Midway Water Advisory Project Data Sheet

Name of Project: Mountain Goat Apartments

Address: Location: 269 E. Main Mailing: 189 S. 580 E. Midway

Name of Developer: Kim H. and Jean V. Hoover family Trust

Total Acres of Project: ~.40 Acres

Total Acres of Irrigated Land: .0498 Acres 2169 Sq ft.

No. of Buildings: 3 buildings (#1 - Fourplex #2 Garage #3 Commercial)
No. of Residential Units: Four in one building. 1,000 Sq Ft/unit. 1 bath 1 kit.
No. of Hotel Units: NONE
No. of Seats in Restaurant: None
No. of Fixtures in Commercial Buildings: 4 2 sinks, 1 toilet, 1 Tub.
Other:
Other:
No. of Acre Feet needed for inside use:
No. of Acre Feet needed for outside use:

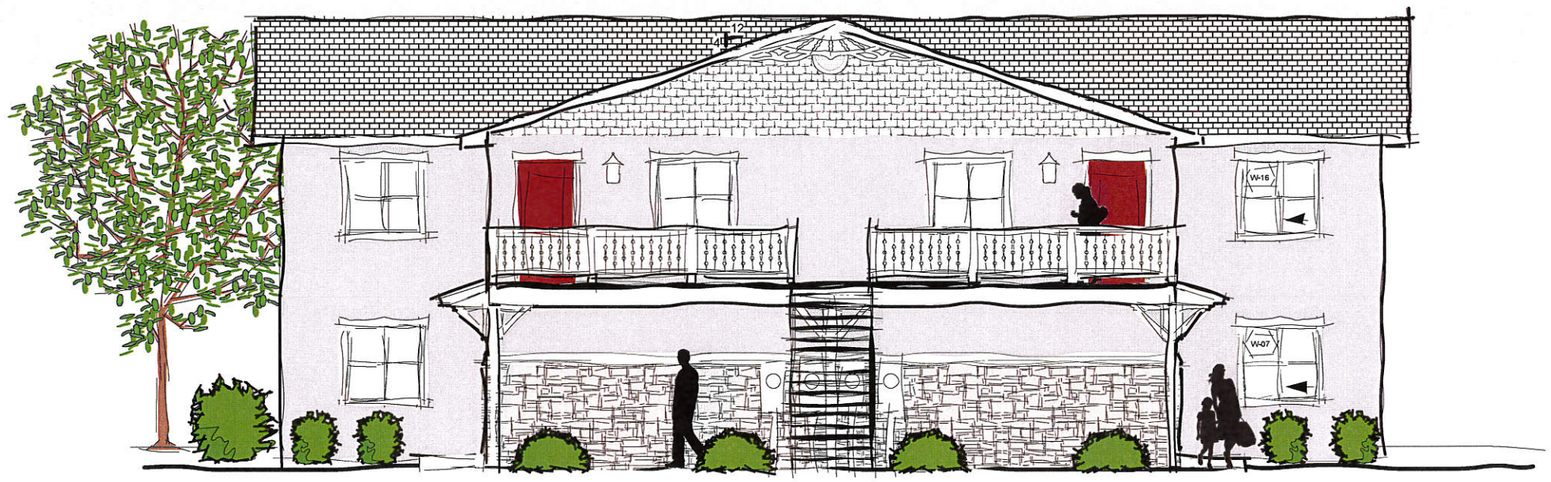
Extension or Modification of the City Water System:
None

Storage Facilities: None - no water storage facilities.
Midway Irrigation Company Consent:

a. Storm Water Runoff: It will go back into the Ground.
b. Piping of Irrigation Ditch (Easements):
none
c. Relocation of Ditches (Easements) None.
d. Tail Water Control:

Secondary Water System:

Comments:
I would like permission to transfer my exsisting Residential water from the Old House to one of the New Units.



2 SOUTH ELEVATION

1 WEST ELEVATION

A Multi-Family Residence for:

Mountain Goat Appartments

269 East Main Street

Midway, UT 84049

GENERAL NOTES:

1. The contractor shall be responsible for obtaining all permits required for construction by the permitting authorities having jurisdiction.

2. The contractor shall carefully read, study, and understand all plans and specifications for trades. Coordination between trades will be necessary and the responsibility of the contractor, any questions that arise shall be clarified by the architectural designer prior to construction.

3. Drawings are not to be scaled. Dimensional discrepancies are to be clarified with the architectural designer before proceeding with construction.

4. The contractor shall verify existing power, water, data cable and other utilities prior to excavation. contact blue-stake or authorities having jurisdiction.

5. The contractor shall notify the architectural designer of discrepancies in the documents, and of any field conditions that deviate from the documents.

6. The architectural designer's approval must be obtained for any deviations from the construction documents, including but not limited to changes in dimensions, design, materials, products, and finishes. In no case may the contractor make these changes without the approval of the architectural designer.

7. Shop drawings and other submittals are to be submitted for approval by the architectural designer with sufficient time for review prior to execution of work. Submittals must conform to the requirements indicated on construction documents, structural notes, and specifications.

8. See door and window schedule for sizes, types, and finishes.

9. All construction shall conform to and strictly comply with all applicable codes, covenants, restrictions, and Midway City building standards.

10. In no event shall the contractor substitute a standard construction detail for a detail specified in these documents. The contractor shall bring all work into conformity with the construction documents, as the architectural designer orders, before approval of that construction will be granted.

11. The contractor is to verify all dimensions, datum & levels prior to construction. Exterior walls are dimensioned from face of exterior wall sheathing or face of concrete unless otherwise noted. Exterior wall studs at heated spaces shall be 2x6 except as noted. All other wall studs shall be 2x4 except where noted otherwise on construction documents.

12. Glazing in locations subject to human impact such as panes in doors, glazing within 24" of door opening, glazing within 18" of floor, and shower doors and walls shall be tempered or laminated safety glass as per 2012 IRC.

13. SMOKE DETECTORS: Provide and install smoke detectors as per 2012 IRC. Locate (1) inside each sleeping room, in corridors outside sleeping rooms, and on each level. All smoke detectors to be wired in series. CO2 DETECTORS: Locate one on each level.

14. Building shall comply with Utah State Energy Code. The contractor is to seal and caulk all cracks to prevent air infiltration. The contractor shall insulate the walls to a minimum of R-19, ceilings to a minimum of R-38, and floors over unheated spaces to a minimum of R-30 unless otherwise noted.

15. SITE PLAN & GRADING: Excavate, trench, and backfill as required for footings, foundations, slabs, utility lines, mechanical, electrical and other work below grade required to complete the project. Maintain excavation free of water and provide an adequate system for the handling and removal of surface water.

16. Contractor to verify size of existing water service prior to construction.

17. EXTERIOR WALLS AND OPENINGS: see SD 1.1 for fire separation distance from property lines

18. HABITABLE ROOMS AND BATHROOMS: 8% of area in glazing, 4% in openings, and 3 sf window in bathrooms or bathrooms to have exhaust fan

19. HEATING: new construction to have a gas fired forced air furnace. Air conditioning condenser unit is optional. Heating facility to maintain 68 degrees.

20. MINIMUM AREA DIMENSIONS AND HEIGHTS: see sheets A1.1 & A1.2 for all room sizes. All room minimums shall be: (1) 120 sf room, 70 sf bedrooms, 50 sf kitchen, 7 feet min. heights, sloping to 5 feet min. 3 feet min. passageways in kitchens

21. GARAGE SEPARATION FROM DWELLING: N/A

22. EMERGENCY ESCAPE AND RESCUE OPENINGS: 44 inches max above floor, in every sleeping room, 5.7 sq ft or 5 sq ft if within 44 inches of grade, 20 inch min width, 24 inch min height.

23. EXIT DOORS AND HALLWAYS: one 3'-0" x 6'-8" door required, 36 inch min. width in hallways.

24. LANDINGS AT DOORS AND STAIRWAYS: 36" min. out from door and door width minimum.

25. STAIRWAYS: 36" width minimum, TREADS AND RISERS: 8" rise maximum and 9" tread minimum, HEADROOM: 6'- 8" minimum, OPEN RISERS: shall not allow a sphere of 4" to pass through. HANDRAILS: required with (2) or more risers, 34" to 38" in height and 1 1 4 to 2 5/8" in diameter if circular.

26. GUARDRAILS (GUARDS): required at floors over 30" above grade, 36" min. height, a 4" sphere shall not pass through with design as to eliminate ladder effect.

27. INTERIOR MOISTURE VAPOR RETARDERS: on "warm-in-winter" side of wall.

28. LUMBER PROTECTION AGAINST DECAY: Provide treated plate on concrete slab less than 8" above exposed ground and framing and siding less than 6" from the ground. All lumber in contact with concrete, earth, or within 18" of finish grade shall be pressure treated.

29. WOOD COLUMNS: required to be 1" above the floor or finish grade. See structural for connection to foundation or slab.

30. GEOTECHNICAL: SOIL BEARING: Assume 1500 psf soil load pressure [See sheet S0.0] CONCRETE: 2,500 psi in footings and foundation walls, 3000 psi in slabs on grade.

31. CONCRETE FOOTING SIZES AND DEPTH: see foundation plan on sheet S1.0 (minimum footing size 8", minimum depth 36" below grade). MINIMUM REBAR: see sheet S0.0 for minimum reinforcing requirements.

32. ANCHOR BOLTS TO FOUNDATION: see sheet S0.0 (maximum spacing allowed by code is 32" O.C.)

33. CONCRETE FOUNDATION WALLS: see structural drawings for size and reinforcing.

34. FOUNDATION WALL DAMP-PROOFING: bituminous coating or equal to be applied on basement walls.

35. STRUCTURAL COLUMNS: see structural sheets for all column sizes and locations.

36. FLOOR JOISTS: double joists under bearing partitions and blocking shall be installed at bearing walls.

37. FIREBLOCKING: shall be installed in all concealed spaces at 10'-0" o.c.

38. SUBFLOOR SHEATHING: see structural sheets for all floor sheathing callouts (minimum requirements are as follows: 5/8 inch thick tongue & groove osb for joists @ 16" to 20" O.C. and 3/4" thick tongue & groove osb @ 24" O.C.)

