

# *Velvaere - Cabin B*

**Dunwoody College of Technology  
Associates Program 2024 NAHB**



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# About Us

McCarthy Builders was founded in 2022 and our goal is to compete in the 2024 NAHB competition.

Our team is currently attending Dunwoody College of Technology. Our six team members are all in the Construction Management Associates program.

Dunwoody is an excellent school that is known for producing some of the highest quality construction managers throughout Minnesota. The school has equipped our team with the knowledge and the skills to be highly competitive in this competition.

# McCarthy Construction's Big Three

McCarthy Builders is committed to making sure that each home we construct follows our **quality, value, and time** guidelines. As a company we pride ourselves on building quality, valuable, and efficient homes, in a timely manner.

## ***Quality***

At McCarthy Builders, our clients receive some of the best quality homes on the market. Regardless of the level of finishes, we do not consider our job complete until our homes are in top condition for our clients.

## ***Value***

McCarthy Builders is well known for their extremely valuable homes. We strive to construct each home we build at the highest possible value while still providing our client the luxury they deserve.

## ***Time***

When constructing homes, McCarthy Builders understands that every minute is valuable to our construction team and to our clients. We are a very flexible and accountable general contractor when it comes to completing projects in a timely fashion.





# **The McCarthy Guarantee**

McCarthy Builders' goal is to produce the highest quality homes on the market.

As a general contractor our focus is to satisfy our client's needs and wants on a timely basis. To make that happen, we stand by each of our clients and work closely with them to ensure that their needs and wants are clear and taken into consideration at every step in the construction process.

We also strive every day to make sure that each client's experience working with our team is enjoyable and stress free.

We guarantee that our client's project will be completed to the specifications on the blueprints in a timely manner and that all materials will be of the highest quality.

# Proposal Team

## *Architect*



**William Jentges**

### **Construction Management - Associates**

William has worked in the construction industry starting at age 16. This sparked his interest in attending Dunwoody to pursue a degree in construction management. He currently has a full time offer to work at Holder Construction.

## *Project Manager*



**Cale Goenner**

### **Construction Management – Associates**

Cale gained exposure to the industry by working for a local landscaping supply company. After attending Dunwoody, he gained a passion for the building structures. He currently has a full-time employment offer from Lennar Homes.

## *Project Executive*



**Noah Schmitz**

### **Construction Management – Associates**

Noah found interest in the construction field by working with his uncle pouring concrete slabs. He wanted to expand his knowledge in the industry, so he went to school for construction management. He currently is working for Lennar Homes.

# Proposal Team

## *Owner/Lead Estimator*



Quinn McCarthy

### **Construction Management – Associates**

Quinn is an entrepreneur and has always been passionate about starting his own business. After completing his degree at Dunwoody, he plans on pursuing his dream of making McCarthy Builders one of the top general contractors in the state.

## *Scheduler*

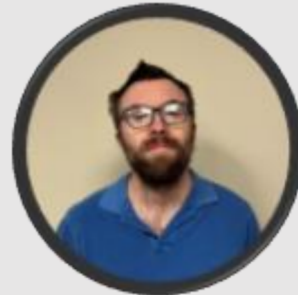


Johnny Rotando

### **Construction Management – Associates**

Johnny spent years framing residential houses, which helped him learn about the construction industry. Now he is furthering his education at Dunwoody, interned at Lennar Homes, and plans to work in the residential sector in the future.

## *Safety Manager*



Zach Tigges

### **Construction Management – Associates**

Zach has the most construction industry experience. He is very knowledgeable in the field and plans to be a safety manager with a commercial construction company. He worked as a safety intern with the Berg Group in the summer of 2023.





# Construction Documents

McCarthy Builders was provided a set of floor plans along with a full set of specifications for the home. Using information from these documents we have created section details and a site logistics plan for this project.

The construction documents meet all the applicable building codes for Wasatch County. McCarthy Builders honors all building codes and ensures they are all followed utilizing high-quality documentation.

To view our construction documents, see **Appendix A**.



# Estimate Summary

Using **Velvaere** and **NAHB** guidelines, the estimate states that McCarthy Builders has provided a detailed estimate that is valid for 30 days post-receipt.

The estimate encompasses a comprehensive scope of work including, mobilization, foundation construction, framing, roofing, interior finishing, exterior finishing, accessories and more.

Pricing was collected from various sources including, but not limited to, Gordian Square Foot Costs and Gordian Residential Costs. Additionally, we obtained material prices from suppliers in the Park City area, such as Sun Mountain Custom Doors and Sunpro Lumber, among others. Finally, for materials not available from these sources, we have relied on online pricing.

Our commitment to quality craftsmanship, adherence to local building codes, and use of the required premium materials ensures a durable and aesthetically pleasing product. The estimate assumes a price adjustment of **(3.56%)** to address discrepancies in labor and material costs. In addition, the estimate uses applicable Colorado and Wasatch County sales tax of **9.05%**.

In our estimate we included a cost of **\$10,000** for construction financing. We have determined that Wasatch County permitting fees will total **\$16,123**. We have used the "10x10" rule; **10%** overhead expense and **10%** profit. Finally, we have included **3%** for contingency and **4%** for general expenses.

Our total cost is estimated at **\$1,889,111.00**

**Our total cost with the listed alternate package comes to \$179,011.00**

For our detailed estimate and estimate summary see **Appendix B**.

## ***Project Milestones:***

<b>Notice to Proceed</b> 02/29/24	<b>Break Ground</b> 04/01/24	<b>Building Watertight</b> 05/13/24	<b>Finishes Complete</b> 08/27/24	<b>Owner Occupancy</b> 09/09/24
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# **Schedule Summary**

At McCarthy Builders, quality, cost, and time are of the utmost importance. We strive to operate efficiently to ensure that we meet our clients' expectations for each and so that we produce the best possible product.

For this project, we have a start date of **02/27/2024** with a duration of **137 days**, ending on **09/09/2024**. The construction start is on **04/01/24** and will consist of **105** working days.

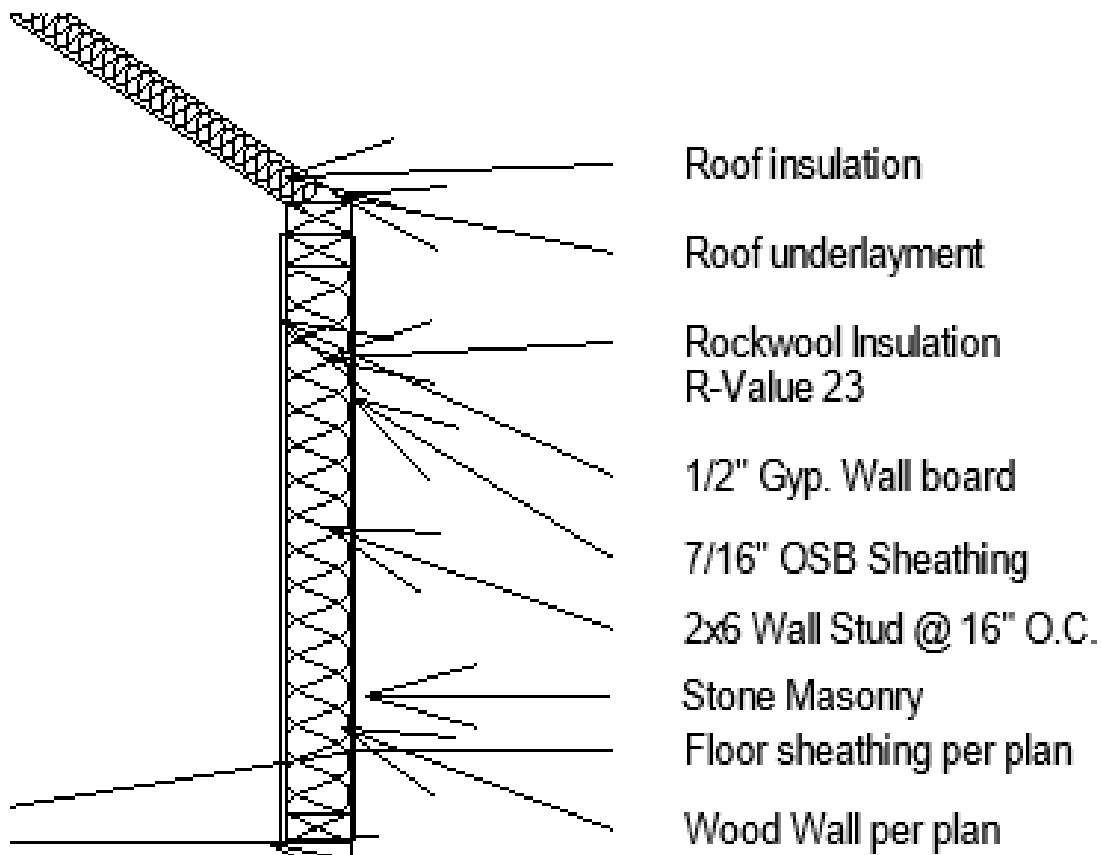
As part of the McCarthy Guarantee, we hold ourselves responsible for ensuring that our projects are delivered on time and the project duration is properly communicated to clients and to all our subcontractors. We understand that adhering to a tight schedule is very important.

For further details see **Appendix C**.

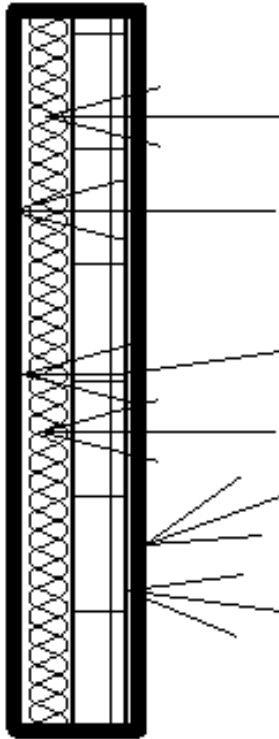
# Wall Details Summary

McCarthy Builders is providing Wall Details and a Wall Section to ensure that clients have confidence in, and a complete understanding of, the components that make up the walls. All exterior walls feature Rockwool insulation with an R-Value of 23 to ensure warmth and efficiency during colder months. All detailed drawings were created using Revit 2023 based upon the detailed plans that were provided.

## Wall Section



## Metal Siding



Rockwool Insulation

5/8" Gyp. board Taped and sanded

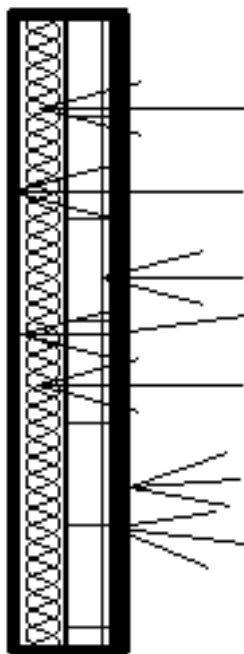
6 Mil. Vapor Barrier

2x6 Wall Stud @ 16" O.C.

20 GA. Painted Steel  
Panel Max Size of 4'x4'

Horizontal Z-Girts At 24" O.C.

## Wood Siding



Rockwool Insulation

5/8" Gyp. board Taped and sanded

1/2" A.P.A. Rated Exterior Sheathing  
6 Mil. Vapor Barrier

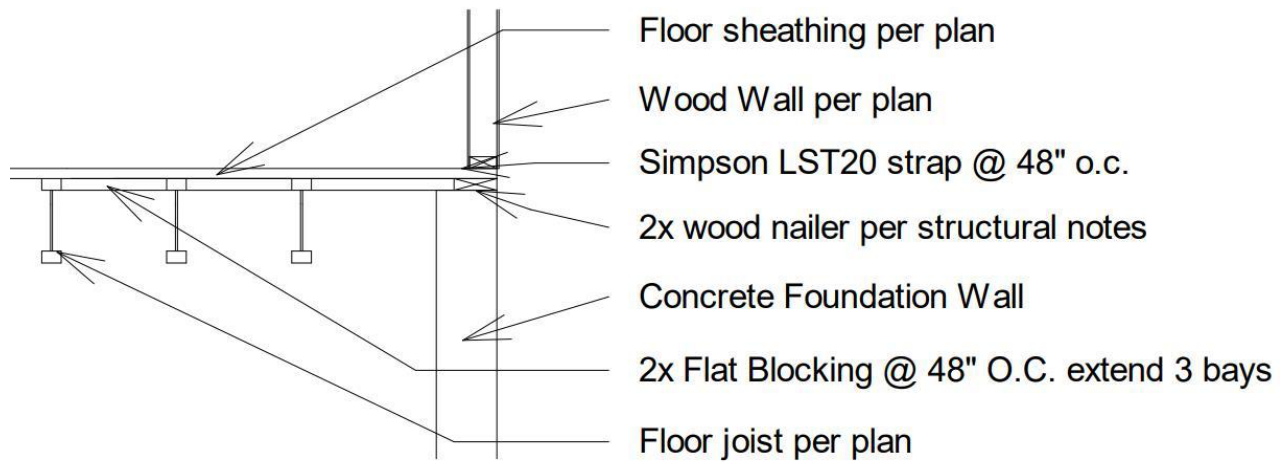
2x6 Wall Stud @ 16" O.C.

Wood Siding

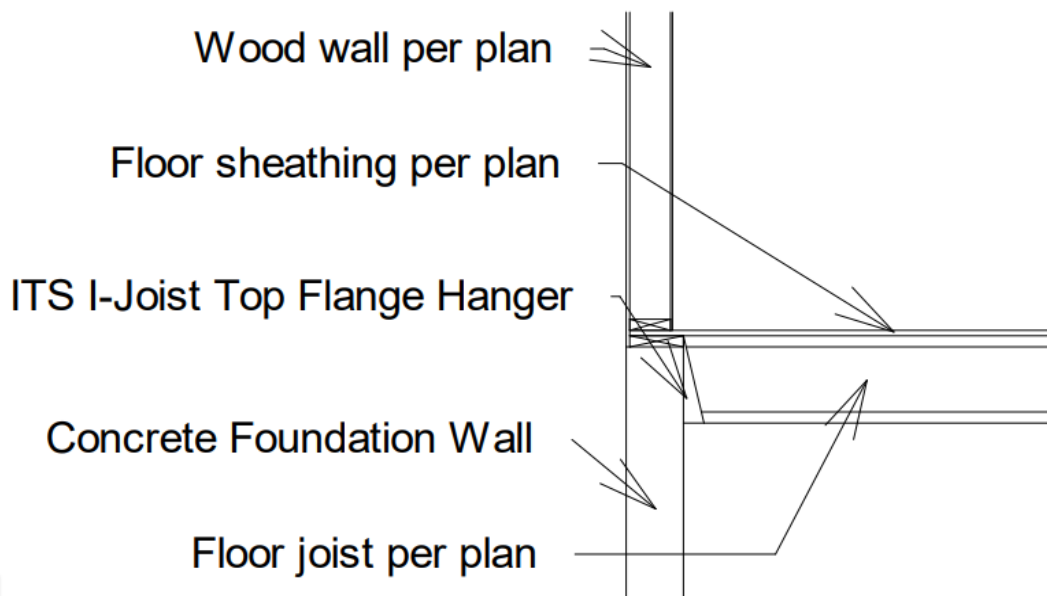
Horizontal Z-Girts At 24" O.C.



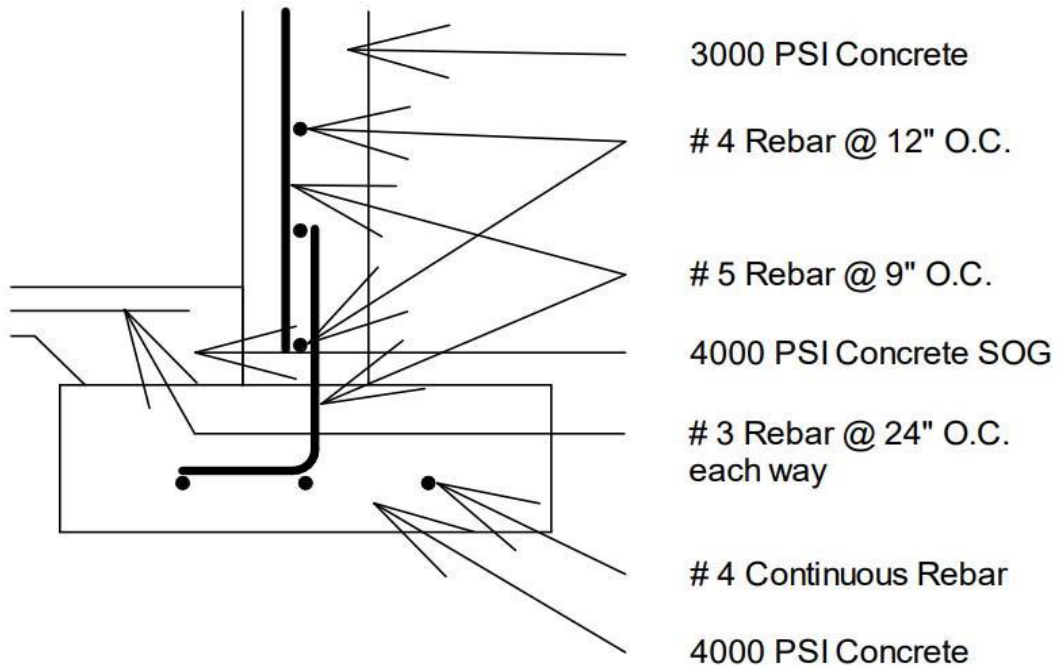
## Metal Siding



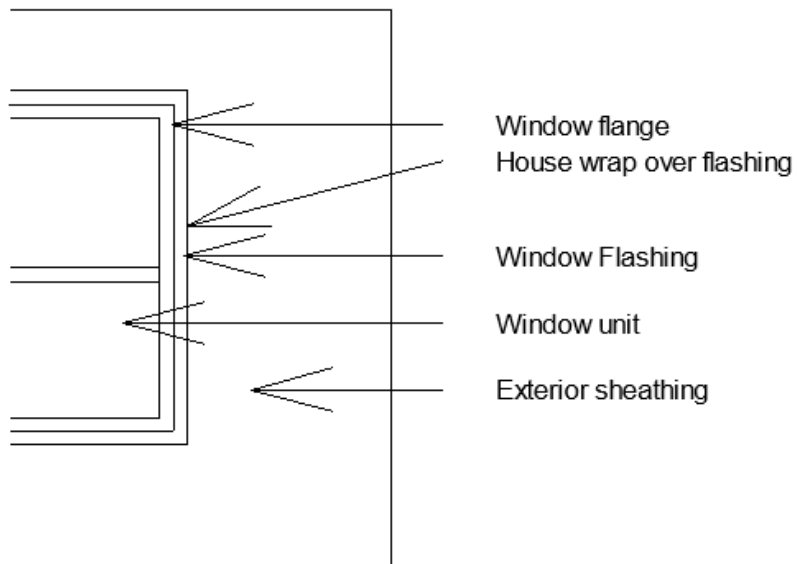
## Foundation to Wall



## Footing to Foundation Wall



## Window Flashing



# Procurement Log Summary

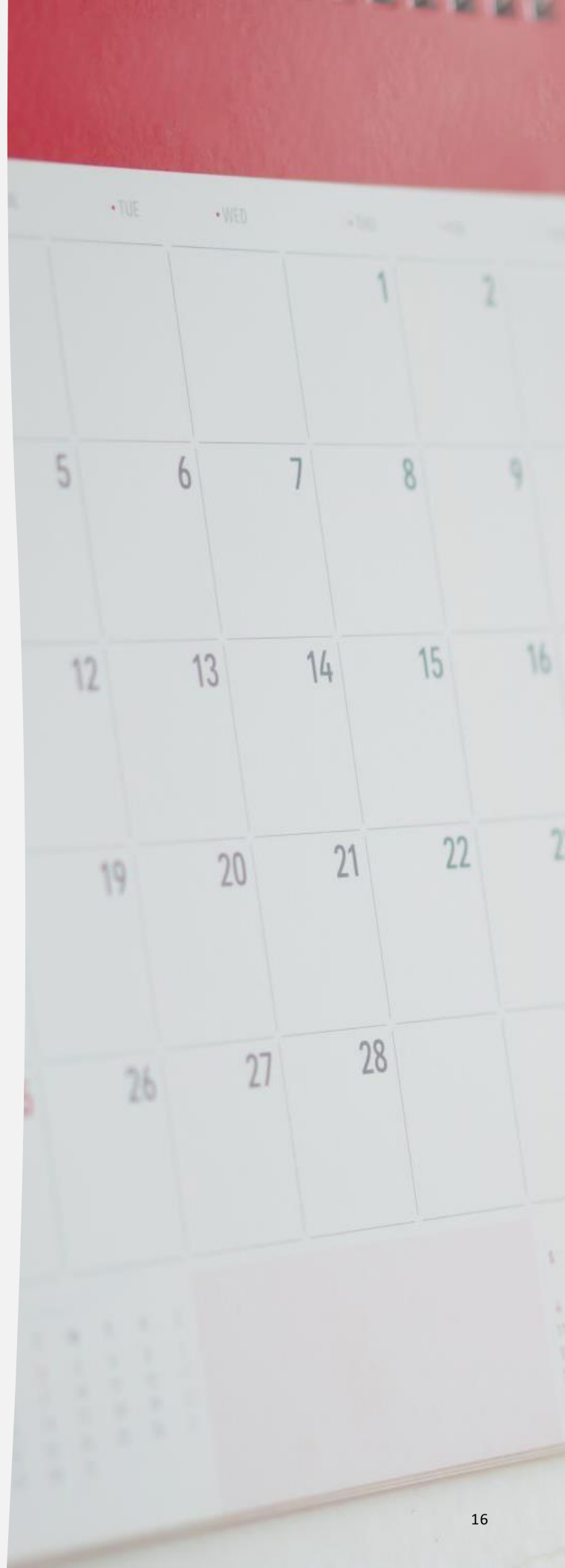
McCarthy Builders has provided a detailed procurement log with order dates, lead times, and on-site dates. Lead times have been provided and estimated in accordance with current industry conditions. We understand that time management is very important to a successful project. It is advised that long lead items are procured as soon as possible.

## Long lead items include:

Garage doors: *120 days*

Floor materials: *63 days*

Excavating equipment: *120 days*





Division	Item Description	Lead Time	Order Date	On-Site
08	Windows	28 days	04/11/2024	05/09/2204
08	Doors	49 days	03/07/2024	05/09/2024
08	Garage Door	120 days	01/11/2024	05/09/2024
23	HVAC	7 days	05/13/2024	05/20/2024
12	Countertops	35 days	06/06/2024	07/11/2024
09	Flooring	63 days	05/09/2024	07/11/2024
04	Stone Package	49 days	05/07/2024	06/25/2024
04	Mortar Package	3 days	06/22/2024	06/25/2024
06	Wood-Southern Yellow Pine	2 days	04/20/2024	04/22/2024
06	Wood- Douglas FIR	2 days	04/20/2024	04/22/2024
03	Concrete Truck	7 days	04/01/2024	04/08/2024
05	Rebar	3 days	04/05/2024	04/08/2024
33	Temp Restrooms	7 days	03/24/2024	04/01/2024
11	Dumpsters	7 days	03/24/2024	04/01/2024
11	Excavating Equipment	180 days	11/08/2023	04/01/2024
06	Roof Trusses	70 days	03/04/2024	04/22/2024

# Procurement Log



# Safety Statement

## ***Company Safety Policy***

At McCarthy Builders, workplace safety is our top priority. We live and work by the slogan “Work Safe Home Safe”. We are committed to ensuring that all our employees go home in the same condition that they arrived. We are proud to note that our company has achieved an EMR of 0.7, which reflects our commitment to workplace safety and is directly fueled by the hard work and dedication of our employees.

We ensure that our employees are positioned to succeed through quarterly training programs provided by OSHA. We also provide company first aid training for all our employees, both field and corporate, along with emergency procedure training for our on-site workers.

To ensure our employees have everything they need to perform their duties safely, we provide all necessary safety equipment, hardhats, vests, harnesses, and more. We also perform daily inspections to ensure that all equipment that is being used is in good working condition and functioning safely. Any equipment that is found to not meet applicable standards is immediately repaired or replaced.

For further details, see **Appendix D**.



# Construction Management Plan

## ***Storm Water Pollution Prevention Plan:***

All storm drains will have inlet protection and will be cleaned out at least every two weeks. We will have a silt fence on the two sides and at the rear of the lot with bio logs along the curb in the front J hooks will be used on the rock drive. A 6" thick layer of 3" clear crushed rock will be installed for a temporary driveway. We will have dumpster tarps onsite in case of windy conditions to prevent trash from blowing out of dumpsters.

## ***Inspections:***

Managing inspections is important to keeping the construction project on track. We have eleven inspections listed in our schedule and each will be scheduled at least one week in advance.

