

GENERAL:  
UNLESS NOTED OTHERWISE, ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST BUILDING CODE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AT THE JOB SITE, AND TO FULLY COORDINATE ALL DIMENSIONS AND CONDITIONS OF DETAILS WITH OTHER DISCIPLINES. ANY FIELD CONDITIONS REQUIRING CONSTRUCTION THAT IS DIFFERENT FROM THAT SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. ANY CONFLICTING DETAILS SHOWN IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE CONSTRUCTION OF SAID DETAIL. DO NOT SCALE DRAWINGS. ANY QUESTIONS REGARDING THE CONSTRUCTION DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT IN THE FORM OF A WRITTEN REQUEST FOR INFORMATION (RFI).

ALL SUPPORT OF CONSTRUCTION LOADS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL SHORING AND BRACING REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION PROCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL WORK SHALL BE DONE IN ACCORDANCE WITH OSHA REQUIREMENTS. POTENTIAL CONFLICTS BETWEEN THESE DOCUMENTS AND OSHA REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER BEFORE PROCEEDING WITH THE WORK. ALL PROCEDURES OF SOIL EXCAVATION, BACK FILL, AND SUPPORT OF ADJACENT PROPERTY DURING EARTHWORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL DIMENSIONS INDICATED ON PLANS SHALL BE TO FACE OF STUDS, FACE OF CONCRETE BLOCK, FACE OF ROUGH CONCRETE, CENTERLINE OF COLUMNS, BOTTOM OF METAL DECK, AND TOP OF SLAB, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT INDICATED ON STRUCTURAL DRAWINGS. THE FOLLOWING DESIGN CRITERIA SHALL BE ENFORCED.

GOVERNING BUILDING CODE: IBC 2018  
RISK CATEGORY: II (IBC TABLE 1604.5)

#### LOADING:

##### ROOF LOAD

1. ROOF DEAD LOAD: 20 PSF (15 PSF + 5 PSF FOR SOLAR PANELS)
2. ROOF LIVE LOAD: 20 PSF (NON-CONCURRENT WITH ROOF SNOW LOAD)
3. ROOF SNOW LOAD:
  - A. GROUND SNOW LOAD  $P_g = 60$  PSF
  - B. FLAT ROOF SNOW LOAD  $P_f = 50$  PSF (SNOW DRIFT PER ASCE 7)
  - C. SLOPED ROOF SNOW LOAD  $P_s = 25$  PSF
  - D. SNOW EXPOSURE FACTOR  $C_e = 1.2$
  - E. SNOW LOAD IMPORTANCE FACTOR  $I_s = 1.0$
  - F. THERMAL FACTOR  $C_t = 1.0$

##### FLOOR LOAD

3. DEAD: 15 PSF
4. LIVE: 40 PSF (RESIDENTIAL)

##### WIND LOAD

1. BASIC WIND SPEED: 105 MPH USED IN CALCUS
2. WIND EXPOSURE TYPE: C
3. WIND IMPORTANCE FACTOR,  $I_w = 1.0$
4. INTERNAL PRESSURE COEFFICIENT =  $\pm 0.18$

##### SEISMIC LOAD

1. SEISMIC IMPORTANCE FACTOR  $I_e = 1.0$
2. SITE COEFFICIENTS
  - A.  $SDS = 0.767g$
  - B.  $C_t = 0.02$
  - C. SOIL SITE CLASS = D
  - D. SEISMIC DESIGN CATEGORY = D
4. BASIC LFRS = LIGHT FRAMED WALL WITH SHEAR WALLS (LONGITUDINAL DIR.)
  - A. RESPONSE MODIFICATION COEFFICIENT  $R = 6.5$
  - B. W WEIGHT OF STRUCTURE:
  - C. DESIGN BASE SHEAR =  $0.118W$  (ULTIMATE),  $0.084W$  (SERVICE)
  - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE
5. BASIC LFRS = LIGHT FRAMED WALL WITH SHEAR WALLS (TRANSVERSE DIR.)
  - A. RESPONSE MODIFICATION COEFFICIENT  $R = 2$
  - B. W WEIGHT OF STRUCTURE:
  - C. DESIGN BASE SHEAR =  $0.384W$  (ULTIMATE),  $0.274W$  (SERVICE)
  - D. DESIGN PROCEDURE: EQUIVALENT LATERAL FORCE

#### ALTERNATES:

ALTERNATE PRODUCTS OF SIMILAR STRENGTH, NATURE AND FORM FOR SPECIFIED ITEMS MAY BE SUBMITTED WITH ADEQUATE TECHNICAL DOCUMENTATION TO THE ARCHITECT/ENGINEER FOR REVIEW. ALTERNATE MATERIALS THAT ARE SUBMITTED WITHOUT ADEQUATE TECHNICAL DOCUMENTATION OR THAT SIGNIFICANTLY DEVIATE FROM THE DESIGN INTENT OF MATERIALS SPECIFIED MAY BE RETURNED WITHOUT REVIEW. ALTERNATES THAT REQUIRE SUBSTANTIAL EFFORT TO REVIEW WILL NOT BE REVIEWED UNLESS AUTHORIZED BY THE OWNER.

#### DISCREPANCIES:

IN CASE OF DISCREPANCIES BETWEEN THE GENERAL NOTES, SPECIFICATIONS PLAN/DETAILS OR REFERENCE STANDARDS, THE ARCHITECT/ENGINEER SHALL DETERMINE WHICH SHALL GOVERN. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK. SHOULD ANY DISCREPANCY BE FOUND IN THE CONTRACT DOCUMENTS, THE CONTRACTOR WILL BE DEEMED TO HAVE INCLUDED IN THE PRICE THE MOST EXPENSIVE WAY OF COMPLETING THE WORK, UNLESS PRIOR TO THE SUBMISSION OF THE PRICE, THE CONTRACTOR ASKS FOR A DECISION FROM THE ARCHITECT AS TO WHICH SHALL GOVERN. ACCORDINGLY, ANY CONFLICT IN OR BETWEEN THE CONTRACT DOCUMENTS SHALL NOT BE A BASIS FOR ADJUSTMENT IN THE CONTRACT PRICE.

#### SITE VERIFICATION:

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. CONFLICTS BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.

#### MEANS, METHODS AND SAFETY REQUIREMENTS:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB RELATED SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH). CONTRACTOR IS RESPONSIBLE TO ADHERE TO OSHA REGULATIONS REGARDING STEEL ERECTION ITEMS SPECIFICALLY ADDRESSED ON THE LATEST OSHA REGULATIONS. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM UNLESS REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR'S TEMPORARY BRACING AND SHORING DESIGN ENGINEER.

#### BRACING/SHORING DESIGN ENGINEER:

THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY AN SSE, A REGISTERED PROFESSIONAL ENGINEER FOR THE DESIGN OF ANY TEMPORARY BRACING AND SHORING.

#### TEMPORARY SHORING, BRACING:

THE CONTRACTOR IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY.

#### CONSTRUCTION LOADS:

LOADS ON THE STRUCTURE DURING CONSTRUCTION SHALL NOT EXCEED THE DESIGN LOADS AS NOTED IN DESIGN CRITERIA & LOADS BELOW OR THE CAPACITY OF PARTIALLY COMPLETED CONSTRUCTION AS DETERMINED BY THE CONTRACTOR'S SSE FOR BRACING/SHORING.

#### CHANGES IN LOADING:

THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE SER OF ANY ARCHITECTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING LOAD IMPOSED ONTO THE STRUCTURE THAT DIFFERS FROM, OR THAT IS NOT DOCUMENTED ON THE ORIGINAL CONTRACT DOCUMENTS (ARCHITECTURAL / STRUCTURAL / MECHANICAL / ELECTRICAL OR PLUMBING DRAWINGS). PROVIDE DOCUMENTATION OF LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL UNDOCUMENTED LOADS IN EXCESS OF 400 POUNDS. PROVIDE MARKED-UP STRUCTURAL PLAN INDICATING LOCATIONS OF ANY NEW EQUIPMENT OR LOADS. SUBMIT PLANS TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO INSTALLATION.

#### NOTE PRIORITIES:

PLAN AND DETAIL NOTES AND SPECIFIC LOADING DATA PROVIDED ON THE INDIVIDUAL PLANS AND DETAIL DRAWINGS SUPPLEMENTS INFORMATION IN THE STRUCTURAL GENERAL NOTES.

#### PLAN INFORMATION:

DIMENSIONS ARE FOR REFERENCE, CONTRACTOR TO VERIFY ALL DIMENSIONS. DIMENSIONS ARE PROVIDED BY THE ARCHITECT'S ELECTRONIC FILE. ALWAYS VERIFY THESE PLANS AND DIMENSIONS WITH THE ARCHITECT PLANS UNDER NO CIRCUMSTANCES WILL MCNEIL ENGINEERING, ITS EMPLOYEES OR AGENTS BE LIABLE FOR ANY DIRECT, INDIRECT PUNITIVE OR CONSEQUENTIAL DAMAGES THAT MAY RESULT IN ANY WAY FROM YOUR USE. MISUSE, REFERENCE TO OR RELIANCE ON ANY OF THE INFORMATION PROVIDED OR THAT RESULT FROM MISTAKES, ERRORS, OMISSIONS, INTERPRETATIONS OR DEFECTS. MCNEIL ENGINEERING EXPRESSLY DISCLAIMS ALL WARRANTIES, INCLUDING ANY EXPRESS OR

IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE WITH RESPECT TO THE INFORMATION HEREIN.

WHILE MCNEIL ENGINEERING MAKES EVERY EFFORT TO PRESENT ACCURATE AND RELIABLE INFORMATION, MCNEIL ENGINEERING DOES NOT ENDORSE, APPROVE OR CERTIFY THE INFORMATION PROVIDED BY OTHERS, NOR DOES MCNEIL ENGINEERING GUARANTEE ITS ACCURACY, COMPLETENESS OR TIMELINESS. USE OF THIS INFORMATION IS VOLUNTARY AND RELIANCE ON IT SHOULD ONLY BE UNDERTAKEN AFTER YOU HAVE INDEPENDENTLY VERIFIED ITS ACCURACY, COMPLETENESS AND TIMELINESS.

CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY DIMENSIONS AGAINST THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. DIMENSIONS SHOWN ON THE CONSTRUCTION DOCUMENTS MUST BE VERIFIED WITH ARCHITECTURAL PLANS. IF ANY DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. MCNEIL ENGINEERING DOES NOT GUARANTEE THAT THIS ELECTRONIC MEDIA HAS NOT BEEN DAMAGED, ALTERED OR MODIFIED DURING TRANSMISSION AND/OR STORAGE. MCNEIL ENGINEERING DOES NOT GUARANTEE CHANGES ON THE ARCHITECTURAL PLANS HAVE BEEN FULLY CONVEYED AND THE CONSTRUCTION DOCUMENT UPDATED. ANYONE RECEIVING ELECTRONIC MEDIA MUST VERIFY ALL INFORMATION WITH THE CORRESPONDING OFFICIAL CONSTRUCTION DRAWINGS. ANY USE OR REUSE OF THIS INFORMATION SHALL BE THE FULL RESPONSIBILITY OF THE USER.

#### FOUNDATIONS:

SOIL TO BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS. ALL FOOTING DEPTHS INDICATED ON PLANS ARE MINIMUM DEPTHS. FOOTINGS MAY BE PLACED IN NEAT EXCAVATED TRENCHES. TRENCH SHALL BE APPROVED BY INSPECTOR PRIOR TO PLACEMENT OF CONCRETE. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT.

1. MAXIMUM NET BEARING PRESSURE = 1,500 PSF (NET ALLOWABLE) - ASSUMED PER IBC
2. FROST DEPTH - VERIFY W/ LOCAL JURISDICTION - FOOTINGS TO BE PLACED 36" MIN DEPTH (FROM GRADE TO BOTTOM OF FOOTING)
3. INTERIOR FOOTINGS = 12" (BOTTOM OF FOOTING TO TOP OF SOIL OR SLAB)
4. LATERAL SOIL PRESSURE : ACTIVE = 40 PCF; AT REST = 55 PCF; PASSIVE = 250 PCF (ASSUMED)
5. FRICTION COEFFICIENT : 0.45

#### CONCRETE:

ALL CONCRETE MATERIALS SHALL COMPLY WITH THE STANDARDS SPECIFIED IN THE LATEST EDITION OF THE ACI 318 BUILDING CODE. EACH MIX DESIGN SHALL BE REVIEWED BY AN APPROVED INDEPENDENT LABORATORY.

LOCATION	EXPOSURE CLASS	SLUMP (MAX)	AGGREGATE (MAX SIZE)	AIR CONTENT	COMPRESSIVE STRENGTH (PSI)
FOOTINGS (INTERIOR)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
FOOTINGS (EXTERIOR)	F0, S0, P0, C0	5"	1" DIA.	1.5%	3,500 PSI
CONCRETE WALLS	F1, S0, P0, C1	4"	3/4" DIA.	5%	4,500 PSI
INTERIOR SLAB ON GRADE	F0, S0, P0, C0	5"	3/4" DIA.	1.5%	4,000 PSI

2500 PSI USED IN DESIGN

CONCRETE TYPE: TYPE I,

MAX FLYASH: 25%

AIR CONTENT = 1.5% MEASURED AT POINT OF FINAL PLACEMENT. AIR-ENTRAINING ADMIXTURES SHALL COMPLY WITH ASTM C260 (WHEN USED). CALCIUM CHLORIDE SHALL NOT BE ADDED TO THE CONCRETE MIX. UNREINFORCED CONCRETE SLABS ON GRADE MAY HAVE CALCIUM CHLORIDE NOT EXCEEDING ONE PERCENT. AIR ENTRAINMENT SHALL BE ADJUSTED FOR THE USE OF ADMIXTURES AND FLY ASH.

ANY CONCRETE THAT FAILS TO MEET SPECIFICATIONS SHALL BE REMOVED AND REPLACED AT THE EXPENSE OF THE CONTRACTOR.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, DESIGN, PLACEMENT AND REMOVAL OF ALL FORMWORK. ALL SHORING DURING PLACEMENT OF CONCRETE IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SEE CIVIL DRAWINGS FOR SITE CONCRETE REQUIREMENTS. IN ABSENCE OF INFORMATION, USE VALUES LISTED.

#### CAST-IN-PLACE CONCRETE COVER:

CONFORM TO THE FOLLOWING COVER AND CORROSION PROTECTION REQUIREMENTS UNLESS NOTED OTHERWISE IN THE DRAWINGS.

