUDING KNEE OPENINGS, PROVIDE FINISHED FACE TO MATCH CABINET FRONTS. PROVIDE SIDE SPLASHES WHENEVER COUNTERTOPS ARE ADJACENT TO WALLS.
I. EACH BATHROOM IS TO RECEIVE (1) TOILET PAPER DISPENSER PER TOILET, (1) ROBE HOOK, (1) TOWEL BAR PER SHOWER AND/OR TUB; WHERE EACH OCCURS.
J. ALL UPPER CABINETS TO BE FURNISHED WITH 2 SHELVES AND ADJUSTABLE BRACKETS; PANTRY FURNISHED WITH 4 SHELVES AND ADJUSTABLE BRACKETS.
K. ALL WALLS BEHIND CABINETS TO BE FINISHED PRIOR TO INSTALLATION OF CABINETS.
L. ALL CABINETS INDICATED TO BE REMOVABLE SHALL BE REMOVABLE WITHOUT REMOVAL OR REPLACEMENT OF THE SINK.

KEYNOTE LEGEND	
Key Value	Keynote Text
06:FP4	1 1/2" FILLER PANEL
06:FP6	1" FILLER PANEL
08:AP1	CEILING ACCESS PANEL; TYP AT ALL UNITS
08:BD1	BARN DOOR HARDWARE
09:BR1	WALL MOUNTED BIKE RACK; PROVIDE BACKING IN WALL
10:MR2	INTEGRATED MIRROR AND VANITY LIGHT
10:TB1	TOWEL BAR
10:TR1	TOWEL RING
11:CB1	COMBINATION WASHER/DRYER UNIT
11:DW1	24" DISHWASHER
11:MW1	OVER-THE- RANGE MICROWAVE W/ INTEGRAL RECIRCULATING HOOD
11:OV2	30" ADA COMPLIANT RANGE; GLASS TOP RANGE WITH CONTROLS ON FACE OF APPLIANCE
11:RF1	30" WIDE REFRIGERATOR/ FREEZER; COUNTER DEPTH
12:CW2	PANTRY WITH DRAWERS AT BOTTOM
12:CW3	CUBBY AND BENCH STORAGE
12:CW4	HOOKS WITH SHELF ABOVE
12:SV1	FLOATING VANITY
12:WD2	WARDROBE WITH (1) ROD AND ADJUSTABLE SHELVES
22:SI1	ACRYLIC SHOWER INSERT
22:TT2	FLOOR MOUNT TOILET
22:US1	UNDER COUNTER MOUNTED SINK
22:WH1	RECESSED WATER HEATER PANEL; PROVIDE ACCESS PANEL FOR CONCEALMENT
23:DF1	DIFFUSER
23:ED1	EXPOSED SPIRAL DUCT, GALVANIZED FINISH
26:EP1	ELECTRICAL PANEL
26:RG1	GFCI RECEPTACLE
26:TC1	RECESSED TELECOM PANEL; PROVIDE ACCESS PANEL FOR CONCEALMENT
BS1	BACKSPLASH; RUN TO BOTTOM OF OVERHEAD CABINETS. MATCH COUNTERTOP
CT1	COUNTERTOP
MB1	4" MDF BASE TRIM
P1	PAINT
PB1	4" PINE BASE TRIM

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STATE OF UTAH — JENNIFER M. GRANGE — 5000975-0301 — 8.12.21 — LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
1	8.3.21	CITY COMMENTS #1
3	10.15.21	ADD. 01

BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

ENLARGED UNIT PLANS (2-B)

A403

10/15/2021 4:36:18 PM

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STATE OF UTAH
JUSTIN P. CONDIE
5000975-0301
12-21-21
LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

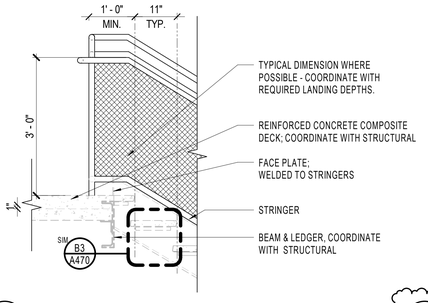
915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
2	10.15.21	CITY COMMENTS #2

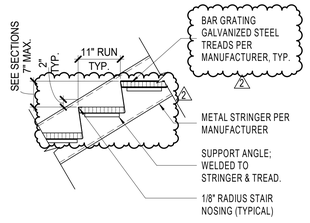
BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: Checker
DRAWN BY: Author
DATE: 04/02/2021

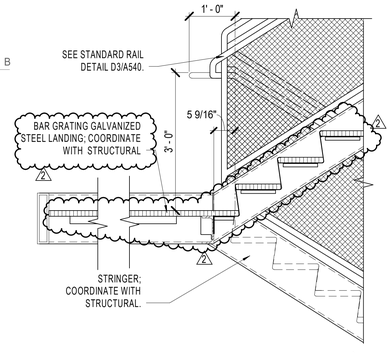
STAIR DETAILS



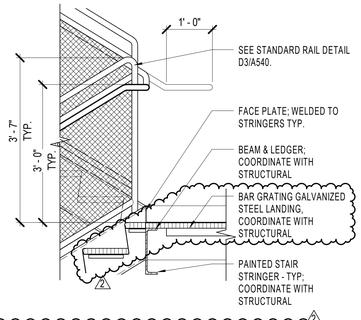
B4 HANDRAIL - STAIR TOP DETAIL
A470 3/4" = 1'-0"



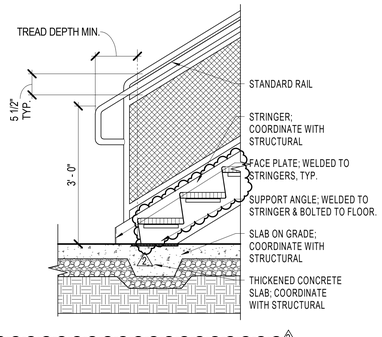
B3 STEEL TREAD DETAIL
A470 3/4" = 1'-0"



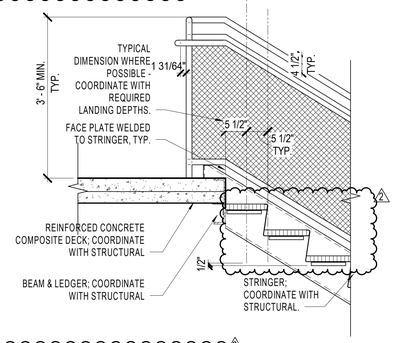
A6 STEEL STAIR DETAIL - INTEGRAL LANDING
A470 3/4" = 1'-0"



A5 STEEL STAIR DETAIL - LANDING DECK
A470 3/4" = 1'-0"



A4 STEEL STAIR DETAIL - SLAB ON GRADE
A470 3/4" = 1'-0"



A3 STEEL STAIR DETAIL - TOP
A470 3/4" = 1'-0"

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GENERAL NOTE - SECTION

A. DO NOT SCALE DRAWINGS.
B. WALL DIMENSIONS ARE TO GRID LINE OR FACE OF WALL STRUCTURE. "CLEAR" DIMENSIONS ARE TO FACE OF WALL FINISH.
C. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
D. SEE G SERIES SHEETS FOR WALL TYPES AND TYPICAL ACCESSIBILITY CLEARANCE AND COMPLIANCE REQUIREMENTS.

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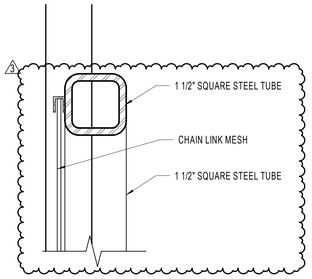
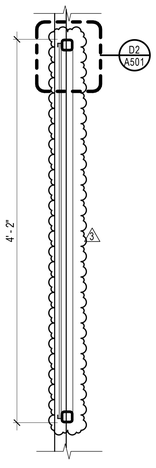
STATE OF UTAH
JULIE BARNETT
5000975-0301
5-21-21
LICENSED ARCHITECT

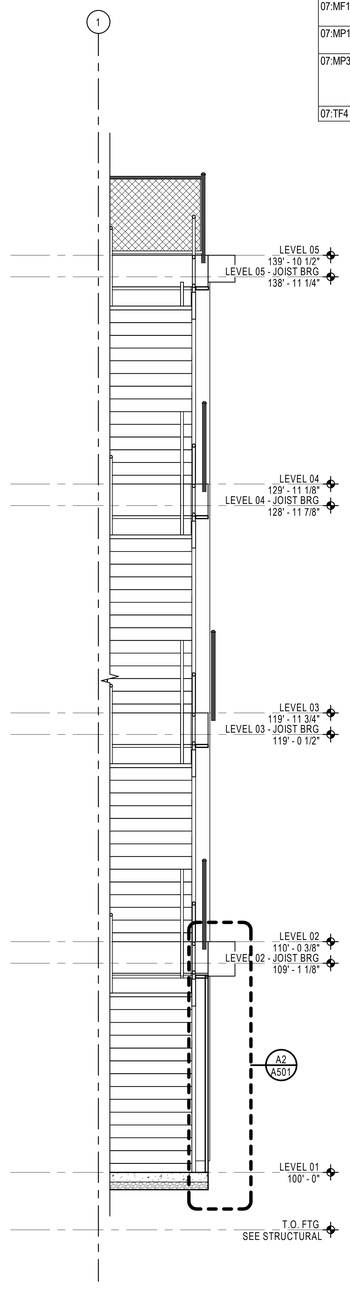
KEYNOTE LEGEND	
Key Value	Keynote Text
06:CM1	WOOD COLUMN
06:GM2	(2) LAYERS 5/8" TYPE 'X' EXTERIOR GLASS-MAT GYPSUM WALL SHEATHING; SEE UL ASSEMBLY FOR COMPLIANT PRODUCTS
07:AV1	AIR/MOISTURE BARRIER
07:MF1	PRE-FINISHED METAL FLASHING; MATCH METAL PANEL COLOR
07:MP1	PRE-FINISHED METAL WALL PANEL; SEE ELEVATIONS
07:MP3	MITER EDGES OF METAL WALL PANEL TO ALLOW FOR 1/4" GAP BETWEEN PANEL AND FLASHING PROFILE
07:TF4	TAPE FLASHING



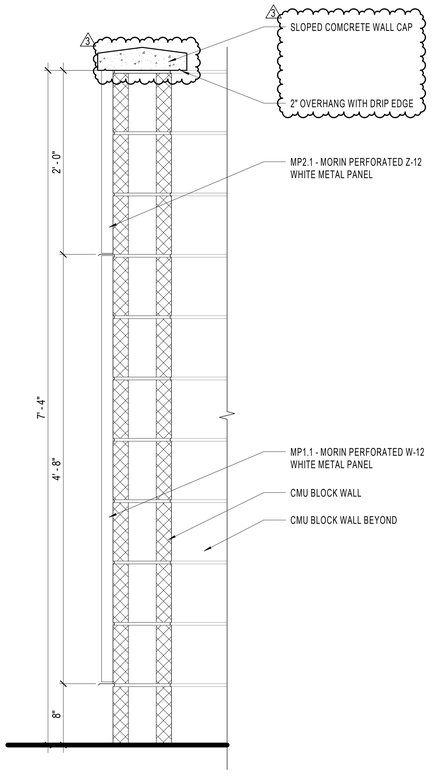
D2 A501 DETAIL - STEEL FRAME AND MESH
6" = 1'-0"



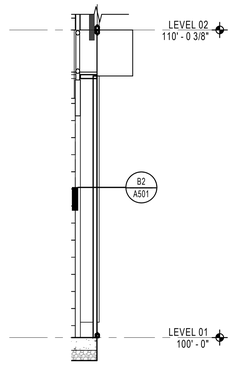
B2 A501 SECTION DETAIL - VEGETATED METAL LATTICE
1 1/2" = 1'-0"



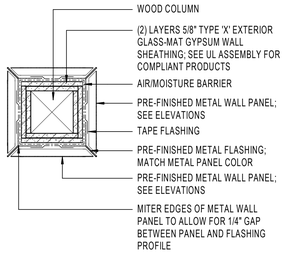
A1 A501 WALL SECTION - VEGETATED METAL LATTICE
3/8" = 1'-0"



A4 A501 SECTION - WASTE COLLECTION SCREEN
1 1/2" = 1'-0"



A2 A501 DETAIL - VEGETATED METAL LATTICE
1/2" = 1'-0"



A6 A501 TYPICAL COLUMN WRAP
1 1/2" = 1'-0"

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3	10.15.21	ADD. 01

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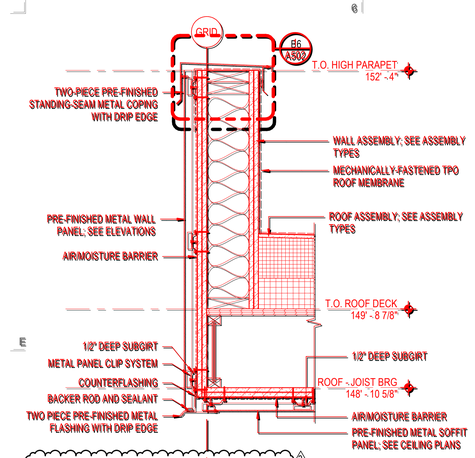
NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

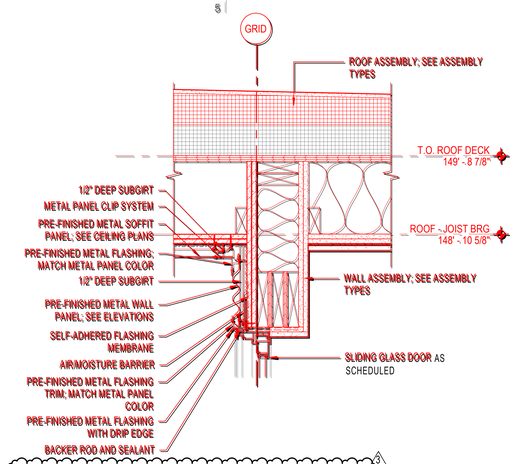
ARCHITECTURAL DETAILS

10/15/2021 4:12:52 PM

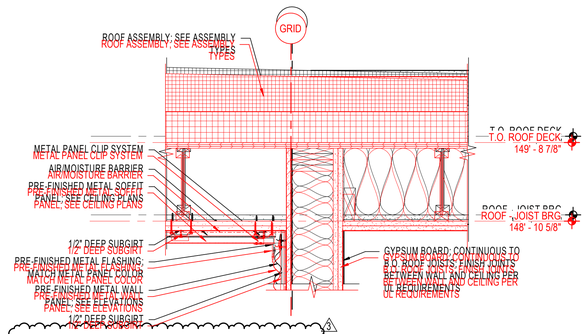
A501



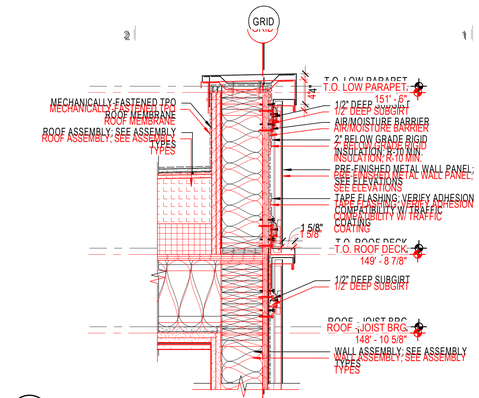
D6 SOFFIT @ PARAPET TRANSITION
A502 1 1/2" = 1'-0"



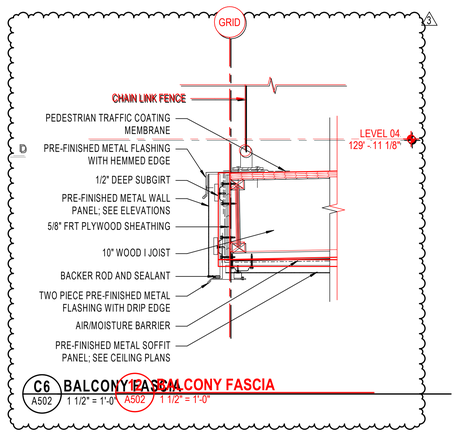
D1 ROOF @ EXTERIOR SLIDING DOOR TRANSITION
A502 1 1/2" = 1'-0"



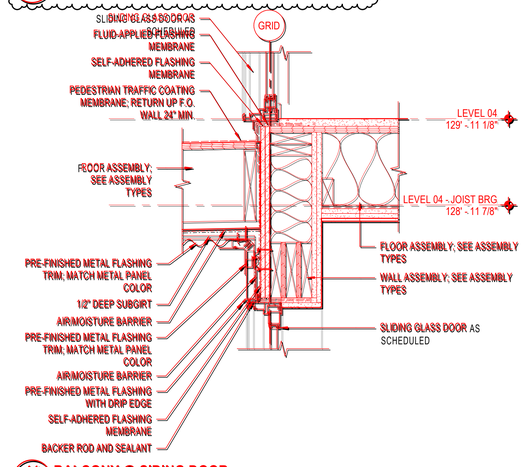
D3 ROOF @ EXTERIOR WALL TRANSITION
A502 1 1/2" = 1'-0"



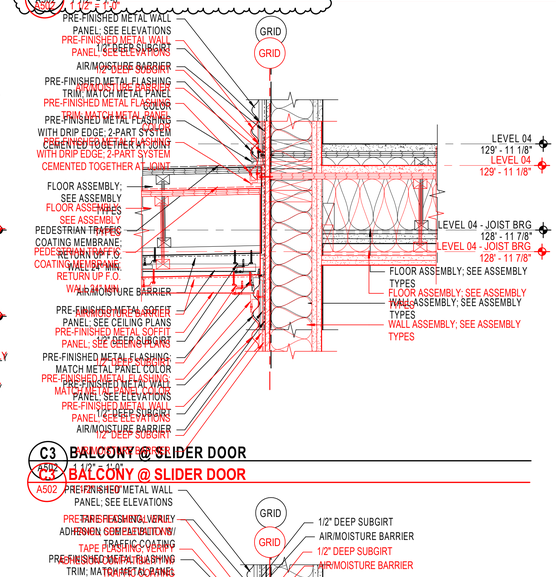
D2 EXTERIOR BEARING WALL - PARAPET
A502 1 1/2" = 1'-0"



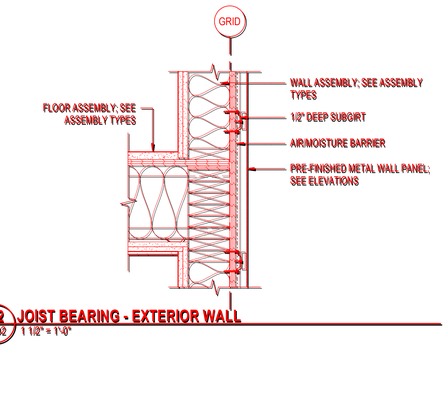
C6 BALCONY FASCIA
A502 1 1/2" = 1'-0"



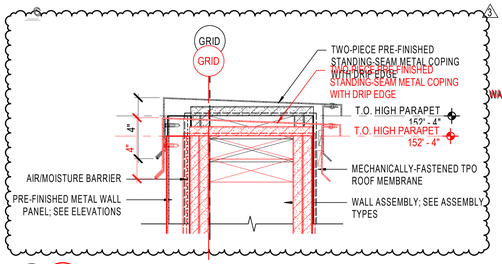
C1 BALCONY @ SIDING DOOR
A502 1 1/2" = 1'-0"



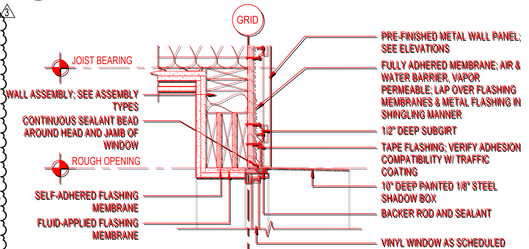
C3 BALCONY @ SLIDER DOOR
A502 1 1/2" = 1'-0"



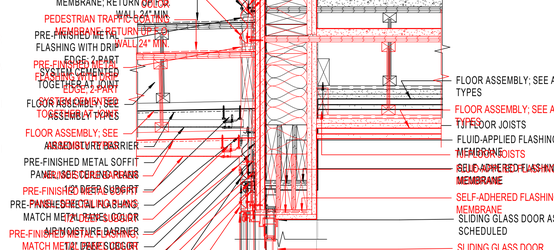
C2 JOIST BEARING - EXTERIOR WALL
A502 1 1/2" = 1'-0"



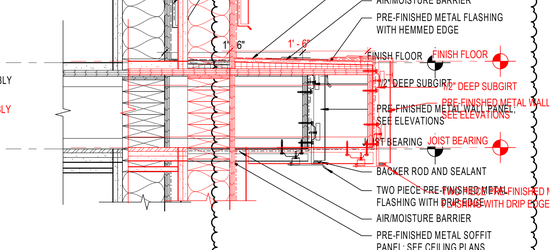
B6 TYPICAL PARAPET DETAIL
A502 1 1/2" = 1'-0"



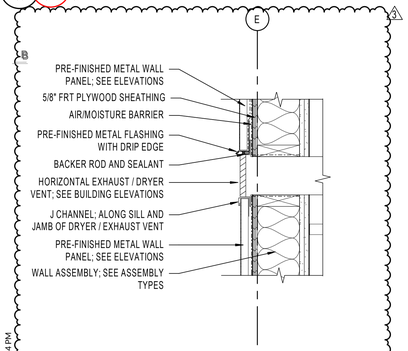
B4 WINDOW HEAD
A502 1 1/2" = 1'-0"



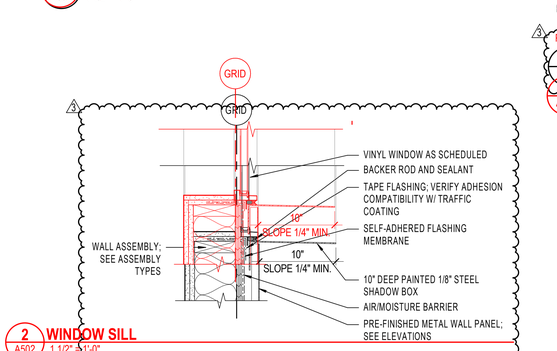
B3 SLIDING DOOR HEAD @ FLOOR TRANSITION
A502 1 1/2" = 1'-0"



B2 RIBBON
A502 1 1/2" = 1'-0"

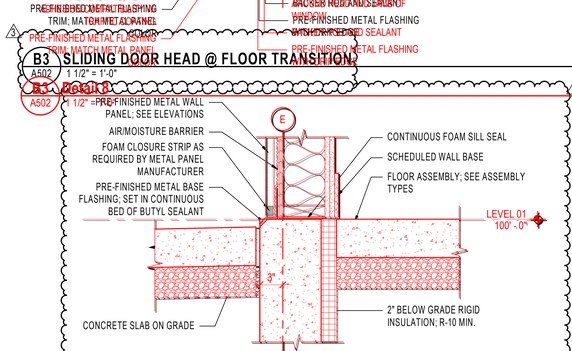


A6 EXHAUST VENT DETAIL
A502 1 1/2" = 1'-0"

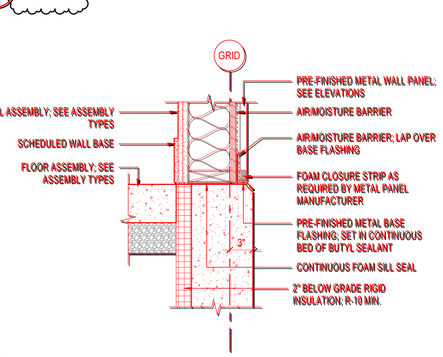


2 WINDOW SILL
A502 1 1/2" = 1'-0"

A4 WINDOW SILL
A502 1 1/2" = 1'-0"



A3 FOUNDATION @ CONCRETE SLAB
A502 1 1/2" = 1'-0"



A2 FOUNDATION @ GRADE - TYPICAL
A502 1 1/2" = 1'-0"

10/15/2021 4:11:24 PM

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JUSTIN C. MOTE
5000975-0301
05.12.21
LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

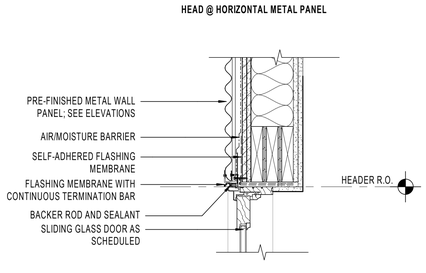
#	Date	Revision
3	10.15.21	ADD. 01

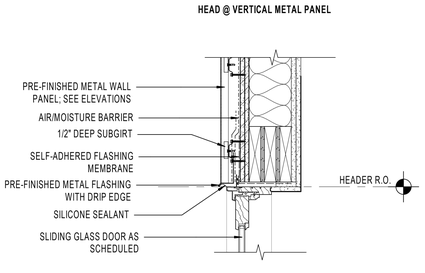
BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: Checker
DRAWN BY: Author
DATE: 04/02/2021

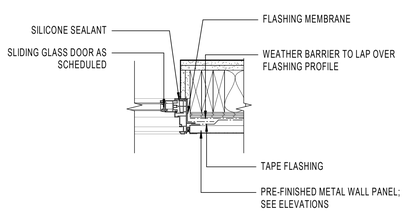
ARCHITECTURAL DETAILS - SECTION

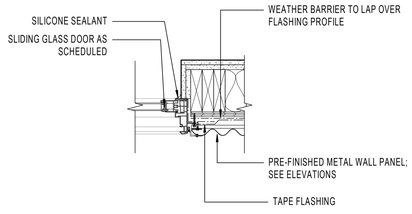
A502



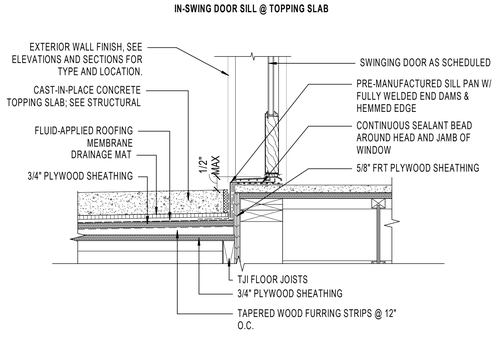


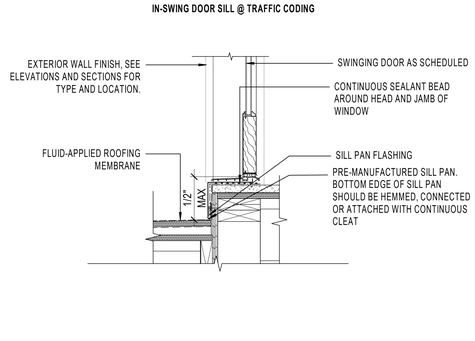
C6 / A505 COMPOSITE SLIDER DOORS - HEAD
1 1/2" = 1'-0"



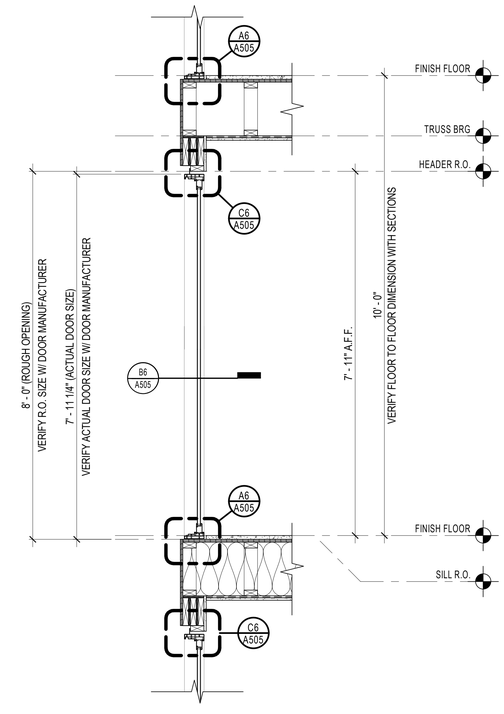


B6 / A505 COMPOSITE SLIDER DOORS - JAMB
1 1/2" = 1'-0"





A6 / A505 COMPOSITE SLIDER DOORS - SILL
1 1/2" = 1'-0"



A1 / A505 WALL SECTION - TYPICAL SLIDING DOOR
3/4" = 1'-0"

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10-21-21
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#	Date	Revision
2	10.15.21	CITY COMMENTS #2

BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

ARCHITECTURAL DETAILS - SLIDER DOORS

A505

10/15/2021 3:53:13 PM

E

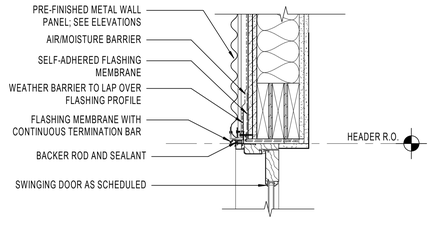
D

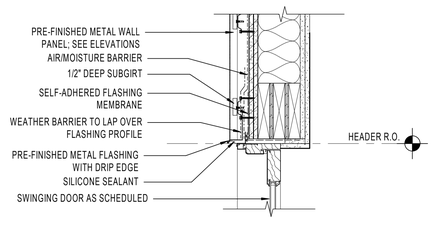
C

B

A

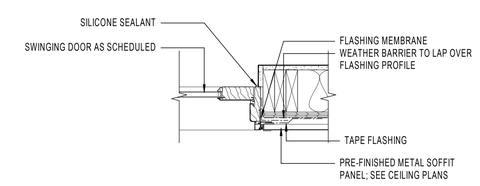
10/15/2021 3:54:21 PM

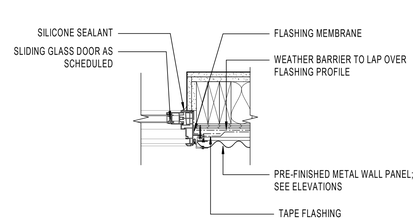




C4 / A506 COMPOSITE INSWING DOORS - HEAD

1 1/2" = 1'-0"

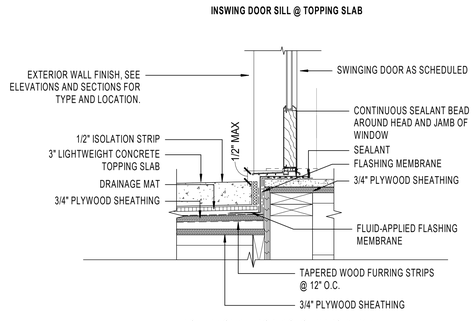




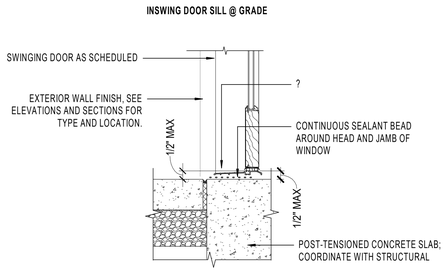
NOTE: ALIGN INTERIOR FACE OF WINDOW FRAME WITH FACE OF FINISH GYPSUM WALL BOARD

B4 / A506 COMPOSITE INSWING DOORS - JAMB

1 1/2" = 1'-0"



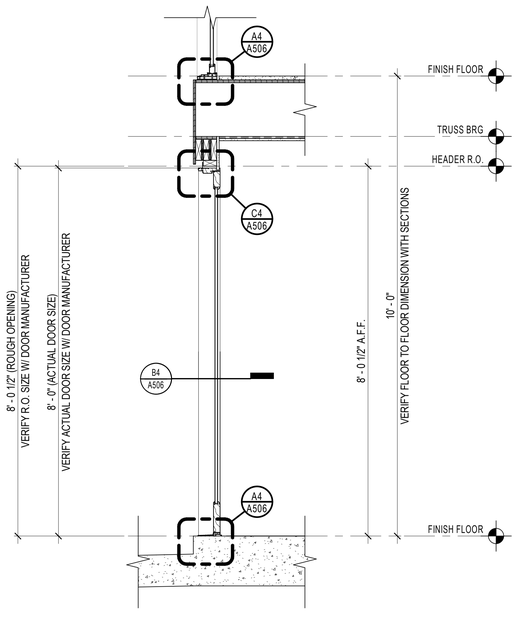
NOTE: ALIGN INTERIOR FACE OF WINDOW FRAME WITH FACE OF FINISH GYPSUM WALL BOARD



NOTE: ALIGN INTERIOR FACE OF WINDOW FRAME WITH FACE OF FINISH GYPSUM WALL BOARD

A4 / A506 COMPOSITE INSWING DOORS - SILL

1 1/2" = 1'-0"



A2 / A506 WALL SECTION - TYPICAL INSWING DOOR

3/4" = 1'-0"

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#	Date	Revision
2	10.15.21	CITY COMMENTS #2

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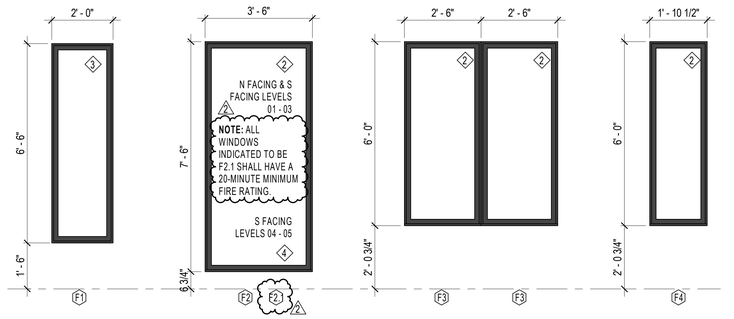
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

ARCHITECTURAL DETAILS - INSWING DOORS

A506



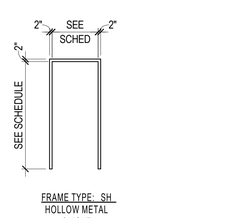
WINDOW TYPES
1/2" = 1'-0"

COMMON DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS THRESHOLD	FRAME TYPE	FRAME FINISH	FIRE RATING	HARDWARE GROUP	LOCKSET TYPE	NOTES	DOOR NUMBER
110	3' - 0"	7' - 0"	HS01	PAINTED				SH	PAINTED	-		STORE ROOM SET		110
111	3' - 0"	7' - 0"	HS01	PAINTED				SH	PAINTED	-		STORE ROOM SET	1	111
210	3' - 0"	7' - 0"	HS01	PAINTED				SH	PAINTED	-		STORE ROOM SET	3	210
C	0' - 0"	0' - 0"												C
ELEV	3' - 6"	6' - 8"	ELEV	BRUSHED STAINLESS				ELEV	BRUSHED STAINLESS	90 MIN.	-	-		ELEV

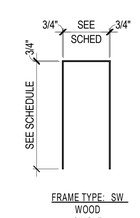
UNIT DOOR SCHEDULE

DOOR NUMBER	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DOOR TYPE	DOOR FINISH	FRAME DETAILS HEAD	FRAME DETAILS JAMB	FRAME DETAILS THRESHOLD	FRAME TYPE	FRAME FINISH	FIRE RATING	HARDWARE GROUP	LOCKSET TYPE	NOTES	NUMBER
A	3' - 0"	7' - 0"	BD01	PAINTED				-	-	-		-		A
B	2' - 8"	7' - 0"	BD01	PAINTED				-	-	-		-		A
U1	3' - 0"	8' - 0"	FS04	PAINTED				SW	PAINTED	-				U1
U3	5' - 0"	8' - 0"	SL04	MFGR COLOR				-	MFGR COLOR	-				



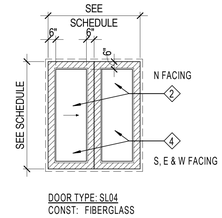
FRAME TYPE: SH
HOLLOW METAL
SINGLE

D3 / A601 FRAME TYPES - HOLLOW METAL
1/4" = 1'-0"



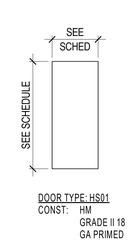
FRAME TYPE: SW
WOOD
SINGLE

D2 / A601 FRAME TYPES - WOOD
1/4" = 1'-0"



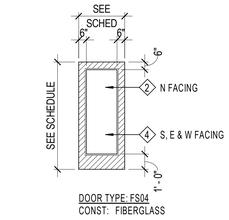
DOOR TYPE: SL04
CONST: FIBERGLASS

D1 / A601 DOOR TYPES - SLIDING
1/4" = 1'-0"



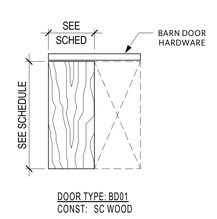
DOOR TYPE: HS01
CONST: HM
GRADE II 18 GA PRIMED

C3 / A601 DOOR TYPES - HOLLOW METAL
1/4" = 1'-0"



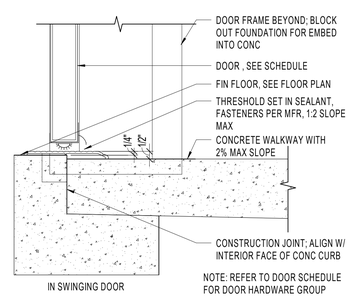
DOOR TYPE: FS04
CONST: FIBERGLASS

C2 / A601 DOOR TYPES - FIBERGLASS
1/4" = 1'-0"



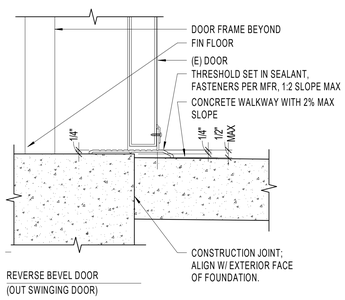
DOOR TYPE: BD01
CONST: SC WOOD

C1 / A601 DOOR TYPES - BARN DOOR
1/4" = 1'-0"



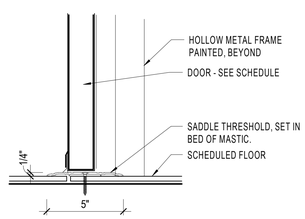
IN SWINGING DOOR

A5 / A601 DOOR THRESHOLD EXT. IN
3" = 1'-0"

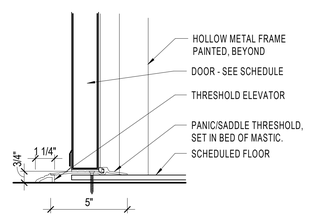


REVERSE BEVEL DOOR
(OUT SWINGING DOOR)

A4 / A601 DOOR THRESHOLD EXT. OUT
3" = 1'-0"



A2 / A601 THRESHOLD DETAIL - SADDLE
3" = 1'-0"



A1 / A601 THRESHOLD DETAIL - SADDLE/ELEVATOR
3" = 1'-0"

GENERAL NOTE - WINDOW TYPES

A. FIELD VERIFY ALL DIMENSIONS PRIOR TO SHOP DRAWING SUBMITTAL & SUBSEQUENT FABRICATION OF ALL DOOR AND WINDOW FRAMES.
B. PROVIDE CLEARANCE REQUIRED BY ACCESSIBILITY CODES ANSI A117.1 AND ADAAG AT ALL DOORS, AS DEPICTED IN DETAILS ON SHEET Gxxx.