- **Inspection for SWPPP** – 04/01/24
- **Excavation Inspection** – 04/05/24
- **Footing Inspection** – 04/09/24
- **Foundation Inspection** – 04/16/24
- **Framing Inspection** – 05/08/24
- **Interior Slab Inspection** – 05/15/24
- **MEP Rough Ins Inspection** – 05/30/24
- **Insulation Inspection** – 06/06/24
- **Drywall Inspection** – 06/24/24
- **MEP Finals Inspection** – 08/06/24
- **Exterior Slab Inspection** – 08/13/24

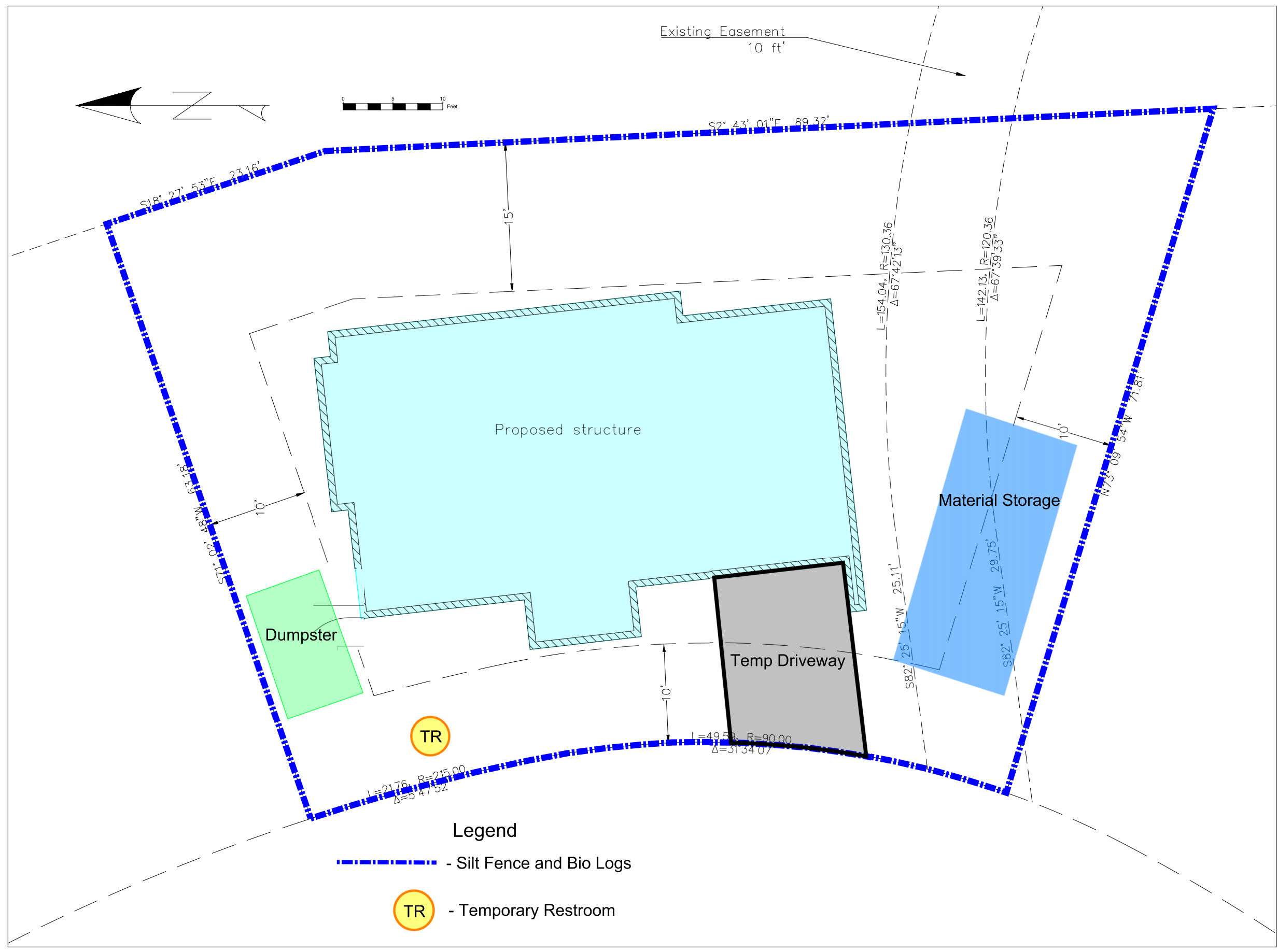
# **Construction Management Plan**

## ***Site Logistics Plan:***

We at McCarthy Builders have made sure that we will be using the least possible space on the site and that the site will be kept clean. The dumpster will be positioned on the northwest corner of the lot and there will be a dedicated material storage area on the south end. As noted above, for our SWPPP we have a silt fence running along the rear and the sides of the lot, bio logs across the lot's curb side, and a temporary rock drive.

## ***Subcontractor Selection:***

Selecting the right subcontractors is crucial to the success of the project at all levels. In addition to trying to balance cost-effectiveness and quality, we have given priority consideration to subcontractors with proven expertise that aligned with project requirements. In addition to a subcontractor's strong track record, we also looked closely at a proven commitment to safety to further ensure a secure work environment.



General Notes

Proposed deck does not fit within the setback requirements

No.	Revision/Issue	Date

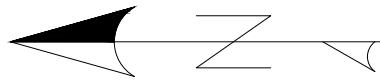
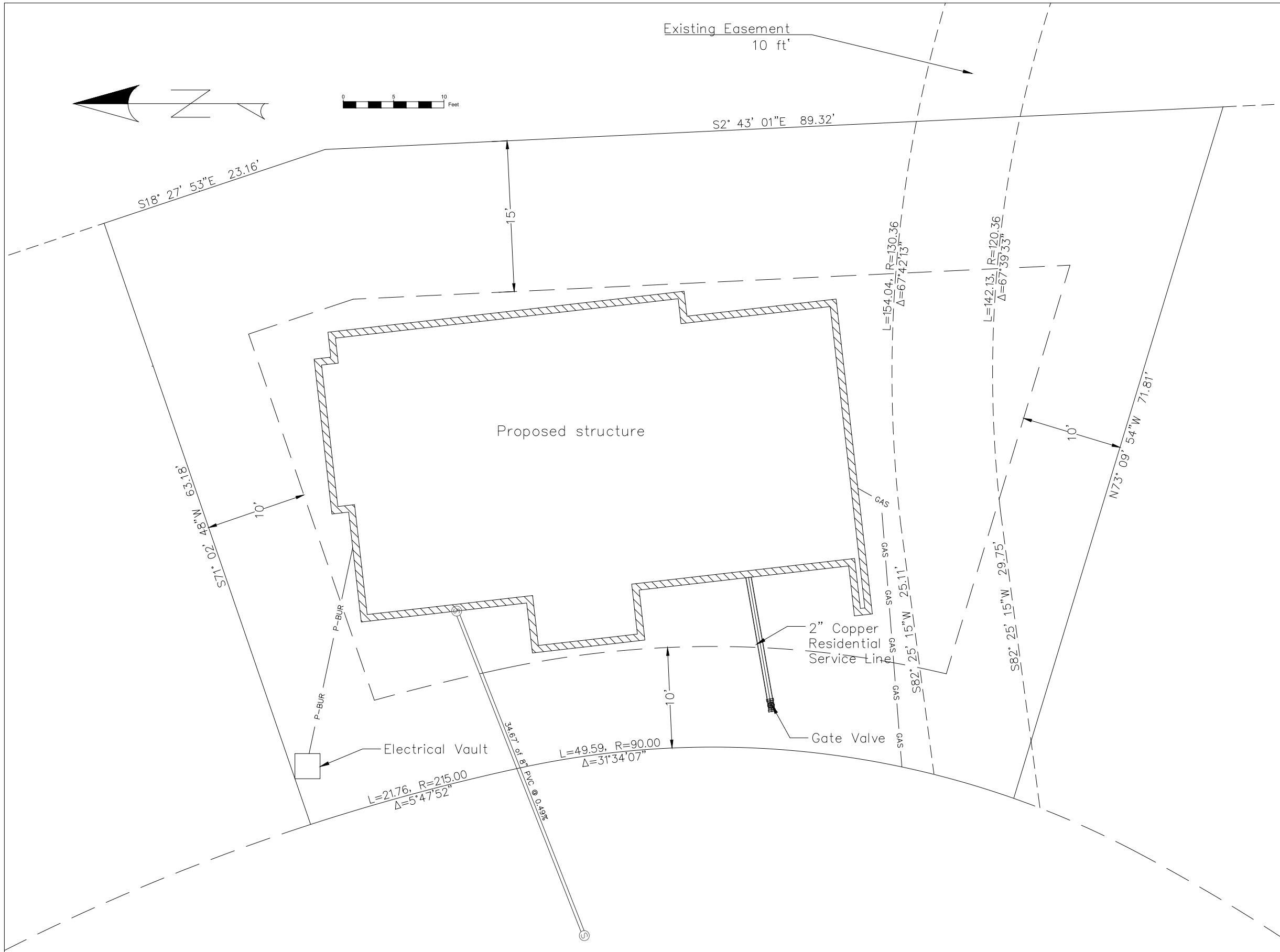
Firm Name and Address

McCarthy Construction

Project Name and Address

Residential Capstone  
10226 N LIV PL (lot C-07)

Project	Site plan	Sheet
Date	11/22/2023	?
Scale	See Graphic Scale	



General Notes

Proposed deck does not fit within the setback requirements

No.	Revision/Issue	Date

Firm Name and Address  
 McCarthy Construction

Project Name and Address  
 Residential Capstone  
 10226 N LIV PL (lot C-07)

Project	Site plan	Sheet
Date	11/22/2023	?
Scale	See Graphic Scale	

# Appendix A

## *Construction Documents*









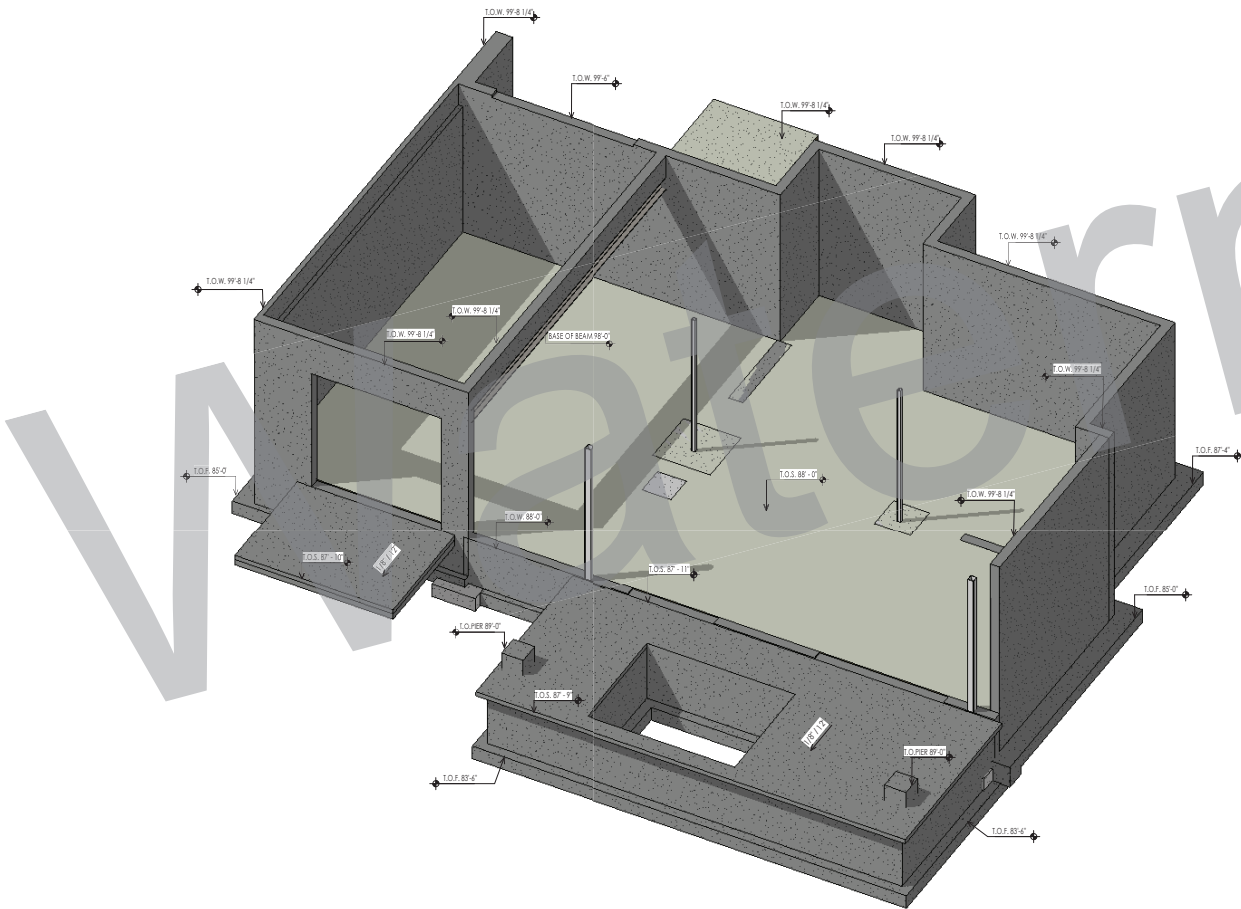
Think Architecture

Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

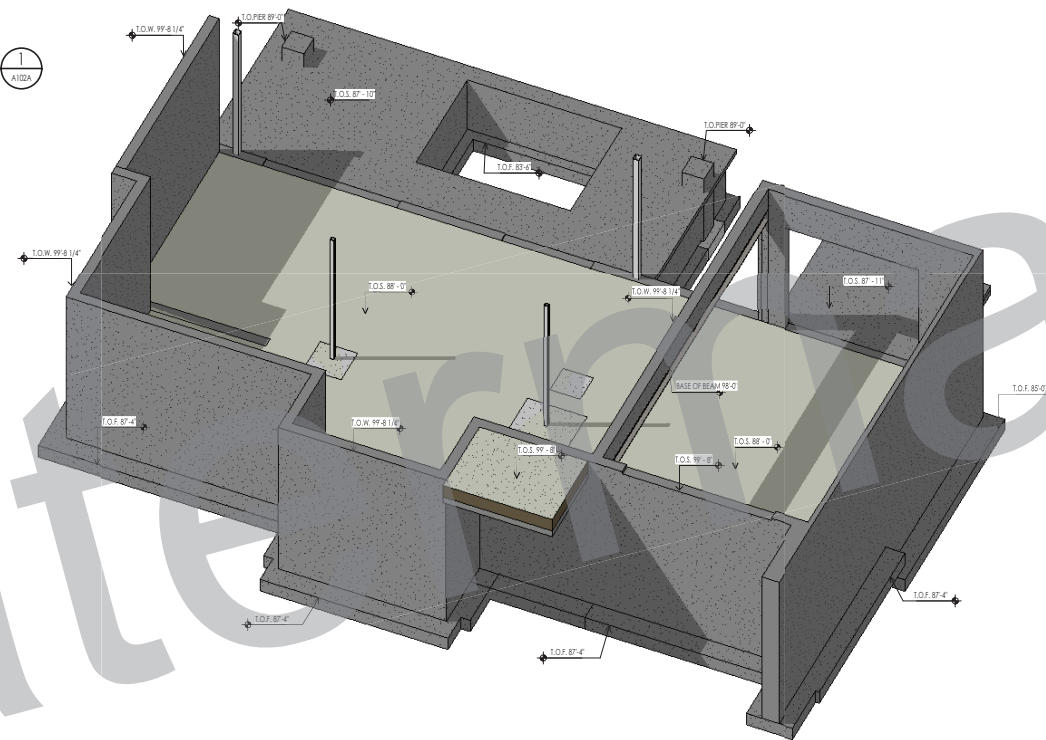
7727 So. Highland Parkway, Suite 300  
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www.thinkarc.com

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ARCH. FOUNDATION PERSPECTIVE A



ARCH. FOUNDATION PERSPECTIVE B

VELVAERE - CABIN-B LOT C7

VELVAERE  
WASATCH COUNTY, UTAH 84032

PROJECT NO. 21061  
DATE: 2022.11.30

REVISIONS:

SHEET TITLE:  
ARCH. FOUNDATION  
PERSPECTIVES

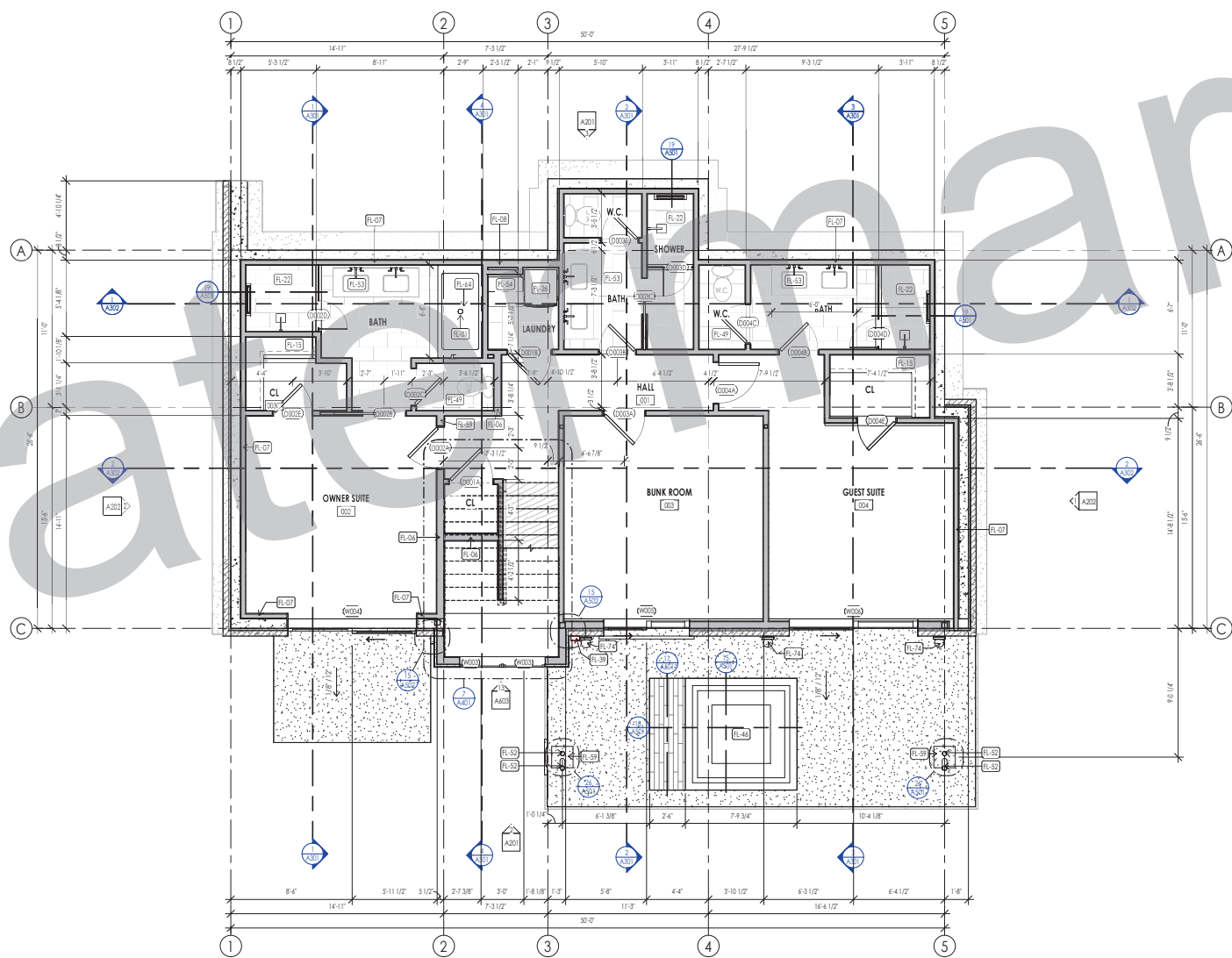
SHEET NUMBER:  
A102A

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PERMIT SET

FILED: 3/24/2023 3:03:04 PM

WATERMARK



LEVEL 0 - FLOOR PLAN  
1/8" = 1'-0"

FLOOR PLAN LEGEND			
[Pattern]	POURED IN PLACE CONCRETE WALL	[Pattern]	CAPPEE FINISH, SEE I.D.
[Pattern]	STONE VENEER	[Pattern]	TILE FINISH, SEE I.D.
[Pattern]	WOOD STUD WALL	[Pattern]	EXTERIOR CONCRETE SLABS
		[Pattern]	EXTERIOR WOOD DECK
		[Pattern]	WOOD FLOOR, SEE I.D.

- FLOOR PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE OF STUD (P.O.S.) UNLESS NOTED OTHERWISE.
  2. CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTIONS
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECK/FINISHES.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
  7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMN, BEAMS, SHEAR WALLS, ETC.
  9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES.
  10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2x6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2x4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.
  13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESPECTS).
  14. FOR TYPICAL WALL ASSEMBLIES/DETAILS SEE SHEET G04.

**FLOOR PLAN KEYNOTES**

KEYNOTES	
FL-01	CONTRACTOR TO COORDINATE FLOOR PENETRATIONS WITH MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.
FL-06	2x6 STUD WALL ROUGH FRAMING, 16" O.C. I.B.G. SEE DETAILS.
FL-07	2x4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.
FL-08	2x4 BASEMENT STUD FURRING WALL, 16" O.C. SEE DETAILS.
FL-13	CLOSET SHELVING/ROD AS SELECTED BY INTERIOR DESIGNER.
FL-22	BATH HARDWARE - PER INTERIOR DESIGNER FOR MOUNTING HEIGHT. CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED FOR INSTALLATION OF BATH HARDWARE AS PER MANUFACTURER.
FL-26	STACKABLE WASHER/ DRYER. COORDINATE W/ INTERIOR DESIGNER & CONSTRUCTION TRADES AS REQUIRED.
FL-39	ELECTRICAL EQUIPMENTS - SEE ELECTRICAL DRAWINGS.
FL-46	HOT TUB BULBROCK AB SERIES. CONFIRM FIT SIZE AND DEPTH REQUIREMENTS WITH MANUFACTURER.
FL-49	W.C. PER INTERIOR DESIGNER.
FL-52	Pipe steel columns - SEE STRUCTURAL FOR SIZE AND SPECS.
FL-53	SHARPCOM SHK - HANTRY PER INTERIOR DESIGNER.
FL-54	ALL CASEWORK - PER INTERIOR DESIGN.
FL-59	CAST IN PLACE CONCRETE COLUMN PER STRUCTURAL.
FL-64	SHOWER AS PER INTERIOR DESIGNER.
FL-74	EXTERIOR WALL MOUNTED LIGHT FIXTURE.



VELVAERE - CABIN-B LOT C7  
VELVAERE  
WASATCH COUNTY, UTAH 84032

PROJECT NO. 21061  
DATE: 2022.11.30

SHEET TITLE:  
LEVEL 0 FLOOR PLAN

SHEET NUMBER:  
A103

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Think Architecture

Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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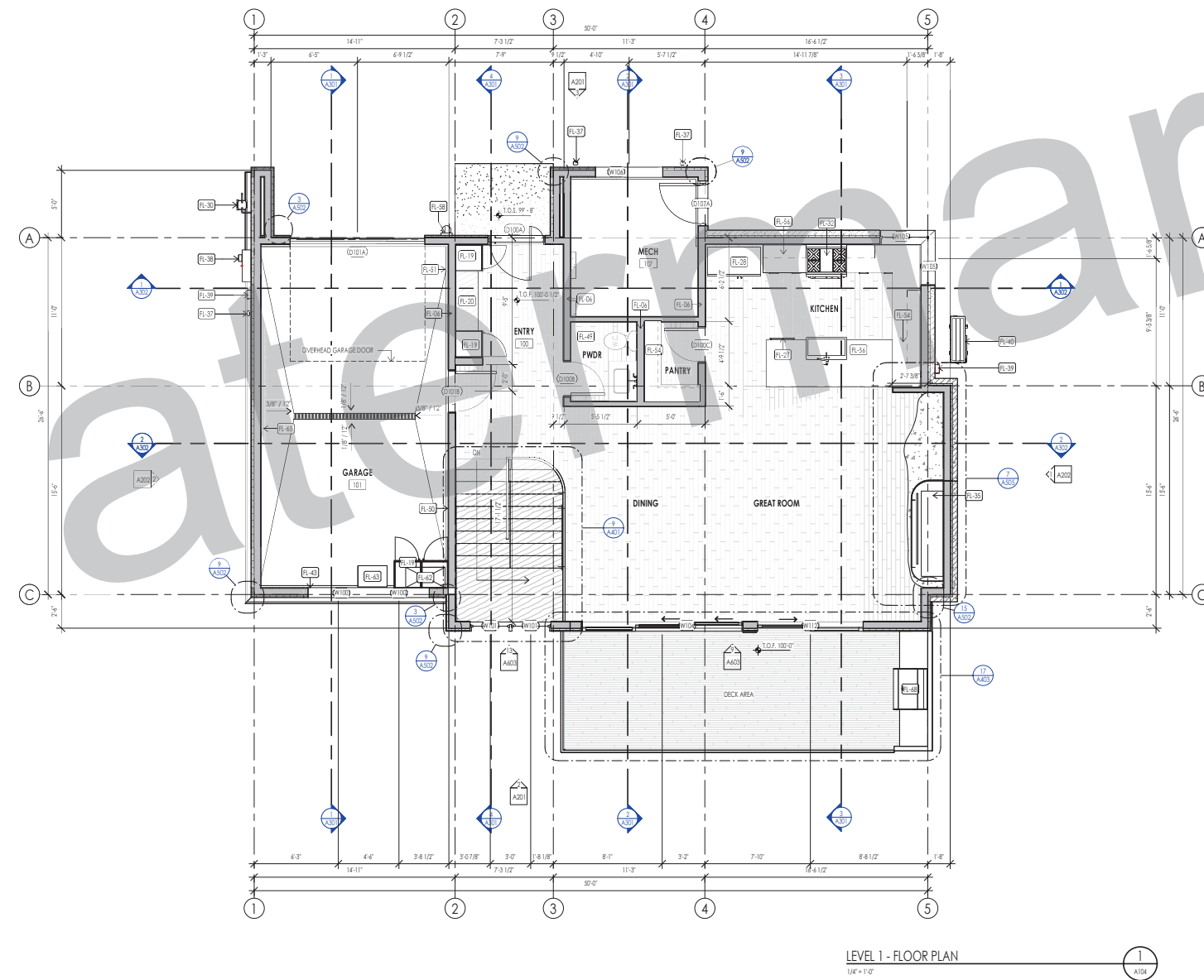


FLOOR PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Pattern]	POURED IN PLACE CONCRETE WALL	[Pattern]	CAPPED FINISH, SEE I.D.
[Pattern]	STONE VENEER	[Pattern]	TILE FINISH, SEE I.D.
[Pattern]	WOOD STUD WALL	[Pattern]	EXTERIOR CONCRETE SLABS
		[Pattern]	EXTERIOR WOOD DECK
		[Pattern]	WOOD FLOOR, SEE I.D.

- FLOOR PLAN GENERAL NOTES**
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  7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMN, BEAMS, SHEAR WALLS, ETC.
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  13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH CHECKS).
  14. FOR TYPICAL WALL ASSEMBLIES/DETAILS SEE SHEET G04.

