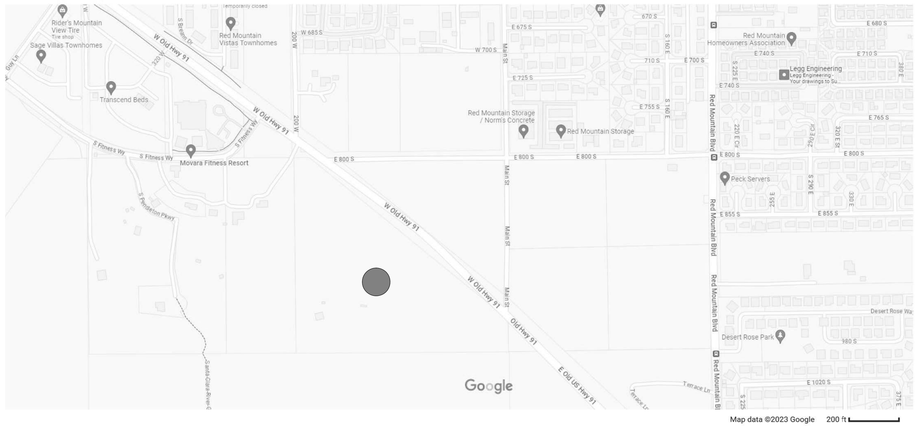
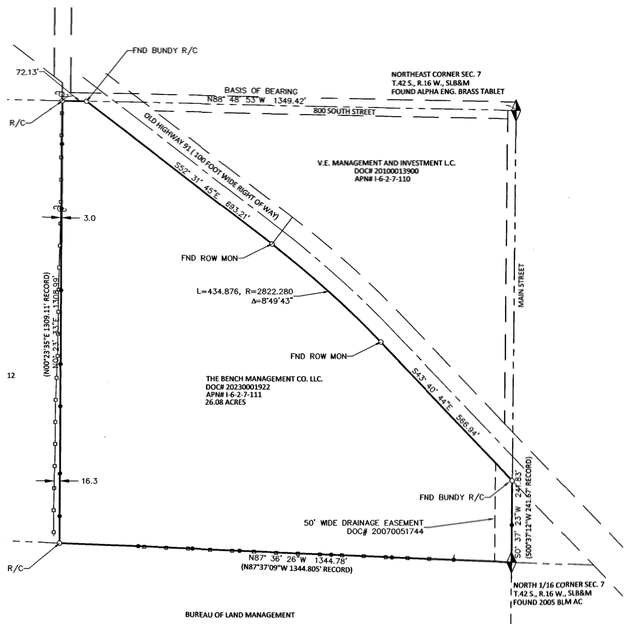


Vicinity Map



Parcel Map

Scope of Work

1.) WORK PROPOSED UNDER THIS PERMIT IS THE RV COMMUNITY BUILDING WITH LOBBY, COMMUNITY SPACE, MANAGERS UNIT AND (2) ASSISTANT MANAGER UNITS ON THE SECOND FLOOR AND (2) DETACHED LAUNDRY BUILDINGS. SEE SITE PLAN FOR ADDITIONAL COMMUNITY AMENITIES PROPOSED

Directory and Summary

OWNER: BENCH MANAGEMENT CO LLC
1630 S 1160 E CIR
SAINT GEORGE, UTAH 84790

PROJECT ADDRESS: (TBD) HIGHWAY 90
IVINS UTAH 84738

APN #: I-6-2-7-111

BUILDING TYPE: VB
OCCUPANCY: GROUP A3

REQUIRED SEPARATION: ONE (1) HOUR BETWEEN R AND A3 OCCUPANCIES AND BETWEEN UNITS AT SECOND FLOOR

BUILDING HEIGHT: 35' MAXIMUM FROM AVERAGE GRADE

BUILDING SETBACKS: BUILDING SET LINE; SEE RECORDED MAP

COMMUNITY BUILDING
MAIN FLOOR = 4720 SQ. FT.
SECOND FLOOR = 4183 SQ. FT.
TOTAL = 8903 SQ. FT.
WRAP AROUND
PORCH = 3091 SQ. FT.

DESIGNER: MARK H. SNOW ASSOCIATES
(435) 275-6900

CIVIL ENGINEER
KUMA ENGINEERING COMPANY
(435) 229-0244

STRUCTURAL ENGINEER:
VECTOR ENGINEERS
(435) 628-5122

GENERAL NOTES:

1) NOTE ALL SPECIFIED OR EQUAL PRODUCTS HERE IN CAN BE REPLACED AS LONG AS THE CITY REVIEWS AND APPROVES THE OR EQUAL PRODUCT PRIOR TO INSTALLATION

2) PREP FOR SOLAR PANEL INSTALLATION ON ROOF. COORDINATE WITH OWNER ON SYSTEM REQUIREMENTS. CITY OF IVINS APPROVAL PRIOR TO FABRICATION - INSTALLATION.

PLAN CHECK NOTES:
1) BUILDING SHALL COMPLY WITH THE LATEST ASCE 7-16 FOR NONSTRUCTURAL SEISMIC BRACING.
2) ALL DUCT WORK PENETRATIONS THROUGH FIRE RATED WALLS OR FLOOR MUST BE EQUIPPED WITH RATED DAMPERS AND COMPLY WITH THE LATEST ADOPTED IFC STANDARDS

GENERAL NOTES:

1) Building address is to be plainly legible and visible from the public street. These numbers shall contrast with their background.

2) Note all specified or equal products here in can be replaced as long as the city reviews and approves the or equal product prior to installation.

3) Fire Department access roadway must be maintained serviceable prior to and during construction

4) All exterior lighting shall be down lighting, fully shield and hooded so that no light source is visible

5) Building Material Color:
All building colors shall be muted colors that blend and do not contrast with the natural desert colors.
Color Intensity and Brightness:
The strength, intensity and brightness of the color selected (Chroma) shall be in the range from very weak (hraylsh) to medium weak (neutral or earth tone). Stains and flat paints are encouraged.

GOVERNING CODES:

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CODE
2021 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL FIRE CODE
IVINS CIT ZONING CODE
IVINS CITY ORDINANCES AND RESOLUTIONS
PROPERTY ZONING - SINGLE FAMILY

WALL LEGEND

- EXTERIOR 2X6 STUD WALL CEMENT PLASTER OVER 1-1/2" RIGID INSULATION
- EXTERIOR 2X6 STUD WALL WITH 2 LAYERS 5/8" TYPE X GYP. BOARD WITH CEMENT PLASTER OVER 1-1/2" RIGID INSULATION ON THE EXTERIOR (2 HOUR LOAD BEARING WALLS)
- NON-LOAD BEARING 2X6 STUDS 16" O.C. WITH 5/8" GYP. BD. EACH SIDE (U.O.N.)
- EXTERIOR 2X6 STUD WALL WITH 2 LAYER OF 5/8" TYPE X GYP. BD. WITH BOARD AND BATT SIDING
- (INTERIOR AND EXTERIOR DESIGNATION) SEE PLAN FOR LOCATIONS
- INTERIOR NON-LOAD BEARING 2X6 STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYP. BD. AT EACH SIDE (ONE HOUR RATED SEPARATION WALL)
- INTERIOR LOAD BEARING 2X6 STUDS AT 16" O.C. WITH 2 LAYERS 5/8" TYPE "X" GYP. BD. AT EACH SIDE (TWO HOUR RATED WALL)

PROJECT DESCRIPTION:

OCCUPANCY GROUP: A-3 COMMUNITY / GATHERING AREAS R-2
TYPE OF CONSTRUCTION: TYPE VB
COMMUNITY BUILDING FLOOR AREA:

FIRST FLOOR	4,720 SF
SECOND FLOOR	4,183 SF
COMBINED FLOOR AREA	8,903 SF
(2) DETACHED LAUNDRY RESTROOM	900 SF
ALLOWABLE BUILDING AREA:	UNLIMITED
BUILDING HEIGHT	2 STORY 35'-0" MAXIMUM

SHEET INDEX:

ARCHITECTURAL SHEETS:

T1 TITLE SHEET
A1 ARCHITECTURAL SITE PLAN
A1.1 SITE ADA DETAILS
A1.2 EXITING AND OCCUPANCY PLAN
A2 FIRST FLOOR PLAN (FOOTNOTES)
A2.1 SECOND FLOOR (FOOTNOTES)
A2.2 DIMENSIONED FIRST FLOOR PLAN
A2.3 DIMENSIONED FIRST FLOOR PLAN
A2.4 DIMENSIONED SECOND FLOOR PLAN
A2.5 ARCHITECTURAL FIRST FLOOR ROOF PLAN
A2.6 ARCHITECTURAL SECOND FLOOR ROOF PLAN
A3 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A4 ARCHITECTURAL SECTION AND DETAILS
A5 DETACHED LAUNDRY BUILDING
A6 GENERAL DETAILS
A7 RATED ASSEMBLY DETAILS
A8 ADA RESTROOM AND SIGNAGE DETAILS
A9 TYPICAL DETAILS
GN1 GENERAL NOTES
GN2 GENERAL NOTES
GN3 GENERAL NOTES
MEP1 FIRST FLOOR MEP PLAN
MEP2 SECOND FLOOR MEP PLAN
MEP3 DETACHED LAUNDRY / RESTROOM PLAN

CIVIL SHEETS:

C-01 COVER SHEET
C-02 GENERAL NOTES
C-03 SITE PLAN
C-04 HWY 91 PLAN
C-05 DRAINAGE PLAN
C-06 OVERALL GRADING PLAN
C-07 GRADING PLAN
C-08 GRADING PLAN
C-09 GRADING PLAN
C-10 GRADING PLAN
C-11 EROSION CONTROL PLAN
C-12 SEWER, WATER AND IRRIGATION PLAN
C-13 POWER, TELEPHONE, GAS AND CABLE PLAN
C-14 PLAN AND PROFILE ROAD A
C-15 PLAN AND PROFILE ROAD A
C-16 PLAN AND PROFILE ROAD A
C-18 PLAN AND PROFILE ROAD A
C-19 PLAN AND PROFILE ROAD B AND C
C-20 PLAN AND PROFILE ROAD D AND F
C-21 PLAN AND PROFILE ROAD G AND H
C-22 PLAN AND PROFILE ROAD E
C-23 PLAN AND PROFILE ROAD E AND I
DT-1 DETAILS
DT-2 DETAILS

STRUCTURAL SHEETS: COMMUNITY BUILDING

S1 FOUNDATION PLAN
S2 LOWER ROOF/ UPPER FLOOR FRAMING PLAN
S3 UPPER ROOF FRAMING PLAN
S4 MAIN SHEAR WALL PLAN
S5 UPPER SHEAR WALL PLAN
SD1 STRUCTURAL DETAILS
SD2 STRUCTURAL DETAILS

STRUCTURAL SHEETS: LAUNDRY BUILDING

S1 FOUNDATION PLAN
S2 ROOF FRAMING PLAN
S3 SHEAR WALL PLAN
SD1 STRUCTURAL DETAILS

Parcel # I-6-2-7-111

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Hidden Springs RV Resort

Ivins Utah 84738

Title Sheet

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE:
8/31/2023
SCALE:
SHEET:
T1
1 of 6



Architectural Site Plan 1" = 60'-0"

SEE CIVIL SHEET C-03 FOR EXACT SITE LOCATIONS

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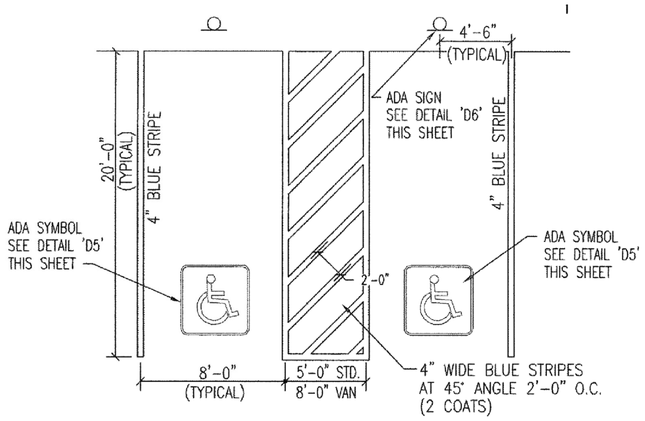
Site Plan

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: A1



ADA PARKING DETAIL (D1)

N.T.S.

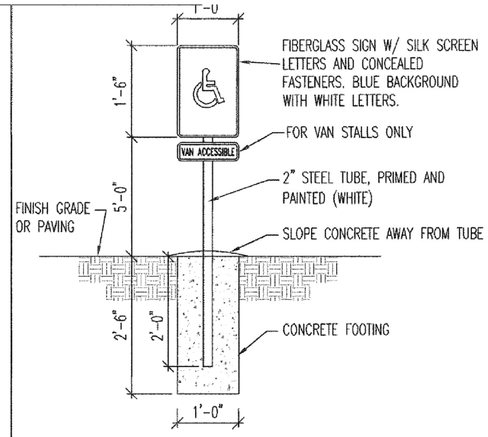


PAINTED EMBLEM
ON ASPHALT PAVING
TYP. AT ALL ADA
PARKING STALLS PER CITY
REQUIREMENTS. (2 COATS)

NOTE:
SEE SPECIFICATIONS FOR PAINT
TYPE AND COLOR. (2 COATS)

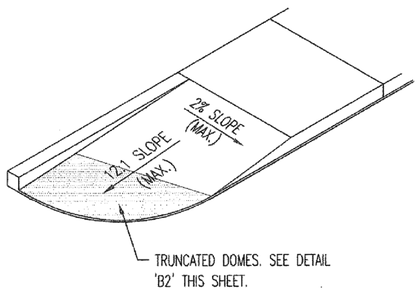
STRIPING SYMBOL (D3)

N.T.S.



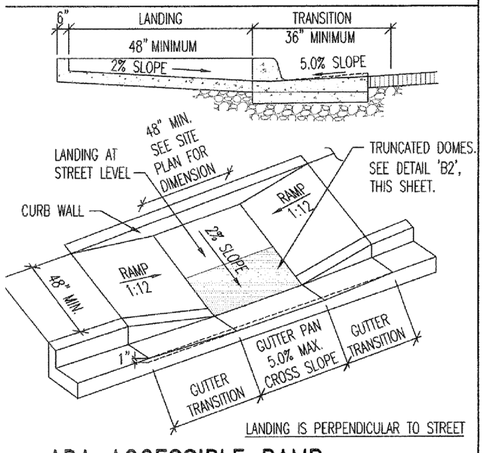
ADA SIGN DETAIL (D4)

SCALE: N.T.S.



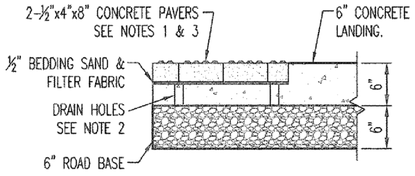
ADA ACCESSIBLE RAMP (C1)

SCALE: N.T.S.



ADA ACCESSIBLE RAMP (B1)

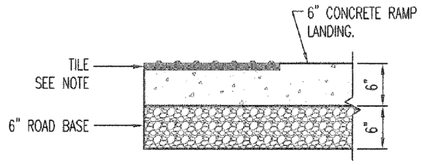
SCALE: N.T.S.



NOTES:
1. PAVERS, FABRIC, SAND MATERIAL AND INSTALLATION PER APWA SECTION 02783.
2. INSTALL ¾" DRAIN HOLES AT LOW POINTS 1'-0" O.C. FILL WITH SAND.
3. ESTABLISH PAVER PATTERN TO ASSURE ALL EDGE PAVERS ARE HALF PAVERS OR LARGER.

CONCRETE PAVER OPTION DETAIL (A)

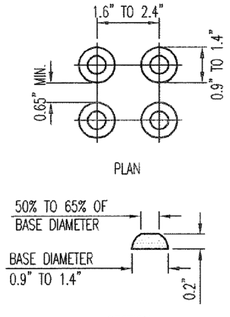
NOT TO SCALE



NOTES:
1. MATERIAL: CONTRACTOR'S CHOICE WITH ENGINEER'S APPROVAL. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

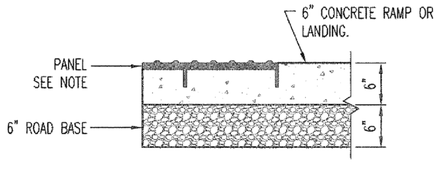
TILE OPTION DETAIL (B)

NOT TO SCALE



TRUNCATED DOME DETAIL (C)

NOT TO SCALE



NOTES:
1. MATERIAL: CONTRACTOR'S CHOICE WITH ENGINEER'S APPROVAL. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. TRIM PANEL AS REQUIRED TO MATCH REQUIRED PATTERN.

RIBBED POLYMER COMPOSITE TYPE PANEL OPTION DETAIL (D)

NOT TO SCALE

ADA PATTERNING DETAIL (B2)

NOT TO SCALE

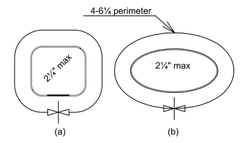


Figure 505.7.2 Handrail Non-Circular Cross Section

505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.

505.9 Fittings. Handrails shall not rotate within their fittings.

505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

505.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

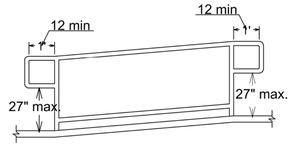


Figure 505.10.1 Top and Bottom Handrail Extension at Ramps

505.10.2 Top Extension at Stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

ADA HANDRAIL DETAIL (D5)

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REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

Hidden Springs RV Resort

Ivins Utah 84738

Accessibility Site Details

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: A1.1

WALL LEGEND

- EXTERIOR 2X6 STUD WALL CEMENT PLASTER OVER 1-1/2" RIGID INSULATION
- EXTERIOR 2X6 STUD WALL WITH 2 LAYERS 5/8" TYPE X GYP. BOARD WITH CEMENT PLASTER OVER 1-1/2" RIGID INSULATION ON THE EXTERIOR (2 HOUR LOAD BEARING WALLS)
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- (INTERIOR AND EXTERIOR DESIGNATION) SEE PLAN FOR LOCATIONS
- INTERIOR NON-LOAD BEARING 2X6 STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYP. BD. AT EACH SIDE (ONE HOUR RATED SEPARATION WALL)
- INTERIOR LOAD BEARING 2X6 STUDS AT 16" O.C. WITH 2 LAYERS 5/8" TYPE "X" GYP. BD. AT EACH SIDE (TWO HOUR RATED WALL)

MEANS OF EGRESS

TOTAL OCCUPANCY	182 OCC.
MEANS OF EGRESS CAPACITY FACTOR	0.2 INCH PER OCCUPANT
MEANS OF EGRESS CAPACITY FACTOR (99 OCCUPANTS X 0.2)	19.8 INCHES
MEANS OF EGRESS CAPACITY FACTOR (32 OCCUPANTS X 0.2)	6.4 INCHES
MEANS OF EGRESS CAPACITY FACTOR (32 OCCUPANTS X 0.2)	6.2 INCHES
MEANS OF EGRESS CAPACITY FACTOR (19 OCCUPANTS X 0.2)	3.8 INCHES
TOTAL CAPACITY MEANS OF EGRESS PROVIDED	36 INCHES

BUILDING OCCUPANCY SCHEDULE

SPACE NAME	FUNCTION	AREA	OCC. LOAD FACTOR	NO. OF OCCUPANTS
GATHERING	ASSEMBLY	1465 SF	FIXED SEATING	49
KITCHEN	COMMERCIAL	188 SF	150	2
GAME ROOM	ASSEMBLY	347 SF	11	32
STORAGE	ACCESSORY	180 SF	300	1
FRONT OFFICE	BUSINESS	90 SF	150	1
OFFICE	BUSINESS	90 SF	150	1
MANAGER UNIT	RESIDENTIAL	2525 SF	200	13
APARTMENT 1	RESIDENTIAL	674 SF	200	3
APARTMENT 2	RESIDENTIAL	674 SF	200	3
TOTAL				105

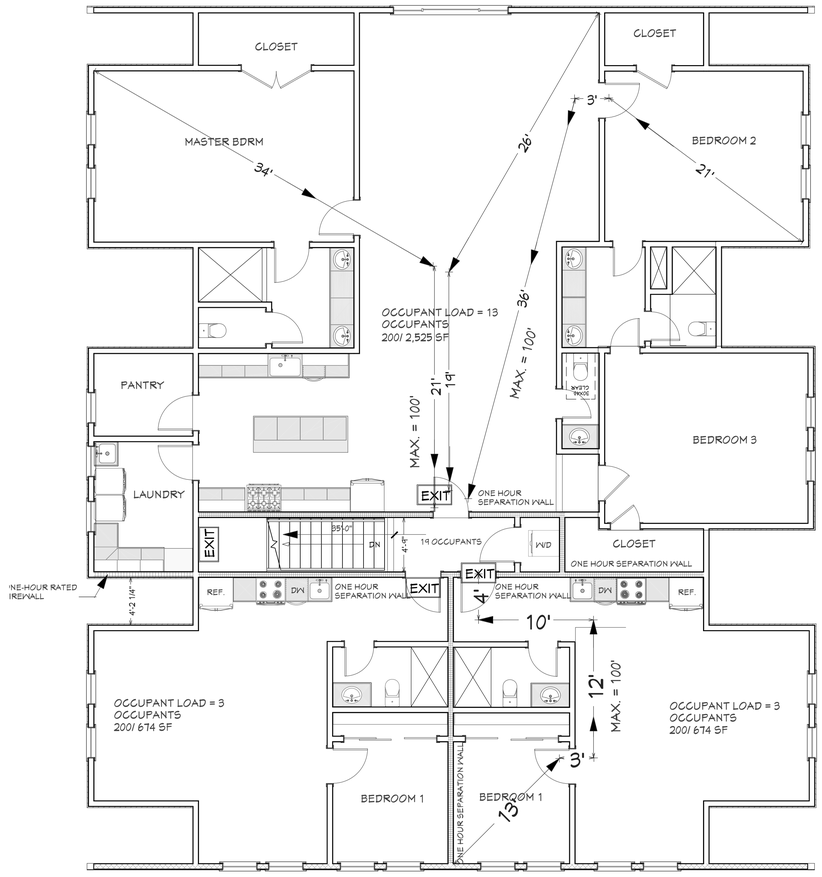
EGRESS & OCCUPANCY LEGEND

CODE NOTES:
A. SEE COVER SHEET FOR FULL "CODE ANALYSIS".
B. FIRE-RATINGS ARE AS DESIGNATED ON THIS SEET.

