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**Issued for Construction**

**MacKay-Lyons Sweetapple**  
 Architects Limited  
 2188 Gottingen Street  
 Halifax, Nova Scotia Canada B3K 3B4  
 ph: (902) 429-1867

**AE Urbia**  
 Structural Engineers  
 909 W. South Jordan Parkway  
 SouthJordan, Utah, United States 84095  
 ph: (801) 746-0456

**Talisman**  
 Civil Engineers  
 1588 South Main Street, Suite 200  
 Salt Lake City, Utah, United States 84115  
 ph: (801) 743-1300

**Amber Interiors**  
 Design Studio  
 23501 Park Sorrento, Suite 204  
 Calabasas, California, United States 91302  
 ph: (818) 888-8083

**Michael Boucher**  
 Landscape Architects  
 457 US Route 1, Suite 2  
 Freeport, Maine, United States 04032  
 ph: (207) 865-1080

**Edge Builders LLC.**  
 Construction Management  
 P.O. Box 17404, Salt Lake City, Utah, United States 84117  
 ph: (801) 381-9003

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**Klinefelter Residence**

**GENERAL NOTES**

This building was designed in compliance with the 2015 IRC and 2015 IECC with state amendments governing code. All construction shall conform to the all current codes, standards, ordinances, and laws adopted by the State of Utah and the authority having jurisdiction.

**INTERIOR FINISH NOTES**

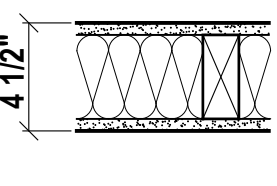
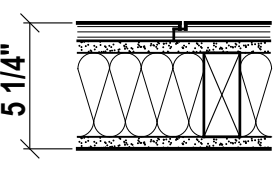
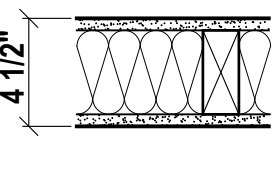
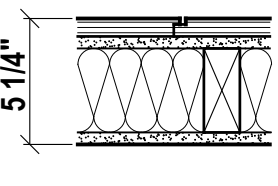
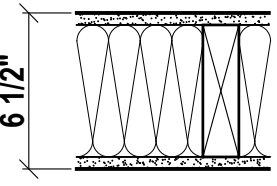
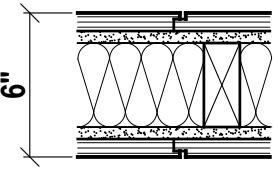
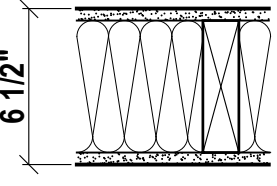
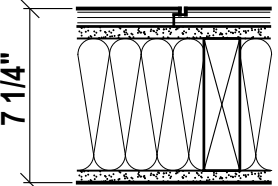
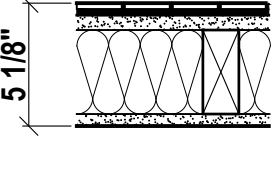
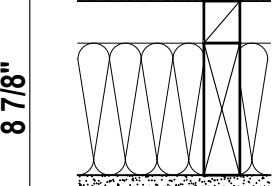
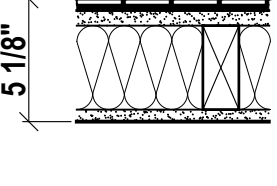
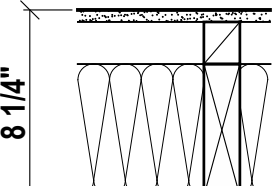
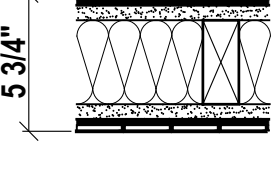
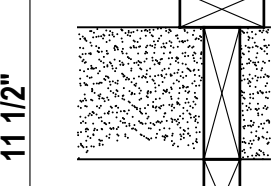
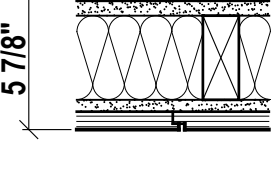
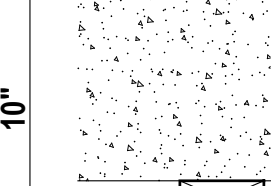
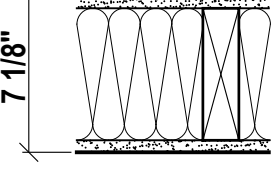
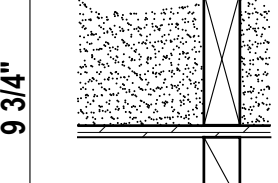
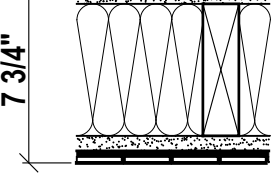
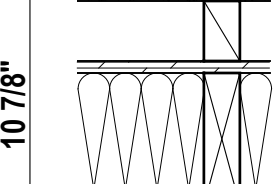
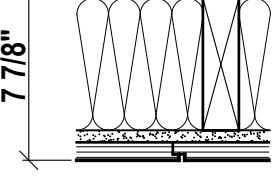
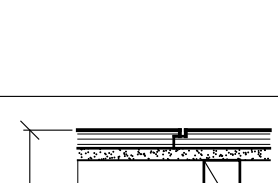
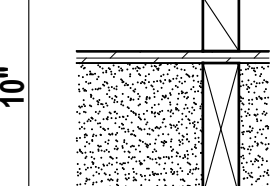
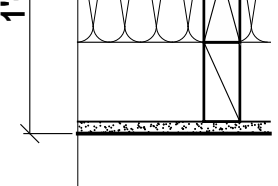
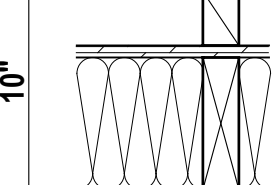
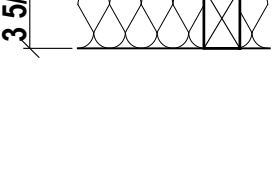
Refer to interior design drawings for extents of wall finishes and locations. Wall type assemblies to be used in coordination w/ interior design info.

**MECHANICAL AND PLUMBING NOTES**

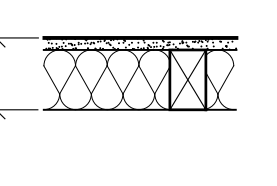
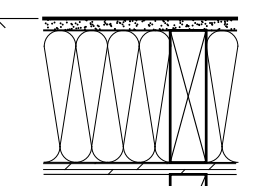
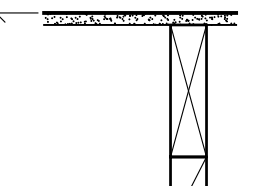
- + All work shall be performed in accordance with, 2015 International Residential Code.
- + For plumbing fixtures that are located below the elevation level of the nearest upstream man hole cover a backwater valve is required. Fixtures that are above the elevation level of the manhole cover shall not discharge through the backwater valve.
- + Closely coordinate new mechanical and plumbing construction with all mechanical, electrical, architectural, and structural members. Provide alternate routing, offsets, and transitions as required for coordination of all work without additional cost.
- + Do not shut-off / put out service any systems / services without first coordinating all downtime with the owner's personnel.
- + Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in this project. Submit electronic submittal to architect for review and approval. Do not place order until reviewed and approved.
- + Contractor shall provide 1 year standard warranty. Submit all equipment, air devices, valves, fittings, pipe materials, insulation, and accessories to be used in project electronically to architect for review and approval.
- + Install all equipment in accordance with manufacturer's installation instructions.
- + Project Elevation is 8533 ft for equipment selection.
- + Provide all duct in accordance with SMACNA standards for 2" WC pressure class. Seal all transverse and longitudinal seams and joints except for welded or locking-type longitudinal joints.
- + Disinfect new domestic water piping.
- + Dryers located in closets shall be provided with make-up air, per IRC G2439.5
- + All outlets to be tamper resistant, in accordance with IRC E4002.14.
- + Mechanical rooms to have solid, weather stripped doors equipped with an approved self-closing device, in accordance with IRC G2406.2.5.
- + Provide outdoor combustion air for all gas-fired appliances, in accordance with IRC G2407.

|       |  |        |                                      |
|-------|--|--------|--------------------------------------|
| AD    | AREA DRAIN                                 | MO     | MASONRY OPENING                      |
| ADJ   | ADJACENT                                   | MECH   | MECHANICAL                           |
| AFF   | ABOVE FINISHED FLOOR                       | MEMBR  | MEMBRANE                             |
| ALUM  | ALUMINUM                                   | MIN    | MINIMUM                              |
| ANOD  | ANODIZED                                   |        |                                      |
| BSMT  | BASEMENT                                   | MRGWB  | MOISTURE-RESISTANT GYPSUM WALL BOARD |
| BYOND | BEYOND                                     |        |                                      |
| BOT   | BOTTOM                                     | MTL    | METAL                                |
| B/W   | BETWEEN                                    | NIC    | NOT IN CONTRACT                      |
| CHNL  | CHANNEL                                    | NOM    | NOMINAL                              |
| CJ    | CONTROL JOINT                              | OC     | ON CENTER                            |
| CLG   | CEILING                                    | OH     | OPPOSITE HAND                        |
| CLR   | CLEAR                                      | OZ     | OUNCE                                |
| CMU   | CONCRETE MASONRY UNIT                      | PCC    | PRE-CAST CONCRETE                    |
| COF   | CENTERLINE OF WOOD FRAMING                 | PLYD   | PLYWOOD                              |
| COL   | COLUMN                                     | PT     | PRESSURE TREATED                     |
| CONC  | CONCRETE                                   | PTD    | PAINTED                              |
| CONT  | CONTINUOUS                                 | PVC    | POLYVINYL CHLORIDE                   |
| CPT   | CARPET                                     | RCP    | REFLECTED CEILING PLAN               |
| CT    | CERAMIC TILE                               | RD     | ROOF DRAIN                           |
| DBL   | DOUBLE                                     | REQD   | REQUIRED                             |
| DIA   | DIAMETER                                   | REV    | REVERSE                              |
| DIMS  | DIMENSIONS                                 | RM     | ROOM                                 |
| DN    | DOWN                                       | SIM    | SIMILAR                              |
| DR    | DOOR                                       | SPEC   | SPECIFIED OR SPECIFICATION           |
| DWG   | DRAWING                                    | SPK    | SPRINKLER                            |
| EA    | EACH                                       | ST STL | STAINLESS STEEL                      |
| EL    | ELEVATION                                  | STC    | SOUND TRANSMISSION COEFFICIENT       |
| ELEC  | ELECTRICAL                                 |        |                                      |
| ELEV  | ELEVATOR / ELEVATION                       |        |                                      |
| EQ    | EQUAL                                      | STL    | STEEL                                |
| FOC   | FACE OF CONCRETE                           | STRUCT | STRUCTURAL                           |
| FOF   | FACE OF WOOD FRAMING                       | TELE   | TELEPHONE                            |
| FDN   | FOUNDATION                                 | TLT    | TOILET                               |
| GA    | GAUGE                                      | TO     | TOP OF                               |
| GALV  | GALVANIZED                                 | TOC    | TOP OF CONCRETE                      |
| GWB   | GYPSUM WALL BOARD                          | TOS    | TOP OF STEEL                         |
| HC    | HOLLOW CORE                                | TP     | TOILET PAPER DISPENSER               |
| HI    | HIGH                                       | T/D    | TELEPHONE/DATA                       |
| HM    | HOLLOW METAL                               | TYP    | TYPICAL                              |
| HP    | HIGH POINT                                 | UON    | UNLESS OTHERWISE NOTED               |
| HVAC  | HEATING, VENTILATING, AND AIR CONDITIONING | U/S    | UNDERSIDE                            |
|       |  | VIF    | VERIFY IN FIELD                      |
|       |  | VP     | VISION PANEL                         |
| ILO   | IN LIEU OF                                 | TYP    | TYPICAL                              |
| INSUL | INSULATED                                  | VIF    | VERIFY IN FIELD                      |
| INT   | INTERIOR                                   | W      | WITH                                 |
| LO    | LOW  | WD     | WOOD                                 |
| MAX   | MAXIMUM                                    | FOC    | FACE OF CONCRETE                     |
|       |  | FOF    | FACE OF FRAME                        |

3 A001 Abbreviations NTS

| TYPE | INTERIOR WALL TYPE DESCRIPTION  |      |  |
|------|---|------|--|
| P1   |  + 1/2" GWB, PTD<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD  | P11  |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD   |
| P1A  |  + 1/2" GWB, PTD<br>+ 2x4 studs @ 16" o.c.<br>+ thermal acoustic batt insulation to fill cavity<br>+ 1/2" GWB, PTD   | P11A |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ 2x4 studs @ 16" o.c.<br>+ thermal acoustic batt insulation to fill cavity<br>+ 1/2" GWB, PTD  |
| P2   |  + 1/2" GWB, PTD<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD  | P12  |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" cement backer board<br>+ 3/4" wood paneling; refer to interior finish schedule   |
| P2A  |  + 1/2" GWB, PTD<br>+ 2x6 studs @ 16" o.c.<br>+ thermal acoustic batt to fill cavity<br>+ 1/2" GWB, PTD  | P12A |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD   |
| P3   |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD  | P13  |  + 1/2" GWB, PTD<br>+ wood blocking to req'd depth<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 5/8" tile backer board<br>+ tile; refer to interior finish schedule   |
| P3A  |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x4 studs @ 16" o.c.<br>+ thermal acoustic batt insulation to fill cavity<br>+ 1/2" GWB, PTD   | P13A |  + 1/2" GWB, PTD<br>+ wood blocking to req'd depth<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD   |
| P4   |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 5/8" tile backer board<br>+ tile; refer to interior finish schedule   | P14  |  + 1/2" GWB, PTD<br>+ wood blocking to req'd depth<br>+ 2x6 studs @ 16" o.c.<br>+ 5 1/2" 2lb. closed-cell spray foam insulation (R27)<br>+ wood blocking to req'd depth<br>+ 1/2" GWB, PTD   |
| P5   |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x4 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" cement backer board<br>+ 3/4" wood paneling; refer to interior finish schedule  | P15  |  + concrete foundation wall<br>+ wood blocking to req'd depth<br>+ 1/2" GWB, PTD  |
| P6   |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD  | P16  |  + 1/2" GWB, PTD<br>+ 2x6 studs @ 16" o.c.<br>+ 5 1/2" 2lb. closed-cell spray foam insulation (R27)<br>+ 1/2" sheathing as per structural<br>+ wood blocking to req'd depth<br>+ 1/2" GWB, PTD  |
| P7   |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 5/8" tile backer board<br>+ tile; refer to interior finish schedule  | P17  |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ wood blocking to req'd depth<br>+ 1/2" sheathing as per structural<br>+ acoustic batt to fill cavity<br>+ 2x6 studs @ 16" o.c.<br>+ 5/8" tile backer board<br>+ tile; refer to interior finish schedule |
| P8   |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x6 studs @ 16" o.c.<br>+ acoustic batt to fill cavity<br>+ 1/2" cement backer board<br>+ 3/4" wood paneling; refer to interior finish schedule  | P18  |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ wood blocking to req'd depth<br>+ 1/2" sheathing as per structural<br>+ acoustic batt to fill cavity<br>+ 2x6 studs @ 16" o.c.<br>+ 5/8" tile backer board<br>+ tile; refer to interior finish schedule |
| P9   |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ wood blocking to req'd depth<br>+ 1/2" sheathing as per structural<br>+ 5 1/2" 2lb. closed-cell spray foam insulation (R27)<br>+ 2x6 studs @ 16" o.c.<br>+ 1/2" GWB, PTD | P19  |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ wood blocking to req'd depth<br>+ 1/2" sheathing as per structural<br>+ 2x3 studs @ 16" o.c.<br>+ thermal acoustic batt to fill cavity<br>+ custom sauna unit   |
| P10  |  + 3/4" wood paneling; refer to interior finish schedule<br>+ 1/2" cement backer board<br>+ wood blocking to req'd depth<br>+ 1/2" sheathing as per structural<br>+ acoustic batt to fill cavity<br>+ 2x6 studs @ 16" o.c.<br>+ 1/2" GWB, PTD                        | P20  |  + tile; refer to interior finish schedule<br>+ 5/8" tile backer board<br>+ 2x3 studs @ 16" o.c.<br>+ thermal acoustic batt to fill cavity<br>+ custom sauna unit   |

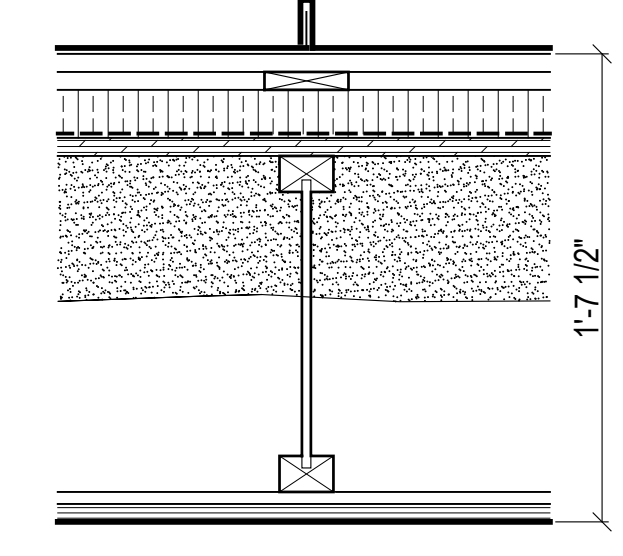
2 A001 Interior Partition Types NTS

|     |  |
|-----|--|
| P22 |  + 1/2" GWB, PTD<br>+ 2x3 studs @ 16" o.c.<br>+ thermal acoustic batt to fill cavity<br>+ custom sauna unit   |
| P23 |  + 1/2" GWB, PTD<br>+ 2x6 studs @ 16" o.c.<br>+ 1/2" sheathing as per structural<br>+ wood blocking to req'd depth<br>+ acoustic batt to fill cavity<br>+ 1/2" GWB, PTD |
| P24 |  + 1/2" GWB, PTD<br>+ 2x6 studs @ 16" o.c.<br>+ 1/2" sheathing as per structural<br>+ wood blocking to req'd depth<br>+ 1/2" GWB, PTD                                   |

**ROOF TYPE DESCRIPTION**

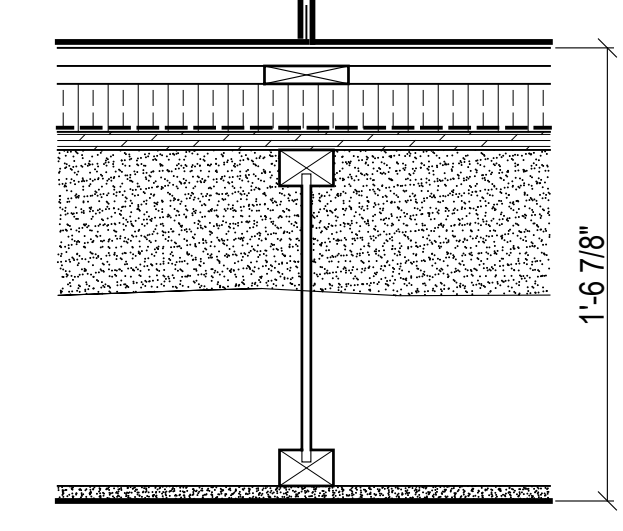
**Roof Assembly Type 1 (RA1)**

- System Components:**
- snow retention system, refer to spec. & roof plan for locations
  - standing-seam metal roofing system (Class A roof covering), refer to specification
  - 2 layers of alternating 1x4 strapping
  - 2" vapor-open mineral wool rigid insulation board (R8), refer to specification
  - vapor open roof membrane, refer to spec
  - 3/4" exterior grade sheathing as per structural
  - wood I-joists, refer to structural
  - 6" 2lb. closed-cell spray foam insulation (R36)
  - interior sprinkler system
  - 1/2" OSB sheathing
  - 1x4 shiplap wood cladding, refer to finish schedule - profile 2



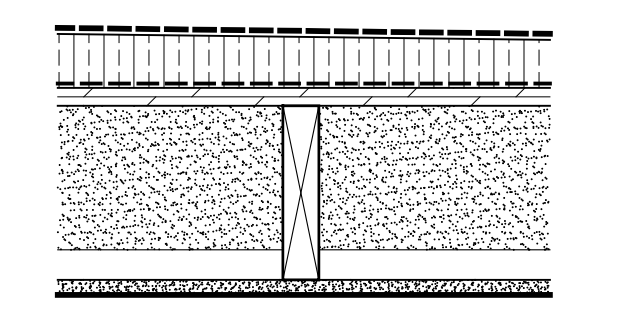
**Roof Assembly Type 2 (RA2)**

- System Components:**
- snow retention system, refer to spec. & roof plan for locations
  - standing-seam metal roofing system (Class A roof covering), refer to specification
  - 2 layers of alternating 1x4 strapping
  - 2" vapor-open mineral wool rigid insulation board (R8), refer to specification
  - vapor open roof membrane, refer to spec
  - 3/4" exterior grade sheathing as per structural
  - wood I-joists, refer to structural
  - 6" 2lb. closed-cell spray foam insulation (R36)
  - interior sprinkler system
  - 5/8" gypsum board, refer to finish schedule

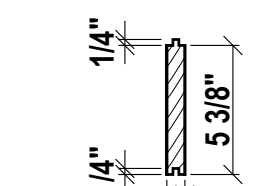
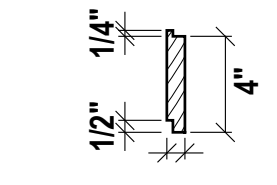


**Roof Assembly Type 3 (RA3)**

- System Components:**
- 'Class A' EPDM low slope roof membrane
  - sloped continuous XPS rigid insulation (minimum 2") - minimum 2% slope to drain (R10)
  - self-adhered air / vapor barrier
  - 3/4" exterior grade sheathing as per structural
  - wood joists as per structural
  - 6" 2lb. closed-cell spray foam insulation (R36)
  - interior sprinkler system
  - 5/8" gypsum board, refer to finish schedule



4 A001 Roof Types Scale 1-1/2" = 1'-0"

| TYPE | WOOD CLADDING PROFILE   |   |
|------|---|---|
| 1    |  | + 1X6 vertical tongue & groove wood cladding; clear western red cedar as per specification (exterior facade finish)         |
| 2    |  | + 1X4 square edge shiplap wood cladding; clear western red cedar as per specification (great room + kitchen ceiling finish) |

1 A001 Cladding Profiles NTS

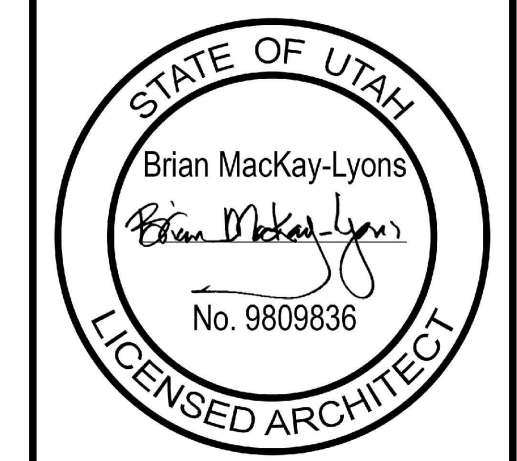
Kinfelefer Residence

Summit Powder Mountain, Eden, Utah

MacKay-Lyons Sweetapple Architects Limited

2188 Gorington St. Halifax, Nova Scotia Canada B3K 3B4

ph: (902) 429-1867 fax: (902) 429-6276



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**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

General Notes + Interior Partitions

scale: NTS  
date: 2021-01-20  
drawn: TR/LM  
chk'd: SA

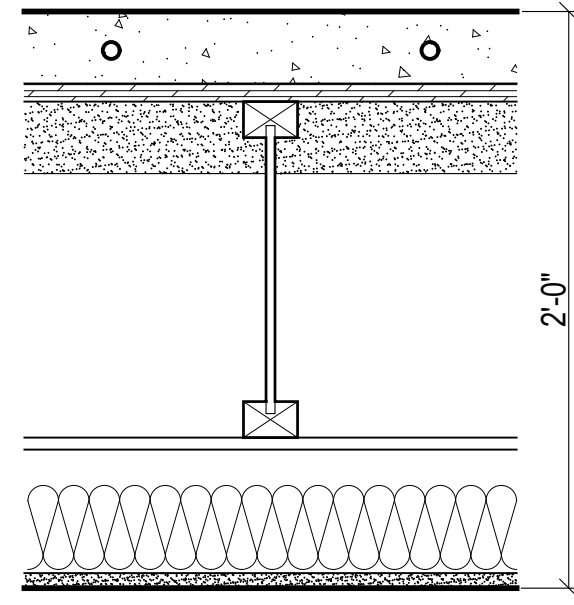
A001

FLOOR TYPE DESCRIPTION

**Floor Assembly Type 1 (FA1)**

**System Components:**

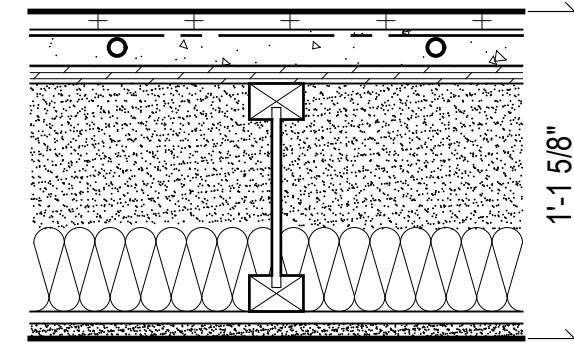
- 3" min. polished concrete topping (class A aggregate exposure) w/ hydronic in-floor heating system, refer to finish schedule
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 3" spray foam insulation (R19)
- resilient channel
- infill framing as req'd to meet depth
- acoustic insulation, refer to specification
- interior sprinkler system
- 5/8" gypsum board, refer to finish schedule



**Floor Assembly Type 7 (FA7)**

**System Components:**

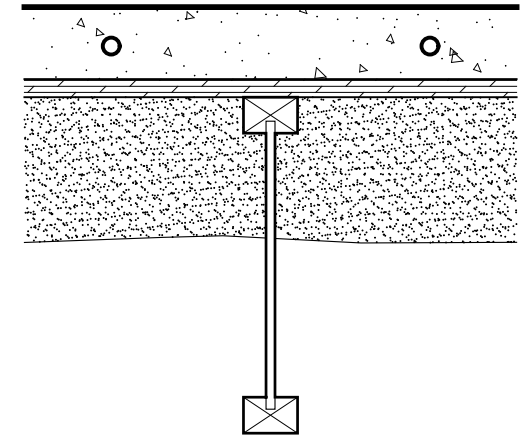
- tile floor finish, refer to finish schedule
- 3/16" GenieMAT RST Series
- 1-1/2" concrete topping w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- acoustic insulation, refer to specification
- strapping as req'd
- 5/8" gypsum board, refer to finish schedule



**Floor Assembly Type 2 (FA2)**

**System Components:**

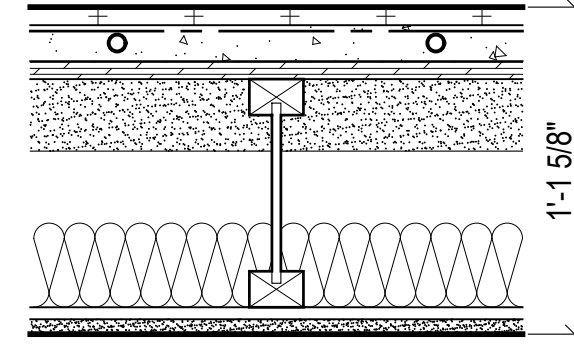
- 3" min. polished concrete topping (class A aggregate exposure) w/ hydronic in-floor heating system, refer to finish schedule
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)



**Floor Assembly Type 8 (FA8)**

**System Components:**

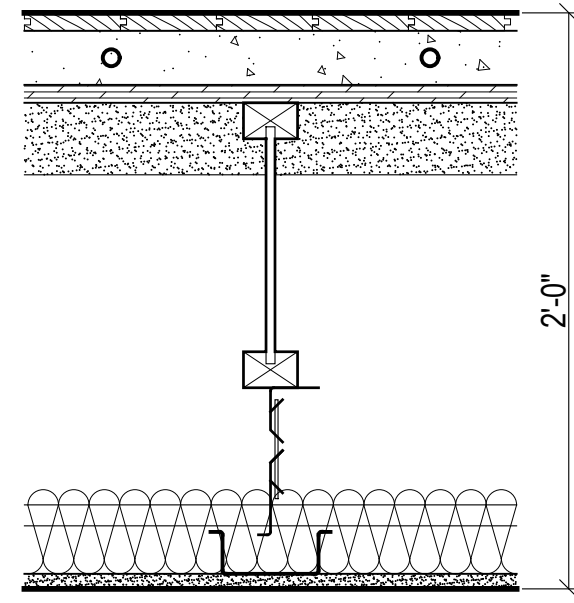
- tile floor finish, refer to finish schedule
- 3/16" GenieMAT RST Series
- 1-1/2" concrete topping w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 3" spray foam insulation (R19)
- acoustic insulation, refer to specification
- interior sprinkler system
- strapping as req'd
- 5/8" gypsum board, refer to finish schedule



**Floor Assembly Type 3 (FA3)**

**System Components:**

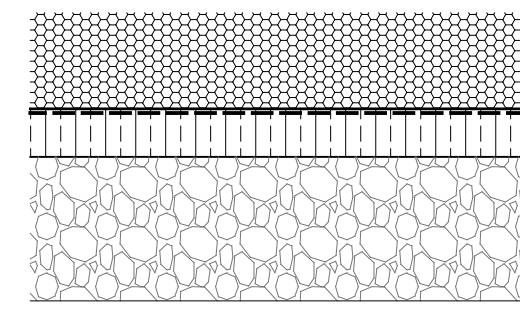
- 3/4" engineered hardwood flooring, refer to finish schedule
- 2 1/4" gypcrete w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 3" spray foam insulation (R19)
- acoustic insulation, refer to specification
- ceiling suspension system
- interior sprinkler system
- resilient channel
- 5/8" gypsum board, refer to finish schedule



**Floor Assembly Type 9 (FA9)**

**System Components:**

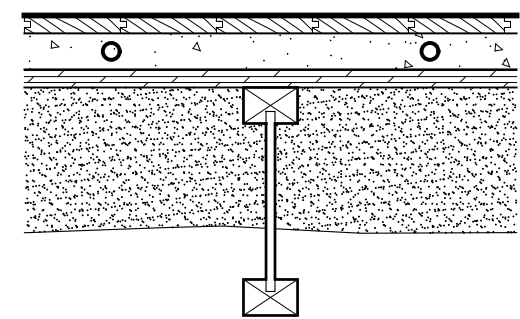
- 4" pea gravel
- class 1 vapor retarder
- 2" XPS rigid insulation (R10)
- 6" compacted gravel base



**Floor Assembly Type 4 (FA4)**

**System Components:**

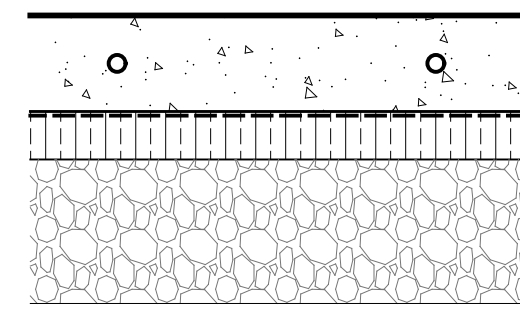
- 3/4" engineered hardwood flooring, refer to finish schedule
- 1-1/2" gypcrete w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)



**Floor Assembly Type 10 (FA10)**

**System Components:**

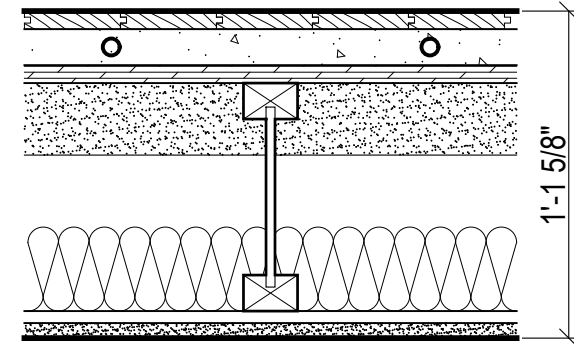
- 4" reinforced polished concrete slab on grade as per structural
- class 1 vapor retarder
- 2" XPS rigid insulation (R10)
- 6" compacted gravel base



**Floor Assembly Type 5 (FA5)**

**System Components:**

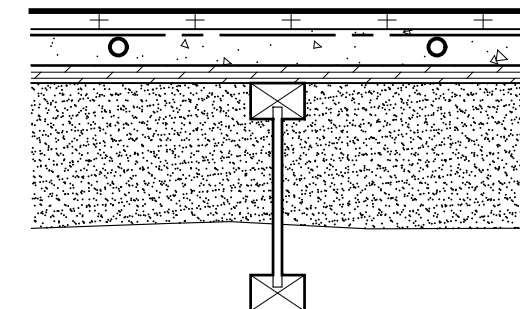
- 3/4" engineered hardwood flooring
- 1 1/2" gypcrete w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, refer to structural
- 3" spray foam insulation (R19)
- acoustic insulation, refer to specification
- interior sprinkler system
- resilient channel
- 5/8" gypsum board, refer to finish schedule



**Floor Assembly Type 6 (FA6)**

**System Components:**

- tile floor finish, refer to finish schedule
- 3/16" GenieMAT RST Series
- 1-1/2" concrete topping w/ hydronic in-floor heating system
- 3/4" sheathing as per structural
- wood I-joists, as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)

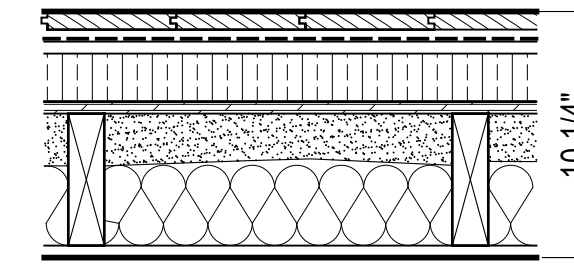


EXTERIOR WALL TYPE DESCRIPTION

**Exterior Wall Assembly 1A (EWA1A)**

**System Components:**

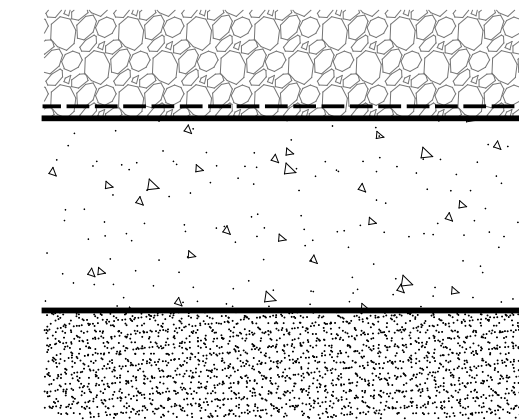
- 1x6 tongue and groove wood cladding - profile 1
- rainscreen grid
- vapour permeable weather barrier
- 1/2" sheathing
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - vapour retarder Class 2)
- 5 1/2" insulation batts (R24)
- 2x6 wood studs as per structural
- interior finish, refer to finish schedule



**Exterior Wall Assembly 4 (EWA4)**

**System Components:**

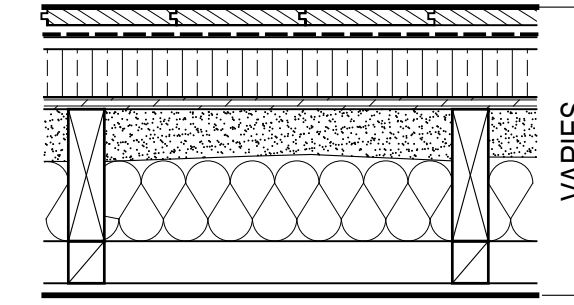
- waterproofing system below grade, as per spec
- reinforced 8" thick architectural concrete wall as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)



**Exterior Wall Assembly 1B (EWA1B)**

**System Components:**

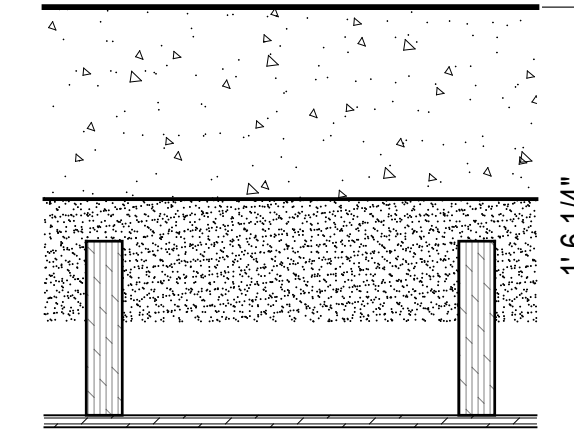
- 1x6 tongue and groove wood cladding - profile 1
- rainscreen grid
- vapour permeable weather barrier
- 1/2" sheathing
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - vapour retarder Class 2)
- 5 1/2" insulation batts (R24)
- 2x6 wood studs as per structural
- wood blocking to req'd depth for finished face interior alignments
- interior finish, refer to finish schedule



**Exterior Wall Assembly 5 (EWA5)**

**System Components:**

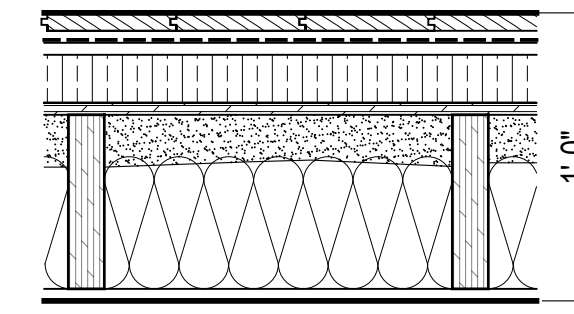
- reinforced 8" thick architectural concrete wall as per structural; board form finish, refer to specification
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- 1 3/4"x7 1/4" LVL studs as per structural
- 1/2" plywood sheathing as per structural
- hearth assembly and interior finish (refer to dwg A700)



**Exterior Wall Assembly 1C (EWA1C)**

**System Components:**

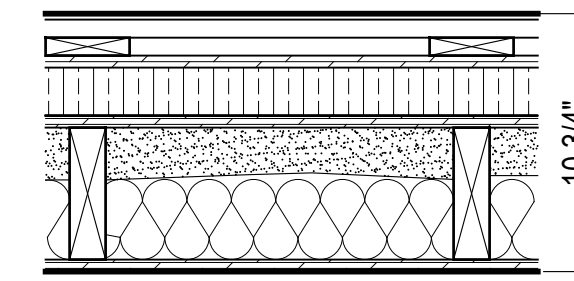
- 1x6 tongue and groove wood cladding - profile 1
- rainscreen grid
- vapour permeable weather barrier
- 1/2" sheathing
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - vapour retarder Class 2)
- 5 1/2" insulation batts (R24)
- 1 3/4"x7 1/4" LVL studs as per structural
- interior finish, refer to finish schedule



**Exterior Wall Assembly 6 (EWA6)**

**System Components:**

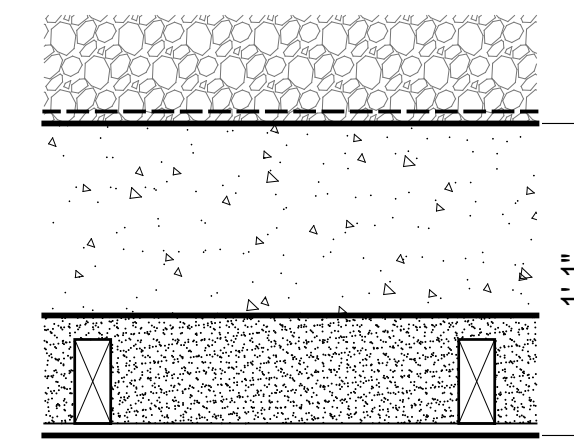
- 1/4" metal cladding, refer to specification for finish
- 1x4 horizontal strapping
- 1x4 vertical strapping
- vapour permeable weather barrier
- 1/2" sheathing
- 2" continuous XPS rigid insulation (R10)
- 1/2" plywood sheathing as per structural
- 2" 2lb. closed cell sprayfoam insulation (R12 - vapour retarder Class 2)
- 5 1/2" insulation batts (R24)
- 2x6 wood studs as per structural
- interior finish, refer to finish schedule



**Exterior Wall Assembly 2 (EWA2)**

**System Components:**

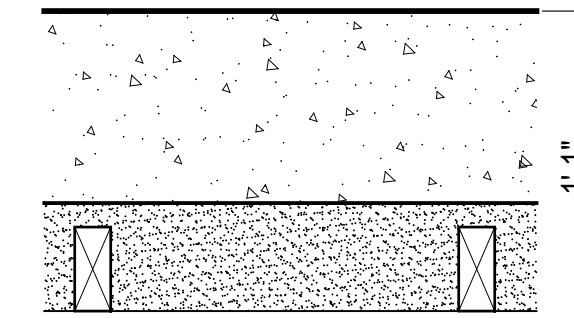
- waterproofing system below grade, as per spec
- reinforced 8" thick architectural concrete wall as per structural
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- 2x4 stud wall, hold stud wall 1" from conc. wall
- interior finish, refer to finish schedule



**Exterior Wall Assembly 3 (EWA3)**

**System Components:**

- reinforced 8" thick concrete wall as per structural; board form finish, refer to specification
- 4-1/2" 2lb. closed-cell spray foam insulation (R27)
- 2x4 stud wall, hold stud wall 1" from concrete wall
- interior finish, refer to room finish schedule

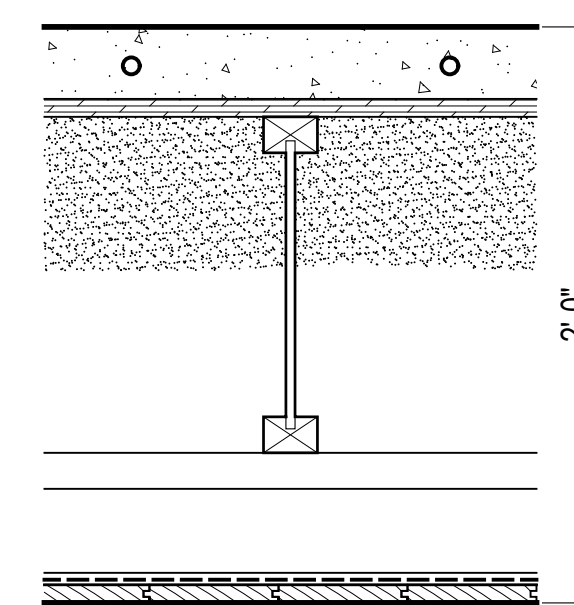


SOFFIT TYPE DESCRIPTION

**Soffit Assembly Type 1 (SA1)**

**System Components:**

- typical floor assembly as noted
- wood I-joists, refer to structural
- 6" 2lb. closed-cell spray foam insulation (R36)
- infill framing as required to meet depth
- 5/8" type X gypsum sheathing
- vapour permeable weather barrier
- rainscreen grid
- 1x6 tongue and groove wood cladding to match facade, refer to specifications, cladding profile 1



|     |                          |                |
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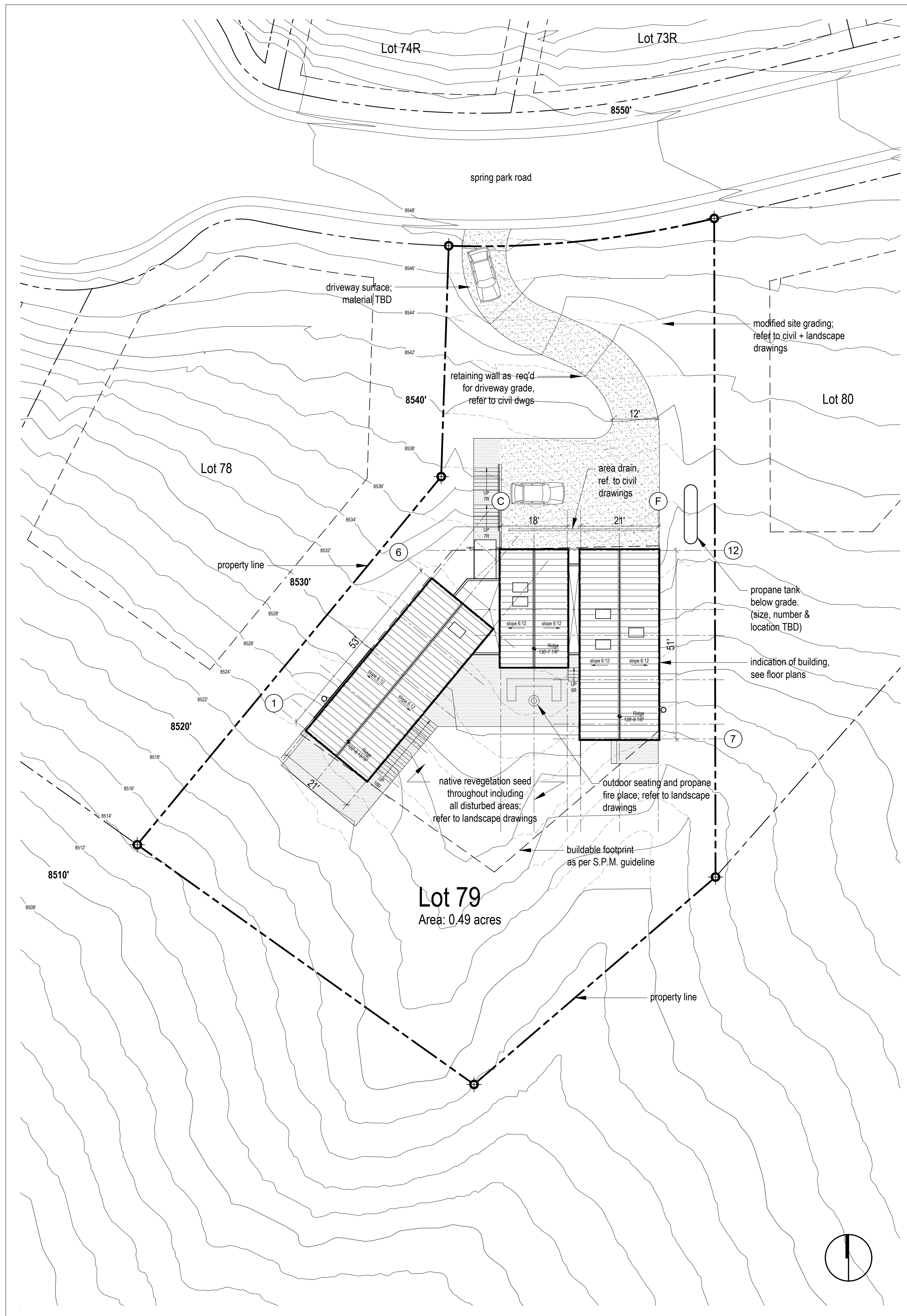
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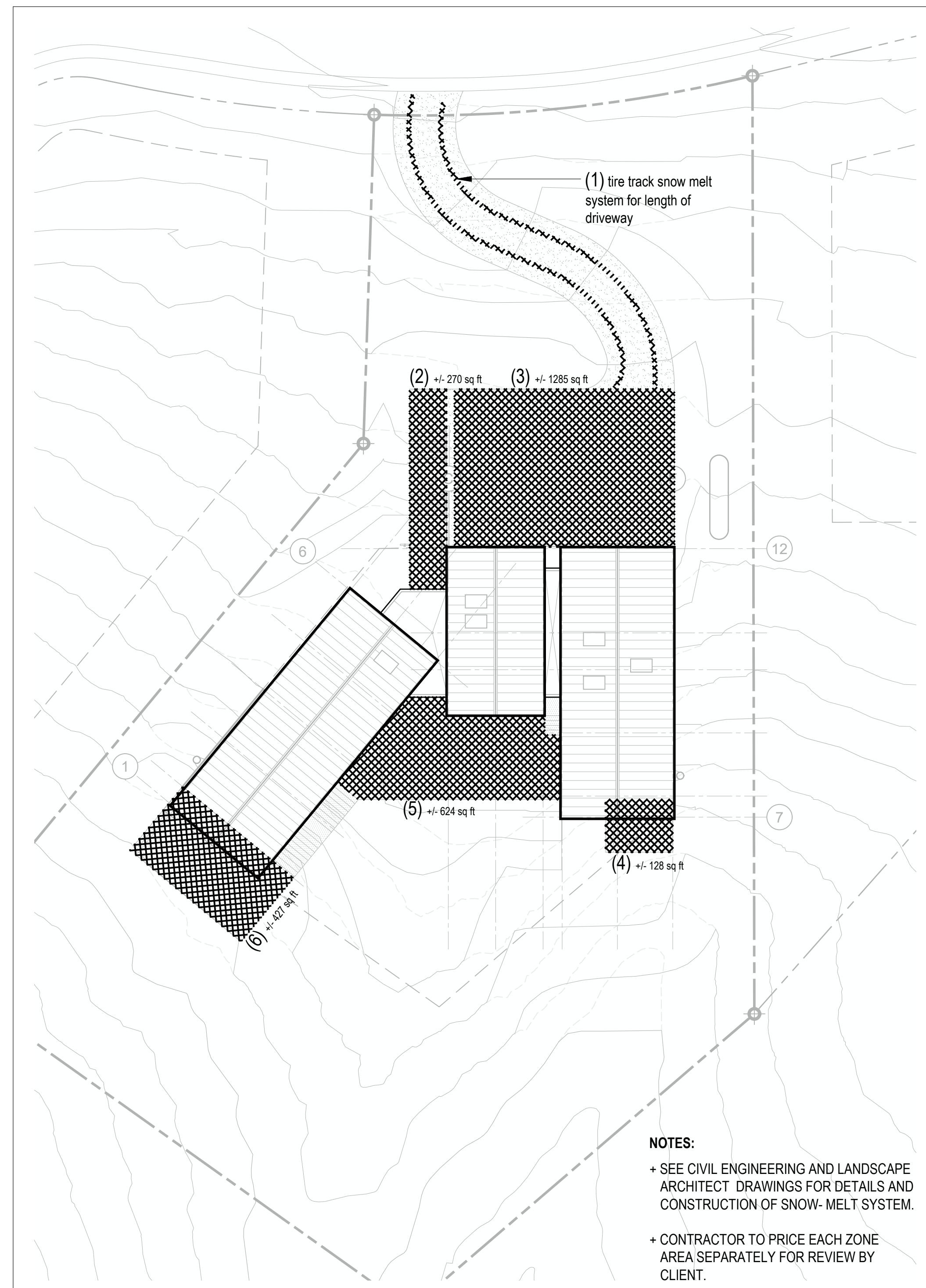
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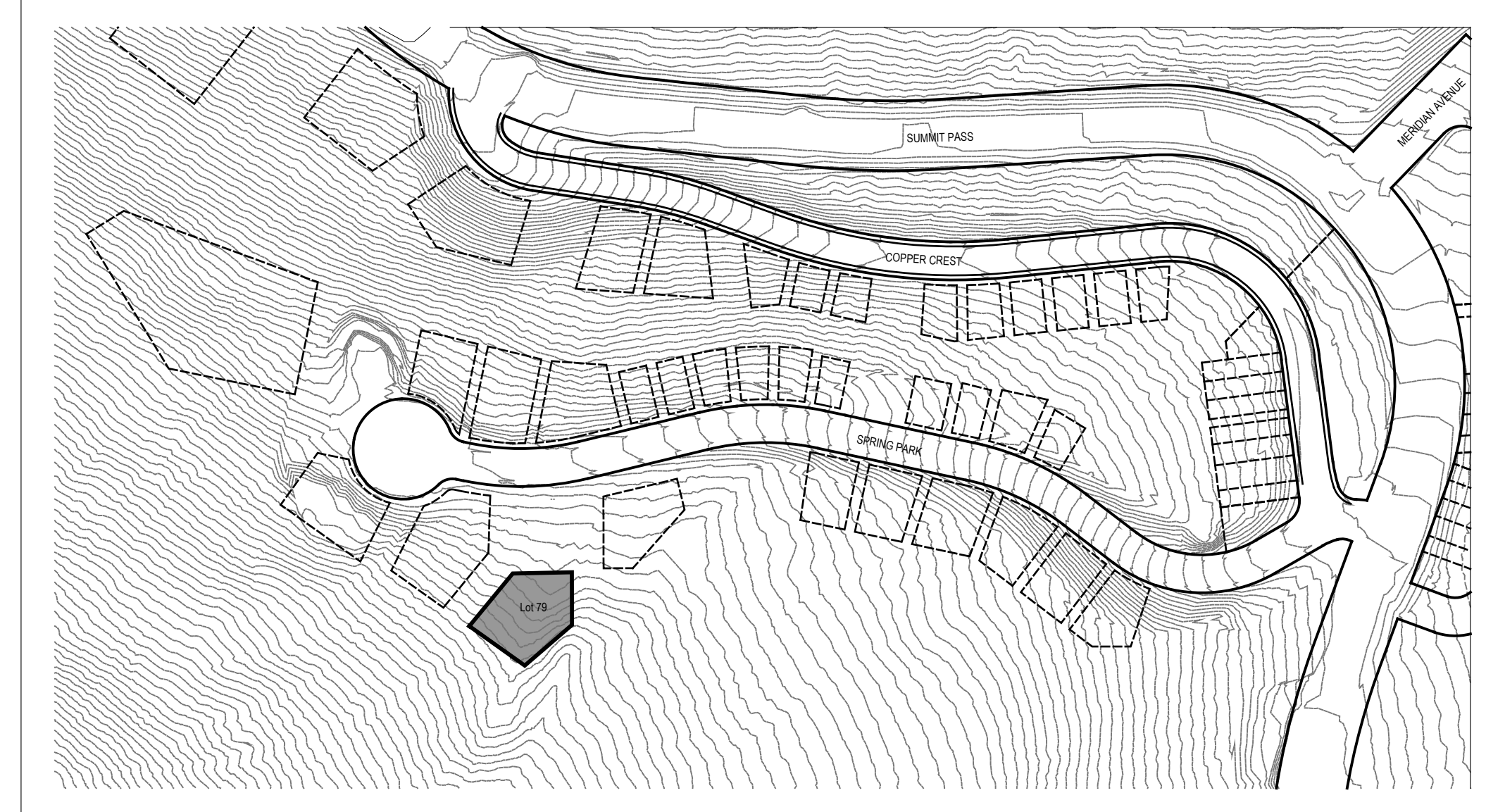


2 Site Plan  
A100 Scale 1/16" = 1'-0"

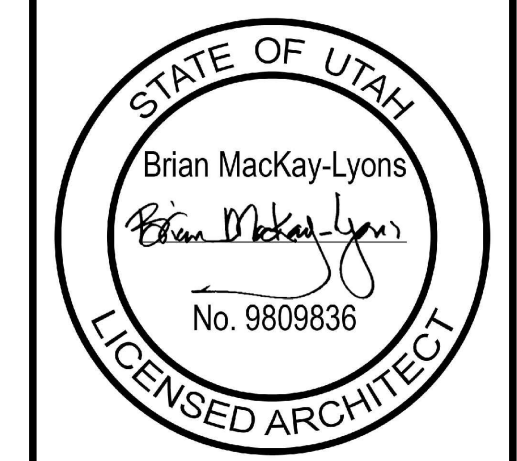
- SITEPLAN NOTES:**
- + SEE CIVIL ENGINEERING DRAWINGS FOR INFORMATION RELATING BUT NOT LIMITED TO:
    - SITE LOCATION.
    - SITE BOUNDARIES.
    - RIGHTS-OF-WAY, EASEMENTS.
    - GEODETIC ELEVATIONS, SITE GRADING, EARTHWORK.
    - ALL UNDERGROUND AND ABOVEGROUND SERVICES INCLUDING FIRE HYDRANTS, MAINTENANCE ACCESS COVERS, TRANSFORMERS, AIR CONDENSERS.
    - PAVED AREAS SUCH AS DRIVEWAYS, CURBS, CURB CUTOUPS.
  - + SEE ELECTRICAL DRAWINGS FOR SITE LIGHTING.
  - + SEE STRUCTURAL ENGINEERING DRAWINGS FOR REFERENCE TO GEOTECHNICAL REPORT.
  - + SEE LANDSCAPE ARCHITECT DRAWINGS FOR REFERENCE TO LANDSCAPE DESIGN.



3 Snow Melt System Extends Plan  
A100 Scale 1/16" = 1'-0"



1 Key Plan  
A100 Scale 1/128" = 1'-0"



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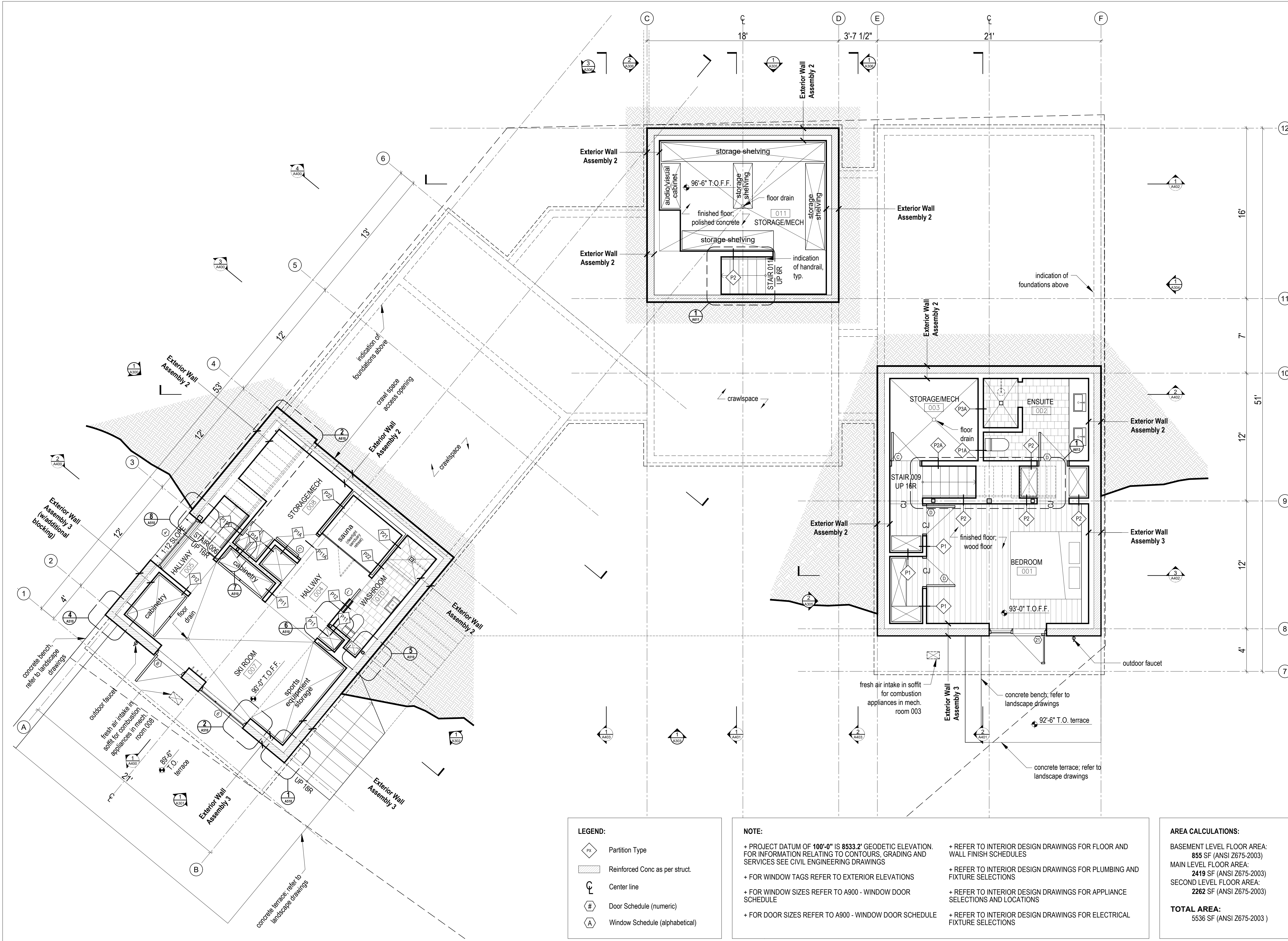
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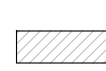

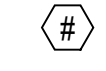
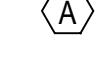
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**LEGEND:**

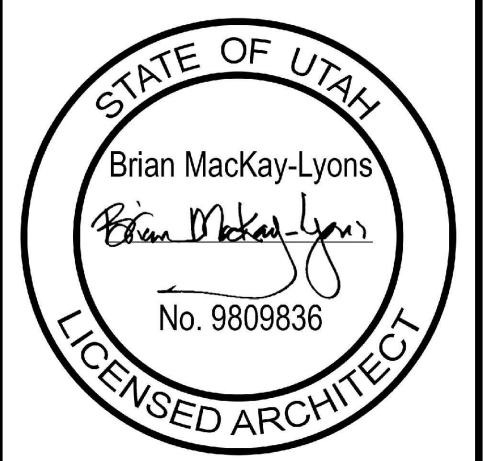
|   |                                |
|---|--------------------------------|
|  | Partition Type                 |
|  | Reinforced Conc as per struct. |
|  | Center line                    |
|  | Door Schedule (numeric)        |
|  | Window Schedule (alphabetical) |

**NOTE:**

- + PROJECT DATUM OF 100'-0" IS 8533.2' GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS
- + FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- + FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- + FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- + REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR AND WALL FINISH SCHEDULES
- + REFER TO INTERIOR DESIGN DRAWINGS FOR PLUMBING AND FIXTURE SELECTIONS
- + REFER TO INTERIOR DESIGN DRAWINGS FOR APPLIANCE SELECTIONS AND LOCATIONS
- + REFER TO INTERIOR DESIGN DRAWINGS FOR ELECTRICAL FIXTURE SELECTIONS

**AREA CALCULATIONS:**

|                            |                                 |
|----------------------------|---------------------------------|
| BASEMENT LEVEL FLOOR AREA: | 855 SF (ANSI Z675-2003)         |
| MAIN LEVEL FLOOR AREA:     | 2419 SF (ANSI Z675-2003)        |
| SECOND LEVEL FLOOR AREA:   | 2262 SF (ANSI Z675-2003)        |
| <b>TOTAL AREA:</b>         | <b>5536 SF (ANSI Z675-2003)</b> |



|     |                          |                |
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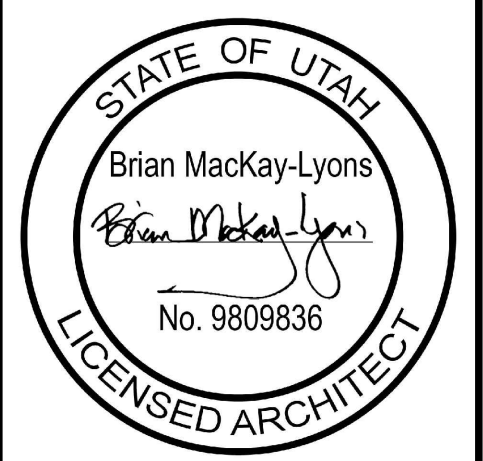
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**1** Basement Floor Plan  
Scale 1/4" = 1'-0"



|     |                          |                |
|-----|--------------------------|----------------|
| 04  | Issued for Construction  | 11 March 2022  |
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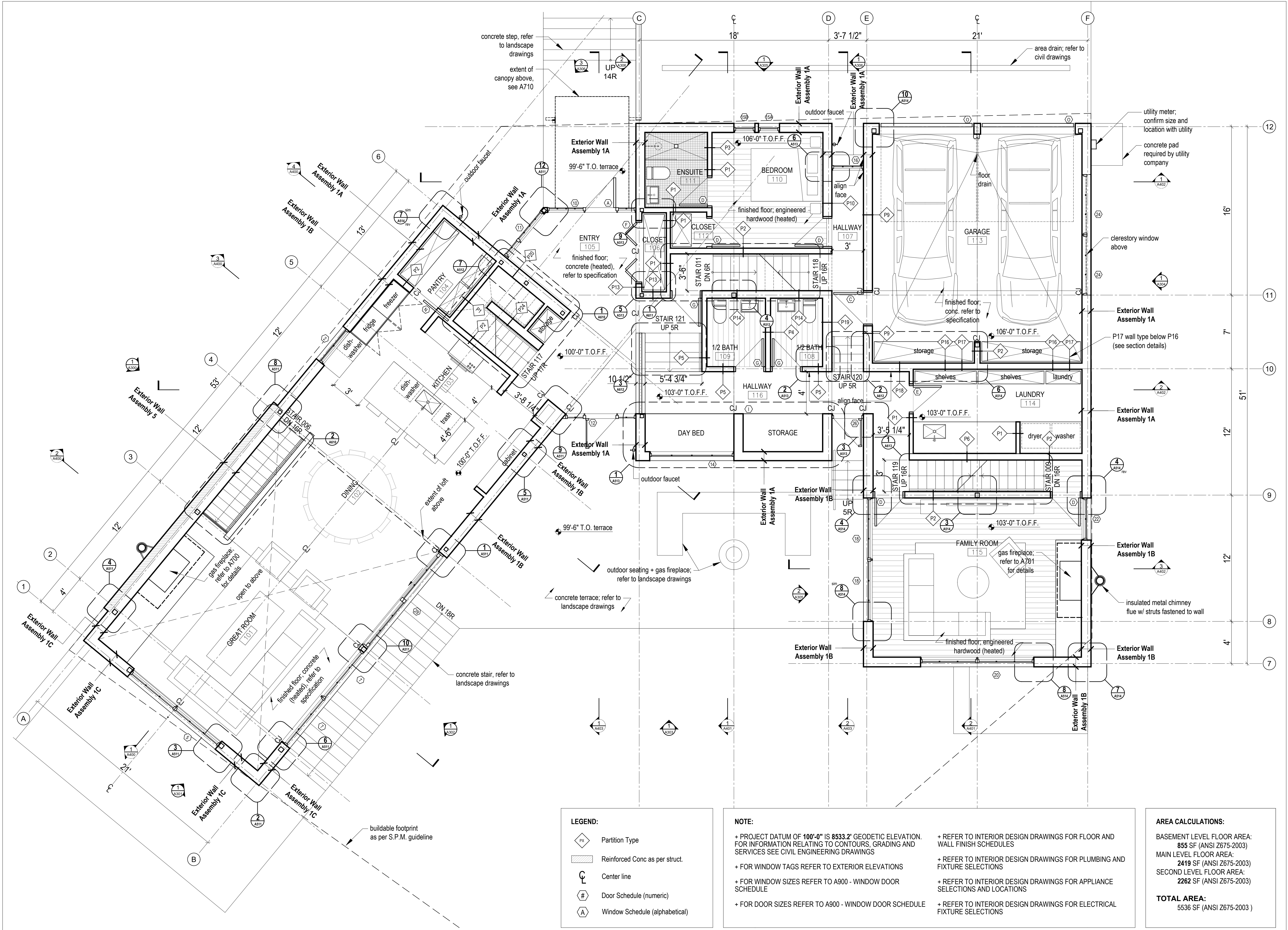
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**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.

Main Floor Plan



**LEGEND:**

|  |                                |
|--|--------------------------------|
|  | Partition Type                 |
|  | Reinforced Conc as per struct. |
|  | Center line                    |
|  | Door Schedule (numeric)        |
|  | Window Schedule (alphabetical) |

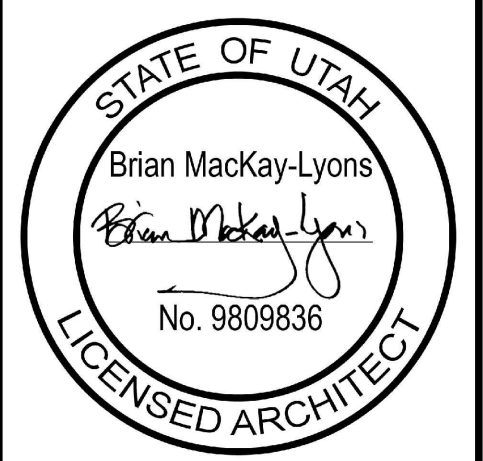
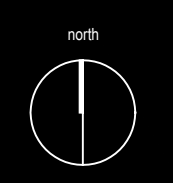
**NOTE:**

- + PROJECT DATUM OF 100'-0" IS 8533.2' GEODETIC ELEVATION. FOR INFORMATION RELATING TO CONTOURS, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS
- + FOR WINDOW TAGS REFER TO EXTERIOR ELEVATIONS
- + FOR WINDOW SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- + FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- + REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR AND WALL FINISH SCHEDULES
- + REFER TO INTERIOR DESIGN DRAWINGS FOR PLUMBING AND FIXTURE SELECTIONS
- + REFER TO INTERIOR DESIGN DRAWINGS FOR APPLIANCE SELECTIONS AND LOCATIONS
- + REFER TO INTERIOR DESIGN DRAWINGS FOR ELECTRICAL FIXTURE SELECTIONS

**AREA CALCULATIONS:**

|                            |                                 |
|----------------------------|---------------------------------|
| BASEMENT LEVEL FLOOR AREA: | 855 SF (ANSI Z675-2003)         |
| MAIN LEVEL FLOOR AREA:     | 2419 SF (ANSI Z675-2003)        |
| SECOND LEVEL FLOOR AREA:   | 2262 SF (ANSI Z675-2003)        |
| <b>TOTAL AREA:</b>         | <b>5536 SF (ANSI Z675-2003)</b> |

1 Main Floor Plan  
Scale 1/4" = 1'-0"



|     |                          |                |
|-----|--------------------------|----------------|
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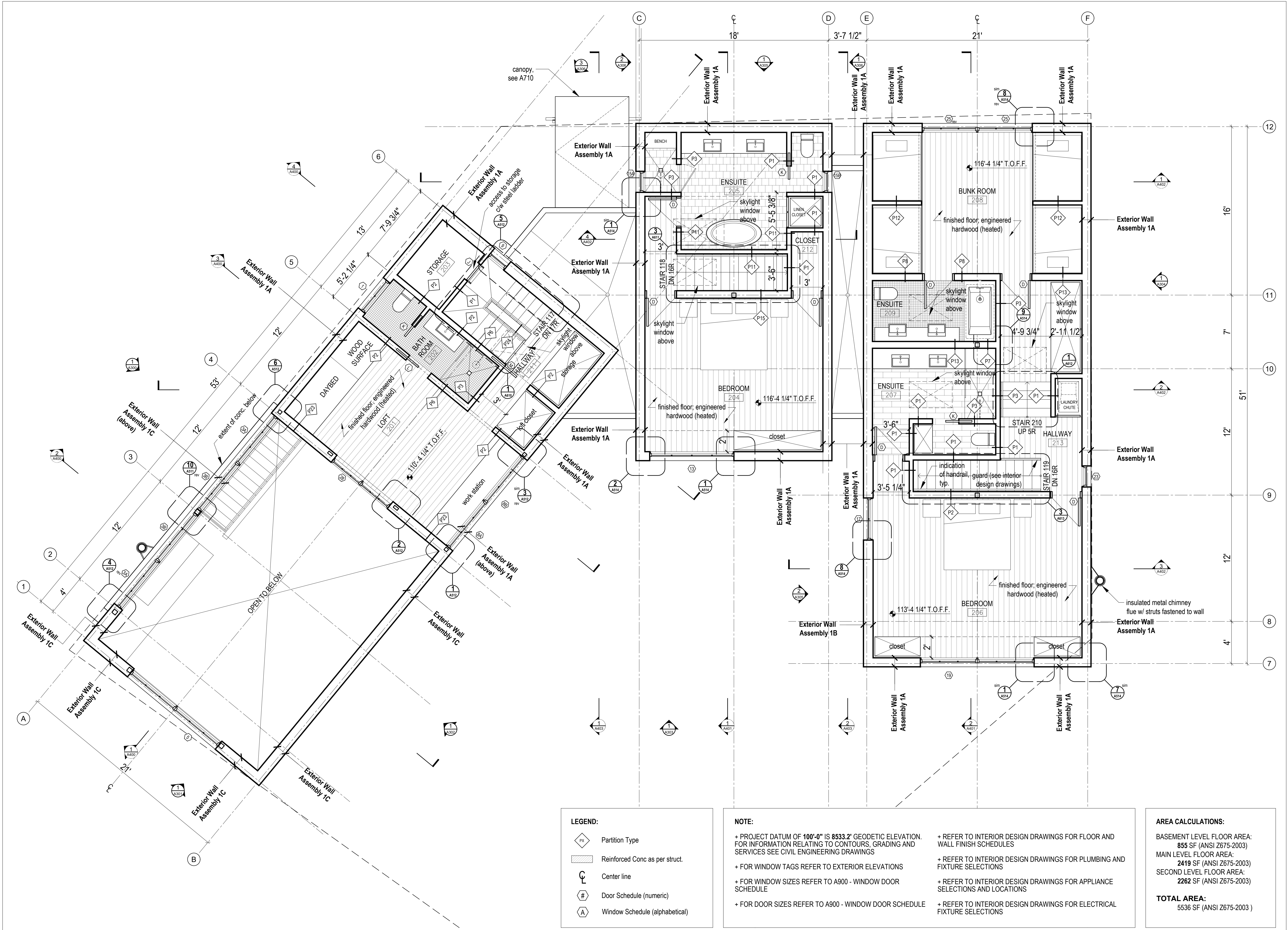
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Second Floor Plan



1 Second Floor Plan  
Scale 1/4" = 1'-0"

**LEGEND:**

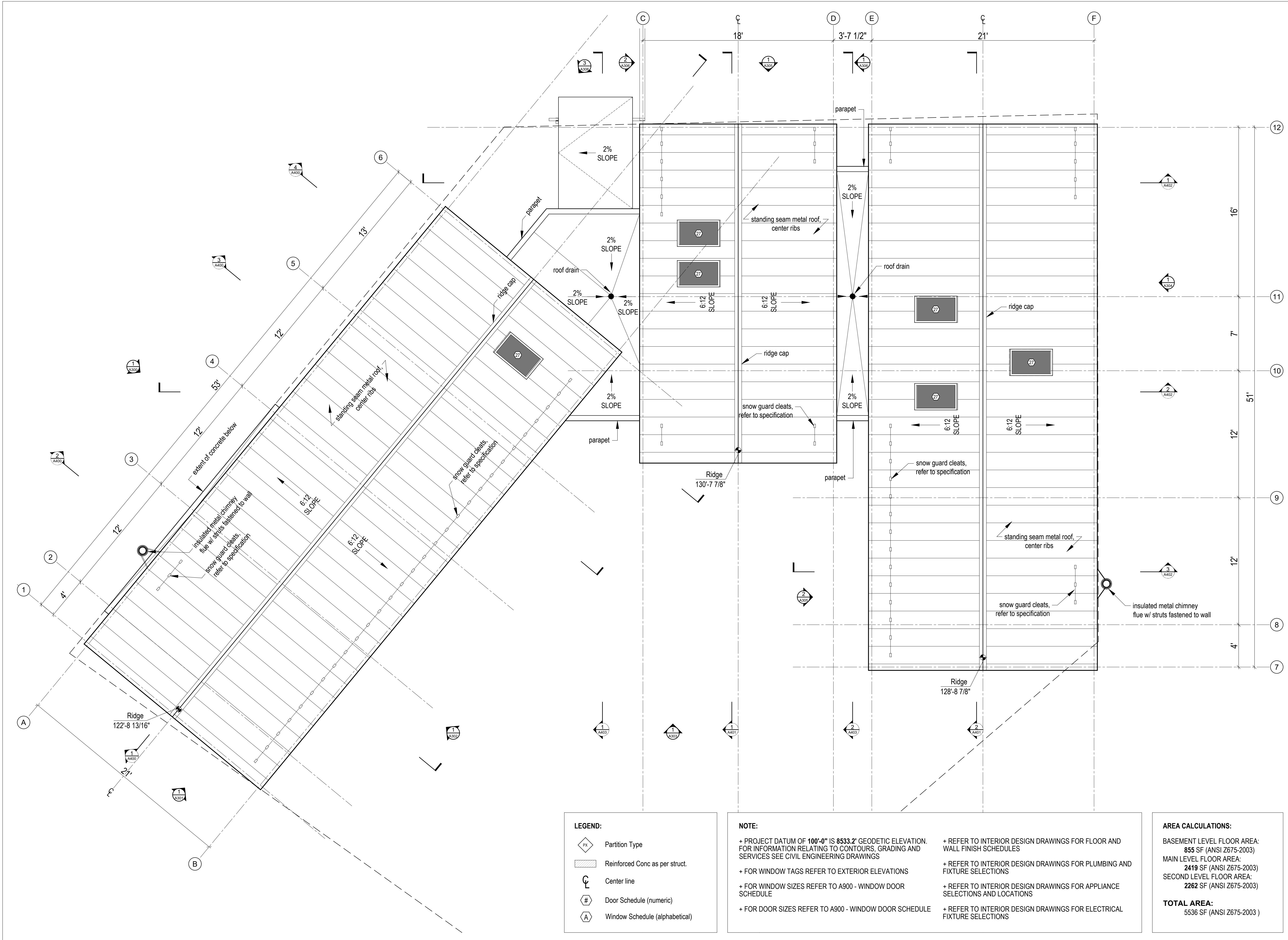
|  |                                |
|--|--------------------------------|
|  | Partition Type                 |
|  | Reinforced Conc as per struct. |
|  | Center line                    |
|  | Door Schedule (numeric)        |
|  | Window Schedule (alphabetical) |

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- + FOR DOOR SIZES REFER TO A900 - WINDOW DOOR SCHEDULE
- + REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR AND WALL FINISH SCHEDULES
- + REFER TO INTERIOR DESIGN DRAWINGS FOR PLUMBING AND FIXTURE SELECTIONS
- + REFER TO INTERIOR DESIGN DRAWINGS FOR APPLIANCE SELECTIONS AND LOCATIONS
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**AREA CALCULATIONS:**

|                            |                                 |
|----------------------------|---------------------------------|
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| SECOND LEVEL FLOOR AREA:   | 2262 SF (ANSI Z675-2003)        |
| <b>TOTAL AREA:</b>         | <b>5536 SF (ANSI Z675-2003)</b> |



**LEGEND:**

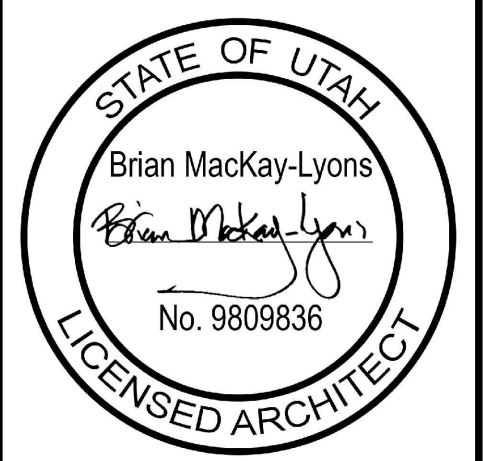
|  |                                |
|--|--------------------------------|
|  | Partition Type                 |
|  | Reinforced Conc as per struct. |
|  | Center line                    |
|  | Door Schedule (numeric)        |
|  | Window Schedule (alphabetical) |

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- + REFER TO INTERIOR DESIGN DRAWINGS FOR APPLIANCE SELECTIONS AND LOCATIONS
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**AREA CALCULATIONS:**

|                            |                          |
|----------------------------|--------------------------|
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| <b>TOTAL AREA:</b>         | 5536 SF (ANSI Z675-2003) |



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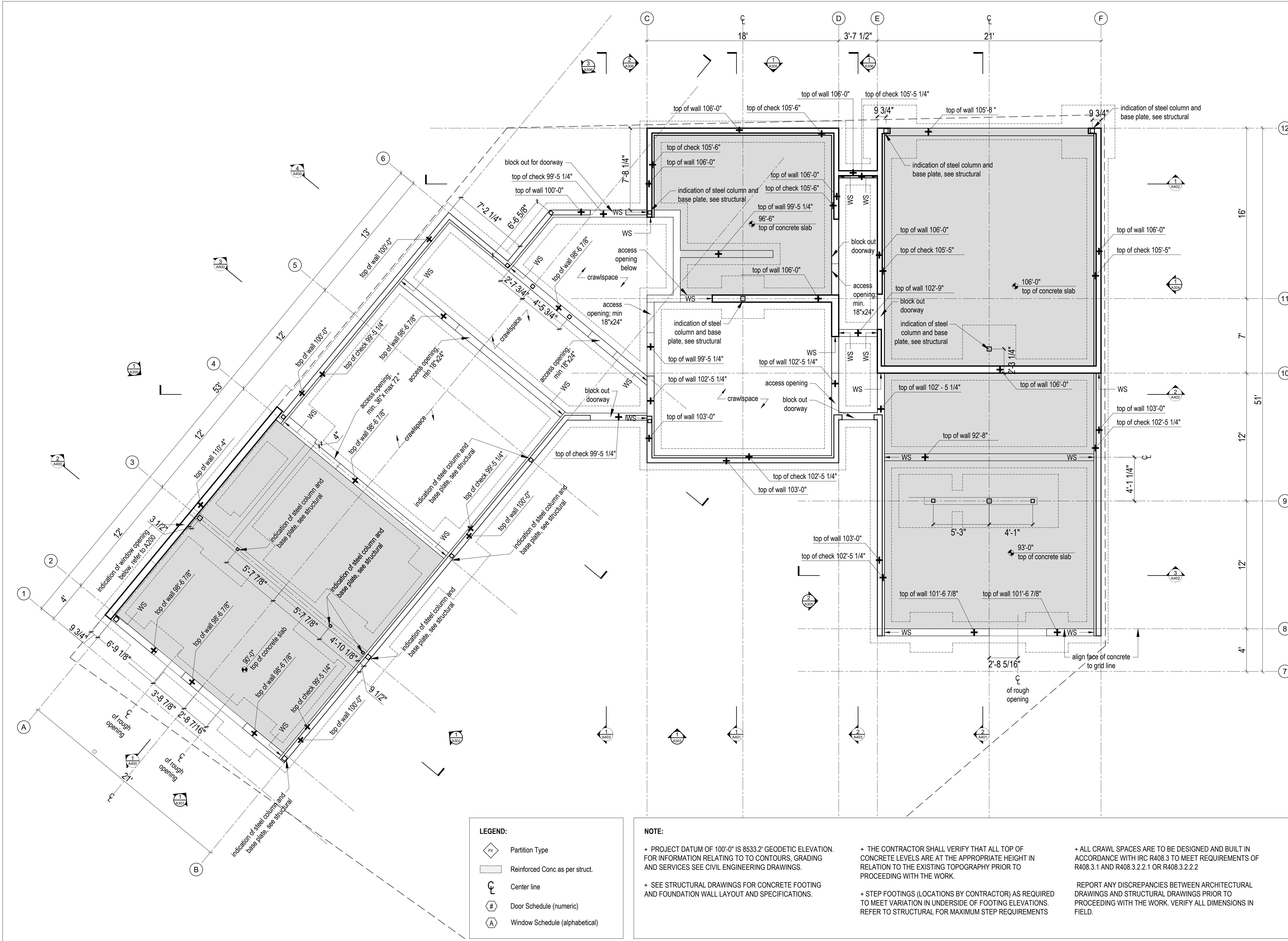
**1**  
A203  
**Roof Plan**  
Scale 1/4" = 1'-0"

**Roof Plan**

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA

**A203**





**LEGEND:**

|  |                                |
|--|--------------------------------|
|  | Partition Type                 |
|  | Reinforced Conc as per struct. |
|  | Center line                    |
|  | Door Schedule (numeric)        |
|  | Window Schedule (alphabetical) |

**NOTE:**

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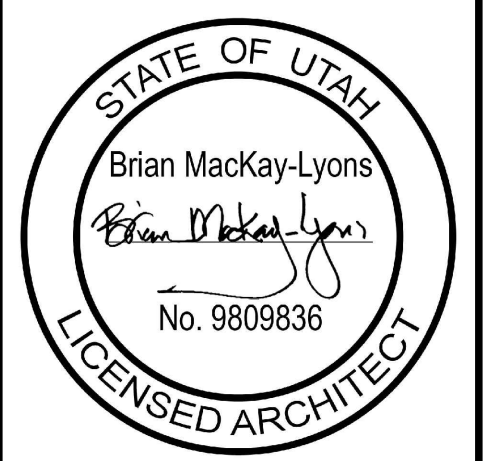
+ SEE STRUCTURAL DRAWINGS FOR CONCRETE FOOTING AND FOUNDATION WALL LAYOUT AND SPECIFICATIONS.