REINFORCEMENT LOCATION	MIN. COVER
FOOTING BOTTOM REINFORCEMENT	3"
FOOTING TOP REINFORCEMENT	2"
SLAB ON GRADE REINFORCEMENT	2" FROM TOP
WALLS IN CONTACT WITH EARTH	2"
WALLS NOT IN CONTACT WITH EARTH	3/4"

#### POST-INSTALLED ANCHORS TO CONCRETE:

ANCHOR LOCATION, TYPE, DIAMETER AND EMBEDMENT SHALL BE AS INDICATED ON DRAWINGS. REFERENCE THE "POST INSTALLED ANCHORS" SECTION FOR APPLICABLE POST-INSTALLED ANCHOR ADHESIVES. ANCHORS SHALL BE INSTALLED AND INSPECTED IN STRICT ACCORDANCE WITH THE APPLICABLE ICC.

#### CONCRETE REINFORCING:

ALL REINFORCING BARS SHALL CONFORM TO ASTM A-615 GRADE 60,  $F_y = 60,000$  PSI MIN., UNLESS NOTED OTHERWISE. BARS SHALL BE TIED SECURE PRIOR TO PLACEMENT OF CONCRETE TO MAINTAIN PROPER PLACEMENT AFTER CONCRETE IS IN PLACE. LAP ALL BARS 40 DIAMETERS UNLESS NOTED OTHERWISE. SPLICE BARS ONLY WHERE SHOWN ON PLANS.

NORMAL WEIGHT CONCRETE SHALL HAVE A UNIT WEIGHT OF POUNDS PER CUBIC FOOT. USE OF CALCIUM CHLORIDE IS NOT PERMITTED IN ANY CONCRETE MIXES. ALL OTHER ADDITIVES AND ADMIXTURES MUST HAVE THE WRITTEN APPROVAL OF THE ENGINEER. THE ENGINEER SHALL HAVE 10 BUSINESS DAYS TO REVIEW SHOP DRAWINGS.

#### STRUCTURAL STEEL:

ALL STRUCTURAL STEEL COMPONENTS SHALL BE FABRICATED AND ERECTED ACCORDING TO THE LATEST EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION "SPECIFICATIONS FOR DESIGN FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS", WITH "COMMENTARY", AND THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS WELL AS THE FOLLOWING STANDARDS.

AISC "SPECIFICATIONS FOR STRUCTURAL JOINTS USING ASTM A-325 OR A-490 BOLTS" APPROVED BY THE RESEARCH COUNCIL ON RIVETED AND BOLTED STRUCTURAL JOINTS OF THE ENGINEERING FOUNDATION.  
WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.  
HOLLOW STRUCTURAL SECTIONS: ASTM A588 GRADE B  
FY MIN. = 46 KSI  
ANGLES, CHANNELS, PLATES & BARS: ASTM A36.

ALL STEEL SECTIONS SHALL CONFORM TO THE FOLLOWING:  
WIDE FLANGE SHAPES: ASTM A572 GRADE 50 OR ASTM A992 GRADE 50.  
HOLLOW STRUCTURAL SECTIONS: ASTM A588 GRADE B  
FY MIN. = 46 KSI  
ANGLES, CHANNELS, PLATES & BARS: ASTM A36.

#### LAMINATED VENEER LUMBER:

ALL LAMINATED VENEER LUMBER SHALL CONFORM TO THE SPECIFICATIONS OF BOISE CASCADE CORPORATION FOR VENEER LUMBER, OR ENGINEER APPROVED EQUIVALENT. DESIGN VALUES SHALL MEET OR EXCEED THOSE PUBLISHED VALUES IN THE BOISE CASCADE PRODUCT GUIDE, LATEST EDITION.

#### SHEATHING:

SHEATHING SHALL BE A.P.A. RATED, SEE PLAN FOR SPAN RATING AND THICKNESS. SHEATHING INSTALLATION:

ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING MEMBERS U.N.O. AND END JOINTS SHALL BE STAGGERED. WALL SHEATHING MAY BE APPLIED HORIZONTALLY OR VERTICALLY.

ALL NAILS SHALL BE COMMON WIRE NAILS U.N.O. EQUIVALENT PNEUMATIC DRIVEN NAILS MAY BE USED IF FASTENER MANUFACTURER HAS CURRENT I.C.C. APPROVAL. FASTENERS TO BE USED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE COMMON NAIL SPECIFIED.

USE EXTERIOR GRADE SHEATHING AT DECKS AND CORRIDORS.

#### ROOF SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS. PLY CLIPS OR APPROVED EQUAL CONNECTOR SHALL BE INSTALLED AT MID SPAN BETWEEN EACH SUPPORT WHEN RAFTER SPACING EXCEEDS 16" AND EDGE BLOCKING IS NOT SPECIFIED.

TYPICAL NAILING SHALL BE 8d @ 6" O.C. AT SUPPORTED EDGES AND OVER SHEAR WALLS AND 8d @ 12" O.C. AT INTERMEDIATE SUPPORTS, U.N.O.

#### FLOOR SHEATHING:

EDGE BLOCKING OF UNSUPPORTED EDGES OF SHEATHING AS NOTED ON PLANS.

TYPICAL NAILING SHALL BE 10d @ 6" O.C. ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10d @ 12" O.C. ALL INTERMEDIATE SUPPORTS U.N.O. USE RING SHANK NAILS.

ALL FLOOR SHEATHING SHALL BE GLUED TO JOISTS. THE FIELD-GLUED FLOOR SYSTEM SHALL BE INSTALLED ACCORDING TO THE RECOMMENDATION OF THE AMERICAN PLYWOOD ASSOCIATION. GLUE SHALL BE APPLIED TO THE JOISTS AND TO THE GROOVE IN THE EDGE OF THE 1" & 3" PANELS. GLUE SHALL MEET THE REQUIREMENTS OF THE AMERICAN PLYWOOD ASSOCIATION ADHESIVE SPEC. AFG-D1 AND SHALL BE APPLIED AS DIRECTED BY THE GLUE MANUFACTURER. GLUE MAY BE APPLIED MANUALLY OR WITH PNEUMATIC OF ELECTRIC EQUIPMENT.

#### PREFABRICATED ROOF WOOD TRUSSES:

TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARDS: NATIONAL DESIGN SPEC. AMERICAN INSTITUTE OF TIMBER CONSTRUCTION RULE NO. 16. DESIGN SPECS FOR LT. MTL. PLATE CONNECTED WOOD TRUSSES BY THE TRUSS PLATE INSTITUTE. CAMBER TRUSSES FOR 1 1/2 TIMES THE DEAD LOAD DEFLECTION.

TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MIN. SUPERIMPOSED LOADING: ROOF TRUSSES, ASSUMED FOR TOTAL LOADING OF 20 PSF NON-CONCURRENT WITH THE FOLLOWING:

TOP CHORD DL = 13 psf  
SL = SEE SNOW LOADING  
Cd = 1.0  
BTM. CHORD DL = 7 psf  
LL = 10 psf (NOT TO BE APPLIED AT THE SAME TIME AS TOP CHORD LL)

MAXIMUM DEFLECTION OF TRUSSES SHALL BE (DEAD + LIVE).

ROOF - L240  
WEB MEMBERS MAY NOT BE SHOWN ON DRAWINGS. MANUFACTURER TO DETERMINE WEB MEMBER CONFIGURATION AND TRUSS CONNECTION. NO TRUSS MAY BE ALTERED OR MODIFIED IN THE FIELD WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. A COMPLETE SET OF SHOP DRAWINGS, ICC REPORTS AND CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO THE FABRICATION OF ANY MEMBERS. SUCH CALCULATIONS SHALL BE PREPARED UNDER THE DIRECTION OF A LICENSED ENGINEER IN THE STATE IN WHICH THE BUILDING IS TO BE BUILT.

#### ROUGH CARPENTRY:

FRAMING LUMBER SHALL BE KILN DRIED AND SHALL MEET THE FOLLOWING MINIMUM STANDARD U.N.O.

SPECIES	GRADE
USE:	D.F.
SILL PLATES 2 x 4	STANDARD OR BETTER.
2 x 6, 2 x 8	No. 2 OR BETTER.
ALL SILL PLATES IN CONTACT WITH CONCRETE OR MASONRY, SHALL BE PRESSURE TREATED OR CALIFORNIA REDWOOD.	
HORIZONTAL FRAMING LUMBER: (U.N.O.)	
4x4 AND SMALLER	D.F.
2x ROOF JOISTS & RAFTERS	No. 2
2x FLOOR JOISTS	D.F.
3x LEDGERS	No. 1
4x HEADERS & BEAMS	No. 1
6x6 & LARGER BEAMS	D.F.

VERTICAL FRAMING LUMBER: (U.N.O.)  
ALL STUDS D.F.  
ALL POSTS D.F.  
ALL OTHER LUMBER U.N.O D.F.

FINGER-JOINTED LUMBER MAY BE USED EXCEPT AT SHEARWALL. HOLDDOVNS LOCATIONS:  
AT EXTERIOR LOCATIONS, DECKS EXPOSED CORRIDORS, USE APA RATED SHEATHING EXTERIOR, WHERE CONSTRUCTION DELAYS ARE EXPECTED PRIOR TO PROVIDING PROTECTION USE APA RATED SHEATHING EXPOSURE 1 COMMONLY KNOWN AS "CDX". PROVIDE A MINIMUM OF (2) STUDS UNDER ALL BEAM BEARING LOCATIONS UNO. PROVIDE A MINIMUM OF (3) STUDS UNDER ALL GIRDER TRUSS BEARING LOCATIONS UNO. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE IDENTIFIED ON DRAWINGS, THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION. BLOCK JOISTS AT ALL SUPPORTS. DOUBLE JOISTS UNDER PARALLEL PARTITIONS. BLOCK UNDER PERPENDICULAR PARTITIONS AT 32" O.C.

JOISTS HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON COMPANY, SAN LEANDRO CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURER WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED, WHEN APPROVED BY ENGINEER.

BOLTS: HOLES IN WOOD 1/16" OVERSIZE MAX. USE WASHERS AGAINST WOOD. RE-TIGHTEN ALL BOLTS BEFORE CLOSING IN. PRE-DRILL HOLES FOR LAG BOLTS AND TURN BOLTS INTO HOLES. DO NOT DRIVE IN FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS AND OTHER NON-STRUCTURAL FRAMING IS NOT NECESSARILY SHOWN ON THE STRUCTURAL DRAWINGS. SEE FASTENING SCHEDULE (U.N.O.) PER IBC CHAPTER 23

FASTENERS IN PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD: FASTENERS SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM A 153 PER IBC CHAPTER 23



#### ATTENTION

THESE PLANS, DRAWINGS AND DESIGNS ARE THE PROPERTY OF AVRAME U.S.A. AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN CONSENT OF AVRAME U.S.A. THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION OF SITE BELOW.

#### KEYNOTES

#### REVISIONS

#	DESCRIPTION	DATE

#### CITY REVIEW

TRIO 120 - SCIAMARELLA RES.

VILLAGES AT WOLF CREEK, LLC

LOT 221910001

EDEN UT., 84310

DRAWN FOR ONE TIME USE FOR:

AVRAME U.S.A.

PLAN: 20003.010	DATE: 04/20/2022
SHEET: S001	BASEMENT LEVEL: 1,101 S.F. MAIN LEVEL: 1,242 S.F. UPPER LEVEL: 451 S.F. TOTAL FINISHED: 2,784 S.F.



ATTENTION  
THESE PLANS DRAWINGS AND  
DESIGNS ARE THE PROPERTY  
OF AVRAMI U.S.A. ALL RIGHTS  
ARE RESERVED AND SHALL  
NOT BE REPRODUCED  
WITHOUT WRITTEN CONSENT  
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BELOW

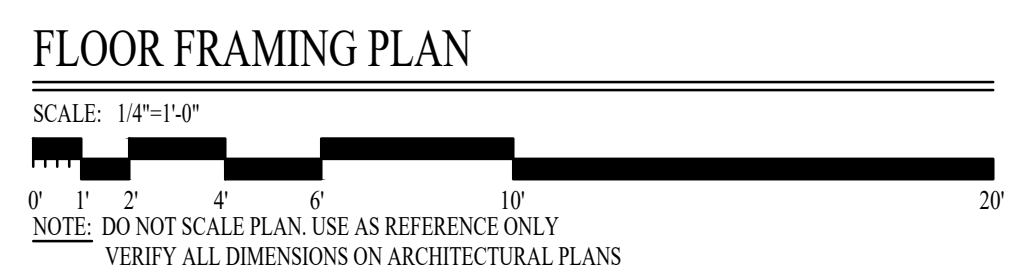
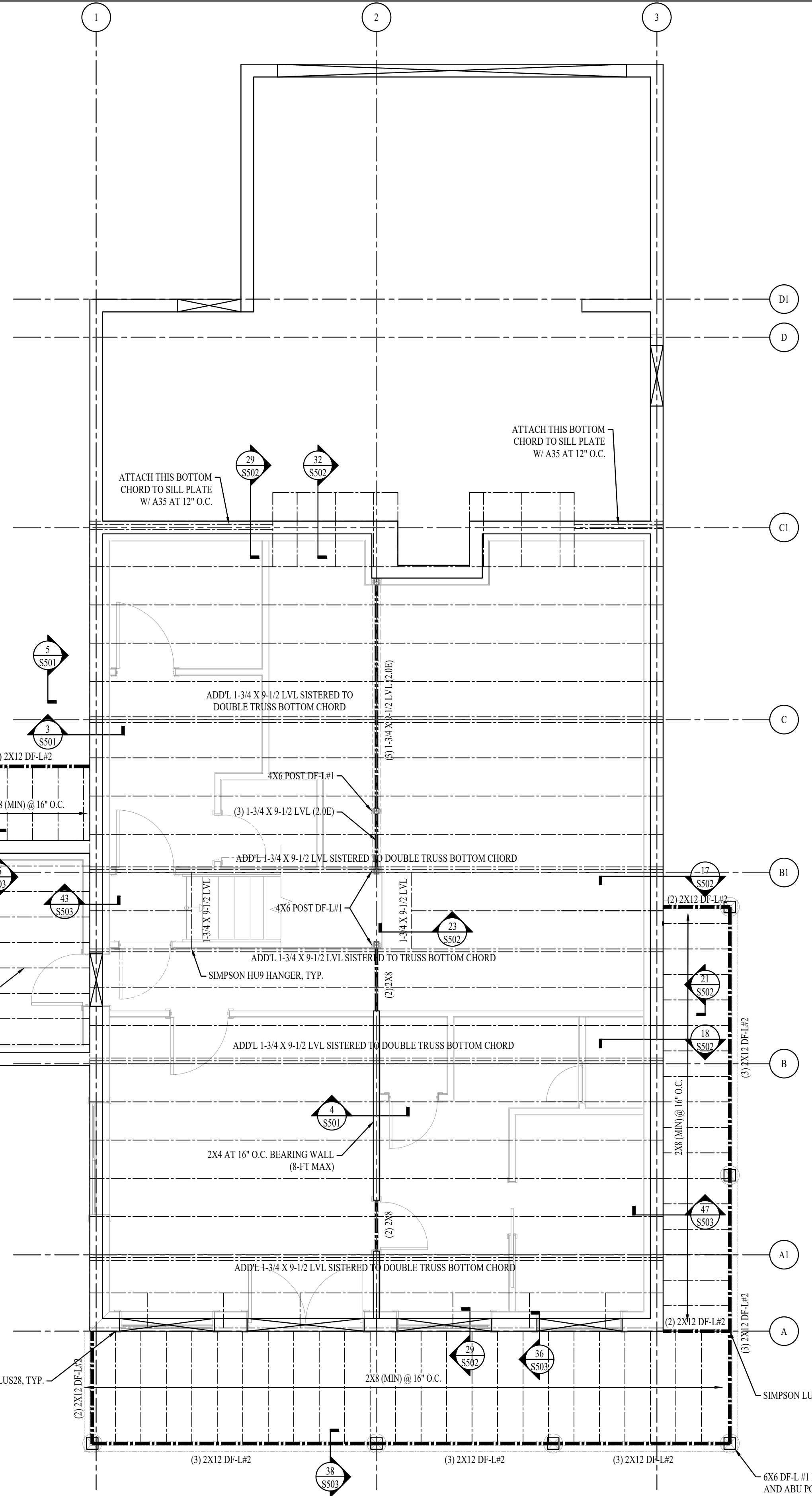
KEYNOTES



