

KEYSTONE VILLAGE

ALCOVE TOWNHOMES

ENTRY MONUMENT - CONSTRUCTION DRAWINGS

08/06/24

PROJECT DIRECTORY

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CONTRACTOR	CONTRACTOR NAME Address City, State, Zipcode Phone Number Contact: Contractor Contact Email: contractor e-mail

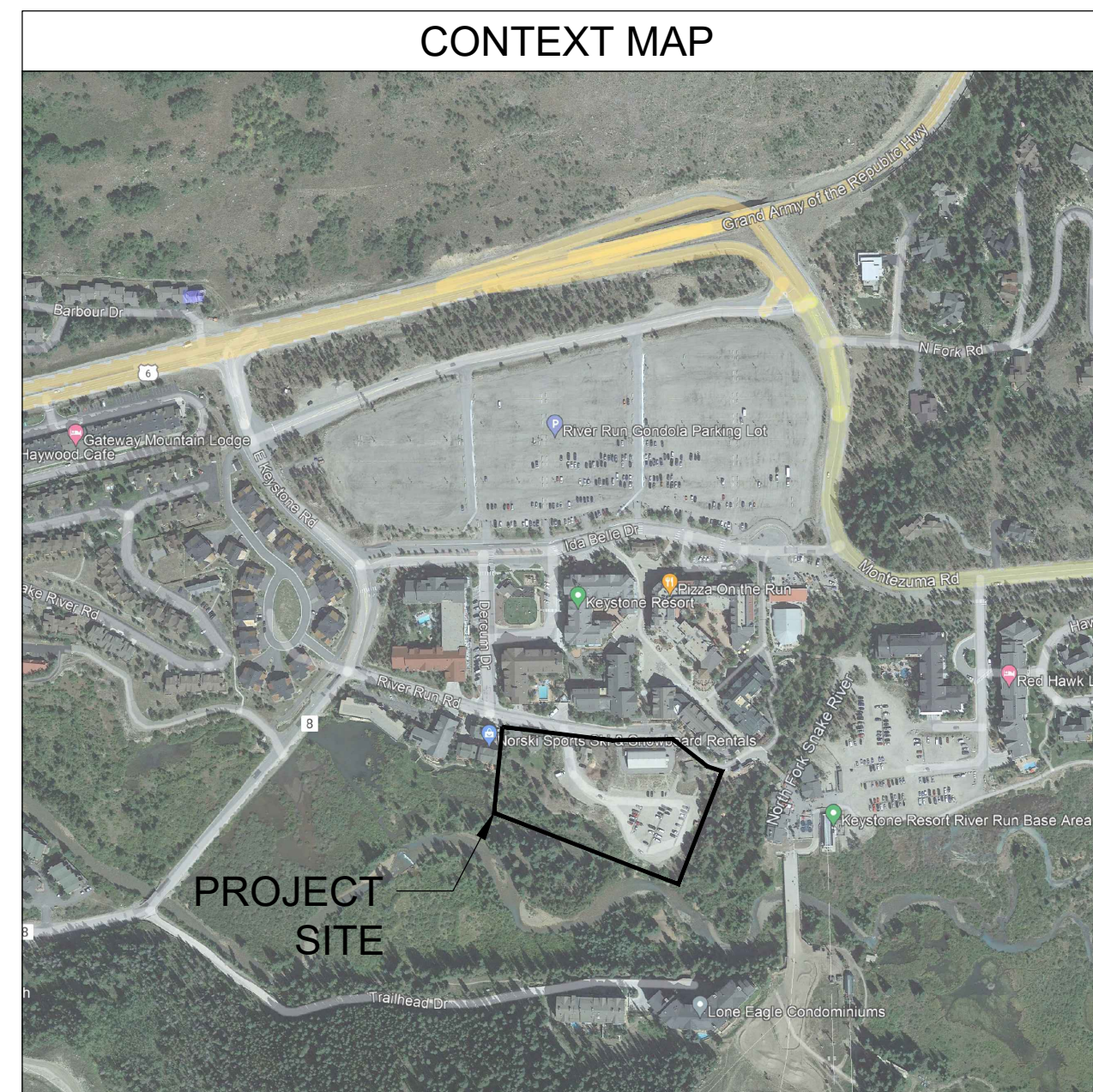
CONCEPTUAL PROJECT RENDERING



SHEET INDEX

SHEET	DESCRIPTION
G-001	Cover Sheet
G-002	General Notes
L-101	Architectural Site Plan
L-102	Snow Storage Plan
L-103	Architectural Enlargement Plan
L-201	Sign Details
L-202	Sign Details
S1.0MS	Structural Drawings (7/22/24)

CONTEXT MAP



LANDSCAPE GRADING NOTES

(APPLY TO ALL LANDSCAPE RELATED FINE GRADING ONLY - SEE ALSO LEGENDS, SPECIFICATIONS AND CIVIL PLANS)

- Geotech Report**
The Contractor shall obtain and review the Summary Report and Recommendations prepared by the geo-technical engineers and fully understand the existing soil conditions encountered prior to submitting bid. The Contractor shall comply with all recommendations made by the geo-technical engineers, civil engineers, structural engineers and Owner's Representative, as designated in the soil report, on these drawings, specified, or as directed during field observations and inspections.

If a "Soils Investigation" on this project site has been performed it will be considered as a separate contract to the owner. (SEE CURRENT REPORT)
- Inspection and Testing**
All earthwork operations will be subject to full inspection and regular testing by a qualified soils and materials engineer and this Contractor shall be responsible to coordinate scheduling, notification and procuring test results and documentation as required - see Specifications. The Contractor shall notify the Owner's Representative of any subsoll conditions encountered, which vary from those found during previous soil investigations and/or that may not have been known during design. Any failed tests which must be retested will be at Contractor's expense.
- Scope of Earthwork Operation**
All earthwork operations shall be conducted in strict compliance with the project specifications including but not limited to:
 - Full locating, investigation and protection of ALL existing utilities to remain.
 - Removal of any organic materials or debris
 - Stripping and stockpiling of all topsoil in approved location(s) - coordinate with Civil Plans.
 - Smooth transition from proposed grades to existing grades.
 - Replacement of topsoil after grading changes have been accomplished
- Moisture and Compaction**
See, and comply with, all specifications for depth of moisture density treatments, controls and compaction requirements.
- Verification of Existing**
See "Legend" defining proposed grades, existing grades, and designed grades for adjacent construction by others. Contractor shall verify all existing grades to remain and all adjacent new construction grades for compliance with those shown, prior to bid and construction. All deviations or conflicts with proposed work shall be reported immediately (with written follow-up) notice within 24 hours to the Owner's Representative for direction to proceed, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the existing Owner-Contractor Agreements/Contracts".
- Temporary Benchmarks**
The plans may call for specific temporary benchmarks to be transferred to the site by a certified surveyor and accurately established on site as a part of this contract. Contractor shall verify all benchmarks and information used in design and compare to existing conditions.
- Positive Drainage**
It is this Contractor's responsibility to provide proper positive drainage throughout this contract area. Field conditions shall be verified in conjunction with the proposed elevations to ensure that adequate drainage is provided. Report deviations or conflicts to Owner's Representative.
- Max and Min Slopes**
Unless otherwise indicated, minimum slope for paved surfaces shall be 1% and minimum slope for softscape areas shall be 2%. Slope away from all structures at a slope designated by geotechnical engineer. Maximum ground slopes to be 4' horizontal to 1' vertical, unless specifically shown otherwise or approved in advance.
- Finished Grade**
All design elevations shown are "finished grades" unless otherwise indicated. Contractors shall refer to drawings, details and specifications regarding depth of subgrade required to add improvement thicknesses, etc. - see also "typical earthwork sections" detail, if provided.
- Topsoil**
All topsoil and/or drainageway muck excavation shall be saved and stockpiled in approved locations for future use. All areas, unless slated for pavement or structures, shall receive a minimum of 8" of topsoil respread and other soil preparation - see also specifications and soil amendment requirements, if provided.

LANDSCAPE LAYOUT NOTES

(APPLY TO ALL LANDSCAPE RELATED LAYOUT REQUIRED FOR IMPROVEMENTS - SEE ALSO LEGENDS, SPECIFICATIONS AND SHEET NOTES)

- Verify Survey Info**
All shown control points, baselines, benchmarks, property lines, setbacks, existing conditions to remain, and newly built adjacent construction (by others) shall be verified by a professionally certified surveyor (P.L.S.) as a part of this contract. Any deviations from information shown or conflicts with proposed improvements shall require the Owner's Representative to be notified immediately with written follow up (within 24 hours), describing any deviation or variations from the proposed layout as described in these plans. Written approval to proceed must be obtained from the Owner's Representative prior to any demolition or new construction.
- Field Staking**
All work shown shall be field staked or otherwise denoted and subject to field verification, review, and approval by the Owner's Representative prior to any construction or demolition. Field staking of all proposed work and adjacent construction (even if future work by others) may be required by the Owner's Representative prior to approval of all improvements and adequate stakes shall be provided by this Contractor's Surveyor.
- AutoCAD Design Files**
To expedite the layout of the site, "layout coordinates and/or grids" may have been established as shown. For elements designed with CADD, Drawing files (.DWG) will be provided to the surveyor for staking using surveyor established control points and benchmarks. These points shall be field staked by the surveyor as a part of this contract at the contractor's expense. The layout of these stakes shall accurately occur in locations as determined by the Owner's Representative and shall be maintained throughout the duration of this project. The establishment of these points shall be reviewed and approved by the Owner's Representative prior to any construction in those areas and will assist the Contractor in the layout of all site improvements as shown on drawing or otherwise.
- Dimension Tolerances**
The construction tolerances for this project are minimal and the dimensions shown are to be strictly adhered to.
- Dimensions**
Computed dimensions shall take precedence over scaled dimensions, and large scale over small scale drawings. Dimensions shown with (+/-) shall be the only layout information allowed to vary, and may only vary to the tolerances given or to +/-1" if no dimension is given.
- Complete Project**
The Contractor is responsible to provide "complete-in-place" systems and a complete project, and any intermittent or periodic approvals received for portions of work, stakes, grades, or forms (by the Owner's Representatives, architects, engineers, or others) shall not waive the Contractor's requirements to comply with the intent of any and all portions of this contract.
- Staking**
All locations for walks, roads, swales, walls, curbs, structures etc. shall be staked by a registered land surveyor. All layout information is based on "Ground Coordinates" and the Contractor shall meet with the Owner's Consulting Surveyors and Engineers to clarify all datum, benchmark, control point requirements, walk, wall and other specific site improvements. Centerline layout information will be provided to the contractor by the engineer/landscape architect as CADD Drawing files (.DWG). See planting notes for tree staking.
- Curvilinear Improvements**
It is the intent and requirement of this contract to provide curvilinear walks, walls and curbs with smooth transitions and arcs (both horizontal and vertical). Straight segments and abrupt transitions will not be accepted unless shown as such on the plans. Wood curving forms may be required to obtain the proper effects. All walk, edgers, paving edges, and other curvilinear forms must be approved in field prior to installation.