39. EXPOSED LAMINATED TIMBERS: N/A

40. MID-HEIGHT BRIDGING: in unfinished walls

41. BRACED WALL LINES AND PANELS: see structural notes. Minimum requirement are to provide within 12'-6" of wall corner, at 4'-0" in length for plywood w/ nailing @ 6" O.C. @ edges and 12" O.C. in field, at 8'-0" for GWB w/ screws @ 7" O.C. @ edges and field.

42. SHEARWALLS & HOLDDOWN SCHEDULE: see sheets S1.1 &S1.2.

43. INTERIOR WALL COVERINGS: 5/8" GWB @ Fire Walls, 1/2" GWB Typ.

44. EXTERIOR WALL COVERINGS AND WEATHER BARRIERS: 15# felt paper or approved equal.

45. THIN-SET MASONRY VENEERS: see A6.2.

46. ROOF FRAMING: see sheet S1.2 for roof truss layout.

47. ATTIC VENTILATION: 1 to 150 of the attic area in ventilation.

48. ROOF SLOPES and DRAINAGE: felt paper, 1/4" per foot minimum, provide "ice and water shield" at all valleys U.N.O.

49. ICE DAM PROTECTION: "Ice and water shield" at eaves to 36" inside the wall plane of the building

50. RES-CHECK: To be submitted by Contractor showing R-values and U-values as specified in these drawings.

51. CENTRAL FURNACE, CLEARANCE, ACCESS, PLATFORM, LIGHT: provide 3' side and rear of platform, space is 12 inches wider than furnace, 6 inches in front if door or 30 inches in front, 30 x 30 inch access platform with light for servicing.

52. BTU SIZES OF WATER HEATERS, FURNACES: see deferred mechanical drawings for all mechanical sizing (rule of thumb for furnace size = heated area / 350 sq ft = tons, tons X 12,000 BTU/h = furnace size in BTU's / h).

53. COMBUSTION AIR: provide duct or opening within 12 inches of ceiling and size of 1 sq inch for every 3000 btu/h.

54. ELEVATION OF COMBUSTION SOURCE OF APPLIANCES: see floor plans for floor heights. Furnace ignition source to be min. 18" above Finished Floor.

55. GAS LINE SCHEMATIC: on deferred submittal.

56. WATER HEATERS, LOCATIONS, EXPANSION TANKS, AND PRESSURE RELIEF VALVES: can not be located in closets, bedrooms, or bathrooms. If located within sealed enclosures provide combustion air vent. Direct-vent water heaters are okay.

57. WATER HEATER ANCHORAGE, FLOOR DRAIN, AND PANS FOR DRAINAGE: provide seismic strap to top third and bottom third of water heater. Provide an indirect drain for water heaters.

58. CLOTHES DRYER EXHAUST: maximum 25'-0" to outside with 5'-0" reduction for 90 degree bends

59. EXHAUST VENT TERMINATIONS: 4'-0" below or beside and 1'-0" above doors or windows, 12" above grade

60. HOSE CONNECTION BACKFLOW PREVENTER: provide at all exterior hose bib locations.

61. ELECTRICAL SERVICE PANEL LOCATION: shall not be located in bathrooms or firewalls. provide 36" clearance in front and a minimum of 6'-6" in height.

62. RECEPTACLE OUTLETS: see electrical drawings for all outlet locations. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.

63. ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION: provide in bedrooms.

64. GFCI PROTECTION: see electrical sheets for all locations. Provide in bathrooms, garage, outdoor, kitchen counters, and kitchen islands.

65. LIGHTING WALL SWITCHES: see electrical drawings for all switch locations. Electrical sub-contractor to walk through project with owner to verify all electrical fixture locations prior to commencing work. Follow all local electrical codes.

66. RECEPTACLES AND LIGHTING IN DAMP AND WET LOCATIONS: provide weatherproof covers for outlets. Lighting to be listed for wet or damp locations.

67. LIGHT FIXTURES IN CLOSETS: incandescent fixtures 12" minimum to storage, fluorescent fixtures 6" minimum to storage.

68. ELECTRICAL: all wiring to be in accordance with the National Electrical Code 2012 and applicable local codes. Locate main panel and meter where indicated on drawing A2.1. Provide underground power connection from source to main panel.

69. WATER PIPING: Pex manifold home use system only.

70. PLUMBING: all plumbing to be in accordance with the International Plumbing Code 2012 and applicable local codes. Pex manifold to be located in Mechanical Rm

71. FLOOR INSULATION: shall be installed to maintain permanent contact with the underside of the subfloor decking.

72. EXTERIOR THERMAL ENVELOPE INSULATION: for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.

73. RECESSED LIGHTING: N/A

74. SEPERATION WALLS: Fire Wall between units as noted on A1.1 & A1.2.

75. HORIZONTAL SEPERATION: Floor Assemblies separating Units to be have 1-hr. fire rated construction.

76. EGRESS: Egress balcony to be protected by 1-hr rated fire wall.

77. PENETRATIONS: Penetrations in Fire Walls shall comply with IRC code. Ducts and air -transfer openings shall not penetrate Fire Walls.

78. 1-HR. RATED CONSTRUCTION: Min. Fire Wall Construction for Exterior walls unless otherwise noted: 2" × 6" wood studs at 16" centers with double top plates, single bottom plates; interior side covered with 5/8" Type X gypsum wallboard, 4" wide, applied vertically with all joints over framing or blocking and fastened with 21/4" Type S drywall screws spaced 7" on center. Joints to be covered with tape and joint compound. Exterior covered with 3/8" wood structural panels, applied vertically with edges over framing or blocking and fastened with 6d common nails (bright) at 12" on center in the field and 6" on center on panel edges. R-19 mineral fiber insulation installed in stud cavity. Rating established from the gypsum-covered side only.

PROJECT CRITERIA:

BUILDING INFORMATION

UPPER FLOOR AREA	2,000 SQFT
MAIN FLOOR AREA	2,000 SQFT
TOTAL	4,000 SQFT
INDIVIDUAL UNIT AREA	1,000 SQFT

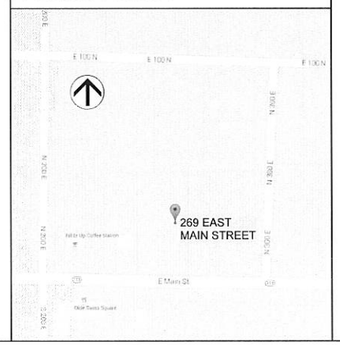
DESIGN INFORMATION

(IBC/IRC 2012)	
OCCUPANCY	R-2
CONSTRUCTION TYPE	TYPE 5-A
STORIES ABOVE GRADE	2
FIRE SPRINKLER	NONE
ROOF SNOW LOAD	66 PSF
BASIC WIND SPEED	115MPH
SEISMIC DESIGN CATEGORY	D2
ROOF DEAD LOAD	15 PSF
FLOOR DEAD LOAD	15 PSF
FLOOR LIVE LOAD	40 PSF
MIN. DECK LIVE LOAD	60 PSF
MIN. DECK DEAD LOAD	10 PSF
SOIL BEARING ASSUMED	1500 PSF
FROST DEPTH	36 IN

PROJECT SCOPE:

AN APARTMENT BUILDING WITH FOUR UNITS AND PAVED PARKING AREA BUILT ON THE NORTH END OR BACK OF THE CITY LOT LOCATED AT 269 E. MAIN STREET IN MIDWAY, UTAH. PARTIAL DEMOLITION OF THE EXISTING BUILDING AS PER PLANS TO PROVIDE ACCESS TO THE APARTMENTS AND PARKING.

VICINITY MAP:



SHEET INDEX:

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A1.2	UPPER FLOOR PLAN
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A3.1	BUILDING SECTIONS
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	DEFERRED SUBMITALS
1	HVAC

PROJECT TEAM:

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DATE: JAN 23, 2016

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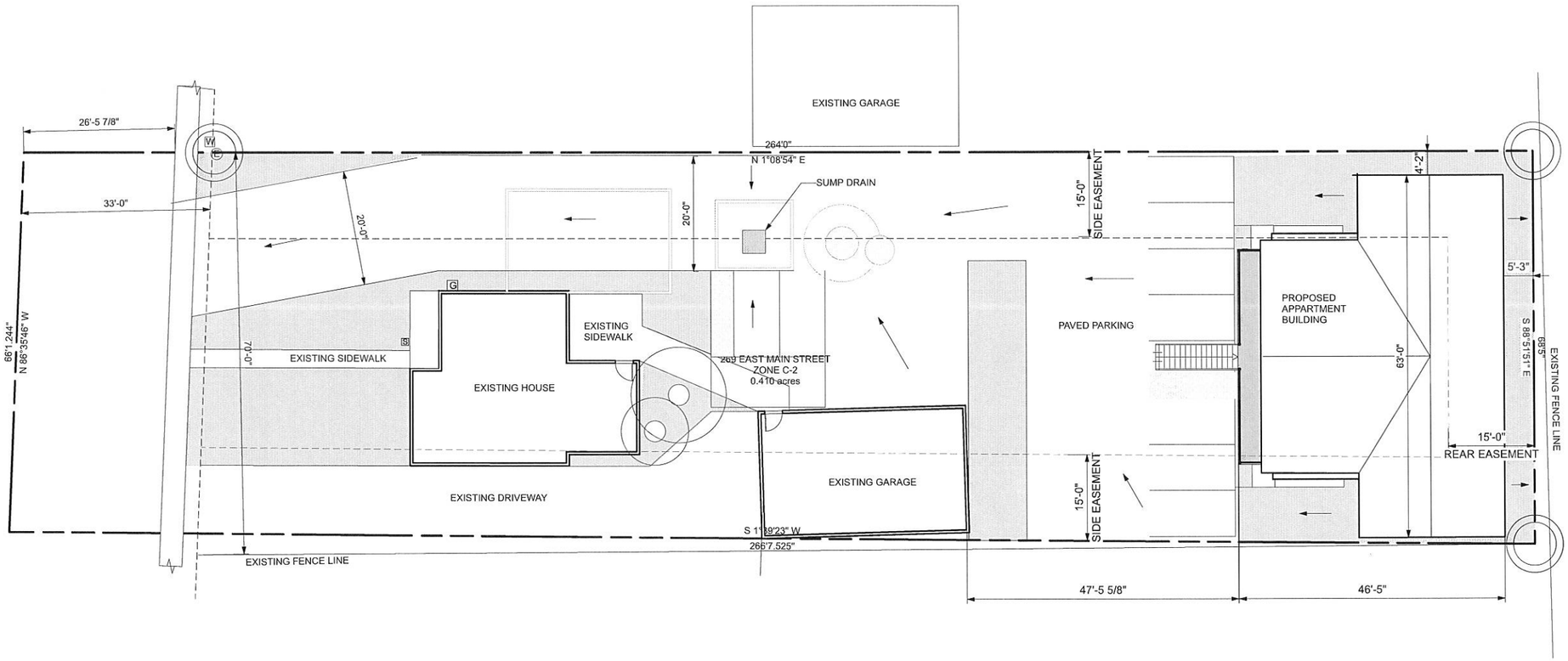
SHEET TITLE: COVER

