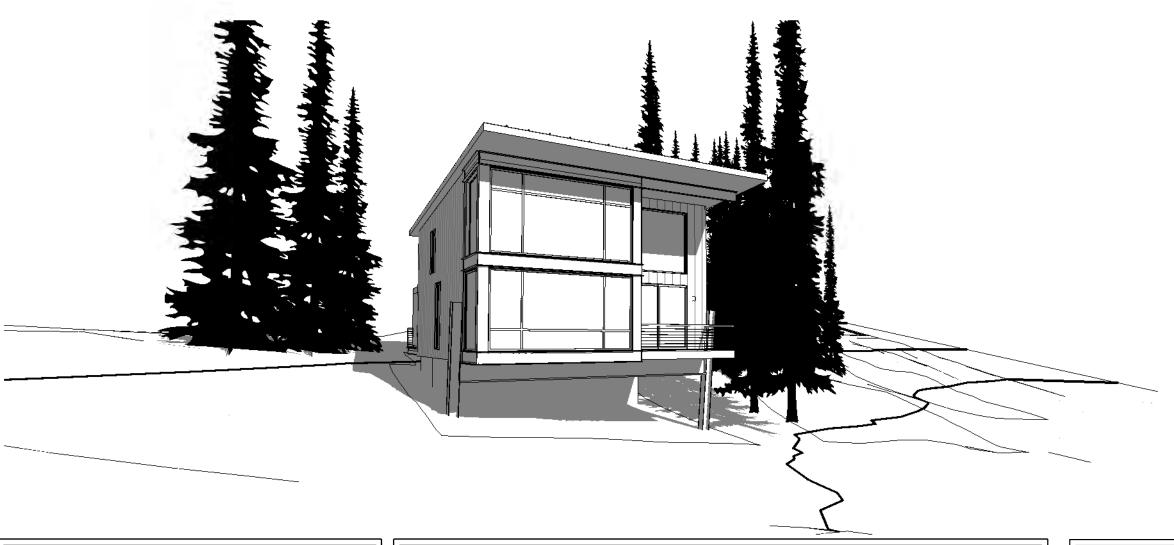
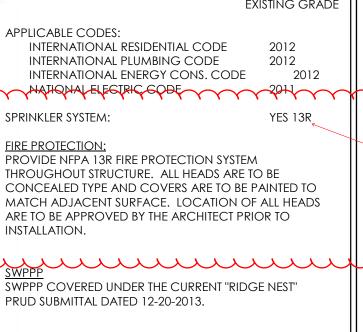
RIDGE NEST - LOT 4

SUMMIT POWDER MOUNTAIN, UTAH 84310



CODE SUMMARY ZONE: PRUD FV-1 HOMESITE NUMBER: SUMMIT POWDER MOUNTAIN ARC AREA CALCULATIONS TOTAL SQUARE FOOTAGE: 878 SQ. FT. <u>403 SQ. FT</u> 1,281 SQ. FT. **BUILDING HEIGHT:** ALLOWABLE: 35'-0" ABOVE EXISTING GRADE APPLICABLE CODES: INTERNATIONAL RESIDENTIAL CODE INTERNATIONAL PLUMBING CODE 2012 INTERNATIONAL ENERGY CONS. CODE 2012 MATIONAL ELECTRIC CODE 2011 FIRE PROTECTION:



OWNER: EVAN MENDELSOHN & NICK MORTON

	OWNER:	EVAN MENDELSOHN & NICK MORTON			
	ARCHITECT:	BERTOLDI ARCHITECTS 2726 HARRISON BLVD. OGDEN, UTAH 84403 801.476.4330			
	STRUCTURAL:	LEI 3302 NORTH MAIN STREET SPANISH FORK, UTAH 84660 801.798.0555			
	CONTRACTOR	WATTS ENTERPRISES 5200 SOUTH HIGHLAND DRIVE #101 HOLLADAY, UTAH 84117 801.272.7111			
/) may I 13D s	e a 13R system be installed, a system is also ed and may be			

the best choice for a

Please clarify which

system is to be

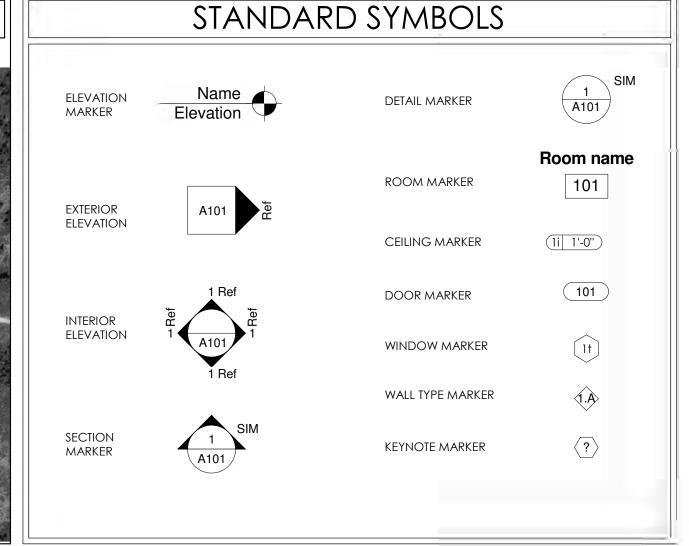
single family dwelling.

STANDARD ABBREVIATIONS

# NUMBER @ AT MFR. A.F.F. ABOVE FINISHED FLOOR MIN. ALUM. ALUMINUM MISC. APPROX. APPROXIMATELY MTL. ARCH. ARCHITECT/ARCHITECTURAL N.I.C. BLDG. BUILDING O.C. B.O. BOTTOM OF O.H. C.M.U. CONCRETE MASONRY UNIT OPP. COL. COLUMN PNT. CONC. CONCRETE PRE-FIN CONST. CONSTRUCTION PROJ. CONT. CONTINUOUS QTY. COORD. COORDINATE RAD DET. DETAIL REQ. DIA. DIAMETER RM. DWGS. DRAWINGS ELECT. ELECTRICAL SHT. EQ. EQUAL EXIST. EXISTING EXT. EXTERIOR FDN. FOUNDATION S.F. F.F. FINISH FLOOR F.V. FIELD VERIFY GWB. GYPSUM WALL BOARD H.M. HOLLOW METAL HT. HEIGHT HVAC HEATING/VENTILATION/AIR CONDITIONING INSUL. INSULATE INT. INTERIOR INT. MAINTENANCE	PROJECT QUANTITY RADIUS REQUIRED ROOM . SCHEDULE SHEET SIMILAR SPECIFICATIONS . STRUCTURAL SQUARE FEET SQUARE FEET TOP OF TOP OF FOOTING TOP OF SLAB TOP OF WALL TYPICAL THERMOFUSED MELAMINE
---	---

VICINITY MAP





SHEET LIST

		SHELL LIST
1	GENERA	L
	AG-001	COVER SHEET
	LANDSC	APE
	AS-101	SITE SURVEY
	AS-102	BUILDING ENVELOPE / UTILITY PLAN
	AS-103	GRADING PLAN
	LP-101	LANDSCAPE PLAN
	LP-102	PLANT MATERIALS
	ARCHITE	CTURE
	AE-100	FOUNDATION PLAN
l	AE-101	MAIN AND LOFT LEVEL PLANS
	AE-102	ROOF PLAN
	AE-111	MAIN AND LOFT LEVEL REFLECTED CEILI PLANS
	AE-121	MAIN AND LOFT LEVEL LIGHTING PLANS
	AE-131	MAIN AND LOFT LEVEL POWER PLANS
	AE-141	MAIN AND LOFT LEVEL HVAC PLANS
	AE-201	EXTERIOR ELEVATIONS
	AE-202	EXTERIOR ELEVATIONS
	AE-301	BUILDING SECTIONS
	AE-311	WALL SECTIONS
	AE-321	DETAILS
	AE-411	STAIR PLAN AND SECTIONS
I	AE-521	OPENING DETAILS
I	AE-601	OPENING SCHEDULE

AI-601 FINISH SCHEDULE AND SPECIFICATIONS STRUCTURAL SN.0 STRUCTURAL NOTES

AI-401 INTERIOR ELEVATIONS
AI-402 INTERIOR ELEVATIONS

AI-403 INTERIOR ELEVATIONS

AE-602 OPENING TYPES

\$1.0 FOOTING & FOUNDATION PLAN
\$2.0 MAIN / LOFT SHEAR PLAN

AI-101 MAIN AND LOFT LEVEL FINISH PLAN

- S2.0 MAIN / LOFT SHEAR PLANS3.0 MAIN / LOFT FRAMING PLANS3.1 ROOF FRAMING PLAN
- S4.0 STRUCTURAL DETAILS
 S4.1 STRUCTURAL DETAILS
- S4.2 UPPER FLOOR SHEAR PLAN

GENERAL NOTES

- A. ALL WORK TO BE DONE SHALL BE IN COMPLIANCE OF THE 2012 IRC. GENERAL CONTRACTORS SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND
- ORDINANCES GOVERNING THIS WORK.

 B. CONTRACTORS SHALL VERIFY ALL EXISTING
 CONDITIONS AND DIMENSIONS PRIOR TO
 CONSTRUCTION AND NOTIFY ARCHITECT
 OF ANY DISCREPANCIES BEFORE
- CONTINUING WITH THE WORK.

 GENERAL CONTRACTOR SHALL CLOSELY
 COORDINATE ALL TRADES TO EXPEDITE
 CONSTRUCTION AND ENFORCE THE
- HIGHEST QUALITY OF WORKMANSHIP OF THE INVOLVED TRADES.

 D. DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE
- DRAWINGS.

 E. ALL DIMENSIONS GIVEN ARE TO FACE OF STUD UNLESS OTHERWISE NOTED ON
- F. MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION OF ALL MATERIALS AND EQUIPMENT SHALL BE FOLLOWED.
- G. SUB-CONTRACTORS SHALL FAMILIARIZE
 THEMSELVES WITH ALL PORTIONS OF THE
 WORK INCLUDING DRAWINGS,
- SPECIFICATIONS AND ADDENDUMS.

 SUB-CONTRACTORS SHALL NOT PREPARE BIDS FROM PARTIAL SETS OF DRAWINGS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES IN THE DRAWINGS AND SPECIFICATIONS FOR CLARIFICATION, OTHERWISE THE

CONTRACTOR SHALL ASSUME THE MOST

RESTRICTIVE AND/OR COSTLY

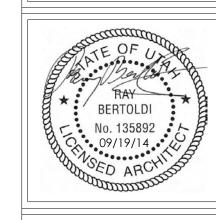
ALTERNATIVE.
CONTRACTOR TO COORDINATE ALL
WORK WITH OWNERS VENDORS.
SUBCONTRACTORS ARE TO BE FAMILIAR
WITH ALL PORTIONS OF THE WORK. IT IS TO
BE NOTED THAT SUBCONTRACTORS WORK
IS NOT LIMITED TO SPECIFIC SHEETS AND
THAT ALL OF THE DRAWINGS MAY BE PART
OF THEIR SCOPE OF WORK AND OR
COORDINATION.



DGE NEST - LOT A

SUMMIT POWDER MOUNTAIN

UTAH 84310



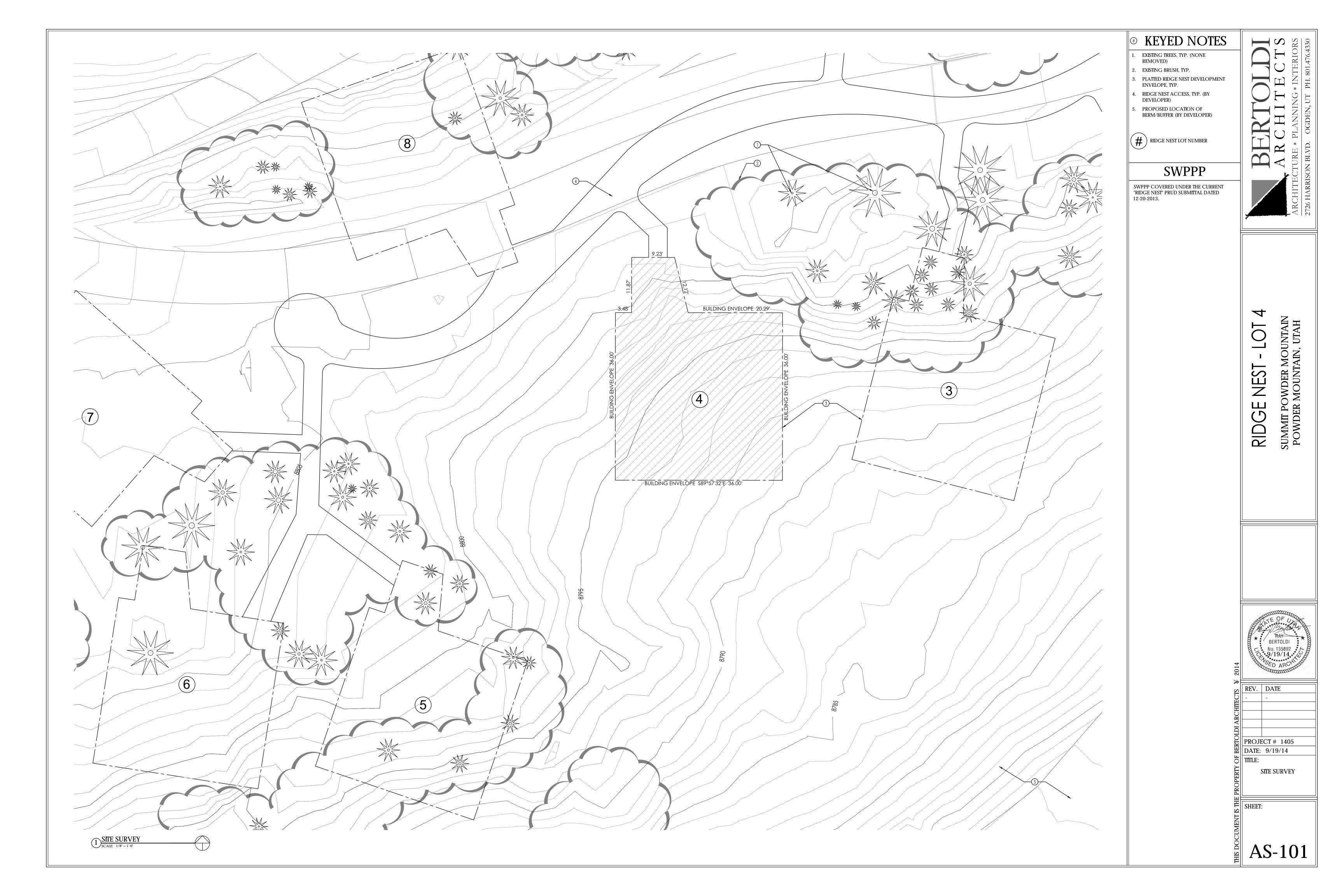
MAKE CORRECTIONS Weber Fire District

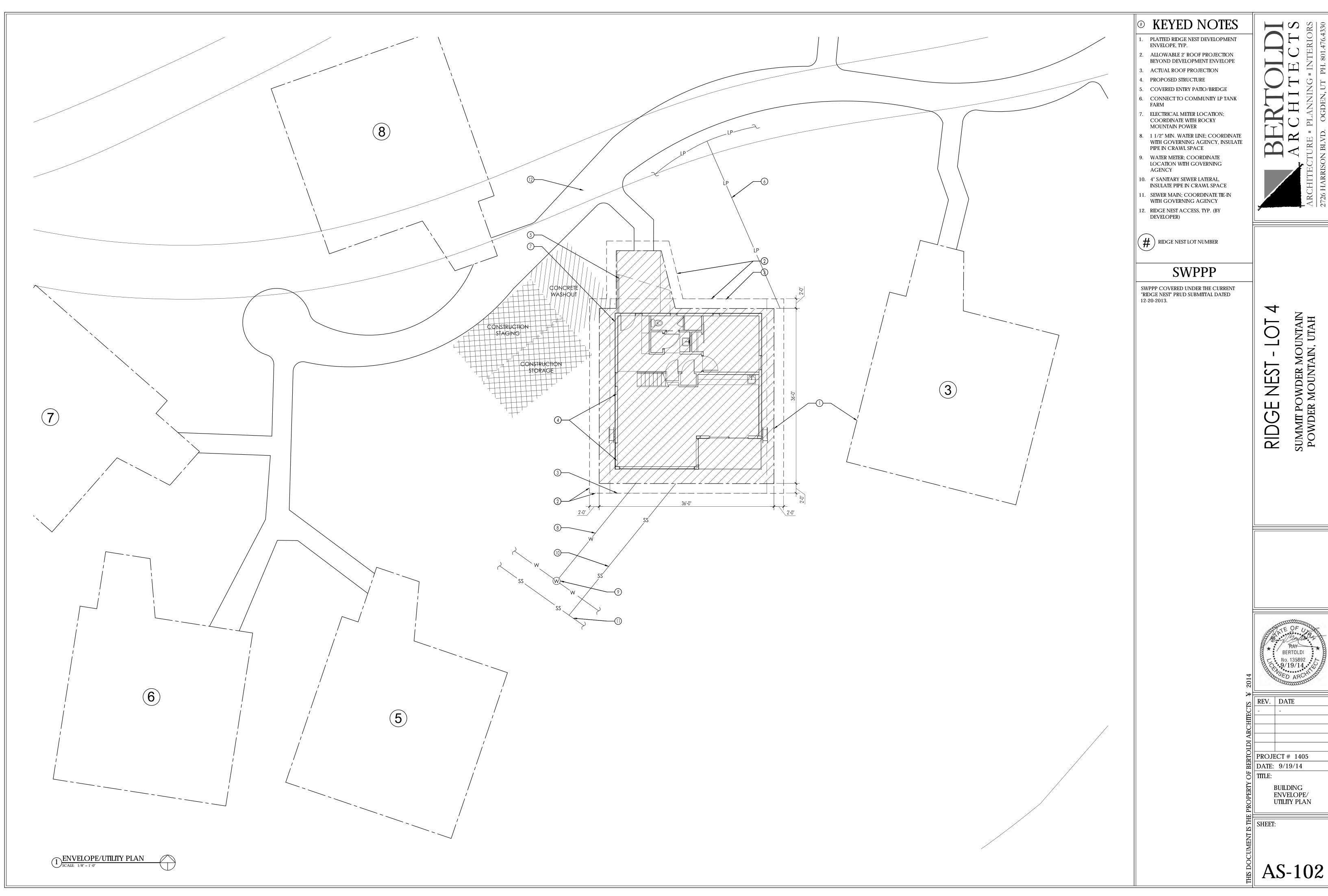
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PROJECT # 1405
DATE: 09/19/14
TITLE:
COVER SHEET
SHEET:

REV. DATE

D









A. LANDSCAPING OUTSIDE BUILDING ENVELOPE IS TO BE BY DEVELOPER.



- LCI 4

DUNTAIN

ARCHITECT

RIDGE NEST - LC SUMMIT POWDER MOUNT, UTAH 84310

RAY
BERTOLDI
No. 135892
09/19/14

REV. DATE

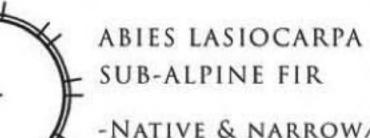
PROJECT # 1405
DATE: 09/19/14
TITLE:
LANDSCAPE PLAN

SHEET:

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR
WITH ALL PORTIONS OF THE WORK. IT IS TO BE
NOTED THAT SUBCONTRACTOR'S WORK IS NOT
LIMITED TO SPECIFIC SHEETS AND THAT ALL OF
THE DRAWINGS MAY BE PART OF THEIR SCOPE
OF WORK AND/OR COORDINATION.

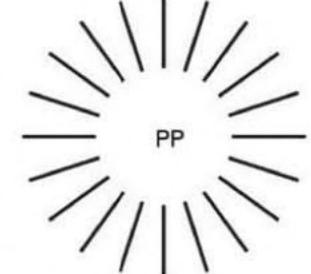
LP-101





-NATIVE & NARROW/STEEPLE SHAPED EVERGREEN TREE EXCELLENT FOR TIGHT SPACES.

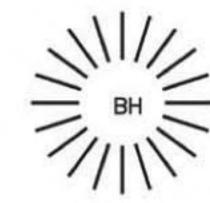




PICEA PUNGENS COLORADO SPRUCE

-NATIVE, GREEN TO BLUE-GREEN EVERGREEN WITH STIFF, REGULAR, HORIZONTAL BRANCHES THAT FORMS A BROAD PYRAMID.





PICEA GLAUCA DENSASTA - BLACK HILLS SPRUCE

-MODERATE TO SLOW GROWING, DENSE, PYRAMIDAL EVERGREEN TREE. WITHSTANDS WIND, HEAT, DROUGHT & COLD.

PLANT MATERIALS -SHRUBS



PICEA ABIES FORMANEK FROMANEK NORWAY
SPRUCE

-FORMS A DENSELY SPREADING MATTED CARPET.



MAHONIA AQUIFOLUM OREGON GRAPE

-NATIVE, SLOW GROWING BROAD LEAF EVERGREEN WITH PURPLE FALL COLOR, YELLOW SPRING FLOWERS YIELD BLUE FRUIT.



PINUS SYLVESTRIS 'ALBYN
PROSTRATE' - ALBYN SPREADING
SCOTCH PINE

-VIGOROUS EVERGREEN MAKES AN EXCELLENT GROUNDCOVER THAT SPILLS OVER BANKS AND RAMBLES THROUGH THE LANDSCAPE.



HC PINUS SYLVESTRIS 'HILLSIDE CREEPER' - HILLSIDE CREEPER SCOTCH PINE

-CREEPING VERSION OF THE SCOTCH PINE, BRIGHT GOLD COLOR IN WINTER. EXCELLENT FOR ROCK GARDENS.

ARCHITECTURE - PLANNING - INTERIO

SUMMIT POWDER MOUNTAIN



REV. DATE

PROJECT # 1405

DATE: 09/19/14

PLANT MATERIALS

SHEE

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

LP-102

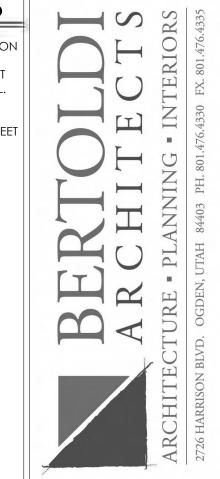
31' - 3" STEEL COLUMN, REFER TO STRUCTURAL STEEL COLUMN, REFER TO STRUCTURAL CONCRETE FOUNDATION, REFER TO STRUCTURAL — CONCRETE FOUNDATION, REFER TO STRUCTURAL - CONCRETE FOUNDATION, REFER TO STRUCTURAL 1'-0" METAL CRAWL SPACE -VENT, PAINT TO MATCH CONC., REFER TO GEN. NOTE C 1'-0" METAL CRAWL SPACE VENT, PAINT TO MATCH CONC., REFER TO GEN. NOTE C 29' - 6" FLOOR DRAIN SLOPE FLOOR TO DRAIN, TIE INTO SANITARY SEWER 1 FOOTING AND FOUNDATION PLAN 1/4" = 1'-0"

GENERAL NOTES

- A. DIMENSIONS ARE TO FACE OF FOUNDATION
- A. DIMENSIONS ARE TO FACE OF FOUNDATION WALL.

 B. THIS PLAN IS FOR DIMENSIONAL & LAYOUT PURPOSES; COORDINATE W/ STRUCTURAL.

 C. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT FOR EACH 1500 SQUARE FEET OF UNDER-FLOOR SPACE AREA.



RIDGE NEST

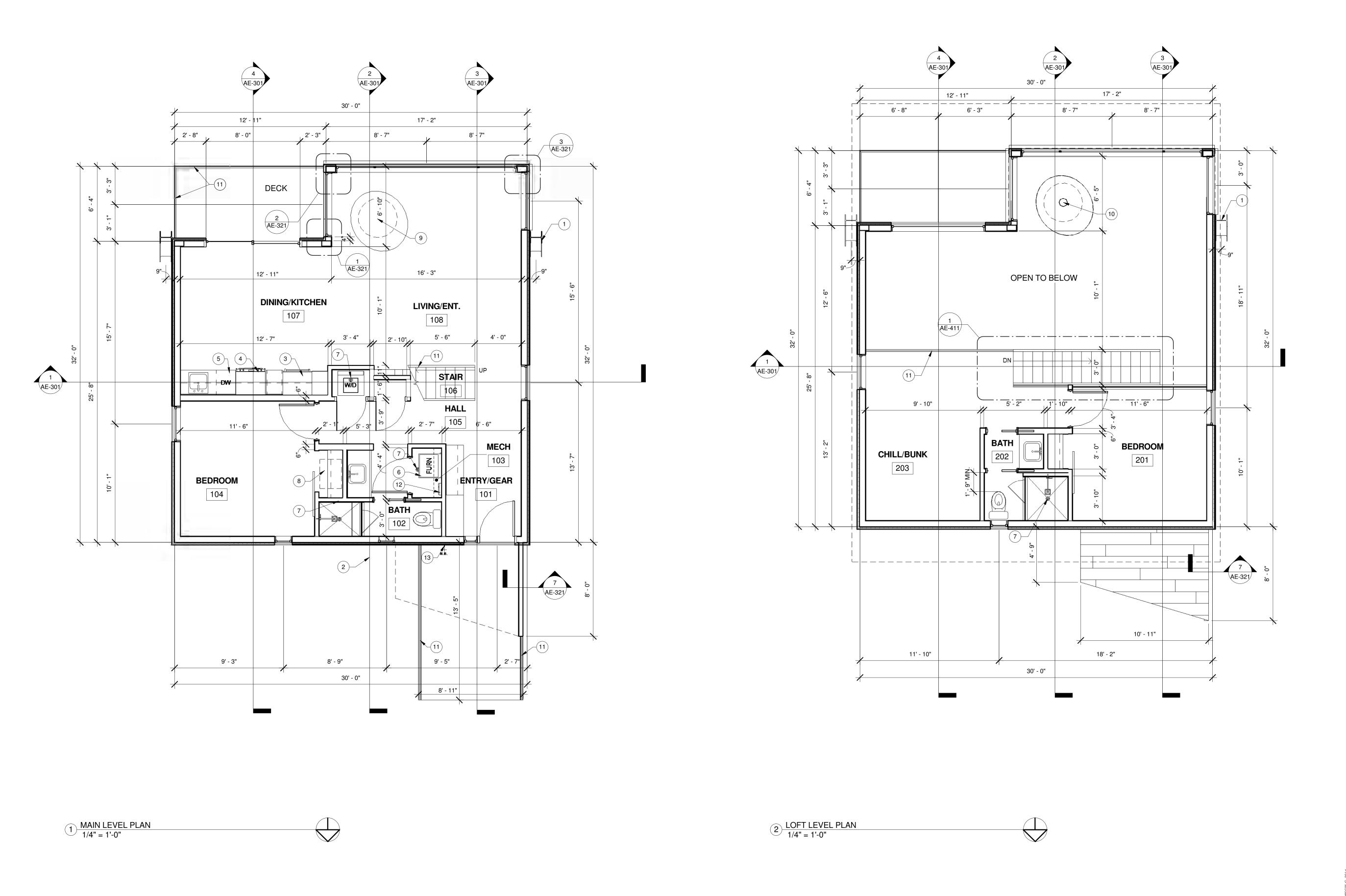


REV. DATE

PROJECT # 1405 DATE: 09/19/14

FOUNDATION PLAN

SHEET:



- A. ALL DIMENSIONS ARE TO ROUGH FRAMING, UNLESS OTHERWISE NOTED
- (U.N.O.)

