

TENANT IMPROVEMENT:

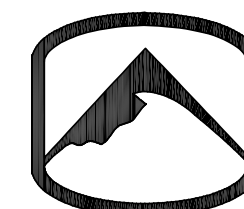

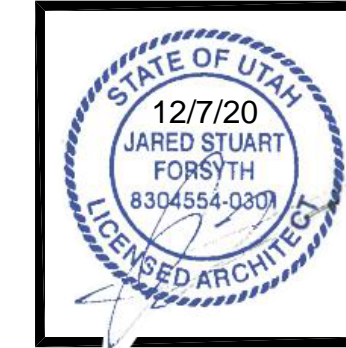
HORIZON MASONRY- SUITE B

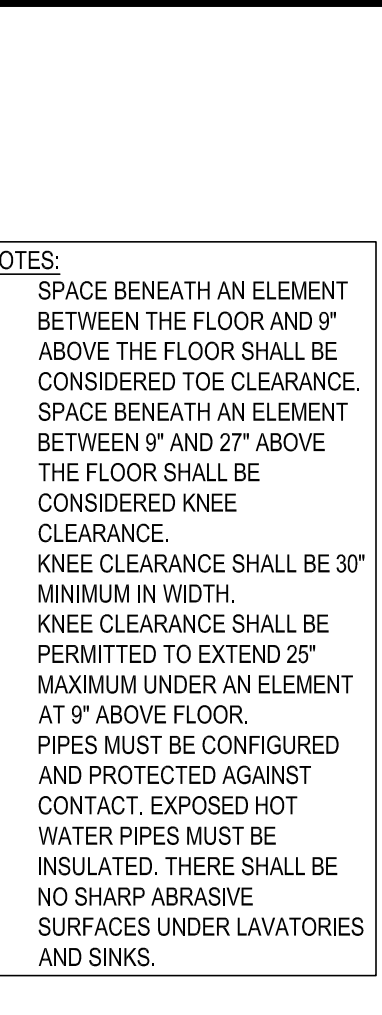
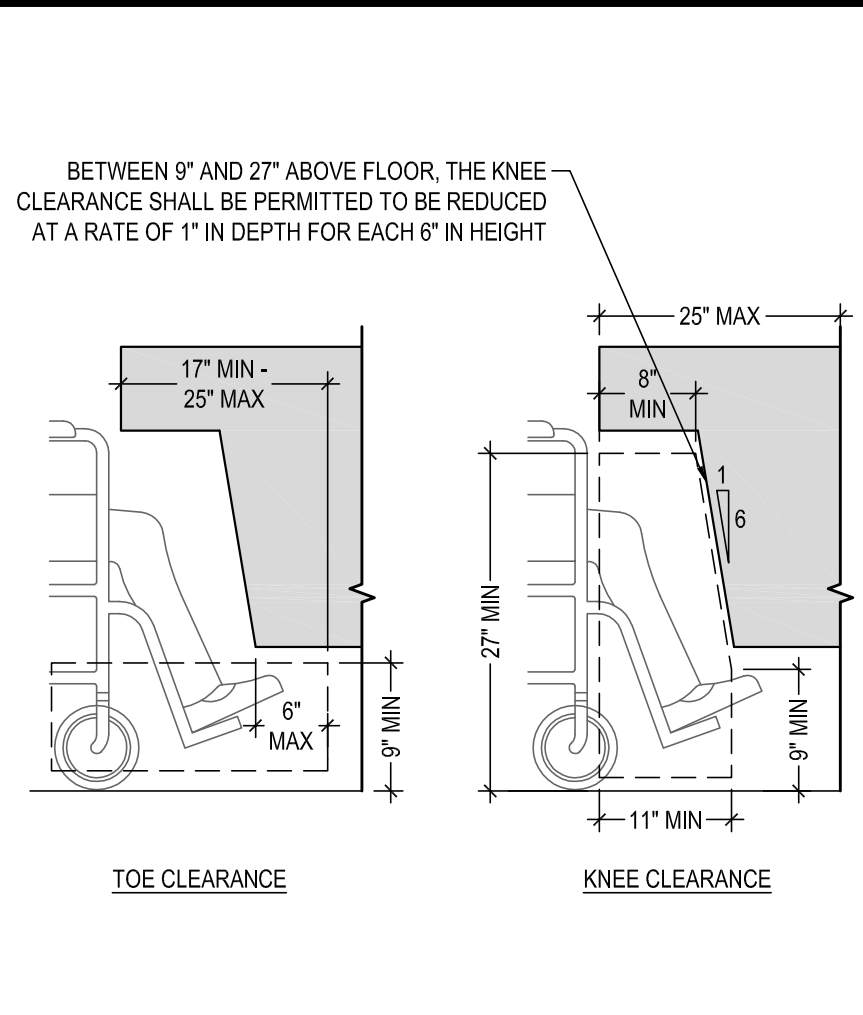
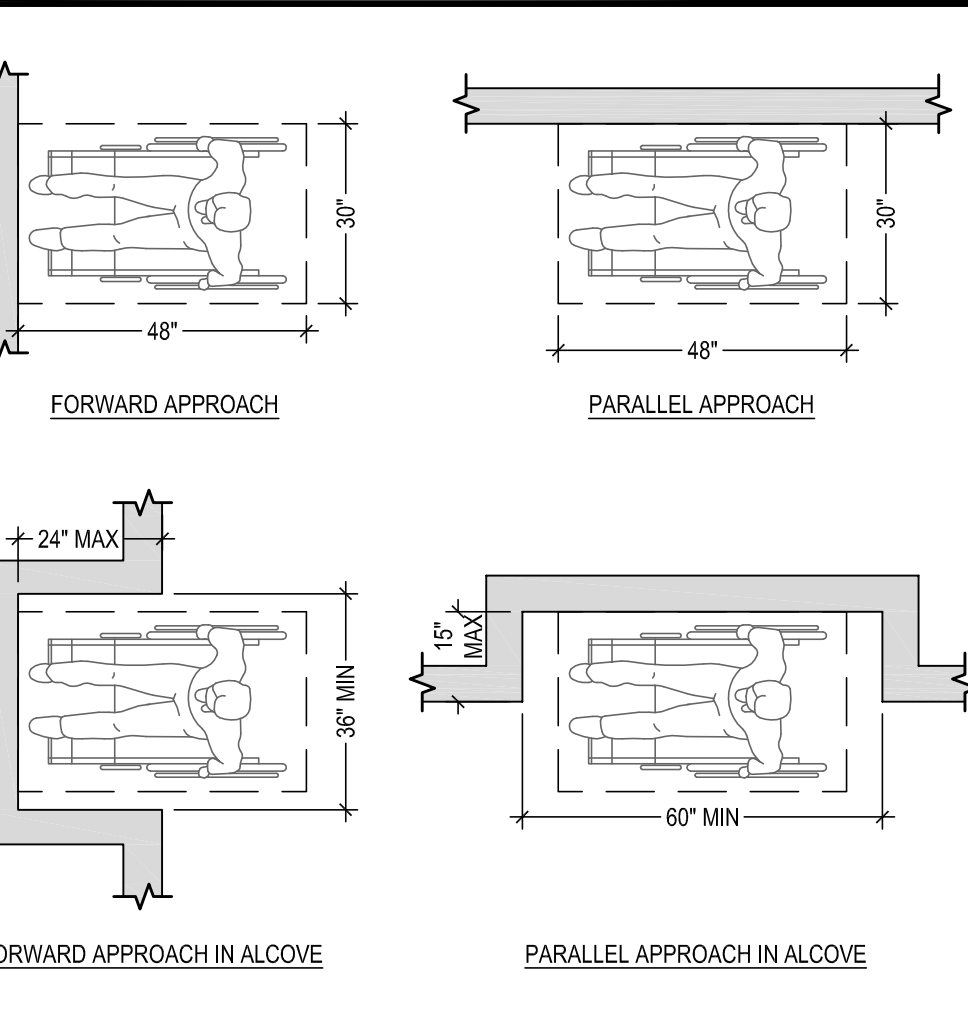
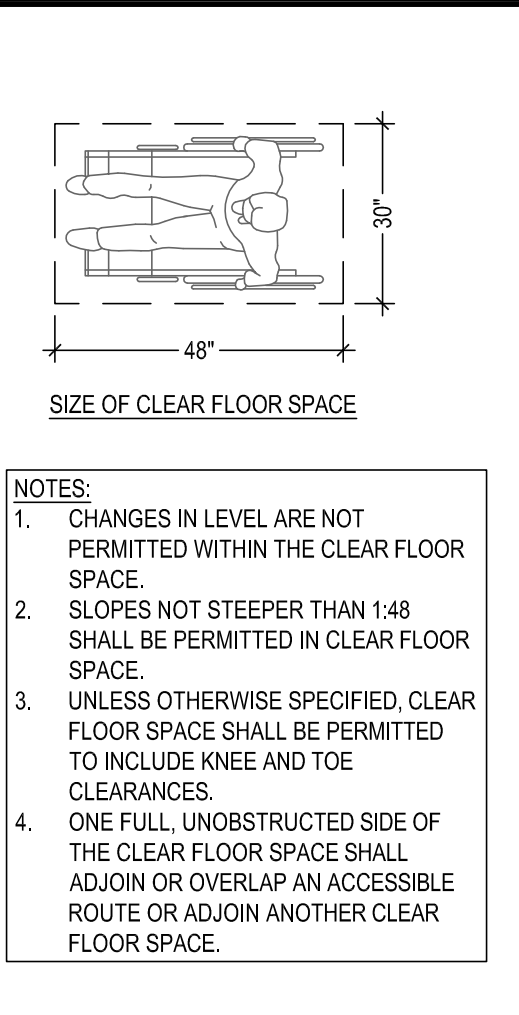
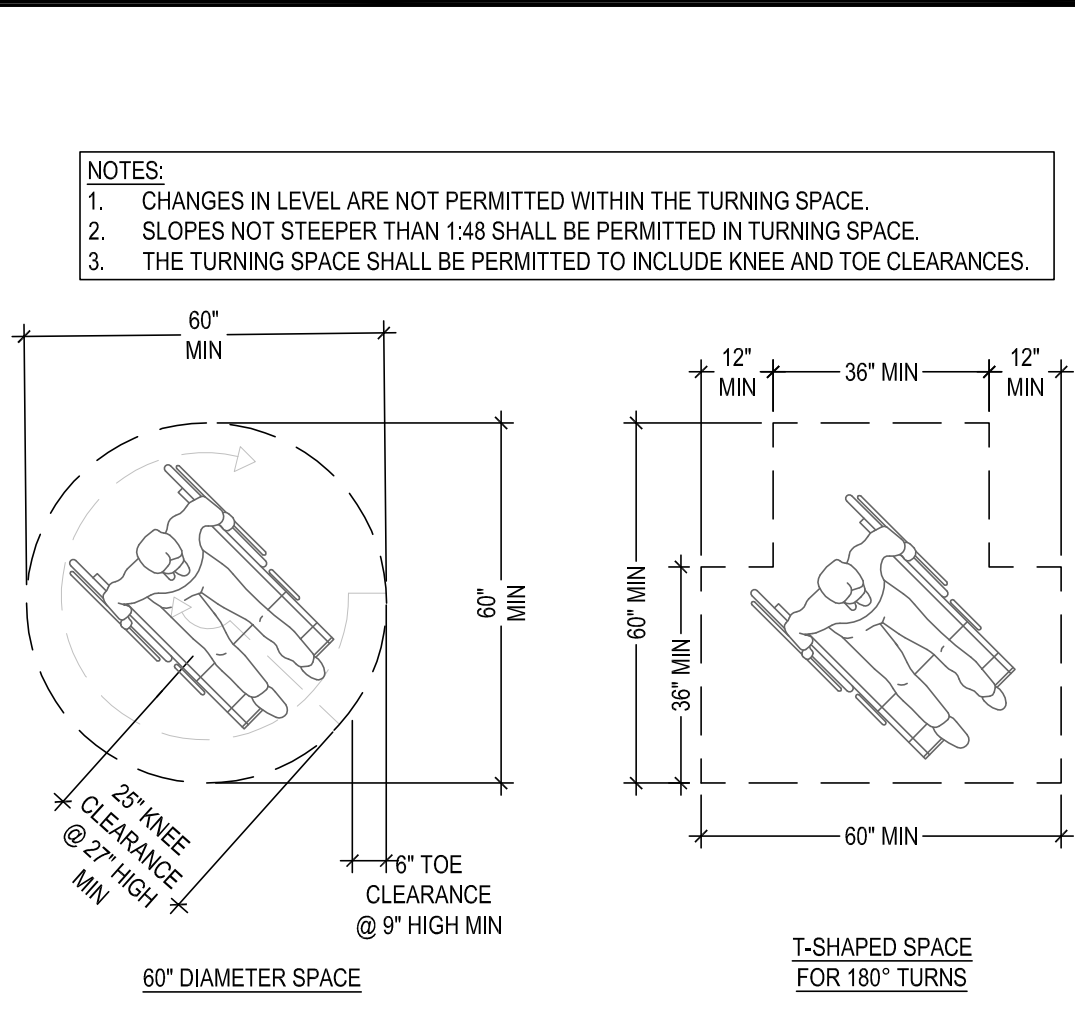
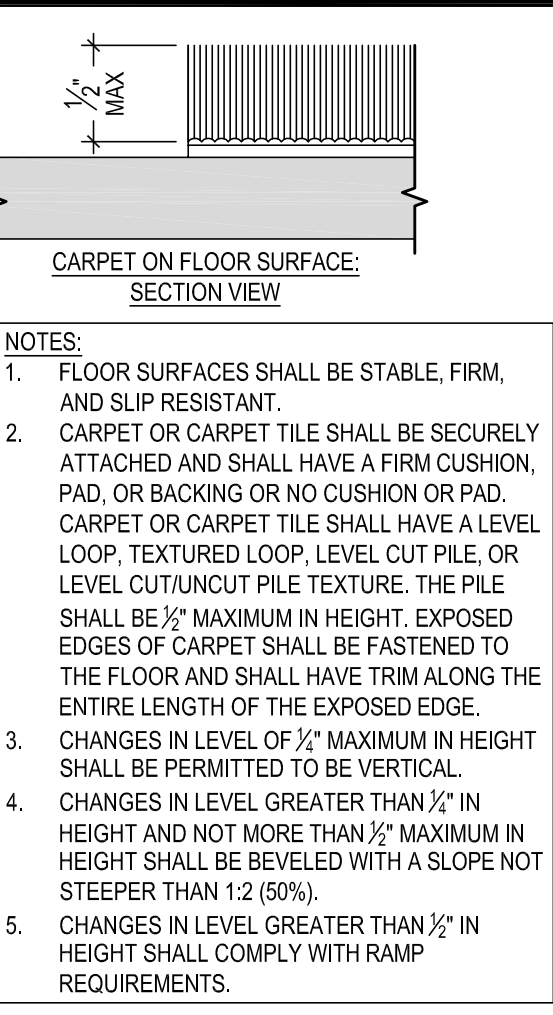
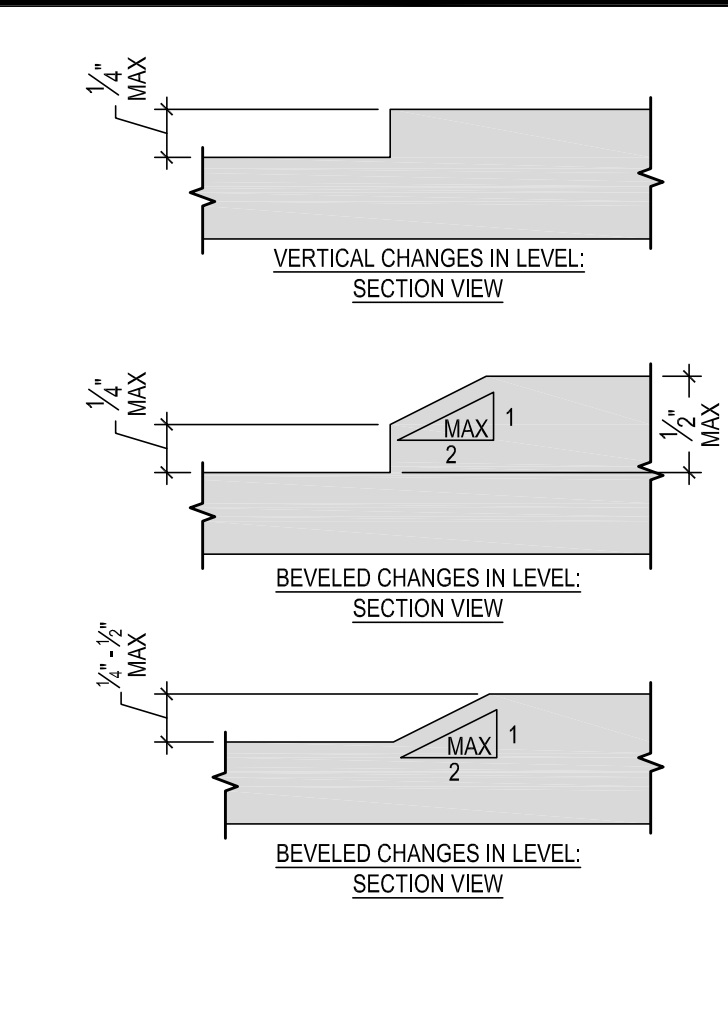
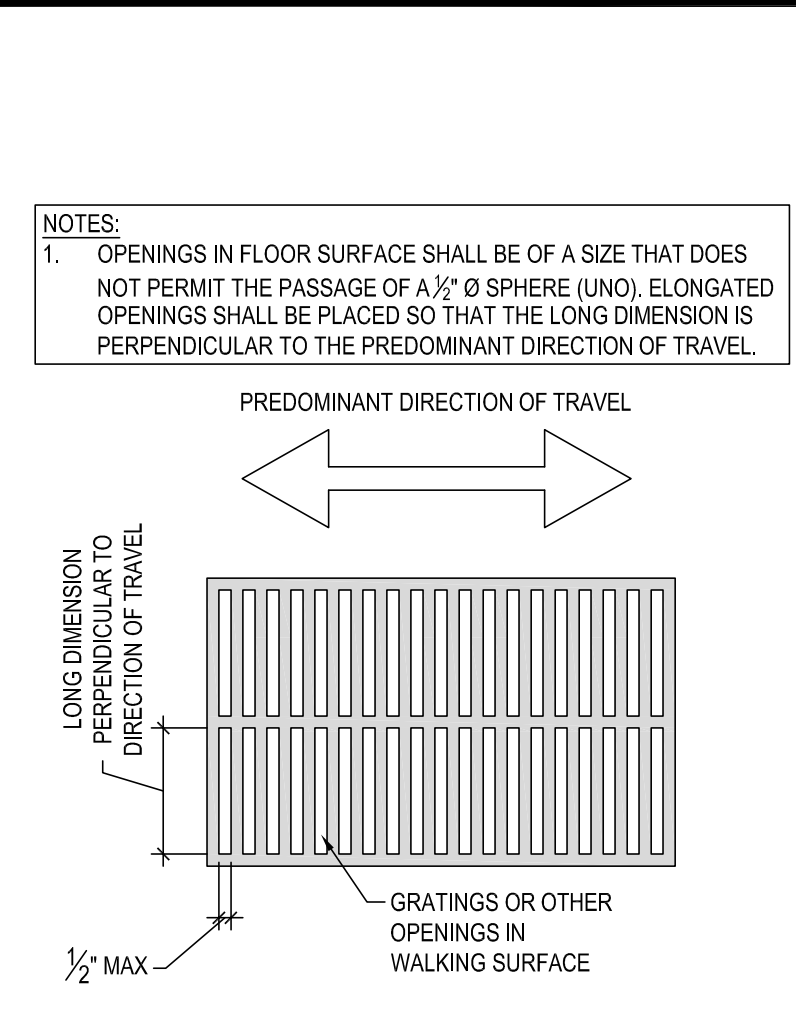
LOCATION:

850 WEST 350 NORTH
KAYSVILLE, UT 84037

REVISIONS:
DATE: 11/30/2020
PROJECT: 16-153,08
DRAWN BY: CJ
CHECKED BY:

HORIZON MASONRY - SUITE B, 850 WEST 350 NORTH KAYSVILLE, UTAH 84037

ARCHITECT - STRUCTURAL			SUITE A: 2018 IBC CODE ANALYSIS	INDEX TO DRAWINGS		
<p>SILVERPEAK ENGINEERING </p> <p>177 E. ANTELOPE DR. STE. B LAYTON, UT 84041 PHONE: (801) 499-5054</p>			<p>ENTIRE BUILDING</p> <p>OCCUPANCY GROUP B, S-1 CONSTRUCTION TYPE III - B FIRE SPRINKLERS PROVIDED? YES TOTAL NUMBER OF STORIES 2</p> <p>TENANT IMPROVEMENT AREA: SUITE B</p> <p>SUITE B MAIN FLOOR AREA 3,272 SQ. FT. SUITE B UPPER FLOOR AREA 875 SQ. FT. TOTAL SUITE B AREA 4,147 SQ. FT.</p> <p>OCCUPANT LOADS (TABLE 1004.1.2)</p> <p>BUSINESS AREAS MAIN (100 GROSS) 878 S.F. / 100 = 9 BUSINESS AREAS UPPER (100 GROSS) 875 S.F. / 100 = 9 STORAGE AREAS MAIN (300 GROSS) 118 S.F. / 300 = 1 WAREHOUSE AREAS (500 GROSS) 2,276 S.F. / 500 = 5</p> <p>MAIN FLOOR OCCUPANT LOAD 15 UPPER FLOOR OCCUPANT LOAD 9 TOTAL OCCUPANT LOAD 24</p> <p>EXITS REQUIRED 2 EXITS PROVIDED 2 MAX ALLOWABLE TRAVEL DISTANCE (1017.2) 250' ACTUAL MAX. TRAVEL DISTANCE 90' WATER CLOSETS REQUIRED 24/25 = 1 WATER CLOSETS PROVIDED 2 LAVATORIES REQUIRED 24/40 = 1 LAVATORIES PROVIDED 2</p>	G001 COVER SHEET / DRAWING INDEX G002 ADA DETAILS G003 ADA DETAILS G004 ADA DETAILS		
<p> </p> <p>STRUCTURAL ENGINEER ARCHITECT</p>				A101 MAIN DEMOLITION PLAN A102 UPPER DEMOLITION PLAN A111 MAIN FLOOR PLAN A112 UPPER FLOOR PLAN A131 MAIN REFLECTED CEILING PLAN A132 UPPER REFLECTED CEILING PLAN A301 BUILDING SECTION & DETAILS A501 SCHEDULES & DETAILS		
OWNER	MECHANICAL	ELECTRICAL				
JEREMY HERRON 926 NORTH 1875 WEST FARMINGTON, UT 84025 PHONE: (801) 755-5003	CUNNING & ASSOCIATES MECHANICAL CONSULTING ENGINEERS 4685 W. 11600 N. TREMONTON, UT 84337 PHONE: (801) 726-5047	PVE ENGINEERING 1040 NO. 2200 WEST SALT LAKE CITY, UT 84116 PHONE: (801) 359-3158				
DEFERRED SUBMITTALS		CURRENT CODE EDITIONS				
<p>1. FIRE SPRINKLER AND FIRE ALARM DRAWINGS WILL BE PROVIDED PRIOR TO INSTALLATION. FIRE SPRINKLER AND FIRE ALARM PLANS SHALL BE GIVEN TO SOUTH DAVIS METRO FIRE & KAYSVILLE CITY.</p> <p>2. NFRC CERTIFICATE SHALL BE SUBMITTED AS PART OF THEIR CERTIFICATE OF OCCUPANCY REQUIREMENT.</p>		2018 IBC 2018 IFC 2018 IECC 2018 IPC 2018 IFGC	2018 IMC NEC 2011 2003 UPC ICC/ANSI A117.1-2009			
			M-000 MECHANICAL SCHEDULES, SYMBOL LEGENDS, AND DETAILS M-100 MAIN / SECOND FLOOR HVAC PLANS / DETAILS M-700 HVAC CONTROLS, DETAILS, AND SECTIONS MD-100 HVAC DEMO PLANS AND DETAILS MS-100 MECHANICAL SPECIFICATIONS P-000 PLUMBING SCHEDULES / DETAILS AND PLANS			



OPENING IN FLOOR SURFACES
SCALE: 1/2" = 1'-0"

CHANGES IN LEVEL
SCALE: 1'-0" = 1'-0"

WHEELCHAIR TURNING SPACE
SCALE: 3/8" = 1'-0"

CLEAR FLOOR SPACE
SCALE: 3/8" = 1'-0"

KNEE & TOE CLEARANCE
SCALE: 3/4" = 1'-0"

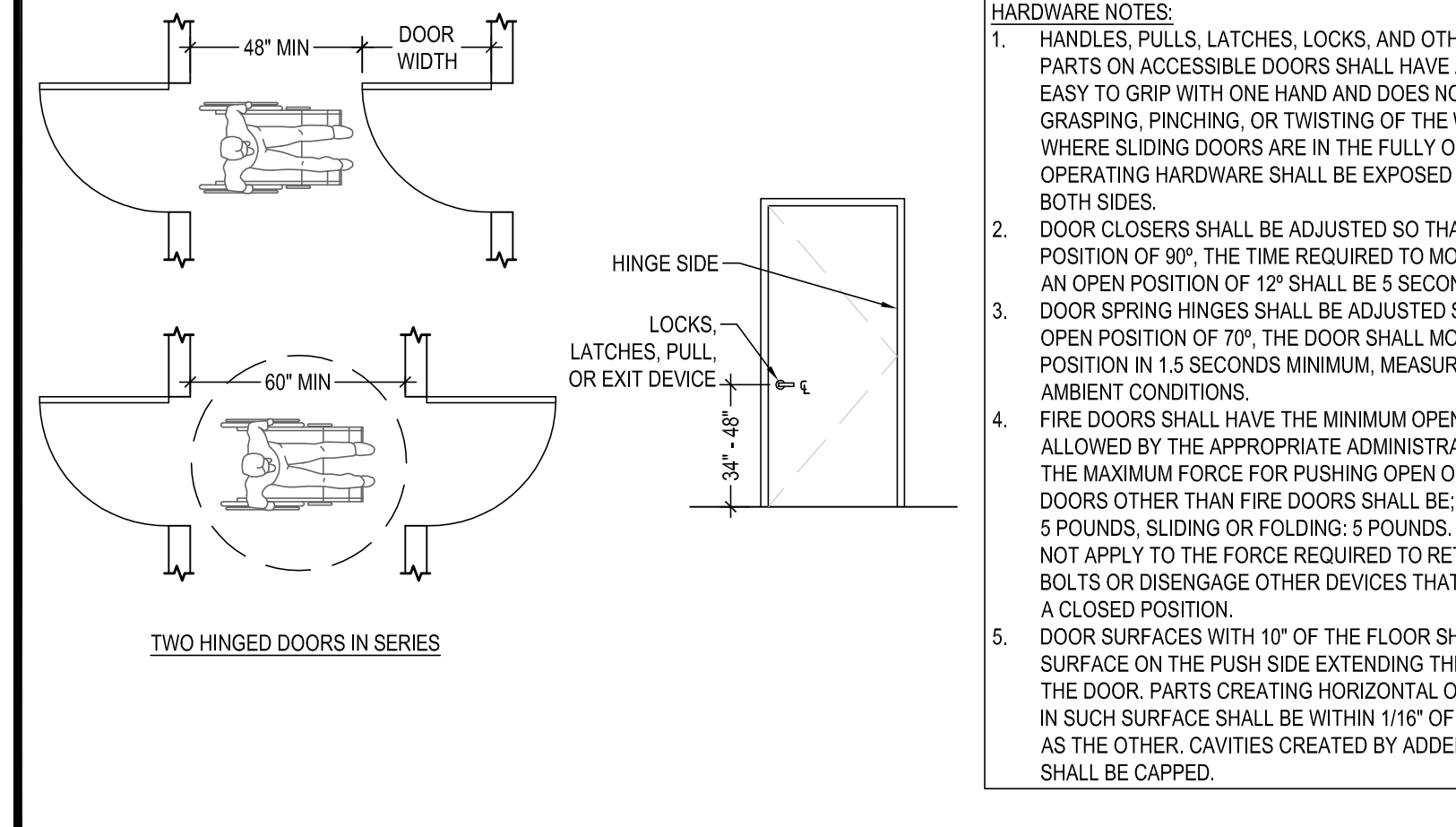
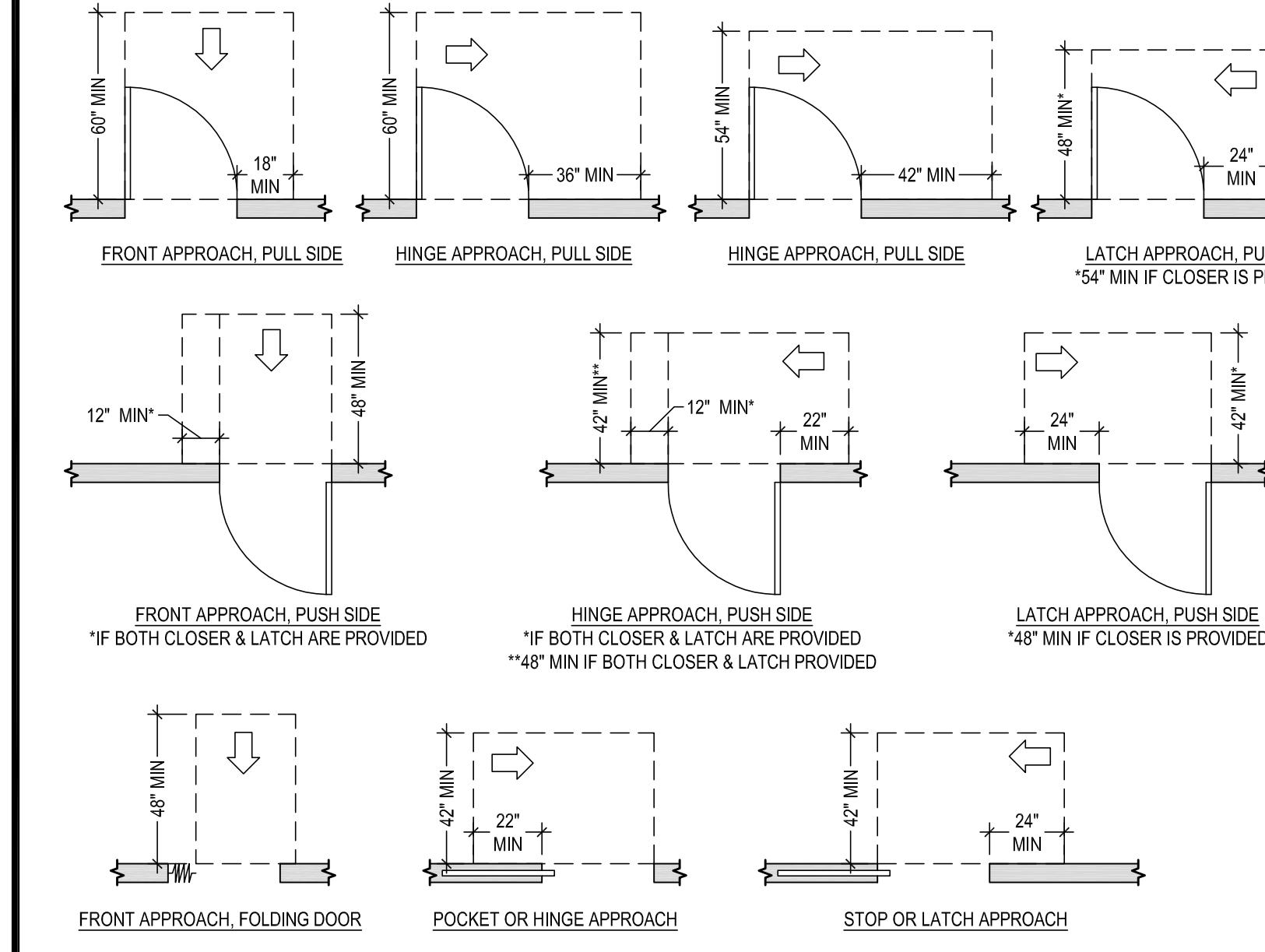
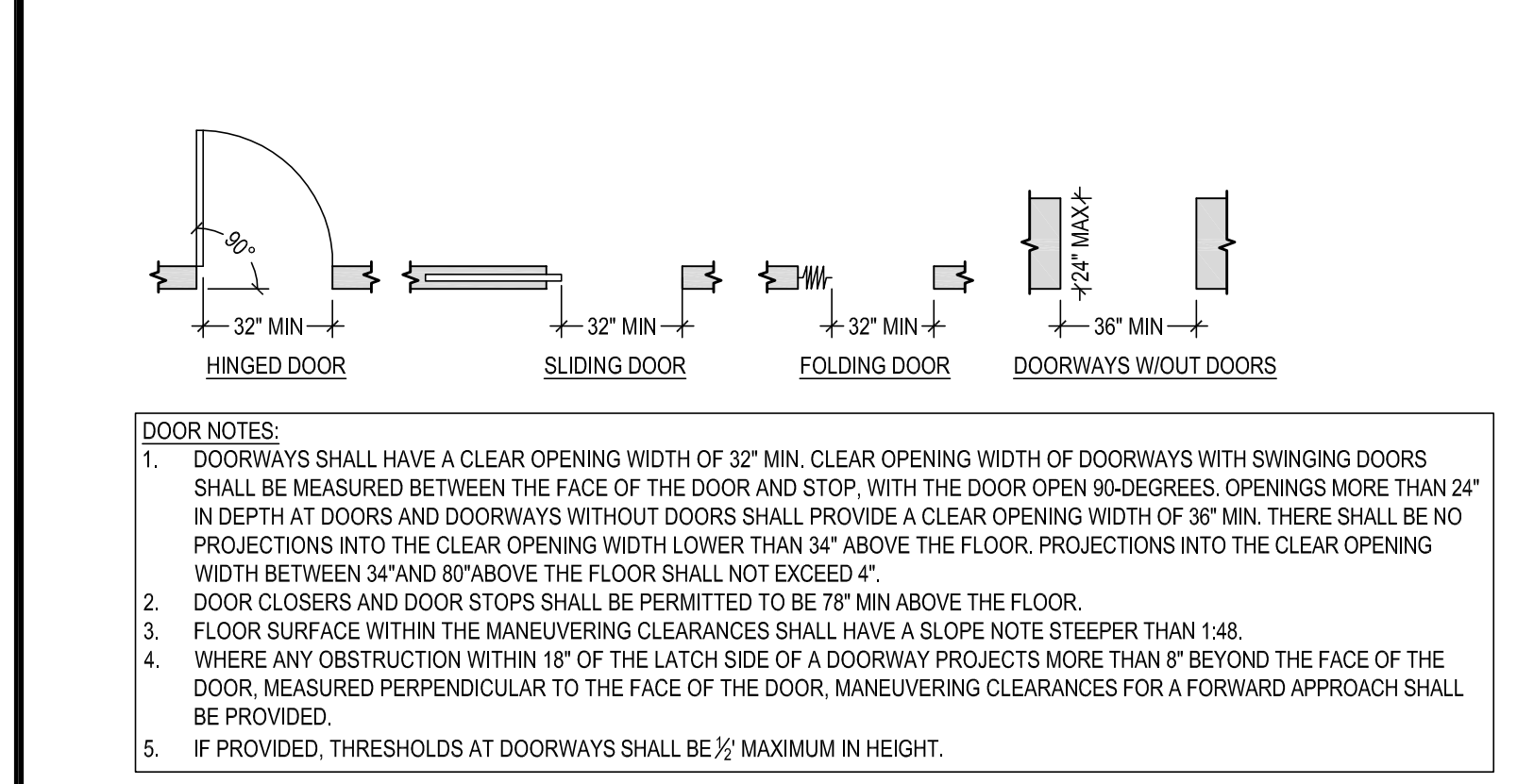
DOORS & DOORWAYS
SCALE: 1/4" = 1'-0"