- ##→ EXIT DISCHARGE AND OCCUPANT LOAD (TABLE 1004.1.2)
- FEC — FIRE EXTINGUISHER & CABINET - SEE DETAIL 11/ A9 PROVIDE 2A:10BC RATED FIRE EXTINGUISHERS (75' MAX TRAVEL DISTANCE)
- LINE INDICATES "EXIT ACCESS TRAVEL DISTANCE", "COMMON PATH OF EGRESS TRAVEL" OR TRAVEL DISTANCE TO FIRE EXTINGUISHER, AS SHOWN/INDICATED

SPACE NAME
150 — AREA OF SPACE
FUNCTION — FUNCTION OF SPACE (FROM IBC TABLE 1004.5)
XXX /XXXX — OCCUPANT LOAD (# OF OCCUPANTS)
LOAD FACTOR (FROM IBC TABLE 1004.5)

- EXIT — ILLUMINATED WALL OR CEILING MOUNTED EXIT SIGN (GENERAL LOCATION SHOWN). COMPLY WITH IBC 1013. (INTERNALLY OR EXTERNALLY ILLUMINATED
- EXIT TACTILE — TACTILE WALL MOUNTED EXIT SIGN MOUNTED ADJACENT TO DOOR PER IBC 1013.4 AND ANSI A117.1 703.



First & Second Floor Exiting & *Occupancy* Plan 3/16" = 1'-0"

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NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

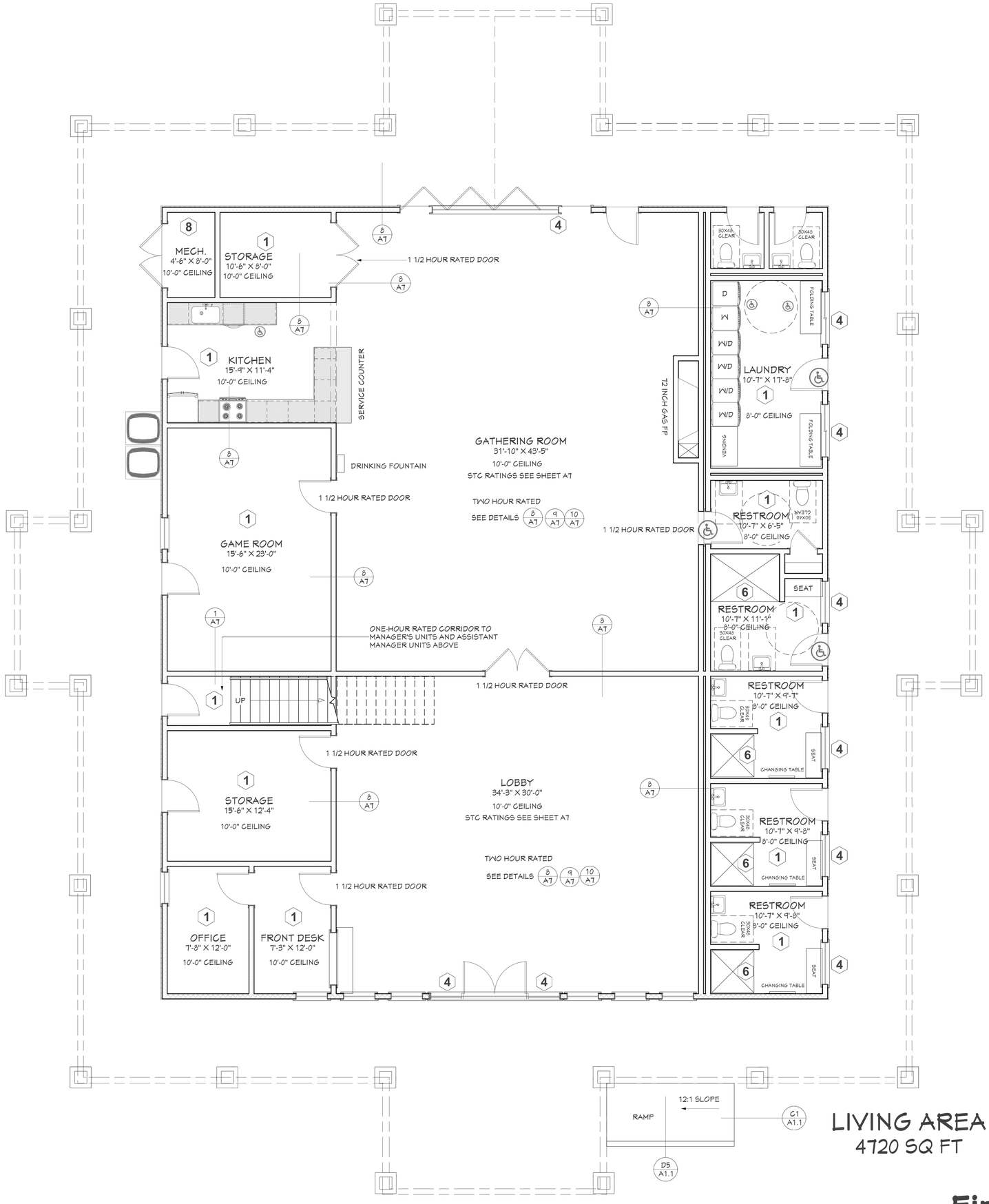
Hidden Springs RV Resort

Ivins Utah 84738

Exiting & *Occupancy* Plan

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE:
8/31/2023
SCALE:
SHEET:
A1.2



1. 5/8" TYPE X GYPSUM BOARD AT ALL WALLS AND CEILING THAT ADJOIN HABITABLE SPACES AND VARYING OCCUPANCIES

2. EMERGENCY EXIT FROM SLEEPING ROOMS FOR PURPOSE OF EXIT AND RESCUE, WHICH OPENS DIRECTLY ONTO PUBLIC WAY, ALLEY, YARD OR EXTERIOR COURT ARE LOCATED AS SHOWN PER WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-INCHES ABOVE FINISHED FLOOR , 5.7 SF. OF OPENABLE AREA, 24-INCH NET CLEAR OPENING HEIGHT AND 20-INCH CLEAR OPENING WIDTH ("EGRESS") OPENINGS SHALL BE OPENABLE FROM INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE

3. OVERHANG TO BE ENCLOSED SOFFIT WITH CONTINUOUS SCREENED EAVE VENT. SOFFIT MATERIAL (ROOF HANG IS A MINIMUM OF 3'-6" CLEAR FROM ALL PROPERTY LINES. ONE HOUR RATING NOT REQUIRED)

4. TEMPERED OR SAFETY GLAZING WILL BE PROVIDED AT HAZARDOUS LOCATIONS

5. ALL APPLIANCES AND EQUIPMENT SHOWN ON PROPOSED ARCHITECTURAL FLOOR PLANS ARE FOR CLARIFICATION PURPOSES ONLY. SEE E1 DRAWING FOR ALL MECHANICAL AND ELECTRICAL CODE REQUIREMENTS SEE SHEET MEP 1 & MEP 2

6. PROVIDE A NON-ABSORBENT SURFACE TO EXTEND NOT LESS THAN 72 INCHES ABOVE THE FLOOR IN THE SHOWER CRC SEC. R307.2

7. OPENING PROTECTION BETWEEN THE DWELLING UNITS SHALL BE A SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, SLID OR HONEYCOMBED CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK, OR 20--MINUTES FIRE RATED DOOR WITH SELF-CLOSING DEVICE AND SELF-LATCHING PER (R302.5.1)

8. ONE HOUR FIRE RATING IF ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU PER HOUR INPUT. PER TABLE 509 OF THE 2018 IBC

WALL LEGEND

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First Floor Plan 1/4" = 1'-0"

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Hidden Springs RV Resort

Ivins Utah 84738

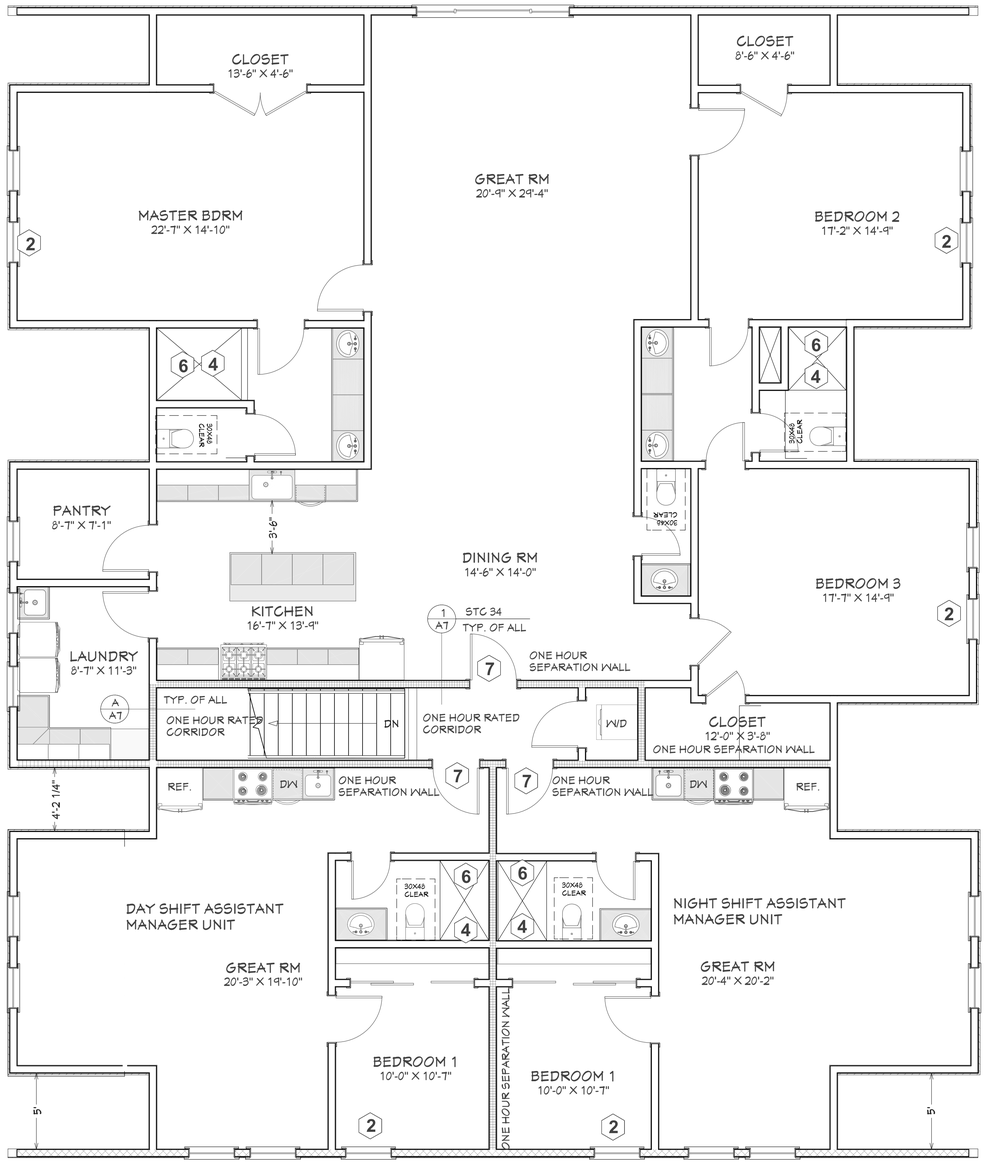
Floor Plan

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6400 F (888) 777-9346 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: A2



WALL LEGEND

- EXTERIOR 2X6 STUD WALL CEMENT PLASTER OVER 1-1/2" RIGID INSULATION
- EXTERIOR 2X6 STUD WALL WITH 2 LAYERS 5/8" TYPE X GYP. BOARD WITH CEMENT PLASTER OVER 1-1/2" RIGID INSULATION ON THE EXTERIOR (2 HOUR LOAD BEARING WALLS)
- NON-LOAD BEARING 2X6 STUDS 16" O.C. WITH 5/8" GYP. BD. EACH SIDE (U.O.N.)
- EXTERIOR 2X6 STUD WALL WITH 2 LAYER OF 5/8" TYPE X GYP. BD. WITH BOARD AND BATT SIDING
- (INTERIOR AND EXTERIOR DESIGNATION) SEE PLAN FOR LOCATIONS
- INTERIOR NON-LOAD BEARING 2X6 STUDS AT 16" O.C. WITH 5/8" TYPE "X" GYP. BD. AT EACH SIDE (ONE HOUR RATED SEPARATION WALL)
- INTERIOR LOAD BEARING 2X6 STUDS AT 16" O.C. WITH 2 LAYERS 5/8" TYPE "X" GYP. BD. AT EACH SIDE (TWO HOUR RATED WALL)

1. 5/8" TYPE X GYPSUM BOARD AT ALL WALLS AND CEILING THAT ADJOIN HABITABLE SPACES AND VARYING OCCUPANCIES

2. EMERGENCY EXIT FROM SLEEPING ROOMS FOR PURPOSE OF EXIT AND RESCUE, WHICH OPENS DIRECTLY ONTO PUBLIC WAY, ALLEY, YARD OR EXTERIOR COURT ARE LOCATED AS SHOWN PER WINDOWS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44-INCHES ABOVE FINISHED FLOOR , 5.7 SF. OF OPENABLE AREA, 24-INCH NET CLEAR OPENING HEIGHT AND 20-INCH CLEAR OPENING WIDTH ("EGRESS") OPENINGS SHALL BE OPENABLE FROM INSIDE WITHOUT KEY OR SPECIAL KNOWLEDGE

3. OVERHANG TO BE ENCLOSED SOFFIT WITH CONTINUOUS SCREENED EAVE VENT. SOFFIT MATERIAL (ROOF HANG IS A MINIMUM OF 3'-6" CLEAR FROM ALL PROPERTY LINES. ONE HOUR RATING NOT REQUIRED)

4. TEMPERED OR SAFETY GLAZING WILL BE PROVIDED AT HAZARDOUS LOCATIONS

5. ALL APPLIANCES AND EQUIPMENT SHOWN ON PROPOSED ARCHITECTURAL FLOOR PLANS ARE FOR CLARIFICATION PURPOSES ONLY. SEE |MEP1 & MEP2 FOR ALL MECHANICAL AND ELECTRICAL CODE REQUIREMENTS

6. PROVIDE A NON-ABSORBENT SURFACE TO EXTEND NOT LESS THAN 72 INCHES ABOVE THE FLOOR IN THE SHOWER CRC SEC. R307.2

7. OPENING PROTECTION BETWEEN THE DWELLING UNITS SHALL BE A SOLID WOOD DOOR NOT LESS THAN 1 3/8" THICK, SLID OR HONEYCOMBED CORE STEEL DOOR NOT LESS THAN 1 3/8" THICK, OR 20--MINUTES FIRE RATED DOOR WITH SELF-CLOSING DEVICE AND SELF-LATCHING PER (R302.5.1)

DUAL GLAZED TEMPERED GLASS SKYLIGHT (VERIFY LOCATION WITH OWNER BEFORE ROOF FRAMING)

Second Floor 1/4" = 1'-0"

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Hidden Springs RV Resort

Ivins Utah 84738

Second Floor

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DATE: 8/31/2023

SCALE:

SHEET: A2.1

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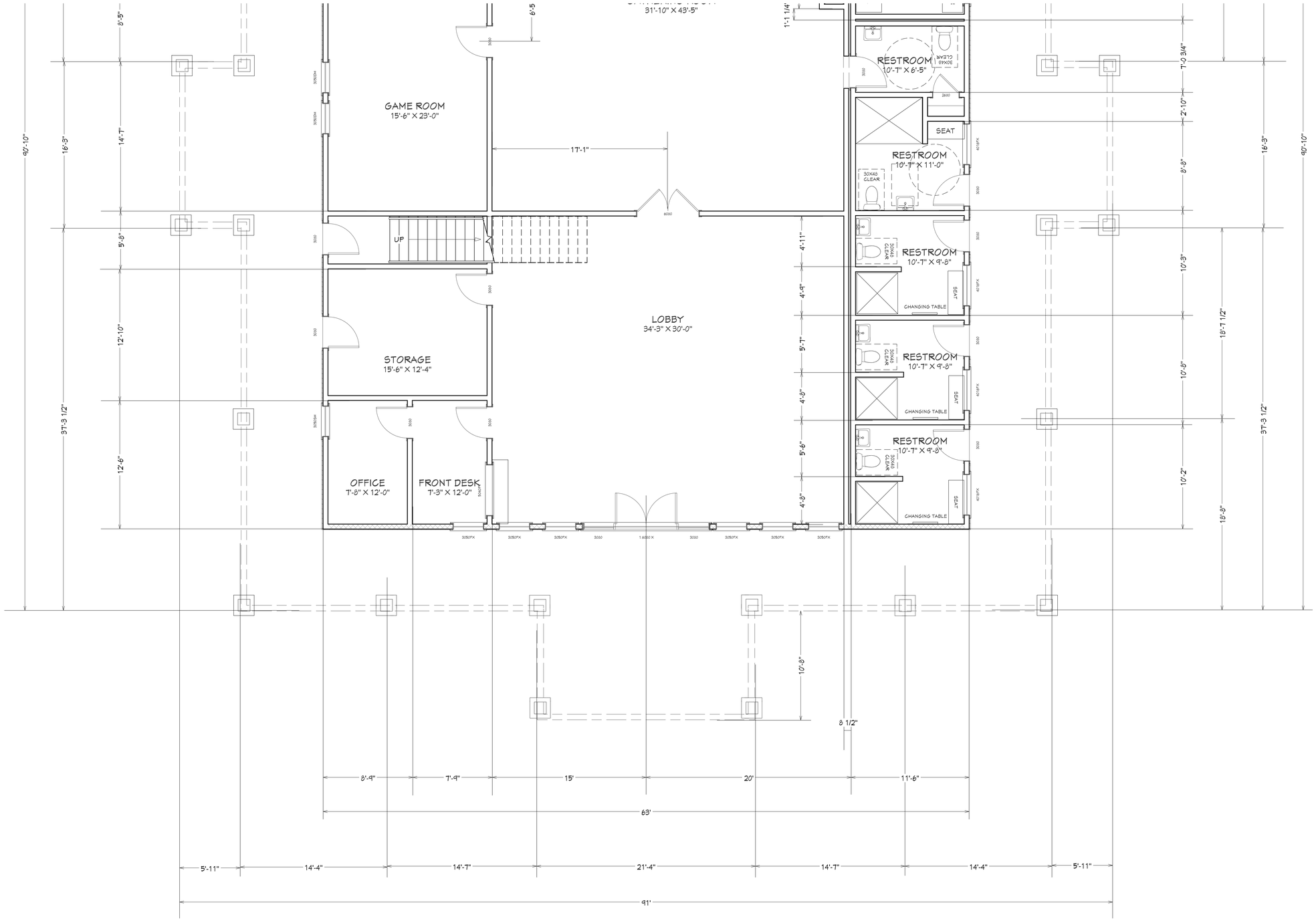
REVISION TABLE

