

RYAN BYRNE

Powder Mountain, Lot # 80

8483 E. Spring Park,

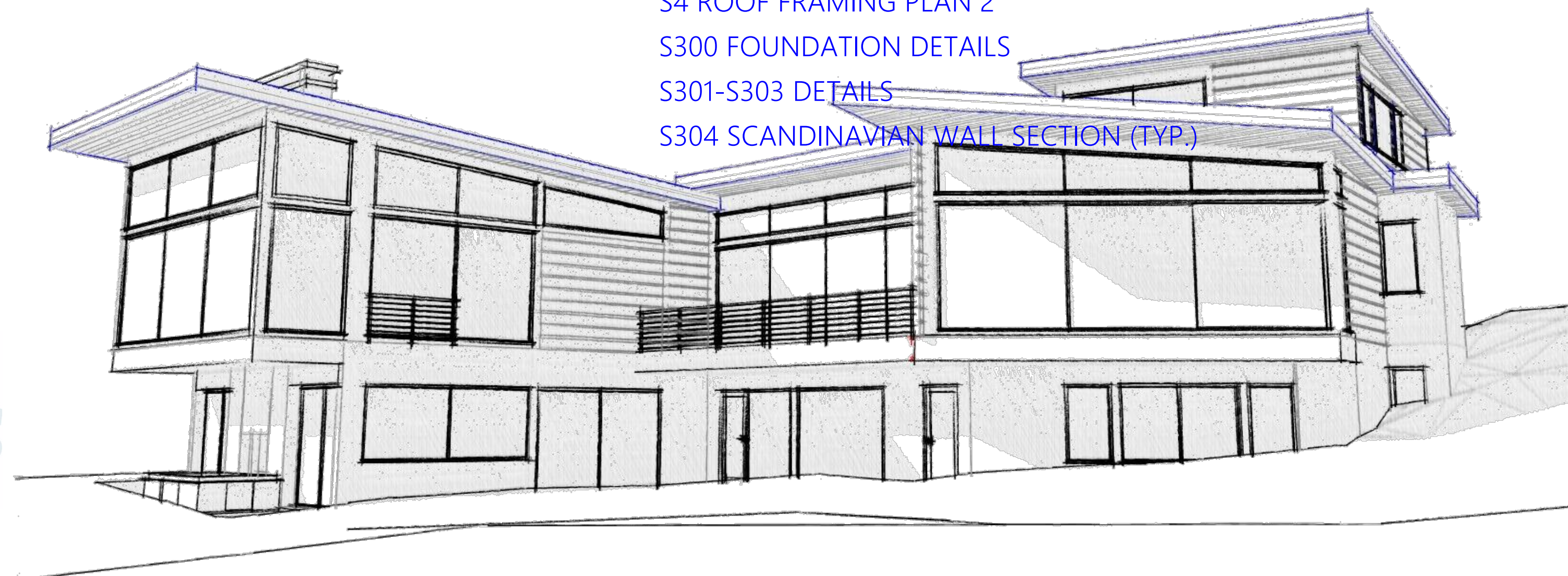
Weber County, Utah

Build by:

Scandinavian LLC

DRAWING INDEX:

- 1.0 COVER SHEET
- 1.1 SITE PLAN
- 2.1 MAIN LEVEL FLOOR PLAN
- 2.2 LOWER LEVEL FLOOR PLAN
- UPPER LEVEL FLOOR PLAN
- 2.5 AREA CALCULATION PLANS
- 3.1 BUILDING ELEVATIONS
- 4.1 BUILDING SECTIONS
- 4.2 BUILDING SECTION
- S0 STRUCTURAL NOTES
- S1 FOOTING AND FOUNDATION PLAN
- S2 LOWER LEVEL FLOOR FRAMING PLAN
- S3 MAIN LEVEL FLOOR FRAMING PLAN
- ROOF FRAMING PLAN
- S4 ROOF FRAMING PLAN 2
- S300 FOUNDATION DETAILS
- S301-S303 DETAILS
- S304 SCANDINAVIAN WALL SECTION (TYP.)



Building
dreams into
legacies

DEFERRED

SUBMITTAL ITEMS

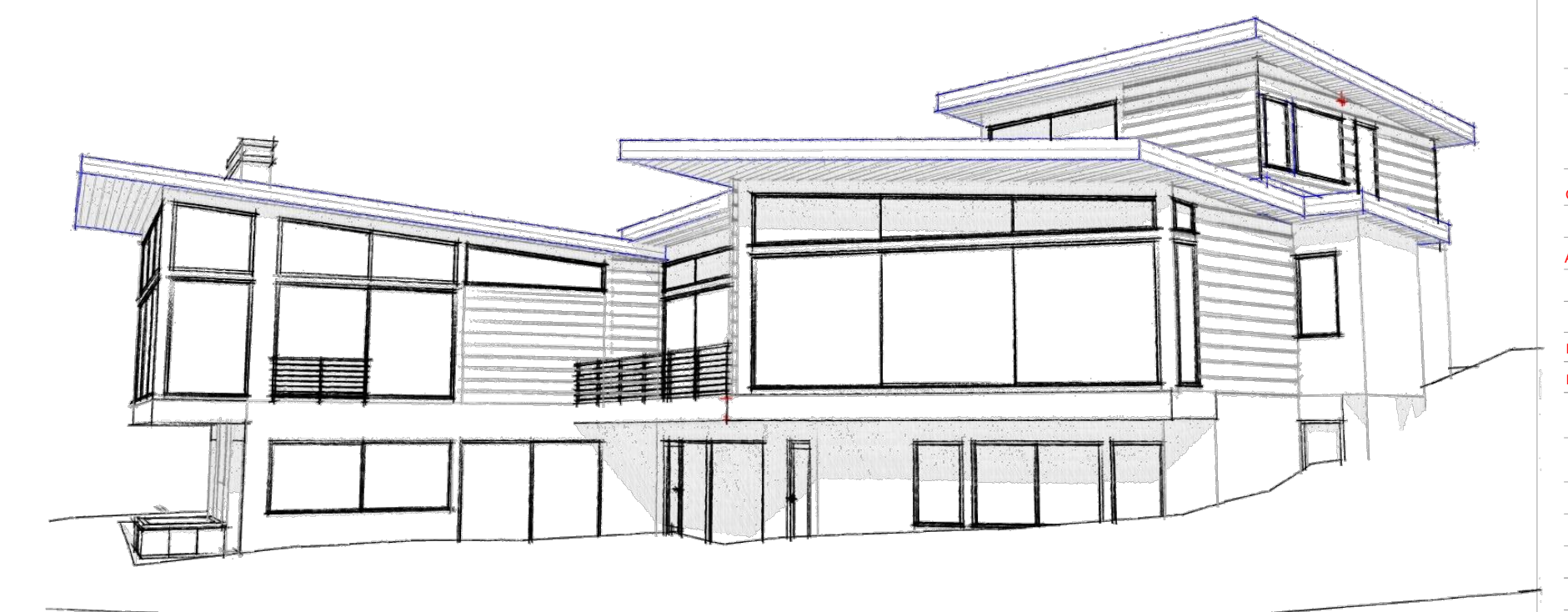
BUILDING CODES USED FOR DESIGN:
IRC 2015 AS AMENDED BY THE STATE OF UTAH.

-FIRE SPRINKLER
SYSTEM

-RADIANT HEATING
SYSTEM

-FIREPLACE PRODUCT
INFORMATION

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



ARCHITECTURAL OFFICE

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Scandinavian LLC
Address
6410 N. Business
Park Loop Rd. Unit E
Phone 435-513-0355
Fax
Project No.
Csd File
Drawn
Checked

A New Residence:
RYAN BYRNE
Summit Powder Mountain, Lot # 80
8483 E. Spring Park, Weber County, Utah

BUILDER
Company Name
Address
Park City, Utah 84098
Phone
Fax

Drawing Date 11-28-2019

Scale

Title No.

COVER SHEET

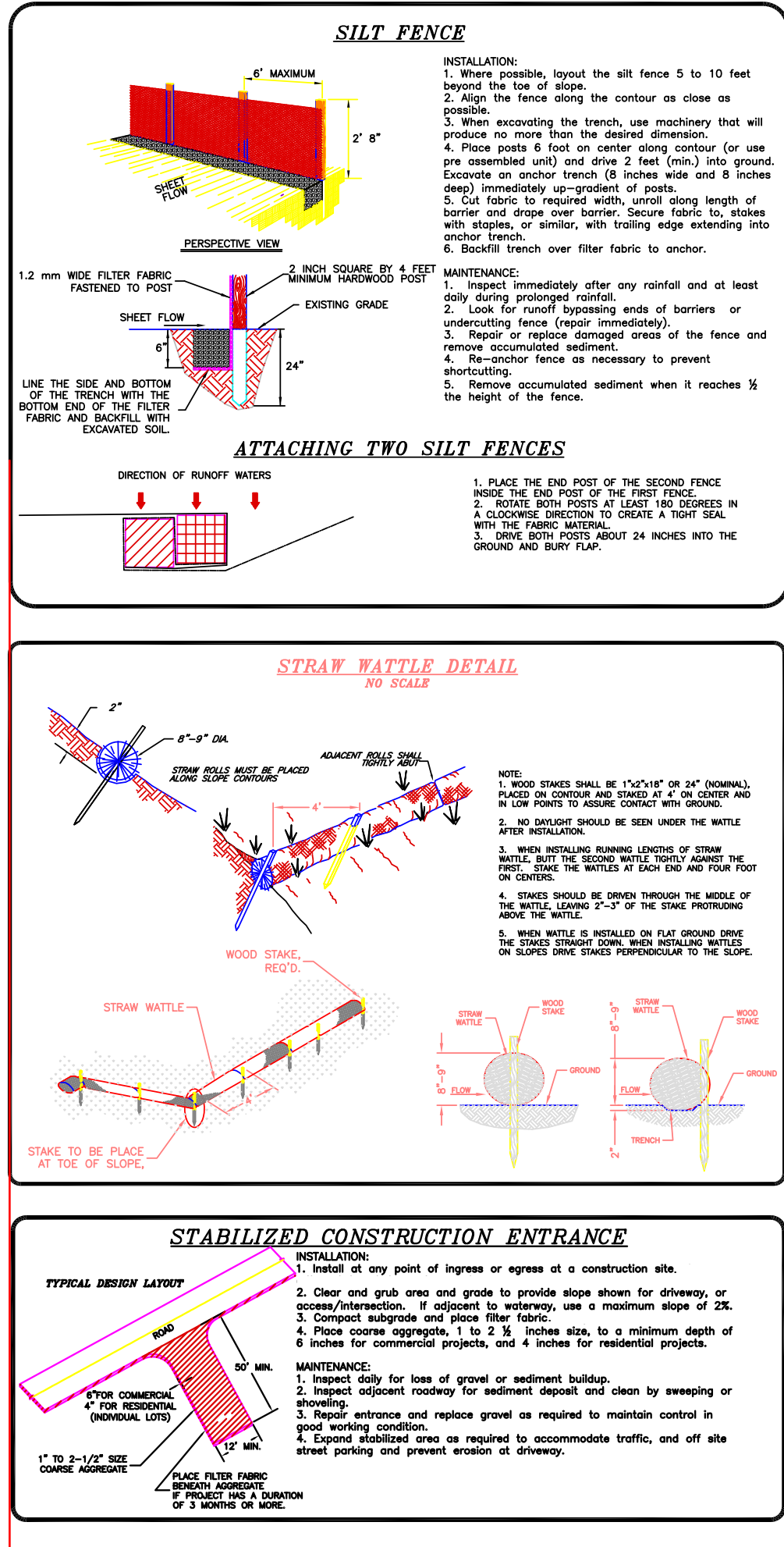
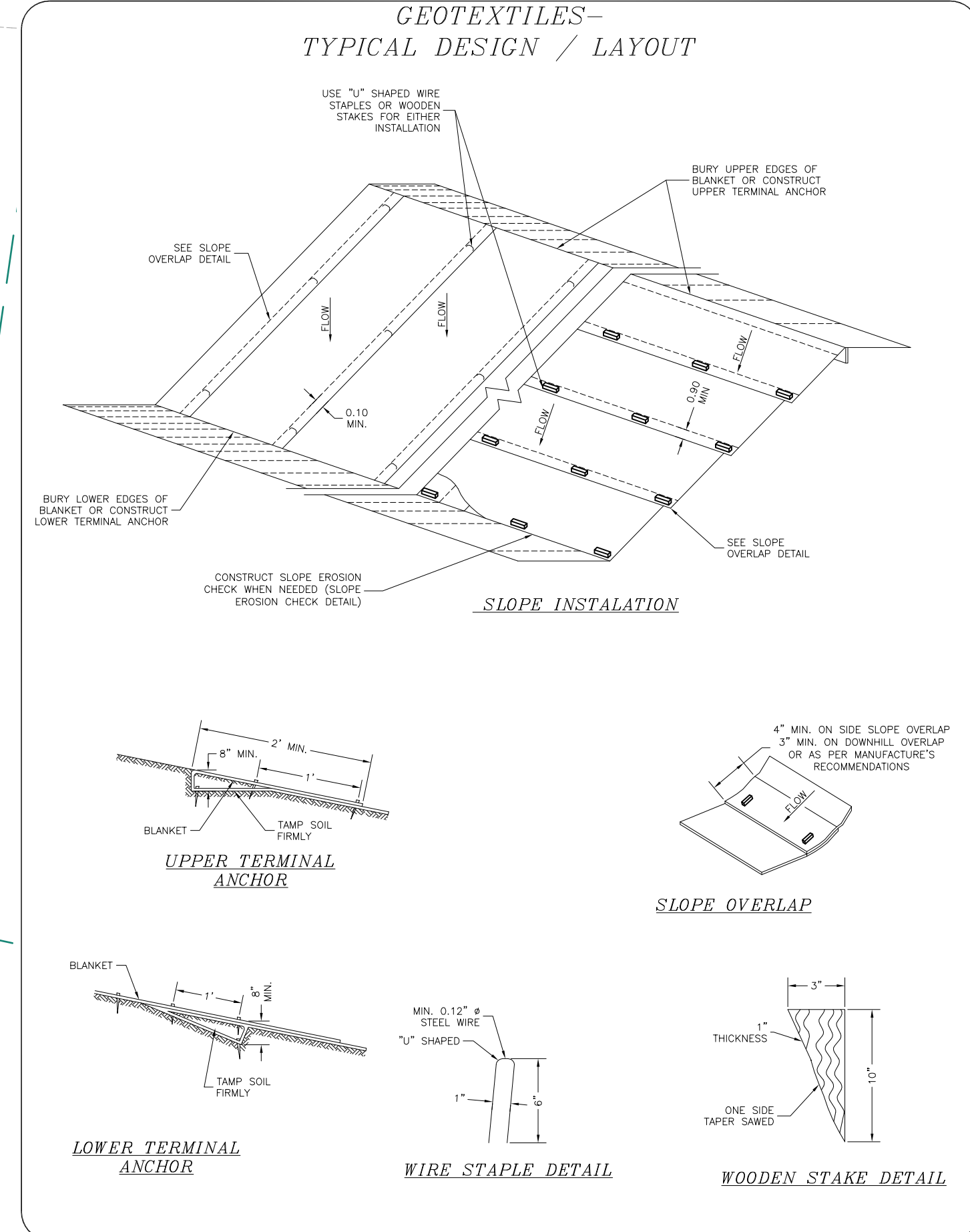
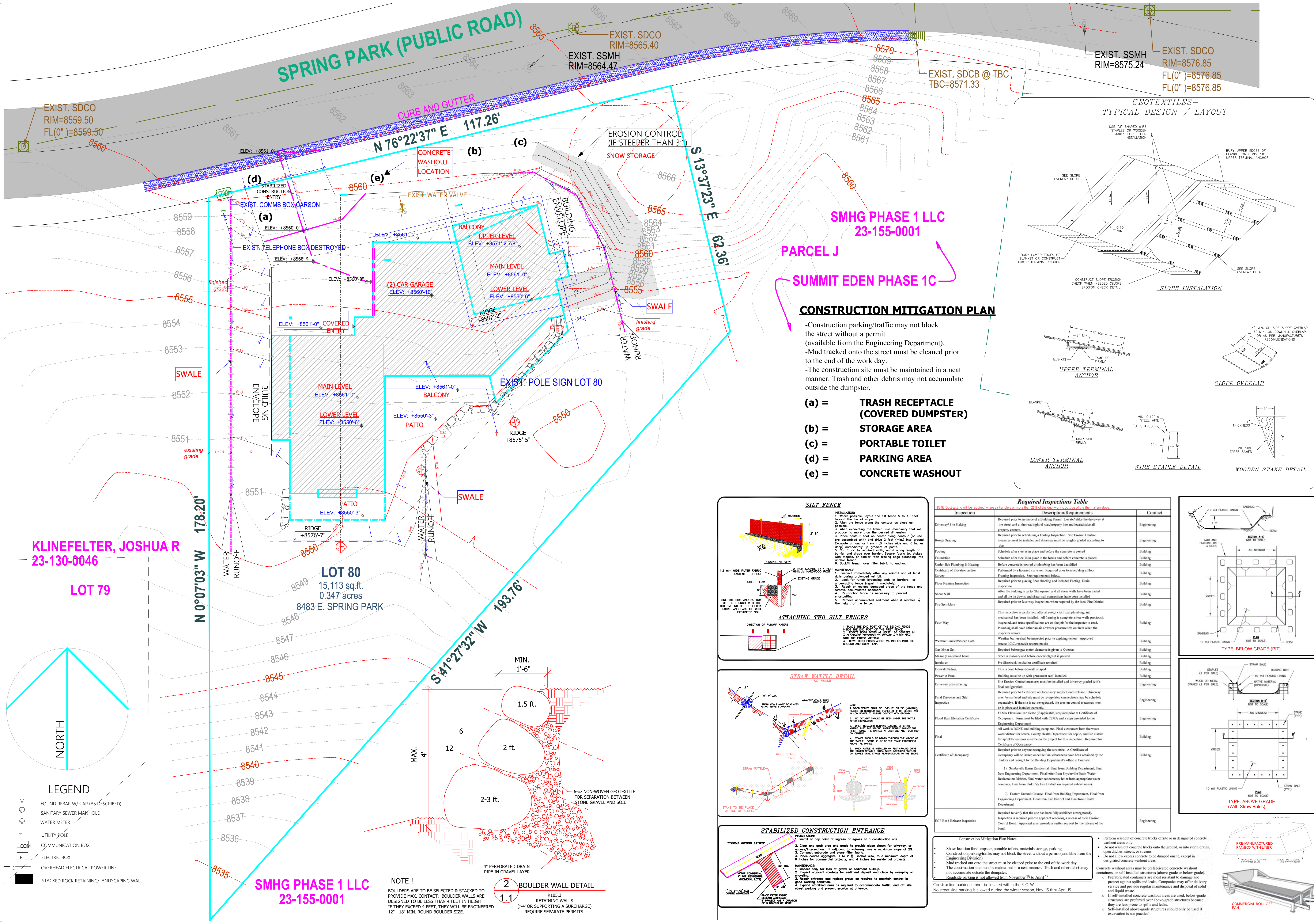
BUILDER/ DEALER'S APPROVAL:

Signature and Date



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SPRING PARK (PUBLIC ROAD)



Required Inspections Table

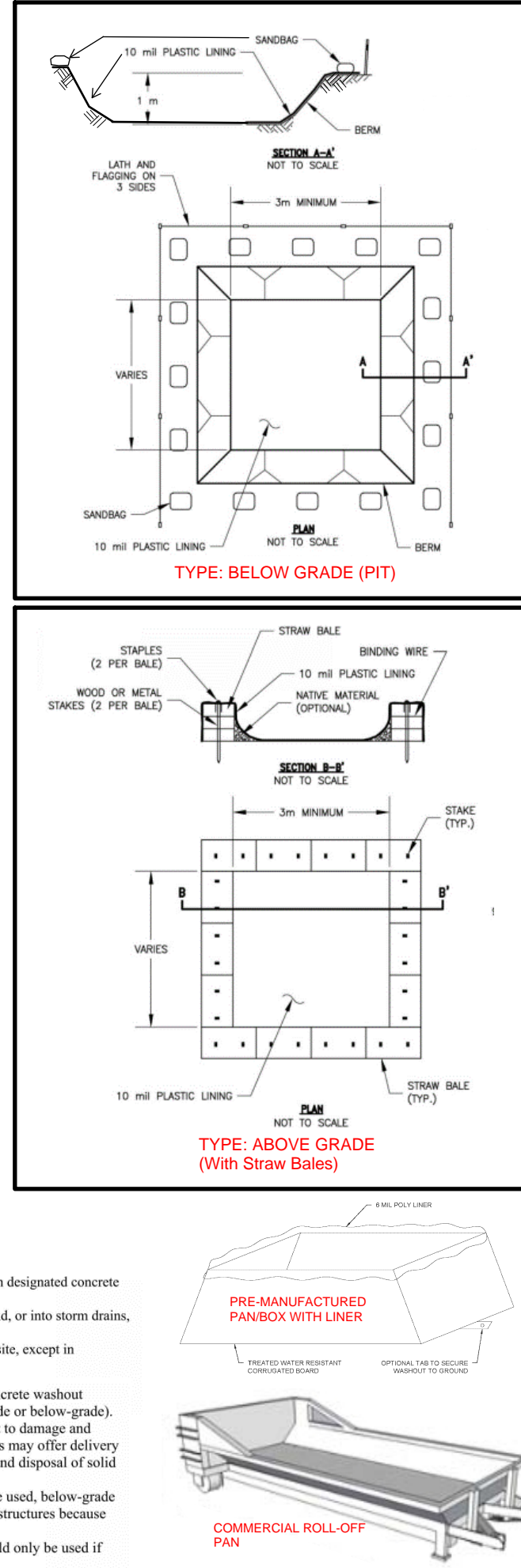
Inspection	Description/Requirements	Contact
Driveway/Site Staking	Required prior to issuance of a Building Permit. Located stake for driveway at the street and at the road right of way/property line and locate stake at project corners.	Engineering
Rough Grading	Required prior to submittal of a Footing Inspection. Site Erosion Control measures must be installed and driveway must be roughly graded according to plan.	Engineering
Footing	Schedule after steel is in place and before the concrete is poured.	Building
Foundation	Before concrete is poured or plumbing has been backfilled.	Building
Under Slab Plumbing & Heating	Performed by a licensed surveyor. Required prior to including a Floor Framing Inspection. See requirements below.	Building
Certificate of Elevation and/or Survey	Required prior to placing floor sheathing and footing. Drain inspections.	Building
Floor Framing Inspection	After the building is up to "the square" and all shear walls have been nailed and all tie-downs and shea wall connections have been installed.	Building
Shear Wall	Required prior to four way inspection, when required by the local Fire District.	Building
Fire Spleekles	This inspection is performed after all rough electrical, plumbing, and mechanical has been installed. All framing is complete, shear walls previously inspected, and most specifications are on the job for the inspector to read. Plumbing shall have either an air or water pressure test on them when the inspector arrives.	Building
Four Way	Weather barrier/straco lath	Building
Weather Barrier/Straco Lath	Weather barrier shall be inspected prior to applying veneer. Approved since I.C.C. research reports on site.	Building
Gas Meter Set	Required before gas meter clearance is given to Quarter.	Building
Masonry walkhead beam	Steel in masonry and before concrete/brick is poured.	Building
Insulation	Pre Sheetrock insulation certificate required.	Building
Drywall Nailing	This is done before drywall is taped.	Building
Power to Panel	Building must be up with permanent roof installed.	Building
Driveway pre-finishing	Site Erosion Control measures must be installed and driveway graded to it's final configuration.	Engineering
Final Driveway and Site Inspection	Required prior to Certificate of Occupancy and/or Flood Release. Driveway must be surfaced and site must be revegetated (inspections may be schedule separately). If the site is not revegetated, the erosion control measures must be in place and installed correctly.	Engineering
Flood Plain Elevation Certificate	FEMA Elevation Certificate of applicable required prior to Certificate of Occupancy. Form must be filed with FEMA and a copy provided to the Engineering Department.	Engineering
Final	All work is DONE and building complete. Final clearances from the water waste district fee waiver, County Health Department for septic, and fire district for applicable systems must be on the project for this inspection. Required for Certificate of Occupancy.	Building
Certificate of Occupancy	Required prior to anyone occupying the structure. A Certificate of Occupancy will be issued once the final clearances have been obtained by the builder and brought to the Building Department's office in Oakville.	Building
ICP Flood Release Inspection	1) Sevierville Basin Residential Final from Building Department, Final from Engineering Department, Final letter from Sevierville Basin Water Reclamation District, Final water conveyance letter from appropriate water company, Final from Park City Fire District (in required subdivisions). 2) Eastern Summit County: Final from Building Department, Final from Engineering Department, Final from Fire District and Final from Health Department.	Engineering

Construction Mitigation Plan Notes

- Show location for dumpster, portable toilets, materials storage, parking
- Construction parking/traffic may not block the street without a permit (available from the Engineering Department).
- Mud tracked onto the street must be cleaned prior to the end of the work day.
- The construction site must be maintained in a neat manner. Trash and other debris may not accumulate outside the dumpster.
- Roadside parking is not allowed from November 15 to April 15

Construction parking cannot be located within the R-O-W.
No street side parking is allowed during the winter season, Nov. 15 thru April 15.

Perform washout of concrete trucks offsite or in designated concrete washout areas only.
Do not wash out concrete trucks onto the ground, or into storm drains, open ditches, streets, or streams.
Do not allow excess concrete to be dumped onsite, except in designated concrete washout areas.
Concrete washout areas may be prefabricated concrete washout containers, or self-installed structures (above-grade or below-grade).
Prefabricated containers are most resistant to damage and protect against spills and leaks. Companies may offer delivery service and provide regular maintenance and disposal of solid and liquid waste.
If self-installed concrete washout areas are used, below-grade structures are preferred over above-grade structures because they are less prone to spills and leaks.
Self-installed above-grade structures should only be used if excavation is not practical.



