

# March 11th, 2022 Issued for Construction

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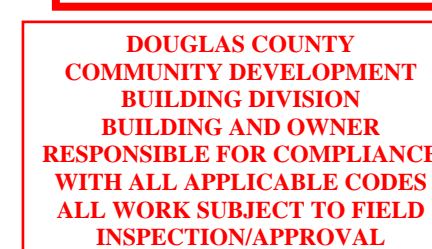
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# Klinefelter Residence

GENERAL NOTES

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

INTERIOR FINISH NOTES

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

MECHANICAL AND PLUMBING NOTES

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

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

3 A001 Abbreviations NTS

TYPE	INTERIOR WALL TYPE DESCRIPTION
P1	4 1/2" + 1/2" GWB, PTD + 2x4 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" GWB, PTD
P11	5 1/4" + 3/4" wood paneling; refer to interior finish schedule + 1/2" cement backer board + 2x4 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" GWB, PTD
P2	6 1/2" + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" GWB, PTD
P22	3" + 1/2" GWB, PTD + 2x3 studs @ 16" o.c. + thermal acoustic batt to fill cavity + custom sauna unit
P1A	4 1/2" + 1/2" GWB, PTD + 2x4 studs @ 16" o.c. + thermal acoustic batt insulation to fill cavity + 1/2" GWB, PTD
P11A	5 1/4" + 3/4" wood paneling; refer to interior finish schedule + 1/2" cement backer board + 2x4 studs @ 16" o.c. + thermal acoustic batt insulation to fill cavity + 1/2" GWB, PTD
P2A	6 1/2" + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" GWB, PTD
P22A	10 1/2" + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + 1/2" sheathing as per structural + wood blocking to req'd depth + acoustic batt to fill cavity + 1/2" GWB, PTD
P2B	6 1/2" + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + thermal acoustic batt to fill cavity + 1/2" GWB, PTD
P22B	9 7/16" + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + 1/2" sheathing as per structural + wood blocking to req'd depth + 1/2" GWB, PTD
P3	5 1/8" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x4 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" GWB, PTD
P3A	5 1/8" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x4 studs @ 16" o.c. + thermal acoustic batt insulation to fill cavity + 1/2" GWB, PTD
P4	5 3/4" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x4 studs @ 16" o.c. + acoustic batt to fill cavity + 5/8" tile backer board + tile; refer to interior finish schedule
P4A	11 1/2" + 1/2" GWB, PTD + wood blocking to req'd depth + 2x6 studs @ 16" o.c. + 5 1/2" 2lb. closed-cell spray foam insulation (R27) + wood blocking to req'd depth + 1/2" GWB, PTD
P5	5 7/8" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x4 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" cement backer board + 3/4" wood paneling; refer to interior finish schedule
P5A	10" + concrete foundation wall + wood blocking to req'd depth + 1/2" GWB, PTD
P6	7 1/8" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x6 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" GWB, PTD
P6A	9 3/4" + 1/2" GWB, PTD + 2x6 studs @ 16" o.c. + 5 1/2" 2lb. closed-cell spray foam insulation (R27) + 1/2" sheathing as per structural + wood blocking to req'd depth + 1/2" GWB, PTD
P7	7 3/4" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x6 studs @ 16" o.c. + acoustic batt to fill cavity + 5/8" tile backer board + tile; refer to interior finish schedule
P7A	10 7/8" + 3/4" wood paneling; refer to interior finish schedule + 1/2" cement backer board + wood blocking to req'd depth + 1/2" sheathing as per structural + acoustic batt to fill cavity + 2x6 studs @ 16" o.c. + 5/8" tile backer board + tile; refer to interior finish schedule
P8	7 7/8" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x6 studs @ 16" o.c. + acoustic batt to fill cavity + 1/2" cement backer board + 3/4" wood paneling; refer to interior finish schedule
P8A	11 1/16" + 3/4" wood paneling; refer to interior finish schedule + 1/2" cement backer board + wood blocking to req'd depth + 1/2" sheathing as per structural + acoustic batt to fill cavity + 2x6 studs @ 16" o.c. + wood blocking to req'd depth + 1/2" GWB, PTD
P9	10" + 3/4" wood paneling; refer to interior finish schedule + 1/2" cement backer board + wood blocking to req'd depth + 1/2" sheathing as per structural + 5 1/2" 2lb. closed-cell spray foam insulation (R27) + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD
P9A	3 5/8" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x3 studs @ 16" o.c. + thermal acoustic batt to fill cavity + custom sauna unit
P10	10" + 3/4" wood paneling; refer to interior finish schedule + 1/2" cement backer board + wood blocking to req'd depth + 1/2" sheathing as per structural + acoustic batt to fill cavity + 2x6 studs @ 16" o.c. + 1/2" GWB, PTD
P10A	3 5/8" + tile; refer to interior finish schedule + 5/8" tile backer board + 2x3 studs @ 16" o.c. + thermal acoustic batt to fill cavity + custom sauna unit

2 A001 Interior Partition Types NTS

TYPE	WOOD CLADDING PROFILE
1	1 1/4" x 5 3/8" + 1X6 vertical tongue & groove wood cladding; clear western red cedar as per specification (exterior facade finish)
2	1 1/2" x 3/4" + 1X4 square edge shiplap wood cladding; clear western red cedar as per specification (great room + kitchen ceiling finish)

ROOF TYPE DESCRIPTION

**Roof Assembly Type 1 (RA1)**  
**System Components:**

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

**Roof Assembly Type 2 (RA2)**  
**System Components:**

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

**Roof Assembly Type 3 (RA3)**  
**System Components:**

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

**R1101.3: The thermal envelope components (insulation, windows, doors, skylights, etc.) shall be installed in accordance with the approved REScheck. Verify all insulation R-values, insulation types, and window U-factors with the REScheck prior to installation.**

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

TYPE	WOOD CLADDING PROFILE
1	1 1/4" x 5 3/8" + 1X6 vertical tongue & groove wood cladding; clear western red cedar as per specification (exterior facade finish)
2	1 1/2" x 3/4" + 1X4 square edge shiplap wood cladding; clear western red cedar as per specification (great room + kitchen ceiling finish)

1 A001 Cladding Profiles NTS

Kinfelefer Residence

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**REVIEWED FOR CODE COMPLIANCE**

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

BUILDING  STRUCTURAL  MECHANICAL  PLUMBING  ELECTRICAL  ENERGY  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: 06/09/22

WEST COAST CODE CONSULTANTS, INC.

DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION

BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL

STATE OF UTAH

Brian MacKay-Lyons

9809836

NO. 9809836

LICENSED ARCHITECT

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

**NOTES:**

**COPYRIGHT RELATED TO THE USE OF THIS DRAWING:**  
 The use of this drawing shall be governed by standard copyright law as generally accepted in architectural practice.

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

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

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

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

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

General Notes + Interior Partitions

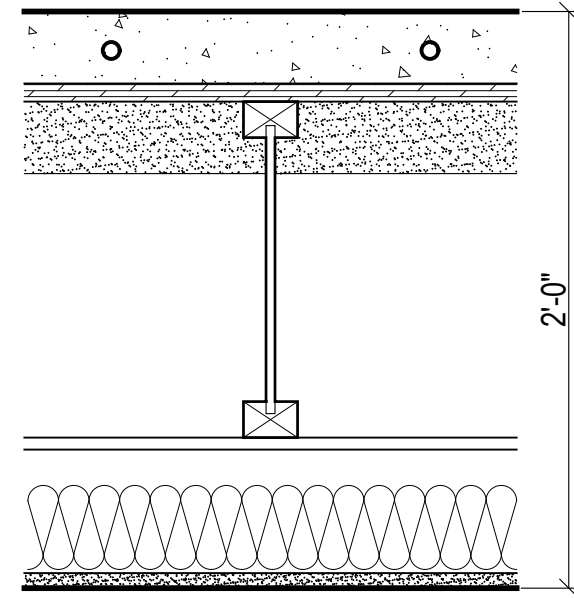
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 date: 2021-01-20  
 drawn: TR/LM  
 chkd: SA

A001

FLOOR TYPE DESCRIPTION

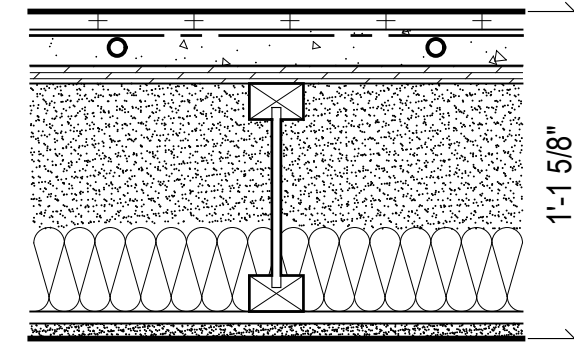
**Floor Assembly Type 1 (FA1)**

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



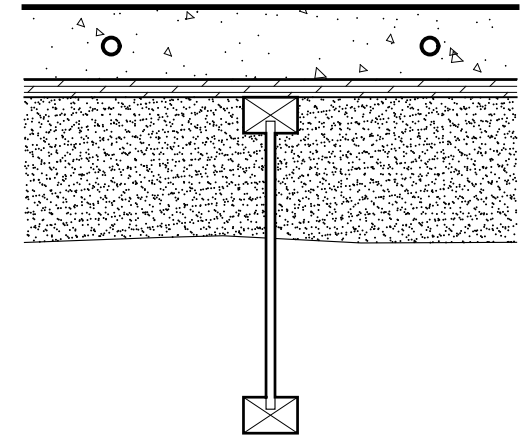
**Floor Assembly Type 7 (FA7)**

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



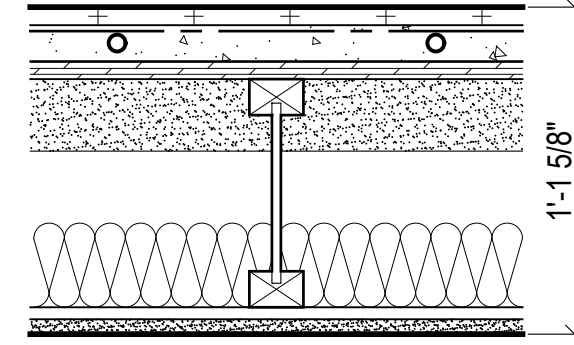
**Floor Assembly Type 2 (FA2)**

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



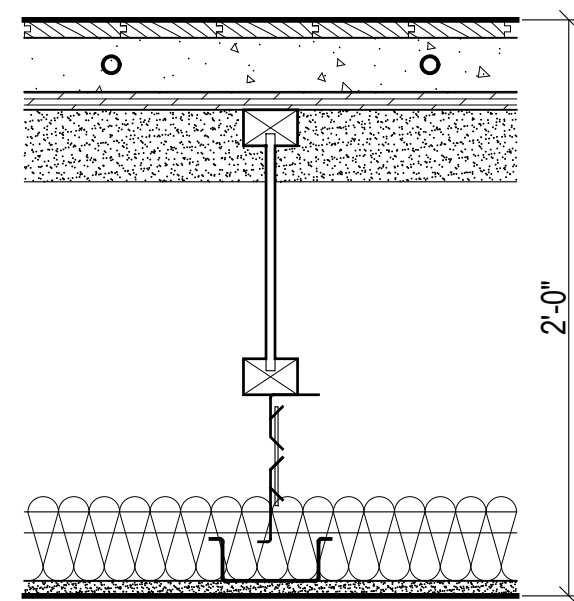
**Floor Assembly Type 8 (FA8)**

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



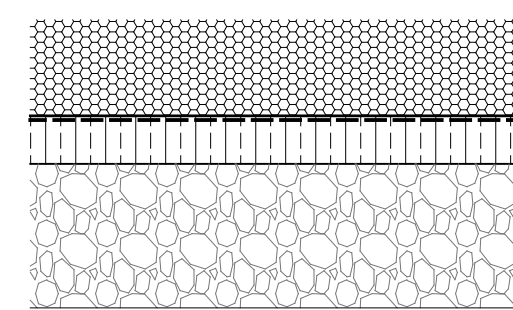
**Floor Assembly Type 3 (FA3)**

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



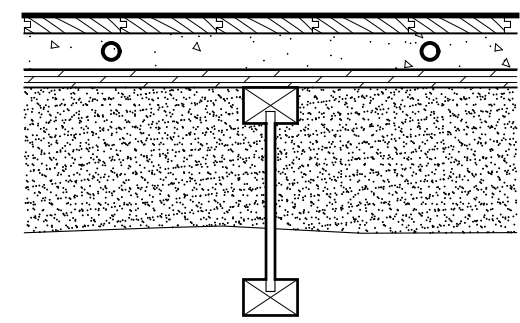
**Floor Assembly Type 9 (FA9)**

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



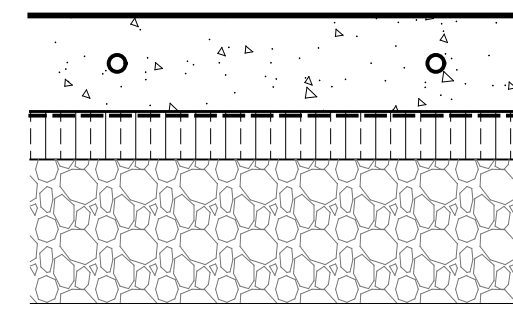
**Floor Assembly Type 4 (FA4)**

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



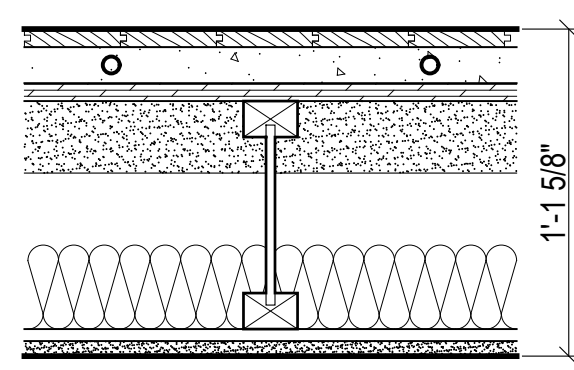
**Floor Assembly Type 10 (FA10)**

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



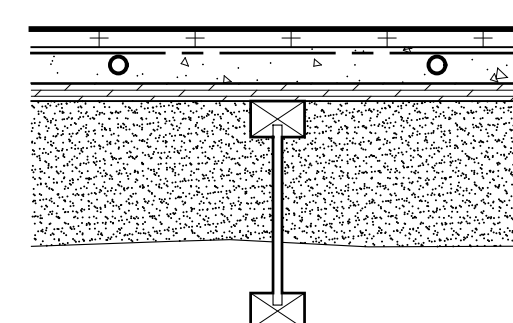
**Floor Assembly Type 5 (FA5)**

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



**Floor Assembly Type 6 (FA6)**

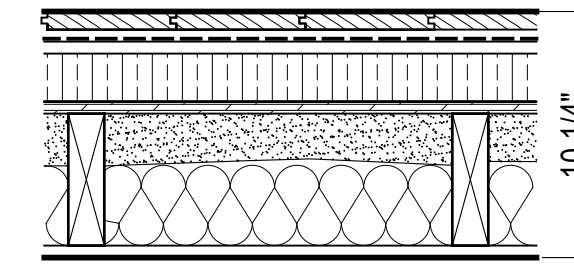
- System Components:**
- tile floor finish, refer to finish schedule
  - 3/16" GenieMAT RST Series
  - 1-1/2" concrete topping w/ hydronic in-floor heating system
  - 3/4" sheathing as per structural
  - wood I-joists, as per structural
  - 4-1/2" 2lb. closed-cell spray foam insulation (R27)



EXTERIOR WALL TYPE DESCRIPTION

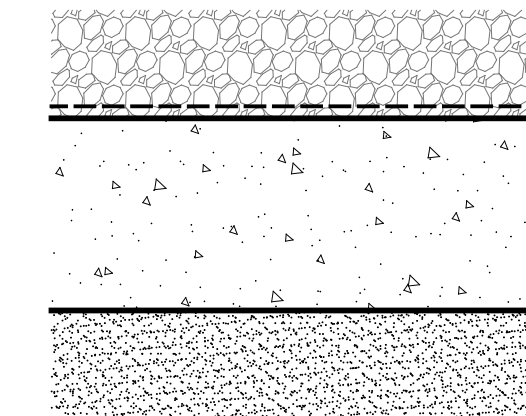
**Exterior Wall Assembly 1A (EWA1A)**

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



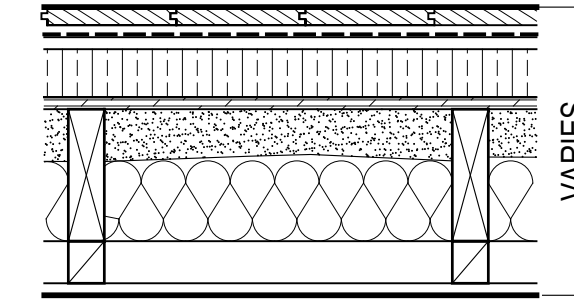
**Exterior Wall Assembly 4 (EWA4)**

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



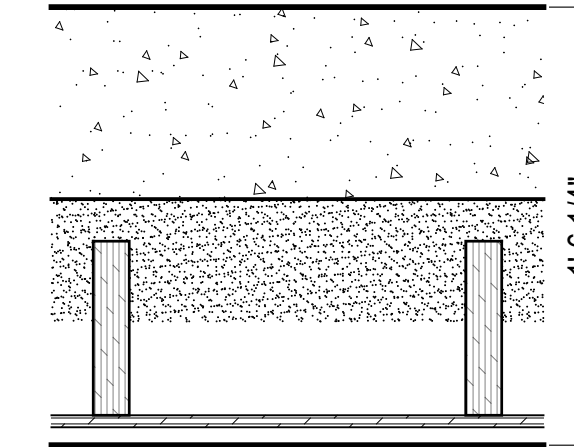
**Exterior Wall Assembly 1B (EWA1B)**

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



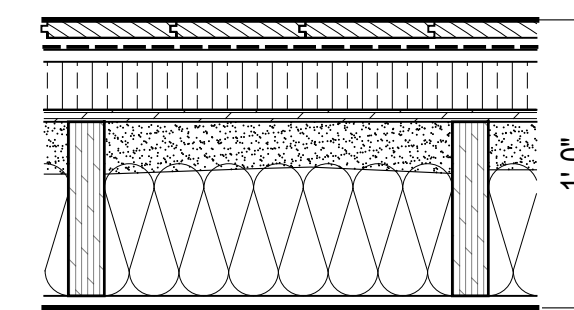
**Exterior Wall Assembly 5 (EWA5)**

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



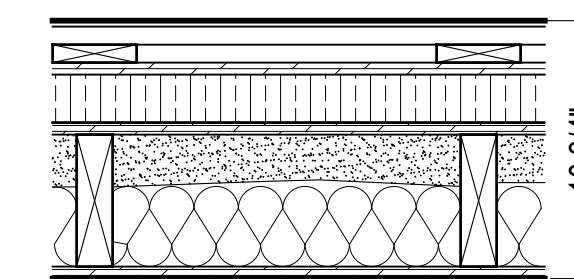
**Exterior Wall Assembly 1C (EWA1C)**

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



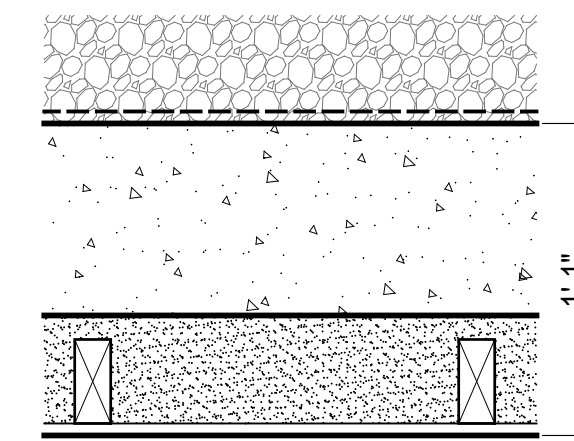
**Exterior Wall Assembly 6 (EWA6)**

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



**Exterior Wall Assembly 2 (EWA2)**

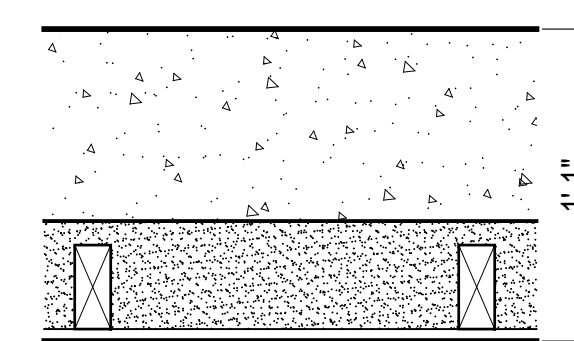
- System Components:**
- waterproofing system below grade, as per spec
  - reinforced 8" thick architectural concrete wall as per structural
  - 4-1/2" 2lb. closed-cell spray foam insulation (R27)
  - 2x4 stud wall, hold stud wall 1" from conc. wall
  - interior finish, refer to finish schedule



**N1101.3: The thermal envelope components (insulation, windows, doors, skylights, etc.) shall be installed in accordance with the approved REScheck. Verify all insulation R-values, insulation types, and window U-factors with the REScheck prior to installation.**

**Exterior Wall Assembly 3 (EWA3)**

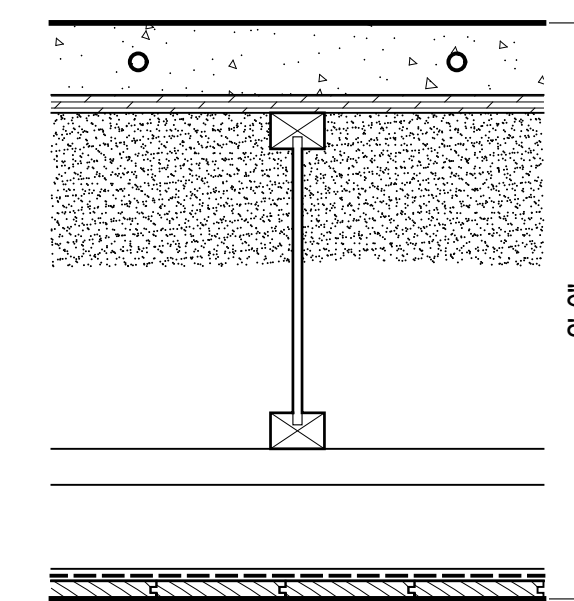
- System Components:**
- reinforced 8" thick concrete wall as per structural; board form finish, refer to specification
  - 4-1/2" 2lb. closed-cell spray foam insulation (R27)
  - 2x4 stud wall, hold stud wall 1" from concrete wall
  - interior finish, refer to room finish schedule



SOFFIT TYPE DESCRIPTION

**Soffit Assembly Type 1 (SA1)**

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



Kinefelter Residence

Summit Powder Mountain  
Box 700

MacKay-Lyons  
Sweetapple  
Architects  
Limited

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

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

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BY: MEM DATE: 06/09/22

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ALL WORK SUBJECT TO FIELD  
INSPECTION/APPROVAL

STATE OF UTAH

Brian MacKay-Lyons

*Brian MacKay-Lyons*

No. 9809836

LICENSED ARCHITECT

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

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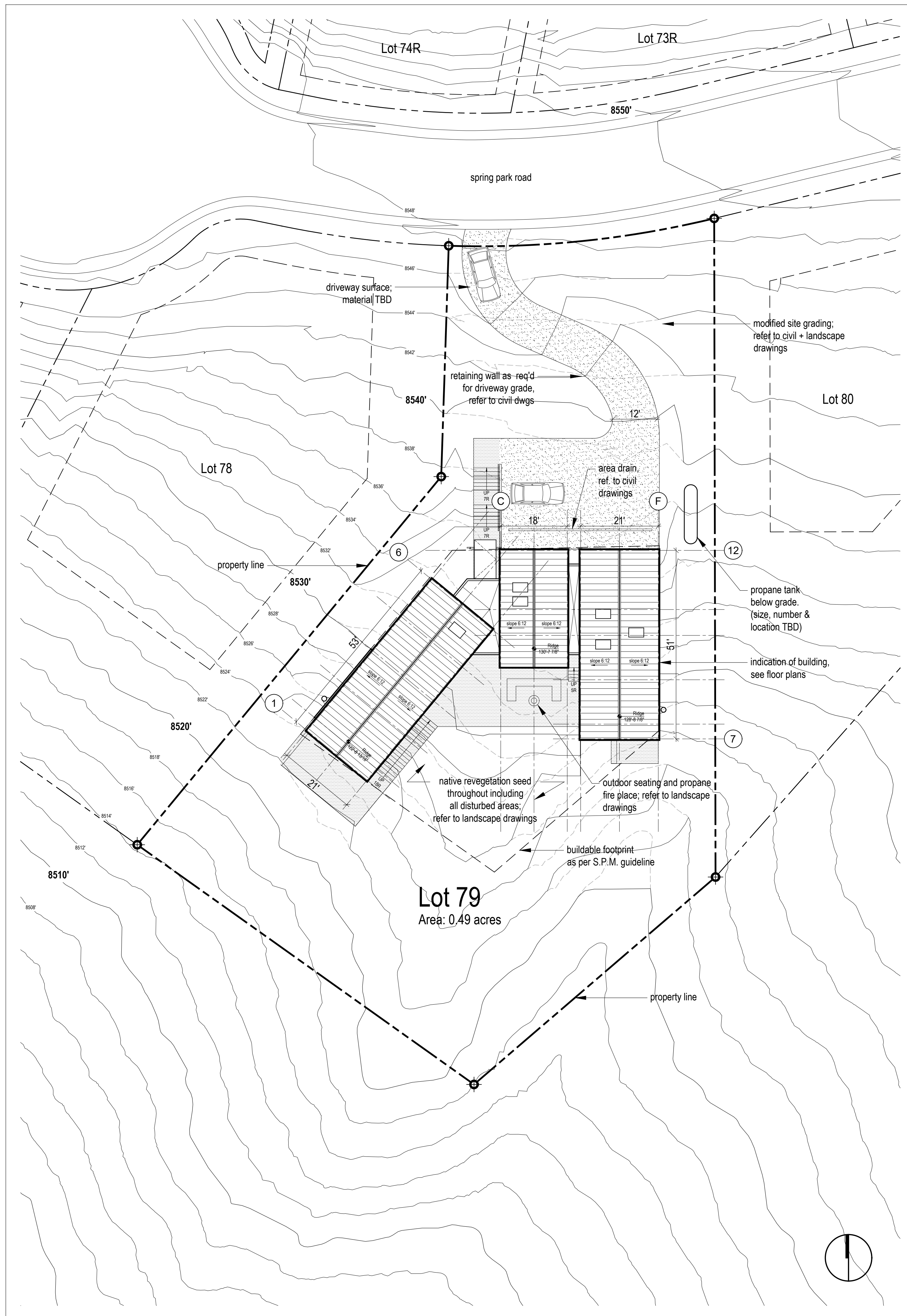
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Assembly  
Types

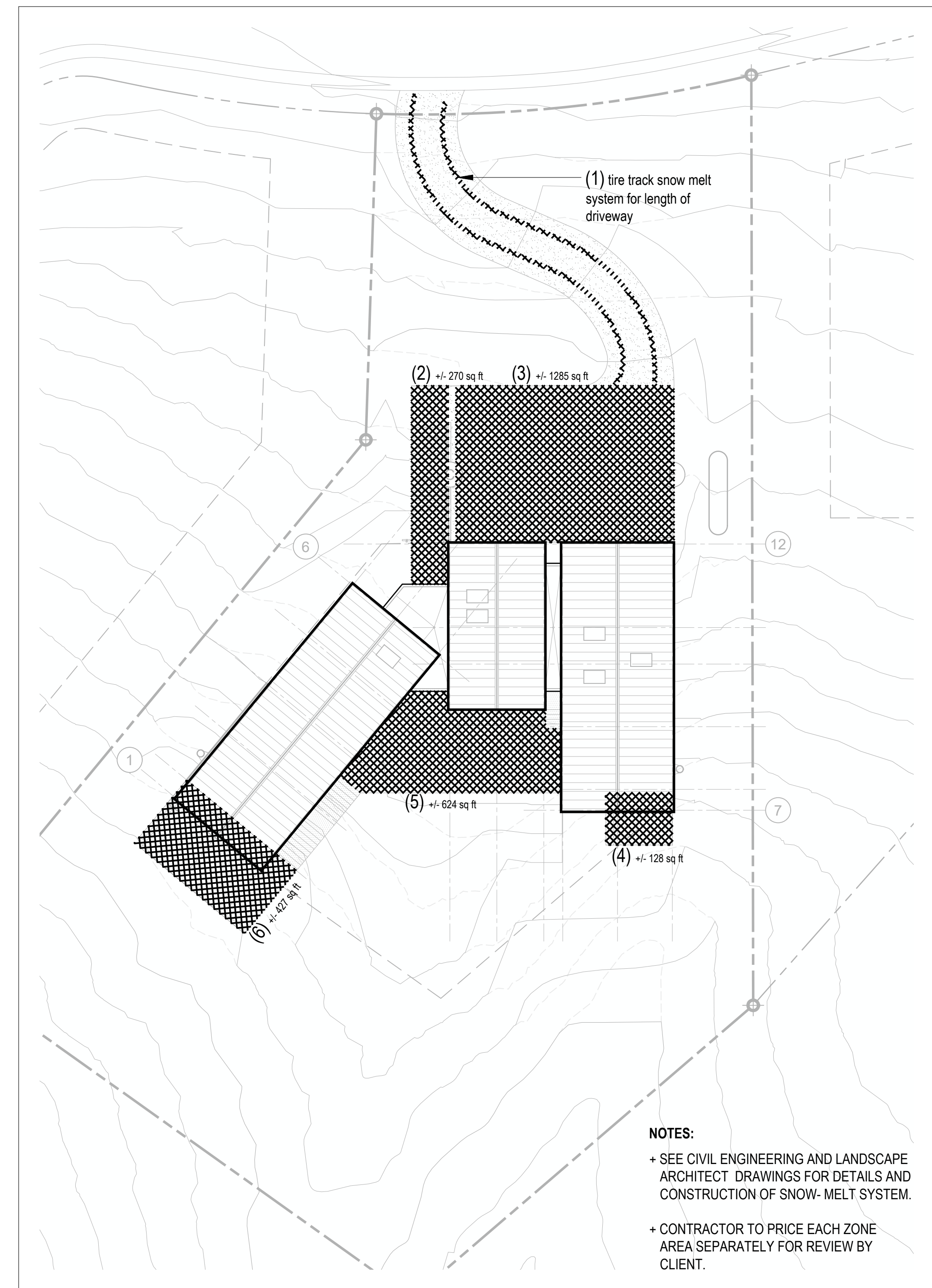
scale: NTS  
date: 2021-01-20  
drawn: TR/LM  
chk'd: SA

A002



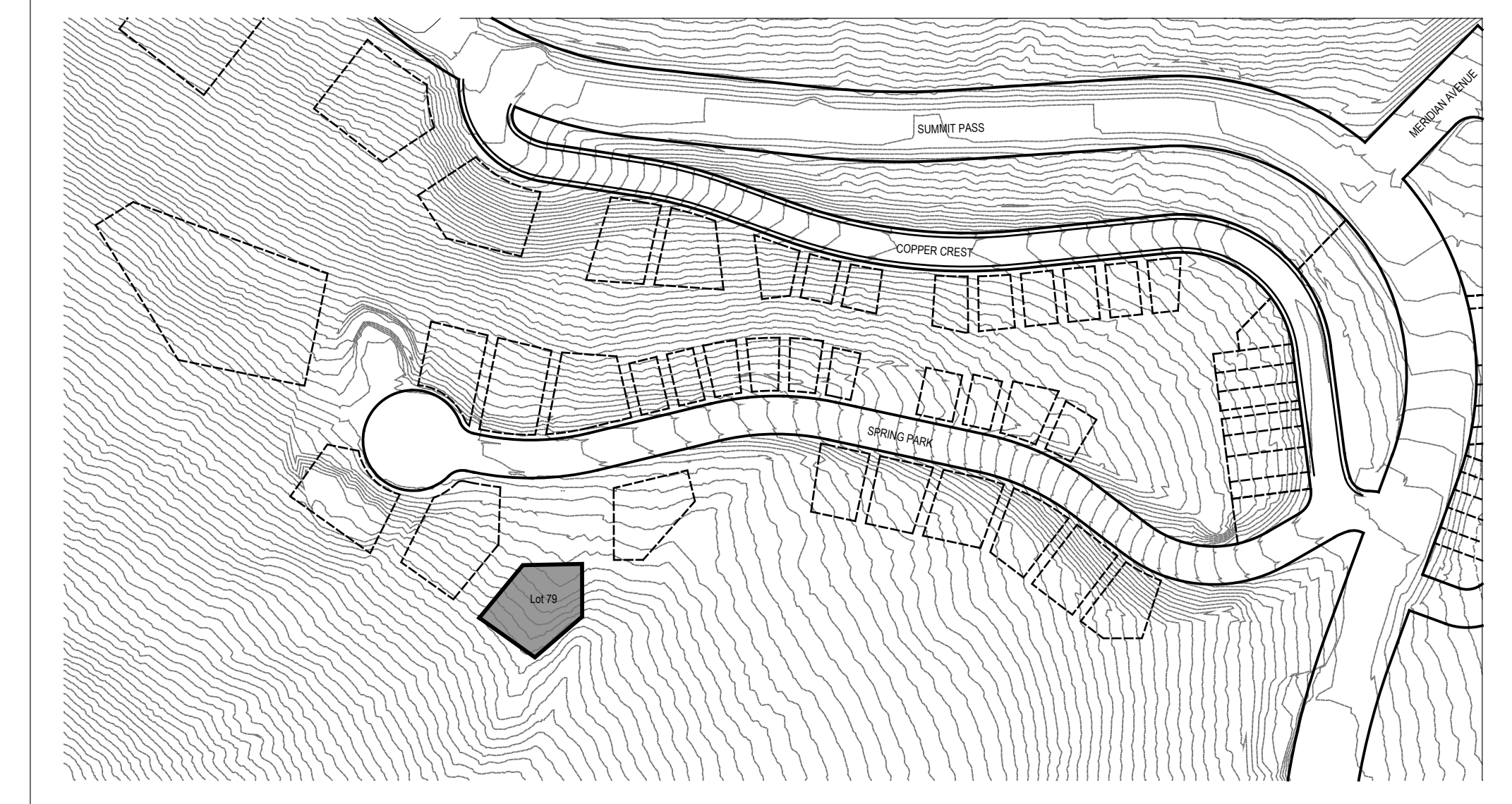
2 Site Plan  
A100 Scale 1/16" = 1'-0"

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



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

- NOTES:**
- + SEE CIVIL ENGINEERING AND LANDSCAPE ARCHITECT DRAWINGS FOR DETAILS AND CONSTRUCTION OF SNOW-MELT SYSTEM.
  - + CONTRACTOR TO PRICE EACH ZONE AREA SEPARATELY FOR REVIEW BY CLIENT.



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

Kinifeller Residence

Summit Powder Mountain, Glen, Utah

MacKay-Lyons Sweetapple Architects Limited

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

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

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BY: MEM DATE: 06/09/22  
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DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION  
 BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES  
 ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL

STATE OF UTAH  
 Brian MacKay-Lyons  
 No. 9809836  
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Site Plan

scale: 1/16" = 1'-0"  
 date: 2019-06-03  
 drawn: TR/LM  
 chkd: SA

A100

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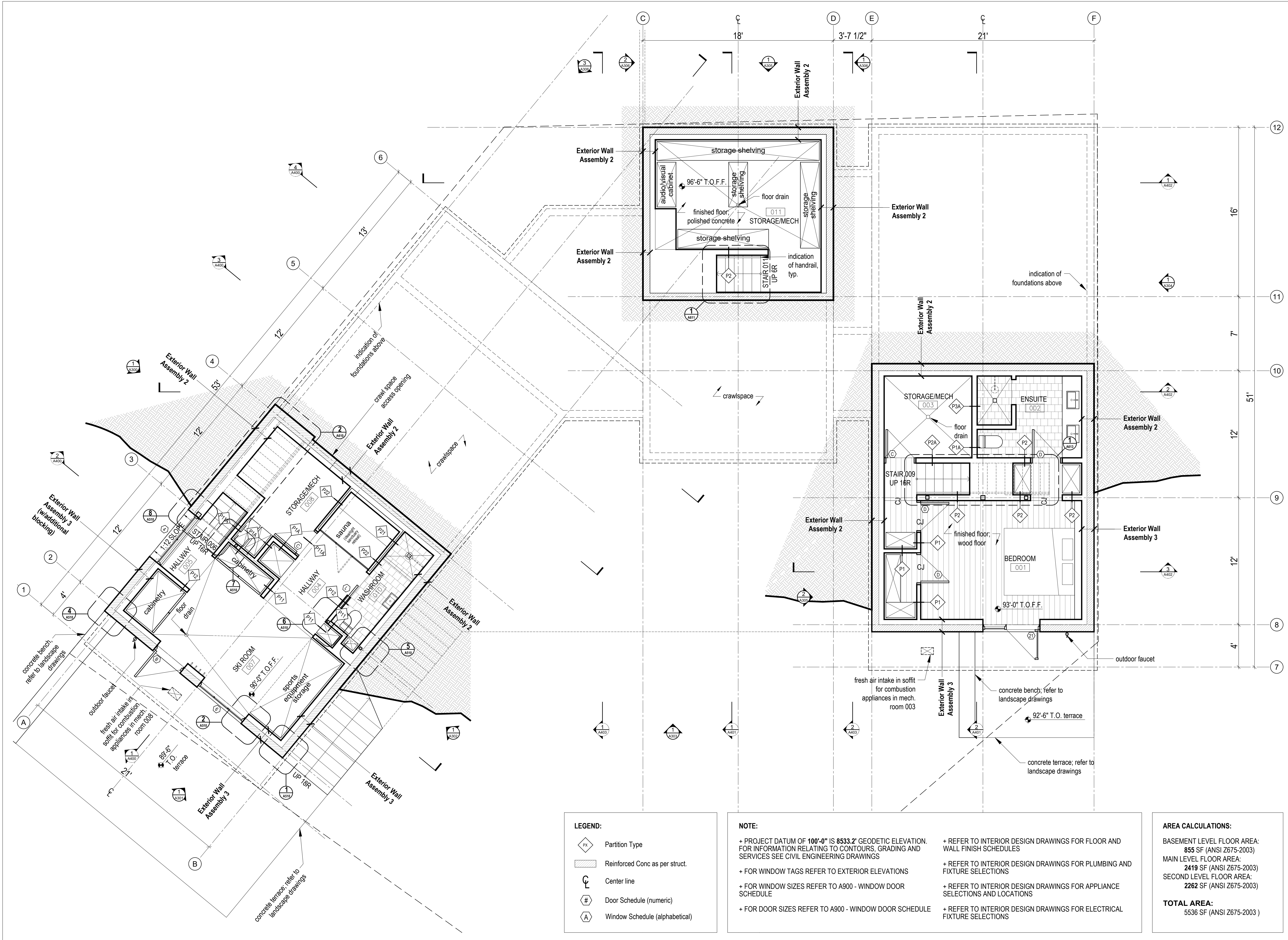
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**Basement  
Floor Plan**



**LEGEND:**

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

**NOTE:**

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**AREA CALCULATIONS:**

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

1  
A200  
Basement Floor Plan  
Scale 1/4" = 1'-0"

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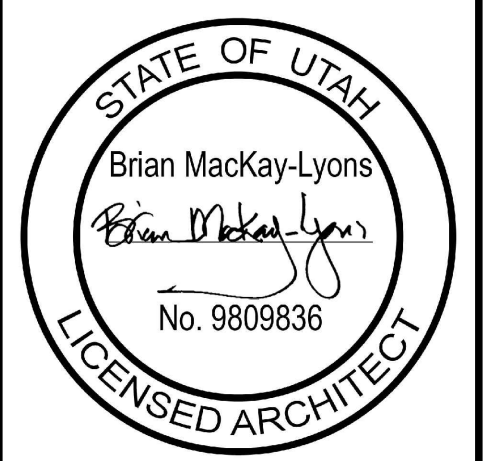
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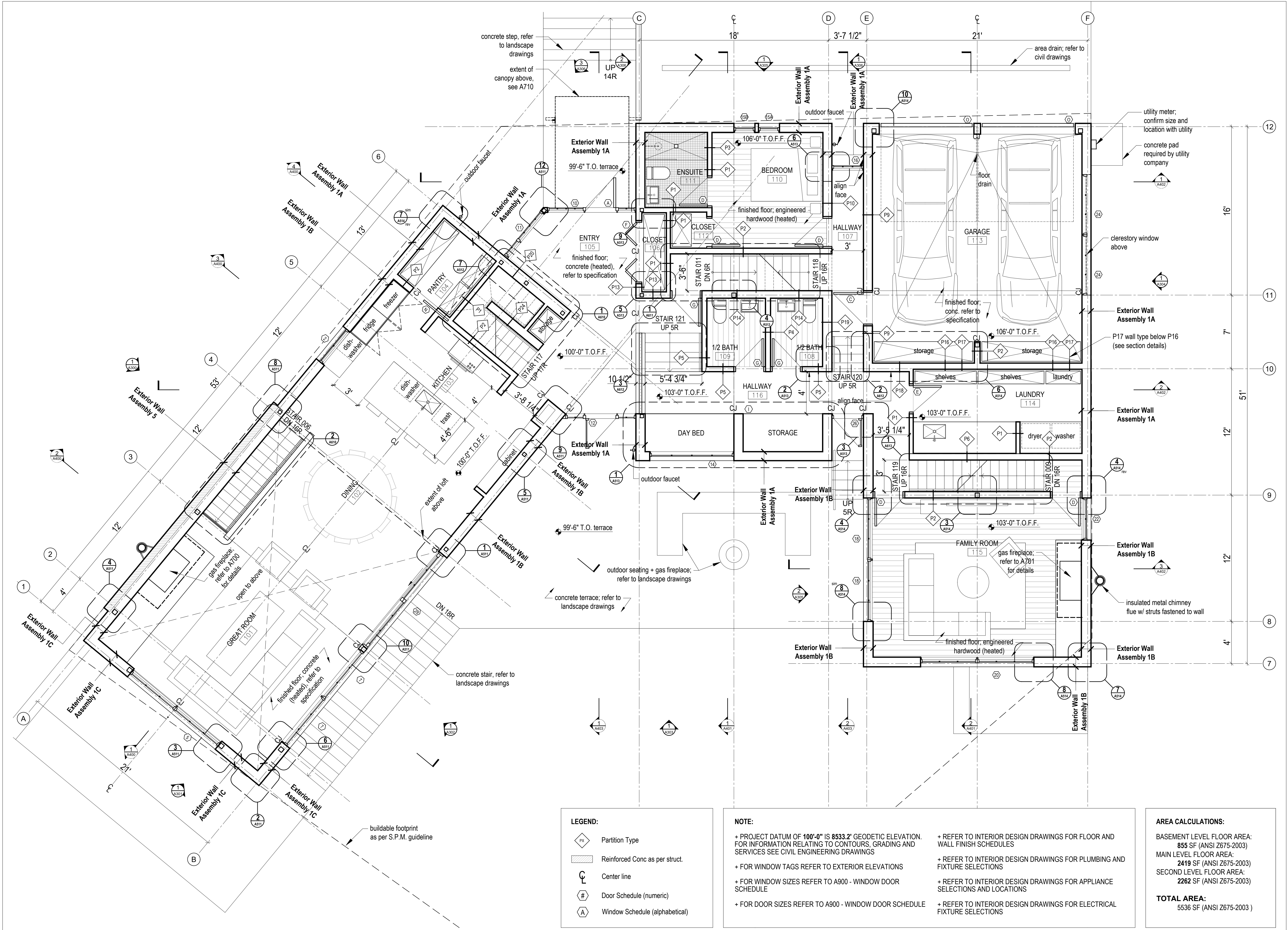
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1 Main Floor Plan  
Scale 1/4" = 1'-0"

**LEGEND:**

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

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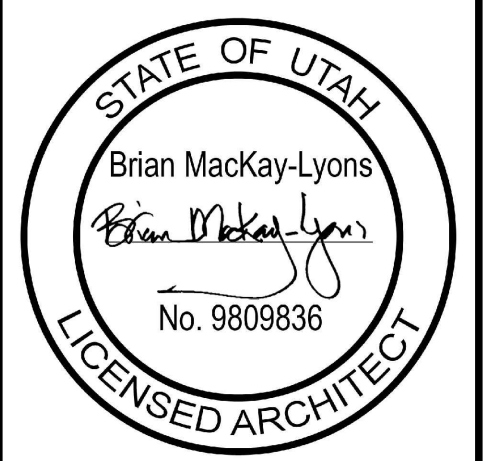
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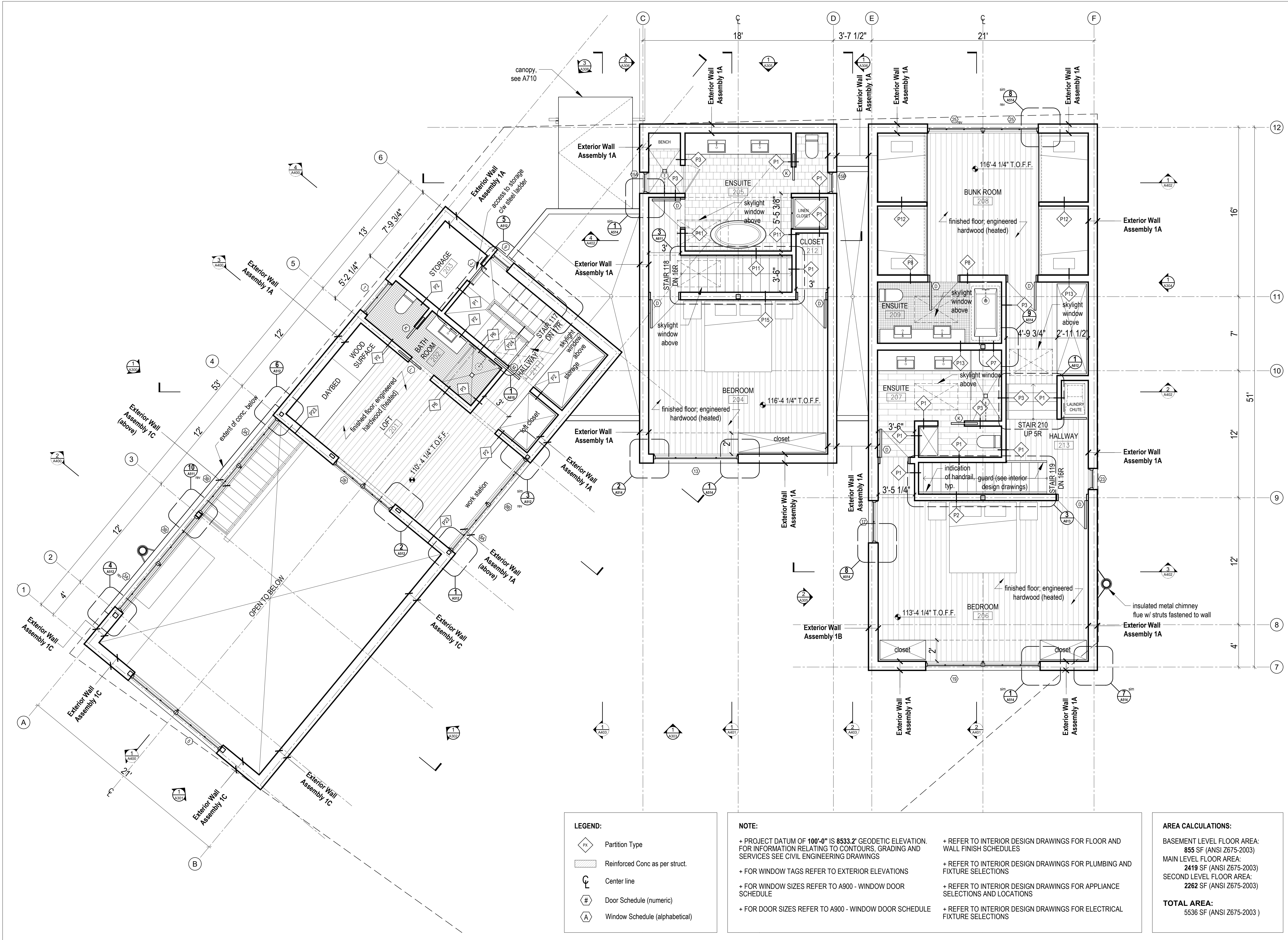
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**Second Floor Plan**



**LEGEND:**

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

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

1  
A202  
Second Floor Plan  
Scale 1/4" = 1'-0"

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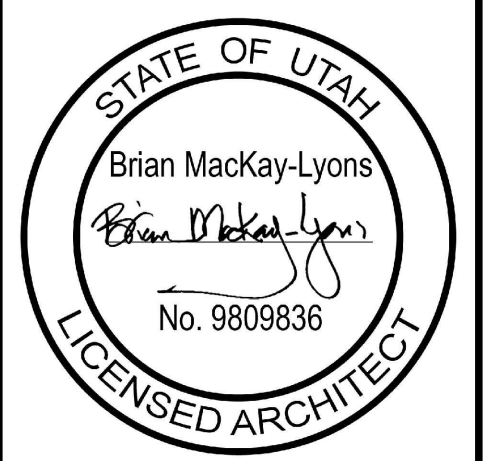
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<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input checked="" type="checkbox"/> ACCESSIBILITY	<input checked="" type="checkbox"/> FIRE

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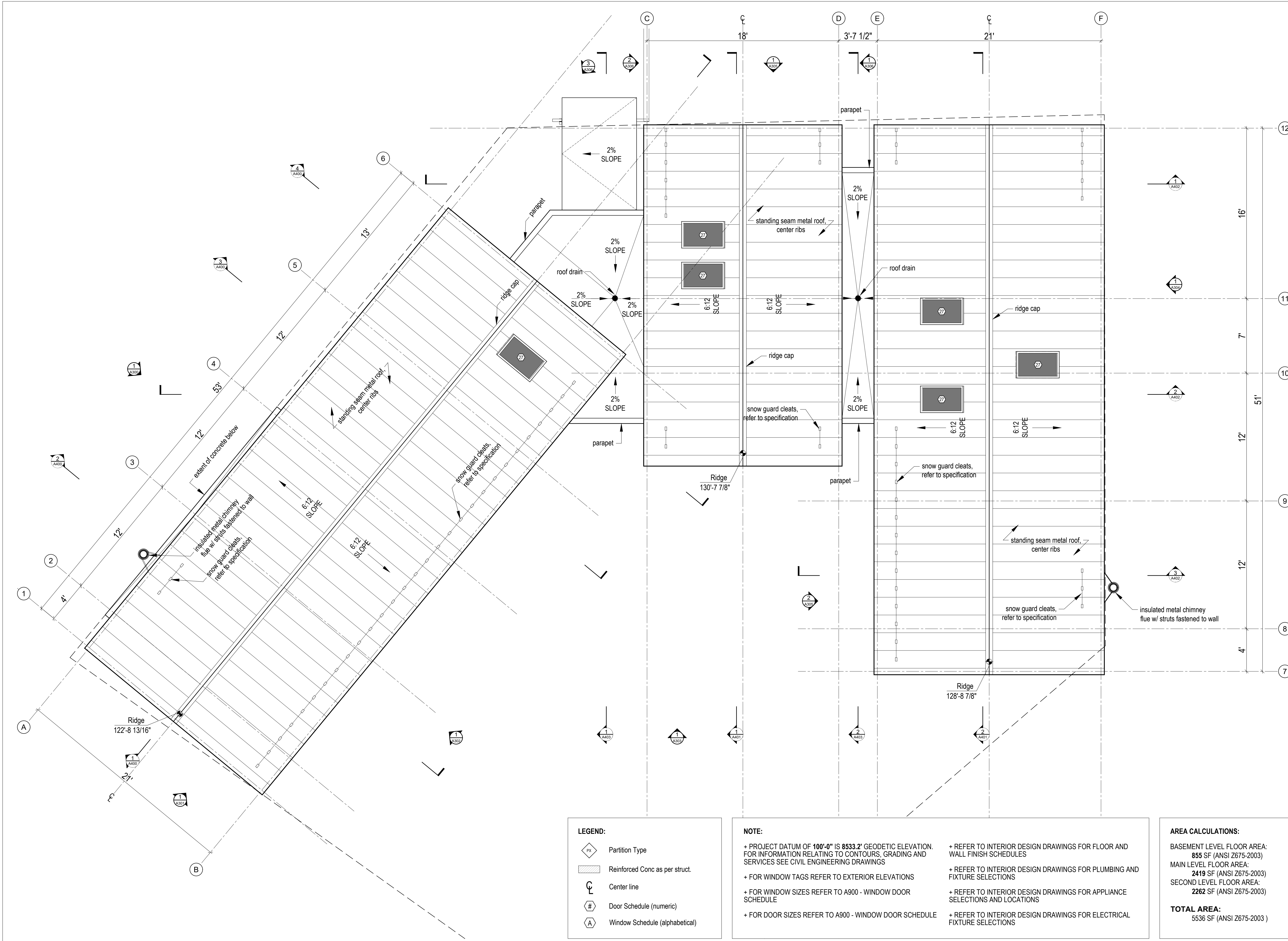
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**Roof Plan**

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

**A203**



**LEGEND:**

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

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

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



**MackKay-Lyons  
Sweetapple  
Architects  
Limited**

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

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fax: (902) 429 6276

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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

- BUILDINGS
- STRUCTURAL
- MECHANICAL
- PLUMBING
- ELECTRICAL
- ENERGY
- ACCESSIBILITY
- FIRE

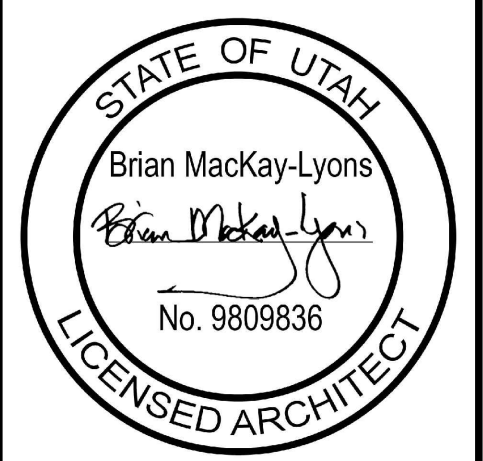
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BY: **MEM** DATE: 06/09/22

**WEST COAST CODE CONSULTANTS, INC.**

**DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION**

**BUILDING OWNER  
RESPONSIBLE FOR COMPLIANCE  
WITH ALL APPLICABLE CODES  
ALL WORK SUBJECT TO FIELD  
INSPECTION/APPROVAL**



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

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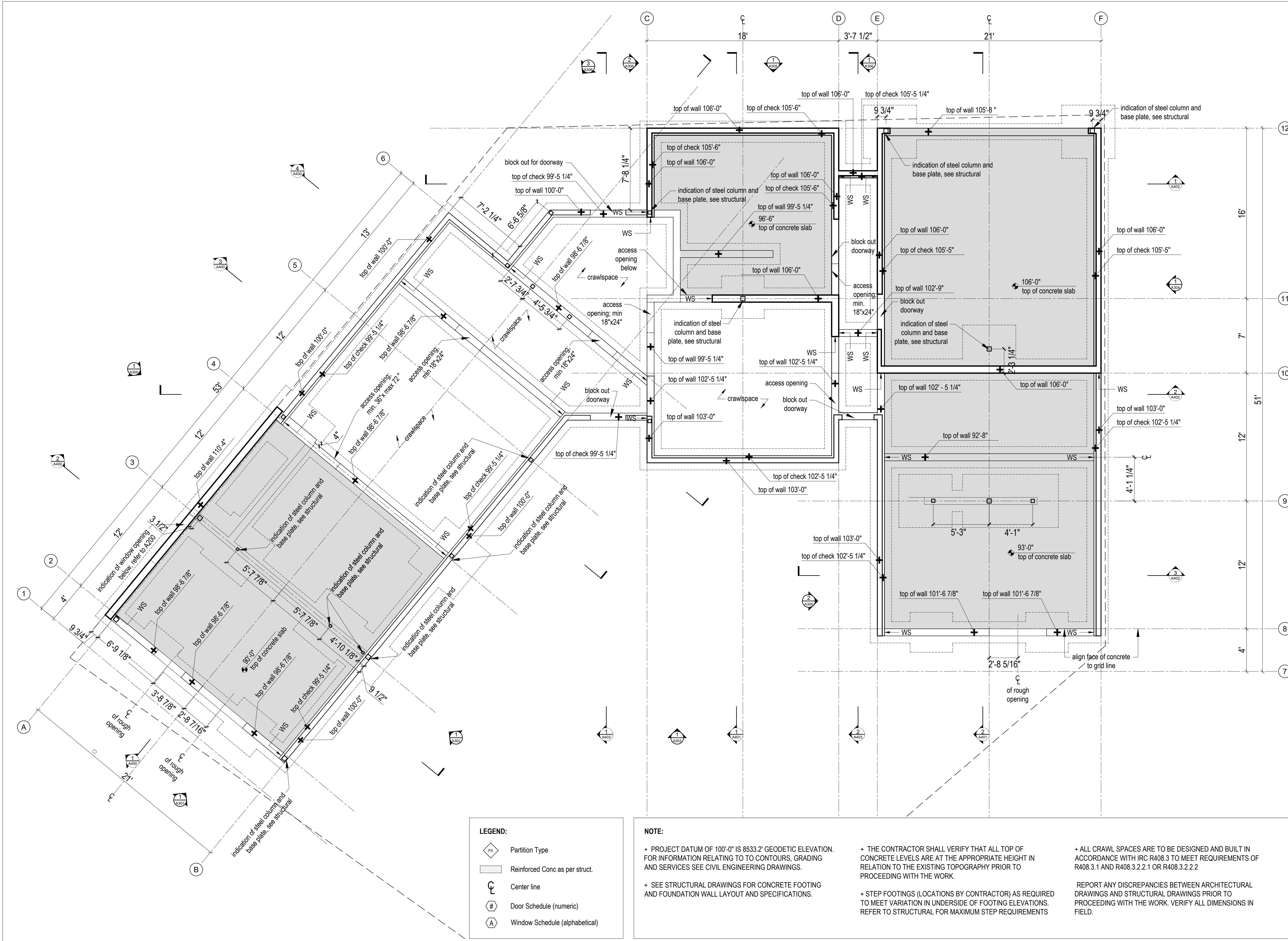
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**Foundation  
Plan**

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



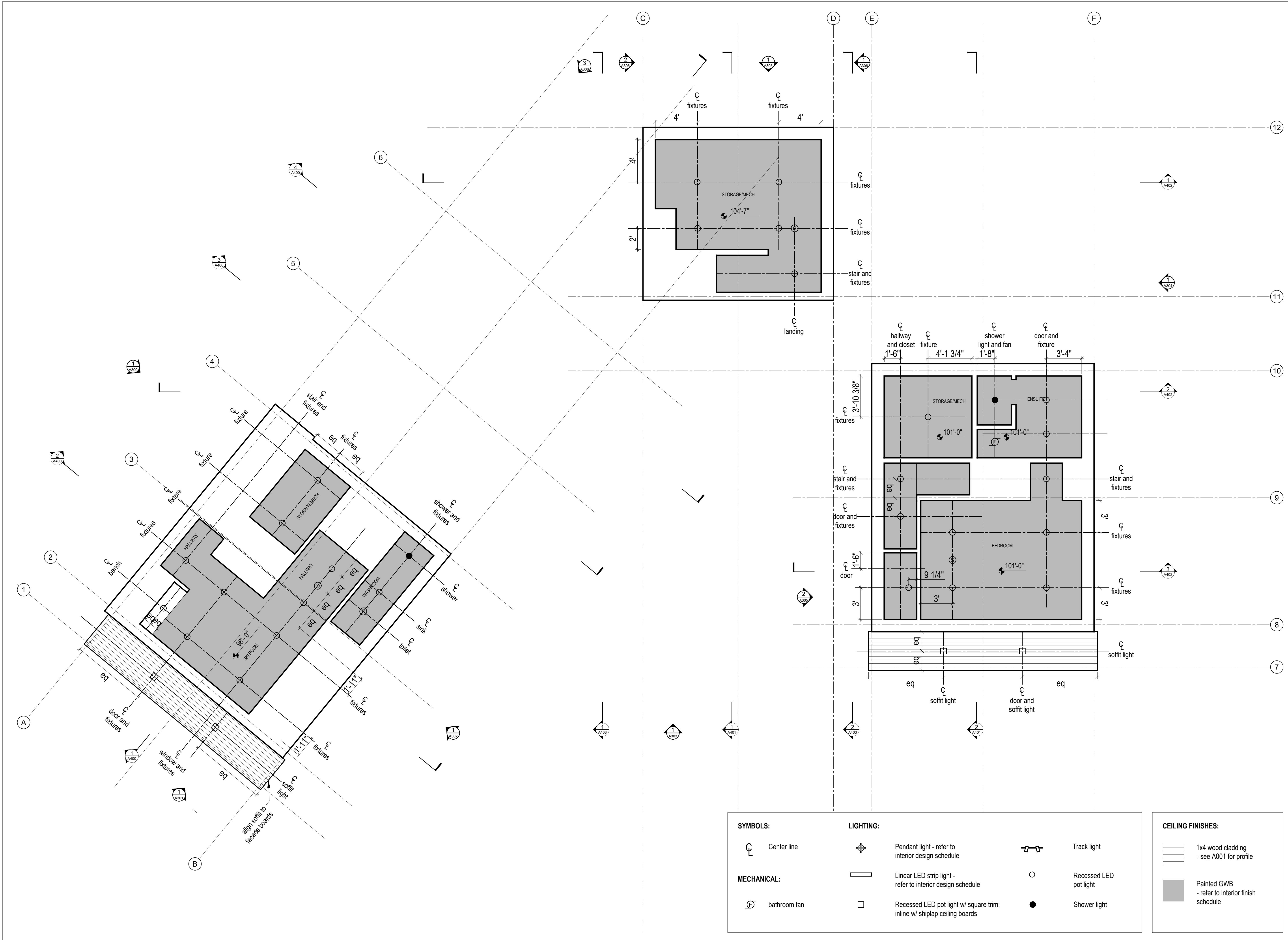
**LEGEND:**

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

**NOTE:**

- + PROJECT DATUM OF 100'-0" IS 8533.2' GEODETIC ELEVATION. FOR INFORMATION RELATING TO TOPOUR, GRADING AND SERVICES SEE CIVIL ENGINEERING DRAWINGS.
- + SEE STRUCTURAL DRAWINGS FOR CONCRETE FOOTING AND FOUNDATION WALL LAYOUT AND SPECIFICATIONS.
- + THE CONTRACTOR SHALL VERIFY THAT ALL TOP OF CONCRETE LEVELS ARE AT THE APPROPRIATE HEIGHT IN RELATION TO THE EXISTING TOPOGRAPHY PRIOR TO PROCEEDING WITH THE WORK.
- + STEP FOOTINGS (LOCATIONS BY CONTRACTOR) AS REQUIRED TO MEET VARIATION IN UNDERSIDE OF FOOTING ELEVATIONS. REFER TO STRUCTURAL FOR MAXIMUM STEP REQUIREMENTS
- + ALL CRAWL SPACES ARE TO BE DESIGNED AND BUILT IN ACCORDANCE WITH IRC R408.3 TO MEET REQUIREMENTS OF R408.3.1 AND R408.3.2.2.1 OR R408.3.2.2.2
- REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL DRAWINGS AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. VERIFY ALL DIMENSIONS IN FIELD.

**1** Foundation Plan  
Scale 1/4" = 1'-0"



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

**SYMBOLS:**

Center line

**MECHANICAL:**

bathroom fan

**LIGHTING:**

Pendant light - refer to interior design schedule

Linear LED strip light - refer to interior design schedule

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

Track light

Recessed LED pot light

Shower light

**CEILING FINISHES:**

1x4 wood cladding - see A001 for profile

Painted GWB - refer to interior finish schedule

Kinefeller Residence

Summit Powder Mountain  
Elev. 9000'

MackKay-Lyons  
Sweetapple  
Architects  
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BY: MEM DATE: 06/09/22

WEST COAST CODE CONSULTANTS, INC.

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
BUILDING AND OWNER  
RESPONSIBLE FOR COMPLIANCE  
WITH ALL APPLICABLE CODES  
ALL WORK SUBJECT TO FIELD  
INSPECTION/APPROVAL

STATE OF UTAH

Brian MackKay-Lyons

*Brian MackKay-Lyons*

No. 9809836

LICENSED ARCHITECT

04	Issued for Construction	11 March 2022
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Reflected  
Ceiling Plan  
Bsmt Level

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

A205

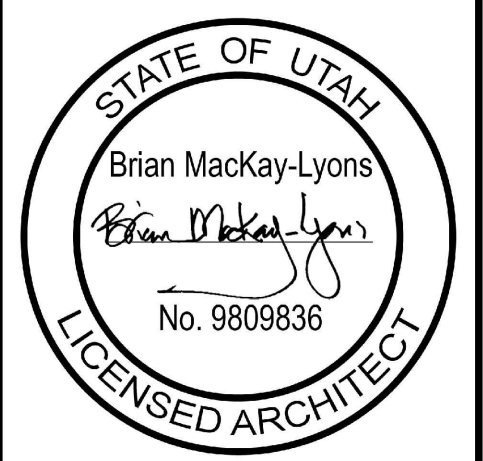
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**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES. ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL.**



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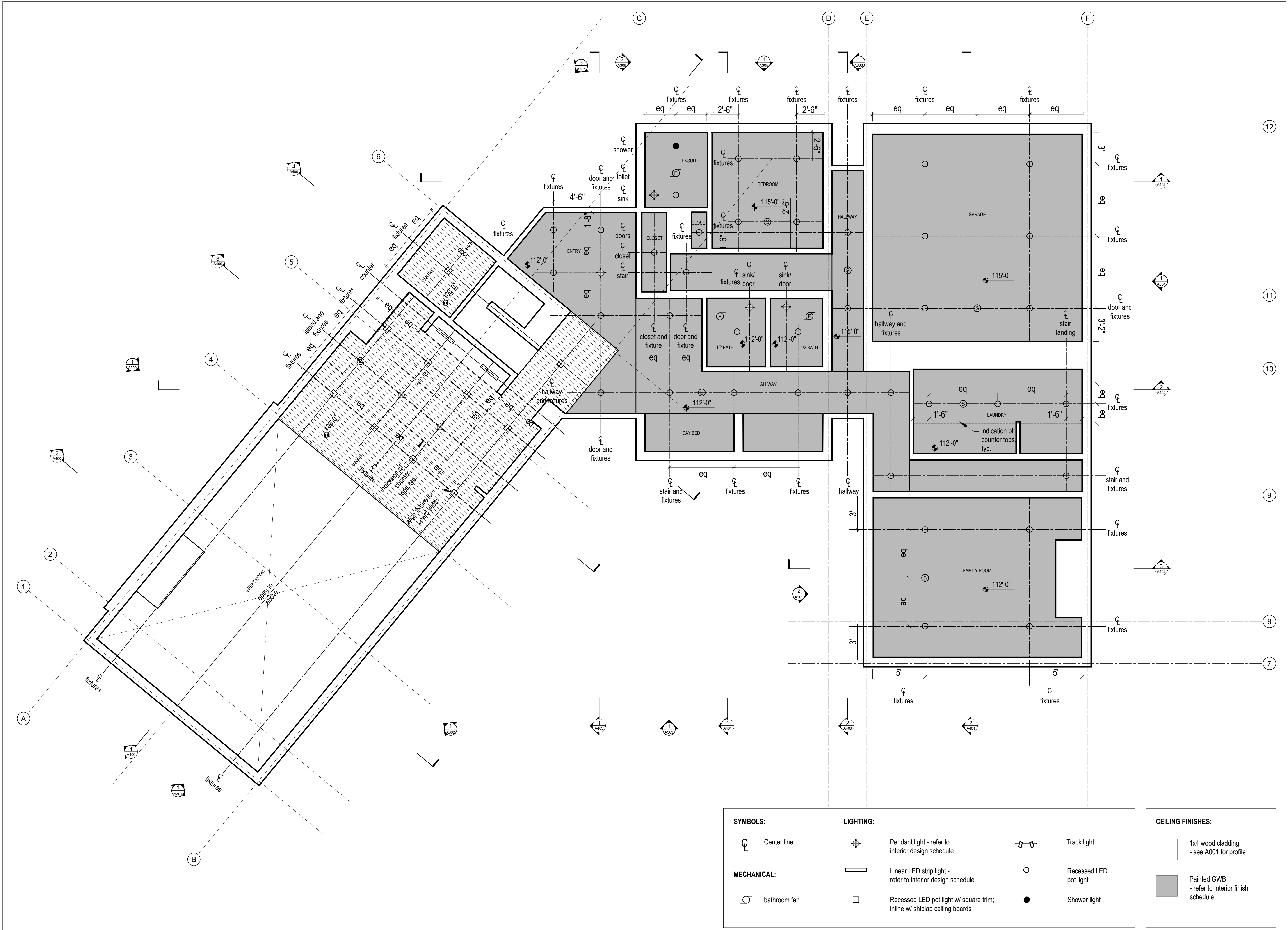
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**Reflected Ceiling Plan Main Level**



**SYMBOLS:**

Center line

**MECHANICAL:**

bathroom fan

**LIGHTING:**

Pendant light - refer to interior design schedule

Linear LED strip light - refer to interior design schedule

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

Track light

Recessed LED pot light

Shower light

**CEILING FINISHES:**

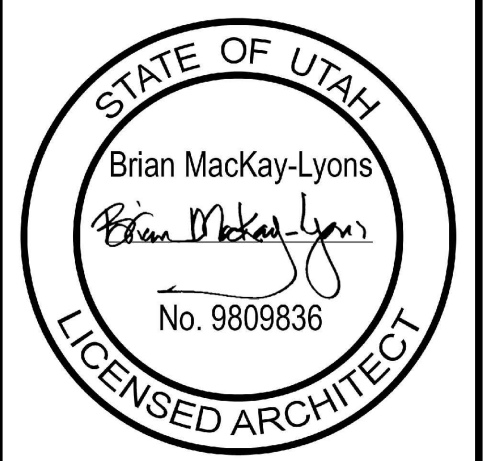
1x4 wood cladding - see A001 for profile

Painted GWB - refer to interior finish schedule

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

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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
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COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
BUILDING AND OWNER  
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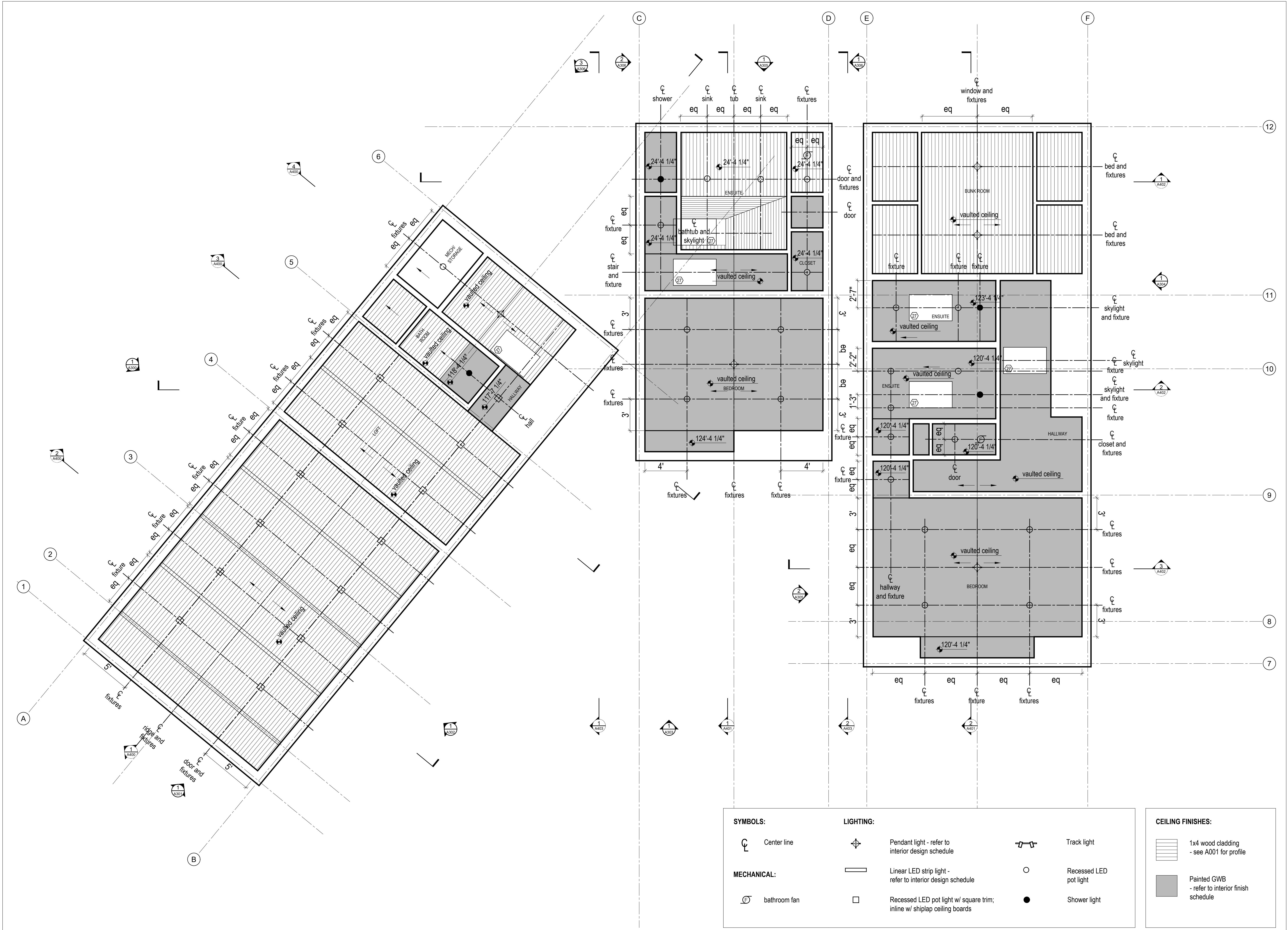
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**Reflected Ceiling Plan Second Level**



**SYMBOLS:**

- Center line
- MECHANICAL: bathroom fan

**LIGHTING:**

- Pendant light - refer to interior design schedule
- Linear LED strip light - refer to interior design schedule
- Recessed LED pot light w/ square trim; inline w/ shiplap ceiling boards
- Track light
- Recessed LED pot light
- Shower light

**CEILING FINISHES:**

- 1x4 wood cladding - see A001 for profile
- Painted GWB - refer to interior finish schedule

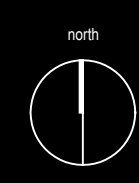
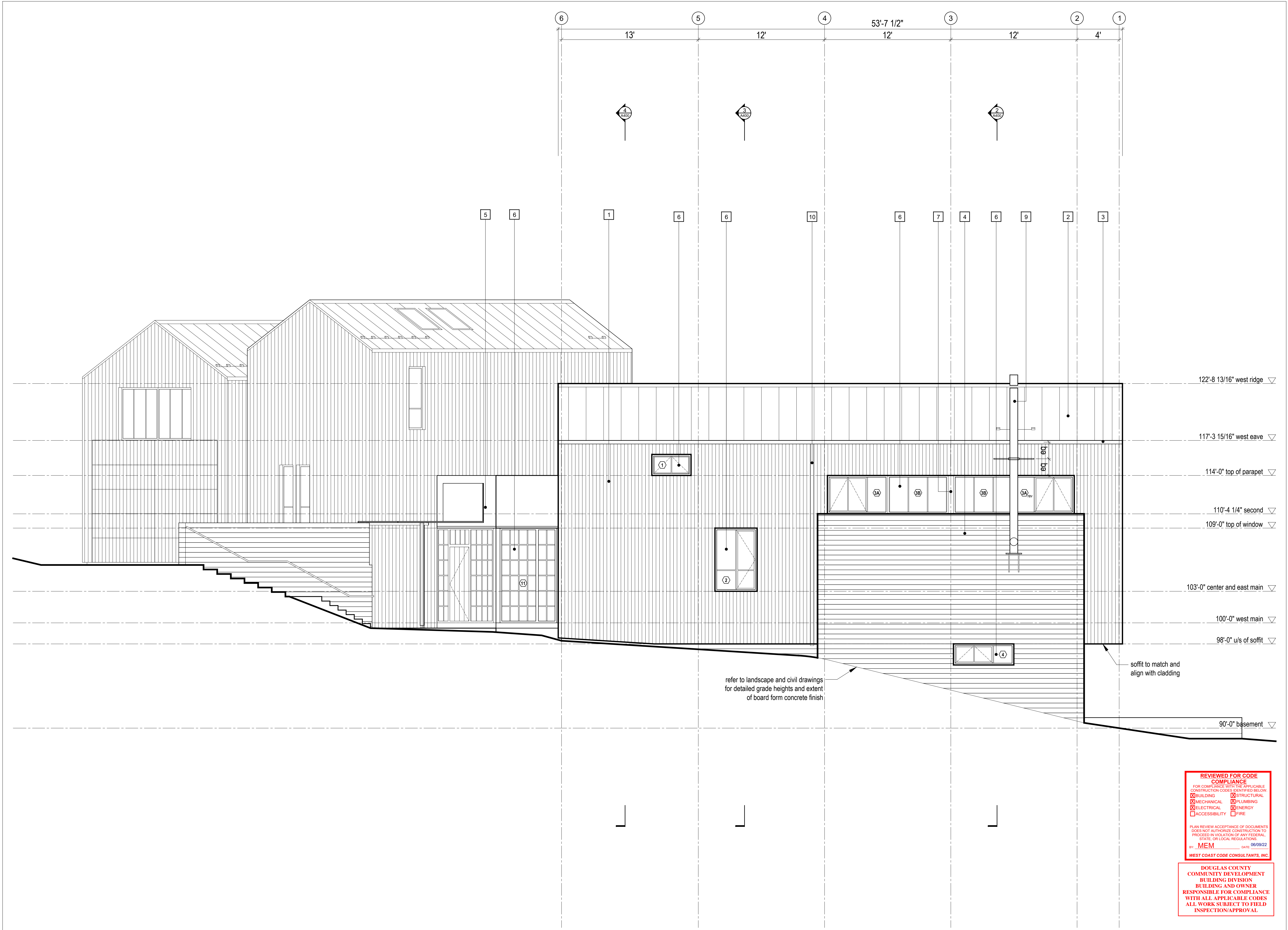
1 A207 Reflected Ceiling Plan - Second Level  
Scale 1/4" = 1'-0"

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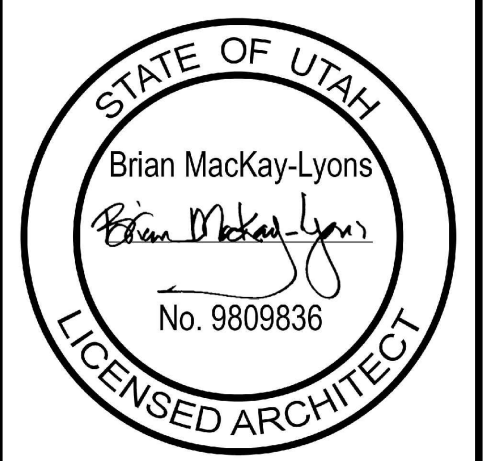
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Canada B3K 3B4

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fax: (902) 429 6276

north

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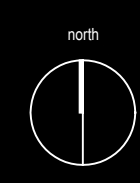
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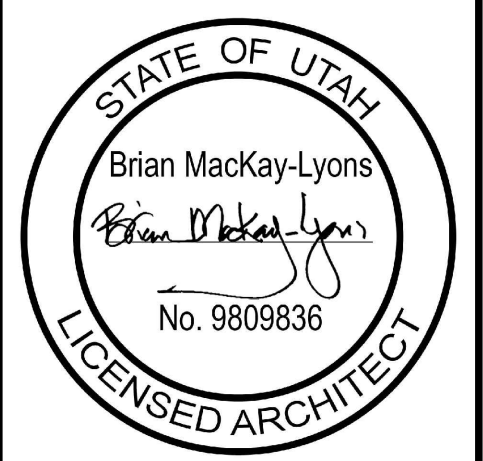
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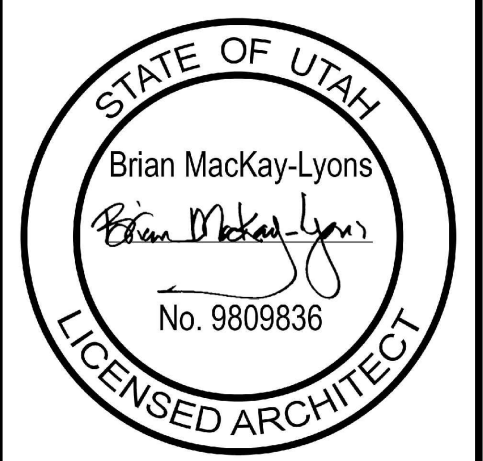
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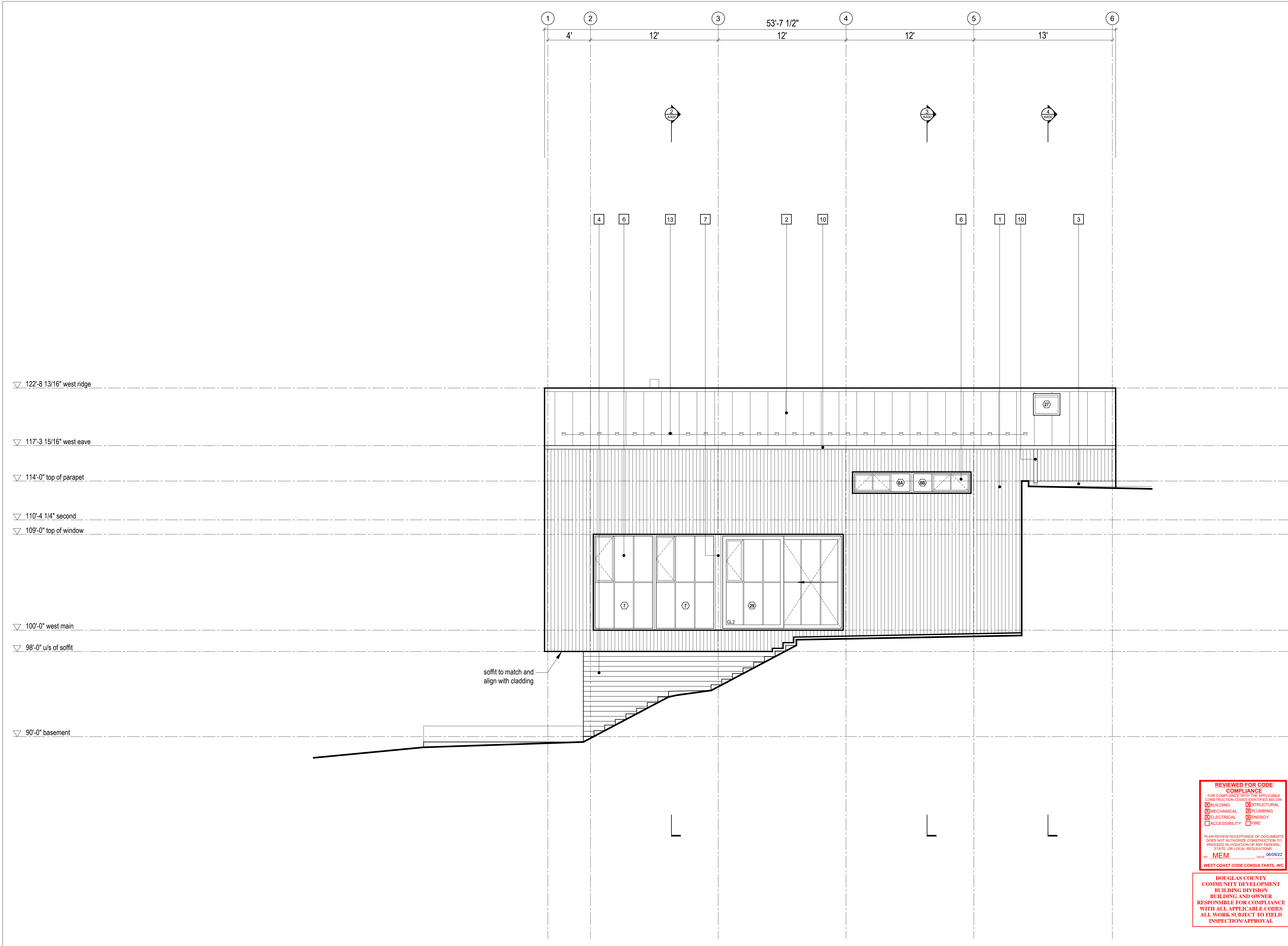
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**BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES**

**ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL**



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

**Elevation 3**

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

**A302**

MacKay-Lyons  
Sweetapple  
Architects  
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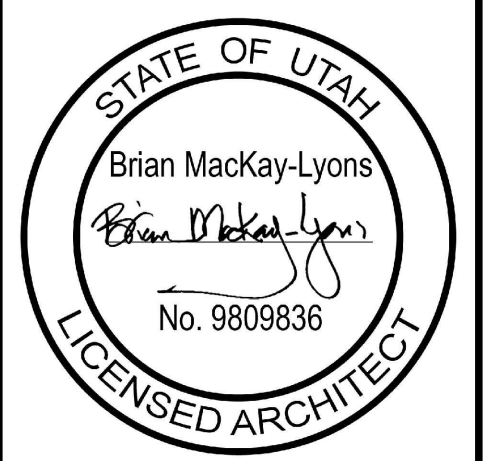
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**REVIEWED FOR CODE COMPLIANCE**

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 ACCESSIBILITY     FIRE

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BY: MEM    DATE: 06/09/22

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**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL**

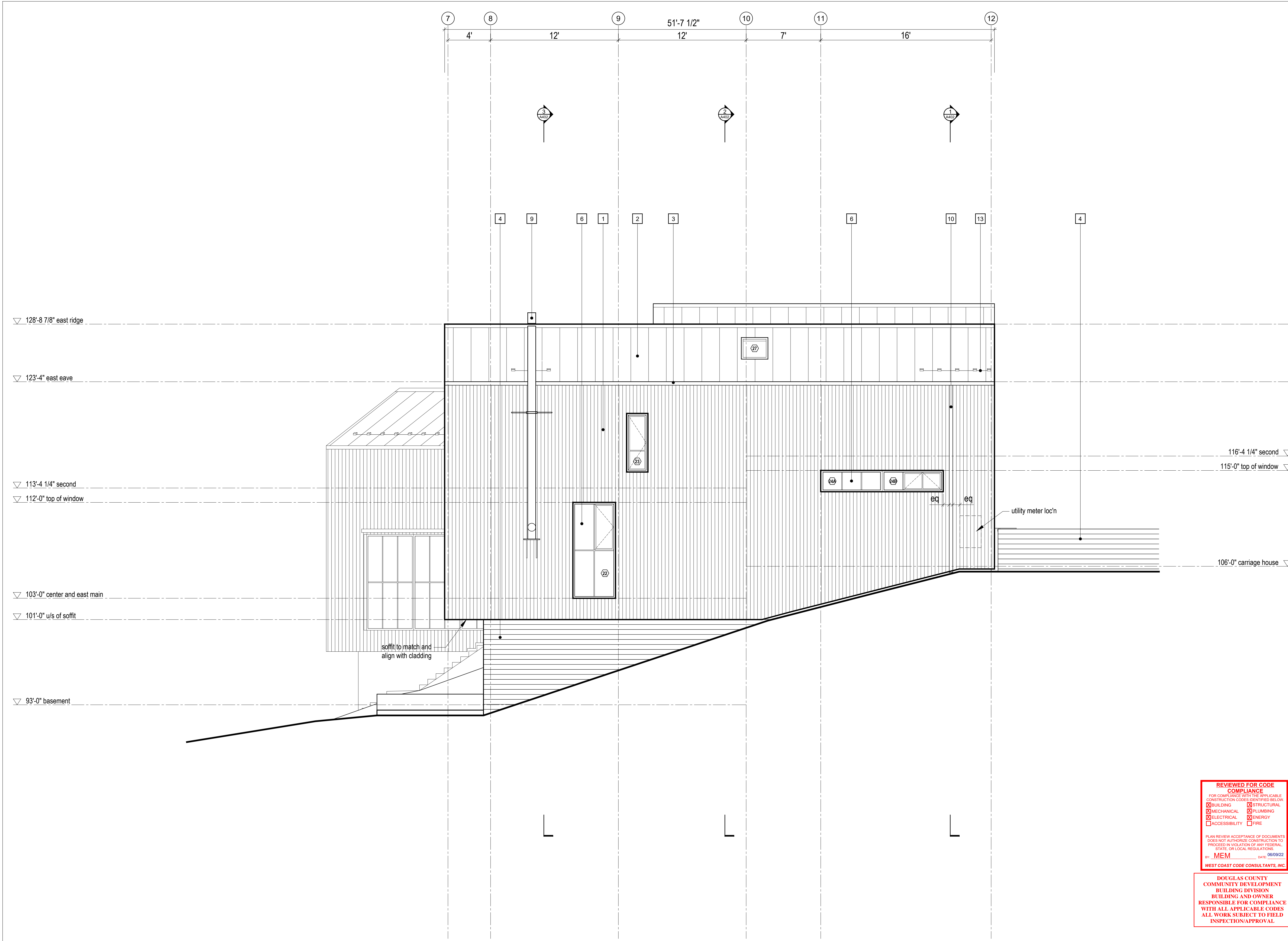


MacKay-Lyons  
Sweetapple  
Architects  
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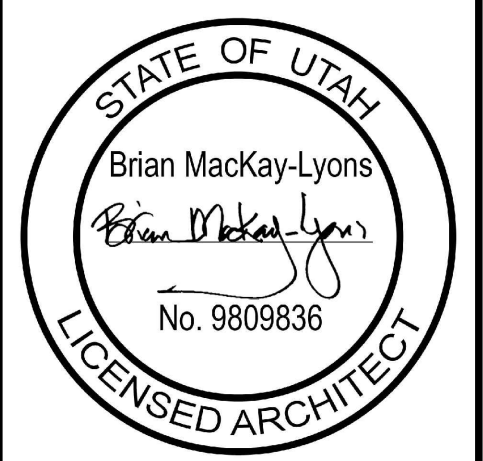
2188 Gorington St.  
Halifax, Nova Scotia  
Canada B3K 3B4

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

north



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



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

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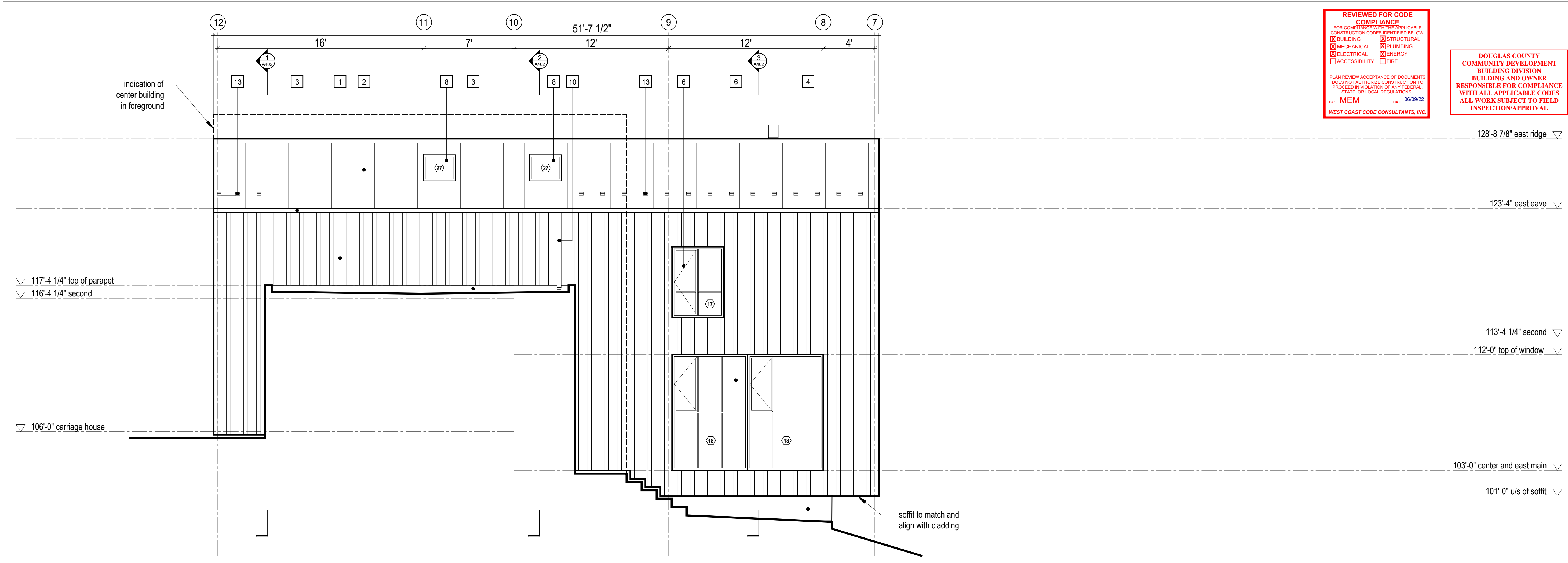
by: MEM date: 06/09/22  
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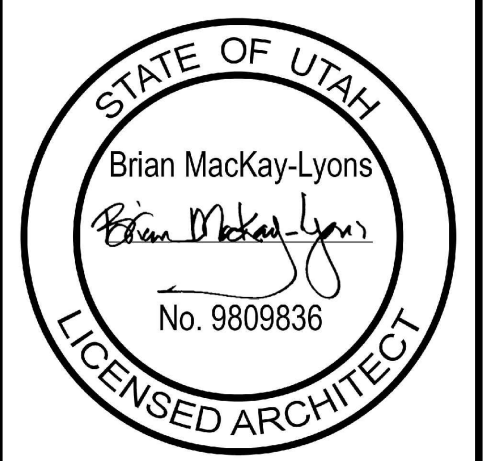
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MackKay-Lyons Sweetapple  
 Architects Limited  
 2188 Göttingen St.  
 Halifax, Nova Scotia  
 Canada B3K 3B4  
 ph: (902) 429-1867  
 fax: (902) 429-6276



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

- 1 1x6 vertical wood cladding, refer to specification, see A001 for profile
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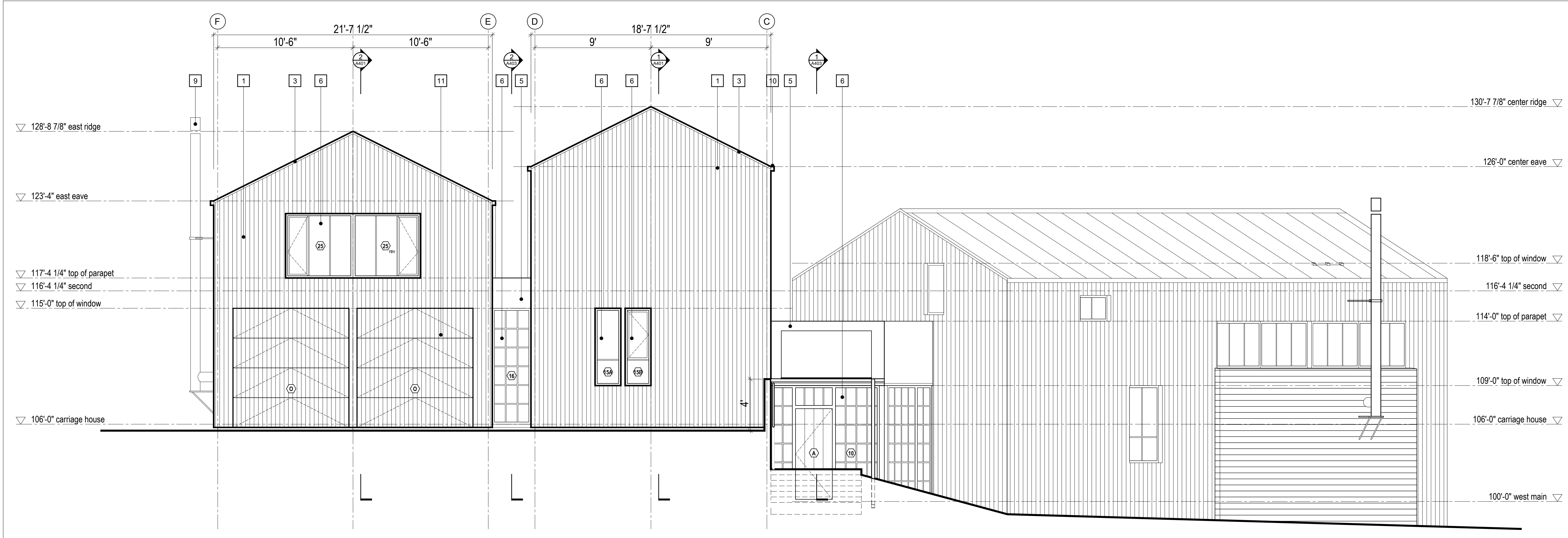
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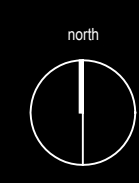


**1** Elevation 6  
 Scale 1/4" = 1'-0"

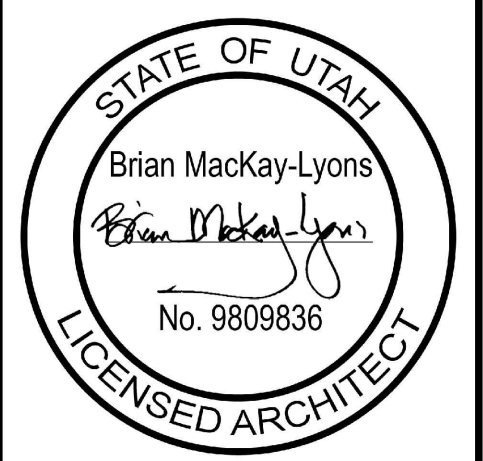
**Elevation 6 + 7**

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

**A305**



- 1 1x6 vertical wood cladding, refer to specification, see A001 for profile
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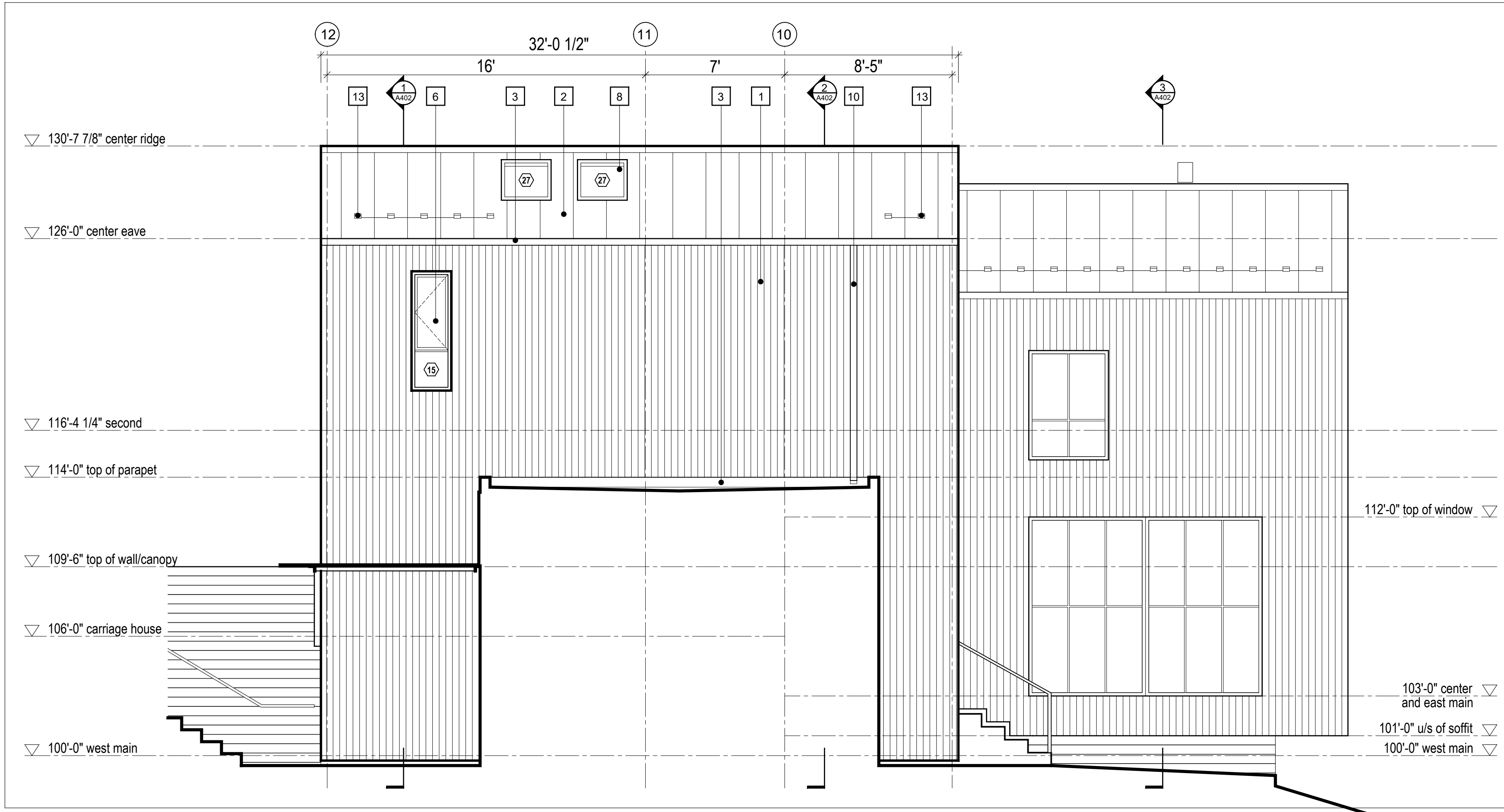
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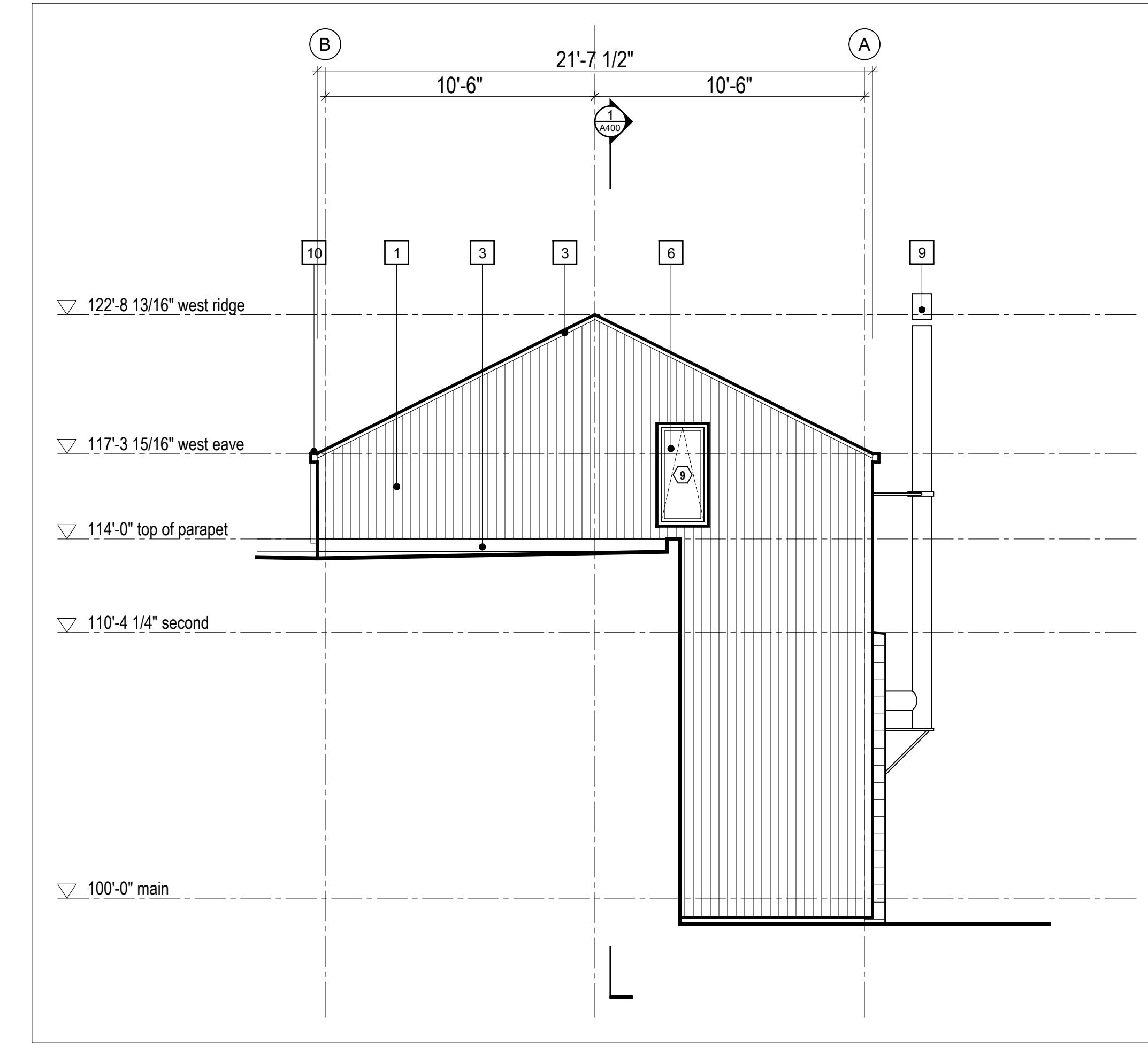
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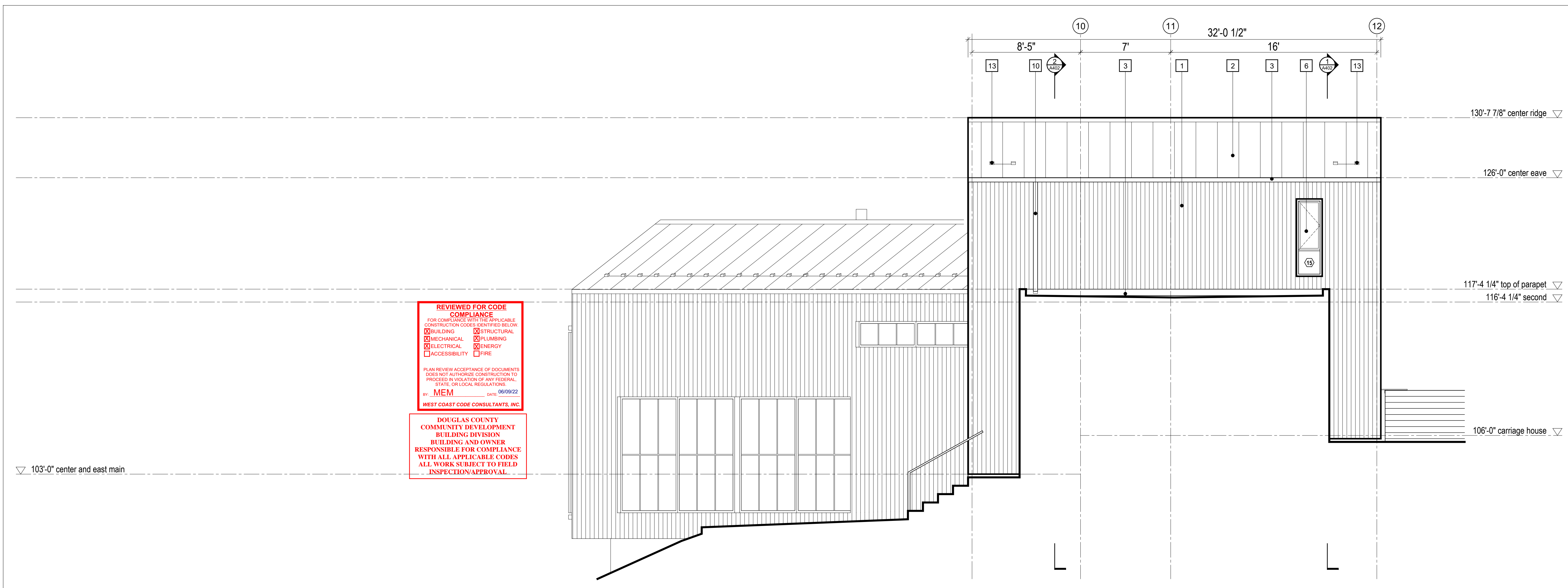
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2 Elevation 9  
Scale 1/4" = 1'-0"



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

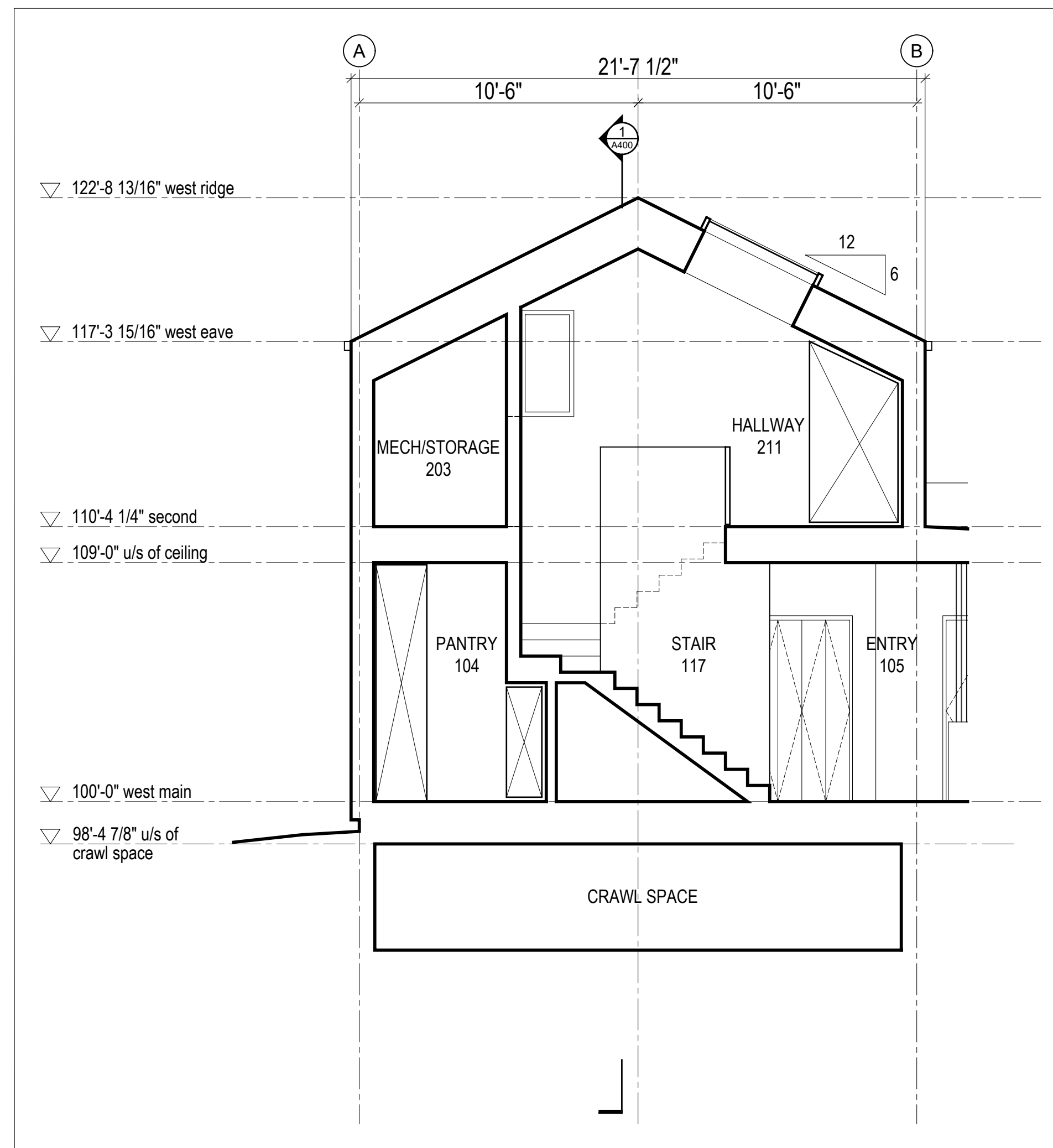
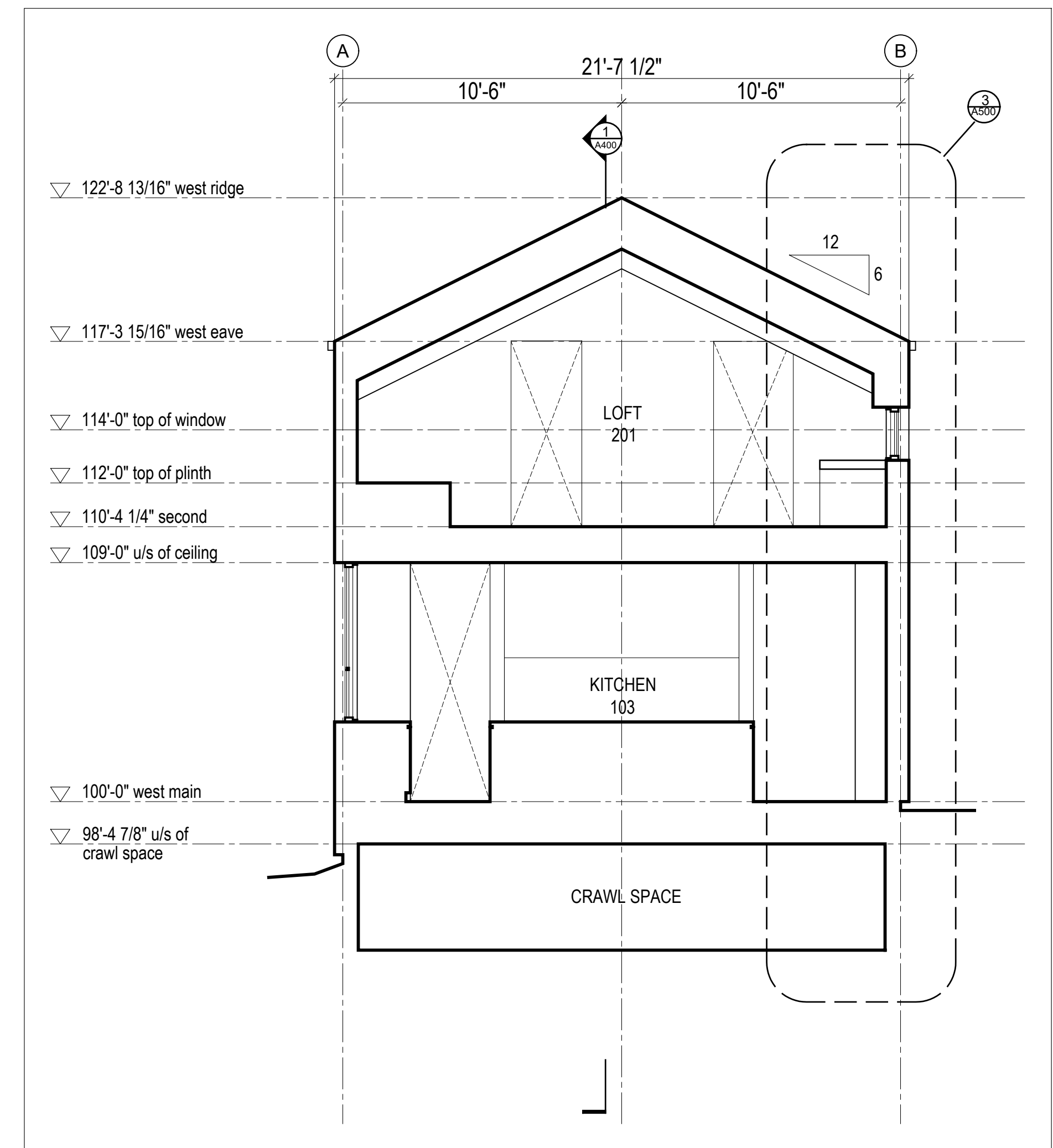
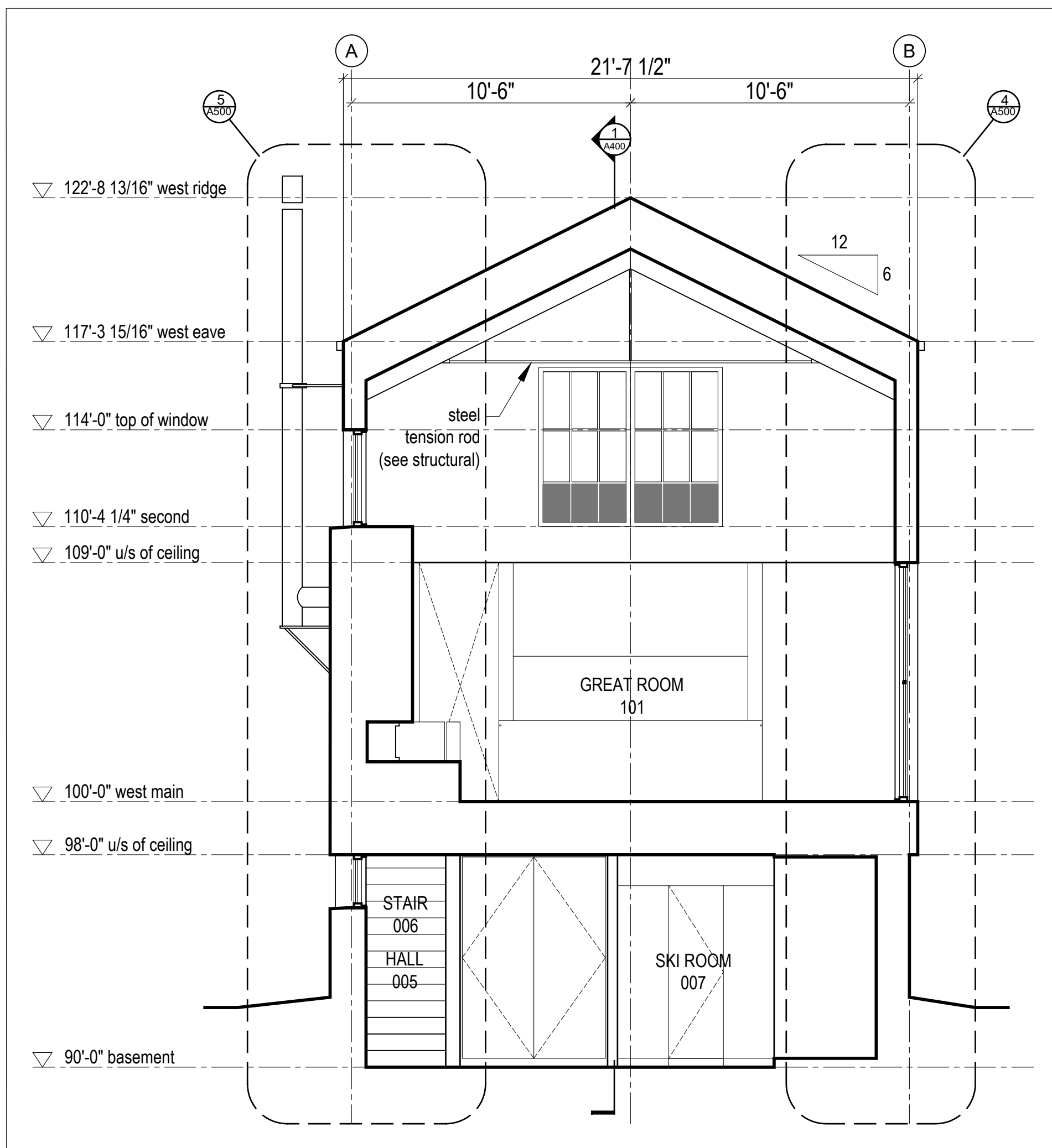


1 Elevation 8  
Scale 1/4" = 1'-0"

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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.  
 BUILDING  STRUCTURAL  
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 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE

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BY: MEM DATE: 06/09/22  
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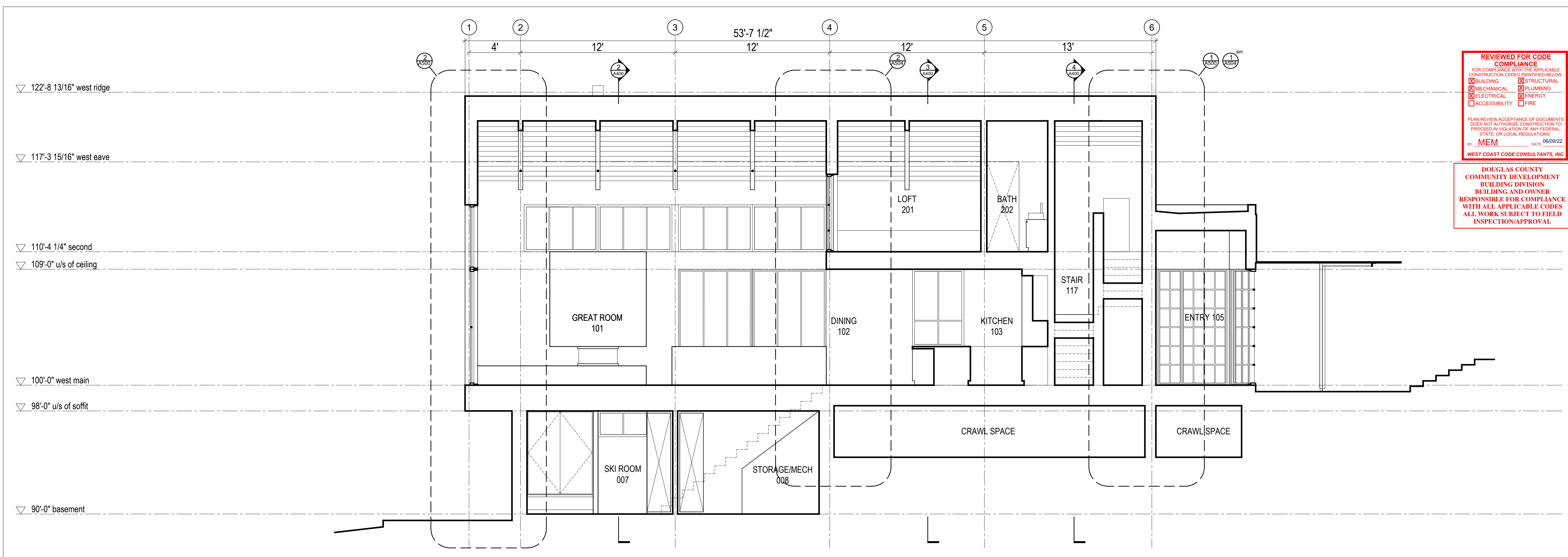
**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL.**



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

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

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

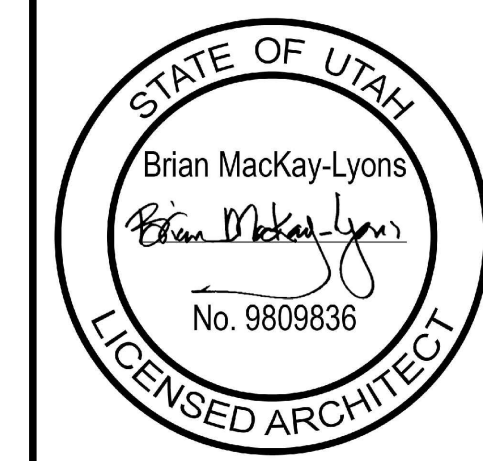


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BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES  
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1 Building Section  
Scale 1/4" = 1'-0"



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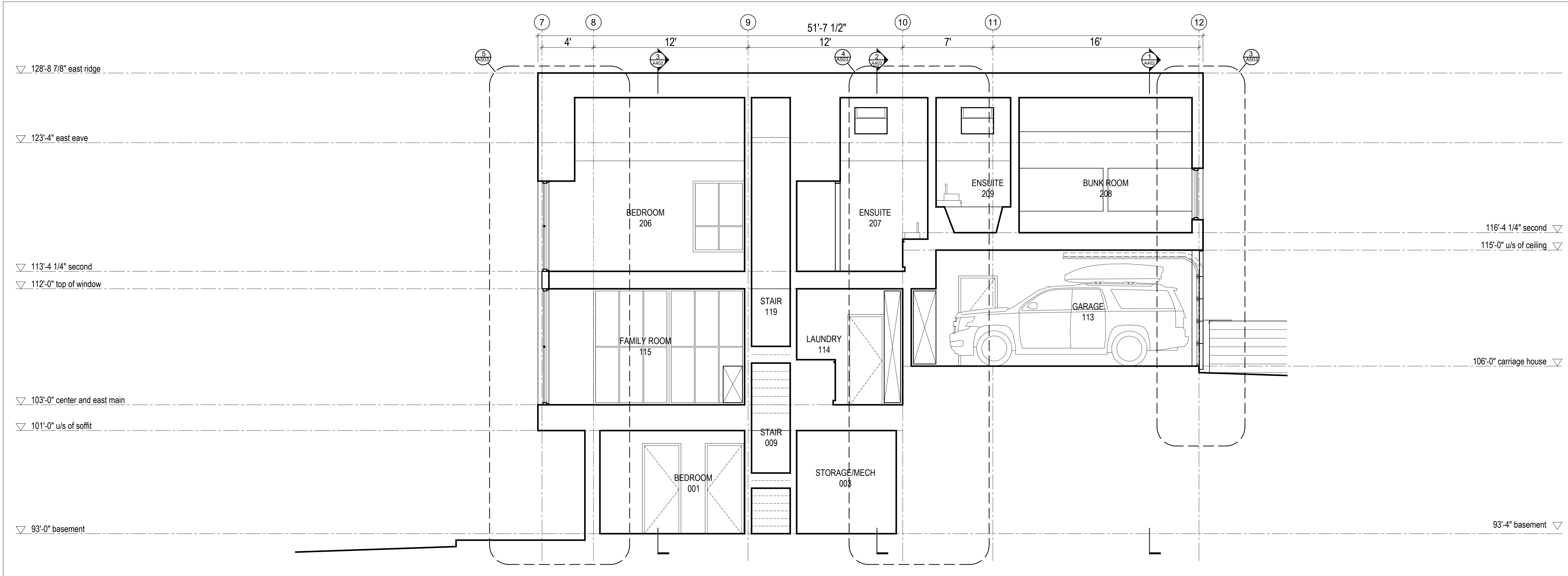
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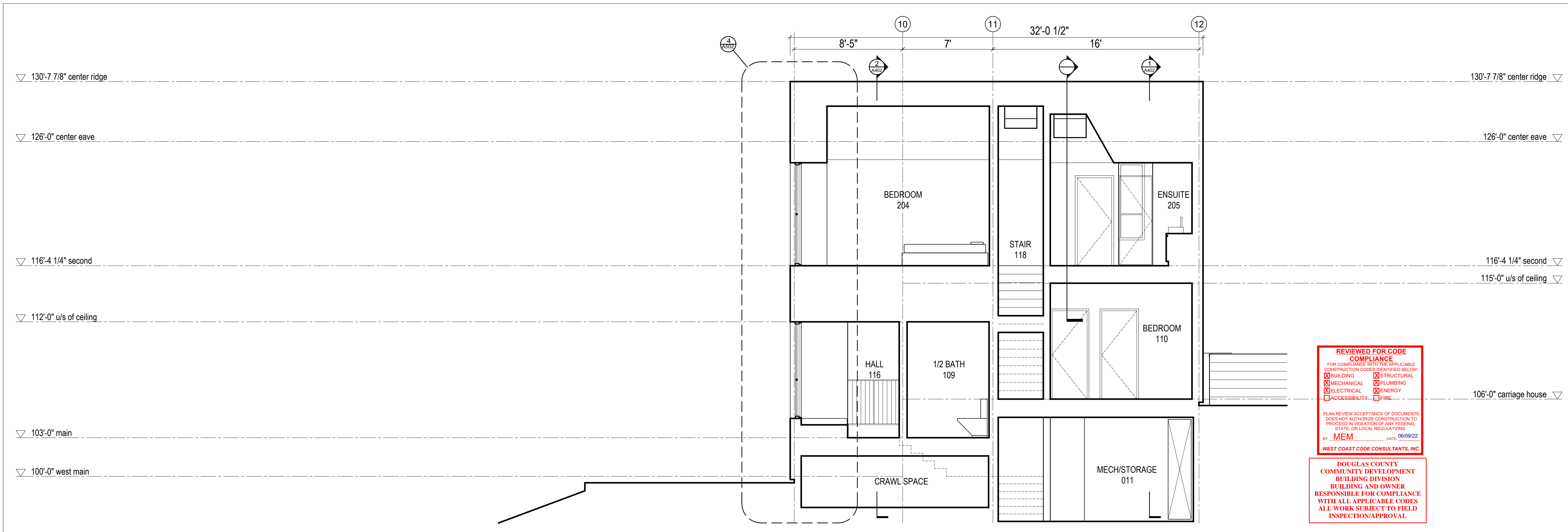
**Building Sections**

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

**A400**



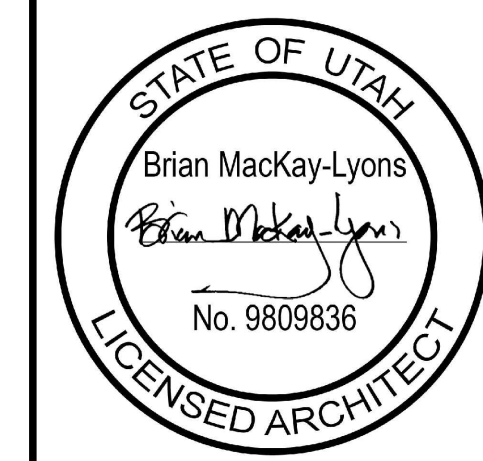
2 Building Section  
Scale 1/4" = 1'-0"



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

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BY: MEM DATE: 06/09/22  
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DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
BUILDING AND OWNER  
RESPONSIBLE FOR COMPLIANCE  
WITH ALL APPLICABLE CODES  
ALL WORK SUBJECT TO FIELD  
INSPECTION/APPROVAL



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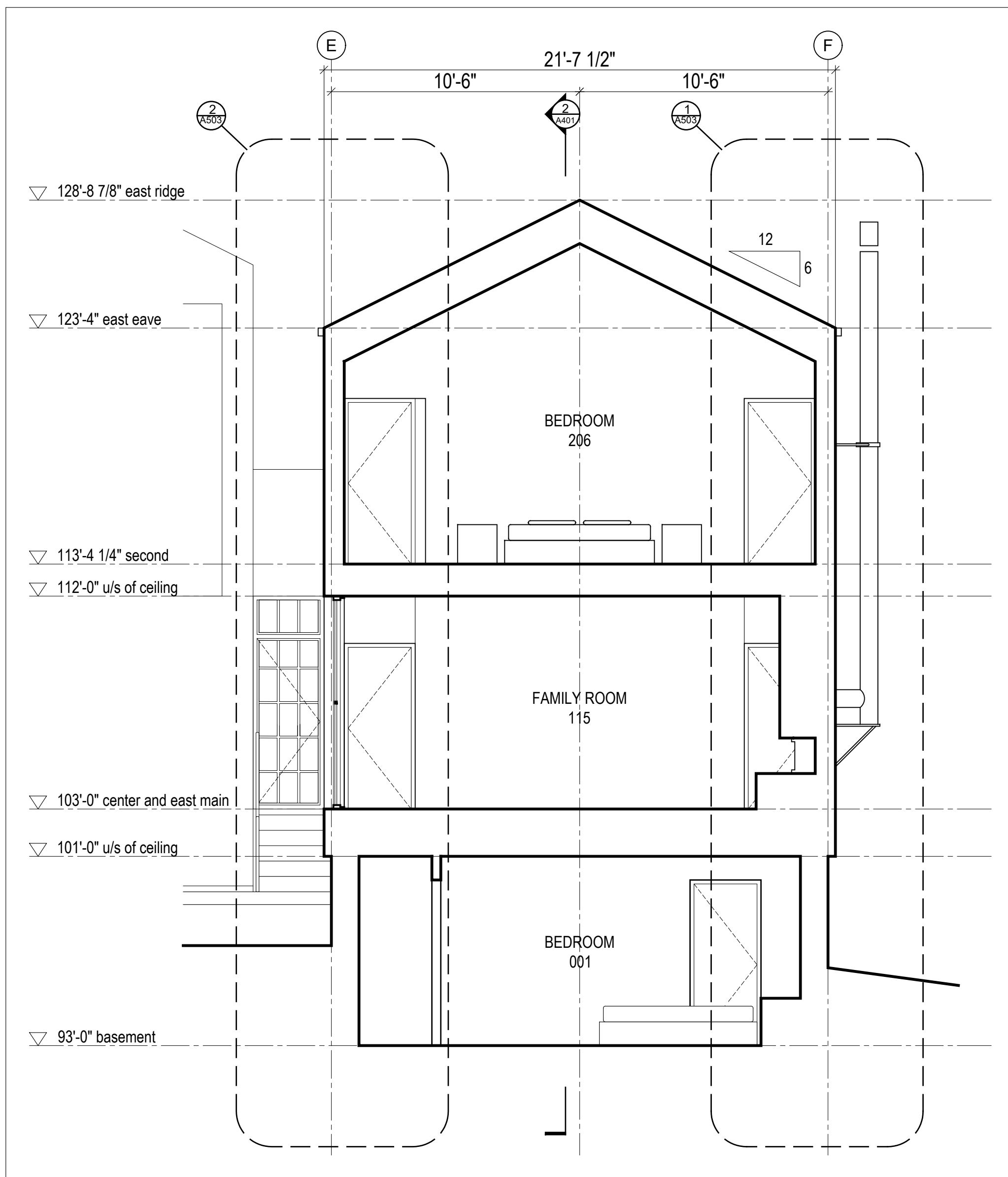
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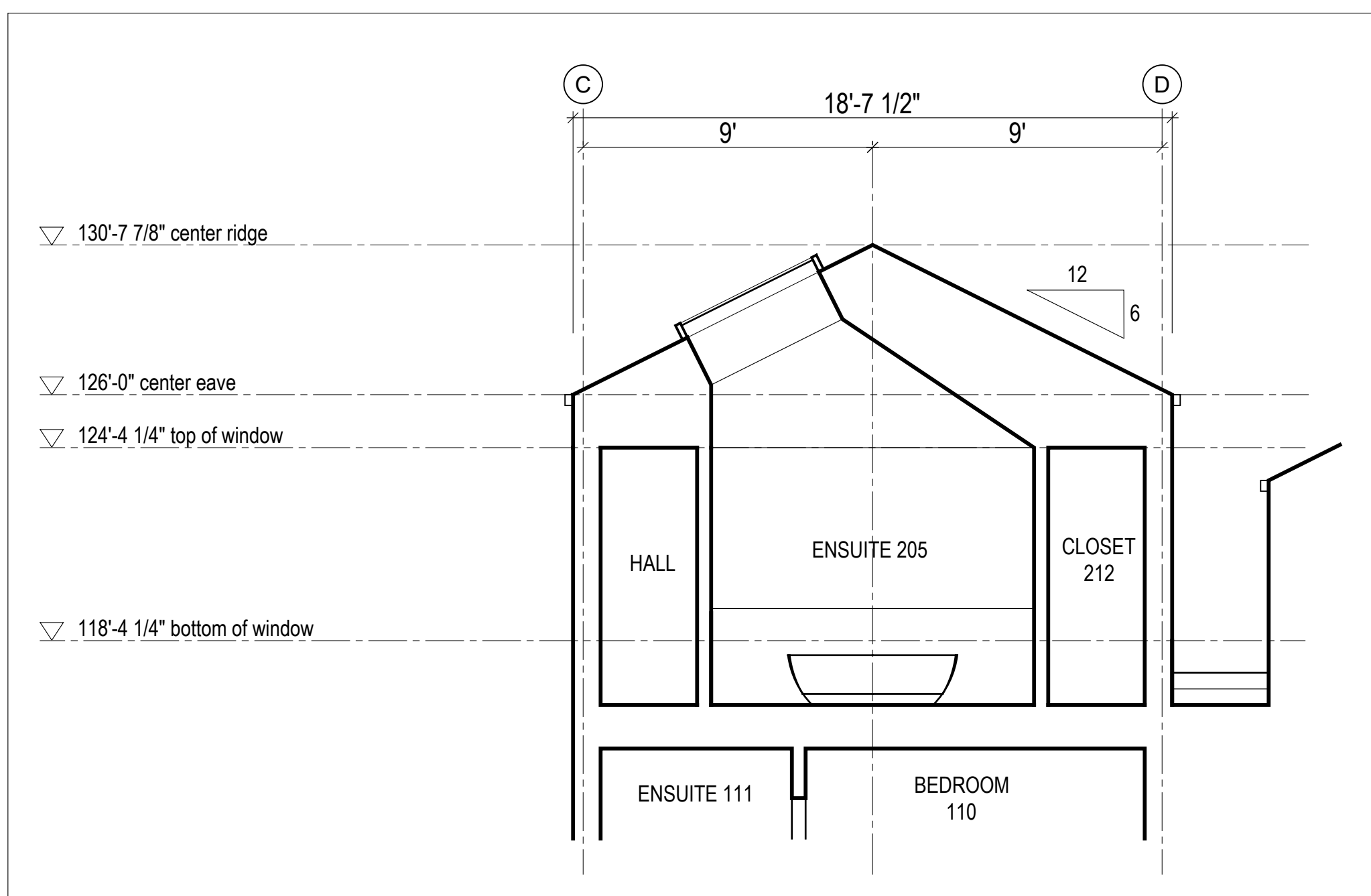
**Building Sections**

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

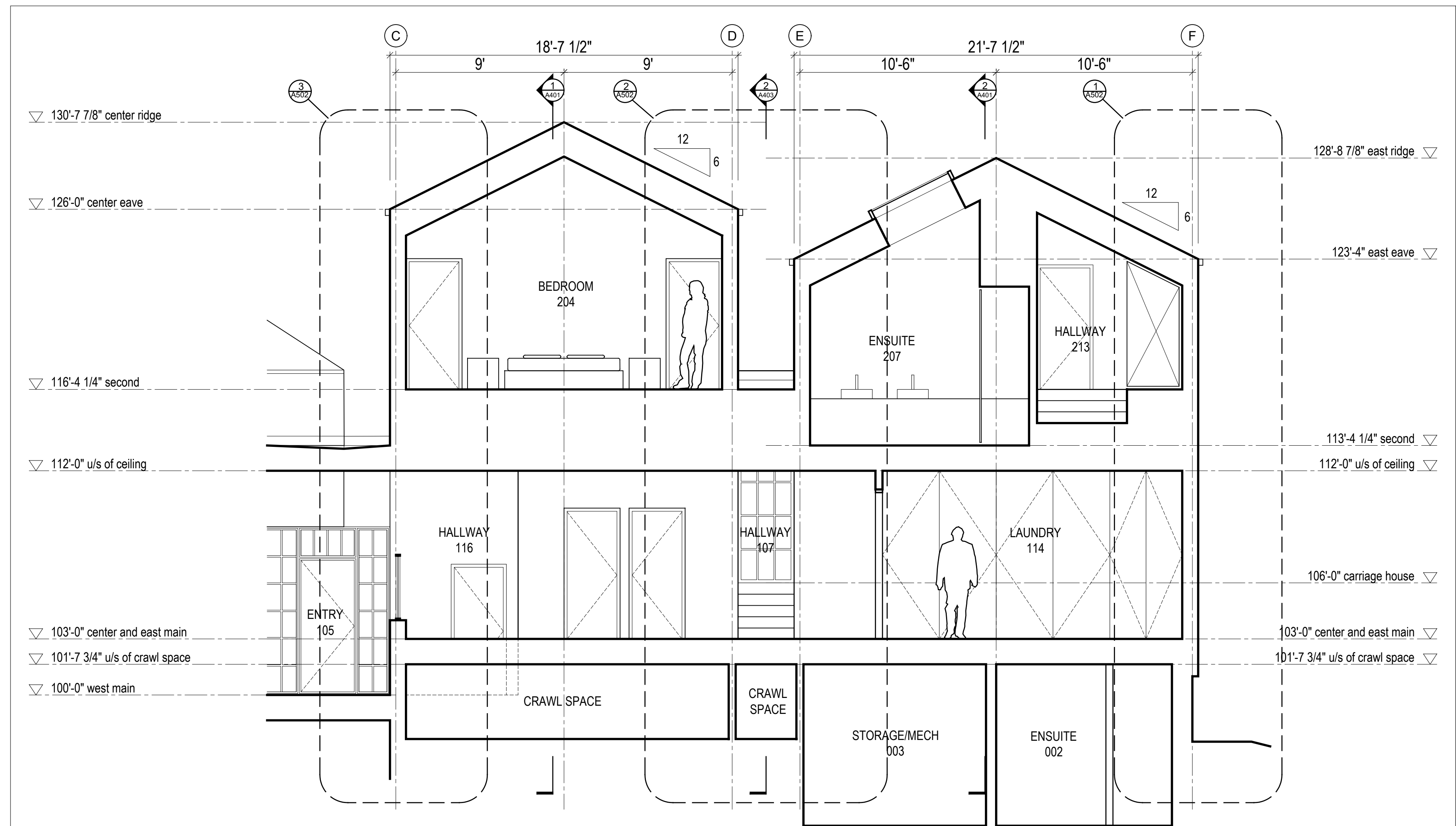
**A401**



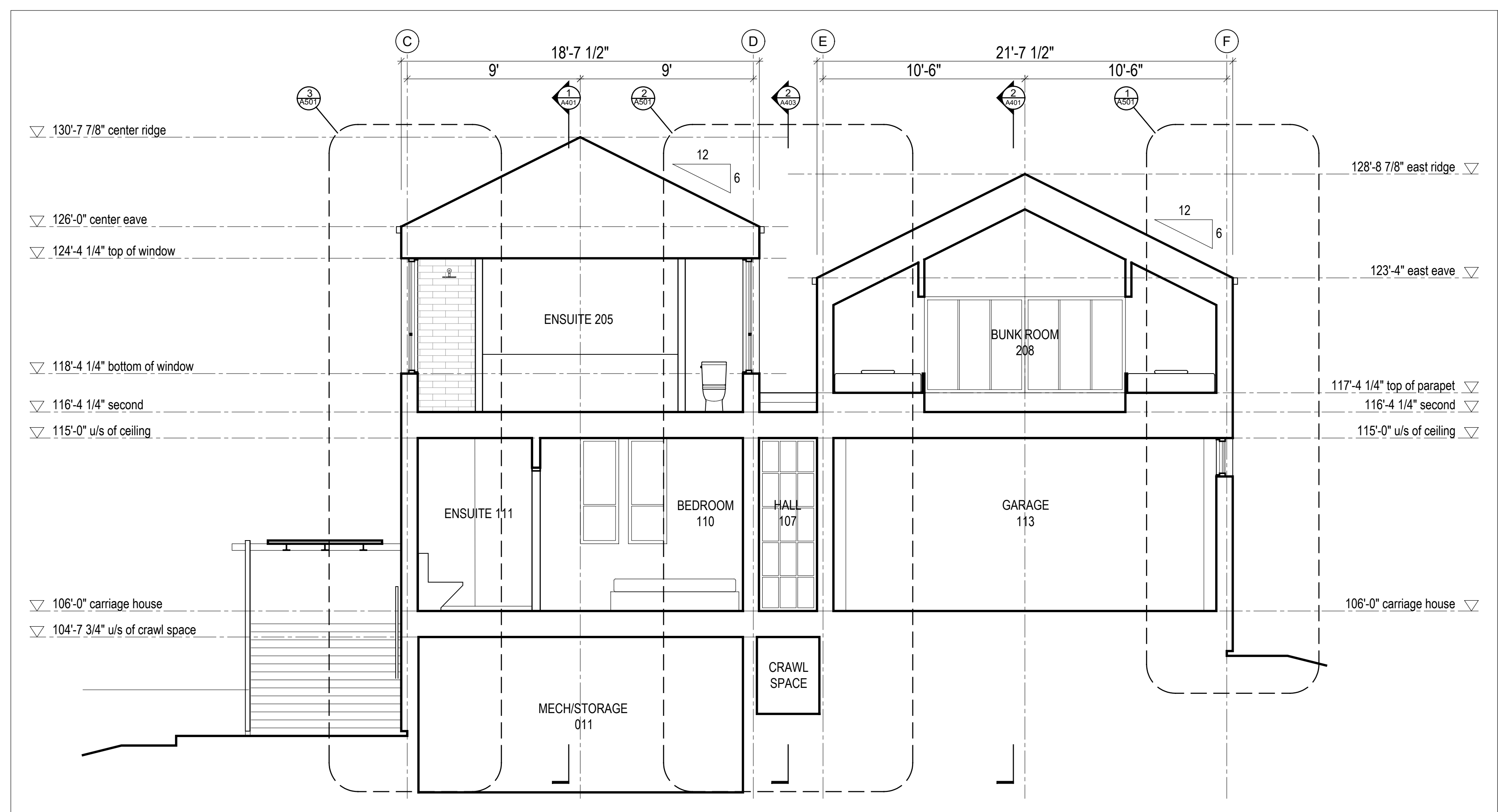
3 Building Section  
Scale 1/4" = 1'-0"



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



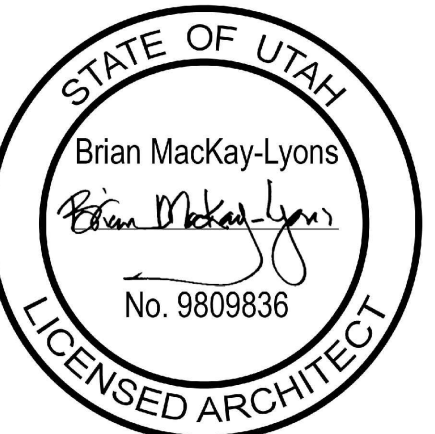
2 Building Section  
Scale 1/4" = 1'-0"



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

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fax: (902) 429 6276

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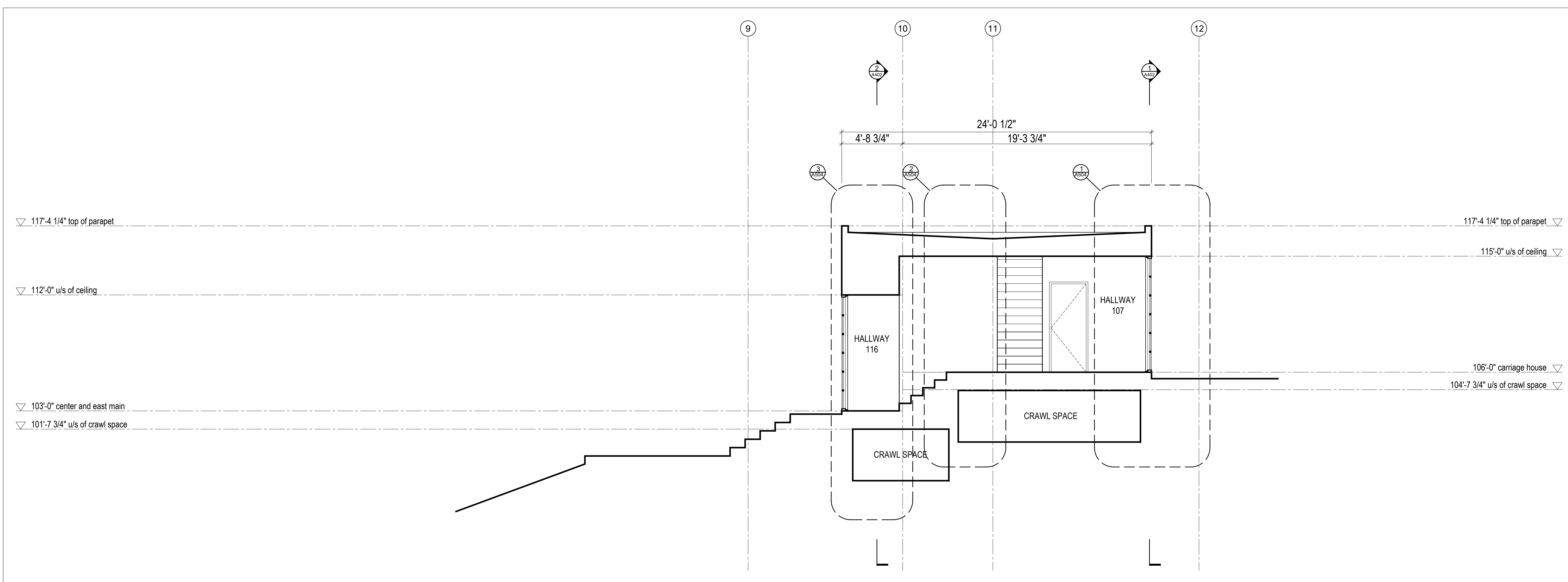
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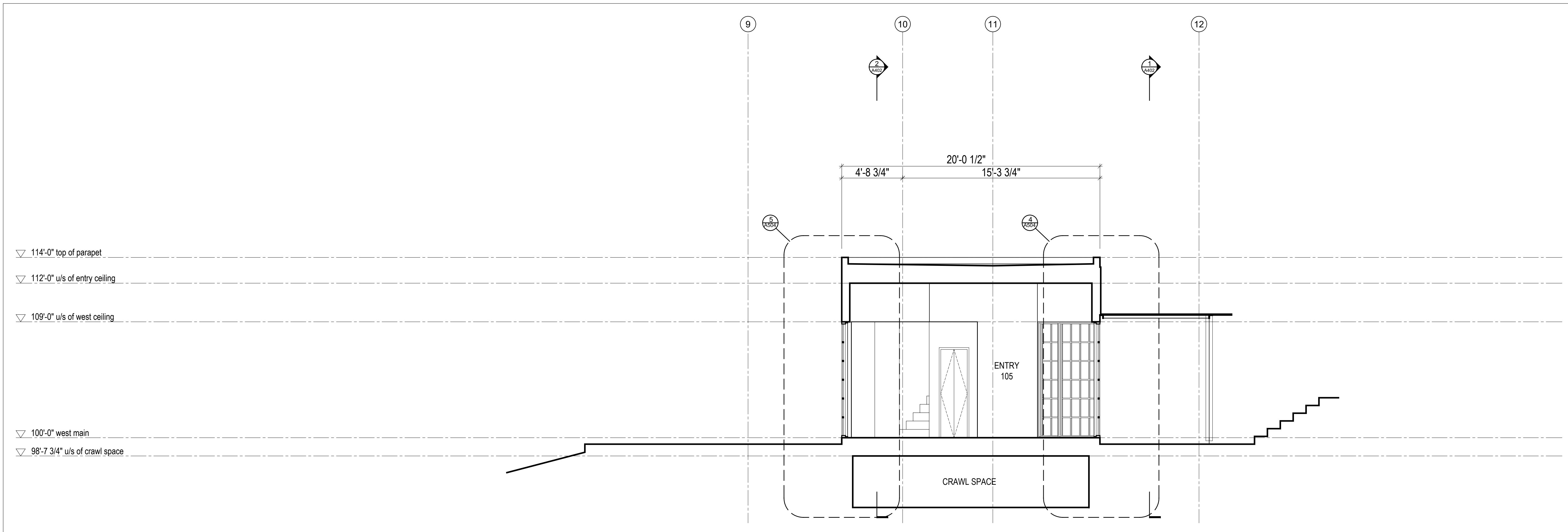
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**Building Sections**  
scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA  
**A403**



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



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

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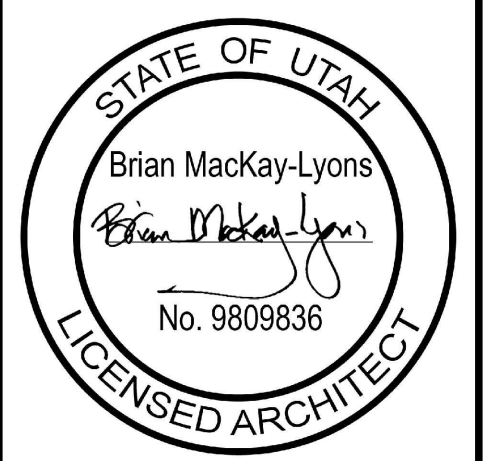
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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

BUILDINGS  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 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: 06/09/22  
WEST COAST CODE CONSULTANTS, INC.

**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES. ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL.**



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

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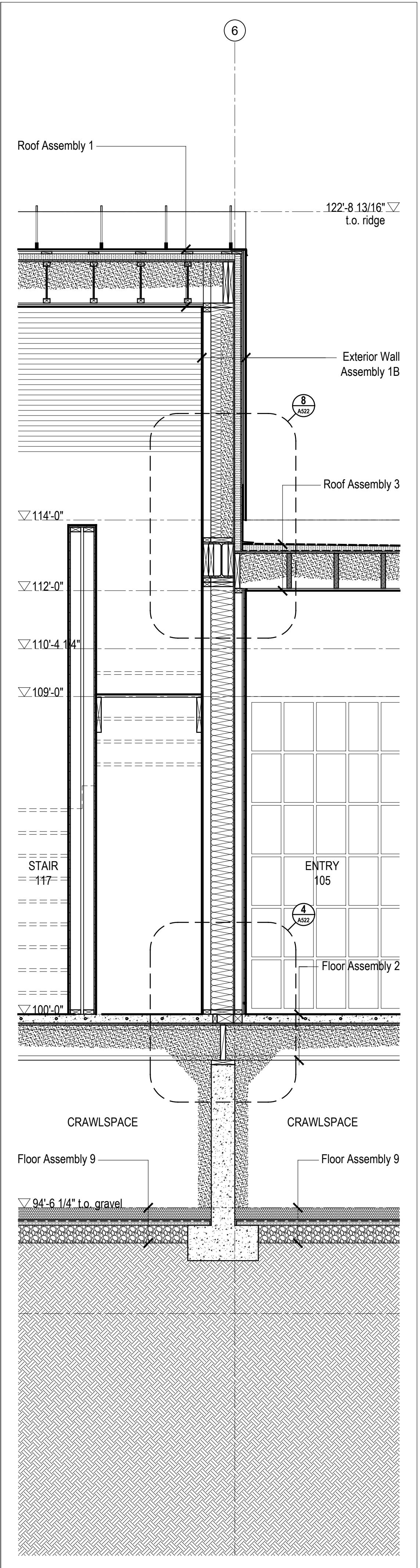
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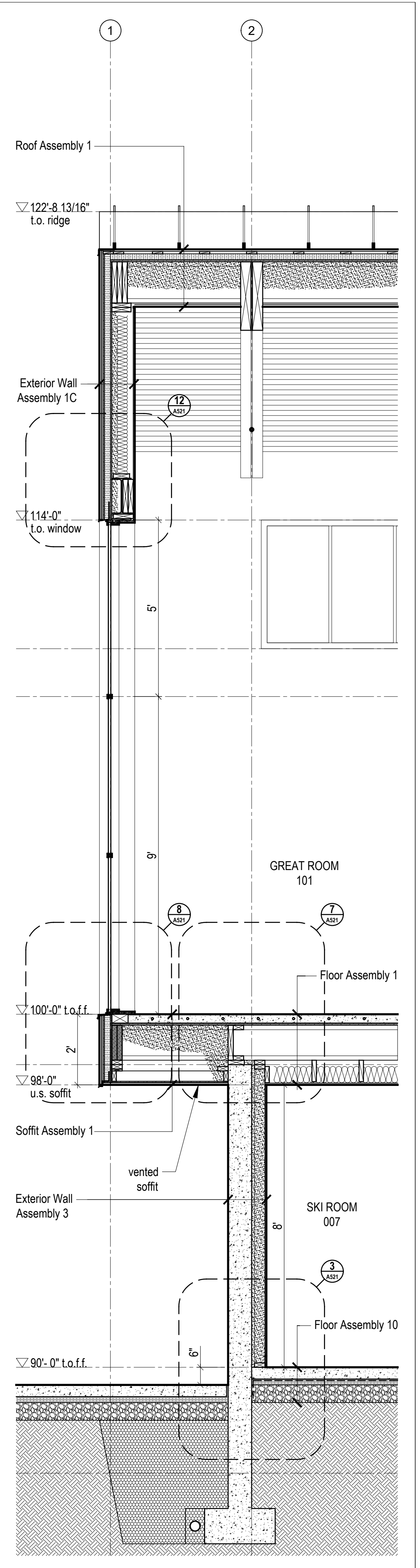
Wall Sections

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

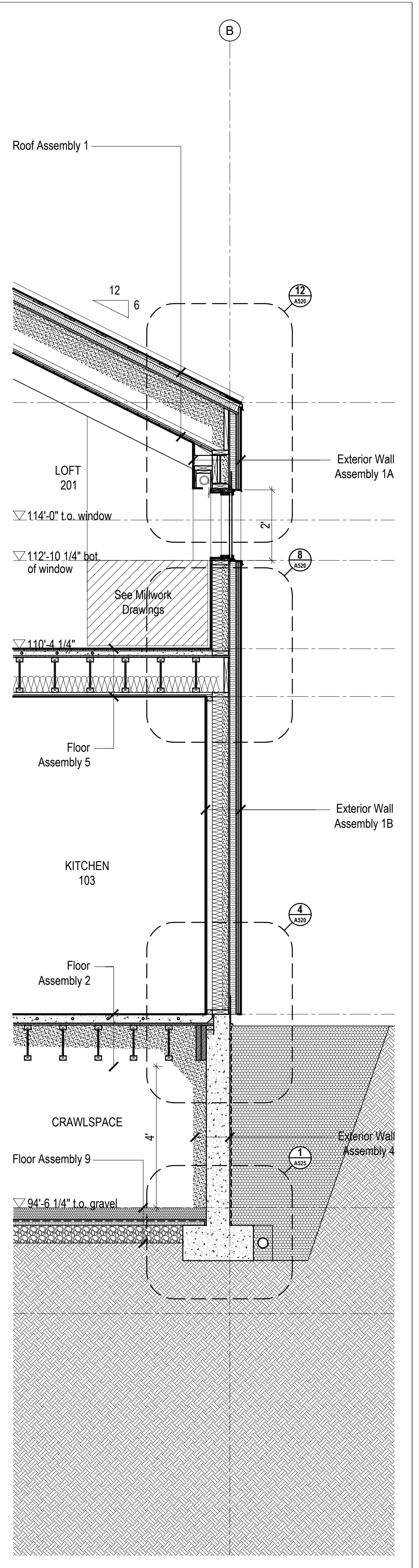
**A500**



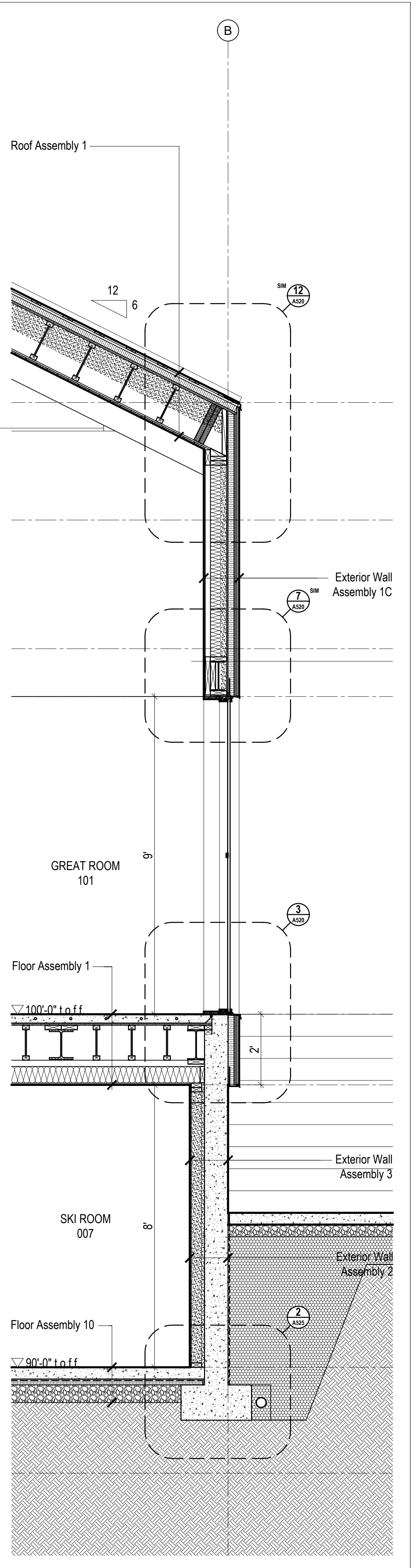
1 Wall Section @ Entry  
Scale 1/2" = 1'-0"



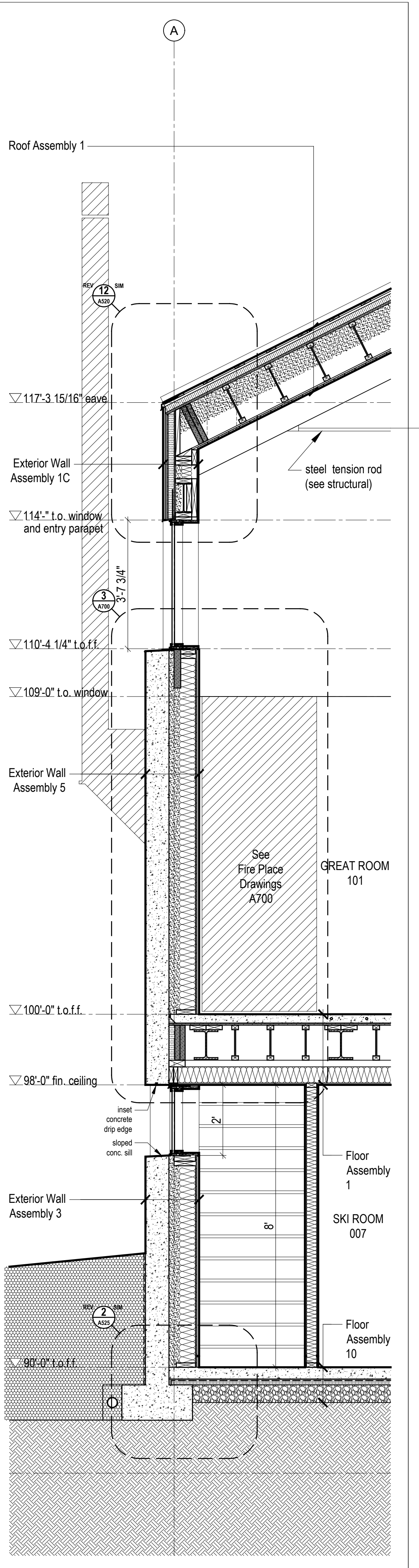
2 Wall Section @ Great Room Cantilever  
Scale 1/2" = 1'-0"



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

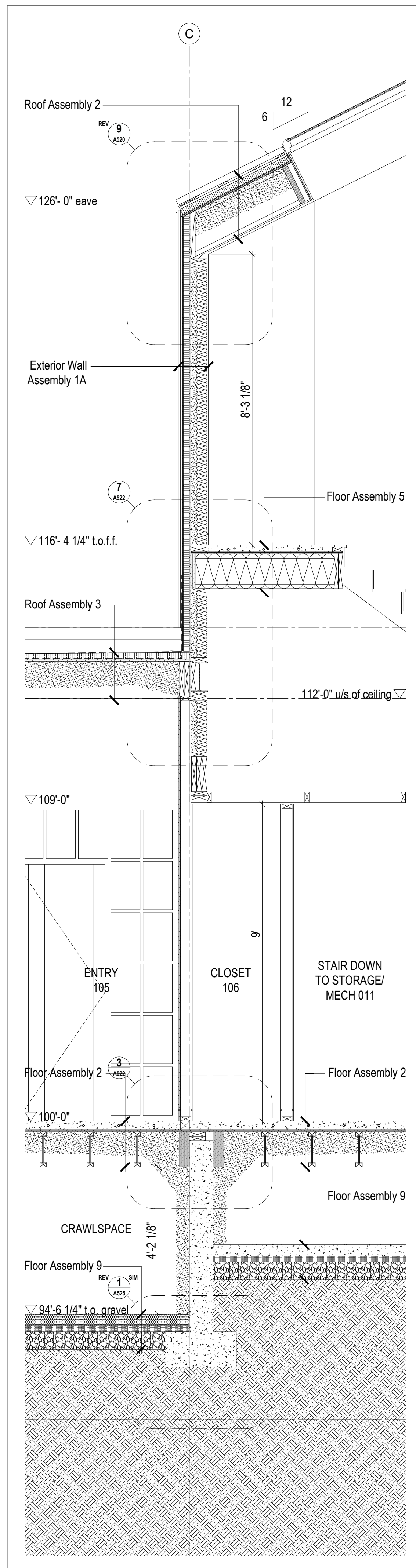


4 Wall Section @ Great Room  
Scale 1/2" = 1'-0"

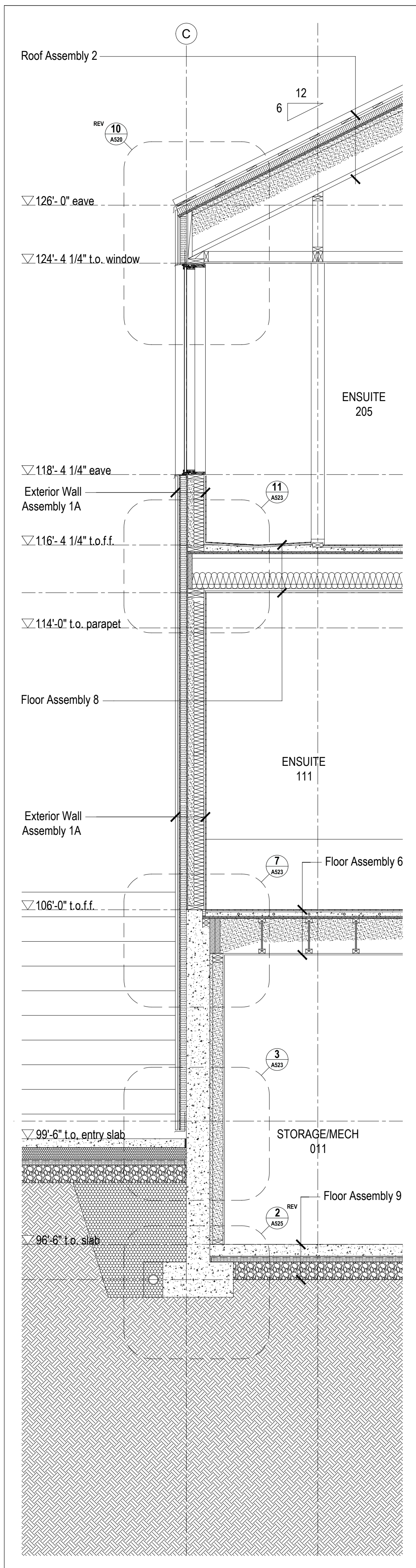


5 Wall Section @ Great Rm Hearth  
Scale 1/2" = 1'-0"

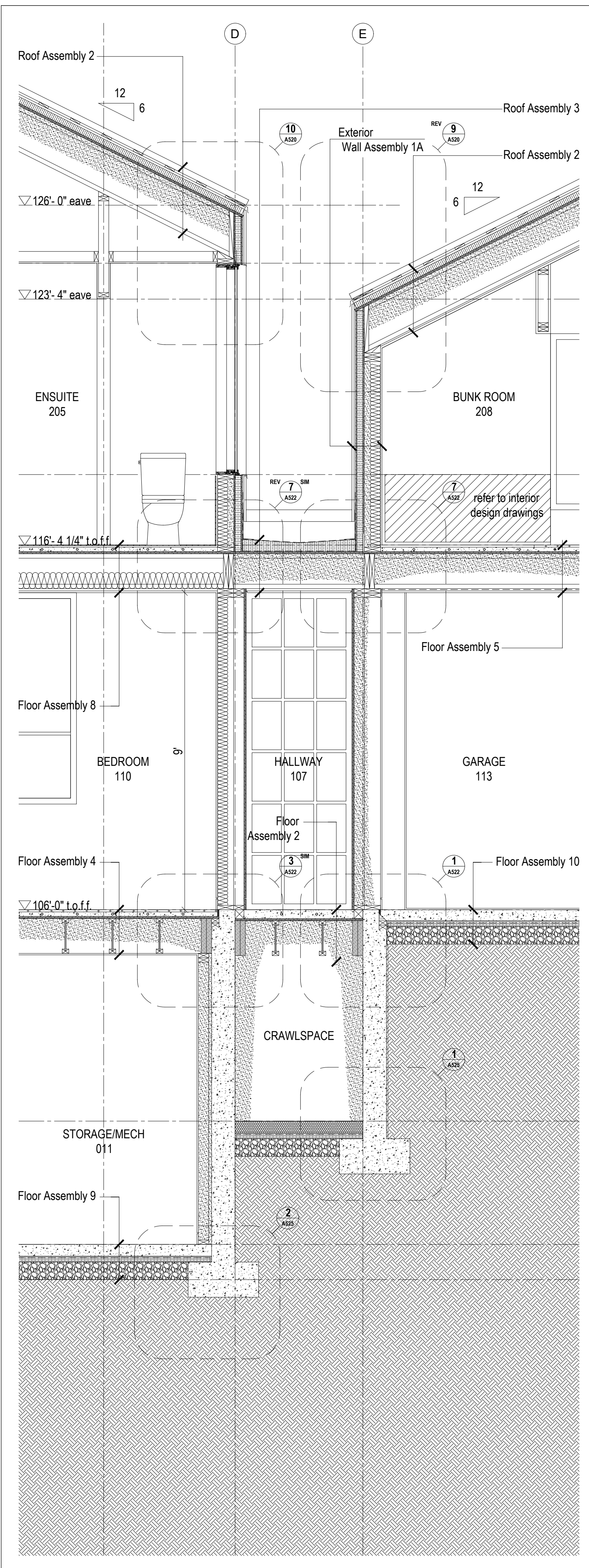




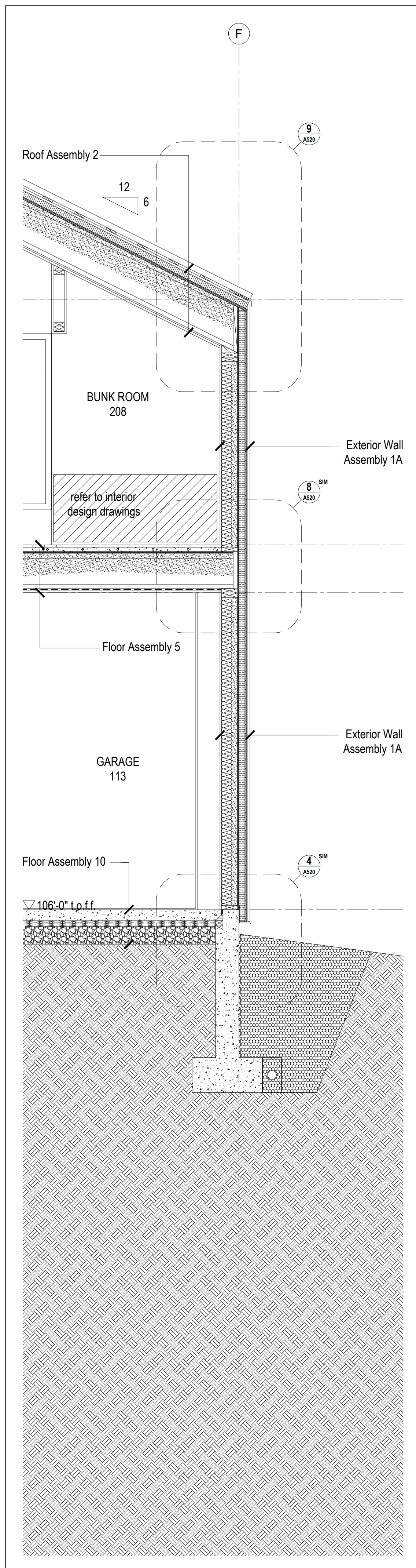
4 A501 Wall Section @ Center Gable/Entry  
Scale 1/2" = 1'-0"