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Hidden Springs RV Resort

Ivins Utah 84738

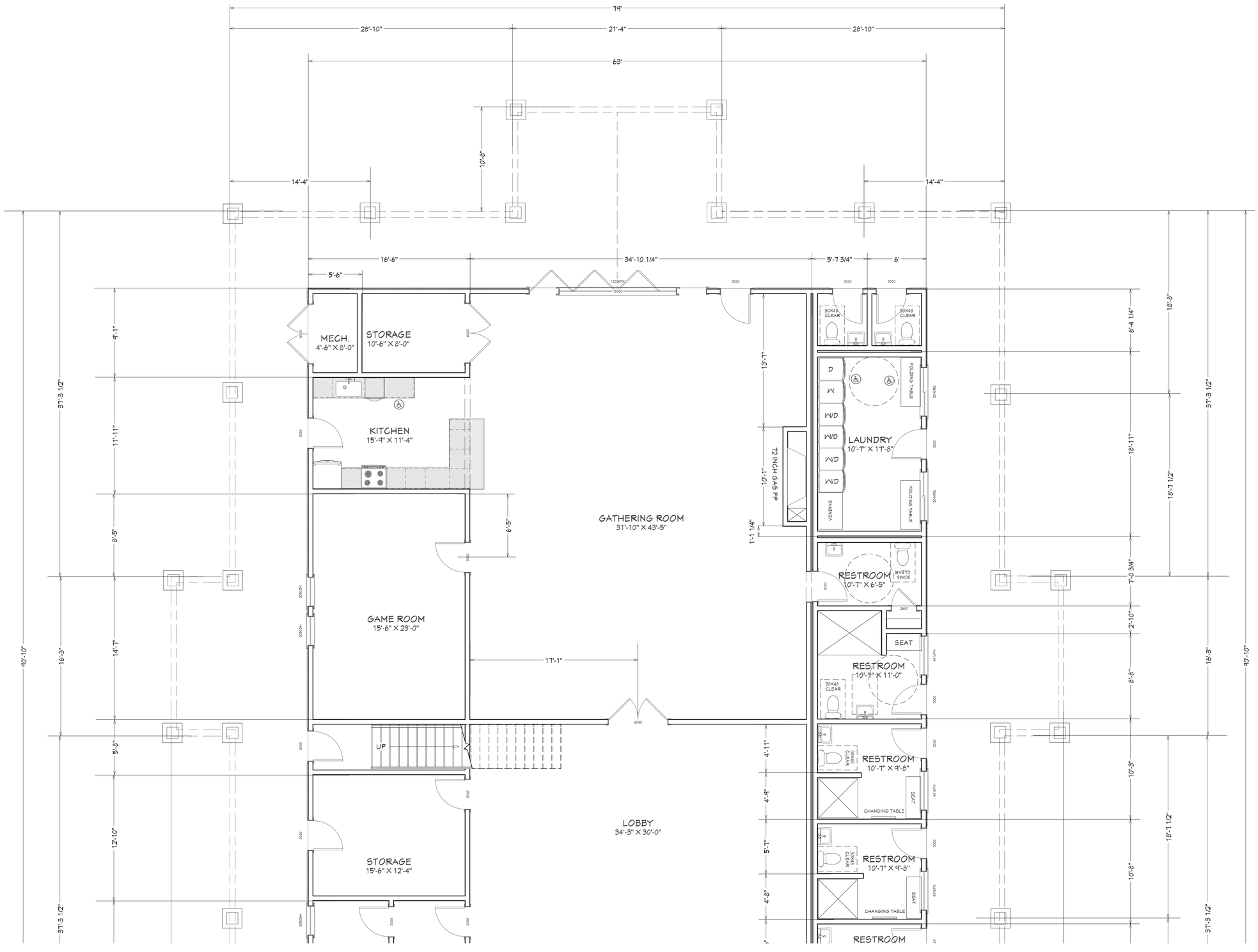
Dimension



1ST Floor Dimension Plan 1/4" = 1'-0"

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DATE:	
8/31/2023	
SCALE:	
SHEET:	
A2.2	



1ST Floor Dimension Plan

1/4" = 1'-0"

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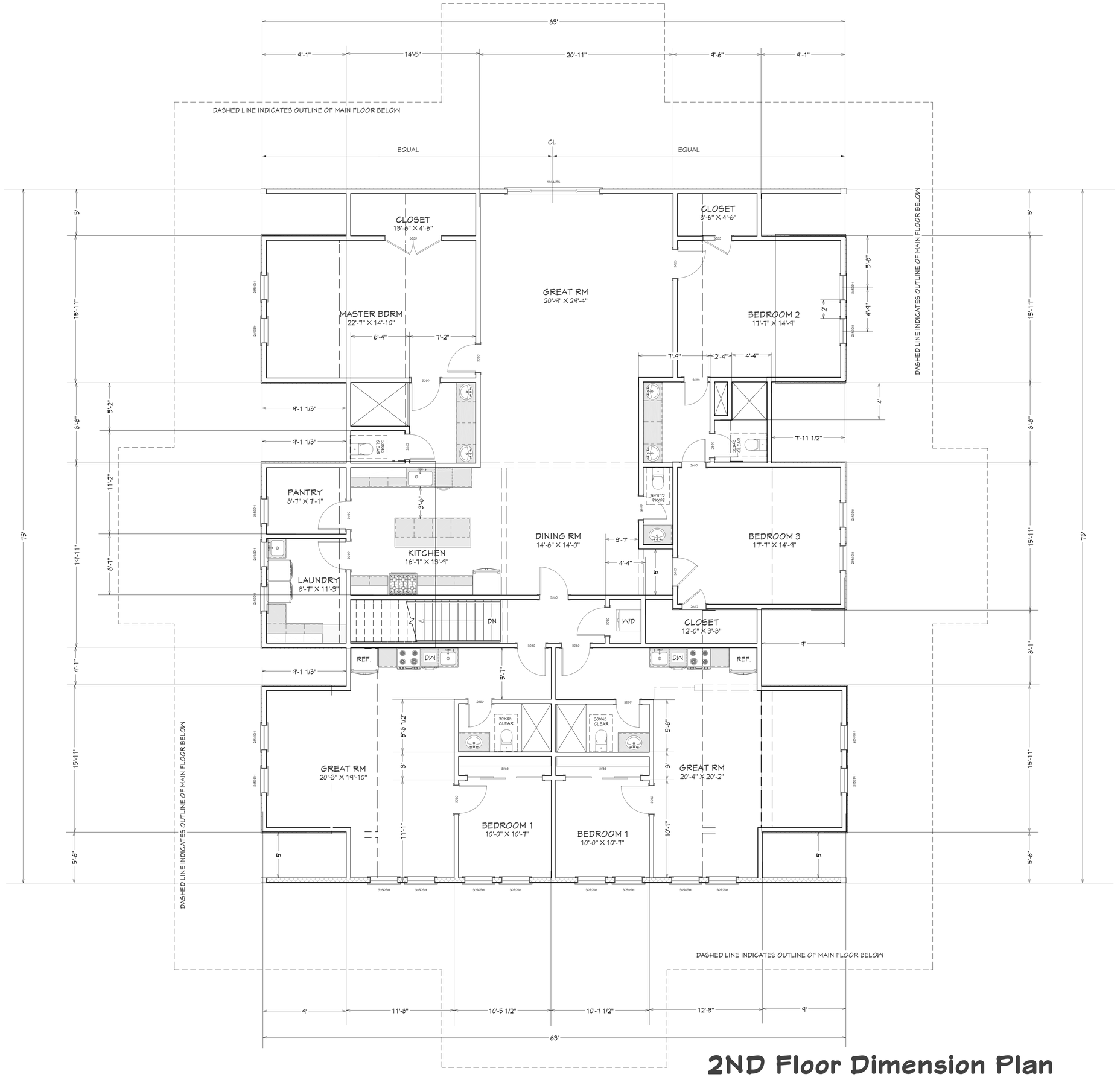
Dimension

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DATE: 8/31/2023

SCALE:

SHEET: A2.3



2ND Floor Dimension Plan

1/4" = 1'-0"

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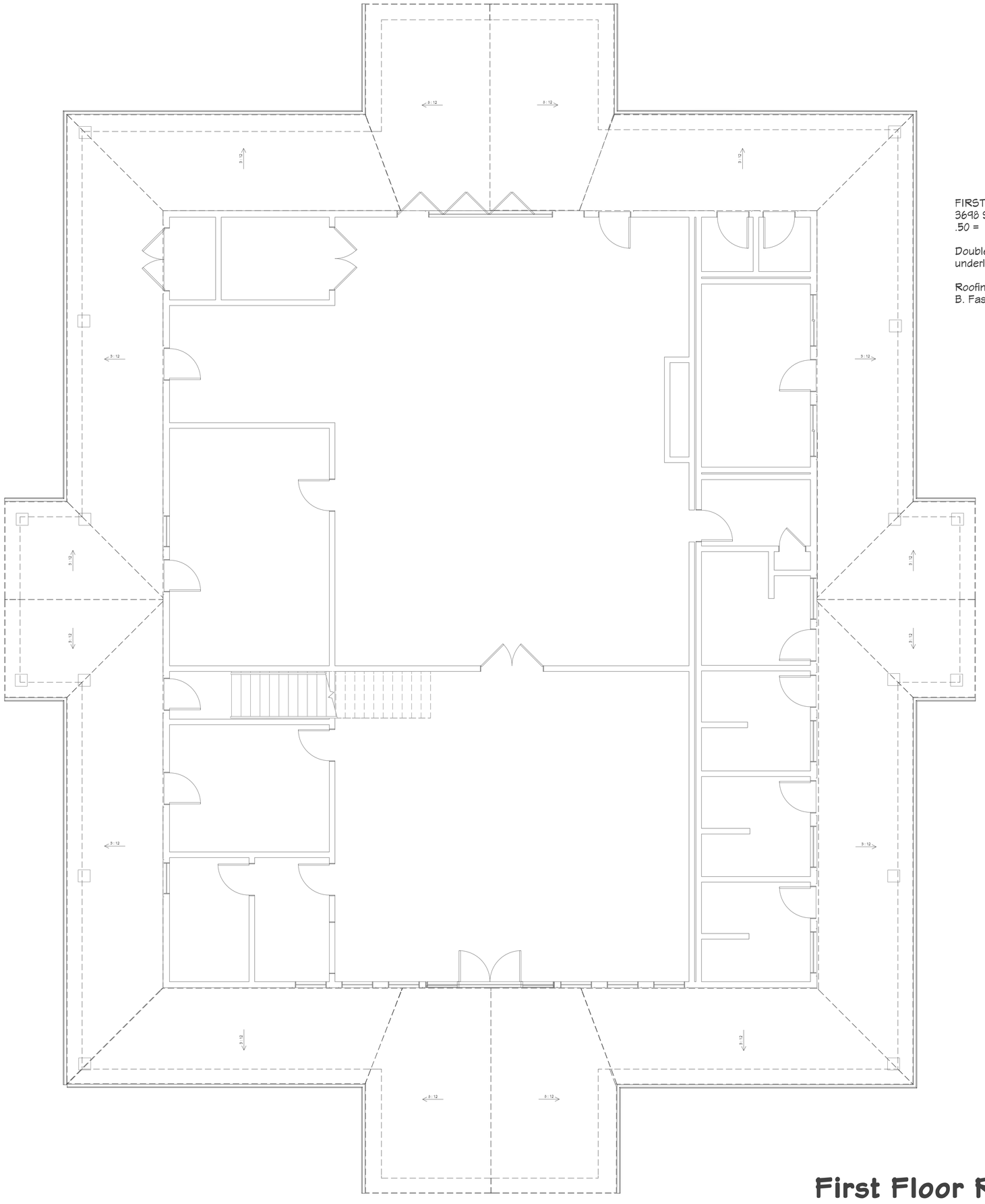
Dimension

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DATE: 8/31/2023

SCALE:

SHEET: A2.4



FIRST FLOOR ROOF
3698 SQ. FT. DIVIDED BY 150 = 24.65 SQ.FT. (14X6) NON-CORROSIVE WIRE MESH
.50 = 49 VENTS (OR 24.65 SQ FT)

Double underlayment to be provided at the proposed roof. Double underlayment is required for roof slopes at 7:12 per R905.1.1.

Roofing material to be Class "A" minimum rating. R902.1.3
B. Fasteners for the roofing shall be corrosion resistant. R905.2.5

First Floor Roof Plan 1/4" = 1'-0"

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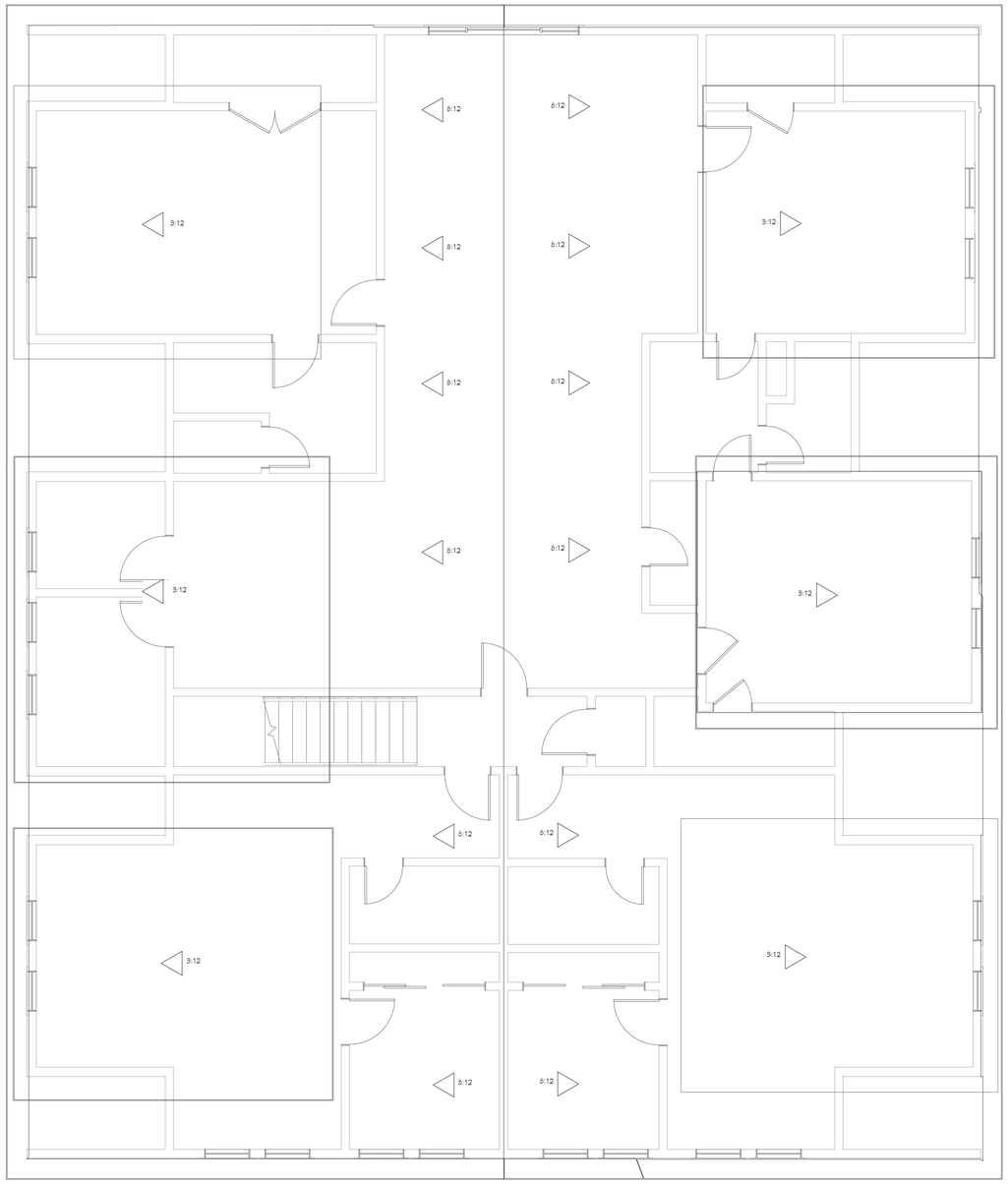
Roof Plan

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333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6400 F (888) 777-4348 mark@mhsnowassoc.com

DATE:
8/31/2023
SCALE:
SHEET:
A2.5

SOLAR NOTE:

PREP FOR SOLAR PANEL INSTALLATION ON ROOF. COORDINATE WITH OWNER ON SYSTEM REQUIREMENTS. CITY OF IVINS APPROVAL PRIOR TO FABRICATION - INSTALLATION.



SECOND FLOOR ROOF
4183 SQ. FT. DIVIDED BY 150 = 27.88 SQ.FT. (14X6) NON-CORROSIVE WIRE MESH
.50 = 55 VENTS (OR 27.88 SQ FT)

Double underlayment to be provided at the proposed roof. Double underlayment is required for roof slopes at 7:12 per R905.1.1.

Roofing material to be Class "A" minimum rating. R902.1.3
B. Fasteners for the roofing shall be corrosion resistant. R905.2.5

Second Floor Roof Plan 1/4" = 1'-0"

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Ivins Utah 84738

Roof Plan

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DATE:
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SHEET:
A2.6



Left Elevation 1/4" = 1'-0"



Right Elevation 1/4" = 1'-0"

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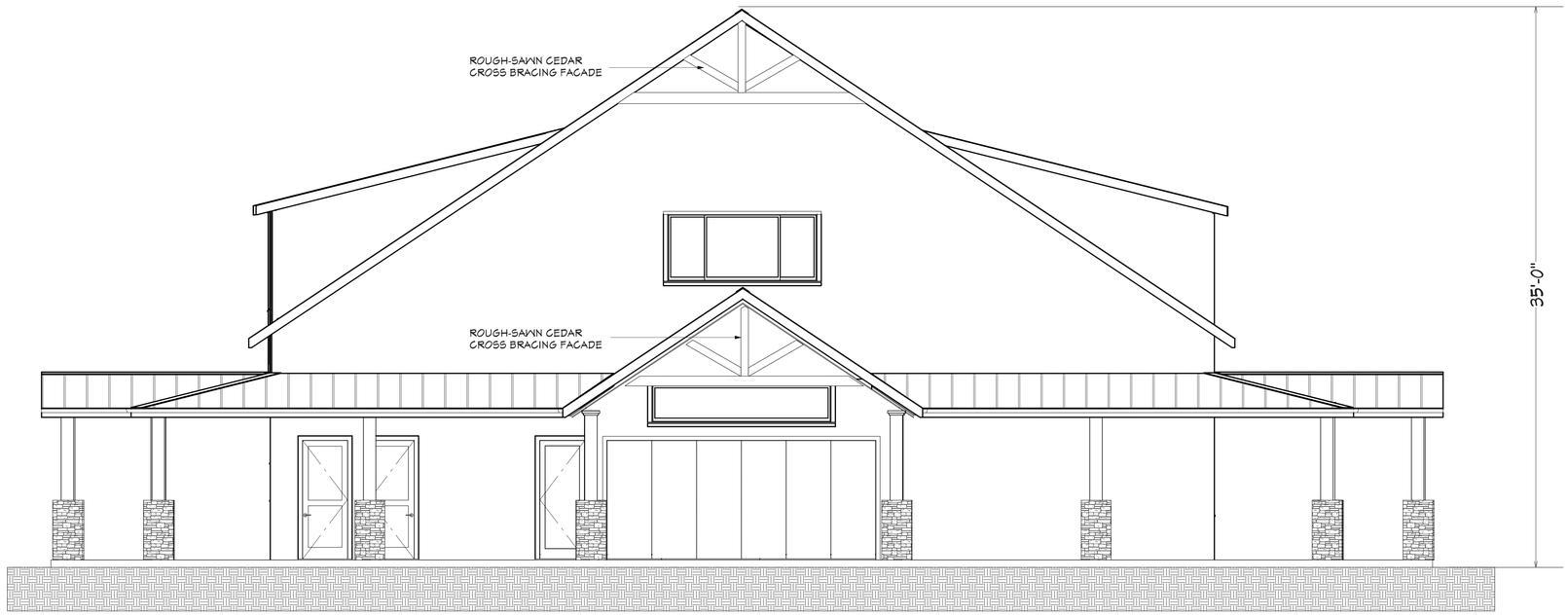
Exterior Elevations

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SCALE:

SHEET: A3



Rear Elevation 1/4" = 1'-0"



Front Elevation 1/4" = 1'-0"

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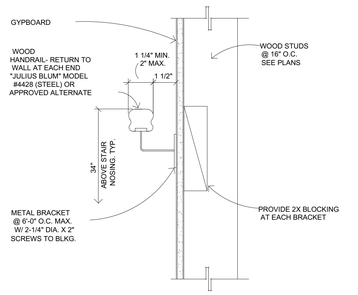
Exterior Elevations

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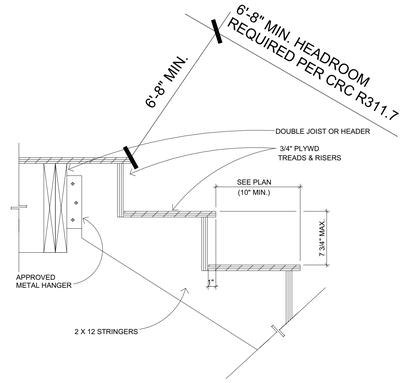
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SHEET: A3.1



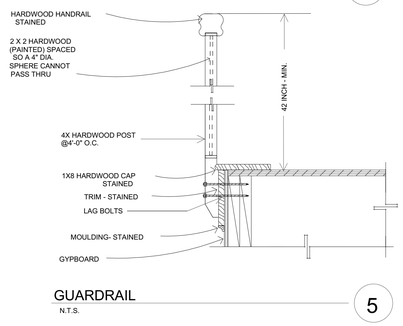
HANDRAIL 4

3"=1'-0"



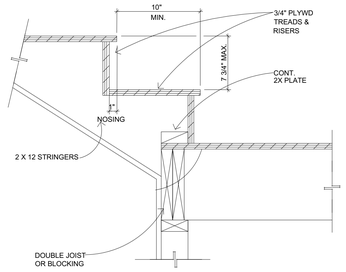
STAIR 3

(SEE SHEET S-5 DETAIL 8)

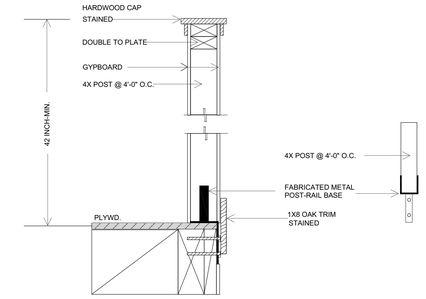


GUARDRAIL 5

N.T.S.