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CITY REVIEW

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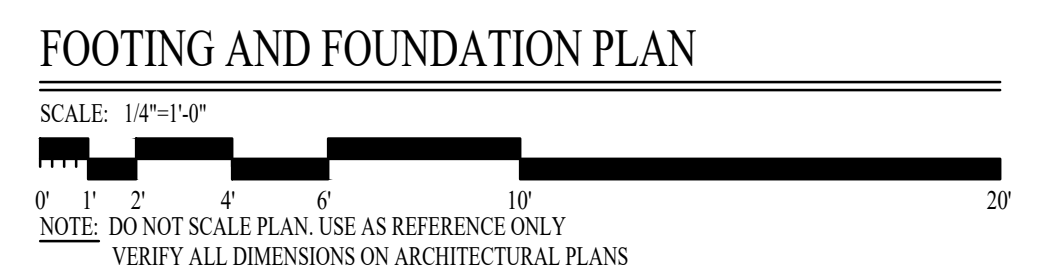
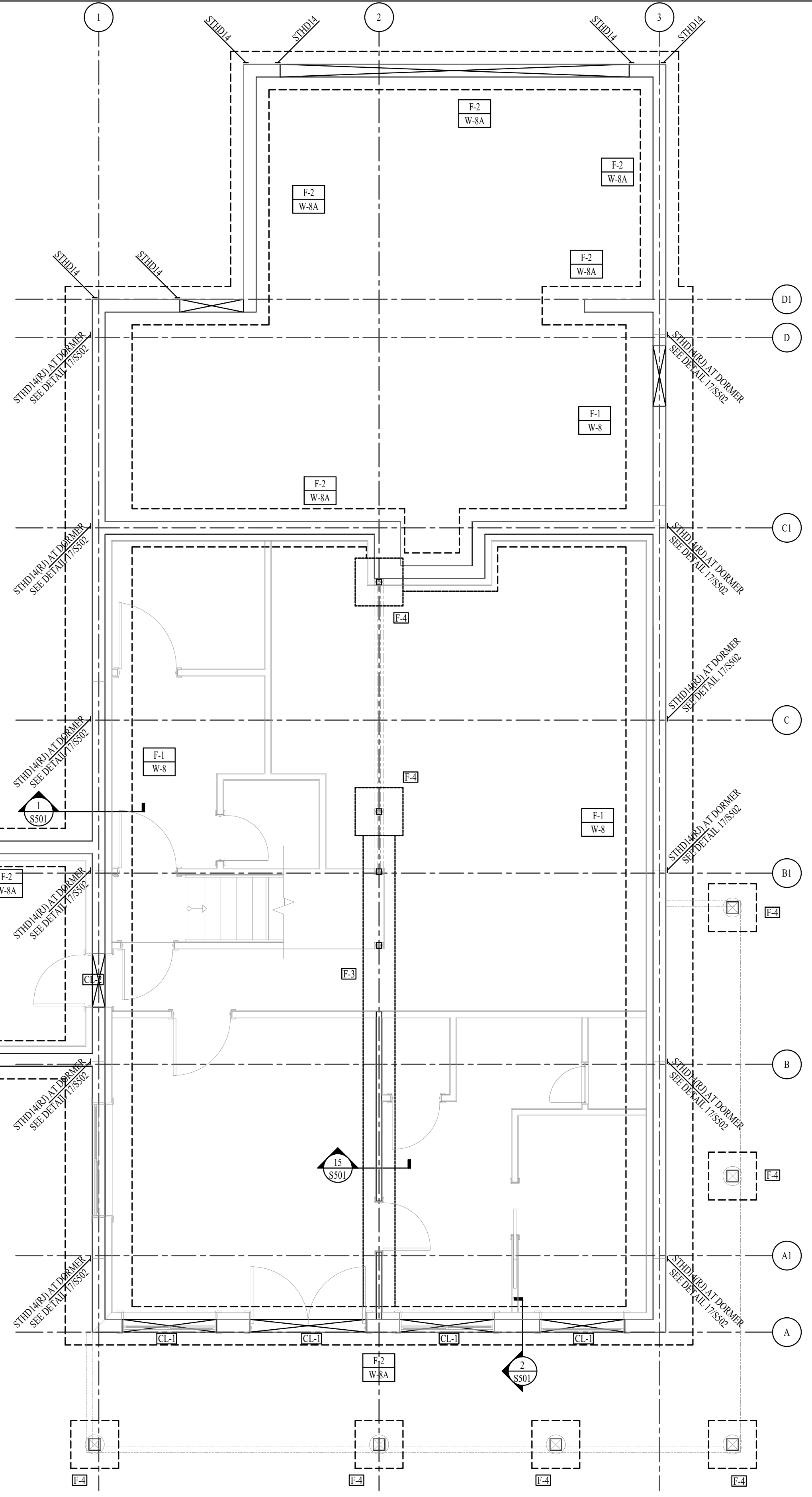


ROOF/FLOOR SHEATHING SCHEDULE									
MARK	TYPE	THICKNESS	SPAN RATING	NAILING					REMARKS
				SIZE	BLOCKED	EDGE	BOUNDARY	FIELD	
FLOOR	T&G	3/4"	48/24	10d	NO	6"	6"	12"	GLUE AND NAIL
ROOF	CDX/OSB	5/8"	40/20	8d	NO	6"	6"	12"	-

FOUNDATION WALL SCHEDULE									
MARK	THICKNESS	VERT REINFORCEMENT		HORIZ REINFORCEMENT		REMARKS			
		SIZE	SPACING	SIZE	SPACING				
W-8	8"	#4	10"	#4	12"	TYP FOUNDATION WALL			
W-8A	8"	#4	16"	#4	16"				

FOOTING SCHEDULE													
MARK	WIDTH	LENGTH	DEPTH	REINFORCING CROSSWISE				REINFORCING LENGTHWISE				REMARKS	
				NO	SIZE	LENGTH	SPACING	NO	SIZE	LENGTH	SPACING		
F-1	36"	CONT	12"	-	-	-	-	3	#5	CONT	EQ	CONTINUOUS FOOTING	
F-2	24"	CONT	12"	-	-	-	-	2	#5	CONT	EQ	CONTINUOUS FOOTING	
F-3	20"	CONT	12"	-	-	-	-	2	#5	CONT	EQ	CONTINUOUS FOOTING	
F-4	30"	30"	12"	3	#5	24"	EQ	3	#5	24"	EQ	SPOT FOOTING	

NOTES:



CONCRETE LINTEL/JAMB SCHEDULE				
LINTEL MARK	MAX LENGTH	MIN DEPTH	LINTEL REINFORCEMENT	JAMB REINFORCEMENT
CL-1	6-FT (GABLE END)	12"	(2) #4 BARS BOTTOM; (2) #4 BARS TOP	(2) #4 VERTICAL BARS
CL-2	4-FT	12"	(2) #4 BARS BOTTOM; (2) #4 BAR TOP	(2) #4 VERTICAL BARS

PROVIDE (2) #4 HORIZ. BARS ABOVE OPENING AND (2) #4 VERT. BARS MIN EACH SIDE OF OPENINGS, U.N.O. ABOVE  
- HORIZ. BARS ABOVE OPENINGS TO EXTEND PAST EDGES OF OPENING 24" MIN

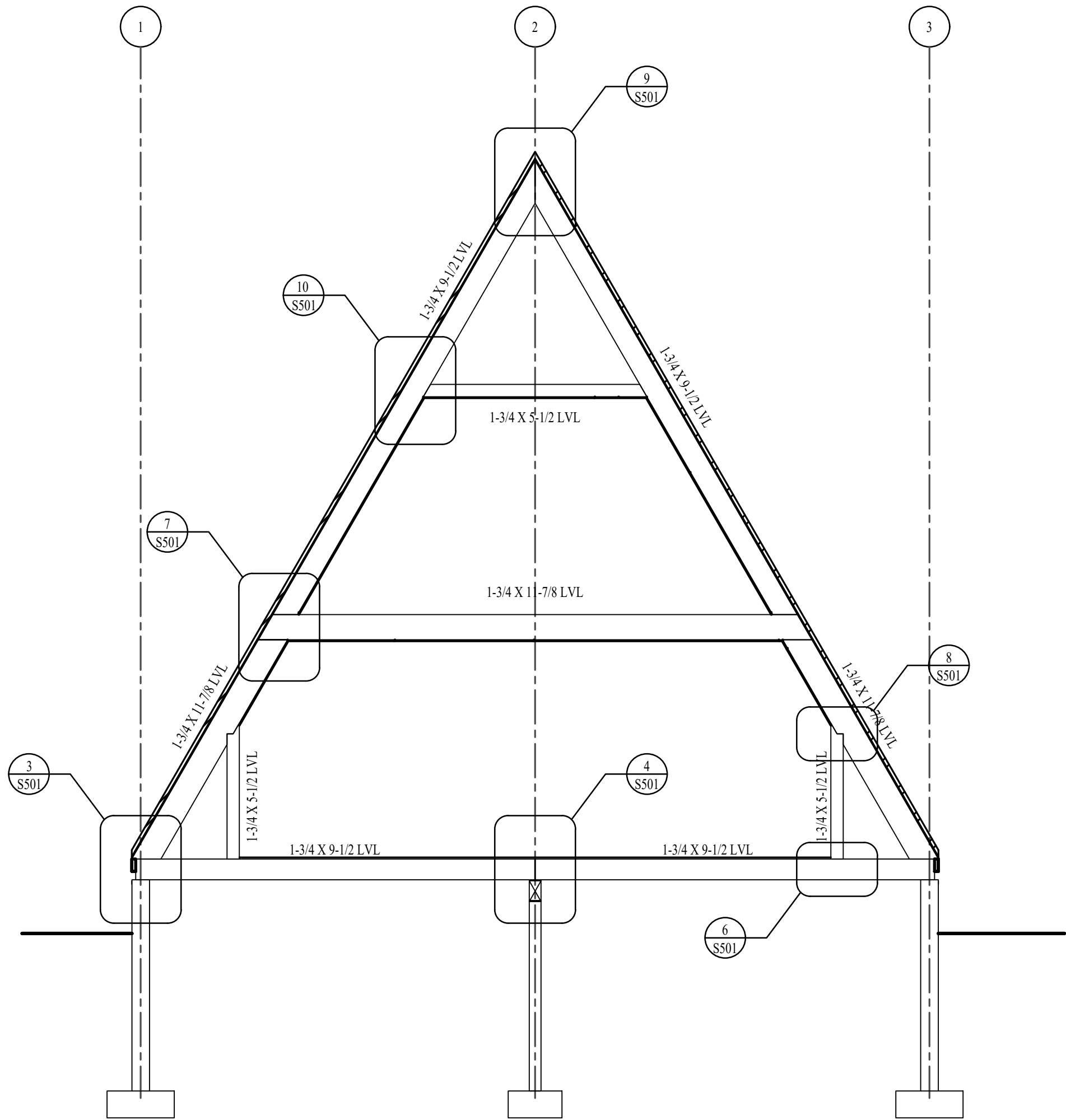
FOOTING/FND NOTES

- ALL FOOTINGS ADJACENT TO AREAS EXPOSED TO FREEZING TEMPERATURE SHALL BE AT OR BELOW FROST DEPTH - VERIFY WITH LOCAL BUILDING DEPARTMENT
- DIMENSIONS (IF ANY) ARE FOR REFERENCE ONLY. DO NOT SCALE PLANS. VERIFY ALL DIMENSIONS WITH ARCH PLANS.
- ALL BOLT HOLES SHALL BE DRILLED 1/16" TO 1/8" OVERSIZED

**McNEIL ENGINEERING**  
8018 South Sandy Parkway, Suite 300, Sandy, Utah 84070 801.253.7798 [mcneilengineering@comcast.net](mailto:mcneilengineering@comcast.net)  
Civil Engineering • Consulting & Landscape Architecture  
Structural Engineering • Land Surveying & HDSS