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

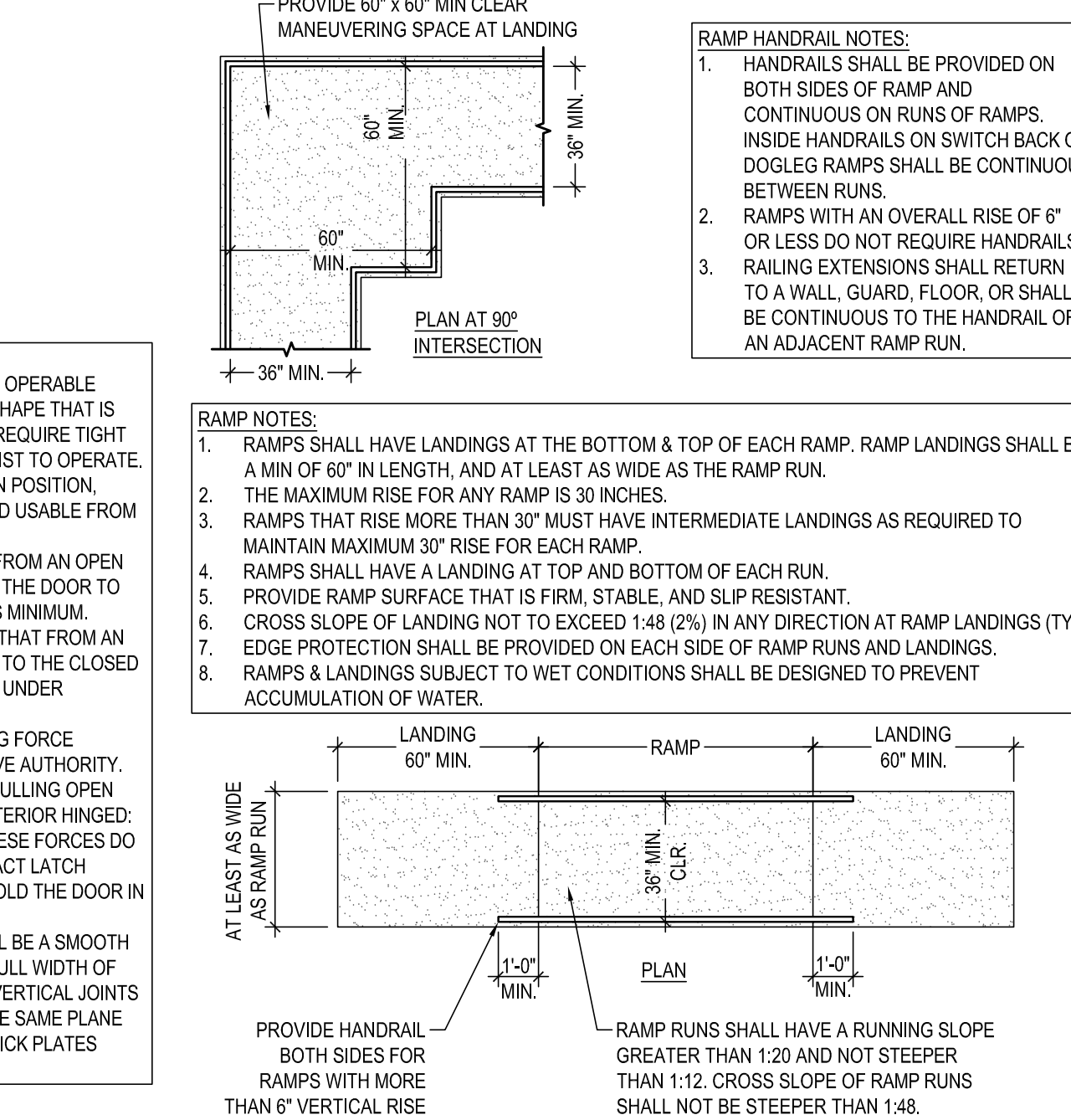
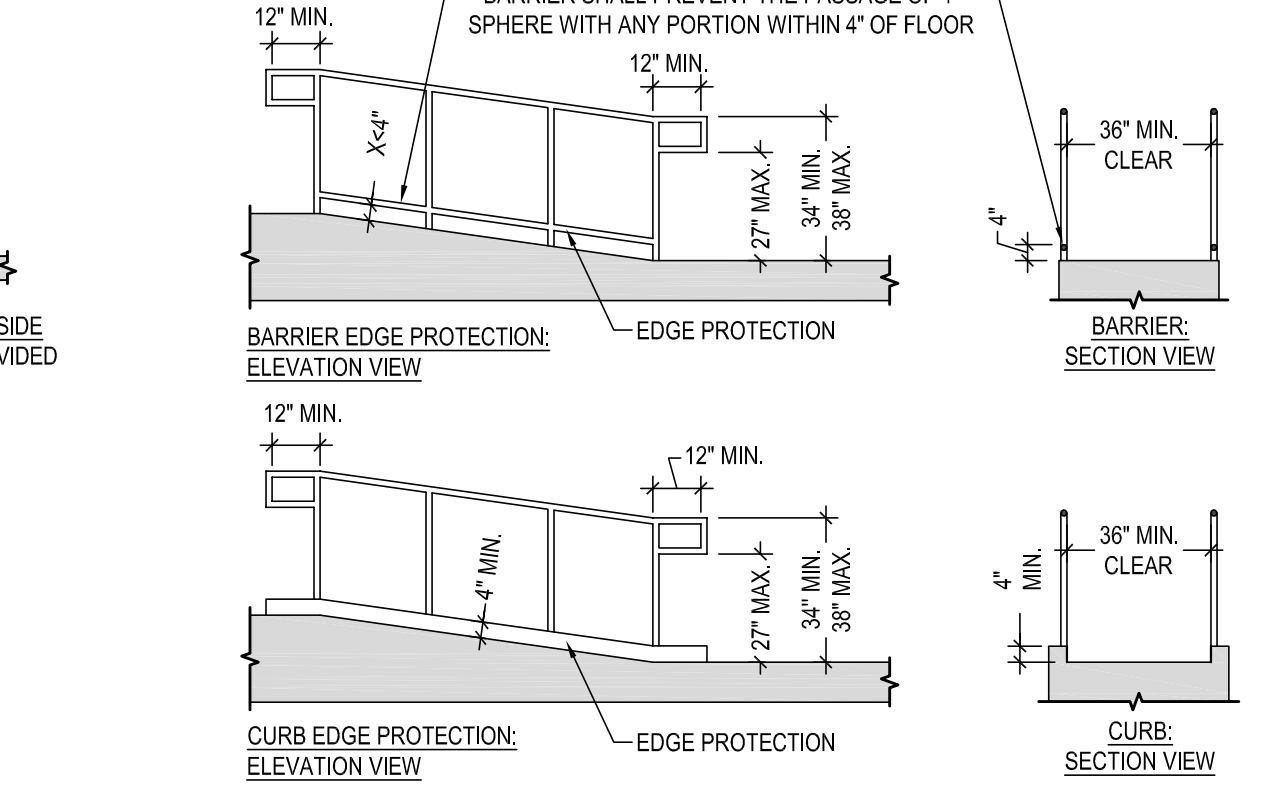
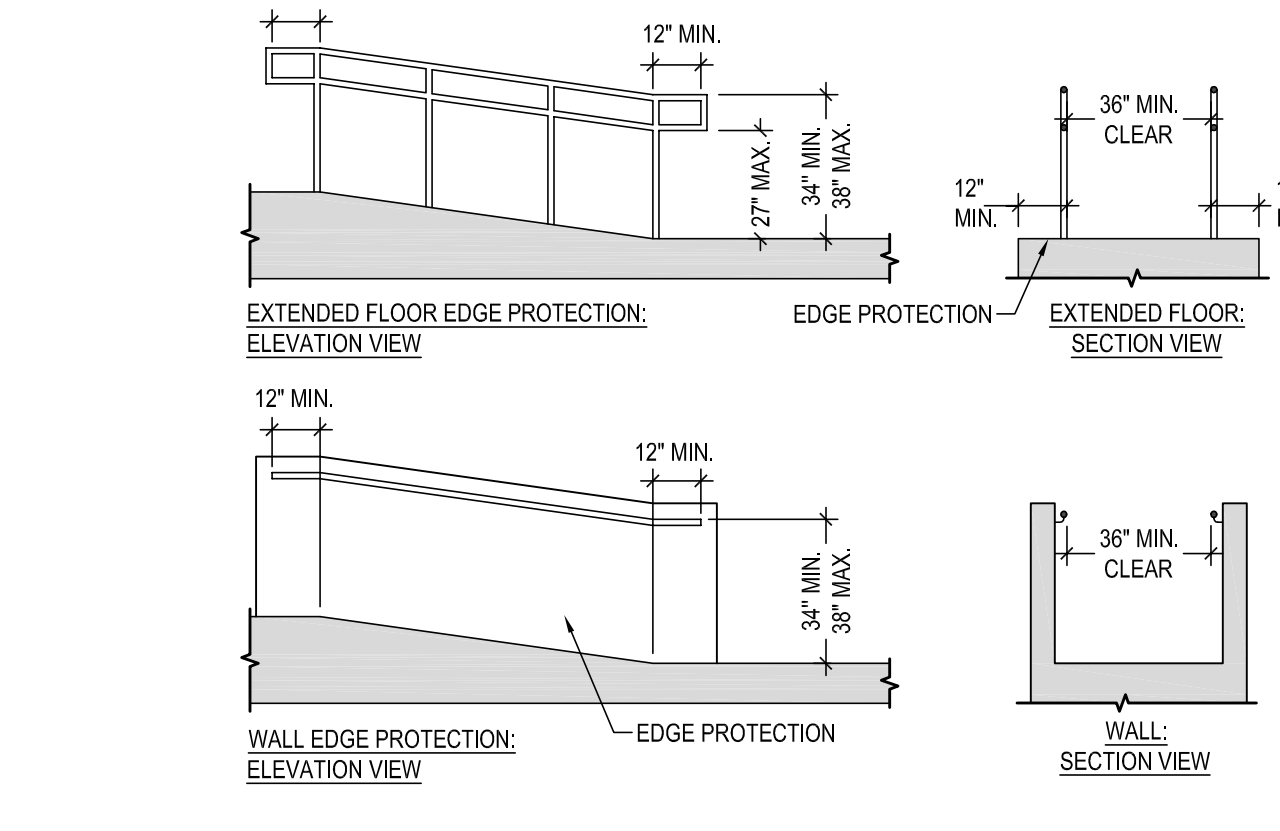
LANDING AT EXTERIOR DOOR
SCALE: 1/4" = 1'-0"

ELEVATORS
NOT TO SCALE

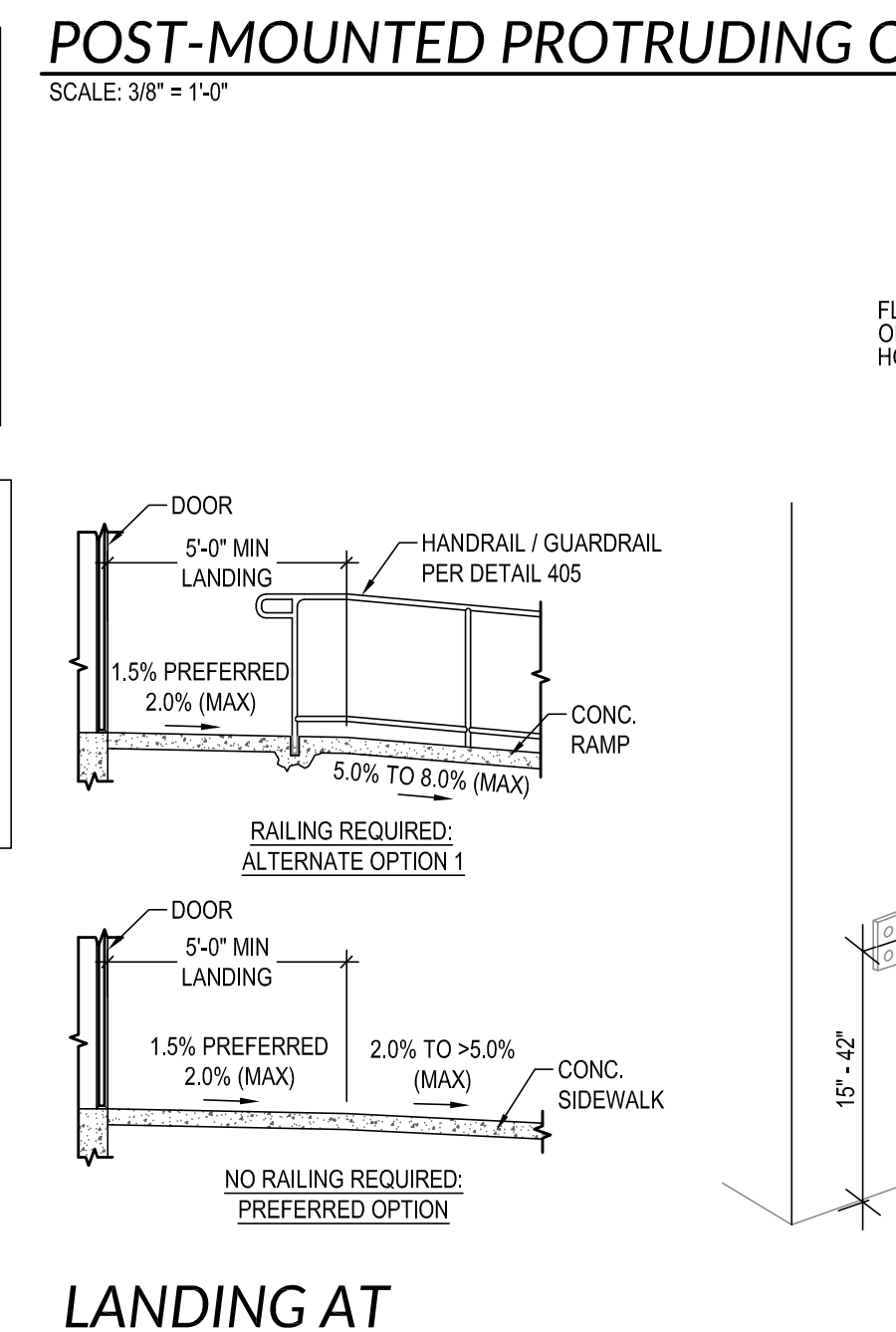
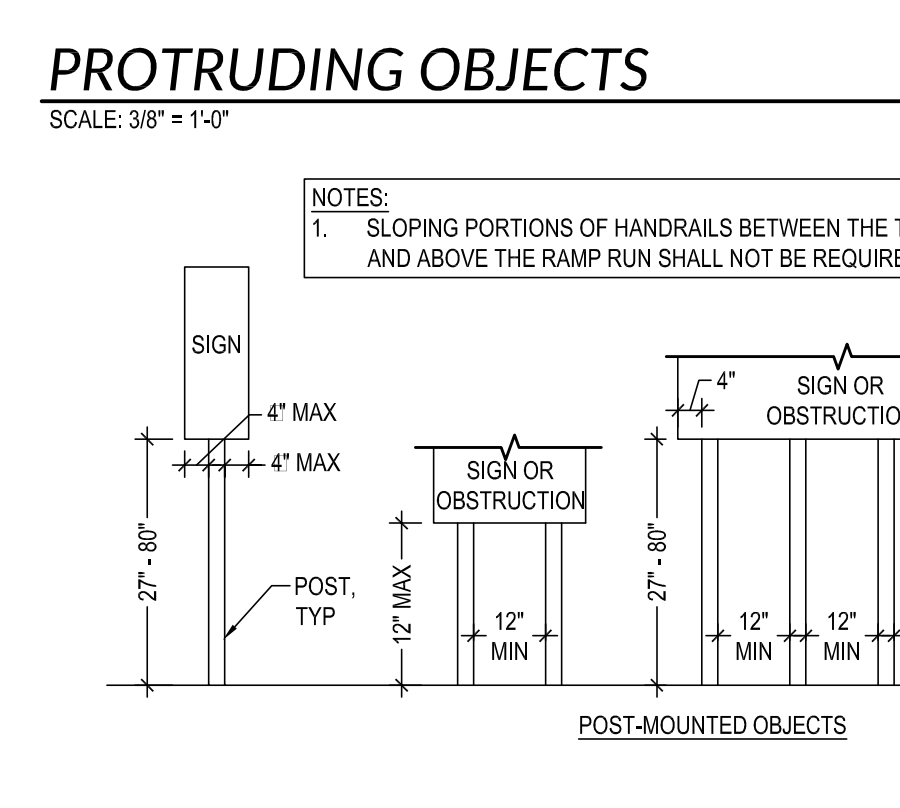
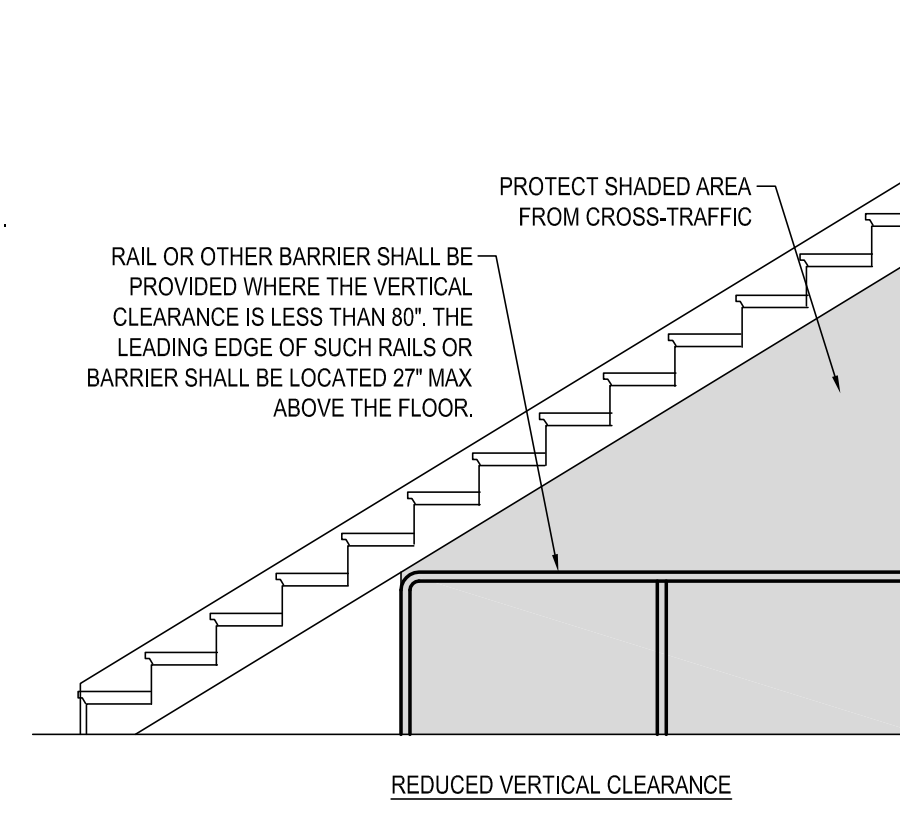
PARKING SPACES
SCALE: 1/2" = 1'-0"



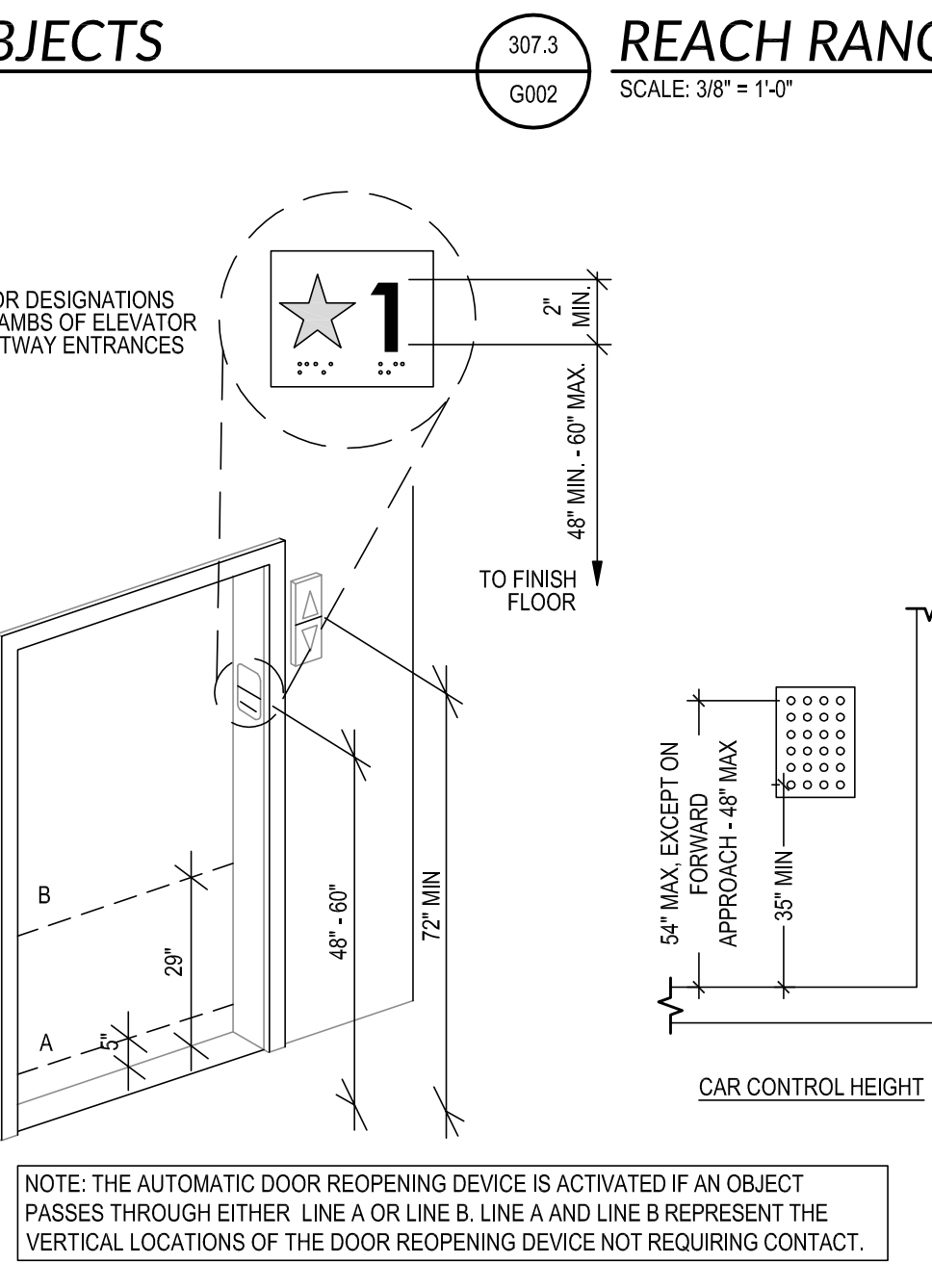
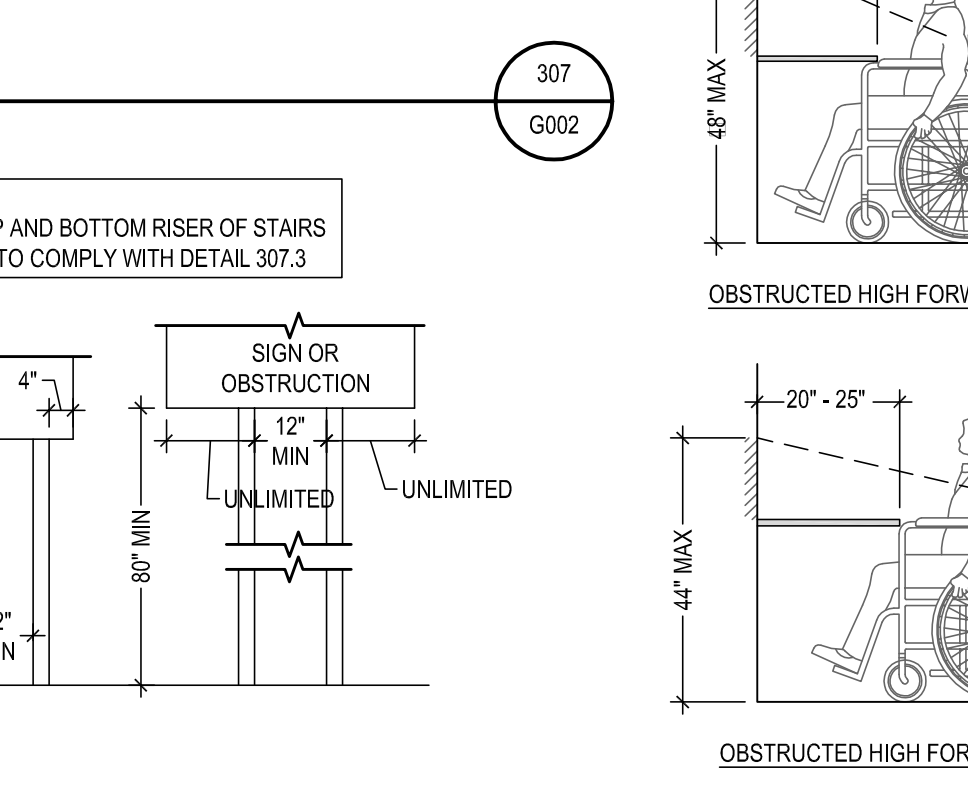
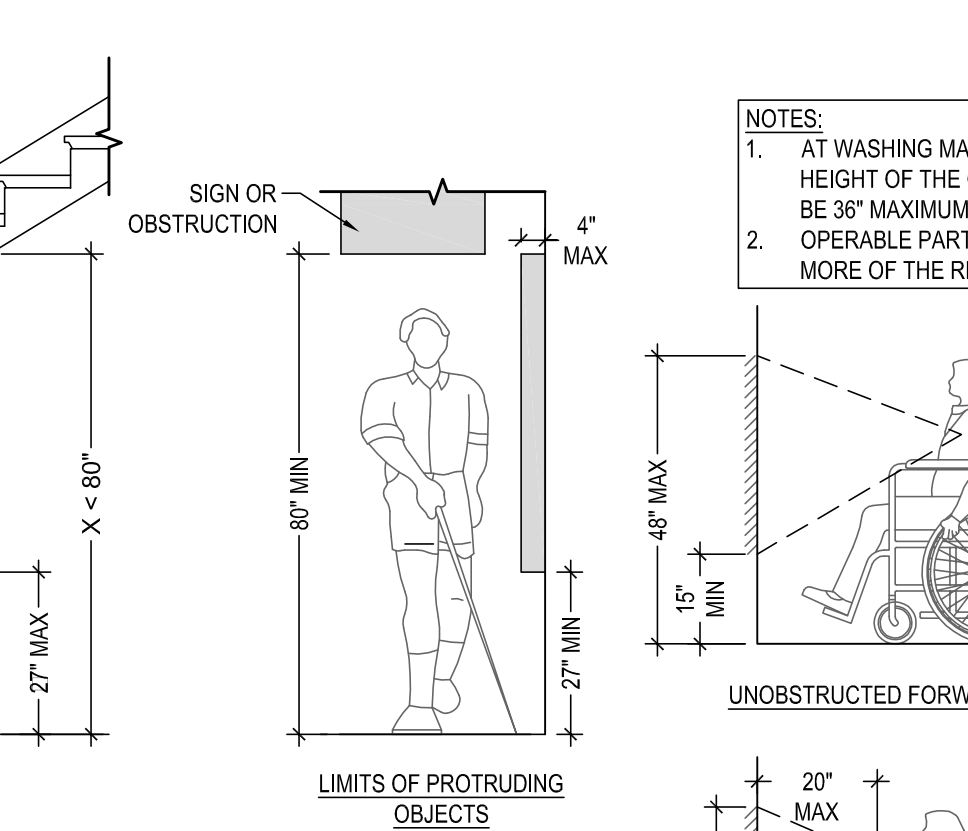
DOORS & DOORWAYS
SCALE: 1/4" = 1'-0"