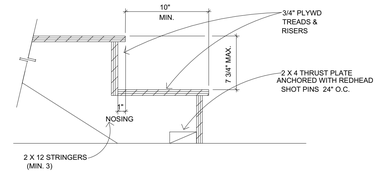


STAIR 2



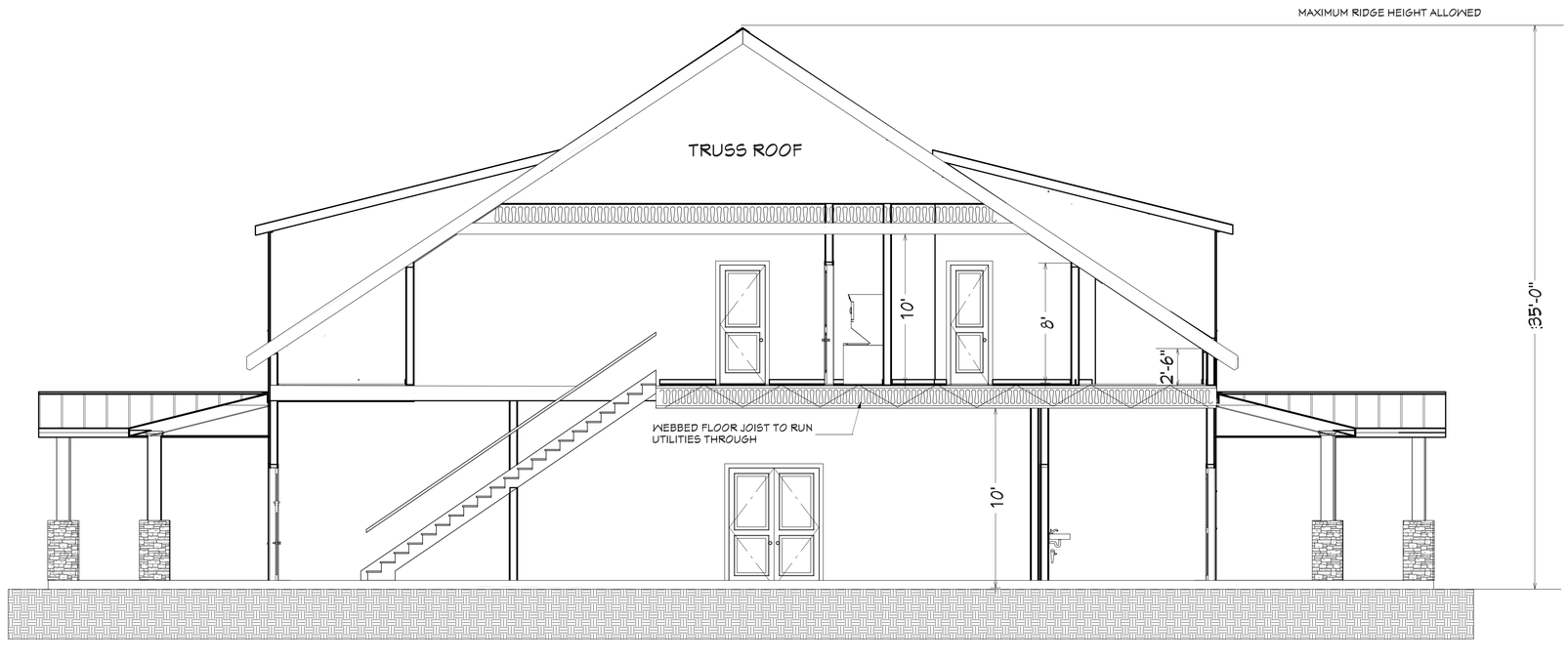
HANDRAIL 6

N.T.S.



STAIR 1

Working Plan View



A Architectural Section 1/4" = 1'-0"

SEE STRUCTURAL DRAWINGS FOR ALL FRAMING AND FOUNDATION CONDITIONS

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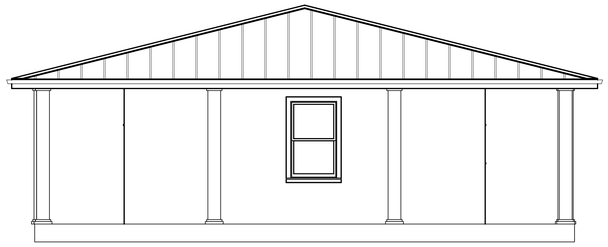
Cross Section

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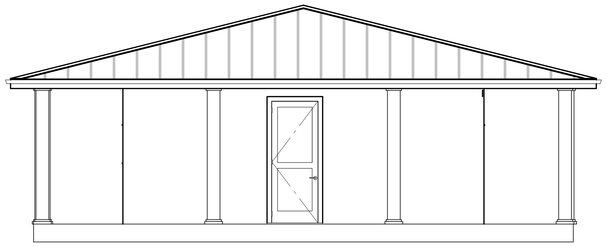
DATE: 8/31/2023

SCALE:

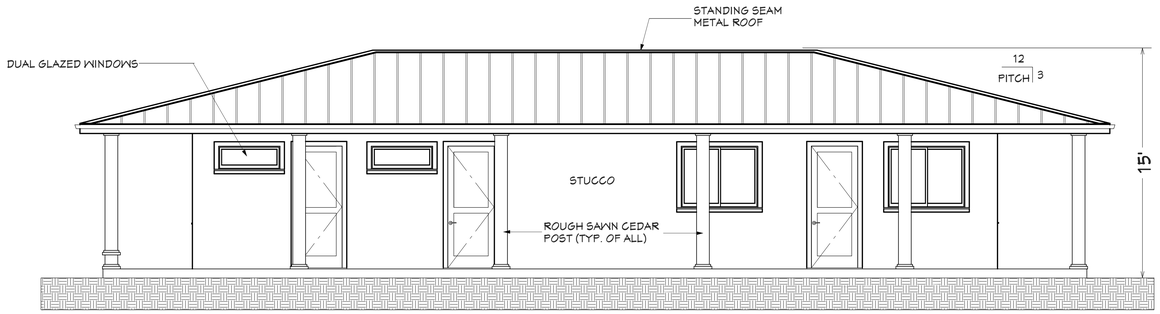
SHEET: A4



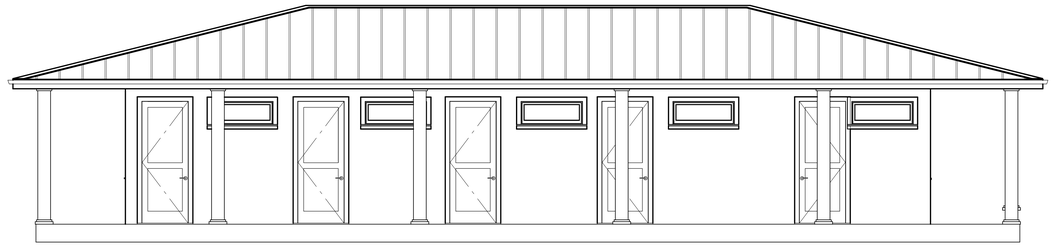
LEFT



RIGHT



FRONT

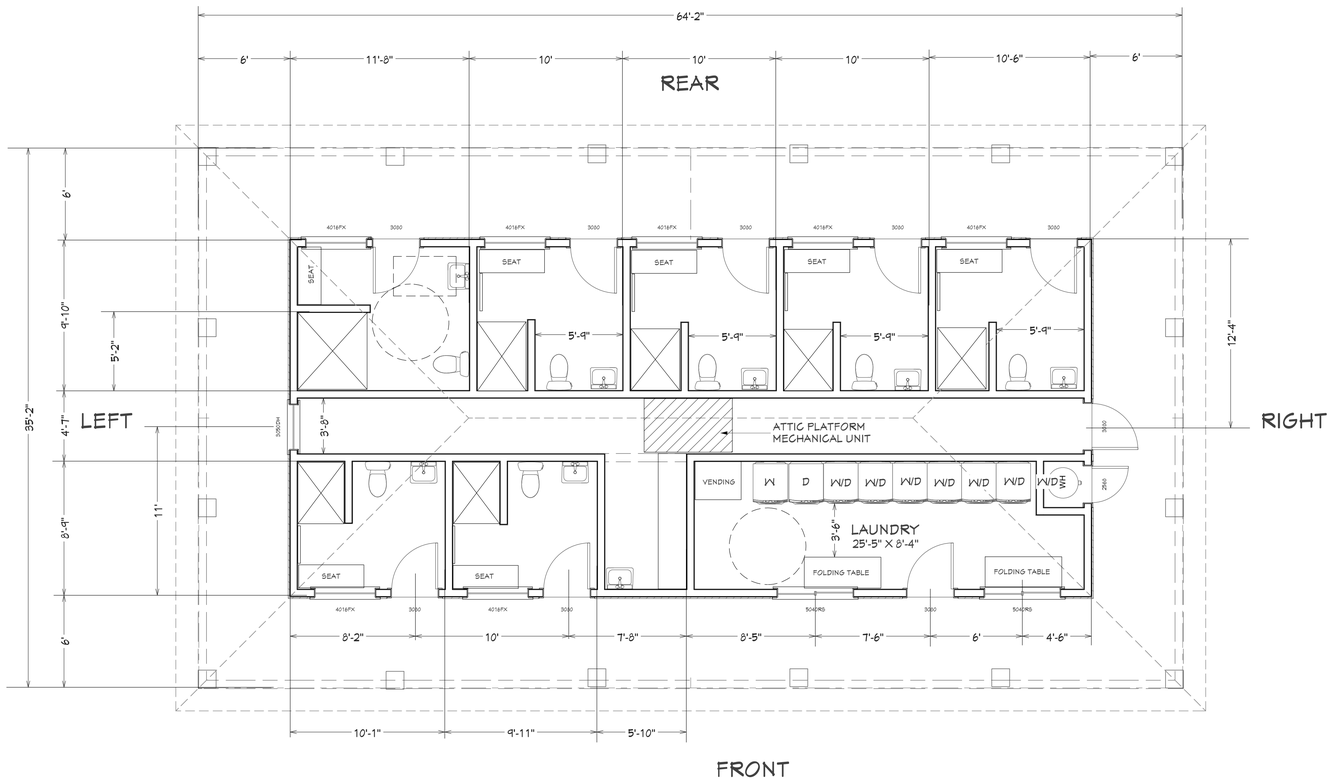


REAR

LAUNDRY BUILDING ROOF
2575 SQ. FT. DIVIDED BY 150 = 17.67 SQ.FT. (14X6) NON-CORROSIVE WIRE MESH
.50 = 34 VENTS (OR 17.67 SQ FT)

Double underlayment to be provided at the proposed roof. Double underlayment is required for roof slopes at 7:12 per R905.1.1.

Roofing material to be Class "A" minimum rating. R902.1.3
B. Fasteners for the roofing shall be corrosion resistant. R905.2.5



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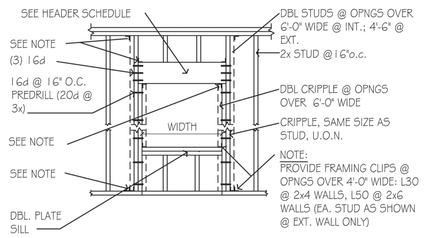
DETACHED FLOOR PLAN

Mark H. Snow & ASSOCIATES
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P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: A5



HEADER SCHEDULE		
MAX. OPENING WIDTH	BEARING WALL	
	2x4	2x6
3'-0"	4x8	6x8
5'-0"	4x12	6x10
8'-0"	4x14	6x12
OVER 8'-0"	SEE PLAN FOR SIZE	

FRAMING AT WALL OPENING | N.T.S. | 10

FOR PORTLAND CEMENT PLASTER WALL AND PENETRATING FIXTURES

Section 1402A of the California Building Code states "Exterior openings exposed to the weather shall be flashed in such a manner as to make them waterproof." The following procedure is recommended to achieve this intent in the flashing of penetrations to include, but not limited to, windows, doors, vents, etc.

Penetration Flashing Material

Material for flashing shall be barrier coated reinforced flashing material and shall provide for 4-hour minimum protection from water penetration when tested in accordance with ASTM D-779. Flashing material shall carry continuous identification. Sealant shall be Butyl to comply with Fed. Spec. TT-S-1657.

Application

To flash penetrations, a strip of approved flashing material at least nine inches wide must be applied in weatherboard fashion around all openings. Apply the first strip horizontally immediately underneath the sill, cut it sufficiently long to extend past each side of the window, door, or vent, so that it projects beyond the vertical flashing to be applied. (Detail#1) Fasten the top edge of the first segment to the wall, but do not secure the body and lower edge of the first horizontal strip, so the weather resistant building paper applied later may be slipped up and underneath the bottom flashing in weatherboard fashion. In the case of low-set windows, apply approved paper the full height from the bottom of the plate line to the bottom of the window sill when the window is flashed.

Next, apply the two vertical side sections of flashing. Cut the side sections sufficiently long to extend the width of the flashing above the top of the window and the same distance below the window. Apply the side sections over the bottom strip of flashing. (Detail #2)

The penetrating fixture then is installed by pressing the nailing flange positively into a continuous bead of sealant which extends around the bottom and vertical perimeter of the inserted fixture.

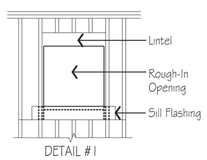
NOTE: The continuous bead of sealant that is applied to the underneath side of the nailing flange of windows, doors, and vents is not to be construed as a substitute for flashing.

Apply the top horizontal section of flashing last, overlapping and sealed against the full height of the outer face of the top nailing flange with a continuous bead of sealant. Cut the top piece of flashing sufficiently long so that it will extend to the outer edge of both vertical strips of side flashing. (Detail #3)

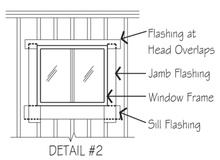
Installation of Exterior Plaster weather resistant paper underlayment to complete acceptable penetration flashing.

Commence at the bottom of the wall and overlapping the weep screed flange lay the approved weather resis-paper up the wall, overlapping 2" min. in weatherboard fashion. Be sure that "A" is placed under the sill strip flashing.

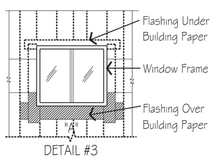
NOTE: These recommendations are based on extensive experience and are not in any way intended to imply guarantees.



DETAIL #1

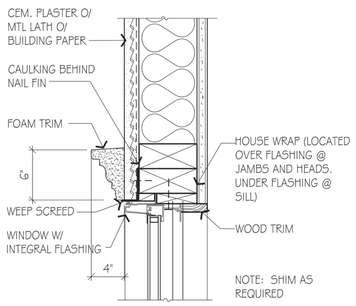


DETAIL #2

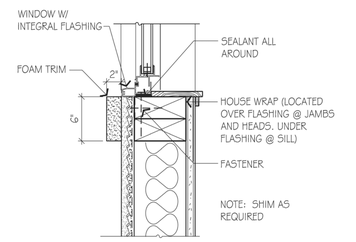


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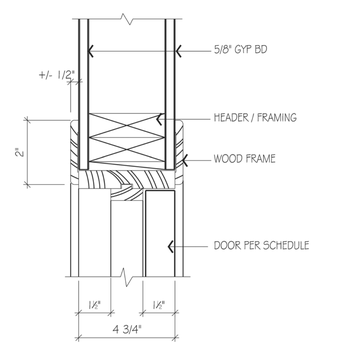
TYP. EXTERIOR OPENING FLASHING SYSTEM | N.T.S. | 12



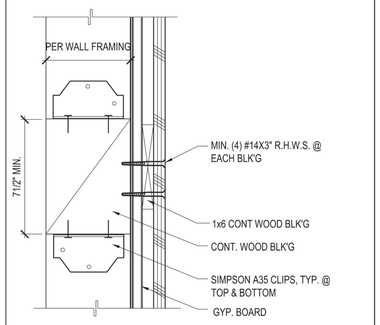
WDW. JAMB-HD. SIM. | 1 1/2"=1'-0" | 7



WDW SILL | 1 1/2" = 1'-0" | 8

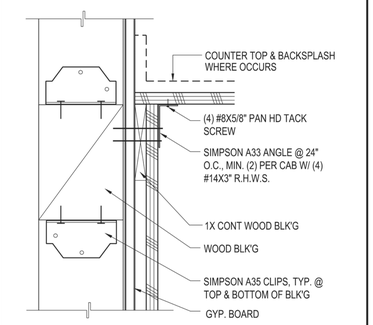


INT. DOOR-HD/JAMB | 1 1/2"=1'-0" | 9



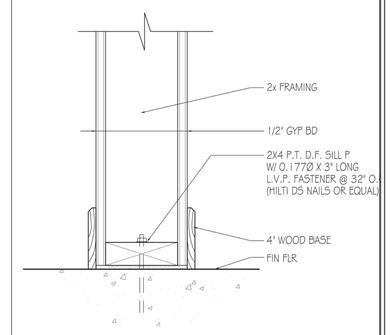
FILE/CSI NUMBER: 06T30 REVISION DATE: JOB NUMBER: 8T19

TYP. BLOCKING DETAIL | 3" = 1'-0" | 4

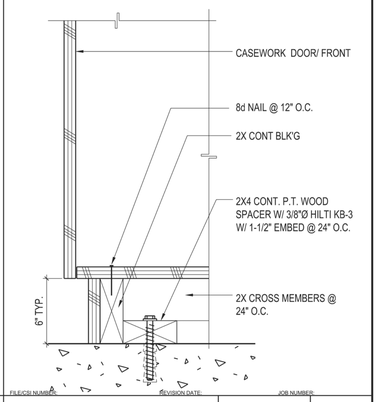


FILE/CSI NUMBER: REVISION DATE: JOB NUMBER:

WALL CABINET ANCHORAGE | 3" = 1'-0" | 1

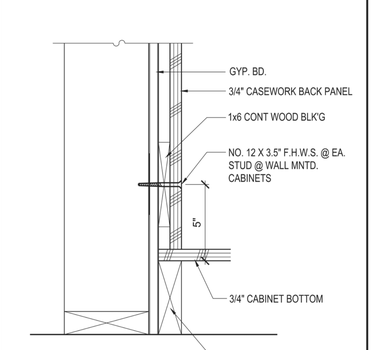


INT. WALL BASE | 1 1/2"=1'-0" | 6



FILE/CSI NUMBER: REVISION DATE: JOB NUMBER:

BASE CABINET ANCHOR @ FRONT | 3" = 1'-0" | 2



FILE/CSI NUMBER: DET26 REVISION DATE: JOB NUMBER:

BASE CABINET ANCHORAGE | 3" = 1'-0" | 3

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Hidden Springs RV Resort

Ivins Utah 84738

GENERAL DETAIL

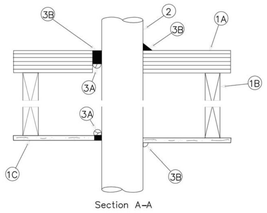
Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 215-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE: 8/31/2023

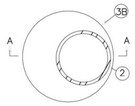
SCALE:

SHEET: A6

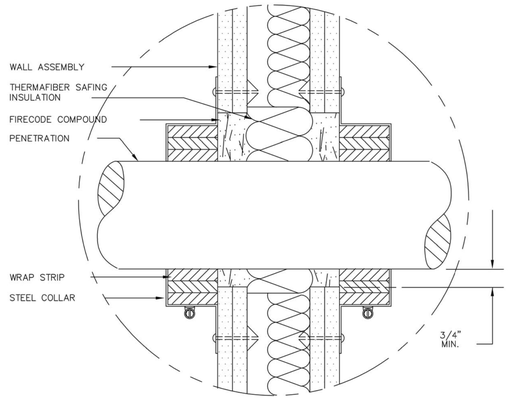
F-C-1069



Section A–A

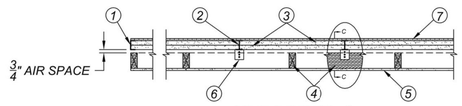


1. Floor/ceiling assembly:
   A.. Flooring system: 5/8" thick plywood/2"x 4" continuous wood decking.
   B. Wood joist: Nom. 2" x 10" lumber joist.
   C. Ceiling system: 1 layer of 5/8" gypsum wallboard, per UL Design.
2. Metallic pipe:
   A. Steel pipe: 8" diameter (or smaller) schedule 40 (or heavier) steel pipe.
   B. Iron pipe: 8" diameter (or smaller) cast or ductile iron pipe.
   C. Conduit: 4" diameter (or smaller) electrical metallic tubing (EMT) or steel conduit.
   D. Copper tubing: 4" diameter (or smaller) Type L (or heavier) copper tubing.
   E. Copper pipe: 4" diameter (or smaller) regular (or heavier) copper pipe. Annular space from minimum 0" to maximum 7/8".
3. Forming and fire stop materials:
   A. Forming material (optional): Foam backer rod packed into opening as a permanent form.
   B. Type IA: Minimum 1/2" thick sealant applied within the annulus, flush with the top of the floor and bottom of the ceiling assemblies. Additional sealant to be applied such that a minimum 1/2" crown is formed around the penetrating item.