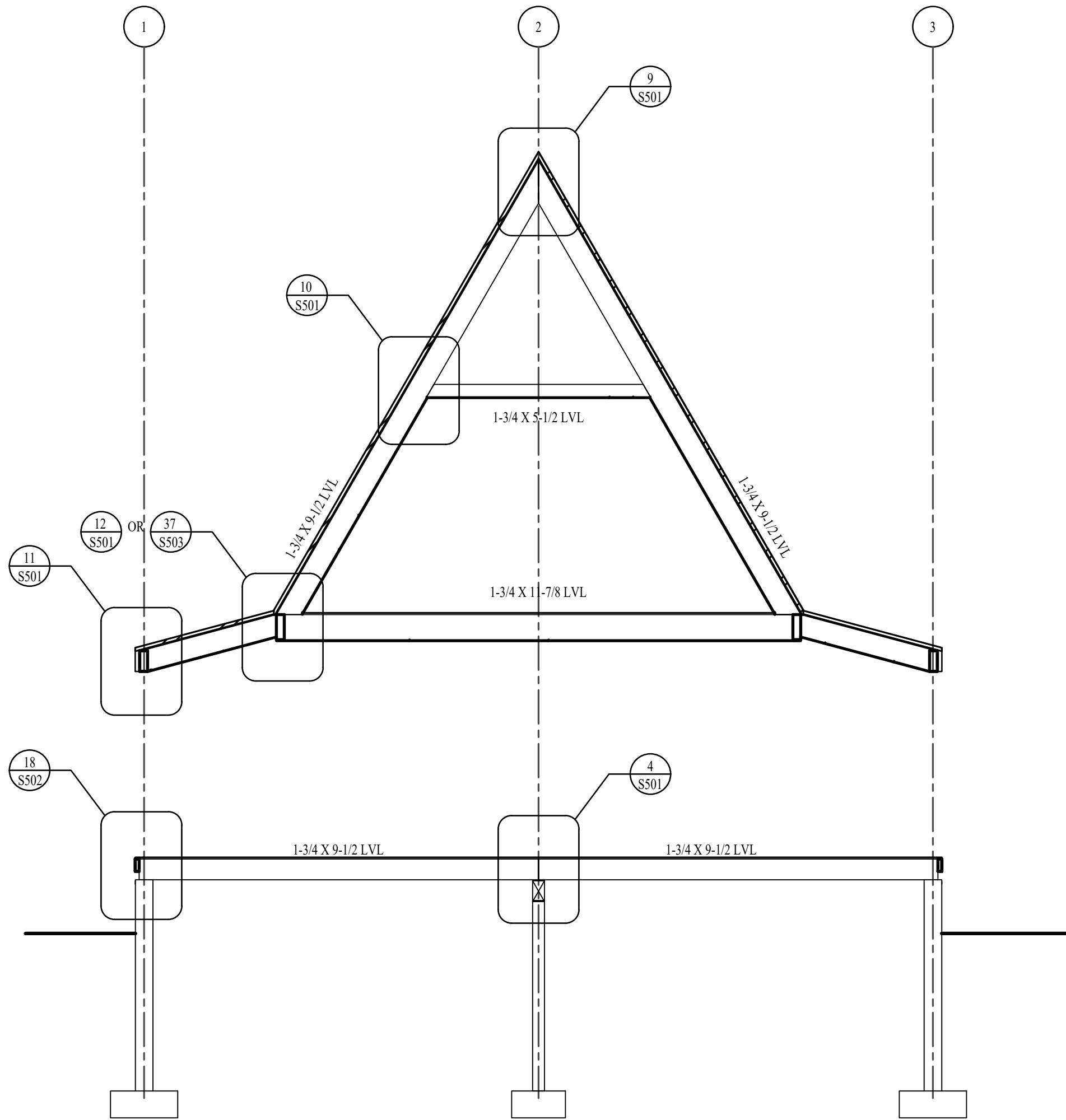






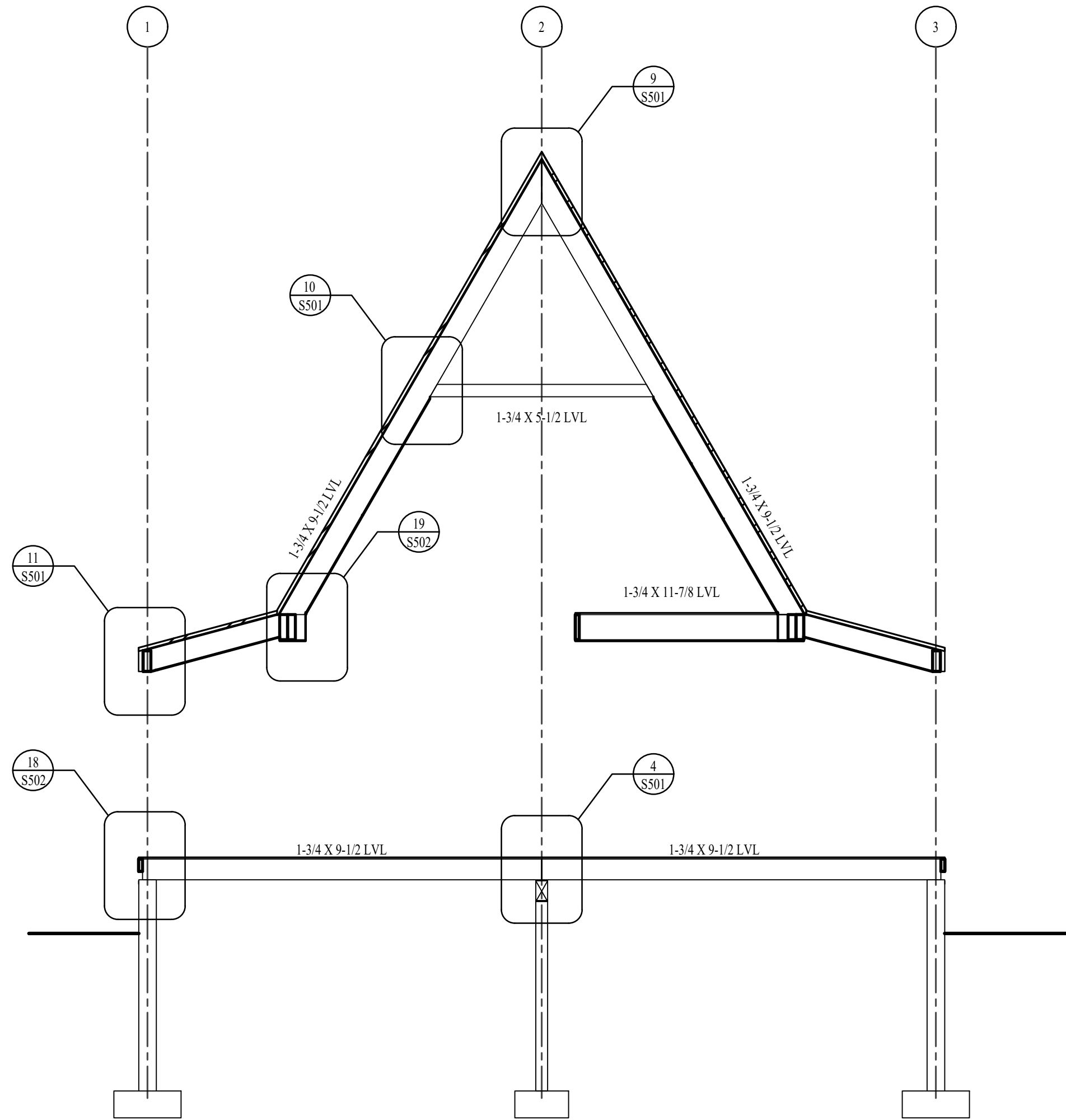
TRUSS 1 ELEVATION

SCALE: 1/4"=1'-0"  
0' 1' 2' 4' 6' 10' 20'  
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



TRUSS 2 ELEVATION

SCALE: 1/4"=1'-0"  
0' 1' 2' 4' 6' 10' 20'  
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



TRUSS 3 ELEVATION

SCALE: 1/4"=1'-0"  
0' 1' 2' 4' 6' 10' 20'  
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



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DESIGNS ARE THE PROPERTY  
OF AVFRAME U.S.A. ALL RIGHTS  
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WITHOUT WRITTEN CONSENT  
OF AVFRAME U.S.A. THESE  
PLANS ARE NOT TO BE USED FOR A  
ONE TIME USE FOR CONSTRUCTION OF SITE  
BELOW.

KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMMARELLA RES.  
VILLAGES AT WOLF CREEK, LLC  
LOT 221910001  
EDEN UT, 84310

AVFRAME U.S.A.

PLAN:  
20003.010

DATE:  
04/20/2022

SHEET:

BASEMENT LEVEL:  
1,101 S.F.  
MAIN LEVEL:  
1,242 S.F.  
UPPER LEVEL:  
451 S.F.  
TOTAL FINISHED:  
2,784 S.F.

S301







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OF AVFRAME U.S.A. THESE  
PLANS ARE NOT TO BE USED FOR A  
ONE TIME USE FOR CONSTRUCTION OF SITE  
BELOW

#### KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

#### CITY REVIEW

TRIO 120 - SCIAMMARELLA RES.  
VILLAGES AT WOLF CREEK, LLC  
LOT 221910001  
EDEN UT, 84310

AVFRAME U.S.A.

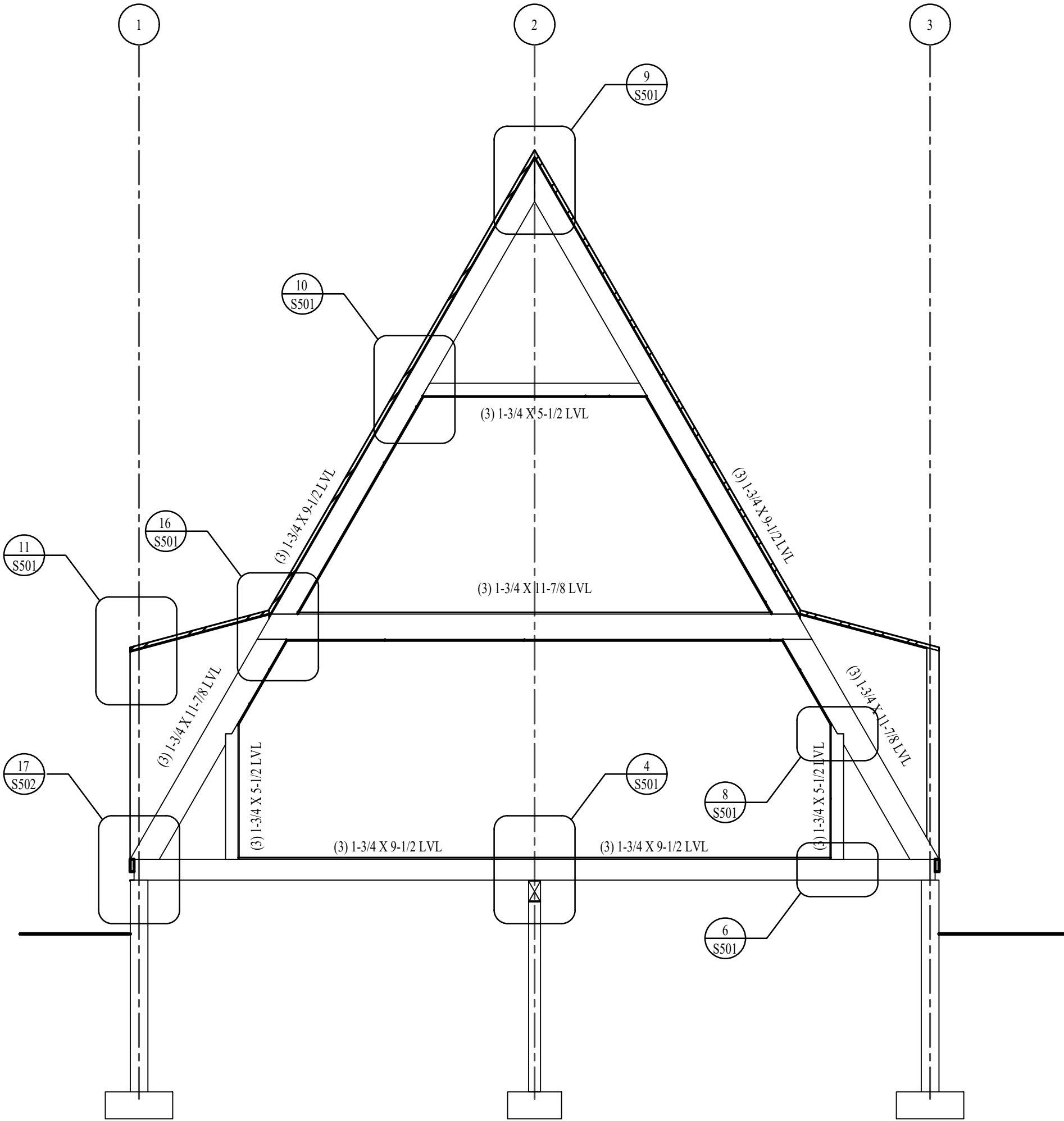
PLAN:  
20003.010

DATE:  
04/20/2022

SHEET:

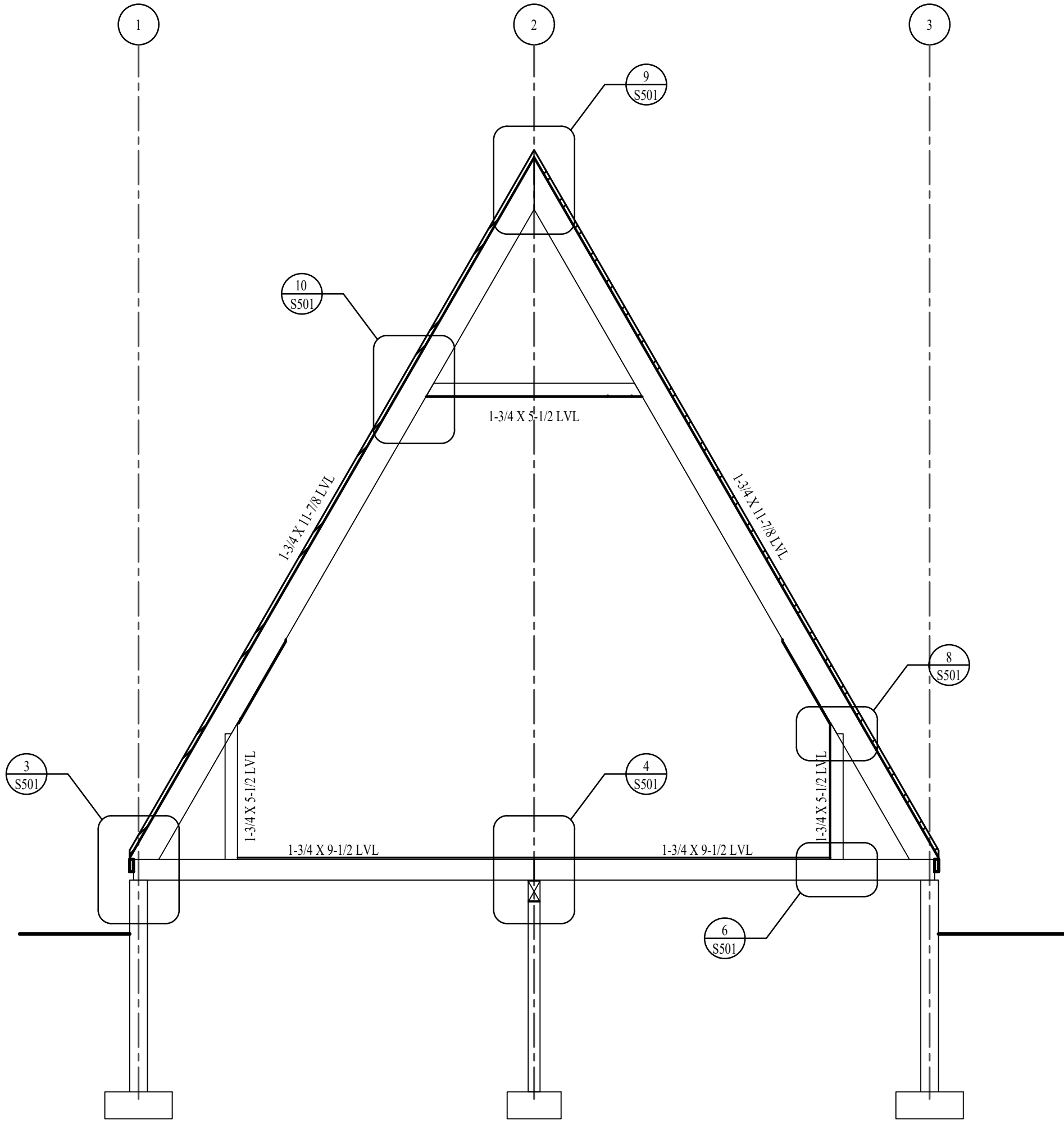
S302

BASEMENT LEVEL:  
1,101 S.F.  
MAIN LEVEL:  
1,242 S.F.  
UPPER LEVEL:  
451 S.F.  
TOTAL FINISHED:  
2,784 S.F.



