INTERIOR TENANT FINISH FOR:

OMEGA POOLS

41516 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

VINCENT DESIGN GROUP INC. - AOR

401 EAST 1700 SOUTH
MILLCREEK CITY, UTAH
(801) 484-2046

DRAWING INDEX

0001	NUMBER	TITLE	REV. DATE
0002	T-1.00	TITLE SHEET AND CODE ANALYSIS	
0003	T-1.10	ANSI 117.1-17 DETAILS AND MOUNTING HEIGHTS	
0004	A-1.00	FLOOR PLANS	
0005	A-1.10	CEILING PLAN	
0006	A-2.00	DETAILS AND COMPLIANCE FORMS	
0007	A-2.10	SCHEDULES ELEVATIONS AND DETAILS	
0008	A-3.00	PLUMBING PLANS AND SCHEDULE	
0009	A-3.10	PLUMBING DETAILS AND DIAGRAMS	
0010	A-3.10	PLUMBING DETAILS AND DIAGRAMS	
0011	A-4.00	ELECTRICAL PLAN AND PANEL SCHEDULE	
0012	S-1.00	STRUCTURAL PLAN AND DETAILS	
0013	S-2.00	STRUCTURAL NOTES	

LEGEND & SYMBOLS

ACOUST.	ACOUSTIC	SPEC.	SPECIFICATION
	ADJUSTABLE	STL.	STEEL
	ALUMINUM	TJI.	TRUSS JOIST
CER.TILE	CERAMIC TILE	REQ.	REQUIRED
	CONCRETE	W.C.	WATER CLOSET
	CONTINUOUS	U.N.O.	UNLESS NOTED OTHERWISE
	DETAIL		
	ELEVATION		
EXIST/EX.	EXISTING		
	EXPANSION		
	FLOOR	P/L	PROPERTY LINE
	FLOOR DRAIN	FGE.	FINISH GRADE ELEVATION
	GALVANIZED	TBC.	TOP OF CURB ELEVATION
	GAUGE	TCE.	TOP OF CONCRETE ELEVATION
GYP. BD.	GYPSUM BOARD	FFE.	FINISH FLOOR ELEVATION
INSUL.	INSULATION	—G—	GAS LINE
	MAXIMUM	—SS—	SANITARY SEWER LINE
	MINIMUM	—W—	WATER LINE
	METAL	—T—	TELEPHONE LINE
N. I. C.	NOT IN CONTRACT	—P—	POWER LINE
	OPENING		
	REINFORCED		
	SHEET		
	ON CENTER		

WOOD FRAMED WALLS
CONCRETE
ACOUSTIC TILE
GYPSUM BOARD
MASONRY / EXISTING WALLS
RIGID INSULATION
WOOD DIMENSIONAL LUMBER

WINDOW NUMBERS
DOOR NUMBERS
DETAIL NUMBER / SHEET NUMBER — DETAIL
SECTION LETTER / SHEET NUMBER — SECTION OR ELEVATION

CODE ANALYSIS:

PROJECT DESCRIPTION:
INTERIOR FINISH FOR NEW OFFICE LIVE SPACE. WORK TO INCLUDE:
INTERIOR FINISH
BUILDING OF MEZZANINE
FINISH FOR RESIDENCE ON SECOND FLOOR TO BE <1000SF
WORK SHOP SPACE
NEW ELECTRICAL AND MECHANICAL SYSTEMS FOR SPACE
NEW PLUMBING

EXISTING BUILDING INFORMATION
BUILDING TYPE: VB
BUILDING USE: B/R4
SPACE SF:
MAIN FLOOR: 1605 SF
MEZZANINE: 621 SF
SECOND FLOOR: 1568 SF
TOTAL SF: 3791 SF (TOO LARGE FOR LIVE WORK)

THIS REMODEL
SPACE USE: B/R/S1
ADJACENT USE: B - 1 HOUR SEPARATION REQUIRED FROM RES TO B/S1
FIRE PROTECTION: SPRINKLED, PROTECTED STAIR - 1 HOUR

OCCUPANCY CALCULATIONS:
USE BUSINESS
OCCUPANCY -
WORK SHOP (B): $\frac{1605}{150}$ = 10.7 OCCS
STORAGE (S1): $\frac{621}{300}$ = 2 OCCS
RESIDENCE $\frac{998}{200}$ = 5 OCCS
OFFICE (B) $\frac{570}{150}$ = 3.8 OCCS
TOAL OCCS: 21.5 OCCS - USE 22 OCCS

EXITS REQUIRED -	1	
EXITS SHOWN	1	OK
MAX EXIT DIST.	(B) 100' = COMMON PATH (R4) 125' = COMMON PATH	
MAX EXIT SHOWN:	75'	OK
MAX COMMON PATH SHOWN:	75'	OK
EXIT WIDTH MIN:	36"	
EXIT WIDTH SHOWN:	36"	OK

PLUMBING REQ:

WC: OCC<25 1 REQ -	1SHOWN	OK
LAVS OCC<25 2 REQ -	1 SHOWN	OK
MOP SINK - OCC>15	1 REQ (BUILDING AMENITY)	OK
DRINKING FOUNTAINS - OCC<15 (B)	NOT REQ	OK

RESIDENCE:

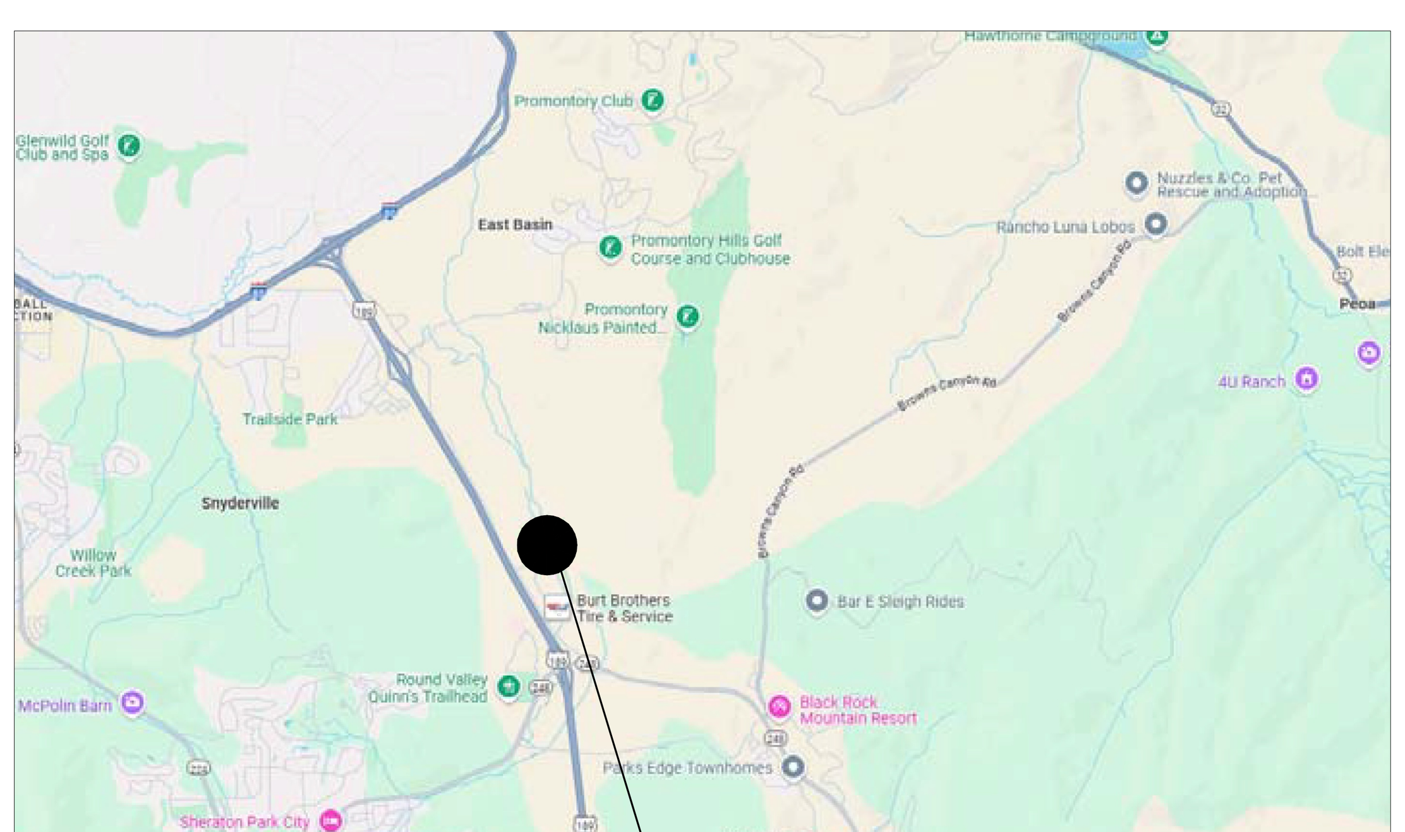
WC 1 REQUIRED	2 SHOWN	OK
TUB 1 REQUIRED	2 SHOWN	OK

APPLICABLE CODES

	Year		Year
International Building Code	2021	National Electrical Code	2020
International Mechanical Code	2021		
International Fuel Gas Code	2021	Uniform Code for Building Conservation	N/A
International Plumbing Code	2021		
International Fire Code	2021	ANSI Guidelines	ICC A117.1-17
International Energy Conservation Code	2021	IEBC	2021

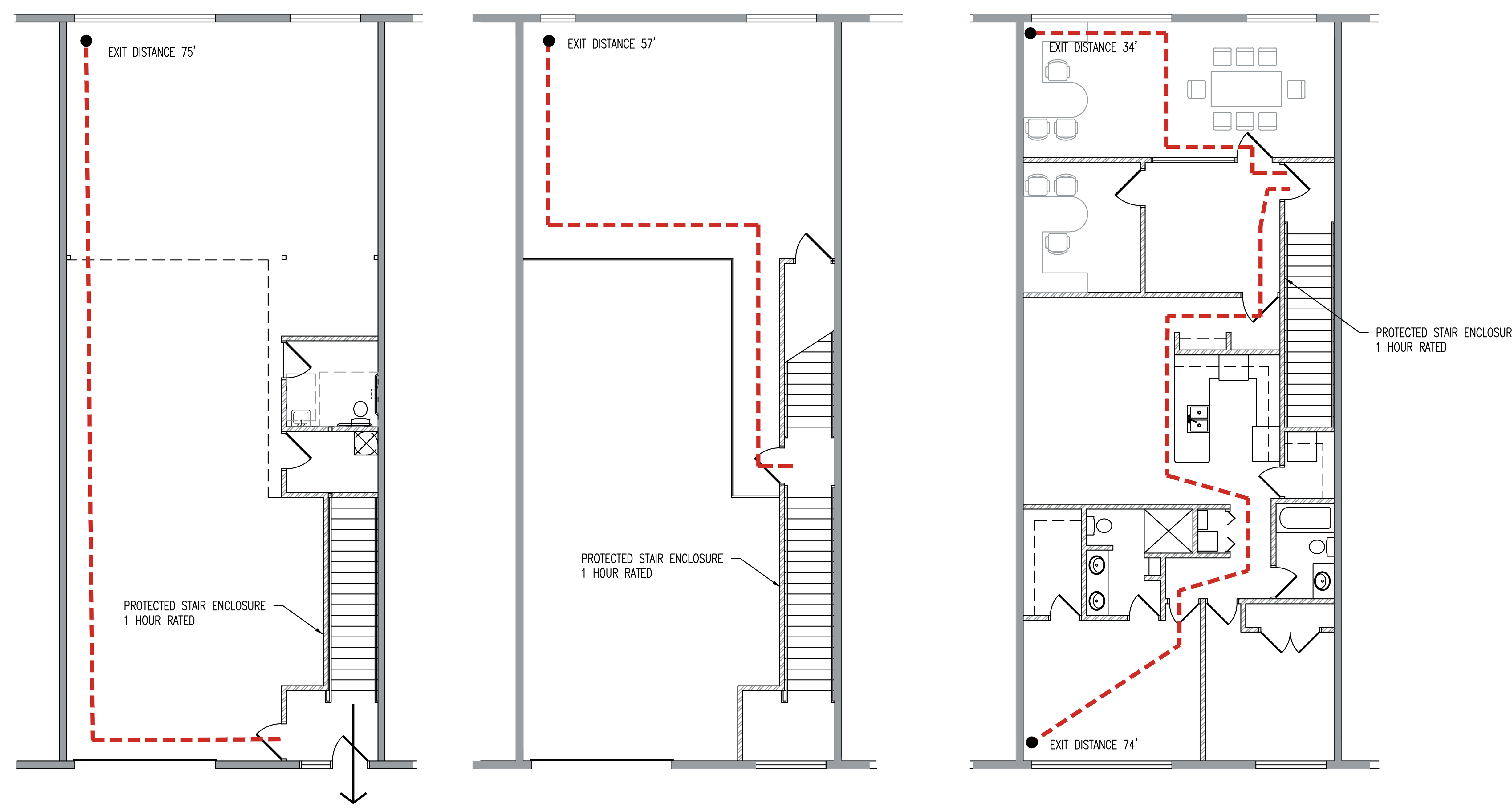
DEFERRED SUBMITTALS:

1. MODIFICATIONS TO THE FIRE SPRINKLER SYSTEM ARE TO BE DESIGN BUILD AND SUBMITTED TO THE LOCAL FIRE MARSHALL FOR APPROVAL PRIOR TO WORKING ON SYSTEM. SYSTEM IS TO REMAIN OPERATIONAL AT ALL TIMES DURING CONSTRUCTION.
2. MODIFICATIONS TO THE FIRE ALARM SYSTEM ARE TO BE DESIGN BUILDING BY ALARM COMPANY AND SUBMITTED TO THE FIRE MARSHALL FOR APPROVAL PRIOR TO WORKING ON THE SYSTEM. SYSTEM IS TO REMAIN OPERATIONAL ALL TIMES. FIELD VERIFY MANUFACTURER OF EXISTING FIRE CABINET



VICINITY MAP
SCALE: N.T.S.
NORTH

AERIAL SITE PLAN
SCALE: N.T.S.
NORTH



EXIT PLANS
SCALE: 1/8" = 1'-0"
NORTH

VDG
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ARCHITECTS AND PLANNERS
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vincentdesign@utah.comcastbiz.net

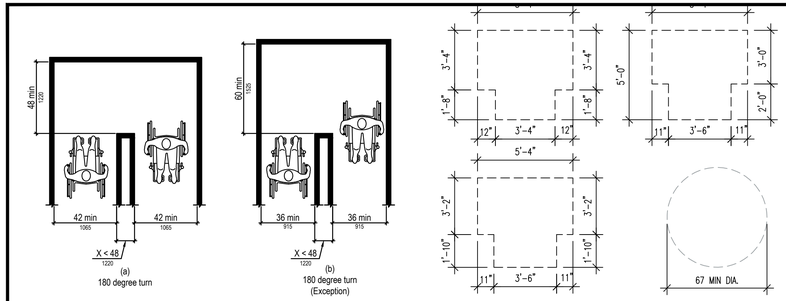
STATE OF UTAH
LICENSED ARCHITECT

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH
TITLE SHEET AND CODE ANALYSIS

ARCH. PROJECT NO:	25-39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

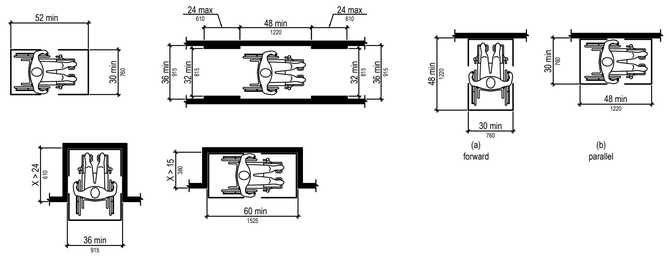
DATE	REVISION

SHEET TITLE
T-1.00
ARCHITECTURAL -



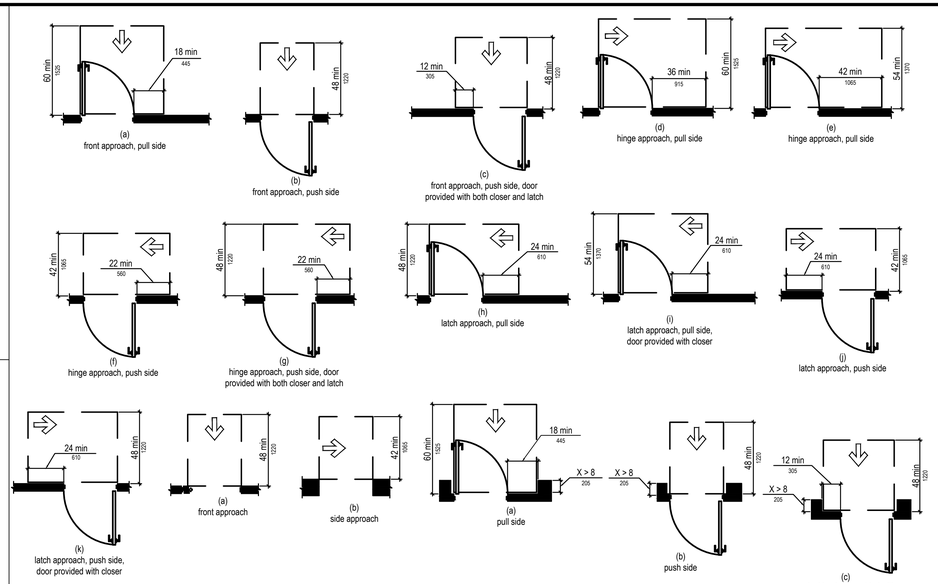
TURNING SPACE

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



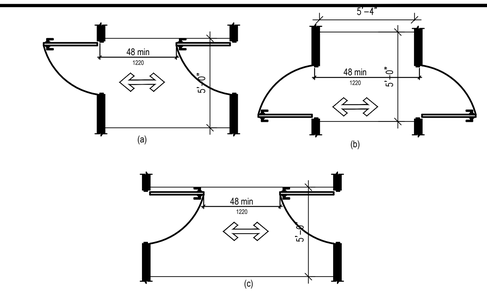
MINIMUM CLEAR FLOOR SPACE

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



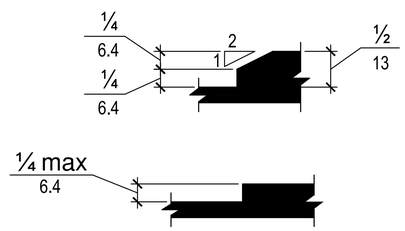
DOOR AND OPENING CLEARANCES

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



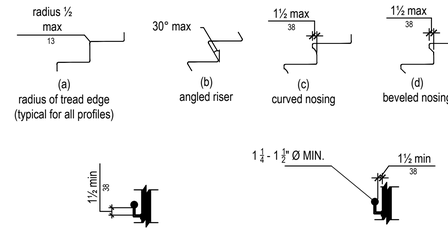
DOORS IN SERIES

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



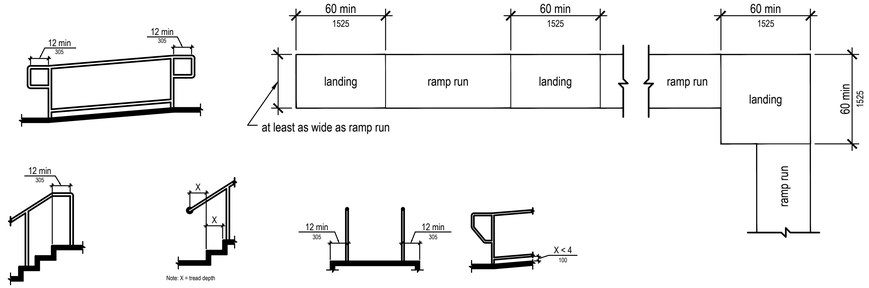
CHANGES IN ELEV/ THRESHOLDS

SCALE: FULL SCALE



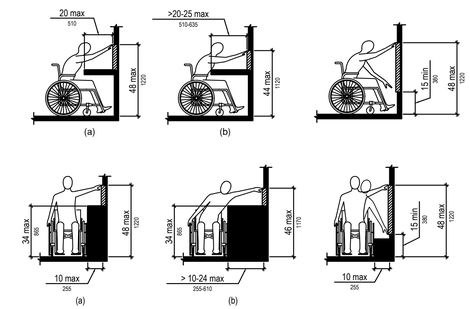
STAIR AND RAILING DETAILS

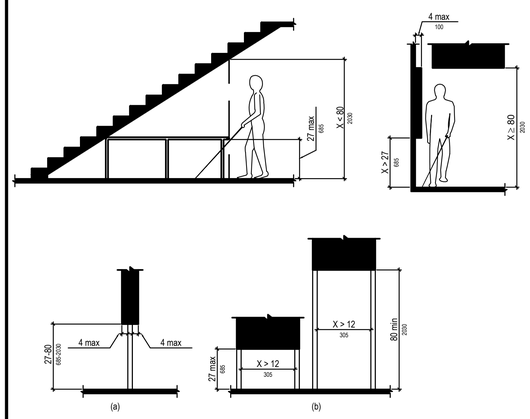
SCALE: 1/2" = 1'-0"