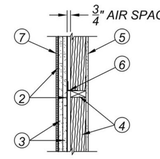


WALL ASSEMBLY
U.L. SYSTEM NO. 510
SCALE: HALF DATE: 1/26/94
A

UNITED STATES GYPSUM COMPANY
This 2HR 0HV SYSTEM DETAIL must not be used without a complete evaluation by the owner's design professional to verify the suitability of the design for a given structure.



CONFIGURATION - C
EXPOSED TO FIRE FROM SEPARATION WALL SIDE ONLY



SECTION C-C

LEGEND:
1) STEEL "C" RUNNERS
2) STEEL "H" STUDS
3) GYPSUM BOARD*
4) WOOD STUDS
5) GYPSUM BOARD
6) ATTACHMENT CLIPS
7) EXTERIOR SHEATHING

WALL SECTION-U336

SCALE: NTS DATE:

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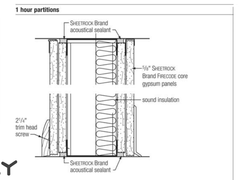
UNITED STATES GYPSUM COMPANY
This Area Separation Wall DETAIL must not be used without a complete evaluation by the owner's design professional to verify the suitability of the design for a given structure.

Wood Framed

1 Hour Fire-Rated Construction	Engineered Joist		Acoustical Performance		Reference
Construction Detail	Description	Test Number	STC	Test Number	Index
dg. wt. 5	• Two layers 1/2" SHEETROCK FIRECODE C Core gypsum panels – 23/32" T&G wood subfloor – 8" "I" shaped wood joist 24" o.c. – RC-1 channel – joints finished • 3/4" LEVELROCK floor underlayment	UL Des L544			B-80

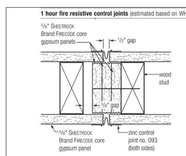
2 ONE HOUR RATED FLOOR ASSEMBLY

1 hour partitions



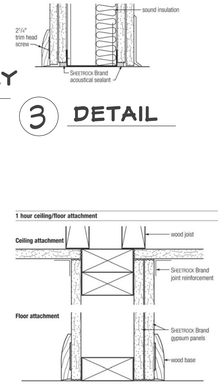
3 DETAIL

1 hour fire resistive control joints (estimated based on WH-651-0318.1)



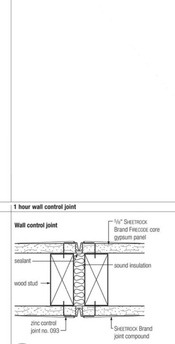
4 DETAIL

1 hour ceiling/floor attachment



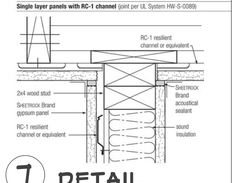
5 DETAIL

1 hour wall control joint



6 DETAIL

Single layer panels with RC-1 channel (joint per UL System HW-S-0089)



7 DETAIL

ONE HOUR RATED GENERAL ASSEMBLY DETAILS

			STC		
wt. 7 4½"	• 5/8" SHEETROCK FIRECODE Core panels, or 5/8" SHEETROCK UltraLight panels FIRECODE X or 5/8" FIRECODE panels – 2 x 4 wood stud 16" or 24" o.c. – optional insulation	UL Des U305, U314	32	RAL-TL11-129 Based on 5/8" SHEETROCK FIRECODE core panels, no sound bat	A-59
			33	RAL-TL11-172 Based on 5/8" SHEETROCK UltraLight Panels Firecode X, no sound bat	
			34	RAL-TL11-173, RAL-TL11-130 Based on 5/8" SHEETROCK FIRECODE core panels or 5/8" SHEETROCK UltraLight Panels FIRECODE X with R-11 fiberglass sound bat	PROPOSED
			37	RAL-TL11-081, RAL-TL11-084 Based on double layer one side 5/8" SHEETROCK FIRECODE core panels or 5/8" SHEETROCK UltraLight Panels FIRECODE X with R-11 fiberglass sound bat	

1 ONE HOUR RATED WALL ASSEMBLY

Wood Framed

2 Hour Fire-Rated Construction	Loadbearing		Acoustical Performance		Reference
Construction Detail	Description	Test Number	STC	Test Number	Index
wt. 12 6"	• 5/8" SHEETROCK FIRECODE Core gypsum panels or SHEETROCK water-resistant FIRECODE Core gypsum panels or FIRECODE panels – 2 x 4 wood studs 16" o.c. – joints finished • optional veneer plaster	UL Des U301	52	USG-810218 Based on same assembly with RC-1 channel and without mineral wool batt	A-68
			58	USG-810219 Based on same assembly with RC-1 channel and 2" mineral wool batt	

8 TWO HOUR RATED WALL ASSEMBLY

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5750	GENERIC	2 HOUR FIRE

WOOD FLOOR, WOOD I-JOISTS, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

Base layer 5/8" type X gypsum wallboard applied at right angles to 9 1/2" deep wood I-joists 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. **Second** layer 5/8" type X gypsum wallboard applied at right angles to I-joists with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. **Third** layer 5/8" type X gypsum wallboard applied at right angles to I-joists with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furring channels 24" o.c. applied at right angles to I-joists over third layer with two 2 1/2" long Type W drywall screws at each I-joist. **Face** layer 5/8" type X gypsum wallboard applied at right angles to furring channels with 1 1/8" Type S drywall screws 12" o.c. Wood I-joists supporting 3/4" T & G edge plywood floor applied at right angles to I-joists with 8d nails 6" o.c. at joints and 12" at intermediate I-joists. **Ceiling provides two-hour fire-resistance protection for wood framing.**



Approx. Ceiling Weight: 12 psf
Fire Test: UL R4024, 00NK26545, 4-27-01, UL Design L556

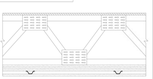
9 TWO HOUR RATED FLOOR/CEILING ASSEMBLY

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5751	GENERIC	2 HOUR FIRE

WOOD FLOOR, WOOD TRUSSES, GYPSUM WALLBOARD, RIGID FURRING CHANNELS

Base layer 5/8" type X gypsum wallboard applied at right angles to 18" deep parallel chord wood 24" o.c. with 1 1/4" Type W drywall screws 12" o.c. **Second** layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2" Type W drywall screws 12" o.c. Second layer joints offset 24" from base layer joints. **Third** layer 5/8" type X gypsum wallboard applied at right angles to trusses with 2 1/2" Type W drywall screws 12" o.c. Third layer joints offset 12" from second layer joints. Hat-shaped rigid furring channels 24" o.c. applied at right angles to trusses over third layer with two 2 1/2" long Type W drywall screws at each truss. **Face** layer 5/8" type X gypsum wallboard applied at right angles to furring channels with 1 1/8" Type S drywall screws 12" o.c. Wood trusses supporting 3/4" T & G edge plywood floor applied at right angles to trusses with 8d nails 6" o.c. at joints and 12" at intermediate trusses. **Ceiling provides two-hour fire-resistance protection for wood framing.**

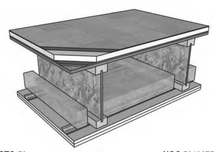


Approx. Ceiling Weight: 12 psf
Fire Test: UL R4024, 00NK26545, 4-27-01, UL Design L556

10 TWO HOUR RATED FLOOR/CEILING ASSEMBLY

Floor-Ceiling Assemblies

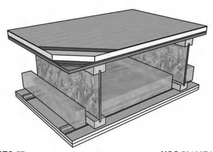
Figure 282



STC-58 **NGC 5019075**
IIC-62 **NGC 7019099**

Framing: 12" wood I-joists, 24" o.c.
Insulation: 3-1/2" glass fiber
Floor: Vinyl tile on foam mat on 3/4" gypsum underlayment on 1/8" random filament sound control mat on 3/4" OSB
Ceiling: 2 layers 1/2" Fire-Shield C Gypsum Board on RC-1
UL Design: M546 - 1 hour

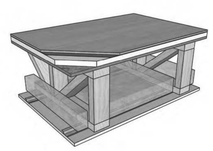
Figure 283



STC-57 **NGC 5019074**
IIC-78 **NGC 7019098**

Framing: 12" wood I-joists, 24" o.c.
Insulation: 3-1/2" glass fiber
Floor: Carpet on foam mat on 3/4" gypsum underlayment on 1/8" random filament sound control mat on 3/4" OSB
Ceiling: 2 layers 1/2" Fire-Shield C Gypsum Board on RC-1
UL Design: M546 - 1 hour

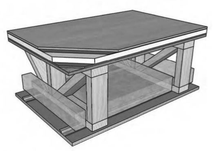
Figure 284



STC-55 **NGC 5011031**
IIC-49 **NGC 7011056**

Framing: 18" wood trusses, 24" o.c.
Insulation: 3-1/2" glass fiber
Floor: Engineered wood on foam mat on 3/4" gypsum underlayment on 5/8" plywood
Ceiling: 5/8" Fire-Shield C Gypsum Board on RC-1
UL Design: L563, L558 - 1 hour

Figure 285



STC-59 **NGC 5018077**
IIC-57 **NGC 7018105**

Framing: 18" wood trusses, 24" o.c.
Insulation: 3-1/2" glass fiber
Floor: Engineered wood on foam mat on 1" gypsum underlayment on 1/4" random filament sound control mat on 23/32" OSB
Ceiling: 3/4" SoundBreak XP Ceiling Board on RC-1
UL Design: M545 - 1 hour

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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

Hidden Springs RV Resort

Ivins Utah 84738

RATED DETAILS

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: A7

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

ACCESSIBLE FIXTURES, OR RELATED NOTES #1:

(USE AS APPLICABLE)

NUMBER DESIGNATION	SYMBOL	NO. OF UNITS	DESCRIPTION	NOTES
#1-A	H.C.	SEE PLANS	HANDICAPPED TANK TYPE TOILET	SEE ICC/ANSI A117.1-2009 SEC 604 FOR WC REQUIREMENTS. H.C. WATER CLOSET, FLOOR MOUNTED, INCLUDE GRAB BARS SEE DETAIL D/-- FOR MORE DETAIL. SEE GRAB BAR NOTES BELOW SEE DETAIL B/-- FOR REQ'D. CLEAR FLOOR SPACE FOR CLEAR FLOOR SPACE IN ACCESSIBLE TOILET COMPARTMENTS SEE ICC/ANSI A117.1-2009 SEC 604.8.
#1-B		N/A	HANDICAPPED URINAL	SEE ICC/ANSI A117.1-2009 SEC 605 FOR URINAL REQUIREMENTS. TYPICAL CLEAR FLOOR SPACE REQUIRED FOR FORWARD APPROACH, SEE DETAIL H/--. RIM MAX. HT. OF 17" ABOVE F.F., SEE DETAIL E/-- CONTROLS MAX. HT. OF 44" ABOVE F.F., SEE DETAIL E/--
#1-C		SEE PLANS	HANDICAPPED LAVATORIES	SEE ICC/ANSI A117.1-2009 SEC 606 FOR LAVATORY & SINK REQUIREMENTS. TYPICAL CLEAR FLOOR SPACE REQUIRED FOR FORWARD APPROACH, SEE DETAIL H/--. FIXTURE RIM OR COUNTER, MAX. HT. OF 34" ABOVE F.F. SEE DETAIL A/--. CLEAR SPACE BENEATH A LAV. NOT LESS THAN 17", & NOT LESS THAN 6" IN DEPTH, SEE DETAIL C/-- LAV. KNEE CLEARANCES NOT LESS THAN 29" IN HT. & NOT LESS THAN 30" IN WIDTH, SEE DETAIL A/- SINK KNEE CLEARANCES, NOT LESS THAN 27" IN HT. SEE DETAIL A/-- IF MIRROR IS PROVIDED, THE BOT. EDGE OF REFLECTING SURFACE SHALL NOT BE MORE THAT 40 INCHES ABOVE F.F., SEE DETAIL A/--
#1-D	D C H	VARIES	WATER SUPPLY & DRAIN PIPES UNDER LAV.	PIPES SHALL BE INSULATED OR OTHERWISE COVERED. REFER ICC/ANSI A117.1-2009 SEC. 606.6
#1-E		SEE PLANS	HANDICAPPED GRAB BARS AT WATER CLOSETS	SEE ICC/ANSI A117.1-2009 SEC 604.5 & 609 FOR GRAB BAR REQUIREMENTS. GRAB BARS TO HAVE O.D. OF 1-1/4" MIN.-2" MAX. WITH 1-1/2" BETWEEN GRAB BAR & WALL. THERE SHALL BE A SPACE OF 1-1/2" BETWEEN OBJECTS BELOW & AT THE ENDS OF THE GRAB BAR THE SPACE BETWEEN THE GRAB BAR & PROTRUDING OBJECTS ABOVE SHALL BE 15" MIN.. GRAB BARS SHALL BE ABLE TO WITHSTAND A FORCE OF 250 LBS. APPLIED AT ANY POINT ON THE GRAB BAR.
#1-G		SEE PLANS	HANDICAPPED WALL MOUNTED HI-LO DRINKING FOUNTAIN,D.F.,	SEE ICC/ANSI A117.1-2009 SEC 602 FOR DRINKING FOUNTAIN REQUIREMENTS. TYPICAL CLEAR FLOOR SPACE REQUIRED FOR FORWARD & PARALLEL APPROACH, SEE DETAIL H/--. SEE DETAIL C/-- FOR REQ'D. TOE & KNEE CLEARANCE UNDER DRINKING FOUNTAIN.

GENERAL NOTES:

1. ALL CONSTRUCTION SHOWN ON ALL DRAWINGS OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE & ICC/ANSI A117.1-2009 REQ.'S.

HANDICAPPED SLOPE SIDEWALK & HANDRAIL NOTES: (USE IF APPLICABLE)

1. ALL HANDRAILS TO MEET 2015 I.B.C. & ICC/ANSI A117.1-2009 REQUIREMENTS.
2. A 4" ROUND BALL SHOULD NOT PASS THRU THE VERTICAL BALUSTERS OF THE RAILING.
3. ALL RAMPS SHALL HAVE A 1:12 MAX. SLOPE.

ACCESSIBILITY NOTES

1. REQUIRED EXITS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESS. RE: 5/IND1. LETTERS AND NUMBERS ON SIGN SHALL HAVE A WIDTH TO HEIGHT RATIO BETWEEN 3:5 & 1:1 &A STROKE WIDTH TO HEIGHT RATIO BETWEEN 1:5 &1:10 USING AN UPPERCASE "X" FOR MEASUREMENT. LETTERS & NUMERALS SHALL BE RAISED 1/32" UPPERCASE, SANS SERIF OR SIMPLE SERIF & SHALL BE ACCOMPANIED WITH GRADE 2 BRAILLE. RAISED CHARACTERS SHALL BE AT LEAST 5/8" HIGH, BUT NO HIGHER THAN 2". PICTOGRAMS SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE 6" MIN. IN HEIGHT. THE CHARACTERS & BACKGROUND OF SIGNS SHALL BE EGGSHELL, MATTE, OR OTHER NON-GLARE FINISH. CHARACTERS ON A LIGHT BACKGROUND. SHALL BE MOUNTED WITHIN 8" OF THE DOOR FRAME.

2. PRIMARY ENTRANCE SHALL BE PROVIDED WITH SIGNAGE STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."

3. HC-HANDICAP SPACE PER LOCAL CODE. EACH SPACE SHALL HAVE VERTICAL SIGN WITH HANDICAP SYMBOL & A HANDICAP PAINTED ON PAVEMENT. RE:7/SP1.

4. THRESHOLD AT DOORS SHALL BE NO MORE THAN 1/2" HIGH. RAISED THRESHOLD AT ACCESSIBLE DOORS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.

5. HANDICAP PARKING SPACES SHALL HAVE A MAX. 2% SLOPE.

6. THE MIN. CLEAR WIDTH OF THE ACCESSIBLE ROUTE OF TRAVEL SHALL BE 36" EXCEPT AT DOORS.

7. REQUIRED CLEAR LANDING SPACE AT DOORS VARIES WITH DIRECTION OF APPROACH, REFER "O ICC/ANSI A117.1-2009, SEC 404.2.3.

8. HANDLES, PULLS, LATCHES, LOCKS & OTHERS OPERATING DEVICES ON DOORS, WINDOWS, CABINETS, PLUMING FIXTURES, GATES & STORAGE FACILITIES SHALL HAVE LEVER OR OTHER SHAPE WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE & DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. NOT TO BE MOUNTED MORE THAN 42" A.F.F INTERIOR DOOR OPENING FORCE TO BE MAX.5 LBF

9. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY.

10. CONTROLS & HARDWARE SHALL COMPLY WITH 2015 INTERNATIONAL BUILDING CODE & ANSI 117.1-2009 HARDWARE REQUIREMENTS.

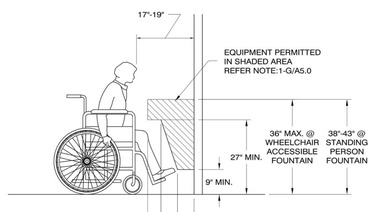
11. ACCESSIBLE CONTROLS & OPERATING MECHANISMS SHALL HAVE A MIN. CLEAR FLOOR SPACE OF 30X48 INCHES. THEY SHALL BE MOUNTED AT A HEIGHT RANGE OF 15" MIN. TO 48" MAX. FOR UNOBSTRUCTED FORWARD & PARALLEL APPROACHES. FOR REACH RANGES WITH OBSTRUCTED APPROACHES SEE ICC/ANSI A117.1-2009 SEC. 308. THEY SHALL BE OPERABLE WITH ONE HAND & SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THEY SHALL REQUIRE AN ACTIVATION FORCE NO GREATER THAN FIVE (5) LBS.

12. DOOR CLOSER SHALL HAVE AN ADJUSTED SWEEP PERIOD SO THAT FROM AN OPEN POSITION OF 70 DEG. , THE DOOR WILL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3" FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.

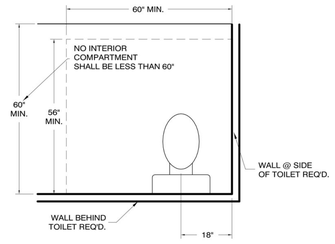
13. VENDING MACHINES SHALL HAVE THEIR HIGHEST CONTROL AT 48" A.F.F.

14. ALL ACCESSORIES SHALL BE MOUNTED PER ICC/ANSI A117.1-2009 REQUIREMENTS & MANUFACTURER'S RECOMMENDATIONS.

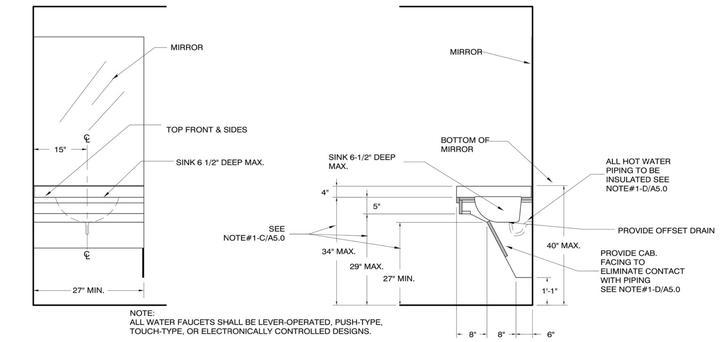
15. ALL COATS HOOKS SHALL BE MOUNTED 48" A.F.F. MAX.



