COVER SHEET BUILDER/ DEALER'S APPROVAL



-FIRE SPRINKLER SYSTEM

DEFERRED

-RADIANT HEATING SYSTEM

-FIREPLACE PRODUCT INFORMATION

-AIR LEAKAGE TEST AS PERFORMANCE METHOD (BLOWER DOOR TEST) CODE N1102.4.1.2

KINGSBURY AND CHESSON Powder Mountain, Lot # 70

8492 E. Spring Park, Weber County, Utah

Build by: Scandinavian LLC

DRAWING INDEX:

1.0 COVER SHEET

1.1 SITE PLAN

2.1 MAIN LEVEL FLOOR PLAN LOWER LEVEL FLOOR PLAN

2.2 UPPER LEVEL FLOOR PLAN ROOF LEVEL FLOOR PLAN

2.5 AREA CALCULATION PLANS

3.1 BUILDING ELEVATIONS

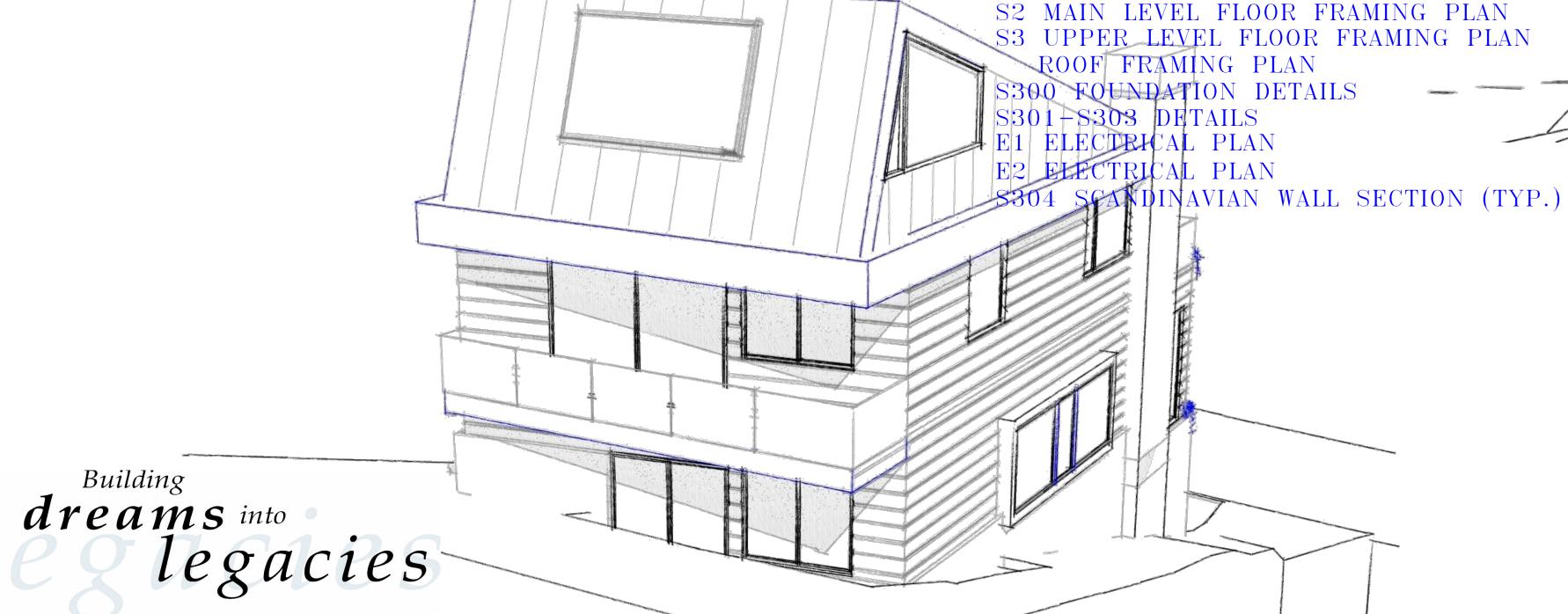
4.1 BUILDING SECTION

SO STRUCTURAL NOTES

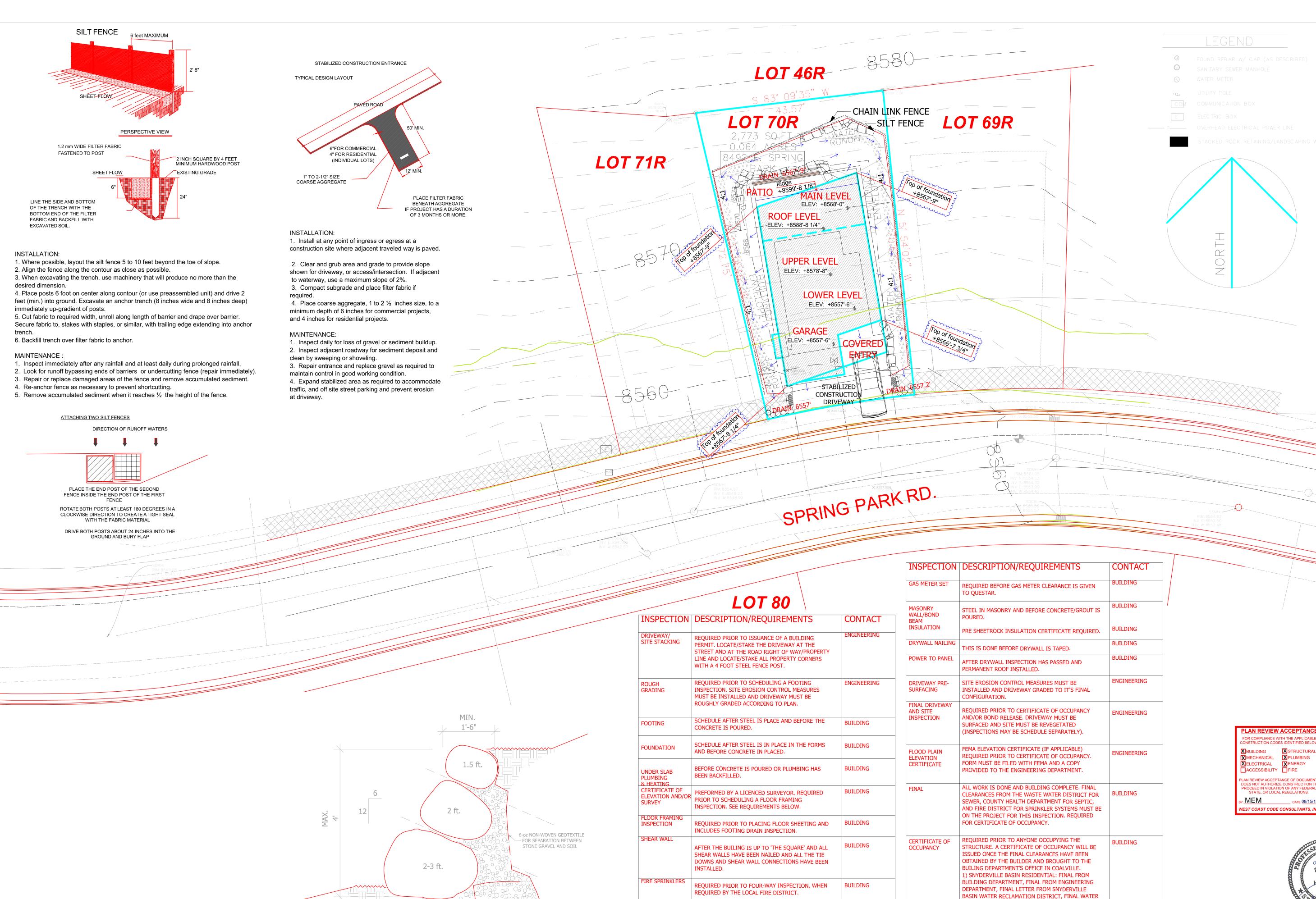
S1 FOOTING AND FOUNDATION PLAN LOWER LEVEL FLOOR FRAMING PLAN

S2 MAIN LEVEL FLOOR FRAMING PLAN

S3 UPPER LEVEL FLOOR FRAMING PLAN



Building



FOUR-WAY

4" PERFORATED DRAIN

PIPE IN GRAVEL LAYER

2 BOULDER WALL DETAIL

RETAINING WALLS

REQUIRE SEPARATE PERMITS.

(>4' OR SUPPORTING A SURCHARGE)

NOTE!

BOULDERS ARE TO BE SELECTED & STACKED TO PROVIDE MAX. CONTACT. BOULDER WALLS ARE

DESIGNED TO BE LESS THAN 4 FEET IN HEIGHT.

12" - 18" MIN. ROUND BOULDER SIZE.

IF THEY EXCEED 4 FEET, THEY WILL BE ENGINEERED.

PLAN REVIEW ACCEPTANCE MECHANICAL PLUMBING XELECTRICAL XENERGY ☐ACCESSIBILITY ☐ FIRE PLAN REVIEW ACCEPTANCE OF DOCUMEN DOES NOT AUTHORIZE CONSTRUCTION T PROCEED IN VIOLATION OF ANY FEDERA STATE, OR LOCAL REGULATIONS.

> 10367643 ALEX HAWKINST

CONCURRENCY LETTER FROM APPROPRIATE WATER

BUILDINGDEPARTMENT, FINAL FROM ENGINEERING

DEPARTMENT, FINAL FROM FIRE DISTRICT AND FINAL

>4" RETAINING WALLS, SWIMMING POOLS, SOLAR AND GEO-THERMAL HEATING SYSTEMS, AND

SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED

IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESENCE.

SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED.

IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESION.

SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED.

IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESION.

SEPARATE PLANS, SPECIFICATIONS, AND APPLICATIONS ARE TO BE SUBMITTED AND REVIEWED.

PHOTO-VOLTAIC AND WIND GENERATED ELECTRICAL SYSTEMS REQUIRE SEPARATE PERMITS.

2) EASTERN SUMMIT COUNTY: FINAL FROM

REQUIRED SUBDIVISIONS).

FROM HEALTH DEPARTMENT.

PRIOR TO ISSUANCE OF THESE PERMITS.

COMPANY, FINAL FROM PARK CITY FIRE DISTRICT (IN

BUILDING

BUILDING

THIS INSPECTION IS PERFORMED AFTER ALL ROUGH

ELECTRICAL, BLUMBING, AND MECHANICAL HAS BEEN

INSTALLED. ALL FRAMING IS COMPLETE, SHEAR WALLS

PREVIOUSLY INSPECTED, AND TRUSS SPECIFICATIONS

ARE ON THE JOB FOR THE INSPECTOR TO READ.

BLUMBING SHALL HAVE EITHER AN AIR OR WATER

PRESSURE TEST ON THEM WHEN THE INSPECTOR

WEATHER BARRIER SHALL BE INSPECTED PRIOR TO

ARRIVES.

BARRIER/STUCC O | APPLYING VENEER. APPROVED STUCCO I.C.C.

RESEARCH REPORTS ON SITE.

SITE PLAN BUILDER/ DEALER'S APPROVAL :

Signature and Date

BUILDER

Company Name

06-21-2018

NDIN, LI,C

ARCHITECTURAL OFFICE

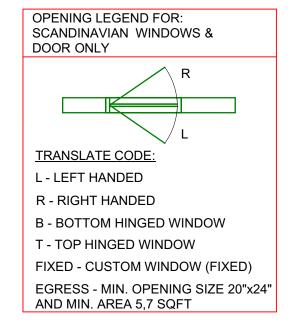
AND

GLASS ELEMENT SIZE 1700 [5'-6 7/8"] 800 [2'-7 1/2"] GLASS ELEMENT SIZE 800 [2'-7 1/2"] 1700 [5'-6 7/8"] 20 [3/4"] 1700 [5'-6 7/8"] 1710 [5'-7 3/8"] 20 [3/4"] 1710 [5'-7 3/8"] 1710 [5'-7 3/8"] 1710 [5'-7 3/8"] FRAME ELEVATION FRAME ELEVATION 1700 [5'-6 7/8"]

1 ELEMENT FRAME ELEVATIONS
2.0 SCALE: 1/4" = 1'-0"

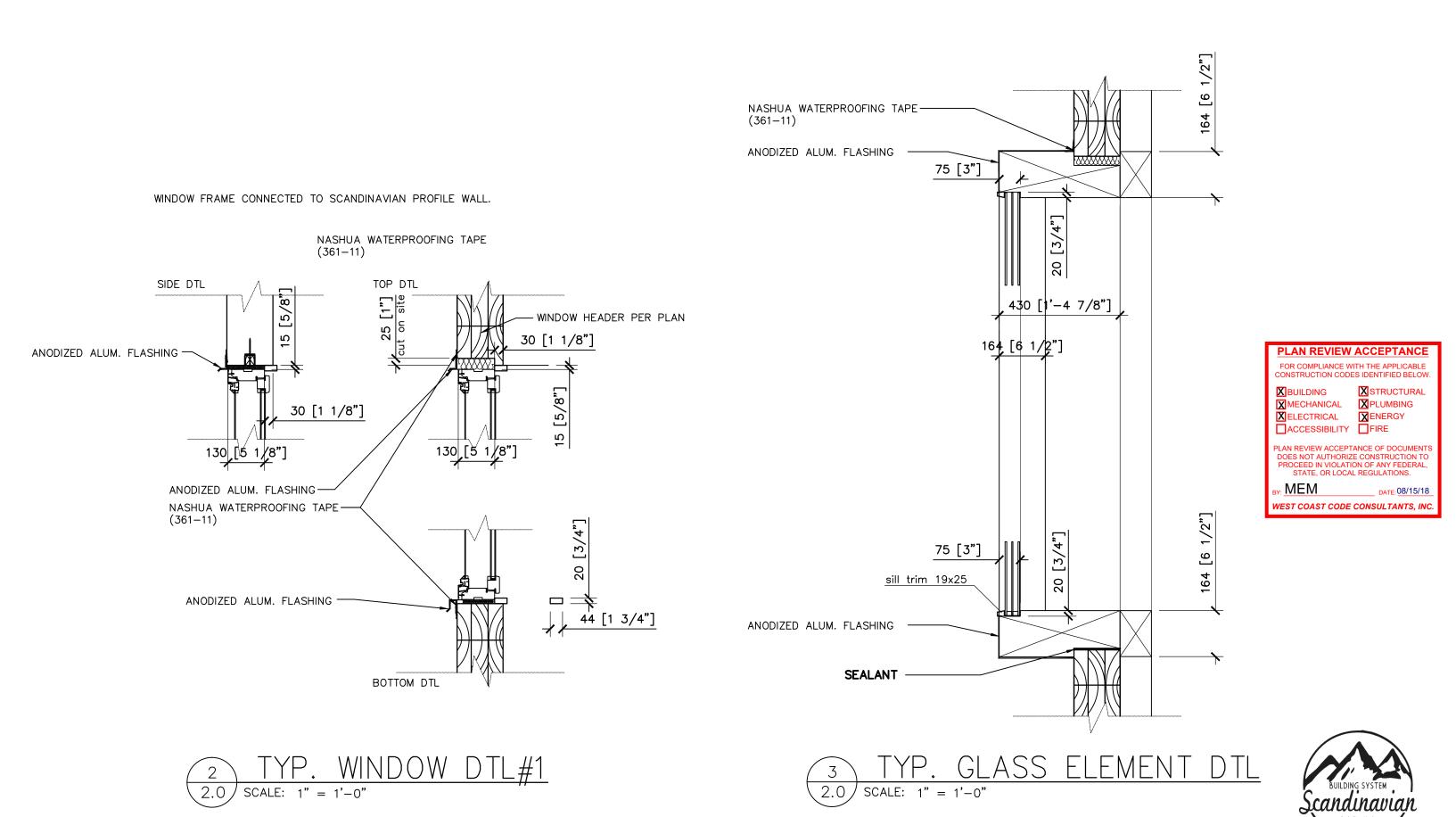
800 [2'-7 1/2"]

GLASS ELEMENT SIZE



| | | | | | | | | DIMENTAL AND ADDRESS OF THE PROPERTY OF THE PR | r oullebote | | | | | |
|-------|---------|--------------|---------------|-----|------------------|----------|------|--|-------------|-----------------|----------|--------|--------------------------------|----------|
| ID | TYPE | Size (cm) | | | Size (inches) | | | Opening type | Wall type | Wall thickness | Flashing | Screen | Notes | Quantity |
| W1 | MSE131A | | х | 150 | 70,9 | x ! | 59.1 | L+R | 164 | | | 90x150 | tempered | 2 |
| W2 | MSE131A | _ | _ | 150 | 23,6 | _ | | (1)L, (2)R | 164 | | | 60x150 | | 3 |
| W3 | MSE131A | | $\overline{}$ | 120 | 43,3 | | | L | 195 | | | | tempered | 1 |
| TOTAL | | | | | | | | | | | | | | 6 |
| | | | | | | | SCAN | DINAVIAN WINDOW | / SCHEDULE | | | | | |
| ID | TYPE | Size (cm) | | | Size (inches) | | | Opening type | Wall type | Wall thickness | Flashing | Screen | Notes | Quantity |
| FW1 | EK131A | 170 | х | 240 | 66,9 | x ! | 94,5 | FIXED | 164 | | | | laminated | 1 |
| FW2 | EK131A | 190 | х | 240 | 74,8 | | | FIXED | 164 | | | | laminated | 1 |
| FW3 | EK131A | 160 | х | 150 | 63,0 | x ! | 59,1 | FIXED | 164 | | | | | 1 |
| FW4 | EK131A | 140 | х | 150 | 55,1 | x ! | 59,1 | FIXED | 164 | | | | tempered | 1 |
| FW5 | EK131A | 120 | х | 230 | 47,2 | x ! | 90,6 | FIXED | 164 | | | | tempered | 1 |
| FW6 | EK131A | 310 | х | 120 | 122,0 | x 4 | 47,2 | FIXED | 164 | | | | tempered | 1 |
| FW7 | EK131A | 260 | х | 200 | 102,4 | x i | 78,7 | FIXED | 164 | | | | 2590x(1190/2000) | 1 |
| FW8 | EK131A | 63 | х | 200 | 24,8 | x i | 78,7 | FIXED | 164 | | | | 625x(2005/0) | 1 |
| FW9 | EK131A | 310 | х | 210 | 122,0 | x | 82,7 | FIXED | 164 | | | | | 1 |
| FW10 | EK131A | 63 | х | 200 | 24,8 | | | FIXED | 164 | | | | 625x(0/2005) | 1 |
| FW11 | EK131A | 260 | х | 200 | 102,4 | | | FIXED | 164 | | | | 2590x(2000/1190) | 1 |
| TOTAL | | | | | | | • | | | | | | | 11 |
| | | | | | | | SCA. | NIDTNIAWTANI DOOD | CHEDINE | | | | | |
| ID | TYPE | Cina | | | Cino | | SCA | NDINAVIAN DOOR | | Wall thickness | Flashing | Caraan | Notes | Ouantib |
| IU | ITPE | Size (cm) | | | Size (inches) | | | Opening type | Wall type | wall unickriess | riasning | Screen | Notes | Quantity |
| SD1 | SD | 330 | X | 230 | 129,9 | x ! | 90,6 | (1)L, (1)R | 195 | | | | tempered (size? - TF-FRAME) | 2 |
| SD2 | SD | 200 | х | 240 | 78,7 | x ! | 94,5 | R | 195 | | | | tempered | 1 |
| SD3 | SD | 360 | х | 230 | 141,7 | x | 90,6 | R | 195 | | | | tempered | 1 |
| SD4 | SD | 300 | х | 230 | 118,1 | x ! | 90,6 | R | 195 | | | | tempered | 1 |
| D1 | IO | 90 | X | 200 | 35,4 | x | 78,7 | R | 195 | | | | tempered, (opening inside) | 1 |
| TOTAL | | | | | | | | | | | | | | 6 |

SCANDINAVIAN WINDOW SCHEDULE



SCANDINAVIAN

ARCHITECTURAL OFFICE

Company Name

Scandinavian LLC

Address

Park Loop Rd. Unit
Phone 435-513-039

Fax

Project No.