SCANDINAVIAN LLC

ARCHITECTURAL OFFICE

Company Name: Scandinavian LLC
Address: 6410 N. Business Park Loop Rd. Unit E
Phone: 435-513-0355
Fax:
Project No.:
Cad File:
Drawn:
Checked:

A New Residence:
RYAN BYRNE
Summit Powder Mountain, Lot # 80
8483 E. Spring Park, Weber County, Utah

PROFESSIONAL ENGINEER
11/27/2019
10367643
ALEX HAWKINS
STATE OF UTAH

BUILDER
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Park City, Utah 84098
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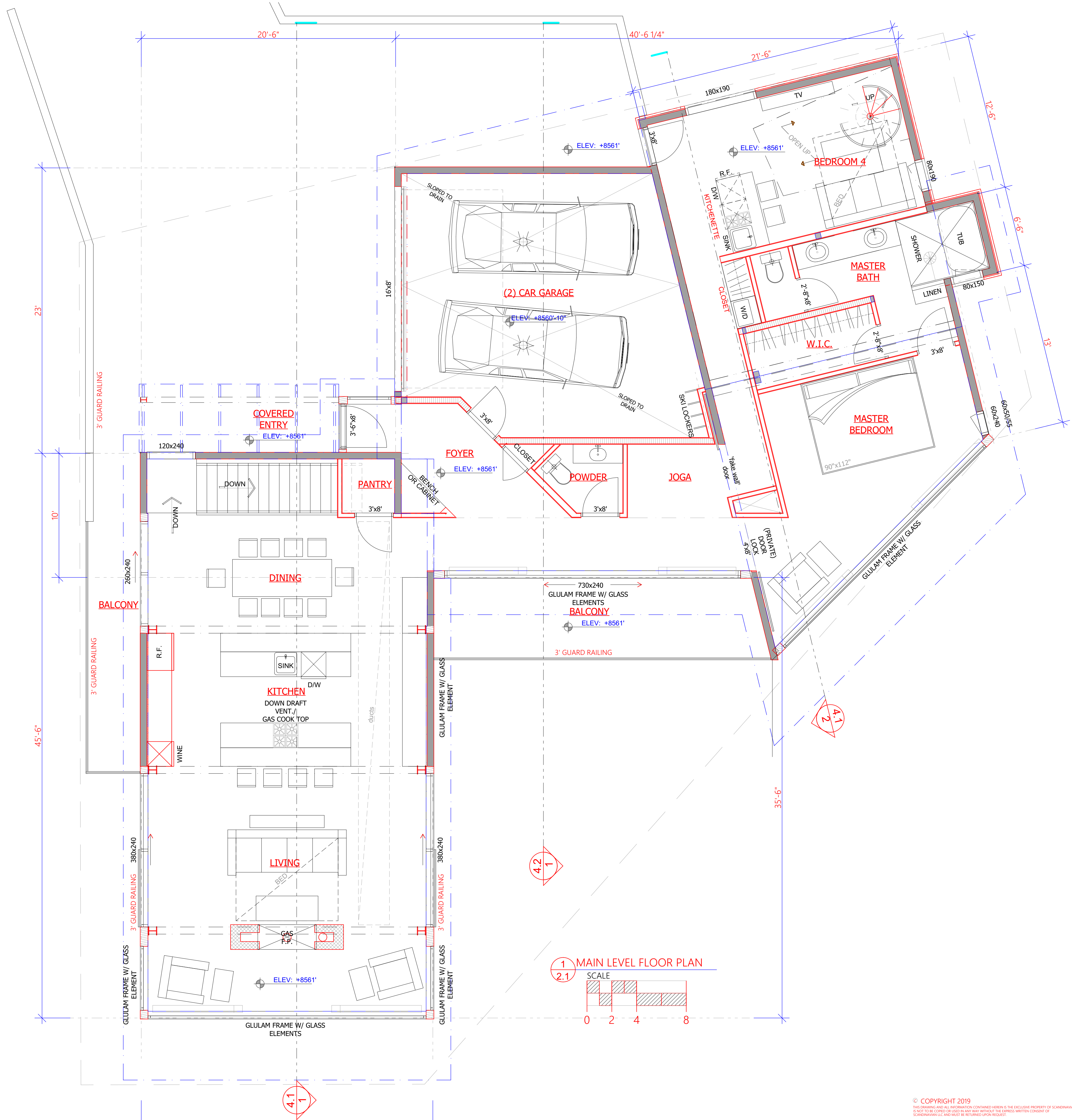
Drawing Date: 11-26-2019
Scale: 1" = 10'-0"
Title: **SITE PLAN**

BUILDER/DEALER'S APPROVAL:
Signature and Date:

1.1

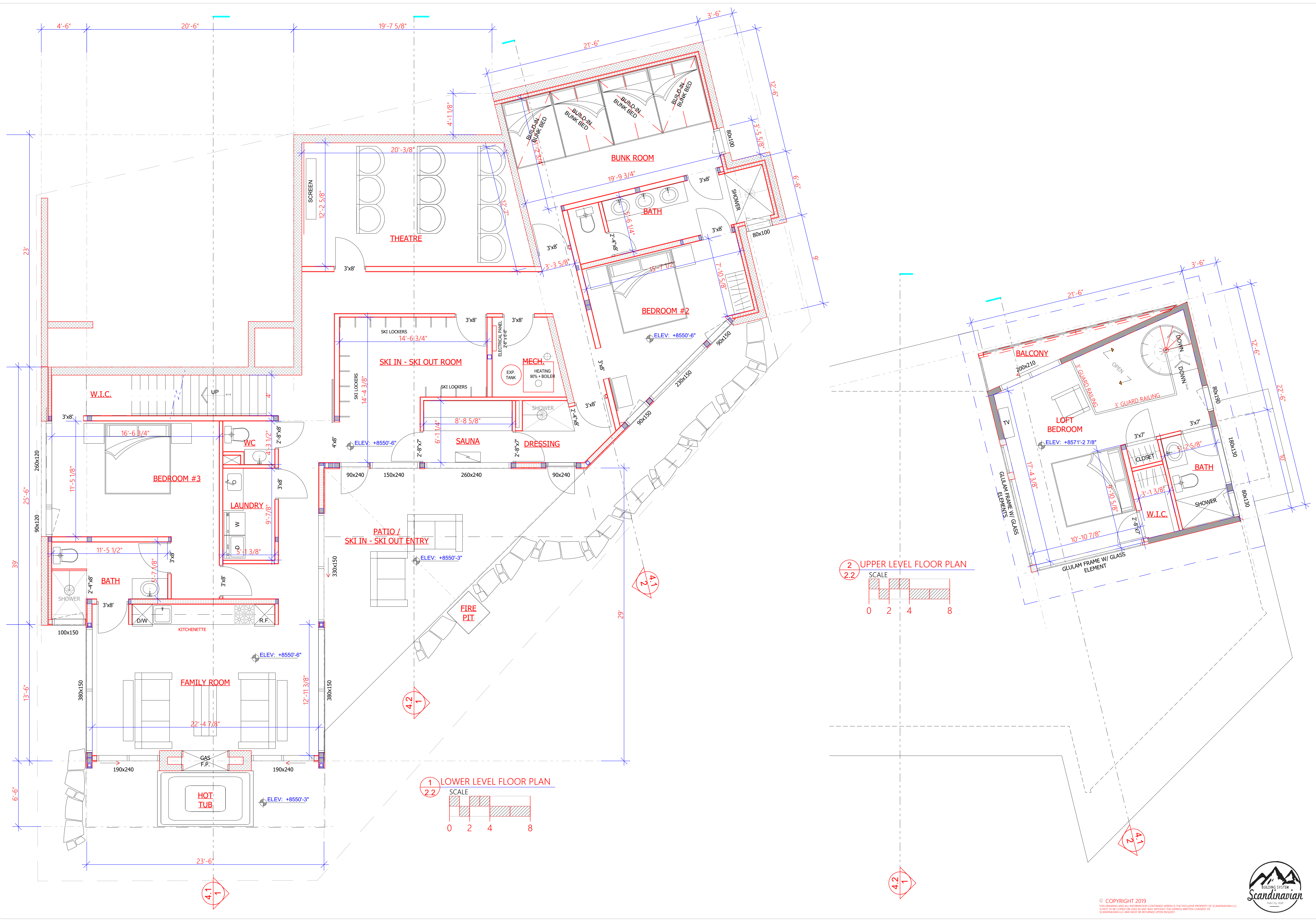
AREA CALCULATION	
MAIN LEVEL FLOOR PLAN	2 146 sqft
2 CAR GARAGES	485 sqft
UPPER LEVEL FLOOR PLAN	348 sqft
LOWER LEVEL FLOOR PLAN, (ABOVE EXISTING GRADE)	123 sqft
LOWER LEVEL FLOOR PLAN, (BELOW EXISTING GRADE)	2347 sqft
MECHANICAL / STORAGE, (BELOW EXISTING GRADE)	50 sqft
TOTAL HEATED AREA	5 499 sqft
UNHEATED AREAS	- sqft
TOTAL BUILDING AREA	5 499 sqft
TOTAL BUILDING AREA (ABOVE EXISTING GRADE)	3102 sqft
TOTAL BUILDING AREA (BELOW EXISTING GRADE)	2397 sqft

- NOTE:
 ROOM AREAS SHOWN BELOW
 ROOM NAMES ARE APPROXIMATE
 ALL FRAMING STUDS ARE 16"
- WALL LEGEND:
- WALL 1:**
 - RECTANGULAR LAMINATED PROFILE WALL 6 1/2" [164x260]
 - WALL 2:**
 - RECTANGULAR LAMINATED PROFILE WALL 6 1/2"
 - 2"x2" FURRING WALL @16" O.C.
 - * SLIDING CONNECTORS, (INSULATION)
 - GYP. BOARD 1/2"
 - DAMP-PROOF COURSE
 - TILE
 - WALL 3:**
 - 3/4" CEDAR SHIPLAP CLADDING or WEATHERED STEEL PANELS
 - TYVEK
 - PLYWOOD 7/16"
 - 2"x6" STUD FRAMING @16" O.C.
 - *R-19 BATT INSULATION
 - MOISTURE BARRIER
 - GYP. BOARD 1/2"
 - WALL 4:**
 - 8" CONCRETE WALL
 - 3/4" FURRING
 - 2"x4" FURRING WALL @16" O.C.
 - *BATT INSULATION
 - MOISTURE BARRIER
 - 1/2" GYP. BOARD
 - WALL 5:**
 - GYP. BOARD 1/2"
 - 2"x4" STUD FRAMING @16" O.C.
 - GYP. BOARD 1/2"
 - DAMP-PROOF COURSE
 - TILE
 - WALL 6:**
 - GYP. BOARD 1/2"
 - 2"x6" STUD FRAMING @16" O.C.
 - GYP. BOARD 1/2"



1 MAIN LEVEL FLOOR PLAN
 2.1 SCALE
 0 2 4 8





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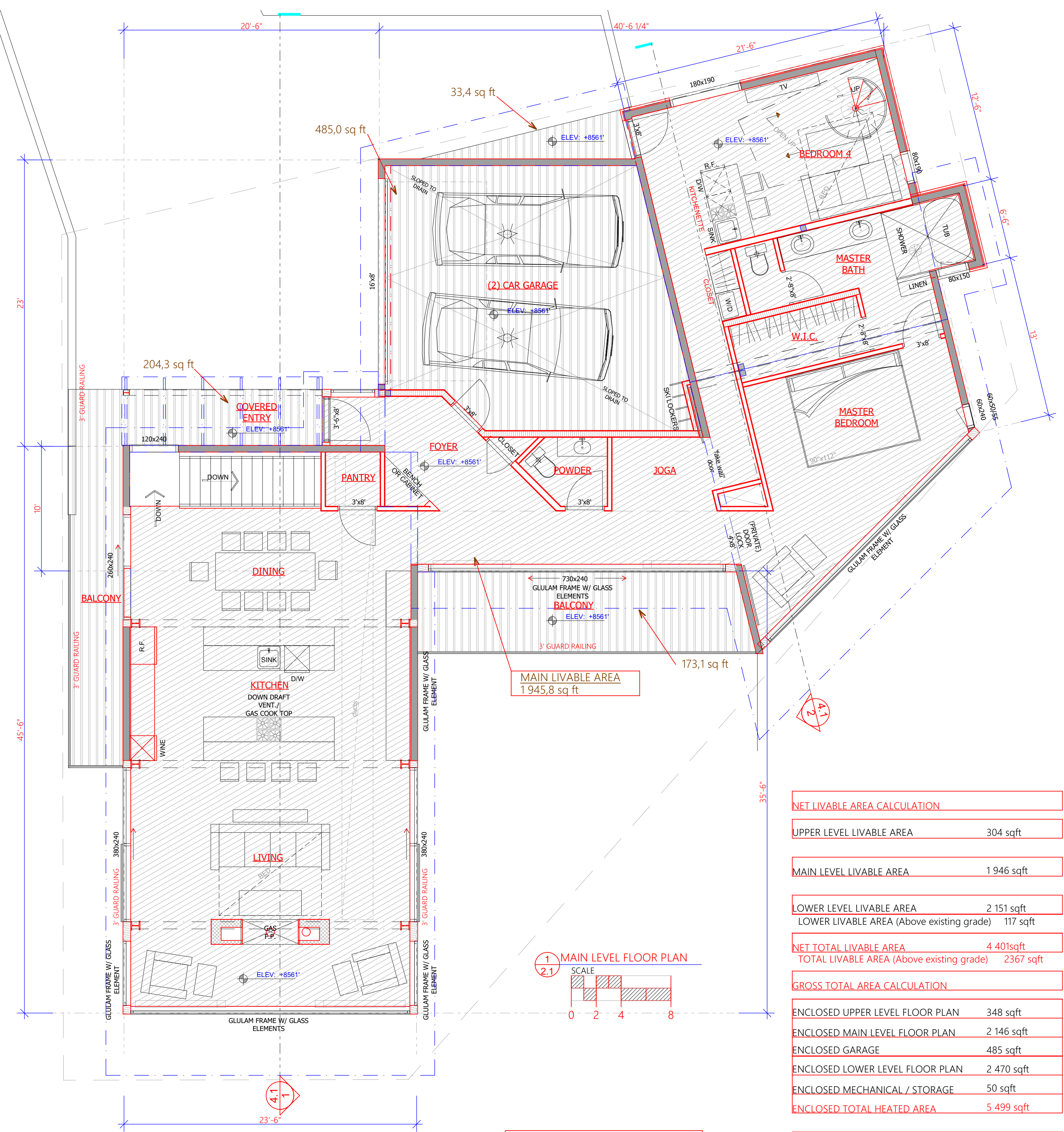
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 Summit Powder Mountain, Lot #80
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LOWER & UPPER LEVEL FLOORS
 BUILDER/ DEALER'S APPROVAL:
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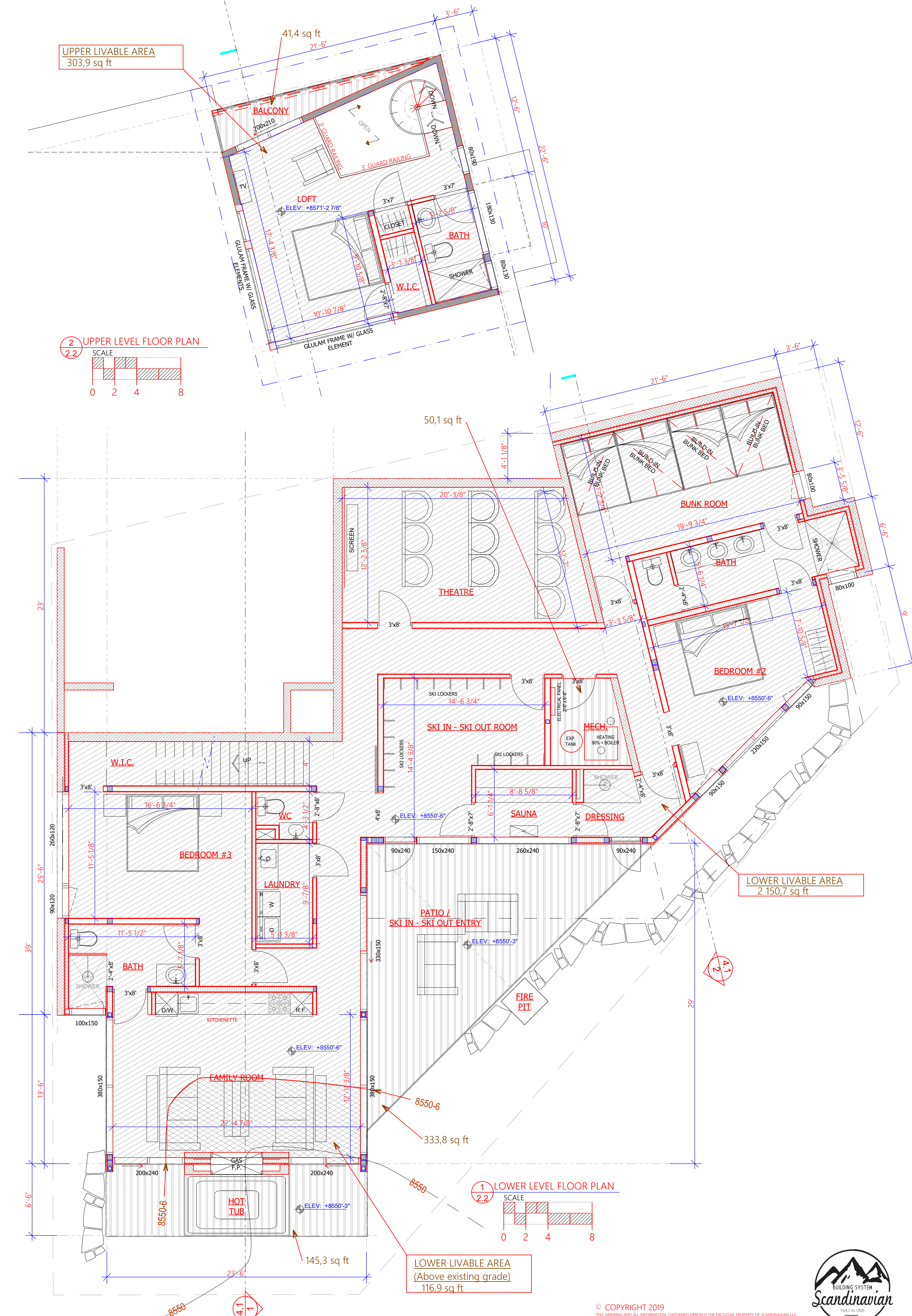


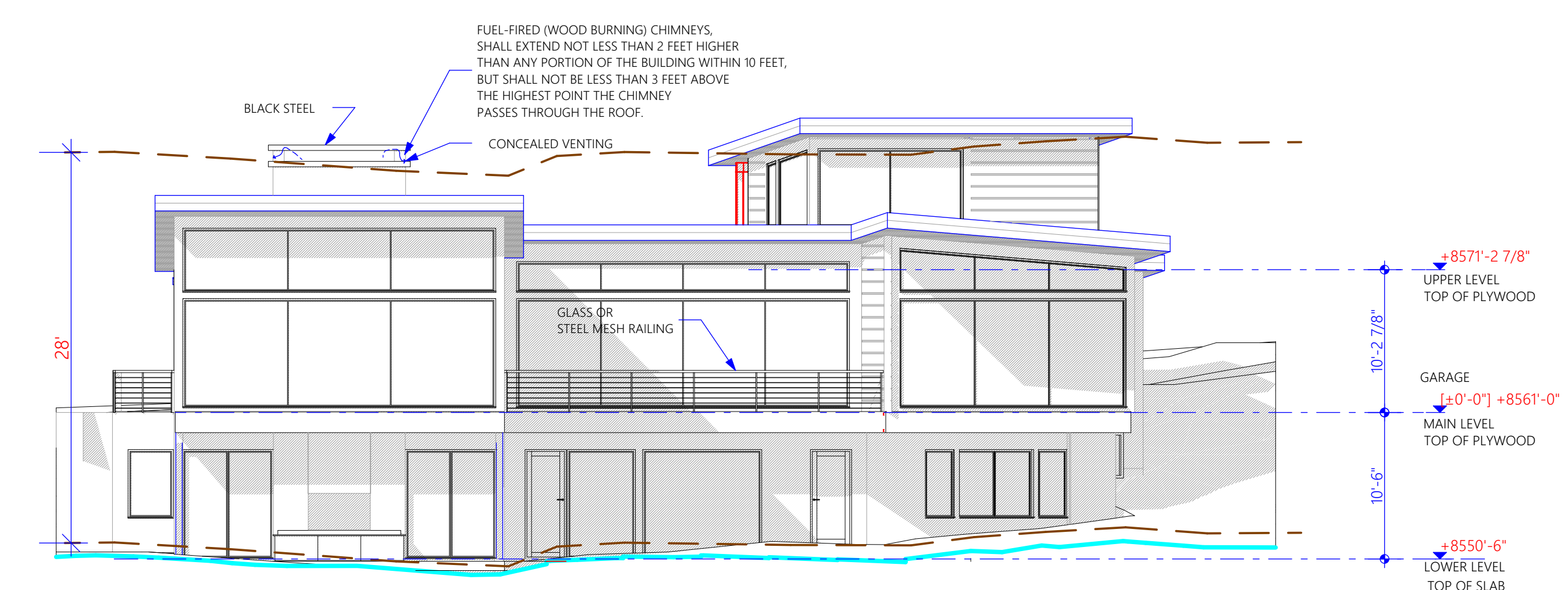
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TOTAL BUILDING AREA	5 499 sqft
TOTAL BUILDING AREA (ABOVE EXISTING GRADE)	3102 sqft
TOTAL BUILDING AREA (BELOW EXISTING GRADE)	2397 sqft

NET LIVABLE AREA CALCULATION	
UPPER LEVEL LIVABLE AREA	304 sqft
MAIN LEVEL LIVABLE AREA	1 946 sqft
LOWER LEVEL LIVABLE AREA	2 151 sqft
LOWER LIVABLE AREA (Above existing grade)	117 sqft
NET TOTAL LIVABLE AREA	4 401 sqft
TOTAL LIVABLE AREA (Above existing grade)	2367 sqft

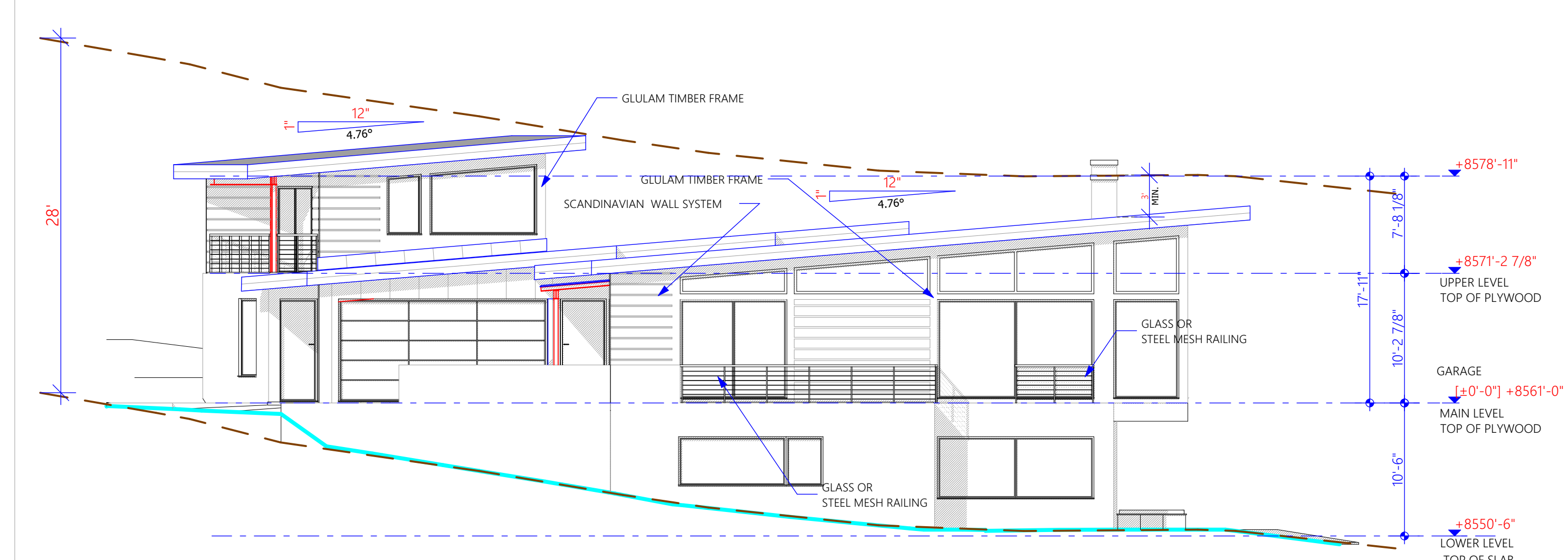
GROSS TOTAL AREA CALCULATION	
ENCLOSED UPPER LEVEL FLOOR PLAN	348 sqft
ENCLOSED MAIN LEVEL FLOOR PLAN	2 146 sqft
ENCLOSED GARAGE	485 sqft
ENCLOSED LOWER LEVEL FLOOR PLAN	2 470 sqft
ENCLOSED MECHANICAL / STORAGE	50 sqft
ENCLOSED TOTAL HEATED AREA	5 499 sqft

MAIN LEVEL BALCONY AND ENTRY	411 sqft
LOWER LEVEL PATIO	479 sqft
UPPER LEVEL BALCONY	41 sqft
GROSS TOTAL AREA	6 430 sqft

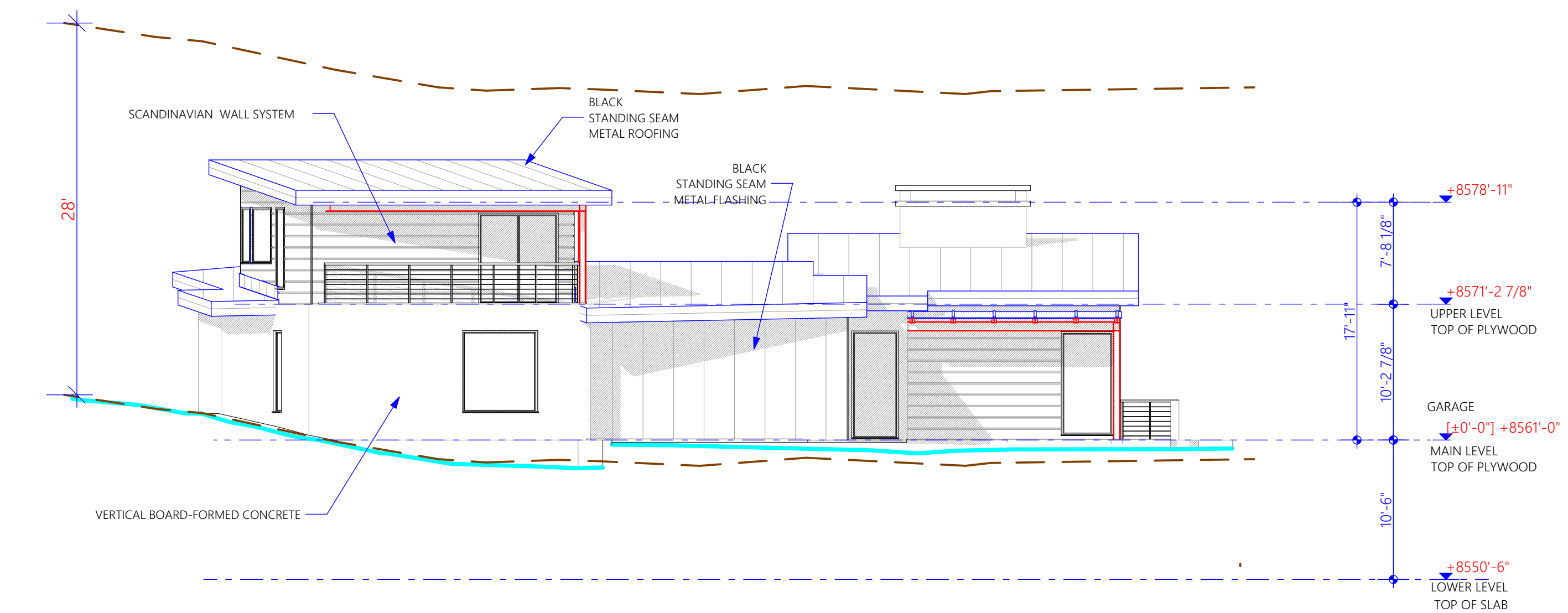




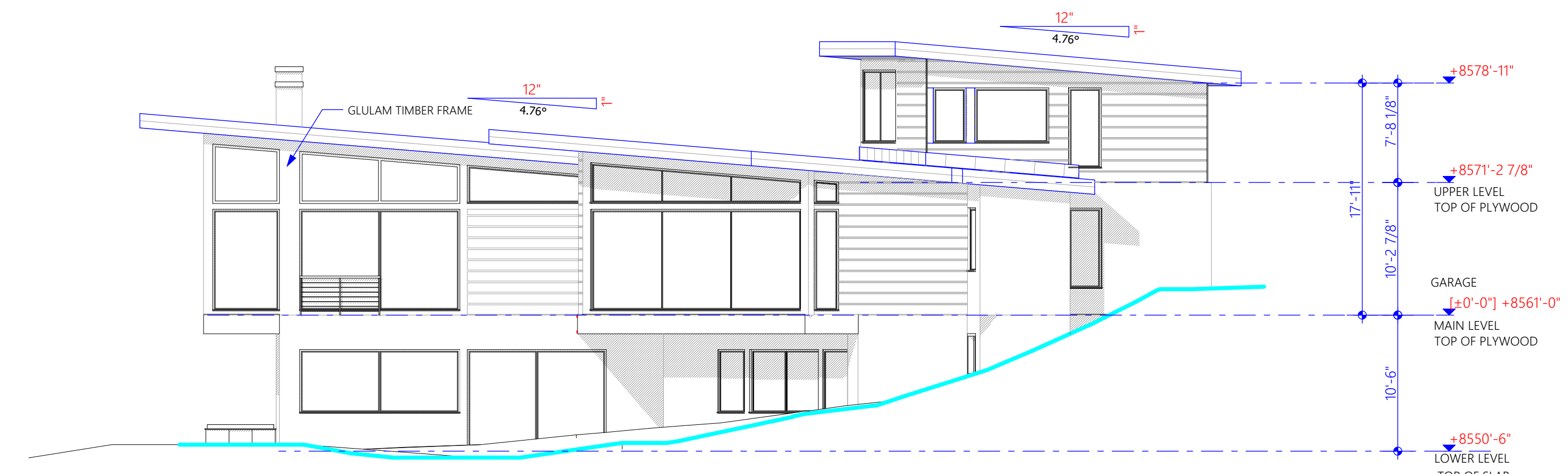
1
3.1 SOUTH BUILDING ELEVATION
 SCALE
 0 2 4 8