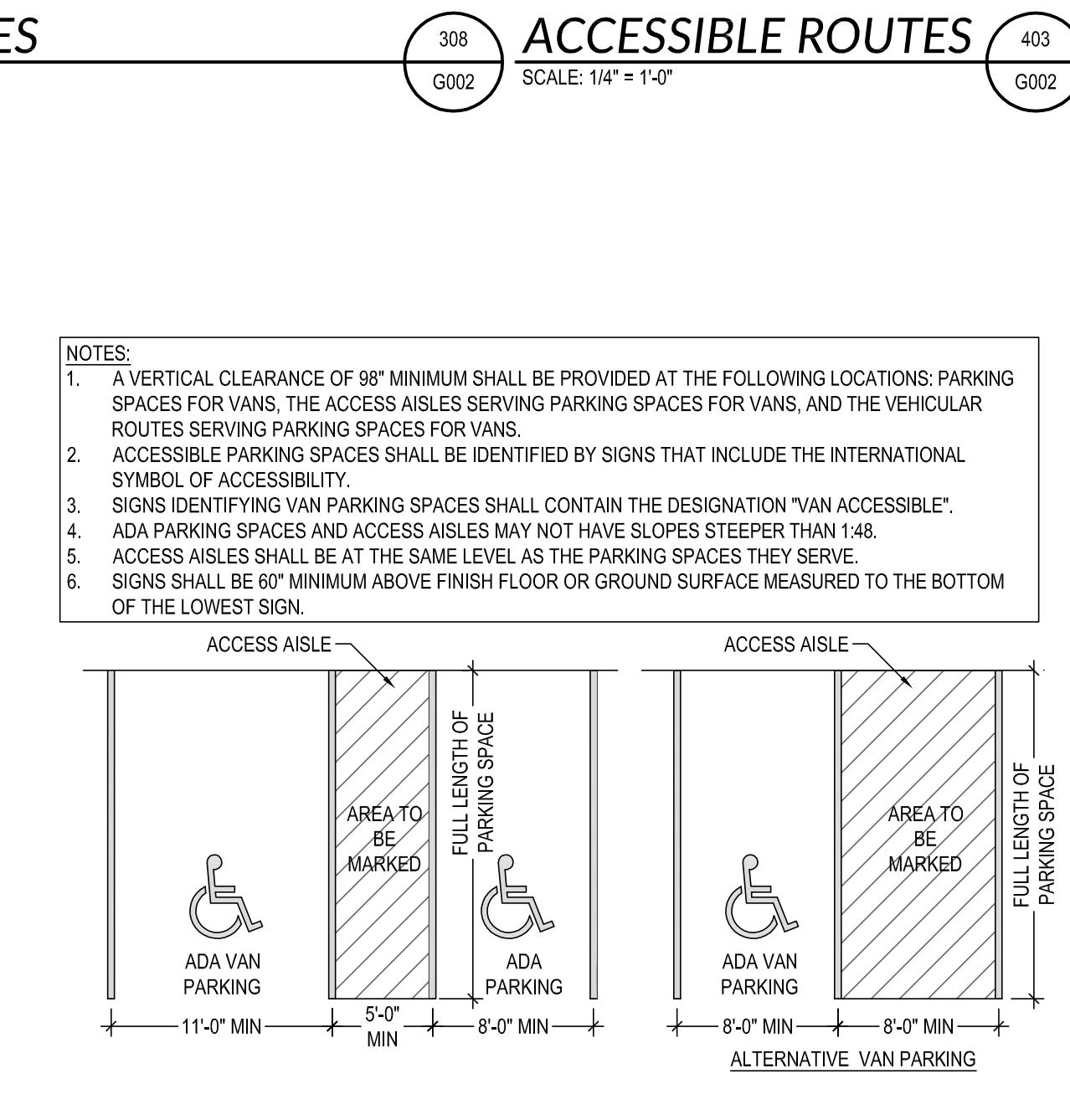
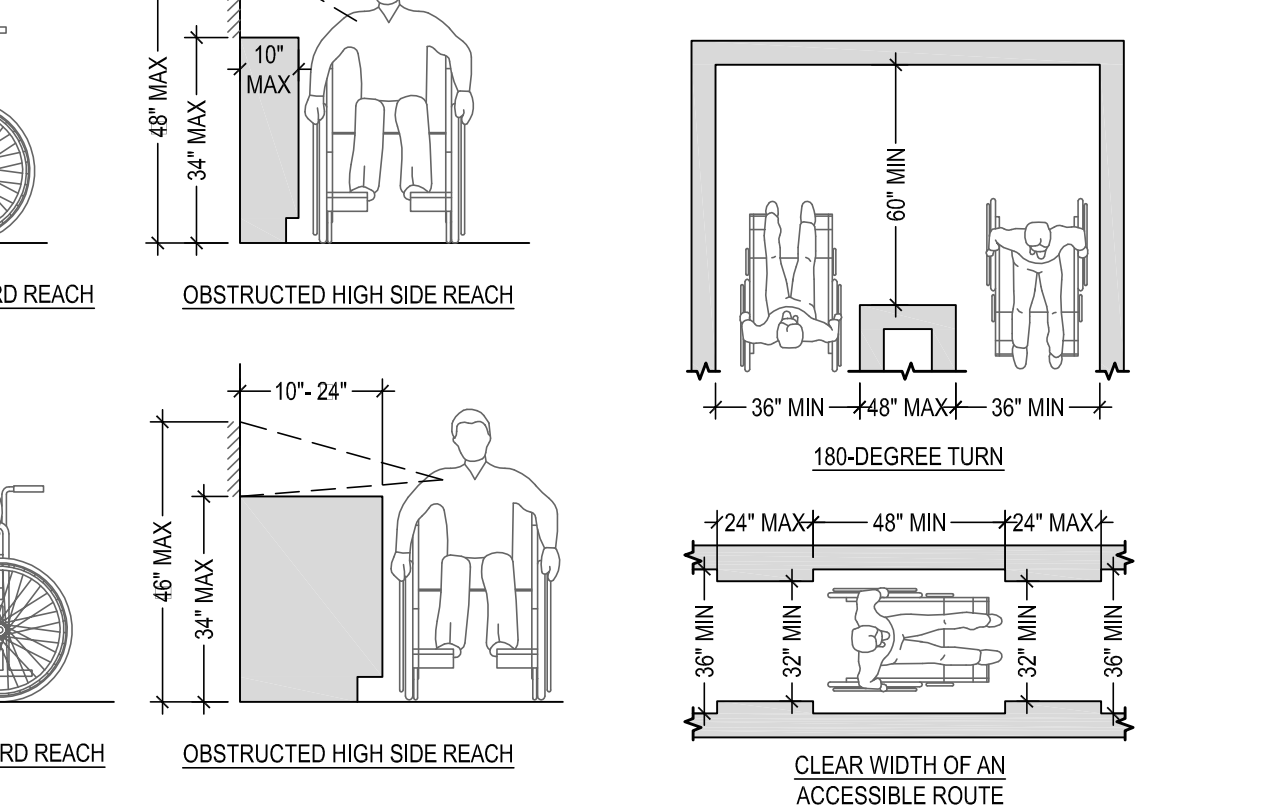
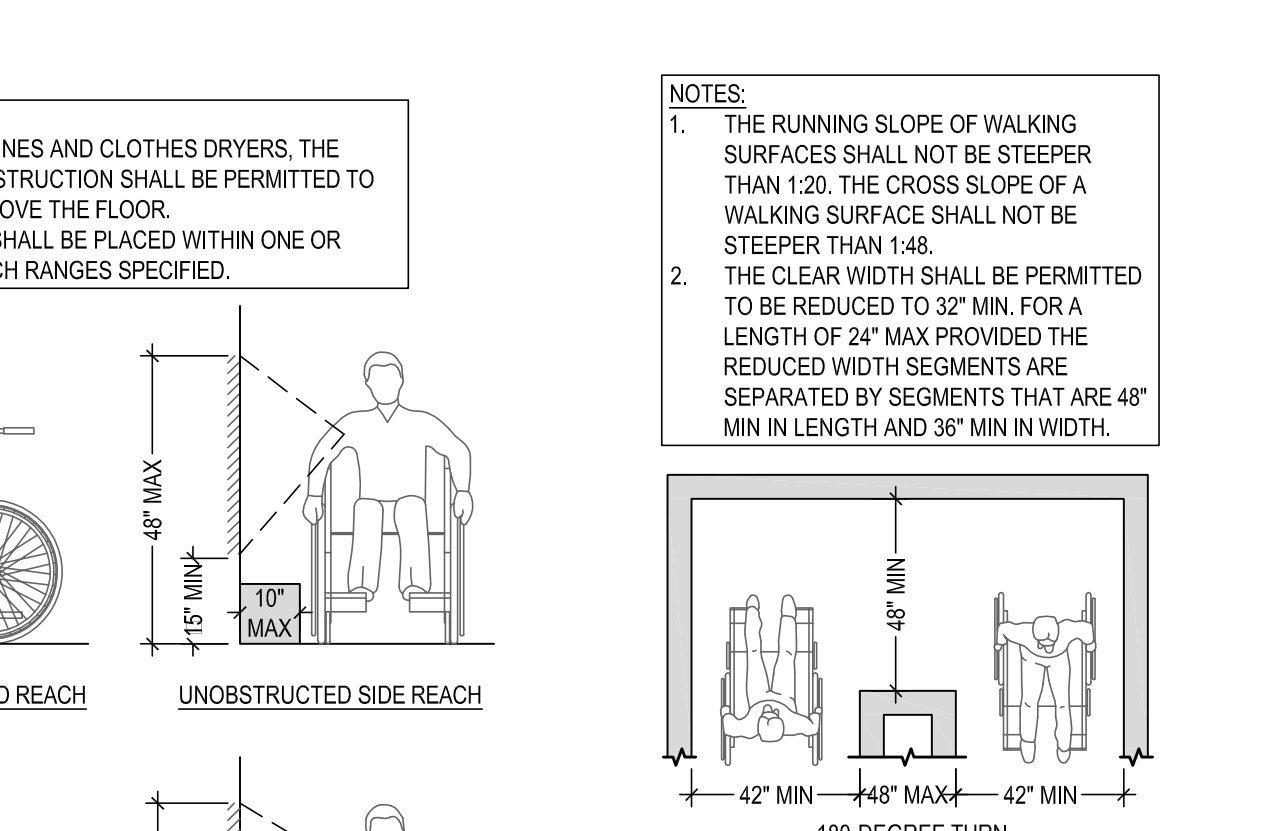
RAMP HANDRAILS
SCALE: 1/4" = 1'-0"



LANDING AT EXTERIOR DOOR
SCALE: 1/4" = 1'-0"

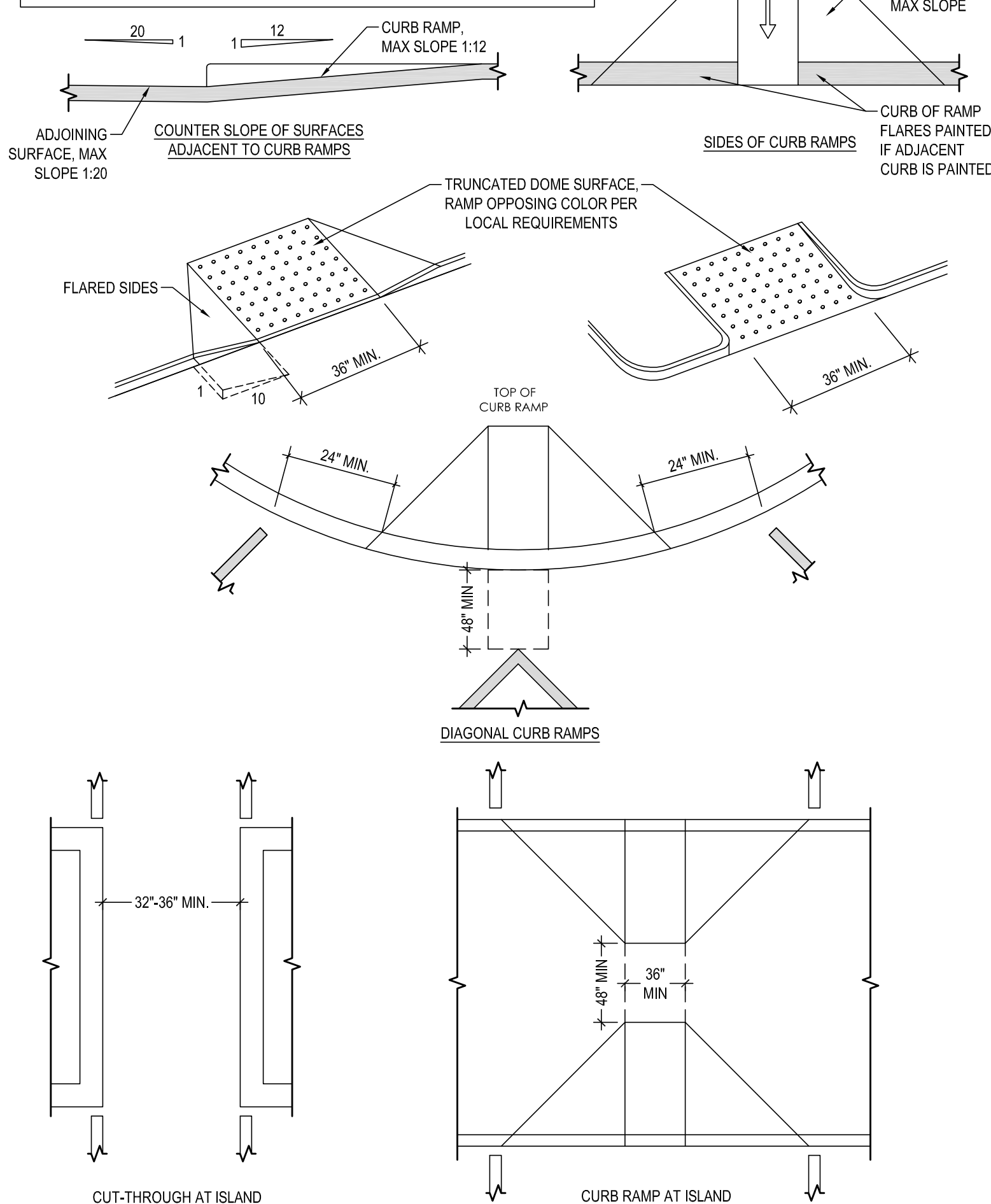


LANDING AT EXTERIOR DOOR
SCALE: 1/4" = 1'-0"



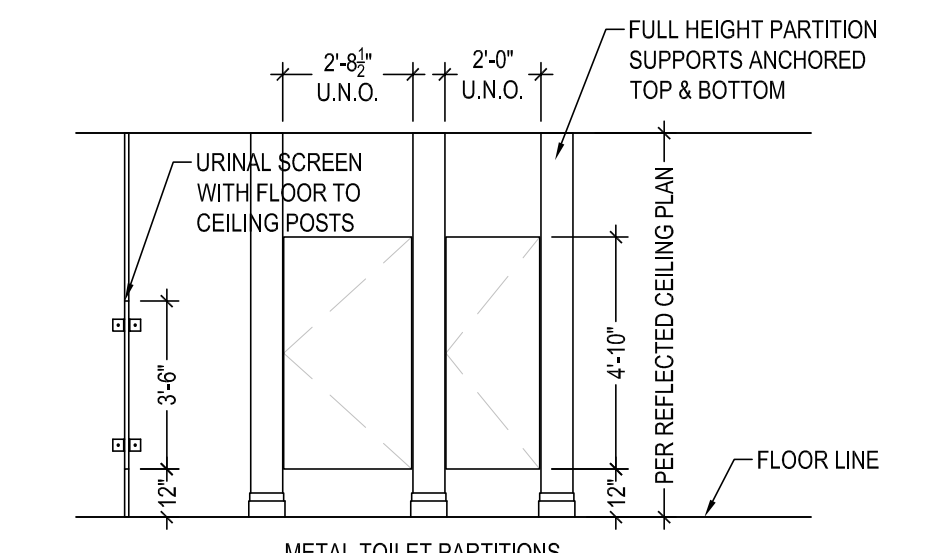
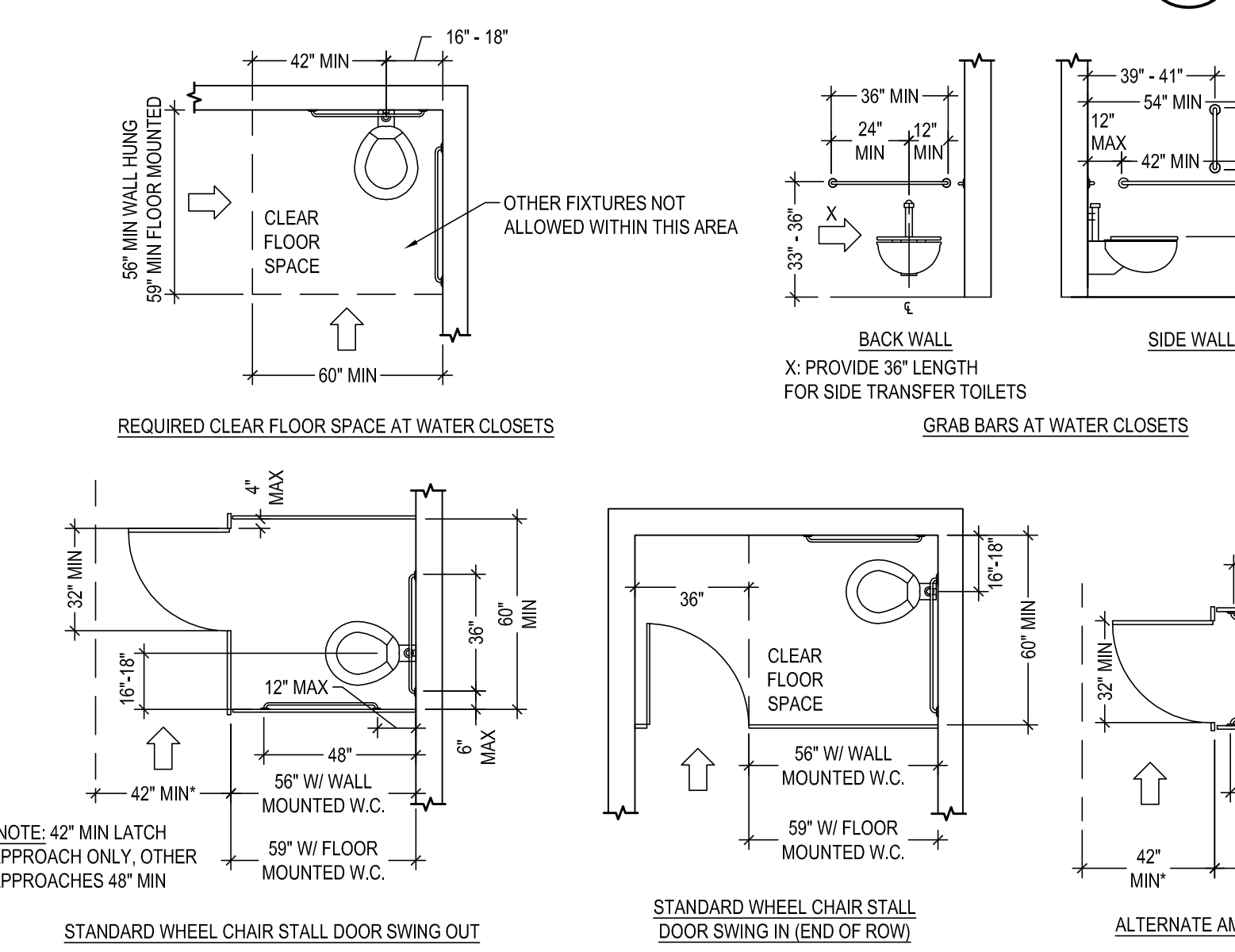
PARKING SPACES
SCALE: 1/2" = 1'-0"

- NOTES:**
- CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLES.
 - CURB RAMPS SHALL BE 36" MINIMUM IN WIDTH EXCLUSIVE OF FLARED SIDES.
 - LANDINGS SHALL BE PROVIDED AT THE TOPS OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE 36" MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP EXCLUDING FLARED SIDES.
 - HANDRAILS ARE NOT REQUIRED ON CURB RAMPS WITH A RISE LESS THAN 6".
 - RAISED ISLANDS IN CROSSINGS SHALL HAVE A CUT-THROUGH OR HAVE A CURB RAMP AT BOTH SIDES.



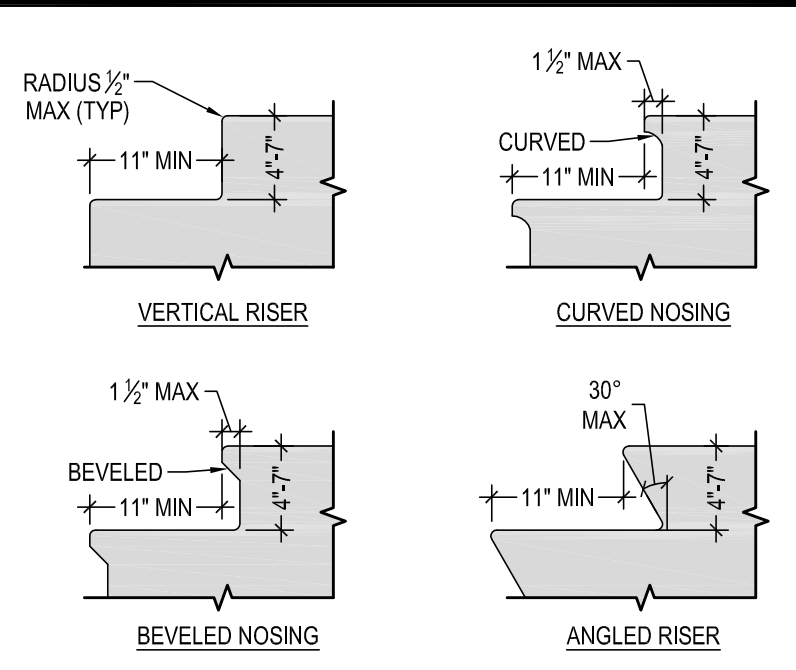
CURB RAMPS

NOT TO SCALE



TOILETS & TOILET COMPARTMENTS

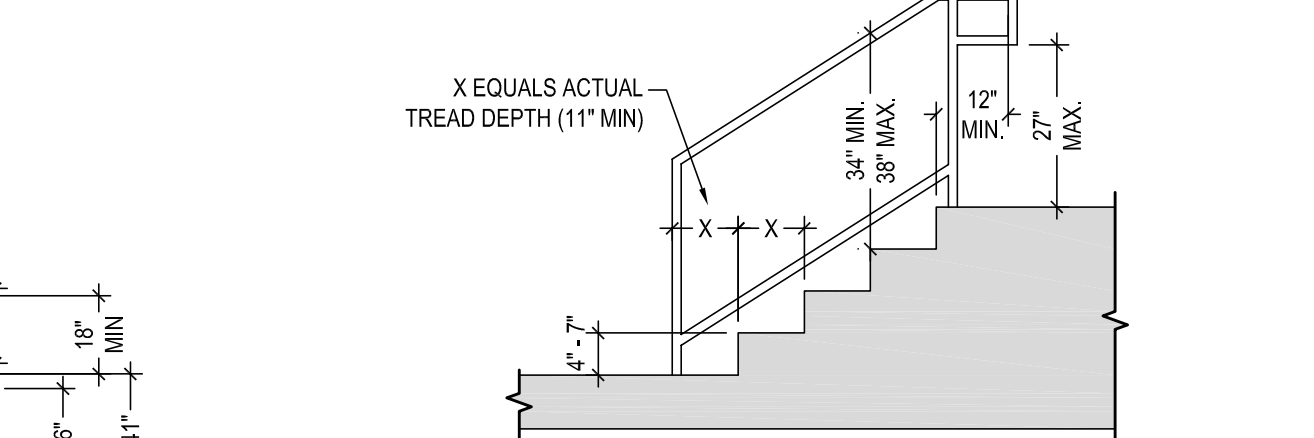
SCALE: 1/4" = 1'-0"



STAIR NOSING

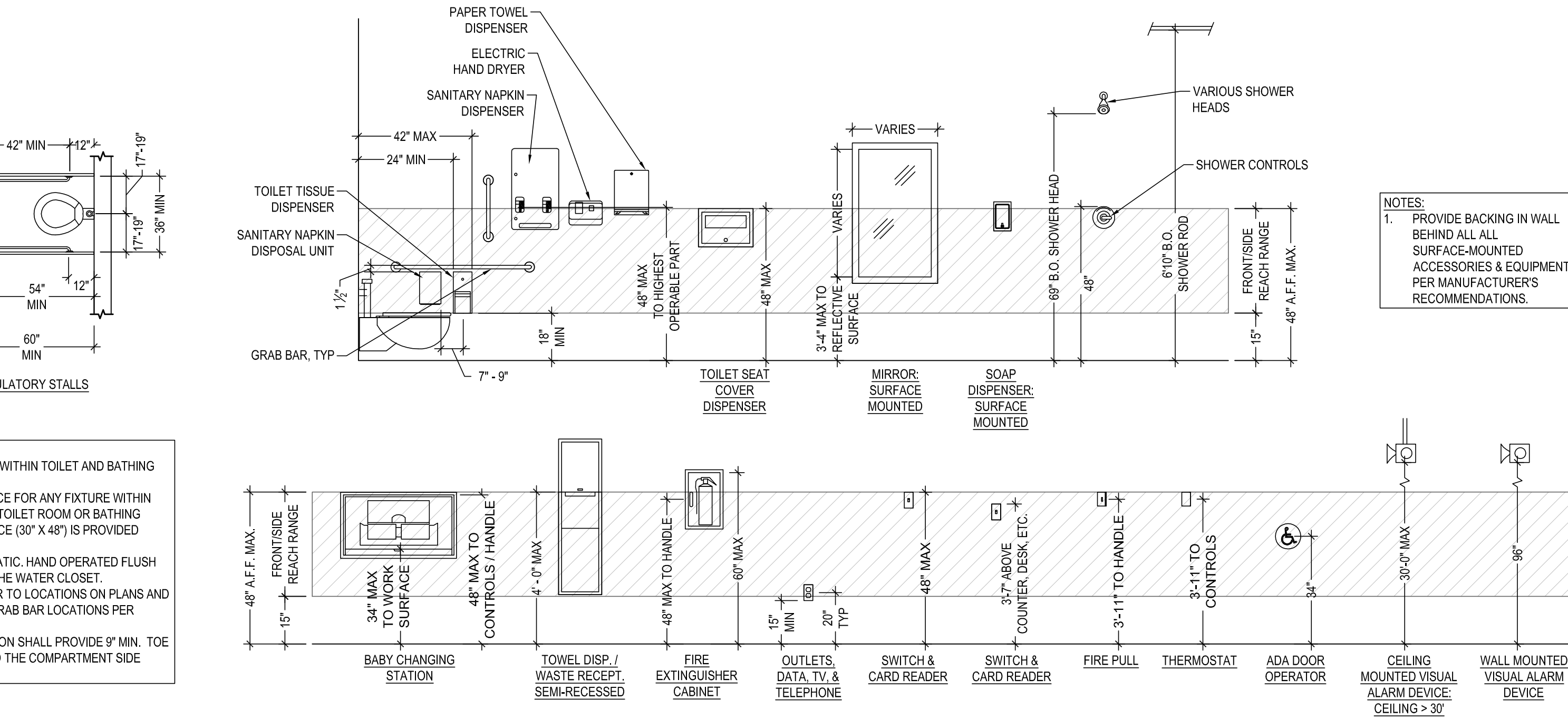
SCALE: 3/4" = 1'-0"

- NOTES:**
- 6"-8" MINIMUM FINISHED HEADROOM REQUIRED OVER ALL STAIRWAYS.
 - ALL STEPS ON A FLIGHT OF STAIRS SHALL HAVE UNIFORM RISER HEIGHTS AND TREAD DEPTHS. STAIR TREADS TO BE 11" MINIMUM AND RISERS TO BE 7" MAXIMUM. SEE PLANS & DETAILS FOR ACTUAL DIMENSIONS.
 - THE WALKING SURFACE OF TREADS AND LANDINGS OF A STAIRWAY SHALL NOT BE CLOSED STEEPER THAN ONE UNIT VERTICAL IN 48 UNITS HORIZONTAL (2%) IN ANY DIRECTION.
 - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 144 INCHES BETWEEN FLOOR LEVELS OR LANDINGS.
 - OPEN RISERS SHALL NOT BE PERMITTED.
 - STAIR TREADS AND LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT WATER ACCUMULATION.
 - STAIRWAY TREADS AND LANDINGS SHALL HAVE A SOLID SURFACE. FINISH FLOOR SURFACES SHALL BE SECURELY ATTACHED.
 - OPENINGS IN STAIR WALKING SURFACES SHALL BE A SIZE THAT DOES NOT PERMIT THE PASSAGE OF 1/2" DIAMETER SPHERE. ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. HANDRAILS SHALL BE A CONSISTENT HEIGHT ABOVE STAIR NOSING.
 - AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH A HORIZONTAL EXTENSION OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE.
 - HANDRAILS, AND ANY WALL OR OTHER SURFACE ADJACENT TO THEM, SHALL BE FREE OF ANY SHARP OR ABRASIVE ELEMENTS. EDGES SHALL BE ROUNDED. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.
 - THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL BE PROVIDED ON BOTH SIDES OF STAIRWAY, PLUS 12" PAST THE STAIRS AT THE TOP OF THE STAIRWAY AND 1' TREAD LENGTH PAST THE STAIRS AT THE BOTTOM OF THE STAIRWAY. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE OR BE CONT. TO NEXT STAIR. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL.
 - USABLE STORAGE UNDER STAIRWAYS SHALL BE COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
 - ALL OPEN SIDES OF LANDINGS & STAIRS, BALCONIES, PORCHES, DECKS, AND UN-ENCLOSED FLOOR & ROOF OPENINGS USED FOR OTHER THAN SERVICE WHICH ARE MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
 - GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERNS SUCH THAT AN OBJECT 4" IN DIAMETER CANNOT PASS THROUGH THE GUARDRAIL.
 - LANDINGS SHALL BE PROVIDED AT THE TOP & BOTTOM OF EACH STAIRWAY.
 - EVERY LANDING SHALL HAVE A MINIMUM DEPTH, MEASURED PARALLEL TO THE DIRECTION OF TRAVEL, EQUAL TO THE WIDTH OF THE STAIRWAY OR 48", WHICHEVER IS LESS.
 - DOORS OPENING ONTO LANDINGS SHALL NOT REDUCE THE LANDING LESS THAN ONE-HALF THE REQUIRED WIDTH, WHEN FULLY OPEN, THE DOOR SHALL NOT PROJECT MORE THAN 7" INTO A LANDING.



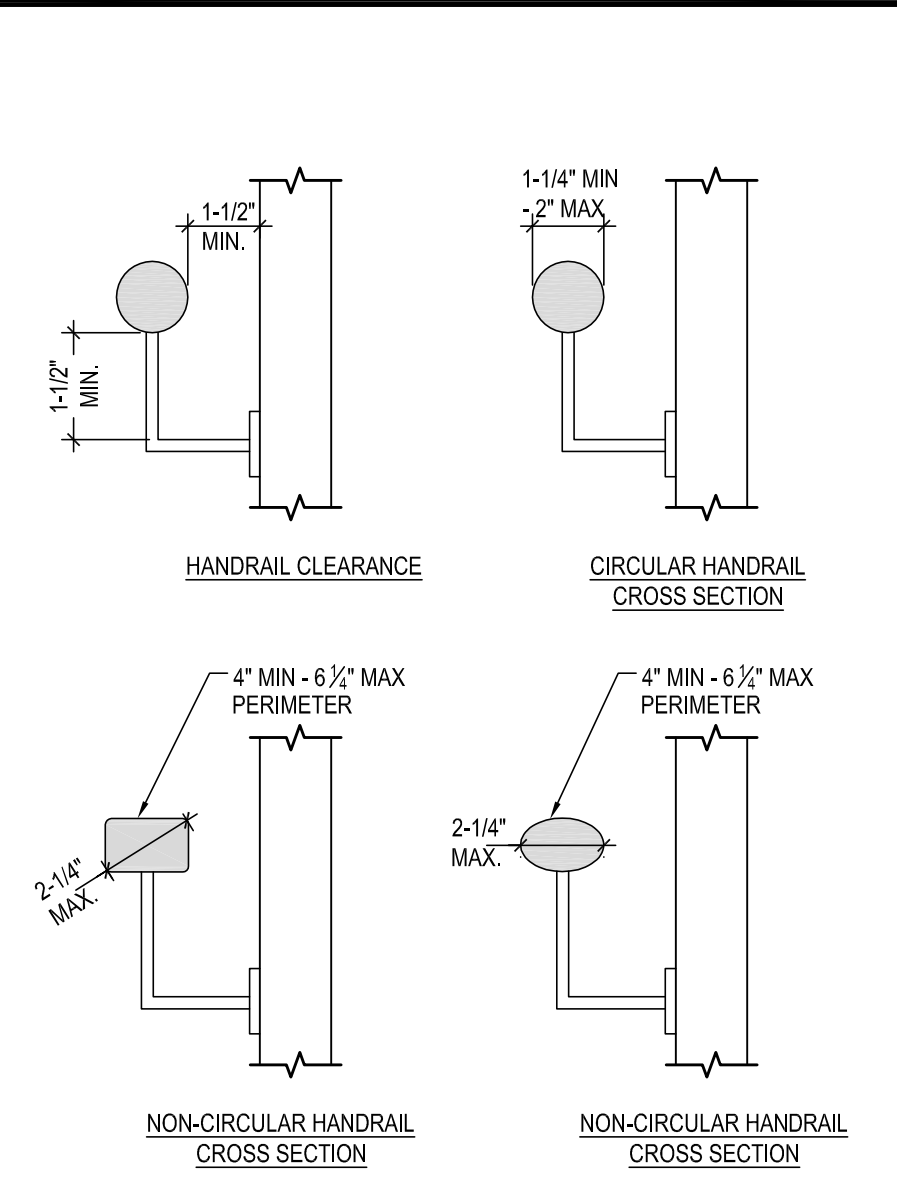
STAIRS

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



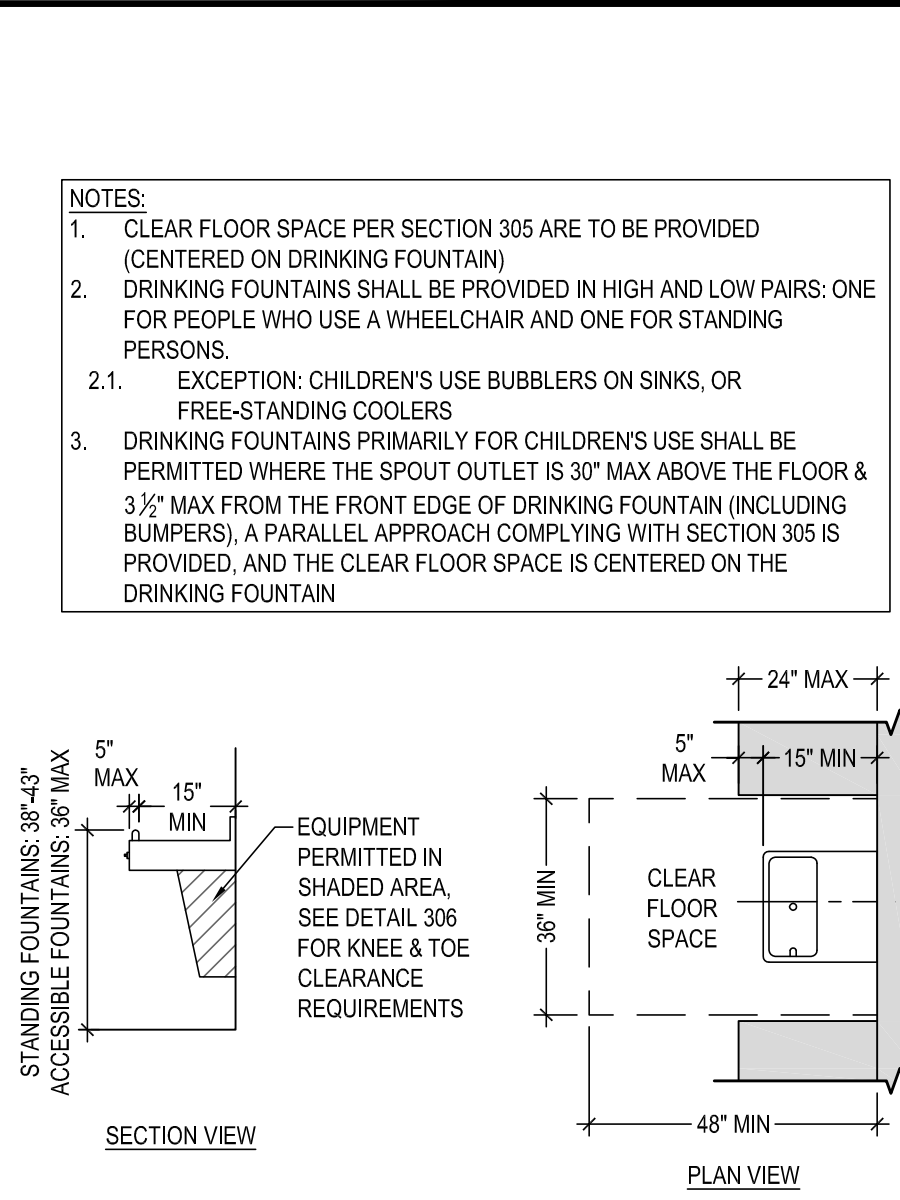
ACCESSORIES & EQUIPMENT

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



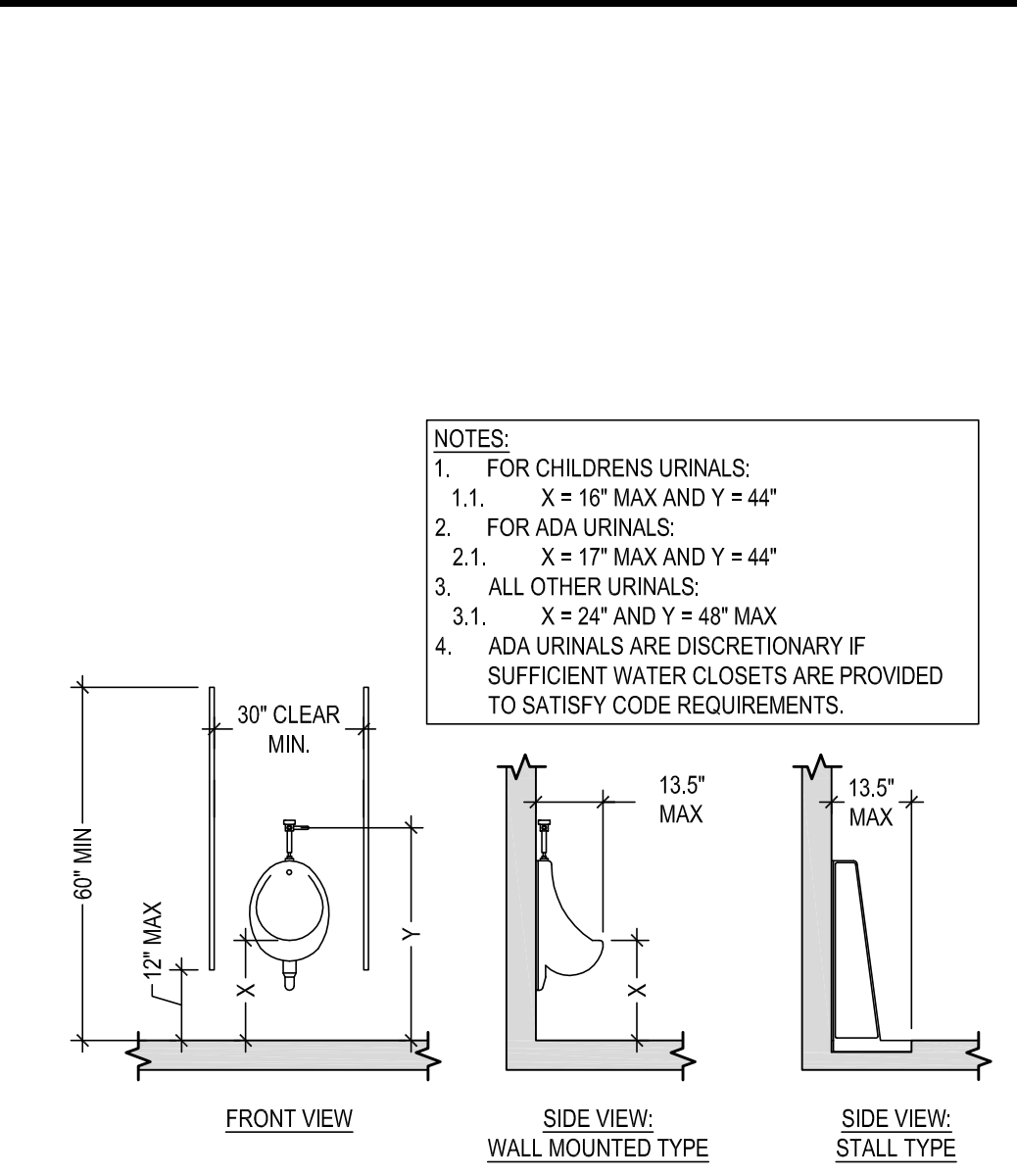
HANDRAIL CROSS SECTION

SCALE: 3" = 1'-0"