FILE NAME: HMGA

SHEET NO: 0



1 SITE PLAN
Scale: 1" = 10 ft

LEGEND	
	DEMOLITION
	EXISTING AND PROPOSED STRUCTURES
	PAVEMENT/HARDSCAPE
	LANDSCAPE/LAWN

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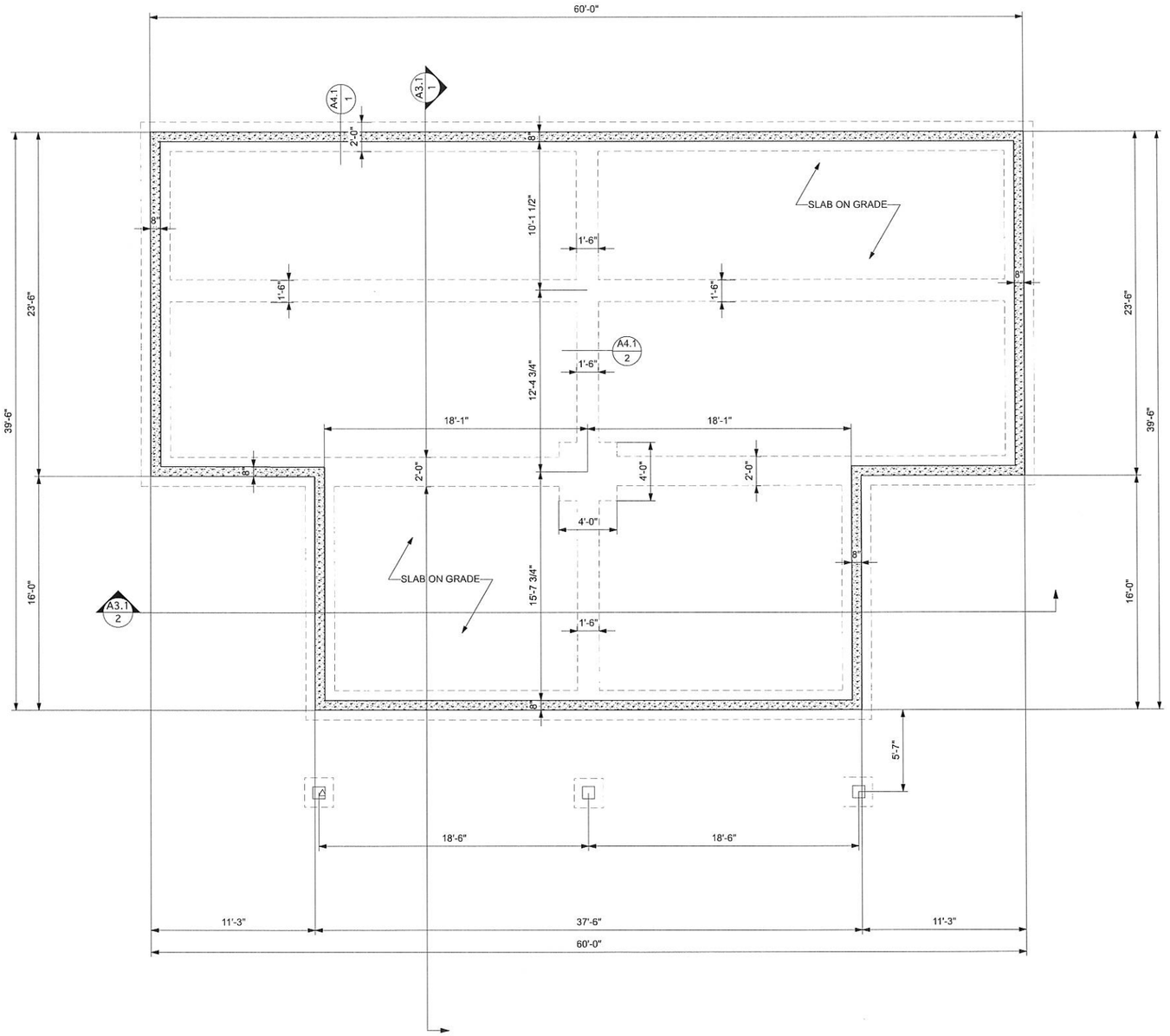
SHEET TITLE:
SITE PLAN

FILE NAME:
HMGA

SHEET NO:
SD1.1



1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

NOTES:
1. SEE S1.0 FOR LOCATIONS FOR STEPS IN FOOTINGS
2. SLAB ON GRADE ELEVATION TO MATCH TOP OF FDN WALLS.

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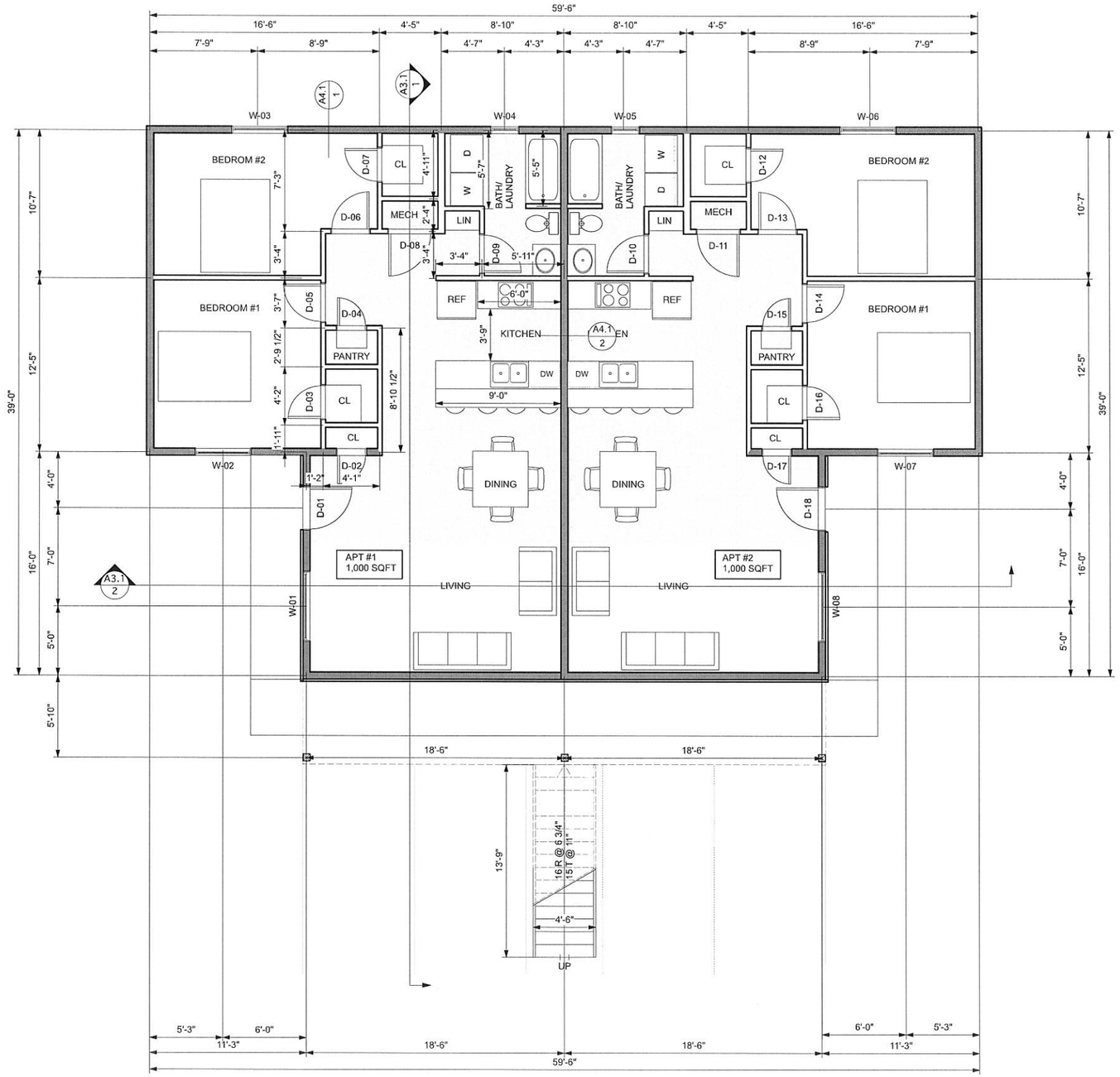
SHEET TITLE: FOUNDATION PLAN

FILE NAME: HMGA

SHEET NO: A1.0



1 MAIN FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTES:
1. ▨ DESIGNATED 1HR RATED FIRE WALLS. SEE GEN. NOTES, A3.1 AND A4.1.