+ THE CONTRACTOR SHALL VERIFY THAT ALL TOP OF CONCRETE LEVELS ARE AT THE APPROPRIATE HEIGHT IN RELATION TO THE EXISTING TOPOGRAPHY PRIOR TO PROCEEDING WITH THE WORK.

+ STEP FOOTINGS (LOCATIONS BY CONTRACTOR) AS REQUIRED TO MEET VARIATION IN UNDERSIDE OF FOOTING ELEVATIONS. REFER TO STRUCTURAL FOR MAXIMUM STEP REQUIREMENTS

+ ALL CRAWL SPACES ARE TO BE DESIGNED AND BUILT IN ACCORDANCE WITH IRC R408.3 TO MEET REQUIREMENTS OF R408.3.1 AND R408.3.2.2.1 OR R408.3.2.2.2

REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. VERIFY ALL DIMENSIONS IN FIELD.



|     |                          |                |
|-----|--------------------------|----------------|
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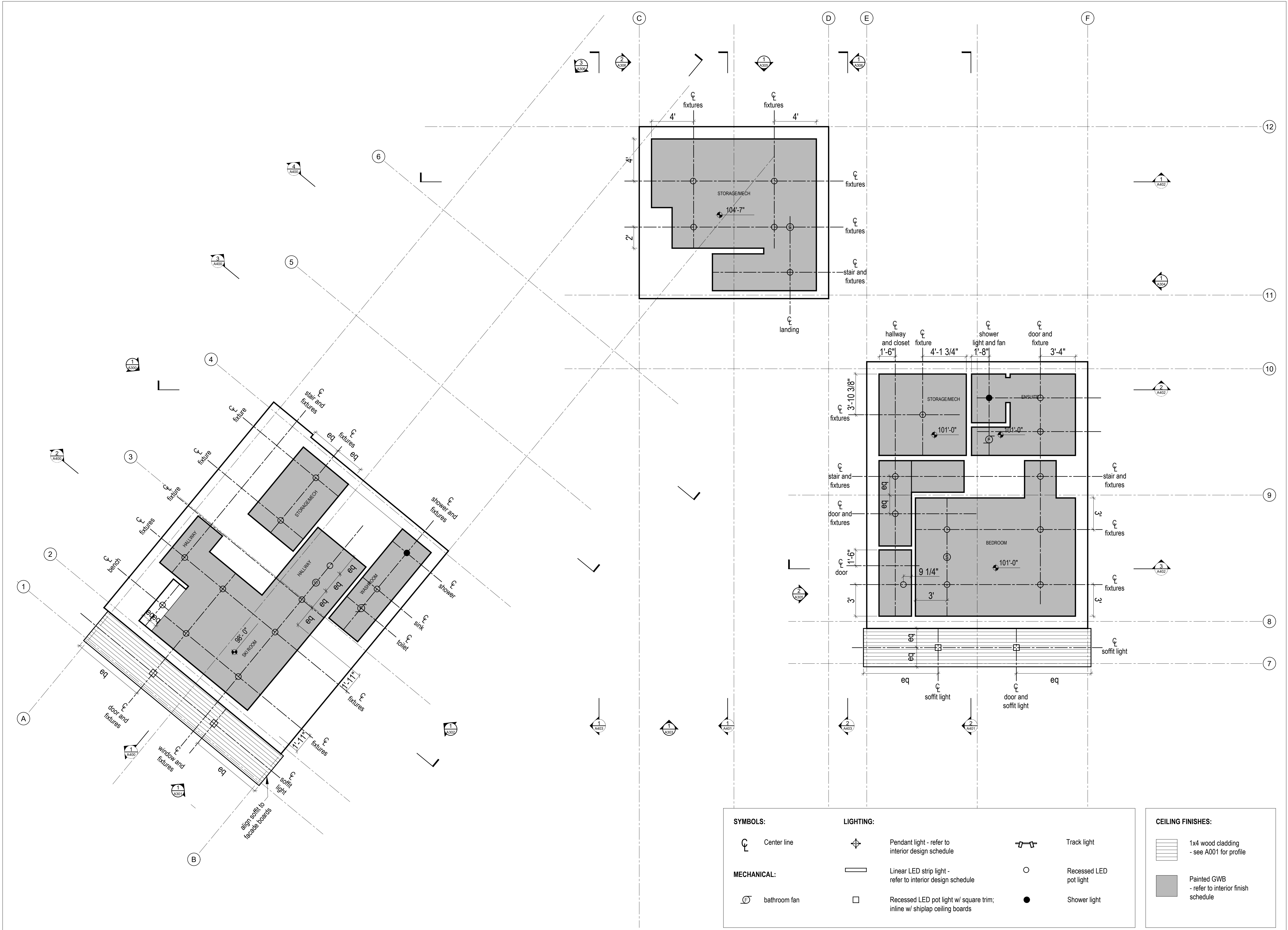
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MackKay-Lyons  
Sweetapple  
Architects  
Limited

2188 Gorington St.  
Halifax, Nova Scotia  
Canada B3K 3B4

ph: (902) 429 1867  
fax: (902) 429 6276

north



**SYMBOLS:**

Center line

**MECHANICAL:**

bathroom fan

**LIGHTING:**

Pendant light - refer to interior design schedule

Linear LED strip light - refer to interior design schedule

Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards

Track light

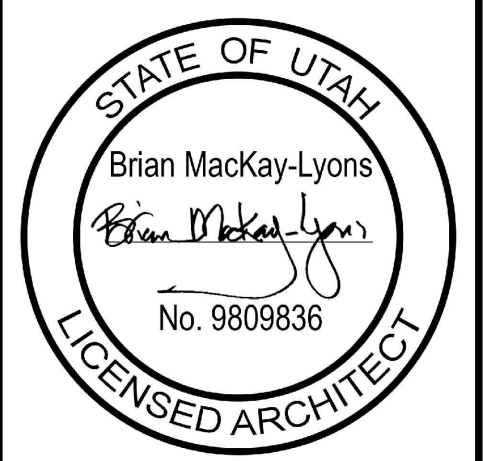
Recessed LED pot light

Shower light

**CEILING FINISHES:**

1x4 wood cladding - see A001 for profile

Painted GWB - refer to interior finish schedule



|     |                          |                |
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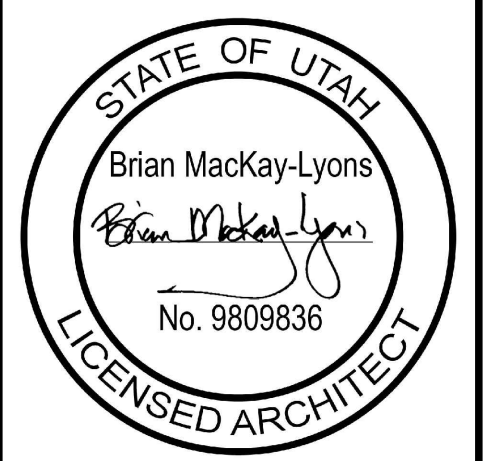
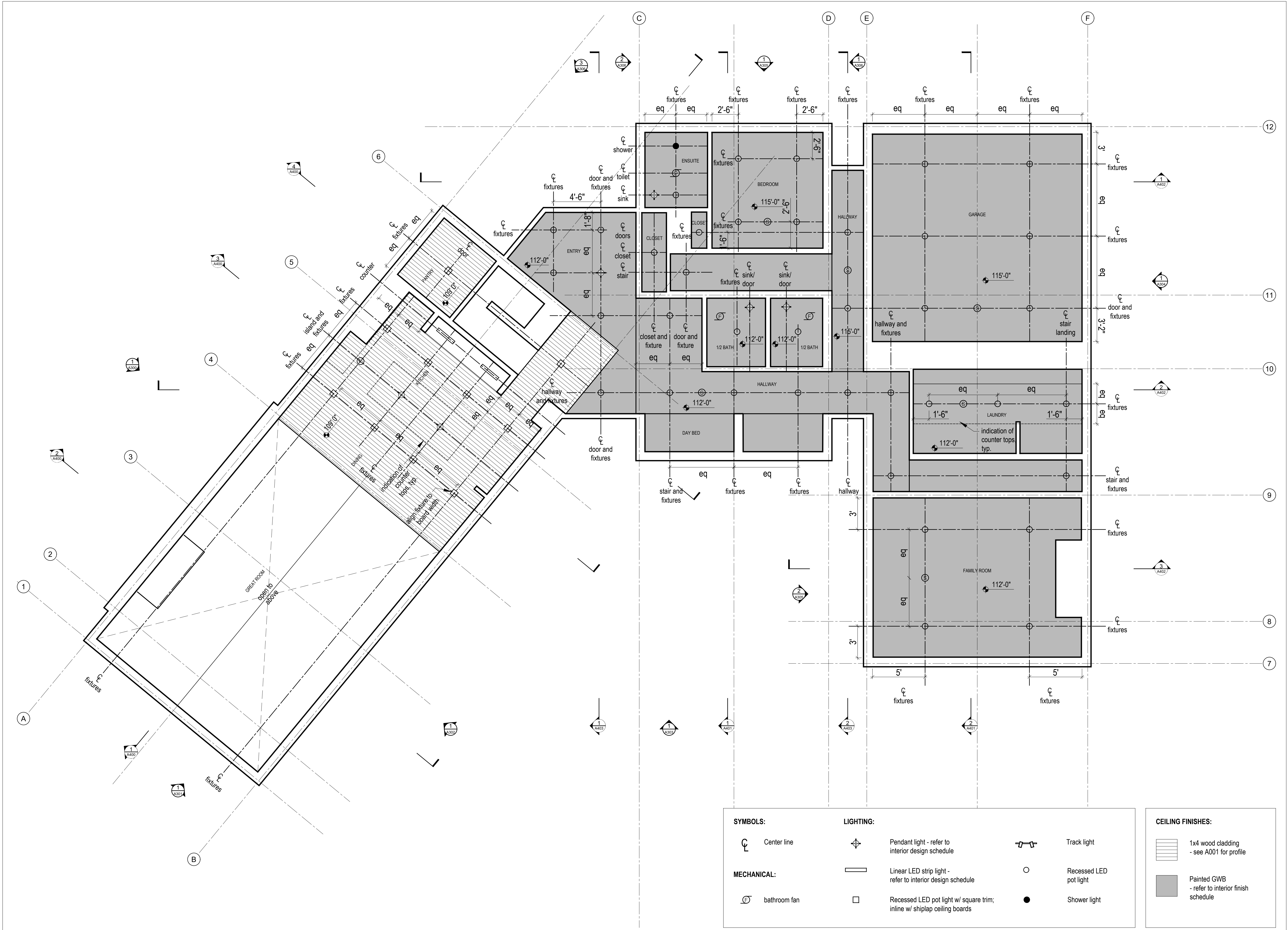
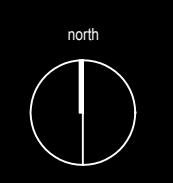
**SHOP DRAWINGS:**  
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1 A205 Reflected Ceiling Plan - Basement Level  
Scale 1/4" = 1'-0"

Reflected  
Ceiling Plan  
Bsmt Level

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: LM  
chk'd: SA

A205



|     |                          |                |
|-----|--------------------------|----------------|
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**SYMBOLS:**

Center line

**MECHANICAL:**

bathroom fan

**LIGHTING:**

Pendant light - refer to interior design schedule

Linear LED strip light - refer to interior design schedule

Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards

Track light

Recessed LED pot light

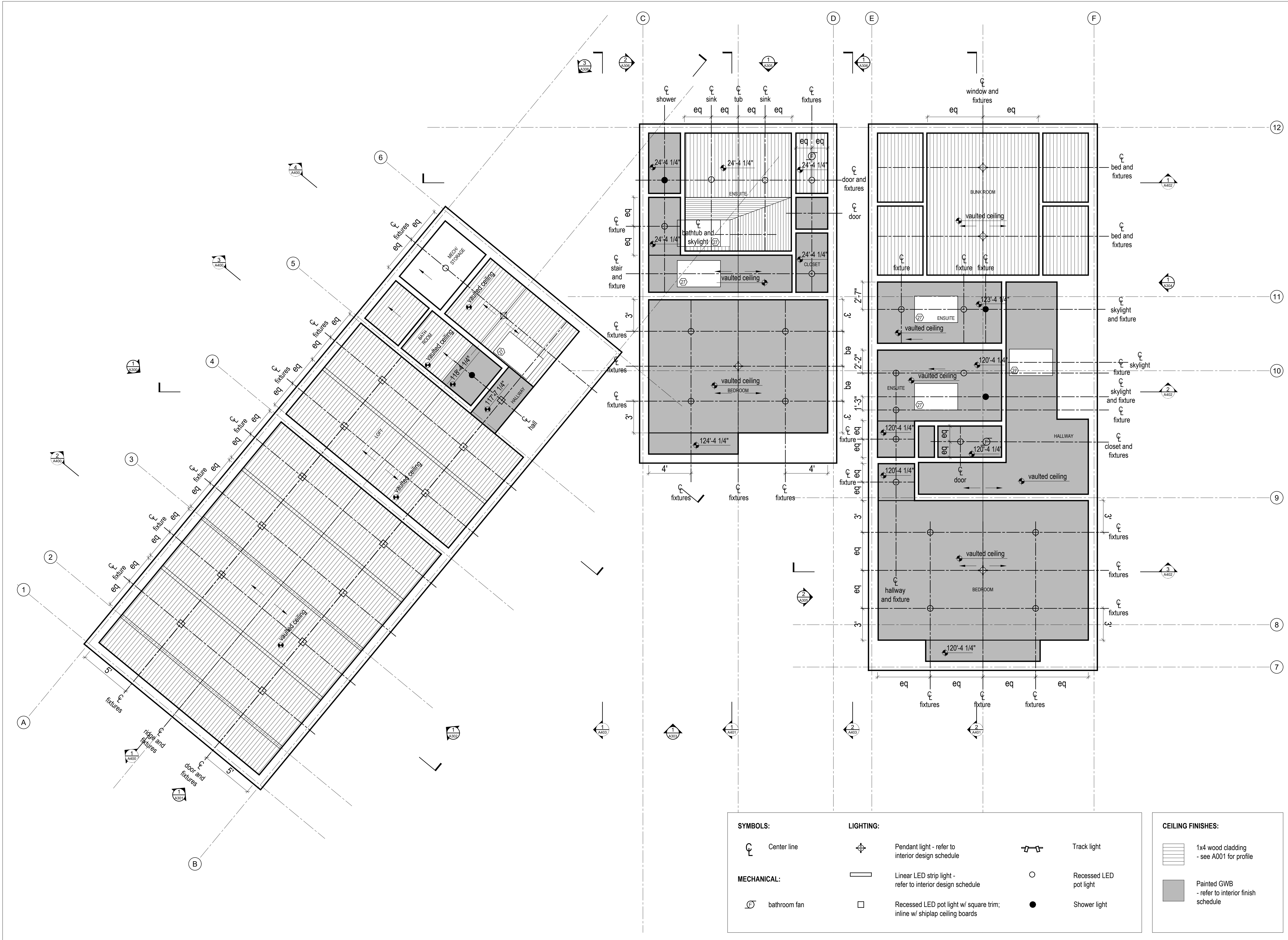
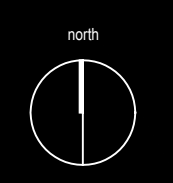
Shower light

**CEILING FINISHES:**

1x4 wood cladding - see A001 for profile

Painted GWB - refer to interior finish schedule

1  
A205  
Reflected Ceiling Plan - Main Level  
Scale 1/4" = 1'-0"



**SYMBOLS:**

Center line

**MECHANICAL:**

bathroom fan

**LIGHTING:**

Pendant light - refer to interior design schedule

Linear LED strip light - refer to interior design schedule

Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards

Track light

Recessed LED pot light

Shower light

**CEILING FINISHES:**

1x4 wood cladding - see A001 for profile

Painted GWB - refer to interior finish schedule



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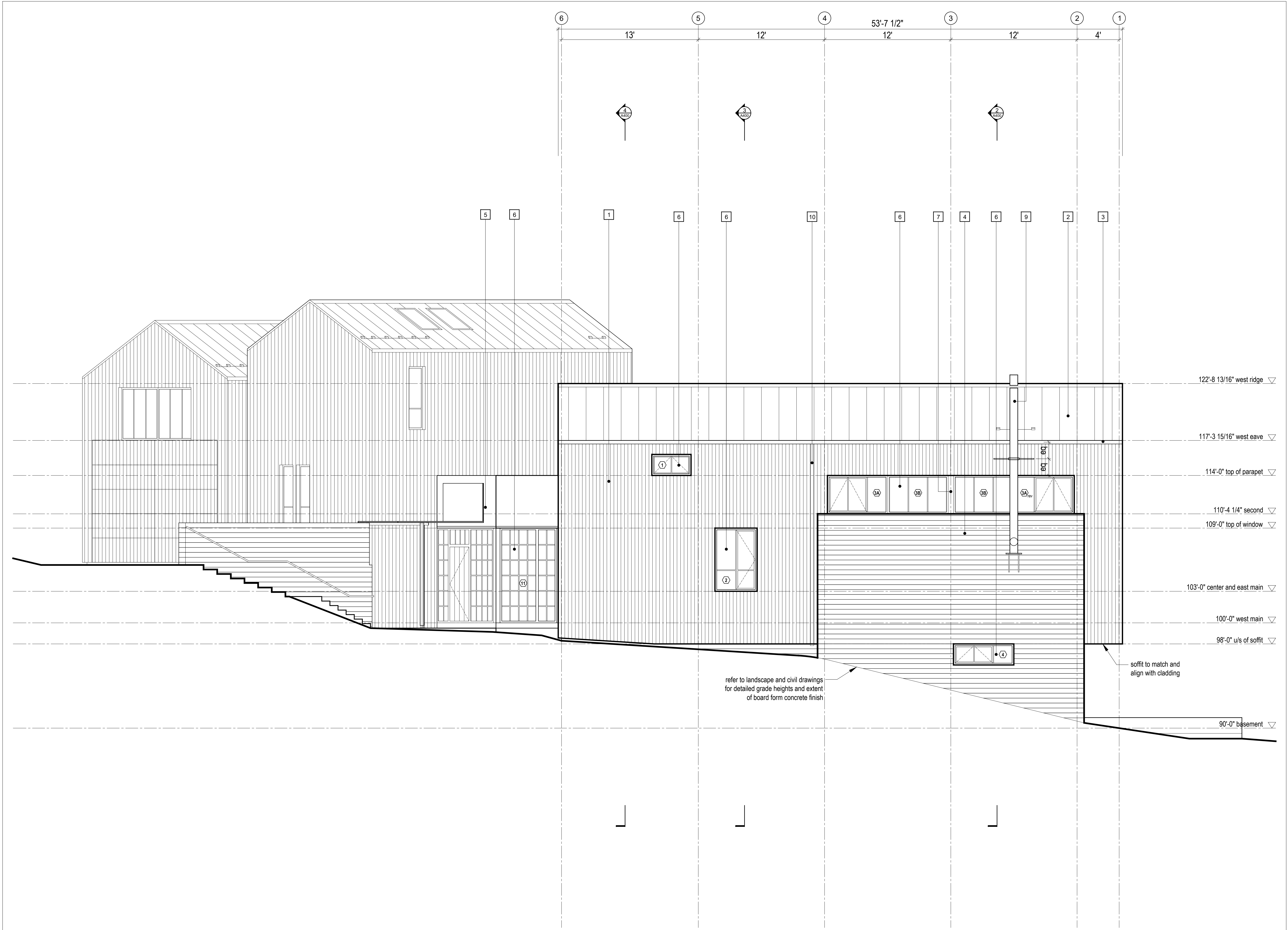
1  
A207  
Reflected Ceiling Plan - Second Level  
Scale 1/4" = 1'-0"

MacKay-Lyons  
Sweetapple  
Architects  
Limited

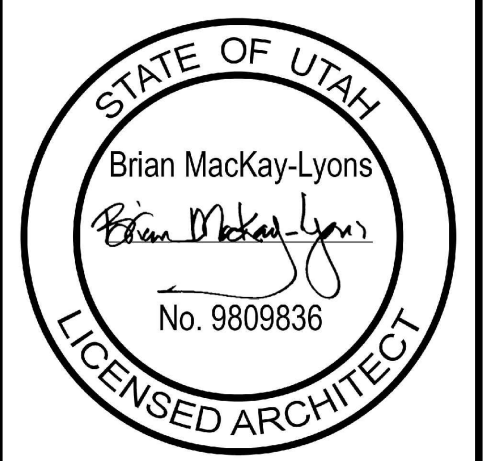
2188 Göttingen St.  
Halifax, Nova Scotia  
Canada B3K 3B4

ph: (902) 429 1867  
fax: (902) 429 6276

north

- 1 1x6 vertical wood cladding, refer to specification, see A001 for profile
- 2 black standing seam metal roofing, refer to specification
- 3 metal flashing - to match roofing, refer to specification
- 4 horizontal board-formed concrete, 5 1/2" board with 1/8" reveals
- 5 black steel panel TBD, refer to specification
- 6 glazing system, see window/door schedule
- 7 metal flashing - to match glazing system, refer to specification
- 8 skylight glazing system, see window/door schedule
- 9 stainless steel chimney + supports, refer to specification
- 10 eavestrough + downspout, finish to match metal roof
- 11 garage door clad w/ 1x6 vertical wood cladding; align w/ exterior siding, option to paint wood black reserved
- 12 snow retention system, refer to specification
- 13



|     |                          |                |
|-----|--------------------------|----------------|
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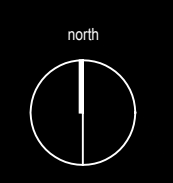
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- 1 1x6 vertical wood cladding, refer to specification, see A001 for profile
- 2 black standing seam metal roofing, refer to specification
- 3 metal flashing - to match roofing, refer to specification
- 4 horizontal board-formed concrete, 5 1/2" board with 1/8" reveals
- 5 black steel panel TBD, refer to specification
- 6 glazing system, see window/door schedule
- 7 metal flashing - to match glazing system, refer to specification
- 8 skylight glazing system, see window/door schedule
- 9 stainless steel chimney + supports, refer to specification
- 10 eavestrough + downspout, finish to match metal roof
- 11 garage door clad w/ 1x6 vertical wood cladding; align w/ exterior siding, option to paint wood black reserved
- 12 snow retention system, refer to specification
- 13



|     |                          |                |
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2 Elevation 2  
Scale 1/4" = 1'-0"

Elevation 2  
scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA  
A301

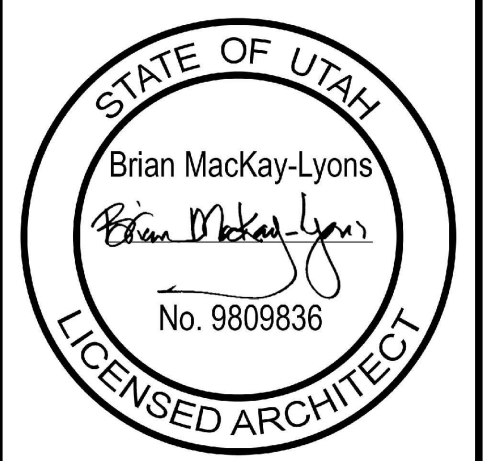
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- 1 1x6 vertical wood cladding, refer to specification, see A001 for profile
- 2 black standing seam metal roofing, refer to specification
- 3 metal flashing - to match roofing, refer to specification
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- 11 garage door clad w/ 1x6 vertical wood cladding; align w/ exterior siding, option to paint wood black reserved
- 12 snow retention system, refer to specification
- 13



|     |                          |                |
|-----|--------------------------|----------------|
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| 03  | Issued for Pricing       | 29 Feb 2020    |
| 02  | Revised for Construction | 12 Sept 2019   |
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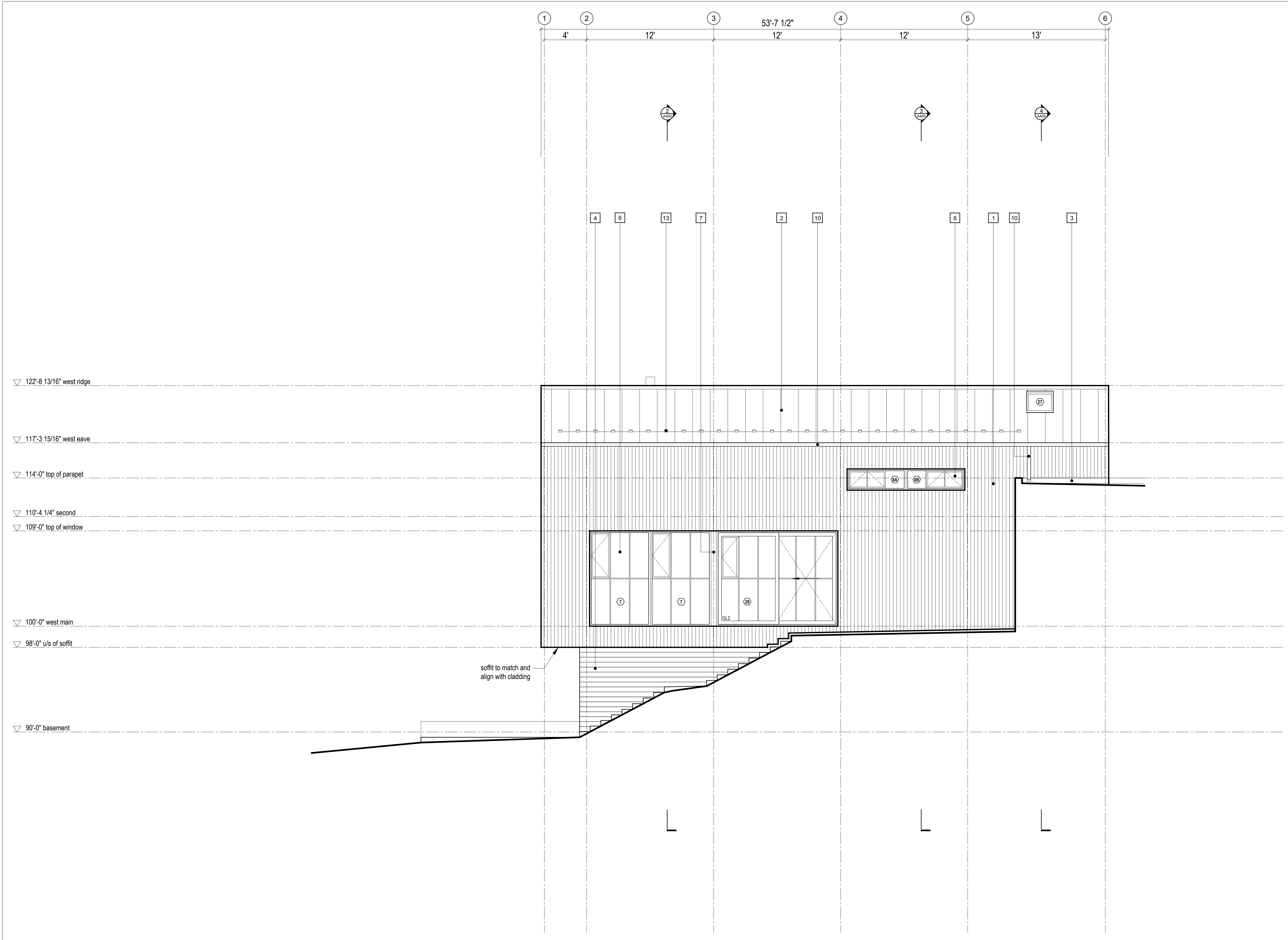
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**Elevation 3**

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA

**A302**



**1** Elevation 3  
A302 Scale 1/4" = 1'-0"

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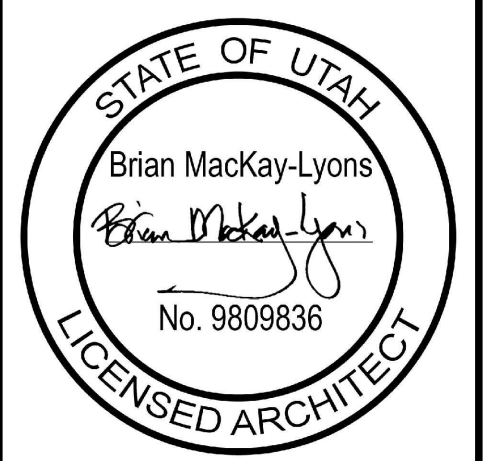
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north



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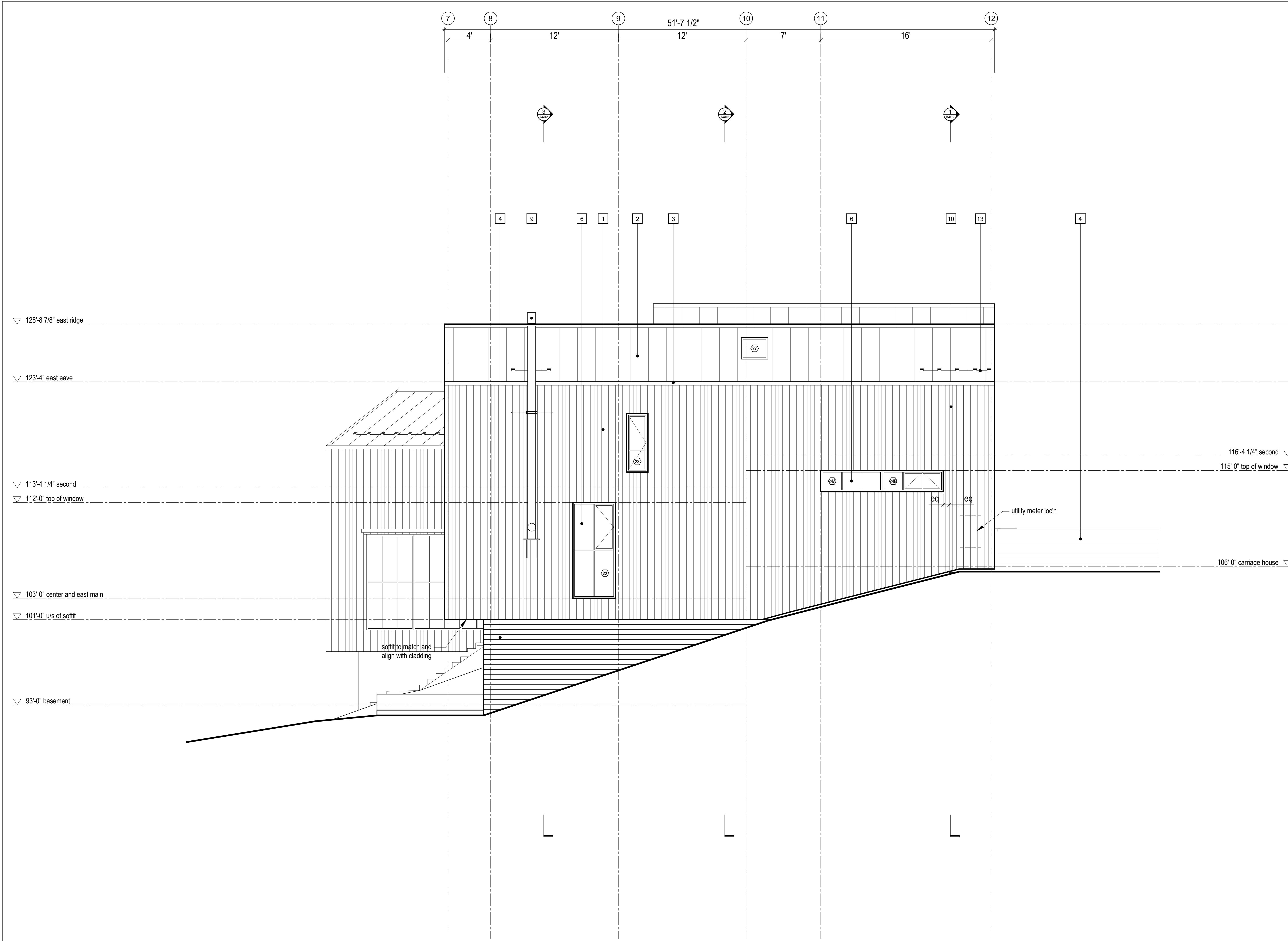


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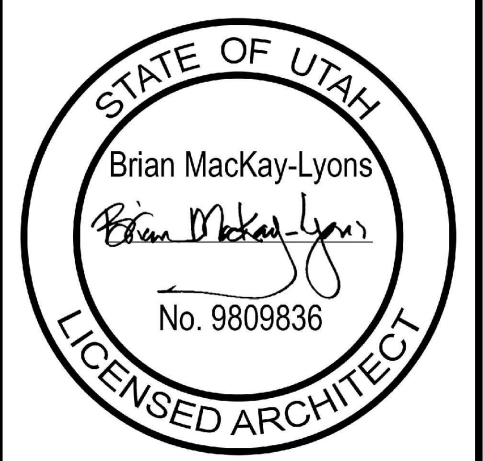
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1 Elevation 5  
A304 Scale 1/4" = 1'-0"

Elevation 5

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA

A304

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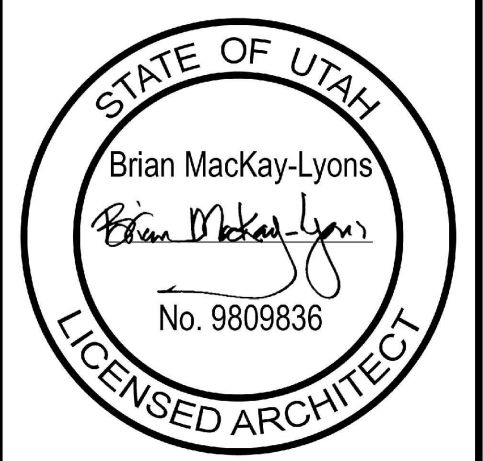
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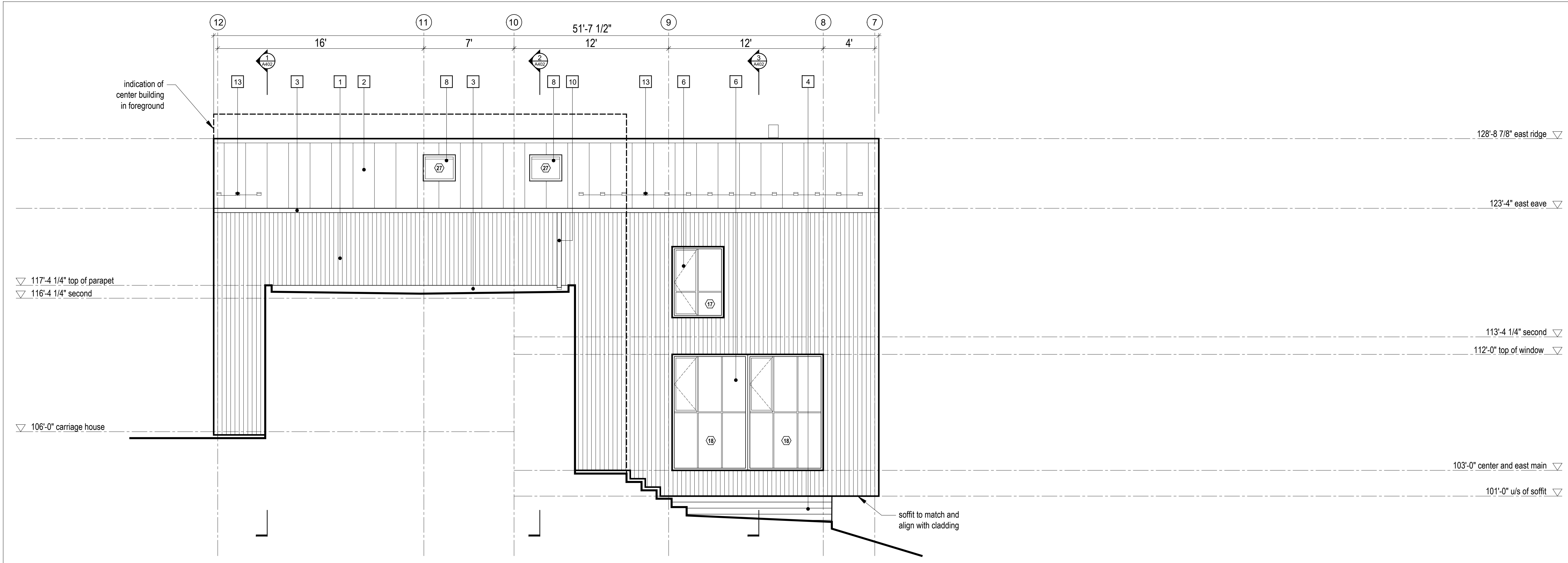
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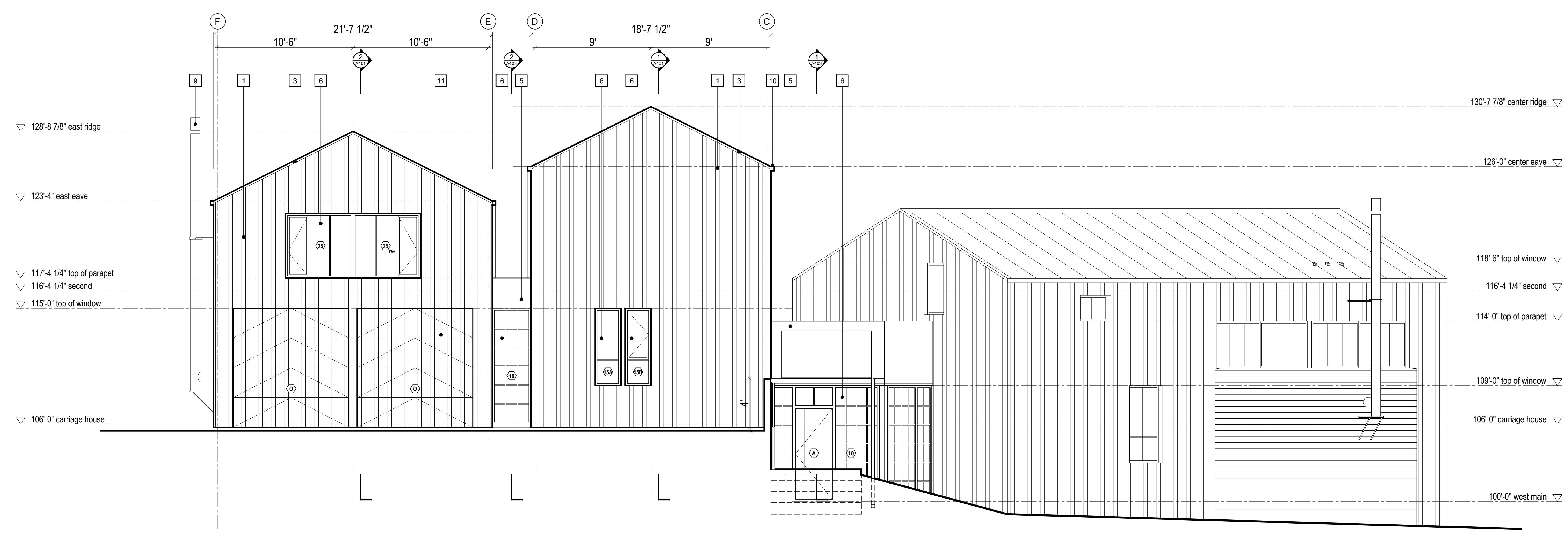
Elevation  
6 + 7

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TRLM  
chk'd: SA

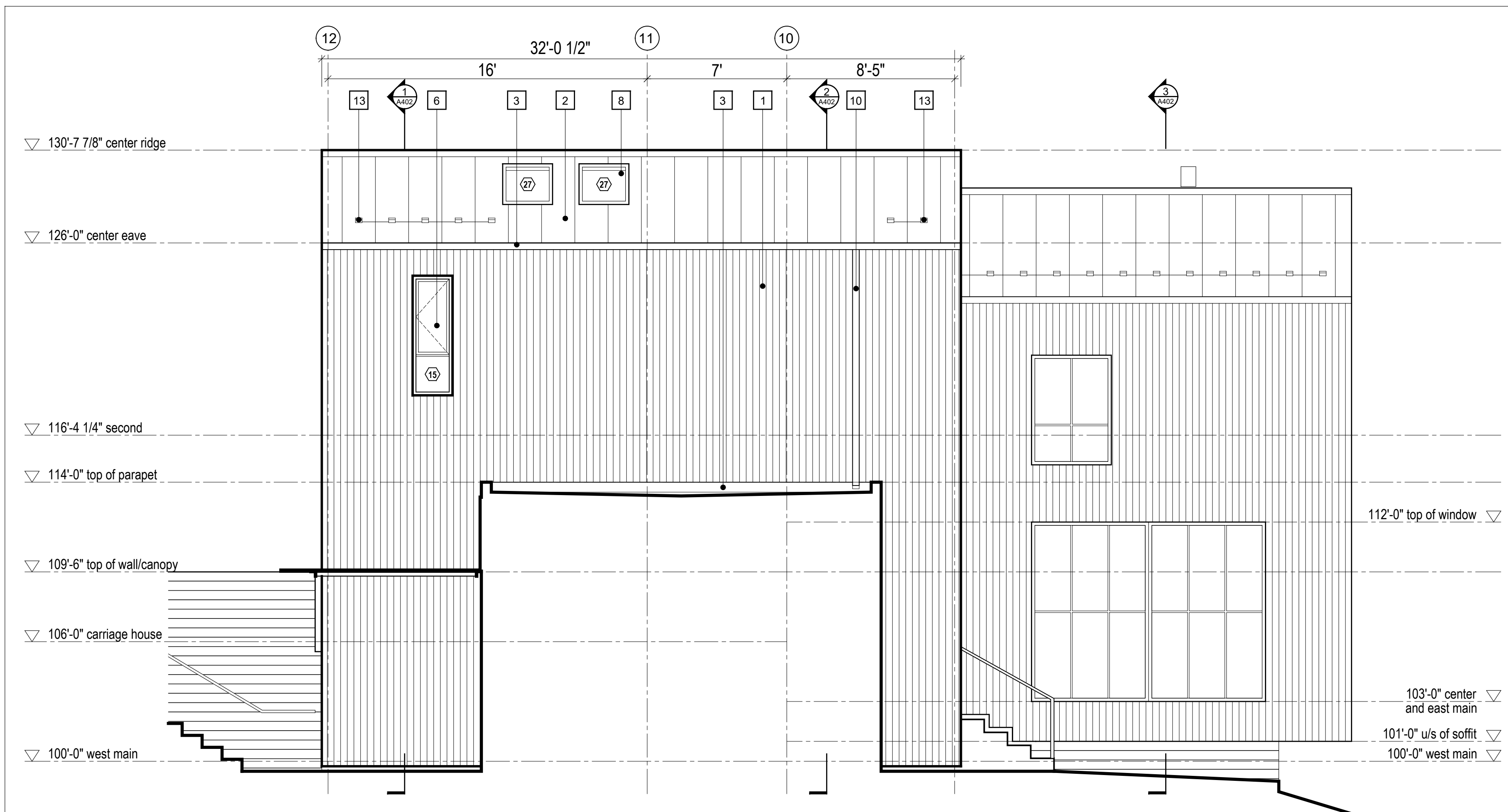
**A305**



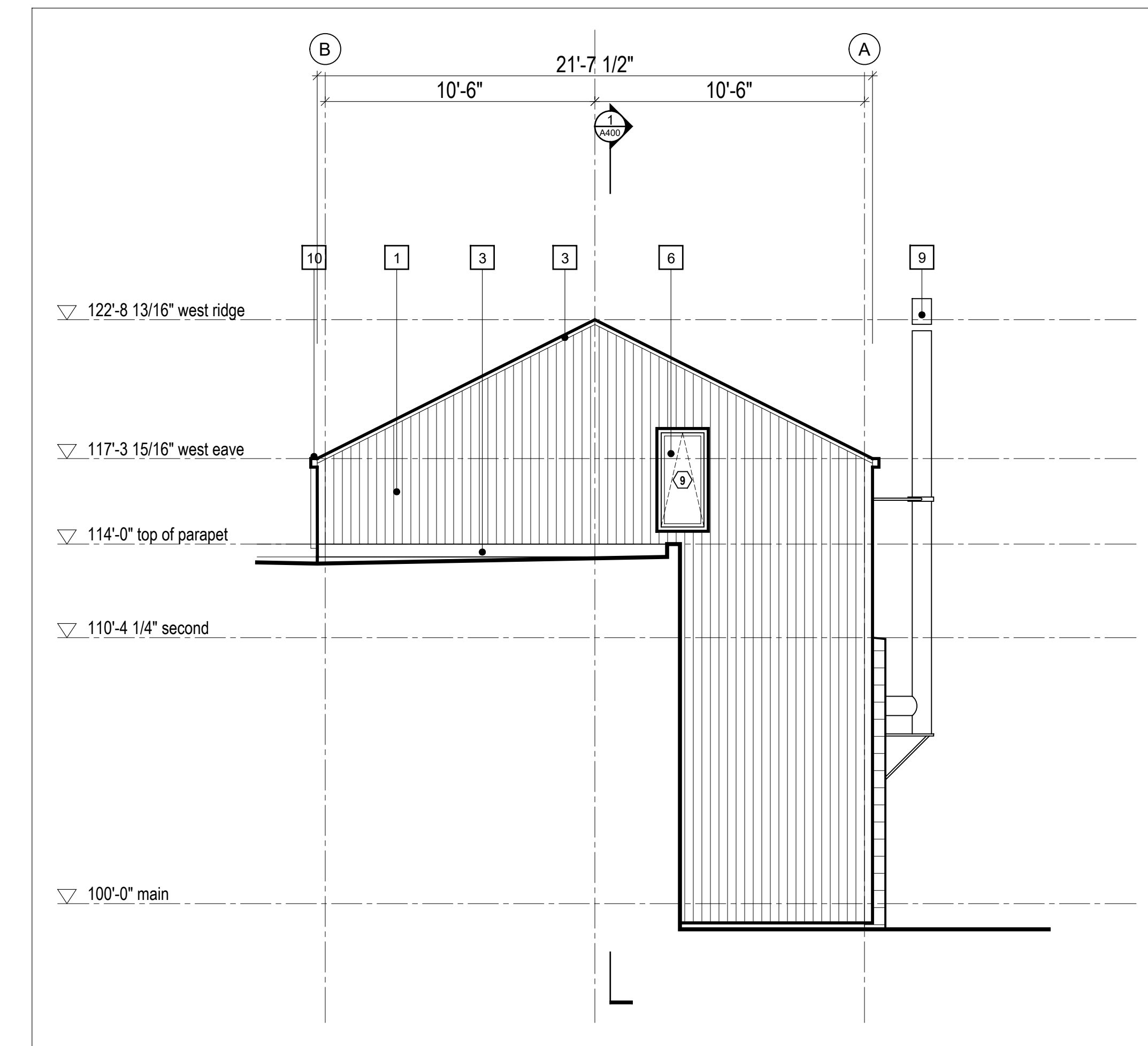
2 Elevation 7  
Scale 1/4" = 1'-0"



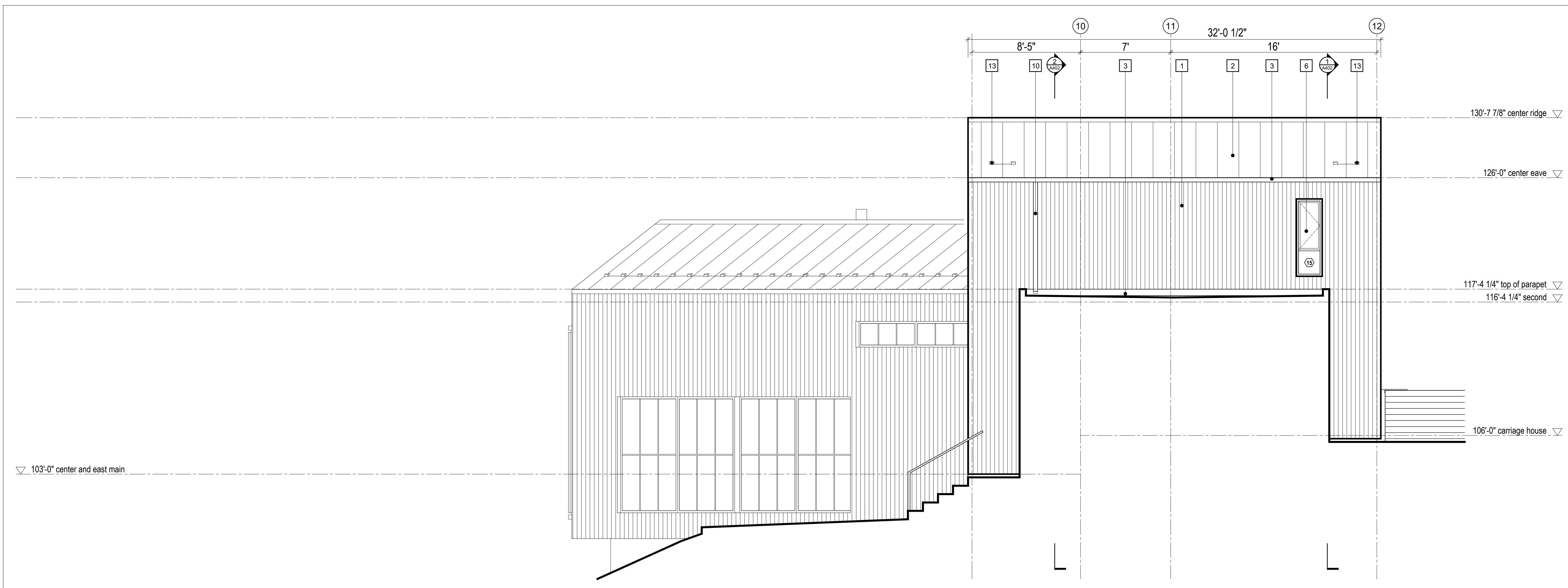
1 Elevation 6  
Scale 1/4" = 1'-0"



2 Elevation 9  
Scale 1/4" = 1'-0"



3 Elevation 10  
Scale 1/4" = 1'-0"



1 Elevation 8  
Scale 1/4" = 1'-0"

Kinefelter Residence

Summit Powder Mountain  
Elev. 7000'

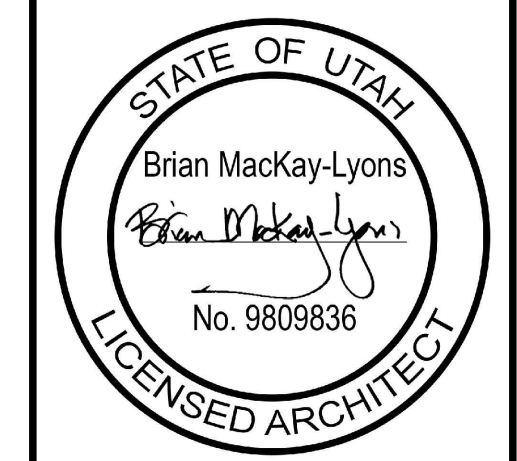
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North

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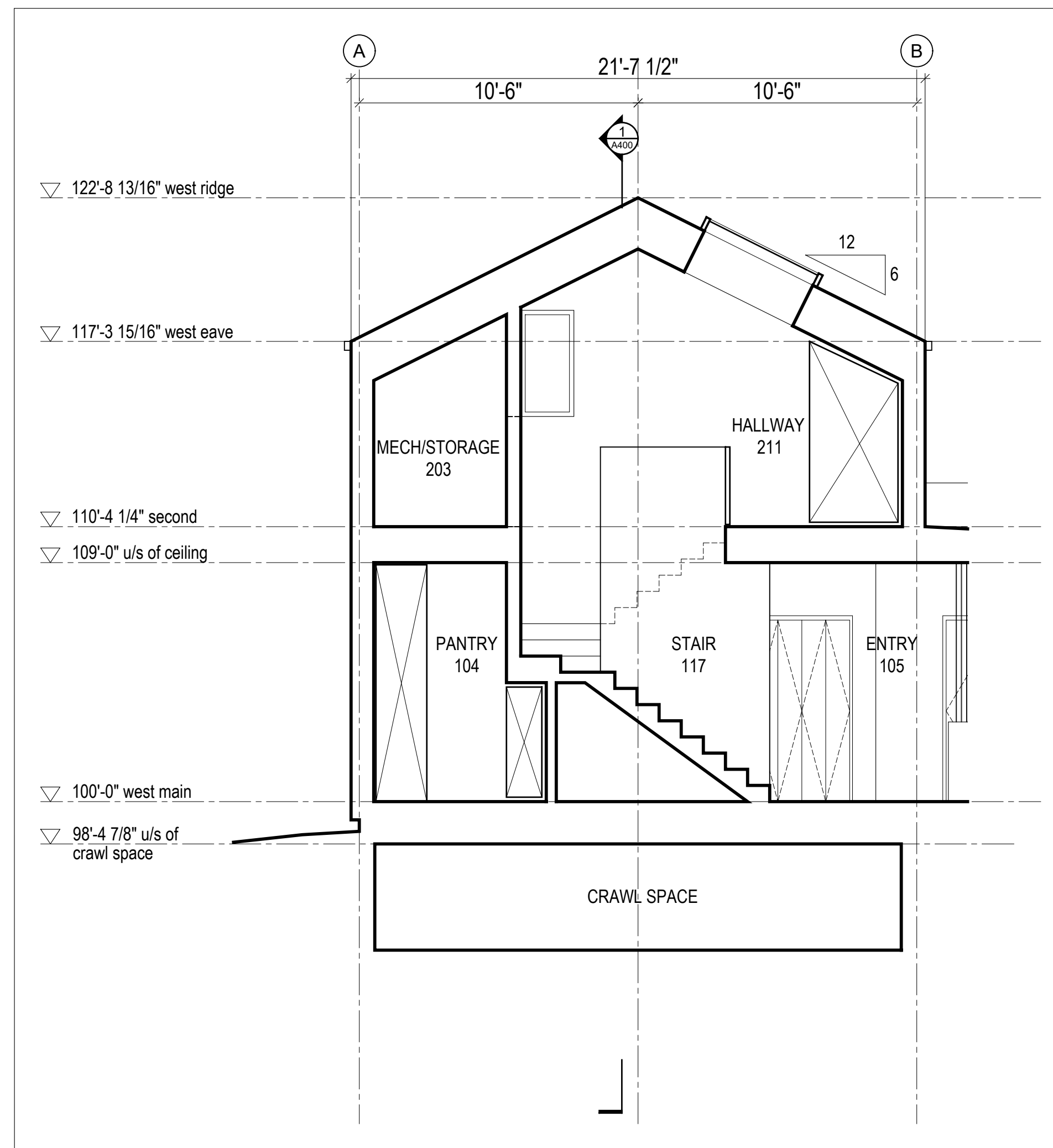
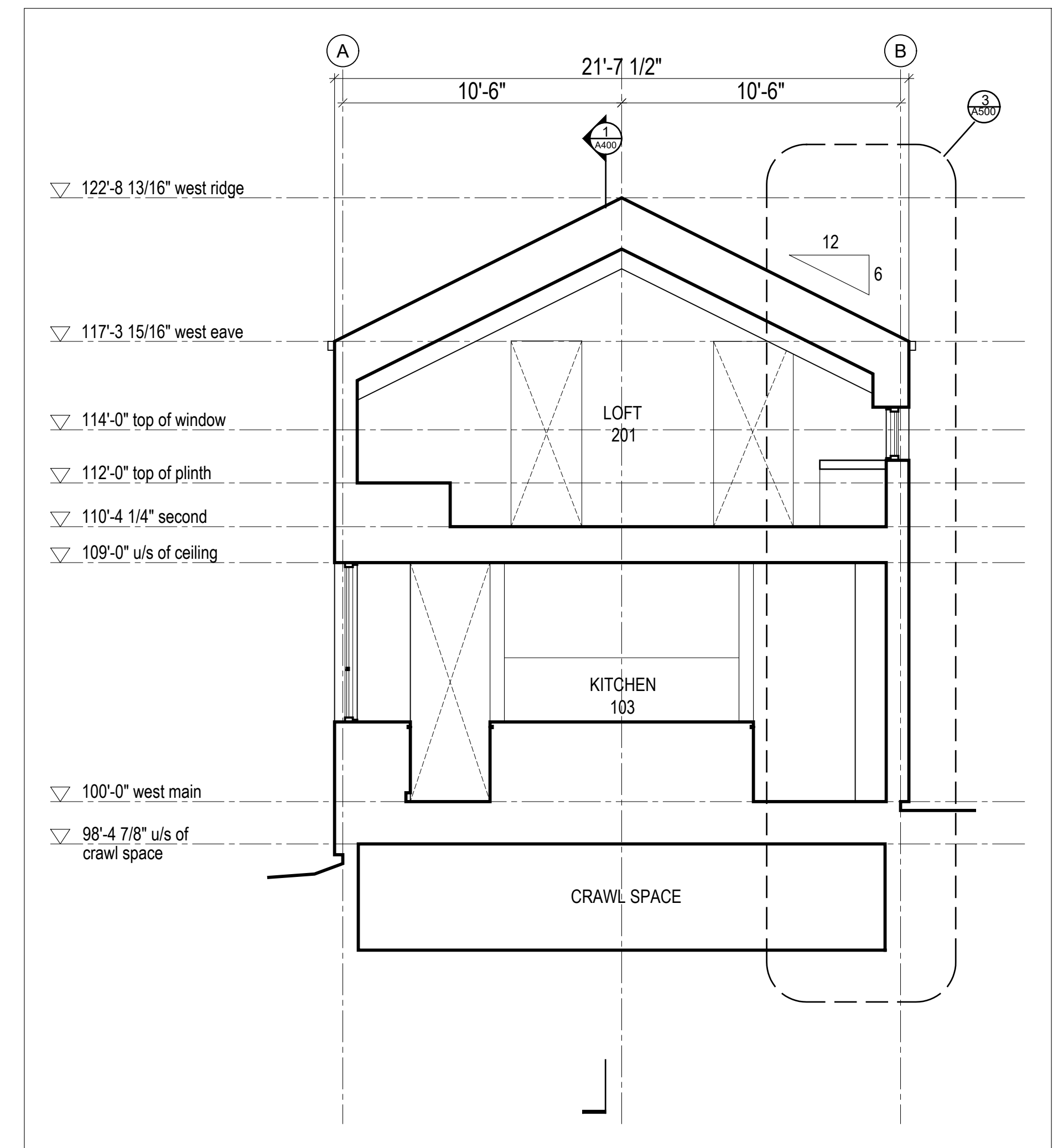
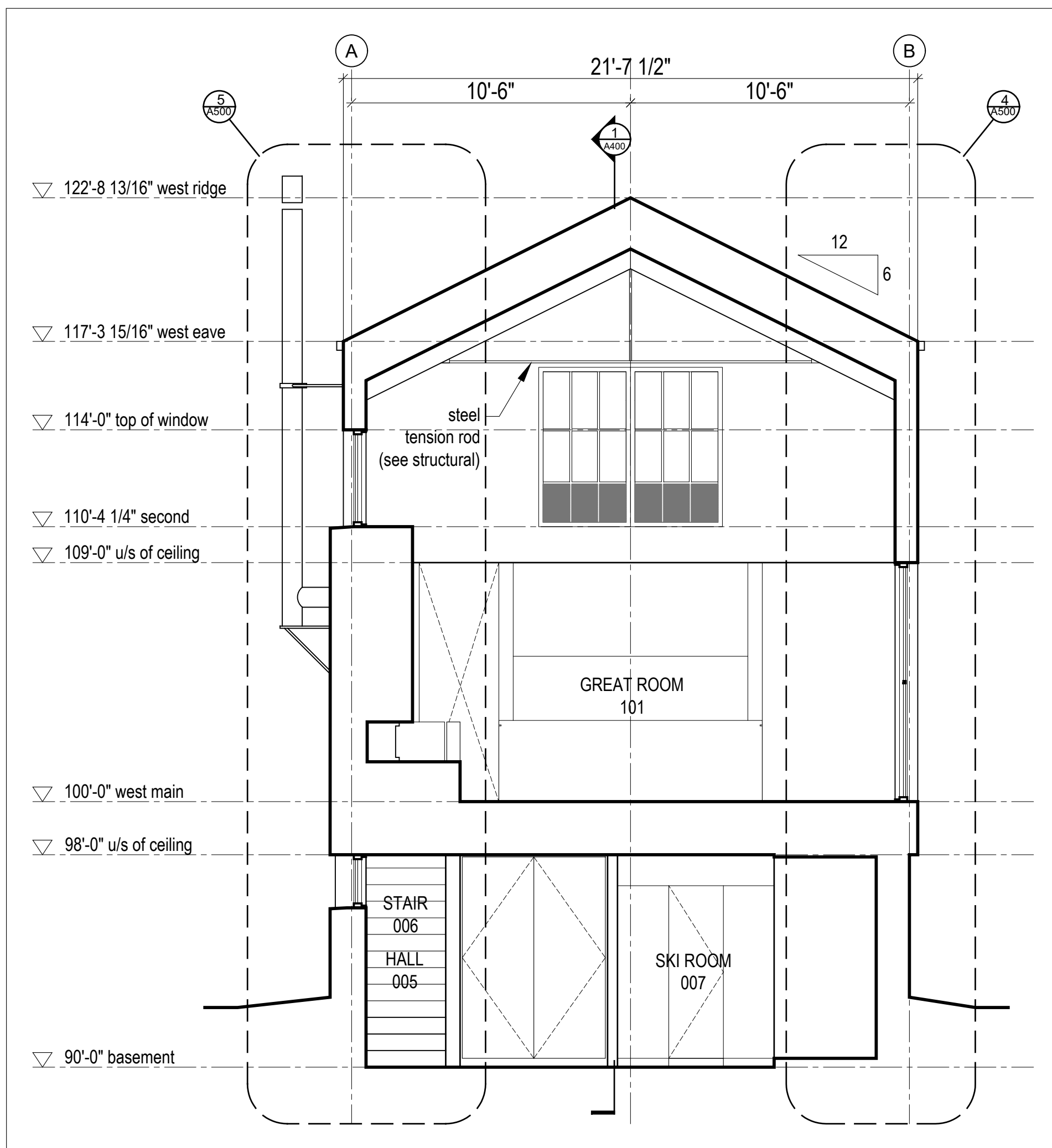
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Elevation  
8, 9, 10

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA

A306

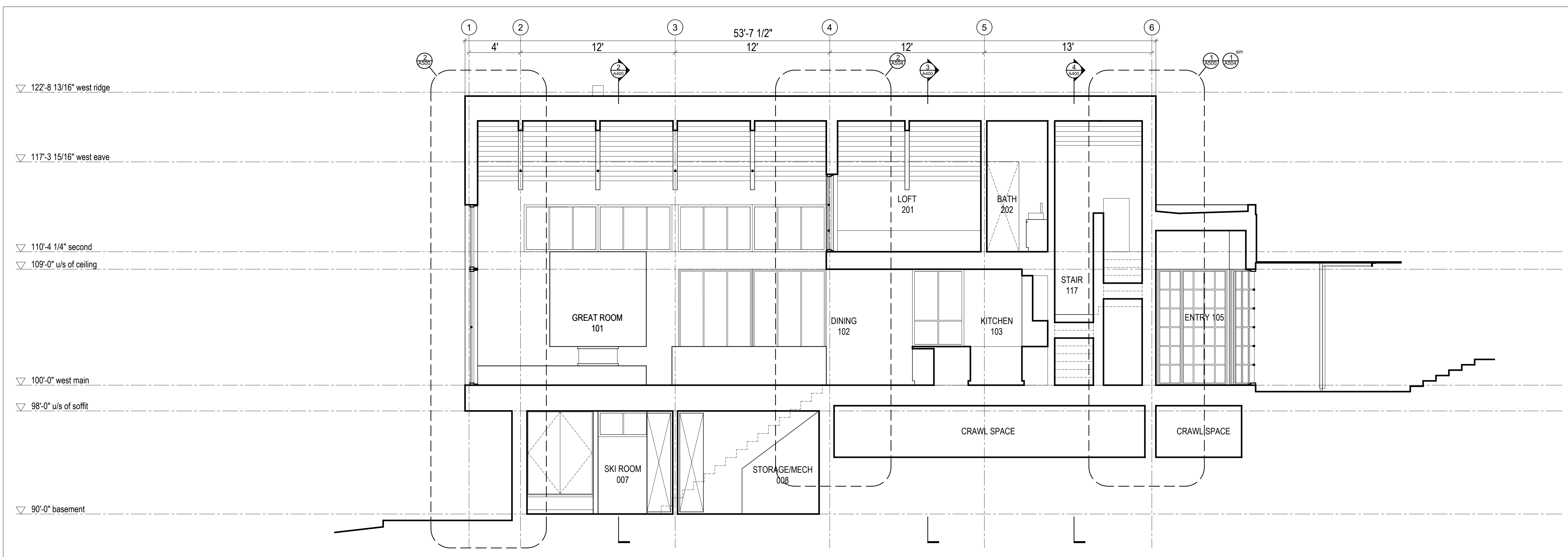
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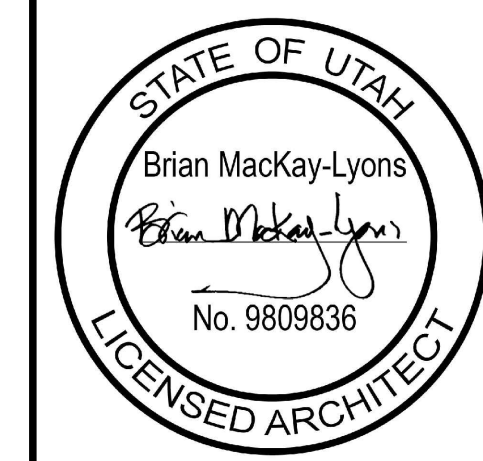
2 Building Section  
Scale 1/4" = 1'-0"

3 Building Section  
Scale 1/4" = 1'-0"

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



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



|     |                          |                |
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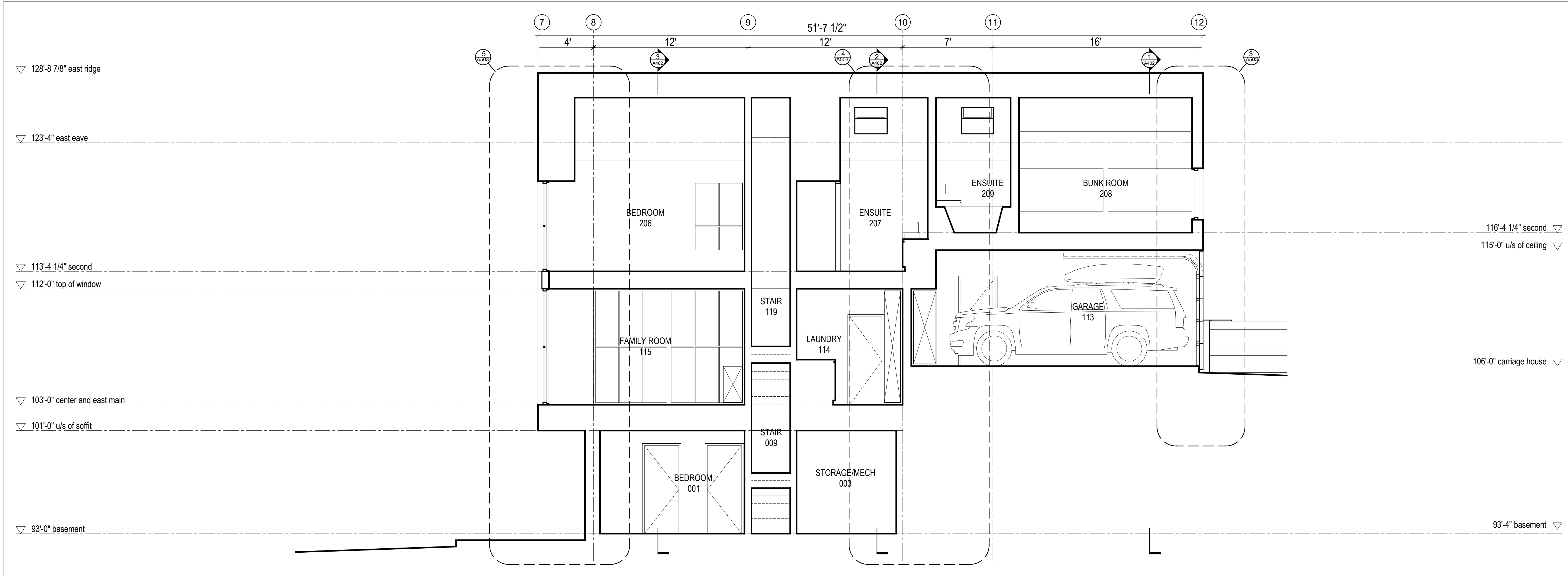
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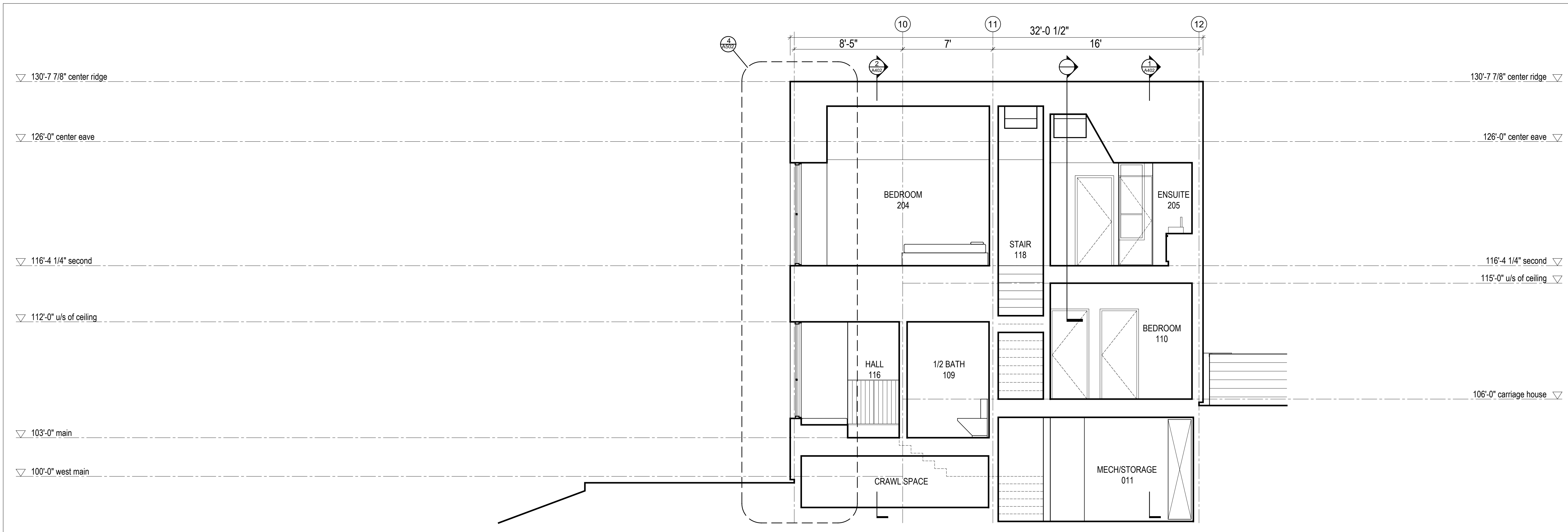
**Building Sections**

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TRLM  
chk'd: SA

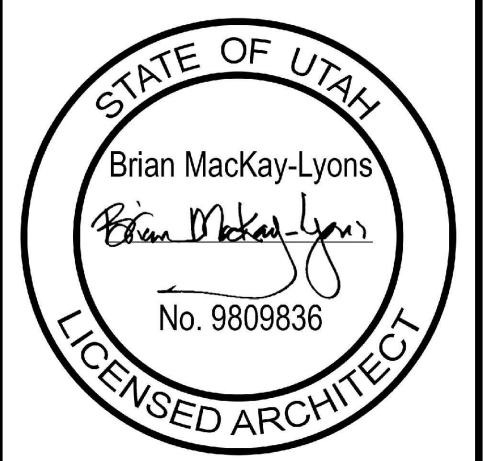
**A400**



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



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



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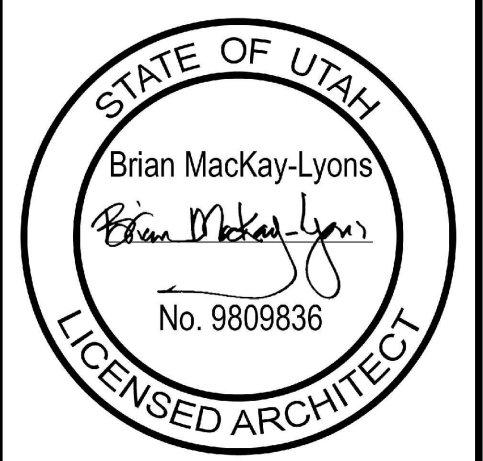
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Building Sections



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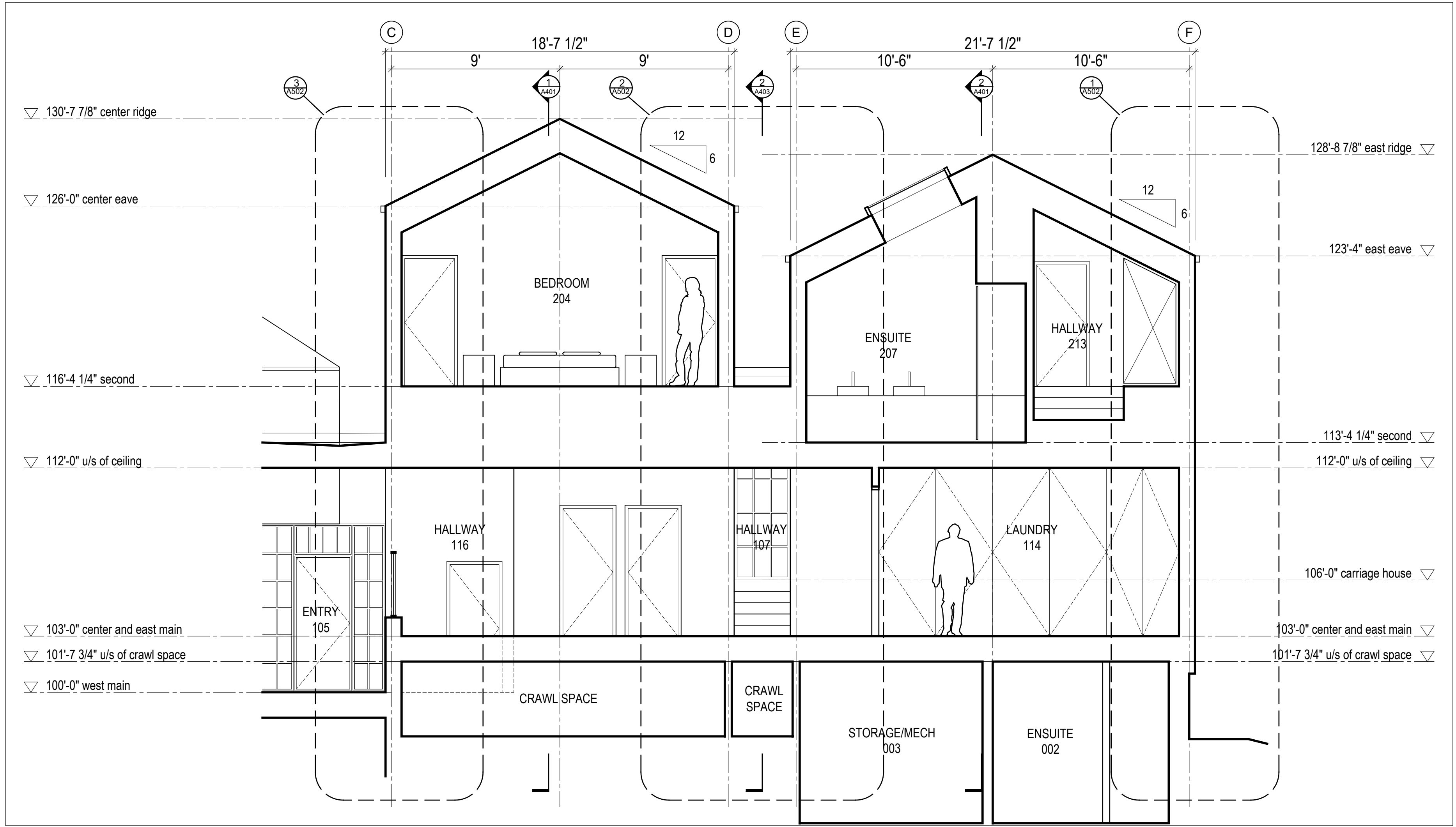
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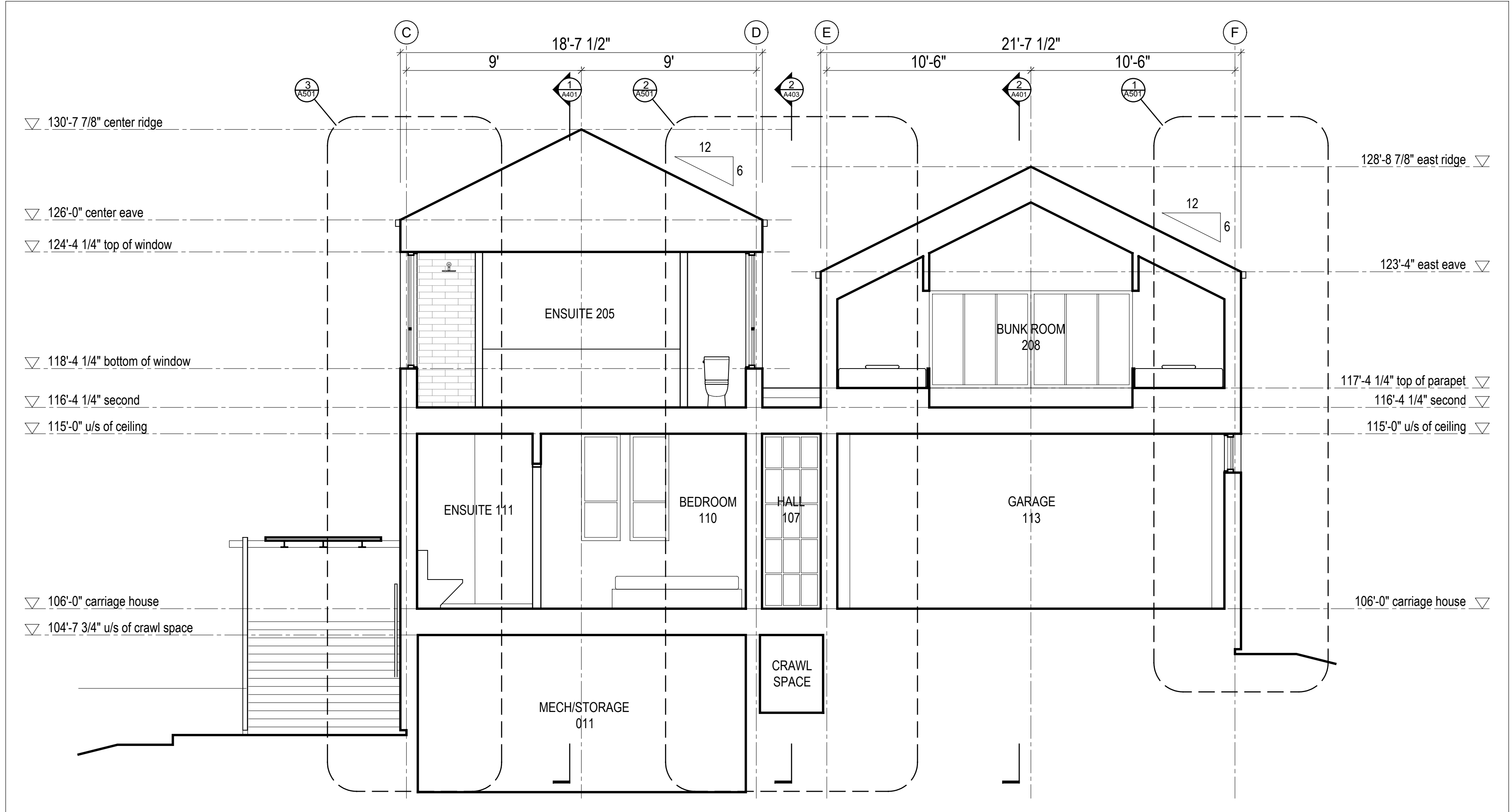
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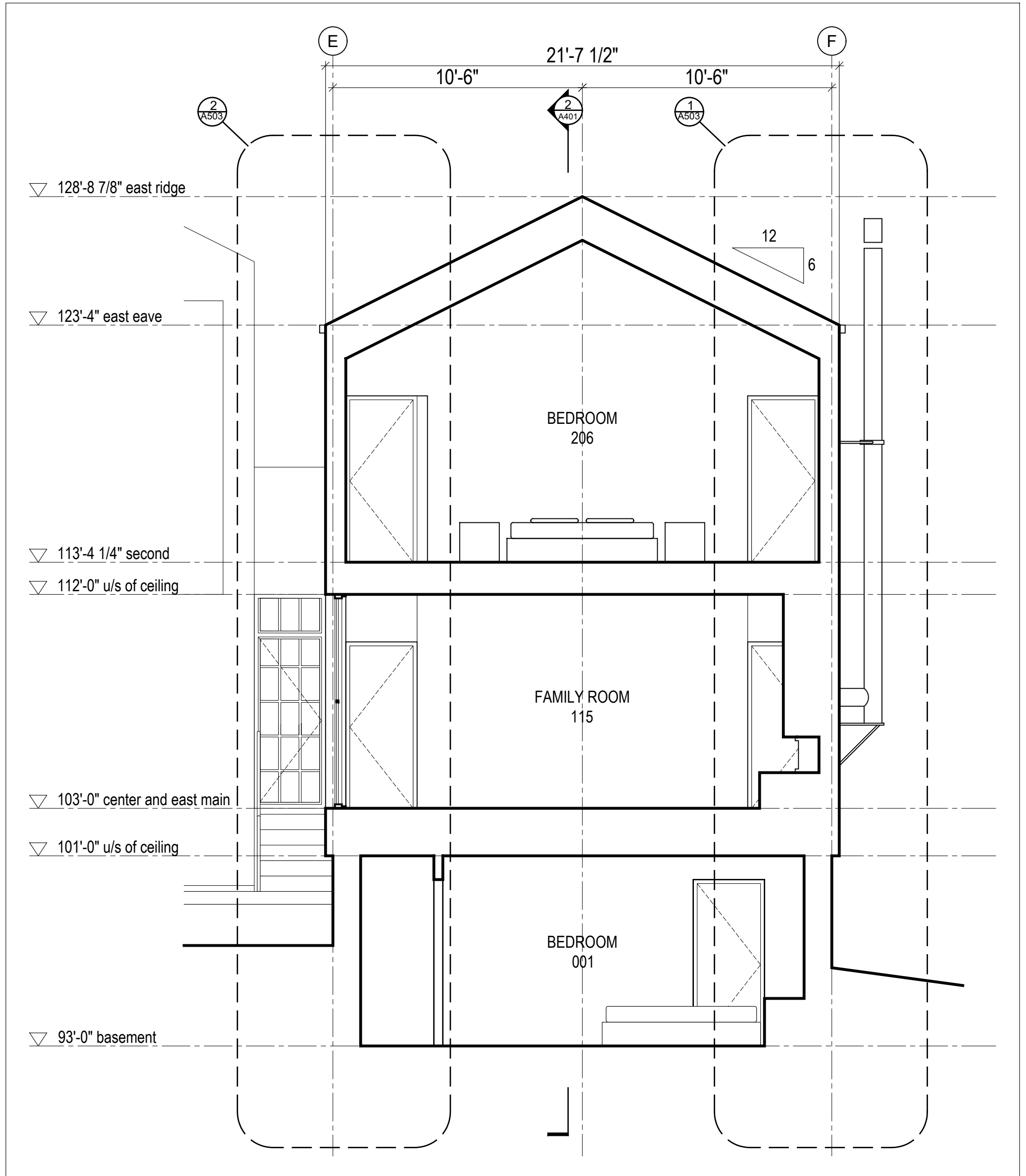
**Building Sections**