DOOR SCHEDULE NOTES	
1	PROVIDE PANIC HARDWARE ON INSIDE, AND CARD READER ON EXTERIOR
2	

GLAZING SCHEDULE

1. 1" INSULATED
2. 1" INSULATED - TEMPERED
3. 1" INSULATED - LOW-E GLAZING
4. 1" INSULATED - TEMPERED - LOW-E GLAZING

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615 WEST 200 N SALT LAKE CITY UT, 84116

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3	10.15.21	ADD. 01

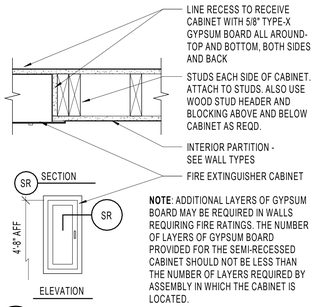
BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

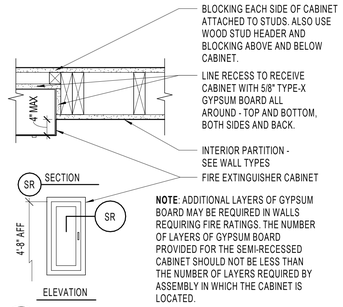
OPENING SCHEDULES & TYPES

A601

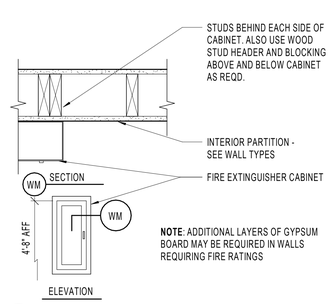
10/15/2021 4:04:06 PM



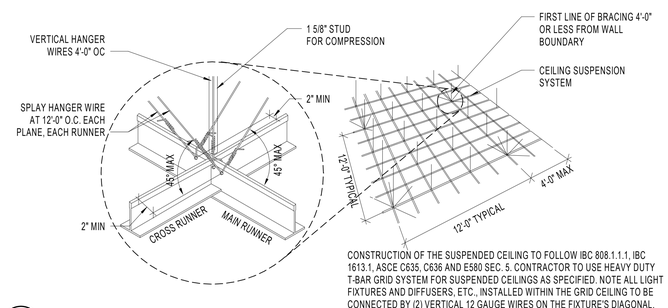
C6 A701 FIRE EXTINGUISHER CAB. RECESSED
1 1/2" = 1'-0"



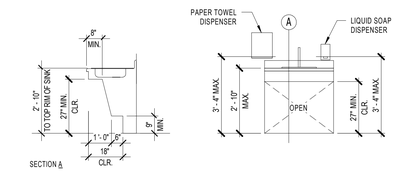
C5 A701 FIRE EXTINGUISHER CAB. SEMI-RECESSED
1 1/2" = 1'-0"



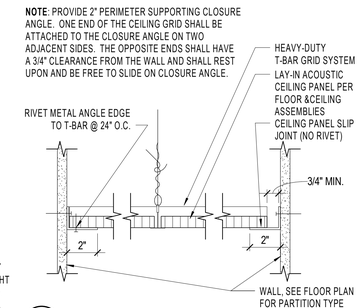
C4 A701 FIRE EXTINGUISHER CAB. WALL MOUNTED
1 1/2" = 1'-0"



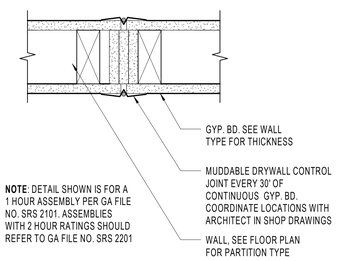
C3 A701 SUSPENDED CEILING SEISMIC BRACING DETAIL
NOT TO SCALE



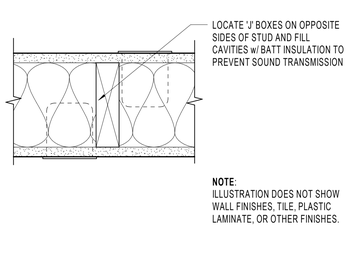
D1 A701 ACCESSIBLE CASEWORK
3/8" = 1'-0"



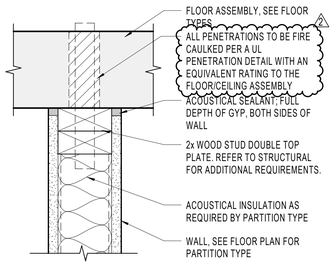
C1 A701 LAY-IN CEILING TILE EDGE
3" = 1'-0"



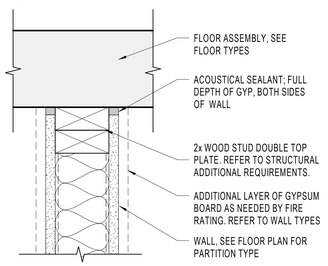
B6 A701 DRYWALL CONTROL JOINTS
3" = 1'-0"



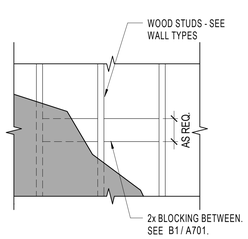
B5 A701 TYPICAL ELEC. DEVICE WALL DETAIL
3" = 1'-0"



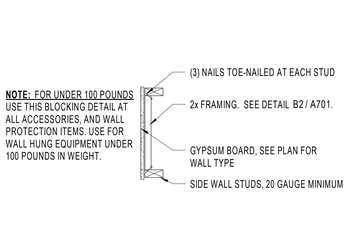
B4 A701 NON-RATED ACOUSTIC HEAD DETAIL
3" = 1'-0"



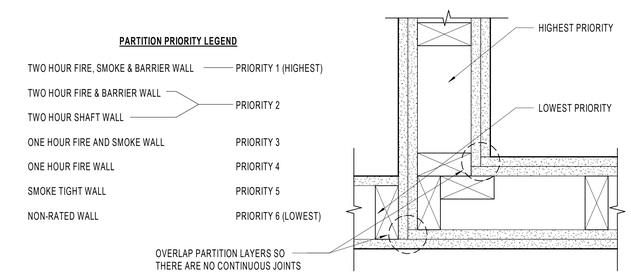
B3 A701 FIRE RATED HEAD DETAIL
3" = 1'-0"



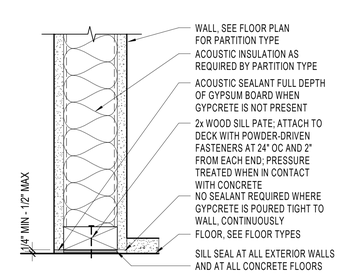
B2 A701 MOUNTING PLATE DETAIL
3" = 1'-0"



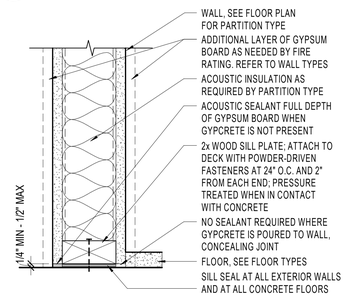
B1 A701 WALL BACKING DETAILS
12" = 1'-0"



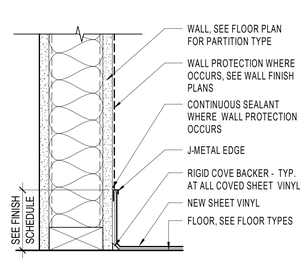
A6 A701 WOOD PARTITION PRIORITY LEGEND
3" = 1'-0"



A4 A701 NON-RATED BASE DETAIL
3" = 1'-0"



A3 A701 FIRE RATED BASE DETAIL
3" = 1'-0"



A2 A701 COVED BASE DETAIL
3" = 1'-0"

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STATE OF UTAH
JAMES VANNOTE
5000975-0301
5/21/21
LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
1	8.3.21	CITY COMMENTS #1
2	10.15.21	CITY COMMENTS #2

BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: MD
DRAWN BY: JV
DATE: 04/02/2021

TYPICAL DETAILS

A701

10/15/2021 3:47:24 PM

GENERAL NOTE - FINISH SCHEDULE

A. SEE REFLECTED CEILING PLANS FOR CEILING FEATURES AND FINISH ELEVATIONS.

FINISH LEGEND					
HIDE THESE COLUMNS BEFORE PRINT					
Finsh Sort Order	**Finish Category HIDE**	Finish Type HIDE	CODE	FINISH TYPE	DESCRIPTION
FLOOR FINISHES					
1	**FLOOR FINISHES**	PORCELAIN TILE	T1	PORCELAIN TILE	MANUFACTURER: Dal Tile STYLE: Haut Monde COLOR: HM03 Glitterati Granite SIZE: 12" x 24" INSTALLATION: Offset 1/3; Install Parallel with Elevator Doors LOCATION: Elevator
1	**FLOOR FINISHES**	RESILIENT FLOOR	RF1	RESILIENT FLOOR	MANUFACTURER: Interface STYLE: LVT A016 Brushed Lines COLOR: A01604 Galena SIZE: 25cm x 1m THICKNESS: 4.5 mm INSTALLATION: Parallel to Ktchen Cabinets (ARCHITECT TO APPROVE SAMPLE)
1	**FLOOR FINISHES**	SEALED CONCRETE	SC	SEALED CONCRETE	MANUFACTURER: N/A Sealed Concrete APPLICATION: Refer to Specifications
BASE FINISHES					
2	**BASE FINISHES**	BASE	RB1	4" COVED RUBBER BASE	MANUFACTURER: Tarkett STYLE: 4" Coved COLOR: 48 Grey (ARCHITECT TO APPROVE SAMPLE)
2	**BASE FINISHES**	BASE	WD1	4" PAINTED WOOD BASE	MANUFACTURER: N/A STYLE: 4" Flat MDF Painted Base/Poplar Finger Jointed in Wet Zones PAINT COLOR: Sherwin Williams SW 7757 High Reflective White FINISH: Satin NO VOC'S (ARCHITECT TO APPROVE SAMPLE)
WALL FINISHES					
3	**WALL FINISHES**	WALL	P1	PAINTED GYPSUM BOARD	MANUFACTURER: Sherwin Williams COLOR: SW 7757 High Reflective White FINISH: Eggshell; NO VOC'S
3	**WALL FINISHES**	WALL	SS1	BRUSHED STAINLESS STEEL	MANUFACTURER: Refer to Elevator Specifications STYLE: Brushed Stainless Steel LOCATION: Elevator Walls (ARCHITECT TO APPROVE SAMPLE)
CEILING FINISHES					
4	**CEILING FINISHES**	CEILING	P1	PAINTED GYPSUM BOARD	MANUFACTURER: Sherwin Williams COLOR: SW 7757 High Reflective White FINISH: Flat; NO VOC'S
4	**CEILING FINISHES**	CEILING	SS1	BRUSHED STAINLESS STEEL	MANUFACTURER: Refer to Elevator Specifications STYLE: Brushed Stainless Steel LOCATION: Elevator Ceiling (ARCHITECT TO APPROVE SAMPLE)
MILLWORK					
5	**MILLWORK**	CABINETS	PL1	PLASTIC LAMINATE	MANUFACTURER: Formica COLOR: 949-58 White Matte LOCATION: Kitchen Cabinets
5	**MILLWORK**	COUNTERTOP	QZ1	QUARTZ	MANUFACTURER: Cambria COLOR: Flint Black LOCATION: Kitchen Countertop and Backsplash 3
MISCELLANEOUS					
6	**MISCELLANEOUS**				

ROOM FINISH SCHEDULE						
Room	**Name**	**Floor**	**Base**	**Wall Finish**	**Ceiling**	**Room**
	1-B	RF1	WD1	P1	P2	
201	1.2-B	RF1	WD1	P1	P2	201
	2-A	RF1	WD1	P1	P2	
	2-B	RF1	WD1	P1	P2	
	ELEVATOR	T1	T1	SS1	SS1	
110	FIRE RISER	SC	RB1	P1	P2	110
110	FIRE RISER/ EQUIP	SC	RB1	P1	P2	110
	Room					
210	STORAGE	SC	RB1	P1	P2	210
	UNIT TYPE 2-B	RF1	WD1	P1	P2	

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STATE OF UTAH
5000975-0301
12-12
LICENSED ARCHITECT

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
3	10.15.21	ADD. 01

BID/ PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: Checker
DRAWN BY: Author
DATE: 04/02/2021

ROOM FINISH SCHEDULE

AI601

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STRUCTURAL NOTES :

A. GENERAL

1. THE STRUCTURAL NOTES ARE INTENDED TO COMPLEMENT THE PROJECT SPECIFICATIONS WHICH ARE PART OF THE CONSTRUCTION DOCUMENTS. SPECIFIC NOTES AND DETAILS ON THE DRAWINGS SHALL GOVERN OVER THE STRUCTURAL NOTES AND TYPICAL DETAILS.
2. THESE DRAWINGS (AND, WHERE APPLICABLE, ACCOMPANYING WRITTEN SPECIFICATIONS) ARE THE ONLY CONTRACT DOCUMENTS PROVIDED BY ARW ENGINEERS FOR THE PROJECT REPRESENTED HEREIN. NOTHING IN ANY DIGITAL MODEL OR DIGITAL FILE RELATED TO THIS PROJECT SHALL BE TAKEN TO SUPERSEDE ANY INFORMATION SHOWN IN THESE DRAWINGS (INCLUDING, BUT NOT LIMITED TO, DIMENSIONS, SIZES, ETC).
3. THE ARCHITECTURAL DRAWINGS ARE THE PRIME CONTRACT DRAWINGS. THE STRUCTURAL DRAWINGS ARE SUPPLEMENTARY TO AND MUST BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND OTHER CONSULTANTS' CONTRACT DRAWINGS. IN CASE OF CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
4. SEE SPECIFICATIONS FOR REQUIRED SUBMITTALS. SUBMITTALS SHALL BE MADE IN A TIMELY MANNER AS INDICATED IN SPECIFICATIONS. REVIEW OF SUBMITTALS BY ARW ENGINEERS IS FOR GENERAL COMPLIANCE ONLY AND IS NOT INTENDED AS APPROVAL. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND ELEVATIONS ON SUBMITTALS AS RELATED TO DESIGN DOCUMENTS. PREPARATION OF SHOP DRAWINGS FOR STRUCTURAL ELEMENTS WILL REQUIRE INFORMATION (I.E. DIMENSIONS, ETC.) FOUND IN THE ARCHITECTURAL, STRUCTURAL, AND OTHER CONSULTANTS DRAWINGS.
5. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. IF ACTUAL CONDITIONS DIFFER FROM THOSE SHOWN ON CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT PRIOR TO FABRICATION OR CONSTRUCTION OF ANY AFFECTED ELEMENTS.
6. THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL LOCATIONS AND SIZES OF MECHANICAL EQUIPMENT OR OTHER EQUIPMENT BEFORE FABRICATING AND ERECTING STRUCTURAL ELEMENTS. SIZES AND LOCATIONS THAT DIFFER FROM THOSE SHOWN ON THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT.
7. THE CONTRACTOR SHALL SUBMIT A WRITTEN REQUEST TO THE ARCHITECT FOR ARCHITECT AND/OR ENGINEER APPROVAL BEFORE PROCEEDING WITH ANY CHANGES, MODIFICATIONS, OR SUBSTITUTIONS.
8. OBSERVATION VISITS TO THE SITE BY ARW ENGINEERS FIELD REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.
9. DURING AND AFTER CONSTRUCTION, BUILDER AND/OR OWNER SHALL KEEP LOADS ON STRUCTURE WITHIN THE LIMITS OF DESIGN LOADS AS NOTED IN THESE DOCUMENTS.
10. TYPICAL OR SIMILAR DETAILS AND SECTIONS SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN. TYPICAL OR SIMILAR DETAILS REFER TO THE CONDITION ADDRESSED AND ARE NOT NECESSARILY DETAILS LABELED "TYPICAL" OR "SIMILAR" IN THE PLANS AND DOCUMENTS.
11. DRAWINGS AND DETAILS HAVE BEEN PREPARED WITH THE INTENT TO VISUALLY REPRESENT INFORMATION PROVIDED IN SCALED FORM; HOWEVER CONTRACTOR/SUPPLIERS SHOULD NOT SCALE PLANS OR DETAILS FOR DIMENSIONAL INFORMATION.
12. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY SHORING AND BRACING FOR ALL STRUCTURAL ELEMENTS UNTIL THE ENTIRE STRUCTURAL SYSTEM IS COMPLETED. DESIGN OF ALL SHORING AND BRACING IS BY OTHERS AT NO ADDITIONAL COST TO THE OWNER.
13. ENGINEER SHALL NOT BE RESPONSIBLE FOR ACTIVITIES UNDER CONTROL OF THE CONTRACTOR SUCH AS CONSTRUCTION SITE SAFETY, MEANS, METHODS AND SEQUENCING OF CONSTRUCTION. ENGINEER SHALL NOT BE RESPONSIBLE FOR FABRICATION, ERECTION AND CONSTRUCTION REQUIREMENTS AS PRESCRIBED BY OSHA OR OTHER REGULATORY AGENCIES REGARDLESS OF INDICATIONS IN THESE DOCUMENTS.
14. NOTICE OF COPYRIGHT: THESE STRUCTURAL DRAWINGS ARE HEREBY COPYRIGHTED BY ARW ENGINEERS, ALL RIGHTS RESERVED. THESE DOCUMENTS DEFINE A STRUCTURE AND ARE INSTRUMENTS OF SERVICE. FOR ONE USE ONLY. REPRODUCTION AND DISTRIBUTION OF THESE DRAWINGS IS ONLY ALLOWED AS REQUIRED FOR REGULATORY AGENCIES AND FOR CONVEYANCE OF INFORMATION TO PARTIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THESE DOCUMENTS SHALL NOT BE REPRODUCED OR COPIED, IN PART OR WHOLE BY ANY PARTY FOR USE IN THE PREPARATION OF SHOP DRAWINGS OR OTHER SUBMITTALS.
15. WHERE THE WORD "SHALL" OCCURS IN THESE DRAWINGS AND ANY ACCOMPANYING SPECIFICATIONS, IT IS CONSIDERED A MANDATORY OBLIGATION AND SYNONYMOUS WITH THE PHRASE "HAS DUTY TO".

B. STATEMENT OF SPECIAL INSPECTIONS AND SPECIAL INSPECTIONS

1. THE DESIGNATED SEISMIC/WIND SYSTEMS AND SEISMIC/WIND-FORCE-RESISTING SYSTEMS THAT ARE SUBJECT TO SPECIAL INSPECTIONS IN ACCORDANCE WITH IBC SECTION 1705.11 AND 1705.12 ARE IDENTIFIED ON THESE DOCUMENTS WITH A CIRCLE "I.". ALL OTHER ITEMS REQUIRING SPECIAL INSPECTION ARE IDENTIFIED IN THE SPECIAL INSPECTION SCHEDULE ON SHEETS S003 AND S004.
2. SPECIAL INSPECTIONS AND TESTING ARE TO BE PROVIDED AS REQUIRED BY IBC SECTIONS 1704 THROUGH 1705 AND OTHER APPLICABLE SECTIONS OF THE IBC. THE TYPE AND FREQUENCY OF SPECIAL TESTING AND SPECIAL INSPECTIONS SHALL BE AS NOTED IN THE SPECIAL INSPECTION SCHEDULE, JOB SPECIFICATIONS, AND ACCORDANCE WITH IBC SECTION 110 AND CHAPTER 17. CONTRACTOR SHALL COORDINATE AND COOPERATE WITH REQUIRED INSPECTIONS.
3. ALL TESTING AND SPECIAL INSPECTION SHALL BE PROVIDED BY A QUALIFIED INDEPENDENT SPECIAL INSPECTION AGENCY IN ACCORDANCE WITH IBC 1704 AND AS OUTLINED IN THE JOB SPECIFICATIONS. REPORTS OF FINDINGS OR DISCREPANCIES SHALL BE NOTED AND FORWARDED TO THE CONTRACTOR, ARCHITECT, ENGINEERS, AND BUILDING OFFICIAL IN A TIMELY MANNER.
4. STRUCTURAL OBSERVATION VISITS SHALL BE PERFORMED BY A REPRESENTATIVE FROM ARW ENGINEERS IN ACCORDANCE WITH THE CONTRACT AS NEEDED TO OBSERVE THE CONSTRUCTION OF CRITICAL BUILDING ELEMENTS (I.E. FOOTINGS, BRACED FRAMES, MOMENT FRAMES, DRAG STRUTS AND THEIR CONNECTIONS, COLLECTORS, AND ROOF AND FLOOR DIAPHRAGMS). STRUCTURAL OBSERVATION REPORTS FOR EACH VISIT SHALL BE SENT DIRECTLY TO THE ARCHITECT FOR DISTRIBUTION TO THE CONTRACTOR AND BUILDING OFFICIAL. STRUCTURAL OBSERVATION VISITS SHALL NEITHER BE CONSTRUED AS SPECIAL INSPECTION NOR APPROVAL OF COMPLETED CONSTRUCTION.
5. IN ACCORDANCE WITH IBC 1704.4, THE CONTRACTOR SHALL SUBMIT A WRITTEN CONTRACTOR'S STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER. THE STATEMENT SHALL BE SUBMITTED PRIOR TO THE CONSTRUCTION OF ANY SEISMIC/WIND-FORCE-RESISTING SYSTEM, DESIGNATED SEISMIC/WIND SYSTEM, OR COMPONENT IDENTIFIED IN THESE DOCUMENTS WITH A CIRCLE "I.". ALL OTHER ITEMS REQUIRING SPECIAL INSPECTION ARE IDENTIFIED IN THE SPECIAL INSPECTION SCHEDULE ON SHEETS S003 AND S004.

C. BASIS OF DESIGN

1. GOVERNING BUILDING CODE : INTERNATIONAL BUILDING CODE (IBC) 2018
   RISK CATEGORY : II
2. SUSPENDED FLOOR LOADS
   a. LIVE LOAD = 100 PSF UNREDUCED (EGRESS AREAS)
   b. LIVE LOAD = 40 PSF REDUCED IN ACCORDANCE WITH 1607.11 (APPARTMENTS)
   c. LIVE LOAD = 60 PSF REDUCED IN ACCORDANCE WITH 1607.11 (BALCONIES)
   d. DEAD LOAD = 20 PSF
3. ROOF LOADS
   a. FLAT-ROOF SNOW LOAD, P_f: 20 PSF
      1. GROUND SNOW LOAD, P_g: 28 PSF
      2. SNOW EXPOSURE FACTOR, C_e: 1.0
      3. SNOW LOAD IMPORTANCE FACTOR, I_s: 1.0
      4. THERMAL FACTOR, C_t: 1.0
      5. SLOPE FACTOR, C_s: 1.0
      6. SNOW DRIFT : SHOWN ON PLANS WHERE APPLICABLE.
   b. LIVE LOAD = 20 PSF
   c. DEAD LOAD = 20 PSF
   d. RAIN INTENSITY, i : 1.5 IN/HR
4. WIND DESIGN
   a. BASIC WIND SPEED (3 SECOND GUST) : 103 MPH
   b. ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} : 80 MPH
   c. WIND EXPOSURE : C
   d. INTERNAL PRESSURE COEFFICIENT, G_{CPI} : 0.18
   e. COMPONENT AND CLADDING DESIGN WIND PRESSURE SHALL BE AS REQUIRED PER ASCE 7-16.
5. SEISMIC
   a. SEISMIC IMPORTANCE FACTOR, I_E : 1.0
   b. SITE CLASS : D-DEFAULT
   c. MAPPED SPECTRAL RESPONSE ACCELERATIONS : S_S = 1.526 , S_1 = 0.552
   d. SPECTRAL RESPONSE COEFFICIENTS : S_{DS} = 1.22 , S_{D1} = 0.674
   e. SEISMIC DESIGN CATEGORY : D
   f. BASIC SEISMIC-FORCE-RESISTING SYSTEM : LIGHT-FRAME WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS AND STEEL SPECIAL MOMENT FRAMES
   g. DESIGN BASE SHEAR : V_{ASS} = 0.188 Wt , V_{ELM} = 0.154 Wt
   h. SEISMIC RESPONSE COEFFICIENT, C_S : 0.188
   i. RESPONSE MODIFICATION FACTOR, R : 6.5
      ANALYSIS PROCEDURE : ELF
6. ANTICIPATED SHRINKAGE AT EACH LEVEL IS TO BE LESS THAN 0.3". TOTAL CUMULATIVE SHRINKAGE AT TOP LEVEL IS ANTICIPATED TO BE LESS THAN 1.00".
7. MAXIMUM AMPLIFIED STORY DRIFT IS 2.4".

D. FOUNDATION

1. GENERAL
   a. DESIGN SOIL PRESSURE : 3000 PSF
   b. SOILS REPORT BY : GORDON GEOTECHNICAL ENGINEERING, INC
      REPORT # : APR. 1, 2016
      DATED : 068-012-16
   c. SOIL PREPARATION UNDER FOUNDATIONS AND SLABS-ON-GRADE SHALL BE IN ACCORDANCE WITH THE SOILS REPORT
   d. TOP OF FOOTING ELEVATIONS SHOWN ON THE FOOTING AND FOUNDATION PLAN ARE BASED ON PRELIMINARY GRADING INFORMATION AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION. STEPS WHERE SHOWN ARE AT APPROXIMATE LOCATIONS. ACTUAL STEP LOCATIONS SHALL BE AT THE CONTRACTOR'S DISCRETION BASED UPON FIELD CONDITIONS. ALL EXTERIOR FOUNDATIONS SHALL BEAR A MINIMUM OF 30 INCHES BELOW LOWEST ADJACENT FINAL GRADE.
   e. ALL WALLS (EXCEPT CANTILEVERED RETAINING WALLS) SHALL BE ADEQUATELY BRACED AGAINST LATERAL MOVEMENT PRIOR TO BACKFILLING. DESIGN AND ERECTION OF BRACING/SHORING SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. BRACING SHALL REMAIN IN PLACE UNTIL SUPPORTING STRUCTURAL ELEMENTS ARE IN PLACE AND HAVE ATTAINED FULL STRENGTH.
   f. UNLESS NOTED OTHERWISE, ALL FOOTINGS AT COLUMNS SHALL BE CENTERED BELOW COLUMNS.
   g. UNLESS NOTED OTHERWISE, ALL FOOTINGS SHALL HAVE VERTICAL FACES FORMED WITH STANDARD FORMING MATERIALS (WOOD, METAL, ETC.) WITH PRIOR APPROVAL OF ARCHITECT AND ENGINEER. CONCRETE FOR FOOTINGS CAN BE PLACED IN EXCAVATED SOIL "FORMS" PROVIDED THAT THE DIMENSIONS ARE INCREASED 3" ON ALL SIDE..

E. CONCRETE

1. ALL CONCRETE MIX DESIGNS SHALL COMPLY WITH THE PROJECT SPECIFICATIONS AND THE REQUIREMENTS LISTED BELOW :
   a. FOOTINGS, GRADE BEAMS, FOUNDATION WALLS :
      1. WHERE THE TOP OF THE ELEMENT IS EXPOSED OR IS LOCATED WITHIN 30" OF THE LOWEST ADJACENT GRADE (EXPOSURE CATEGORY F2) :
         a. 28 DAY COMPRESSIVE STRENGTH : 4500 PSI
         b. MAXIMUM W/C RATIO : 0.45
         c. MAXIMUM AGGREGATE SIZE : 1"
         d. AIR CONTENT : SEE SCHEDULE BELOW
      2. WHERE THE TOP OF THE ELEMENT IS NOT EXPOSED OR IS NOT LOCATED WITHIN 30" OF THE LOWEST ADJACENT GRADE (EXPOSURE CATEGORY F0) :
         a. 28 DAY COMPRESSIVE STRENGTH : 3000 PSI
   b. INTERIOR SLABS ON GRADE (EXPOSURE CATEGORY F0) :
      1. 28 DAY COMPRESSIVE STRENGTH : 3000 PSI
   c. EXTERIOR SLABS (DOCKS, ETC.) (EXPOSURE CATEGORY F2) :
      1. 28 DAY COMPRESSIVE STRENGTH : 4500 PSI
      2. MAXIMUM W/C RATIO : 0.45
      3. MAXIMUM AGGREGATE SIZE : 1"
      4. MINIMUM AIR CONTENT : SEE SCHEDULE BELOW
   d. TOTAL AIR CONTENT FOR CONCRETE EXPOSED TO CYCLES OF FREEZING AND THAWING SHALL BE DETERMINED IN ACCORDANCE WITH THIS SCHEDULE. TOLERANCE ON AIR CONTENT AS DELIVERED SHALL BE +/- 1.5 PERCENT.

NOMINAL MAXIMUM AGGREGATE SIZE, IN.	TARGET AIR CONTENT, PERCENT F1	F2 AND F3
3/8	6	7.5
1/2	5.5	7
3/4	5	6
1	4.5	6
1-1/2	4.5	5.5
2	4	5
3	3.5	4.5

2. WATER USED IN MIXING CONCRETE SHALL CONFORM TO ASTM C1602.
3. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. PENETRATIONS THRU STRUCTURAL CONCRETE ELEMENTS MUST BE APPROVED BY THE ENGINEER AND SHALL BE BUILT INTO THE ELEMENT PRIOR TO CONCRETE PLACEMENT.
4. REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, ETC. TO BE CAST IN TO CONCRETE, AND FOR EXTENT AND LOCATION OF DEPRESSIONS, CURBS, RAMPS, ETC.
5. UNLESS NOTED OTHERWISE, MINIMUM REINFORCING IN ALL CONCRETE FOUNDATION WALLS SHALL BE AS FOLLOWS:

THICKNESS	BOTTOM BARS	VERTICAL	HORIZONTAL
8"	(2) #5	#4 AT 16"O.C.	#4 AT 12"O.C.
12"	(2) #5	#4 AT 18"O.C. EA. FACE	#4 AT 16"O.C. EA. FACE

6. UNLESS NOTED OTHERWISE, CONCRETE SLABS ON EARTH SHALL BE REINFORCED AS FOLLOWS:
   a. 4" THICK SLABS : #3 BARS EACH WAY AT 36" O.C.
      REINFORCING SHALL BE CONTINUOUSLY SUPPORTED AT 36"O.C. MAXIMUM SPACING.
7. UNLESS NOTED OTHERWISE, FOR NON-DETAILED OPENINGS IN CONCRETE WALLS LARGER THAN 12" AND SMALLER THAN 24" IN ANY DIRECTION ADD (2) #5 BARS ON ALL SIDES IN ADDITION TO REGULAR WALL REINFORCING AND EXTEND 24" EACH WAY BEYOND OPENING. IF 24" IS NOT AVAILABLE ON EVERY SIDE, NOTIFY STRUCTURAL ENGINEER FOR FURTHER DIRECTION. OPENINGS SHALL HAVE A MINIMUM OF 12" CONCRETE ABOVE THE OPENING TYP.
8. CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE STRUCTURAL ENGINEER. PROVIDE 2 x (SHAPED) KEYWAY AT VERTICAL AND HORIZONTAL JOINTS UNLESS NOTED OR DETAILED OTHERWISE. ALL STEEL REINFORCING SHALL BE CONTINUOUS THROUGH COLD JOINTS UNLESS NOTED OTHERWISE. SEE TYPICAL DETAILS FOR COLD/CONSTRUCTION JOINTS FOR SLABS ON GRADE.
9. WHERE NEW CONCRETE IS PLACED AGAINST PREVIOUSLY HARDENED CONCRETE, THE JOINT SHALL BE CLEAN AND FREE OF LAITANCE. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE PREWETTED AND STANDING WATER REMOVED.

F. ANCHOR BOLTS/EMBEDDED BOLTS

1. ALL ANCHOR BOLTS SHALL HAVE ASTM A-563 HEAVY HEX NUT AND ASTM F-436 WASHERS AT STANDARD OR OVERSIZED HOLES PER AISC SPECIFICATION TABLE J3.3. WHERE HOLE SIZES DO NOT COMPLY WITH THE SPECIAL INSPECTION SCHEDULE AND THE STRUCTURAL ENGINEER SHALL BE NOTIFIED TO DETERMINE STEEL PLATE WASHER REQUIREMENTS. ANCHOR BOLTS SHALL COMPLY WITH THE FOLLOWING:
   a. AT BRACED FRAMES & MOMENT RESISTING FRAMES - ASTM F1554 GRADE 105 HEADED BOLTS.(ASTM A449 THREADED ROD MAY BE USED WITH DOUBLE NUT AND WASHER.)
   b. AT WOOD STUD WALLS - ASTM A-307 GRADED HEADED BOLTS -ANCHOR BOLTS IN TREATED LUMBER SHALL BE GALVANIZED OR STAINLESS STEEL. SEE TIMBER NOTES FOR MORE INFORMATION.
   c. AT ALL OTHER ANCHOR BOLTS (UNLESS NOTED OTHERWISE) - ASTM F1554 GRADE 36 HEADED BOLTS. (ASTM A36 THREADED ROD MAY BE USED WITH DOUBLE NUT AND WASHER.)
2. EMBEDDED BOLTS IN MASONRY SHALL BE (UNLESS NOTED OTHERWISE) ASTM A-307 GRADE HEADED BOLTS.
3. SEE TYPICAL ANCHOR BOLT DETAIL FOR DEFINITIONS OF EMBEDMENT LENGTH, ETC.
4. FURNISH TEMPLATES AND OTHER DEVICES AS NECESSARY FOR PRESETTING ALL BOLTS PRIOR TO PLACING CONCRETE AND/OR GROUT.
5. IF TURNBUCKLES ARE USED AS PERMITTED ABOVE, THEY SHALL BE CLEAR OF SOIL AND DIRT.
6. WHERE REQUIRED FOR ERECTION, HOLES LARGER THAN OVERSIZED MAY BE PERMITTED WITH THE USE OF STEEL PLATE WASHERS AT THE DISCRETION OF THE STRUCTURAL ENGINEER.