 B. PROVIDE WATER RESISTANT GWB AT WET LOCATIONS.

 C. PROVIDE SOLID BLOCKING AS REQ'D
- FOR ART, CABINETS, FIXTURES, EQUIPMENT AND ACCESSORIES AS REQ'D BY EACH COMPONENTS MANUFACTURER, INCLUDING OWNERS ACCESSORIES AND EQUIPMENT.
- D. ALL DOORS SHALL BE INSTALLED 4" FROM WALL, U.N.O.
- E. REFER TO FINISH PLAN FOR INTERIOR
 ELEVATION REFERENCES.
 F. ALL INTERIOR WALLS TO BE WOOD STUDS
- WITH 1/2" GWB BOTH SIDES U.N.O.
- G. SOUND INSULATE ALL WALLS.
 H. FIREPLACE FLUES TO BE FRAMED WITH REQUIRED IRC CLEARANCES.

STEEL COLUMN, PAINTED, REFER TO

- STRUCTURAL 2 ROOF OVERHANG
- 3 REFRIGERATOR/FREEZER
- 4 RANGE 5 DISHWASHER
- 6 FURNACE, PROVIDE A SINGLE DUCT FOR COMBUSTION AIR WITH A MIN. DUCT SIZE OF 1 SQ. IN. PER 3,000 BTU/HOUR INPUT. OPENING TO BE IN THE TOP 12" OF THE ROOM PER IRC G2407.6.2
- 7 FLOOR DRAIN
- 8 22"X30" CRAWL SPACE ACCESS
- 9 FIREPLACE 10 FIREPLACE FLUE
- 11 STEEL CABLE RAILING, REFER TO DETAIL 5/AE-411
- 12 TANKLESS WALL MOUNTED WATER HEATER
- 13 HOSE BIB

RIDGE NEST



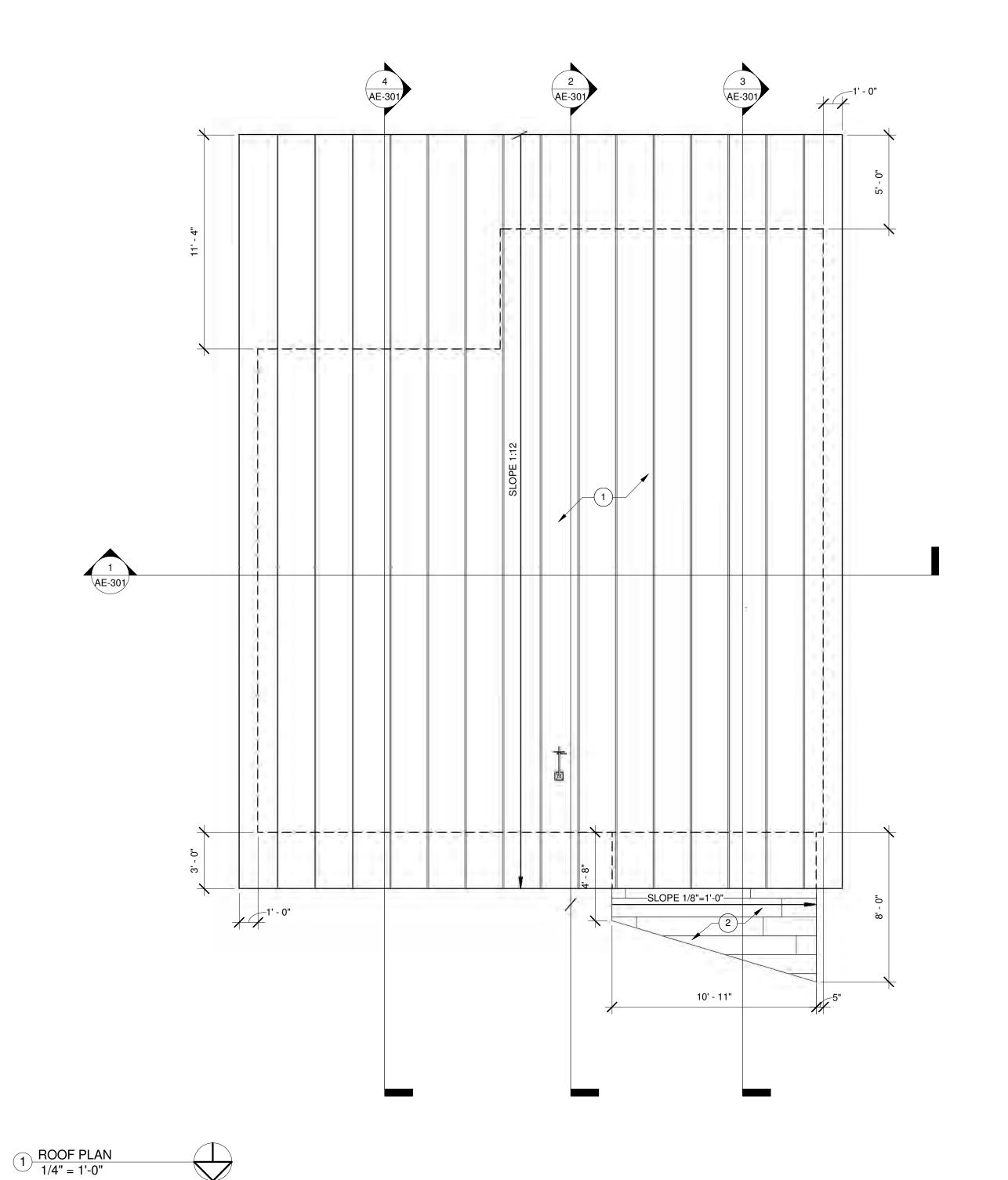
REV. DATE

PROJECT # 1405

DATE: 09/19/14

MAIN AND LOFT LEVEL PLANS

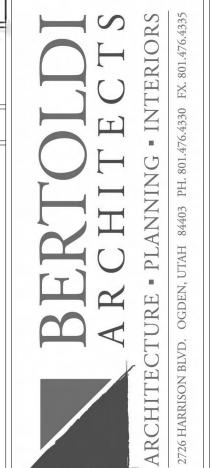
SHEET:



ALL ROOF VENT PENETRATIONS ARE TO BE PAINTED TO MATCH METAL PANELS.

KEYED NOTES

- PRE-FINISHED, MECHANICALLY SEAMED
 STANDING SEAM METAL ROOFING SYSTEM
 OVER HIGH TEMPERATURE ICE AND
 WATERSHIELD. ROOF IS TO HAVE A 20 YEAR WARRANTY
- 2 FLAT SEAMED METAL PANELS OVER HIGH TEMPERATURE ICE AND WATER SHIELD. ROOF IS TO HAVE A 20 YEAR WARRANTY



4 RIDGE NEST

SUMMIT POWDER MOUNTAIN UTAH 84310

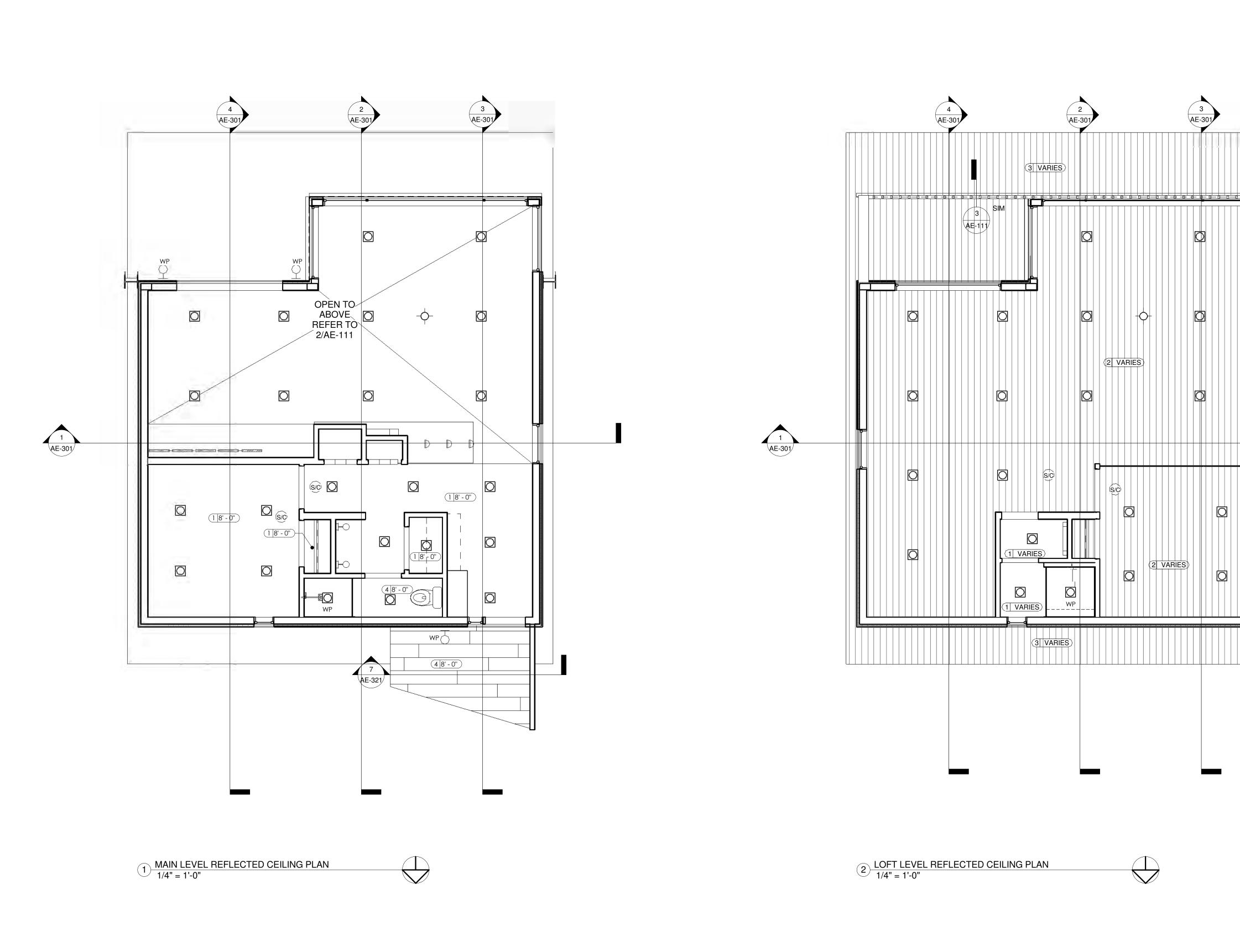


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PROJECT # 1405 DATE: 09/19/14

ROOF PLAN

SHEET:



- A. NOTED CEILING HEIGHTS ARE FROM DESIGNATED FINISH FLOOR
- ELEVATIONS. B. <u>FIRE PROTECTION:</u> PROVIDE 13R TYPE
- FIRE PROTECTION SYSTEM THROUGHOUT STRUCTURE. ALL HEADS ARE TO BE CONCEALED TYPE AND COVERS ARE TO BE PAINTED TO MATCH ADJACENT SURFACE. LOCATION OF ALL HEADS ARE TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
- C. CEILING HEIGHTS ARE APPROXIMATE. REFER TO BUILDING SECTIONS FOR STRUCTURE BEARING HEIGHTS. COORDINATE EXACT INSTALLATION LOCATION/HEIGHT WITH ARCHITECT. D. PROVIDE SMOKE/FIRE ALARMS PER

LEGEND

HEIGHT ABOVE FINISHED FLOOR — CEILING TYPE

1. 1/2" GWB ATTACHED TO STRUCTURE,

CEILING TYPES

- PAINTED 2. TONGUE AND GROOVE CEDAR
- ATTACHED TO STRUCTURE 3. TONGUE AND GROOVE CEDAR SOFFIT
- 4. FLAT SEEMED METAL PANEL ATTACHED TO STRUCTURE

SYMBOL KEY

SQUARE RECESSED, COOPER, LENSED CAN, OR SIMILAR

LARGE SPICA PENDANT LIGHT -POWDER COATED WHITE,

COORDINATE EXACT LOCATION W/ ARCHITECT ON SITE

UNDER CABINET LIGHTING

WP WATER PROOF FIXTURE ATLANTIS 1640SW $+\bigcirc$

☐ INTERIOR WALL MOUNT LIGHT

FIXTURE, 2342.16-DIM-STILETTO STEP LIGHT ON STAIR RISER

700BCSPAN2S-LED830

 STEEL CHANNEL, REFER TO STRUCTURAL

LED TAPE LIGHT

3 CEILING DETAIL
1 1/2" = 1'-0"

CARBON MONOXIDE/SMOKE DETECTOR. DETECTORS SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY AND PROVIDED WITH BATTERY
BACK-UP. LOCATIONS AND
INSTALLATION ARE TO MEET IRC
R314.4 AND R315.1 AND STATE **AMENDMENTS**

Ш Z



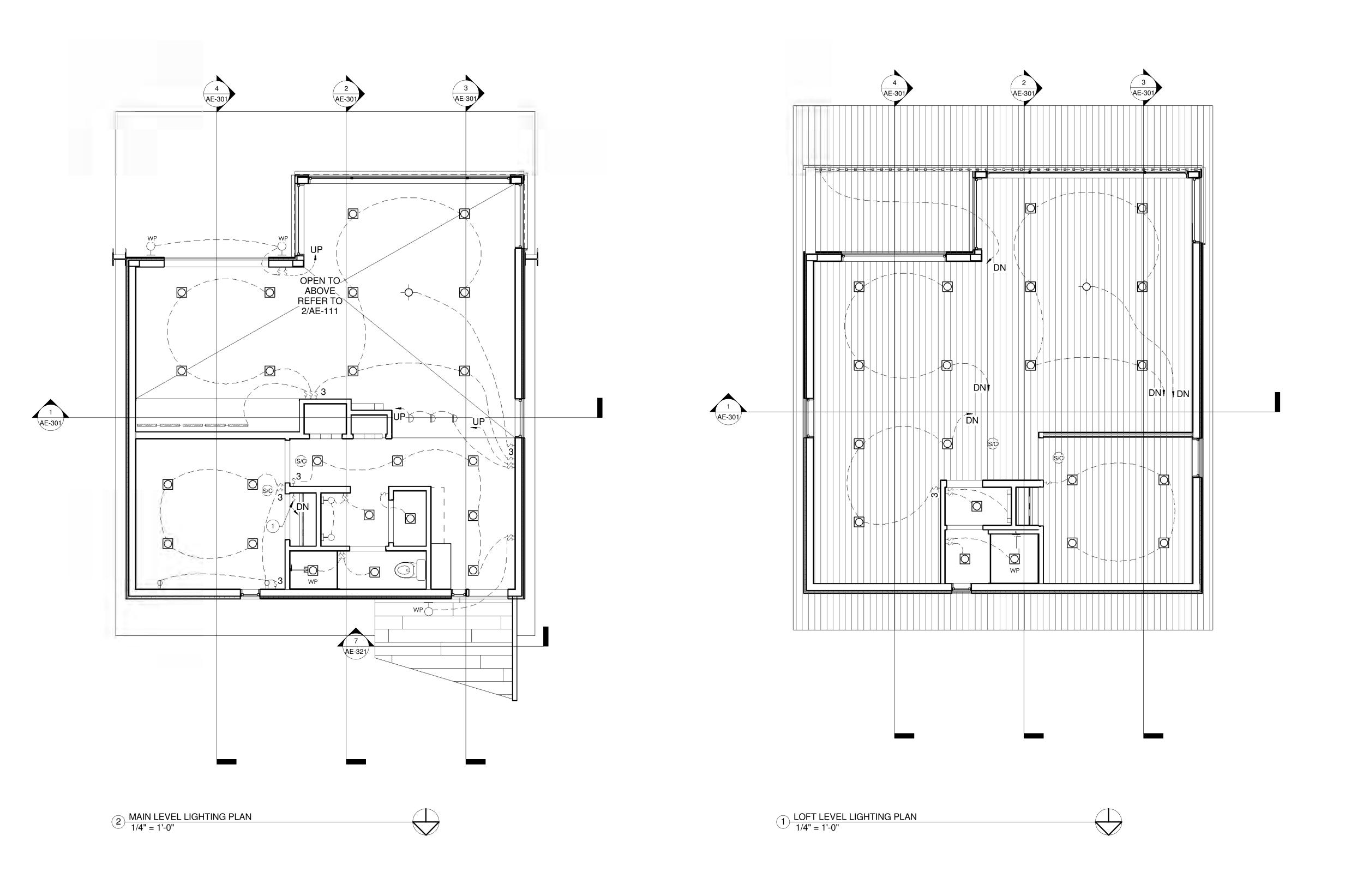
REV. DATE

PROJECT # 1405

DATE: 09/19/14 TITLE: MAIN AND LOFT LEVEL REFLECTED

CEILING PLANS

SHEET:



- A. PROVIDE SMOKE/FIRE ALARMS PER
- B. ALL LIGHTS TO BE LED
 C. ALL LIGHT SWITCHES TO BE ROCKER
 TYPE.

SYMBOL KEY

SQUARE RECESSED, COOPER, LENSED CAN, OR SIMILAR

LARGE SPICA PENDANT LIGHT -POWDER COATED WHITE, COORDINATE EXACT LOCATION W/ ARCHITECT ON SITE

UNDER CABINET LIGHTING



ATLANTIS 1640SW

INTERIOR WALL MOUNT LIGHT FIXTURE, 2342.16-DIM-STILETTO

STEP LIGHT ON STAIR RISER

©—□—□—□ LED TAPE LIGHT





CARBON MONOXIDE/SMOKE DETECTOR. DETECTORS SHALL BE INTERCONNECTED, HARDWIRED TO THE BUILDING POWER SUPPLY AND PROVIDED WITH BATTERY
BACK-UP. LOCATIONS AND INSTALLATION ARE TO MEET IRC R314.4 AND R315.1 AND STATE **AMENDMENTS**

KEYED NOTES

1 CRAWL SPACE LIGHT SWITCH, PROVIDE SINGLE CEILING MOUNTED FIXTURE IN CRAWL SPACE

RIDGE NEST

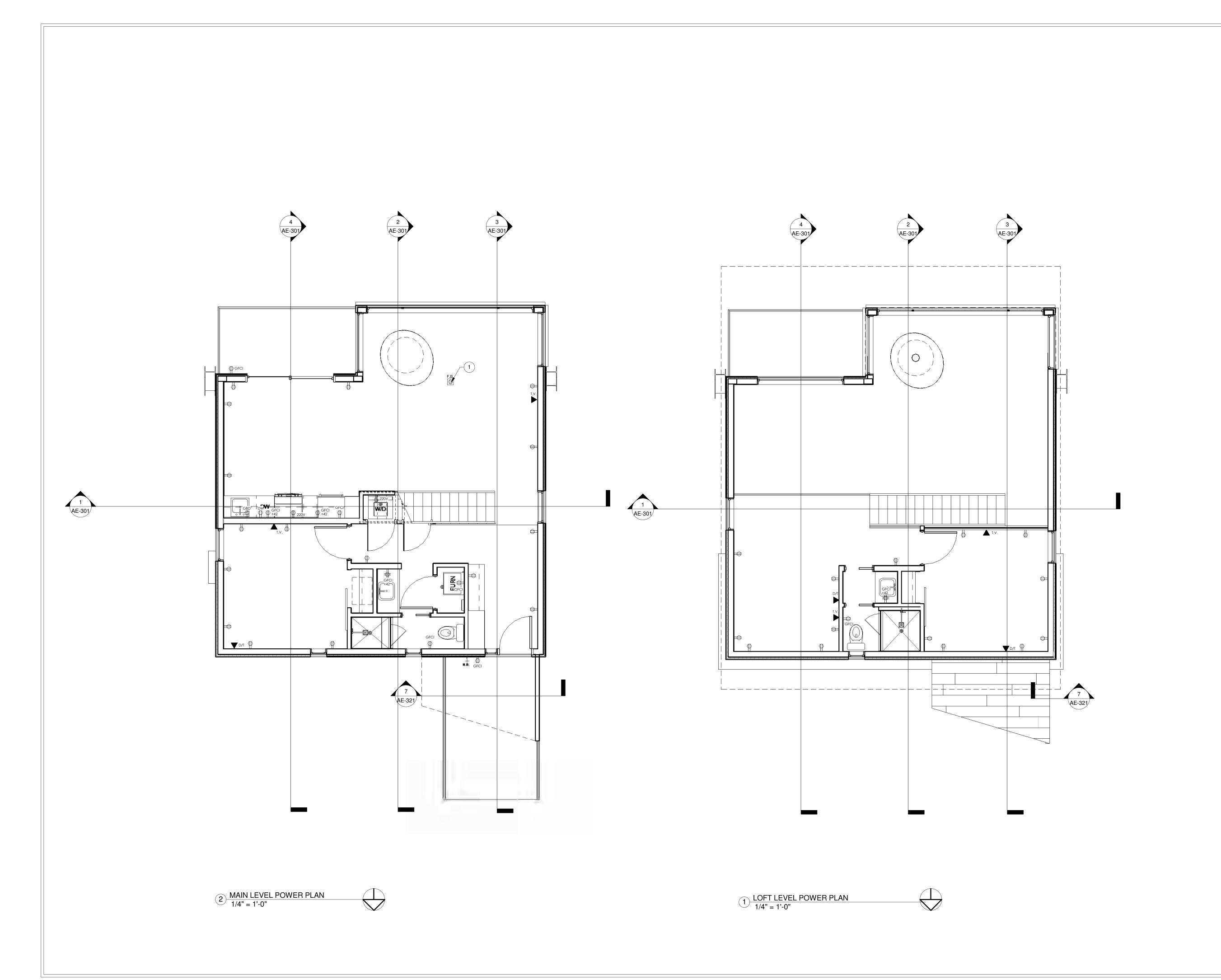


REV. DATE

PROJECT # 1405 DATE: 09/19/14

TITLE: MAIN AND LOFT LEVEL LIGHTING PLANS

SHEET:



- A. ALL ELECTRICAL OUTLETS WILL BE (TR)
 TAMPER RESISTANT PER IRC 4002.14
 B. ALL ELECTRICAL CIRCUITS PROVIDING POWER TO BEDROOMS SHALL BE
- PROVIDED WITH ARC-FAULT CIRCUIT INTERRUPTERS AS REQUIRED BY IRC E3902.1 (AS AMENDED BY THE STATE OF UTAH)
- C. VERIFY THAT SPACING OF ALL OUTLETS MEET IRC 3901.2.1
- D. ALL EXTERIOR OUTLETS MUST BE GFCI PROTECTED (IRC E3902).