RAMP AND RAILING DETAILS

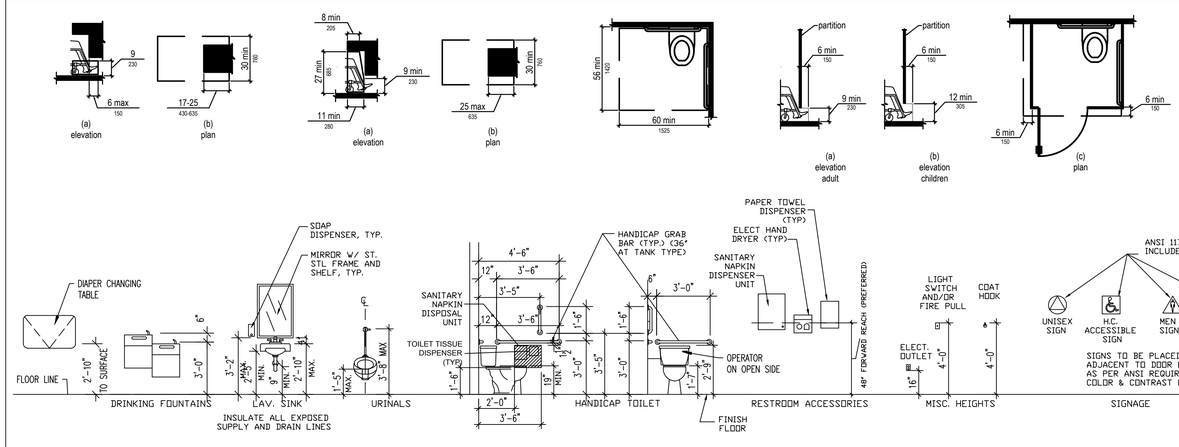
SCALE: N.T.S.





OBSTRUCTION DETAILS

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



RESTROOM AND MOUNTING DETAILS

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

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STATE OF UTAH
BRENT HYDE VINCENT
13591241301
LICENSED ARCHITECT

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH
ANSI 117.1 DETAILS AND MOUNTING HEIGHTS

ARCH. PROJECT NO:	25-39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

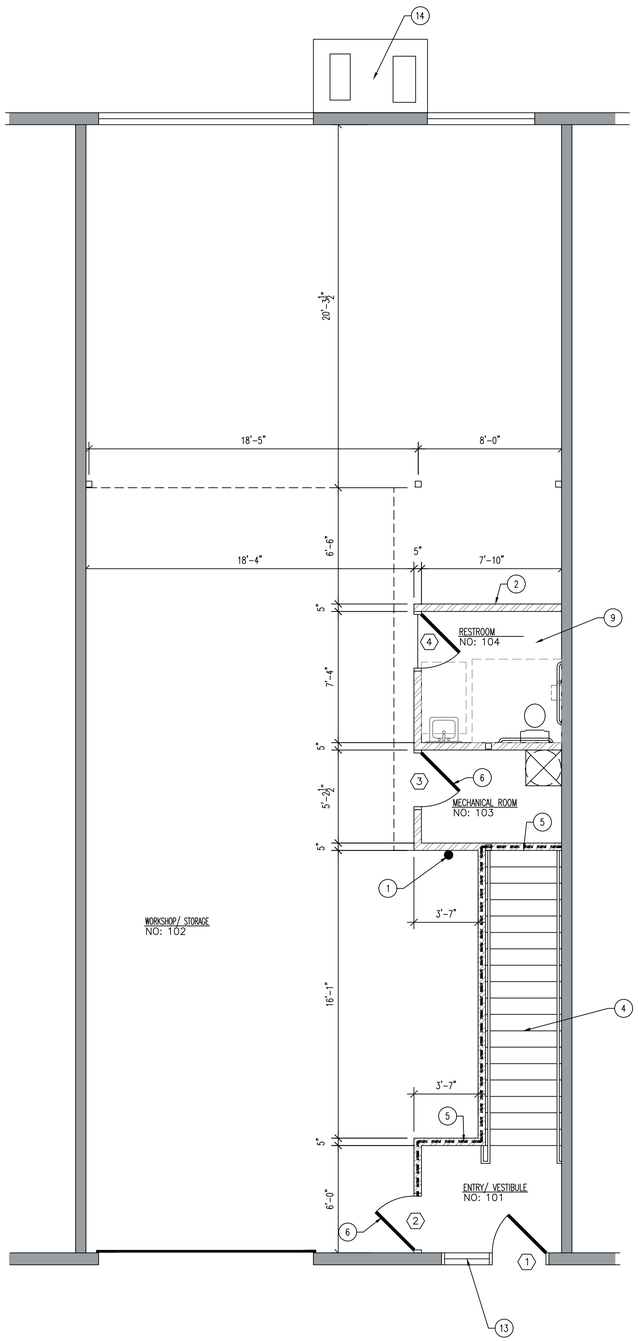
DATE	REVISION

SHEET TITLE

T-1.10

ARCHITECTURAL –

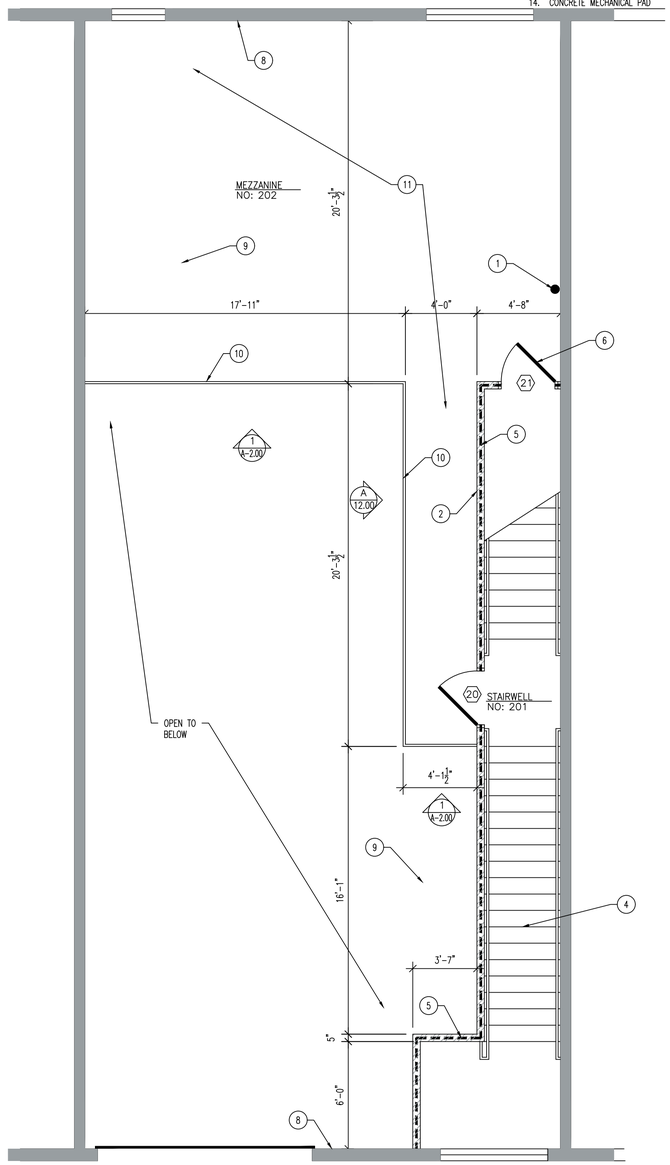
KEYED NOTES:
1. TYPE 2A10BC FIRE EXTINGUISHER MOUNTED AT 48" AFF
2. NEW WALLS TO BE 2"X4" WOOD STUDS AT 16" O.C. FLOOR TO STRUCTURE. SEE SCHEDULE FRO FINISHES
3. PLUMBING FIXTURE – SEE PLANS
4. EXISTING STAIR AND RAILINGS TO REMAIN
5. DASHED LINES INDICATE FIRE WALLS FOR PROTECTED STAIR ENCLOSURE AND AREA SEPARATION WALLS – UL U305 – SEE DETAIL
6. NEW DOORS – SEE SCHEDULE
7. EXISTIGN DEMISING WALLS TO REMAIN – WALLS REQUIRED DRYWALL AND FINISH – SEE SCHEDULE
8. EXISTING EXTERIOR WALLS TO REMAIN – WALLS REQUIRED DRYWALL AND FINISH – SEE SCHEDULE
9. MODIFY FIRE SPINKLER FOR NEW LAYOUT – SEE DEFERRED SUBMITTAL LISTING
10. NEW GUARDRAIL – SEE ELEVATION/ DETAIL 1/A-2.00
11. NEW MEZZANINE CONSTRUCTION – SEE STRUCTURAL DRAWINGS.
12. EXISTING EGRESS WINDOWS FOR RESIDENCE TO REMAIN
13. PLACE NEW ADDRESS LETTER ON SIDELIGHT ADJACENT TO DOOR TO BE 6" LETTER WITH ½" STRIKE.
14. CONCRETE MECHANICAL PAD



MAIN FLOOR PLAN

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

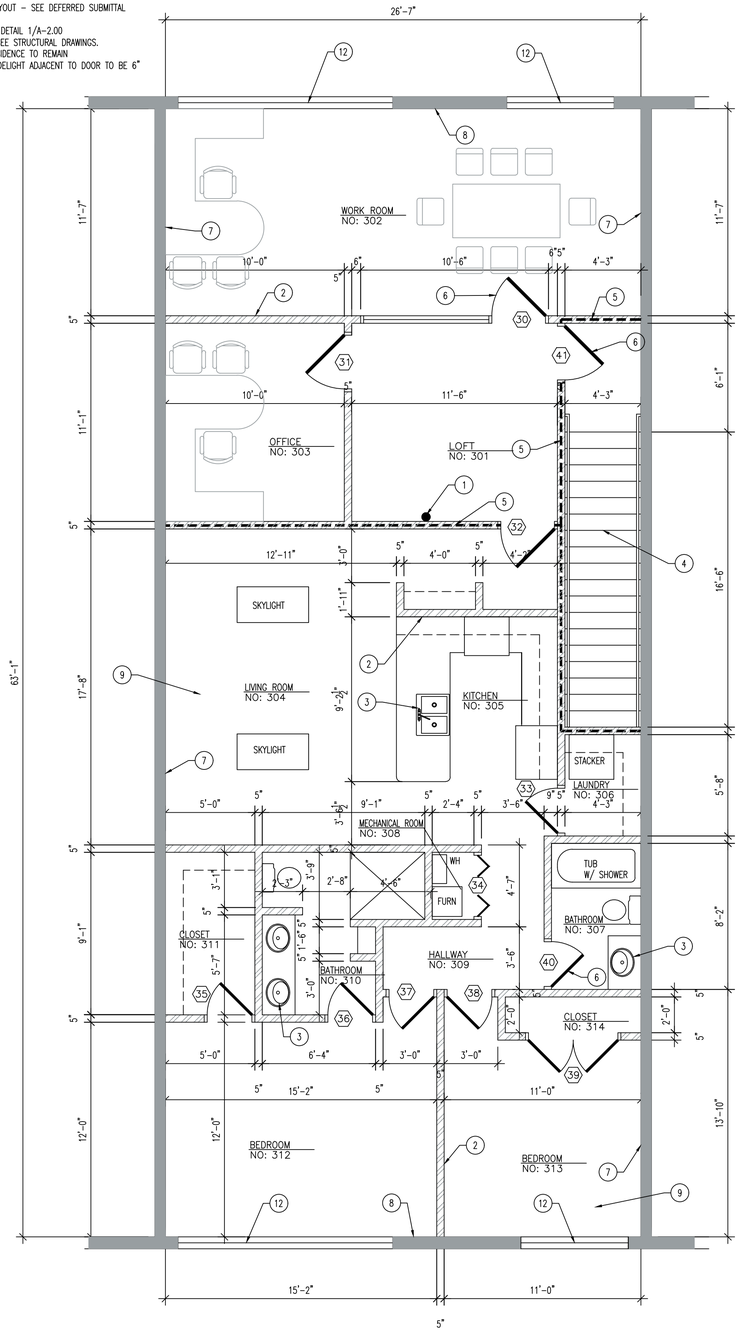
NORTH



MEZZANINE FLOOR

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

NORTH



SECOND FLOOR PLAN

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

NORTH

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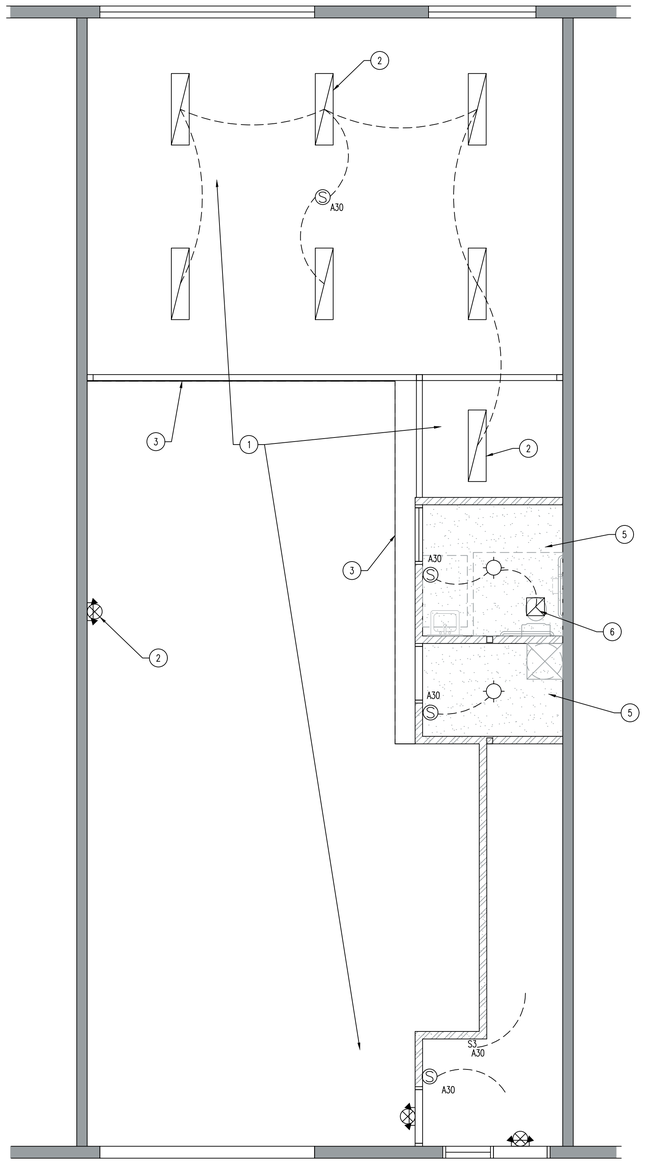
INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

FLOOR PLANS

ARCH. PROJECT NO: 25-39
DATE: 4/28/25
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

DATE	REVISION

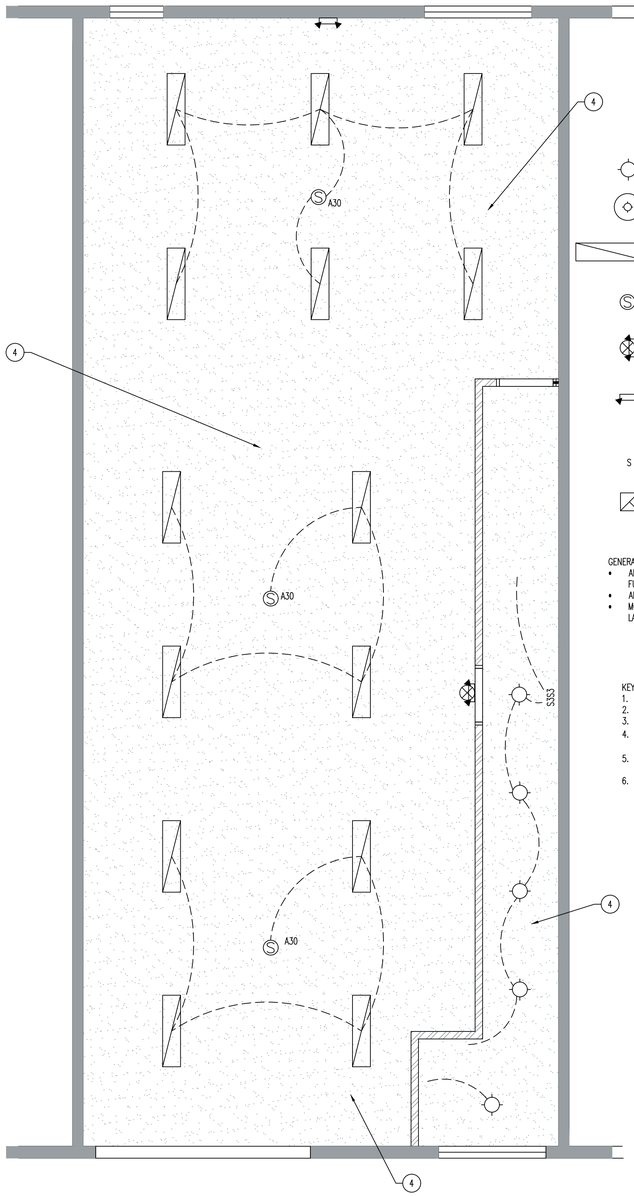
SHEET TITLE
A-1.00
ARCHITECTURAL –



MAIN FLOOR PLAN

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

NORTH



MEZZANINE FLOOR

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

NORTH

LIGHTING LEGEND:

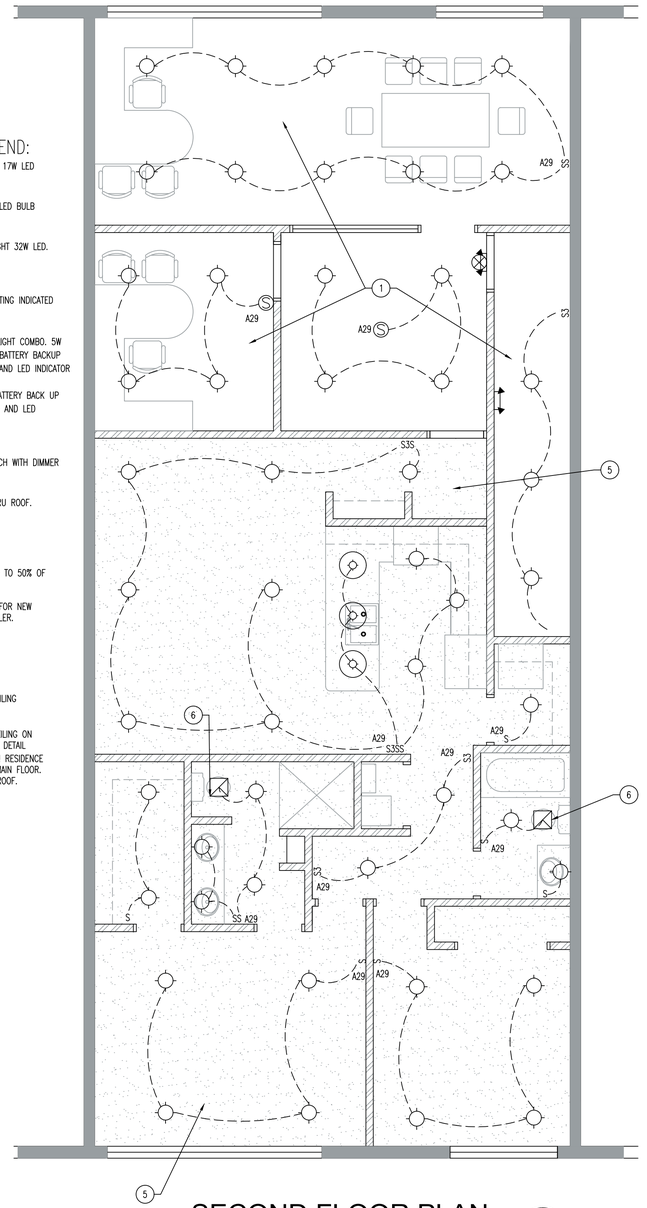
- RECESSED DOWN LIGHT – 17W LED
- LED PENDANT LIGHT 15W LED BULB
- LED SUSPENDED SHOP LIGHT 32W LED. MOUNTED TO STRUCTURE
- S — SENSOR SWITCH FOR LIGHTING INDICATED
- EMERGENCY LIGHT/ EXIT LIGHT COMBO. 5W LED IN EXIST LIGHT WITH BATTERY BACKUP FOR 90 MINUTE RUNTIME AND LED INDICATOR
- EMERGENCY LIGHT IWTH BATTERY BACK UP FOR 90 MMINUTE RUNTIME AND LED INDICATOR
- S — MANUALLY OPERATED SWITCH WITH DIMMER
- 100CFM EXHAUST FAN THRU ROOF.

GENERAL NOTES:

- ALL LIGHTS ARE TO BE DIMMABLE TO 50% OF FULL POWER
- ALL LIGHTS ARE TO BE LED
- MODIFY FIRE SPRINKLER SYSTEM FOR NEW LAYOUT. DESIGN BUILD BY INSTALLER.

KEYED NOTES:

1. EXPOSED STRUCTURE THIS CEILING
2. NEW FIXTURE SEE LEGEND
3. LINE OF MEZZANINE ABOVE
4. 5/8" GYP TYPE 'C' GYP BRD CEILING ON CLIPS FC5515 DESIGN – SEE DETAIL
5. ½" OR 5/8" GYP BRD CEILING IN RESIDENCE AREAS AND RESTROOMS ON MAIN FLOOR.
6. EXTEND EXHAUST FAN THRU ROOF.



SECOND FLOOR PLAN

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

NORTH

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STATE OF UTAH
BRENT HYRUM VINCENT
13591-2601
LICENSED ARCHITECT

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

CEILING PLANS

ARCH. PROJECT NO:	25–39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

DATE	REVISION

SHEET TITLE

A-1.10

ARCHITECTURAL –

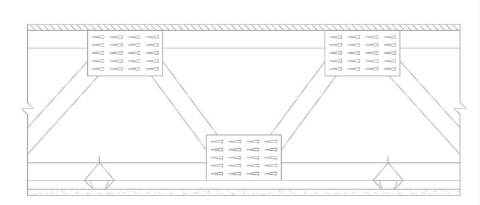
FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5515	PROPRIETARY†	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to rigid furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. and located a minimum of 1 1/2" from joints. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 60" long with screws 12" o.c. Rigid furring channels applied at right angles to 12" deep parallel chord wood trusses 24" o.c. with double strand, 18 gage galvanized steel wire ties 48" o.c. Wood trusses supporting 3/4" nominal interior plywood with exterior glue, T & G edges, applied at right angles to trusses with construction adhesive and 6d ring shank nails 12" o.c. Adhesive applied to each top chord and grooved edges of plywood. End joints staggered 48".

Consult gypsum board manufacurer for truss specifications.



Approx. Ceiling Weight: 3 psf
Fire Test: UL R9500-1, 80NK15492, 2-2-81; UL R2717-61, 8-18-87; UL Design L528

PROPRIETARY GYPSUM BOARD

CertainTeed Gypsum, Inc.	5/8" ProRoc™ Type C Gypsum Panels
G-P Gypsum	5/8" ToughRock® Fireguard® C
Lafarge North America Inc.	5/8" Firecheck® Type C
PABCO Gypsum	5/8" FLAME CURB® Super 'C' Type C
Temple-Inland Forest Products Corporation	5/8" FIRE-RATED "T"
United States Gypsum Company	5/8 SHEETROCK® Brand Gypsum Panels, FIRECODE® C Core

†Contact the manufacturer for more detailed information on proprietary products.

COMcheck Software Version COMcheckWeb

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2021 IECC
Project Title: ESCHENFELDER PARK CITY
Project Type: Alteration

Construction Site:
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, Utah

Owner/Agent:
Utah

Designer/Contractor:
Brent Vincent
VINCENT DESIGN GROUP, INC
401 East 1700 South
SALT LAKE CITY, Utah 84115
8014842046
vincentdesignarchitects@gmail.com

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Common Space Types:Guest Room	998	0.41	409
2-Common Space Types:Restrooms	67	0.63	42
3-Common Space Types:Stairwell	210	0.49	103
4-Common Space Types:Electrical/Mechanical	46	0.43	20
5-Common Space Types:Office - Enclosed	439	0.74	325
6-Common Space Types:Lobby - General	163	0.84	137
7-Common Space Types:Workshop	1446	1.26	1822
8-Common Space Types:Storage >=50 - <=1000 sq.ft.	633	0.38	241
		Total Allowed Watts =	3098

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
Common Space Types: Guest Room (998 sq.ft.)				
LED: downlight: Other:	1	27	17	459
LED: pendant: Other:	1	3	15	45
Common Space Types: Restrooms (67 sq.ft.)				
LED: DOWNLIGHT: Other:	1	1	17	17
Common Space Types: Stairwell (210 sq.ft.)				
LED: DOWNLIGHT: Other:	1	6	17	102
Common Space Types: Electrical/Mechanical (46 sq.ft.)				
LED: DOWNLIGHT: Other:	1	1	17	17
Common Space Types: Office - Enclosed (439 sq.ft.)				
LED: DOWNLIGHT: Other:	1	14	17	238
Common Space Types: Lobby - General (163 sq.ft.)				

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixture	D Fixture Watt.	E (C X D)
LED: DOWNLIGHT: Other:	1	4	17	68
Common Space Types: Workshop (1446 sq.ft.)				
LED: PANEL SHOPS: Other:	1	15	32	480
Common Space Types: Storage >=50 - <=1000 sq.ft. (633 sq.ft.)				
LED: PANEL SHOPS: Other:	1	6	32	192
			Total Proposed Watts =	1618

Interior Lighting PASSES

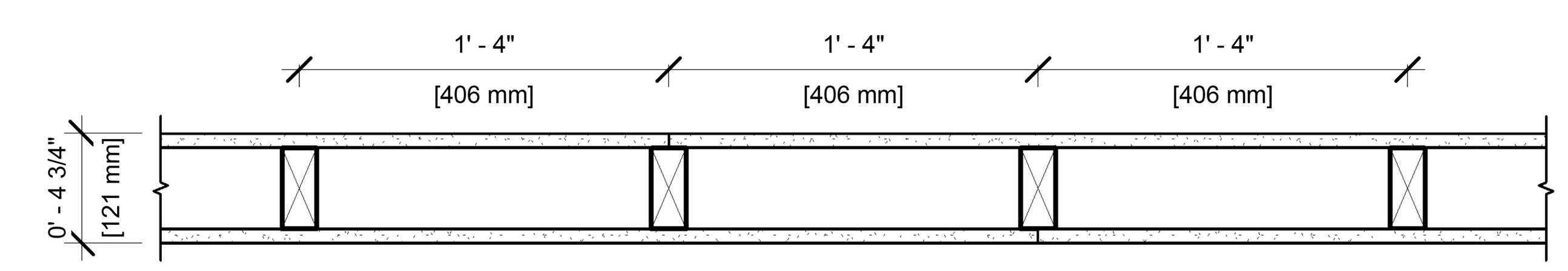
Interior Lighting Compliance Statement

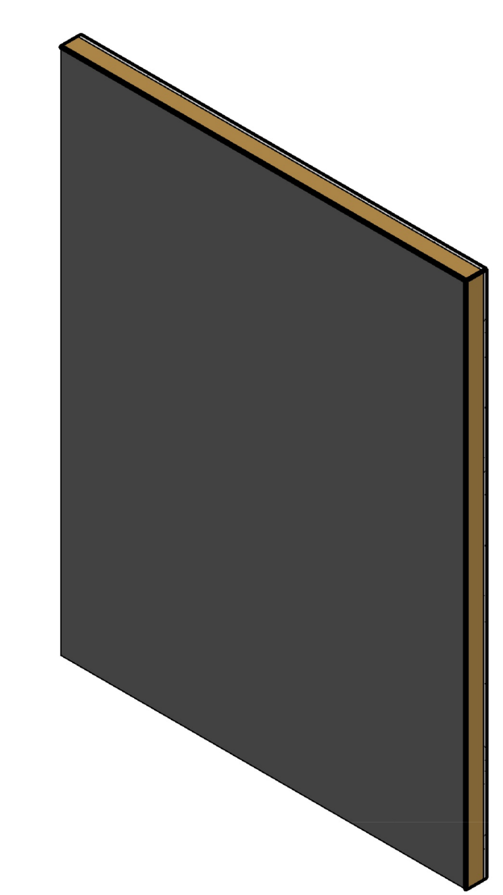
Compliance Statement: The proposed interior lighting alteration project represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2021 IECC requirements in COM*check* Version COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

BRENT VINCENT — Name - Title
Signature
4/24/25 — Date

UL DESIGN NO. U305

FIRE RATING: 1 HOUR
STC: 33
SOUND TEST: USG-151234
SYSTEM THICKNESS: 4 3/4"





ASSEMBLY OPTIONS:

GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)
WOOD STUDS: 2X4 WOOD STUDS, 16" O.C.
GYPSUM BOARD: ONE LAYER 5/8" THICK GYPSUM BOARD (UL TYPE ULIX™)

NOTES:

STUD AND INSULATION SIZES ARE MINIMUM UNLESS OTHERWISE STATED IN DESIGN.

FOR THE MOST UP-TO-DATE INFORMATION OR ASSEMBLY OPTIONS, REFER TO THE UL FIRE RESISTANCE DIRECTORY.

UL TYPE ULIX™ REQUIRES THE USE OF INSULATION FOR SINGLE-LAYER, STEEL-FRAMED UL FIRE-RATED ASSEMBLIES.

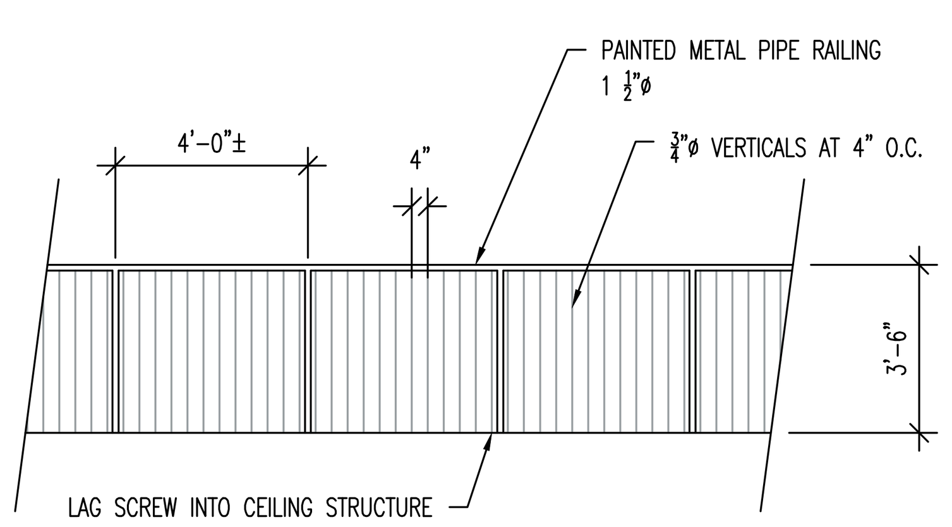
REFER TO THE UL FIRE RESISTANCE DIRECTORY FOR INFORMATION REGARDING PRODUCT ORIENTATION AND FASTENING REQUIREMENTS.

USG CGC
USG Corporation
550 West Adams Street
Chicago, IL 60661 USA
WWW.USG.com
T. 800-USG4YOU

U305

ISSUE RECORD:
Revision Date
8/29/2019 1:30:52 PM

SHEET INFORMATION:
W-P-1-03



GUARD RAIL DETAIL 1 / A-2.00
SCALE: 1/4" = 1'-0"

VINCENT DESIGN GROUP, INC.
ARCHITECTS AND PLANNERS
VDG
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046
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STATE OF UTAH — LICENSED ARCHITECT

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

DETAILS AND COMPLIANCE SHEETS

ARCH. PROJECT NO:	25–39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

DATE	REVISION

SHEET TITLE
A-2.00
ARCHITECTURAL –

FINISH SCHEDULE:

RM#	ROOM NAME	FINISHES				REMARKS
		FLOOR	BASE	WALLS	CEILING	
101	ENTRY/ VESTIBULE	WOM	4R	PG	PG	
102	WORKSHOP/ STORAGE	SC	4R	PG	PG	
103	MECHANICAL ROOM	SC	4R	PG	PG	
104	RESTROOM	CT	5CTW	PG	PG	
201	STAIRWELL	CPT	PWS	PG	PG	
202	MEZZANINE	NONE	4R	PG	PG	
301	LOFT	LVP	4R	PG	ES	
302	WORK ROOM	LVP	4R	PG	ES	
303	OFFICE	LVP	4R	PG	ES	
304	LIVING ROOM	LVP	6WD	PG	PG	
305	KITCHEN	LVP	6WD	PG	PG	
306	LAUNDRY	LVP	6WD	PG	PG	
307	BATHROOM	CT	CT	PG	PG	
308	MECHANICAL ROOM	LVP	6WD	PG	PG	
309	HALLWAY	LVP	6WD	PG	PG	
310	BATHROOM	CT	CT	PG	PG	
311	CLOSET	LVP	6WD	PG	PG	
312	BEDROOM	LVP	6WD	PG	PG	
313	BEDROOM	LVP	6WD	PG	PG	

FINISH NOTES:
- FINISH DRYWALL TO LEVEL 4 FINISH READY FOR PAINT.
- PROTECT FINISH WORK FROM DAMAGE DUE TO CONTINUED CONSTRUCTION
- INSTALL FINISHES PER MANUFACTURERS RECOMMENDATIONS
- FINISHES AS SELECTED BY OWNER
- START OF WORK IS ACCEPTANCE OF SUBSTRATE

PAINT LEGEND:

RESTROOMS:	SEMIGLOSS
WALLS	SATIN
CEILINGS FLAT	
DOORS AND FRAMES	SEMIGLOSS
PAINTED BASE	SEMIGLOSS

FINISH LEGEND:

FLOOR:
- WOM WALK OFF MAT CARPET SQUARES. SELECTED BY OWNER
- SC SEALED CONCRETE
- CT CERAMIC TILE OVER LATHE AND CRETE. SELECTED BY OWNER. SEAL GROUT
- CPT BROADLOOM CARPET AS SELECTED BY OWNER
- LVP LUXURY VINYL PLANK FLOORING. SELECTED BY OWNER

BASE:
- 4R 4" RUBBER BASE. SELECTED BY OWNER
- 5CTW 5'–0" CERAMIC TILE WAINSCOT OVER BACKER BOARD. SELECTED BY OWNER WITH COVED BASE AND BULLNOSE TOP OR SCHLUTER CAP
- PWS PAINTED WOOD SKIRTING. COLOR BY OWNER
- 6WD PAINTED 6" TALL CRAFTSAMN WOOD BASE. SELECTED BY OWNER
- CT 4" TALL CERAMIC TILE WITH COVED TOE AND BULLNOSE CAP OR SCHLUTER CAP

WALLS:
- PG PAINT ON GYP BRD TO BE 1 COAT PRIMER AND 2 COATS FINISH. COLOR SELECTED BY OWNER

CEILING:
- PG PAINT ON GYP BRD TO BE 1 COAT PRIMER AND 2 COATS FINISH. COLOR SELECTED BY OWNER
- ES EXPOSED STRUCTURE

DOOR SCHEDULE:

DR#	DOOR SIZE	MATERIAL		DOOR	HARDWARE	REMAKRS
		DOOR	FRAME	TYPE	GROUP	
1	3'–0"X7'–0"X1 3/4"	ALUM	ALUM	EXISTING	H–1	EXISTING DOOR TO REMAIN
2	3'–0'X7'–0"X1 3/4"	PGSCWD	HMTL	1	H–2	45 MINUTE RATED DOOR AND FRAME ASSEMBLY
3	3'–0"X7'–0"X1 3/4"	PGSCWD	HMTL	1	H–3	
4	3'–0"X7'–0"X1 3/4"	PGSCWD	HMTL	1	H–4	
20	3'–0"X7'–0"X1 3/4"	PGSCWD	HMTL	1	H–2	45 MINUTE RATED DOOR AND FRAME ASSEMBLY
21	3'–0"X7'–0"X1 3/4"	PGSCWD	HMTL	1	H–2	45 MINUTE RATED DOOR AND FRAME ASSEMBLY
30	3'–0"X7'–0"X1 3/4"	PGSCWD	HMTL	2	H–4	
31	3'–0"X7'–0"X1 3/4"	PGSCWD	HMTL	1	H–4	
32	3'–0"X6'–8"X1 3/4"	PDSCWD	HMTL	1	H–5	45 MINUTE RATED DOOR AND FRAME ASSEMBLY
33	2'–6"X6'–8"X1 3/8"	PGHCWD	PWD	3	H–6	
34	3'–6"X6'–8"X1 3/8"	PGHCWD	PWD	5	H–7	VENTED BIFOLD DOOR
35	2'–6"X6'–8"X1 3/8"	PGHCWD	PWD	3	H–6	
36	2'–6"X6'–8"X1 3/8"	PGHCWD	PWD	3	H–7	
37	2'–6"X6'–8"X1 3/8"	PGHCWD	PWD	3	H–7	
38	2'–6"X6'–8"X1 3/8"	PGHCWD	PWD	3	H–7	
39	(2)2'–6"X6'–8"X1 3/8"	PGHCWD	PWD	4	H–8	
40	2'–6"X6'–8"X1 3/8"	PGHCWD	PWD	3	H–7	
41	3'–0"X7'–0"X1 3/4"	PGHCWD	HMTL	1	H–2	45 MINUTE RATED DOOR AND FRAME