G. ADHESIVE/MECHANICAL ANCHORS

1. WITHOUT WRITTEN APPROVAL OF THE ENGINEER, CONTRACTOR SHALL NOT SUBSTITUTE POST-INSTALLED ANCHORS WHERE CAST-IN-PLACE ANCHORS ARE SPECIFIED IN THE DRAWINGS.
2. WHERE STRUCTURAL DETAILS SPECIFY SPECIFIC BRANDS AND/OR TYPES OF ADHESIVES OR ANCHORS, SUBSTITUTIONS OF OTHER BRANDS AND/OR TYPES IS NOT ALLOWED, WITHOUT WRITTEN APPROVAL OF THE ENGINEER.
3. SUBSTITUTION REQUESTS FOR ALTERNATE PRODUCTS SHALL BE APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD PRIOR TO USE. SUBSTITUTION REQUESTS SHALL INCLUDE AN ICC ESR OR IAPMO REPORT AND SUPPORTING CALCULATIONS INDICATING COMPLIANCE WITH DESIGN INTENT.
4. ALL ADHESIVE/MECHANICAL ANCHORS SHALL BE INSTALLED, INCLUDING HOLE DRILLING AND PREPARATION, IN ACCORDANCE WITH AN APPROVED INDEPENDENT EVALUATION REPORT (ICC-ES, IAPMO, OR APPROVED EQUAL), AS INDICATED BELOW, AND IN ACCORDANCE WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII).
5. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS AT TIME OF ANCHOR INSTALLATION. ADHESIVE ANCHORS SHALL NOT BE FULLY LOADED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
6. UNLESS APPROVED BY THE ENGINEER OF RECORD, CONCRETE AND DRILLED ANCHOR HOLES SHALL BE DRY AND FREE OF WATER FOR 24 HOURS PRIOR TO ADHESIVE INSTALLATION. CONTACT THE ENGINEER OF RECORD FOR GUIDANCE IF THE CONTRACTOR CHOOSES TO INSTALL IN WET OR DAMP HOLES.
7. CONCRETE TEMPERATURE AT THE TIME OF INSTALLATION SHALL BE MONITORED BY THE CONTRACTOR. CONTRACTOR SHALL COMPLY WITH ALL MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS (MPII) RELATIVE TO SUBSTRATE TEMPERATURE.
8. INSTALLATION OF 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 TESTING IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM, OR EQUIVALENT IN ACCORDANCE WITH ACI 318-11 D.9.2.2. PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. CONTINUOUS SPECIAL INSPECTION SHALL BE PROVIDED FOR THESE ANCHORS.
9. UNLESS NOTED OTHERWISE, ALL ADHESIVE ANCHORS INTO CONCRETE SHALL BE:
   a. HILTI HIT-RE 500 (ESR-3814), OR HILTI HIT-HY 200-A (ESR-3187).
   b. SIMPSON SET-3G (ESR-4057), OR AT-XP (ER-0263).
   c. DEWALT PURE 110+ (ESR-3298), OR AC200+ GOLD (ESR-4027-COLD WEATHER).
10. UNLESS NOTED OTHERWISE, ALL ADHESIVE ANCHORS INTO MASONRY SHALL BE:
    a. HILTI HIT-HY 270 (ESR-4143).
    b. SIMPSON SET-XP (ER-0265), OR AT-XP (ER-0281).
    c. DEWALT AC100+ GOLD (ESR-3200).
11. UNLESS NOTED OTHER WISE, ALL MECHANICAL ANCHORS INTO CONCRETE SHALL BE:
    a. HILTI KWIK BOLT TZ (ESR-1917).
    b. SIMPSON STRONG-BOLT 2 (ESR-3037).
12. UNLESS NOTED OTHERWISE, ALL MECHANICAL ANCHORS INTO MASONRY SHALL BE:
    a. HILTI KWIK HUS-EZ (ESR-3056).
    b. SIMPSON STRONG BOLT 2 WEDGE ANCHOR (ER-0240).
    c. DEWALT SCREWBOLT+ (ESR-4042).
13. UNLESS NOTED OTHERWISE, ALL SCREW ANCHORS INTO CONCRETE SHALL BE:
    a. SIMPSON TITEN HD (ESR-2713).
    b. DEWALT SCREWBOLT+ (ESR-3889).
    c. HILTI KWIK HUS-EZ (ESR-3027).
14. UNLESS NOTED OTHERWISE, ALL SCREW ANCHORS INTO MASONRY SHALL BE:
    a. SIMPSON TITEN HD (ESR-1056).
    b. DEWALT SCREWBOLT+ (ESR-1678).
    c. HILTI KWIK HUS EZ (ESR-3056).
15. ALL MASONRY CELLS WITHIN 8" OF THE ANCHOR SHALL BE SOLID GROUTED.
16. THE TESTING LABORATORY WILL PERFORM VISUAL INSPECTION OF ANCHORS AND DOWELS AS SPECIFIED IN THE SPECIAL INSPECTION SCHEDULE AND THE APPROVED INDEPENDENT EVALUATION REPORT. TENSION TESTING CAN BE REQUIRED AT THE DIRECTION OF THE STRUCTURAL ENGINEER OF RECORD OR THE SPECIAL INSPECTOR.
17. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON THAT HOLE AND SHIFT THE ANCHOR LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM SPACE OF (2) ANCHOR HOLE DIAMETERS OR 1 INCH, WHICH EVER IS LARGER, OF SOUND CONCRETE/MASONRY BETWEEN THE ANCHOR AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. AT CONTRACTORS OPTION, LOCATE EXISTING REINFORCEMENT PRIOR TO DRILLING/CORING. IF THE ANCHOR OR DOWEL CANNOT BE SHIFTED AS NOTED ABOVE, THE ENGINEER WILL DETERMINE A NEW LOCATION.
18. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.

H. REINFORCING STEEL

1. REINFORCING BAR STRENGTH REQUIREMENTS:
   a. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE 60 AND ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD A-1064 AND SHALL BE SUPPLIED IN FLAT SHEETS. ADEQUATELY TIE AND SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 117, TO MAINTAIN EXACT REQUIRED POSITION.
2. HEADED SHEAR STUD ASSEMBLIES SHALL CONFORM TO ASTM A1044.
3. STEEL DISCONTINUOUS FIBER REINFORCEMENT SHALL BE DEFORMED AND CONFORM TO ASTM A820 AND SHALL HAVE A LENGTH TO DIAMETER RATIO NOT SMALLER THAN 50 AND NOT GREATER THAN 100.
4. HEADED DEFORMED BARS SHALL CONFORM TO ASTM A970. OBSTRUCTIONS OR INTERRUPTIONS OF THE BAR DEFORMATIONS, IF ANY, SHALL NOT EXTEND MORE THAN 2 BAR DIAMETERS FROM THE BEARING FACE OF THE HEAD.
5. ALL REINFORCING STEEL SHALL BE TIED IN PLACE AND ADEQUATELY SUPPORTED PRIOR TO PLACING CONCRETE. WET STABBING OF ANY REINFORCING STEEL IS NOT PERMITTED, UNLESS SPECIFICALLY DETAILED OTHERWISE OR APPROVED BY THE ENGINEER.
6. ALL FIELD BENT DOWELS SHALL BE GRADE 40 WITH SPACING INDICATED REDUCED BY 1/3.
7. UNLESS NOTED OTHERWISE, REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE :
   a. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..... 3"
   b. EXPOSED TO EARTH OR WEATHER :
      1. #6 & LARGER ..... 2"
      2. #5 & SMALLER ..... 1-1/2"
   c. NOT EXPOSED TO WEATHER OR EARTH :
      1. SLABS, WALLS, JOISTS, #11 & SMALLER ..... 3/4"
      2. BEAMS, COLUMNS: MAIN REINFORCING OR TIES ..... 1-1/2"
   d. SLAB ON GRADE :
      1. PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.
8. EXCEPT WHERE NOTED ON PLANS OR DETAILS CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS OF MINIMUM STRESS BY LAPPING PER THE REBAR LAP SCHEDULE.
9. REINFORCING STEEL MAY BE SPLICED WITH MECHANICAL COUPLERS THAT HAVE A TENSION CAPACITY OF AT LEAST 125% OF THE STRENGTH OF THE BAR. MECHANICAL COUPLERS SHALL BE A POSITIVE CONNECTING TYPE COUPLER, AND SHALL BE INSTALLED IN ACCORDANCE WITH AN APPROVED ICC RESEARCH REPORT, WHERE THESE ARE USED, SPLICES ON ADJACENT BARS SHALL BE STAGGERED AT LEAST 24 INCHES ALONG THE LENGTH OF THE BARS.
10. ALL VERTICAL REINFORCING IN STRUCTURAL ELEMENTS ABOVE SHALL BE SPLICED WITH MATCHING DOWELS EMBEDDED WITHIN THE FOOTINGS OR STRUCTURE BELOW. SPLICE LENGTHS SHALL COMPLY WITH REBAR LAP SCHEDULE. DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NEED NOT EXTEND MORE THAN 20" INTO FOOTING. FOR MASONRY CONSTRUCTION SEE STRUCTURAL NOTE ***P.6.A.***
11. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS, WHERE REINFORCING IS WELDED, USE ASTM A-706 REINFORCING.
12. REINFORCING BARS, TIES, AND TENDONS SHALL BE SUPPORTED BY NYLON CONES, PLASTIC-COATED TIE-WIRES, OR PLASTIC-COATED CHAIRS. REINFORCING IN FOOTINGS PERMITTED TO BE SUPPORTED ON CONCRETE DOBIES.
13. UNLESS NOTED OTHERWISE, HOOKS, STIRRUPS, TIES, AND OTHER BENDS IN REINFORCING STEEL SHALL MEET THE STANDARDS SET FORTH IN ACI 318R-14. UNLESS OTHERWISE PERMITTED BY THE ENGINEER, ALL REINFORCEMENT SHALL BE BENT COLD. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THESE DRAWINGS OR OTHERWISE PERMITTED BY THE ENGINEER.
14. UNLESS SPECIFICALLY NOTED AND/OR DETAILED IN THE STRUCTURAL DRAWINGS CONDUIT SHALL NOT BE IN CONTACT WITH REINFORCING STEEL.

I. STRUCTURAL STEEL

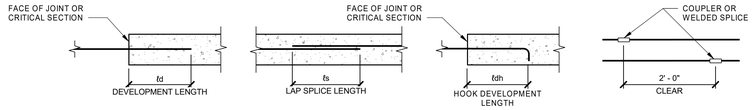
1. STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING:
   a. ANSI/AISC 360-16 "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS", WITH "COMMENTARY" AND WITH "SUPPLEMENTS" AS REQUIRED BY BUILDING CODE.
   b. AISC 303-16 "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" EXCLUDING THE FOLLOWING SECTIONS: 4.4, 4.4.1 AND 4.4.2
   c. AISI "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS".
   d. AISC "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
   e. AWS D1.1 AND 1.3, "STRUCTURAL WELDING CODE" (EXCEPT SPECIFIC ITEMS DO NOT APPLY IF THEY CONFLICT WITH AISC).
   f. ANSI/AISC 341-16 "SEISMIC PROVISIONS FOR STRUCTURAL STEEL BUILDINGS".
   g. AWS D1.8, "STRUCTURAL WELDING CODE - SEISMIC".
2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING:
   a. WIDE FLANGE SHAPES AND WT SHAPES - ASTM A992
   b. OTHER SHAPES AND PLATES - ASTM A-36 (UNO)
   c. HOLLOW STRUCTURAL SECTIONS (HSS) -

M. STRUCTURAL DELEGATED DESIGNS AND DEFERRED SUBMITTALS

1. STRUCTURAL DELEGATED DESIGNS AND SUBSEQUENT DEFERRED SUBMITTALS ARE FOR ELEMENTS, PARTS, OR PORTIONS OF THE OVERALL STRUCTURAL SYSTEM THAT ARE INDICATED OR REFERRED TO ON THESE DRAWINGS AND THAT ARE CRITICAL TO THE PERFORMANCE OF THE OVERALL STRUCTURAL SYSTEM. DESIGN CRITERIA HAS BEEN PROVIDED FOR THESE ITEMS IN THE STRUCTURAL NOTES, PLANS, AND DETAILS.
2. STRUCTURAL DEFERRED SUBMITTALS ARE COMPLETE PACKAGES TO BE SUBMITTED FOR REVIEW THAT INCLUDE DRAWINGS AND CALCULATIONS FOR ALL DELEGATED DESIGN ITEMS AND THEIR CONNECTIONS. DEFERRED SUBMITTALS SHALL BEAR THE STAMP AND SIGNATURE OF THE DESIGN PROFESSIONAL RESPONSIBLE FOR THEIR DESIGN.
3. ARW ENGINEERS WILL REVIEW STRUCTURAL DEFERRED SUBMITTALS TO VERIFY DESIGN CRITERIA IS COMPLIANT WITH THE APPROVED CONSTRUCTION DOCUMENTS.
4. STRUCTURAL DELEGATED DESIGN COMPONENTS SHALL NOT BE INSTALLED UNTIL APPROVED BY THE BUILDING OFFICIAL.
5. STRUCTURAL DELEGATED DESIGN ITEMS REQUIRING DEFERRED SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO :
   a. FIRE TREATED SHEATHING AND TIMBER.

2018 IBC CONCRETE REBAR LAP SPLICE SCHEDULE

FOR CONCRETE APPLICATIONS (ACI 318 - 14)



BAR LOCATION	CONCRETE TYPE	CONCRETE STRENGTH	CONCRETE REINFORCING & SPLICE LENGTHS (IN) BAR SIZE #3 td	#3 ts	#3 tdh	#4 td	#4 ts	#4 tdh	#5 td	#5 ts	#5 tdh	#6 td	#6 ts	#6 tdh	#7 td	#7 ts	#7 tdh	#8 td	#8 ts	#8 tdh	#9 td	#9 ts	#9 tdh	#10 td	#10 ts	#10 tdh	#11 td	#11 ts	#11 tdh	COMMENTS
VERT. WALL BARS, FILL ON METAL DECK	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	81	17	69	90	19	76	99	30	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	3000 PSI	17	22	8	22	29	8	28	36	10	33	43	12	48	62	13	55	72	15	62	81	17	69	90	19	76	99	30	
BEAM BOTTOM BARS, COLUMN BARS	NWC	3000 PSI	17	22	8	22	29	11	28	36	14	33	43	16	48	62	19	55	72	22	62	81	25	69	90	27	76	99	30	
FOOTING BOTTOM BARS	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	29	38	13	33	43	15	37	48	17	42	55	19	46	60	30	
BEAM TOP BARS	NWC	3000 PSI	22	29	8	29	38	11	36	47	14	43	56	16	63	82	19	72	94	22	81	105	25	90	117	27	98	127	30	
SLAB ON GRADE	NWC	3000 PSI	12	16	8	14	18	8	17	22	10	20	26	12	32	42	13	42	55	15	53	69	17	69	90	19	76	99	30	

BAR LOCATION	CONCRETE TYPE	CONCRETE STRENGTH	CONCRETE REINFORCING & SPLICE LENGTHS (IN) BAR SIZE #3 td	#3 ts	#3 tdh	#4 td	#4 ts	#4 tdh	#5 td	#5 ts	#5 tdh	#6 td	#6 ts	#6 tdh	#7 td	#7 ts	#7 tdh	#8 td	#8 ts	#8 tdh	#9 td	#9 ts	#9 tdh	#10 td	#10 ts	#10 tdh	#11 td	#11 ts	#11 tdh	COMMENTS
VERT. WALL BARS, FILL ON METAL DECK	NWC	4000 PSI	15	20	7	19	25	7	24	31	8	29	38	10	42	55	12	48	62	13	54	70	15	60	78	17	66	86	26	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4000 PSI	15	20	7	19	25	7	24	31	8	29	38	10	42	55	12	48	62	13	54	70	15	60	78	17	66	86	26	
BEAM BOTTOM BARS, COLUMN BARS	NWC	4000 PSI	15	20	7	19	25	9	24	31	12	29	38	14	42	55	17	48	62	19	54	70	21	60	78	24	66	86	26	
FOOTING BOTTOM BARS	NWC	4000 PSI	12	16	7	12	16	7	15	20	8	18	23	10	25	33	12	29	38	13	33	43	15	36	47	17	40	52	26	
BEAM TOP BARS	NWC	4000 PSI	19	25	7	25	33	9	31	40	12	37	48	14	54	70	17	62	81	19	70	91	21	78	101	24	85	111	26	
SLAB ON GRADE	NWC	4000 PSI	12	16	7	12	16	7	15	20	8	18	23	10	28	36	12	36	47	13	46	60	15	60	78	17	66	86	26	

BAR LOCATION	CONCRETE TYPE	CONCRETE STRENGTH	CONCRETE REINFORCING & SPLICE LENGTHS (IN) BAR SIZE #3 td	#3 ts	#3 tdh	#4 td	#4 ts	#4 tdh	#5 td	#5 ts	#5 tdh	#6 td	#6 ts	#6 tdh	#7 td	#7 ts	#7 tdh	#8 td	#8 ts	#8 tdh	#9 td	#9 ts	#9 tdh	#10 td	#10 ts	#10 tdh	#11 td	#11 ts	#11 tdh	COMMENTS
VERT. WALL BARS, FILL ON METAL DECK	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	66	14	56	73	16	62	81	25	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	4500 PSI	14	18	7	18	23	6	23	30	8	27	35	9	40	52	11	45	59	13	51	66	14	56	73	16	62	81	25	
BEAM BOTTOM BARS, COLUMN BARS	NWC	4500 PSI	14	18	7	18	23	9	23	30	11	27	35	13	40	52	16	45	59	18	51	66	20	56	73	22	62	81	25	
FOOTING BOTTOM BARS	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	24	31	11	27	35	13	31	40	14	34	44	16	37	48	25	
BEAM TOP BARS	NWC	4500 PSI	18	23	7	24	31	9	30	39	11	35	46	13	51	66	16	59	77	18	66	86	20	73	95	22	80	104	25	
SLAB ON GRADE	NWC	4500 PSI	12	16	7	12	16	6	14	18	8	17	22	9	27	35	11	34	44	13	44	57	14	56	73	16	62	81	25	

BAR LOCATION	CONCRETE TYPE	CONCRETE STRENGTH	CONCRETE REINFORCING & SPLICE LENGTHS (IN) BAR SIZE #3 td	#3 ts	#3 tdh	#4 td	#4 ts	#4 tdh	#5 td	#5 ts	#5 tdh	#6 td	#6 ts	#6 tdh	#7 td	#7 ts	#7 tdh	#8 td	#8 ts	#8 tdh	#9 td	#9 ts	#9 tdh	#10 td	#10 ts	#10 tdh	#11 td	#11 ts	#11 tdh	COMMENTS
VERT. WALL BARS, FILL ON METAL DECK	NWC	5000 PSI	13	17	6	17	22	6	22	29	7	26	34	9	38	49	10	43	56	12	48	62	13	54	70	15	59	77	23	
HORIZ. WALL BARS, FOOTING TOP BARS	NWC	5000 PSI	13	17	6	17	22	6	22	29	7	26	34	9	38	49	10	43	56	12	48	62	13	54	70	15	59	77	23	
BEAM BOTTOM BARS, COLUMN BARS	NWC	5000 PSI	13	17	6	17	22	8	22	29	11	26	34	13	38	49	15	43	56	17	48	62	19	54	70	21	59	77	23	
FOOTING BOTTOM BARS	NWC	5000 PSI	12	16	6	12	16	6	13	17	7	16	21	9	23	30	10	26	34	12	29	38	13	32	42	15	36	47	23	
BEAM TOP BARS	NWC	5000 PSI	17	22	6	23	30	8	28	36	11	34	44	13	49	64	15	56	73	17	63	82	19	69	90	21	76	99	23	
SLAB ON GRADE	NWC	5000 PSI	12	16	6	12	16	6	13	17	7	16	21	9	25	33	10	32	42	12	41	53	13	54	70	15	59	77	23	

NOTES :
1. MECHANICAL COUPLERS MAY BE USED IN LIEU OF LAP SPLICES SHOWN. SEE STRUCTURAL NOTES FOR MINIMUM COUPLER CAPACITY. WHERE MECHANICAL COUPLERS ARE USED, STAGGER ADJACENT SPLICES A MINIMUM OF 24" AS INDICATED ABOVE.
2. DEVELOPMENT LENGTHS SHALL BE INCREASED BY 50% FOR STRAIGHT BAR DEVELOPMENT AND 20% FOR HOOKED BARS WHERE EPOXY COATING IS USED.
3. WHEN SPLICING BARS OF DIFFERENT SIZES, USE LAP SPLICE LENGTH OF LARGER BARS UNO.
4. SPLICE BARS LARGER THAN #11 USING MECHANICAL COUPLERS.

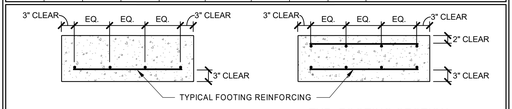
LEGEND OF SYMBOLS AND ABBREVIATIONS

AB	=	ANCHOR BOLT
ABV	=	ABOVE
ARCH	=	ARCHITECT
ATS	=	ANCHOR TIEDOWN SYSTEM
BLW	=	BELOW
BRG	=	BEARING
BN	=	BOUNDARY NAILING
BS	=	BOUNDARY SCREW
BRB	=	BUCKLING RESTRAINED BRACE
BRBF	=	BUCKLING RESTRAINED BRACE FRAME
CJP	=	COMPLETE JOINT PENETRATION
CL	=	CENTERLINE
CMU	=	CONCRETE MASONRY UNIT
COL	=	COLUMN
CONC	=	CONCRETE
CP	=	CONCRETE PIER
DC	=	DEMAND CRITICAL
DIA / Ø	=	DIAMETER
DBA	=	DEFORMED BAR ANCHOR
DBE	=	DECK BEARING ELEVATION
ELEV	=	ELEVATION
EN	=	EDGE NAILING
EOD	=	EDGE OF DECK
FDN	=	FOUNDATION
FTG	=	FOOTING
FFE	=	FINISHED FLOOR ELEVATION
GB	=	CONCRETE GRADE BEAM
HSA	=	HEADED STUD ANCHOR
JBE	=	JOIST BEARING ELEVATION
KB	=	KICKER BRACE
MAX	=	MAXIMUM
MB	=	MASONRY BEAM
MC	=	MASONRY COLUMN
MECH	=	MECHANICAL
MEZZ	=	MEZZANINE
MIN	=	MINIMUM
MJ	=	MASONRY JAMB
MW	=	MASONRY WALL
NS, FS	=	NEAR SIDE, FAR SIDE
OAE	=	OR APPROVED EQUAL
OPP	=	OPPOSITE
PAF	=	POWDER ACTUATED FASTENER
PL	=	PLATE
REINF	=	REINFORCING
REQ'D	=	REQUIRED
SIM	=	SIMILAR
SSH	=	STEEL STUD HEADER
SSJ	=	STEEL STUD JAMB
SSS	=	STEEL STUD SILL
SSW	=	STEEL STUD WALL
TOB	=	TOP OF BEAM ELEVATION
TOC	=	TOP OF CONCRETE SLAB
TOF	=	TOP OF FOOTING
TOG	=	TOP OF GIRDER ELEVATION
TOM	=	TOP OF MASONRY
TOS	=	TOP OF STEEL ELEVATION
TYP	=	TYPICAL
UNO	=	UNLESS NOTED OTHERWISE

FOOTING MARK
TOP OF FOOTING ELEV.
SECTION MARK
SHEET NUMBER
TOP OF FOUNDATION WALL OR COLUMN PIER ELEV.
SHEAR WALL - SEE SCHEDULE
MIN. LENGTH OF SHEAR WALL
S — S FOOTING STEP
MASONRY WALL
DEPRESS FDN./WALL AND POUR FLOOR SLAB OVER AT MASONRY FOUNDATION WALL
DEPRESS FDN./WALL AND POUR FLOOR SLAB OVER AT CONCRETE FOUNDATION WALL
MASONRY BEAM
CONCRETE BEAM
"A" HD POST — ELEVATION
HD - SIMPSON HOLDOWN SIZE
POST - SIZE OF END POST CONNECTED TO HOLDOWN
"A" - PLAN CONFIGURATION AT HOLDOWN AT FOUNDATION
L FRAMING ANGLE SEE TYPICAL DETAIL
C FRAMING CHANNEL SEE TYPICAL DETAIL
L ITEMS, DETAILS, & SYSTEMS WHICH ARE PART OF THE LATERAL FORCE RESISTING SYSTEM.
MOMENT RESISTING CONNECTIONS - SEE DETAIL
MOMENT RESISTING CANTILEVER CONNECTIONS - SEE DETAIL
KB KICKER BRACE

FOOTING SCHEDULE

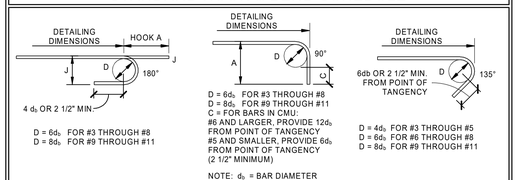
MARK	WIDTH	LENGTH	THICK	LENGTHWISE REINF. NO.	LENGTHWISE REINF. SIZE	CROSSWISE REINF. NO.	CROSSWISE REINF. SIZE	CROSSWISE REINF. SPA.	REMARKS
FC2	2'-0"	CONT.	12"	(2)	#5	--	--	--	
FC3	3'-0"	CONT.	12"	(3)	#5	--	--	--	
FC4	4'-0"	CONT.	24"	(4)	#6	--	#5	12"	TOP & BOTTOM
F3	3'-0"	3'-0"	12"	(3)	#5	(3)	#5	--	
F3.5	3'-6"	3'-6"	12"	(3)	#5	(3)	#5	--	
F4	4'-0"	4'-0"	12"	(4)	#5	(4)	#5	--	
F4.5	4'-6"	4'-6"	12"	(4)	#5	(4)	#5	--	
F5	5'-0"	5'-0"	14"	(5)	#5	(5)	#5	--	
F5.5	5'-6"	5'-6"	14"	(5)	#6	(5)	#6	--	
F6	6'-0"	6'-0"	16"	(6)	#6	(6)	#6	--	
F6.5	6'-6"	6'-6"	18"	(6)	#6	(6)	#6	--	
F7	7'-0"	7'-0"	18"	(7)	#6	(7)	#6	--	
F7.5	7'-6"	7'-6"	20"	(7)	#7	(7)	#7	--	
F8	8'-0"	8'-0"	22"	(8)	#7	(8)	#7	--	
F8.5	8'-6"	8'-6"	22"	(8)	#7	(8)	#7	--	
F9	9'-0"	9'-0"	24"	(9)	#7	(9)	#7	--	
F9.5	9'-6"	9'-6"	24"	(10)	#7	(10)	#7	--	
F10	10'-0"	10'-0"	26"	(10)	#8	(10)	#8	--	



TYP. FOOTING SECTION

TYP. FOOTING SECTION W/ TOP & BOTTOM REINF.

STANDARD HOOK & BEND SCHEDULE



NOTE: d_b = BAR DIAMETER

BAR SIZE	DIMENSION OF STANDARD 180° HOOKS, ALL GRADES A	DIMENSION OF STANDARD 180° HOOKS, ALL GRADES J	DIMENSION OF STANDARD 90° HOOKS, ALL GRADES A
#3	5"	3"	6"
#4	6"	4"	8"
#5	7"	5"	10"
#6	8"	6"	1'-0"
#7	10"	7"	1'-2"
#8	11"	8"	1'-4"
#9	1'-3"	11 3/4"	1'-7"
#10	1'-5"	1'-1 1/4"	1'-10"
#11	1'-7"	1'-2 3/4"	2'-0"

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PROFESSIONAL STRUCTURAL ENGINEER — No. 374996 — Troy M. Dye — REGISTERED — 05/21/21

VILLA NUEVA LLC.

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1	10/15/21	CITY COMMENTS #2

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CHECKED BY: A.Higgs
DRAWN BY: Z.Thorner
DATE: 05/21/2021

SCHEDULES

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STRUCTURAL STEEL SPECIAL INSPECTION SCHEDULE

ESTABLISHED PER 2018 IBC SECTION 1705.2.1

INSPECTION TASKS PRIOR TO WELDING (TABLE N5.4-1)	FABRICATOR QUALITY CONTROL CONTINUOUS	FABRICATOR QUALITY CONTROL PERIODIC	SPECIAL INSPECTOR QUALITY ASSURANCE CONTINUOUS	SPECIAL INSPECTOR QUALITY ASSURANCE PERIODIC
WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	●			●
WELDING PROCEDURE SPECIFICATIONS (WPSs) AVAILABLE	●		●	
MANUFACTURER CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE	●		●	
MATERIAL IDENTIFICATION (TYPE / GRADE)		●		●
WELDER IDENTIFICATION SYSTEM[1]		●		●
FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY)		●		●
* JOINT PREPARATION				
* DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)				
* CLEANLINESS (CONDITION OF STEEL SURFACES)				
* TACKING (TACK WELD QUALITY AND LOCATION)				
* BACKING TYPE AND FIT (IF APPLICABLE)				
FIT-UP OF CJP GROOVE WELDS OFHSS T-, Y-, AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY)	●			●
* JOINT PREPARATIONS				
* DIMENSIONS (ALIGNMENT, ROOT OPENING, ROOT FACE, BEVEL)				
* CLEANLINESS (CONDITION OF STEEL SURFACES)				
* TACKING (TACK WELD QUALITY AND LOCATION)				
CONFIGURATION AND FINISH OF ACCESS HOLES		●		●
FIT-UP OF FILLET WELDS		●		●
* DIMENSIONS (ALIGNMENT, GAPS AT ROOT)				
* CLEANLINESS (CONDITION OF STEEL SURFACES)				
* TACKING (TACK WELD QUALITY AND LOCATION)				
CHECK WELDING EQUIPMENT		●		

[1]THE FABRICATOR OR ERECTOR, AS APPLICABLE, SHALL MAINTAIN A SYSTEM BY WHICH A WELDER WHO HAS WELDED A JOINT OR MEMBER CAN BE IDENTIFIED. STAMPS, IF USED, SHALL BE THE LOW-STRESS TYPE.

INSPECTION TASKS DURING WELDING (TABLE N5.4-2)	CONTINUOUS	PERIODIC	CONTINUOUS	PERIODIC
CONTROL AND HANDLING OF WELDING CONSUMABLES		●		●
* PACKAGING				
* EXPOSURE CONTROL				
NO WELDING OVER CRACKED TACK WELDS		●		●
ENVIRONMENTAL CONDITIONS		●		●
* WIND SPEED WITHIN LIMITS				
* PRECIPITATION AND TEMPERATURE				
WPS FOLLOWED		●		●
* SETTINGS ON WELDING EQUIPMENT				
* TRAVEL SPEED				
* SELECTED WELDING MATERIALS				
* SHIELDING GAS TYPE / FLOW RATE				
* PREHEAT APPLIED				
* INTERPASS TEMPERATURE MAINTAINED (MIN. / MAX)				
* PROPER POSITION (F, V, H, OH)				
WELDING TECHNIQUES		●		●
* INTERPASS AND FINAL CLEANING				
* EACH PASS WITHIN PROFILE LIMITATIONS				
* EACH PASS MEETS QUALITY REQUIREMENTS				
PLACEMENT AND INSTALLATION OF STEEL HEADED STUD ANCHORS	●		●	

INSPECTION TASKS AFTER WELDING (TABLE N5.4-3)	CONTINUOUS	PERIODIC	CONTINUOUS	PERIODIC
WELDS CLEANED		●		●
SIZE, LENGTH AND LOCATION OF WELDS	●		●	
WELDS MEET VISUAL ACCEPTANCE CRITERIA	●		●	
* CRACK PROHIBITION				
* WELD / BASE-METAL FUSION				
* CRATER CROSS SECTION				
* WELD PROFILES				
* WELD SIZE				
* UNDERCUT				
* POROSITY				
ARC STRIKES	●		●	
K-AREA[1]	●		●	
WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES[2]	●		●	
BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)	●		●	
REPAIR ACTIVITIES	●		●	
DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER	●		●	
NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE EOR		●		●

[1]WHEN WELDING OF DOUBLER PLATES, CONTINUITY PLATES OR STIFFENERS HAS BEEN PERFORMED IN THE K-AREA, VISUALLY INSPECT THE WEB K-AREA FOR CRACKS WITHIN 3 IN. (75mm) OF THE WELD)
[2]AFTER ROLLED HEAVY SHAPES (SEE SECTION A3.1c) AND BUILT-UP HEAVY SHAPES (SEE SECTION A3.1d) ARE WELDED, VISUALLY INSPECT THE WELD ACCESS HOLE FOR CRACKS.

NOTES

1. PERIODIC - OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.
2. CONTINUOUS - PERFORM THESE TASKS FOR EACH WELDED JOINT OR MEMBER.
3. QUALITY CONTROL (QC) SHALL BE PROVIDED BY THE FABRICATOR AND ERECTOR.
4. QUALITY ASSURANCE (QA) SHALL BE PROVIDED BY OTHERS WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), APPLICABLE BUILDING CODE (ABC), PURCHASER, OWNER, OR ENGINEER OF RECORD (EOR). NONDESTRUCTIVE TESTING (NDT) SHALL BE PERFORMED BY THE AGENCY OR FIRM RESPONSIBLE FOR QUALITY ASSURANCE, EXCEPT AS PERMITTED IN ACCORDANCE WITH SECTION N6.
5. QC AND QA INSPECTORS SHALL BE QUALIFIED IN ACCORDANCE WITH AISC 360-16 CHAPTER N4.
6. NONDESTRUCTIVE TESTING PERSONNEL SHALL BE QUALIFIED IN ACCORDANCE WITH AISC 360-16 CHAPTER N4.3.
7. NONDESTRUCTIVE TESTING OF WELDED JOINTS SHALL COMPLY WITH AISC 360-16 CHAPTER N5.5a AND b.
8. OBSERVATION OF WELDING OPERATIONS AND VISUAL INSPECTION OF IN-PROCESS AND COMPLETED WELDS SHALL BE THE PRIMARY METHOD TO CONFIRM THAT THE MATERIALS, PROCEDURES AND WORKMANSHIP ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. FOR STRUCTURAL STEEL, ALL PROVISIONS OF AWS D1.1 / D1.1M STRUCTURAL WELDING CODE - STEEL FOR STATICALLY LOADED STRUCTURES SHALL APPLY.
9. THERMALLY CUT SURFACES OF ACCESS HOLES SHALL BE TESTED BY QA USING MT OR PT, WHEN THE FLANGE THICKNESS EXCEEDS 2 IN. (50mm) FOR ROLLED SHAPES, OR WHEN THE WEB THICKNESS EXCEEDS 2 IN. (50mm) FOR BUILT-UP SHAPES. ANY CRACK SHALL BE DEEMED UNACCEPTABLE REGARDLESS OF SIZE OR LOCATION.
10. WHEN REQUIRED BY APPENDIX 3, TABLE A-3.1, WELDED JOINTS REQUIRING WELD SOUNDNESS TO BE ESTABLISHED BY RADIOGRAPHICS OR ULTRASONIC INSPECTION SHALL BE TESTED BY QA AS PRESCRIBED. REDUCTION IN THE RATE OF UT IS PROHIBITED.
11. REDUCTION OF RATE OF ULTRASONIC TESTING - THE RATE OF UT IS ONLY PERMITTED TO BE REDUCED IF APPROVED BY THE EOR AND THE AHJ PER AISC 360-16 CHAPTER N5.5e.
12. FOR STRUCTURES IN RISK CATEGORY II, WHERE THE INITIAL RATE FOR UT IS 10%, THE NDT RATE FOR AN INDIVIDUAL WELDER OR WELDING OPERATOR SHALL BE INCREASED TO 100% SHOULD THE REJECT RATE, THE NUMBER OF WELDS CONTAINING UNACCEPTABLE DEFECTS DIVIDED BY THE NUMBER OF WELDS COMPLETED, EXCEEDS 5% OF THE WELDS TESTED FOR THE WELDER OR WELDING OPERATOR. A SAMPLING OF AT LEAST 20 COMPLETED WELDS FOR A JOB SHALL BE MADE PRIOR TO IMPLEMENTING SUCH AN INCREASE. WHEN THE REJECT RATE FOR THE WELDER OR WELDING OPERATOR, AFTER A SAMPLING OF AT LEAST 40 COMPLETED WELDS, HAS FALLEN TO 5% OR LESS, THE RATE OF UT SHALL BE RETURNED TO 10%. FOR EVALUATING THE REJECT RATE OF CONTINUOUS WELDS OVER 3 FT (1M) IN LENGTH WHERE THE EFFECTIVE THROAT IS 1 IN. (25mm) OR LESS, EACH 12 IN. (300mm) INCREMENT OR FRACTION THEREOF SHALL BE CONSIDERED AS ONE WELD. FOR EVALUATING THE REJECT RATE ON CONTINUOUS WELDS OVER 3 FT (1M) IN LENGTH WHERE THE EFFECTIVE THROAT IS GREATER THAN 1 IN. (25mm), EACH 6 IN. (150mm) OF LENGTH OR FRACTION THEREOF SHALL BE CONSIDERED ON WELD.
13. ALL NDT PERFORMED SHALL BE DOCUMENTED. FOR SHOP FABRICATION, THE NDT REPORT SHALL IDENTIFY THE TESTED WELD BY PIECE MARK AND LOCATION IN THE PIECE. FOR FIELD WORK, THE NDT REPORT SHALL IDENTIFY THE TESTED WELD BY LOCATION IN THE STRUCTURE, PIECE MARK, AND LOCATION IN THE PIECE. WHEN A WELD IS REJECTED ON THE BASIS OF NDT, THE NDT RECORD SHALL INDICATE THE LOCATION OF THE DEFECT AND THE BASIS OF REJECTION
14. DEMAND CRITICAL WELDS SHALL MEET THE PROVISION FOUND IN AISC 341-16 AND WELDING METHODS, PROCEDURES AND QUALITY CONTROL SHALL COMPLY WITH AWS D1.1 AND THE FOLLOWING:
    a. ARC STRIKES, GOUGES AND OTHER IMPERFECTIONS WITHIN OR ADJACENT TO THE JOINT, SHALL BE REPAIRED OR REMOVED.
    b. PREHEAT AND INTER-PASS REQUIREMENTS AS OUTLINED IN SECTION 3.5.
    c. UNREPAIRED CRACKS, GOUGES, AND NOTCHES WILL NOT BE PERMITTED IN THE JOINT AREA.
    d. USE ELECTRODES WITH CHARPY V-NOTCH ABSORBED ENERGY EQUAL TO OR GREATER THAN 20 FT-LBS AT 20 DEGREES FAHRENHEIT UNDER AWS A5 CLASSIFICATION TEST METHODS, AND 40 FT-LBS AT 70 DEGREES FAHRENHEIT USING TEST PROCEDURES PRESCRIBED IN APPENDIX X OF AISC 358. ACCEPTABLE ELECTRODES INCLUDE E70TG-K2, E71 T-1.