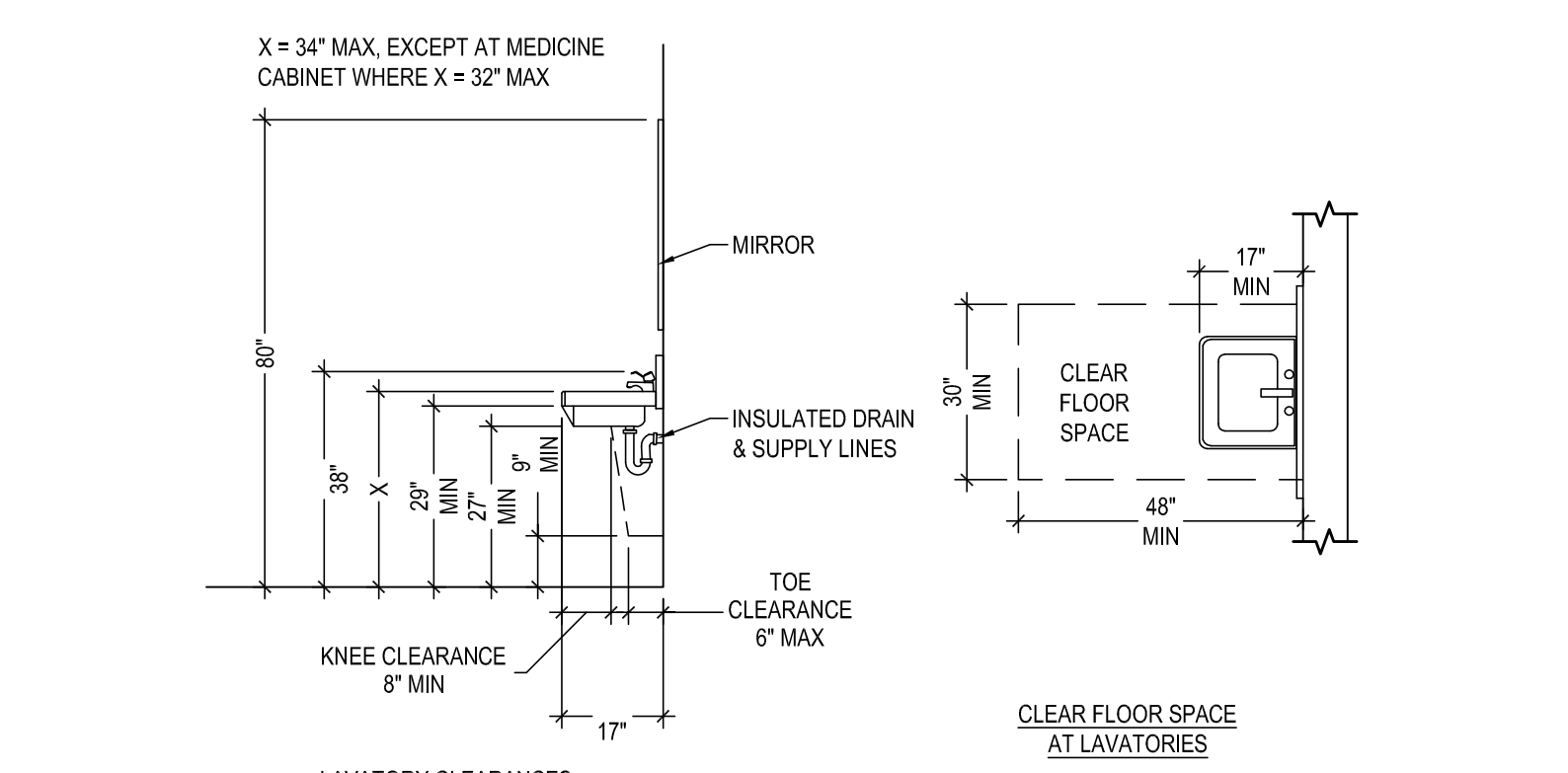
DRINKING FOUNTAINS

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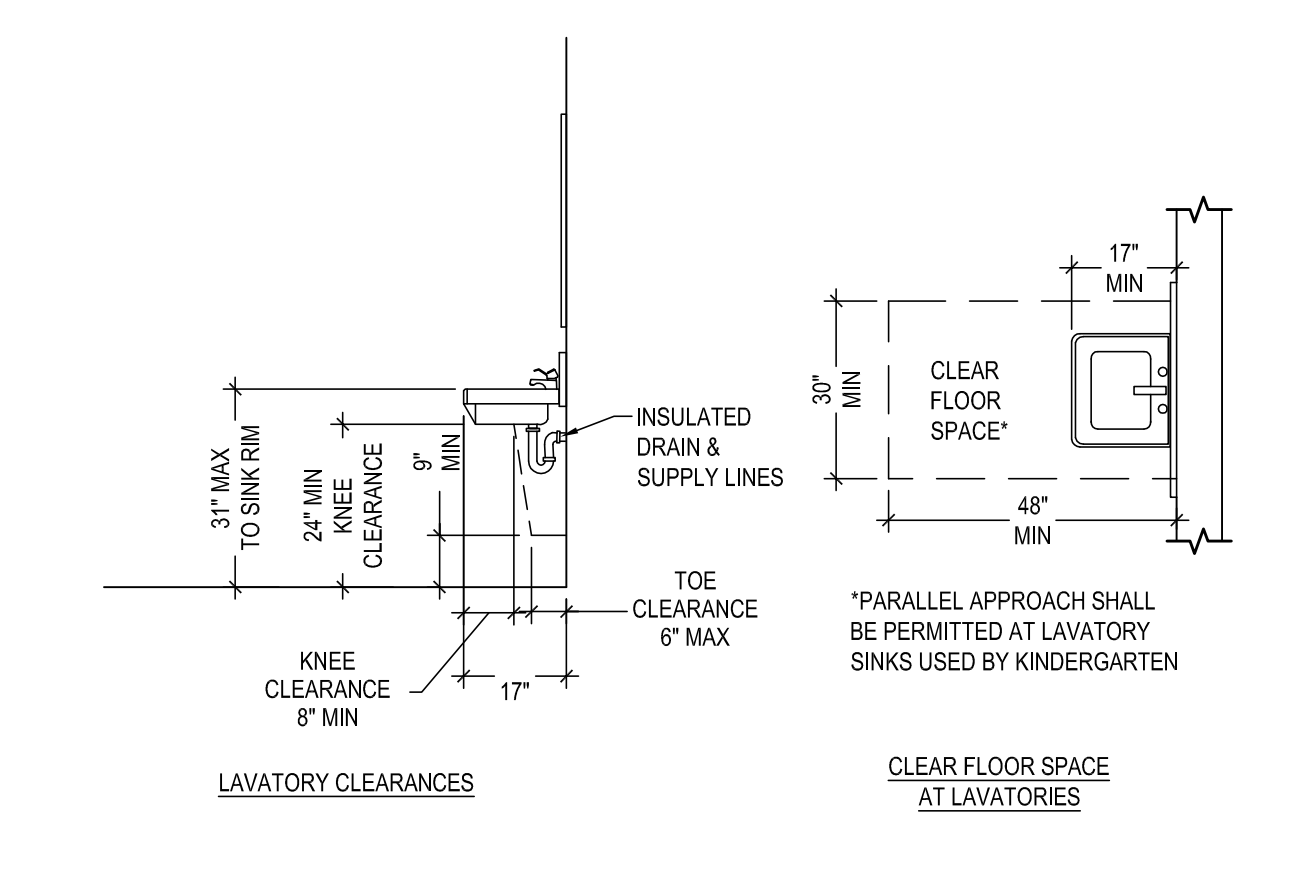
URINALS

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



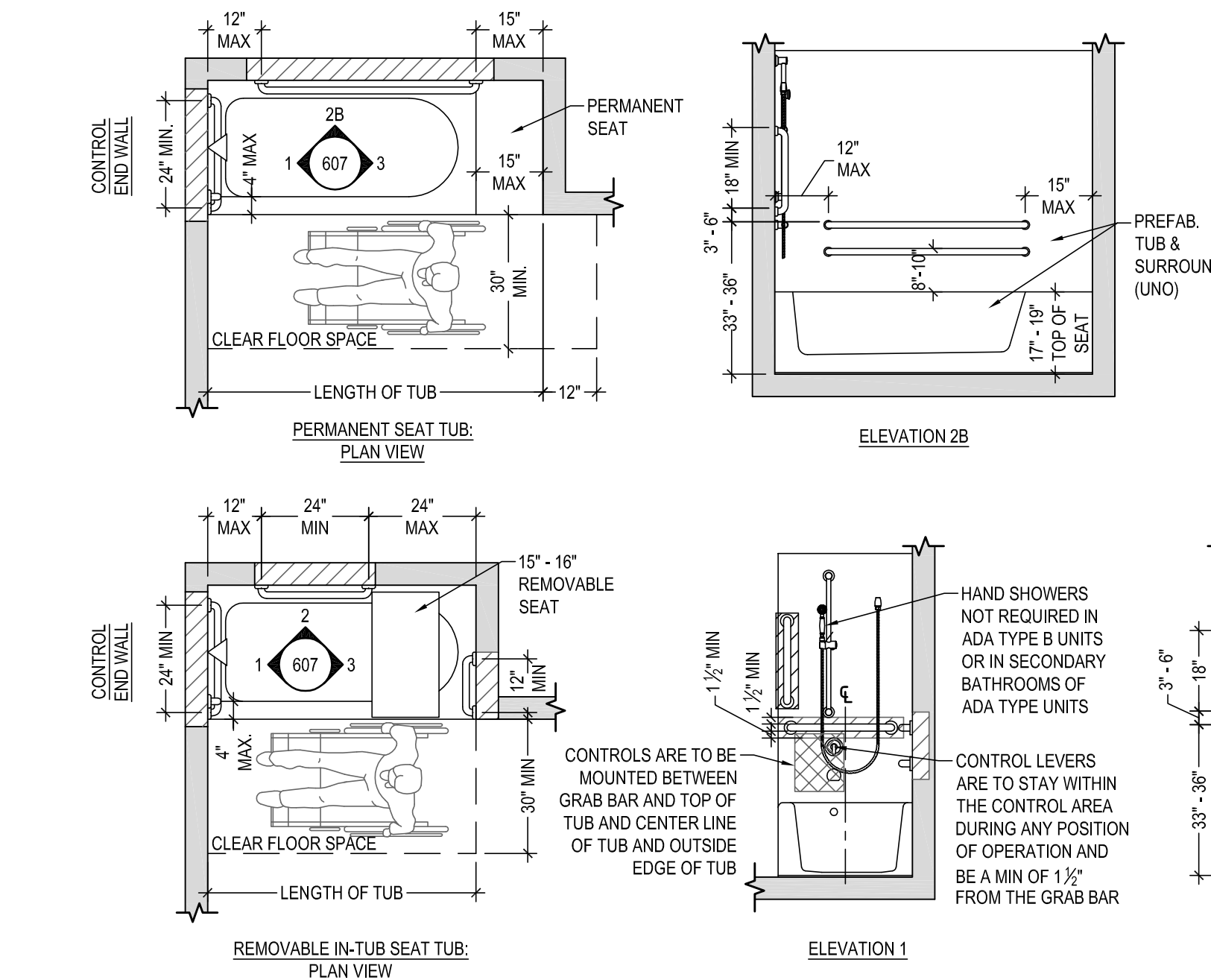
LAVATORIES & SINKS

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



CHILDREN'S USE FIXTURES

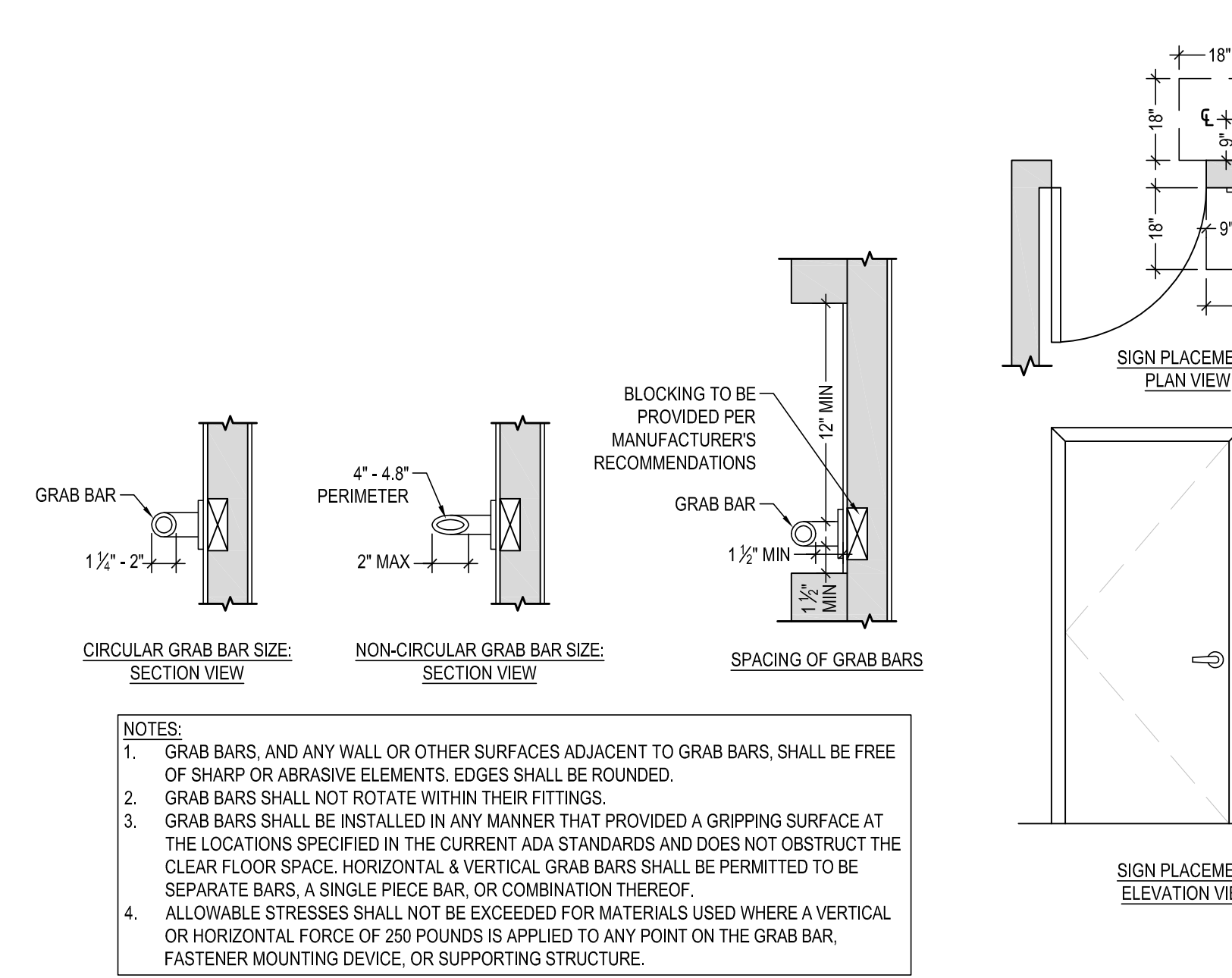
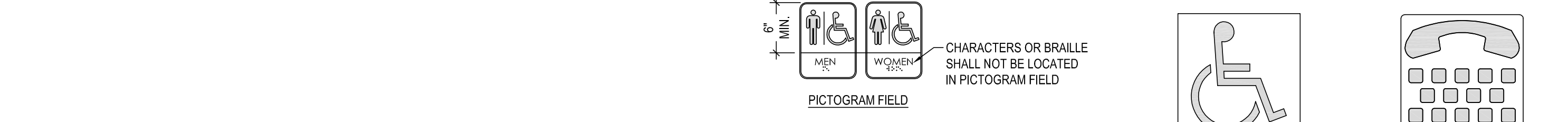
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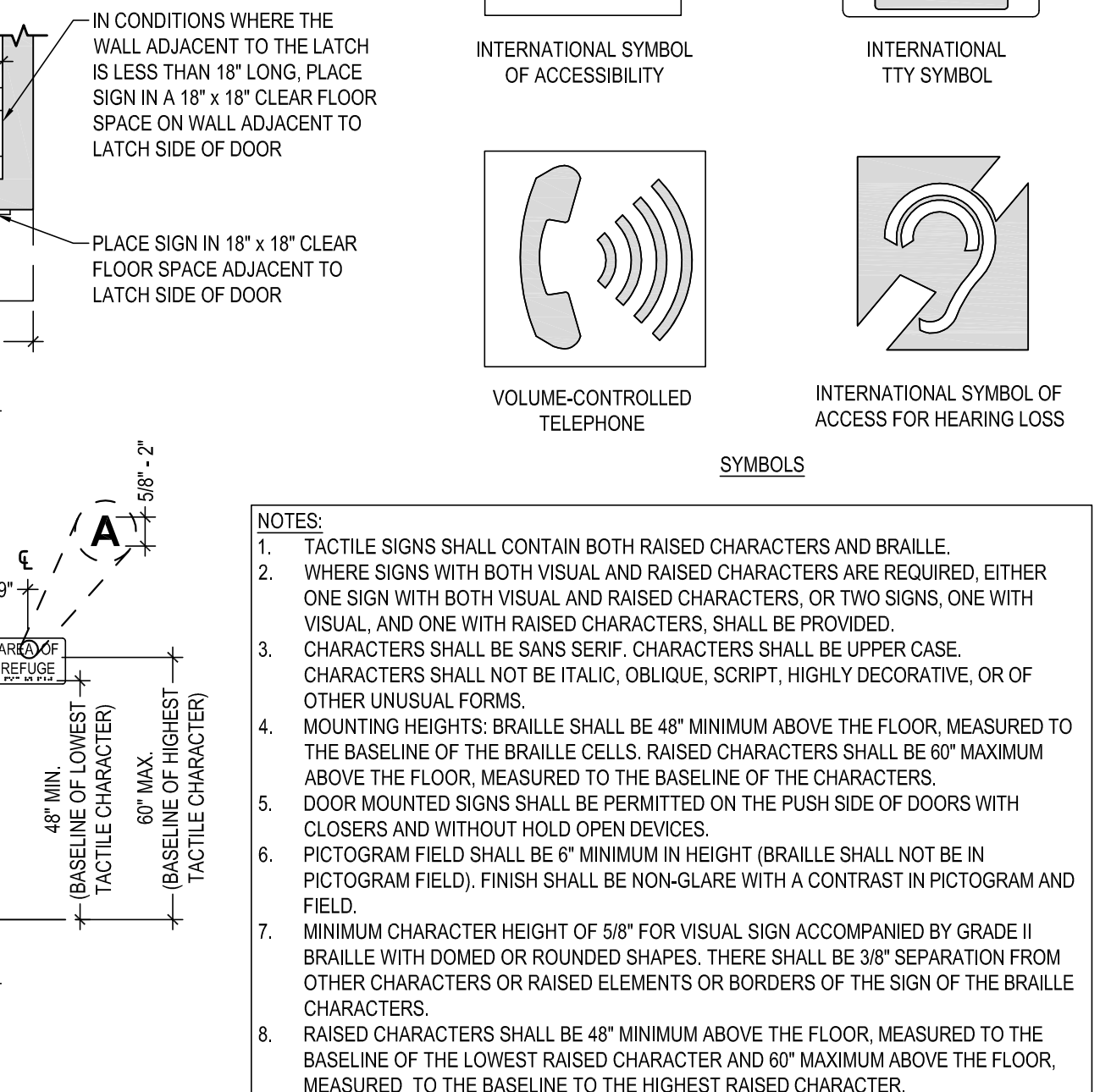
NOTES:

- CLEARANCE IN FRONT OF BATHTUBS SHALL EXTEND THE LENGTH OF TUB AND SHALL BE 30" WIDE MIN. AN ACCESSIBLE LAVATORY (WITH KNEE & TOE CLEARANCE) SHALL BE PERMITTED AT THE CONTROL END OF THE CLEARANCE. WHERE PERMANENT SEAT IS PROVIDED AT THE HEAD END OF THE BATHTUB, THE CLEARANCE SHALL EXTEND 12" MIN. BEYOND THE WALL AT THE HEAD END OF THE BATHTUB.
- A PERMANENT OR REMOVABLE IN-TUB SEAT SHALL BE PROVIDED.
- CONTROLS OTHER THAN DRAIN STOPPERS, SHALL BE LOCATED ON END WALL. CONTROLS SHALL BE BETWEEN THE BATHTUB RIM AND GRAB BAR, AND BETWEEN THE OPEN SIDE OF THE BATHTUB AND THE CENTERLINE OF THE WIDTH OF THE BATHTUB. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.
- A SHOWER SPRAY UNIT WITH A HOSE 59" LONG MIN. THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HAND HELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL GRAB BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT THE USE OF THE GRAB BARS. BATHTUB SHOWER SPRAY UNITS SHALL DELIVER WATER THAT IS 120" MAX. HAND-HELD SHOWER SPRAY UNIT SHALL BE CAPABLE OF DELIVERING WATER PRESSURE SUBSTANTIALLY EQUIVALENT TO FIXED SHOWER HEADS.
- GRAB BARS SHALL BE PROVIDED PER DETAIL 609 (REFER TO LOCATIONS ON PLANS AND ELEVATIONS). PROVIDE BACKING IN WALL BEHIND ALL GRAB BAR LOCATIONS PER MANUFACTURER'S RECOMMENDATIONS.
- BATHTUB ENCLOSURES SHALL NOT OBSTRUCT CONTROLS, FAUCETS, SHOWER, AND SPRAY UNITS OR OBSTRUCT TRANSFER FROM WHEELCHAIRS ONTO BATHTUB SEATS OR INTO BATHTUB. BATHTUB ENCLOSURES SHALL NOT HAVE TRACKS INSTALLED ON THE RIM OF THE BATHTUB.

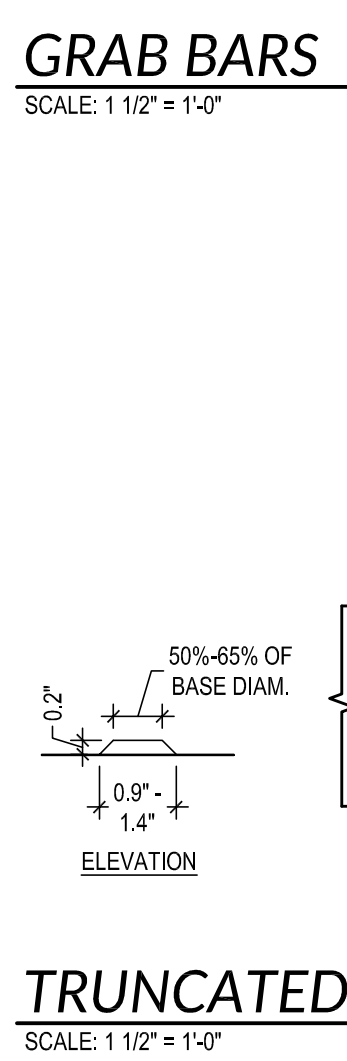
BATHTUBS
SCALE: 3/8" = 1'-0"



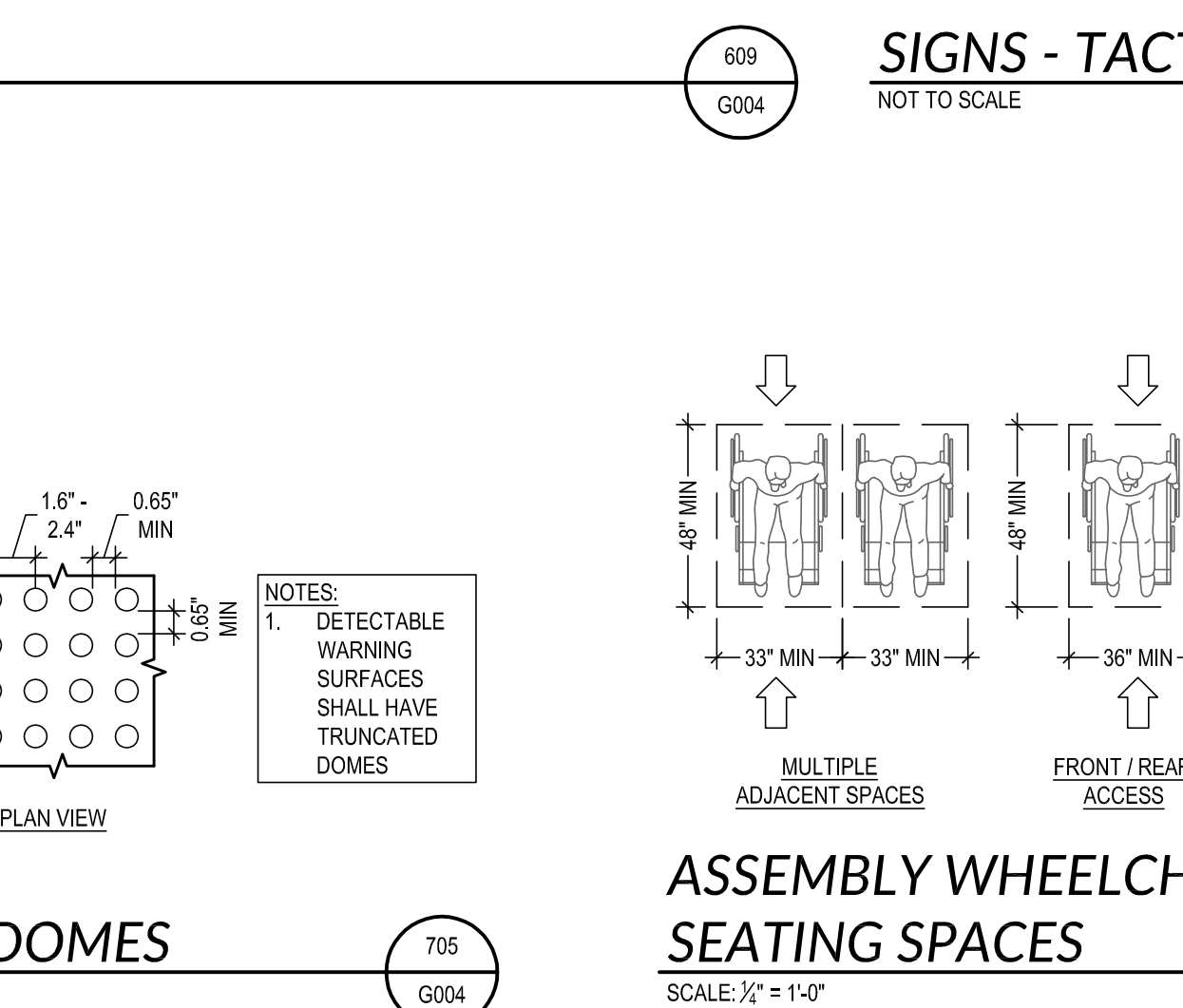
GRAB BARS
SCALE: 1/12" = 1'-0"