Cad File

Drawn

Checked

Checked

A New Residence:
BLAKE KINGSBURY AND MERRIT CHE
Summit Powder Mountain, Lot # 70

BUILDER
Company Name
Address

Park City, Utah 8409 e

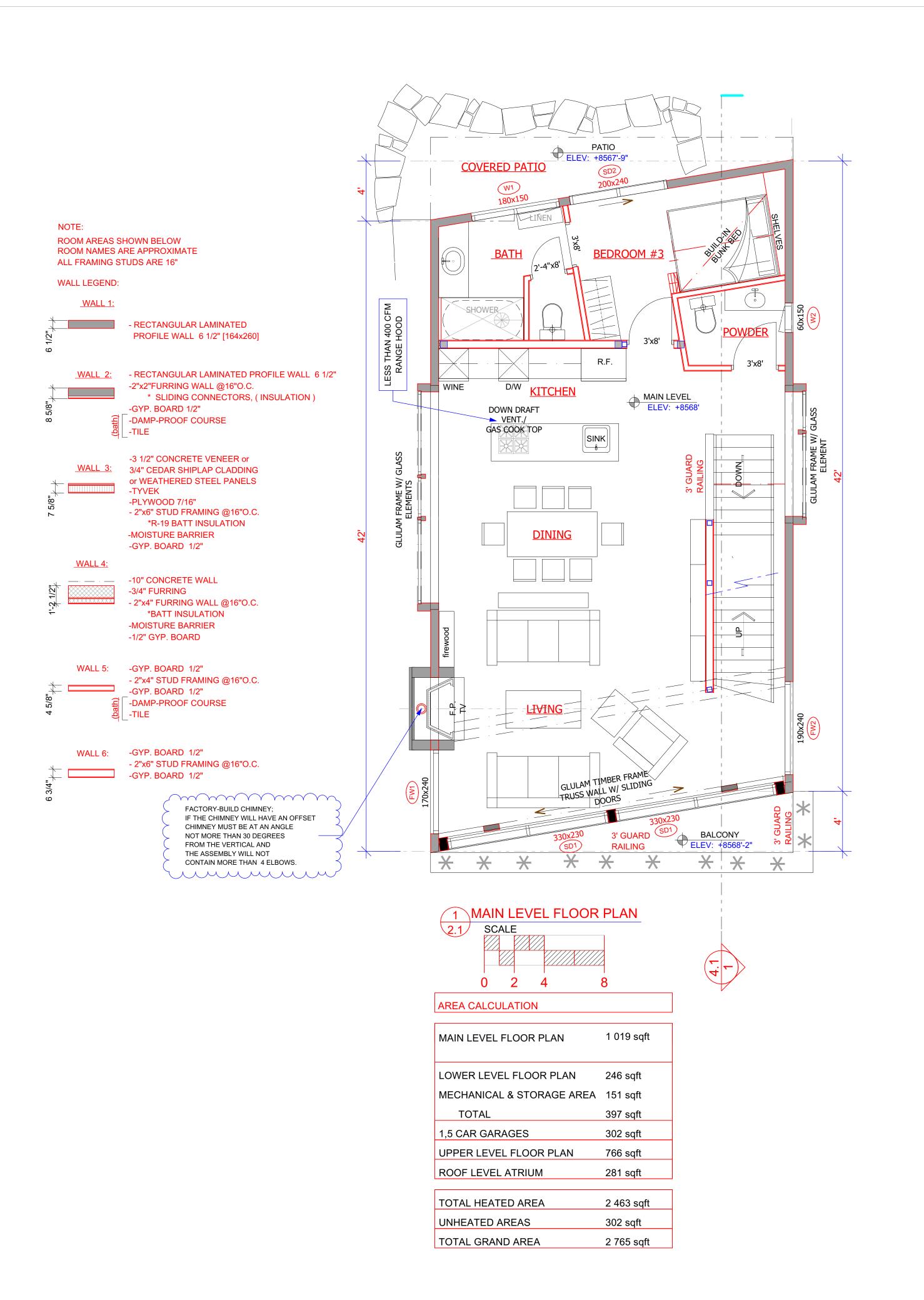
Phone
Fax

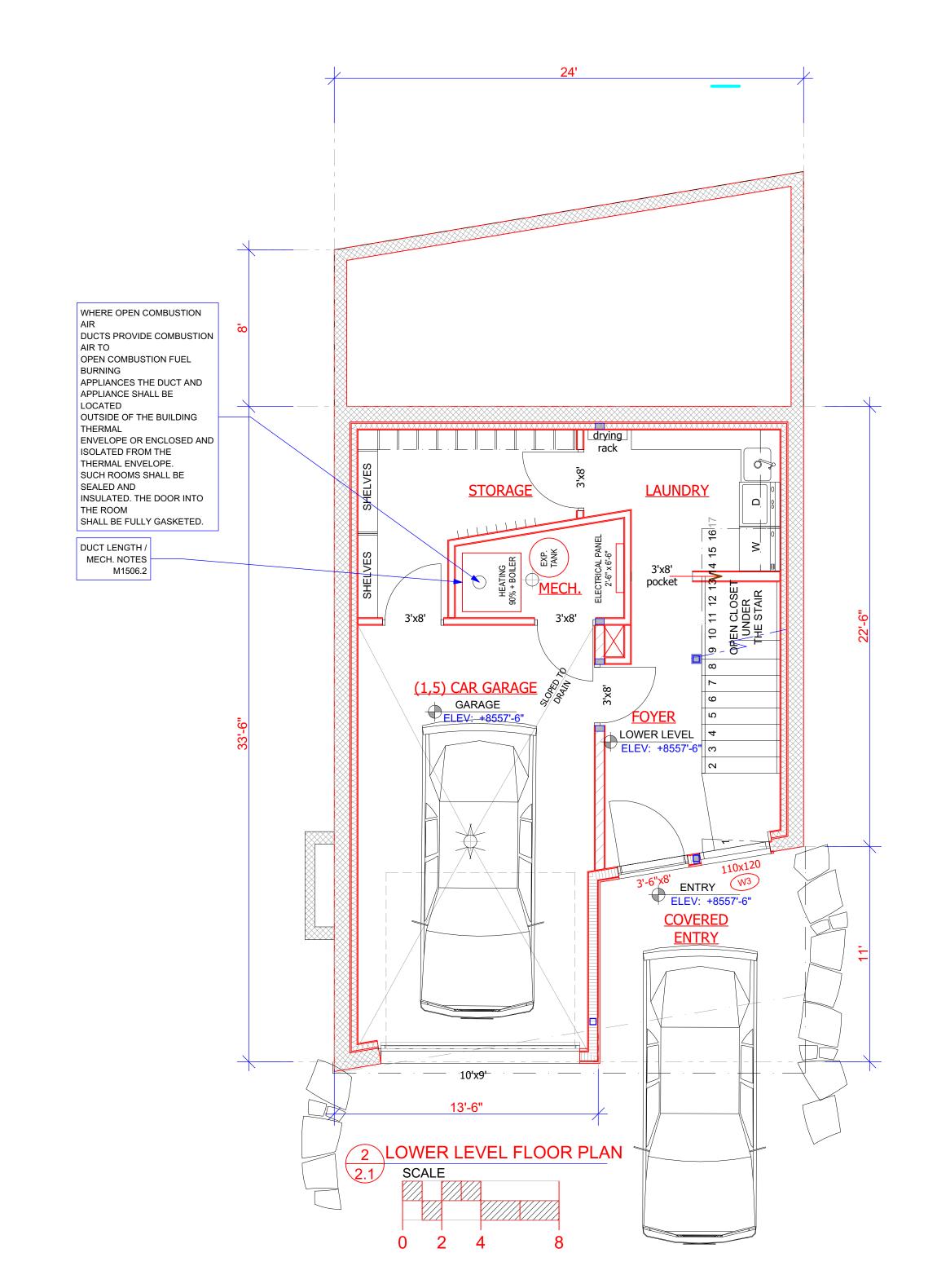
Drawing Date 06-21-2

Scale
Title/No.
WINDOW & DOOR
SCHEDULE
BUILDER/ DEALER'S APPROVAL:
Signature and Date

© COPYRIGHT 2018

This drawing and all information contained herein is the exclusive property of scandinavian lld is not to be copied or used in any way without the express written consent of scandinavian llc and must be returned upon request.





MECHANICAL PLUMBING XELECTRICAL XENERGY ACCESSIBILITY FIRE PLAN REVIEW ACCEPTANCE OF DOCUMENT DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL STATE, OR LOCAL REGULATIONS. _{Y:} MEM WEST COAST CODE CONSULTANTS, INC

ARCHITECTURAL OFFICE

Project No.

Cad File

A New Reside E KINGSBURY AND M

BUILDER Company Name

06-21-2018

Signature and Date

1/4" = 1' -0" MAIN & LOWER LEVEL FLOORS BUILDER/ DEALER'S APPROVAL

A New Reside E KINGSBURY AND M

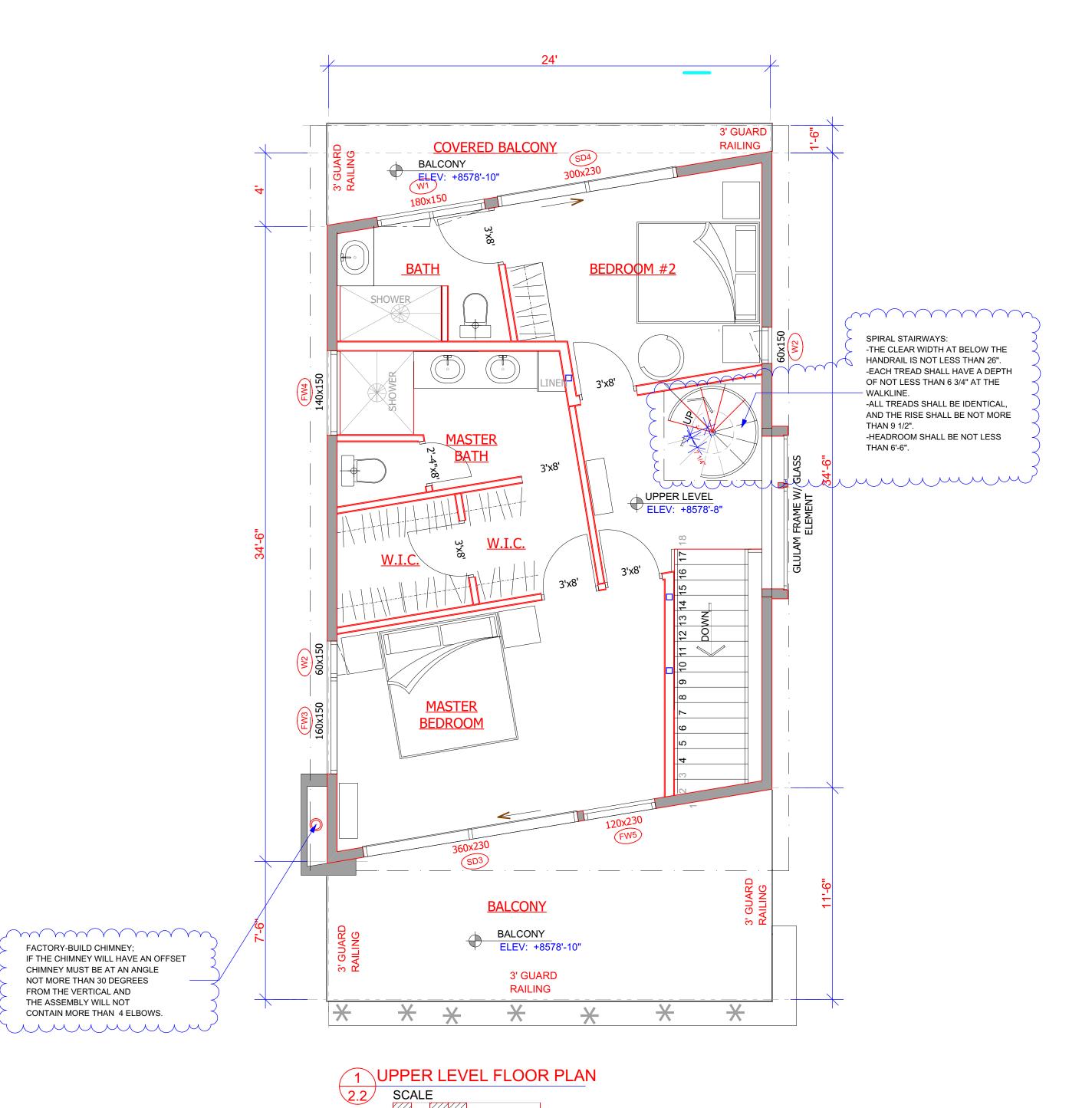
BUILDER

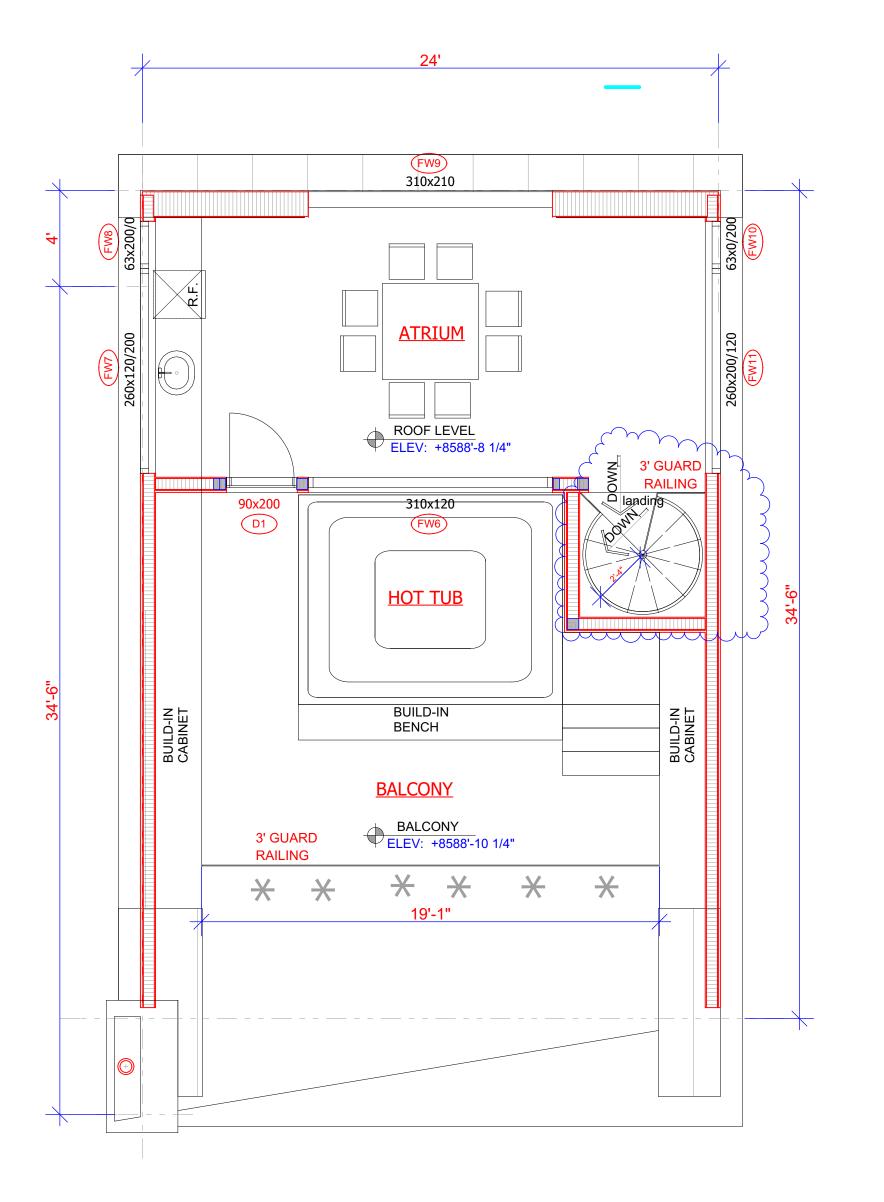
06-21-2018 1/4" = 1' -0"

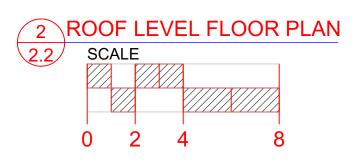
UPPER & ROOF LEVEL FLOORS
BUILDER/ DEALER'S APPROVAL: Signature and Date

© COPYRIGHT 2018

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF SCANDINAVIAN IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF SCANDINAVIAN LLC AND MUST BE RETURNED UPON REQUEST.









ROOF LIVABLE AREA 259,4 sq ft

ROOF LEVEL ELEV: +8588-8 1/4"

322,3 sq ft

2 ROOF LEVEL FLOOR PLAN 2.2 SCALE

ARCHITECTURAL OFFICE

A New Reside E KINGSBURY AND M

BUILDER

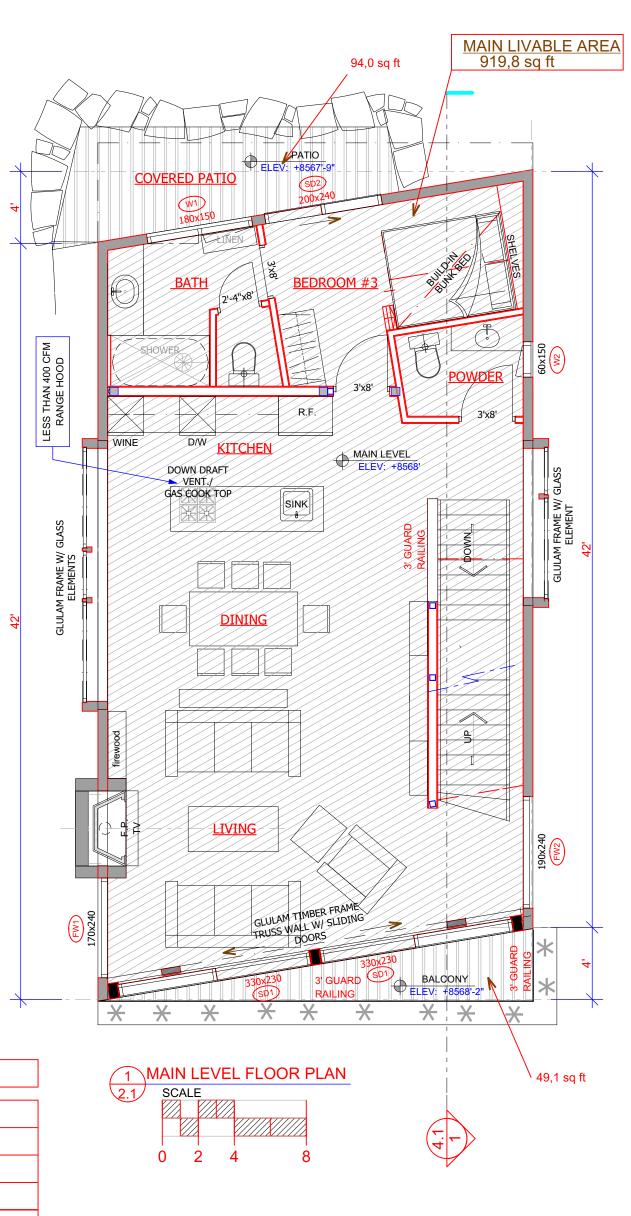
06-21-2018

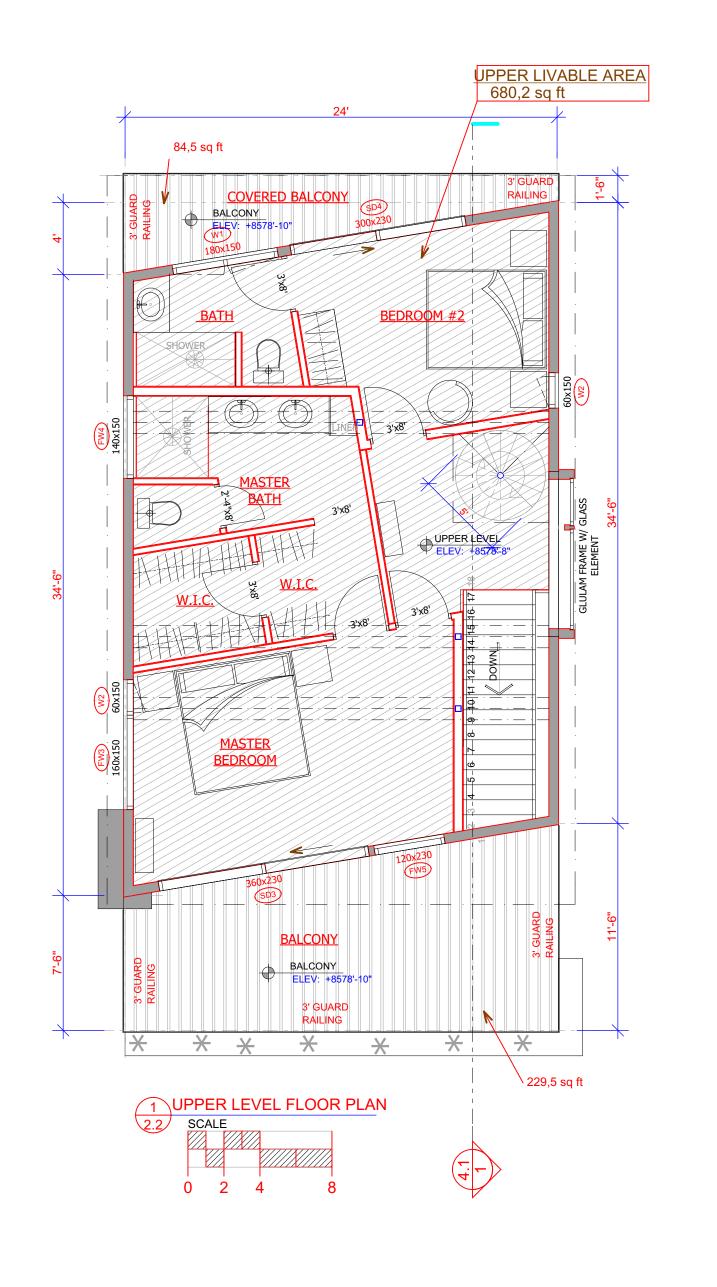
Scale
Title/No.
AREA 3/16" = 1' -0" CALCULATION BUILDER! DEALER'S APPROVAL:

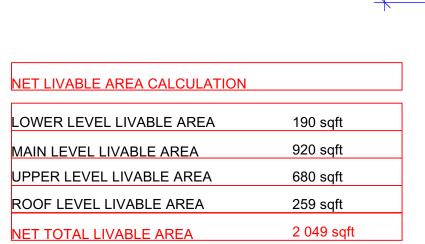
Signature and Date

© COPYRIGHT 2018

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF SCANDINAVIAL IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF SCANDINAVIAN LLC AND MUST BE RETURNED UPON REQUEST.







[\] 104,7 sq ft

LOWER LIVABLE AREA 190,4 sq ft

----- 10'x9'-

LOWER LEVEL FLOOR PLAN

WHERE OPEN COMBUSTION DUCTS PROVIDE COMBUSTION OPEN COMBUSTION FUEL BURNING APPLIANCES THE DUCT AND APPLIANCE SHALL BE LOCATED
OUTSIDE OF THE BUILDING

ENVELOPE OR ENCLOSED AND ISOLATED FROM THE

THERMAL ENVELOPE.
SUCH ROOMS SHALL BE
SEALED AND
INSULATED. THE DOOR INTO
THE ROOM
SHALL BE FULLY GASKETED.

151,4 sq ft —

302,0 sq ft ———

DUCT LENGTH / MECH. NOTES M1506.2

| GROSS TOTAL AREA CALCULATION | |
|------------------------------|----------|
| LOWER LEVEL COVERED ENTRY | 105 sqft |
| MAIN LEVEL BALCONY AND PATIO | 143 sqft |
| UPPER LEVEL BALCONIES | 314 sqft |
| ROOF LEVEL BALCONY | 322 sqft |
| ENCLOSED GARAGE | 302 sqft |
| LIVELOOLD OF WATCH | |

| ENCLOSED LOWER LEVEL FLOOR PLAN | 246 sqft |
|---------------------------------|------------|
| ENCLOSED MAIN LEVEL FLOOR PLAN | 1 019sqft |
| ENCLOSED UPPER LEVEL FLOOR PLAN | 766 sqft |
| ENCLOSED ROOF LEVEL FLOOR PLAN | 281 sqft |
| ENCLOSED MECHANICAL / STORAGE | 151 sqft |
| ENCLOSED TOTAL HEATED AREA | 2 463 sqft |
| | |

GROSS TOTAL AREA

3 649 sqft

XBUILDING XSTRUCTURAL
XMECHANICAL XPLUMBING
XELECTRICAL XENERGY

ACCESSIBILITY FIRE PLAN REVIEW ACCEPTANCE OF DOCUMENT DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL STATE, OR LOCAL REGULATIONS. Y: MEM WEST COAST CODE CONSULTANTS, INC

A New Reside E KINGSBURY AND M

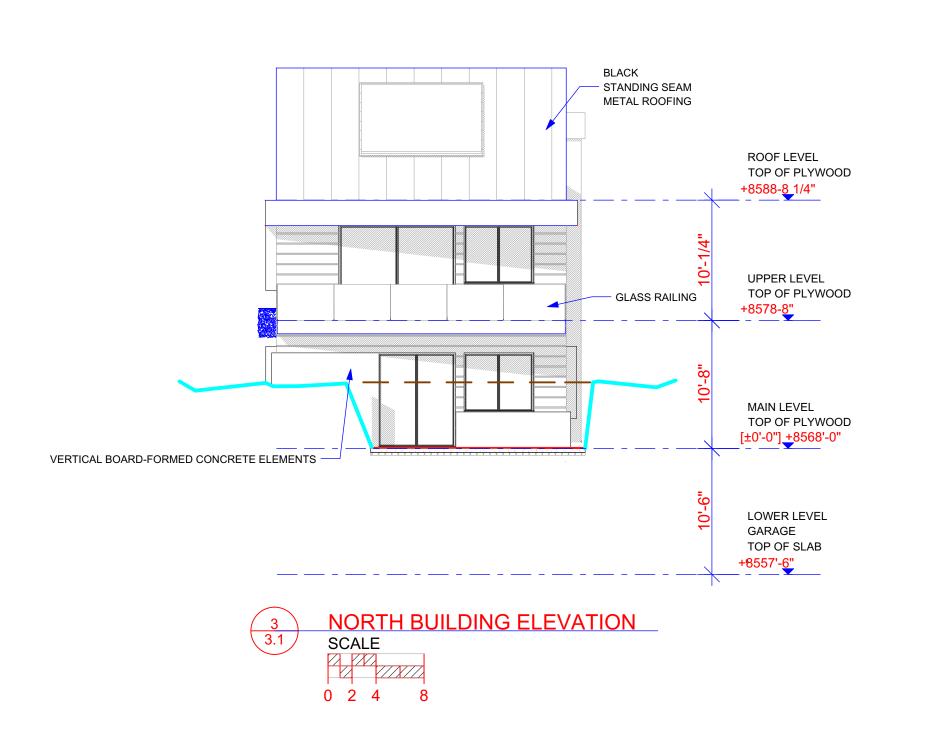
BUILDER

Company Name

06-21-2018

1/8" = 1' -0" BUILDING **ELEVATIONS**

BUILDER/ DEALER'S APPROVAL: Signature and Date



ROOF LEVEL

+8588-8 1/4"

UPPER LEVEL

MAIN LEVEL

[±0'-0"] +8568'-0"