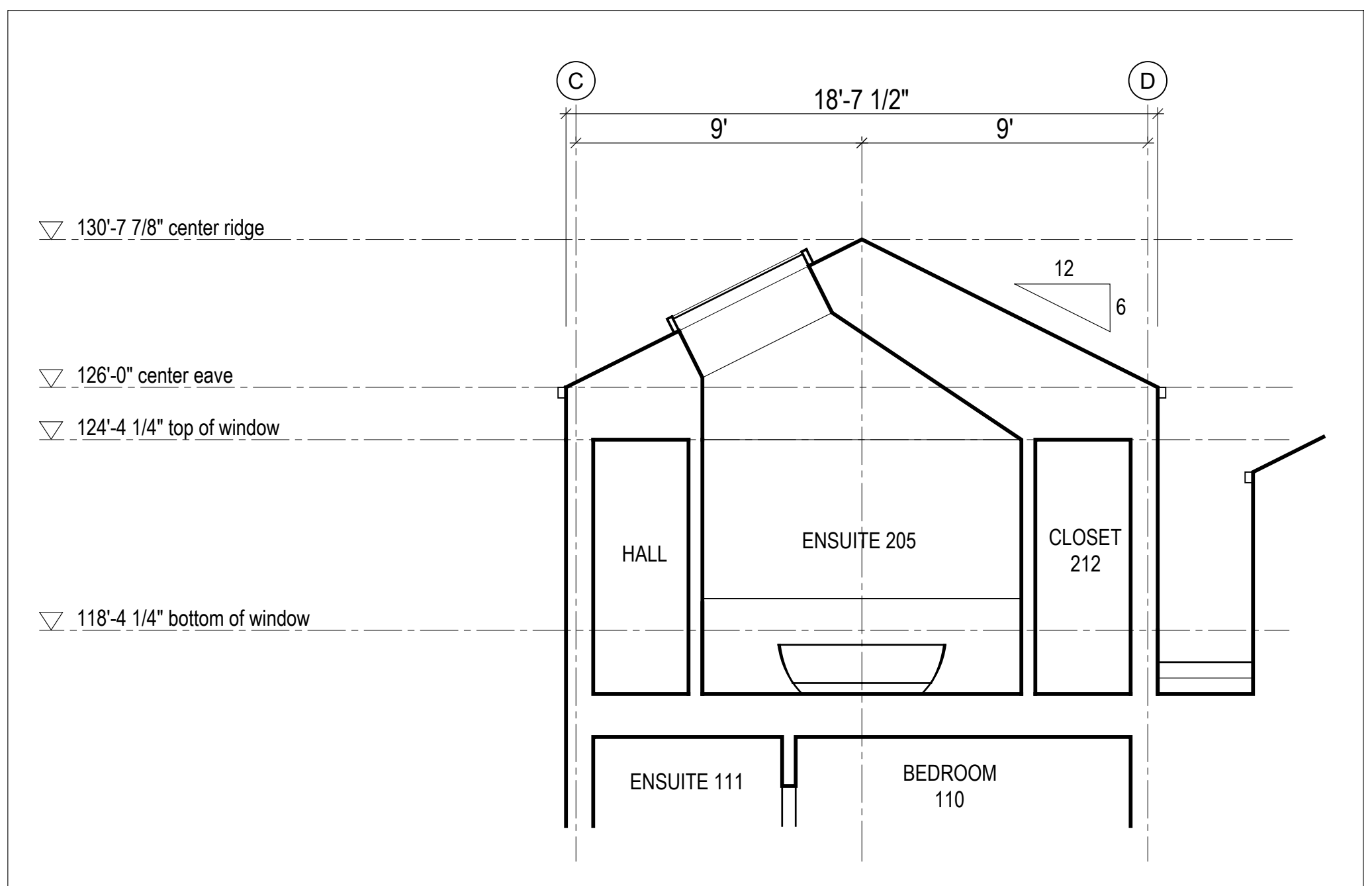
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Scale 1/4" = 1'-0"



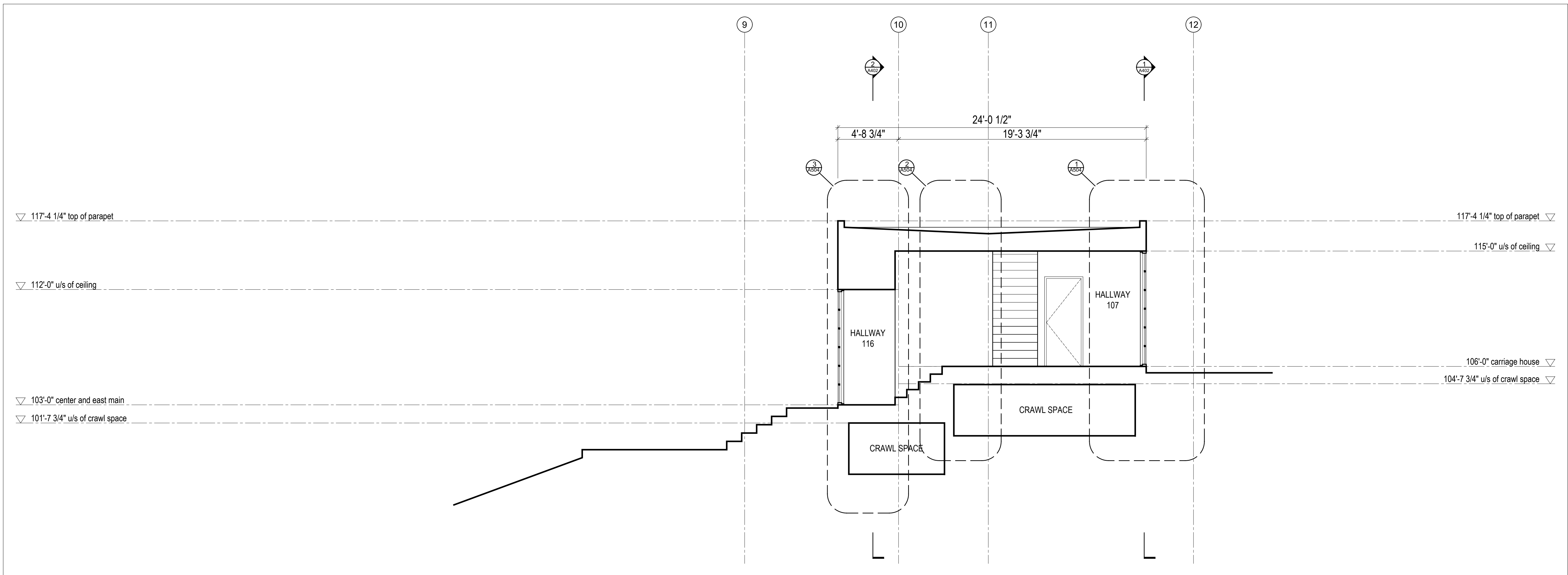
**1 Building Section**  
Scale 1/4" = 1'-0"



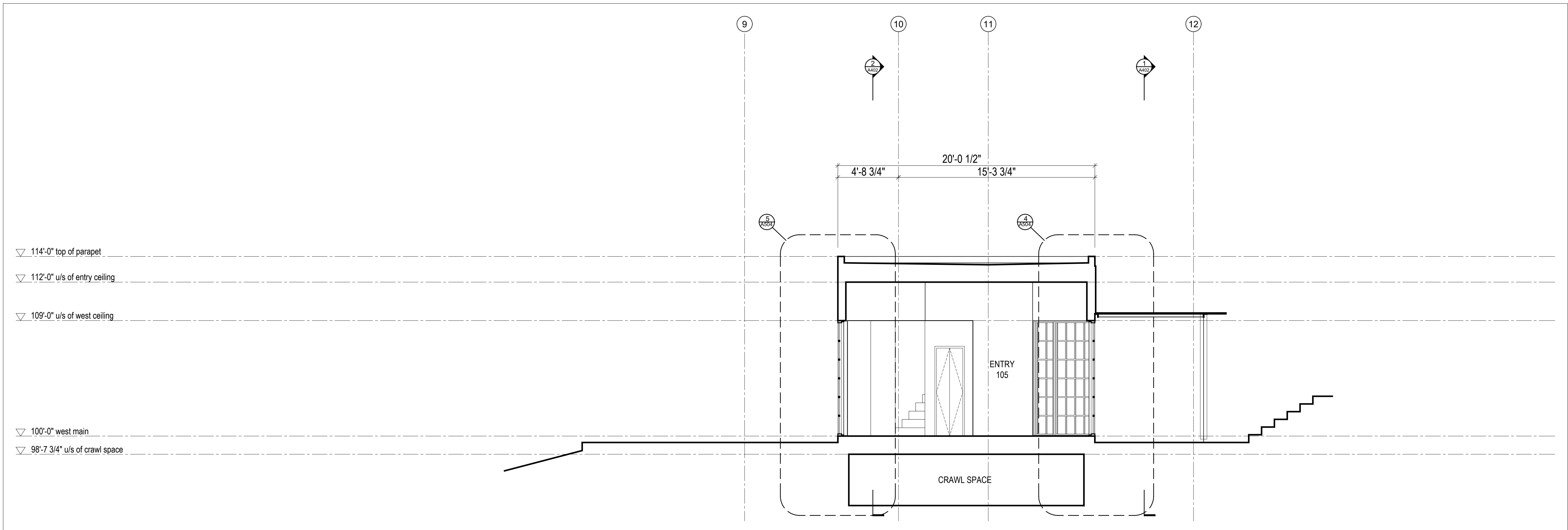
**3 Building Section**  
Scale 1/4" = 1'-0"



**4 Ensuite 205 Skylight Section**  
Scale 1/4" = 1'-0"



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



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

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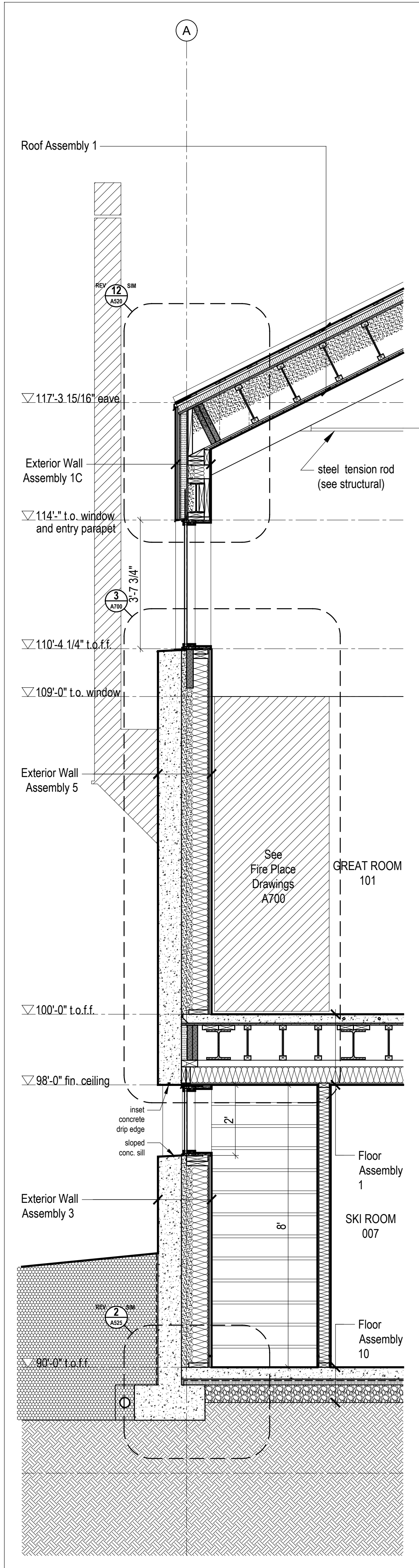
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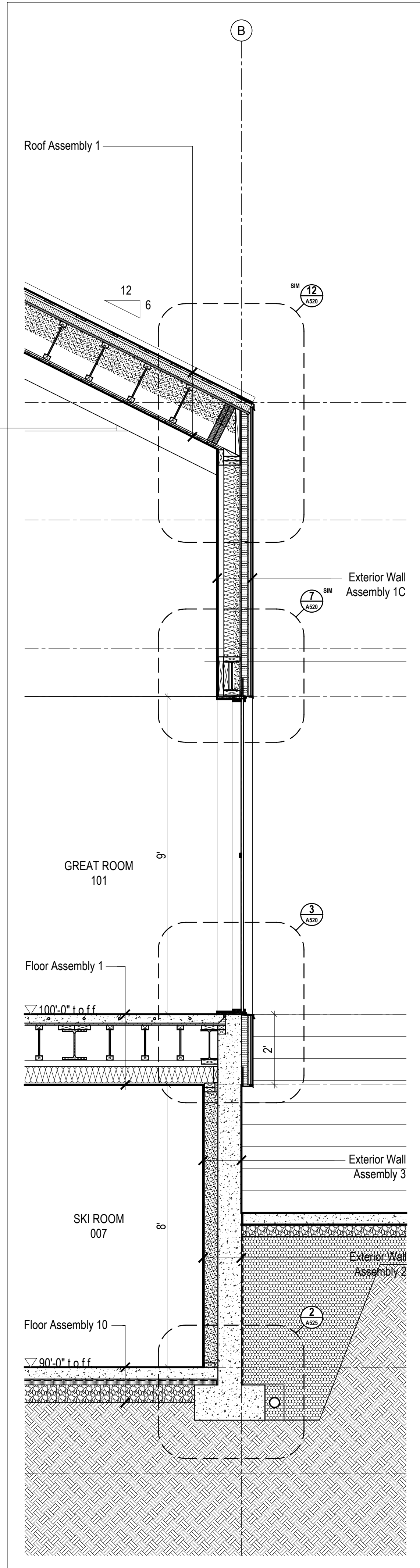
**Building Sections**

scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA

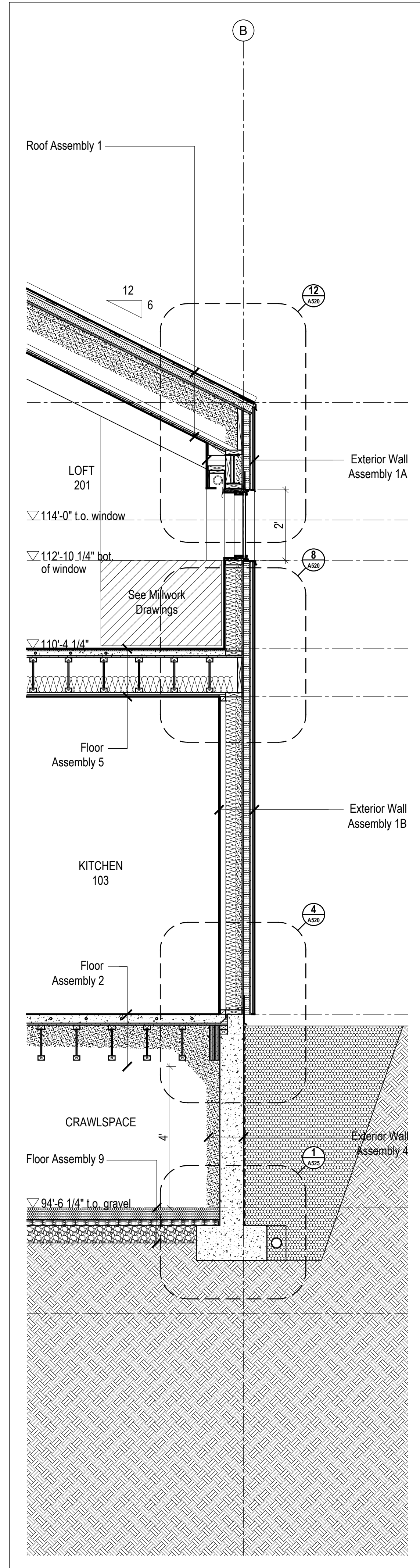
**A403**



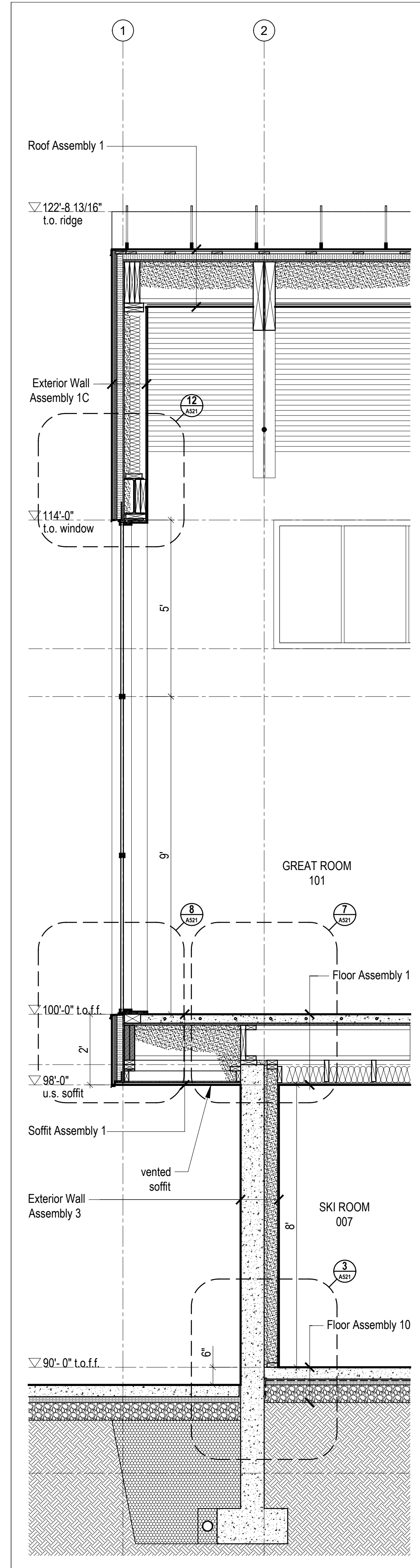
5 Wall Section @ Great Rm Hearth  
Scale 1/2" = 1'-0"



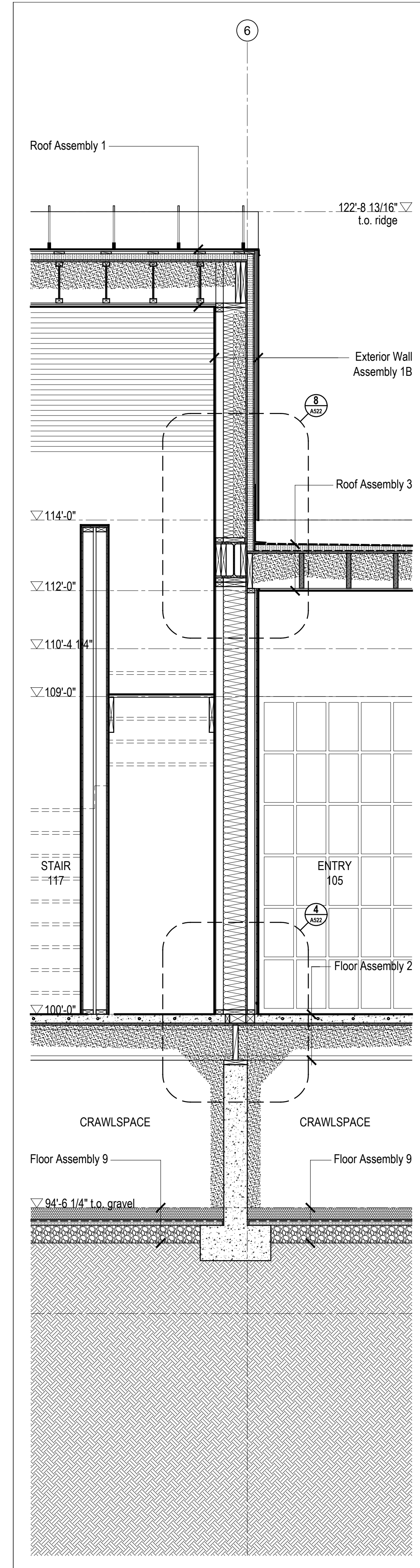
4 Wall Section @ Great Room  
Scale 1/2" = 1'-0"



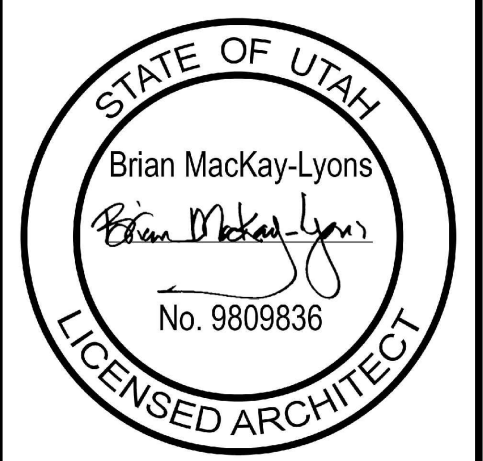
3 Wall Section @ Kitchen/Loft  
Scale 1/2" = 1'-0"



2 Wall Section @ Great Room Cantilever  
Scale 1/2" = 1'-0"



1 Wall Section @ Entry  
Scale 1/2" = 1'-0"

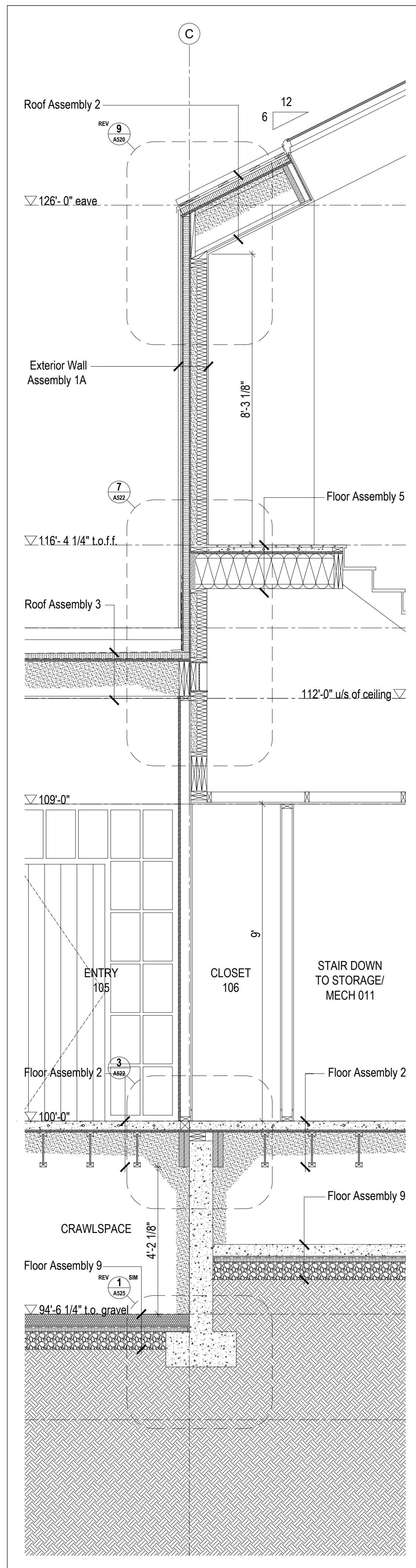


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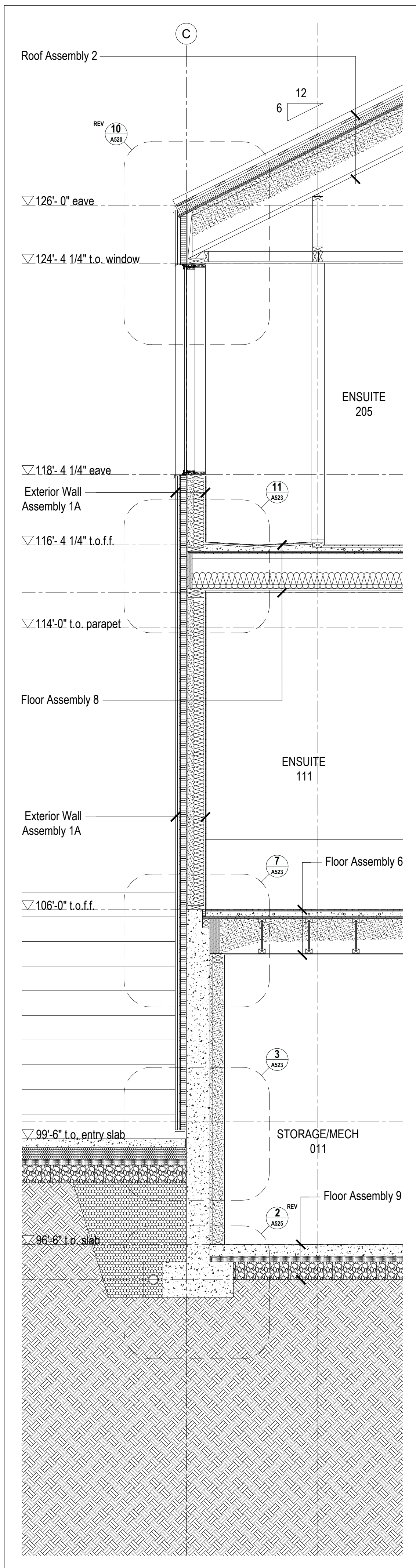
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Wall Sections  
 scale: 1/2" = 1'-0"  
 date: 2019-06-03  
 drawn: TR  
 chkd: SA  
**A500**

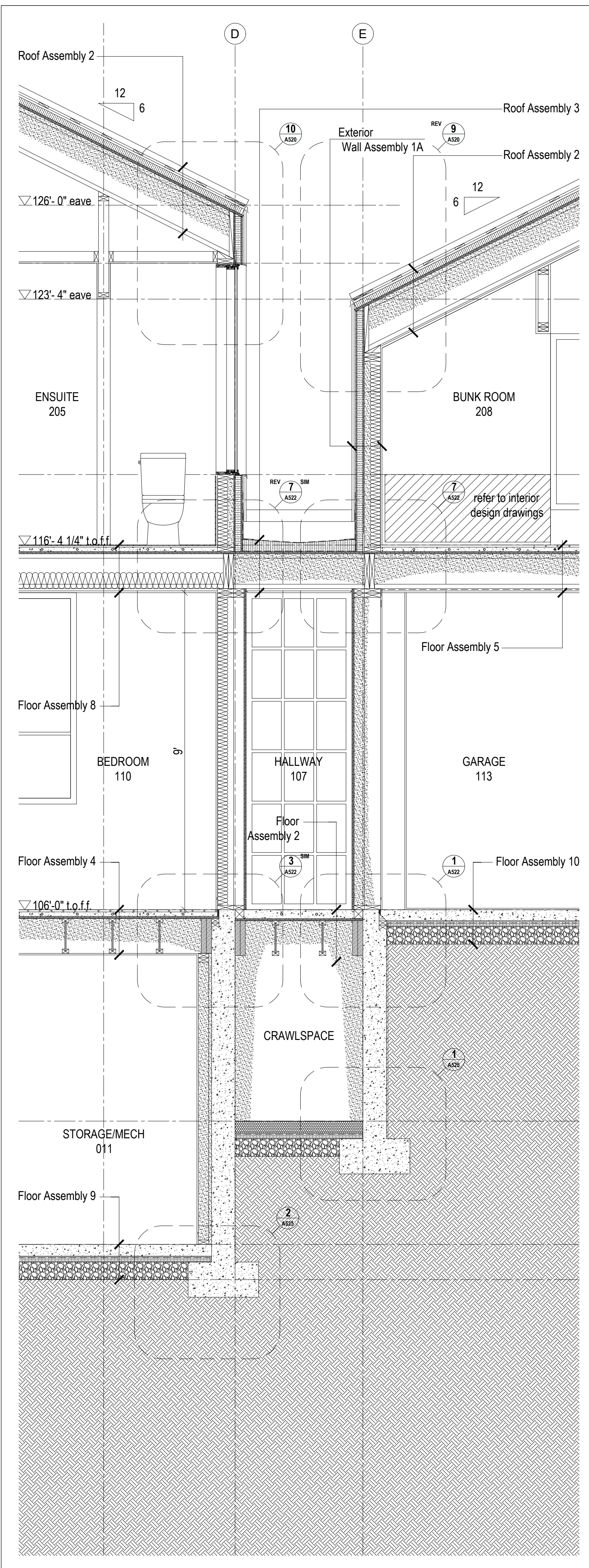




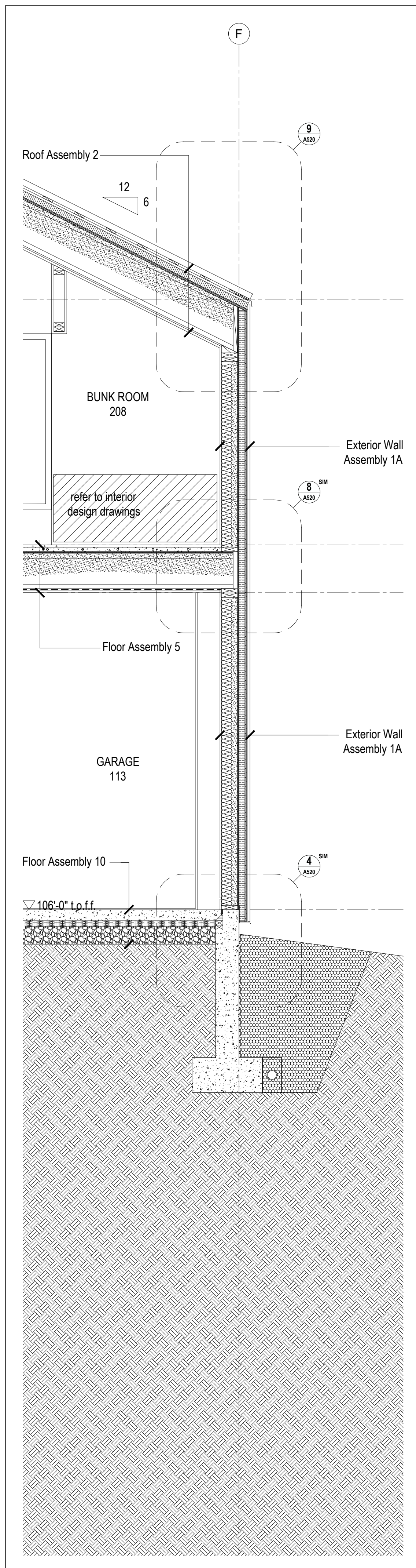
4 A501 Wall Section @ Center Gable/Entry  
Scale 1/2" = 1'-0"



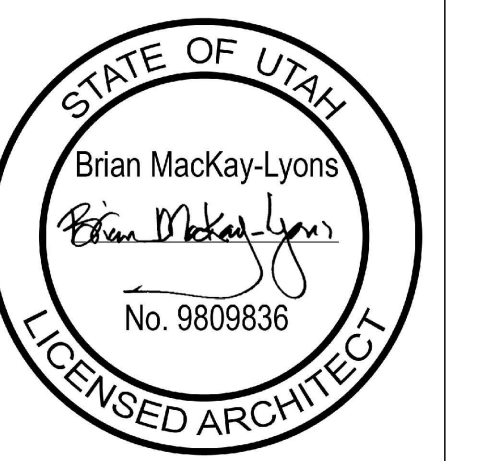
3 A501 Wall Section @ Center Gable  
Scale 1/2" = 1'-0"



2 A501 Wall Section @ Garage Connection  
Scale 1/2" = 1'-0"



1 A501 Wall Section @ Garage/Bunk Room  
Scale 1/2" = 1'-0"



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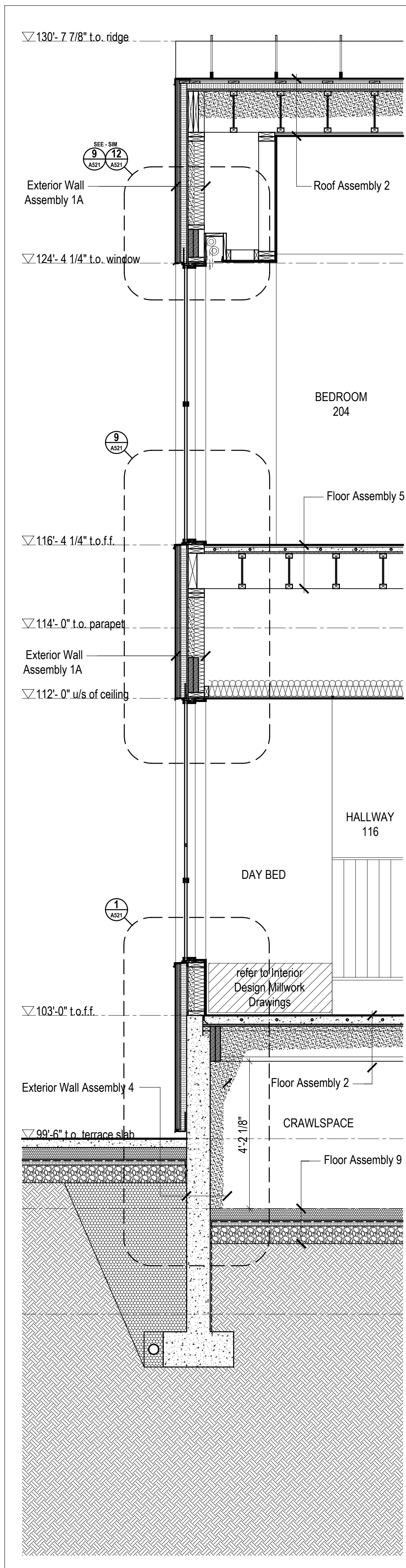
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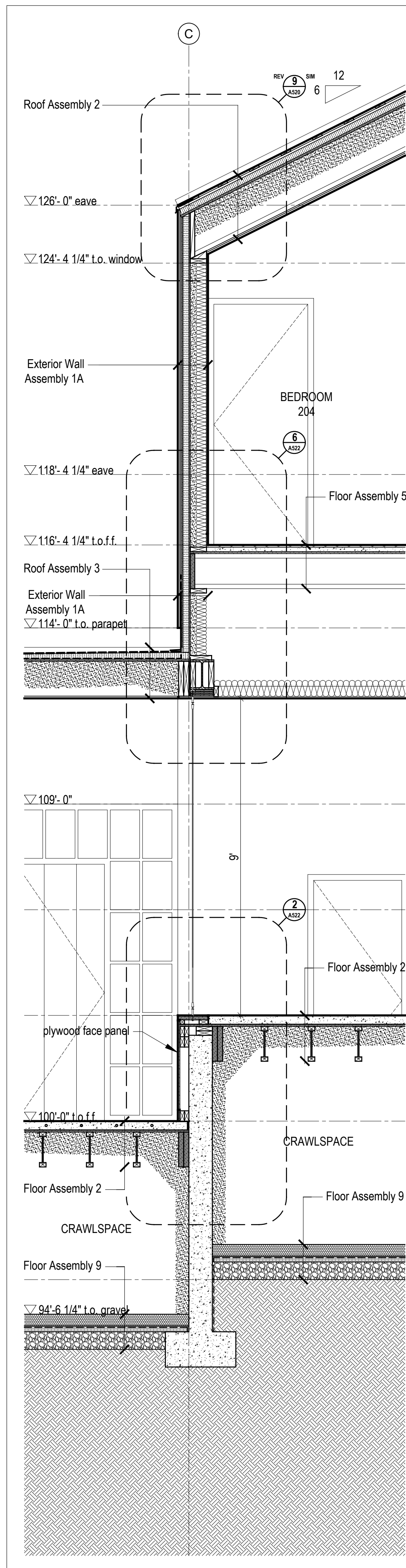
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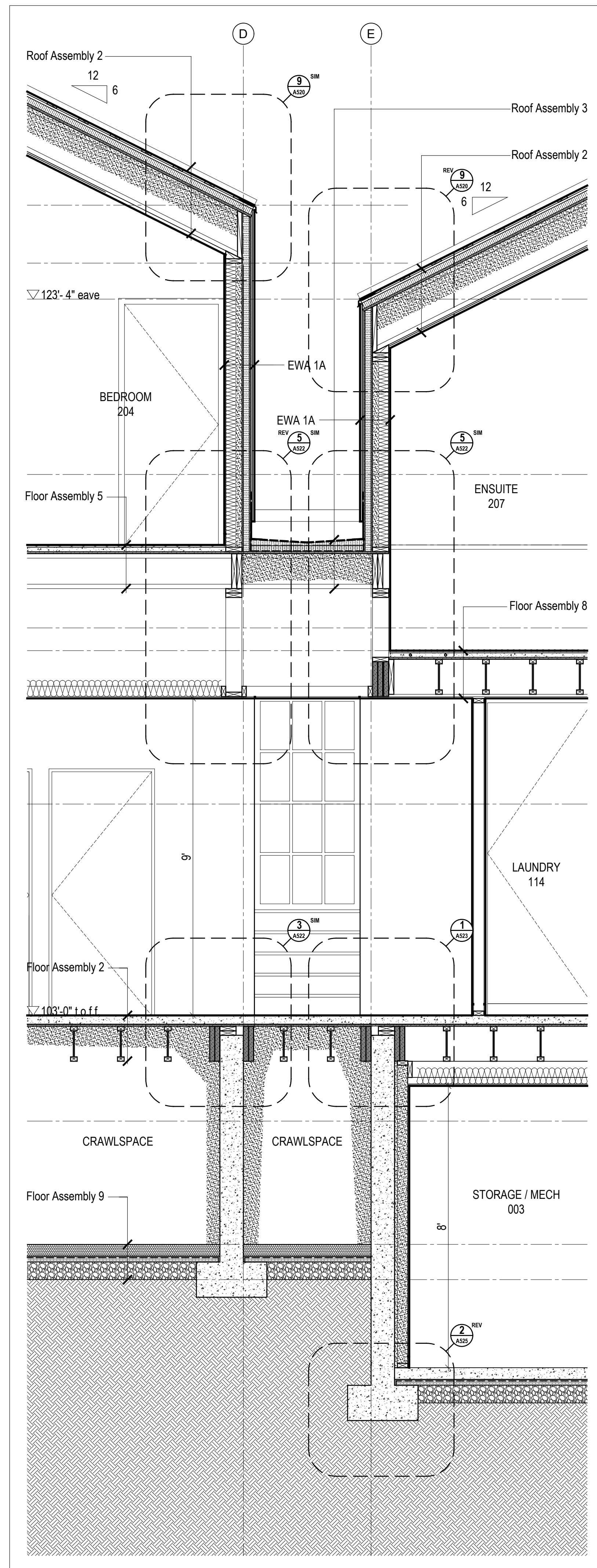
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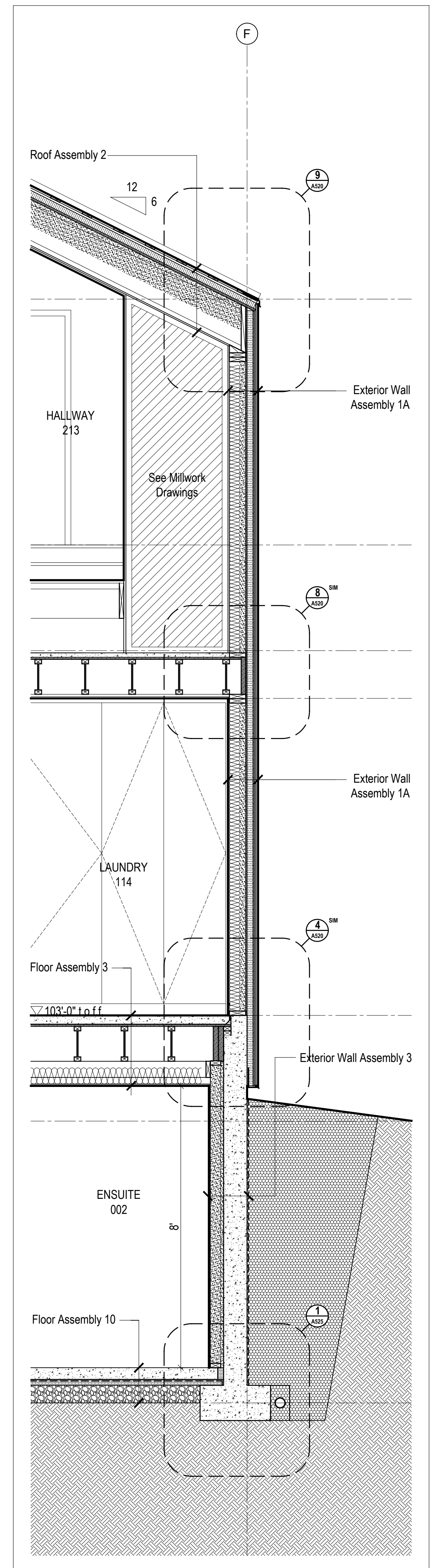
4  
A502  
Wall Section @ Day Bed  
Scale 1/2" = 1'-0"



3  
A502  
Wall Section @ Center Gable/Entry  
Scale 1/2" = 1'-0"



2  
A502  
Wall Section @ Hall Connection  
Scale 1/2" = 1'-0"



1  
A502  
Wall Section @ Laundry Rm  
Scale 1/2" = 1'-0"

Kinfelefer Residence  
 Summit Powder Mountain  
 Etna, NH  
 MacKay-Lyons  
 Sweetapple  
 Architects  
 Limited  
 2188 Göttingen St.  
 Halifax, Nova Scotia  
 Canada B3K 3B4  
 ph: (902) 429 1867  
 fax: (902) 429 6276

STATE OF UTAH  
 Brian MacKay-Lyons  
 Brian MacKay-Lyons  
 No. 9809836  
 LICENSED ARCHITECT

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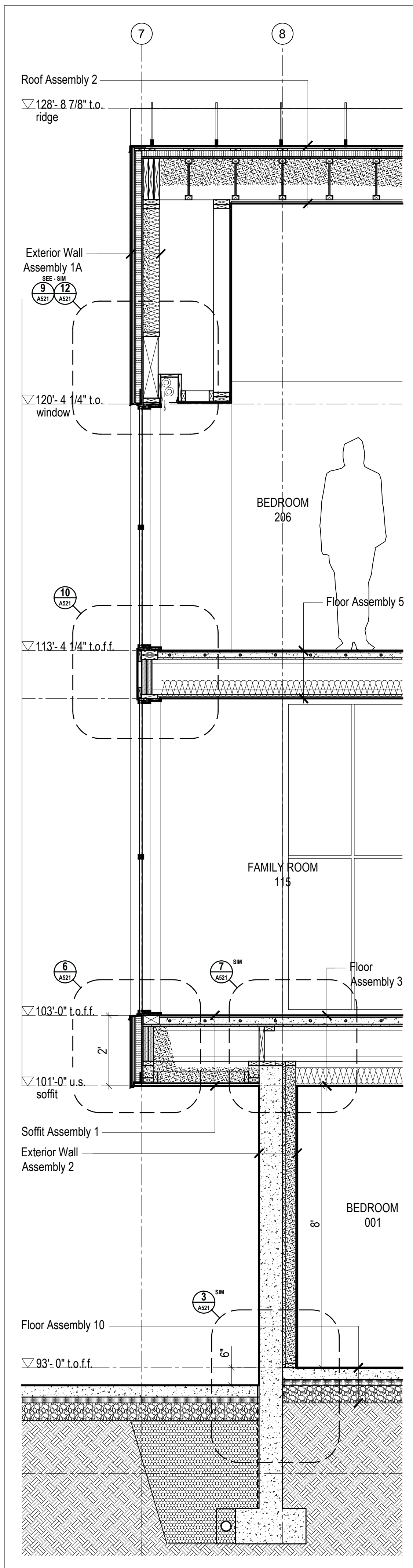
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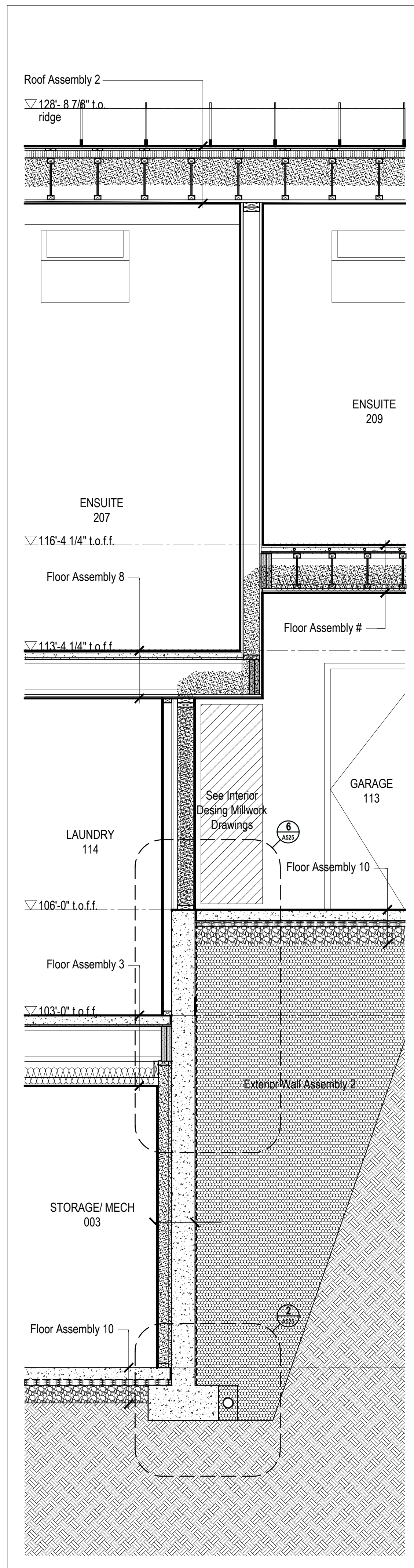
Wall Sections

scale: 1/2" = 1'-0"  
 date: 2019-06-03  
 drawn: TR  
 chkd: SA

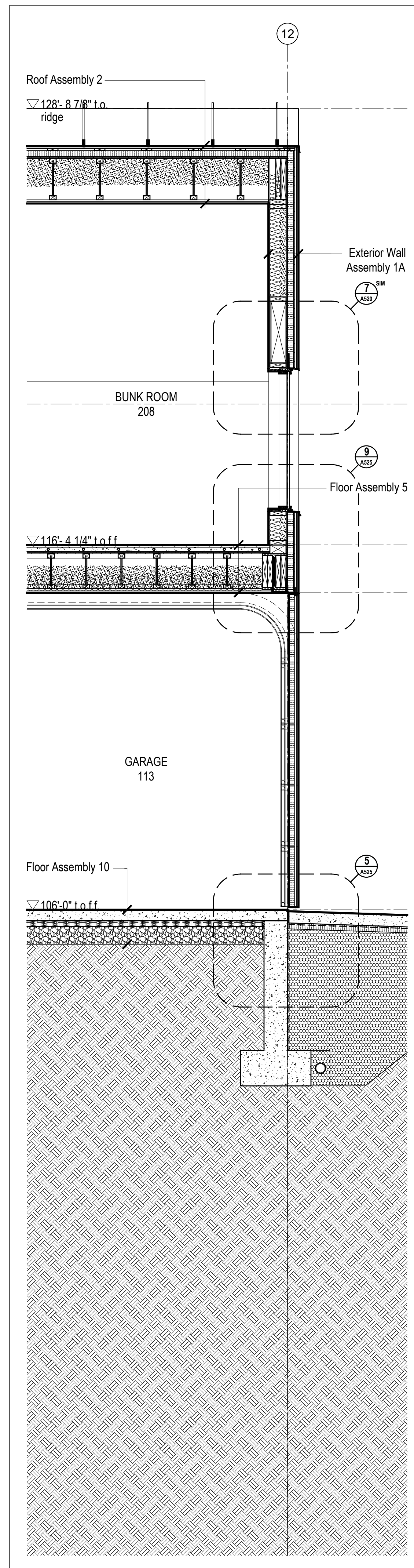
A502



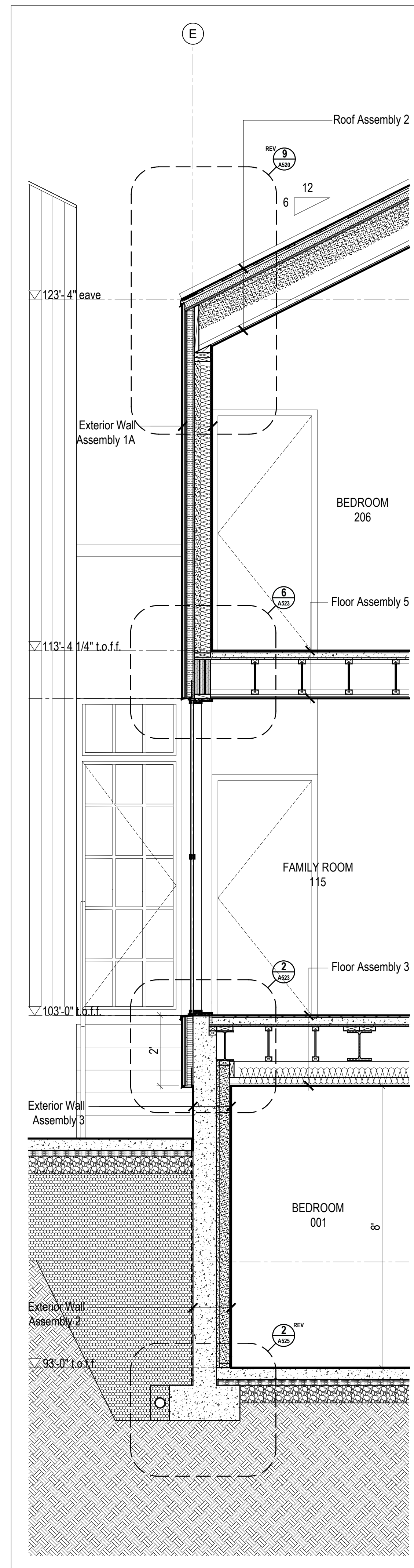
5 Wall Section @ Family Rm Cantilever  
Scale 1/2" = 1'-0"



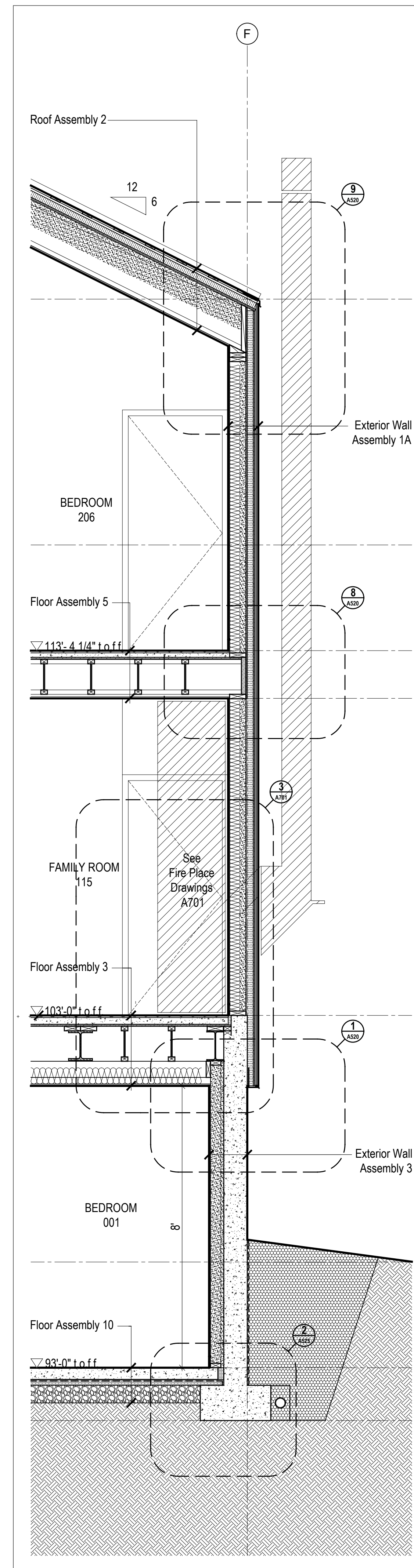
4 Wall Section @ Garage / Laundry  
Scale 1/2" = 1'-0"



3 Wall Section @ Garage  
Scale 1/2" = 1'-0"



2 Wall Section @ Family Rm  
Scale 1/2" = 1'-0"



1 Wall Section @ Family Rm Hearth  
Scale 1/2" = 1'-0"

STATE OF UTAH  
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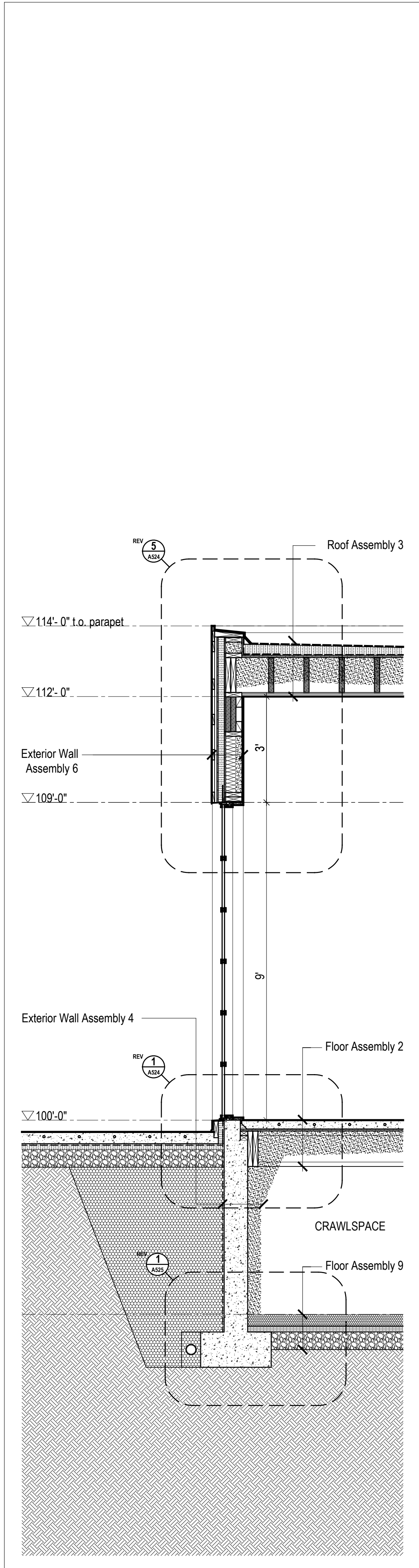
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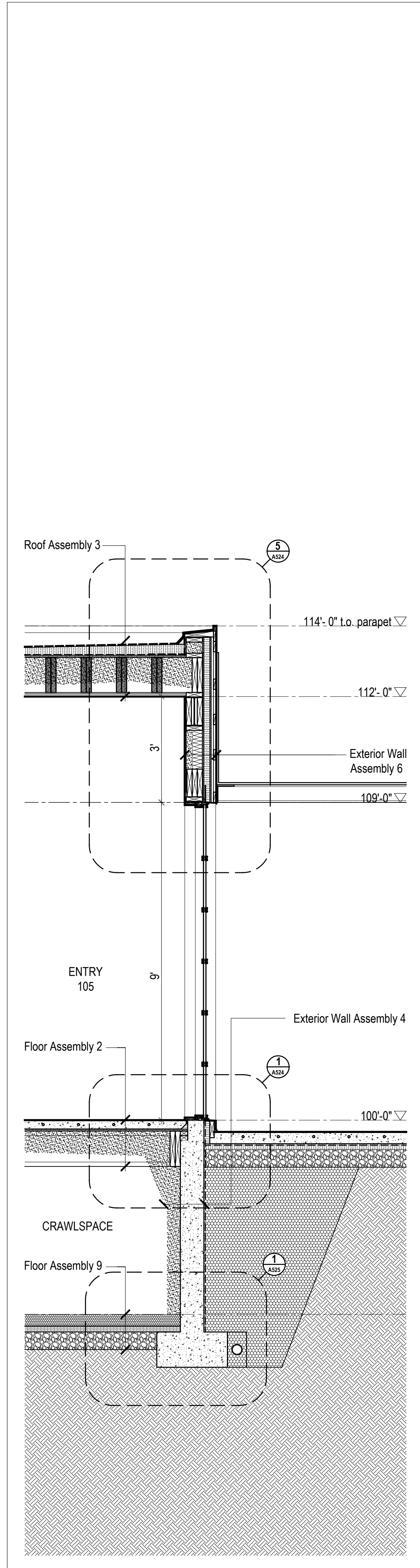
**Wall Sections**

scale: 1/2" = 1'-0"  
date: 2019-06-03  
drawn: TR  
chk'd: SA

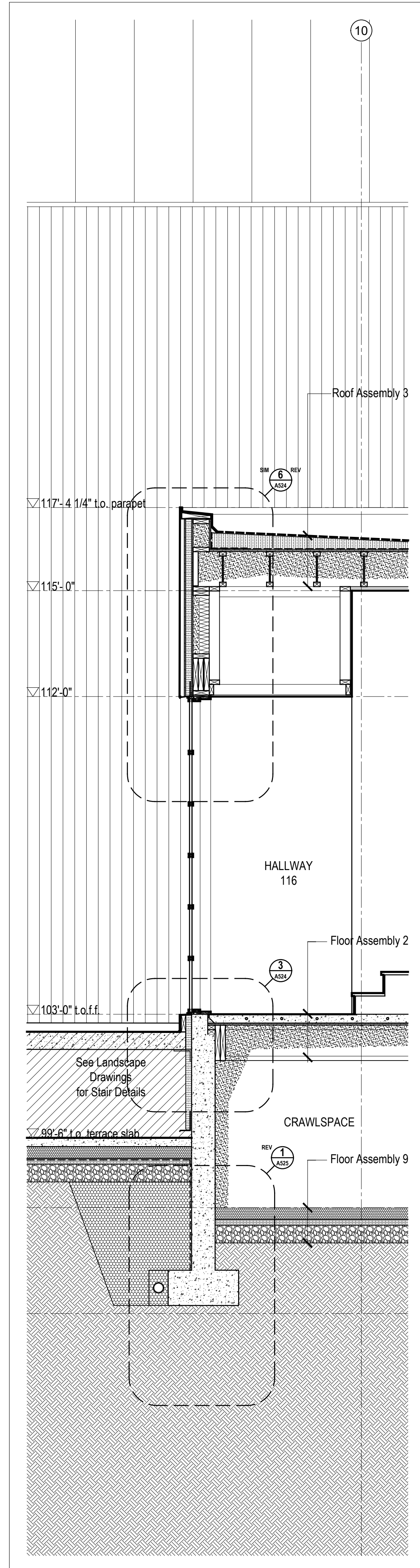
**A504**



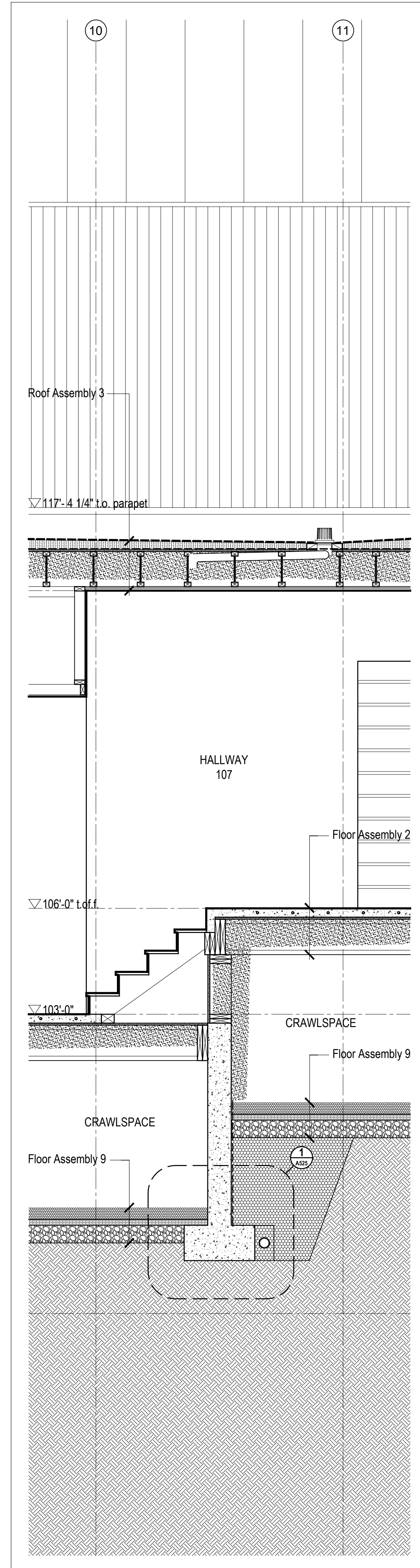
**5**  
A504  
Wall Section @ Terrace Door  
Scale 1/2" = 1'-0"



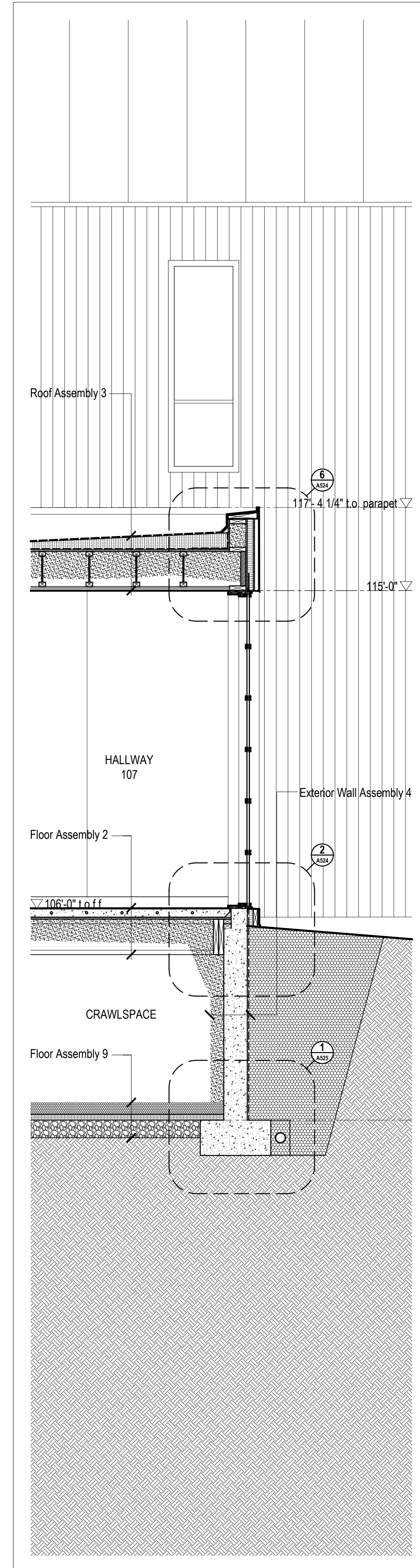
**4**  
A504  
Wall Section @ Entry  
Scale 1/2" = 1'-0"



**3**  
A504  
Wall Section @ Hallway  
Scale 1/2" = 1'-0"

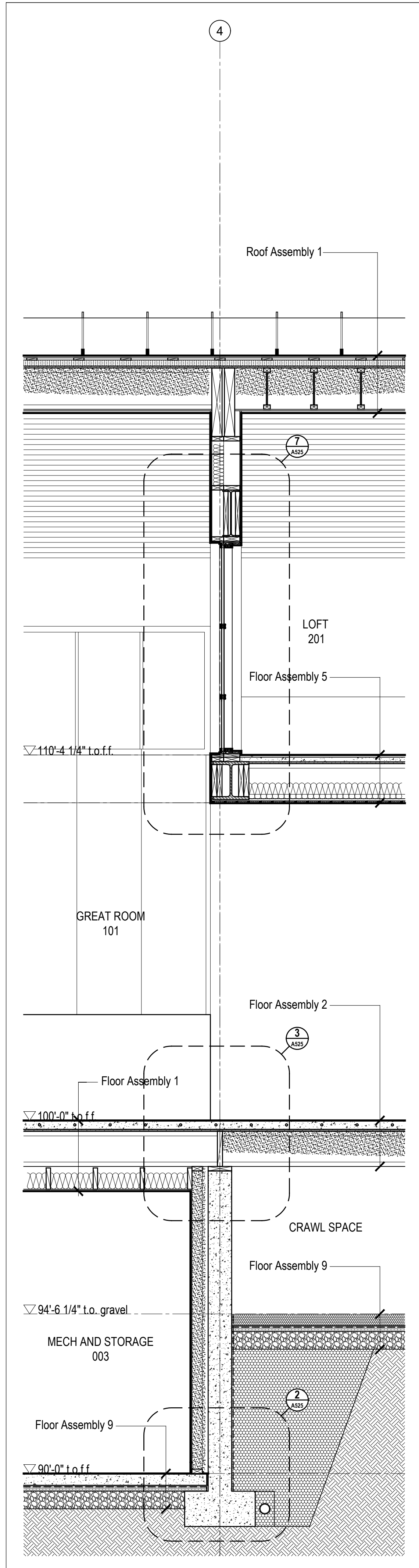


**2**  
A504  
Wall Section @ Hallway Stair  
Scale 1/2" = 1'-0"

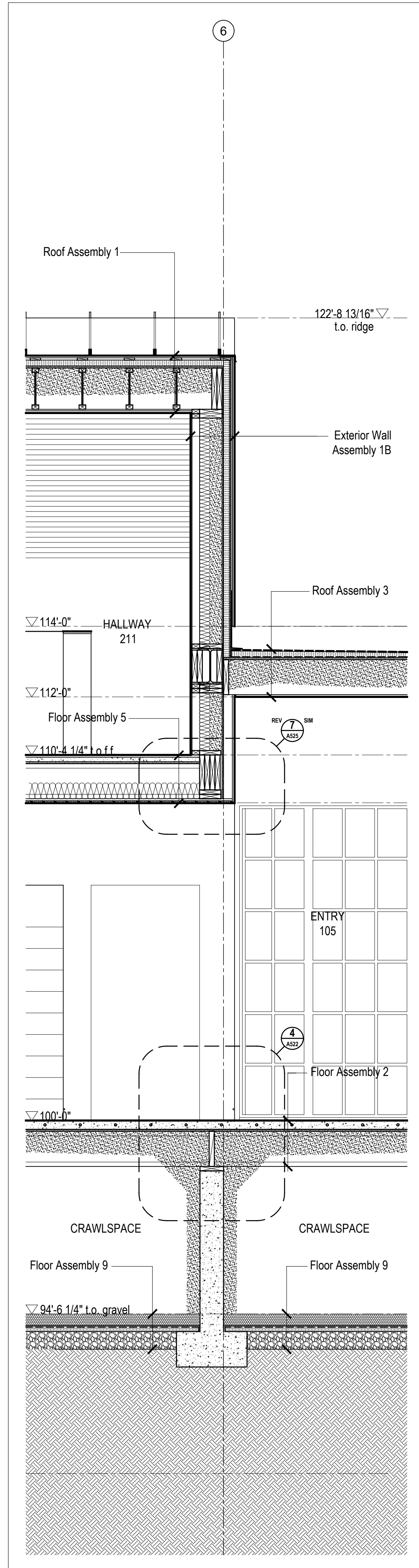


**1**  
A504  
Wall Section @ Hallway  
Scale 1/2" = 1'-0"

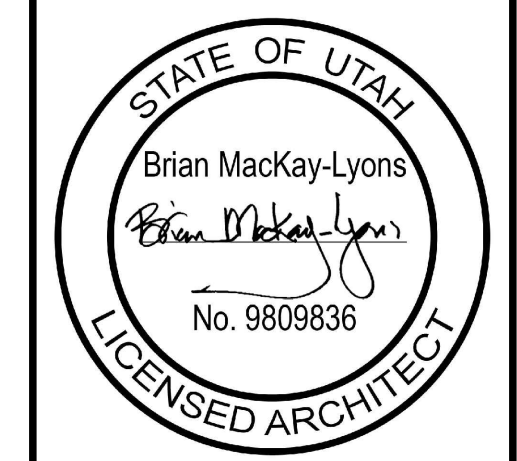
MackKay-Lyons  
Sweetapple  
Architects  
Limited  
2188 Gottingen St.  
Halifax, Nova Scotia  
Canada B3K 3B4  
ph: (902) 429 1867  
fax: (902) 429 6276



2  
A504 Wall Section @ Loft  
Scale 1/2" = 1'-0"



6  
1 Wall Section @ Hallway  
Scale 1/2" = 1'-0"



|     |                          |                |
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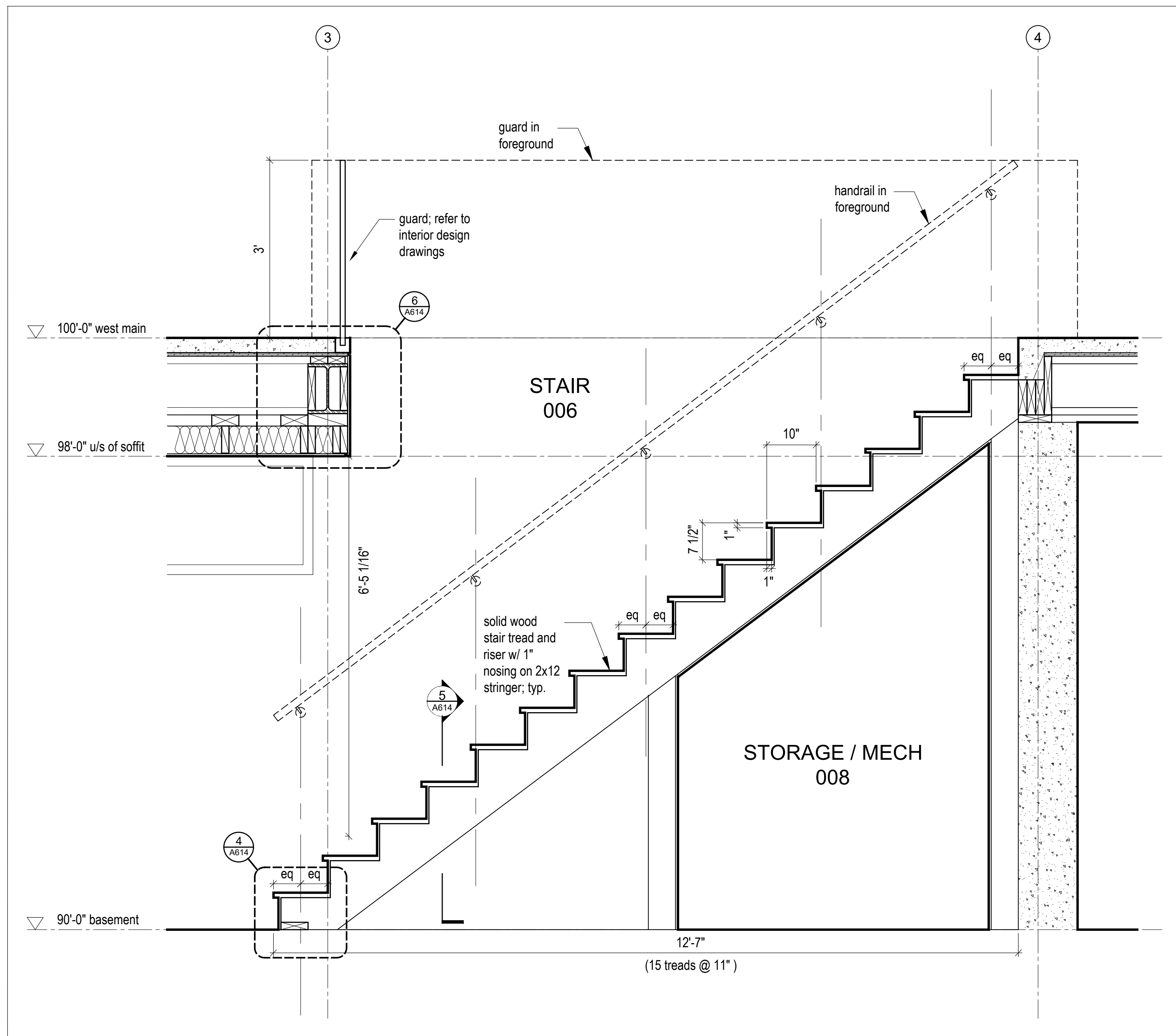
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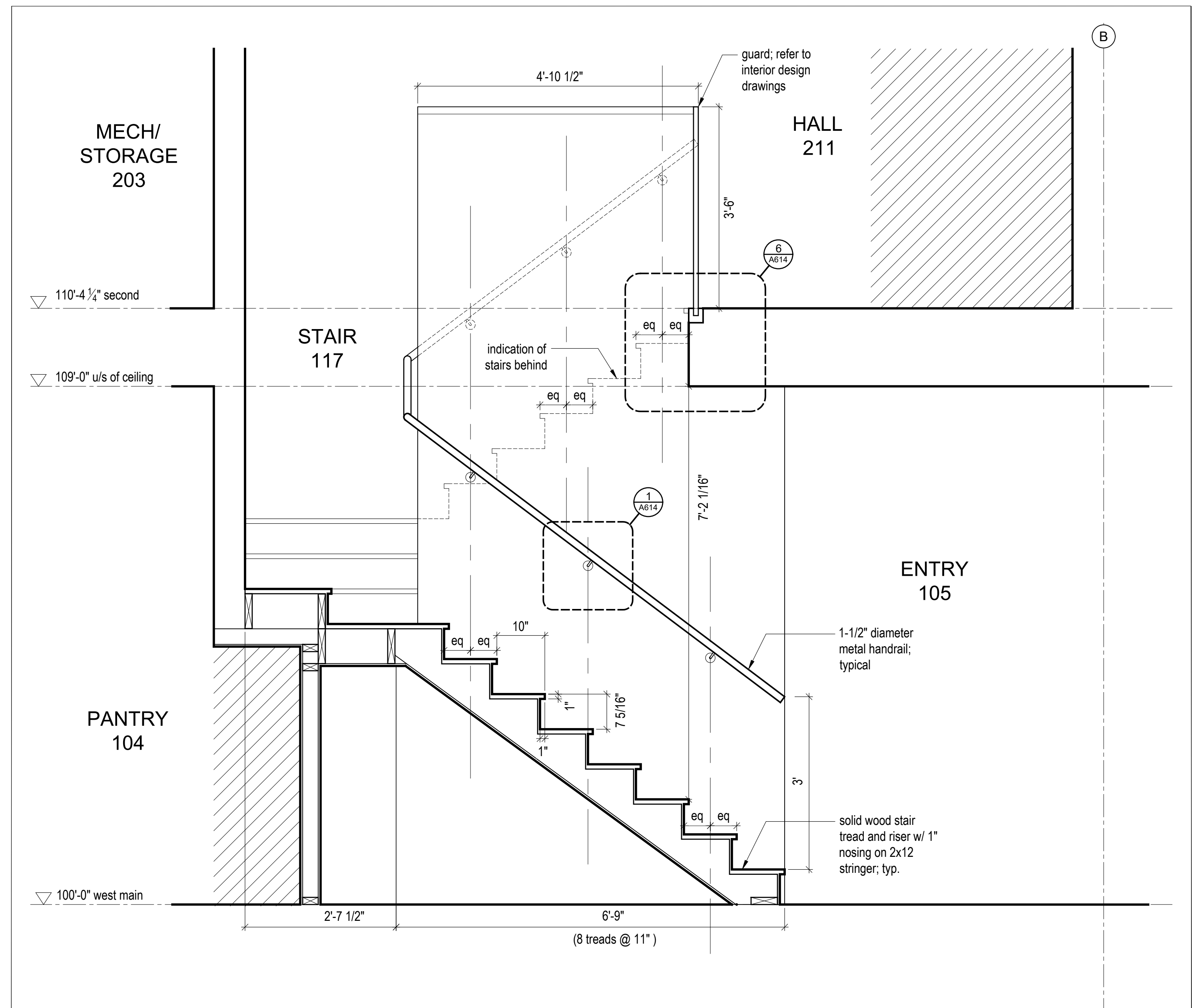
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scale: 1/2" = 1'-0"  
date: 2019-06-03  
drawn: TR  
chk'd: SA

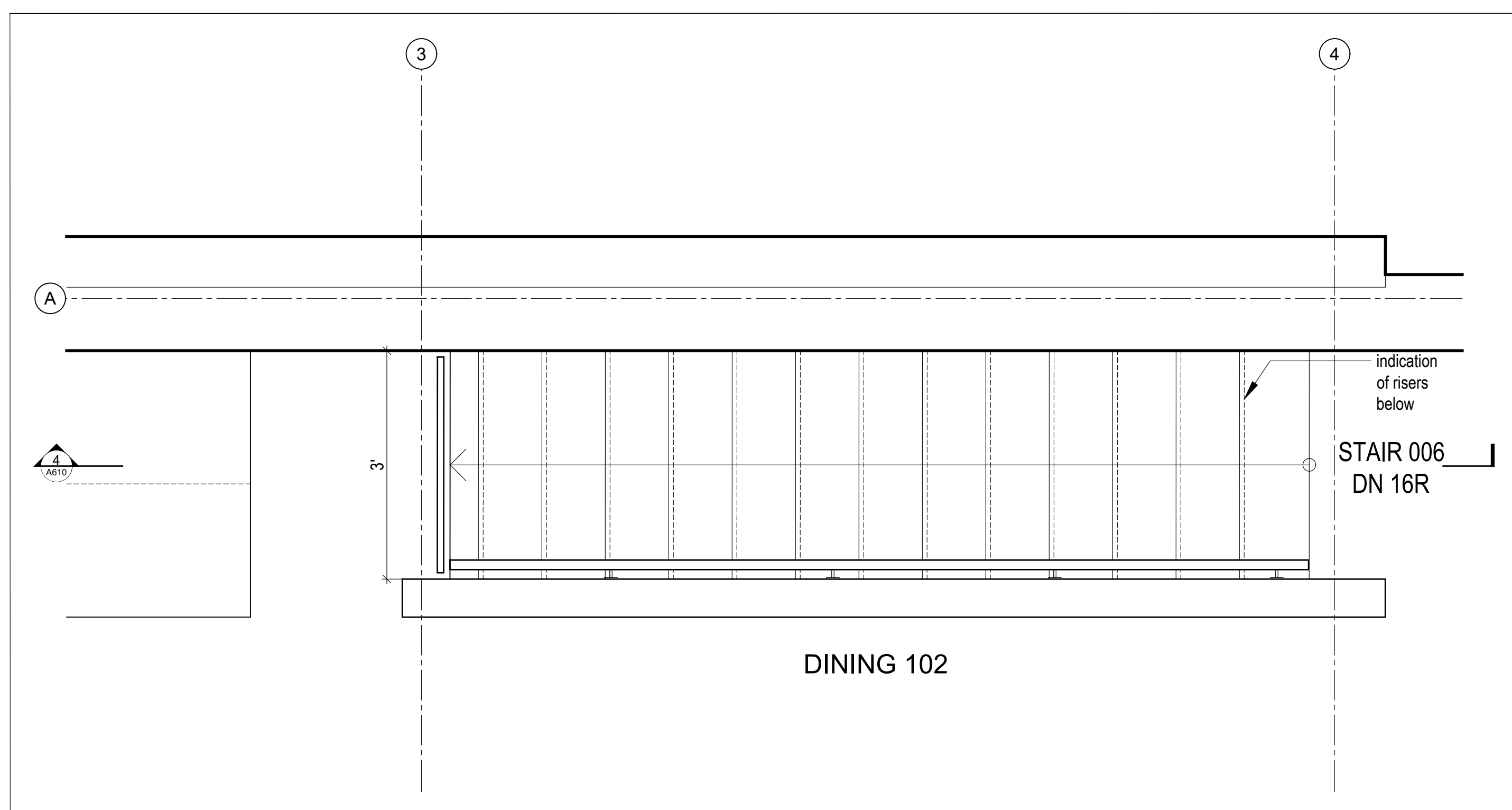
**A505**



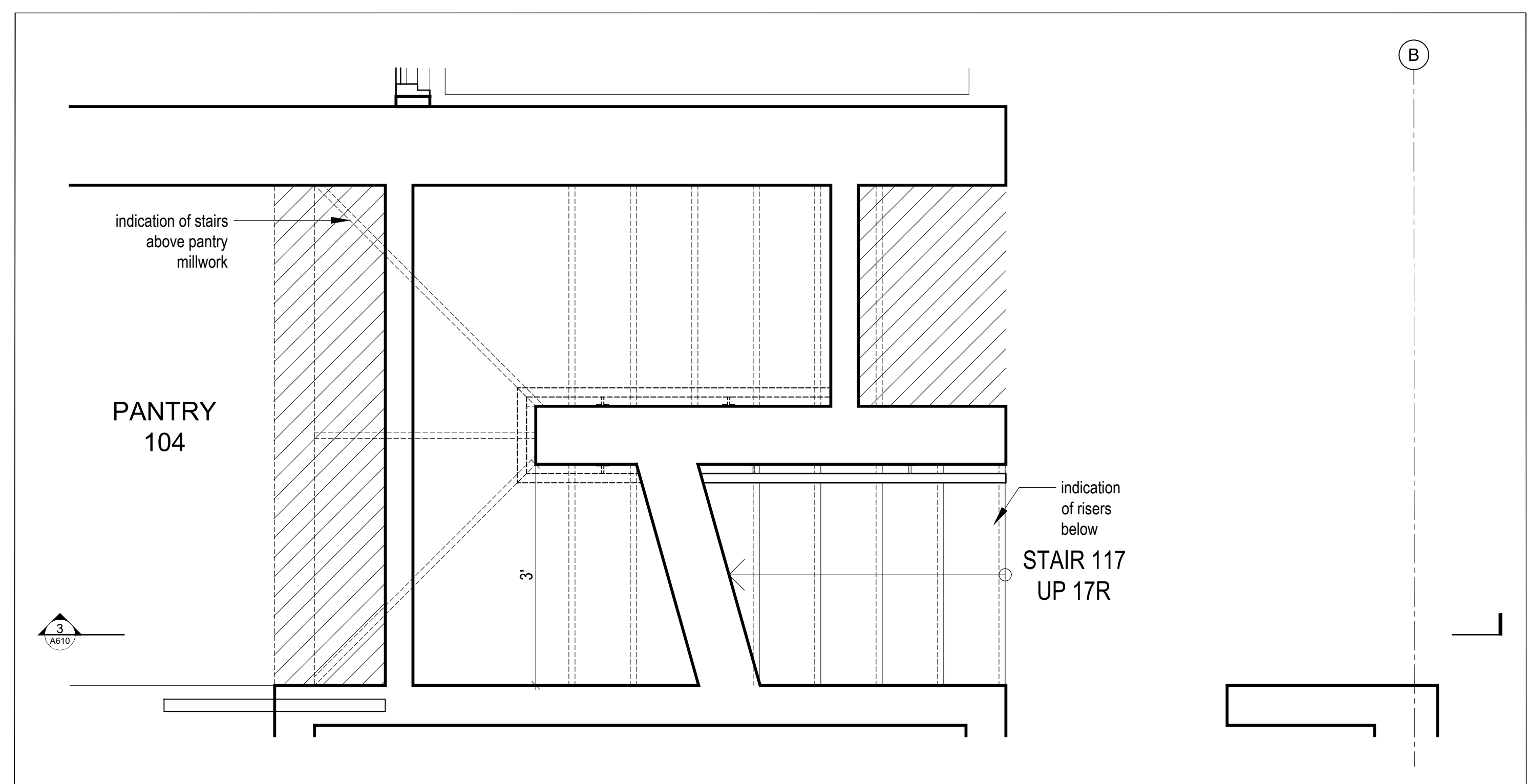
4 Stair 006 Section  
Scale 3/4" = 1'-0"