 E. ALL OUTLETS SERVING KITCHEN TO BE GFCI PROTECTED PER IRC E3902.6.

SYMBOL KEY

- Φ OUTLET

- ⊕ DW DISH WASHER OUTLET
- → FOUR PLEX OUTLET
- D/T DATA/TELEPHONE
- T.V. TELEVISION CONNECTION
- ₩_{GBD} GARBAGE DISPOSAL
- **₽**220V OUTLET
- FLOOR BOX OUTLET. VERIFY FINAL LOCATION W/ OWNER/ARCHITECT

KEYED NOTES

COORDINATE EXACT LOCATION W/ ARCHITECT ON SITE



RIDGE NEST



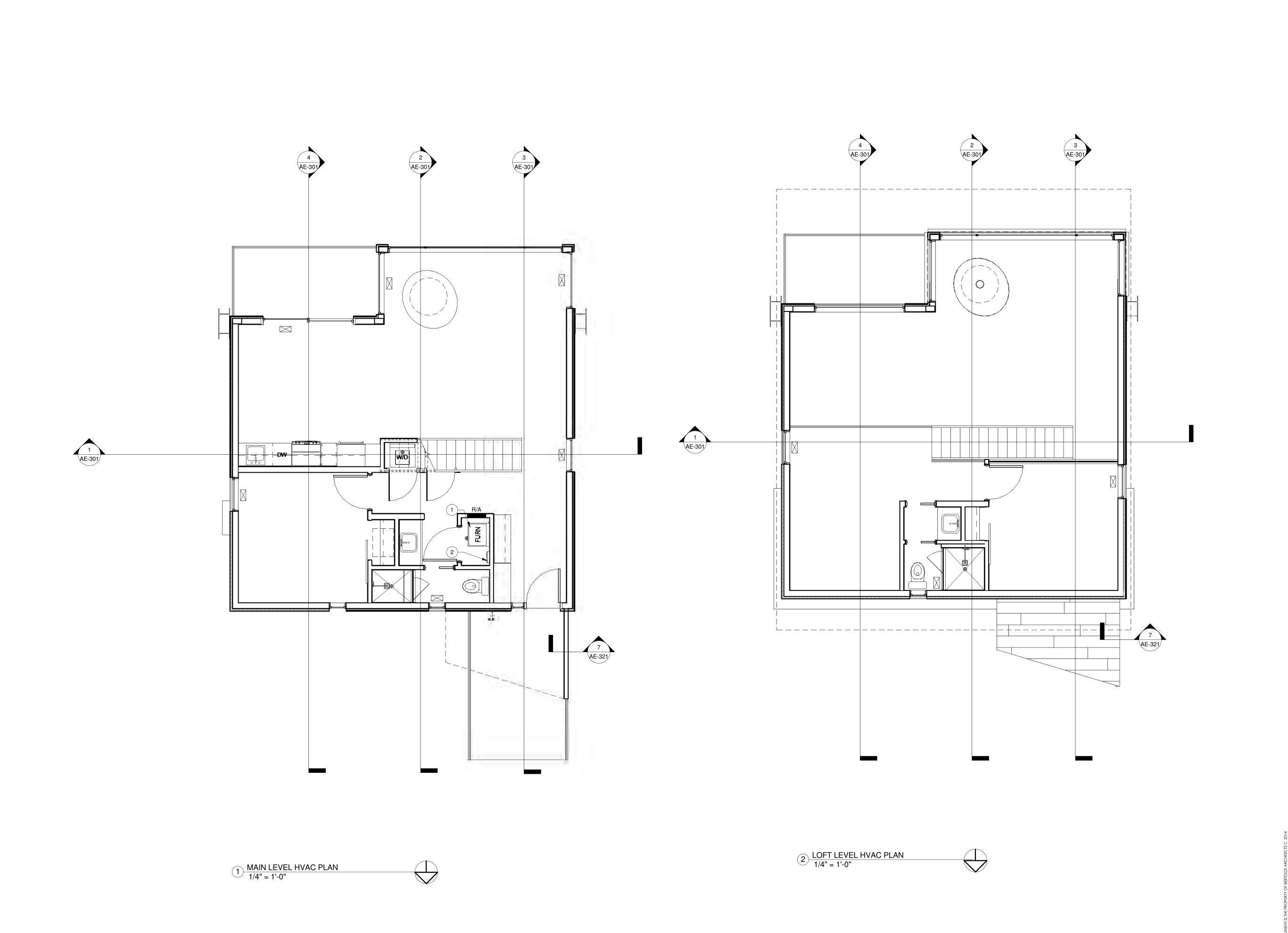
REV. DATE

PROJECT # 1405

DATE: 09/19/14

MAIN AND LOFT LEVEL POWER PLANS

SHEET:



- A. FURNACE AND DUCTS TO BE SIZED, ENGINEERED, AND GUARANTEED BY MECHANICAL CONTRACTOR TO PROVIDE ADEQUATE HEATING AND
- COOLING. B. SUPPLY & R/A LAYOUT IS CONCEPTUAL
- C. FINAL LOCATION OF ALL REGISTERS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- D. ANY DROPPED SOFFITS FOR HVAC DUCTWORK NOT SHOWN ARE TO BE MINIMIZED. COORDINATE LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
- E. COORDINATE LOCATIONS OF R/A GRILLES WITH ARCHITECT.
- F. ANY CEILING DROPS RESULTING FROM HVAC DESIGN MUST BE APPROVED BY ARCHITECT.
 G. DO NOT INSTALL ANY DUCTWORK
- WITHOUT CONSULTING A FINAL REVIEW WITH THE ARCHITECT AS TO THE
- H. PROVIDE REQUIRED WORKING SPACE IN FRONT OF EACH BOILER OR WATER HEATER IN ACCORDANCE WITH IRC M1305.1.
- . ALL DUCTWORK IN MAIN FLOOR CAVITY SPACE IS TO BE INSULATED.

SYMBOL KEY

SUPPLY AIR (FLOOR)

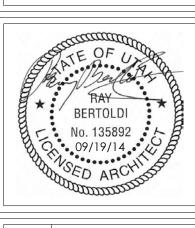


KEYED NOTES

1 FURNACE, PROVIDE A SINGLE DUCT FOR COMBUSTION AIR WITH A MIN. DUCT SIZE OF 1 SQ. IN. PER 3,000 BTU/HOUR INPUT. OPENING TO BE IN THE TOP 12" OF THE ROOM PER IRC G2407.6.2

2 TANKLESS WALL MOUNTED WATER HEATER

RIDGE NEST



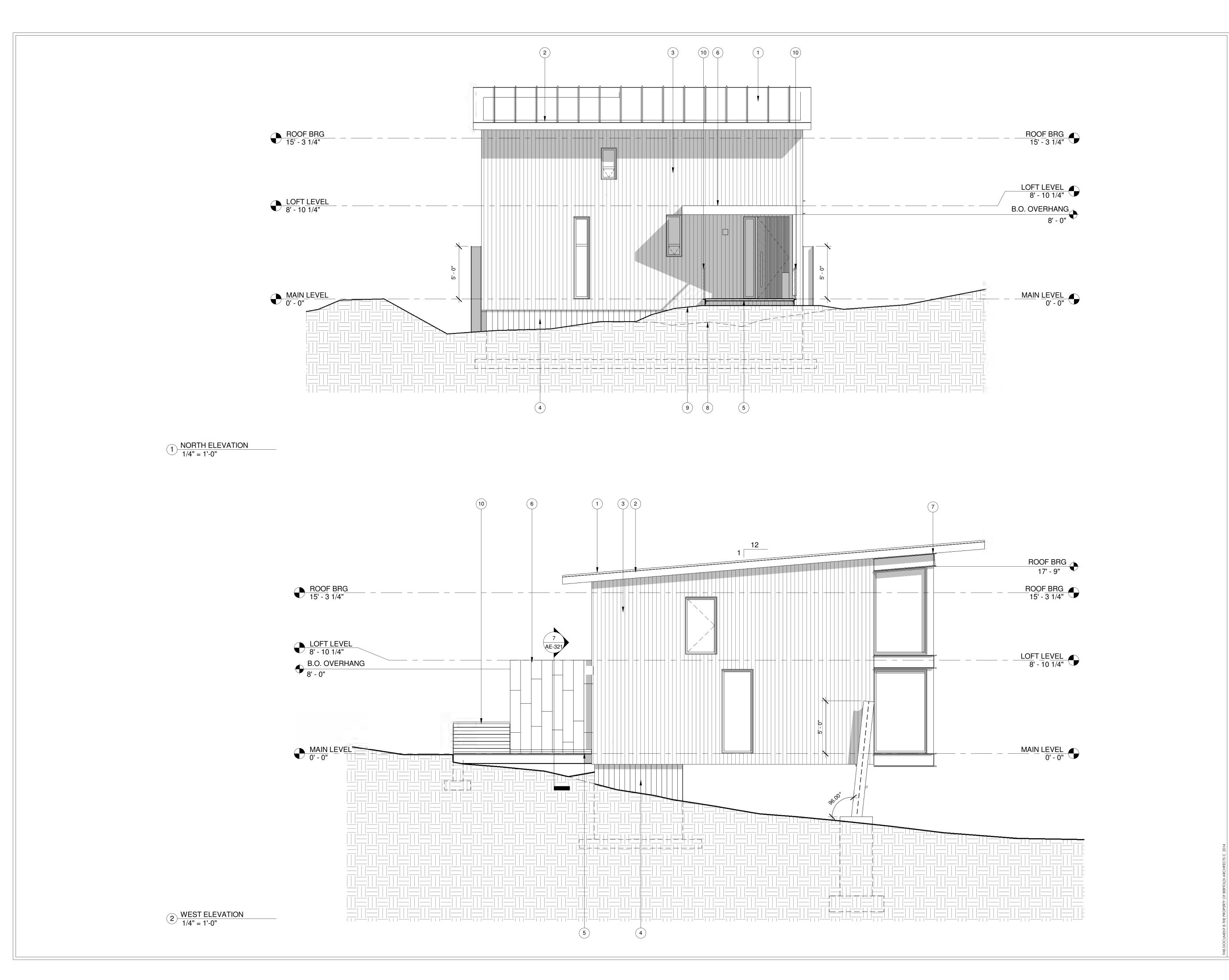
REV. DATE

PROJECT # 1405

DATE: 09/19/14

MAIN AND LOFT LEVEL HVAC PLANS

SHEET:



KEYED NOTES

- PRE-FINISHED, MECHANICALLY SEAMED STANDING SEAM METAL ROOFING SYSTEM OVER HIGH TEMPERATURE ICE AND WATERSHIELD. ROOF IS TO HAVE A 20 YEAR WARRANTY
- 2 RECLAIMED WOOD FASCIA
- 3 RECLAIMED WYOMING SNOW FENCE **WOOD SIDING**
- 4 BOARD FORMED CONCRETE WALL 5 STEEL GRATE ATTACHED TO STEEL BEAM, REFER TO DETAIL 10/AE-321
- 6 FLAT SEAMED METAL PANELS OVER HIGH TEMPERATURE ICE AND WATER SHIELD.
- ROOF IS TO HAVE A 20 YEAR WARRANTY 7 EXPOSED STEEL BEAM, PAINTED
- 8 EXISTING GRADE
- 9 PROPOSED GRADE
- 10 STEEL CABLE RAILING, REFER TO DETAIL 5/AE-411



4 RIDGE NEST

REV. DATE

PROJECT # 1405

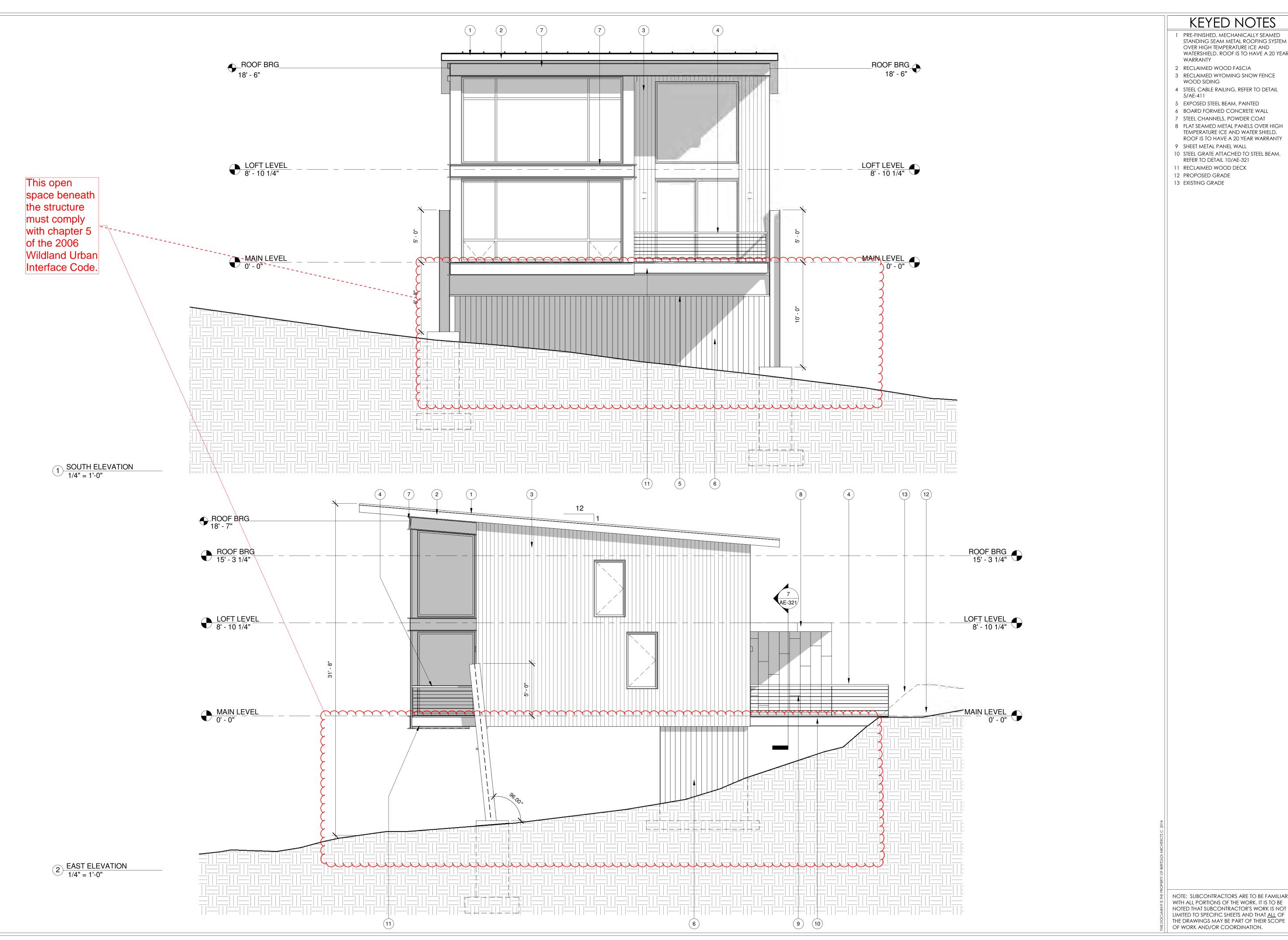
DATE: 09/19/14

EXTERIOR ELEVATIONS

SHEET:

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

AE-201



KEYED NOTES

- PRE-FINISHED, MECHANICALLY SEAMED STANDING SEAM METAL ROOFING SYSTEM OVER HIGH TEMPERATURE ICE AND WATERSHIELD. ROOF IS TO HAVE A 20 YEAR
- 2 RECLAIMED WOOD FASCIA
- 3 RECLAIMED WYOMING SNOW FENCE
- 4 STEEL CABLE RAILING, REFER TO DETAIL
- 6 BOARD FORMED CONCRETE WALL 7 STEEL CHANNELS, POWDER COAT
- 10 STEEL GRATE ATTACHED TO STEEL BEAM, REFER TO DETAIL 10/AE-321
- 11 RECLAIMED WOOD DECK

4 NEST RIDGE

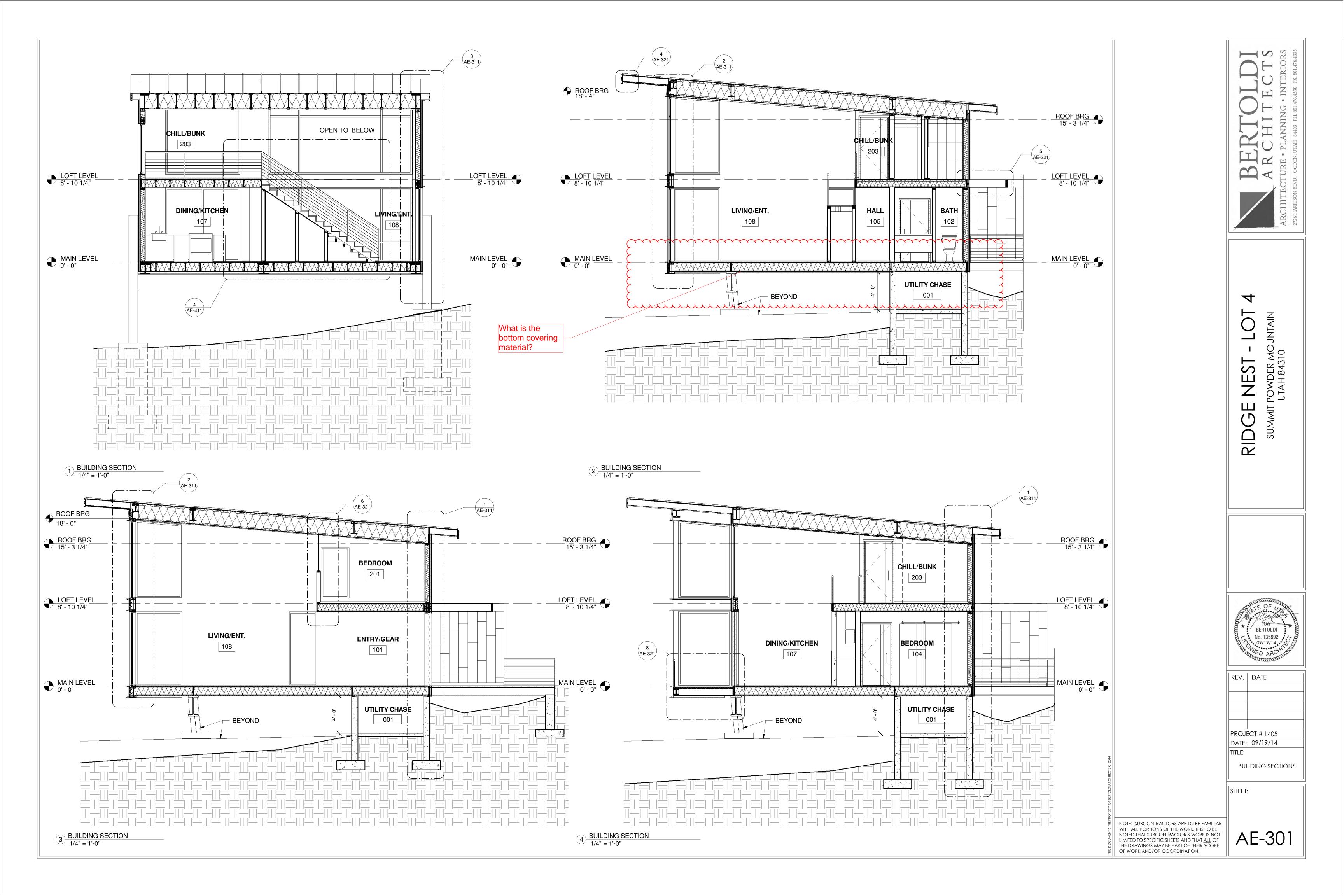
REV. DATE

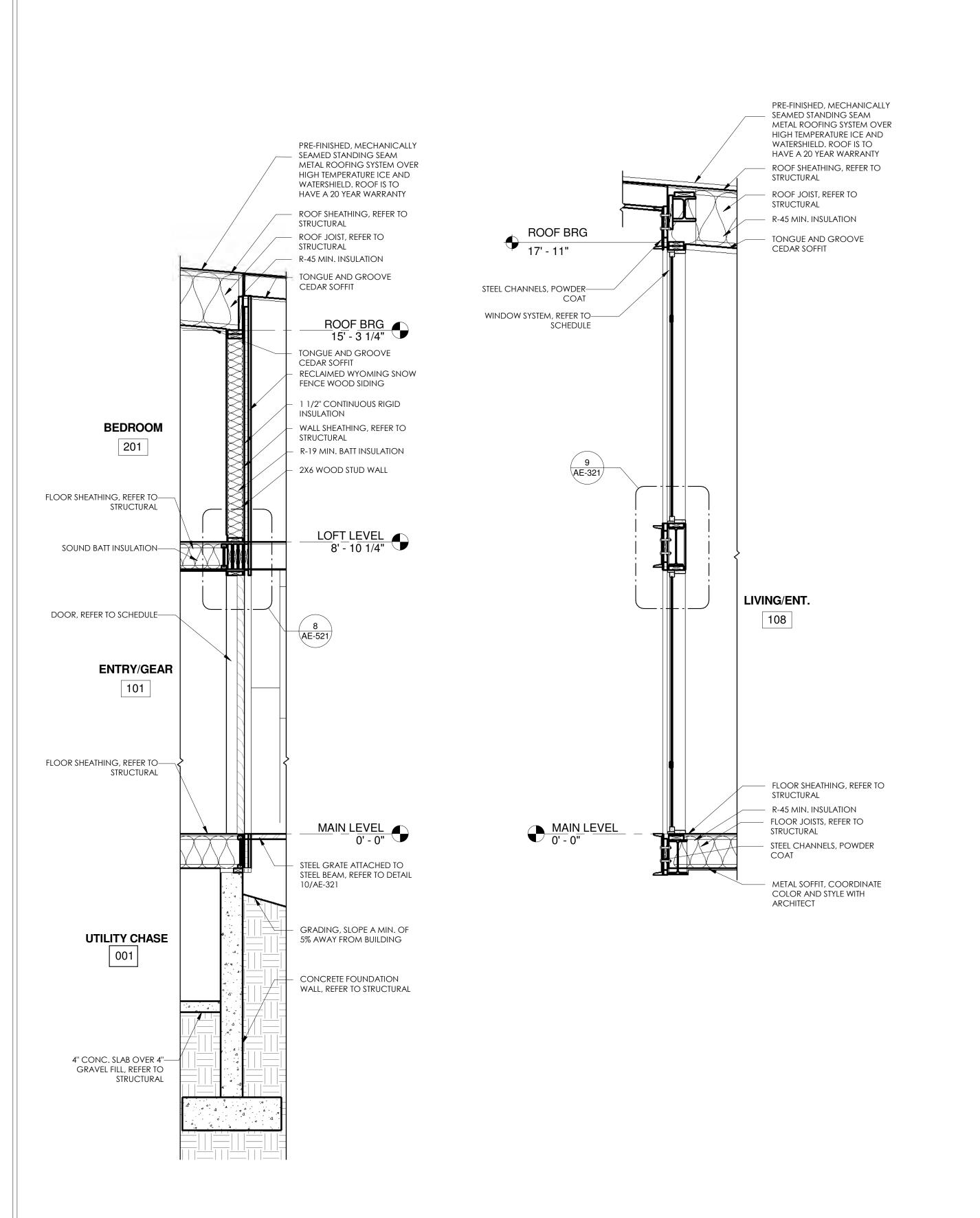
PROJECT # 1405

DATE: 09/19/14

EXTERIOR ELEVATIONS

SHEET:

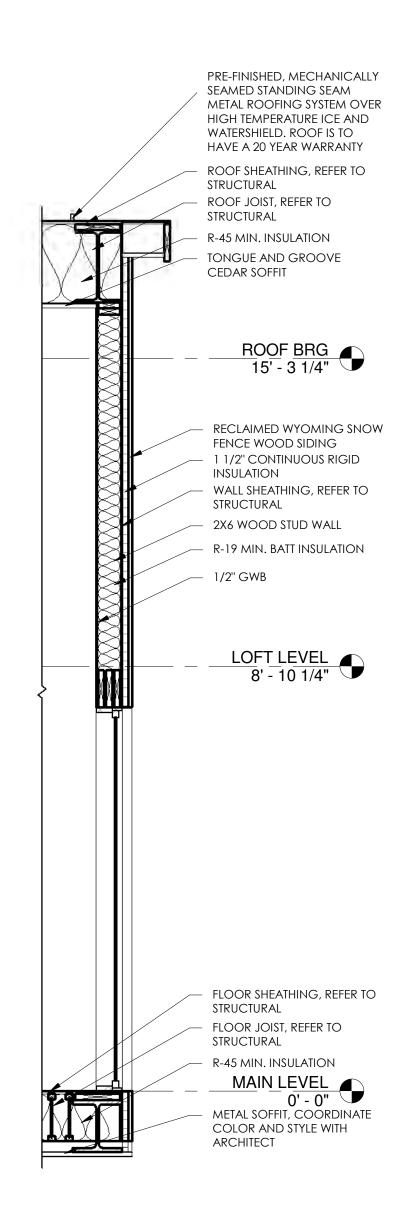




2 WALL SECTION 1/2" = 1'-0"

1 WALL SECTION

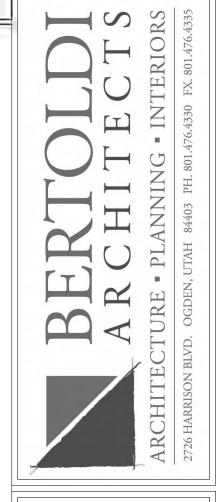
1/2" = 1'-0"



3 WALL SECTION 1/2" = 1'-0"

GENERAL NOTES

 REFER TO GRADING PLAN FOR FINISH GRADE ADJACENT TO FOUNDATION.
 REFER TO STRUCTURAL DRAWINGS FOR FOOTING AND FOUNDATION SIZES & REINFORCING REQUIREMENTS.