LANDSCAPE GENERAL NOTES

(SEE ALSO ALL OTHER CONSULTANT/ENGINEER NOTES AND DOCUMENTS FOR ALL RELATED INFORMATION)

- Owners Rep.**
These drawings and documents are submitted to the Owner for review and approval, prior to any release for bidding or construction. Contractors shall receive all bid information, instructions, bid forms, general terms and conditions, and all other required clarifications from the Owner's Authorized Representative administering this project. Unless otherwise indicated, the "Owner's Representative" for this project shall be a specifically designated by the owner. The contractor will also be required to coordinate and correspond with other landscape architects from DTJ and other key consultants involved on the project.
- Project Manual Discrepancy**
These drawings supplement the other contractual information contained in the "Project Manual" and/or Bid Instructions (Specifications), if provided. Anything mentioned in the Project Specifications and not the drawings, or vice-versa, shall be of like effect as if shown on or mentioned in both. In case of discrepancy in drawings or project specifications, the matter shall be immediately submitted to the Owner's Representative; without his decision, said discrepancy shall not be adjusted by the Contractor, save only at his own risk and expense. The Contractor shall not take advantage of any apparent error or omission on the drawings or in the specifications. In the event the Contractor discovers such error or omission, he shall immediately notify the Owner's Representative. The Owner's Representative will then make such clarification and interpretations as may be deemed necessary for the Contractor to fulfill the intent of the contract.
- Complete Project Intent**
The "intent" of these Improvements Drawings, details and associated specifications is that the Contractor provide the Owner with a complete, accurate, functionally and technically sound project as generally described in the documents. The drawings are diagrammatic. In most cases, unless explicitly noted otherwise, drawing symbols are used to represent complete-in-place systems to be provided, as part of base bid. All elements shown or implied by the drawings, if not specifically detailed or specified, shall be installed per Uniform Building Codes, manufacturers' recommendations, State Highway Department Standards, City Standards and Specifications, standard industry practices, as approved by the Owner's Representative.
- Conform to Codes**
All work on this project shall conform to the current (KEYSTONE) Building and Zoning Codes, Ordinances, Standards and Specifications for Construction of Public Improvements, as well as all other applicable governing regulations in effect.
- Survey Control Points**
All range points, ties, benchmarks or other survey control points which may be encountered during construction, must be preserved or modified/recorded by a registered surveyor at the contractor's expense. Immediately upon discovery, the Contractor shall notify the Owner's Representative of any survey control points found and obtain direction prior to proceeding.
- Permits**
The Contractor shall coordinate and obtain all permits which are necessary to perform the proposed work. Owner to pay for all construction permits unless otherwise indicated in the Contract Documents. Contractor shall obtain, at his expense, all specialty permits needed for specific items included with the work, unless otherwise indicated in the Contract Documents. Contractor shall comply with all notification and inspection requirements.
- Testing**
Unless specifically noted otherwise in the Contract Documents, the Contractor shall obtain and coordinate all technical tests and reports by a certified independent laboratory or agency as outlined in the specifications or these drawings. The Owner may, at the Owner's sole discretion, provide separate testing and/or inspection service, and the Contractor is required to fully coordinate with those consultants/contractors. Owner to pay for all soils and materials testing.
- Existing Condition Survey**
An Existing Condition Survey has been provided to the Owner by registered surveyors under separate contracts for the basis of design. It is not to be considered as part of these Design Development Documents. The survey information has been reformatted and included in this set for general information only and intended to assist the contractor in the general orientation of the site. The Contractor is required to visit the site, verify information, conduct any exploratory research, and become thoroughly familiar with all existing conditions as pre-requisite of this bid submittal. Without exception, any deviations or omissions found between these plans and existing site conditions shall immediately be brought to the attention of the Owner's Representative, but will not be considered as basis for additional payment except as allowed in change order process per General Conditions and Supplementary Conditions under the existing Owner-Contractor Agreements/Contracts".

SIGNAGE & FABRICATION NOTES

(SEE ALSO ALL OTHER CONSULTANT/ENGINEER NOTES AND DOCUMENTS FOR ALL RELATED INFORMATION)

The information provided within these sheets are for design intent only and for contractor to provide materials, products and shop drawings with supporting structural engineering for project signage. The intent is for complete fabrication including, but not limited to, earthwork, forms / foundations, backfill, finegrading, electrical (lighting fixtures, electrical supply, trenching, conduit, lighting metering / control), signage / metal lettering, hardware, attachments, finishes and coordination of work with others. The contractor shall provide an accurate, fully working system.

- Fabricator to provide a complete set of shop drawings, including all materials, finishes, colors, electrical supply / connections, and hardware for review and approval by the owner / owner's representative prior to any fabrication.
- Shop drawings shall include metal lettering (including internal framing), internal lighting, hardware, connections and foundations. The fabricator shall understand and adhere to any requirement/recommendation within the geotechnical report.
- The sign fabricator shall provide all structural engineering design of the signage foundation, hardware and connections.
- The sign fabricator shall provide all required permits for construction of signage as illustrated within these drawings.
- Details shown within these drawings shall be followed for exterior appearance (finishes, dimension, and materials). Fabricator may change interior construction shown on these details to conform with their own shop practices.
- Fabricator shall coordinate location of all electrical conduit and wiring with other site disciplines.
- Lettering / text style artwork shall be provided by the owner / owner's representative.
- Fabricator to provide samples of each material with the corresponding color and finish, as specified or directed, for review and approval by the owner / owner's representative.
- Fabricator to provide temporary wood, heavy cardboard, or approved material full scale mock-up in the field for review and approval by the owner / owner's representative. Mock-up shall be orientated and at the correct height, in the field, as indicated within these drawings.

PROJECT GENERAL NOTES

- Engineering base information and survey information provided by (SURVEYOR).
- Grading to be approved prior to planting. All trees to be staked with wood lath and size and species noted for final field adjustment.
- All hardscape materials to be approved in field by Landscape Architect prior to installation. Contractor to provide field mock-up samples for all flatwork, stone paving, edger, gravel mulch, walls, fire features, fencing and lighting.
- All concrete/metal edger to be staked and painted in the field prior to approval of grading and boulder placement for areas adjacent to the edger.
- All landscape materials to be located by matrix plan or planting plan in field prior to planting by contractor. Trees and planting areas may be adjusted in the field and on final landscape & irrigation construction drawings to accommodate unforeseen conditions, provided that the landscape meets the intent shown on these plans approved by Owner's Representative. See Landscape Notes for specifics.
- Contractor to inspect site soil conditions. assume amendment of 2 cy/1000 sf of "mesa magic" compost for all planting areas and 3cy/1000 sf for all turf areas. Notify Landscape Architect/owner immediately of any additional work considered necessary to create. Contractor is responsible for soil blending with compost to create an improved planting mix.
- The horizontal distance between trees and any site utilities or infrastructure shall be in compliance with codes of the local governing authority.
- Irrigation to be design/build by contractor. Contractor to provide schematic irrigation plans for review by landscape architect/owner prior to installation on site. Contractor to become familiar w/ existing irrigation system & coordinate with owner for specifics. Trees, lawn, and drip zones to be on separate zones (3 types).
- All irrigation vaults to be located in planting areas shall have tan cover - not green.

ABBREVIATIONS

B.O.F.	BOTTOM OF FOOTING
B.O.S.	BOTTOM OF STEP
B.O.W.	BOTTOM OF WALL
C.I.P.	CAST IN PLACE
CL	CENTERLINE
CLR	CLEAR
CJ	CONSTRUCTION JOINT
C.M.U.	CONCRETE MASONRY UNIT
CONT.	CONTINUOUS
DIA.	DIAMETER
EJ	EXPANSION JOINT
E.J.	DOWELED EXPANSION JOINT
F.O.W.	FACE OF WALL
F.F.E.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GRADE
F.V.	FIELD VERIFY
FL	FLOWLINE
GALV.	GALVANIZED
HC	HANDICAPPED
HP	HIGH POINT
I.D.	INSIDE DIAMETER
INV.	INVERT ELEVATION
JT	JOINT
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE

OC	ON CENTER
O.D.	OUTSIDE DIAMETER
PA	PLANTING AREA
PL	PLATE
POB	POINT OF BEGINNING
PVMT	PAVEMENT
PVC	POLYVINYL CHLORIDE
P.L.	PROPERTY LINE
RAD	RADIUS
REINF	REINFORCEMENT
RD	ROOF DRAIN
RO	ROUGH OPENING
SCJ	SAW CUT JOINT
S.J.	SCORE JOINT
SFF	SQUARE FACE FOOT
SHT	SHEET
SPEC	SPECIFICATIONS
STD	STANDARD
STL	STEEL
T.O.B.	TOP OF BANK
T.O.C.	TOP OF CURB
T.O.R.	TOP OF ROCK
T.O.S.	TOP OF STEP
T.O.SL	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
V.I.F.	VERIFY IN FIELD
W.E.	WATER ELEVATION
WWM	WELDED WIRE MESH

NOT FOR
CONSTRUCTION

DRAWN BY: DTJ
CHECKED BY: DTJ
PROJECT NO.: 2021081.20
ISSUE DATE: 08/06/24
REVISIONS:

SHEET TITLE:
OVERALL
ARCHITECTURAL
SITE PLAN

SHEET NUMBER:

L101

HARDSCAPE LEGEND

- LIMIT OF WORK
- PROPERTY BOUNDARY
- STEEL EDGER
- LOT LINES
- EASEMENT LINE
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- COBBLE MULCH
- SNOW STORAGE AREA

NOTES:

1. PROTECT EXISTING TREES AROUND PERIMETER OF SITE IN PLACE
2. SIGANCE SHALL BE STACKED, IN THE FIELD, FOR REVIEW & APPROVAL PRIOR TO ANY CONSTRUCTION BEING PROVIDED.
3. ELECTRICAL POWER SUPPLY SHALL BE PROVIDED BY THE G.C., INCLUDING CONDUIT / WIRING. GC, WALL CONTRACTOR AND SIGNAGE FABRICATOR SHALL COORDINATE TO ENSURE THAT TYPE AND LOCATION OF ELECTRICAL MEETS NEEDS FOR SIGNAGE.
4. ALL DIMENSION, UNLESS OTHERWISE STATED, ARE TO OUTSIDE OF STRUCTURES / ELEMENTS.
5. SEE INDIVIDUAL BUILDING PACKAGES/SUBMITTALS FOR OVERALL AREA AND SITE CALCULATIONS.



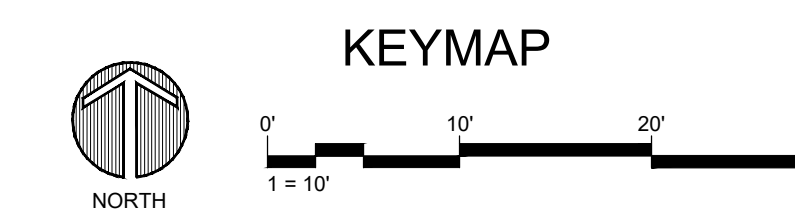
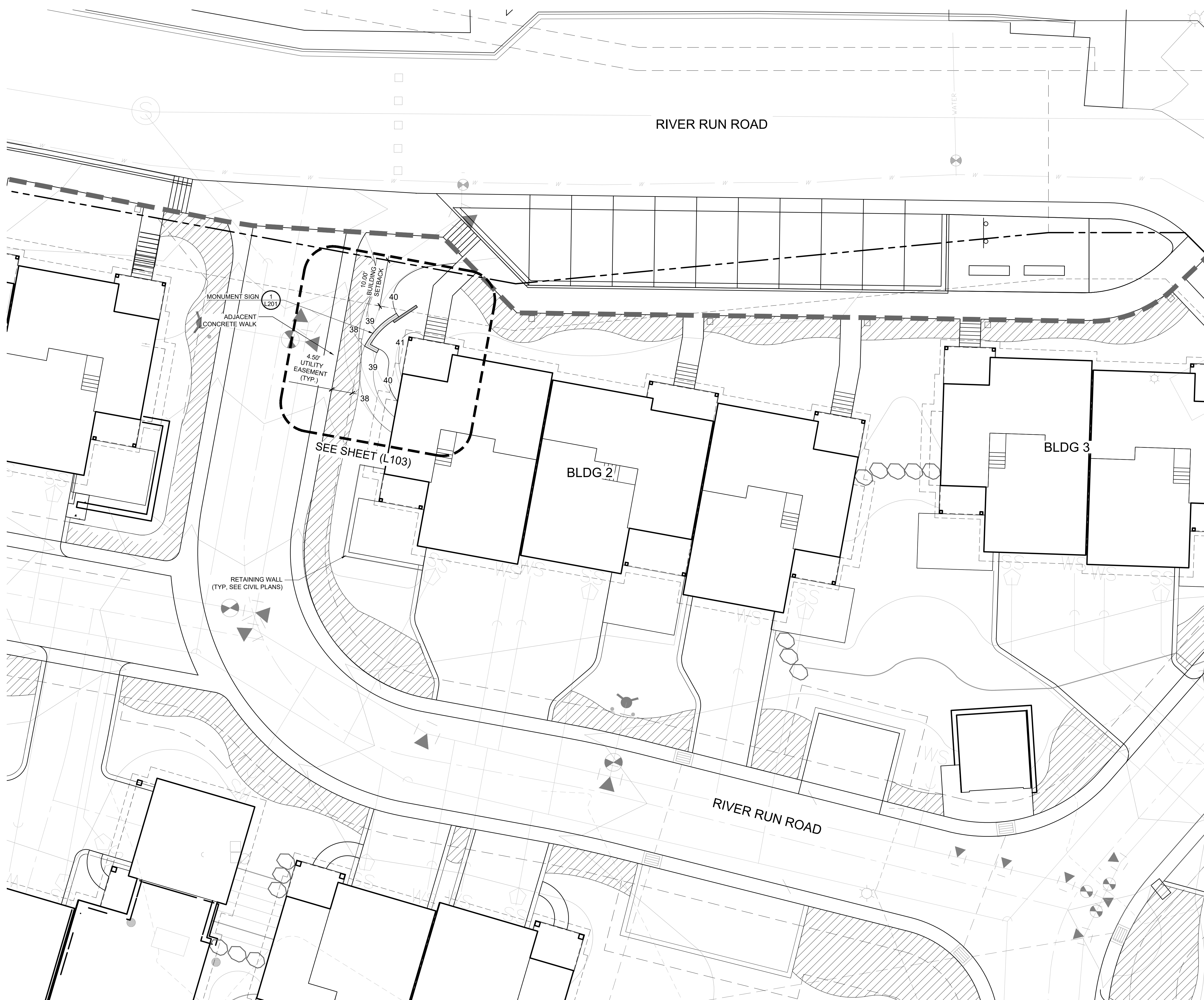
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 Last Plotted: 8/5/2024 2:18:39 PM
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HARDSCAPE LEGEND