3 Stair 117 Section  
Scale 3/4" = 1'-0"



2 Partial Plan @ Stair 006 to Ski Room  
Scale 3/4" = 1'-0"



1 Partial Plan @ Stair 117 to Kitchen  
Scale 3/4" = 1'-0"

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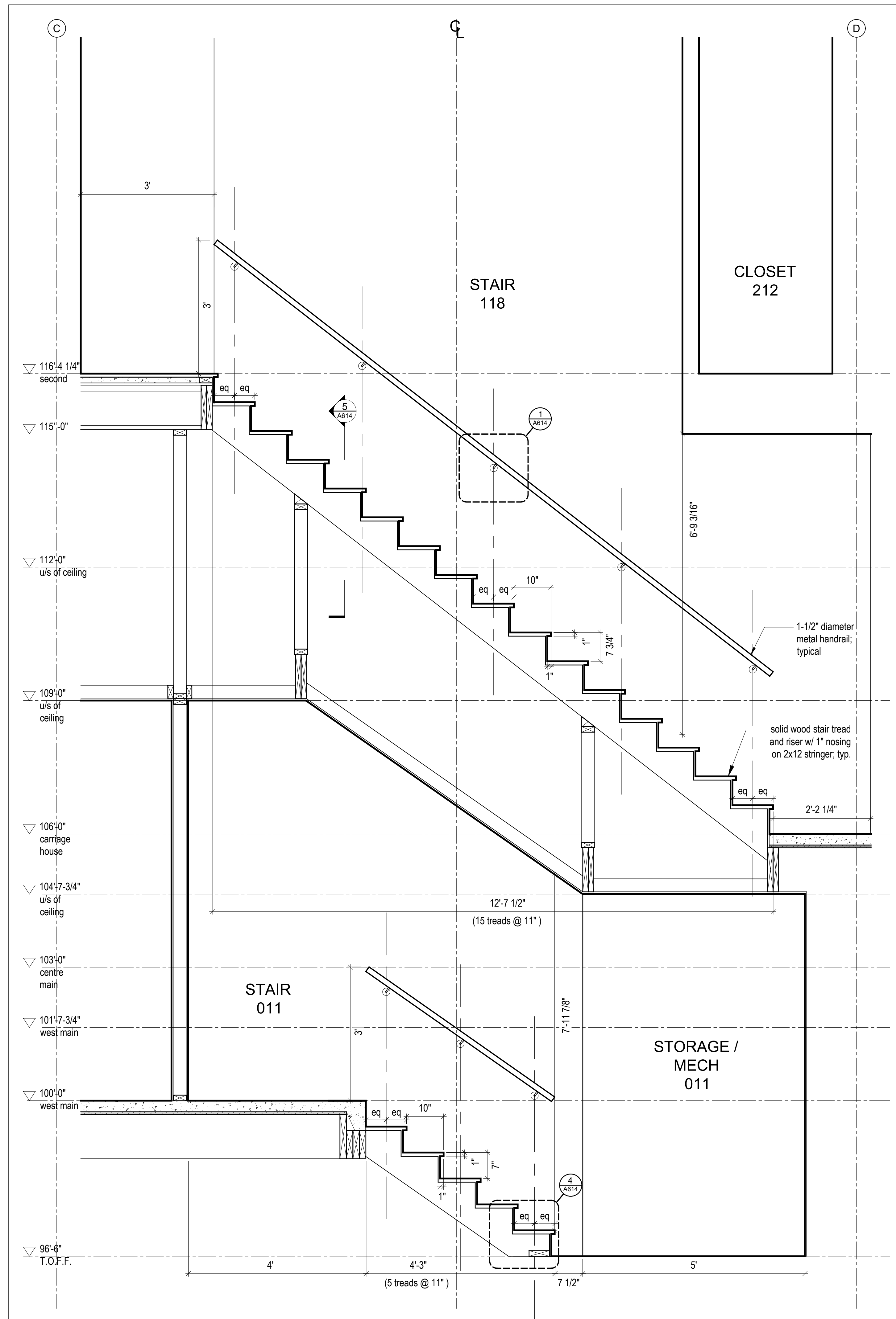
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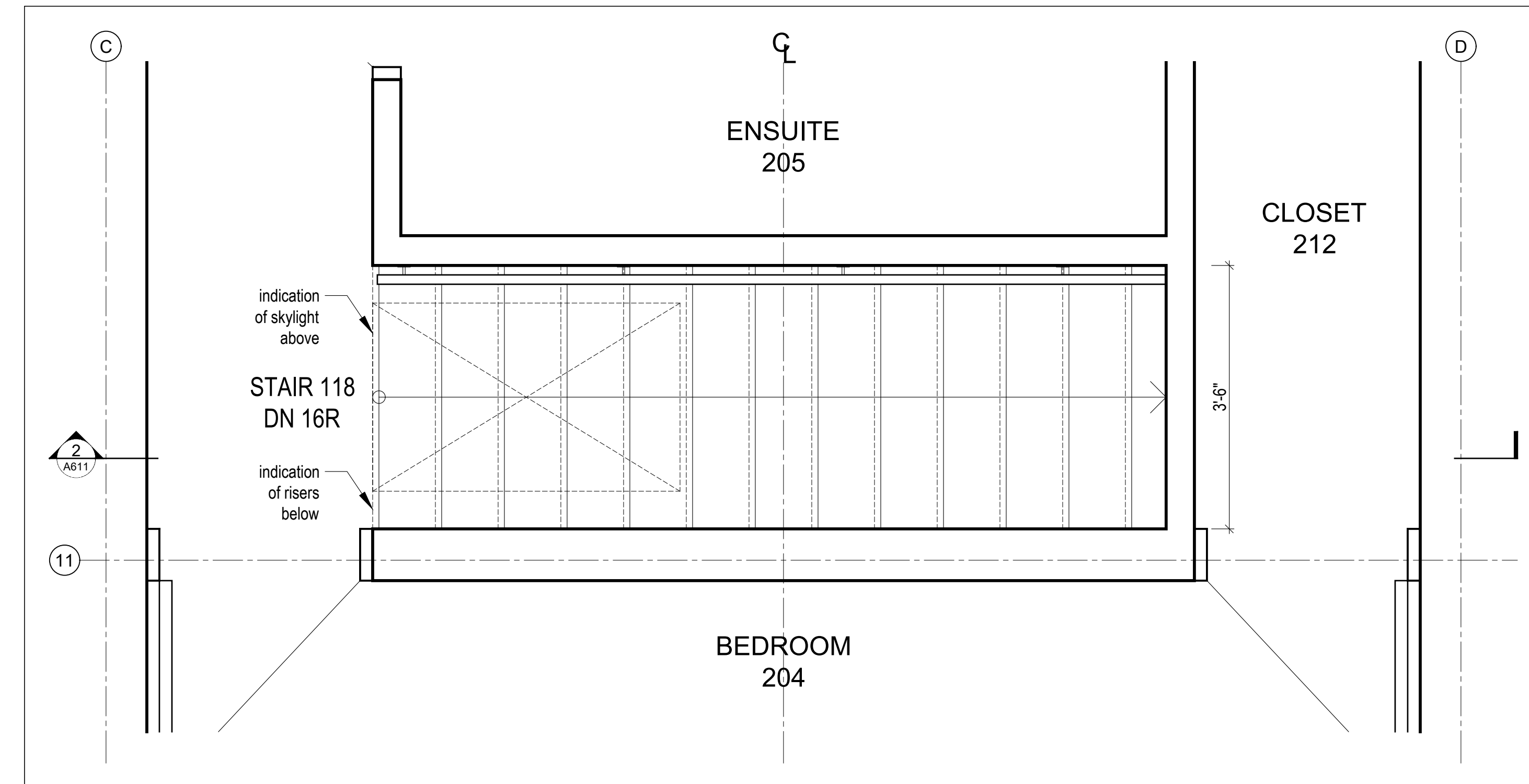
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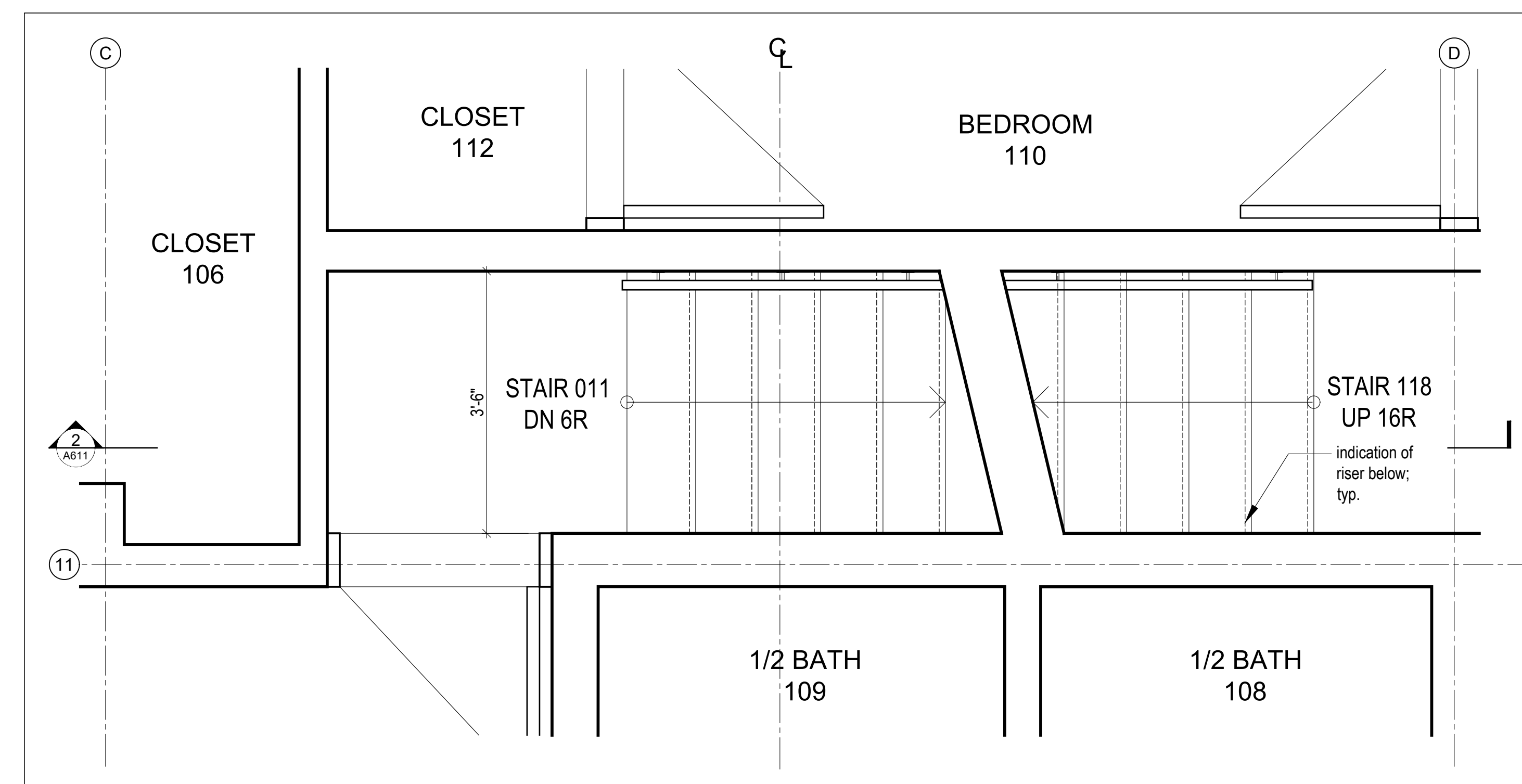
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2 Stair 011 and 118 Section  
Scale 3/4" = 1'-0"



3 Partial Plan @ Stair 118 2nd Floor to Main Floor Center Building  
Scale 3/4" = 1'-0"



1 Partial Plan @ Stair 011 and 118 to Center Building 2nd Floor / Basement  
Scale 3/4" = 1'-0"

Kinfeleter Residence

Summit Powder Mountain  
Eden, Utah

MacKay-Lyons  
Sweetapple  
Architects  
Limited

2188 Göttingen St.  
Halifax, Nova Scotia  
Canada B3K 3B4

ph: (902) 429 1867  
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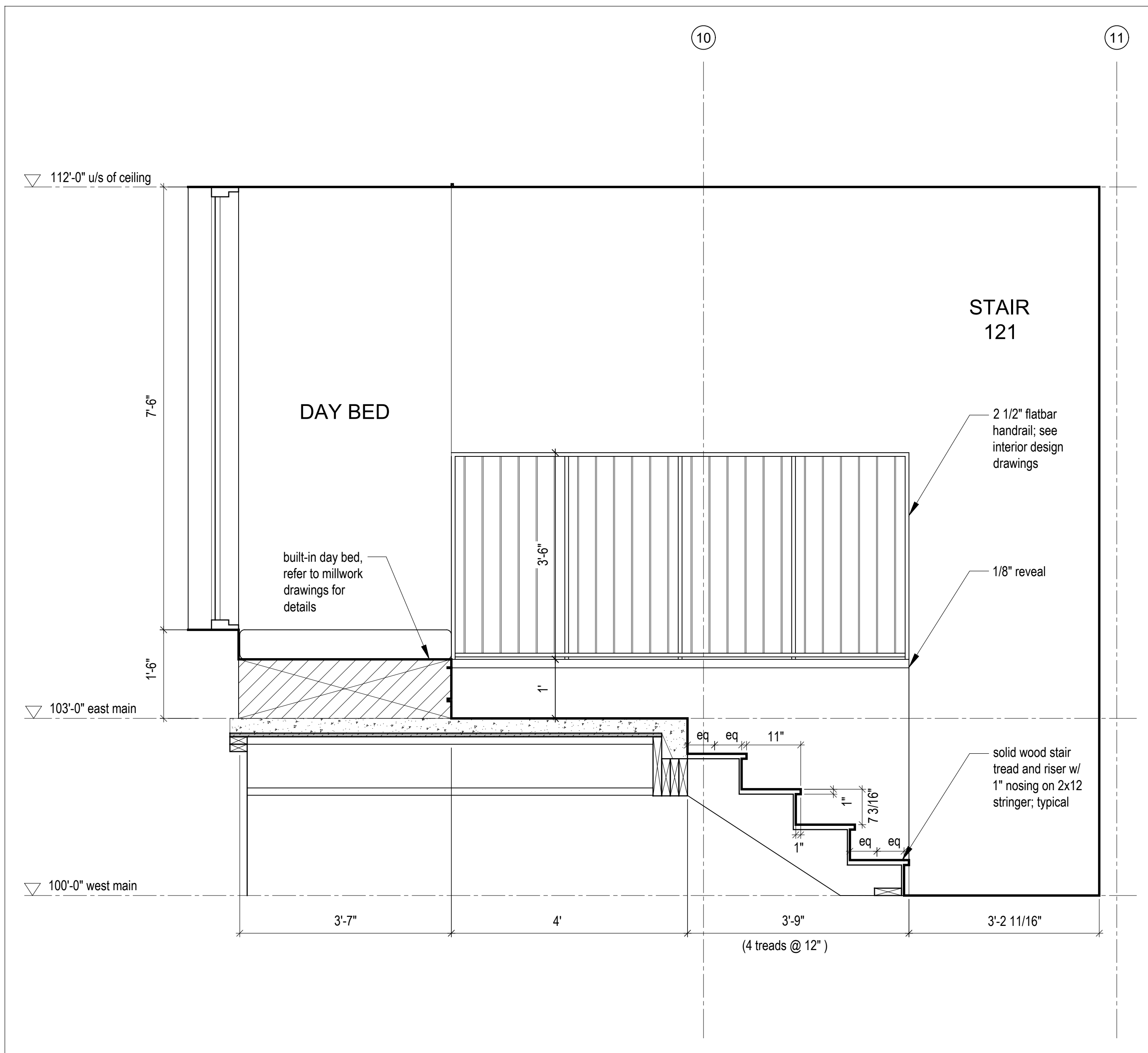
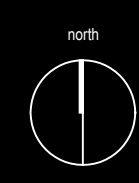
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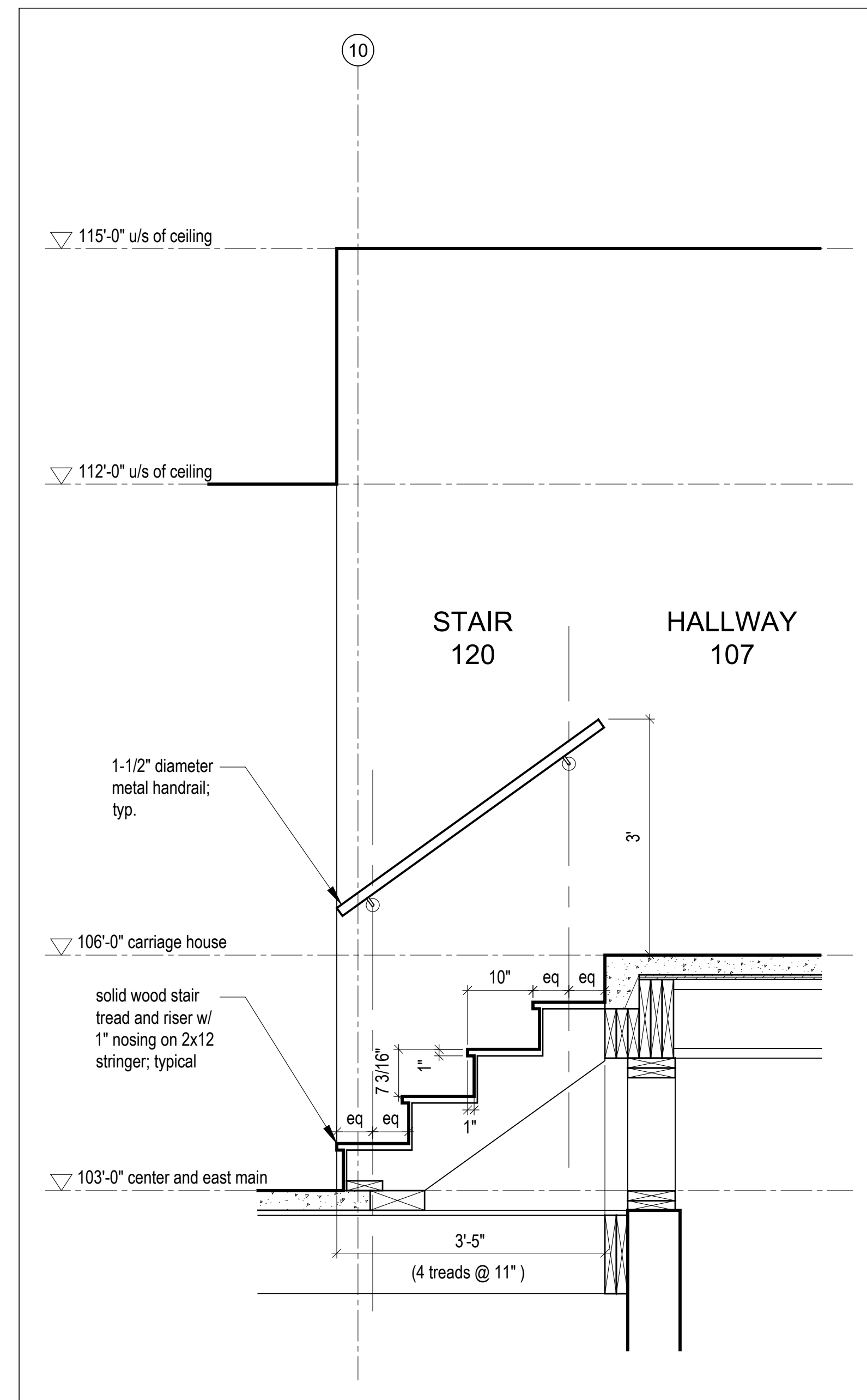
Stair Details

scale: 3/4" = 1'-0"  
date: 2020-02-10  
drawn: LM  
chk'd:

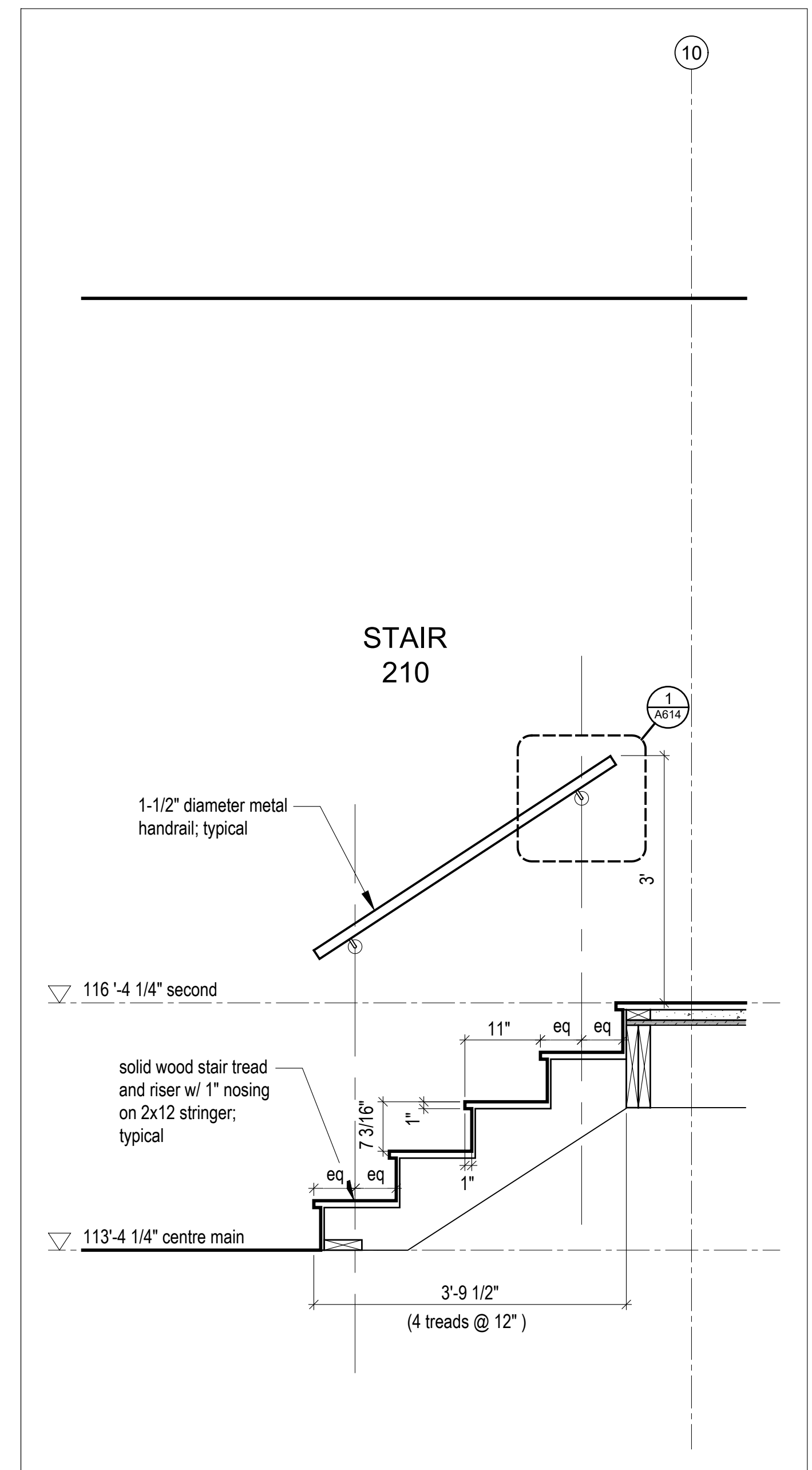
A611



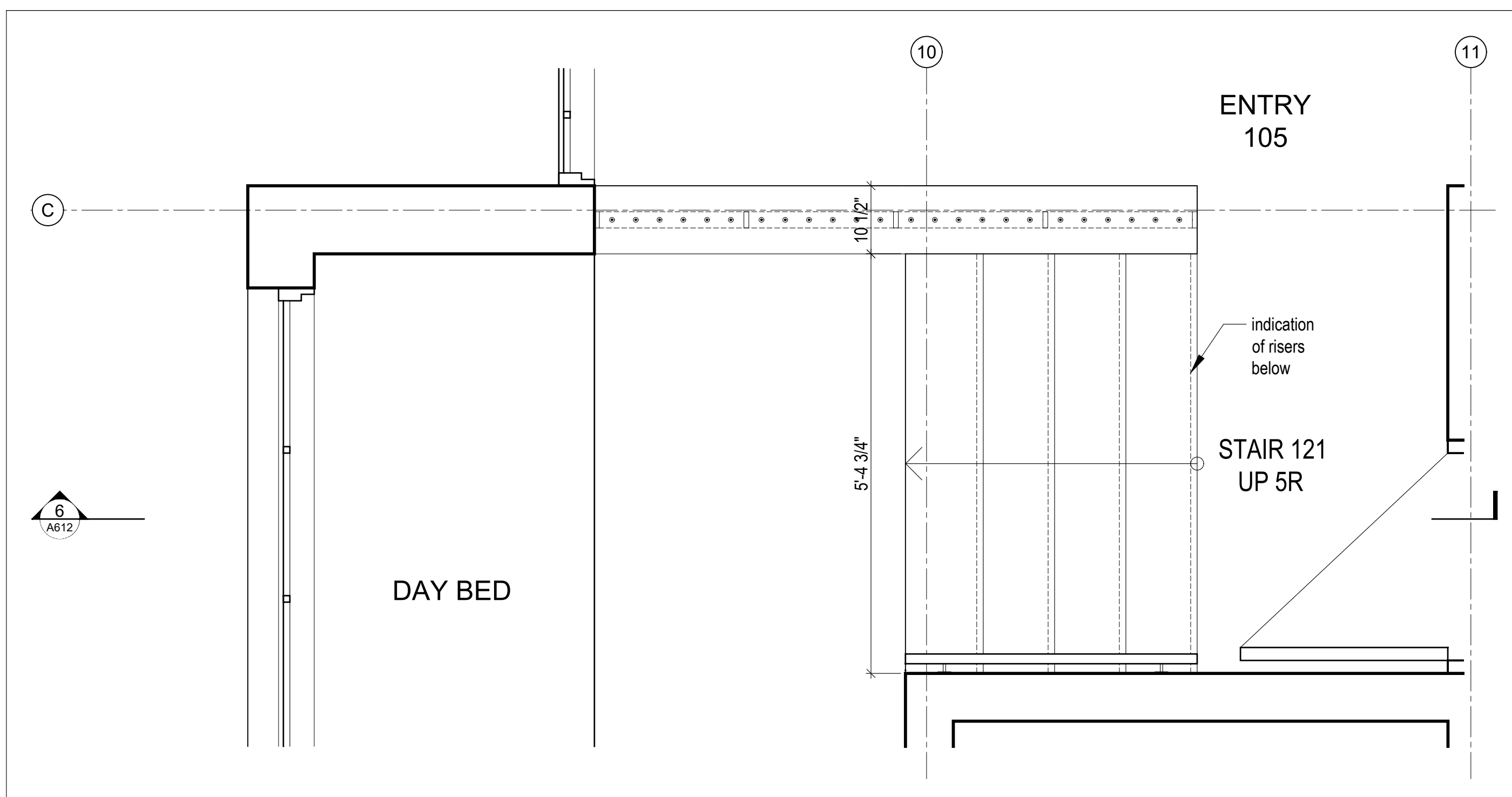
6 Stair 121 Section  
Scale 3/4" = 1'-0"



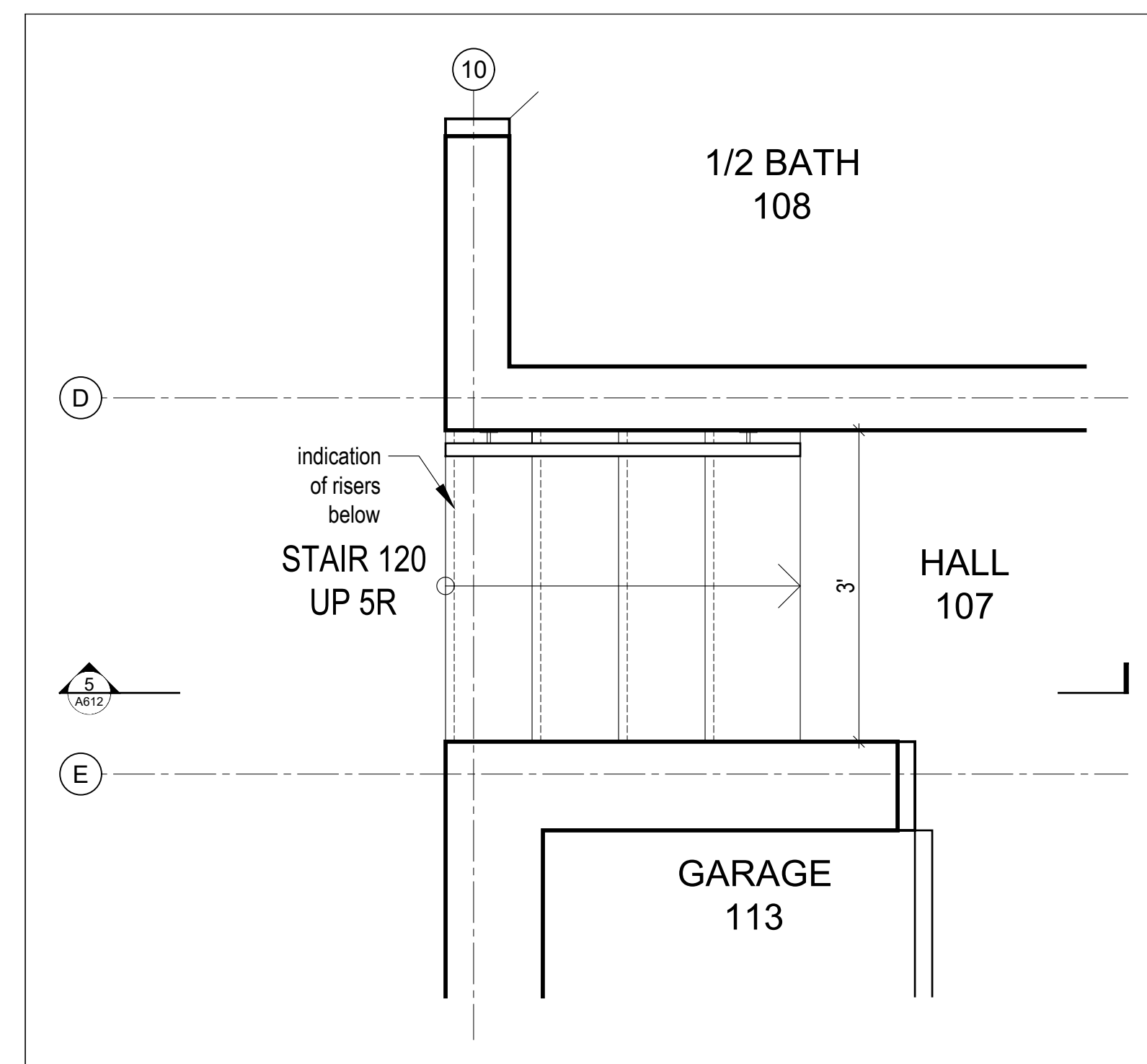
5 Stair 120 Section  
Scale 3/4" = 1'-0"



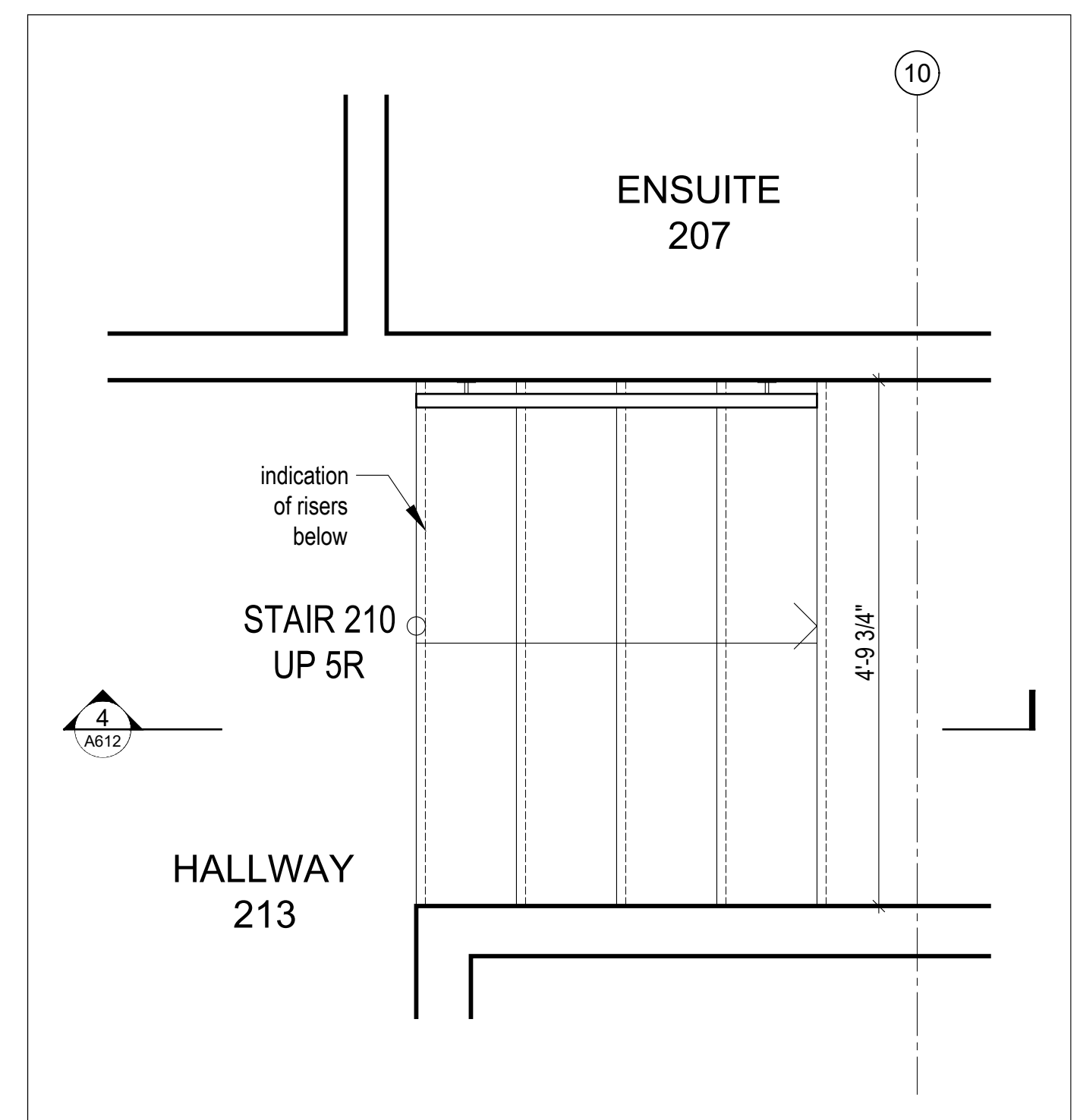
4 Stair 210 Section  
Scale 3/4" = 1'-0"



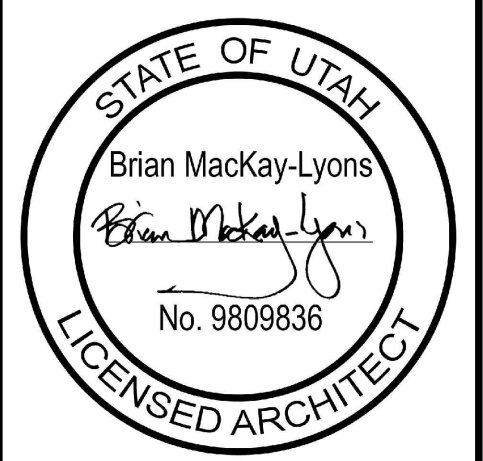
3 Partial Plan @ Stair 121 to Day Bed  
Scale 3/4" = 1'-0"



2 Partial Plan @ Stair 120 to Garage  
Scale 3/4" = 1'-0"



1 Partial Plan @ Stair 210 to Bunk Room  
Scale 3/4" = 1'-0"



|     |                          |                |
|-----|--------------------------|----------------|
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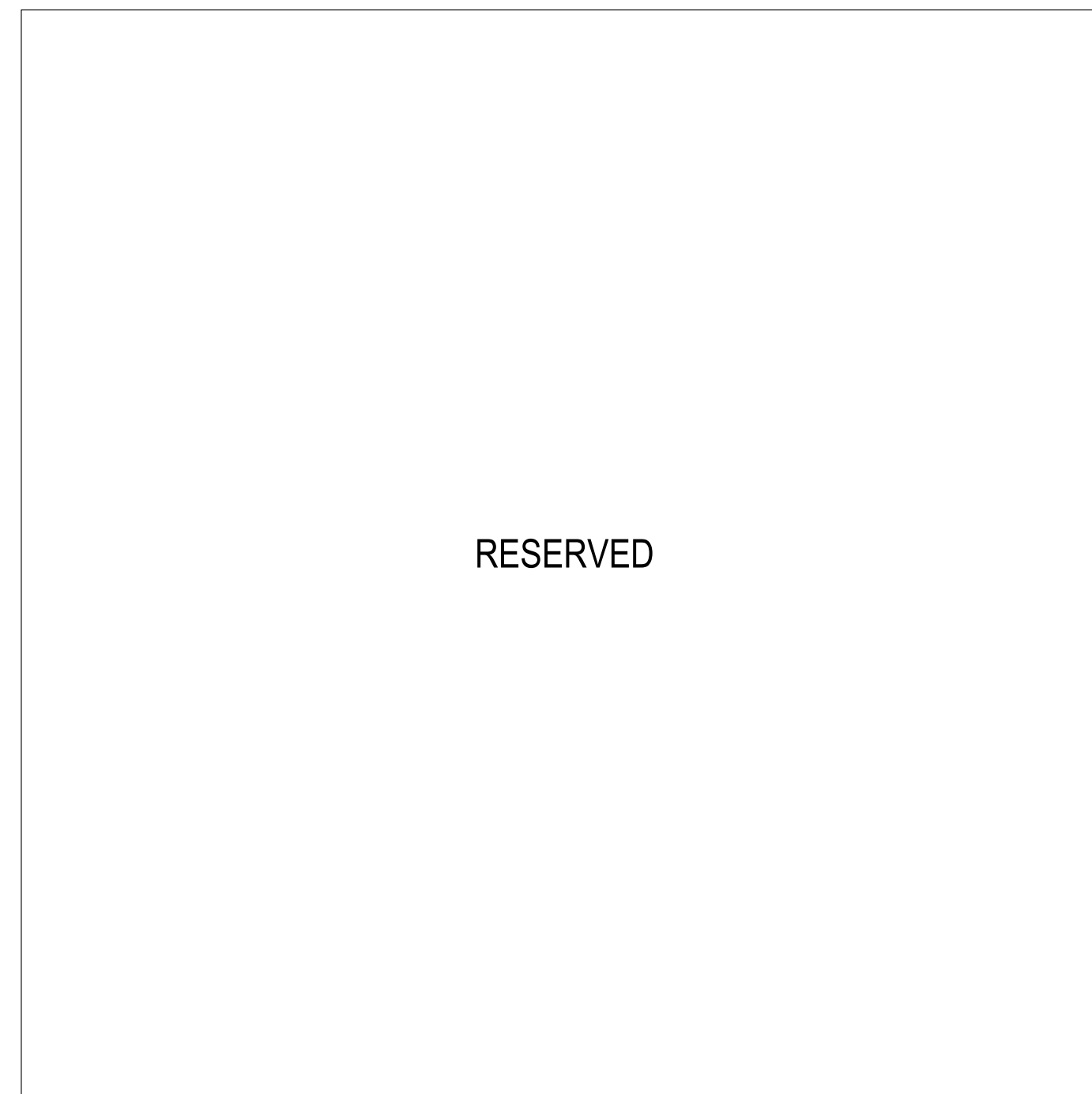
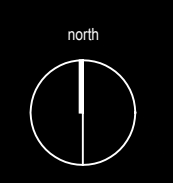
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**Stair Details**

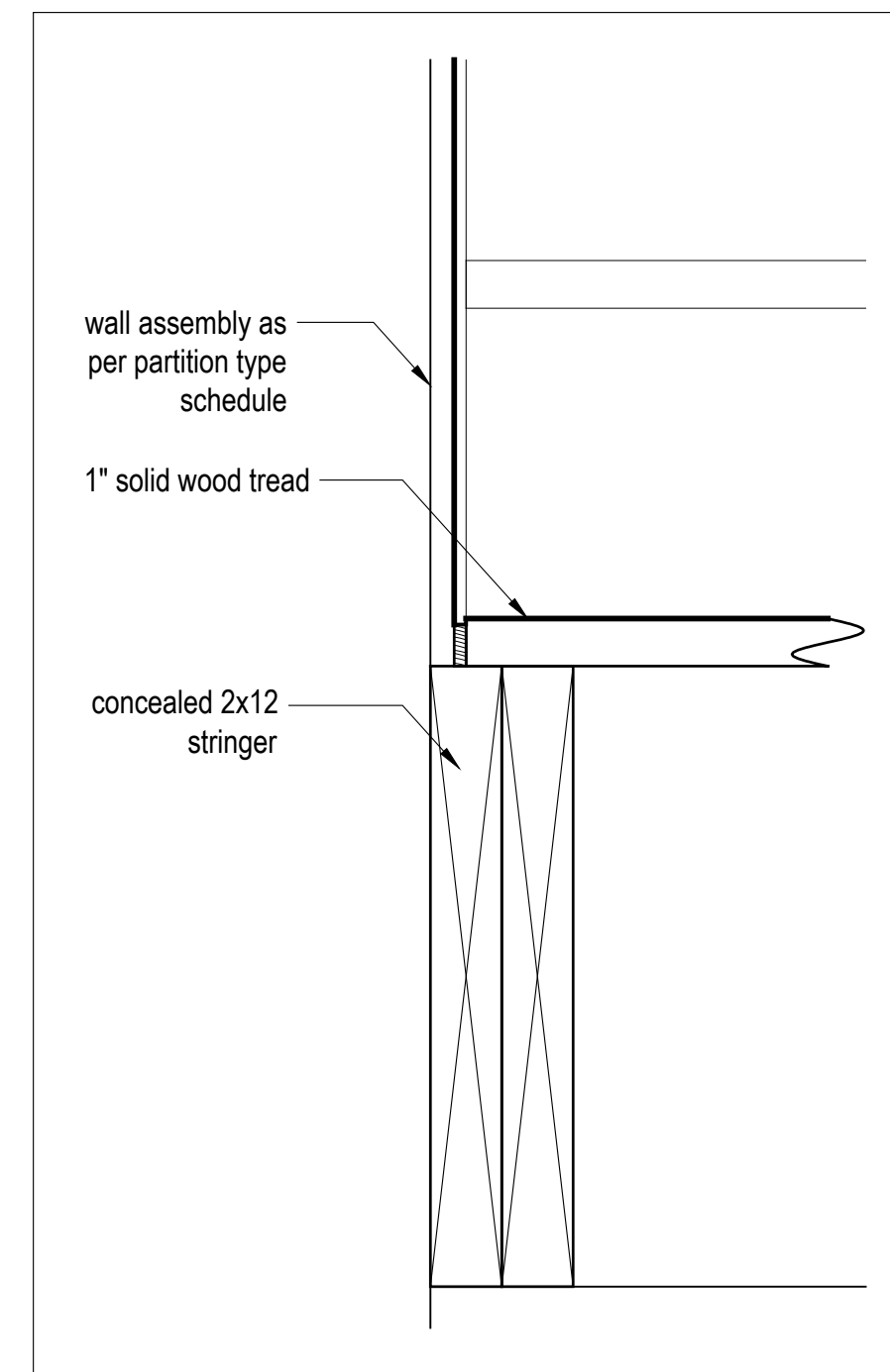
scale: 3/4" = 1'-0"  
date: 2020-02-10  
drawn: LM  
chk'd: **A612**



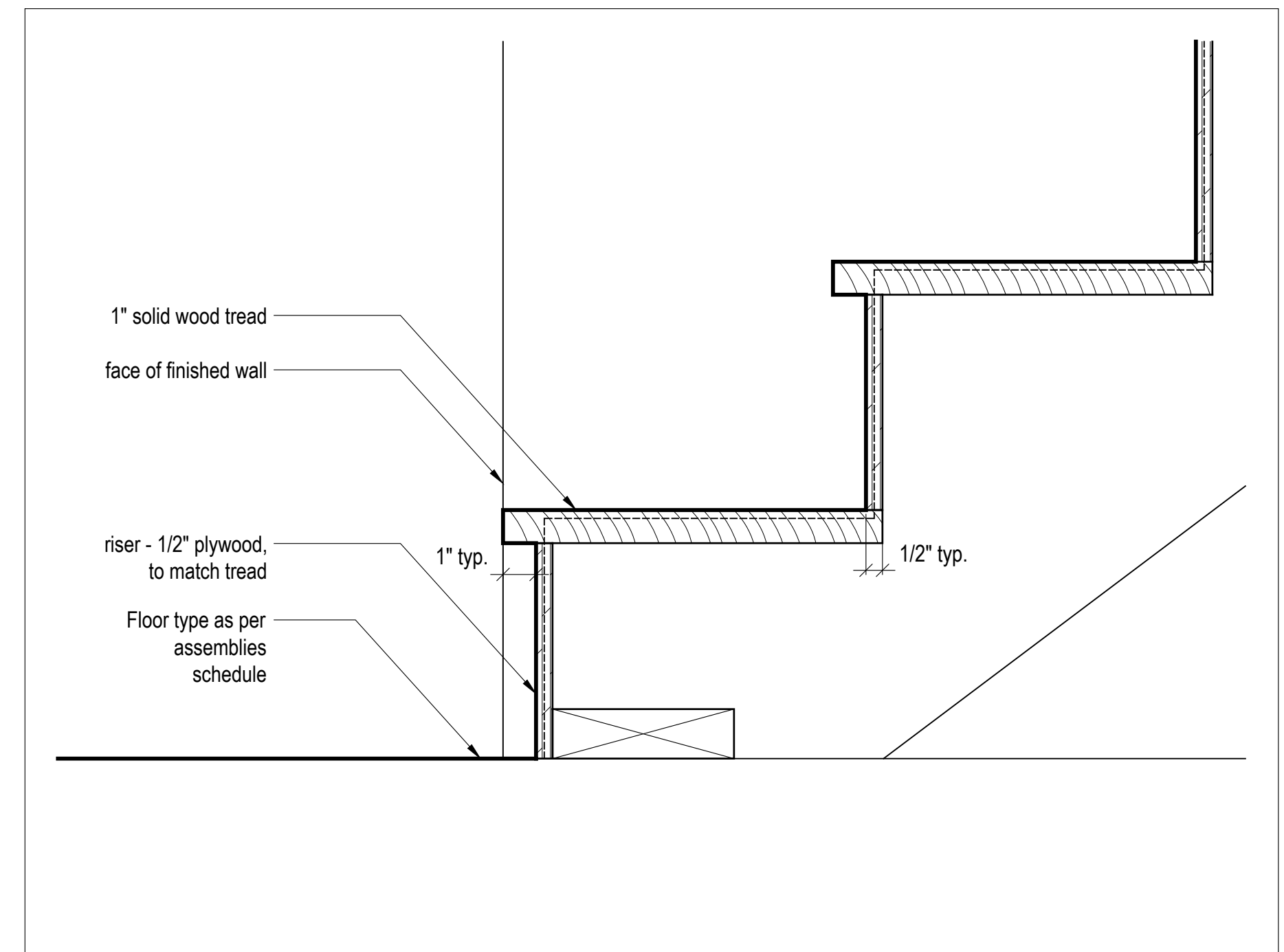




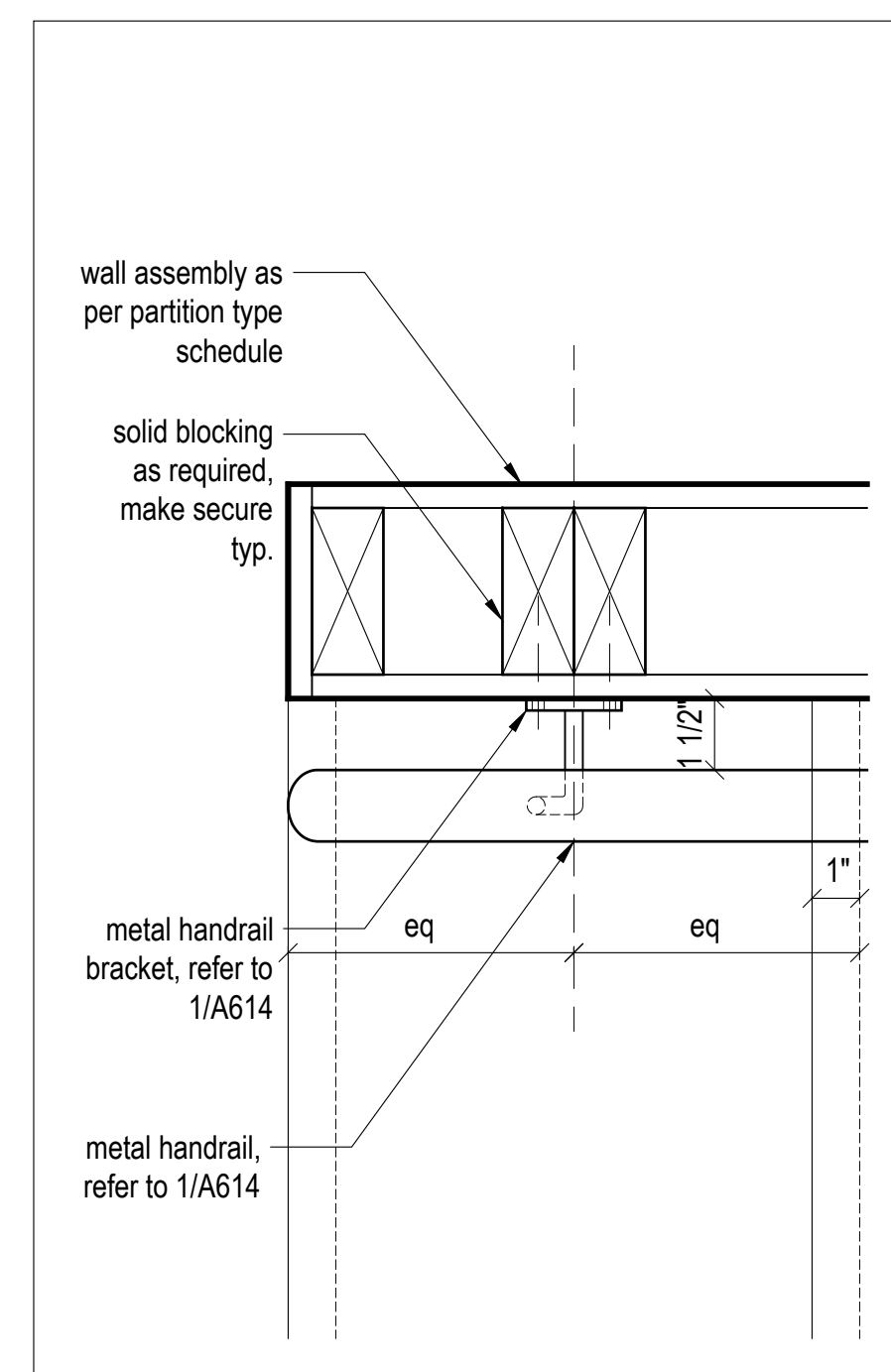
6 Section at Glass Guard  
Scale 3" = 1'-0"



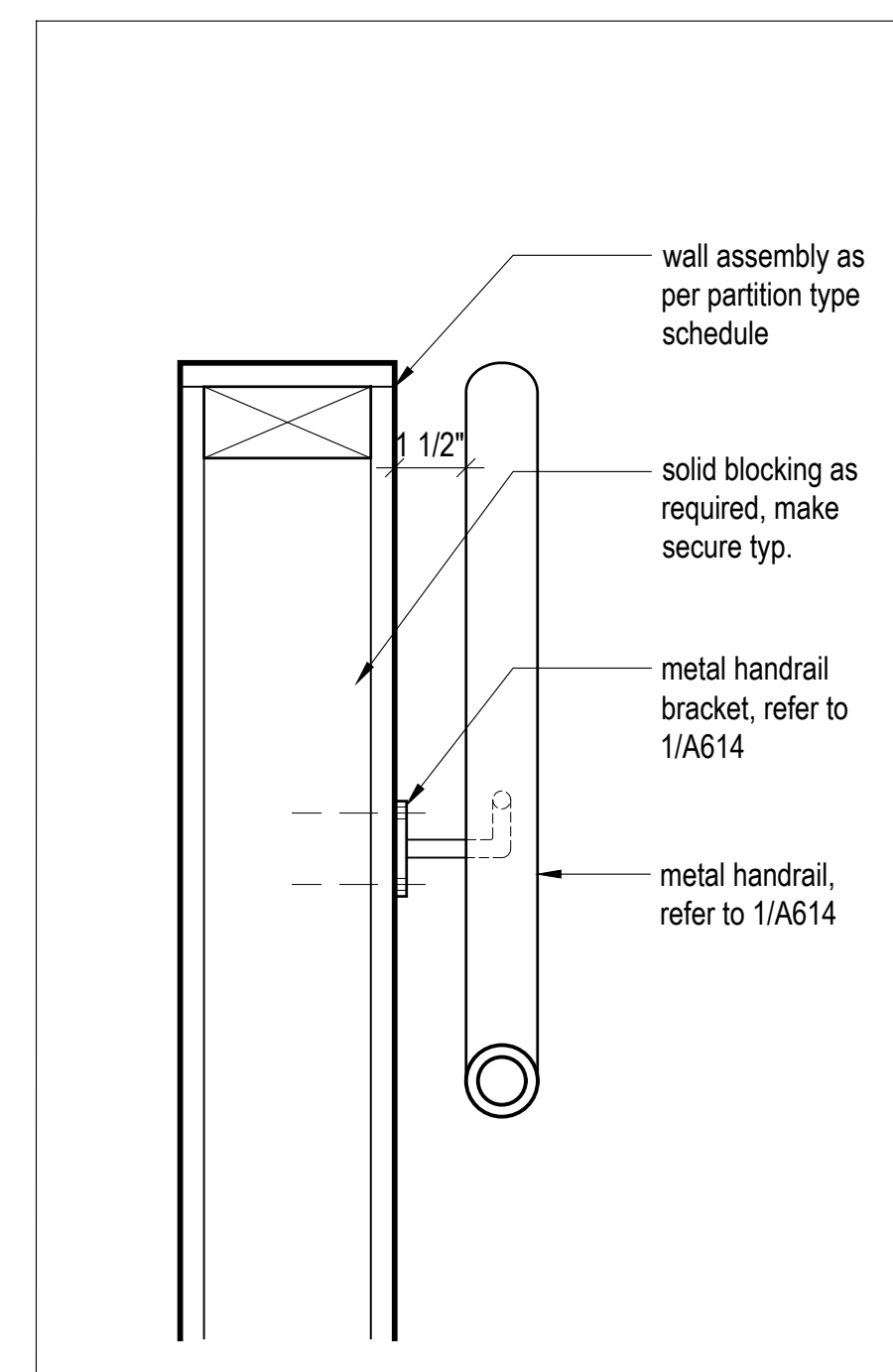
5 Section at Stair Tread  
Scale 3" = 1'-0"



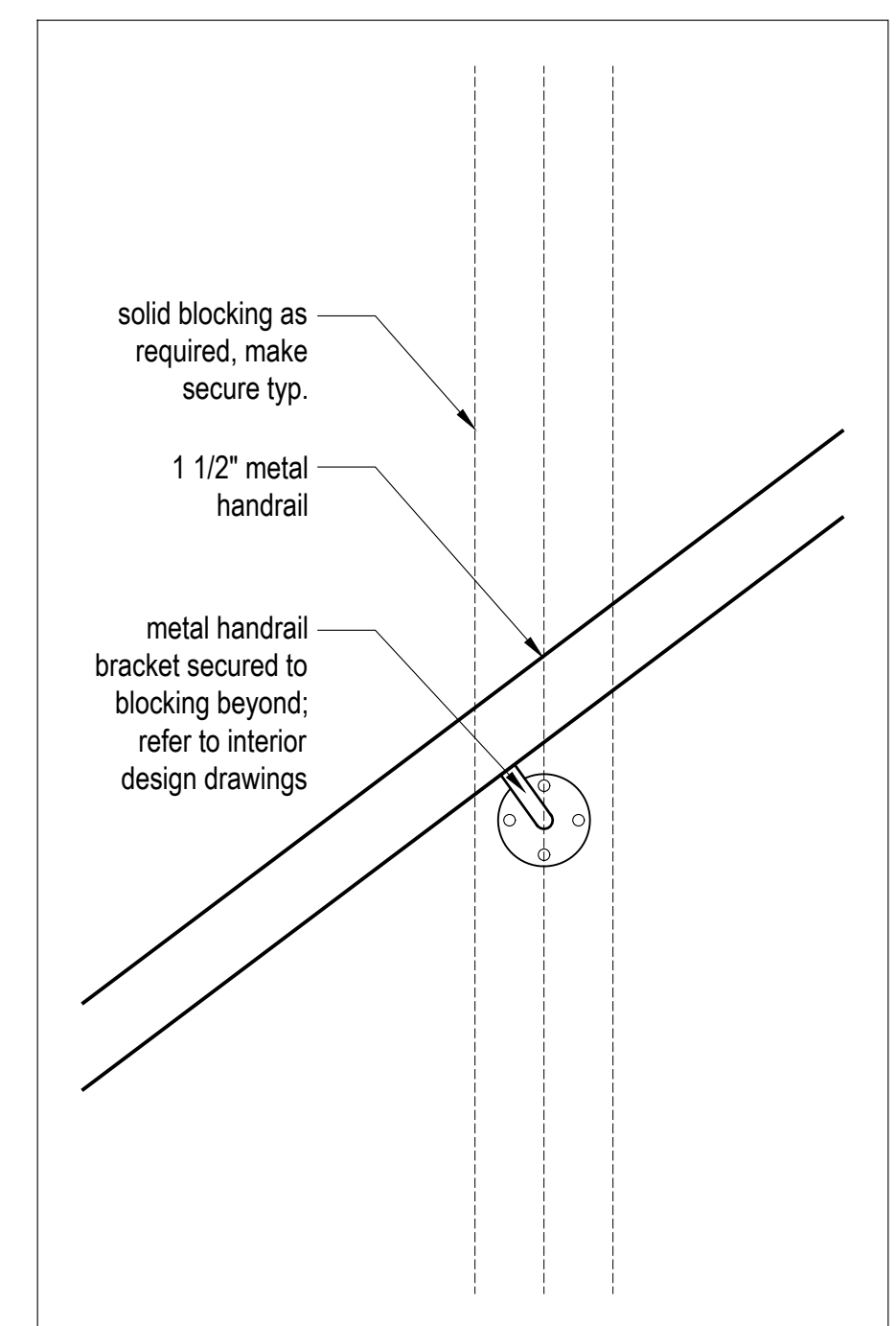
4 Section at Stair Rise to Run  
Scale 3" = 1'-0"



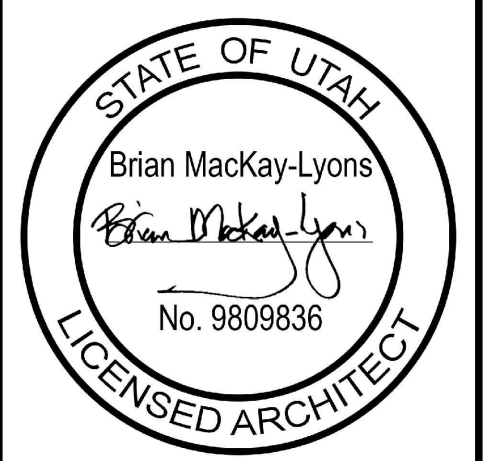
3 Plan Detail at Handrail  
Scale 3" = 1'-0"



2 Section Detail at Handrail  
Scale 3" = 1'-0"



1 Handrail Mount Detail  
Scale 3" = 1'-0"



|     |                          |                |
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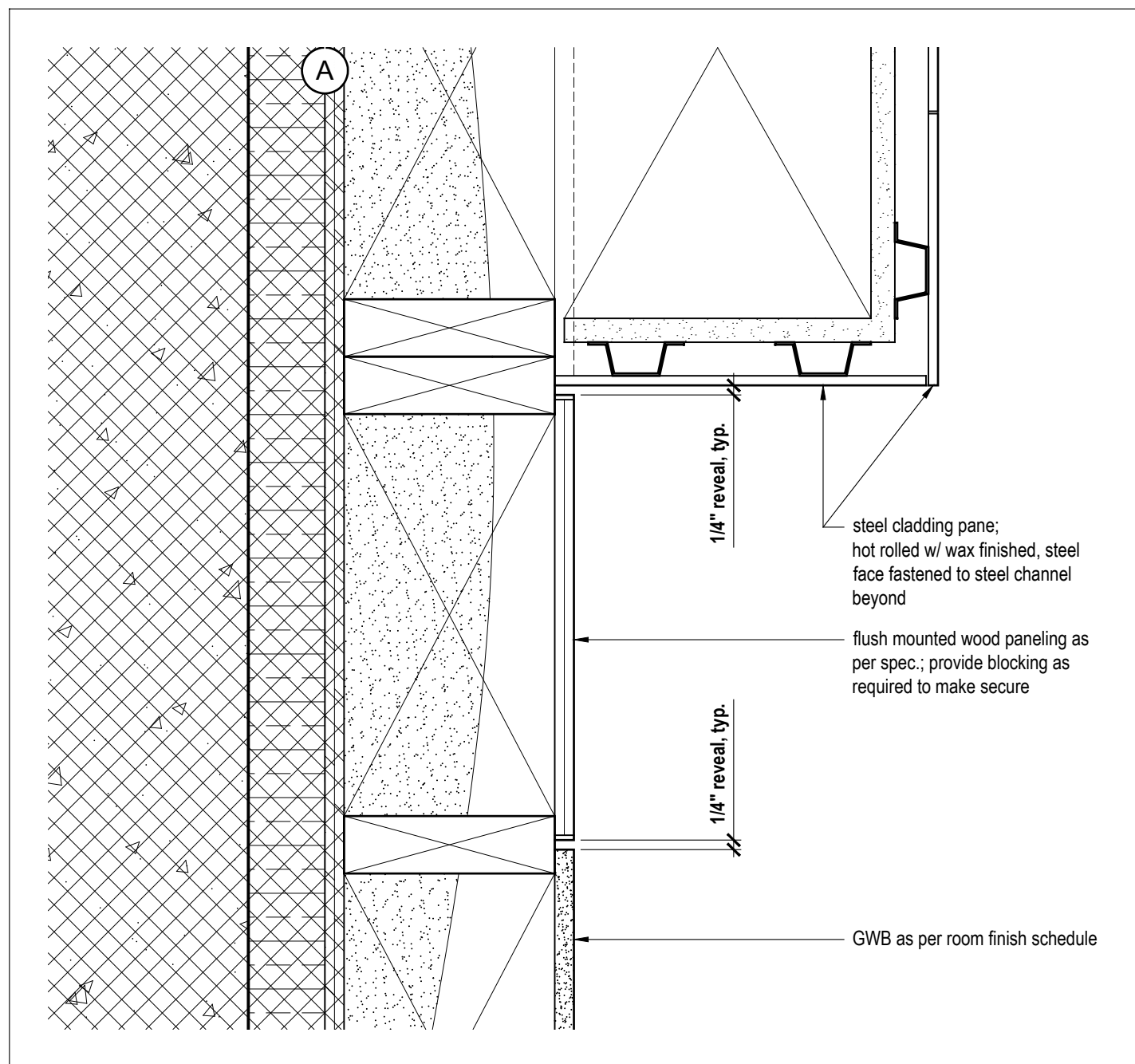
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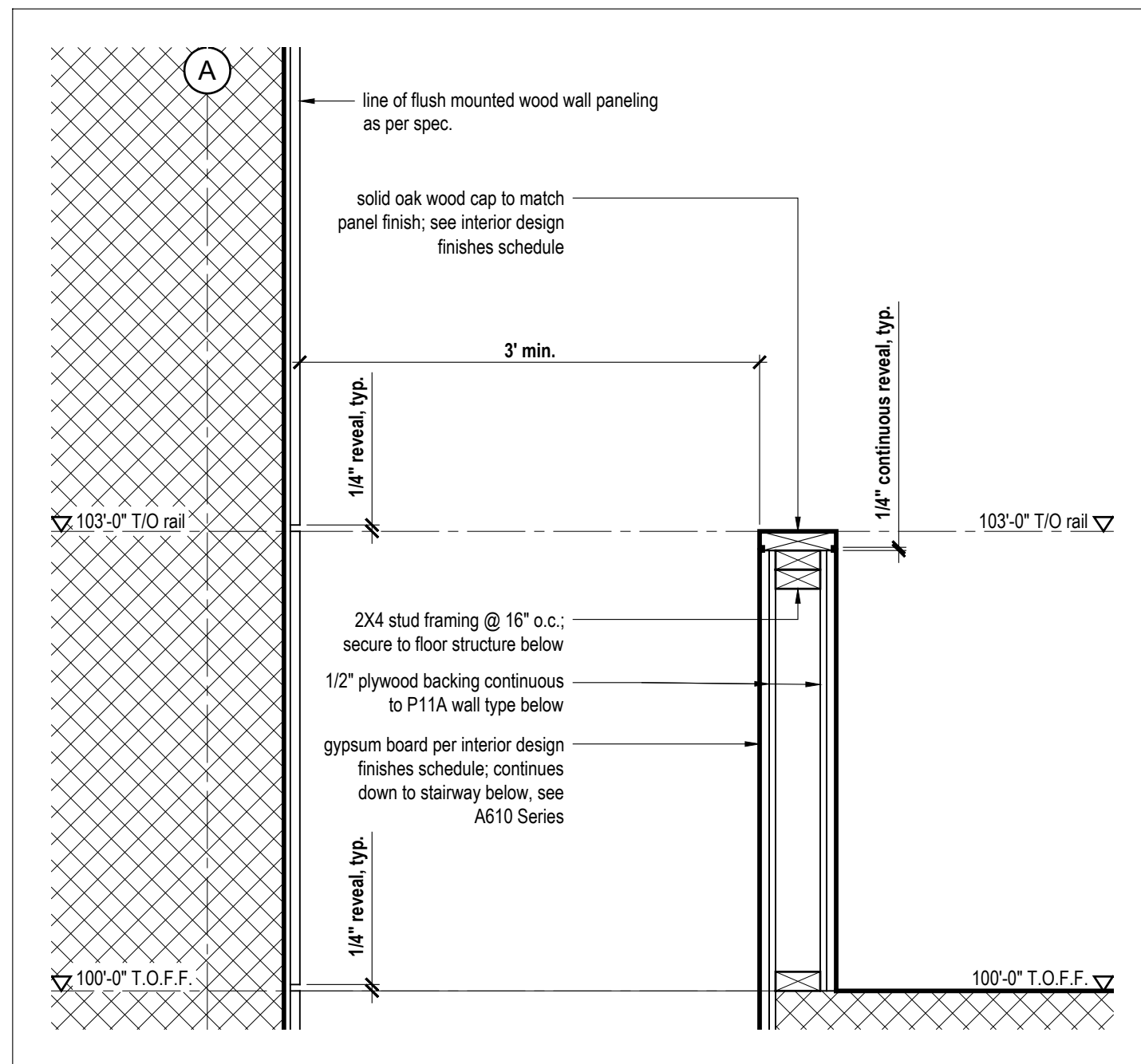
**Stair Details**

scale: 3" = 1'-0"  
date: 2020-02-10  
drawn: LM  
chk'd:

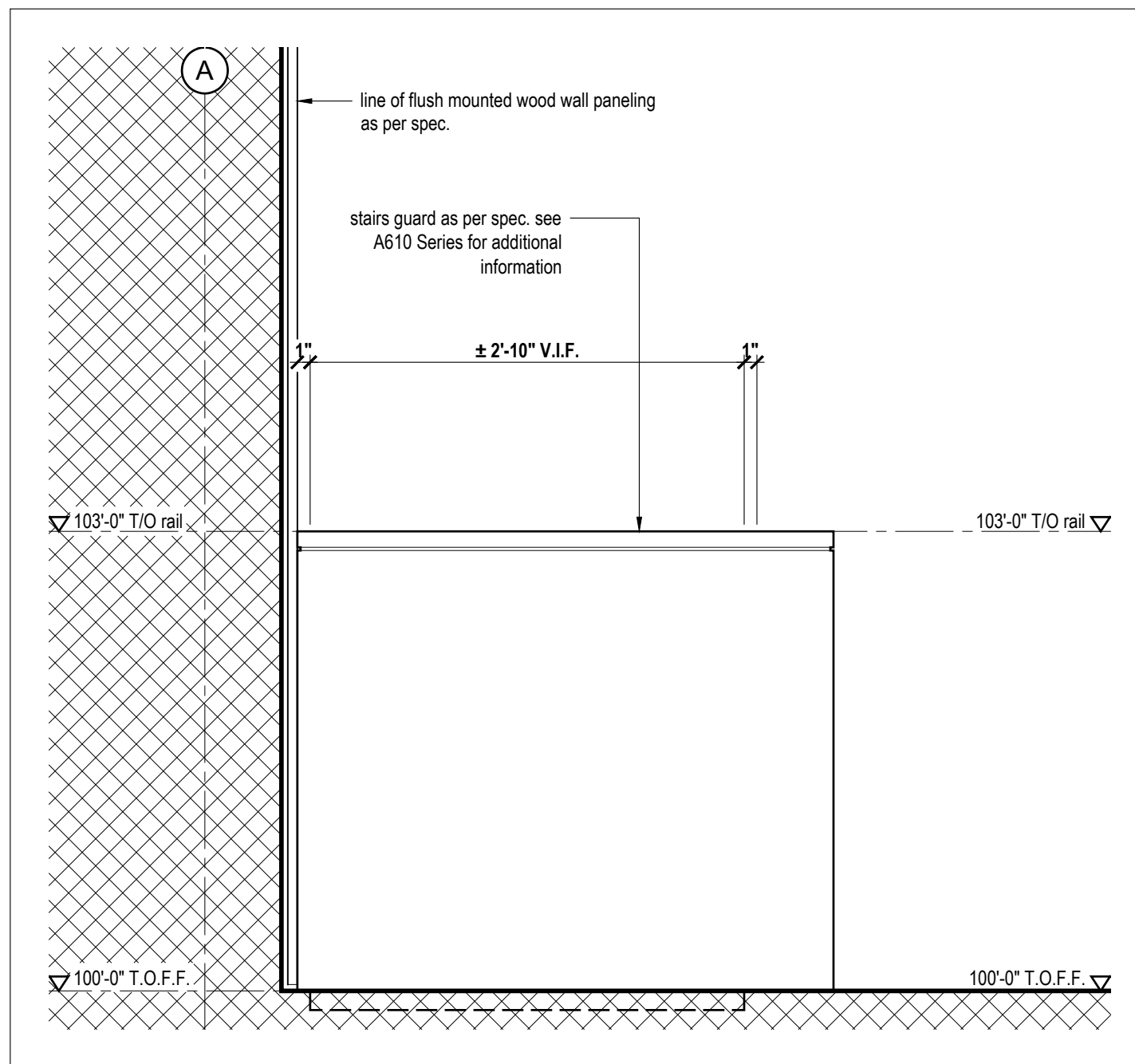
**A614**



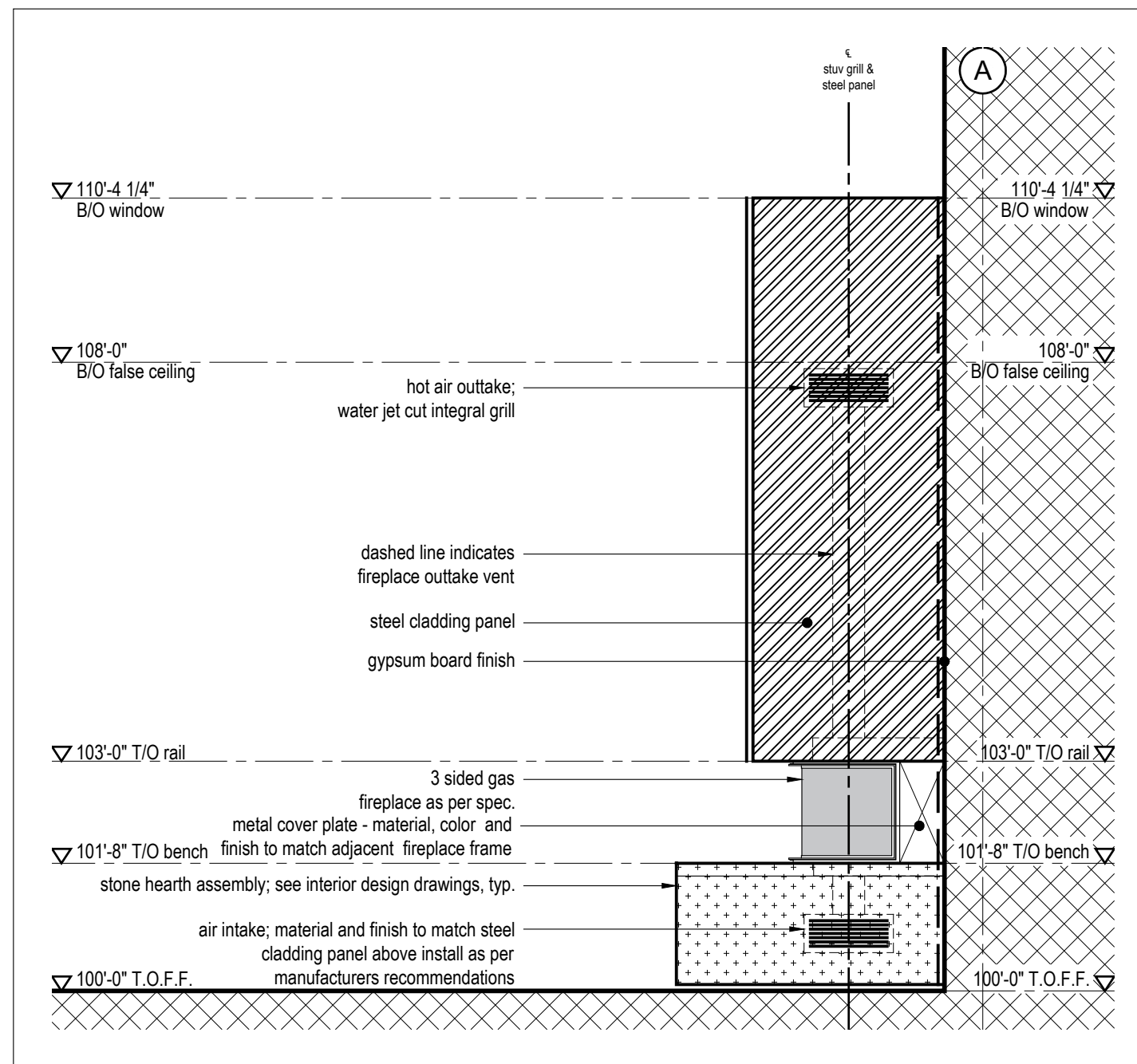
7  
A700 Plan Detail | Typ. Material Reveals  
Scale NTS



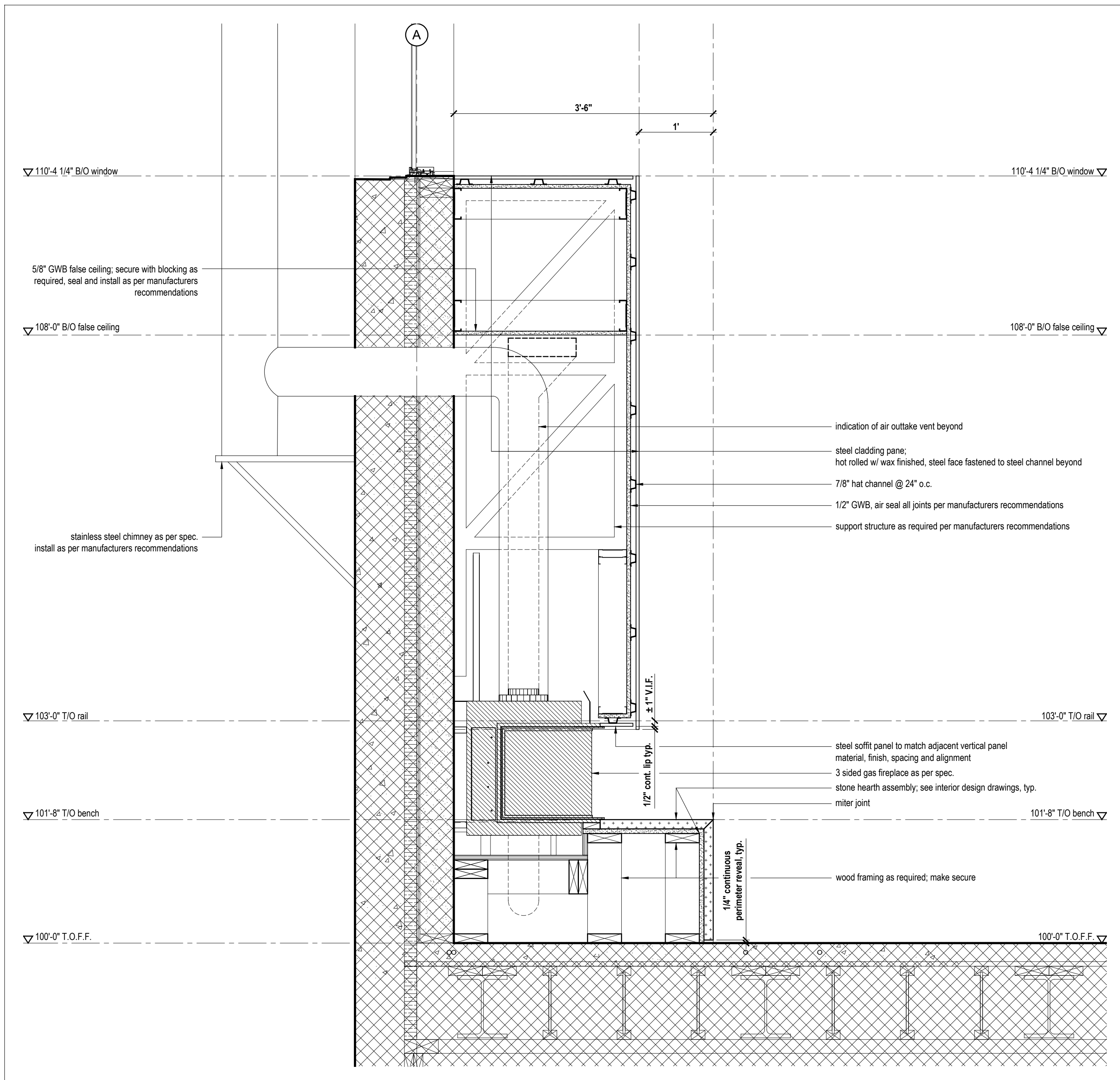
6  
A700 Section Detail @ Wood Stair Guard  
Scale 1" = 1'-0"



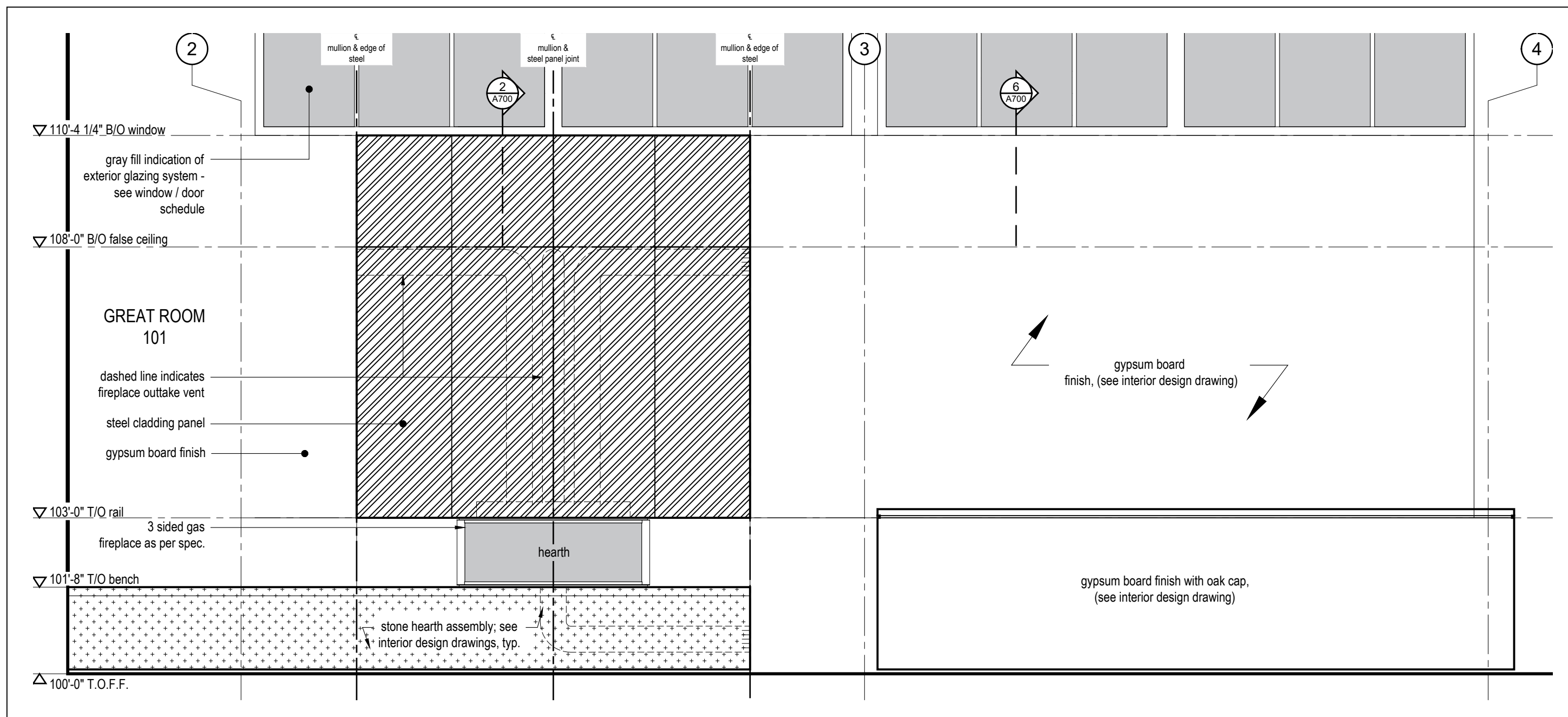
5  
A700 Elevation Detail @ Glass Stair Guard  
Scale 1" = 1'-0"