LOWER LEVEL

TOP OF SLAB

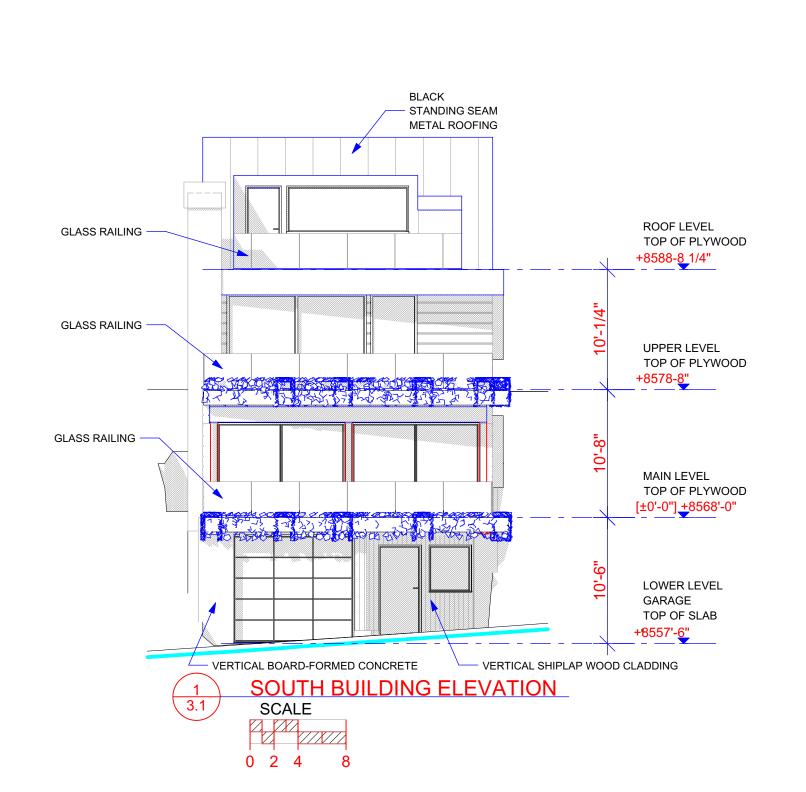
GARAGE

TOP OF PLYWOOD

TOP OF PLYWOOD

BLACK

STANDING SEAM METAL ROOFING TOP OF PLYWOOD



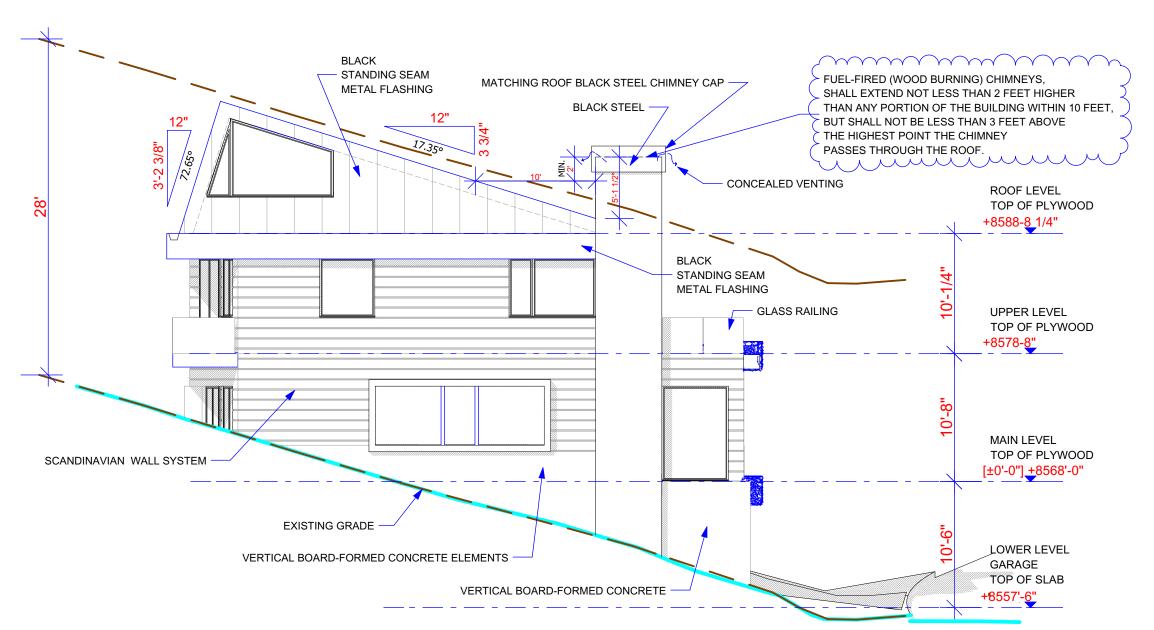
EXISTING GRADE -

4 EAST BUILDING ELEVATION
3.1 SCALE

VERTICAL BOARD-FORMED CONCRETE ELEMENTS —

VERTICAL SHIPLAP WOOD CLADDING

0 2 4 8



WEST BUILDING ELEVATION
SCALE

PLAN REVIEW ACCEPTANCE FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW XBUILDING XSTRUCTURAL MECHANICAL PLUMBING XELECTRICAL XENERGY ACCESSIBILITY FIRE

PLAN REVIEW ACCEPTANCE OF DOCUMENT DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

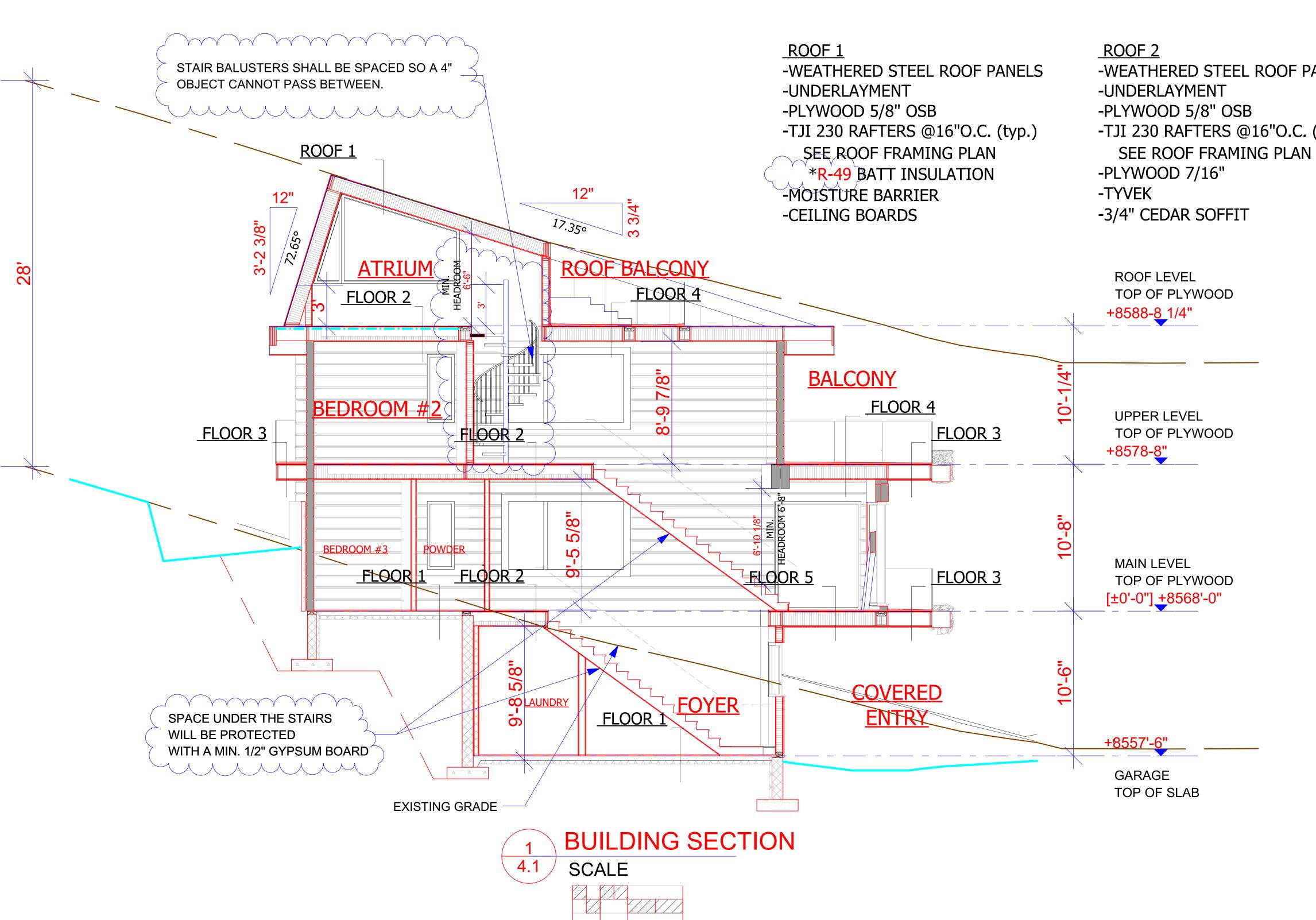
VEST COAST CODE CONSULTANTS, INC

MEM

ESSON

Reside AND N A New F KINGSBURY

BUILDING SECTION BUILDER/ DEALER'S APPROVAL : Signature and Date



-WEATHERED STEEL ROOF PANELS

-TJI 230 RAFTERS @16"O.C. (typ.)

FLOOR 3

FLOOR 1

-FLOORING

FLOOR 2

-FLOORING

-4" REINFORCED CONC. SLAB

-6-MIL POLYETHENE VAPOR BARRIER

-COMPACTED GRANUAL BASE COURSE

-RIGID INSULATION 2" MINIMUM

-3/4" OSB PLYWOOD SUBFLOOR

-TJI 230 JOISTS @16"O.C. (typ.)

* SOUND INSULATION

(WELDED WIRE FABRIC)

-1/4" TILE FLOORING

-CEILING BOARDS

-1/4" WONDER BOARD & WATERPROOFING

MEMBRANE

-3/4" OSB PLYWOOD SUBFLOOR

-TJI 230 JOISTS @16"O.C. (typ.)

-PLYWOOD 7/16"

-TYVEK

-3/4" CEDAR SOFFIT

FLOOR 4

-1/4" TILE FLOORING

-1/4" WONDER BOARD & WATERPROOFING

MEMBRANE

-3/4" OSB PLYWOOD SUBFLOOR

-TJI 230 JOISTS @16"O.C. (typ.)

SEE ROOF FRAMING PLAN *R-49 BATT INSULATION

-MOISTURE BARRIER

-CEILING BOARDS

FLOOR 5

-FLOORING

-3/4" OSB PLYWOOD SUBFLOOR

-TJI 230 JOISTS @16"O.C. (typ.) SEE ROOF FRAMING PLAN

*R-49 BATT INSULATION

-PLYWOOD 7/16"

-TYVEK

-3/4" CEDAR SOFFIT

XBUILDING XSTRUCTURAL
XMECHANICAL XPLUMBING
XELECTRICAL XENERGY
ACCESSIBILITY FIRE

40 PSF FLOORS 188 PSF (DRIFTING PER ASCE 7-10)

B. WIND LOADS: BASIC WIND SPEED IMPORTANCE FACTOR

EXPOSURE COEFFICIENT C SEISMIC CRITERIA MAIN STRUCTURE: (IBC 2015 /ASCE 7 -10) RISK CATECORY II (Table 1604.5) SEISMIC DESIGN CATEGORY D (Table 1613.3.5 1,2) D (Geotech Report) IMPORTANCE FACTOR, I_E 1.00 (Table 1.5-2)

ESIGN STRENGTHS: A. CONCRETE:

> CLASS 28 DAYS (PSI) TYPE LOCATION 4000 STD. WT. INTERIOR SLABS STD. WT. AIR-ENTRAINED SLABS & WALLS 4000 STD. WT. FOOTINGS

B. REINFORCEMENT FY = 60,000 PSIC. STRUCTURAL STEEL FY = 50,000 PSID. STRUCTURAL TUBES FY = 46,000 PSI

E. STRUCTURAL PIPES FY = 35,000 PSIGENERAL

NOTES, TYPICAL DETAILS AND SPECIFICATIONS.

B. CONTRACTOR SHALL COMPARE ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND AT SITE, ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE THE ARCHITECT AND/OR STRUCTURAL ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN CASE OF CONFLICT, FOLLOW THE MOST STRINGENT REQUIREMENT AS DIRECTED BY THE DESIGNER WITHOUT ADDITIONAL COST TO THE OWNER.

NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL

ALL DETAILS, SECTIONS, AND NOTES SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR

SHORING AND BRACING REQUIREMENTS: A. FLOOR AND ROOF STRUCTURES -- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD AND SEQUENCE OF ALL STRUCTURAL ERECTION, HE SHALL PROVIDE TEMPORARY SHORING AND BRACING AS HIS METHOD OF ERECTION REQUIRES TO PROVIDE ADEQUATE VERTICAL AND LATERAL SUPPORT. SHORING AND BRACING SHALI REMAIN IN PLACE AS THE CHOSEN METHOD REQUIRES UNTIL ALL PERMANENT MEMBERS ARE IN PLACE AND ALL FINAL CONNECTIONS ARE COMPLETED, INCLUDING ALL ROOF AND FLOOR ATTACHMENTS. THE BUILDING SHALL NOT BE CONSIDERED STABLE UNTIL ALL CONNECTIONS ARE COMPLETE. B. WALLS ABOVE GRADE SHALL BE BRACED UNTIL THE STRUCTURAL SYSTEM IS COMPLETE. WALLS ARE NOT SELF SUPPORTING.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE WITH ALL TRADES ANY AND ALL ITEMS THAT ARE TO BE INTEGRATED INTO THE STRUCTURAL SYSTEM, OPENINGS OR PENETRATIONS THROUGH, OR ATTACHMENTS TO THE STRUCTURAL SYSTEM THAT ARE NOT INDICATED ON THESE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE COORDINATED WITH THE ARCHITECT/ENGINEER, THE ORDER OF CONSTRUCTION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. IT IS THE CONTRACTOR'S OBLIGATION TO PROVIDE ITEMS

OBSERVATION VISITS TO THE SITE BY THE ENGINEER OR THIER REPRESENTATIVES SHALL NOT BE CONSTRUED AS INSPECTION NOR APPROVAL OF CONSTRUCTION.

G. ALL CONSTRUCTION AND INSPECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE IBC. THE CONTRACTOR SHALL COORDINATE ALL REOUIRED INSPECTIONS AND SHALL NOT PROCEED WITH THE WORK INVOLVED UNTIL THE INSPECTIONS HAVE BEEN DONE.

H. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE IBC.

THE CONTRACTOR MUST SUBMIT A WRITTEN REQUEST FOR, AND OBTAIN THE ARCHITECT'S AND/OR THE STRUCTURAL ENGINEER'S WRITTEN PRIOR APPROVAL FOR ALL CHANGES, MODIFICATIONS, OMMISIONS AND/OR SUBSTITUTIONS.

THE CONTRACTOR SHALL COORDINATE AND VERIFY ALL DIMENSIONS AND ELEVATIONS DWN ON STRUCTURAL DRAWINGS AND ARCHITECTURAL DRAWINGS WITH SITE CONDITIONS.

SEE THE ARCHITECTURAL DRAWINGS FOR DIMENSIONS, DOORS, WINDOWS, NON-BEARING INTERIOR AND EXTERIOR WALLS, ELEVATIONS, SLOPES, STAIRS, CURBS, DRAINS, RECESSES, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES, CHAMFERS, KERFS, ETC.

M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION IN AND

N. CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS TO MATCH DETAILS SHOWN ON DRAWINGS.u IF ANY CONFLICTING CONDITIONS ARISE DURING CONSTRUCTION, CONTRACTOR SHALL NOTIFY DESIGNER BEFORE PROCEEDING WITH FABRICATION OR

P. THERMAL OR MOISTURE PROTECTION, FURNISHINGS, DOORS, WINDOWS. EQUIPMENT, MECHANICAL, ELECTRICAL, FINISHES, SIDING, PANELING, VENEERS ARE NOT

FOUNDATION NOTES

STAIRS:

5/8"

WALL

STATRWAY

BELOW.

36". R311.4.3

IS 4 3/8". R312.2, EX 2

ALLOWABLE SOIL PRESSURE USED IN DESIGN = 1500 PSF. (ASSUMED) AND TO BE IELD VERIFIED AS REQUIRED PER THE CITY BY A LICENSED GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE. D. WHERE A STEEL BEAM TO BEAM CONNECTION IS NOT SHOWN, PROVIDE AN AISC 2. ALL FOOTINGS SHALL BEAR 18" MINIMUM INTO ORIGINAL UNDISTURBED EARTH OR ON ENGINEERED FILL COMPACTED TO 95% OF MAXIMUM RELATIVE DENSITY BASED ON

ASTM D-1557-70. SUCH FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES IN

DEPTH AFTER COMPACTION. 3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. EXTERIOR WALL FOOTINGS SHALL BEAR AT A MINIMUM DEPTH OF 3'-6" BELOW

FINISHED EXTERIOR GRADE. 5. DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS UNTIL BRACING FLOOR IS

IN PLACE OR ADEQUATE SHORING IS INSTALLED.

6. ALL FOUNDATION WALLS ARE 8" THICK UNLESS NOTED OTHERWISE ON PLAN. REFER TO CONCRETE NOTES AND PLANS FOR WALL REINFORCEMENT, TYPE, AND SIZE OF ANCHORS REQUIRED.

AND NOT LESS THAN 31.5" CLEAR MINIMUM WIDTH AT AND BELOW

OUT FROM THE NARROWER POINT. R311.5.3.2

IN CROSS-SECTIONAL DIMENSION. R311.5.6

AND THE NEAREST PORTION OF THE HANDRAIL. R315

ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. R311.2.2

OR SAFETY TERMINALS. R311.5.6

THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS. 311.5.1

THE STAIRS MUST PROVIDE A REQUIRED MINIMUM WIDTH OF 36" ABOVE

THE PERMITTED HAND RAIL AND BELOW THE REQUIRED HEADROOM HEIGHT

THE MINIMUM HEADROOM VERTICALLY FROM NOSING LINE IS 6'-8". R311.5.2

THE MAXIMUM RISE OF A STEP IS 8" AND THE MINIMUM RUN IS 9". R311.5.3 STATE AMENDMENT

THE MINIMUM WIDTH OF THE RUN NARROWER END IS 6" AND THE RUN MUST BE 10" AT A POINT

A CONTINUOUS HANDRAIL IS REQUIRED ALONG A STAIRWAY. IT IS REQUIRED TO BE 34"...38"

THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2

HANDRAILS PROJECTING FROM A WALL SHALL HAVE A MINIMUM SPACE OF 1 1/2" BETWEEN THE

THE MAXIMUM SIZE OF OPENINGS IN THE HANDRAIL / GUARDRAIL ON THE OPEN SIDE OF A

A 36" HIGH GUARDRAIL IS REQUIRED WHERE STEP IS GREATER THAN 30" TO FLOOR OR GRADE

LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON

THE SPACING BETWEEN MEMBERS SHALL BE A MAXIMUM OF 40". R312.1

ABOVE THE NOSING OF THE STEPS. ENDS SHALL RETURN OR SHALL TERMINATE IN NEWEL POSTS

1. NO PIPES, DUCTS, SLEEVES, ETC. SHALL BE PLACED IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED OR APPROVED BY STRUCTURAL ENGINEER. NO ALUMINUM PRODUCTS SHALL BE EMBEDDED IN CONCRETE. PENETRATIONS TH WALLS WHEN APPROVED SHALL BE BUILT INTO THE WALL PRIOR TO PLACEMENT OF CONCRETE. PENETRATIONS WILL NOT BE ALLOWED IN FOOTINGS OR GRADE BEAMS 5/8" AND 3/4" DIAMETER. ESIGNED AND DETAILED AS SEISMIC TIE ELEMENTS. PIPING, ETC. SHOULD BE ROUTED AROUND THESE ELEMENTS AND FOOTINGS STEPPED TO AVOID PIPING.

PLUMBING AND ELECTRICAL SLEEVES NOT EXCEEDING 8" IN DIAMETER MAY BE

NOT PLACED CLOSER THAN 36" O.C.,

CURBS, RAMPS, ETC..

PLACED IN FOUNDATION WALL PROVIDED NO REINFORCING IS CUT AND SLEEVES ARE

REFER TO ARCHITECTURAL DRAWINGS FOR MOLDS, GROOVES, ORNAMENTS, ETC. TO

BE CAST IN TO CONCRETE, AND FOR EXTENT AND LOCATION OF DEPRESSIONS,

6. ALL VERTICAL CONCRETE FACES (INCLUDING FOOTINGS) SHALL BE FORMED. FORM

1. ALL REINFORCING BARS SHALL CONFORM TO ASTM STANDARD A-615 GRADE

REINFORCEMENT SHALL HAVE THE FOLLOWING CONCRETE COVERAGE:

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH......3"

#6 & LARGER 2", #5 & SMALLER1-1/2"

SLABS, WALLS, JOISTS, #11 & SMALLER.....3/4"

BEAMS, COLUMNS: MAIN REINFORCING OR TIES......1-1/2"

60 AND ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM STANDARD

SUPPORT ALL REINFORCING STEEL AS SPECIFIED BY ACI 315. TO MAINTAIN EXAC

REOUIRED POSITION. ALL FIELD BENT DOWELS SHALL BE BENT ONLY ONCE.

PLACE REINFORCING AT CENTER OF SLAB UNLESS INDICATED OTHERWISE.

4. ALL VERTICAL REINFORCING SHALL BE DOWELED TO FOOTINGS OR STRUCTURE

EXCEPT WHERE NOTED, CONTINUOUS REINFORCEMENT SHALL BE SPLICED AT POINTS

BELOW WITH DOWELS TO MATCH. SPLICE LENGTHS SHALL COMPLY WITH NOTE F.3.

EXTEND TO WITHIN 4" OF THE BOTTOM OF THE FOOTING, BUT NOT MORE THAN 20"

DOWELS INTO FOOTINGS SHALL TERMINATE WITH A STANDARD HOOK, AND SHALL

5. DO NOT WELD REINFORCING EXCEPT AS NOTED ON PLANS. WHERE REINFORCING IS

STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH

AISC "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF

B. AISC "CODE OF STANDARD PRACTICE" EXCLUDING THE FOLLOWING SECTIONS:

C. AISI "SPECIFICATIONS FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL

A. STRUCTURAL STEEL FOR BUILDINGS", WITH "COMMENTARY"

2. STRUCTURAL STEEL SHALL COMPLY WITH THE FOLLOWING:

PIPE COLUMNS - ASTM A-53, GRADE B TYPE E OR S

OF STANDARD PRACTICE" OF THE STEEL JOIST INSTITUTE.

APPROVAL TO CHANGE IS GIVEN BY THE STRUCTURAL ENGINEER.

5. ALL SHOP FABRICATIONS SHALL BE PERFORMED BY AN APPROVED FABRICATOR

1.5.1, 3.3 (FIRST SENTENCE), 4.2, 4.2.1, 4.2.2, 7.5.4, 7.11.5.

WITH ASTM A-563 HEAVY HEX NUT AND HARDENED WASHERS, GRADE A.

3. ALL OPEN WEB STEEL JOISTS AND GIRDERS SHALL BE FABRICATED AND ERECTED IN

ACCORDANCE WITH THE LATEST EDITION OF "STANDARD SPECIFICATIONS AND CODE

CONNECTIONS SHALL COMPLY WITH THE STRUCTURAL DRAWINGS UNLESS WRITTEN

A. ALL WELDING AND CUTTING SHALL BE PERFORMED BY AWS CERTIFIED WELDERS.

B. USE E-70XX ELECTRODES UNLESS NOTED OTHERWISE. E60-XX MAY BE USED

C. ALL INTERSECTING STEEL SHAPES WHICH ARE NOT CONNECTED WITH BOLTS

D. WELDING OF HSA'S AND DBA'S SHALL CONFORM TO THE MANUFACTURER'S

REOUIRE THAT SOME WELDS BE FIELD WELDS. WHERE OUESTIONS OR

A. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL TO STEEL CONNECTIONS

B LINLESS NOTED OTHERWISE ALL BOLTING IS CLASSIFIED AS NON-SLIP CRITICAL

C. AT OVERSIZE AND SLOTTED HOLES, WASHERS SHALL CONFORM TO ASTM F-436

TIGHTEN BOLTS TO A SNUG TIGHT CONDITION, WITH ALL PLIES OF THE JOINT

STANDARD FRAMED CONNECTION SIZED FOR 1/2 OF THE TOTAL LOAD CAPACITY

BETWEEN THE SHOP FABRICATOR AND THE STEEL ERECTOR.