RIDGE NEST - LOT 4

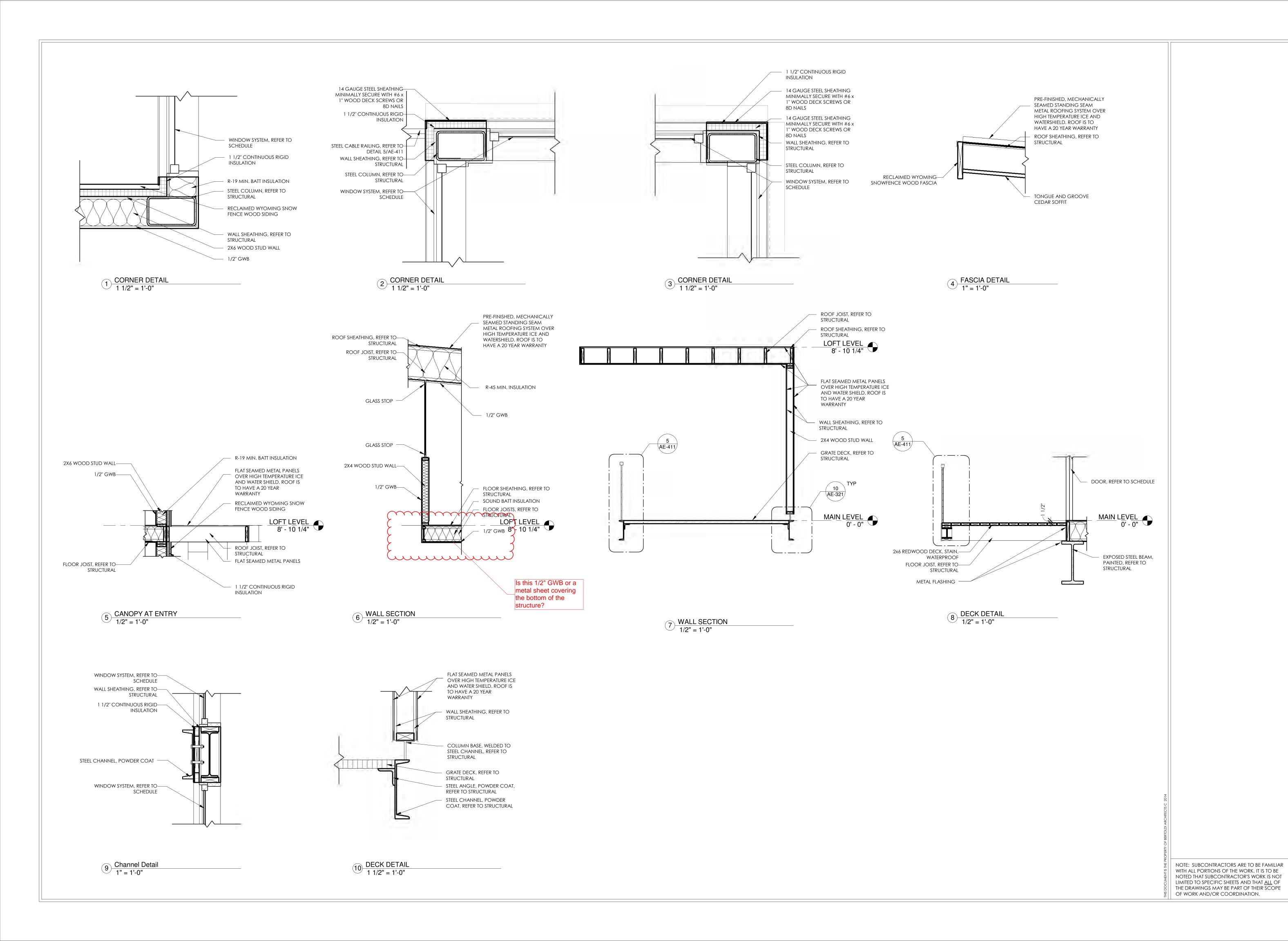
* BERTOLDI
No. 135892
O9/19/14
OF DARCHITCHISTORY

PROJE	ECT # 1405
DATE:	09/19/14
TITLE:	

REV. DATE

wall sections

SHEET:



RIDGE NEST - LOT 4

* BERTOLDI
No. 135892
09/19/14

REV. DATE

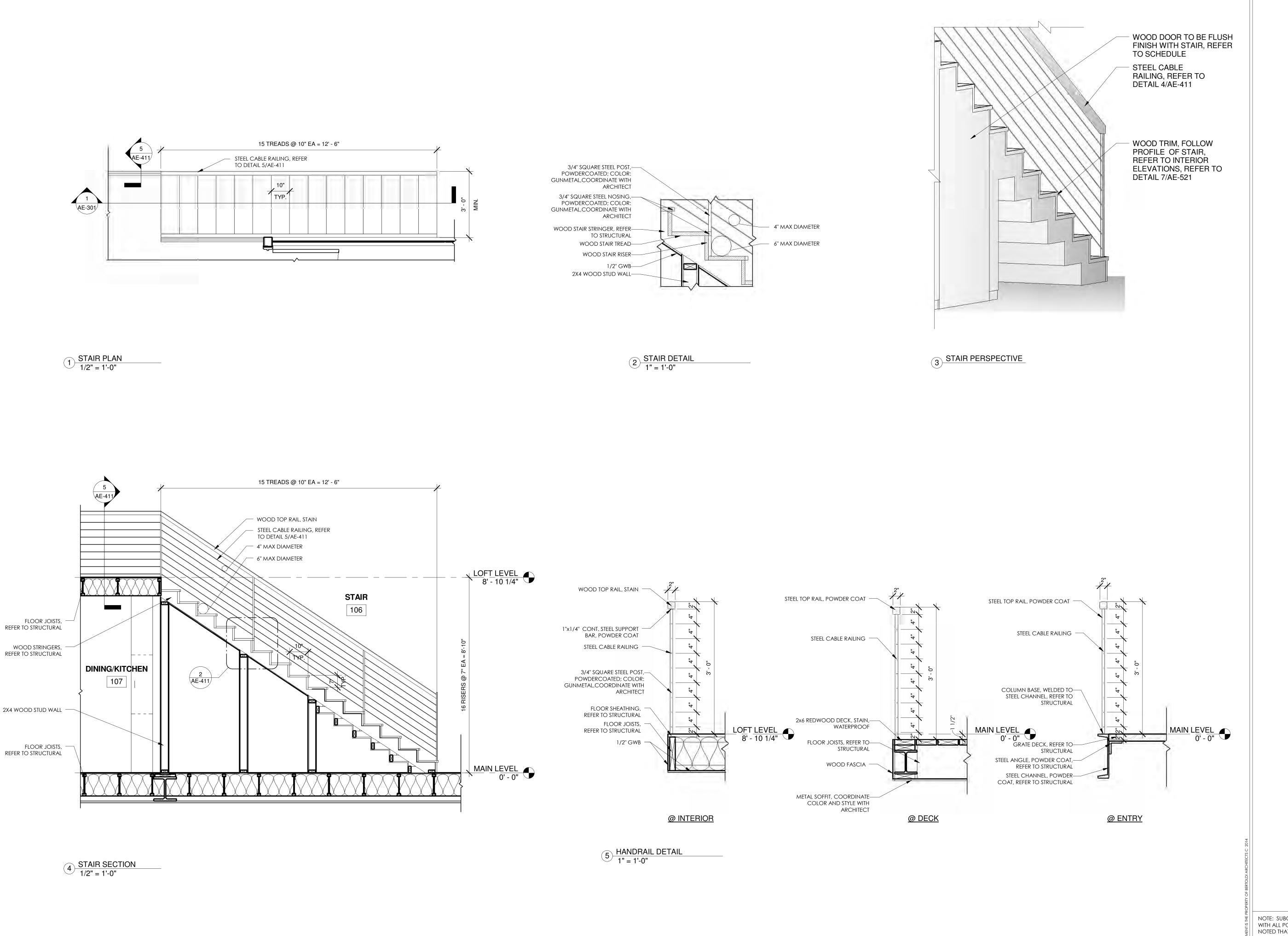
PROJECT # 1405 DATE: 09/19/14

TITLE:

DETAILS

SHEET:

AE-321



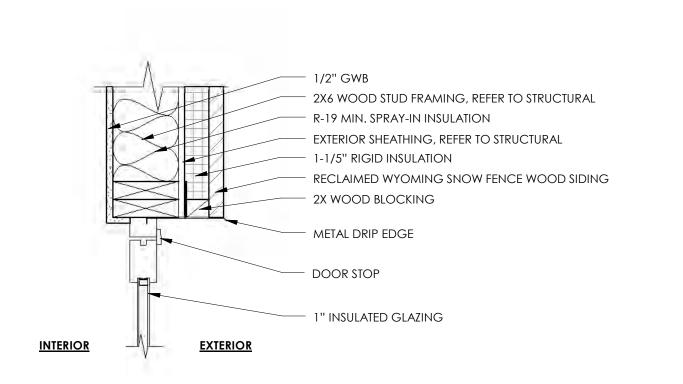
4 RIDGE NEST

REV. DATE

PROJECT # 1405 DATE: 09/19/14

STAIR PLAN AND SECTIONS

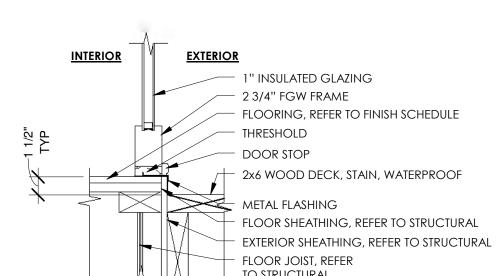
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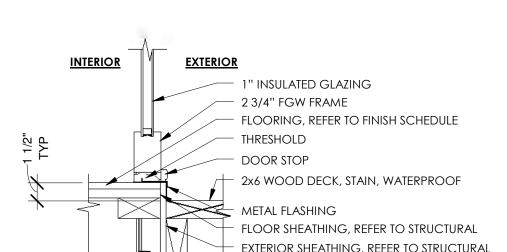


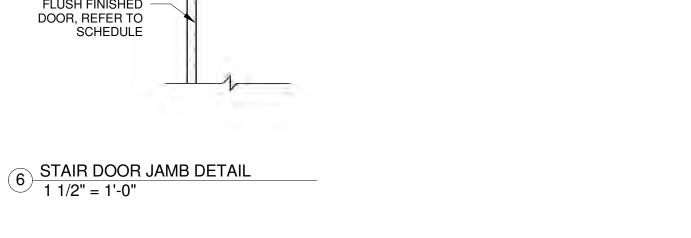
9 SLIDING DOOR HEAD/JAMB DETAIL 1 1/2" = 1'-0"

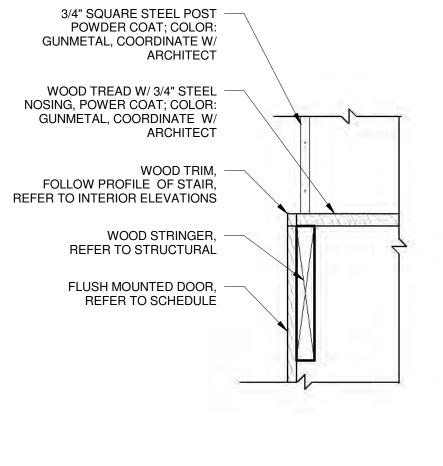


SLIDING DOOR SILL DETAIL
1 1/2" = 1'-0"

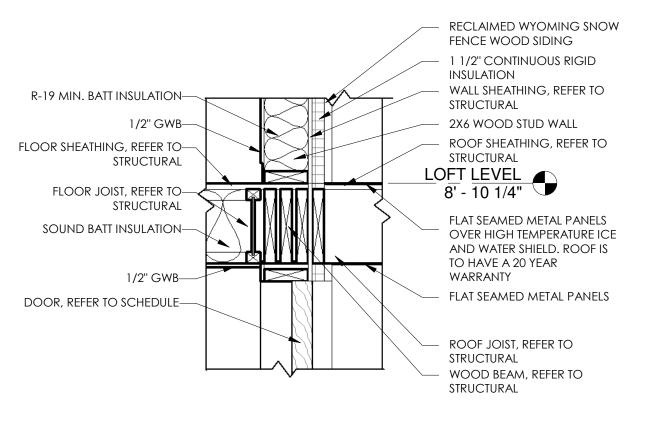




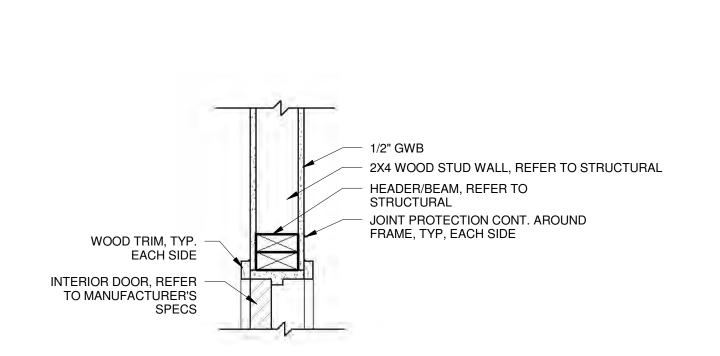




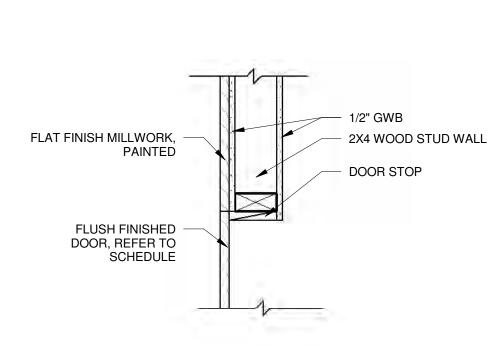
7 STAIR DOOR HEAD DETAIL 1 1/2" = 1'-0"

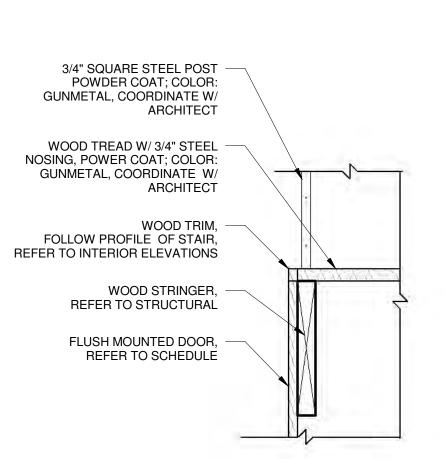


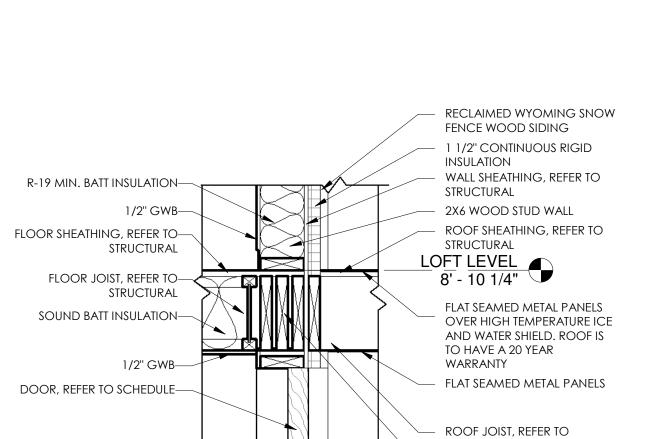
8 ENTRY DOOR HEAD DETAIL 1" = 1'-0"

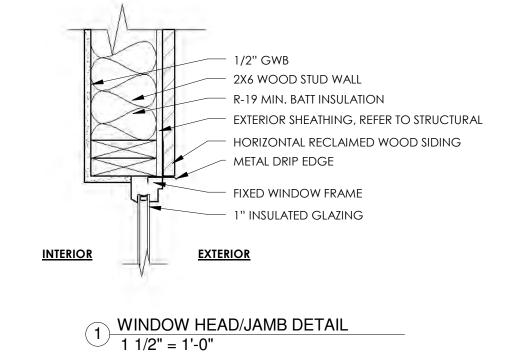


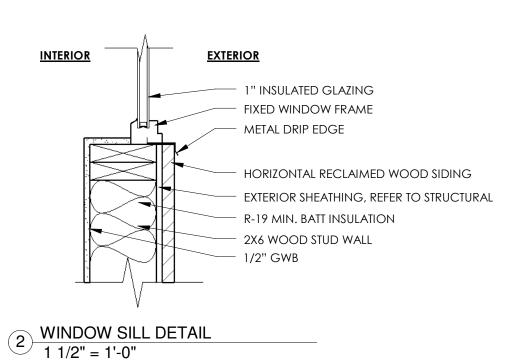
5 DOOR HEAD DETAIL 1 1/2" = 1'-0"

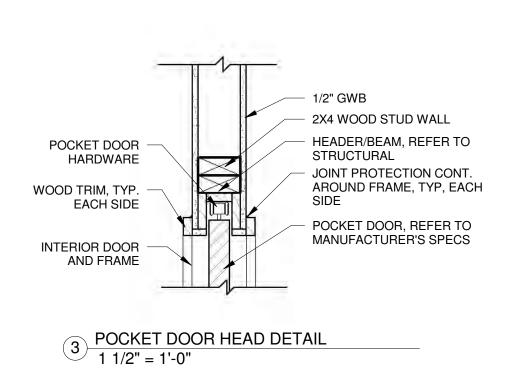


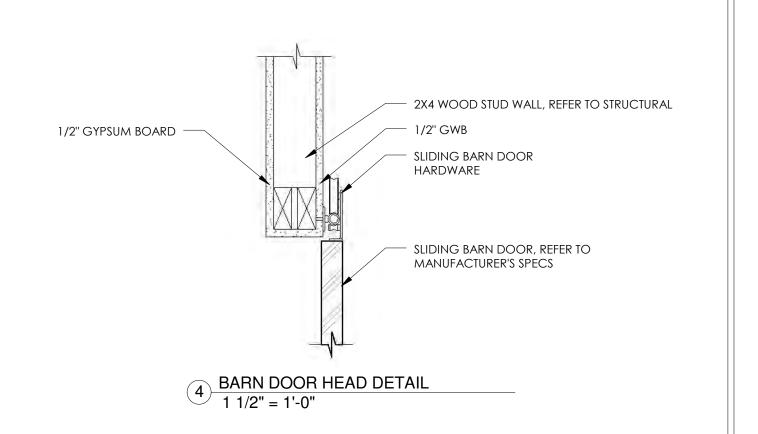














REV. DATE

PROJECT # 1405

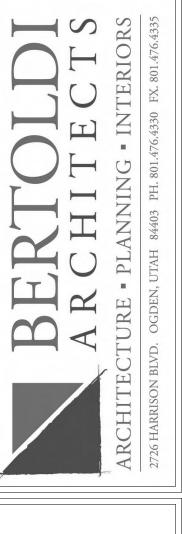
DATE: 09/19/14

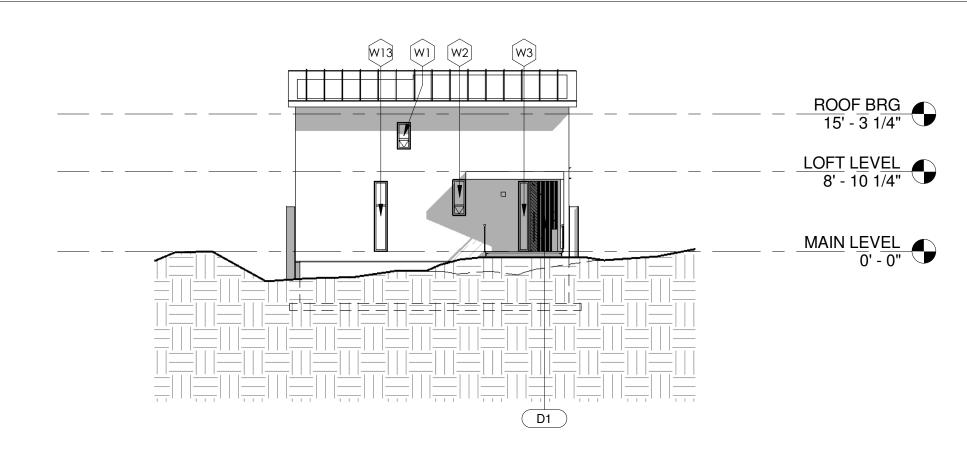
SHEET:

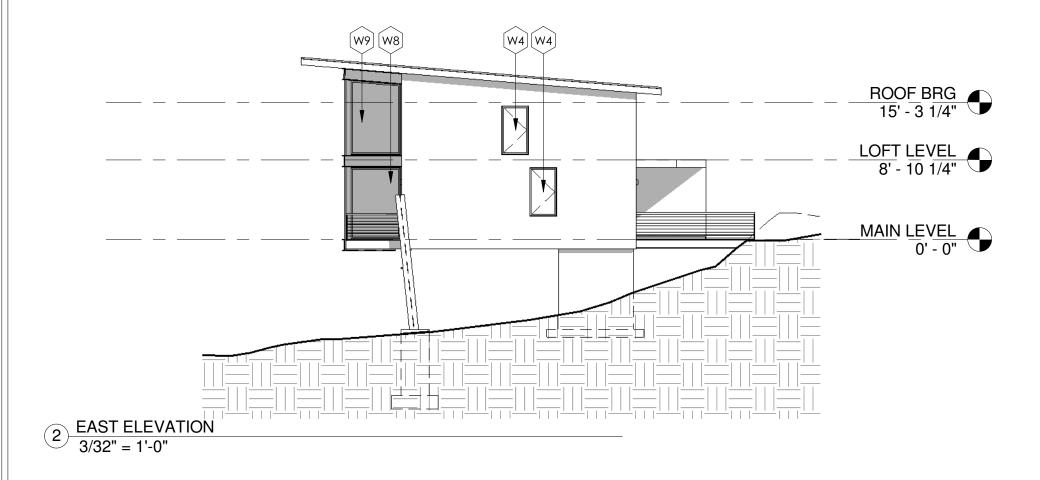
NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT <u>ALL</u> OF THE DRAWINGS MAY BE PART OF THEIR SCOPE

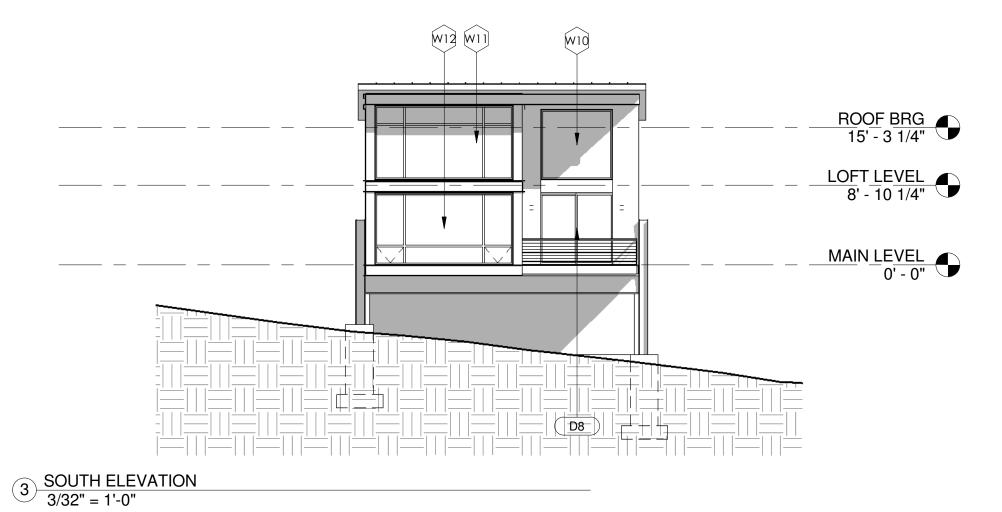
OF WORK AND/OR COORDINATION.

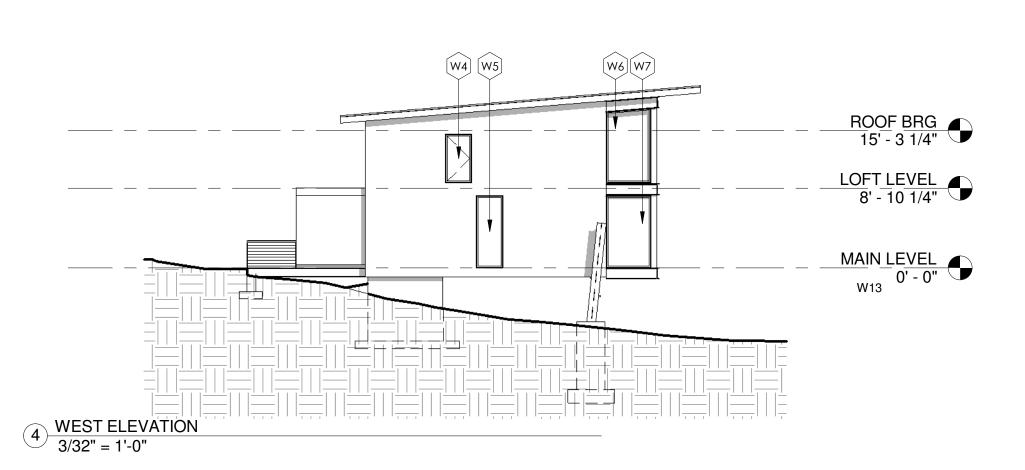
OPENING DETAILS





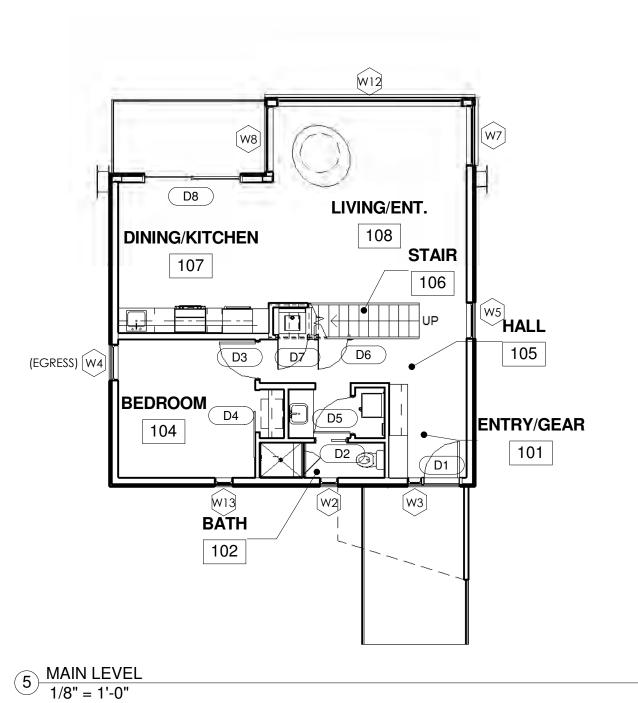


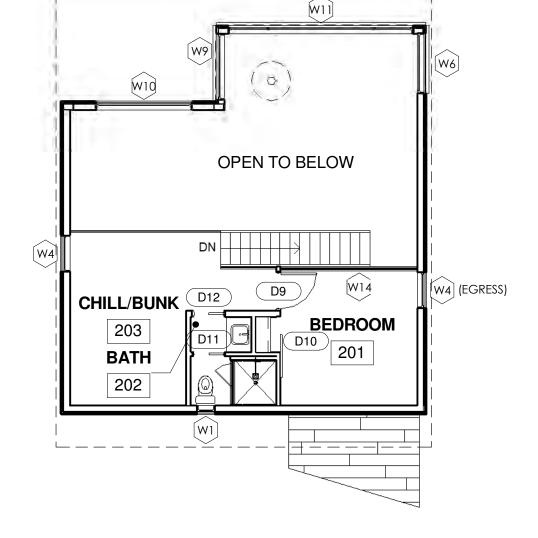




						DOOR	SCHEDUL	E			
MARK ROOM NAME ROOM # TYPE DOOR				FRAME		DEL LA DIZO	HEAD DETAIL				
MARK	ROOM NAME	ROOM # IT	TPE	WIDTH	HEIGHT	MATERIAL	FINISH	MATERIAL	FINISH	REMARKS	(JAMB SIM)
MAIN L	EVEL										
D1	ENTRY/GEAR	101	2	3' - 0''	7' - 10''	SOLID CORE WOOD	STAIN	WOOD	PAINT		8/AE-521
D2	BATH	102	3	2' - 6''	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT	POCKET	3/AE-521
D3	BEDROOM	104	1	3' - 0''	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT		5/AE-521
D4	BEDROOM	104	4	3' - 6"	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT	BARN DOOR	4/AE-521
D5	HALL	105	1	3' - 0''	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT		5/AE-521
D6	HALL	105	5	2' - 6"	5' - 5''	SOLID CORE WOOD	PAINT	WOOD	PAINT	CUSTOM DOOR, CUT TO FOLLOW STAIRS, MUST BE FLUSH WITH ADJACENT SURFACES AND FLOOR, HARDWARE IS TO BE ALL CONCELED W/ MAGNETIC PUSH LATCH	6/AE-521 & 7/AE521
D7	HALL	105	6	2' - 6"	7' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT	CUSTOM DOOR, CUT TO FOLLOW STAIRS, MUST BE FLUSH WITH ADJACENT SURFACES AND FLOOR, HARDWARE IS TO BE ALL CONCELED W/ MAGNETIC PUSH LATCH	6/AE-521 & 7/AE521
D8	DINING/KITCHEN	107	7	8' - 0''	8' - 0''	ALUMINUM		ALUMINUM		SLIDER, TEMPERED	9/AE-521 & 10/AE521
LOFT LEVEL											
D9	BEDROOM	201	1	3' - 0''	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT		5/AE-521
D10	BEDROOM	201	4	3' - 0''	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT	BARN DOOR	4/AE-521
D11	BATH	202	3	2' - 6''	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT	POCKET	3/AE-521
D12	BATH	202	3	2' - 6''	6' - 8''	SOLID CORE WOOD	PAINT	WOOD	PAINT	POCKET	3/AE-521

WINDOW SCHEDULE								
	FRAMI	=	DETAILS					
TYPE	MATERIAL	FINISH	(ON THIS SHEET)			REMARKS		
	MATERIAL	FRAME	HEAD	JAMB	SILL		WIDTH	HEIGHT
W1	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / HOPPER	1' - 6''	3' - 0"
W2	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / HOPPER	1' - 6''	4' - 0"
W3	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / TEMPERED	1' - 2''	7' - 10"
W4	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	CASEMENT / TEMPERED	3' - 0''	5' - 5"
W5	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / TEMPERED	3' - 0"	8' - 0"
W6	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED	5' - 0''	VARIES
W7	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / TEMPERED	5' - 0''	8' - 0"
W8	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / TEMPERED	5' - 6''	8' - 0"
W9	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED	5' - 6"	VARIES
W10	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED	8' - 0''	7' - 10"
W11	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED	15' - 5''	8' - 4"
W12	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / HOPPER / TEMPERED	15' - 5''	8' - 0"
W13	ALUMINUM	ALUMINUM	1/AE-521	1/AE-521	2/AE-521	FIXED / TEMPERED	1' - 6"	7' - 10"
W14	-	-	6/AE-321	6/AE-321	6/AE-321	FIXED / TEMPERED	11' - 4"	3' - 10''





6 LOFT LEVEL 1/8" = 1'-0"

GENERAL NOTES

- A. STOREFRONT WINDOWS ARE TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
 B. ALL INTERIOR DOORS ARE TO BE PAINTED

- SOLID WOOD DOORS.