INSPECTION TASKS PRIOR TO BOLTING (TABLE N5.6-1)	CONTINUOUS	PERIODIC	CONTINUOUS	PERIODIC
MANUFACTURER'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS		●	●	
FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS		●		●
PROPER FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)		●		●
PROPER BOLTING PROCEDURES SELECTED FOR JOINT DETAIL		●		●
CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS		●		●
PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED	●			●
PROPER STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS		●		●

INSPECTION TASKS DURING BOLTING (TABLE N5.6-2)	CONTINUOUS	PERIODIC	CONTINUOUS	PERIODIC
FASTENER ASSEMBLIES, PLACED IN ALL HOLES AND WASHERS (IF REQUIRED) ARE POSITIONED AS REQUIRED		●		●
JOINT BROUGHT TO THE SNUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION		●		●
FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING		●		●
FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE RCSC SPECIFICATION, PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES		●		●

INSPECTION TASKS AFTER BOLTING (TABLE N5.6-3)	CONTINUOUS	PERIODIC	CONTINUOUS	PERIODIC
DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	●		●	

OTHER INSPECTION TASKS	CONTINUOUS	PERIODIC	CONTINUOUS	PERIODIC
REDUCED BEAM SECTION CONTOUR AND FINISH	●		●	
REDUCED BEAM SECTION DIMENSIONAL TOLLERANCE	●		●	
PROTECTED ZONE. NO HOLES OR UNAPPROVED ATTACHMENTS MADE BY FABRICATOR OR ERECTOR	●		●	

1

NOTES

1. PERIODIC - OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.
2. CONTINUOUS - PERFORM THESE TASKS FOR EACH BOLTED CONNECTION.
3. QUALITY CONTROL (QC) SHALL BE PROVIDED BY THE FABRICATOR AND ERECTOR.
4. QUALITY ASSURANCE (QA) SHALL BE PROVIDED BY OTHERS WHEN REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ), APPLICABLE BUILDING CODE (ABC), PURCHASER, OWNER, OR ENGINEER OF RECORD (EOR). NONDESTRUCTIVE TESTING (NDT) SHALL BE PERFORMED BY THE AGENCY OR FIRM RESPONSIBLE FOR QUALITY ASSURANCE, EXCEPT AS PERMITTED IN ACCORDANCE WITH SECTION N7.
5. FOR SNUG-TIGHT JOINTS, PRE-INSTALLATION VERIFICATION TESTING AS SPECIFIED IN TABLE N5.6-1 AND MONITORING OF THE INSTALLATION PROCEDURES AS SPECIFIED IN TABLE N5.6-2 ARE NOT APPLICABLE. THE QCI AND QAI NEED NOT BE PRESENT DURING THE INSTALLATION OF FASTENERS IN SNUG-TIGHT JOINTS.
6. FOR PRETENSIONED JOINTS AND SLIP-CRITICAL JOINTS, WHEN THE INSTALLER IS USING THE TURN-OF-NUT METHOD WITH MATCHMARKING TECHNIQUES, THE DIRECT-TENSION-INDICATOR METHOD, OR THE TWIST-OFF-TYPE TENSION CONTROL BOLT METHOD, MONITORING OF BOLT PRETENSIONING PROCEDURES SHALL BE AS SPECIFIED IN TABLE N5.6-2. THE QCI AND QAI NEED NOT BE PRESENT DURING THE INSTALLATION OF FASTENERS WHEN THESE METHODS ARE USED BY THE INSTALLER.
7. FOR PRETENSIONED JOINTS AND SLIP-CRITICAL JOINTS, WHEN THE INSTALLER IS USING THE CALIBRATED WRENCH METHOD OR THE TURN-OF-NUT METHOD WITHOUT MATCHMARKING, MONITORING OF BOLT PRETENSIONING PROCEDURES SHALL BE AS SPECIFIED IN TABLE N5.6-2. THE QCI AND QAI SHALL BE ENGAGED IN THEIR ASSIGNED INSPECTION DUTIES DURING INSTALLATION OF FASTENERS WHEN THESE METHODS ARE USED BY THE INSTALLER.
8. OBSERVATION OF BOLTING OPERATIONS SHALL BE THE PRIMARY METHOD USED TO CONFIRM THAT THE MATERIALS, PROCEDURES AND WORKMANSHIP INCORPORATED IN CONSTRUCTION ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE PROVISIONS OF THE RCSC SPECIFICATION.

GENERAL STEEL SPECIAL INSPECTION NOTES :

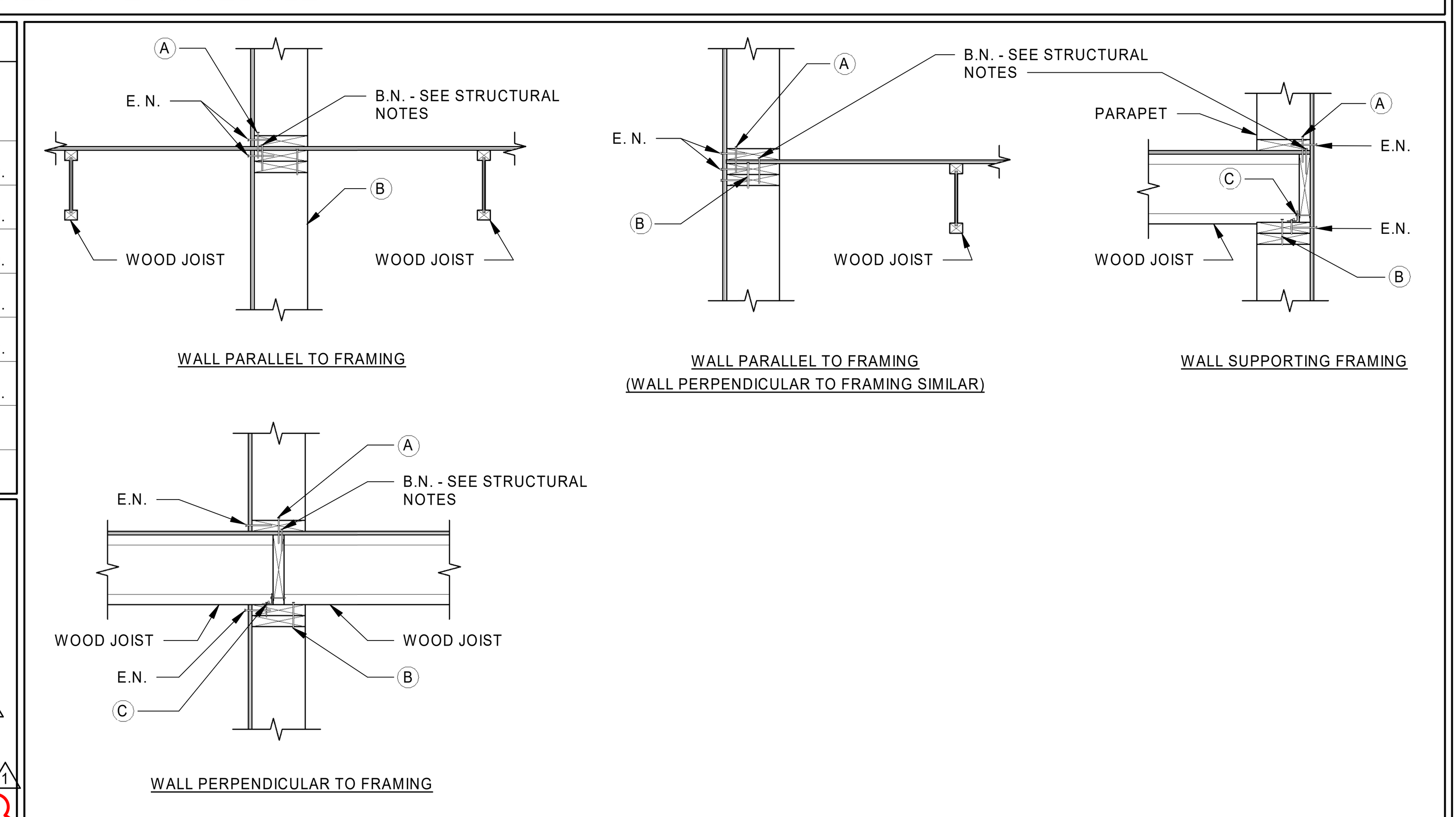
1. QUALITY ASSURANCE (QA) INSPECTION OF FABRICATED ITEMS SHALL BE MADE AT THE FABRICATOR'S PLANT. THE QUALITY ASSURANCE INSPECTOR (QAI) SHALL SCHEDULE THIS WORK TO MINIMIZE INTERRUPTION TO THE WORK OF THE FABRICATOR.
2. QA INSPECTION OF THE ERECTED STEEL SYSTEM SHALL BE MADE AT THE PROJECT SITE. THE QAI SHALL SCHEDULE THIS WORK TO MINIMIZE INTERRUPTION TO THE WORK OF THE ERECTOR.
3. WHERE A TASK IS NOTED TO BE PERFORMED BY BOTH QC AND QA, IT IS PERMITTED TO COORDINATE THE INSPECTION FUNCTION BETWEEN THE QCI AND QAI SO THAT THE INSPECTION FUNCTIONS ARE PERFORMED BY ONLY ONE PARTY. WHERE QA RELIES UPON INSPECTION FUNCTIONS PERFORMED BY QC, THE APPROVAL OF THE ENGINEER OF RECORD AND THE AUTHORITY HAVING JURISDICTION IS REQUIRED.
4. THE FABRICATOR'S QCI SHALL INSPECT THE FABRICATED STEEL TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE SHOP DRAWINGS, SUCH AS PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION. THE ERECTOR'S QCI SHALL INSPECT THE ERECTED STEEL FRAME TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE ERECTION DRAWINGS, SUCH AS BRACES, STIFFENERS, MEMBER LOCATIONS AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION.
5. THE QAI SHALL BE ON THE PREMISES FOR INSPECTION DURING THE PLACEMENT OF ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL FOR COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. AS A MINIMUM, THE DIAMETER, GRADE, TYPE AND LENGTH OF THE ANCHOR ROD OR EMBEDDED ITEM, AND THE EXTENT OR DEPTH OF EMBEDMENT INTO THE CONCRETE, SHALL BE VERIFIED PRIOR TO PLACEMENT OF THE CONCRETE.
6. THE QAI SHALL INSPECT THE FABRICATED STEEL OR ERECTED STEEL FRAME, AS APPROPRIATE, TO VERIFY COMPLIANCE WITH THE DETAILS SHOWN ON THE CONSTRUCTION DOCUMENTS, SUCH AS BRACES, STIFFENERS, MEMBER LOCATIONS AND PROPER APPLICATION OF JOINT DETAILS AT EACH CONNECTION.
7. QUALITY ASSURANCE (QA) INSPECTIONS, EXCEPT NONDESTRUCTIVE TESTING (NDT), MAY BE WAIVED WHEN THE WORK IS PERFORMED IN A FABRICATING SHOP OR BY AN ERECTOR APPROVED BY THE AUTHORITY HAVING JURISDICTION (AHJ) TO PERFORM THE WORK WITHOUT QA. NDT OF WELDS COMPLETED IN AN APPROVED FABRICATOR'S SHOP MAY BE PERFORMED BY THAT FABRICATOR WHEN APPROVED BY THE AHJ. WHEN THE FABRICATOR PERFORMS THE NDT, THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.
8. AT COMPLETION OF FABRICATION, THE APPROVED FABRICATOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE AHJ STATING THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS. AT COMPLETION OF ERECTION, THE APPROVED ERECTOR SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE AHJ STATING THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE ERECTOR ARE IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.
9. IDENTIFICATION AND REJECTION OF MATERIAL OR WORKMANSHIP THAT IS NOT IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS, SHALL BE PERMITTED AT ANY TIME DURING THE PROGRESS OF THE WORK. HOWEVER, THIS PROVISION SHALL NOT RELIEVE THE OWNER OR THE INSPECTOR OF THE OBLIGATION FOR TIMELY, IN-SEQUENCE INSPECTIONS. NONCONFORMING MATERIAL AND WORKMANSHIP SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE FABRICATOR OR ERECTOR, AS APPLICABLE.
10. NONCONFORMING MATERIAL OR WORKMANSHIP SHALL BE BROUGHT INTO CONFORMANCE, OR MADE SUITABLE FOR ITS INTENDED PURPOSE AS DETERMINED BY THE ENGINEER OF RECORD.
11. CONCURRENT WITH THE SUBMITTAL OF SUCH REPORTS TO THE AHJ, EOR OR OWNER, THE QA AGENCY SHALL SUBMIT TO THE FABRICATOR AND ERECTOR:
    (1) NONCONFORMANCE REPORTS
    (2) REPORTS OF REPAIR, REPLACEMENT OR ACCEPTANCE OF NONCONFORMING ITEMS.

WOOD SHEAR WALL TYPE SCHEDULE

WALL MARK	(NOTE 8, 13) PLYWOOD SHEATHING (CDX U.N.O.)	EDGE NAILING (E.N.) (SEE NOTES 2 & 3)	NOMINAL BOTTOM PLATE SIZE (NOTE 12)	(NOTE 6) NOM. STUD SIZE (MIN.)	STUD SIZE AT PANEL EDGES (SEE NOTE 6)	(A) BOTTOM PL. CONNECTION TO BLOCKING (NOTE 11, NOTE 13)	(B) NAILING TOP PL. TOGETHER	IN-PLANE ANCHORAGE (C) AT BLOCKING	IN-PLANE ANCHORAGE TO CONCRETE (NOTE 8)
SW-A	15/32"	8d AT 6"o.c.	2x	2x	2x	16d AT 6"o.c.	(32) 16d AND 6'-0" MIN. LAP	A35 AT 24"o.c.	3/4" DIA. HILTI KWIK HUS-EZ AT 32"o.c. W/ 6" EMBED.
SW-B	15/32"	8d AT 4"o.c.	2x	2x	3x or (2) 2x	16d AT 6"o.c.	(32) 16d AND 6'-0" MIN. LAP	A35 AT 16"o.c.	3/4" DIA. HILTI KWIK HUS-EZ AT 24"o.c. W/ 6" EMBED.
SW-C	15/32"	8d AT 3"o.c.	3x	2x	3x or (2) 2x	#14 SCREW 5" LONG AT 5"o.c.	(32) 16d AND 6'-0" MIN. LAP	A35 AT 12"o.c.	3/4" DIA. HILTI KWIK HUS-EZ AT 18"o.c. W/ 6" EMBED.
SW-D	15/32"	8d AT 2"o.c.	3x	2x	3x or (2) 2x	#14 SCREW 5" LONG AT 4"o.c.	(32) 16d AND 6'-0" MIN. LAP	A35 AT 10"o.c.	3/4" DIA. HILTI KWIK HUS-EZ AT 12"o.c. W/ 6" EMBED.
SW-E	19/32"	10d AT 2"o.c.	3x	2x	3x or (2) 2x	(2) #14 SCREW 5" LONG AT 6"o.c.	(32) 16d AND 6'-0" MIN. LAP	LTP4 AT 12"o.c. EACH SIDE	3/4" DIA. HILTI KWIK HUS-EZ AT 12"o.c. W/ 6" EMBED.
SW-F (NOTE-4)	19/32" (BOTH SIDES)	10d AT 4"o.c.	3x	2x	3x or (2) 2x	(2) #14 SCREW 5" LONG AT 5"o.c.	(32) 16d AND 6'-0" MIN. LAP	LTP4 AT 12"o.c. EACH SIDE	3/4" DIA. HILTI KWIK HUS-EZ AT 12"o.c. W/ 6" EMBED.
SW-G (NOTE-4)	19/32" (BOTH SIDES)	10d AT 3"o.c.	3x	2x	3x or (2) 2x	(2) #14 SCREW 5" LONG AT 4"o.c.	(32) 16d AND 6'-0" MIN. LAP	LTP4 AT 9"o.c. EACH SIDE	3/4" DIA. HILTI KWIK HUS-EZ AT 8"o.c. W/ 6" EMBED.
SW-H (NOTE-4)	19/32" (BOTH SIDES)	10d AT 2"o.c.	(2) 2x	2x	3x or (2) 2x	(2) #14 SCREW 5" LONG AT 3"o.c.	(32) 16d AND 6'-0" MIN. LAP	LTP4 AT 6"o.c. EACH SIDE	3/4" DIA. HILTI KWIK HUS-EZ AT 6"o.c. W/ 6" EMBED.

NOTES:

1. ALL SHEATHING PANEL EDGES TO BE BLOCKED. USE 3x BLOCKING WHERE 3x STUDS ARE REQ'D AT PANEL EDGES.
2. ALL NAILS TO BE COMMON OR GALV. BOX.
3. FIELD NAILING TO BE SAME NAILS AT 12"o.c.
4. AT SHEAR WALLS W/ SHEATHING ON BOTH SIDES, BOTH VERTICAL AND HORIZONTAL JOINTS ON OPPOSITE SIDES OF THE WALL SHALL BE STAGGERED.
5. STAGGER E.N. AT DOUBLE TOP PLATES.
6. 3x NOMINAL FRAMING MEMBERS TO OCCUR AT ABUTTING PANEL EDGES. 2x NOMINAL FRAMING MEMBERS MAY BE USED AT INTERIOR OF PANEL, UNLESS NOTED OTHERWISE IN FLOOR FRAMING NOTES. (2) 2x NAILED TOGETHER W/ (2) 16d NAILS AT 6"o.c. OR 4x NOMINAL FRAMING MEMBERS OF THE SAME DEPTH AND LUMBER GRADE MAY BE USED IN LIEU OF 3x MEMBERS AT CONTRACTOR OPTION - WHERE EDGE NAILING IS LESS THAN 3"o.c., USE (2) 16d NAILS AT 4"o.c.
7. SHEATHING SHALL BE STAMPED W/ APA STAMP. O.S.B. OF EQUIVALENT THICKNESS, GRADE, AND RATING MAY BE USED IN LIEU OF PLYWOOD.
8. SEE 10/S201 FOR CAST-IN-PLACE OPTION. ALL SOLE PLATE ANCHORS INTO CONCRETE MUST HAVE PLATE WASHERS PER TIMBER STRUCTURAL NOTES ON SHEET S001. 1
9. SEE THIS SHEET FOR TYPICAL SHEAR TRANSFER DETAILS.
10. AT SW-H, USE (2) BOTTOM PLATES AND CONTERSINK ANCHOR BOLTS IN UPPER PLATE.
11. FOLLOW SCREW MANUFACTURER'S RECOMMENDATIONS FOR STAGGER SPACING AND EDGE DISTANCE WHEN INSTALLING SCREWS. IF SPLITTING OCCURS, USE PRE-DRILLED HOLES. 1
12. IF PLYWOOD WALL SHEATHING THAT IS PART OF A SHEAR WALL IS TO BE FIRE TREATED, THE SPECIFIED PLYWOOD THICKNESS MUST BE INCREASED BY 1/8" AND HAVE AN EQUIVALENT SHEAR CAPACITY. (IE: SHEARWALLS REQUIRING 15/32" PLYWOOD MUST BECOME 19/32" PLYWOOD IF FIRE TREATED AND HAVE AN EQUIVALENT SHEAR CAPACITY OF THE 15/32" SHEATHING.) SEE ALSO NOTE J.5.j ON S001.
13. SCREWS ARE TO BE DRIVEN THRU (1) BOTTOM PLATE. IF SCREWS ARE DRIVEN THRU (2) BOTTOM PLATES, TOTAL SCREW LENGTH MUST BE 6" MIN.



INTERIOR
SHEAR TRANSFER DETAILS

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SCHEDULES

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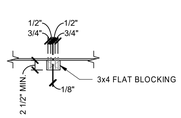
BREEZEWAY DIAPHRAGM CONNECTION SCHEDULE

NOTES:

1. SHEATHING NAILING AT BREEZEWAY SHALL BE (2) ROWS OF 10d NAILS AT 2 1/2"o.c., STAGGERED UNLESS NOTED OTHERWISE.
2. INDICATES SHEATHING NAILING OF (2) ROWS OF 10d NAILS AT 4"o.c. STAGGERED.
3. LAP STRAPS WHERE REQUIRED PER MANUFACTURERS RECOMMENDATIONS.
4. BLOCK ALL PANEL EDGES WITH 3x4 FLAT BLOCKING.
5. FIELD NAILING SHALL BE 10d NAILS AT 12"o.c.
6. STRAPPING SHALL OCCUR OVER FLAT 2x BLOCKING OR FRAMING MEMBERS.



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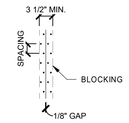
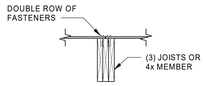


PLAN VIEW OF NAILING



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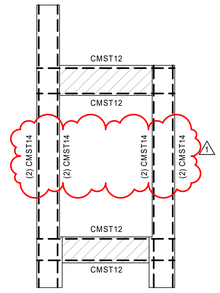

SPECIAL INSPECTION SCHEDULE [1, 2]

ESTABLISHED PER 2018 IBC SECTION 110 AND CHAPTER 17

ITEM	CONTINUOUS[3]	PERIODIC[3]	REFERENCE	COMMENTS
PRE-FAB CONSTRUCTION (IBC 1704.2)			REFERENCE NOTES P1 & P2	P1. SPECIAL INSPECTION IS NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION, PROVIDED THE FABRICATOR COMPLIES WITH IBC. P2. INSPECTION FOR PREFABRICATED CONSTRUCTION SHALL BE THE SAME AS IF THE MATERIAL USED IN THE CONSTRUCTION TOOK PLACE ON SITE. SPECIAL INSPECTION WILL NOT BE REQUIRED DURING PREFABRICATION IF THE APPROVED AGENCY CERTIFIES THE CONSTRUCTION AND FURNISHES EVIDENCE OF COMPLIANCE. (SEE NOTE 2).
OPEN-WEB STEEL JOISTS AND JOIST GIRDERS (IBC 1705.2.3)				
INSTALLATION OF OPEN-WEB JOISTS AND JOIST GIRDERS				
END CONNECTIONS - WELDED OR BOLTED		●	SJI SPECIFICATIONS LISTED IN SECTION 2207.1	
BRIDGING - HORIZONTAL OR DIAGONAL				
STANDARD BRIDGING		●		
BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.1		●	SJI SPECIFICATIONS LISTED IN SECTION 2207.1	
CONCRETE CONSTRUCTION (IBC 1705.3)			SEE IBC TABLE 1705.3 - REF. NOTE C1	C 1. SPECIAL INSPECTION IS NOT REQUIRED FOR CONC. ISOLATED SPREAD FOOTINGS, CONTINUOUS FOOTINGS, NON-STRUCTURAL SLABS, FOUNDATION WALLS, PATIOS, DRIVEWAYS, AND SIDEWALKS PROVIDED THE REQUIREMENTS OF IBC 1705.3 ARE MET.
REINFORCING STEEL PLACEMENT		●		2. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR VERIFICATION OF THE WELDABILITY OF REINFORCING STEEL RESISTING FLEXURAL
WELDING OF REINFORCING STEEL	●	●	REFERENCE NOTE C2	C AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, BOUNDARY ELEMENTS OF SPECIAL REINFORCED CONCRETE
EMBEDDED BOLTS & PLATES	●			SHEAR WALLS, AND SHEAR REINFORCEMENT. PERIODIC SPECIAL INSPECTION IS ALLOWED FOR WELDING OF OTHER ASTM A 706
VERIFYING REQUIRED DESIGN MIX		●		REINFORCING STEEL NOT INCLUDED IN THE CONTINUOUS SPECIAL INSPECTION REQUIREMENTS NOTED ABOVE.
CONCRETE PLACEMENT / SAMPLING	●		REFERENCE NOTE C3	3. PERFORM AIR, SLUMP AND TEMP. TESTS WHEN CONCRETE SAMPLES ARE CAST.
CURING TEMPERATURE / TECHNIQUES		●		4. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR VERIFICATION OF IN-SITU CONCRETE STRENGTH FOR POST-TENSIONED CONCRETE
PRESTRESSED CONCRETE				C PRIOR TO TENSIONING TENDONS OR REMOVING SHORING OR FORMS.
APPLICATION OF PRESTRESSING FORCES	●			C5. EPOXY AND EXPANSION ANCHORS INTO MASONRY OR CONCRETE MAY BE USED ONLY WHEN APPROVED BY ARCHITECT, AND/OR
GROUTING BONDED TENDONS	●		IN SEISMIC-FORCE-RESISTING SYSTEM	C ENGINEER USING AN APPROVED PRODUCT WITH CURRENT PUBLISHED ICC RESEARCH REPORT NUMBERS. COORDINATE CONTINUOUS/PERIODIC SPECIAL INSPECTION REQUIREMENTS WITH ICC REPORT.
ERECTION OF PRECAST MEMBERS		●		
VERIFICATION OF IN-SITU STRENGTH		●	REFERENCE NOTE C4	
EPOXY / EXPANSION ANCHOR PLACEMENT	●	●	REFERENCE NOTE C5	
WOOD (IBC 1705.5 & 1705.11.1 & 1705.12.2)				W 1. WOOD STRUCTURAL PANEL SHEATHING SHALL BE INSPECTED TO ASCERTAIN THAT GRADE AND THICKNESS ARE IN COMPLIANCE
HIGH LOAD DIAPHRAGMS (ROOF / FLOOR)		●	REFERENCE NOTE W1	WITH APPROVED BUILDING PLANS. NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES, THE NAIL OR STAPLE
SITE-BUILT ASSEMBLIES		●		DIAMETER AND LENGTH, THE NUMBER OF FASTENER LINES, AND SPACING BETWEEN FASTENERS IN EACH LINE AND AT EDGE
SHEAR WALL & DIAPHRAGM NAILING		●	REFERENCE NOTE W2	MARGINS SHALL ALSO BE INSPECTED AND VERIFIED FOR COMPLIANCE WITH APPROVED BUILDING PLANS.
DRAG STRUTS		●		2. SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, WOOD DIAPHRAGMS, INCLUDING NAILING, & BOLTING, AND
BRACES & SHEAR PANELS		●		W OTHER FASTENING TO OTHER COMPONENTS WHERE THE SPACING OF THE SHEATHING FASTENERS IS GREATER THAN 4"o.c.
HOLDOWNS		●		3. SPECIAL INSPECTION SHALL BE PERFORMED TO VERIFY THAT THE INSTALLATION OF TEMPORARY AND PERMANENT
GLUING OPERATIONS	●			W RESTRAINT/BRACING IS INSTALLED IN ACCORDANCE WITH THE APPROVED TRUSS SUBMITTAL PACKAGE.
METAL-PLATE-CONNECTED WOOD TRUSSES WITH HEIGHTS GREATER THAN OR EQUAL TO 60"		●	REFERENCE NOTE W2	
METAL-PLATE-CONNECTED WOOD TRUSSES WITH SPANS GREATER THAN OR EQUAL TO 60 FEET		●	REFERENCE NOTE W3	
COLD FORMED FRAMING (IBC 1705.11.2 & 1705.12.3)				CF 1. SPECIAL INSPECTION IS NOT REQUIRED FOR COLD-FORMED STEEL LIGHT-FRAME SHEAR WALLS, BRACES, DIAPHRAGMS, COLLECTORS (DRAG STRUTS) AND HOLDOWNS WHERE SHEATHING IS WOOD STRUCTURAL PANEL OR STEEL SHEETS ON ONLY ONE SIDE OF THE SHEAR WALL, SHEAR PANEL OR DIAPHRAGM ASSEMBLY AND THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4"o.c.
LIGHT GAUGE METAL FRAMING WELDING		●		
SHEAR WALL & DIAPHRAGM ATTACHMENTS		●		
DRAG STRUT & BRACE INSTALLATION		●		
HOLDOWN INSTALLATION		●		
SOILS (IBC 1705.6)			REFERENCE NOTE F1	F 1. SPECIAL INSPECTION OF SOILS SHALL REFERENCE THE APPROVED SOILS REPORT TO DETERMINE COMPLIANCE.
VERIFY ADEQUATE MATERIALS BELOW FOOTINGS		●	REFERENCE NOTE F1	F 2. WHERE SOILS REPORT IS NOT PROVIDED SPECIAL INSPECTIONS ARE REQUIRED TO VERIFY THAT THE IN-PLACE DRY DENSITY
EXCAVATIONS EXTEND TO PROPER DEPTH AND REACH PROPER MATERIAL		●	REFERENCE NOTE F2	OF THE COMPACTED FILL IS NOT LESS THAN 90 PERCENT OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT
CLASSIFY & TEST CONTROLLED FILL MATERIALS		●	REFERENCE NOTE F2	DETERMINED IN ACCORDANCE WITH ASTM D 1557.
PERFORM MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	●		REFERENCE NOTE F1	
PROPERLY PREPARED SITE AND SUB-GRADE PRIOR TO FILL.		●	REFERENCE NOTE F1	
PILE FOUNDATIONS (IBC 1705.7)			REFERENCE NOTE PF1 AND PF2	PF 1. FOR STEEL ELEMENTS, PERFORM ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH THE STRUCTURAL STEEL
VERIFY PILE MATERIALS, SIZES, AND LENGTHS	●			INSPECTION SCHEDULE ALSO INCLUDED IN THESE DRAWINGS.
DETERMINE CAPACITIES OF TEST PILES & CONDUCT ADDITIONAL LOAD TESTS, AS REQUIRED.	●			PF 2. FOR CONCRETE ELEMENTS AND CONCRETE FILLED ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.
INSPECT DRIVING/DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT.	●			
VERIFY PLACEMENT LOCATIONS, PLUMBNESS, HAMMER DATA, REQUIRED PENETRATIONS, AND RECORD FINAL TIP AND BUTT ELEVATIONS AND DOCUMENT ANY PILE DAMAGE.	●			
HELICAL PILE FOUNDATIONS (IBC 1705.9)			REFERENCE NOTE HPF1	HPF 1. THE APPROVED GEOTECHNICAL REPORT AND THE CONSTRUCTION DOCUMENTS SHALL BE USED TO DETERMINE COMPLIANCE.
RECORD INSTALLATION EQUIPMENT USED	●			
RECORD PILE DIMENSIONS, TIP ELEVATIONS, FINAL DEPTH, AND FINAL INSTALLATION TORQUE	●			
PIER FOUNDATIONS (IBC 1705.8)			REFERENCE NOTE PF1 AND PF2	PF 1. FOR STEEL ELEMENTS, PERFORM ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH THE STRUCTURAL STEEL
OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PIER.	●			INSPECTION SCHEDULE ALSO INCLUDED IN THESE DRAWINGS.
VERIFY PLACEMENT LOCATIONS, AND PLUMBNESS, CONFIRM PIER DIAMETERS, LENGTHS, EMBEDMENT INTO BED ROCK AND ADEQUATE END-PEARING CAPACITY.	●			PF 2. FOR CONCRETE ELEMENTS AND CONCRETE FILLED ELEMENTS, PERFORM TESTS AND ADDITIONAL SPECIAL INSPECTIONS IN ACCORDANCE WITH SECTION 1705.3.

GENERAL SPECIAL INSPECTION NOTES :

1. THE ITEMS MARKED WITH A "●" IN THE SPECIAL INSPECTION SCHEDULE SHALL BE INSPECTED IN ACCORDANCE WITH IBC CHAPTER 17 BY A CERTIFIED SPECIAL INSPECTOR FROM AN ESTABLISHED TESTING AGENCY. FOR MATERIAL SAMPLING AND TESTING REQUIREMENTS, REFER TO THE MATERIAL SAMPLING AND TESTING SECTION, THE PROJECT SPECIFICATIONS, AND THE SPECIFIC GENERAL NOTES SECTIONS. THE TESTING AGENCY SHALL SEND COPIES OF ALL STRUCTURAL TESTING AND INSPECTION REPORTS DIRECTLY TO THE ARCHITECT, ENGINEER, CONTRACTOR, AND BUILDING OFFICIAL. ANY ITEMS WHICH FAIL TO COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. IF DISCREPANCIES ARE NOT CORRECTED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL, ARCHITECT, AND ENGINEER PRIOR TO COMPLETION OF THAT PHASE OF WORK. SPECIAL INSPECTION TESTING REQUIREMENTS APPLY EQUALLY TO ALL BIDDER DESIGNED COMPONENTS.
2. ANY CONSTRUCTION OR MATERIAL THAT HAS FAILED INSPECTION SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
3. CONTINUOUS SPECIAL INSPECTION MEANS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED. PERIODIC SPECIAL INSPECTION MEANS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK. (IBC SECTION 202)

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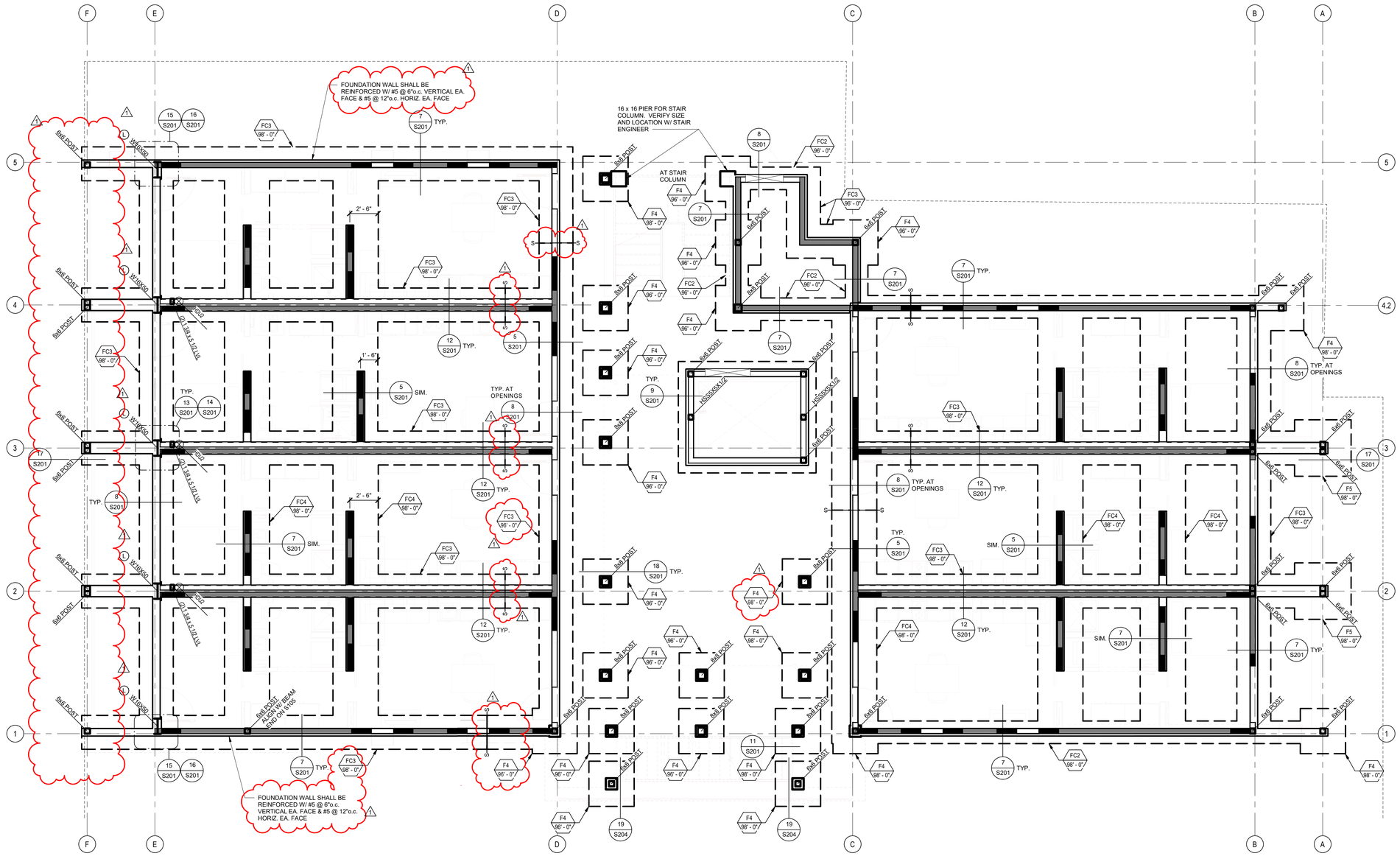
FOOTING & FOUNDATION NOTES :

1. SEE SHEET S001 FOR GENERAL STRUCTURAL NOTES.
2. ALL FOOTINGS SHALL BE PLACED ON SOIL WHICH HAS BEEN PREPARED FOR THE BEARING PRESSURE SHOWN IN THE STRUCTURAL NOTES.
3. VERIFY ALL DIMENSIONS WITH DRAWINGS AND NOTIFY ENGINEER OF ANY DISCREPANCIES FOUND.
4. SOLID GROUT ALL MASONRY COURSES BELOW FINISHED FLOOR OR EXTERIOR GRADE (WHICHEVER IS HIGHER).
5. SEE SHEET S002 FOR FOOTING SCHEDULE.
6. PROVIDE DOWELS IN FOOTINGS / FOUNDATIONS TO MATCH VERTICAL WALL REINFORCING U.N.O.
7. SEE SHEET S201 FOR TYPICAL FOOTING AND FOUNDATION DETAILS.
8. ALL EXTERIOR WALL FOOTINGS TO BEAR A MINIMUM DIMENSION BELOW EXTERIOR GRADE AS NOTED IN GENERAL STRUCTURAL NOTES.
9. FOUNDATION WALLS ARE DESIGNED AND DETAILED FOR THE COMPLETED CONDITION. CONTRACTOR IS RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION. BACKFILLED WALLS SHALL BE ADEQUATELY BRACED DURING CONSTRUCTION AND BACKFILLING TO PRODUCE PLUMB AND TRUE FINISHED WALLS.
10. ALL ANCHORS, HOLD-DOWNS, ANCHOR BOLTS, DOWELS, EMBEDDED ITEMS, ETC. SHALL BE HELD IN PLACE PRIOR TO AND DURING CONCRETE AND/OR GROUT PLACEMENT.
11. COORDINATE ALL FOOTING DEPTHS (INTERIOR AND EXTERIOR) WITH DRAINS, CONDUITS, ETC. THAT MAY INTERFERE WITH FOOTINGS.