SHALL USE HIGH STRENGTH BOLTS CONFORMING TO ASTM A-325.

SHALL BE WELDED TOGETHER WITH A FILLET WELD ALL AROUND UNLESS OTED OTHERWISE. WHERE WELD SIZES ARE NOT SHOWN USE THE FOLLOWING: 1) WHERE ALL CONNECTED PARTS ARE THICKER THAN 1/4", WELD

SIZE IS 1/16" LESS THAN THE THICKNESS OF THE THINNEST PART. 2) WHERE

ANY OF THE CONNECTED PARTS IS LESS THAN 1/4" THICK, WELD SIZE IS SAME

WELDED, USE ASTM A-706 REINFORCING OR FOLLOW UBC STANDARD 26-8.

OF MINIMUM STRESS BY LAPPING 36 BAR DIAMETERS IN CONCRETE AND 48 BAR

A-185 AND SHALL BE SUPPLIED IN FLAT SHEETS. ADEQUATELY TIE AND

FAR AS POSSIBLE AND TERMINATE WITH A STANDARD HOOK.

COLD JOINTS UNLESS NOTED OTHERWISE.

EXPOSED TO EARTH OR WEATHER:

DIAMETERS IN MASONRY.

STRUCTURAL STEEL

NOT EXPOSED TO WEATHER OR EARTH:

THE LATEST EDITION OF THE FOLLOWING:

SHAPES/PLATES - ASTM A-36 (U.N.O.)

FOR WELDING STEEL DECKS.

AS THICKNESS OF THE THINNEST PART

AND COMPLETELY COVER THE HOLE.

< 8 1/4"

OF THE BEAM FOR THE SPAN AND STEEL SPECIFIED.

TUBES - ASTM A-500, GRADE B (FY = 46 KSI)

DEFORMED BAR ANCHORS (DBA) - ASTM A-496

HEADED STUD ANCHORS (HSA) - ASTM A-108

MATERIALS SHALL BE STRAIGHT AND TRUE.

APPROVED. DEFORMED BAR ANCHORS (DBA) SHALL BE NELSEN, TYPE D2L, OR APPROVED. STUDS AND DBA SHALL BE AUTOMATICALLY END-WELDED WITH THE EMBEDDED PLATES AND ANCHOR BOLTS:

3. UNLESS OTHERWISE NOTED, MAKE ALL CONCRETE SLABS ON EARTH AT LEAST 4" ALL ANCHOR BOLTS FOR MECHANICAL AND ELECTRICAL EQUIPMENT ARE FURNISHED AND OCATED BY THE RESPECTIVE CONTRACTORS AND SET BY GENERAL CONTRACTOR EXCEPT 4. AROUND OPENINGS LARGER THAN 12" IN ANY DIRECTION IN CONCRETE WALLS, ADD WHERE THE OTHER CONTRACTORS FURNISH THEIR OWN CONCRETE PADS. (2) #4 BARS ALL SIDES IN ADDITION TO REGULAR WALL REINFORCING AND EXTEN

24" EACH WAY BEYOND OPENING. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS EPOXY ADHESIVE SHALL CONFORM TO ASTM C881 AND SHALL BE A TWO-COMPONENT SUITABLE FOR USE ON DRY OR DAMP SURFACES. MINIMUM SLANT SHEAR STREGTH CONSTRUCTION JOINTS NOT SHOWN ON THE PLANS SHALL BE MADE AND LOCATED ALL BE 5,000 PSI, AND MINIMUM TENSILLE STRENGTH SHALL BE 4,000 PSI. SO AS TO NOT IMPAIR THE STRENGTH OF THE STRUCTURE AND AS APPROVED BY THE HOUSE SIXES AND INSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH APPROVED STRUCTURAL ENGINEER. ALL STEEL REINFORCING SHALL BE CONTINUOUS THROUGH

> SHALL NOT BE ANY CORE DRILLING THROUGH BEAMS OR COLUMNS. MAXIMUM CORE HOLE THROUGH SLABS SHALL BE PIPE DIAMETER PLUS 1"

WOOD FRAMING NOTES

A. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO FABRICATION FOR "SCANDINAVIAN" LOG FRAMING.

B IE THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF JURISDICTION, ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO REVIEW AND ACCEPTANCE

OF ITEMS THAT ARE DESIGNED BY OTHERS, INCLUDING: ROOF JOIST AND FLOOR JOISTS, SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO FABRICATION, CALCULATIONS SHALL B STRUCTURAL ELEMENTS INDUCED BY CONNECTION LOADS. DESIGN SHALL BE BASED ON THE

ELECTRICAL EQUIPMENT, MACHINERY, AND ASSOCIATED PIPING WITH THE STRUCTURE. ANY CONNECTIONS TO STRUCTURE NOT CONFORMING TO STEEL METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION (SMACNA), OR SPECIFICALLY DETAILED ON TH MECHANICAL ENGINEER'S DRAWINGS, SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF JURISDICTION, AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO

FIELD ENGINEERED DETAILS DEVELOPED BY THE CONTRACTOR THAT DIFFER FROM, OR ADD TO THE STRUCTURAL DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTU ENGINEER REGISTERED IN THE STATE OF JURISDICTION AND SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO CONSTRUCTION.

ALL GLUE LAMINATED TIMBER MEMBERS SHALL BE GRADE 24F-V4 FOR SINGLE SPANS, 24F-V8 WHERE SPECIFIED DF/DF, CONFORMING TO THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (FB = 2400 PSI, FV = 165 PSI, E = 1800 KSI).

PROVIDE SOLID BLOCKING AT LEAST 1-1/2" THICK AT ENDS AND AT EACH SUPPORT AS REQUIRED BY THE JOIST MANUFACTURES

4 NATI ING SHALL CONFORM TO STANDARD NATI ING SCHEDULE 2304.9.1 OF THE IRC. LINLESS

BUILT-UP BEAMS OF 2X MEMBERS SHALL BE SPIKED TOGETHER WITH 16D.SPIKES AT 12" O.C. STAGGERED. USE 2-20D COMMON NAILS AT ALLSUPPORTS.

FLOOR JOISTS, SOLID BLOCK ALL POSTS OR COLUMNS AT FLOOR LINES.

10. ALL METAL HANGERS AND CONNECTORS SHALL BE "SIMPSON" OR EQUAL.

11. PROVIDE METAL STRAPS ACROSS RIDGE BEAM FOR ROOF JOISTS.

2. SILL PLATES SHALL BE FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLAS FIR LARCH (FC = 625 PSI), WHEN IN CONTACT WITH CONCRETE.

13. SECURE SILL PLATE TO FOUNDATION WITH 5/8"O X 12" A.B. @ 48" O.C. UNLESS NOTED

WITH 7/16" A.P.A. RATED STRUCTURAL EXTERIOR SHEATHING.

AL ELSE. REFER TO PLAN FOR ADDITIONAL REQUIREMENTS.

ROOFING:

8 1/4" < BF < 12 1/2" 12 1/2" < BF < 18" 1/2" 8. FABRICATORS AND SUPPLIERS SHALL COORDINATE PAINT/FINISHES WITH

REQUIREMENTS FOR DIRECT APPLIED INSULATION, FIREPROOFING, ETC. AS NOTED IN THE PROJECT SPECIFICATIONS.

FLANGE WIDTH U STIFFENER THICKNESS WELD SIZE

MISCELLANEOUS:

A. EXPANSION BOLTS, CHEMICAL ANCHORS, DEFORMED BAR ANCHORS AND HEADED STUDS: ALL EXPANSION BOLTS SHALL BE HILTI KWIK BOLTS AS NOTED ON THE DRAWINGS, OR EMBEDMENT UNLESS OTHERWISE NOTED SHALL BE: 4" FOR 1/2" DIAMETER, 5" FOR

B. HEADED SHEAR STUDS SHALL BE NELSON HEADED ANCHORS WITH FLUXED ENDS OR MANUFACTURER'S STANDARD EQUIPMENT IN ACCORDANCE WITH THEIR RECOMMENDATIONS

PERMANENTLY EXPOSED PLATES AND ANGLES SHALL BE HOT-DIPPED, GALVANIZED AFTER FABRICATION, UNLESS OTHERWISE NOTED. NO LOADS OR WELDS SHALL BE PLACED ON EMBEDDED PLATES OR ANGLES FOR A MINIMUM OF 7 DAYS AFTER CASTING.

ALL CORE DRILLING SHALL BE DONE BY THE MECHANICAL AND ELECTRICAL CONTRACTORS FOR THEIR OWN WORK UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR. THERE

DESIGN DRAWINGS, SHOP DRAWINGS, AND CALCULATIONS FOR THE DESIGN AND FABRICATION STAIRS, WINDOW WALL, AND ALL OTHER GLAZING SYSTEMS SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF JURISDICTION, AND INCLUDED FOR ALL CONNECTIONS TO THE STRUCTURE, CONSIDERING LOCALIZED EFFECTS OF

REQUIREMENTS OF THE CURRENT IBO THE CONTRACTOR SHALL COORDINATE SEISMIC RESTRAINTS OF MECHANICAL, PLUMBING, AND

. FRAMING LUMBER: DOUGLAS FIR LARCH OR HEM FIR (SURFACED DRY NOT TO EXCEED 19% MAXIMUM MOISTURE CONTENT, CONFORMING TO THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION IN THE FOLLOWING GRADES (UNLESS NOTED OTHERWISE ON PLANS): DIMENSIONED LUMBER - BEAMS, JOISTS: #2 OR BETTER (FB = 875 PSI, FV = 95 PSI, E = 1600 KSI) ROUGH SAWN - BEAMS, STRINGERS: #1 OR BETTER (FB = 1350 PSI, FV = 85 PSI, E = 1600KSI) #1 OR BETTER POSTS, TIMBERS: (FB = 1200 PSI, FV = 85 PSI, E = 1600 KSI) STUD(HEM-FIR OR D.F (FB = 675PSI, FC = 725 PSI, E = 1200 KSI)

ALL SCANDINAVIAN WALL PROFILE SUPPLIED BY LOG HOME MANUFACTURER CONFORM TO L30

LAMINATED, FB = 1740 PSI, FV = 165 PSI, E = 1015965 PSI) OR T30 (SAWN, FB = 1600 PSI, FV = 139 PSI, E = 1015965 PSI) OF JOIST. PROVIDE APPROVED BRIDGING AT A MAXIMUM 8'-0"O.C. BETWEEN SUPPORTS OR

NOTED OTHERWISE ON PLANS OR SCHEDULES. ALL NAILS SHALL BE COMMON NAILS.

6. ALL WOOD BEAMS AND HEADERS SHALL BEAR ON MINIMUM OF TWO CRIPPLE STUDS AT EACH END UNLESS SHOWN OTHERWISE.

ALL WOOD POSTS, BUILT-UP COLUMNS SHALL BE CONTINUOUS TO FOUNDATION OR

8. BUILT-UP COLUMNS SPIKED TOGETHER WITH 16D SPIKES AT 12" O.C.

HANGER TO BE SPECIFIED BY THE TRUSS / JOIST SUPPLIER UNLESS NOTED OTHERWISE ON PLAN.

14. DOUBLE TOP AND BOTTOM PLATES TO BE LAPPED 4'-0" AT SPLICE AND CONNECT WITH 16D COMMON NAILS @ 3" O.C., STAGGERED.

5. NOTCHING OR DRILLING THROUGH ANY LUMBER MEMBER WILL NOT BE ALLOWED WITHOUT SPECIFIC APPROVAL OF STRUCTURAL ENGINEER. 16. MAXIMUM HEIGHT OF NON-BEARING STUDS SHALL BE 14 FEET FOR 2X4 AND

17. STUD BEARING WALLS/EXTERIOR STUD WALLS/SHEAR WALLS: (A) ALL EXTERIOR WALLS SHALL BE 2X6 STUDS AT 16" 0.C. U.N.O. ALL INTERIOR WALLS SHALL BE 2X4 OR 2X6 STUDS AT 16" O/C REFER TO PLAN FOR SIZE U.N.O.

(C) NAIL SHEATHING WITH 8D AT 6" ALL EDGES WITH ALL EDGES BLOCKED AND 8D AT 12" (D) ALL WALL SHEATHING SHALL BE CONTINUOUS FROM SILL PLATE TO DOUBLE TOP PLATE, WHERE NECESSARY, MINIMUM DEPTH OF JOINT IN SHEATHING SHALL

BE 2'-0" BELOW TOP OR ABOVE BOTTOM PLATE. BLOCK ALL PANEL EDGES

INSIDE THE EXTERIOR WALL LINE. R905.8.3 COMPOSITION SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVEING A SLOPE TREATED WITH PRESERVATIVE. LESS THAN 4 TO 12

SECTION R905.2.2 SECTION 506, CLASS 3 IGNITION-RESISTANT CONSTRUCTION:

UNLESS DOUBLE UNDERLAYMENT IS INSTALLED IN ACCORDANCE WITH IRC

CLASS 3 IGNITION-RESISTANT CONSTRUSTION SHALL BE IN ACCORDANCE WITH SECTIONS 506.2 THROUGH 506.4.

ROOFS SHALL HAVE AT LEAST A CLASS A ROOF COVERING, CLASS C ROOF ASSEMBLY OR APPROVED NONCOMBUSTIBLE ROOF COVERING. FOR ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRESTOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS.

506.3 UNENCLOSED UNDERFLOOR PROTECTION. BUILDINGS OR STRUCTURES SHALL HAVE ALL UNDERFLOOR AREAS ENCLOSED TO THE GROUND WITH EXTERIOR WALLS.

EXEPTION: COMPLETE ENCLOSURE MAY BE OMITTED WHERE THE UNDERSIDE OF ALL EXPOSED FLOORS AND ALL EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED EXTERIOR 1-HOUR FIRE -RESISTANCE-RATED CONSTRUCTION OR HEAVY TIMBER CONSTRUCTION.

506.4 VENTS.

ATTIC VENTILATION OPENINGS, SOFFIT VENTS, FOUNDATION OR UNDERFLOOR VENTS OR OTHER VENTILATION OPENINGS IN VERTICAL EXTERIOR WALLS AND VENTS THROUGH ROOFS SHALL NOT EXCEED 144 SQUARE INCHES (0.0929 M2) EACH. SUCH VENTS SHALL BE COVERED WITH NONCOMBUSTIBLE CORROSION-RESISTANT MESH WITH OPENINGS NOT TO EXCEED 1/4" (6.4 MM).

R 703.7.3 STEEL LINTELS SHALL BE SHOP COATED WITH A RUST- INHIBITIVE PAINT, EXCEPT ICE AND WATER SHIELD EXTENDING FROM THE EAVES TO A POINT AT LEAST 24" FOR LINTELS MADE OF CORROSION-RESISTANT STEEL,

> R 317.1.5 STRUCTURAL LAMINATED TIMBERS THAT ARE NOT COVERED BY A ROOF SHALL BE

A3" SQUARE WASHER IS REQUIRED FOR WALL ANCHORAGE, THIS WILL REQUIRE A ROUND CUT WASHER BETWEEN SQUARE WASHER AND NUT.

ADDITIONAL NOTES

(A) 5/8" A.P.A. RATED STRUCTURAL II, EXTERIOR, PANEL INDEX #40/20

(C) PLACE LONG DIRECTION OF PANELS PERPENDICULAR TO JOISTS IN

(C) PLACE LONG DIRECTION OF PANELS PERPENDICULAR TO JOISTS IN

(E) ALL PRIMARY ROOF FRAMING SHALL BE ENTIRELY AND CONTINUOUSLY

(F) ALL NAILERS FOR SECONDARY FRAMING SHALL BE 2X12'S LAID FLAT AND

SHEATHED BEFORE ADDING SECONDARY FRAMING.

NATI ED WITH TWO ROWS OF 10D NATI S AT 4" O.C.

(B) HANDLING, INSTALLING AND TEMPORARY BRACING OF TRUSSES.

(C) NO STRESS INCREASE ALLOWED FOR TRUSS DESIGN.

SHALL BE IN ACCORDANCE WITH THE HIB-91 SUMMARY SHEET BY

(D) TRUSS MANUFACTURER SHALL PROVIDE HANGERS FOR ALL TRUSS

(E) TRUSS MANUFACTURER SHALL SUBMIT TRUSS DESIGN, STAMPED

SUBMITTAL SHALL INCLUDE SCHEMATIC DIAGRAMS SHOWING: SIZES,

- Chimneys shall extend at least 2 feet higher than any portion

of the building within 10 feet horizontally of the chimney, but

shall not be less than 3 feet above the point where the chimney

- Minimum 18" clearance above earth for wood joists and 12

clearance for wood girders in a crawl space unless redwood

ventilation for each separate space by ventilating openings,

The total net free area shall be less than 1 to 150 of the open

space ventilated. The total ventilating area ratio may be reduce

to not less than 1 to 300 if either 1) openings are provided in the

- Provide ½ inch airspace at top, sides ad ends of girders entering

- Nor wood shall be nearer than 6 inches to earth unless separated

- For masonry fireplaces, combustible material shall not be placed

ombustible material shall not be placed within inches of the

the fireplace opening shall not project more than 1/8 inch

Basements with habitable space and each sleeping room on

very level shall have egress/rescue windows that area at net

height of at least 24 inches and a net clear open-able width

net clear opening of 5 square feet.

Special Inspections:

within 6 feet of the appliance.

elbows in 5 feet.

shall be GFCI protected.

of at least 20 inches. Grade floor openings mat be reduced to a

Frameless glass doors glazing in doors, glazing within 24 inch

that is within 5 feet of stairs and glazing within 5 feet of spas or

subject to human impact shall be safety glazing, tempered or

Provide a shut-off valve for all plumbing fixture supplies.

Provide a comfort heating system capable of maintaining 68

Combustion air for all fuel-burning appliances at a minimum

and 6 inches at front, unless equipment listing provides otherwise

- Location of gas logs and all gas appliances with a shut-off valve

- The maximum length of clothes dryer duct with 2 - 90 degree

Insulate heating trunk and branch supply ducts in unfinished

areas, crawl spaces, attics and unheated garages per the Recheck

bathrooms, unfinished basements and outside (exterior) locatio

- Clearance for lights in closets must comply with IRC E3903.11

All circuit breakers serving 110 amp outlets in bedrooms shall

- All receptacles serving kitchen countertops, in garages,

rate of 1 square inch per 3,000 BTU/hour input rating.

fireplace opening. Combustible material within 12 inches

from each inch distance from the opening to the fireplace.

by concrete at least 3 inches in thickness with an imperviou

membrane installed between the earth and the concrete.

upper and lower portions of the ventilated space, or 2) a 1 pern

vapor barrier is installed on the warm side of the ceiling.

which are protected against the entrance of rain or snow

BY A LICENSED ENGINEER, TO ARCHITECT FOR REVIEW.

SLOPES, LOADS, SPANS, AND BEARING CONDITIONS.

or treated wood is used.

and roof ceilings.

decay are used.

(A) DESIGN TRUSSES FOR FOLLOIWNG CRITERIA:

THE TRUSS PLATE INSTITUTE.

TO TRUSS CONNECTIONS.

19. FLOOR SHEATHING:

ROOF TRUSSES:

A STAGGERED PATTERN.

SECONDARY FRAMING

(B) NAIL WITH: 8D @ 6" O.C. -SUPPORTED PANEL EDGES, 8D @ 12"O.C. - ALL ELSE

(A) 3/4" A.P.A. RATED STURD-I-FLOOR, EXPOSURE I, PANEL INDEX #40/20, TONGUE

(B) GLUE & NAIL WITH: 10D @ 6" O.C. -SUPPORTED PANEL EDGES,10D @ 10"O.C. -

N1102.4.1.1 (R402.4.1.1) Installation. The components of the building thermal envelope as listed in Table N1102.4.1.1 shall be installed in accordance with the manufacturer's instructions and the criteria listed in Table N1102.4.1.1, as applicable to the method of construction. Where required by the building official, an approved third party shall inspect all components and verify compliance.

TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION

| | T | T | AND WALLS ENCASING THESE COMPARTMENTS SHALL BE TEMPERED. |
|--|--|---|--|
| COMPONENT | AIR BARRIER CRITERIA | INSULATION INSTALLATION CRITERIA | VENITH ATION. |
| General requirements | A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed. | Air-permeable insulation shall not be used as a sealing material. | WINDOWS IN BATHROOMS, WATER CLOSET COMPARTMENTS, AND SIMILAR AREAS SHALL BE A MINIMUM OF 1 1/2 SQUARE FEET, UNLESS A MECHANICAL VENTILATION SYSTEM OF 50 CFM IS PROVIDED (20 CFM FOR CONTINUOUS). BATHROOMS INTO SEPARATE AREAS WITH WATER |
| Ceiling/attic | The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed. | The insulation in any dropped ceiling/soffit shall be aligned with the air barrier. | USING FIXTURES REQUIRE INDIVIDUAL VENTILATION IN EACH OF THOSE AREAS. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. R303.3 |
| Walls | The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed. | Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier. | PLUMBING: WATER CLOSET TANK WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. P2903.2 |
| Windows, skylights and doors | The space between window/door jambs and framing, and skylights and framing shall be sealed. | | SHOWERHEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GPM. P2903.2 SHOWERS SHALL FINISHED TO HEIGHT OF NOT LESS THAN 72" ABOVE THE |
| Rim joists | Rim joists shall include the air barrier. | Rim joists shall be insulated. Floor framing cavity insulation shall be installed to maintain normal and sections with the underside of subfloor decking | FLOOR. MATERIAL SHALL BE OF A NONABSORBENT TYPE. |
| above garage and | The air barrier shall be installed at any exposed edge of insulation. | to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from | ALL PLUMBING VENTS THROUGH THE ROOF TO BE A MINIMUM 3" PIPE. P3103.2 |
| | | the bottom to the top of all perimeter floor framing members. | IN SEISMIC DESIGN CATEGORIES C1, D1 AND D2 WATER HEATERS SHALL BE |
| Crawl space walls | Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped. | Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls. | ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A |
| Shafts, penetrations | Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed. | | HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. P2801.2 GARAGE: |
| Narrow cavities | | Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space. | THE GARAGE MUST BE SEPARATED FROM THE DWELLING INCLUDING ATTIC WITH 1/2" GYPSUM BOARD |
| Garage separation | Air sealing shall be provided between the garage and conditioned spaces. | | ON THE GARAGE SIDE. IF LIVING SPACE IS ABOVE IT MUST BE 5/8" TYPE X ON THE CEILING. R309.2 |
| Recessed lighting | Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall. | Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated. | MAXIMUM SPACING OF FRAMING MEMBER ON CEILING IS 16" O.C. FOR 1/2" OR 5/8" EITHER DIRECTION. |
| Plumbing and wiring | | Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring. | THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO BE A 1 3/8" THICK SOLID CORE DOOR, HONEYCOMB CORE STEEL DOOR OR 20 MINUTE FIRE-RATED. R309.2 |
| Shower/tub on exterior wall | The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs. | Exterior walls adjacent to showers and tubs shall be insulated. | GARAGE ATTIC ACCESS DOOR SHALL BE 20 MINUTE LABELED OR OF EQUIVALENT CONSTRUCTIONS. R309 AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, |
| Electrical/phone box on exterior walls | The air barrier shall be installed behind electrical or communication boxes or airsealed boxes shall be installed. | | SHALL BE TESTED IN ACCORDANCE WITH UL325. R309.6 MINIMUM WIDTH OF DRIVEWAY SHALL BE 20 FEET. |
| HVAC register boots | HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall. | | MECHANICAL: |
| Concealed sprinklers | When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings. | | THE MAXIMUM LENGTH OF A DRYER EXHAUST VENT IS 25 FEET. A REDUCTION IN THE MAXIMUM LENGHT OF 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND SHALL APPLY. OR DRYER LISTING. M1502.6 |

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.

SECTION M1505 OVERHEAD EXHAUST HOODS

cover plates and walls or ceilings.

M1505.1 General.