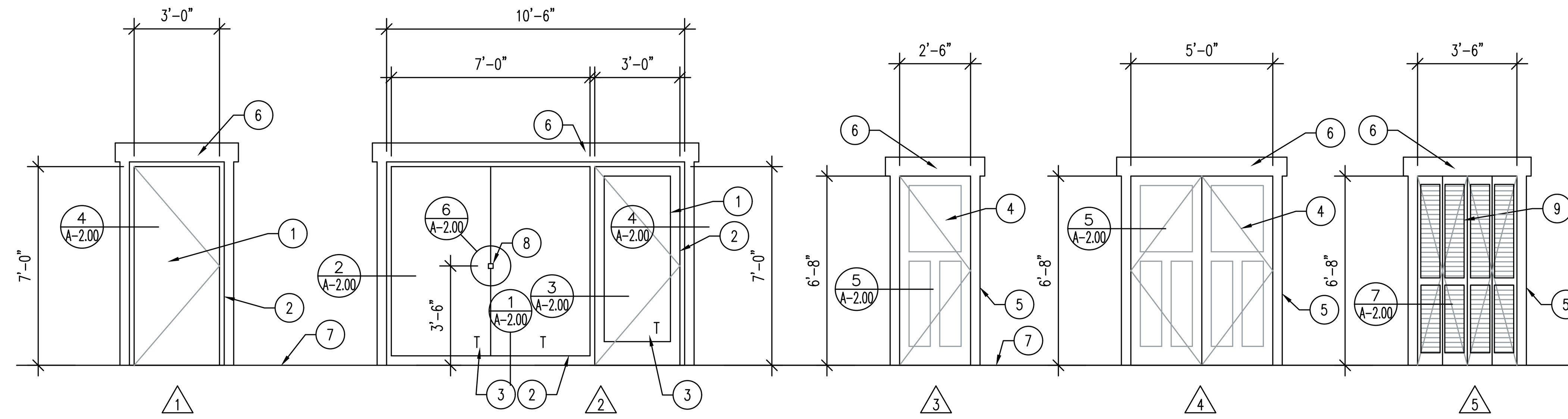
NOTES:
- DOOR IN COMMERCIAL SPACE TO BE SOLID CORE PAINTED, AND COMPLY WITH ANSI 117.1 REQUIREMENTS. HEAVY DUTY RATED COMMERCIAL HARDWARE
- RESIDENTIAL DOORS ARE TO BE 3 PANEL HOLLOW CORE PAINTED DOORS WITH WOOD FRAMES. RESIDENTIAL QUALITY HARDWARE
- MOUNT ALL HARDWARE PER ANSI117.1 REQUIREMENTS.

LEGEND:

PGSCWD	PAINT GRADE SOLID CORE PAINTED WOOD DOOR
PGHCWD	PAINT GRADE HOLLOW CORE PAINTED WOOD DOOR
PWD	PAINTED WOOD FRAMES AND CASINGS
HMTL	PAINTED HOLLOW METALL FRAMES

HARDWARE GROUPS:

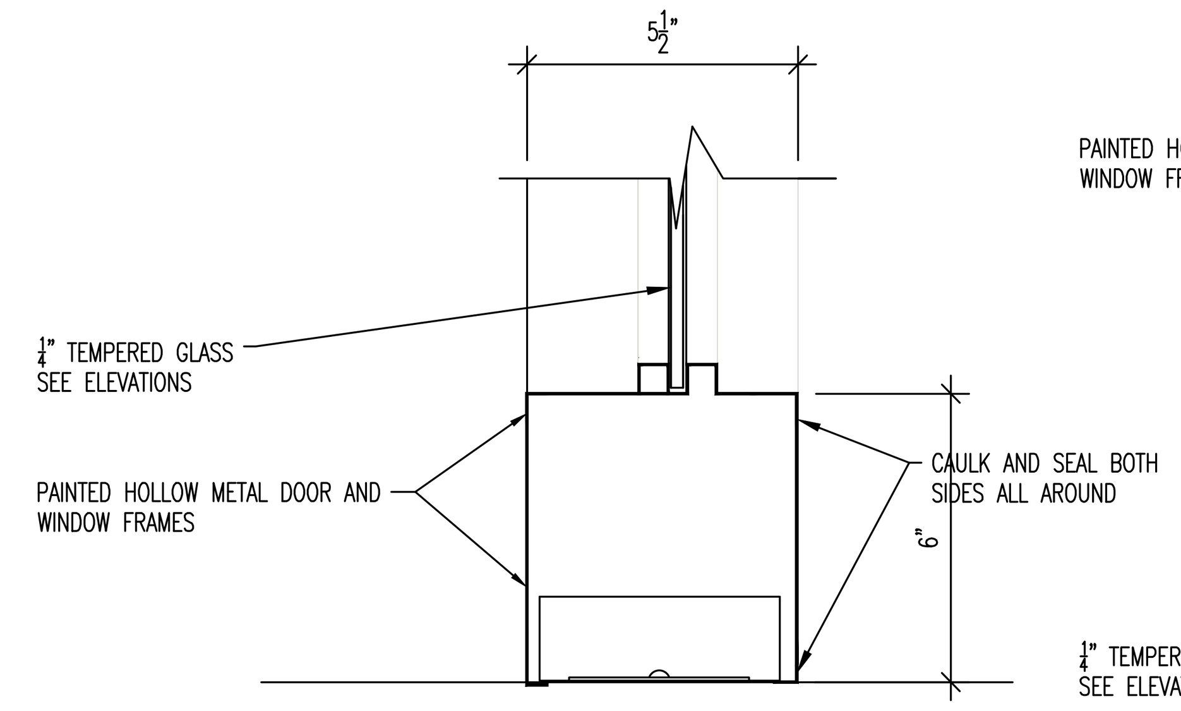
- H–1 EXISTIGN TO REMAIN
- H–2 1 1/2 PR HINGES, CLOSER, SMOKE SEALS AND WEATHERSTRIP, ANSI 117.1 COMPLIANT LEVER TYPE OFFICE LOCKSET, 3 SILENCERS. 45 MIN ASSEMBLY
- H–3 1 1/2 PR HINGES, ANSI 117.1 COMPLIANT LEVER TYPE PASSAGE LOCKSET, 3 SILENCERS
- H–4 1 1/2 PR HINGES, CLOSER, ANSI 117/1 COMPLIAN TLVER TYPE PRIVACY LOCKSET. 3 SILENCERS, ANSI UNISEX SIGNAGE –SEE T–1.10 FOR MOUNTING
- H–5 1 1/2 PR HINGES, CLOSER SMOKE SEAL AND WEATHERSTRIP, ANSI COMPLAINT LEVER TYPE OFFICE LOCKSET, DEADBOLT WITH INTERIOR THUMBTURN, PEEP HOLE
- H–6 1 1/2 PR HINGES, LEVER TYPE PASSAGE LOCKSET
- H–7 1 1/2 PR HINGES, LVER TYPE PRIVACY LOCKSET
- H–8 3 PR HINGES, ROLLERBALL LATCH EACH DOOR AND PULL EACH DOOR



DOOR TYPES

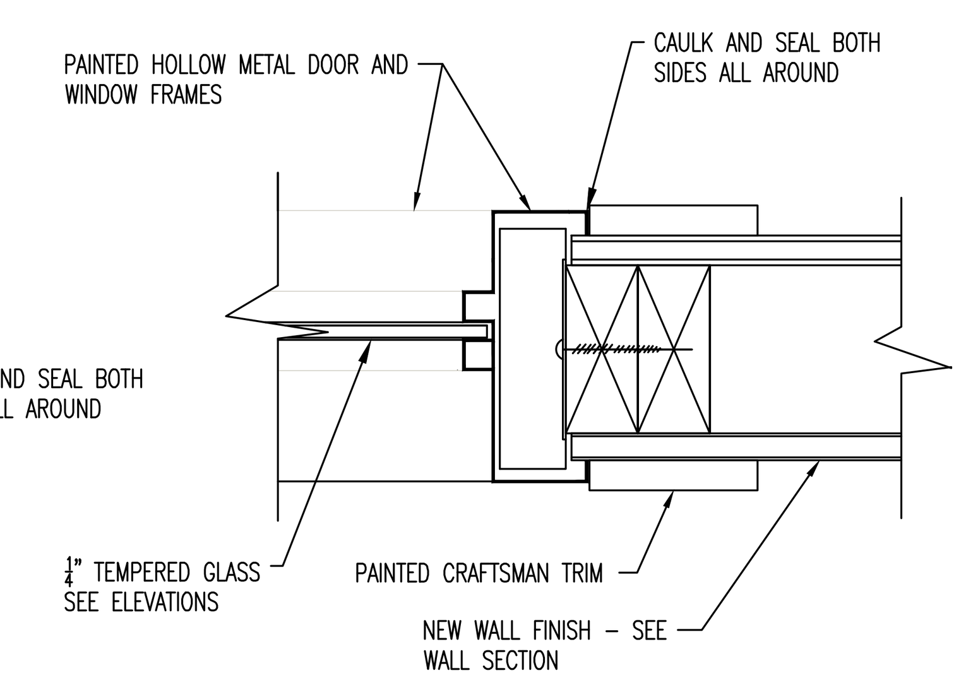
SCALE: 1/4" = 1'-0"

KEYED DOOR NOTES:
1. PAINT GRADE SOLID CORE DOOR
2. PAINTED HOLLOW METAL FRAME
3. TEMPERED 1/4" SAFETY GLASS
4. HOLLOW CORE 3 PANEL PAINT GRADE DOOR
5. PAINTED WOOD FRAME
6. PAINTED CRAFTSMAN TRIM ALL DOORS
7. FLOOR LINE
8. GLASS CLAMPS BY DOOR MANUF. SET AT 42" AFF.
9. BIFOLD DOOR. LOUVERED FOR VENTILATION



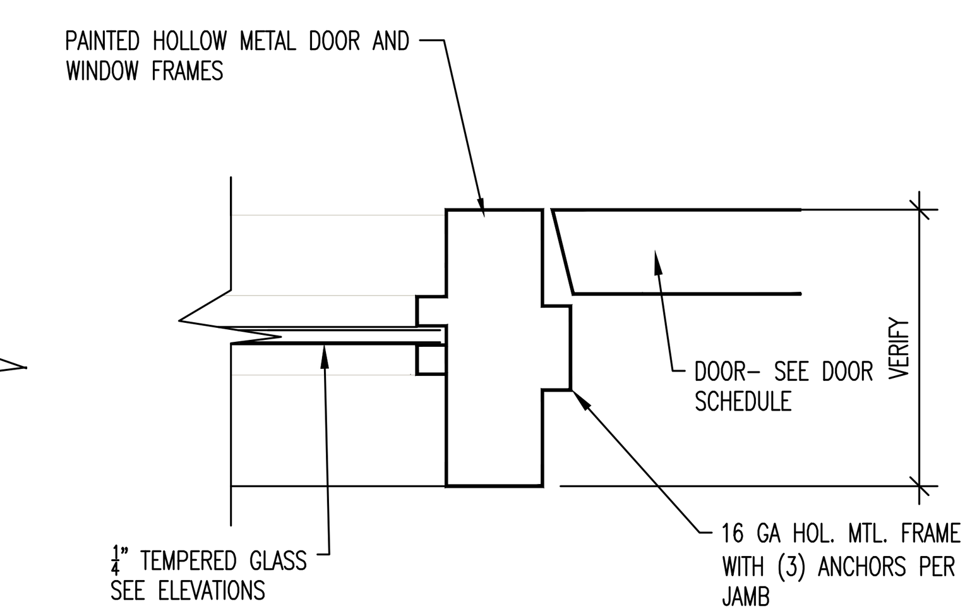
BASE DETAIL 1 A-2.00

SCALE: 3" = 1'-0"



JAMB DETAIL 2 A-2.00

SCALE: 3" = 1'-0"



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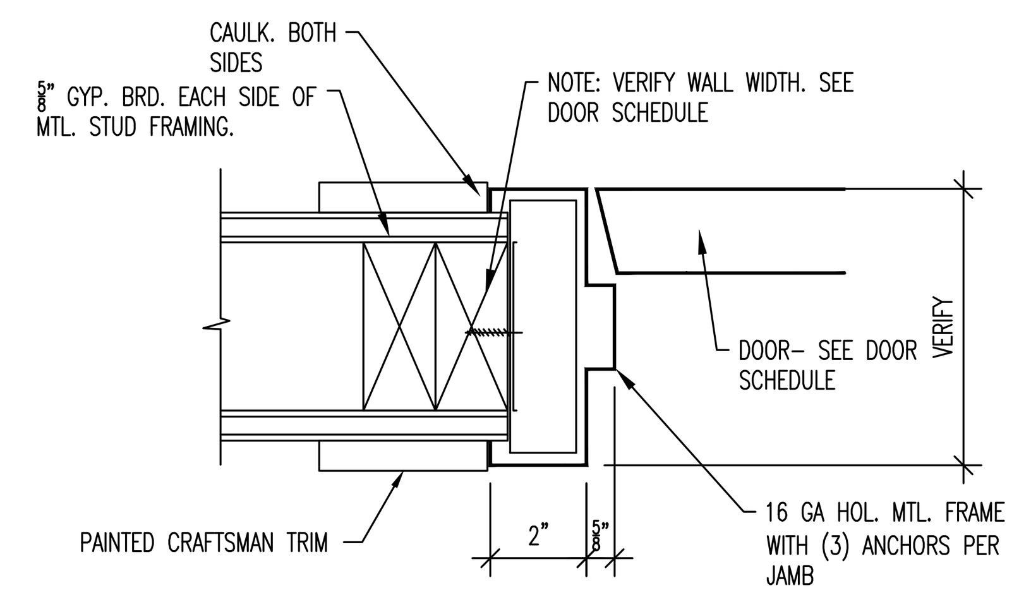

JAMB DETAIL 4 A-2.00

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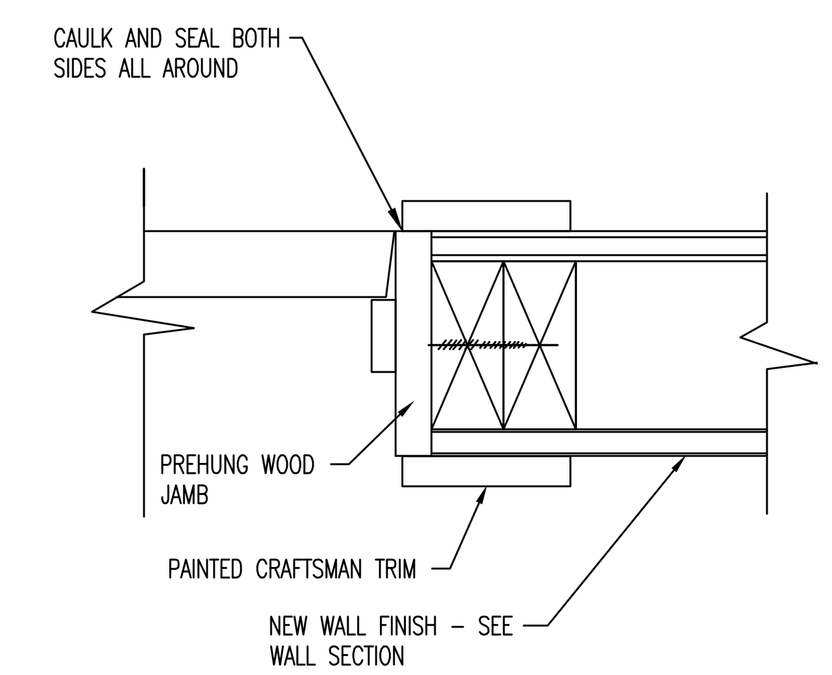
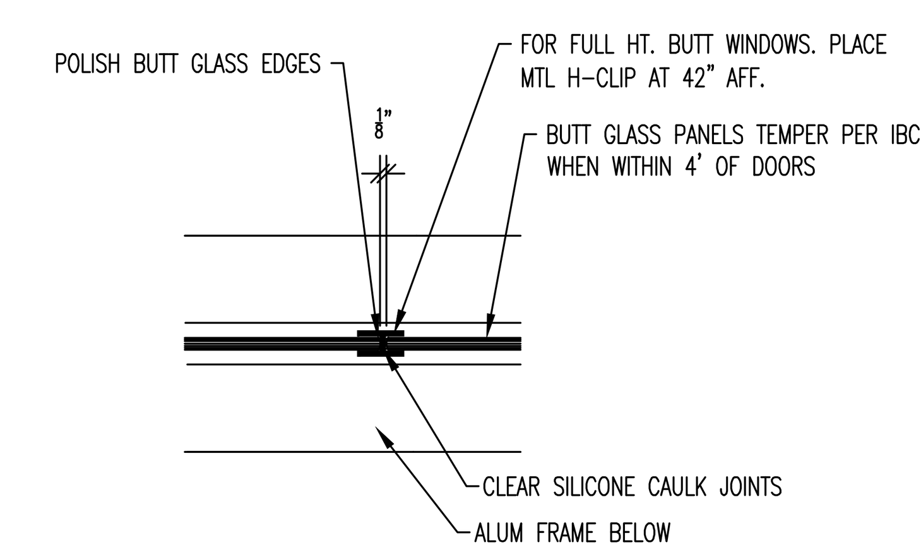


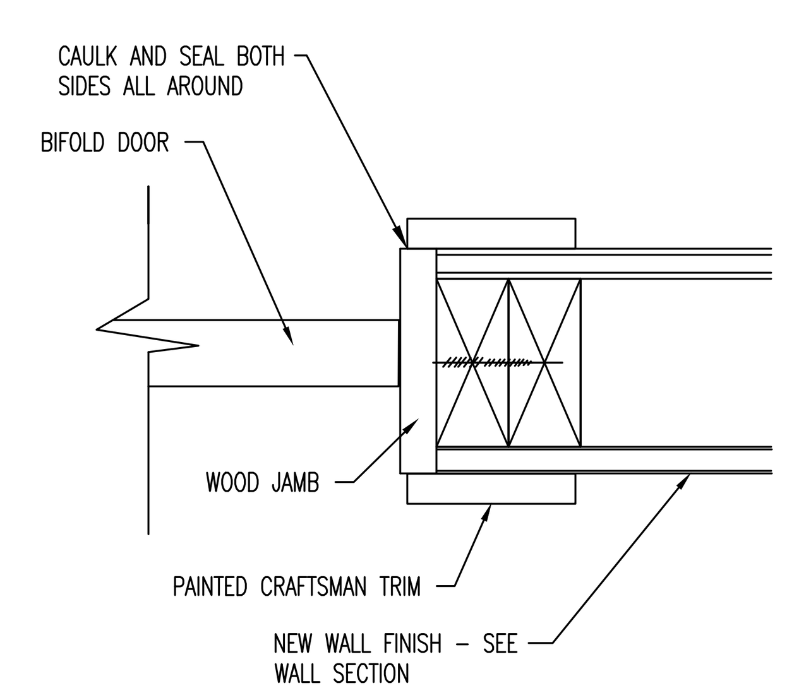
JAMB DETAIL 5 A-2.00

SCALE: 3" = 1'-0"