2
3.1 WEST BUILDING ELEVATION
 SCALE
 0 2 4 8

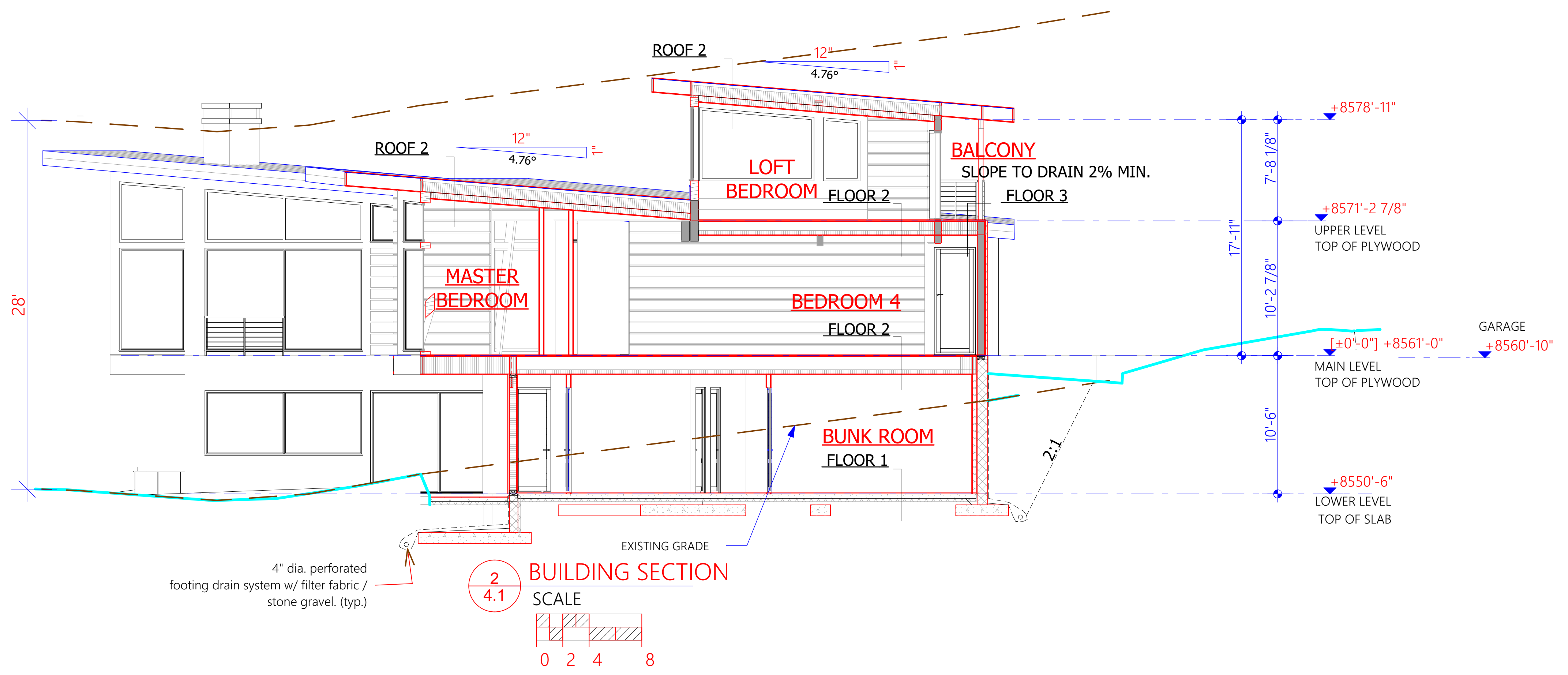
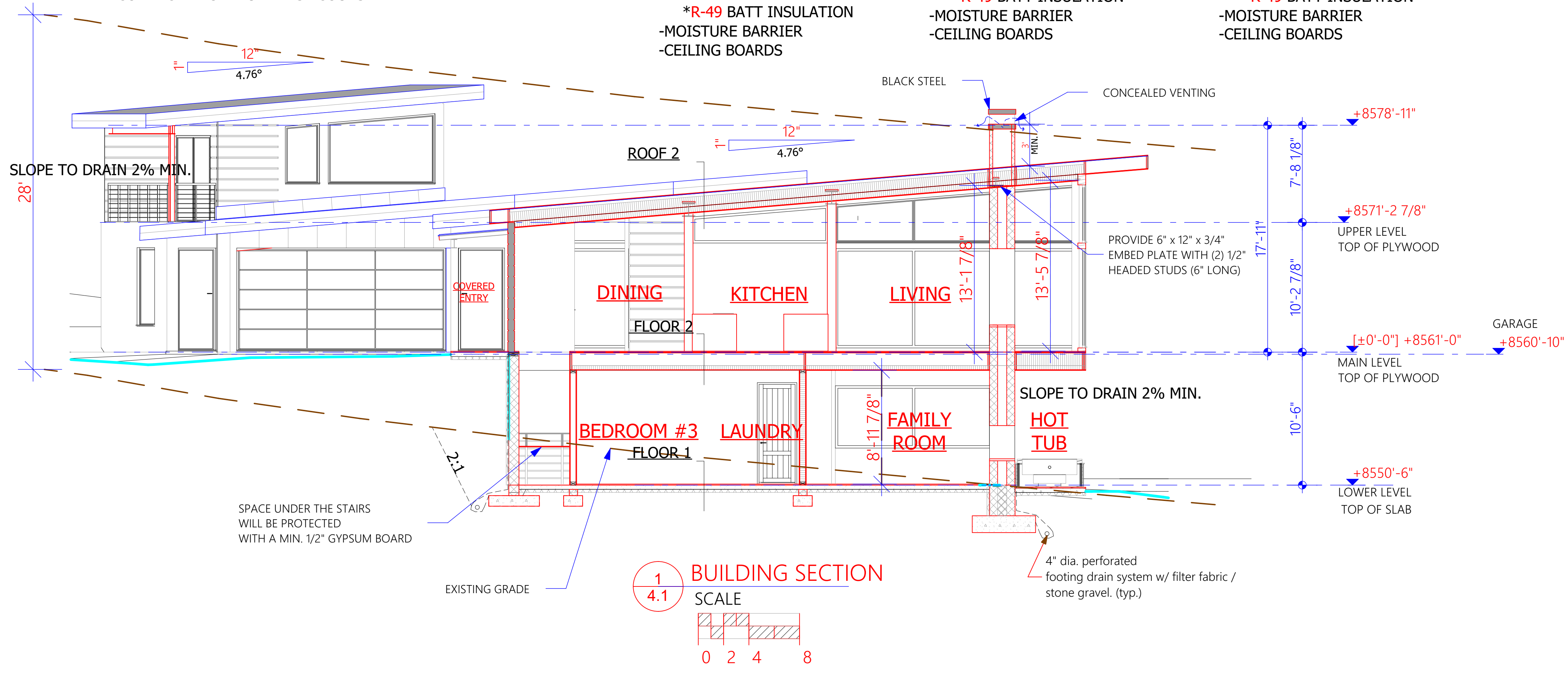


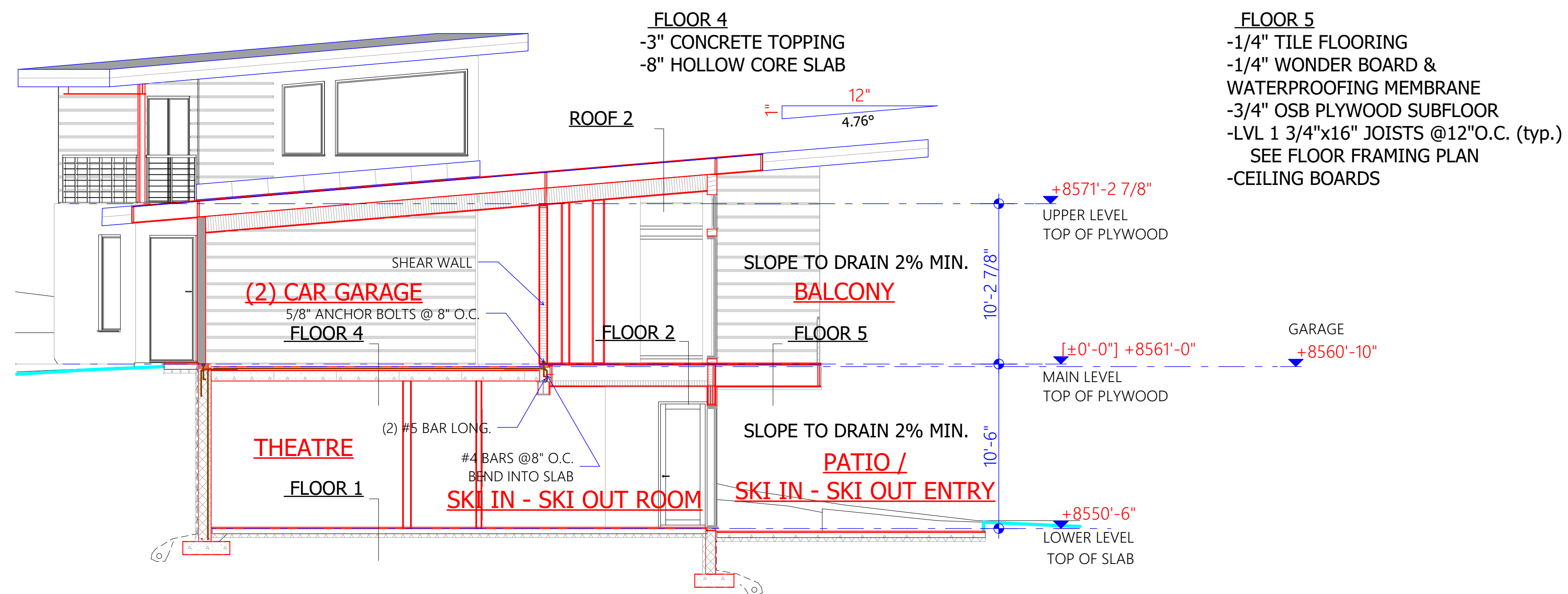
3
3.1 NORTH BUILDING ELEVATION
 SCALE
 0 2 4 8



4
3.1 EAST BUILDING ELEVATION
 SCALE
 0 2 4 8

- | | | | | |
|--|--|---|--|--|
| <p>FLOOR 1
 -FLOORING
 -4" REINFORCED CONC. SLAB (WELDED WIRE FABRIC)
 -6-MIL POLYETHENE VAPOR BARRIER
 -RIGID INSULATION 2" MINIMUM
 -COMPACTED GRANULAL BASE COURSE</p> | <p>FLOOR 2
 -FLOORING
 -3/4" OSB PLYWOOD SUBFLOOR
 -TJI 230 JOISTS @16"O.C. (typ.)
 * SOUND INSULATION
 -CEILING BOARDS</p> | <p>FLOOR 3
 -1/4" TILE FLOORING
 -1/4" WONDER BOARD & WATERPROOFING MEMBRANE
 -3/4" OSB PLYWOOD SUBFLOOR
 -TJI 230 JOISTS @16"O.C. (typ.)
 SEE FLOOR FRAMING PLAN
 *R-49 BATT INSULATION
 -MOISTURE BARRIER
 -CEILING BOARDS</p> | <p>ROOF 1
 -WEATHERED STEEL ROOF PANELS
 -UNDERLAYMENT
 -PLYWOOD 5/8" OSB
 -TJI 230 RAFTERS @16"O.C. (typ.)
 SEE ROOF FRAMING PLAN
 *R-49 BATT INSULATION
 -MOISTURE BARRIER
 -CEILING BOARDS</p> | <p>ROOF 2
 -WEATHERED STEEL ROOF PANELS
 -UNDERLAYMENT
 -PLYWOOD 5/8" OSB
 -TRUSSES @24"O.C. (typ.)
 SEE ROOF FRAMING PLAN
 *R-49 BATT INSULATION
 -MOISTURE BARRIER
 -CEILING BOARDS</p> |
|--|--|---|--|--|





1 BUILDING SECTION
4.2 SCALE

FLOOR 5
 -1/4" TILE FLOORING
 -1/4" WONDER BOARD & WATERPROOFING MEMBRANE
 -3/4" OSB PLYWOOD SUBFLOOR
 -LVL 1 3/4"x16" JOISTS @12"O.C. (typ.)
 -SEE FLOOR FRAMING PLAN
 -CEILING BOARDS

FLOOR 4
 -3" CONCRETE TOPPING
 -8" HOLLOW CORE SLAB



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STRUCTURAL GENERAL NOTES

Table with 3 columns: CONCRETE, REINFORCING STEEL, MISCELLANEOUS. Contains detailed specifications for materials, construction methods, and standards.

Table with 2 columns: STAIRS, ROOFING. Contains specifications for stair construction and roofing materials.

THE STAIRS MUST PROVIDE A REQUIRED MINIMUM WIDTH OF 36" ABOVE THE PERMITTED HAND RAIL AND BELOW THE REQUIRED HEADROOM HEIGHT AND NOT LESS THAN 31.5" CLEAR MINIMUM WIDTH AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS. 311.5.1

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 12" OUT FROM THE NARROWER POINT. R311.5.3.2

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

A CONTINUOUS HANDRAIL IS REQUIRED ALONG A STAIRWAY. IT IS REQUIRED TO BE 34"....38" ABOVE THE NOSING OF THE STEPS, ENDS SHALL RETURN OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. R311.5.6

THE HANDGRIP PORTION OF HANDRAILS SHALL BE NOT LESS THAN 1 1/4" NOR MORE THAN 2 5/8" IN CROSS-SECTIONAL DIMENSION. R311.5.6

HANDRAILS PROJECTING FROM A WALL SHALL HAVE A MINIMUM SPACE OF 1 1/2" BETWEEN THE WALL AND THE NEAREST PORTION OF THE HANDRAIL. R315

THE MAXIMUM SIZE OF OPENINGS IN THE HANDRAIL / GUARDRAIL ON THE OPEN SIDE OF A STAIRWAY IS 4 3/8". R312.2, EX 2

A 36" HIGH GUARDRAIL IS REQUIRED WHERE STEP IS GREATER THAN 30" TO FLOOR OR GRADE BELOW. THE SPACING BETWEEN MEMBERS SHALL BE A MAXIMUM OF 40". R312.1

LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL OF 36". R311.4.3

ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS AND SOFFITS PROTECTED ON ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. R311.2.2

ADDITIONAL NOTES

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.

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

Table with 3 columns: COMPONENT, AIR BARRIER CRITERIA, INSULATION INSTALLATION CRITERIA. Lists installation requirements for various building components.

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

SECTION M1505 OVERHEAD EXHAUST HOODS

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 1/4 inch (6.4 mm) clearance between the hood and the underside of combustible material or cabinets.

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.

M1506.2 Duct length. 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 LENGTH

Table with columns: DUCT TYPE, FLEX DUCT, SMOOTH-WALL DUCT. Contains data for duct lengths based on CFM and diameter.

- For SI: 1 foot = 304.8 mm.
a. Fan airflow rating shall be in accordance 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 ENCASED THESE COMPARTMENTS SHALL BE TEMPERED.

VENTILATION:

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 USING FIXTURES REQUIRE INDIVIDUAL VENTILATION IN EACH OF THESE AREAS. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE. R303.3

PLUMBING:

WATER CLOSET TANK WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. P2903.2

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 FLOOR. MATERIAL SHALL BE OF A NONABSORBENT TYPE.

ALL PLUMBING VENTS THROUGH THE ROOF TO BE A MINIMUM 3" PIPE. P3103.2

IN SEISMIC DESIGN CATEGORIES C1, D1 AND D2 WATER HEATERS SHALL BE ANCHORED OR STRAPPED IN THE UPPER THIRD OF THE APPLIANCE TO RESIST A HORIZONTAL FORCE EQUAL TO ONE THIRD OF THE OPERATING WEIGHT. P2801.2

GARAGE:

THE GARAGE MUST BE SEPARATED FROM THE DWELLING INCLUDING ATTIC WITH 1/2" GYPSUM BOARD ON THE GARAGE SIDE. IF LIVING SPACE IS ABOVE IT MUST BE 5/8" TYPE X ON THE CEILING. R309.2

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

GARAGE ATTIC ACCESS DOOR SHALL BE 20 MINUTE LABELED OR OF EQUIVALENT CONSTRUCTIONS. R309

MINIMUM WIDTH OF DRIVEWAY SHALL BE 20 FEET.

MECHANICAL:

THE MAXIMUM LENGTH OF A DRYER EXHAUST VENT IS 25 FEET. A REDUCTION IN THE MAXIMUM LENGTH OF 2.5 FEET FOR EACH 45-DEGREE BEND AND 5 FEET FOR EACH 90-DEGREE BEND SHALL APPLY. OR DRYER LISTING. M1502.6

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 ARE NOT PART OF THE LIVING SPACE OF A DWELLING UNIT AND THAT COMMUNICATE WITH A PRIVATE GARAGE THROUGH OPENINGS SHALL BE CONSIDERED TO BE PART OF THE GARAGE. M1307.3

FRAMING:

TRUSS BLOCKING SHALL BE SOLID TO SHEATHING WITH NAILING THROUGH SHEATHING IN TO TRUSS BLOCKING TO CARRY THE SHEAR TO THE ROOF. R502.7

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

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

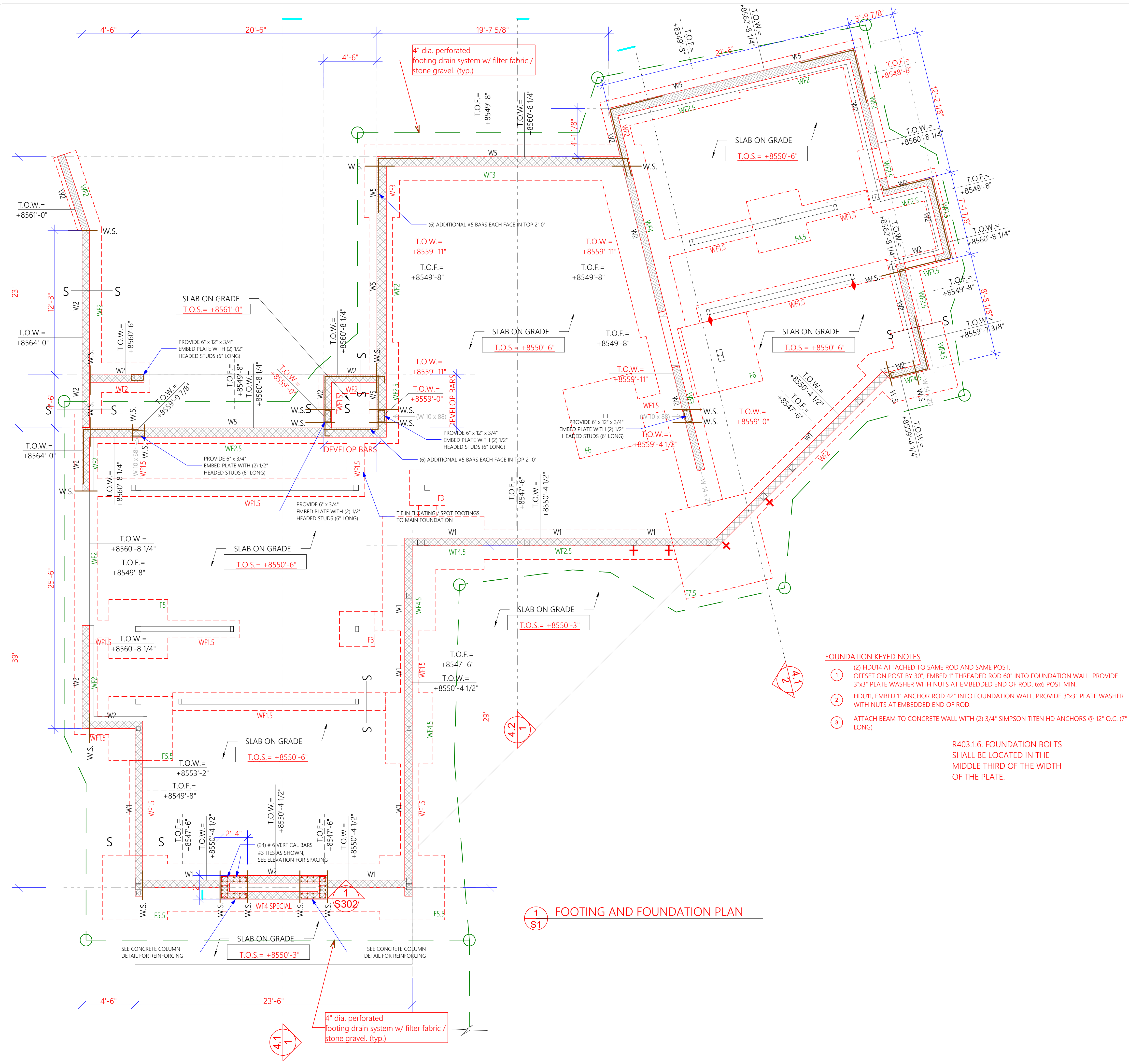
FIRE-BLOCK SYUD SPACES AT SOFFITS, FLOOR AND CEILING JOIST LINES AT 10 FEET VERTICALLY AND HORIZONTALLY ; AND AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES FOR FACTORY-BUILT CHIMNEYS AND ANY OTHER LOCATION WHICH AFFORD PASSAGE FOR FRAMES. R602.8

Professional Engineer logo for Alex Hawkins, State of Utah, and Ensign Structural logo.

Vertical banner for SCANDINAVIAN LLC, RYAN BYRNE, Summit Powder Mountain, Lot # 80, 8483 E. Spring Park, Weber County, Utah. Includes contact information and drawing details.

STRUCTURAL GENERAL NOTES BUILDER/DEALERS APPROVAL

Signature and Date



1 S1 FOOTING AND FOUNDATION PLAN

REFER TO S2 FOR HOLDOWNS

FOOTING SCHEDULE				
MARK	SIZE	REINFORCING	REINFORCING	REMARKS
	WIDTHxTHICKxLENGTH	LONG.	TRANS.	
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 ADJACENT FOOTING THICKNESS AND BAR SIZE. REFER TO PLAN FOR SIZE
WF4 (SPECIAL)	4'-0"x16"xCONT.	11-#4 TOP & 11-#5 BOTTOM	#4 @ 10" O.C. TOP & BOTTOM	

FOUNDATION WALL SCHEDULE						
WALL TYPE	THICKNESS	B BARS	C BARS	D BARS	E BARS	CORNER BARS
W1	8"	#4 @ 18"	#4 @ 18"	#4 @ 18"		#4 @ 24"
W2	8"	#4 @ 12"	#4 @ 12"	#4 @ 18"		#4 @ 12"
W3	8"	#5 @ 12"	#5 @ 12"	#4 @ 18"		#5 @ 10"
W4	10"	#5 @ 12"	#6 @ 12"	#4 @ 12"	#4 @ 18"	#4 @ 12"
W5	10"	#5 @ 12"	#5 @ 12"	#5 @ 18"		#5 @ 18"
W6	10"	#5 @ 9"	#5 @ 9"	#5 @ 18"		#5 @ 12"

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

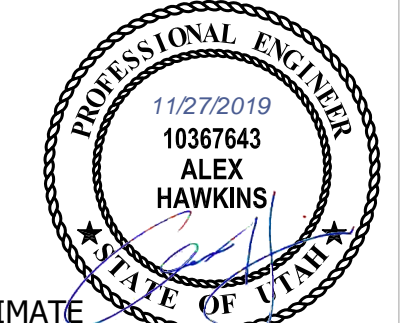
FOUNDATION PLAN NOTES

- ALLOWABLE SOIL PRESSURE USED IN DESIGN = 2800 PSF, AND TO BE FIELD VERIFIED AS REQUIRED PER THE CITY BY A LICENSED GEOTECHNICAL ENGINEER BEFORE PLACING CONCRETE.
- REFER TO ARCHITECTURAL FOR TOP OF SLAB ELEVATION DENOTED T.O.S.
- VERIFY WITH ARCHITECTURAL PLANS ALL STEPS IN SLAB.
- 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.
- FOOTING ELEVATIONS SHOWN ARE APPROXIMATE AND MAY VARY DUE TO ACTUAL SITE ELEVATIONS AND CONDITIONS.
- 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.
- CENTER FOOTINGS ON WALLS AND COLUMNS UNLESS DIMENSIONED OTHERWISE ON PLANS.
- "T.O.W." DENOTES TOP OF WALL ELEVATION.
- "T.O.F." DENOTES TOP OF FOOTING ELEVATION.
- "W.S." DENOTES FOUNDATION WALL STEPS.
- "W1" DENOTES FOUNDATION WALL TYPE.
- ALL FOUNDATIONS ARE TYPE "W1" WALLS UNLESS NOTED OTHERWISE.
- "S" — "S" DENOTES FOOTING STEP. REFER TO DETAIL G/S300.
- REFER TO GENERAL NOTES ON SHEET S0 FOR ADDITIONAL INFORMATION.
- CONTOURS AND EXTERIOR GRADE ELEVATIONS ON SITE PLAN ARE APPROXIMATE. ALL FINAL GRADES SHALL BE FIELD VERIFIED.
- 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.