Domestic open-top broiler units shall have a metal exhaust hood, having a minimum thickness of 0.0157-inch (0.3950 mm) (No. 28 gage) with $\frac{1}{4}$ inch (6.4 mm) clearance between the hood and the underside of combustible material or cabinets. A clearance of not less than 24 inches (610 mm) shall be maintained between the cooking surface and the combustible material or cabinet. The hood shall be not less than the width of the broiler unit, extend over the entire unit, THAT ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND discharge to the outdoors and be equipped with a backdraft damper or other means to control infiltration/exfiltration when not in operation. Broiler units incorporating an integral exhaust system, and *listed* and *labeled* for use without an exhaust hood, need not have an exhaust hood.

SECTION M1506 EXHAUST DUCTS AND EXHAUST OPENINGS

M1506.1 Duct construction.

Where exhaust duct construction is not specified in this chapter, construction shall comply with Chapter 16.

The length of exhaust and supply ducts used with ventilating equipment shall not exceed the lengths determined in accordance with Table M1506.2.

Exception: Duct length shall not be limited where the duct system complies with the manufacturer's design criteria or where the flow rate of the installed ventilating equipment is verified by the installer or approved third party using a flow hood, flow grid or other airflow measuring device.

TABLE M1506.2 DUCT LENTH

| DUCT TYPE | | | FI | EX | DU | CT | | | S | MC | ОТ | H-V | VAL | L D | UC' | Γ |
|---|-------|--|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Fan airflow rating (CFM @ 0.25 inch wc ^a) | 50 | 80 | 100 | 125 | 150 | 200 | 250 | 300 | 50 | 80 | 100 | 125 | 150 | 200 | 250 | 300 |
| Diameter ^b (inches) | | Maximum length ^{c, d, e} (feet) | | | | | | | | | | | | | | |
| 3 | X | X | X | X | X | X | X | X | 5 | X | X | X | X | X | X | X |
| 4 | 56 | 4 | X | X | X | X | X | X | 114 | 31 | 10 | X | X | X | X | X |
| 5 | NL | 81 | 42 | 16 | 2 | X | X | X | NL | 152 | 91 | 51 | 28 | 4 | X | X |
| 6 | NL | NL | 158 | 91 | 55 | 18 | 1 | X | NL | NL | NL | 168 | 112 | 53 | 25 | 9 |
| 7 | NL | NL | NL | NL | 161 | 78 | 40 | 19 | NL | NL | NL | NL | NL | 148 | 88 | 54 |
| 8 and above | N.T.F | NL | NL | NL | NL | 100 | 111 | 69 | NIT | NL | NL | NIT | NL | NL | 100 | 133 |

For SI: 1 foot = 304.8 mm.

a. Fan airflow rating shall be in acordance with ANSI/AMCA 210-ANSI/ASHRAE 51

b. For noncircular ducts, calculate the diameter as four times the cross-sectional area divided by the perimeter. c. This table assumes that elbows are not used. Fifteen feet of allowable duct length shall be deducted for each elbow installed in the duct run.

d. NL = no limit on duct length of this size. e. X = not allowed. Any length of duct of this size with assumed turns and fittings will exceed the rated pressure drop.

M1506.3 Exhaust openings.

Air exhaust openings shall terminate not less than 3 feet (914 mm) from property lines; 3 feet (914 mm) from operable

GENERAL:

ALL SHOWER DOORS SHALL SWING OUTWARD. IRC P2708.1

GLAZING USED IN DOORS AND PANELS OF SHOWERS AND BATHTUB **ENCLOSURES**

AND WALLS ENCASING THESE COMPARTMENTS SHALL BE TEMPERED.

FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE ROOM / CLOSET. M2005.2

THE LISTING FOR THE FIREPLACE SHOWN ON THE PLANS SHALL BE PROVIDED AT MECHANICAL INSPECTION. IF THIS IS A WOOD BURNING FIREPLACES SUBMIT LISTING SHOWING EPA COMPLIANCE. M1401.1

MECHANICAL EQUIPMENT, INCLUDING WATER HEATERS, IN THE GARAGE NEEDS TO BE ELEVATED 18" OFF FINISHED FLOOR, ROOMS OR SPACES THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. M1307.3

HYDRO-MASSAGE BATHTUB ELECTRICAL EQUIPMENT SHALL BE ACCESSIBLE WITHOUT DAMAGING THE BUILDING STRUCTURE OR BUILDING FINISH. SHOW LOCATION WHERE IS JETTED TUB MOTOR ACCESS PLACED. E4209.3

FRAMING:

TRUSS BLOCKING SHALL BE SOLID TO SHEATHING WITH NAILING THROUGH SHEATHING IN TO

THE MINIMUM OF 2" THICK REDWOOD PLANKS FOR DECK IF JOIST SPACING IN 16" ON CENTER OR GREATER. NOMINAL 1" PLANKING SHALL NOT BE USED WHERE DECK JOISTS ARE SPACED GREATER THAN 12 " ON CENTER. R501.2

TRUSS BLOCKING TO CARRY THE SHEAR TO THE ROOF. R502.7

AT ALL VALLEYS AND HIPS SHOW VALLEY OR HIP RAFTERS AS BEING NOT LESS THAN 2" THICK AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. R802.3

FIRE-BLOCK SYUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES AT 10 FEET VERTICALLY AND HORIZONTALLY; AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR

FACTORY-BUILD CHIMNEYS AND ANY OTHER LOCATION WHICH AFFORD

PLAN REVIEW ACCEPTANCE OR COMPLIANCE WITH THE APPLICABLE DISTRUCTION CODES IDENTIFIED BELOW MECHANICAL PLUMBING **X** ENERGY XELECTRICAL ACCESSIBILITY FIRE

PASSAGE FOR FRAMES. R602.8

PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO ROCEED IN VIOLATION OF ANY FEDERA STATE, OR LOCAL REGULATIONS. <u>MEM</u> DATE: 08/15/18 EST COAST CODE CONSULTANTS, IN



10367643

ALEX

HAWKINS

ARCHITECTURAL OFFICE

Project No. Cad File

Checked

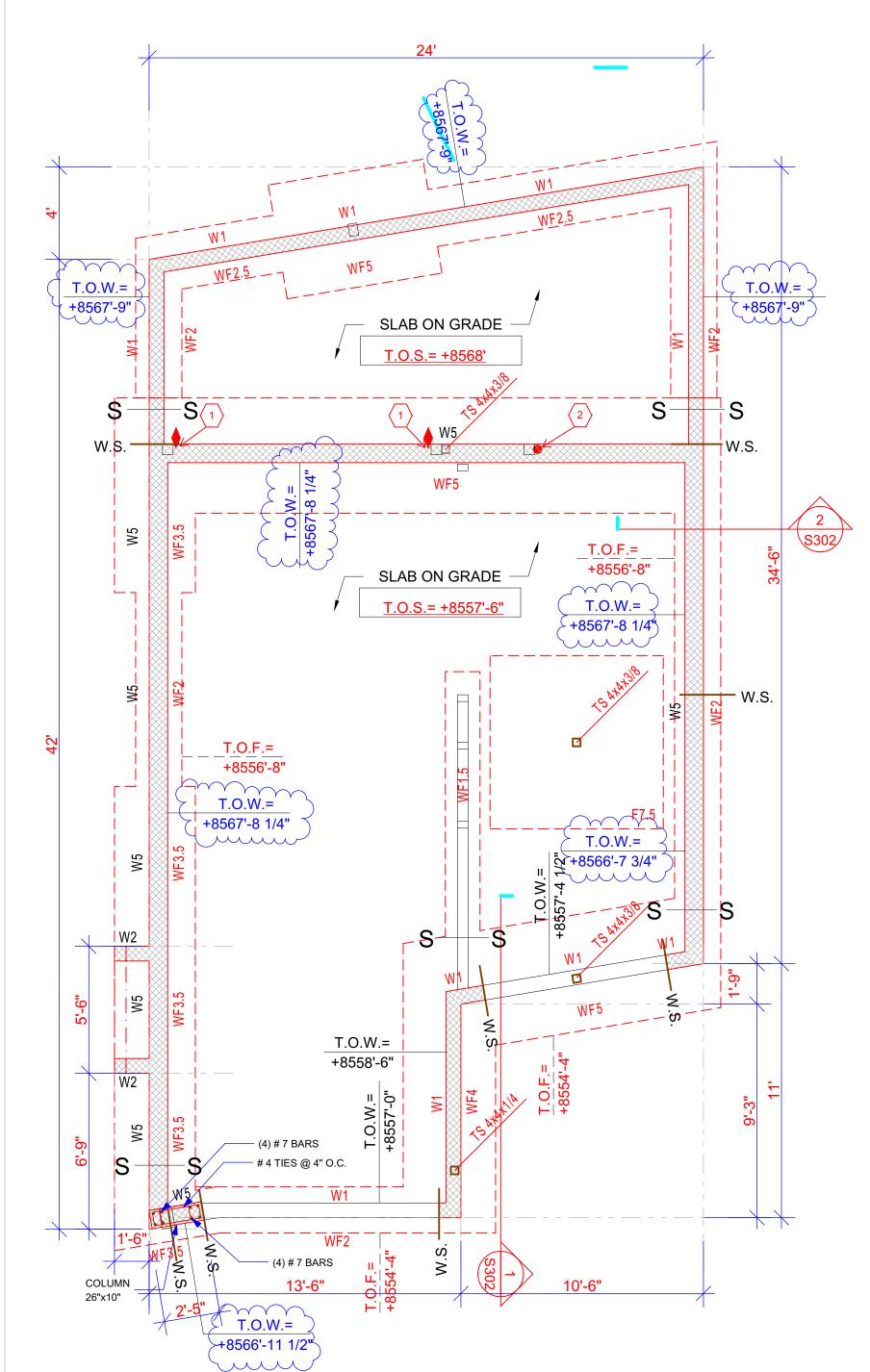
 \circ Resid

BUILDER

Company Name

STRUCTURAL **GENERAL NOTES**

06-21-2018



1 FOOTING AND FOUNDATION PLAN

FOUNDATION KEYED NOTES

- OFFSET ON POST BY 30", EMBED 1" THREADED ROD 60" INTO FOUNDATION WALL. PROVIDE 3"x3" PLATE WASHER WITH NUTS AT EMBEDDED END OF ROD. 6x6 POST MIN.
- HDU11, EMBED 1" ANCHOR ROD 42" INTO FOUNDATION WALL.
 PROVIDE 3"x3" PLATE WASHER WITH NUTS AT EMBEDDED END
 OF ROD.
- ATTACH BEAM TO CONCRETE WALL WITH (2) 3/4" SIMPSON TITEN HD ANCHORS @ 12" D.C. (7" LONG)

R403.1.6. FOUNDATION BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE.

REFER TO S2 FOR HOLDOWNS

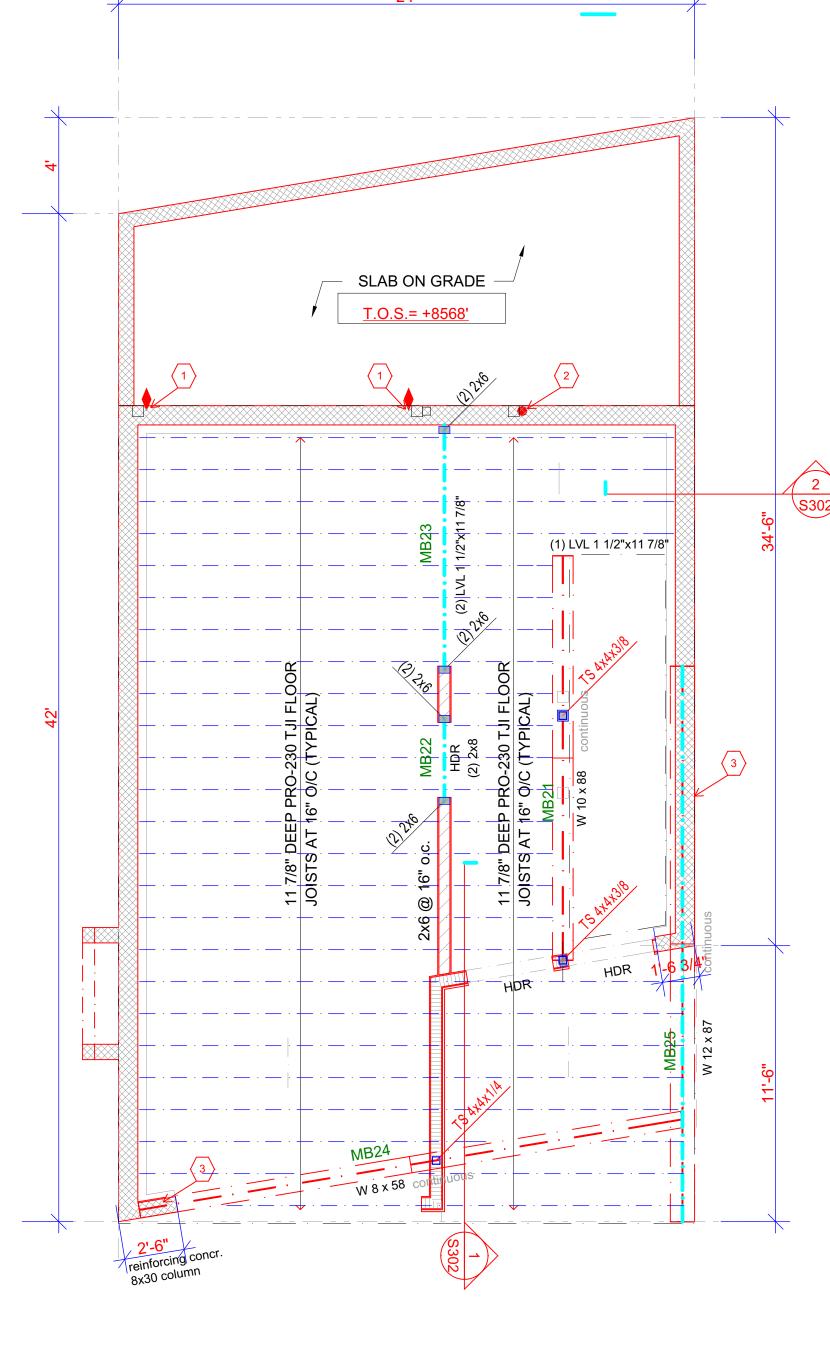
| | F | FOOTING SC | HEDULE | |
|-------|-----------------------------|-----------------------------|-----------------------------|---|
| MARK | SIZE WIDTHXTHICK.xLENGHT | REINFO | RCING TRANS. | REMARKS |
| WF1.5 | 1'-6"x10"xCONT. | 2- #4 | - | |
| WF2 | 2'-0"x10"xCONT. | 2- #4 | - | |
| WF2.5 | 2'-6"x10"xCONT. | 3- #4 | - | |
| WF3 | 3'-0"x10"xCONT. | 4- #4 | | |
| WF3.5 | 3'-6"x10"xCONT. | 4- #4 | #4 @ 12" | |
| WF4 | 4'-0"x10"xCONT. | 5- #4 | #4 @ 10" | |
| WF4.5 | 4'-6"x12"xCONT. | 5- #5 | #5 @ 12" | |
| WF5 | 5'-0"x12"xCONT. | 6- #5 | #5 @ 12" | |
| WF6 | 6'-0"x12"xCONT. | 7- #5 | #5 @ 12" | |
| F3 | 3'-0"x10"x3'-0" | 4- #4 | 4- #4 | |
| F3.5 | 3'-6"x10"x3'-6" | 4- #4 | 4- #4 | |
| F4 | 4'-0"x12"x4'-0" | 5- #5 | 5- #5 | |
| F4.5 | 4'-6"x12"x4'-6" | 5- #5 | 5- #5 | |
| F5 | 5'-0"x12"x5'-0" | 6- #5 | 6- #5 | |
| F5.5 | 5'-6"x12"x5'-6" | 6- #5 | 6- #5 | |
| F6 | 6'-0"x12"x6'-0" | 7- #5 | 7- #5 | |
| F6.5 | 6'-6"x12"x6'-6" | 8- #5 | 8- #5 | |
| F7.5 | 7'-6"x14"x7'-6" | 10- #5 | 10- #5 | } |
| F8 | 8'-0"x14"x8'-0" | 11-#5 | 11- #5 | |
| F4x5 | 4'-0"x12"x5-0" | 5- #4 | 6- #5 | |
| F5x7 | 5'-0"x12"x7'-0" | 6- #5 | 8- #5 | |
| FM | MAT FOOTING | #4 OR #5 @ 12" ON CENTER | #4 OR #5 @ 12" ON CENTER | MATCH ADJCENT FOOTING THICKNESS AND BAR SIZE. REFER TO PLAN FOR SIZE |

| | FOUNDATION WALL SCHEDULE | | | | | | | | | | | |
|-------------|--------------------------|------------|-----------------|-----------|-----------------------|-----------|------------------------|--|--|--|--|--|
| VALL YPE | THICKNES | SA BARS | B DOWELS | C BARS | D BARS | E BARS | CORNER BARS | | | | | |
| V1 | 8" | #4 @ 18" | #4 @ 18" | | #4 @ 18" | | #4@24" | | | | | |
| V2 | 8" | #4 @ 12" | #4 @ 12" | | #4 @ <mark>18"</mark> | | #4 @12" | | | | | |
| V3 | 8" | #5 @ 12" | #5 @ 12" | | #4 @ <mark>18"</mark> | | #5 @10" | | | | | |
| V4 | 10" | #5 @ 12" | #6 @ 12" | #4 @ 12" | #4 @ <mark>18"</mark> | #4 @ 12" | #6 @12" | | | | | |
| V5 | 10" | #5 @ 12" | #5 @ 12" | | #5 @ <mark>18"</mark> | | #5 @ <mark>18</mark> " | | | | | |
| V6 | 10" | #5 @ 9" | #5 @ 9" | | #5 @ <mark>18"</mark> | | #5 @12" | | | | | |

NOTE: ANCHOR BOLTS DO NOT ALWAYS OCCUR. RE: DETAILS

FOUNDATION PLAN NOTES

- 1. ALLOWABLE SOIL PRESSURE USED IN DESIGN = 1500 PSF. (ASSUMED) AND TO BE FIELD VERIFIED AS REQUIRED PER THE CITY BY A LICENSED GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.
- 2. REFER TO ARCHITECTURAL FOR TOP OF SLAB ELEVATION DENOTED T.O.S.
- 3. VERIFY WITH ARCHITECTURAL PLANS ALL STEPS IN SLAB.
- 4. SLAB ON GRADE SHALL BE 4" CONCRETE OVER 4" FREE DRAINING GRAVEL. REINFORCE SLAB W/ 6x6xW1.4 WWF OR #4 AT 24" O/C EACH WAY U.N.O.
- 5. FOOTING ELEVATIONS SHOWN ARE APPROXIMATE AND MAY VARY DUE TO ACTUAL SITE ELEVATIONS AND CONDITIONS.
- 6. FOOTING TYPES NOTED THUS "F-X" AND "WF-X" REFER TO SCHEDULE FOR SIZE AND REINFORCEMENT. REFER TO PLAN AND SECTIONS FOR TOP OF FOOTING ELEVATION.
- 7. CENTER FOOTINGS ON WALLS AND COLUMNS UNLESS DIMENSIONED OTHERWISE ON PLANS.
- 8. "T.O.W." DENOTES TOP OF WALL ELEVATION.
- 9. "T.O.F." DENOTES TOP OF FOOTING ELEVATION.
- 10. "W.S." DENOTES FOUNDATION WALL STEPS.
- 11. "W1" DENOTES FOUNDATION WALL TYPE.
- 12. ALL FOUNDATIONS ARE TYPE "W1" WALLS UNLESS NOTED OTHERWISE.
- 13. "S ____ S" DENOTES FOOTING STEP. REFER TO DETAIL G/S300.
- 14. REFER TO GENERAL NOTES ON SHEET SO FOR ADDITIONAL INFORMATION.
- 15. CONTOURS AND EXTERIOR GRADE ELEVATIONS ON SITE PLAN ARE APPROXIMATE ALL FINAL GRADES SHALL BE FIELD VERIFIED.
- 16. AROUND OPENINGS LARGER THAN 12" IN ANY DIRECTION IN CONCRETE WALLS, ADD (2) #4 BARS ALL SIDES IN ADDITION TO REGULAR WALL REINFORCING AND EXTEND 24" EACH WAY BEYOND OPENING. WHERE 24" IS NOT AVAILABLE, EXTEND BARS AS FAR AS POSSIBLE AND TERMINATE WITH A STANDARD HOOK.



2 LOWER LEVEL FRAMING PLAN



| TYPE | MATERIAL | EDGE NAILING | SILL PLATE ANCHORS | REMARKS |
|----------|--------------------------|--------------------|---------------------------------------|------------|
| =SW1 | 7/16" APA | 8d @ 6"0/C | 16d COMMON @6" O.C. OR 5/8" AT 32" | A,B,C,D |
| =SW2 | 7/16" APA | 8d @ 4″□/C | 16d COMMON @4" O.C. OR 5/8" AT 32" | A,B,C,D |
| =SW4 | 7/16" APA | 8d @ 3″□/C | 16d COMMON @3" O.C. OR 5/8" AT 32" | A,B,C,D,E |
| 5 =SW5 | 7/16" APA | 8d @ 2″0/C | 16d COMMON @3" O.C. OR 5/8" AT 24" | A,B,C,D,E |
| | 7/16" APA Both sides | 8d @ 3″D/C | SDS25500 @ 3" D.C. DR 5/8" AT 16" | A,B,C,D,E |
| 10 =SW10 | 15/32" APA STRUCTURAL | 1 1 10d @ 2″0/C | (2)SDS25500 @ 3" D.(DR 5/8" AT 8" | 'A,B,C,D,E |
| {Note! | MIN. 3"×3"×0, | 229" PLATE W | ASHERS ON ANCHOR BI | |

1. LVL DENOTES 1.9E MICROLLAM BY TRUS JOIST MACMILLAN OR EQUIVALENT.

- 2. DECK LEDGER BOARDS MUST BE TRATED WHEN USING TJI, BCI or LPI RIM BOARDS.
- A: ALL SHEATHING SHALL BE CDX STRUCTURAL 1 OR 11 A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED
- B: ALL NAILS SHALL BE 'COMMON' TYPE UNLESS OTHERWISE NOTED.