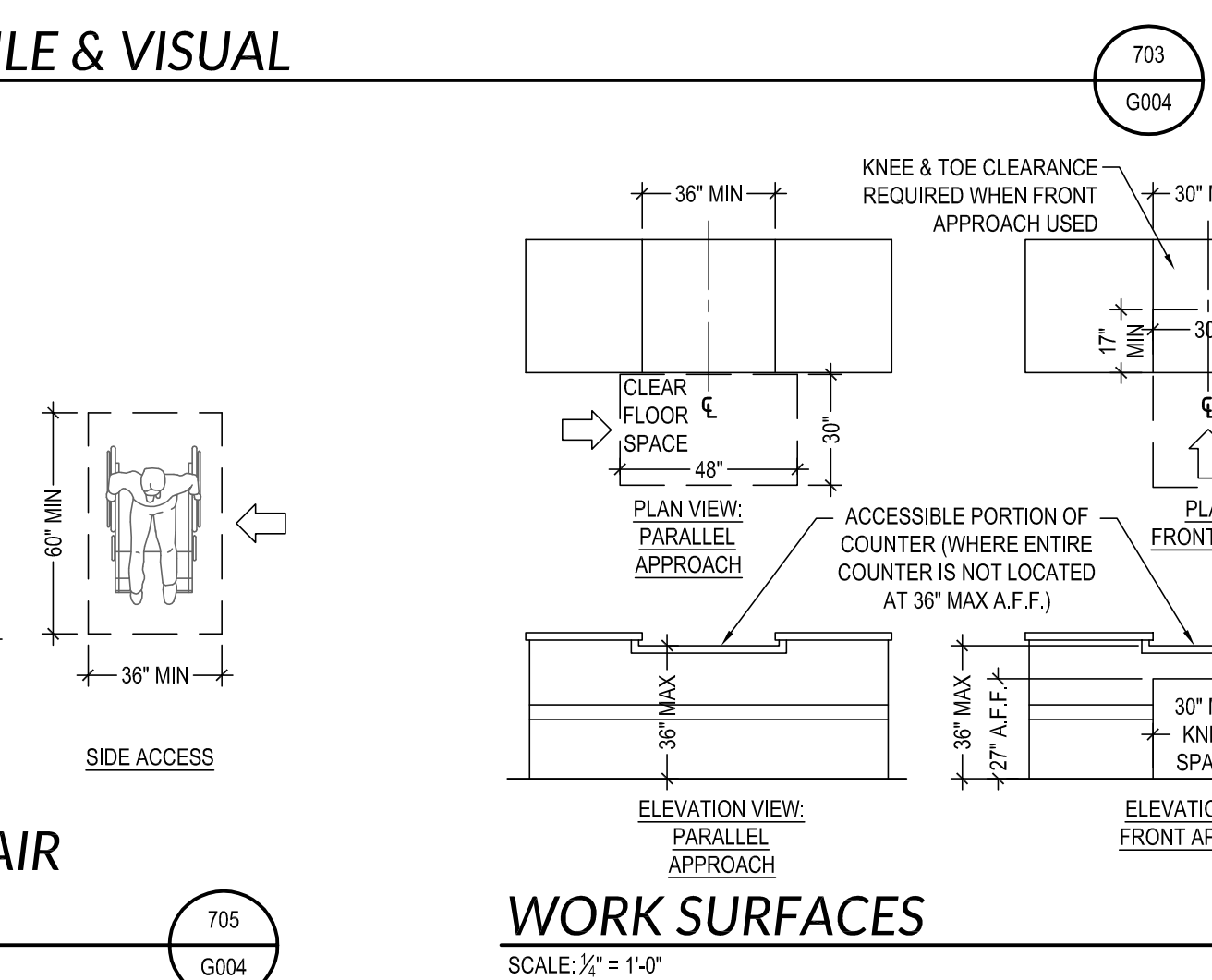
SIGNS - TACTILE & VISUAL
NOT TO SCALE



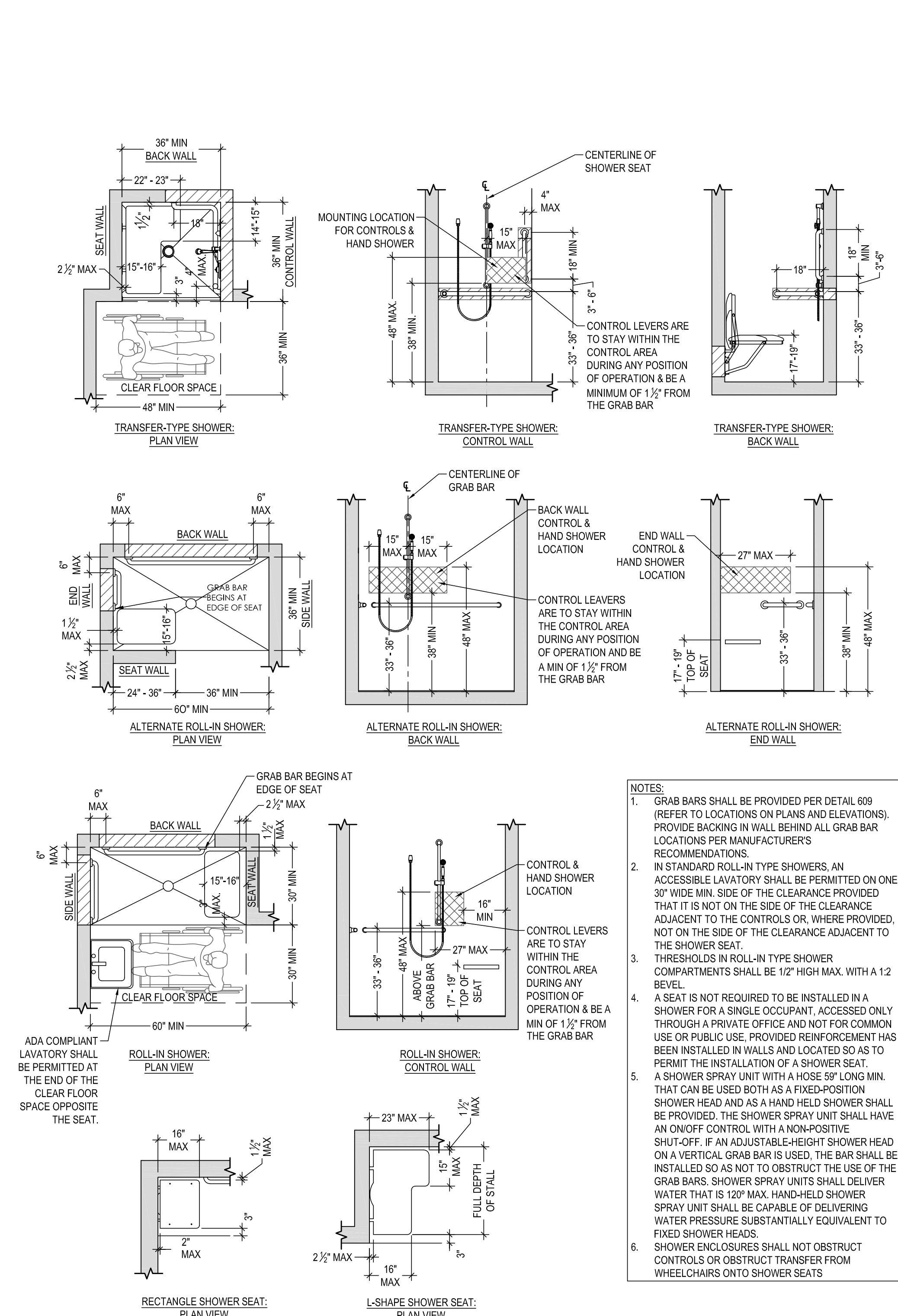
TRUNCATED DOMES
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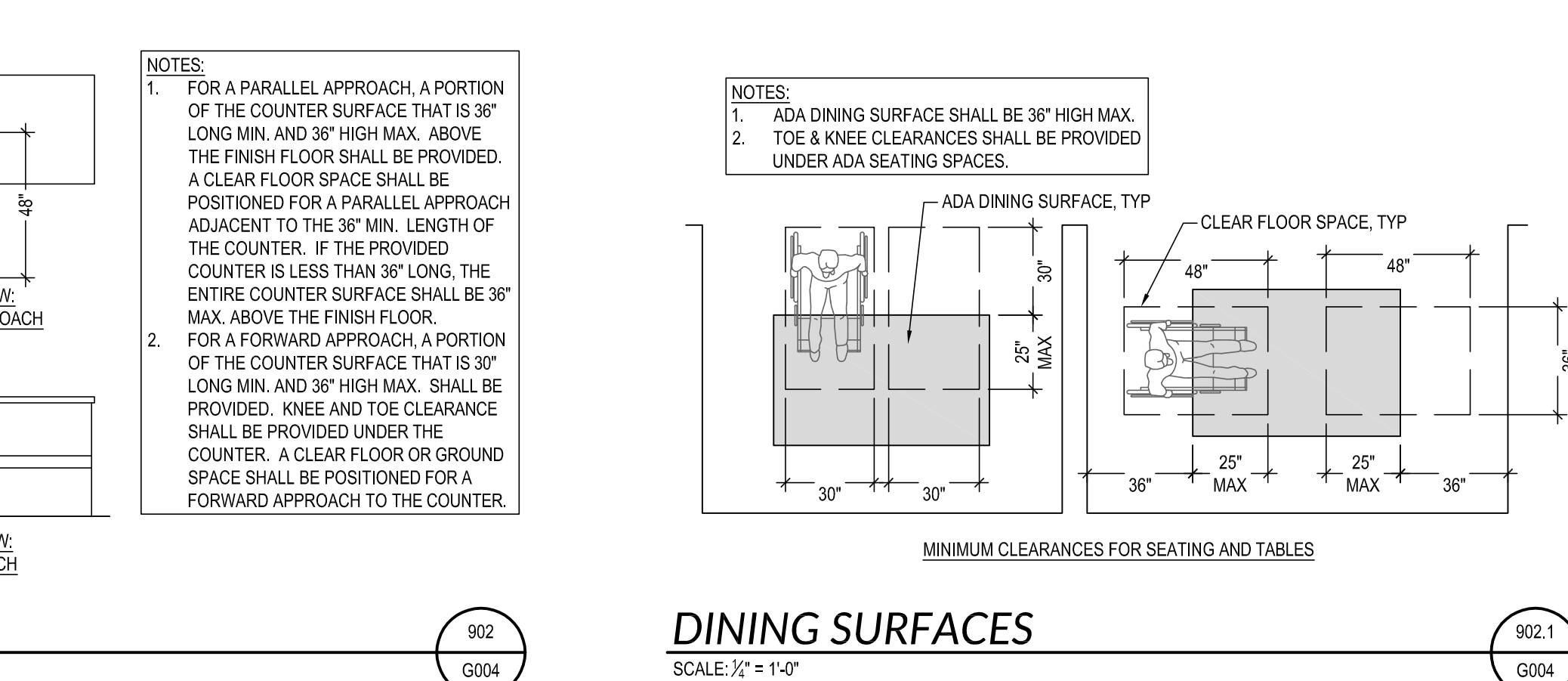
ASSEMBLY WHEELCHAIR SEATING SPACES
SCALE: 1/4" = 1'-0"



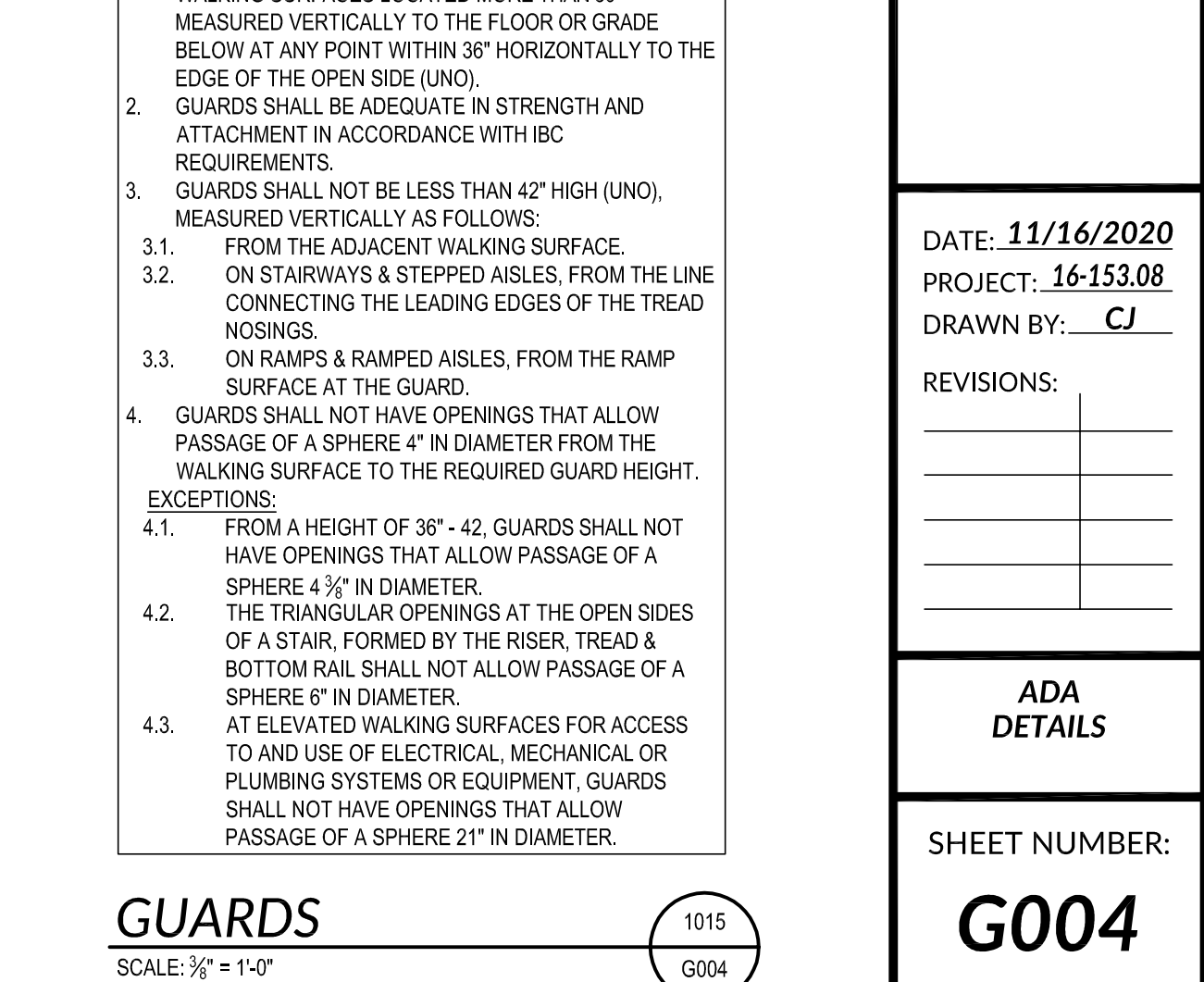
WORK SURFACES
SCALE: 1/4" = 1'-0"



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

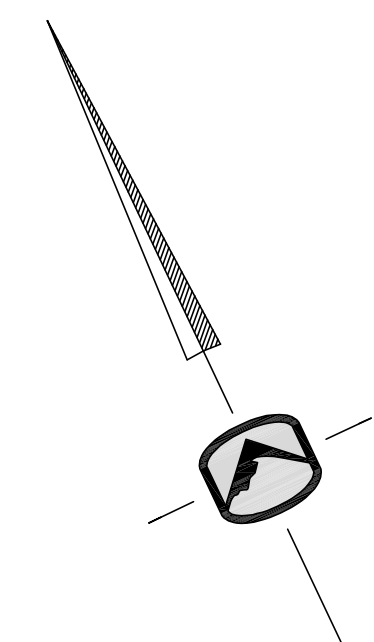
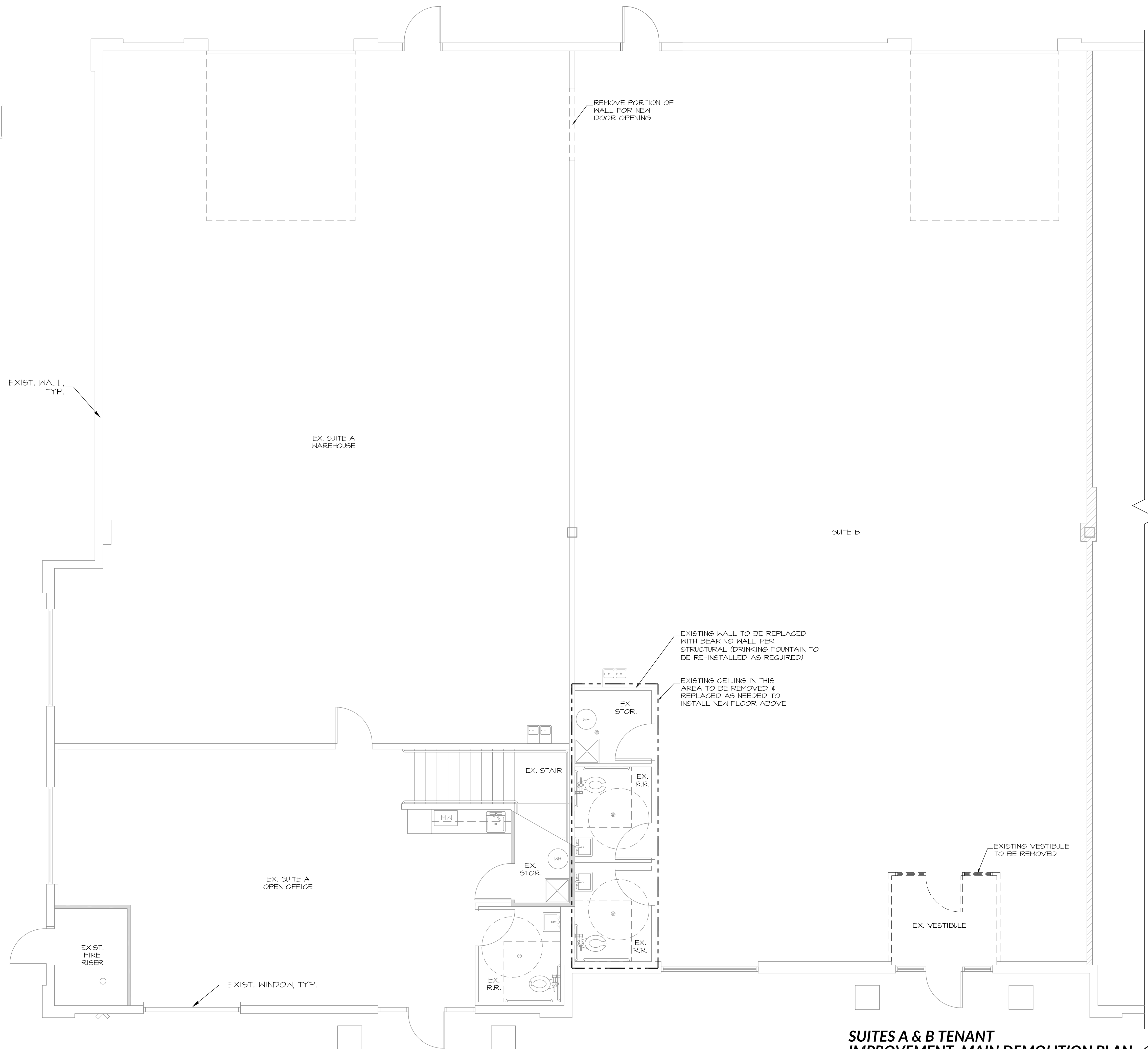
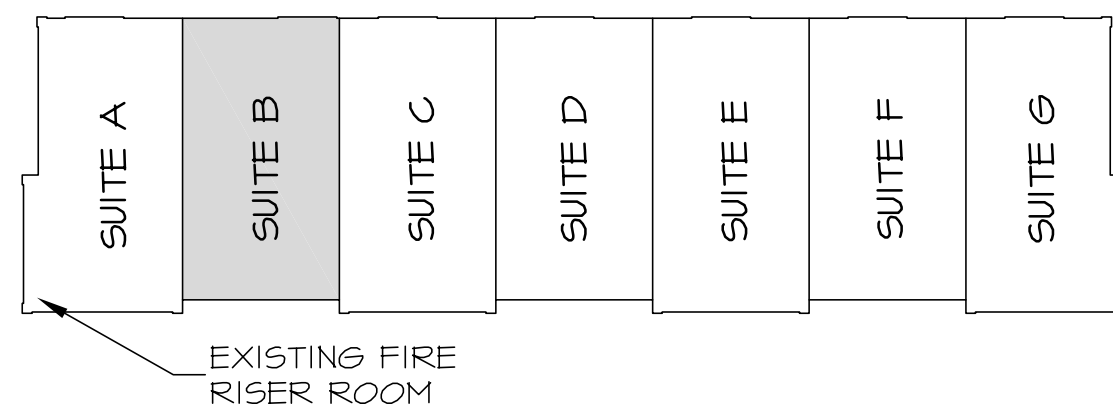


DINING SURFACES
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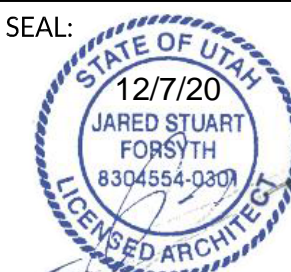
GUARDS
SCALE: 3/8" = 1'-0"

KEY PLAN

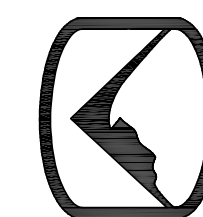


**SUITES A & B TENANT
IMPROVEMENT: MAIN DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

1
A111



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HORIZON MASONRY - SUITE B
850 WEST 350 NORTH
KAYSVILLE, UT 84037

DATE: 11/30/2020
PROJECT: 16-153.08
DRAWN BY: CJ

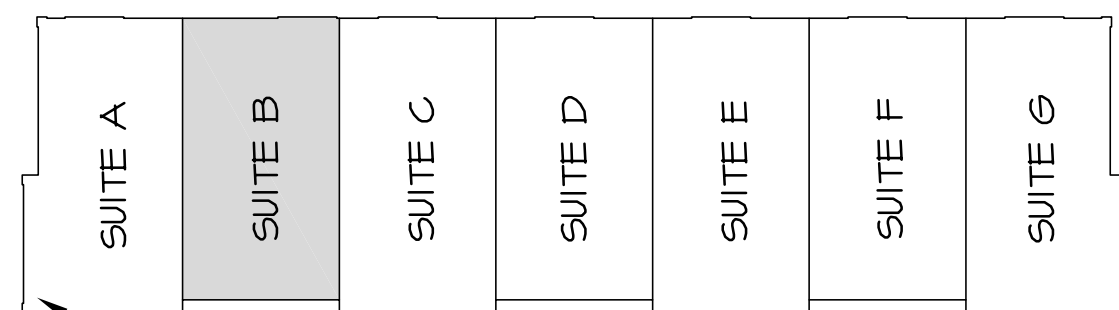
REVISIONS:

MAIN
DEMOLITION PLAN

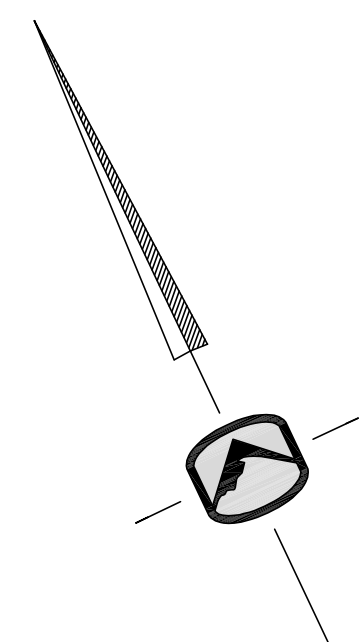
SHEET NUMBER:

A101

KEY PLAN



EXISTING FIRE
RISER ROOM



SUITE B

EX. SUITE A
OPEN OFFICE

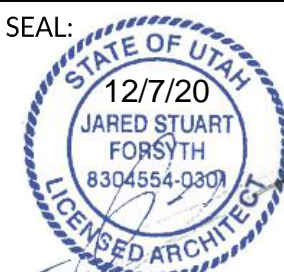
EX. STAIR

EX. R.R.

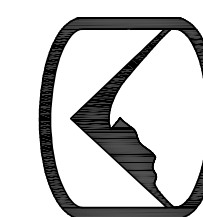
REMOVE PORTION OF
WALL FOR NEW
DOOR OPENING

**SUITES A & B TENANT
IMPROVEMENT: UPPER DEMOLITION PLAN**
SCALE: 1/4" = 1'-0"

1
A112



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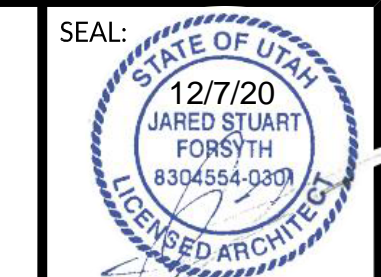
DATE: 11/30/2020
PROJECT: 16-153.08
DRAWN BY: CJ

REVISIONS:

UPPER
DEMOLITION PLAN

SHEET NUMBER:

A102



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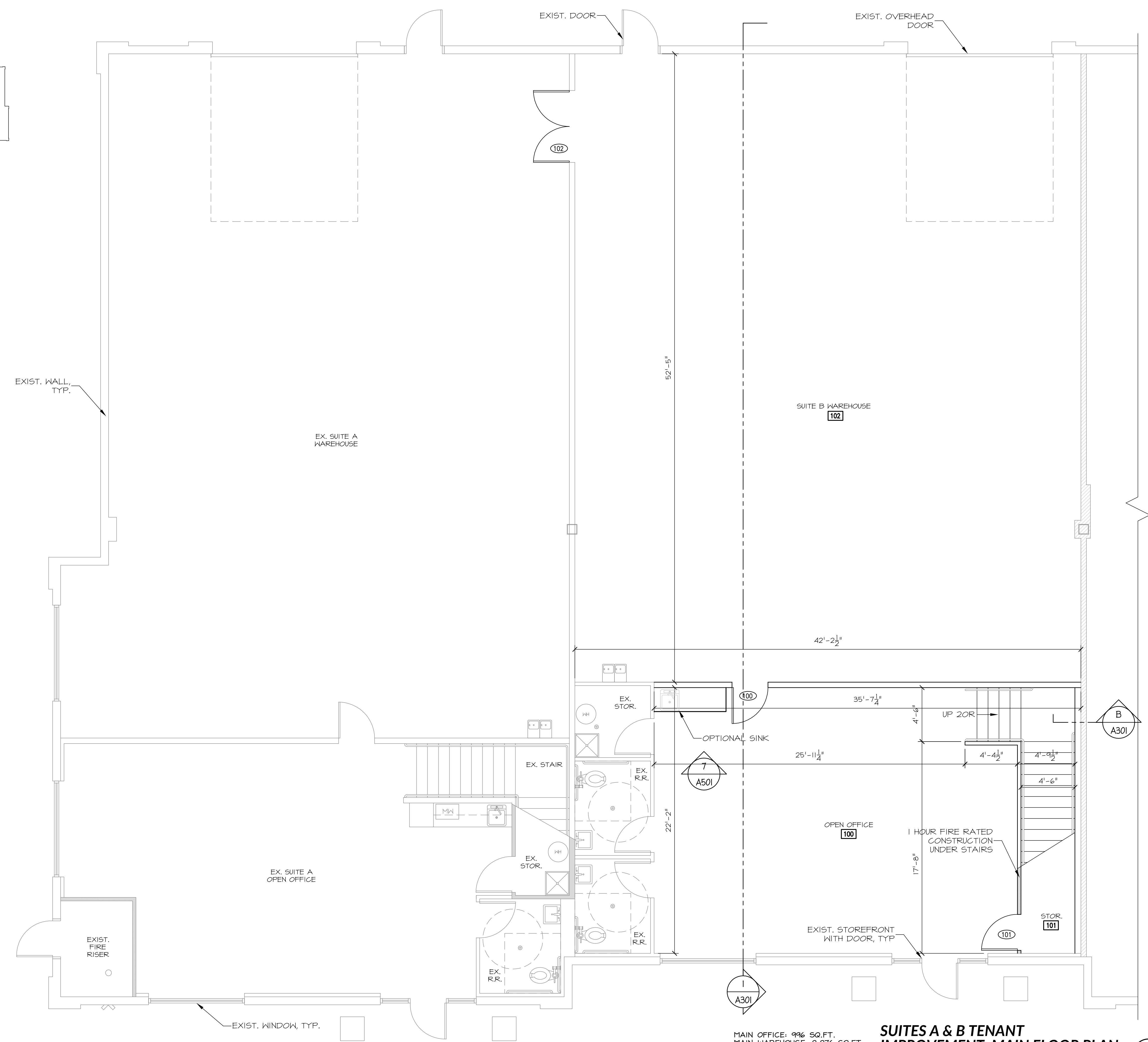
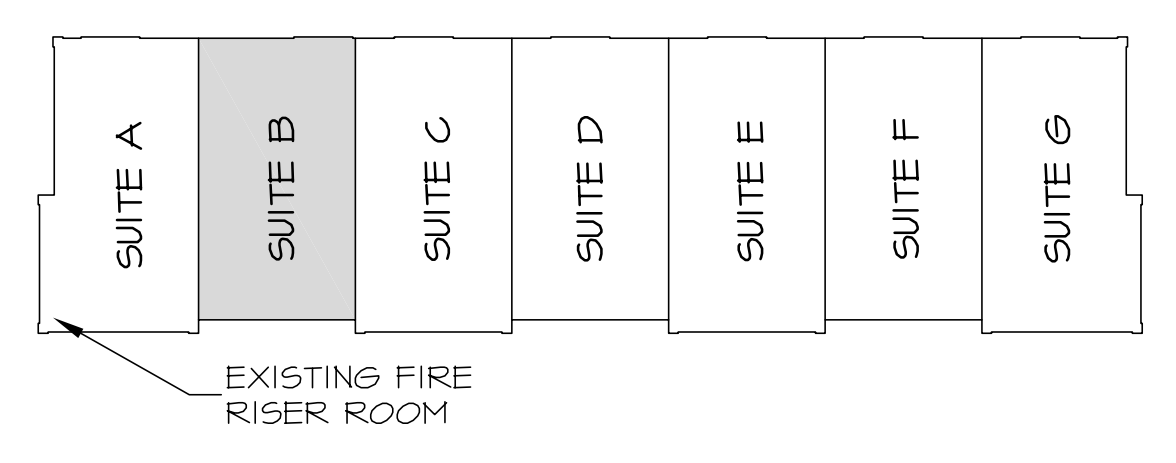
HORIZON MASONRY - SUITE B
850 WEST 350 NORTH
KAYSVILLE, UT 84037

DATE: 11/30/2020
PROJECT: 16-153.08
DRAWN BY: CJ

REVISIONS:

MAIN FLOOR PLAN
SHEET NUMBER:
A111

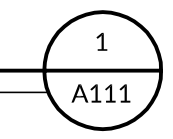
KEY PLAN



WALL TYPES LEGEND	
WALL	DESCRIPTION
1 HR WALL (SHOWN SHADED)	WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' G.W.B. BOTH SIDES (UL DESIGN U331)
INTERIOR PARTITION WALLS	2x4 STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES (U.N.O. IN STRUCTURAL DRAWINGS)
REST ROOM PLUMBING WALL	2x6 STUDS @ 16" O.C. WITH 5/8" WATER-RESISTANT GWB
WALLS BETWEEN SUITES	2x6 STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES.

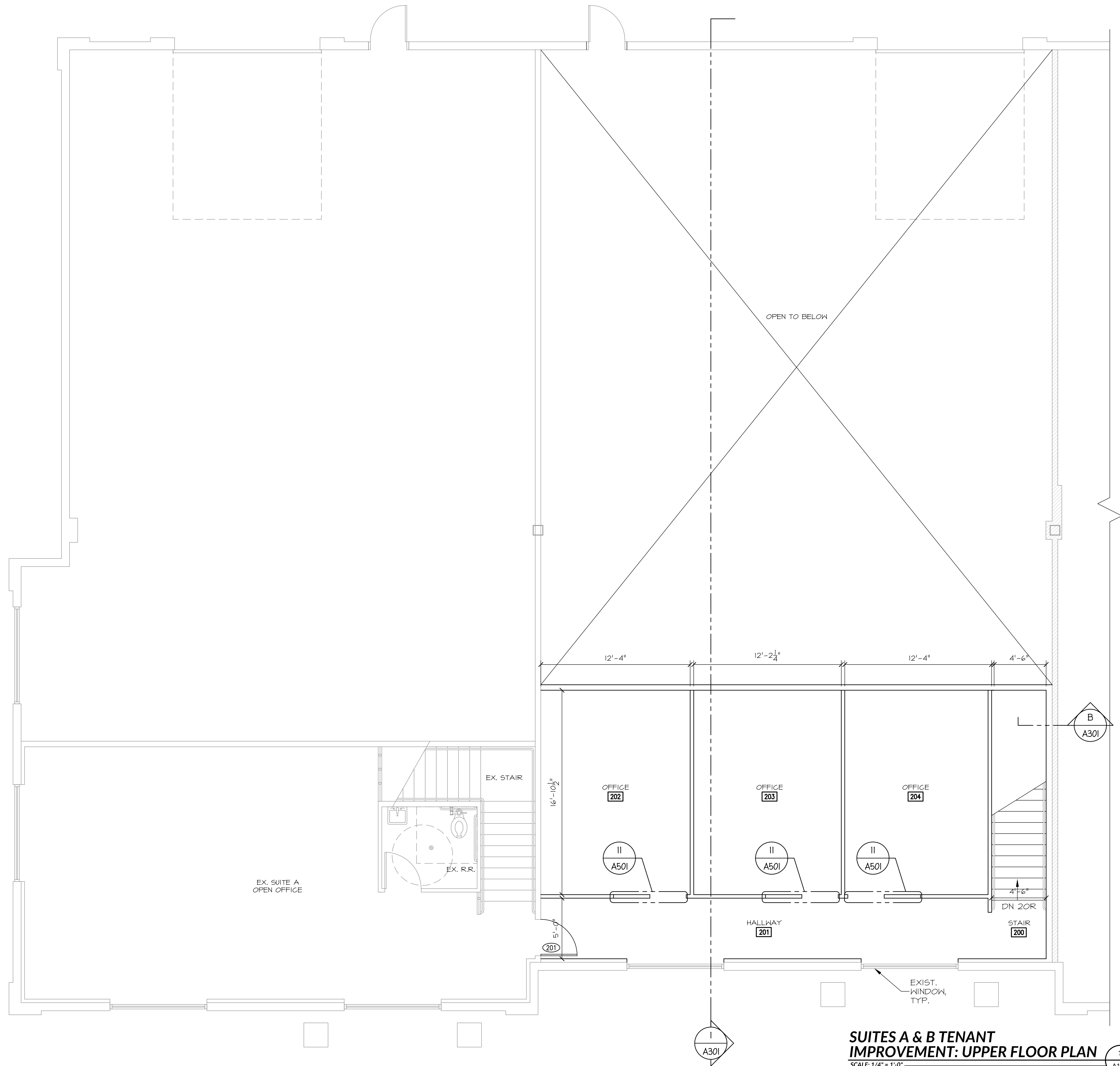
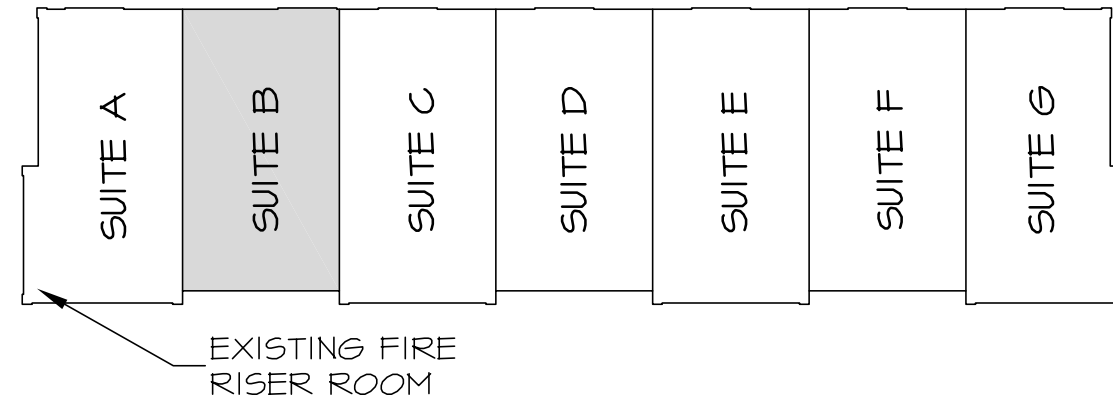
MAIN OFFICE: 996 SQ.FT.
MAIN WAREHOUSE: 2,276 SQ.FT.
UPPER OFFICE: 875 SQ.FT.
TOTAL AREA: 4,147 SQ.FT.

SUITES A & B TENANT IMPROVEMENT: MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

KEY PLAN

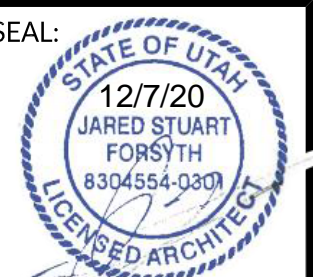


WALL TYPES LEGEND

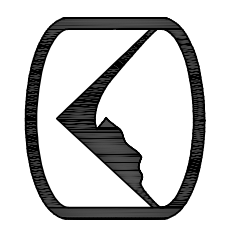
WALL	DESCRIPTION
1 HR WALL (SHOWN SHADED)	WOOD STUDS @ 16" O.C. WITH 5/8" TYPE 'X' G.W.B. BOTH SIDES (UL DESIGN U331)
INTERIOR PARTITION WALLS	2x4 STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES (U.N.O. IN STRUCTURAL DRAWINGS)
REST ROOM PLUMBING WALL	2x6 STUDS @ 16" O.C. WITH 5/8" WATER-RESISTANT GWB
WALLS BETWEEN SUITES	2x6 STUDS @ 16" O.C. WITH 5/8" GWB BOTH SIDES.

SUITES A & B TENANT IMPROVEMENT: UPPER FLOOR PLAN
SCALE: 1/4" = 1'-0"

1
A112



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DATE: 11/30/2020
PROJECT: 16-153.08
DRAWN BY: CJ

REVISIONS:

UPPER FLOOR PLAN

SHEET NUMBER:
A112

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.



CEILING TYPES	
MARK	DESCRIPTION
Ⓞ	5/8" GYPSUM BOARD CEILING CEILING HEIGHT = 9'-0" A.F.F.
Ⓞ	1 HOUR FIRE RATED CEILING 5/8" GYPSUM BOARD PER UL DESIGN L504 CEILING HEIGHT = 9'-0" A.F.F.
Ⓞ	EXPOSED CEILING

NOTE: SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND EXIT SIGNS.