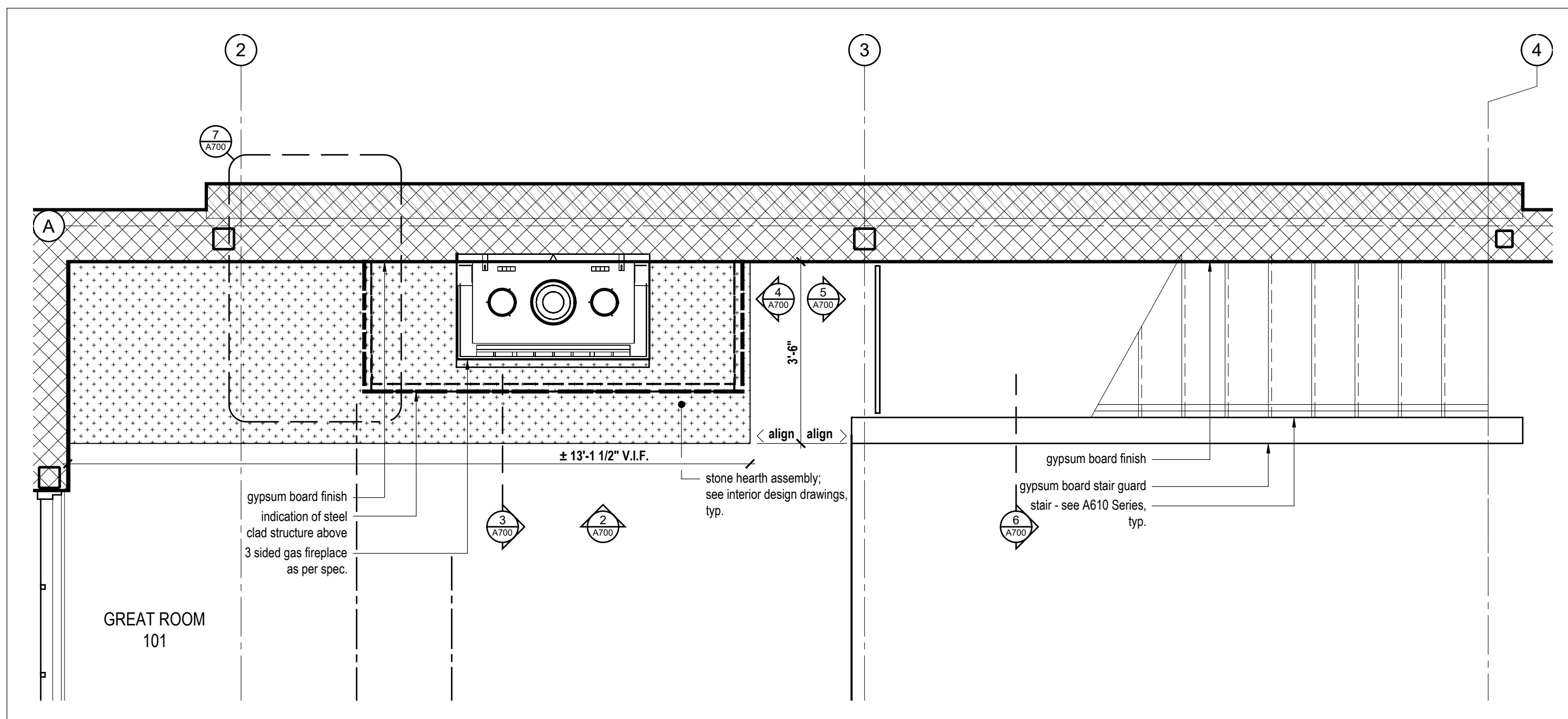
4  
A700 Elevation Detail @ Great Rm Hearth  
Scale 1/2" = 1'-0"



3  
A700 Section Detail @ Great Rm Hearth  
Scale 1" = 1'-0"



2  
A700 Elevation Detail @ Great Rm Hearth  
Scale 1/2" = 1'-0"



1  
A700 Plan Detail @ Great Rm Hearth  
Scale 1/2" = 1'-0"

Kinfeleter Residence

Summit Powder Mountain  
Eden, Utah

MackKay-Lyons  
Sweetapple  
Architects  
Limited

2188 Göttingen St.  
Halifax, Nova Scotia  
Canada B3K 3B4

ph: (902) 429 1867  
fax: (902) 429 6276



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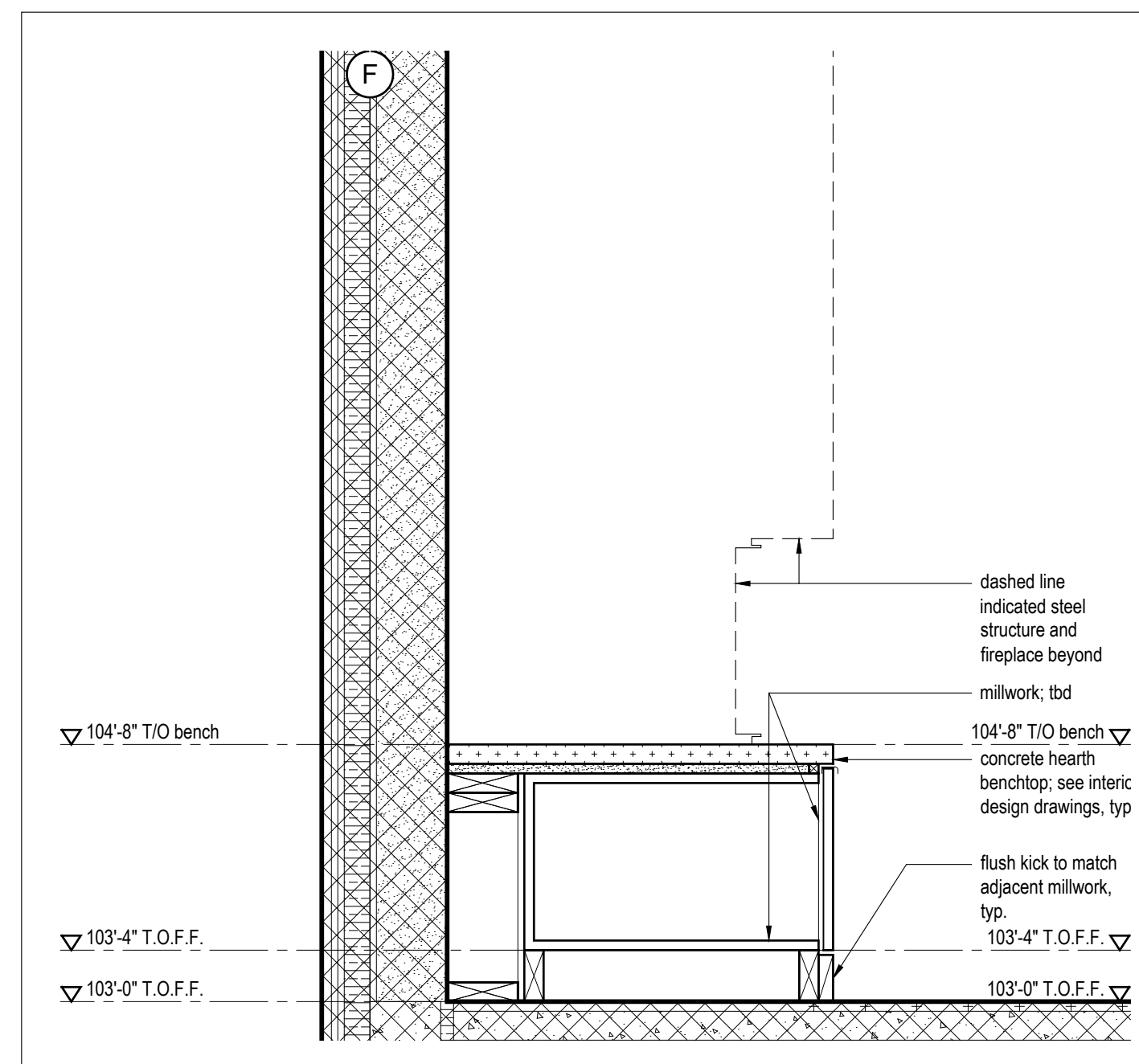
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Fire Place |  
Great Room

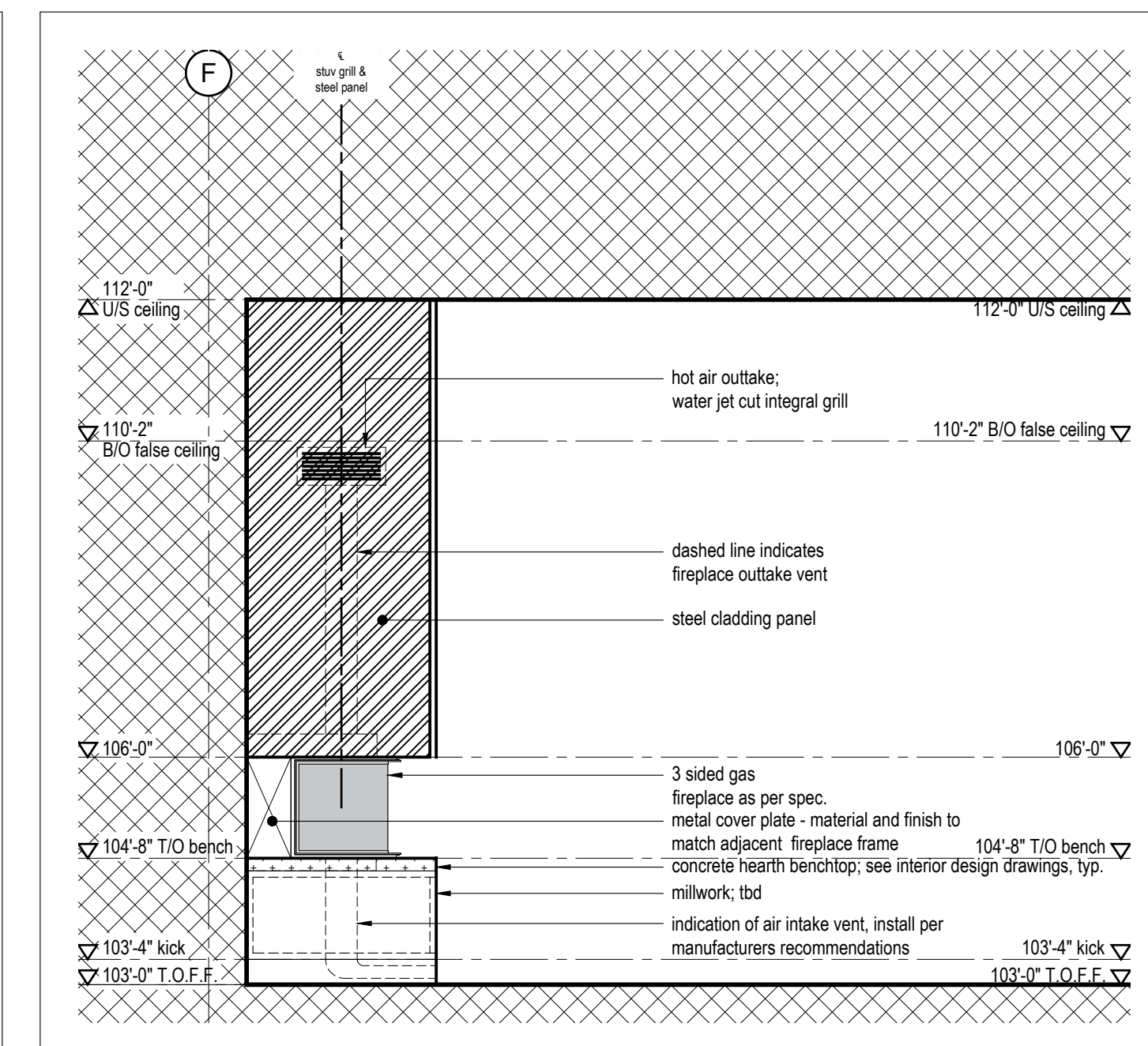
scale: As Noted  
date: 2020-02-02  
drawn: IB  
chk'd: TR

A700

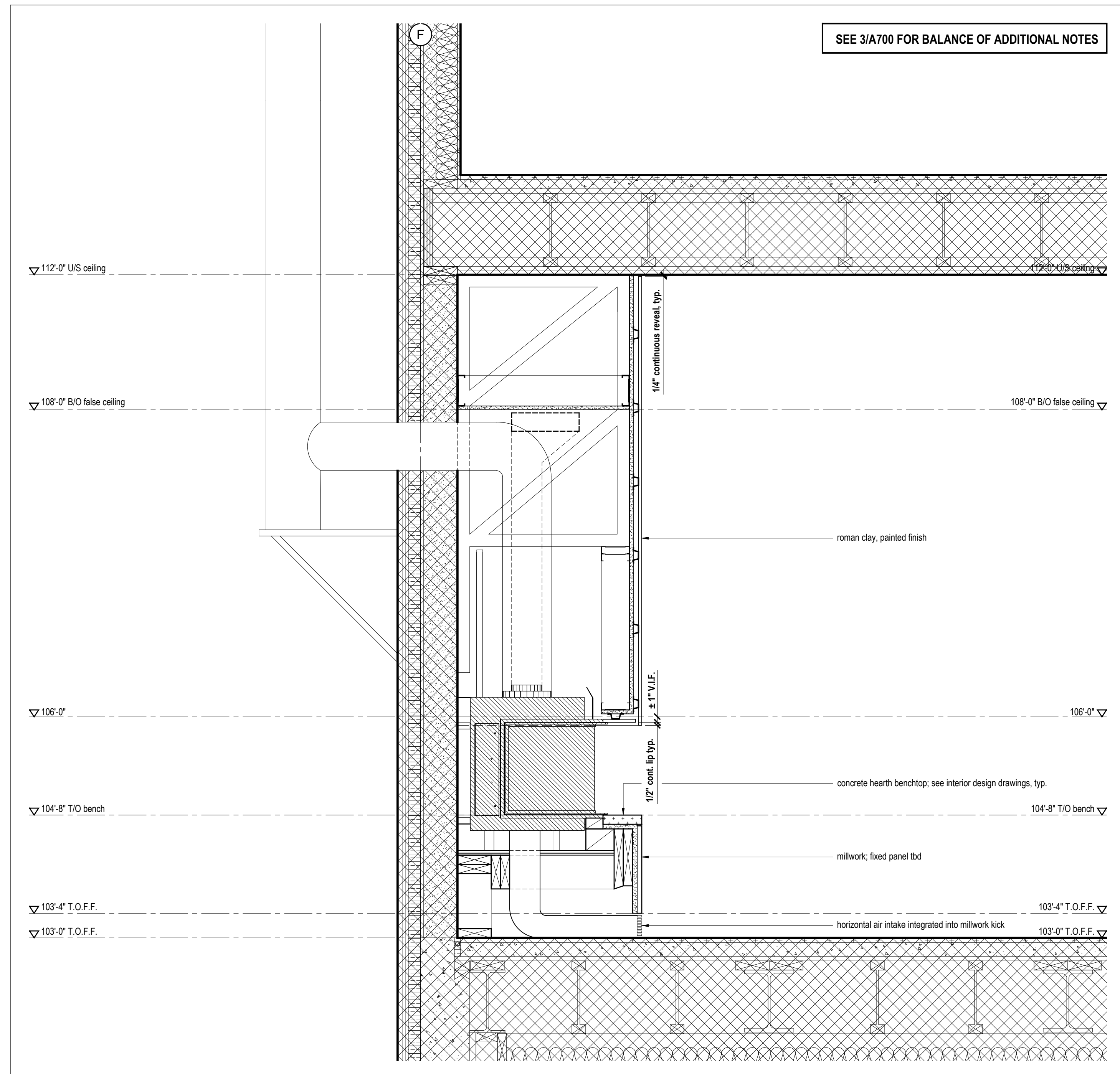
MackKay-Lyons  
Sweetapple  
Architects  
Limited  
2188 Goringen St.  
Halifax, Nova Scotia  
Canada B3K 3B4  
ph: (902) 429 1867  
fax: (902) 429 6276



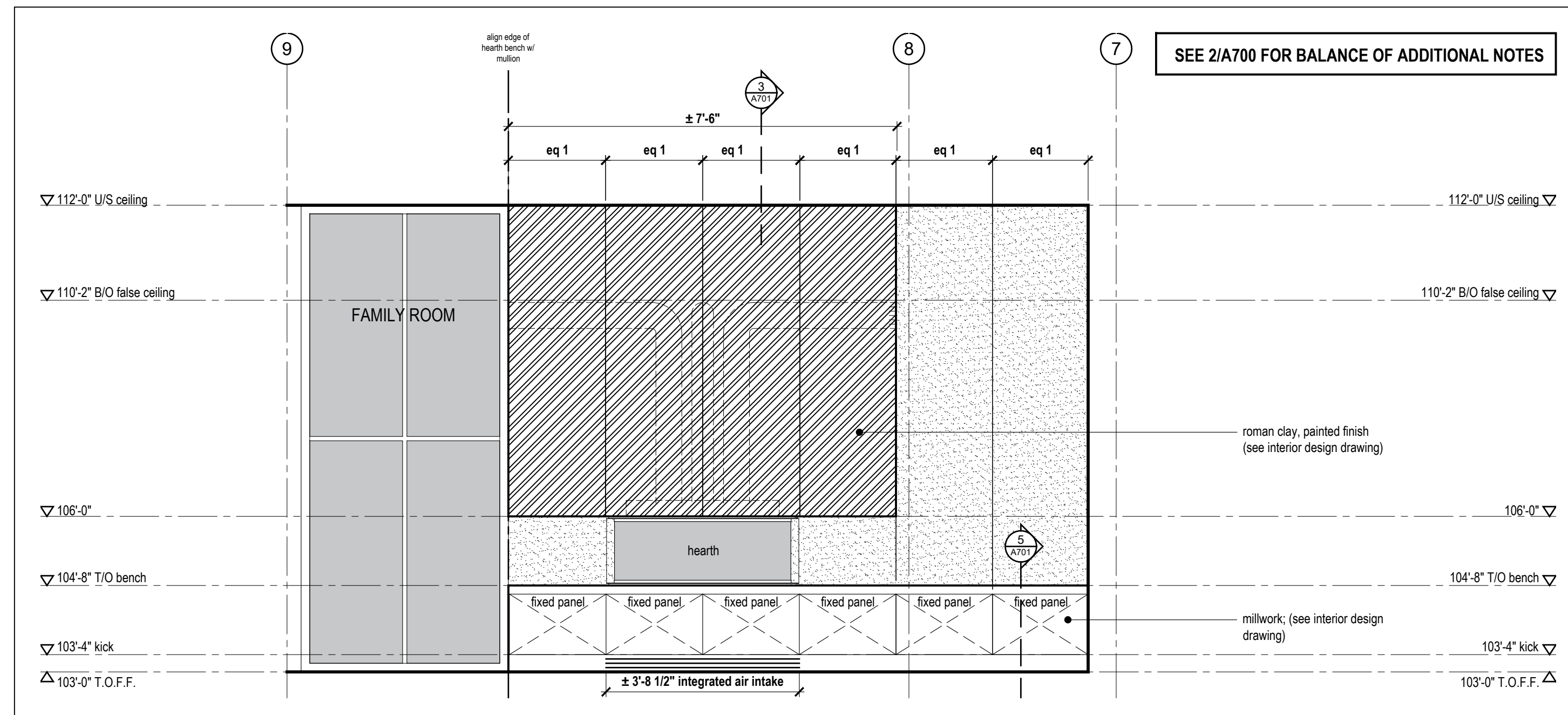
5 Section Detail @ Family Rm Bench  
Scale 1" = 1'-0"



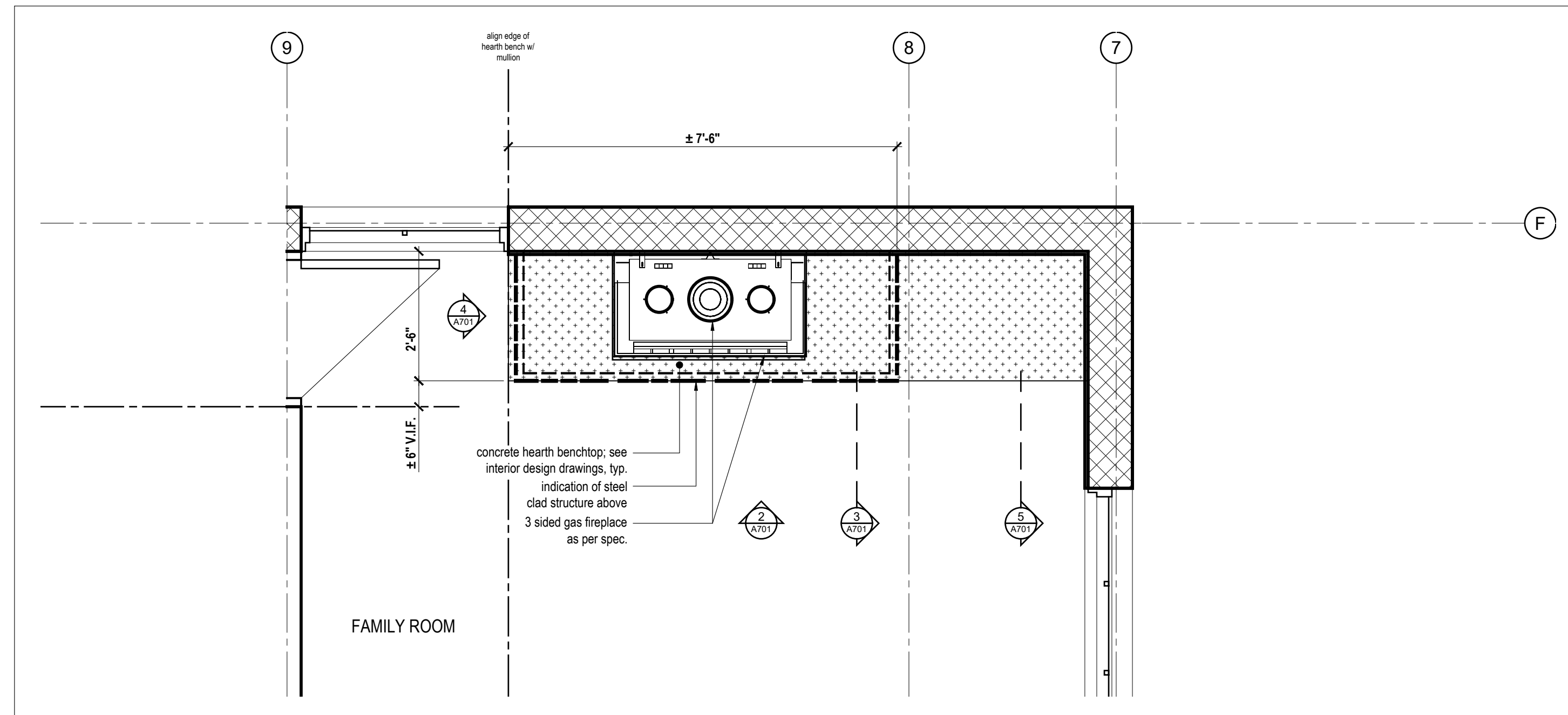
4 Elevation Detail @ Family Rm Hearth  
Scale 1/2" = 1'-0"



3 Section Detail @ Great Rm Hearth  
Scale 1" = 1'-0"



2 Elevation Detail @ Family Rm Hearth  
Scale 1/2" = 1'-0"



1 Plan Detail @ Family Rm Hearth  
Scale 1/2" = 1'-0"



|     |                          |                |
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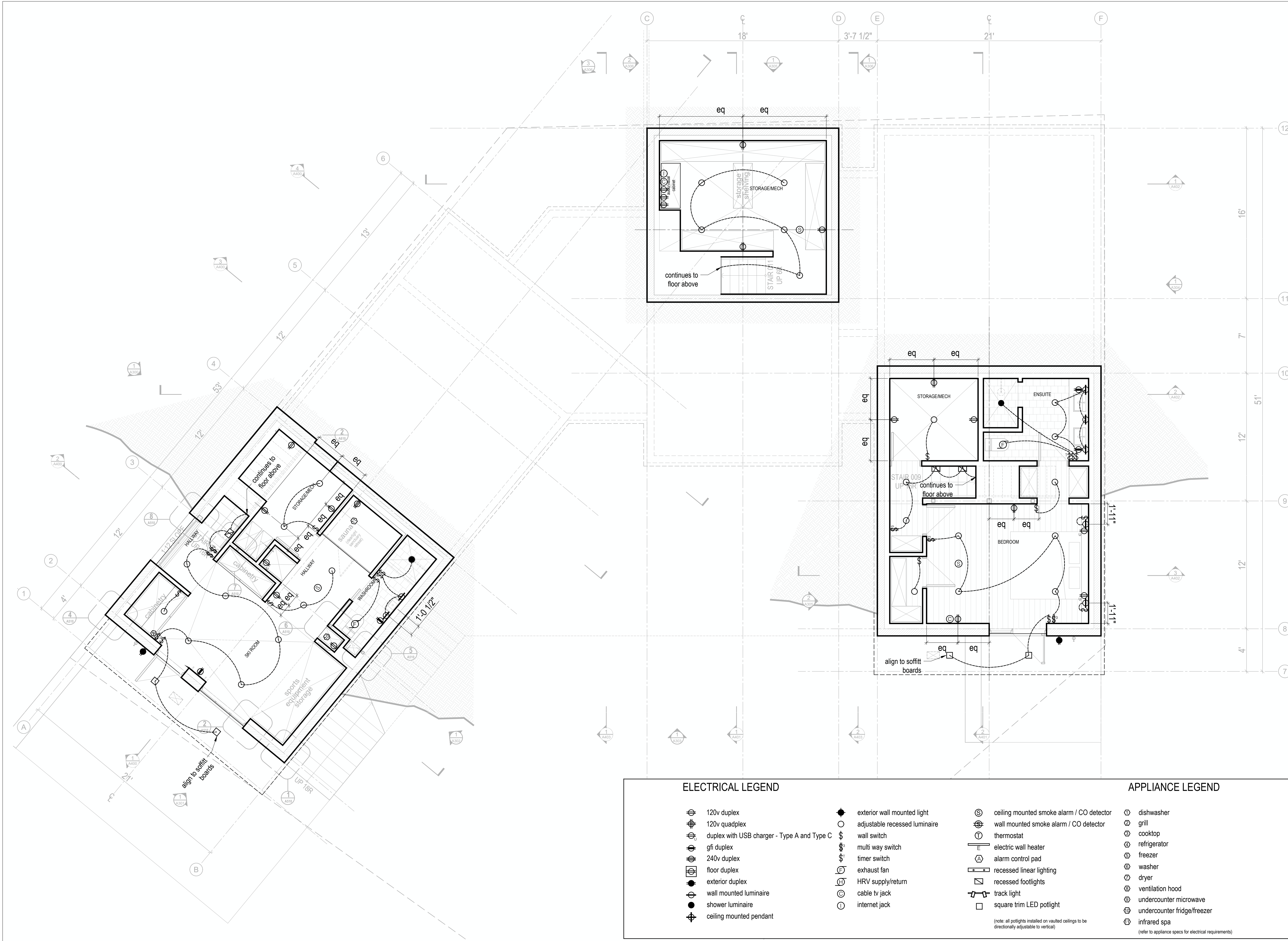
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Fire Place |  
Family Room

scale: As Noted  
date: 2020-02-02  
drawn: IB  
chk'd: TR

**A701**



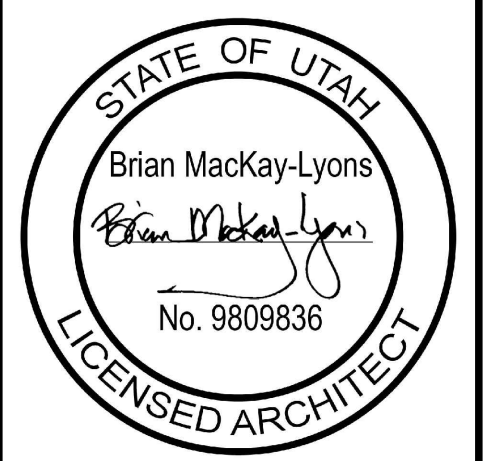
**ELECTRICAL LEGEND**

- |   |   |   |                               |   |   |
|---|---|---|-------------------------------|---|---|
| ⊕ | 120v duplex                                 | ● | exterior wall mounted light   | ⊙ | ceiling mounted smoke alarm / CO detector |
| ⊕ | 120v quadplex                               | ○ | adjustable recessed luminaire | ⊙ | wall mounted smoke alarm / CO detector    |
| ⊕ | duplex with USB charger - Type A and Type C | Ⓢ | wall switch                   | ⊕ | thermostat                                |
| ⊕ | gfi duplex                                  | Ⓢ | multi way switch              | — | electric wall heater                      |
| ⊕ | 240v duplex                                 | Ⓢ | timer switch                  | Ⓢ | alarm control pad                         |
| ⊕ | floor duplex                                | Ⓢ | exhaust fan                   | — | recessed linear lighting                  |
| ⊕ | exterior duplex                             | Ⓢ | HRV supply/return             | Ⓢ | recessed footlights                       |
| ⊕ | wall mounted luminaire                      | Ⓢ | cable tv jack                 | — | track light                               |
| ⊕ | shower luminaire                            | Ⓢ | internet jack                 | Ⓢ | square trim LED potlight                  |
| ⊕ | ceiling mounted pendant                     |   |                               |   |   |

(note: all potlights installed on vaulted ceilings to be directionally adjustable to vertical)

**APPLIANCE LEGEND**

- |   |                             |
|---|-----------------------------|
| ⊕ | dishwasher                  |
| ⊕ | grill                       |
| ⊕ | cooktop                     |
| ⊕ | refrigerator                |
| ⊕ | freezer                     |
| ⊕ | washer                      |
| ⊕ | dryer                       |
| ⊕ | ventilation hood            |
| ⊕ | undercounter microwave      |
| ⊕ | undercounter fridge/freezer |
| ⊕ | infrared spa                |
- (refer to appliance specs for electrical requirements)



|     |                          |                |
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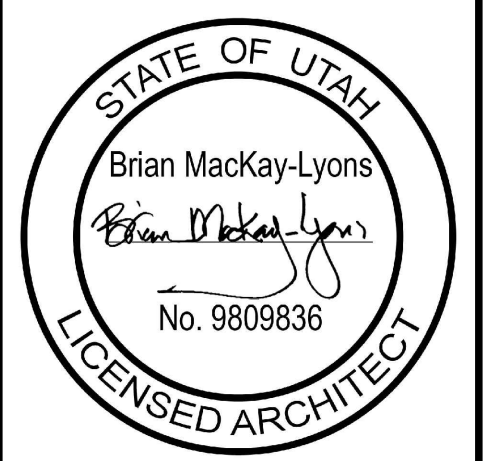
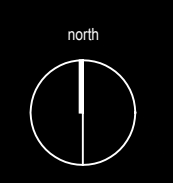
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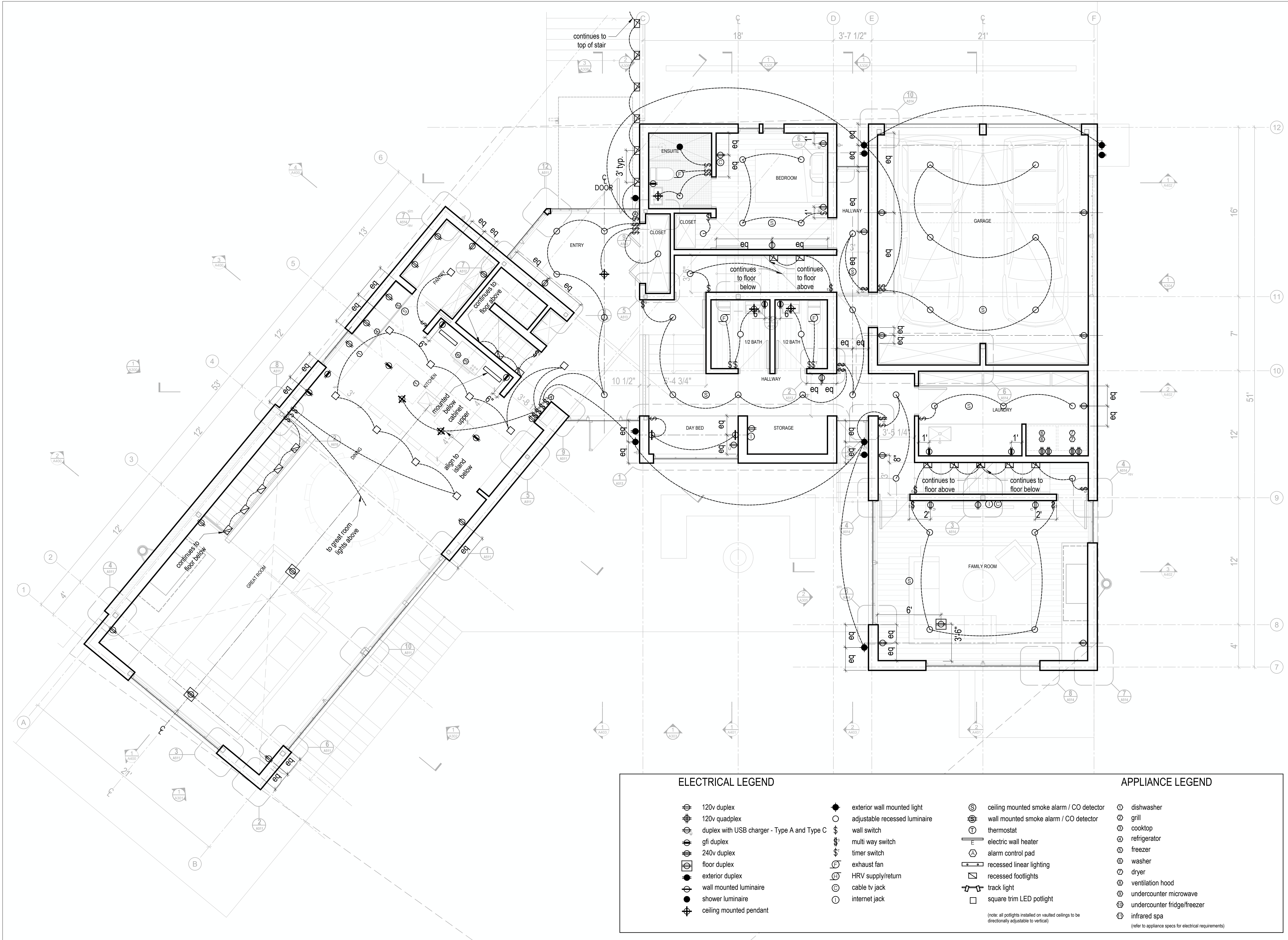
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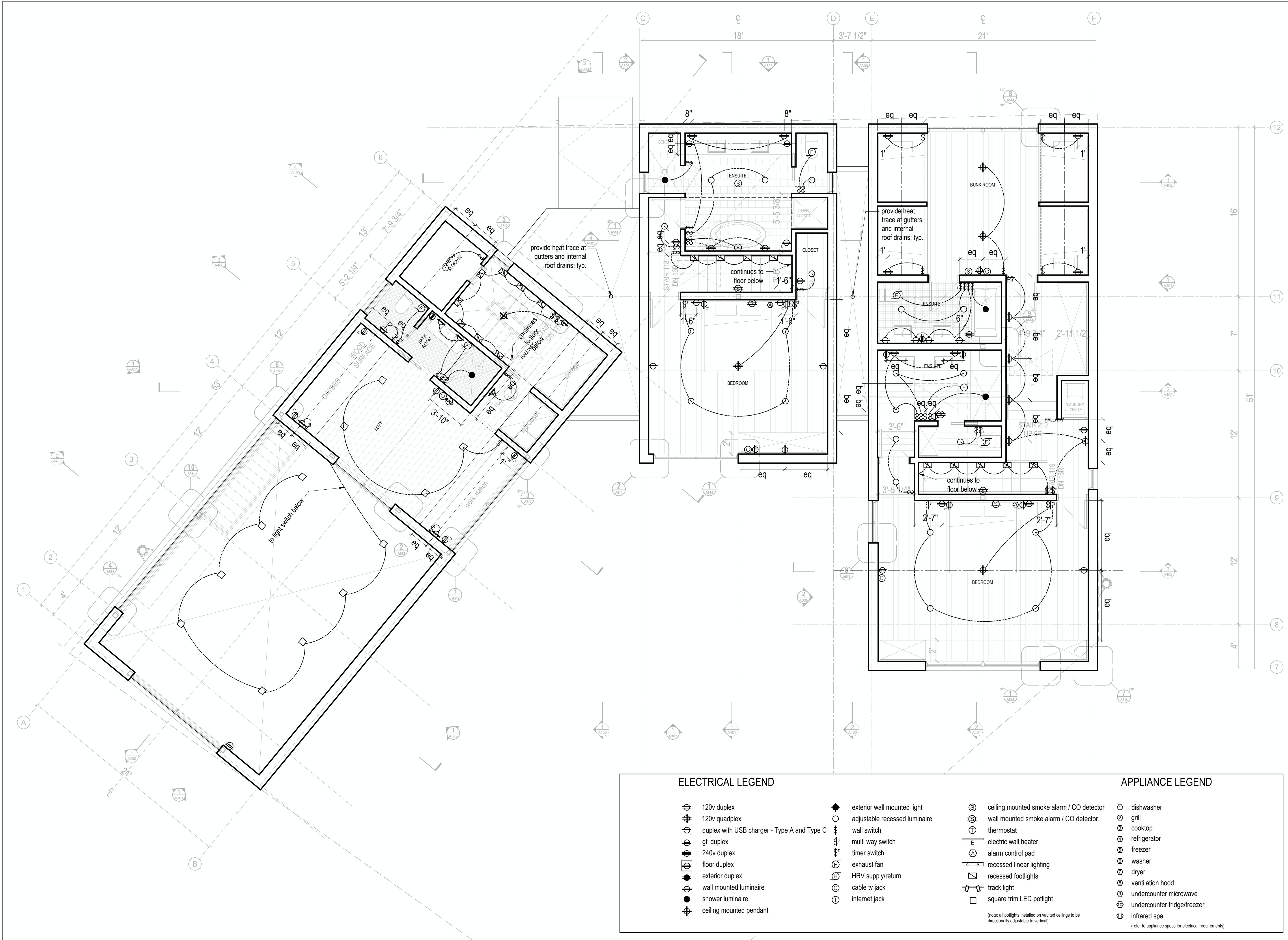
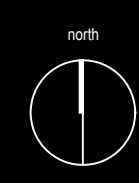
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**Electrical Plan  
Main Level**



| ELECTRICAL LEGEND |   | APPLIANCE LEGEND |  |
|-------------------|---|------------------|--|
| ⊕                 | 120v duplex                                 | ⊕                | dishwasher   |
| ⊕                 | 120v quadplex                               | ⊕                | grill  |
| ⊕                 | duplex with USB charger - Type A and Type C | ⊕                | cooktop  |
| ⊕                 | gfi duplex                                  | ⊕                | refrigerator   |
| ⊕                 | 240v duplex                                 | ⊕                | freezer  |
| ⊕                 | floor duplex                                | ⊕                | washer   |
| ⊕                 | exterior duplex                             | ⊕                | dryer  |
| ⊕                 | wall mounted luminaire                      | ⊕                | ventilation hood                                       |
| ⊕                 | shower luminaire                            | ⊕                | undercounter microwave                                 |
| ⊕                 | ceiling mounted pendant                     | ⊕                | undercounter fridge/freezer                            |
| ⊕                 | exterior wall mounted light                 | ⊕                | infrared spa   |
| ⊕                 | adjustable recessed luminaire               |                  | (refer to appliance specs for electrical requirements) |
| ⊕                 | wall switch                                 |                  |  |
| ⊕                 | multi way switch                            |                  |  |
| ⊕                 | timer switch                                |                  |  |
| ⊕                 | exhaust fan                                 |                  |  |
| ⊕                 | HRV supply/return                           |                  |  |
| ⊕                 | cable tv jack                               |                  |  |
| ⊕                 | internet jack                               |                  |  |
|                   |   | ⊕                | ceiling mounted smoke alarm / CO detector              |
|                   |   | ⊕                | wall mounted smoke alarm / CO detector                 |
|                   |   | ⊕                | thermostat   |
|                   |   | ⊕                | electric wall heater                                   |
|                   |   | ⊕                | alarm control pad                                      |
|                   |   | ⊕                | recessed linear lighting                               |
|                   |   | ⊕                | recessed footlights                                    |
|                   |   | ⊕                | track light  |
|                   |   | ⊕                | square trim LED potlight                               |

1 A801 Electrical Plan - Main Level  
Scale 1/4" = 1'-0"



**ELECTRICAL LEGEND**

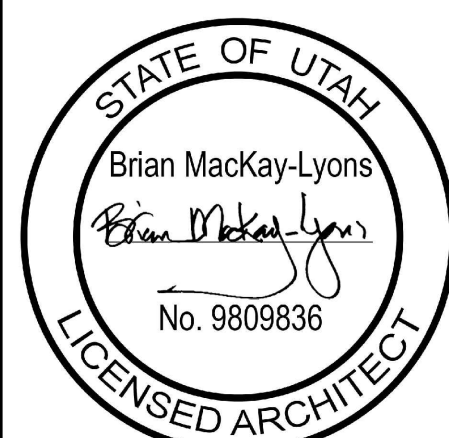
- |   |                                 |   |
|---|---------------------------------|---|
| ⊕ 120v duplex                                 | ● exterior wall mounted light   | ⊙ ceiling mounted smoke alarm / CO detector |
| ⊕ 120v quadplex                               | ○ adjustable recessed luminaire | ⊙ wall mounted smoke alarm / CO detector    |
| ⊕ duplex with USB charger - Type A and Type C | ⊞ wall switch                   | ⊖ thermostat                                |
| ⊕ gfi duplex                                  | ⊞ multi way switch              | ⊞ electric wall heater                      |
| ⊕ 240v duplex                                 | ⊞ timer switch                  | ⊞ alarm control pad                         |
| ⊕ floor duplex                                | ⊞ exhaust fan                   | ⊞ recessed linear lighting                  |
| ⊕ exterior duplex                             | ⊞ HRV supply/return             | ⊞ recessed footlights                       |
| ⊕ wall mounted luminaire                      | ⊞ cable tv jack                 | ⊞ track light                               |
| ⊕ shower luminaire                            | ⊞ internet jack                 | ⊞ square trim LED potlight                  |
| ⊕ ceiling mounted pendant                     |                                 |   |

(note: all potlights installed on vaulted ceilings to be directionally adjustable to vertical)

**APPLIANCE LEGEND**

- |                               |
|-------------------------------|
| ⊕ dishwasher                  |
| ⊕ grill                       |
| ⊕ cooktop                     |
| ⊕ refrigerator                |
| ⊕ freezer                     |
| ⊕ washer                      |
| ⊕ dryer                       |
| ⊕ ventilation hood            |
| ⊕ undercounter microwave      |
| ⊕ undercounter fridge/freezer |
| ⊕ infrared spa                |

(refer to appliance specs for electrical requirements)



|     |                          |                |
|-----|--------------------------|----------------|
| 04  | Issued for Construction  | 11 March 2022  |
| 03  | Issued for Pricing       | 29 Feb. 2020   |
| 02  | Revised for Construction | 12 Sept 2019   |
| 01  | Revised for Construction | 27 August 2019 |
| No. | Description              | Date           |

**NOTES:**

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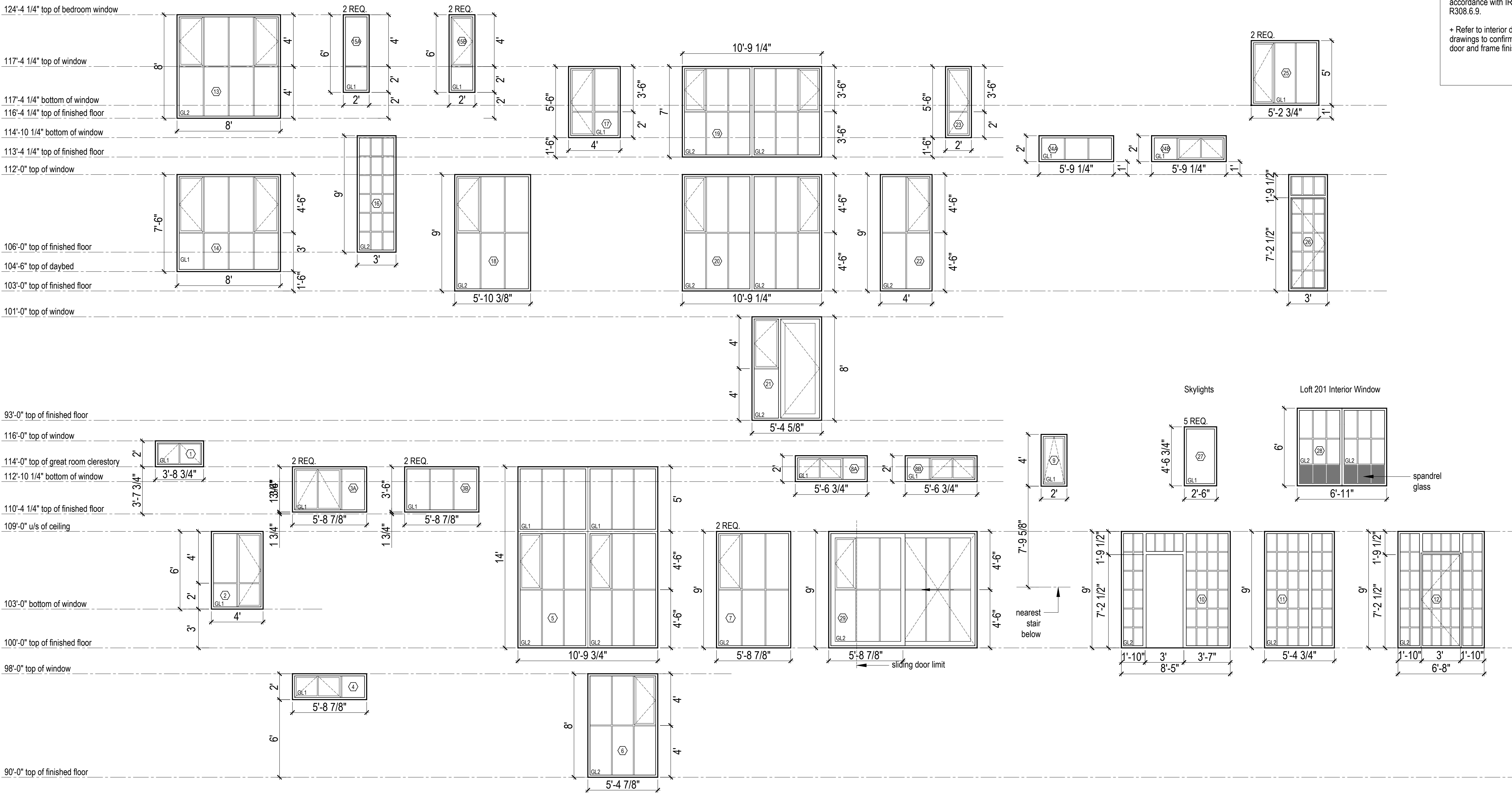
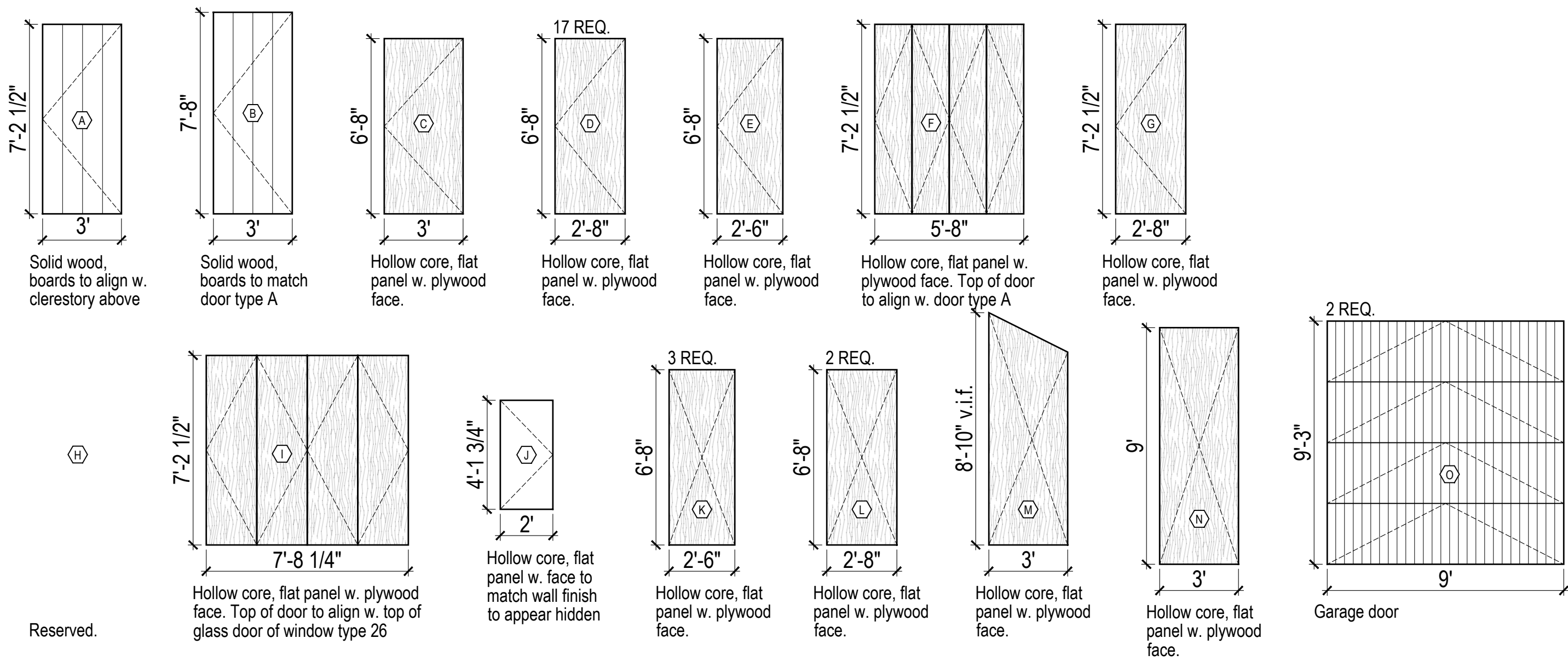
**ARCHITECT'S REQUIREMENTS AND APPROVALS:**  
It is the Builder's responsibility to notify MacKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Architect.

**ENGINEER'S REQUIREMENTS AND APPROVALS:**  
It is the Builder's responsibility to notify MacKay-Lyons Sweetapple Architects Ltd. and to seek prior written approval for materials and workmanship which deviates from instructions provided by the Engineer.

**AUTHORITIES' REQUIREMENTS AND APPROVALS:**  
All materials and workmanship must comply with the requirements of all authorities having jurisdiction over the work. It is the Builder's responsibility to gain necessary approval from all relevant Authorities.

**DIMENSIONS:**  
All dimensions must be verified on site. Do not scale off drawings. Plans take precedent over elevations. In the absence of dimensions, or if discrepancies exist, consult Architect. All minimum dimensions are to comply with the National Building Code of Canada.

**SHOP DRAWINGS:**  
Submit shop drawings to the Architect and Engineer for approval prior to manufacture of prefabricated elements of the building.







**STEEL NOTES:**

- ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2015 IBC, LOCAL ORDINANCES, AWS STRUCTURAL WELDING CODE, AND THE FOLLOWING AISC PUBLICATIONS: "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" WITH "COMMENTARY", "CODE OF STANDARD PRACTICE", SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", AND "SEISMIC PROVISION FOR STRUCTURAL BUILDINGS".
- ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO FABRICATION AND ERECTION.
- SEE ARCHITECTURAL SHEETS FOR DIMENSIONS AND DECK BEARING ELEVATIONS.
- SEE ARCHITECTURAL FOR ACCESS HATCHES, DRAFT STOPS, ETC.
- SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL FOR ADDITIONAL STEEL MEMBERS (BRACKETS, ANGLES, ETC...) REQUIRED.
- SUBMIT SHOP DRAWINGS OF ALL STRUCTURAL STEEL, STEEL JOISTS, STEEL DECKING AND MISCELLANEOUS STEEL TO JMWA FOR APPROVAL PRIOR TO FABRICATION.
- ALL STEEL SHALL BE PROPERLY PRIMED EXCEPT AREAS THAT REQUIRE FIELD WELDING.
- PROVIDE A STANDARD AISC FRAMED CONNECTION FOR ONE HALF THE BEAM'S TOTAL UNIFORM LOAD CAPACITY WHERE A CONNECTION IS NOT SHOWN.
- ANY CONNECTION NOT DETAILED SHALL BE THE RESPONSIBILITY OF THE STEEL FABRICATOR. CONNECTIONS MUST BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. CONNECTIONS MUST ACCOUNT FOR ALL LOADS & STRESSES INCLUDING BUT NOT LIMITED TO : GRAVITY, SEISMIC, WIND, THERMAL STRESSES, EXPANSION / CONTRACTION ETC....
- ALL EXPOSED STEEL SHALL HAVE WELDS GROUND SMOOTH

**MATERIALS**

- WIDE FLANGE SECTIONS: ASTM A992 (50 KSI).
- OTHER SHAPES AND PLATES: ASTM A36.
- TUBULAR COLUMNS: ASTM A500 GRADE B (46 KSI).
- PIPE COLUMNS: ASTM A501 (36 KSI) OR A53 GRADE B.
- DEFORMED BAR ANCHORS: ASTM A496
- HEADED STUD ANCHORS: ASTM A108
- ANCHOR BOLTS: ASTM A307 WITH ASTM A563 HEAVY HEX NUTS WITH HARDENED WASHERS GRADE A (U.N.O.)
- BOLTED CONNECTIONS: ASTM A325-N (3/4" DIAMETER MIN.)
- WELDS: E70 XX AT ALL JOISTS E60 XX AT ALL DECKS E70 XX AT ALL OTHER LOCATIONS

**CONSTRUCTION**

- ALL WELDS AND BOLTING TO MEET APPROVAL OF SPECIAL INSPECTOR AS REQUIRED BY BUILDING OFFICIAL.
- ALL WELDING AND CUTTING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.
- ALL INTERSECTING STEEL SHAPES WHICH ARE NOT BOLTED SHALL BE CONNECTED BY A FILLET WELD ALL AROUND, UNLESS NOTED OTHERWISE.
- FOR THICKNESSES 1/4" AND LARGER, WELD SIZES SHALL BE 1/16" LESS THAN THE THINNESS CONNECTED PART, UNLESS NOTED OTHERWISE. FOR THICKNESSES LESS THAN 1/4", WELD SIZE SHALL BE THE SAME SIZE AS THE THINNESS CONNECTED PART, UNLESS NOTED OTHERWISE.
- DO NOT WELD REBAR OR ANCHOR BOLTS, INCLUDING "TACK" WELDS.
- WELD HEADED STUD ANCHORS AND DEFORMED BAR ANCHORS PER MANUFACTURER'S SPECIFICATIONS.
- TIGHTEN BOLTS BY THE TURN OF THE NUT, CALIBRATED WRENCH, OR DIRECT TENSION INDICATOR METHOD.
- USE HARDENED WASHERS BENEATH THE TURNED ELEMENT OF ALL BOLTS OR NUTS. ALSO USE HARDENED BEVELED WASHERS TO COMPENSATE FOR THE LACK OF PARALLELISM.

- PROVIDE HARDENED WASHERS BENEATH THE HEAD AND NUT WHERE A490 BOLTS ARE SPECIFIED PER AISC REQUIREMENTS.
- HARDENED WASHERS AND PLATES AT OVERSIZED HOLES SHALL CONFORM TO ASTM F436 AND SHALL COMPLETELY COVER THE SLOT AFTER INSTALLATION.
- DO NOT REUSE BOLTS, NUTS OR WASHERS.
- PROVIDE FULL-DEPTH STIFFENER PLATES AT EACH SIDE OF ALL BEAMS AT ALL BEARING POINTS. STIFFENER PLATE THICKNESS EQUALS THE BEAM WEB THICKNESS (1/4" MIN.). FILLET WELD BOTH SIDES OF STIFFENER, ALL AROUND.
- STANDARD PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR MECHANICAL, PLUMBING, ELECTRICAL SYSTEMS, ETC. SHALL BE PROVIDED ON THE CENTER LINE OF THE MEMBER'S DEPTH AND WITHIN THE MIDDLE ONE-THIRD OF THE SPAN. PENETRATIONS LARGER THAN STANDARD (OR GREATER THAN 1/3 THE BEAM DEPTH) ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM JMWA.

**SPECIAL INSPECTION NOTES:**

SPECIAL INSPECTION SHALL BE PROVIDED BY OWNER ACCORDING TO CHAPTER 17 OF THE IBC. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE SPECIAL INSPECTOR SHALL SEND REPORTS TO THE OWNER, BUILDING OFFICIAL, ARCHITECT, ENGINEER AND CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE SPECIAL INSPECTION WORK WAS, TO THE BEST OF HIS/HER KNOWLEDGE, IN CONFORMANCE WITH THE PLANS, SPECIFICATIONS AND APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC. SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING WORK:

- ALL FIELD WELDING
- BOLTED CONNECTIONS
- ENGINEERED FILL (PER SOILS ENGINEER)
- REINFORCED CONCRETE (POURED IN PLACE, ABOVE GRADE)

**POST INSTALLED ANCHOR OR DOWEL:**

**CONCRETE**

- EPOXY ANCHORS AND DOWELS
  - USE HILTI HIT-RE 500-SD (ESR-2322) OR SIMPSON SET-XP (ESR-2508) FOR ALL EPOXIED IN ANCHORS AND DOWELS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
  - INSTALL EPOXY/ADHESIVE AND ANCHORS OR DOWELS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
  - ALL DRILLED HOLES SHALL BE 1/8" LARGER THAN THE BAR OR ANCHOR BOLT BEING INSTALLED.
  - CLEAN THE WALL AND HOLE WITH A NYLON BRUSH AND FREE COMPRESSED AIR. THE HOLE MUST BE FREE OF DUST, DEBRIS AND STANDING WATER.
  - REFER TO STANDARD DETAIL FOR ADDITIONAL REQUIREMENTS.
- EXPANSION ANCHORS
  - USE HILTI HDA UNDERCUT ANCHOR (ESR-1546) OR HILTI HSL-3 EXPANSION ANCHOR (ESR-1545) OR HILTI KB-TZ EXPANSION ANCHOR (ESR-1917) OR SIMPSON STRONG BOLT (ESR-1771) OR REDHEAD TRUBOLT+ EXPANSION ANCHOR (ESR-2427) FOR ALL EXPANSION ANCHORS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
  - INSTALL EXPANSION ANCHORS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
  - ALL DRILLED HOLES SHALL BE THE SAME DIAMETER AS THE NOMINAL DIAMETER OF THE EXPANSION BOLT BEING INSTALLED.
  - CLEAN THE HOLE WITH COMPRESSED AIR.
  - REFER TO STANDARD DETAIL FOR ADDITIONAL REQUIREMENTS.

**MASONRY**

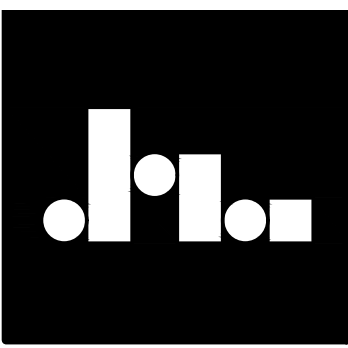
- EPOXY ANCHORS AND DOWELS
  - USE HILTI HIT-HY 150 (ESR-5193) OR SIMPSON SET (ESR-1772) FOR ALL EPOXIED IN ANCHORS AND DOWELS IN SOLID GROUTED CELLS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
  - USE HILTI HIT-HY 20 (ESR-4815) OR SIMPSON SET (ESR-1772) WITH SCREEN TUBE FOR ALL EPOXIED IN ANCHORS AND DOWELS IN HOLLOW CELLS. NO SUBSTITUTIONS PERMITTED WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
  - INSTALL EPOXY/ADHESIVE AND ANCHORS OR DOWELS PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
  - ALL DRILLED HOLES SHALL BE 1/8" LARGER THAN THE BAR OR ANCHOR BOLT BEING INSTALLED.
  - CLEAN THE WALL AND HOLE WITH A NYLON BRUSH AND FREE COMPRESSED AIR. THE HOLE MUST BE FREE OF DUST, DEBRIS AND STANDING WATER.
  - REFER TO STANDARD DETAIL FOR ADDITIONAL REQUIREMENTS.

**LEGEND OF ABBREVIATIONS:**

|        |                     |       |                        |
|--------|---------------------|-------|------------------------|
| AB     | ANCHOR BOLT(S)      | JT    | JOINT                  |
| ABV    | ABOVE               | JST   | JOIST                  |
| APPROX | APPROXIMATE         |       |                        |
| ARCH   | ARCHITECT[URAL]     | K     | KIPS                   |
|        |                     | KLF   | KIP PER FOOT           |
|        |                     | KSF   | KIP PER SQUARE FOOT    |
| BLDG   | BUILDING            | LBS   | POUNDS                 |
| BLK    | BLOCKING            | LF    | LINEAL FOOT            |
| BLW    | BELOW               |       |                        |
| BM-X   | BEAM                |       |                        |
| B.N.   | BOUNDARY NAILING    |       |                        |
| BOT    | BOTTOM              | MAX   | MAXIMUM                |
| BRG    | BEARING             | MECH  | MECHANICAL             |
| BTWN   | BETWEEN             | MFR   | MANUFACTURER           |
|        |                     | MIN   | MINIMUM                |
|        |                     | MISC  | MISCELLANEOUS          |
|        |                     | MTL   | METAL                  |
| C.J.   | CONST/CONTROL JOINT | NTS   | NOT TO SCALE           |
| CLR    | CLEAR               |       |                        |
| COL    | COLUMN              | O.C.  | ON CENTER              |
| CONC   | CONCRETE            | O.F.  | OUTSIDE FACE           |
| CONT   | CONTINUOUS          | OPP   | OPPOSITE               |
| CTR    | CENTER              |       |                        |
| CW-X   | CONCRETE WALL       |       |                        |
|        |                     | PCF   | POUNDS PER CUBIC FT    |
| DBL    | DOUBLE              | PERP  | PERPENDICULAR          |
| DIA    | DIAMETER            | PLF   | POUNDS PER LINEAL FT   |
| DIM    | DIMENSION           | PSF   | POUNDS PER SQ FOOT     |
| DN     | DOWN                | PSI   | POUNDS PER SQ INCH     |
| DWG    | DRAWING             |       |                        |
| EA     | EACH                | REINF | REINFORCEMENT          |
| E.F.   | EACH FACE           | REQ'D | REQUIRED               |
| E.J.   | EXPANSION JOINT     |       |                        |
| ELEC   | ELECTRICAL          | SBP-X | STEEL BASE PLATE       |
| ELEV   | ELEVATION           | SC-X  | STEEL COLUMN           |
| EQ     | EQUAL               | SCP-X | STEEL CAP PLATE        |
| E.W.   | EACH WAY            | SI    | SPECIAL INSPECTION     |
| EXIST  | EXISTING            | SM    | SIMILAR                |
| EXP    | EXPANSION           | SOG   | SLAB ON GRADE          |
| EXT    | EXTERIOR            | SQ    | SQUARE                 |
|        |                     | SW-X  | SHEAR WALL             |
| FC-X   | CONTINUOUS FOOTING  |       |                        |
| FDN    | FOUNDATION          | T&B   | TOP AND BOTTOM         |
| FIN    | FINISH(ED)          | TEMP  | TEMPERATURE            |
| FLR    | FLOOR               | T.O.  | TOP OF                 |
| FR-X   | RECTANGULAR FOOTING | TOF   | TOP OF FOOTING         |
| FS-X   | SQUARE FOOTING      | TOW   | TOP OF WALL            |
| FT     | FEET                | TYP   | TYPICAL                |
| FTG    | FOOTING             |       |                        |
|        |                     | UNO   | UNLESS NOTED OTHERWISE |
| HORIZ  | HORIZONTAL          | VERT  | VERTICAL               |
| HT     | HEIGHT              |       |                        |
|        |                     | w/    | WITH                   |
| I.F.   | INTERIOR FACE       | WF    | WIDE FLANGE            |
| IN.    | INCHES              | WWF   | WELDED WIRE FABRIC     |
| INT    | INTERIOR            | WWM   | WELDED WIRE MESH       |

**SYMBOLS LEGEND**

|           |  |                                       |
|-----------|--|---------------------------------------|
| SECTION   |  | DRAWING-DETAIL NUMBER<br>SHEET NUMBER |
| DETAIL    |  | DRAWING-DETAIL NUMBER<br>SHEET NUMBER |
| ELEVATION |  | LOCATION<br>ELEVATION                 |
| ELEVATION |  | DRAWING-DETAIL NUMBER<br>SHEET NUMBER |



**JM WILLIAMS and Associates**  
 2875 South Decker Lake Drive, Suite 276, Salt Lake City, Utah 84119  
 Ph: 801.576.6455 Fax: 801.576.6456 Web: WWW.JMWA.COM



**STRUCTURAL NOTES**  
**KLINFELTER RESIDENCE**  
 EDEN, UTAH

**REVISIONS:**

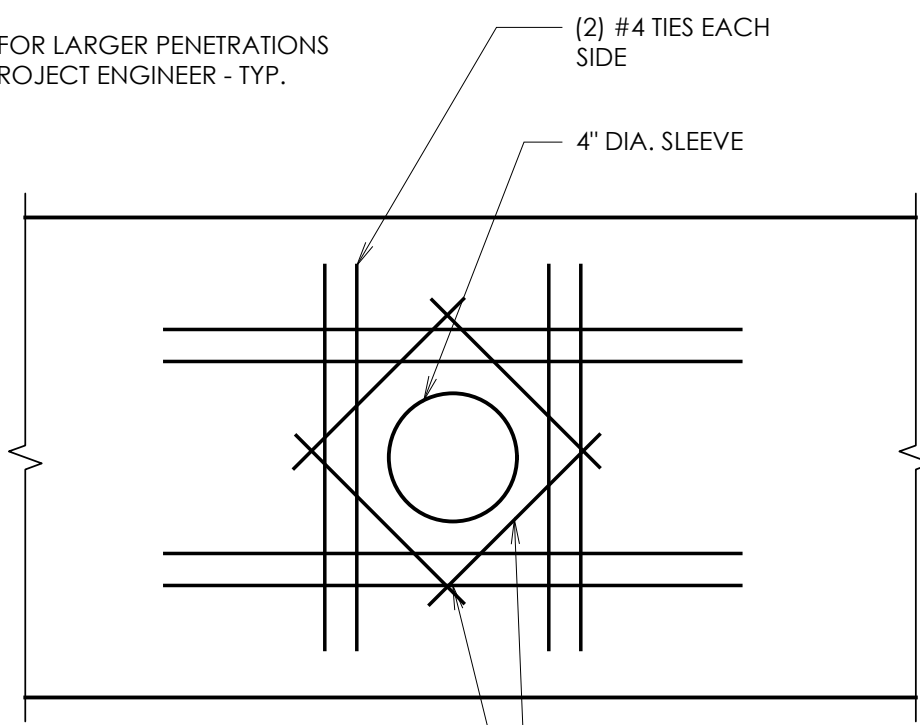
|   |              |
|---|--------------|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| 3 | NOV 4, 2019  |

SCALE: AS NOTED  
 DATE: JAN. 1, 2000  
 DRAWN BY: SM  
 JOB NO. 2019.002  
 FILE: 2019.002

SHEET NO.  
**S0.2**

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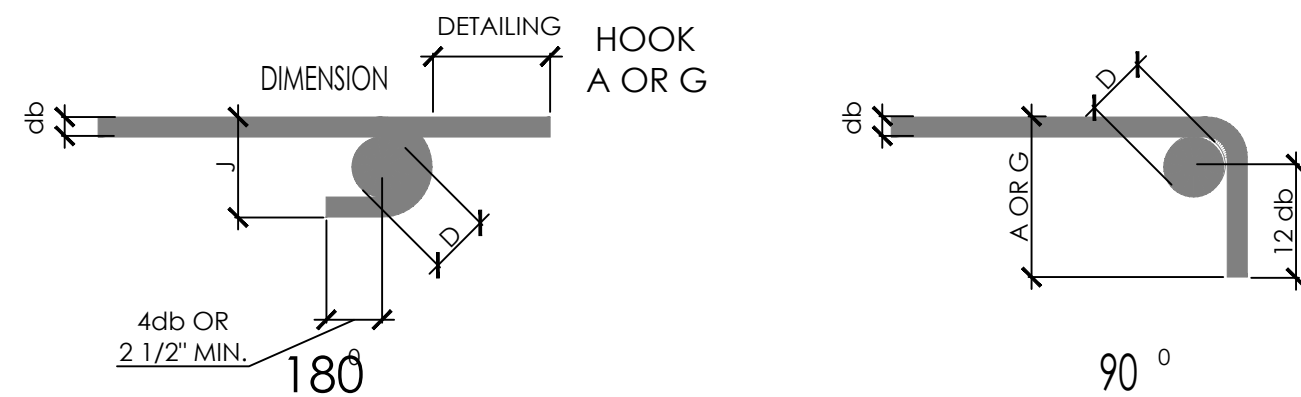
NOTE: FOR LARGER PENETRATIONS - SEE PROJECT ENGINEER - TYP.



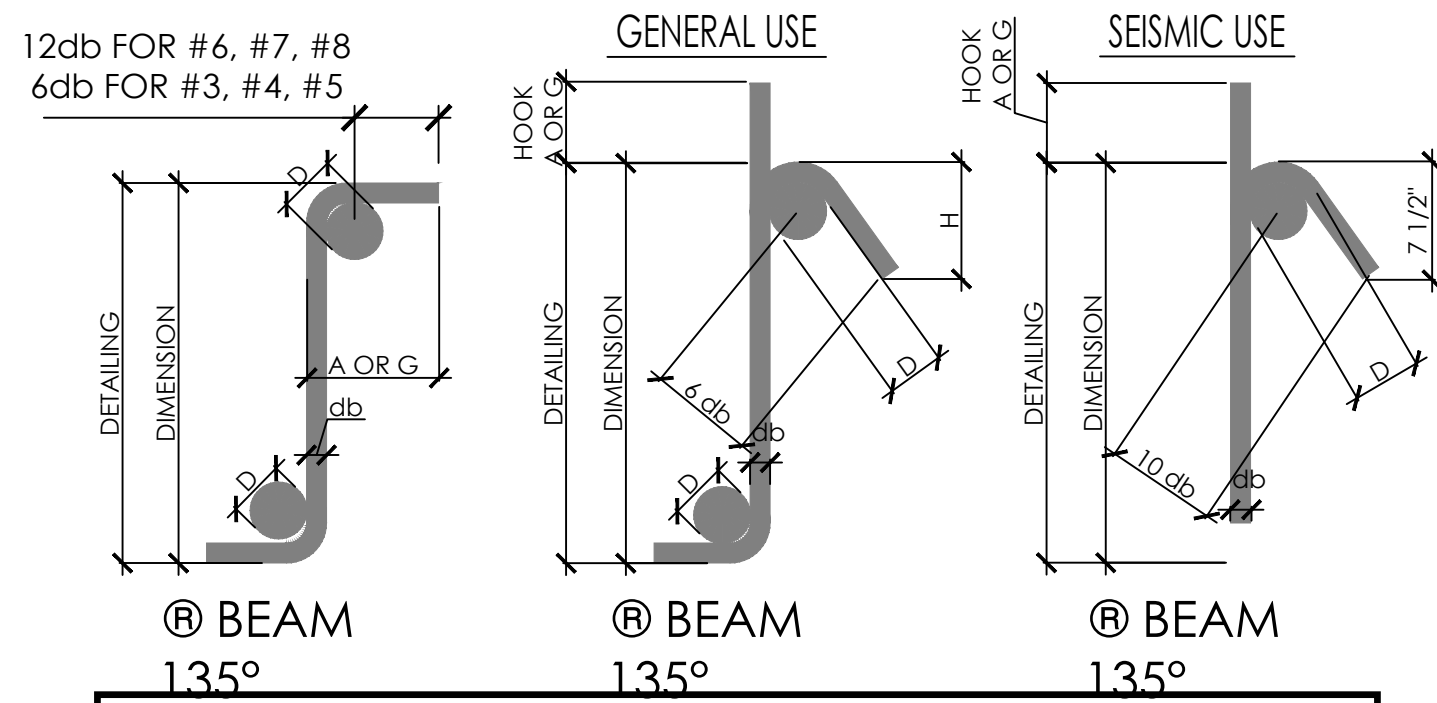
NOTE: ALL PENETRATIONS IN BEAMS TO BE AT MID-HEIGHT OF BEAMS AND AT QUARTER POINTS OF SPANS. SEE DETAIL 5/S0.3

NOTE: BEAM REINFORCING NOT SHOWN FOR CLARITY.

10 WALL PENETRATION DETAIL-TYP. SCALE: N.T.S.



| BAR SIZE | FINISHED BEND DIAMETER D, IN. | 180-DEG HOOKS |         | 90-DEG HOOKS |
|----------|-------------------------------|---------------|---------|--------------|
|          |                               | A OR G        | J       | A OR G       |
| #3       | 2 1/4                         | 5"            | 3"      | 6"           |
| #4       | 3                             | 6"            | 4"      | 8"           |
| #5       | 3 3/4                         | 7"            | 5"      | 10"          |
| #6       | 4 1/2                         | 8"            | 6"      | 11-0"        |
| #7       | 5 1/4                         | 10"           | 7"      | 11-2"        |
| #8       | 6                             | 11"           | 8"      | 11-4"        |
| #9       | 6 1/2                         | 11-3"         | 8-3/4"  | 11-7"        |
| #10      | 7                             | 11-5"         | 9-1/4"  | 11-10"       |
| #11      | 7 1/2                         | 11-7"         | 9-3/4"  | 11-13"       |
| #14      | 9 1/4                         | 13-3"         | 11-9/4" | 13-7"        |
| #18      | 12                            | 16-0"         | 14-1/2" | 16-5"        |



| BAR SIZE | D, IN. | GENERAL USE |         |              | SEISMIC USE  |            |
|----------|--------|-------------|---------|--------------|--------------|------------|
|          |        | 90-DEG HOOK |         | 135-DEG HOOK | 135-DEG HOOK |            |
|          |        | A OR G      | A OR G  | H, APPROX.   | A OR G       | H, APPROX. |
| #3       | 1 1/2  | 4"          | 4"      | 2 1/2"       | 5"           | 3 1/2"     |
| #4       | 2      | 4 1/2"      | 4 1/2"  | 3"           | 6 1/2"       | 4 1/2"     |
| #5       | 2 1/2  | 6"          | 5 1/2"  | 3 3/4"       | 8"           | 5 1/2"     |
| #6       | 4 1/2  | 11-0"       | 8"      | 4 1/2"       | 11"          | 6 1/2"     |
| #7       | 5 1/4  | 11-2"       | 9"      | 5 1/4"       | 11-0 1/2"    | 7 3/4"     |
| #8       | 6      | 11-4"       | 10 1/2" | 6"           | 11-2 1/2"    | 9"         |

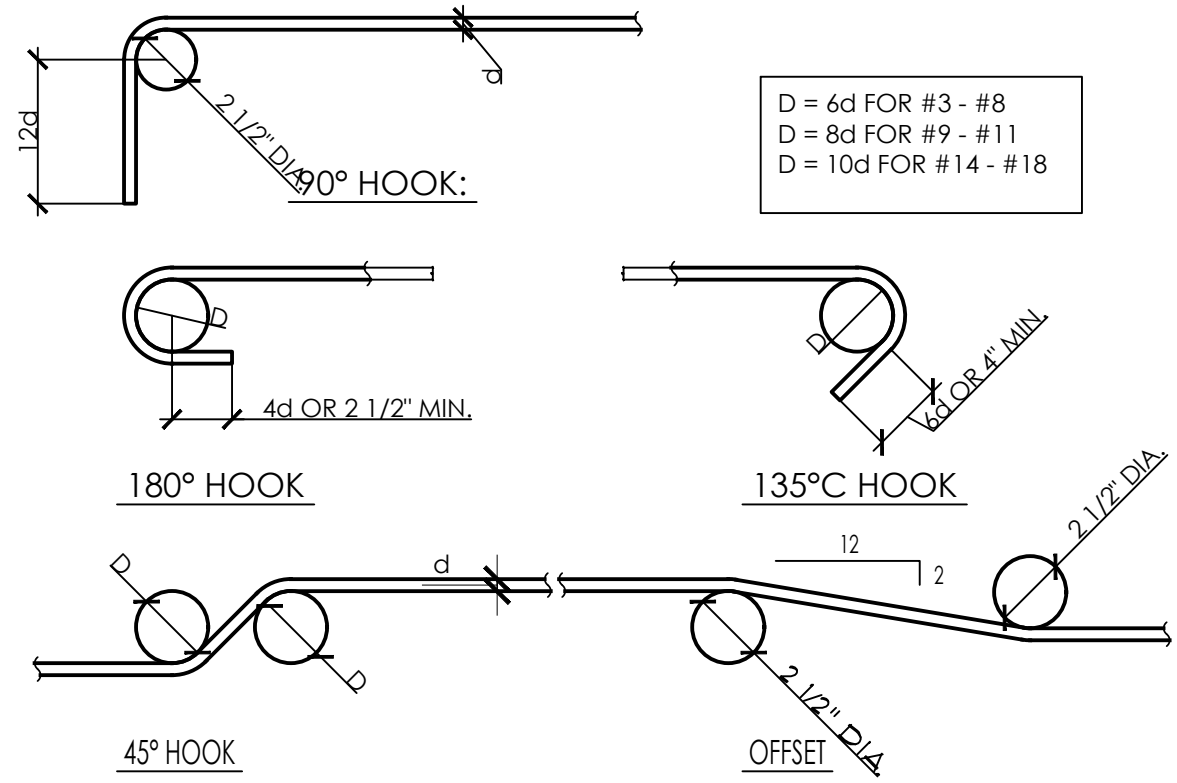
12 STD. HOOKS / STIRRUPS - TYP. BENDS SCALE: N.T.S.

REINFORCING LAP SPICE SCHEDULE

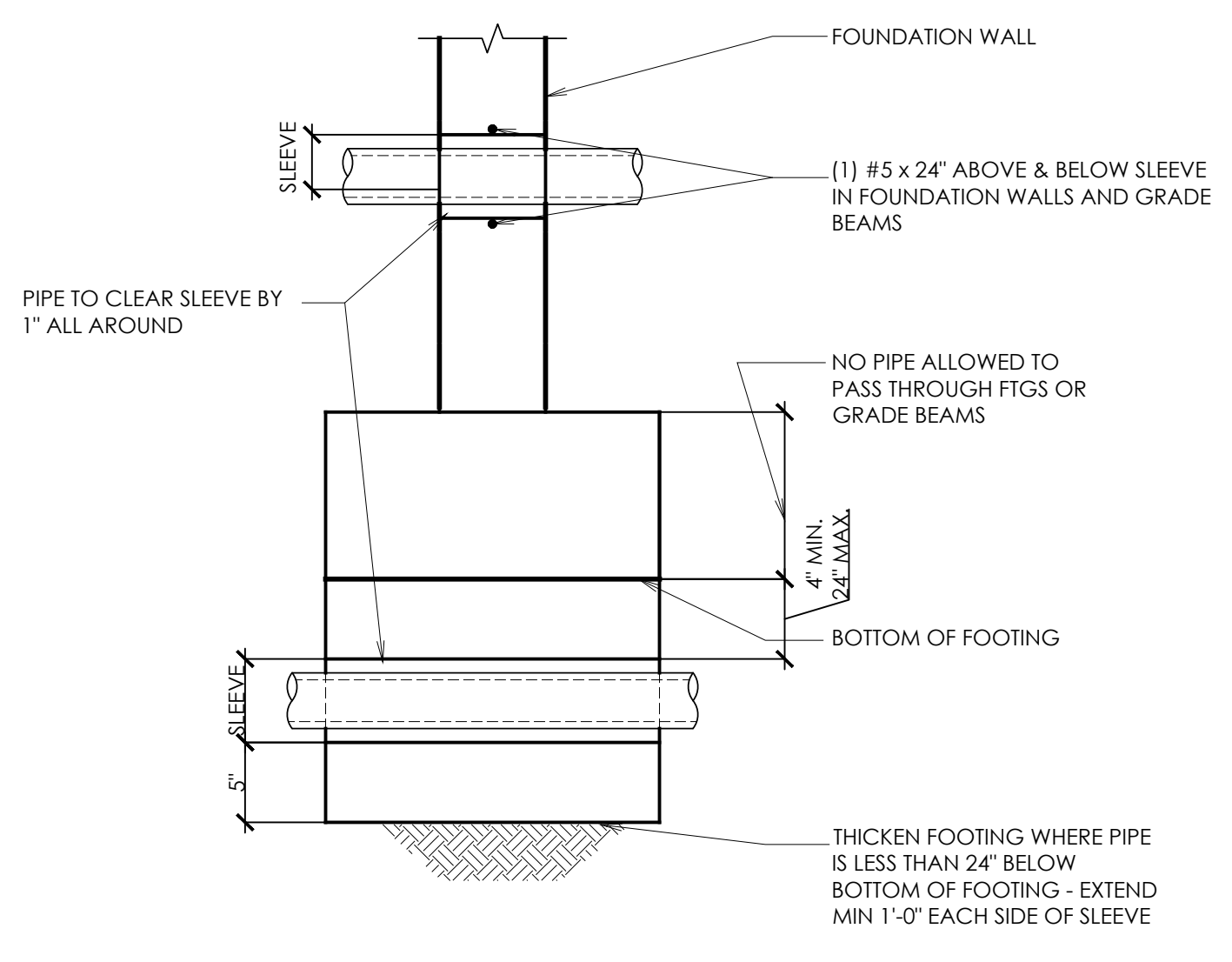
| BAR SIZE | f <sub>c</sub> = 3000 PSI |      |           |      | f <sub>c</sub> = 4000 PSI |      |           |      | f <sub>c</sub> = 5000 PSI |     |           |      | f <sub>c</sub> = 6000 PSI |     |           |      |
|----------|---------------------------|------|-----------|------|---------------------------|------|-----------|------|---------------------------|-----|-----------|------|---------------------------|-----|-----------|------|
|          | REGULAR CLASS             |      | TOP CLASS |      | REGULAR CLASS             |      | TOP CLASS |      | REGULAR CLASS             |     | TOP CLASS |      | REGULAR CLASS             |     | TOP CLASS |      |
|          | A                         | B    | A         | B    | A                         | B    | A         | B    | A                         | B   | A         | B    | A                         | B   | A         | B    |
| #3       | 13"                       | 17"  | 17"       | 21"  | 12"                       | 16"  | 16"       | 21"  | 12"                       | 16" | 16"       | 21"  | 12"                       | 16" | 16"       | 21"  |
| #4       | 17"                       | 22"  | 22"       | 28"  | 15"                       | 19"  | 19"       | 25"  | 13"                       | 17" | 17"       | 22"  | 12"                       | 16" | 16"       | 21"  |
| #5       | 21"                       | 27"  | 27"       | 35"  | 18"                       | 24"  | 24"       | 31"  | 16"                       | 21" | 21"       | 27"  | 15"                       | 19" | 19"       | 25"  |
| #6       | 27"                       | 36"  | 36"       | 46"  | 24"                       | 31"  | 31"       | 40"  | 21"                       | 28" | 28"       | 36"  | 20"                       | 25" | 25"       | 33"  |
| #7       | 37"                       | 48"  | 48"       | 63"  | 32"                       | 42"  | 42"       | 54"  | 29"                       | 38" | 38"       | 49"  | 27"                       | 34" | 34"       | 44"  |
| #8       | 49"                       | 64"  | 64"       | 82"  | 42"                       | 55"  | 55"       | 71"  | 38"                       | 49" | 49"       | 64"  | 35"                       | 45" | 45"       | 58"  |
| #9       | 62"                       | 80"  | 80"       | 104" | 54"                       | 70"  | 70"       | 90"  | 48"                       | 62" | 62"       | 81"  | 44"                       | 57" | 57"       | 74"  |
| #10      | 78"                       | 102" | 102"      | 132" | 68"                       | 88"  | 88"       | 115" | 61"                       | 79" | 79"       | 102" | 56"                       | 72" | 72"       | 94"  |
| #11      | 96"                       | 125" | 125"      | 162" | 83"                       | 108" | 108"      | 141" | 76"                       | 97" | 97"       | 126" | 68"                       | 88" | 88"       | 115" |

NOTE:

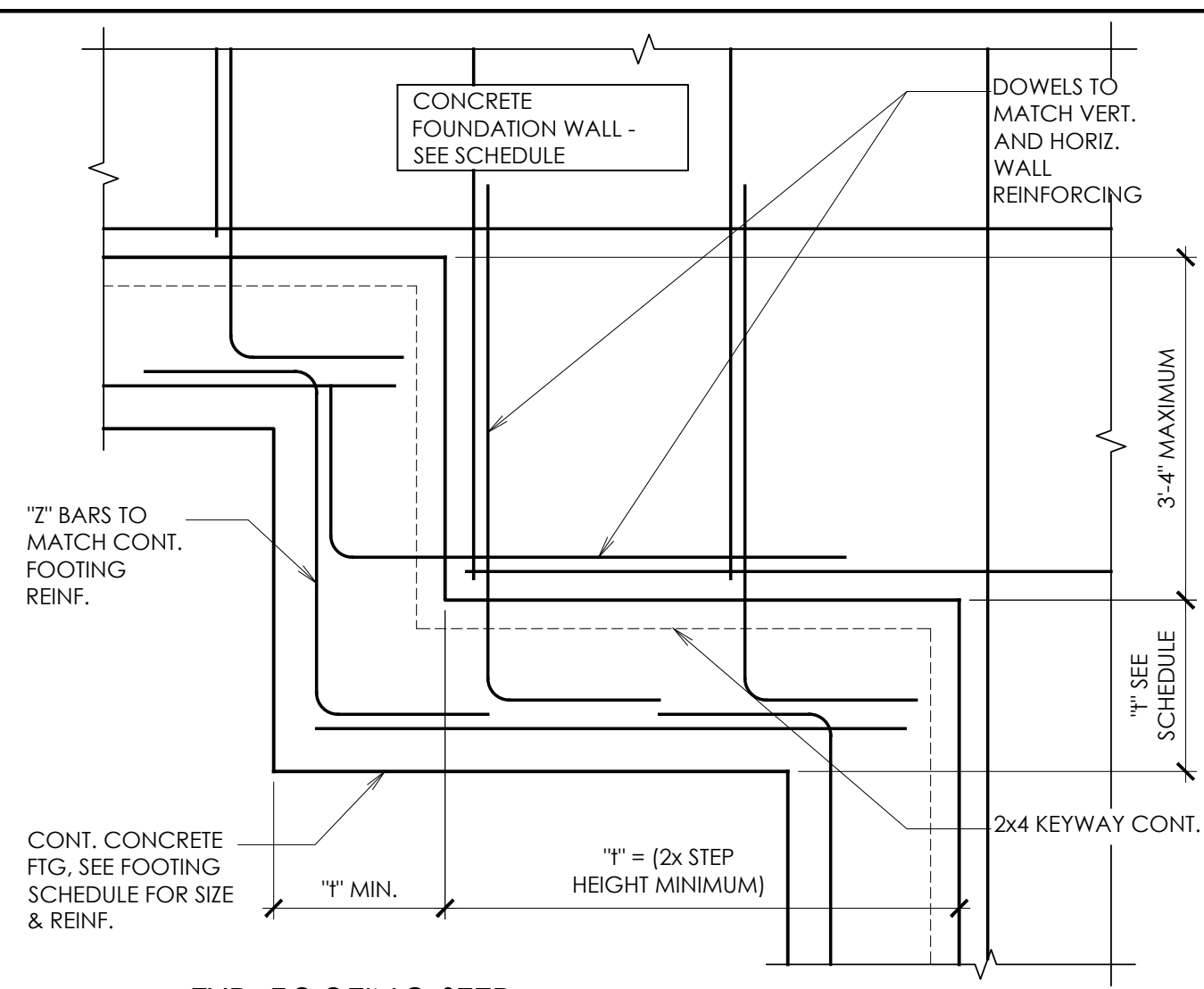
- THESE NOTES SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
- CLASS 'A' SPLICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPICE LENGTH.
- CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE #2 ABOVE ARE MET.
- TIES AND STIRRUPS SHALL NOT BE SPLICED.
- a. FOR BUNDLED BARS OF THREE OR LESS, LAP SPICE LENGTHS SHALL BE MULTIPLIED BY 1.2.  
b. FOR BUNDLED BARS OF FOUR OR MORE, LAP SPICE LENGTHS SHALL BE MULTIPLIED BY 1.33.  
c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP.  
d. ENTIRE BUNDLES SHALL NOT BE LAP SPLICED.
- FOR ALL LIGHTWEIGHT CONCRETE, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3.
- FOR ALL EPOXY COATED BARS, LAP LENGTHS SHALL BE MULTIPLIED BY 1.3 FOR TOP BARS AND 1.5 FOR REGULAR BARS.
- TOP BARS ARE CLASSIFIED AS HORIZONTAL BARS WHERE 12" OR MORE OF FRESH CONCRETE IS CAST BELOW THE REINFORCING BAR.