CLAMP DETAIL 6 A-2.00

SCALE: 3" = 1'-0"



JAMB DETAIL 7 A-2.00

SCALE: 3" = 1'-0"

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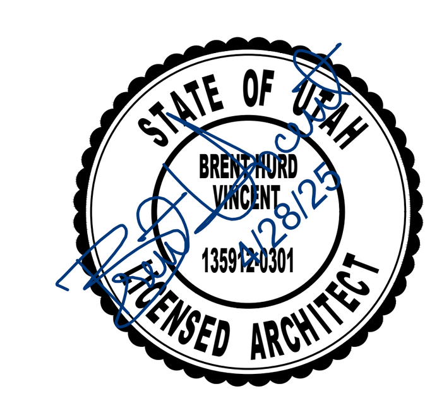

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
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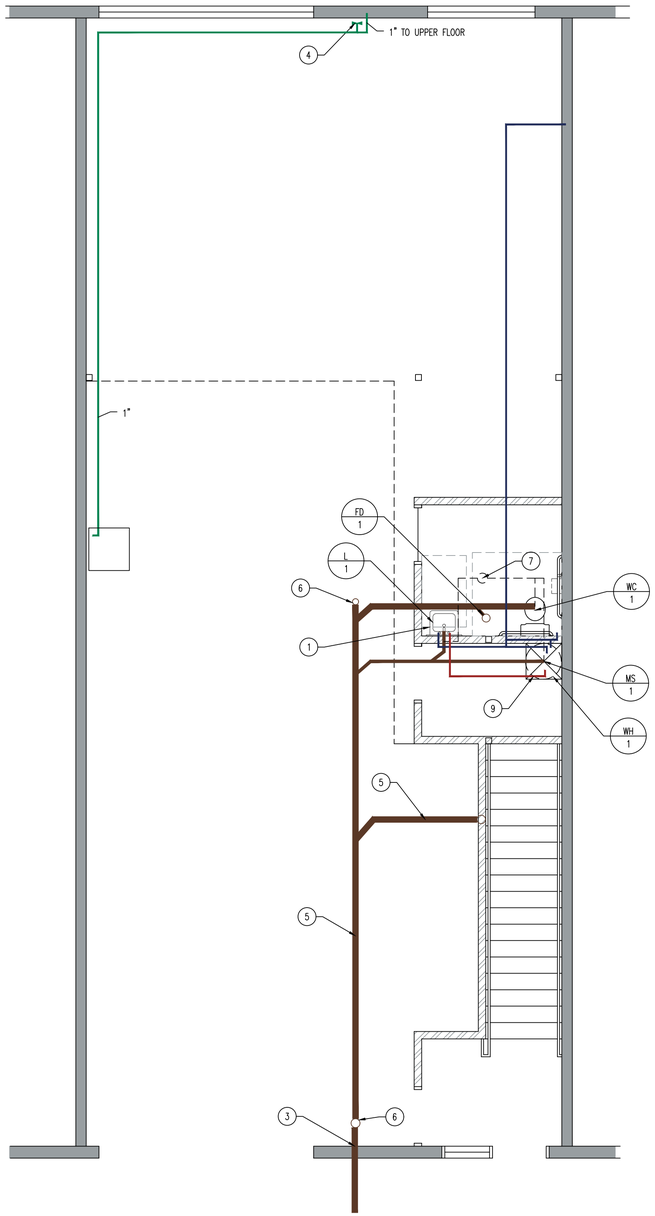
PARK CITY, UTAH

SCHEDULES, ELEVATIONS, AND DETAILS

ARCH. PROJECT NO:	25–39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

DATE	REVISION

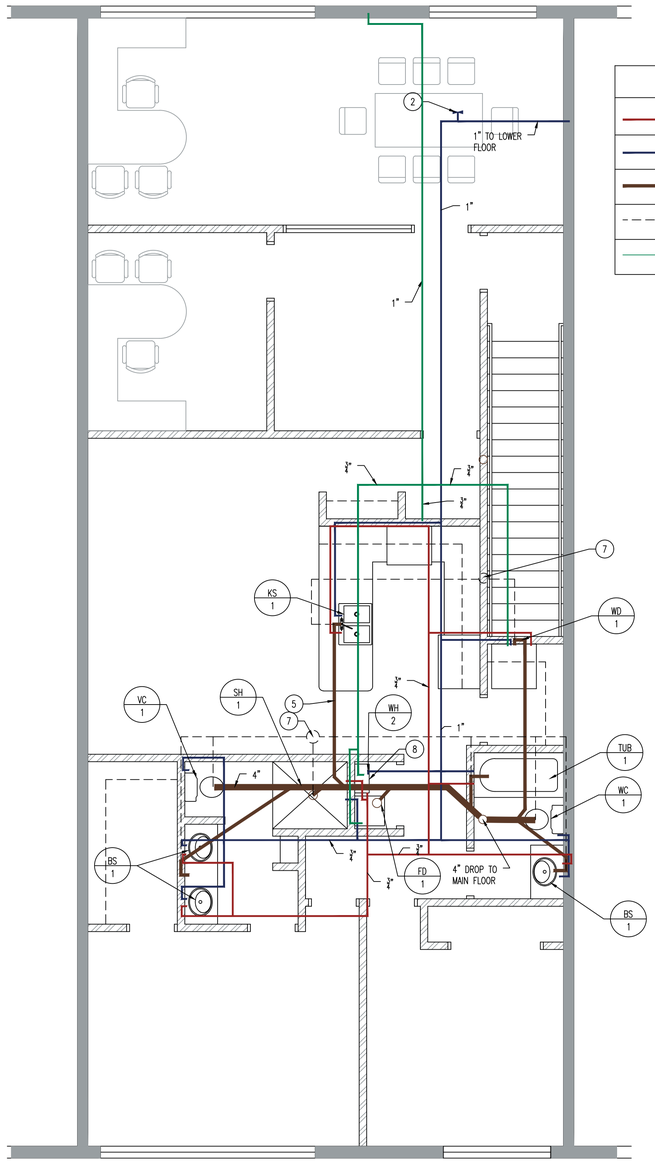
SHEET TITLE
A-2.10
ARCHITECTURAL –



MAIN FLOOR PLUMBING PLAN

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

NORTH



SECOND FLOOR PLUMBING PLAN

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

NORTH

	PLUMBING LEGEND:
	HOT WATER SUPPLY LINE
	COLD WATER SUPPLY LINES
	SANITARY SEWER LINES
	VENT LINES
	GAS LINES

KEYED NOTES:
1. INSTALL ASSE 1070 TEMPERING VALVE ON ALL HAND SINKS
2. EXISTING 1 ¼" WATER FEED INTO SPACE. VERIFY EXACT LOCATION
3. EXISTING 4" SEWER FOR BUILDING – VERIFY LOCATION
4. EXISTING 1 1/2" 2LB GAS SERVICE TO SPACE
5. MAINTAIN PROPER SLOPE ON ALL SEWER LINE FOR DRAINAGE
6. FLOOR CLEAN OUT TO GRADE
7. COMBINE VENTS AND RUN THRU ROOF WITH 4" VENT LINE AND SEAL. NOTIFY OWNER PRIOR TO CUTTING ROOF MEMBRANE. MAINTAIN 10 DISTANCE FROM ALL AIR INTAKES. NOTIFY BUILDING OWNER PRIOR TO CUTTING ROOF
8. NEW GAS TANKLESS WATER HEATER – SEE SCHEDULE
9. NEW ELECTRIC WATER HEATER FOR RESTROOM

GENERAL NOTES:
- FIXTURES AS SELECTED BY OWNER
- VERIFY EXACT LOCATION OF SUPPLIES INTO SPACE.
- PLACE REGULATOR ON 2LB LINES AT GAS STOPS

GENERAL PLUMBING NOTES:
- ALL NEW SUPPLY LINE ARE TO BE RUN IN PEX OR COPPER – SEE SCHEDULE FOR SIZING.
- EXISTING 1 ¼" LINE IS STUBBED INTO SPACE AND READY TO TIE ON.
- SLOPE ALL SEWER LINES FOR PROPER DRAINAGE.
- ALL WORK IS TO COMPLY WITH ALL STATE AND LOCAL CODES.
- FIELD VERIFY EXISTING CONDITIONS
- FIXTURES AS SELECTED BY OWNER.

SEWER DISTRICT NOTES:
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE LOCATION OF ALL SANITARY LINES BEFORE CONNECTIONS ARE MADE
- PROJECT SHALL COMPLY WITH ALL UTAH DIVISION OF DRINKING WATER RULES AND REGULATIONS INCLUDING, BUT NOT LIMITED TO THOSE PERTAINING TO BACKFLOW PROTECTION AND CROSS CONNECTION PREVENTION PER WATER RECLAMATION SPECIFICATIONS.

NOTE: PROVIDE ASSE 1070 TEMPERING VALVE AT ALL HAND SINKS, AND PUBLIC LAVATORIES. SET TEMPERATURE FOR MAXIMUM OF 120', EXCEPT PUBLIC LAV SHALL BE 110'.

NOTE: PROVIDE FIRE STOPPING OR DRAFT STOP IN THE ANNULAR SPACE AROUND ALL PIPING PENETRATING WALLS AND ROOF ABOVE,

NOTE: ALL HOT WATER AND HOT WATER RECIRC LINES SHALL BE INSULATED WITH R-5 INSULATION FROM THE WATER HEATER CONNECTIONS TO THE POINT OF CONNECTION TO FIXTURES.

PLUMBING REQUIREMENTS

1. ALL PLUMBING SHALL COMPLY WITH THE LOCAL PLUMBING & HEALTH DEPARTMENT REQUIREMENTS.
2. INSULATE ALL HOT & COLD WATER LINES ABOVE GRADE WITH 3/4" FIBERGLASS PIPE INSULATION, WITH VAPOR BARRIER.
3. VERIFY ALL FINAL CONNECTIONS TO KITCHEN EQUIPMENT WITH KITCHEN SUPPLIER. VERIFY ROUGH-IN REQUIREMENTS WITH SAME.
4. MATERIALS SHALL BE AS FOLLOWS:
   - A: WATER PIPING TO BE CPVC PIPE.
   - B: WASTE PIPING TO BE CAST IRON OR PVC PLASTIC.
   - C: VENTS TO BE CAST IRON, GALVANIZED STEEL, OR PVC PLASTIC PIPE.
   - D: GAS PIPING TO BE SCHEDULE 40, BLACK STEEL PIPE. PROVIDE AUTOMATIC GAS SHUT-OFF VALVE IN COOKING EQUIPMENT SUPPLY MAIN AS REQUIRED FOR COOKING EQUIPMENT FIRE PROTECTION SYSTEM. VERIFY & COORDINATE WITH KITCHEN EQUIPMENT SUPPLIER.
5. ALL INDIRECT WASTES EXCEEDING 24" IN LENGTH SHALL BE TRAPPED.
6. PROVIDE CLEANOUTS REQUIRED, & AT THE BASE OF ALL STACKS.
7. ALL MATERIALS USED WITHIN RETURN AIR PLENUMS SHALL BE APPROVED FOR SUCH
8. PROVIDE FIXTURE STOPS AT ALL PLUMBING FIXTURES.
9. PROVIDE ALL FITTING & ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.
10. HOT WATER SUPPLIED TO LAVATORY FIXTURES SHALL NOT EXCEED 120'F.
11. HANDICAP PLUMBING FIXTURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CODES SHOWN ON TITLE SHEET
12. COORDINATE ALL WORK IN FIELD WITH ARCHITECTURAL, MECHANICAL, & ELECTRICAL TRADES.
13. VERIFY ALL EXISTING JOB CONDITIONS & AS REQUIRED FOR A COMPLETE INSTALLATION.

PLUMBING SCHEDULE:

FIXT#	FIXTURE DESCRIPTION	HWS	CWS	SS	VENT	REMARKS
	LAVATORY	½"	½"	1 ½"	1 ½"	ANSI 117.1 COMPLIANT LAVATORY. INSTALL ASSE 1070 TEMPERING VALVE ON FAUCET. SET TEMPERING VALVE AT 120° AN DPUBLIC LAVS AT 110°
	WATER CLOSET	--	¾"	4"	3"	ANSI 117.1 COMPLIANT WATER CLOSET WITH OPERATOR ON OPEN SIDE.
	FLOOR DRAIN	--	--	2"	1 ½"	NICKLE PLATED FLOOR DRAIN WITH DEEP SEAL
	MOP SINK	½"	½"	2"	1 ½"	FLOOR MOUNTED FIBREGLASS MOP SINK WITH FACET. FAUCET TO HAVE BUCKET HOOK AND TIE BACK WITH HOSE
	WATER HEATER	--	¾"	--	--	10 GALLON ELECTRIC WATER HEATER – MOUNTED ABOVE MOP SINK – SEE DETAIL
	TANKLESS WATER HEATER	--	¾"	--	--	TANKLESS GAS WATER HEATER. 199 KBTU, WALL MOUNTED
	SHOWER	½"	½"	1 ½"	1 ½"	SHOWER DRAIN – NICKEL PLATED WITH SHOWER CONTROLS AND HEAD.
	VANITY SINK	½"	½"	1 ½"	1 ½"	UNDERCOUNTER MOUNTED PORCELAIN SINK WITH FAUCET
	TUB	½"	½"	2"	1 ½"	TUB WITH SHOWER. AS SELECTED BY OWNER
	KITCHEN SINK WITH FAUCET	½"	½"	1 ½"	1 ½"	UNDERCOUNTER MOUNTED DOUBLE TUB KITCHEN SINK WOTH FAUCET AS SELECTED BY OWNER
	STAKING WASHER/DRYER	½"	½"	1 ½"	1 ½"	STACKING WASHER AND DRYER HOOKUP WITH VENT BOX

GENERAL PLUMBING NOTES:
- RUN ALL SEWER IN ABS PIPING
- EXTEND VENTS THRU ROOF AND SEAL. COMBINE VENTS TO LIMIT CUT IN ROOF.
- WATER TO BE COPPER OR PEX
- PROVIDE FINISH PLUMBING FIXTURE TO INCLUDE ALL TRIMS, CRUMB CUPS...ETC FOR COMPLETE INSTALLATION
- FIELD VERIFY ALL EXISTING CONDITIONS
- INSULATED ALL HOT, COLD AND SEWER LINES BELOW SINKS PER ADA.
- INSULATE ALL HOT WATER LINES
- ALL NEW FIXTURES ARE TO BE ADA COMPLAINT
- TIE INTO EXISTING STUBBED INTO SPACE FOR WATER SUPPLY, GREASE WASTE AND SEWER
- ALL HAND SINKS ARE TO HAVE TEMPER VALVES AND TEMPER WATER TO 110 DEGREES MAX

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STATE OF UTAH
BRENT HURD VINCENT
13997820301
LICENSED ARCHITECT
4/28/2025

INTERIOR TENANT FINISH FOR:
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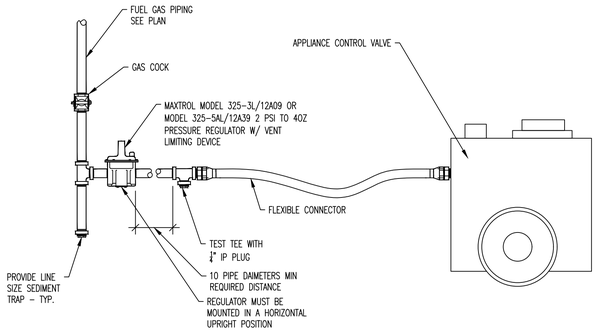
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

PLUMBING PLAN AND SCHEDULES

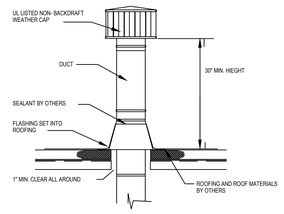
ARCH. PROJECT NO: 25-39
DATE: 4/28/25
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

DATE	REVISION

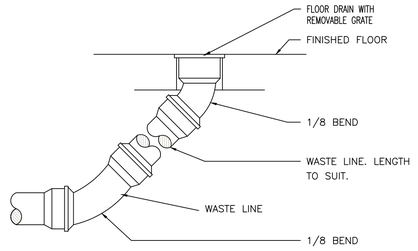
SHEET TITLE
A-3.00
ARCHITECTURAL –



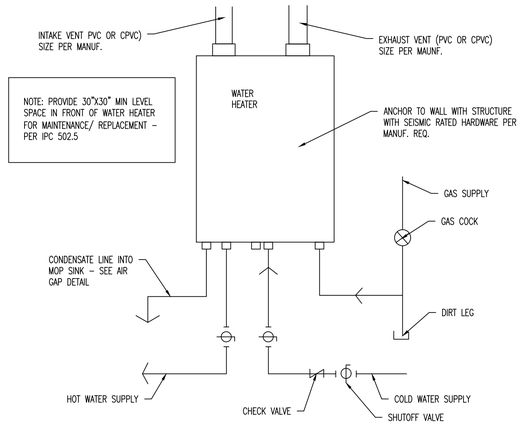
REGULATOR DETAIL 1
SCALE: N.T.S. A-3.10



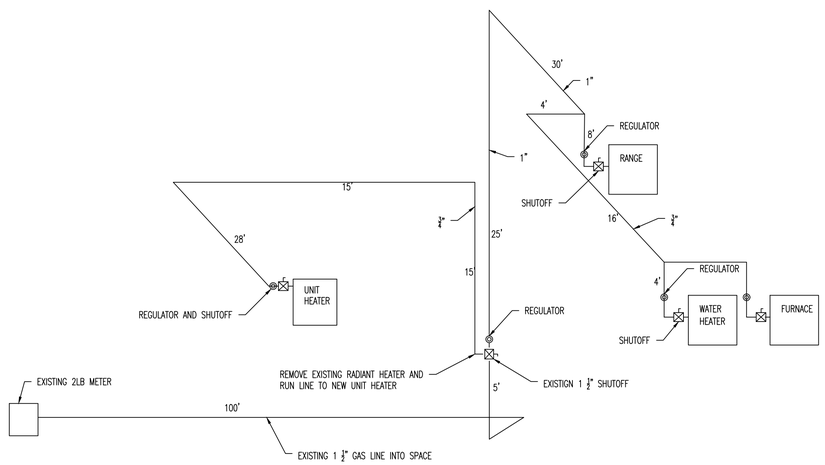
VENT THRU ROOF DETAIL 2
SCALE: N.T.S. A-3.10



CLEAN OUT DETAIL 3
SCALE: N.T.S. A-3.10

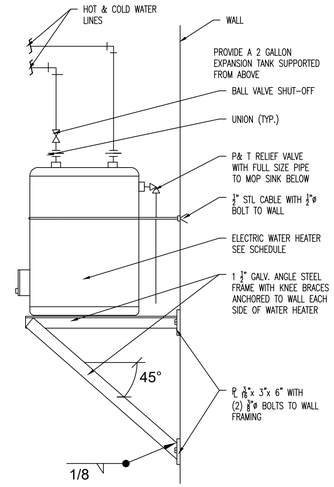


TANKLESS WATER HEATER DETAIL 4
SCALE: N.T.S. A-3.10



SUPPLY REQUIREMENTS		METER:	2PSI- 1 ½" FEED
WATER HEATER	199 KBTU	INLET PRESSURE:	2 PSI
UNIT HEATER	150 KBTU	PRESSURE DROP:	1 PSI
RANGE	20 KBTU	SPECIFIC GRAVITY:	0.60
FRUNACE	150 KBTU	TOTAL DEVELOPED LENGTH:	200'
		GAS AVAILABLE:	3610 CFH = 3952 KBTU
TOTAL	519 KBTU		

GAS RISER DIAGRAM
SCALE: N.T.S.