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



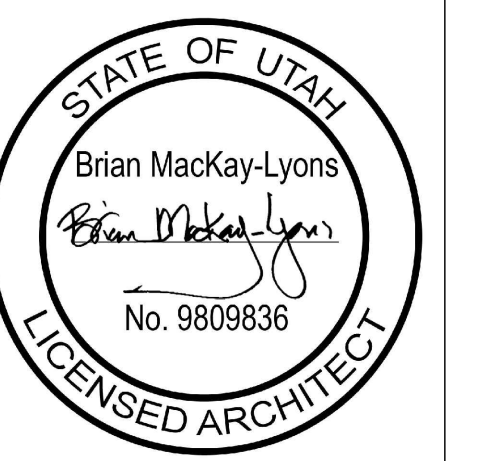
2 A501 Wall Section @ Garage Connection  
Scale 1/2" = 1'-0"



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

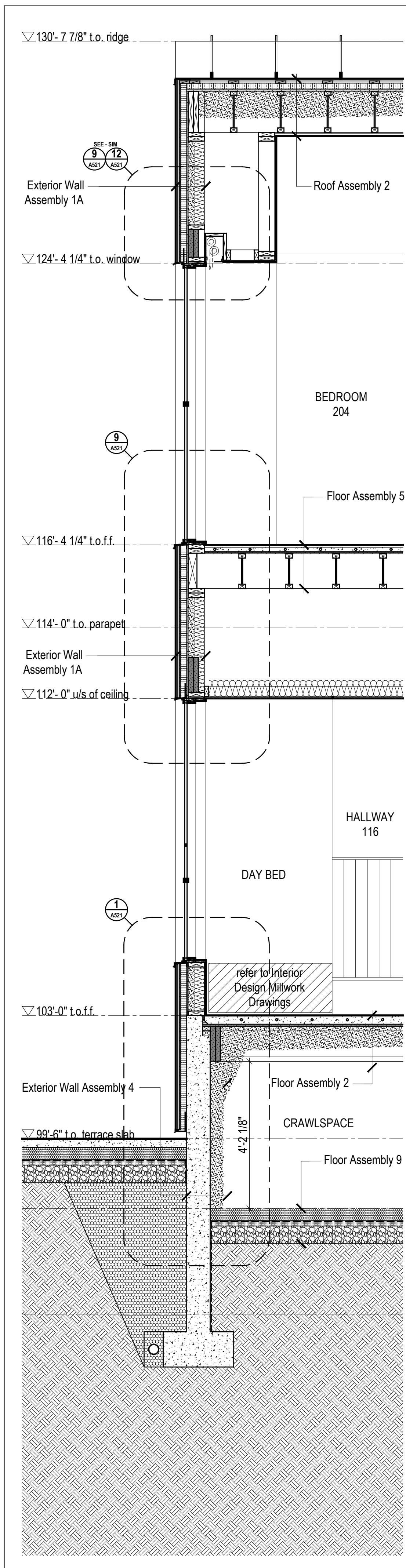
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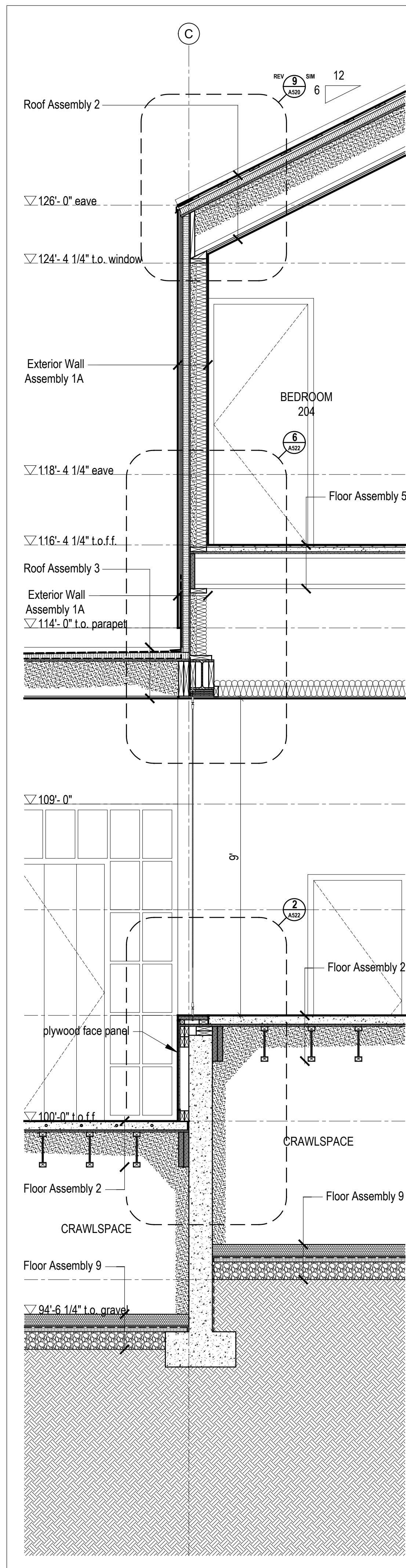


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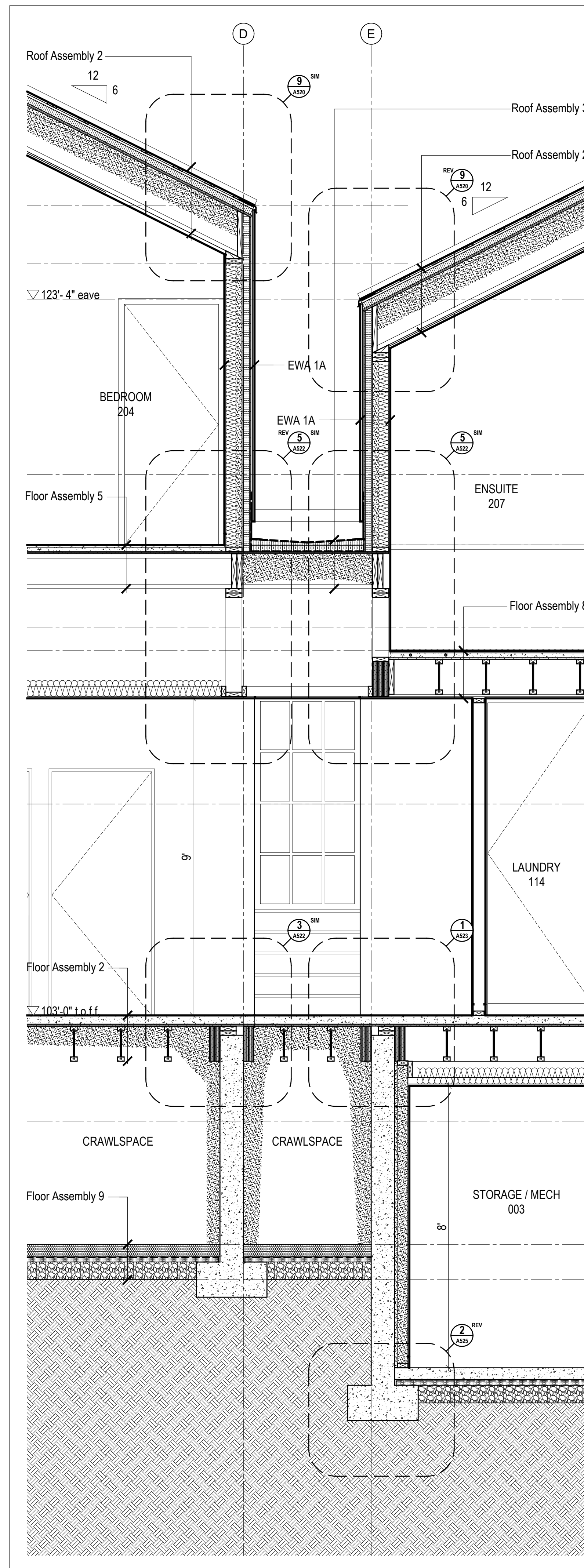
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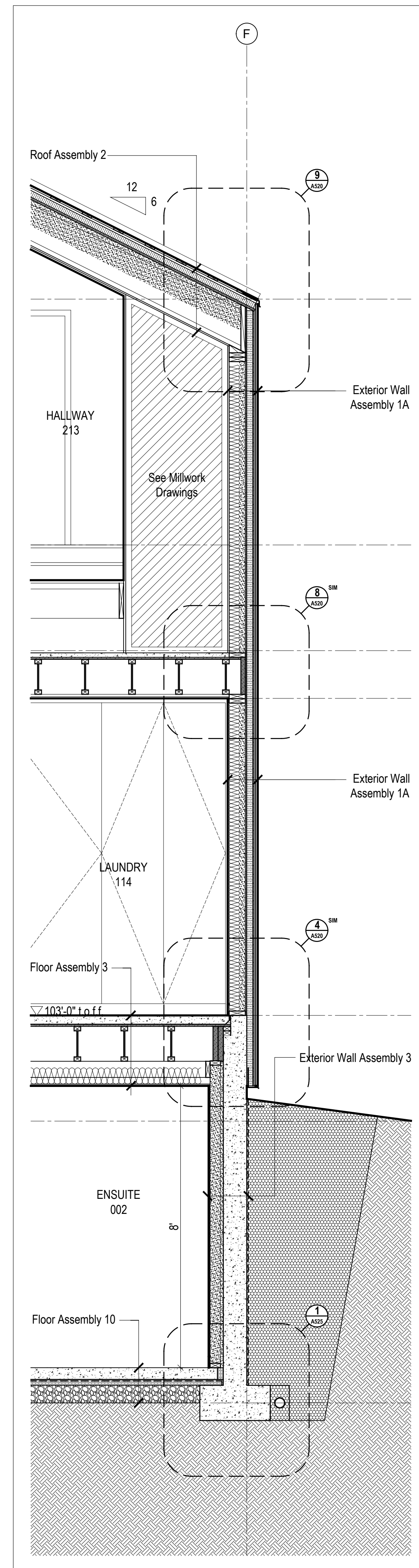
4  
A502  
Wall Section @ Day Bed  
Scale 1/2" = 1'-0"



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



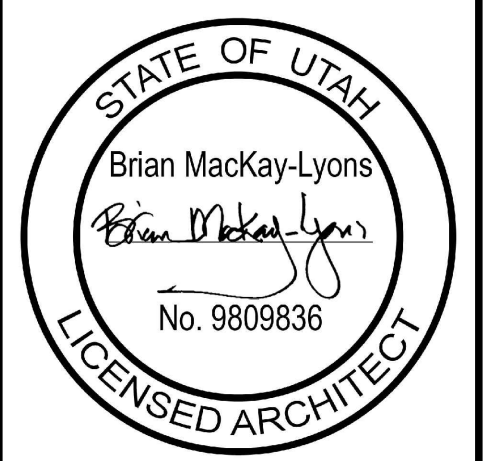
2  
A502  
Wall Section @ Hall Connection  
Scale 1/2" = 1'-0"



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

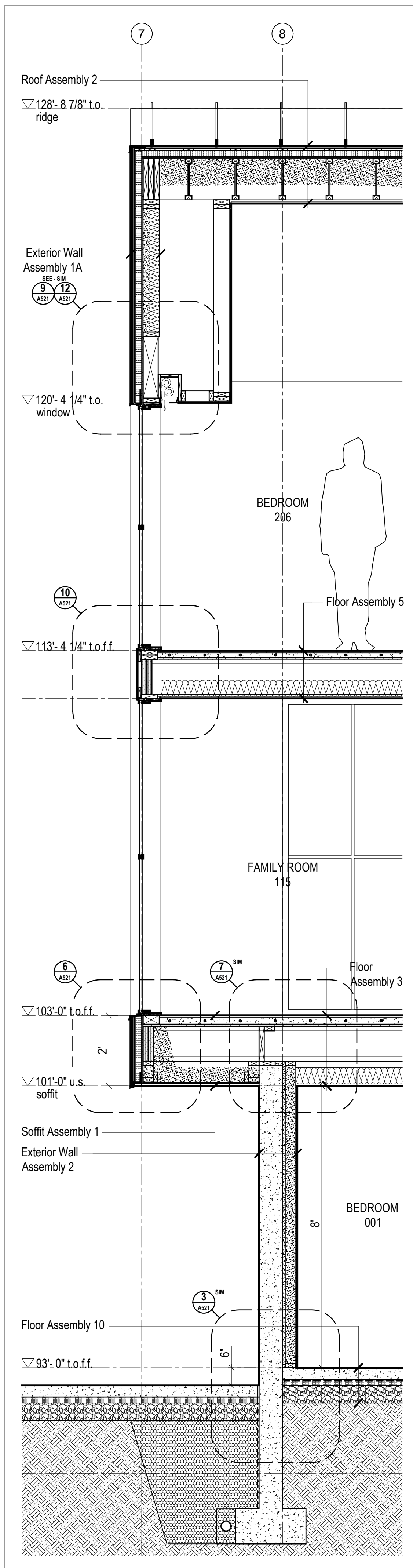
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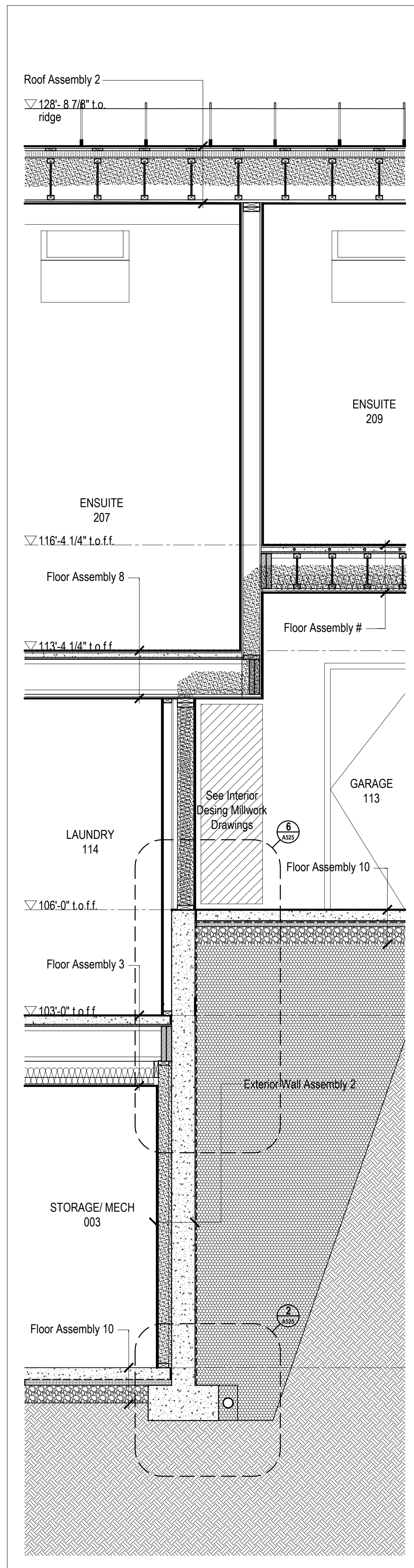


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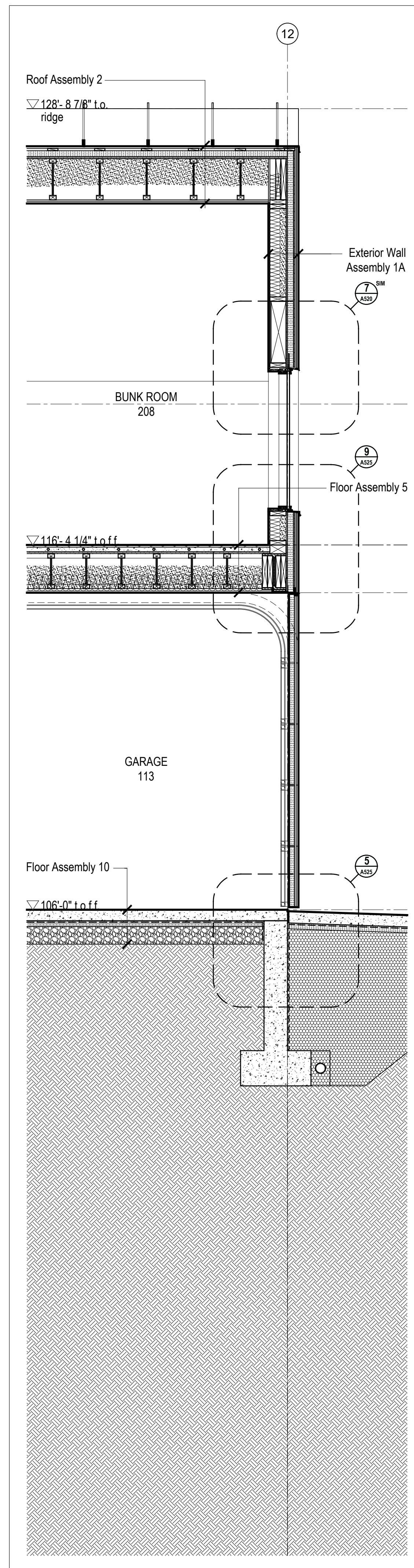
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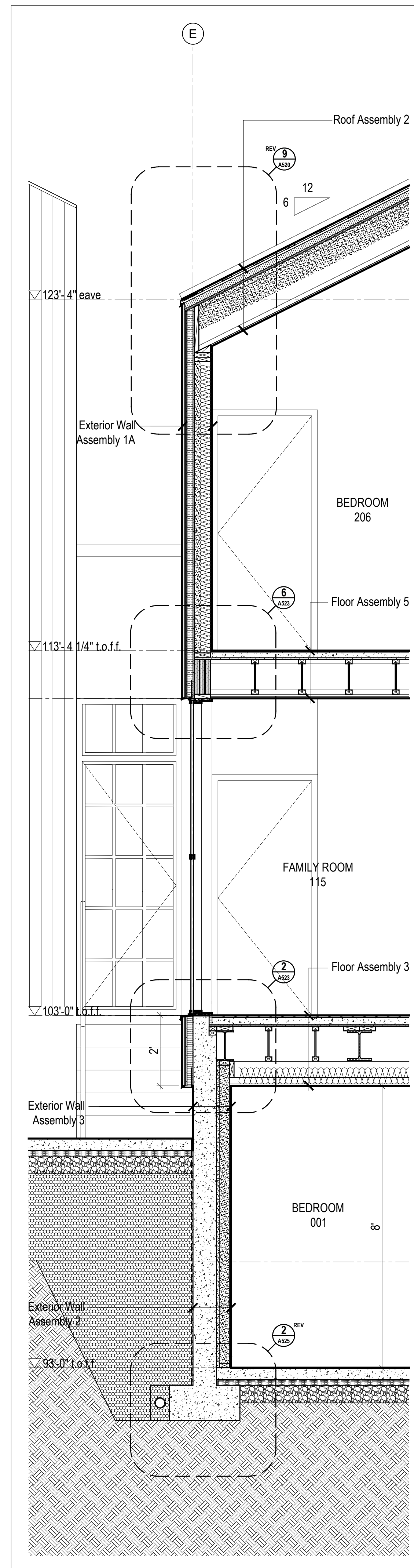
5 A503 Wall Section @ Family Rm Cantilever  
Scale 1/2" = 1'-0"



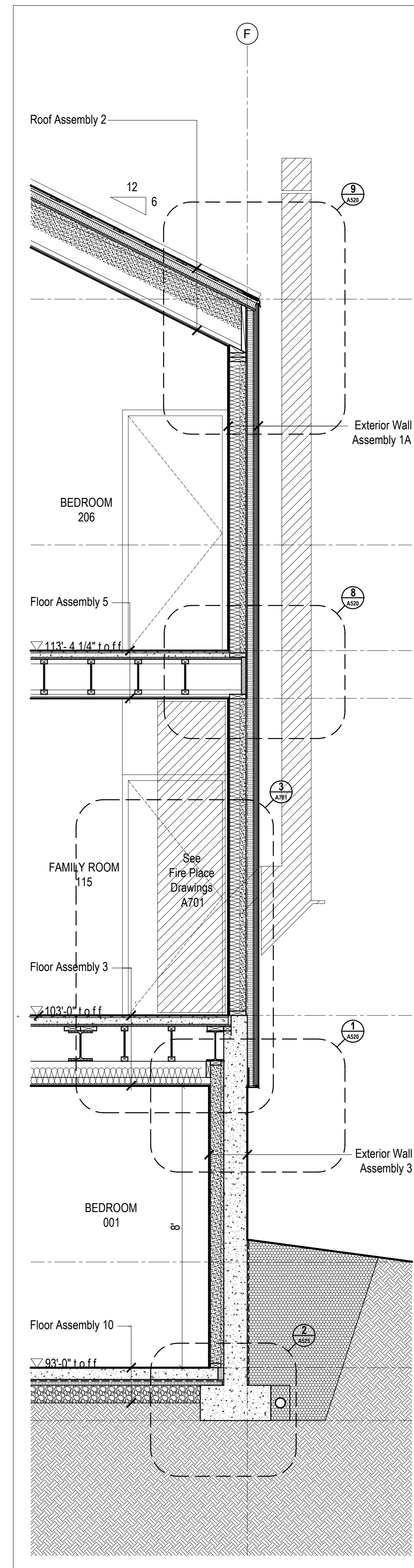
4 A503 Wall Section @ Garage / Laundry  
Scale 1/2" = 1'-0"



3 A503 Wall Section @ Garage  
Scale 1/2" = 1'-0"



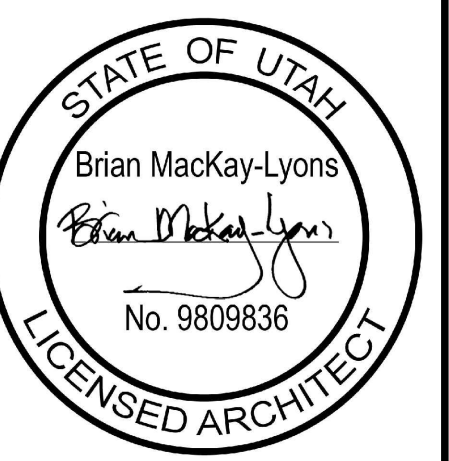
2 A503 Wall Section @ Family Rm  
Scale 1/2" = 1'-0"



1 A503 Wall Section @ Family Rm Hearth  
Scale 1/2" = 1'-0"

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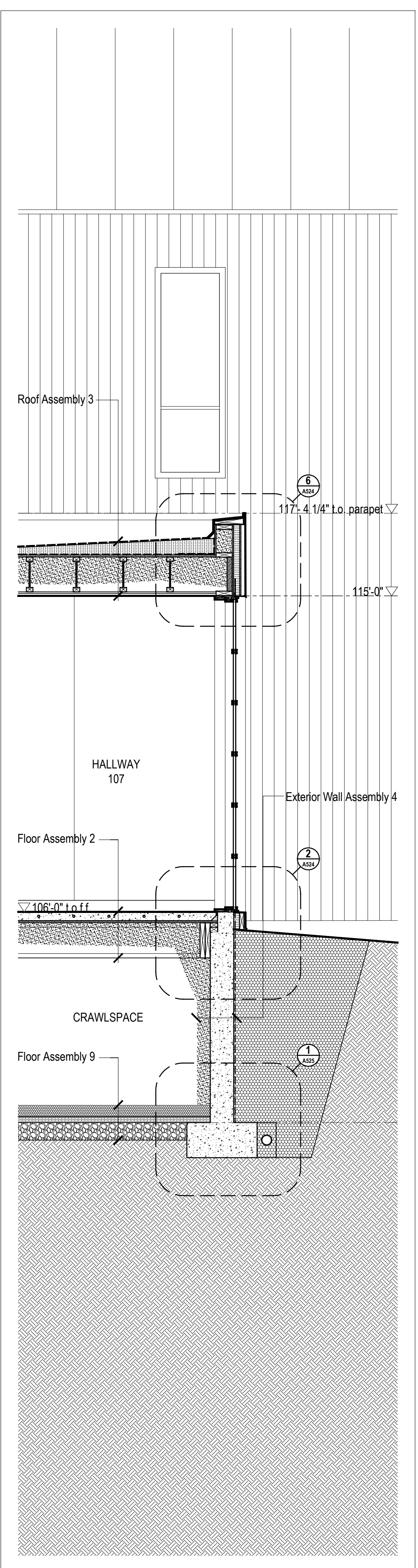
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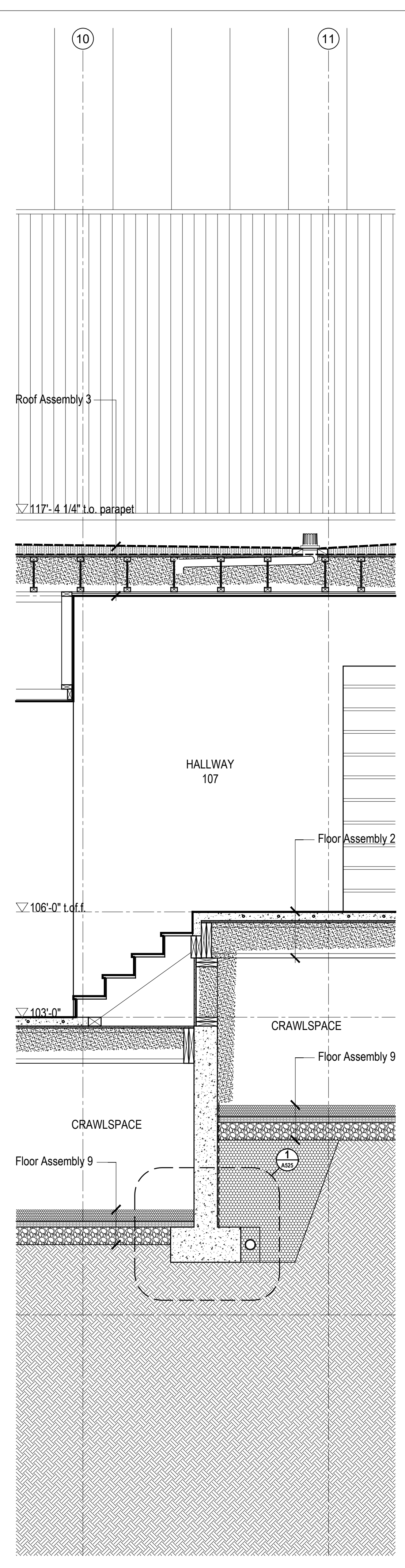
**Wall Sections**

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

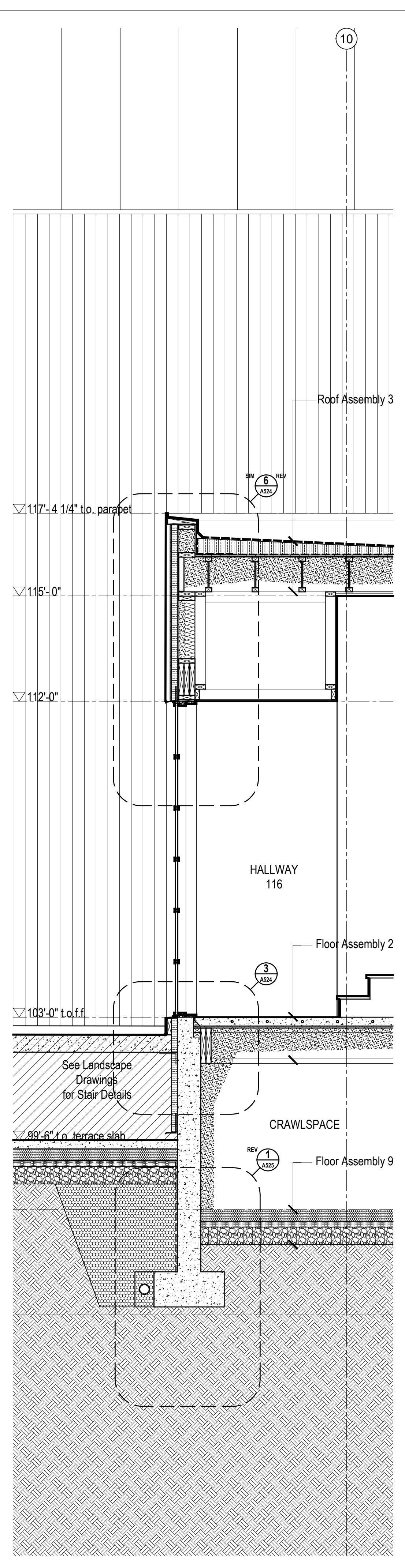
**A504**



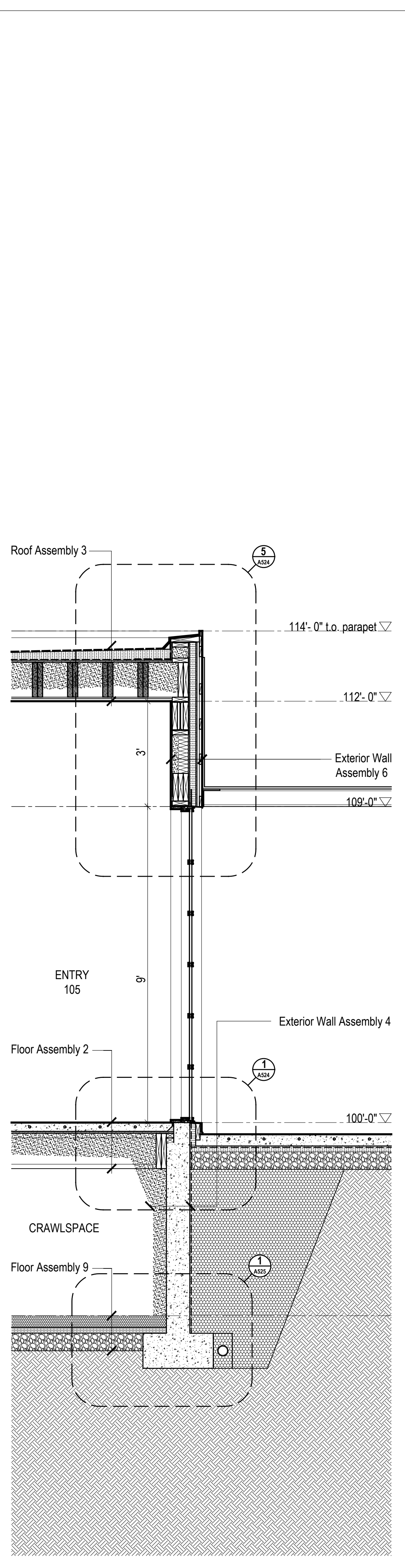
1 Wall Section @ Hallway  
Scale 1/2" = 1'-0"



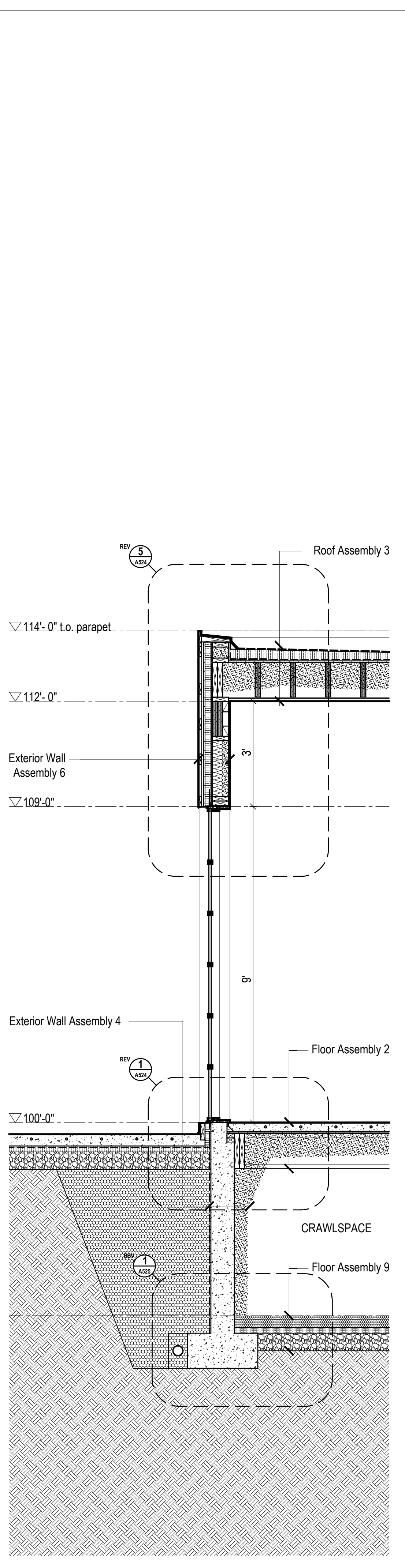
2 Wall Section @ Hallway Stair  
Scale 1/2" = 1'-0"



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



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

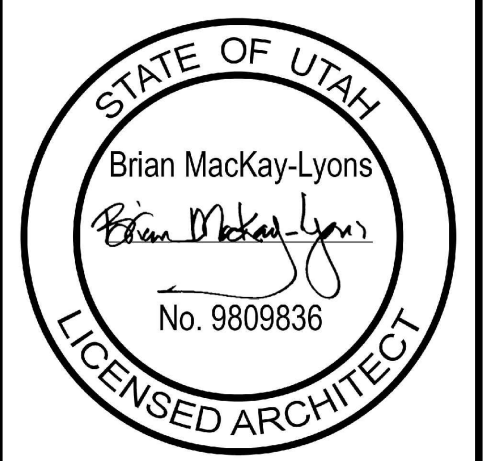


5 Wall Section @ Terrace Door  
Scale 1/2" = 1'-0"

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

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RESPONSIBLE FOR COMPLIANCE  
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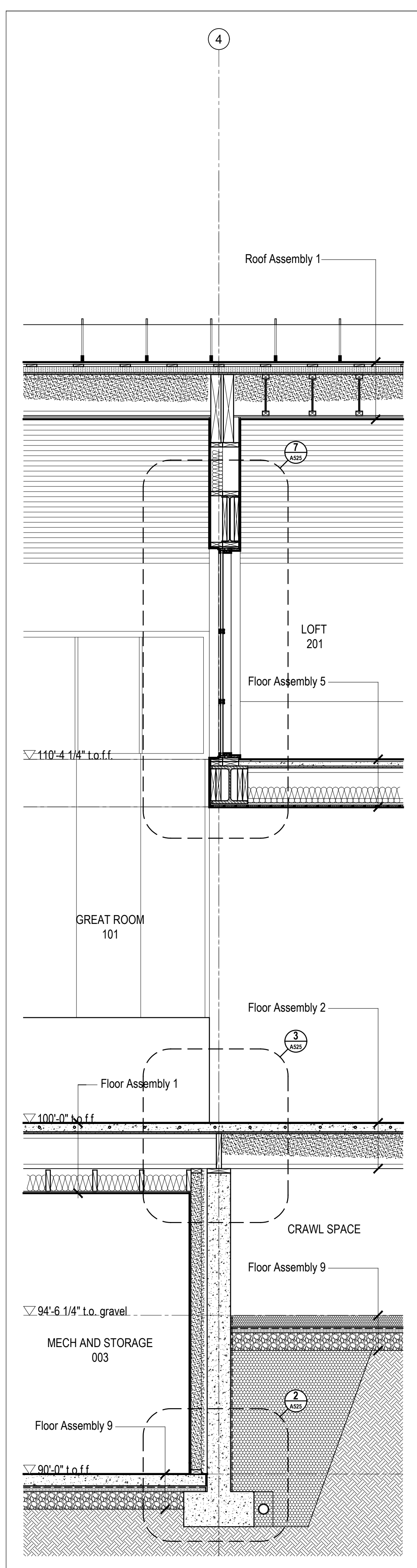
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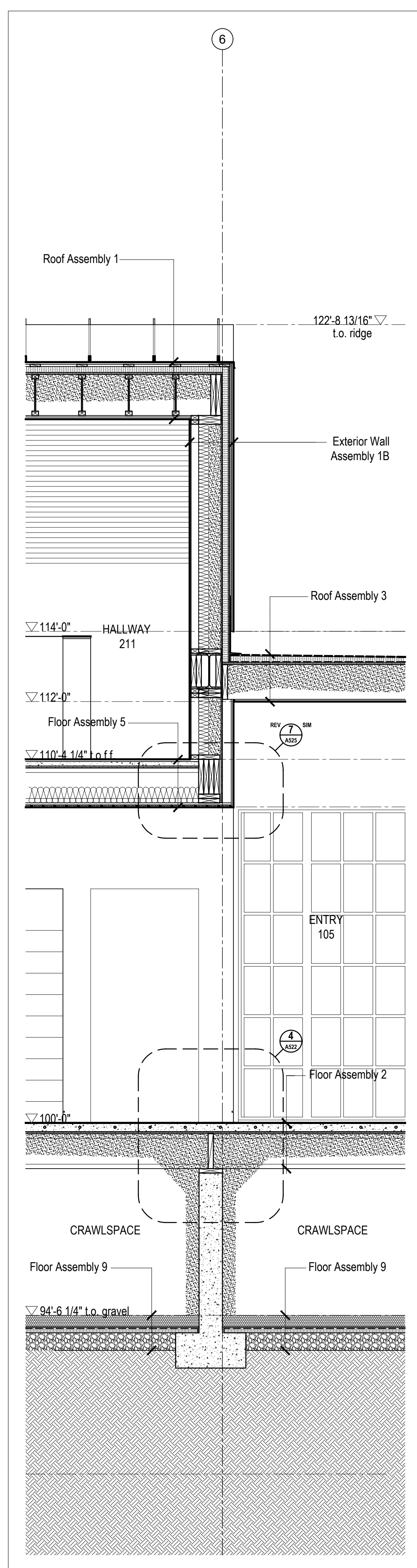
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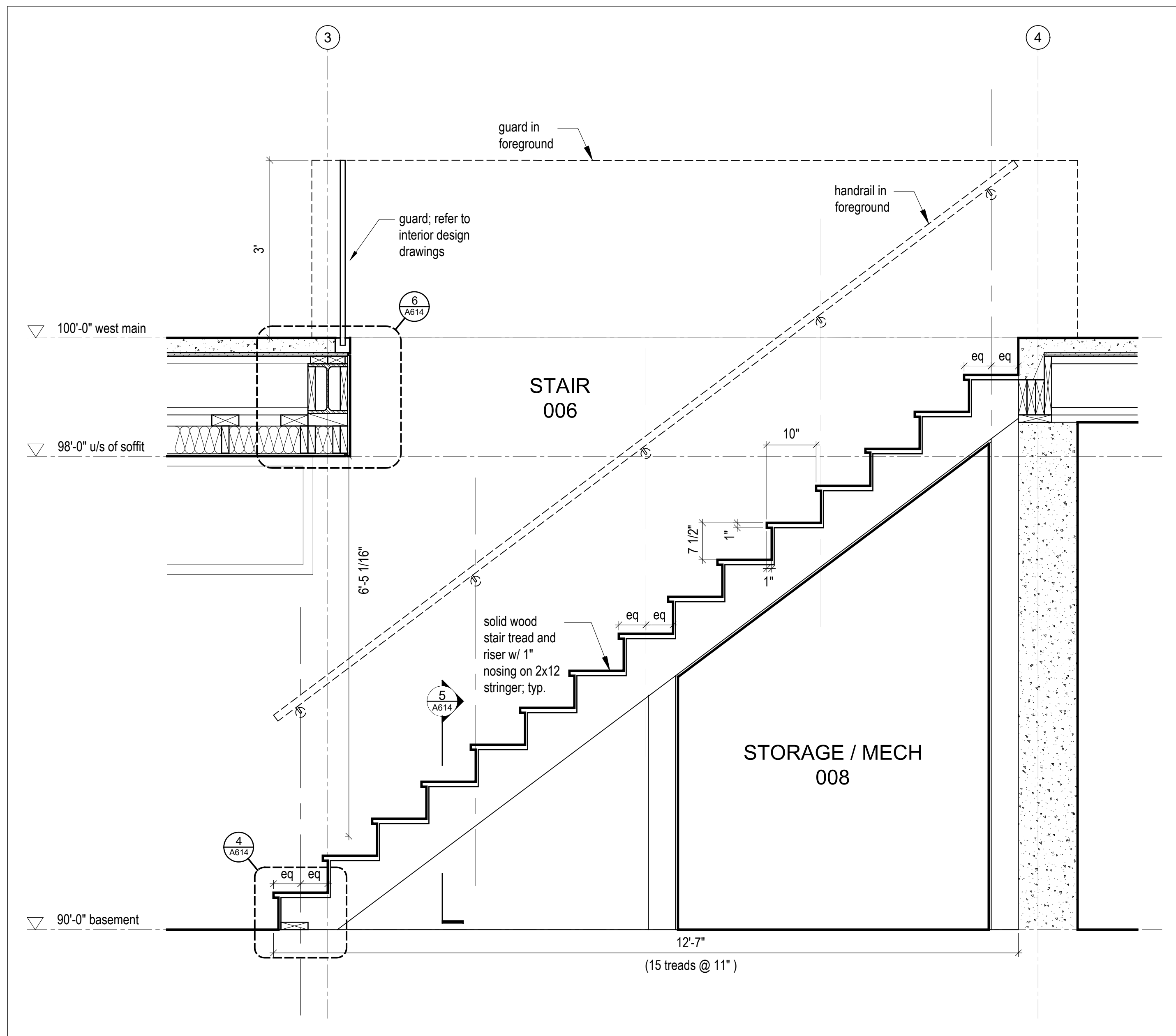
**A505**



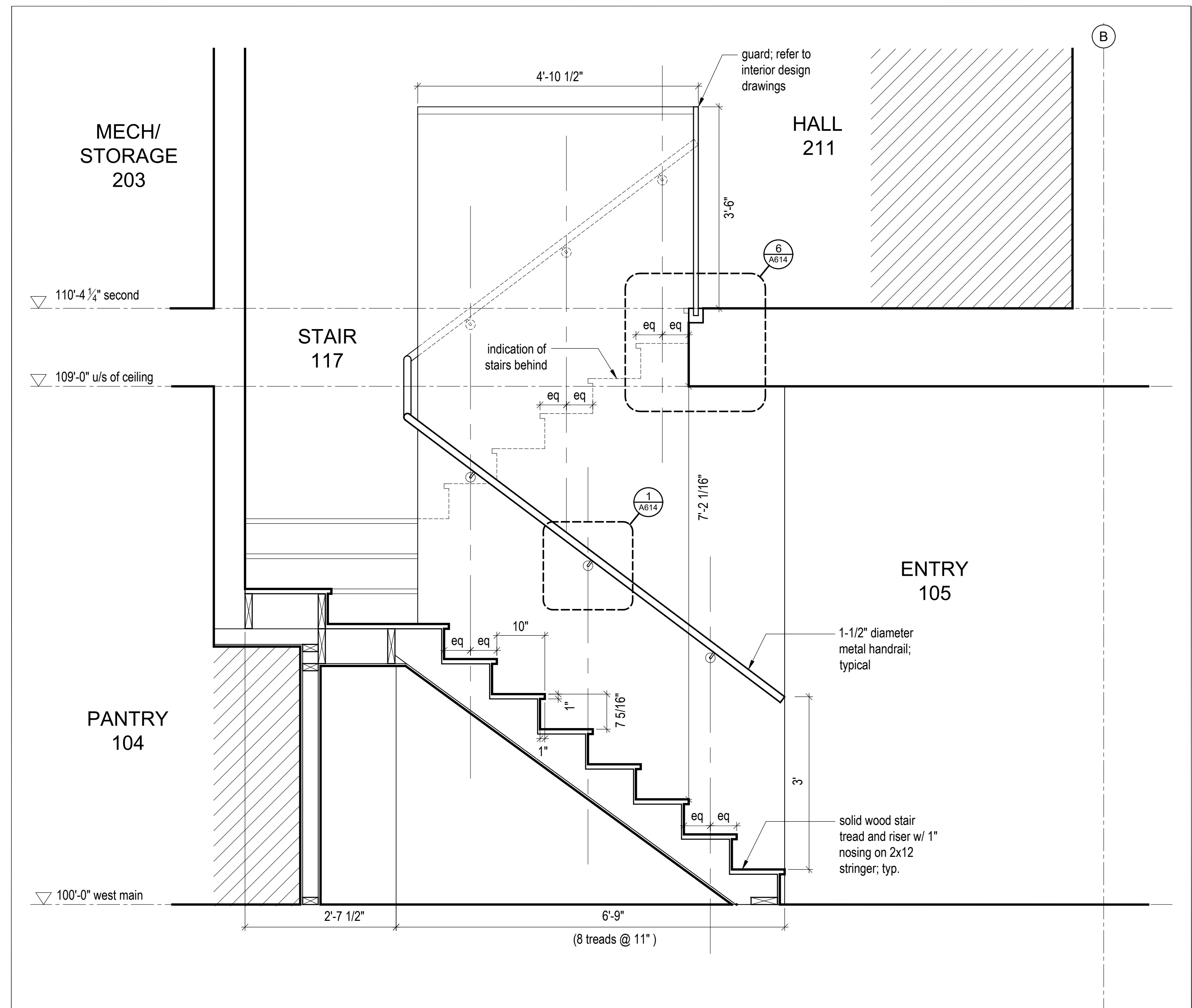
2  
A504  
**Wall Section @ Loft**  
Scale 1/2" = 1'-0"



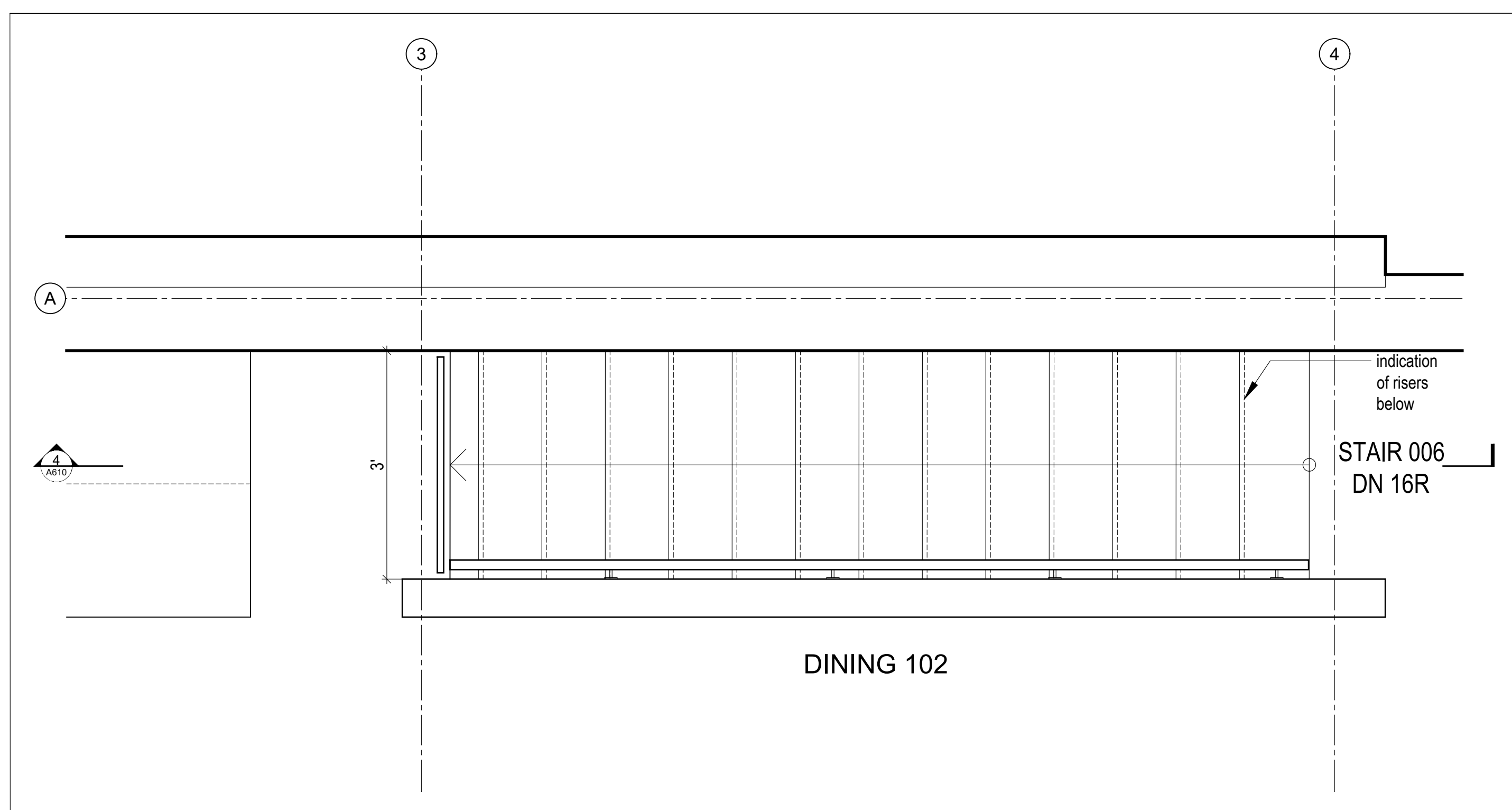
6  
**Wall Section @ Hallway**  
Scale 1/2" = 1'-0"



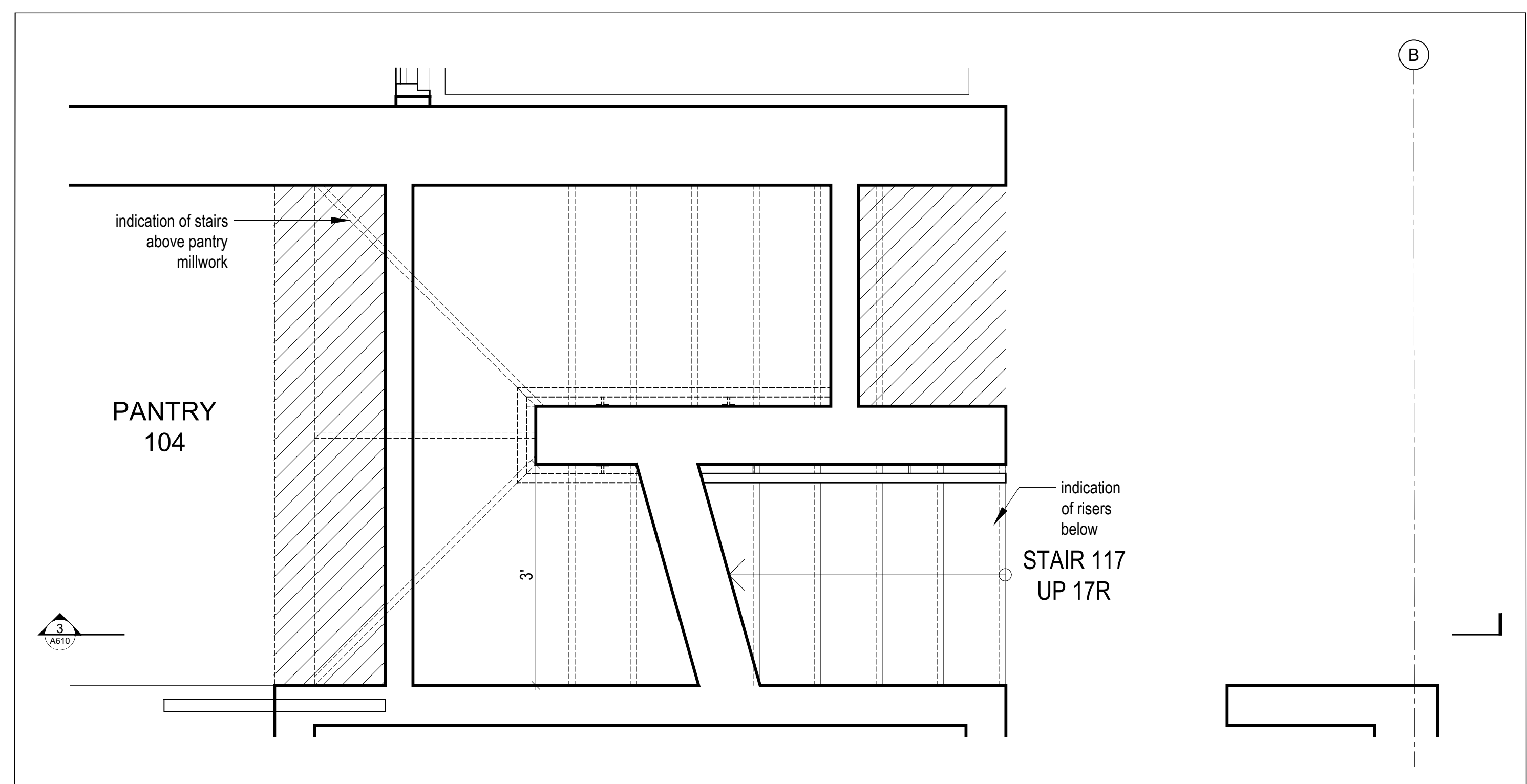
4 Stair 006 Section  
Scale 3/4" = 1'-0"



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



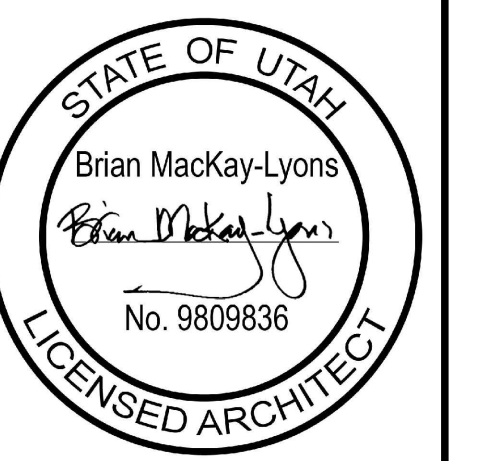
2 Partial Plan @ Stair 006 to Ski Room  
Scale 3/4" = 1'-0"



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

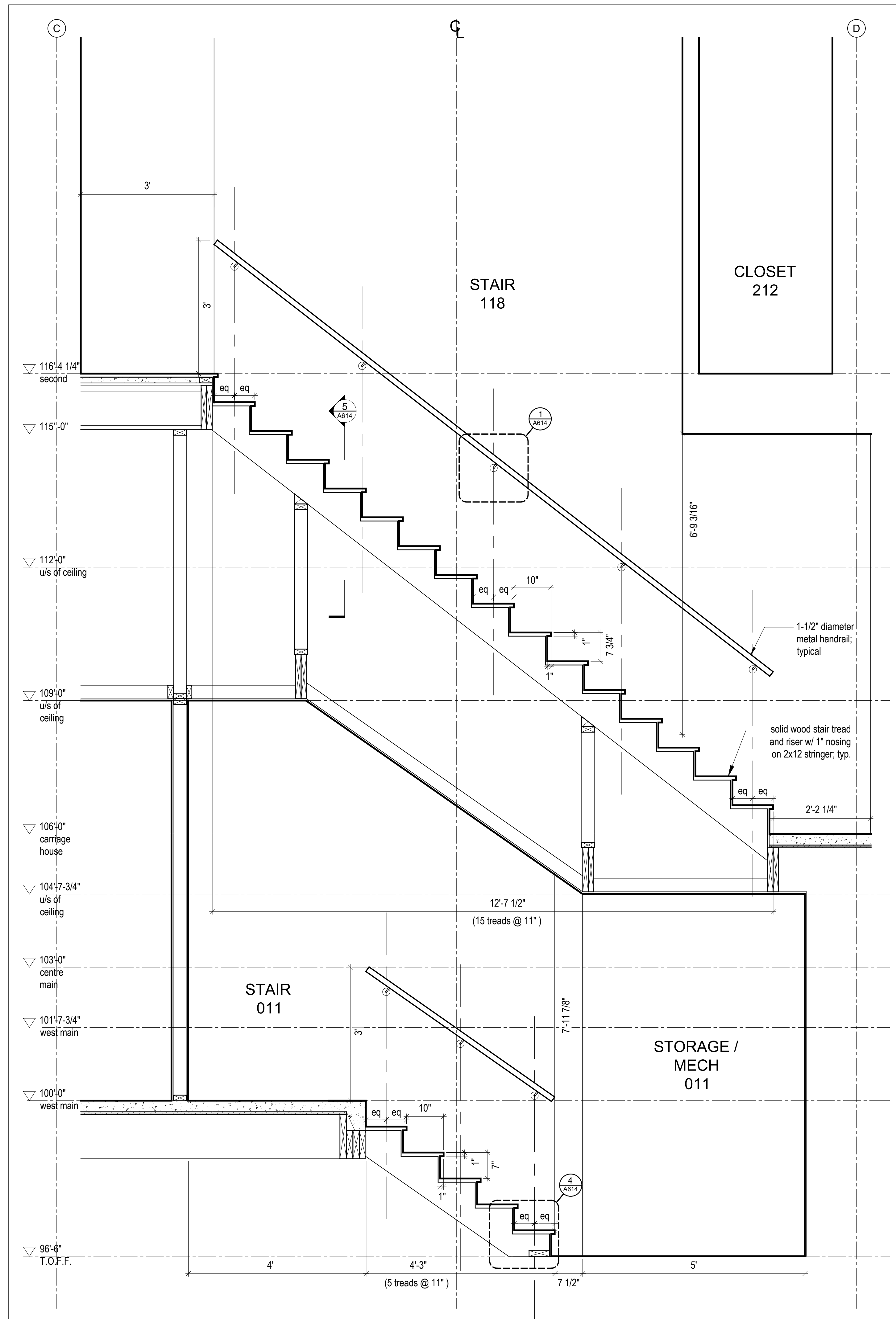
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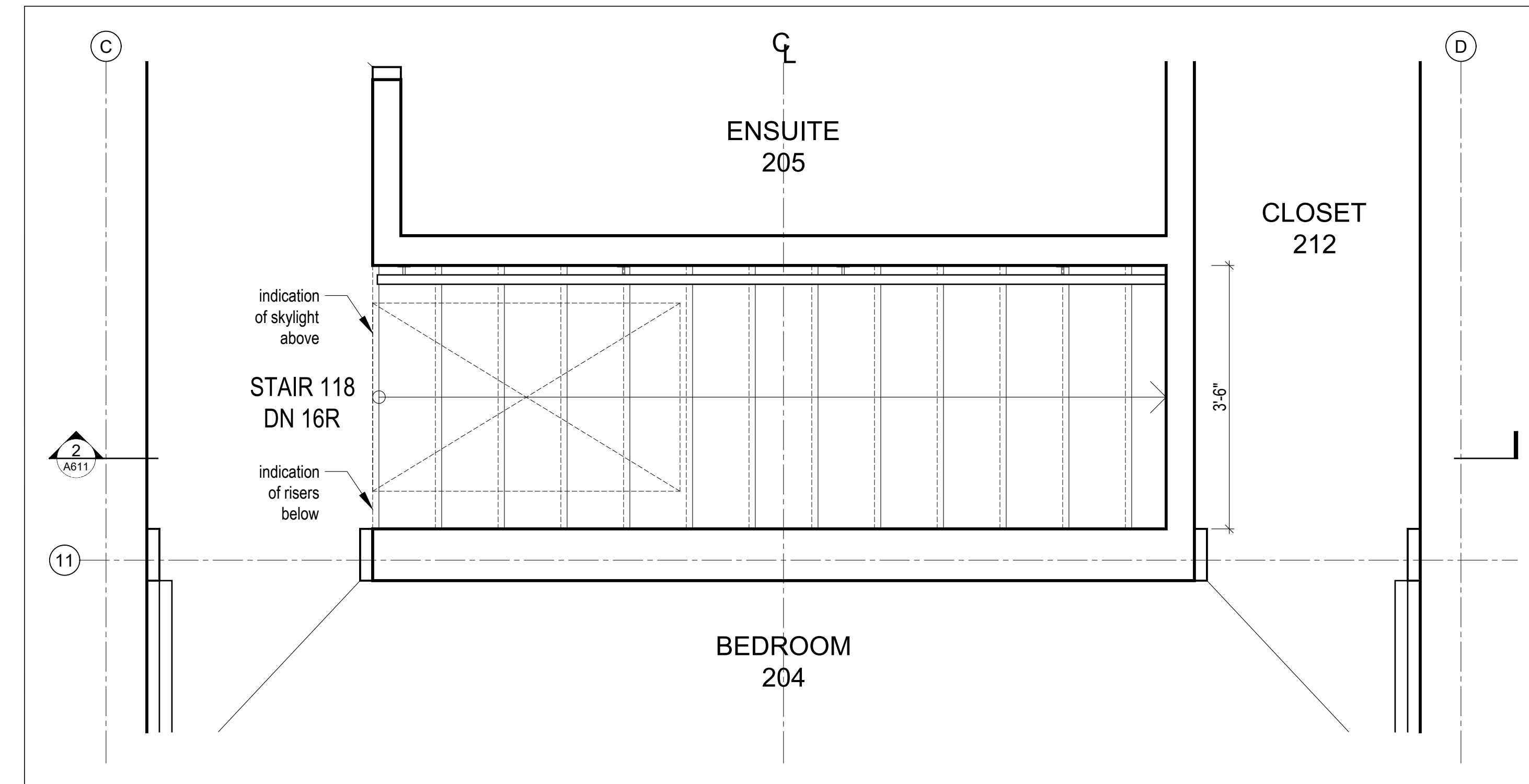


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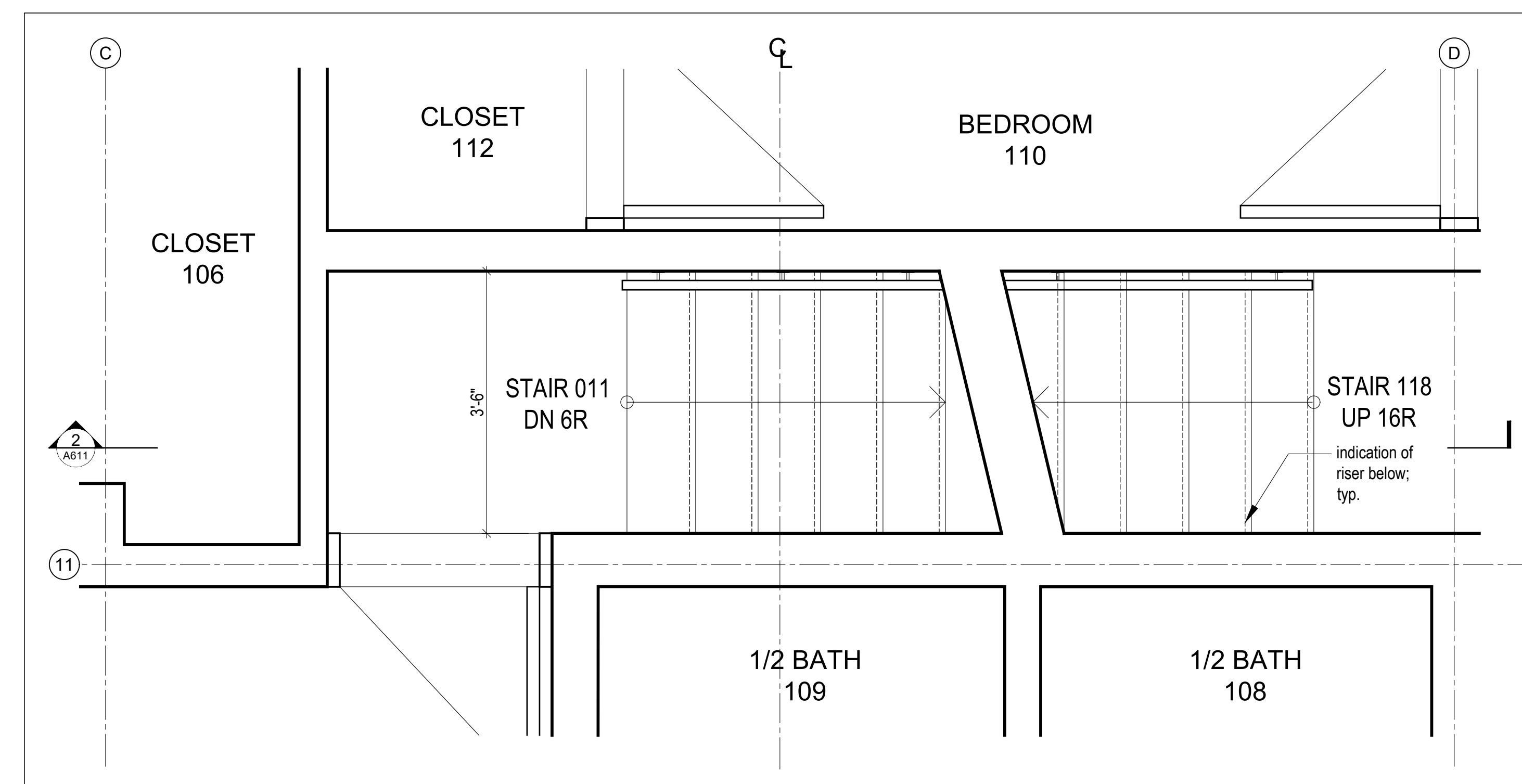
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2 Stair 011 and 118 Section  
Scale 3/4" = 1'-0"



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



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

Kinfeleter Residence

Summit Powder Mountain  
Eden, Utah

MackKay-Lyons  
Sweetapple  
Architects  
Limited

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Halifax, Nova Scotia  
Canada B3K 3B4

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

north

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FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE

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BY: MEM DATE: 06/09/22  
WEST COAST CODE CONSULTANTS, INC.

**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION**  
**BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES**  
**ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL**

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

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

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Stair Details

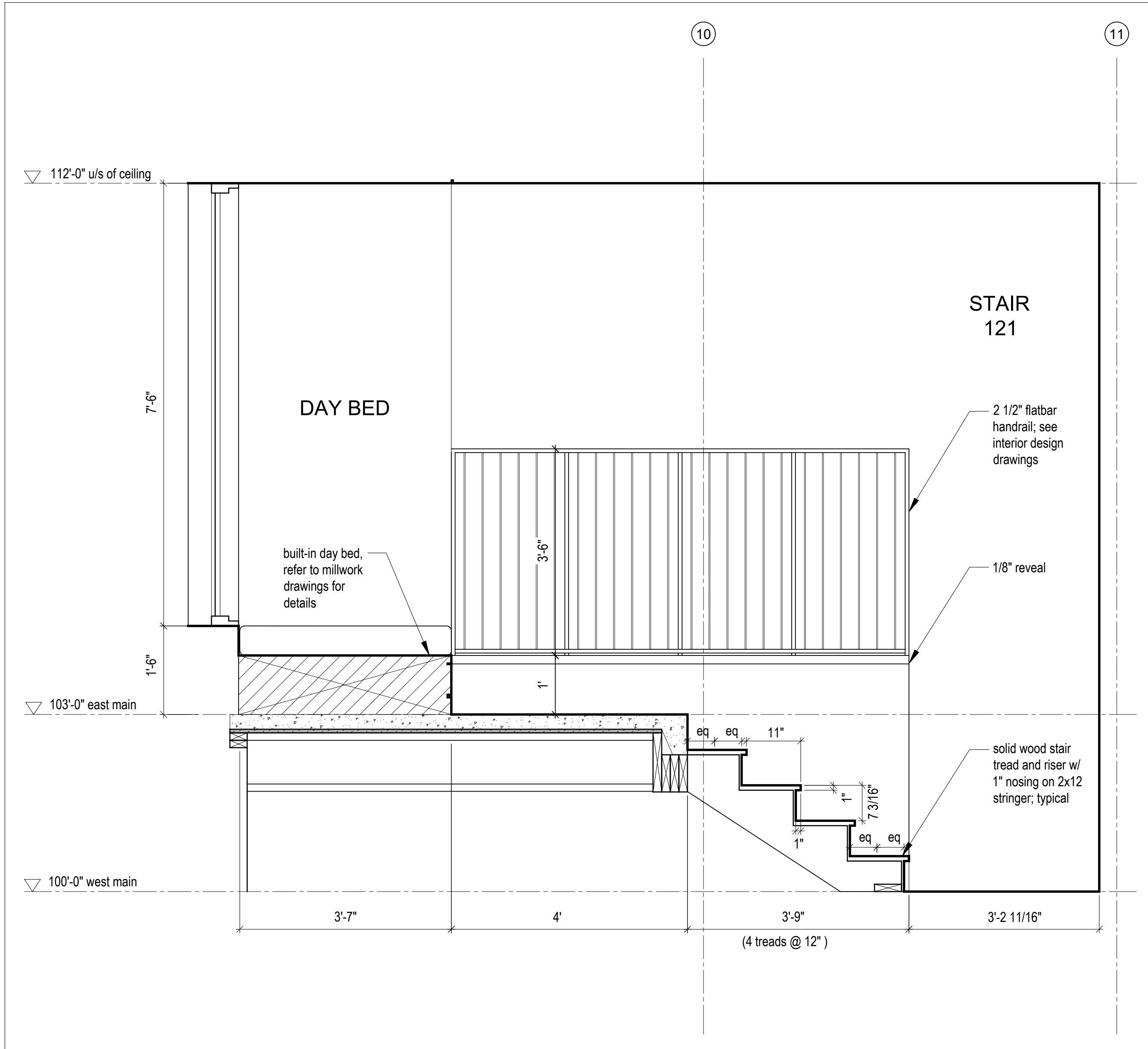
scale: 3/4" = 1'-0"  
 date: 2020-02-10  
 drawn: LM  
 chkd: A611

MacKay-Lyons  
Sweetapple  
Architects  
Limited

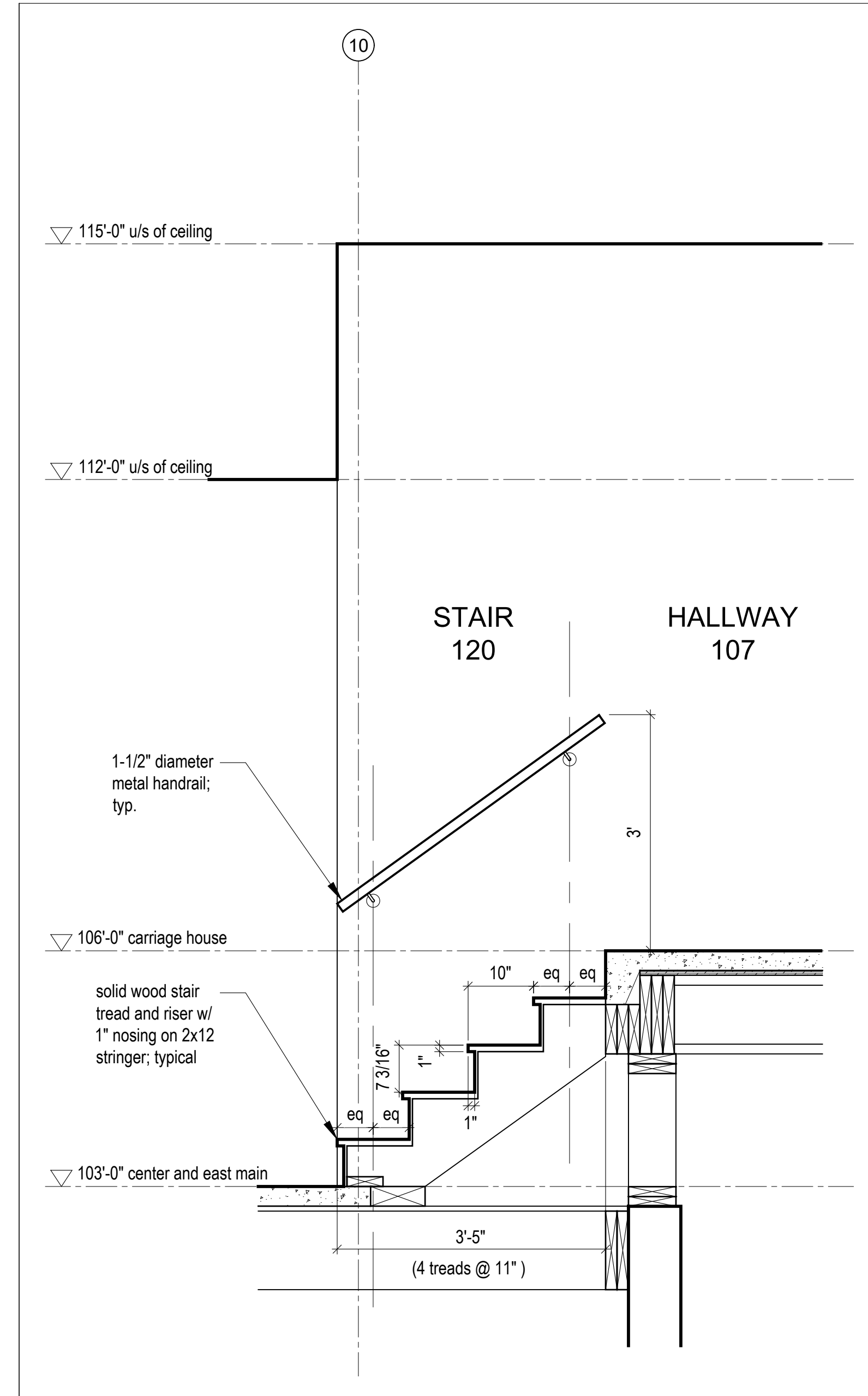
2188 Göttingen St.  
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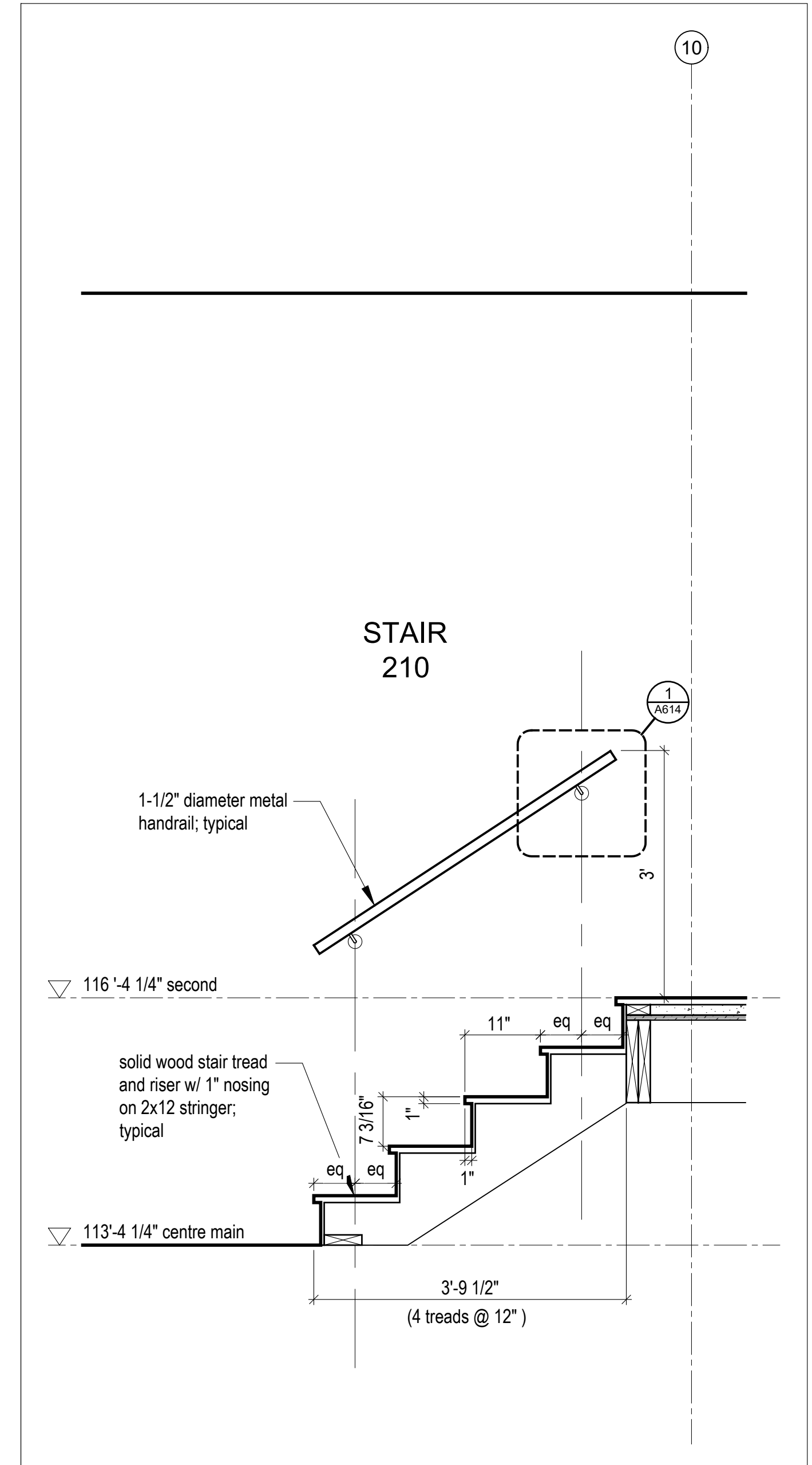
north



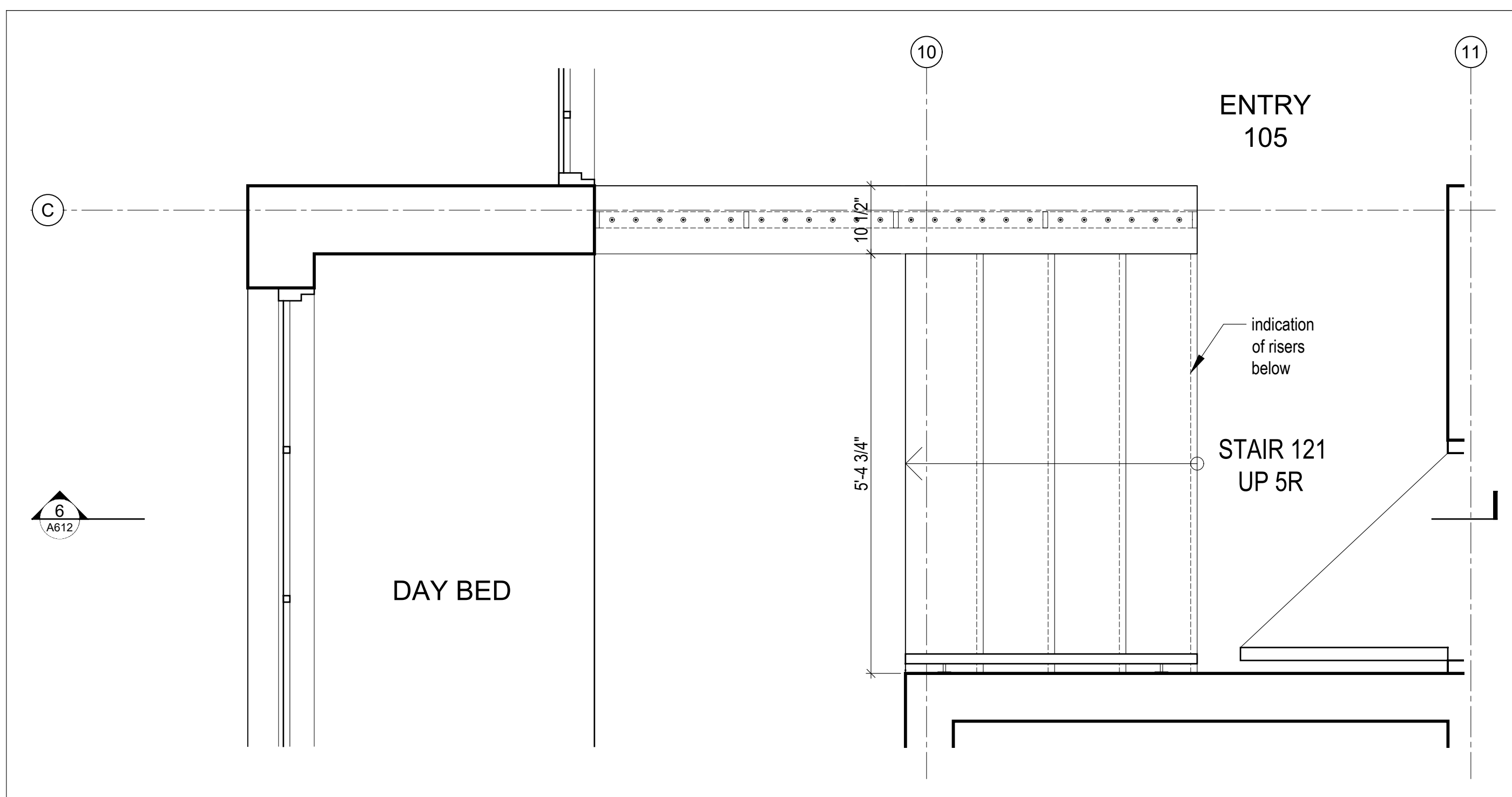
6 Stair 121 Section  
Scale 3/4" = 1'-0"



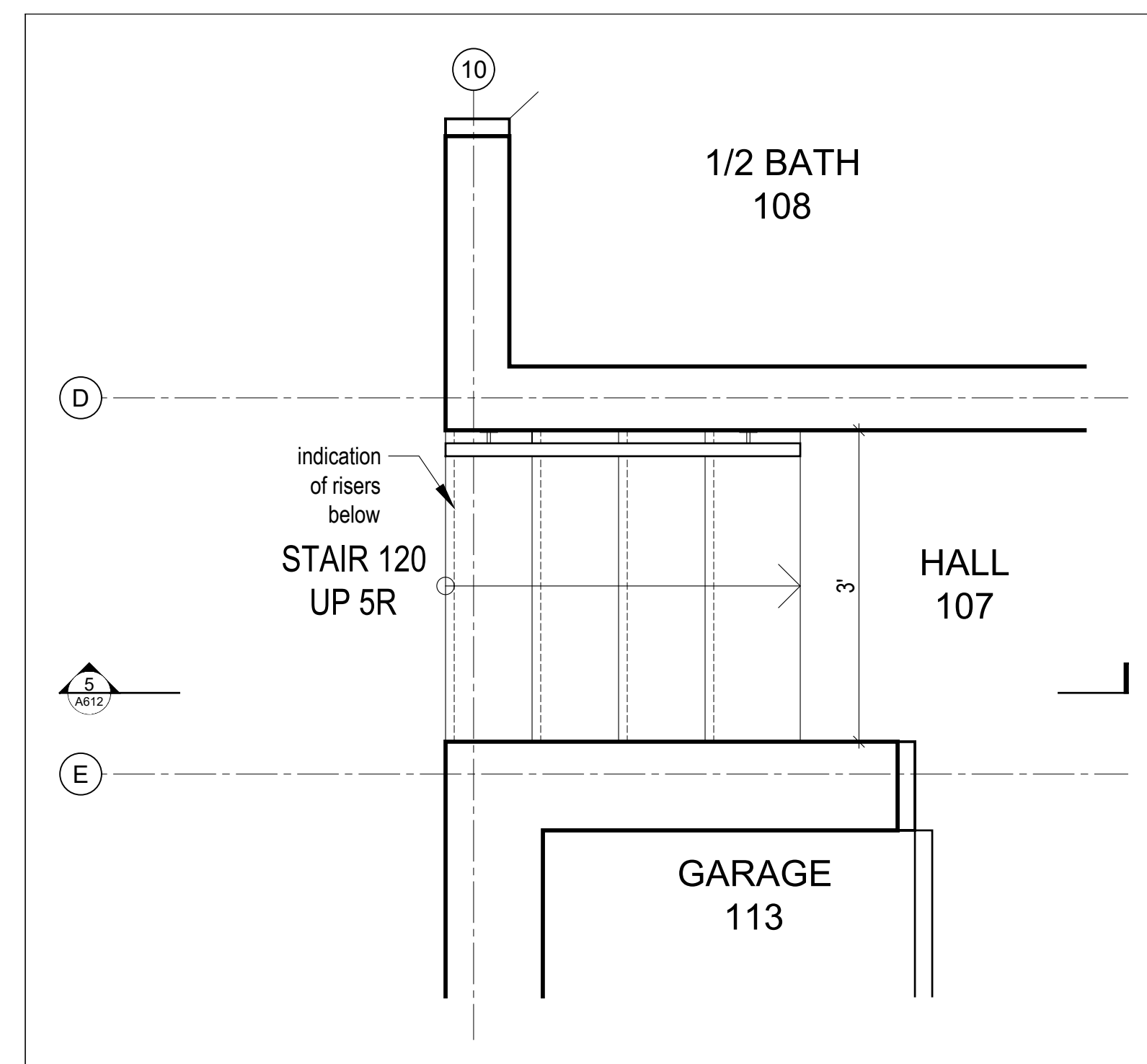
5 Stair 120 Section  
Scale 3/4" = 1'-0"