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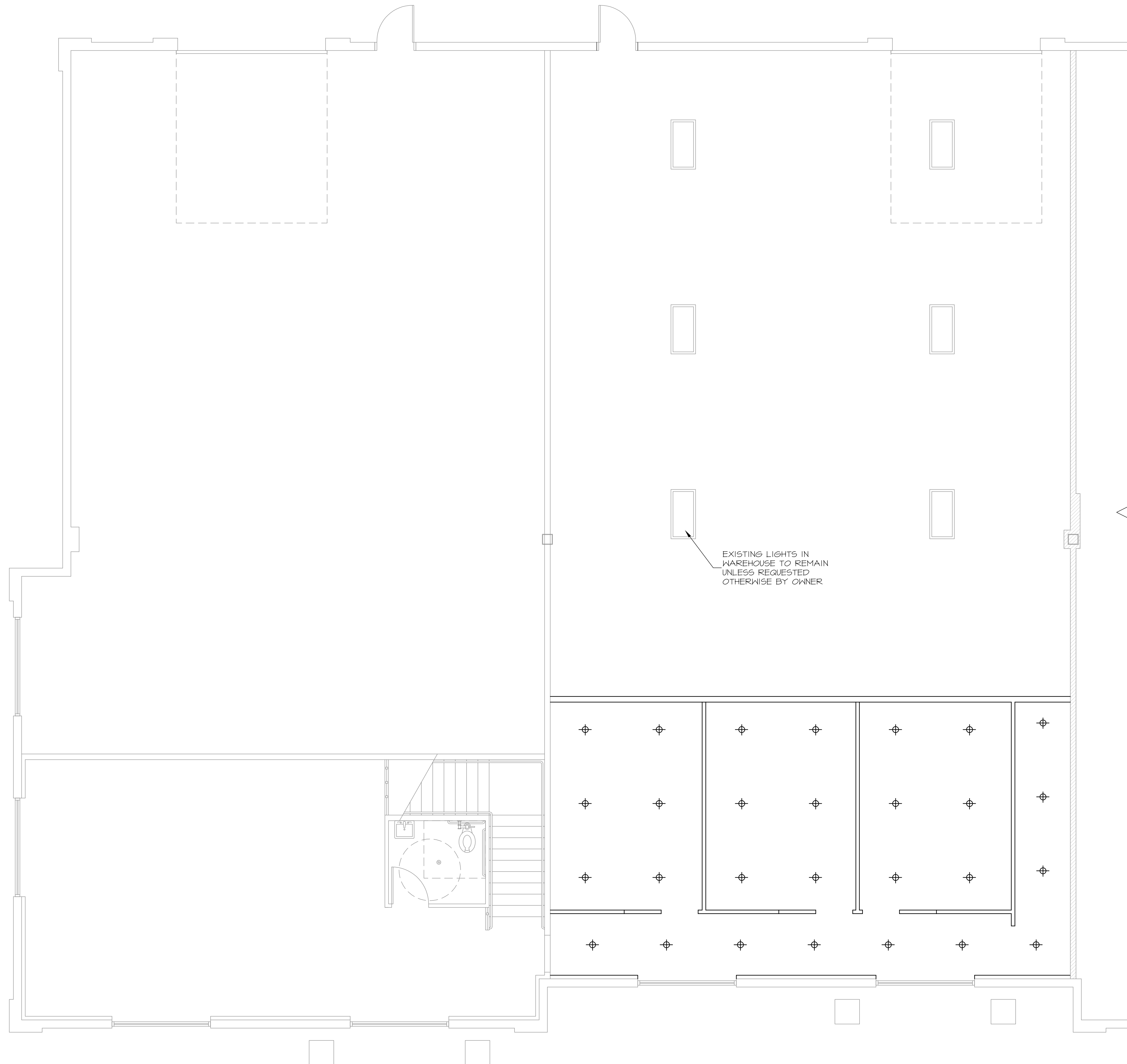
HORIZON MASONRY - SUITE B
850 WEST 350 NORTH
KAYSVILLE, UT 84037

DATE: 11/30/2020
PROJECT: 16-153.08
DRAWN BY: CJ
REVISIONS:

MAIN REFLECTED CEILING PLAN

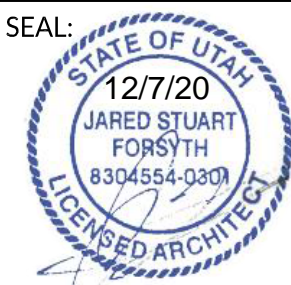
SHEET NUMBER:
A131

MAIN REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

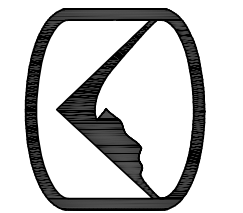


CEILING TYPES	
MARK	DESCRIPTION
⊕	5/8" GYPSUM BOARD CEILING CEILING HEIGHT = 9'-0" A.F.F.
⊖	EXPOSED CEILING

NOTE: SEE ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND EXIT SIGNS.



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DATE: 11/30/2020
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REVISIONS:

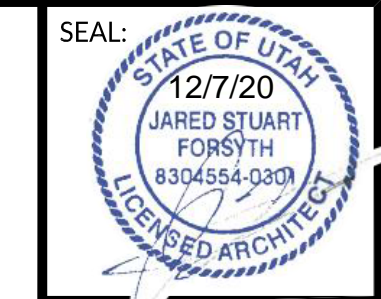
NO.	DESCRIPTION

UPPER REFLECTED CEILING PLAN

SHEET NUMBER:

A132

UPPER REFLECTED CEILING PLAN 1
SCALE: 1/4" = 1'-0" A132



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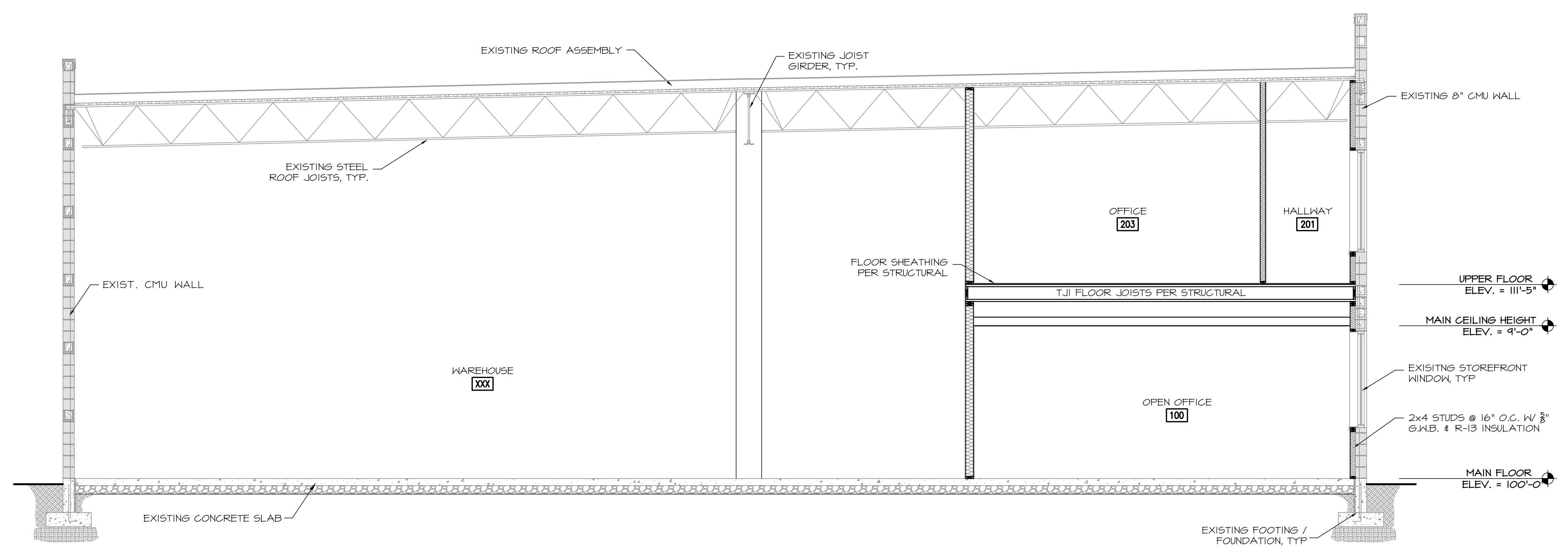
HORIZON MASONRY - SUITE B
850 WEST 350 NORTH
KAYSVILLE, UT 84037

DATE: 11/30/2020
PROJECT: 16-153.08
DRAWN BY: CJ

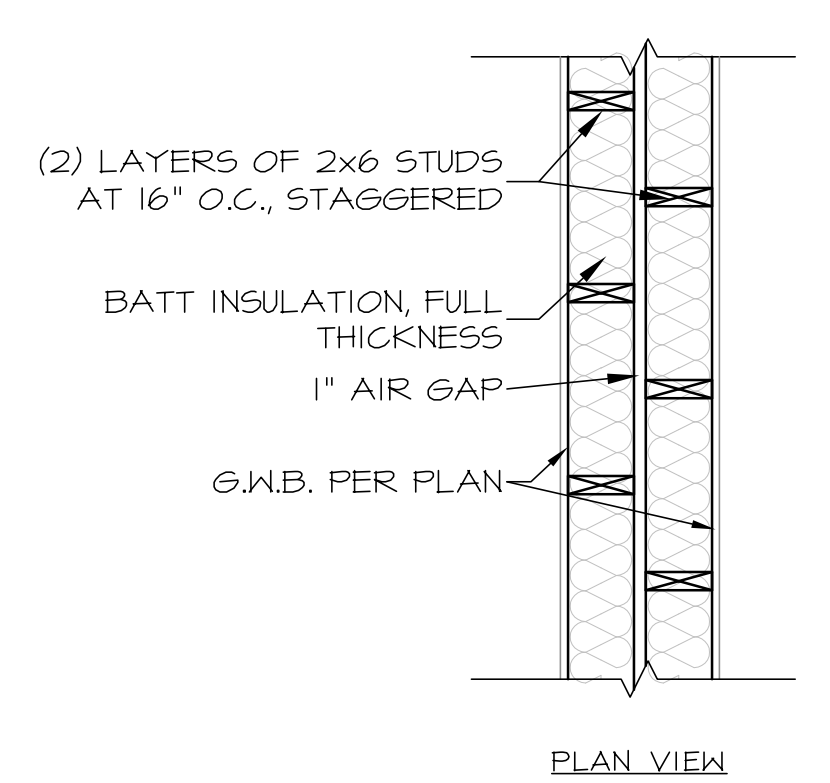
REVISIONS:

BUILDING SECTION

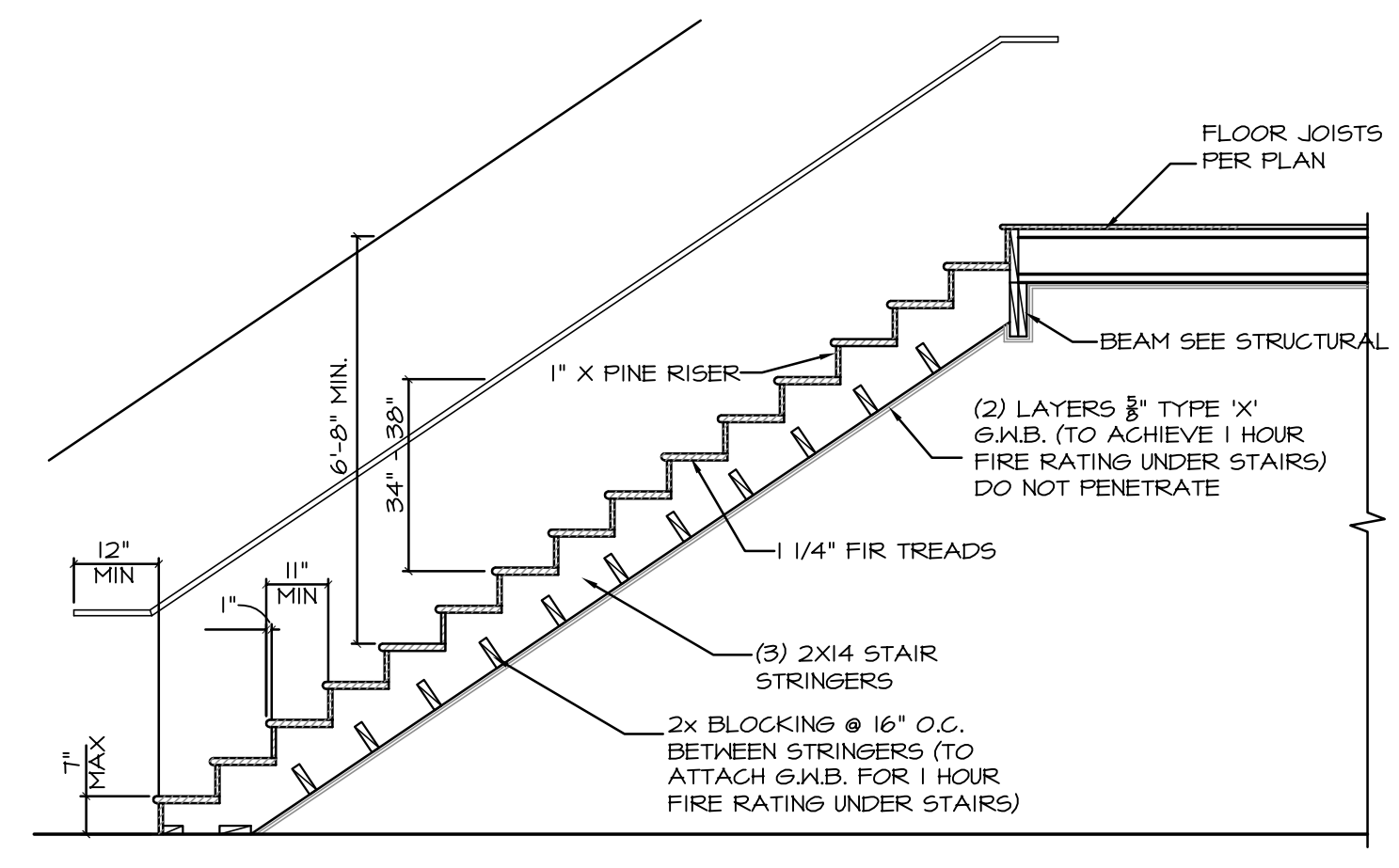
SHEET NUMBER:
A301



BUILDING SECTION
SCALE: 1/4" = 1'-0"
1
A301

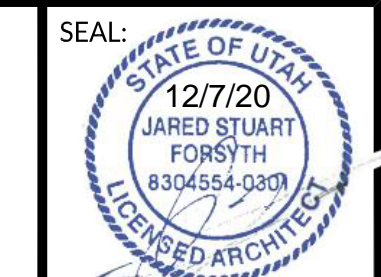


SOUND WALL
NOT TO SCALE
A
A301



TYPICAL STAIR DETAIL
NOT TO SCALE
A
A301

- STAIR AND RAILING NOTES**
- 6'-8" MINIMUM FINISHED HEADROOM REQ'D OVER ALL STAIRWAYS.
 - STAIR TREADS TO BE 11" MINIMUM AND RISERS TO BE 1" MAXIMUM. SEE PLANS & DETAILS FOR ACTUAL DIMENSIONS.
 - THE TOPS OF HANDRAIL SHALL BE PLACED NO LESS THAN 34" AND NO MORE THAN 38" ABOVE THE NOSING OF TREADS. THEY SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL BE PROVIDED ON BOTH SIDES OF STAIRWAY, PLUS 12" PAST THE STAIRS AT THE TOP OF THE STAIR WAY AND 1 RISER LEGTH PAST THE STAIRS AT THE BOTTOM OF THE STAIRWAY. ENDS SHOULD RETURN TO WALL, GUARD, OR WALKING SURFACE OR BE CONT. TO NEXT STAIR. THE HAND GRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" AND NO MORE THAN 2" IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAIL PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL PER IBC.
 - ALL OPEN SIDES OF LANDINGS AND STAIRS, BALCONIES, PORCHES, DECKS, AND UN-ENCLOSED FLOOR AND ROOF OPENINGS USED FOR OTHER THAN SERVICE WHICH ARE MORE THAN 30" ABOVE GRADE SHALL BE PROTECTED BY A GUARDRAIL. GUARDRAILS SHALL NOT BE LESS THAN 42" IN HEIGHT.
 - GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT NO OBJECT 4" IN DIAMETER CAN-NOT PASS THROUGH THE GUARDRAIL PER IBC.
 - 5/8" SHEETROCK IS TO BE INSTALLED UNDER STAIRS AND IN ALL REQUIRED LOCATIONS, U.N.C.
 - USABLE STORAGE UNDER STAIRWAYS SHALL BE COMPLETELY ENCLOSED IN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, PER IBC.



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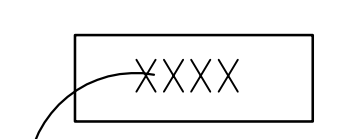
HORIZON MASONRY - SUITE B
850 WEST 350 NORTH
KAYSVILLE, UT 84037

DATE: 11/30/2020
PROJECT: 16-153.08
DRAWN BY: CJ
REVISIONS:

SCHEDULES & DETAILS

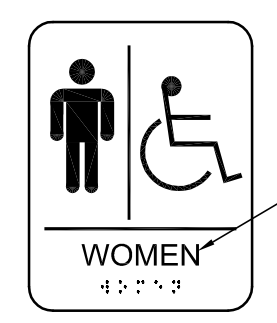
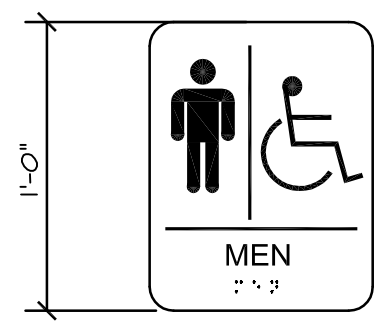
SHEET NUMBER:
A501

SIGNS TO BE PLACED ON THE WALL NEAR THE LATCH SIDE OF THE DOOR



LETTERS: MIN. 5/8" HIGH
RAISED MIN. 1/32"
SAN-SERIF UPPERCASE

SIGNS TO BE PLACED ON THE WALL NEAR THE LATCH SIDE OF THE DOOR



TACTILE CHARACTERS PER CURRENT ADA STANDARDS, TYP

SIGNS ON THE RESTROOM DOORS AT 60" A.F.F. FROM THE CENTER OF THE SIGN

DOOR SCHEDULE

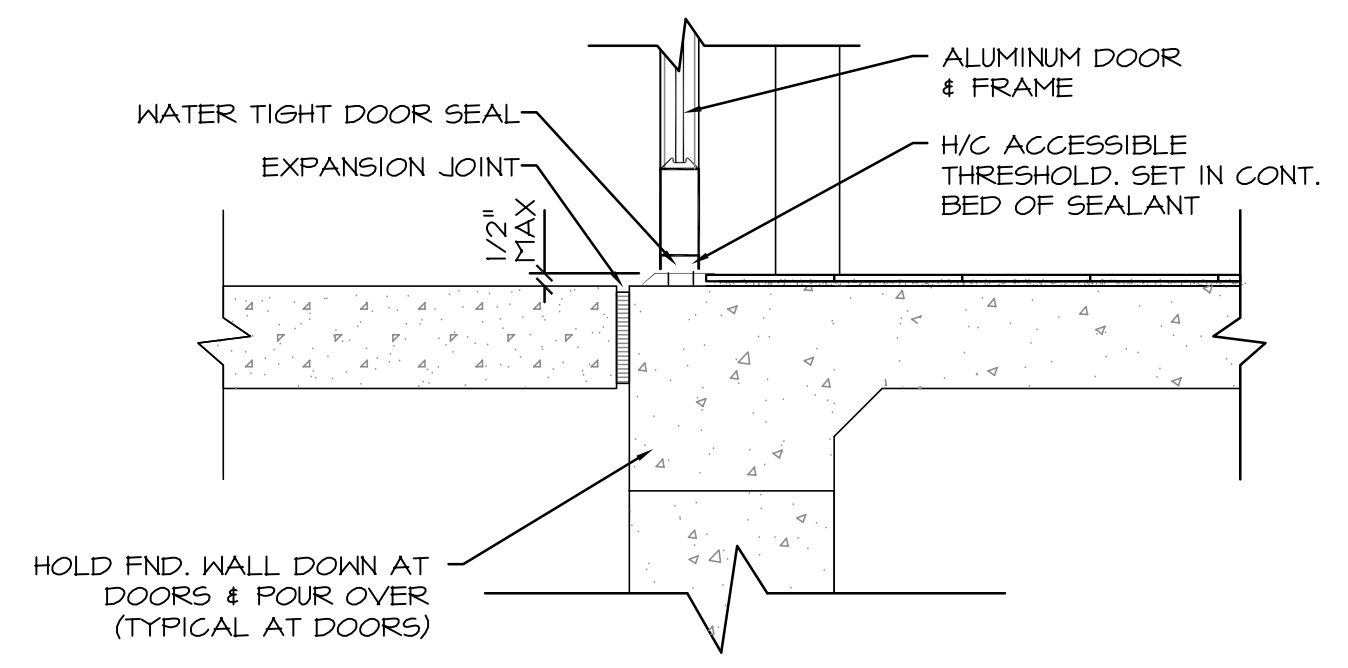
DOOR NO.	DOOR				FRAME		REMARKS
	WIDTH	HEIGHT	THICK	TYPE	MATL.	MATERIAL	
100	3'-0"	7'-0"	1 3/4"	A	WOOD	H.M.	
101	3'-0"	7'-0"	1 3/4"	A	WOOD	H.M.	PROVIDE LOCK, 1 HR FIRE RATED
102	6'-0"	7'-0"	1 3/4"	A	WOOD	H.M.	PROVIDE LOCK
201	3'-0"	7'-0"	1 3/4"	A	WOOD	H.M.	PROVIDE LOCK

FINISH SCHEDULE

ROOM NAME AND NUMBER	FLOOR	BASE	WALLS	CEILING							
	LAMINATE WOOD FLOORING	NON-POROUS CERAMIC TILE	SEALED CONCRETE	RUBBER BASE	CERAMIC TILE	PAINTED G.W.B.	6" CERAMIC TILE WAINSCOT	F.R.P. PANELS OVER 5/8" G.W.B.	PAINTED CMU	PAINTED G.W.B.	PAINTED EXPOSED CEILING
100 OPEN OFFICE	●										
101 STORAGE		●									
102 WAREHOUSE		●									
200 STAIR	●										
201 HALLWAY	●										
202 OFFICE	●										
203 OFFICE	●										
204 OFFICE	●										

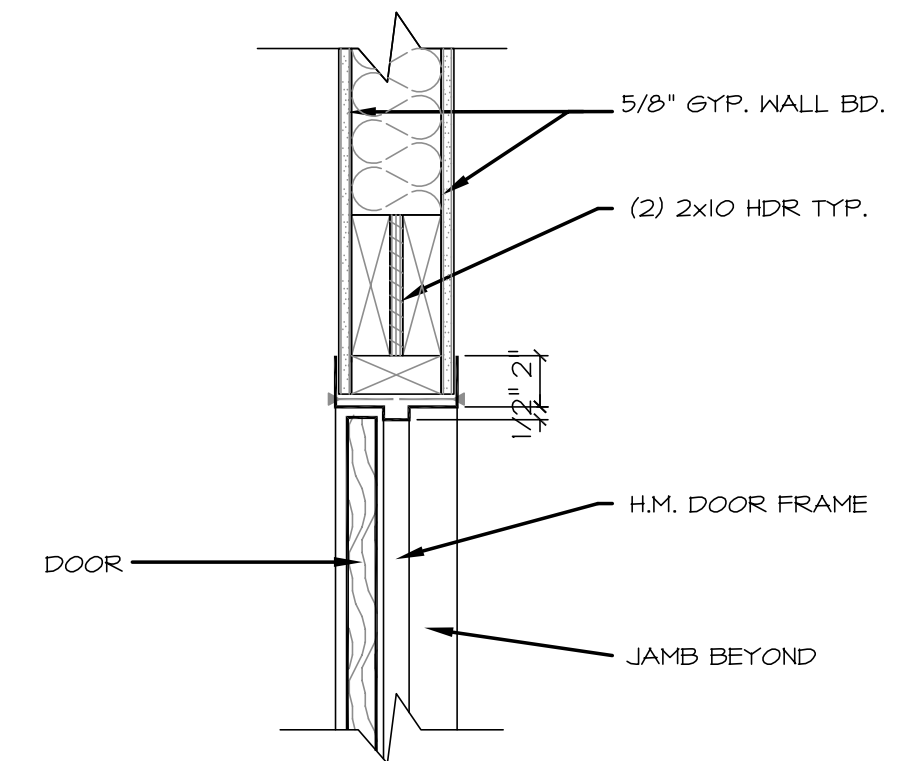
TYPICAL ROOM SIGNS

NOT TO SCALE

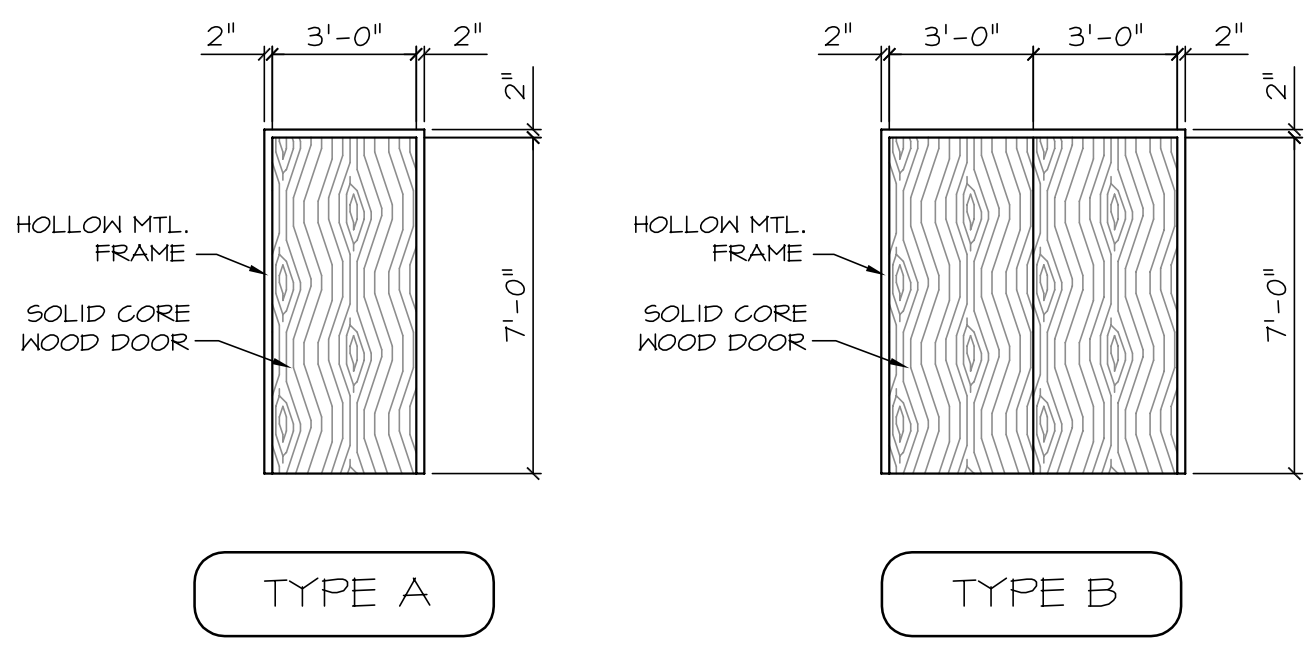


REST ROOM SIGNS

NOT TO SCALE



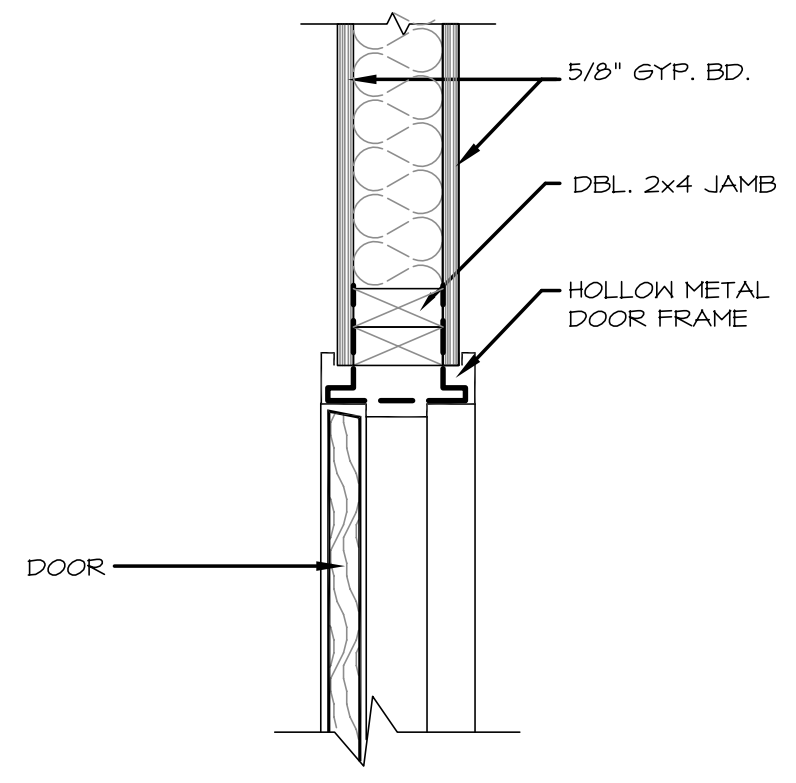
DOOR TYPES



- DOOR NOTES:**
- DOOR HARDWARE TO COMPLY WITH CURRENT ADA & IBC STANDARDS
 - LEVER TYPE HARDWARE ONLY

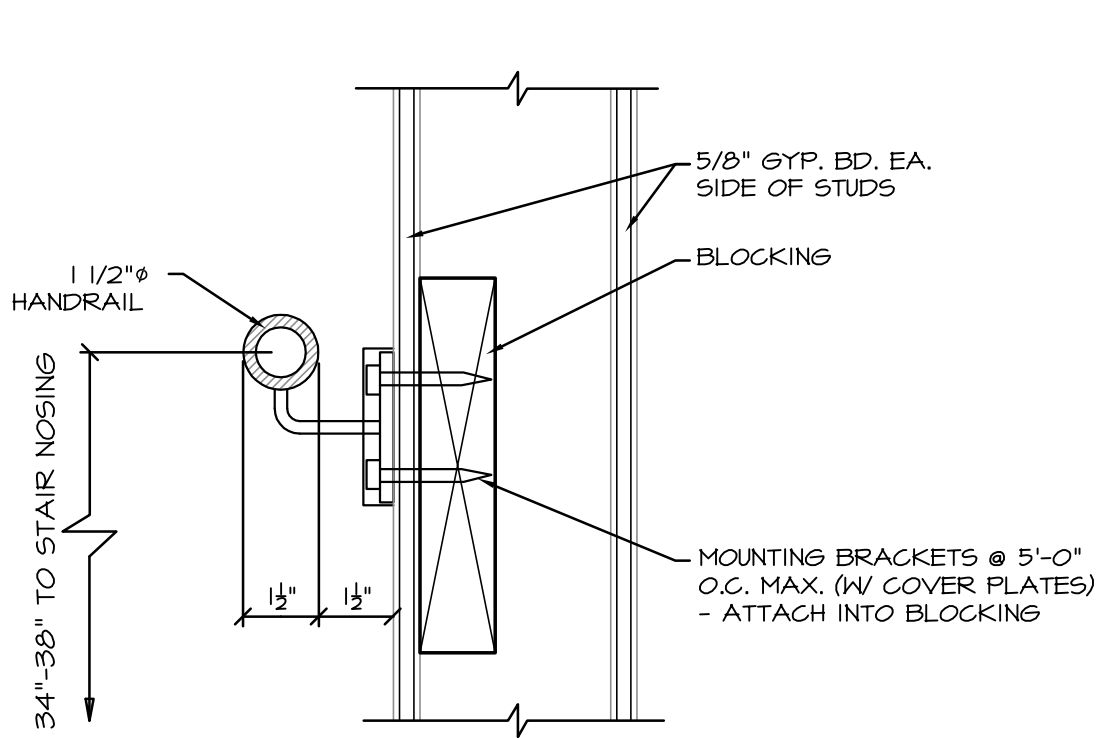
THRESHOLD AT STOREFRONT

NOT TO SCALE



INTERIOR HEAD DETAIL

NOT TO SCALE



INTERIOR JAMB DETAIL

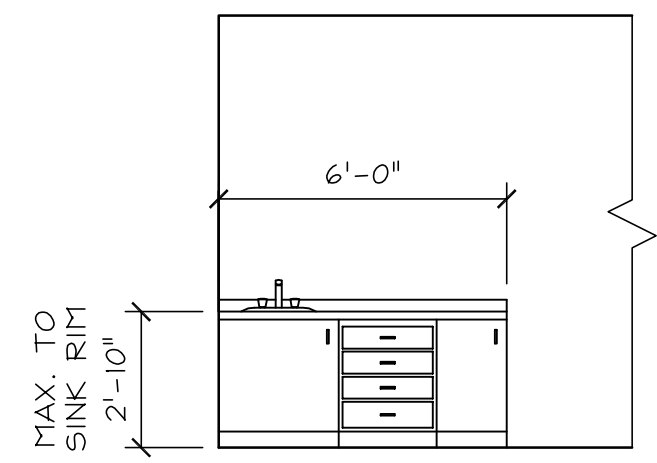
NOT TO SCALE

HANDRAIL DETAIL

NOT TO SCALE

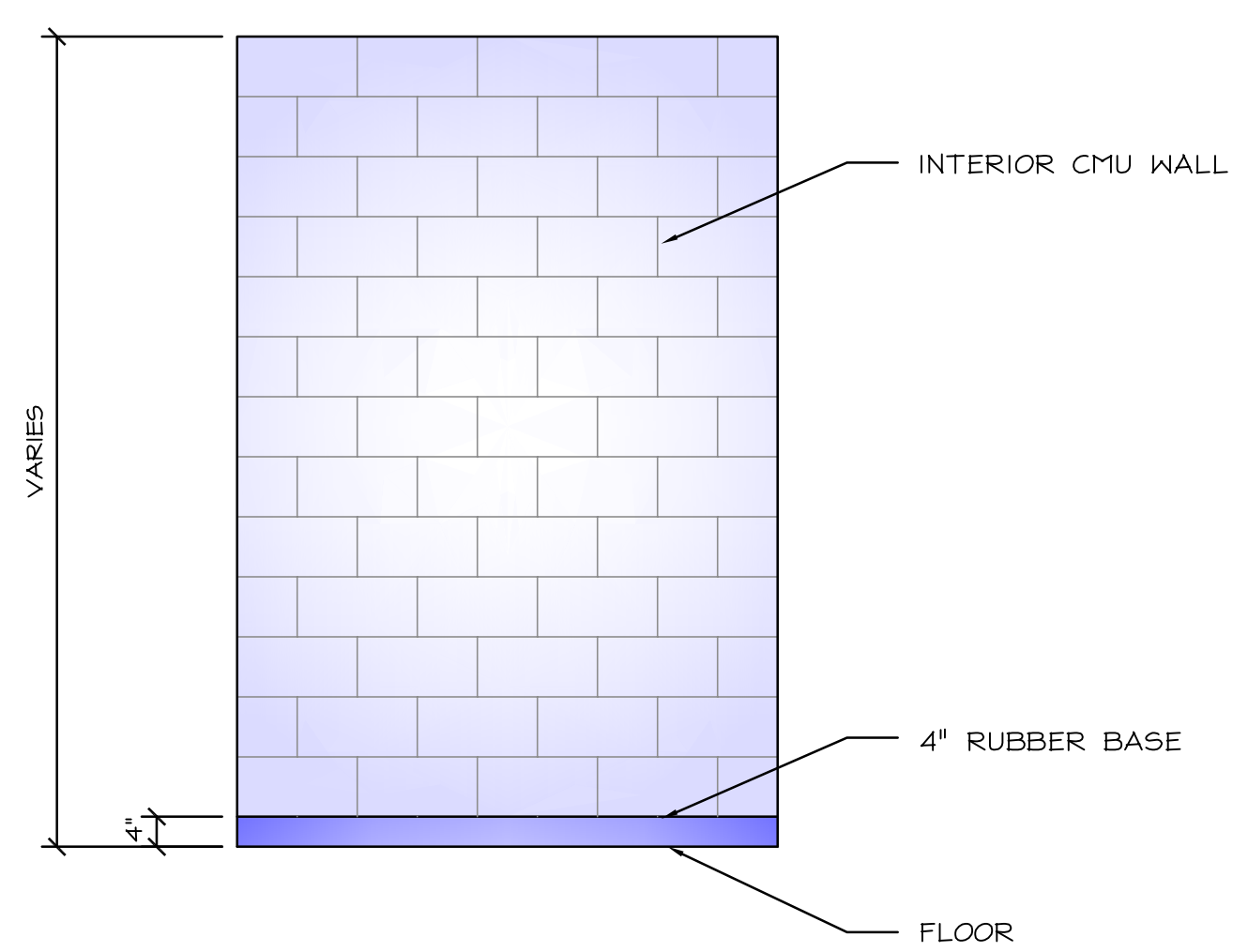
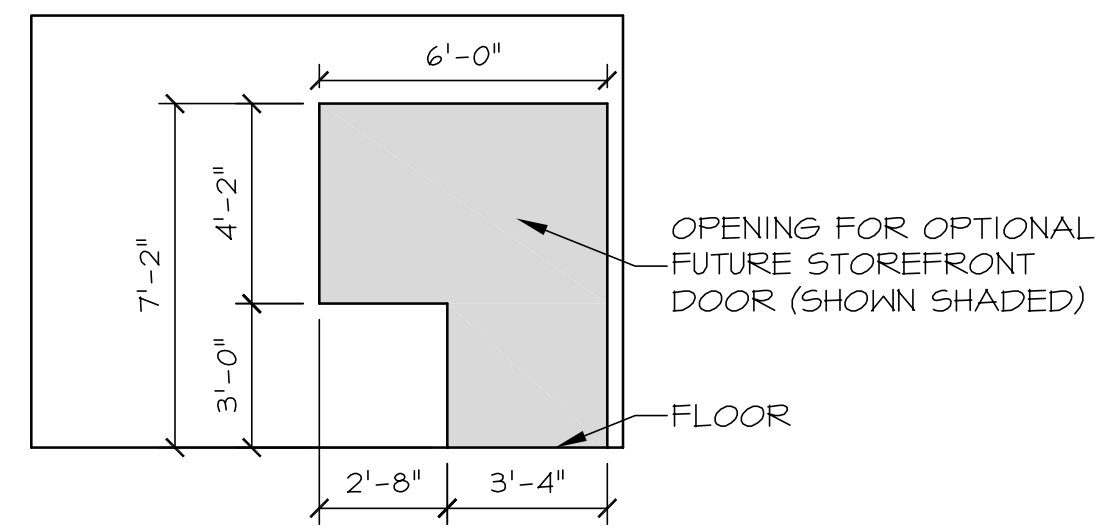
OPTIONAL CABINET ELEVATION