WATER HEATER DETAIL 5
SCALE: N.T.S. A-3.10

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STATE OF UTAH
BRENT HOWARD VINCENT
13591-2301
LICENSED ARCHITECT
4/28/2025

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

PLUMBING DETAILS AND DIAGRAMS

ARCH. PROJECT NO:	25-39
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CHECKED BY:	
DESIGNED BY:	

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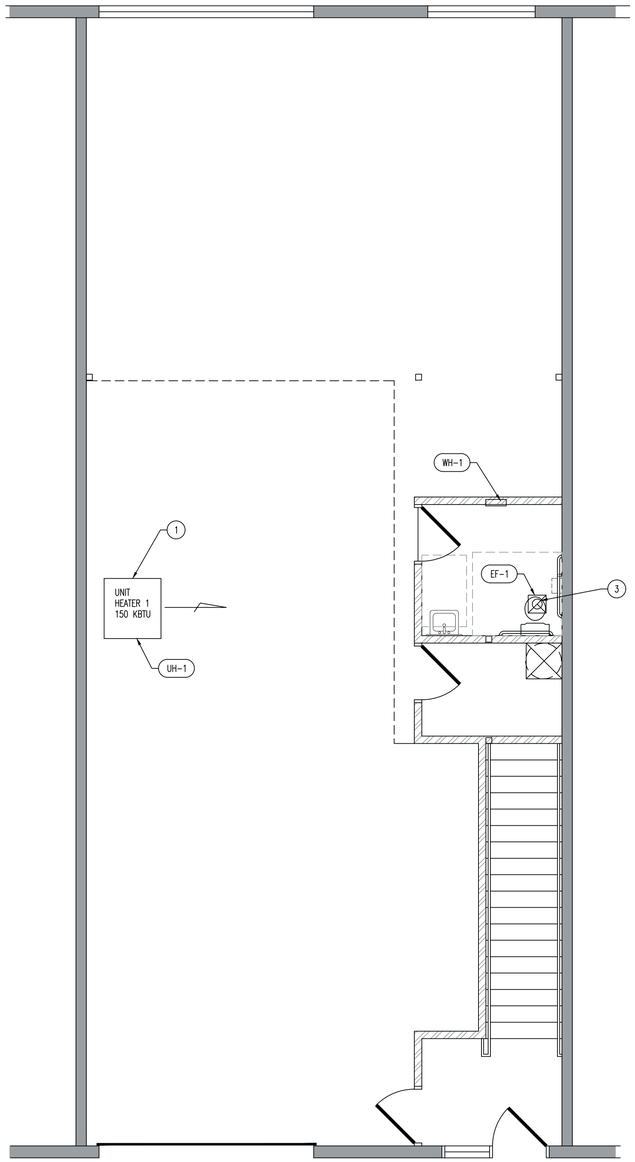
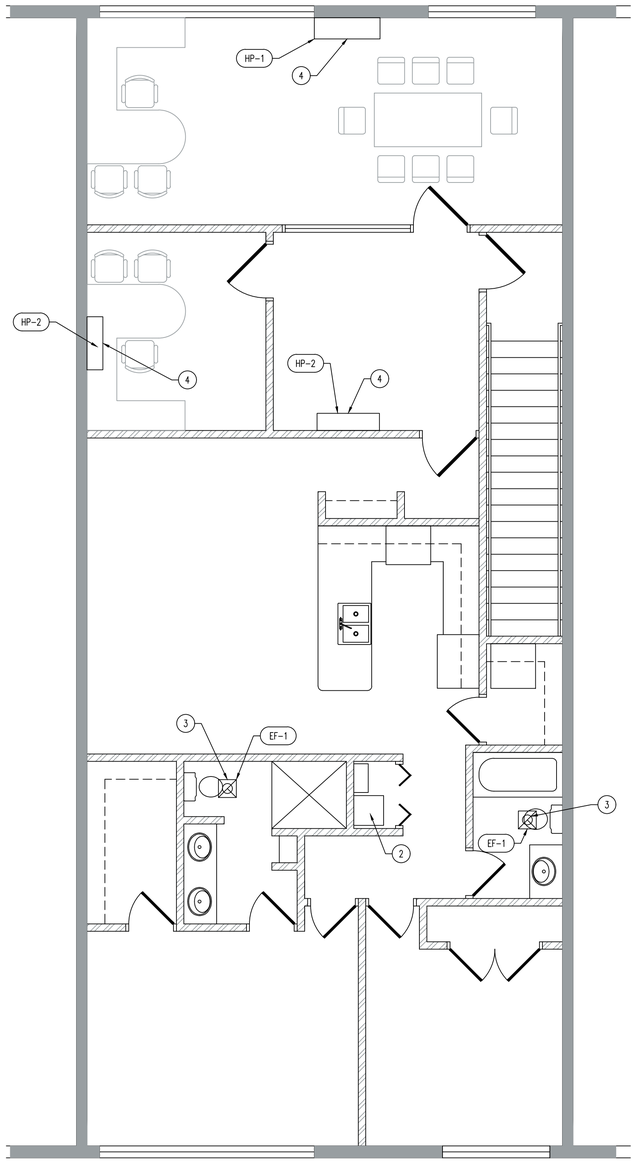
SHEET TITLE
A-3.10
ARCHITECTURAL –



MAIN FLOOR MECHANICAL PLAN

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

NORTH



SECOND FLOOR MECHANICAL PLAN

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

NORTH

KEYED NOTES:
1. RELOCATED GAS FEED TO NEW LOCATIONS FOR SUSPENDED UNIT HEATER FOR STORAGE/ WORKSHOP SPACE.
2. NEW RESIDENTIAL FURNACE FOR RESIDENCE – DESIGN BUILD BY HVAC INSTALLER. HIGH EFFICIENCY WITH CONCRENTRIC VENT THRU ROOF. CONTRACTOR TO PROVIDE MANUAL J&D
3. EXHAUST FAN THRU ROOF – SEE DETAIL
4. PACKAGE HEAT PUP CASSETTE WITH CONDENSER FOR OFFICE AND OPEN WORK AREA WITH CONDENSERS ON PAD IN BACK OF BUILDING. CASSETTE POWER FROM CONDENSER

UNIT HEATER SCHEDULE: UH-1

DESCRIPTION
HIGH EFFICIENCY SEPARATED COMBUSTION NATURAL GAS FIRED UNIT HEATER TO BE FURNISHED FULLY ASSEMBLED COMPLETE WITH PROPELLER FAN, SEPARATED CIMBUSTION, NATURAL GAS FIRED ALUMINUM HEAT EXCAHNGER, PAINTED CABINET, FAN GUARD, AUTOMATIC GAS VALVE, HIGH ALTITUDE SWITCH/KIT, SAFETY CONTROLS 188 LB OPERATING WT.

CAPACITY
150.0 MBH, 124.5 MBH OUTPUT, (111.1MBH OUTPUT AT 2700 FT. ELEV) SINGLE STAGE GAS VALVE, SEPARATED COMBUSTION ALUMINIZED HEAT EXCHANGER, DIRECT SPARK IGNITION. 5"X6" VENT CONNECTIONS. 83% EFICIENCY

FAN
1920 CFM ¾ HP 115 VOLT SINGLE SPEED MOTOR

ELECTRICAL
4.6 FLA, 15A. RECOMMENDED MAX FUSE AT 115V, 1 PHASE

MANUFACTURER
REZNOR CO. MODEL UDAS 150

ELECTRICAL WALL HEATER SCHEDULE: WH-1

DESCRIPTION
WALL MOUNTED FAN FORCES ELECTRIC WALL HEATER. PROVIDE UNIT FULLY ASSEMBLED, 40 DEG TO 100 DEG RANGE

CAPCAITY
600/2400 WATTS (4 STEP) HEATING OUTPUT AT 240V 1 PH
FIELD SELECT 1800 WATTS (REQUIRES CHANGING FACTORY SETTINGS)

ELECTRICAL
10.0 AMPS AT 240V SINGLE PH. (UNIT MAX)

MANIFATURER
QMAKR(MARLY ELECT.) GFR SERIES MODEL GFR-2404

SPLIT SYSTEM HEAT PUMP UNIT HP-1

-OPEN WORK AREA UNIT
-PAD MOUNTED HEAT PUMP W/1.5 TON EVAP UNIT

DESCRIPTION:
SLIM LINE PEAT PUMP UNIT COMPLETE WITH DIRECT DRIVE FAN, SINGLE CIRCUITED CU/AL COIL, HERMETIC COMPRESSOR, CRANKCASE HEATER, LOW AMBIENT CONTROLS, AUTO CHANGE OVER CONTROLS, PRECHARGED R410A REFRICGERATION SYSTEM (2 LBS, 14 OZ), SEALED LINE SETS, PAINTED CABINET, APPROX 100 LBS

UNIT WIRING
11 MCA, 28 AMP MAX FUSE AT 208-230V 1 PAHES. INDOOR NITE POWER SUPPLIED FROM OUTDOOR UNIT

MANUFACTURERS
MITSUBISHI TRUZA018KA70NA

SPLIT SYSTEM HEAT PUMP UNIT HP-2

-OFFICE, FOYER
-PAD MOUNTED HEAT PUMP W/ 2-1.0 TON EVAP UNITS

DESCRIPTION
MULTI INDOOR INVERTER HEAT PUMP UNIT COMPLETE W/ DIRECT DRIVE FAN, SINGLE CIRCUITED CU/AL COIL, HERMETIC COMPRESSOR, CRANKCASE HEATER, LOW AMBIENT CONTROLS, AUTO CHANGE OVER CONTROLS, PRECHARGED R410A REFRICGERATION SYSTEM (8 LBS, 10 OZ), SEALED LINE SETS, PAINTED CABINET, APPROX 189 LBS

UNIT WIRING
30.5 MCA, 40 AMP MAX FUSE AT 208-230V 1 PAHES. INDOOR NITE POWER SUPPLIED FROM OUTDOOR UNIT

MANUFACTURERS
MITSUBISHI NTXMPH24A132AA

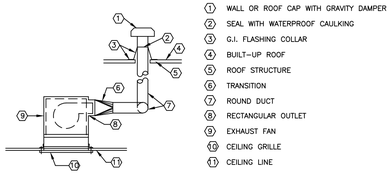
RESTROOM EXHAUST FAN SCHEDULE EF-1

DESCRIPTION
PROVIDE AN DINSTALL CEILING FAN COMPLETE WITH STEEL HOUSING, FORWARD CURVE FAN WHEEL, BAROMETRIC DISCHARGE DAMPER, DISCHARGE ADAPTER, VARIABLE SPEED MOTOR, ADJUSTABLE SPEED CONTROLLER, LIGHTING TIME OFF DELAY, REMOVABLE INTERIOR GRILLE, 10 LBS OPER. WEIGHT

CAPACITY
75 CFM (ADJ) AT 0.6 IN SP, 710 FAN RPMN 100 WATTS, ALL AT JOBSITE ELEV. SHITCH WITH LIGHTING

MOTOR
100W AT 115V 1PH 950 MOTOR RPM

MANUFACTURER
TWIN CITY CO. MODEL T-150

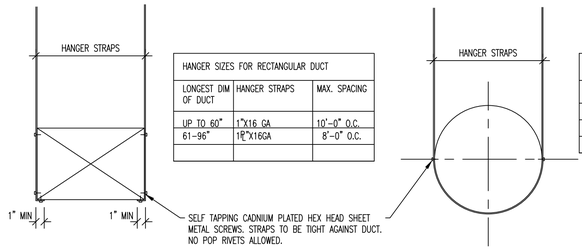


1 WALL OR ROOF CAP WITH GRAVITY DAMPER
2 SEAL WITH WATERPROOF CAULKING
3 G.I. FLASHING COLLAR
4 BUILT-UP ROOF
5 ROOF STRUCTURE
6 TRANSITION
7 ROUND DUCT
8 RECTANGULAR OUTLET
9 EXHAUST FAN
10 CEILING GRILLE
11 CEILING LINE

EXHAUST FAN DETAIL

SCALE: N.T.S.

3
A1.30



HANGER SIZES FOR RECTANGULAR DUCT		
LONGEST DIM OF DUCT	HANGER STRAPS	MAX. SPACING
UP TO 60"	1"X16 GA	10'-0" O.C.
61-96"	1½"X16GA	8'-0" O.C.

HANGER SIZES FOR ROUND DUCT		
ø	HANGER STRAPS	MAX. SPACING
UP TO 60"	1"X16 GA	10'-0" O.C.
61-96"	1½"X16GA	8'-0" O.C.

DUCT HANGER DETAILS

SCALE: N.T.S.

4
A1.30

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13394-6301
LICENSED ARCHITECT

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

MECHANICAL PLAN AND DETAILS

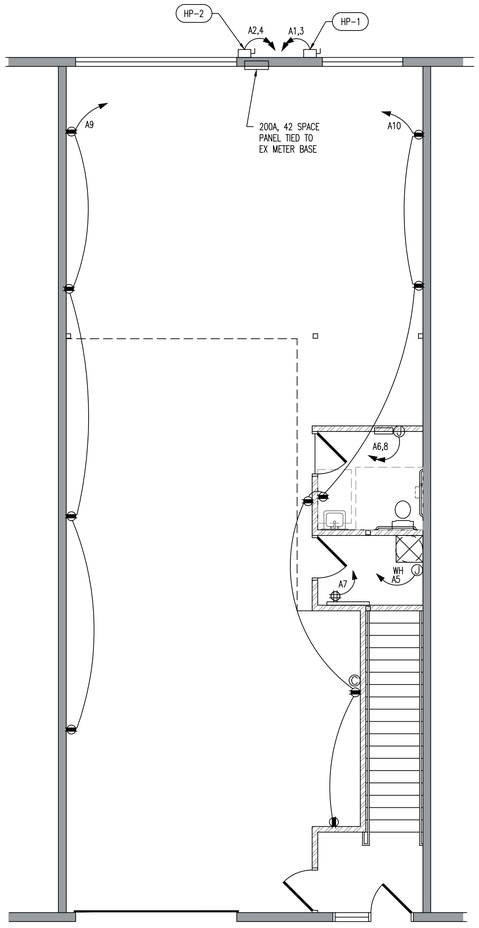
ARCH. PROJECT NO:	25-39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

DATE	REVISION

SHEET TITLE

A-4.00

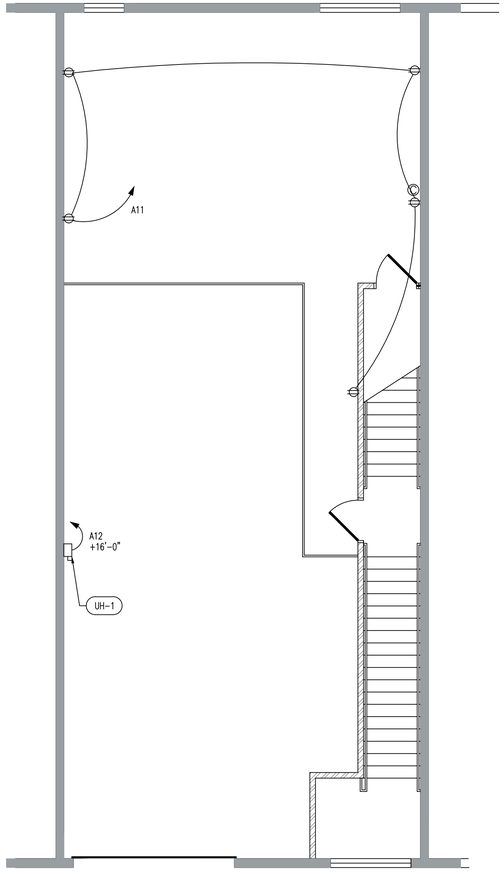
ARCHITECTURAL –



MAIN FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

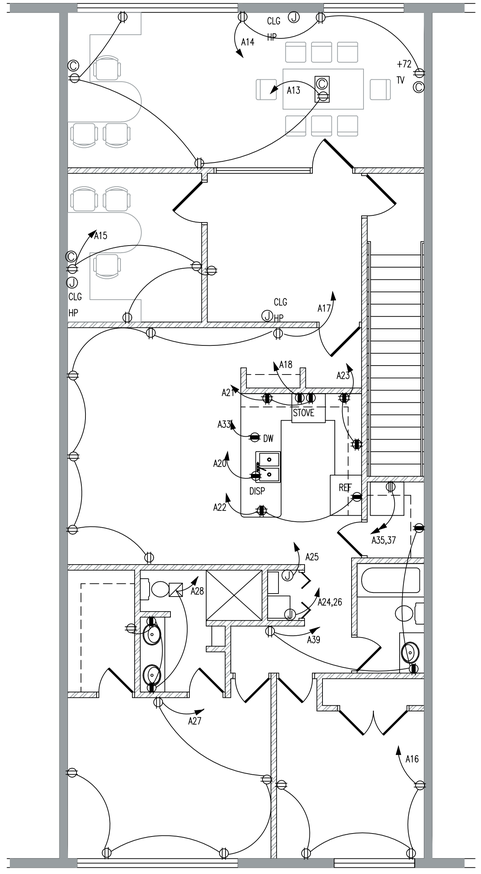
NORTH



MEZZANINE ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

NORTH



SECOND FLOOR ELECTRICAL PLAN

SCALE: 3/16" = 1'-0"

NORTH

ELECTRICAL LEGEND:

- DATA RECEPTACLE TO BE SINGLE GANG BOX WITH ¾" CONDUIT TO ACCESSIBLE CEILING SPACE FOR DATA RUNS.
- CONVENIENCE RECEPTACLE
- FLOOR MOUNTED POWER/ DATA BOX UNDER CONFERENCE TABLE
- J-BOX FOR EQUIPMENT LISTED
- QUAD GFCI PROTECTED RECEPTACLE
- GFCI PROTECTED RECEPTACLE
- CEILING EXHAUST FAN – SEE MECHANICAL PLANS
- ELECTRICAL SHUTOFF
- QUAD CONVENIENCE RECEPTACLE

NOTES:

- WIRING IS TO BE IN ARMORED CABLE
- CONDUIT CAN BE METALLIC OR PLASTIC SMURF TUBING
- WALL WORK TO COMPLY WITH ALL SATE AND LOCAL CODES AND ORDINANCES