**FLOOR PLAN KEYNOTES**

KEYNOTES
FL-04 2x6 STUD WALL ROUGH FRAMING, 16" O.C. U.N.D., SEE DETAILS.
FL-09 WOOD LOCKERS AS SELECTED BY OWNER/INT. DESIGNER
FL-05 WOOD BENCH PER INTERIOR DESIGNER
FL-27 DISHWASHER, COORD. W/INT. DESIGNER & CONSTRUCTION TRADES AS REQUIRED
FL-28 REFRIGERATOR/FREEZER COMBO, COORDINATE W/INT. DESIGNER & CONSTRUCTION TRADES AS REQUIRED
FL-30 GAS METER, INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER. PROVIDE PROTECTIVE COVER AS REQUIRED BY UTILITY PROVIDER.
FL-32 GAS RANGE AS SELECTED BY INTERIOR DESIGNER, COORD. W/INT. DESIGNER AND CONSTRUCTION TRADES AS REQUIRED
FL-35 GAS FIREPLACE, AS SELECTED BY OWNER, PROVIDE GAS HOOKUP PER MANUFACTURER'S INSTRUCTIONS
FL-37 CONNECT DOWNPOUT TO STORM DRAIN CONNECTION AT GRADE
FL-38 ELECTRICAL PANEL, SEE ELECTRICAL DRAWINGS
FL-39 ELECTRICAL EQUIPMENTS-SEE ELECTRICAL DRAWINGS
FL-40 AIR CONDITIONER, OUTSIDE UNIT
FL-42 WALL MOUNT BICYCLE RACK
FL-48 P.C. PER INTERIOR DESIGNER
FL-50 PROVIDE HOT/COLD HOOK UP
FL-54 ALL CASEWORK - PER INTERIOR DESIGNER
FL-56 SWITCHES, SINK, HARDWARE AND CABINETS PER INTERIOR DESIGNER. COORDINATE WITH PLUMBING, ELECTRICAL AND MECHANICAL.
FL-58 ADDRESS SIGN LOCATION - COORDINATE WITH ELECTRICAL FOR LIGHTED SIGN - SEE ELEVATIONS AND DETAILS
FL-62 WATER SOFTENER AS PER PLUMBING SPECIFICATIONS
FL-63 BATTERY PACKS, AS PER OWNER
FL-65 WALL MOUNTED 30" FACE
FL-68 BBQ GRILL AS SELECTED BY OWNER, COORDINATE WITH MECHANICAL FOR NATURAL GAS



VELVAERE - CABIN-B LOT C7  
VELVAERE  
WASATCH COUNTY, UTAH 84032

PROJECT NO. 21061  
DATE: 2022.11.30

REVISIONS:

SHEET TITLE:  
LEVEL 1 FLOOR PLAN

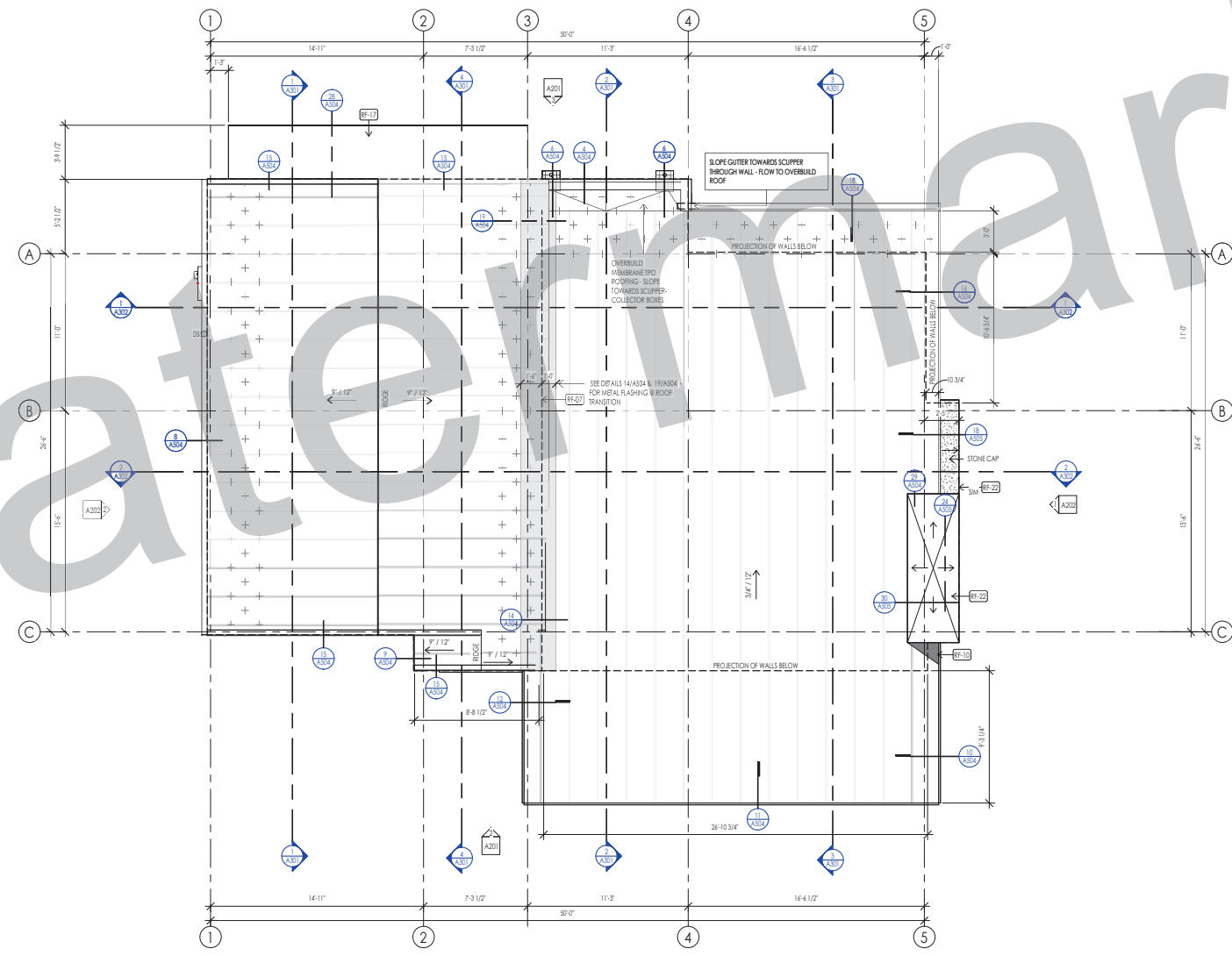
SHEET NUMBER:  
A104

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PERMIT SET

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Watermark



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

ROOF PLAN LEGEND			
HATCH PATTERN	DESCRIPTION	HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	MEMBRANE ROOFING SYSTEM	[Hatch Pattern]	
[Hatch Pattern]	STANDING SEAM METAL ROOFING SYSTEM	[Hatch Pattern]	
[Hatch Pattern]	LOCATION OF SHOW REVISION SYSTEM - TO BE DESIGNED AND ENGINEERED BY OTHERS	[Hatch Pattern]	
[Hatch Pattern]	RAIN GUTTER WITH DOWN SPOUT	[Hatch Pattern]	
[Hatch Pattern]	D.S.	[Hatch Pattern]	

- ROOF PLAN GENERAL NOTES**
- SEE SHEET 020 FOR PROJECT GENERAL NOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  - FLASH ALL ROOF PENETRATIONS WHETHER SHOWN OR NOT.
  - COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL ROOF PENETRATIONS.
  - PROVIDE HEAT TRAC IN ALL RAIN GUTTERS, DOWN SPOUTS AND RAIN CHAINS.
  - ROOFING CONTRACTOR SHALL REVIEW ALL SUBSTRATES PRIOR TO BEGINNING WORK.
  - ALL ROOFING SHALL BE REVIEWED PRIOR TO INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE TO ASSUME THAT NO ROOF SLOPES CREATE DEAD SPOTS OR LOW SPOTS THAT WILL PREVENT DRAINAGE.
  - ALL ROOF TRUSSES TO HAVE BASED ENERGY REEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESPECTS).
  - DIMENSIONS SHOWN ON THE ROOF PLAN ARE FROM THE EXTERIOR SIDE OF THE STUD FRAMING BELOW.

**ROOF PLAN KEYNOTES**

KEYNOTES	
RF-07	LINE OF WALL BELOW ROOF - SEE CHIMNEY AND DRILLAGE PLAN
RF-10	CRICKETS AS INDICATED BY HATCHED AREA - MAINTAIN CRICKETS AWAY FROM ALL CHIMNEY AND MECH. EQUIPMENT PENETRATIONS. SLOPE AND ROOFING MATERIAL OF CRICKETS SHALL MATCH THAT OF PRIMARY ROOF (MIN).
RF-17	STEEL PLATE FINISH - SEE DETAILS
RF-22	CHIMNEY SLOPED STONE CAP

**UNVENTED ATTIC AND UNVENTED ENCLOSED RAFTER ASSEMBLY PER RB00.5**

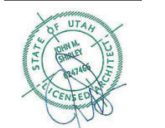
**CLIMATE ZONE 4**

PROJECT MEETS ALL OF THE FOLLOWING CRITERIA PER INSULATION SCHEDULE C ON SHEET 0200 AND ACCORDING TO SECTION 5.1.1 AND 5.1.2 (PER RB00.5):

- THE UNVENTED ATTIC SPACE IS COMPLETELY WITHIN THE BUILDING THERMAL ENVELOPE.
- NO TYPE I CLASS I VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY.
- NO - NO SHIM COVERS SHALL BE USED.
- IN CLIMATE ZONES 4, 7, AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A CLASS II VAPOR RETARDER, OR SHALL HAVE A CLASS II VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
- INSULATION SHALL BE LOCATED IN ACCORDANCE WITH THE FOLLOWING:
  - ITEM 5.1.1, 5.1.2, 5.1.3 OR 5.1.4 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
    - WHERE ONLY AIR-IMPERMEABLE INSULATION IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
    - WHERE AIR-IMPERMEABLE INSULATION IS PROVIDED INSIDE THE BUILDING THERMAL ENVELOPE, IT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 5.1.1 IN ADDITION TO THE AIR-IMPERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH THE VALUES IN TABLE RB00.5 FOR CONDENSATION CONTROL (SEE NOTE AT END BELOW).
    - WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING IN ACCORDANCE WITH ITEM 5.1.1 AND SHALL BE IN ACCORDANCE WITH THE VALUES IN TABLE RB00.5 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
    - ALTERNATIVELY, SUPPORT RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 45F. FOR CALCULATION PURPOSES, AN INTERIOR AIR TEMPERATURE OF 65F IS ASSUMED AND THE EXTERIOR AIR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE AIR TEMPERATURE OF THE THREE COLDEST MONTHS.
  - WHERE PERFORMED INSULATION BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.

**PER TABLE RB00.5 INSULATION FOR CONDENSATION CONTROL**

CLIMATE ZONE 4 - R-25 RIGID BOARD ON AIR-IMPERMEABLE INSULATION R VALUE SEE INSULATION SCHEDULE C ON SHEET 0200 FOR COMPLIANCE.



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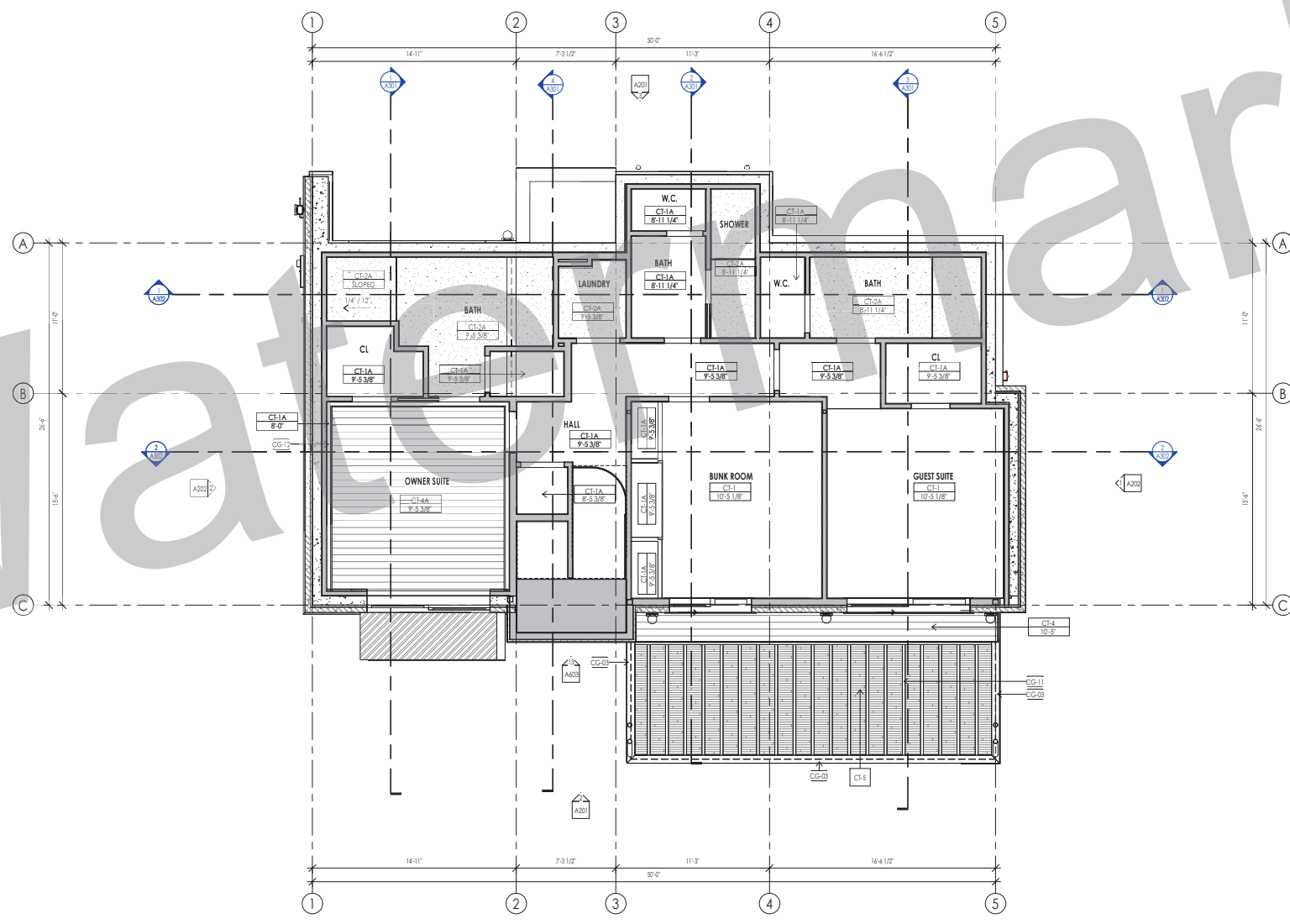
SHEET TITLE:  
 ROOF PLAN

SHEET NUMBER:  
 A105

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DATE: 3/24/2023 10:52:07 AM



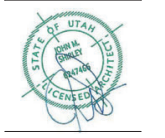
LEVEL 0 - REFLECTED CEILING PLAN  
1/4" = 1'-0"

REFLECTED CEILING PLAN MATERIAL LEGEND			
HATCH PATTERN	TYPE	DESCRIPTION	TYPE DESCRIPTION
[Hatch Pattern]	CL-1	5/8" GYPSUM BOARD AT FRAMING	CL-4 WOOD CEILING AT FRAMING AS PER OWNER
[Hatch Pattern]	CL-1A	5/8" GYPSUM BOARD AT 24" DROP CEILING	CL-5 EXPOSED UNDERSIDE OF DECKING
[Hatch Pattern]	CL-2A	5/8" WATER RESISTANT GYPSUM BOARD AT 24" DROP CEILING	EXPOSED STEEL PLATE

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF FLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, UNLESS NOTED OTHERWISE.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET G02 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.
- | CEILING TAG SYMBOL | DESCRIPTION  |
|--------------------|--------------|
| CL                 | CEILING TYPE |
| F-12'              | HEIGHT       |

**REFLECTED CEILING PLAN KEYNOTES**

KEYNOTES	
CG-03	STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS/BEAM TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS. PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN.
CG-11	BEAM TRIM - SEE STRUCTURAL.
CG-12	CEILING SOFFIT #1WAY TO COVER STEEL BEAM



VELVAERE - CABIN-B LOT C7  
VELVAERE  
WASATCH COUNTY, UTAH 84032

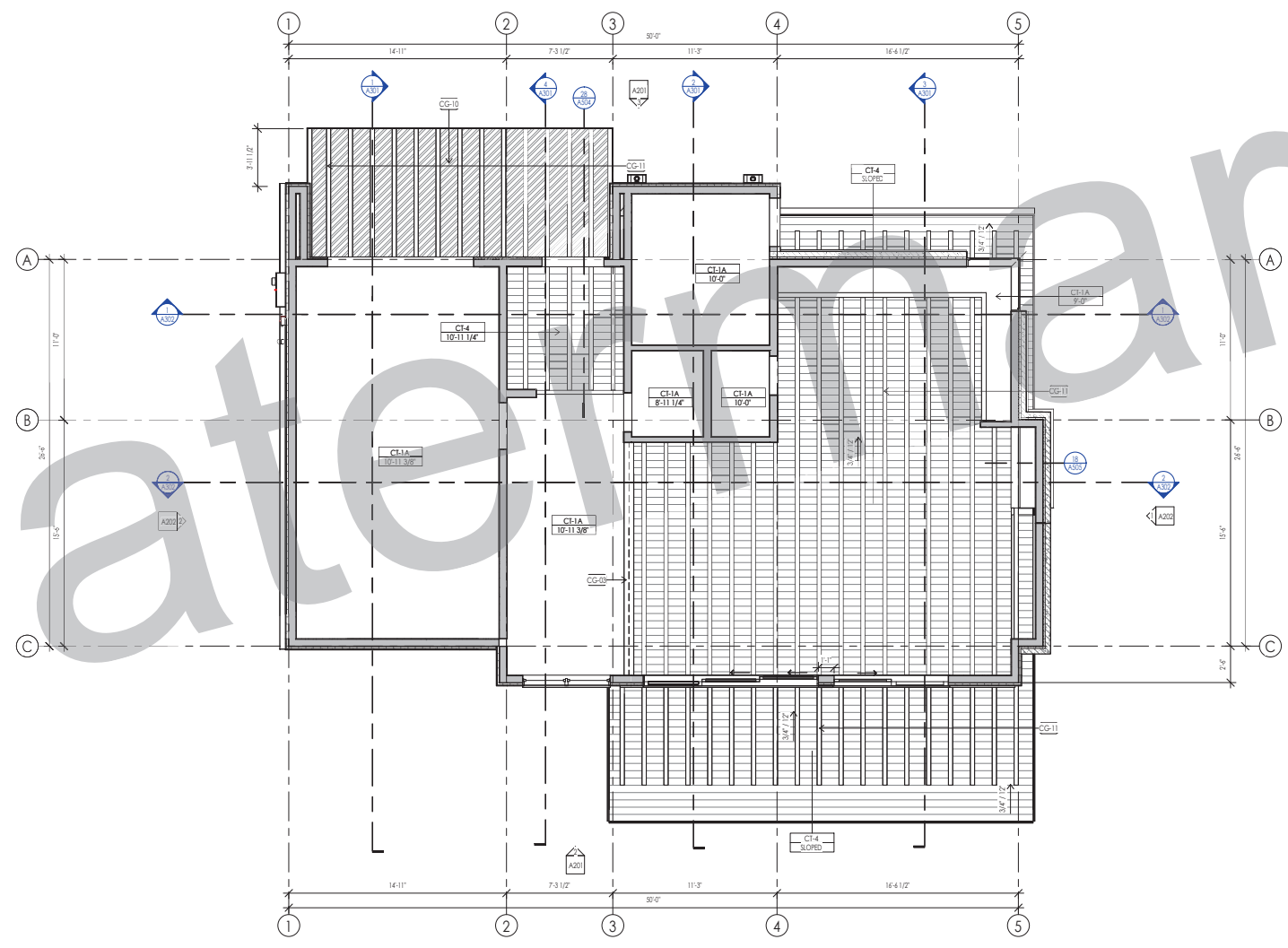
PROJECT NO. 21061  
DATE: 2022.11.30

SHEET TITLE:  
LEVEL 0 CEILING PLAN

SHEET NUMBER:  
A106

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DATE: 3/24/2023 10:23 PM



LEVEL 1 - REFLECTED CEILING PLAN  
1/4" = 1'-0"

REFLECTED CEILING PLAN MATERIAL LEGEND				
HATCH PATTERN	TYPE	DESCRIPTION	TYPE	DESCRIPTION
[Hatch Pattern]	CE-1	5/8" GYPSUM BOARD AT FRAMING	CE-4	WOOD CEILING AT FRAMING AS PER OWNER
[Hatch Pattern]	CE-1A	5/8" GYPSUM BOARD AT 24" DROP CEILING	CE-5	EXPOSED UNDERBITE OF DECKING
[Hatch Pattern]	CE-2A	5/8" WATER RESISTANT GYPSUM BOARD AT 24" DROP CEILING		EXPOSED STEEL PLATE

- REFLECTED CEILING PLAN GENERAL NOTES**
1. ALL DIMENSIONS ARE TO INTERIOR FACE OF STUD (P.D.S.) UNLESS NOTED OTHERWISE.
  2. ALL CEILING HEIGHTS MEASURED FROM TOP OF FLYWOOD OR CONCRETE SLAB TO BOTTOM OF CEILING FRAMING, UNLESS NOTED OTHERWISE.
  3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
  4. REFER TO ENLARGED PLANS FOR ALL DECKS.
  5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
  6. SEE SHEET GRG2 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
  7. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
  8. ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.
- | CEILING TAG SYMBOL | DESCRIPTION  |
|--------------------|--------------|
| CE-1               | CEILING TYPE |
| F-12'              | HEIGHT       |

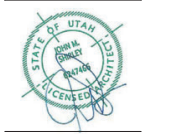
**REFLECTED CEILING PLAN KEYNOTES**

KEYNOTES
CG-05 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS BEAM TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS. PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN.
CG-10 STEEL PLATE AWNING.
CG-11 HEAVY TIMBER - SEE STRUCTURAL.



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VELVAERE - CABIN-B LOT C7  
VELVAERE  
WASATCH COUNTY, UTAH 84032

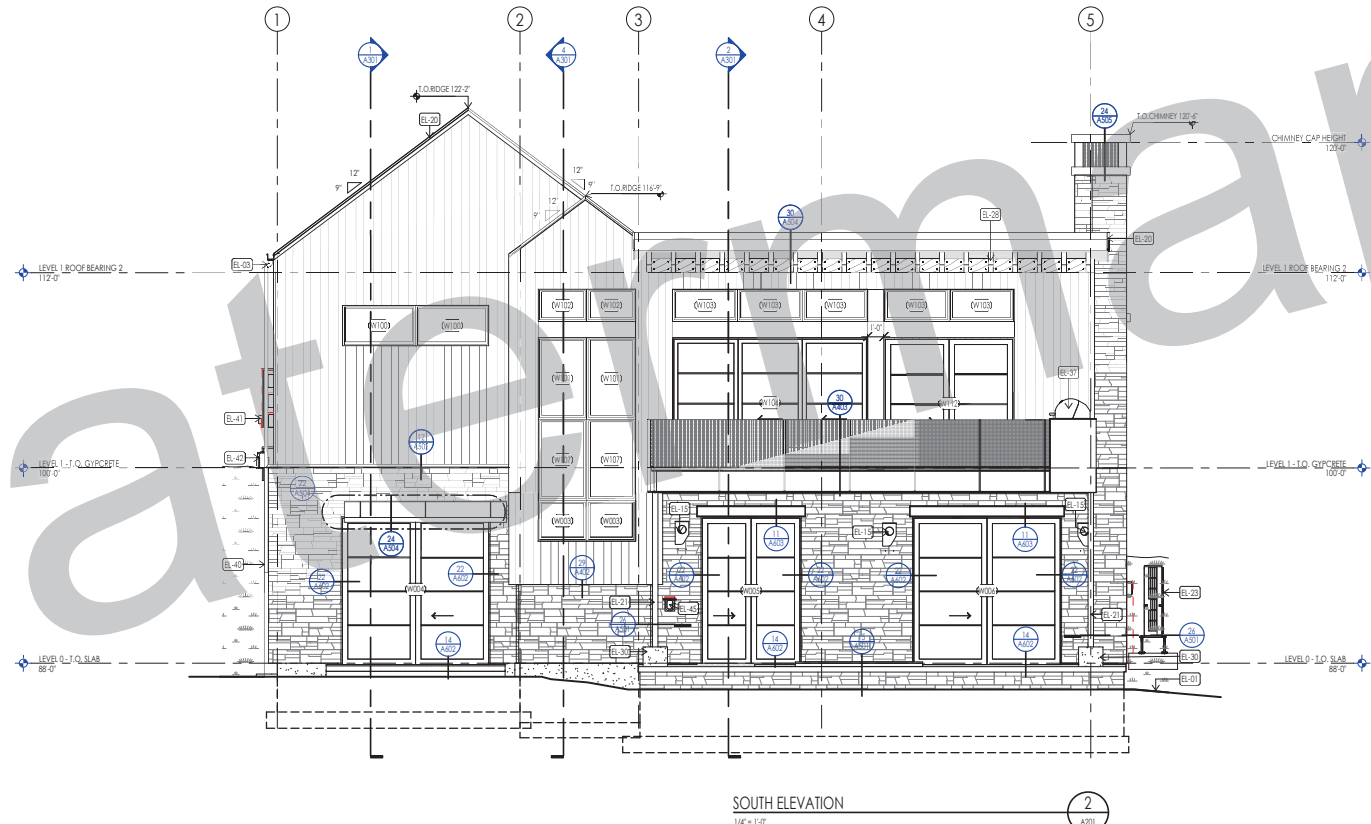
PROJECT NO. 21061  
DATE: 2022.11.30

SHEET TITLE:  
LEVEL 1 CEILING PLAN

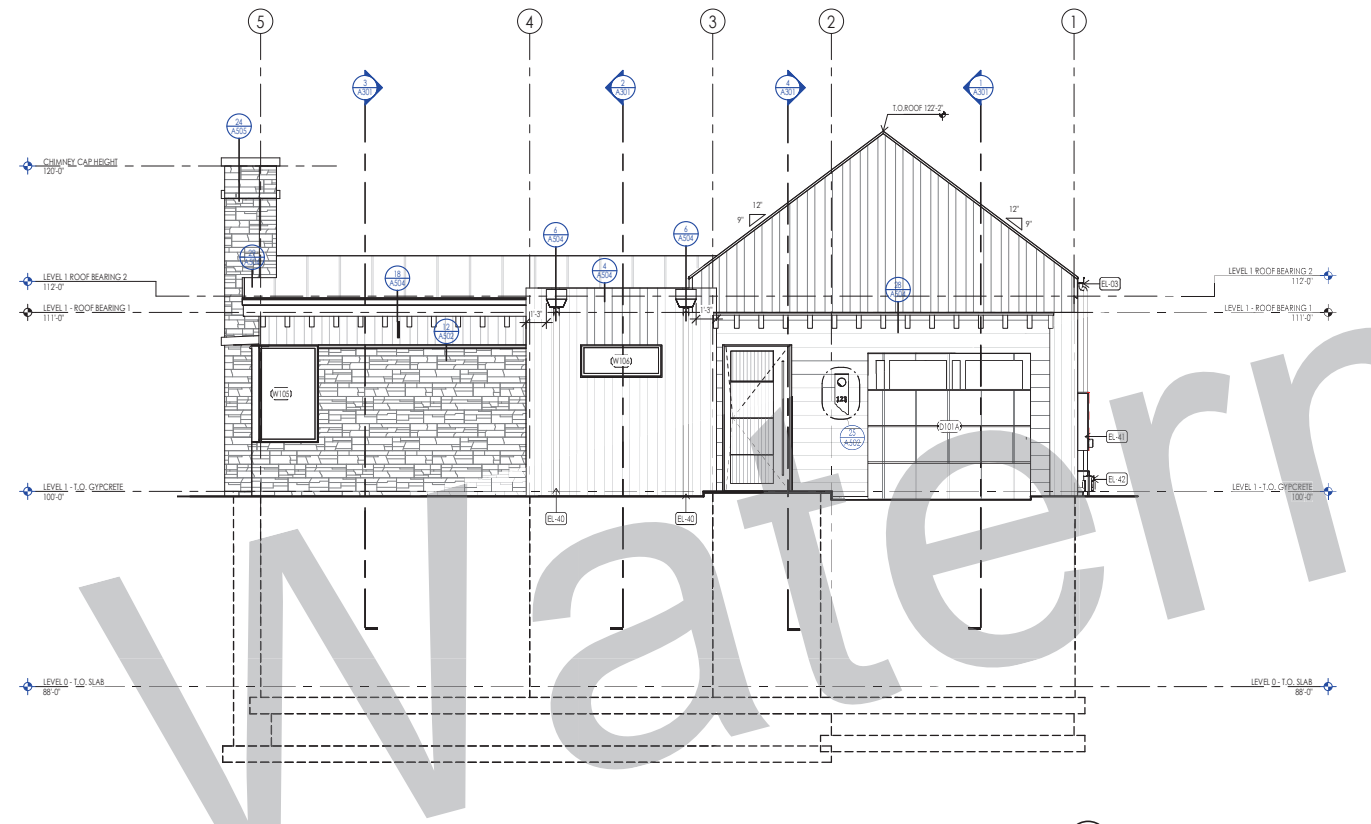
SHEET NUMBER:  
A107

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SOUTH ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND	
HATCH/PATTERN	DESCRIPTION
[Hatch]	EXTERIOR STONE VENEER
[Hatch]	22 GA. STEEL SIDING PANELS BREAK METAL AND TRIM
[Hatch]	VERTICAL WOOD LAP SIDING WITH SQUARE EDGES
[Hatch]	STANDING SEAM METAL ROOFING SYSTEM

NOTE:  
1. REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.  
2. FOR TYPICAL TRANSITIONS OF MATERIALS SEE SHEET A202.