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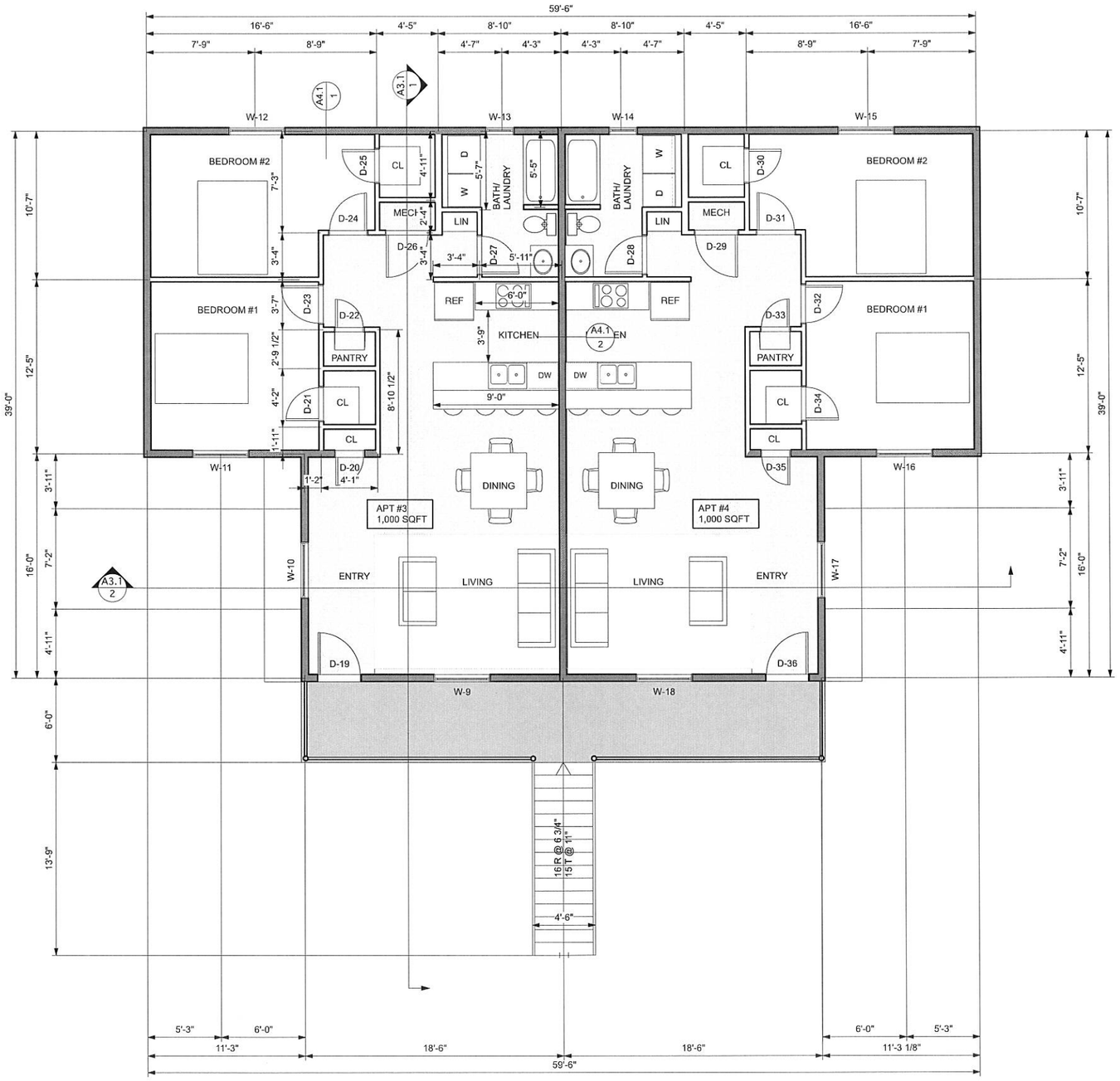
SHEET TITLE:
FLOOR PLAN

FILE NAME:
HMGA

SHEET NO:
A1.1



1 UPPER FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTES:
1. ▒▒ DESIGNATED 1HR RATED FIRE WALLS. SEE GEN. NOTES, A3.1 AND A4.1.

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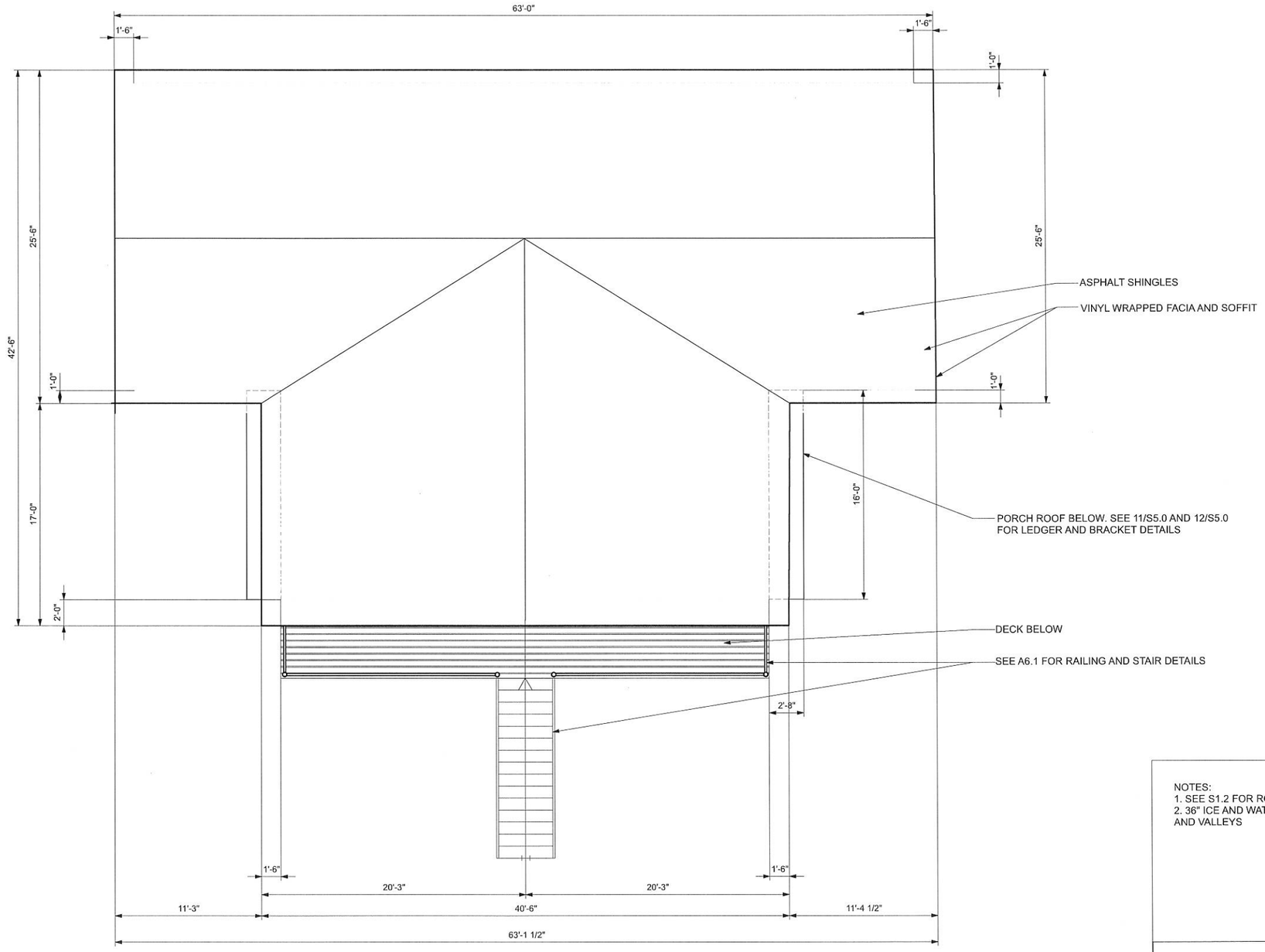
SHEET TITLE: FLOOR PLAN