FOUNDATION KEYED NOTES

- (2) HDU14 ATTACHED TO SAME ROD AND SAME POST. 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" O.C. (7" LONG)

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



Drawing Date: 11-26-2019
 Scale: 1/4" = 1'-0"
 Title: FOUNDATION & FOOTING PLAN LOWER LEVEL FRAMING PLAN
 BUILDER/DEALER'S APPROVAL:
 Signature and Date:



ARCHITECTURAL OFFICE
 Company Name: Scandinavian LLC
 Address: 6410 N. Business Park Loop Rd. Unit E
 Phone: 435-513-0355
 Fax:
 Project No.:
 Cad File:
 Drawn:
 Checked:

A New Residence:
 RYAN BYRNE
 Summit Powder Mountain, Lot # 80
 8483 E. Spring Park, Weber County, Utah



SHEAR WALL SCHEDULE

TYPE	MATERIAL	EDGE NAILING	SILL PLATE ANCHORS	REMARKS
△-SW1	7/16" APA	8d @ 6" O/C	16d COMMON @ 6" O.C. OR 5/8" AT 32"	A,B,C,D =260 pcf
△-SW2	7/16" APA	8d @ 4" O/C	16d COMMON @ 4" O.C. OR 5/8" AT 32"	A,B,C,D =350 pcf
△-SW4	7/16" APA	8d @ 3" O/C	16d COMMON @ 3" O.C. OR 5/8" AT 32"	A,B,C,D,E =490 pcf
△-SW5	7/16" APA	8d @ 2" O/C	16d COMMON @ 3" O.C. OR 5/8" AT 24"	A,B,C,D,E =600 pcf
△-SW7	7/16" APA	8d @ 3" O/C	SDS25500 @ 3" O.C. OR 5/8" AT 16"	A,B,C,D,E
△-SW10	15/32" APA STRUCTURAL 1 both sides	10d @ 2" O/C	(2)SDS25500 @ 3" O.C. OR 5/8" AT 8"	A,B,C,D,E

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

- NOTES
- LVL DENOTES 1.9E MICROLLAM BY TRUS JOIST MACMILLAN OR EQUIVALENT.
 - DECK LEDGER BOARDS MUST BE TRATED WHEN USING TJI, BCI or LPI RIM BOARDS.
 - ALL SHEATHING SHALL BE CDX STRUCTURAL 1 OR 11 A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED
 - 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.
 - ALL HARDWARE SHALL BE 'SIMPSON STRONG TIE' OR APPROVED EQUAL.
 - 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.
 - USE MINIMUM 3x STUDS AT ALL ADJOINING (ABUTTING) EDGES. EDGE NAILING SHALL BE STAGGERED. (2) 2x NAILED TOGETHER WIRTH 16d COMMON NAILS @ 4" O.C. MAY BE SUBSTITUTED FOR 3x.
 - USE SIMPSON SB 5/8" x 24" EMBED 18" MIN. INTO STEM WALL -> FOR STEM WALL INSTALLATION.
 - 3" MINIMUM POST
 - 5 1/2" MINIMUM POST
 - USE SIMPSON SB 1" x 30" EMBED 14" MIN. INTO STEM WALL -> FOR STEM WALL INSTALLATION.
 - USE SIMPSON SB 7/8" x 24" EMBED 18" MIN. INTO STEM WALL

FLOOR BEAM SCHEDULE

MARK	STEEL, GLULAM, LVL OR SAWN BEAMS
MB11	(2) 1 1/2" x 9 1/2" LVL
MB12	(3) 1 3/4" x 14" LVL
MB13	(1) W 12 x 106 STEEL BEAM
MB14	(1) W 14 x 211 STEEL BEAM
MB15	(1) W 10 x 68 STEEL BEAM
MB16	(1) W 14 x 132 STEEL BEAM
MB17	(2) 1 1/2" x 11 7/8" LVL
MB18	(2) 1 1/2" x 11 7/8" LVL
MB19	(2) 2 x 8 SAWN
MB20	(2) 1 3/4" x 14" LVL
MB21	(2) 1 1/2" x 11 7/8" LVL
MB22	(1) W 10 x 88 STEEL BEAM
MB23	(2) 1 1/2" x 9 1/2" LVL

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

STUD HEIGHT CHART

STUD	GRADE	SPACING	MAX HT.	LOCATION	NOTES
2x6	STUD	16" O.C.	10'-0"	EXTERIOR	
2x6	STUD	12" O.C.	14'-0"	EXTERIOR	
2x6	DFLN #2	12" O.C.	16'-0"	EXTERIOR	

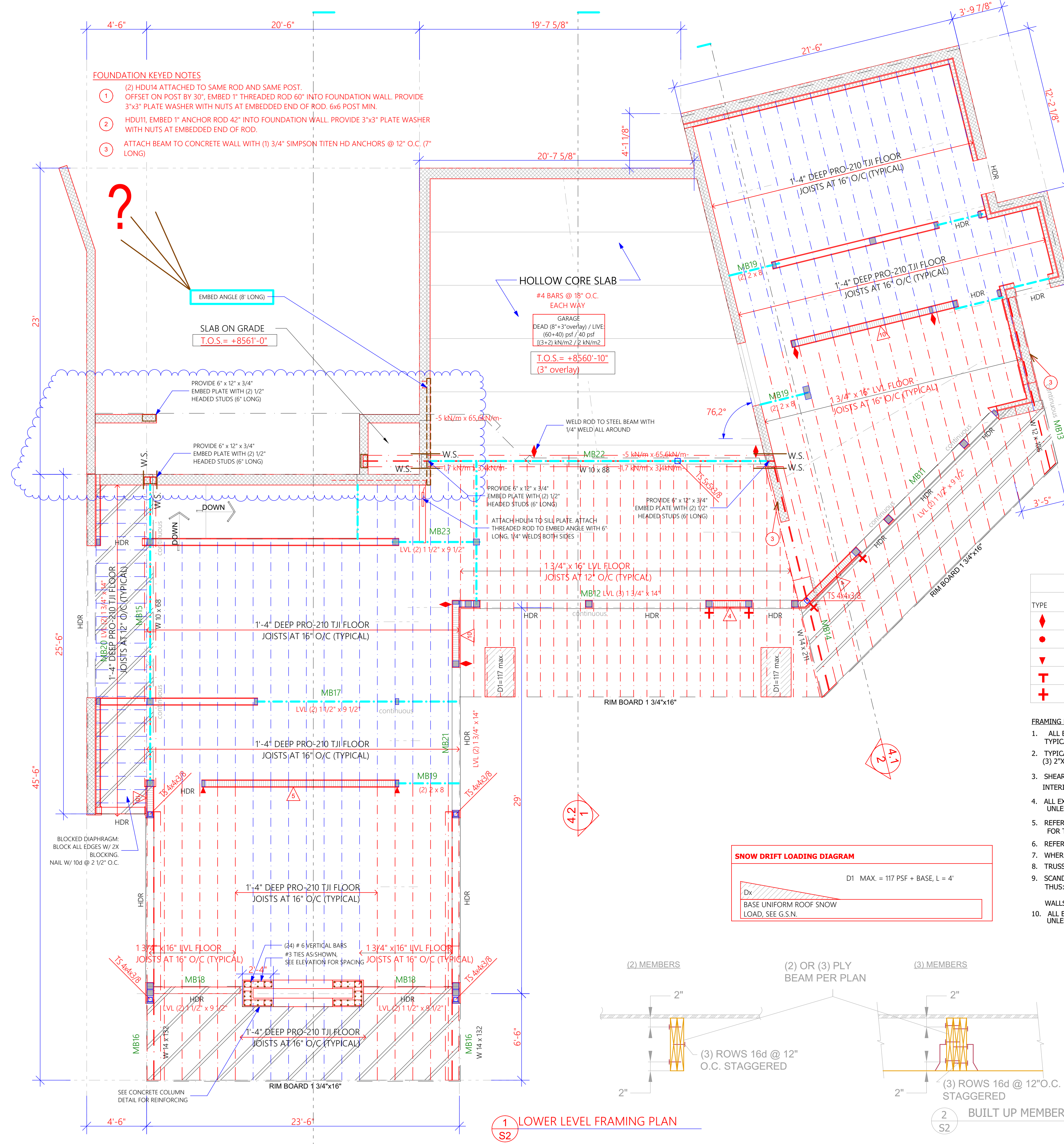
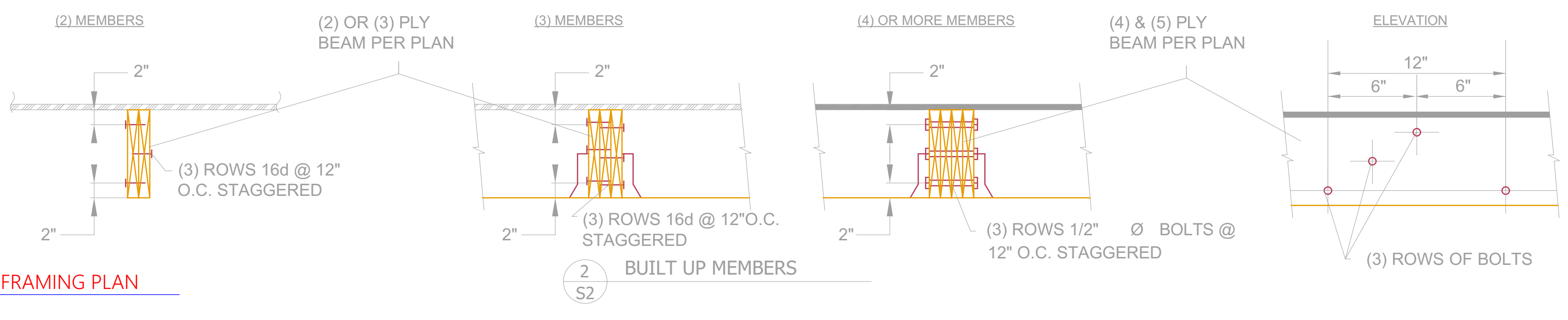
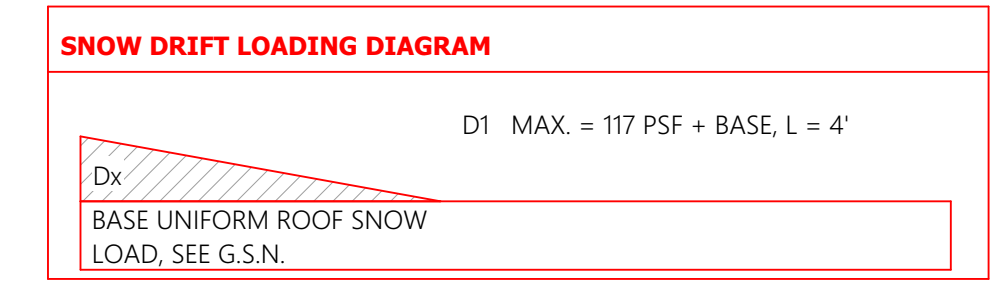
KEYED NOTES:

- 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.
- HGGS.50-SDS HANGER.
- MSTC52 HOLD DOWN, WRAP AROUND BEAM.
- 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 HG17 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.
- 2x12 LEDGER W/ (3) SDWS22400DB SCREWS @ 12" O.C. - USE MIU2.37/11.88 HANGERS.

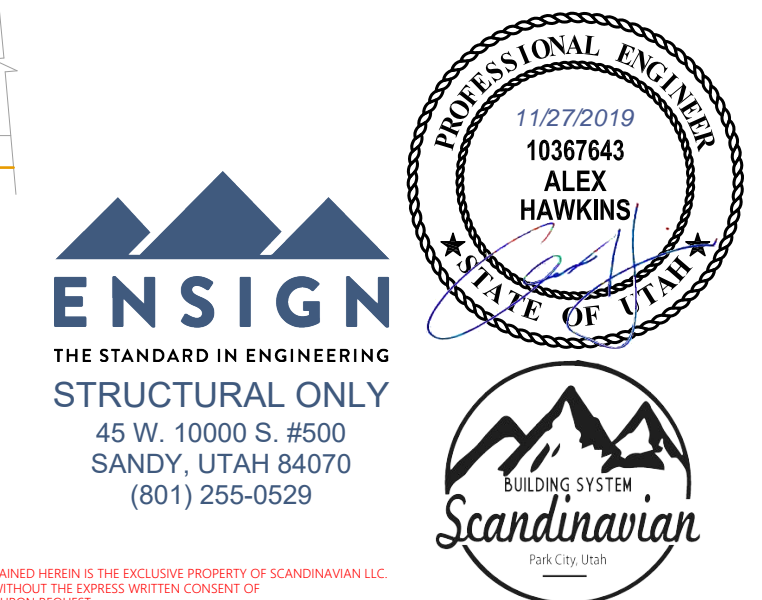
HOLD-DOWNS

TYPE	NOTES	ANCHOR SIZE	ANCHOR EMBEDMENT INTO FDN. WALL
◆	= SIMPSON HDU14-SDS2.5	H. 1"	60"
●	= SIMPSON HDU11 - SDS2.5	H. J. 1"	42"
▼	= SIMPSON HDU5 - SDS2.5	F. G. 5/8"	9"
⊥	= SIMPSON HDU8 - SDS2.5	H. K. 7/8"	10 1/2"
+	= SIMPSON STHD14		

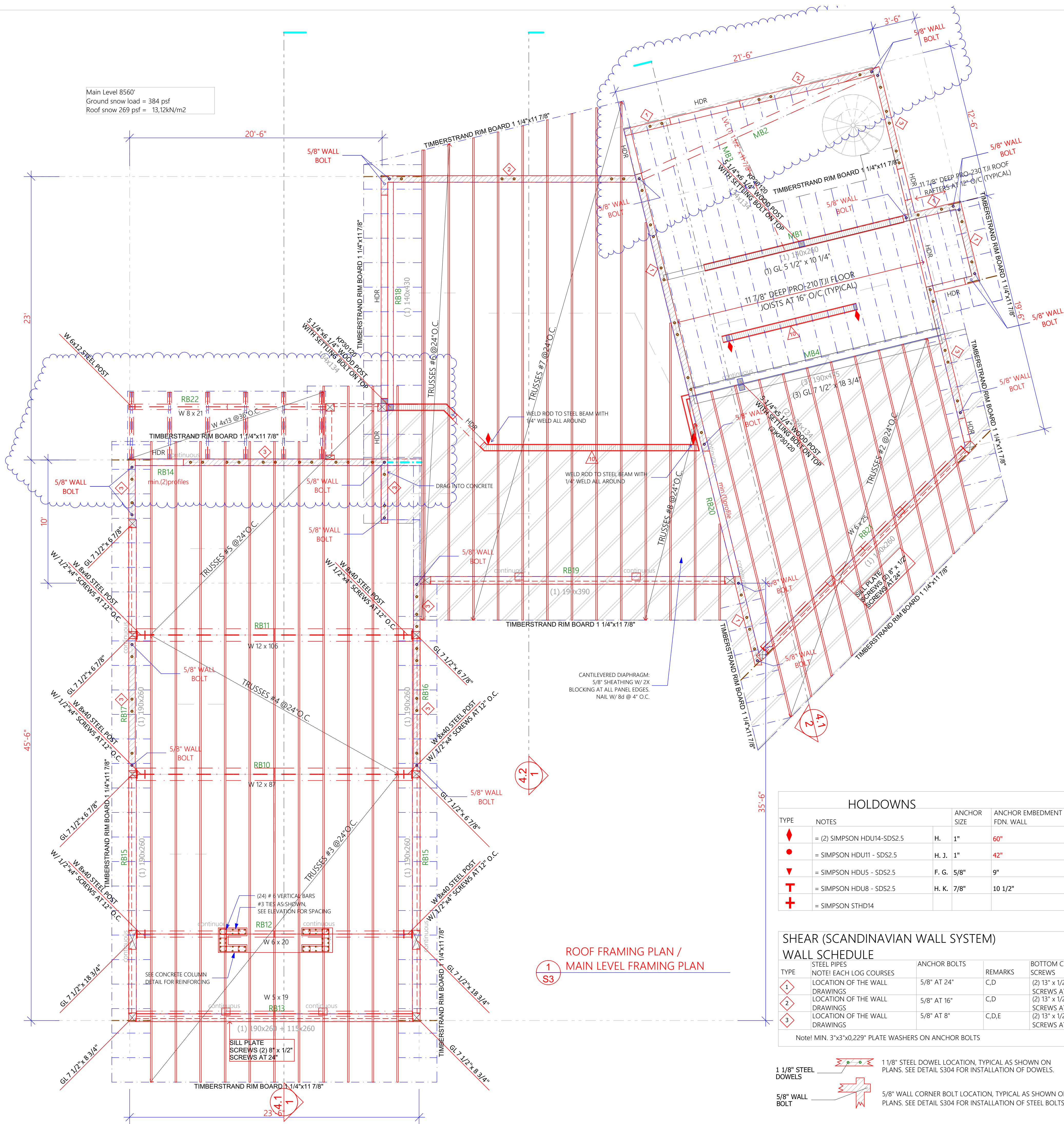
- ### FRAMING PLAN NOTES
- ALL BEAMS TO BEAR ON MINIMUM OF (2) CRIPPLE STUDS U.N.O. ON PLAN. TYPICAL 2"x10" HEADERS MAY BEAR ON ONE CRIPPLE STUD.
 - TYPICAL HEADER SIZE IN 2x FRAMED BEARING WALLS, DENOTED AS HDR, SHALL BE MINIMUM (3) 2"x10" OR 3-1 1/2"x7 1/2" LVL, UNLESS SHOWN OTHERWISE ON PLANS.
 - SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: △ ON PLAN. SEE SCHEDULE INTERIOR SHEAR WALLS ARE DENOTED THUS: ▭ ON PLAN.
 - ALL EXTERIOR WALLS SHALL BE TYPE △ SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - REFER TO DETAILS, GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE FOR TYPICAL SHEAR WALL/BEARING WALL CONSTRUCTION.
 - REFER TO GENERAL STRUCTURAL NOTES SHEET S0 FOR ADDITIONAL INFORMATION.
 - WHERE ROCK VENEER OCCURS REFER TO DETAIL R/S300.
 - TRUSSES LABELED TO MATCH THE TRUSS MANUFACTURE'S ENGINEERING.
 - SCANDINAVIAN PROFILE SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: ◆ ON PLAN. SEE SCHEDULE INTERIOR SCANDINAVIAN PROFILE SHEAR WALLS ARE DENOTED THUS: ▭ ON PLAN.
 - ALL EXTERIOR SCANDINAVIAN PROFILE WALLS SHALL BE TYPE 1 SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.



1 LOWER LEVEL FRAMING PLAN



Main Level 8560'
Ground snow load = 384 psf
Roof snow 269 psf = 13,12kN/m2



ROOF FRAMING PLAN / MAIN LEVEL FRAMING PLAN

SHEAR WALL SCHEDULE

TYPE	MATERIAL	EDGE NAILING	SILL PLATE ANCHORS	REMARKS
△-SW1	7/16" APA	8d @ 6" O/C	16d COMMON @ 6" O.C. OR 5/8" AT 32"	A,B,C,D -260 pfr
△-SW2	7/16" APA	8d @ 4" O/C	16d COMMON @ 4" O.C. OR 5/8" AT 32"	A,B,C,D -350 pfr
△-SW4	7/16" APA	8d @ 3" O/C	16d COMMON @ 3" O.C. OR 5/8" AT 32"	A,B,C,D,E -490 pfr
△-SW5	7/16" APA	8d @ 2" O/C	16d COMMON @ 3" O.C. OR 5/8" AT 24"	A,B,C,D,E -600 pfr
△-SW7	7/16" APA Both sides	8d @ 3" O/C	SDS25500 @ 3" O.C. OR 5/8" AT 16"	A,B,C,D,E
△-SW10	15/32" APA STRUCTURAL 1 both sides	10d @ 2" O/C	(2)SDS25500 @ 3" O.C. OR 5/8" AT 8"	A,B,C,D,E

- Note! MIN. 3"x3"x0,229" PLATE WASHERS ON ANCHOR BOLTS
- NOTES**
- LVL DENOTES 1.9E MICROLAM BY TRUS JOIST MACMILLAN OR EQUIVALENT.
 - DECK LEDGER BOARDS MUST BE TRATED WHEN USING TJI, BCI or LPI RIM BOARDS.
 - ALL SHEATHING SHALL BE CDX STRUCTURAL 1 OR 11 A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED
 - 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.
 - ALL HARDWARE SHALL BE "SIMPSON STRONG TIE" OR APPROVED EQUAL.
 - 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.
 - USE MINIMUM 3x STUDS AT ALL ADJOINING (ABUTTING) EDGES. EDGE NAILING SHALL BE STAGGERED. (2)x NAILED TOGETHER WIRTH 16d CAMMON NAILS @ 4" O.C. MAY BE SUBSTITUTED FOR 3x.
 - USE SIMPSON SB 5/8" x 24" EMBED 18" MIN. INTO STEM WALL -> FOR STEM WALL INSTALLATION.
 - 3" MINIMUM POST
 - 5 1/2" MINIMUM POST
 - USE SIMPSON SB 1" x 30" EMBED 14" MIN. INTO STEM WALL -> FOR STEM WALL INSTALLATION.
 - USE SIMPSON SB 7/8" x 24" EMBED 18" MIN. INTO STEM WALL

ROOF BEAM SCHEDULE

MARK	GLULAM (FIN), LVL OR SAWN BEAMS
RB10	(1) W 12 x 87 STEEL BEAM
RB11	(1) W 12 x 106 STEEL BEAM
RB12	(1) W 6 x 20 STEEL BEAM
RB13	(1) W 5 x 19 STEEL BEAM
RB14	(2) 6 1/2" x 10 1/4" GLULAM PROFILES
RB15	(1) (7 1/2") x 10 1/4" GLULAM (FIN)
RB16	(1) (7 1/2") x 10 1/4" GLULAM (FIN)
RB17	(1) (7 1/2") x 10 1/4" GLULAM (FIN)
RB18	(1) (5 1/2") x 17" GLULAM (FIN)
RB19	(1) (7 1/2") x 15 3/8" GLULAM (FIN)
RB20	(1) 6 1/2" x 10 1/4" GLULAM PROFILE
RB21	(1) W 5 x 19 STEEL BEAM + (1) (7 1/2") x 10 1/4" GLULAM (FIN)

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

FLOOR BEAM SCHEDULE

MARK	GLULAM (FIN), LVL OR SAWN BEAMS
MB1	(1) 5 1/2" x 10 1/4" GLULAM (FIN)
MB2	
MB3	(1) 1 1/2" x 11 7/8" LVL
MB4	(3) 7 1/2" x 18 3/4" GLULAM (FIN)

STUD HEIGHT CHART

STUD	GRADE	SPACING	MAX HT.	LOCATION	NOTES
2x6	STUD	16" O.C.	10'-0"	EXTERIOR	
2x6	STUD	12" O.C.	14'-0"	EXTERIOR	
2x6	DFLN #2	12" O.C.	16'-0"	EXTERIOR	

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.
- 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.
- SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: △ ON PLAN. SEE SCHEDULE INTERIOR SHEAR WALLS ARE DENOTED THUS: □ ON PLAN.
- ALL EXTERIOR WALLS SHALL BE TYPE △ SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.
- REFER TO DETAILS, GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE FOR TYPICAL SHEAR WALL/BEARING WALL CONSTRUCTION.
- REFER TO GENERAL STRUCTURAL NOTES SHEET S0 FOR ADDITIONAL INFORMATION.
- WHERE ROCK VENEER OCCURS REFER TO DETAIL R/5300.
- TRUSSES LABELED TO MATCH THE TRUSS MANUFACTURE'S ENGINEERING.
- SCANDINAVIAN PROFILE SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: ◆ ON PLAN. SEE SCHEDULE INTERIOR SCANDINAVIAN PROFILE SHEAR WALLS ARE DENOTED THUS: □ ON PLAN.
- ALL EXTERIOR SCANDINAVIAN PROFILE WALLS SHALL BE TYPE ◆ SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

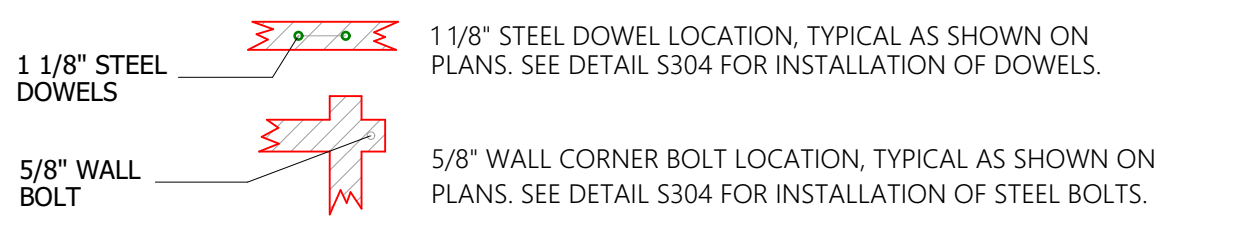
HOLDOWNS

TYPE	NOTES	ANCHOR SIZE	ANCHOR EMBEDMENT INTO FDN. WALL
◆	= (2) SIMPSON HDU14-SDS2.5	H. 1"	60"
●	= SIMPSON HDU11 - SDS2.5	H. J. 1"	42"
▼	= SIMPSON HDU5 - SDS2.5	F. G. 5/8"	9"
T	= SIMPSON HDU8 - SDS2.5	H. K. 7/8"	10 1/2"
+	= SIMPSON STHD14		

SHEAR (SCANDINAVIAN WALL SYSTEM) WALL SCHEDULE

TYPE	STEEL PIPES NOTE! EACH LOG COURSES	ANCHOR BOLTS	REMARKS	BOTTOM COURSE SCREWS
◆	LOCATION OF THE WALL DRAWINGS	5/8" AT 24"	C,D	(2) 13" x 1/2" SCREWS AT 24"
◆	LOCATION OF THE WALL DRAWINGS	5/8" AT 16"	C,D	(2) 13" x 1/2" SCREWS AT 12"
◆	LOCATION OF THE WALL DRAWINGS	5/8" AT 8"	C,D,E	(2) 13" x 1/2" SCREWS AT 8"

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



ENSIGN
THE STANDARD IN ENGINEERING
STRUCTURAL ONLY
45 W. 10000 S. #500
SANDY, UTAH 84070
(801) 255-0529

PROFESSIONAL ENGINEER
11272019
10367643
ALEX HAWKINS
STATE OF UTAH

Scandinavian BUILDING SYSTEM
Park City, Utah



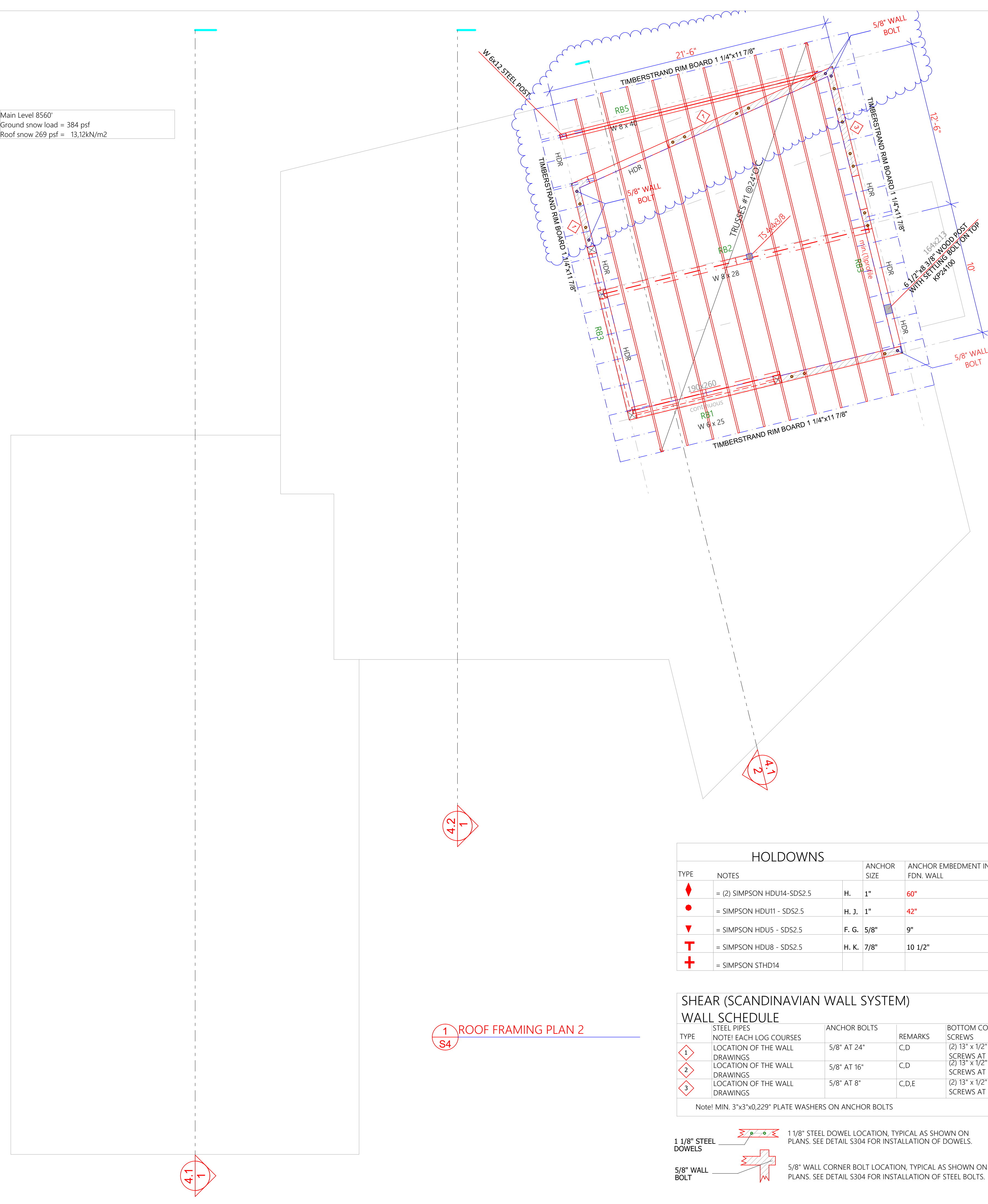
ARCHITECTURAL OFFICE
Company Name: Scandinavian LLC
Address: 6410 N. Business Park Loop Rd. Unit E
Phone: 435-513-0355
Fax:
Project No:
Cad File:
Drawn:
Checked:

A New Residence:
RYAN BYRNE
Summit Powder Mountain, Lot # 80
8483 E. Spring Park, Weber County, Utah

BUILDER
Company Name:
Address:
Park City, Utah 84098
Phone:
Fax:
Drawing Date: 11-28-2019
Scale: 1/4" = 1'-0"
Title No: MAIN LEVEL FRAMING PLAN
Roof Framing Plan
BUILDER/DEALER'S APPROVAL:
Signature and Date:

S3

Main Level 8560'
Ground snow load = 384 psf
Roof snow 269 psf = 13,12kN/m2



SHEAR WALL SCHEDULE

TYPE	MATERIAL	EDGE NAILING	SILL PLATE ANCHORS	REMARKS
△-SW1	7/16" APA	8d @ 6" O/C	16d COMMON @ 6" O.C. OR 5/8" AT 32"	A,B,C,D →260 ptf
△-SW2	7/16" APA	8d @ 4" O/C	16d COMMON @ 4" O.C. OR 5/8" AT 32"	A,B,C,D →350 ptf
△-SW4	7/16" APA	8d @ 3" O/C	16d COMMON @ 3" O.C. OR 5/8" AT 32"	A,B,C,D,E →490 ptf
△-SW5	7/16" APA	8d @ 2" O/C	16d COMMON @ 3" O.C. OR 5/8" AT 24"	A,B,C,D,E →600 ptf
△-SW7	7/16" APA	8d @ 3" O/C	SDS25500 @ 3" O.C. OR 5/8" AT 16"	A,B,C,D,E
△-SW10	15/32" APA STRUCTURAL 1	10d @ 2" O/C	(2)SDS25500 @ 3" O.C. OR 5/8" AT 8"	A,B,C,D,E

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

- NOTES
- LVL DENOTES 1.9E MICROLLAM BY TRUS JOIST MACMILLAN OR EQUIVALENT.
 - DECK LEDGER BOARDS MUST BE TRATED WHEN USING TJI, BCI or LPI RIM BOARDS.
 - ALL SHEATHING SHALL BE CDX STRUCTURAL 1 OR 11 A.P.A. RATED SHEATHING WITH ALL EDGES BLOCKED
 - 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.
 - ALL HARDWARE SHALL BE 'SIMPSON STRONG TIE' OR APPROVED EQUAL.
 - 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.
 - USE MINIMUM 3x STUDS AT ALL ADJOINING (ABUTTING) EDGES. EDGE NAILING SHALL BE STAGGERED. (2) 2x NAILED TOGETHER WITH 16d COMMON NAILS @ 4" O.C. MAY BE SUBSTITUTED FOR 3x.
 - USE SIMPSON SB 5/8" x 24" EMBED 18" MIN. INTO STEM WALL → FOR STEM WALL INSTALLATION.
 - 3" MINIMUM POST
 - 5 1/2" MINIMUM POST
 - USE SIMPSON SB 1" x 30" EMBED 14" MIN. INTO STEM WALL → FOR STEM WALL INSTALLATION.
 - USE SIMPSON SB 7/8" x 24" EMBED 18" MIN. INTO STEM WALL (3) 6 1/2" x 5 1/8" GLULAM PROFILES

ROOF BEAM SCHEDULE

MARK	GLULAM (FIN), LVL OR SAWN BEAMS
RB1	(1) W 6 x 25 STEEL BEAM
RB2	(1) W 8 x 28 STEEL BEAM
RB3	(1) 6 1/2" x 10 1/4" GLULAM PROFILE
RB4	(1) 6 1/2" x 10 1/4" GLULAM PROFILE

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

STUD HEIGHT CHART

STUD	GRADE	SPACING	MAX HT.	LOCATION	NOTES
2x6	STUD	16" O.C.	10'-0"	EXTERIOR	
2x6	STUD	12" O.C.	14'-0"	EXTERIOR	
2x6	DFLN #2	12" O.C.	16'-0"	EXTERIOR	

- ### 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.
 - 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.
 - SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: △ ON PLAN. SEE SCHEDULE INTERIOR SHEAR WALLS ARE DENOTED THUS: □ ON PLAN.
 - ALL EXTERIOR WALLS SHALL BE TYPE △ SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.
 - REFER TO DETAILS, GENERAL STRUCTURAL NOTES AND SHEAR WALL SCHEDULE FOR TYPICAL SHEAR WALL/BEARING WALL CONSTRUCTION.
 - REFER TO GENERAL STRUCTURAL NOTES SHEET 50 FOR ADDITIONAL INFORMATION.
 - WHERE ROCK VENEER OCCURS REFER TO DETAIL R/S300.
 - TRUSSES LABELED TO MATCH THE TRUSS MANUFACTURE'S ENGINEERING.
 - SCANDINAVIAN PROFILE SHEAR WALL TYPES AND LOCATION ARE DENOTED THUS: ◇ ON PLAN. SEE SCHEDULE INTERIOR SCANDINAVIAN PROFILE SHEAR WALLS ARE DENOTED THUS: □ ON PLAN.
 - ALL EXTERIOR SCANDINAVIAN PROFILE WALLS SHALL BE TYPE ◇ SHEAR WALL CONSTRUCTION UNLESS NOTED OTHERWISE.