PANEL A
200A, 42 SPACES
120/208V, 3ø
4 WIRE

CKT	DESCRIPTION	POLES	AMPS	A		B		C		AMPS	POLES	DESCRIPTION	CKT
1	HP-1	2	25	1320	3660					40	2	HP-2	2
3						1320	3660						4
5	ELECTRIC WH	1	20					1440	1200	20	2	WALL HEATER	6
7	PHONE BRD	1	20	360	1200								8
9	SHOP REC NORTH	1	20			720	900			20	1	SHOP REC SOUTH	10
11	MEZZ REC							900	552	15	1	UNIT HEATER	12
13	OPEN OFFICE NO	1	20	720	540					20	1	OPEN OFFICE SO	14
15	OFFICE	1	20			720	720			20	1	SMALL BEDROOM	16
17	LIVING ROOM	1	20					1080	1500	20	1	MICROWAVE	18
19	SPARE	1	20	--	750					20	1	DISPOSAL	20
21	KITCHEN REC	1	20			540	540			20	1	KITHEN REC	22
23	KITCHEN REC	1	20					720	3600	30	2	FURNACE	24
25	WATER HATER 2	1	20	360	3600								26
27	PRIMARY BEDRM	1	20			900	640			20	1	PRIM. BATH	28
29	LIGHTS 2ND FLR	1	20					810	808	20	1	LIGHTS MEZZ/1ST	30
31	SPARE	1	20	--	--					20	1	SPARE	32
33	DISHWASHER	1	02			1200	500			20	1	EXT LIGHTING	34
35	DRYER	1	30					2400	--	20	1	SPARE	36
37				2400	--					20	1	SPARE	38
39	HALLWAY BATH	1	20			540	360			20	1	EM. LIGHTING	40
41	SPARE	1	20					--	--	20	1	SPARE	42
TOTALS				14910 VA 125 AMPS		13260 VA 111 AMPS		15010 VA 125AMPS					

PANEL TOTAL:
LOAD 42640 VA
AMPS 119 AMPS

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INTERIOR TENANT FINISH FOR:
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PARK CITY, UTAH

ELECTRICAL PLAN AND SCHEDULE

ARCH. PROJECT NO: 25-39
DATE: 4/28/25
DRAWN BY: BRENT
CHECKED BY:
DESIGNED BY:

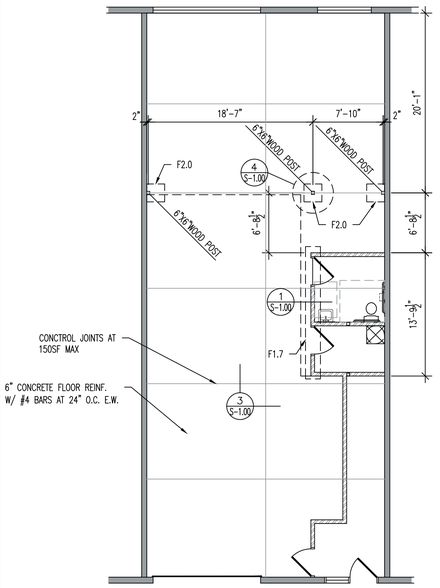
DATE	REVISION

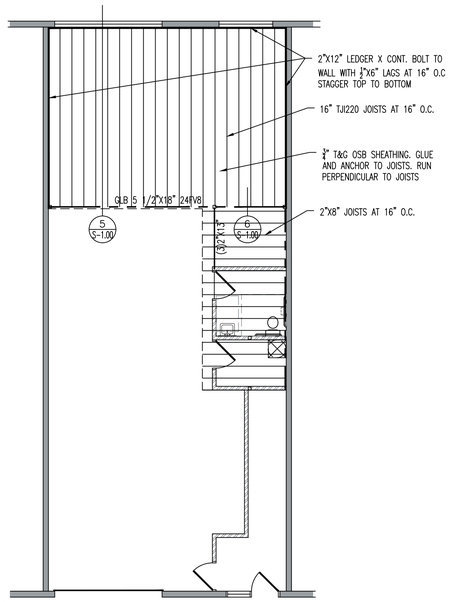
SHEET TITLE

A-5.00

ARCHITECTURAL –

FOOTING SCHEDULE:			
MARK	SIZE	REINFOCING	REMARKS
F2.0	12"X40"X40"	(5)#4 BARS EACH WAY	
F1.7	10"X20"XCONT	(2)#4 BARS X CONT	





FOOTING AND FOUNDATION PLAN

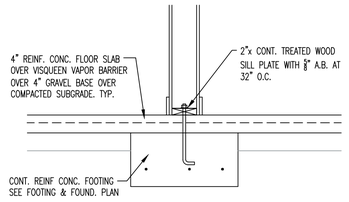
SCALE: 1/8" = 1'-0"

NORTH

FRAMING PLAN MEZZANINE

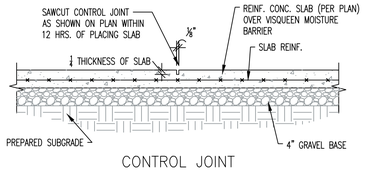
SCALE: 1/8" = 1'-0"

NORTH



BEARING WALL DETAIL 1

SCALE: 3/4" = 1'-0" — S-1.00



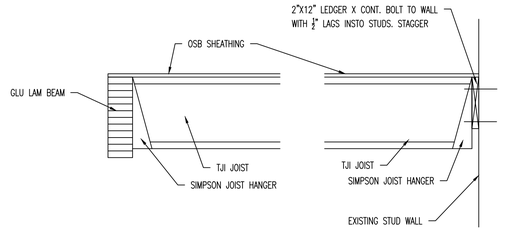
CONTROL JOINT

NOTES:

1. CONSTRUCTION JOINTS SHALL BE USED AT ALL POUR STOPS & SHALL BE LOCATED AT CONTROL JOINT LOCATIONS AS SHOWN ON PLAN
2. CONTROL JOINTS SHALL BE LOCATED AT COLUMNS, CURBS & SHALL BE SPACED AT 12' O.C. MAX.

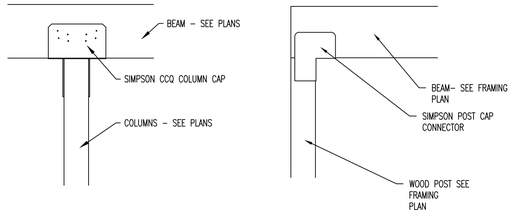
EXPANSION JOINT DETAIL 3

SCALE: 3/4" = 1'-0" — S-1.00



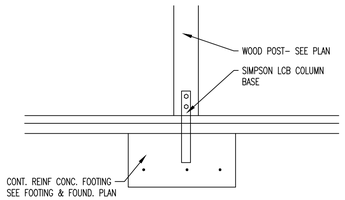
JOIST DETAIL 5

SCALE: 3/4" = 1'-0" — S-1.00



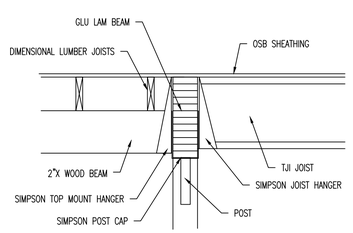
POST TO BEAM DETAIL 2

SCALE: 3/4" = 1'-0" — S-1.00



POST BASE DETAIL 4

SCALE: 3/4" = 1'-0" — S-1.00



BEAM TO BEAM DETAIL 6

SCALE: 3/4" = 1'-0" — S-1.00

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4/28/25
STATE OF UTAH

INTERIOR TENANT FINISH FOR:
OMEGA POOLS
4518 NORTH FORESTDALE DRIVE, SUITE 47
PARK CITY, UTAH

STRUCTURAL PLANS

ARCH. PROJECT NO:	25–39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

DATE	REVISION

SHEET TITLE

S-1.00

ARCHITECTURAL –

GENERAL NOTES

DESIGN CRITERIA:
DESIGN LIVE LOADS

GROUND SNOW LOAD	95 PSF
ROOF SNOW LOAD	30 PSF
WIND LOAD	115 MPH
SOIL BEARING PRESSURE	1500 psf (ASSUMED)

DESIGN CRITERIA – FLOOR:

LIVE LOAD	40 psf
DEAD LOAD	15 psf

BASIS FOR SEISMIC DESIGN:
2021 INTERNATIONAL BUILDING CODE
BASE SHEAR COEFFICIENT: 0.0847W
LATERAL FORCE RESISTING SYSTEM:
PLYWOOD DIAPHRAGM WITH PLYWOOD SHEAR WALLS. (SEE STRUCTURAL CALCULATIONS)
THESE STRUCTURAL NOTES DO NOT SUPERCEDE THE PROJECT SPECIFICATIONS. CONSULT THE PROJECT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS IN EACH SECTION. IF CONFLICT OCCURS, THE MOST STRINGENT REQUIREMENT GOVERNS. NOTES & DETAILS ON THE DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES, TYPICAL DETAILS, & SPECIFICATIONS.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARING CONSTRUCTION. DURING CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION OR CONSTRUCTION IN ANY AREA. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES, OMISSIONS, OR INCONSISTENCIES. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENTS AS DIRECTED BY THE ARCHITECT & ENGINEER WITHOUT ADDITIONAL COST TO THE OWNER. DO NOT SCALE DRAWINGS!.

ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE CURRENT BUILDING CODE, ANY OTHER REGULATING AGENCIES WHICH SHALL HAVE AUTHORITY OVER ANY PORTION OF THE WORK, & THE CODES & STANDARDS LISTED IN THESE NOTES & SPECIFICATIONS. ALL SPECIFICATIONS NOTED SHALL BE THE LATEST APPROVED REVISION OR EDITION. THE GENERAL CONTRACTOR SHALL REVIEW & APPROVE ALL SHOP DRAWINGS PRIOR TO SUBMITTING THEM TO THE ARCHITECT. A REVIEWED COPY OF ALL SHOP DRAWINGS SHALL BE KEPT AT THE CONSTRUCTION SITE FOR REFERENCE. THE SHOP DRAWING REVIEW SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF ANY RESPONSIBILITY FOR COMPLETION OF THE PROJECT ACCORDING TO THE CONTRACT DOCUMENTS.

THE CONTRACTOR SHALL INVESTIGATE THE SITE DURING CLEARING, EXCAVATION, OR OTHER EARTH WORK OPERATIONS FOR FILLED EXCAVATIONS, BURIED STRUCTURES OR UNNATURAL SOIL CONDITIONS. IF ANY OF THESE ARE FOUND, THE ARCHITECT & GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

STRUCTURAL DRAWINGS, NOTES, & SPECS REPRESENT THE FINISH STRUCTURE, NOT THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. THESE MEASURES INCLUDE, BUT ARE NOT LIMITED TO: BRACING, SHORING, ETC. SHORING & BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE IN PLACE & CONNECTIONS COMPLETE. OBSERVATION VISITS BY THE ARCHITECT OR ENGINEER OR THEIR REPRESENTATIVES SHALL NOT INCLUDE INSPECTION OR REVIEW OF THESE ITEMS.

CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOADS SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. PROVIDE ADEQUATE SHORING OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES, ANY & ALL, ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM.

SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: (UNLESS NOTED)
- –SIZE & LOCATION OF DOOR, WINDOW FLOOR & ROOF OPENINGS
- –SIZE & LOCATION OF ALL INTERIOR & EXTERIOR NON–BEARING PARTITIONS.
- –SIZE & LOCATIONS OF CURBS, DRAINS, DEPRESSED AREAS, SLOPES, CHANGES IN LEVEL, GROOVES, CHAMFERS, INSERTS ETC.
- –FLOOR & ROOF FINISHES
- –STAIR FRAMING & DETAILS (EXCEPT AS SHOWN)
- –DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS

SEE MECHANICAL & ELECTRICAL DRAWINGS FOR THE FOLLOWING: (UNLESS SHOWN OR NOTED)
- –PIPE RUNS, SLEEVES, TRENCHES, HANGERS, WALL & SLAB OPENINGS, ETC.
- –ELECTRICAL CONDUITS, BOXES, OUTLETS IN WALLS & SLABS
- –CONCRETE INSERT REQUIREMENTS FOR MECHANICAL & ELECTRICAL
- –SIZE & LOCATION OF MACHINE & EQUIPMENT BASES, ANCHOR BOLTS REQ'MTS, ETC.

OPENINGS LARGER THAN 6" SHALL NOT BE PLACED IN SLABS, DECKS, WALLS, ETC. UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE ENGINEER.

THE ENGINEER SHALL BE NOTIFIED SEVENTY–TWO HOURS IN ADVANCE PRIOR TO ANY OF THE FOLLOWING:
- –PLACING ANY CONCRETE
- –CLOSING FORMS
- –GROUTING ANY MASONRY
- –COMPLETING THE NAILING OF ANY SHEATHED WALL OR DECK
- –COMPLETING THE WELDING OF STEEL DECKING

OBSERVATION VISITS BY THE ARCHITECT, ENGINEER OR THEIR REPRESENTATIVES SHALL NEITHER BE CONSTRUED AS INSPECTION NOR APPROVAL OR CONSTRUCTION.

WOOD CONSTRUCTION

ALL PHASES OF WORK PERTAINING TO WOOD CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS LISTED IN CHAPTER 23 OF THE IBC.

ALL WOOD HEADERS & JOISTS SHALL BE #2 DOUGLAS FIR (DF) GRADE LUMBER OR BETTER (UNO) HAVING A MINIMUM ALLOWABLE BASE BENDING STRESS OF 875 psi, BEAMS & POSTS SHALL BE #1 DOUGLAS FIR OR BETTER (UNO)

MICRO LAM BEAMS SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS=2,600 psi & SHEAR STRESS=285 psi.

ALL GLUE LAMINATED BEAMS SHALL HAVE THE FOLLOWING MINIMUM STRESS GRADE LUMBER:
1. BENDING = 2400 psi
2. TENSION = 1150 psi
3. COMPRESSION PARALLEL TO GRAIN = 1650 psi
4. SHEAR = 265 psi

GLUE LAMINATED STRUCTURAL MEMBER SHALL CONFORM TO THE U.S. DEPARTMENT OF COMMERCE COMMERCIAL STANDARDS PS–56 & THE IBC.

ALL STRUCTURAL SHEATHING SHALL BE STRUCTURAL I OR STRUCTURAL II GRADE

ALL PLATES OR OTHER LUMBER IN CONTACT WITH CONCRETE OR WITHIN 6" OF EARTH SHALL BE FOUNDATION REDWOOD ALL MARKED OR BRANDED BY THE REDWOOD INSPECTION SERVICE OR PRESSURE TREATED FOR MOISTURE PROTECTION.

PROVIDE SOLID BLOCKING AT LEAST 2" THICK & FULL DEPTH OF JOIST AT ENDS & AT EACH SUPPORT OF JOIST. PROVIDE APPROVED BRIDGING AT A MAXIMUM OF 8 FEET O.C. BETWEEN FLOOR JOISTS SUPPORT FOR ALL SPANS OVER 14 FEET.

HORIZONTAL EDGES OF WALL SHEATHING SHALL BE BLOCKED WITH 2" NOMINAL BLOCKING. EDGES OF FLOOR & ROOF SHEATHING SHALL BE BLOCKED & NAILED AS INDICATED ON THE DRAWINGS.

TRUSSES AND/OR WEB JOISTS SHALL HAVE BLOCKING, BRACING, BRIDGING, ETC. AS RECOMMENDED BY MANUFACTURER.

WALLS SHALL RUN CONTINUOUS BETWEEN HORIZONTAL SUPPORT POINTS, UNLESS ADEQUATE APPROVED BRACING IS PROVIDED.

REQUIRED MINIMUM NAILING SCHEDULE: (SEE IBC TABLE NO. 2304.91)

STUD TO PLATES	TOE NAIL 4–8d OR END NAIL 2–16d	
DOUBLE TOP PLATE	FACE NAIL 16" O.C. STAGGERED 1–16d WITH 2–16D AT LAPS & INTERSECTIONS	
DOUBLE STUDS	FACE NAIL AT 24" O.C.	16d
CORNER STUD & ANGLES	24" O.C. 16d	
JOIST TO SILL OR GIRDER	TOE NAIL	3–8d OR 2–16d
SOLE PLATE TO JOIST/BLOCKING	FACE NAIL 16" O.C.	16d
BRIDGING TO JOIST	TOE NAIL EACH END	2–8d
PLYWOOD TO ROOF JOISTS, TRUSSES OR STUDS		SEE NAILING SCHEDULE

NAILS OR OTHER APPROVED SHEATHING CONNECTOR SHALL BE DRIVEN FLUSH BUT SHALL NOT BREAK THE SURFACE OF THE SHEATHING.

CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL, & WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON OR EQUAL CONNECTORS (UNO)

PROVIDE HOLD DOWNS AT EACH END OF SHEATHED SHEAR WALLS AS NOTED ON THE DRAWINGS.

ALL FASTENERS (i.e. NAILS, SCREWS, ANCHOR BOLTS, ETC.) WHICH ARE INSTALLED IN PRESERVATIVE TREATED WOOD (i.e. SILL PLATES) SHALL MEET THE REQUIREMENTS OF IBC 2304.9.5

FOUNDATIONS

FOOTINGS ARE DESIGNED BASED ON AN ASSUMED SOIL BEARING CAPACITY OF 1500 psf.

THE CONTRACTOR SHALL PROVIDE FOR PROPER DE–WATERING OF ANY & ALL EXCAVATIONS IF REQUIRED.

THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN & INSTALLATION OF ALL CRIBBING, SHEATHING, & SHORING REQUIRED TO SAFELY & ADEQUATELY RETAIN ANY EXCAVATIONS.

ALONG WITH SCHEDULED DOWELS, ROUGHEN SURFACE OF FOOTING UNDER FOUNDATION TO ¼" UNDULATIONS.

FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR STRUCTURAL FILL. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT & ENGINEER OF ANY UNUSUAL OR QUESTIONABLE SOIL CONDITIONS IMMEDIATELY.

ALL RETAINING WALL, BUILDING WALLS, PITS, ETC. MUST HAVE ATTAINED THEIR DESIGN STRENGTH AND/OR SUPPORT PRIOR TO BACKFILLING. EXCEPTION – IF BRACING IS TO BE USED TO SUPPORT WALLS & ETC. FOR EARLY BACKFILLING, CONTRACTOR IS RESPONSIBLE FOR DESIGN, PERMITS & INSTALLATION OF SUCH BRACING.

GRADING SHALL ALLOW FOR POSITIVE DRAINAGE (2% MINIMUM) AWAY FROM THE BUILDING, OTHER FOUNDATIONS, DRIVES, & SIDEWALKS. ALL DOWNSPOUTS SHALL DRAIN ONTO 3 FOOT LONG SPLASHBLOCKS SLOPING AWAY FROM FOUNDATIONS.

EXCESSIVE WETTING OR DRYING OF THE FOUNDATIONS EXCAVATION & THE FLOOR SLAB AREAS SHOULD BE AVOIDED DURING CONSTRUCTION.

ALL FILL, IMPORTED OR LOCAL, SHALL BE EXAMINED & APPROVED BY THE SOILS ENGINEER PRIOR TO USE IN CONTROLLED FILL AREAS. BACKFILL AROUND THE BUILDING SHALL BE WELL GRADED BACKFILL MATERIAL. FILL MATERIALS SHALL BE PLACED & COMPACTED IN LAYERS USING APPROVED COMPACTION EQUIPMENT. WATERING OF FILL MATERIAL SHALL BE AT OPTIMUM MOISTURE TO A MAXIMUM OF 2% ABOVE OPTIMUM.