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



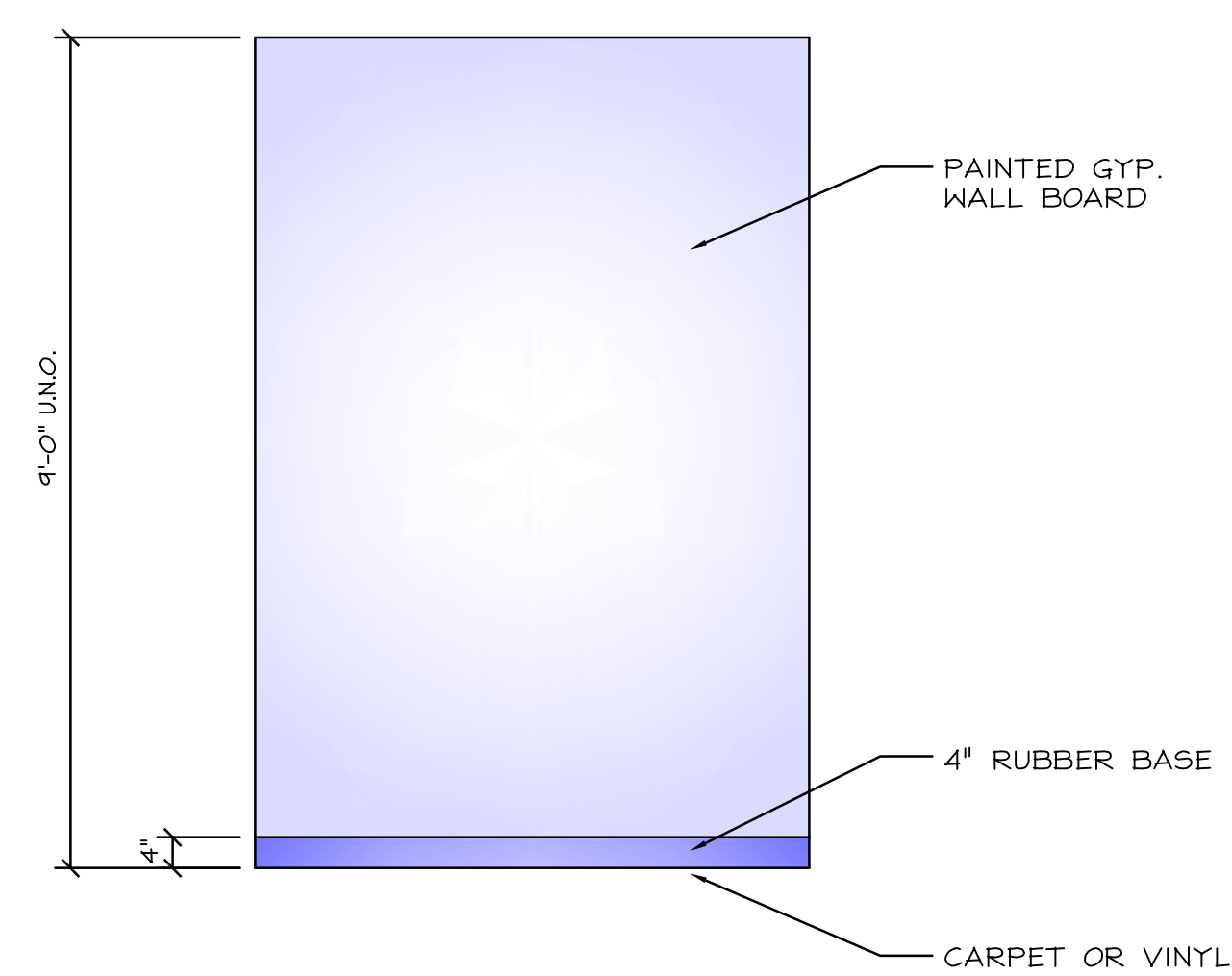
WALL OPENING ELEVATION

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



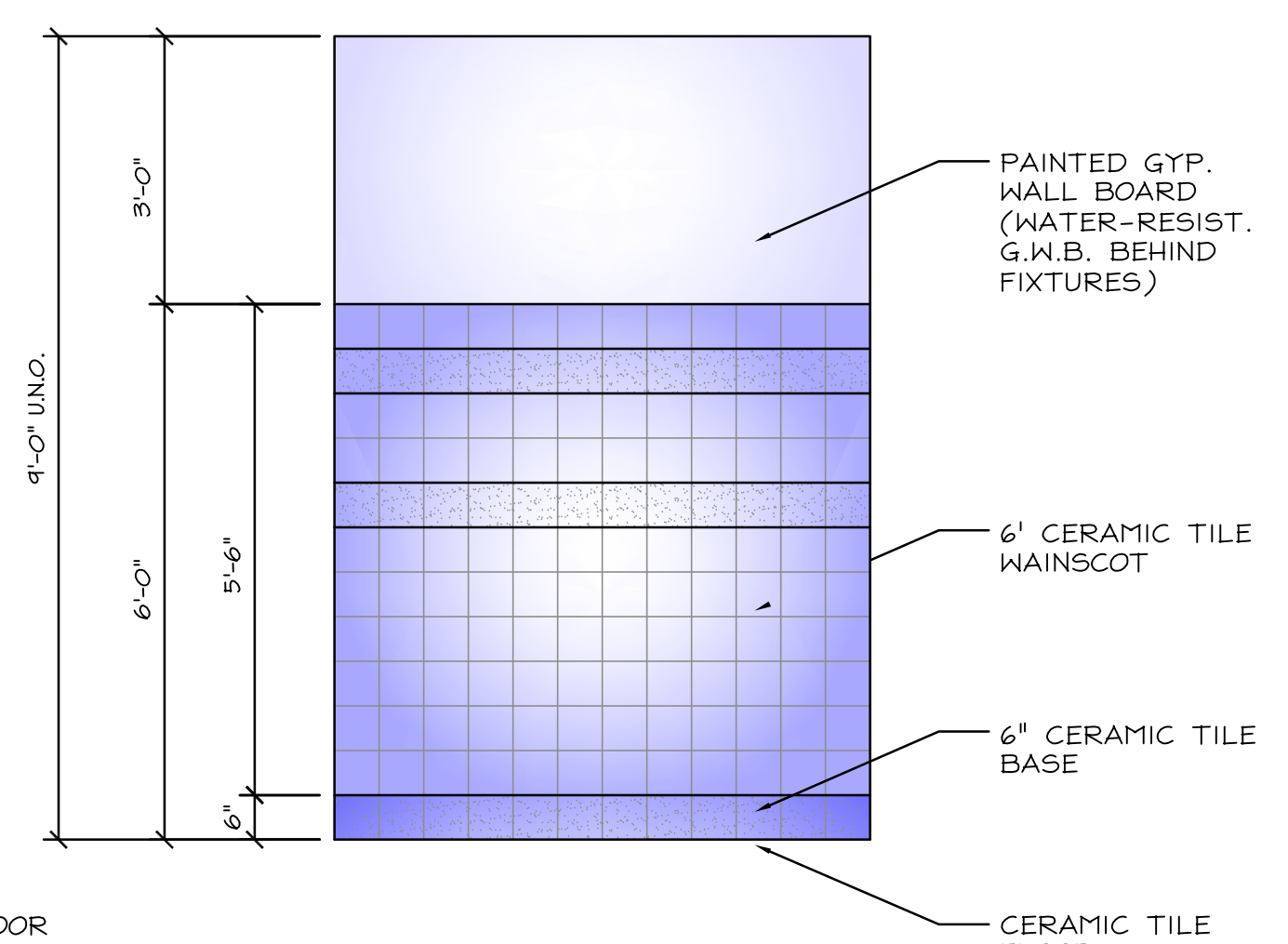
TYPICAL WAREHOUSE WALLS

NOT TO SCALE



TYPICAL WALLS

NOT TO SCALE



REST ROOM WALLS TYP.

NOT TO SCALE

NOTE:

- CONTRACTOR TO PROVIDE BLOCKING/BACKING FOR ALL ACCESSORIES. BLOCKING AT GRAB BARS TO WITHSTAND A 250 LB./FT. LOAD.
- DRINKING FOUNTAINS, TOILETS & URINALS ARE TO BE MOUNTED AS PER MANUFACTURERS RECOMMENDATIONS FOR STANDARD UNITS UNLESS THEY ARE DESIGNATED TO BE FOR HANDICAPPED USE. H.C. ACCESSIBLE UNITS TO BE MOUNTED AS SHOWN ABOVE.

GENERAL NOTES:

- VISITS TO THE JOB SITE BY REPRESENTATIVES OF THE ENGINEER DO NOT SUBSTITUTE APPROVAL OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUBCONTRACTORS AND ARE MERELY FOR THE PURPOSE OF OBSERVING THE WORK PERFORMED.
- CONTRACTOR SHALL NOTIFY ENGINEER/ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES. DO NOT SCALE DRAWINGS.
- SHOP DRAWINGS SHALL BE REVIEWED BY THE ENGINEER/ARCHITECT PRIOR TO FABRICATION OR ERECTION FOR ANY PREFABRICATED OR MANUFACTURER-DESIGNED COMPONENTS AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THIS STRUCTURE RESIDES.
- SIZES, LOCATIONS, LOADS, AND ANCHORAGES OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD WITH EQUIPMENT MANUFACTURERS (SUPPLIERS) PRIOR TO FABRICATION OR INSTALLATION OF SUPPORTING STRUCTURES.
- TEMPORARY BRACING SHALL BE PROVIDED HOWEVER NECESSARY TO TAKE CARE OF ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED, INCLUDING WIND. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE INSTALLED.
- DURING AND AFTER CONSTRUCTION THE CONTRACTOR AND/OR OWNER SHALL KEEP LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN LOAD.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL PERFORM THEIR TRADES AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE, (OR LATEST ACCEPTED CODE ADOPTED BY THE LOCAL BUILDING OFFICIALS).
- ANY SPECIAL INSPECTIONS REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE ARE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.

FOUNDATION AND EARTHWORK NOTES

- SOILS INFORMATION / REPORT
 - SOILS REPORT BY: CMT ENGINEERING
 - SOILS REPORT PROJECT NUMBER: 4474
 - DATED: 3/24/2017
 - SOIL BEARING CAPACITY (PSF): 2000, ON COMPACTED FILL
- ANY SOIL CONDITION ENCOUNTERED DURING EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS AS OUTLINED IN THE WORKING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- ALL FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX DENSITY, BASED ON ASTM D 1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE.
- NO FOOTINGS SHALL BE PLACED IN WATER, SNOW, FROZEN GROUND, OR UNSTABLE SOILS.
- ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LATERALLY SUPPORTING ALL RETAINING TYPE FOUNDATION WALLS WHILE COMPACTING BEHIND WALLS AND UNTIL ALL SUPPORTING MEMBERS HAVE BEEN PLACED (SUCH AS FLOOR SLABS). ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
- ALL REINFORCEMENTS SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
- CONSULT THE PROJECT SPECIFICATIONS AND SOILS REPORT FOR FURTHER EARTHWORK REQUIREMENTS.

CONCRETE NOTES

- CONCRETE MATERIALS:
 - CEMENT TYPE - ASTM C-150 TYPE I/II
CEMENT SOURCE SHALL REMAIN THE SAME FOR THE ENTIRE JOB.
 - FLY ASH - ASTM C618 CLASS F, 25% MAX CEMENT CONTENT
 - ADMIXTURES:
 - AIR-ENTRAINING - ASTM C260
 - WATER-REDUCING ADMIXTURE - ASTM C494, TYPE A
 - RETARDING ADMIXTURE - ASTM C494, TYPE B
 - WATER-REDUCING AND RETARDING ADMIXTURE - ASTM C494, TYPE F
 - HIGH-RANGE, WATER-REDUCING AND RETARDING ADMIXTURE - ASTM 494, TYPE G
 - ADMIXTURE MANUFACTURER SHALL HAVE ISO 9001 QUALITY CERTIFICATION.
 - ALL ADMIXTURES SHALL BE FROM THE SAME MANUFACTURER TO ENSURE COMPATIBILITY
 - CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX
 - NORMAL WEIGHT AGGREGATES - ASTM C33
 - COMBINED AGGREGATE GRADATION FOR SLABS ON GRADE AND OTHER DESIGNATED CONCRETE SHALL BE 8% TO 18% FOR LARGE TOP SIZE AGGREGATES (1 1/2") OR 8% TO 22% FOR SMALLER TOP SIZE AGGREGATES (1" OR 3/4") RETAINED ON EACH SIEVE BELOW THE TOP SIZE AND ABOVE THE NO. 100. THE RANGE FOR THE NO. 30 AND NO. 50 SIEVES SHALL BE 8% TO 15% RETAINED IN EACH TO AVOID GAP GRADING THE FOLLOWING SHALL OCCUR:
 - THE PERCENT RETAINED ON TWO ADJACENT SIEVES SHALL NOT FALL BELOW 5%
 - THE PERCENT RETAINED ON THREE ADJACENT SIEVES THAT NOT FALL BELOW 8%
 - WHEN THE PERCENT RETAINED ON TWO ADJACENT SIEVES IS LESS THAN 8%, THE TOTAL RETAINED ON EITHER OF THESE SIEVES AND THE ADJACENT OUTSIDE SIEVE SHALL BE AT LEAST 18%. SEE ACI 302 SECTION 5.4.3.3
 - MAXIMUM AGGREGATE SIZE SHALL BE NOT LARGER THAN:
 - 1/5 THE NARROWEST DIMENSION OF THE FORMS
 - 1/3 THE DEPTH OF THE SLAB
 - 3/4 THE MINIMUM SPACING BETWEEN BARS
 - REINFORCING STEEL - ASTM A615, GRADE 60 (F_y = 60 ksi)
USE GRADE 40 (F_y = 40 ksi) FOR FIELD BENT DONELS WITH SPACINGS REDUCED BY 1/3 FROM THAT INDICATED IN THE DRAWINGS.
 - ANCHOR RODS (TYPICAL) - ASTM F1554, GRADE 36
 - WATER CEMENT RATIO SHALL MEET THE REQUIREMENTS OF ACI 318
 - PROVIDE AIR ENTRAINMENT AS RECOMMENDED BY ACI 318.
HORIZONTAL USE CONCRETE THAT EXTENDS ABOVE GRADE AND IS EXPOSED TO FREEZING AND THAWING WHILE MOIST SHALL BE AIR ENTRAINMENT (UNLESS OTHERWISE INDICATED)
 - ITEMS NOT PERMITTED TO BE DIRECTLY EMBEDDED IN CONCRETE ARE ALUMINUM CONDUIT, PRODUCTS CONTAINING ALUMINUM, OR OTHER SUCH NON-COMPATIBLE MATERIALS.
- CONCRETE COMPRESSIVE STRENGTHS OF CONCRETE AT 28 DAYS AND ACI 318 CLASSIFICATIONS SHALL BE AS FOLLOWS (OR AS OTHERWISE INDICATED)
 - INTERIOR FOOTINGS & INTERIOR FOUNDATION WALLS

STRENGTH CLASSIFICATION	3,000 PSI
FO, SO, HO, CO	
 - INTERIOR SLABS ON GRADE

STRENGTH CLASSIFICATION	3,000 PSI
FO, SO, HO, CO	
 - WAREHOUSE INTERIOR SLABS-ON-GRADE

STRENGTH CLASSIFICATION	3,000 PSI
FO, SO, HO, CO	

- REINFORCEMENT COVER
 - CAST-IN-PLACE CONCRETE

CLEAR COVER	
PERMANENTLY CAST AGAINST EARTH	3"
CONCRETE NOT EXPOSED TO WEATHER OR AGAINST EARTH SLABS, WALLS AND THEIR PIERS	3/4"
BEAMS, COLUMNS:	1 1/2"
 - ONLY ONE GRADE OR TYPE OF CONCRETE SHALL BE POURED ON THE SITE AT ANY GIVEN TIME.
 - ALL CONCRETE WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE ACI STANDARDS AND PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND FORMWORK.
- SUPPORTING FORMS AND SHORING SHALL NOT BE REMOVED UNTIL STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN HEIGHT AND ANY CONSTRUCTION LOAD TO WHICH THEY MAY BE SUBJECTED.
- CONSTRUCTION JOINTS, CONTROL JOINTS
 - UNLESS OTHERWISE NOTED, ALL CONSTRUCTION JOINTS SHALL BE KEPT WITH A KEY 1-1/2" DEEP, A LENGTH 2" LESS THAN THE MEMBER, AND A WIDTH 1/2 OF THE MEMBER. REINFORCING SHALL BE CONTINUOUS THRU JOINT.
 - UNLESS NOTED OTHERWISE, CONTROL JOINTS (CONSTRUCTION JOINTS) SHALL BE SPACED NO FURTHER THAN 30 TIMES THE SLAB THICKNESS. THE CONTROL JOINTS SHALL BE INSTALLED SO THAT THE LENGTH TO WIDTH RATIO IS NO MORE THAN 120:1.
 - CONTROL JOINTS SHALL BE COMPLETED AS SOON AS FINAL SET IS ACHIEVED. THE JOINT DEPTH FOR SAWCUT AND TOOLED JOINTS SHALL BE 1/4" THE SLAB THICKNESS. THE SAWCUT DEPTH SHALL INCREASE TO 1/3 THE SLAB THICKNESS FOR MACRO FIBER REINFORCED SLABS.
- CONSTRUCTION AND DETAILING
 - ALL SPLICES IN CONTINUOUS CONCRETE REINFORCING BARS SHALL LAP 40 BAR DIAMETERS. ALL SUCH SPLICES SHALL BE MADE IN A REGION OF COMPRESSION UNLESS OTHERWISE SHOWN.
 - BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC. RELATIVE TO WORK.
 - NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT. PENETRATIONS THROUGH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO CONCRETE PLACEMENT.
 - ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CURRENT VERSION OF ACI-318.
 - USE CHAIRS OR OTHER SUPPORT DEVICES RECOMMENDED BY THE GRSI TO SUPPORT AND TIE REINFORCING BARS PRIOR TO PLACING CONCRETE. REINFORCING STEEL FOR SLABS ON GRADE AND SLABS OVER METAL DECK SHALL BE ADEQUATELY SUPPORTED. SUPPORT REINFORCING STEEL OF SLABS ON GRADE WITH PRECAST CONCRETE UNITS. LIFTING THE REINFORCING OFF THE GRADE DURING PLACEMENT IS NOT PERMITTED.
 - REINFORCING BARS SHALL NOT BE WELDED UNLESS SPECIFICALLY NOTED ON DRAWINGS.

LUMBER NOTES

- WOOD MATERIALS
 - FRAMING LUMBER
 - STUDS BEARING WALLS: DOUG-FIR LARCH #2 BTR
 - STUDS NON BEARING WALLS: DOUG-FIR LARCH STUD GRADE BTR
 - JOISTS: DOUG-FIR LARCH #2 BTR
 - HEADERS: DOUG-FIR LARCH #2 BTR
 - POSTS: DOUG-FIR LARCH #1 BTR
 - SILL PLATES IN CONTACT WITH CONCRETE: DOUG-FIR LARCH #2 (PRESS. TREAT.)
 - ENGINEERED LUMBER
 - LAMINATED VENEER LUMBER (LVL): 1.9E
 - SHEATHING
 - WOOD SHEATHING SHALL BE UNSANDED PLYWOOD OR ORIENTED STRAND BOARD (OSB) AND SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE AND HAVE THE MINIMUM FOLLOWING SPAN RATING AND THICKNESS, UNLESS NOTED OTHERWISE.

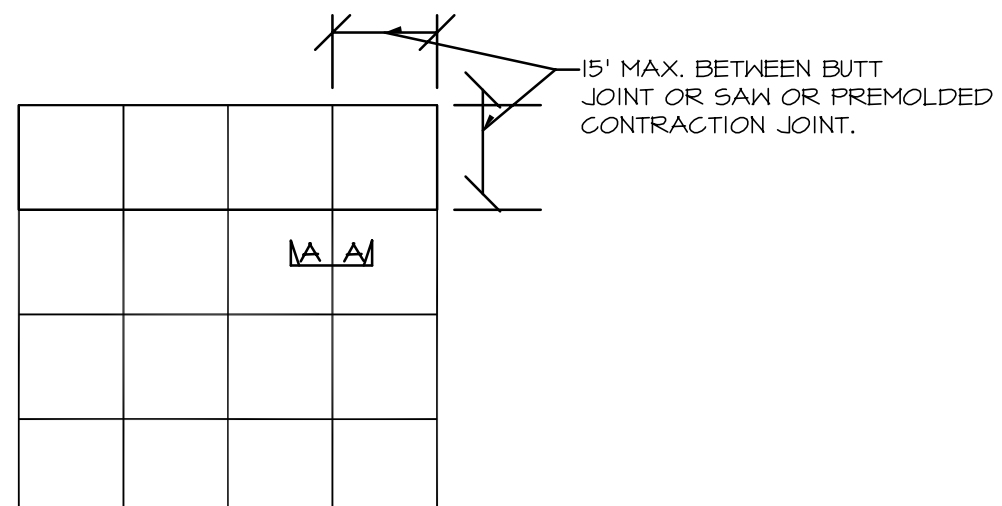
24/0	WALLS (7/16 INCH THICK)
48/24	FLOORS (23/32 INCH THICK)

SPECIAL INSPECTIONS AND TESTS OF WOOD

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTIONS	REFERENCED STANDARD
WOOD DIAPHRAGMS AND SHEAR WALLS			
1. VERIFY WOOD PANEL SHEATHING, GRADE, THICKNESS AND NOMINAL SIZE OF FRAMING MEMBERS, ADJOINING PANEL EDGES, NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE LATERAL FORCE RESISTING SYSTEM.	-	X	

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	REFERENCED STANDARD
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT.	-	X	ACI 318: CH. 20, 25.2, 25.3, 26.5.1-26.5.3
3. INSPECT ANCHORS CAST IN CONCRETE			
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS <ol style="list-style-type: none"> ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A. 	X	ACI 318: 17.8.2.4	
5. VERIFY USE OF REQUIRED DESIGN MIX		X	ACI 318: CH. 19, 26.4.3, 26.12
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C112, ASTM C31, ACI 318: 26.4.5, 26.12
7. INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X		ACI 318: 26.4.5
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI 318: 26.4.1-26.4.4
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	-	X	ACI 318: 26.10.(B)



SLAB ON GRADE CONTROL JOINTS
NOT TO SCALE

- WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON CONNECTORS OR APPROVED EQUAL.
- ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY OR SOIL SHALL BE PRESSURE TREATED OR BE REDWOOD
- ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8" ON CENTER.
- STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
- BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING OR GYPSBOARD SHEAR PANELS WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AS DIRECTED ON DRAWINGS.
 - SOLID 2" NOMINAL BLOCKING (SHAPED AND FULL DEPTH) SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. ATTACH BLOCKING TO THE WOOD TOP PLATE WITH ONE SIMPSON 'A35' CONNECTOR PER EACH PIECE OF BLOCKING WITH (2) bd x 1-1/2" NAILS.
- ALL WALLS SHALL HAVE A MINIMUM OF TWO TOP PLATES. SPLICES IN TOP PLATES SHALL BE STAGGERED A MINIMUM OF FOUR FEET FROM THE NEAREST ADJOINING SPLICE IN THE TOP PLATE.
- ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS WITH A MINIMUM DIA. EQUAL TO 3 TIMES THE BOLT DIA. UNLESS SHOWN OTHERWISE IN DETAILS.
- MINIMUM NAILING FOR GENERAL FRAMING AND CARPENTRY SHALL BE PER THE IRC/IBC OR PER THE "MINIMUM NAILING SCHEDULE" IN THESE DRAWINGS.
 - FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL. SEE EQUIVALENT STAPLE SCHEDULE IN THESE DRAWINGS.
 - JOISTS SHALL HAVE BRIDGING, BLOCKING AND NOTCHED BEARING PLATES AS RECOMMENDED BY THE MANUFACTURER WITH A MINIMUM OF ONE ROW OF BRACING AT MID SPAN. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL. PROVIDE AT 8'-0" O.C. MAXIMUM BETWEEN JOIST END SUPPORTS.
 - ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.10.5.1.

TABLE OF EQUIVALENT FASTENERS
STAPLES, NAILS AND T-NAILS
(VALID FOR LATERAL LOAD ONLY)

COMMON NAIL SPACING	GAUGE	EQUIV. SPACING OF APPR. FASTENERS				
		STAPLES			NAILS/T-NAILS	
		1"	1 1/4"	1 1/2"	1 3/4"	2"
6d AT	4"	3 1/2"	4"	5"	4"	5"
	6"	5"	6"	7"	6"	7 1/2"
	8"	6 1/2"	6"	9 1/2"	8"	10"
	10"	8 1/2"	10"	12"	10"	12"
8d AT	4"	2 1/2"	3 1/2"	4"	3 1/2"	4"
	6"	4"	5"	6"	5"	6"
	8"	5 1/2"	6 1/2"	8"	6 1/2"	8"
	10"	6 1/2"	8"	10"	8"	10"
10d AT	4"	2"	2 1/2"	3"	2 1/2"	3 1/2"
	6"	3 1/2"	4"	5"	4"	5"
	8"	4 1/2"	5 1/2"	6 1/2"	5 1/2"	7"
	10"	5 1/2"	7"	8"	6 1/2"	8 1/2"

NOTE: PENETRATION IS THE DEPTH OF EMBEDMENT OF THE STAPLE OR NAIL INTO THE MAIN MEMBER REQUIRED TO ATTAIN ITS FULL CAPACITY (SHEAR VALUE) FOR LATERAL LOADING.

NOTE: ALL FASTENERS (I.E. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD (I.E. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5

STUD HEIGHT CHART
FOR ALL STUDS U.N.O.

STUDS	SPACING	MAX. HEIGHT
2x4	16" O.C.	10'-0"
2x4	12" O.C.	11'-6"
2x6	16" O.C.	16'-0"
2x6	12" O.C.	18'-0"
5 1/2" LVL	16" O.C.	20'-0"

MINIMUM NAILING SCHEDULE

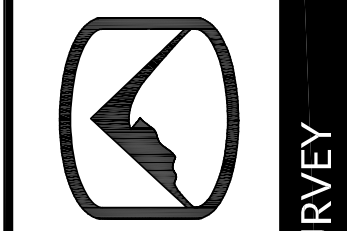
"CONNECTION"	"NAILING"
1. JOIST TO SILL GIRDER, TOENAIL.....	3-bd
2. BRIDGING TO JOIST, TOENAIL EA. END.....	2-bd
3. SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL.....	6d @ 16" OC
4. TOP PLATE TO STUD, END NAIL.....	2-bd
5. STUD TO SOLE PLATE.....	4-bd TOENAIL; 2-6d END NAIL
6. DOUBLE STUDS, FACE NAIL.....	16d @ 24" OC
7. DOUBLE TOP PLATES, FACE NAIL.....	16d @ 16" OC
8. TOP PLATES, LAPS & INTERSECTIONS, FACE NAIL.....	2-16d
9. CONTINUOUS HEADERS TWO PIECES, ALONG EA. EDGE.....	16d @ 16" OC
10. CEILING JOISTS TO PLATE, TOENAIL.....	3-bd
11. CONTINUOUS HEADERS TO STUD, TOENAIL.....	4-bd
12. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL.....	3-16d
13. CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL.....	3-16d
14. RAFTER TO PLATE, TOENAIL.....	3-bd
15. BUILT-UP CORNER STUDS.....	16d @ 24" OC
16. BUILT-UP GIRDER AND BEAMS.....	20d @ 24" OC 1/3 STAGGERED 2-20d @ ENDS & SPLICES

DESIGN CRITERIA

1. GOVERNING BUILDING CODE(S) RISK CATEGORY	2018 INTERNATIONAL BUILDING CODE II
2. SEISMIC LOADS SEISMIC IMPORTANCE FACTOR, I _s SEISMIC DESIGN CATEGORY	I/O D
2.1. MAPPED SPECTRAL ACCELERATION	S _{DS} = 1.41 S ₁ = 0.50
2.2. SOIL SITE CLASS	D
2.3. SOIL SITE COEFFICIENTS	F _a = 1.0 F _v = 1.50
2.4. 5% DAMPED ACCELERATION	S _{DS} = 2/3 * F _a * 5/5 = 0.94 S ₁ = 2/3 * F _v * 5/1 = 0.50
2.5. BASIC SFRS	R = 2
2.6. RESPONSE MOD. COEFFICIENT SYSTEM OVER-STRENGTH FACTOR DEFLECTION AMPLIFICATION FACTOR	2.5
2.7. SEISMIC RESPONSE COEFFICIENT	C/S = 5/DS * 1/6 / R = 0.32
2.8. W	DEAD LOADS OF STRUCTURE
2.9. ANALYSIS PROCEDURE	EQUVALENT LATERAL FORCE
3. FLOOR LIVE LOADS	50 PSF + 20 PSF PARTITION
3.1. OFFICE	



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SILVERPEAK ENGINEERING

HORIZON MASONRY - SUITE B
850 WEST 350 NORTH
KAYSVILLE, UT 84037

DATE: **11/30/2020**
PROJECT: **16-153.08**
DRAWN BY: **CJ**

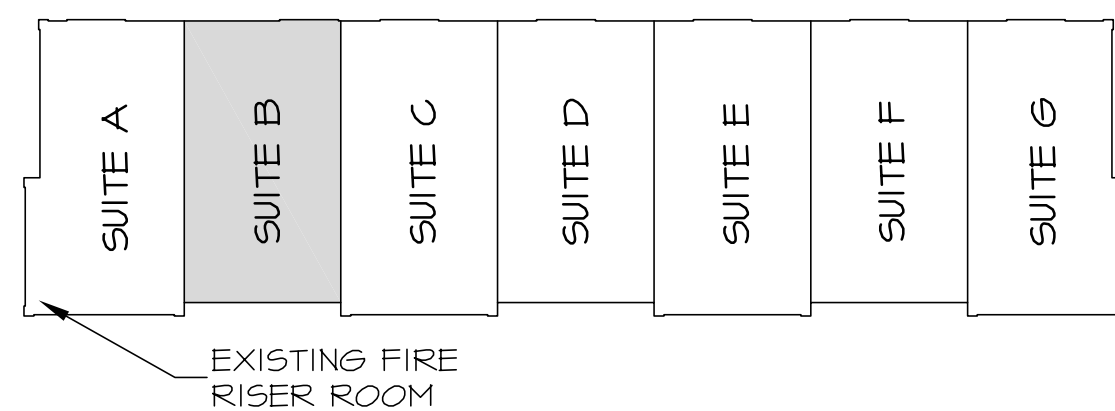
REVISIONS:

NO.	DESCRIPTION	DATE

STRUCT. NOTES & SPEC. INSPECTIONS

SHEET NUMBER: **S001**

KEY PLAN



FLOOR SHEATHING NOTES:

- FLOOR SHEATHING SHALL BE 3/4" T&G PAPERBOARD GLUED & NAILED WITH 10d NAILS AT 6" O.C. AT ALL PANEL ENDS, SUPPORTED EDGES AND ALL BLOCKING; 10d AT 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. GLUE WITH GLUE CONFORMING TO AFG-01 ACCORDING TO APA SPECIFICATIONS.
- BLOCK JOISTS SOLID AT ALL BEARING POINTS.
- ALL HEADERS OVER DOOR & WINDOWS ARE (2) 2" x 10" U.N.O.
- PROVIDE SQUASH BLOCKING AT ALL POINT LOADS THROUGH FLOOR.