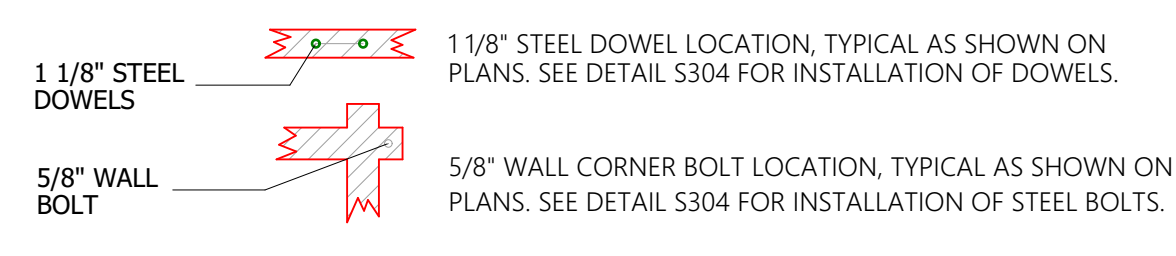
HOLDOWNS

TYPE	NOTES	ANCHOR SIZE	ANCHOR EMBEDMENT INTO FDN. WALL
◆	= (2) SIMPSON HDU14-SDS2.5	H. 1"	60"
●	= SIMPSON HDU11 - SDS2.5	H. J. 1"	42"
▼	= SIMPSON HDU5 - SDS2.5	F. G. 5/8"	9"
T	= SIMPSON HDU8 - SDS2.5	H. K. 7/8"	10 1/2"
+	= SIMPSON STHD14		

SHEAR (SCANDINAVIAN WALL SYSTEM) WALL SCHEDULE

TYPE	STEEL PIPES NOTE: EACH LOG COURSES	ANCHOR BOLTS	REMARKS	BOTTOM COURSE SCREWS
◇1	LOCATION OF THE WALL DRAWINGS	5/8" AT 24"	C,D	(2) 13" x 1/2" SCREWS AT 24"
◇2	LOCATION OF THE WALL DRAWINGS	5/8" AT 16"	C,D	(2) 13" x 1/2" SCREWS AT 12"
◇3	LOCATION OF THE WALL DRAWINGS	5/8" AT 8"	C,D,E	(2) 13" x 1/2" SCREWS AT 8"

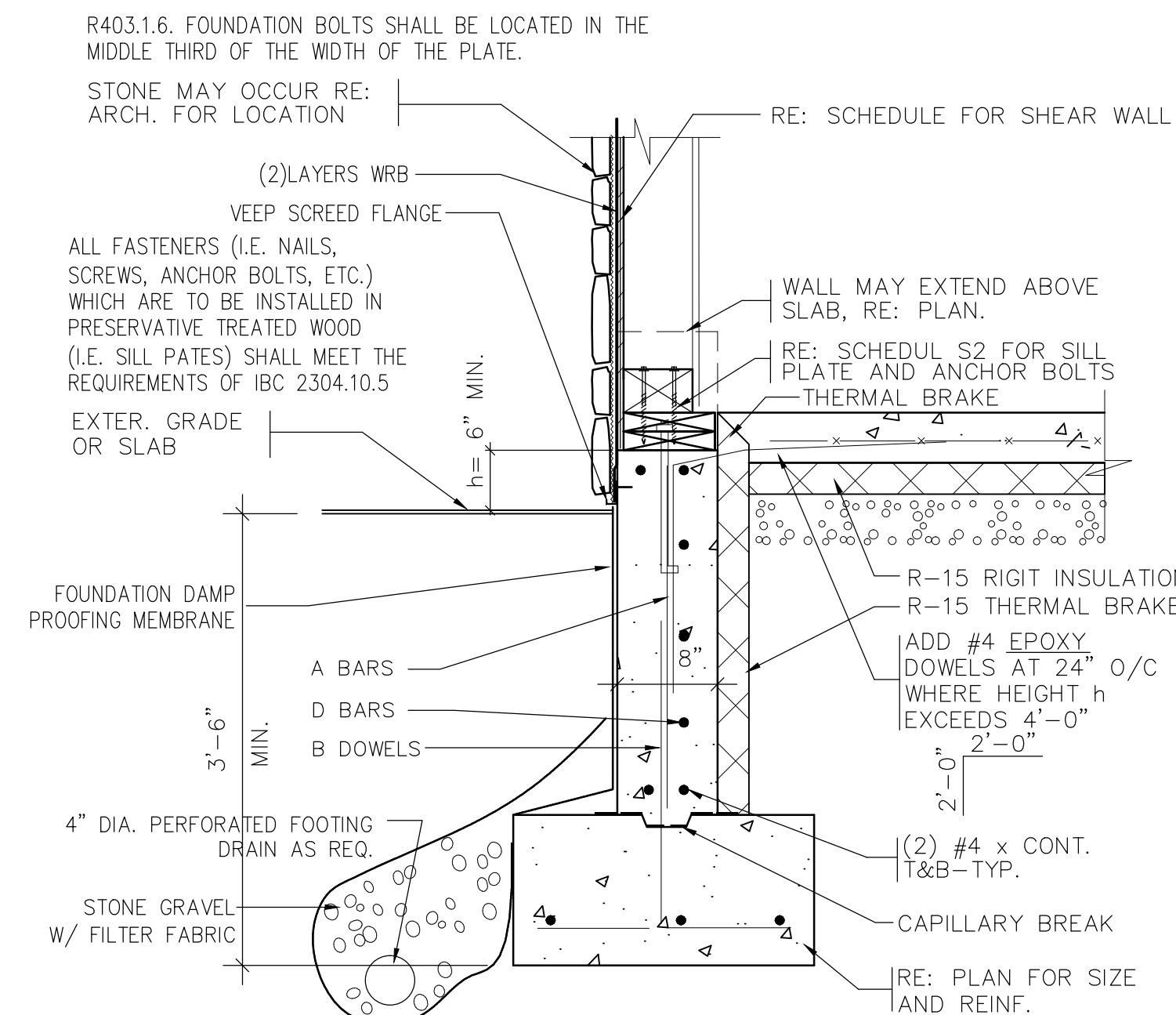
Note! MIN. 3"x3"x0.229" PLATE WASHERS ON ANCHOR BOLTS



ENSIGN
THE STANDARD IN ENGINEERING
STRUCTURAL ONLY
45 W. 10000 S. #500
SANDY, UTAH 84070
(801) 255-0529

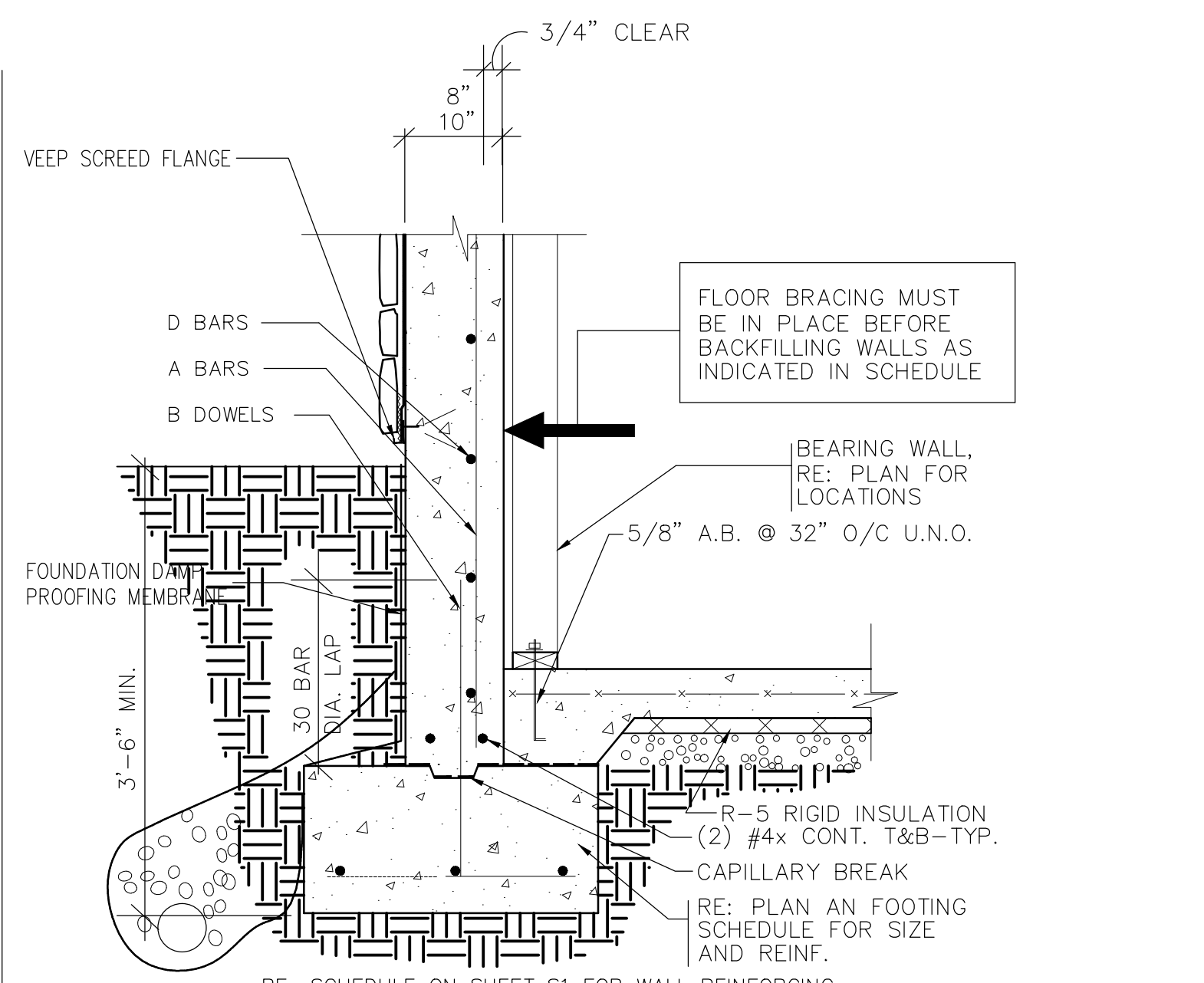
PROFESSIONAL ENGINEER
11/27/2019
10367643
ALEX HAWKINS
STATE OF UTAH

SCANDINAVIAN BUILDING SYSTEM
Park City, Utah



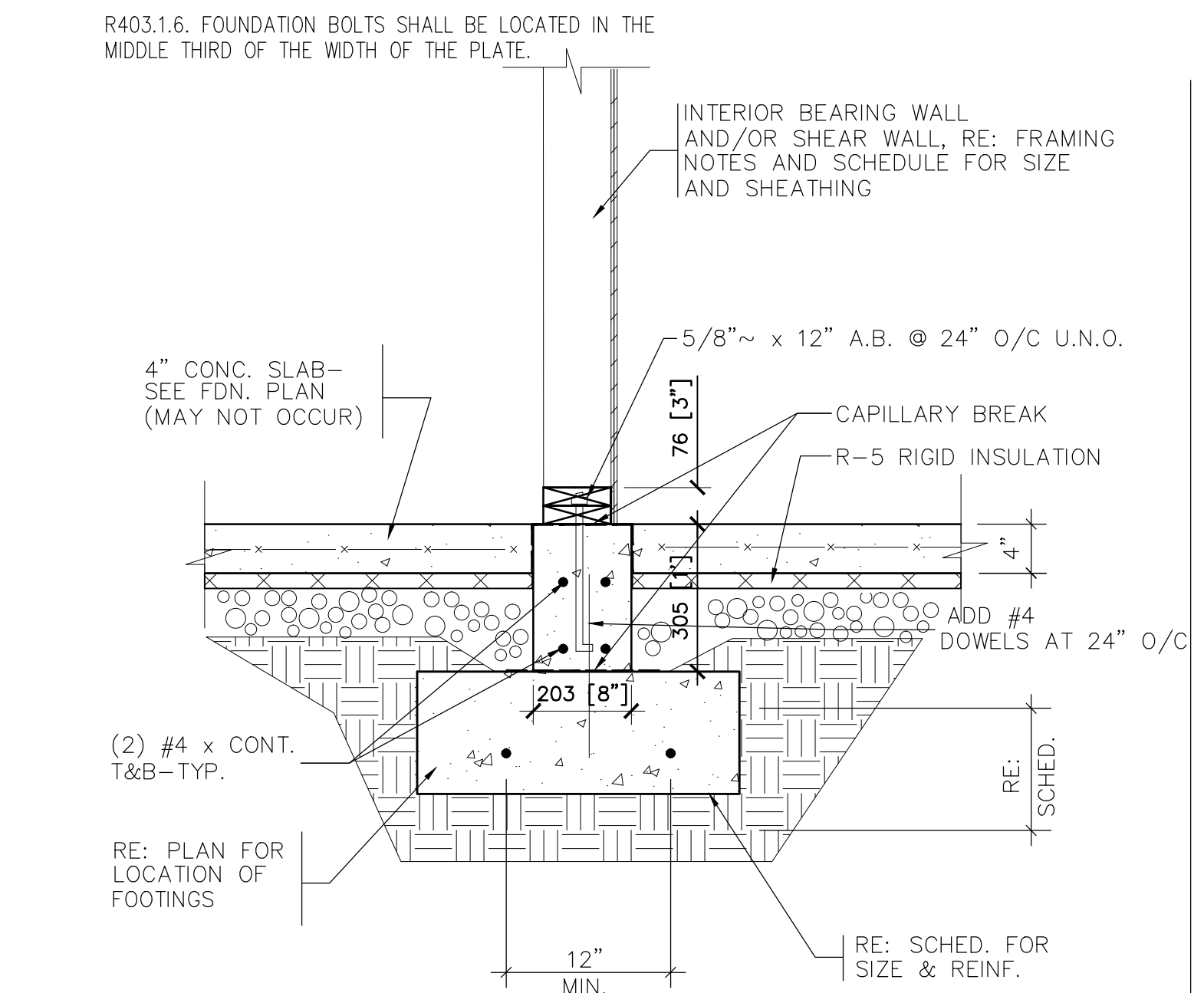
A FOUNDATION WALL DETAIL

S300 NO SCALE



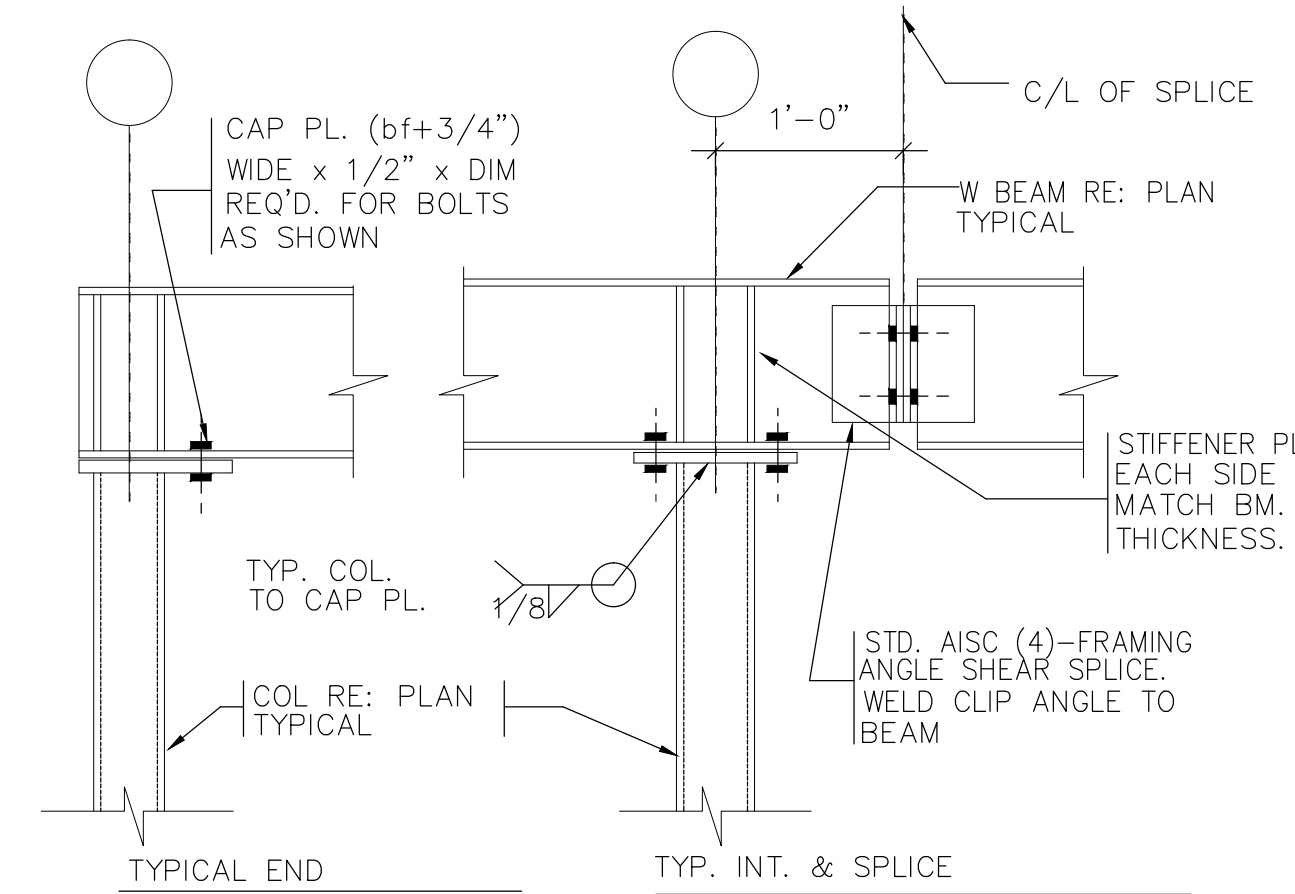
B FOUNDATION WALL DETAIL

S300 NO SCALE



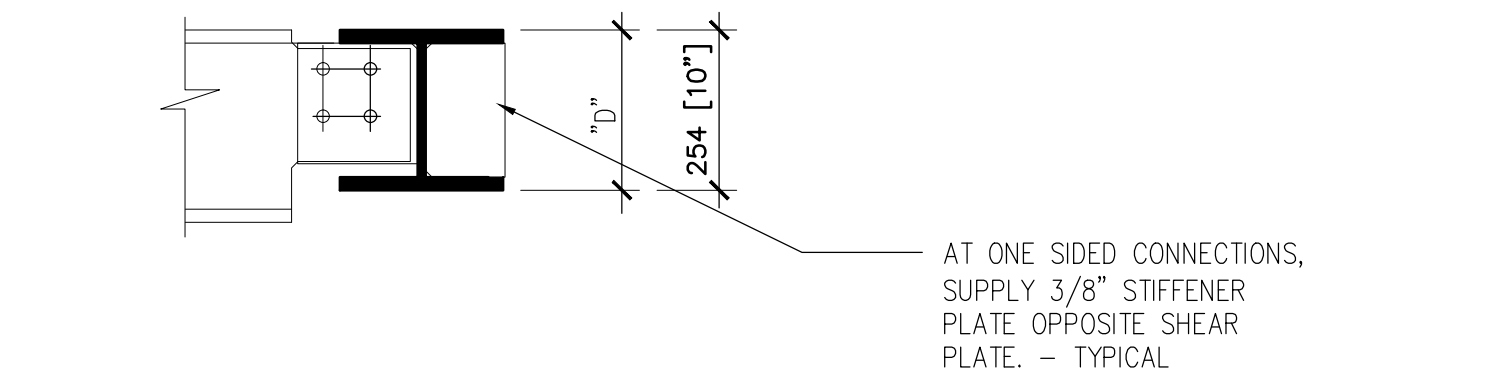
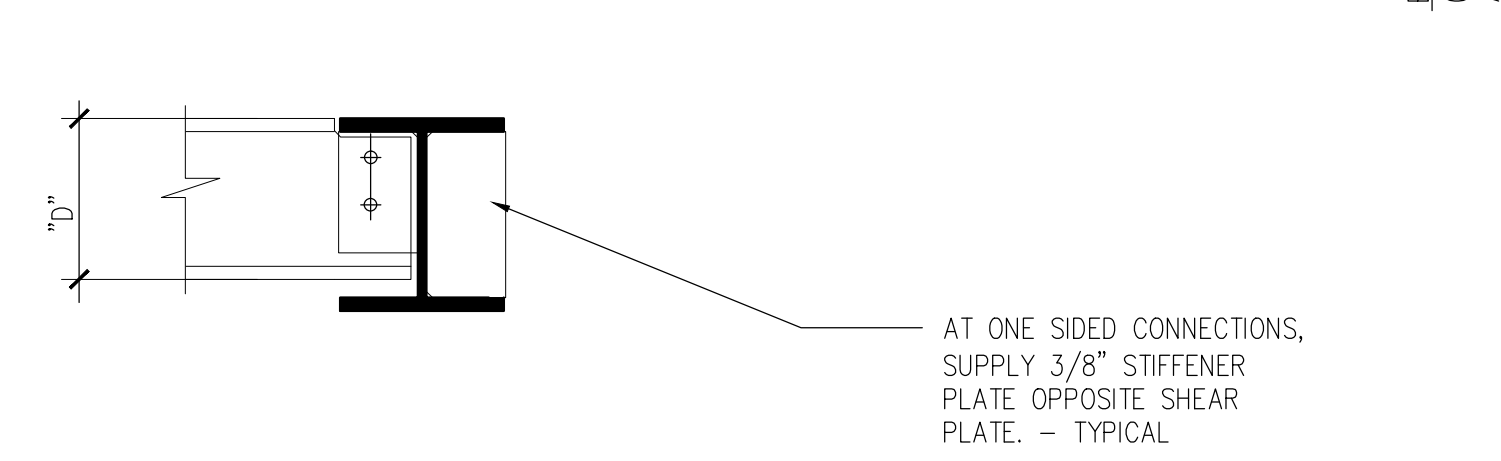
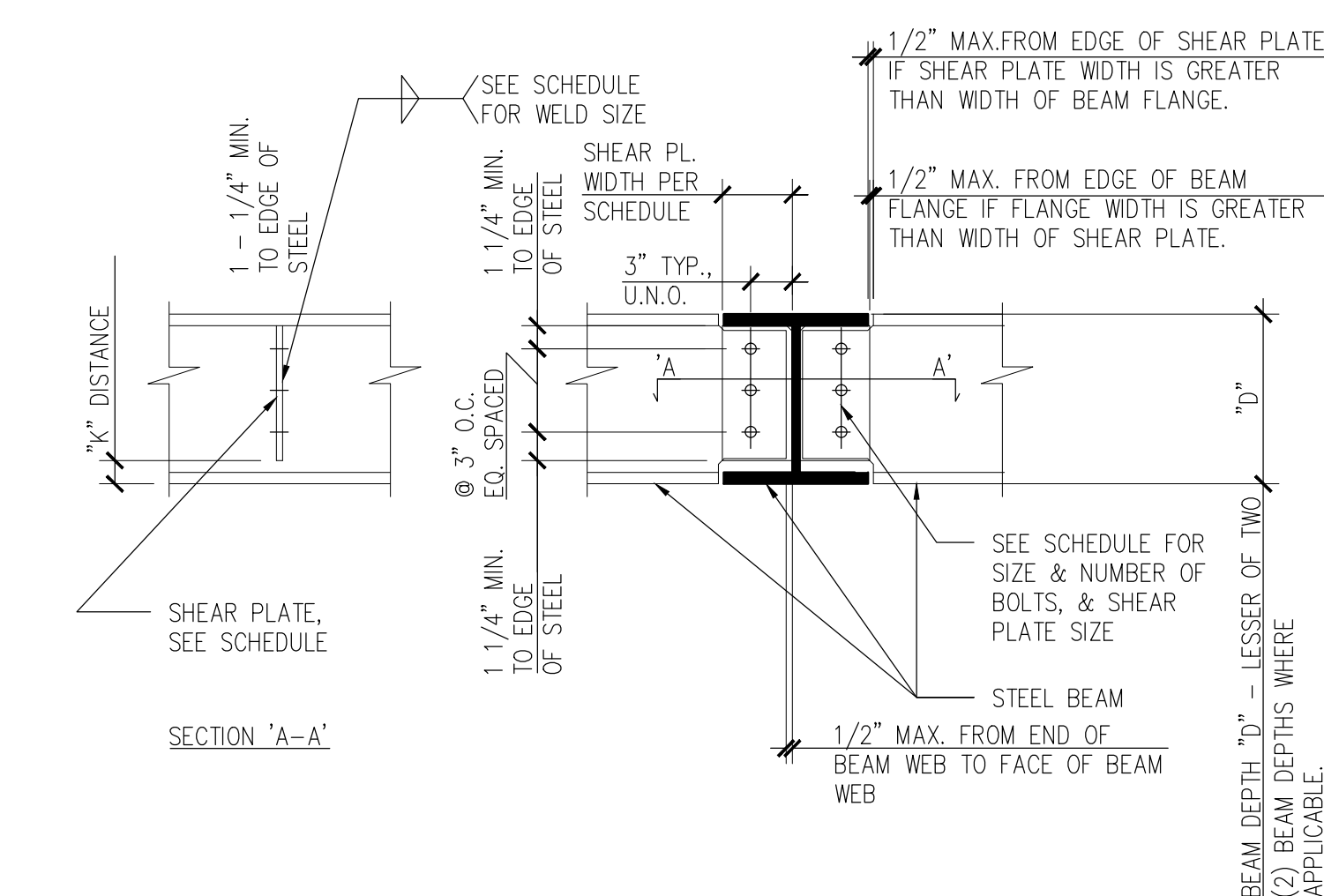
C TYPICAL INTERIOR FOOTING DTL