 C. ALL SHOWER COMPARTMENTS, SLIDING
 GLASS DOORS, WINDOWS ADJACENT TO DOORS AND OTHER HAZARDOUS AREAS
- ARE TO HAVE SAFETY GLAZING (IRC R308.4)

 D. OPERABLE WINDOWS MEETING THE REQUIREMENTS OF IRC R310.1 FOR EMERGENCY ESCAPE AND RESCUE ARE TO
- BE PROVIDED IN EACH BEDROOM. E. ALL INTERIOR MILLWORK WILL BE PAINT GRADE.



4 RIDGE NEST

SUMMIT POWDER MOUNTAIN UTAH 84310



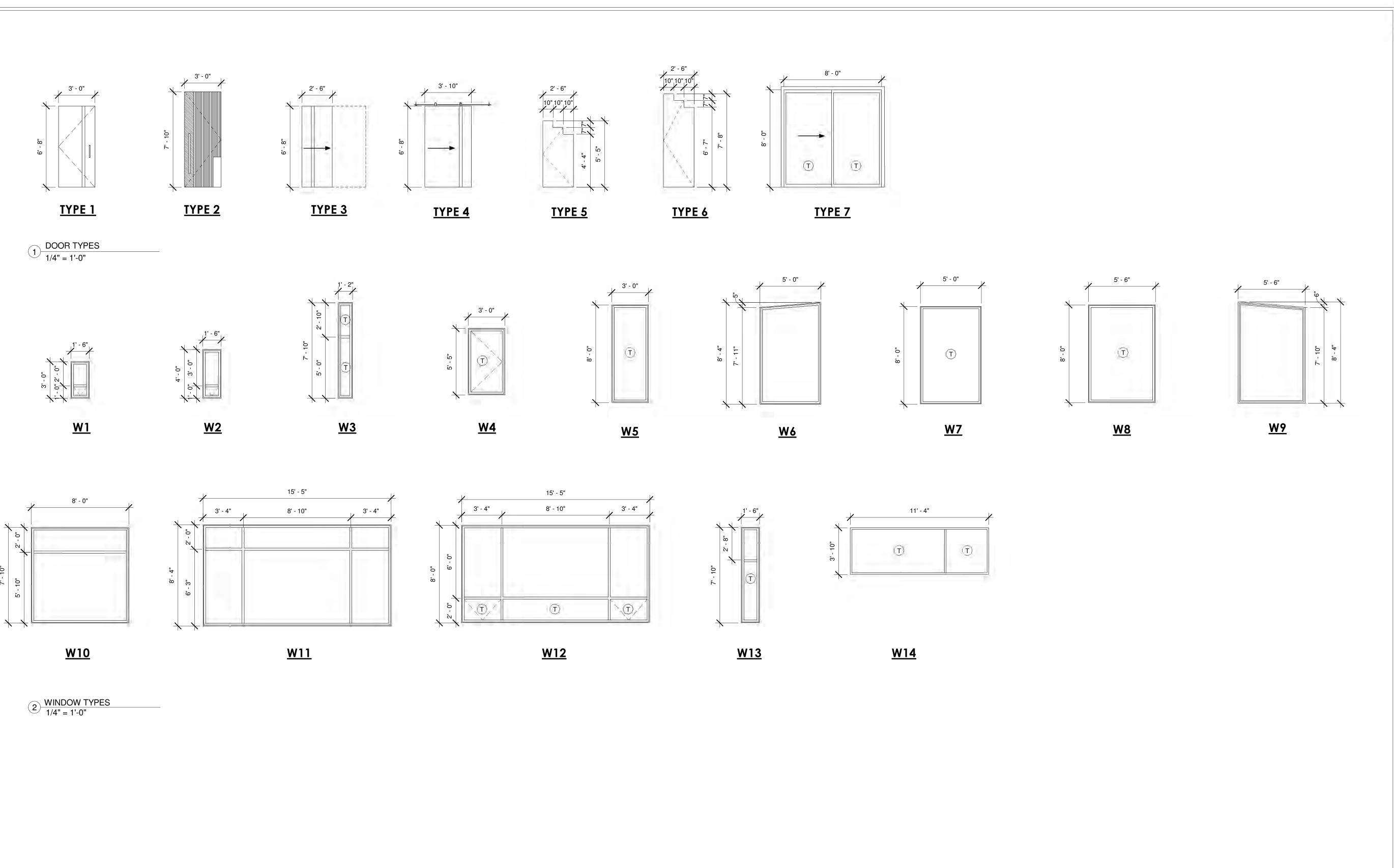
REV.	DATE
PROJE	ECT # 1405
DATF:	09/19/14

TITLE: OPENING SCHEDULE

SHEET:

NOTE: SUBCONTRACTORS ARE TO BE FAMILIAR WITH ALL PORTIONS OF THE WORK. IT IS TO BE NOTED THAT SUBCONTRACTOR'S WORK IS NOT LIMITED TO SPECIFIC SHEETS AND THAT ALL OF THE DRAWINGS MAY BE PART OF THEIR SCOPE OF WORK AND/OR COORDINATION.

AE-601



- A. STOREFRONT WINDOWS ARE TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
 B. ALL INTERIOR DOORS ARE TO BE PAINTED SOLID WOOD DOORS.
 C. ALL SHOWER COMPARTMENTS, SLIDING GLASS DOORS, WINDOWS ADJACENT TO DOORS AND OTHER HAZARDOUS AREAS ARE TO HAVE SAFETY GLAZING (IRC R308.4)
 D. OPERABLE WINDOWS MEETING THE REQUIREMENTS OF IRC R310.1 FOR EMERGENCY ESCAPE AND RESCUE ARE TO BE PROVIDED IN EACH BEDROOM.

KEYED NOTES

T TEMPERED GLASS



4 - LOT SUMMIT POWDER MOUNTAIN UTAH 84310 RIDGE NEST

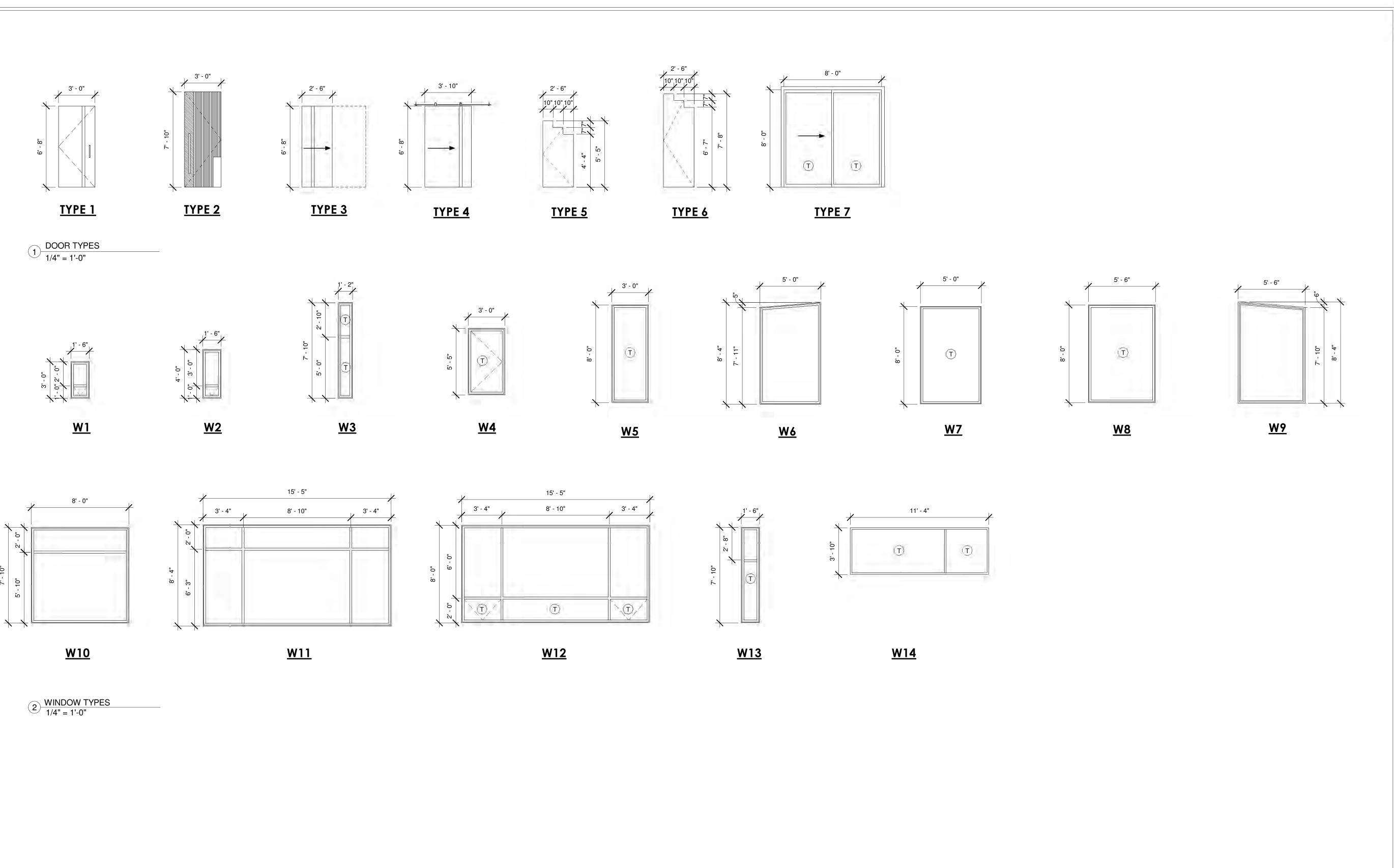
REV.	DA

PROJECT # 1405

DATE: 09/19/14

TITLE: OPENING TYPES

SHEET:



- A. STOREFRONT WINDOWS ARE TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
 B. ALL INTERIOR DOORS ARE TO BE PAINTED SOLID WOOD DOORS.
 C. ALL SHOWER COMPARTMENTS, SLIDING GLASS DOORS, WINDOWS ADJACENT TO DOORS AND OTHER HAZARDOUS AREAS ARE TO HAVE SAFETY GLAZING (IRC R308.4)
 D. OPERABLE WINDOWS MEETING THE REQUIREMENTS OF IRC R310.1 FOR EMERGENCY ESCAPE AND RESCUE ARE TO BE PROVIDED IN EACH BEDROOM.

KEYED NOTES

T TEMPERED GLASS



4 - LOT SUMMIT POWDER MOUNTAIN UTAH 84310 RIDGE NEST

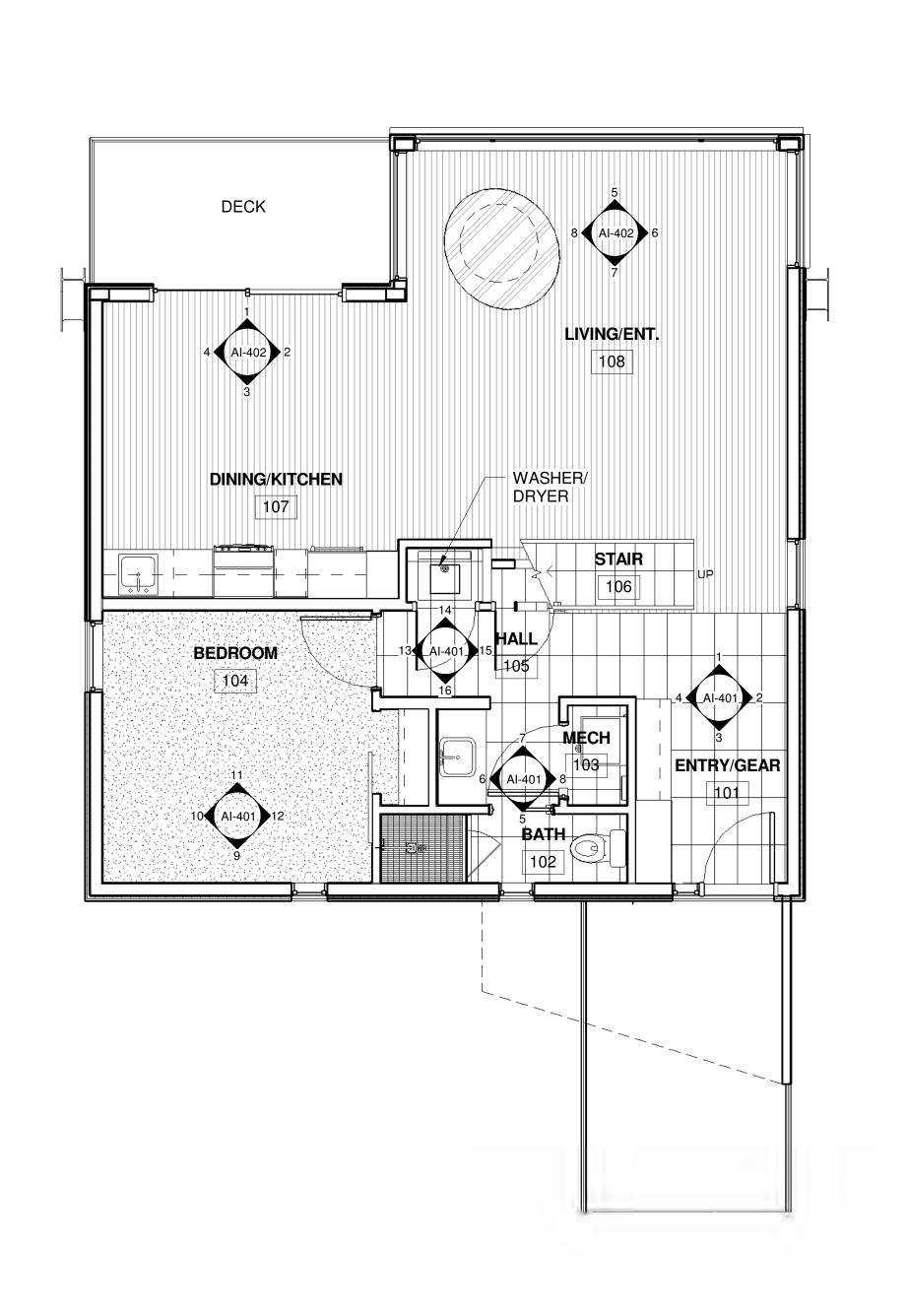
REV.	DA

PROJECT # 1405

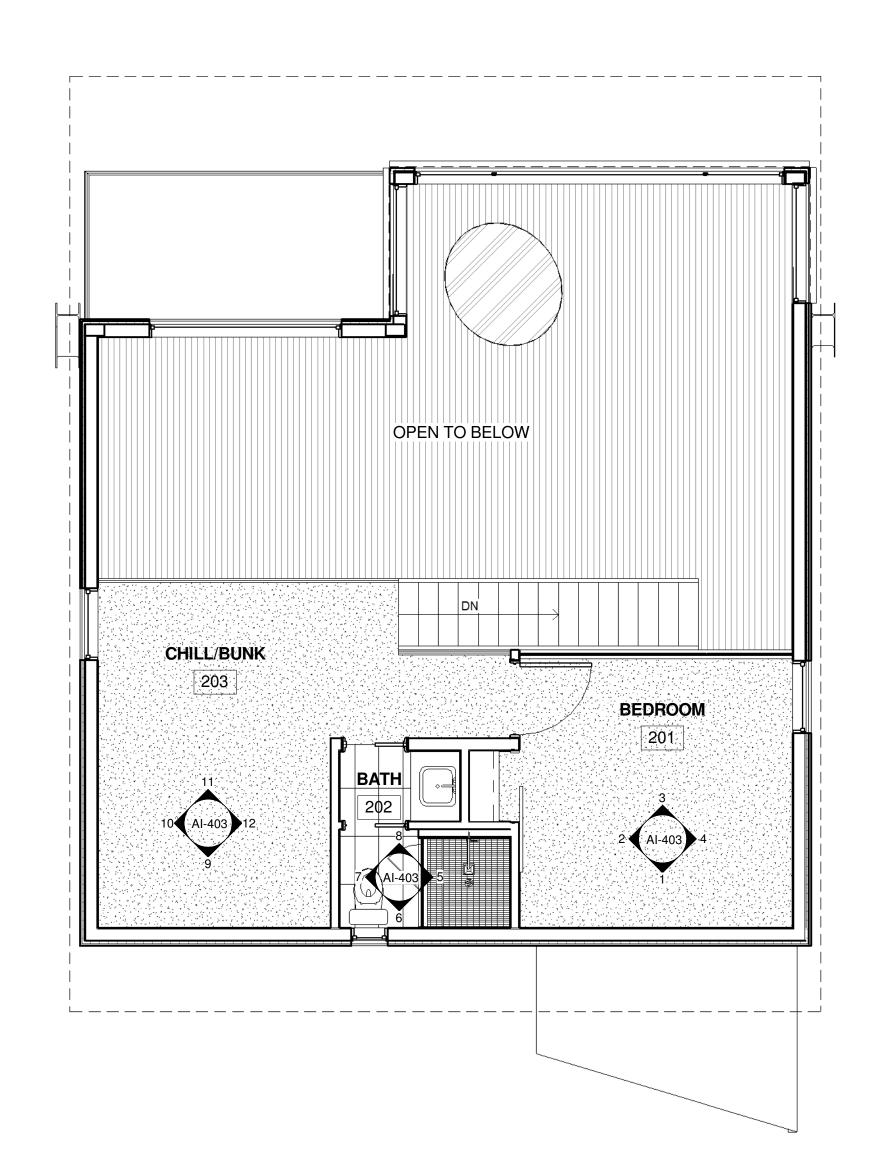
DATE: 09/19/14

TITLE: OPENING TYPES

SHEET:



1 MAIN LEVEL 1/4" = 1'-0"



2 LOFT LEVEL 1/4" = 1'-0"

SYMBOL KEY

PRE-FINISHED WOOD, COLOR COORD. W/ ARCHITECT

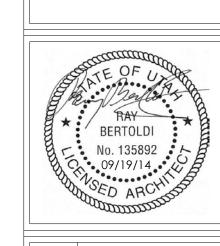
12" X 24" NEXTRA BIANCO TILE

1" X 3" SHADES CROSSVILLE SBC3 WHITE MOSAIC TILE

MANNINGTON SERIKOS II, PASSPORT CARPET

RECESSED METAL

RIDGE NEST



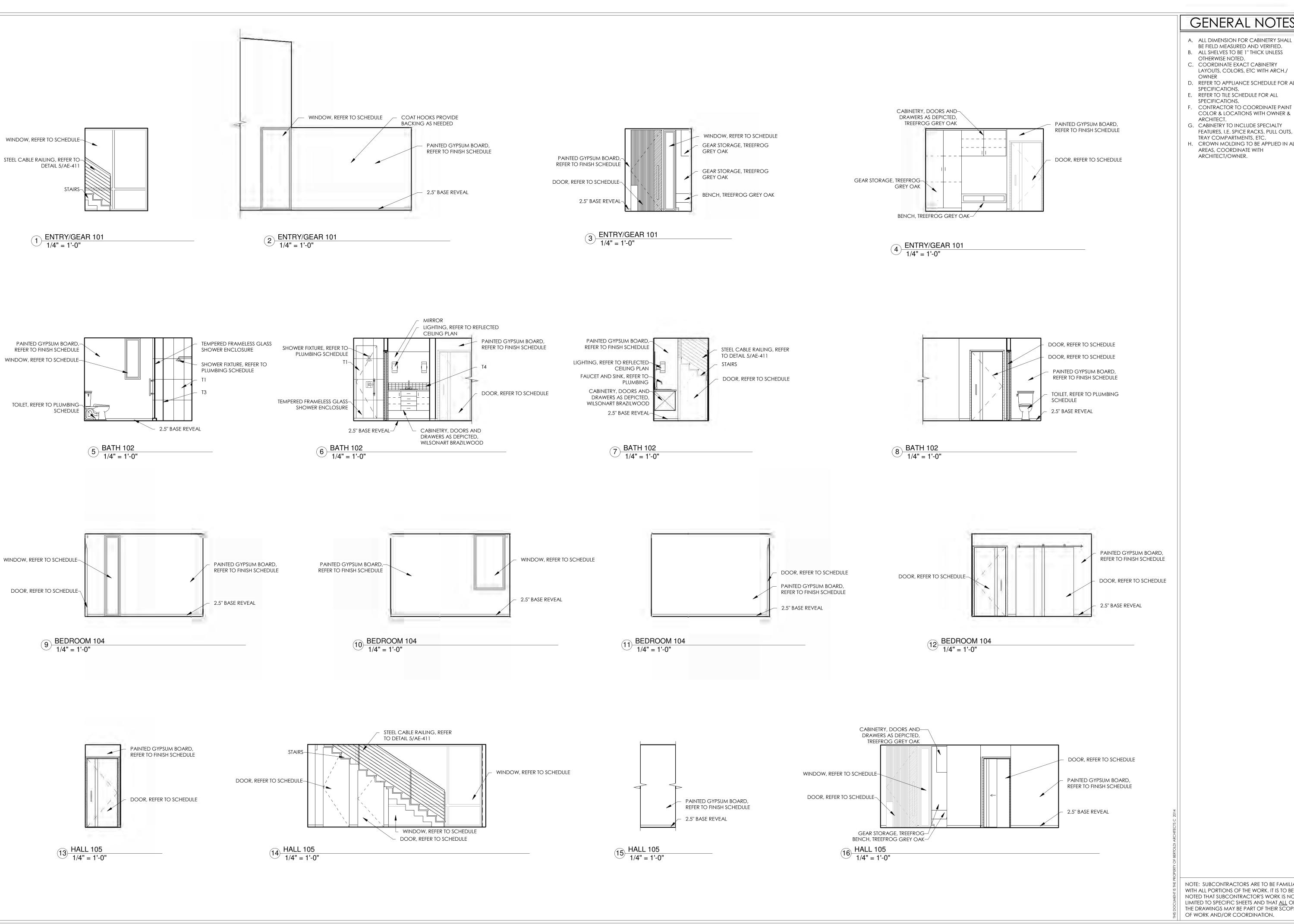
REV. DATE

PROJECT # 1405

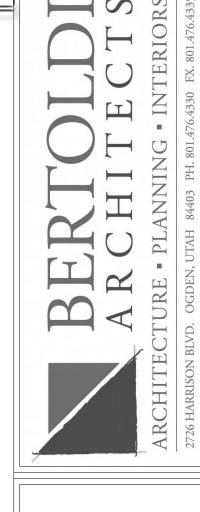
DATE: 09/19/14

MAIN AND LOFT LEVEL FINISH PLAN

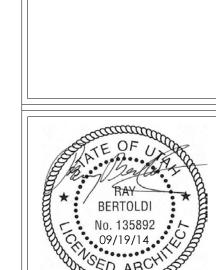
SHEET:



- A. ALL DIMENSION FOR CABINETRY SHALL BE FIELD MEASURED AND VERIFIED.
- B. ALL SHELVES TO BE 1" THICK UNLESS OTHERWISE NOTED.
- C. COORDINATE EXACT CABINETRY LAYOUTS, COLORS, ETC WITH ARCH./
- D. REFER TO APPLIANCE SCHEDULE FOR ALL
- SPECIFICATIONS.
- COLOR & LOCATIONS WITH OWNER &
- G. CABINETRY TO INCLUDE SPECIALTY
- FEATURES, I.E. SPICE RACKS, PULL OUTS, TRAY COMPARTMENTS, ETC.
- H. CROWN MOLDING TO BE APPLIED IN ALL AREAS, COORDINATE WITH