	LIMIT OF WORK
	PROPERTY BOUNDARY
	STEEL EDGER
	LOT LINES
	EASEMENT LINE
	PROPOSED 1' CONTOUR
	PROPOSED 5' CONTOUR
	COBBLE MULCH
	SNOW STORAGE AREA

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PROJECT NO.: 2021081.20
ISSUE DATE: 08/06/24

REVISIONS:
ASI #LA001 07/16/24

SHEET TITLE:
ARCHITECTURAL
ENLARGEMENT
PLAN

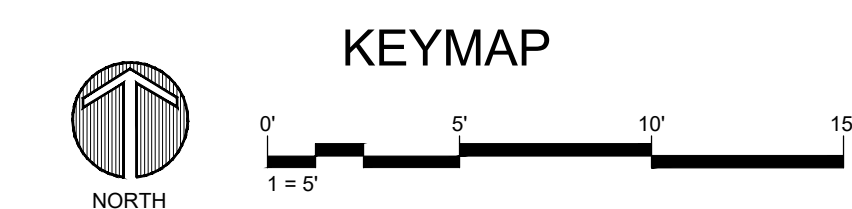
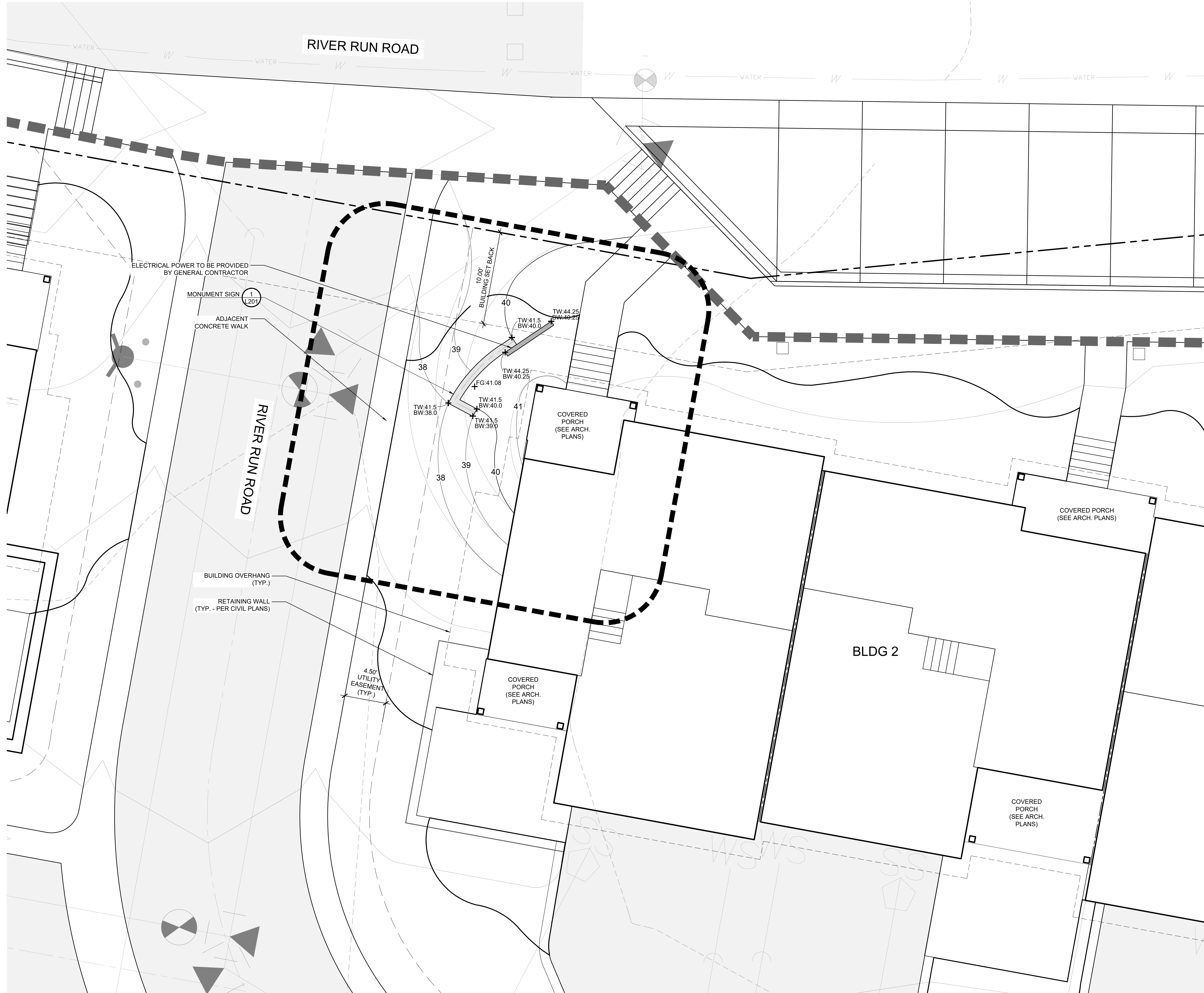
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HARDSCAPE LEGEND

	LIMIT OF WORK
	PROPERTY BOUNDARY
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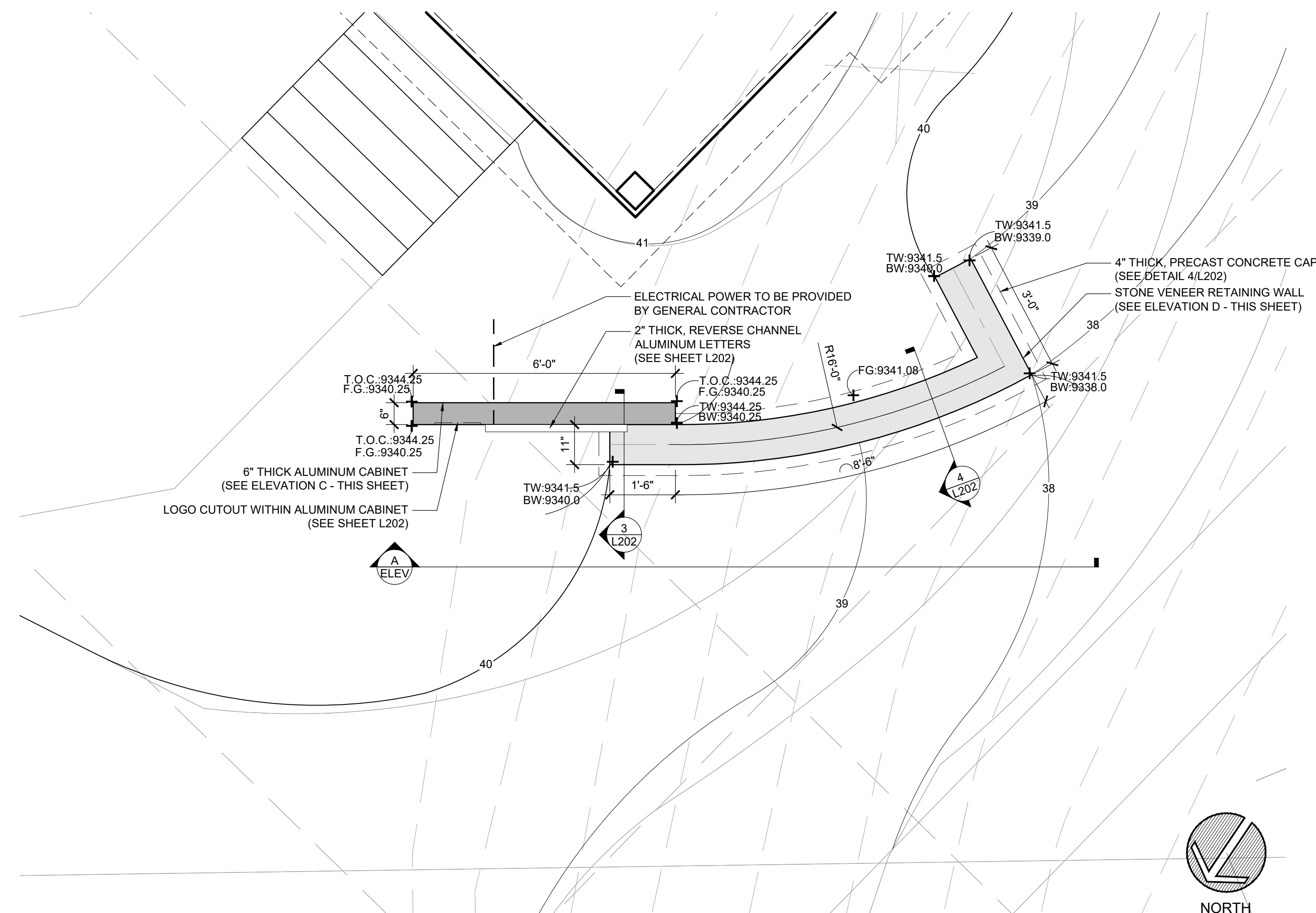
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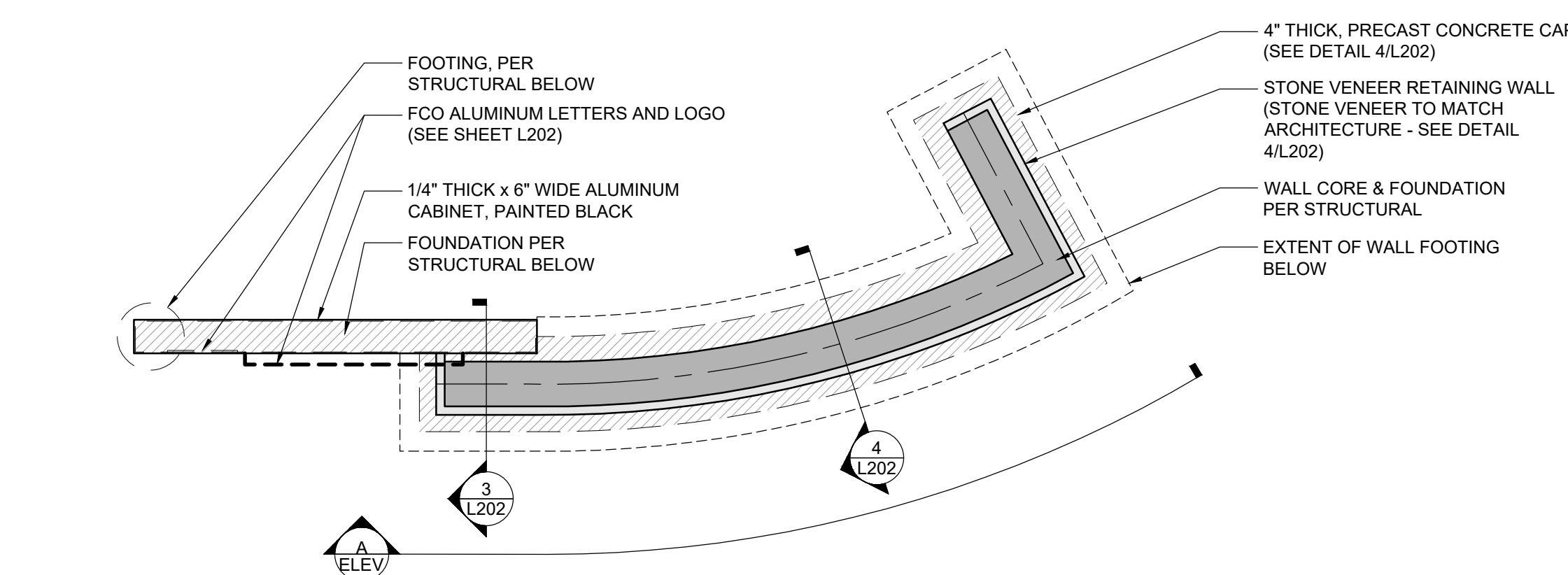
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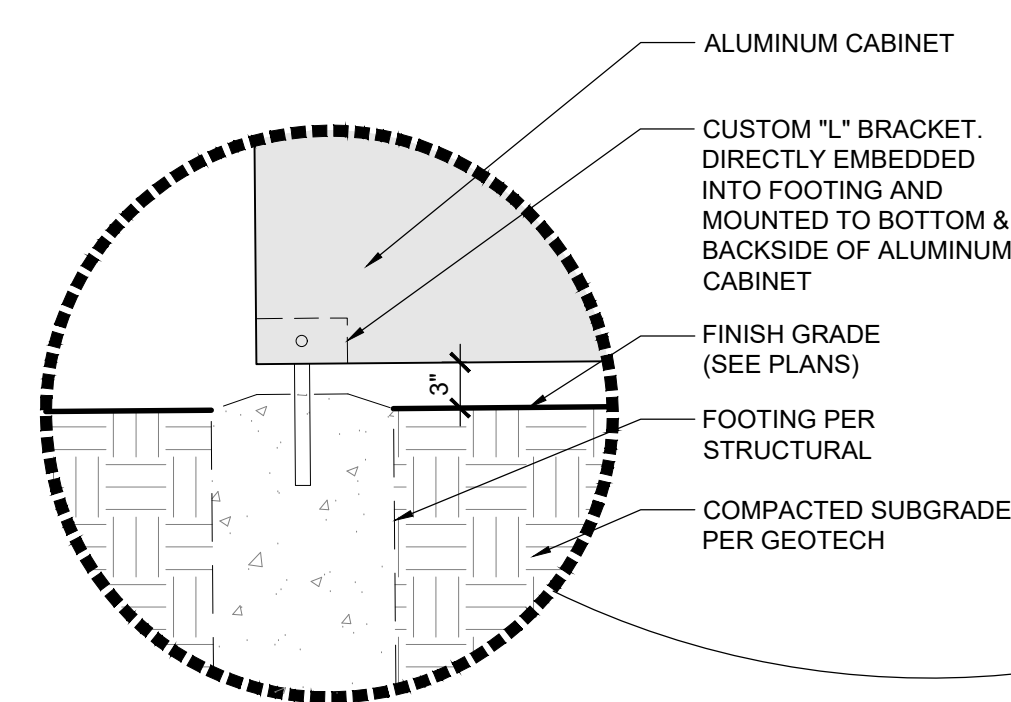
- CONTRACTOR TO SUBMIT ENGINEERED, STAMPED SHOP DRAWINGS TO OWNER/ OWNER'S REP FOR REVIEW PRIOR TO CONSTRUCTION.
- INSTALL ALUMINUM CABINET, LETTERING, LIGHTING & ACRYLIC PER SIGN MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL VERIFY ALL INFORMATION TO ENSURE DESIGN FIT AND ACCURACY, AND SHOULD ANTICIPATE MINOR CHANGES BEING MADE IN THE FIELD TO ACCOMMODATE EXISTING SITE CONDITIONS.
- REFER TO ARCHITECTURAL & STRUCTURAL IFC DRAWINGS FOR STONE VENEER, WALL CAP & RETAINING WALL INFORMATION.