S300 NO SCALE



N TYP. BEAM TO COL. DETAIL

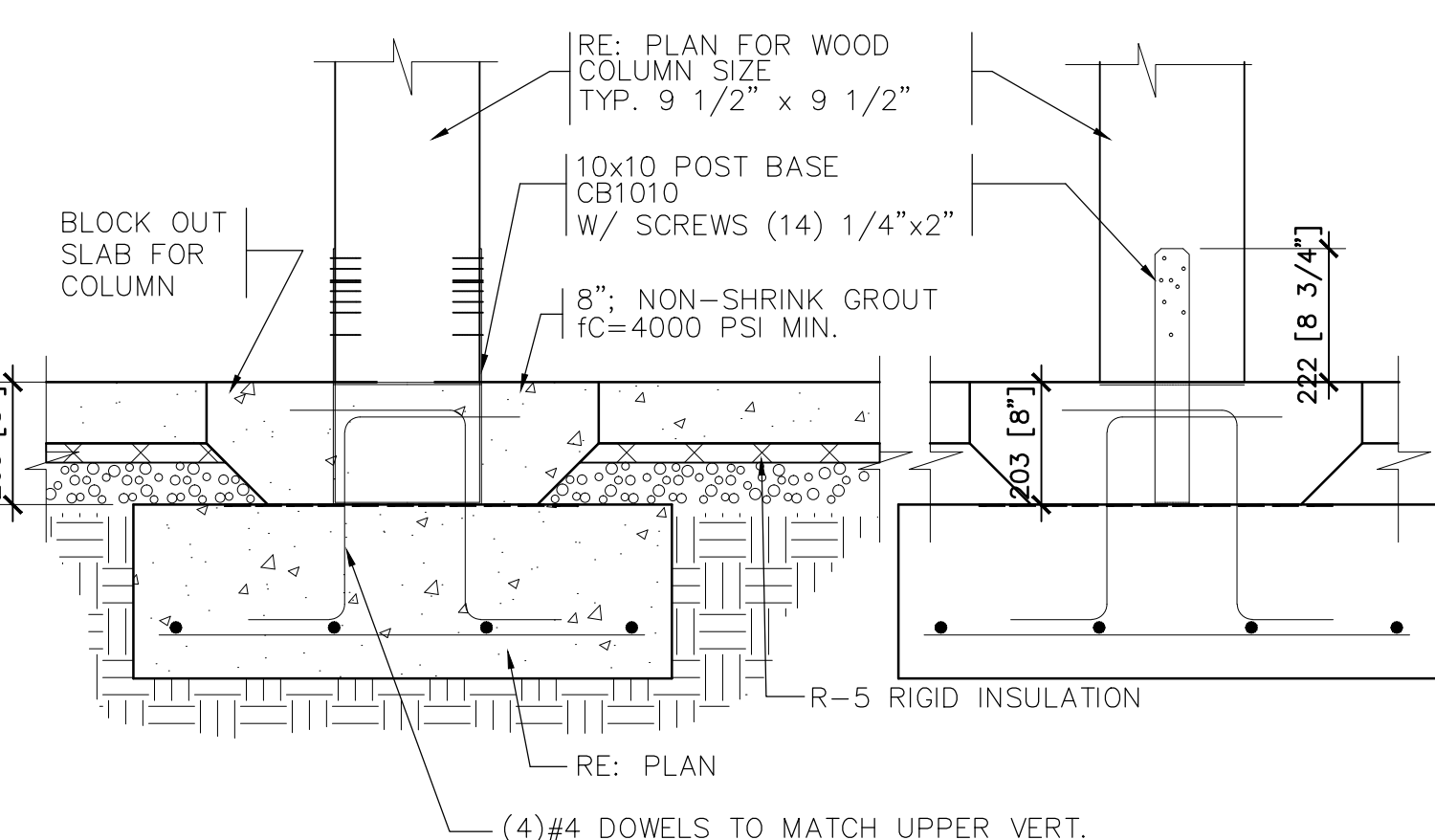
S300 NO SCALE



TYPICAL SINGLE-PLATE BOLTED CONNECTIONS									
BEAM SIZE	SHEAR PLATE DIMENSIONS			BOLT REQUIREMENTS		FILLET WELD SIZE			
	THICKNESS	HEIGHT	WIDTH	QUANTITY	DIAMETER				
W6 x 1/4"	4"	7 1/2"	5"	2	3/4" DIA.	3/16"			
W8 x 1/4"	5 1/2"	5"	5"	2	3/4" DIA.	3/16"			
W10 x 1/4"	5 1/2"	5"	5"	2	3/4" DIA.	3/16"			
W12 x 1/4"	8 1/2"	5"	5"	3	3/4" DIA.	3/16"			
W14 x 5/16"	8 1/2"	5"	5"	3	3/4" DIA.	1/4"			
W16 x 5/16"	11 1/2"	5"	5"	4	3/4" DIA.	1/4"			
W18 x 3/8"	14 1/2"	5"	5"	5	3/4" DIA.	5/16"			
W21 x 3/8"	17 1/2"	5"	5"	6	3/4" DIA.	5/16"			
W24 x 7/16"	17 1/2"	5"	5"	6	3/4" DIA.	3/8"			
W27 x 7/16"	20 1/2"	5"	5"	7	3/4" DIA.	3/8"			
W30 x 1/2"	23 1/2"	5"	5"	8	3/4" DIA.	3/8"			

H TYP. BEAM TO BEAM DETAIL

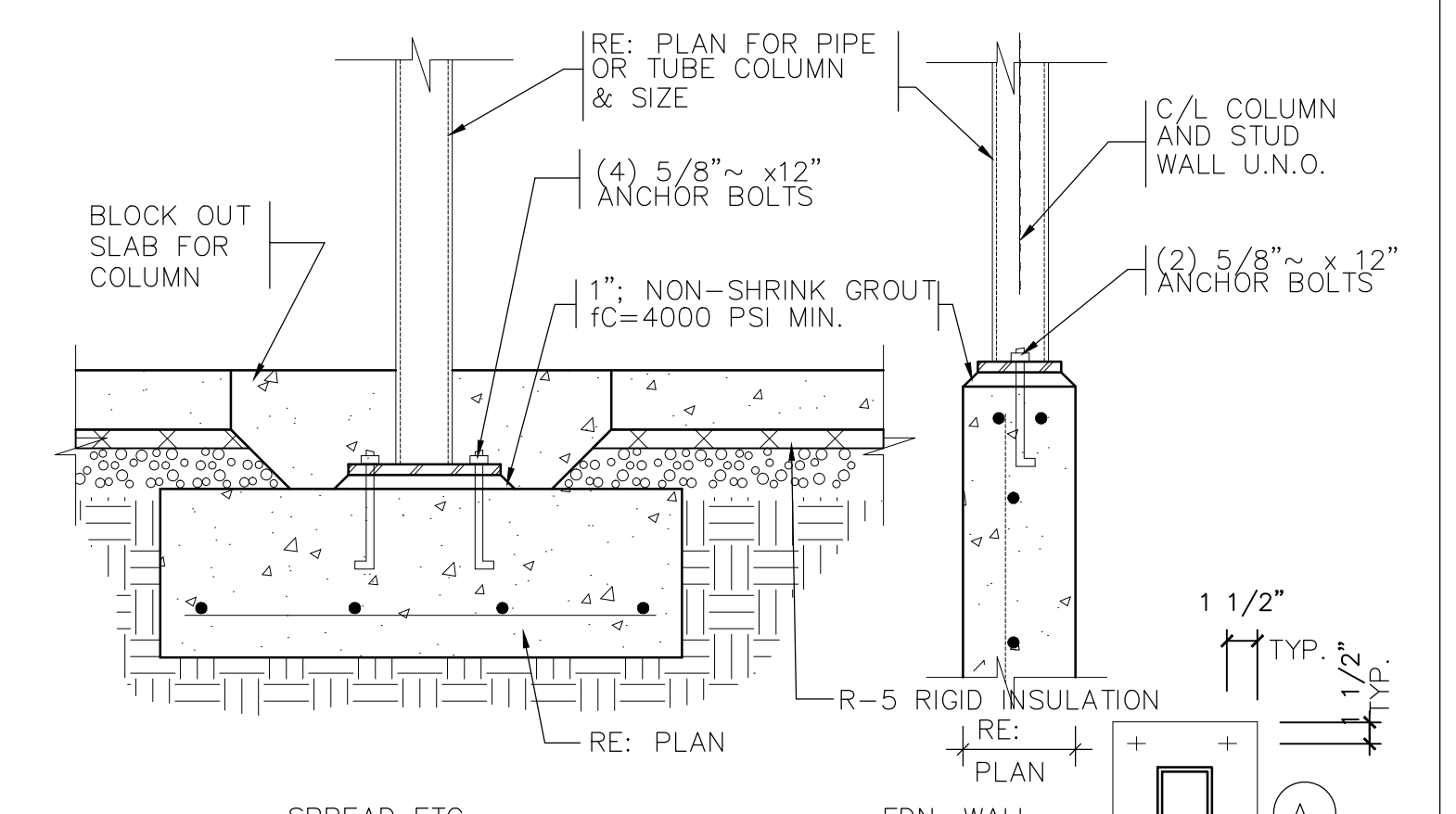
S300 NO SCALE



COLUMN BASE PLATE SCHEDULE				
COLUMN SIZE	BASE PLATE WIDTH X LENGTH	TYPE	LOCATION	
9 1/2 x 9 1/2	9 1/2" x 9 1/2"	CB1010	ON FOOTING	
5 1/2 x 5 1/2	5 1/2" x 5 1/2"	CB66	ON FOOTING	
5 1/2 x 8 3/8	5 1/2" x 7 1/2"	CB68	ON FOOTING	
6 1/2 x 6 1/2	6" x 6 3/4"	CB7-6	ON FOOTING	
8 x 8	7 1/2" x 7 1/2"	CB88	ON FOOTING	

E WOOD COLUMN DETAIL

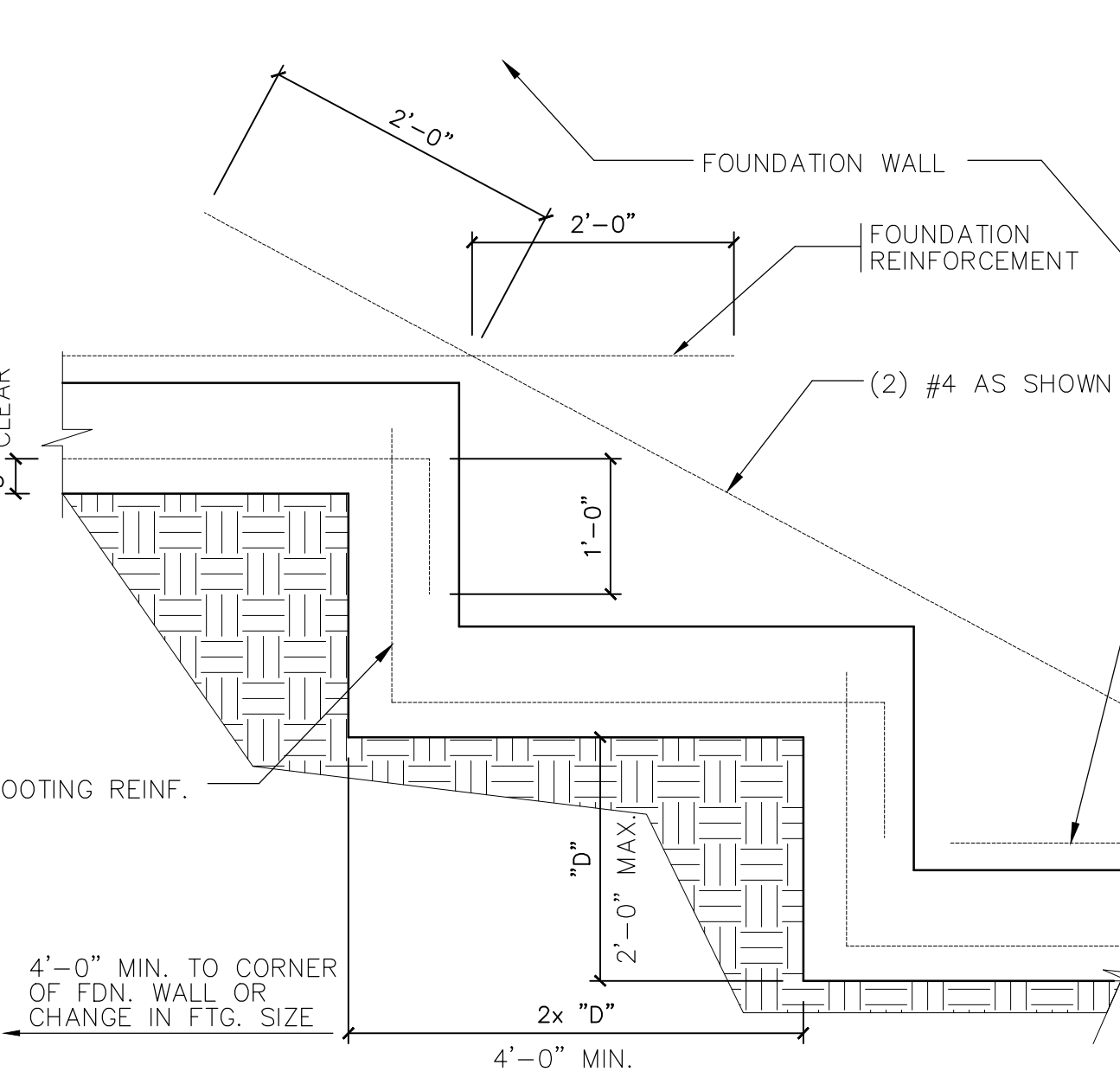
S300 NO SCALE



COLUMN AND BASE PLATE SCHEDULE				
COLUMN SIZE	BASE PLATE WIDTH X THICKNESS X LENGTH	TYPE	LOCATION	
TS 3 x 3 x 5/16	9" x 3/4" x 9"	(A)	ON FOOTING	
TS 4 x 4 x 3/8	10" x 3/4" x 10"	(A)	ON FOOTING	
TS 5 x 5 x 3/8	12" x 1" x 12"	(A)	ON FOOTING	
TS 6 x 6 x 3/8	14" x 1" x 14"	(A)	ON FOOTING	

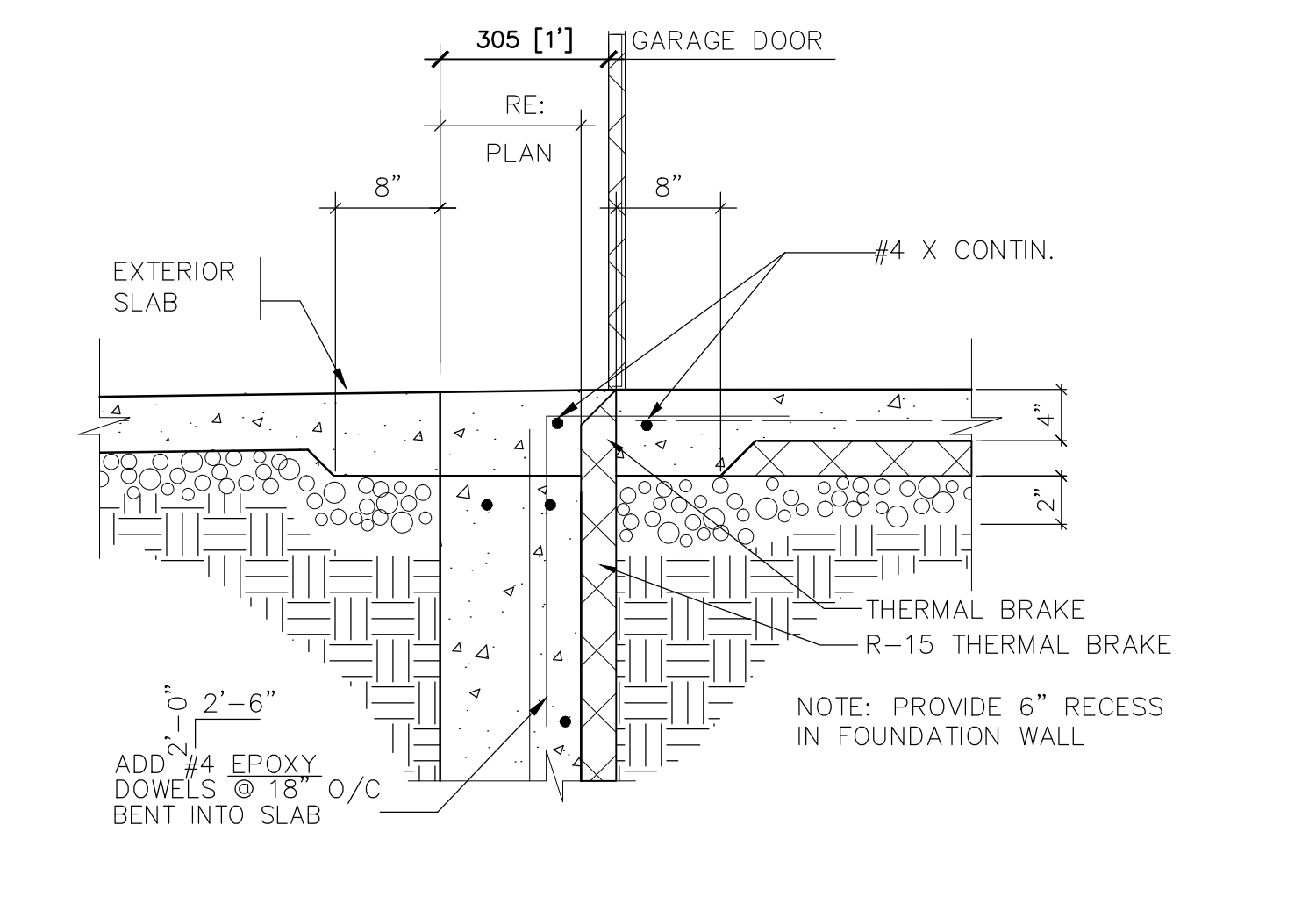
F STEEL COLUMN DETAIL

S300 NO SCALE



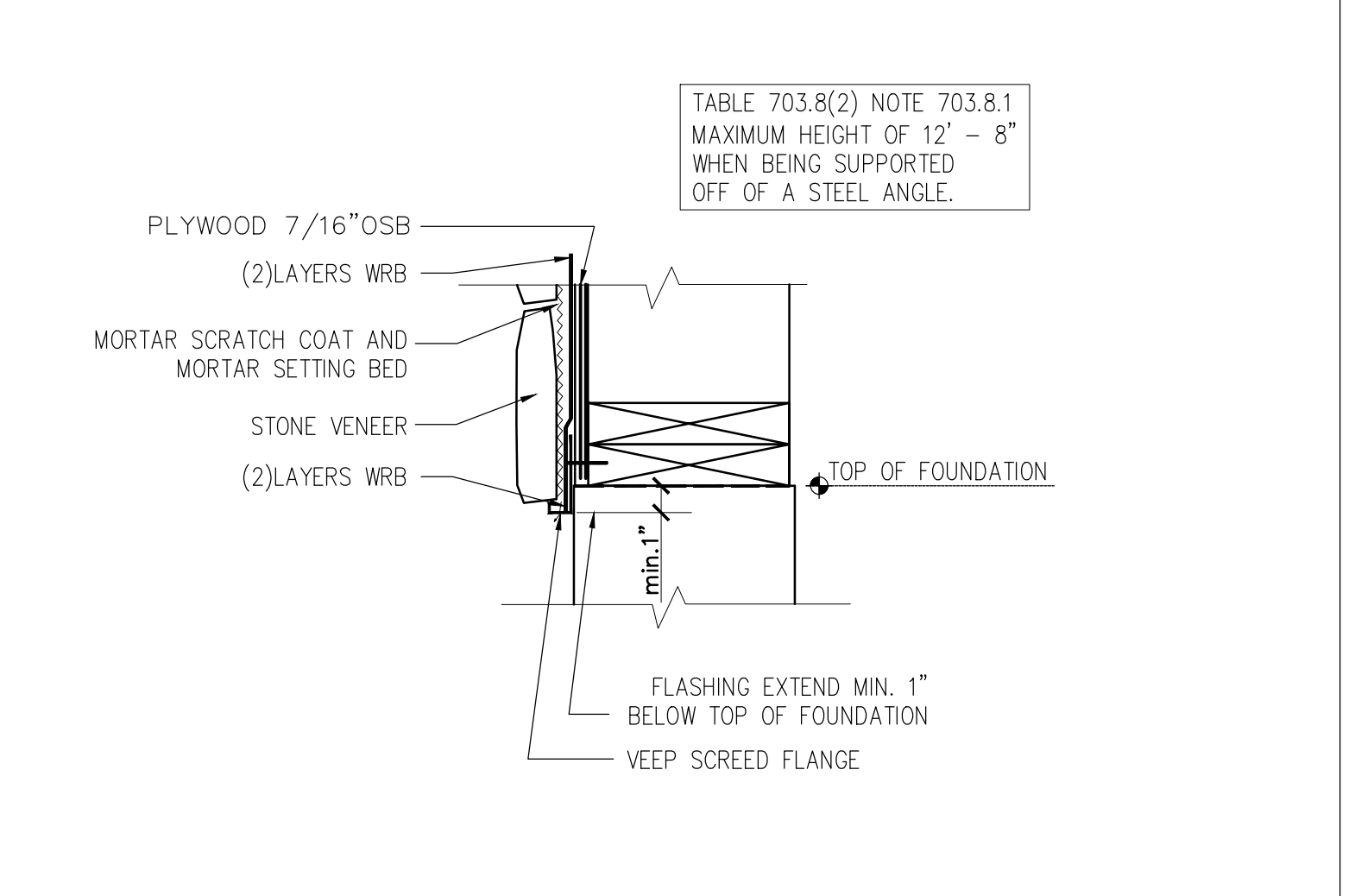
G TYP. FOOTING STEP DETAIL

S300 NO SCALE



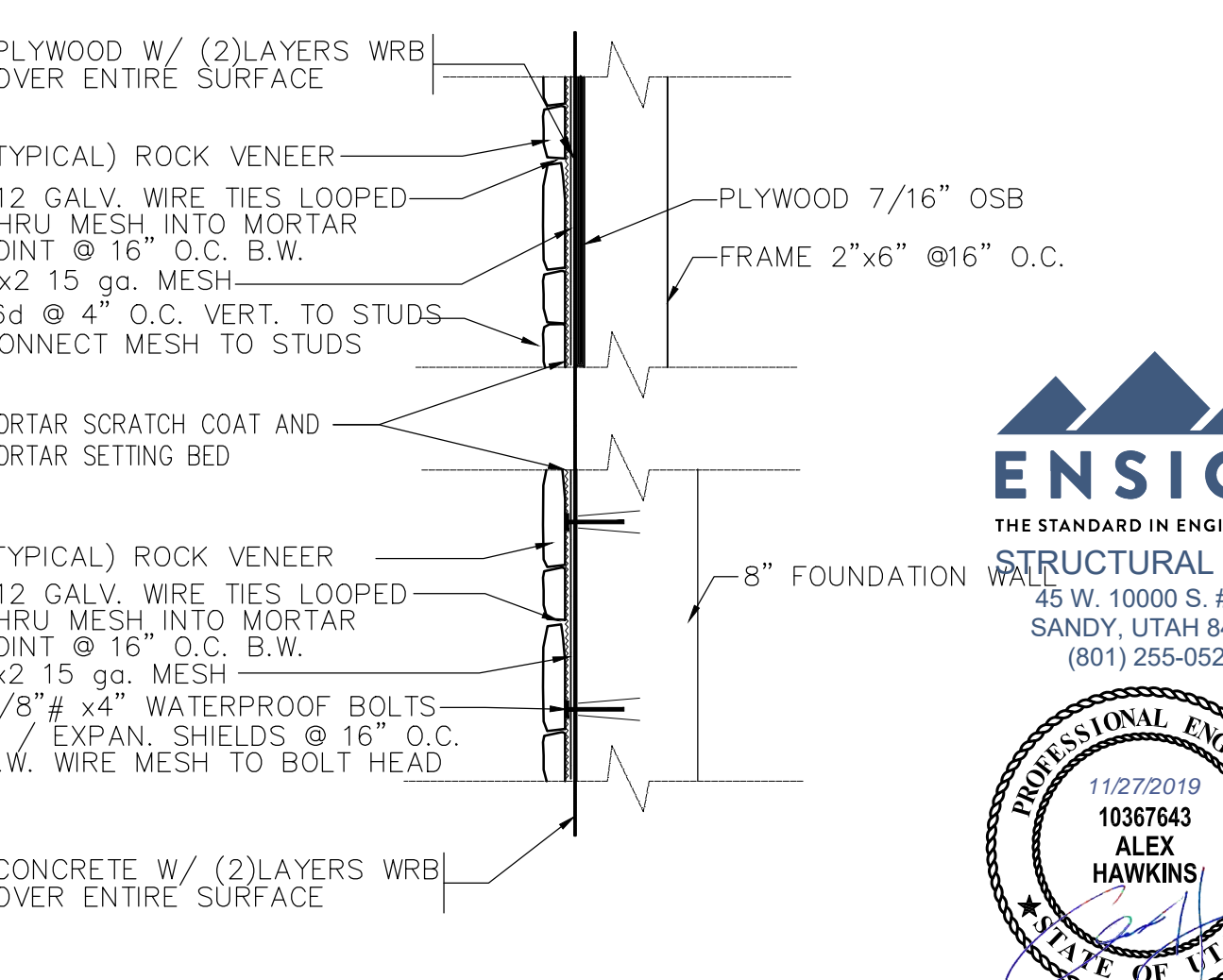
L TYP. THRESHOLD DETAIL

S300 NO SCALE



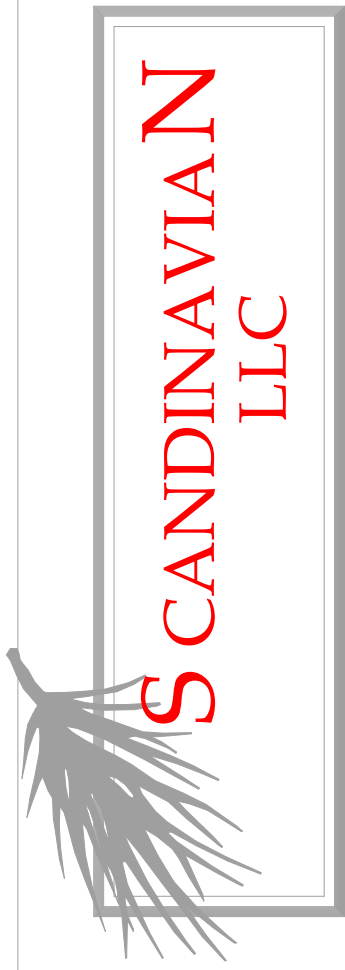
V VEEP SCREED DETAIL

S300 NO SCALE



R STONE VENEER DETAIL

S300 NO SCALE



ARCHITECTURAL OFFICE
Company Name: Scandinavian LLC
Address: 6410 N. Business Park Loop Rd. Unit E
Phone: 435-513-0355
Fax:
Project No.:
Cad File:
Drawn:
Checked:

A New Residence:
RYAN BYRNE
Summit Powder Mountain, Lot #80
8483 E. Spring Park, Weber County, Utah

BUILDER
Company Name:
Address:
Park City, Utah 84098
Phone:
Fax:

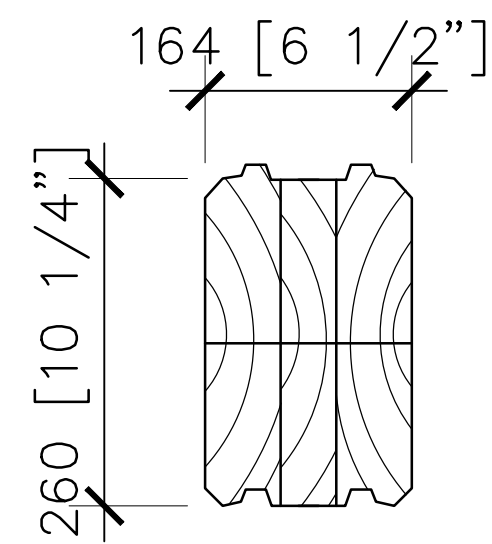


Drawing Date: 11-28-2019
Scale: 1" = 1'-0"
Title No.:

DETAILS
BUILDER/DEALER'S APPROVAL:
Signature and Date:

S300

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SCANDINAVIAN PROFILE (MLL 164)

MAXIMUM LENGTH	39 ft
MINIMUM LENGTH	1 ft
APPROXIMATE WEIGHT	14 lb / ft
PROFILE WALL INSTALLATION PER MANUFACTURERS GUIDELINES AND INSTRUCTIONS	