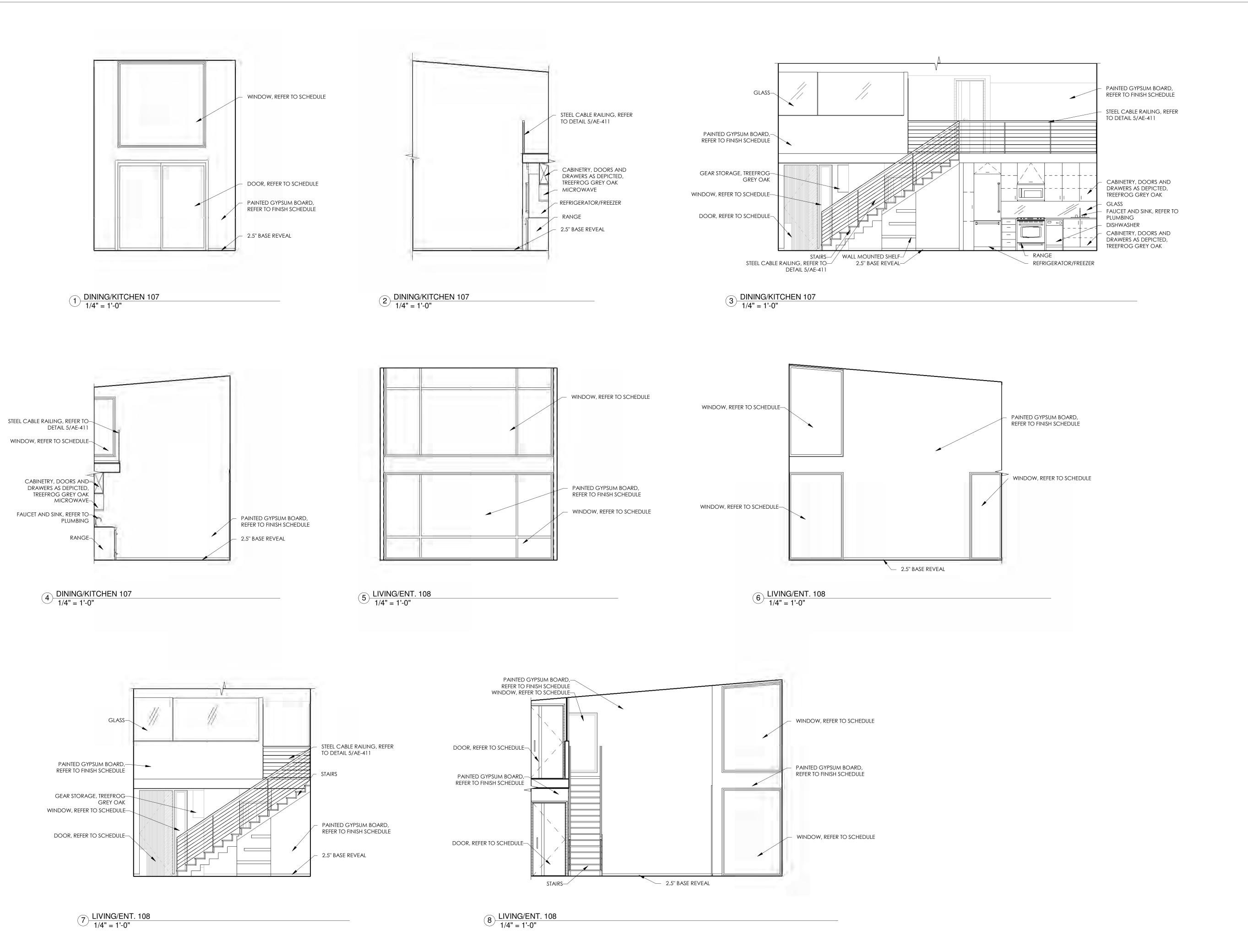
4 NEST RIDGE



REV. DATE PROJECT # 1405 DATE: 09/19/14 INTERIOR

ELEVATIONS

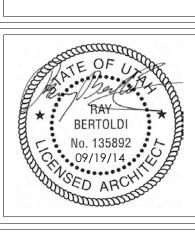
SHEET:



- A. ALL DIMENSION FOR CABINETRY SHALLBE FIELD MEASURED AND VERIFIED.B. ALL SHELVES TO BE 1" THICK UNLESS
- OTHERWISE NOTED.
- C. COORDINATE EXACT CABINETRY LAYOUTS, COLORS, ETC WITH ARCH./
- D. REFER TO APPLIANCE SCHEDULE FOR ALL
- SPECIFICATIONS. E. REFER TO TILE SCHEDULE FOR ALL
- SPECIFICATIONS. F. CONTRACTOR TO COORDINATE PAINT COLOR & LOCATIONS WITH OWNER &
- ARCHITECT.
- G. CABINETRY TO INCLUDE SPECIALTY FEATURES, I.E. SPICE RACKS, PULL OUTS, TRAY COMPARTMENTS, ETC.
- H. CROWN MOLDING TO BE APPLIED IN ALL AREAS, COORDINATE WITH ARCHITECT/OWNER.



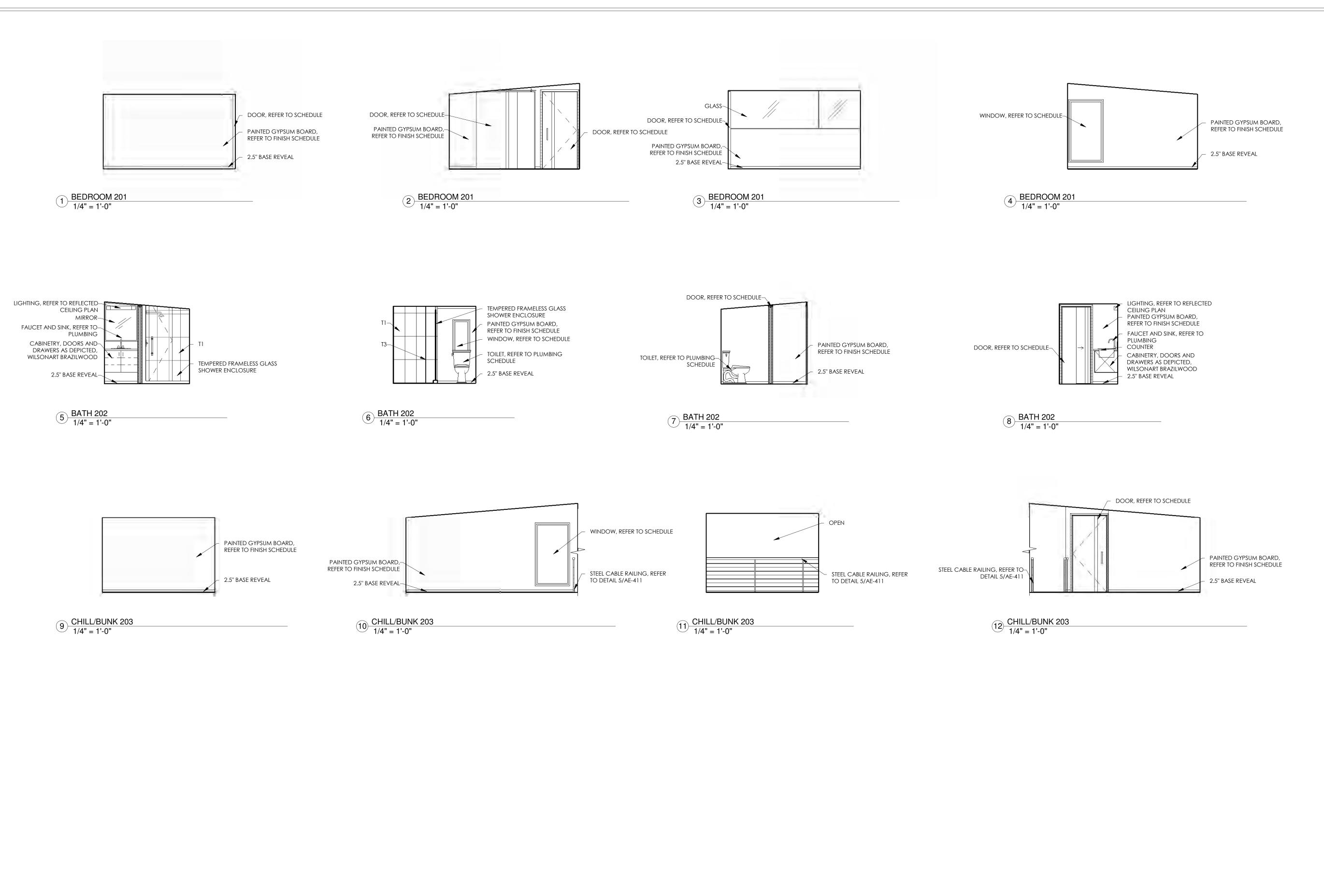
4 NEST RIDGE



REV.	DATE				
PROJECT # 1405					
DATE: 09/19/14					

INTERIOR **ELEVATIONS**

SHEET:



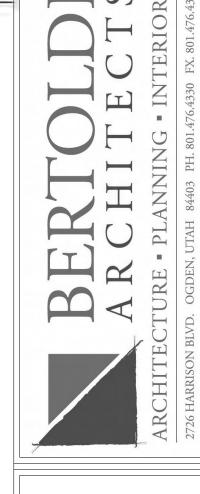
- A. ALL DIMENSION FOR CABINETRY SHALL BE FIELD MEASURED AND VERIFIED.

 B. ALL SHELVES TO BE 1" THICK UNLESS
- OTHERWISE NOTED.
- C. COORDINATE EXACT CABINETRY LAYOUTS, COLORS, ETC WITH ARCH./
- OWNER D. REFER TO APPLIANCE SCHEDULE FOR ALL
- SPECIFICATIONS.
- E. REFER TO TILE SCHEDULE FOR ALL SPECIFICATIONS.

 F. CONTRACTOR TO COORDINATE PAINT
- COLOR & LOCATIONS WITH OWNER &
- ARCHITECT. G. CABINETRY TO INCLUDE SPECIALTY

FEATURES, I.E. SPICE RACKS, PULL OUTS, TRAY COMPARTMENTS, ETC.

H. CROWN MOLDING TO BE APPLIED IN ALL AREAS, COORDINATE WITH ARCHITECT/OWNER.



4 NEST RIDGE

F			
	REV.	DATE	

PROJECT # 1405 DATE: 09/19/14

INTERIOR ELEVATIONS

SHEET:

				FINIS	SH SCHE	DULE			
ROOM NAME	ROOM NUMBER	floor finish	BASE FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL	CEILING FINISH	REMARKS
ENTRY/GEAR	101	F3	B1	W1	W1	W1	W1	C1	
BATH	102	F3, F4	B1	W1, W2	W1	W1, W2	W1	C1	
MECH	103	F3	B1	W1	W1	W1	W1	C1	
BEDROOM	104	F2	B1	W1	W1	W1	W1	C1	
HALL	105	F3	B1	W1	W1	W1	W1	C1	
STAIR	106	F1							
DINING/KITCHEN	107	F1	B1	W1, W3	W1	W1	W1	C2	
LIVING/ENT.	108	F1	B1	W1	W1	W1	W1	C2	
BEDROOM	201	F2	B1	W1	W1	W1	W1	C2	
BATH	202	F3, F4	B1	W1, W2	W1	W1	W1, W2	C1	
CHILL/BUNK	203	F2	B1	W1	W1	W1	W1	C2	

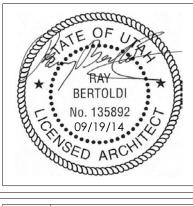
				FINISH KEY	
ORDER	GROUP	KEY	DESCRIPTION	SPECIFICATION	REMARKS
FLOORING	1				
1	FLOORING	F1	WOOD	PRE-FINISHED WOOD, COLOR COORD. W/ ARCHITECT	
1	FLOORING	F2	CARPET	MANNINGTON, PATTERN: SERIKOS II, COLOR: PASSPORT	
1	FLOORING	F3	12" X 24" TILE	CONTEMPO, PATTERN: NEXTRA, COLOR: BIANCO	
1	FLOORING	F4	1" X 3" TILE	CROSSVILLE, PATTERN: SHADES-SBC3, COLOR: WHITE MOSAIC	
1	FLOORING	F5	METAL	COORD. W/ ARCHITECT	
BASE					
2	BASE	B1	2-1/2" X 5/8" REVEAL BASE	FRY REGLET MODEL: DRMB-625-250	
WALL			-		
3	WALL	W1	PAINTED GWB	COORD. COLOR W/ ARCHITECT	
3	WALL	W2	TILE	REFER TO TILE SPECIFICATION SCHEDULE	
3	WALL	W3	WALLPAPER	COORD. W/ ARCHITECT	
CEILING					
4	CEILING	C1	1/2" GWB. ATTACHED TO SUSPENDED FRAMING	G SYSTEM PAINTED, TBD	
4	CEILING	C2	CEDAR PLANKS	TONGUE & GROOVE CEDAR ATTACHED TO STRUCTURE, COORD. COLOR W/ARCHITECT	
4	CEILING	C3	CEDAR SOFFIT	TONGUE & GROOVE CEDAR SOFFIT	
4	CEILING	C4	METAL PANEL	FLAT SEEMED METAL PANEL ATTACHED TO STRUCTURE	

			RIDGE NEST				
		Specif	fication Details: Appliances				
Location	Item	Description	Vendor	Model #	Color	Apprv'd	Comments
DINING/KITCHEN 107	18" Dishwasher	Built-In Dishwasher	Bosch	SPV5ES53UC	Custom Panel		Custom panel to match cabinets
	Range	Induction Range	GE	PHS920SFSS	Stainless Steel		
	Microwave / Hood	1.9 cu.ft. Over-the-Range	GE	JVM7195SFSS	Stainless Steel		
	Refrigerator/Freezer	30" Built in bottom Freezer	Thermador	T30BB810SS	Custom Panel		Custom panel to match cabinets
Hall 105	Washer	Front-Load, Energy Star	Whirlpool	WFC7500VW	White		
	Dryer	Electric Compact	Whirlpool	WED7500VW	White		

	RIDGE NEST Specification Details: Plumbing												
			Specification 2	Crails, Florribling									
Location	Item	Vendor	Description	Model #	Color	Apprv'd	Comments						
BATH 102	Sink	Kohler	Verticyl, Rectangular undermount bathroom sink	K-2882-0	White								
	Faucet	Danze	SIRIUS, Single Handle Wall Mount Lavatory Faucet	D216044T	Chrome								
	Toilet	American Standard	Concealed Trapway Cadet, 3 FloWise, Right height, Round Front toilet	2988.101	White								
	Shower Trim	Danze	SIRIUS, Shower Only Trim Kit	D510544T	Chrome								
DINING/KITCHEN 107	Sink	BLANCO	BLANCO PRECIS, Large Bowl	513429	Metallic Gray								
	Faucet	Danze	SIRIUS, Single Handle Kitchen Faucet -1.5 GPM	D401544LF	Chrome								
BATH 202	Sink	Kohler	Verticyl, Rectangular undermount bathroom sink	K-2882-0	White								
	Faucet	Danze	SIRIUS, Single Handle Lavatory Faucet	D221544	Chrome								
	Toilet	American Standard	Concealed Trapway Cadet, 3 FloWise, Right height, Round Front toilet	2988.101	White								
	Shower Trim	Danze	SIRIUS, Shower Only Trim Kit	D510544T	Chrome								

					RIDGE NEST				
					Specification Details: Tile				
Location		Item	Vendor	Size	Model #	Color	Grout	Apprv'd	Comments
ENTRY/GEAR 101	T1	Floor	Contempo	12" x 24"	Nextra	Bianco			
BATH 102		Floor	Contempo	12" x 24"	Nextra	Bianco			
	T2	Shower floor	Crossville	1"x3"	SBC3 (Shades)	White Mosaic			
		Shower walls	Contempo	12" x 24"	Nextra	Bianco			
	Т3	Shower accent (floor & wall)	Oceanside	1/2" x 4"	Prose	Oxygen (clear)			
		Counter	Caesarstone		2141	Blizzard			
	T4	Backsplash	American Olean	2" x 4"	Straight set mosaic	Designer White (matte)			
MECHANICAL 103		Floor	Contempo	12" x 24"	Nextra	Bianco			
HALL 105		Floor	Contempo	12" x 24"	Nextra	Bianco			
DINING/KITCHEN 107		Counter	Caesarstone		7141	Quartz Reflections			
		Backsplash			glass				
BATH 202		Floor	Contempo	12" x 24"	Nextra	Bianco			
		Shower floor	Crossville	1"x3"	SBC3 (Shades)	White Mosaic			
		Shower walls	Contempo	12" x 24"	Nextra	Bianco			
		Shower accent (floor & wall)	Ocean side	1/2" x 4"	Prose	Oxygen (clear)			
		Counter	Caesarstone		2141	Blizzard			
		Backsplash	Caesarstone		2141	Blizzard			

RIDGE NEST - LOT



REV. DATE

PROJECT # 1405 DATE: 09/19/14

TITLE:
FINISH SCHEDULE
AND
SPECIFICATIONS

SHEET:

GENERAL

1. THE GENERAL CONTRACTOR SHALL:

A. BECOME FAMILIAR WITH ALL PORTIONS OF THE CONTRACT DOCUMENTS AND INSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS PERTAINING TO THEIR AREA OF WORK. NO DEVIATIONS WILL BE ALLOWED UNLESS AGREED UPON BY ALL PARTIES IN WRITING PRIOR TO CONSTRUCTION OR FABRICATION.

- B. VERIFY ALL DIMENSIONS AND ELEVATIONS. COORDINATE ALL DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATER PROOFING, FINISHES, CHAMFERS,
- C. FIELD VERIFY ALL SIDE CONDITIONS AND IMMEDIATELY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER REGARDING ACTUAL CONDITIONS AT THE SITE WHICH ARE
- D. COORDINATE ALL WORK BETWEEN THE VARIOUS TRADES AND SUBCONTRACTORS. REPORT ANY MODIFICATIONS TO THE STRUCTURAL PORTION OF THE BUILDING BY OTHER TRADES TO THE ARCHITECT AND STRUCTURAL ENGINEER.
- E. BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND AROUND THE JOB SITE AND.OR ADJACENT PROPERTIES.

2. CONTRACT DOCUMENTS:

A. REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE GENERAL

- B. DETAILS, SECTIONS AND NOTES SHOWN ON THE STRUCTURAL DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO ALL SIMILAR SITUATIONS ELSEWHERE, UNLESS NOTED OR SHOWN OTHERWISE
- C. THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE OVER SHOP DRAWINGS UNLESS SPECIFICALLY NOTES OTHERWISE.
- D. INFORMATION ON DRAWINGS INDICATING EXISTING CONDITIONS IS BASED ON BEST PRESENT KNOWLEDGE, BUT MAY NOT BE ENTIRELY ACCURATE AND MUST BE FIELD VERIFIED.

3. BUILDING CODE COMPLIANCE:

A. INSPECTION, TESTING, CONSTRUCTION, WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE GOVERNING BUILDING CODE AND STANDARDS. ASTM AND IBC DESIGNATIONS SHALL BE AS AMENDED TO LATEST DATE UNLESS NOTED OTHERWISE.

4. COORDINATION:

- A. COORDINATE AND VERIFY ROOF, FLOOR, AND WALL OPENINGS REQUIRED WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND/OR OTHER DRAWINGS PRIOR TO CONSTRUCTION. REPORT OPENINGS REQUIRED WHICH ARE NOT SPECIFICALLY SHOWN ON THE STRUCTURAL DRAWINGS TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR
- B. COORDINATE ANY CONSTRUCTION SITUATION NOT COVERED BY THESE PLANS, GENERAL NOTES, OR SPECIFICATIONS WITH THE ARCHITECT AND STRUCTURAL ENGINEER.

5. CONSTRUCTION SEQUENCE, SHORING, AND BRACING REQUIREMENTS:

- A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS AND SEQUENCE OF ALL STRUCTURAL ERECTION EXCEPT WHEN TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT DURING ERECTION. THIS SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. B. SHORING AND SUPPORTING FORM WORK FOR SUSPENDED CONCRETE OR MASONRY
- MATERIAL SHALL REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL THE STRUCTURAL MEMBERS HAVE ACQUIRED SUFFICIENT STRENGTH TO SAFELY SUPPORT THEIR OWN WEIGHT AND ANY ADDITIONAL CONSTRUCTION, STORAGE, AND/OR OTHER LOADS TO WHICH THEY MAY BE SUBJECTED. IN NO CASE SHALL THEY BE REMOVED PRIOR TO 7 DAYS. RE-SHORING SHALL BE IMMEDIATELY INSTALLED UPON REMOVAL OF SUCH FORMS AND SHALL REMAIN IN PLACE UNTIL 28 DAYS AFTER PLACING OF MATERIAL OR UNTIL MATERIAL HAS REACHED ITS 28 DAY DESIGN STRENGTH, WHICHEVER IS LONGER. DO NOT REMOVE LARGE AREAS OF SHORING BEFORE STARTING RE-SHORING PROCEDURES
- C. NON-BEARING INTERIOR WALLS SHALL BE ADEQUATELY BRACED TO THE STRUCTURE
- D. BUILDING WALLS WHICH RETAIN EARTH MUST BE BRACED AT THE TOP. DO NOT BACKFILL UNLESS BRACING IS PROVIDED OR UNTIL THE COMPLETE FLOOR OR ROOF SYSTEM IS IN PLACE, TYPICAL, UNLESS NOTED OTHERWISE.

ABOVE WITH ALLOWANCE FOR DEFLECTION OF THE STRUCTURE ABOVE AND/OR BELOW.

6. OMISSIONS AND/OR CONFLICTS:

- A. OMISSIONS IN AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER AND SHALL BE RESOLVED BY THE SAME BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- B. IN CASE OF CONFLICTS IN THE STRUCTURAL WORK, THE MOST STRINGENT REQUIREMENTS, AS DIRECTED BY THE ARCHITECT AND STRUCTURAL ENGINEER, SHALL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.

OF CONSTRUCTION.

- 7. MISCELLANEOUS: A. DURING AND AFTER CONSTRUCTION, THE CONTRACTOR AND/OR OWNER SHALL KEEP
- THE LOADS ON THE STRUCTURE WITHIN THE LIMITS OF THE DESIGN. B. OBSERVATION VISITS TO THE SITE BY REPRESENTATIVES OF THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL

8. SUBMITTALS:

ENGINEER.

- A. THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION, ERECTION, INSTALLATION, OR OTHERWISE BEING INCORPORATED INTO THE WORK.
- REINFORCING STEEL SHOP DRAWINGS. STRUCTURAL STEEL SHOP DRAWINGS.
- * THESE SUBMITTALS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER CURRENTLY REGISTERED IN THE STATE OF UTAH.
- B. A MINIMUM OF TWO WEEKS SHALL BE ALLOWED FOR THE REVIEW OF ALL SUBMITTALS BY THE ARCHITECT AND STRUCTURAL ENGINEER. C. REQUESTS FOR SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING. REASON(S) FOR THE REQUEST AND COST

DIFFERENTIALS SHALL BE INCLUDED IN THE REQURESTS, SUBSTITUTIONS ARE NOT

ALLOWED UNLESS APPROVED IN WRITING BY THE ARCHITECT AND STRUCTURAL

SITE PREPARATION

1. REQUIREMENTS A. DO NOT PLACE FOOTINGS OR FOUNDATIONS ON DISTURBED SOILS, UNDOCUMENTED

FILL, DEBRIS, FROZEN SOIL, OR IN PONDED WATER.

B. ALL UNSUITABLE SOILS AND VEGETATION, SUCH AS TOPSOIL, ORGANIC SOILS, UNDOCUMENTED FILL, DISTURBED NATIVE SOILS, AND OTHER DELETERIOUS MATERIALS, SHALL BE REMOVED FROM BELOW FOOTINGS, FOUNDATIONS, AND FLOOR SLABS. C. CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND ALL SITE PREPARATION REQUIREMENTS WITH GEOTECHNICAL REPORT. IN THE ABSENCE OF A GEOTECHNICAL REPORT INDUSTRY STANDARDS SHALL BE FOLLOWED FOR BEARING AND COMPACTION.

CONCRETE

CODES AND STANDARDS:

- A. CONCRETE WORK SHALL COMPLY WITH THE AMERICAN CONCRETE INSTITUTE (ACI)
- I. ACI 301. "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- II. ACI 318, "BUILDING CODE REQUIREMENTS REQUIRED FOR REINFORCED CONCRETE". III. ACI 347, "RECOMMENDED PRACTIVE FOR CONCRETE FORM WORK".

2. MATERIALS:

- A. CEMENT SHALL CONFORM TO ASTM C150, TYPE II, PORTLAND CEMENT B. HARD ROCK AGGREGATES SHALL CONFORM TO ASTM C33. LIGHTWEIGHT AGGREGATES SHALL CONFORM TO ASTM C330.
- C. WATER SHALL BE POTABLE.
- D. AIR ENTERTAINMENT SHALL CONFORM TO ASTM C260.
- E. FLY ASH SHALL CONFORM TO ASTM C618. F. CALCIUM CHLORIDE SHALL NOT BE USED.