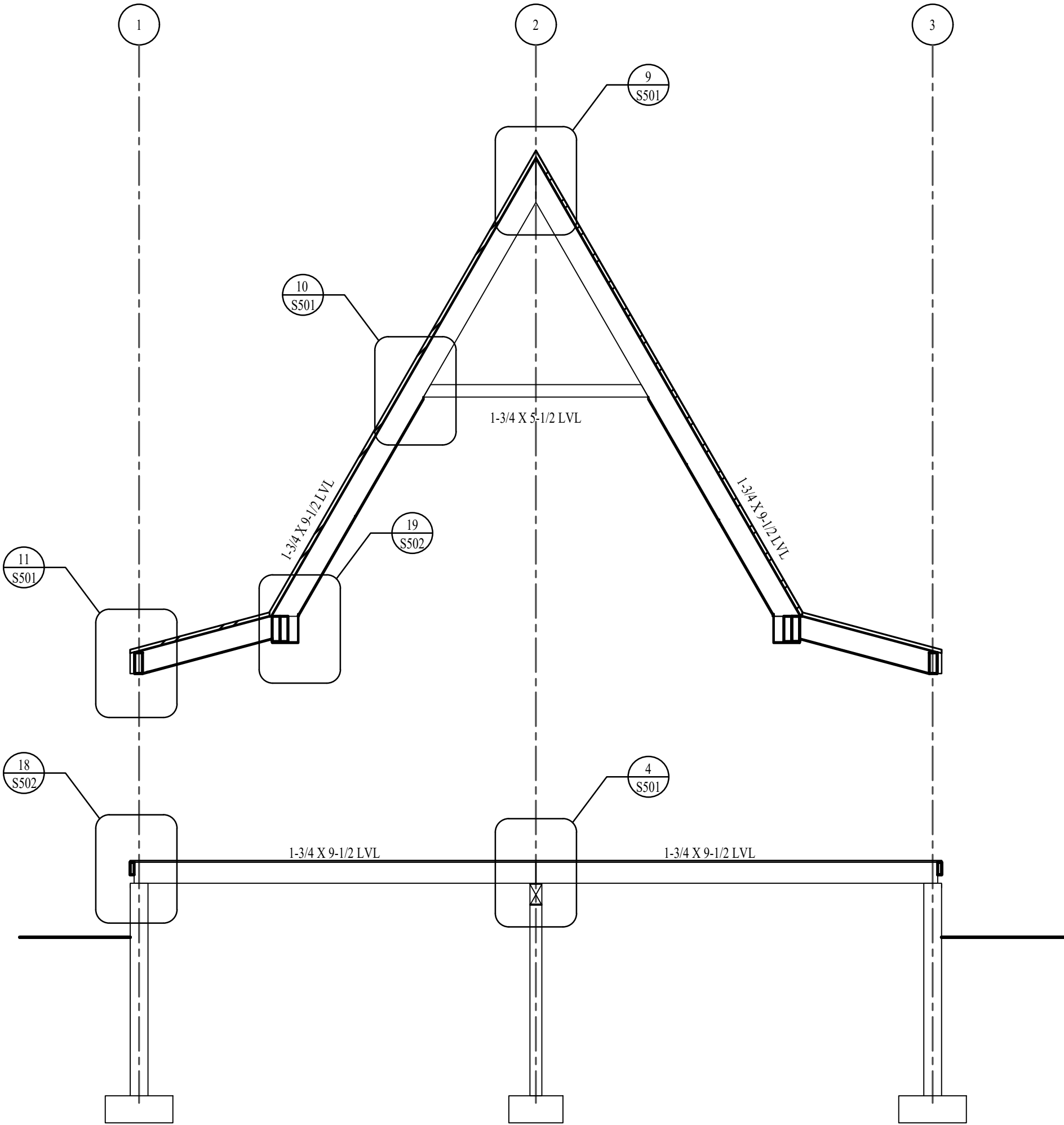
TRUSS 4 ELEVATION

SCALE: 1/4"=1'-0"  
0' 1' 2' 4' 6' 10' 20'  
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



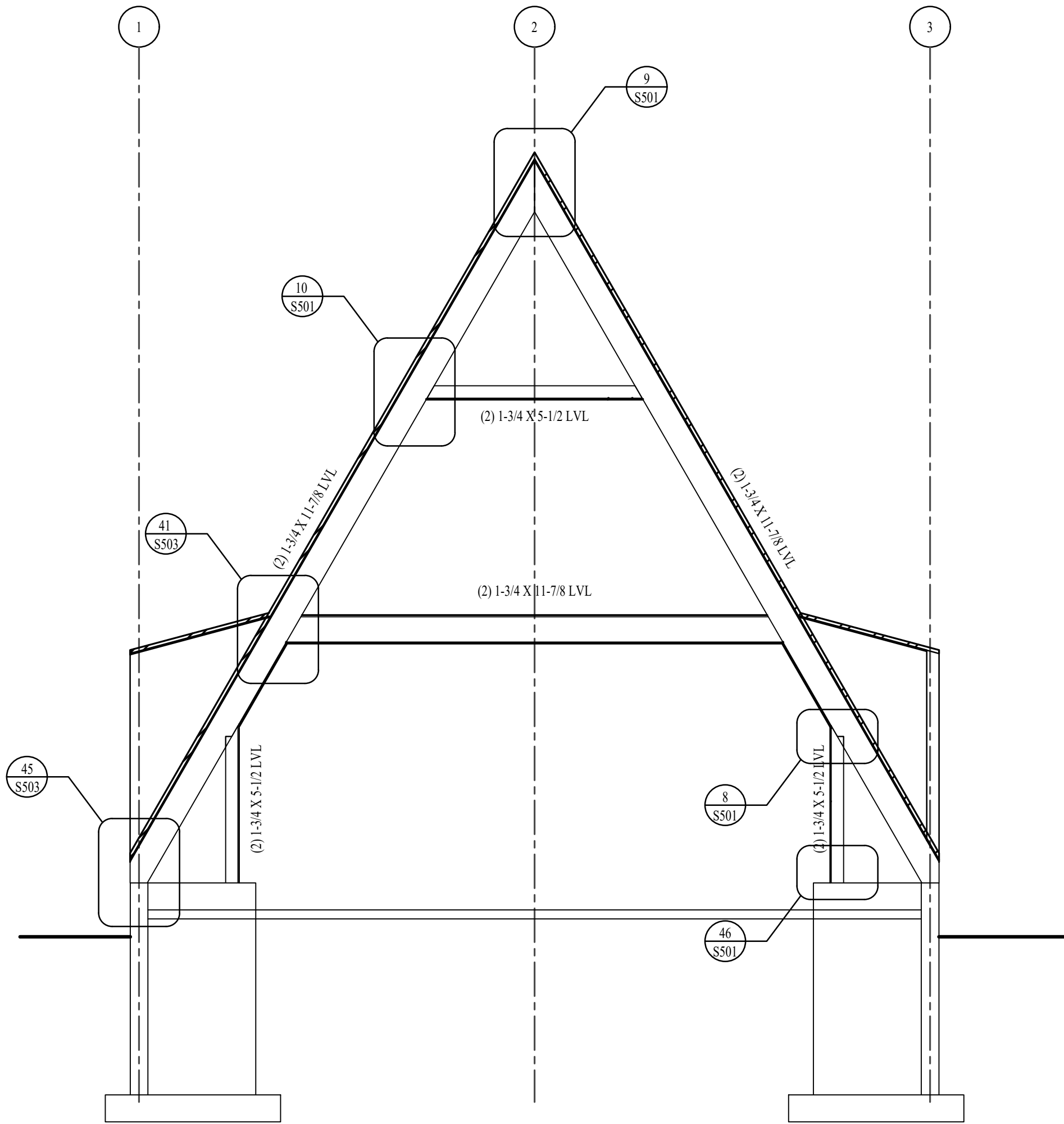
TRUSS 5 ELEVATION

SCALE: 1/4"=1'-0"  
0' 1' 2' 4' 6' 10' 20'  
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



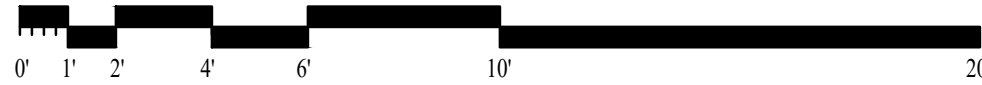
TRUSS 6 ELEVATION

SCALE: 1/4"=1'-0"  
0' 1' 2' 4' 6' 10' 20'  
NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

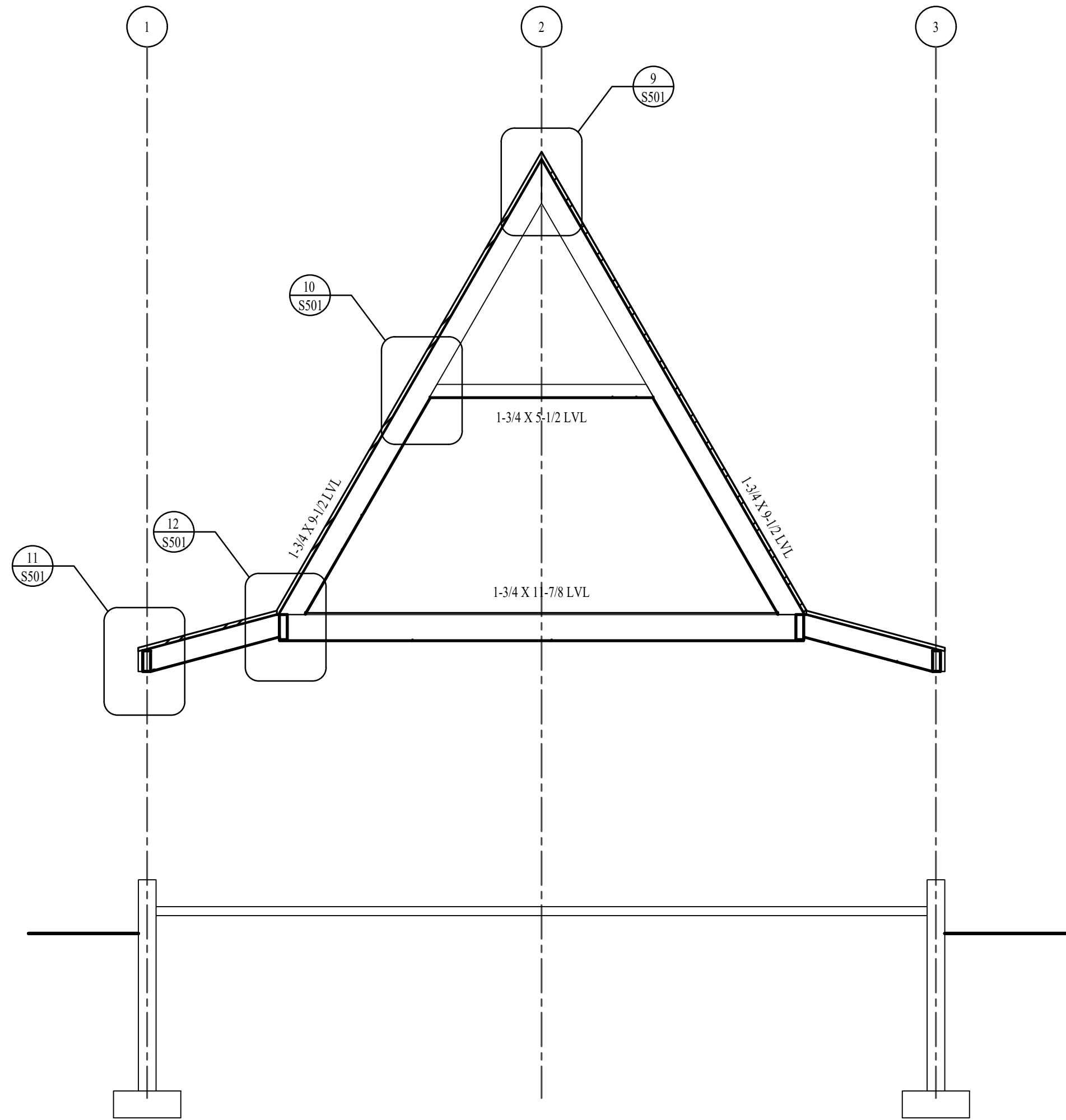


TRUSS 7 ELEVATION

SCALE: 1/4"=1'-0"