ELEVATION / SECTION KEYNOTES	
KEYNOTES	
EL-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0"
EL-03	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP
EL-15	EXTERIOR WALL MOUNTED LIGHT FIXTURE
EL-20	PREFINISHED METAL FASCIA
EL-41	STEEL PIPE COLUMN. SEE STRUCTURAL TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS. PAINT COLOR PER OWNER. PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
EL-23	MECHANICAL AIR CONDITIONER UNIT. SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
EL-28	HEAVY TIMBER. SEE STRUCTURAL
EL-30	ARCHITECTURAL GRADE CONCRETE FINISH ON ALL EXPOSED CONCRETE
EL-37	BRICK WALL AS SELECTED BY OWNER
EL-40	FOR REMOVAL OF DOWNSPOUTS SEE LANDSCAPE PLANS
EL-41	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER. SEE ELECTRICAL
EL-42	GAS METER. INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER. PROVIDE PROTECTIVE COVER (SHOWN DASHED) AS REQUIRED BY UTILITY PROVIDER
EL-45	ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS

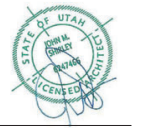


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VELVAERE - CABIN-B LOT C7  
VELVAERE  
WASATCH COUNTY, UTAH 84032

PROJECT NO. 21061  
DATE: 2023.06.30

REVISIONS:

SHEET TITLE:  
EXTERIOR ELEVATIONS

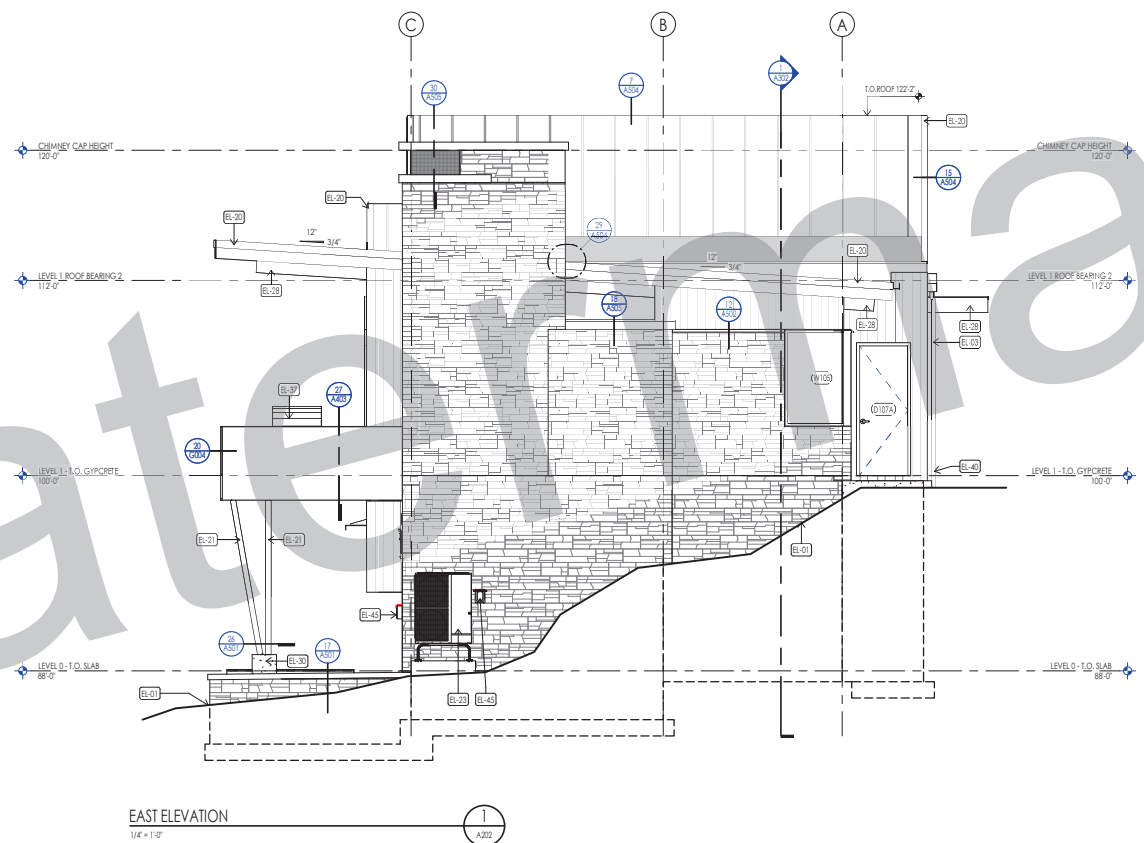
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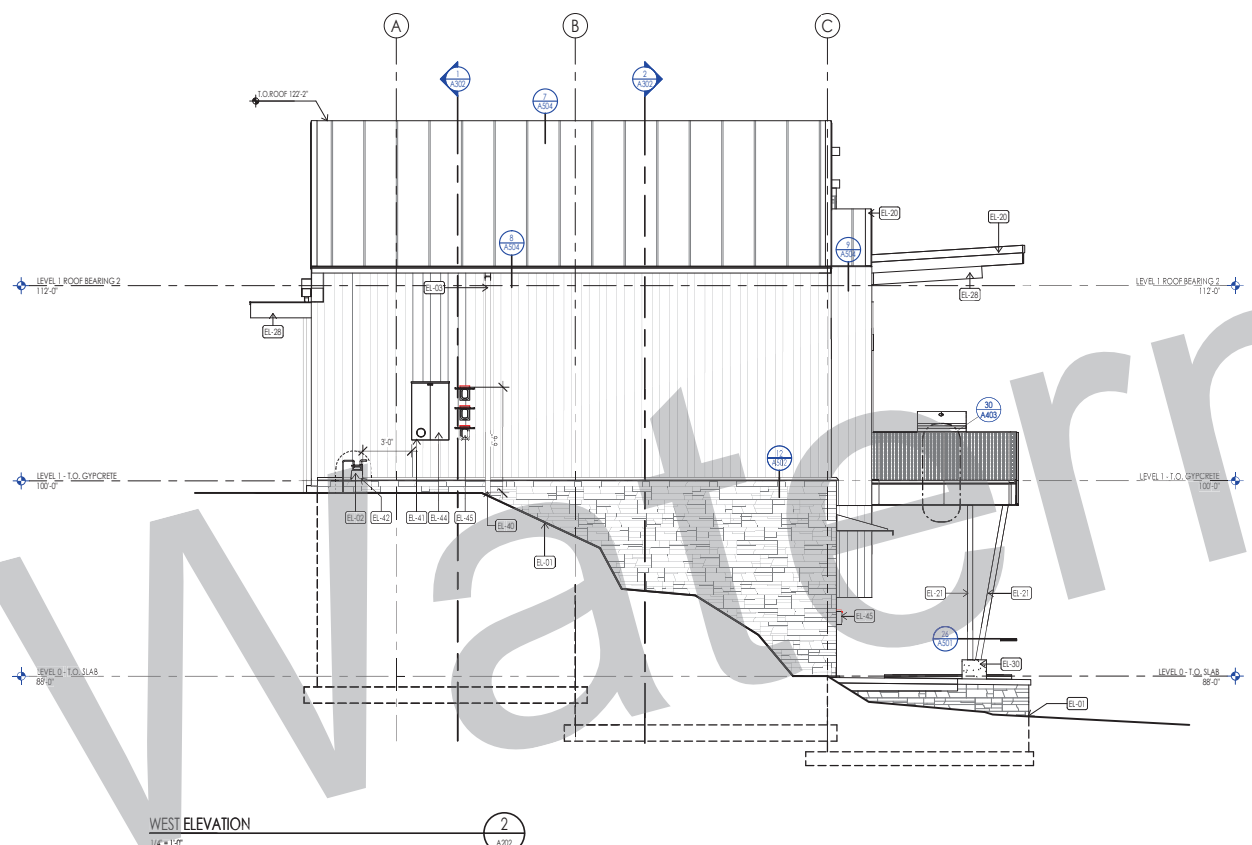
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EAST ELEVATION  
1/4" = 1'-0"



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

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
[Hatch Pattern]	EXTERIOR STONE VENEER
[Hatch Pattern]	22 GA. STEEL SIDING PANELS BREAK METAL AND TRIM
[Hatch Pattern]	VERTICAL WOOD LAF SIDING WITH SQUARE EDGES
[Hatch Pattern]	STANDING SEAM METAL ROOFING SYSTEM

NOTE:  
1. REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.  
2. FOR TYPICAL TRANSITIONS OF MATERIALS SEE SHEET A202.

ELEVATION / SECTION KEYNOTES	
KEYNOTES	
E-01	CONTRACTOR SHALL VERIFY THAT ALL GRADE SLOPES AWAY FROM BUILDING. SLOPE SHALL BE 4" SLOPE IN FIRST 10'-0"
E-02	CONTRACTOR TO COORDINATE WITH CIVIL DRAWINGS FOR LOCATION OF UTILITIES AND COORDINATE GAS AND ELECTRICAL METERS ON BUILDING AND SHALL PROVIDE PROTECTION
E-03	CONNECT DOWNSPOUT TO STORM DRAIN CONNECTION AT GRADE. SEE CIVIL PLANS FOR HOOKUP
E-04	PREFINISHED METAL FACIA
E-05	STEEL PIPE COLUMN. SEE STRUCTURAL TO BE FRAMED AND PAINTED AT ALL EXTERIOR LOCATIONS. PAINT COLOR PER OWNER. PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN
E-06	MECHANICAL AIR CONDITIONER UNIT. SEPARATION BETWEEN UNITS AND MAINTENANCE CLEARANCES PER MANUF.
E-07	HEAVY TRIMBER. SEE STRUCTURAL
E-08	ARCHITECTURAL GRADE CONCRETE FINISH ON ALL EXPOSED CONCRETE
E-09	BRICKS AS SELECTED BY OWNER
E-10	FOR REMOVAL OF DOWNSPOUTS SEE LANDSCAPE PLANS
E-11	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER. SEE ELECTRICAL
E-12	GAS METER. INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER. PROVIDE PROTECTIVE COVER (SHOWN DASHED) AS REQUIRED BY UTILITY PROVIDER
E-13	PROVIDE A GROUNDING ELECTRODE ENCASED BY AT LEAST 1" OF CONCRETE. SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2 INCH IN DIAMETER OR BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG. (R.C. 206.1.2 AND N.E.C. 250.53)
E-14	ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS

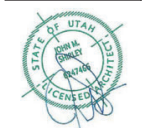


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PROJECT NO. 21061  
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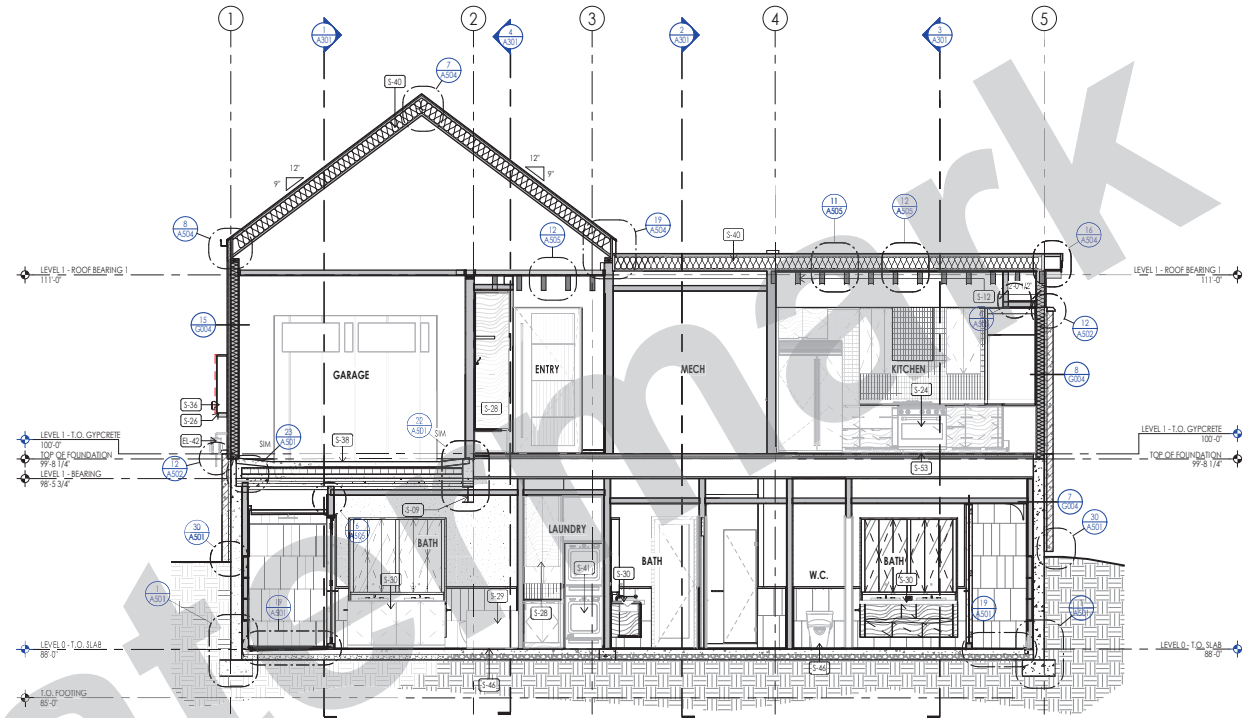
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EXTERIOR ELEVATIONS

SHEET NUMBER:  
A202

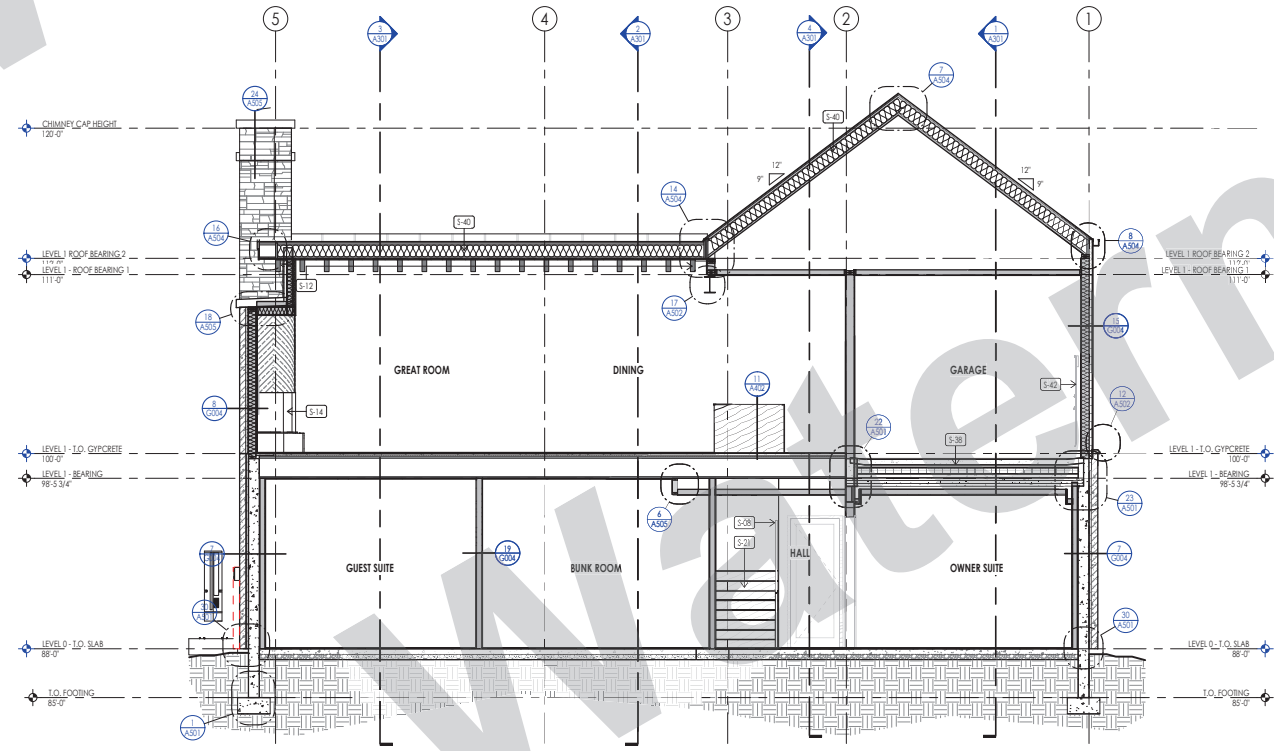
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Section 1  
1/4" = 1'-0"



Section 2  
1/4" = 1'-0"

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	EXTERIOR STONE VENEER
	22 GA. STEEL SIDING PANELS BREAK METAL AND TRIM
	VERTICAL WOOD LAP SIDING WITH SQUARE EDGES
	STANDING SEAM METAL ROOFING SYSTEM

ELEVATION / SECTION KEYNOTES	
KEYNOTES	
S-40	GAS METER INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER. PROVIDE PROTECTIVE COVER (SHOWN DASHED) AS REQUIRED BY UTILITY PROVIDER.
S-08	GLAZING OF WIN. - SEE DETAIL.
S-09	STEEL BEAM, SEE STRUCTURAL TO BE PRIMED AND PAINTED AT ALL EXTERIOR LOCATIONS. PAINT COLOR PER OWNER. PAINT COLOR AT ALL INTERIOR LOCATIONS PER INTERIOR DESIGN.
S-12	HEAVY TIMBER, SEE STRUCTURAL.
S-14	FINISH, AS SELECTED BY OWNER. WALL FINISHES FOR INTERIOR DESIGN. PROVIDE GAS HOODUP FOR MANUFACTURER'S INSTRUCTIONS.
S-21	SEE FINISHES SCHEDULE AND DETAILS ON SHEET A401 AND A402.
S-24	ALL KITCHEN INTERIORS INCLUDING LIGHTING FIXTURES AND CASEWORK PER INTERIOR DESIGN.
S-26	PROVIDE A GROUNDING ELECTRODE ENCASED BY AT LEAST 2" OF CONCRETE. SHALL BE LOCATED NEAR THE BOTTOM OF THE CONCRETE FOUNDATION SYSTEM AND SHALL BE IN DIRECT CONTACT WITH THE EARTH, CONSISTING OF AT LEAST 20 FEET OF BARE ELECTRICALLY CONDUCTIVE ROD AT LEAST 1/2" INCH DIAMETER OR BARE COPPER CONDUCTOR (NOT SMALLER THAN 4 AWG.) U.L.C. E588, 1.2 AND 1.4 (1/2" DIA.).
S-08	CASEWORK PER INTERIOR DESIGNER.
S-29	BATH FIX AS PER INTERIOR DESIGNER.
S-30	VANITY AND PLUMBING FIXTURES PER INTERIOR DESIGNER.
S-31	ELECTRICAL - MAIN ELECTRICAL PANEL WITH METER - INSTALLED AND COORDINATED AS REQUIRED BY UTILITY PROVIDER. SEE ELECTRICAL PLANS.
S-32	PROVIDE 100% SOLID BODY, HIGH PERFORMANCE COATING.
S-40	CAVITY INSULATION PER SCHEDULE.
S-41	STACKABLE WASHER/DRYER. COORDINATE W/ INTERIOR DESIGNER & CONSTRUCTION TRADES AS REQUIRED.
S-42	WALL MOUNTED SINK BACK.
S-46	CONTRACTOR TO COORDINATE LOCATION OF PLUMBING FIXTURES WITH PLANS AND IN THE FIELD PRIOR TO POURING CONCRETE SLAB SETTING BED TO PROVIDE SLOPE.
S-53	CONTRACTOR TO COORDINATE LOCATION OF PLUMBING FIXTURES WITH PLANS AND IN THE FIELD TO PROVIDE SLOPE AND/OR FIRSTOP BLOCKING/CALLING AS REQUIRED.

NOTE:	
1.	REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL.
2.	FOR TYPICAL TRANSITIONS OF MATERIALS SEE SHEET A302.