FILE NAME: HMGA

SHEET NO: A1.2



1 ROOF PLAN
Scale: 1/4" = 1'-0"

NOTES:
1. SEE S1.2 FOR ROOF FRAMING
2. 36" ICE AND WATER SHIELD TO BE APPLIED AT EAVES AND VALLEYS

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SHEET TITLE:
ROOF PLAN

FILE NAME:
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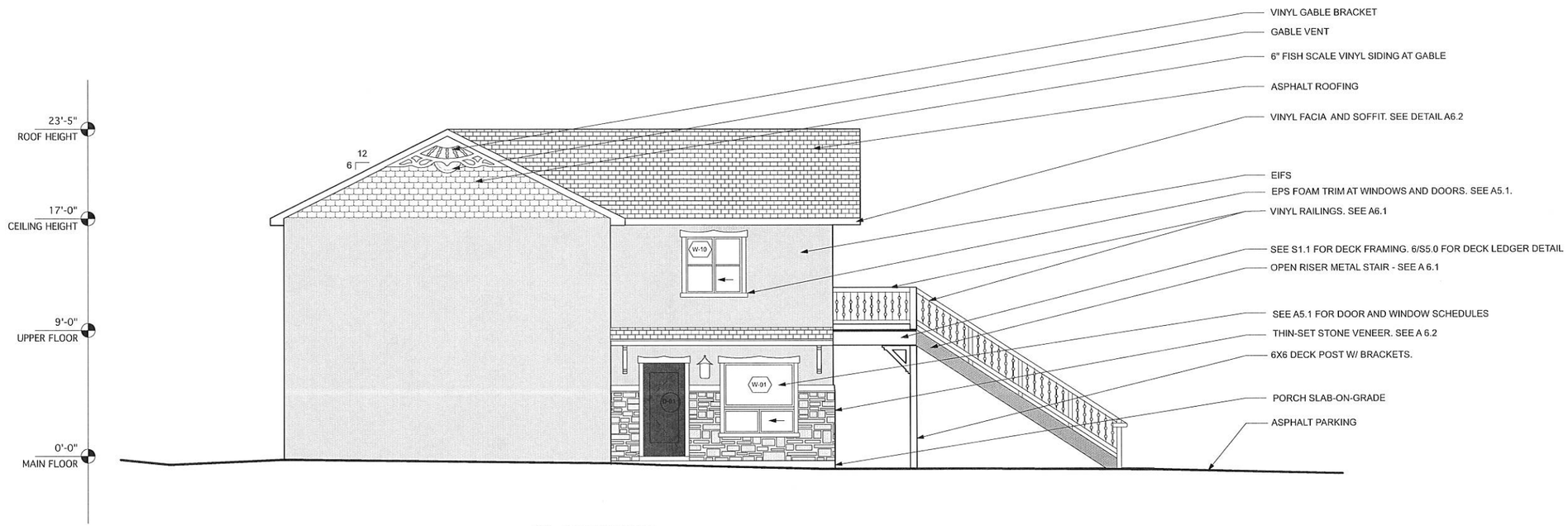
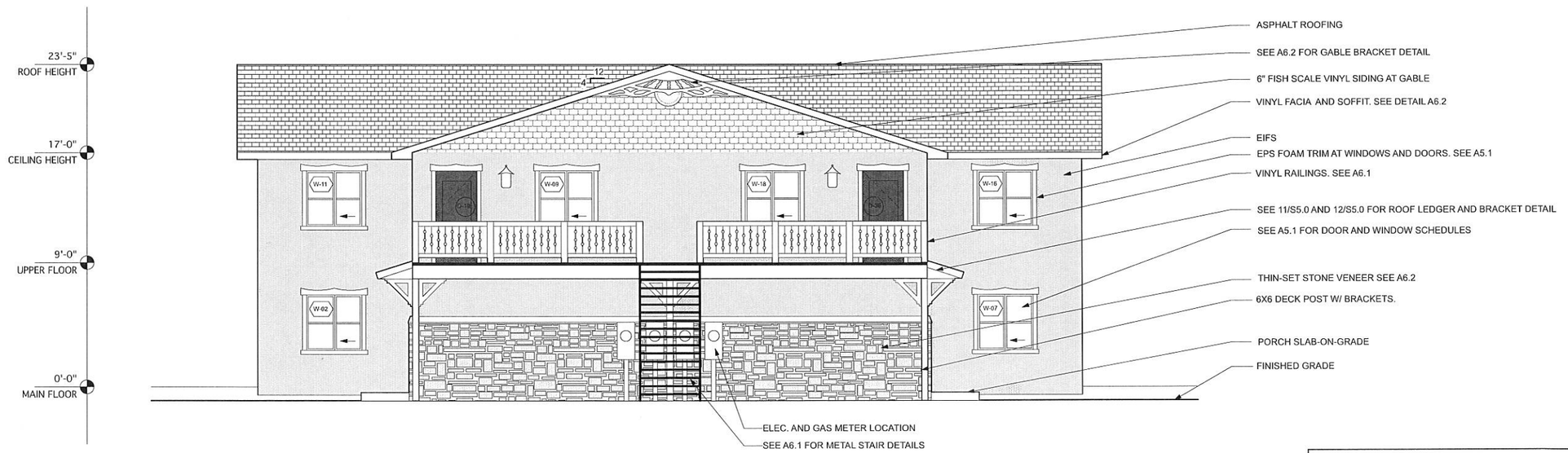


1 WEST ELEVATION
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"

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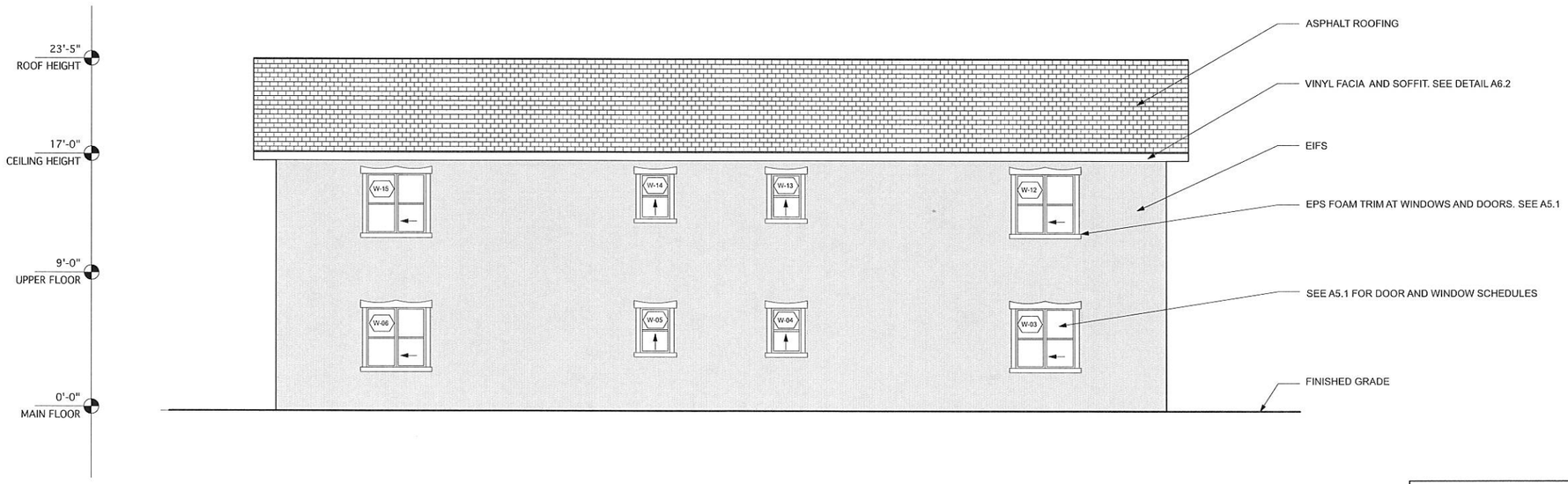
SHEET TITLE:
ELEVATIONS

FILE NAME:
HMGA

SHEET NO:
A2.1

1 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"

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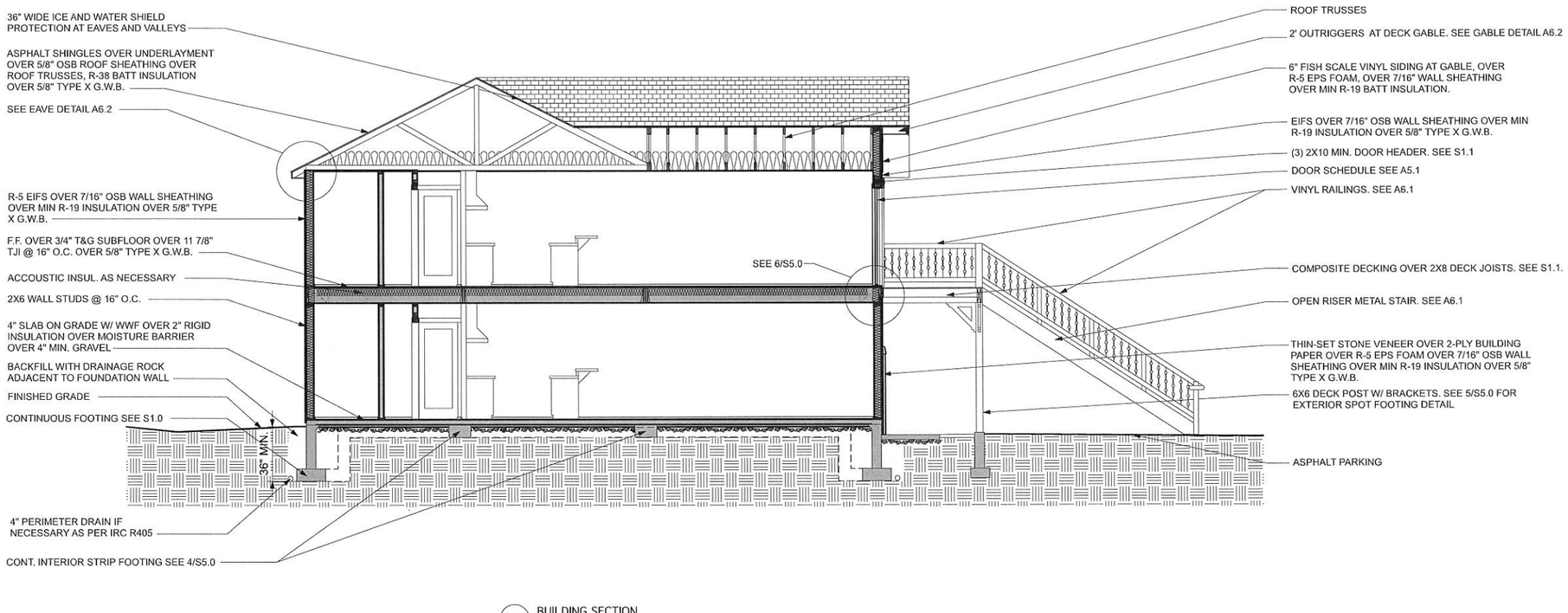
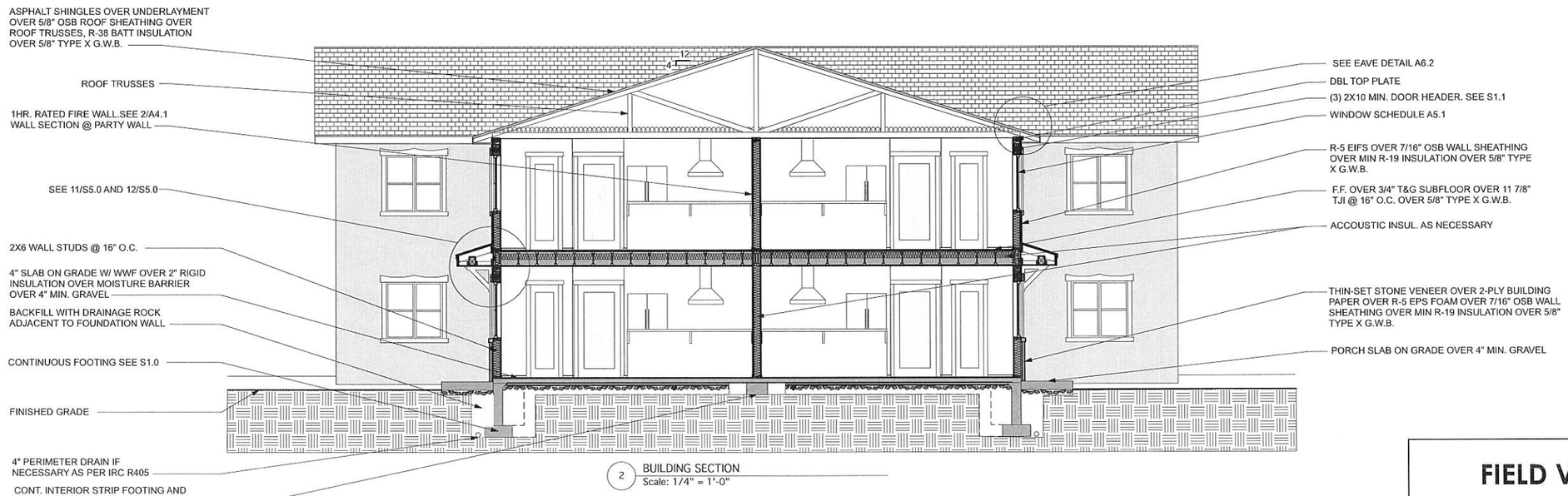
SHEET TITLE:
ELEVATIONS