CONCRETE SLAB NOTES :

1. SLAB ON GRADE SHALL BE 4" THICK CONCRETE U.N.O. SLAB SHALL BE UNDERLAIN BY FREE DRAINING MATERIAL AS PRESCRIBED IN THE SOILS REPORT.
2. SEE SHEET S201 FOR CONTROL AND CONSTRUCTION JOINT INFORMATION.



LEVEL 01
SCALE : 1/4" = 1'-0"

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FOOTING AND FOUNDATION PLAN

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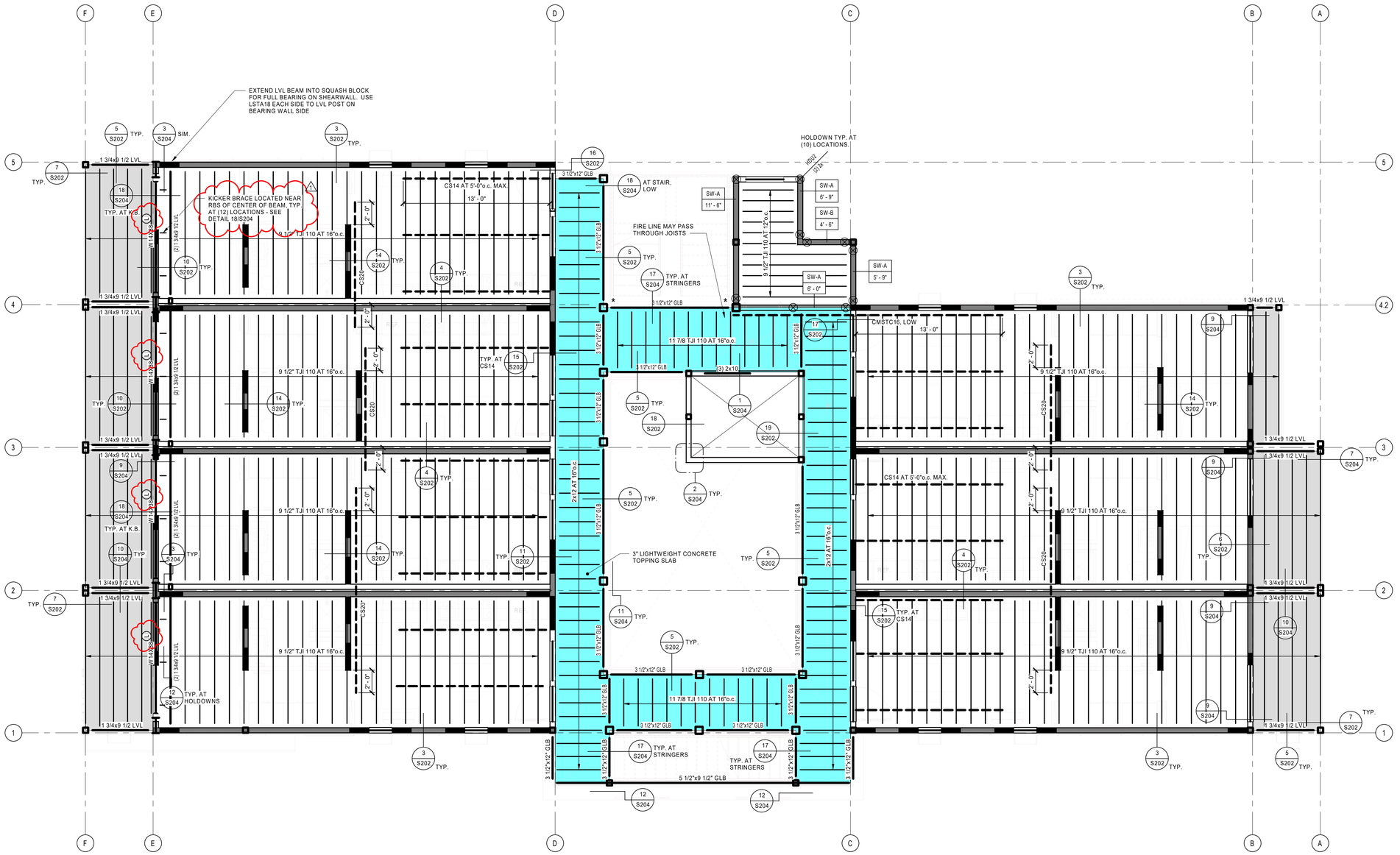
WOOD FLOOR FRAMING NOTES :

1. FOR FLOOR SHEATHING AND NAILING REQUIREMENTS, SEE STRUCTURAL NOTES SHEET S001.
2. HORIZONTAL TIE STRAPS ARE SHOWN ON THE FRAMING PLANS WITH AN (H). ALWAYS CENTER STRAPS OVER BOTH CONNECTED MEMBERS.
3. SHEAR WALLS - SEE THE SHEAR WALL SCHEDULE ON S005.
4. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS - SEE WOOD WALL FRAMING SCHEDULE ON S005.
5. TYPICAL HEADERS - SEE WOOD OPENING SCHEDULE ON S005.
6. TYPICAL TRIMMERS - SEE WOOD OPENING SCHEDULE ON S005.
7. TYPICAL KING STUDS - SEE WOOD OPENING SCHEDULE ON S005.
8. SEE SHEET S004 FOR BREEZEWAY DIAPHRAGM NAILING.



LEVEL 02 FLOOR FRAMING PLAN

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

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LEVEL 2 FRAMING PLAN

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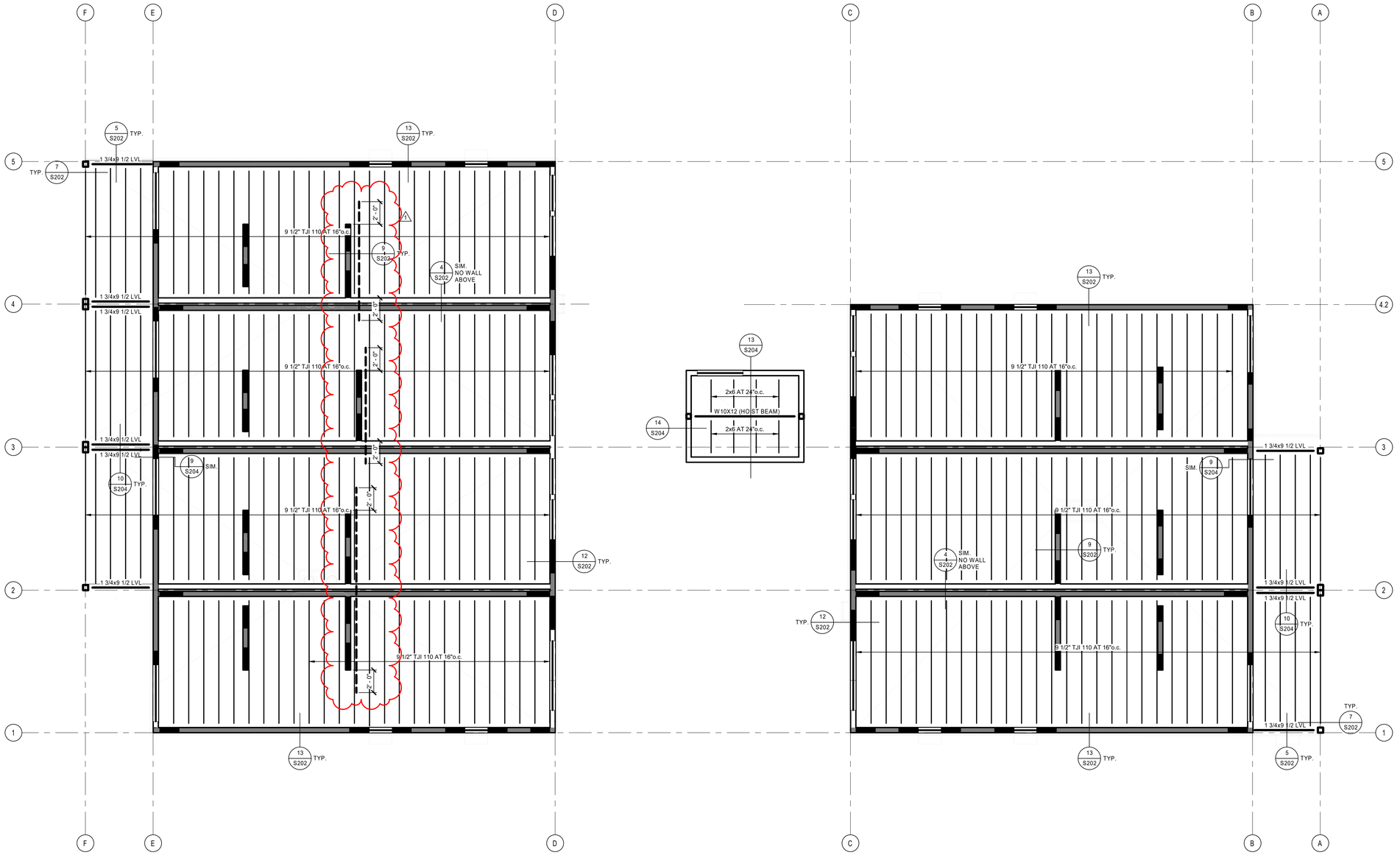
WOOD FRAMING NOTES :

1. FOR ROOF SHEATHING AND NAILING REQUIREMENTS, SEE STRUCTURAL NOTES SHEET S001.
2. SHEAR WALLS - SEE SHEAR WALL SCHEDULE ON S005.
3. AT TOP PLATE SPLICE, LAP 6'-0" MIN. AND CONNECT WITH MIN (20) 16d COMMON NAILS.
4. SEE DETAIL -/-/--- FOR OPENINGS IN ROOF DIAPHRAGM.
5. ALL EXTERIOR WALLS AND INTERIOR BEARING WALLS - SEE WOOD WALL FRAMING SCHEDULE ON S005.
6. TYPICAL HEADERS - SEE WOOD OPENING SCHEDULE ON S005.
7. TYPICAL TRIMMERS- SEE WOOD OPENING SCHEDULE ON S005.
8. TYPICAL KING STUDS - SEE WOOD OPENING SCHEDULE ON S005.
9. SEE DETAIL 1/S202 FOR PLYWOOD ROOF SHEATHING LAYOUT.
10. CONTRACTOR SHALL ERECT AND MAINTAIN ADEQUATE TEMPORARY BRACING UNTIL ALL ROOF FRAMING AND ROOF DIAPHRAGM ATTACHMENTS ARE COMPLETE.
11. SEE DETAIL 8/S202 FOR ATTACHMENT OF NON-BEARING WALLS TO JOISTS.



ROOF FRAMING PLAN
SCALE : 1/4" = 1'-0"

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ROOF FRAMING PLAN

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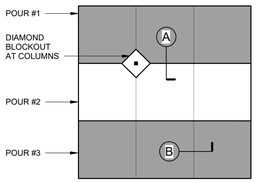
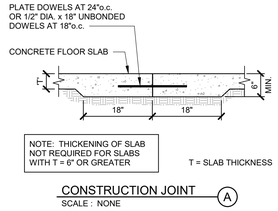


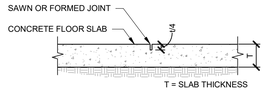
NOTES:
1. JOINTS SHALL OCCUR AT MAIN COLUMN / GRID LINES W/ 10'-0" MAX. SPACING BETWEEN JOINTS AT 4" SLABS; 12'-0" MAX. AT 5" SLABS; AND 15'-0" MAX. AT 6" SLABS.
2. SEE PLAN FOR SLAB THICKNESS 'T' AND REINFORCING SIZE AND SPACING.



NOTE: THICKENING OF SLAB NOT REQUIRED FOR SLABS WITH T = 6" OR GREATER

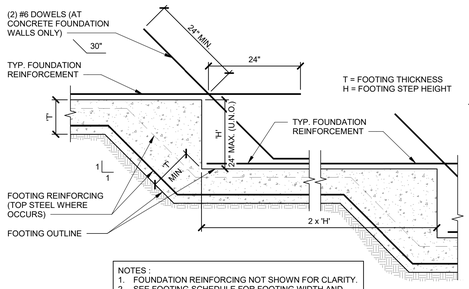
T = SLAB THICKNESS

CONSTRUCTION JOINT (A)
SCALE : NONE

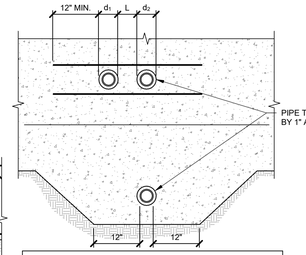


T = SLAB THICKNESS

CONTROL JOINT (B)
SCALE : NONE



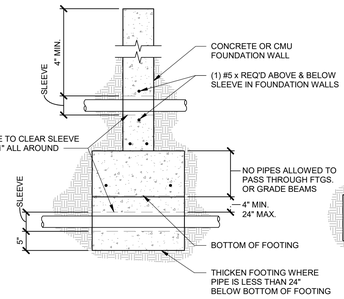
NOTES :
1. FOUNDATION REINFORCING NOT SHOWN FOR CLARITY.
2. SEE FOOTING SCHEDULE FOR FOOTING WIDTH AND REINFORCING SIZE AND LOCATION. ALL FOOTING REINFORCING REFERENCED IN THE SCHEDULE OR SHOWN IN THE DETAILS MUST RUN CONTINUOUS THROUGH THE FOOTING STEP.



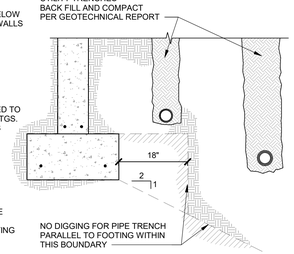
NOTES :
1. TYP. FOUNDATION WALL REINFORCING NOT SHOWN FOR CLARITY.
2. FOR OPENINGS LARGER THAN 12" IN ANY DIRECTION. SEE STRUCTURAL NOTE E-7.
3. DETAIL IS SIMILAR AT MASONRY FOUNDATION WALLS.
4. DISTANCE 'L' SHALL BE THE GREATER OF (d₁ +d₂)/2 OR 4".

PIPE CROSSING FOOTING / FOUNDATION WALL

ALLOWABLE PIPING LOCATIONS AT FOOTING DETAIL (3 / S201)
SCALE : NONE

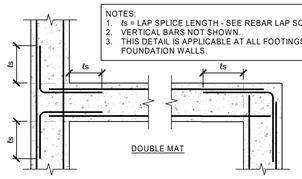


PIPE PARALLEL TO FOOTING

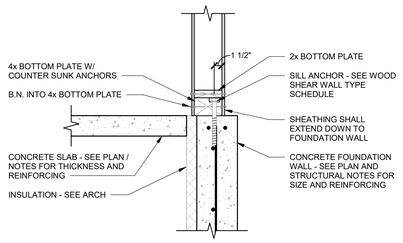


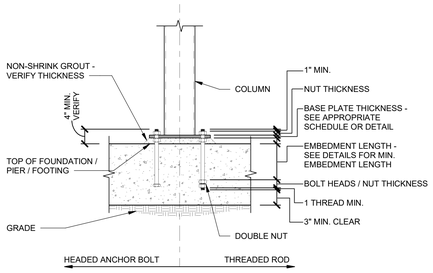
TYPICAL CONCRETE SLAB JOINTS (1 / S201)
SCALE : NONE

NOTES:
1. ts = LAP SPLICE LENGTH - SEE REBAR LAP SCHEDULE.
2. VERTICAL BARS NOT SHOWN.
3. THIS DETAIL IS APPLICABLE AT ALL FOOTINGS AND FOUNDATION WALLS.

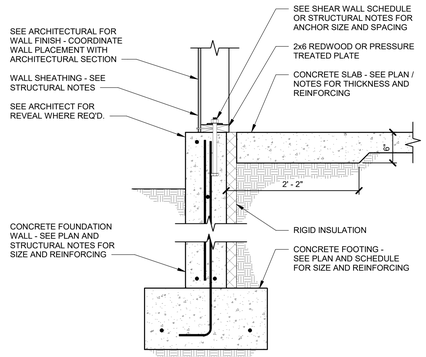


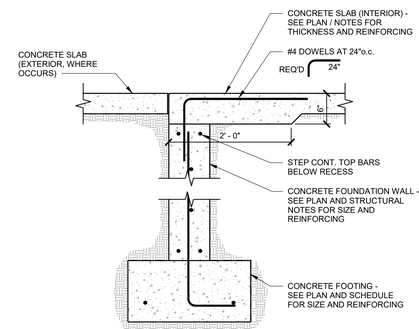
TYPICAL STEPPED FOOTING (2 / S201)
SCALE : NONE



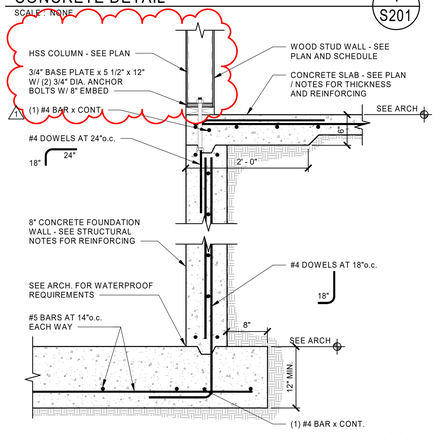


ALLOWABLE PIPING LOCATIONS AT FOOTING DETAIL (3 / S201)
SCALE : NONE



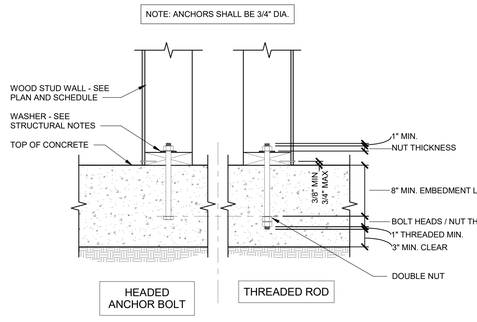


TYP. REINFORCING AT INTERSECTIONS IN CONCRETE DETAIL (4 / S201)
SCALE : NONE

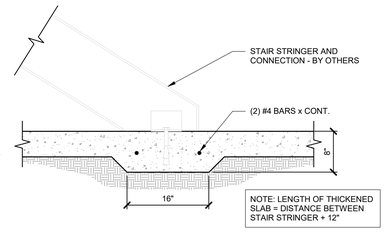


SECTION AT ELEVATOR PIT (9 / S201)
SCALE : NONE

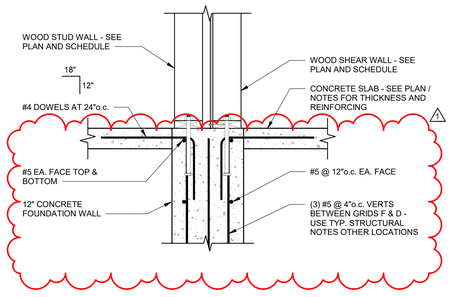
DETAIL (5 / S201 L)
SCALE : NONE



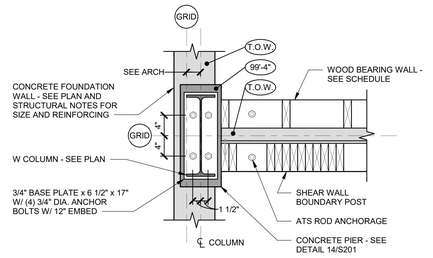
TYPICAL ANCHOR BOLT EMBEDMENT DETAIL (6 / S201)
SCALE : NONE



FOOTING SECTION AT TIMBER WALL DETAIL (7 / S201)
SCALE : NONE



CONCRETE FOUNDATION AT OPENING (8 / S201)
SCALE : NONE



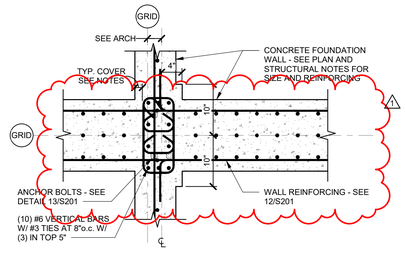
SECTION AT ELEVATOR PIT (9 / S201)
SCALE : NONE

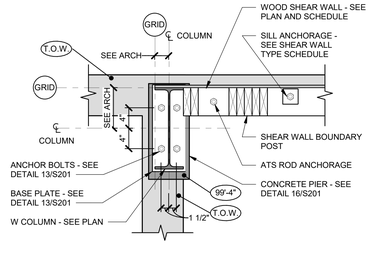
DETAIL (10 / S201)
SCALE : NONE

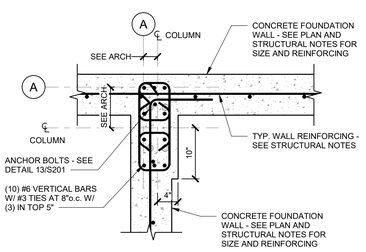
THICKENED SLAB AT STAIR (11 / S201)
SCALE : NONE

DETAIL (12 / S201 L)
SCALE : NONE

DETAIL (13 / S201 L)
SCALE : NONE



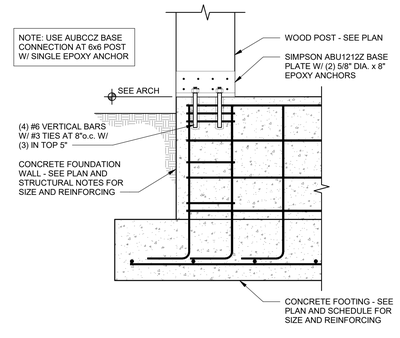




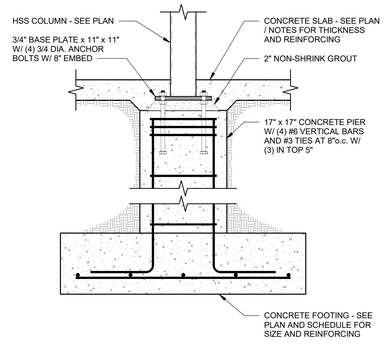
DETAIL (14 / S201 L)
SCALE : NONE

DETAIL (15 / S201 L)
SCALE : NONE

DETAIL (16 / S201 L)
SCALE : NONE



DETAIL (17 / S201)
SCALE : NONE



DETAIL (18 / S201)
SCALE : NONE

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http://www.archnexus.com

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No. 374996
Troy M. Dye
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
05/21/21

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
1	10/15/21	CITY COMMENTS #2

100% CDs
BID/PERMIT SET

NEXUS PROJ. #: 20020
CHECKED BY: A.Higgs
DRAWN BY: Z.Thorner
DATE: 05/21/2021

DETAILS

S201

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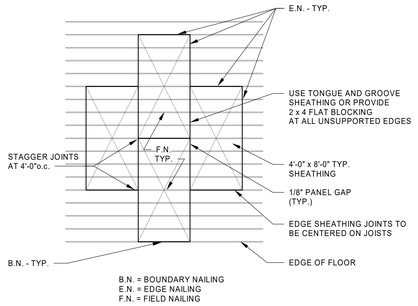
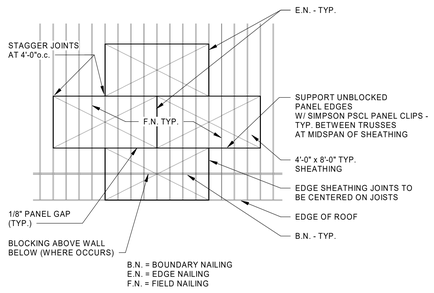
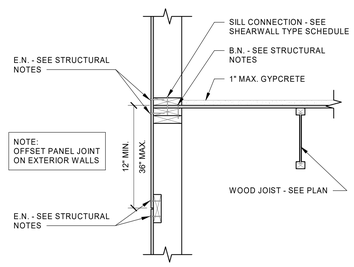


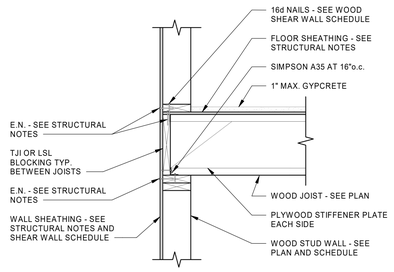
AT FLOOR

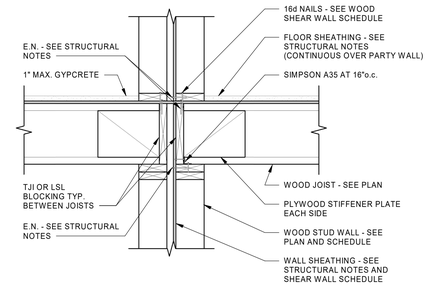


AT ROOF



WALL PARALLEL TO FRAMING





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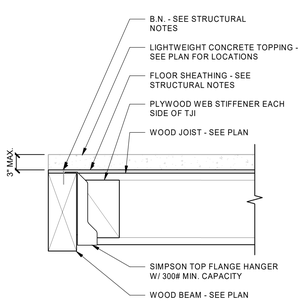
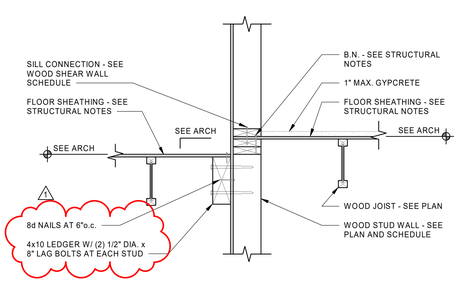
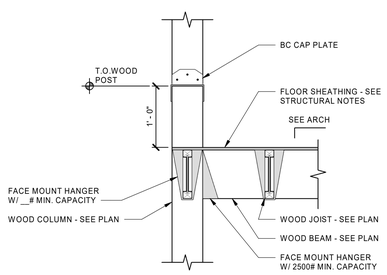
TYP. SHEATHING LAYOUT (UNBLOCKED DIAPHRAGM)
SCALE : NONE — 1 / S202 / L



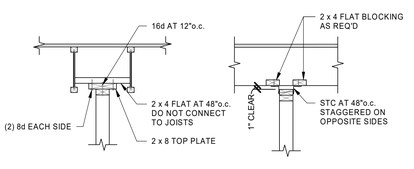
DETAIL
SCALE : NONE — 2 / S202 / L



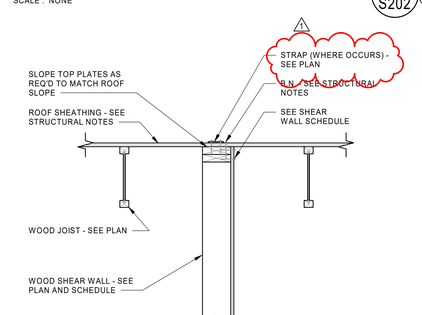
DETAIL
SCALE : NONE — 3 / S202 / L



DETAIL
SCALE : NONE — 4 / S202 / L

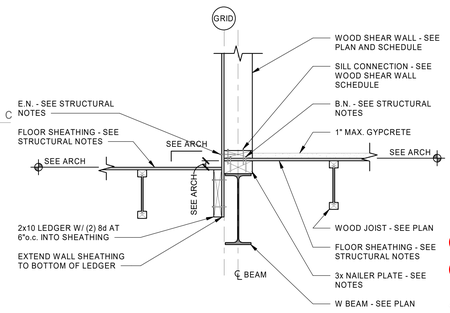


WALL PARALLEL TO JOISTS — WALL PERPENDICULAR TO JOISTS

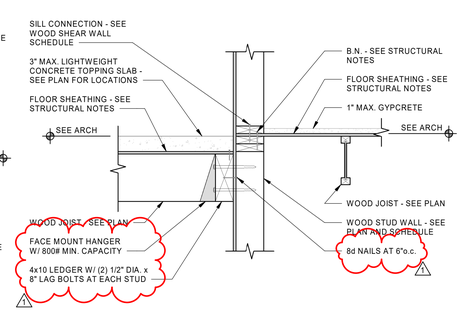


SHEAR WALL PARALLEL TO ROOF FRAMING

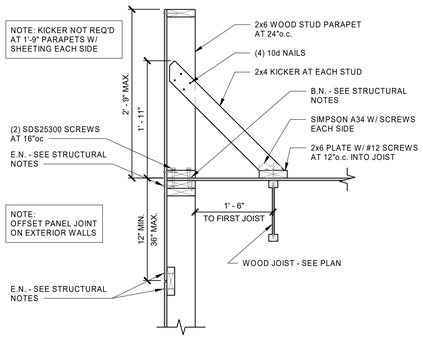
TJI PERPENDICULAR TO BEAM
SCALE : NONE — 5 / S202



DETAIL
SCALE : NONE — 6 / S202

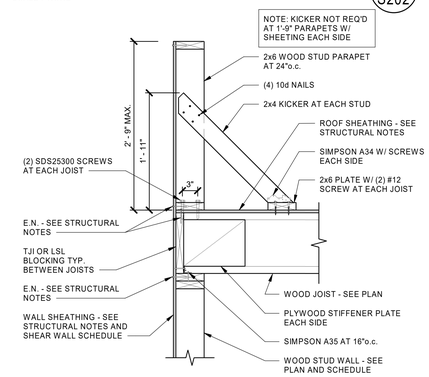


DETAIL
SCALE : NONE — 7 / S202

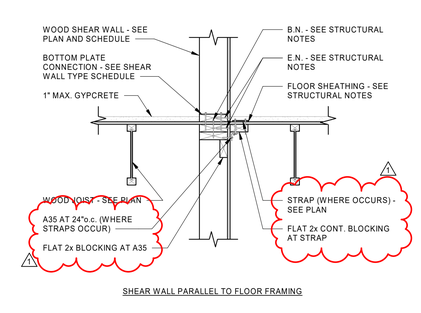


WALL PARALLEL TO FRAMING

DETAIL
SCALE : NONE — 8 / S202

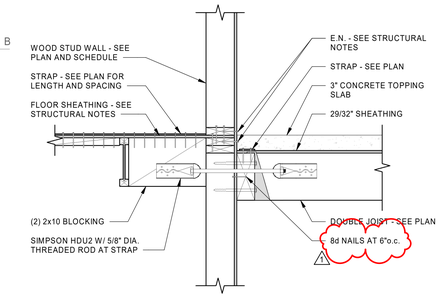


DETAIL
SCALE : NONE — 9 / S202

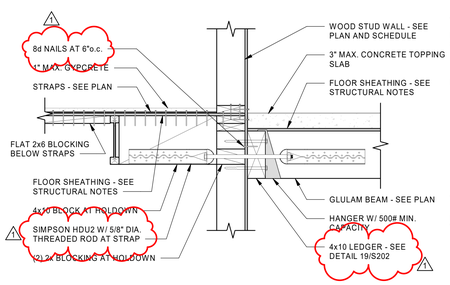


SHEAR WALL PARALLEL TO FLOOR FRAMING

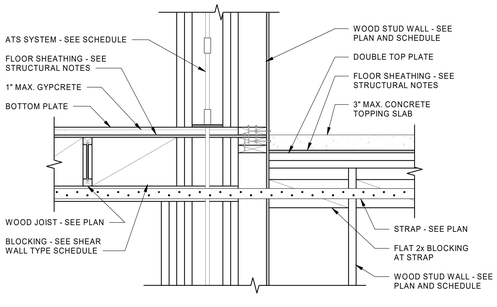
DETAIL
SCALE : NONE — 10 / S202 / L



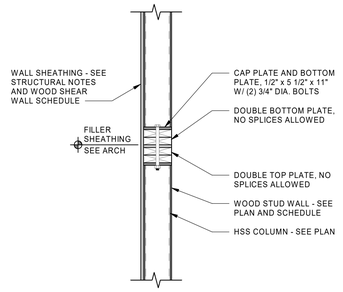
DETAIL
SCALE : NONE — 11 / S202 / L



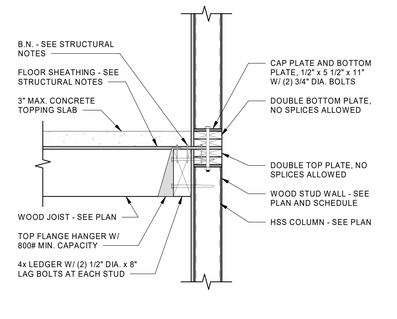
DETAIL
SCALE : NONE — 12 / S202



DETAIL
SCALE : NONE — 13 / S202



DETAIL
SCALE : NONE — 14 / S202 / L



DETAIL
SCALE : NONE — 15 / S202 / L

DETAIL
SCALE : NONE — 16 / S202 / L

DETAIL
SCALE : NONE — 17 / S202

DETAIL
SCALE : NONE — 18 / S202

DETAIL
SCALE : NONE — 19 / S202

#	Date	Revision
1	10/15/21	CITY COMMENTS #2

100% CDs
BID/PERMIT SET

NEXUS PROJ. #: 20020
CHECKED BY: A.Higgs
DRAWN BY: Z.Thorner
DATE: 05/21/2021

DETAILS

S202

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MICRO VILLAS
915 WEST 200 N SALT LAKE CITY UT, 84116

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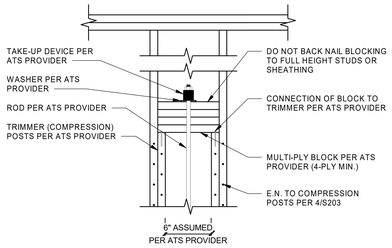
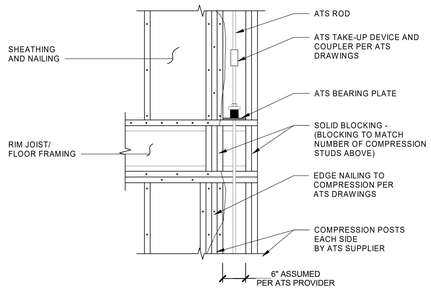


MID-HEIGHT TERMINATION DETAIL (SCHEMATIC ILLUSTRATION, DETAIL INFORMATION BY OTHERS)

SCALE : NONE

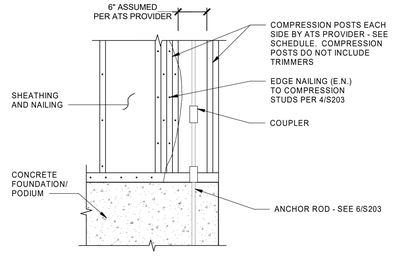
1 / S203 / L



MID FLOOR DETAIL AT BEARING WALL (SCHEMATIC ILLUSTRATION, DETAIL INFORMATION BY OTHERS)

SCALE : NONE

2 / S203 / L



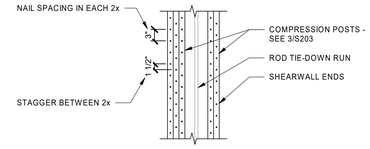
CONCRETE DETAIL (SCHEMATIC ILLUSTRATION, DETAIL INFORMATION BY OTHERS)

SCALE : NONE

3 / S203 / L

COMPRESSION POSTS		
FRAMING MEMBER SIZE	NUMBER OF STUDS	COMPRESSION CAPACITY FOR DOUGLAS FIR #2 (ASD)
2x6	2	11.6k
	3	16.8k
	4	20.6k
	5	25.8k
	6	30.9k
	7	36.1k
	8	41.3k
	9	46.4k
	10	51.6k
	11	56.7k
	12	61.9k
	13	67.0k
	14	72.2k
	15	77.3k
	16	82.5k

NOTES:
1. FOR STUDS UP TO 10'-0" TALL.
2. WALL BOTTOM PLATE OF THE SAME SIZE AND GRADE.
3. FOR LOADS OVER 40k, CONSIDER USING 6x6 POSTS OR PSL POSTS.