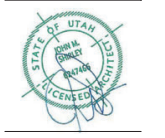


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WASATCH COUNTY, UTAH 84032

PROJECT NO. 21061  
DATE: 2023.06.30

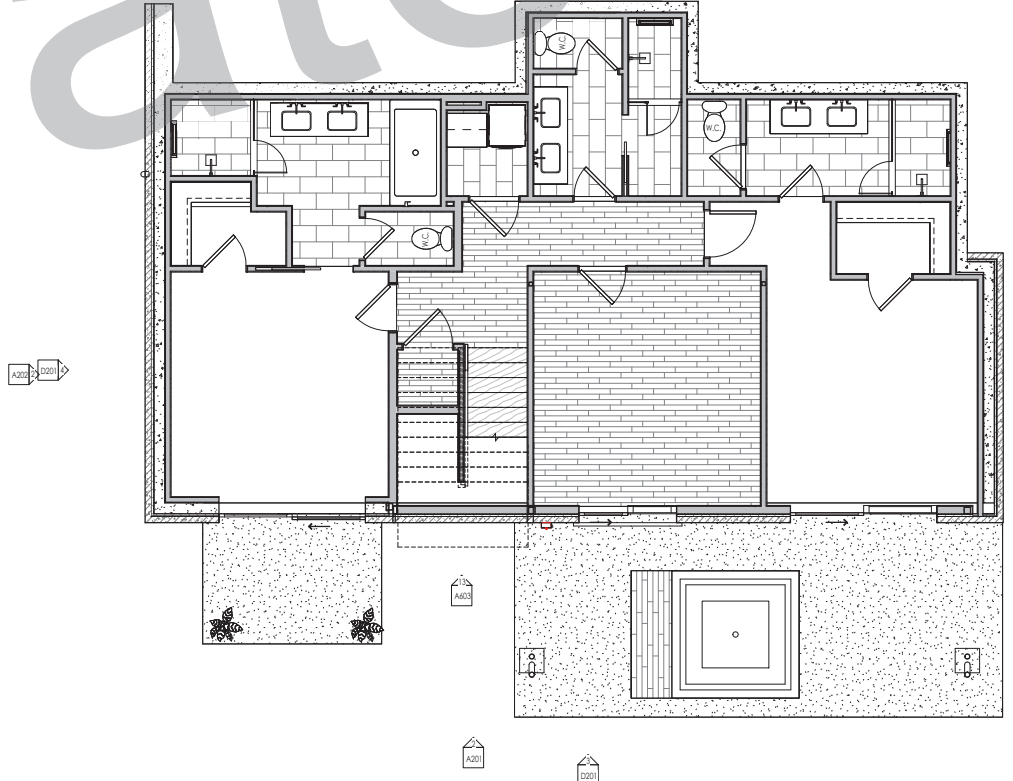
SHEET TITLE:  
BUILDING SECTIONS

SHEET NUMBER:  
A302

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PL0106 4/29/2023 11:28:36 AM

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FINISH LEGEND - CEILING						
CEILING CODE	CEILING MATERIAL	CEILING MANUFACTURER	CEILING COLOR	CEILING FINISH	CEILING MATERIAL SIZE	CEILING NOTES
CF-01	PAINTED GYP BOARD	TBD	TBD	TBD	N/A	
CF-02	UNPAINTED GYP BOARD	TBD	N/A	PAPEL, MEDDEL, SANDE	N/A	
CF-03	OPEN TO STRUCTURE	N/A	N/A	N/A	N/A	

FINISH LEGEND - WALL						
WALL CODE	WALL MATERIAL	WALL MANUFACTURER	WALL COLOR	WALL FINISH	WALL MATERIAL SIZE	WALL NOTES
WF-01	PAINTED GYP BOARD	TBD	TBD	TBD	N/A	
WF-02	UNPAINTED GYP BOARD	TBD	N/A	PAPEL, MEDDEL, SANDE	N/A	
WF-03	EXPOSED CONCRETE	TBD	TBD	TBD	N/A	

FINISH LEGEND - BASE						
BASE CODE	BASE MATERIAL	BASE MANUFACTURER	BASE COLOR	BASE FINISH	BASE MATERIAL SIZE	BASE NOTES
BF-01	MEP	TBD	TBD	PAINTED	4"	
BF-02	RUBBER	TBD	TBD	FACTORY	4"	
BF-03	MEP	TBD	TBD	PAINTED	4"	

FINISH LEGEND - FLOOR						
FLOOR CODE	FLOOR MATERIAL	FLOOR MANUFACTURER	FLOOR COLOR	FLOOR FINISH	FLOOR MATERIAL SIZE	FLOOR NOTES
FL-01	EXPOSED CONCRETE	N/A	GRAY	SEALD	N/A	
FL-02	CARPET	TBD	TBD	TBD	N/A	
FL-03	UNIT CARPET	TBD	TBD	TBD	N/A	
FL-04	CERAMIC TILE	TBD	TBD	TBD	12x12"	
FL-05	VINYL	TBD	TBD	TBD	N/A	
FL-06	SHEET VINYL	TBD	TBD	FACTORY	N/A	
FL-07	DURADEK	TBD	TBD	SHEET VINYL	N/A	

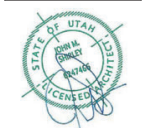
FINISH LEGEND - ROOM				
ROOM NUMBER	ROOM NAME	FLOOR	BASE	CEILING
	W.C.			
	SHOWER			
001	HALL			
002	OWNER SUITE			
003	CL			
003B	BEAM ROOM			
003B	BATH			
003C	CL			
004	GUEST SUITE			
005	LAUNDRY			
005B	BATH			
005B	BATH			
005C	CL			
005C	CL			
007C	CL			
008	BARBY			
009	GARAGE			
010	PWRD			
011	DINING			
014	CHEF ROOM			
015	KITCHEN			
016	PANTRY			
017	MECH			



Think Architecture  
Interior Design  
Landscape Architecture  
Land Planning  
Construction Management

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VELVAERE - CABIN-B LOT C7  
VELVAERE  
WASATCH COUNTY, UTAH 84032

PROJECT NO. 21061  
DATE: 2022.11.30

REVISIONS:

SHEET TITLE:  
FINISH PLANS & SCHEDULES

SHEET NUMBER:  
A111

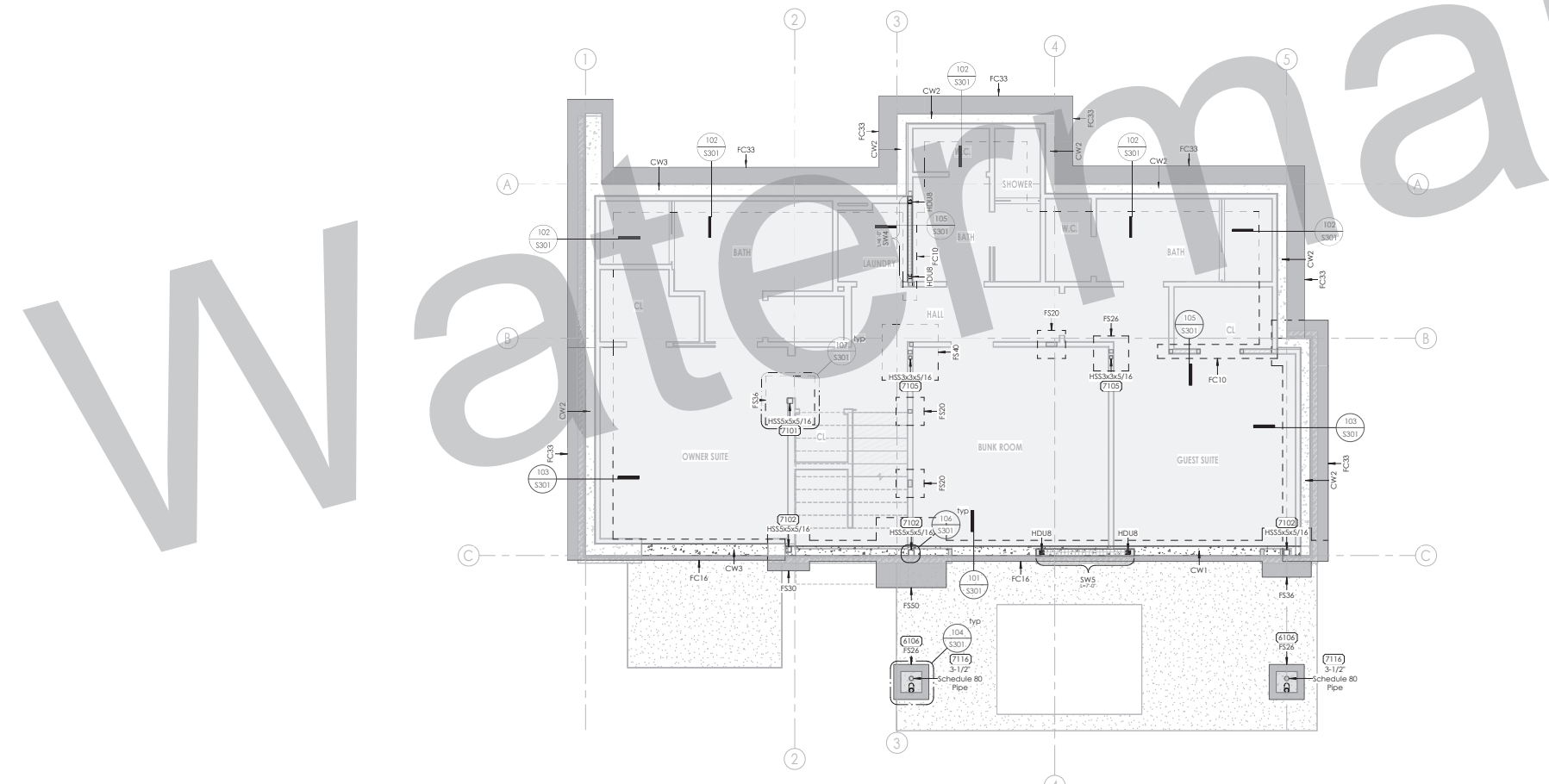
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PL0106 - 3/24/2023 10:52:27 PM

LEVEL 0 - FINISH PLAN  
1/8" = 1'-0"

1  
A111

PERMIT SET



1 S201 - Footing & Foundation Plan  
1/4" = 1'-0"

### Footing & Foundation Plan Notes

- 1 Verify all dimensions with architect prior to start of construction.
- 2 Verify locations of all inserts in slab with the architectural, mechanical, plumbing, and electrical plans prior to the placement of concrete slab.
- 3 Concrete slab on grade shall be 4" thick over 2" sand over 10 mil visqueen (vapor barrier) over 4" type II aggregate base material. As an option, 10 mil visqueen may be placed below the Type II and the sand eliminated. The base material shall be moistened (but not saturated) prior to the placement of the concrete. Recommended reinforcement of the concrete slab should be #3 bars at 18" o.c. each way (to improve crack control results, every other bar should be cut at right angles). As an alternate, 4 x 4 - 102 (1) welded wire fabric (in sheets), centered in slab thickness.
- 4 Anchor bolts and hold-downs shall be secured in place prior to the placement of concrete, and shall be installed per the manufacturer's specifications and the General Notes.
- 5 All tie walls, sidewalks, or other architectural features shall be by others (unless noted otherwise).
- 6 The finished surface of the slab on grade shall be noted as 100'-0" (elevation) unless noted otherwise on the footing and foundation plan.
- 7 Size and reinforcement of isolated and continuous footings shall be per the footing schedule below.
- 8 All exterior footings shall bear below frost depth (42') according to the soils report or applicable building codes.

### Concrete Wall Schedule

Mark	Wall Thickness	Vertical Reinforcing	Horizontal Reinforcing	Top & Bottom Bars	Notes
CW1	8"	#4@12" o.c.	#4@12" o.c.	(2) #4 bars	Center bars in wall
CW2	10"	#5@9" o.c.	#4@12" o.c.	(2) #4 bars	Provide 8" clear cover from soil side of wall
CW3	8"	#5@6" o.c.	#4@12" o.c.	(2) #4 bars	Provide 6" clear cover from soil side of wall

### Continuous Footing Schedule

Mark	Width	Thickness	No.	Size	Length	Spacing
FC10	1'-0"	1'-0"	2	#4	Continuous	Equal
FC16	1'-6"	1'-0"	3	#4	Continuous	Equal
FC33	3'-3"	1'-0"	5	#4	Continuous	Equal

### Isolated Footing Schedule

Mark	Width	Length	Thickness	Crosswise Reinforcing	Longitudinal Reinforcing
FS20	2'-0"	2'-0"	12"	#4 1-1@	Equal 3 #4 1-6"
FS26	2'-6"	2'-6"	12"	#4 1-2@	Equal 4 #4 2-0"
FS30	3'-0"	3'-0"	12"	#4 2@	Equal 5 #4 2-4"
FS36	3'-6"	3'-6"	12"	#4 3-0@	Equal 5 #4 3-0"
FS40	4'-0"	4'-0"	12"	#4 3-6@	Equal 6 #4 3-6"
FS50	5'-0"	5'-0"	12"	#4 4-6@	Equal 7 #4 4-6"

### Plywood Shear Wall Schedule

\* Where 1-1/8" plywood is used for floor sheathing, use 1/4"x4" screws in lieu of 16d nails.

Mark	Sheathing Thickness	Edge Nailing	Bottom Plate Attachment	Minimum Sill Plate Thickness
SW1	3/8" plywood, blocked, one side of wall	8d @ 6" o.c.	1/2" dia. anchor bolts @ 32" o.c.	16d @ 6" o.c.
SW2	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 4" o.c.	1/2" dia. anchor bolts @ 32" o.c.	2x
SW3	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 10" o.c.	2x
SW3 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 20" o.c.	2x
SW4	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	1/2" dia. anchor bolts @ 8" o.c.	2x
SW4 (alt)	3/8" plywood, blocked, one side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	1/4" dia. x 5" long screws @ 6" o.c.	3x
SW5	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 4" o.c.	1/2" dia. anchor bolts @ 16" o.c.	3x
SW6	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 3" o.c.	1/2" dia. anchor bolts @ 10" o.c.	3x
SW7	3/8" plywood, blocked, both side of wall, 3" nominal framing @ panel edges	8d @ 2" o.c.	3/8" dia. anchor bolts @ 8" o.c.	3x

- ### Plywood Shear Wall Notes
- A. Shear wall studs shall be placed at 16" o.c. maximum. Framing and blocking of panel edges (where noted above) shall be 2x minimum, unless noted otherwise.
  - B. Provide (2) full height studs (min.) at ends of shear walls, unless noted otherwise on plans, details, or hold down requirements. Shear walls without hold downs require (1) stud of each end of shear wall (min.) trimmer stud may be counted as an end stud of non-bearing walls.
  - C. Plywood may be installed either horizontally or vertically, unless noted otherwise.
  - D. Use A.B. (Anchor Bolts) noted per G.S.N., details, and this schedule for bottom sill plate attachment of foundation. Use staggered nails as noted in this schedule for bottom plate attachment of elevated shear walls. See G.S.N. for optional shot pins and epoxy bolts where allowed by G.S.N.
  - E. Where sheathing is interrupted by intersecting wall, provide continuity channel per General Details.
  - F. Multiple 2x studs of hold-downs shall be sitch-nailed together with 16d sinkers at 6" o.c. (staggered).
  - G. All field nailing shall be at 12" o.c. with the same nail specified for edge nailing.
  - H. Anchor bolts for shear walls shall include steel plate washers, 200' dia. x 1/2" in. dia. between the sill plate and the nut. The hole in the plate washer is permitted to be diagonally sited with a width of up to 3/16" larger than the bolt diameter and a total length not to exceed 1-3/4". Provided a standard cut washer is placed between the plate washer and the nut. Where a single 3" nominal sill plate is used, (2)20d box nails shall be substituted for (2) 16d common nails for the end nail connection of the stud to the sole plate.
  - I. (2)2x framing may be used in lieu of the 3x nominal framing is called out on the schedule. (2)2x framing shall be sitch-nailed together with 16d sinkers @ 6" o.c. (staggered).
  - J. Provide WSF - Structural Panels for all shear walls. A 3-A, performance rated sheathing (OSB) may be used as an alternate to plywood with prior approval of owner and/or architect. Rated sheathing shall comply with ICC-ES Evaluation Report No. ESR-2086, exposure 1, and shall have a span rating equivalent to or better than the plywood it replaces. Install per manufacturer's recommendations.

### Keynotes

Key Note	Keynote Text
6106	Concrete pier - provide 18"x18" with (1) #5 vertical bar at each corner & (1) #5 vertical bar of each face of the pier (8 vertical total). Provide #3 ties @ 6" o.c. full height of pier. Provide #3 ties within the top 3' of the concrete pier/column.
7101	Provide 11"x11"x3/4" base plate with (4) 3/4" diameter anchor bolts into concrete footing/pier. Provide 7" embedment into concrete footing/pier/stem wall.
7102	Provide 5'-0" x 11' x 3/4" base plate with (2) 3/4" diameter anchor bolts into concrete stem/basement wall. Baseplate and column may be extended down to the top of the footing in order to avoid conflicts with door openings. Provide 7" embedment into concrete footing/pier/stem wall.
7105	Provide 3' x 3' x 3/4" base plate with (4) 3/4" diameter anchor bolts into concrete footing/pier. Provide 7" embedment into concrete footing/pier/stem wall.
7116	Provide 10' x 6' x 3/4" base plate with (4) 3/4" diameter anchor bolts into concrete footing/pier. Provide 7" embedment into concrete footing/pier/stem wall.

**5IVE ENGINEERING**

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No.	Description	Date

**Velvære - Cabin B**  
Think Architecture  
7927 South Highpoint Parkway, Suite #300  
Sandy, UT 84094



Date of Issue: 3/23/2023 10:49 PM

**Footing & Foundation Plan**

Project # 21076  
Date 3/21/23  
Drawn by MPH  
Checked by BPT

**S201**

Scale 1/4" = 1'-0"

# Appendix B

## *Estimate*



Item	Description	Takeoff Qty		Unit Cost		Amount
		Quantity	UOM	Cost/Unit	UOM	Total
<b>02-00</b>	<b>SITE WORK</b>					
02-0203	Stake Building	1,745	SF	0.35	/SF	611
02-0213	SWPPP Plan BMP	336	LF	10.00	/LF	3,360
02-0220	Excavation	734	CY	10.03	/CY	7,360
02-0230	Backfill & Compact	331	CY	8.32	/CY	2,754
02-0232	Gas Lines	102	LF	4.90	/LF	500
02-0233	Elec/Phone/T.V. Line	102	LF	4.90	/LF	500
02-0234	Water Lines	102	LF	4.90	/LF	500
02-0235	Sewer Lines	102	LF	4.90	/LF	500
02-0237	Storm Water System	336	LF	65.48	/LF	22,000
02-0280	Landscaping	6,635	SF	6.56	/SF	43,521
	<b>SITE WORK</b>	<b>1,745</b>	<b>SSF</b>	<b>46.77</b>	<b>/SSF</b>	<b>81,606</b>
<b>03-00</b>	<b>CONCRETE</b>					
03-0310	Footings	264	LF	45.67	/LF	12,057
03-0320	Foundations	1,254	SF	54.68	/SF	68,567
03-0321	Concrete Site Walls		SF		/SF	0
03-0330	Flatwork Interior	2,002	SF	6.17	/SF	12,347
03-0350	Concrete Pumps	2	EA	1,608.00	/EA	3,216
03-0355	Concrete Cutting		LF		/LF	0
03-0356	Concrete Labor	117	CY	273.50	/CY	32,000
	<b>CONCRETE</b>	<b>117</b>	<b>CY</b>	<b>1,095.62</b>	<b>/CY</b>	<b>128,187</b>
<b>04-00</b>	<b>MASONRY</b>					
04-0431	Exterior Stone Masonry	1,383	SF	5.44	/SF	7,517
04-0432	Stone Masonry Labor	1,383	SF	5.93	/SF	8,200
	<b>MASONRY</b>	<b>1,383</b>	<b>GSF</b>	<b>5.44</b>	<b>/GSF</b>	<b>7,517</b>
<b>05-00</b>	<b>METALS</b>					
05-0510	Structural Steel	8,514	LF	4.30	/LF	36,614
05-0515	Steel Connections	154	EA	4.10	/EA	631

05-0525	Exterior Railing	34 LF	65.00 /LF	2,210
05-0526	Interior Railing	33 LF	22.08 /LF	729
05-0540	Decorative Metal	102 SF	5.45 /SF	556
	<b>METALS</b>	<b>452 GSF</b>	<b>90.13 /GSF</b>	<b>40,739</b>
<b>06-00</b>	<b>CARPENTRY</b>			
06-0600	Framing - Labor	2,798 GSF	12.15 /GSF	34,000
06-0601	Framing - Material	2,798 GSF	9.85 /GSF	27,567
06-0602	Framing - Trusses	772 SF	14.51 /SF	11,200
06-0610	Finish Carpentry - Labor	1,305 FSF	4.83 /FSF	6,300
06-0611	Finish Carpentry - Material	1,305 FSF	18.73 /FSF	24,440
06-0620	Siding Labor	1,410 SF	4.96 /SF	7,000
06-0621	Siding Material	1,410 SF	8.80 /SF	12,408
06-0630	Deck Surface Labor	242 SF	12.40 /SF	3,000
06-0631	Deck Surface Material	242 SF	21.50 /SF	5,203
06-0650	Cabinetry	75 LF	916.67 /LF	68,750
06-0651	Cabinetry Hardware	75 LF	133.33 /LF	10,000
06-0681	Timber Framing - Labor	757 LF	13.21 /LF	10,000
06-0685	Timber Framing - Material	757 BF	2.19 /BF	1,658
	<b>CARPENTRY</b>	<b>2,798 GSF</b>	<b>79.17 /GSF</b>	<b>221,526</b>
<b>07-00</b>	<b>THERMAL &amp; MOISTURE</b>			
07-0700	Dampproofing	1,254 SF	3.04 /SF	3,813
07-0710	Exterior Vapor Barrier	2,897 SF	0.25 /SF	724
07-0720	Insulation	2,798 GSF	10.91 /GSF	30,518
07-0721	Air Sealing	4,050 GSF	0.33 /GSF	1,331
07-0725	Exterior Continious Insulation	2,432 SF	2.44 /SF	5,939
07-0730	Roofing	2,240 SF	18.40 /SF	41,223
07-0731	Roof Vents / Cupola / Finial	63 SF	4.00 /SF	252
07-0735	Metal Siding	122 SF	9.44 /SF	1,152
07-0740	Metal Flashing/Reglets	144 LF	10.42 /LF	1,500
07-0760	Gutters & Downspouts	206 LF	8.59 /LF	1,769
07-0770	Fascia - Labor	300 LF	5.00 /LF	1,500

07-0771	Fascia - Material	300 LF	2.20 /LF	660
07-0772	Soffit - Labor	415 SF	5.30 /SF	2,200
07-0773	Soffit - Material	415 SF	12.40 /SF	5,148
	<b>THERMAL &amp; MOISTURE</b>	<b>4,050 GSF</b>	<b>24.13 /GSF</b>	<b>97,730</b>
<b>08-00</b>	<b>DOORS &amp; WINDOWS</b>			
08-0805	Interior Doors	16 EA	1,150.00 /EA	18,400
08-0806	Door and Hardware - Install	77 EA	164.29 /EA	12,650
08-0810	Exterior Doors	1 EA	1,860.00 /EA	1,860
08-0815	Entry Door Systems	1 EA	3,392.00 /EA	3,392
08-0820	Door Hardware	77 EA	301.36 /EA	23,205
08-0830	Garage Doors	1 EA	4599 /EA	4,599
08-0840	Windows	23 EA	2,600.30 /EA	59,807
08-0845	Window Install	23 EA	730.00 /EA	16,790
08-0846	Window Flashings	220 LF	6.20 /LF	1,363
08-0870	Shower Doors	3 EA	3,125.00 /EA	9,375
	<b>DOORS &amp; WINDOWS</b>	<b>2,798 GSF</b>	<b>54.12 /GSF</b>	<b>151,441</b>
<b>09-00</b>	<b>INTERIOR FINISHES</b>			0
09-0920	Drywall	7,168 GSF	0.37 /GSF	2,628
09-0921	Dywall Labor	8,416 GSF	2.20 /GSF	18,500
09-0925	Specialty Drywall/Plaster	1,248 SF	0.48 /SF	596
09-0930	Tile Labor	1,246 SF	10.43 /SF	13,000
09-0931	Tile Material	1,246 SF	36.37 /SF	45,320
09-0938	Slab Tops	125 SF	166.16 /SF	20,770
09-0940	Hardwood Flooring	1,397 SF	13.27 /SF	18,539
09-0945	Stone Flooring	837 SF	14.81 /SF	12,395
09-0950	Carpet	469 SF	20.00 /SF	9,380
09-0951	Flooring Labor	2,703 SF	10.65 /SF	28,800
09-0957	Garage Coatings	362 SF	9.00 /SF	3,258
09-0960	Wall Coverings	1,061 SF	8.29 /SF	8,798
09-0970	Interior Paint/Stain	8,416 GSF	1.90 /GSF	15,960
09-0975	Exterior Paint/Stain	3,540 GSF	3.90 /GSF	13,820

	<b>INTERIOR FINISHES</b>		<b>2,798 GSF</b>	<b>75.68 /GSF</b>	<b>211,763</b>
<b>10-00</b>	<b>SPECIALTIES</b>				
10-1010	Sealed Combustion Fireplaces	1 EA		18,000.00 /EA	18,000
10-1013	Mantels/Surround	1 EA		1,848.00 /EA	1,848
10-1014	Hearths	1 EA		1,976.00 /EA	1,976
10-1015	Chimney Caps	1 EA		224.00 /EA	224
10-1030	Toilet/Bath Hardware	44 EA		662.52 /EA	29,151
10-1040	Master Closet Systems	50 LF		500.00 /LF	25,000
10-1045	Other Closet Systems	2 EA		150.00 /EA	300
10-1046	Garage Cabs/Storage	LF		/LF	0
	<b>SPECIALTIES</b>		<b>2,798 GSF</b>	<b>27.34 /GSF</b>	<b>76,499</b>
<b>11-00</b>	<b>EQUIPMENT</b>				
11-1120	Appliances	23 EA		3,447.83 /EA	79,300
11-1122	Custom Hoods	2 EA		859.00 /EA	1,718
11-1125	Outdoor Appliances	3 LF		2,726.33 /LF	8,179
	<b>EQUIPMENT</b>		<b>2,798 GSF</b>	<b>31.88 /GSF</b>	<b>89,197</b>
<b>12-00</b>	<b>FURNISHINGS</b>				
12-1210	Furniture				
	<b>FURNISHINGS</b>				
<b>13-00</b>	<b>SPECIAL CONSTRUCTION</b>				
13-1345	Spas	EA			
	<b>SPECIAL CONSTRUCTION</b>		<b>GSF</b>		
<b>15-00</b>	<b>MECHANICAL WORK</b>				
15-1510	Plumbing Systems	2,798 EA		11.25 /EA	31,478
15-1511	Plumbing Fixtures	15 EA		500.70 /EA	7,511
15-1512	Specialty Plumbing Fixtures	3 EA		916.00 /EA	2,748
15-1517	Snow Melt System	450 SF		22.00 /SF	9,900
15-1530	HVAC System & Controls	2,798 GSF		12.00 /GSF	33,576
15-1550	Fire Sprinklers	2,798 GSF		6.00 /GSF	16,788
	<b>MECHANICAL WORK</b>		<b>GSF</b>	<b>/GSF</b>	<b>102,000</b>



**16-00 ELECTRICAL**

16-1610	Electrical System	2,798 GSF	10.56 /GSF	29,547
16-1611	Structural Lighting Package (cans)	2,798 FSF	5.50 /FSF	15,389
16-1620	Lighting System	11,876 LS	1.00 /LS	11,876
16-1630	Structured Wiring	2,798 FSF	5.00 /FSF	13,990
16-1640	Security Systems	2,798 FSF	1.00 /FSF	2,798
16-1645	Motorized Shades	8 EA	300.00 /EA	2,400

<b>ELECTRICAL</b>	<b>GSF</b>	<b>/GSF</b>	<b>76,000</b>
<b>Total</b>			<b>1,284,204</b>
<b>Waste Factor</b>			<b>73,985</b>
<b>Park City - Price Adjustment</b>			<b>51,511</b>
<b>Profit - 10%</b>			<b>144,693</b>
<b>Overhead - 10%</b>			<b>144,693</b>
<b>Contingency - 3%</b>			<b>43,408</b>
<b>General Expenses - 4%</b>			<b>57,878</b>
<b>Tax 9.05%</b>			<b>88,738</b>