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

MATERIAL	Fb	Ft	Fv	FcT	FcII	MOE
SCOTCH SPRUCE	1390	914	139	348	914	943000

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

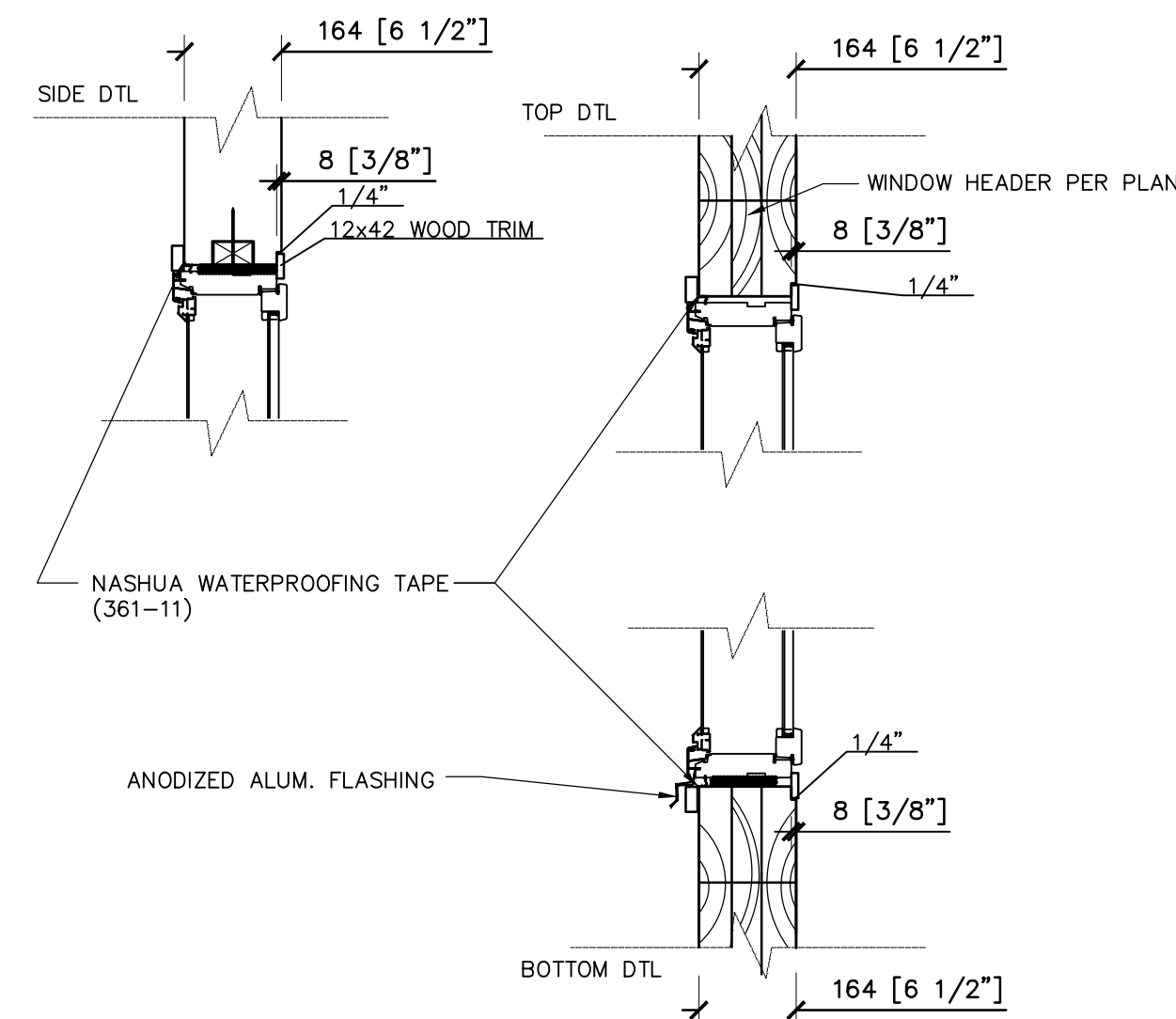
MATERIAL	Fb	Ft	Fv	FcT	FcII	MOE
SCOTCH SPRUCE	1741	1190	167	348	1190	1015965

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

1 SCANDINAVIAN WALL PROFILE

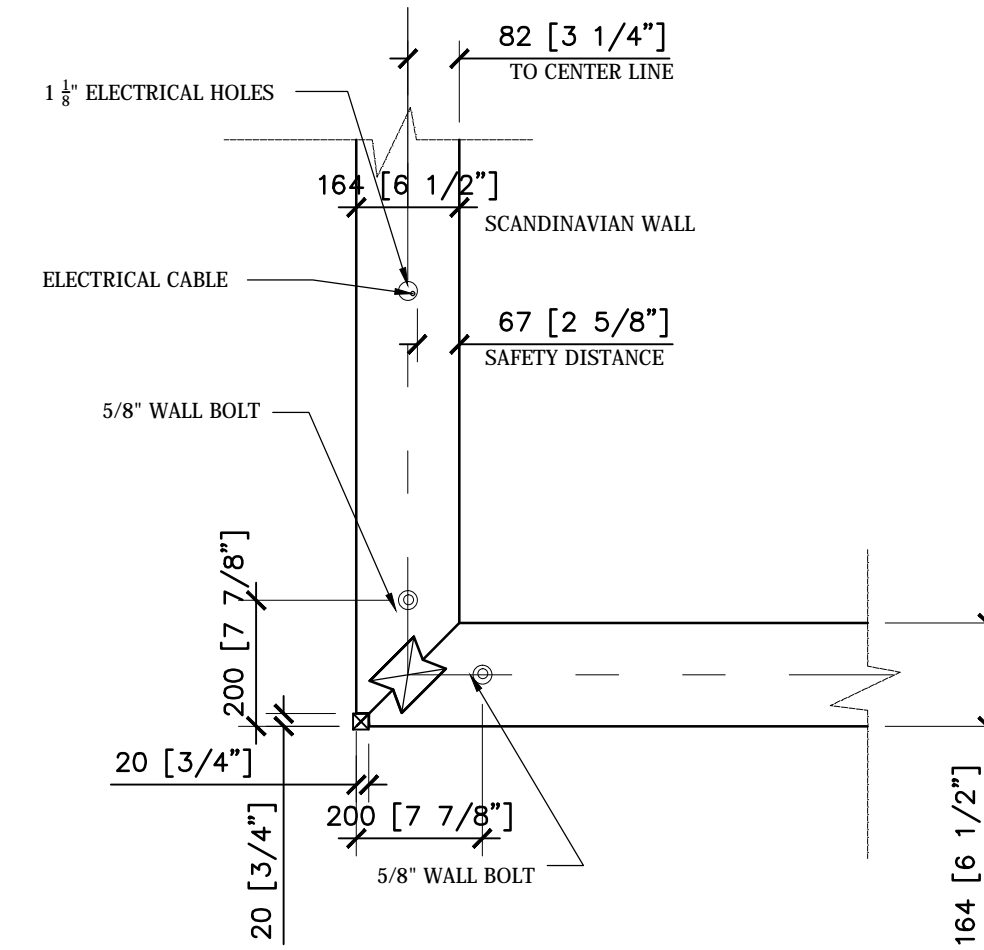
S301 SCALE: -

WINDOW FRAME CONNECTED TO SCANDINAVIAN PROFILE WALL.



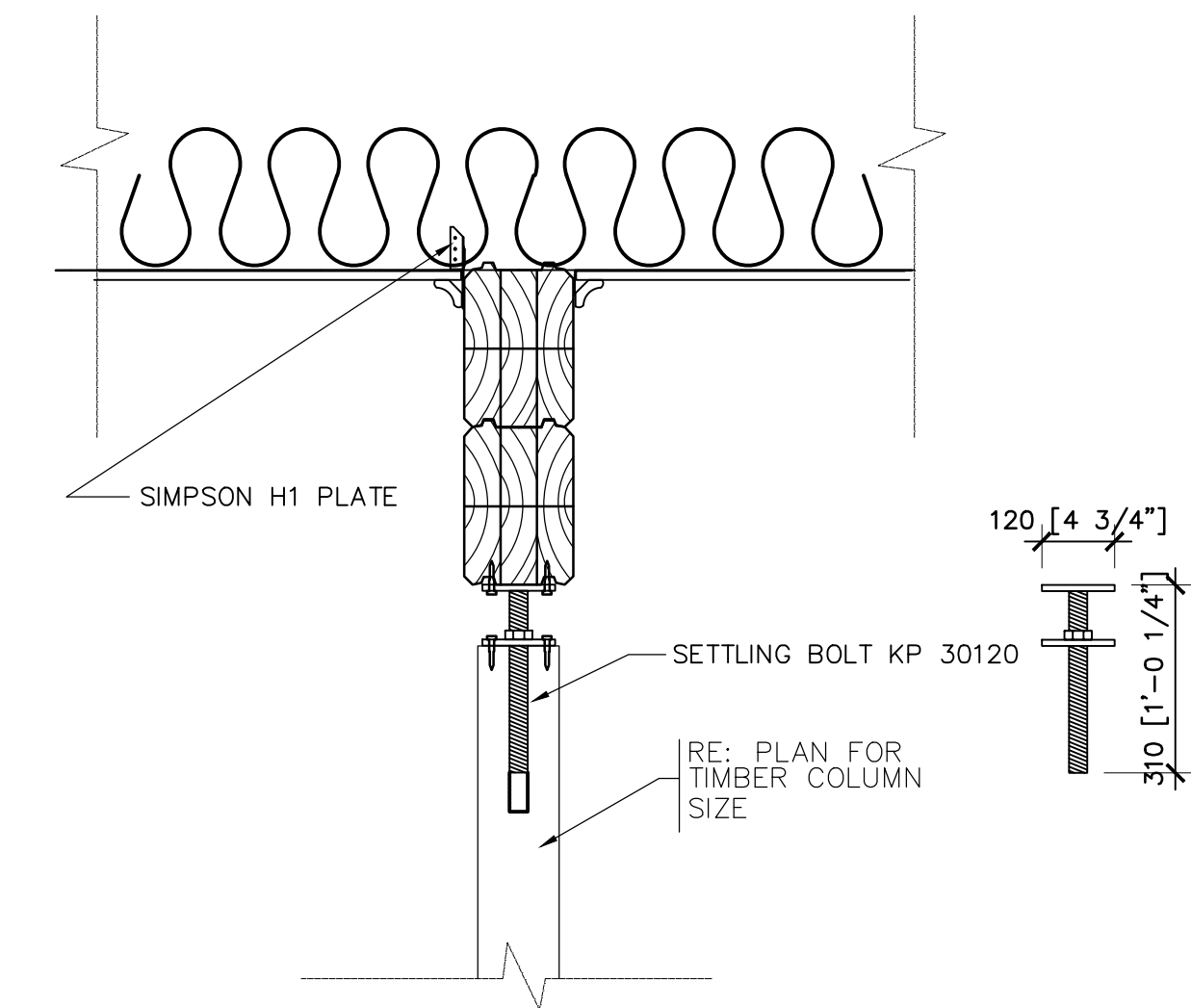
2 TYP. WINDOW DTL#1

S301 SCALE: 1" = 1'-0"



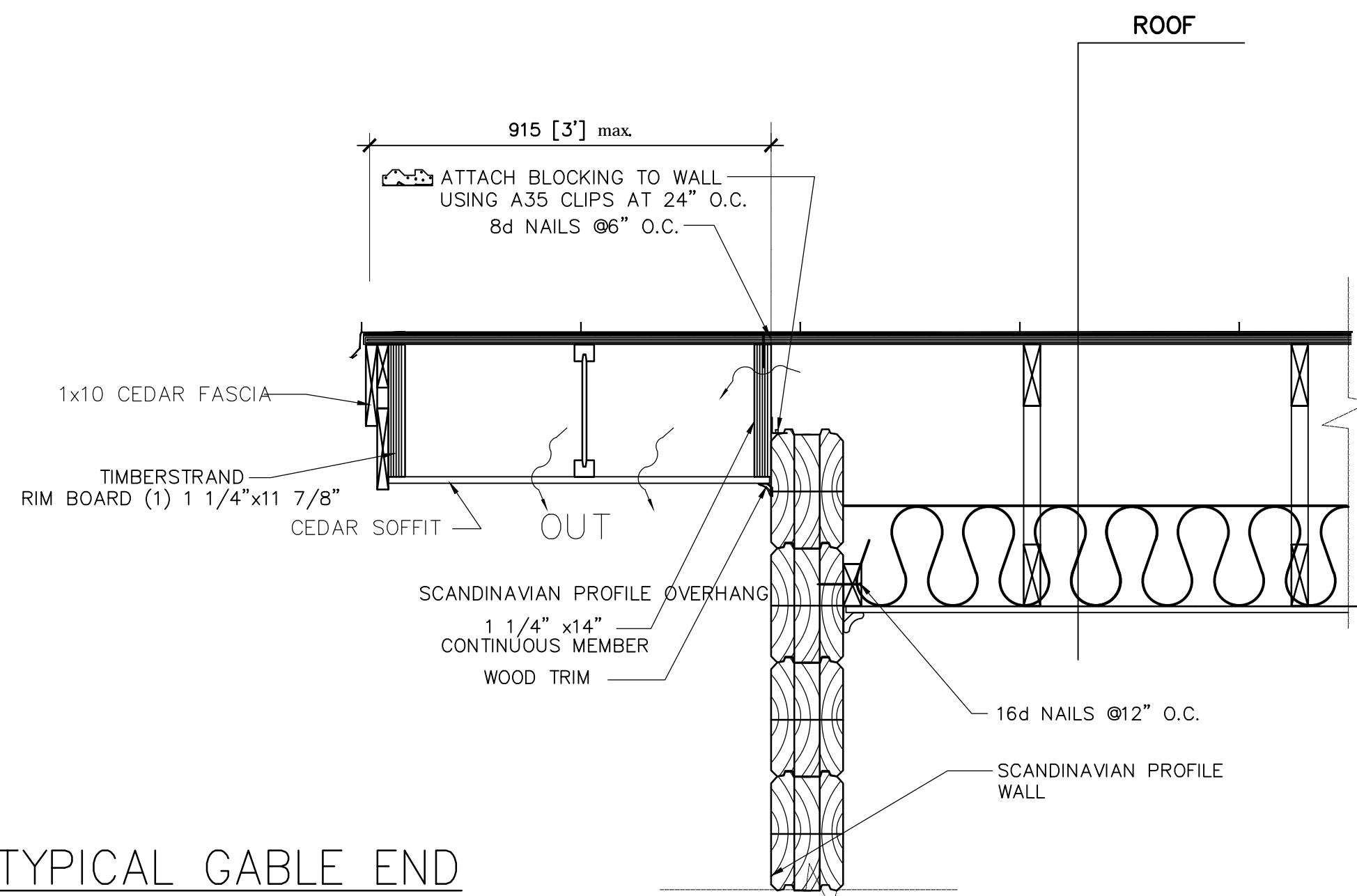
3 TYPICAL CORNER DETAIL

S301 SCALE: 1" = 1'-0"



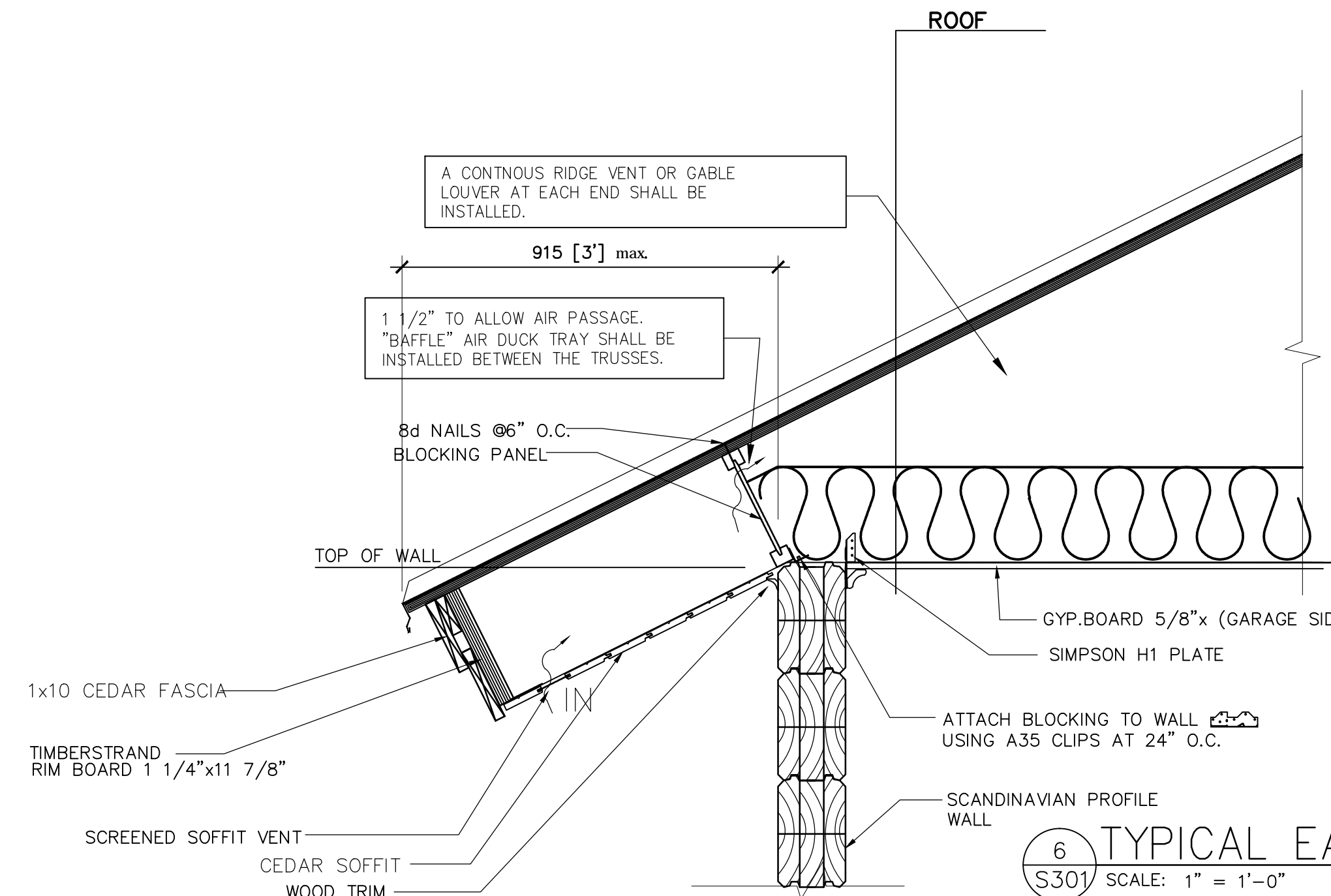
4 TYPICAL COLUMN / BEAM DETAIL

S301 SCALE: 1" = 1'-0"



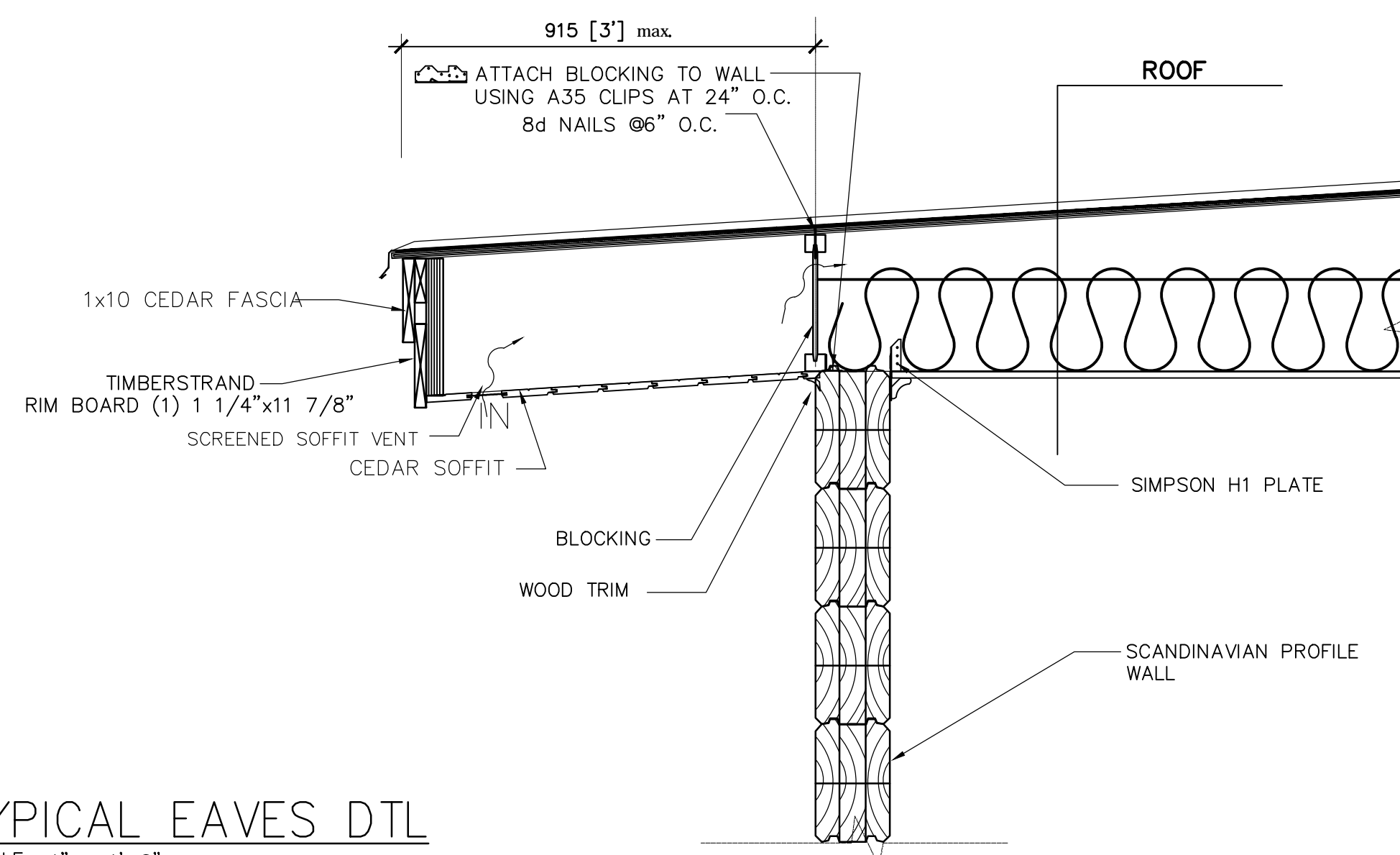
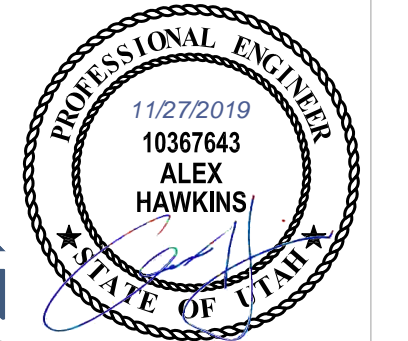
5 TYPICAL GABLE END

S301 SCALE: 1" = 1'-0"



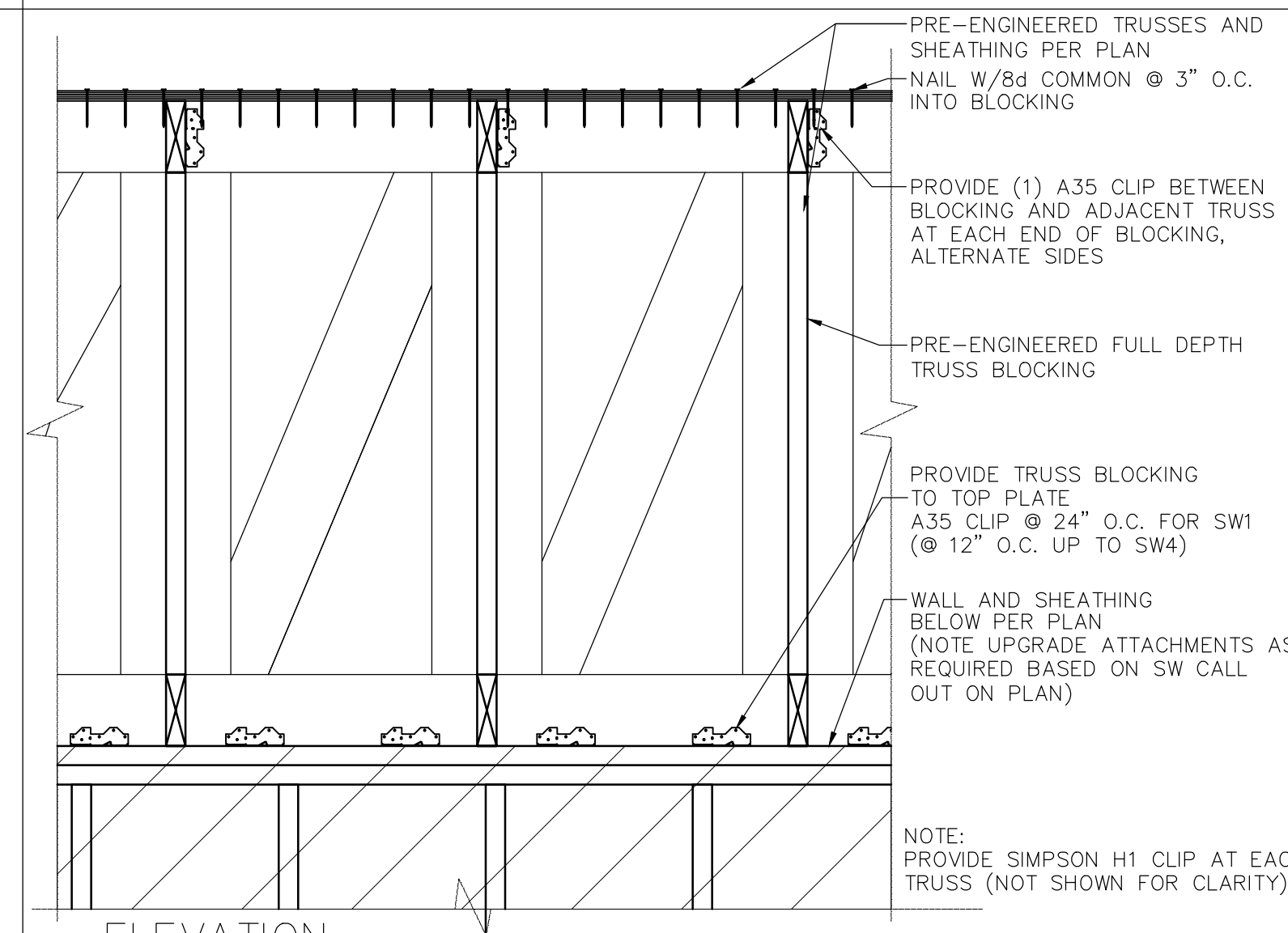
6 TYPICAL EAVES DTL

S301 SCALE: 1" = 1'-0"