 NAILS SHALL BE LOCATED AT LEAST 3/8" FROM PANEL EDGES. DO

 NOT PENETRATE SHEATHING WITH NAIL HEADS. NAIL INTERMEDIATE
 SUPPORTS WITH 8d AT 12" O.C.
- C: ALL HARDWARE SHALL BE 'SIMPSON STRONG TIE' OR APPROVED FOUAL.
- D: ALL SILL PLATES SHALL BE 2x PRESSURE TREATED D.F. UNLESS OTHERWISE NOTED WITH A MINIMUM OF 2 A.B. PER PLATE. ONE A.B. WITHIN 12" FROM EA. END.
- E: USE MINIMUM 3x STUDS AT ALL ADJOINING (ABUTTING) EDGES. EDGE NAILING SHALL BE STAGGERED. (2) 2x NAILED TOGETHER WIRTH 16d CAMMON NAILS @ 4" O.C. MAY BE SUBSTITUED FOR 3x.
- F: USE SIMPSON SB 5/8" x 24" EMBED 18" MIN. INTO STEM WALL -> FOR STEM WALL INSTALATION.
- G: 3" MINIMUM POST
- H: 5 1/2" MINIMUM POST
- J: USE SIMPSON SB 1" x 30" EMBED 14" MIN. INTO STEM WALL -> FOR STEM WALL INSTALATION.
- K: USE SIMPSON SB 7/8" x 24" EMBED 18" MIN. INTO STEM WALL

| | FLOOR BEAM SCHEDULE |
|------|----------------------------------|
| MARK | STEEL, GLULAM, LVL OR SAWN BEAMS |
| MB21 | STEEL W10 × 88 |
| MB22 | (2) 2 × 8 |
| MB23 | LVL (2) 1 1/2" × 11 7/8" |
| MB24 | STEEL W8 × 58 |
| MB25 | STEEL W12 × 87 |

(*) TIE MULTIBLE PLY MEMBERS TOGETHER (DTL 2/S2)

| | STUD HEIGHT CHART | | | | | | | | |
|------|-------------------|----------|---------|----------|-------|--|--|--|--|
| STUD | GRADE | SPACING | мах нт. | LOCATION | NOTES | | | | |
| 2×6 | STUD | 16″ D.C. | 10'-0" | EXTERIOR | | | | | |
| 2×6 | STUD | 12″ O.C. | 14′-0″ | EXTERIOR | | | | | |
| 2×6 | DFLN #2 | 12″ D.C. | 16'-0" | EXTERIOR | | | | | |

FRAMING PLAN NOTES

- 1. ALL BEAMS TO BEAR ON MINIMUM OF (2) CRIPPLE STUDS U.N.O. ON PLAN. TYPICAL 2"X10" HEADERS MAY BEAR ON ONE CRIPPLE STUD.
- 2. TYPICAL HEADER SIZE IN 2x FRAMED BEARING WALLS, DENOTED AS HDR, SHALL BE MINIMUM (3) 2"X10" OR 3-1 1/2"x7 1/2" LVL, UNLESS SHOWN OTHERWISE ON PLANS.
- 3. SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS:

 ON PLAN. SEE SCHEDULE INTERIOR SHEAR WALLS ARE DENOTED THUS:
 ON PLAN.
- 4. ALL EXTERIOR WALLS SHALL BE TYPE 1 SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.
- 5. REFER TO DETAILS, GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE
- FOR TYPICAL SHEAR WALL/BEARING WALL CONSTRUCTION.
- 6. REFER TO GENERAL STRUCTURAL NOTES SHEET S0 FOR ADDITIONAL INFORMATION.7. WHERE ROCK VENEER OCCURS REFER TO DETAIL R/S300.
- 8. TRUSSES LABELED TO MATCH THE TRUSS MANUFACTURE'S ENGINEERING.
- 9. SCANDINAVIAN PROFILE SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: ON PLAN. SEE SCHEDULE INTERIOR SCANDINAVIAN PROFILE SHEAR WALLS ARE DENOTED THUS: ON PLAN.
- 10. ALL EXTERIOR SCANDINAVIAN PROFILE WALLS SHALL BE TYPE 1 SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

| | | | ANCHOR | ANCHOR EMBEDMEN |
|----------|----------------------------|-------|--------|-----------------|
| TYPE | NOTES | | SIZE | INTO FDN. WALL |
| • | = (2) SIMPSON HDU14-SDS2.5 | Н. | 1" | 60" |
| • | = SIMPSON HDU11 - SDS2.5 | Н. Ј. | 1" | 42" |
| V | = SIMPSON HDU5 - SDS2.5 | F. G. | 5/8" | 9" |
| T | = SIMPSON HDU8 - SDS2.5 | Н. К. | 7/8" | 10 1/2" |
| + | = SIMPSON STHD14 | | | |



BUILDING SYSTEM

SCANDUNAVIAN

ParkCity, Utah

N CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF SCANDINAVIAN LLC
N ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF

PETURNED JUPON REGULEST

SCANDINAVIA

ARCHITECTURAL OFFICE

Company Name

Second in a visual III C

Address

6410 N. Business

Park Loop Rd. Unit

Phone 435-513-035

Fax
Project No.
Cad File

Drawn
Checked

A New Residence:
AKE KINGSBURY AND MERRIT CHESSC

BUILDER
Company Name

Park City, Utah 840

Phone
Fax

awing Date 06-21-2018 ale 1/4" = 1' -0"

Title/No.
FOUNDATION & FOOTING PLAN
LOWER LEVEL FRAMING PLAN
BUILDER/ DEALER'S APPROVAL:

BUILDER

Company Name

MAIN LEVEL FRAMING PLAN BUILDER/ DEALER'S APPROVAL

10367643 ALEX HAWKINS

SHEAR (SCANDINAVIAN WALL SYSTEM) WALL SCHEDULE |ANCHOR BOLTS | REMARK | BOTTOM COURSE NOTE! EACH LOG COURSES SCREWS 5/8" AT 24" C,D $(2) 13'' \times 1/2''$ |WALL DRAWINGS SCREWS AT 24" 5/8″ AT 16″ 5/8" AT 8" LOCATION OF TH =1020 plf Note! MIN. 3"x3"x0.229" PLATE WASHERS ON ANCHOR BOLTS

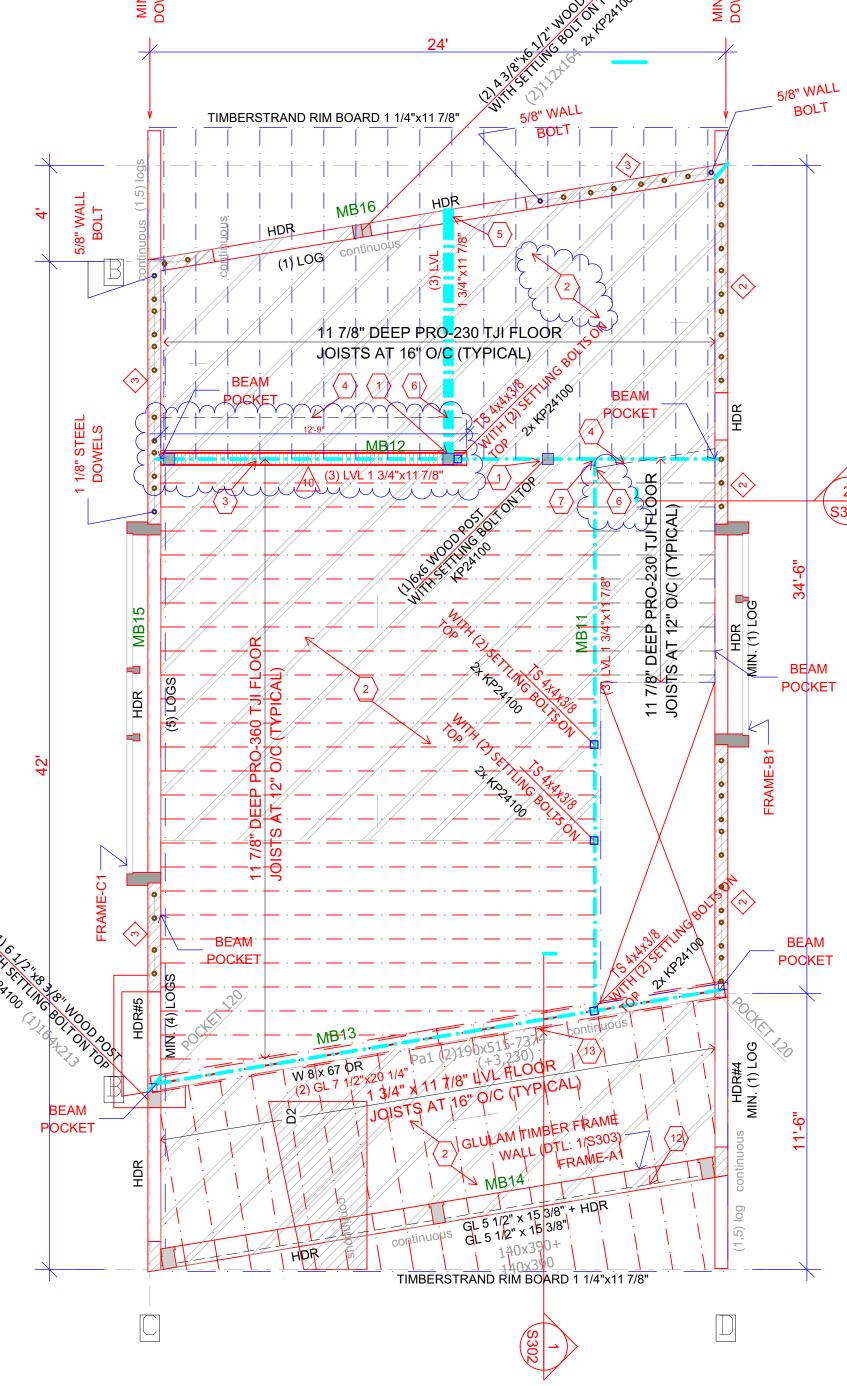
1 1/8" STEEL DOWELS

1 1/8" STEEL DOWEL LOCATION, TYPICAL AS SHOWN ON PLANS. SEE DETAIL S304 FOR INSTALLATION OF DOWELS

5/8" WALL CORNER BOLT LOCATION, TYPICAL AS SHOWN ON PLANS. SEE DETAIL \$304 FOR INSTALLATION OF STEEL BOLTS.

KEYED NOTES:

- $\fbox{1}$ STRAP BEAM TO POST W/66" CMST12. WRAP AROUND BEAM. FILL ALL HOLES W/ 16d NAILS.
- $\fbox{2}$ BLOCKED DIAPHRAGM W/ 10d NAILS @ 2" O.C. AT ALL PANELS EDGES.
- $\begin{picture}(20,0)\put(0,0){\line(0,0){100}}\put(0,0)$
- $\begin{picture}(4)\end{picture}$ FULL HEIGHT SOLID BLOCKING BELOW SHEAR WALL.
- 5 STRAP BEAM TO POST W/40" CMSTC16. WRAP AROUND BEAM. FILL ALL HOLES W/ 16d SINKER NAILS.
- $\fbox{6}$ (3) 2x POST ABOVE, STRAP BEAM TO POST W/66" CMST12. WRAP AROUND BEAM. FILL ALL HOLES W/ 16d NAILS.
- 7 HHGU5.50-SDS HANGER.
- $\begin{picture}(60,0) \put(0,0){\line(1,0){100}} \put(0,0){\line(1,0){100$
- 9 HDU 11 WELD ROD TO STEEL BEAM, PROVIDE 3/8" WEB STIFFENERS.
- ATTACH POST AT END OF SHEAR WALL DIRECTLY TO LOG WALL WITH SDS25600 @ 4" O.C.
- UPSIDE DOWN HGU7.00-SDS W/ ADDITIONAL 30" CS14 ACROSS THE TOP OF BOTH BEAMS TO PREVENT ROLLING.
- FULL HEIGHT SOLID BLOCKING. NAIL FLOOR SHEATHING W/ 10d @2" O.C. ATTACH BLOCKING TO SHEAR WALL BELOW WITH A35 @ 12" O.C.
- $\stackrel{\textstyle 13}{}$ 2x12 LEDGER W/ (3) SDWS22400DB SCREWS @ 12" O.C. USE MIU2.37/11.88 HANGERS.



MAIN LEVEL FRAMING PLAN

SNOW DRIFT LOADING DIAGRAM D1 MAX. = 94 PSF + BASE, L = 6' (roof balcony) D2 MAX. = 125 PSF + BASE, L = 19'-6" BASE UNIFORM ROOF SNOW LOAD, SEE G.S.N.

(2) MEMBERS (3) MEMBERS (2) OR (3) PLY BEAM PER PLAN (3) ROWS 16d @ 12" O.C. STAGGERED (3) ROWS 16d @ 12"O.C. STAGGERED BUILT UP MEMBERS

(4) OR MORE MEMBERS **ELEVATION** (4) & (5) PLY BEAM PER PLAN (3) ROWS 1/2" Ø BOLTS @ 12" O.C. STAGGERED (3) ROWS OF BOLTS

FRAMING PLAN NOTES

ALL BEAMS TO BEAR ON MINIMUM OF (2) CRIPPLE STUDS U.N.O. ON PLAN.

TYPICAL 2"X10" HEADERS MAY BEAR ON ONE CRIPPLE STUD.

STUD HEIGHT CHART

STUD 12" O.C. 14'-0" EXTERIOR | DFLN #2 | 12" | 0.C. | 16'-0" | EXTERIOR

GRADE | SPACING MAX HT.|LOCATION NOTES

2. TYPICAL HEADER SIZE IN 2x FRAMED BEARING WALLS, DENOTED AS HDR, SHALL BE MINIMUM (3) 2"X10" OR 3-1 1/2"x7 1/2" LVL, UNLESS SHOWN OTHERWISE ON PLANS.

3. SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: /x ON PLAN. SEE SCHEDULE INTERIOR SHEAR WALLS ARE DENOTED THUS: ON PLAN.

4. ALL EXTERIOR WALLS SHALL BE TYPE 1 SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

5. REFER TO DETAILS, GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE FOR TYPICAL SHEAR WALL/BEARING WALL CONSTRUCTION.

6. REFER TO GENERAL STRUCTURAL NOTES SHEET SO FOR ADDITIONAL INFORMATION. 7. WHERE ROCK VENEER OCCURS REFER TO DETAIL R/S300.

SHEAR WALL SCHEDULE

8d @ 6"0/C | OR 5/8" AT 32

8d @ 4"0/C | OR 5/8" AT 32

8d @ 3"D/C | 16d CDMMDN @3"

Note! MIN. 3"x3"x0,229" PLATE WASHERS ON ANCHOR BOLTS NOTES

1. LVL DENOTES 1.9E MICROLLAM BY TRUS JOIST MACMILLAN OR EQUIVALENT

A: ALL SHEATHING SHALL BE CDX STRUCTURAL 1 OR 11 A.P.A. RATED

B: ALL NAILS SHALL BE 'COMMON' TYPE UNLESS OTHERWISE NOTED.

C: ALL HARDWARE SHALL BE 'SIMPSON STRONG TIE' OR APPROVED

F: USE SIMPSON SB 5/8" x 24" EMBED 18" MIN. INTO STEM WALL

J: USE SIMPSON SB 1" x 30" EMBED 14" MIN. INTO STEM WALL

K: USE SIMPSON SB 7/8" x 24" EMBED 18" MIN. INTO STEM WALL

 $| LVL (3) 1 3/4" \times 11 7/8"$

MB12 | LVL (3) 1 3/4" \times 11 7/8"

MB14 GL (FIN) (1) 5 1/2"×15 3/8"+

MB15 | GLULAM LOGS (5) 6 1/2"×10 1/4" MB16 | GLULAM LOG (1) 6 1/2"×10 1/4" (*) TIE MULTIBLE PLY MEMBERS TOGETHER (DTL 2/S2)

FLOOR BEAM SCHEDULE

GLULAM (FIN), LVL OR SAWN BEAMS

SHEATHING WITH ALL EDGES BLOCKED

SUPPORTS WITH 8d AT 12" O.C.

MAY BE SUBSTITUED FOR 3x.

G: 3" MINIMUM POST

H: 5 1/2" MINIMUM POST

-> FOR STEM WALL INSTALATION.

-> FOR STEM WALL INSTALATION.

2. DECK LEDGER BOARDS MUST BE TRATED WHEN USING TJI, BCI or LPI RIM BOARDS.

NAILS SHALL BE LOCATED AT LEAST 3/8" FROM PANEL EDGES. DO NOT PENETRATE SHEATHING WITH NAIL HEADS. NAIL INTERMEDIATE

D: ALL SILL PLATES SHALL BE 2x PRESSURE TREATED D.F. UNLESS OTHERWISE

NOTED WITH A MINIMUM OF 2 A.B. PER PLATE. ONE A.B. WITHIN 12" FROM EA. END.

BE STAGGERED. (2) 2x NAILED TOGETHER WIRTH 16d CAMMON NAILS @ 4" O.C.

E: USE MINIMUM 3x STUDS AT ALL ADJOINING (ABUTTING) EDGES. EDGE NAILING SHALL

REMARKS

A,B,C,D

A,B,C,D =260 plf

A,B,C,D,E = 490 plf

A,B,C,D,E =600 plf

TYPE | MATERIAL

=SW1

2 =SW2 APA

4 =SW4 △ □ △

8. TRUSSES LABELED TO MATCH THE TRUSS MANUFACTURE'S ENGINEERING.

9. SCANDINAVIAN PROFILE SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: (x) ON PLAN. SEE SCHEDULE INTERIOR SCANDINAVIAN PROFILE SHEAR

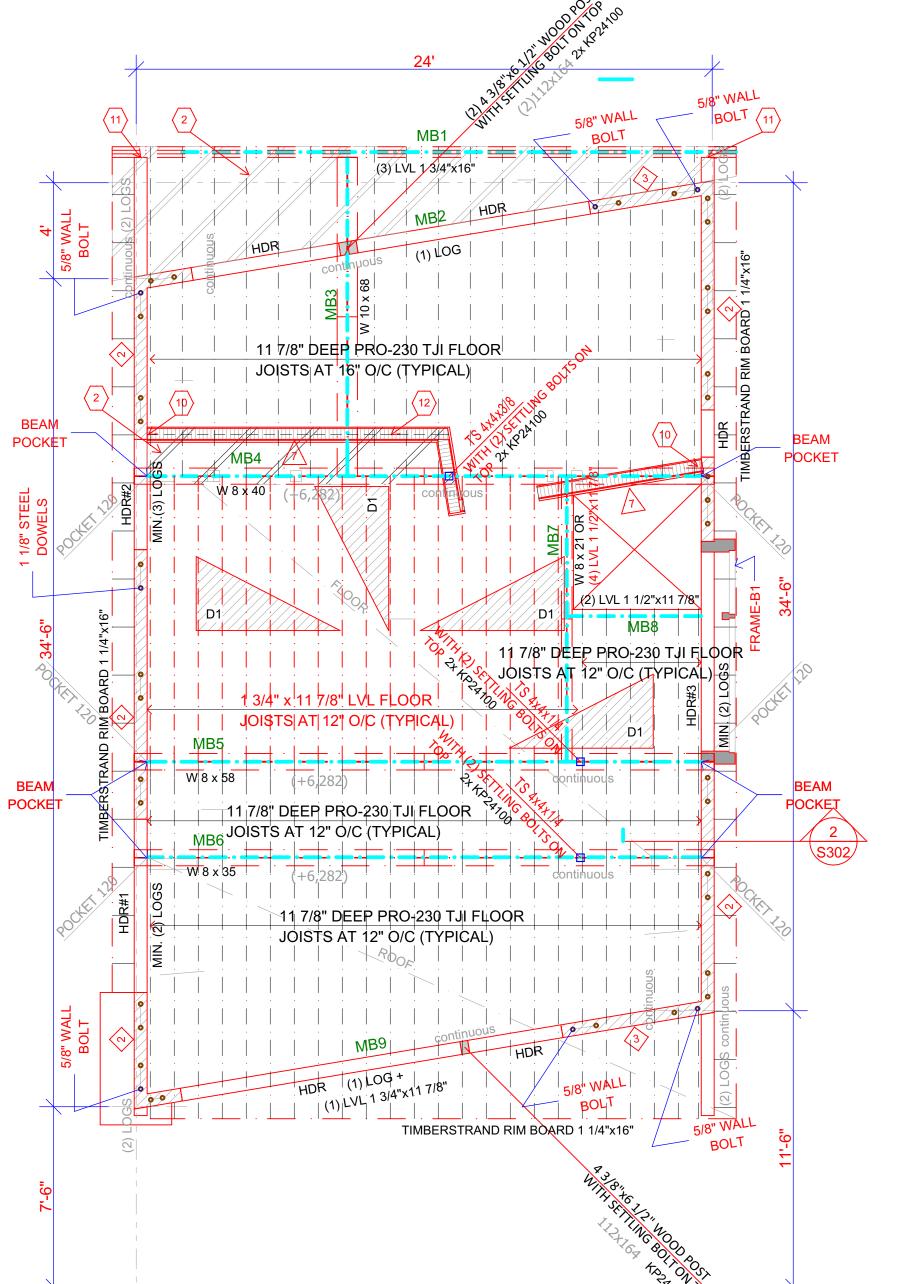
WALLS ARE DENOTED THUS: ON PLAN. 10. ALL EXTERIOR SCANDINAVIAN PROFILE WALLS SHALL BE TYPE 1 SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

| | HOLDOWNS | | | |
|----------|----------------------------|-------|----------------|------------------------------------|
| TYPE | NOTES | | ANCHOR SIZE | ANCHOR EMBEDMENT INTO FDN. WALL |
| • | = (2) SIMPSON HDU14-SDS2.5 | Н. | 1" | 60" |
| • | = SIMPSON HDU11 - SDS2.5 | Н. Ј. | 1" | 42" |
| V | = SIMPSON HDU5 - SDS2.5 | F. G. | 5/8" | 9" |
| Т | = SIMPSON HDU8 - SDS2.5 | Н. К. | 7/8" | 10 1/2" |
| + | = SIMPSON STHD14 | | | |

FOR COMPLIANCE WITH THE APPLICABLE MECHANICAL PLUMBING XELECTRICAL XENERGY ACCESSIBILITY FIRE AN REVIEW ACCEPTANCE OF DOCUME DOES NOT AUTHORIZE CONSTRUCTION 1
PROCEED IN VIOLATION OF ANY FEDERA
STATE, OR LOCAL REGULATIONS. _{Y:} MEM DATE: 08/15/18 WEST COAST CODE CONSULTANTS, INC

06-21-2018

1/4" = 1' -0"



| | FLOOR BEAM SCHEDULE |
|------|---|
| MARK | GLULAM (FIN), LVL OR SAWN BEAMS |
| MB1 | LVL (3) 1 3/4" × 16" |
| MB2 | GLULAM LOG (1) 6 1/2"×10 1/4" |
| мвз | STEEL W10 × 68 |
| МВ4 | STEEL W8 × 40 |
| мв5 | STEEL W8 x 58 |
| мв6 | STEEL W8 x 35 |
| мв7 | STEEL W8 x 21 DR (4) LVL 1 1/2"x11 7/8 |
| MB8 | LVL (2) 1 1/2" × 11 7/8" |
| МВ9 | LVL (1) 1 3/4" × 11 7/8" + GLULAM LOG (1) 6 1/2"×10 1/4" |

(*) TIE MULTIBLE PLY MEMBERS TOGETHER (DTL 2/S2)



DOUBLE TJI-RAFTERS PRO-230

(D=11,7/8") @12"O.C.

KEYED NOTES:

- STRAP BEAM TO POST W/66" CMST12. WRAP AROUND BEAM. FILL ALL HOLES W/ 16d NAILS.
- $\fbox{2}$ BLOCKED DIAPHRAGM W/ 10d NAILS @ 2" O.C. AT ALL PANELS EDGES.
- NAIL FLOOR SHEATHING TO BEAM W/ 10d @ 2" O.C. ATTACH BEAM TO SHEAR WALL BELOW WITH A35 @ 12" O.C.
- FULL HEIGHT SOLID BLOCKING BELOW SHEAR WALL.
- STRAP BEAM TO POST W/40" CMSTC16. WRAP AROUND BEAM. FILL ALL HOLES W/ 16d SINKER NAILS.
- (3) 2x POST ABOVE, STRAP BEAM TO POST W/66" CMST12. WRAP AROUND BEAM. FILL ALL HOLES W/ 16d NAILS.
- 7 HHGU5.50-SDS HANGER.

1 UPPER LEVEL FRAMING PLAN

- 8 MSTC52 HOLD DOWN, WRAP AROUND BEAM.
- 9 HDU 11 WELD ROD TO STEEL BEAM, PROVIDE 3/8" WEB STIFFENERS.
- $\fbox{10}$ ATTACH POST AT END OF SHEAR WALL DIRECTLY TO LOG WALL WITH SDS25600 $\mbox{@}$ 4" O.C.
- UPSIDE DOWN HGU7.00-SDS W/ ADDITIONAL 30" CS14 ACROSS THE TOP OF BOTH BEAMS TO PREVENT ROLLING.
- FULL HEIGHT SOLID BLOCKING. NAIL FLOOR SHEATHING W/ 10d @2" O.C. ATTACH BLOCKING TO SHEAR WALL BELOW WITH A35 @ 12" O.C.
- $\stackrel{\textstyle \frown}{}$ 2x12 LEDGER W/ (3) SDWS22400DB SCREWS @ 12" O.C. USE MIU2.37/11.88 HANGERS.

| YP | STEEL PIPES NOTE! EACH LOG COURSES | ANCHOR BOLTS | REMARK S | BOTTOM COURSE SCREWS |
|----|---------------------------------------|--------------|-------------|---------------------------------|
| 1 | LOCATION OF THE WALL DRAWINGS | 5/8″ AT 24″ | C,D | (2) 13" × 1/2" SCREWS AT 24" |
| 2 | LOCATION OF THE WALL DRAWINGS | 5/8" AT 16" | C,D | (2) 13" × 1/2" SCREWS AT 12" |
| 3 | LOCATION OF THE WALL DRAWINGS | 5/8" AT 8" | C,D,E | (2) 13" × 1/2" SCREWS AT 8" |

1 1/8" STEEL DOWEL LOCATION, TYPICAL AS SHOWN ON PLANS. SEE DETAIL S304 FOR INSTALLATION OF DOWELS. DOWELS

5/8" WALL CORNER BOLT LOCATION, TYPICAL AS SHOWN ON PLANS. SEE DETAIL S304 FOR INSTALLATION OF STEEL BOLTS.