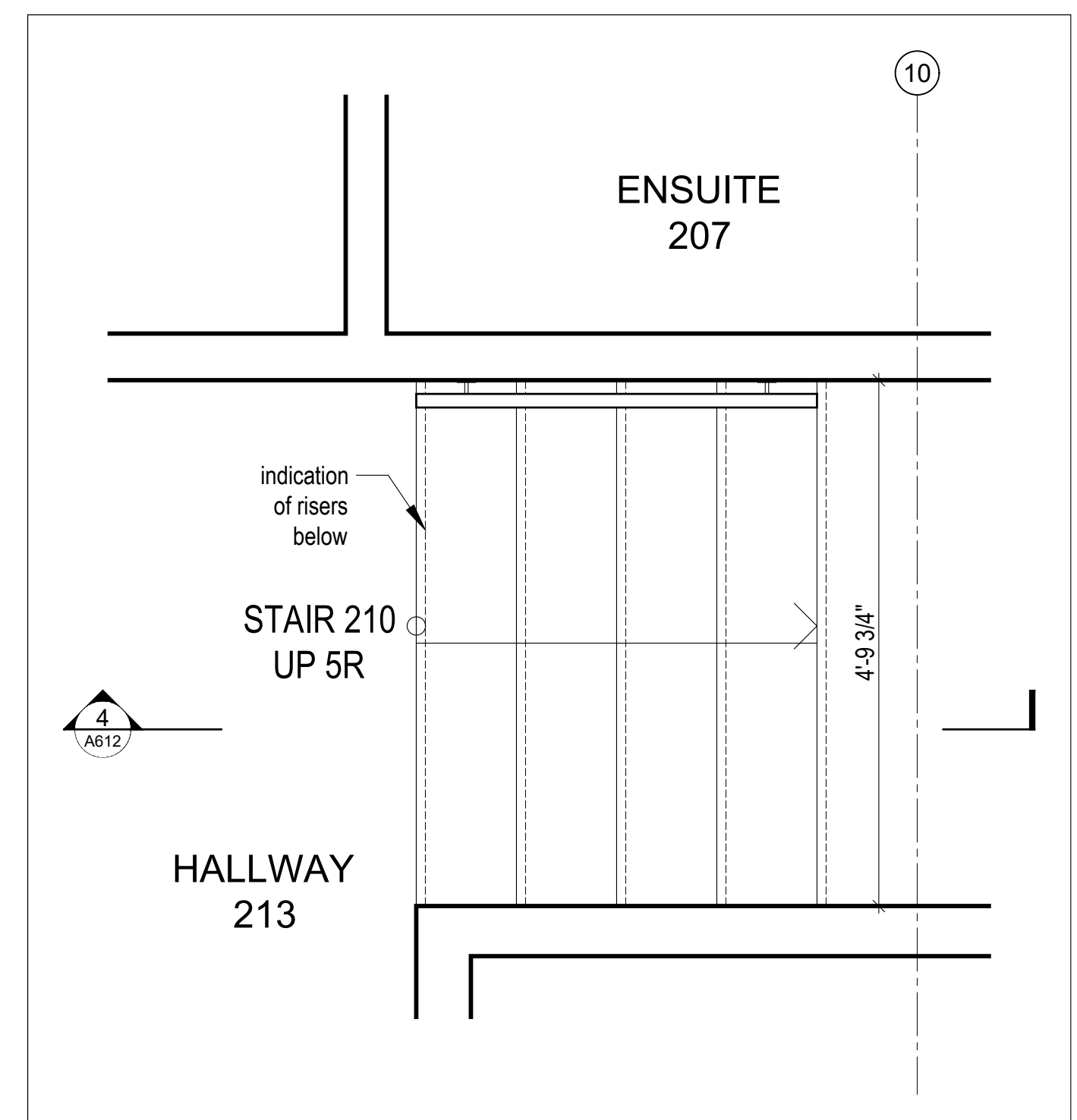
4 Stair 210 Section  
Scale 3/4" = 1'-0"



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



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



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

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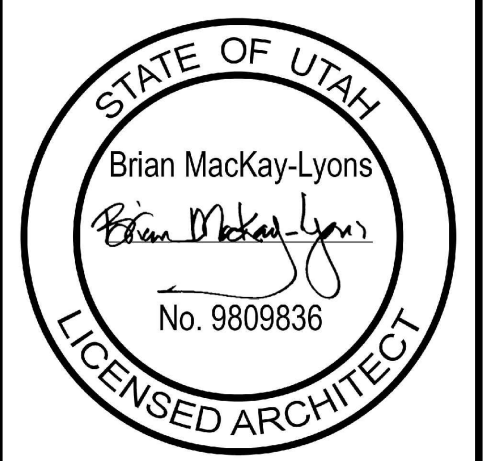
BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE

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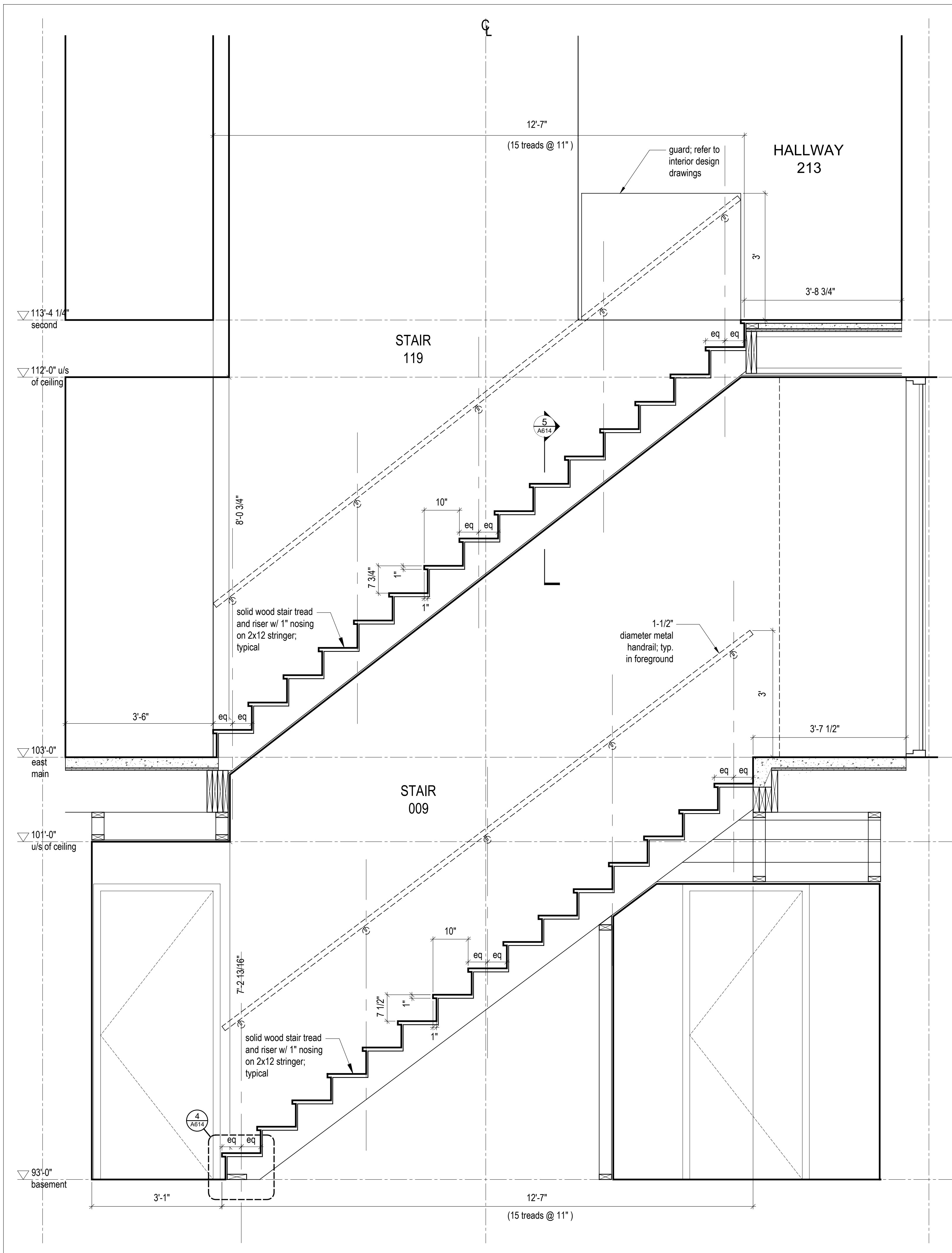
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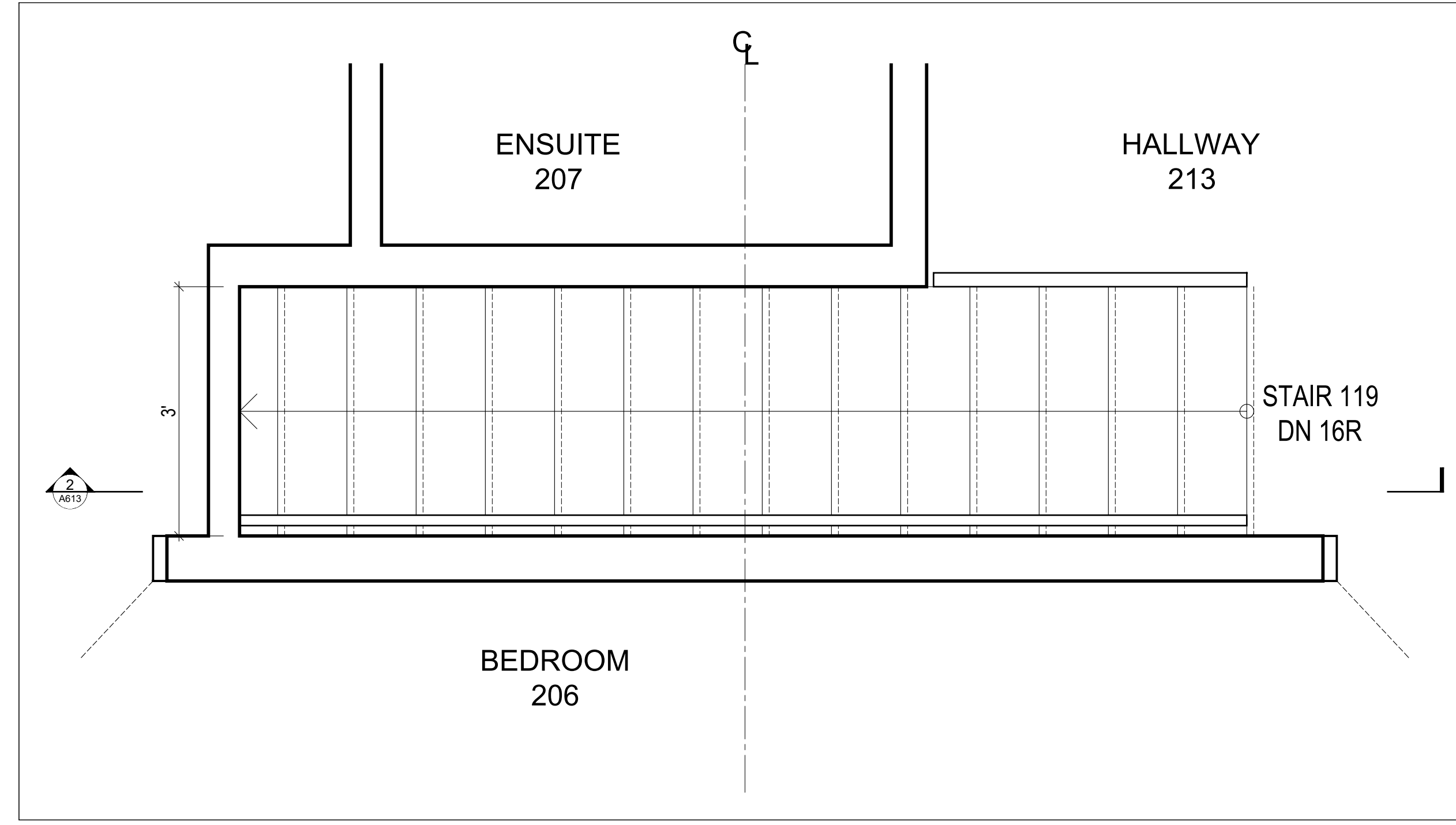
**Stair Details**

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

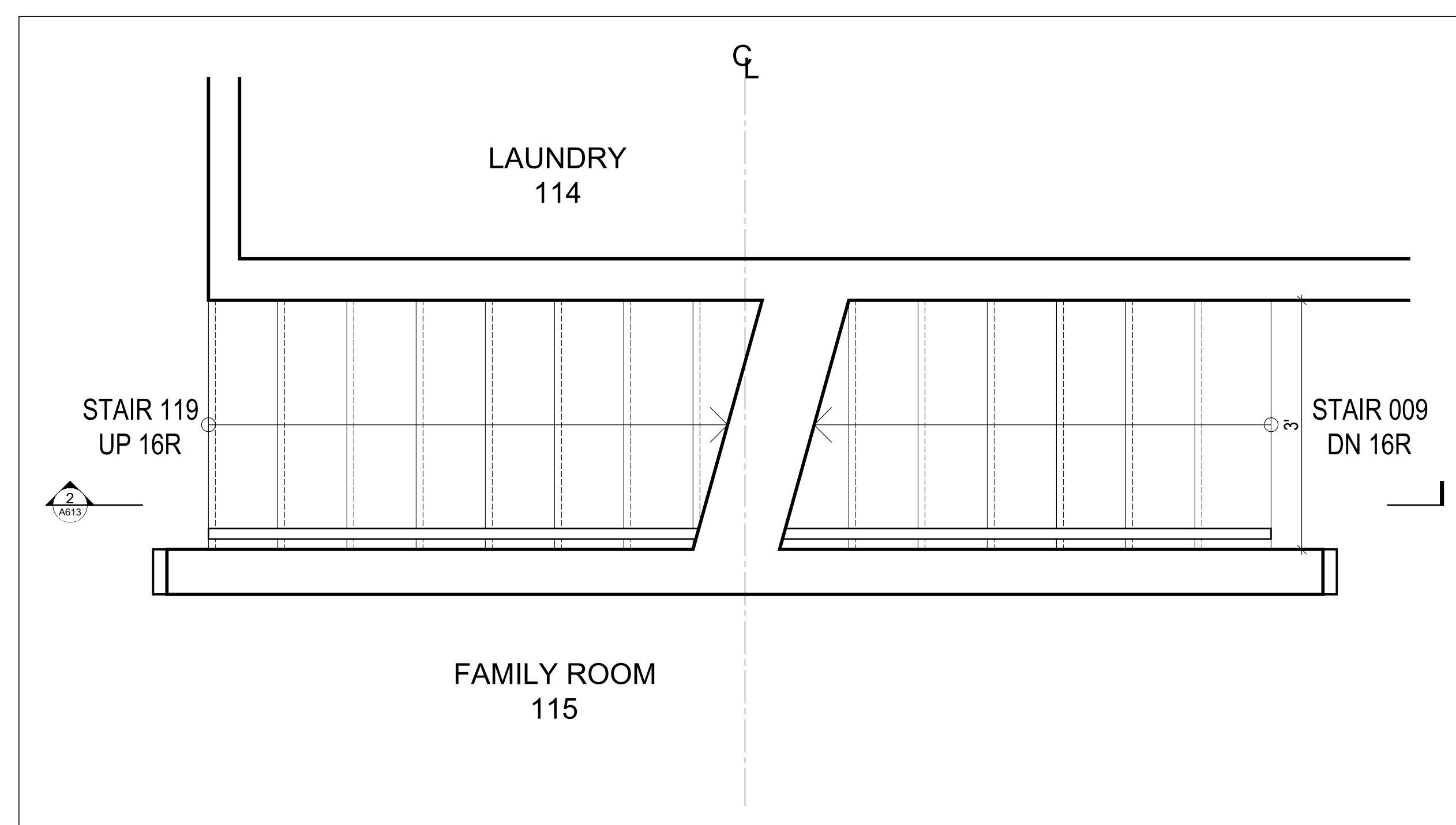




2 Stair 119 and 009 Section  
Scale 3/4" = 1'-0"



3 Partial Plan @ Stair 119 to East Building Main Floor  
Scale 3/4" = 1'-0"



1 Partial Plan @ Stair 119 to East Building 2nd Floor and Stair 009 to Basement  
Scale 3/4" = 1'-0"

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North

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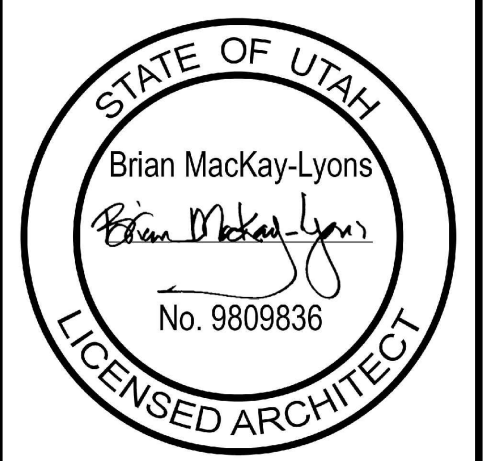
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 ACCESSIBILITY  FIRE

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**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES. ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL**



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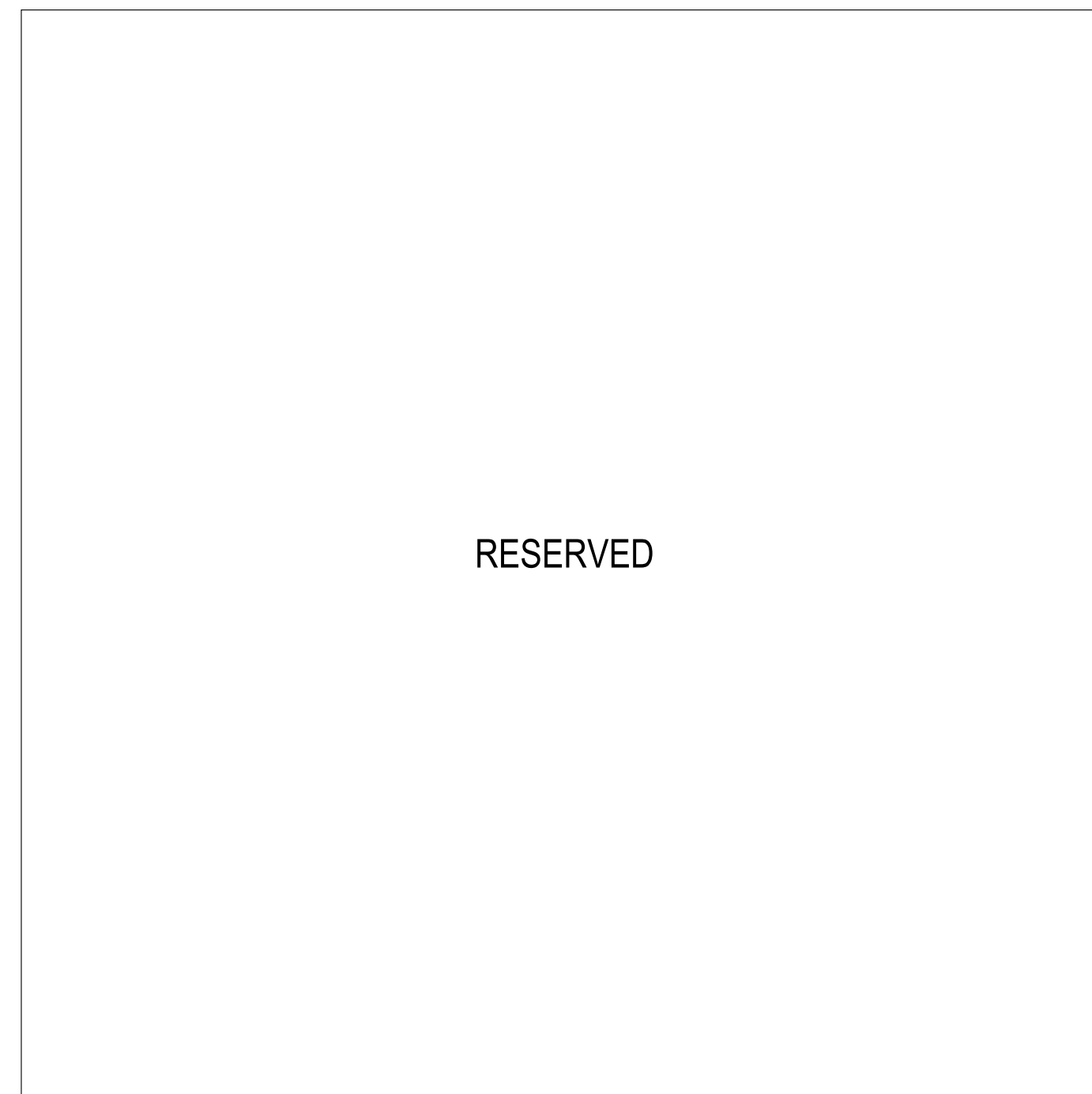
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date: 2020-02-10  
drawn: LM  
chk'd: A613

MackKay-Lyons  
Sweetapple  
Architects  
Limited

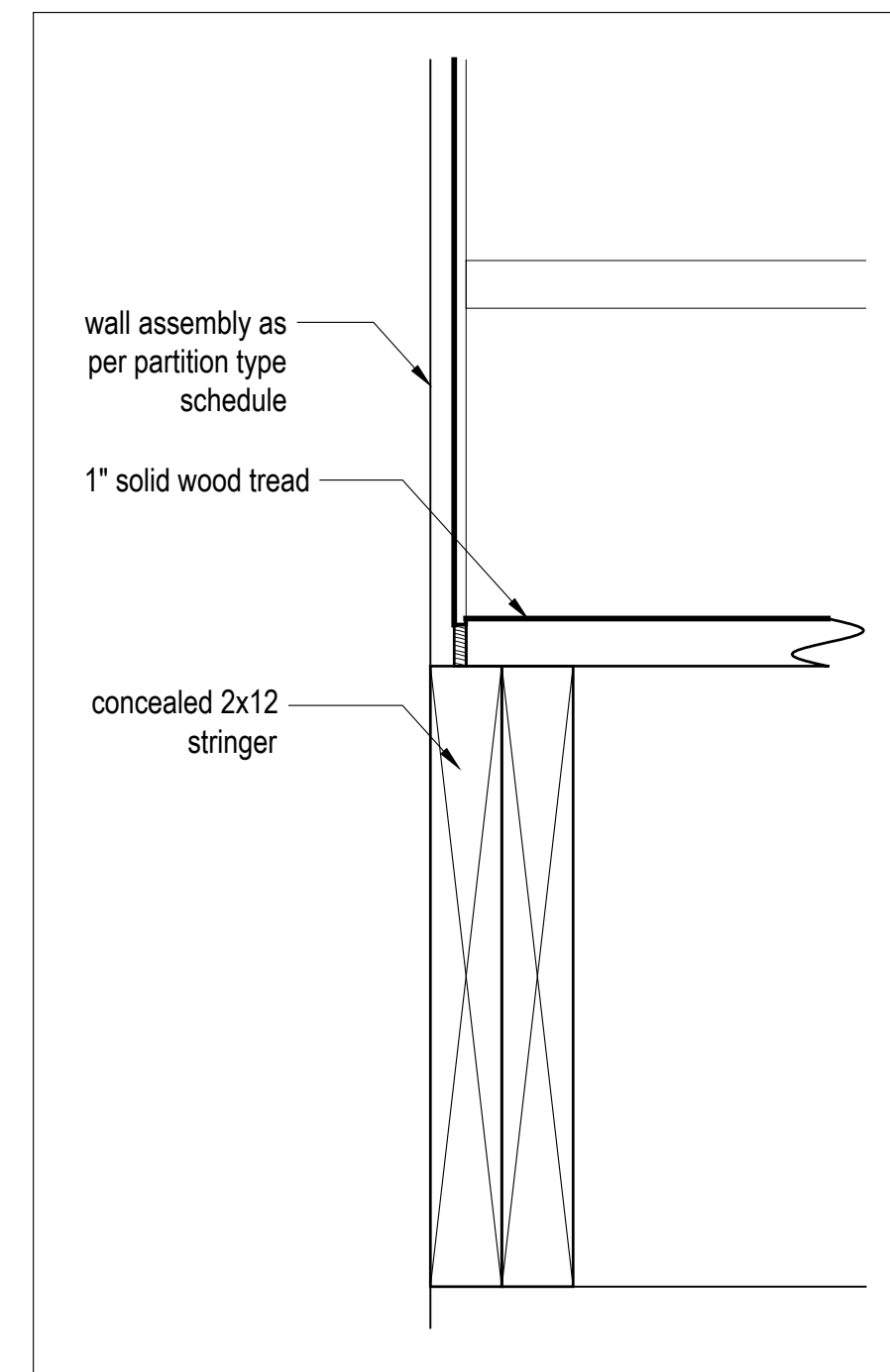
2188 Göttingen St.  
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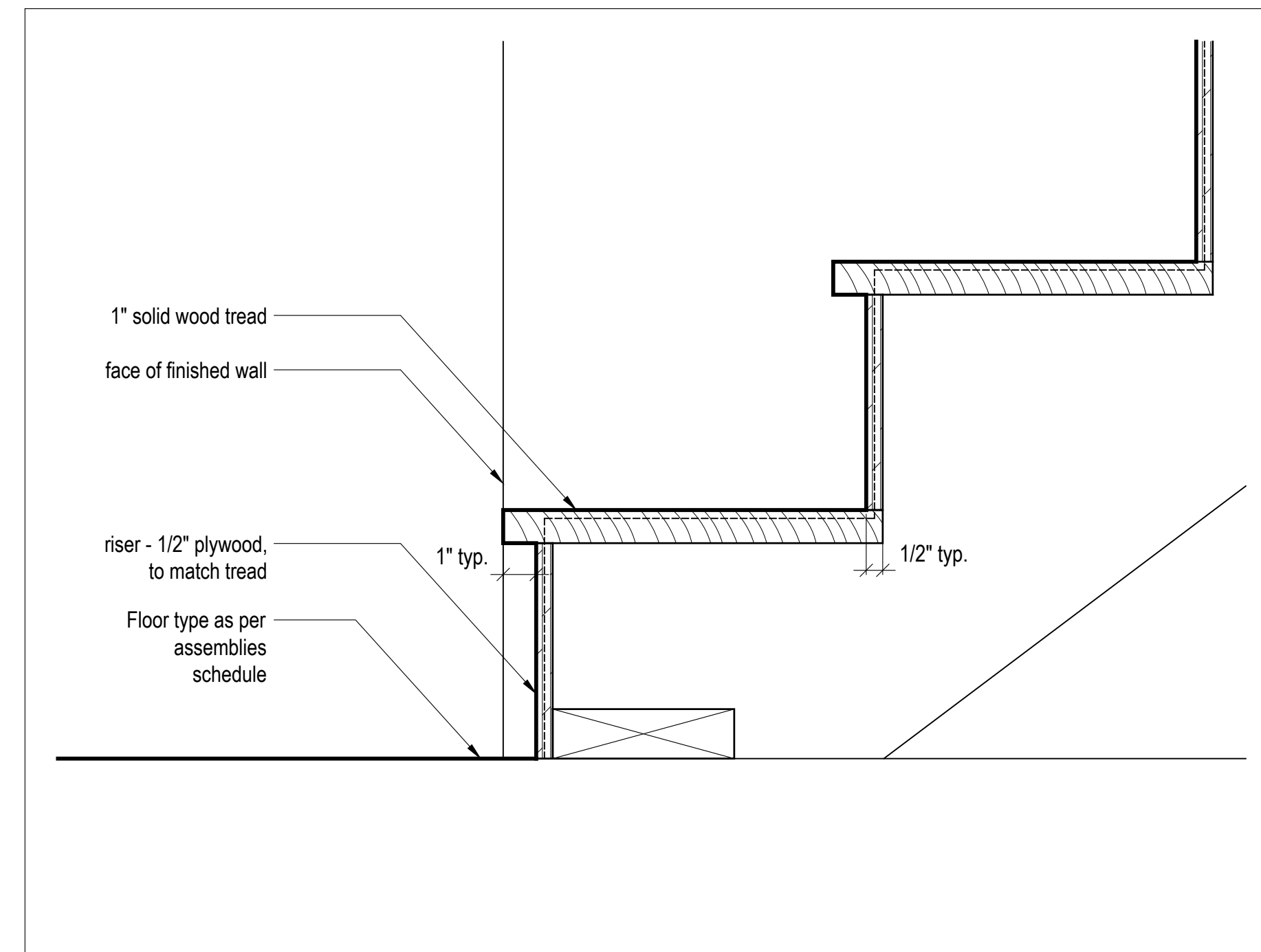
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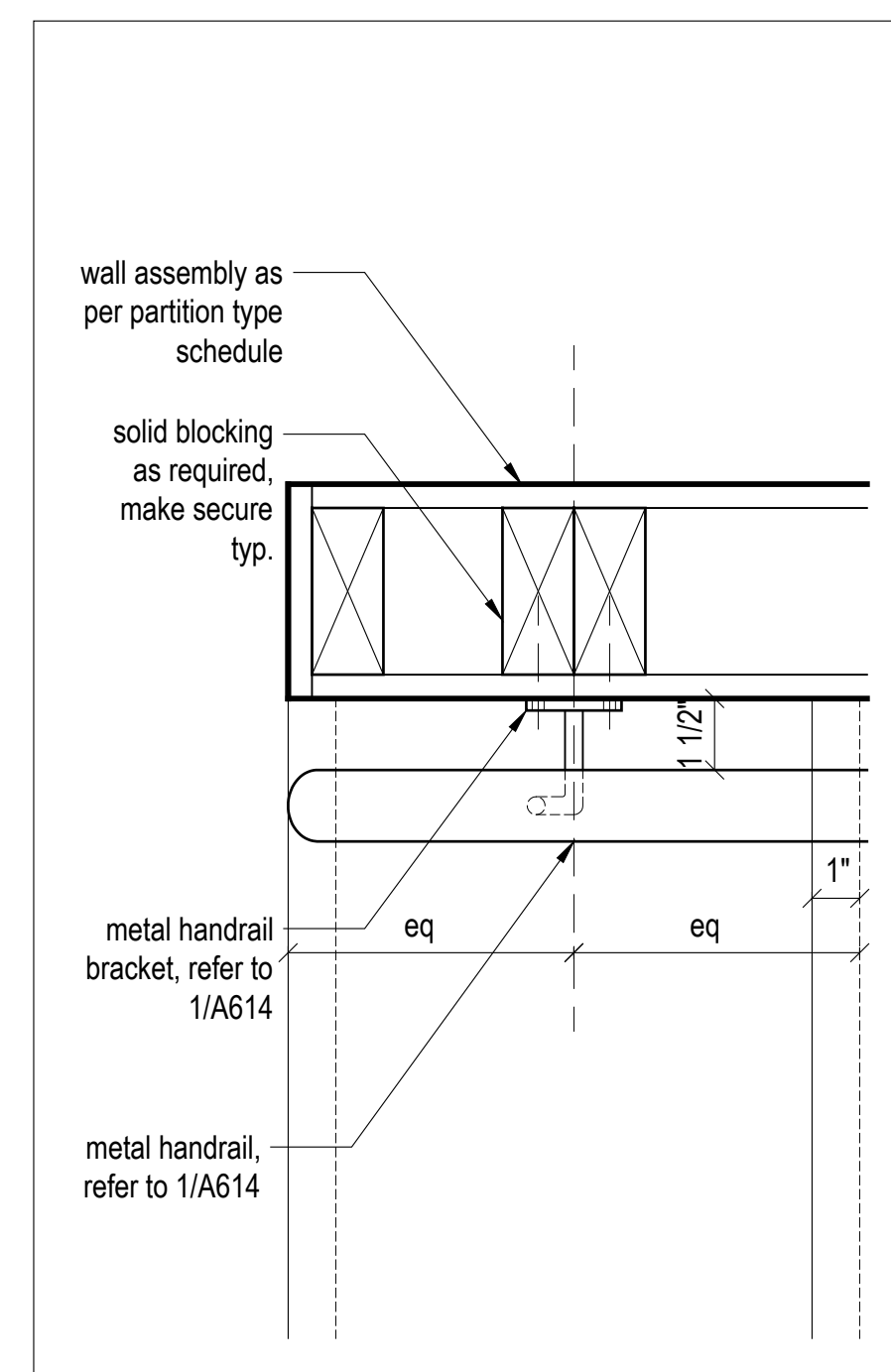
6 Section at Glass Guard  
Scale 3" = 1'-0"



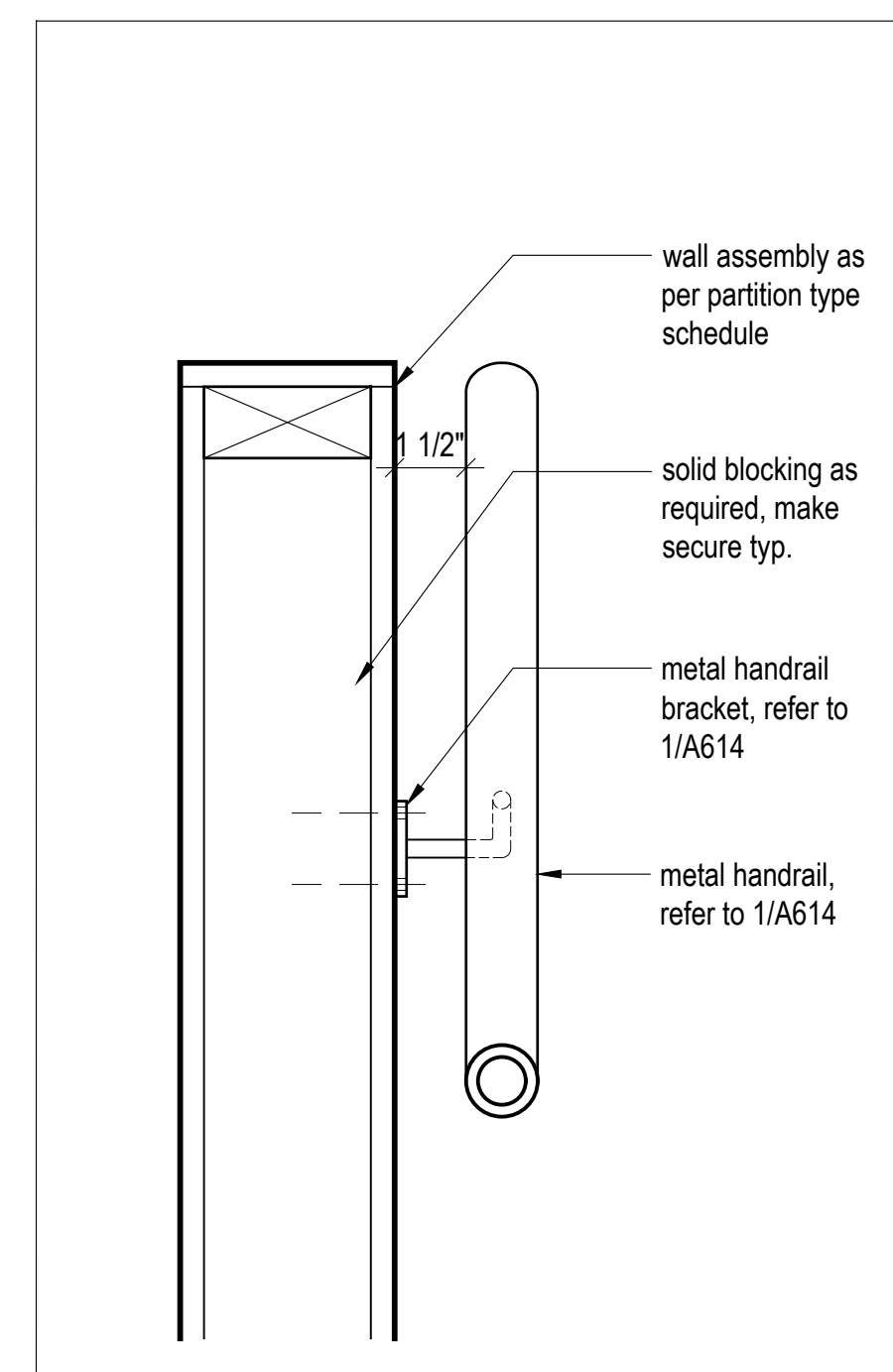
5 Section at Stair Tread  
Scale 3" = 1'-0"



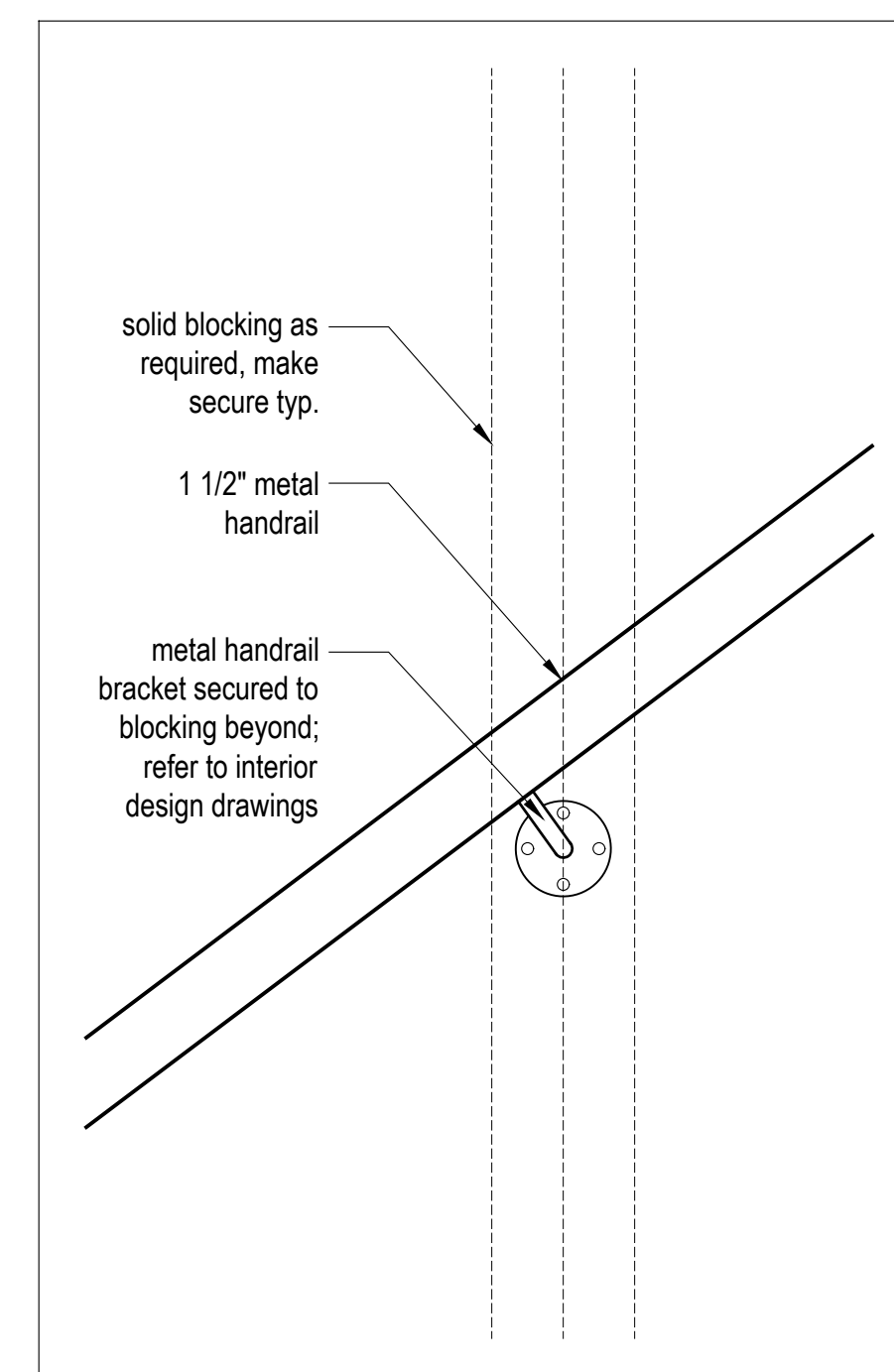
4 Section at Stair Rise to Run  
Scale 3" = 1'-0"



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



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



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

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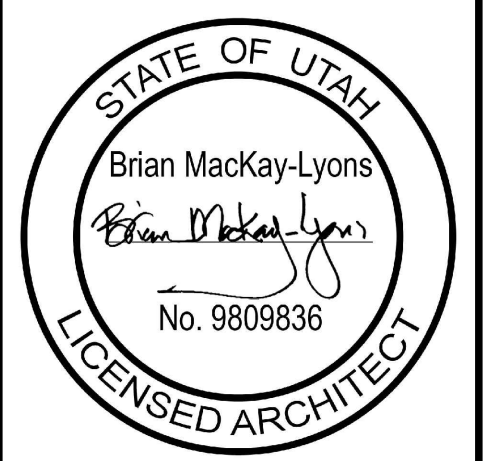
BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE

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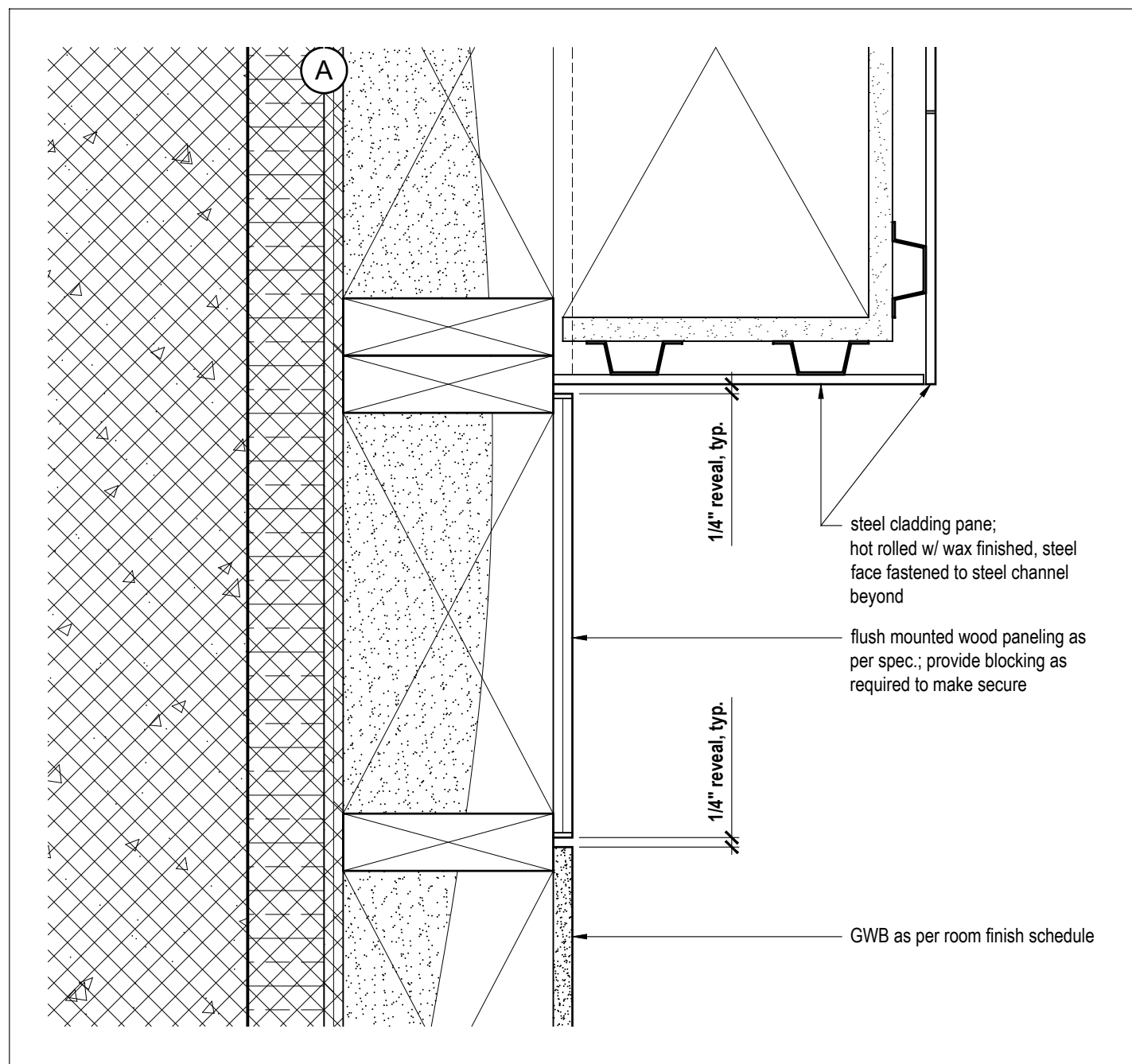
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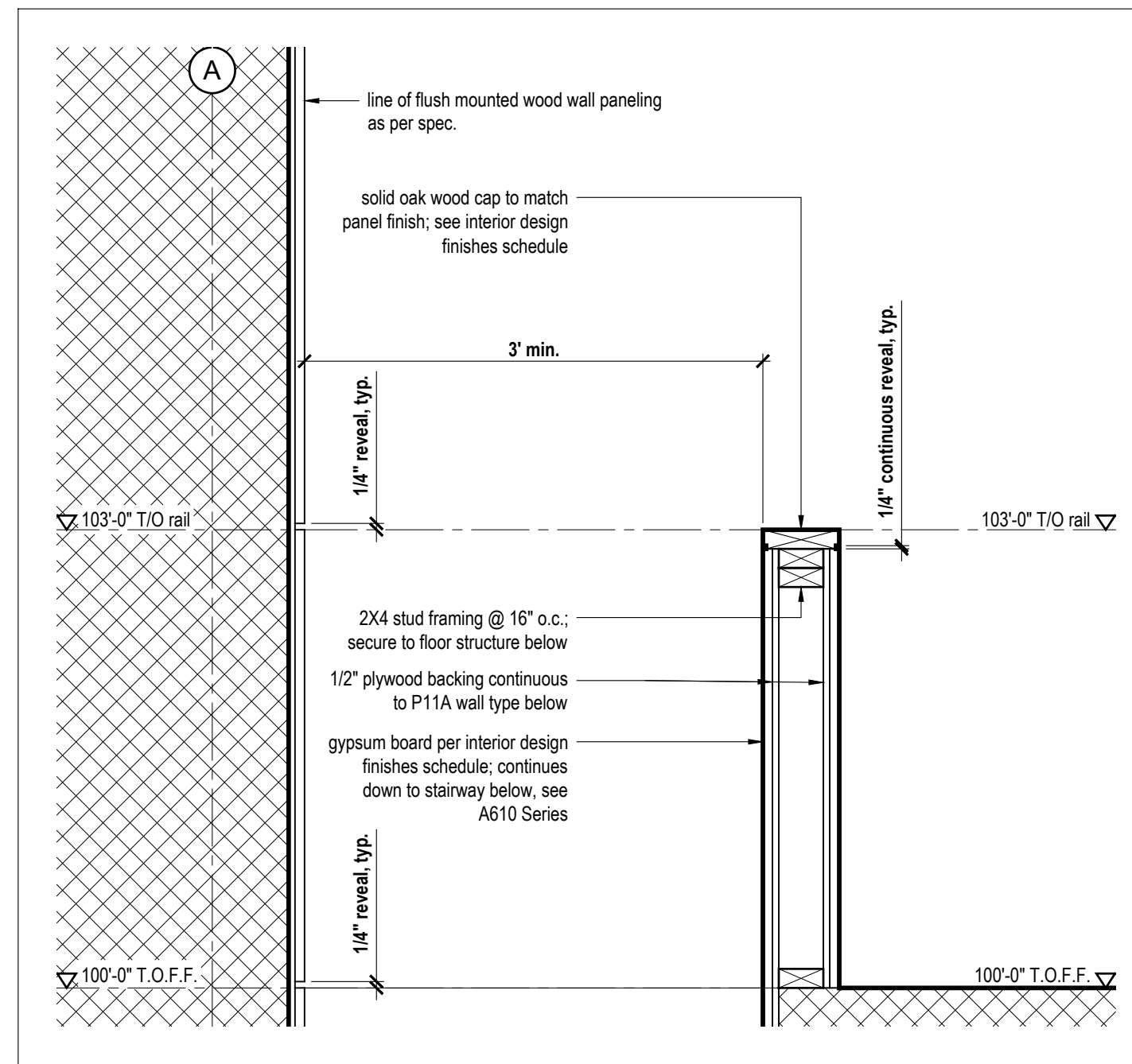
Stair Details

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

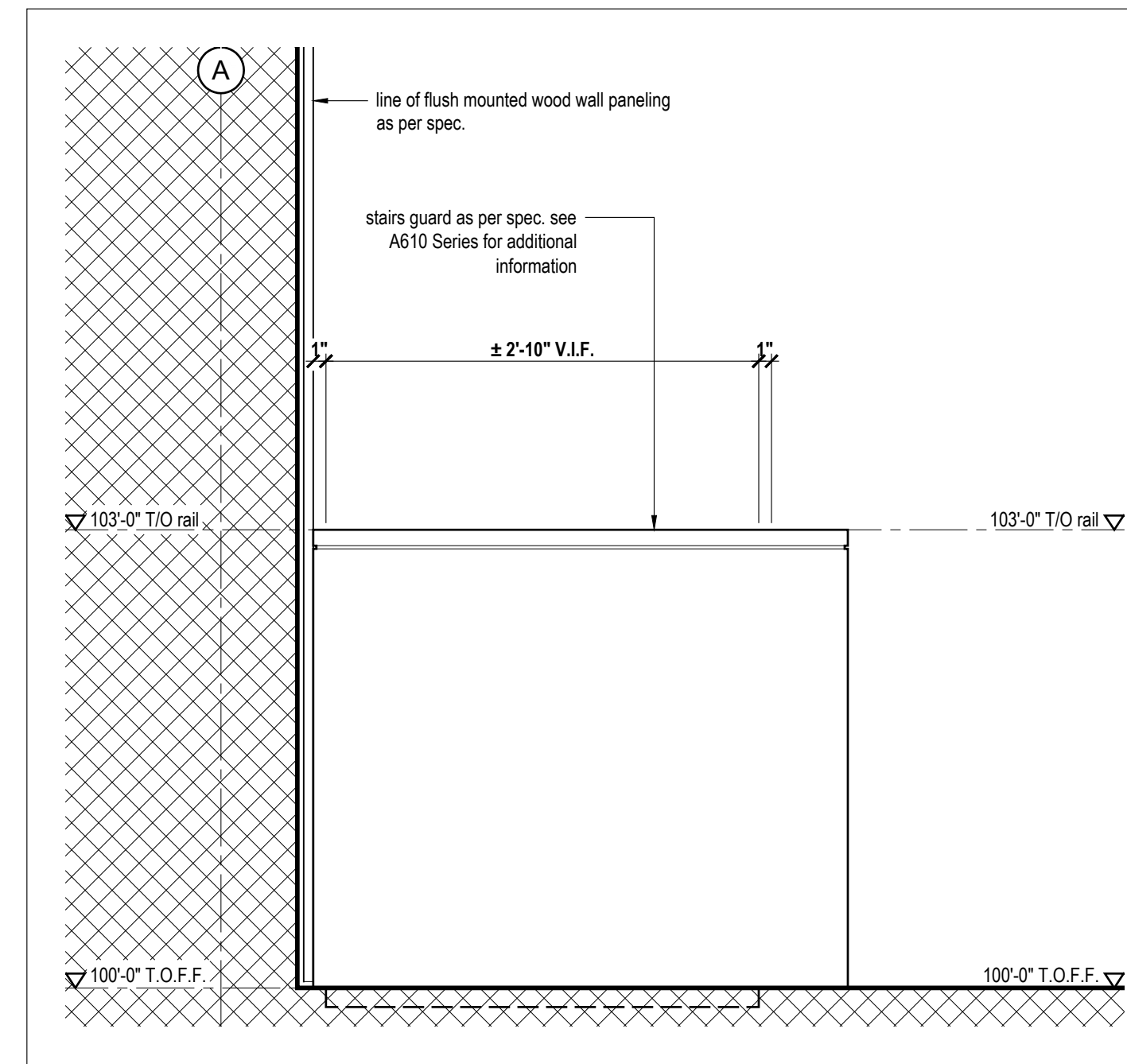
**A614**



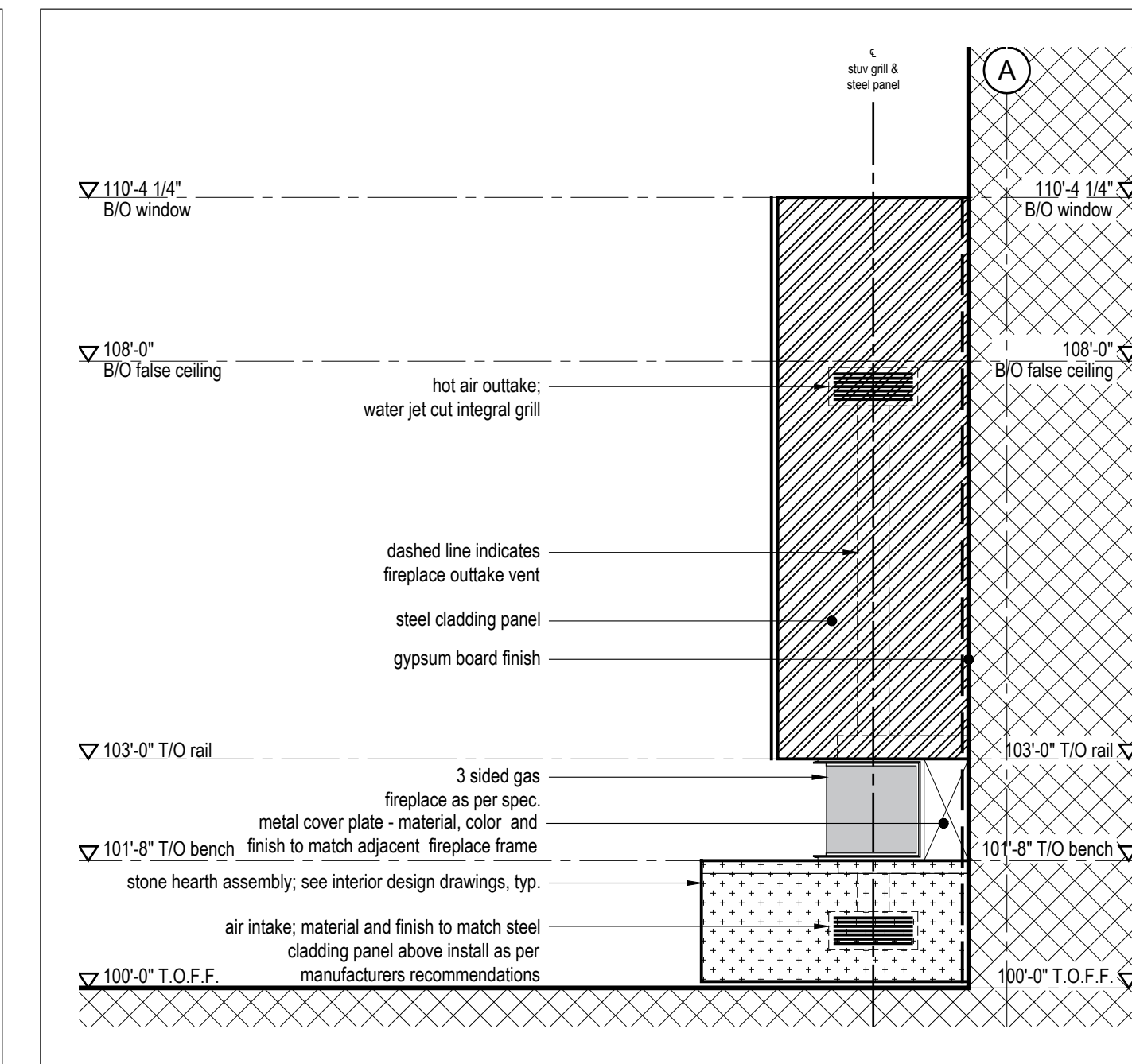
7  
A700 Plan Detail | Typ. Material Reveals  
Scale NTS



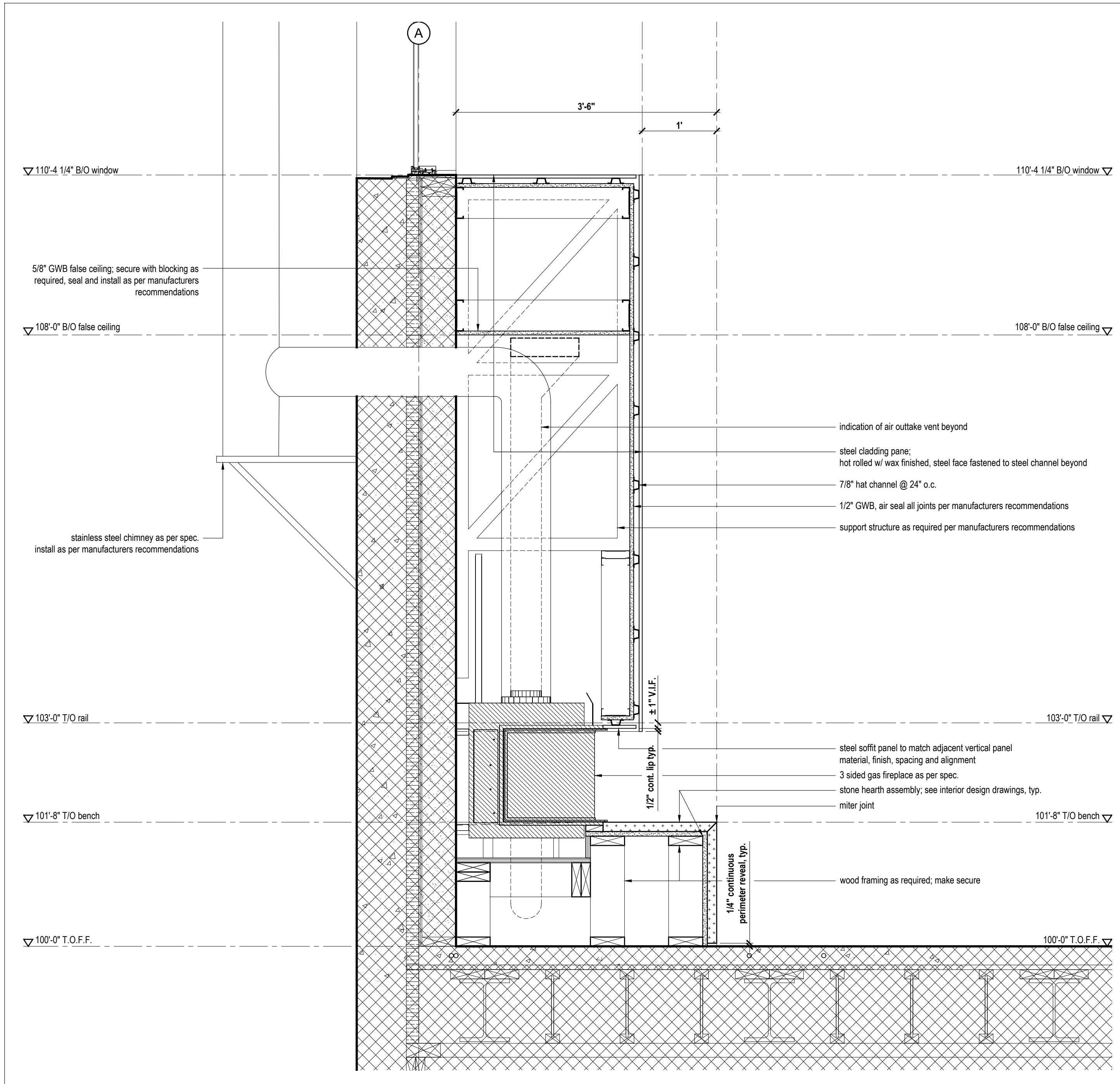
6  
A700 Section Detail @ Wood Stair Guard  
Scale 1" = 1'-0"



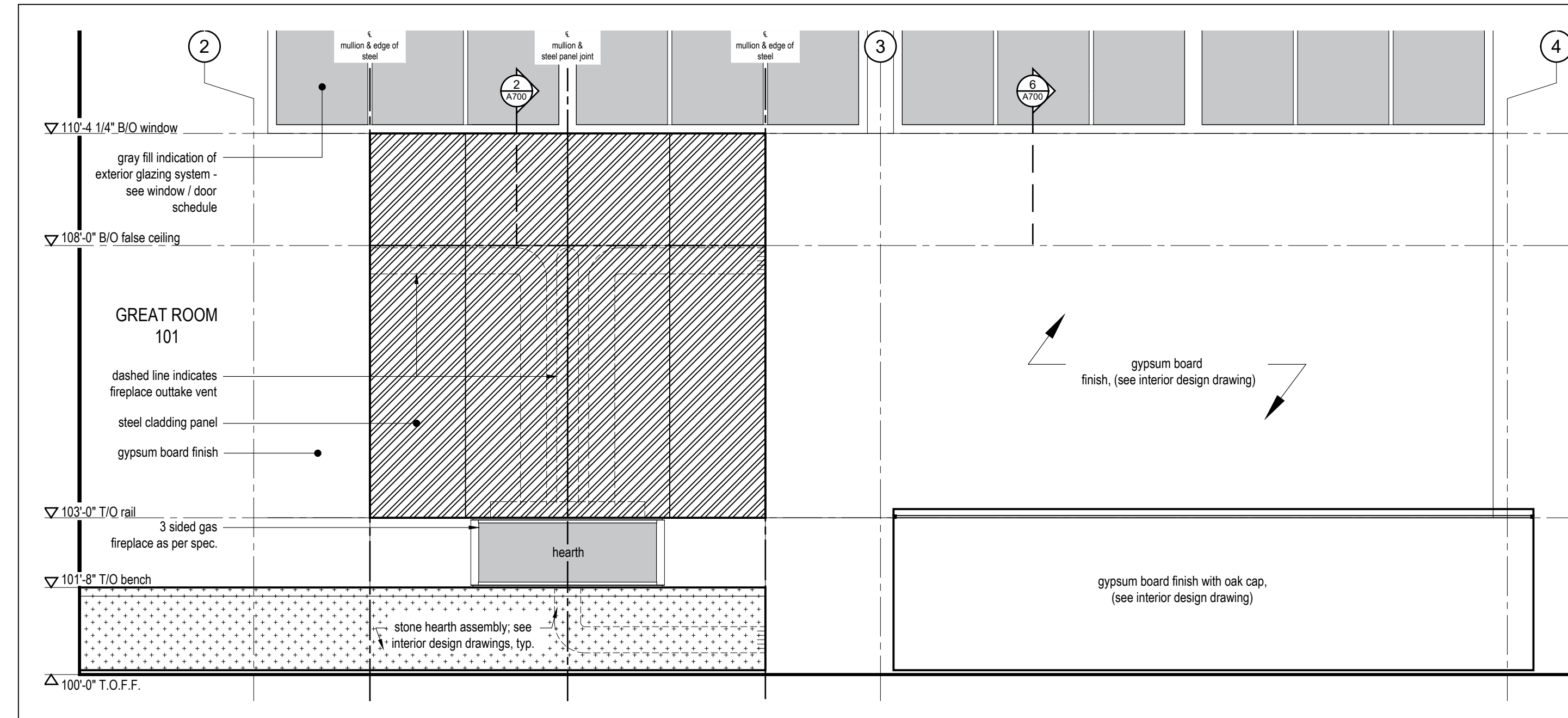
5  
A700 Elevation Detail @ Glass Stair Guard  
Scale 1" = 1'-0"



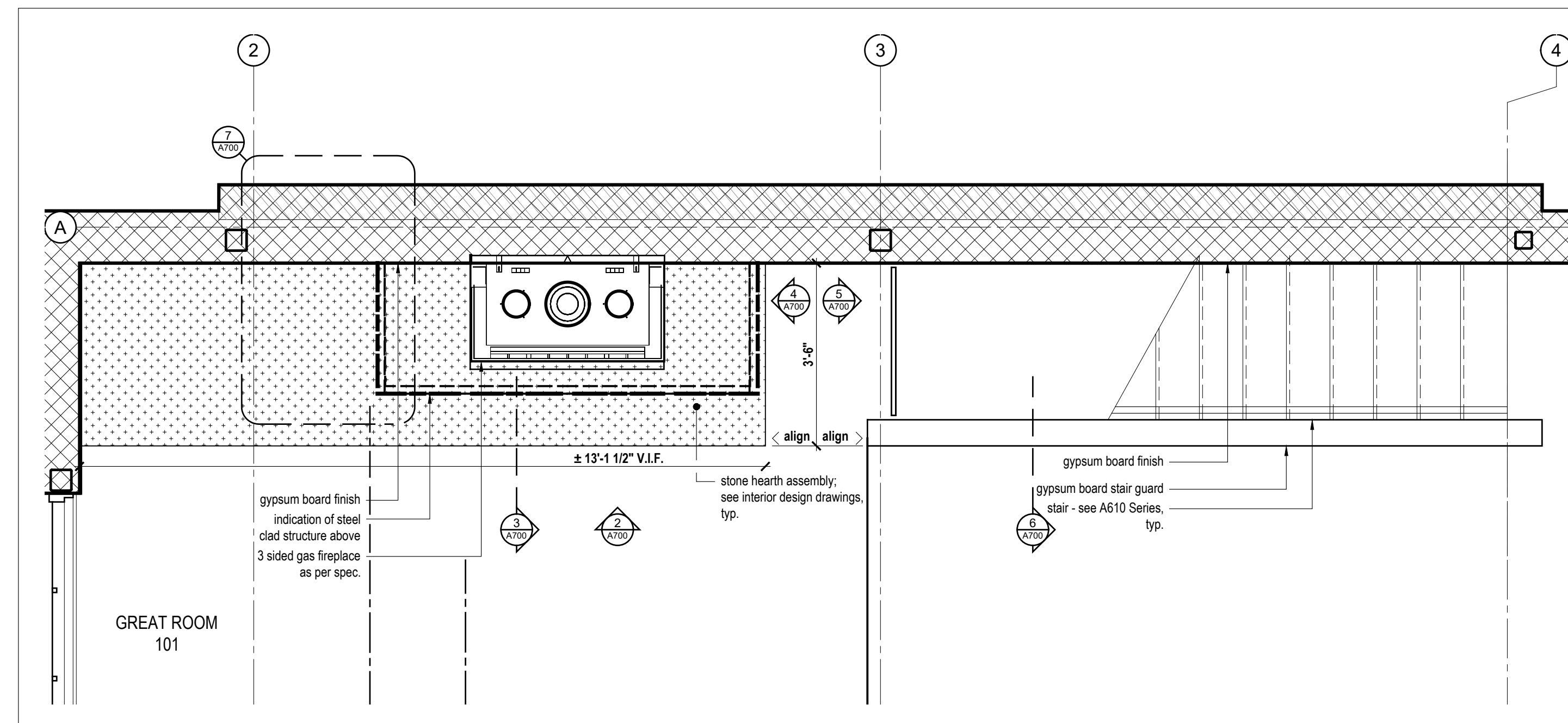
4  
A700 Elevation Detail @ Great Rm Hearth  
Scale 1/2" = 1'-0"



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



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



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

Kinfeleter Residence

Summit Powder Mountain  
Edm., AB

MacKay-Lyons  
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STATE OF UTAH

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Fire Place |  
Great Room

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

A700

MacKay-Lyons  
Sweetapple  
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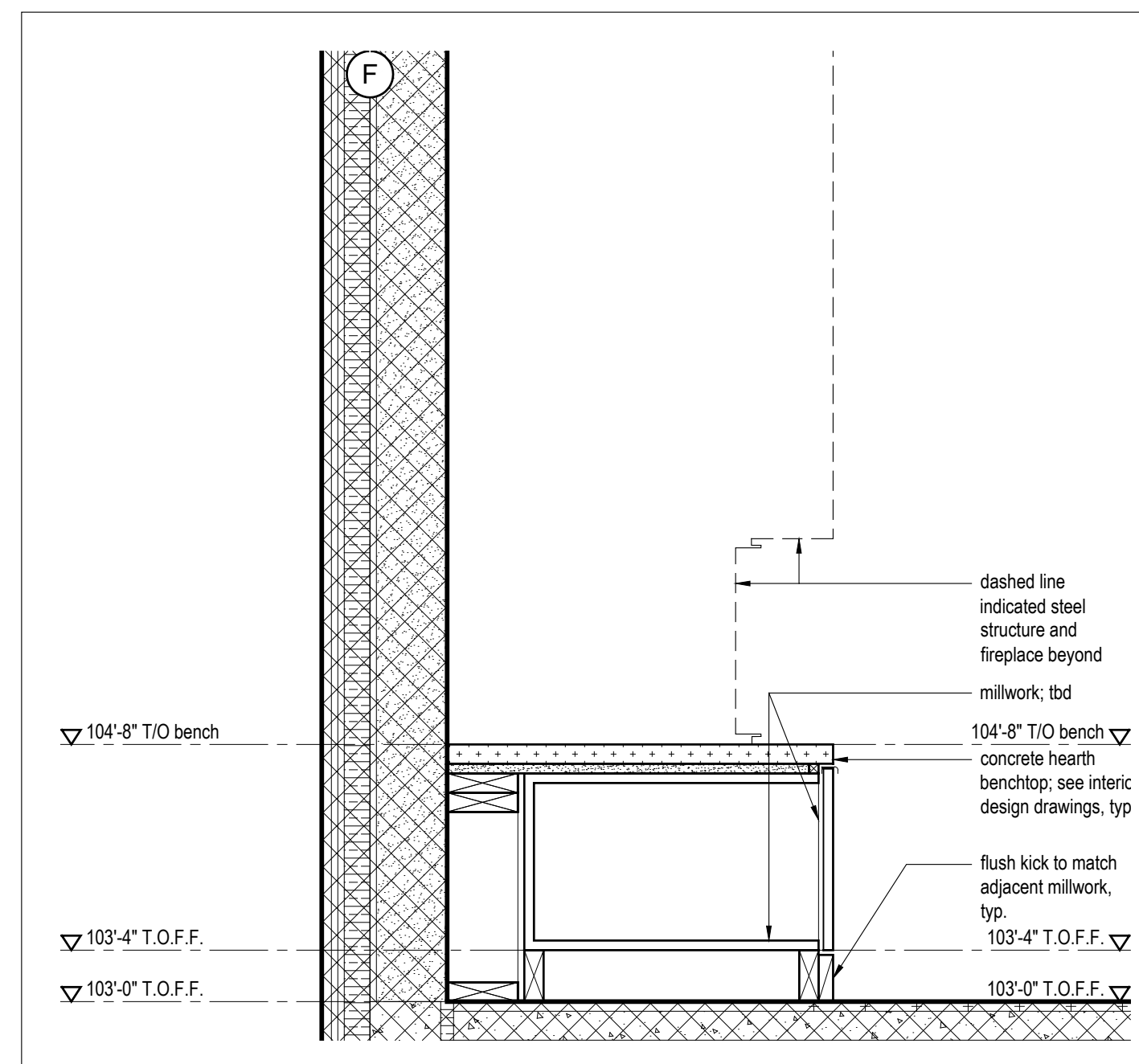
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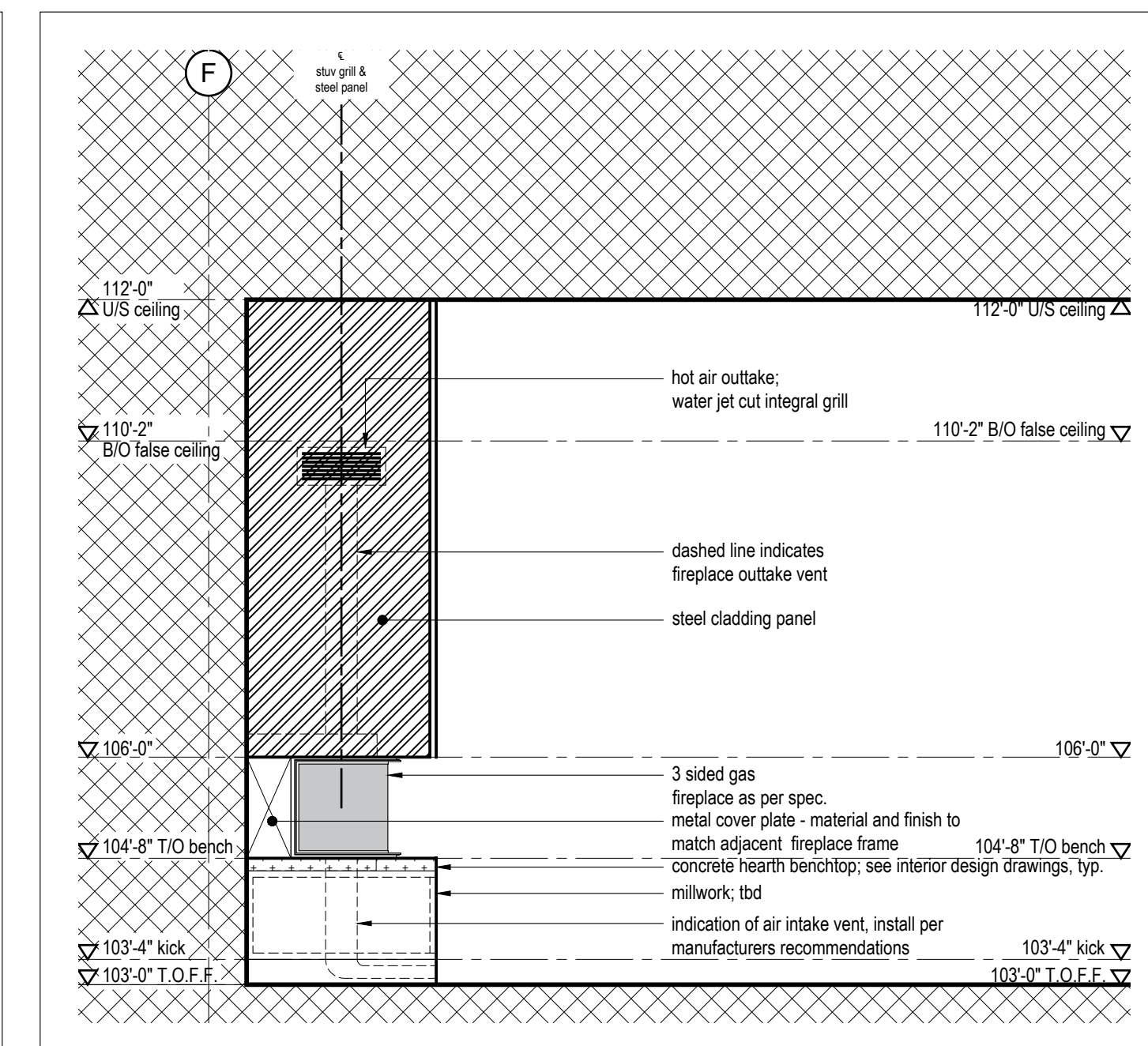
Fire Place |  
Family Room

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

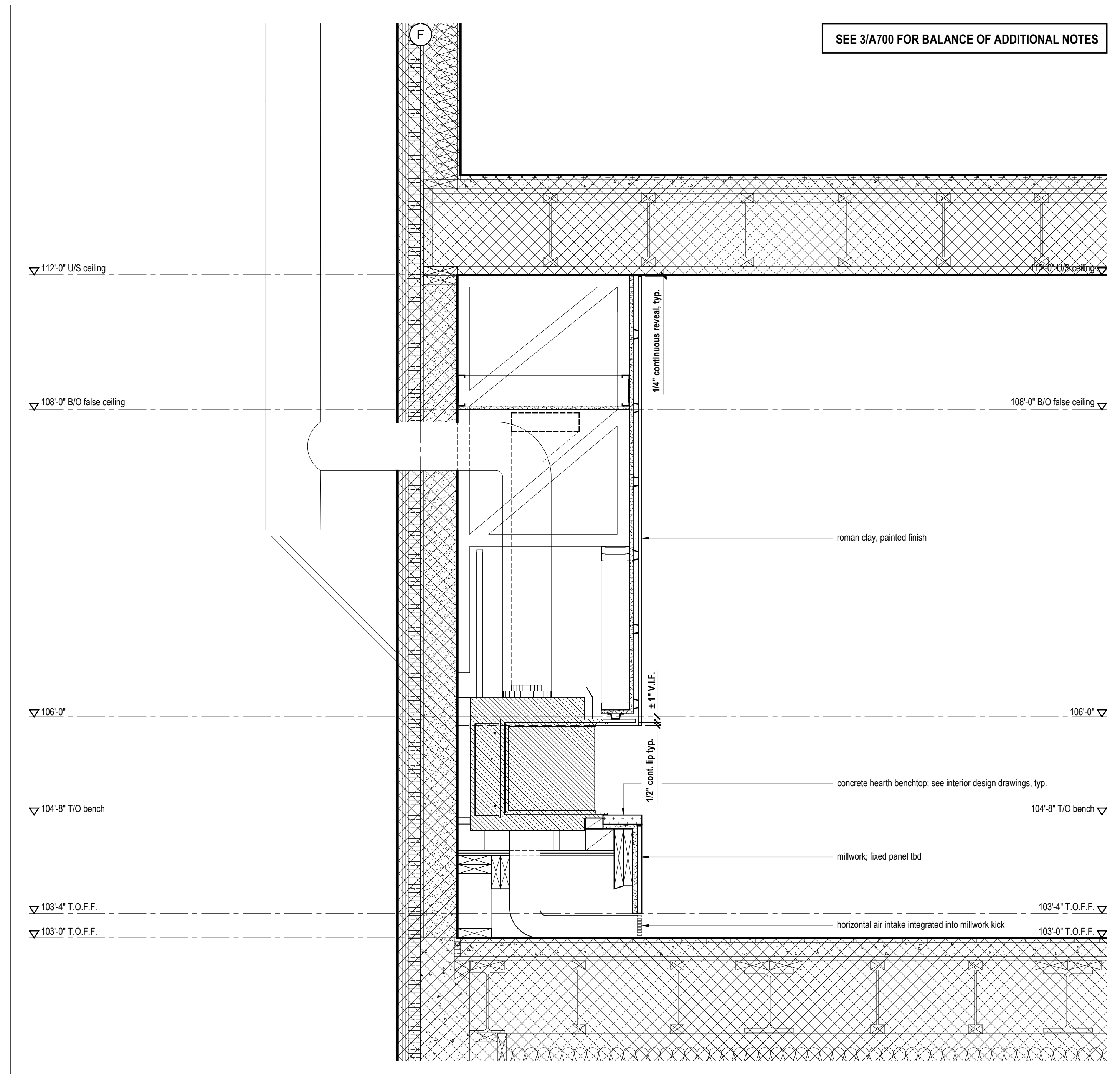
A701



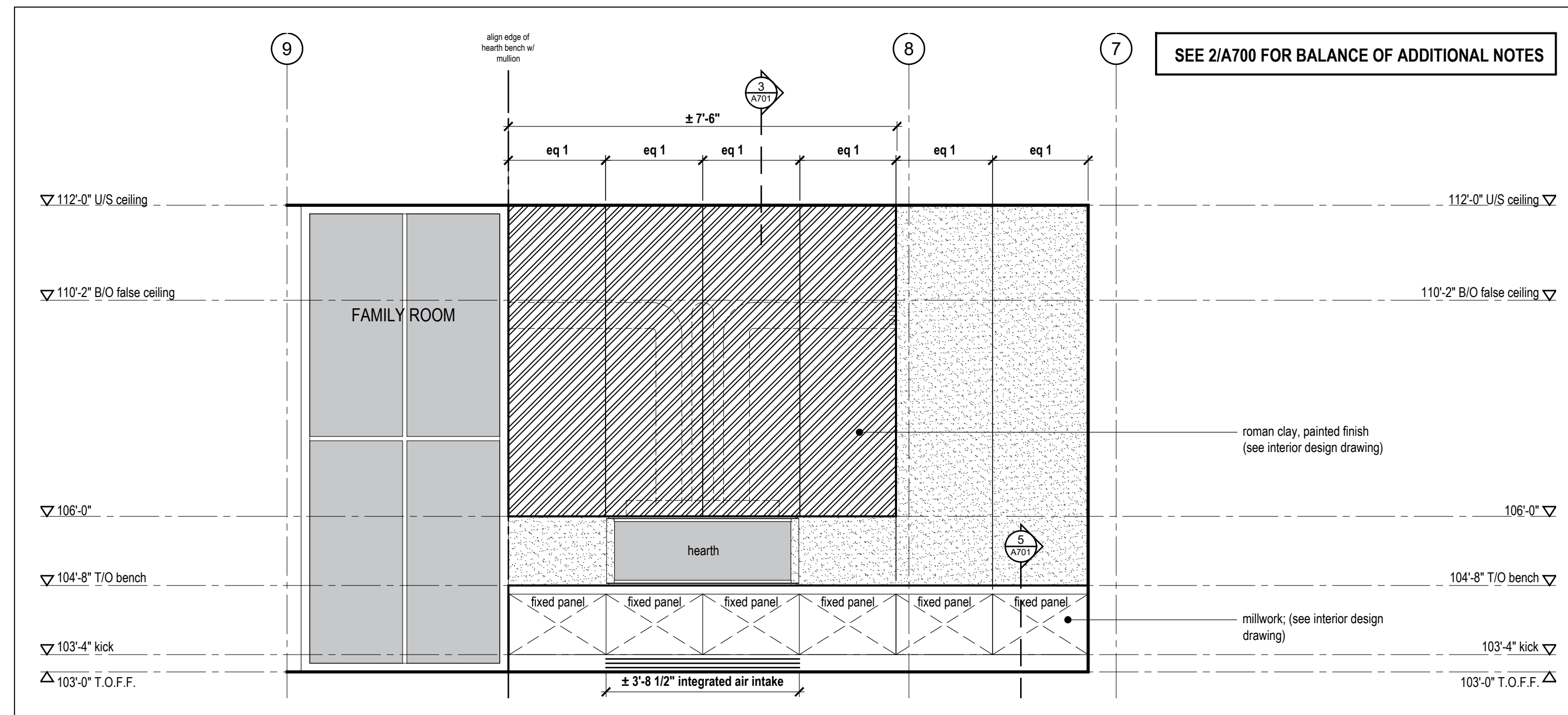
5 Section Detail @ Family Rm Bench  
Scale 1" = 1'-0"



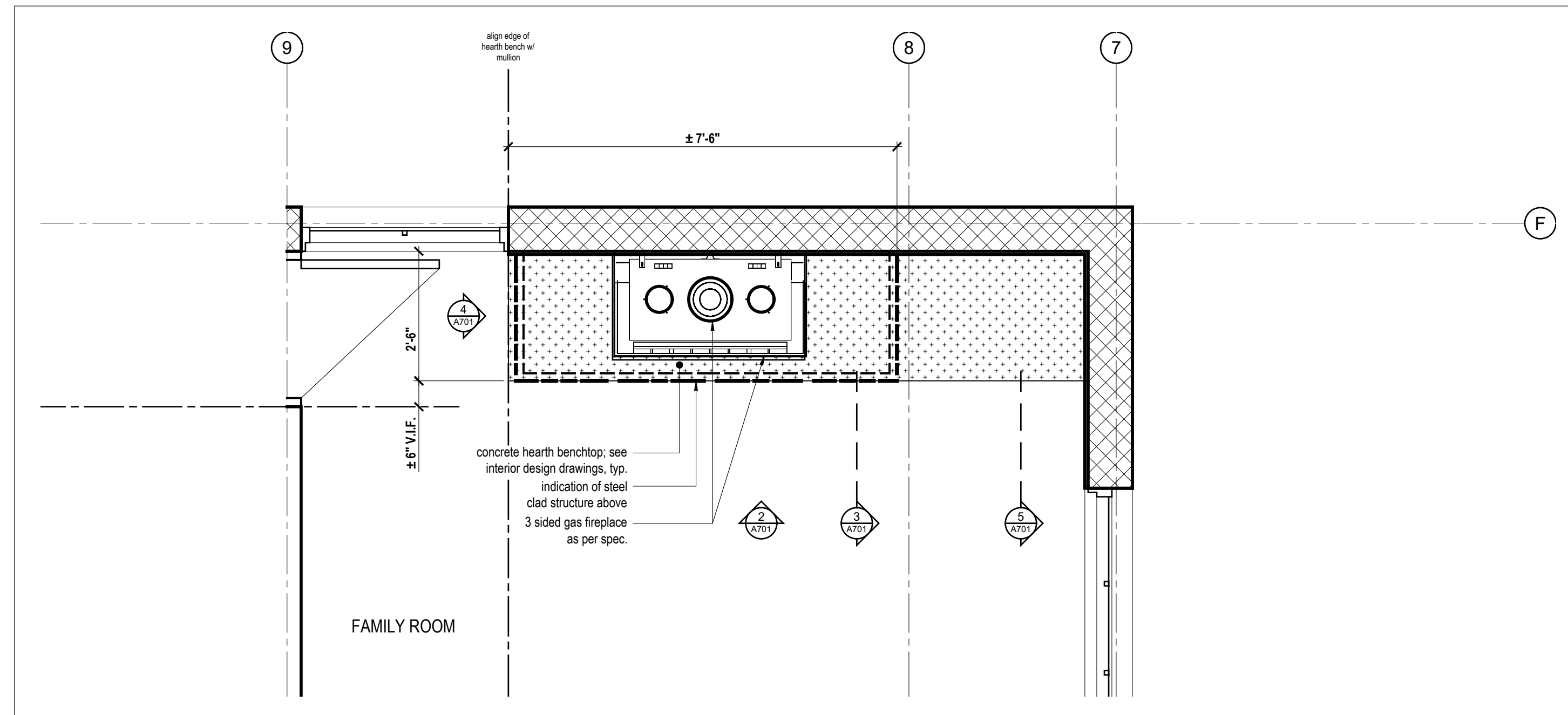
4 Elevation Detail @ Family Rm Hearth  
Scale 1/2" = 1'-0"



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



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



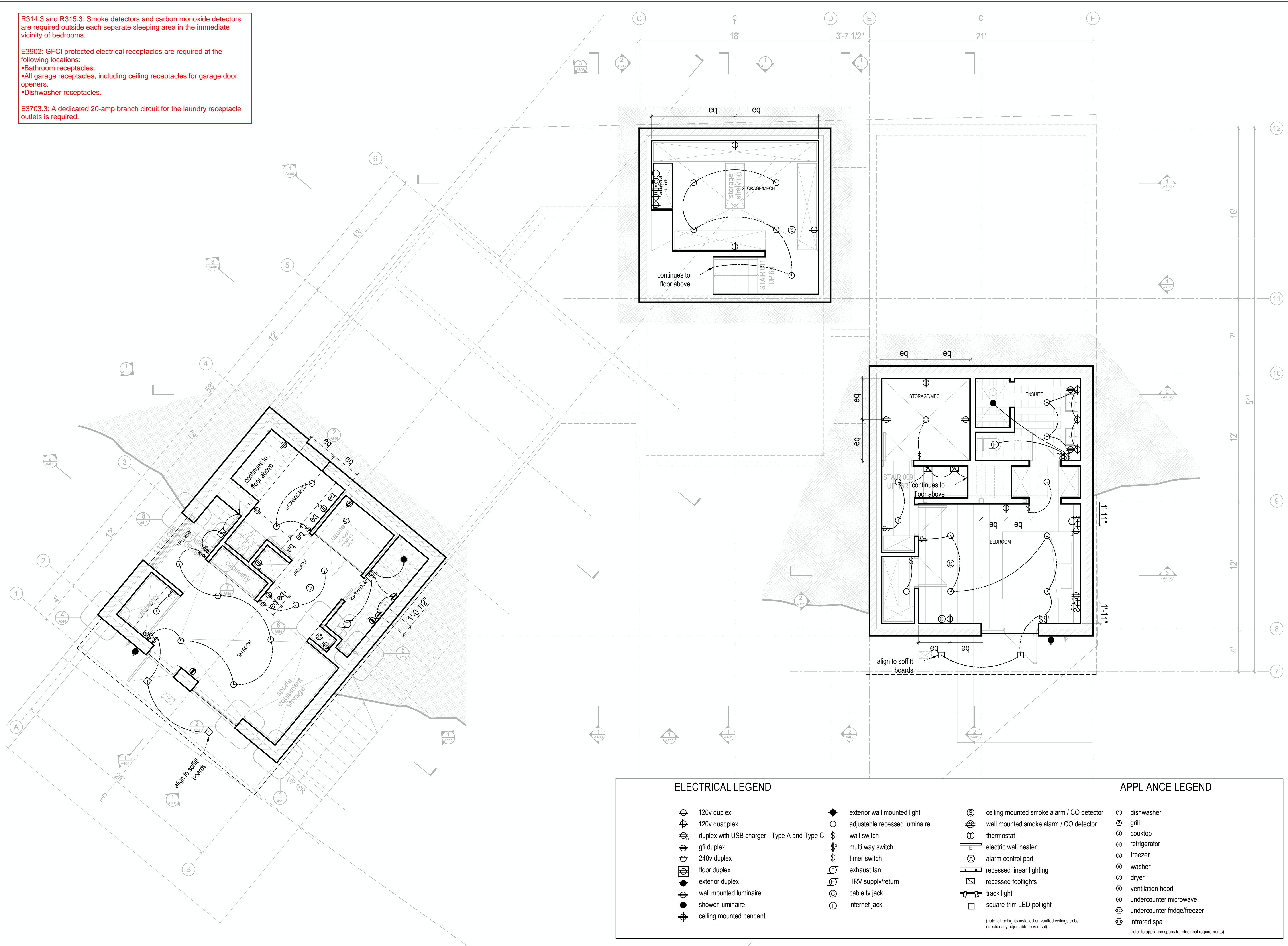
1 Plan Detail @ Family Rm Hearth  
Scale 1/2" = 1'-0"

R314.3 and R315.3: Smoke detectors and carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of bedrooms.