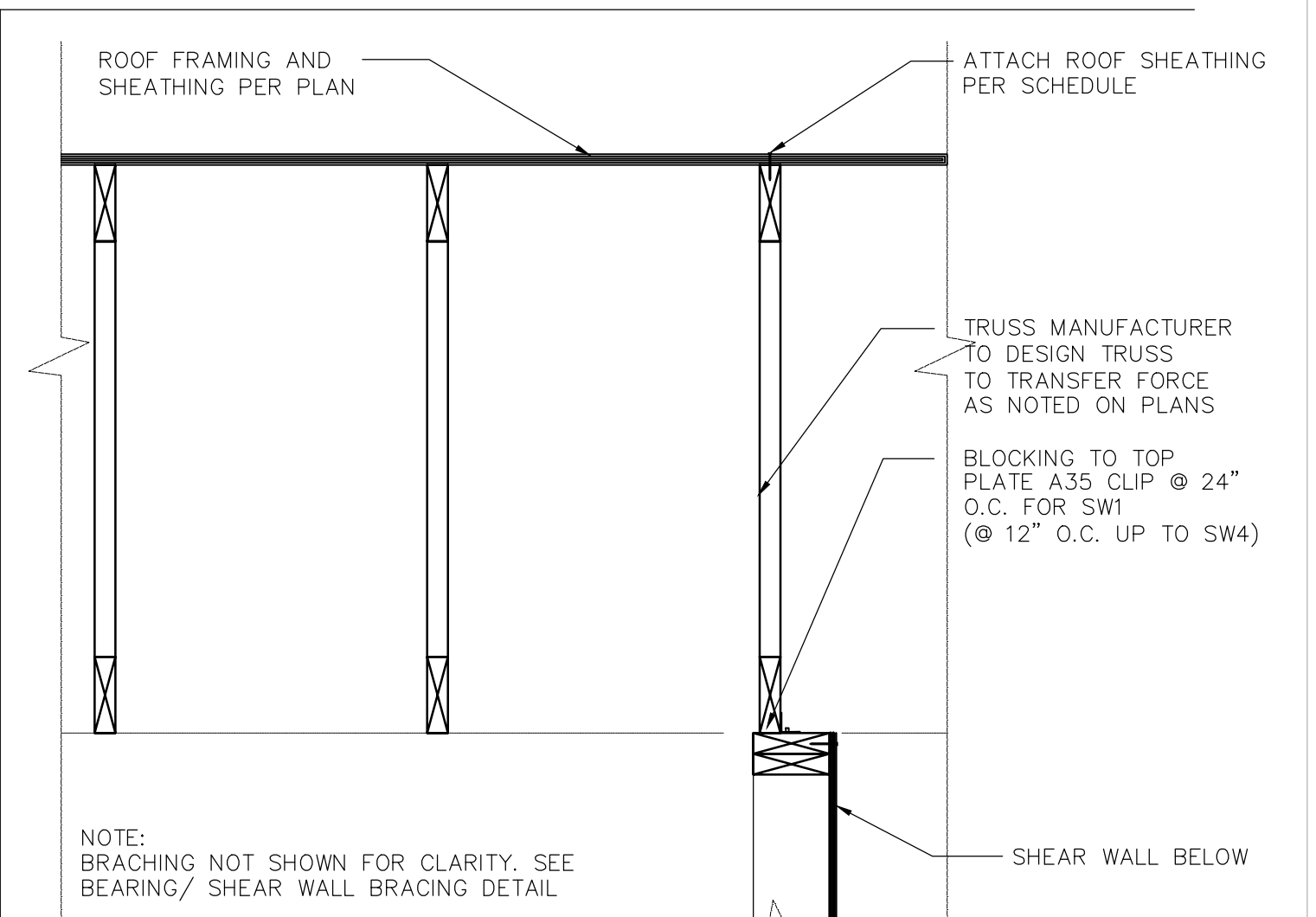
7 TYPICAL EAVES DTL

S301 SCALE: 1" = 1'-0"



8 FULL DEPTH TRUSS BLOCKING DETAIL

S301 SCALE: 1" = 1'-0"



9 TRUSS AT SHEARWALL

S301 SCALE: 1" = 1'-0"



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Cad File:
Drawn:
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A New Residence:
RYAN BYRNE
Summit Powder Mountain, Lot # 80
8483 E. Spring Park, Weber County, Utah

BUILDER
Company Name:
Address:
Park City, Utah 84098
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Fax:

Drawing Date: 11-28-2019
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Title No.:

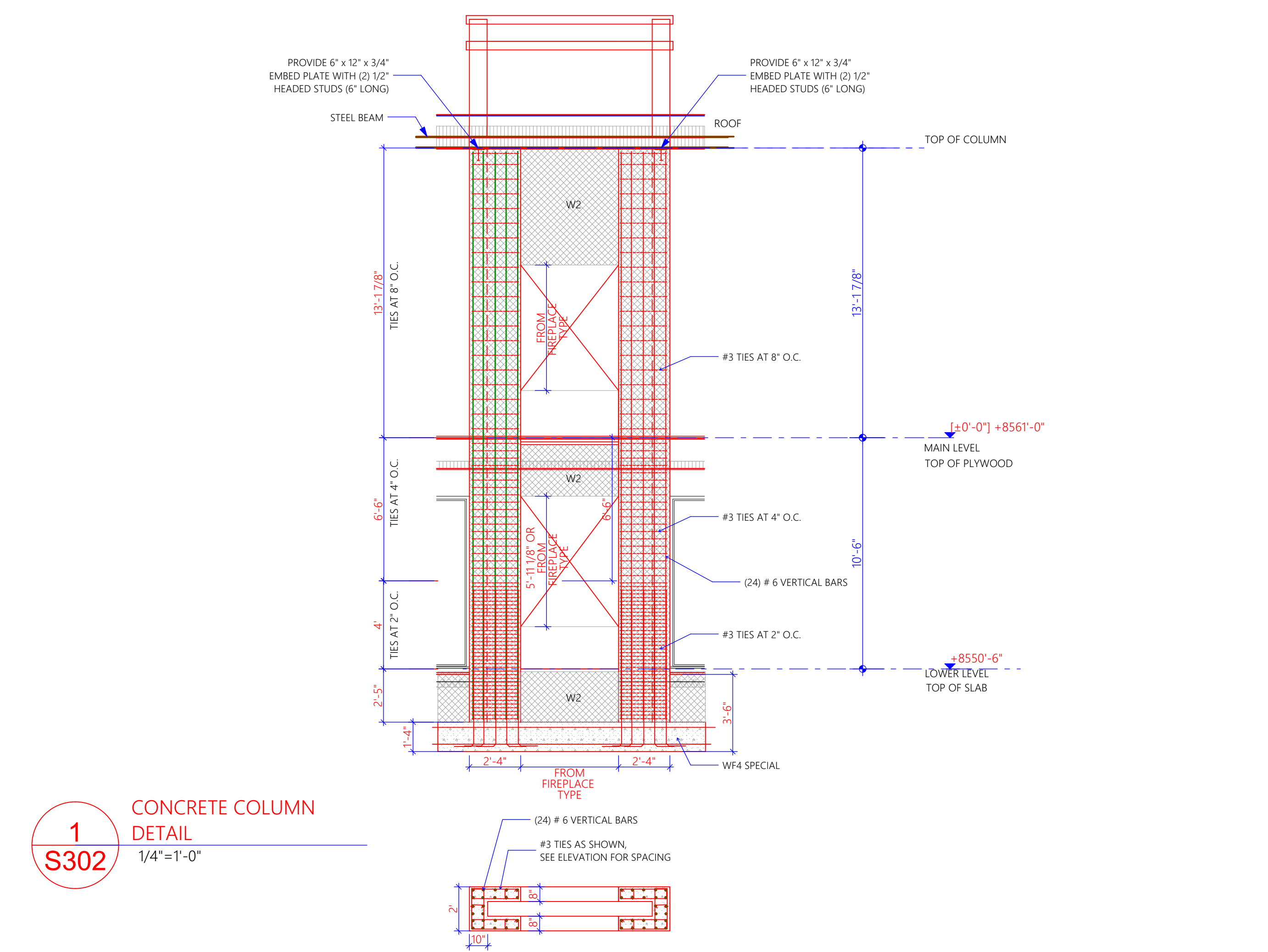
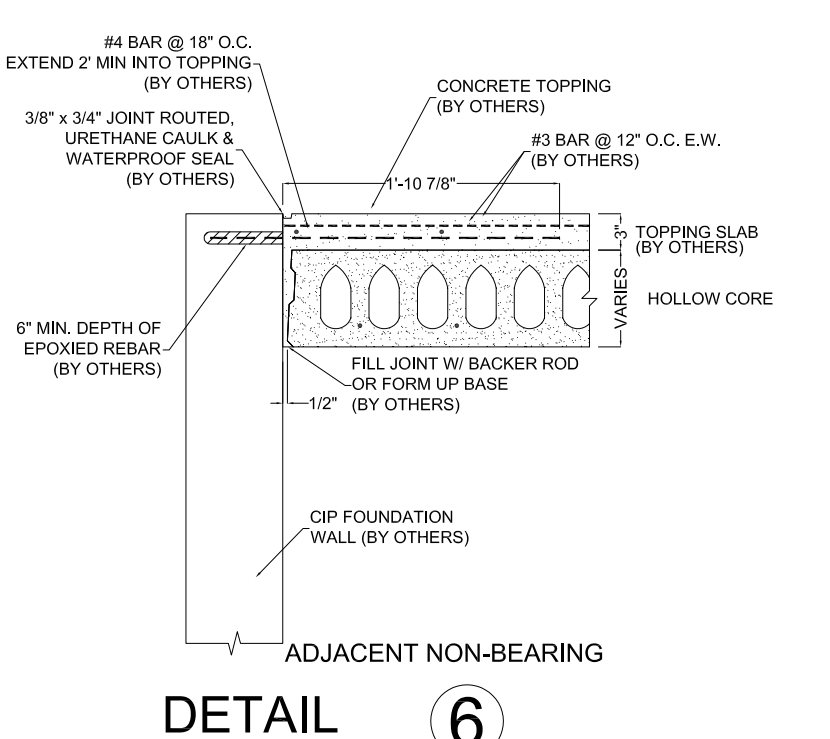
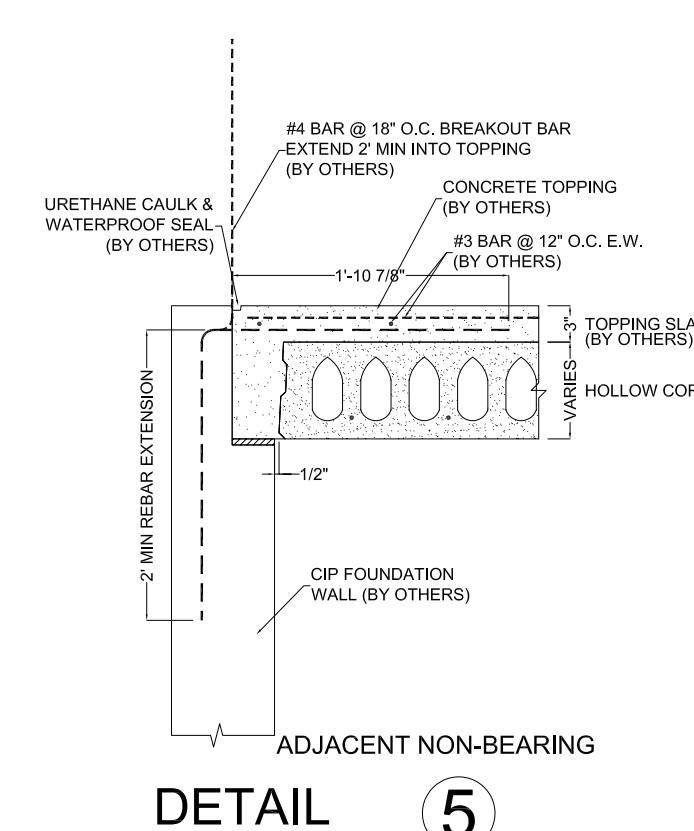
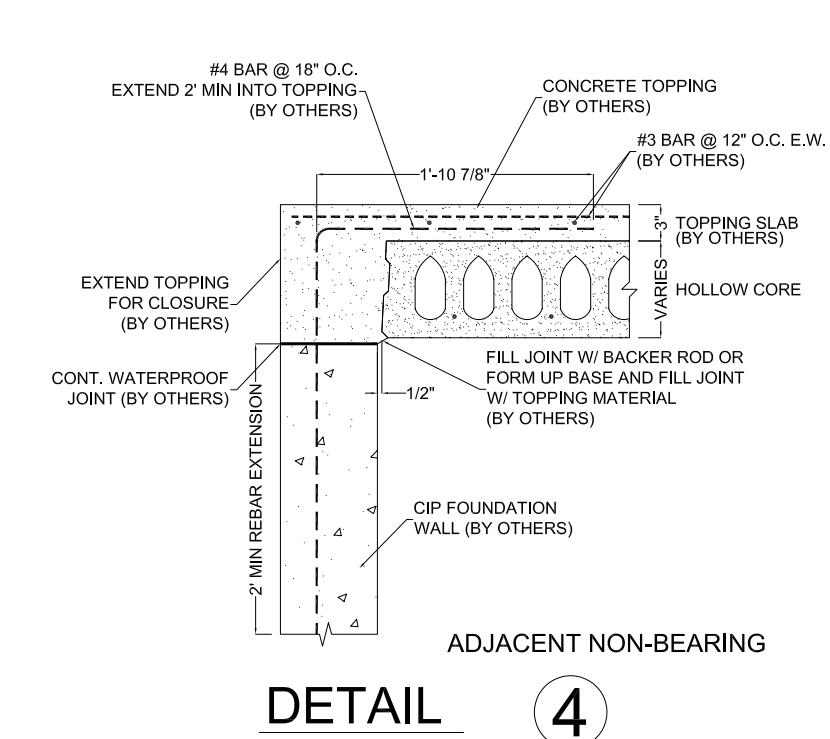
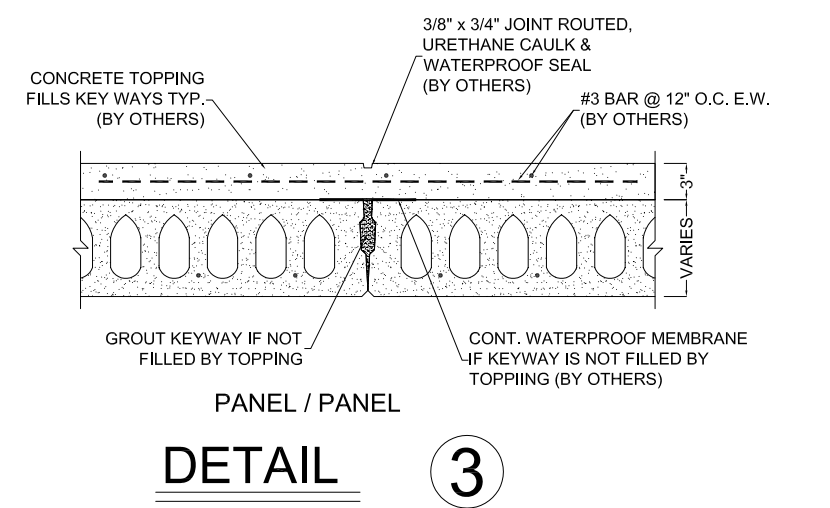
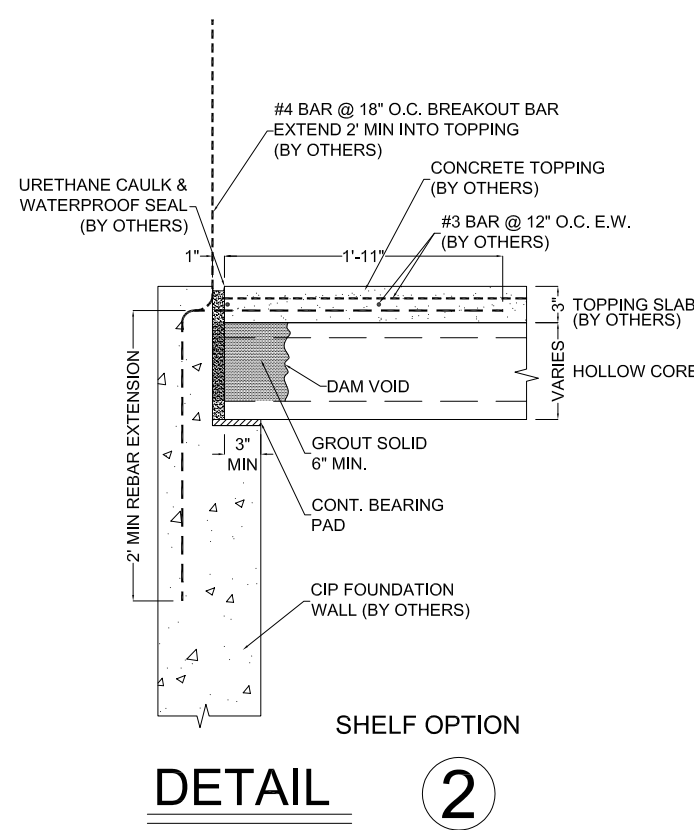
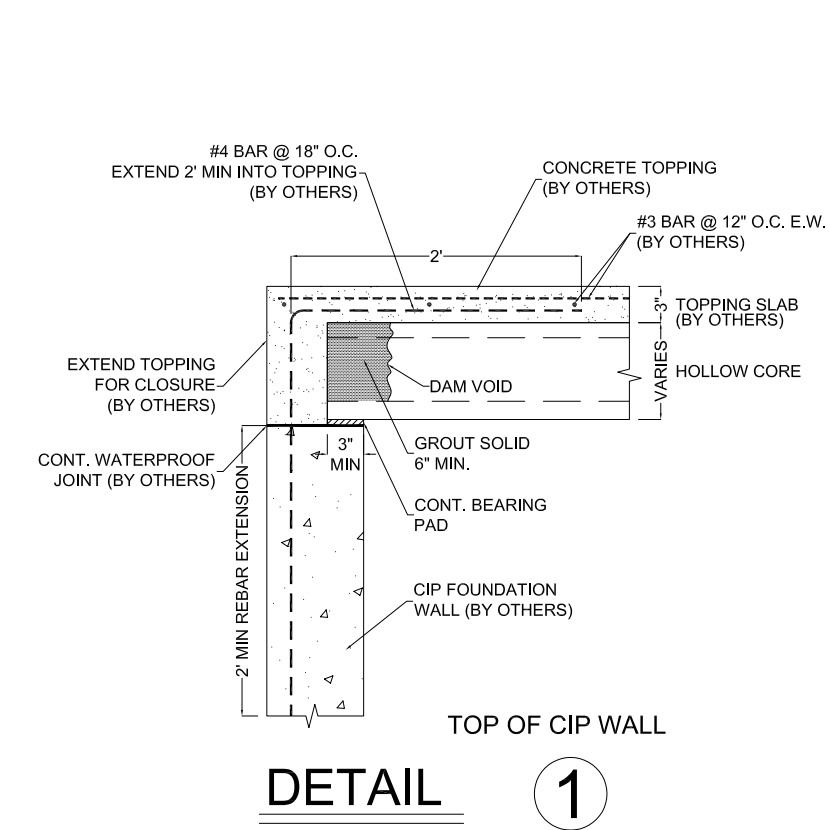
DETAILS
BUILDER/ DEALER'S APPROVAL:

Signature and Date:

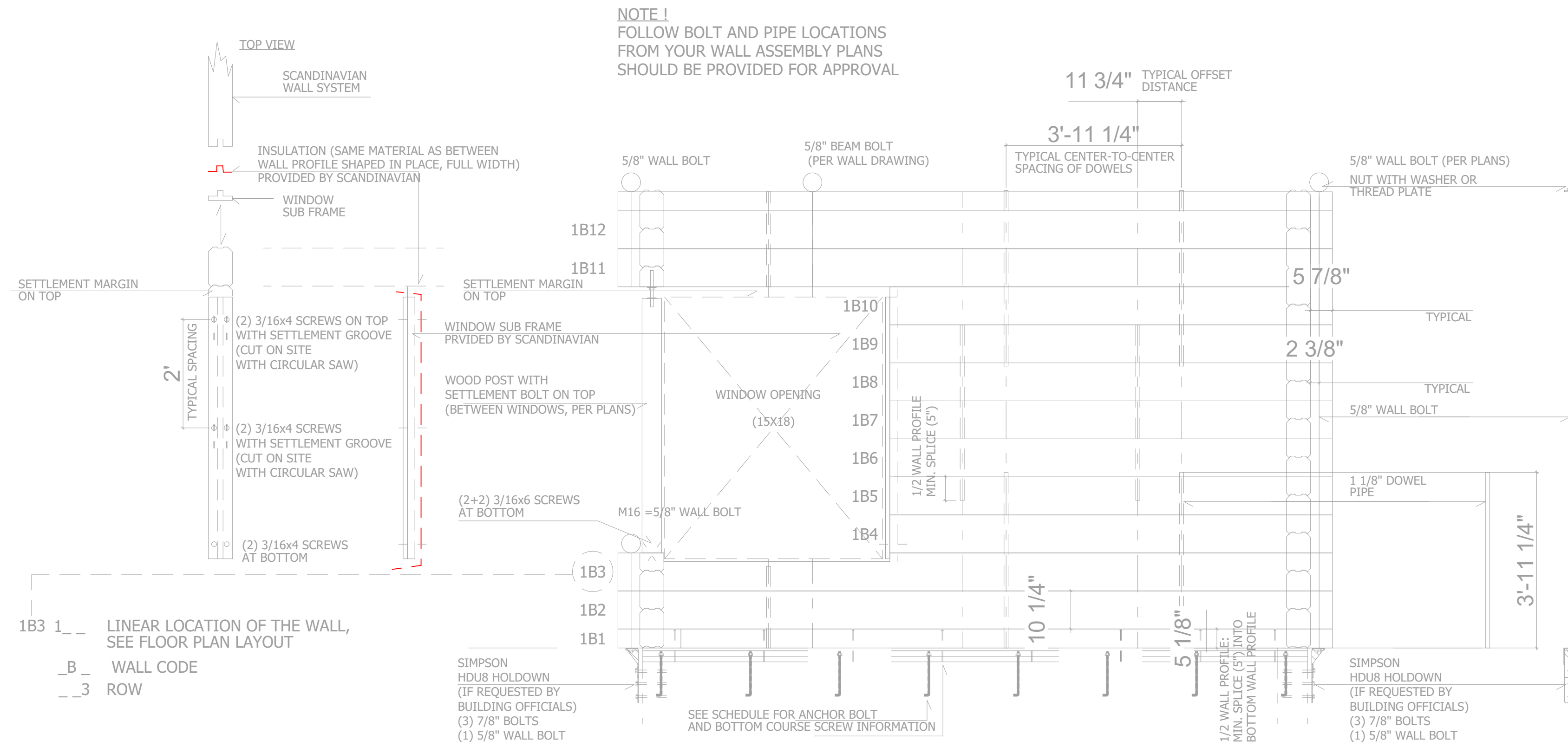


S301

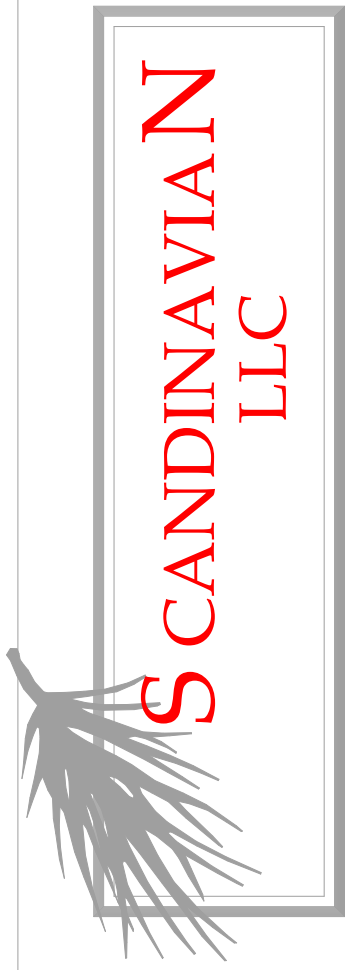
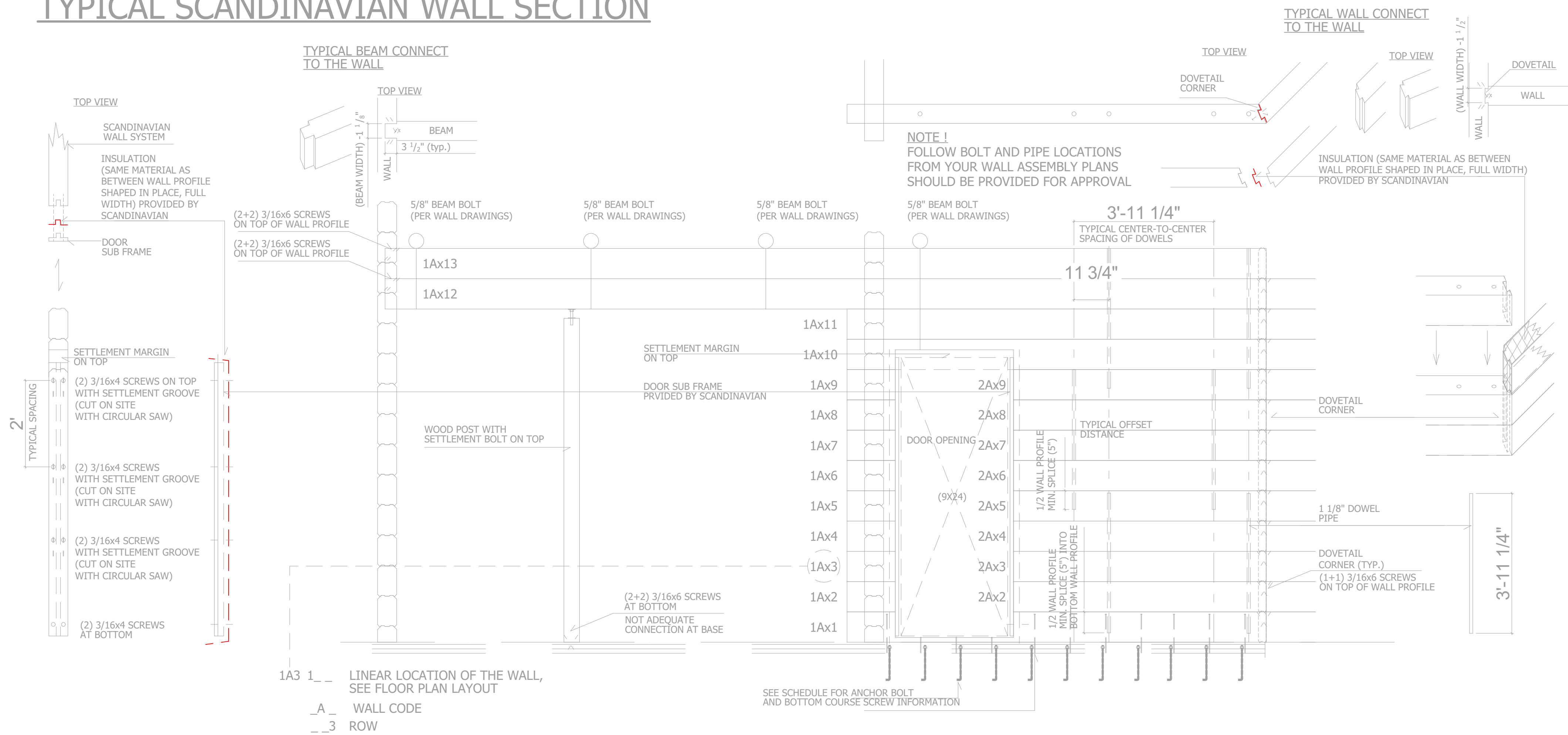
NOTES:
 1. THESE ARE SUGGESTED DIAPHRAGM DETAILS AND ARE IN COMPLIANCE WITH THE 2009 IBC AND ASCE 7-10. WE RECOMMEND THESE DETAILS WITH A CONCRETE STRENGTH OF 4,000 PSI 8% AIR ENTRAINMENT AND REINFORCEMENT STRENGTH OF 60,000 PSI.
 2. THE TOPPING DESIGN AND PLACEMENT ARE THE RESPONSIBILITY OF OTHERS (ENGINEER OF RECORD AND CONTRACTOR).
 3. SPAN-CRETE PLANKS AS INSPECTED IN A POCERTIFIED PLANT. NO FURTHER SPECIAL INSPECTION IS REQUIRED. ANY REQUIRED SPECIAL INSPECTIONS FOR SITE CONSTRUCTION ITEMS ARE THE RESPONSIBILITY OF OTHERS.
 4. SHORING OF SPAN-CRETE PLANKS IS NOT REQUIRED FOR TOPPING PLACEMENT.
 5. HIGH STRENGTH GROUTING OF KEYWAY IS OPTIONAL AT THE REQUEST OF THE CONTRACTOR. IF NO HIGH STRENGTH GROUTING IS DESIRED, THE KEYWAY WILL BE FILLED WITH THE TOPPING CONCRETE. PLACING A WATERPROOF MEMBRANE OVER THE HIGH-STRENGTH GROUTED KEYWAY IS ALSO AN OPTION PER THE REQUEST OF THE CONTRACTOR.



TYPICAL SCANDINAVIAN WALL SECTION



TYPICAL SCANDINAVIAN WALL SECTION



ARCHITECTURAL OFFICE
 Company Name: Scandinavian LLC
 Address: 6410 N. Business Park Loop Rd. Unit E
 Phone: 435-513-0355
 Fax:
 Project No.:
 Cad File:
 Drawn:
 Checked:

A New Residence:
RYAN BYRNE
 Summit Powder Mountain, Lot # 80
 8483 E. Spring Park, Weber County, Utah

BUILDER
 Company Name:
 Address:
 Park City, Utah 84098
 Phone:
 Fax:
 Drawing Date: 11-26-2019
 Scale: 1/2" = 1'-0"
 Title: SCANDINAVIAN WALL SECTION
 BUILDER/DEALER'S APPROVAL:
 Signature and Date:



S304

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