SNOW DRIFT LOADING DIAGRAM D1 MAX. = 94 PSF + BASE, L = 6' (roof balcony) D2 MAX. = 125 PSF + BASE, L = 19'-6"

(3) LVL 1 1/2"x11 7/8"

(3) LVL 1 1/2"x11 7/8"

TJI-RAFTERS PRO-230

(D=11 7/8") @12"O.C.

TJI-RAFTERS PRO-2β0 (D=11 7/8")|@12"Q.C.

ROOFING: ICE BARRIER AT LEAST 24" INSIDE THE INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. R905.2.7.1

BASE UNIFORM ROOF SNOW

LOAD, SEE G.S.N.

PLAN REVIEW ACCEPTANCE FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW MECHANICAL PLUMBING XELECTRICAL XENERGY ACCESSIBILITY FIRE PLAN REVIEW ACCEPTANCE OF DOCUMEN DOES NOT AUTHORIZE CONSTRUCTION T PROCEED IN VIOLATION OF ANY FEDERAL STATE, OR LOCAL REGULATIONS. __ DATE: 08/15/18 EST COAST CODE CONSULTANTS, IN

| | | EDGE | SILL PLATE | |
|----------|--------------------------|--------------|---------------------------------------|-----------|
| TYPE | MATERIAL | NAILING | ANCHORS | REMARKS |
| =SW1 | 7/16" APA | 8d @ 6″□/C | 16d COMMON @6" O.C. OR 5/8" AT 32" | A,B,C,D |
| 2 =SW2 | 7/16" APA | 8d @ 4″0/C | 16d COMMON @4" O.C. OR 5/8" AT 32" | A,B,C,D |
| 4 =SW4 | 7/16" APA | 8d @ 3″□/C | 16d COMMON @3" O.C. OR 5/8" AT 32" | A,B,C,D,E |
| 5 =SW5 | 7/16" APA | 8d @ 2″0/C | 16d COMMON @3" O.C. OR 5/8" AT 24" | A,B,C,D,E |
| 7 =SW7 | 7/16" APA Both sides | 8d @ 3″□/C | SDS25500 @ 3" D.C. DR 5/8" AT 16" | A,B,C,D,E |
| 10 =SW10 | 15/32″ APA STRUCTURAL | 110d @ 2″0/C | (2)SDS25500 @ 3" D.(| A,B,C,D,E |
| Note | MIN. 3"×3"×0, | 229" PLATE W | ASHERS ON ANCHOR BE | ITS } |

- 2. DECK LEDGER BOARDS MUST BE TRATED WHEN USING TJI, BCI or LPI RIM BOARDS.
- A: ALL SHEATHING SHALL BE CDX STRUCTURAL 1 OR 11 A.P.A. RATED
- SHEATHING WITH ALL EDGES BLOCKED
- B: ALL NAILS SHALL BE 'COMMON' TYPE UNLESS OTHERWISE NOTED. NAILS SHALL BE LOCATED AT LEAST 3/8" FROM PANEL EDGES. DO NOT PENETRATE SHEATHING WITH NAIL HEADS. NAIL INTERMEDIATE SUPPORTS WITH 8d AT 12" O.C.
- C: ALL HARDWARE SHALL BE 'SIMPSON STRONG TIE' OR APPROVED
- D: ALL SILL PLATES SHALL BE 2x PRESSURE TREATED D.F. UNLESS OTHERWISE
- E: USE MINIMUM 3x STUDS AT ALL ADJOINING (ABUTTING) EDGES. EDGE NAILING SHALL BE STAGGERED. (2) 2x NAILED TOGETHER WIRTH 16d CAMMON NAILS @ 4" O.C. MAY BE SUBSTITUED FOR 3x.

NOTED WITH A MINIMUM OF 2 A.B. PER PLATE. ONE A.B. WITHIN 12" FROM EA. END.

- F: USE SIMPSON SB 5/8" x 24" EMBED 18" MIN. INTO STEM WALL -> FOR STEM WALL INSTALATION.
- G: 3" MINIMUM POST
- H: 5 1/2" MINIMUM POST
- J: USE SIMPSON SB 1" x 30" EMBED 14" MIN. INTO STEM WALL -> FOR STEM WALL INSTALATION.
- K: USE SIMPSON SB 7/8" x 24" EMBED 18" MIN. INTO STEM WALL

| v. OOL OIIV | II SON OD 170 X 24 EINDED 10 ININ. INTO STEW WALL |
|-------------|---|
| | ROOF BEAM SCHEDULE |
| MARK | GLULAM (FIN), LVL OR SAWN BEAMS |
| RB1 | LVL (3) 1 1/2" × 11 7/8" |
| RB2 | LVL (3) 1 1/2" × 11 7/8" |
| RB3 | LVL (3) 1 1/2" × 11 7/8" |
| | |
| | |

(*) TIE MULTIBLE PLY MEMBERS TOGETHER (DTL 2/S2)

| STUD HEIGHT CHART | | | | | | | | | |
|-------------------|---------|----------|---------|----------------|--|--|--|--|--|
| STUD | GRADE | SPACING | мах нт. | LOCATION NOTES | | | | | |
| 2×6 | STUD | 16″ □.C. | 10'-0" | EXTERIOR | | | | | |
| 2×6 | STUD | 12″ D.C. | 14′-0″ | EXTERIOR | | | | | |
| 2×6 | DFLN #2 | 12″ D.C. | 16'-0" | EXTERIOR | | | | | |

FRAMING PLAN NOTES

- 1. ALL BEAMS TO BEAR ON MINIMUM OF (2) CRIPPLE STUDS U.N.O. ON PLAN. TYPICAL 2"X10" HEADERS MAY BEAR ON ONE CRIPPLE STUD.
- 2. TYPICAL HEADER SIZE IN 2x FRAMED BEARING WALLS, DENOTED AS HDR, SHALL BE MINIMUM (3) 2"X10" OR 3-1 1/2"x7 1/2" LVL, UNLESS SHOWN OTHERWISE ON PLANS.
- 3. SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: 💉 ON PLAN. SEE SCHEDULE INTERIOR SHEAR WALLS ARE DENOTED THUS: ON PLAN.
- 4. ALL EXTERIOR WALLS SHALL BE TYPE 1 SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.
- 5. REFER TO DETAILS, GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE
- FOR TYPICAL SHEAR WALL/BEARING WALL CONSTRUCTION. 6. REFER TO GENERAL STRUCTURAL NOTES SHEET S0 FOR ADDITIONAL INFORMATION.
- 7. WHERE ROCK VENEER OCCURS REFER TO DETAIL R/S300.
- 8. TRUSSES LABELED TO MATCH THE TRUSS MANUFACTURE'S ENGINEERING.
- 9. SCANDINAVIAN PROFILE SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: (x) ON PLAN. SEE SCHEDULE INTERIOR SCANDINAVIAN PROFILE SHEAR
- WALLS ARE DENOTED THUS: ON PLAN.
- 10. ALL EXTERIOR SCANDINAVIAN PROFILE WALLS SHALL BE TYPE 1 SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

| TYPE | NOTES | | ANCHOR SIZE | ANCHOR EMBEDMENT INTO FDN. WALL |
|------|----------------------------|-------|----------------|------------------------------------|
| • | = (2) SIMPSON HDU14-SDS2.5 | н. | 1" | 60" |
| • | = SIMPSON HDU11 - SDS2.5 | Н. Ј. | 1" | 42" |
| ▼ | = SIMPSON HDU5 - SDS2.5 | F. G. | 5/8" | 9" |
| Т | = SIMPSON HDU8 - SDS2.5 | Н. К. | 7/8" | 10 1/2" |
| + | = SIMPSON STHD14 | | | |



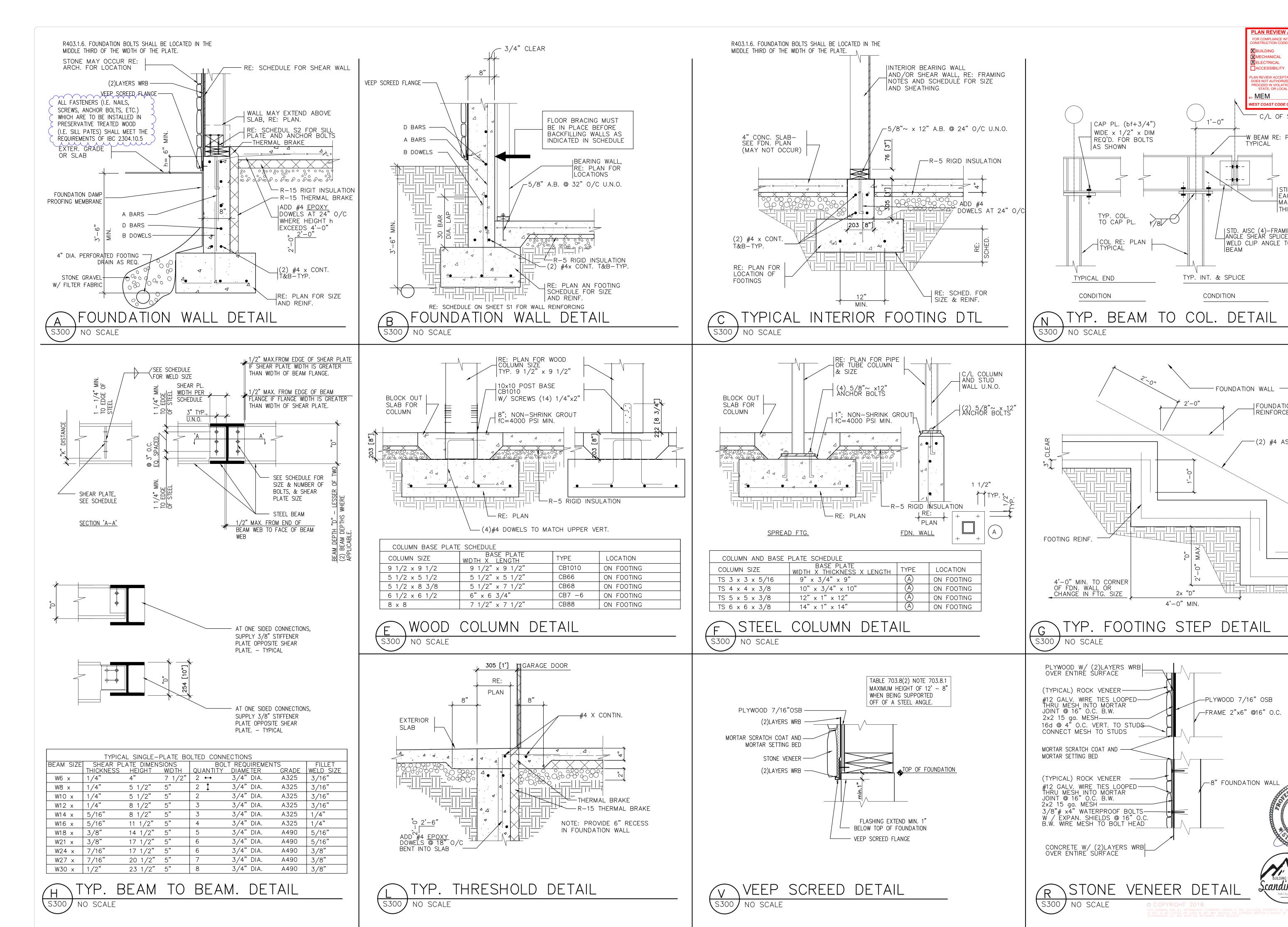
ARCHITECTURAL OFFICE

Reside AND

BUILDER

06-21-2018 1/4" = 1' -0"

UPPER LEVEL FRAMING PLAN ROOF FRAMING PLAN BUILDER/ DEALER'S APPROVAL Signature and Date



OR COMPLIANCE WITH THE APPLICABLE X STRUCTURAL MECHANICAL PLUMBING XELECTRICAL XENERGY ACCESSIBILITY FIRE ROCEED IN VIOLATION OF ANY FEDER. STATE, OR LOCAL REGULATIONS. DATE: 08/15/18 WEST COAST CODE CONSULTANTS, INC NDIN, LLC — C/L OF SPLICE W BEAM RE: PLAN STIFFENER PLT EACH SIDE TO MATCH BM. WEB THICKNESS. STD. AISC (4)—FRAMING ANGLE SHEAR SPLICE. WELD CLIP ANGLE TO ARCHITECTURAL OFFICE Phone Project No. Cad File O FOUNDATION REINFORCEMENT S —(2) #4 AS SHOWN CH Reside AND I BUILDER 10367643 ALEX HAWKINS 06-21-2018 1" = 1' -0"

DETAILS

S300

BUILDER/ DEALER'S APPROVAL

Signature and Date

BUILDING

MEM

TYPICAL

SCANDINAVIAN PROFILE (MLL 164)

39 ft MAXIMUM LENGT MINIMUM LENGT 1 ft APPROXIMATE WEIGHT 14 lb / ft LOG WALL INSTALLATION PER MANUFACTURES **GUIDLINES AND INSTRUCTIONS**

THE CHARACTERISTIC VALUES FOR SCANDINAVIAN SAWN TIMBER (T24), [PSI]

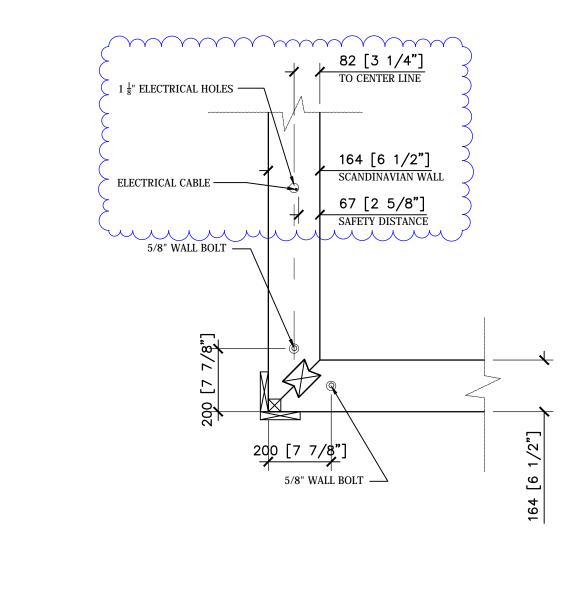
| MATERIAL | Fb | Ft | Fv | FcT | FcII | МОЕ |
|---------------|------|-----|-----|-----|------|--------|
| SCOTCH SPRUCE | 1390 | 914 | 139 | 348 | 914 | 943000 |

THE CHARACTERISTIC VALUES FOR SCANDINAVIAN GLUE LAM BEAMS (L30), [PSI]

| MATERIAL | Fb | Ft | Fv | FcT | FcII | МОЕ |
|---------------|------|------|-----|-----|------|---------|
| SCOTCH SPRUCE | 1741 | 1190 | 167 | 348 | 1190 | 1015965 |

DENSITY: 31,2 lb/ft3 (MOISTURE CONTENT 12 %)

SCANDINAVIAN WALL PROFILE S301 SCALE: -



TYPICAL CORNER DETAIL S301 SCALE: 1" = 1'-0"

1x10 CEDAR FASCIA-

TIMBERSTRAND
RIM BOARD 1 1/4"x11 7/8"

SCREENED SOFFIT VENT

A CONTNOUS RIDGE VENT OR GABLE LOUVER AT EACH END SHALL BE

915 [3'] max.

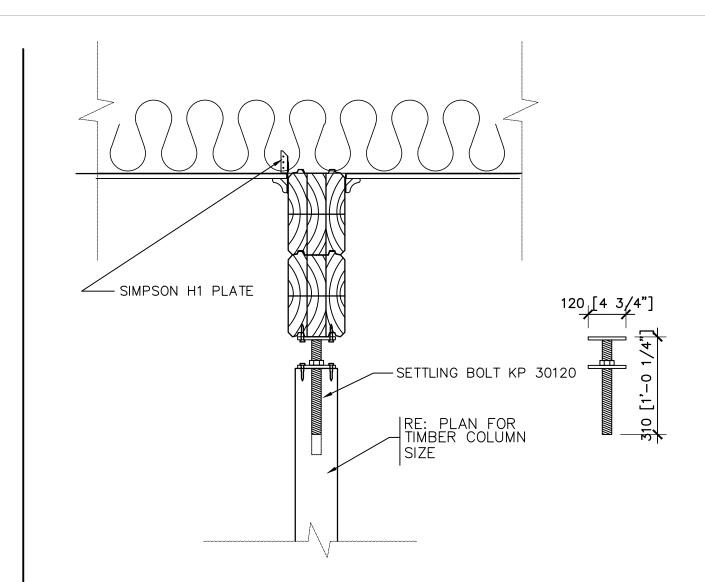
INSTALLED.

8d NAILS @6" O.C.-BLOCKING PANEL

TOP OF WA

CEDAR SOFFIT

1 1/2" TO ALLOW AIR PASSAGE. "BAFFLE" AIR DUCK TRAY SHALL BE INSTALLED BETWEEN THE TRUSSES.



4 TYPICAL COLUMN BEAM DETAIL (S301) SCALE: 1" = 1'-0"

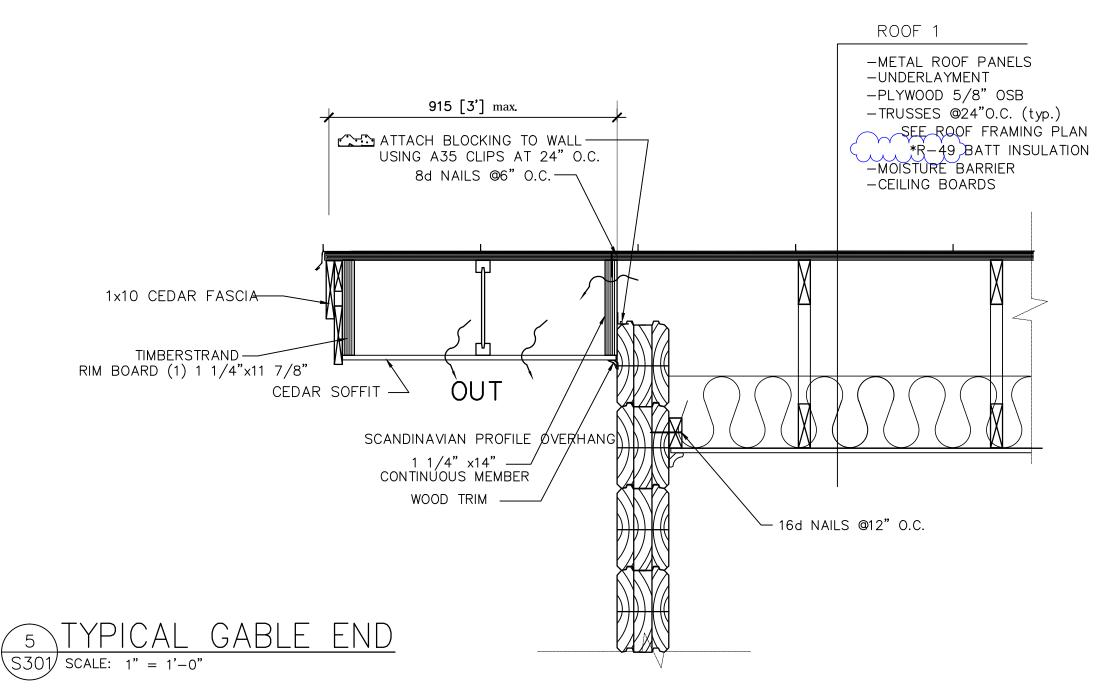
- GYP.BOARD 5/8"x (GARAGE SIDE)

6 TYPICAL EAVES DTL

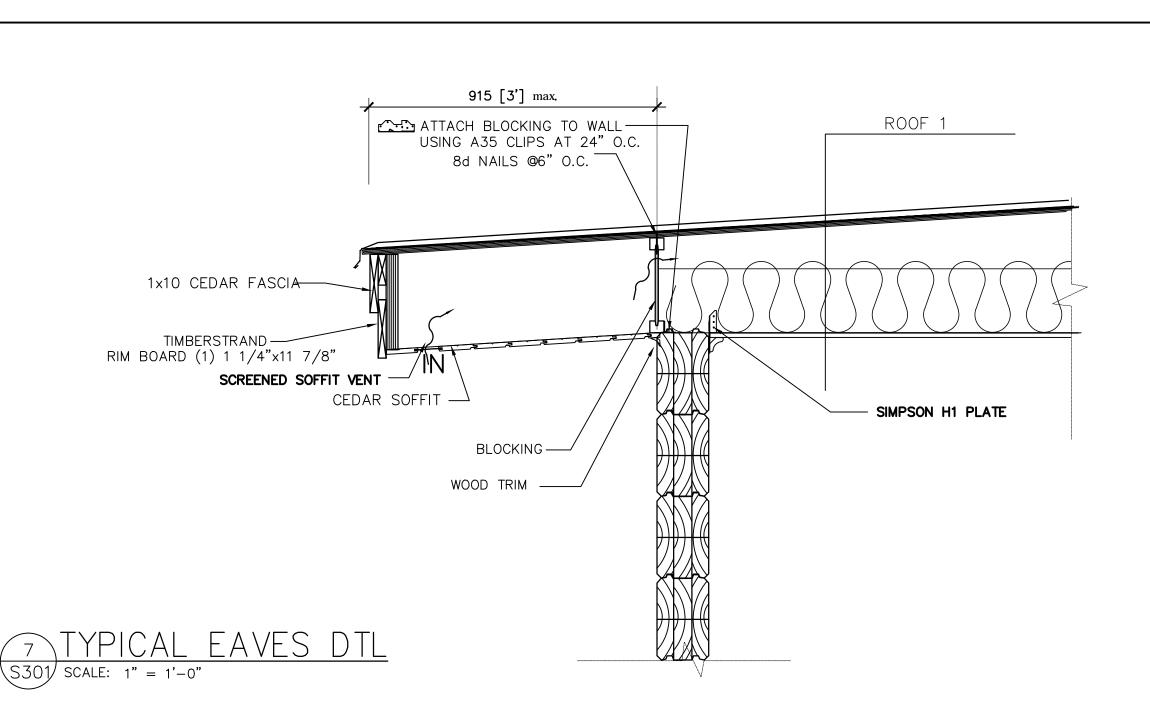
SIMPSON H1 PLATE

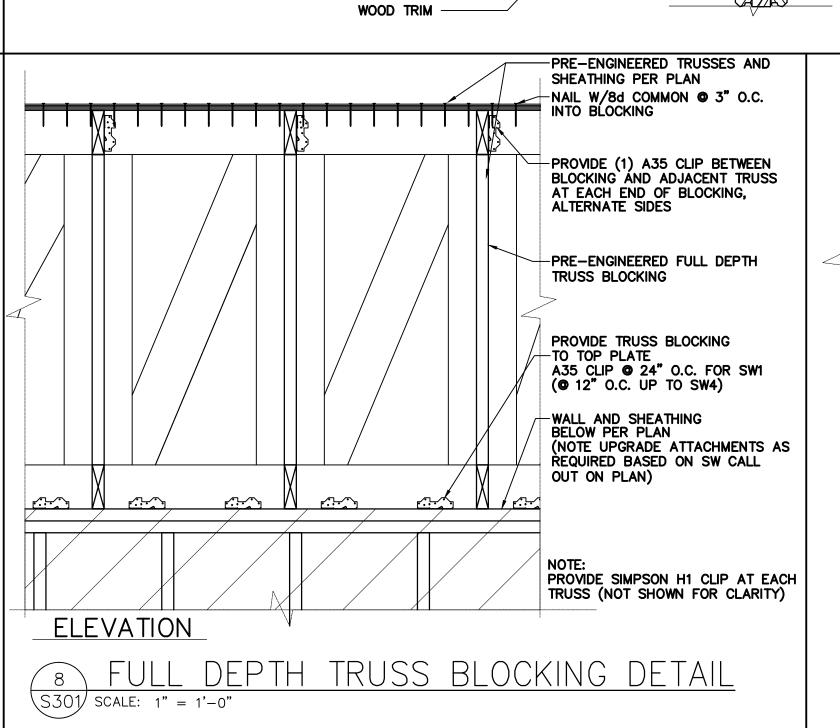
S301 SCALE: 1" = 1'-0"

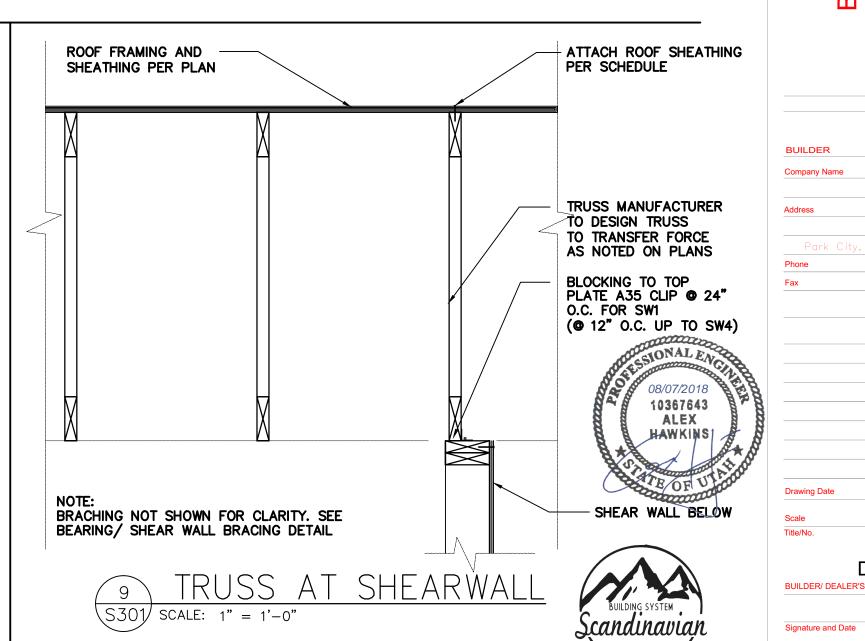
- ATTACH BLOCKING TO WALL USING A35 CLIPS AT 24" O.C.