E3902: GFCI protected electrical receptacles are required at the following locations:

- Bathroom receptacles.
- All garage receptacles, including ceiling receptacles for garage door openers.
- Dishwasher receptacles.

E3703.3: A dedicated 20-amp branch circuit for the laundry receptacle outlets is required.



**ELECTRICAL LEGEND**

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

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

**APPLIANCE LEGEND**

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

(refer to appliance specs for electrical requirements)

Kinfelell Residence

Summit Powder Mountain  
Elev. 9,000'

MackKay-Lyons  
Sweetapple  
Architects  
Limited

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

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

**REVIEWED FOR CODE COMPLIANCE**

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 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: 06/09/22

WEST COAST CODE CONSULTANTS, INC.

DOUGLAS COUNTY  
COMMUNITY DEVELOPMENT  
BUILDING DIVISION  
BUILDING AND OWNER  
RESPONSIBLE FOR COMPLIANCE  
WITH ALL APPLICABLE CODES  
ALL WORK SUBJECT TO FIELD  
INSPECTION/APPROVAL

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

04	Issued for Construction	11 March 2022
03	Issued for Pricing	29 Feb 2020
02	Revised for Construction	12 Sept 2019
01	Revised for Construction	27 August 2019
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Electrical Plan  
Bsmt Level

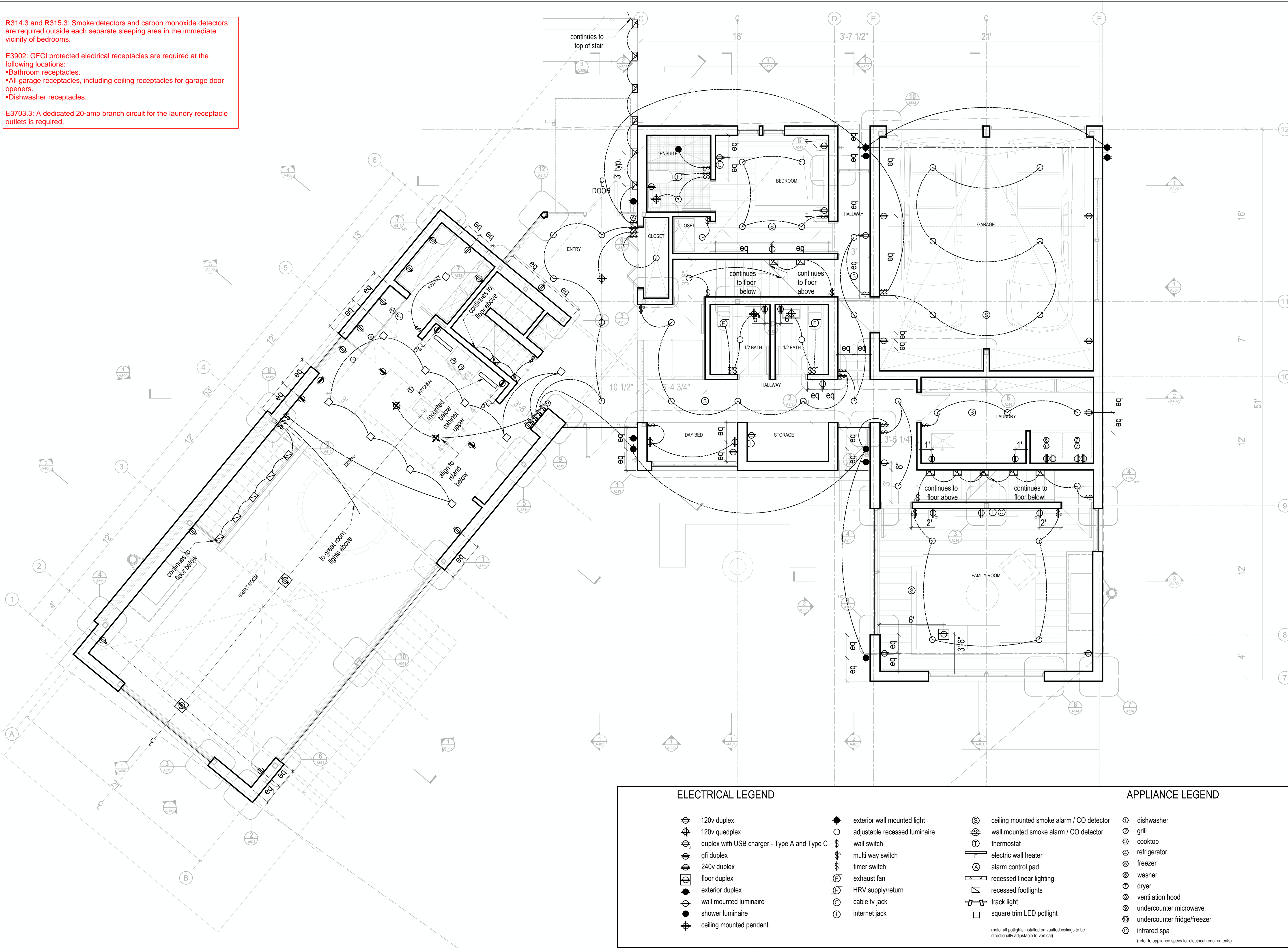
scale: 1/4" = 1'-0"  
date: 2019-06-03  
drawn: TR/LM  
chk'd: SA

A800

R314.3 and R315.3: Smoke detectors and carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of bedrooms.

E3902: GFCI protected electrical receptacles are required at the following locations:  
 • Bathroom receptacles.  
 • All garage receptacles, including ceiling receptacles for garage door openers.  
 • Dishwasher receptacles.

E3703.3: A dedicated 20-amp branch circuit for the laundry receptacle outlets is required.



**ELECTRICAL LEGEND**

- ⊕ 120v duplex
- ⊕ 120v quadplex
- ⊕ duplex with USB charger - Type A and Type C
- ⊕ gfi duplex
- ⊕ 240v duplex
- ⊕ floor duplex
- ⊕ exterior duplex
- ⊕ wall mounted luminaire
- ⊕ shower luminaire
- ⊕ ceiling mounted pendant
- ⊕ exterior wall mounted light
- ⊕ adjustable recessed luminaire
- ⊕ wall switch
- ⊕ multi way switch
- ⊕ timer switch
- ⊕ exhaust fan
- ⊕ HRV supply/return
- ⊕ cable tv jack
- ⊕ internet jack

- ⊕ ceiling mounted smoke alarm / CO detector
- ⊕ wall mounted smoke alarm / CO detector
- ⊕ thermostat
- ⊕ electric wall heater
- ⊕ alarm control pad
- ⊕ recessed linear lighting
- ⊕ recessed footlights
- ⊕ track light
- ⊕ square trim LED potlight

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

**APPLIANCE LEGEND**

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

(refer to appliance specs for electrical requirements)

Kinefeller Residence

Summit Powder Mountain  
Elev. 9000'

---

MackKay-Lyons  
Sweetapple  
Architects  
Limited

2188 Gortingen St.  
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Canada B3K 3B4

north

ph: (902) 429 1867  
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BY: **MEM**    DATE: 06/09/22

WEST COAST CODE CONSULTANTS, INC.

---

**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION**

**BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES. ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL**

STATE OF UTAH

Brian MacKay-Lyons

*Brian MacKay-Lyons*

No. 9809836

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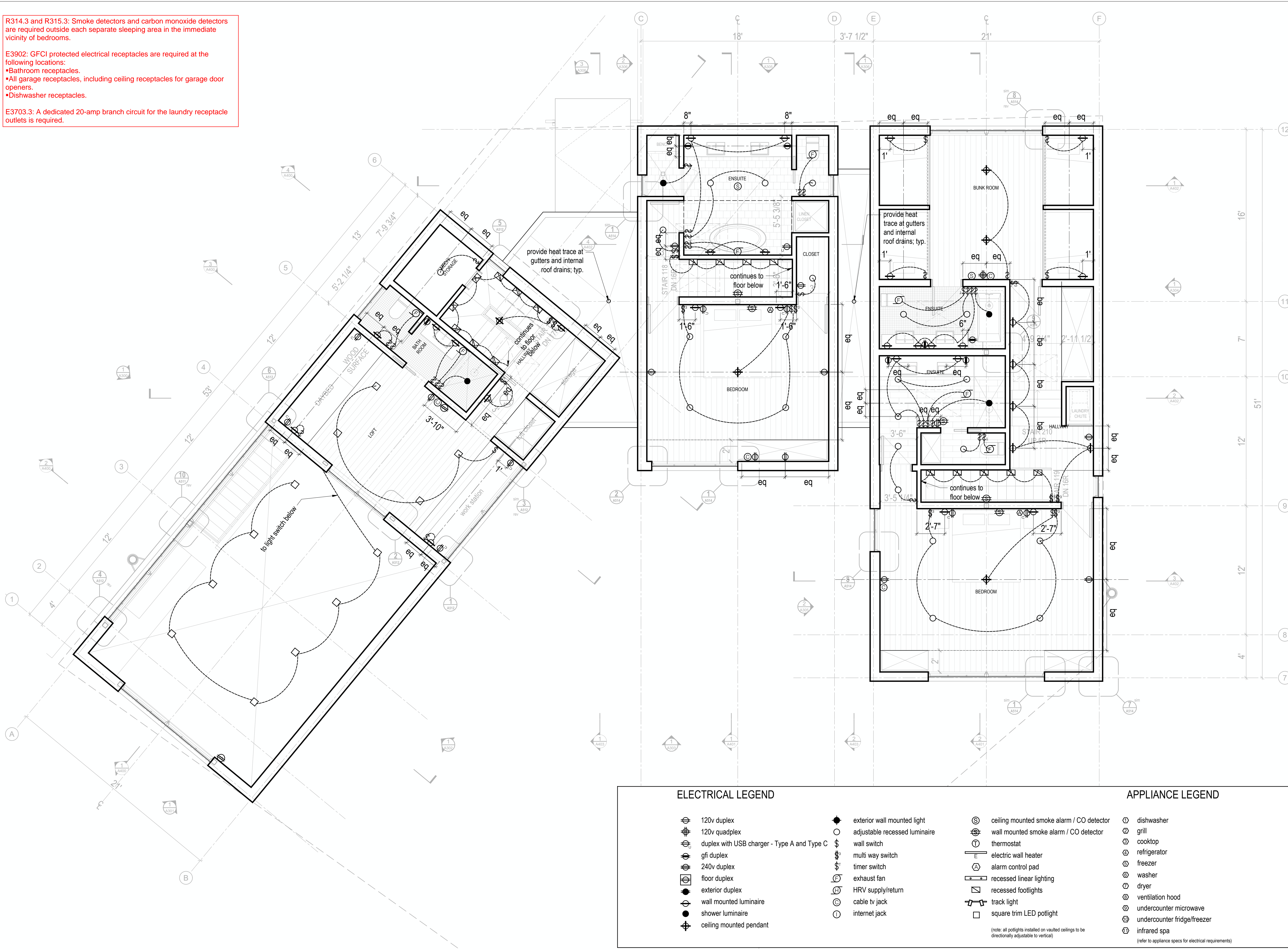
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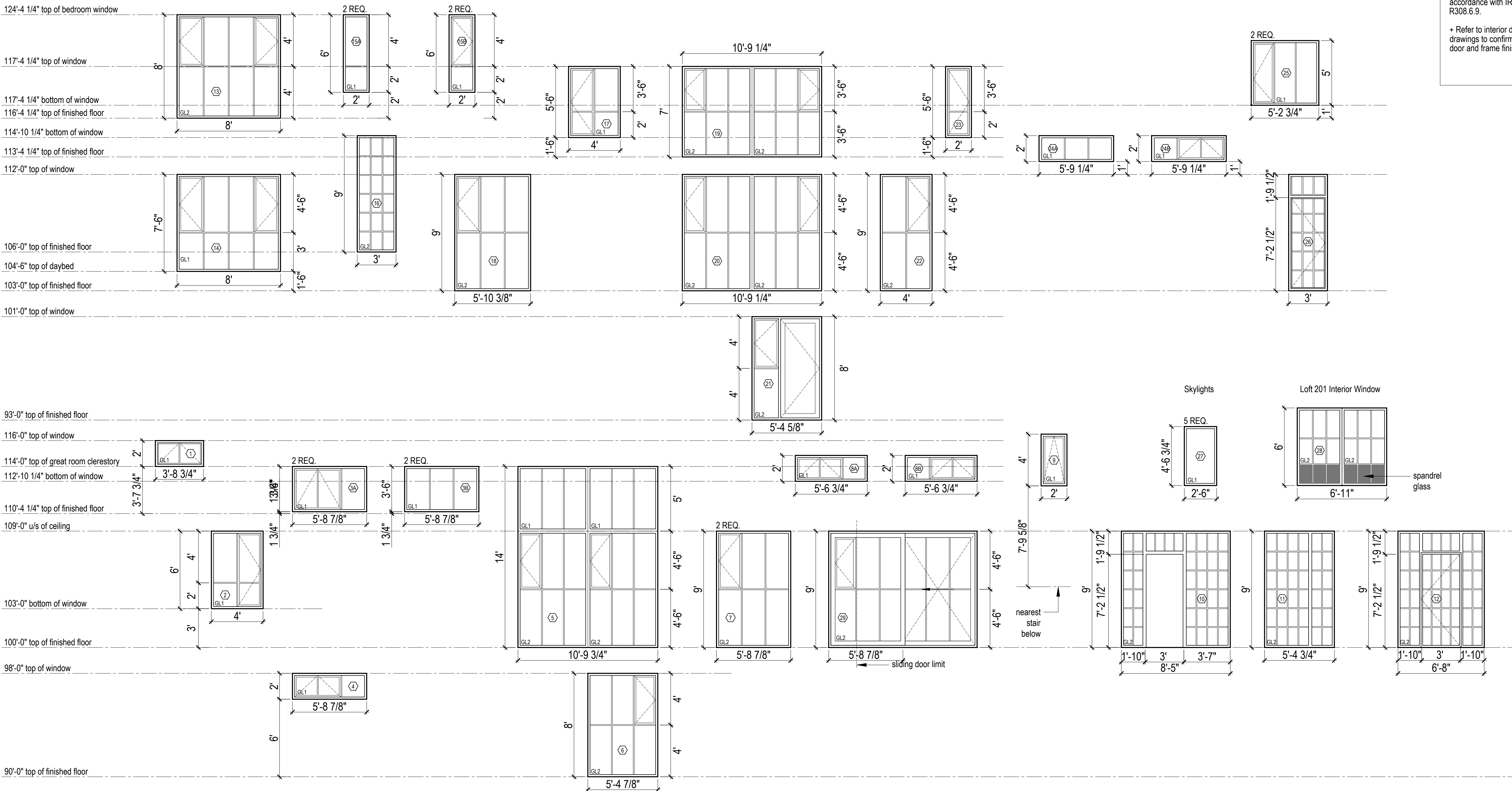
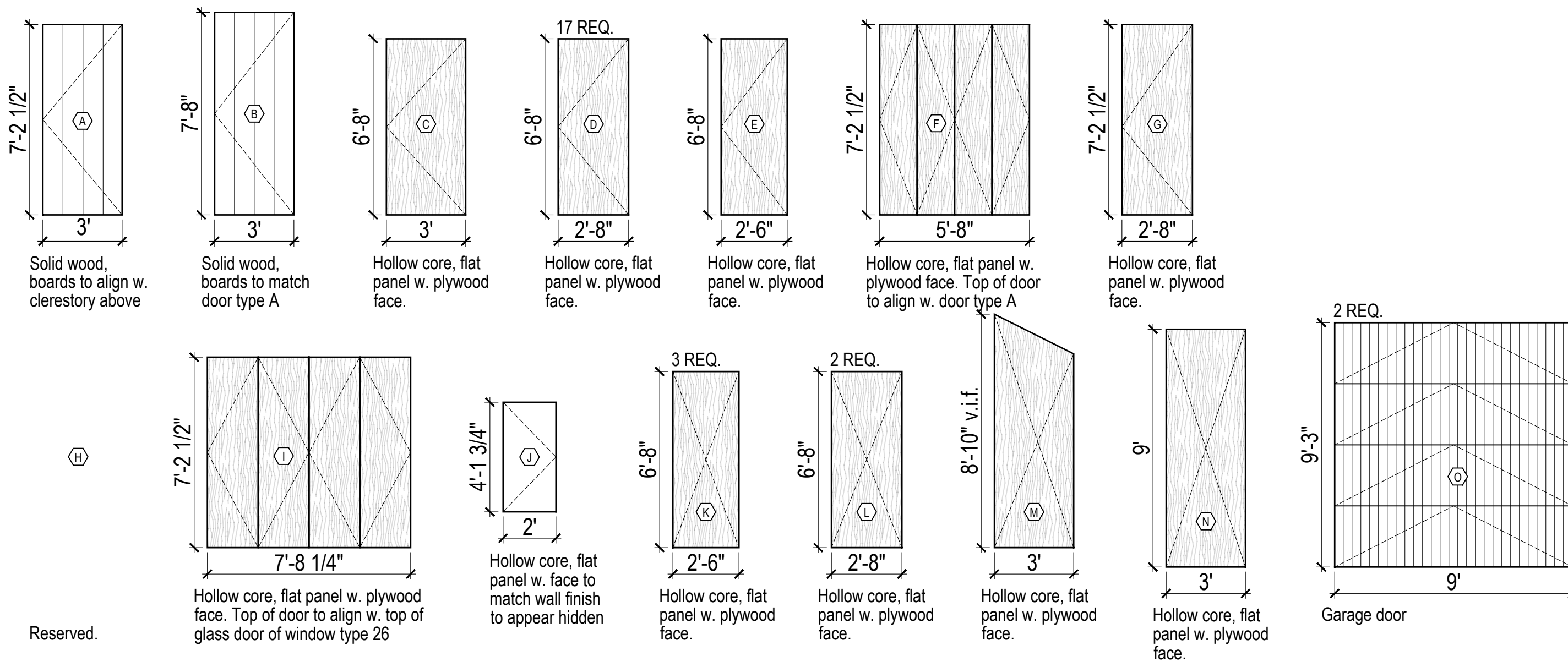
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**Electrical Plan  
Second Level**

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

**A802**



**GLAZING LEGEND**

GL1 - Triple Glazed Vision Glass  
 GL2 - Triple Glazed Vision Glass w/ Category II Safety Glass

**NOTES**

+ Door type C is to be solid weather stripped door equipped with approved self-closing mechanism, in accordance with IRC G2406.2.5 and N1102.4.4

+ All skylights are to have fully tempered panes, require screens and shall be tested by an approved independent laboratory and bear a label identifying manufacturer, performance grade rating and approved inspection agency in compliance with the requirements of AAMA/WDMA/CSA 101/1.S.2/A440, in accordance with IRC R308.6.9.

+ Refer to interior design drawings to confirm all door and frame finishes.

Kinfeller Residence

MacKay-Lyons Sweetapple Architects Limited

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 Halifax, Nova Scotia  
 Canada B3K 3B4

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Window + Door Schedule

scale: 1/4" = 1'-0"  
 date: 2019-06-03  
 drawn: TRL/M  
 chkd: SA

**A900**



## DESIGN CODE:

2015 INTERNATIONAL BUILDING CODE (IBC)

## DESIGN CRITERIA:

GROUND SNOW LOAD,	= 260 PSF
ROOF SNOW LOAD	= 170 PSF
UNBALANCED SNOW LOAD	= 221 PSF
FLAT ROOF SNOW LOAD, P <sub>f</sub>	= 117 PSF
SNOW EXPOSURE FACTOR, C <sub>e</sub>	= 1.0
SNOW IMPORTANCE FACTOR, I <sub>s</sub>	= 1.0
THERMAL FACTOR, C <sub>t</sub>	= 1.0
3 SECOND GUST WIND SPEED	= 115 MPH
WIND EXPOSURE	= C
INTERNAL PRESSURE COEFFICIENT	= ± 0.18
COMPONENT & CLADDING DESIGN PRESSURE	= 20 PSF

SEISMIC USE GROUP	= 11
SDS, S <sub>D1</sub>	= 0.582g, 0.275g
SOIL SITE CLASS	= C
BASIC SEISMIC-FORCE RESISTING SYSTEM	= LIGHT FRAME WALLS WITH SHEAR PANELS
R (RESPONSE MODIFICATION)	= 6.5K
ANALYSIS PROCEDURE	= EQUIVALENT LATERAL FORCE
SEISMIC DESIGN COT	= D

## DESIGN LOADS:

ROOF LIVE LOAD	= 117 PSF + DRIFTING (221 PSF UNBALANCED)
ROOF DEAD LOAD	= 20 PSF
FLOOR LIVE LOAD	= 40 PSF
FLOOR DEAD LOAD	= 34 PSF (40 PSF @ 3' TOPPING)

## GENERAL STRUCTURAL NOTES:

- GENERAL STRUCTURAL NOTES ARE CONSTRUCTION DOCUMENTS THAT SHALL BE INCLUDED WITH THE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS.
- TYPICAL DETAILS AND SCHEDULES SHALL APPLY WHERE SPECIFIC DETAILS ARE NOT SHOWN.
- "CONTRACTOR" REFERS TO THE CONTRACTOR OR SUB-CONTRACTOR RESPONSIBLE FOR THE PARTICULAR TRADE REFERRED TO IN THE NOTES. THE "CONTRACTOR" SHALL MEET ALL NOTE REQUIREMENTS AND SHALL INCLUDE THE ASSOCIATED COSTS IN HIS/HER BID.
- JMWA REFERS TO J.M. WILLIAMS AND ASSOCIATES, INC.
- THE GENERAL CONTRACTOR, PROJECT MANAGER, OR SUPERINTENDENT SHALL COORDINATE THE WORK PERFORMED BY ALL TRADES, AND IS ULTIMATELY RESPONSIBLE FOR COMPLIANCE WITH ALL NOTE REQUIREMENTS.
- THE CONTRACTOR SHALL PERFORM HIS/HER TRADE AND DUTIES IN A MANNER CONFORMING TO THE PROCEDURES AND REQUIREMENTS AS STATED IN THE 2015 INTERNATIONAL BUILDING CODE (IBC), AND/OR THE LATEST CODE AND ORDINANCES ADOPTED BY THE LOCAL BUILDING OFFICIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND PROTECTION WITHIN AND ADJACENT TO THE JOB SITE.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND / OR ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS, SPECIFICATIONS, AND / OR THE NOTES BEFORE PROCEEDING WITH THE FABRICATION OR CONSTRUCTION OF ANY EFFECTED ELEMENTS. ANY WORK DONE BY THE CONTRACTOR BEFORE RECEIVING THE ENGINEERS WRITTEN APPROVAL WILL BE AT THE CONTRACTOR'S RISK/EXPENSE. IN CASE OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER.
- FAILURE TO FOLLOW PLANS AND CONSTRUCTION DOCUMENTS CONSTITUTES CHANGE IN PROJECT SCOPE. THE ENGINEER RESERVES THE RIGHT TO REQUEST REPLACEMENT OF ANY PORTION OF THE STRUCTURE DEVIATING FROM THE PLANS WHERE WRITTEN APPROVAL HAS NOT BEEN OBTAINED. DEVIATION FROM CONSTRUCTION DOCUMENTS WITHOUT WRITTEN APPROVAL RELIEVES ENGINEER OF ALL LIABILITY, AND CONTRACTOR ASSUMES FULL LIABILITY.
- THE CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, SLOPES AND ELEVATIONS, ETC... (BOTH PLANS AND AT THE JOB SITE PRIOR TO DOING WORK), AND SHALL COORDINATE THESE WITH THE ARCHITECT AND ALL TRADES. CONSTRUCTION DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR, PROVIDE AND INSTALL ALL TEMPORARY SHORING (BRACING) AS NECESSARY. SHORING SHALL SUPPORT ALL LOADS TO WHICH THE STRUCTURE MAY BE SUBJECTED [i.e. WIND, CONSTRUCTION LOADING, ETC.], SHORING SHALL REMAIN IN PLACE AS LONG AS SAFETY REQUIRES AND/OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETED.
- DURING AND AFTER CONSTRUCTION, THE LOADS IMPOSED ON THE STRUCTURE BY THE CONTRACTOR AND OWNER SHALL BE WITHIN THE LIMITS OF THE OCCUPANCY DESIGN LOADS. SEE STRUCTURAL PLANS AND CALCULATIONS FOR THE OCCUPANCY DESIGN LOADINGS AND CRITERIA.
- VISITS TO THE JOB SITE BY REPRESENTATIVES OF J.M. WILLIAMS AND ASSOCIATES DO NOT CONSTITUTE APPROVAL OR SPECIAL INSPECTION OF THE WORK PERFORMED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS.
- STRUCTURAL SHOP DRAWINGS SHALL BE APPROVED BY THE ENGINEER AND ARCHITECT OF RECORD PRIOR TO FABRICATION AND ERECTION. SHOP DRAWINGS SHALL BE STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE SAME STATE AS THE PROJECT.
- SEE STRUCTURAL PLANS AND PROJECT SPECIFICATIONS FOR ADDITIONAL STRUCTURAL NOTES AND REQUIREMENTS.
- ALL COMPONENTS AND SYSTEMS NOT SPECIFICALLY ENGINEERED BY THE ENGINEER OF RECORD SHALL BE "DESIGN-BUILD" BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS OR AS-BUILT DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER IF REQUIRED BY THE CITY. IF PRE-ENGINEERED SYSTEM IMPACTS THE ORIGINAL DESIGN FOR INTENT OF THE PROJECT IN ANY WAY, CONTRACTOR SHALL COORDINATE WITH ENGINEER OF RECORD.
- PRE-ENGINEERED SYSTEMS SUCH AS TRUSSES, GREENHOUSES, POOLS, DECKS, ETC. SHALL BE ENGINEERED AND DETAILED BY OTHERS UNLESS SPECIFICALLY CONTRACTED OTHERWISE. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR, NOR HAS ANY LIABILITY REGARDING PRE-ENGINEERED SYSTEMS. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AS REQUIRED.
- THE ENGINEER OF RECORD IS ONLY RESPONSIBLE FOR ITEMS SPECIFICALLY ENGINEERED BY HIM OR UNDER HIS DIRECT SUPERVISION. THE ENGINEER OF RECORD IS NOT LIABLE FOR ANY NON-STRUCTURAL ISSUES UNLESS SPECIFICALLY CONTRACTED OTHERWISE.
- CHECKING OF SHOP DRAWINGS IS ONLY FOR GENERAL CONFORMATION WITH THE DESIGN CONCEPT OF THE PROJECT AND GENERAL COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. ANY ACTION SHOWN IS SUBJECT TO THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR: DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE; FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION; COORDINATION OF HIS WORK WITH THAT OF ALL OTHER TRADES AND THE SATISFACTORY PERFORMANCE OF HIS WORK.
- JMWA IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION NOR PROJECT BUDGETS, U.N.O. ANY STRUCTURAL CHANGES REQUIRED BY THE CONTRACTOR, OWNER, ARCHITECT, ETC., SHALL BE INVOICED BY JMWA AND TREATED AS ADDITIONAL SERVICES. JMWA SHALL BE COMPENSATED FOR ADDITIONAL ENGINEERING REQUIRED AS A RESULT OF ANY THIRD PARTY OR CITY REVIEW, PROVIDED ORIGINAL DESIGN IS IN ACCORDANCE WITH THE CURRENT BUILDING CODE.

## EARTHWORK:

### DESIGN CRITERIA

- SOILS REPORT: IGES NO. 02904-001
- SOIL BEARING PRESSURE: 2900 PSF, USE 2500 PSF
- LATERAL SOIL PRESSURE:
  - ACTIVE = 40 PCF
  - AT REST = 60 PCF (RIGID FOUNDATION WALLS)
  - PASSIVE = 350 PCF
- FROST DEPTH = 42 in.
- COEFFICIENT OF FRICTION = 0.45
- ENGINEERED FILL = 2'-0" MIN.

### REQUIREMENTS

- CONTRACTOR SHALL REMOVE EXISTING FOOTINGS, FOUNDATIONS, SLABS, SITE PAVING, STRUCTURES AS REQUIRED.
- CONTRACTOR SHALL STRIP THE BUILDING AREA FROM ALL VEGETATION, DEBRIS AND TOPSOIL. CONTRACTOR SHALL EXCAVATE ANY REMAINING LOOSE NATURAL OR FILL SOILS TO EXPOSE COMPETENT NATURAL SOILS.
- CONTRACTOR SHALL CHECK FOR SOFT SPOTS OR OTHER UNSUITABLE SOILS BY PROOF ROLLING THE ENTIRE BUILDING PAD AREA WITH SUITABLE COMPACTION EQUIPMENT. REMOVE UNSUITABLE MATERIALS AND REPLACE WITH COMPACTED ENGINEERED OR STRUCTURAL FILL OR 2,000 PSI LEAN CONCRETE (FLOWABLE FILL).
- ENGINEERED OR STRUCTURAL FILL MATERIAL SHALL BE WELL-GRADED, GRANULAR, WITH A MAXIMUM SIZE LESS THAN 4 INCHES, AND NOT MORE THAN 20 PERCENT PASSING A NO. 200 SEIVE. PLACE STRUCTURAL FILL IN MAXIMUM LIFTS OF 8 INCHES. COMPACT STRUCTURAL FILL TO 95 PERCENT OF THE MAXIMUM LABORATORY DENSITY AS DETERMINED BY ASTM D 1557. TEST ALL STRUCTURAL FILL. FILL MATERIAL AND PLACEMENT OF ALL FILL MATERIAL MUST MEET THE APPROVAL OF THE SOILS ENGINEER.
- SEE PLANS FOR THICKNESS OF ALL FLOOR SLABS. UNDERLAY ALL SLABS WITH AT LEAST A 4 INCH THICK LAYER OF FREE-DRAINING GRANULAR MATERIAL. GRANULAR MATERIAL SHALL HAVE A MAXIMUM SIZE LESS THAN 1 INCH, WITH NOT MORE THAN 5 PERCENT PASSING A NO. 200 SIEVE. COMPACT GRANULAR MATERIAL TO AT LEAST 90 PERCENT OF THE MAXIMUM LABORATORY DENSITY PER ASTM D 1557. U.N.O.
- REFER TO THE PROJECT SPECIFICATIONS AND SOILS REPORT FOR FURTHER EARTHWORK REQUIREMENTS.
- ANY UNFORSEEN CONDITIONS ENCOUNTERED DURING SITE PREPARATION SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL SITE SOILS CONDITIONS FIELD VERIFIED.
- EXPANSIVE SOILS, COLLAPSIVE SOILS WITH A HIGH LIQUIFICATION POTENTIAL, HIGH WATER TABLES, STEEP SLOPES, ETC. ALL REQUIRE ADDITIONAL ENGINEERING. CONTRACTOR TO COORDINATE WITH PROJECT ENGINEER AND SOILS ENGINEER.
- PROVIDE SUBSURFACE DRAINAGE AS RECOMMENDED BY SOILS ENGINEER SHOULD LOWEST FLOOR LEVEL OF A STRUCTURE EXTEND BELOW ORIGINAL GRADE AND WITHIN 4 FEET OF THE WATER LEVEL.

## DRAINAGE NOTES:

- THE GROUND SURFACE SURROUNDING THE PROPOSED RESIDENCES SHOULD BE SLOPED AWAY FROM THE BUILDING IN ALL DIRECTIONS. ROOF DOWNSPOUTS AND DRAINS SHOULD DISCHARGE BEYOND THE LIMITS OF BACKFILL.
- SLOPE GARAGE FLOOR TO FRONT W/ 2% SLOPE FOR DRAINAGE - TYP.

## SUB SURFACE DRAIN NOTES:

- IF THE LOWEST FLOOR LEVEL OF A STRUCTURE EXTENDS BELOW ORIGINAL GRADE AND BELOW OR WITHIN 4 FEET OF THE WATER LEVEL, THE SUBGRADE FLOOR PORTION OF THE PROPOSED STRUCTURE SHOULD BE PROTECTED WITH A PERIMETER DRAIN SYSTEM. THE PERIMETER DRAIN SYSTEM SHOULD CONSIST OF AT LEAST THE FOLLOWING ITEMS:
  - THE UNDERDRAIN SYSTEM SHOULD CONSIST OF A PERFORATED PIPE INSTALLED IN A GRAVEL FILLED TRENCH AROUND THE PERIMETER OF THE SUBGRADE FLOOR PORTION OF THE BUILDING.
  - THE FLOW LINE OF THE PIPES SHOULD BE PLACED AT LEAST 18 INCHES BELOW THE FINISHED FLOOR LEVEL AND SHOULD SLOPE TO A SUMP OR OUTLET WHERE WATER CAN BE REMOVED BY PUMPING OR BY GRAVITY FLOW.
  - IF PLACING THE GRAVEL AND DRAINPIPE REQUIRES EXCAVATION BELOW THE BEARING LEVEL OF THE FOOTING, THE EXCAVATION FOR THE DRAINPIPE AND GRAVEL SHOULD HAVE A SLOPE NO STEEPER THAN 1 HORIZONTAL TO 1 VERTICAL SO AS NOT TO DISTURB THE SOIL BELOW THE FOOTING.
  - A FILTER FABRIC SHOULD BE PLACED BETWEEN THE NATURAL SOIL AND THE DRAIN GRAVEL. THIS WILL HELP REDUCE THE POTENTIAL FOR FINE GRAIN MATERIAL FILLING IN THE VOID SPACES OF THE GRAVEL.
  - THE SUBGRADE FLOOR SLAB SHOULD HAVE AT LEAST 6 INCHES OF FREE DRAINING GRAVEL PLACED BELOW IT AND THE UNDERSLAB GRAVEL SHOULD CONNECT TO THE PERIMETER DRAIN.
  - CONSIDERATION SHOULD BE GIVEN TO INSTALLING CLEAN OUTS TO ALLOW ACCESS INTO THE PERIMETER DRAIN SHOULD CLEANING OF THE PIPES BE REQUIRED IN THE FUTURE.

## DEFERRED SUBMITTALS

- FOR THE PURPOSES OF THIS SECTION, DEFERRED SUBMITTALS ARE DEFINED PER IBC SECTION 107.3.4.1 AS THOSE PORTIONS OF THE DESIGN WHICH ARE NOT SUBMITTED AT THE TIME OF THE APPLICATION AND WHICH ARE TO BE SUBMITTED TO THE BUILDING OFFICIAL WITHIN A SPECIFIED PERIOD.
- DEFERRAL OF ANY SUBMITTAL ITEMS SHALL HAVE PRIOR APPROVAL OF THE BUILDING OFFICIAL. THE ARCHITECT OR ENGINEER OF RECORD SHALL LIST THE DEFERRED SUBMITTALS ON THE PLANS AND SHALL SUBMIT THE DEFERRED SUBMITTAL DOCUMENTS FOR REVIEW BY THE BLDG OFFICIAL.
- SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION AND SHALL INCLUDE:
  - COMPLETE CALCULATIONS INDICATING MEMBER FORCES, STRESSES, DURATION FACTORS, DIMENSIONS, AND LOCATIONS.
  - MATERIAL GRADES, DIMENSIONS, SIZES AND LOCATIONS.
  - INDICATION OF TYPE AND SIZE OF CONNECTION (WHERE REQUIRED) AND DESIGN REACTIONS AT CONNECTION POINTS FOR REVIEW BY ENGINEER OF RECORD.
- DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

### DEFERRED SUBMITTAL ITEMS:

CANOPY

## CONCRETE NOTES

- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE 2015 IBC, ACI 318, AND LOCAL ORDINANCES.
- CONTRACTOR SHALL COORDINATE WITH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL PRIOR TO PLACING CONCRETE. PROVIDE SLEEVES, BLOCK OUTS, ETC... AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PLACEMENT OF ALL ANCHOR BOLTS, SEISMIC ANCHORS OR STRAPS, ETC... INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, DETAILING, CARE, PLACEMENT AND REMOVAL OF ALL FORMWORK AND SHORES.
- DO NOT REMOVE FORMS AND SHORING UNTIL STRUCTURAL MEMBERS ACQUIRE SUFFICIENT STRENGTH TO SUPPORT THEIR OWN WEIGHT PLUS CONSTRUCTION LOADS.

### CONCRETE AND REINFORCING MATERIAL

1. REQUIRED MIN. 28 DAY COMPRESSIVE STRENGTH OF CONCRETE: 4000 PSI USED FOR DESIGN (USE 4000 PSI FOR DURABILITY NO TESTING REQUIRED TYP.)	
A. FOOTINGS AND FOUNDATIONS:	4000 PSI
B. INTERIOR SLABS ON GRADE:	3000 PSI U.N.O.
C. WALLS:	4000 PSI
D. SITE CONCRETE:	4000 PSI

- PROVIDE NORMAL WEIGHT AGGREGATES PER ASTM C-33, U.N.O.
- PROVIDE TYPE II CEMENT PER ASTM C-150 FOR ALL CONCRETE, U.N.O.
- MAXIMUM WATER TO CEMENT RATIO IS EQUAL TO 0.50 FOR ALL CONCRETE.
- MAXIMUM SLUMP OF CONCRETE IS EQUAL TO 4 INCHES PLUS OR MINUS 1 INCH.
- PROVIDE AIR ENTRAINING AS RECOMMENDED BY ACI 318 AND ASTM C-260.
- DO NOT ADD CALCIUM CHLORIDE TO CONCRETE MIX.
- THE MAX. CHLORIDE ION CONTENT FOR CORROSION PROTECTION OF REINFORCEMENT IS 0.15% BY WEIGHT OF CEMENT.
- SEE PROJECT SPECIFICATIONS FOR ADDITIONAL CONCRETE DESIGN REQUIREMENTS.

### REINFORCEMENT

- ALL REINFORCING STEEL SHALL BE GRADE 60 BARS PER ASTM A615. FIELD BENT DOWELS MAY BE GRADE 40.
- ALL DEFORMED BAR ANCHORS SHALL CONFORM TO ASTM A496.
- ALL HEADED STUD ANCHORS SHALL CONFORM TO ASTM A108.
- ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. LAP ONE MESH TIE.
- ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH THE CI DETAILING MANUAL AND ACI STANDARDS (LATEST ADDITION).
- REINFORCING STEEL AND EMBEDS SHALL BE PROPERLY TIED INTO PLACE PRIOR TO PLACING CONCRETE.
- ALL SPLICES IN REINFORCING BARS SHALL LAP A MINIMUM OF 40 BAR DIAMETERS (U.N.O.). ALL SPLICES SHALL OCCUR IN A COMPRESSION ZONE UNLESS NOTED OTHERWISE. TERMINATE ALL REINFORCING BARS WITH A 90 DEG. BEND OR WITH SEPARATE CORNER BARS.
- MECHANICAL SPLICES SHALL BE POSITIVE CONNECTING COUPLERS AND SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. ADJACENT MECHANICAL SPLICES SHALL BE STAGGERED A MINIMUM OF 24 INCHES ALONG THE REINFORCING BARS. TENSILE CAPACITY OF MECHANICAL % OF THE SPLICED BAR. SPLICES SHALL BE 125 % OF THE BAR'S TENSILE CAPACITY.
- HORIZONTAL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION AND CONTROL JOINTS. 10. DO NOT SPLICE STIRRUPS AND TIES.
- DO NOT WELD REINFORCING BARS. DO NOT SUBSTITUTE REINFORCING BARS FOR DEFORMED ANCHOR BARS OR HEADED ANCHOR STUDS.
- REINFORCEMENT SHALL HAVE THE FOLLOWING CLEAR COVER:
  - CAST-IN-PLACE CONCRETE:
    - CAST AGAINST/PERMANENTLY EXPOSED TO EARTH: 3"
    - FORMED CONCRETE EXPOSED TO EARTH/WEATHER: 2"  
      - #4 THRU #18 BARS
      - #5 AND SMALLER BARS
    - CONCRETE NOT EXPOSED EARTH/WEATHER: 1-1/2"  
      - SLABS, WALLS, JOISTS (#11 AND SMALLER)
      - BEAMS, COLUMNS, TIES, STIRRUPS
    - TILT-UP PANELS (PLANT-CONTROLLED CONDITIONS):
      - #9 THRU #18 BARS: 2"
      - #8 BARS AND SMALLER: 1"

### FOUNDATION AND RETAINING WALLS

- BRACE WALLS AS REQUIRED UNTIL FLOOR SLABS AND/OR FLOOR FRAMING ARE IN PLACE, AND UNTIL WALLS HAVE PROPERLY CURED.
- BACKFILL ADJACENT TO FOUNDATION WALLS OR IN LANDSCAPED AREAS SHALL BE PLACED IN 8% OF OPTIMUM AND INCH MAXIMUM LOOSE LIFTS. FILL SHALL HAVE MOISTURE CONTENT WITHIN 2% MAXIMUM DENSITY (ASTM D 1557). HEAVY EQUIPMENT SHALL BE COMPACTED TO AT LEAST 90% SHALL NOT BE USED TO BACKFILL WITHOUT PRIOR CONSENT OF THE ENGINEER.
- SEE ARCHITECTURAL DRAWINGS FOR DRAINAGE METHOD BEHIND FOUNDATION AND RETAINING WALLS.
- CONSTRUCTION JOINTS (COLD JOINTS) IN WALLS SHALL BE WATERPROOFED TO PREVENT LEAKS.
- DO NOT SPICE VERTICAL BARS IN RETAINING WALLS UNLESS SPECIFICALLY SHOWN.
- CONTRACTOR SHALL COORDINATE STEPS IN WALLS WITH THE ARCHITECT, AND SHALL VERIFY WITH JMWA.
- PROVIDE CORNER BARS AT INTERSECTING WALL CORNERS USING THE SAME BAR SIZE AND SPACING AS THE HORIZONTAL WALL REINFORCING.
- PROVIDE VERTICAL DOWELS INTO FOOTINGS AND FOUNDATIONS THAT MATCH THE SIZE AND SPACING OF THE VERTICAL REINFORCEMENT IN THE ABOVE MEMBER.
- DO NOT SURCHARGE FDN. AND RETAINING WALLS WITH EQUIPMENT NOR STAGING.
- PROVIDE (2) #5 BARS MIN. AROUND ALL DOOR AND WINDOW OPENINGS, U.N.O.
- PENETRATIONS THROUGH WALLS SHALL BE REINFORCED BY PROVIDING ONE ADDITIONAL BAR AT THE EDGE OF OPENING FOR EACH BAR INTERRUPTED BY THE PENETRATION. PROVIDE UNIFORM NUMBER OF BARS EACH SIDE. PROVIDE (2) #4 DIAGONAL BARS ON 4 SIDES TYP. U.N.O.
- SEE SCHEDULES, TABLES, AND DETAILS FOR ADDITIONAL REINFORCING AND INFORMATION.

### SLABS

- REINFORCE ALL SLABS ON GRADE W/ #4 @ 18" O.C. EACH WAY, TOPPING SLABS, #3 @ 18" O.C. EACH WAY OR WITH 6 x 6 - W2.5xW2.9 WELDED WIRE FABRIC (WWF) UNLESS NOTED OTHERWISE ON THE PLAN.
- ALL REINFORCING BARS SHALL BE CHAired IN THE SLAB. WWF SHALL BE CONTINUOUSLY SUPPORTED AT 36" ON CENTER PRIOR TO PLACING CONCRETE.
- BEGIN POUR OF COMPOSITE STEEL DECK AND CONCRETE FLOORS AT OR NEAR A SUPPORT OR BEARING WALL TO AVOID EXCESSIVE DEFLECTION AND/OR STRESSING OF THE FLOOR STRUCTURE. SEE SUSPENDED SLAB CONSTRUCTION NOTES FOR ADDITIONAL REQUIREMENTS.
- RECESS FOUNDATION AND POUR SLABS THROUGH, TYPICAL AT ALL EXTERIOR DOORS AND STORE FRONT TYPE WINDOWS.
- DEPRESS SLABS AS REQUIRED IN AREAS OF CERAMIC TILE, SPECIAL ENTRY MATS, HARDWOOD FLOORS, ETC. COORDINATE LOCATION AND DEPTH WITH THE ARCHITECT.
- PROVIDE ISOLATION JOINTS AROUND COLUMNS/SPREAD FOOTINGS, AND CONTROL JOINTS AS REQUIRED (I.E., WHERE SLABS TRANSITION IN SIZE).
- THE CONTRACTOR SHALL ENSURE THAT HEAVY EQUIPMENT AND STAGING AREAS DO NOT CRACK AND DAMAGE SLABS. DAMAGED SLABS SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- PROVIDE 2 - #4 BARS X 48 INCHES AT ALL DISCONTINUOUS CONTROL OR CONSTRUCTION JOINTS IN SLAB-ON-GRADE.
- SPACING BETWEEN CONSTRUCTION OR CONTROL JOINTS IN SLABS-ON-GRADE SHALL NOT EXCEED 15'-0" FOR 4" THICK SLABS AND 20'-0" FOR 5" AND 6" THICK SLABS.
- THE LENGTH TO WIDTH RATIO OF CONTROL JOINTS SHALL NOT EXCEED 1.25:1. CONSTRUCTION AND CONTROL JOINTS SHALL BE INSTALLED AS DETAILED IN THE DRAWINGS.
- SAWCUT JOINTS SHALL BE MADE WITHIN 12 HOURS AT PLACING CONCRETE.
- PROVIDE (1) DIAGONAL #4 BAR X 48" AT ALL INSIDE CORNERS.
- ALL SLABS SHALL BE PROPERLY CURED.
- REFER TO THE ARCHITECTURAL PLANS FOR SPECIFICATION OF ALL FLAT WORK.
- PROVIDE 4" MIN. OF FREE-DRAINING GRANULAR MATERIAL, "PEA" GRAVEL OR 3/4" TO 1" MINUS CLEAN GAP-GRADED GRAVEL UNDER ALL SLABS-ON-GRADE.
- PROPERLY CURE ALL CONCRETE. ALL CONCRETE (OTHER THAN HIGH-EARLY-STRENGTH) SHALL BE MAINTAINED ABOVE 50°F AND A MOIST CONDITION FOR AT LEAST THE FIRST 7 DAYS AFTER PLACEMENT. (HIGH-EARLY-STRENGTH CONCRETE TO REMAIN IN A MOIST CONDITION FOR THE FIRST 3 DAYS) EXCEPT WHEN CURED IN ACCORDANCE WITH ACI 318-"ACCELERATED CURING".

### NOTES

- ALL FOOTINGS SHALL BE 10" THICK & PROPERLY FORMED. INTERIOR FOOTINGS MAY BE MONOTONIC WITH SLAB.
- ALL EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH (42 INCHES, PER GEOTECHNICAL REPORT).
- FOOTINGS SHALL BEAR ON UNDISTURBED NATURAL MATERIALS OR SHALL BE PROPERLY PLACED ENGINEERED FILL. SEE EARTHWORK NOTES FOR ADDITIONAL REQUIREMENTS, AND SOILS REPORT.
- CONTRACTOR SHALL STEP FOOTINGS & FOUNDATION AS REQUIRED.
- NO FOOTING SHALL BE PLACED IN WATER OR ON FROZEN GROUND.

## WOOD FRAMING NOTES:

- ALL WORK TO BE IN STRICT ACCORDANCE WITH THE 2015 IBC, NDS, AND LOCAL ORDINANCES.

### DIMENSIONAL LUMBER

- DIMENSIONAL LUMBER USED AS STRUCTURAL FRAMING (I.E. JOISTS, RAFTERS, AND HEADERS) SHALL BE DOUGLAS FIR-LARCH NO. 2 OR EQUAL.
- DIMENSIONAL LUMBER USED FOR STUD WALLS SHALL BE STUD GRADE 2x4 UNLESS NOTED OTHERWISE. SPACE AT 16" O.C. MINIMUM, WITH A DOUBLE TOP PLATE. SPLICES IN THE DOUBLE TOP PLATE SHALL ALTERNATE TOP AND BOTTOM.
- ALL SILL PLATES ARE TO BE BOLTED TO FOUNDATION W/ 5/8" DIA X 12" J-BOLTS @ 48" O.C. MINIMUM, UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS AND SHEARWALL SCHEDULE.
- IN NO CASE SHALL 2 X 4" BEARING WALLS SUPPORT MORE THAN TWO FLOORS OF FRAMING IN ADDITION TO ROOF AND CEILING.
- REFER TO CONSTRUCTION DOCUMENTS FOR ROUGH CUT TIMBER USED AS STRUCTURAL FRAMING.
- ALL NAILS SPECIFIED ON THE DETAILS AND SCHEDULES SHALL BE COMMON NAILS UNLESS NOTE OTHERWISE.

### ENGINEERED LUMBER

- GLU-LAMINATED BEAMS FOR SIMPLE SPANS SHALL BE 24F-V4 DF/DF. GLU-LAMINATED BEAMS FOR CONTINUOUS SPANS AND CANTILEVERS SHALL BE 24F-V8 DF/DF. DO NOT INSTALL GLU-LAMINATED BEAMS UPSIDE DOWN.
- LAMINATED VENEER LUMBER AND THE LIKE SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- I-JOISTS SHALL BE TJI OR EQUIVALENT, AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ENGINEERED LUMBER, WITH THE EXCEPTION OF GLU-LAMINATED LUMBER, SHALL NOT BE USED IN EXTERIOR APPLICATIONS.
- USE REDWOOD OR PRESSURE TREATED LUMBER FOR ALL WOOD IN CONTACT WITH CONCRETE, MASONRY, OR EARTH (I.E. MUD SILL).

### COLUMNS

- ALL COLUMNS SHALL EXTEND DOWN THROUGH THE STRUCTURE TO THE FOUNDATION.
- COLUMNS SHALL BE BRACED AT EACH FLOOR LEVEL.
- POSTS SHALL BE DOUGLAS FIR-LARCH NO. 1 OR EQUAL.
- BEARING POINTS OF COLUMNS ARE TO BE SUPPORTED BY ADDITIONAL BUILT-UP BLOCKING AT JOISTS AND RAFTERS EQUAL TO THE NUMBER OF PLYS IN POST OR EQUAL TO WIDTH OF POST. BLOCKING SHALL BE CONSTRUCTED USING RIM BOARD MATERIAL OR SOLID SAWN LUMBER.

### FLOOR, ROOF AND WALL SHEATHING

- ALL ROOF SHEATHING SHALL BE A MINIMUM OF 5/8" 48/24 APA EXP. 1 RATED SHEATHING OR EQUAL WITH 10x COMMON NAILS AT 6" O.C. PERIMETER, 6" O.C. PANEL EDGES, AND AT 12" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE.
- PROVIDE 2 X SHAPED BLOCKING AT RIDGES UNLESS A CONTINUOUS MEMBER EXISTS. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
- ALL FLOOR SHEATHING SHALL BE A MINIMUM OF 3/4" THICK T&G SHEATHING GLUED AND NAILED WITH 10d COMMON NAILS OR EQUAL AT 6" O.C. PERIMETER, 4" O.C. PANEL EDGES, AND AT 10" O.C. IN THE FIELD UNLESS NOTED OTHERWISE ON SHEATHING SCHEDULE. PANEL EDGES ARE UNBLOCKED UNLESS NOTED OTHERWISE ON THE STRUCTURAL PLANS.
- ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA EXP. 1 RATED SHEATHING OR EQUAL WITH 8d COMMON NAILS AT 6" O.C. EDGES AND AT 12" O.C. IN THE FIELD - FLAT BLOCKED AT ALL PANEL EDGES, UNLESS NOTED OTHERWISE IN THE STRUCTURAL PLANS AND SHEAR WALL SCHEDULE.
- AT ROOF AND FLOOR DIAPHRAGMS, PANEL EDGE NAILING IS TO INCLUDE DRAG STRUTS, TENSION CHORDS, BLOCKING OVER BEARING WALLS AND SHEAR WALLS, AND ANY OTHER SPECIAL DIAPHRAGM MEMBERS NOTED ON PLANS.
- AT SHEAR WALLS, PANEL EDGE NAILING IS TO INCLUDE TOP AND BOTTOM PLATES, END POSTS, ALL VERTICLE ELEMENTS @ HOLDOWN ANCHORS, AND HORIZONTAL BLOCKING. ALL PANEL EDGES MUST BE BLOCKED.
- INTERIOR SHEAR WALLS MUST EXTEND DOWN THROUGH THE CRAWL SPACE TO A FOUNDATION. SHEATHING, NAILING AND HOLDOWNS TO MATCH THROUGH ABOVE U.N.O.
- INTERIOR SHEAR WALLS MUST EXTEND UP TO THE ROOF SHEATHING AND OR FLOOR SHEATHING ABOVE. WHEN PERPENDICULAR TO TRUSSES OR JOISTS PROVIDE TRUSSED BLOCKING OR SHEAR PANELS.

### STRUCTURAL CONNECTIONS

- THE CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROVIDE ADEQUATE STRUCTURAL CONNECTIONS. CONNECTIONS MUST CARRY THE BEARING CAPACITY OF THE MEMBER AND ANY UPLIFT OR SEISMIC FORCES GENERATED IN THE MEMBER. SPECIAL CONSIDERATION SHALL BE GIVEN TO PREVENT CRUSHING OF THE MEMBER AT BEARING, SPLITTING AND / OR CRACKING OF THE WOOD, ETC.
- WRITTEN PRIOR APPROVAL FROM JMWA IS REQUIRED FOR ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS. JMWA IS NOT RESPONSIBLE FOR CONNECTIONS NOT APPROVED PRIOR TO CONSTRUCTION OR INSTALLATION.
- PROVIDE SIMPSON CONNECTIONS OR EQUAL IF CONNECTION DETAILS ARE NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. REQUEST ADDITIONAL ASSISTANCE FROM JMWA IF NON-STANDARD CONNECTIONS ARE REQUIRED.
- ALL STRUCTURAL MEMBERS SHALL HAVE 1 3/4" BEARING (MINIMUM).
- SEE SCHEDULES IN THE 2015 IBC FOR ADDITIONAL NAILING PATTERNS.

### BLOCKING, BRIDGING, MISCELLANEOUS.

- ALL JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.O.). EACH RAFTER AND/OR ROOF TRUSS SHALL BE ANCHORED WITH SIMPSON H1 ANCHORS AT EACH END.
- I-JOIST JOISTS USED AS JOISTS AND RAFTERS SHALL HAVE FULL-HEIGHT SOLID BLOCKING AT THEIR BEARING POINTS. CONNECT EACH BLOCK TO THE TOP OF EXTERIOR WALLS WITH SIMPSON A34 CLIPS (U.N.O.). EVERY OTHER I-JOIST RAFTER SHALL BE ANCHORED WITH A SIMPSON H3 CLIP.
- INSTALL BRIDGING AT THE MID-SPAN OF ALL FLOOR JOISTS AND/OR AT 8'-0" O.C. (WHICH EVER IS SMALLER). INSTALLATION SHALL BE PER MANUFACTURERS RECOMMENDATIONS AND SPECIFICATIONS TO AVOID EXCESSIVE FLOOR VIBRATION AND/OR SQUEAKING.
- STANDARD PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR MECHANICAL, PLUMBING, ELECTRICAL SYSTEMS, ETC. SHALL BE PROVIDED ON THE CENTER LINE OF THE MEMBER'S DEPTH AND WITHIN THE MIDDLE ONE-THIRD OF THE SPAN. LARGER THAN STANDARD PENETRATIONS ARE NOT PERMITTED WITHOUT PRIOR APPROVAL.
- BIRDS MOUTHS AND/OR NOTCHING OF STRUCTURAL MEMBERS NOT SPECIFICALLY DETAILED ON THE STRUCTURAL PLANS IS NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL.

### FABRICATED FRAMING

- FABRICATED (PRE-ENGINEERED) TRUSSES MAY BE USED FOR ROOF AND/OR FLOOR FRAMING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. TRUSS MANUFACTURER SHALL DESIGN TRUSSES FOR ALL LOADS PER IBC, INCLUDING UNBALANCED SNOW LOADS, SNOW DRIFTING, SNOW BUILD UP IN VALLEYS AND ON EAVES, ETC. TRUSS MANUFACTURER SHALL RECOMMEND AND PROVIDE ALL REQUIRED TRUSS BRACING, BLOCKING, TRUSS TO TRUSS AND TRUSS TO BEAM CONNECTIONS, ETC. SEE GENERAL TRUSS NOTES.
- SHOP DRAWINGS FOR ALL FABRICATED FRAMING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION.



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3/11/2022

STRUCTURAL NOTES

KLINFELTER RESIDENCE  
EDEN, UTAH

REVISIONS:	
1	AUG 20, 2019
2	SEP 11, 2019
3	NOV 4, 2019

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

SHEET NO.  
**50.1**

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**STEEL NOTES:**

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

**MATERIALS**

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

**CONSTRUCTION**

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

- PROVIDE HARDENED WASHERS BENEATH THE HEAD AND NUT WHERE A490 BOLTS ARE SPECIFIED PER AISC REQUIREMENTS.
- HARDENED WASHERS AND PLATES AT OVERSIZED HOLES SHALL CONFORM TO ASTM F-436 AND SHALL COMPLETELY COVER THE SLOT AFTER INSTALLATION.
- DO NOT REUSE BOLTS, NUTS OR WASHERS.
- PROVIDE FULL-DEPTH STIFFENER PLATES AT EACH SIDE OF ALL BEAMS AT ALL BEARING POINTS. STIFFENER PLATE THICKNESS EQUALS THE BEAM WEB THICKNESS (1/4" MIN.). FILLET WELD BOTH SIDES OF STIFFENER, ALL AROUND.
- STANDARD PENETRATIONS THROUGH STRUCTURAL MEMBERS FOR MECHANICAL, PLUMBING, ELECTRICAL SYSTEMS, ETC. SHALL BE PROVIDED ON THE CENTER LINE OF THE MEMBER'S DEPTH AND WITHIN THE MIDDLE ONE-THIRD OF THE SPAN. PENETRATIONS LARGER THAN STANDARD (OR GREATER THAN 1/3 THE BEAM DEPTH) ARE NOT PERMITTED WITHOUT PRIOR WRITTEN APPROVAL FROM JMWA.

**SPECIAL INSPECTION NOTES:**

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

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

**POST INSTALLED ANCHOR OR DOWEL:**

**CONCRETE**

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

**MASONRY**

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

**LEGEND OF ABBREVIATIONS:**

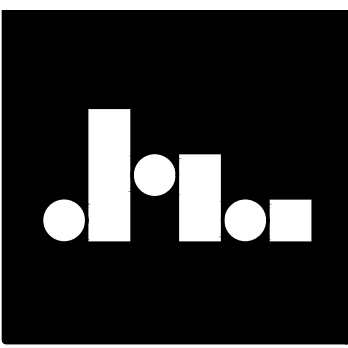
AB	ANCHOR BOLT(S)	JT	JOINT
ABV	ABOVE	JST	JOIST
APPROX	APPROXIMATE		
ARCH	ARCHITECTURAL	K	KIPS
		KLF	KIP PER FOOT
		KSF	KIP PER SQUARE FOOT
BLDG	BUILDING	LBS	POUNDS
BLK	BLOCKING	LF	LINEAL FOOT
BLW	BELOW		
BM-X	BEAM		
B.N.	BOUNDARY NAILING		
BOT	BOTTOM	MAX	MAXIMUM
BRG	BEARING	MECH	MECHANICAL
BTWN	BETWEEN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

**SYMBOLS LEGEND**

SECTION		DRAWING-DETAIL NUMBER SHEET NUMBER
DETAIL		DRAWING-DETAIL NUMBER SHEET NUMBER
ELEVATION		LOCATION ELEVATION
ELEVATION		DRAWING-DETAIL NUMBER SHEET NUMBER

**REVIEWED FOR CODE COMPLIANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW.  
 BUILDING     STRUCTURAL  
 MECHANICAL     PLUMBING  
 ELECTRICAL     ENERGY  
 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 **06/09/22**  
**WEST COAST CODE CONSULTANTS, INC.**

**DOUGLAS COUNTY COMMUNITY DEVELOPMENT BUILDING DIVISION BUILDING AND OWNER RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE CODES ALL WORK SUBJECT TO FIELD INSPECTION/APPROVAL.**



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

**REVISIONS:**

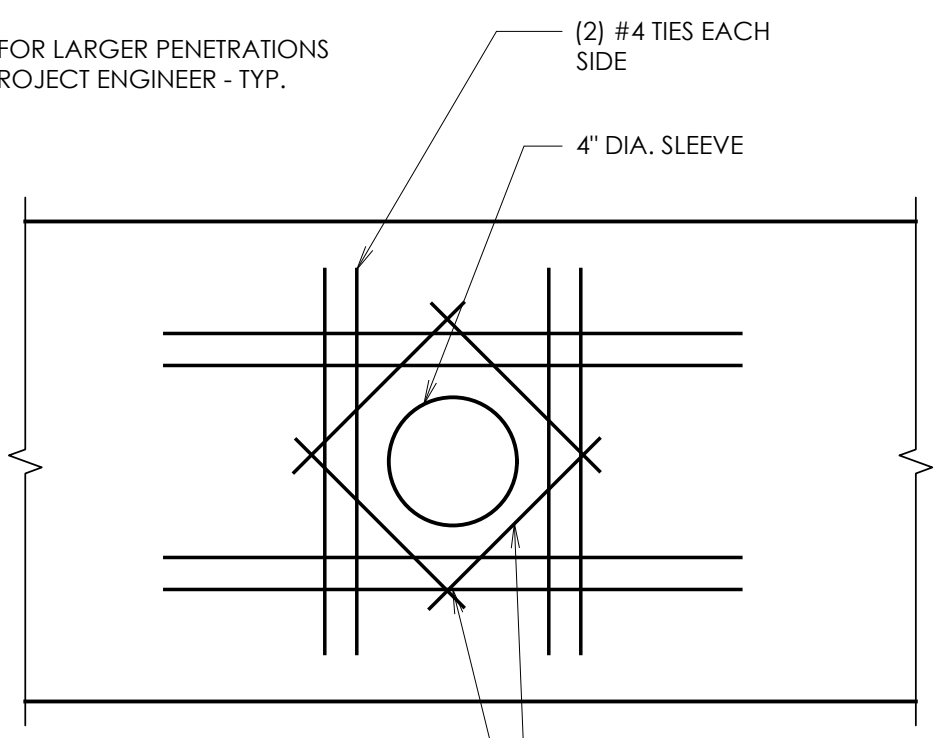
1	AUG 20, 2019
2	SEP 11, 2019
3	NOV 4, 2019

SCALE: AS NOTED  
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 FILE: 2019.002

SHEET NO.  
**S0.2**

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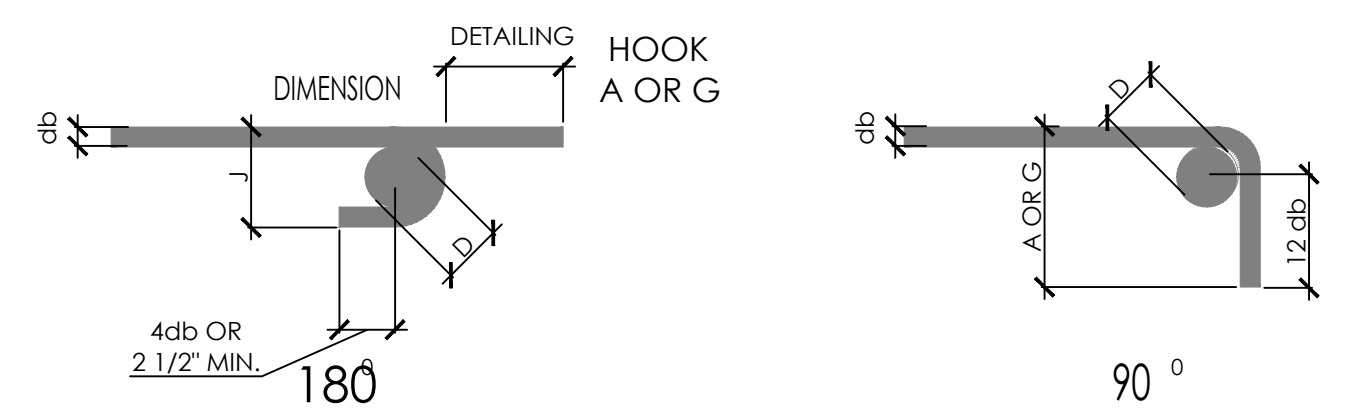
NOTE: FOR LARGER PENETRATIONS - SEE PROJECT ENGINEER - TYP.



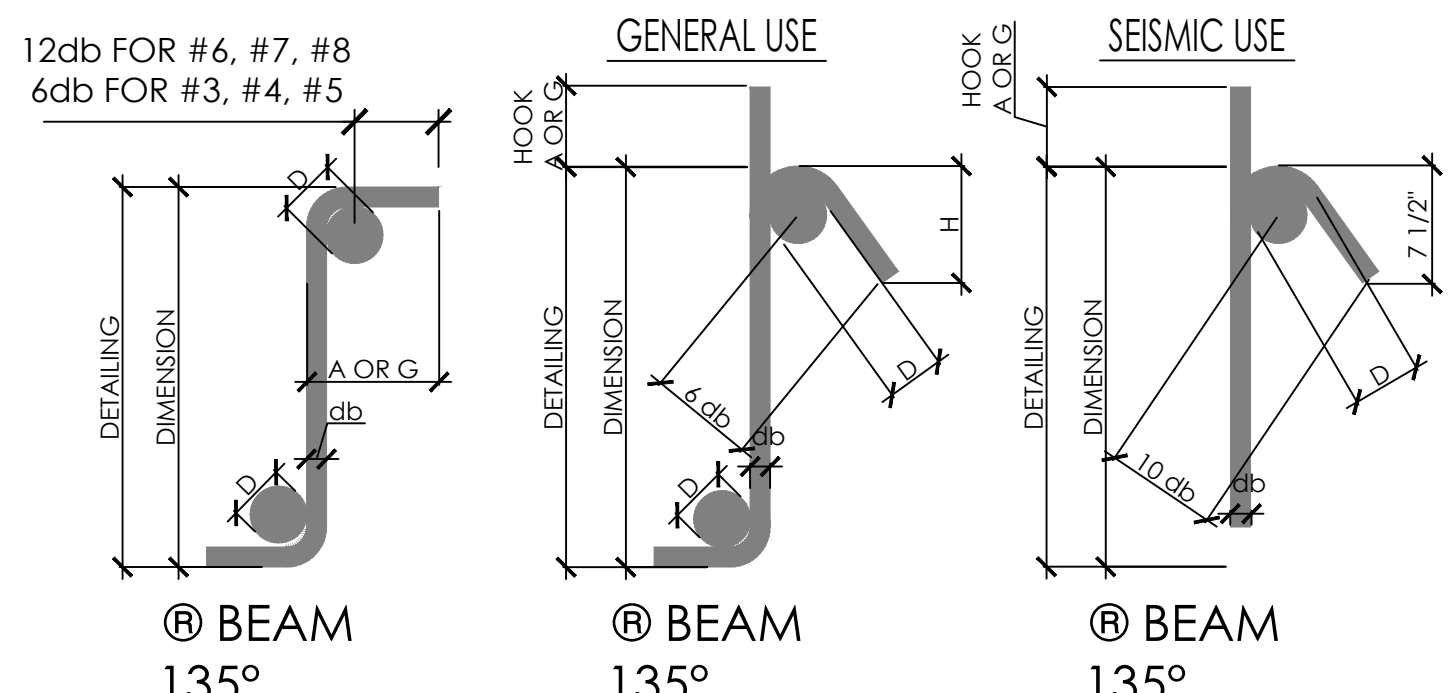
NOTE: ALL PENETRATIONS IN BEAMS TO BE AT MID-HEIGHT OF BEAMS AND AT QUARTER POINTS OF SPANS. SEE DETAIL 5/SO.3

NOTE: BEAM REINFORCING NOT SHOWN FOR CLARITY.

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



BAR SIZE	FINISHED BEND DIAMETER D, IN.	180-DEG HOOKS		90-DEG HOOKS	
		A OR G	J	A OR G	
#3	2 1/4	5"	3"	6"	
#4	3	6"	4"	8"	
#5	3 3/4	7"	5"	10"	
#6	4 1/2	8"	6"	1'-0"	
#7	5 1/4	10"	7"	1'-2"	
#8	6	11"	8"	1'-4"	
#9	9 1/2	1'-3"	11 3/4"	1'-7"	
#10	10 3/4	1'-5"	1'-1 1/4"	1'-10"	
#11	12	1'-7"	1'-2 3/4"	2'-0"	
#14	18 1/4	2'-3"	1'-9 3/4"	2'-7"	
#18	24	3'-0"	2'-4 1/2"	3'-5"	

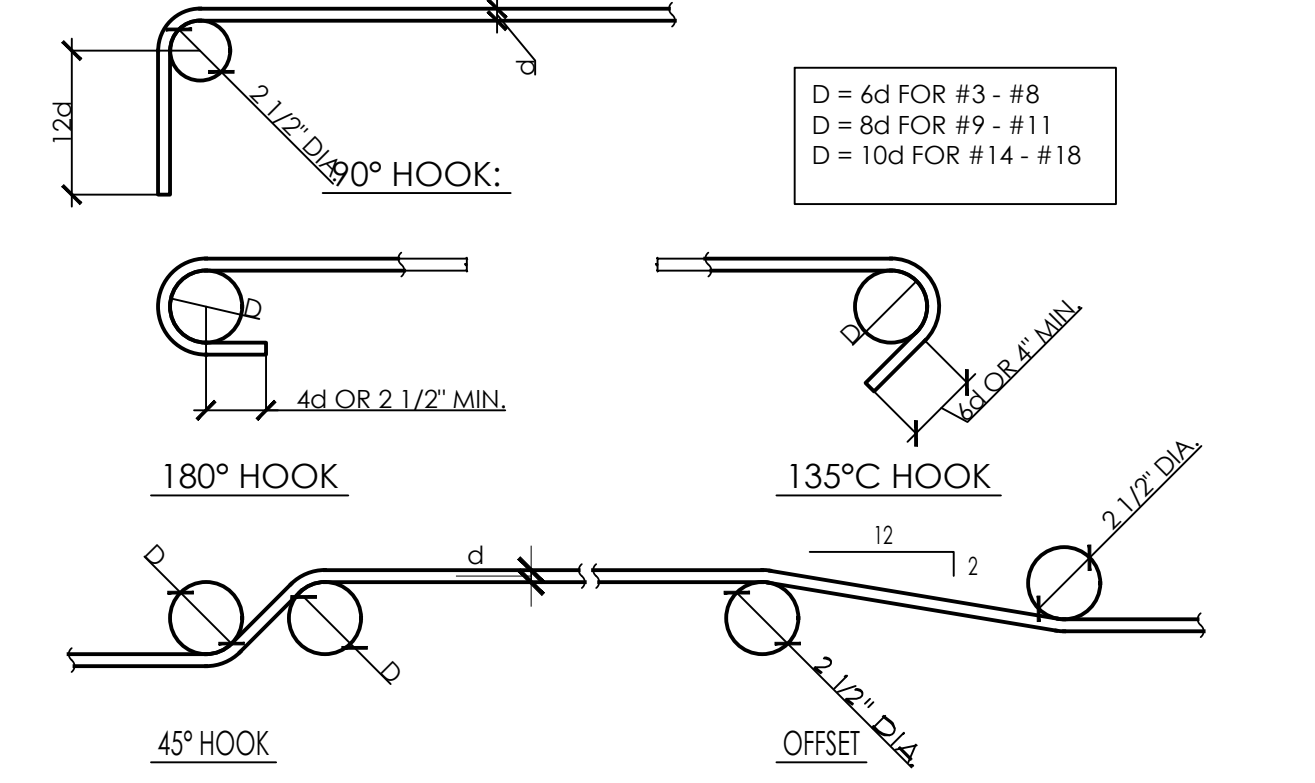


BAR SIZE	D, IN.	GENERAL USE			SEISMIC USE	
		90-DEG HOOK		135-DEG HOOK	135-DEG HOOK	
		A OR G	A OR G	H, APPROX.	A OR G	H, APPROX.
#3	1 1/2	4"	4"	2 1/2"	5"	3 1/2"
#4	2	4 1/2"	4 1/2"	3"	6 1/2"	4 1/2"
#5	2 1/2	6"	5 1/2"	3 3/4"	8"	5 1/2"
#6	4 1/2	1'-0"	8"	4 1/2"	11"	6 1/2"
#7	5 1/4	1'-2"	9"	5 1/4"	1'-0 1/2"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

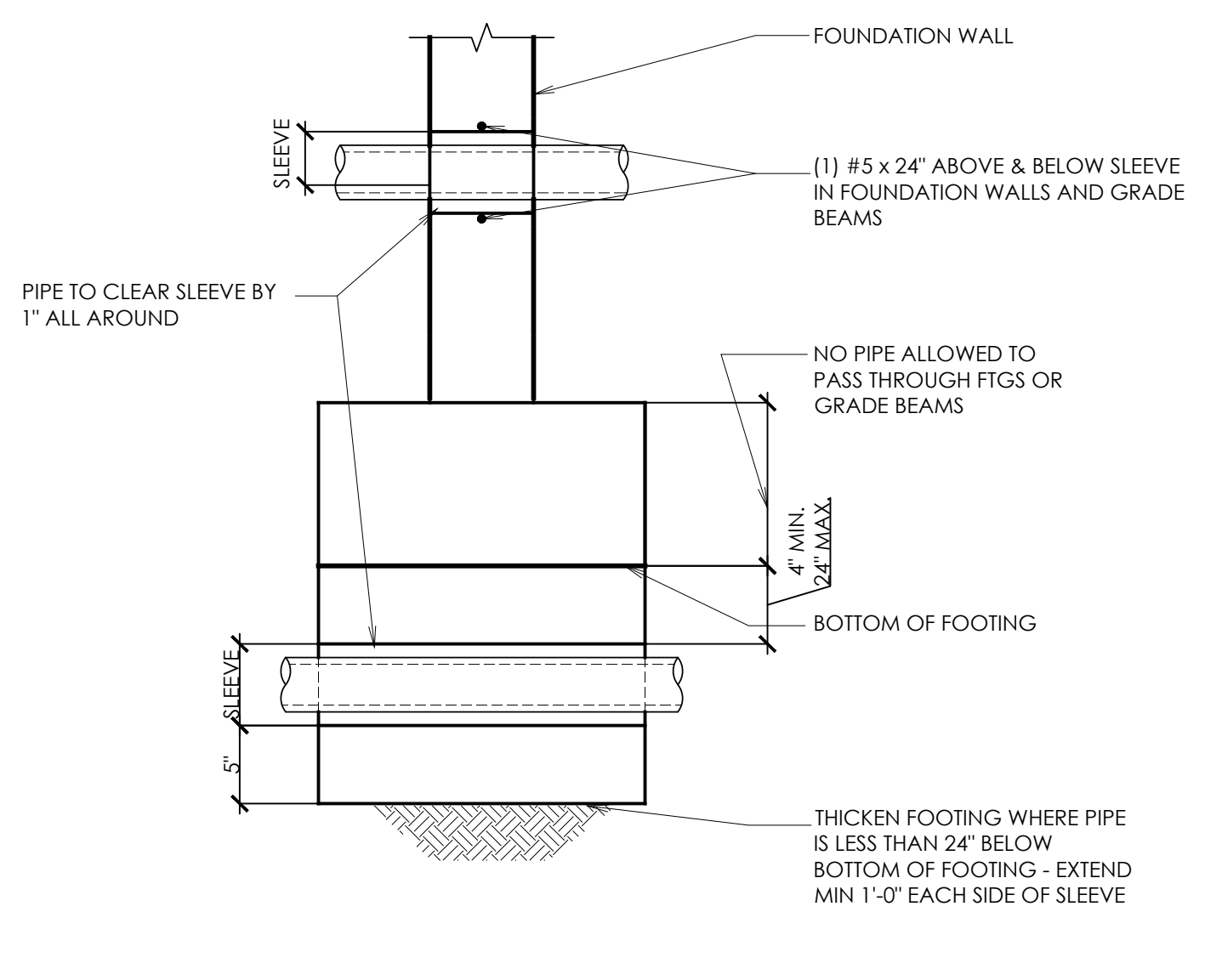
12 STD. HOOKS / STIRRUPS - TYP. BENDS SCALE: N.T.S.