COMPRESSION POST EDGE NAILING

SCALE : NONE

4 / S203 / L

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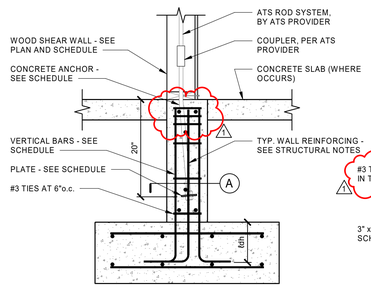
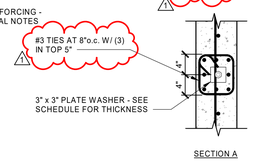


CONCRETE ROD DIA. ASTM F1554 GR. 55	REINFORCING	PLATE THICKNESS	SHEAR WALL LOCATION
1/2"	(4) #4	5/8"	
5/8"	(4) #4	3/4"	SW-5, SW-6
3/4"	(6) #4	7/8"	
7/8"	(6) #5	1 1/4"	SW-7
1"	(8) #5	1 1/4"	
1 1/8"	(8) #5	1 3/8"	
1 1/4"	(8) #6	1 5/8"	
1 1/2"	(8) #6	2"	SW-3, SW-9, SW-2, SW-8
1 3/4"	(8) #7	2 3/8"	SW-4, SW-10

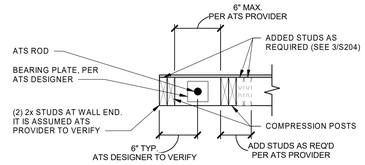


SECTION A

DETAIL

SCALE : NONE

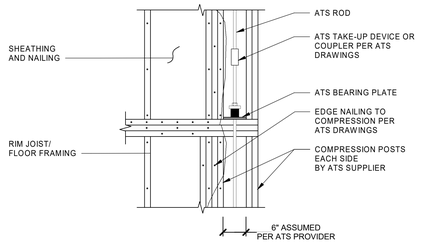
6 / S203 / L



COMPRESSION POSTS

SCALE : NONE

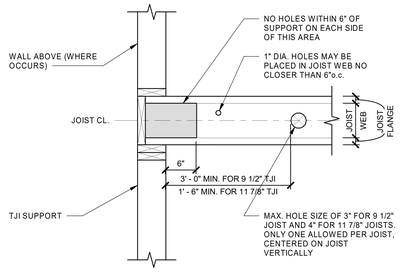
7 / S203 / L



MID FLOOR DETAIL AT NON-BEARING WALL (SCHEMATIC ILLUSTRATION, DETAIL INFORMATION BY ATS PROVIDER)

SCALE : NONE

9 / S203 / L



NOTE:
1. CONTACT ARW ENGINEERS FOR HOLE SIZE, QUANTITY AND LOCATION THAT IS NOT ALLOWED BY THIS DETAIL. THERE ARE NO HOLES OR CUTS ALLOWED IN THE JOIST FLANGES. CONTRACTOR TO COORDINATE ALL FLOOR PENETRATIONS W/ JOIST LAYOUT.

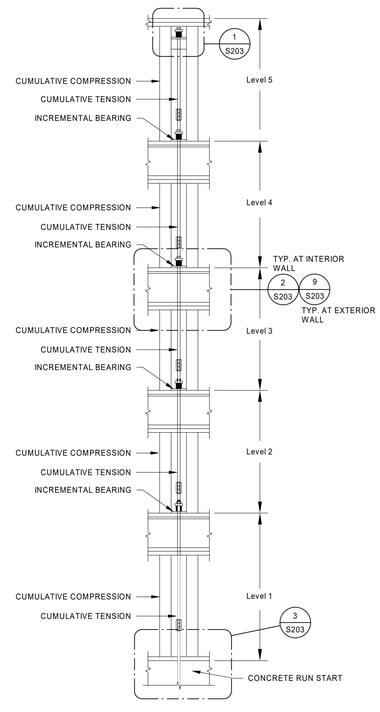
DETAIL

SCALE : NONE

10 / S203 / L

ANCHOR TIEDOWN SYSTEM GENERAL NOTES:

1. MANUFACTURER SHALL PROVIDE THE ANCHOR TIEDOWN SYSTEM TO MEET THE DESIGN FORCES AND ELONGATION LIMITS PROVIDED ON THE STRUCTURAL DRAWINGS. ROD-TIE DRAWINGS AND CALCULATIONS SHALL BE PROVIDED FOR REVIEW AND APPROVAL.
2. SHEAR WALLS SHALL BE SUPPORTED WITH A BEARING PLATE AND NUT AT EVERY STORY LEVEL. SKIPPING SHEAR WALL OVERTURNING RESTRAINT AT ANY LEVEL IS NOT PERMITTED.
3. SHRINKAGE COMPENSATION DEVICES SHALL BE USED TO ACCOUNT FOR THE SHRINKAGE AT EACH LEVEL ANTICIPATED SHRINKAGE AT EACH LEVEL IS TO BE LESS THAN 0.188". TOTAL CUMULATIVE SHRINKAGE AT TOP LEVEL IS ANTICIPATED TO BE LESS THAN 0.75".
4. ANCHOR BOLTS SHALL NOT BE IN CONTACT WITH PRESSURE TREATED WOOD (PTW). PTW PLATES SHALL HAVE OVERSIZE HOLES 1/4" MINIMUM AND 3/8" MAXIMUM LARGER THAN ROD SIZE. AS AN ALTERNATE, THE ANCHOR SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A653.
5. DO NOT WELD PRODUCTS UNLESS THESE DRAWINGS SPECIFICALLY IDENTIFY A PRODUCT AS ACCEPTABLE FOR WELDING, OR UNLESS SPECIFIC APPROVAL FOR WELDING IS PROVIDED BY MANUFACTURER. SOME STEELS HAVE POOR WELDABILITY AND A TENDENCY TO CRACK WHEN WELDED. CRACKED STEEL WILL NOT CARRY LOAD AND MUST BE REPLACED. NUTS AND COUPLER SHALL NOT BE WELDED.
6. IN THE EVENT OF A DISCREPANCY BETWEEN THESE STRUCTURAL DRAWINGS AND THE SUBMITTAL, THE STRUCTURAL DRAWINGS ALWAYS GOVERN.
7. THESE DRAWINGS ARE SPECIFIC TO ATS AND ARE NOT APPLICABLE TO OTHER MANUFACTURER TIEDOWN SYSTEMS. CONTRACTOR'S PROPOSED SUBSTITUTION OF OTHER MANUFACTURER'S CONNECTORS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER AND BUILDING JURISDICTION FOR REVIEW AND WRITTEN APPROVAL PRIOR TO ORDERING AT THE EXPENSE OF THE CONTRACTOR. REQUESTS FOR SUBSTITUTION SHALL INCLUDE CURRENT ICC-ES EVALUATION REPORTS AND A LIST STATING THE PROPOSED ITEM-FOR-ITEM SUBSTITUTION HAS EQUIVALENT OR GREATER LOAD CAPACITY AND DEFLECTION LIMITATION. IN ADDITION, SUBSTITUTIONS SHALL COMPLY WITH CURRENT ICC-ES ACCEPTANCE CRITERIA FOR SHRINKAGE COMPENSATING DEVICES (AC316).
8. A PRE-CONSTRUCTION MEETING IS RECOMMENDED WITH SIMPSON STRONG-TIE PRIOR TO PLACEMENT OF THE CONCRETE TO ASSIST IN THE INSTALLATION PROCESS AND VERIFY QUANTITIES. TO COORDINATE THIS MEETING, CALL SIMPSON SALES AT 800-999-5099.



TIEDOWN ELEVATION (SCHEMATIC ILLUSTRATION, DETAIL INFORMATION BY OTHERS)

SCALE : NONE

A / S203 / L

#	Date	Revision
1	10/15/21	CITY COMMENTS #2

100% CDs
BID/PERMIT SET

NEXUS PROJ. #: 20020
CHECKED BY: A.Higgs
DRAWN BY: Z.Thorner
DATE: 05/21/2021

DETAILS

S203

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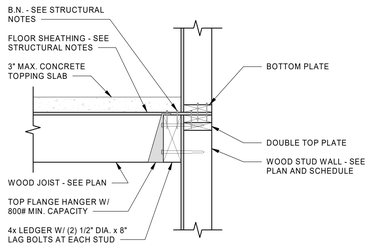

DETAIL
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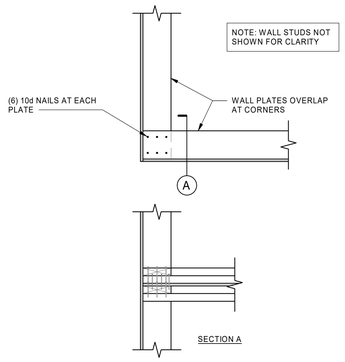
1 S204



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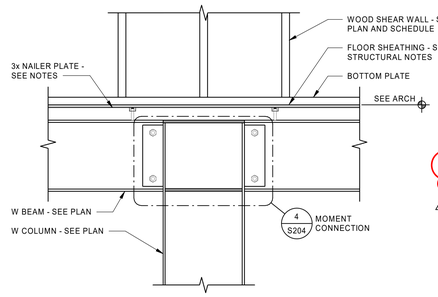
2 S204



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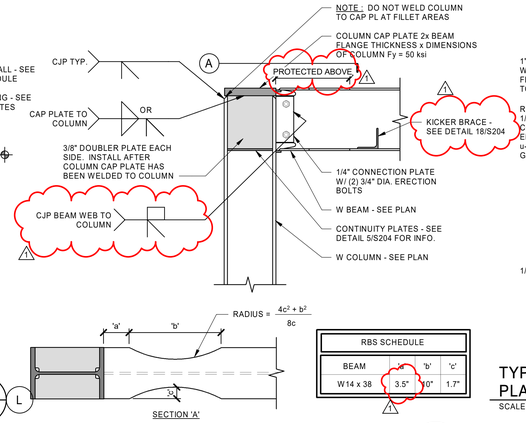
3 S204 L



MOMENT FRAME CONNECTION DETAIL
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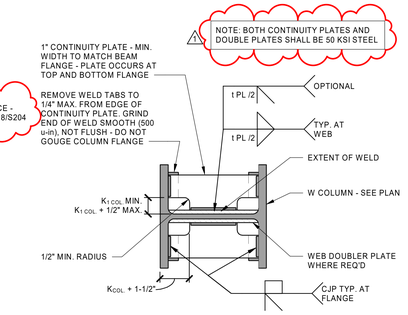
4 S204 L



TYPICAL MOMENT FRAME CONTINUITY PLATE DETAIL
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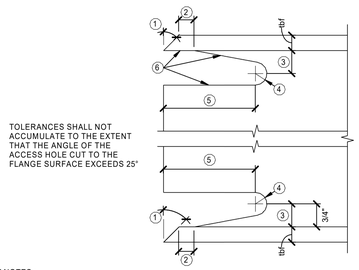
5 S204 L



KEY NOTES :

1. BEVEL AS REQUIRED BY AWS D1.1 FOR SELECTED GROOVE WELD PROCEDURE.
2. LARGER OF t_{bf} OR 1/2 INCH. (PLUS 1/2 t_{bf}, OR MINUS 1/4 t_{bf}).
3. 3/4 t_{bf} TO t_{bf}, 3/4" MINIMUM (+/- 1/4 INCH).
4. 3/8" MINIMUM RADIUS (PLUS 1/4", OR MINUS 0).
5. 3 t_{bf} (+/- 1/2 INCH).
6. SEE FEMA-353, RECOMMENDED SPECIFICATIONS AND QUALITY ASSURANCE GUIDELINES FOR STEEL MOMENT-FRAME CONSTRUCTION FOR SEISMIC APPLICATIONS, FOR FABRICATION DETAILS INCLUDING CUTTING METHODS AND SMOOTHNESS REQUIREMENTS.

DETAIL
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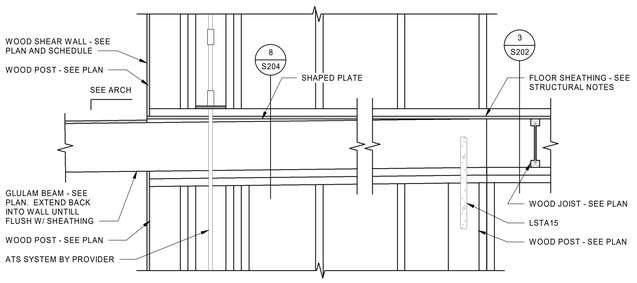
6 S204 L



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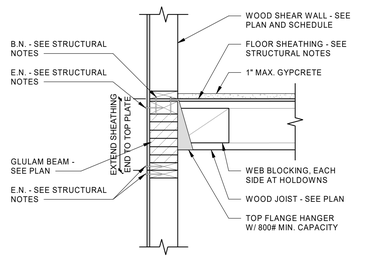

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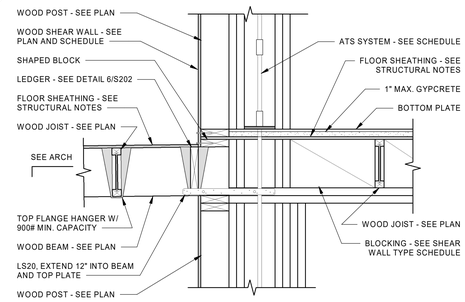

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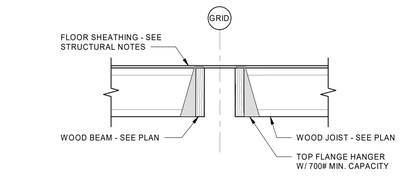

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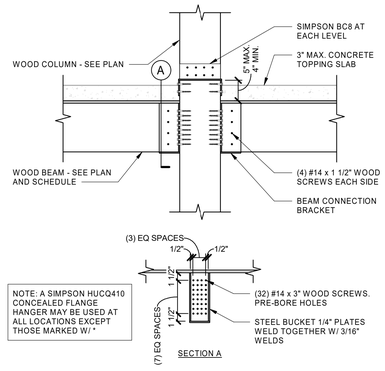

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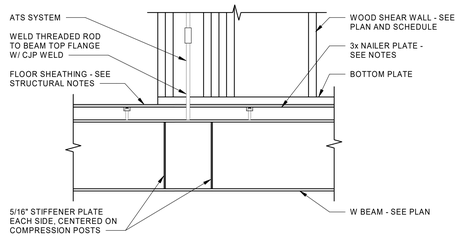

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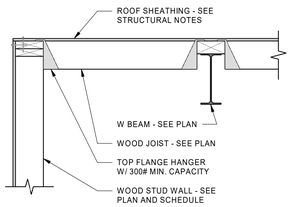
12 S204 L



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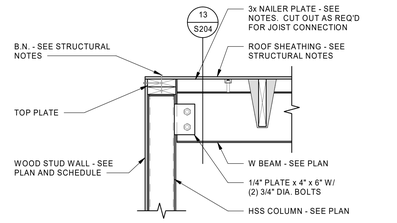

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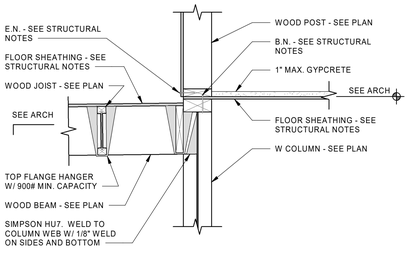

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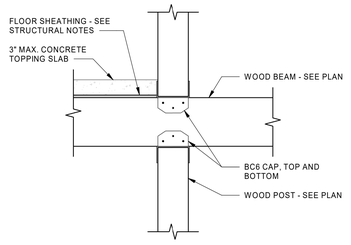

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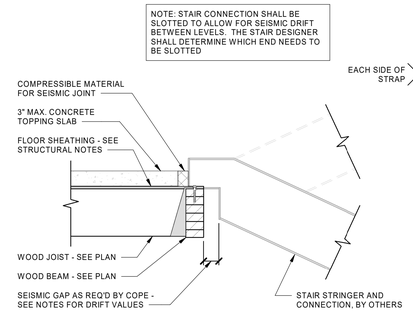

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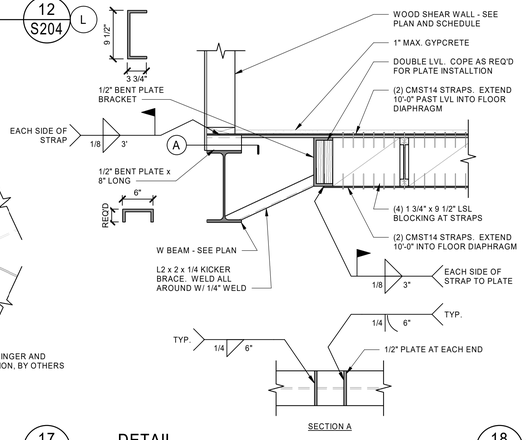

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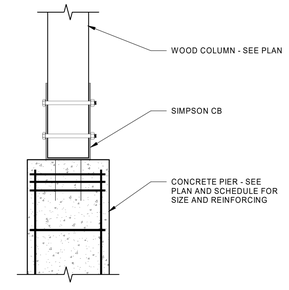

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19 S204

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PROFESSIONAL STRUCTURAL ENGINEER
No. 374996
Troy M. Dye
STATE OF UTAH
05/21/21

VILLA NUEVA LLC.

MICRO VILLAS

915 WEST 200 N SALT LAKE CITY UT, 84116

#	Date	Revision
1	10/15/21	CITY COMMENTS #2

100% CDs
BID/PERMIT SET

NEXUS PROJ. #: 20020
CHECKED BY: A.Higgs
DRAWN BY: Z.Thorner
DATE: 05/21/2021

DETAILS

S204

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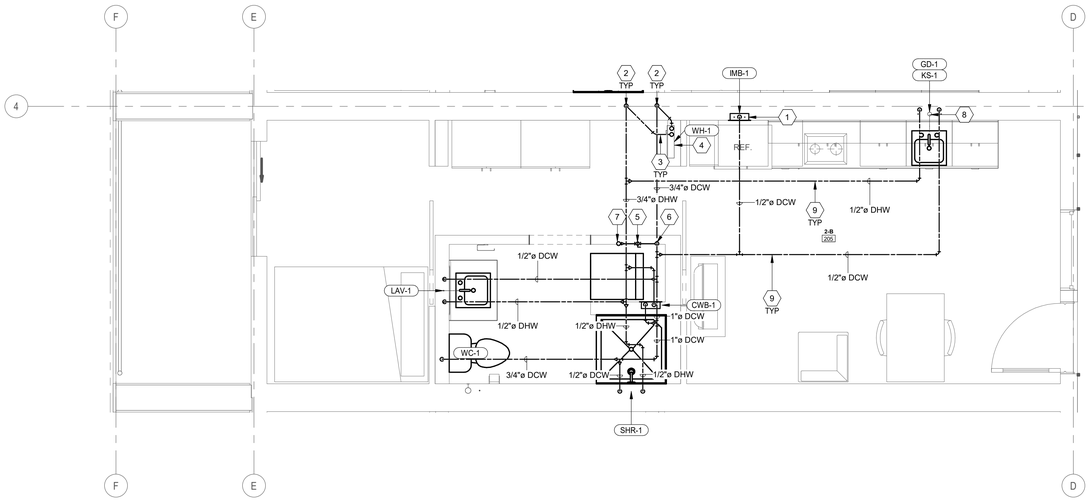
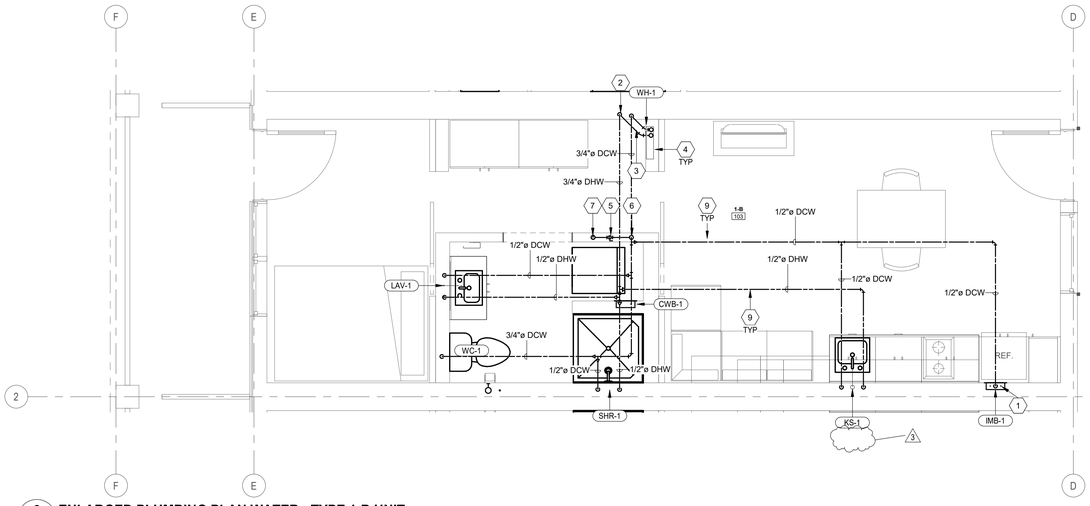
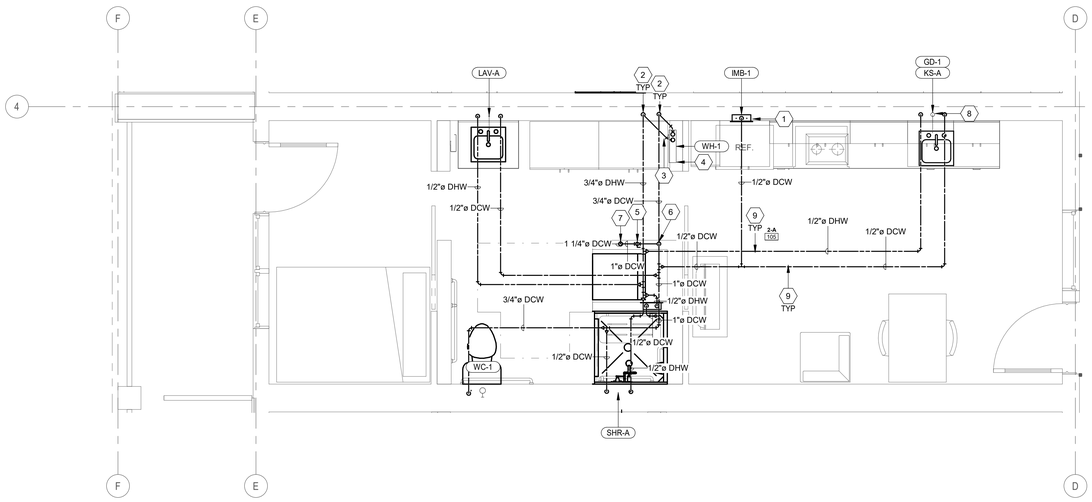


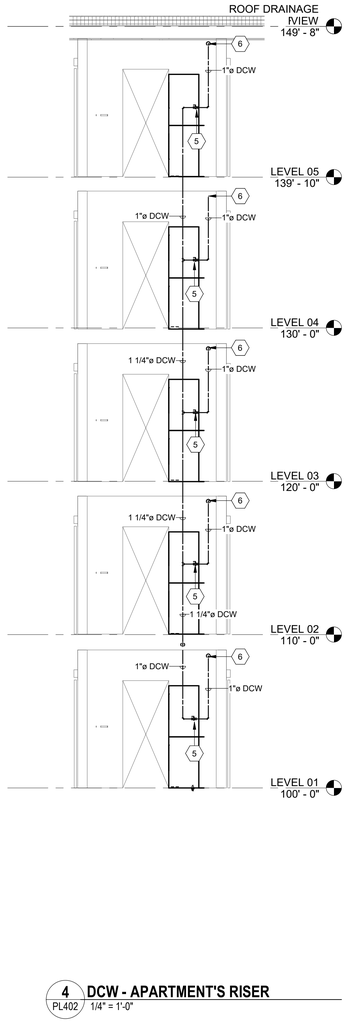
3 ENLARGED PLUMBING PLAN WATER - TYPE 2-B UNIT
PL402 3/8" = 1'-0"



2 ENLARGED PLUMBING PLAN WATER - TYPE 1-B UNIT
PL402 3/8" = 1'-0"



ENLARGED PLUMBING PLAN WATER - TYPE 2-A UNIT (ADA)
1 PL402 3/8" = 1'-0"



4 DCW - APARTMENT'S RISER
PL402 1/4" = 1'-0"

PLUMBING GENERAL NOTES

1. ALL DOMESTIC WATER PIPING TO BE COPPER. ALL HOT WATER AND HOT WATER RECIRCULATING PIPING TO BE INSULATED WITH 1" UP TO 1-1/4" PIPE AND 1-1/2" INSULATION FOR PIPING 1-1/2" AND LARGER. DOMESTIC COLD WATER PIPING TO BE INSULATED WITH 1/2" UP TO 1-1/4" PIPING AND 1" INSULATION FOR PIPING 1-1/2" OR LARGER.
2. THE CONTRACTOR SHALL CLOSELY COORDINATE MECHANICAL AND PLUMBING WITH ELECTRICAL, ARCHITECTURAL, AND BUILDING STRUCTURE.
3. ALL DOMESTIC WATER PIPING TO BE PRESSURE TESTED, CLEANED, AND DISINFECTED. SEE SPECIFICATIONS.
4. BALL VALVES SHALL BE FULL PORT AND LEAD FREE. PROVIDE WITH HANDLE/STEM EXTENSIONS FOR PROPER FUNCTION WHEN FULLY INSULATED. EXTENSIONS TO BE SEALED AND VAPOR PROOF.
5. ALL DOMESTIC WATER PIPING TO BE LOCATED ON WARM SIDE OF BUILDING ENVELOPE. ALL ROOF DRAIN PIPING (PRIMARY AND SECONDARY) LOCATED IN BUILDING ENVELOPE, INCLUDING ROOF DRAIN BOWLS TO BE INSULATED.
6. ALL SANITARY WASTE AND STORM WATER PIPING EXPOSED TO FREEZING CONDITIONS TO BE INSULATED WITH 1" THICK MINERAL FIBER INSULATION AND 20 MIL PVC JACKET. LABEL ALL EXPOSED PIPING WITH SYSTEM TYPE.
7. WATER HAMMER ARRESTORS SHALL BE SIZED AND INSTALLED PER PLUMBING AND DRAINAGE INSTITUTE (STANDARD PDI-WH 201) REQUIREMENTS IN ACCESSIBLE LOCATIONS ON THE COLD WATER AND HOT WATER PIPING WHERE FLUSH VALVES OR QUICK CLOSING VALVES ARE USED.
8. TEST WASTE AND VENT PIPING FOR LEAKAGE. SEE SPECIFICATIONS.
9. PROVIDE A SAND BED WITH SIX (6") INCHES MINIMUM COVERAGE AROUND ALL BELOW GRADE PIPES. PROVIDE BACKFILL FREE OF BOULDERS LARGER THAN TWO (2") INCHES. COMPACT AND TEST ALL BACKFILL ACCORDING TO ASTM COMPACTION STANDARDS OR PROVIDE PEA GRAVEL BACKFILL. PROVIDE MINIMUM TRENCH WIDTH OF NOT LESS THAN 1.5 TIMES THE PIPE OUTSIDE DIAMETER PLUS 12 INCHES.
10. PIPING SHALL NOT BE SUPPORTED FROM THE ROOF DECK, JOIST BRIDGING OR OTHER PIPES. HANG PIPES FROM BEAMS, JOIST OR SUPPLEMENTARY STRUCTURAL MEMBERS. WHERE POSSIBLE INSTALL ALL PIPING WITHIN 12" FROM SUPPORTING STRUCTURE.
11. WHERE JURISDICTION REQUIRES, THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEISMIC RESTRAINT. PROVIDE DESIGN DRAWINGS TO AUTHORITY HAVING JURISDICTION AND MECHANICAL ENGINEER FOR REVIEW.
12. PROVIDE PORTABLE PUMP (LITTLE GIANT UPSP-5 OR EQUAL) TO OWNER.
13. ALL PIPING THROUGH A FOUNDATION WALL OR UNDER A FOOTING TO BE PROVIDED WITH PIPE SLEEVE 2 PIPE SIZES LARGER THAN PIPE PASSING THROUGH WALL OR UNDER FOOTING. SEAL WITH CAULK OR FOAM. PIPE SLEEVE UNDER FOOTING TO BE A MINIMUM OF 2" BELOW FOOTING. PIPE TO BE IRON AND EXTEND BEYOND THE WIDTH OF THE FOOTING AT A 45 DEGREE ON BOTH SIDES OF FOOTING.
14. HEAT TRACE ALL PIPING EXTERIOR TO BUILDING ENVELOPE OR IN FREEZING CONDITIONS. HEAT TRACE SHALL BE SELF-REGULATING AND A MINIMUM OF 8W/FT. WRAP HEAT TRACE AROUND PIPING PER MANUFACTURER'S WRITTEN INSTRUCTIONS. PROVIDE POWER CONNECTION TO ELECTRIC HEAT TRACE. CIRCUIT THROUGH THERMOSTAT CONTROL AND CONNECT TO GFCI CIRCUIT BREAKER IN PANELBOARD WITH 30 MILLI-AMP GFI TRIP. HEAT TRACE IS ASSUMED TO BE 120V 20AMPS, VERIFY VOLTAGE PRIOR TO INSTALLATION. IT IS ALSO ACCEPTABLE TO PROVIDE LONGER RUN LENGTHS OF HEAT TRACE BY USING 120V 30AMP CIRCUITS, 208V 20AMP CIRCUITS, OR 208V 30AMP TO HELP WITH EFFICIENCY. FOR PVC USE 4 W/FT (CHROMALOX SRL5-2 AT 208 V). FOR METAL PIPING USE 8 W/FT (CHROMALOX SLR10-2 AT 208V)
15. ALL DOMESTIC WASTE AND VENT PIPING TO BE CAST IRON OR PVC INSULATED TO MEET FLAME SPREAD AND SMOKE DEVELOPED INDEX. THERMAL AND SOUND INSULATION AND COVERING OVER PIPE OR TUBING WHICH ARE INSTALLED IN CONCEALED PLENUM SPACES SHALL BE TESTED IN ACCORDANCE WITH ASTM E84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.
16. PLUMBING PIPING SCHEDULE:
    - A. DOMESTIC WATER ABOVE GRADE= TYPE L COPPER - SOLDERED
    - B. DOMESTIC WATER BELOW GRADE= TYPE K COPPER - SOLDERED
    - C. ROOF DRAIN, WASTE & VENT ABOVE GRADE = CAST IRON - HUBLESS COUPLINGS WITH HEAVY DUTY COUPLINGS
    - D. ROOF DRAIN, WASTE & VENT BELOW GRADE = DWV SOLID CORE PVC - SOLVENT CEMENT

SHEET KEYNOTES

1 PROVIDE WITH 3/8" FLEXIBLE WATER LINE AND NEEDLE VALVE TO FRIDGE.

2 3/4" DCW & DHW PIPE DROP DOWN FROM CEILING TO BELOW FLOOR IN THIS APPROXIMATE LOCATION.

3 3/4" DCW & DHW RUN BELOW FLOOR TO WATER HEATER.

4 WATER HEATER TO BE INSTALLED IN A RECESSED BOX IN THIS APPROXIMATE LOCATION. PROVIDE ACCESS DOOR BIG ENOUGH FOR THE WATER HEATER TO BE REPLACED IF IN A FUTURE IF IS NEED IT.

5 PROVIDE SHUT OFF VALVE IN THIS APPROXIMATE LOCATION. PROVIDE ACCESS DOOR IN THIS APPROXIMATE LOCATION. COORDINATE EXACT LOCATION WITH ARCHITECT.

6 1" DCW PIPE RUN ABOVE CEILING TO UNIT BATHROOM.

7 1 1/4" DCW PIPE RISE UP / DROP DOWN IN THIS APPROXIMATE LOCATION.