GENERAL FRAMING NOTES

- USE DOUGLAS FIR-LARCH #2 AND BETTER FOR ALL SAWN LUMBER BEAMS & STRUCTURAL COLUMNS
- USE 1.9E (MIN) LVL BEAMS.
- CONNECT 4 PLY AND GREATER LVL BEAMS WITH (2) ROWS 1/2" THRU BOLTS @ 12" O.C. (SEE MANUFACTURERS SPECIFICATIONS)
- CARRY ALL COLUMN LOADS DOWN TO FOOTING OR FOUNDATION WALL.
- PROVIDE SOLID BLOCKING OR SQUASH BLOCKS IN JOIST SPACE AT ALL COLUMN LOCATIONS
- ALL NOTES PERTAINING TO APPLIED LOADS ARE BASED ON ALLOWABLE STRESS DESIGN (ASD).

FLOOR BEAM SCHEDULE

FB-1	(2) 2x10
FB-2	(2) 1 1/2" MICROLAM

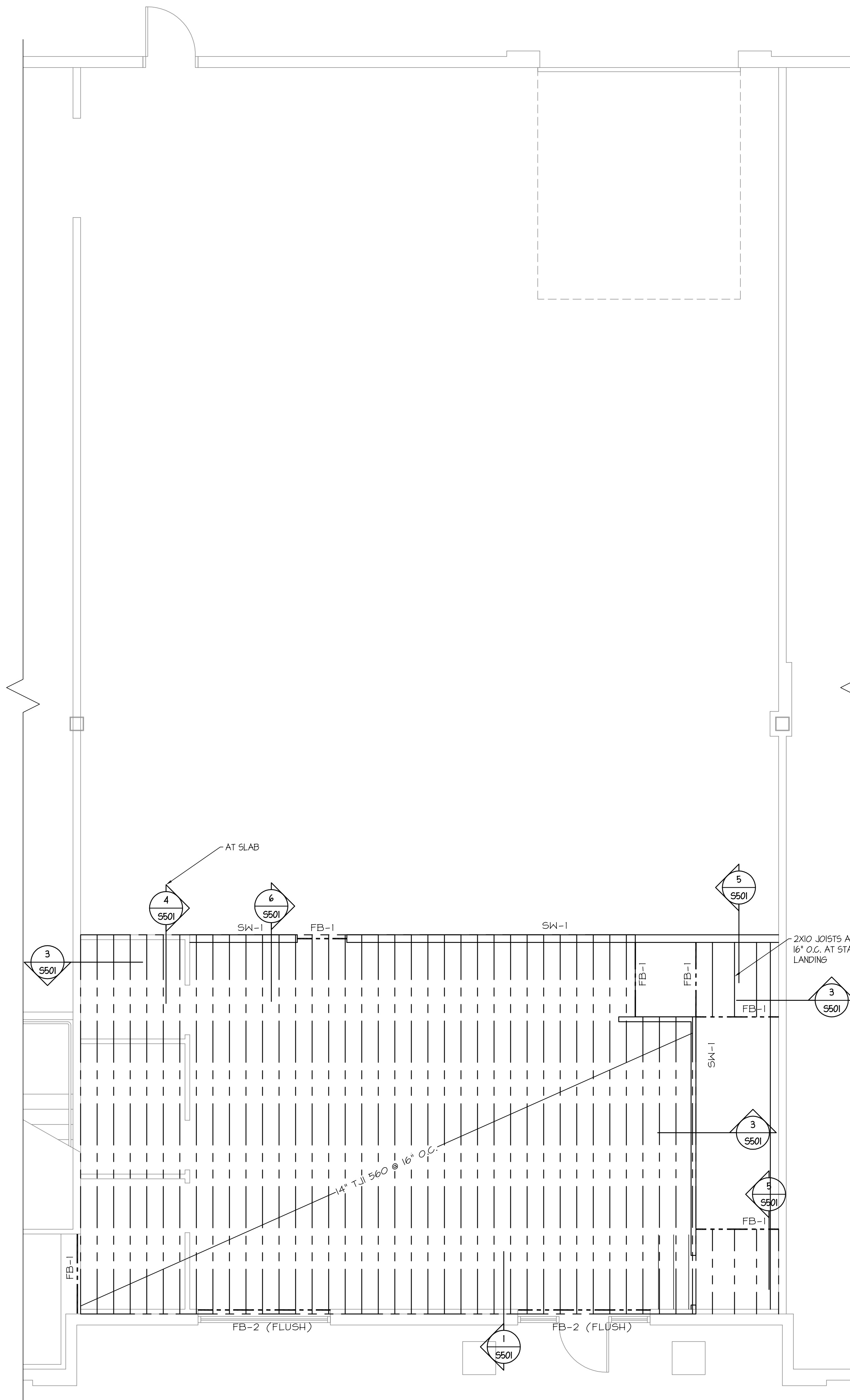
NOTE: SEE DETAIL 2/5501 FOR TYPICAL BEAM CONNECTIONS OVER 6'-0" IN LENGTH.

SHEARWALL SCHEDULE

MARK	SHEATHING	FASTENER REQ'S		ANCHOR BOLTS		SILL PLATE	NOTES
		EDGE	FIELD	DIAMETER	SPACING		
SW-1	5/8" G.I.B. BOTH SIDES	1-1/4" No. 6 TYPE 'S' SCREWS @ 8" O.C.	1-1/2" No. 6 TYPE 'S' SCREWS @ 12" O.C.	5/8"	32" O.C.	2 x	1, 2, 3

NOTES:

- BLOCK ALL PANEL EDGES
- PROVIDE 3" x 3" x 1/4" PLATE WASHERS ON ANCHOR BOLTS (Typical).
- ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO FLOOR SHEATHING.



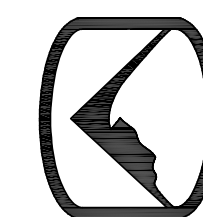
FLOOR FRAMING PLAN

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

1
S101



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STRUCTURAL CIVIL SURVEY WWW.SILVERPEAKENG.COM

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DATE: 11/30/2020
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REVISIONS:

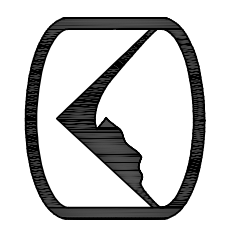
FLOOR FRAMING PLAN

SHEET NUMBER:

S101



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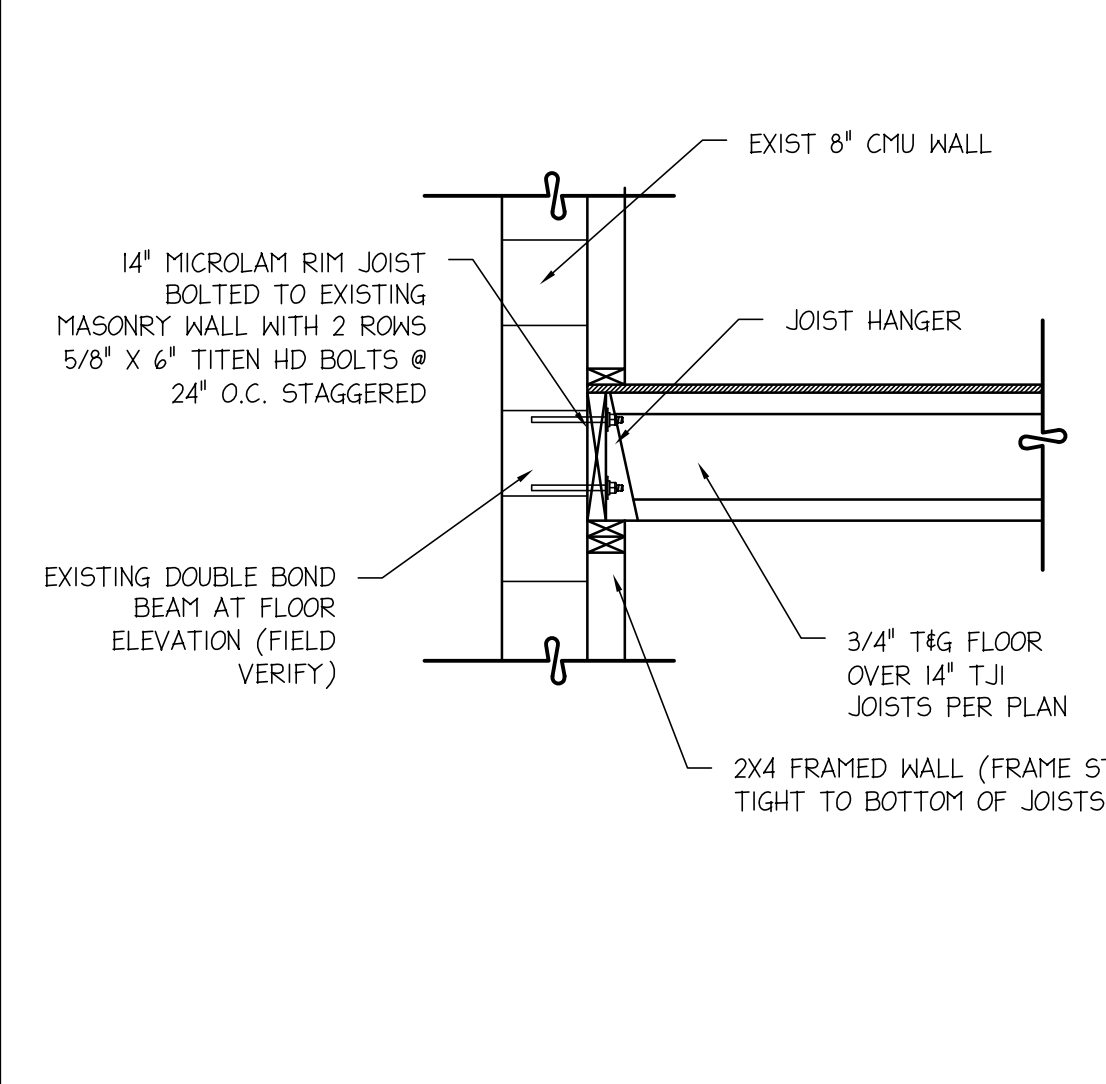
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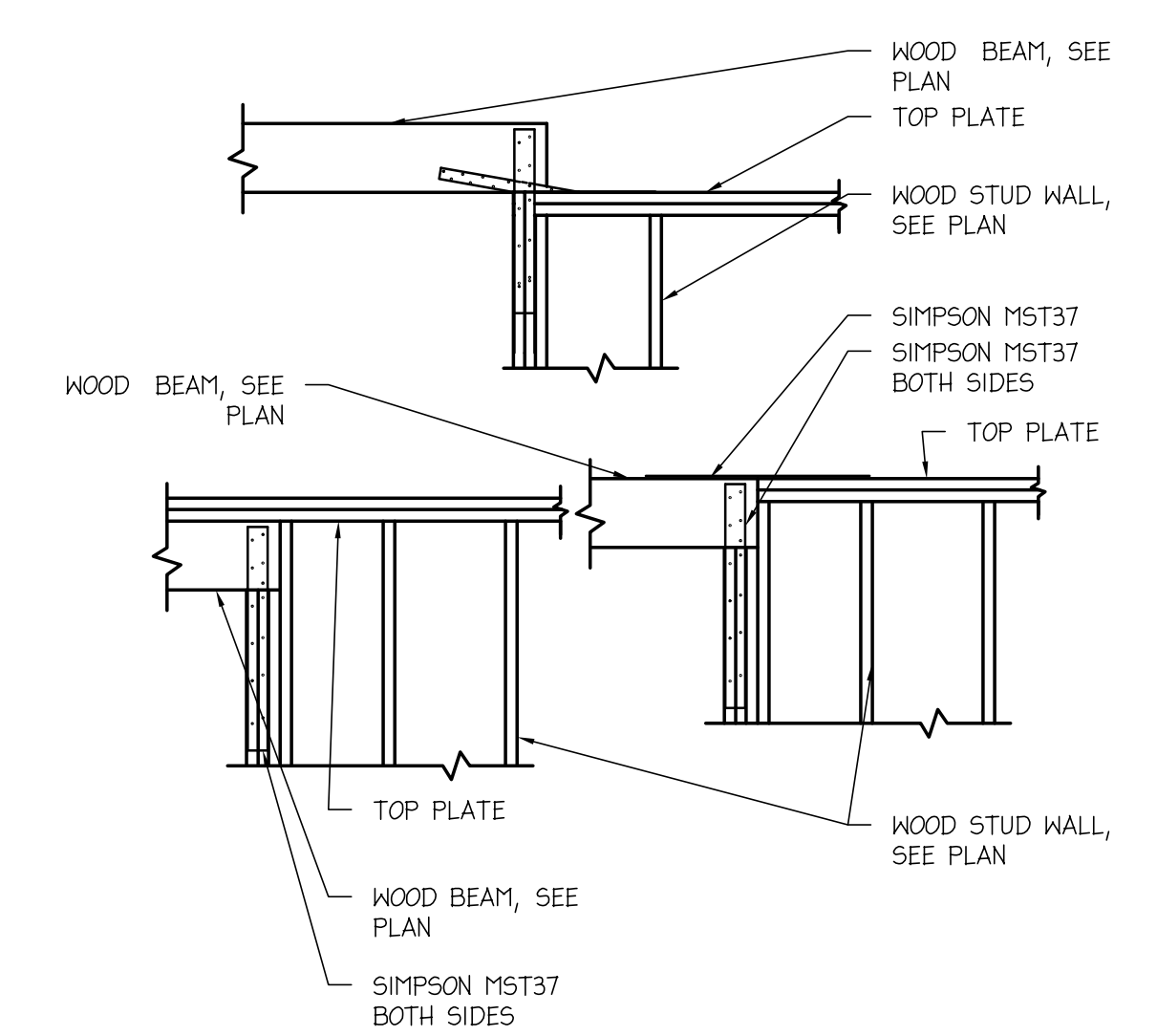
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REVISIONS:

STRUCTURAL
DETAILS

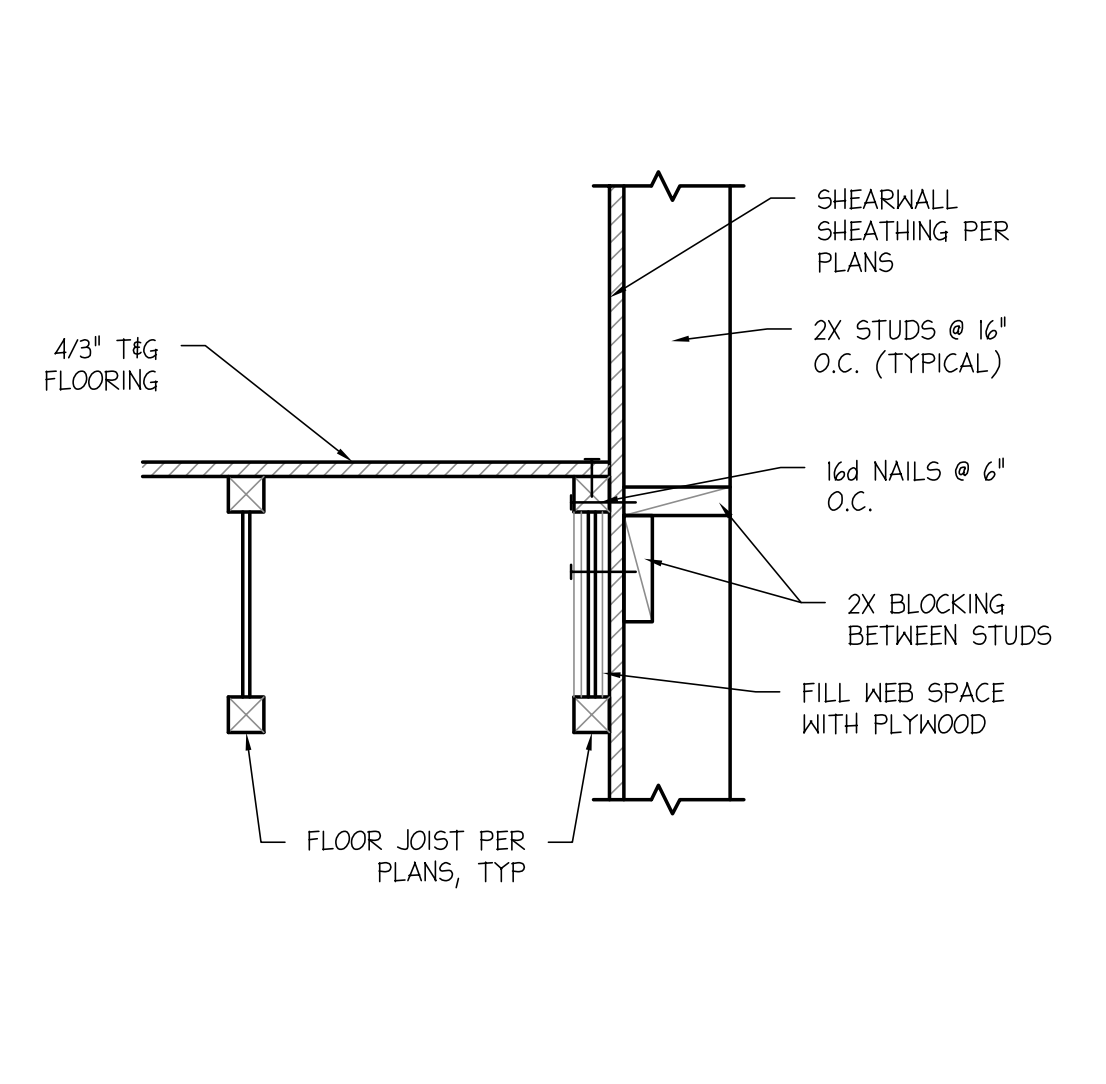
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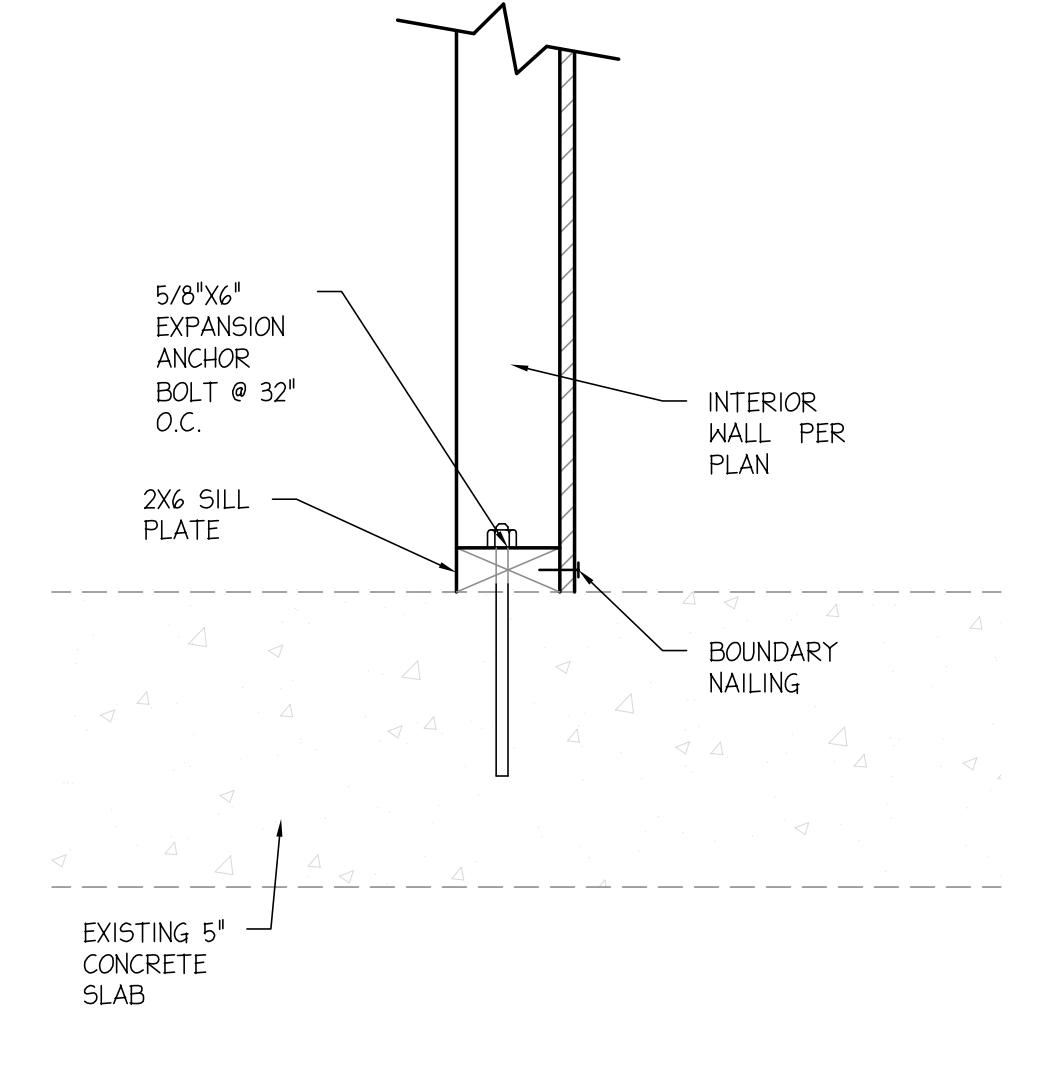
FLOOR CONNECTION TO FRONT WALL
NOT TO SCALE



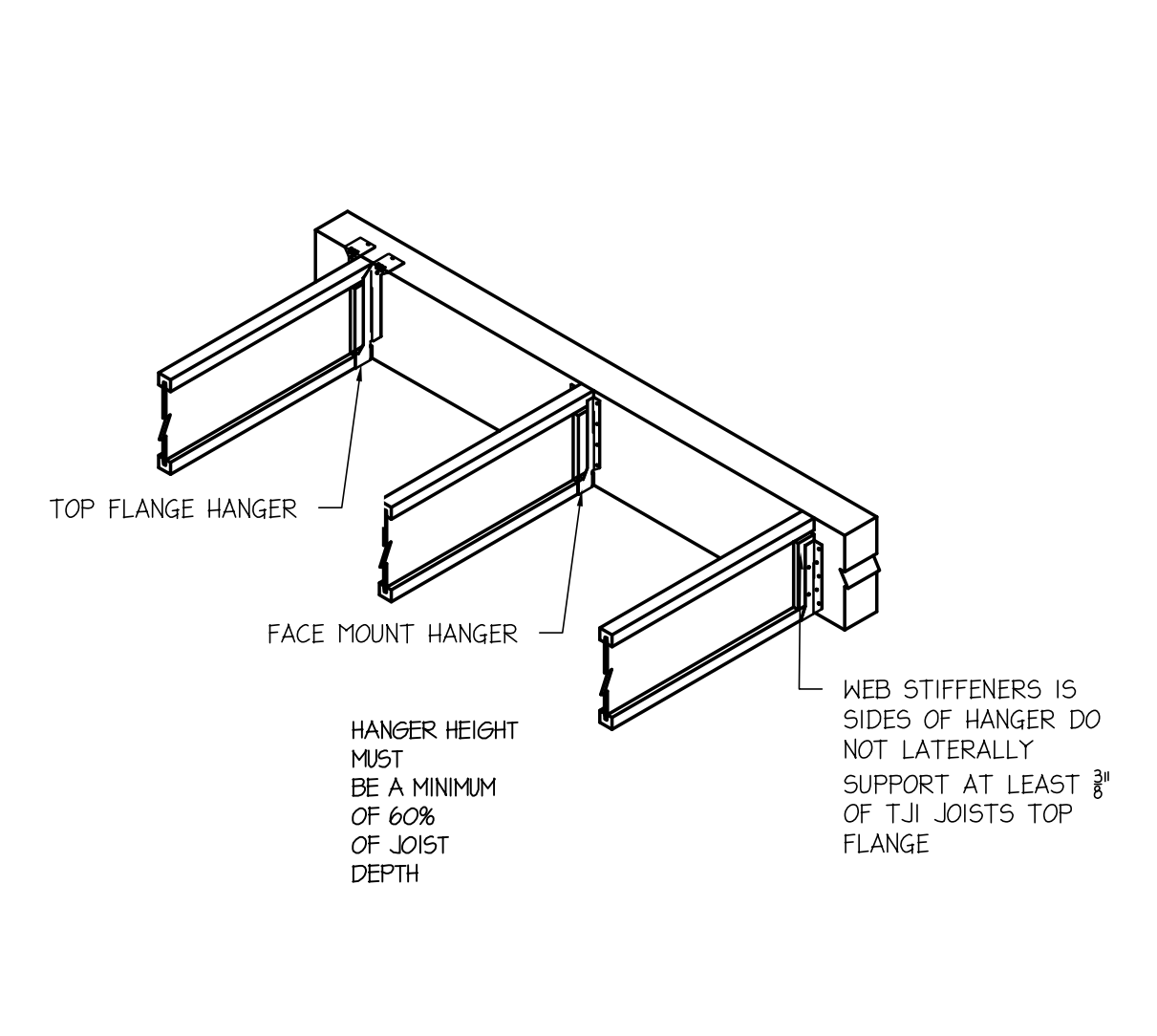
BEAM CONNECTIONS
NOT TO SCALE



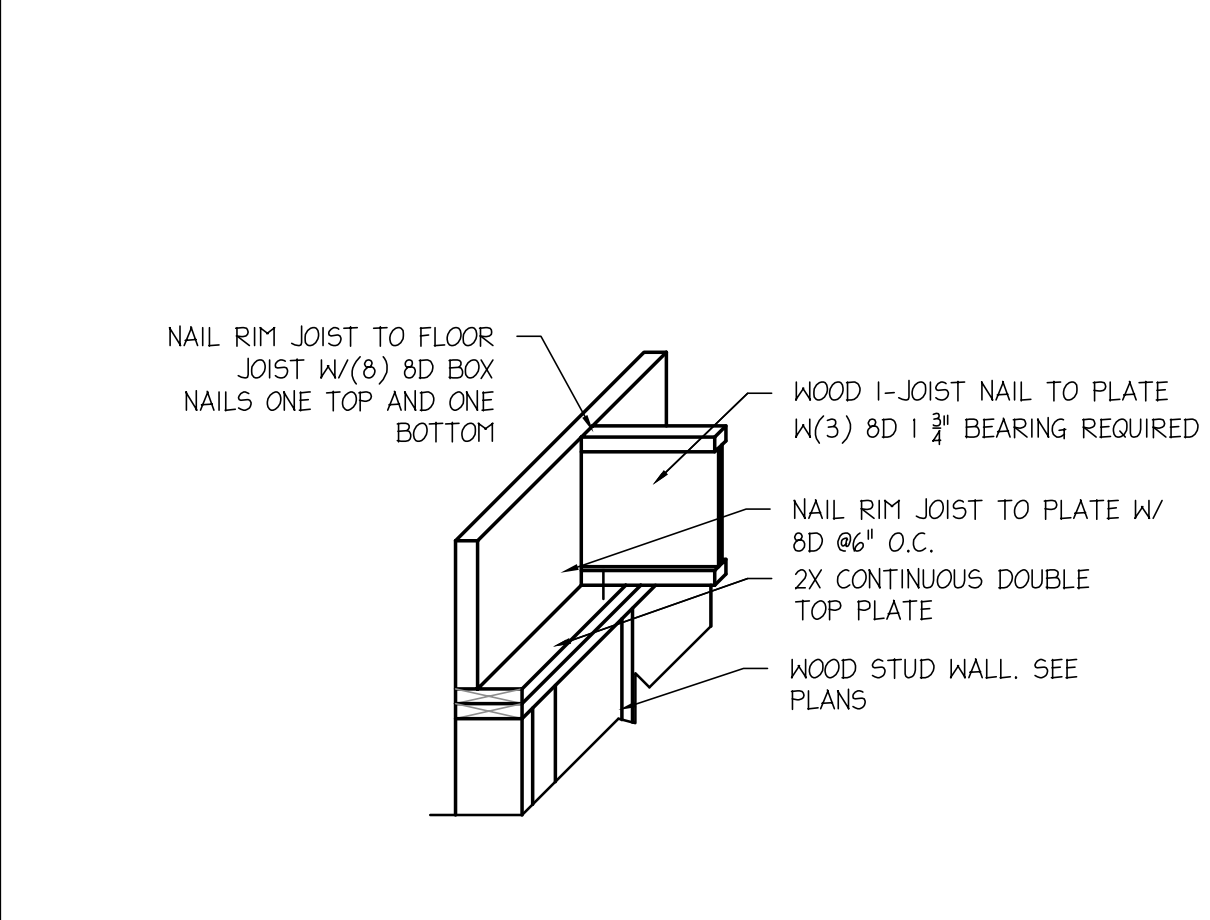
SHEAR WALL CONNECTION
NOT TO SCALE



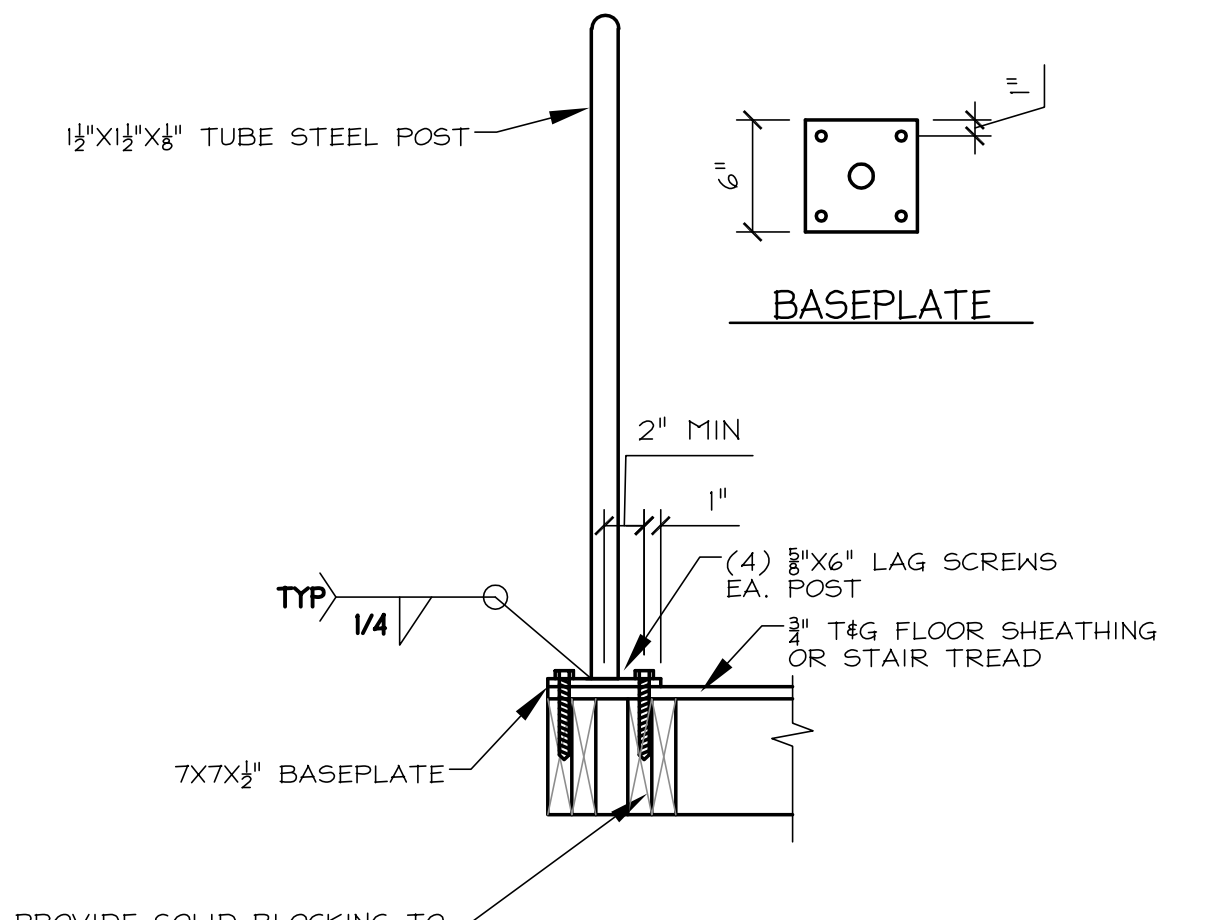
INTERIOR BEARING WALL CONNECTION
NOT TO SCALE



FLUSH BEAM CONNECTION DETAIL
NOT TO SCALE



WOOD I-JOIST DETAIL
NOT TO SCALE



STAIR / MEZZANINE GUARD RAIL
NOT TO SCALE