**Amount**

**Total**

**1,889,111**

# McCarthy Builders

Location:								
Park City, Utah								
Item	Brand/Provider	Details/Notes	Category	Type/ Size	Units	QTY	Cost	TOTAL COST
<b>General Expenses</b>								
Plans (Provided)			N/A	N/A	N/A	N/A	N/A	N/A
Construction Financing			OTHER					\$10,000.00
Builder's Risk Insurance			OTHER	1% of construction costs	EA	1	\$0.00	\$1,096.00
Supervision	McCarthy Construction		OTHER	Construction Manager / Superintendant	HRS	135	\$115.00	\$15,525.00
Total								\$26,621.00
<b>Pre Construction</b>								
<b>Permits:</b>								
Building Permit / Inspections	County of Wasatch County / Inspection Other		OTHER					\$18,123.00
Stormwater Polution Prevention Plan			OTHER				\$1,800.00	\$1,800.00
Temporary Power to Structure			OTHER				\$220.00	\$220.00
Dumpster - Trash	Waste Conditions		OTHER	15 yard dumpster, twice a week	Total	1.00	\$1,067.00	\$1,067.00
Portable Desk	CCI		OTHER		Month	5.00	\$160.00	\$800.00
Total								
<b>Excavation:</b>								
Soil Removal	Byer Excavating		OTHER		LS	1		
Sanitary Sewer Service	Byer Excavating		OTHER		LS	1	\$2,011.25	\$2,011.25
Mobilization	Byer Excavating		OTHER		LS	1	\$900.00	\$900.00
1" Copper Watter Service	Byer Excavating		OTHER		LS	1	\$1,923.00	\$1,923.00
Soils Testing	E T Technologies Inc	Soil Testing	OTHER		LS	1	\$1,520.00	\$1,520.00
<b>Concrete Formwork</b>								
<b>Cont. footing</b>								
Outside Footing		3.25	MATERIALS	Formwork	SFCA	129.69	\$4.27	\$553.78
Outside Footing		1.5	MATERIALS	Formwork	SFCA	42.59	\$4.27	\$181.86
Inside Footing		3.25	MATERIALS	Formwork	SFCA	101.86	\$4.27	\$434.94
Inside Footing		1.5	MATERIALS	Formwork	SFCA	39.59	\$4.27	\$169.05
Inside Footing		1	MATERIALS	Formwork	SFCA	24.66	\$4.27	\$105.30
<b>Spread footing</b>								
FS30		3'x3'	MATERIALS	Formwork	SFCA	12	\$4.27	\$51.24
FS50		5'x5'	MATERIALS	Formwork	SFCA	20	\$4.27	\$85.40
FS36		3.5'x3.5'	MATERIALS	Formwork	SFCA	14	\$4.27	\$59.78
FS20		2'x2'	MATERIALS	Formwork	SFCA	8	\$4.27	\$34.16
FS20		2'x2'	MATERIALS	Formwork	SFCA	8	\$4.27	\$34.16
FS40		4'x4'	MATERIALS	Formwork	SFCA	16	\$4.27	\$68.32
FS36		3.5'x3.5'	MATERIALS	Formwork	SFCA	10.5	\$4.27	\$44.84
FS26		2.5'x2.5'	MATERIALS	Formwork	SFCA	10	\$4.27	\$42.70
FS20		2'x2'	MATERIALS	Formwork	SFCA	8	\$4.27	\$34.16
<b>Patio Footing</b>								
Outside Footing		1.5'	MATERIALS	Formwork	SFCA	55.68	\$4.27	\$237.75
Inside Footing		1.5'	MATERIALS	Formwork	SFCA	49.64	\$4.27	\$211.96
Outside Jacuzzi		1.5'	MATERIALS	Formwork	SFCA	34.6	\$4.27	\$147.74
Inside Jacuzzi		1.5'	MATERIALS	Formwork	SFCA	22.52	\$4.27	\$96.16
<b>Foundation Wall Formwork</b>								
Outside Foundation		12.36'	MATERIALS	Formwork	SFCA	1149.73	\$8.80	\$10,117.62
Outside Foundation		14.69'	MATERIALS	Formwork	SFCA	683.09	\$8.80	\$6,011.19
Outside Foundation		4.5'	MATERIALS	Formwork	SFCA	162.77	\$7.95	\$1,294.02

Inside Foundation		12.36'	MATERIALS	Formwork	SFCA	1002.89	\$8.80	\$8,825.43
Inside Foundation		14.69	MATERIALS	Formwork	SFCA	634.31	\$8.80	\$5,581.93
Inside Foundation		4.5'	MATERIALS	Formwork	SFCA	159.03	\$7.95	\$1,264.29
<b>Patio Foundation Wall Formwork</b>								
Outside Foundation		4.5'	MATERIALS	Formwork	SFCA	243	\$7.95	\$1,931.85
Inside Foundation		4.5'	MATERIALS	Formwork	SFCA	230.94	\$7.95	\$1,835.97
Outside Jacuzzi		4.5'	MATERIALS	Formwork	SFCA	140.58	\$7.95	\$1,117.61
Inside Jacuzzi		4.5'	MATERIALS	Formwork	SFCA	116.46	\$7.95	\$925.86
<b>Concrete</b>								
<b>Footings Concrete</b>								
3000 PSI		3.25'	MATERIALS	Concrete	CY	14.31	\$386.42	\$5,529.67
3000 PSI		1.5'	MATERIALS	Concrete	CY	5.16	\$386.42	\$1,993.93
3000 PSI		1.5'	MATERIALS	Concrete	CY	1.59	\$386.42	\$614.41
<b>Foundation Wall Concrete</b>								
4000 PSI		12.36'	MATERIALS	Concrete	CY	32.61	\$442.11	\$14,417.21
4000 PSI		14.69'	MATERIALS	Concrete	CY	21.37	\$442.11	\$9,447.89
4000 PSI		4.5'	MATERIALS	Concrete	CY	9.92	\$442.11	\$4,385.73
4000 PSI		4.5'	MATERIALS	Concrete	CY	3.19	\$442.11	\$1,410.33
<b>Interior Basement Concrete Slab</b>								
3500 PSI		.33'	MATERIALS	Concrete	CY	8.56	\$288.01	\$2,465.37
3500 PSI		.33'	MATERIALS	Concrete	CY	6.5	\$288.01	\$1,872.07
3500 PSI		.33'	MATERIALS	Concrete	CY	0.57	\$288.01	\$164.17
<b>Interior Garage Concrete Slab</b>								
3500 PSI		.33'	MATERIALS	Concrete	CY	4.24	\$288.01	\$1,221.16
<b>Front/Patio Slab Concrete</b>								
3500 PSI		.33'	MATERIALS	Concrete	CY	0.44	\$288.01	\$126.72
3500 PSI		.33'	MATERIALS	Concrete	CY	4.4	\$288.01	\$1,267.24
<b>Spread Footing Concrete - 3000PSI</b>								
FS30		3' x 3'	MATERIALS	Concrete	CY	0.33	\$386.42	\$127.52
FS50		5' x 5'	MATERIALS	Concrete	CY	0.93	\$386.42	\$359.37
FS36		3.5' x 3.5'	MATERIALS	Concrete	CY	0.45	\$386.42	\$173.89
FS20		2' x 2'	MATERIALS	Concrete	CY	0.15	\$386.42	\$57.96
FS20		2' x 2'	MATERIALS	Concrete	CY	0.15	\$386.42	\$57.96
FS40		4' x 4'	MATERIALS	Concrete	CY	0.59	\$386.42	\$227.99
FS36		3.5' x 3.5'	MATERIALS	Concrete	CY	0.45	\$386.42	\$173.89
FS26		2.5' x 2.5'	MATERIALS	Concrete	CY	0.23	\$386.42	\$88.88
FS20		2' x 2'	MATERIALS	Concrete	CY	0.15	\$386.42	\$57.96
<b>Concrete Pumping:</b>								
Pumps		Per CY	OTHER	Concrete - Pump	CY	116.29	\$27.65	\$3,215.42
<b>Rebar</b>								
<b>Footings</b>								
FC33		#4	MATERIALS	Rebar	LF	522.5	\$1.95	\$1,018.88
FC16		#4	MATERIALS	Rebar	LF	108.78	\$1.95	\$212.12
FC10		#4	MATERIALS	Rebar	LF	25.66	\$1.95	\$50.04
<b>Spread</b>								
FS20		#4	MATERIALS	Rebar	LF	27	\$1.95	\$52.65
FS26		#4	MATERIALS	Rebar	LF	48	\$1.95	\$93.60
FS30		#4	MATERIALS	Rebar	LF	25	\$1.95	\$48.75
FS36		#4	MATERIALS	Rebar	LF	60	\$1.95	\$117.00
FS40		#4	MATERIALS	Rebar	LF	42	\$1.95	\$81.90
FS50		#4	MATERIALS	Rebar	LF	63	\$1.95	\$122.85
<b>Slabs</b>								
Interior		#3	MATERIALS	Rebar	LF	1325	\$1.20	\$1,590.00

Garage		#3	MATERIALS	Rebar	LF	391.6	\$1.20	\$469.92
Exterior		#3	MATERIALS	Rebar	LF	332.52	\$1.20	\$399.02
<b>Foundation Wall Rebar</b>								
CW2 Horizontal		#4	MATERIALS	Rebar	LF	1014	\$1.95	\$1,977.30
CW2 Horizontal		#4	MATERIALS	Rebar	LF	420	\$1.95	\$819.00
Two Top and Bottom		#4	MATERIALS	Rebar	LF	458	\$1.95	\$893.10
CW2 Vertical		#5	MATERIALS	Rebar	LF	1352	\$2.51	\$3,393.52
CW2 Vertical		#5	MATERIALS	Rebar	LF	560	\$2.51	\$1,405.60
CW3 Horizontal		#4	MATERIALS	Rebar	LF	390	\$1.95	\$760.50
Two Top and Bottom		#4	MATERIALS	Rebar	LF	120	\$1.95	\$234.00
CW3 Vertical		#5	MATERIALS	Rebar	LF	780	\$2.51	\$1,957.80
CW1 Horizontal		#4	MATERIALS	Rebar	LF	99	\$1.95	\$193.05
CW1 Vertical		#4	MATERIALS	Rebar	LF	99	\$1.95	\$193.05
Two Top and Bottom		#4	MATERIALS	Rebar	LF	132	\$1.95	\$257.40
<b>Framing</b>	<b>Sunpro</b>							
<b>Sill Plate</b>								
Sill Plate		2x6-16' Treated	MATERIALS	Sill Plate	LF	487	\$1.05	\$511.35
Microlam 8'		2 ply 9/12" LVL Girder	MATERIALS	Girder	EA	29	\$91.00	\$2,639.00
Girder Fasteners	Simpson	LTP4 - 24" O.C	MATERIALS	Fasteners	EA	2	\$131.00	\$262.00
<b>Joist Package</b>								
Floor Joists			MATERIALS	Joists	EA	1	\$8,400.00	\$8,400.00
<b>Treated Bottom Plate</b>								
2x4 - 16		Level 0	MATERIALS	Treated Bottom Plate	EA	17	\$13.18	\$224.06
2x6 -16		Level 0	MATERIALS	Treated Bottom Plate	EA	3	\$16.88	\$50.64
2x6 -16		Level 1	MATERIALS	Treated Bottom Plate	EA	12	\$16.88	\$202.56
6" FOAM SILL SEALER (50' ROLL)		Level 0+1	MATERIALS	Sill Sealer	EA	10	\$48.00	\$480.00
<b>Bottom Plate</b>								
2x4 -16		Level 1	MATERIALS	Bottom Plate	EA	2	\$6.75	\$13.50
2x6 - 16		Level 1	MATERIALS	Bottom Plate	EA	4	\$10.52	\$42.08
<b>Top Plate</b>								
2x4 - 16		Level 0	MATERIALS	Top Plate	EA	33	\$6.75	\$222.75
2x6 - 16		Level 0	MATERIALS	Top Plate	EA	6	\$10.52	\$63.12
2x4 - 16		Level 1	MATERIALS	Top Plate	EA	3	\$6.75	\$20.25
2x6 - 16		Level 1	MATERIALS	Top Plate	EA	31	\$10.52	\$326.12
<b>Studs</b>								
2x4 - 12		Level 0+1	MATERIALS	Studs	EA	44	\$5.07	\$223.08
2x 6- 12		Level 0+1	MATERIALS	Studs	EA	36	\$7.89	\$284.04
<b>Headers</b>								
3 1/2 X 7 1/4 T-STRAND HEADER			MATERIALS	Headers	LF	225.6	\$5.15	\$1,161.84
11-7/8" LVL			MATERIALS	Headers	LF	241	\$3.45	\$830.14
<b>Bracing and Blocking</b>								
2x4			MATERIALS	Bracing	LF	600	\$1.00	\$600.00
2x6			MATERIALS	Bracing	LF	250.00	\$1.50	\$375.00
<b>Stair Framing:</b>								
1 1/4" x 11 7/8" Stringers			MATERIALS	Stair - Stringers	EA	4.00	\$3.45	\$13.80
Treads		Rift Sawn White Oak	MATERIALS	Stairs	LF	72.77	\$4.11	\$299.08
Riser - SPF		Rift Sawn White Oak	MATERIALS		LF	72.77	\$3.24	\$235.77
Stair Framing Cost:			LABOR		EA	1.00	\$750.00	\$750.00
<b>Roof Trusses</b>								
		14 trusses that are 22' long with a 9	MATERIALS	SEE DRAWINGS FOR DETAILS	EA	1		\$11,200.00
<b>Fasteners</b>								
10% of Framing Material Cost			MATERIALS	Fasteners	EA	1		\$643.68
<b>Roof Framing/ Finishes</b>								

<b>Sheathing:</b>								
4x8 5/8" OSB		Roof	MATERIALS	Sheathing	EA	70	\$24.84	\$1,738.80
4x8 1/2" Plywood		Walls	MATERIALS	Sheathing	EA	64	\$45.55	\$2,915.20
4x8 3/4" Plywood		Floors	MATERIALS	Sheathing	EA	88	\$65.65	\$5,777.20
5/8" Sheathing Clips (bag)			MATERIALS	Metal Clips	EA	3	\$29.00	\$87.00
<b>Fascia Framing</b>								
Probuild 2x8 Cedar			MATERIALS	Fascia Board	LF	300	\$2.20	\$660.00
<b>Roof Bracing</b>								
2x4			MATERIALS	Bracing	LF	1000	\$1.00	\$1,000.00
2x6			MATERIALS	Bracing	LF	100	\$1.50	\$150.00
<b>Roof Finishes</b>								
Rhino U20 Synthetic felt 10sq RL			MATERIALS	Felt	EA	7	\$78.55	\$549.85
Membrane Grace Ice&Water Shield			MATERIALS	Ice&Water	EA	17	\$235.87	\$4,009.79
Cap Nails			MATERIALS	Cap Nails	EA	10	\$19.92	\$199.20
Scupper-Collector Box			MATERIALS	Scuper Collector	EA	2	\$586.00	\$1,172.00
Metal Sheet Batten-Seam Roofing	MBC - Craftsman Series SB		MATERIALS	Steel Roofing	Package	1		\$28,730.00
Prefinished Metal Fascia			MATERIALS	Drip Edge	LF	193	\$13.25	\$2,557.25
Single-Ply Kee Roof Membrane			MATERIALS	Roof Membrane	EA	40	\$56.47	\$2,258.80
Roof Vents	Bird Block & O'Hagan		MATERIALS	1/8" Mesh	EA	5	\$50.44	\$252.20
Valley Flashing	KM Sheet Metal		MATERIALS	10' Length	EA	10	\$149.95	\$1,499.50
Sealant	Kool Fibered Roof Coating		MATERIALS	Roof Sealant	EA	8	\$63.61	\$508.88
<b>Doors</b>	<b>Sun Mountain Custom Doors</b>							
<b>Doors:</b>								
D001A			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D002B			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D002A			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D002B			MATERIALS	Pocket Door	EA	1	\$1,420.00	\$1,420.00
D002C			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D002D			MATERIALS	Shower Door	EA	1	\$3,125.00	\$3,125.00
D002E			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D003A			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D003B			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D003C			MATERIALS	Pocket Door	EA	1	\$1,420.00	\$1,420.00
D003D			MATERIALS	Shower Door	EA	1	\$3,125.00	\$3,125.00
D003E			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D004A			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D004B			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D004C			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D004D			MATERIALS	Shower Door	EA	1	\$3,125.00	\$3,125.00
D004E			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D100A			MATERIALS	Entry Door	EA	1	\$3,392.00	\$3,392.00
D100B			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D100C			MATERIALS	Doors	EA	1	\$990.00	\$990.00
D101A			MATERIALS	Garage Door	EA	1	\$4,599.00	\$4,599.00
D101B			MATERIALS	Garage Entry Door	EA	1	\$1,700.00	\$1,700.00
D107A			MATERIALS	MECH Door	EA	1	\$1,860.00	\$1,860.00
Total					EA	23		\$37,626.00
<b>Door Hardware:</b>								
Door Lever	Rocky Mountain	E201 Rose & L10302 Level	MATERIALS	Hardware	EA	12.00	\$1,021.00	\$12,252.00
Thumb Turn	Rocky Mountain	IP10150	MATERIALS	Hardware	EA	12	\$286.00	\$3,432.00
Butt Hinge	Rocky Mountain	HNG4B	MATERIALS	Hardware	EA	46.00	\$130.00	\$5,980.00
Pocket Door Pull	Rocky Mountain	FP258	MATERIALS	Hardware	EA	5	\$129.00	\$645.00
Appliance Pull	Rocky Mountain	G10310	MATERIALS	Hardware	EA	2	\$448.00	\$896.00

Windows	Epic Windows + Doors							
W003		Aluminum - Fixed	MATERIALS	Window	EA	2		
W004		Aluminum - Door Slider Doub	MATERIALS	Window	EA	1		
W005		Aluminum - Door Slider Doub	MATERIALS	Window	EA	1		
W006		Aluminum - Door Slider Doub	MATERIALS	Window	EA	1		
W100		Aluminum - Fixed	MATERIALS	Window	EA	2		
W101		Aluminum - Fixed	MATERIALS	Window	EA	2		
W102		Aluminum - Fixed	MATERIALS	Window	EA	2		
W103		Aluminum - Fixed	MATERIALS	Window	EA	5		
W104		Aluminum - Door Slider Tripl	MATERIALS	Window	EA	1		
W105		Aluminum - Corner Window	MATERIALS	Window	EA	2		
W106		Aluminum - Fixed	MATERIALS	Window	EA	1		
W107		Aluminum - Fixed	MATERIALS	Window	EA	2		
W112		Aluminum - Door Slider Doub	MATERIALS	Window	EA	1		
Total Window Cost	Epic Windows + Doors		MATERIALS		LS			\$42,160.00
<b>Window Frames</b>								
Aluminum	CRL	Aluminium	MATERIALS	Window Frame	LF	421	\$41.66	\$17,538.86
<b>WINDOW FLASHING / DETAIL INCLUSIONS</b>								
Window/Door Flashing	U. Seal	GSM	MATERIALS	Flashing	LF	219.32	\$6.21	\$1,362.11
Window Trim	Home Depot	5/4" Trim Eased Edges	MATERIALS	Trim	LF	421.00	\$1.28	\$539.23
Sealant	GE Advanced	Silicone Caulk	MATERIALS	Sealant	EA	10	\$10.77	\$107.70
<b>Porch Framing:</b>								
Steel Pipe Support	A-500 EWR Structural Steel Pipe	3-1/2" Scheudle 80 Pipe	MATERIALS	Deck Support	LF	39	\$303.30	\$11,828.70
Base Plate	Metals Depot	10"x16"x3/4"	MATERIALS	Deck Support	EA	2	\$95.00	\$190.00
Anchor Bolts		(4) 3/4"	MATERIALS	Deck Support	EA	8	\$3.50	\$28.00
Metal Railing	Decks Direct		MATERIALS	Railing	LF	34	\$65.00	\$2,210.00
Metal Halfwall	Falken Design		MATERIALS	Half Wall	SF	54	\$8.42	\$454.68
Deck Surface			MATERIALS	Deck Material	SF	300	\$10.11	\$3,033.00
<b>Structural Elements</b>								
2x10 Structural Beam			MATERIALS	Structural Beam	LF	757	\$2.19	\$1,655.94
Deck Framing 1' 6" Tall		Metal	MATERIALS	Structural Beam	LF	47.00	\$106.88	\$5,023.13
Metal Beam Front Awning		Metal	MATERIALS	Structural Beam	LF	32.00	\$106.88	\$3,420.00
Metal Awning	Awntech	Houstonian	MATERIALS	Awning	EA	1	\$539.40	\$539.40
<b>Siding and Accessories:</b>								
House Wrap	Tyvek	9' x 150' Tyvek	MATERIALS	House Wrap	EA	3	\$224.00	\$672.00
Tyvek Tape	Tyvek	2' x 16' Tape	MATERIALS	Tape	EA	45	\$14.65	\$659.25
<b>Siding</b>								
Metal Siding	Steel Building Supply		MATERIALS	Siding	SF	122.00	\$9.44	\$1,152.00
C - Span Metal	ClearSpan Structures		MATERIALS	Metalwork	LF	48.00	\$2.11	\$101.28
Lag Screws	McMaster-Carr	1/2" Partially Threaded	MATERIALS	Fasteners	EA	144.00	\$2.87	\$412.70
Stone Veneer	Mountain Valley Stone	Full Bed Masonry	MATERIALS	Siding	SF	1383.00	\$4.50	\$6,223.50
Stone Veneer - Weep Holes	MasonPro	24" O/C	MATERIALS	Weeps	EA	3.00	\$48.75	\$146.25
Pre-Finished Metal Flashing	Roofers Supply	66004	MATERIALS	Weep - Flashing	LF	346.00	\$1.77	\$612.42
2 - Piece Stone Veneer Tie	Homann & Barnard	Box	MATERIALS	Fasteners	EA	2.00	\$85.10	\$170.20
6 Mil Vapor Barrier			MATERIALS	Weather Proofing	SF	2897.00	\$0.25	\$724.25
Siding		Wood Vertical Siding	MATERIALS	Siding	SF	1410.00	\$8.80	\$12,408.00
<b>Soffit</b>								
3/4" T+G Roof Soffit	Swaner Hardwood	1x6 T&G Cedar	MATERIALS	Soffit	EA	52	\$99.00	\$5,148.00
Rain-Snow Gutter	Amerimax	6" x 6" Rain-Snow Gutter	MATERIALS	Gutter	LF	206	\$7.50	\$1,545.00
Gutter Strap	Amerimax	Aluminum Rival Strap	MATERIALS	Gutter	EA	51	\$3.20	\$163.20
Gutter Strap - Hardware	McMaster-Carr	10/24 Machine Bolts	MATERIALS	Gutter	EA	2	\$24.00	\$48.00
Pop Rivet	McMaster-Carr	1/8 x 3/16 (Fastener 14)	MATERIALS	Gutter	EA	1	\$12.24	\$12.24
<b>INSULATION</b>								
Z-Girts		Incl	MATERIALS	Fasteners	EA	1	INCL	

3/4" Drainage Board			MATERIALS	Weatherproofing	SF	1254	\$2.20	\$2,758.80
Tuf-N-Dri Polymer			MATERIALS	Weatherproofing	SF	1254	\$0.84	\$1,053.36
Insulation - R23 Walls	High Country Solutions	Wall - Roof	MATERIALS	Insulation	EA	1	\$20,235.00	\$20,235.00
Insulation - BATT - R	Johns Manville	Joists - Walls - Ceiling	MATERIALS	Insulation	Bags	140	\$73.45	\$10,282.30
<b>Gypsum</b>	<b>The Drywall Company</b>							
Level 0 - Drywall	American Gypsum	5/8" - Smooth Finish	MATERIALS	Drywall	EA	106	\$11.73	\$1,243.38
Level 1 - Drywall - (EXCL Garage)	American Gypsum	5/8" - Smooth Finish	MATERIALS	Drywall	EA	47	\$11.73	\$551.31
Level 1 - Drywall - Garage	USG Sheetrock Brand	5/8" Type X	MATERIALS	Drywall	EA	31	\$13.80	\$427.80
<b>Gypsum Ceilings</b>								
Level 0 - Drywall	American Gypsum	5/8" - Smooth Finish	MATERIALS	Drywall	EA	28	\$11.73	\$328.44
Level 0 - Drywall	Certain Teed	5/8" - Water Resistant	MATERIALS	Drywall	EA	8	\$20.98	\$167.84
Level 1 - Drywall	American Gypsum	5/8" - Smooth Finish	MATERIALS	Drywall	EA	43	\$11.73	\$504.39
Screws 1-1/4"			MATERIALS	Included in Drywall Cost				
Joint Tape			MATERIALS	Included in Drywall Cost				
Joint Compound			MATERIALS	Included in Drywall Cost				
Bullnose Trim			MATERIALS	Included in Drywall Cost				
<b>Paint</b>	<b>Park City Painting</b>							
Exterior Paint			MATERIALS		EA	1	\$13,280.00	\$13,280.00
Interior Paint			MATERIALS		EA	1	\$15,960.00	\$15,960.00
<b>Interior Finishes</b>								
<b>Entry:</b>								
Stone Flooring			MATERIALS	Flooring	SF	130	\$15.00	\$1,950.00
Accent Ceiling	Custom	ht Wood Rift Sawn White C	MATERIALS	Ceiling	SF	224	\$13.27	\$2,972.48
<b>CABINETS - Entire House</b>								
Cabinets LF	Custom		MATERIALS	Cabinets	LF	75	\$1,050.00	\$78,750.00
Shelves LF	Custom		MATERIALS	Shelves	LF	50.00	\$500.00	\$25,000.00
<b>Stairs:</b>								
Railing Cap	Muzata	Blackened Steel	MATERIALS	Railing Cap	LF	33	\$22.08	\$728.75
Guardrail		Glass - Low Iron Safety Glas	MATERIALS	Guardrail	ea	1	\$11,000.00	\$11,000.00
<b>Kitchen:</b>								
Accent Ceiling	Custom	ht Wood Rift Sawn White C	MATERIALS	Ceiling	SF	176	\$13.27	\$2,335.52
Stone flooring	Stone Source	er Travertine Cross Cut Hor	MATERIALS	Flooring	SF	176	\$15.00	\$2,640.00
Kitchen Counter	New York Stone	Macauba Cream, Quartzite	MATERIALS	Countertop	SF	70	\$210.00	\$14,700.00
Back Wall		Light Wood Rift Sawn White C	MATERIALS	Wall Covering	SF	28	\$13.27	\$371.56
Backsplash	Fire Clay Tile	Feldspar (V3)	MATERIALS	Tile	SF	46	\$48.00	\$2,208.00
<b>Great Room:</b>								
Accent Ceiling	Custom	ht Wood Rift Sawn White C	MATERIALS	Ceiling	SF	462	\$13.27	\$6,130.74
Stone flooring	Stone Source	er Travertine Cross Cut Hor	MATERIALS	Flooring	SF	462	\$15.00	\$6,930.00
Stone Plinth	Delta Stone Products	ey Stone - Cumulus Cleft Fa	MATERIALS	Fireplace - Base	EA	1	\$1,976.00	\$1,976.00
Shroud			MATERIALS	Fireplace - Shroud	EA	1	\$1,848.00	\$1,848.00
Fireplace	Stellar Hearth Products	ireplace Enlight Pay 48"x30	MATERIALS	Fireplace	EA	1	\$18,000.00	\$18,000.00
<b>Owner Suite:</b>								
Accent Ceiling	Custom	ht Wood Rift Sawn White C	MATERIALS	Ceiling	SF	224	\$13.27	\$2,972.48
Carpet	SACCO Carpet Corp	Loyola, Godva	MATERIALS	Flooring	SF	224	\$20.00	\$4,480.00
<b>Owner Suite Bath:</b>								
Flooring	Delta Stone Products	Mojave Mural, Beige Stone	MATERIALS	Tile	SF	114	\$32.00	\$3,648.00
Wall Tile - Shower	Delta Stone Products	Mojave Mural, Beige Stone	MATERIALS	Tile	SF	124	\$32.00	\$3,968.00
Wall Tile - Bathroom	Delta Stone Products	Mojave Mural, Beige Stone	MATERIALS	Tile	SF	184	\$32.00	\$5,888.00
Countetop	Delta Stone Products	Mojave Mural, Beige Stone	MATERIALS	Countertop	SF	13	\$110.00	\$1,430.00
<b>Guest Suite:</b>								
Carpet	SACCO Carpet Corp	Malet Milk	MATERIALS	Flooring	SF	245	\$20.00	\$4,900.00
<b>Hallway/Bunk Room:</b>								
Wood Floor	Custom	Rift Sawn White Oak	MATERIALS	Flooring	SF	311	\$13.27	\$4,126.97