- A. ONLY ONE TYPE OF CONCRETE SHALL BE PLACED AT THE SITE AT ANY GIVEN TIME. B. A MIX DESIGN THAT PRODUCES THE LOWEST SLUMP COMPATIBLE WITH PROPER
- PLACEMENT SHALL BE USED. 4" MAXIMUM. C. CONCRETE MIXES SHALL CONFORM TO THE FOLLOWING:

TYPE OF CONCRETE MEMBER	MINIMUM STRENGTH AT 28 DAYS (PSI)	MAX. W/C (RATIO)	DRY WEIGHT (PCF)	MAX AGGREGATE SIZE (INCHES)	AIR ENTERTAIN- MENT (%)	MIN. CEMENT PER YARD (LBS)
FOOTINGS:	3000	0.50	145	0'-0 3/4"	3 ±-1	517
FOUNDATION WALLS:	3000	0.45	145	0'-0 3/4"	3 ±−1	564
SLAB ON GRADE:						
INTERIOR	3000	0.45	145	0'-0 3/4"	3 ±−1	564
EXTERIOR	3000	0.45	145	0'-0 3/4"	6 ±-1	564
SLABS ON DECK						
LT. WT.*	3000	0.53	110	0'-0 3/4"	6 ±-1	564
COLUMNS:	3000	0.45	145	0'-0 3/4"	3 ±-1	564
BEAMS:	3000	0.45	145	0'-0 3/4"	3 ±-1	564

* LT. WT. CONCRETE SHALL HAVE A MIN. SPLITTING TENSILE STRENGTH OF 450 PSL. D. LIMIT FLY ASH TO 15% OF THE TOTAL CEMENTITIOUS MATERIAL. E. PEA GRAVEL AGGREGATE AND/OR PLASTICIZER MAY BE USED IN CONGESTED AREAS

4. CONSTRUCTION:

(CONTRACTOR'S OPINION)

A. CONCRETE SHALL BE PROPERLY VIBRATED DURING PLACEMENT. B. PRIOR TO PLACING CONCRETE CHECK WITH ALL TRADES TO INSURE PROPER

WHEN REQUIRED TO PROPERLY FILL ALL VOIDS AND/OR FOR WORKABILITY.

- PLACEMENT OF OPENINGS. BLOCKOUTS. SLEEVES. CURBS. CONDUITS. BOLTS. INSERTS. EMBEDS, DOWELS, ECT. ANCHOR BOLTS AND DOWELS SHALL BE PLACED PRIOR TO CASTING CONCRETE. C. CONSTRUCTION JOINTS AND BULKHEADS SHALL BE FORMED WITH A KEY WAY. ALL
- CONTACT SURFACES, NEW OR EXISTING, AT CONSTRUCTION JOINTS SHALL BE INTENTIONALLY ROUGHENED PRIOR TO CASTING ADJACENT POUR. D. OPENINGS IN FLOORS AND/OR WALLS SHALL HAVE ADDITIONAL REINFORCING AROUND
- ALL SIDES OF THE OPENING EQUIVALENT TO THE BARS CUT BY THE OPENING WITH HALF ON EACH SIDE OF THE OPENING WITH HALF ON EACH SIDE OF THE OPENING OR 2-#5 BARS, WHICHEVER IS GREATER, UNLESS NOTED OTHERWISE. BARS PARALLEL TO THE PRINCIPAL REINFORCING SHALL RUN FULL LENGTH OF THE SPAN. BARS IN THE OTHER DIRECTION SHALL RUN 24 INCHES BEYOND THE EDGE OF THE OPENING OR END WITH A STANDARD HOOK. ALSO PROVIDE 2-#5x4'-0" DIAGONAL BARS AT EACH CORNER OF EACH OPENING.
- E. NO PENETRATION SHALL BE ALLOWED THROUGH ANY CONCRETE BEAM, JOIST, COLUMN, PIER, OR JAMB WITHOUT THE ARCHITECT'S AND STRUCTURAL ENGINEER'S PRIOR WRITTEN APPROVAL. PENETRATIONS SHALL BE RE-ROUTED AS REQUIRED AT THESE LOCATIONS.

- A. FOOTINGS SHALL BEAR ON PROPERLY PREPARED MATERIAL. SEE THE SITE PREPARATION NOTES.
- B. FOOTINGS SHALL BE CENTERED BELOW THE WALL AND/OR COLUMN ABOVE, TYPICAL UNLESS NOTED OTHERWISE.
- C. EXTERIOR FOOTINGS SHALL BEAR BELOW THE EFFECTS OF FROST. D. PROVIDE 2x4 BEVELED KEY WAYS IN ALL CONTINUOUS WALL FOOTINGS.
- E. STAGGER FOOTING CONSTRUCTION JOINTS FROM WALL CONSTRUCTION JOINTS ABOVE BY AT LEAST 6 FEET.
- F. REINFORCING IN CONTINUOUS FOOTINGS SHALL BE CONTINUOUS AT CORNERS AND/OR INTERSECTIONS BY PROVIDING PROPER LAP LENGTHS AND/OR CORNER BARS.
- G. NO PENETRATIONS SHALL BE ALLOW THROUGH ANY CONCRETE FOOTING. WHEN CONFLICTS ARISE BETWEEN UNDERGROUND PLUMBING, UTILITIES, ETC., THE FOOTING SHALL BE STEPPED DOWN BELOW THE CONFLICT AND A CONCRETE WALL, PIER,
- COLUMN, ETC., SHALL BE EXTENDED TO THE FOOTING AS REQUIRED. H. BEARING SURFACES FOR FOOTINGS WHICH ARE, OR BECOME, UNDERMINED DURING CONSTRUCTION SHALL BE BACK FILLED WITH A LEAN-MIX CONCRETE (1000 PSI MIN).

- A. INTERIOR SLABS ON GRADE SHALL BE A MINIMUM OF 4 INCHES THICK, SHALL BEAR ON A 4 INCH MINIMUM LAYER OF FREE-DRAINING GRAVEL, AND SHALL BE REINFORCED WITH #4 BARS AT 24" O.C. BOTH WAYS, TYPICAL UNLESS NOTED OTHERWISE. PROVIDE CHAIRS WITH SAND PLATES FOR PROPER PLACEMENT.
- B. LARGE AREAS OF INTERIOR SLABS ON GRADE SHALL BE PLACED IN STRIPS NOT TO EXCEED 120 FEET IN LENGTH NOR 30 FEET IN WIDTH WHICH ARE SUBDIVIDED BY CONSTRUCTION AND/OR CONTRACTION (CONTROL) JOINTS INTO ROUGHLY SQUARES WHO SIDES SHALL NOT EXCEED 15 FEET IN EITHER DIRECTION.
- C. SEE ARCHITECTURAL FOR EXTERIOR SLABS ON GRADE, TYPICAL, UNLESS NOTED OTHERWISE.

REINFORCING STEEL

1. CODES AND STANDARDS: REINFORCING STEEL SHALL COMPLY WITH: I. AMERICAN CONCRETE INSTITUTE BUILDING CODE & COMMENTARY ACI 318.

- II. AMERICAN CONCRETE INSTITUTE "DETAILING MANUAL", ACI 315 (OR SP-66). 2. MATERIALS: A. REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS AND SHALL CONFORM TO ASTM A615, GRADE 60, WITH A DESIGN YIELD STRENGTH OF 60,000 PSI EXCEPT AS
- I.DOWELS TO BE BENT IN THE FIELD DURING CONSTRUCTION SHALL BE ASTM A615, GRADE 40 OR ASTM A706, GRADE 60, "LOW ALLOW STEEL". II.REINFORCING TO BE WELDED SHALL BE ASTM A706, GRADE 60, "LOW ALLOY
- B. MASONRY JOINT REINFORCING SHALL BE MANUFACTURED FROM WIRE WHICH CONFORMS TO ASTM A82.
- 3. CONSTRUCTION A. REINFORCING SHALL BE DETAILED, BOLSTERED, AND SUPPORTED PER ACI315. B. REINFORCING STEEL SHALL BE FREE OF LOOSE, FLAKY RUST, SCALE, GREASE, OIL, DIRT, AND OTHER MATERIALS WHICH MIGHT AFFECT OR IMPAIR BOND.
- ETC. D. SPLICES IN CONTINUOUS REINFORCING SHALL BE MADE IN AREAS OF COMPRESSION AND/OR AT POINTS OF MINIMUM STRESS, TYPICAL UNLESS NOTED OTHERWISE. LAP SPLICES SHALL BE 40 BAR DIAMETERS LONG IN CONCRETE AND 48 BAR DIAMETERS LONG IN MASONRY. MINIMUM LAP SHALL BE 24 INCHES LONG. DOWELS SHALL HAVE A MINIMUM OF 30 BAR DIAMETERS EMBEDMENT. TENSION SPLICES SHALL BE USED IN CONCRETE WHEN SPECIFICALLY NOTED, USE A CLASS B SPLICE. SPLICES IN TOP

C. REINFORCING SHALL BE CONTINUOUS IN WALLS, BEAMS, COLUMNS, SLABS, FOOTINGS,

- BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT MID SPAN. SPLICES IN BOTTOM BARS IN SUSPENDED SLABS AND BEAMS SHALL BE MADE AT SUPPORTS. E. BENDS SHALL BE MADE COLD. DO NOT USE HEAT. BENDS SHALL BE DONE IN THE FABRICATOR'S SHOP UNLESS SPECIFICALLY NOTED FOR THE FIELD. DO NOT UN-BEND
- F. REINFORCING STEEL IN CONCRETE SHALL BE SECURELY ANCHORED AND TIED IN PLACE PRIOR TO PLACING CONCRETE AND SHALL BE POSITIONED WITH THE FOLLOWING MINIMUM CONCRETE COVER:

OR RE-BEND A PREVIOUSLY BENT BAR.

CONCRETE	CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH
CONCRETE	XPOSED TO EARTH OR WEATHER:
#6	D LARGER
#5 .	D SMALLER 1
CONCRETE	NOT EXPOSED TO EARTH OR WEATHER:
SLAI	AND WALLS, #11 AND SMALLER
BEA	AND COLUMNS, MAIN REINFORCING OR TIES

- SLAB ON GRADE CENTER OF SLAB G. REINFORCING STEEL IN MASONRY SHALL BE PLACED PRIOR TO GROUTING AND SHALL BE PLACED, POSITIONED, AND LOCATED ACCORDING TO THE STRUCTURAL DRAWINGS. IT SHALL BE SECURED AGAINST DISPLACEMENT AT INTERVALS NOT TO EXCEED 200 BAR DIAMETERS OR 10 FEET.
- H. NO REINFORCING STEEL SHALL BE WELDED UNLESS SPECIFICALLY NOTED AS SUCH. USE E90XX ELECTRODES AND ASTM A706 REINFORCING. COMPLY WITH AWS
- I. EPOXY COATED REINFORCING BARS SHALL BE USED WHEN SPECIFICALLY NOTED. INCREASE LAP SPLICE LENGTHS AS REQUIRED BY THE IBC.

MASONRY VENEER ANCHOR TIES

1. PRODUCTS:

- A. MASONRY VENEER ANCHOR TIES SHALL BE ONE OF THE FOLLOWING: LDOVETAIL ANCHORS.
- II.DX-10 SEISMIC CLIP INTERLOCK SYSTEM BY HOHMANN & BARNARD. III.ARCHITECT AND STRUCTURAL ENGINEER APPROVED TWO PIECE ADJUSTABLE HOT-DIPPED GALVANIZED TIES.

2. INSTALLATION: A. MAXIMUM SPACING SHALL BE 16" O.C. HORIZONTAL AND VERTICAL.

- B. PROVIDE CONTINUOUS HORIZONTAL GALVANIZED #9 WIRE IN CENTER THIRD OF MORTAR JOINTS AT 16" O.C. ENGAGE #9 WIRE WITH ALL ANCHOR TIES.
- C. CONSTRUCTION JOINTS IN MASONRY VENEER WALLS SHALL BE PROVIDED AS PER THE ARCHITECTURAL DRAWINGS, AND SHALL BE SPACED AT A MAXIMUM OF 15'-0" O.C. FOR MASONRY BLOCK VENEER.

GENERAL FRAMING NOTES

- 1. ALL JOISTS, RAFTERS, POSTS AND HEADER SHALL BE DOUGLAS FIR LARCH NO. 2 OR EQUAL U.N.O. IF TJI'S OR EQUAL ARE USED. THEY MUST BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. ALSO PROVIDE BRIDGING @ 8" O.C. FOR TIMBER FLOOR JOISTS.
- 2. ALL JOISTS AND RAFTERS SHALL HAVE SOLID BLOCKING AT THEIR BEARING POINTS. ROOF JOISTS TO HAVE HURRICANE CLIPS @ 24" O.C. MIN.
- 3. ALL WOOD/LUMBER PLACED ONTO CONCRETE SHALL BE PRESSURE TREATED OR
- 4. ALL WOOD CONNECTIONS MUST CARRY THE CAPACITY OF THE MEMBER, CONTRACTOR IS RESPONSIBLE FOR CONNECTIONS. IF OTHER THAN STANDARD CONNECTIONS ARE REQUIRED, SEE PROJECT ENGINEER FOR ADDITIONAL ASSISTANCE. USE SIMPSON OR EQUAL CONNECTIONS FOR WOOD TO WOOD.
- 5. ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION. ALL COLUMNS SHALL BE BRACED AT ALL FLOOR LEVELS. COLUMNS SHALL BE AS WIDE AS THE MEMBER THEY SUPPORT.
- 6. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH $\frac{7}{16}$ " THICK EXP 1 SHEATHING OR EQUAL WITH 8d NAILS @ 6" O.C. EDGES AND 12" O.C. IN THE FIELD - BLOCKED, UNLESS OTHERWISE NOTED.
- 7. ALL FLOOR SHEATHING TO BE ¾" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL @ 6" O.C. EDGES AND @ 10" O.C. IN THE FIELD.
- 8. VERIFY ALL BEAM SIZES WITH ENGINEERING SPECIFICATIONS.
- 9. ALL BEAMS AND HEADERS OVER 48" SHALL BE SUPPORTED BY DOUBLE TRIMMERS UNLESS NOTED OTHERWISE.
- 10. TRUSS MANUFACTURER SHALL PROVIDE ENGINEERING SPECS. FOR ALL TRUSSES.
- 11. USE $\frac{7}{6}$ O.S.B. OR CDX PLYWOOD WITH (USE $\frac{5}{6}$ IN HEBER) 8d NAILS @ 6" O.C. AT EDGES OF ROOF 10d NAILS @ 4" O.C. AT GABLE ENDS SPACE NAILS 12" O.C. ON INTERMEDIATE MEMBERS STAGGER SHEATHING JOINTS PLYWOOD PERPENDICULAR TO RAFTERS AND TRUSSES
- 12. SOLID BLOCK BETWEEN TRUSSES. HOLD DOWN EVERY 3RD BLOCK FOR ATTIC VENTILATION.
- 13. ALL OVER FRAME AREAS TO HAVE FULL ROOF SHEATHING BELOW.
- 14. PROVIDE SQUASH BLOCKING AT RIM JOIST BELOW ALL POSTS FROM ROOF, HEADER OR

BEAM POINT LOADS.

- 15. PROVIDE DOUBLE FLOOR JOISTS BELOW ALL PARALLEL BEARING WALLS
- 16. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR OR BETTER UNLESS A HIGHER GRADE IS NOTED OTHERWISE.
- 17. GLULAM BEAMS SHALL BE 24F-V4 DF/DF FOR SINGLE SPANS AND 24F-V8 DF/DF FOR
- 18. ALL RAFTERS AND JOISTS OVER THREE FEET LONG SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING. ALL HANGERS AND OTHER WOOD CONNECTIONS MUST
- BE DESIGNED TO CARRY THE CAPACITY OF THE MEMBER THAT THEY ARE SUPPORTING.
- 19. FRAMING CONNECTIONS NOTED ON THE DRAWINGS ARE SIMPSON STRONG TIE OR EQUAL. INSTALL WITH THE CATALOG DESIGNATED CONNECTOR IN EACH HOLE.
- 20. NO STRUCTURAL MEMBER SHALL BE CUT OR NOTCHED UNLESS SPECIFICALLY SHOWN. NOTED OR APPROVED BY ENGINEER.
- 21. LAG SCREWS SHALL BE INSERTED IN A DRILLED PILOT HOLE 60%-75% OF THE SHANK DIAMETER BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER. ALL NUTS, BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH AN OVERSIZED WASHER.
- 22. NAILS TO BE COMMON WIRE UNLESS OTHERWISE NOTED.

MULTIPLE SPANS, AND CANTILEVERED SPANS.

- 23. ALL BOLT HOLES SHALL BE DRILLED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER.
- 24. ALL JOINTS IN WALL SHEATHING SHALL OCCUR IN THE MIDDLE OF A PLATE OR BLOCK AND NAILED ON EACH SIDE OF THE JOINT WITH EDGE NAILING PER SHEAR WALL
- 25. ALL OVER BUILT ROOF RAFTERS SHALL BE BRACED VERTICALLY TO THE TRUSSES BELOW AT 4'-0" O.C. MAXIMUM IN ORDER TO SPREAD THE LOAD EVENLY OVER THE TRUSSES.
- 26. PROVIDE ½" MINIMUM CLEARANCE BETWEEN TOP PLATE OF INTERIOR PARTITIONS AND BOTTOM CHORD OF TRUSSES (TO ENSURE THAT LOADING WILL BE AS DESIGNED).
- 27. DOUBLE TOP PLATE WITH MINIMUM 48" LAP SPLICE.
- 28. COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS, AND WHICH SUPPORT PERMANENT STRUCTURES, SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE BO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 6" ABOVE EXPOSED EARTH AND AT LEAST 1" ABOVE SUCH FLOORS.
- 29. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE IBC, AND LOCAL ORDINANCES.
- 30. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION.

WOOD TRUSS NOTES

- 1. BOTTOM CHORDS OF TRUSSES ACTING AS CEILING MEMBERS MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD PER 2012 IRC REQUIREMENTS.
- 2. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES, AND SHALL DESIGN THE TRUSSES PER ATTACHED
- 3. THE TRUSSES SHALL B E DESIGNED TO CARY ANY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC.
- 4. THE TRUSSES SHALL ALSO BE DESIGNED PER THE 2012 IRC, AND LOCAL ORDINANCES.
- 5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE WORST LOADING CONDITION.
- 6. THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS @ 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.
- 7. ALL DIMENSIONS SHALL BE FILED VERIFIED PRIOR TO FABRICATION.

ENGINEERING SPECIFICATIONS.

- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES PER THE TRUSS MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.
- 9. THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE PRE-ENGINEERED TRUSSES, NOR FOR THE INSTALLATION ETC. OF THE TRUSSES. TRUSS PLANT SHALL PROVIDE LICENSED ENGINEERED PLAN. (CONTRACTOR TO VERIFY TRUSS LAYOUT IS CONSISTENT WITH THESE PLANS. ENGINEER SHOULD BE NOTIFIED OF ANY
- 10. FABRICATION OF TRUSSES SHALL BE AS APPROVED BY ICBO EXCEPT THAT THIS SPECIFICATION SHALL GOVERN WHEN IT EXCEEDS ICBO REQUIREMENTS.
- 11. FABRICATE TRUSSES FROM APPROVED SHOP DRAWINGS.
- 12. FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE GOOD BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16", EXCEPT THAT TRUSS COMPRESSION CHORD JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.
- 13. EACH CHORD SECTION SHALL BE INVOLVED IN TWO PANEL POINTS BEFORE BEING SPLICED.
- 14. PROVIDE 1/6" CAMBER FOR EACH 6 FEET OF TRUSS UNLESS OTHERWISE INDICATED.
- 15. TRUSS FABRICATORS USING METAL PLATES SHALL HAVE PLANT INSPECTED FOUR TIMES PER YEAR BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH TPI REGULATIONS AND COPIES OF INSPECTIONS MAD AVAILABLE TO OWNER UPON REQUEST.

MINIMUM N.	AILING SCHEDULE
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	(3) 8d
2. BRIDGING TO JOIST, TOENAIL EACH END	(2) 8d
3. 1"x6" (25mm x 152mm) SUB FLOOR OR LESS TO EACH JOIST, FACE NAIL	(2) 8d
4. WIDER 1"x6" (25mm x 152mm) SUB FLOOR TO EACH JOIST, FACE NAIL	(3) 8d
5. 2" (51mm) SUB FLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	(2) 16d
6. SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d @ 16" (406mm) O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	(3) 16d PER 16" (406mm)
7. TOP PLATE TO STUD, END NAIL	(2) 16d
8. STUD TO SOLE PLATE	(4) 8d, TOENAIL OR (2) 16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" (610mm) O.C.
10. DOUBLE TOP PLATES, TYPICAL FACE NAIL	16d @ 16" (406mm) 0.C.
DOUBLE TOP PLATES, LAP SPLICE	(8) 16d
11. BLOCKING BETWEEN JOIST OR RAFTERS TO TOP PLATE, TOENAIL	
	(3) 8d
12. RIM JOIST TO TOP PLATE, TOENAIL	8d • 6" (152mm) O.C.
13. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	(2) 16d
14. CONTINUOUS HEADER, TWO PIECES	6d ● 16" (406mm) O.C. ALONG EACH EDGE
15. CEILING JOIST TO PLATE, TOENAIL	(3) 8d
16. CONTINUOUS HEADER TO STUD, TOENAIL	(4) 8d
17. CEILING JOIST LAPS OVER PARTITIONS, FACE NAIL	(3) 16d
18. CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	(3) 16d
19. RAFTERS TO PLATE, TOENAIL	(3) 16d
20. 1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	(2) 8d
21. 1"x8" (25mm x 203 mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	(2) 8d
22. WIDER THAN 1"x8" (25mm x 203mm) SHEATHING TO EACH BEARING, FACE NAIL	(3) 8d
23. BUILT-UP CORNER STUDS	16d @ 24" (610mm) 0.C.
24. BUILT-UP GIRDER AND BEAMS	20d @ 32" (813mm) O.C. AT TOP & BOTTOM & STAGGERED, (2) 20d AT ENDS & AT EACH SPLICE
25. 2" (51mm) PLANKS	(2) 16d AT EACH BEARING
26. WOOD STRUCTURAL PANELS AND PARTICLEBOARD: 2	
SUBFLOOR AND WALL SHEATHING (TO FRAMING):	
1/2" (12.7mm) AND LESS	6d ³
19/32" - 3/4" (15mm-19mm)	8d ⁴ OR 6d ⁵
7/8" - 1" (22mm-25mm)	8d 3
1 1/8" - 1 1/4" (29mm-32mm)	10d ⁴ OR 8d ⁵
COMBINATION SUBFLOOR-UNDERLAYMENT (TO FRAMING):	
3/4" (19mm) AND LESS	6d 5
7/8" - 1" (22mm-25mm)	8d 5
1 1/8" - 1 1/4" (29mm-32mm)	10d ⁴ OR 8d ⁵
27. PANEL SIDING (TO FRAMING) 2:	
1/2" (12.7mm) OR LESS	6d 5
5/8" (16mm)	8d 5
28. FIBERBOARD SHEATHING: 7	
1/2" (12.7mm)	No. 11 GA ⁴ 6d No. 16 GA ⁹
	No. 11 GA ⁴ 8d No. 16 GA ⁹
25/32" (20mm)	NO. 11 GA -OQ NO. 10 GA -
29. INTERIOR PANELING	4d 10
1/4" (6.4mm)	1
3/8" (9.5mm)	6d 11
1. COMMON OR BOX NAILS MAY BE USED EXCEPT WHERE OTHERWISE STATED. 2. NAILS SPACED AT 6 INCHES (152mm) ON CENTER AT EDGES, 12 INCHES (305mm) AT	INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE

2. NAILS SPACED AT 6 INCHES (152mm) ON CENTER AT EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS EXCEPT 6 INCHES (152mm) AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES (1219mm) OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305

3. COMMON OR DEFORMED SHANK. 4. COMMON

5. DEFORMED SHANK 6. CORROSION-RESISTANT SIDING OR CASING NAILS.

NAILS FOR WALL SHEATHING MAY BE COMMON, BOX OR CASING.

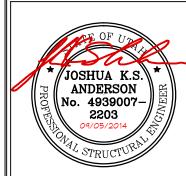
- 7. FASTENERS SPACED 3 INCHES (76mm) ON CENTER AT EXTERIOR EDGES AND 6 INCHES (152mm) ON CENTER AT INTERMEDIATE SUPPORTS. 8. CORROSION-RESISTANT ROOFING NAILS WITH 7/16 INCH DIAMETER (11mm) HEAD AND 1 1/2 INCH (38mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 3/4 INCH (44mm)
- LENGTH FOR 25/32 INCH (20mm) SHEATHING 9. CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH (11mm) CROWN AND 1 1/8 INCH (29mm) LENGTH FOR 1/2 INCH (12.7mm) SHEATHING AND 1 1/2 INCH (38mm) LENGTH FOR 25/32 INCH (20mm) SHEATHING.
- 10. PANEL SUPPORTS AT 16 INCHES (406mm) [20 INCHES (508mm) IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED]. CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS. 11. PANEL SUPPORTS AT 24 INCHES (610mm). CASING OR FINISH NAILS SPACED 6 INCHES (152mm) ON PANEL EDGES, 12 INCHES (305mm) AT INTERMEDIATE SUPPORTS.