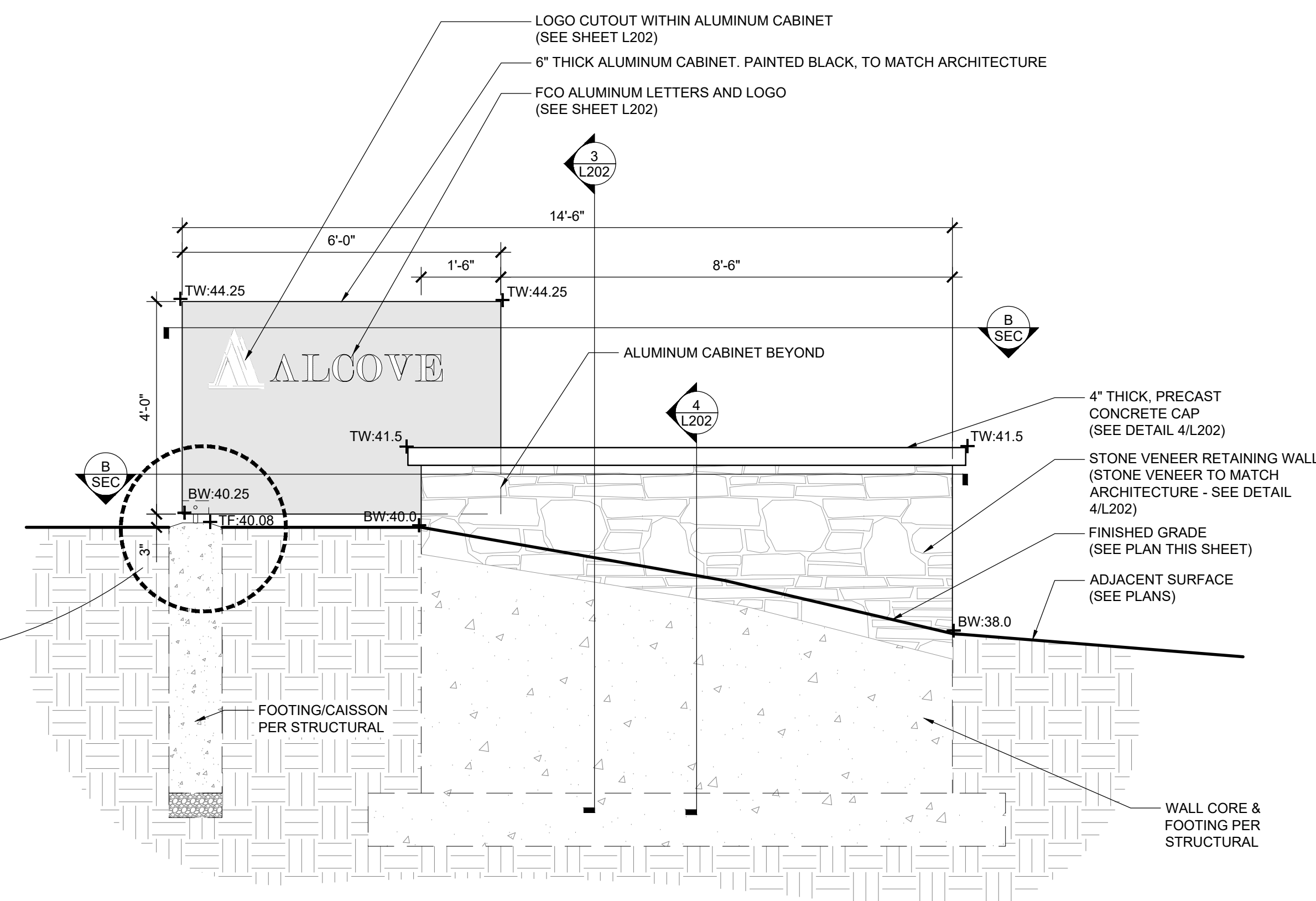
(D) PLAN SCALE: 1/2"=1'-0"