<b>Secondary Bathrooms:</b>								
Wall Tile - Bathroom	Mosa	T-283 Scenes	MATERIALS	Tile	SF	357	\$40.00	\$14,280.00
Wall Tile - Shower	Mosa	T-283 Scenes	MATERIALS	Tile	SF	224	\$40.00	\$8,960.00
Floor Tile	Delta Stone Products	Silver Stom	MATERIALS	Tile	SF	193	\$32.00	\$6,176.00
Countertop	Delta Stone Products	Silver Stom	MATERIALS	Countertop	SF	26	\$100.00	\$2,600.00
<b>Powder Room:</b>								
Wet Wall	Daltile	Dark Stone - Basalt	MATERIALS	Wall Covering	SF	171	\$11.00	\$1,881.00
Floor and Base	Daltile	Basalt	MATERIALS	Flooring	SF	40	\$11.00	\$440.00
<b>Laundry:</b>								
Countertop	New York Stone	Macauba Cream, Quartzite	MATERIALS	Countertop	SF	4	\$210.00	\$840.00
Backsplash	Fire Clay Tile	Feldspar (V3)	MATERIALS	Tile	SF	4	\$48.00	\$192.00
Stone flooring	Stone Source	Silver Travertine Cross Cut	MATERIALS	Flooring	SF	29	\$15.00	\$435.00
<b>Outdoor Deck:</b>								
Wood Decking	Trugrain Resysta	Gold Decking	MATERIALS	Deck	SF	242	\$21.50	\$5,203.00
Stone/Stainless Countertop			MATERIALS	Countertop	SF	12	\$100.00	\$1,200.00
<b>Garage Floor:</b>								
Epoxy			MATERIALS	Flooring	SF	362	\$9.00	\$3,258.00
<b>Trim:</b>								
Level 0+1 Trim No Doors	Masterpiece Mill	Rift Sawn White Oak	MATERIALS	Trim	LF	350	\$2.15	\$752.50
Door Trim	Masterpiece Mill	Rift Sawn White Oak	MATERIALS	Trim	LF	357	\$2.15	\$767.55
Crown Molding (BATHROOMS)	Masterpiece Mill	Rift Sawn White Oak	MATERIALS	Trim	LF	141.00	\$2.15	\$303.15
Garage Trim			MATERIALS	Trim	LF	36	\$2.15	\$77.40
<b>Plaster:</b>								
Light Plaster	Nova Color	MKS20123	MATERIALS	Plaster	SF	690.30	\$7.50	\$5,177.25
Medium Plaster	Nova Color	Custom	MATERIALS	Plaster	SF	171	\$8.00	\$1,368.00
<b>WASTE</b>	10% of MATERIAL COST		MATERIALS	WASTE		1		\$73,984.04
<b>Accessories</b>								
<b>Kitchen:</b>								
CookTop Induction	Gaggenau	Stainless Steel - C1282602	MATERIALS	Cook Top	EA	1	\$4,499.00	\$4,499.00
Hood	Zephyr	Stainless Steel - AK9028BS	MATERIALS	Oven Hood	EA	1	\$619.00	\$619.00
Oven	Gaggenau	Stainless Steel - 480	MATERIALS	Oven	EA	1	\$6,995.00	\$6,995.00
Microwave	Gaggenau	Stainless Steel - MW420620	MATERIALS	Microwave	EA	1	\$1,999.00	\$1,999.00
Dishwasher	Gaggenau	Custom Door Panel - DF21170	MATERIALS	Dishwasher	EA	1	\$1,899.00	\$1,899.00
Fridge	Gaggenau	Custom Door Panel - RY49270	MATERIALS	Fridge	EA	1	\$12,499.00	\$12,499.00
Wine Undercounter Fridge	Gaggenau	Custom Panel - T24UW905R	MATERIALS	Wine Fridge	EA	1	\$3,599.00	\$3,599.00
CookTop Gas	Gaggenau	Stainless Steel - Cg280210CA	MATERIALS	Gas	EA	1	\$999.00	\$999.00
Hood	Zephyr	Stainless Steel - AK9228BS	MATERIALS	Hood	EA	1	\$1,099.00	\$1,099.00
Kitchen Faucet	Kallista	P25200-00-Cp	MATERIALS	Faucet	EA	1	\$1,505.00	\$1,505.00
Sink	Kohler	K-5540-NA	MATERIALS	Sink	EA	1	\$1,599.00	\$1,599.00
Disposal	Insinkerator	Gray TEN-1706	MATERIALS	Disposal	EA	1	\$239.00	\$239.00
<b>Owner Suite Bath:</b>								
Bath Faucet	Kallista	P24405-LV	MATERIALS	Faucet	EA	2	\$1,370.00	\$2,740.00
Body Spray	Kallista	P22078-00	MATERIALS	Faucet	EA	3	\$515.00	\$1,545.00
Shower Control Unit	Kohler	28214-CP	MATERIALS	Shower Control Unit	EA	1	\$441.00	\$441.00
Waterfall Shower Head	Kohler	K-76728GI-0	MATERIALS	Faucet	EA	1	\$2,043.45	\$2,043.45
Shower Arm+Head	Kallista	P24482-00	MATERIALS	Faucet	EA	1	\$415.00	\$415.00
Hand Shower Set	Kallista	P24843-00	MATERIALS	Accessory	EA	1	\$425.00	\$425.00
Toilet Paper Holder	Kallista	P34408-00	MATERIALS	Accessory	EA	1	\$270.00	\$270.00
Hook	Kallista	P34408-00	MATERIALS	Accessory	EA	2	\$270.00	\$540.00
Heated Towel Bar	Amba	R1610-AI	MATERIALS	Accessory	EA	1	\$303.00	\$303.00
Towel Bar	Kallista	P34401-00	MATERIALS	Accessory	EA	2	\$400.00	\$800.00
Toilet - Owner Suite	Kohler	K-30753-PA-0	MATERIALS	Toilet	EA	1	\$4,518.75	\$4,518.75
Sink	Kohler	K-2330-0	MATERIALS	Sink	EA	2	\$464.77	\$929.54
Shower Drain	Quickdrain	COSMO72	MATERIALS	Drain	EA	1	\$228.05	\$228.05



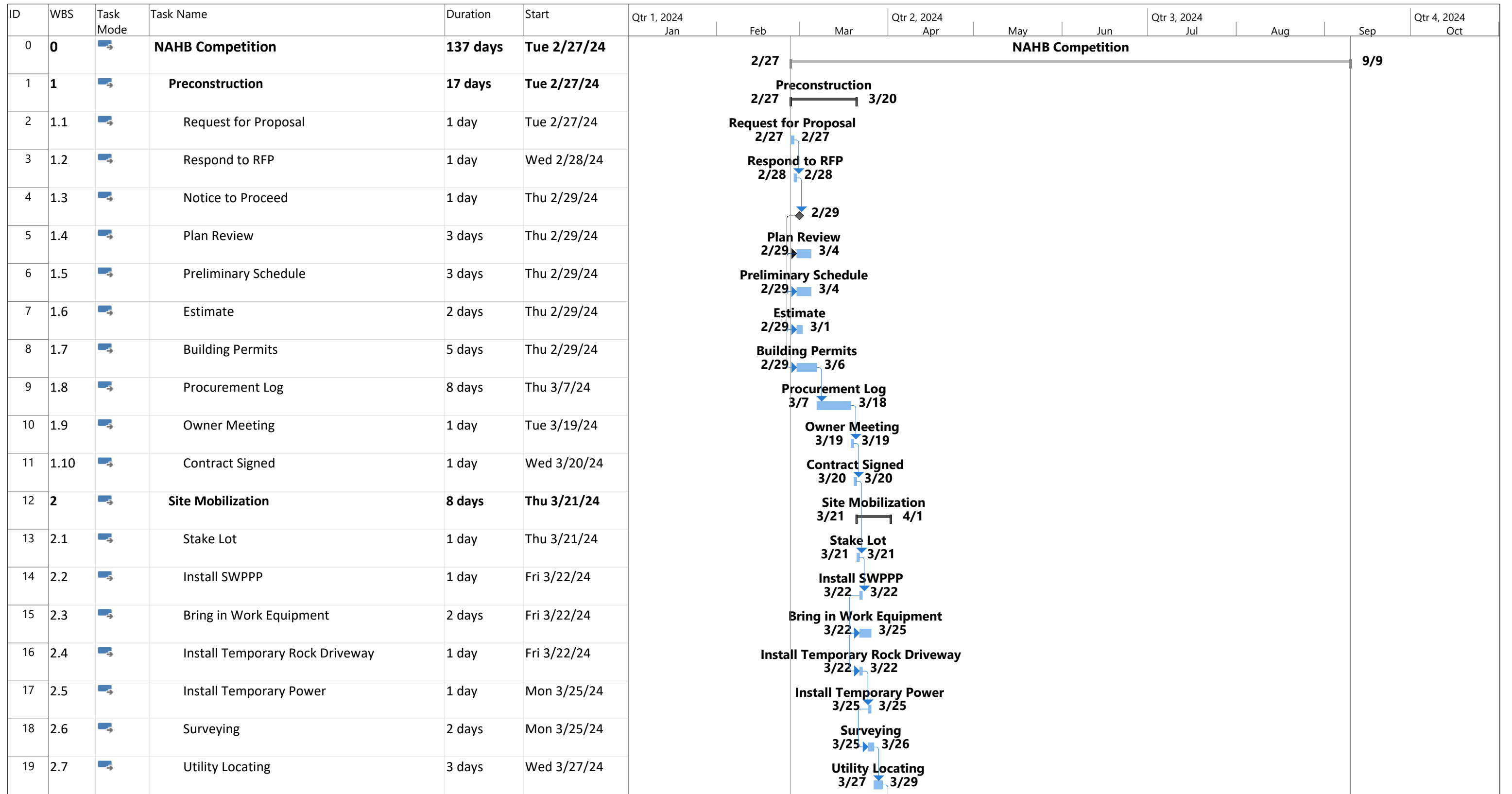
Bathtub	Studio Loho	Clay bathtub	MATERIALS	Bathtub	EA	1	\$15,187.00	\$15,187.00
Tub Spout + Control	Kallista	P40883-BL-CP	MATERIALS	Faucet	EA	1	\$4,120.00	\$4,120.00
<b>Secondary Baths:</b>								
Bath Faucet	Kallista	P24405-LV	MATERIALS	Faucet	EA	4	\$1,370.00	\$5,480.00
Shower Drain	Quickdrain	COSMO72	MATERIALS	Drain	EA	2	\$228.05	\$456.10
Hand Shower Set	Kallista	P24843-00	MATERIALS	Accesory	EA	2	\$425.00	\$850.00
Shower Arm + Head + Control	Kallista	P24482-00	MATERIALS	Faucet	EA	2	\$415.00	\$830.00
Toilet - Secondary Baths	Kohler	K-5401-PA-0	MATERIALS	Toilet	EA	2	\$4,518.75	\$9,037.50
Sink	Kohler	K-2330-0	MATERIALS	Sink	EA	4	\$464.77	\$1,859.08
Toilet Paper Holder	Kallista	P34408-00	MATERIALS	Accesory	EA	2	\$270.00	\$540.00
Hook	Kallista	P34408-00	MATERIALS	Accesory	EA	4	\$270.00	\$1,080.00
Towel Bar	Kallista	P34401-00	MATERIALS	Accesory	EA	6	\$400.00	\$2,400.00
<b>Powder Room:</b>								
Bath Faucet	Kallista	P24405-LV	MATERIALS	Faucet	EA	1	\$1,370.00	\$1,370.00
Toilet	Kohler	K-5401-PA-0	MATERIALS	Toilet	EA	1	\$4,518.75	\$4,518.75
Sink	Stone Forest	C60 CG	MATERIALS	Sink	EA	1	\$7,000.00	\$7,000.00
Toilet Paper Holder	Kallista	P34408-00	MATERIALS	Accesory	EA	1	\$270.00	\$270.00
Hook	Kallista	P34408-00	MATERIALS	Accesory	EA	2	\$270.00	\$540.00
Towel Bar	Kallista	P34401-00	MATERIALS	Accesory	EA	1	\$400.00	\$400.00
<b>Laundry:</b>								
Washer	Maytag	MED8630HW	MATERIALS	Washer	EA	1	\$680.00	\$680.00
Dryer	Maytag	MHW8630HW	MATERIALS	Dryer	EA	1	\$800.00	\$800.00
<b>Outdoor:</b>								
36" - Grill	Hestan	G_BR36-NG/-LP	MATERIALS	Grill	EA	1	\$8,179.00	\$8,179.00
36" - Double Door Storage		AGSDRxx	MATERIALS	Cabinets	EA	2	\$150.00	\$300.00
Stone Undercounter		Same Stone as Exterior	MATERIALS	Siding	SF	27	\$4.50	\$121.50
Stone Outdoor Deck		Same Stone as Exterior	MATERIALS	Siding	SF	54	\$4.50	\$243.00
Outdoor Lights		Bronze	MATERIALS		EA	4.00	\$192.00	\$768.00
Address Sign		Bronze Signage and Sconce	MATERIALS		EA	1.00	\$300.00	\$300.00
Chimney Cap	Woodland Direct	Mesh Chimney Cap	MATERIALS		EA	1.00	\$182.00	\$182.00
<b>Upgrade Package:</b>								
<b>Out Door Kitchen Package:</b>								
Integrated 24" Combination Drawer	Hestan	GRFR24						\$7,350.00
Warming Drawer	Hestan	GWD30						\$2,850.00
Pizza Oven	Hestan							\$8,500.00
<b>Add Spa Shower in Guest 1 Suite Bath:</b>								
Intelligent Toilet	Kohler	K30754-PA-0						\$9,950.00
Steamer	Kohler	K-5525-NA						\$2,270.00
Digital Controler	Kohler							\$150.00
Real Rain	Kohler							\$2,100.00
Water Tile	Kohler					5.00	\$220.00	\$1,100.00
<b>Smart Home Package:</b>								
Charge Port	Cyber EV							\$2,580.00
Josh.ai Nano								\$15,000.00
G4 Pro Camer	UniFi					3.00	\$450.00	\$1,350.00
<b>Finish Upgrade Package:</b>								
Built in Cabinets and desk								\$16,275.00
<b>Upgrade Wellness Kitchen Package:</b>								
Warming Drawer	Gaggenau	WS382710						\$2,699.00
Under Counter Fridge	Thermador	T24UR905DP						\$3,999.00
Zip Water	HydroTap	1034259.00						\$5,328.00
Garden Fridge	Natufia							\$13,000.00
<b>More Best Audio/Video:</b>								
Sony TV	55 inch					2.00	\$2,700.00	\$5,400.00
Sonance		VP62R				2.00	\$480.00	\$960.00

<b>Add Motorized Shades to bedrooms:</b>											
Fabric Shades						2.00		\$300.00			\$600.00
<b>Include Ketra Lighting:</b>											
Ketra Lighting											\$15,000.00
<b>Recreation Option:</b>											
Ski Boots Dryers	Williams Direct Air Dryer A4										\$800.00
Flow Wall Panel											\$500.00
Flow Wall Hooks											\$250.00
<b>Add Sonnen Batteries:</b>											
Battery											\$33,000.00
Pannel											\$1,500.00
<b>Add Solar Array:</b>											
Solar Pannels											\$1,500.00
<b>Add Hot Tub:</b>											
Bull Hot Tub											\$25,000.00
<b>Total Upgrade Cost</b>											\$179,011.00
<b>Sales Tax</b>	Park City Utah	9.05 Percent	OTHER			1.00					\$88,738.09
<b>TOTAL MATERIAL COST</b>											\$934,085.16
<b>Labor Costs</b>											
Framing			Labor		EA	1		\$57,000.00			
Concrete			Labor		EA	1		\$32,000.00			
Masonry/Tile			Labor		EA	1		\$21,200.00			
Finishes			Labor		EA	1		\$54,300.00			
Door + Window Install			Labor		EA	1		\$29,440.00			
<b>TOTAL LABOR COST</b>								\$164,500.00			
<b>MEP</b>											
HVAC	\$102,000										
Electrical	\$76,000										
<b>TOTAL COST</b>	\$1,804,951.51										
<b>Park City - Price Adjustment 3.56%</b>	\$64,256.27										
<b>Profit - 10%</b>	\$180,495.15										
<b>Overhead - 10%</b>	\$180,495.15										
<b>Contigency - 3%</b>	\$54,148.55										
<b>General Expenses - 4%</b>	\$72,198.06										
<b>TOTAL Plus Company Expenses</b>	<b>\$2,356,544.69</b>										

# Appendix C

## *Schedule*





Project: NAHB Competition Date: Tue 12/19/23	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

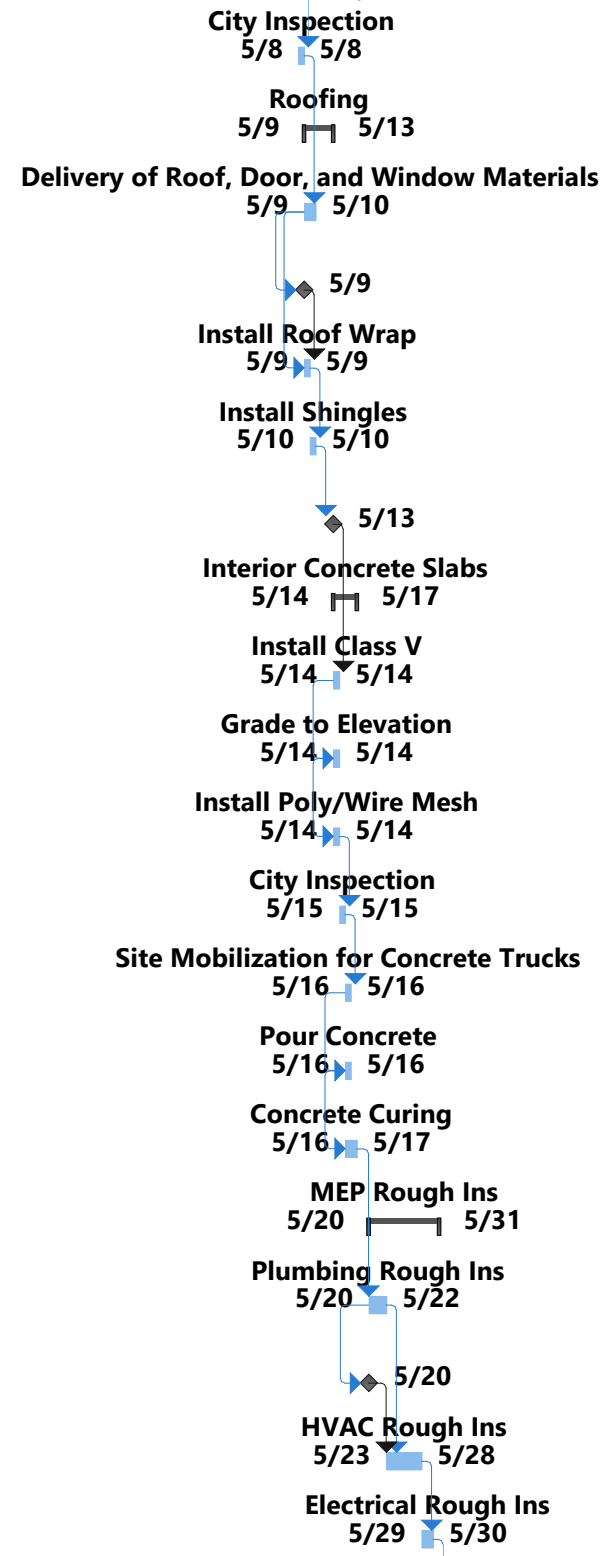
ID	WBS	Task Mode	Task Name	Duration	Start	Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024		
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct		
20	2.8	→	City Inspection	1 day	Mon 4/1/24				City Inspection 4/1	4/1							
21	3	→	Construction	105 days	Mon 4/1/24				4/1	Construction						8/27	
22	3.1	→	Break Ground	0 days	Mon 4/1/24				4/1								
23	3.2	→	Earthwork	5 days	Mon 4/1/24				Earthwork 4/1	4/5							
24	3.2.1	→	Delivery of Equipment	1 day	Mon 4/1/24				Delivery of Equipment 4/1	4/1							
25	3.2.2	→	Excavating	2 days	Mon 4/1/24				Excavating 4/1	4/2							
26	3.2.3	→	Install Drainage Course	2 days	Mon 4/1/24				Install Drainage Course 4/1	4/2							
27	3.2.4	→	Passive soil depressurization system	3 days	Wed 4/3/24				Passive soil depressurization system 4/3	4/5							
28	3.2.4.1	→	Install 3" perforated polyethylene flexible pipe	2 days	Wed 4/3/24				Install 3" perforated polyethylene flexible pipe 4/3	4/4							
29	3.2.4.2	→	Link Pipes to Solid 3" 40 PVC Stub Pipe	2 days	Wed 4/3/24				Link Pipes to Solid 3" 40 PVC Stub Pipe 4/3	4/4							
30	3.2.4.3	→	City Inspection	1 day	Fri 4/5/24				City Inspection 4/5	4/5							
31	3.3	→	Concrete	10 days	Mon 4/8/24				4/8	Concrete		4/19					
32	3.3.1	→	Delivery of Materials	1 day	Mon 4/8/24				Delivery of Materials 4/8	4/8							
33	3.3.2	→	Footings	5 days	Mon 4/8/24				Footings 4/8	4/12							
34	3.3.2.1	→	Set up Formwork/Rebar	1 day	Mon 4/8/24				Set up Formwork/Rebar 4/8	4/8							
35	3.3.2.2	→	City Inspection	1 day	Tue 4/9/24				City Inspection 4/9	4/9							
36	3.3.2.3	→	Safety Inspection	0 days	Tue 4/9/24				4/9								
37	3.3.2.4	→	Site Mobilization for Concrete Truck	1 day	Wed 4/10/24				Site Mobilization for Concrete Truck 4/10	4/10							
38	3.3.2.5	→	Pour Concrete	1 day	Wed 4/10/24				Pour Concrete 4/10	4/10							
39	3.3.2.6	→	Strip Formwork	1 day	Thu 4/11/24				Strip Formwork 4/11	4/11							

Project: NAHB Competition Date: Tue 12/19/23	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	WBS	Task Mode	Task Name	Duration	Start	Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
40	3.3.2.7	→	Concrete Curing	2 days	Thu 4/11/24				Concrete Curing 4/11 → 4/12						
41	3.3.3	→	Foundation Walls	5 days	Mon 4/15/24				Foundation Walls 4/15 → 4/19						
42	3.3.3.1	→	Set up Formwork/Rebar	1 day	Mon 4/15/24				Set up Formwork/Rebar 4/15 → 4/15						
43	3.3.3.2	→	City Inspection	1 day	Tue 4/16/24				City Inspection 4/16 → 4/16						
44	3.3.3.3	→	Site Mobilization for Concrete Truck	1 day	Wed 4/17/24				Site Mobilization for Concrete Truck 4/17 → 4/17						
45	3.3.3.4	→	Pour Concrete	1 day	Wed 4/17/24				Pour Concrete 4/17 → 4/17						
46	3.3.3.5	→	Strip Formwork	1 day	Thu 4/18/24				Strip Formwork 4/18 → 4/18						
47	3.3.3.6	→	Concrete Curing	2 days	Thu 4/18/24				Concrete Curing 4/18 → 4/19						
48	3.4	→	Framing	13 days	Mon 4/22/24				4/22 ——— 5/8 Framing						
49	3.4.1	→	Delivery of Framing Materials	1 day	Mon 4/22/24				Delivery of Framing Materials 4/22 → 4/22						
50	3.4.2	→	Frame Level 0 Walls	4 days	Mon 4/22/24				Frame Level 0 Walls 4/22 → 4/25						
51	3.4.3	→	Safety Inspection	0 days	Mon 4/22/24				◆ 4/22						
52	3.4.4	→	Install Floor Trusses	3 days	Fri 4/26/24				Install Floor Trusses 4/26 → 4/30						
53	3.4.5	→	Lay Floor Sheathing	2 days	Fri 4/26/24				Lay Floor Sheathing 4/26 → 4/29						
54	3.4.6	→	Frame Level 1 Walls	4 days	Tue 4/30/24				Frame Level 1 Walls 4/30 → 5/3						
55	3.4.7	→	Install Tubs/Showers	1 day	Tue 4/30/24				Install Tubs/Showers 4/30 → 4/30						
56	3.4.8	→	Hang Sheathing on Exterior Walls	4 days	Tue 4/30/24				Hang Sheathing on Exterior Walls 4/30 → 5/3						
57	3.4.9	→	Install House Wrap	2 days	Tue 4/30/24				Install House Wrap 4/30 → 5/1						
58	3.4.10	→	Set Roof Trusses	2 days	Thu 5/2/24				Set Roof Trusses 5/2 → 5/3						
59	3.4.11	→	Install Roof Sheathing	2 days	Mon 5/6/24				Install Roof Sheathing 5/6 → 5/7						