8 PROVIDE PIPE AND RUN WATER LINES FROM UNDER SINK TO DISHWASHER WITH SHUT-OFF VALVE.

9 COORDINATE THE TJI PENETRATIONS WITH LOCATIONS ALLOWABLE PER STRUCTURAL

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#	Date	Revision
2	08.03.21	City Comments #1
3	10.18.21	Addendum #1

100% CD'S BID/PERMIT SET

NEXUS PROJ. #: 21010
CHECKED BY: RHB
DRAWN BY: LGG
DATE: 5/21/2021

ENLARGED PLUMBING PLANS - WATER

PL402

10/13/2021 4:30:43 PM

PANEL: "2A"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	LOCATION:	CABINET:	NOTES:
120/208V, 1Ø, 3 WIRE	22" W x 6" D, BOLT-ON	200 AMPERE MAIN LUGS	2-A 105	RECESSED	

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR, PROVIDE FACTORY WHITE PANEL COVER — **AIC RATING:** 10,000

CKT	OCP		LOAD (kVA)				PHASE LOAD					LOAD (kVA)			OCP		CKT
NO.	AMP	POLE	LTG	PWR	CO.	DESCRIPTION	A	B	DESCRIPTION	CO	PWR	LTG	POLE	AMP	NO
1	20	1	0.0	1.1	0.0	PWR: DISHWASHER	1.1	2.0		PWR: DRYER	0.0	4.0	0.0	2	30	2
3	20	1	0.0	1.5	0.0	PWR: WASHING MACHINE		1.5	2.0	--	--	--	--	--	--	4
5	20	1	0.0	0.0	0.5	CO: KITCHEN	0.5	2.5		PWR: RANGE	0.0	5.0	0.0	2	50	6
7	20	1	0.0	0.8	0.0	PWR: REFRIGERATOR		0.8	2.5	--	--	--	--	--	--	8
9	20	1	0.0	0.0	0.4	CO: LIVING SPACE	0.4	0.6		CO: TELEVISION	0.6	0.0	0.0	1	20	10
11	40	2	0.0	6.0	0.0	PWR: WATER HEATER (WH-1)		3.0	2.1	PWR: FAN COIL UNIT (FCU-1.5)	0.0	4.2	0.0	2	40	12
13	--	--	--	--	--	--	3.0	2.1		--	--	--	--	--	--	14
15	20	1	0.2	0.1	0.0	LTG: LIGHTS AND EXHAUST FANS		0.2	0.2	CO: MEDIA	0.2	0.0	0.0	1	20	16
17	20	1	0.0	0.0	0.5	CO: BEDROOM	0.5	0.0		SPARE	--	--	--	1	20	18
19	20	1	--	--	--	SPARE		0.0	0.0	SPARE	--	--	--	1	20	20
21	20	1	--	--	--	SPARE	0.0	0.0		SPARE	--	--	--	1	20	22
23	20	1	--	--	--	SPARE		0.0	0.0	SPARE	--	--	--	1	20	24
25	20	1	--	--	--	SPARE	0.0	0.0		SPARE	--	--	--	1	20	26
27	20	1	--	--	--	SPARE		0.0	0.0	SPARE	--	--	--	1	20	28
29	20	1	--	--	--	SPARE	0.0	0.0		SPARE	--	--	--	1	20	30

TOTALS: CONNECTED kVA PER PHASE: A = 13, B = 12 — CONNECTED TOTAL kVA = 25

CONNECTED AMPS PER PHASE: A = 121, B = 118 — AVERAGE CONNECTED AMPS PER PHASE = 120

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **0.2 kVA @ 125% = 0.2 kVA** - 100% CONNECTED LOAD PLUS 25%

RECEPTACLES: **2.2 kVA @ 100% = 2.2 kVA** - FIRST 10kVA @ 100%, REMAINDER @ 50%

ALL OTHER LOADS @ 100% : **24.1 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

DIVERSIFIED TOTAL kVA = **27**

AVERAGE AMPS PER PHASE = **127**

Notes:

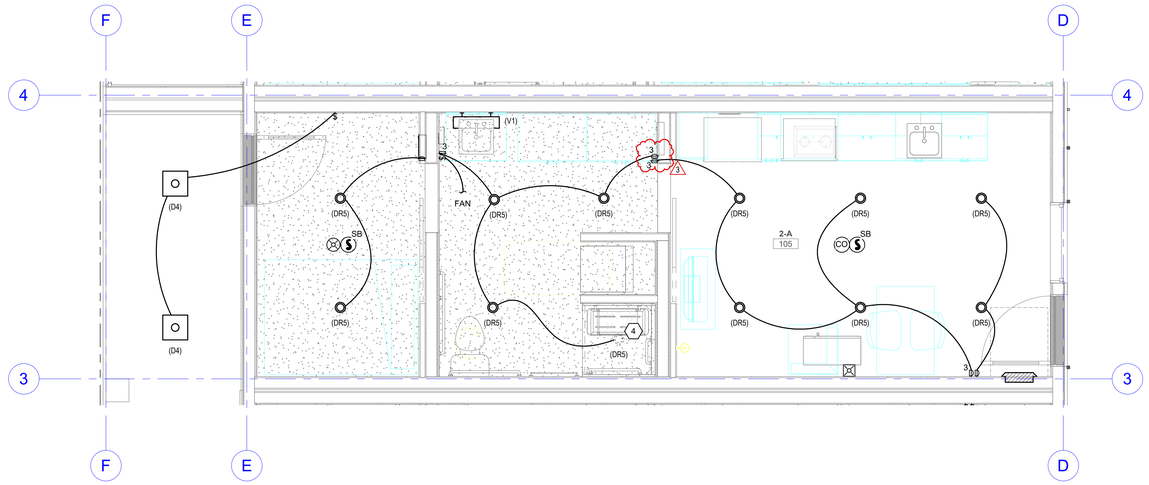
EQUIPMENT SCHEDULE - UNIT 2A

MARK	ITEM DESCRIPTION	LOAD DATA HP	kW	MCA	FLA	VOLT	PH	Hz	WIRE AND CONDUIT SIZE	OC PROTECTION DEVICE	DISCONNECT DEVICE	NOTES
EF-1	EXHAUST FAN	1/8	57	-	0.5	120	1	60	2 #12, 12 GR 0.75" CND	15/1 CB	TOGGLE SWITCH	
FCU-1.5	FAN COIL UNIT	-	-	-	20	208	1	60	2 #10, #10 GR 0.75" CND	30/2 CB	30A/2P NF	
WH-1	WATER HEATER	-	6.0	-	28.8	208	1	60	2 #8, #10 GR 1" CND	40/1 CB	60A/3P	

LIGHTING FIXTURE SCHEDULE - UNIT 2A

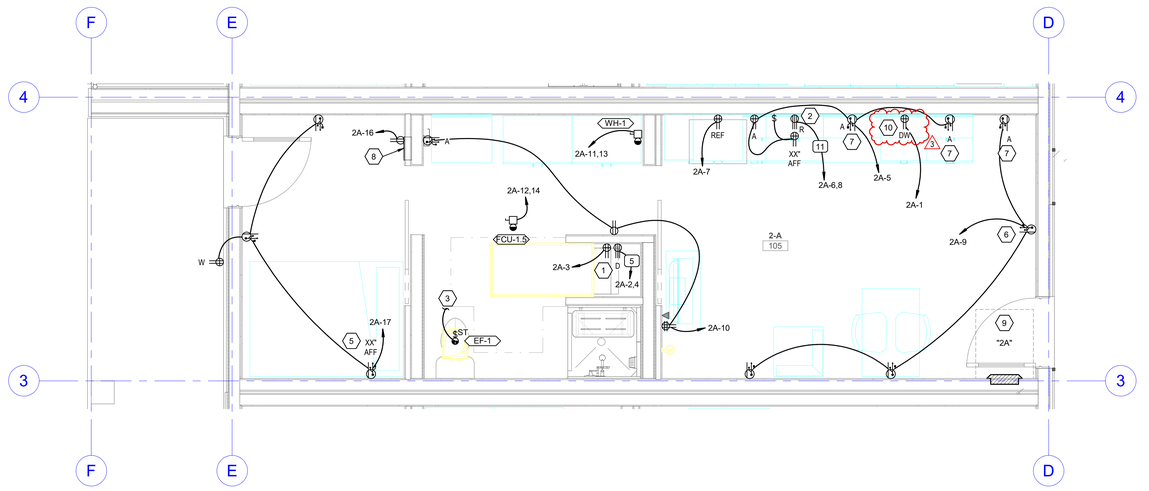
ID	IMAGE	DESCRIPTION	VOLTAGE	WATTS	FIXTURE LUMENS	TAKEOFF QUANTITY	MANUFACTURER (CATALOG SERIES) BASIS OF DESIGN
(DR5)		5" SURFACE DOWNLIGHT, ROUND, JBOX MOUNTED. WET LOCATION LISTED FOR INSTALLATION ABOVE A SHOWER.	120	10	500	34	LITON (LCMPD)
(V1)		BATH VANITY; LENGTH TO BE THE SAME LENGTH AS VANITY	120	30	2000	1	EVERGREEN LIGHTING (VAN-SECP-20W-9-WF-25*-DIM)

PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADD/DELETE CHANGES FOR EACH FIXTURE TYPES SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY DISQUALIFY THE PRODUCTS AND EMPOWER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER.



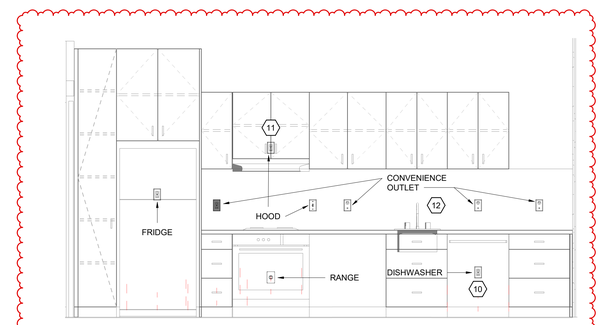
B4 TYPICAL LIGHTING/FIRE ALARM PLAN - UNIT 2A

SCALE: 3/8" = 1'-0"



A4 TYPICAL POWER PLAN - UNIT 2A

SCALE: 3/8" = 1'-0"



A6 UNIT 2A - KITCHEN ELEVATION

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

GENERAL SHEET NOTES

1 ALL UNITS OUTLETS SHALL BE TAMPER RESISTANT AS STATED IN NEC 406.12.

2 PROVIDE ONE SMOKE/CARBON MONOXIDE DETECTOR IN EACH UNIT HALLWAY.

4 COORDINATE LIGHT FIXTURE ROUGH-IN REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.

5 PROVIDE POWER OUTLET FOR EACH KITCHEN APPLIANCE. COORDINATE EXACT LOCATIONS WITH ELEVATIONS, MILLWORK, ARCHITECT, AND OWNER.

6 ALL LIGHT FIXTURES THAT PENITRATE FIRE RATED SURFACE SHALL BE IN A FIRE RATED ASSEMBLE OR BE PROVIDED WITH A FIRE RATED ASSEMBLE TO MAINTAIN A FIRE RATE SURFACE.

7 OPENINGS THROUGH FIRE WALLS OR FLOORS IN WHICH CONDUIT PASSES SHALL BE SEALED BY FIRE STOP FITTINGS. FIRE STOP FITTINGS SHALL HAVE AN HOURLY FIRE-RATING EQUAL TO OR HIGHER THAN THE FIRE RATING OF THE WALL OR FLOOR THROUGH WHICH THE CONDUIT PASSES.

8 THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL DEVICES NOT SHOWN TO COMPLY WITH NEC 210.52 DUE TO FIELD CHANGES.

9 PROVIDE LISTED PUTTY PADS ON ALL BACK BOXES FOR POWER, COMMUNICATIONS, AND CABLE SERVICE OUTLETS FOR EACH SHARED WALL BETWEEN UNITS. COMPLY WITH IBC 714.3.2 AND MAINTAIN SPACING IN UNITS AS REQUIRED BY NEC 210.52.

10 PROVIDE ARC-FAULT CIRCUIT INTERRUPT CIRCUIT BREAKERS FOR ALL CIRCUITS SERVING SPACES STATED IN NEC 210.12.

12 PROVIDE ELECTRICAL CONNECTION TO ALL MECHANICAL EQUIPMENT. COORDINATE WITH NAME PLATE RATING OF EQUIPMENT AND PROVIDE APPROPRIATE CIRCUIT AMPACITY AND OVER CURRENT PROTECTION DEVICE. COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.

13 ALL 120V, SINGLE PHASE, 15AMP AND 20AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINNING ROOMS, LIVING ROOMS, PARLORS, BEDROOMS, OR OTHER SIMILAR AREAS SHALL BE PROTECTED BY A LISTED ACR-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. COMPLY WITH NEC ARTICLE 210.12.

14 PROVIDE LOW FREQUENCY SOUNDERS IN EACH AREA INTENDED FOR SLEEPING AND IN AREAS THAT MIGHT REASONABLY BE USED FOR SLEEPING. FOR EXAMPLE EACH BEDROOM OF AN APARTMENT AND ALSO THE LIVING ROOM AREA OF AN APARTMENT AS IT MIGHT HAVE SLEEPING OCCUPANTS. LOW FREQUENCY SOUNDERS SHALL COMPLY WITH SOUND LEVEL TEST OF 750BA MINIMUM AT THE PILLOW HEIGHT. THE SOUNDER LEVEL MUST ALSO BE 15DB ABOVE THE AVERAGE AMBIENT SOUND.

15 ENSURE THAT THE REQUIRED DEDICATED ELECTRICAL SPACE IS PROVIDED ABOVE THE ELECTRICAL PANELBOARDS PER NEC ARTICLE 110.26(E)(1).

SHEET KEYNOTES

1 PROVIDE DRYER OUTLET NEMA 14-30R. COORDINATE EXACT PLUG INFORMATION WITH ACTUAL DRYER TO BE PROVIDED.

2 PROVIDE RANGE OUTLET NEMA 14-50R. COORDINATE EXACT PLUG CONFIGURATION WITH ACTUAL RANGE TO BE PROVIDED.

3 POWER TO LIGHTS IN THIS ROOM.

4 LIGHTING FIXTURE MOUNTED IN WET LOCATION. FIXTURE IS TO BE MOUNTED IN THE CENTER OF THE SHOWER SPACE.

5 COORDINATE MOUNTING DETAILS WITH ARCHITECT.

6 RECEPTACLE MOUNTED BELOW WINDOW.

7 PROVIDE GFCI RECEPTACLE WITH USB PORT.

8 PROVIDE RECESSED MEDIA ENCLOSURE TYPE LEVITON 47605-14X14 OR APPROVED EQUAL. PROVIDE DEDICATED OUTLET INSIDE THE MEDIA PANEL. PROVIDE WITH TELECOMMUNICATION PUNCH DOWN BLOCK AND TV SPLITTER. SEE RISER DIAGRAM. PROVIDE 1" CND FROM MEDIA ENCLOSURE TO CEILING SPACE.

9 PANEL IS TO BE MOUNTED BEHIND ENTRYWAY DOOR FOR UNIT TYPE "A" ONLY. CONFIRM WITH ARCHITECT BEFORE ROUGH-IN.

10 PROVIDE POWER FOR DISHWASHER. COORDINATE ALL DETAILS AND EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN OR INSTALL.

11 PROVIDE POWER FOR HOOD. COORDINATE HOOD DETAILS WITH ARCHITECTURAL DRAWINGS.

12 OUTLETS AND SWITCHES ARE TO BE MOUNTED 46" MAX TO TOP OF FACEPLATE. COORDINATE EXACT LOCATION, MOUNTING HEIGHT, AND MOUNTING DETAILS FOR ALL ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.

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05/21/2021

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#	Date	Revision
2	08.03.21	CITY COMMENTS #1
3	10.18.21	ADDENDUM #1

100% CONSTRUCTION DOCUMENTS

NEXUS PROJ. #: 21010
CHECKED BY: TDS
DRAWN BY: JCJ
DATE: 05/21/2021

TYPICAL UNIT PLAN - 2A

EE401

10/13/2021 3:34:25 PM

PANEL: "1B"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	LOCATION:	CABINET:	NOTES:
120/208V, 1Ø, 3 WIRE	22" W x 6" D, BOLT-ON	200 AMPERE MAIN LUGS	1-B 103	RECESSED	

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR, PROVIDE FACTORY WHITE PANEL COVER — **AIC RATING:** 10,000

CKT	OCP		LOAD (kVA)				PHASE LOAD					LOAD (kVA)			OCP		CKT
NO	AMP	POLE	LTG	PWR	CO	DESCRIPTION	A		B		DESCRIPTION	CO	PWR	LTG	POLE	AMP	NO
1	20	1	--	--	--	SPARE	0.0	2.0			PWR: DRYER	0.0	4.0	0.0	2	30	2
3	20	1	0.0	1.5	0.0	PWR: WASHING MACHINE			1.5	2.0	--	--	--	--	--	--	4
5	20	1	0.0	0.0	1.1	PWR: MICROWAVE	0.0	2.5			PWR: RANGE	0.0	5.0	0.0	2	50	6
7	20	1	0.0	0.0	0.4	CO: 1-B 103			0.4	0.0	--	--	--	--	--	--	8
9	20	1	0.0	0.0	0.4	CO: LIVING SPACE	0.0	0.0			PWR: REFRIGERATOR	0.0	0.8	0.0	1	20	10
11	20	1	0.0	0.0	0.1	CO: BATHROOM			0.0	0.0	PWR: FAN COIL UNIT (FCU-1.5)	0.0	4.2	0.0	2	40	12
13	20	1	0.0	0.0	0.6	CO: BEDROOM	0.6	2.1			--	--	--	--	--	--	14
15	20	1	0.0	0.0	0.2	CO: MEDIA			0.2	3.0	PWR: WATER HEATER (WH-1)	0.0	6.0	0.0	2	40	16
17	20	1	0.0	0.0	0.5	CO: TELEVISION	0.5	0.0			--	--	--	--	--	--	18
19	20	1	0.2	0.1	0.0	LTG: LIGHTS AND EXHAUST FANS			0.0	0.0	SPARE	--	--	--	1	20	20
21	20	1	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	1	20	22
23	20	1	--	--	--	SPARE			0.0	0.0	SPARE	--	--	--	1	20	24
25	20	1	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	1	20	26
27	20	1	--	--	--	SPARE			0.0	0.0	SPARE	--	--	--	1	20	28
29	20	1	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	1	20	30

TOTALS: CONNECTED kVA PER PHASE: A = 8, B = 8 — CONNECTED TOTAL kVA = 25

CONNECTED AMPS PER PHASE: A = 84, B = 79 — AVERAGE CONNECTED AMPS PER PHASE = 120

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **0.2 kVA @ 125% = 0.2 kVA** - 100% CONNECTED LOAD PLUS 25%

RECEPTACLES: **3.2 kVA @ 100% = 3.2 kVA** - FIRST 10kVA @ 100%, REMAINDER @ 50%

ALL OTHER LOADS @ 100% : **23.0 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

DIVERSIFIED TOTAL kVA = **26**

AVERAGE AMPS PER PHASE = **127**

Notes:

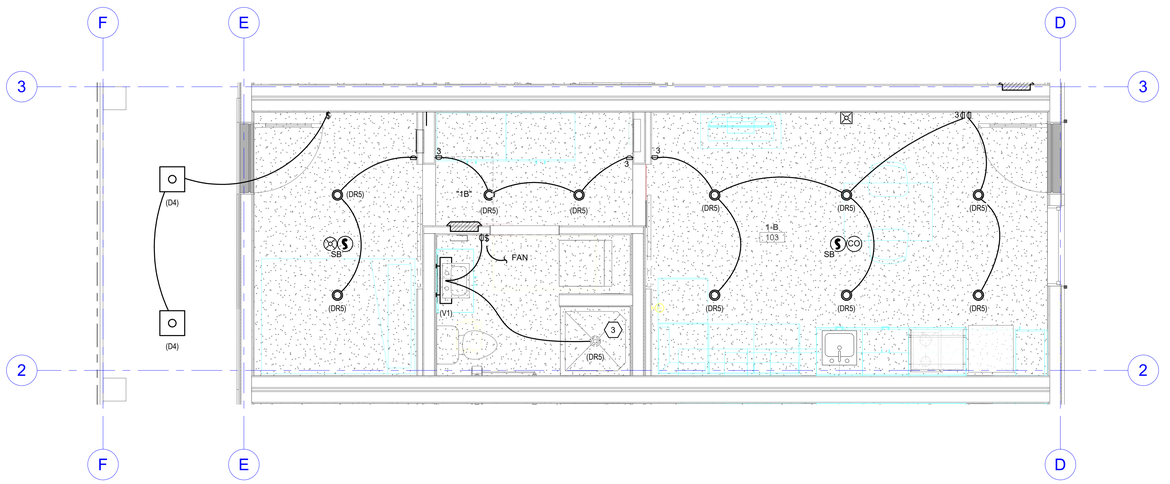
EQUIPMENT SCHEDULE - UNIT 1B

MARK	ITEM DESCRIPTION	LOAD DATA HP	kW	MCA	FLA	VOLT	PH	Hz	WIRE AND CONDUIT SIZE	OC PROTECTION DEVICE	DISCONNECT DEVICE	NOTES
EF-1	EXHAUST FAN	1/8	57	-	0.5	120	1	60	2 #12, 12 GR 0.75" CND	15/1 CB	TOGGLE SWITCH	
FCU-1.5	FAN COIL UNIT	-	-	-	20	208	1	60	2 #10, #10 GR 0.75" CND	30/2 CB	30A/2P NF	
WH-1	WATER HEATER	-	6.0	-	28.8	208	1	60	2 #8, #10 GR 1" CND	40/1 CB	60A/3P	

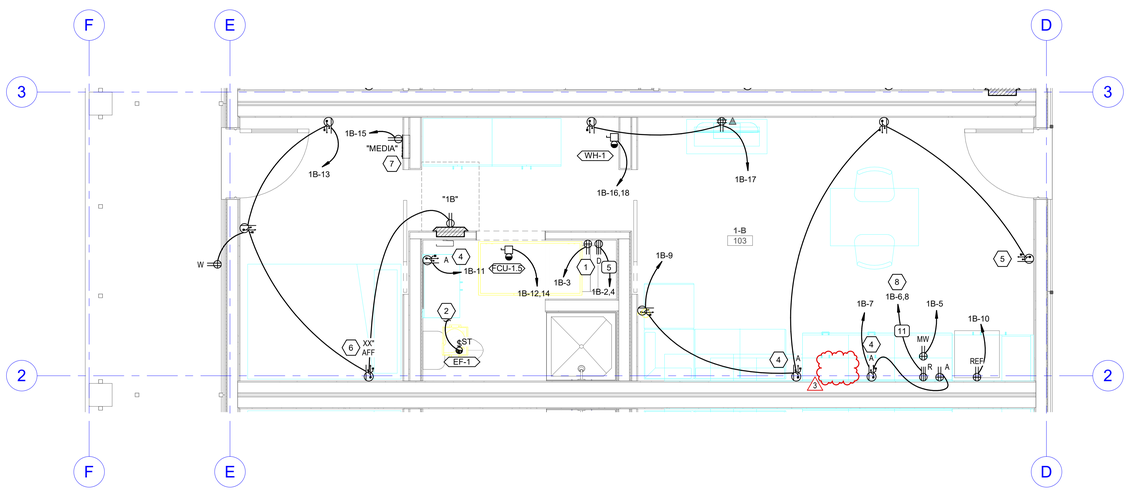
LIGHTING FIXTURE SCHEDULE - UNIT 1B

ID	IMAGE	DESCRIPTION	VOLTAGE	WATTS	FIXTURE LUMENS	TAKEOFF QUANTITY	MANUFACTURER (CATALOG SERIES) BASIS OF DESIGN
(DR5)		5" SURFACE DOWNLIGHT, ROUND, JBOX MOUNTED. WET LOCATION LISTED FOR INSTALLATION ABOVE A SHOWER.	120	10	500	34	LITON (LCMPD)
(V1)		BATH VANITY; LENGTH TO BE THE SAME LENGTH AS VANITY	120	30	2000	1	EVERGREEN LIGHTING (VAN-SECP-20W-9-WF-25*-DIM)

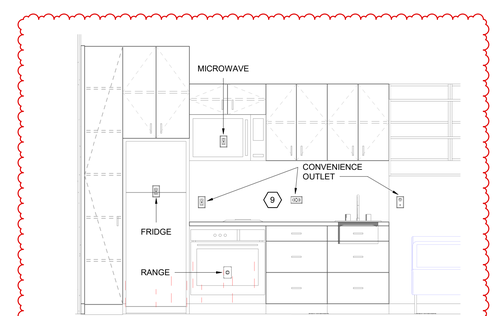
PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADD/DELETE CHANGES FOR EACH FIXTURE TYPES SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY DISQUALIFY THE PRODUCTS AND EMPOWER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER.



B4 TYPICAL LIGHTING/FIRE ALARM PLAN - UNIT 1B
SCALE: 3/8" = 1'-0"



A4 TYPICAL POWER PLAN - UNIT 1B
SCALE: 3/8" = 1'-0"



A6 UNIT 1B - KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"

SHEET KEYNOTES

1 PROVIDE DRYER OUTLET NEMA 14-30R. COORDINATE EXACT PLUG INFORMATION WITH ACTUAL DRYER TO BE PROVIDED.

2 POWER TO LIGHTS IN THIS ROOM.

3 LIGHTING FIXTURE MOUNTED IN WET LOCATION. FIXTURE IS TO BE MOUNTED IN THE CENTER OF THE SHOWER SPACE.

4 PROVIDE GFCI RECEPTACLE WITH USB PORT.

5 RECEPTACLE MOUNTED BELOW WINDOW.

6 COORDINATE MOUNTING DETAILS WITH ARCHITECT.

7 PROVIDE RECESSED MEDIA ENCLOSURE TYPE LEVITON 47605-14X14 OR APPROVED EQUAL. PROVIDE DEDICATED OUTLET INSIDE THE MEDIA PANEL. PROVIDE WITH TELECOMMUNICATION PUNCH DOWN BLOCK AND TV SPLITTER. SEE RISER DIAGRAM. PROVIDE 1" CND FROM MEDIA ENCLOSURE TO CEILING SPACE.

8 PROVIDE RANGE OUTLET NEMA 14-50R. COORDINATE EXACT PLUG CONFIGURATION WITH ACTUAL RANGE TO BE PROVIDED.

9 OUTLETS AND SWITCHES ARE TO BE MOUNTED 46" MAX TO TOP OF FACEPLATE. COORDINATE EXACT LOCATION, MOUNTING HEIGHT, AND MOUNTING DETAILS FOR ALL ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.

GENERAL SHEET NOTES

1 ALL UNITS OUTLETS SHALL BE TAMPER RESISTANT AS STATED IN NEC 406.12.

2 PROVIDE ONE SMOKE/CARBON MONOXIDE DETECTOR IN EACH UNIT HALLWAY.

4 COORDINATE LIGHT FIXTURE ROUGH-IN REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.

5 PROVIDE POWER OUTLET FOR EACH KITCHEN APPLIANCE. COORDINATE EXACT LOCATIONS WITH ELEVATIONS, MILLWORK, ARCHITECT, AND OWNER.

6 ALL LIGHT FIXTURES THAT PENITRATE FIRE RATED SURFACE SHALL BE IN A FIRE RATED ASSEMBLE OR BE PROVIDED WITH A FIRE RATED ASSEMBLE TO MAINTAIN A FIRE RATE SURFACE.

7 OPENINGS THROUGH FIRE WALLS OR FLOORS IN WHICH CONDUIT PASSES SHALL BE SEALED BY FIRE STOP FITTINGS. FIRE STOP FITTINGS SHALL HAVE AN HOURLY FIRE-RATING EQUAL TO OR HIGHER THAN THE FIRE RATING OF THE WALL OR FLOOR THROUGH WHICH THE CONDUIT PASSES.

8 THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ADDITIONAL DEVICES NOT SHOWN TO COMPLY WITH NEC 210.52 DUE TO FIELD CHANGES.

9 PROVIDE LISTED PUTTY PADS ON ALL BACK BOXES FOR POWER, COMMUNICATIONS, AND CABLE SERVICE OUTLETS FOR EACH SHARED WALL BETWEEN UNITS. COMPLY WITH IBC 714.3.2 AND MAINTAIN SPACING IN UNITS AS REQUIRED BY NEC 210.52.

10 PROVIDE ARC-FAULT CIRCUIT INTERRUPT CIRCUIT BREAKERS FOR ALL CIRCUITS SERVING SPACES STATED IN NEC 210.12.

12 PROVIDE ELECTRICAL CONNECTION TO ALL MECHANICAL EQUIPMENT. COORDINATE WITH NAME PLATE RATING OF EQUIPMENT AND PROVIDE APPROPRIATE CIRCUIT AMPACITY AND OVER CURRENT PROTECTION DEVICE. COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS.

13 ALL 120V, SINGLE PHASE, 15AMP AND 20AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN FAMILY ROOMS, DINNING ROOMS, LIVING ROOMS, PARLORS, BEDROOMS, OR OTHER SIMILAR AREAS SHALL BE PROTECTED BY A LISTED ACR-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. COMPLY WITH NEC ARTICLE 210.12.

14 PROVIDE LOW FREQUENCY SOUNDERS IN EACH AREA INTENDED FOR SLEEPING AND IN AREAS THAT MIGHT REASONABLY BE USED FOR SLEEPING. FOR EXAMPLE EACH BEDROOM OF AN APARTMENT AND ALSO THE LIVING ROOM AREA OF AN APARTMENT AS IT MIGHT HAVE SLEEPING OCCUPANTS. LOW FREQUENCY SOUNDERS SHALL COMPLY WITH SOUND LEVEL TEST OF 750BA MINIMUM AT THE PILLOW HEIGHT. THE SOUNDER LEVEL MUST ALSO BE 15DB ABOVE THE AVERAGE AMBIENT SOUND.

15 ENSURE THAT THE REQUIRED DEDICATED ELECTRICAL SPACE IS PROVIDED ABOVE THE ELECTRICAL PANELBOARDS PER NEC ARTICLE 110.26(E)(1).

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#	Date	Revision
2	08.03.21	CITY COMMENTS #1
3	10.18.21	ADDENDUM #1

100% CONSTRUCTION DOCUMENTS

NEXUS PROJ. #: 21010
CHECKED BY: TDS
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DATE: 05/21/2021

TYPICAL UNIT PLAN - 1B

EE402

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PANEL: "2B"

VOLTS/PHASE/WIRE:	PANEL SIZE & TYPE:	MAIN SIZE AND TYPE:	LOCATION:	CABINET:	NOTES:
120/208V, 1Ø, 3 WIRE	22" W x 6" D, BOLT-ON	200 AMPERE MAIN LUGS	2-B 205	RECESSED	

ACCESSORIES: PANEL DIRECTORY, IDENTIFICATION, GROUNDING BAR, PROVIDE FACTORY WHITE PANEL COVER **AIC RATING:** 0

CKT	OCP		LOAD (kVA)				PHASE LOAD					LOAD (kVA)			OCP		CKT
NO	AMP	POLE	LTG	PWR	CO	DESCRIPTION	A		B		DESCRIPTION	CO	PWR	LTG	POLE	AMP	NO
1	20	1	0.0	0.8	0.0	PWR: DISPOSAL	0.8	2.0			PWR: DRYER	0.0	4.0	0.0	2	30	2
3	20	1	0.0	1.5	0.0	PWR: WASHING MACHINE			1.5	2.0	--	--	--	--	--	--	4
5	20	1	0.0	0.0	1.1	PWR: HOOD	0.0	2.5			PWR: RANGE	0.0	5.0	0.0	2	50	6
7	20	1	0.0	0.0	0.4	CO: KITCHEN			0.4	0.0	--	--	--	--	--	--	8
9	20	1	0.0	0.0	0.4	CO: LIVING SPACE	0.4	0.0			PWR: REFRIGERATOR	0.0	0.8	0.0	1	20	10
11	20	1	0.0	0.0	0.1	CO: BATHROOM			0.0	0.0	PWR: FAN COIL UNIT (FCU-1.5)	0.0	4.2	0.0	2	40	12
13	20	1	0.0	0.0	0.6	CO: BEDROOM	0.6	2.1			--	--	--	--	--	--	14
15	20	1	0.0	0.0	0.2	CO: MEDIA			0.2	3.0	PWR: WATER HEATER (WH-1)	0.0	6.0	0.0	2	40	16
17	20	1	0.0	0.0	0.5	CO: TELEVISION	0.5	0.0			--	--	--	--	--	--	18
19	20	1	0.2	0.1	0.0	LTG: LIGHTS AND EXHAUST FANS			0.3	1.1	PWR: DISHWASHER	0.0	1.1	0.0	1	20	20
21	20	1	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	--	20	22
23	20	1	--	--	--	SPARE			0.0	0.0	SPARE	--	--	--	1	20	24
25	20	1	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	1	20	26
27	20	1	--	--	--	SPARE			0.0	0.0	SPARE	--	--	--	1	20	28
29	20	1	--	--	--	SPARE	0.0	0.0			SPARE	--	--	--	1	20	30

TOTALS: CONNECTED kVA PER PHASE **9** **9** CONNECTED TOTAL kVA = **27**

CONNECTED AMPS PER PHASE **85** **88** AVERAGE CONNECTED AMPS PER PHASE = **129**

NEC DIVERSIFIED LOAD CALCULATIONS

LIGHTING & CONTINUOUS LOADS: **0.2 kVA @ 125% = 0.2 kVA** - 100% CONNECTED LOAD PLUS 25% DIVERSIFIED TOTAL kVA = **28**

RECEPTACLES: **3.2 kVA @ 100% = 3.2 kVA** - FIRST 10kVA @ 100%, REMAINDER @ 50% AVERAGE AMPS PER PHASE = **136**

ALL OTHER LOADS @ 100% : **24.9 kVA** - MOTOR TOTALS INCLUDED IN ALL OTHER LOADS WITH LARGEST MOTOR CALCULATED @ 125% PER NEC

Notes:

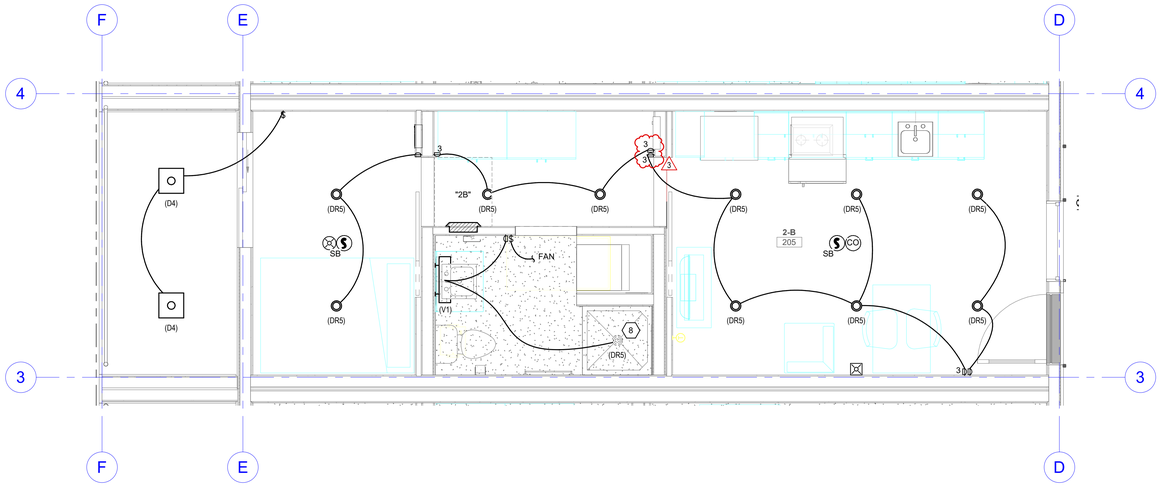
EQUIPMENT SCHEDULE - UNIT 2B

MARK	ITEM DESCRIPTION	LOAD DATA HP	kW	MCA	FLA	VOLT	PH	Hz	WIRE AND CONDUIT SIZE	OC PROTECTION DEVICE	DISCONNECT DEVICE	NOTES
EF-1	EXHAUST FAN	1/8	57	-	0.5	120	1	60	2 #12, 12 GR 0.75" CND	15/1 CB	TOGGLE SWITCH	
FCU-1.5	FAN COIL UNIT	-	-	-	20	208	1	60	2 #10, #10 GR 0.75" CND	30/2 CB	30A/2P NF	
WH-1	WATER HEATER	-	6.0	-	28.8	208	1	60	2 #8, #10 GR 1" CND	40/1 CB	60A/3P	

LIGHTING FIXTURE SCHEDULE - UNIT 2B

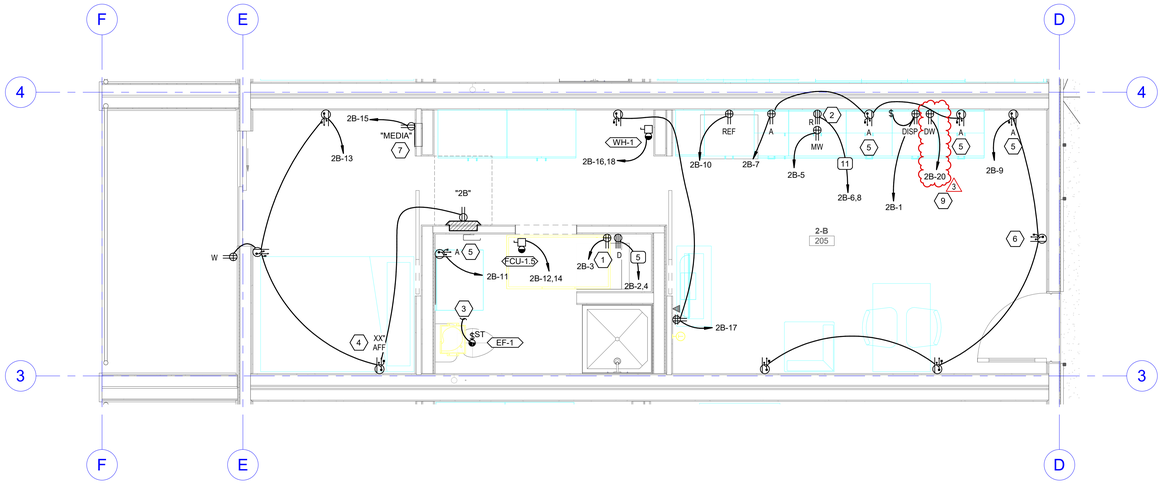
ID	IMAGE	DESCRIPTION	VOLTAGE	WATTS	FIXTURE LUMENS	TAKEOFF QUANTITY	MANUFACTURER (CATALOG SERIES) / BASIS OF DESIGN
(DR5)		5" SURFACE DOWNLIGHT, ROUND, JBOX MOUNTED. WET LOCATION LISTED FOR INSTALLATION ABOVE A SHOWER.	120	10	500	34	LITON (LCMPD)
(V1)		BATH VANITY; LENGTH TO BE THE SAME LENGTH AS VANITY	120	30	2000	1	EVERGREEN LIGHTING (VAN-SECP-20W-9-WF-25*-DIM)

PROVIDE UNIT PRICES AND FIXTURE BRAND SELECTED FOR ADD/DELETE CHANGES FOR EACH FIXTURE TYPES SHOWN WITHIN 48 BUSINESS HOURS OF THE BID DATE. FAILURE TO COMPLY WITH THIS REQUIREMENT MAY DISQUALIFY THE PRODUCTS AND EMPOWER THE ENGINEER TO DETERMINE FAIR VALUE FOR FIXTURE AND INSTALLATION CHANGES, WITHOUT FURTHER INPUT FROM THE CONTRACTOR OR INSTALLER.