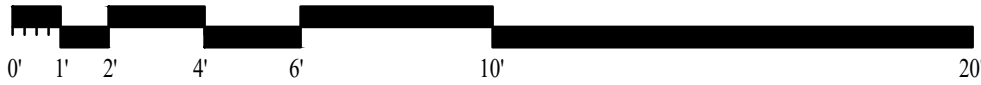


NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

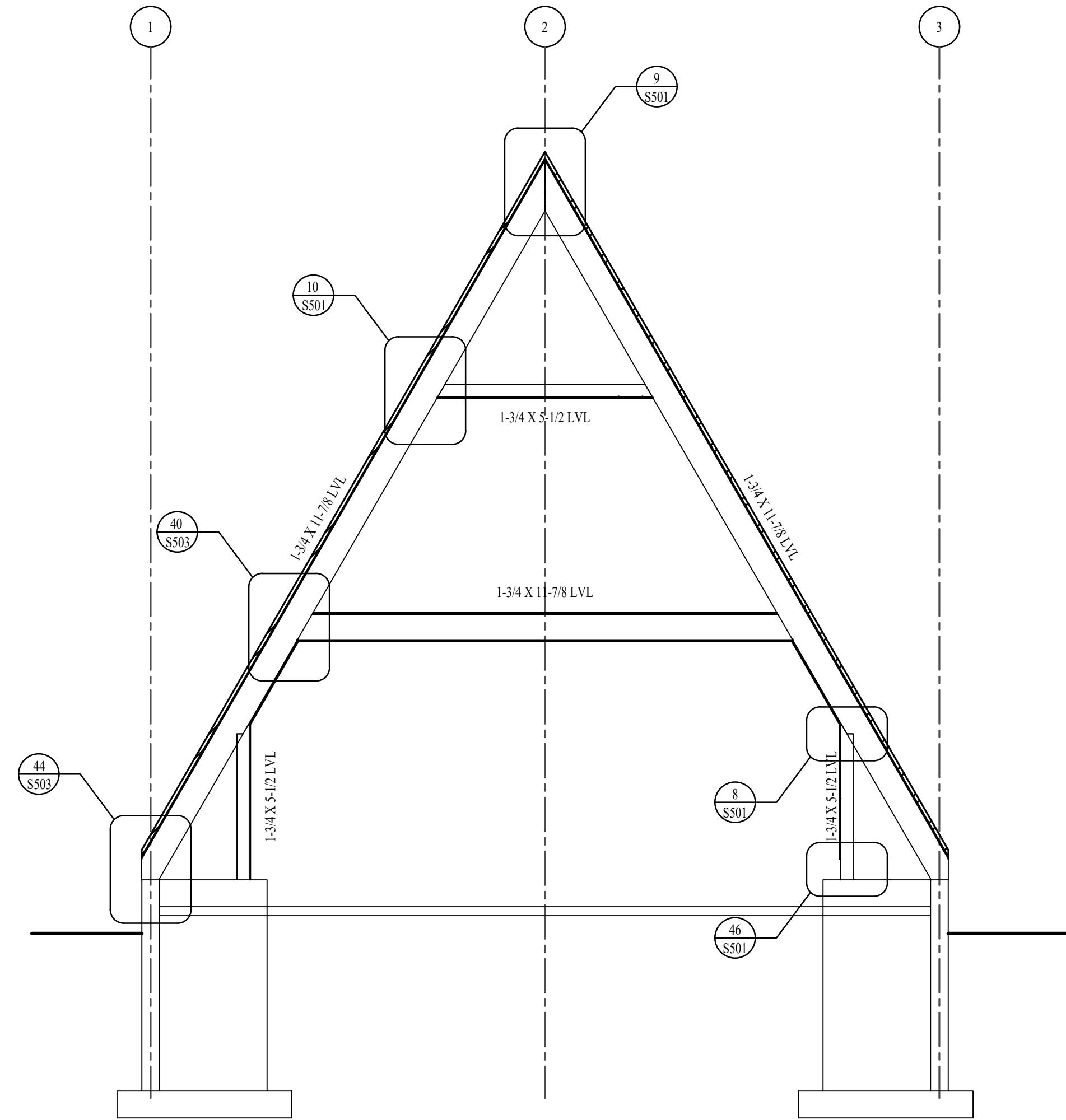


TRUSS 8 ELEVATION

SCALE: 1/4"=1'-0"

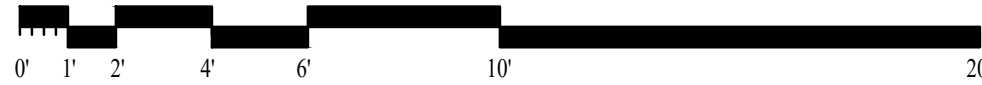


NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



TRUSS 9 ELEVATION

SCALE: 1/4"=1'-0"



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



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DESIGNS ARE THE PROPERTY  
OF AVFRAME U.S.A. ALL RIGHTS  
ARE RESERVED AND SHALL  
NOT BE REPRODUCED  
WITHOUT WRITTEN CONSENT  
OF AVFRAME U.S.A. THESE  
DRAWINGS ARE ISSUED FOR A  
ONE TIME USE FOR CONSTRUCTION OF SITE  
BELOW.

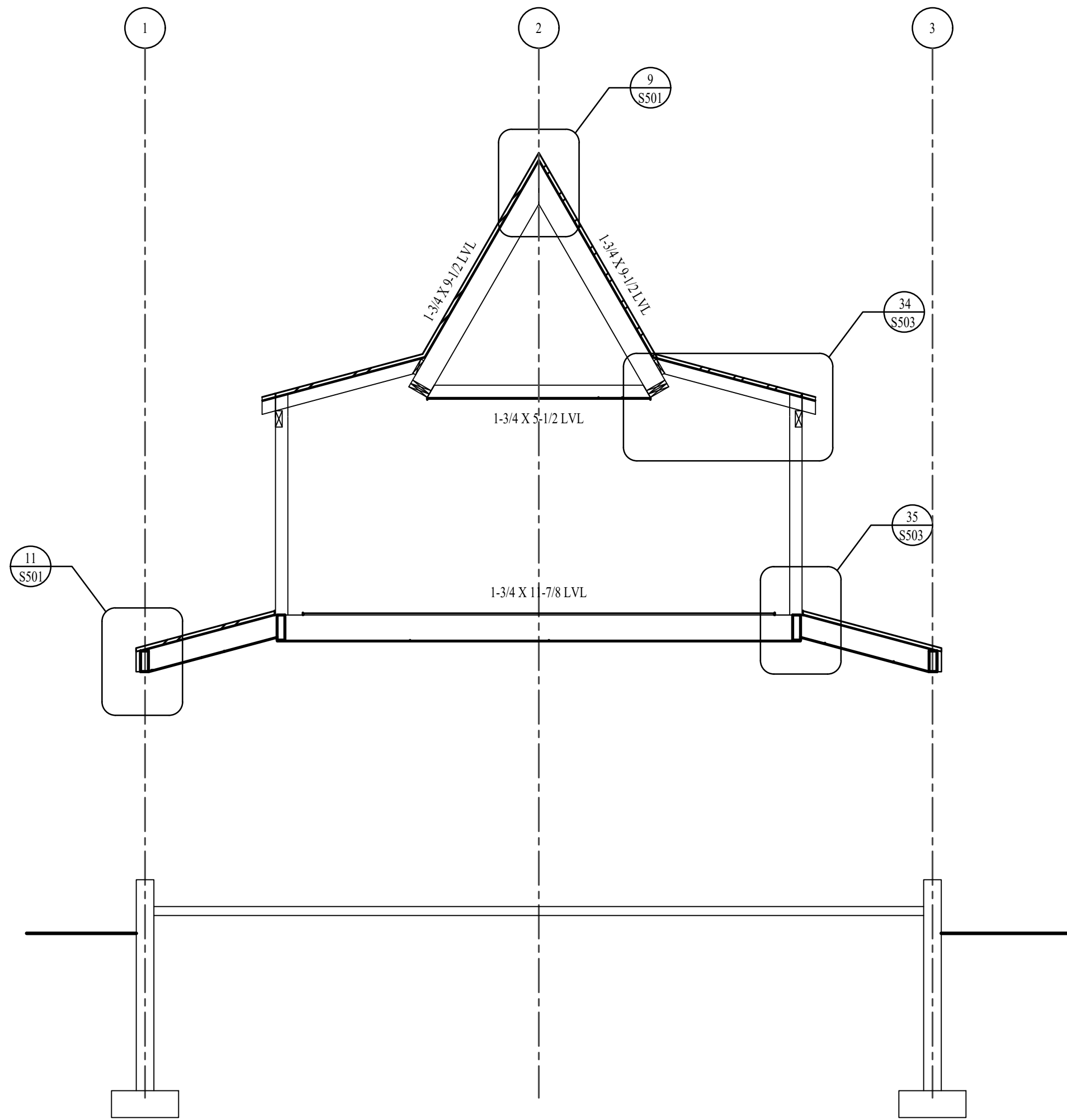
KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR:  AVFRAME U.S.A.
PLAN: 20003.010	DATE: 04/20/2022	
S303	SHEET:	BASEMENT LEVEL: 1,101 S.F.
		MAIN LEVEL: 1,242 S.F.
		UPPER LEVEL: 451 S.F.
		TOTAL FINISHED: 2,784 S.F.

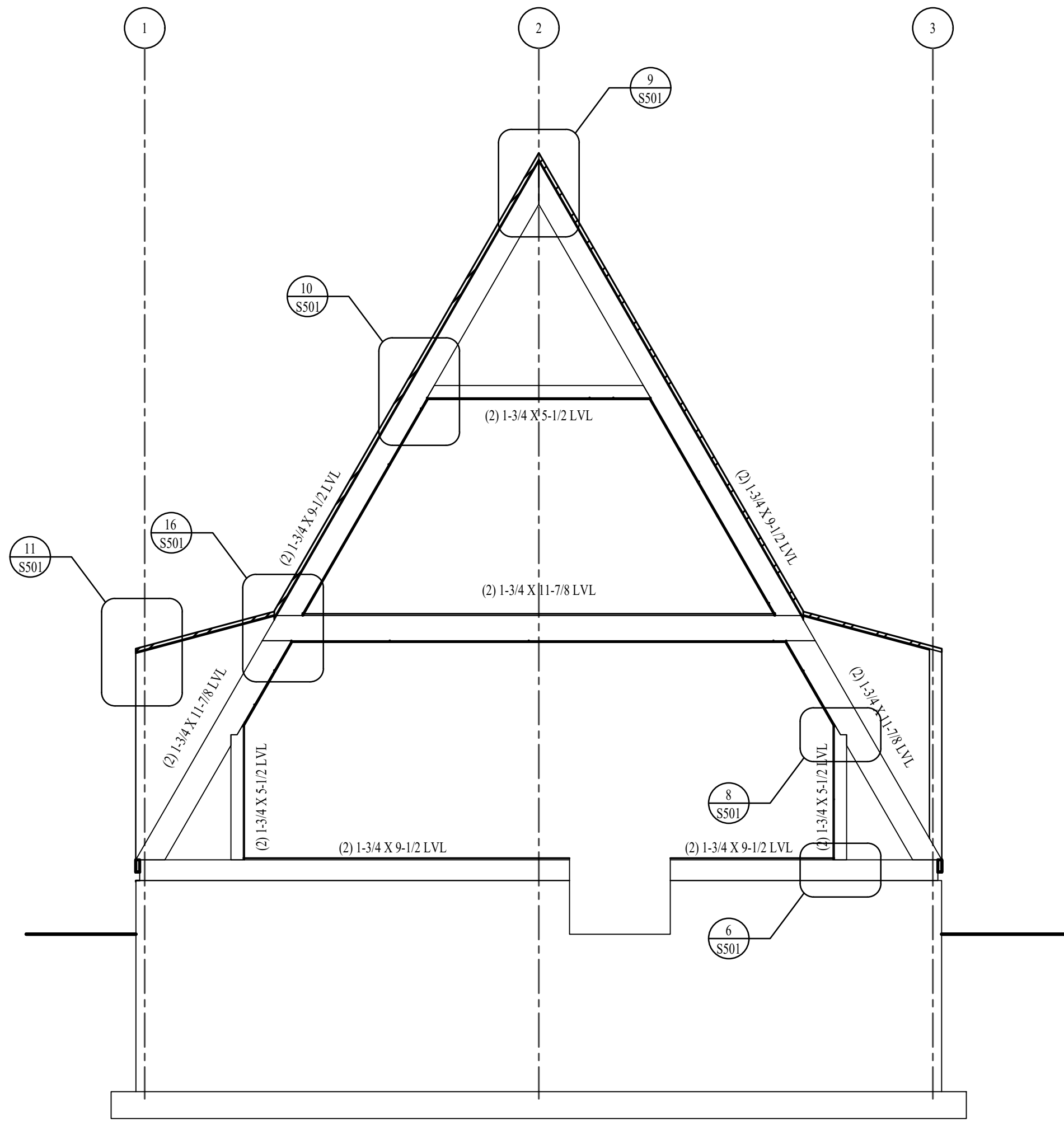


TRUSS 10 ELEVATION

SCALE: 1/4"=1'-0"



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

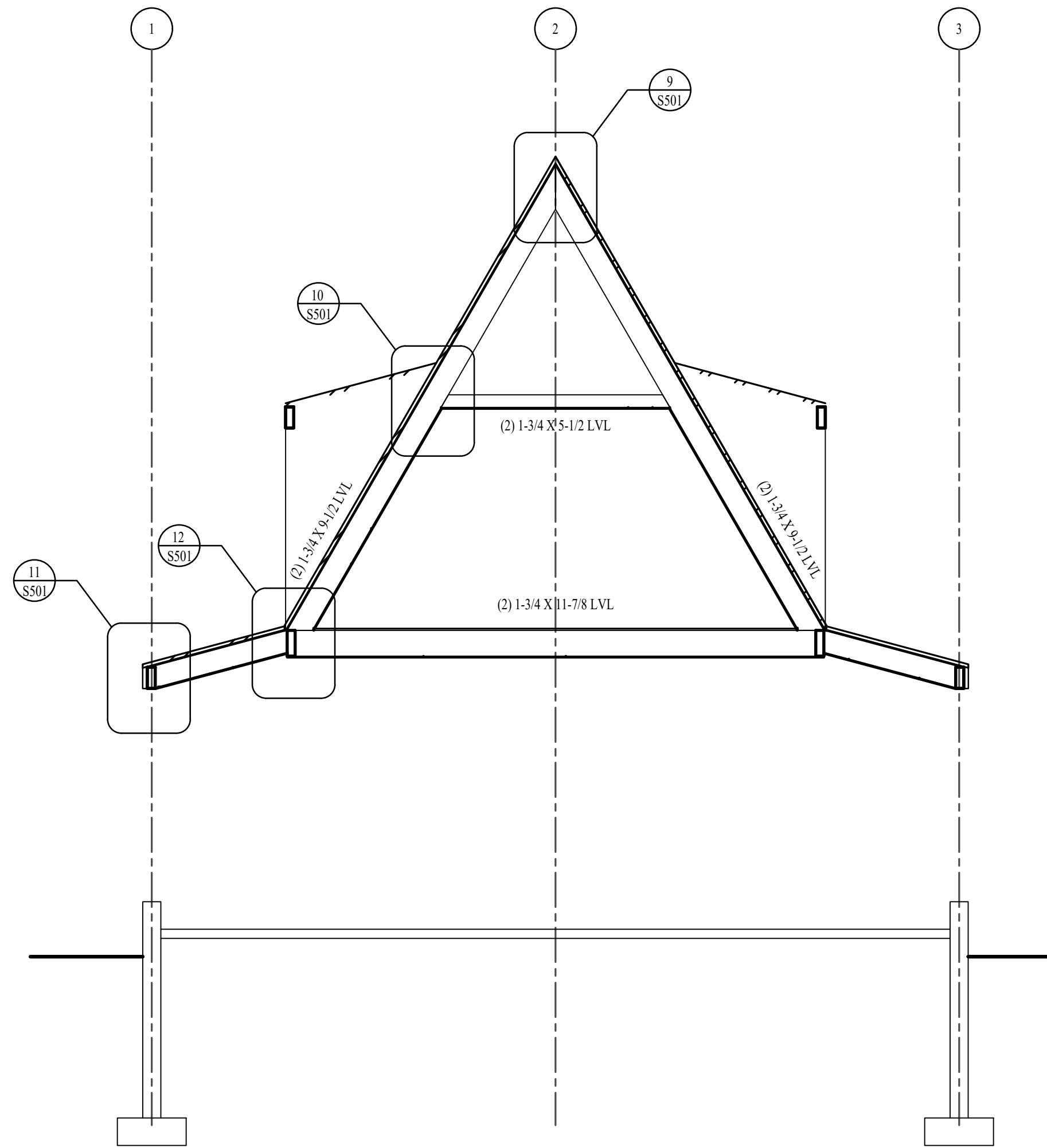


TRUSS 11 ELEVATION

SCALE: 1/4"=1'-0"

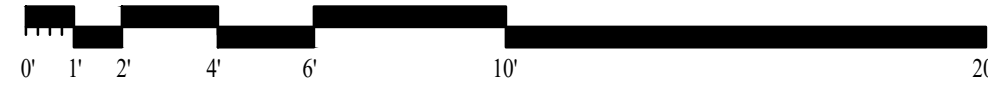


NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



TRUSS 12 ELEVATION

SCALE: 1/4"=1'-0"



NOTE: DO NOT SCALE PLAN. USE AS REFERENCE ONLY.  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS



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KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMMARELLA RES.  
VILLAGES AT WOLF CREEK, LLC  
LOT 221910001  
EDEN UT, 84310

AVFRAME U.S.A.