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

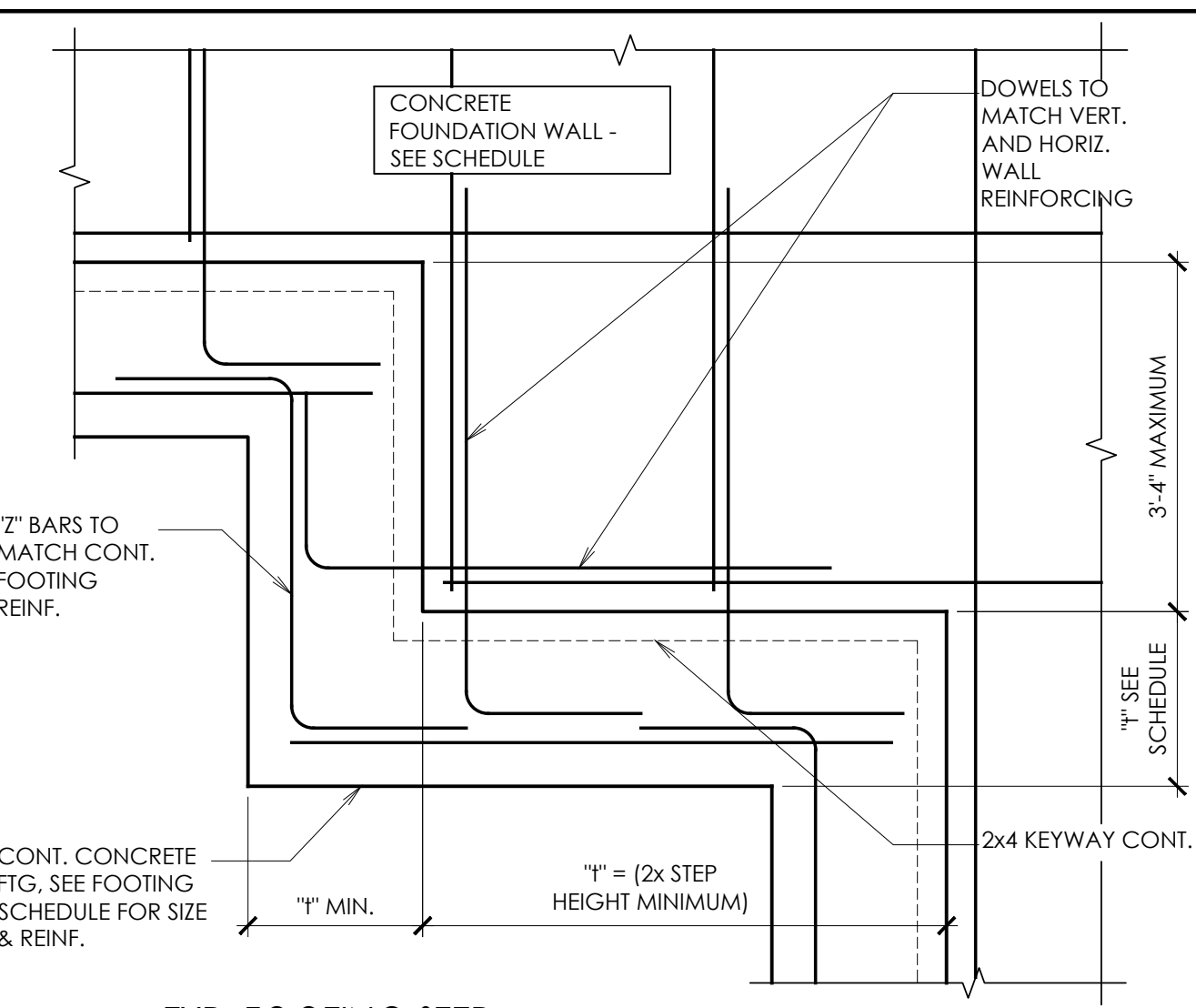
- NOTE:
- THESE NOTES SHALL BE USED FOR ALL SPLICES, UNLESS NOTED OTHERWISE.
  - CLASS 'A' SPLICES MAY BE USED ONLY IN CASES WHERE 50% OR LESS OF THE BARS ARE SPLICED WITHIN THE LAP SPICE LENGTH.
  - CLASS 'B' SPLICES SHALL BE USED FOR ALL SPLICES UNLESS THE REQUIREMENTS OF NOTE #2 ABOVE ARE MET.
  -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



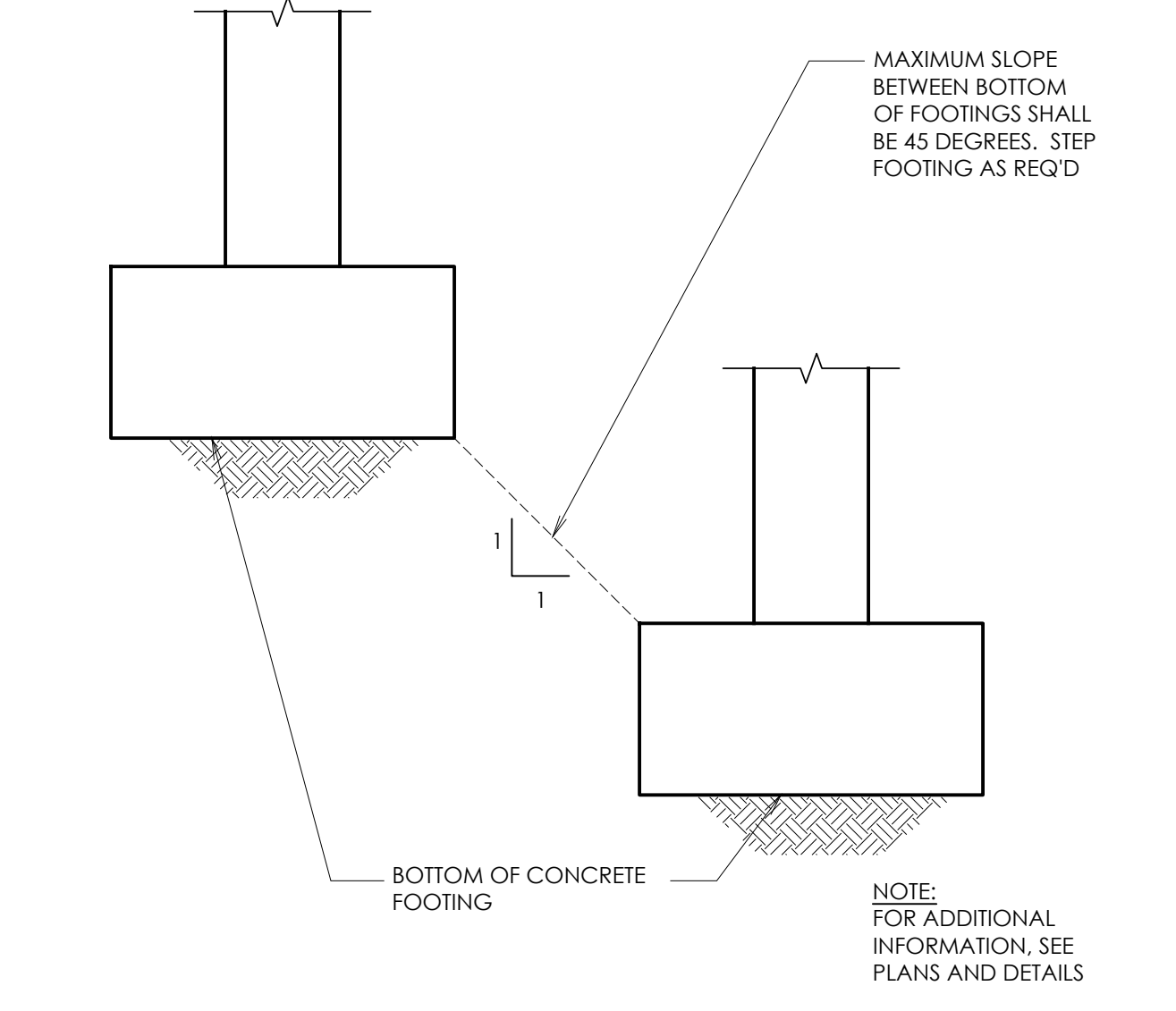
8 REINFORCING LAP SPICE SCHEDULE & BAR BENDING DIAGRAMS SCALE: N.T.S.



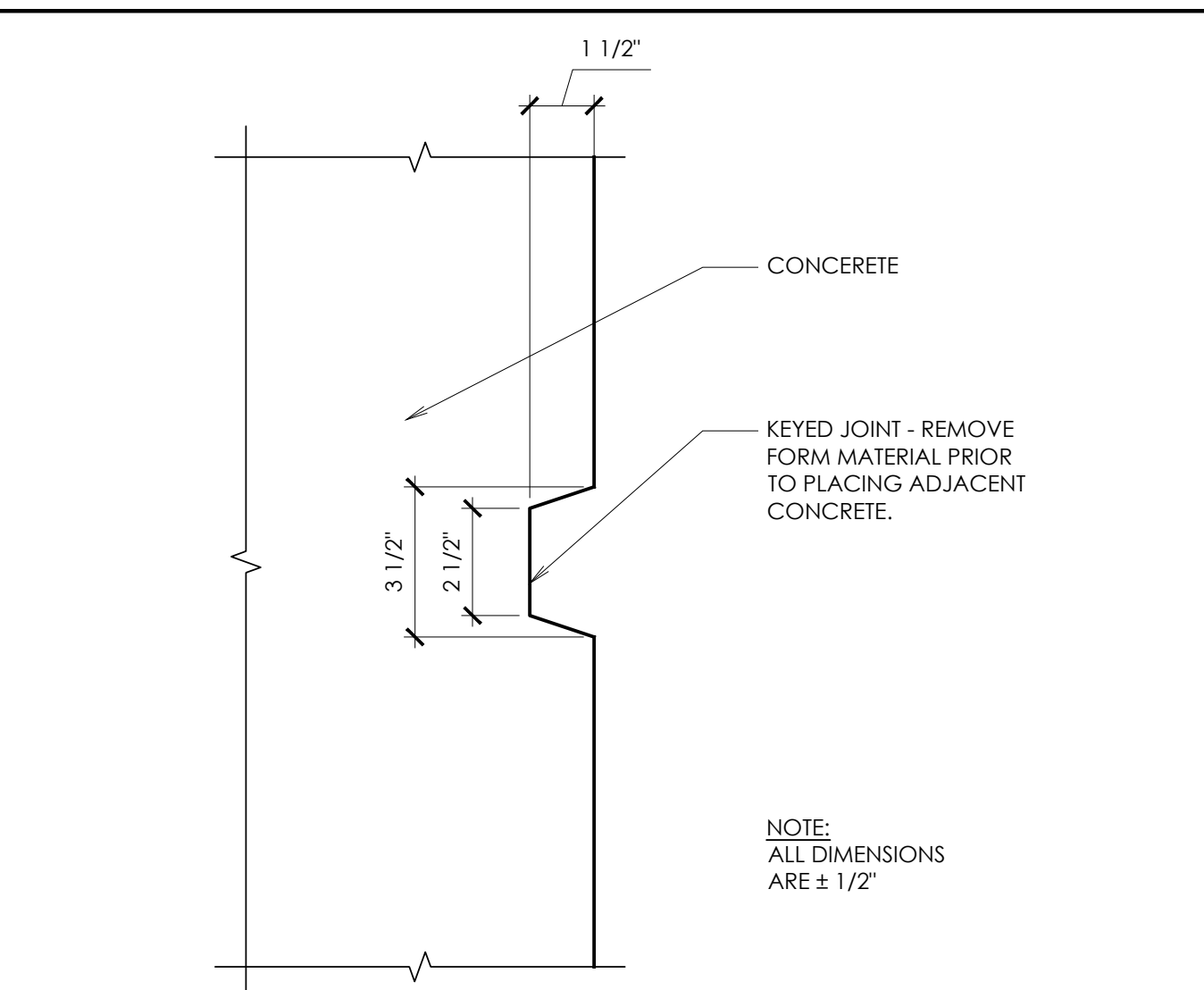
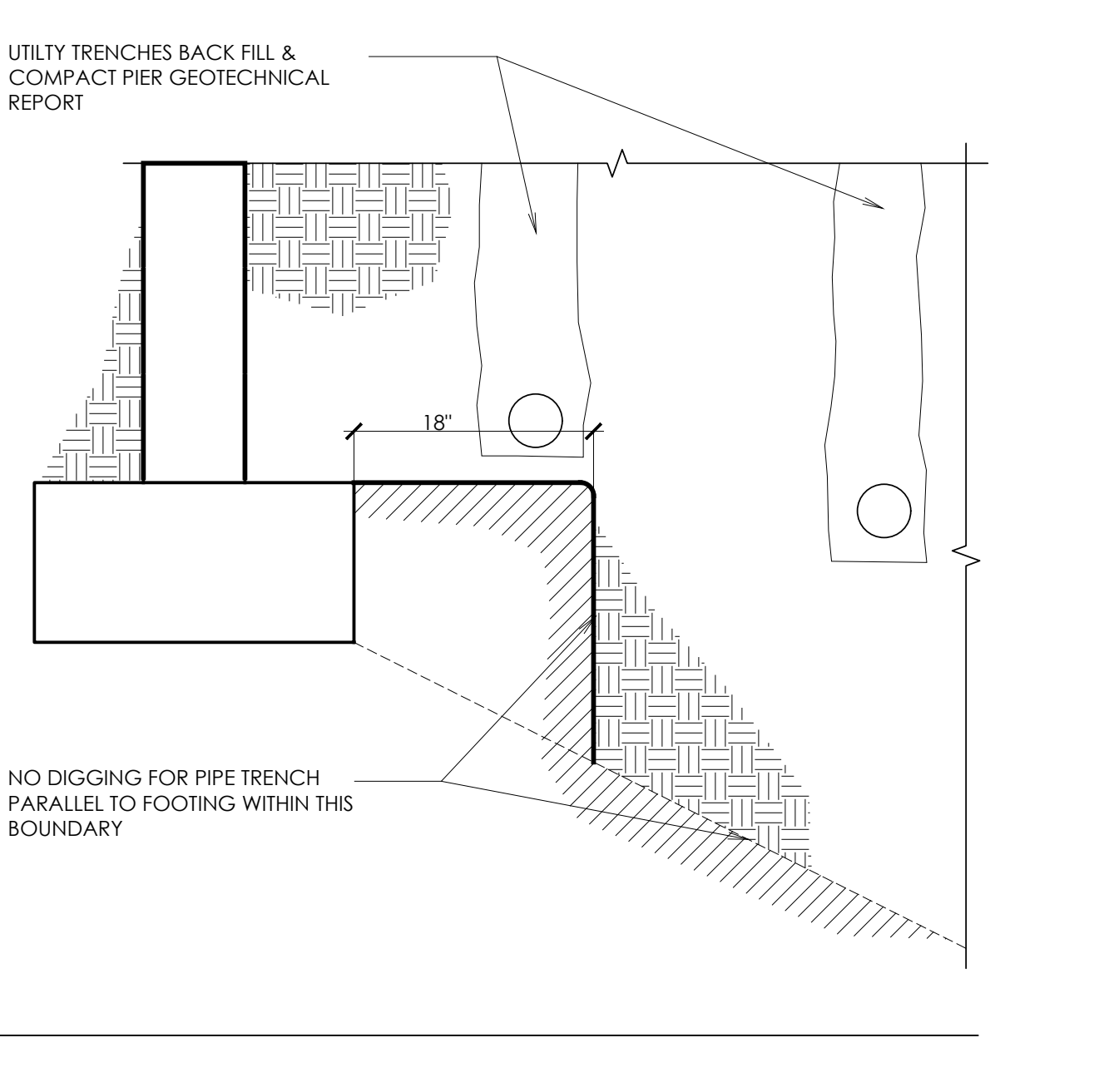
9 PIPE THROUGH FOOTING AND TRENCH SCALE: N.T.S.



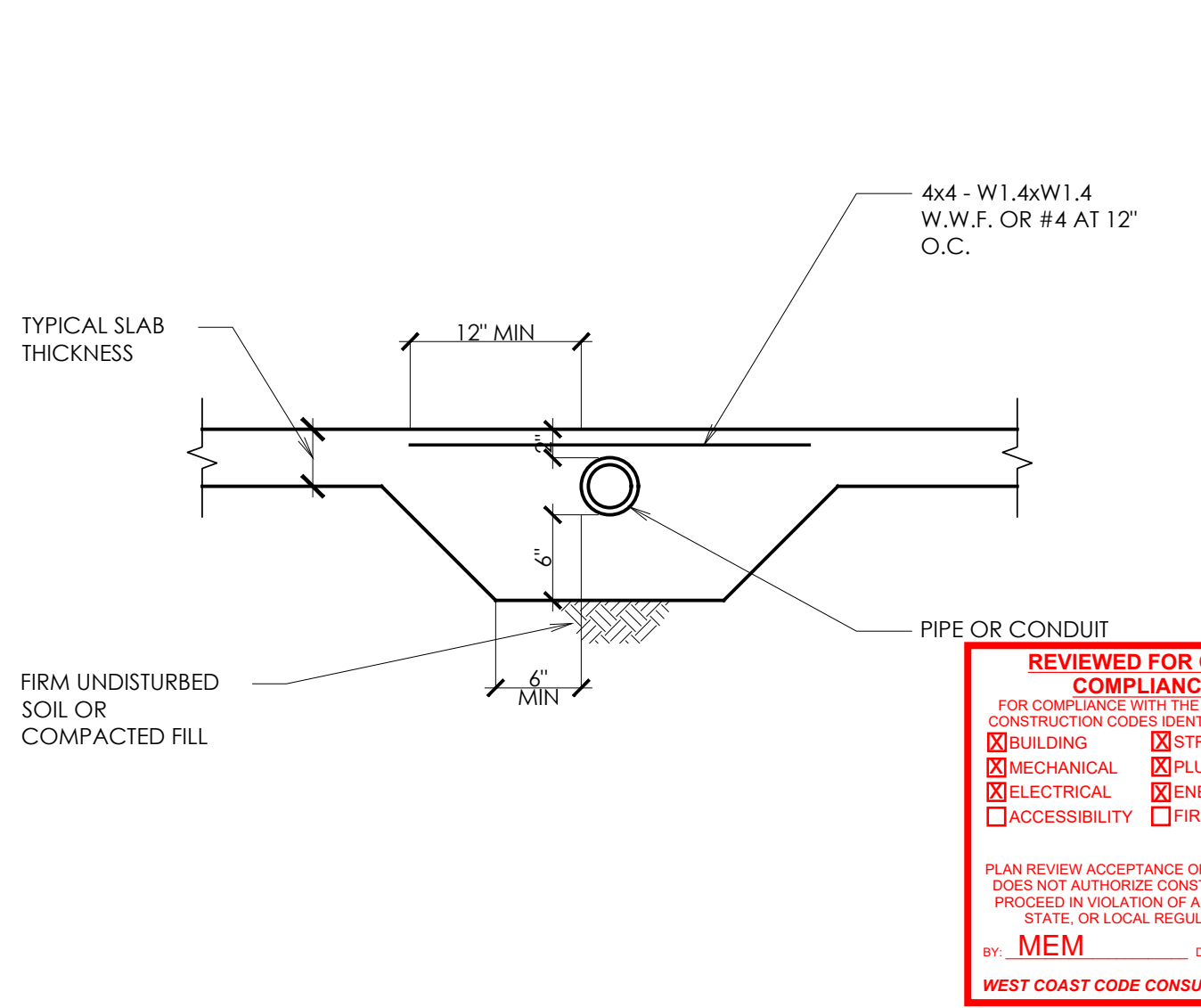
4 TYP. FOOTING STEP DETAIL @ CONCRETE FOUNDATION WALL SCALE: N.T.S.



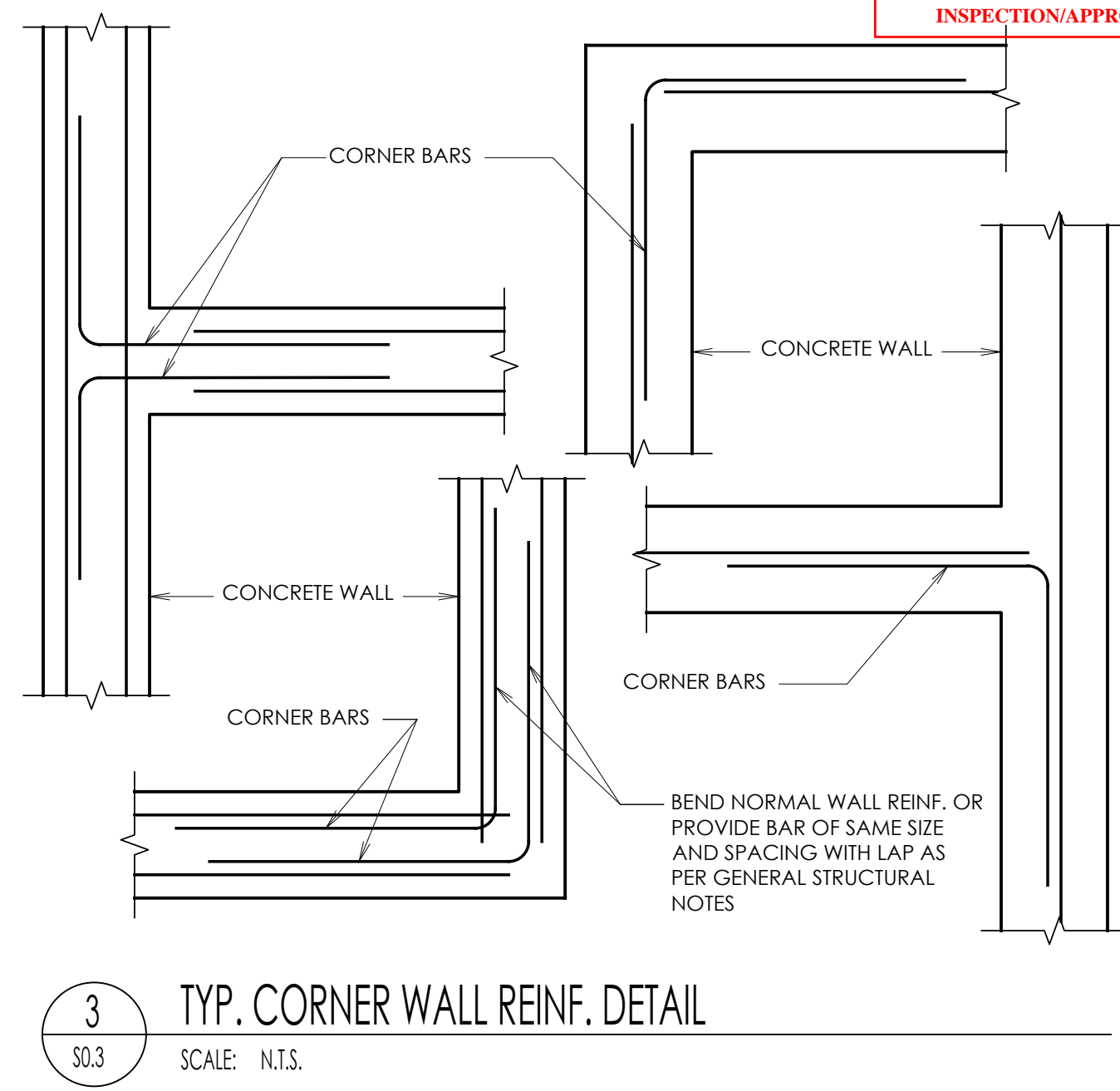
5 MAX SLOPE BETWEEN ADJACENT FOOTINGS SCALE: N.T.S.



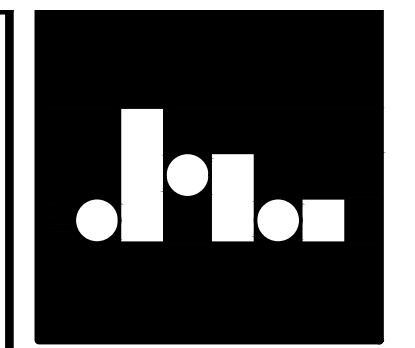
1 TYPICAL KEY IN CONCRETE SCALE: N.T.S.



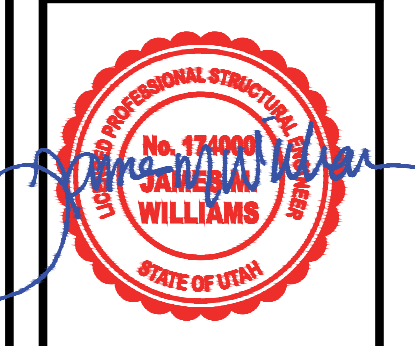
2 SLEEVE FOR PIPE AT SLAB SCALE: N.T.S.



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



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3/11/2022

**STRUCTURAL DETAILS**  
**KLINFELTER RESIDENCE**  
 EDEN, UTAH

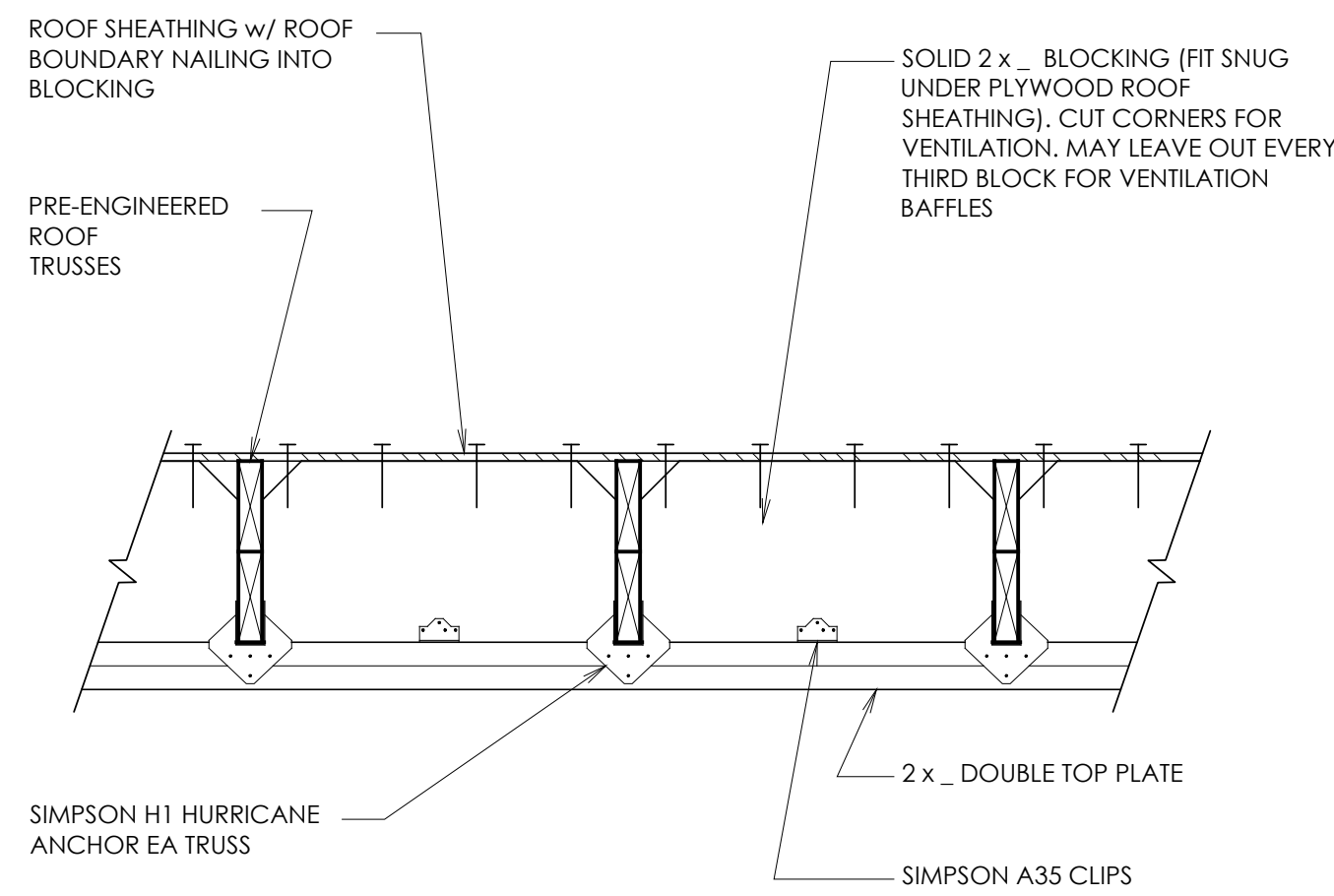
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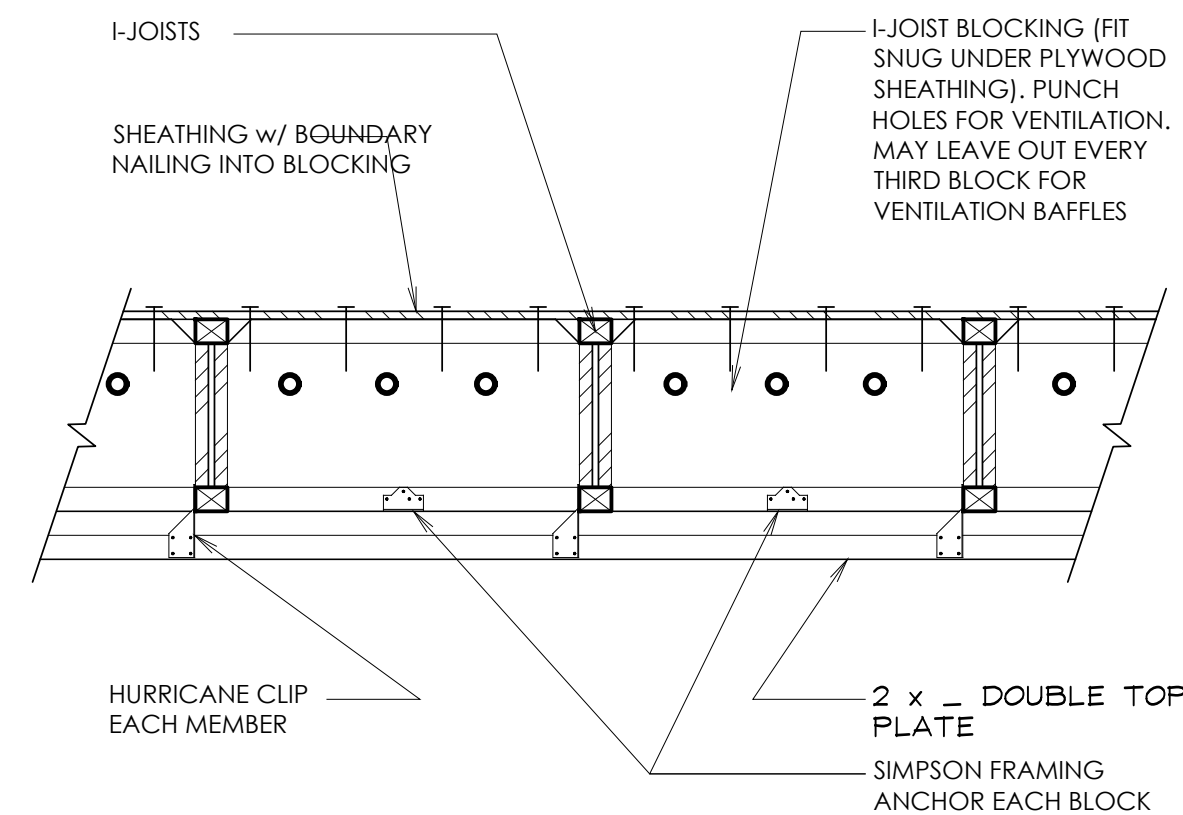
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 FILE: 2019.002

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**S0.3**

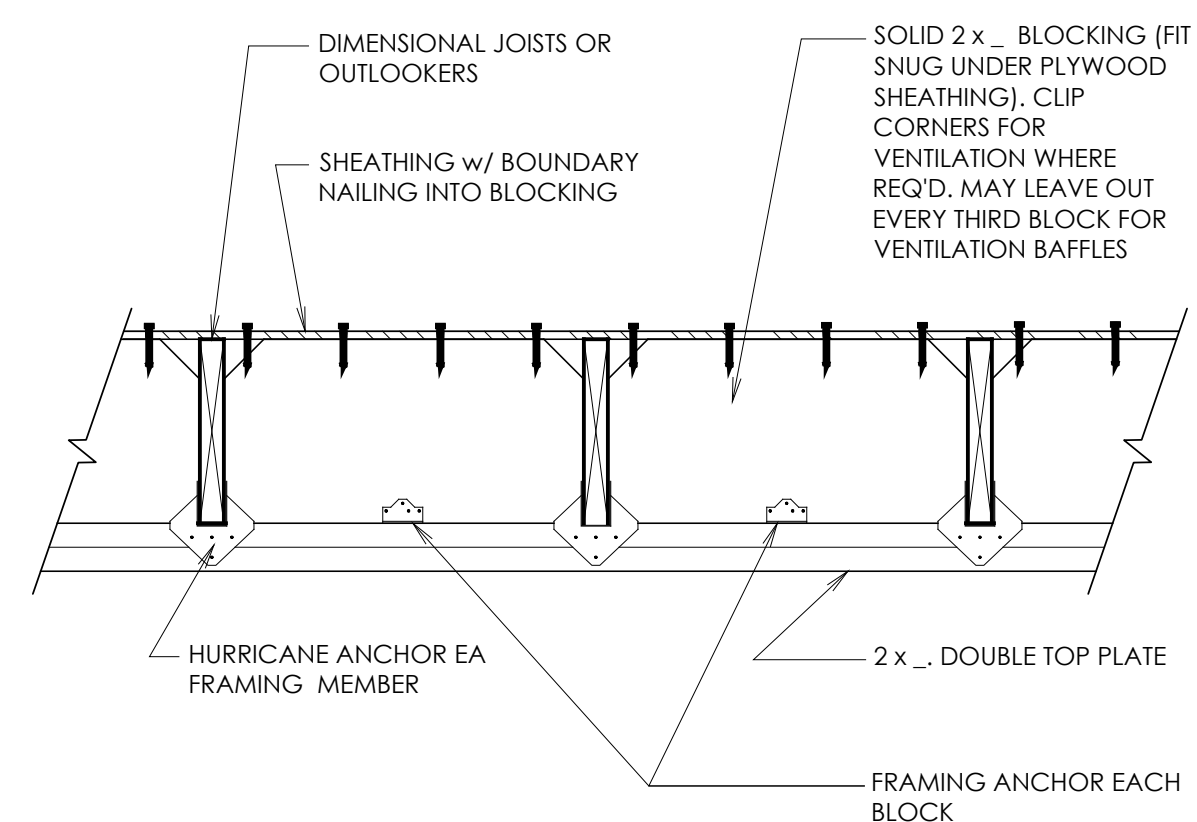
ALL WORK SUBJECT TO FIELD INSPECTION/ APPROVAL  
 WEST COAST CODE CONSULTANTS, INC.



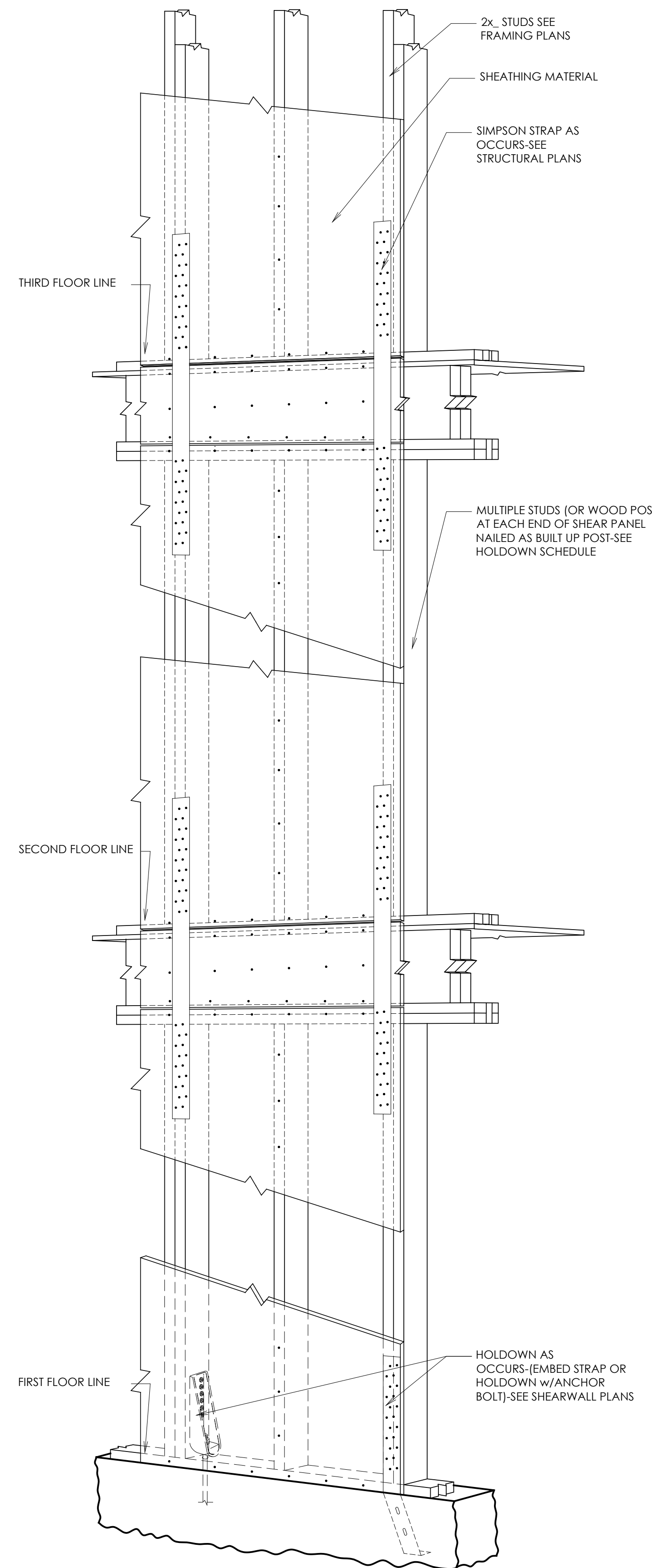
7 TYPICAL TRUSS BLOCKING  
S0.4 SCALE: N.T.S.



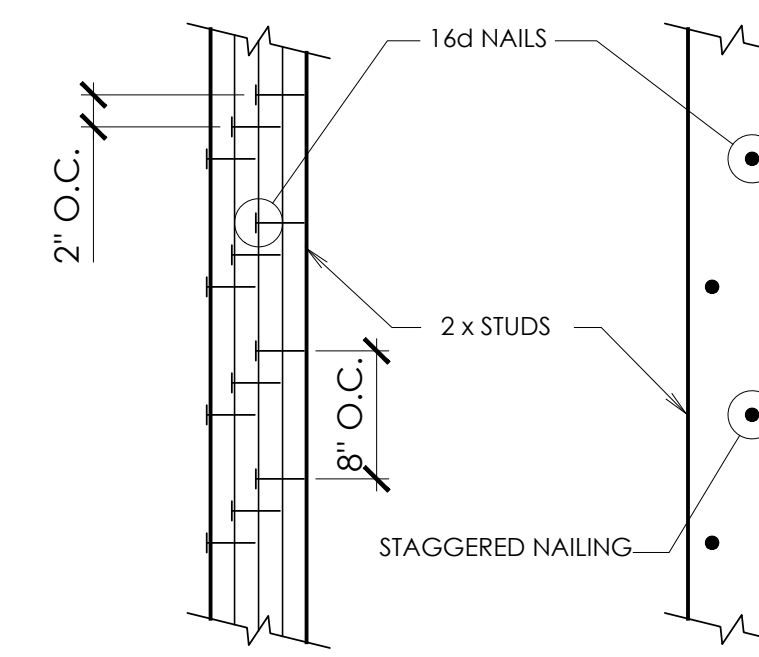
8 TJI BLOCKING DETAIL  
S0.4 SCALE: N.T.S.



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

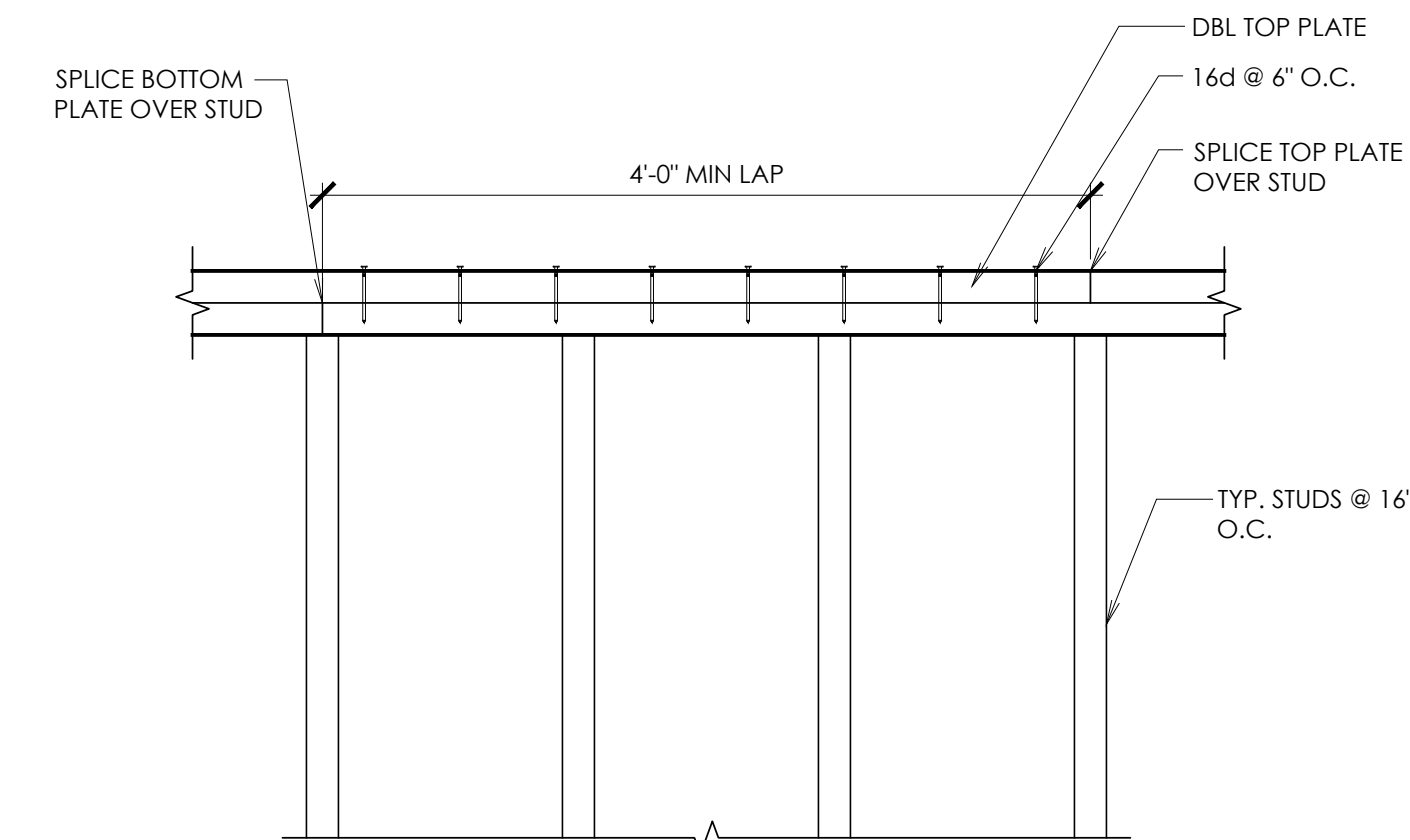


6 TYPICAL SHEARWALL w/ STRAPS DETAIL  
S0.4 SCALE: N.T.S.

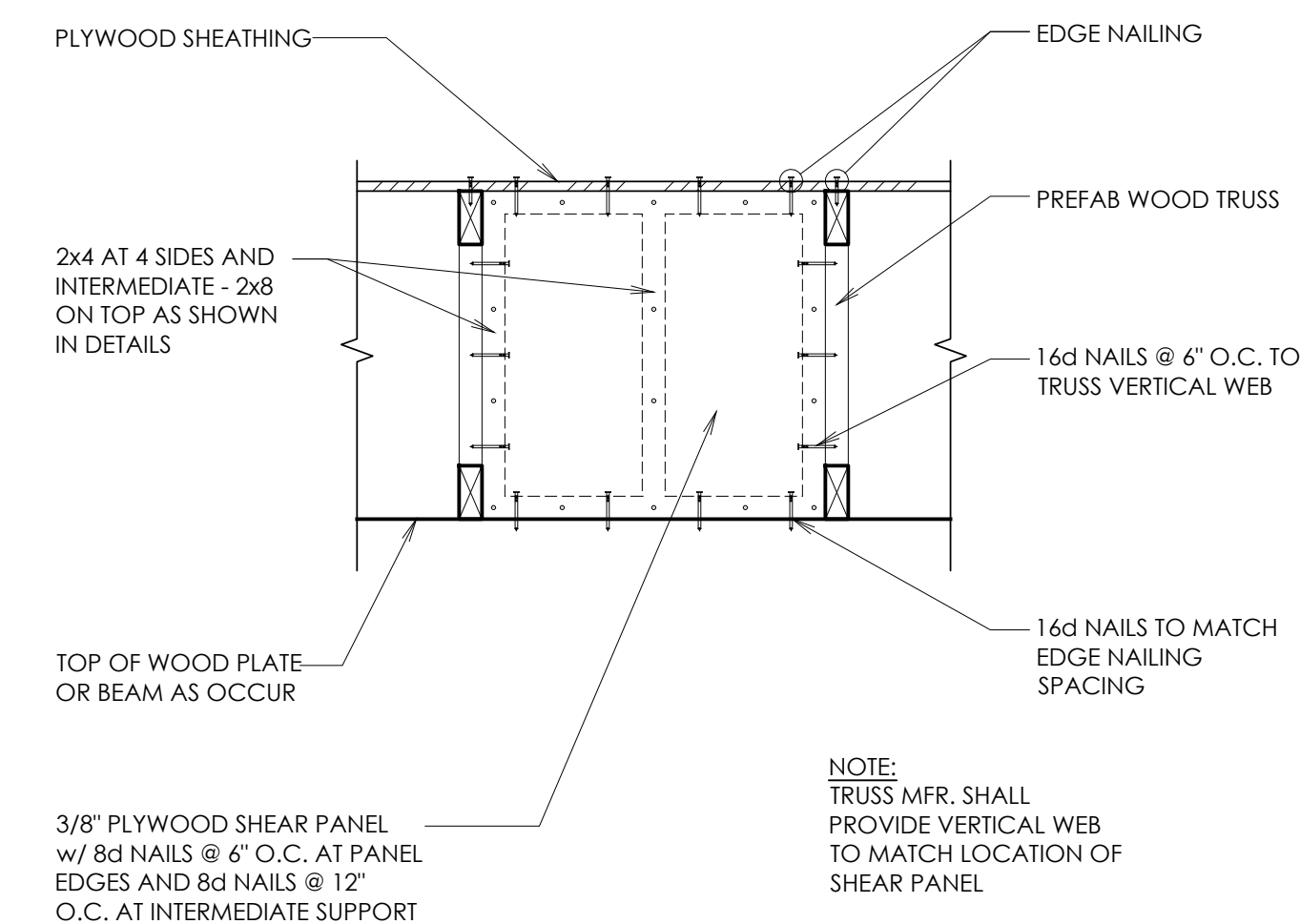


NOTE: STUDS SHALL BE BUILT-UP AS REQ'D FOR SOLID BEARING w/ KING STUD EA SIDE TYP U.N.O.

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



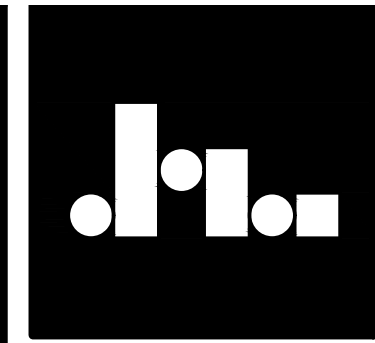
2 TYPICAL TOP PLATE SPLICE  
S0.4 SCALE: N.T.S.



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

**REVIEWED FOR CODE COMPLIANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
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BY: MEM DATE: 06/09/22  
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3/11/2022

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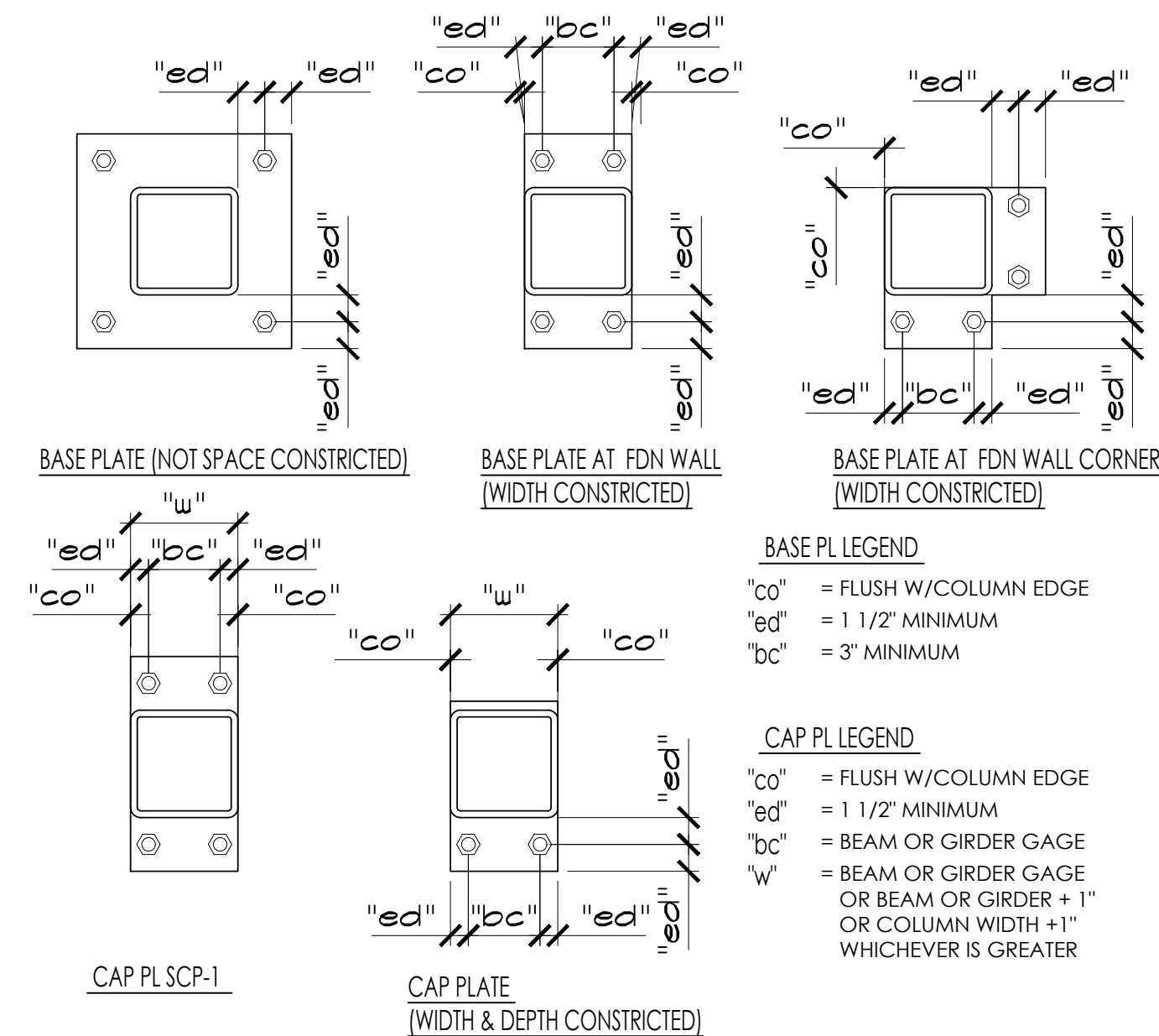
S0.4

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NOTE: SEE PLAN FOR COLUMN SIZES

STEEL COLUMN NOTES:

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

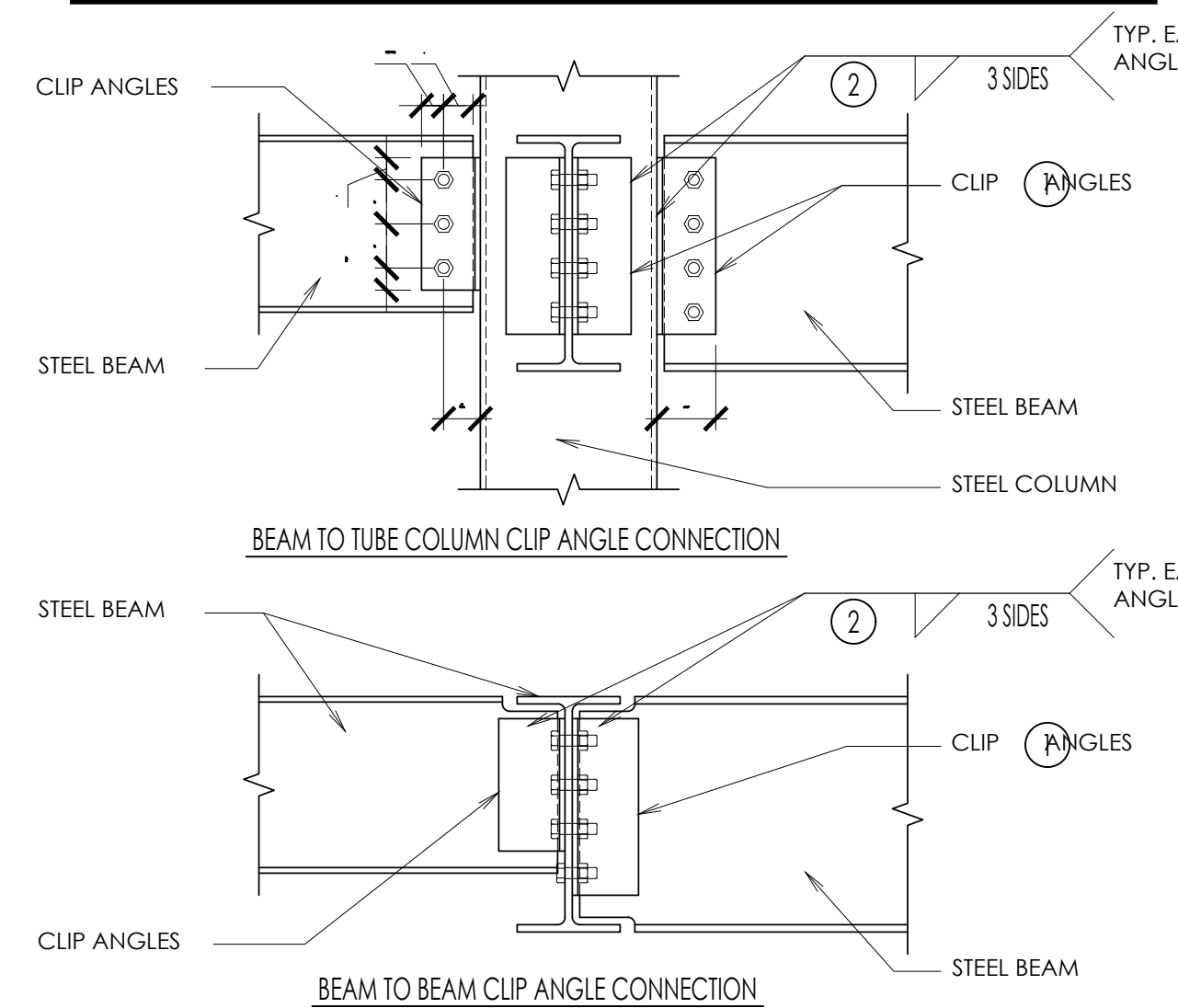


8 STEEL COLUMN CONNECTION SCHEDULE - TYP.  
S0.5 SCALE: N.T.S.

A-325 BOLT SCHEDULE

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

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

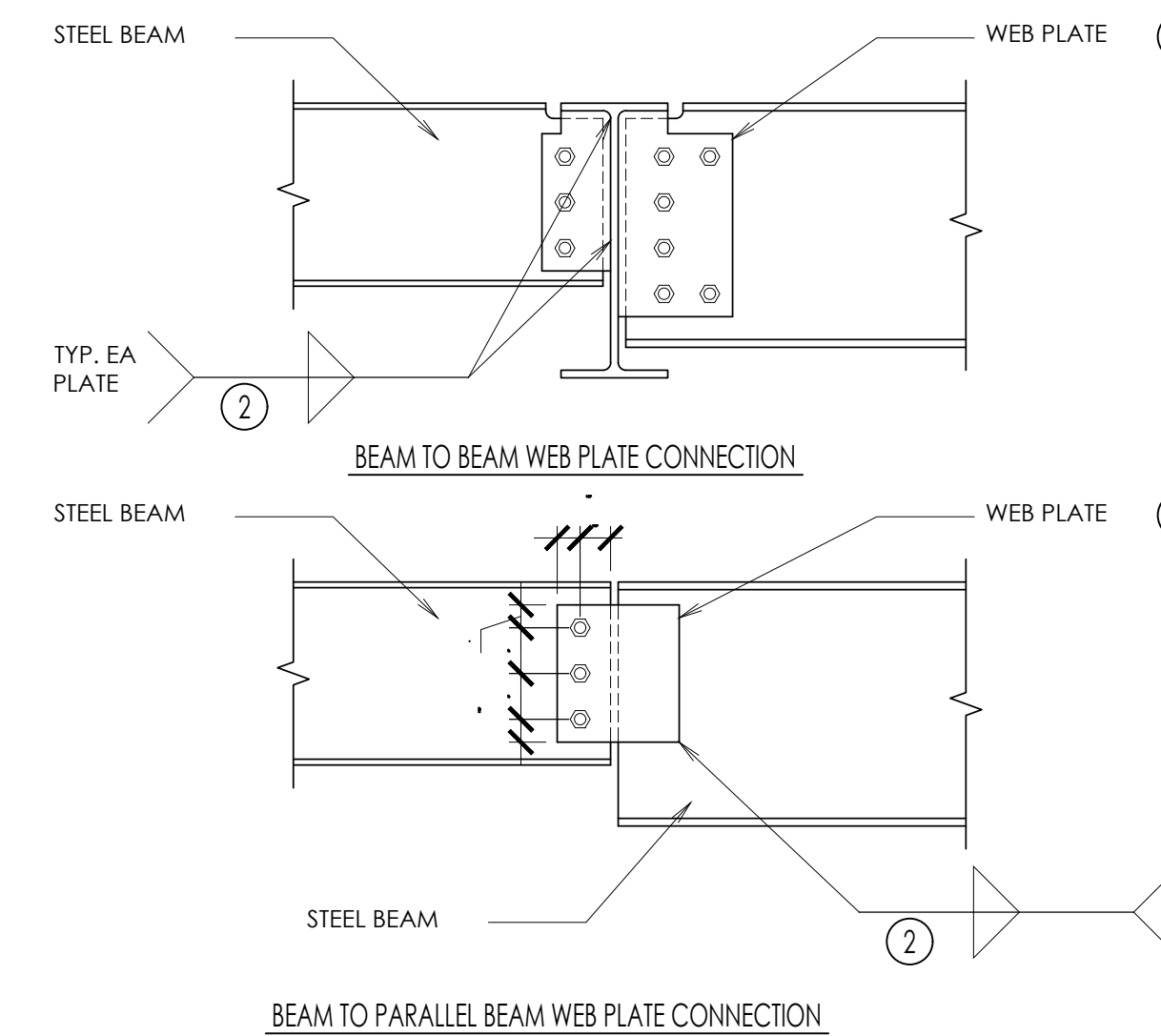


5 TYP. BOLTED CLIP ANGLE CONNECTIONS W/ BOLT SCHEDULE (DOUBLE SHEAR)  
S0.5 SCALE: N.T.S.

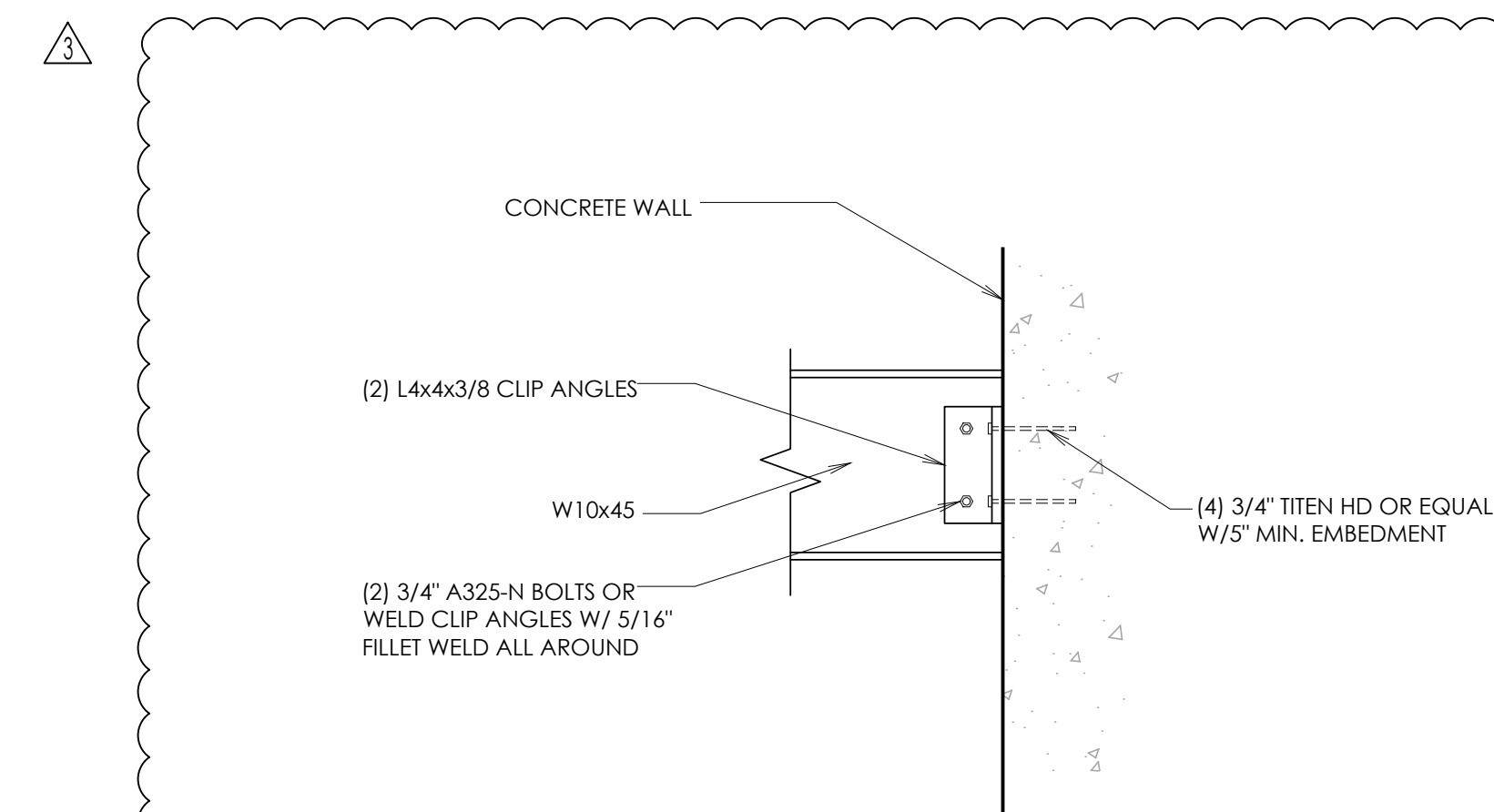
A-325 BOLT SCHEDULE

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

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



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



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

**REVIEWED FOR CODE COMPLIANCE**

FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:

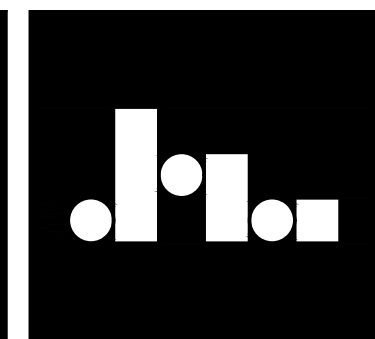
- BUILDING
- MECHANICAL
- ELECTRICAL
- ACCESSIBILITY
- STRUCTURAL
- PLUMBING
- ENERGY
- FIRE

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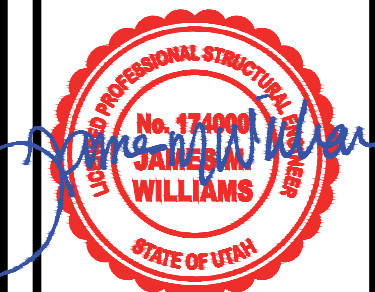
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3/11/2022

STRUCTURAL DETAILS  
KLINFELTER RESIDENCE  
EDEN, UTAH

REVISIONS:

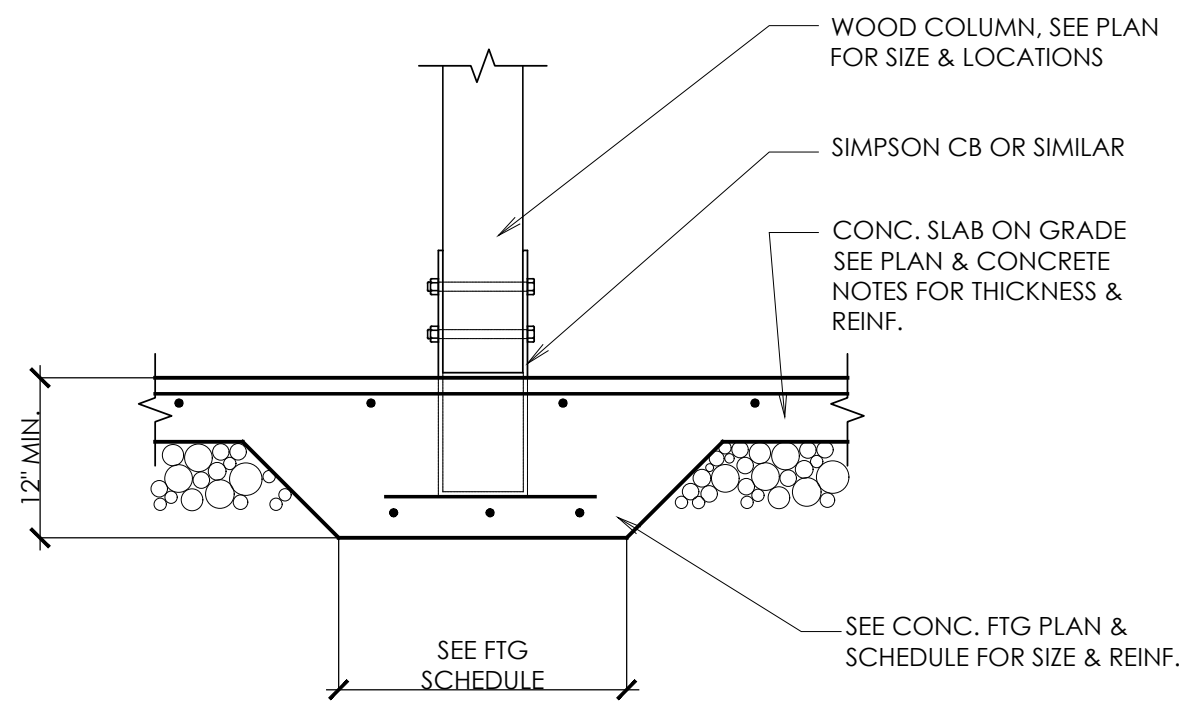
1	AUG 20, 2019
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DATE: JAN. 1, 2000  
DRAWN BY: SM  
JOB NO. 2019.002  
FILE: 2019.002

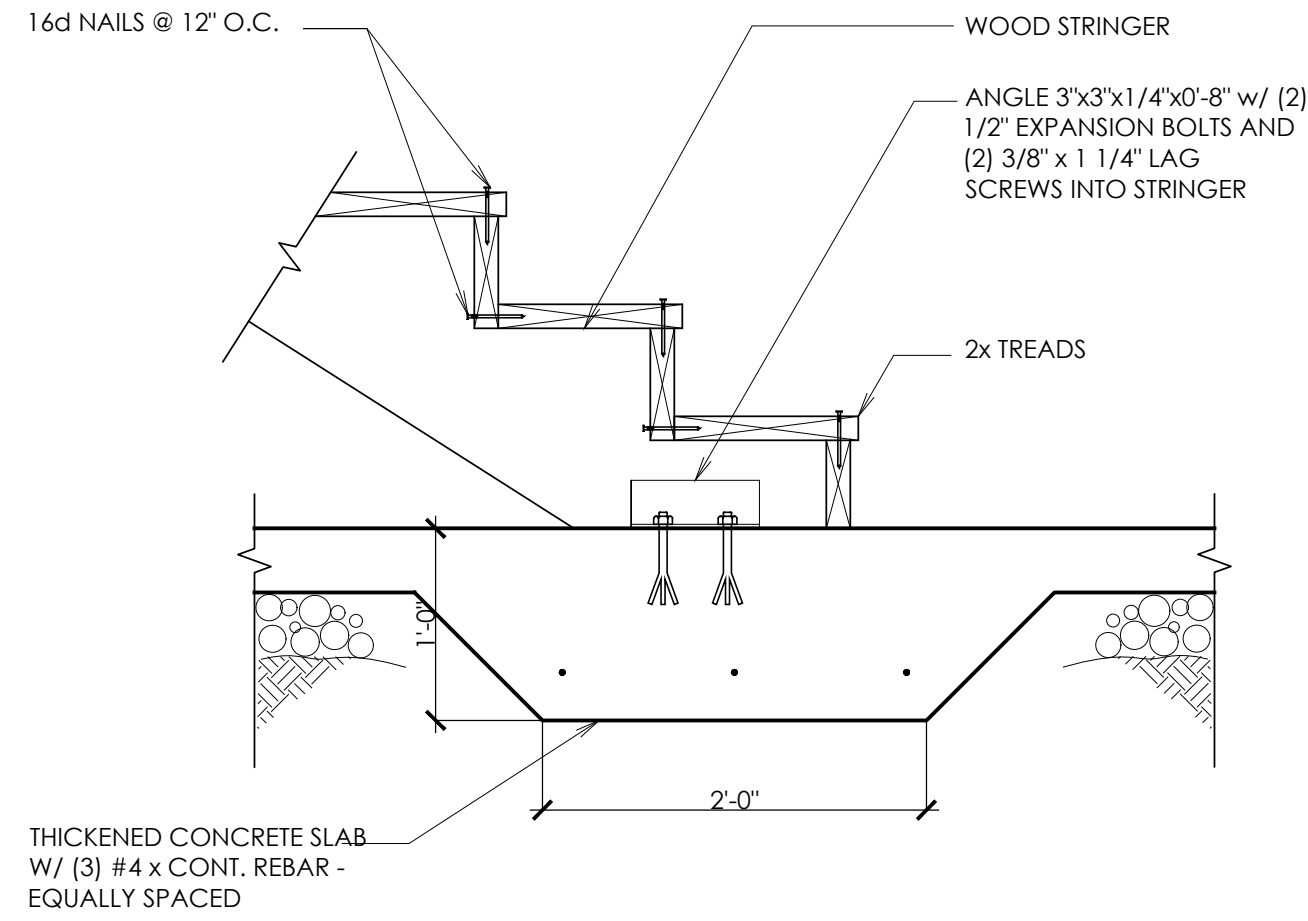
SHEET NO.  
**S0.5**

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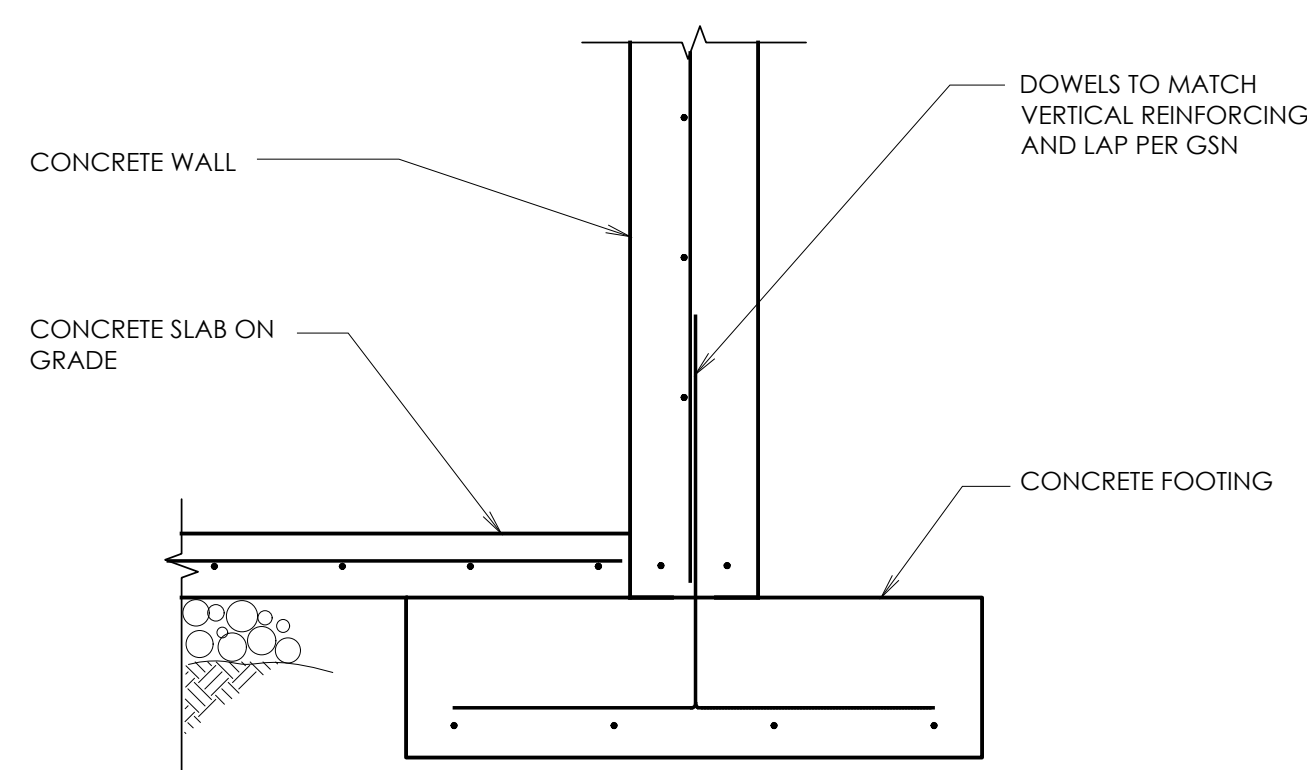




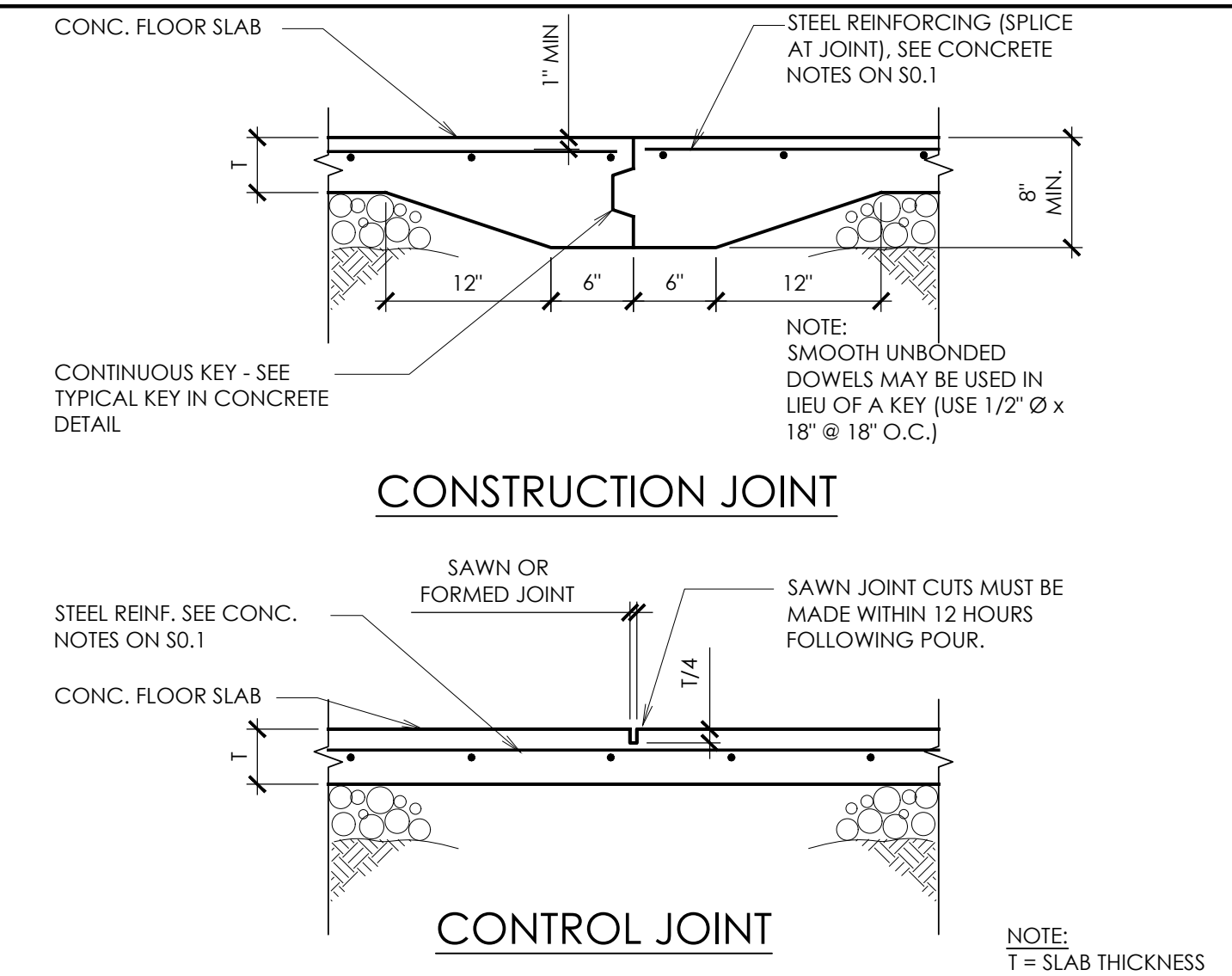
**10 THICKENED SLAB**  
S1.2 SCALE: N.T.S.



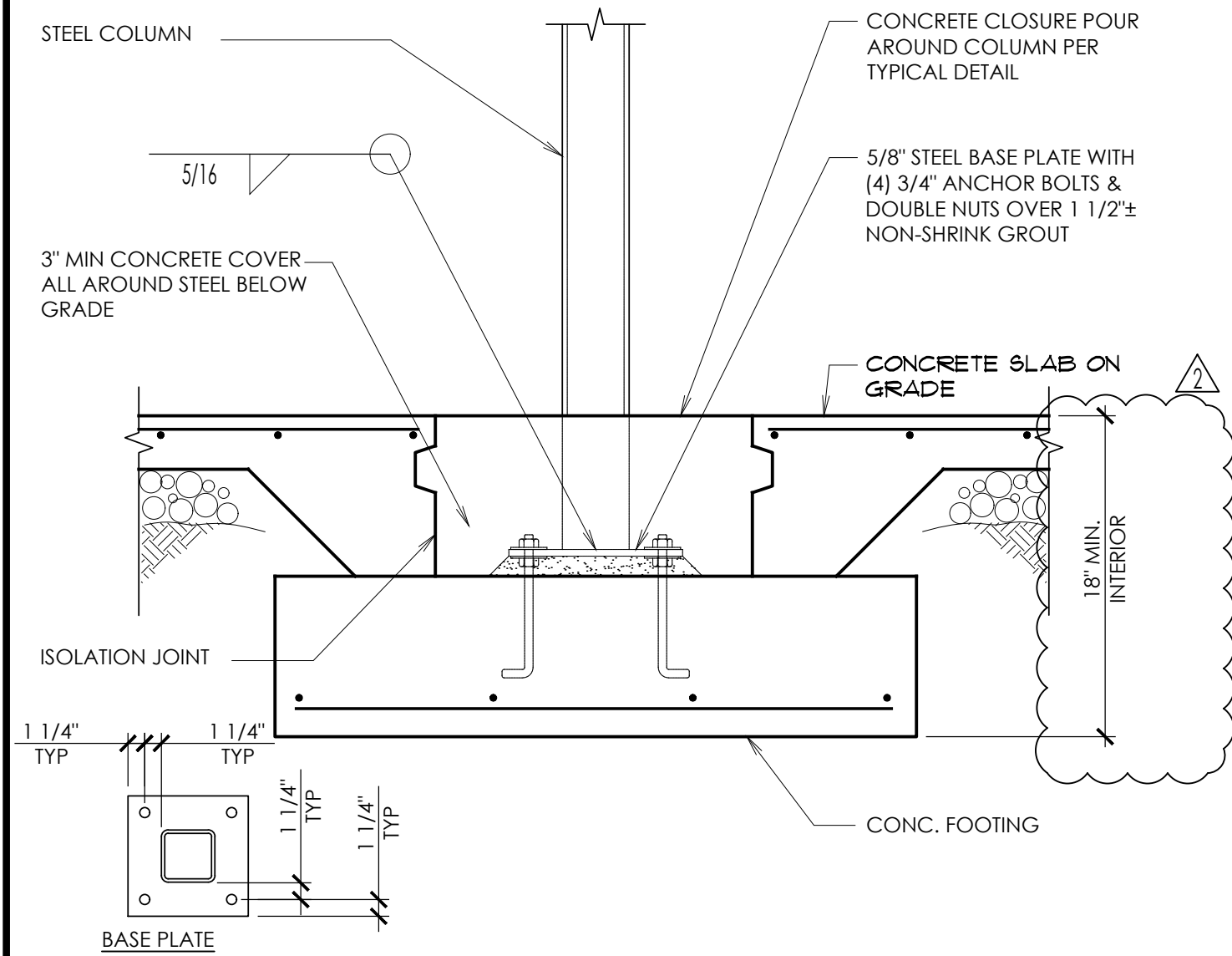
**7 WOOD STRINGER AT SLAB**  
S1.2 SCALE: N.T.S.



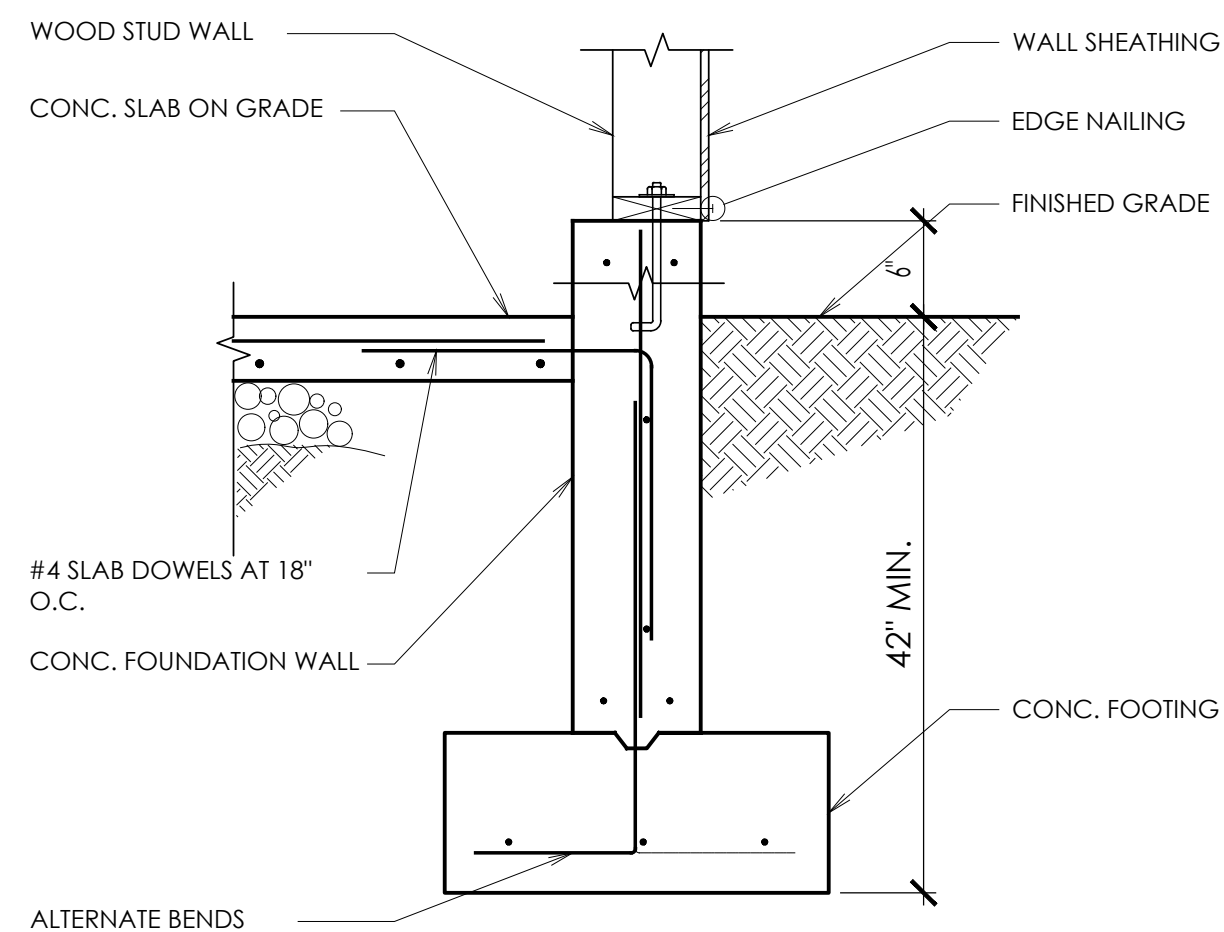
**4 FOUNDATION WALL AT BASEMENT**  
S1.2 SCALE: N.T.S.



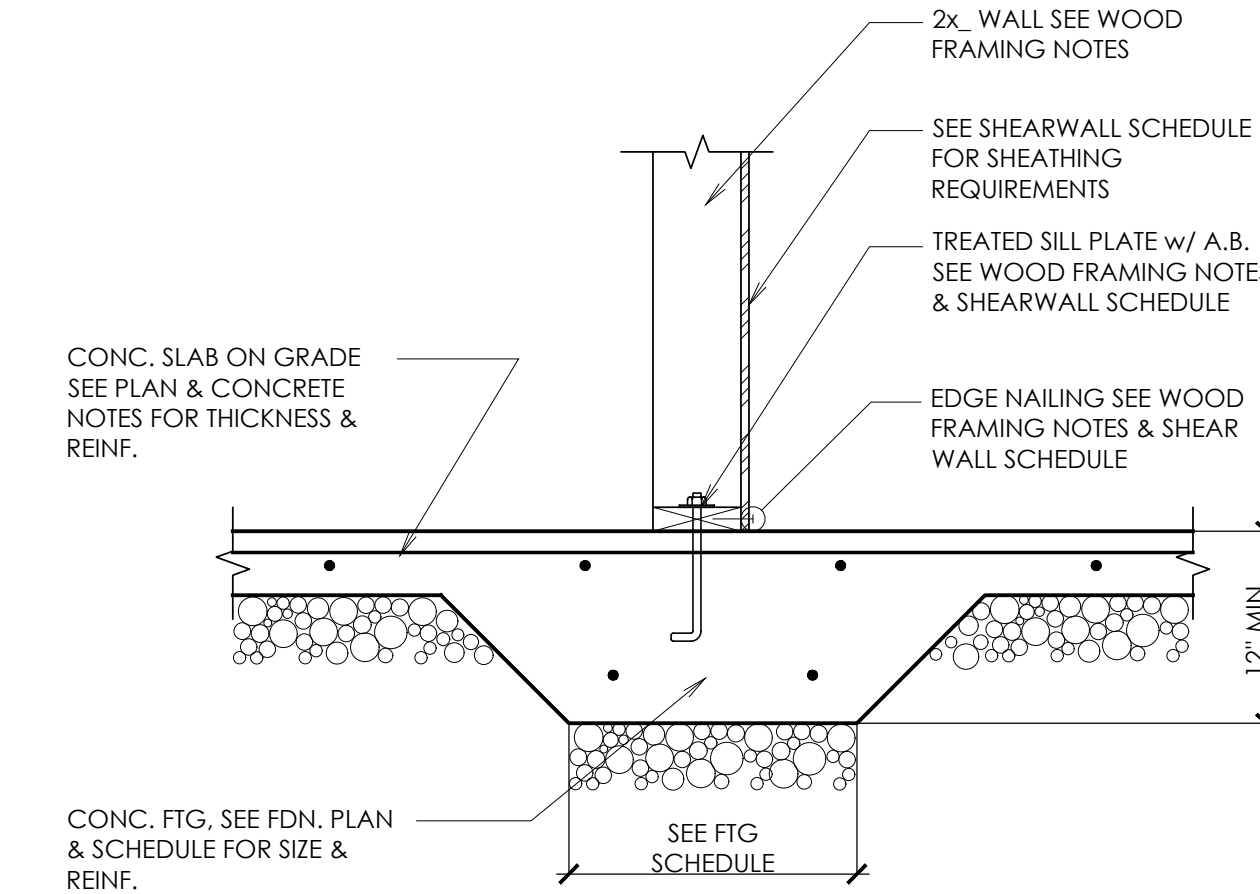
**1 CONTROL JOINT AT SLAB ON GRADE**  
S1.2 SCALE: N.T.S.