FILE NAME:
HMGA

SHEET NO:
A2.2



1 BUILDING SECTION
Scale: 1/4" = 1'-0"



2 BUILDING SECTION
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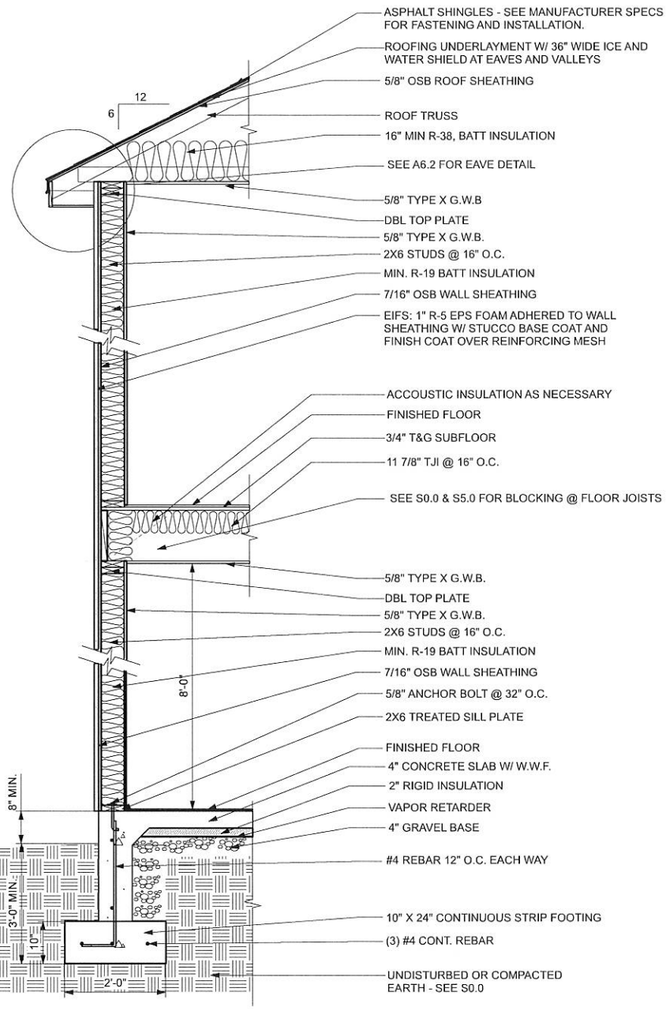
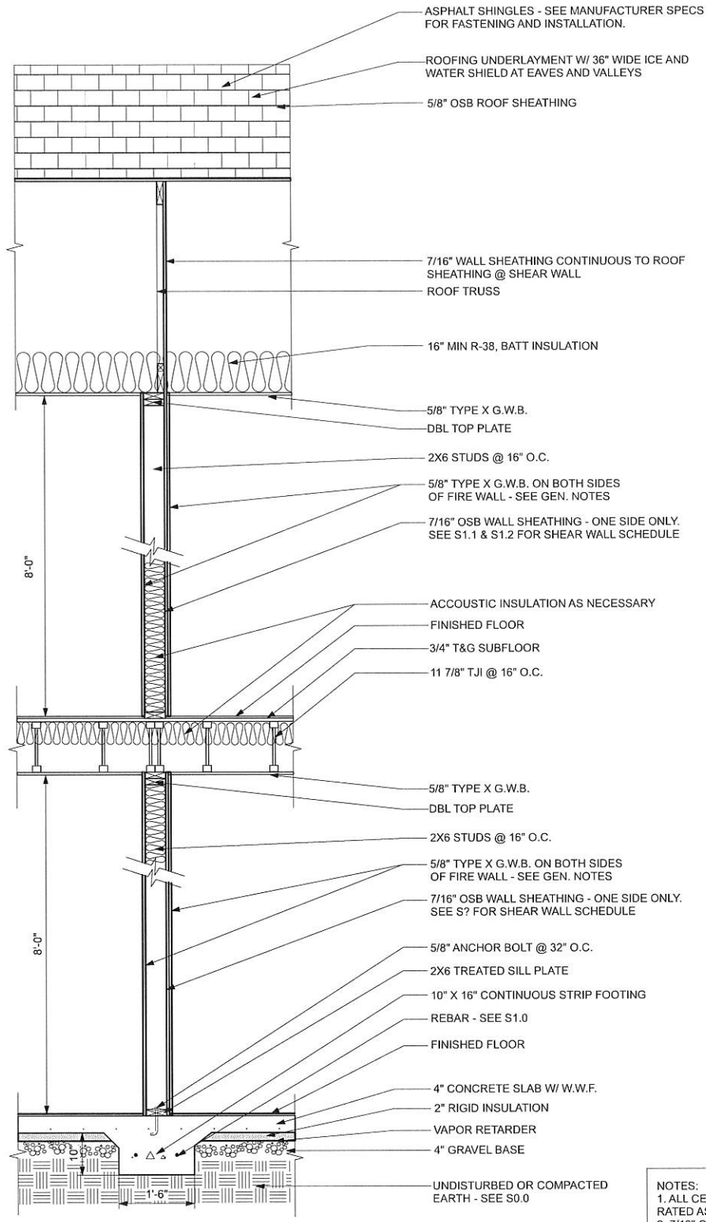
SHEET TITLE:
SECTIONS

FILE NAME:
HMGA

SHEET NO:
A3.1



1 EXTERIOR WALL SECTION - TYP.
Scale: 3/4" = 1'-0"



2 WALL SECTION @ PARTY WALL
Scale: 3/4" = 1'-0"

NOTES:
1. ALL CEILINGS WITHIN 4' OF FIRE WALLS MUST BE 1HR FIRE RATED ASSEMBLIES
2. 7/16" OSB ON SHEAR WALL WILL CONTINUE THE ENTIRE LENGTH OF THE PARTY WALL TO KEEP AN EVEN SURFACE
3. ACCOUSTIC INSULATION MAY BE ADDED TO PARTY WALLS AND CEILINGS AS NECESSARY.

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

ROBERTSON ARCHITECTURAL DESIGN
rad
298 Timber Lakes Estates
Heber, UT 84032
435.714.1426
hroddesign@gmail.com

DATE:
JAN 23, 2016

REVISIONS

A MULTI-FAMILY RESIDENCE FOR:
Mountain Goat Appartments
269 E. Main St., Midway, Utah 84049

SHEET TITLE:
WALL SECTIONS

FILE NAME:
HMGA

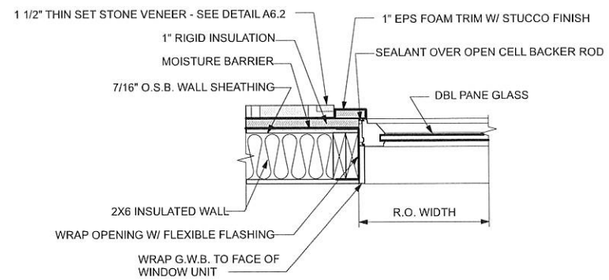
SHEET NO:
A4.1

Window Schedule

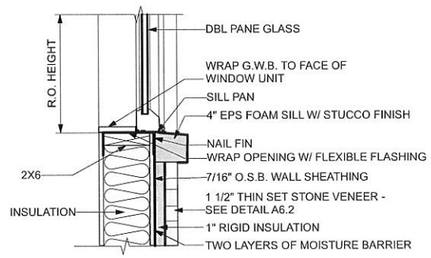
	Mark	Nominal Size Width	Nominal Size Height	Window Style Sash Operation	Bottom Transom Width	Bottom Transom Height	Bottom Transom Operation	Muntins	Glass	Egress	Frame Details Head Detail	Frame Details Jamb Detail	Frame Details Sill Detail	Openings Header Height	Openings RO Width	Openings RO Height	Window Data Mfr	Window Data Model No.	Comments
W	1	5'0"	3'0"	Fixed	5'0"	2'0"	Slider	N	DBL Glazed Low-E	N	1/A5.1	4/A5.1	5/A5.1	6'8"	5'1"	5'2"			Factory Mulled, TYP.
W	2	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	3	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	4	2'0"	3'0"	Single Hung	-	-	-	N	DBL Glazed Low-E	N	1/A5.1	2/A5.1	3/A5.1	6'8"	2'1"	3'1"			
W	5	5'0"	3'0"	Fixed	5'0"	2'0"	Slider	N	DBL Glazed Low-E	N	1/A5.1	2/A5.1	3/A5.1	6'8"	5'1"	5'2"			Factory Mulled, TYP.
W	6	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	7	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	8	2'0"	3'0"	Single Hung	-	-	-	N	DBL Glazed Low-E	N	1/A5.1	4/A5.1	5/A5.1	6'8"	2'1"	3'1"			
W	9	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	10	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	11	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	12	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	13	2'0"	3'0"	Single Hung	-	-	-	N	DBL Glazed Low-E	N	1/A5.1	2/A5.1	3/A5.1	6'8"	2'1"	3'1"			
W	14	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	15	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	16	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	17	4'0"	4'0"	Slider	-	-	-	Y	DBL Glazed Low-E	Y	1/A5.1	2/A5.1	3/A5.1	6'8"	4'1"	4'1"			Single Center Muntin
W	18	2'0"	3'0"	Single Hung	-	-	-	N	DBL Glazed Low-E	N	1/A5.1	2/A5.1	3/A5.1	6'8"	2'1"	3'1"			