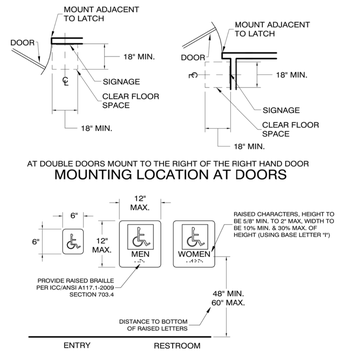
C TOE & KNEE CLEARANCE



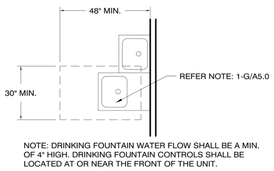
B CLEAR FLOOR SPACE AT TOILET



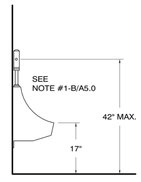
A ACCESSIBLE LAVATORY



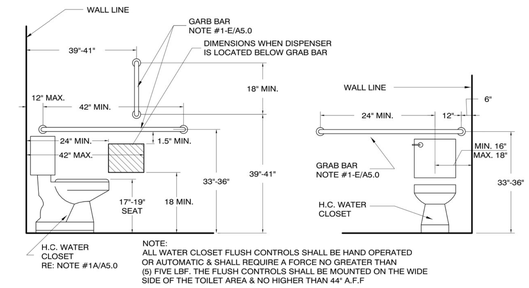
F ACCESSIBLE SIGNAGE
RAISED CHARACTER HEIGHT TO BE 1/32" MIN. ABOVE THEIR BACKGROUND



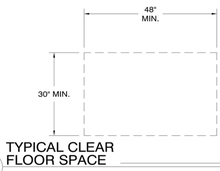
G ACCESSIBLE DRINKING FOUNTAIN



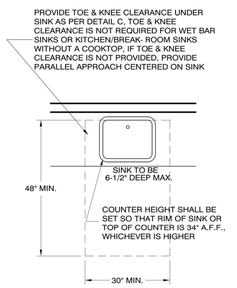
E ACCESSIBLE URINAL



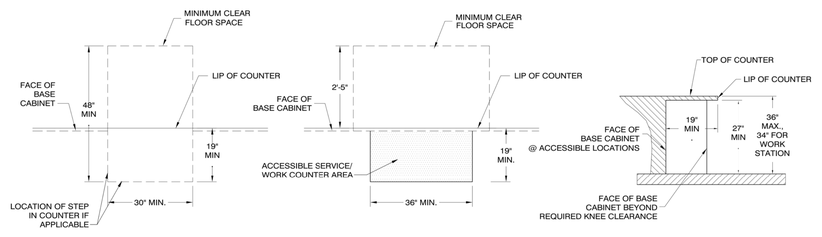
D ACCESSIBLE WATER CLOSET & GRAB BARS



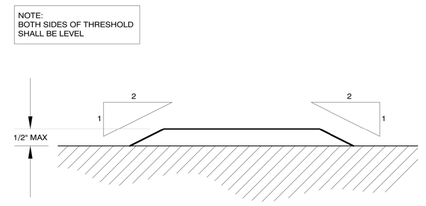
H TYPICAL CLEAR FLOOR SPACE



L ACCESSIBLE SINK



K ACCESSIBLE SERVICE/WORK COUNTER



J ACCEPTABLE THRESHOLD

Hidden Springs RV Resort

Ivins Utah 84738

Accessibility Notes & Details

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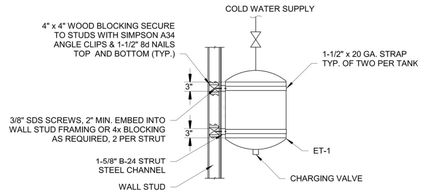
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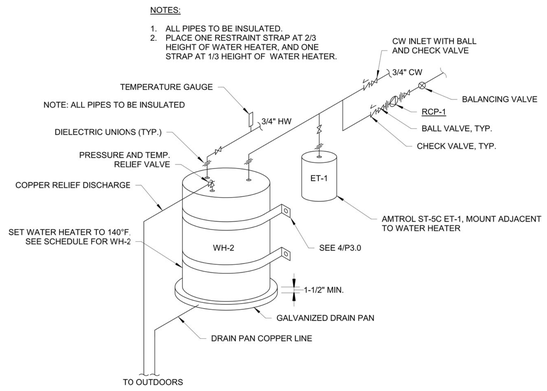
CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK

NUMBER	DATE	REVISED BY	DESCRIPTION

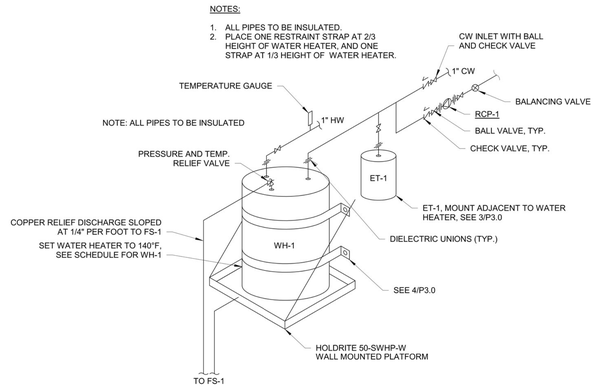
REVISION TABLE



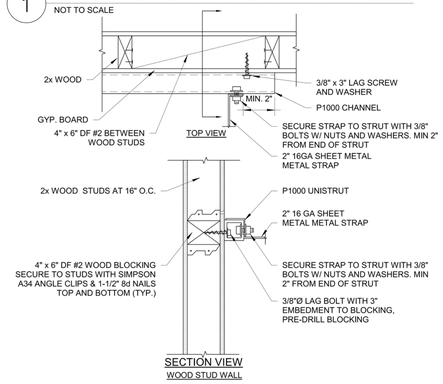
3 EXPANSION TANK DETAIL
NOT TO SCALE

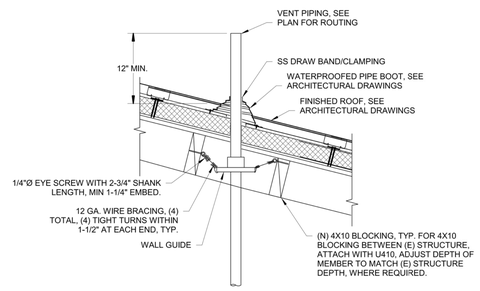


2 ELECTRIC WATER HEATER DETAIL
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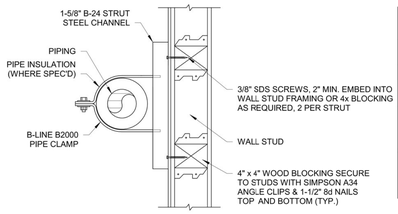


1 ELECTRIC WATER HEATER DETAIL
NOT TO SCALE



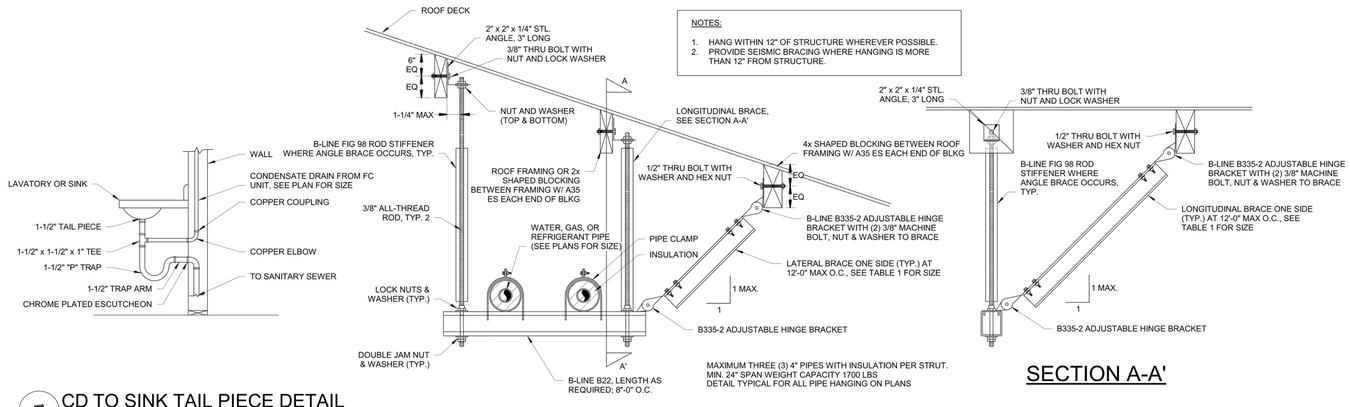


6 VENT THROUGH ROOF DETAIL
NOT TO SCALE



PIPE SUPPORT SCHEDULE		
TYPE OF PIPE	SIZE OF PIPE	HANGER SPACING
COPPER TUBE	1-1/4" SIZE AND SMALLER 1-1/2" SIZE AND LARGER	6 FT. INTERVALS 10 FT. INTERVALS
CAST IRON PIPE	ALL SIZES	MINIMUM OF 1 HANGER PER PIPE LENGTH LOCATED WITHIN 18" OF EACH JOINT (UP TO 10 FT. MAXIMUM), AT CHANGES IN DIRECTION, AND AT BRANCH CONNECTIONS

5 PIPE SUPPORT DETAIL
NOT TO SCALE



NOTES:
1. HANG WITHIN 12" OF STRUCTURE WHEREVER POSSIBLE.
2. PROVIDE SEISMIC BRACING WHERE HANGING IS MORE THAN 12" FROM STRUCTURE.

SECTION A-A'

4 SEISMIC RESTRAINT BLOCKING DETAIL
NOT TO SCALE

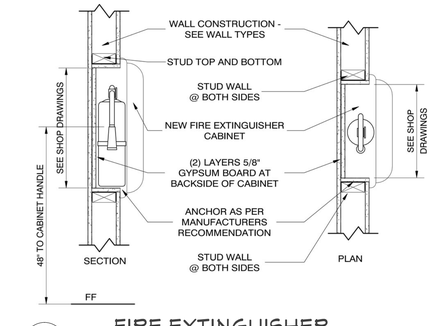
PIPE HANGER SCHEDULE				
TYPE OF PIPE	SIZE OF PIPE	HANGER SPACING	MAX TRANSVERSE SUPPORT SPACING (FT)	MAX LONGITUDINAL SUPPORT SPACING (FT)
STEEL THREADED PIPE	3/4" SIZE AND SMALLER 1" SIZE AND LARGER	10 FT. INTERVALS 12 FT. INTERVALS	12 20	24 40
COPPER TUBE	1-1/4" SIZE AND SMALLER 1-1/2" SIZE AND LARGER	6 FT. INTERVALS 10 FT. INTERVALS	20 20	40 40
PLASTIC PIPE	ALL SIZES	4 FT. INTERVALS PROVIDE SUPPORTS AT END OF ALL BRANCHES AND AT ALL CHANGES OF DIRECTION & ELEVATION.	7	14
CAST IRON PIPE	ALL SIZES	MINIMUM OF 1 HANGER PER PIPE LENGTH LOCATED WITHIN 18" OF EACH JOINT (UP TO 10 FT. MAXIMUM), AT CHANGES IN DIRECTION AND AT BRANCH CONNECTIONS	20	40

TABLE 1	
Angle (Inches)	Max. Length (Inches)
1-1/2 x 1-1/2 x 1/8	3'-0"
2 x 2 x 3/16	6'-0"
3 x 3 x 1/4	8'-0"

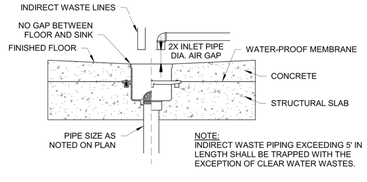
NOTE: INSTALL FLOOR DRAIN TRAP PRIMERS ON ALL FLOOR DRAINS.

8 FLOOR DRAIN TRAP PRIMER DETAIL
NOT TO SCALE

7 CD TO SINK TAIL PIECE DETAIL
NOT TO SCALE



11 FIRE EXTINGUISHER
NOT TO SCALE



10 FLOOR SINK DETAIL
NOT TO SCALE

9 PIPE HANGING DETAIL
NOT TO SCALE

Hidden Springs RV Resort
Ivins Utah 84738

Typical Details

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DATE:
8/31/2023
SCALE:
SHEET:
A9

01000 • GENERAL REQUIREMENTS

1. Mark H. Snow Associates has prepared these construction documents to communicate design intent. The drawings, general requirements, and specifications are to be used as documentation for governmental agencies having jurisdiction over the project, communications between builder, owner.- designer, developer and the community. These construction documents are intended to be guidelines and Mark H. Snow Associates is not responsible for the products specified or their application.
All engineering is provided as a courtesy and Mark H. Snow Associates is not responsible for accuracy of any engineering. It is the responsibility of the Owner to obtain Structural and or Geological consultation by respective engineers at Owner's expense, as the owner sees fit, to assure owner of the stability of structure and or site.

2. The scope of Mark H. Snow Associates services is limited to providing these construction documents that are sufficient to obtain a building permit; however, all materials and methods of construction necessary to complete the project are not necessarily described. The implementation of the construction documents requires that the Contractor (General Contractor and Subcontractors) be thoroughly knowledgeable of the applicable building codes and methods of construction. The construction documents delineate and describe only locations, dimensions, types of materials and general methods of assembling and or fastening. They are not intended to specify particular products or other methods of any specific material, product or method.

3. All work shall comply with the most stringent requirements of the latest adopted edition of the International Residential Code and all other general laws, rules, codes, ordinances and regulations of the Ivins City, Washington County and State of Utah. If the General Contractor or any Subcontractor performs any work in conflict with the above- mentioned laws, rules, codes, ordinances and regulations, the contractor in violation shall bear all costs of repair arising out of the non-conforming work.

4. The General Contractor and Subcontractors performing work upon or providing services and or materials for the work is required to purchase and maintain in force “All Risk” Builders Risk Insurance prior to commencement of the work and or furnishing labor, services, and materials. Each “All Risk” policy shall be in an amount sufficient to cover the replacement value of the work being performed and or the labor, services, and materials being supplied by the General Contractor and Subcontractors.

5. No substitutions shall be made without the Owner’s authorization. Any substitutions request shall be made in advance to avoid any delay in the projects schedule.

6. And addition, deletion, or change in the scope of the work described by the construction documents shall be by written change order only. The Owner and or General Contractor shall procure building official’s approval for any change in the work.

7. The intent of the plans and general notes is that all labor, materials, equipment, and transportation shall be included in the work for the complete execution of the project.
Mark H. Snow Associates, shall not be responsible for the means and methods of construction.

8. It is the Owner and or the General Contractor’s responsibility prior to or during construction to notify Mark H. Snow Associates, in writing of any perceived errors or omissions in the plans and general notes of which a contractor thoroughly knowledgeable with the building codes and methods of construction should reasonably be aware.

9. The General Contractor shall be responsible for coordinating the work between the different Subcontractors and requiring all Subcontractors to use the most current Building Department approved set of construction documents. The General Contractor shall arrange a pre-construction meeting to review omissions and discrepancies sufficiently in advance of construction to assure the orderly progress of the project prior to the performance of any work. All parties using these construction documents are responsible for reviewing the full content of these drawings for omissions and discrepancies prior to the start of construction.

10. The General Contractor shall compare the existing site grades to the grades shown on the plans. Any discrepancy in the elevation from the finished floor to the finished grade at the stairways and walkways shall be communicated to Mark H. Snow Associates, for review before proceeding with the work.

11. All trades shall keep the premises clean of any accumulated waste materials and rubbish caused by their work. Subcontractors shall remove all rubbish, tools, scaffolding, and surplus materials at the completion of the work. All fixtured, equipment, glazing, floors, and other surfaces shall be left clean and ready for occupancy upon completion of the project.

12. The' General Contractor and Subcontractors shall be responsible for storing the materials on the site. The materials shall be kept secure and protected from moisture, pests, and vandals. Any loss arising out of materials stored at the site shall be the responsibility of the General Contractor or Subcontractor who stored the damaged or lost materials.

13. All trash and construction debris shall be removed from the site. Ivins City Ordinance 8-12-060 ABSOLUTELY PROHIBITS the open burning of any trash and or construction debris on the project site, within: Indigo Homesites property or within the city limits of the Ivins City. No trash or construction debris shall be buried on the site.

02100•EARTHWORK

l. All work performed under this section shaft comply with recommendations contained in the soils report prepared for this site and with all compaction and geological reports subsequently issued. Contractor shall verify all grades, conditions and dimensions on Job site prior to commencing construction.

2. Excavate for all foundations and piers to shapes and depths as shown on the plans and/or details or to comply with recommendations of Soils Engineer. All foundations shalt bear upon undisturbed soil or approved engineered fill.

3. Limit of construction shall be a distance of 3'-0" maximin beyond exterior face of the structure, Contractor shall exercise extreme caution to prevent any damage to natural vegetation beyond the limit of construction.

4. Prior to placing concrete foundations, contractor shall verify building pad elevation with representative of the Indigo Architectural Control Committee.

5. **Wastewater Disposal System:** If the subject site is not connected to the Ivins City sewer system, contractor shall provide Wastewater Disposal System, including excavation and installation. Refer to Drawing W-1 for specific requirements for the Wastewater Disposal System. Application shall be made to, and approval received from Southwest Utah Department of Public Health. prior to excavation or installation of Wastewater Disposal System.

6. **Utilities:** Contractor shall provide utilities expansion from utility connections located at property line. Contractor shall verify location of all utilities prior to commencing construction. Connection fees for utilities shall be included in the cost of this work.

7. **Driveway:** Unless otherwise designated by the Owner prior to bidding, the driveway shall be 1” deep pea gravel installed over 6" gravel road base compacted to 90%.

8. **Landscaping:** All landscaping shall be installed in accordance with the "LANDSCAPING AT INDIGO" Guidelines (latest adopted edition) and Landscaping Drawings submitted to and approved by the Indigo Architectural Control Committee Landscaping Plan (including lighting and irrigation) shall be submitted and approved prior to the placing any landscaping material.

03000 · CONCRETE WORK

1. All concrete shall comply with International Residential Code, Chapter 4 and all applicable provisions of American Concrete Institute Manual, sections 301 and 318.

2. Concrete mix shall be a laboratory- designed mix as requires to develop a compressive strength of 4000 psi at 28 days.

3. Concrete material shall conform with the following:

   a. Portland Cement: ……ASTM C-150 – Type I or Type II
   b. Aggregates:……ASTM C-33

4. **Building Floor Slabs:** Refer to Foundation Plan for thickness, reinforcement and moisture protection. All interior floor slabs shall be troweled to a smooth finish. All exterior walks shall have a non-slip finish.

5. **Concrete Foundations:** Shall be placed on an undisturbed soil to a depth as shown on the drawings and shall conform with the provisions of the Soils Report. Refer to the Foundation Plan for details, depth. Sizes and reinforcement.

6. **Colored Concrete:** Where colored concrete is specified on the drawings, concrete shall contain pure color concentrates of mineral oxide pigment powders as manufactured by Davis Colors. Pigments shall be added to the concrete in the amount specified by the manufacturer to produce the color selected.

7. Pipes may pass through structural concrete in sleeves but shall not be embedded therein.

8. All reinforcing steel, anchor bolts, inserts, mesh, hold downs and other imbedded items shall be secured in place and inspected by Building Official prior to placing any concrete.

9. Wood Still attachment:

   a. Exterior walls: Typical anchor bolts shall be ½” minimum diameter, hooked bolts with 2” diameter washers, embedded minimum 7” into concrete. Bolts shall be placed a maximum 4’-0” apart, with minimum (2) bolts per piece and maximum 12” from corners and splices. Refer to Foundation Plan for special attachment (if required).

   b. Interior walls: Approved 3/8” diameter, powder-actuated fasteners with 2” cadmium washers. Fasteners shall be spaced 4’-9” apart, 6” from corners and splices. Refer to Foundation Plan for special attachment (if required).

10. Unless otherwise noted or shown on the drawings, the minimum clear distance from the reinforcement to the face of concrete shall be as follows:
    a. Slab on grade: 2” clear
    b. Formed concrete against earth: 2” clear
    c. Un- formed concrete against earth: 3” clear

04000 • MASONRY

1. Masonry work shall comply with International Residential Code, Chapter 6. Unless otherwise noted on the drawings, all masonry shall be laid in running bond.

2. All concrete block units shall be lightweight Grade "m" conforming to ASTM C-90

3. Cement mortar shall consist of one part cement to 3-1/2 sand to 1/4 lime putty. Cement mortar shall attain a minimum ultimate compressive strength of2000 PSI at 28 days.

4. All cells containing horizontal or vertical reinforcing steel, bolts or inserts shall be grouted. Where reinforcing steel, etc.- occurs in or adjacent to mort.ar joints, the cells on each side of said steel, etc. shall be grouted. where masonry wall is retaining earth or in contact with earth, such portion of the wall shall be grouted solid.

5. Cleanout openings shall be provided at bottom of all vertical grouted cells if grout lift exceeds 4'-0".
Maximum grout lift is 6’ 0".

6. Grout shall consist of 1 part cement to not more than 3 parts sand and not less than 1 part nor more than 2 parts pea gravel based on dry loose volumes. Grout shall be of fluid consistency. Approved admixtures may be added to the grout mix. Grout shall attain a minimum ultimate compressive strength of 2000PSI @ 28 day.

7. Refer to Retaining Wall Schedule on the drawings for masonry unit size foundation size and reinforcement.

05100 • REINFORCING STEEL

1. Reinforcing steel materials shall conform to the following:

a. #3 and #4 bars ASTM A 615 - Grade 40
b. #5 bars and larger ASTM A 615 - Grade 60
c. Welded wire fabric ASTM A 185
d. Tie wire 16 gauge, black annealed- ASTM A 82

2. All reinforcing bars shall be lapped at all splices as follows:

a. Bars in masonry 40 bar diameters (2'-0" minimum)
b. Bars in concrete 36 bar diameters (2'-0 minimum}

3. Splices of horizontal reinforcing bars in walls and foundations shall be staggered 4'-0" minimum. Bending of reinforcing bars shall comply with International Building Code, Chapter 19.

4. Dowels for walls and/or columns shall be of the same size and spacing as the wall and/or columns, unless- otherwise noted on the drawings.

5. Welding of reinforcing bars shall conform with AWS D12-1, using low hydrogen electrodes.

05200 • STRUCTURAL STEEL

1. Structural steel materials shall conform with the following:

   a. Structural steel shapes ASTM A-36
   b. Pipe Columns ASTM 53- Grade B
   c. Structural tubing ASTM 500- Grade B
   d. Bolts, nuts and screws ASTM A- 307

2. Fabrication of all structural steel shall comply with the International Residential Code, Chapter 4,6 & 8 and the latest adopted standards of the American Institute of Steel Construction.
3. All welding shall be performed by an approved certified welders using the shielded arc or submerged arc process using approved electrodes in conformance with ASTM 233
4. Ornamental ironwork including handrails and miscellaneous metalwork shall be furnished and installed as shown on the drawings. All exposed welds shall be ground smooth, and metal shall be left clean and prime coated.