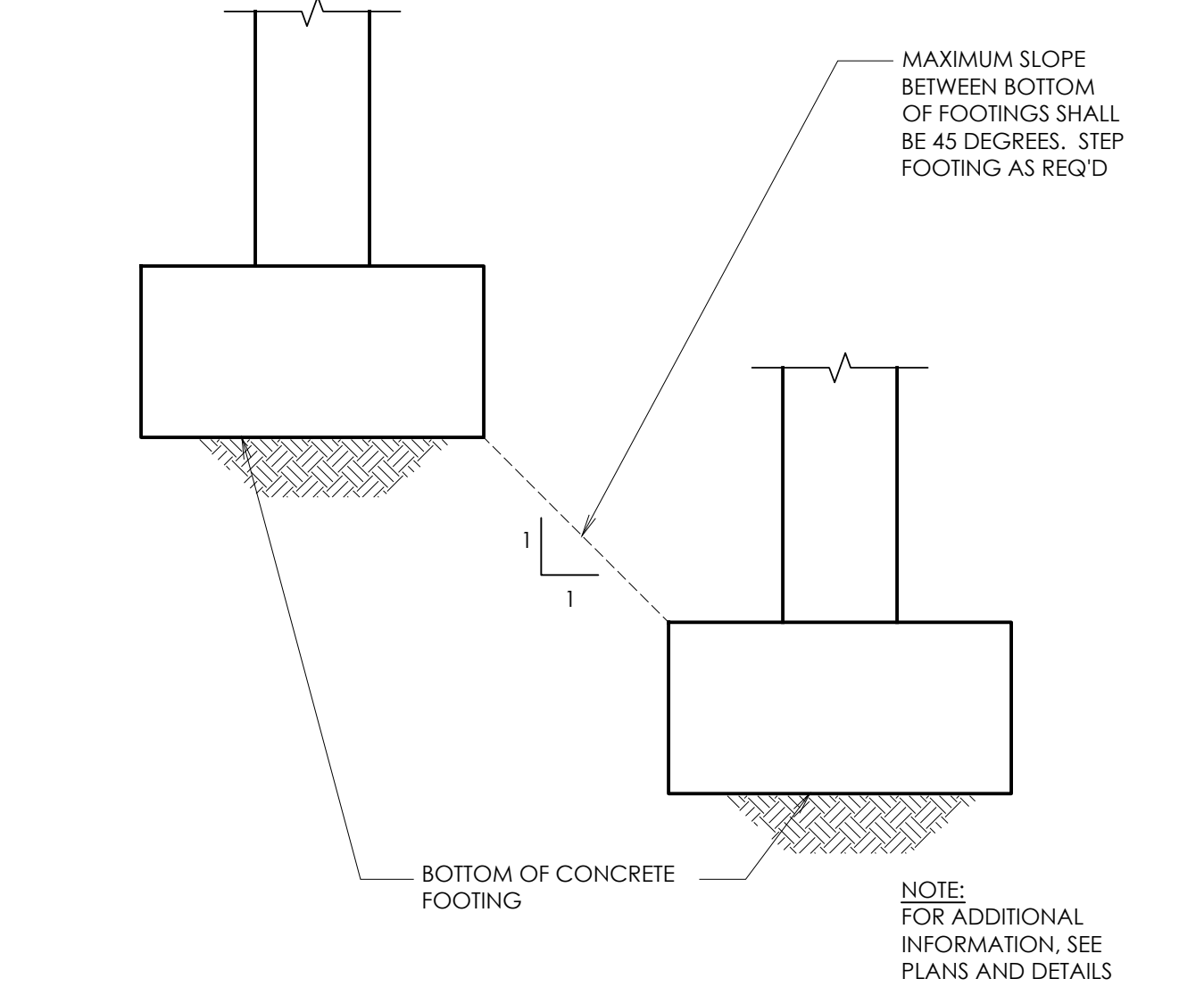
8 REINFORCING LAP SPICE SCHEDULE & BAR BENDING DIAGRAMS SCALE: N.T.S.



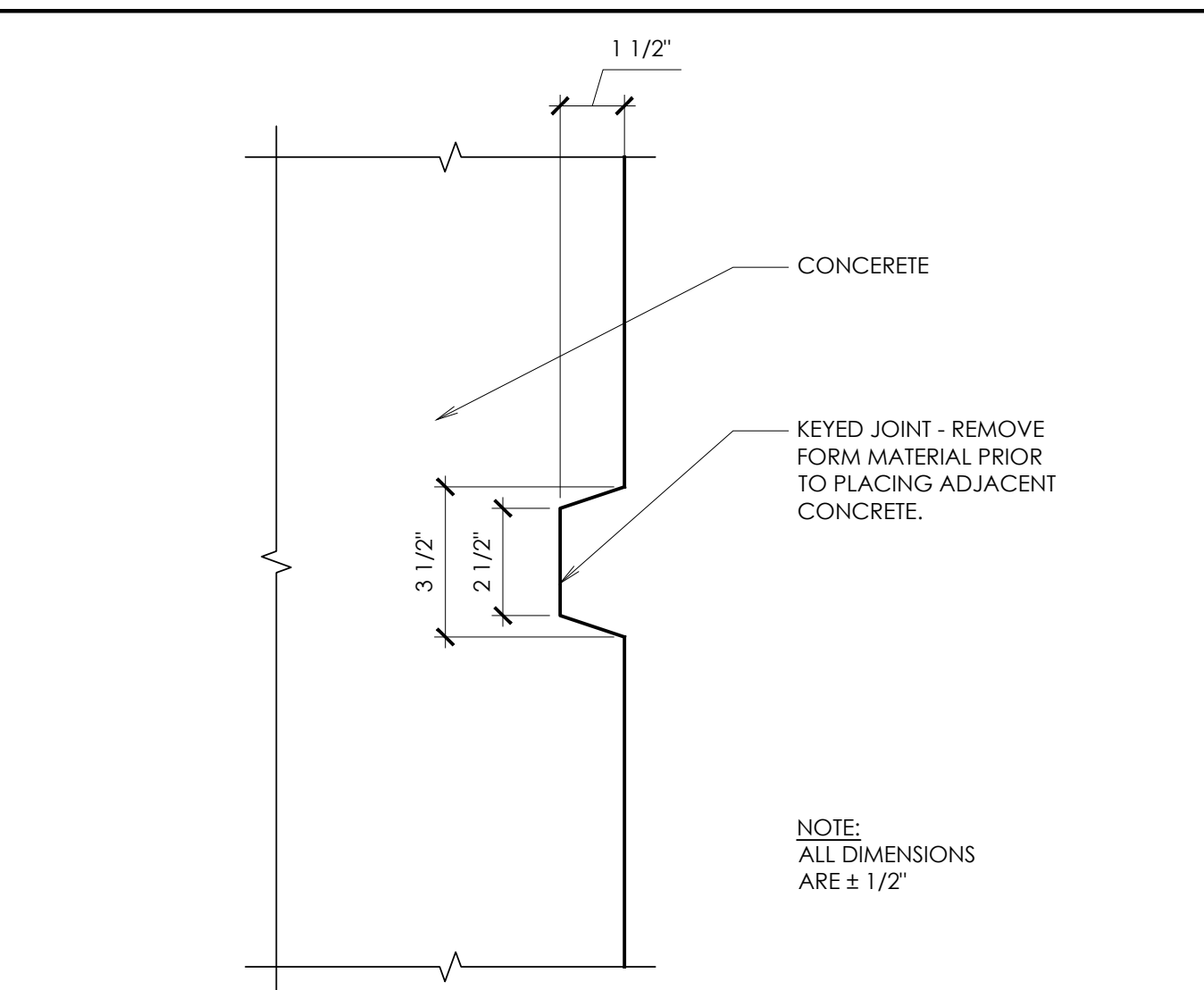
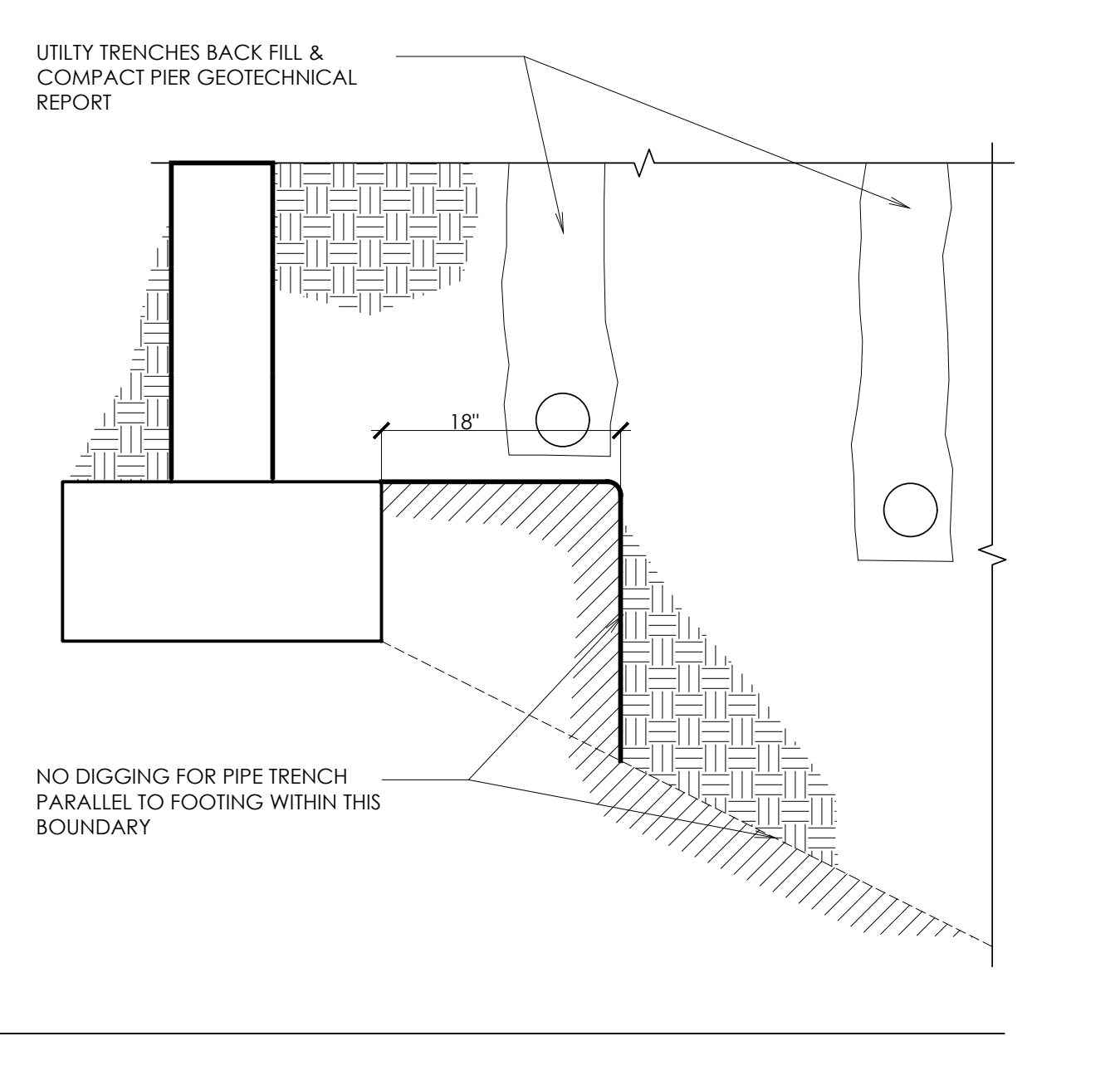
9 PIPE THROUGH FOOTING AND TRENCH SCALE: N.T.S.



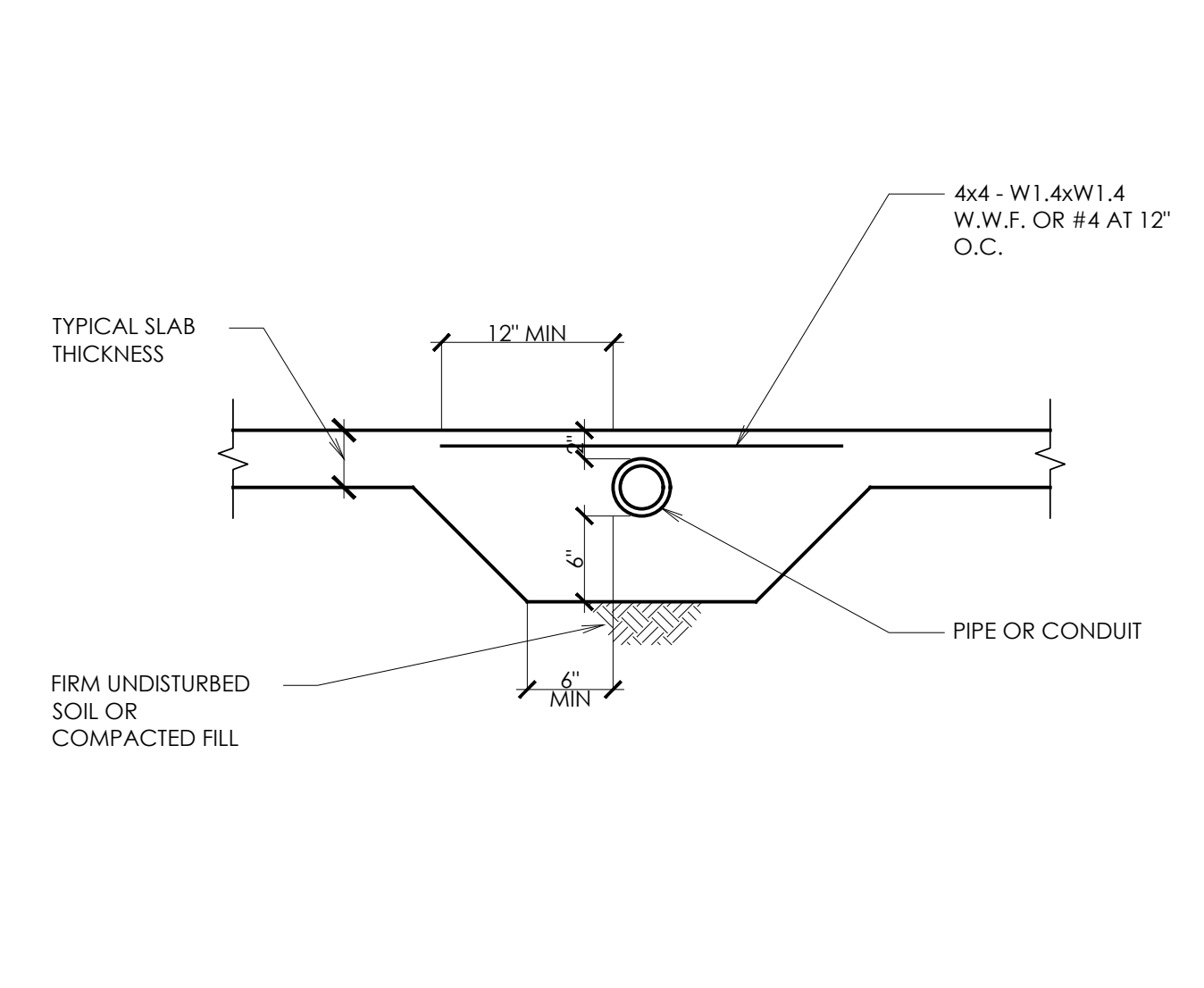
4 TYP. FOOTING STEP DETAIL @ CONCRETE FOUNDATION WALL SCALE: N.T.S.



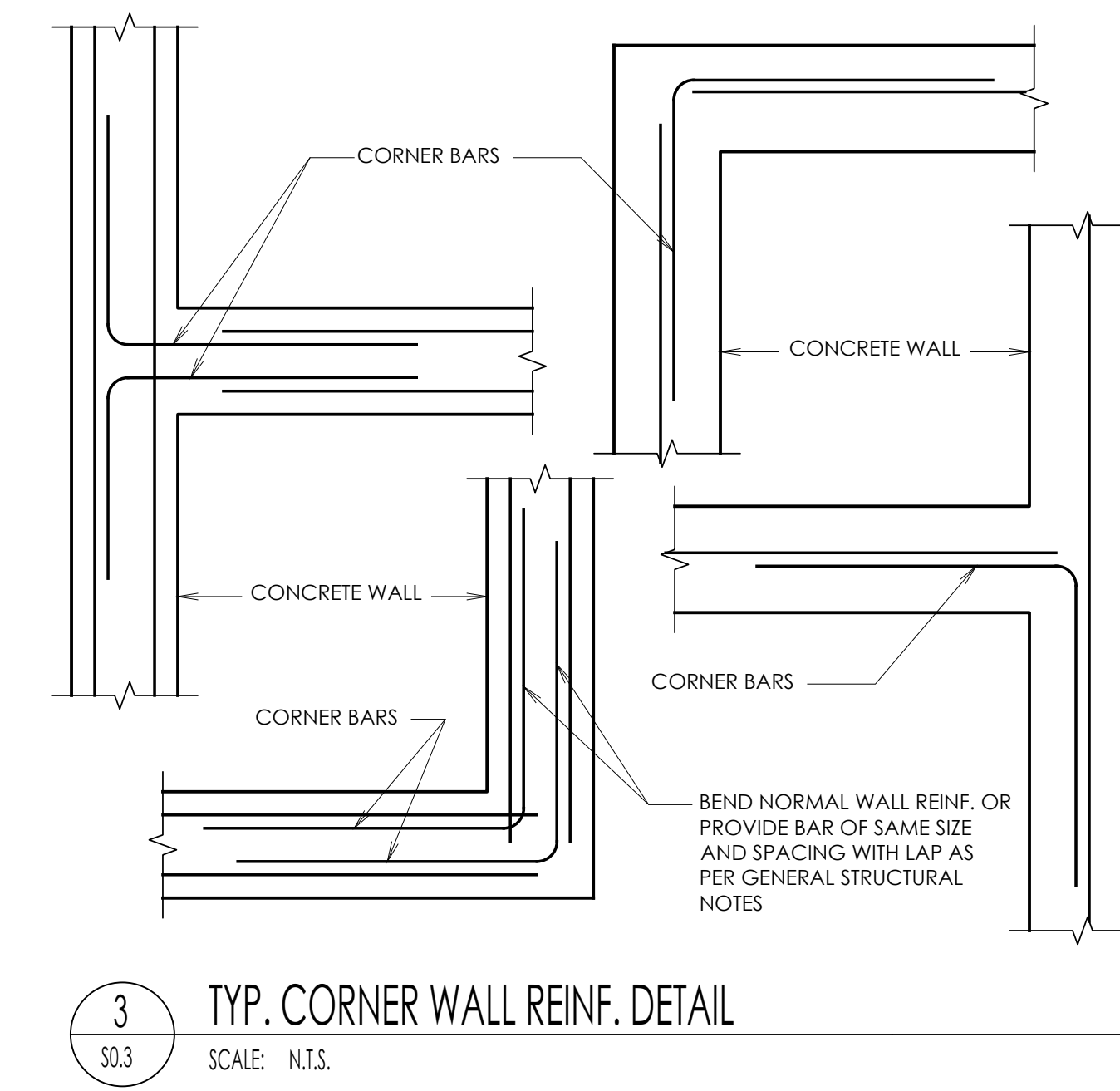
5 MAX SLOPE BETWEEN ADJACENT FOOTINGS SCALE: N.T.S.



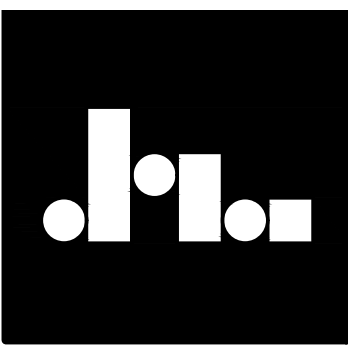
1 TYPICAL KEY IN CONCRETE SCALE: N.T.S.



2 SLEEVE FOR PIPE AT SLAB SCALE: N.T.S.



3 TYP. CORNER WALL REINF. DETAIL SCALE: N.T.S.



**J.M. WILLIAMS and Associates**  
2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
Ph. 801.575.6455 Fax. 801.575.6456 Web. WWW.JMWA.COM



STRUCTURAL DETAILS  
KLINFELTER RESIDENCE  
EDEN, UTAH

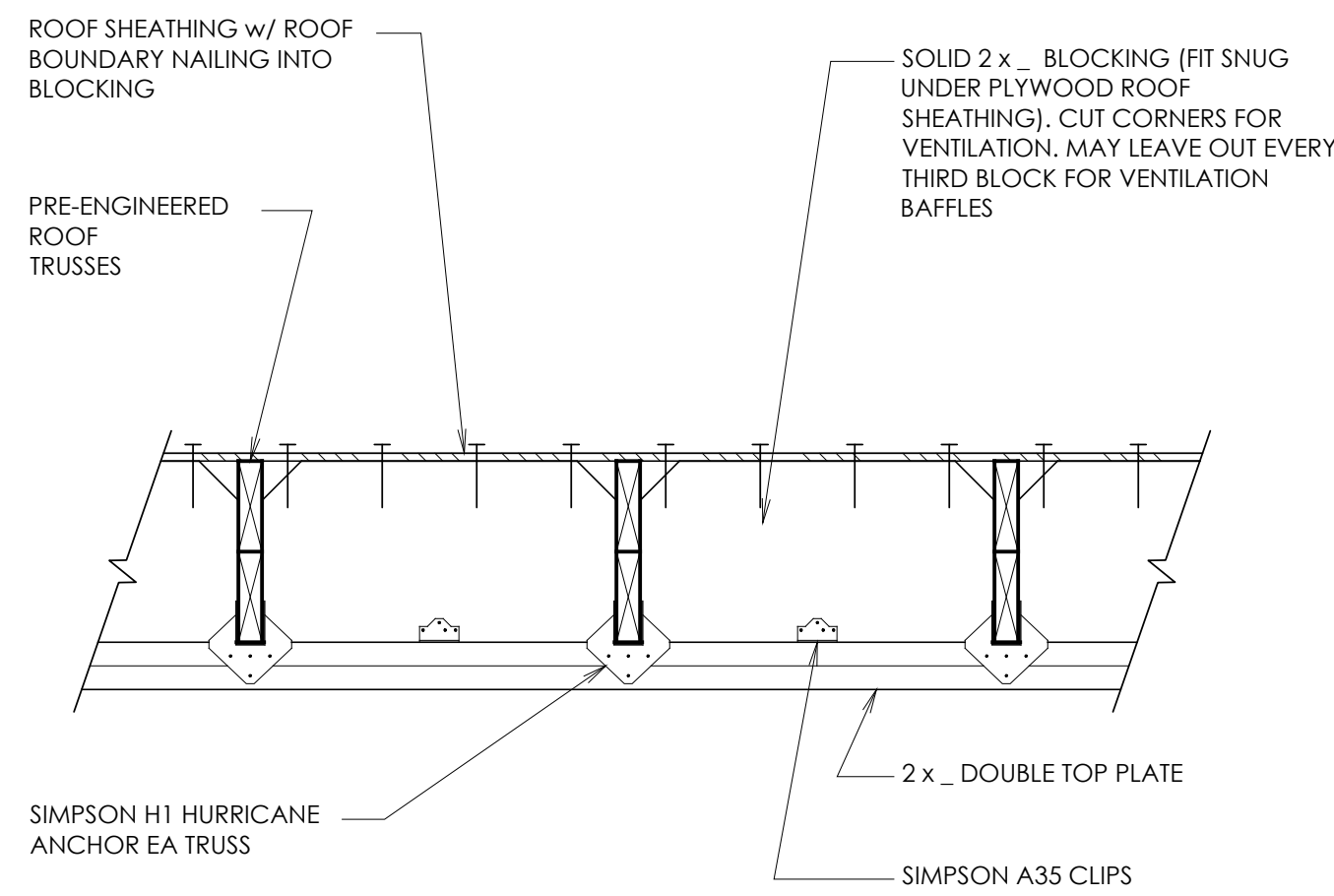
REVISIONS:

|   |              |
|---|--------------|
| 1 | AUG 20, 2019 |
| 2 | SEP 11, 2019 |
| 3 | NOV 4, 2019  |

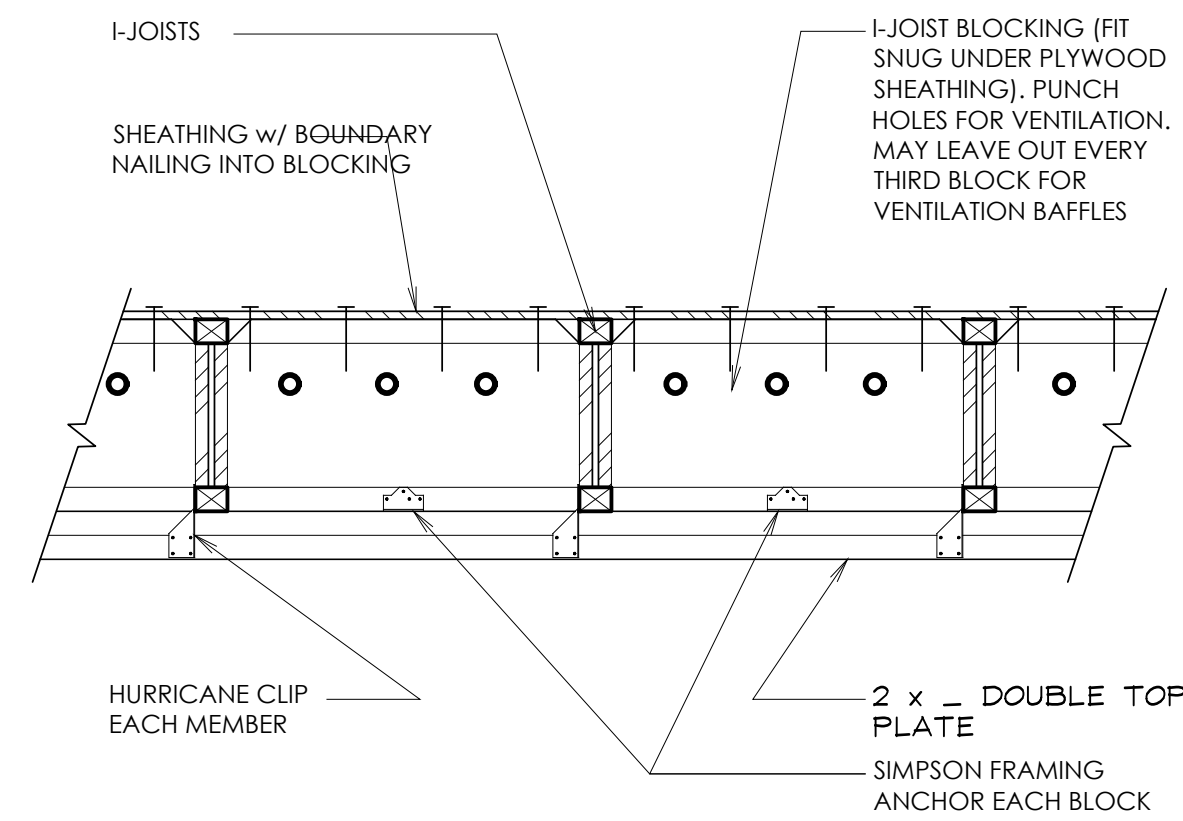
SCALE: AS NOTED  
DATE: JAN. 1, 2000  
DRAWN BY: SM  
JOB NO. 2019.002  
FILE: 2019.002

SHEET NO.  
**S0.3**

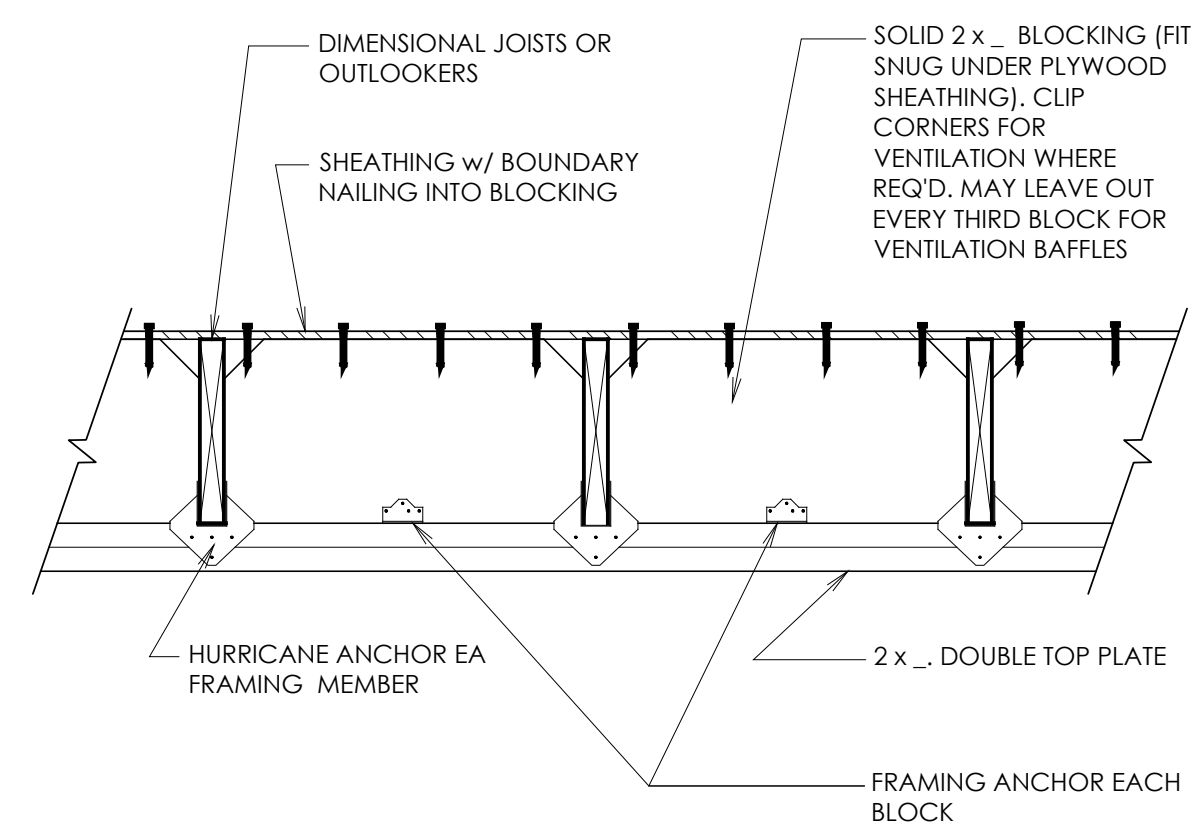
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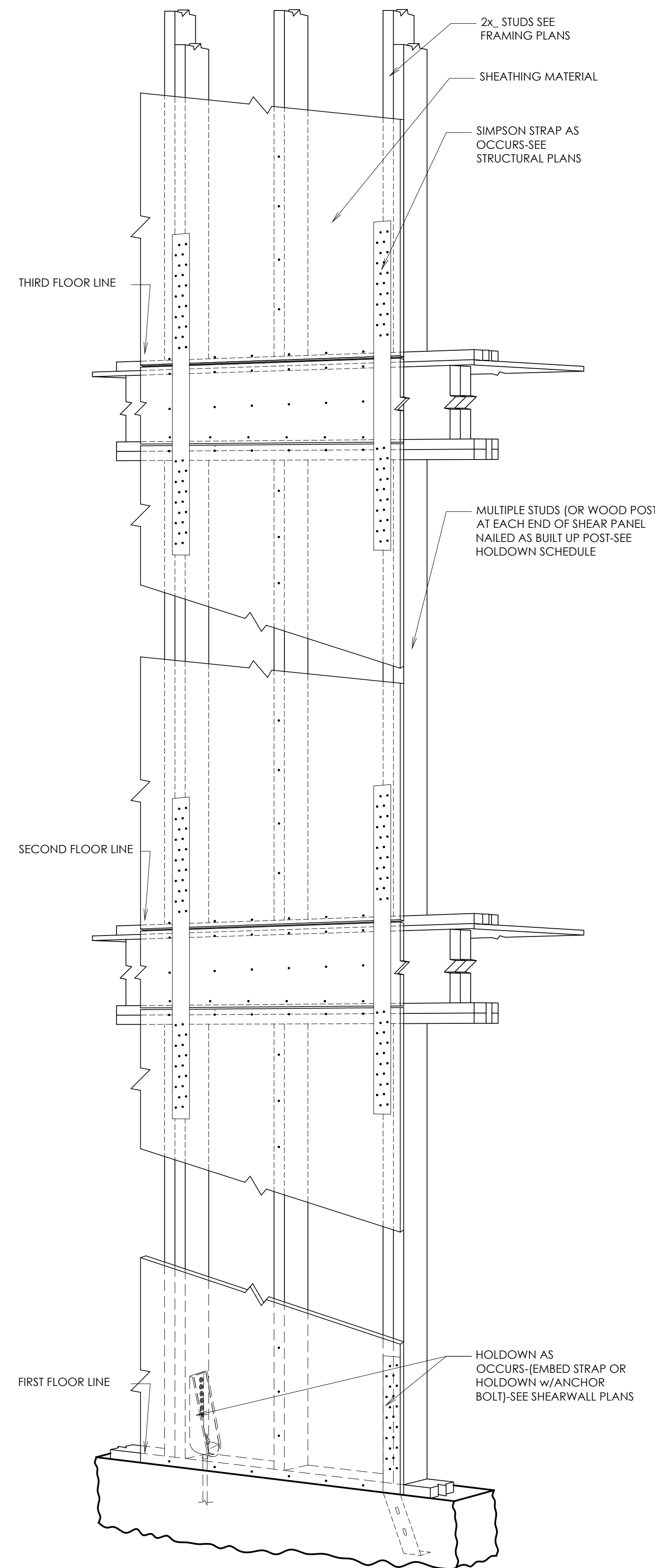
**7** TYPICAL TRUSS BLOCKING  
S0.4 SCALE: N.T.S.



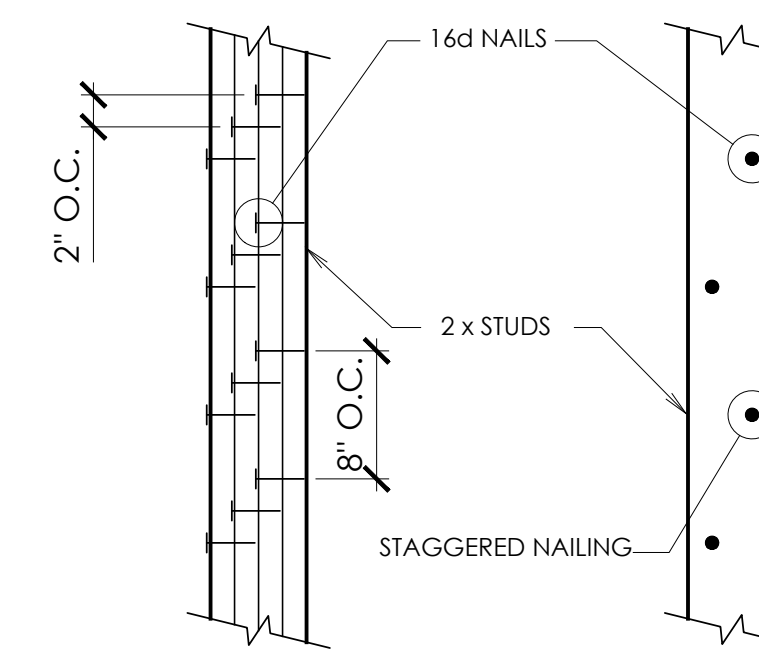
**8** TJI BLOCKING DETAIL  
S0.4 SCALE: N.T.S.



**9** SOLID BLOCKING DETAIL  
S0.4 SCALE: N.T.S.

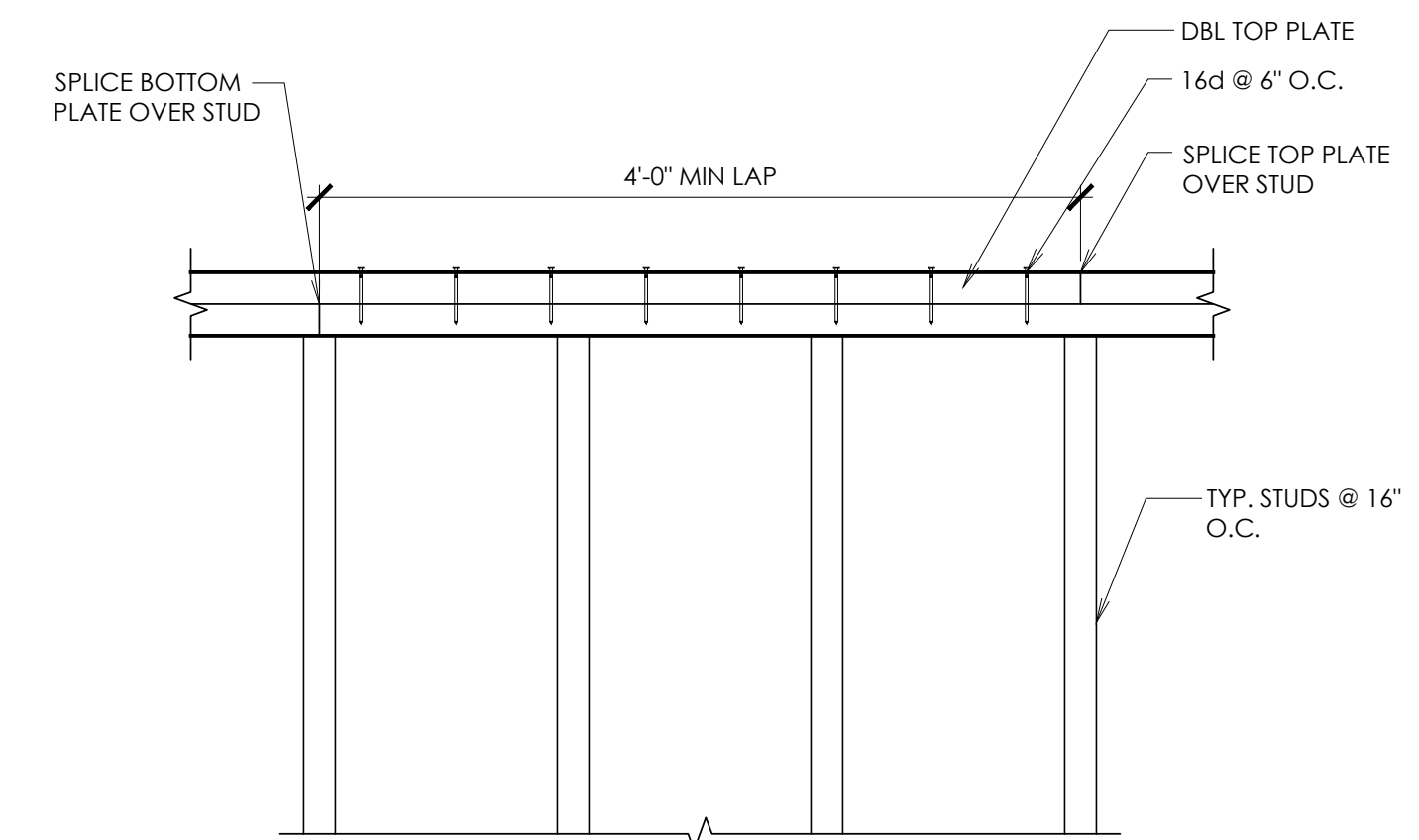


**6** TYPICAL SHEARWALL w/ STRAPS DETAIL  
S0.4 SCALE: N.T.S.

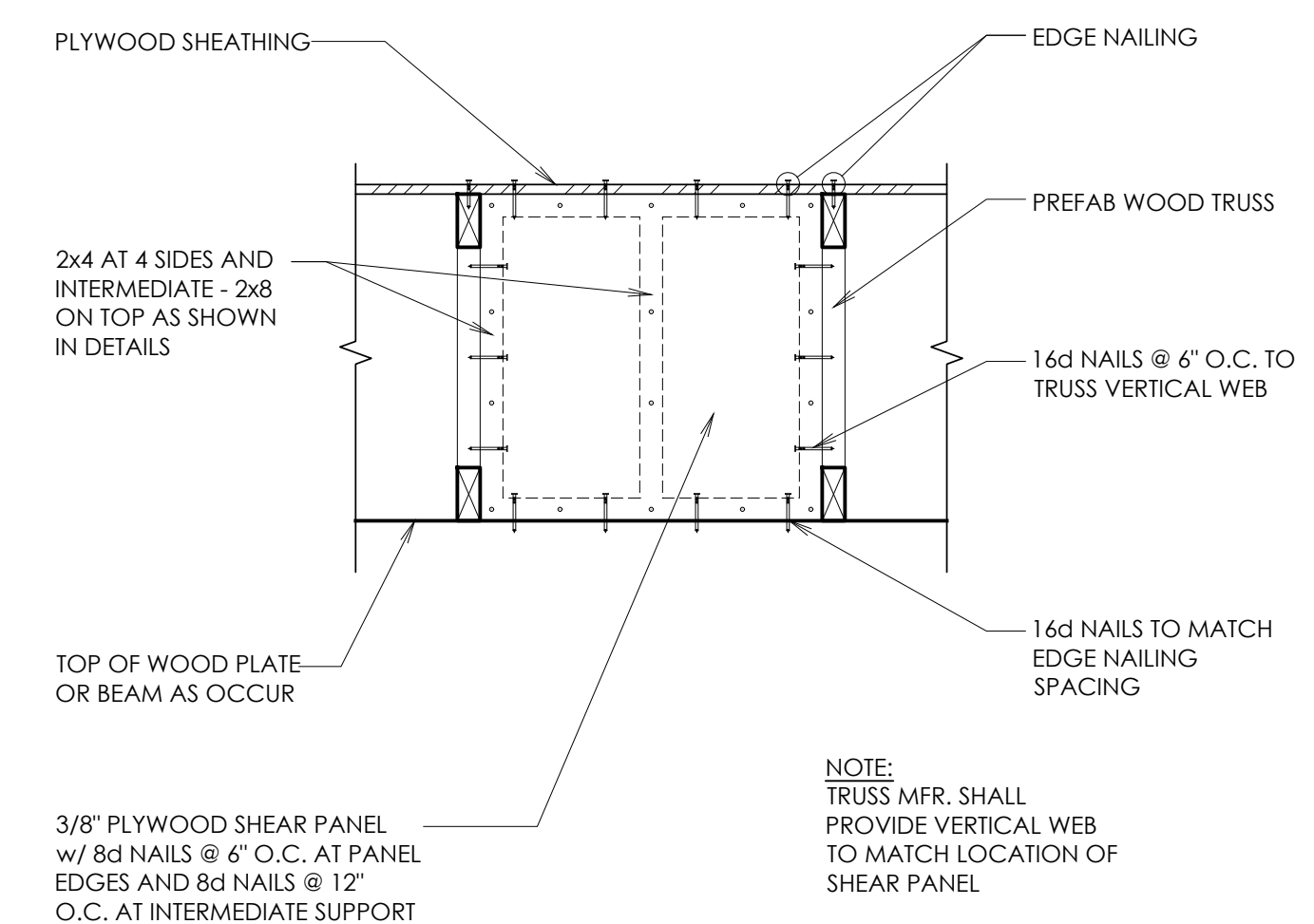


NOTE: STUDS SHALL BE BUILT-UP AS REQ'D FOR SOLID BEARING w/ KING STUD EA SIDE TYP U.N.O.

**1** TYPICAL BUILT-UP POST  
S0.4 SCALE: N.T.S.



**2** TYPICAL TOP PLATE SPLICE  
S0.4 SCALE: N.T.S.

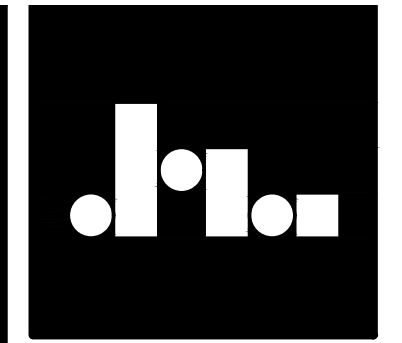


3/8\"/>

NOTE: TRUSS MFR. SHALL PROVIDE VERTICAL WEB TO MATCH LOCATION OF SHEAR PANEL

NOTE: FOR CONSTRUCTION BELOW PANEL, SEE PLAN

**3** TYPICAL SHEAR PANEL  
S0.4 SCALE: N.T.S.



**J.M. WILLIAMS and Associates**  
2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
Ph. 801.575.6455 Fax. 801.575.6456 Web. WWW.JMWA.COM



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STRUCTURAL DETAILS  
KLINFELTER RESIDENCE  
EDEN, UTAH

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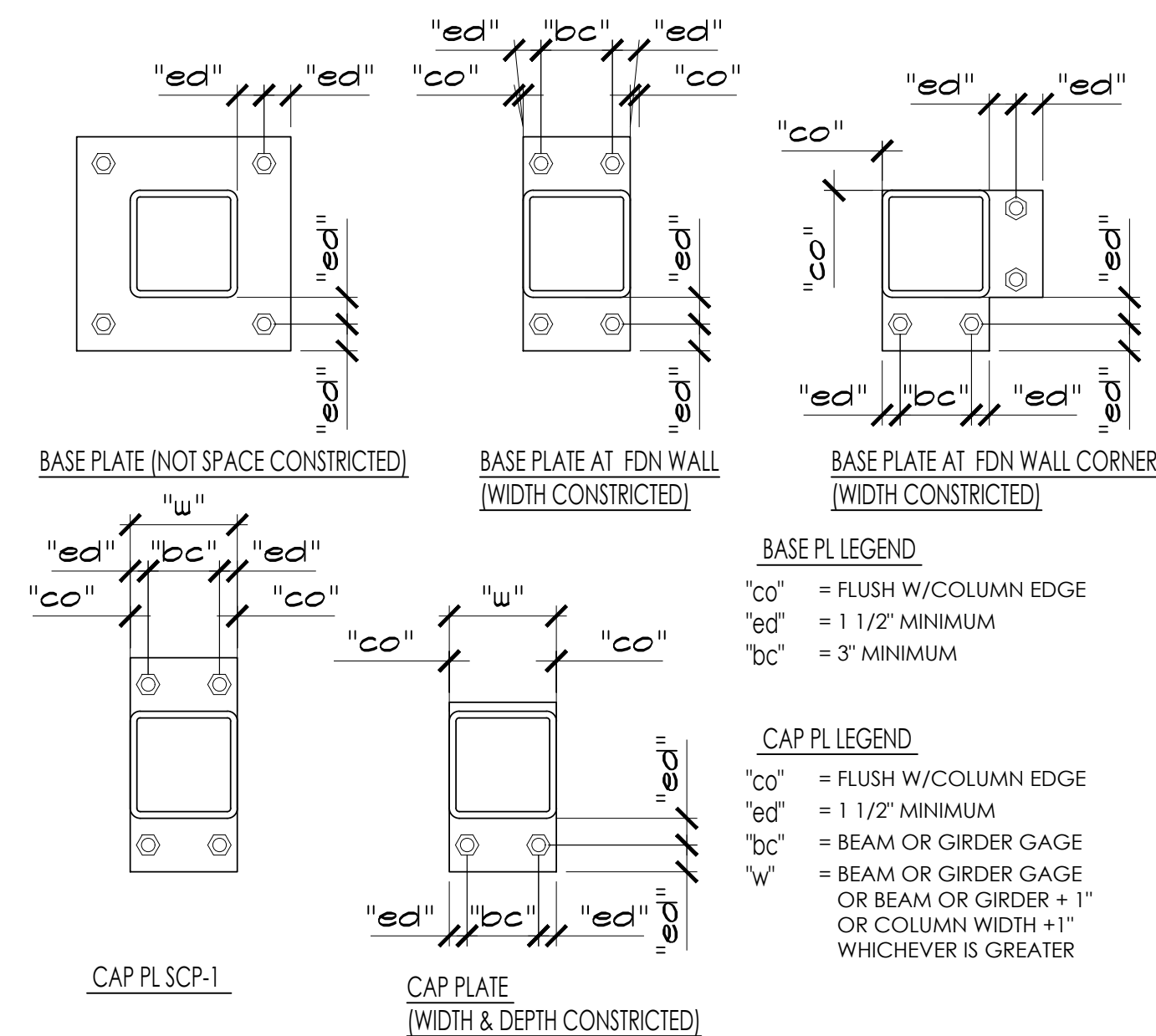
**S0.4**

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NOTE: SEE PLAN FOR COLUMN SIZES

STEEL COLUMN NOTES:

- UNLESS NOTED OTHERWISE, ALL COLUMNS SHALL BE INSTALLED WITH (4) 3/4" DIA. ANCHOR BOLTS WITH 3" MINIMUM HOOKS. PROJECT ANCHOR BOLTS 3" MINIMUM ABOVE THE TOP OF THE BASE PLATE. EMBEDMENT SHALL BE 9" MINIMUM. ALL BOLTS SHALL BE INSTALLED WITH HARDENED WASHERS BENEATH THE NUT. ANY BOLT HOLES LARGER THAN THE BOLT DIAMETER PLUS 5/16" SHALL HAVE 5/16" PLATE WASHERS INSTALLED BENEATH THE HARDENED WASHERS.
- ALL CAP PLATE BOLTS SHALL BE 3/4" DIA. A325N BOLTS, TYPICAL UNLESS NOTED OTHERWISE.
- ANCHOR BOLTS SHALL NOT BE WELDED (INCLUDING TACK WELDS).
- SEE GENERAL STRUCTURAL NOTES FOR ALL OTHER REQUIREMENTS.

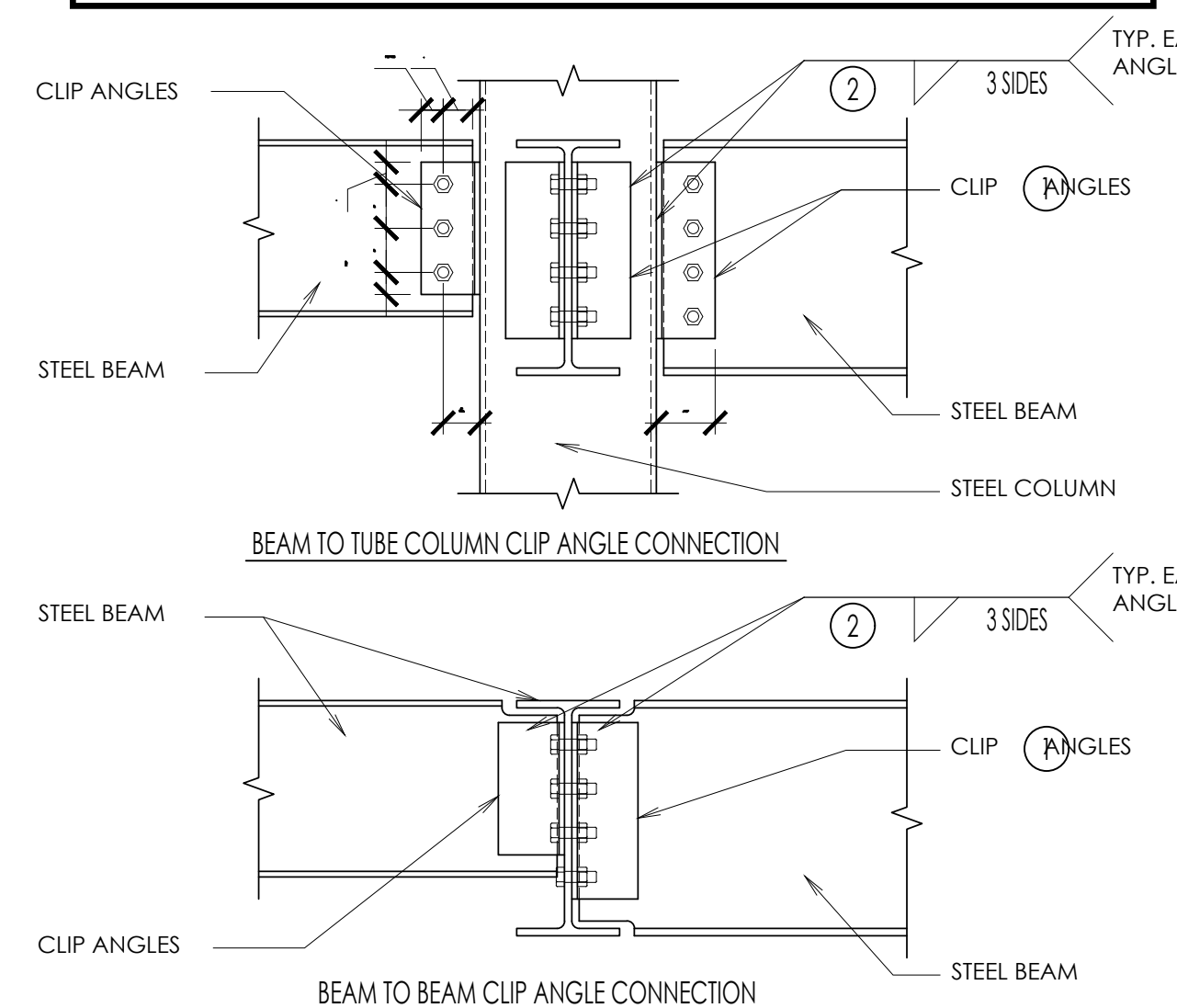


8 STEEL COLUMN CONNECTION SCHEDULE - TYP.  
 S0.5 SCALE: N.T.S.

A-325 BOLT SCHEDULE

| MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP | A-325N BOLTS |           |
|--|--------------|-----------|
|  | No. PER BEAM | SIZE      |
| W8   | 2            | 3/4" DIA. |
| W10  | 2            | 3/4" DIA. |
| W12  | 3            | 3/4" DIA. |
| W14  | 3            | 3/4" DIA. |
| W16  | 4            | 3/4" DIA. |
| W18  | 4            | 3/4" DIA. |
| W21  | 5            | 3/4" DIA. |
| W24  | 5            | 3/4" DIA. |
| W27  | 6            | 3/4" DIA. |
| W30  | 7            | 3/4" DIA. |

- CLIP ANGLES: (2) L 4x3 1/2. THICKNESS SHALL BE EQUAL TO ONE HALF THE BEAM WEB THICKNESS PLUS 1/16" (1/4" MIN.). FOR TWO ROWS OF BOLTS OR SKEWED CONNECTIONS, USE BENT PLATES. WHERE COLUMN WIDTH IS SMALLER THAN THE CONNECTING CLIP ANGLES, ANGLE LEGS MAY BE REDUCED TO MATCH WIDTH OF COLUMN. USE L 4x4 ANGLES AT BEAM TO CONCRETE WALL OR COLUMN CONNECTIONS.
- FILLET WELDS SHALL BE ANGLE THICKNESS MINUS 1/16" (1/4" MIN.).
- CONTRACTOR HAS OPTION TO BOLT CLIP ANGLES IN EITHER BEAM WEB IN BEAM TO BEAM CONNECTIONS AND IN COLUMN WEB AND FLANGE.
- BOLT EDGE DISTANCE SHALL BE 1 1/2" MIN. AT ALL BEAM AND CLIP ANGLE EDGES. BOLT SPACING SHALL BE 3" O.C. MIN.

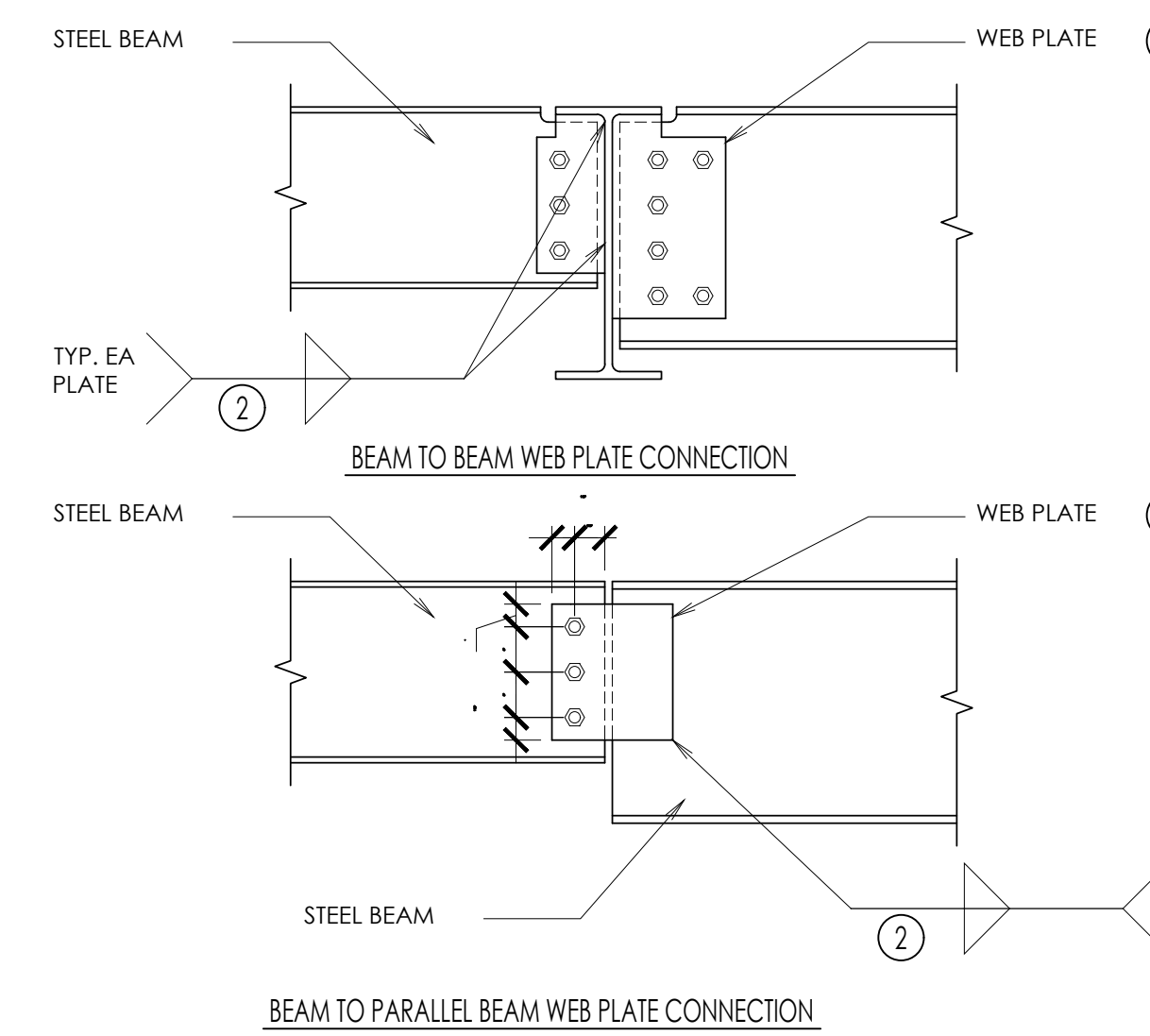


5 TYP. BOLTED CLIP ANGLE CONNECTIONS W/ BOLT SCHEDULE (DOUBLE SHEAR)  
 S0.5 SCALE: N.T.S.

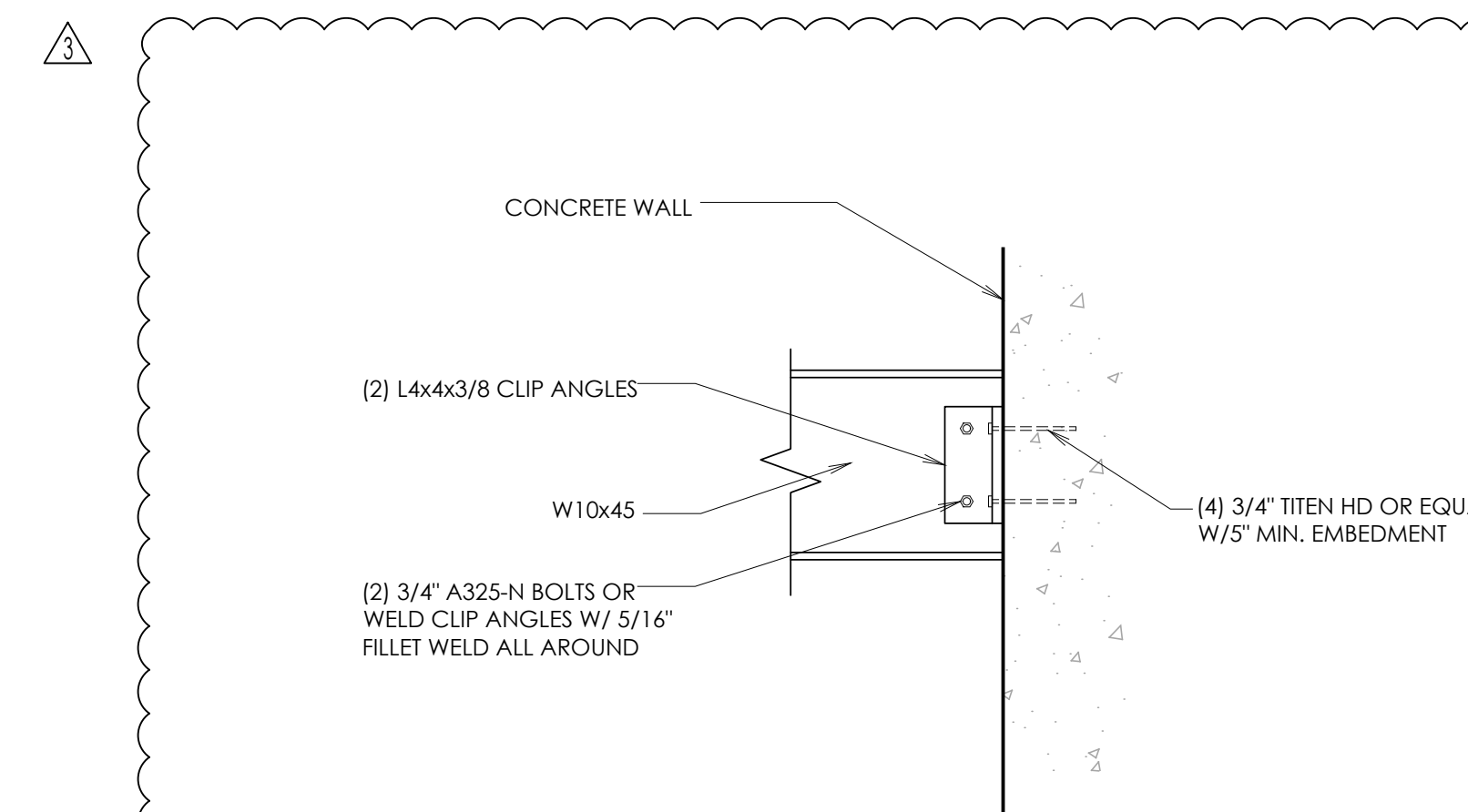
A-325 BOLT SCHEDULE

| MAXIMUM BEAM SIZE IN EACH BEAM DEPTH GROUP | A-325N BOLTS |           |
|--|--------------|-----------|
|  | No. PER BEAM | SIZE      |
| W8   | 2            | 3/4" DIA. |
| W10  | 2            | 3/4" DIA. |
| W12  | 3            | 3/4" DIA. |
| W14  | 3            | 3/4" DIA. |
| W16  | 4            | 3/4" DIA. |
| W18  | 5            | 3/4" DIA. |
| W21  | 6            | 3/4" DIA. |
| W24  | 7            | 3/4" DIA. |
| W27  | 8            | 3/4" DIA. |
| W30  | 9            | 3/4" DIA. |

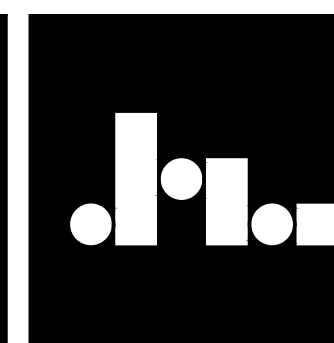
- BEAM WEB CONNECTION PLATES. THICKNESS EQUALS THE BEAM WEB THICKNESS PLUS 1/8" (3/8" MIN.)
- FILLET WELDS SHALL BE AS FOLLOWS:  
 ONE SIDE: PLATE THICKNESS MINUS 1/16" (1/4" MIN.)  
 TWO SIDES: 1/2 PLATE THICKNESS PLUS 1/16" (1/4" MIN.) EACH SIDE
- THICKNESS EQUALS BEAM FLANGE THICKNESS OF BEAM FRAMING INTO COLUMN WEB (3/8" MIN.)
- BOLT EDGE DISTANCE SHALL BE 1 1/2" MIN. AT ALL EDGES. BOLT SPACING SHALL BE 3" MIN.



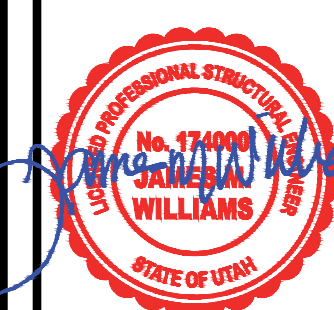
2 TYP. BOLTED WEB PLATE CONNECTIONS W/ BOLT SCHEDULE (SINGLE SHEAR)  
 S0.5 SCALE: N.T.S.



3 BEAM TO WALL CONNECTION  
 S0.5 SCALE: N.T.S.



**JM WILLIAMS and Associates**  
 2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
 Ph. 801.575.6455 Fax. 801.575.6456 Web. WWW.JMW.COM



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STRUCTURAL DETAILS  
 KLINFELTER RESIDENCE  
 EDEN, UTAH

REVISIONS:

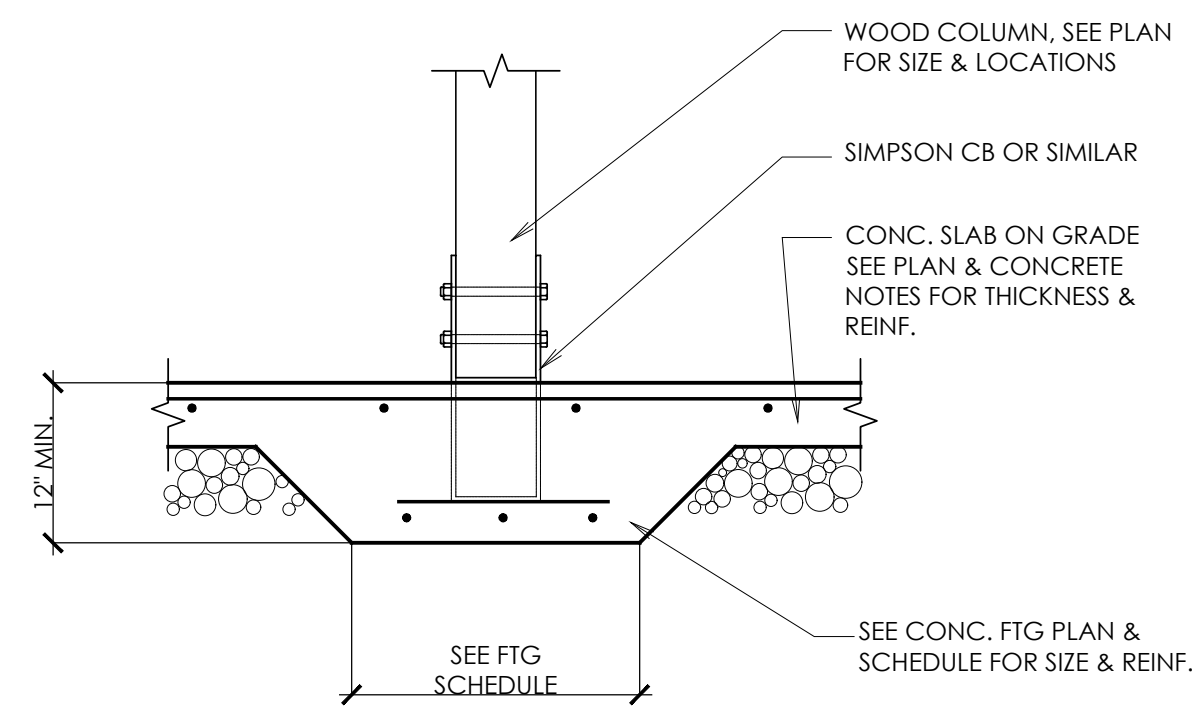
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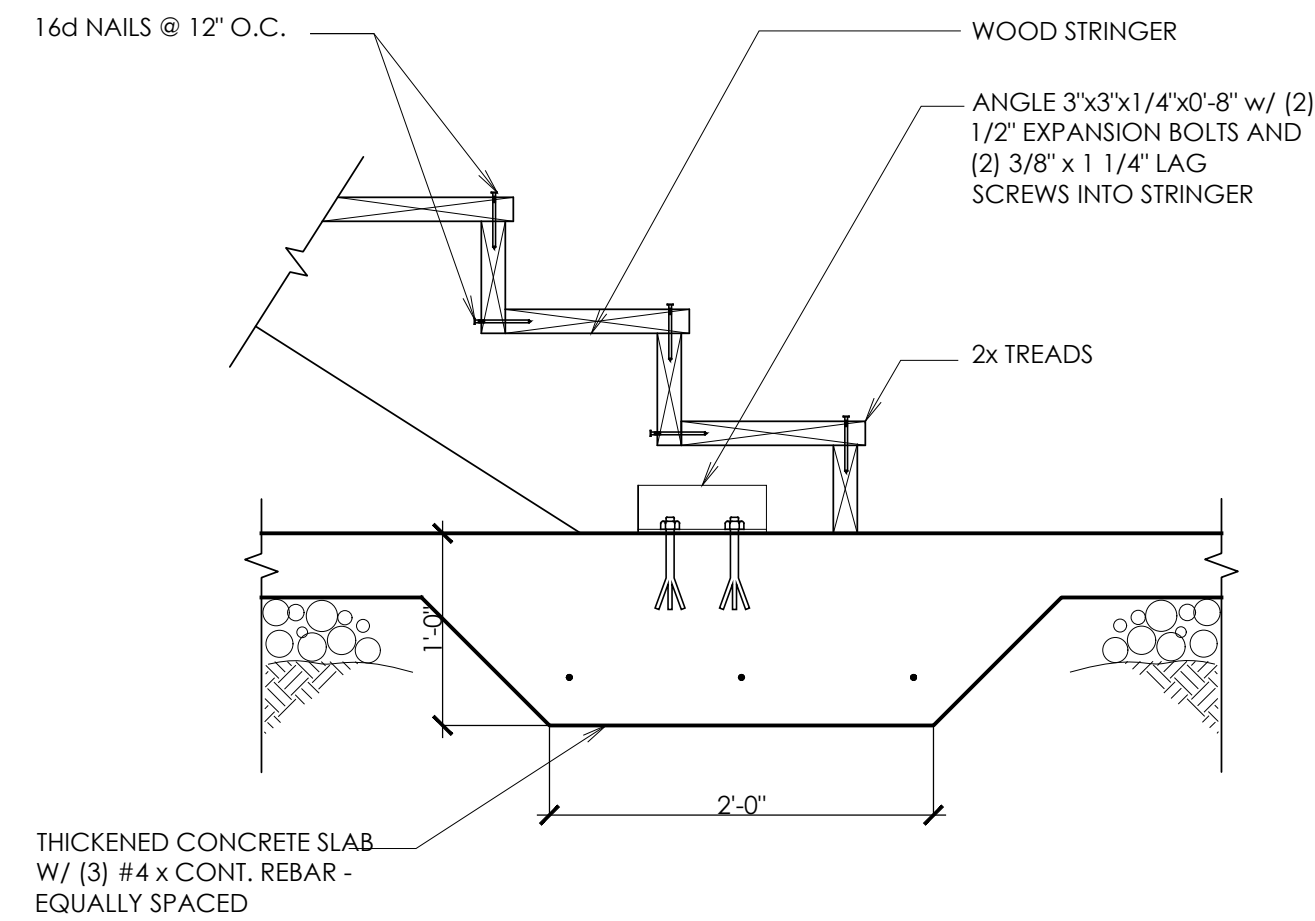
SHEET NO.  
**S0.5**

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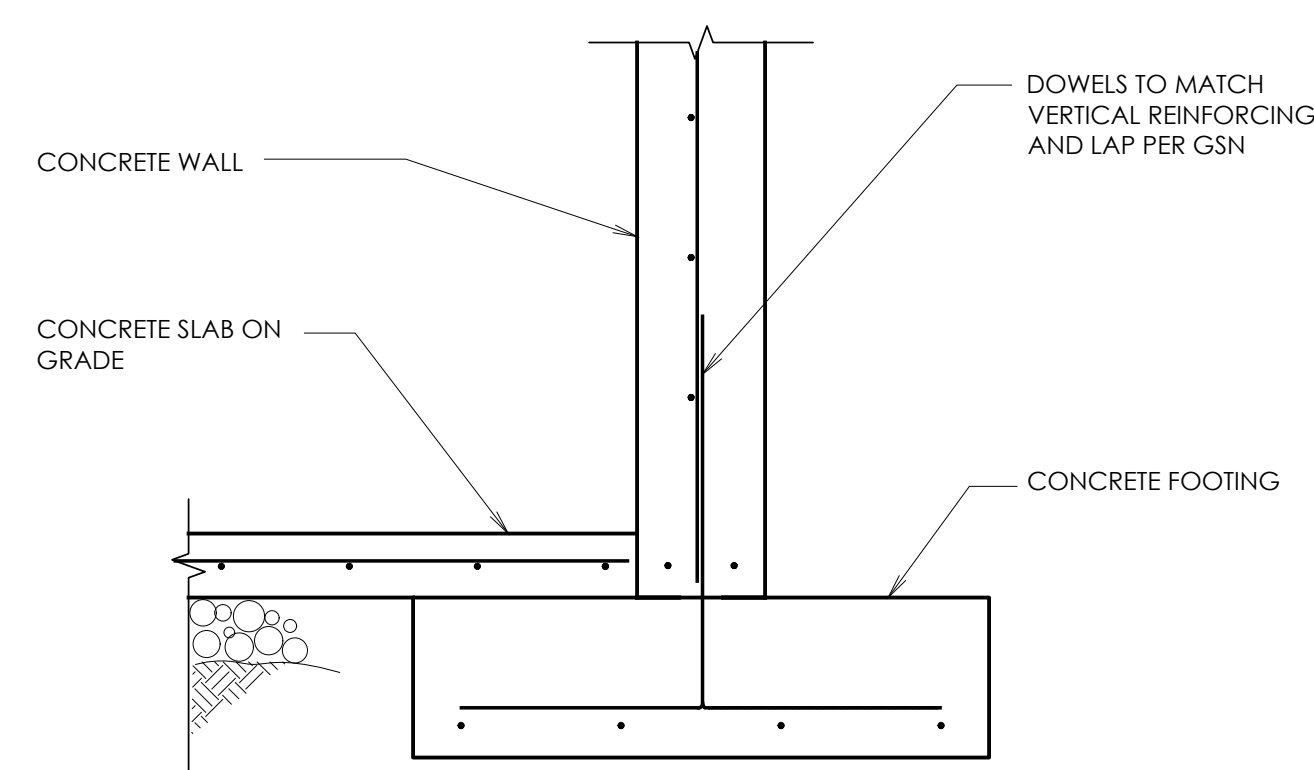




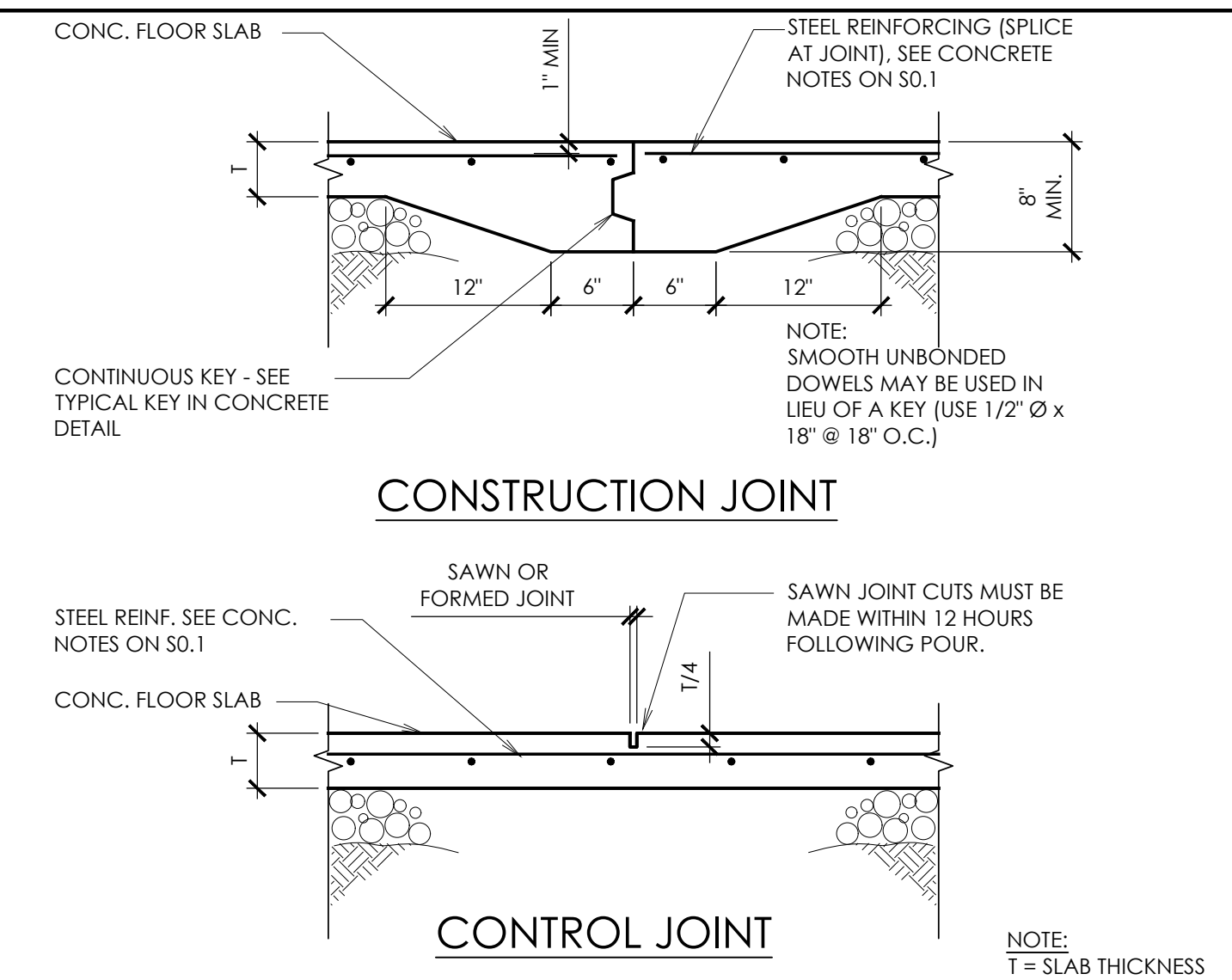
**10 THICKENED SLAB**  
S1.2 SCALE: N.T.S.