(B) PARTIAL SECTION

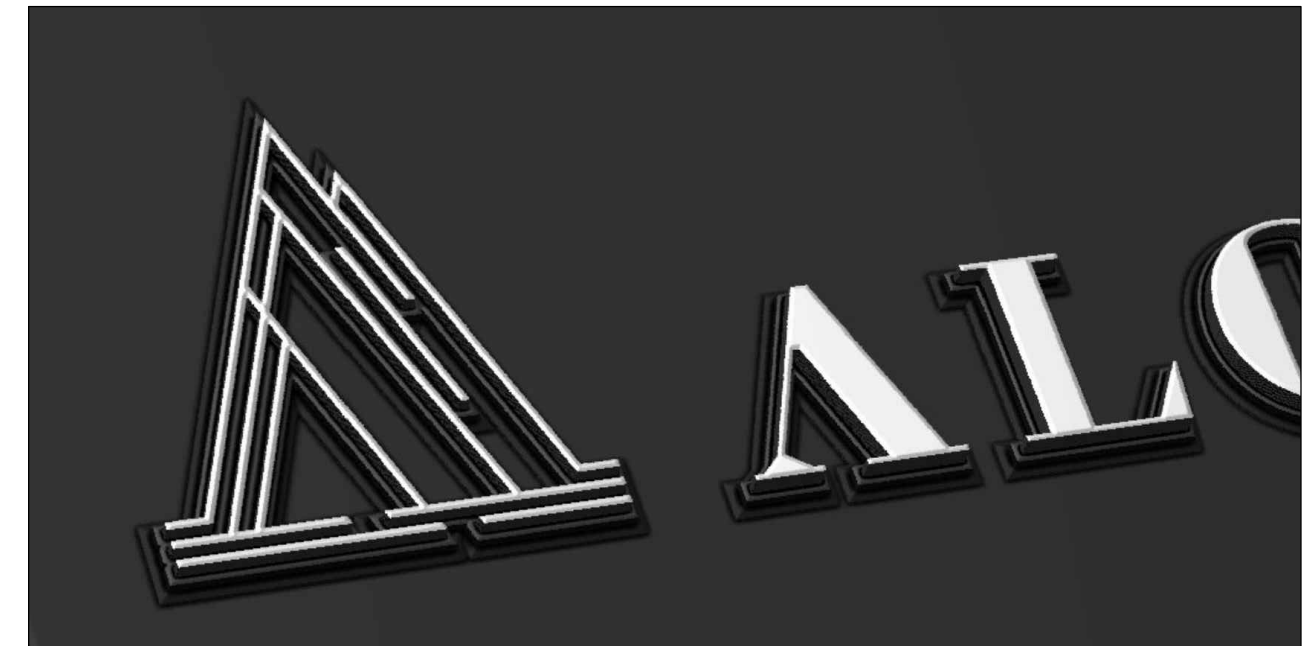
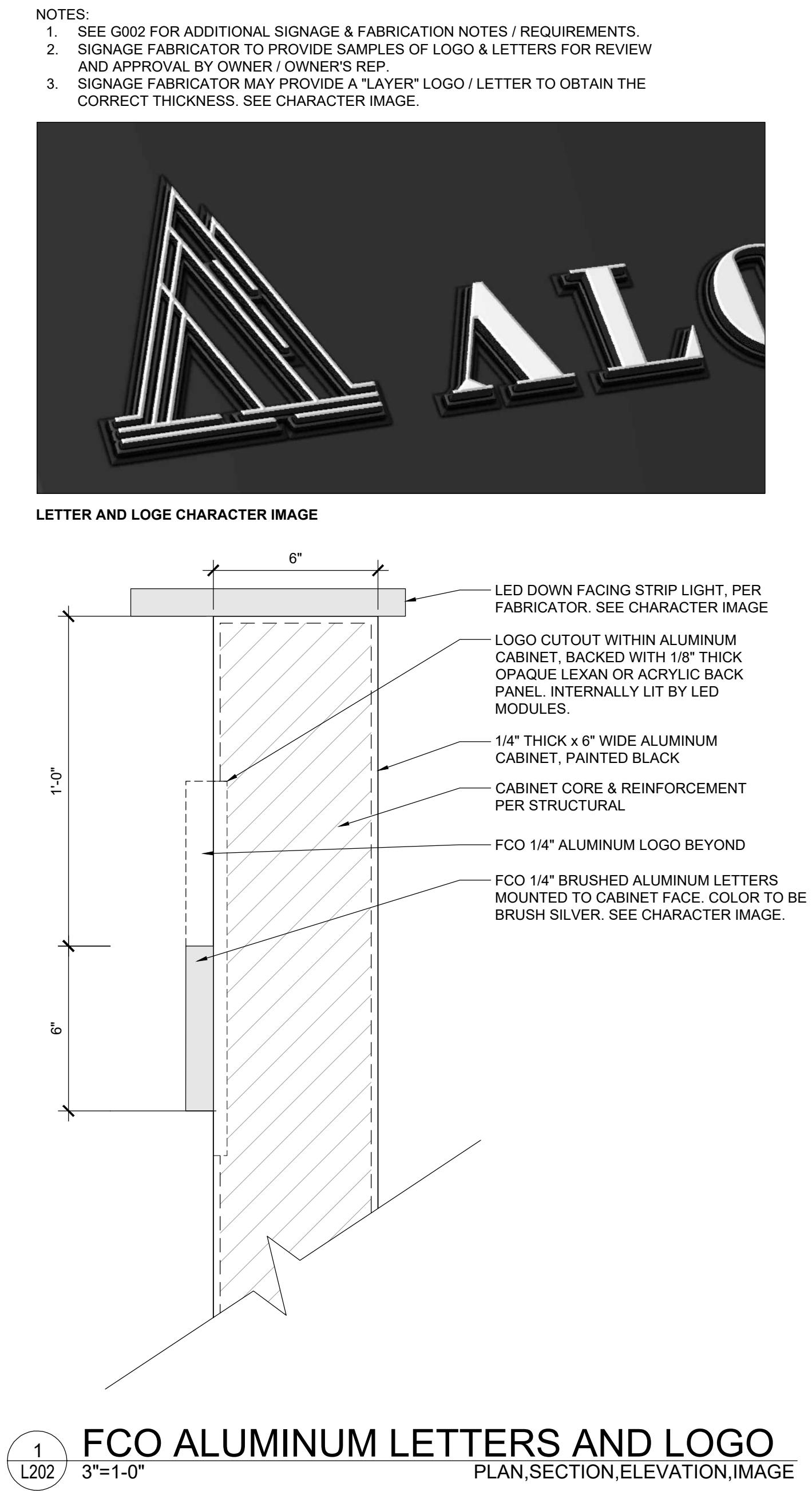
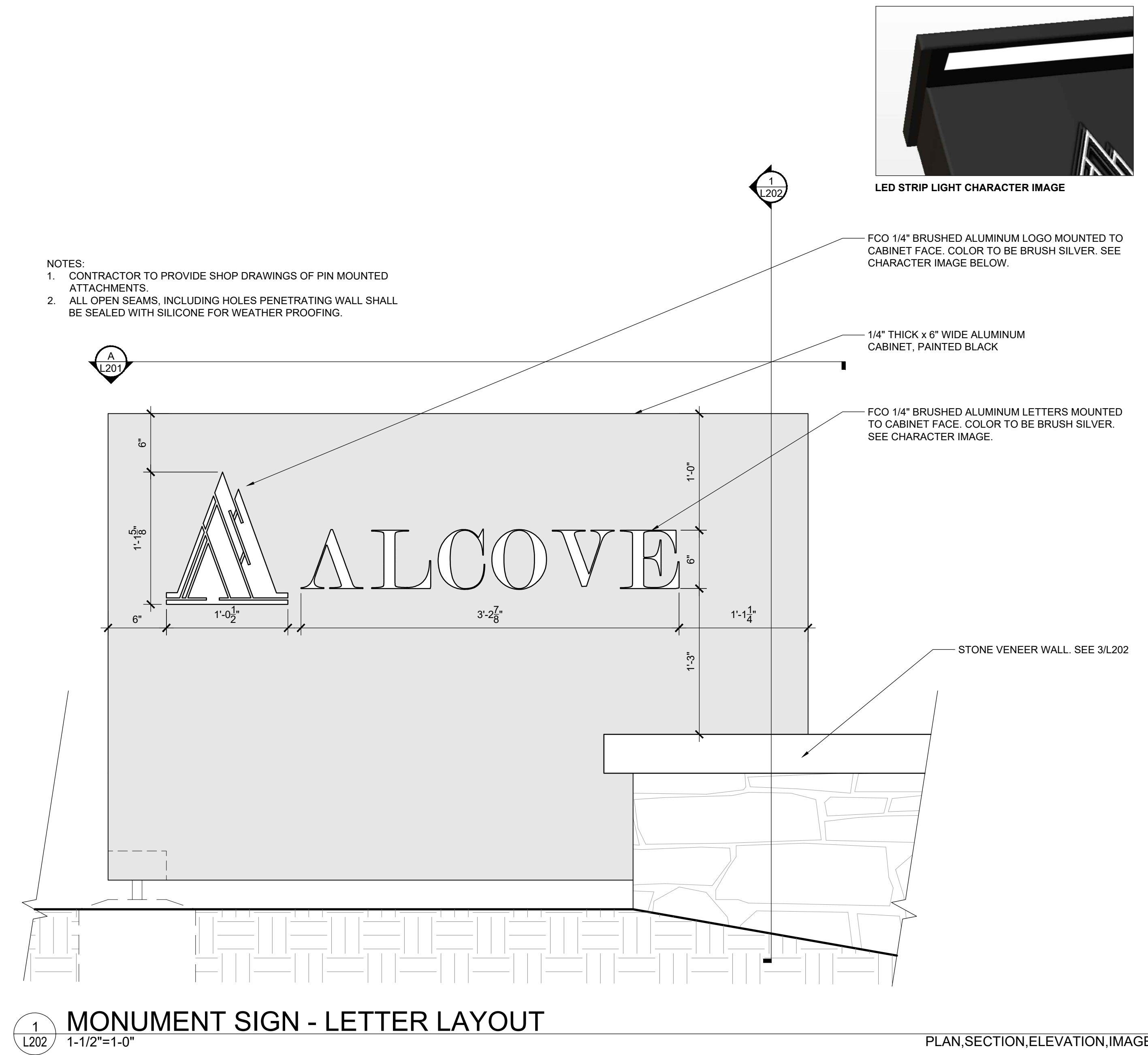
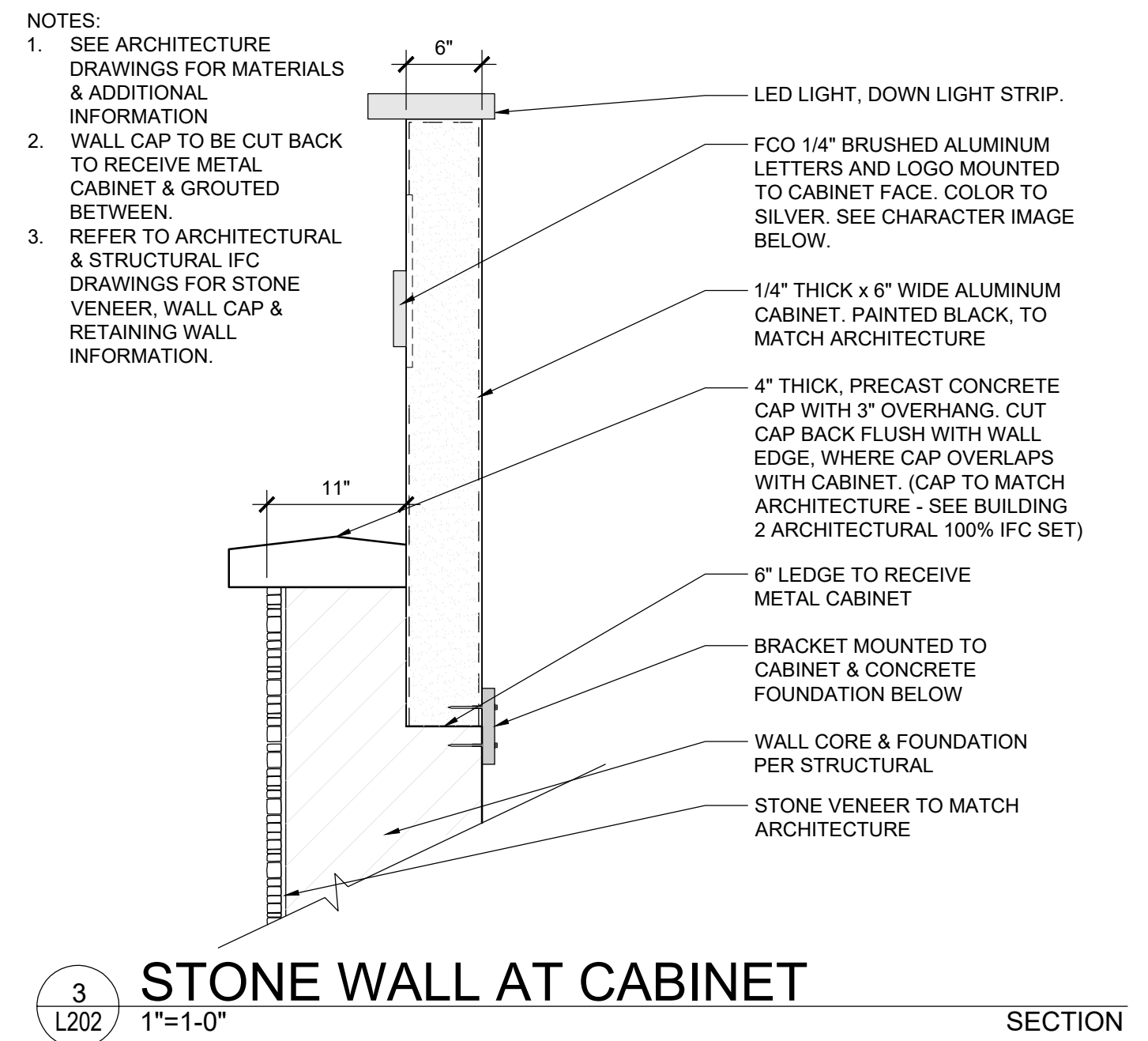
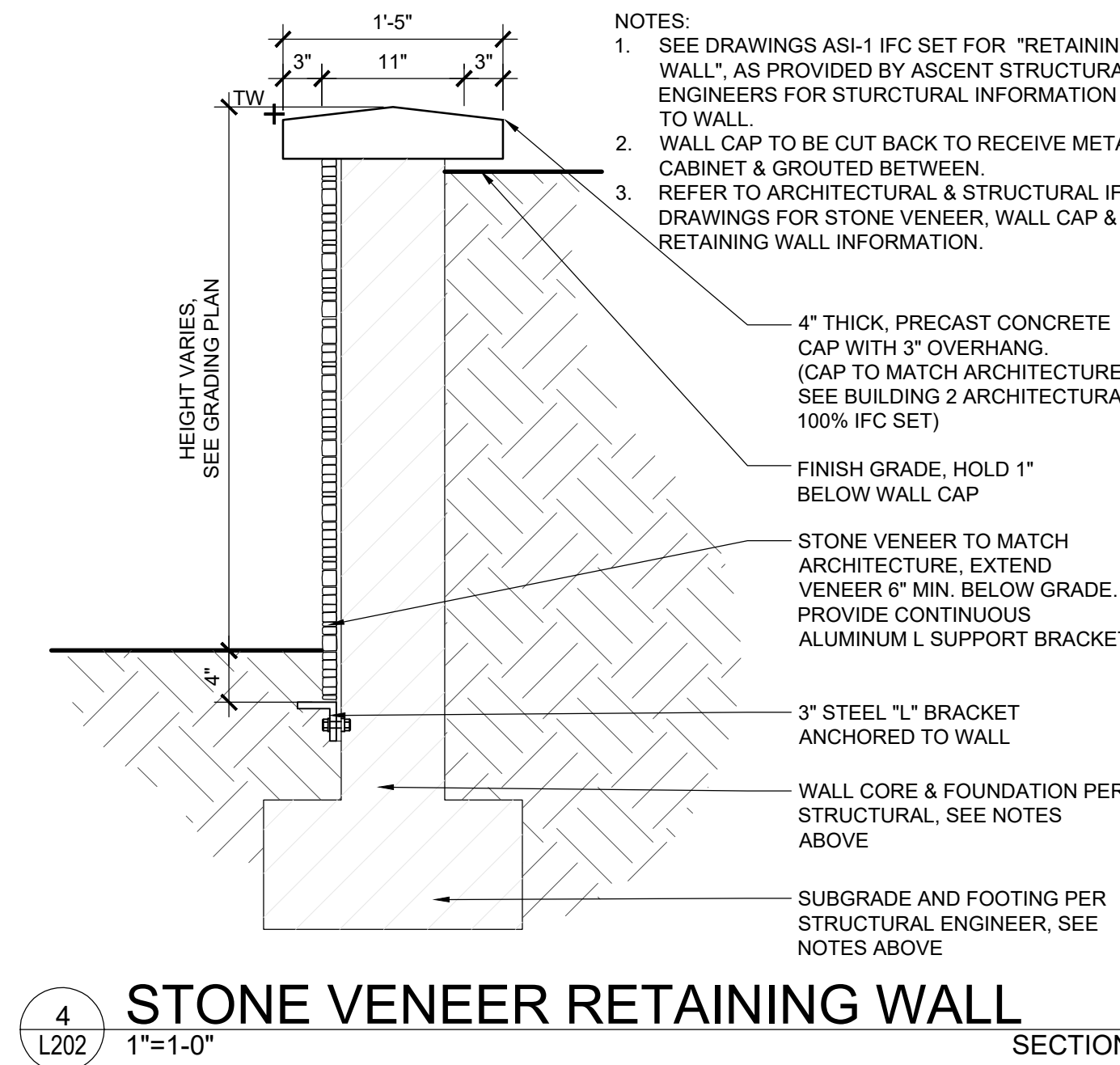