06000 • CARPENTRY

1. All framing lumber shall comply with the provisions of the American Softwood Standard PS-20-70 and each piece shall bear a grade stamp of an approved grading agency.
2. 2. Framing lumber species may be of any International Building Code approved species unless otherwise noted.
3. Framing lumber grades: The following grades shall be the minimum acceptable grades unless otherwise noted on drawings:

ITEM	MINIMUM GRADE
a. STUDS ONLY 2” TO 4” thick, 2” to 4” wide……	Standard Grade
b. STRUCTURAL LIGHT FRAMING 2” to 4” thick, 2” to 4” wide……	#2 Douglas Fir
c. STRUCTURAL JOIST AND PLANKS 2” TO 4” wide, 6” and wider……	#2 Douglas Fir
d. BEAMS AND STRINGERS 5” and thicker and width equal to thickness plus 2” ……	#1 Douglas Fir
e. POSTS AND TIMBERS 5” x 5” and larger……	Douglas Fir

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

Hidden Springs RV Resort

Ivins Utah 84738

General Notes

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: GN1

4. All faces of framing members noted on the drawings to be "APPEARANCE GRADE" shall be sanded and all edges shall be eased or routed.

5. Refer to the drawings for all framing member sizes and spacing

6. Sheathing shall bear the grade stamp of an approved grading agency, including panel index, if applicable.

7. Sheathing grades: The following grades shall be the minimum acceptable grades unless other wise noted on the drawings.

a. **Roof Sheathing:** PS1-74, 19/32" ·(Panel lndex 40/20)L-P Inner – seal Opposed Strand Board (OSB)- Exposure l. Roof sheathing shall be nailed with 8d nails- at 6" at panel edges 12" at intermediate supports.

b. **Wall Sheathing:** PS 1-74, 7/16" (Panel Index 24/16) L-P Inner-seal Opposed Strand Board (OSB) - Exposure 1.Wall sheathing shall be nailed with 8d nails at 8" at panel edges 12" at intermediate supports.

8. Glued-Laminated wood beams shall conform with structural requirements and laminating specifications of PS 56-73 and the following:

a Glued-Laminated wood members shall be Douglas Fir-Larch, Combination "24F" with waterproof resorcinol phenol resorcinol glue. Use Combination "24F-V4"·or "24F-V5" for simply supported beams and Combination "24F-VlO" for cantilevered beams,

b. Concealed beams shall be Industrial Appearance grade and exposed beams shall be Architectural Appearance grade in conformance with standard appearances grades of American Institute of Timber Construction.

c. Plates, sills and sleepers: All foundation plates, sills and/or sleepers on a concrete slab in direct contact with earth and sills that rest on concrete or masonry foundation shall be pressure treated Douglas Fir or foundation grade Redwood, all marked or branded by an approved grading agency.

d. Wood and earth separation: No wood, except pressure treated Douglas Fir or foundation grade Redwood shall be placed nearer than 6 inches to any earth unless separated by concrete at least 3inches thick with an impervious membrane installed between the earth and the concrete.

e. Multiple studs and joists:

1. Built- up beams of multiple joists less than 12" in depth may be nailed with 16d nails at 16" o.c staggered. Built – up beams of multiple joist 12" or more in depth shall be bolted with 5/8" machine bolts at 24" staggered, in lieu of nailing.

i. Built-up beams of multiple joists1ess than 12" in depth may be nailed with l6d nails at 16" o.c , staggered·, Built-up beams of multiple joists 12" or more in depth shall be bolted with 5/8"0 machine bolts at 24", staggered, in lieu of nailing.

ii. Double 2 x 4 wood studs, when nailed with 16d nails at 16" o.c., and placed within a wall or partition, may be substituted for 4 x 4 wood posts, unless otherwise noted on the drawings.

9. Framing hardware and anchors shall be "Simpson Strong-Tie "connectors as manufactured by Simpson Strong-Tie Connector Company, Inc. or approved equal. All substitutes shall bear ICBO approval and shall match specified connector in size, thickness and fasteners. Hardware shall be galvanized or rust-inhibitive shop-painted. Size, number and location of fasteners shall be as recommended by the manufacturer.

10. Nailing schedule for wood framing shall conform with International Residential Code Table R.602.3 or as indicated on the drawings. Provide galvanized nails where nails are exposed to the weather,

11. Miscellaneous framing notes:

a. Wood posts within walls, unless otherwise noted on the drawings, shall bear a minimum 2x wood sill and shall be attached with "Strong-Tie" A-35 framing anchors- as shown on the drawings.

b. Isolated wood posts shall be attached to the floor slab or foundation with "Strong-Tie" LCB, MCB or CB framing anchors as shown on the drawings.

c. Isolated wood posts shall be attached to beams or multiple joists with "Strong-Tie" CC, ECC, BC or PC framing anchor as shown on the drawings.

d. Typical interior bearing wall framing, unless otherwise noted on the drawings, shall be 2 x 4 wood studs at 16" with double 2x top plates lapped minimum 48".Provide 1/" x 1-1/2" metal straps if plates are interrupted.

e. Typical exterior wall framing at dwelling, unless otherwise noted on the drawings,. shall be 2 x 6 wood studs at 16" with double 2x top plates lapped minimum 48" and at garage, unless otherwise noted on the drawings, shall be 2 x 4 wood studs at 16" with double 2x top plates lapped minimum 48".

f. Fireblocking and Draftstoping:

i. In combustible construction, fireblocking and draftstopping shall be installed to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barriers between floors, between a top story and a roof or attic space, and shall subdivide attic spaces, concealed roof spaces and floor-ceiling assemblies. The integrity of all fireblocking and draftstopping shall be maintained.

ii. Fireblocking shall be provided in the following locations:

(I) In concealed spaces of walls and partitions, including furred spaces, at the ceiling and floor levels and at 10-foot intervals both horizontal and vertical.

(2) At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings and cove ceilings.

(3) In openings around vents, pipes, ducts, chimneys, fireplaces and similar openings which afford a passage of fire at floor and ceiling levels, with incombustible materials.

(4) At opening between attic spaces and chimney chases for factory-built chimneys.

iii. Fireblocking construction:

(1) Except as noted in item (3)above fireblocking shall consist of 2 inches nominal lumber or two thicknesses of 1- inch nominal Lumber with broken lap joints or one thickness of 25/32-inch plywood with joints backed with by 25/32-inch plywood or one thickness of 3/4-inch type 2-M particleboard.

(2) Fireblocking may also be of gypsum board, cement asbestos board, mineral fiber, glass fiber or other approved materials securely fastened in place. Loose fill insulation material shall not be used as a Fireblocking unless specially fire tested.

(3) Walls having parallel or staggered studs shall have fireblocking of mineral or glass fiber or other approved non-rigid materials

g. Pipes occurring in partitions: Where plumbing, heating or other piping is placed within a partition or partly within a partition, necessitating the cutting of sills or plates, a metal strap not less than 1/8" thick and 1-1/2" wide shall be fastened to the sill and/or plate across and to each side of the opening with not less than 4-16d nails.

h. Cuts notches and bored holes:
i. Any exterior wall or bearing wall wood stud may be cut or notched to a depth not exceeding 25% of the stud width. Any non-bearing wall stud may be cut or notched to a depth not exceeding 40% of the stud width.

ii. Any exterior wall or bearing wall wood stud may be bored with a hole not exceeding 40% of the width of the stud. Any non-bearing wall stud may be bored with a hole not exceeding 60% of the width of the stud. In no case shall the bored hole be nearer than 5/8"to the edge of the stud and bored holes shall not be located in the same section of stud as a cut or a notch.

iii. Notches on the ends of joists shall not exceed 25% of the joist depth. Notches in the top or bottom of the joists shall not exceed l/6 the depth of the joist and shall not be located in the middle 1/3 of the span. Holes bored in joists shall not be within 2"of the top or bottom of the joist and the diameter shall not exceed 33% of the depth of the joist.

1. Joist and Rafter Blocking:

i. Floor Joists shall be supported laterally at the ends and at each support by solid blocking, except where the ends of the of the joists are nailed to a header, band or rim joist or to an adjoining stud.

ii. Rafters and ceiling joists more than 8" in depth shall be supported laterally at the ends and at each support by solid blocking, except where the ends of the of the joists are nailed to a header, band or rim joist or to an adjoining stud:

iii. Solid blocking. shall be 2" nominal thickness and full depth of the joist or rafter.

j. Framing around openings: When the span of the header exceeds 4 feet, trimmer and header Joists around an opening shall be doubled, or of lumber of equivalent cross-sectional area. The ends of header joists exceeding 6 feet shall be supported by framing anchors or joist hangers unless bearing a beam, partition or wall. Tail joists exceeding 12 feet shall be supported at the header by framing anchors, joist hangers or on ledger strips not less than nominal 2" x 2".

k. Flush framing: Joists or rafters flush-framed into the side of a wood beam, girder or partition shall be supported by framing anchors, joist hangers or on ledger strips not less than nominal 2" x 2".

l Supporting bearing. partitions: Bearing partitions perpendicular to joists shall not be offset from the supporting girders, walls or partitions more than joist depth. Joists under and parallel to bearing partitions shall be doubled.

07100F -BUILDING INSULATION

1. Provide thermal insulation as follows:

a. Exterior walls at dwelling and interior walls between conditioned and non-conditioned shall be insulated with fiberglass batts with an R rating for material only of R-19. Roofs shall be insulated with fiberglass batts with an R rating for material only of R- 38.

b. Exterior walls at garage, unless otherwise noted on the drawings, shall be insulated with fiberglass batts with an R rating for material only of R-11. Roofs shall be insulated with fiberglass batts with an R rating for material only of R-19.

c. Provide thermal barrier film on underside of roof sheathing.

2. Sound insulation:

a. Provide 4" fiberglass batt sound insulation at walls where indicated on the drawings.

07200 - ROOFING

1. Roofing shall be Ethylene Propylene Diene Monomer (EPDM), Elastomeric Roof Coating or a Polyurethane Coating System as selected by the contractor and approved by the Owner. Membrane roofing and neoprene flashing shall be instal1ed over properly prepared substrata in strict conformance with manufacturer's primed specifications.

2. The horizontal roofing surface color shall be black EPDM, the exterior wall color or the color "Quest". The interior side of parapets and vertical surfaces shall be exterior wall color.

07300 • FLASHING AND COUNTER-FLASHING

1. Exterior openings exposed to the weather shall be flashed in such a manner as to make them waterproof.

2. Apply one layer Grace Ice and Water Shield® (W, R. Grace & Company · Construction Products Division) roofing underlayment directly to framing OSB sheathing and/or plywood (under lath and over foam insulation); at all window heads, jambs and sills; parapets and other horizontal surfaces exposed to the weather (excluding roof membrane). Refer to drawings for additional details.

3. Prime coat concrete and masonry that is to receive Bituthene Ice and Water Shield with Bituthene Primer P-3000.

4. Provide minimum 6" wide reinforced waterproof paper (Sisal-kraft, or approved equal) around all exterior wall openings (doors, windows, etc.). Install in shingle fashion from head to sill.

07400 -DAMPPROOFING

1. Provide one coat of "Pacific Polymer" Elastomeric Foundation Coat to all concrete and masonry wall below grade and adjacent to habitable areas. Install coating in strict conformance with manufacturer's printed specifications. Apply coating in sufficient amount to cover all voids. Provide protection or membrane as recommended by the manufacturer of the coating.

07500 - JOINT SEALERS

1. Exterior Sealant: Chemically curing, elastomeric sealant of base polymer complying with ASTM C-920 and as follows: One part urethane sealant Type S, Grade NS, Class 25 and for uses T,NT,G,A & O.

2. Interior Sealant: Silicone, permanently flexible and non-bleeding. Caulking around doors and windows shall be clear. Caulking around tubs, water closet bases and sinks shall be white or color to match fixture (if available).

3. Sealant Backer Rod: Non-absorptive closed cell, (or jacketed open cell), compressible flexible foam plastic or rubber rod-stock which is compatible with sealant. Insert in joints that are deeper than joint width.

07600 · ROOF ACCESSORIES

1. Skylights: Provide bronze anodized aluminum framed flat glass skylights as manufactured by Velux Manufacturing Company, or approved equal, where shown on the drawings. Provide 1" insulated glazing with 1/8" tempered top panel and 7/32" laminated glass in bottom panel. Refer to drawings for size and/or details. Provide cricket at up-slope edge of skylight to provide proper roof drainage.

08100- DOORS

1. Exterior Doors:

a. **Exterior Patio Doors**: Shall as manufactured by Pella Corporation or as selected by Owner or as selected by the Contractor and approved by the Owner, in configurations indicated on the drawings:

i. Hardware: Provide 4 adjustable 4" template steel hinges on each swinging panel and a high security multi-point mortise latch locking system with a quick release unlocking mechanism.. Normal latching shall occur at three points.

ii. Glazing: Glass units shall be-double-lite tempered sealed insulating-glass, of 3/4" overall thickness. One internal surface of the insulating glass shall be coated with a Low-E coating.

iii. Screens: Provide sliding screens made from extra heavy duty aluminum extrusions, joined at the comers with die-cast comer keys. Provide ball bearing roller at each comer built into the corner key. Finish shall be prime painted.

b. **Metal Exterior Doors** (excluding glass patio doors): 1-3/4" thick, flush 24-gauge steel cladding over polystyrene core, prime coated with wood frame and metal threshold.

c. **Wood Entry Door:** Provide allowance for entry door, size as indicated on the drawings. Allowance shall include door, finishing, hinges, locksets, threshold, and installation.

d. **Wood Interior Doors:** Provide 1-3/4" thick solid core wood doors, unless otherwise noted on the drawings.

i: Provide "Emtek" lever locksets and latchsets, with oiled bronze finish unless otherwise noted on the drawings or selected by the Owner

ii. Provide 2 pair hinges at all 8'-0" high doors.

e. **Overhead Garage Doors:** Flush four-panel, metal sectional, overhead insulated door. Prime coated. Provide lift-Master Formula 1Whisper Drive operator with ½ HP motor and (1) three-button (door, light & security} wall switch and (2} remote controls.

f. **Weather stripping:** provide neoprene bulb-type weather stripping at head jambs and sill of all doors between conditioned and non-conditioned spaces.

08200 -WINDOWS

1. **If Aluminum Windows are specified on the drawings, the following specification shall apply:**

a. **Horizontal Sliding:** Series 1120 thermally improved (thermal break)·horizontal sliding windows with AA-C21/24 Class III Bronze finish, as manufactured by Milgard Manufacturing Company, or approved equal, where shown on the drawings.

i. Screens: Aluminum frames (baked polyester finish) with gray fiberglass mesh.

ii. Glazing: Double-lite sealed insulating glass, of 3/4" overall thickness. One internal surface of the insulating glass shall be coated with a Low-E coating. Refer to plan for tempered glass locations.

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK

NUMBER	DATE	REVISED BY	DESCRIPTION

REVISION TABLE

Hidden Springs RV Resort

Ivins Utah 84738

General Notes

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6400 F (888) 777-4346 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: GN2

b. **Casement /Awning/Picture:** Series 920 thermally improved (thermal-break) casement/ awning/picture windows with AA-C21/24 Class III Bronze finish, as manufactured by Milgard Manufacturing Company, or approved equal, where shown on the drawings.

i. Screens: Aluminum frames (baked polyester finish) with gray fiberglass-mesh.
ii Glazing: Double-lite sealed insulating glass, of 1"overall thickness. One internal surface of the insulating glass shall be coated with a Low-E coating. Refer to plan for tempered glass locations.

c. **Single-Hung:** Series 1520 thermally improved (thermal-break) casement/awning/picture windows with AA-C21/24 Class Ill Bronze finish, as manufactured by Milgard Manufacturing Company, or approved equal, where shown on the drawings.

i. Screens: Aluminum frames (baked polyester finish) with gray fiberglass mesh.
ii. Glazing: Double-lite sealed insulating glass, of 3/4" overall thickness. One internal surface of.the insulating glass shall be coated with a Low-E coating. Refer to plan for tempered glass locations.

2. **If Clad Wood Windows are specified on the drawings, the following specification shall apply:**
a. **Casement/Awning/Picture:** Shall be Marvin "Integrity" Wood -Ultrex Series with Fiberglas exteriors and wood interiors.

i Screens: Aluminum frames (baked polyester finish) with gray fiberglass mesh.
ii. Glazing: Double-lite sealed insulating glass, of 3/4" overall thickness. One internal surface of the insulating glass shall be coated with a Low-E coating. Refer to plan-for tempered glass locations.

3. **Aluminum Clad Wood Swinging Patio Doors:** Where aluminum clad wood windows are specified for a project, provide the following in lieu -of exterior patio doors specified in Section 08100-1-a above:

a. **Casement/Awning/Picture:** Shall be Marvin "Integrity" Wood-Ultrex Series with fiberglass exteriors and wood interiors.

i. Screens: Rolling extruded aluminum frames (bronze) with gray fiberglass mesh.
ii. Glazing: Double-lite sealed insulating glass, 3/4"overall thickness. One internal surface of the insulating glass shall be coated with a Low-E coating. Provide tempered glass in all door panels.

09100 • LATH & PLASTER

1. Lathing and Plastering materials and their application shall comply with manufacturer's specifications and details and ail applicable sections of the International Residential Building Code.

2. Install Portland Cement-exterior plaster over OSB sheathing, No. 15 Building Paper, 1" molded expanded polystyrene insulation and approved G.I. diamond-mesh stucco netting.

3. Exterior plaster finish coat material shall be "Senergy" acrylic finish or approved equal. Color shall be as approved by the Kayenta Architectural Control Committee.

09200 • GYPSUM WALLBOARD

1. Typical gypsum wallboard: Standard 5/8" conforming to ASTM C-840

2. Water resistant wallboard (green board): 5/8" water resistant gypsum wallboard conforming to ASTM C-630. Do not install water resistant gypsum wallboard at ceilings.

3. Trim accessories shall be manufacturer's standard metal trim accessories. All outside comers at walls, ceilings, door and window openings shall square. If rounded edges are preferred, at wall and ceiling outside comers use Bead-X 1-1/2" radius bull-nose or approved equal. At rounded doors and windows use Bead-X 3/4"'radius bull-nose or approved equal.

4. Joint tape and joint compound shall conform to ASTM C-475 as recommended by wallboard manufacturer. Provide water resistant accessories for use with water resistant wallboard.

5. Drywall installation shall conform with manufacturer's specifications. Apply compound at accessory flanges, penetrations, fastener heads and surface defects.

6. Drywall finish at all walls and ceilings, unless specified on the drawings to be a smooth finish, shall be a light troweled, roller texture finish (Kayenta Finish), unless otherwise noted.

09700 • PAINTING

1. Interior Gypsum Wallboard:

a. lst Coat: Acrylic sealer
b. 2nd Coat: Custom quality eggshell enamel
c. 3rd Coat: Custom quality eggshell enamel

2. Interior painted wood, including casing, baseboard and shelves:

a. lst Coat: Enamel undercoat
b. 2nd Coat: Custom quality eggshell enamel
c. 3rd Coat: Custom quality eggshell enamel
(Gloss enamel at shelves in Closets)

3. Interior natural finished wood:

a. All architectural woodwork specified to be stained: 3 coats lacquer
b. Exposed and Appearance beams: 3 coats flat lacquer (if applicable)
c. Wood doors: 3 coats satin lacquer (if applicable).

4. Exterior trim:

a. Garage door and all exterior metal doors: Kwal-Howells exterior enamel. Color shall be one shade darker than Exterior Plaster Color.

b. Wood shade covers and Trellis: Kwal-Howells Semi-Transparent stain cut 40% with Kwal-Howells Clear mending formula. Spray on, brush out.

014000 SWIMMINNG POOL ENCLOSURE

FROM THE IVINS CITY PLANNING AND ZONING ORDINANCE:

5. All swimming pools or other artificially created pools more than 18" deep, shall be surrounded by a protective fence

a. Fence shall not be less than 4'6" high for pools situated on property which is used primarily as a single-family dwelling, and shall be at least 6'-0-" high for pools located on property which has its primary use, the pool itself.

b. Fence may be constructed of wood, chain-link, or masonry. Exterior shall be smooth (free of projections which would aid climbing) and shall have no opening which exceeds 4" in horizontal dimension. Other materials may be found to be satisfactory, providing they meet the above principles of discouraging unauthorized access. However, all such materials will require approval of the Planning, and Zoning-Commission.

c. Gates shall be constructed of approved materials, shall be self-closing, self-latching and not over four feet wide. Latching hardware shall be installed at a height of not less than 52". Double gates are not permitted except upon specific approval of the Commission. (Note that double gates which require one leaf be made fixed so as to engage the latching device of the other leaf, are obviously unsafe and will not be approved.)

d. Space adjacent to exterior of the fence, which falls within the area described by a radius equal in length to the height of the enclosure, and centered at the top of the fence, must be kept clear of all natural or man-made objects which could be used to gain access into the enclosure. For the special case where it is desired by the owner that, to avoid two separate fences, the swimming pool be erected along the boundary of the owner's property, said fence will need to be a minimum six feet in height, with all of the required gates, hardware and locks.

e. Outdoor Jacuzzi tubs or other similar small pools may be protected by a solid locking cover in lieu of the fence, or the requirements for the above shall be observed.

f. Indoor pools shall not require the above, provided that their access is restricted by their surrounding structure in a manner which is at least as secure as provided above for outdoor pools.

15000 • MECHANICAL WORK - HVAC

1. **HVAC EQUIPMENT.**

   a. Gas- fired Forced Air Units shall have a minimum efficiency rating of 90% and shall be vented through the roof using approved PVC vent material.

   b. Remote Air Conditioning condenser units shall have a minimum SEER of 16 and shall be installed on concrete pad.

15000- MECHANICAL WORK- PLUMBING

1. **PLUMBING**

a. Refer to drawings for Plumbing Fixture specifications

b. Gas-fired Water Heaters shall have a minimum efficiency rating of 90% and shall be vented through the roof using approved PVC vent material.