PLAN: 20003.010

DATE: 04/20/2022

SHEET:

BASEMENT LEVEL:  
1,101 S.F.  
MAIN LEVEL:  
1,242 S.F.  
UPPER LEVEL:  
451 S.F.  
TOTAL FINISHED:  
2,784 S.F.

S304



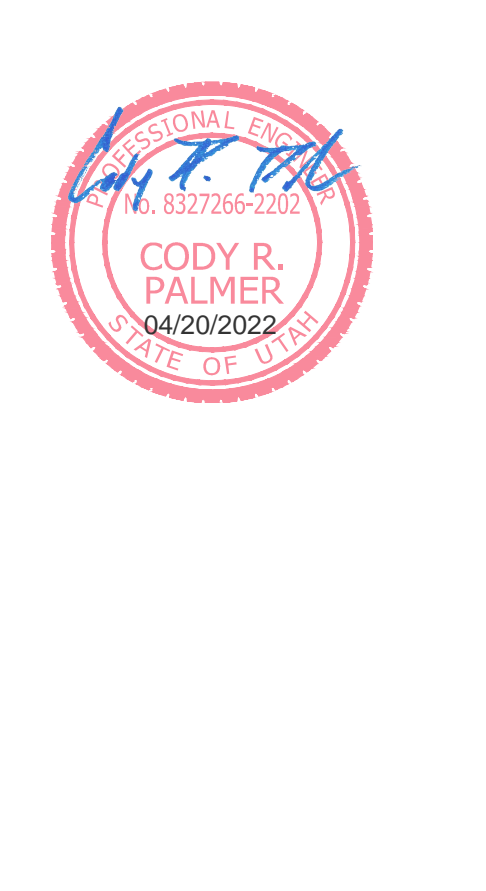




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## KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

## CITY REVIEW

TRIO 120 - SCIAMMARELLA RES.  
VILLAGES AT WOLF CREEK, LLC  
LOT 221910001  
EDEN UT, 84310

---

DRAWN FOR ONE  
TIME USE FOR:

AVRAME U.S.A.

DRAWN FOR ONE  
TIME USE FOR:

AVRAME U.S.A.

PLAN:	DATE:
20003.010	04/20/2022

04/20/2022

SHEET:	BASEMENT LEVEL: 1,101 S.F.
	MAIN LEVEL: 1,242 S.F.

SEMENT LEVEL:  
01 S.F.

N LEVEL:  
02 S.F.

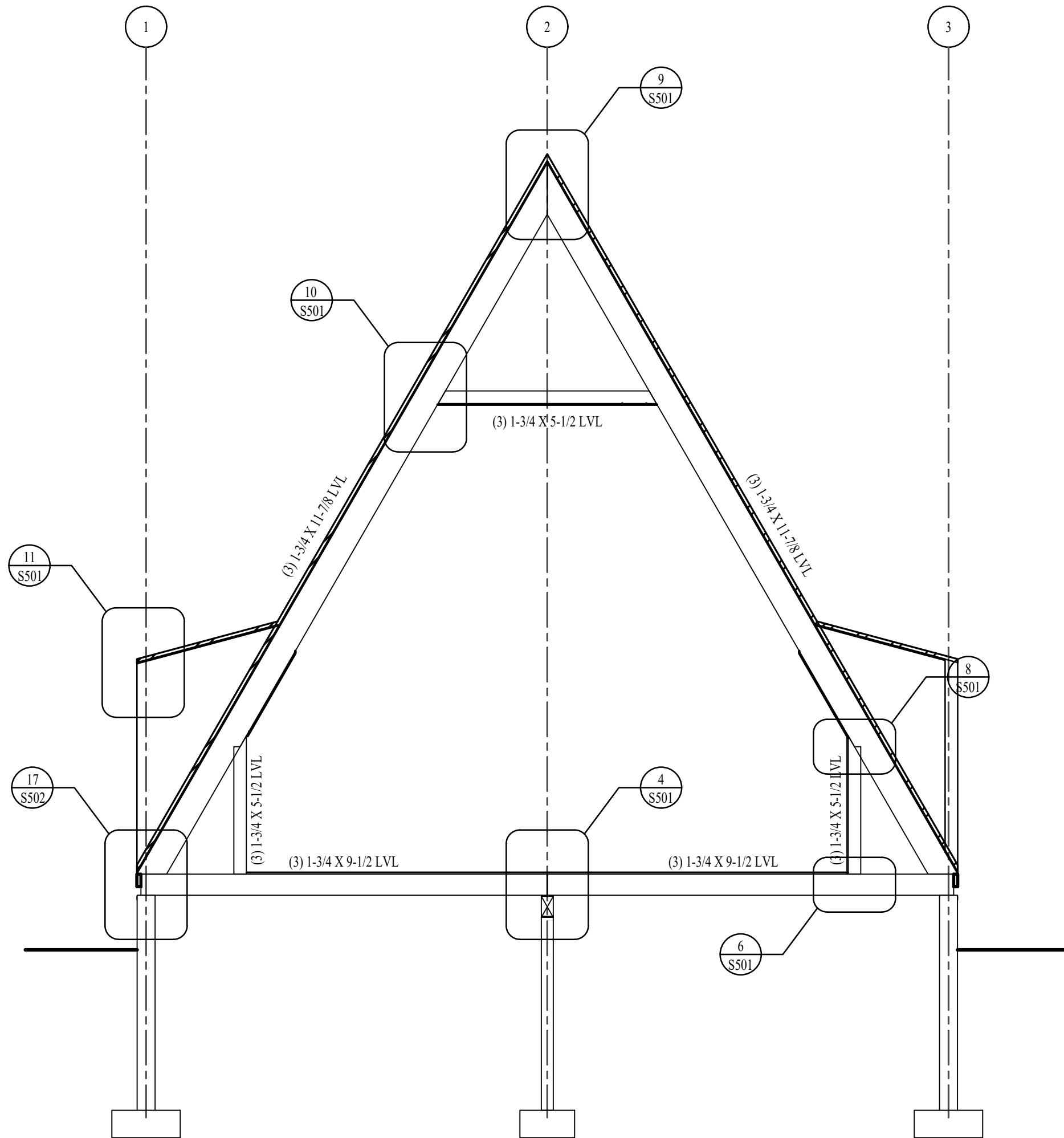
IN LEVEL:  
1285

PER LEVEL:  
S.F.

S.F.

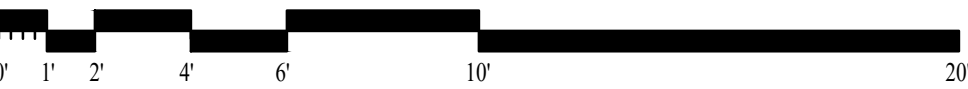
TOTAL FINISHED:

784 S.F.



TRUSS 13 ELEVATION

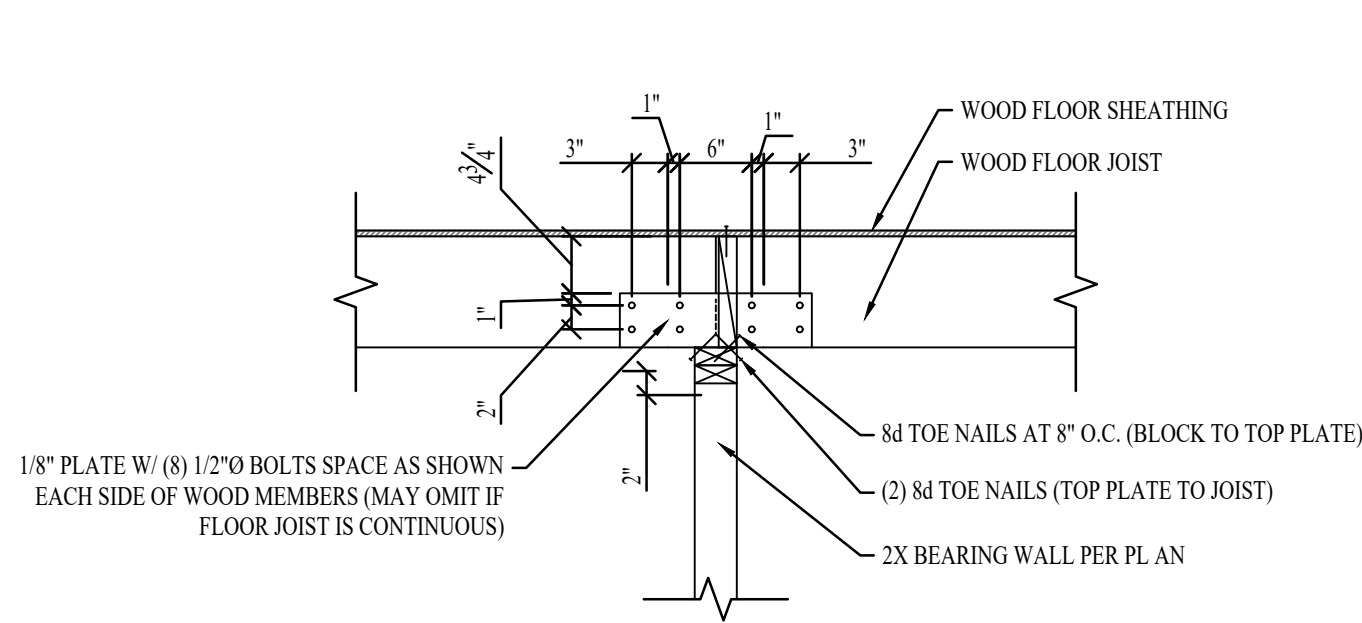
SCALE: 1/4"=1'-0"