ALL FILL SUPPORTING CONCRETE SLABS, FOOTINGS, OR ETC. SHALL BE MOISTENED & COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D–1557 (MODIFIED PROCTOR). ALL OTHER FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% OF THE MAXIMUM DRY DENSITY. COMPACTION TESTING SHALL BE PERFORMED BY AN APPROVED TESTING AGENCY & THE RESULTS SUBMITTED TO THE ARCHITECT. SUFFICIENT FIELD DENSITY TESTS SHALL BE PERFORMED TO CERTIFY BUILDING PADS AS CONFORMING TO THE SPECIFICATIONS. NUMBER & LOCATIONS OF TESTS TO BE SET BY ARCHITECT / ENGINEER.

CONCRETE

ALL PHASES OF WORK PERTAINING TO THE CONCRETE CONSTRUCTION SHALL CONFORM TO THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318) & THE 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS' (ACI 301) LATEST APPROVED EDITIONS, WITH MODIFICATIONS AS NOTED IN THE DRAWINGS OR SPECIFICATIONS.

CONCRETE MIXES SHALL BE DESIGNED BY A QUALIFIED TESTING LABORATORY & APPROVED BY THE STRUCTURAL ENGINEER. ALL CONCRETE IN CONTACT WITH THE EARTH SHALL CONTAIN TYPE II PORTLAND CEMENT UNLESS NOTED OTHERWISE (UNO). PROVIDE AIR ENTRAINING AS RECOMMENDED BY THE ACI 318 AND TO COMPLY WITH ASTM C260 (WHEN USED).

CALCIUM CHLORIDE SHALL NOT BE USED.

CONCRETE SHALL HAVE THE FOLLOWING MINIMUM COMPRESSIVE STRENGTHS WITHIN 28 DAYS AFTER PLACEMENT (UNO)

FOOTINGS	3,000 psi
FOUNDATIONS	3,000 psi
ALL EXTERIOR CONCRETE	4,000 psi

MAXIMUM SLUMP SHALL NOT EXCEED 4"

ALL CONCRETE SHALL BE THOROUGHLY CURED ACCORDING TO ACI RECOMMENDATIONS. FOLLOW ACI 306R 'COLD WEATHER CONCRETING' & ACI 305R ' HOT WEATHER CONCRETING' FOR ALL CONCRETE & MASONRY WORK WHEN REQUIRED BY CURRENT WEATHER CONDITIONS.

CONDUITS & PIPES IN CONCRETE SHALL CONFORM TO THE REQUIREMENTS IN THE INTERNATIONAL BUILDING CODE.

NO ALUMINUM OR PRODUCT CONTAINING ALUMINUM OR ANY METAL INJURIOUS TO CONCRETE SHALL BE EMBEDDED IN CONCRETE.

BOTH INTERIOR & EXTERIOR CONCRETE SLAB–ON–GRADE SHALL BE A MINIMUM OF 4" IN THICKNESS UNO, WITH SAWN OR PREFORMED JOISTS AT A MAXIMUM 10 TO 12 FEET IN EACH DIRECTION. SAWN JOINTS SHALL BE 1/4 SLAB THICKNESS IN DEPTH & SHALL BE CUT AS SOON AS SURFACE ALLOWS & NOT MORE THAN 12 HOURS AFTER CONCRETE PLACEMENT. CONSTRUCTION JOINTS SHALL BE MADE & LOCATED AS TO LEAST IMPAIR THE STRENGTH OF THE STRUCTURE & SHALL BE APPROVED BY THE ARCHITECT/ENGINEER. PROVIDE 2"x 4" KEYWAY IN ALL VERTICAL & HORIZONTAL JOINTS. ALL REINFORCING BARS SHALL BE CONTINUOUS THROUGH JOINTS (UNO).

CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCEMENT BARS SHALL BE AS FOLLOWS (UNO):

–CONCRETE PLACED DIRECTLY AGAINST EARTH	3" COVER
–CONCRETE SURFACES EXPOSED TO WEATHER	1 ½" COVER
–CONCRETE SURFACES EXPOSED TO GROUND AFTER REMOVAL OF FORMS	2" COVER
–CONCRETE SURFACES NOT EXPOSED TO GROUND OR WEATHER:	
SLABS & WALLS	¾" COVER
JOISTS OR WAFFLE BEAMS	1" COVER
BEAMS, PIERS & COLUMNS	1 ½" COVER

WHERE CONCRETE GIRTS, BEAMS, OR WALLS AS CONTINUOUS AROUND A CORNER, ADD CORNER BARS TO LAP 40 BAR DIAMETERS FROM EACH DIRECTION. REINFORCING BARS IN THE INTERIOR FACES SHALL EXTEND TO WITHIN 2" OF THE OUTER FACE & SHALL TERMINATE IN A STANDARDS HOOK OR BEND.

REINFORCE ALL CONCRETE WALLS PER WALL SECTIONS.

PLACE ALL VERTICAL STEEL IN CENTER OF WALL EXCEPT 12" & LARGER, THEN PLACE ONE CURTAIN OF STEEL AT EACH WALL FACE (E.F.).

REINFORCING AROUND OPENINGS IN CONCRETE WALLS, UNO & IN ADDITION TO THE REGULAR WALL REINFORCEMENT AT LEAST #5 HORIZONTAL BAR FOR EACH 5" OF WALL THICKNESS OR FRACTION THEREOF WITH A MINIMUM OF (2) #5 PLACED 2" ABOVE HEAD OF OPENING THAT EXTENDS 24" BEYOND THE CORNERS OF THE OPENING. THE MINIMUM DEPTH (IN INCHES) OVER THE OPENING SHALL BE ½ TIMES THE SPAN OF THE OPENING (IN FEET) OR 12". WHICHEVER IS GREATER. ALL THE SIDES & ACROSS THE BOTTOM OF OPENINGS, ADD (2) #5 BARS THAT EXTEND 24" BEYOND THE CORNERS OF THE OPENING.

BARS SHALL NEVER BE SMALLER THAN SCHEDULED WALL REINFORCING. REINFORCING DOWELS FROM THE FOOTING SHALL BE THE SAME SIZE & SPACING AS THE VERTICAL REINFORCEMENT IN THE WALL ABOVE UNO. RUN DOWELS 40 BAR DIAMETERS INTO WALL & SAME INTO FOOTINGS. POSITION DOWELS BEFORE PLACING CONCRETE.

AROUND OPENINGS IN CONCRETE SLABS, UNLESS OTHERWISE SCHEDULED, ADD REINFORCING EQUIVALENT TO BARS CUT BY OPENING. THE BARS PARALLEL TO THE MAIN REINFORCEMENT SHALL RUN FULL LENGTH OF THE SPAN. THE BARS PARALLEL TO THE TEMPERATURE STEEL SHALL RUN 40 BAR DIAMETERS EACH WAY BEYOND THE OPENING.

PROVIDE EXPANSION JOINTS IN CURB & GUTTER AT 40 FEET ON CENTER & AT EACH END OF A RADIUSED CURB WITH CONSTRUCTION JOINTS AT 10 FEET ON CENTER.

REINFORCING STEEL (FOR CONCRETE)

ALL REINFORCING STEEL SHALL BE DETAILED & PLACED IN CONFORMANCE WITH THE 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' (ACI 318 LATEST EDITION) & 'THE MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION' (LATEST ED.) BY THE CRSI & THE WCRSI AS MODIFIED BY THE PROJECT DRAWINGS & SPECIFICATIONS.

CHAIRS, SUPPORT & TIE BARS REQUIRED IN ADDITION TO THE SCHEDULED REINFORCING SHALL BE FURNISHED BY THE CONTRACTOR.

ALL STEEL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60 WITH A MINIMUM YIELD STRENGTH OF 60,000 psi, WITH THE FOLLOWINGS EXCEPTIONS:

1. #3 & #4 COLUMN TIES & BEAM STIRRUPS & BREAKOUT DOWELS SHALL BE GRADE 60 WITH A MINIMUM YIELD STRENGTH OF 60,000 psi
2. ANY & ALL REINF. THAT IS TO BE WELDED SHALL BE DEFORMED WELDABLE BAR (DWB) THAT CONFORMS TO ASTM A706 GRADE 40.
3. UNLESS NOTED OTHERWISE (UNO) ON DRAWINGS.

WELDING OF REINFORCING SHALL BE WITH LOW HYDROGEN ELECTRODES IN CONFORMANCE WITH 'RECOMMENDED PRACTICES FOR WELDING REINFORCING STEEL' AMERICAN WELDING SOCIETY, AWS–D1.4

SPLICES OF REINFORCING BAR, IF REQUIRED, SHALL BE AVOIDED AT POINTS OF MAXIMUM STRESS. ALL SPLICES & LAPS IN REINFORCING BARS SHALL LAP 40 BAR DIAMETERS (UNO) WITH A MINIMUM OF 18". SPLICES SHALL BE MADE IN A REGION OF COMPRESSION, UNLESS SHOWN OTHERWISE.

REINFORCING BARS SHALL NEITHER BE WELDED NOR BENT BY HEATING. WHERE INSERTS REQUIRE WELDING TO PLATES, ANGLES OR THE LIKE, DEFORMED WELDABLE BARS SHALL BE USED.

ALL HOOKS IN REINFORCING BARS SHALL BE BENT 180° WITH AN INSIDE DIAMETER OF 6 BAR DIAMETERS FOR BARS UP TO 1" & 8 BAR DIAMETERS FOR BARS OVER 1" IN DIAMETER. EXTEND BARS A MINIMUM OF 4 BAR DIAMETERS BEYOND BEND.

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185 WITH A YIELD STRENGTH OF 65,000 psi, OR ASTM A497 WITH A YIELD STRENGTH OF 70,000 psi

MINIMUM LAP OF WELDED WIRE FABRIC SHALL BE 6" OR ONE FULL MESH & ONE HALF, WHICHEVER IS GREATER.

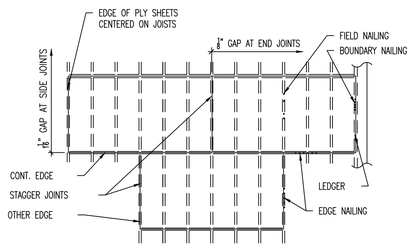
DOWELS BETWEEN FOOTINGS & WALLS OR COLUMNS SHALL BE THE SAME GRADE, SIZE & SPACING OR NUMBER AS THE VERTICAL REINFORCING, RESPECTIVELY, UNO.

ALL BARS SHALL BE MARKED SO THAT THEY CAN BE IDENTIFIED BY SPECIAL INSPECTORS WHEN REQUIRED.

CONTRACTOR SHALL PROVIDE AN ALLOWANCE OF 1 TON OF REINFORCING BARS TO BE FURNISHED, FABRICATED, & PLACED DURING THE COURSE OF CONSTRUCTION AS MAY BE DIRECTED BY THE STRUCTURAL ENGINEER, IN ADDITION TO ALL REINFORCING STEEL INDICATED ON THE DRAWINGS.

LUMBER

1. MEMBER GRADES SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
   - GLU–LAM BEAMS ..... DF 24 FV4
   - JOISTS ..... DOUGLAS FIR
   - HEADERS ..... DOUGLAS FIR
   - POST ..... DOUGLAS FIR
   - STUDS NON–BEARING WALLS ..... DOUGLAS FIR
   - STUDS BEARING WALLS ..... DOUGLAS FIR
   - PRE–FAB JOISTS ..... DOUGLAS FIR
   - SILL PLATES IN CONTACT WITH CONCRETE ..... DOUGLAS FIR
   - TREATED FOR MOISTURE PROTECTION
2. WHERE NOT NOTED OTHERWISE, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON CONNECTORS.
3. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d SINKER NAILS AT 8" ON CENTER.
4. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE.
5. BLOCK ALL HORIZONTAL EDGES OF PLYWOOD WALL SHEATHING WITH 2" NOMINAL BLOCKING. BLOCK EDGES OF PLYWOOD ON FLOORS AND ROOF AS DIRECTED ON DRAWINGS.
6. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS. CROSS BRIDGING OF NOT LESS THAN 1"x3" MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS NOT TO EXCEED 8'–0" APART, FOR SPANS OF 14'–0" AND GREATER.
7. ALL LEDGER BOLTS SHALL HAVE PLATE WASHERS 3" x 3" x 1/4" SQUARE UNLESS SHOWN OTHERWISE IN DETAILS.
8. MINIMUM NAILING SHALL BE AS PER CHAPTER 23 OF THE INTERNATIONAL BUILDING CODE EQUAL TO LOAD VALUES PROVIDED BY I.C.B.O. APPROVAL U.N.O.
9. FASTENERS SUCH AS STAPLES, CAN ONLY BE SUBSTITUTED FOR NAILS AT A RATE RECOMMENDED BY THE MANUFACTURER WITH A MINIMUM OF ONE ROW OF BRACING AT MID SPAN. MANUFACTURER SHALL SUPPLY AND CONTRACTOR SHALL INSTALL.



LOCATION	APA RATED PANELS	COMMON NAIL SIZE	EDGE NAILING CONT.	EDGE NAILING OTHER	FIELD NAILING	BOUND. NAILING	EDGE BLOCKING
ROOF	7/16" APA 40/20	10d	4"	4"	12"	4"	NO
FLOOR	¾" APA 40/20	10d	6"	6"	12"	4"	T & G

TRIMMER SCHEDULE (U.N.O.)

FOR FRAMED WALLS W/ D.F. #2 STUDS @ 16" O.C. OR LESS

OPENING WIDTH	No. OF TRIMMERS	No. OF KING STUDS
0'–0" – 3'–6"	(1) TRIMMERS	(1) KING STUD
3'–7" – 5'–0"	(1) TRIMMERS	(2) KING STUDS
5'–1" – 5'–6"	(2) TRIMMERS	(2) KING STUDS
5'–7" – 8'–0"	(2) TRIMMERS	(2) KING STUDS

NOTE: – FOR OPENINGS EXCEEDING 8'–0" IN WIDTH REFER TO PLANS

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL PROCEDURES OF SOIL EXCAVATION, BACKFILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ROOF PLAN IS CONCEPTUAL ONLY, REFER TO TRUSS MANUFACTURERS DESIGN AND DETAILS FOR ACTUAL TRUSS FRAMING. PROVIDE DEFERRED SUBMITTAL DRAWINGS TO BUILDING OFFICIAL FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION OF ROOF SYSTEM. RE: ARCH ROOF PLAN FOR COMPLETE INFORMATION.

SIZE, HEIGHT & SPACING OF WOOD STUDS (IBC 2308.9.1)

BEARING WALLS FRAMED WITH D.F. #2 (IBC TABLE 2308.9.1)

STUD SIZE	STUD HEIGHT (FEET)	SUPPORTS ROOF & CEILING ONLY	SUPPORTS ONE FLOOR, ROOF & CEILING	SUPPORTS TWO FLOORS, ROOF & CEILING
		SPACING (INCHES)		
3 x 4	10	24	16	16
2 x 6	12	16	16	16
2 x 6	19	12	12	12
2 x 6	21	6	6	6

1. STUDS SHALL BE PLACED WITH WIDE DIMENSION PERPENDICULAR TO THE WALL.
2. NOT LESS THAN THREE STUDS SHALL BE INSTALLED AT EACH CORNER OF EXTERIOR WALL.
3. BEARING AND EXTERIOR WALLS SHALL BE CAPPED WITH DOUBLE TOP PLATES.

ROOF TRUSS NOTES:

1. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING UNIFORM LOADS, IN ACCORDANCE WITH THE ENGINEERS CALCULATIONS:

TOP CHORD DEAD LOAD:	REFER TO STRUCT. CALCS.
TOP CHORD SNOW LOAD:	REFER TO STRUCT. CALCS.
TOP CHORD UNBALANCED SNOW LOAD:	REFER TO STRUCT. CALCS.
TOP CHORD VALLEY & DRIFT SNOW LOAD:	REFER TO STRUCT. CALCS.
BOTTOM CHORD LIVE LOAD (STORAGE TRUSSES):	REFER TO STRUCT. CALCS.
BOTTOM CHORD DEAD LOAD:	REFER TO STRUCT. CALCS.
BOTTOM CHORD PARTITION LOAD:	REFER TO STRUCT. CALCS.

TRUSSES AND GIRDERS TRUSSES SHALL BE DESIGNED FOR ALL TRIBUTARY LOADING. ROOF TRUSSES SHALL BE DESIGNED FOR WIND LOADS, UPLIFT LOADS, ANY UNBALANCED SNOW LOADS, EAVE LOADS, DRIFT AND SLIDING LOADS AS PER THE MOST CURRENT IBC.

2. DESIGN TRUSSES TO LIMIT TOTAL LOAD DEFLECTION TO SPAN (IN.) DIVIDED BY L/360.
3. VERIFY DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND CONTRACTOR. TRUSS MANUFACTURER IS RESPONSIBLE TO PROVIDE WEB AND CHORD MEMBERS TO SATISFY LOAD REQUIREMENTS.
4. MULTIPLE TRUSSES SHALL BE BOLTED/ATTACHED TOGETHER ACCORDING TO MANUFACTURERS' SPECIFICATIONS TO EVENLY DISTRIBUTE LOADING. GIRDER TRUSS CONNECTIONS SHALL BE DESIGNED AND SUPPLIED BY TRUSS SUPPLIER/MANUFACTURER.
5. SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW TO THE BUILDING DEPARTMENT PRIOR TO OR ERECTION AND SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE STRUCTURE RESIDES.
6. TRUSS PRE–ENGINEERED JOINT CONNECTORS SHALL HAVE IBC AND/OR I.B.C.O CERTIFICATION.
7. PRE–BUILT TRUSS DESIGN BY TRUSS MANUFACTURER PER IBC STANDARDS AND LOCAL BUILDING CODES, LATEST EDITIONS.
8. TRUSS MANUFACTURER TO SUPPLY TRUSS BLOCKING PER DRAWINGS AND AT TRUSS BEARING CONDITIONS WITH HEEL HEIGHTS EXCEEDING 10".
9. CONTRACTOR TO USE SEISMIC AND HURRICANE ANCHORS ON EACH TRUSS AT EACH END ALONG TRUSS FRAMING, AS PER TRUSS MANUFACTURER.
10. TRUSS HANGERS AND CONNECTORS WHERE NOTED OR REQUIRED SHALL BE PROVIDED BY TRUSS MANUFACTURER.
11. TRUSS MANUFACTURER TO SUPPLY TRUSSES WITH EQUIVALENT TRUSS EXTENSIONS AS REQUIRED FOR ROOF OVERHANGS EXCEPT AS NOTED OR SHOWN OTHERWISE.
12. TRUSS MANUFACTURER TO SPECIFY COLUMNS / POSTS AT ALL GIRDER TRUSS BEARING LOCATIONS, AND VERIFY TRANSFER OF LOAD TO FOOTING/ FOUNDATIONS.
13. TRUSS MANUFACTURER TO SPECIFY TRUSS ANCHORS FOR TRUSS–TO–WALL, TRUSS–TO–POST FOR ALL GRAVITY AND UPLIFT LOADING.

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4/28/25
STATE OF UTAH

INTERIOR TENANT FINISH FOR:
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PARK CITY, UTAH

STRUCTURAL NOTES

ARCH. PROJECT NO:	25–39
DATE:	4/28/25
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

DATE	REVISION

SHEET TITLE
S-2.00
ARCHITECTURAL –