Door Schedule

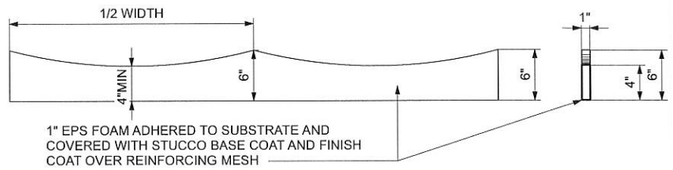
	Mark	Nominal Size Width	Nominal Size Height	Nominal Size Thickness	Door Style Door Operation	Door Frame Slab Style	Door Frame Jamb Thick	Door Frame Jamb Depth	Details Head	Details Jamb	HW Set	Openi RO Width	Openi RO Height	Door Data Mfr	Door Data Model No.	Door Data Accessories	Comments
D	1	3'0"	6'8"	1 3/4"	LH Swing	Single Panel	3/4"	6"			Entry Set	3'1"	6'9"				NOTE 1 & 2
D	2	2'0"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	6"			Passage	2'1"	6'9"				NOTE 2
D	3	2'4"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	4	2'0"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'1"	6'9"				NOTE 2
D	5	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	6	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	7	2'4"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	8	3'0"	6'8"	1 3/4"	RH Swing	Single Panel	3/4"	4"			Passage	3'1"	6'9"				NOTE 2
D	9	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	10	3'0"	6'8"	1 3/4"	LH Swing	Single Panel	3/4"	6"			Entry Set	3'1"	6'9"				NOTE 1 & 2
D	11	2'0"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	6"			Passage	2'1"	6'9"				NOTE 2
D	12	2'4"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	13	2'0"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'1"	6'9"				NOTE 2
D	14	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	15	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	16	2'4"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	17	3'0"	6'8"	1 3/4"	RH Swing	Single Panel	3/4"	4"			Passage	3'1"	6'9"				NOTE 2
D	18	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	19	3'0"	6'8"	1 3/4"	LH Swing	Single Panel	3/4"	6"			Entry Set	3'1"	6'9"				NOTE 1 & 2
D	20	2'0"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	6"			Passage	2'1"	6'9"				NOTE 2
D	21	2'4"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	22	2'0"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'1"	6'9"				NOTE 2
D	23	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	24	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	25	2'4"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	26	3'0"	6'8"	1 3/4"	RH Swing	Single Panel	3/4"	4"			Passage	3'1"	6'9"				NOTE 2
D	27	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	28	3'0"	6'8"	1 3/4"	LH Swing	Single Panel	3/4"	6"			Entry Set	3'1"	6'9"				NOTE 1 & 2
D	29	2'0"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	6"			Passage	2'1"	6'9"				NOTE 2
D	30	2'4"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	31	2'0"	6'8"	1 3/8"	LH Swing	Single Panel	3/4"	4"			Passage	2'1"	6'9"				NOTE 2
D	32	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	33	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2
D	34	2'4"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Passage	2'5"	6'9"				NOTE 2
D	35	3'0"	6'8"	1 3/4"	RH Swing	Single Panel	3/4"	4"			Passage	3'1"	6'9"				NOTE 2
D	36	2'8"	6'8"	1 3/8"	RH Swing	Single Panel	3/4"	4"			Privacy	2'9"	6'9"				NOTE 2



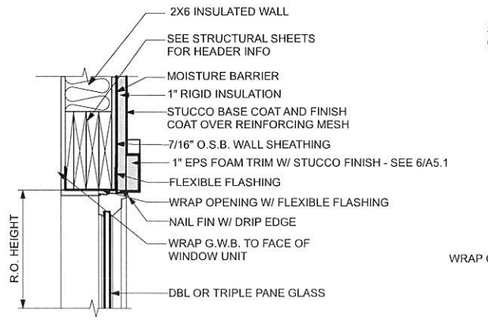
4 WINDOW JAMB @ FRAME WALL W/ THIN-SET VENEER
SCALE: 1 1/2" = 1'-0"



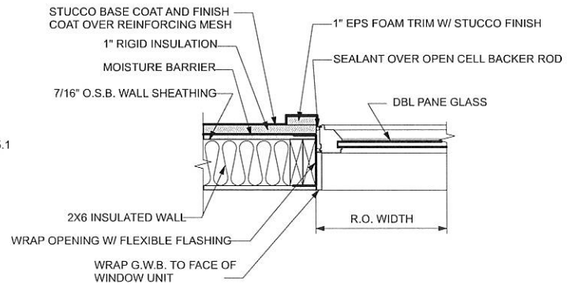
5 WINDOW SILL @ FRAME WALL W/ THIN-SET VENEER
SCALE: 1 1/2" = 1'-0"



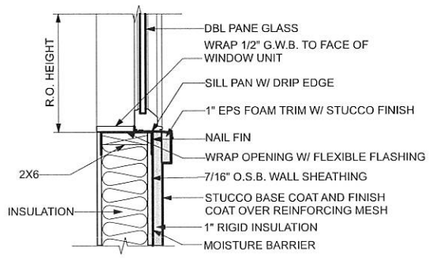
6 WINDOW HEADER TRIM PROFILE
SCALE: 1 1/2" = 1'-0"



1 WINDOW HEAD @ FRAME WALL W/ EIFS
SCALE: 1 1/2" = 1'-0"



2 WINDOW JAMB @ FRAME WALL W/ EIFS
SCALE: 1 1/2" = 1'-0"



3 WINDOW SILL @FRAME WALL W/ EIFS
SCALE: 1 1/2" = 1'-0"

NOTES:
1. EXTERIOR DOOR TRIM TO MATCH WINDOW HEADER AND JAMB TRIM PLACED ADJACENT TO PRE-HUNG EXTERIOR DOOR MOULDING.
2. INTERIOR DOOR TRIM IS 3.5" PRIMED MDF W/ BUTT JOINTS AND SLIGHTLY OVERHANGING HEADER

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

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ROBERTSON ARCHITECTURAL DESIGN

DATE: JAN 23, 2016

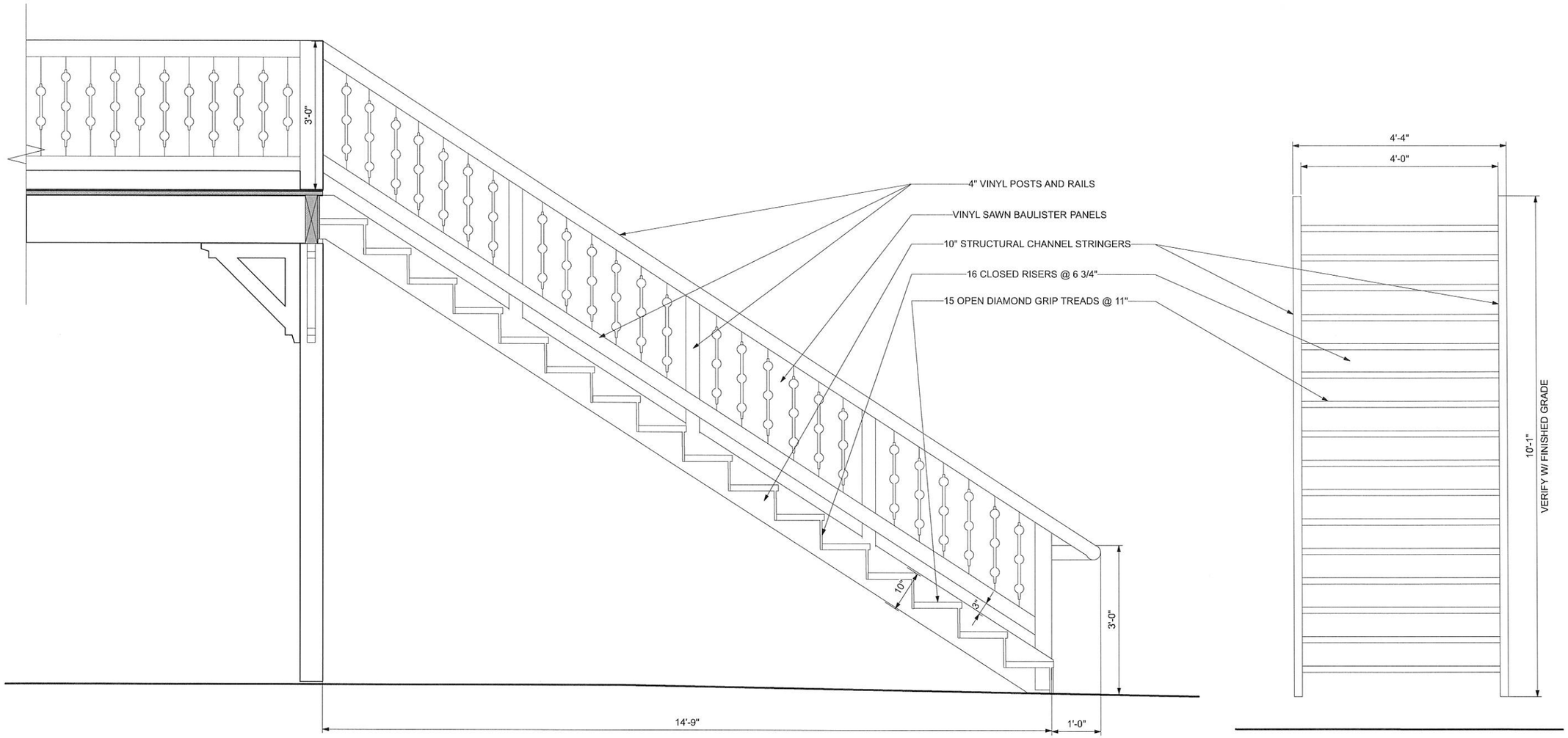
REVISIONS

RESIDENCE FOR:
Mountain Goat Apartments
269 E. Main St., Midway, Utah 84049
A MULTI-FAMILY