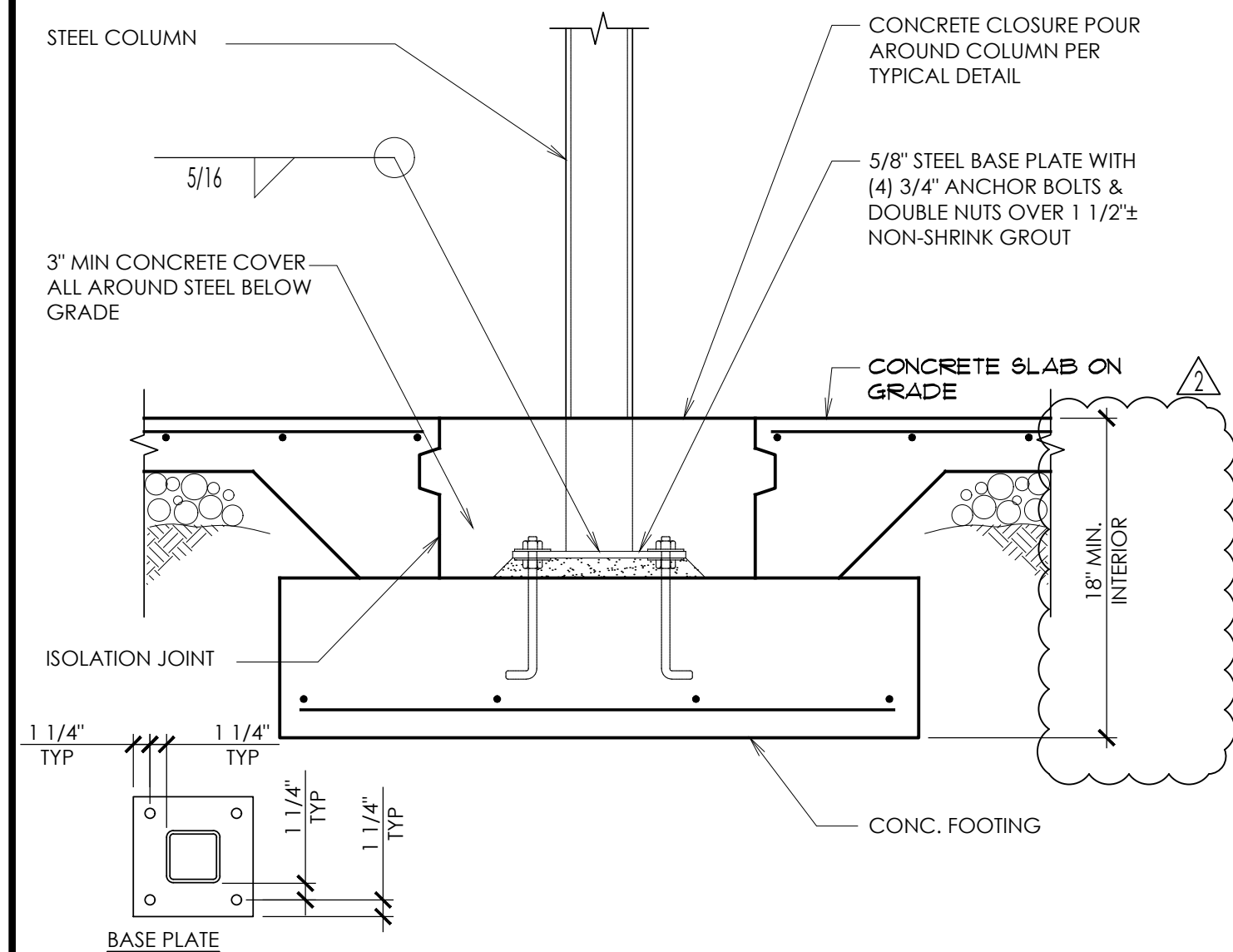
**7 WOOD STRINGER AT SLAB**  
S1.2 SCALE: N.T.S.



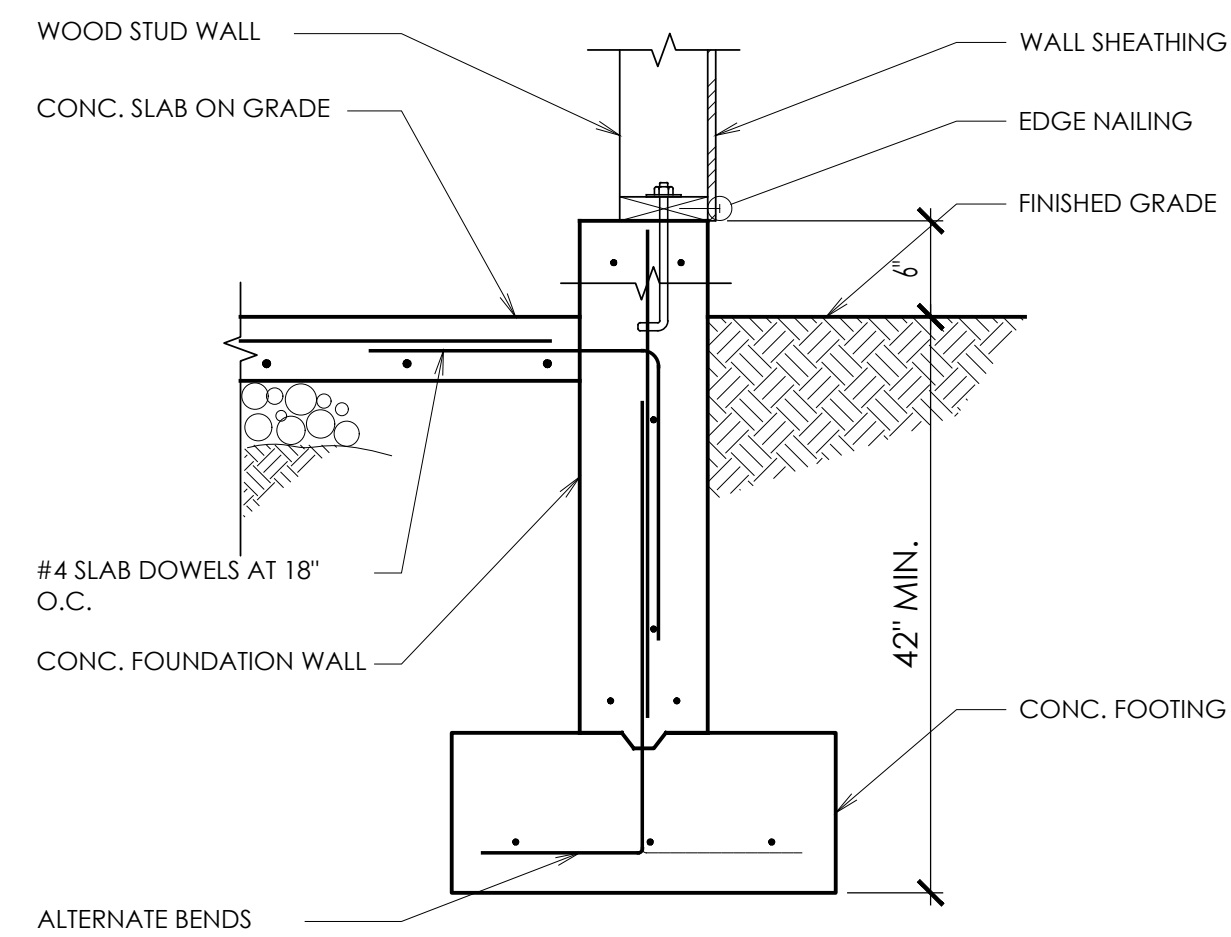
**4 FOUNDATION WALL AT BASEMENT**  
S1.2 SCALE: N.T.S.



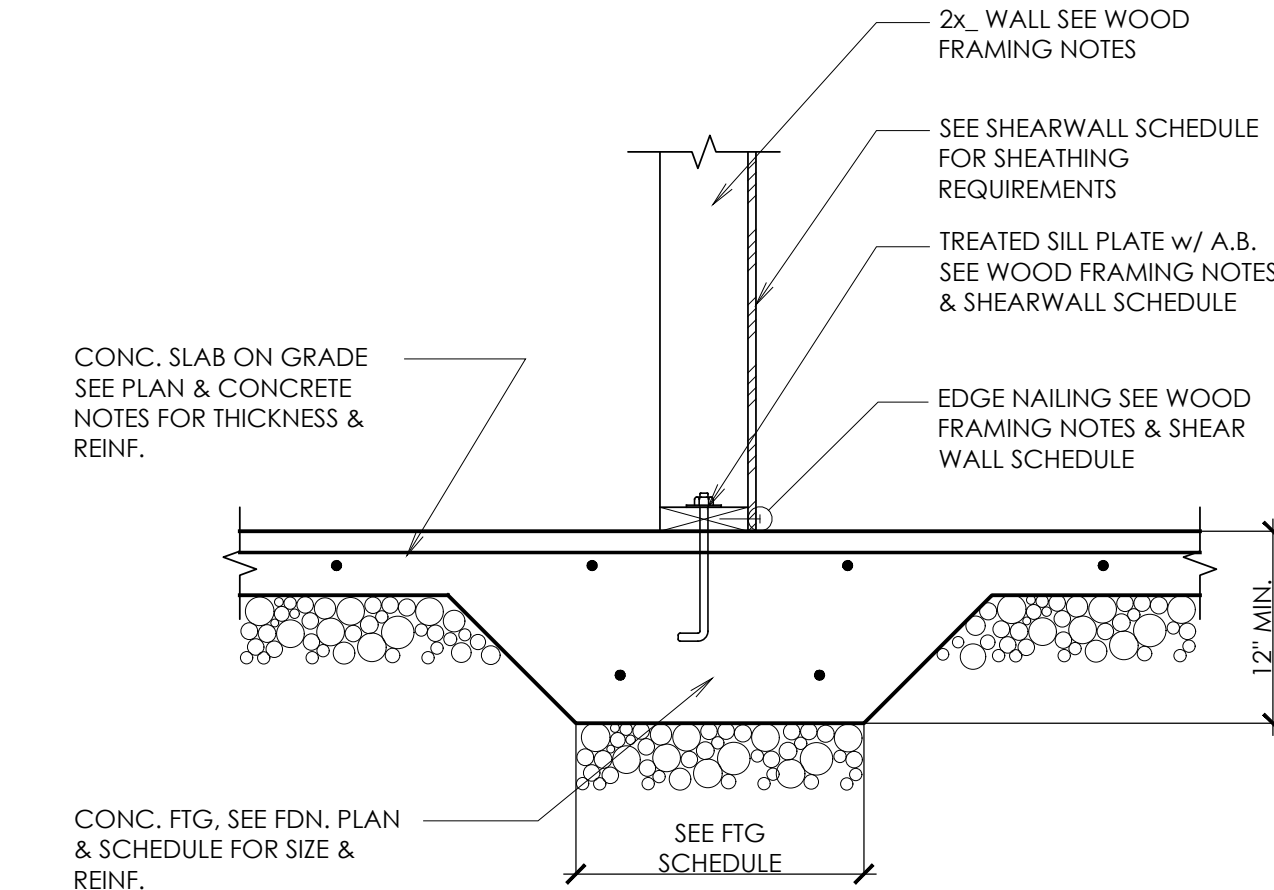
**1 CONTROL JOINT AT SLAB ON GRADE**  
S1.2 SCALE: N.T.S.



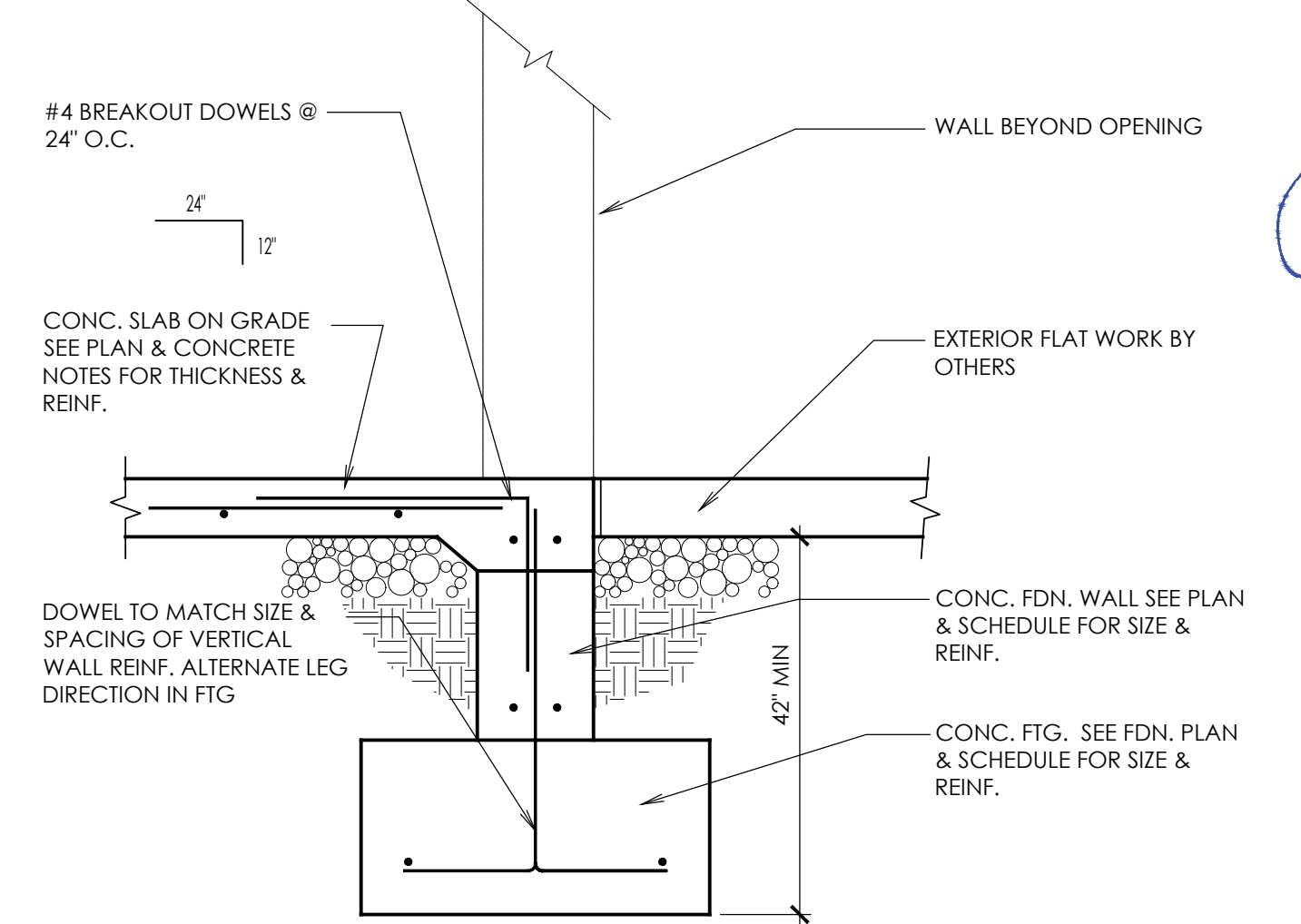
**11 INTERIOR STEEL COLUMN FOOTING**  
S1.2 SCALE: N.T.S.



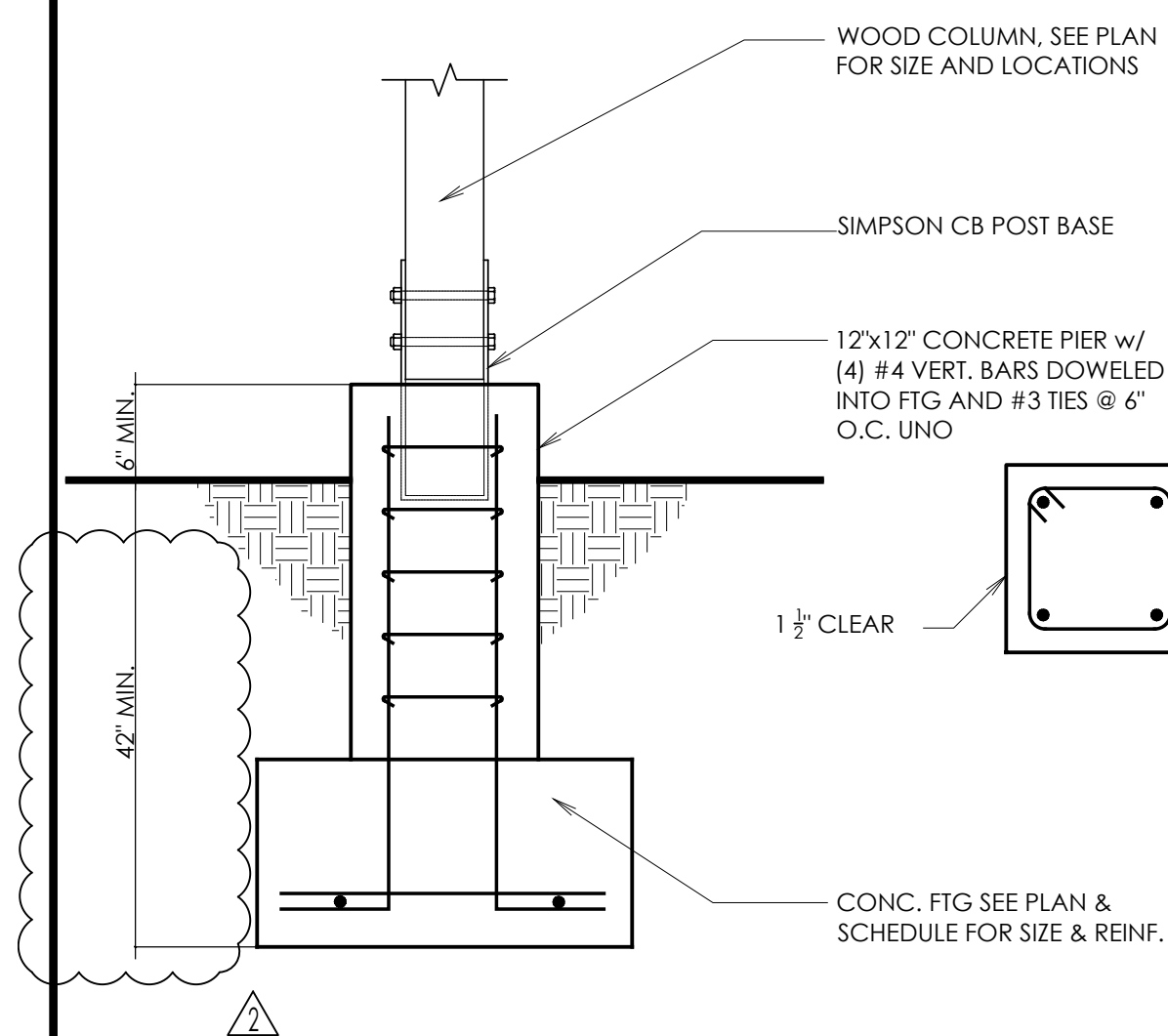
**8 WOOD STUD WALL FOUNDATION**  
S1.2 SCALE: N.T.S.



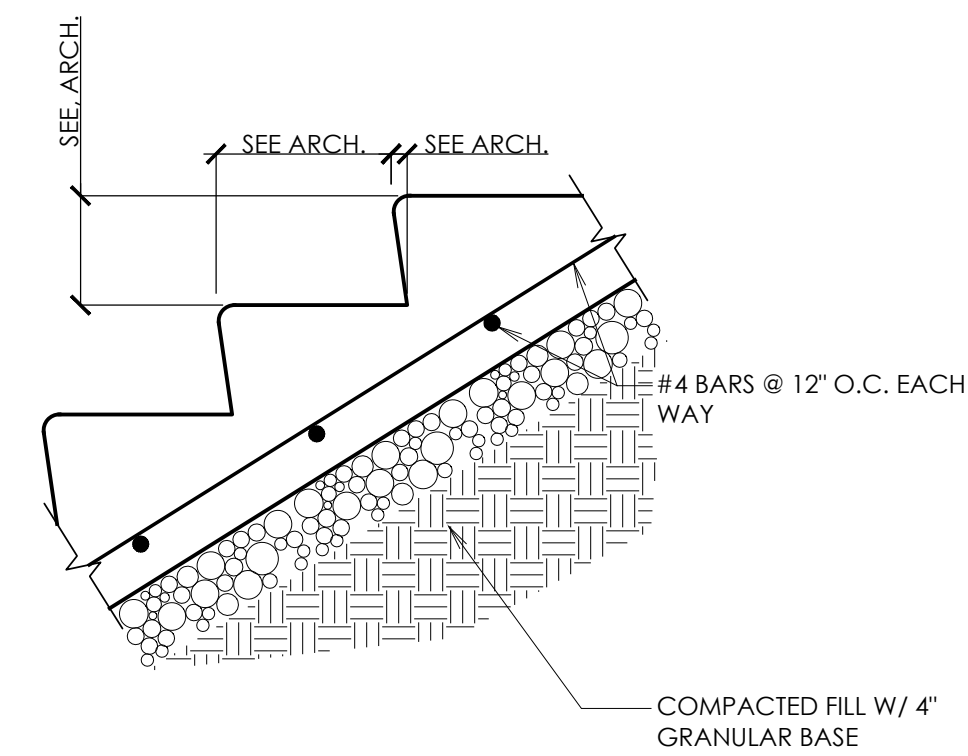
**5 INTERIOR SLAB FOOTING**  
S1.2 SCALE: N.T.S.



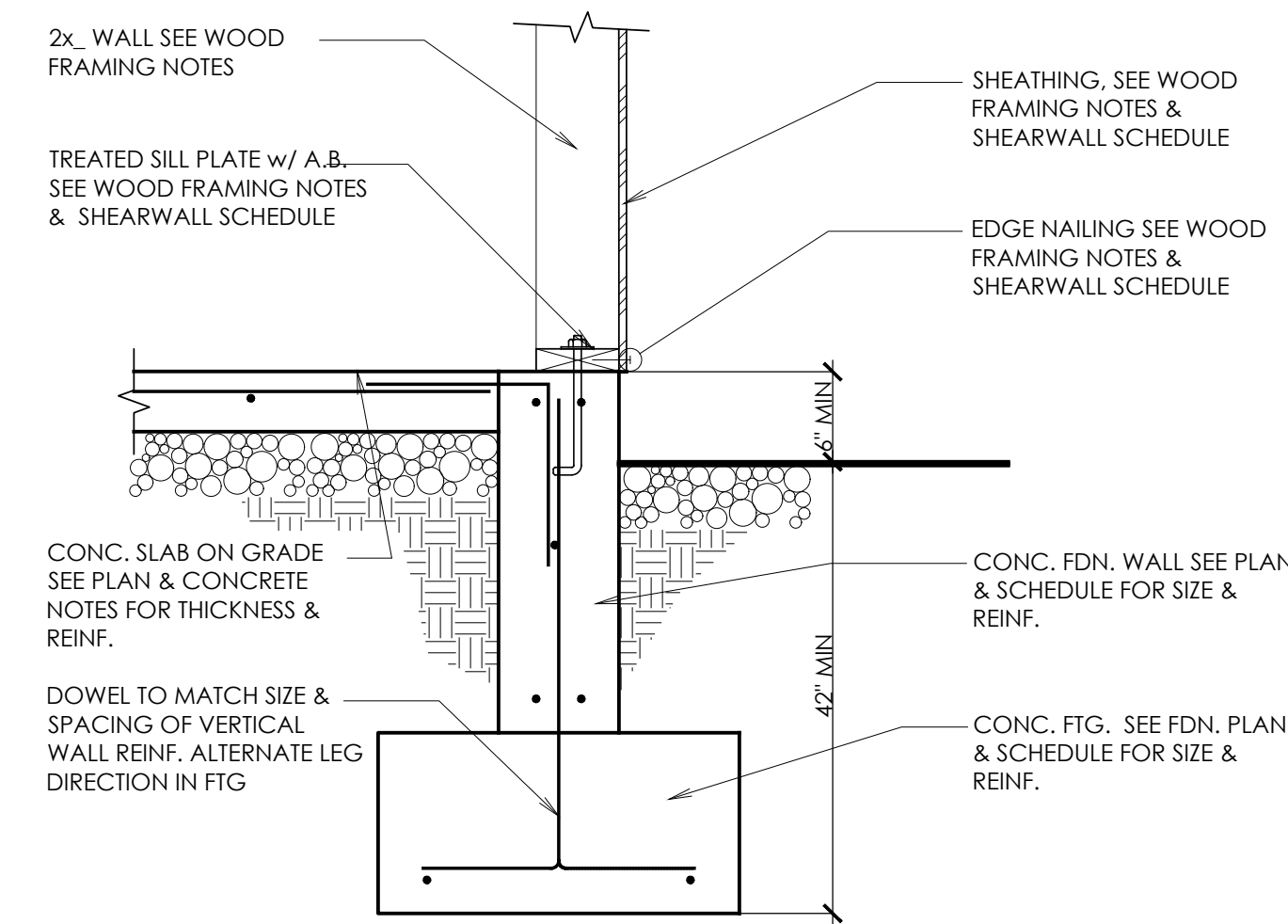
**2 FOUNDATION DETAIL AT OPENING**  
S1.2 SCALE: N.T.S.



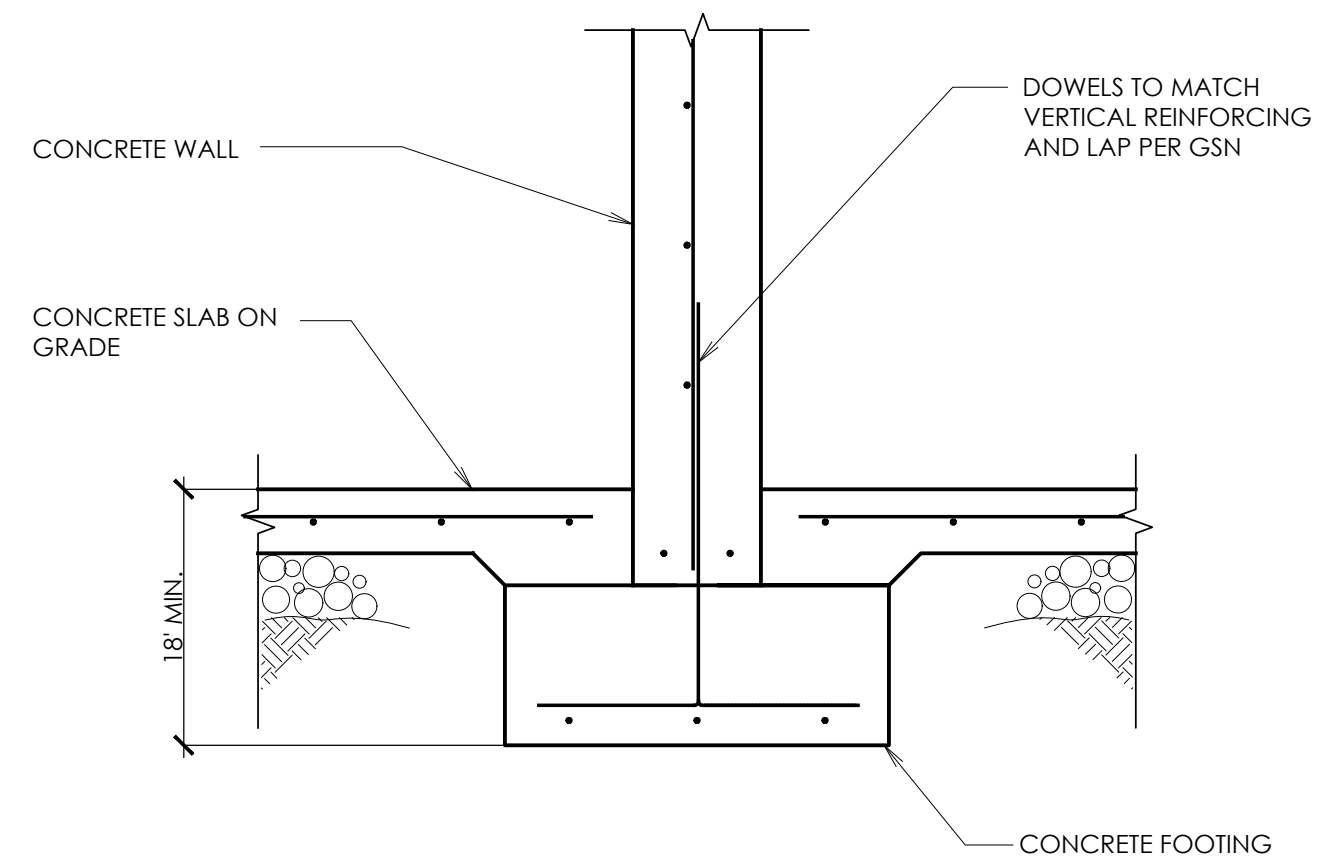
**12 FOUNDATION DETAIL**  
S1.2 SCALE: N.T.S.



**9 STAIR ON GRADE**  
S1.2 SCALE: N.T.S.



**6 FOUNDATION DETAIL**  
S1.2 SCALE: N.T.S.



**3 INTERIOR CONCRETE WALL FOOTING**  
S1.2 SCALE: N.T.S.



**J.M. WILLIAMS and Associates**  
2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
Ph: 801.575.6455 Fax: 801.575.6456 Web: WWW.JMWA.COM



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FOUNDATION DETAILS  
**KLINFELTER RESIDENCE**  
EDEN, UTAH

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SHEET NO.  
**S1.2**

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**MAIN FLOOR FRAMING PLAN**

**KLINFELTER RESIDENCE**  
 EDEN, UTAH

REVISIONS:

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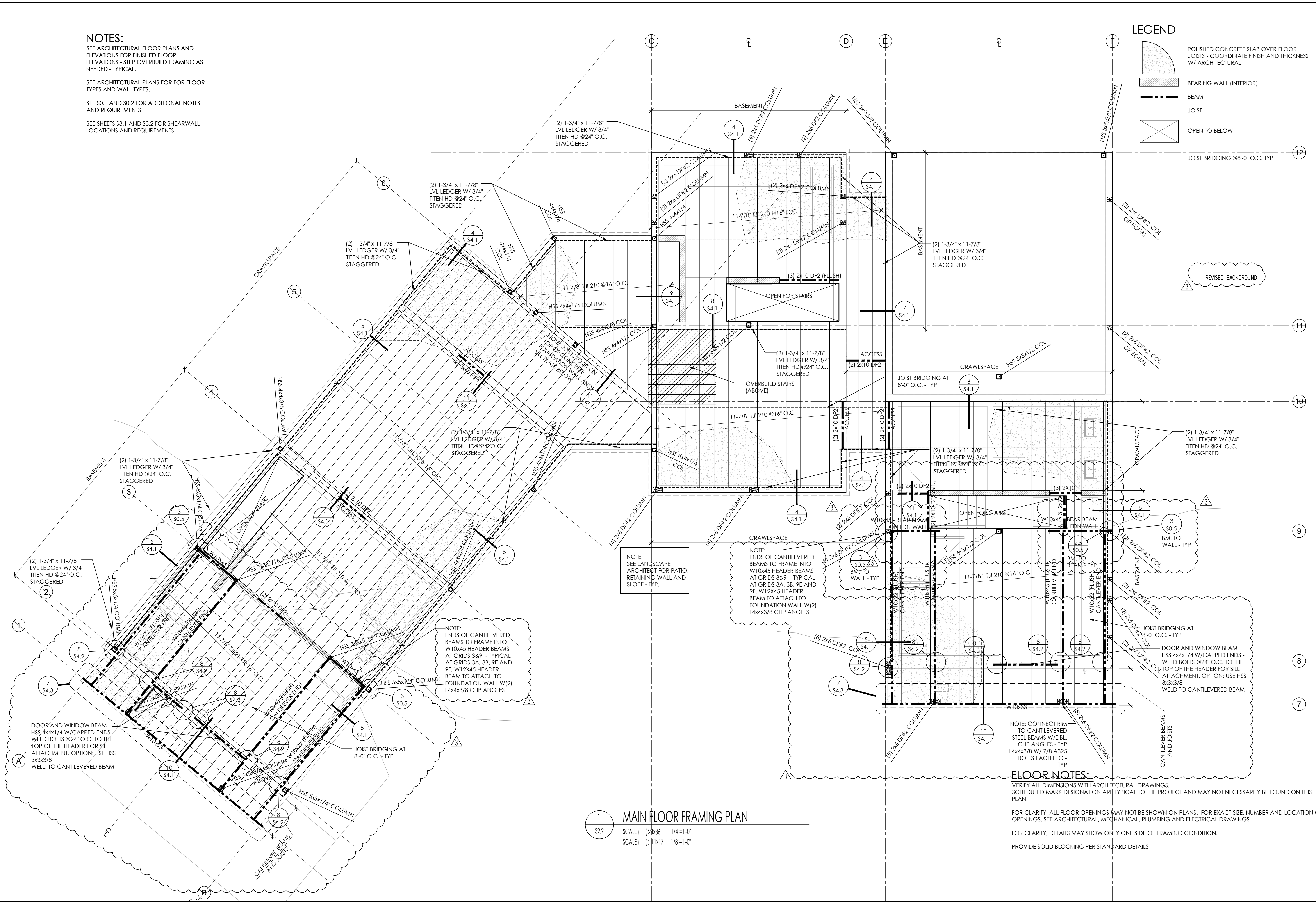
FILE: 2019.002

SHEET NO.  
**S2.1**

**NOTES:**  
 SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR FINISHED FLOOR ELEVATIONS - STEP OVERBUILD FRAMING AS NEEDED - TYPICAL.  
 SEE ARCHITECTURAL PLANS FOR FLOOR TYPES AND WALL TYPES.  
 SEE S0.1 AND S0.2 FOR ADDITIONAL NOTES AND REQUIREMENTS  
 SEE SHEETS S3.1 AND S3.2 FOR SHEARWALL LOCATIONS AND REQUIREMENTS

**LEGEND**

|  |   |
|--|---|
|  | POLISHED CONCRETE SLAB OVER FLOOR JOISTS - COORDINATE FINISH AND THICKNESS W/ ARCHITECTURAL |
|  | BEARING WALL (INTERIOR)   |
|  | BEAM  |
|  | JOIST   |
|  | OPEN TO BELOW   |
|  | JOIST BRIDGING @ 8'-0" O.C. TYP   |



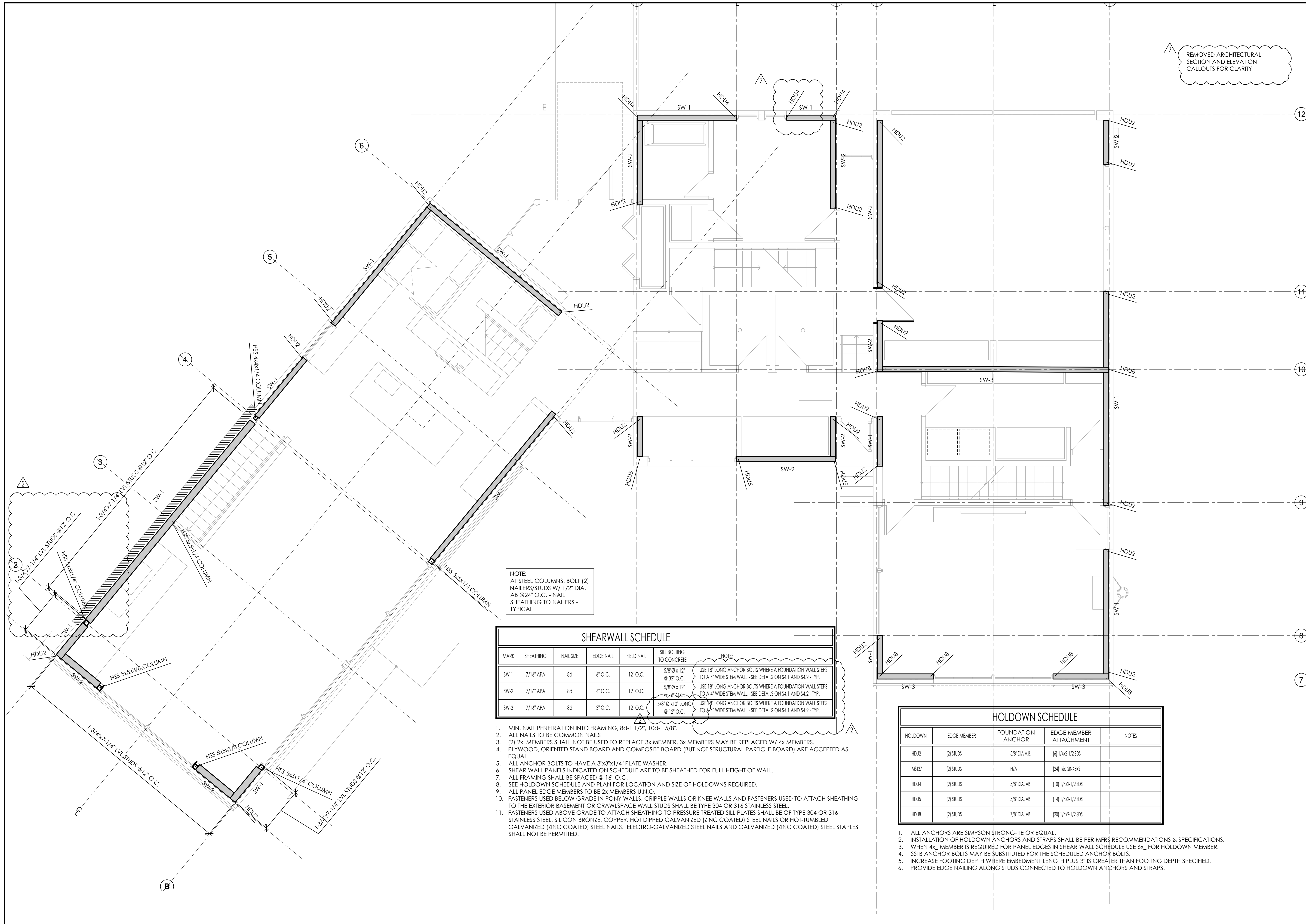
**1 MAIN FLOOR FRAMING PLAN**  
 SCALE | 1/4"=1'-0"  
 SCALE | 1/8"=1'-0"

**FLOOR NOTES:**  
 VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SCHEDULED MARK DESIGNATION ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.  
 FOR CLARITY, ALL FLOOR OPENINGS MAY NOT BE SHOWN ON PLANS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS.  
 FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.  
 PROVIDE SOLID BLOCKING PER STANDARD DETAILS









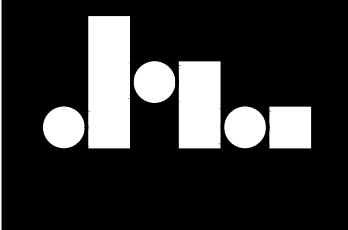
NOTE:  
 AT STEEL COLUMNS, BOLT (2)  
 NAILERS/STUDS W/ 1/2" DIA.  
 AB @24" O.C. - NAIL  
 SHEATHING TO NAILERS -  
 TYPICAL

| SHEARWALL SCHEDULE |           |           |           |            |                             |  |
|--------------------|-----------|-----------|-----------|------------|-----------------------------|--|
| MARK               | SHEATHING | NAIL SIZE | EDGE NAIL | FIELD NAIL | SILL BOLTING TO CONCRETE    | NOTES  |
| SW-1               | 7/16" APA | 8d        | 6" O.C.   | 12" O.C.   | 5/8"Ø x 12" @ 32" O.C.      | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-2               | 7/16" APA | 8d        | 4" O.C.   | 12" O.C.   | 5/8"Ø x 12" @ 16" O.C.      | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-3               | 7/16" APA | 8d        | 3" O.C.   | 12" O.C.   | 5/8"Ø x 10" LONG @ 12" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |

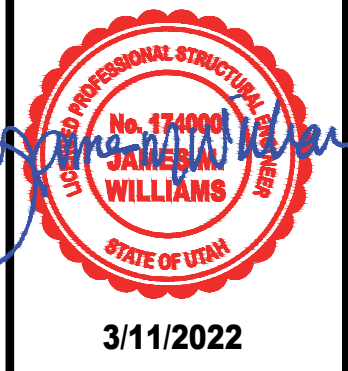
- MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
- ALL NAILS TO BE COMMON NAILS
- (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
- PLYWOOD, ORIENTED STAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTED AS EQUAL.
- ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER.
- SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
- ALL FRAMING SHALL BE SPACED @ 16" O.C.
- SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.
- ALL PANEL EDGE MEMBERS TO BE 2x MEMBERS U.N.O.
- FASTENERS USED BELOW GRADE IN PONY WALLS, CRIPPLE WALLS OR KNEE WALLS AND FASTENERS USED TO ATTACH SHEATHING TO THE EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
- FASTENERS USED ABOVE GRADE TO ATTACH SHEATHING TO PRESSURE TREATED SILL PLATES SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT DIPPED GALVANIZED (ZINC COATED) STEEL NAILS OR HOT-TUMBLER GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

| HOLDOWN SCHEDULE |             |                   |                        |       |
|------------------|-------------|-------------------|------------------------|-------|
| HOLDOWN          | EDGE MEMBER | FOUNDATION ANCHOR | EDGE MEMBER ATTACHMENT | NOTES |
| HDU2             | (2) STUDS   | 5/8" DIA. A.B.    | (6) 1/4x2-1/2 SDS      |       |
| HDU4             | (2) STUDS   | N/A               | (2) 1/4x2-1/2 SDS      |       |
| HDU8             | (2) STUDS   | 5/8" DIA. AB      | (10) 1/4x2-1/2 SDS     |       |
| HDU2             | (2) STUDS   | 5/8" DIA. AB      | (14) 1/4x2-1/2 SDS     |       |
| HDU8             | (2) STUDS   | 7/8" DIA. AB      | (20) 1/4x2-1/2 SDS     |       |

- ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUAL.
- INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MFRS RECOMMENDATIONS & SPECIFICATIONS.
- WHEN 4x MEMBER IS REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 6x FOR HOLDOWN MEMBER.
- SSTB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
- INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
- PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.



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 2875 South Decker Lake Drive, Suite 276, Salt Lake City, Utah 84119  
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3/11/2022

**MAIN LEVEL SHEARWALL PLAN**

**KLINFELTER RESIDENCE**  
 EDEN, UTAH

REVISIONS:

|   |              |
|---|--------------|
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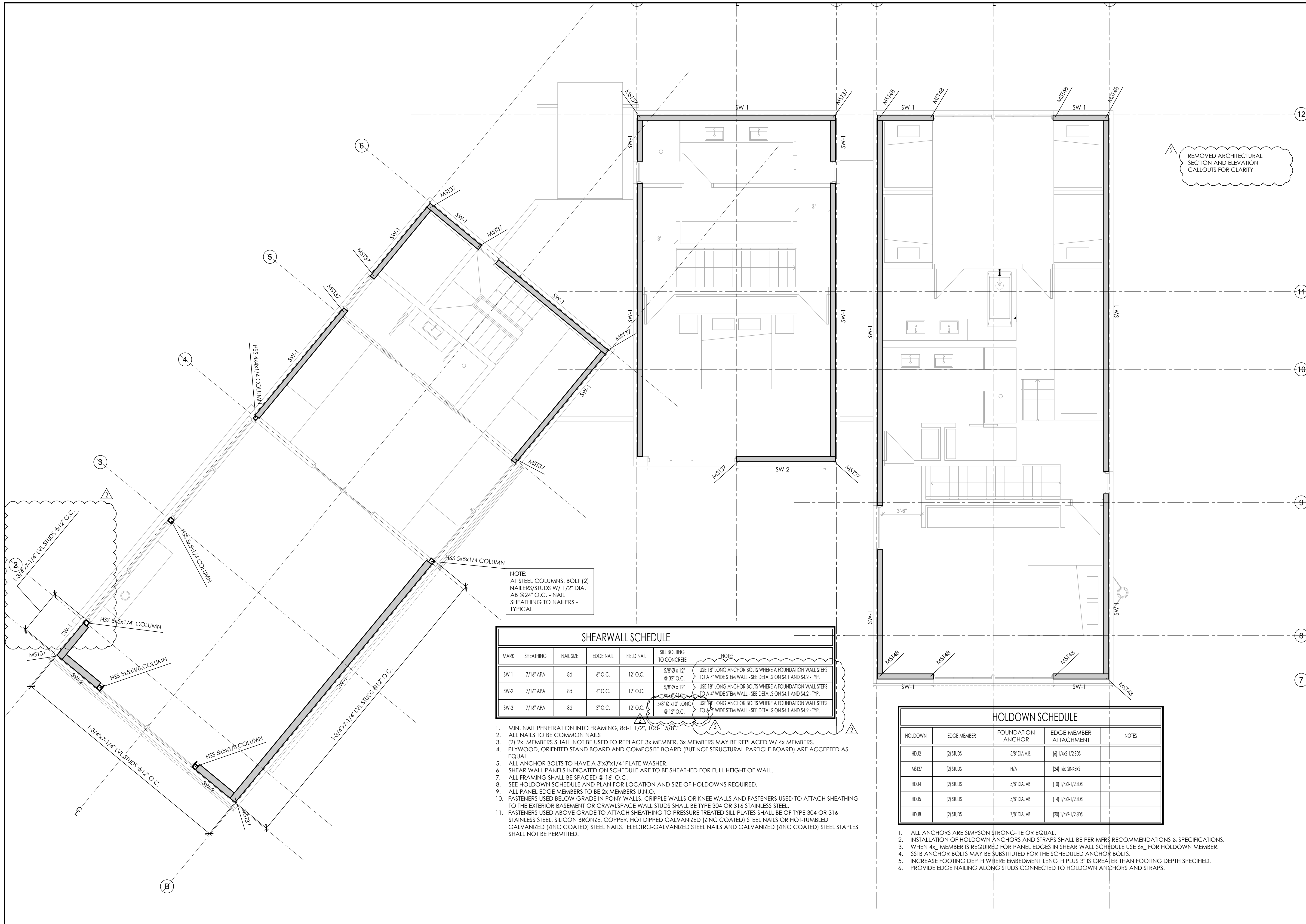
JOB NO. 2019.002

FILE: 2019.002

SHEET NO.

**S3.1**

ALL SHEET DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. NO PART OF THIS SHEET SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM J.M. WILLIAMS AND ASSOCIATES.



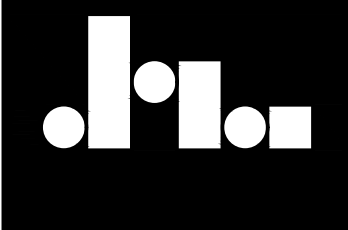
NOTE:  
 AT STEEL COLUMNS, BOLT (2)  
 NAILERS/STUDS W/ 1/2" DIA.  
 AB @24" O.C. - NAIL  
 SHEATHING TO NAILERS -  
 TYPICAL

| MARK | SHEATHING | NAIL SIZE | EDGE NAIL | FIELD NAIL | SILL BOLTING TO CONCRETE     | NOTES  |
|------|-----------|-----------|-----------|------------|------------------------------|--|
| SW-1 | 7/16" APA | 8d        | 6" O.C.   | 12" O.C.   | 5/8" Ø x 12" @ 32" O.C.      | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-2 | 7/16" APA | 8d        | 4" O.C.   | 12" O.C.   | 5/8" Ø x 12" @ 32" O.C.      | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |
| SW-3 | 7/16" APA | 8d        | 3" O.C.   | 12" O.C.   | 5/8" Ø x 10" LONG @ 12" O.C. | USE 18" LONG ANCHOR BOLTS WHERE A FOUNDATION WALL STEPS TO A 4" WIDE STEM WALL - SEE DETAILS ON S4.1 AND S4.2 - TYP. |

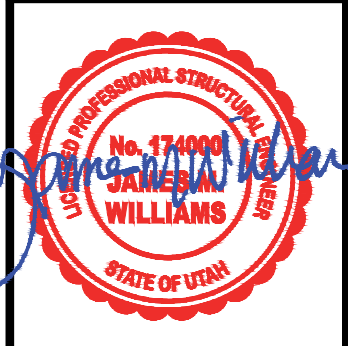
- MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
- ALL NAILS TO BE COMMON NAILS
- (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
- PLYWOOD, ORIENTED STAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTED AS EQUAL.
- ALL ANCHOR BOLTS TO HAVE A 3"x3"x1/4" PLATE WASHER.
- SHEAR WALL PANELS INDICATED ON SCHEDULE ARE TO BE SHEATHED FOR FULL HEIGHT OF WALL.
- ALL FRAMING SHALL BE SPACED @ 16" O.C.
- SEE HOLDOWN SCHEDULE AND PLAN FOR LOCATION AND SIZE OF HOLDOWNS REQUIRED.
- ALL PANEL EDGE MEMBERS TO BE 2x MEMBERS U.N.O.
- FASTENERS USED BELOW GRADE IN PONY WALLS, CRIPPLE WALLS OR KNEE WALLS AND FASTENERS USED TO ATTACH SHEATHING TO THE EXTERIOR BASEMENT OR CRAWLSPACE WALL STUDS SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
- FASTENERS USED ABOVE GRADE TO ATTACH SHEATHING TO PRESSURE TREATED SILL PLATES SHALL BE OF TYPE 304 OR 316 STAINLESS STEEL, SILICON BRONZE, COPPER, HOT DIPPED GALVANIZED (ZINC COATED) STEEL NAILS OR HOT-TUMBLER GALVANIZED (ZINC COATED) STEEL NAILS. ELECTRO-GALVANIZED STEEL NAILS AND GALVANIZED (ZINC COATED) STEEL STAPLES SHALL NOT BE PERMITTED.

| HOLDOWN | EDGE MEMBER | FOUNDATION ANCHOR | EDGE MEMBER ATTACHMENT | NOTES |
|---------|-------------|-------------------|------------------------|-------|
| HD12    | (2) STUDS   | 5/8" DIA. A.B.    | (6) 1/4x2-1/2 SDS      |       |
| MST37   | (2) STUDS   | N/A               | (24) 16d SINKERS       |       |
| HD14    | (2) STUDS   | 5/8" DIA. AB      | (10) 1/4x2-1/2 SDS     |       |
| HD15    | (2) STUDS   | 5/8" DIA. AB      | (14) 1/4x2-1/2 SDS     |       |
| HD16    | (2) STUDS   | 7/8" DIA. AB      | (20) 1/4x2-1/2 SDS     |       |

- ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUAL.
- INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MFRS RECOMMENDATIONS & SPECIFICATIONS.
- WHEN 4x MEMBER IS REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 6x FOR HOLDOWN MEMBER.
- SSB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR BOLTS.
- INCREASE FOOTING DEPTH WHERE EMBEDMENT LENGTH PLUS 3" IS GREATER THAN FOOTING DEPTH SPECIFIED.
- PROVIDE EDGE NAILING ALONG STUDS CONNECTED TO HOLDOWN ANCHORS AND STRAPS.



**J.M. WILLIAMS and Associates**  
 2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
 Ph. 801.575.6455 Fax. 801.575.6456 Web. WWW.JMWA.COM



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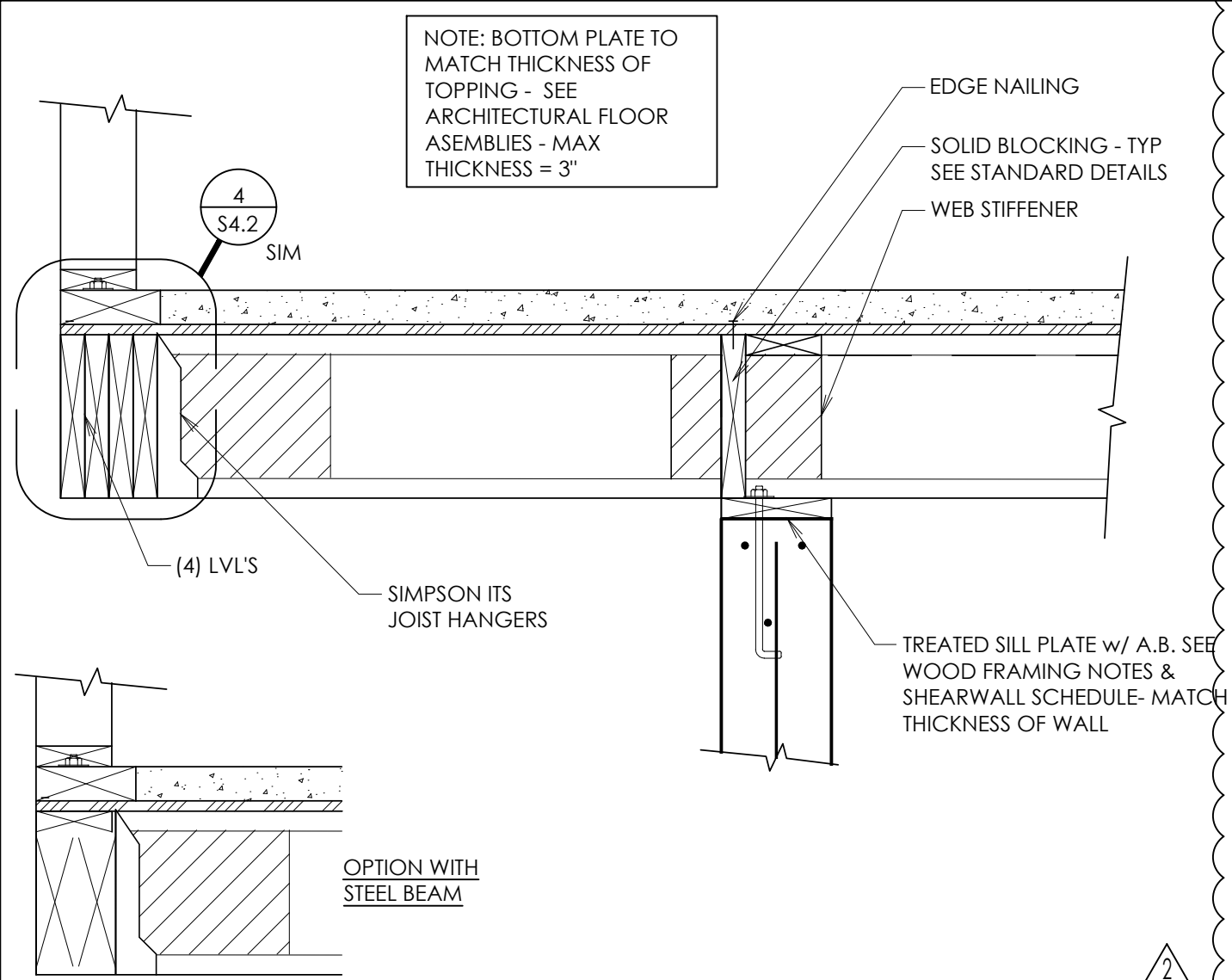
**2ND LEVEL SHEARWALL PLAN**  
**KLINFELTER RESIDENCE**  
 EDEN, UTAH

| REVISIONS: |              |
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| 1          | AUG 20, 2019 |
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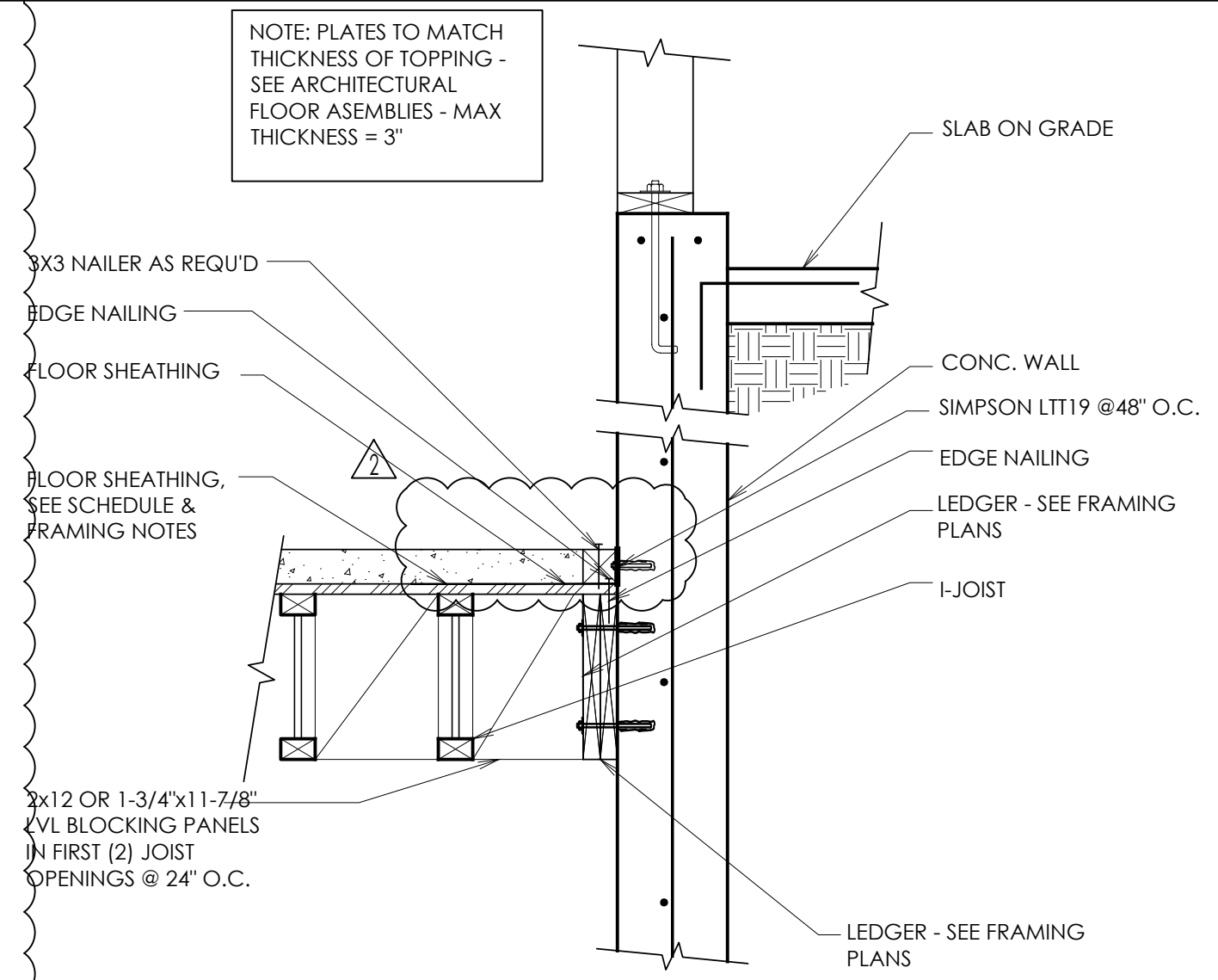
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SHEET NO.  
**S3.2**

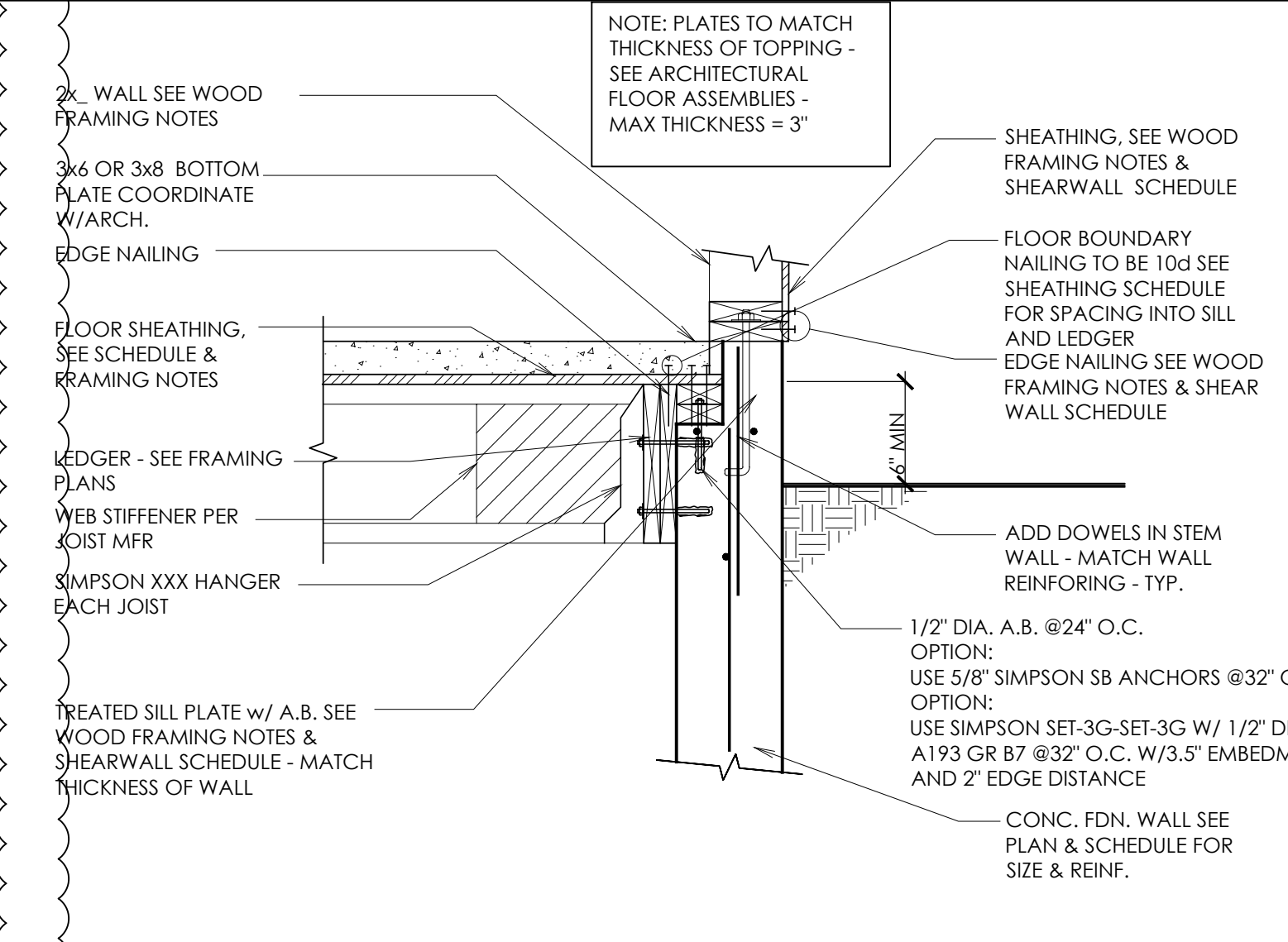
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE TO FACE UNLESS OTHERWISE SPECIFIED. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM J.M. WILLIAMS AND ASSOCIATES.



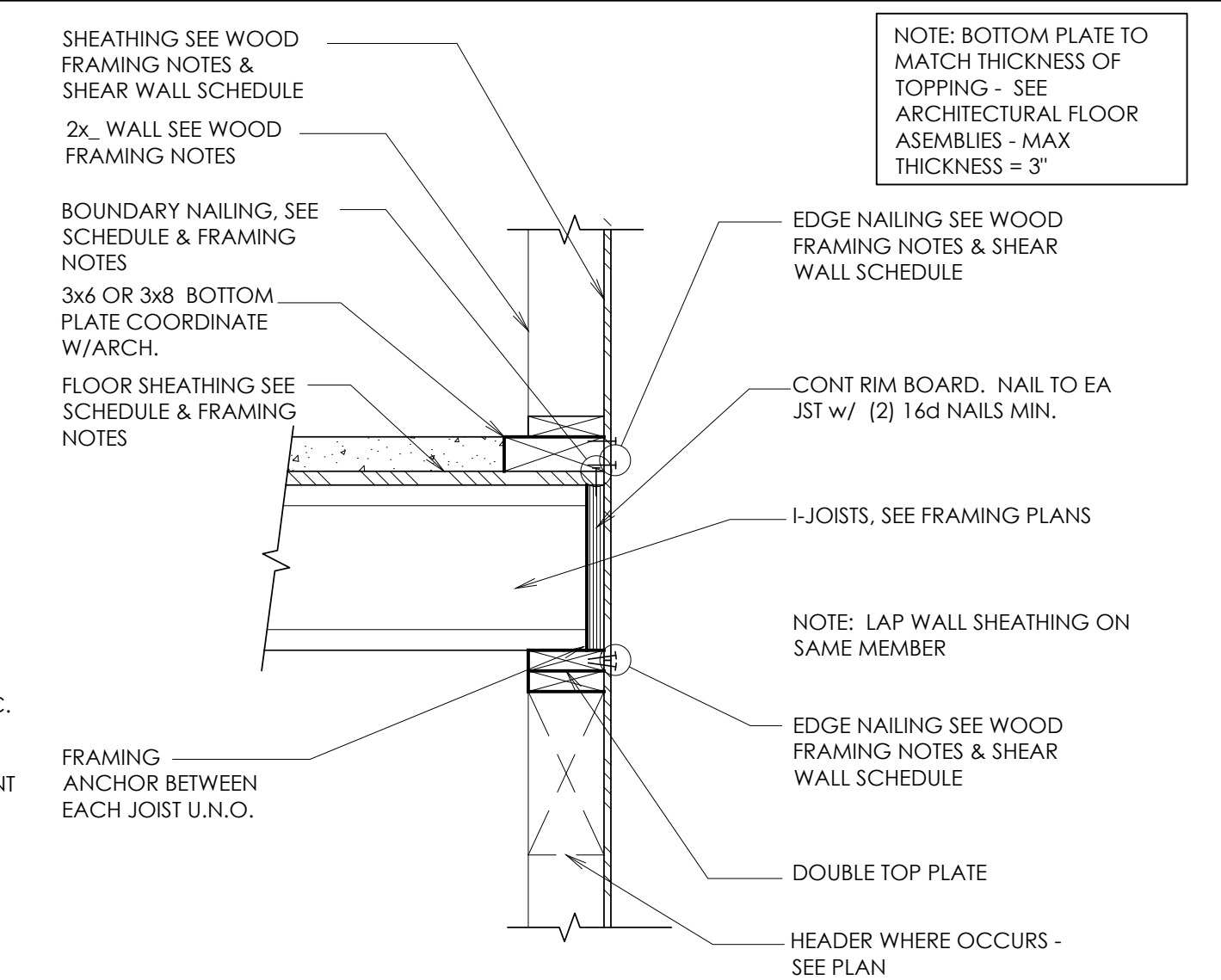
10 WOOD LEDGER AT CONC. WALL  
S4.1 SCALE: N.T.S.



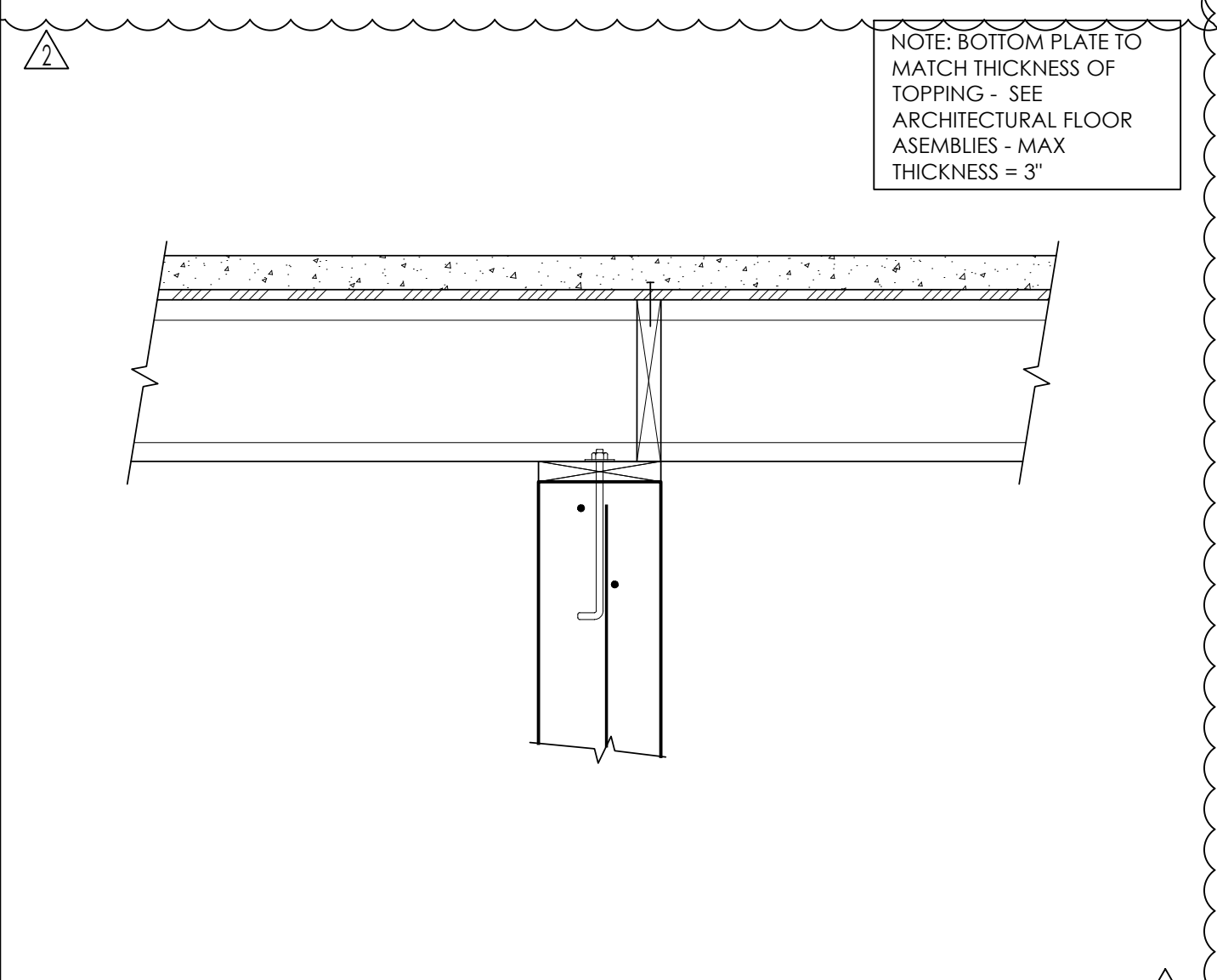
7 WOOD LEDGER AT CONC. WALL  
S4.1 SCALE: N.T.S.



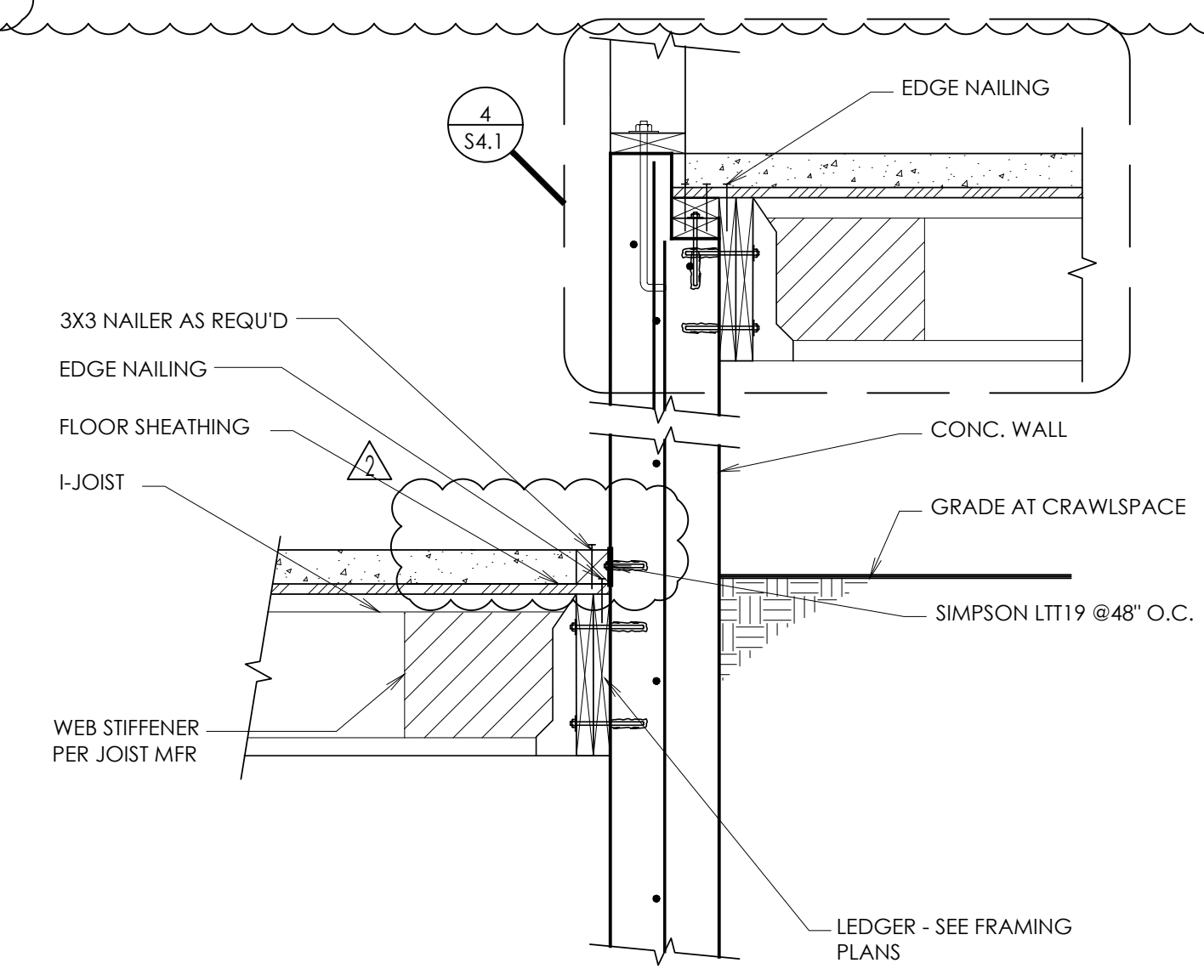
4 WOOD FLOOR AT WOOD LEDGER  
S4.1 SCALE: N.T.S.



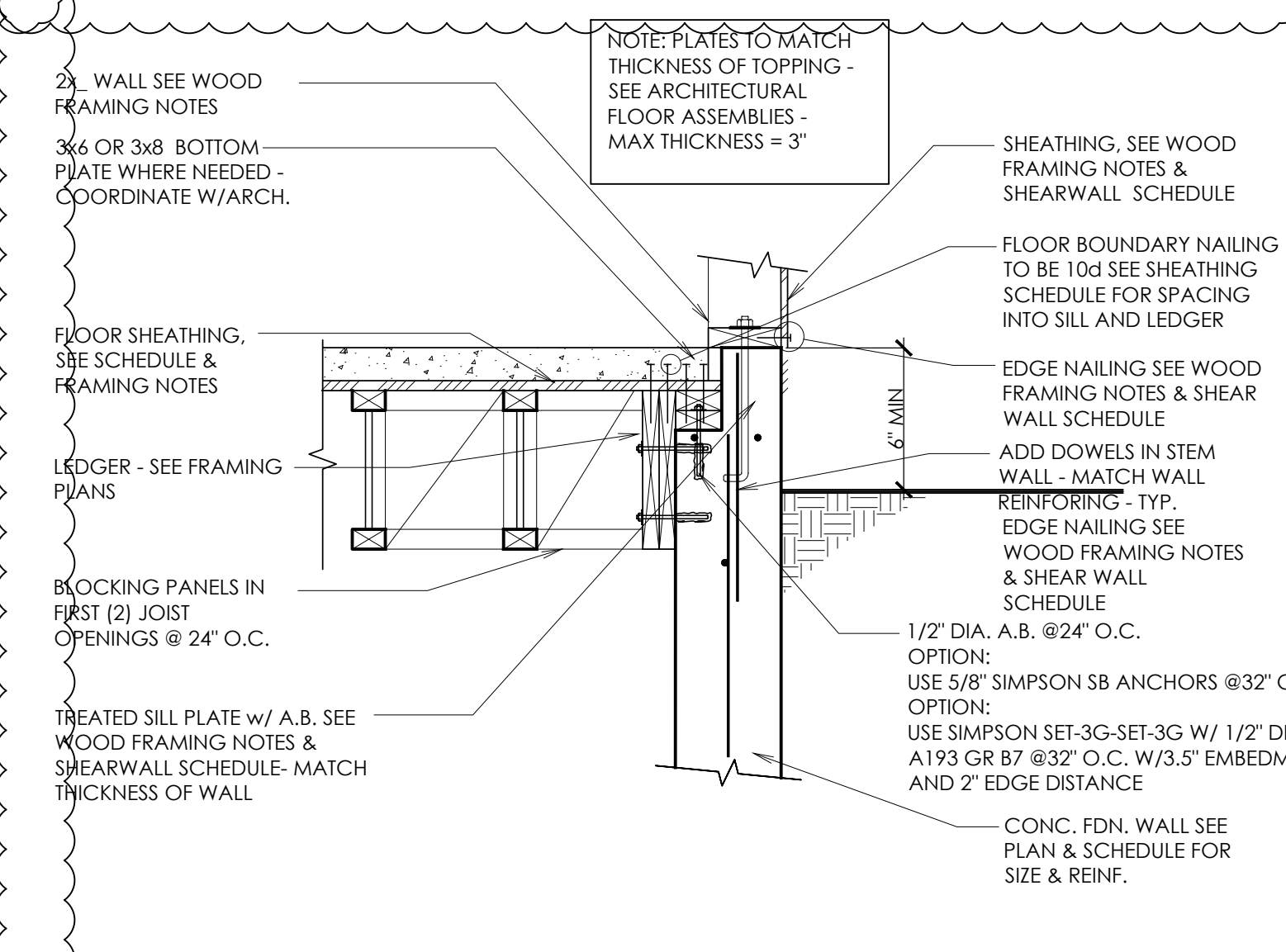
1 FLOOR AT FRAMED EXTERIOR WALL  
S4.1 SCALE: N.T.S.



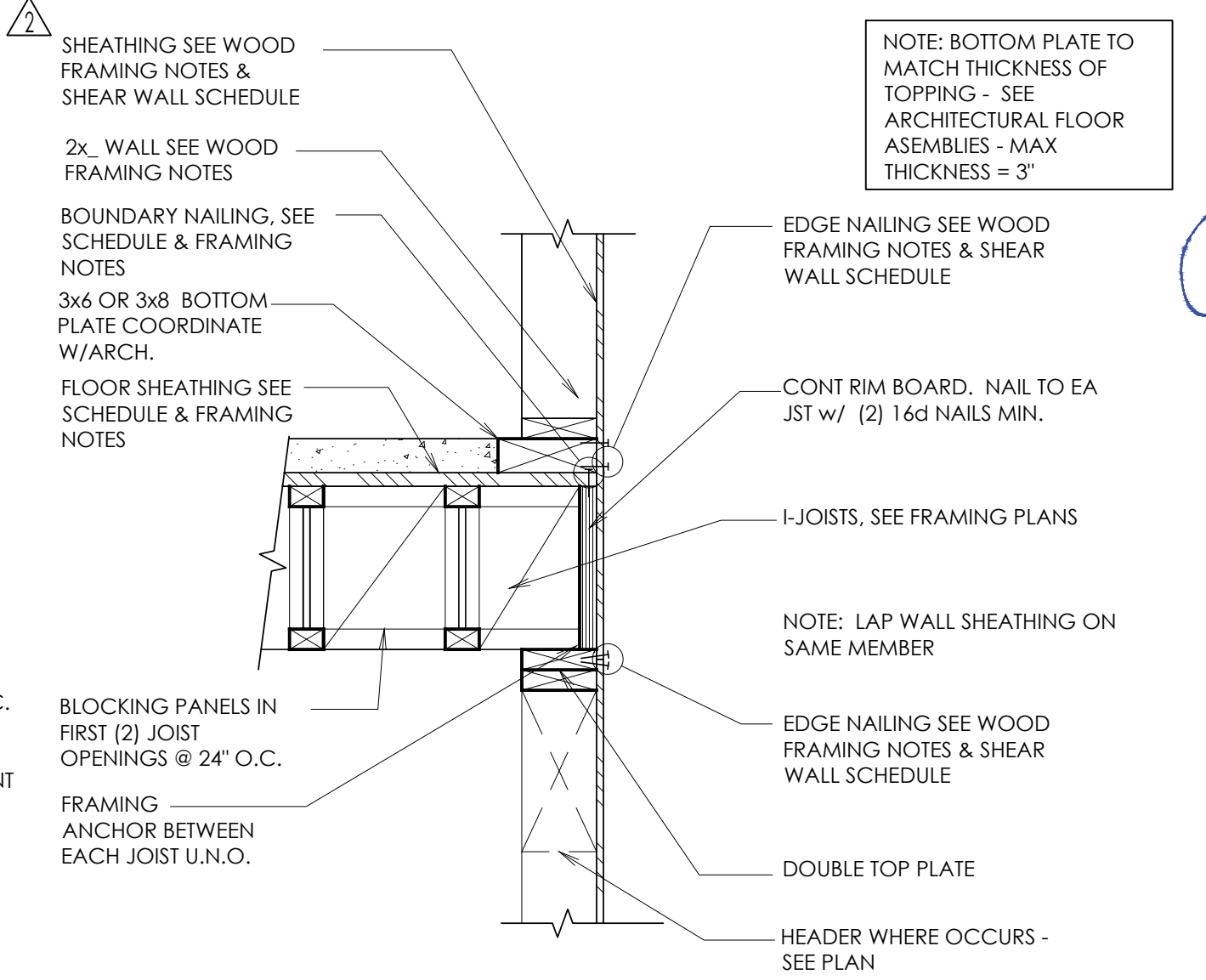
11 WOOD JOISTS AT CONC WALL  
S4.1 SCALE: N.T.S.



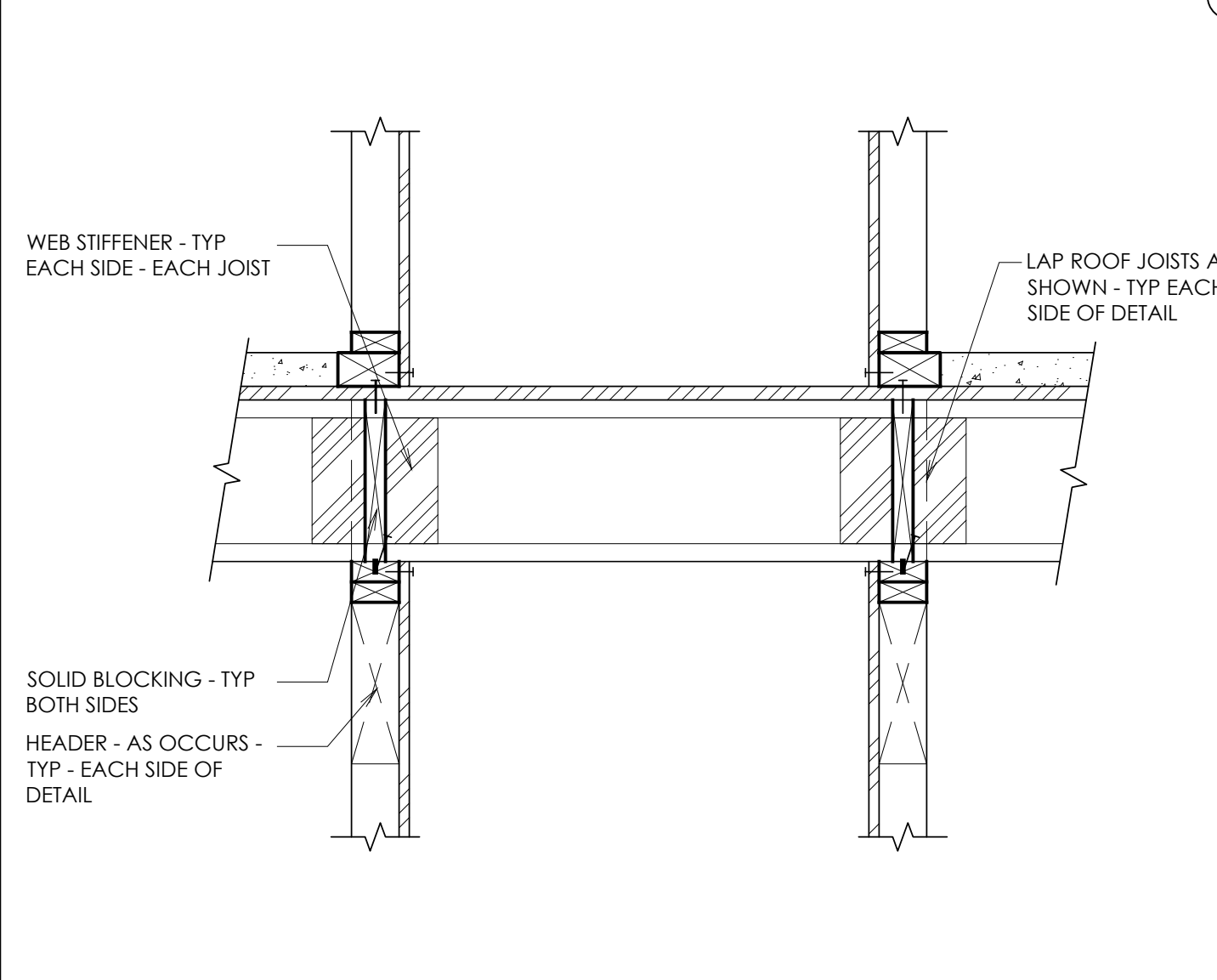
8 WOOD LEDGER AT CONC. WALL  
S4.1 SCALE: N.T.S.