(C) CABINET FOOTING 3x ENLARGEMENT



(A) FRONT ELEVATION (UNWRAPPED)

1 L201 1/2"=1'-0"



GENERAL STRUCTURAL NOTES

1.0 GOVERNING BUILDING CODE

2.0 DESIGN LOADS

- A. WIND:
 a. ULTIMATE WIND SPEED: 115 MPH - EXPOSURE 'C' (3 SECOND GUST)
 b. RISK CATEGORY: I

3.0 GENERAL

- B. THE STRUCTURAL DOCUMENTS ILLUSTRATE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED AND BRACED. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATE BRACING AND SHORING AS REQUIRED DURING CONSTRUCTION TO WITHSTAND ALL LOADS, STOCKPILES OF MATERIALS AND EQUIPMENT. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS REQUIRED UNTIL THE CONSTRUCTION OF THE STRUCTURE IS COMPLETED.
- C. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF PERSONS AND PROPERTY EITHER ON OR ADJACENT TO THE PROJECT AND SHALL PROTECT SAME AGAINST INJURY, DAMAGE OR LOSS DURING CONSTRUCTION.
- D. WHERE PERIODIC OR CONTINUOUS INSPECTIONS AND / OR TESTING ARE REQUIRED BY THESE DOCUMENTS, GOVERNING BUILDING CODE OR THE GOVERNING BUILDING OFFICIAL, ENGINEER OR AN INDEPENDENT INSPECTION AND / OR TESTING AGENCY SHALL BE RETAINED BY THE OWNER TO PERFORM REQUIRED INSPECTIONS AND / OR TESTING.
- E. THE CONTRACTOR SHALL INFORM ARCHITECT AND ENGINEER CLEARLY IN WRITING AND PROVIDE DOCUMENTATION FOR THE REVIEW OF ANY SUBSTITUTIONS OR DEVIATIONS OF REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- F. THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER LOCATION.
- G. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE. PLANS AND DETAILS ARE TO SCALE UNLESS NOTED. WHILE DRAWING SCALE IS BELIEVED TO BE RELIABLE, THE ACCURACY AND COMPLETENESS IS NOT GUARANTEED BY THE ENGINEER. CONSULT THE ARCHITECT OR ENGINEER OF RECORD FOR DIMENSION VERIFICATION. NOTIFY ARCHITECT OR ENGINEER OF ANY DISCREPANCIES IN DIMENSIONS BETWEEN THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS BEFORE PROCEEDING WITH THE WORK.

- H. NO STRUCTURAL MEMBERS SHALL BE CUT, NOTCHED OR OTHERWISE PENETRATED UNLESS ALLOWED BY MANUFACTURER, SPECIFICALLY SHOWN ON THESE DOCUMENTS OR APPROVED BY THE ENGINEER IN ADVANCE.

- I. SECTIONS OR DETAILS SHOWN OR NOTED APPLY TO SIMILAR CONDITIONS ELSEWHERE NOT SPECIFICALLY SHOWN OR NOTED.

- J. THESE CONSTRUCTION DOCUMENTS ARE BASED ON THE WORK BEING COMPLETED IN A WORKMAN LIKE MANNER BY A CONTRACTOR EXPERIENCED WITH SIMILAR CONSTRUCTION.

4.0 FOUNDATIONS

- A. THE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN THE SOIL REPORT PREPARED BY CTL THOMPSON, PROJECT NO. SU02166.000-125 DATED OCTOBER 27, 2021.
- B. SAID SOIL REPORT IS HEREBY MADE A PART OF THESE DOCUMENTS AND EXCEPT WHERE OTHERWISE SPECIFICALLY NOTED HEREIN; ALL RECOMMENDATIONS AND PRECAUTIONS CONTAINED IN THAT REPORT SHALL BE ADHERED TO BY THE CONTRACTOR.
- C. SOIL DESIGN VALUES SHOWN BELOW ARE TO BE VERIFIED BY OPEN HOLE INSPECTION BY THE SOIL ENGINEER. ANY CHANGES IN THE STATED SOIL DESIGN VALUES MAY REQUIRE REVISIONS TO THE FOUNDATION DESIGN.
- D. FOOTINGS SHALL BE FOUNDED UPON UNDISTURBED NATURAL SOIL OR COMPACTED FILL, TESTED AND APPROVED BY A SOILS ENGINEER:
 a. MAXIMUM DESIGN SOIL BEARING PRESSURE: 3,000 PSF.
 b. FOOTINGS SHALL BE PLACED A MINIMUM OF 40" BELOW FINAL FINISHED GRADE (FROST DEPTH)
 c. DESIGN LATERAL SOIL PRESSURE (EQUIVALENT FLUID PRESSURE, AT REST CONDITION, USING ON-SITE GRANULAR SOILS AS BACKFILL): 52 PSF/FT.

- E. PRIOR TO BACKFILLING, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING FOUNDATION WALLS TO RETAIN EARTH AGAINST BACKFILLING PRESSURES UNTIL SUPPORTING ELEMENTS INCLUDING FLOOR SLABS ARE IN PLACE.

- F. FOUNDATION WALLS AND GRADE BEAMS HAVING EARTH PLACED ON BOTH SIDES SHALL HAVE BOTH SIDES FILLED SIMULTANEOUSLY TO MAINTAIN A COMMON ELEVATION.

- G. DO NOT BACKFILL WITH EXPANSIVE SOILS, VERIFY FILL TYPE WITH SOILS ENGINEER PRIOR TO BACKFILLING.

- H. PROVIDE 6" CLEAR MINIMUM FROM GRADE TO TOP OF FOUNDATION WALL. FOOTING BEARING ELEVATIONS SHALL BE ADJUSTED IN THE FIELD TO ACCOMMODATE FINAL ANTICIPATED FINISHED GRADES AND REQUIRED FROST DEPTHS, NOTIFY ENGINEER OF CHANGES IN ELEVATION FROM THAT SHOWN ON FOUNDATION PLAN.

- I. CENTER ALL FOOTINGS UNDER WALLS, COLUMNS OR GRIDLINES UNLESS NOTED OTHERWISE ON DOCUMENTS.

- J. SLOPE THE EXTERIOR GRADE AWAY FROM THE STRUCTURE.

5.0 CONCRETE AND REINFORCEMENT

- A. CONCRETE DESIGN IS BASED ON 'BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE' (ACI 318).
 B. CONCRETE SHALL CONFORM TO THE APPLICABLE PROVISIONS OF 'SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS' (ACI 301).

- C. CONCRETE SHALL BE NORMAL WEIGHT (145 PCF) WITH STONE AGGREGATE AND DEVELOP A MINIMUM 28-DAY COMPRESSIVE STRENGTH PER THE CONCRETE MIX TABLE ON THE STRUCTURAL DRAWINGS.

- D. CEMENT SHALL BE OF THE TYPE SPECIFIED ON THE CONCRETE MIX TABLE ON THE STRUCTURAL PLANS, CONFORMING TO ASTM C150.

- E. FLY ASH SHALL CONFORM TO ASTM C618, CLASS C OR F. FLY ASH SHALL NOT EXCEED 20% OF THE TOTAL WEIGHT OF CEMENTITIOUS MATERIAL.

- F. NO ADMIXTURES CONTAINING CALCIUM CHLORIDE SHALL BE PERMITTED IN ANY CONCRETE.

- G. COLD WEATHER CONCRETING: WHEN TEMPERATURES DROP BELOW 40 DEGREES AT ANY TIME DURING CONCRETE PLACING AND CURING, THE PROVISIONS OF ACI308R SHALL BE FOLLOWED TO PROTECT CONCRETE FROM FREEZING.

- H. HOT WEATHER CONCRETING: PLACE AND CURE CONCRETE IN ACCORDANCE WITH ACI 305. COOL INGREDIENTS BEFORE MIXING TO MAINTAIN CONCRETE SLUMP AT TIME OF PLACEMENT BELOW 90 DEGREES F.

- I. CONCRETE MUST BE CONTINUOUSLY PLACED WITHOUT HORIZONTAL COLD JOINTS. IF COLD JOINTS ARE NECESSARY, ADEQUATE REINFORCING AND HORIZONTAL KEYS OR A ROUGHENED SURFACE MUST BE PROVIDED; COORDINATE REQUIREMENTS WITH ENGINEER. ALL REINFORCING STEEL SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS.

- J. DEFORMED REINFORCEMENT: ASTM A615, GRADE 60 EXCEPT TIES OR STIRRUPS: ASTM A615, GRADE 40.

- K. REINFORCING BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60.

- L. REINFORCEMENT SHALL BE FABRICATED AND PLACED AS PER THE ACI 'MANUAL OF STANDARD PRACTICE FOR DETAILING CONCRETE STRUCTURES' (ACI-315).

- M. SPLICE LENGTH, DOWEL PROJECTION OR EMBEDMENT SHALL BE A MINIMUM OF 50 BAR DIAMETERS.

- N. MINIMUM CONCRETE COVERAGE FOR REINFORCING STEEL:
 a. UNIFORM SURFACE CAST AGAINST EARTH 3"
 b. FORMED SURFACE EXPOSED TO EARTH OR WEATHER

1. #6 THROUGH #18 BARS 2"
 2. #5 AND SMALLER BARS 1 1/2"

- c. FORMED SURFACE NOT EXPOSED TO EARTH OR WEATHER

1. SLABS, WALLS AND JOISTS 1 1/2"
 (a) #4 THROUGH #18 BARS 1 1/2"
 (b) #11 AND SMALLER BARS 3/4"

2. BEAMS AND COLUMNS 1 1/2"

- O. MAINTAIN CONTINUITY OF ALL HORIZONTAL REINFORCEMENT AT CORNERS, INTERSECTIONS AND AT STEPS IN THE TOP AND BOTTOM OF WALLS OR FOOTINGS.

- P. WELDING OF REINFORCING STEEL SHALL BE PERFORMED ONLY WHERE INDICATED ON THE DRAWINGS AND SHALL BE IN COMPLIANCE WITH ALL THE REQUIREMENTS OF THE AMERICAN WELDING SOCIETY 'REINFORCING STEEL WELDING CODE', AWS D1.4. PROVIDE WELDING PROCEDURES AND MILL TEST REPORTS FOR ALL REINFORCEMENT TO BE WELDED TO ENGINEER FOR APPROVAL.