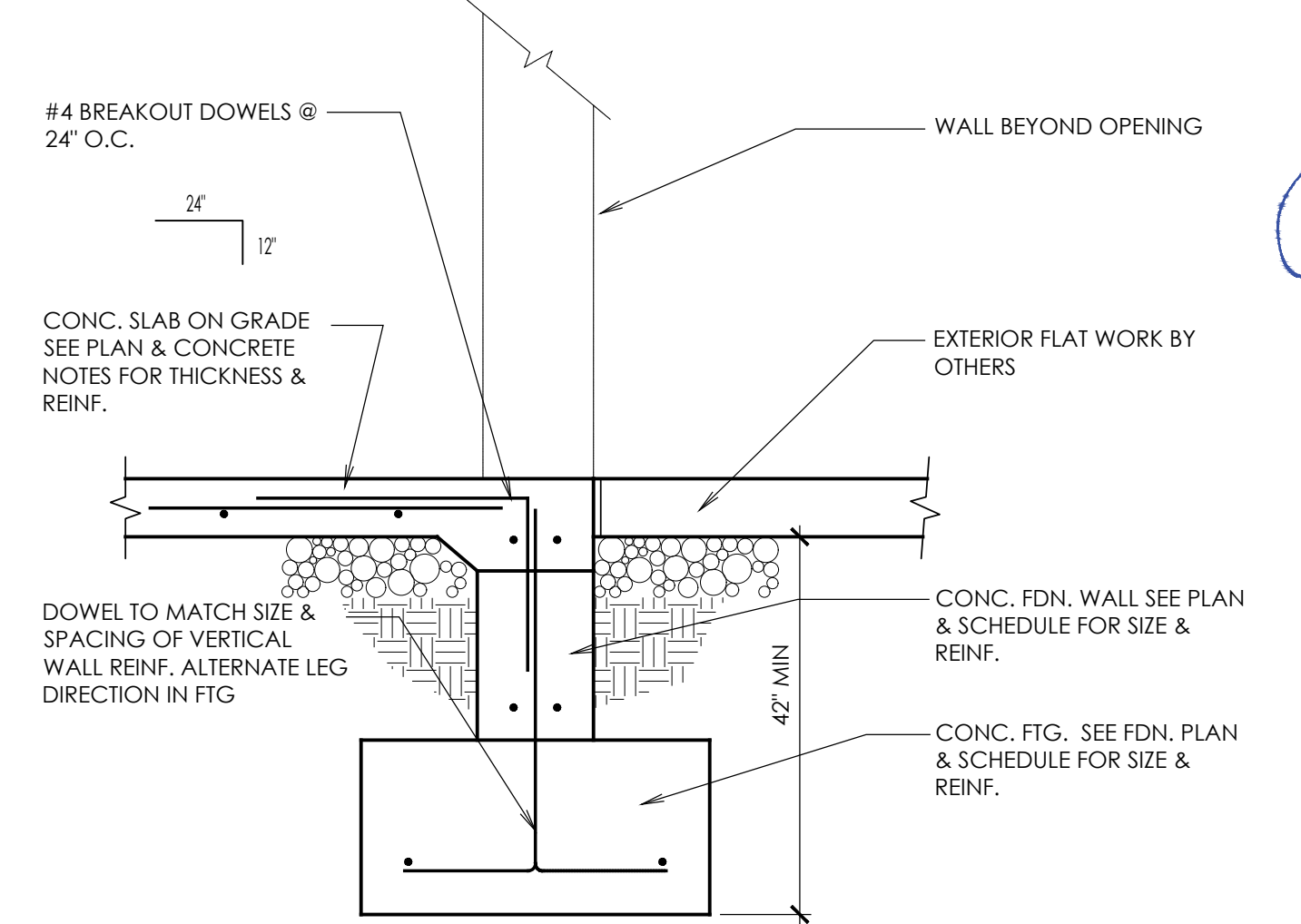
**11 INTERIOR STEEL COLUMN FOOTING**  
S1.2 SCALE: N.T.S.



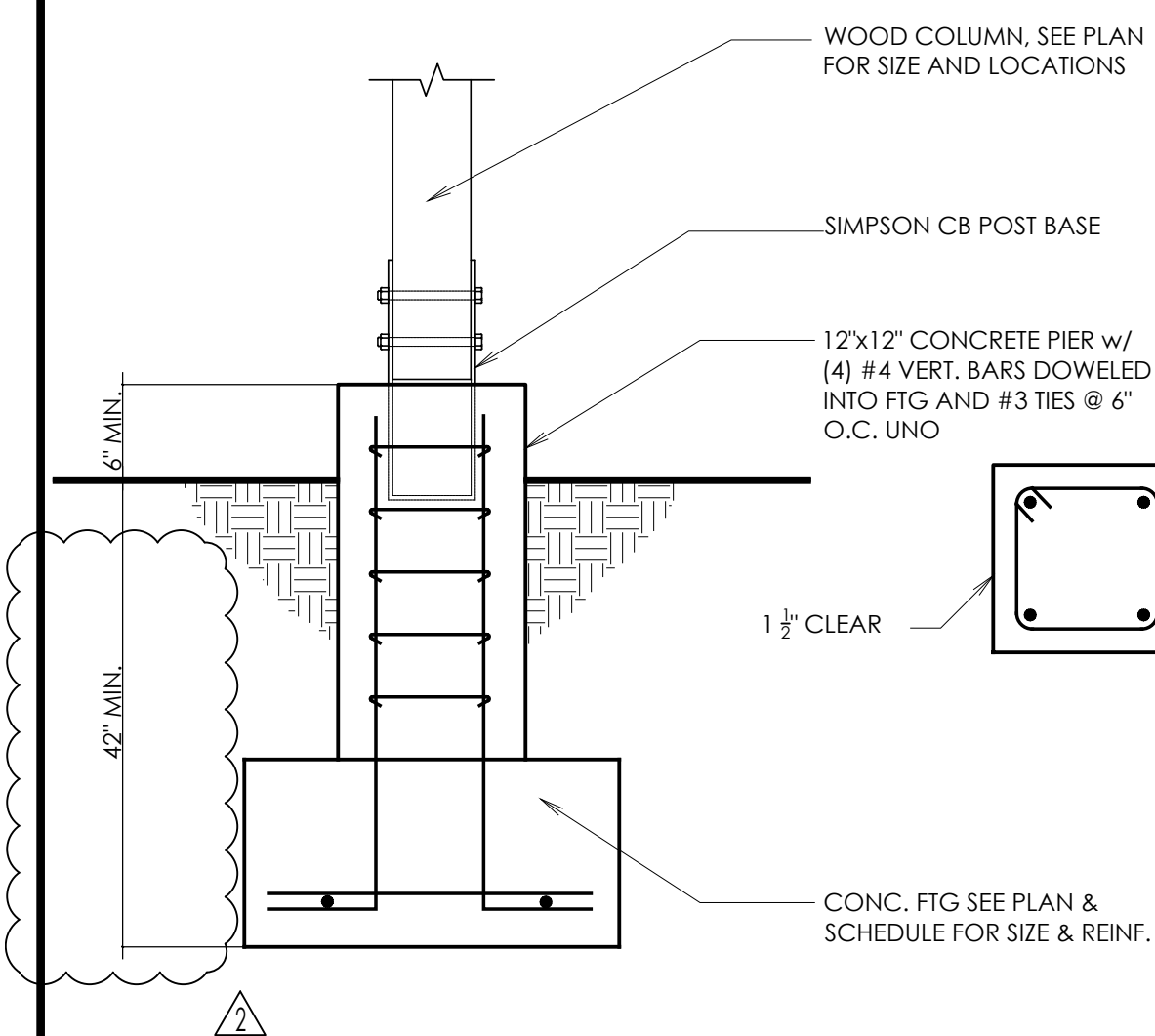
**8 WOOD STUD WALL FOUNDATION**  
S1.2 SCALE: N.T.S.



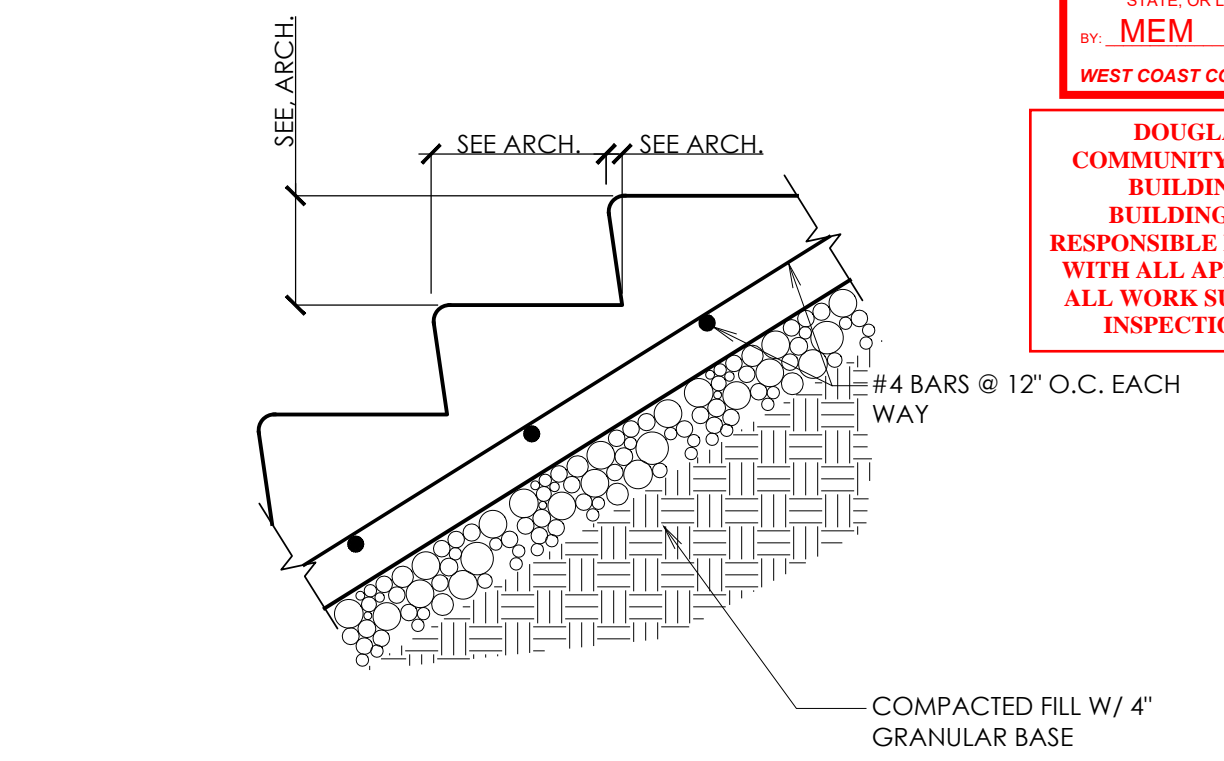
**5 INTERIOR SLAB FOOTING**  
S1.2 SCALE: N.T.S.



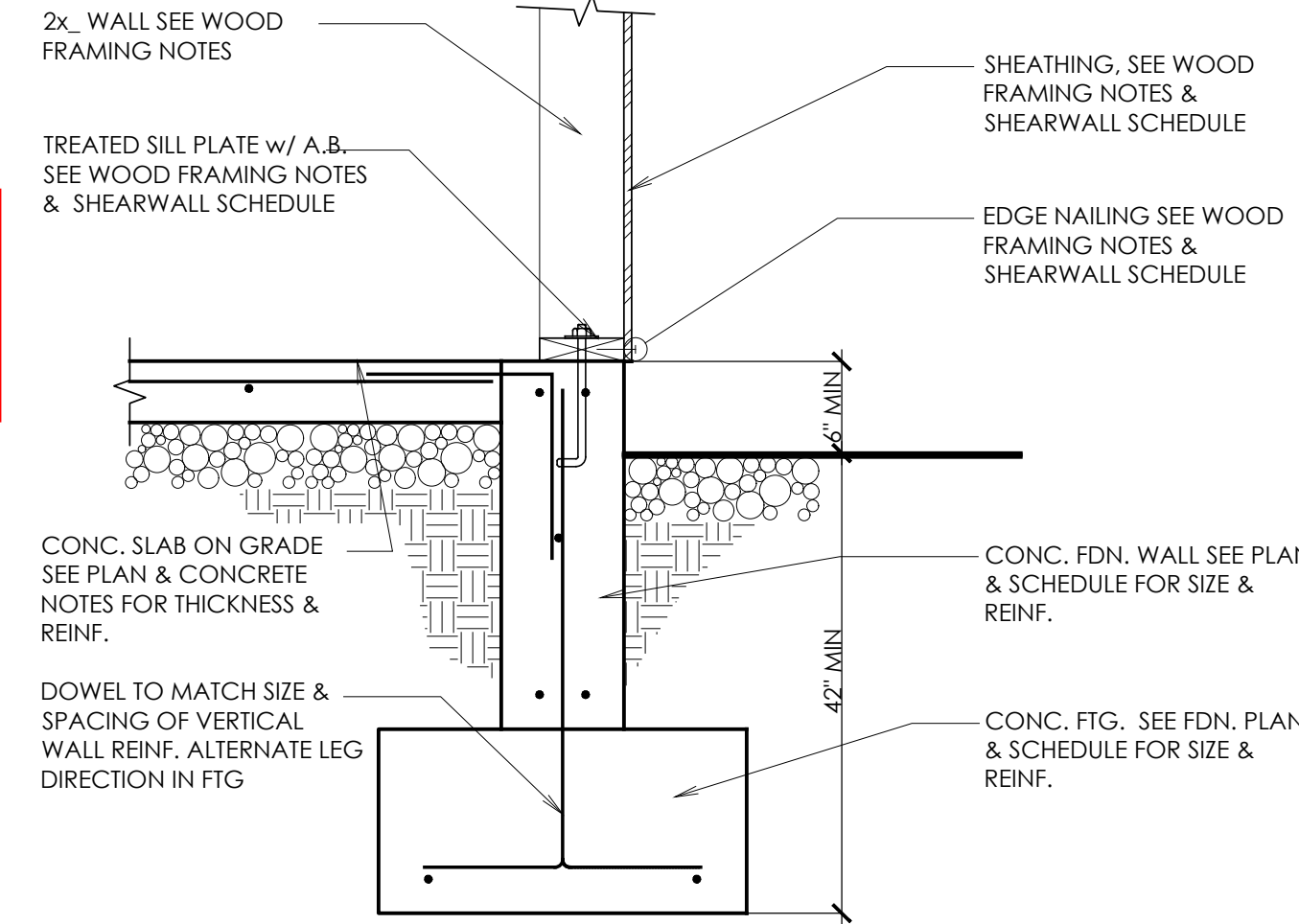
**2 FOUNDATION DETAIL AT OPENING**  
S1.2 SCALE: N.T.S.



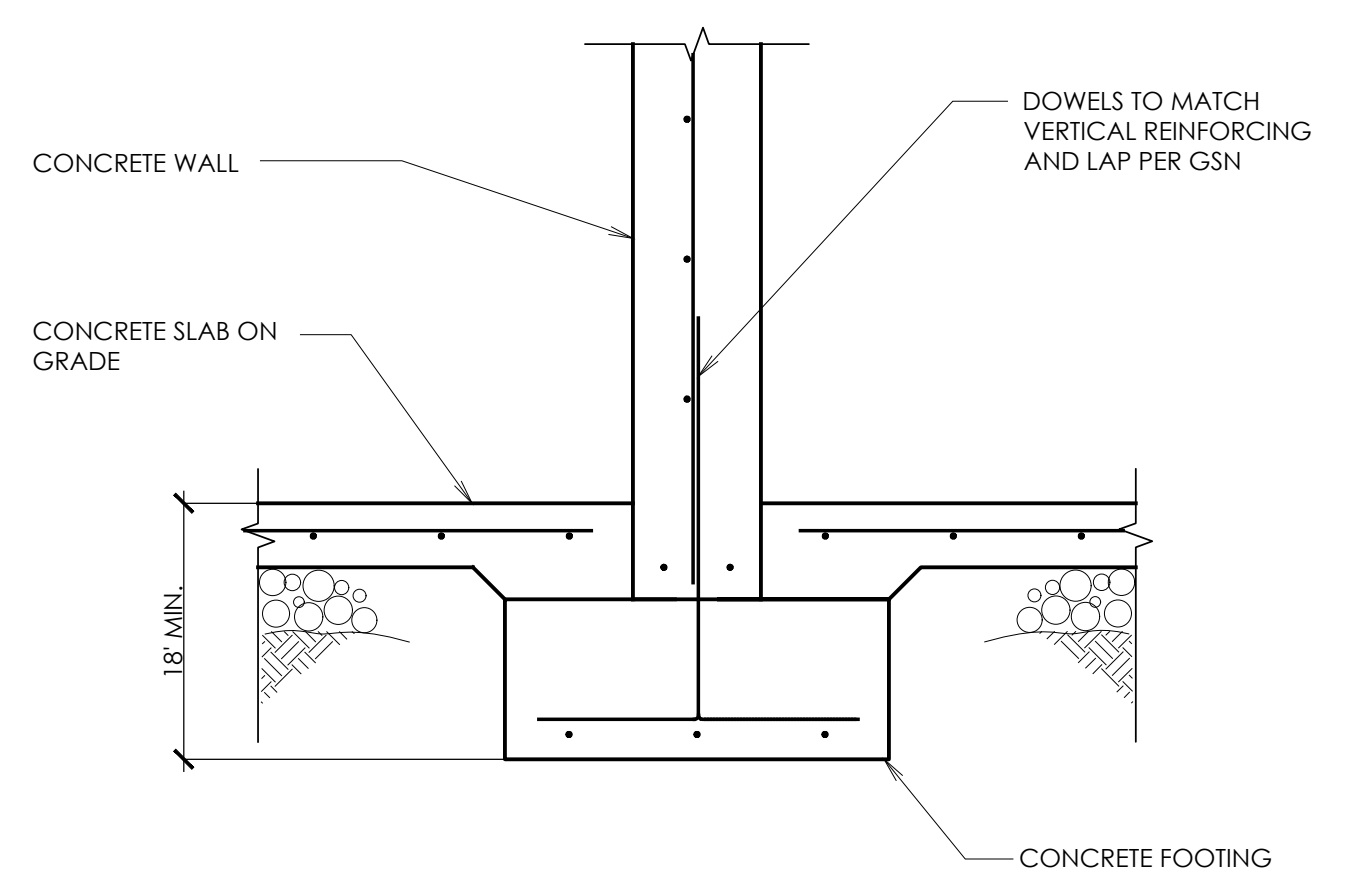
**12 FOUNDATION DETAIL**  
S1.2 SCALE: N.T.S.



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



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



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

**REVIEWED FOR CODE COMPLIANCE**  
FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE  
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FOUNDATION DETAILS  
KLINEFELTER RESIDENCE  
EDEN, UTAH

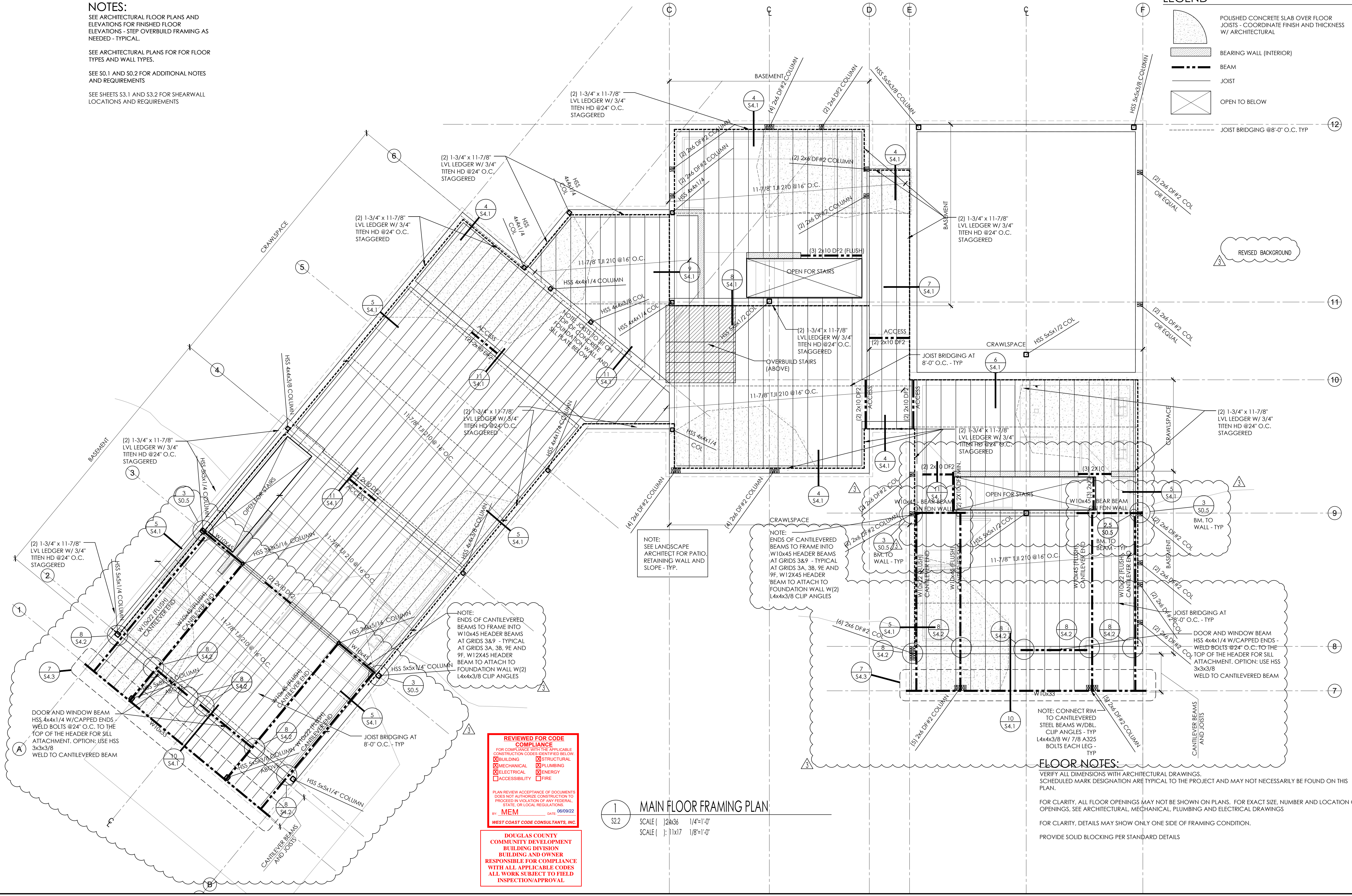
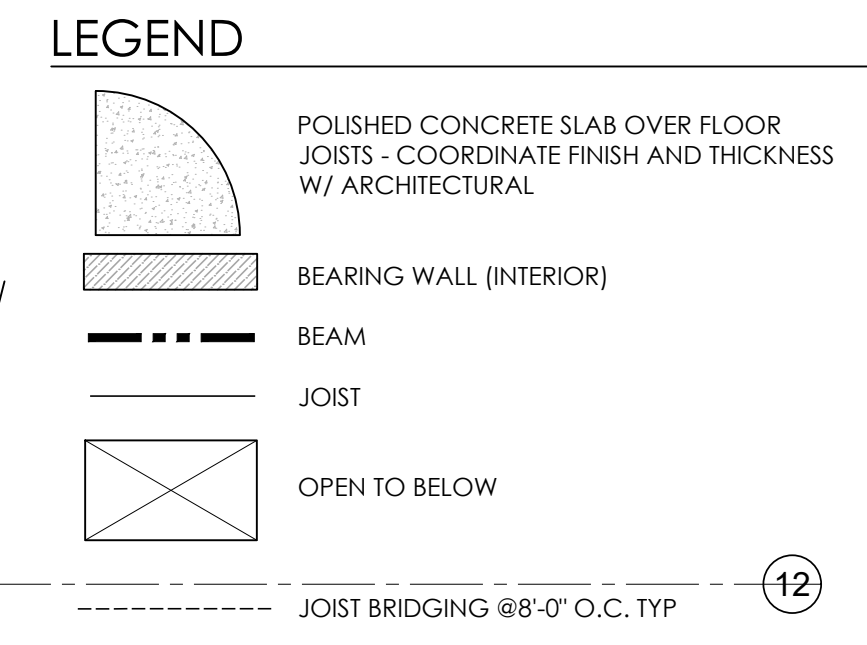
REVISIONS:

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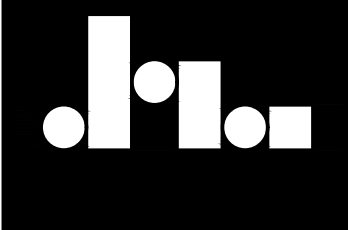
SCALE: AS NOTED  
DATE: JAN. 1, 2000  
DRAWN BY: SM  
JOB NO. 2019.002  
FILE: 2019.002

SHEET NO.  
**S1.2**

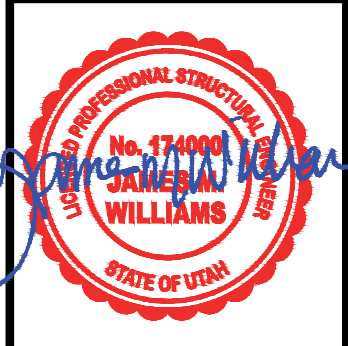
**NOTES:**  
 SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR FINISHED FLOOR ELEVATIONS - STEP OVERBUILD FRAMING AS NEEDED - TYPICAL.  
 SEE ARCHITECTURAL PLANS FOR FLOOR TYPES AND WALL TYPES.  
 SEE S0.1 AND S0.2 FOR ADDITIONAL NOTES AND REQUIREMENTS  
 SEE SHEETS S3.1 AND S3.2 FOR SHEARWALL LOCATIONS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



**1** MAIN FLOOR FRAMING PLAN  
 SCALE: 1/2"=3'-6" 1/4"=1'-0"  
 SCALE: 1"=11'-1" 1/8"=1'-0"



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**MAIN FLOOR FRAMING PLAN**  
**KLINFELTER RESIDENCE**  
 EDEN, UTAH

**REVISIONS:**

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3	NOV 4, 2019

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

**SHEET NO.**  
**S2.1**

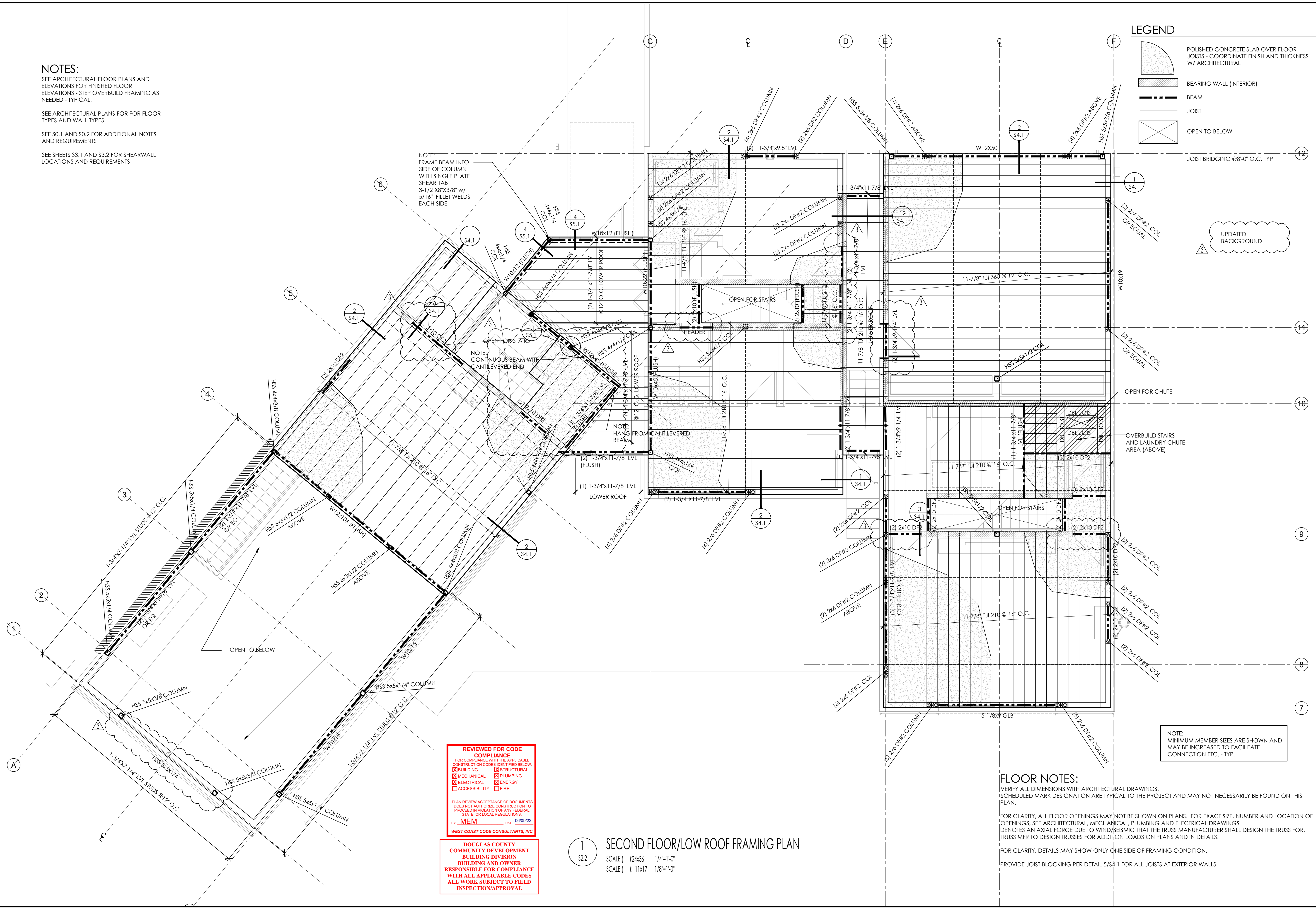
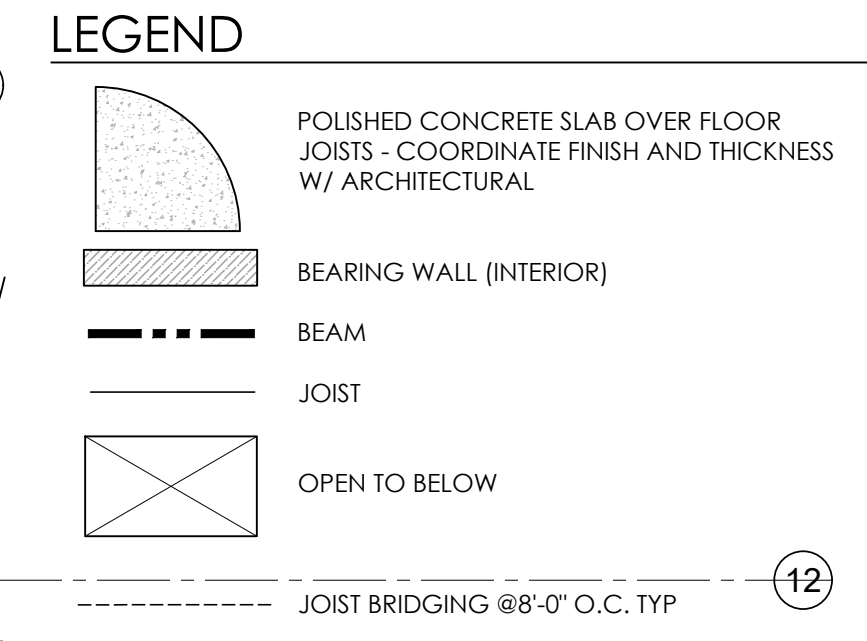


**NOTES:**  
 SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR FINISHED FLOOR ELEVATIONS - STEP OVERBUILD FRAMING AS NEEDED - TYPICAL.  
 SEE ARCHITECTURAL PLANS FOR FLOOR TYPES AND WALL TYPES.  
 SEE S0.1 AND S0.2 FOR ADDITIONAL NOTES AND REQUIREMENTS  
 SEE SHEETS S3.1 AND S3.2 FOR SHEAR WALL LOCATIONS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

NOTE:  
 FRAME BEAM INTO SIDE OF COLUMN WITH SINGLE PLATE SHEAR TAB 3-1/2"x8"x3/8" w/ 5/16" FILLET WELDS EACH SIDE

NOTE:  
 CONTINUOUS BEAM WITH CANTILEVERED END

NOTE:  
 HANG FROM CANTILEVERED BEAM



**REVIEWED FOR CODE COMPLIANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW

<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> STRUCTURAL
<input checked="" type="checkbox"/> MECHANICAL	<input checked="" type="checkbox"/> PLUMBING
<input checked="" type="checkbox"/> ELECTRICAL	<input checked="" type="checkbox"/> ENERGY
<input type="checkbox"/> ACCESSIBILITY	<input type="checkbox"/> FIRE

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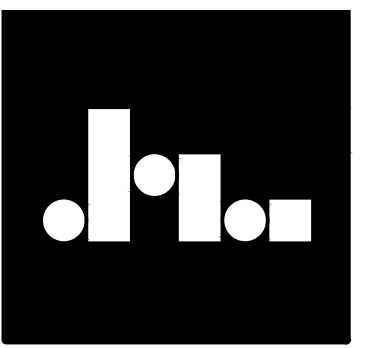
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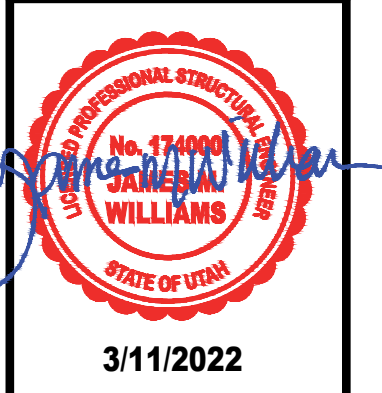
**1 SECOND FLOOR/LOW ROOF FRAMING PLAN**  
 S2.2 SCALE: 1/2"=1'-0"  
 SCALE: 1/8"=1'-0"

**FLOOR NOTES:**  
 VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SCHEDULED MARK DESIGNATION ARE TYPICAL TO THE PROJECT AND MAY NOT NECESSARILY BE FOUND ON THIS PLAN.  
 FOR CLARITY, ALL FLOOR OPENINGS MAY NOT BE SHOWN ON PLANS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS. DENOTES AN AXIAL FORCE DUE TO WIND/SEISMIC THAT THE TRUSS MANUFACTURER SHALL DESIGN THE TRUSS FOR. TRUSS MFR TO DESIGN TRUSSES FOR ADDITION LOADS ON PLANS AND IN DETAILS.  
 FOR CLARITY, DETAILS MAY SHOW ONLY ONE SIDE OF FRAMING CONDITION.  
 PROVIDE JOIST BLOCKING PER DETAIL 5/S4.1 FOR ALL JOISTS AT EXTERIOR WALLS

NOTE:  
 MINIMUM MEMBER SIZES ARE SHOWN AND MAY BE INCREASED TO FACILITATE CONNECTION ETC. - TYP.



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**UPPER FLOOR FRAMING PLAN**  
**KLINFELTER RESIDENCE**  
 EDEN, UTAH

**REVISIONS:**

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

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

SHEET NO.  
**S2.2**

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**NOTES:**

SEE ARCHITECTURAL FLOOR PLANS AND ELEVATIONS FOR FINISHED FLOOR ELEVATIONS - STEP OVERBUILD FRAMING AS NEEDED - TYPICAL.

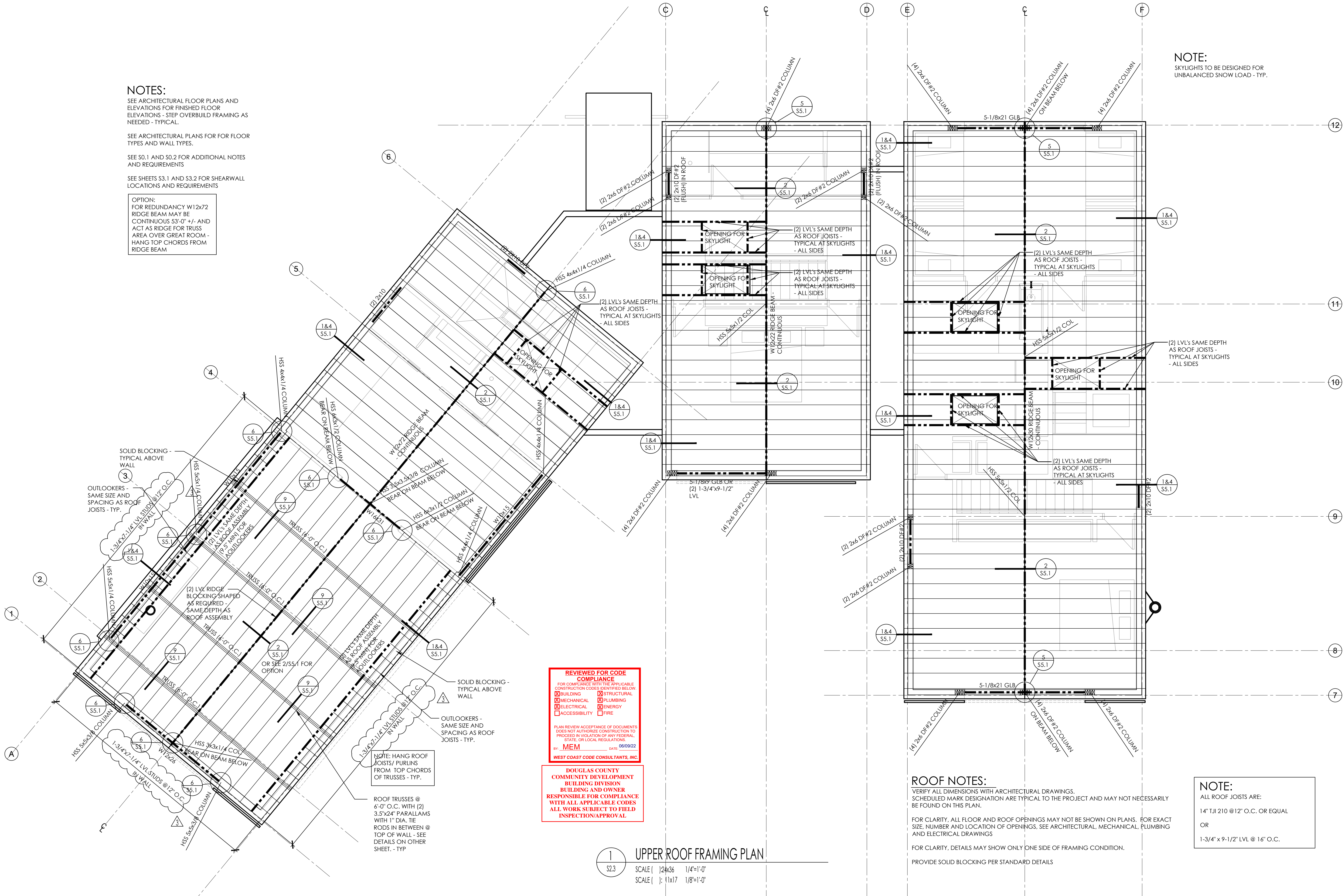
SEE ARCHITECTURAL PLANS FOR FLOOR TYPES AND WALL TYPES.

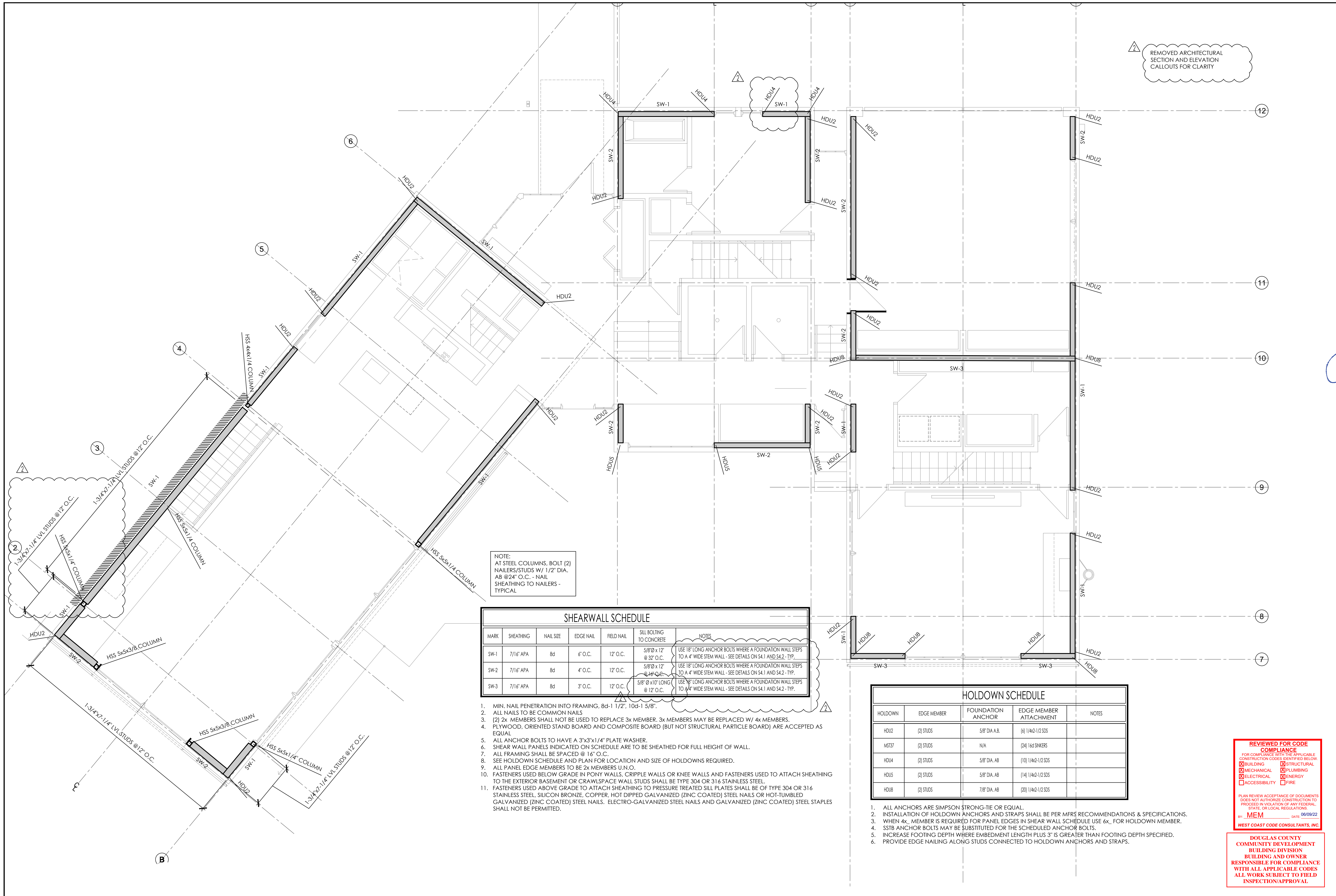
SEE S0.1 AND S0.2 FOR ADDITIONAL NOTES AND REQUIREMENTS

SEE SHEETS S3.1 AND S3.2 FOR SHEARWALL LOCATIONS AND REQUIREMENTS

OPTION:  
FOR REDUNDANCY W12x72 RIDGE BEAM MAY BE CONTINUOUS 5'-0" +/- AND ACT AS RIDGE FOR TRUSS AREA OVER GREAT ROOM - HANG TOP CHORDS FROM RIDGE BEAM

**NOTE:**  
SKYLIGHTS TO BE DESIGNED FOR UNBALANCED SNOW LOAD - TYP.





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

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

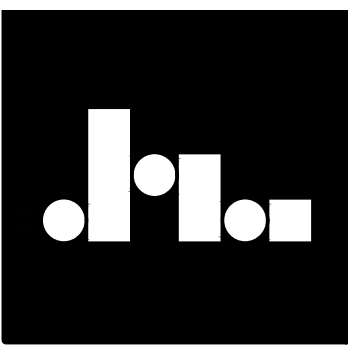
- MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
- ALL NAILS TO BE COMMON NAILS
- (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
- PLYWOOD, ORIENTED STAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTED AS EQUAL.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

HOLDOWN	EDGE MEMBER	FOUNDATION ANCHOR	EDGE MEMBER ATTACHMENT	NOTES
HDU2	(2) STUDS	5/8" DIA. A.B.	(6) 1/4x2-1/2 SDS	
MST37	(2) STUDS	N/A	(24) 16d SINKERS	
HDU4	(2) STUDS	5/8" DIA. AB	(10) 1/4x2-1/2 SDS	
HDU5	(2) STUDS	5/8" DIA. AB	(14) 1/4x2-1/2 SDS	
HDU8	(2) STUDS	7/8" DIA. AB	(20) 1/4x2-1/2 SDS	

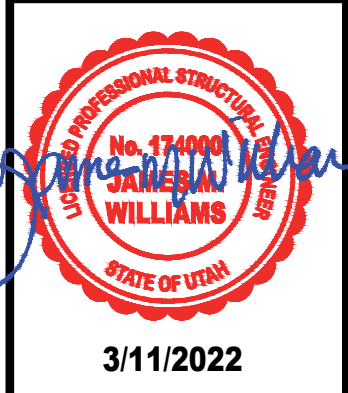
- ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUAL.
- INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MFRS RECOMMENDATIONS & SPECIFICATIONS.
- WHEN 4x MEMBER IS REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 6x FOR HOLDOWN MEMBER.
- SSB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR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

**REVIEWED FOR CODE COMPLIANCE**  
 FOR COMPLIANCE WITH THE APPLICABLE CONSTRUCTION CODES IDENTIFIED BELOW:  
 BUILDING  STRUCTURAL  
 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE  
 PLAN REVIEW ACCEPTANCE OF DOCUMENTS DOES NOT AUTHORIZE CONSTRUCTION TO PROCEED IN VIOLATION OF ANY FEDERAL, STATE, OR LOCAL REGULATIONS.  
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REMOVED ARCHITECTURAL SECTION AND ELEVATION CALLOUTS FOR CLARITY



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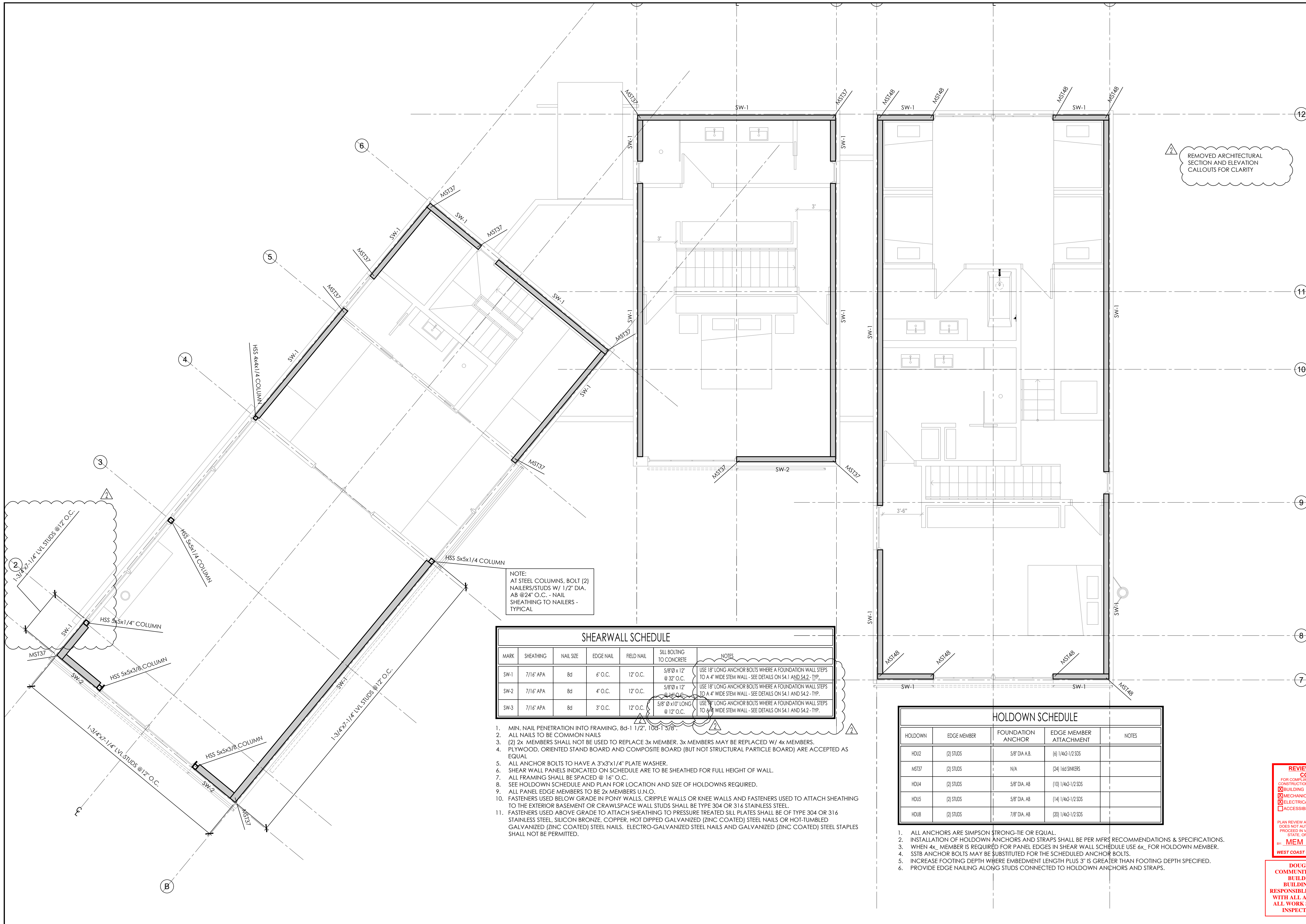
**MAIN LEVEL SHEARWALL PLAN**  
**KLINFELTER RESIDENCE**  
 EDEN, UTAH

REVISIONS:  
 1 AUG 20, 2019  
 2 SEP 11, 2019  
 3 NOV 4, 2019

SCALE: AS NOTED  
 DATE: JAN. 1, 2000  
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NOTE:  
 AT STEEL COLUMNS, BOLT (2)  
 NAILERS/STUDS W/ 1/2" DIA.  
 AB @24" O.C. - NAIL  
 SHEATHING TO NAILERS -  
 TYPICAL

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

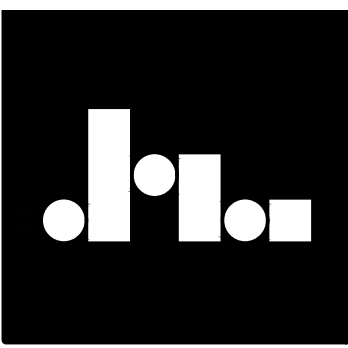
- MIN. NAIL PENETRATION INTO FRAMING, 8d-1 1/2", 10d-1 5/8".
- ALL NAILS TO BE COMMON NAILS
- (2) 2x MEMBERS SHALL NOT BE USED TO REPLACE 3x MEMBER. 3x MEMBERS MAY BE REPLACED W/ 4x MEMBERS.
- PLYWOOD, ORIENTED STAND BOARD AND COMPOSITE BOARD (BUT NOT STRUCTURAL PARTICLE BOARD) ARE ACCEPTED AS EQUAL.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

HOLDOWN	EDGE MEMBER	FOUNDATION ANCHOR	EDGE MEMBER ATTACHMENT	NOTES
HD12	(2) STUDS	5/8" DIA. A.B.	(6) 1/4Ø-1/2 SDS	
MST37	(2) STUDS	N/A	(24) 16d SINKERS	
HD14	(2) STUDS	5/8" DIA. AB	(10) 1/4Ø-1/2 SDS	
HD15	(2) STUDS	5/8" DIA. AB	(14) 1/4Ø-1/2 SDS	
HD18	(2) STUDS	7/8" DIA. AB	(20) 1/4Ø-1/2 SDS	

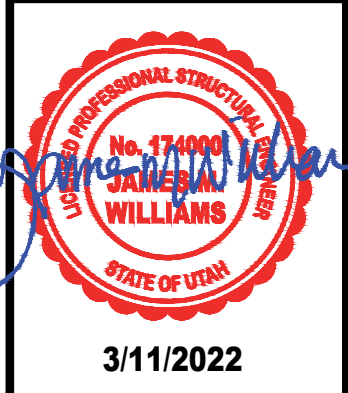
- ALL ANCHORS ARE SIMPSON STRONG-TIE OR EQUAL.
- INSTALLATION OF HOLDOWN ANCHORS AND STRAPS SHALL BE PER MFRS RECOMMENDATIONS & SPECIFICATIONS.
- WHEN 4x MEMBER IS REQUIRED FOR PANEL EDGES IN SHEAR WALL SCHEDULE USE 6x FOR HOLDOWN MEMBER.
- SSB ANCHOR BOLTS MAY BE SUBSTITUTED FOR THE SCHEDULED ANCHOR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

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 MECHANICAL  PLUMBING  
 ELECTRICAL  ENERGY  
 ACCESSIBILITY  FIRE  
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 BY: MEM DATE: 06/09/22  
 WEST COAST CODE CONSULTANTS, INC.

DOUGLAS COUNTY  
 COMMUNITY DEVELOPMENT  
 BUILDING DIVISION  
 BUILDING AND OWNER  
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**2ND LEVEL SHEARWALL PLAN**

**KLINEFELTER RESIDENCE**  
 EDEN, UTAH

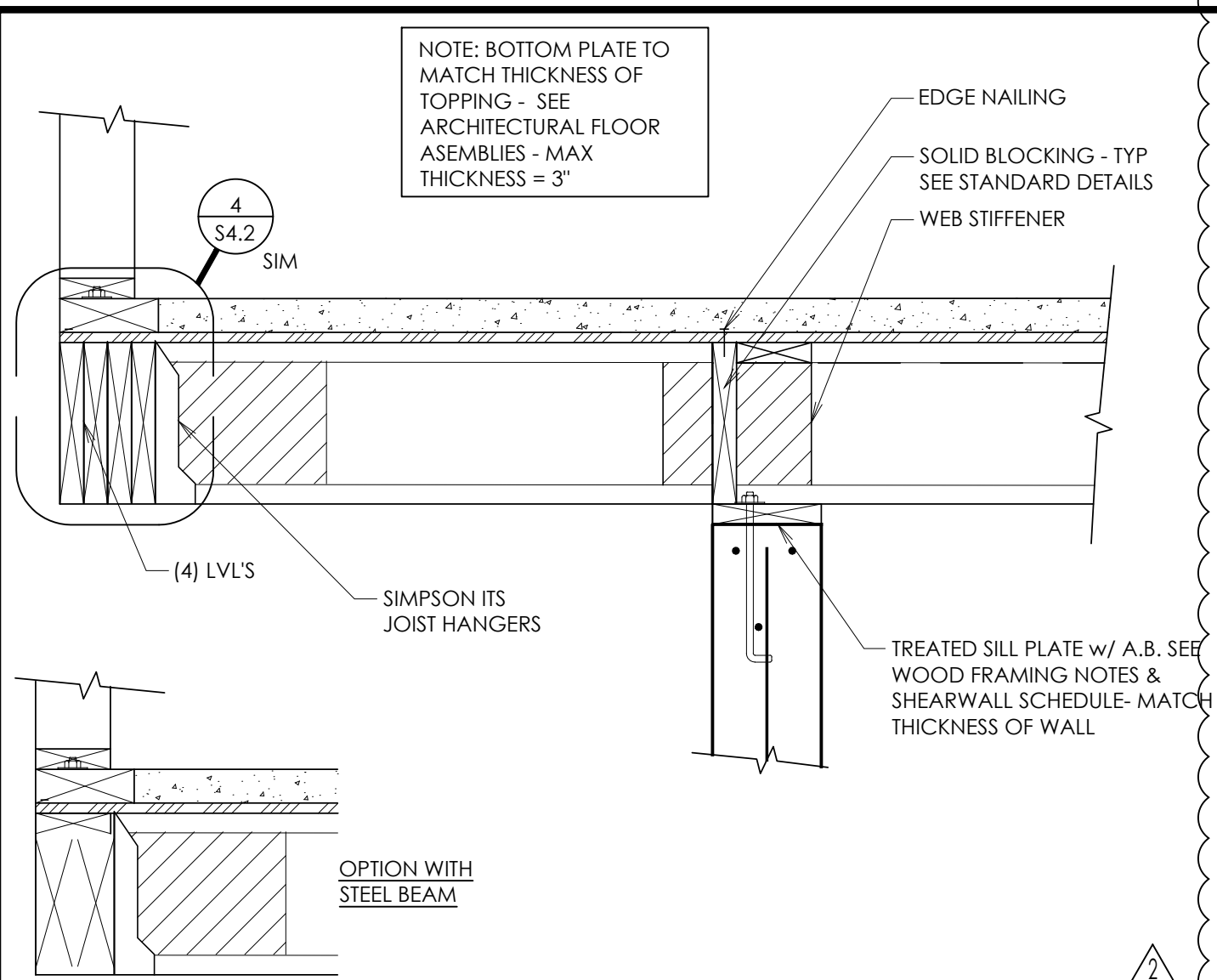
REVISIONS:

1	AUG 20, 2019
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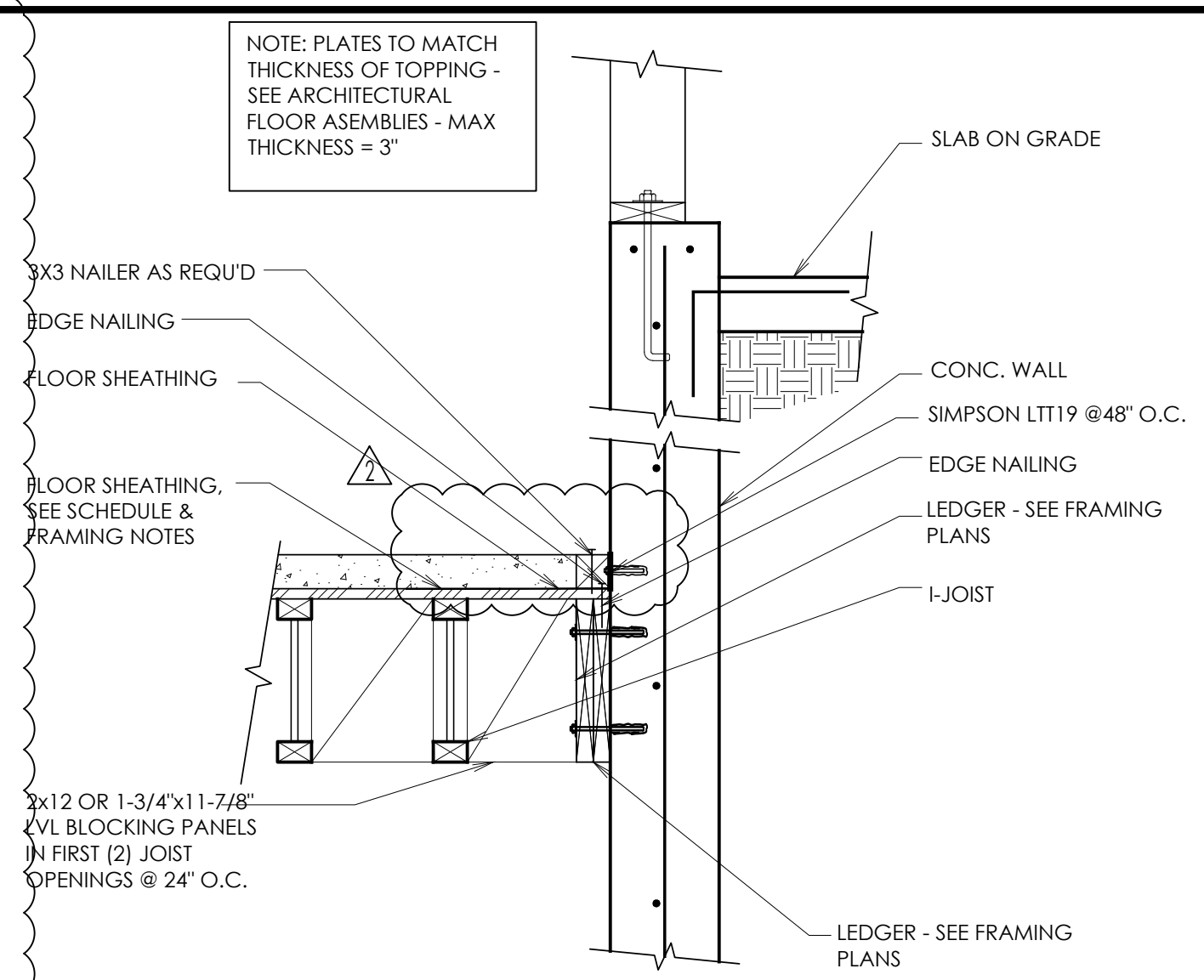
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 JOB NO. 2019.002  
 FILE: 2019.002

SHEET NO.  
**S3.2**

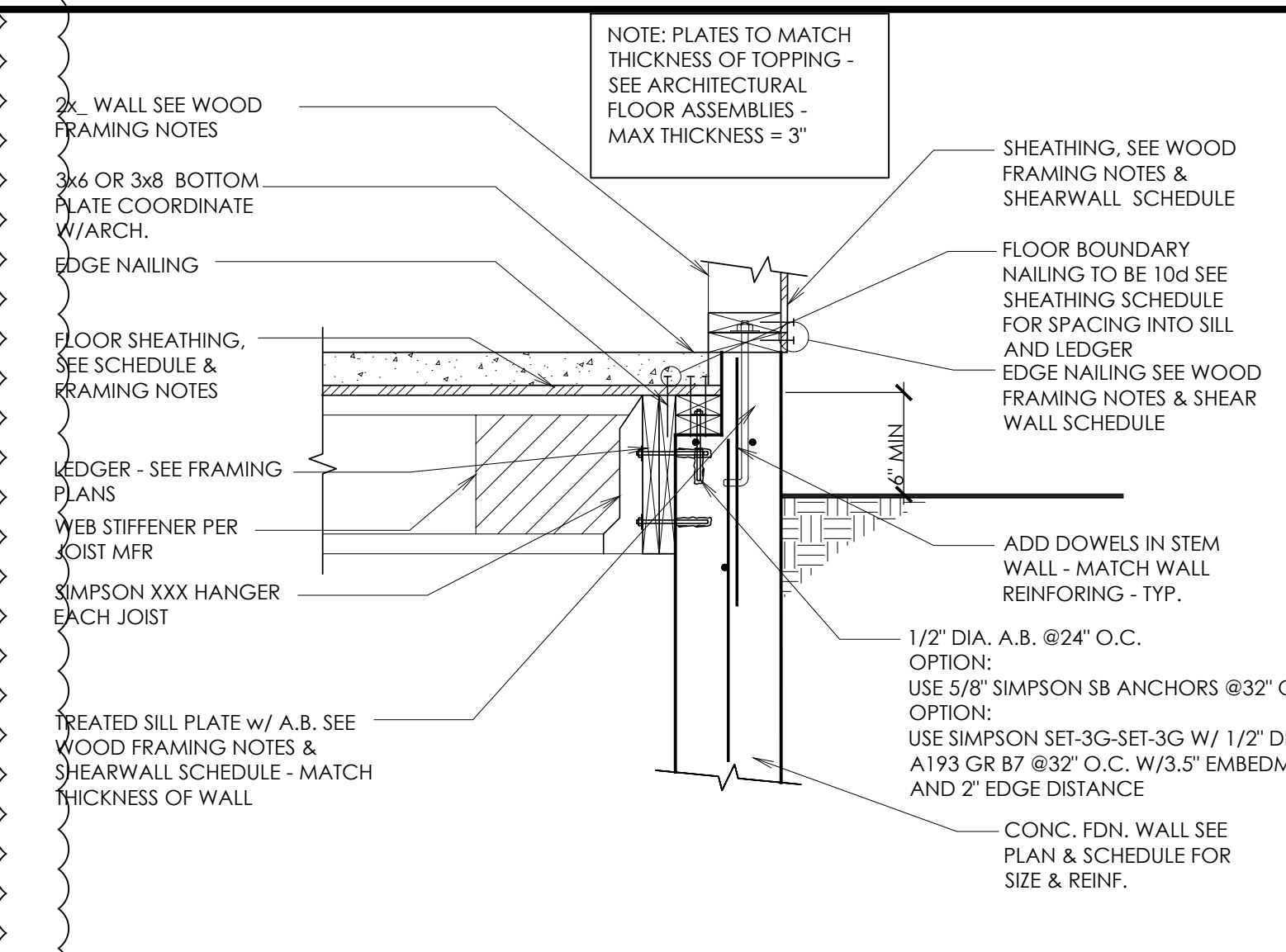
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE BOOK, AS AMENDED BY LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



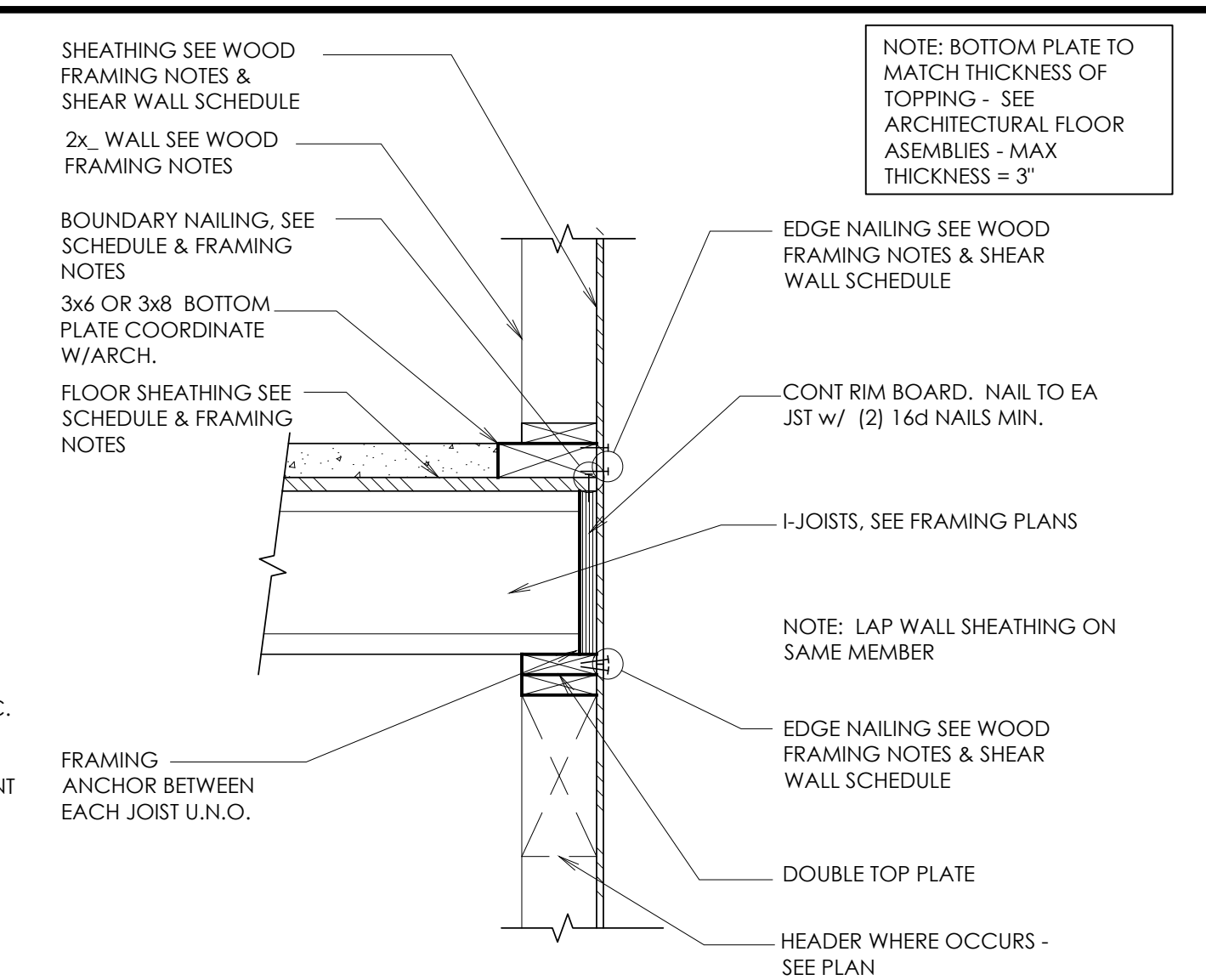
**10 WOOD LEDGER AT CONC. WALL**  
SCALE: N.T.S.



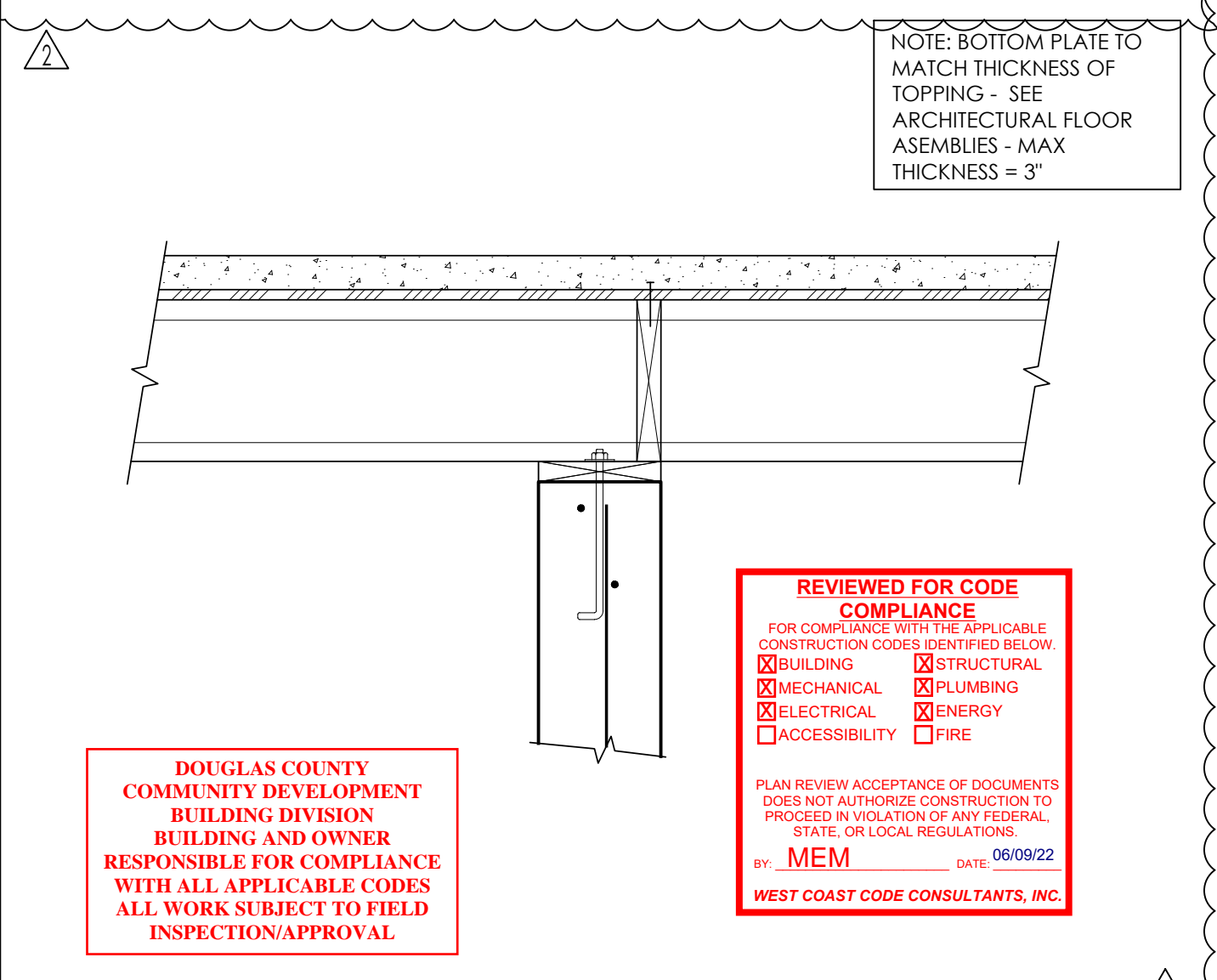
**7 WOOD LEDGER AT CONC. WALL**  
SCALE: N.T.S.



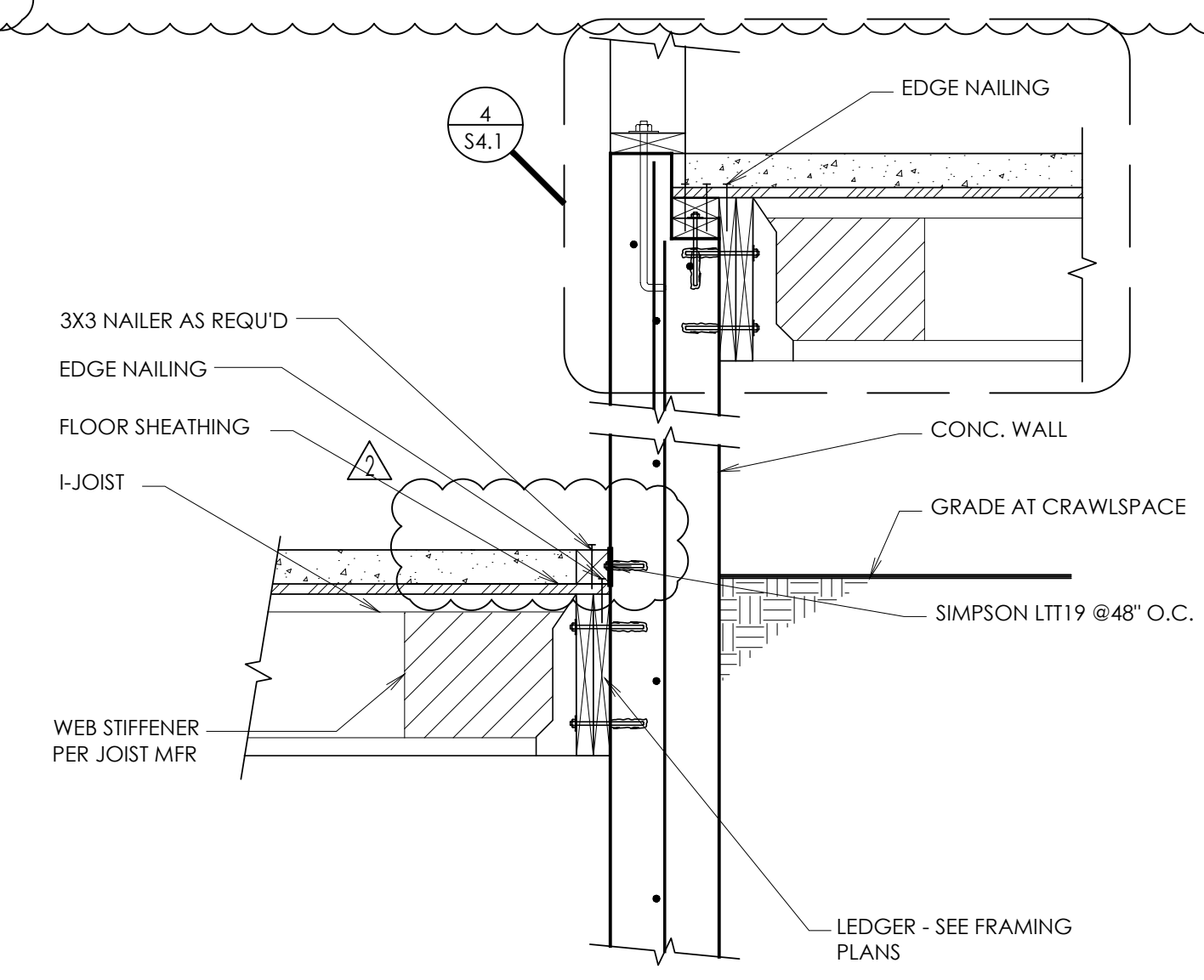
**4 WOOD FLOOR AT WOOD LEDGER**  
SCALE: N.T.S.



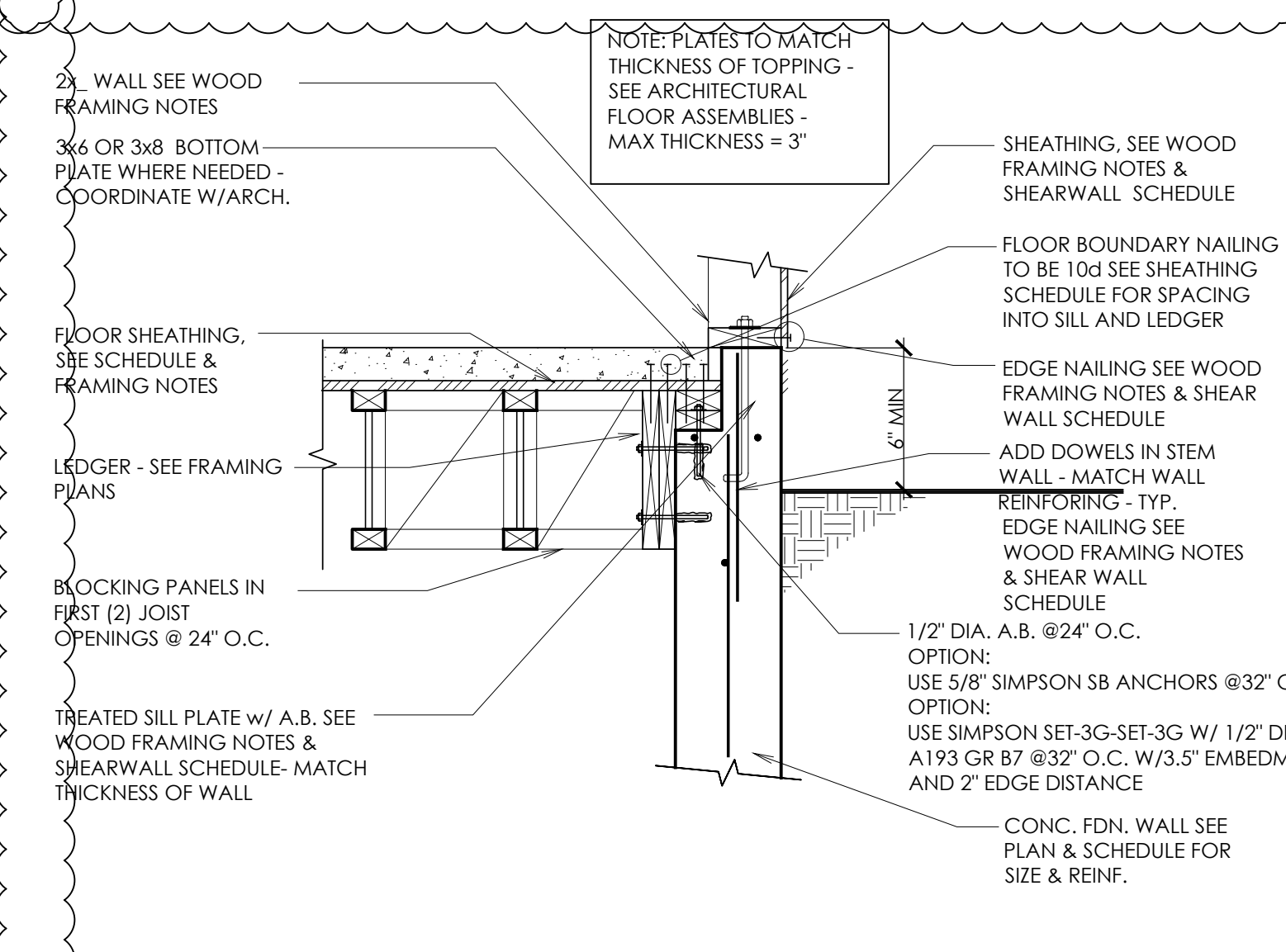
**1 FLOOR AT FRAMED EXTERIOR WALL**  
SCALE: N.T.S.



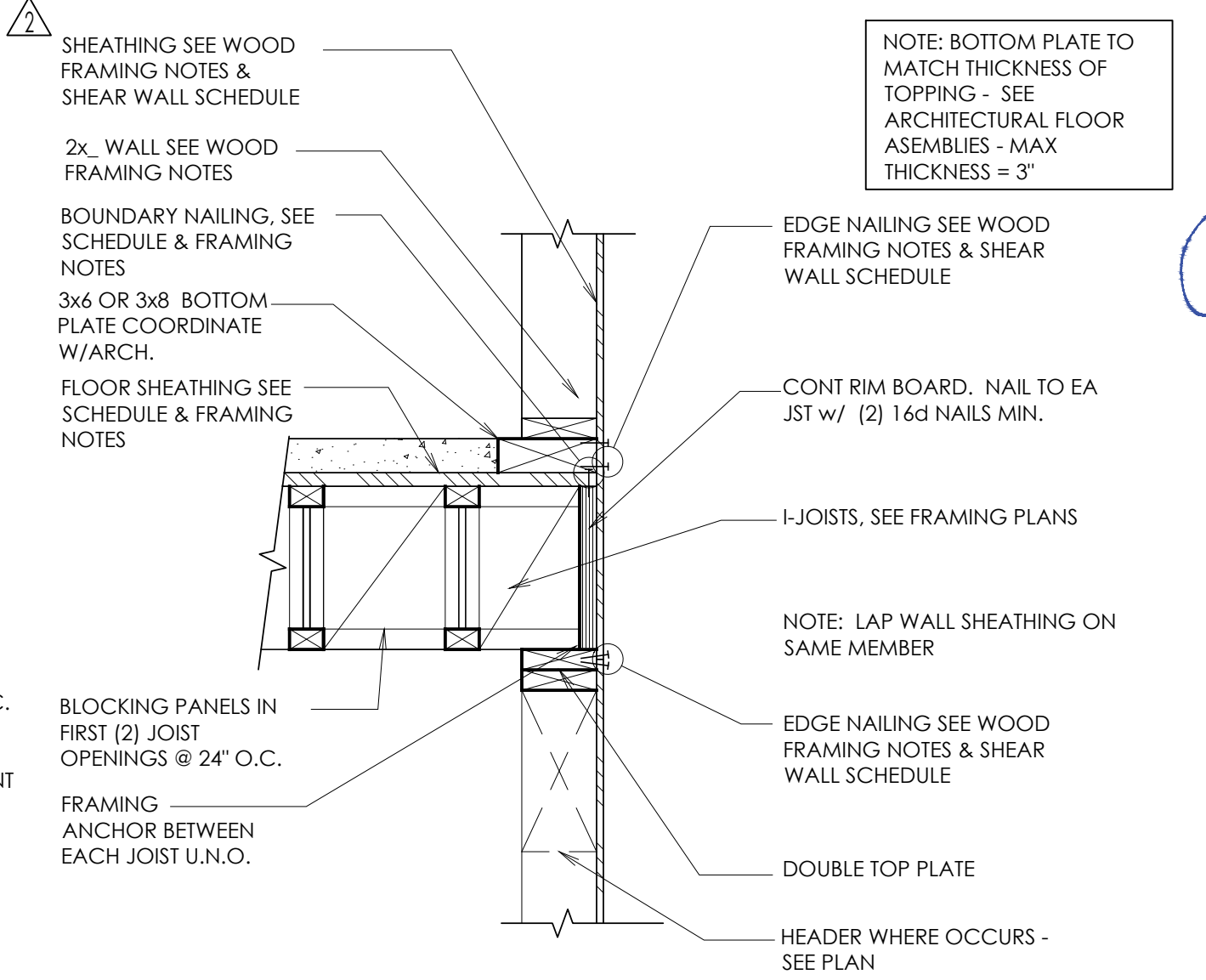
**11 WOOD JOISTS AT CONC WALL**  
SCALE: N.T.S.