SHEET TITLE: DOOR AND WINDOW SCHEDULES

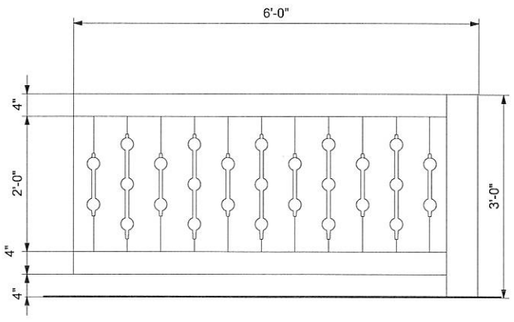
FILE NAME: HMGA

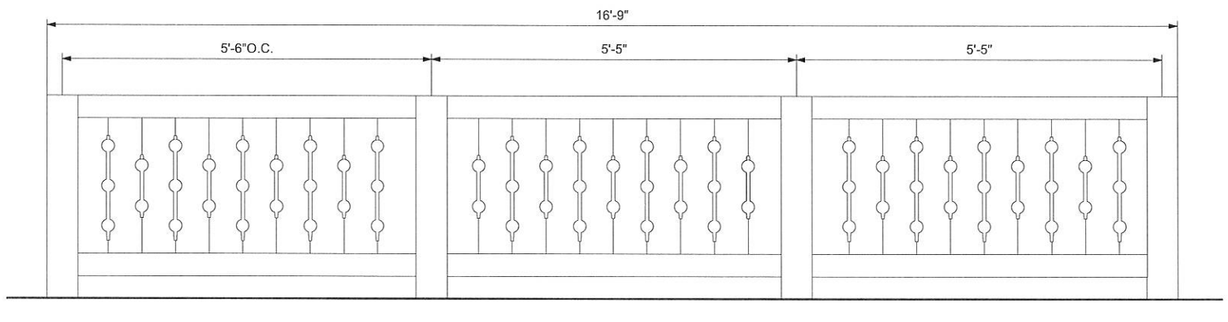
SHEET NO: A5.1



1 STAIR DETAIL SIDE
Scale: 1" = 1'-0"

2 STAIR DETAIL FRONT
Scale: 1" = 1'-0"





3 DECK RAILING
Scale: 1" = 1'-0"

NOTES:
1. STAIRS TO BE FIRE PROOF CONSTRUCTION TO MEET IBC EGRESS REQUIREMENTS

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

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DATE: JAN 23, 2016

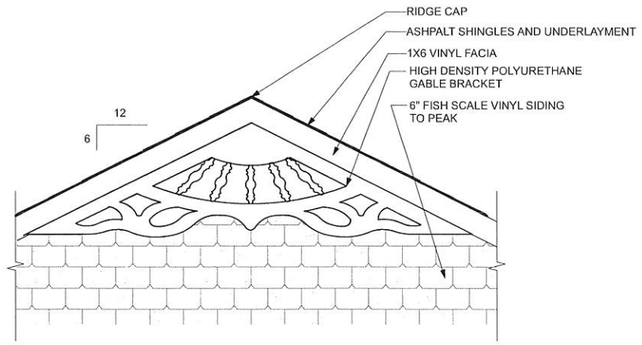
REVISIONS

A MULTI-FAMILY RESIDENCE FOR:
Mountain Goat Appartments
269 E. Main St., Midway, Utah 84049

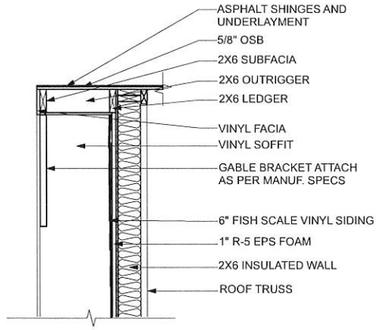
SHEET TITLE: STAIR DETAILS

FILE NAME: HMGA

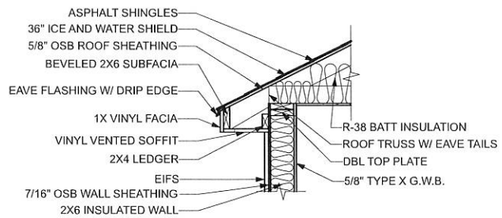
SHEET NO: A6.1



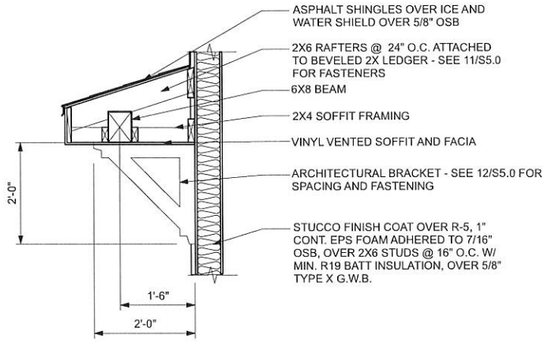
1 GABLE BRACKET
Scale: 3/4" = 1'-0"



2 OUTRIGGER DETAIL @ GABLE BRACKET
Scale: 3/4" = 1'-0"



3 FACIA AND SOFFIT
Scale: 3/4" = 1'-0"



4 PORCH FRAMING AND BRACKET
Scale: 3/4" = 1'-0"

5 GABLE BRACKET AND SIGN
Scale: 3/4" = 1'-0"

6 THIN-SET STONE VENEER
Scale: 3/4" = 1'-0"

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

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ROBERTSON ARCHITECTURAL DESIGN

DATE:
JAN 23, 2016

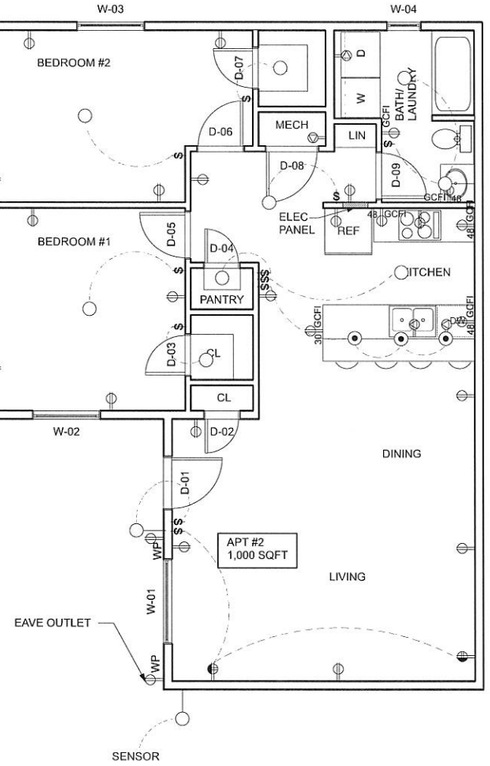
REVISIONS

A MULTI-FAMILY RESIDENCE FOR:
Mountain Goat Appartments
269 E. Main St., Midway, Utah 84049

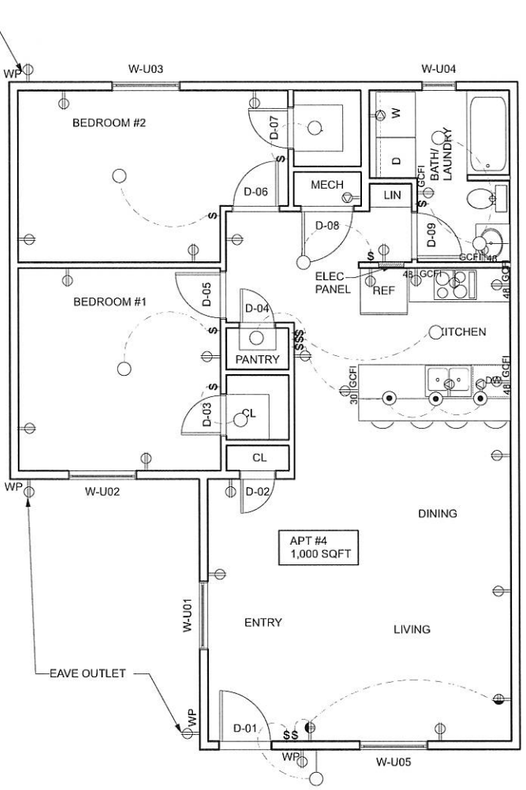
SHEET TITLE:
DETAILS

FILE NAME:
HMGA

SHEET NO:
A6.2



1 MAIN FLOOR UNIT ELECTRICAL PLAN, TYP.
Scale: 1/4" = 1'-0"



2 UPPER FLOOR UNIT ELECTRICAL PLAN, TYP.
Scale: 1/4" = 1'-0"

LEGEND

	OUTLET
GFCI	GFCI PROTECTED OUTLET
WP	WATERPROOF OUTLET
42	NON STANDARD HEIGHT OUTLET
	DEDICATED OUTLET
S	SWITCHED OUTLET
	SPLIT OUTLET
	WALL SCONCE
	CEILING MOUNTED FIXTURE
	PENDANT FIXTURE
	WALL WASH
R	4 INCH RECESSED
	TRACK LIGHT
F	FAN
F	FAN/LIGHT COMBINATION
WP	WATERPROOF FIXTURE
O	DOOR OPENER
TS	PROGRAMMABLE TIMER SWITCH
$	SWITCH
$3	3-WAY SWITCH

FIELD VERIFY ALL EXISTING DIMENSIONS & CONDITIONS

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REVISIONS

A MULTI-FAMILY RESIDENCE FOR:
Mountain Goat Appartments
269 E. Main St., Midway, Utah 84049

SHEET TITLE: ELECTRICAL PLAN

FILE NAME: HMGA

SHEET NO: E1.1