- Q. BASE PLATES, ANCHOR BOLTS, SUPPORT ANGLES AND OTHER STEEL EXPOSED TO EARTH OR GRANULAR FILL SHALL BE COVERED WITH A MINIMUM OF 3 IN. OF CONCRETE.

6.0 STRUCTURAL STEEL

- A. ALL STRUCTURAL STEEL SHALL BE OF THE GRADES INCLUDED BELOW:
 a. OTHER ROLLED SHAPES (ANGLES, PLATES AND BARS): ASTM A36 (FY=36 KSI)
 b. STEEL RODS AND MISCELLANEOUS (EXCEPT THREADED ROD): ASTM A36 (FY=36KSI)
 c. RECTANGULAR STRUCTURAL TUBE SECTIONS (TS AND HSS): ASTM A500, GR. C (FY=46 KSI).

- B. STRUCTURAL STEEL DESIGN IS BASED ON 'SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS', AISC-360.

- C. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN THE AISC CODE OF STANDARD PRACTICE.

- D. BOLTS AND THREADED RODS:
 a. ALL STEEL-TO-STEEL CONNECTIONS: ASTM F3125, GRADE A325
 b. FOUNDATION ANCHORS (THREADED RODS AND CAST-IN BOLTS): ASTM F1554, GR 36 (FY=46 KSI)

- E. WELD MATERIAL: E70XX ELECTRODES, WELDING MAY ONLY BE PERFORMED BY AWS CERTIFIED WELDERS.

- F. NON-SHRINK GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AFTER ONE DAY AND 7000 PSI AFTER 28 DAYS, BE NON-CORROSIVE, NON-METALLIC AND NON-STAINING CONTAINING SILICA SANDS, PORTLAND CEMENT, SHRINKAGE COMPENSATING AND WATER REDUCING AGENTS.

- G. ALL STRUCTURAL STEEL IS TO BE PRIMED PRIOR TO SHIPMENT AND TOUCHED-UP AFTER ERECTION.

7.0 SHOP SUBMITTALS

- A. THE FOLLOWING SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT AND THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION:
 a. REBAR AND P.T. PLACEMENT SHOP DRAWINGS
 b. STRUCTURAL STEEL SHOP DRAWINGS AND ERECTION PLANS.

8.0 STRUCTURAL INSPECTIONS

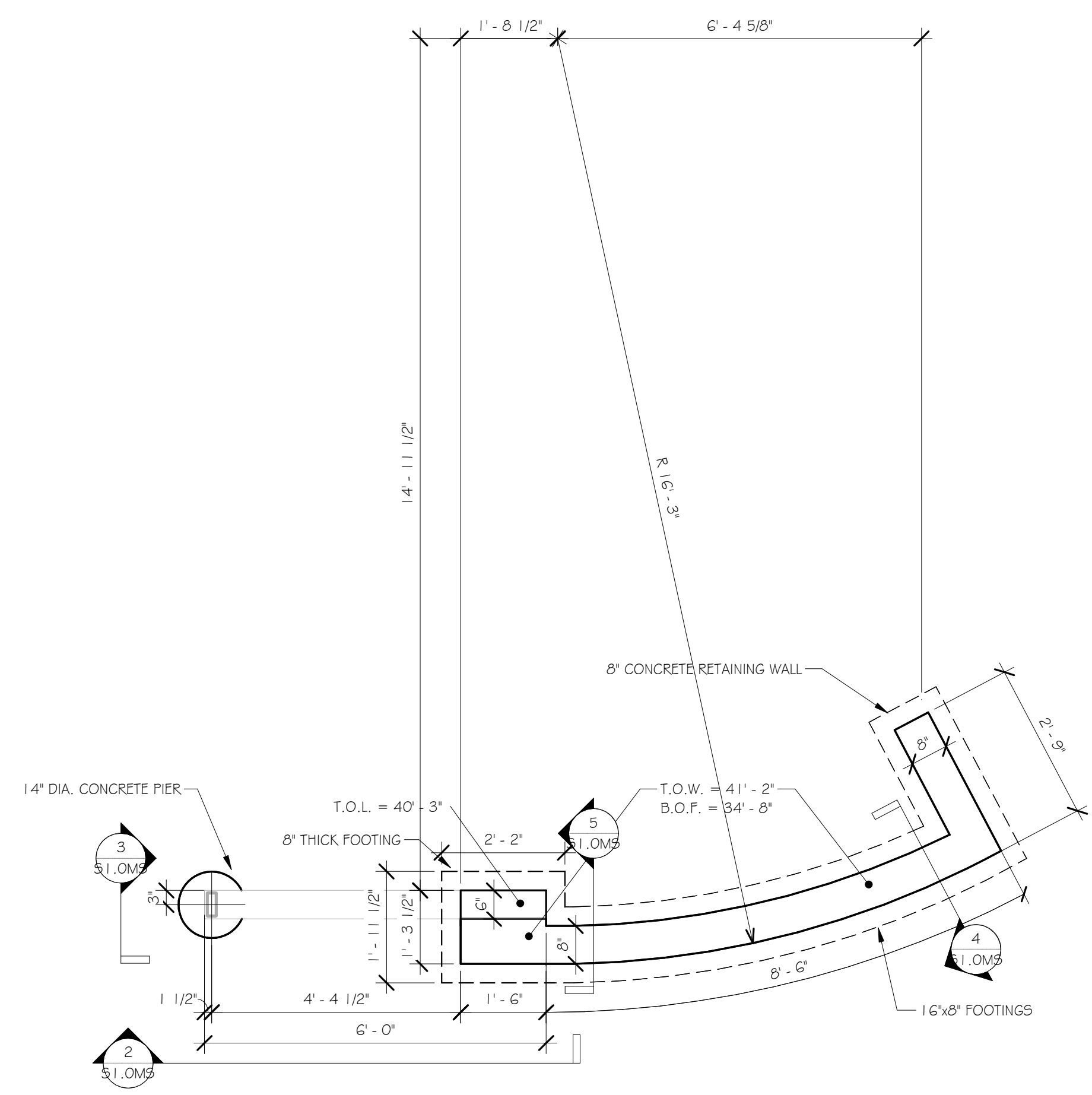
- A. CONSTRUCTION OR WORK FOR WHICH A PERMIT IS REQUIRED SHALL BE SUBJECT TO INSPECTION BY THE BUILDING OFFICIAL OR SPECIAL INSPECTORS AND SUCH CONSTRUCTION SHALL REMAIN VISIBLE AND ABLE TO BE ACCESSED FOR INSPECTION PURPOSES UNTIL APPROVED.

- B. AS REQUIRED BY THE BUILDING OFFICIAL, THE BUILDING OFFICIAL OR SPECIAL INSPECTORS EMPLOYED BY THE OWNER MAY BE REQUIRED TO PROVIDE STRUCTURAL INSPECTIONS FOR THE FOLLOWING TYPES OF CONSTRUCTION PER INTERNATIONAL BUILDING CODE. CONTRACTOR SHALL COORDINATE WITH THE BUILDING OFFICIAL ON REQUIRED INSPECTIONS. IF SPECIAL INSPECTORS ARE EMPLOYED A SIGNED FINAL REPORT SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT, ARCHITECT AND STRUCTURAL ENGINEER.

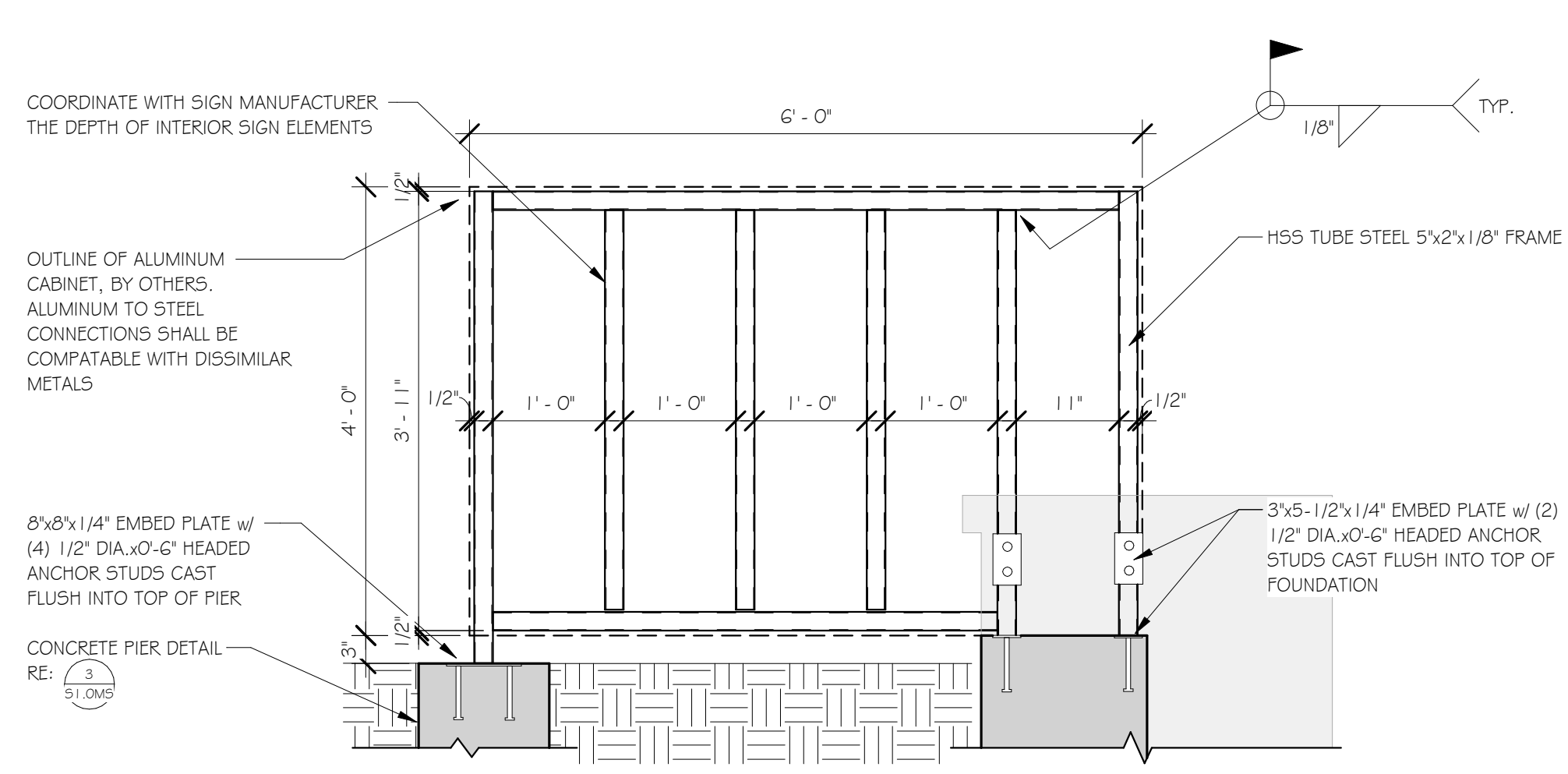
- a. PREPARATION OF FOUNDATION SUBGRADE INCLUDING FILLING AND COMPACTION
 b. CONCRETE PLACEMENT INCLUDING REINFORCING STEEL AND POST-TENSIONING STRANDS, EXCEPT NON POST-TENSIONED SLABS-ON-GRADE.
 c. STRUCTURAL WELDING.
 d. ANCHOR BOLT AND OTHER EMBEDDED ITEMS IN CONCRETE.