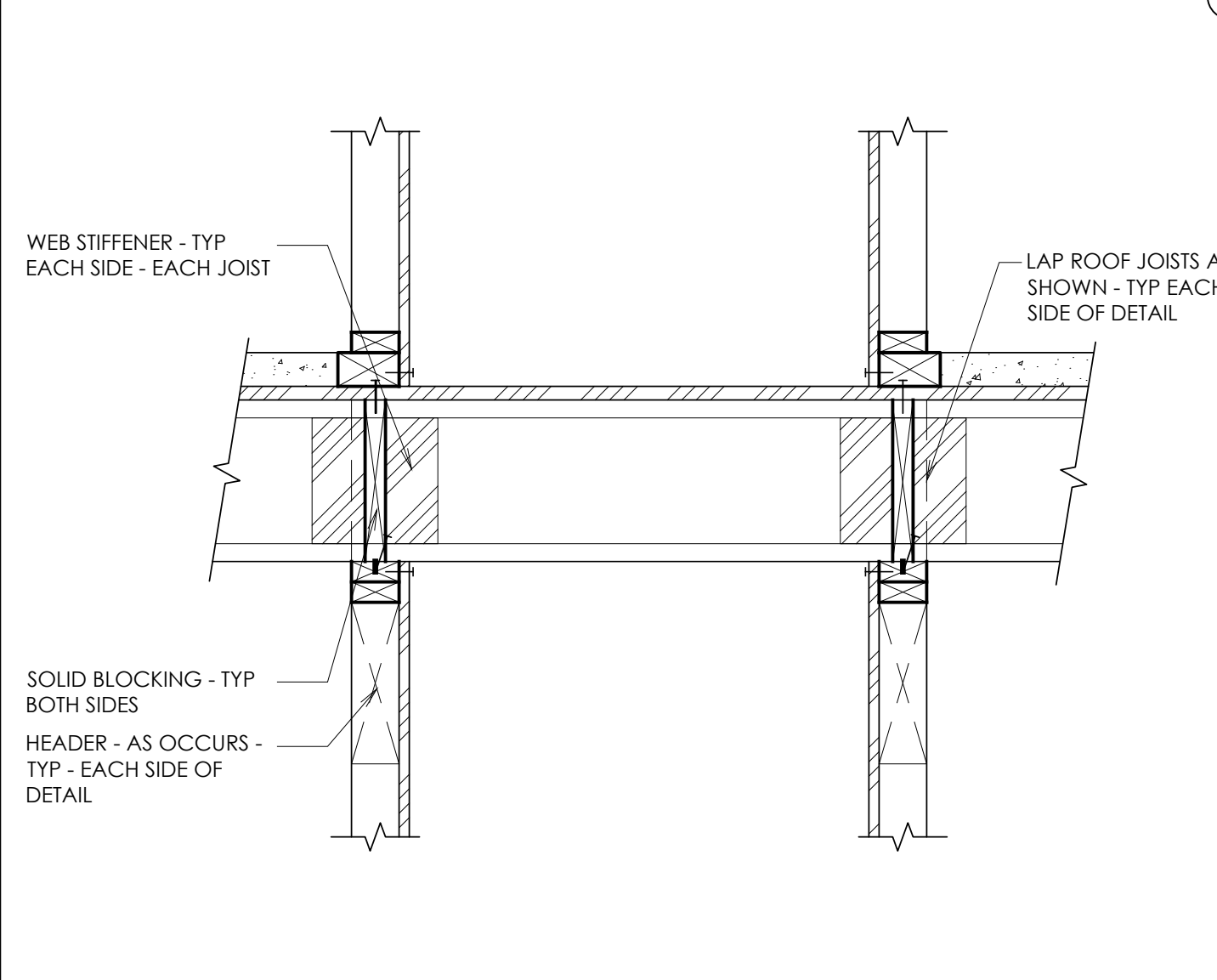
**8 WOOD LEDGER AT CONC. WALL**  
SCALE: N.T.S.



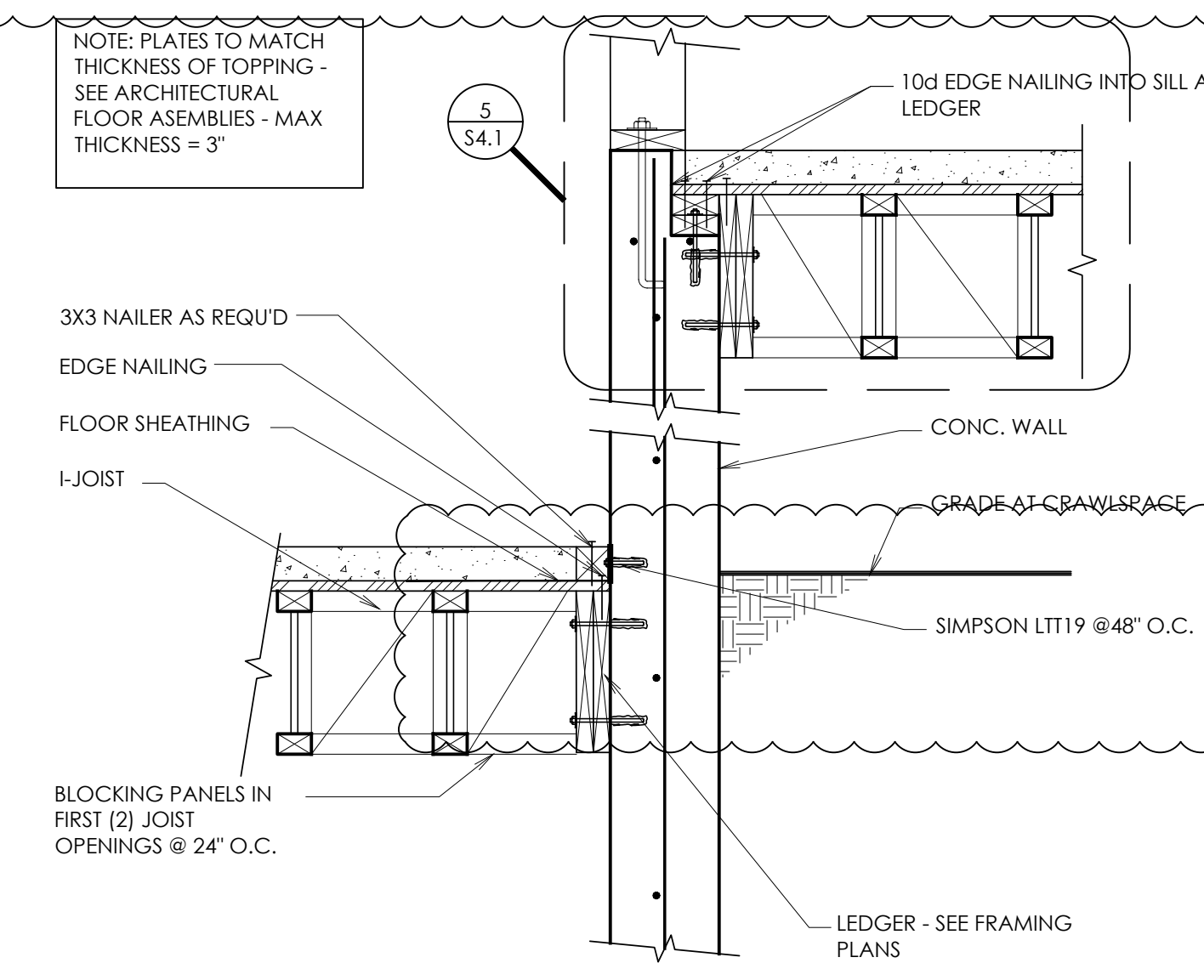
**5 WOOD FLOOR AT WOOD LEDGER**  
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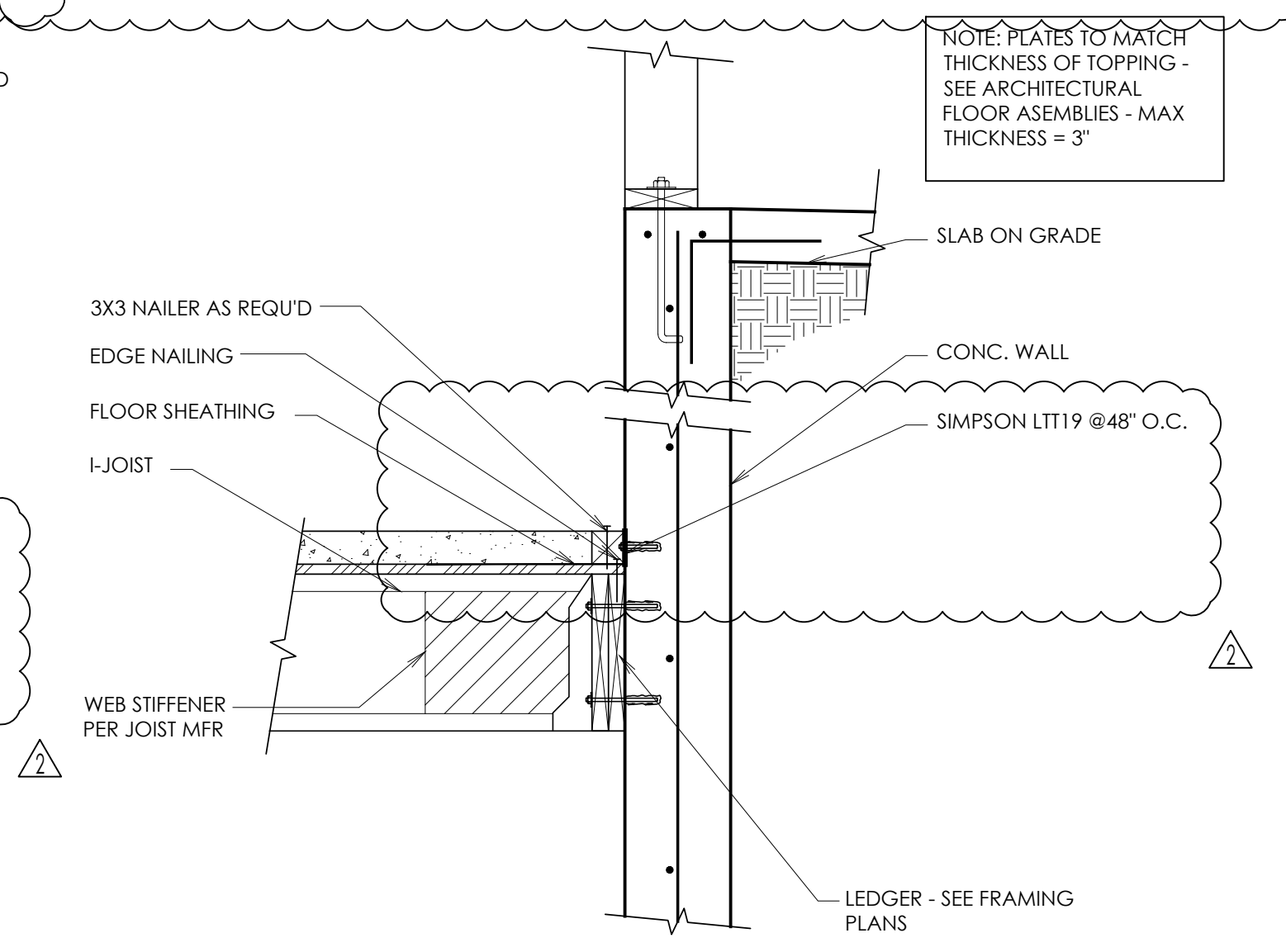
**2 FLOOR AT FRAMED EXTERIOR WALL**  
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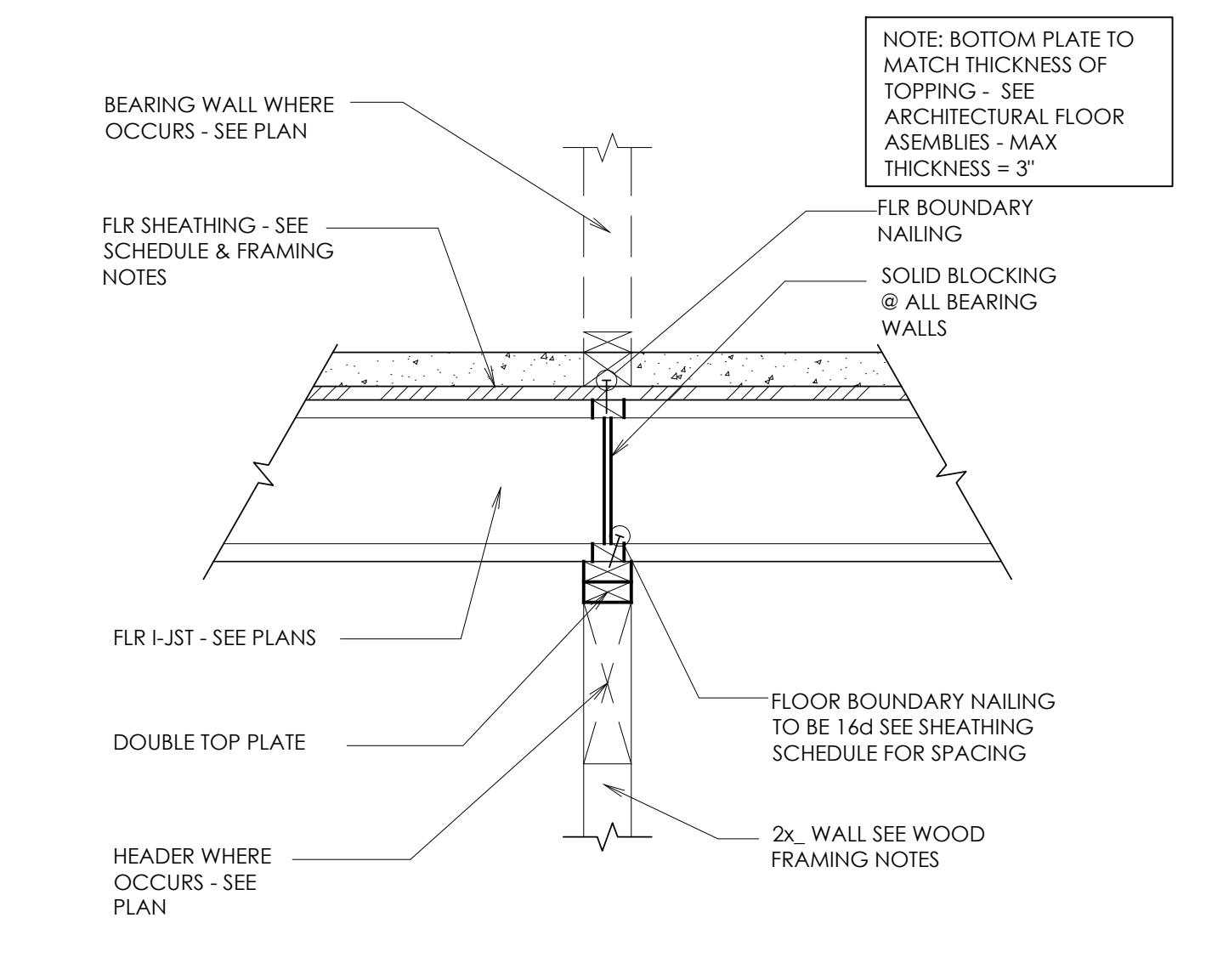
**12 ROOF BETWEEN BEARING WALLS**  
SCALE: N.T.S.



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



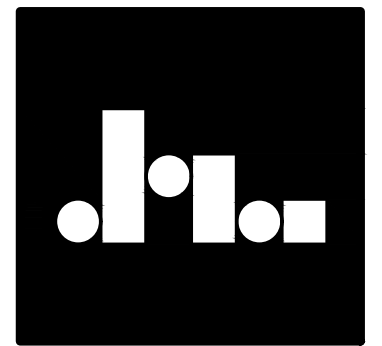
**6 WOOD LEDGER AT CONC. WALL**  
SCALE: N.T.S.



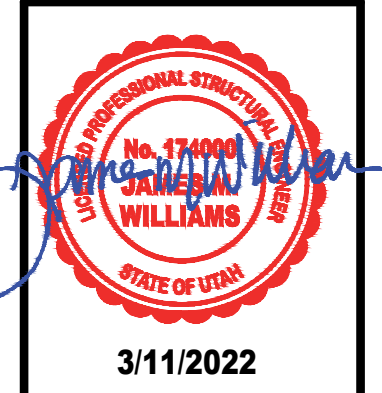
**3 FLOOR AT INTERIOR BEARING WALL**  
SCALE: N.T.S.

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

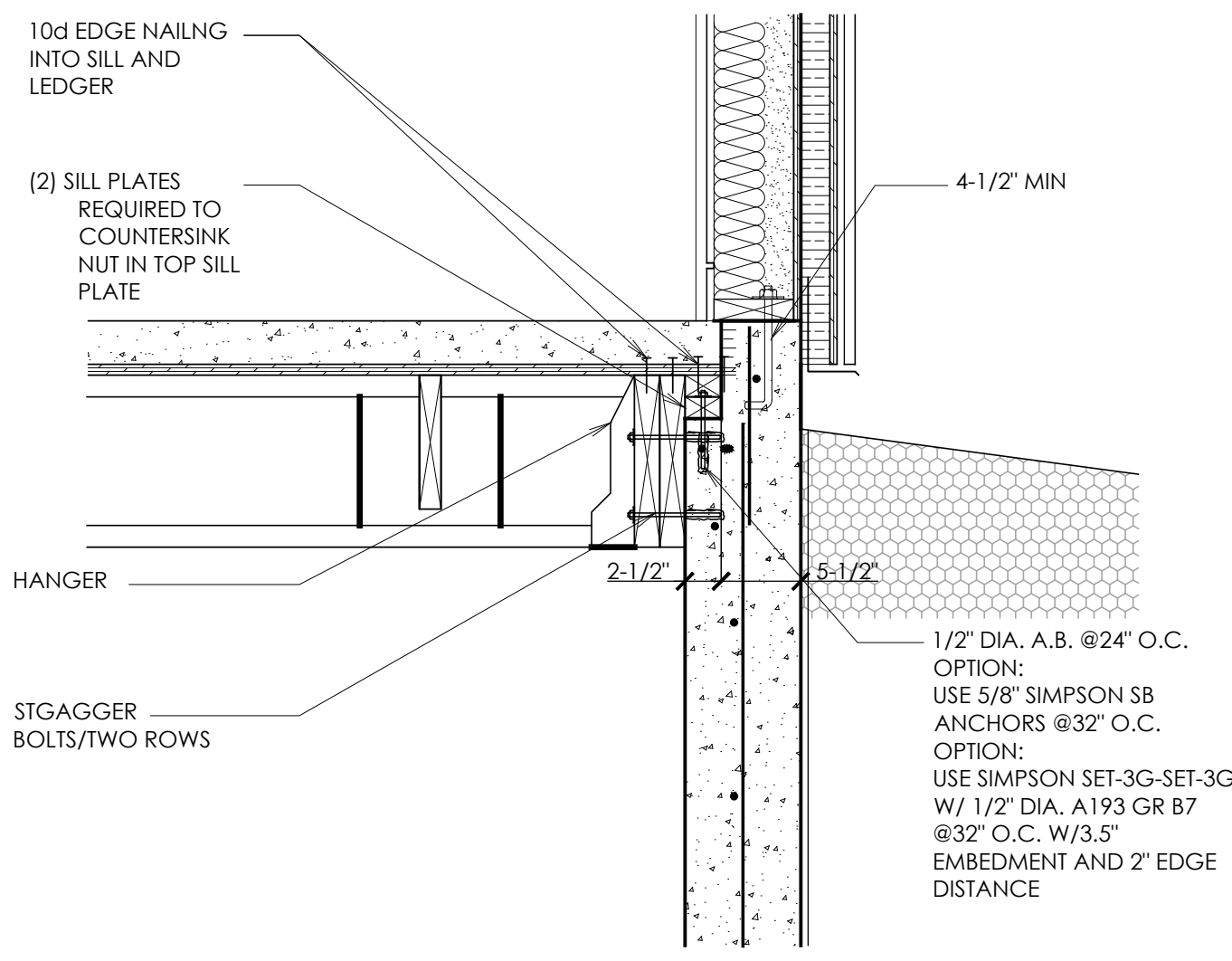
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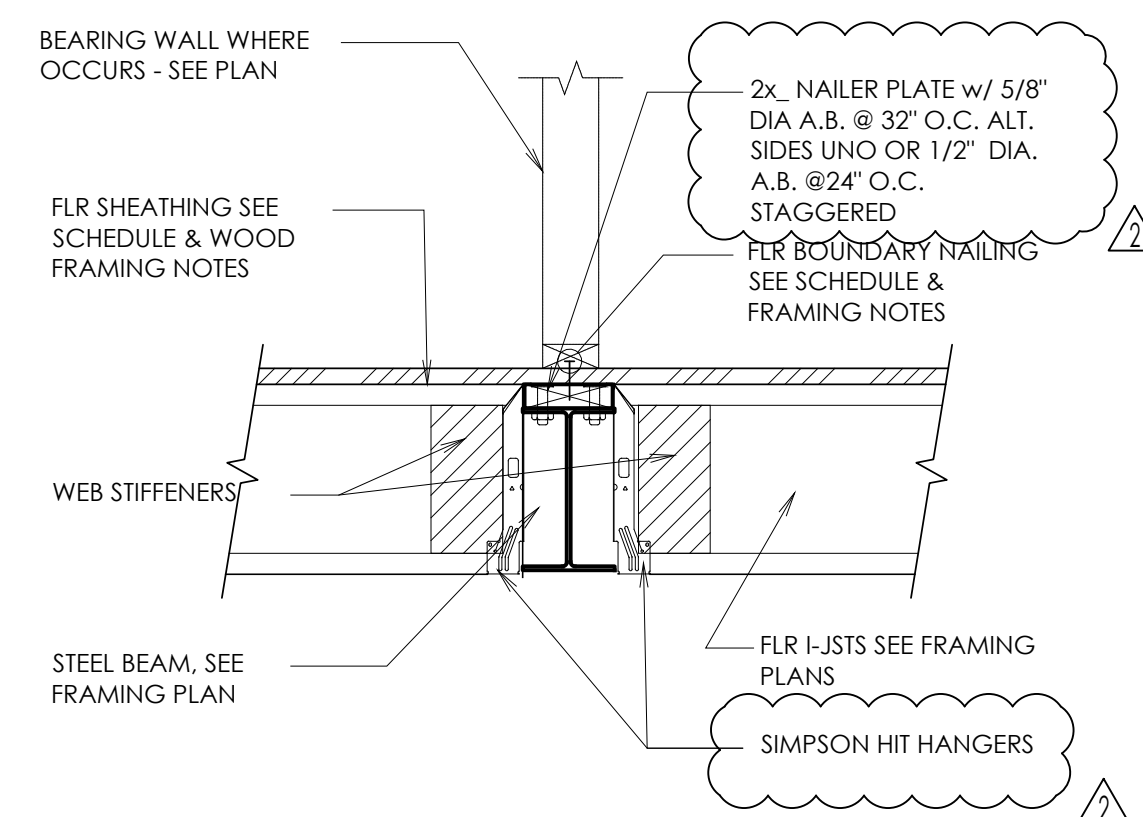
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DRAWN BY: SM  
JOB NO. 2019.002  
FILE: 2019.002

SHEET NO.  
**S4.1**

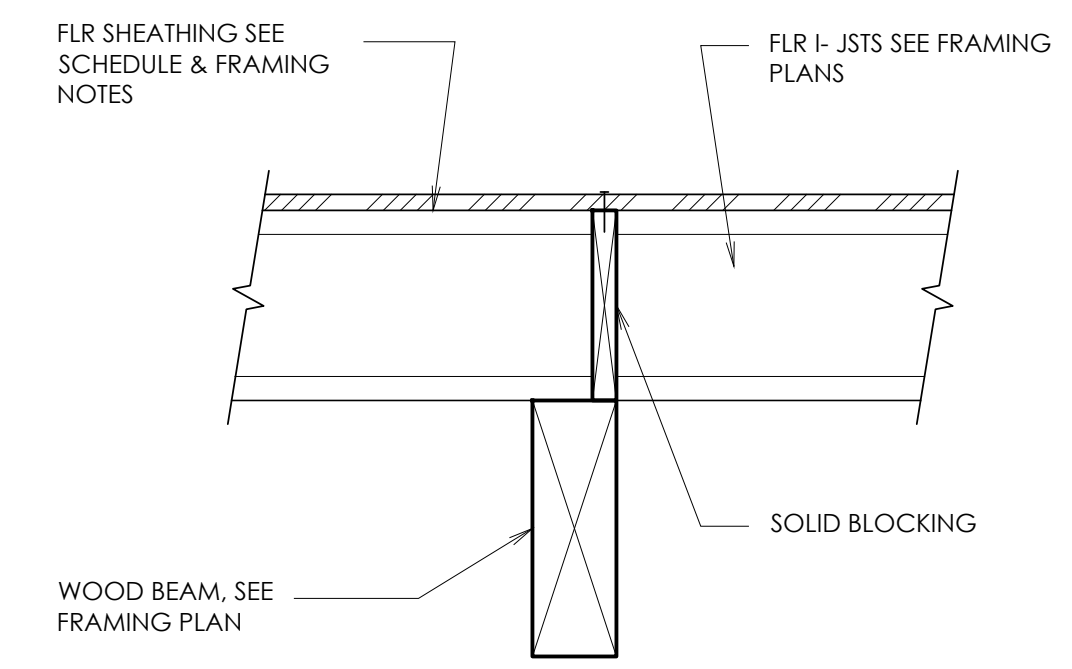
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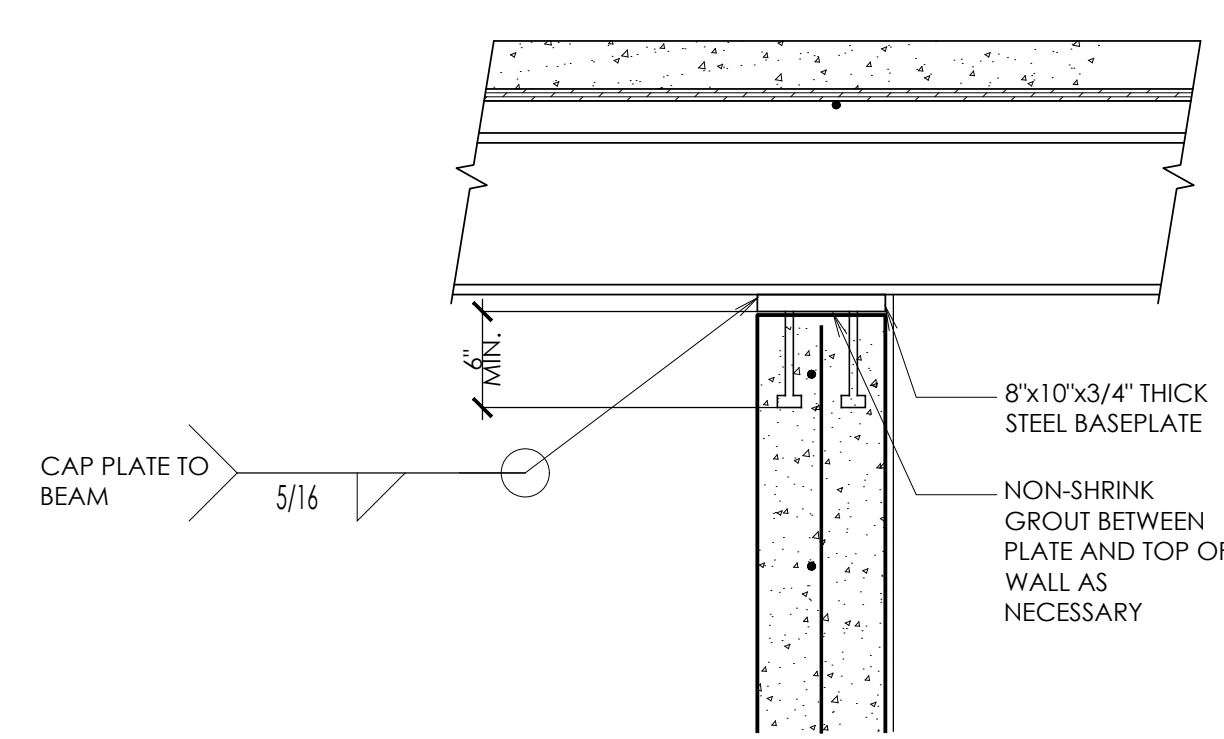
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S4.2 SCALE: N.T.S.  
**OPTIONAL DETAIL  
FLUSH-MOUNT WOOD BEAM AT JOISTS**



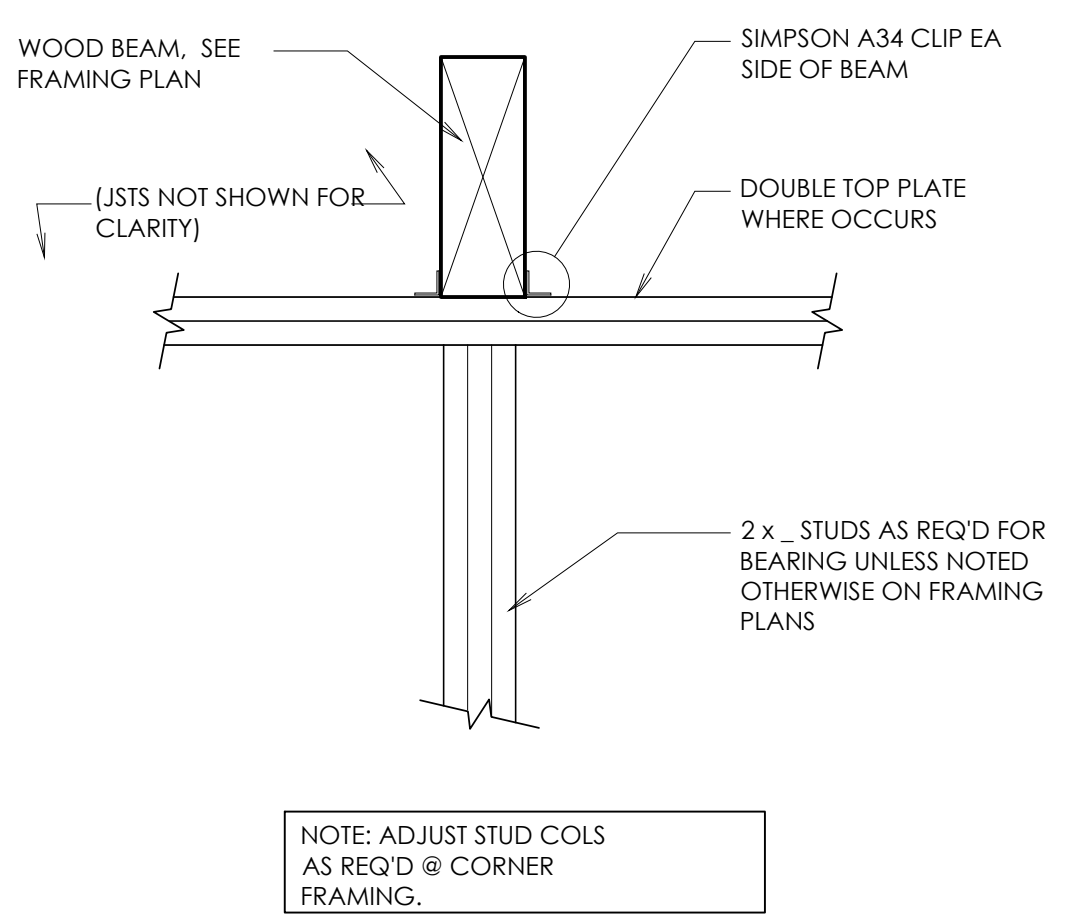
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S4.2 SCALE: N.T.S.  
**JOIST HANGER DETAIL**



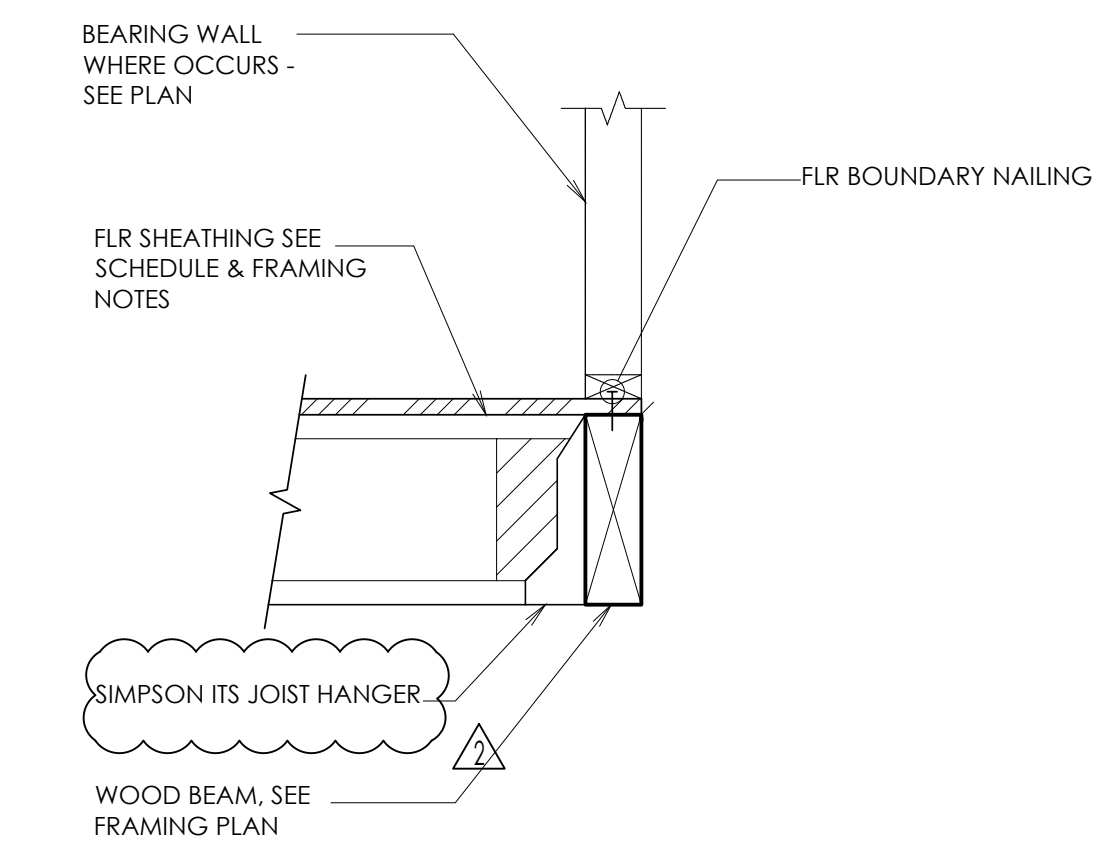
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S4.2 SCALE: N.T.S.  
**FLOOR JOISTS AT NON-FLUSH BEAM**



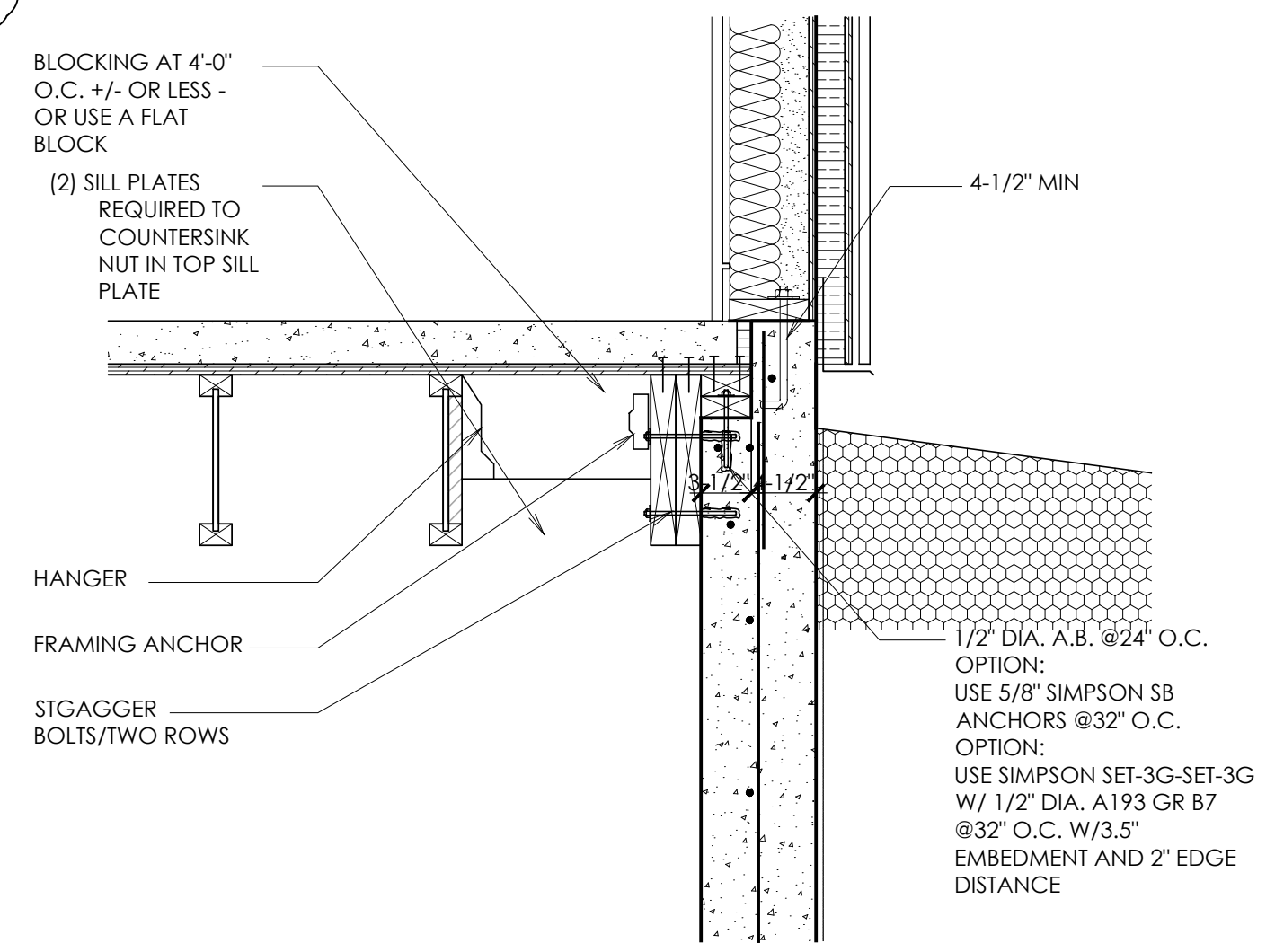
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S4.2 SCALE: N.T.S.  
**BEAM POCKET AT CANT. BEAMS**



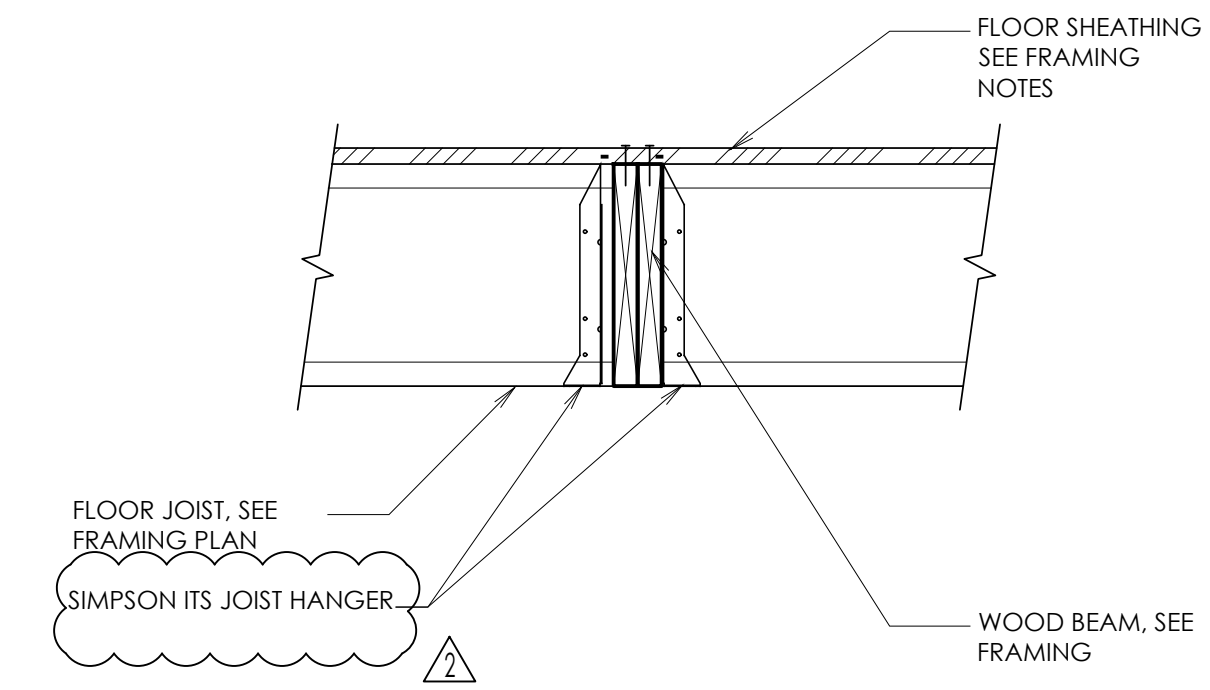
**5**  
S4.2 SCALE: N.T.S.  
**BEAM TO POST DETAIL**



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

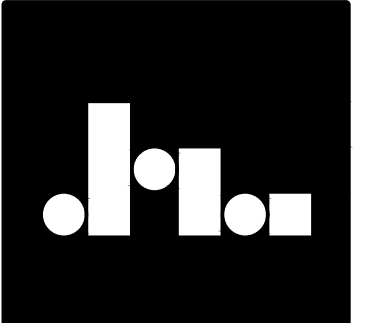


**6**  
S4.2 SCALE: N.T.S.  
**OPTIONAL DETAIL  
FLUSH-MOUNT WOOD BEAM AT JOISTS**



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

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**PROFESSIONAL STAMP**  
**JM WILLIAMS**  
STATE OF UTAH  
3/11/2022

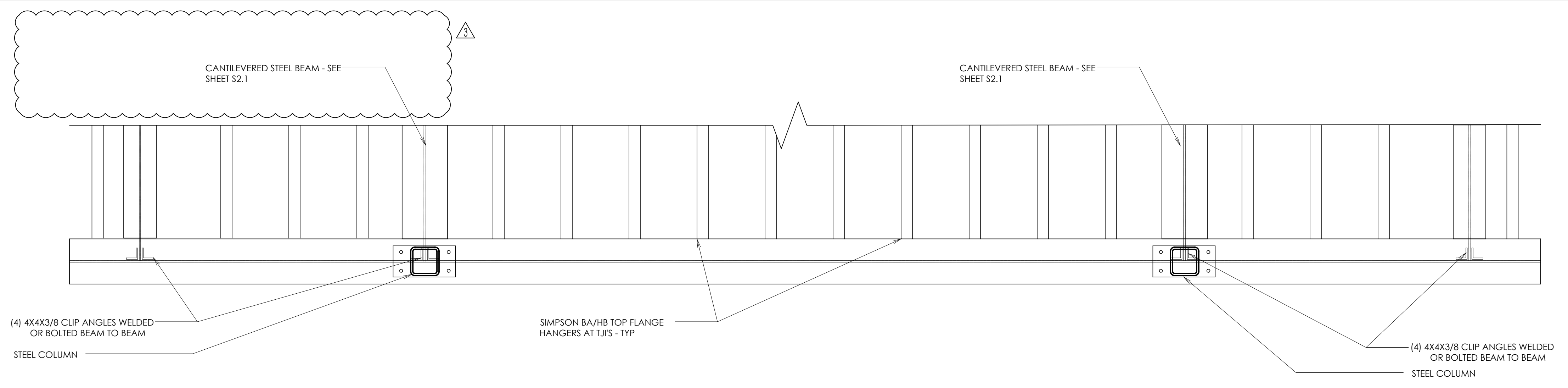
**FLOOR FRAMING DETAILS**  
**KLINEFELTER RESIDENCE**  
EDEN, UTAH

**REVISIONS:**  
▲ **AUG 20, 2019**  
▲ **SEP 11, 2019**  
▲ **NOV 4, 2019**

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

SHEET NO.  
**S4.2**

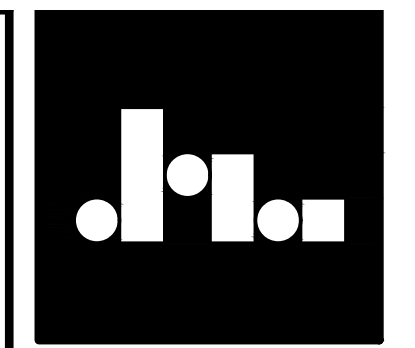
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**7** STEEL BEAM AT CANTILEVERED STEEL BEAMS  
 S4.3 SCALE: N.T.S.

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

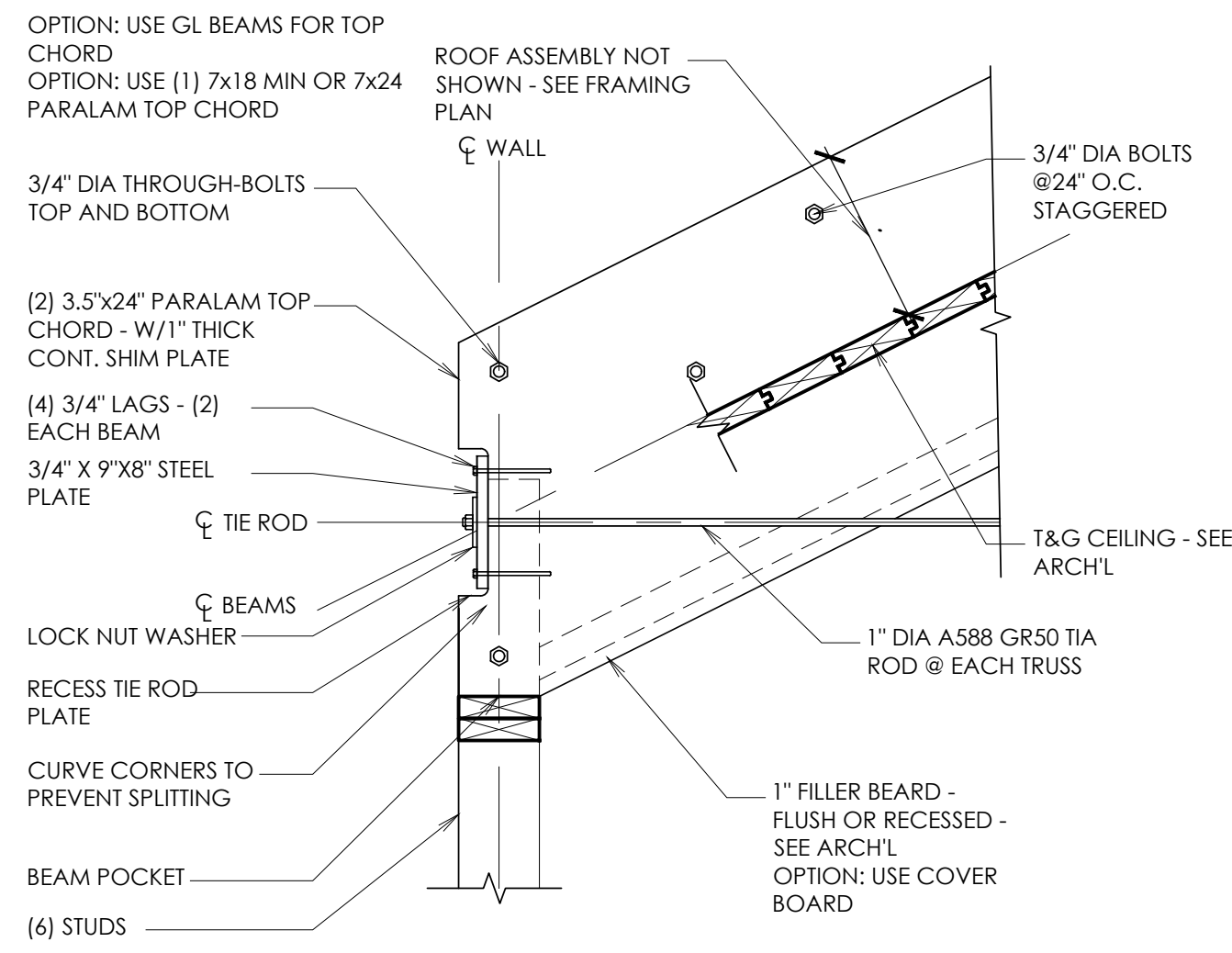
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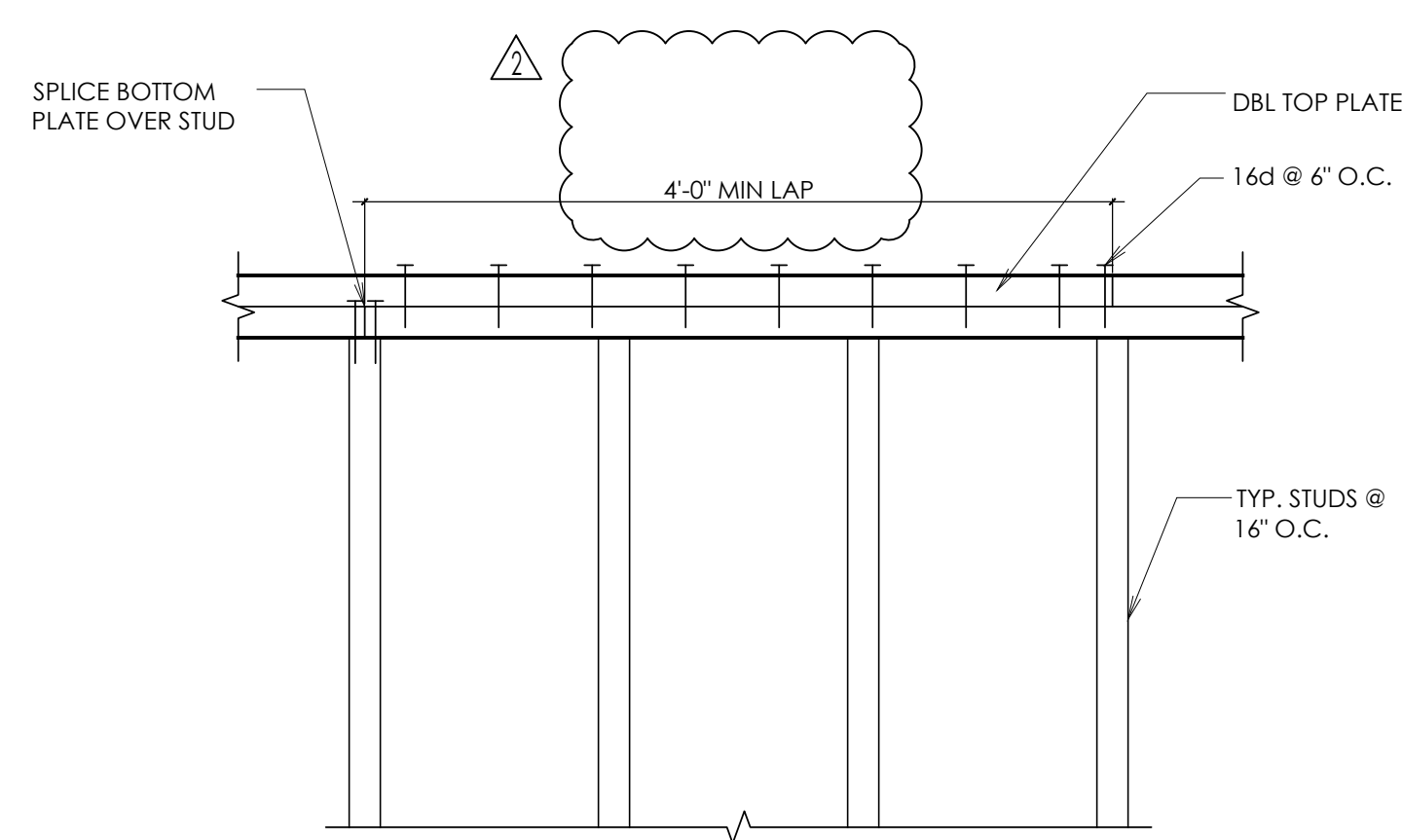
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SHEET NO.  
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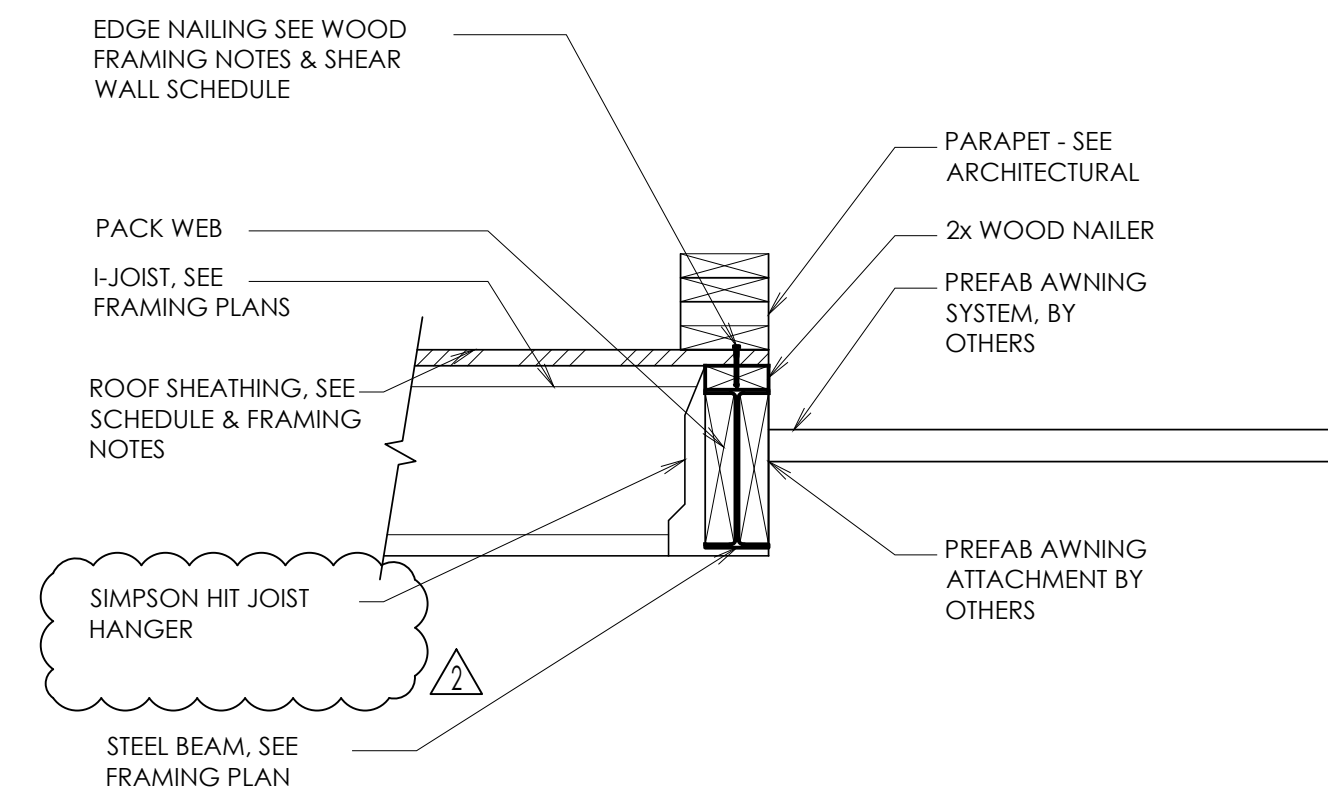
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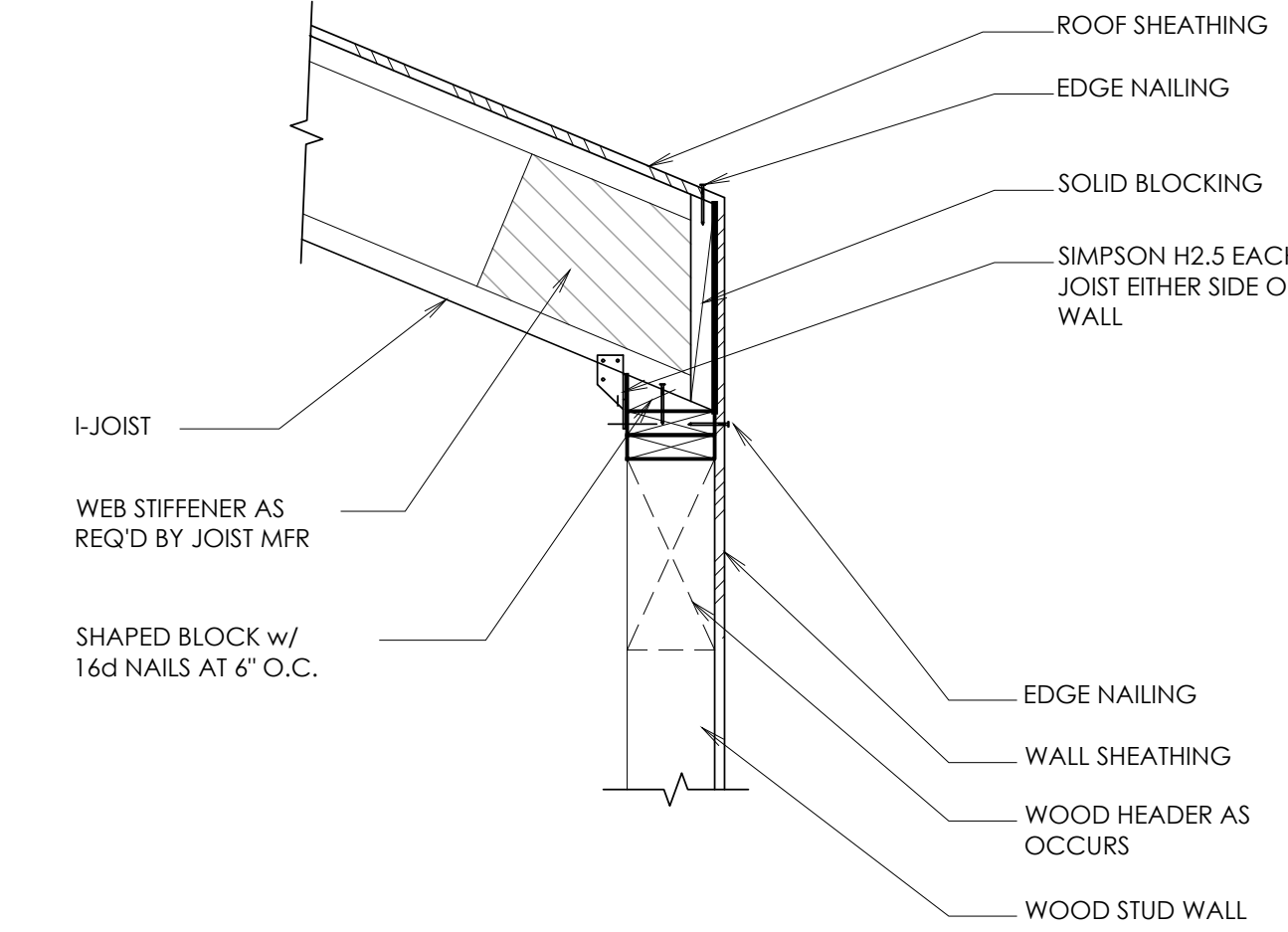
**10 TRUSS/BEARING DETAIL**  
SS.1 SCALE: N.T.S.



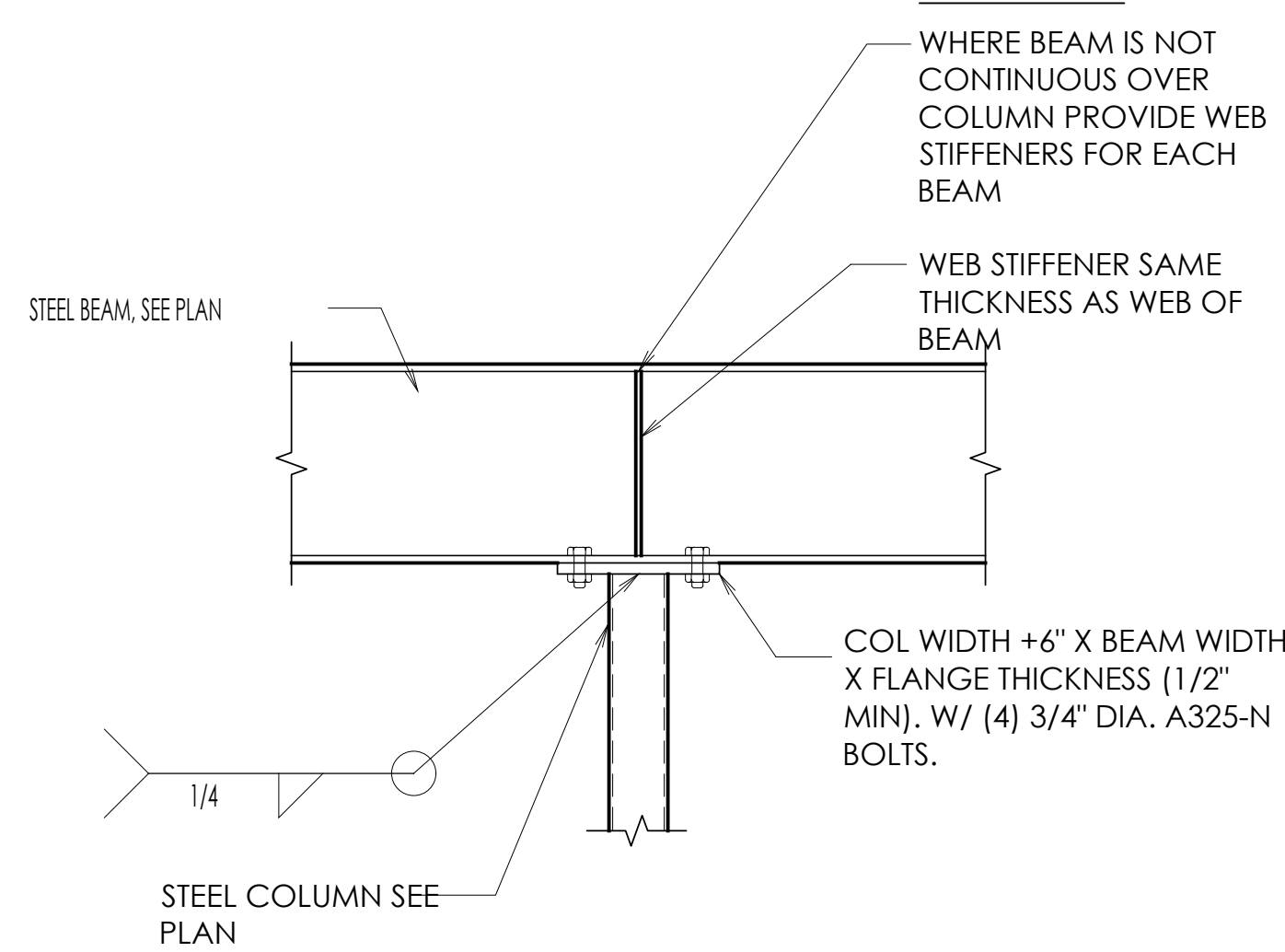
**7 TOP PLATE CHORD SPLICE**  
SS.1 SCALE: N.T.S.



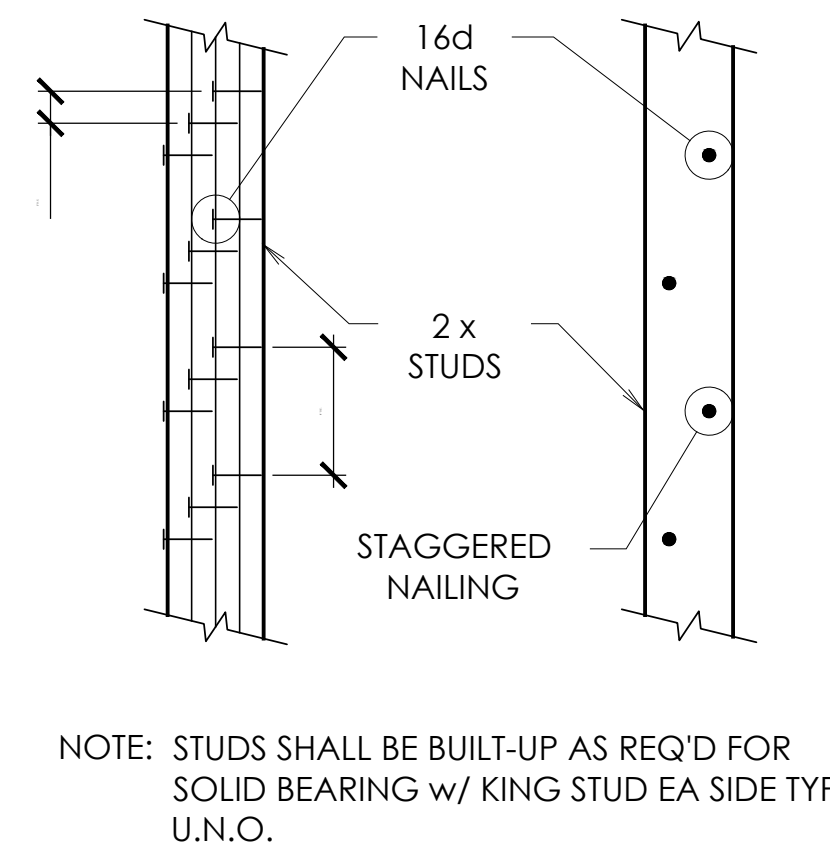
**4 I-JOIST AT STEEL BEAM**  
SS.1 SCALE: N.T.S.



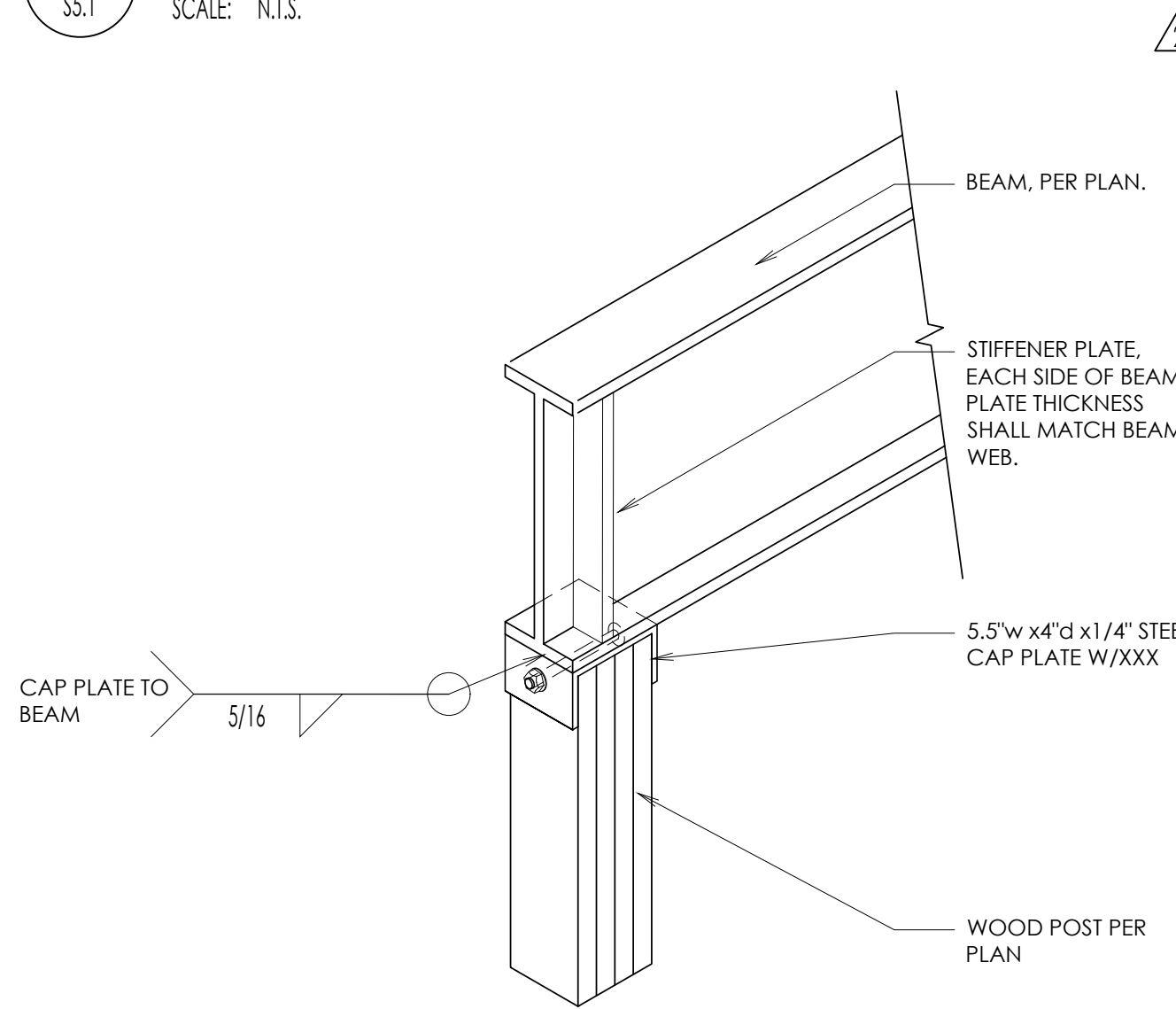
**1 I-JOIST AT WOOD STUD WALL**  
SS.1 SCALE: N.T.S.



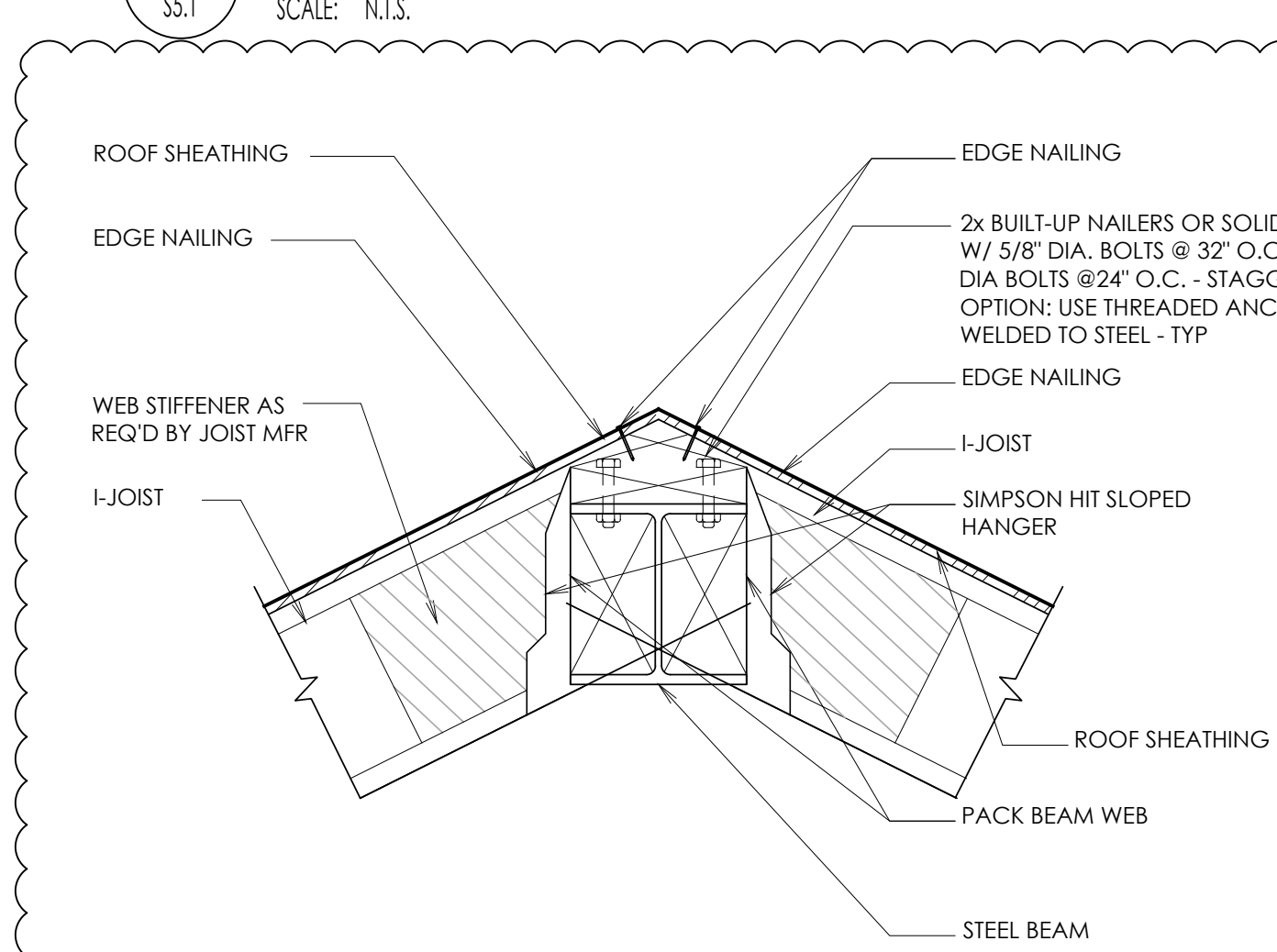
**11 TYP. BEAM TO COLUMN CONNECTION**  
SS.1 SCALE: N.T.S.



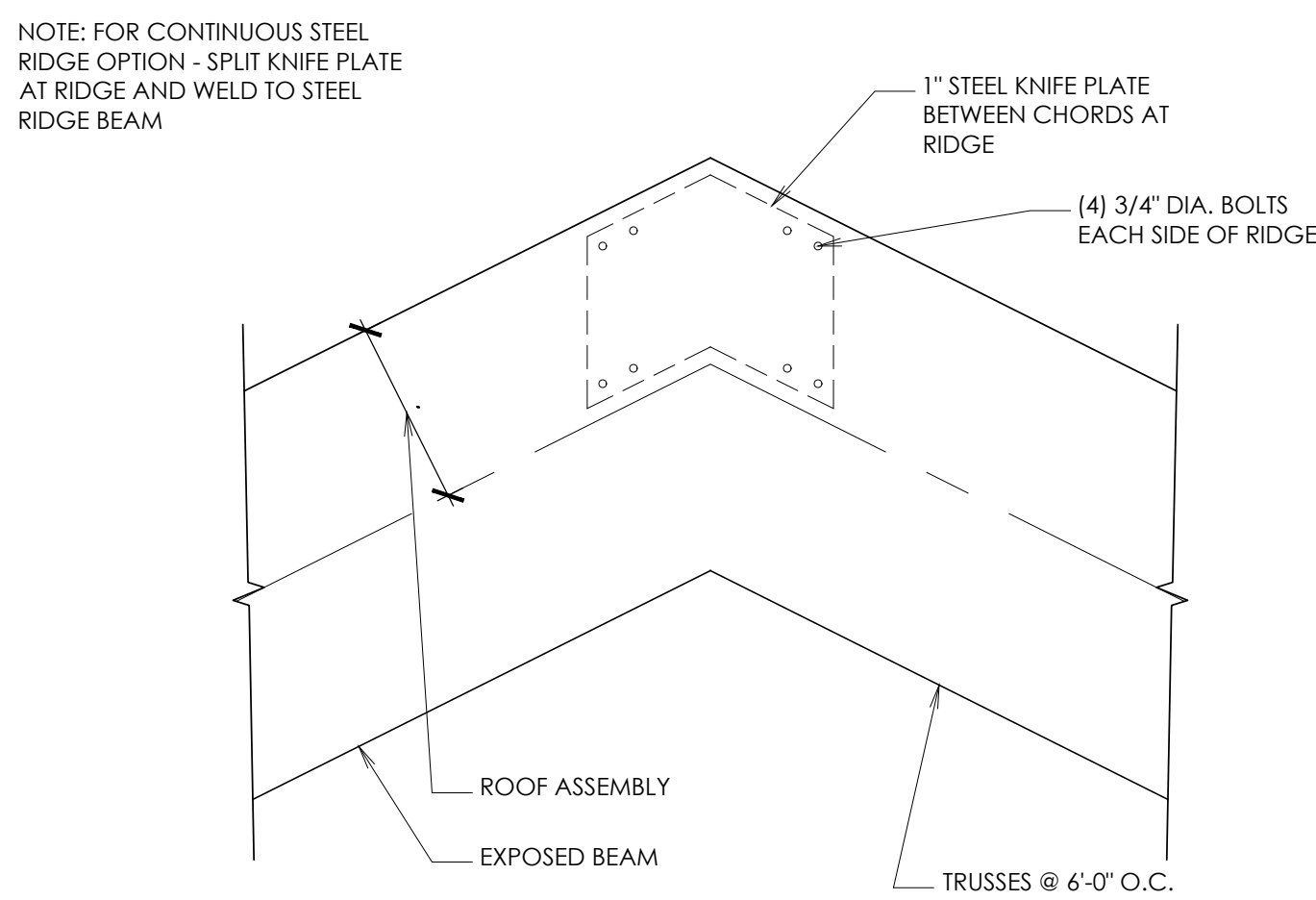
**8 BUILT-UP POST DETAIL**  
SS.1 SCALE: N.T.S.



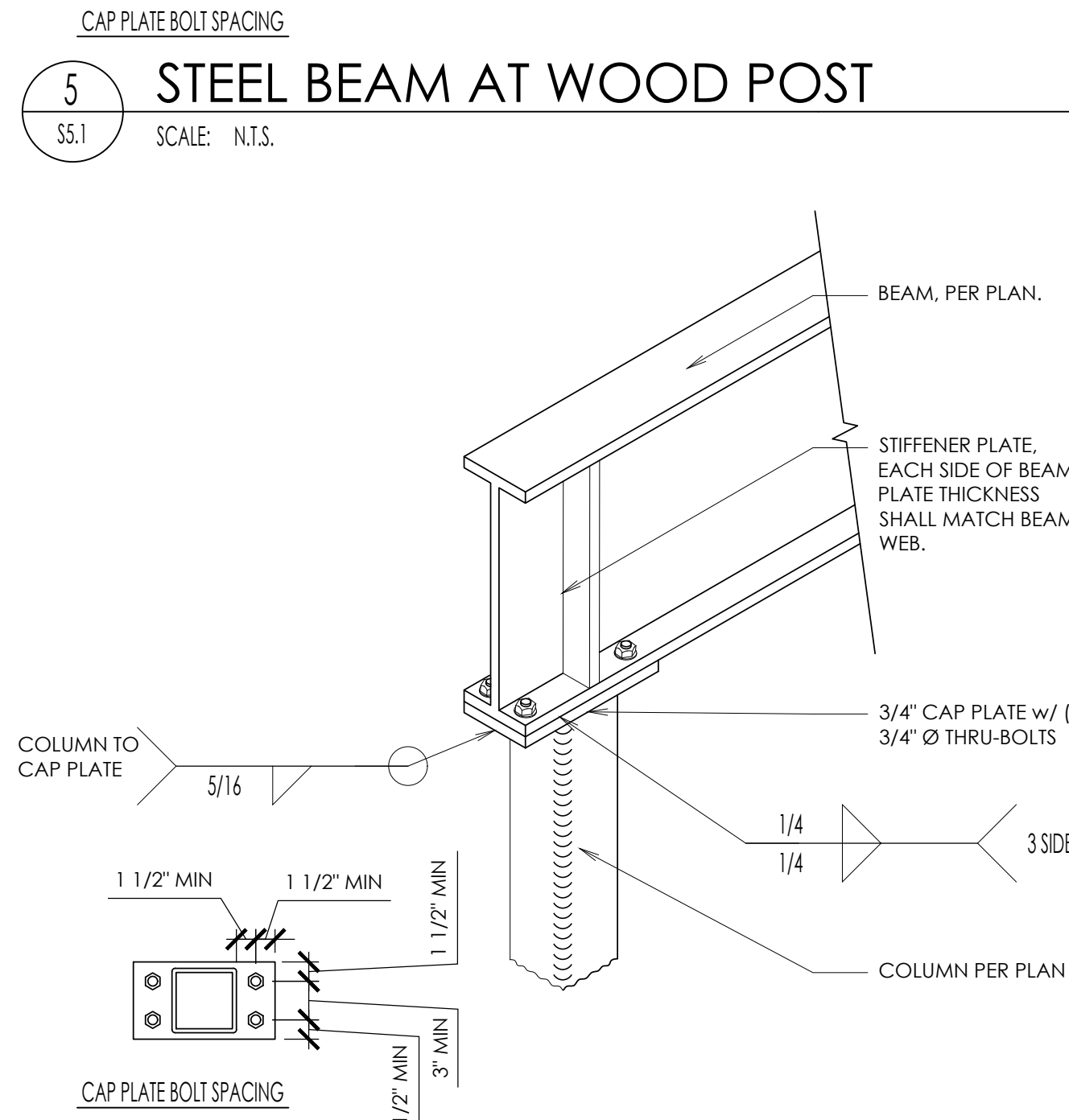
**5 STEEL BEAM AT WOOD POST**  
SS.1 SCALE: N.T.S.



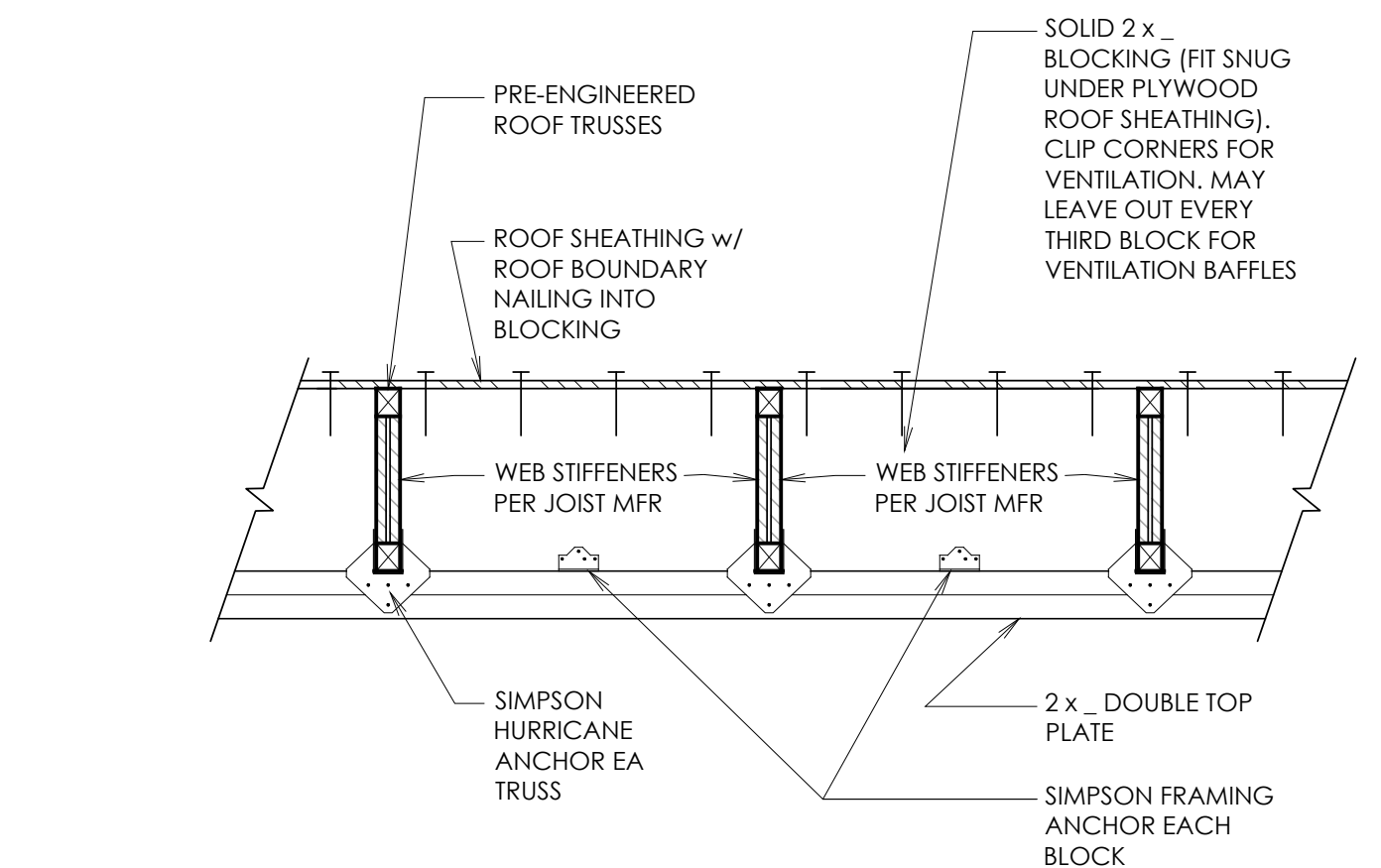
**2 I-JOIST AT WOOD RIDGE BEAM**  
SS.1 SCALE: N.T.S.



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

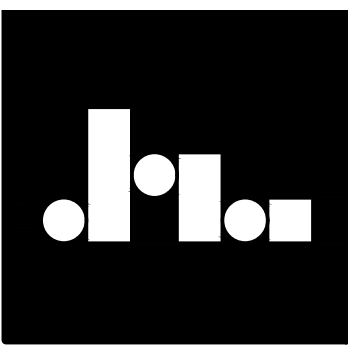


**6 STEEL BEAM AT STEEL COLUMN**  
SS.1 SCALE: N.T.S.

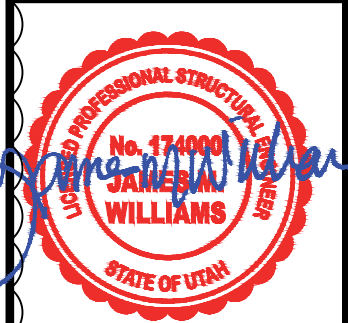


**4 RAFTER BLOCKING DETAIL**  
SS.1 SCALE: N.T.S.

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3/11/2022

FRAMING DETAILS  
KLINFELTER RESIDENCE  
EDEN, UTAH

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SHEET NO.  
**S5.1**

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