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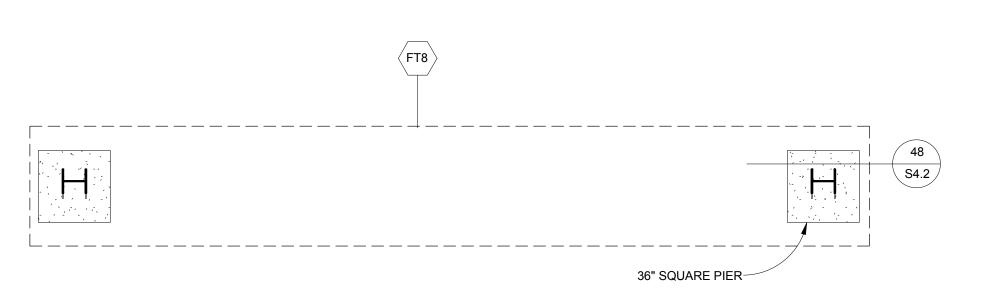
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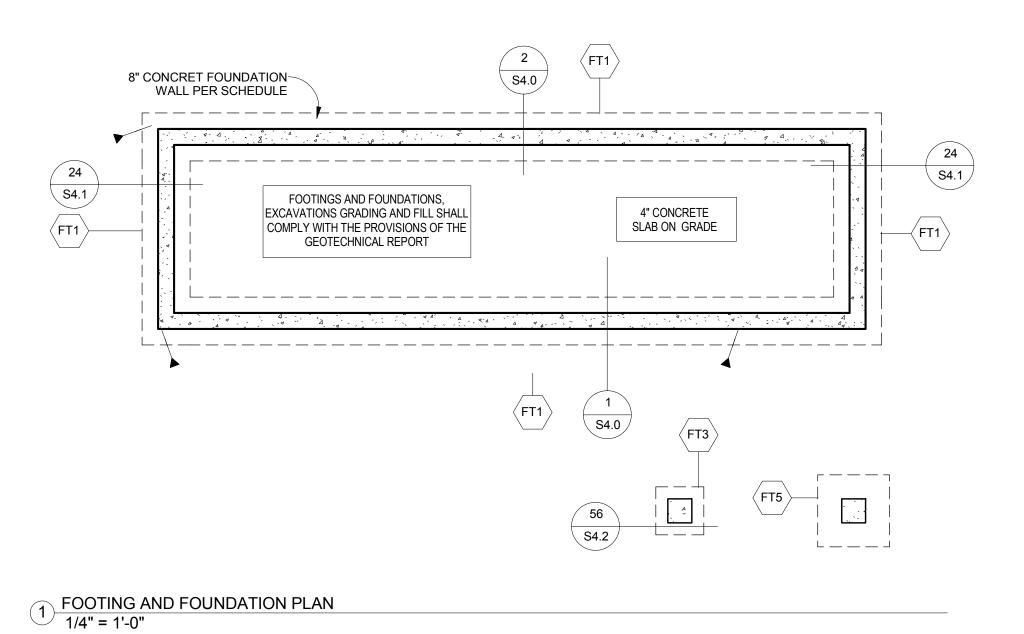
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EBM SCALE: NTS

DATE:

8/20/2014





FOUNDATION WALL SCHEDULE

FOUNDATION WALL #4 BARS @ 12" O.C. VERTICAL, #4 BARS @ 12" O.C. HORIZONTAL NOTES: 1. USE 5/8" DIAMETER x 7" EMBEDMENT ANCHOR BOLTS @ 32" O.C. W/ 3"x3"x1/4" (0.229") PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS U.N.O.

- 2. fc=3,000 PSI, fy=60,000 PSI 3. PLACE (1) #4 BAR BELOW AND ON EACH SIDE OF EACH OPENING AND (2) #4 BARS ABOVE EACH OPENING. BARS SHALL BE PLACED WITHIN 2" OF
- THE OPENINGS AND EXTEND 24" BEYOND THE EDGE OF THE OPENING, VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE.

 OPENING REINFORCEMENT IS IN ADDITION TO STANDARD WALL REINFORCEMENT.

 4. TOP AND BOTTOM BARS SHALL BE WITHIN 4" OF THE TOP AND BOTTOM OF THE WALL. 5. PLACE REINFORCEMENT IN THE CENTER OF THE WALL U.N.O.

			E FT#	DUL	CHE	ING S	FOOT						
NOTE	CAPACITY	ENT	E REINFORCEMI	CROSSWIS		ENT	SE REINFORCEM	LENGTHWI		DEPTH	WIDTH	LENGTH	DESIG.
NOTE	CAPACITY	SPACING	LENGTH	SIZE	QTY.	SPACING	LENGTH	SIZE	QTY.	DEPIN	WIDIN	LENGIN	DESIG.
	2500 PLF	-	-	-	-	EQ.	CONT.	#4	3	10"	24"	CONT.	FT1
SEE DETAIL 19/SI	2250 PLF	-	-	-	-	EQ.	CONT.	#4	2	10"	18"	CONT.	FT2
	6000 LBS	EQ.	18"	#4	3	EQ.	18"	#4	3	10"	24"	24"	FT3
	9375 LBS	EQ.	24"	#4	3	EQ.	24"	#4	3	10"	30"	30"	FT4
	13500 LBS	EQ.	30"	#4	4	EQ.	30"	#4	4	10"	36"	36"	FT5
	18375 LBS	EQ.	36"	#4	4	EQ.	36"	#4	4	10"	42"	42"	FT6
	24000 LBS	EQ.	42"	#4	5	EQ.	42"	#4	5	10"	48"	48"	FT7
REINFORCE TOP & E SEE DETAIL 48/S4.2	-	12"	54"	#5	-	-	-	-	-	32"	60"	35'-0"	FT8

NOTES: 1. fc=2,500 PSI, fy=60,000 PSI
2. FOOTINGS SHALL BEAR ON UNDISTURBED NATIVE SOILS OR STRUCTURAL COMPACTED FILL (95% COMPACTION), SPECIFIED AND TESTED BY A REGISTERED GEOTECHNICAL ENGINEER.

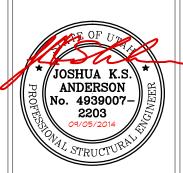
- 3. ALL FOOTINGS SHALL BEAR BELOW THE FROST LINE OF THE LOCALITY. (PER GEOTECH) PROVIDE 12" DIAMETER SONO-TUBE AT EXTERIOR SPOT FOOTINGS PER DETAIL 20/SD.1
- 4. PROVIDE J-BARS TO MATCH VERTICAL FOUNDATION WALL REINFORCEMENT WITH 24" MINIMUM LAP SPLICE INTO FOUNDATION WALL. 5. CENTER FOOTING UNDER FOUNDATION WALL U.N.O.

H	OLDOWN SCHEDULE
SYMBOL	HOLDOWN/STRAP
	STHD14 HOLDOWN SEE DETAIL 1/S4.0
	MST37 STRAP SEE DETAIL 47/S4.2
	MST48 STRAP SEE DETAIL 47/S4.2
	HDU8-SDS SEE DETAIL 52/S4.2



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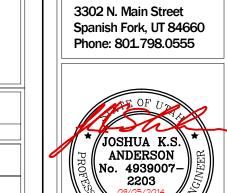
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1) LOFT SHEAR PLAN 1/4" = 1'-0"

	SHEAR W	ALL S	SCH	HEDU		3 #/		
DEGIO	MATERIAL	8d N	8d NAILS		" 16 GAGE STAPLES		CAPACITY	
DESIG.		EDGE	FIELD	EDGE	FIELD	WIND	SEISMIC	NOTE
1	7/16" OSB OR CDX PLYWOOD	6"	12"	3 1/2"	12"	360	260	2
2	7/16" OSB OR CDX PLYWOOD	4"	12"	-	-	530	350	2

1. WALL STUDS ARE TO BE SPACED AT 16" O.C. U.N.O.
2. UNIT SHEAR CAPACITIES ARE BASED ON AF&PA SDPWS TABLE 4.3A (IBC 2306.3)
3. USE (2) KING STUDS AT EACH END OF SHEAR PANELS (SHEAR WALL CHORDS) U.N.O.
4. ALL PANEL EDGES SHALL BE BLOCKED WITH 2-INCH NOMINAL OR WIDER FRAMING WITH EDGE NAILING AT ALL SUPPORTS AND PANEL EDGES U.N.O. (AF&PA SDPWS 4.3.7.1 NOTE 1)
5. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" O.C. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
6. FRAMING AT ADJOINING PANEL EDGES AND SILL PLATES SHALL BE 3-INCH NOMINAL OR WIDER FOR EDGE NAILING 3" O.C. OR LESS. NAILS AT ADJOINING PANEL EDGES AND INTO SILL PLATES SHALL BE STAGGERED. (AF&PA SDPWS 4.3.7.1 NOTE 3)
7. INSTALL SHEATHING TO MATCH SHEAR WALL SPECIFIED ABOVE & BELOW ALL OPENINGS WHERE PERFORATED SHEAR WALLS ARE INDICATED.

Н	OLDOWN SCHEDULE
SYMBOL	HOLDOWN/STRAP
	STHD14 HOLDOWN SEE DETAIL 1/S4.0
	MST37 STRAP SEE DETAIL 47/S4.2
	MST48 STRAP SEE DETAIL 47/S4.2
	HDU8-SDS SEE DETAIL 52/S4.2



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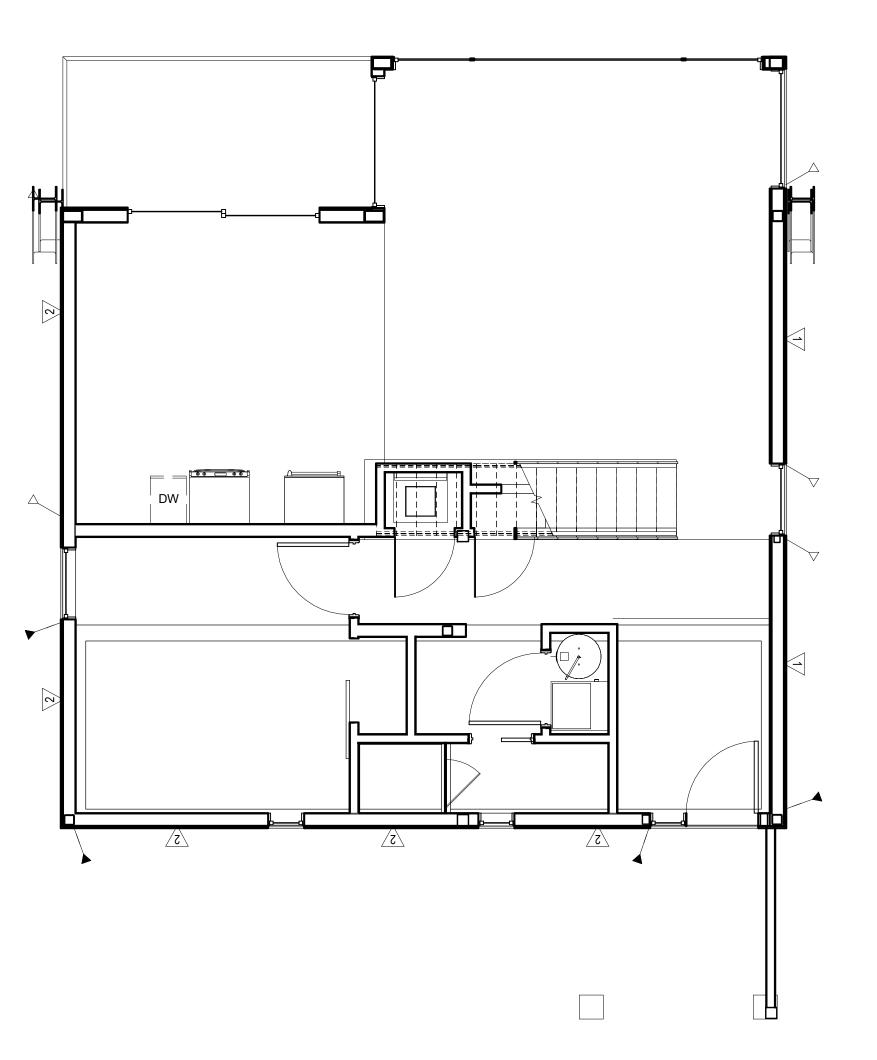
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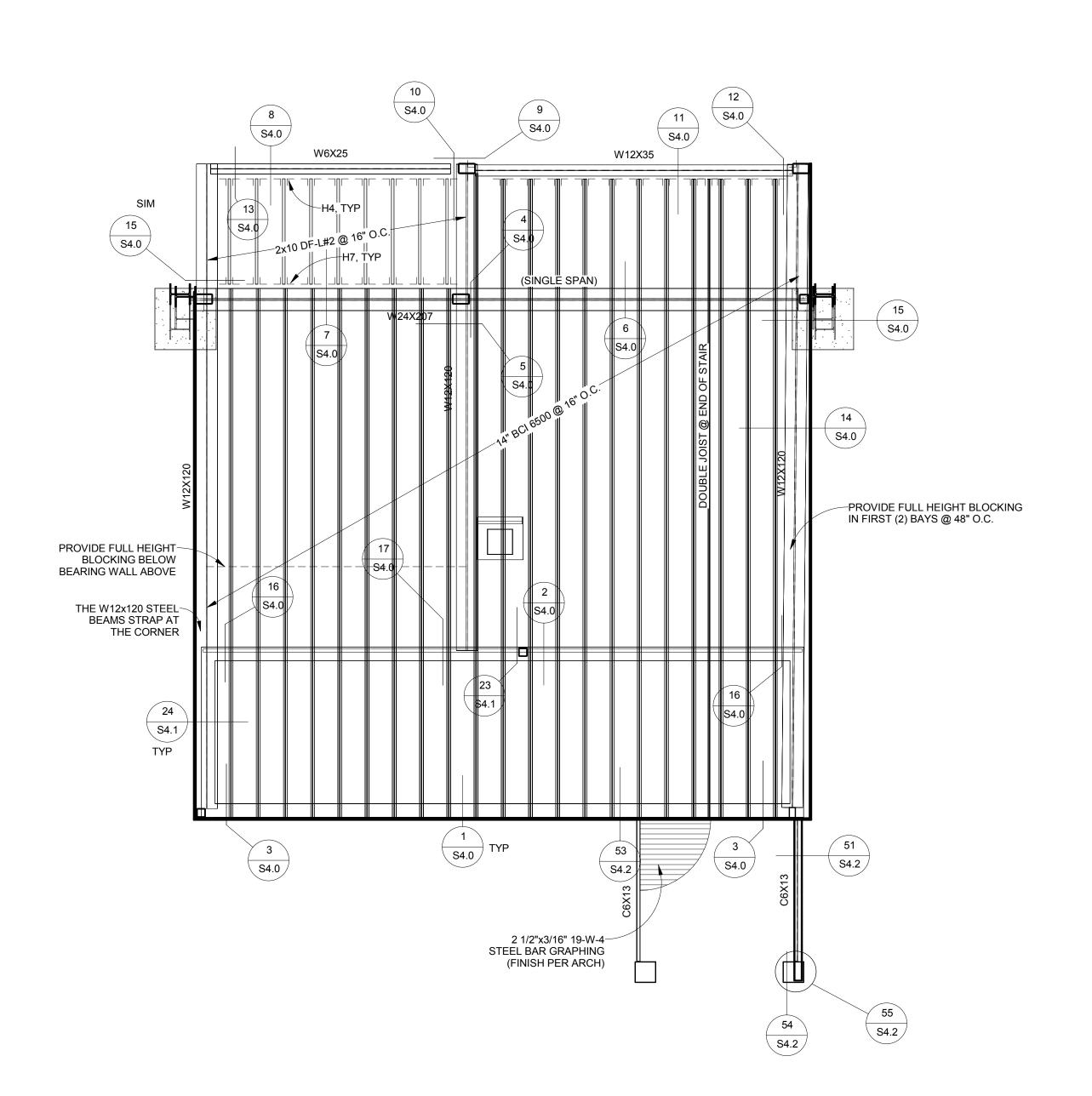


MAIN FLOOR SHEAR PLAN
1/4" = 1'-0"

Date:
07/29/2014
Sheet #:
\$2.0

SB8-W14X26 26 S4.1 (P7) SB8-W14X26 21 S4.1 18 SIM S4.0 SB4-(1) 1 3/4"x9 1/2" MLB PROVIDE FULL HEIGHT BLOCKING IN FIRST (2) BAYS @ 48" O.C. P8 2x10 LEDGER W/ SDS 1/4"x3 1/2" WOOD SCREWS @ 16" O.C. 42 43 44 47 S4.2 S4.2 S4.2 S4.2 S4.0 20 S4.0 19 S4.0

1 LOFT FRAMING PLAN
1/4" = 1'-0"



FRAMING NOTES

- PLANS ARE NOT COMPLETE WITHOUT THE STRUCTURAL CALCULATIONS.
 REFER TO SHEET SD.0 FOR THE GENERAL
- STRUCTURAL NOTES.
 3. ROOF SHEATHING SHALL BE APA RATED 5/8" OSB OR CDX PLYWOOD WITH 10d NAILS AT 6" O.C. EDGE, 12"
- 4. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 10d NAILS OR SIMPSON WSNTL2LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.
- 5. EXTERIOR STUD WALLS SHALL BE 2x6 DF-L#2 @ 16" O.C 6. USE (14) 16d NAILS BETWEEN TOP PLATE SPLICE
- POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE A 4'-0" MINIMUM LAP SPLICE.
- 7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS. 8. HOLDOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT
- KING STUDS (MINIMUM).
- 9. FLOOR JOISTS SHALL BE 14" BCI 90 2.0 AT 16" O.C.
- 10. ROOF RAFTERS SHALL BE 2x6 DF-L#2 AT 24" O.C. 11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING
- TO MATCH DIMENSIONS OF POST ABOVE.
 12. ALL DETAILS SHALL APPLY IN ALL SIMILAR SITUATIONS. 13. IF SUSPENDED PORCH SLAB EXCEEDS 6" THICKNESS, PROVIDE #4 BARS AT 18" O.C. 11/2" FROM TOP OF SLAB IN ADDITION TO THE BOTTOM STEEL NOTED ON THE
- 14. ALL LUMBER NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE PRESERVATIVE TREATED OR OF A DECAY RESISTANT SPECIES. CONTACT LEI ENGINEERS AND SURVEYORS, INC. IF A DIFFERENT SPECIES IS TO BE USED.
- 15. ALL THROUGH BOLTS SHALL BE GRADE A325 HIGH STRENGTH BOLTS. 16. ALL STEEL MEANS TO BE GRADE A992-50.

POST SCHEDULE

	•••••
DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	6x6
P6	HSS 5 1/2"x5 1/2"x3/8"
P7	HSS 10"x6"x3/8"
P8	HSS 5"x5"x1/4"

NOTES: 1.POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
2.INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.
3.INSTALL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 60" WIDE U.N.O.
4.INSTALL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 8-0" WIDE U.N.O.

5.2x BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH
THEY ARE FRAMED U.N.O.

6.NAIL EACH PLY OF 2x BUILT-UP POSTS W/ 16d NAILS @ 6" O.C. STAGGERED U.N.U.

7.POSTS THAT ARE NOT FRAMED WITHIN A STUD WALL SHALL BE BRACED WITH BC OR AC POST CAP AND PC OR ABA POST BASE U.N.O.

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HANGER SCHEDULE		
DESIG.	DESCRIPTION.	
H1	LSSUH310	
H2	LSSU410	
H3	LSSU210-2	
H4	LB210	
H5	ITS2.37/9.5	
H6	W210 SKEW AS REQUIRED	
H7	HUS210	
H8	HUC28-2	

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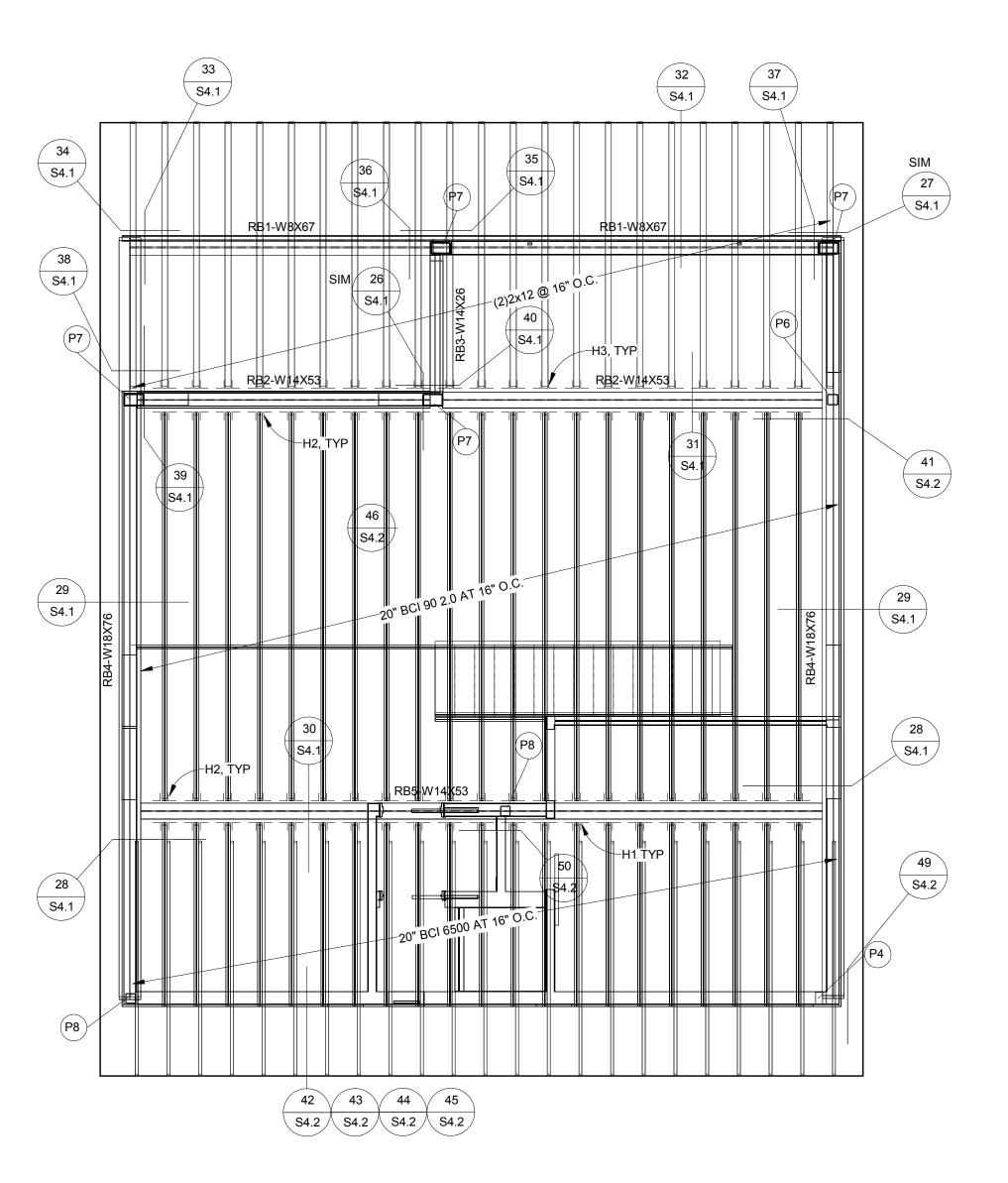
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Date: 07/29/2014 Sheet #: S3.0

2 MAIN FLOOR FRAMING PLAN 1/4" = 1'-0"



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

BASIS FOR DESIGN

GRAVITY:

1. ROOF SNOW LOAD = 190 PSF
2. ROOF DEAD LOAD = 15 PSF
3. FLOOR LIVE LOAD = 40 PSF
4. FLOOR DEAD LOAD = 15 PSF
5. ASSUMED SOIL BEARING CAPACITY = 1500

<u>SEISMIC:</u>
1. Ss = 0.853, S1 = 0.285
2. SOIL SITE CLASS = D (PER IBC SECTION

2. SOIL SITE CLASS = D (FER IBC SECTION 1613.3.2)
3. SEISMIC DESIGN CATEGORY = D
4. SIMPLIFIED ANALYSIS
5. LIGHT FRAMED WALLS WITH WOOD STRUCTURAL PANELS, R = 6.5 (SEE LOADS PAGE IN STRUCTURAL CALCULATION FOR OTHER SFRS R VALUES)

<u>WIND:</u> 1. 115 MPH 2. EXPOSURE C 3. SIMPLIFIED ANALYSIS

FRAMING NOTES

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- STRUCTURAL NOTES.
- 3. ROOF SHEATHING SHALL BE APA RATED 5/8" OSB OR CDX PLYWOOD WITH 10d NAILS AT 6" O.C. EDGE, 12"
- 4. FLOOR SHEATHING SHALL BE APA RATED 3/4" T&G WITH 10d NAILS OR SIMPSON WSNTL2LS #8 WOOD SCREWS AT 6" O.C. EDGE, 12" O.C. FIELD.

 5. EXTERIOR STUD WALLS SHALL BE 2x6 DF-L#2 @ 16" O.C
- 6. USE (14) 16d NAILS BETWEEN TOP PLATE SPLICE POINTS ON ALL EXTERIOR AND SHEAR WALLS. PROVIDE
- A 4'-0" MINIMUM LAP SPLICE.
- 7. INSTALL ALL SIMPSON HARDWARE PER MANUFACTURER'S SPECIFICATIONS.
- 8. HOLDOWNS SHALL BE INSTALLED ON (2) FULL HEIGHT KING STUDS (MINIMUM). 9. FLOOR JOISTS SHALL BE 14" BCI 90 2.0 AT 16" O.C.
- 10. ROOF RAFTERS SHALL BE 2x6 DF-L#2 AT 24" O.C.
- 11. PROVIDE 2x SQUASH BLOCKING AT FLOOR FRAMING
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P# P	OST SCHEDULE
DESIG.	POST SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	6x6
P6	HSS 5 1/2"x5 1/2"x3/8"
P7	HSS 10"x6"x3/8"
P8	HSS 5"v5"v1/4"

NOTES: 1.POSTS INDICATE NUMBER OF TRIMMER STUDS WHEN SPECIFIED AT HEADERS. ALL OTHER POST DESIGNATIONS REFER TO FULL HEIGHT KING STUDS U.N.O.
2.INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING 2.INSTALL (1) TRIMMER AND (1) KING STUD EACH SIDE OF EACH OPENING U.N.O.

3.INSTALL (2) TRIMMER STUDS AT EACH SIDE OF OPENINGS GREATER THAN 6'-0" WIDE U.N.O.

4.INSTALL (2) KING STUDS EACH SIDE OF OPENINGS GREATER THAN 8'-0" WIDE U.N.O.

5.2x BUILT-UP POSTS SHALL BE THE SAME WIDTH OF THE WALL IN WHICH THEY ARE FRAMED U.N.O.

6.NAIL EACH PLY OF 2x BUILT-UP POSTS W/ 16d NAILS @ 6" O.C. STAGGERED U.N.O. U.N.O.
7.POSTS THAT ARE NOT FRAMED WITHIN A STUD WALL SHALL BE BRACED WITH BC OR AC POST CAP AND PC OR ABA POST BASE U.N.O.

HANGER SCHEDULE

	II (I VOLI (OOI ILDOLL
DESIG.	DESCRIPTION.
H1	LSSUH310
H2	LSSU410
H3	LSSU210-2
H4	LB210
H5	ITS2.37/9.5
H6	W210 SKEW AS REQUIRED
H7	HUS210
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