PLAN REVIEW ACCEPTANCE

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

MECHANICAL PLUMBING XELECTRICAL XENERGY

PLAN REVIEW ACCEPTANCE OF DOCUMENT DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.

WEST COAST CODE CONSULTANTS, IN

___ DATE: 08/15/18

ACCESSIBILITY FIRE

MEM

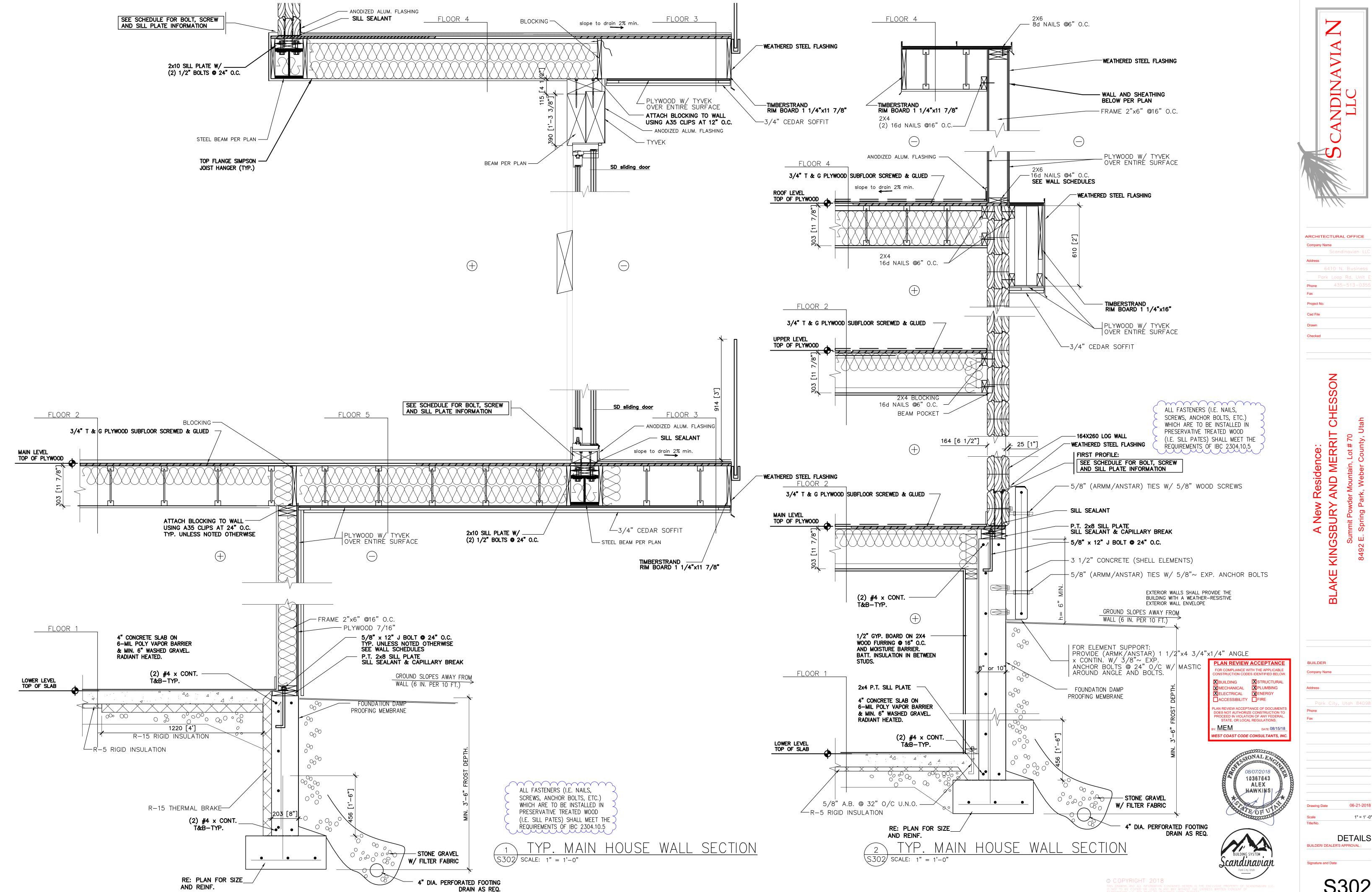


ANDINAVI/ LLC

ARCHITECTURAL OFFICE

BUILDER 06-21-2018 1" = 1' -0" DETAILS BUILDER/ DEALER'S APPROVAL :

S301



06-21-2018 1" = 1' -0"

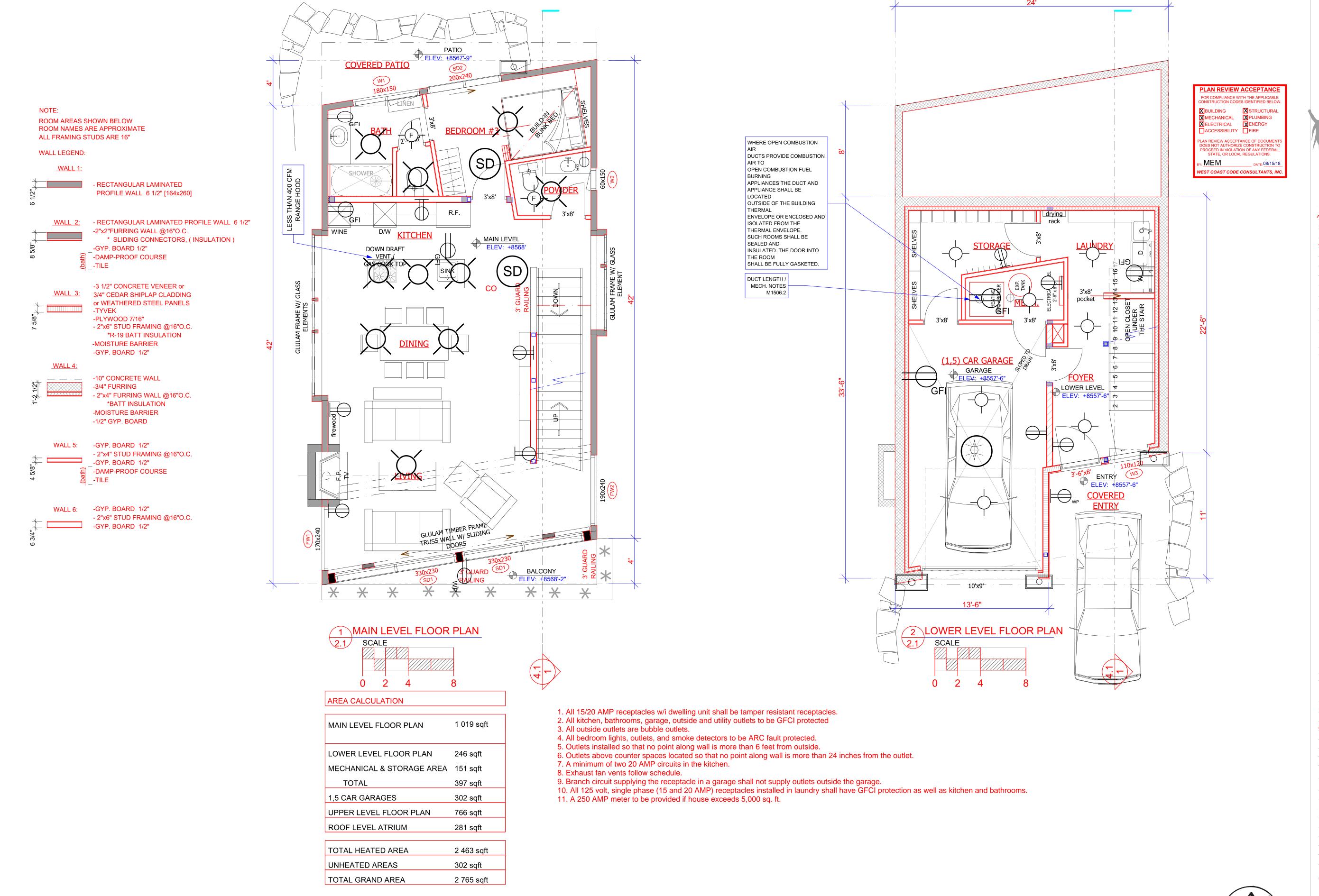
S302

CANDINAVIA LLC

DETAILS
BUILDER/ DEALER'S APPROVAL:

Signature and Date

S303



ARCHITECTURAL OFFICE

Project No.

A New Reside E KINGSBURY AND N

BUILDER Company Name

06-21-2018

1/4" = 1' -0" MAIN & LOWER LEVEL FLOORS

RAILING

N

 \times

BALCONY

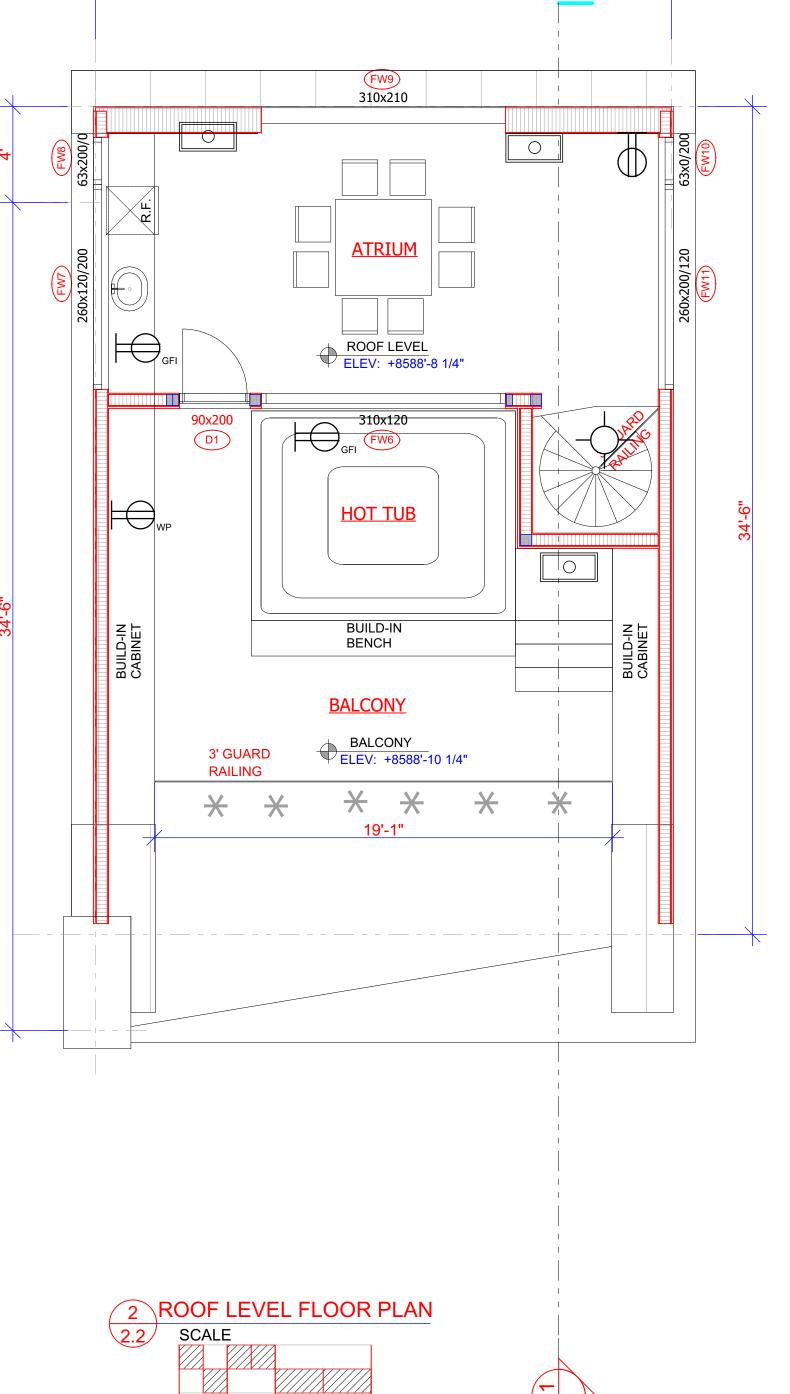
*

 \times

1 UPPER LEVEL FLOOR PLAN
2.2 SCALE

BALCONY ELEV: +8578'-10"

3' GUARD RAILING



PLAN REVIEW ACCEPTANCE
FOR COMPLIANCE WITH THE APPLICABLE
CONSTRUCTION CODES IDENTIFIED BELOW. XBUILDING XSTRUCTURAL
XMECHANICAL XPLUMBING
XELECTRICAL XENERGY

□ ACCESSIBILITY □ FIRE PLAN REVIEW ACCEPTANCE OF DOCUMENTS
DOES NOT AUTHORIZE CONSTRUCTION TO
PROCEED IN VIOLATION OF ANY FEDERAL,
STATE, OR LOCAL REGULATIONS. BY: MEM DATE: 08/15/18
WEST COAST CODE CONSULTANTS, INC.

© COPYRIGHT 2018

THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS THE EXCLUSIVE PROPERTY OF SCANDINAVIAN IS NOT TO BE COPIED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF SCANDINAVIAN LLC AND MUST BE RETURNED UPON REQUEST.

A New Resider
BLAKE KINGSBURY AND M
Summit Powder Mountain
8492 E. Spring Park,

CANDINAVIA LLC

ARCHITECTURAL OFFICE

BUILDER Company Name

06-21-2018

Signature and Date

Scale 1/4" = 1'-0"

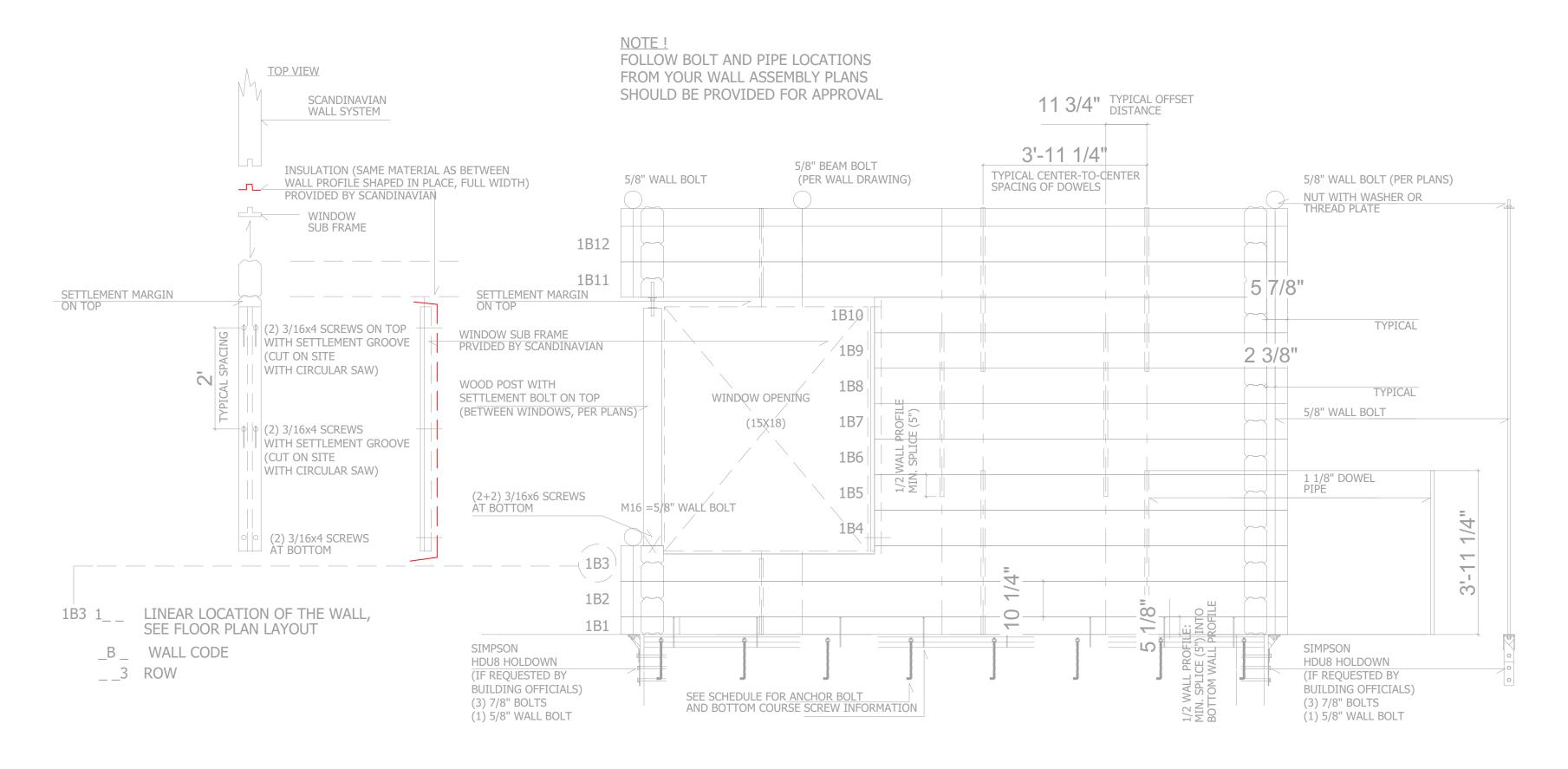
Title/No.

UPPER & ROOF

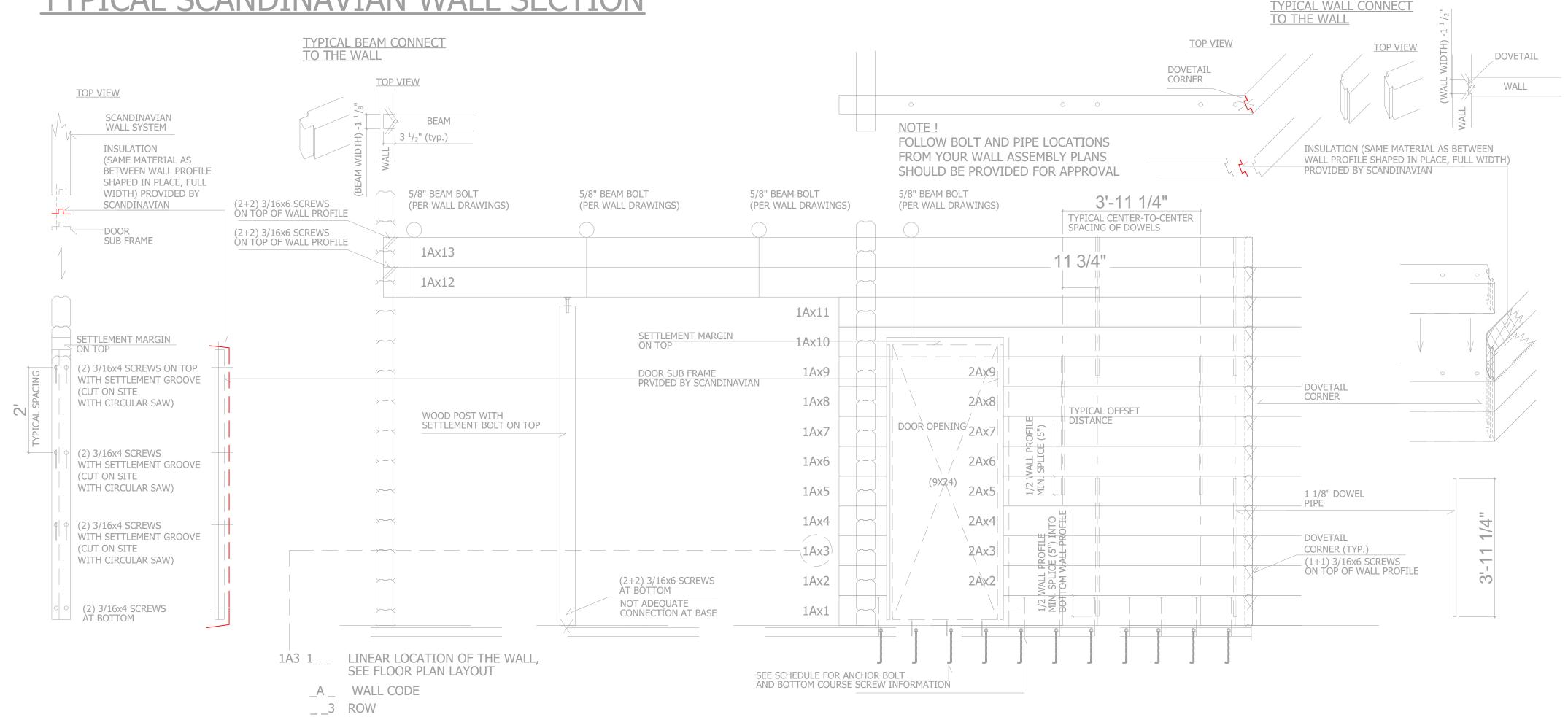
LEVEL FLOORS

BUILDER/ DEALER'S APPROVAL:

TYPICAL SCANDINAVIAN WALL SECTION



TYPICAL SCANDINAVIAN WALL SECTION



FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELO MECHANICAL PLUMBING X ELECTRICAL X ENERGY ACCESSIBILITY FIRE PLAN REVIEW ACCEPTANCE OF DOCUMENT DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL STATE, OR LOCAL REGULATIONS. Y: MEM WEST COAST CODE CONSULTANTS, INC



ANDINAL LLC

ARCHITECTURAL OFFICE

Project No.

Cad File

A New Reside E KINGSBURY AND M

BUILDER Company Name

06-21-2018

Signature and Date

Title/No. SCANDINAVIAN WALL SECTION BUILDER/ DEALER'S APPROVAL :