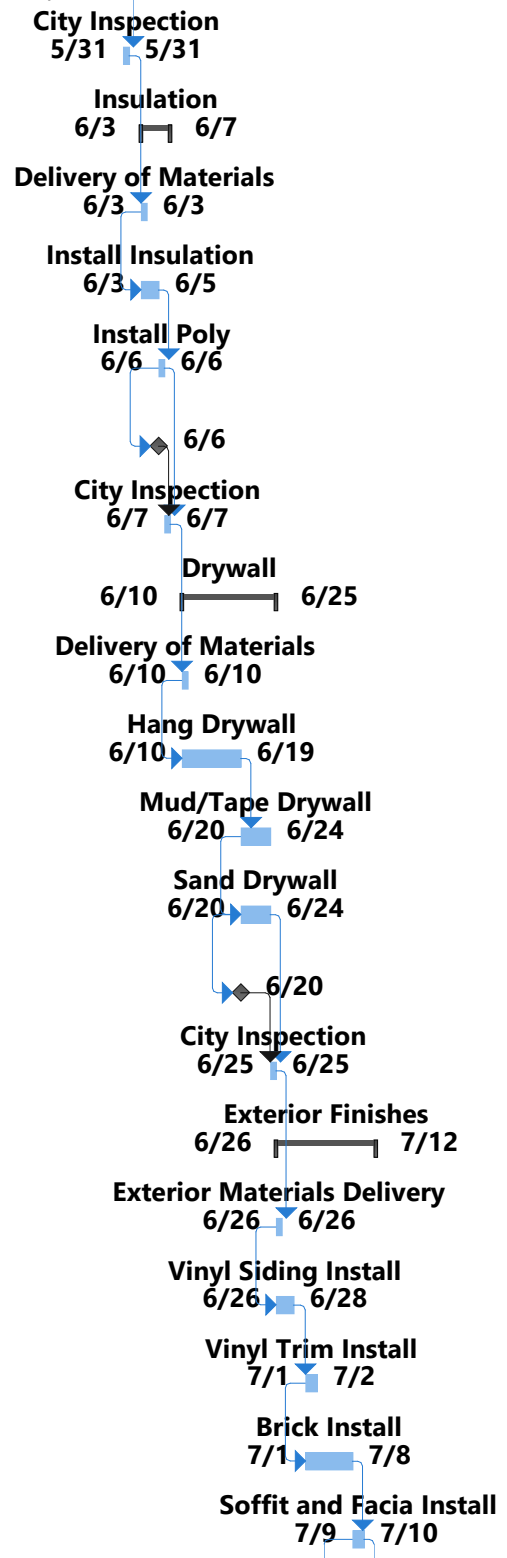
Project: NAHB Competition Date: Tue 12/19/23	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	WBS	Task Mode	Task Name	Duration	Start	Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
60	3.4.12	→	City Inspection	1 day	Wed 5/8/24										
61	3.5	→	<b>Roofing</b>	<b>3 days</b>	<b>Thu 5/9/24</b>										
62	3.5.1	→	Delivery of Roof, Door, and Window Materials	2 days	Thu 5/9/24										
63	3.5.2	→	Safety Inspection	0 days	Thu 5/9/24										
64	3.5.3	→	Install Roof Wrap	1 day	Thu 5/9/24										
65	3.5.4	→	Install Shingles	1 day	Fri 5/10/24										
66	3.5.5	→	Window & Exterior Door Install	1 day	Mon 5/13/24										
67	3.6	→	<b>Interior Concrete Slabs</b>	<b>4 days</b>	<b>Tue 5/14/24</b>										
68	3.6.1	→	Install Class V	1 day	Tue 5/14/24										
69	3.6.2	→	Grade to Elevation	1 day	Tue 5/14/24										
70	3.6.3	→	Install Poly/Wire Mesh	1 day	Tue 5/14/24										
71	3.6.4	→	City Inspection	1 day	Wed 5/15/24										
72	3.6.5	→	Site Mobilization for Concrete Trucks	1 day	Thu 5/16/24										
73	3.6.6	→	Pour Concrete	1 day	Thu 5/16/24										
74	3.6.7	→	Concrete Curing	2 days	Thu 5/16/24										
75	3.7	→	<b>MEP Rough Ins</b>	<b>9 days</b>	<b>Mon 5/20/24</b>										
76	3.7.1	→	Plumbing Rough Ins	3 days	Mon 5/20/24										
77	3.7.2	→	Safety Inspection	0 days	Mon 5/20/24										
78	3.7.3	→	HVAC Rough Ins	3 days	Thu 5/23/24										
79	3.7.4	→	Electrical Rough Ins	2 days	Wed 5/29/24										



Project: NAHB Competition Date: Tue 12/19/23	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	WBS	Task Mode	Task Name	Duration	Start	Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024	
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	
80	3.7.5	→	City Inspection	1 day	Fri 5/31/24											
81	3.8	→	Insulation	5 days	Mon 6/3/24											
82	3.8.1	→	Delivery of Materials	1 day	Mon 6/3/24											
83	3.8.2	→	Install Insulation	3 days	Mon 6/3/24											
84	3.8.3	→	Install Poly	1 day	Thu 6/6/24											
85	3.8.4	→	Safety inspection	0 days	Thu 6/6/24											
86	3.8.5	→	City Inspection	1 day	Fri 6/7/24											
87	3.9	→	Drywall	12 days	Mon 6/10/24											
88	3.9.1	→	Delivery of Materials	1 day	Mon 6/10/24											
89	3.9.2	→	Hang Drywall	8 days	Mon 6/10/24											
90	3.9.3	→	Mud/Tape Drywall	3 days	Thu 6/20/24											
91	3.9.4	→	Sand Drywall	3 days	Thu 6/20/24											
92	3.9.5	→	Safety inspection	0 days	Thu 6/20/24											
93	3.9.6	→	City Inspection	1 day	Tue 6/25/24											
94	3.10	→	Exterior Finishes	12 days	Wed 6/26/24											
95	3.10.1	→	Exterior Materials Delivery	1 day	Wed 6/26/24											
96	3.10.2	→	Vinyl Siding Install	3 days	Wed 6/26/24											
97	3.10.3	→	Vinyl Trim Install	2 days	Mon 7/1/24											
98	3.10.4	→	Brick Install	5 days	Mon 7/1/24											
99	3.10.5	→	Soffit and Facia Install	2 days	Tue 7/9/24											



Project: NAHB Competition  
Date: Tue 12/19/23

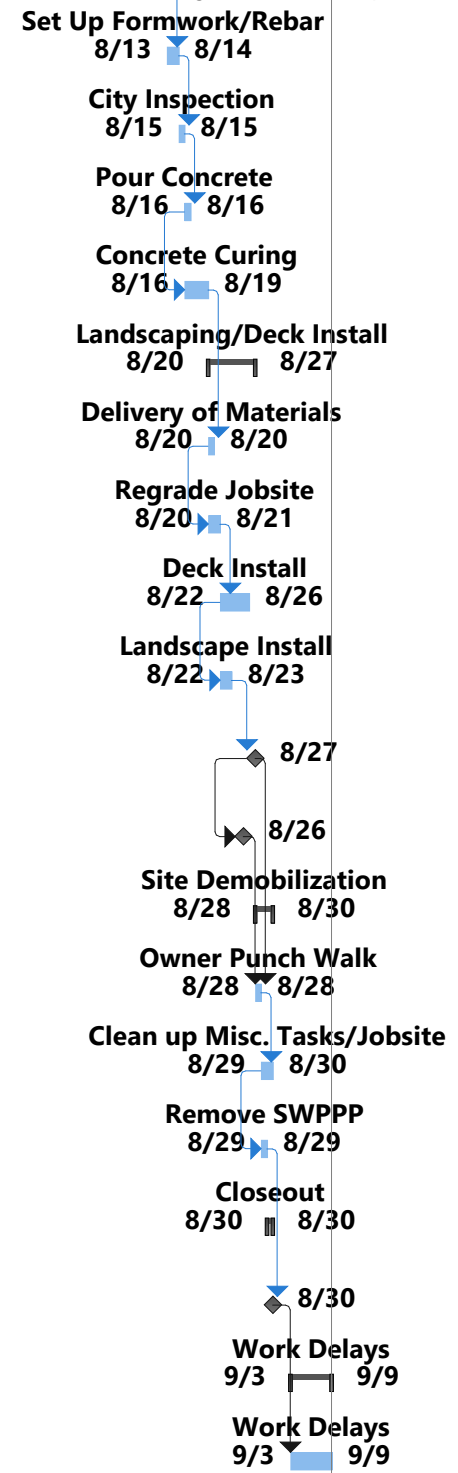
Task		Project Summary		Manual Task		Start-only		Deadline	
Split		Inactive Task		Duration-only		Finish-only		Progress	
Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
Summary		Inactive Summary		Manual Summary		External Milestone			



ID	WBS	Task Mode	Task Name	Duration	Start	Qtr 1, 2024			Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024	
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	
100	3.10.6	→	Safety inspection	0 days	Tue 7/9/24							7/9				
101	3.10.7	→	Exterior Lights	2 days	Thu 7/11/24							Exterior Lights 7/11 - 7/12				
102	3.11	→	Interior Finishes	12 days	Mon 7/15/24							Interior Finishes 7/15 - 7/30				
103	3.11.1	→	Interior Materials Delivery	1 day	Mon 7/15/24							Interior Materials Delivery 7/15 - 7/15				
104	3.11.2	→	Primer and Paint	4 days	Mon 7/15/24							Primer and Paint 7/15 - 7/18				
105	3.11.3	→	Wall/Base Cabinet Install	2 days	Fri 7/19/24							Wall/Base Cabinet Install 7/19 - 7/22				
106	3.11.4	→	Counter Tops Install	1 day	Tue 7/23/24							Counter Tops Install 7/23 - 7/23				
107	3.11.5	→	Window/Base Trim Install	2 days	Tue 7/23/24							Window/Base Trim Install 7/23 - 7/24				
108	3.11.6	→	Safety inspection	0 days	Tue 7/23/24							7/23				
109	3.11.7	→	Flooring Install	3 days	Thu 7/25/24							Flooring Install 7/25 - 7/29				
110	3.11.8	→	Appliance Install	1 day	Tue 7/30/24							Appliance Install 7/30 - 7/30				
111	3.12	→	MEP Finals	7 days	Wed 7/31/24							MEP Finals 7/31 - 8/8				
112	3.12.1	→	Plumbing Final	2 days	Wed 7/31/24							Plumbing Final 7/31 - 8/1				
113	3.12.2	→	Electrical Final	2 days	Fri 8/2/24							Electrical Final 8/2 - 8/5				
114	3.12.3	→	HVAC Final	2 days	Tue 8/6/24							HVAC Final 8/6 - 8/7				
115	3.12.4	→	Safety inspection	0 days	Tue 8/6/24							8/6				
116	3.12.5	→	City Inspection	1 day	Thu 8/8/24							City Inspection 8/8 - 8/8				
117	3.13	→	Exterior Patio/Slab Concrete	7 days	Fri 8/9/24							Exterior Patio/Slab Concrete 8/9 - 8/19				
118	3.13.1	→	Delivery of Materials	1 day	Fri 8/9/24							Delivery of Materials 8/9 - 8/9				
119	3.13.2	→	Excavate Hole for Jacuzzi	2 days	Fri 8/9/24							Excavate Hole for Jacuzzi 8/9 - 8/12				

Project: NAHB Competition Date: Tue 12/19/23	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	WBS	Task Mode	Task Name	Duration	Start	Qtr 1, 2024		Qtr 2, 2024			Qtr 3, 2024			Qtr 4, 2024
						Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep
120	3.13.3	→	Set Up Formwork/Rebar	2 days	Tue 8/13/24									
121	3.13.4	→	City Inspection	1 day	Thu 8/15/24									
122	3.13.5	→	Pour Concrete	1 day	Fri 8/16/24									
123	3.13.6	→	Concrete Curing	2 days	Fri 8/16/24									
124	3.14	→	Landscaping/Deck Install	6 days	Tue 8/20/24									
125	3.14.1	→	Delivery of Materials	1 day	Tue 8/20/24									
126	3.14.2	→	Regrade Jobsite	2 days	Tue 8/20/24									
127	3.14.3	→	Deck Install	3 days	Thu 8/22/24									
128	3.14.4	→	Landscape Install	2 days	Thu 8/22/24									
129	3.14.5	→	Sod Yard	2 days	Mon 8/26/24									
130	3.14.6	→	Final safety walkthrough	0 days	Mon 8/26/24									
131	4	→	Site Demobilization	3 days	Wed 8/28/24									
132	4.1	→	Owner Punch Walk	1 day	Wed 8/28/24									
133	4.2	→	Clean up Misc. Tasks/Jobsite	2 days	Thu 8/29/24									
134	4.3	→	Remove SWPPP	1 day	Thu 8/29/24									
135	5	→	Closeout	1 day	Fri 8/30/24									
136	5.1	→	Final Payment/Owner Occupancy	1 day	Fri 8/30/24									
137	6	→	Work Delays	5 days	Tue 9/3/24									
138	6.1	→	Work Delays	5 days	Tue 9/3/24									



Project: NAHB Competition Date: Tue 12/19/23	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

# Appendix D

## *Site Specific Safety Plan*





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2. Table of Contents

3. Job Site Overview/General Safety Policy

4. Jobsite and Main Company Contacts

5. Emergency Plan

6-9. OSHA Safety Procedures and Hazards

10. Subcontractor Agreement Form

11. Toolbox Talk Information

# Jobsite Overview

## Project Description

This safety plan will cover details on Cabin B, a residential property part of a Magleby Development community in Park City, Utah at 10226 N LIV PL, Park City, Utah. Our company is McCarthy Construction, a residential contractor based out of Minnesota. This project is a roughly 2700 sq. ft house in Park City. The building is a 2 story with a basement on a 4" SOG with a typical 12" deep by 42" wide footing. Construction will begin on April 1<sup>st</sup>, 2024, and end on September 25<sup>th</sup>, 2024.

## Company Safety Statement

At McCarthy Builders, workplace safety is our top priority. We live and work by the statement "work safe home safe". We are committed to ensuring that all our employees go home the same way they came in for work. We are proud to share that our company has achieved an EMR of 0.7. This number reflects our commitment to workplace safety and is directly fueled by the hard work of our employees.

We ensure that our employees are set up for success through quarterly training programs provided by OSHA. We provide company first aid training for all our employees, both field and corporate, along with emergency procedure training for our on-site workers.

To ensure our employees have everything they need to perform their duties, we provide all safety devices, hardhats, vests, harnesses, and more. We perform daily inspections of all equipment to ensure that everything is always in working condition. Any equipment that does not meet proper standards is immediately replaced and/or repaired.

# Jobsite and Main Company Contacts

Zach Tigges, Safety Manager, Primary Site Safety Contact

[zach.tigges@mbuilders.com](mailto:zach.tigges@mbuilders.com)

Cale Goenner, PM, Secondary Safety Contact

[cale.goenner@mbuilders.com](mailto:cale.goenner@mbuilders.com)

Noah Schmitz, Project Executive

[noah.schmitz@mbuilders.com](mailto:noah.schmitz@mbuilders.com)

Quinn McCarthy, Owner/Lead Estimator

[quinn.mcCarthy@mbuilders.com](mailto:quinn.mcCarthy@mbuilders.com)

Johnny Rotondo, Scheduler

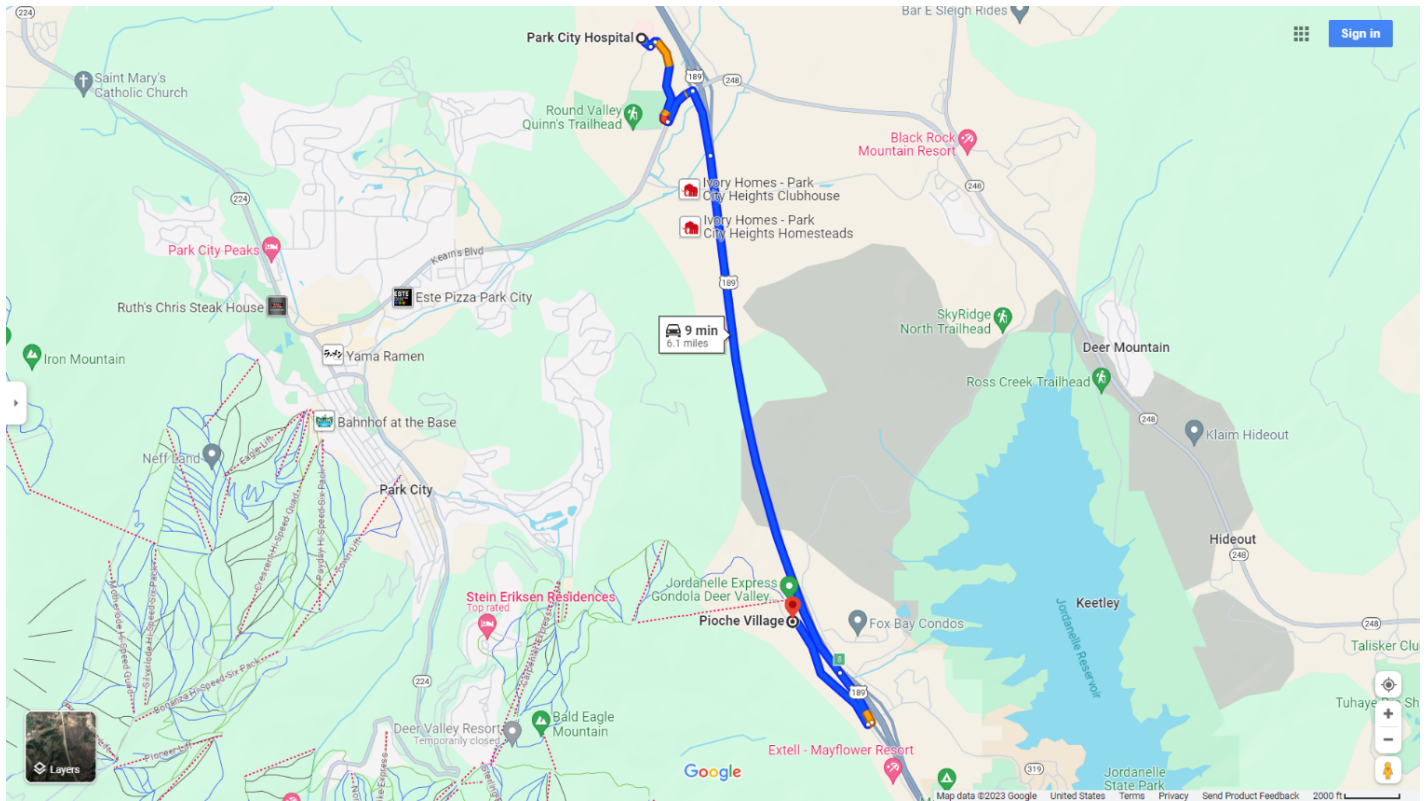
[johnny.rotondo@mbuilders.com](mailto:johnny.rotondo@mbuilders.com)

William Jentges, Architect

[william.jentges@mbuilders.com](mailto:william.jentges@mbuilders.com)

# Emergency Plan

## Hospital Directions - 6 miles, 9 minutes from site



**Main safety contact: Zach Tigges, 651-392-0804**

**Poison Control: 800-222-1222**

### Directions:

1. Take Round Valley Dr south to US-189/US-40 E
2. Follow US-189/US-40 E to Kearns Blvd
3. Take exit 8 from US-189/US-40 E
4. Turn right onto Deer Hollow Rd
5. Follow Deer Hollow Rd to Park City Hospital

# OSHA Safety Procedures and Hazards

Required Trainings		OSHA Standard Reference
Fall protection		29 CFR 1910 subpart I
Ladder use		29 CFR 1910 subpart D
Lockout-tagout		1910 subpart J
Scaffold use		Subpart D
Electrical work		Subpart I and S
CPR/first aid		Subpart K
Eye protection		Subpart I

Support Features, Site Logistics		
First aid station		1910 subpart K
Eye wash station		29 CFR 1910.151(c)
Fire extinguishers		Subpart L
Portable restrooms		29 CFR 2910.141, 1926.51, 1928.110
Hazardous material storage		1910 subpart H and 1926.250 for general storage



# Safety Details

## Fall Protection

- McCarthy shall supply all fall protection devices in proper working condition.
- Fall protection is required for all working surfaces 6 feet +/- 3 inches above ground.
- Lanyards and vertical lifelines must have a minimum breaking strength of 5,000 pounds.
- Self-retracting lifelines and lanyards that limit free fall distance to 2 feet must have a minimum tensile strength of 3,000 pounds.

## Ladders

- McCarthy shall ensure that ladder rungs, steps, and cleats are parallel, level, and uniformly spaced.
- Ladder rungs, steps, and cleats are spaced no less than 10 inches and no more than 14 inches apart.
- Steps on stepstools are spaced no less than 8 inches and no more than 12 inches apart.

## Lockout/Tagout

- McCarthy shall ensure all employees are trained in lockout/tagout procedures.
- McCarthy shall provide all locks, tags, and other hardware.
- All lockout devices shall be singularly and clearly identified.

## Scaffolding

- McCarthy shall provide adequate scaffolding.
- Each scaffold and scaffold component shall be capable of supporting its own weight plus 4 times the maximum load applied to it
- Scaffold shall be designed by a qualified person and shall be constructed in accordance with the design.

## Electrical

- McCarthy shall provide proper training for all electrical work.
- All protective equipment shall be maintained in a safe, reliable condition.
- McCarthy shall provide rubber insulating blankets, rubber insulating covers, rubber insulating gloves as necessary.

## **Safety Data Sheets**

- Safety data sheets shall be made available on site and through the company portal website.

## **CPR/First Aid**

- McCarthy shall ensure that medical personnel are readily available.
- In the absence of a hospital or clinic in close proximity to the work site, a person or persons shall be trained in first aid procedures.
- Adequate first aid supplies shall be readily available on site.

## **Eye Protection**

- McCarthy shall ensure that all employees have appropriate eye and face protection when exposed to hazards from flying particles, liquids, chemical gases or vapors, and other potential hazards.
- Eye and face PPE shall be distinctly identified to indicate the manufacturer.
- McCarthy shall provide a capable eye washing station for use in the event of need.

## **Emergency Procedures**

- In the event of an emergency, the first priority is to call 911.
- Once emergency personnel have been alerted, notify the safety rep/director.
- Ensure that all workers on site are safe and accounted for

## **Heat Illness Prevention**

- It is the responsibility of the safety direction and/or safety rep to maintain awareness of temperature conditions on site.
- Ensure all employees have awareness of temperature conditions on site during the hot months.
- When the temperature reaches 80 degrees F, protocols must be followed.
  - Workers must be properly acclimatized to hot conditions.
  - Shade must be provided.
  - Workers must stay hydrated with short, frequent water breaks taken before they are thirsty.
  - Workers are advised to set up a buddy system to maintain awareness of each other during hot conditions.

## **Cold Weather Procedures**

- McCarthy shall educate all workers on all cold weather hazards.
- Workers are responsible for coming to the site prepared for cold weather conditions.
- McCarthy shall provide external heat sources such as heated areas outside of the work site, hand/foot warmers, and warm non-alcoholic beverages.
- Workers must be properly acclimatized to cold conditions.
- In the event of a winter storm, conditions must be constantly monitored to ensure worker and site safety.

## **Altitude**

- Due to this work taking place at higher-than-normal altitude, all workers must be properly informed and trained on altitude sickness and be acclimatized to work in these conditions.
- McCarthy shall provide any necessary supplemental oxygen in the event of altitude sickness.

## **Snow Removal**

- McCarthy shall ensure the work site is properly maintained in the event of a snow event.
- All roads and surfaces shall be kept clear of snow and ice buildup.

## **Safety Inspections**

- Safety inspections will take place approximately every 2 weeks on site with the foreman and safety manager or superintendent
- Inspections will include review of all equipment, site walkthrough, and a discussion with the foreman to ensure all employees are following safety procedures
- Proper documentation of all safety inspections will be made and stored by the safety manager

# Subcontractor Agreement

At McCarthy Builders, trust and communication are two of our highest values. As such, we require that all subcontractors follow all rules and policies. All subcontractors will be provided with copies of the safety plan and any other necessary information upon request.

While working on site with McCarthy Builders, all subcontractors shall perform all agreed upon services while working in accordance with all written contracts with McCarthy Builders. Subcontractors shall follow all OSHA rules and regulations while on site. Subcontractors shall sign and agree prior to starting work on site:

X



# **Toolbox Talk Information**

At McCarthy builders, toolbox talks are integral to a strong workplace. We hold toolbox talks at the beginning of every work week. The safety director is responsible for keeping up to date with all OSHA safety news and ensuring that all company employees are kept in the know via meetings and toolbox talks. Each week will cover a different subject, ensuring that the subject is relevant to the working conditions.



THANK YOU!



DUNWOODY  
COLLEGE OF TECHNOLOGY

## NAHB Student Competition Associate Degree Programs Honor Pledge

To the best of my knowledge and belief, the information used in my team’s solution to the competition is in accordance with the rules and guidelines of the NAHB Student Competition. On my honor, I have neither given nor received unauthorized assistance in the completion of this project.

**Team (School) Name:** Dunwoody College of Technology

**Team Members:**

Print Name	Signature
Cale Goenner	Cale Goenner <small>Digitally signed by Cale Goenner DN: C=US, E=goecalw@dunwoody.edu, CN="Cale Goenner" Date: 2023.12.16 20:01:48-06'00'</small>
Zach Tigges	Zach Tigges <small>Digitally signed by Zach Tigges DN: C=US, E=tigzacs@dunwoody.edu, CN=Zach Tigges Date: 2023.12.16 20:19:12-06'00'</small>
William Jentges	William Jentges <small>Digitally signed by William Jentges DN: C=US, E=jenwllg@dunwoody.edu, CN=William Jentges Date: 2023.12.17 21:22:13-06'00'</small>
Quinn McCarthy	Quinn McCarthy <small>Digitally signed by Quinn McCarthy DN: C=US, E=mccqup@dunwoody.edu, CN=Quinn McCarthy Date: 2023.12.17 21:26:46-06'00'</small>
Noah Schmitz	Noah Schmitz <small>Digitally signed by Noah Schmitz DN: C=US, E=schnoad@dunwoody.edu, CN=Noah Schmitz Date: 2023.12.18 20:35:51-06'00'</small>

**Alternate Members (Optional):**

Print Name	Signature
Johnny Rotondo	Johnny Rotondo <small>Digitally signed by Johnny Rotondo DN: C=US, E=rotjohn@dunwoody.edu, CN=Johnny Rotondo Date: 2023.12.17 19:42:40-06'00'</small>

**Faculty Advisor/Coach:**

Print Name	Signature
Richard A. Larrabee	Richard A. Larrabee <small>Digitally signed by Richard A. Larrabee DN: C=US, E=rlarrabee@dunwoody.edu, CN=Richard A. Larrabee Date: 2023.12.18 22:38:19-06'00'</small>

**This form is REQUIRED. Submit one (1) copy per team within your proposal submission.**