16000- ELECTRICAL WORK

1. **VERIFY LOCATION OF ALL SWITCHES, LIGHTS AND RECEPTACLES WITH OWNER AT TIME OF ELECTRICAL WALK-THRU AND PRIOR TO INSTALLATION**

2. Recessed light fixtures shall be "Halo" by Cooper Lighting, unless otherwise noted on the Electrical Drawings.

3. Receptacles and Switches shall be "Decora" style as noted on the Electrical Drawings, color as selected by the Owner.

4. Receptacle outlets shall be provided so that no point along the floor line of an unbroken wall 2 or more feet in length is more than 6 feet from an outlet within that wall space.

5. Receptacle outlets shall be provided at each kitchen counter space wider than 12 inches and shall installed so that no point along the wall line is more than two feet from an outlet. All kitchen receptacles shall GFCI.protected.

6. Provide one GFCI protected receptacle accessible at ground level at the front and rear of the dwelling. Wiring for this outlet shall not be taken from small appliance circuit.

7. Islands and peninsular counters 12 inches or wider shall have at least one GFCI protected receptacle.

8. A GFCI protected receptacle shall be provided adjacent to the lavatory in each bathroom. Bathroom receptacles shall be supplied by at least one 20 amp branch circuit and this circuit shall supply no other receptacles.

9. All garage receptacles shall be GFCI protected and shall be located a minimum 42 inches above the floor.

10. Receptacle boxes.in wails between house and garage shall be metal or u/I approved fire resistive plastic. Outlet boxes in ceiling of garage shall be metal or rated "approved" for ceiling use.

11. Outlet boxes for ceiling fans shall be type that is approved for ceiling fan installation.

12. Approved smoke detectors shall be provided in each room used for sleeping purposes and at a point centrally located in the hallway or area giving access to each sleeping area. Smoke detectors shall receive their primary power for the building wiring and shall be provided with battery back. Smoke detectors shall be interlinked so that any alarm will be emitted simultaneously at all smoke detectors.

13. Incandescent light fixtures installed in closets shall maintain minimum 12 inches clearance between the fixture and nearest point of storage

14. Provide arc-fault protected circuits and all sleeping and living areas per National Electrical Code.

15. Exhaust fans shall be provided with roof caps, backdraft dampers and bird screens.

GENERAL NOTES:

ELECTRICAL NOTES:

1. Provide hard-wired interconnected smoke detectors equipped with battery backup. Show the location of installed detector at each hall / area next to the new bedroom (CRC R314).

2. Provide and show on plan locations of approved carbon monoxide alarms shall be interconnected in such a manner that the activation of one alarm will active all of the alarms in the individual unit. [CRC R315.5]

3. Provide high efficiency recessed lighting and vacancy sensor in the bathroom.

4. Identify location of heat registers on plan. Confirm ductwork is less than 40 lineal feet per energy forms.

5. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms/areas shall be provided with arc-fault circuit-interrupter protection (CEC 210.12).

6. All outlets to be tamper resistant outlets for all 125 volt, 15 and 20 amp receptacles for all areas of single family home (including those installed on the exterior) (CEC 406.11 & 210.52).

7. Earthquake-actuated gas shutoff valves designed to automatically shut off the gas at the location of the valve in the event of a seismic disturbance and certified by the Stated Architect as conforming to California Code of Regulations, Title 24, Part 12, Chapter 12-16-1, shall be installed in all new buildings and in existing buildings that undergo alterations or additions that exceed $10,000. Specify requirement on plans.

8. Comply with CEC 220 provide electrical load calculations for the existing house plus addition (or if SADU project, then calculate for SADU alone and for both the main residence

9. All lighting shall be high-efficacy luminaries in accordance with Table 150.0-A. [CEnC 150.0(k)A
New outdoor lightings shall be high-efficacy that is controlled by an ON and OFF switch in addition to one of the following per CA Energy Code sec. 150.0(k)3A:
a. Photocell and motion sensor
b. Photocell and automatic time switch control
c. Astronomical time clock control

10. One 120-volt, 20-ampere branch circuit shall be provided to supply a bathroom receptacle outlet(s). Such circuits shall have no other outlets. [CEC 210.11]

11. Two or more 20-amp small-appliance branch circuits shall be provided at the kitchen. [CEC 210.11(C)(1)]

12. Bathroom and exterior lights shall be suitable for damp and wet locations. [CEC 410.10]

MECHANICAL NOTES:

1. bathroom exhaust duct shall terminate outside the building and shall be equipped with backdraft damper. [CMC 504.1]

PLUMBING NOTES:

1. All plumbing work shall comply with CGBSC 4.303.1 as follows:
a. Water closets not to exceed 1.28 gpf,
b. Single showerhead not to exceed 1.8 gpm at 80 psi, certified U.S EPA WaterSense
c. Faucets not to exceed 1.2 gpm at 60 psi; minimum flow rate of a residential lavatory faucet shall not be less than 0.8 gpm at 20 psi.

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REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

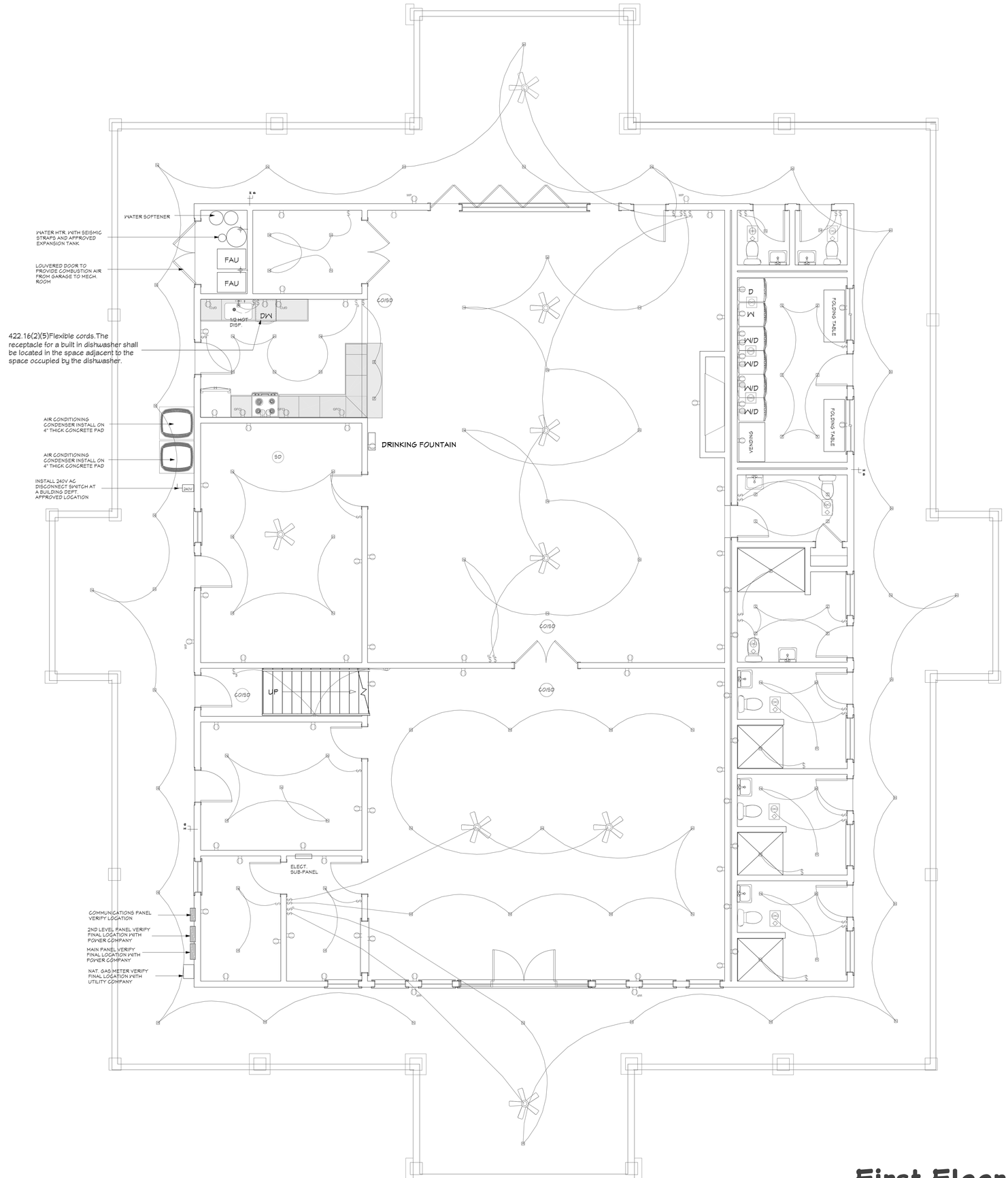
Hidden Springs RV Resort

Ivins Utah 84738

General Notes

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DATE:
8/31/2023
SCALE:
SHEET:
GN3



ELECTRICAL LEGEND:

- 110-V DUPLEX OUTLET
- 110-V GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 110-V OUTDOOR GFIC (GROUND FAULT INTERRUPTER WEATHER PROOF DUPLEX OUTLET
- 110-V FLOOR (OR CEILING) DUPLEX OUTLET W/ COVER
- 220-V OUTLET
- 220-V THREE PHASE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- OUTDOOR WEATHER PROOF SWITCH
- WIRE CONNECTION
- CEILING OR WALL LIGHT
- R / F — RECESSED LIGHT FIXTURE; DESIGNATES FLOURESCENT
- R SL — DESIGNATES SOLID LENSE (MOISTURE AREAS)
- DUAL SPOT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- UNDER CABINET FLUORESCENT LIGHT FIXTURE
- CEILING FAN WITH LIGHT FIXTURE
- EXHAUST FAN
- COMBINATION EXHAUST FAN AND LIGHT FIXTURE
- SD — SMOKE DETECTOR (HARD WIRED 110V FOR NEW INSTALLATION AND BATTERY FOR RETRO-FIT)
- CO — SMOKE / CARBON MONOXIDE DETECTOR (SEE LOCATION ON SHEET ME-1 FOR EXACT LOCATIONS)
- WALL MOUNTED SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE JACK
- THERMOSTAT
- FUEL GAS
- HOSE BIB w/ NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- KEY VALVE
- KEY VALVE
- HEAT REGISTER (FLOOR AND CEILING)
- HEAT REGISTER @ TOE KICK
- C — CABLE JACK
- D — DOORBELL BUZZER
- C6 — CAT 6 CONVENIENCE OUTLET W/ HDMI & ETHERNET
- EV — ELECTRIC VEHICLE CHARGING STATION (OWNER SPECIFIED)

1. Provide hard-wired interconnected smoke detectors equipped with battery backup. Install detector at each hall next to the bedrooms.

2. Provide an approved carbon monoxide alarm at hallway adjacent to the new bedroom.

3. Provide high efficiency recessed lighting and vacancy sensor in all bathroom.

4. All 120-volt, single phase, 15- and 20-ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms/areas shall be provided with arc-fault circuit-interrupter protection.

5. All outlets to be tamper resistant outlets for all 125 volt, 15 and 20 amp receptacles for all areas of single family home (including those installed on the exterior).

6. Verify location of all lights, switches, and receptacles with owner at time of electrical walk-thru and prior to installation.

7. All exterior lighting shall be down lighting, fully shielded and hooded so that no light source is visible.

8. All electrical switches are to be motion sensor activated

NOTE:
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First Floor MEP Plan 1/4" = 1'-0"

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CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

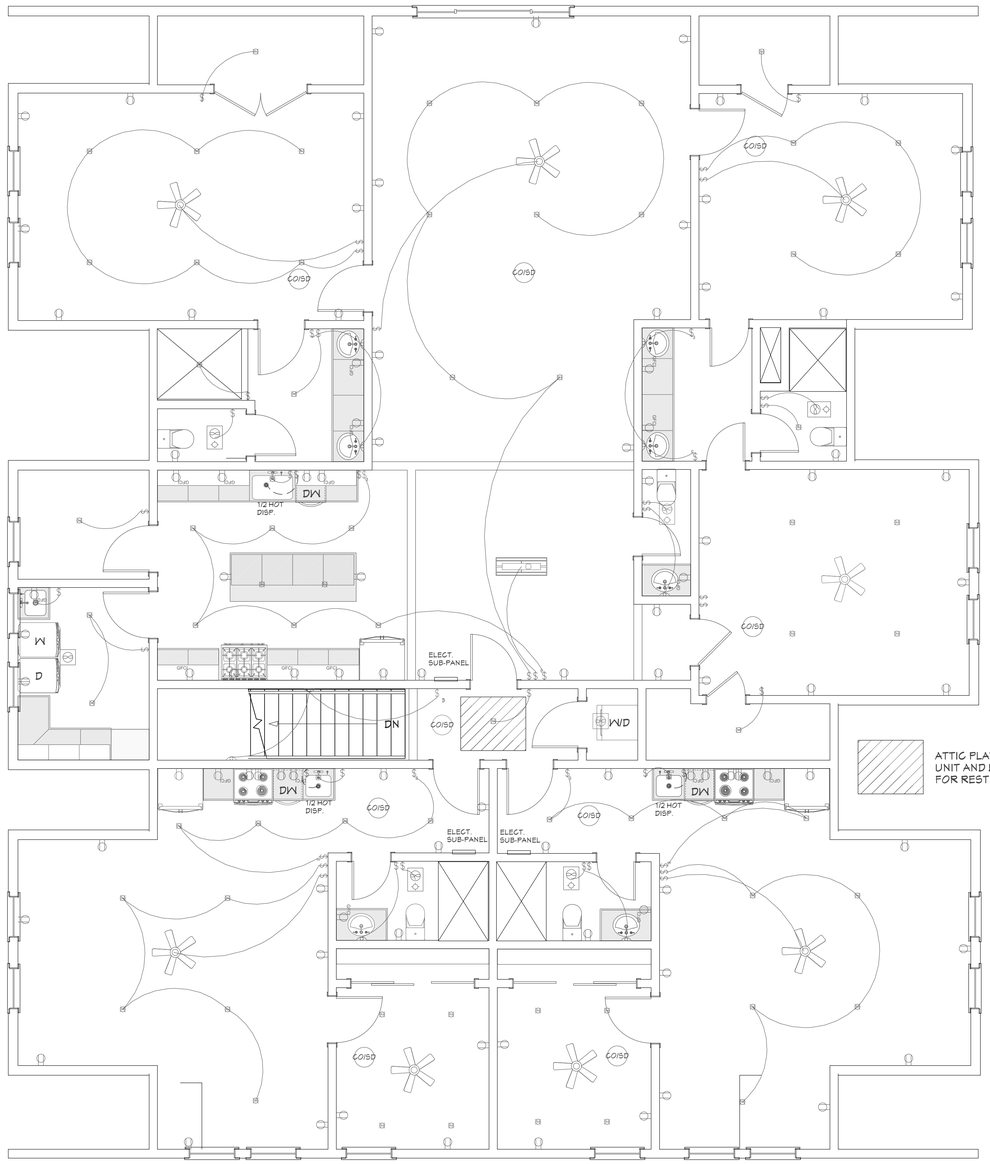
Hidden Springs RV Resort

Ivins Utah 84738

MEP 1ST FLOOR PLAN

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 215-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE:
8/31/2023
SCALE:
SHEET:
MEP1



NOTE: ALL (3) DISHWASHERS ARE TO COMPLY WITH 422.16(2) (5) 422.16(2)(5)Flexible cords.The receptacle for a built in dishwasher shall be located in the space adjacent to the space occupied by the dishwasher.

NOTE: ALL (3) EXHAUST HOODS SHALL COMPLY WITH SECTION 1503.4 Section 1503.4Exhaust hood systems capable of exhausting in excess of 400 cubic feet per minute shall be provided with make up air.

ELECTRICAL LEGEND:

- 110-V DUPLEX OUTLET
- 110-V GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 110-V OUTDOOR GFIC (GROUND FAULT INTERRUPTER WEATHER PROOF DUPLEX OUTLET
- 110-V FLOOR (OR CEILING) DUPLEX OUTLET W/ COVER
- 220-V OUTLET
- 220-V THREE PHASE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- OUTDOOR WEATHER PROOF SWITCH
- WIRE CONNECTION
- CEILING OR WALL LIGHT
- RECESSED LIGHT FIXTURE
  - F DESIGNATES FLOURESCENT
  - SL DESIGNATES SOLID LENSE (MOISTURE AREAS)
- DUAL SPOT LIGHT FIXTURE
- FLUORESCENT LIGHT FIXTURE
- UNDER CABINET FLUORESCENT LIGHT FIXTURE
- CEILING FAN WITH LIGHT FIXTURE
- EXHAUST FAN
- COMBINATION EXHAUST FAN AND LIGHT FIXTURE
- SMOKE DETECTOR (HARD WIRED 110V FOR NEW INSTALLATION AND BATTERY FOR RETRO-FIT)
- SMOKE / CARBON MONOXIDE DETECTOR (SEE LOCATION ON SHEET ME-1 FOR EXACT LOCATIONS)
- WALL MOUNTED SMOKE / CARBON MONOXIDE DETECTOR
- TELEPHONE JACK
- THERMOSTAT
- FUEL GAS
- HOSE BIB w/ NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- KEY VALVE
- KEY VALVE
- HEAT REGISTER (FLOOR AND CEILING)
- HEAT REGISTER @ TOE KICK
- C CABLE JACK
- D DOORBELL BUZZER
- CAT 6 CONVENIENCE OUTLET W/ HDMI & ETHERNET
- EV ELECTRIC VEHICLE CHARGING STATION (OWNER SPECIFIED)

1. Provide hard-wired interconnected smoke detectors equipped with battery backup. Install detector at each hall next to the bedrooms.

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8. All electrical switches are to be motion sensor activated

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Second Floor MEP Plan 1/4" = 1'-0"

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REVISION TABLE

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Hidden Springs RV Resort

Ivins Utah 84738

MEP 2ND FLOOR PLAN

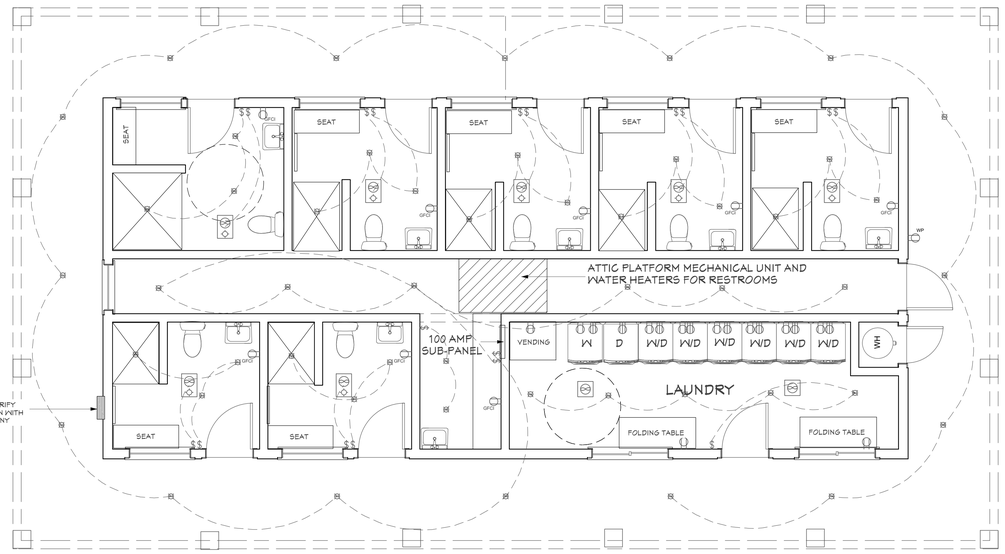
Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-9348 mark@mhsnowassoc.com

DATE: 8/31/2023

SCALE:

SHEET: MEP2

REAR



LEFT

RIGHT

FRONT

Detached Laundry MEP Plan 1/4" = 1'-0"

ELECTRICAL LEGEND:

- 110-V DUPLEX OUTLET
- 110-V GROUND FAULT INTERRUPTER DUPLEX OUTLET
- 110-V OUTDOOR GFIC (GROUND FAULT INTERRUPTER WEATHER PROOF DUPLEX OUTLET
- 110-V FLOOR (OR CEILING) DUPLEX OUTLET W/ COVER
- 220-V OUTLET
- 220-V THREE PHASE OUTLET
- SINGLE POLE SWITCH
- THREE WAY SWITCH
- DIMMER SWITCH
- OUTDOOR WEATHER PROOF SWITCH
- WIRE CONNECTION
- CEILING OR WALL LIGHT
- R RECESSED LIGHT FIXTURE
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- TELEPHONE JACK
- THERMOSTAT
- FUEL GAS
- HOSE BIB w/ NON-REMOVABLE BACKFLOW PREVENTION DEVICE
- KEY VALVE
- KEY VALVE
- HEAT REGISTER (FLOOR AND CEILING)
- HEAT REGISTER @ TOE KICK
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Hidden Springs RV Resort

Ivins Utah 84738

MEP DETACHED LAUNDRY BLDG.

Mark H. Snow & ASSOCIATES
333 Potrero Avenue San Francisco CA. 94103
P (435) 275-6900 F (888) 777-4348 mark@mhsnowassoc.com

DATE:
8/31/2023
SCALE:
SHEET:
MEP3