CONCRETE MIX MATRIX						
INTENDED USE OF CONCRETE	COMPRESSIVE STRENGTH (28 DAYS)	MAX W/C RATIO	MAX. AGG. SIZE (1)	SLUMP LIMITS (2)	CEMENT TYPE	AIR CONTENT (2)
FOUNDATION WALLS & GRADE BEAMS	4,500 PSI	0.50	1"	3" - 5"	I/II	5% - 8%
FOOTINGS	4,000 PSI	--	1"	3" - 5"	I/II	--
DRILLED PIERS	4,000 PSI	--	1"	7"	I/II	--

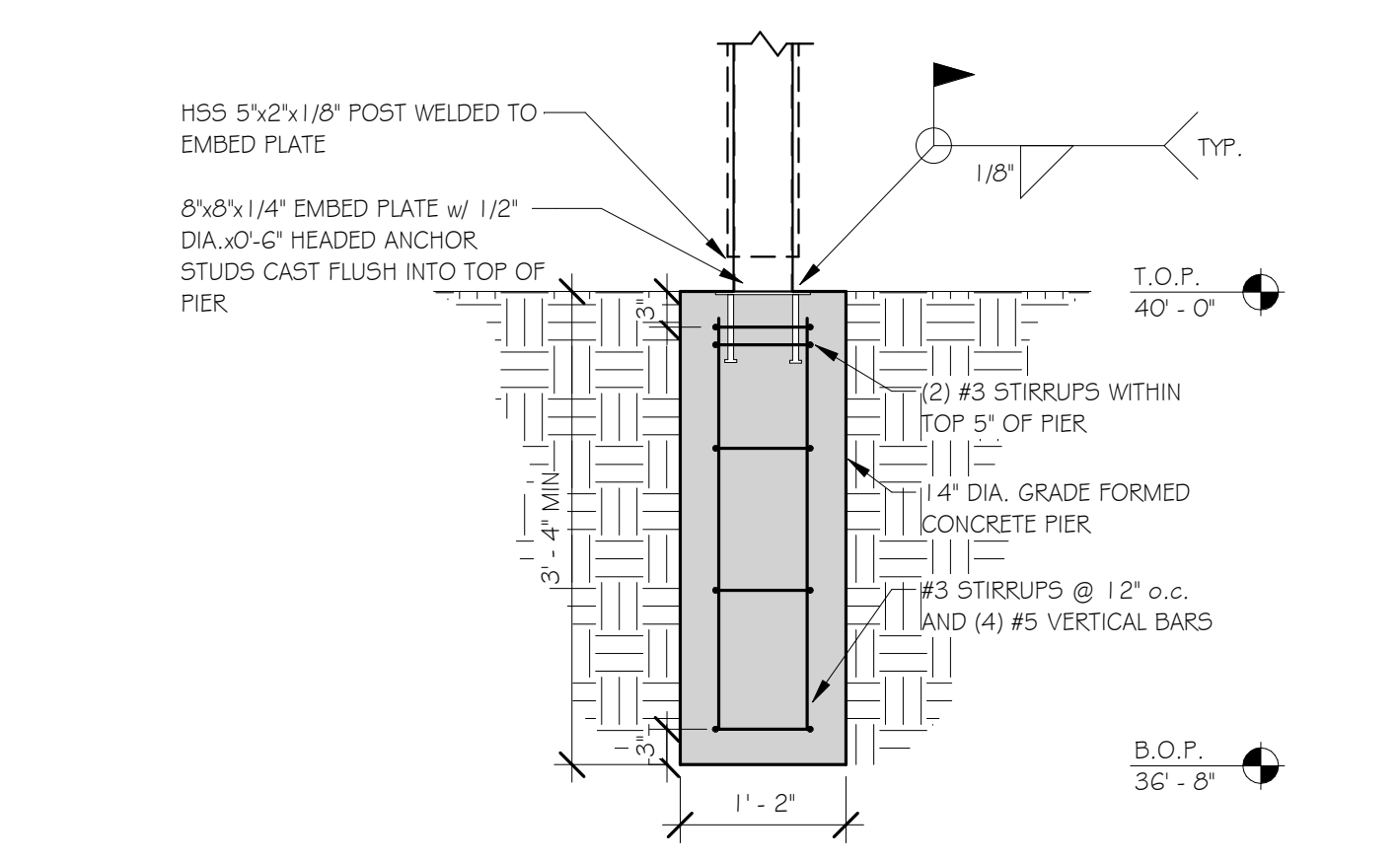
NOTES:
 1. NORMAL WEIGHT AGGREGATE UNLESS NOTED OTHERWISE
 2. RANGE INDICATES MINIMUM AND MAXIMUM LIMITS



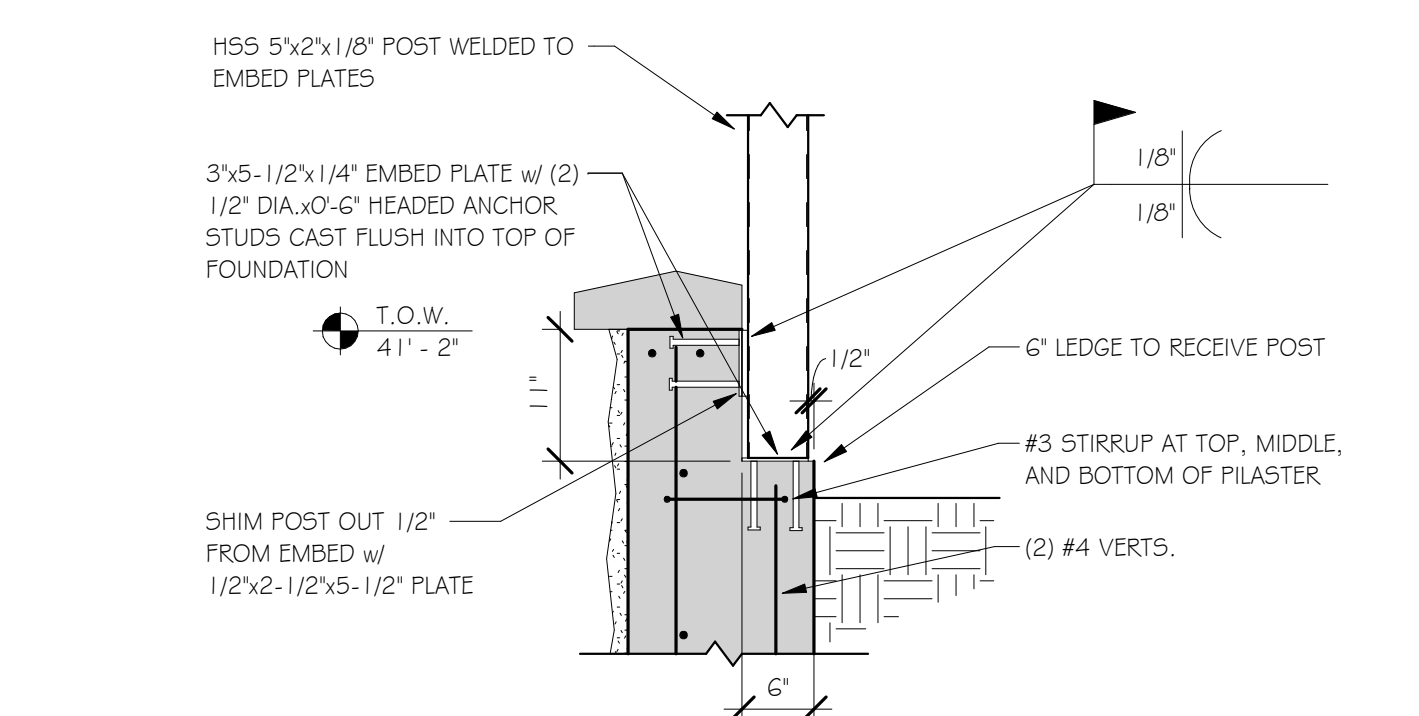
1 MONUMENT SIGN FOUNDATION PLAN
 S1.0MS 1/2" = 1'-0"



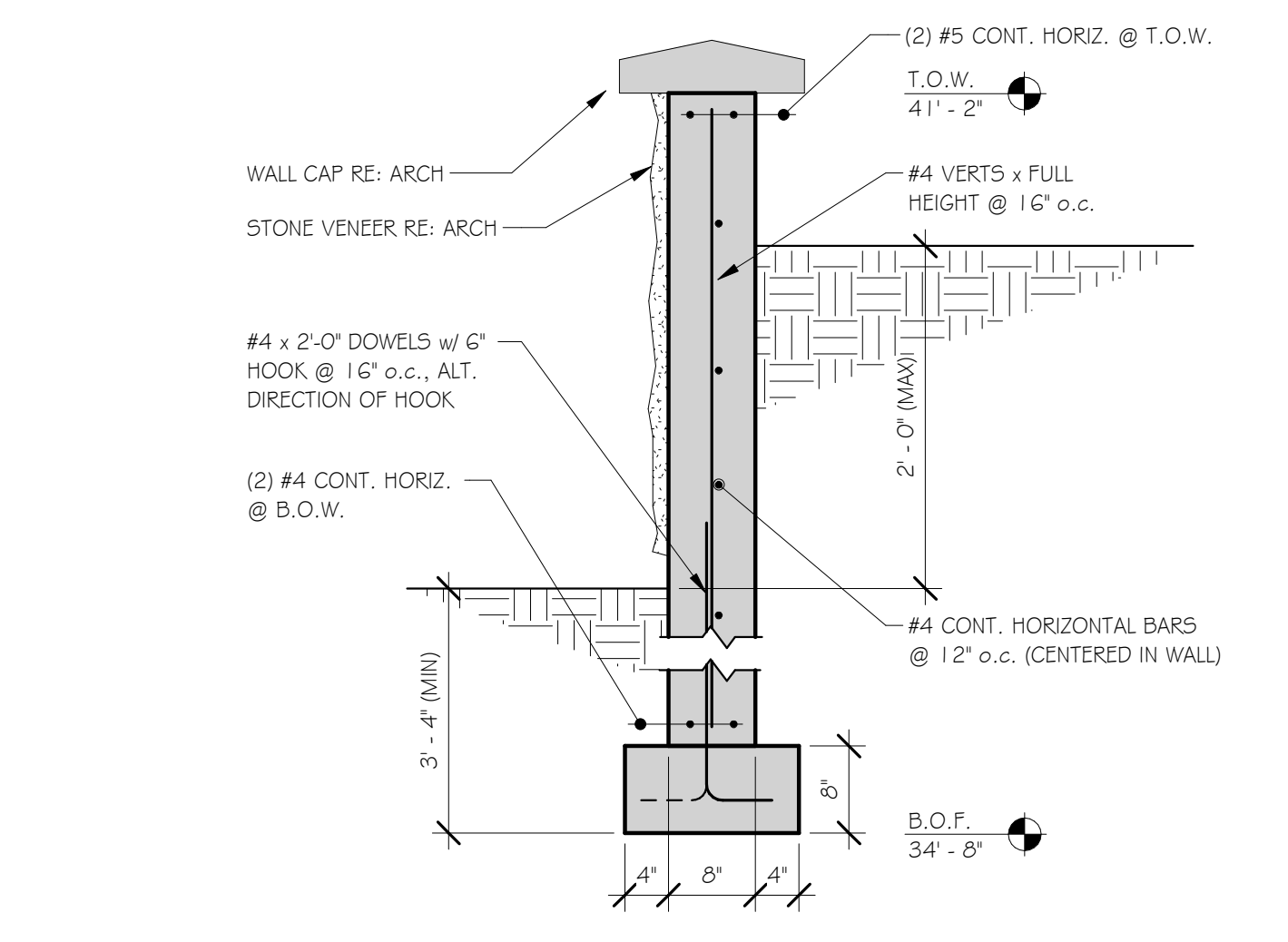
2 MONUMENT SIGN FRAMING ELEVATION
 S1.0MS 3/4" = 1'-0"



3 MONUMENT SIGN PIER DETAIL
 S1.0MS 3/4" = 1'-0"



5 MONUMENT SIGN RETAINING WALL LEDGE DETAIL
 S1.0MS 3/4" = 1'-0"



4 MONUMENT SIGN RETAINING WALL DETAIL
 S1.0MS 3/4" = 1'-0"

Drawing C:\Users\carlson\Desktop\REVIT_MODEL\New folder\2022-0098 KEYSTONE VILLAGE R20 - MC.rvt
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KEYSTONE VILLAGE-ALCOVE TOWNHOMES
 MONUMENT SIGN, SUMMIT COUNTY, COLORADO
 For Construction Documents

DRAWN BY: MRC
 CHECKED BY: MKB
 PROJECT NO: 2022-0098
 ISSUE DATE: 07/22/24
 REVISIONS:

SHEET TITLE:
 Monument Sign

SHEET NUMBER:

S1.0MS