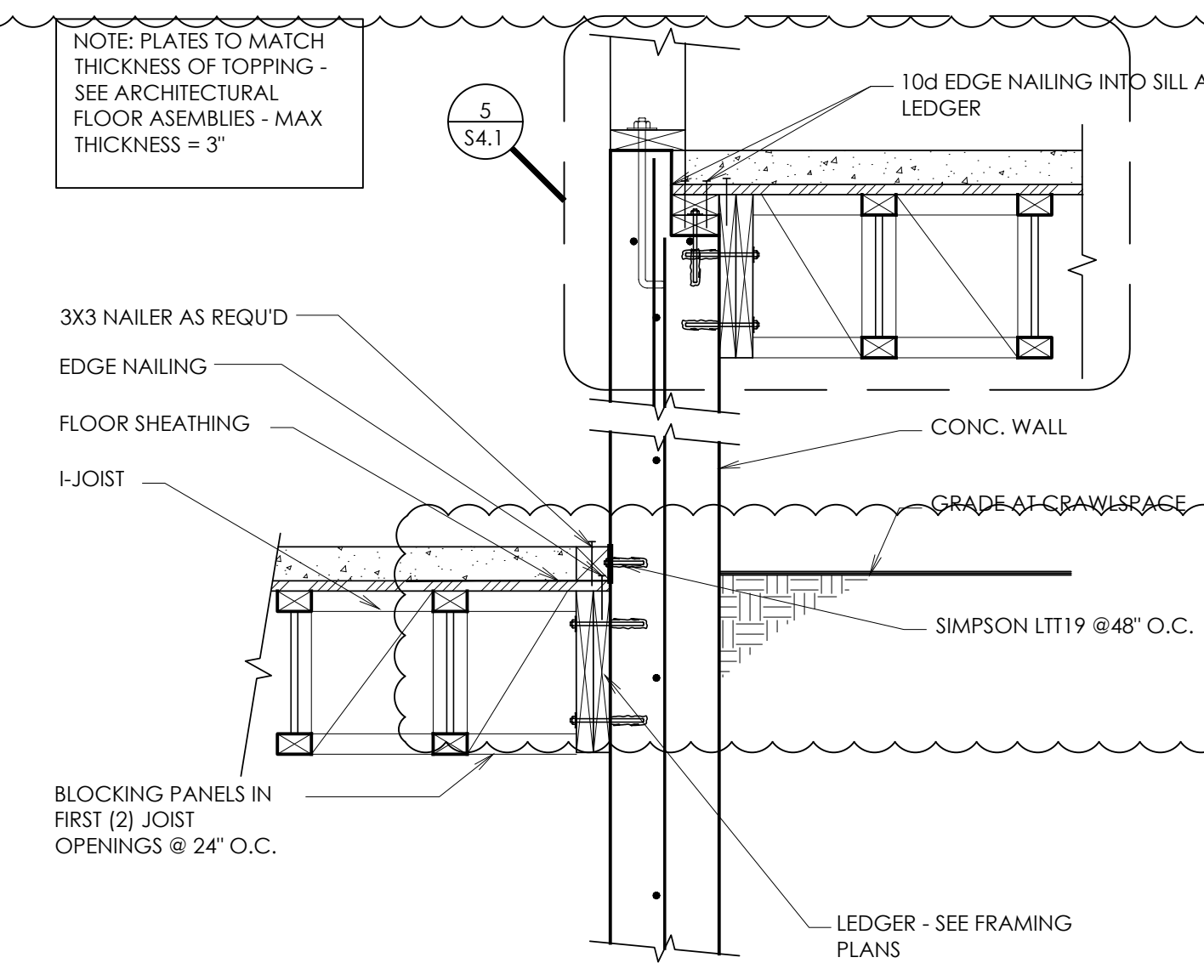
5 WOOD FLOOR AT WOOD LEDGER  
S4.1 SCALE: N.T.S.



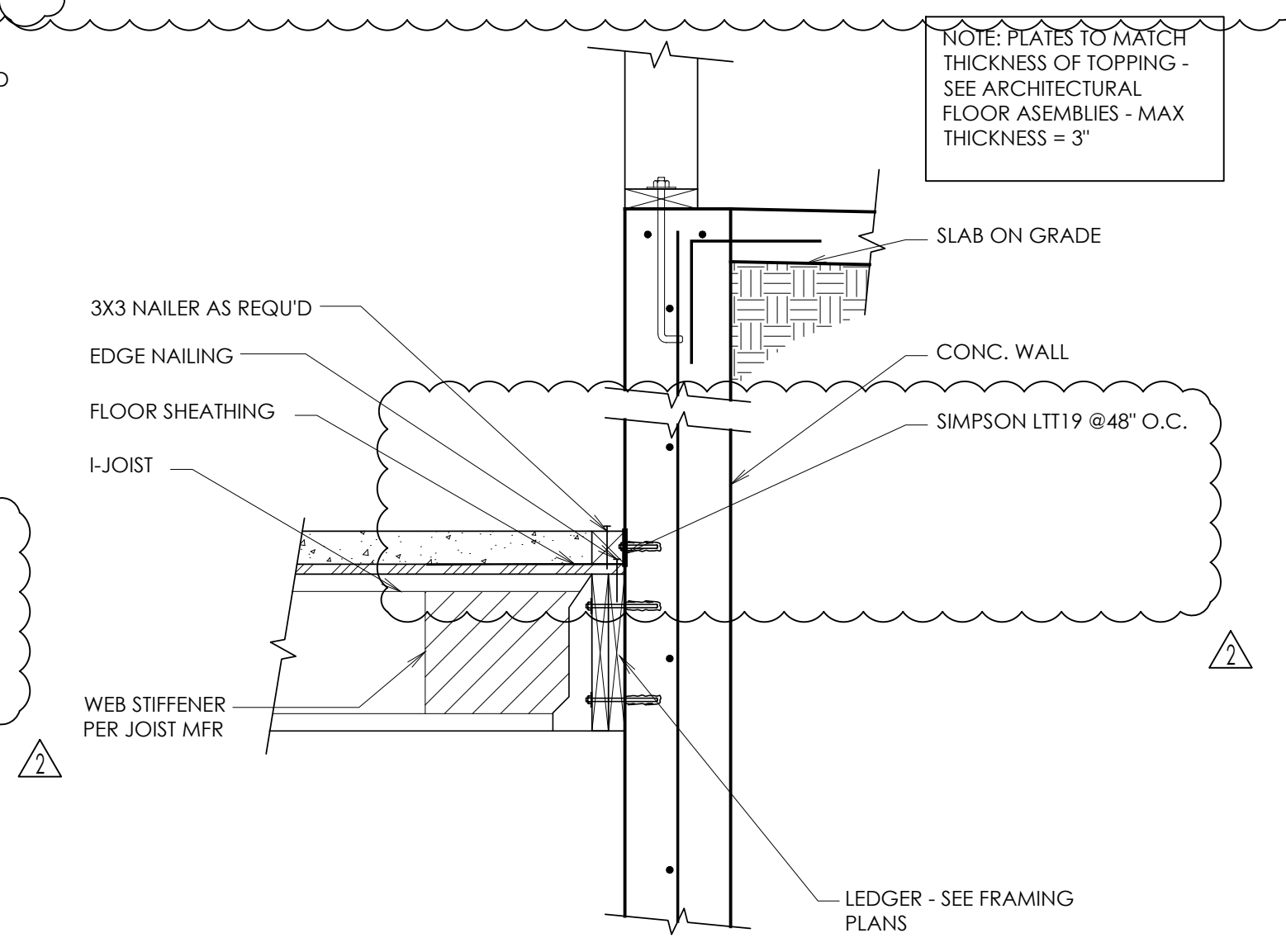
2 FLOOR AT FRAMED EXTERIOR WALL  
S4.1 SCALE: N.T.S.



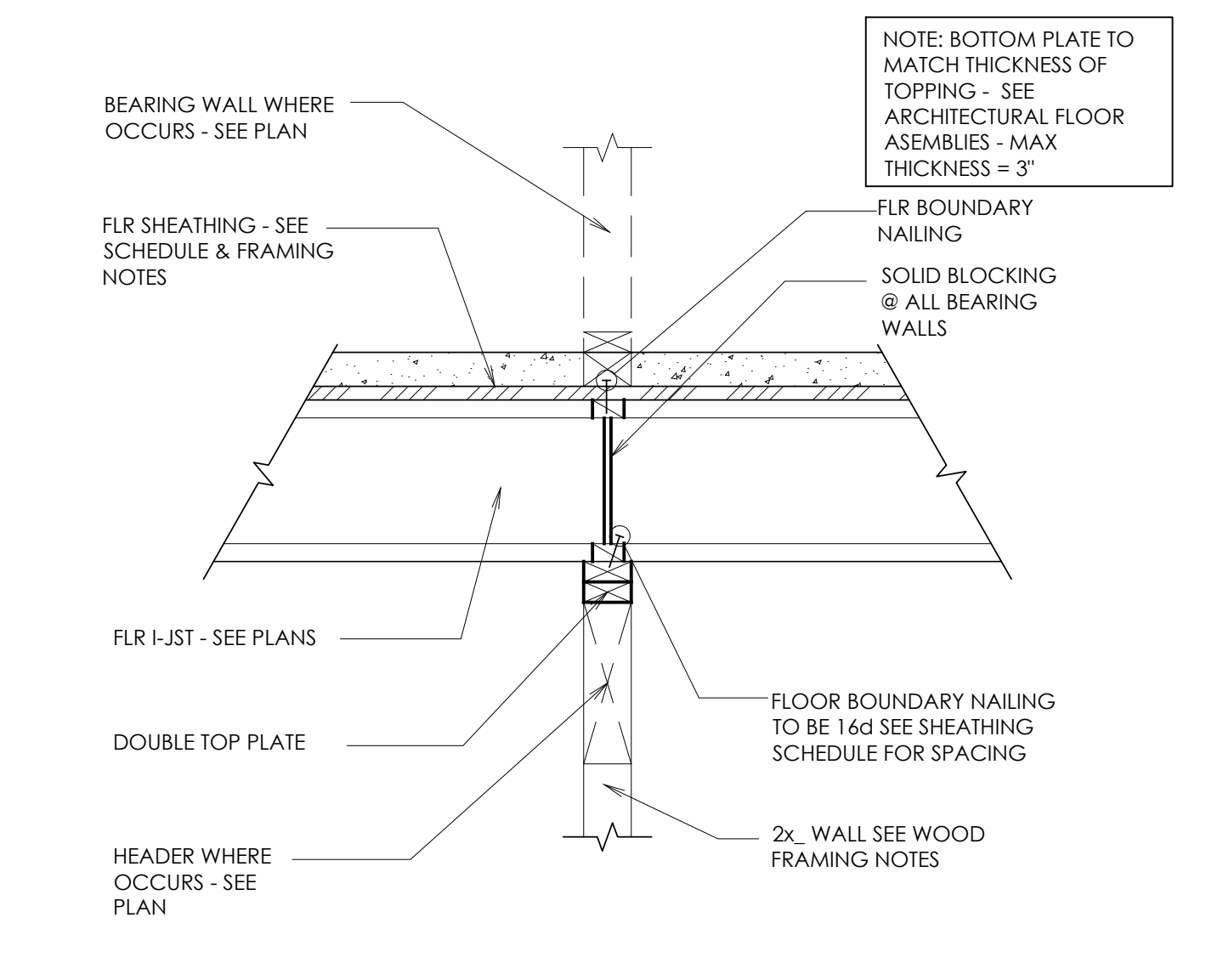
12 ROOF BETWEEN BEARING WALLS  
S4.1 SCALE: N.T.S.



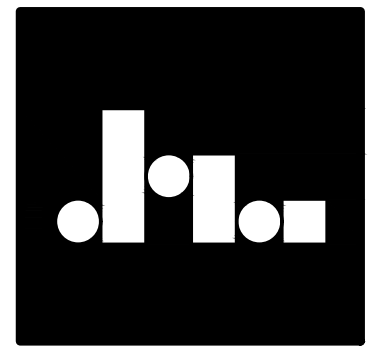
9 WOOD LEDGER AT CONC. WALL  
S4.1 SCALE: N.T.S.



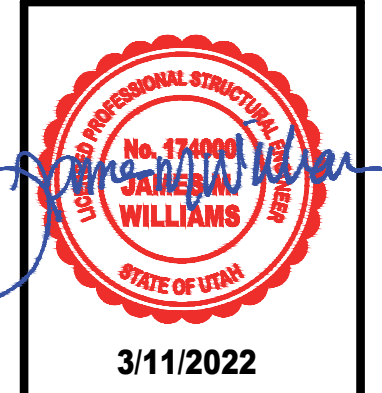
6 WOOD LEDGER AT CONC. WALL  
S4.1 SCALE: N.T.S.



3 FLOOR AT INTERIOR BEARING WALL  
S4.1 SCALE: N.T.S.



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2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
Ph: 801.575.6455 Fax: 801.575.6456 Web: WWW.JMW.COM



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**FLOOR FRAMING DETAILS**  
**KLINEFELTER RESIDENCE**  
EDEN, UTAH

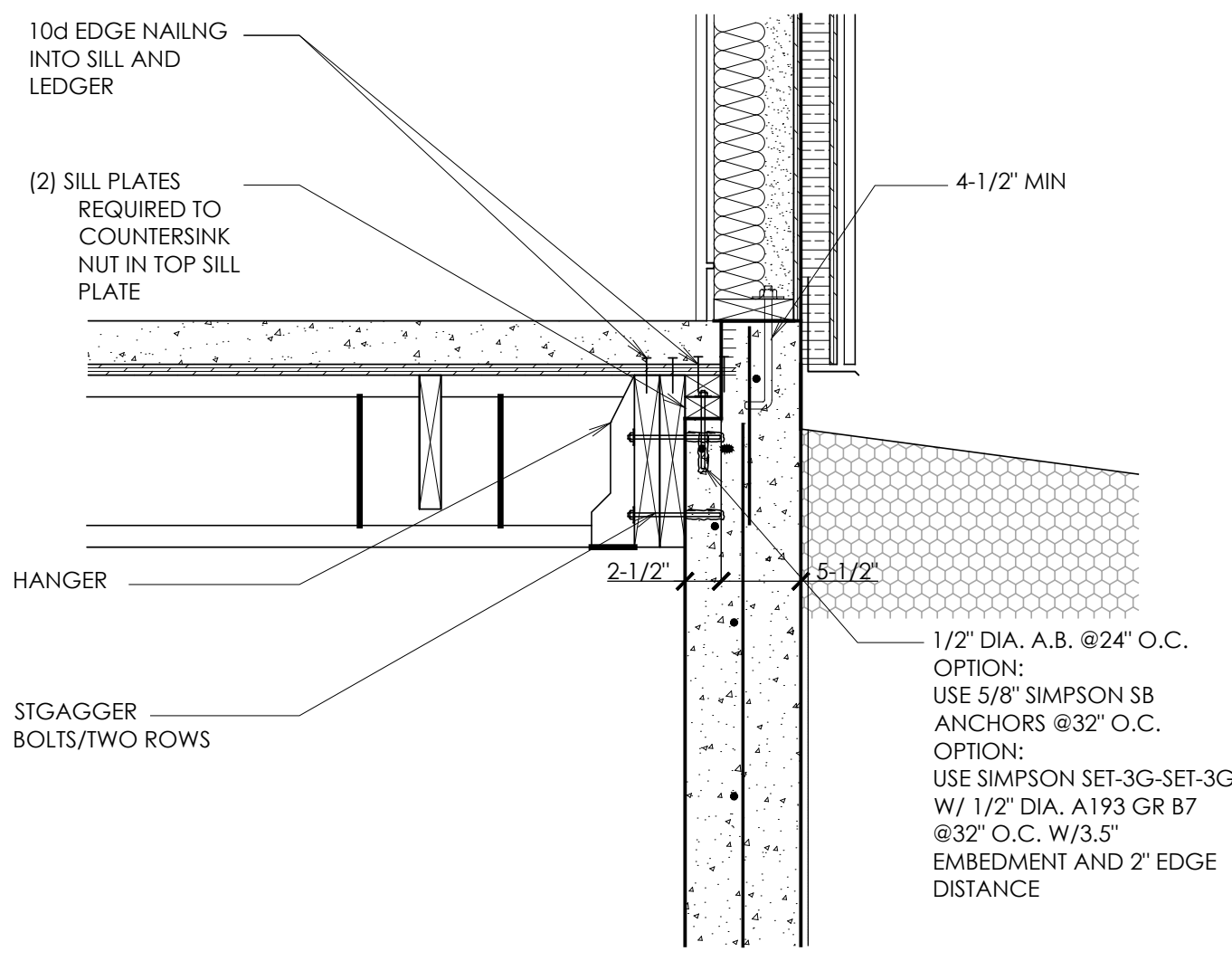
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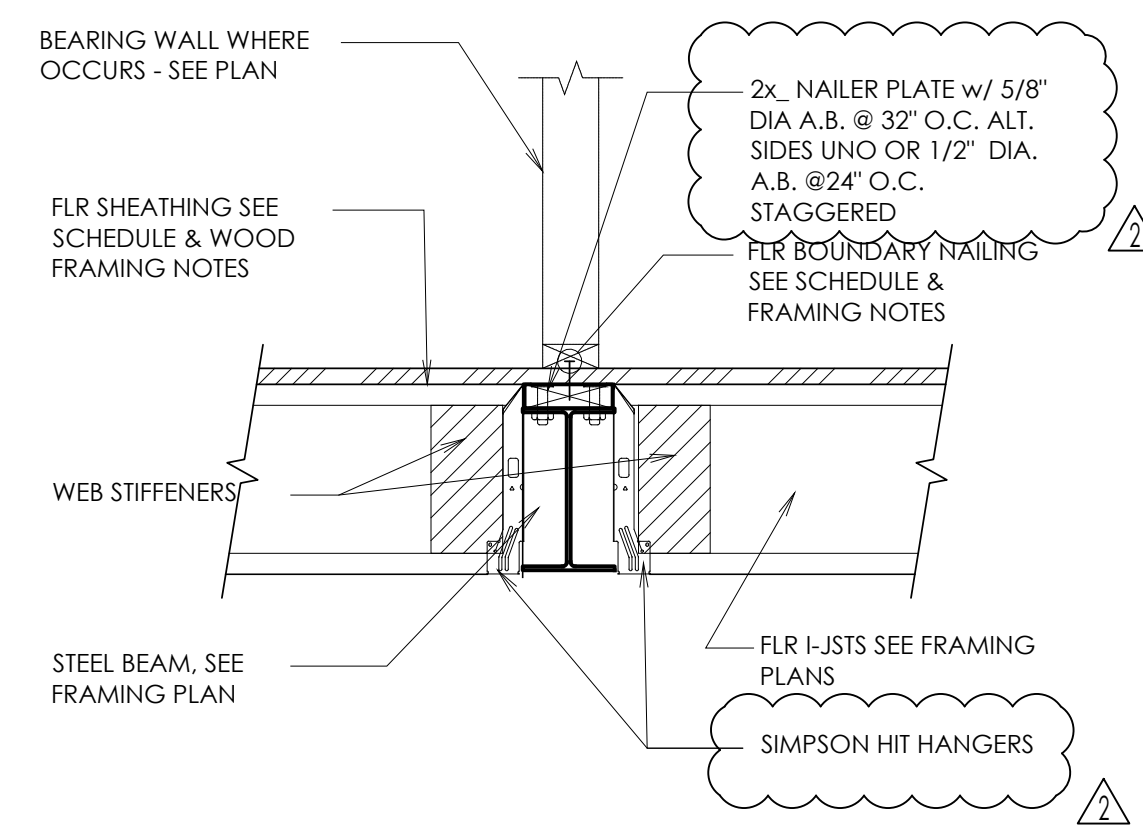
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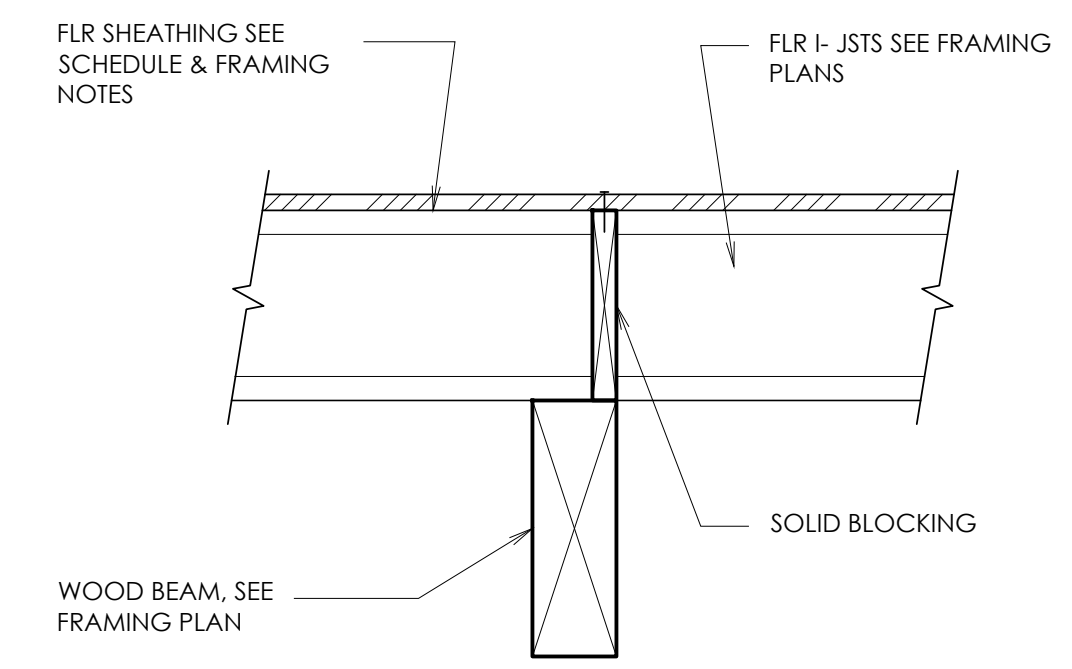
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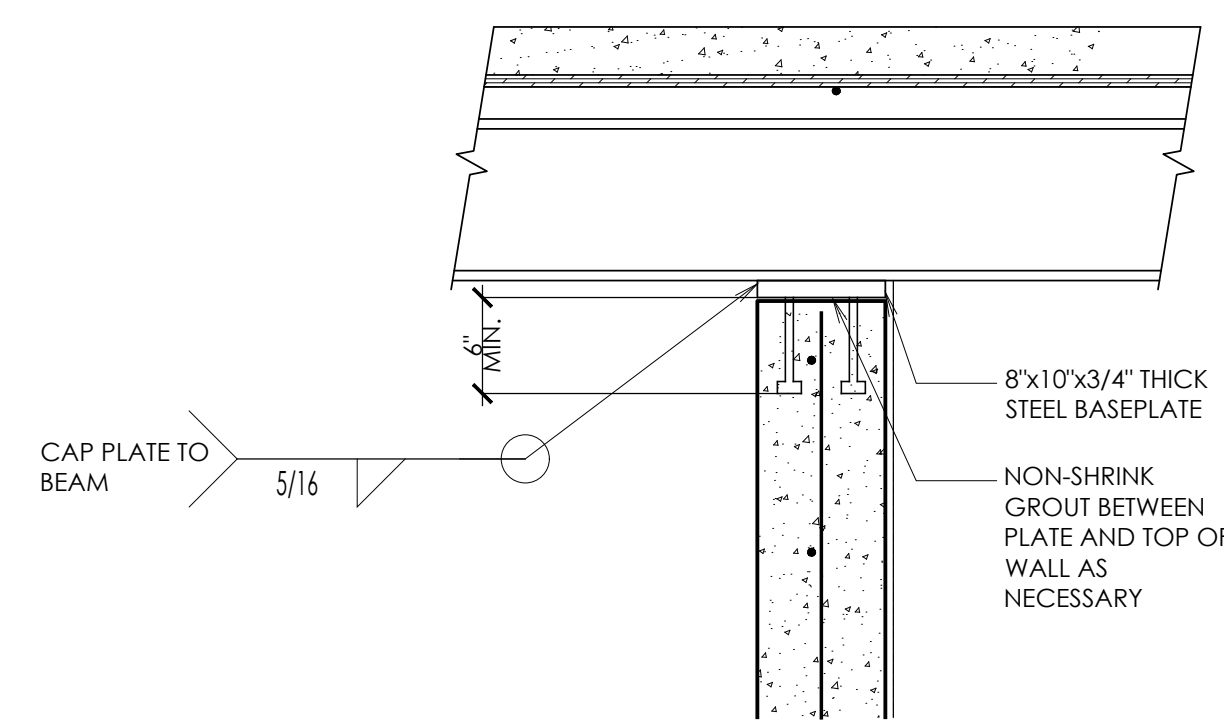
**7** OPTIONAL DETAIL FLUSH-MOUNT WOOD BEAM AT JOISTS  
S4.2 SCALE: N.T.S.



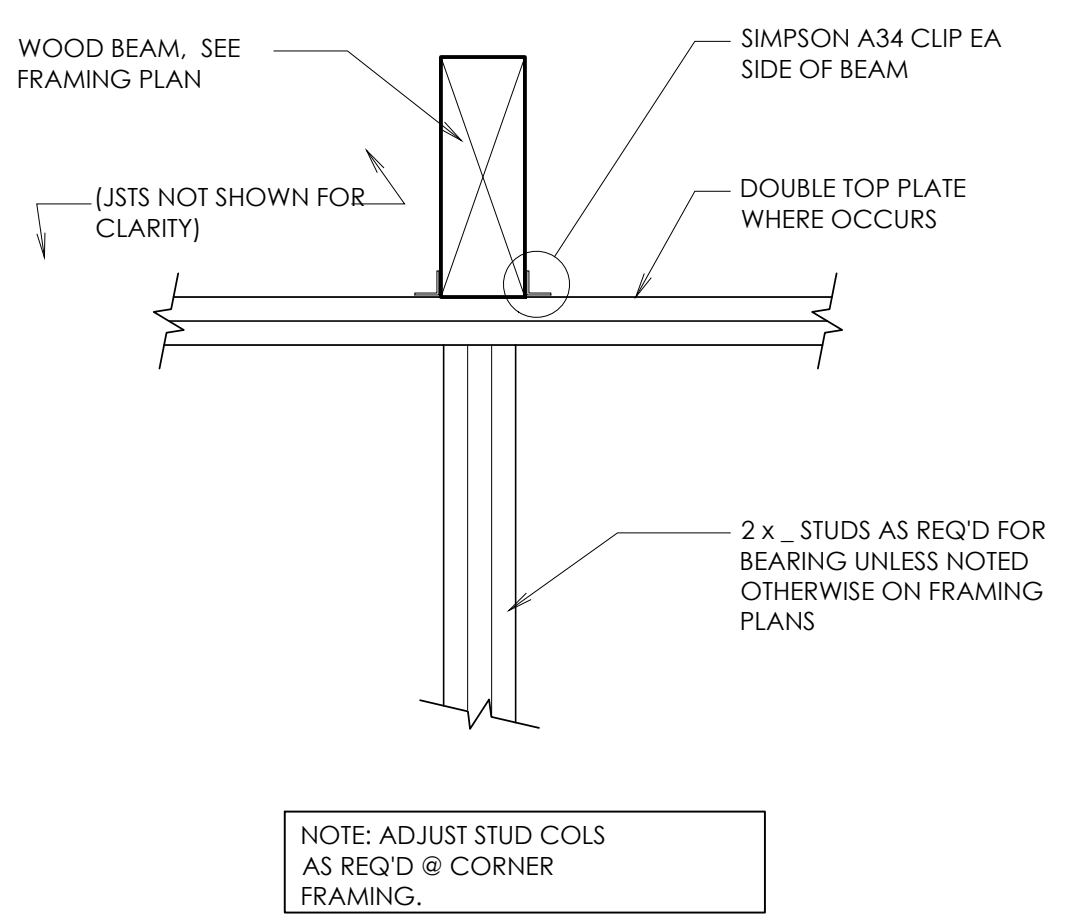
**4** JOIST HANGER DETAIL  
S4.2 SCALE: N.T.S.



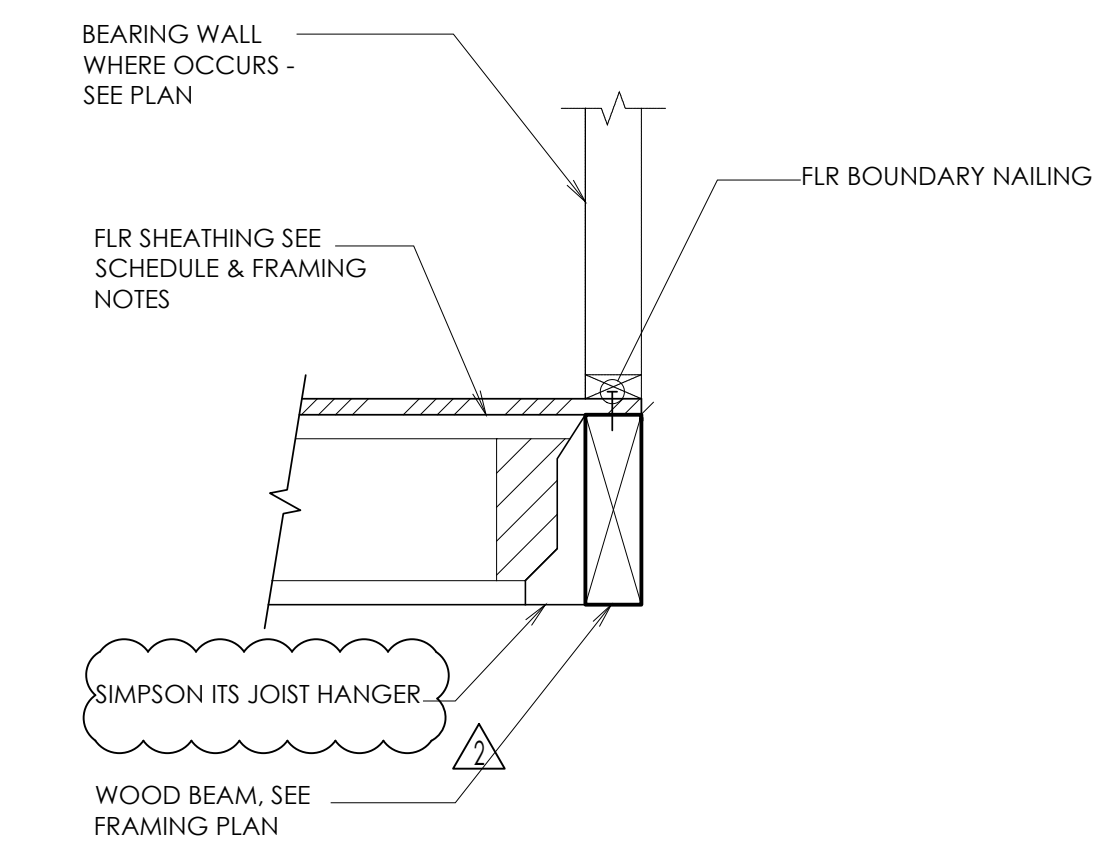
**1** FLOOR JOISTS AT NON-FLUSH BEAM  
S4.2 SCALE: N.T.S.



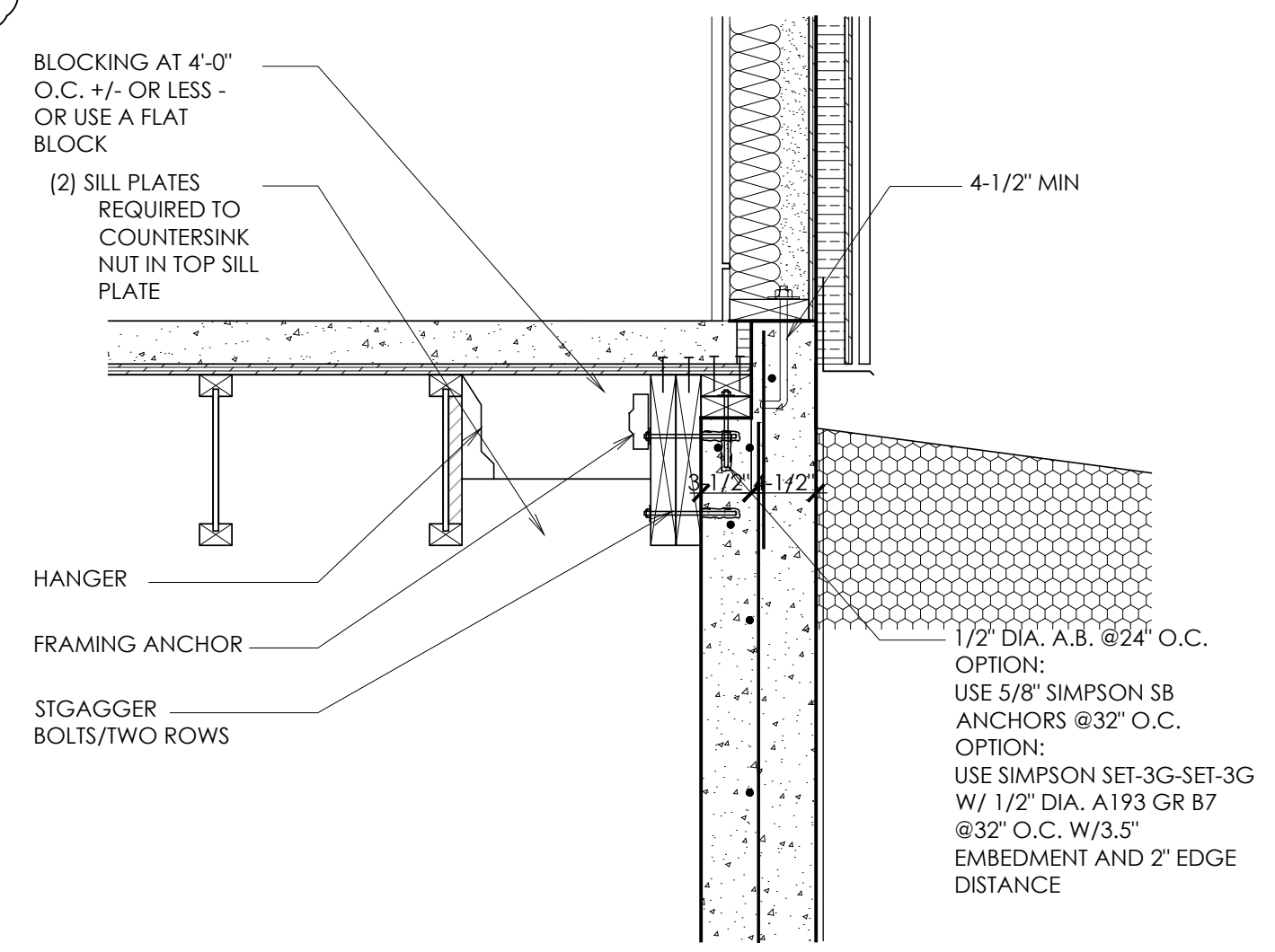
**8** BEAM POCKET AT CANT. BEAMS  
S4.2 SCALE: N.T.S.



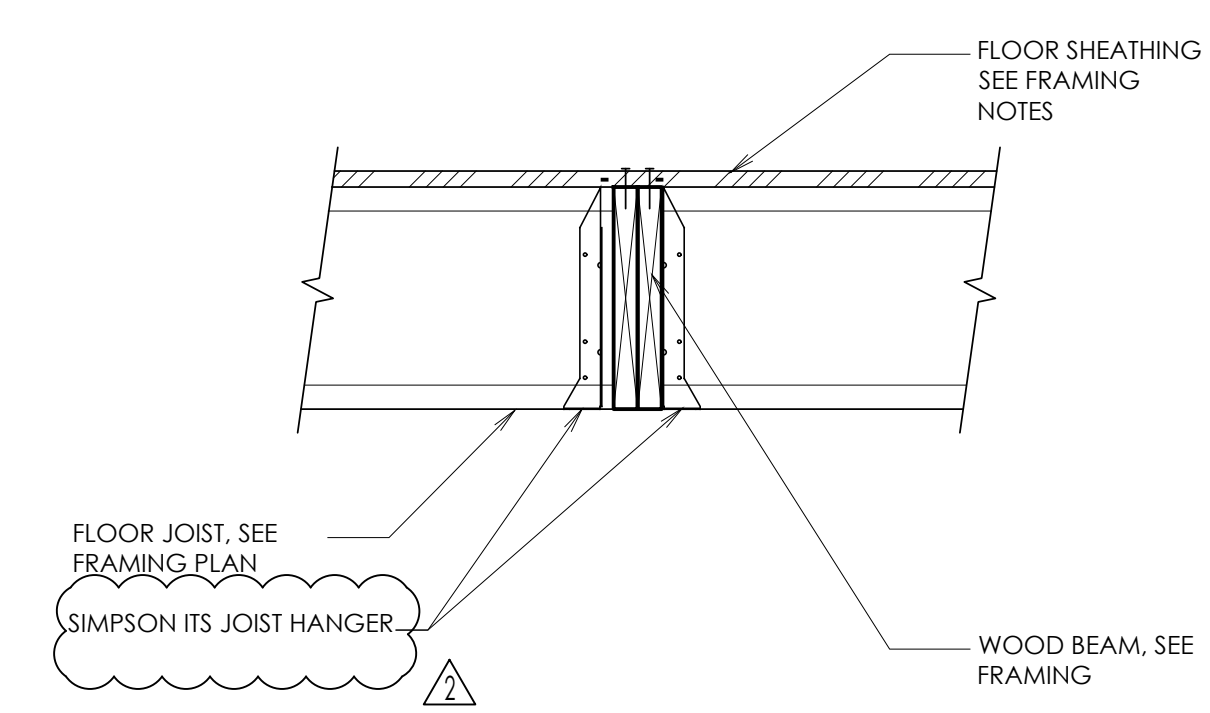
**5** BEAM TO POST DETAIL  
S4.2 SCALE: N.T.S.



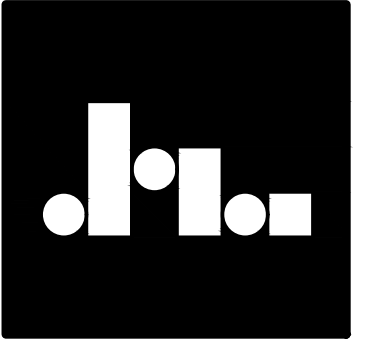
**2** FLOOR JOISTS AT WOOD BEAM  
S4.2 SCALE: N.T.S.



**6** OPTIONAL DETAIL FLUSH-MOUNT WOOD BEAM AT JOISTS  
S4.2 SCALE: N.T.S.



**3** FLUSH-MOUNT WOOD BEAM AT JOISTS  
S4.2 SCALE: N.T.S.



**JM WILLIAMS and Associates**  
2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
Ph. 801.575.6453 Fax. 801.575.6456 Web. WWW.JMW.COM



**FLOOR FRAMING DETAILS**

**KLINEFELTER RESIDENCE**

EDEN, UTAH

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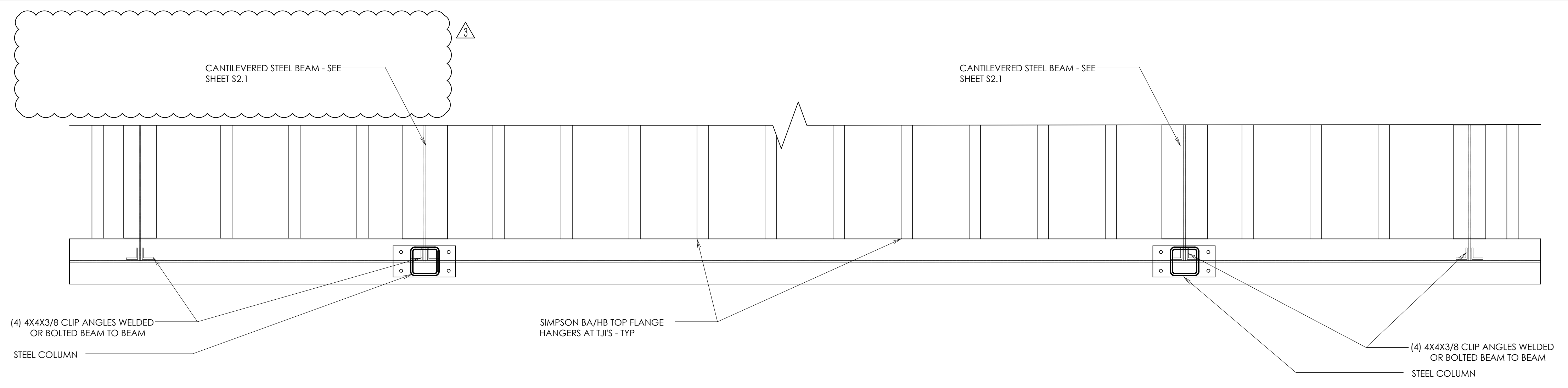
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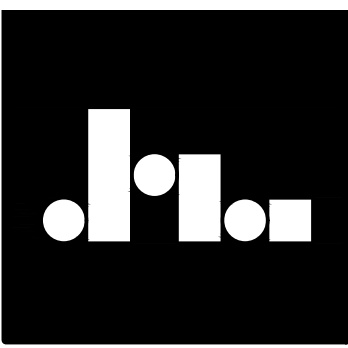
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**S4.2**

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**7** STEEL BEAM AT CANTILEVERED STEEL BEAMS  
 S4.3 SCALE: N.T.S.



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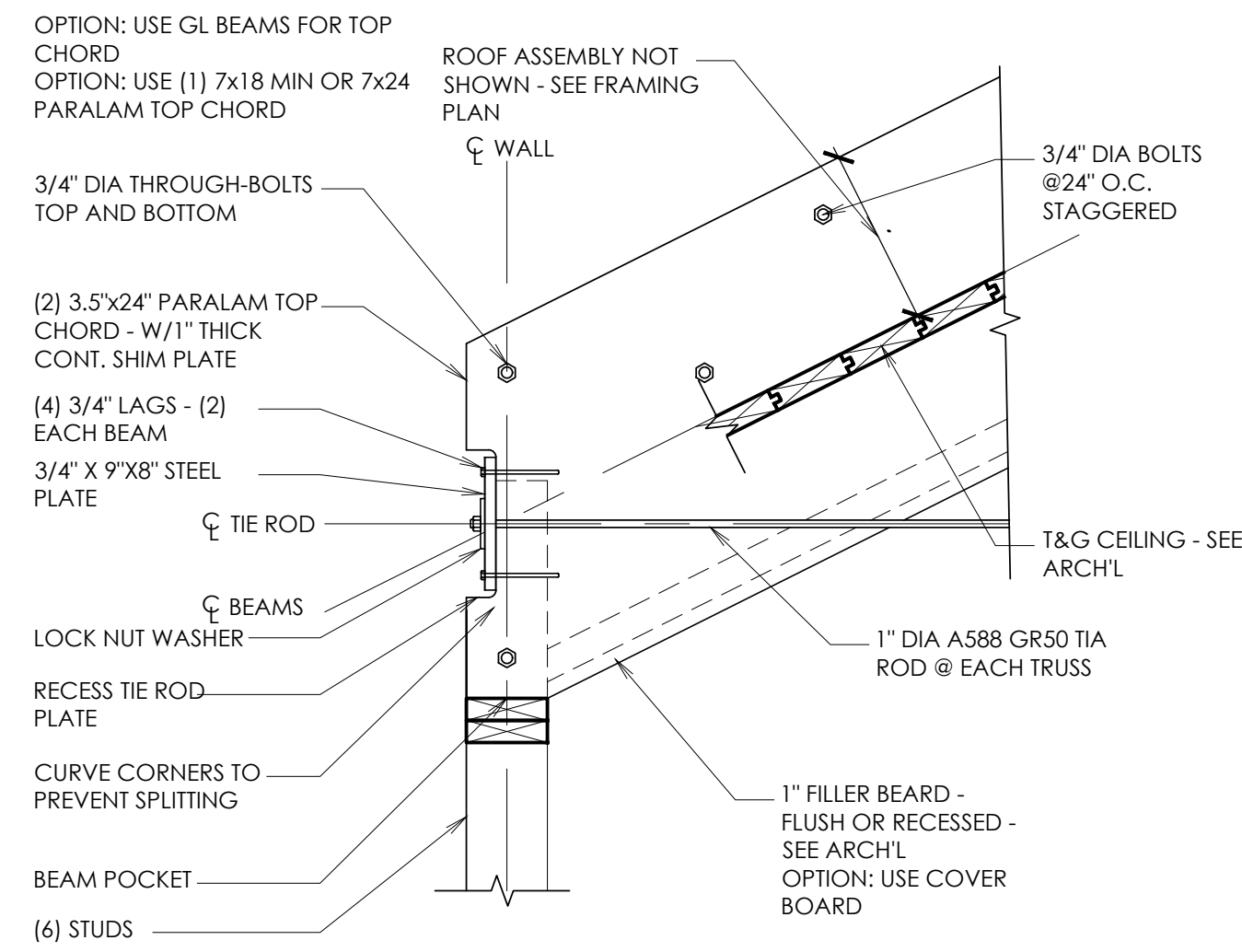
FLOOR FRAMING DETAILS  
 KLINEFELTER RESIDENCE  
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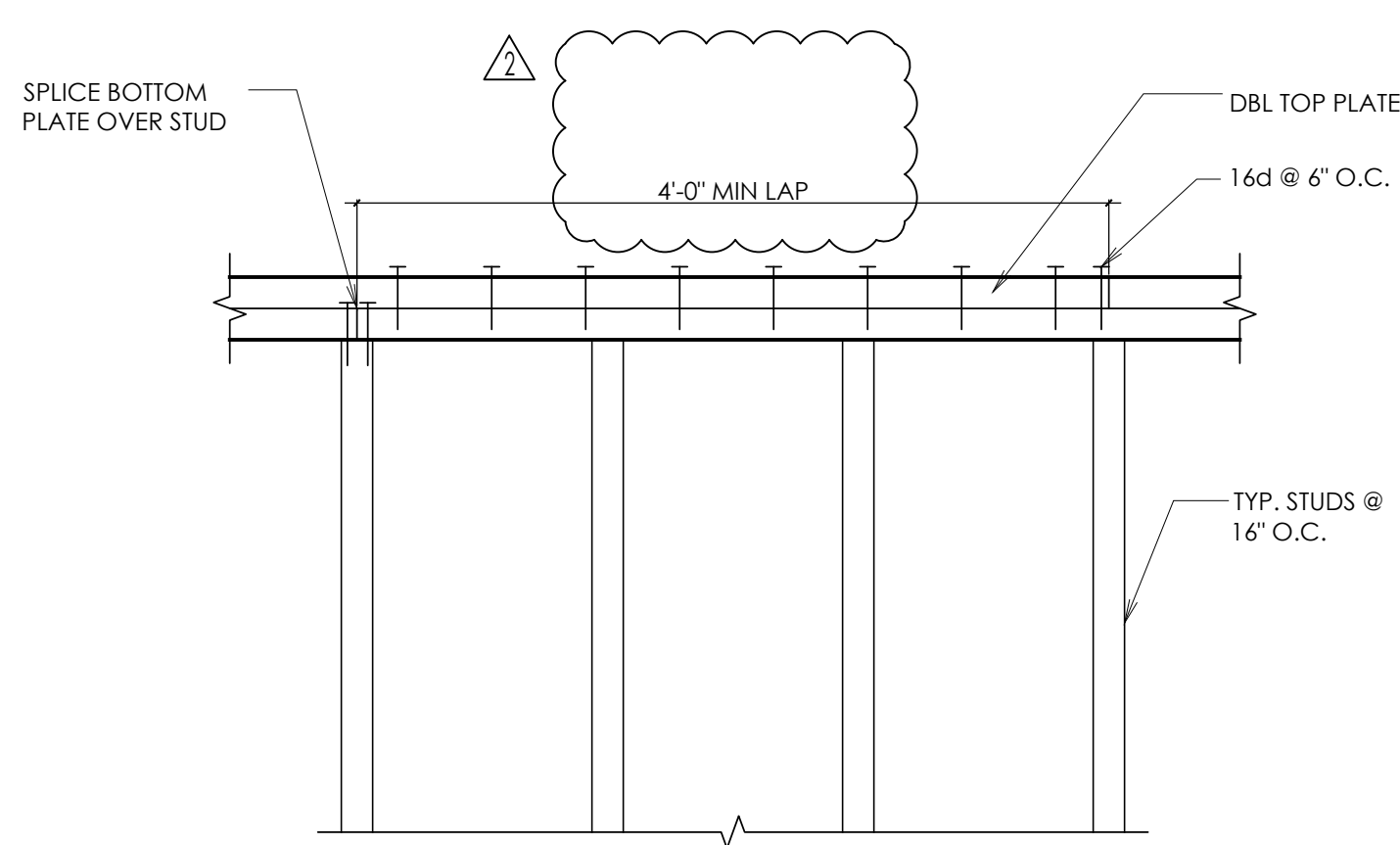
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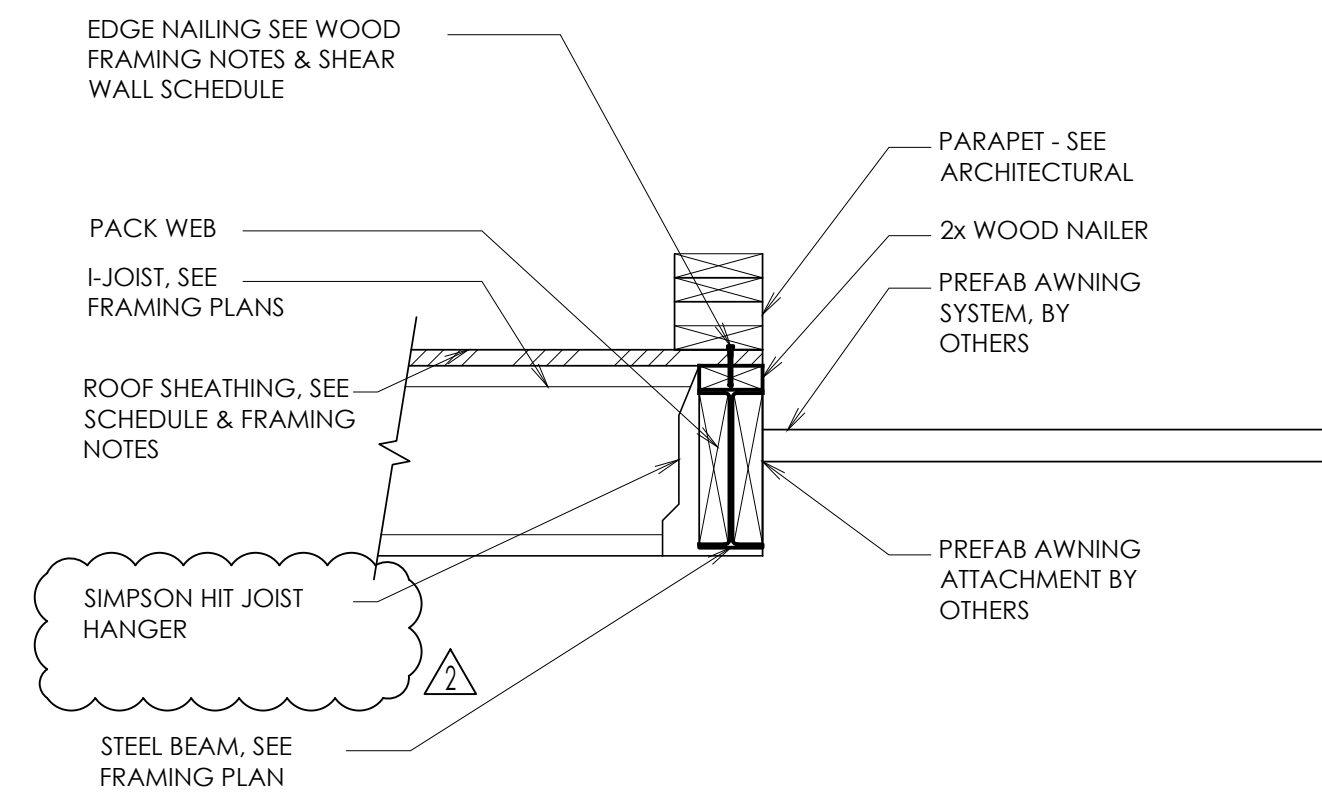
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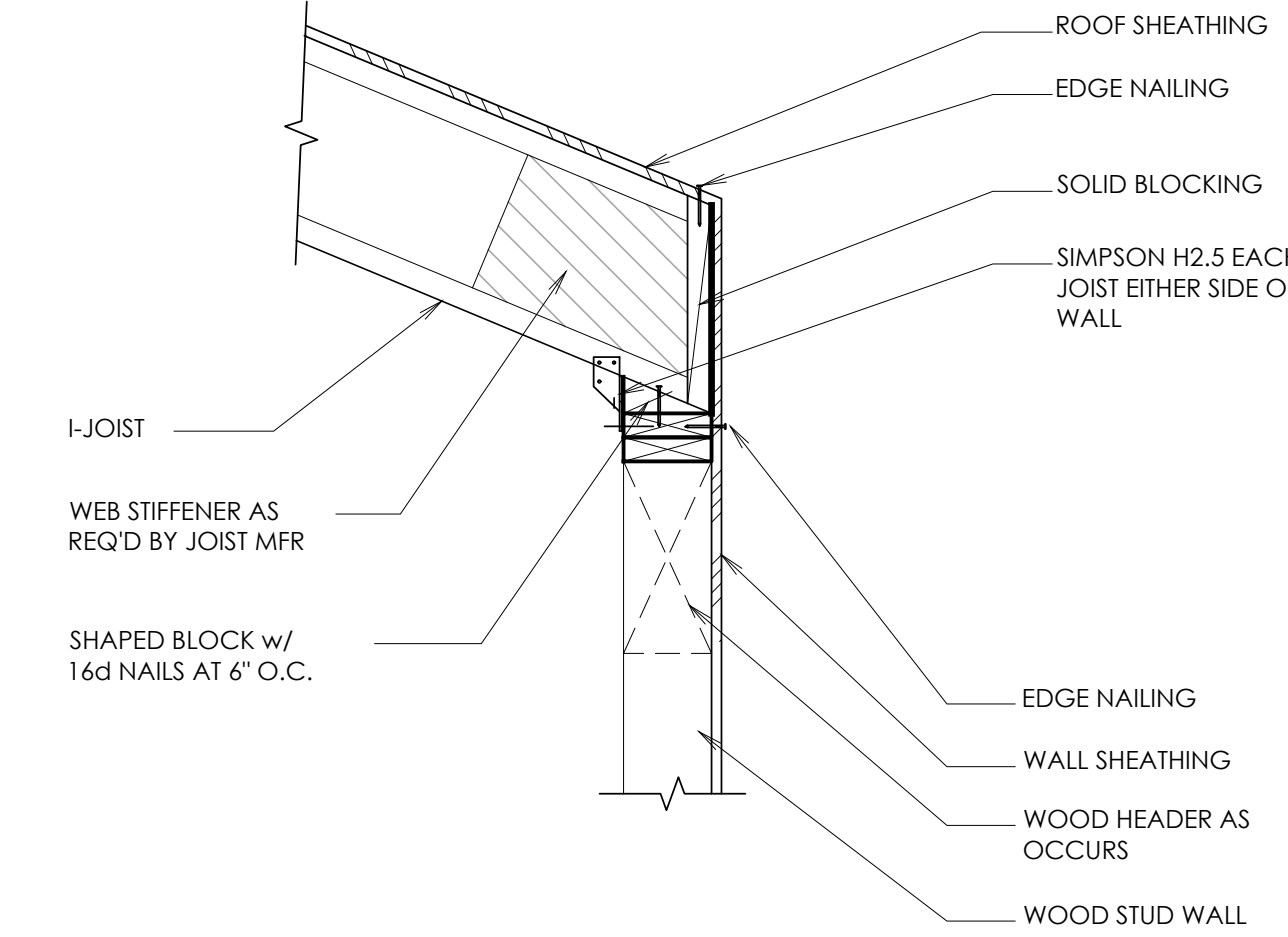
**10 TRUSS/BEARING DETAIL**  
SS.1 SCALE: N.T.S.



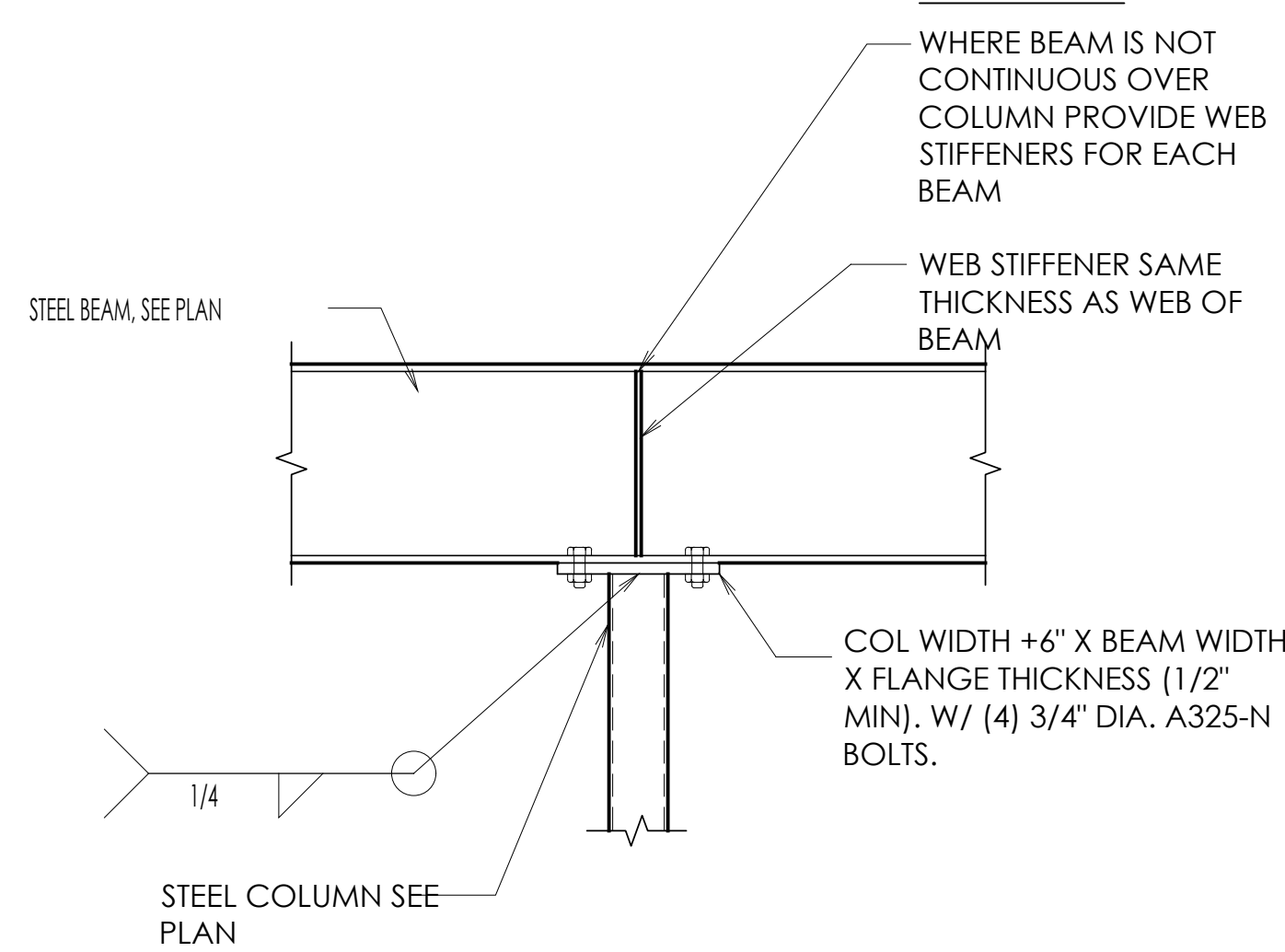
**7 TOP PLATE CHORD SPLICE**  
SS.1 SCALE: N.T.S.



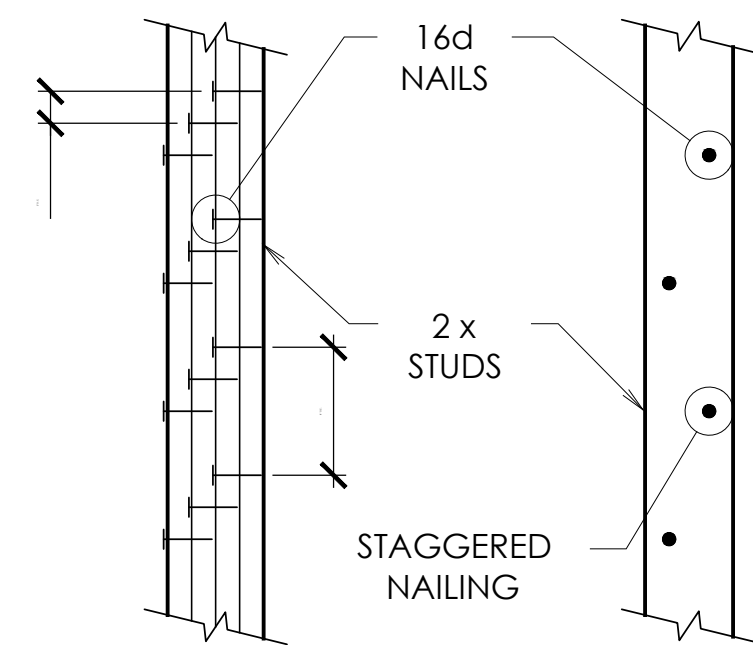
**4 I-JOIST AT STEEL BEAM**  
SS.1 SCALE: N.T.S.



**1 I-JOIST AT WOOD STUD WALL**  
SS.1 SCALE: N.T.S.

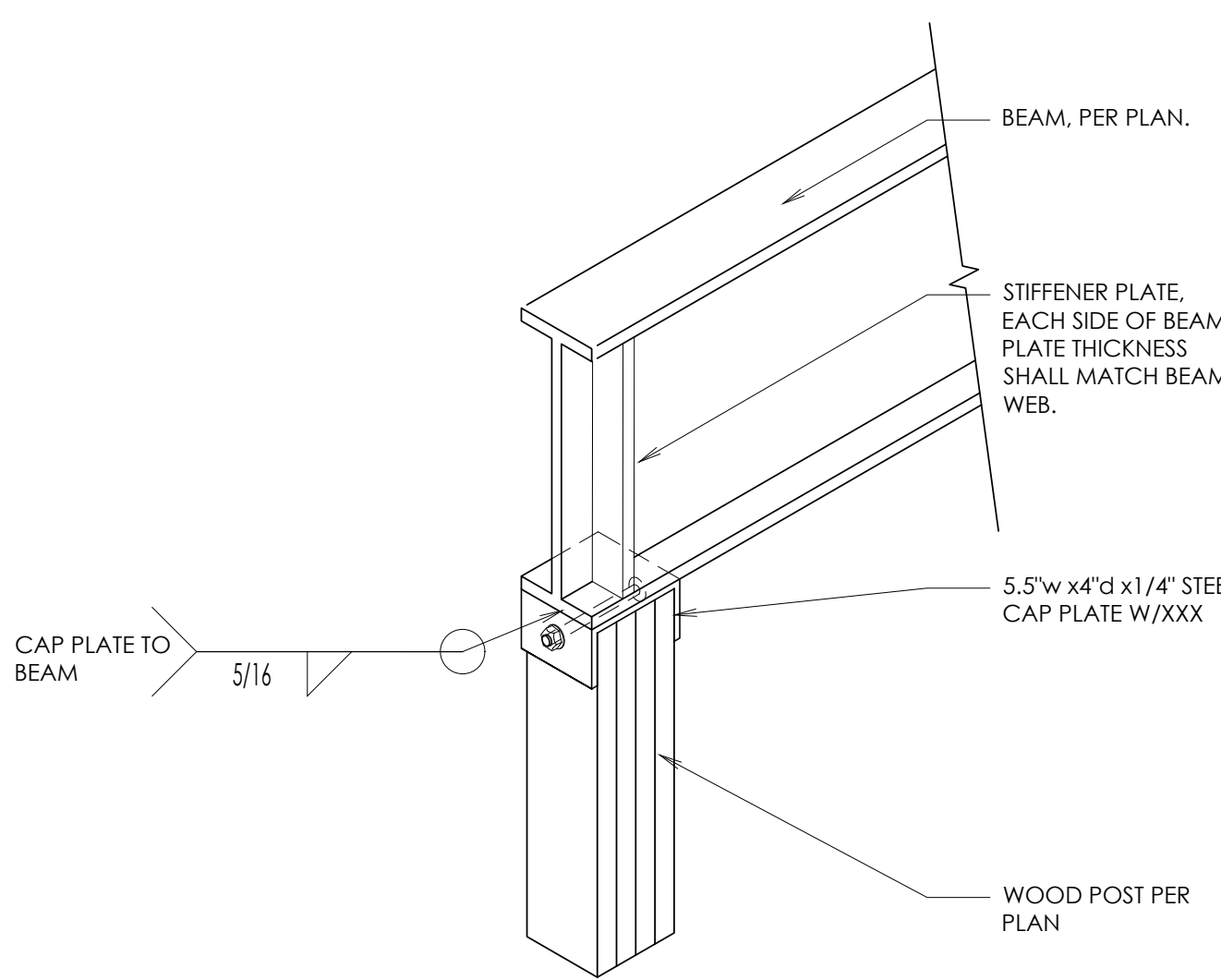


**11 TYP. BEAM TO COLUMN CONNECTION**  
SS.1 SCALE: N.T.S.

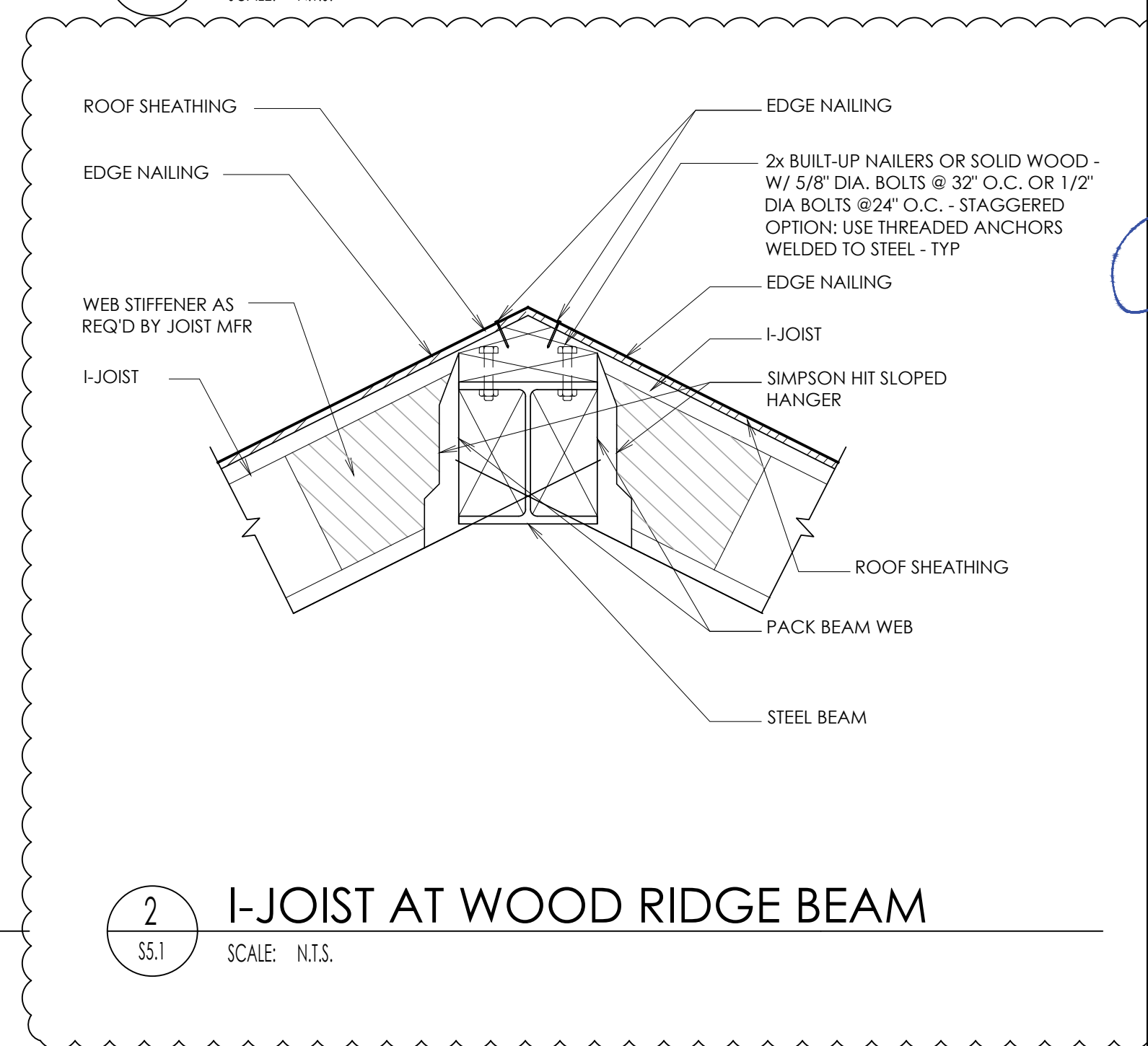


NOTE: STUDS SHALL BE BUILT-UP AS REQ'D FOR SOLID BEARING w/ KING STUD EA SIDE TYP U.N.O.

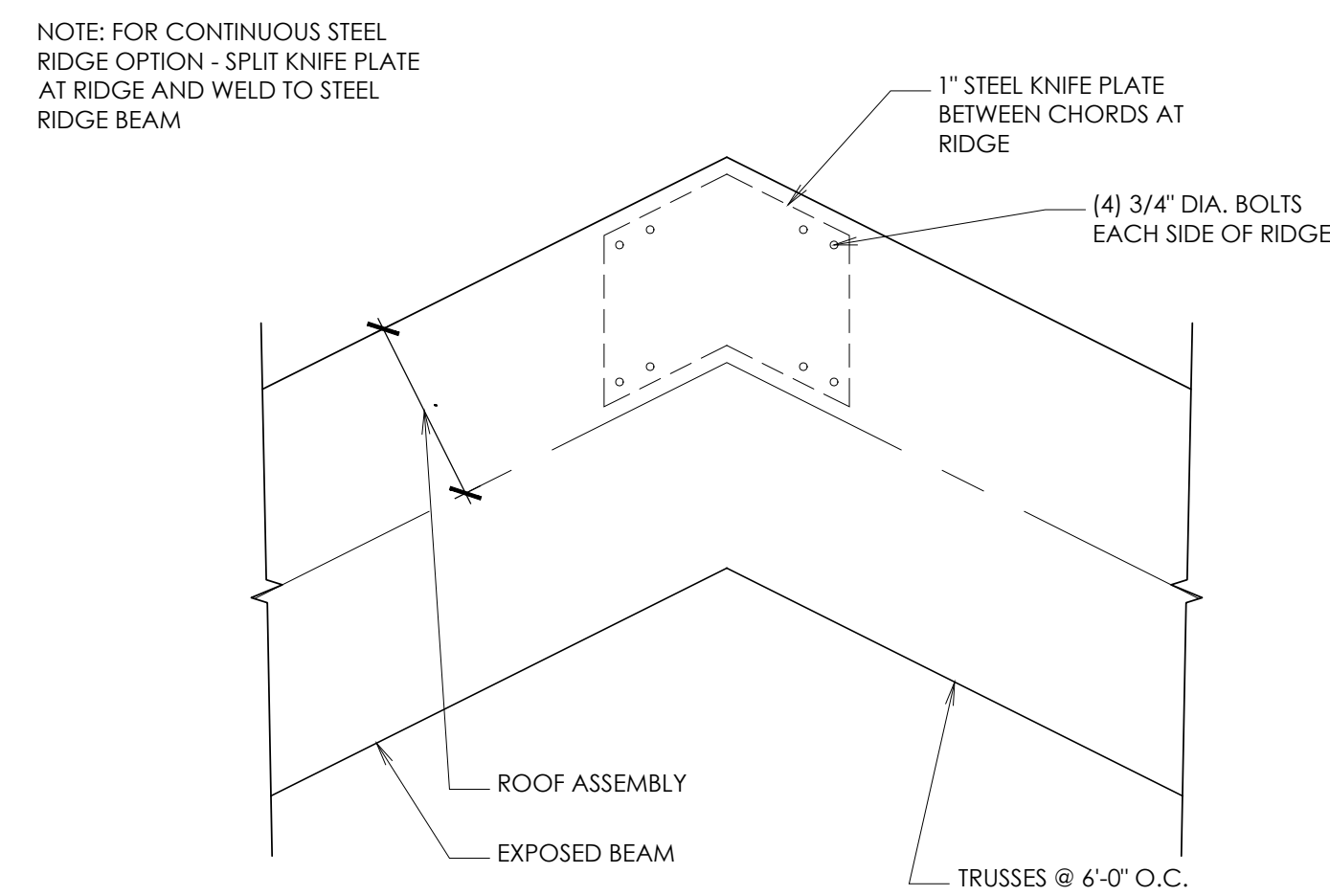
**8 BUILT-UP POST DETAIL**  
SS.1 SCALE: N.T.S.



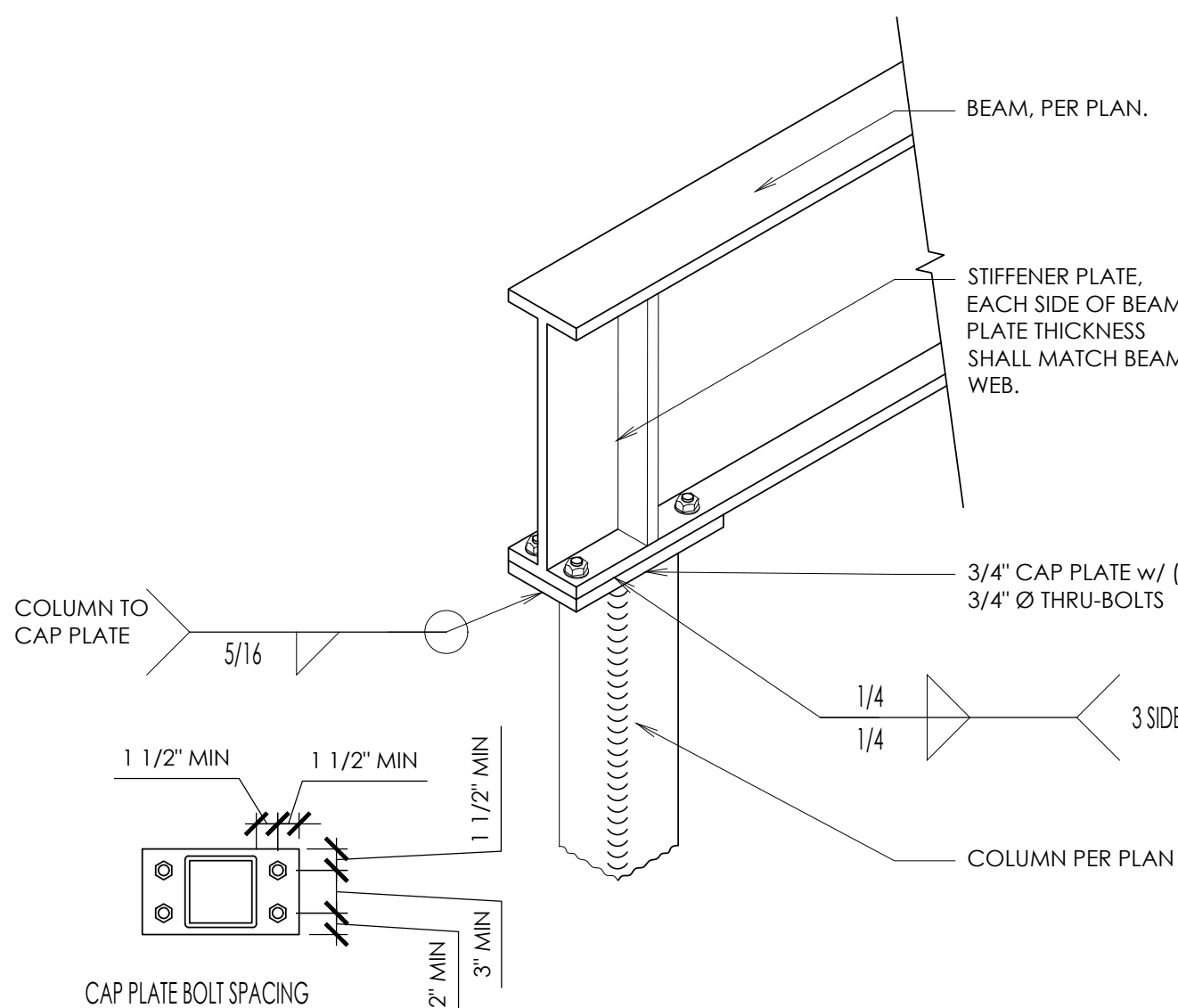
**5 STEEL BEAM AT WOOD POST**  
SS.1 SCALE: N.T.S.



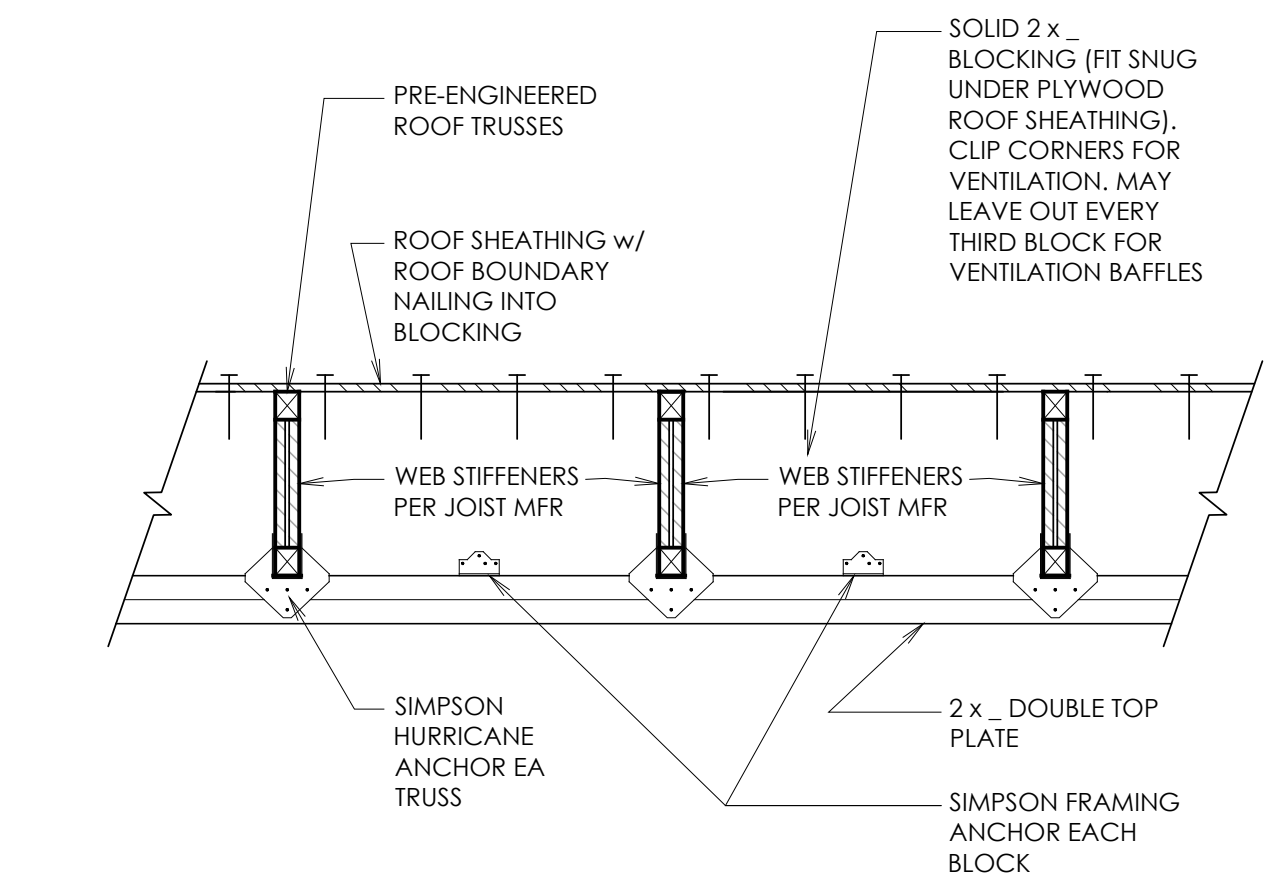
**2 I-JOIST AT WOOD RIDGE BEAM**  
SS.1 SCALE: N.T.S.



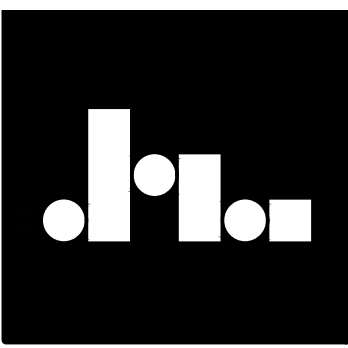
**9 RIDGE DETAIL**  
SS.1 SCALE: N.T.S.



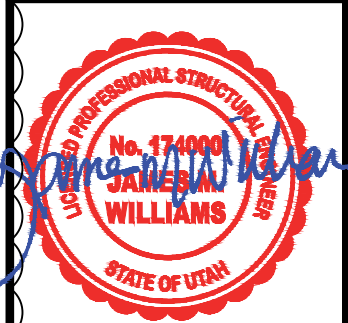
**6 STEEL BEAM AT STEEL COLUMN**  
SS.1 SCALE: N.T.S.



**4 RAFTER BLOCKING DETAIL**  
SS.1 SCALE: N.T.S.



**J.M. WILLIAMS and Associates**  
2875 South Decker Lake Drive, Suite 275, Salt Lake City, Utah 84119  
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FRAMING DETAILS  
**KLINFELTER RESIDENCE**  
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