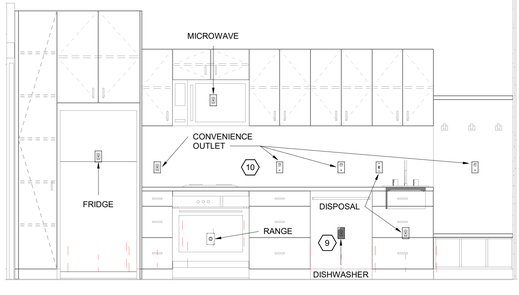
B4 LEVEL 2 LIGHTING/FIRE ALARM PLAN - UNIT 2B

SCALE: 3/8" = 1'-0"



A4 LEVEL 2 POWER PLAN - UNIT 2B

SCALE: 3/8" = 1'-0"



A6 UNIT 2B - KITCHEN ELEVATION

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

GENERAL SHEET NOTES

1 ALL UNITS OUTLETS SHALL BE TAMPER RESISTANT AS STATED IN NEC 406.12.

2 PROVIDE ONE SMOKE/CARBON MONOXIDE DETECTOR IN EACH UNIT HALLWAY.

4 COORDINATE LIGHT FIXTURE ROUGH-IN REQUIREMENTS WITH OWNER AND ARCHITECT PRIOR TO INSTALLATION.

5 PROVIDE POWER OUTLET FOR EACH KITCHEN APPLIANCE. COORDINATE EXACT LOCATIONS WITH ELEVATIONS, MILLWORK, ARCHITECT, AND OWNER.

6 ALL LIGHT FIXTURES THAT PENITRATE FIRE RATED SURFACE SHALL BE IN A FIRE RATED ASSEMBLE OR BE PROVIDED WITH A FIRE RATED ASSEMBLE TO MAINTAIN A FIRE RATE SURFACE.

7 OPENINGS THROUGH FIRE WALLS OR FLOORS IN WHICH CONDUIT PASSES SHALL BE SEALED BY FIRE STOP FITTINGS. FIRE STOP FITTINGS SHALL HAVE AN HOURLY FIRE-RATING EQUAL TO OR HIGHER THAN THE FIRE RATING OF THE WALL OR FLOOR THROUGH WHICH THE CONDUIT PASSES.

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15 ENSURE THAT THE REQUIRED DEDICATED ELECTRICAL SPACE IS PROVIDED ABOVE THE ELECTRICAL PANELBOARDS PER NEC ARTICLE 110.26(E)(1).

SHEET KEYNOTES

1 PROVIDE DRYER OUTLET NEMA 14-30R. COORDINATE EXACT PLUG INFORMATION WITH ACTUAL DRYER TO BE PROVIDED.

2 PROVIDE RANGE OUTLET NEMA 14-50R. COORDINATE EXACT PLUG CONFIGURATION WITH ACTUAL RANGE TO BE PROVIDED.

3 POWER TO LIGHTS IN THIS ROOM.

4 COORDINATE MOUNTING DETAILS WITH ARCHITECT.

5 PROVIDE GFCI RECEPTACLE WITH USB PORT.

6 RECEPTACLE MOUNTED BELOW WINDOW.

7 PROVIDE RECESSED MEDIA ENCLOSURE TYPE LEVITON 47605-14X14 OR APPROVED EQUAL. PROVIDE DEDICATED OUTLET INSIDE THE MEDIA PANEL. PROVIDE WITH TELECOMMUNICATION PUNCH DOWN BLOCK AND TV SPLITTER. SEE RISER DIAGRAM. PROVIDE 1" CND FROM MEDIA ENCLOSURE TO CEILING SPACE.

8 LIGHTING FIXTURE MOUNTED IN WET LOCATION. FIXTURE IS TO BE MOUNTED IN THE CENTER OF THE SHOWER SPACE.

9 PROVIDE POWER FOR DISHWASHER. COORDINATE ALL DETAILS AND EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH-IN OR INSTALL.

10 OUTLETS AND SWITCHES ARE TO BE MOUNTED 46" MAX TO TOP OF FACEPLATE. COORDINATE EXACT LOCATION, MOUNTING HEIGHT, AND MOUNTING DETAILS FOR ALL ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO ROUGH-IN.

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#	Date	Revision
2	08.03.21	CITY COMMENTS #1
3	10.18.21	ADDENDUM #1

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TYPICAL UNIT PLAN - 2B

EE403

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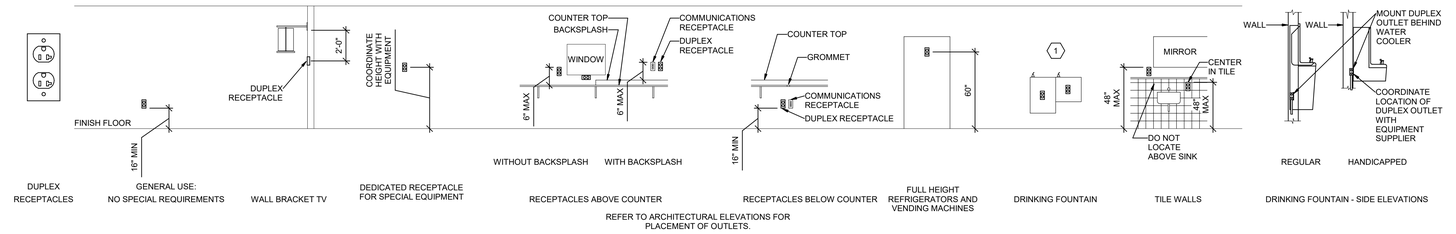
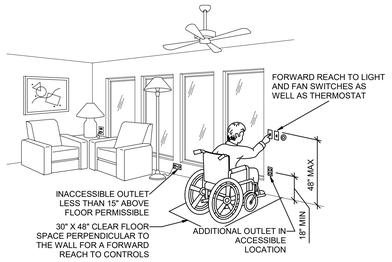


DUPLEX RECEPTACLES | GENERAL USE: NO SPECIAL REQUIREMENTS | WALL BRACKET TV | DEDICATED RECEPTACLE FOR SPECIAL EQUIPMENT | RECEPTACLES ABOVE COUNTER (WITHOUT BACKSPLASH / WITH BACKSPLASH) | RECEPTACLES BELOW COUNTER | FULL HEIGHT REFRIGERATORS AND VENDING MACHINES | DRINKING FOUNTAIN | TILE WALLS | DRINKING FOUNTAIN - SIDE ELEVATIONS (REGULAR / HANDICAPPED)

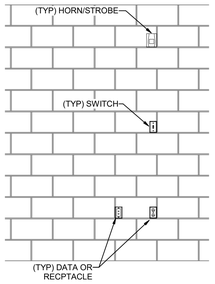
REFER TO ARCHITECTURAL ELEVATIONS FOR PLACEMENT OF OUTLETS.

E5 RECEPTACLE MOUNTING DETAILS
SCALE: NTS



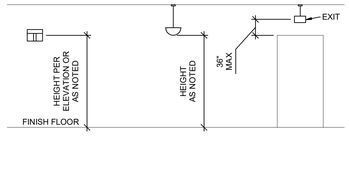
SWITCHES | STANDARD DOOR | DOOR WITH SIDELIGHT LESS THAN 2' | DOOR WITH SIDELIGHT GREATER THAN 2' | DOOR WITH NO PLACE FOR SWITCH AT LATCH SIDE | GENERAL USE: ADA | COMBINATION 48" MAX PLATE FOR SWITCH AND RECEPTACLE IN RESIDENTIAL BATHROOM | LIGHTING CONTROL STATION

D5 ADA DETAIL
SCALE: NTS

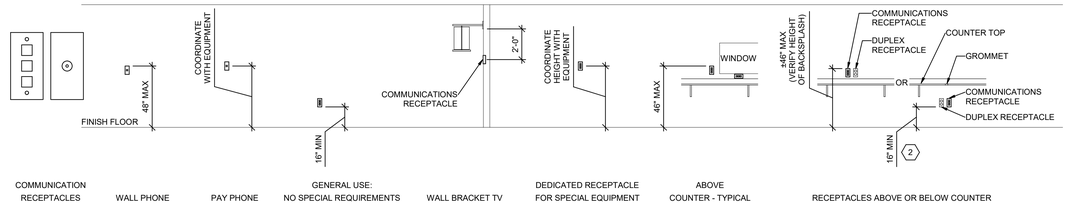


NOTE: ALL DEVICES SHALL BE INSTALLED AND LOCATED IN THE BLOCK CONSISENTLY THROUGH OUT THE BUILDING.

D4 SWITCH MOUNTING DETAILS
SCALE: NTS

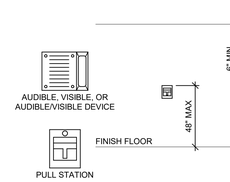


WALL MOUNTED LIGHT FIXTURE | PENDANT LIGHT FIXTURE | PENDANT EXIT SIGNS



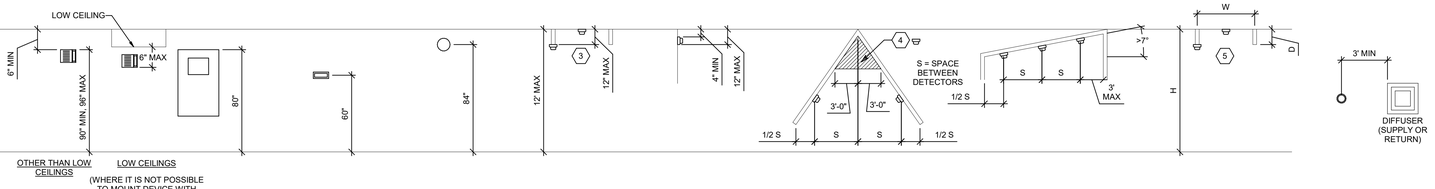
COMMUNICATION RECEPTACLES | WALL PHONE | PAY PHONE | GENERAL USE: NO SPECIAL REQUIREMENTS | WALL BRACKET TV | DEDICATED RECEPTACLE FOR SPECIAL EQUIPMENT | ABOVE COUNTER - TYPICAL | RECEPTACLES ABOVE OR BELOW COUNTER

C6 CMU DEVICE MOUNTING ALIGNMENT DETAIL
SCALE: NTS



FIRE ALARM | PULL STATION

C5 LIGHTING MOUNTING DETAILS
SCALE: NTS

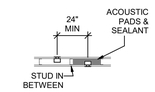


AUDIBLE, VISIBLE, OR AUDIBLE/VISIBLE DEVICE | FIRE ALARM CONTROL PANEL "FCP" | FIRE SYSTEM ANNUNCIATOR "FSA" | BELL | SMOKE DETECTOR BETWEEN BEAMS | WALL MOUNTED SMOKE DETECTOR | SMOKE DETECTOR ON SLOPED CEILING (PEAKED) | SMOKE DETECTOR ON SLOPED CEILING (SHED) | HEAT DETECTOR BETWEEN BEAMS | SMOKE DETECTOR ADJACENT TO SUPPLY AIR

C4 COMMUNICATIONS MOUNTING DETAILS
SCALE: NTS

NOTE: ALL DEVICES SHALL BE INSTALLED AND LOCATED IN THE BLOCK CONSISENTLY THROUGH OUT THE BUILDING.

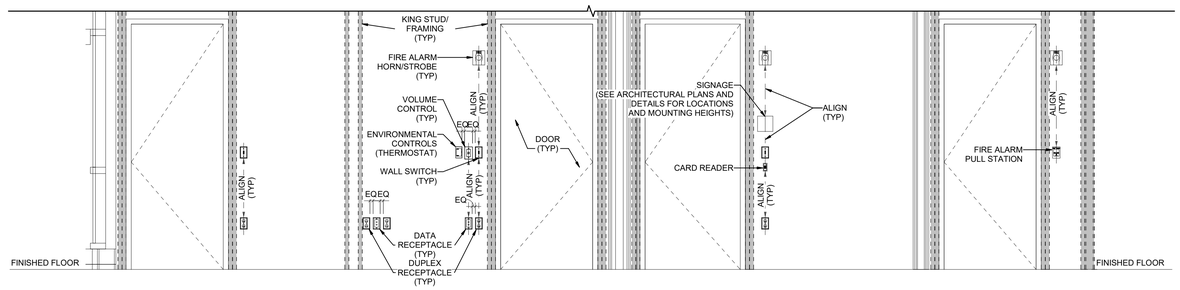
B6 FIRE ALARM MOUNTING DETAILS
SCALE: NTS



FOR LESS THAN 24" SEPERATION, PROVIDE LISTED SOUND AND FIRE PUTTY PADS

BOXES ON OPPOSITE SIDES OF WALL

A6 BOX MOUNTING DETAILS
SCALE: NTS



A5 TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL
SCALE: NTS

GENERAL SHEET NOTES

1. DETERMINE MOUNTING HEIGHTS OF ELECTRICAL AND ELECTRONIC EQUIPMENT IN THE FOLLOWING ORDER OF PRIORITY:

   1 - ELEVATIONS (ARCHITECTURAL, ELECTRICAL, MECHANICAL, ETC).

   2 - EQUIPMENT SHOP DRAWINGS.

   3 - FIELD INSTRUCTIONS.

2. LOCATE RECEPTACLES SERVING THE SAME TYPE OF USE AT A UNIFORM HEIGHT UNLESS DIRECTED OTHERWISE.
3. MECHANICAL, ELECTRICAL, AND COMMUNICATION ROOMS: COORDINATE LOCATION OF LIGHTING AND POWER RECEPTACLES WITH EQUIPMENT, PIPING, AND DUCTWORK. DO NOT INSTALL RECEPTACLES BEHIND EQUIPMENT OR WHERE OTHERWISE INACCESSIBLE. POSITION LIGHTING REGARDLESS OF WHERE SHOWN ON DRAWING TO PROVIDE PROPER ILLUMINATION.
4. MOUNT RECEPTACLE BOXES FOR SWITCHES AND RECEPTACLES WITH LONG AXIS OF THE DEVICE VERTICAL UNLESS OTHERWISE INDICATED.
5. SET BOXES WITH PLASTER RINGS FLUSH WITH FINISHED SURFACE.
6. LOCATE BOX COVERS OR DEVICE PLATES SO THEY WILL NOT SPAN DIFFERENT TYPES OF BUILDING FINISHES EITHER VERTICALLY OR HORIZONTALLY.
7. VERIFY ALL DOOR CONDITIONS ON ARCHITECTURAL DRAWINGS PRIOR TO INSTALLING SWITCHES.
8. LOCATE WIRING DEVICES WHICH ARE ADJACENT AND ARE COMPATIBLE VOLTAGES IN ONE PLATE.
9. WHERE DEVICES ARE LOCATED IN CLOSE PROXIMITY OF THE SAME VERTICAL PLANE, ALIGN DEVICES VERTICALLY PER THE TYPICAL WALL MOUNTED DEVICES ALIGNMENT DETAIL, UNLESS OTHERWISE INDICATED.

⬡ SHEET KEYNOTES

1. LOCATE RECEPTACLES BEHIND DRINKING FOUNTAINS.
2. REFER TO ARCHITECTURAL ELEVATIONS FOR PLACEMENT OF OUTLETS.
3. LOCATE AT BOTTOM OF BEAMS (OR JOISTS) OR AT CEILING. (REDUCE SPACING BY .5 PERPENDICULAR TO BEAM OR JOIST DIRECTION.) FOR OTHER CONDITIONS, REFER TO NFPA 72.
4. LOCATE DETECTOR ANYWHERE IN SHADED AREA BUT NOT IN TOP 4" OF PEAK.
5. LOCATE AT BOTTOM OF BEAMS IF D/H < .1 OR W/H < .4; OTHERWISE LOCATE IN BEAM POCKET. FOR D > 4 REDUCE SPACING .33 PERPENDICULAR TO BEAMS.

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TYPICAL MOUNTING HEIGHT DETAILS

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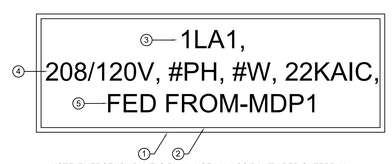
1. LABEL TO BE PROVIDED AT EACH SWITCHBOARD, PANELBOARD, DISCONNECT/STARTER. LABEL IS TO BE 3" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. REPLACE THE LETTER/NUMBER WITH THOSE FOUND ON THE ONE-LINE DIAGRAM.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF DEVICE.
5. THIRD LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. PROVIDE "FED FROM-" AND REPLACE MDP1 WITH THE DEVICES NAME THAT FEEDS THE PANELBOARD.



NOTE: EMERGENCY PANELS SHALL USE LAMACOID WITH RED OUTERPLY, EXPOSING WHITE LETTERING BENEATH. CONTRACTOR TO USE SAME LABEL SCHEME EXCEPT FIRST 'X' IS REPLACED WITH 'E' FOR EMERGENCY. SECOND 'X' TO BE 'L' FOR LOW OR 'H' FOR HIGH VOLTAGE (480/277V), LAST '#' TO BE REPLACED WITH LETTER INDICATING LOCATION OF PANEL.

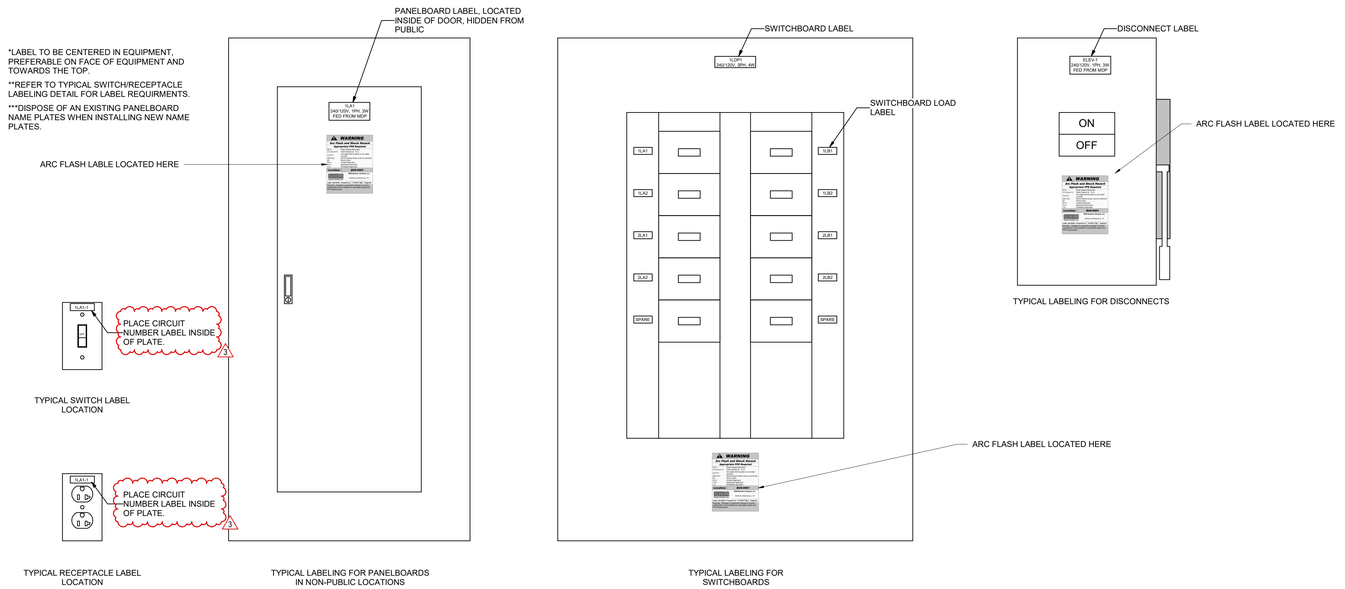
D2 TYPICAL PANELBOARD/SWITCHBOARD LABEL

SCALE: NTS

1. LABEL TO BE PROVIDED THAT IS TO BE 4" X REQUIRED LENGTH X 1/16" LAMINATED 2-PLY PLASTIC LAMACOID. LETTERS SHALL BE FORMED BY ENGRAVING OUTER WHITE PLY, EXPOSING BLACK PLY BENEATH.
2. LABEL IS TO BE MOUNTED USING DOUBLE SIDED ADHESIVE TAPE COVERING THE BACK OF THE LABEL.
3. FIRST LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, WITH THE EQUIPMENT ID MATCHING PLANS.
4. SECOND LINE: LETTERING IS TO BE 3/8" HIGH, CENTERED, AND FORMATTED AS SHOWN. THE FOLLOWING SHALL BE PROVIDED, VOLTAGE, PHASE, NUMBER OF WIRES, AND AIC RATING OF GEAR.

C2 TYPICAL MAIN SERVICE EQUIPMENT/GEAR LABEL

SCALE: NTS



A4 TYPICAL SWITCH, RECEPTACLE AND PANELBOARD LABELING LOCATION DETAIL

SCALE: NTS

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05/21/2021

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#	Date	Revision
3	10.18.21	ADDENDUM #1

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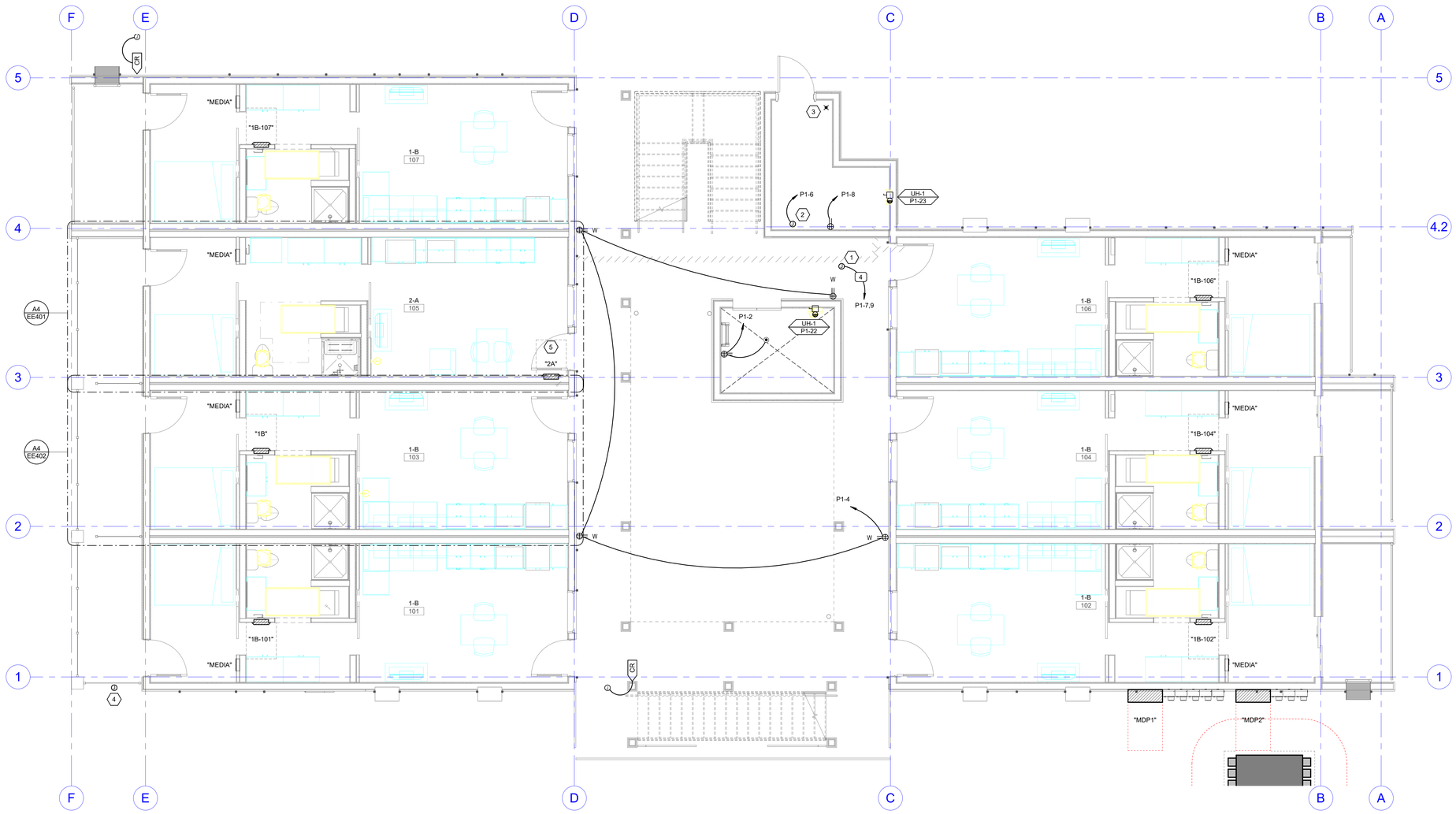
DATE: 05/21/2021

TYPICAL LABELING DETAILS

EE702



A6 LEVEL 1 POWER PLAN
SCALE: 1/4" = 1'-0"

10/13/2021 1:20:55 PM

GENERAL SHEET NOTES

1 CONTRACTOR IS RESPONSIBLE FOR ALL LINE VOLTAGE AS PART OF THIS PROJECT. PROVIDE LINE VOLTAGE REQUIRED TO ALL SYSTEMS PROVIDED AS PART OF THIS PROJECT. COORDINATE WITH ALL OTHER DISCIPLINES AND DRAWINGS.

2 CONTRACTOR IS RESPONSIBLE FOR ALL DEVICES, GEAR, CABLE, CONDUCTORS, TERMINATIONS, OVERCURRENT PROTECTION DEVICES, AND HEAD END EQUIPMENT AS PART OF THIS PROJECT.

3 CORE DRILL THE FLOOR FOR POKE THROUGHS. COORDINATE EXACT LOCATION WITH ARCHITECT.

4 VERIFY FLOOR BOX, POWER POLE, AND POKE-THROUGH DEVICE LOCATIONS WITH ARCHITECT/OWNER PRIOR TO ROUGH IN OR INSTALLATION.

5 ALL RACEWAYS SHALL BE CONCEALED IN WALLS, FLOORS, AND CEILING UNLESS OTHERWISE NOTED. INSTANCES WHERE EXPOSED OR SURFACE MOUNTED RACEWAYS IS REQUIRED A ROUTING SKETCH SHALL BE PROVIDED TO ARCHITECT AND ENGINEER. RACEWAY TYPE SHALL BE SELECTED BY ENGINEER. FINISH OF RACEWAY SHALL BE SELECTED BY ARCHITECT.

6 COORDINATE EXACT LOCATION OF ELECTRICAL CONNECTION POINT TO ROOF TOP UNITS AND ALL OTHER MECHANICAL EQUIPMENT TO ENSURE APPROPRIATE ROOF PENETRATION LOCATIONS.

7 ENSURE THAT THE REQUIRED DEDICATED ELECTRICAL SPACE IS PROVIDED ABOVE THE ELECTRICAL PANELBOARDS PER NEC ARTICLE 110.26(E)(1).

SHEET KEYNOTES

1 PROVIDE ELECTRICAL CONNECTIONS TO HEAT TRACE ON ALL FIRE PROTECTION PIPING AND DOMESTIC LINES. PROVIDE GFI BREAKER WITH 30 MILLIAMP TRIP. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH FIRE PROTECTION INSTALLERS.

2 PROVIDE POWER TO IRRIGATION CONTROLLER. COORDINATE INSTALLATION AND LANDSCAPE DETAILS WITH OWNER PRIOR TO ROUGH-IN.

3 (2) 2" CONDUITS FOR GOOGLE FIBER ARE TO BE RAN FROM THE STREET TO THE STORAGE ROOM. CONDUIT SHOULD RUN FROM THE STORAGE ROOM TO EACH UNIT IN THE BUILDING.

4 PROVIDE POWER FOR SIGNAGE. COORDINATE DETAILS WITH ARCHITECT/OWNER.

5 PANEL IS TO BE MOUNTED BEHIND ENTRYWAY DOOR FOR UNIT TYPE "A" ONLY. CONFIRM WITH ARCHITECT BEFORE ROUGH-IN.

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#	Date	Revision
1	07.12.21	RFI #002
2	08.03.21	CITY COMMENTS #1
3	10.18.21	ADDENDUM #1

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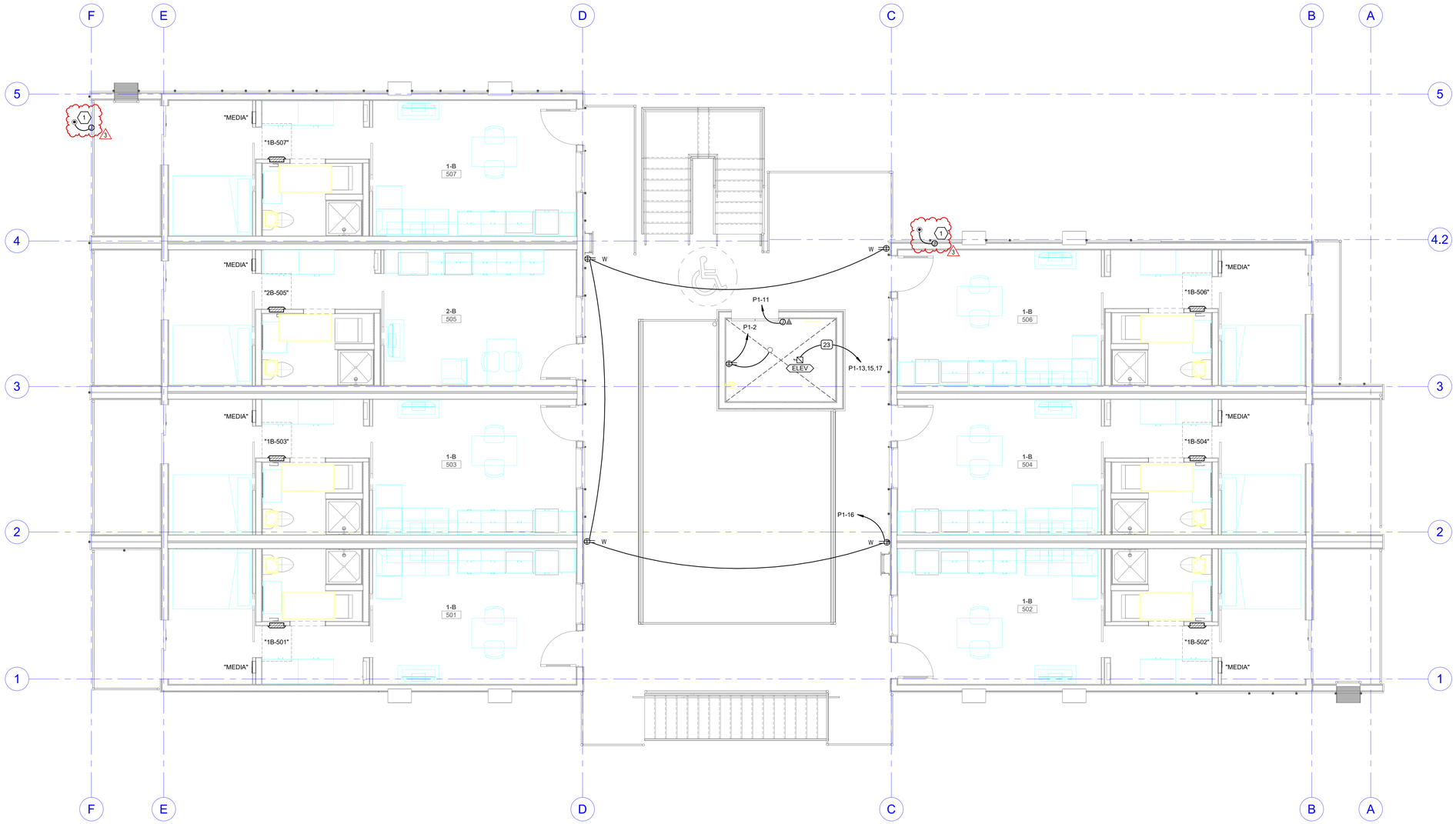
DATE: 05/21/2021

LEVEL 1 POWER PLAN

EP101



A6 LEVEL 5 POWER PLAN
SCALE: 1/4" = 1'-0"

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GENERAL SHEET NOTES

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7 ENSURE THAT THE REQUIRED DEDICATED ELECTRICAL SPACE IS PROVIDED ABOVE THE ELECTRICAL PANELBOARDS PER NEC ARTICLE 110.26(E)(1).

SHEET KEYNOTES

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#	Date	Revision
2	08.03.21	CITY COMMENTS #1
3	10.18.21	ADDENDUM #1

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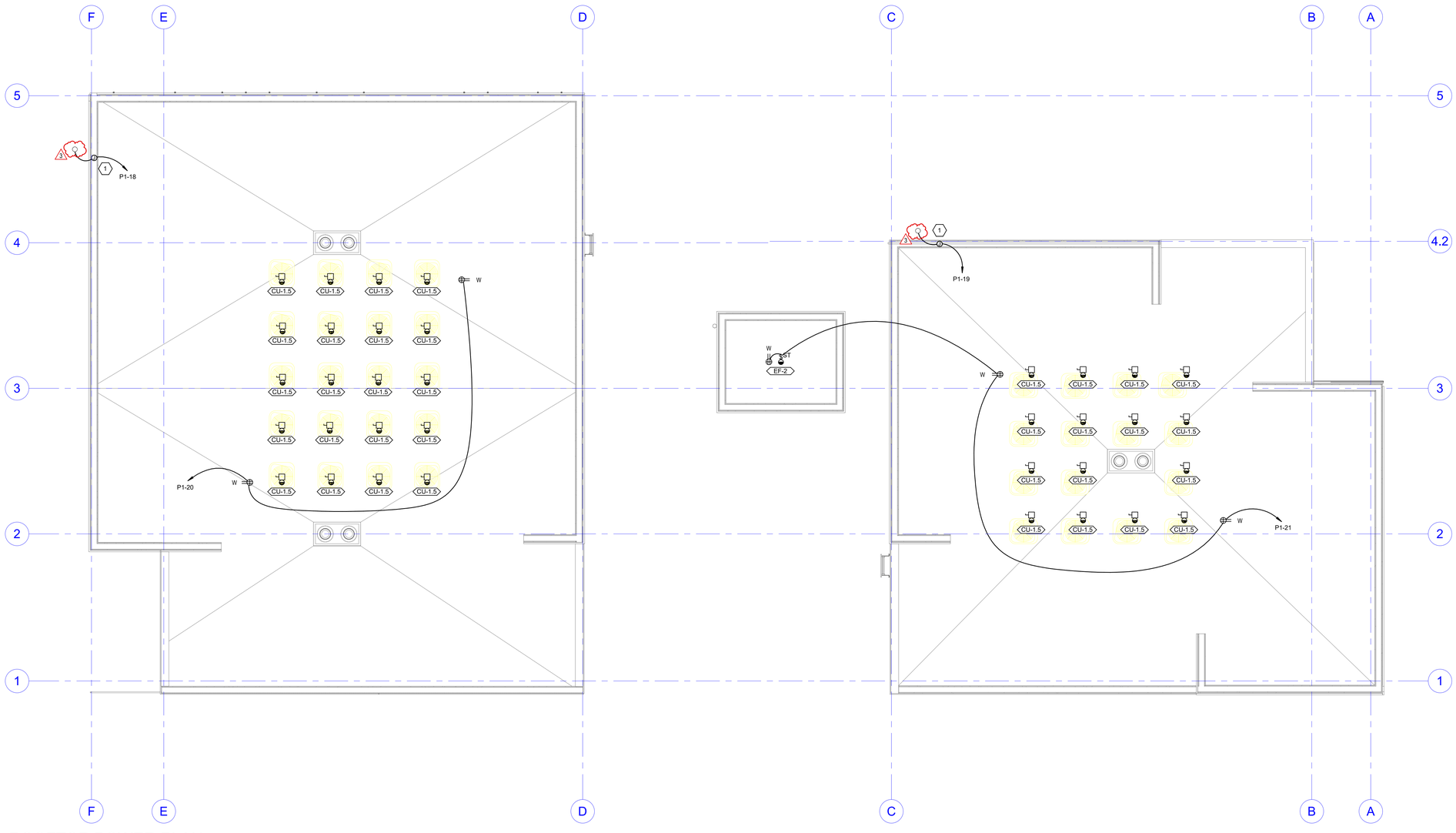
DATE: 05/21/2021

LEVEL 5 POWER PLAN

EP105



A6 ROOFTOP POWER PLAN
SCALE: 1/4" = 1'-0"

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#	Date	Revision
3	10.18.21	ADDENDUM #1

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ROOFTOP POWER PLAN

EP106