**NOTE:** DO NOT SCALE PLAN. USE AS REFERENCE ONLY  
VERIFY ALL DIMENSIONS ON ARCHITECTURAL PLANS

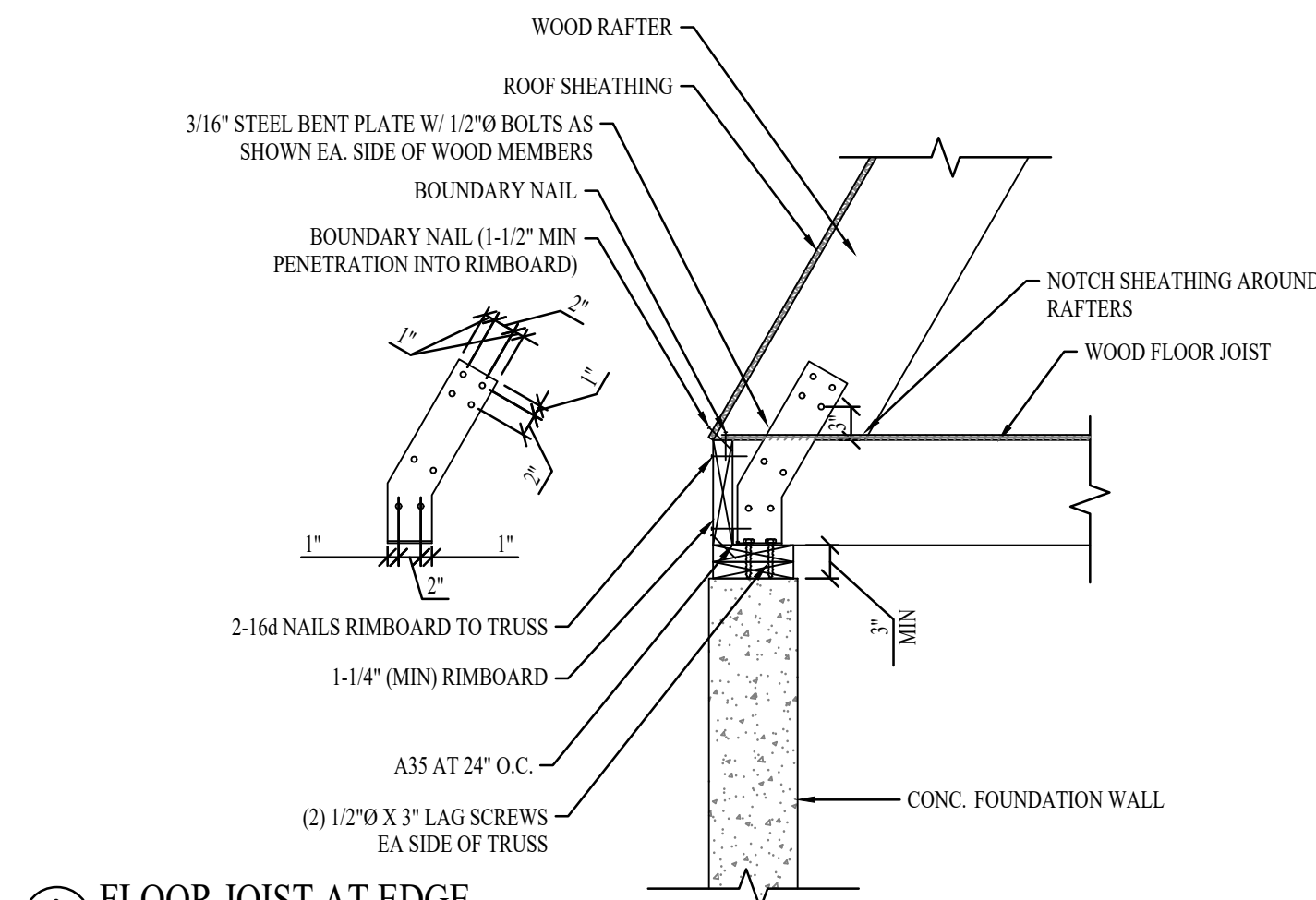






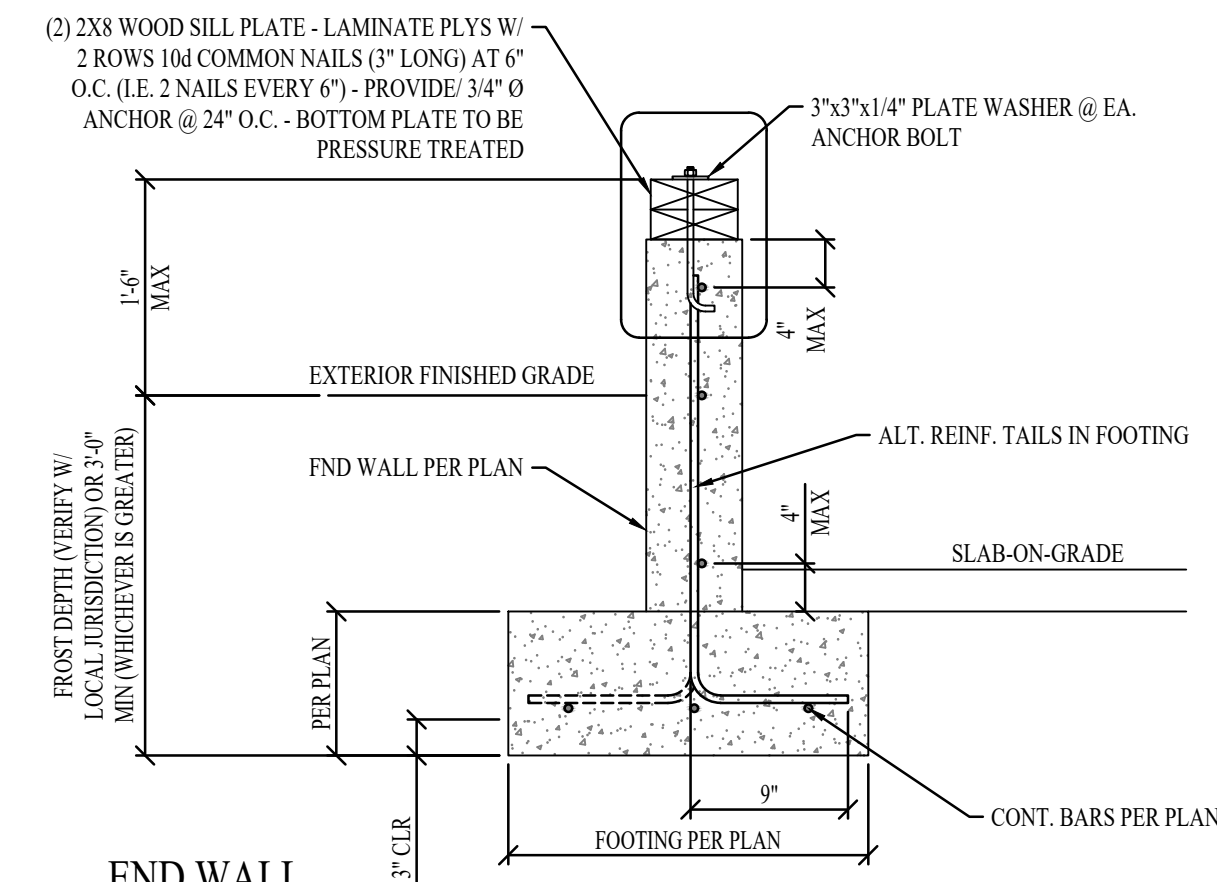
4 FLOOR JOIST SPLICE AT CENTER BEARING

S501 / 3/4"=1'-0"



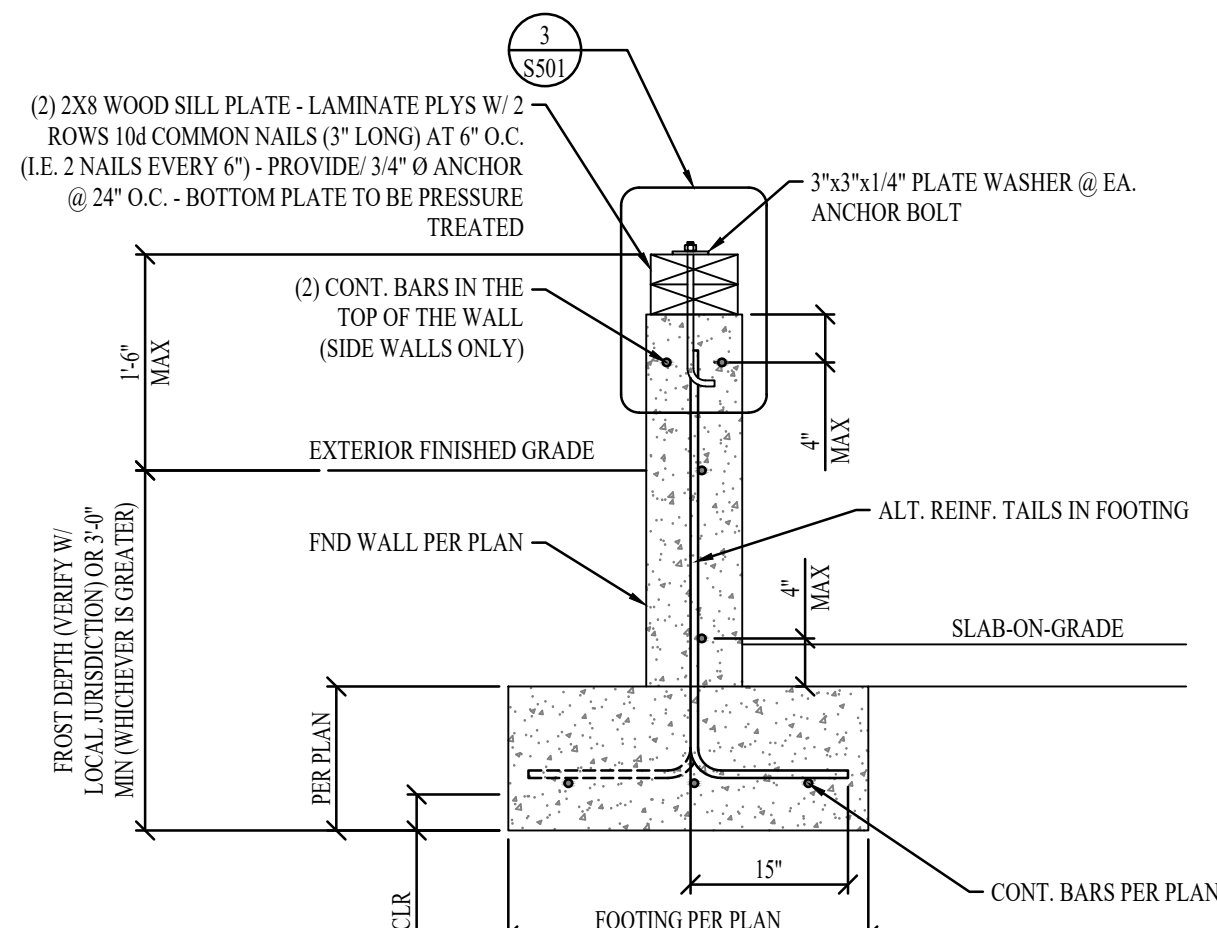
3 FLOOR JOIST AT EDGE

S501 / 3/4"=1'-0"



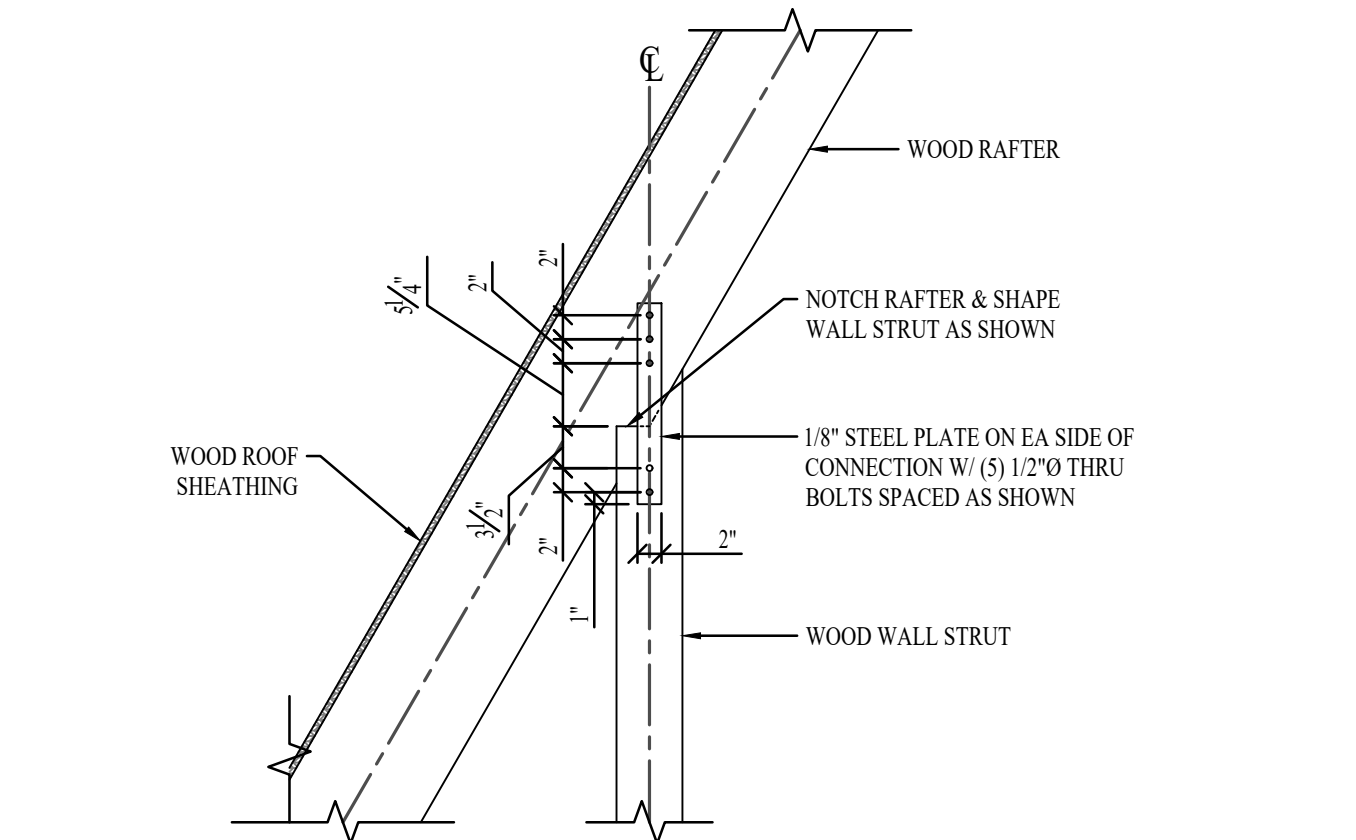
2 END WALL EXTERIOR CONTINUOUS FOOTINGS

S501 / 3/4"=1'-0"



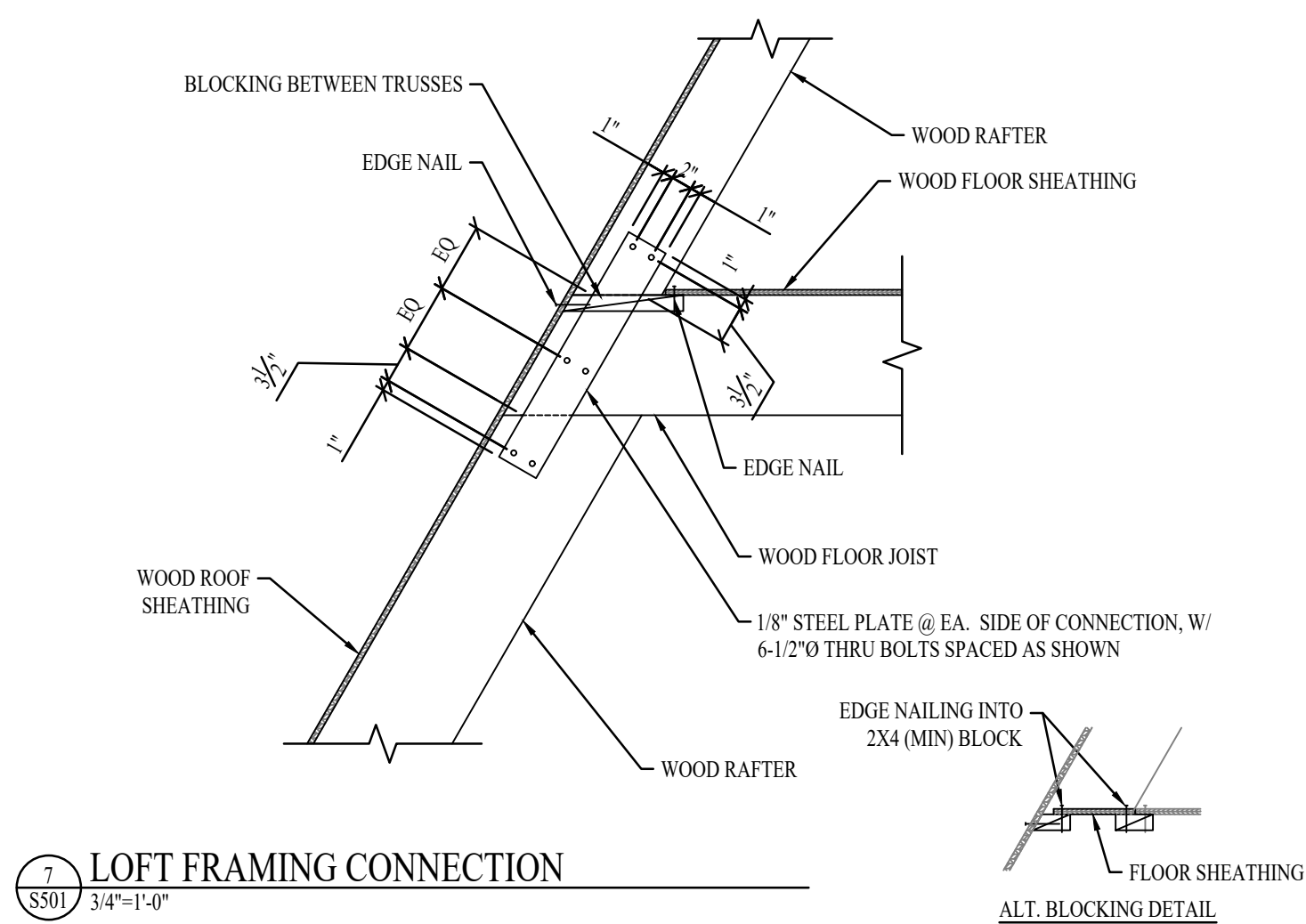
1 SIDE WALL EXTERIOR CONTINUOUS FOOTINGS

S501 / 3/4"=1'-0"



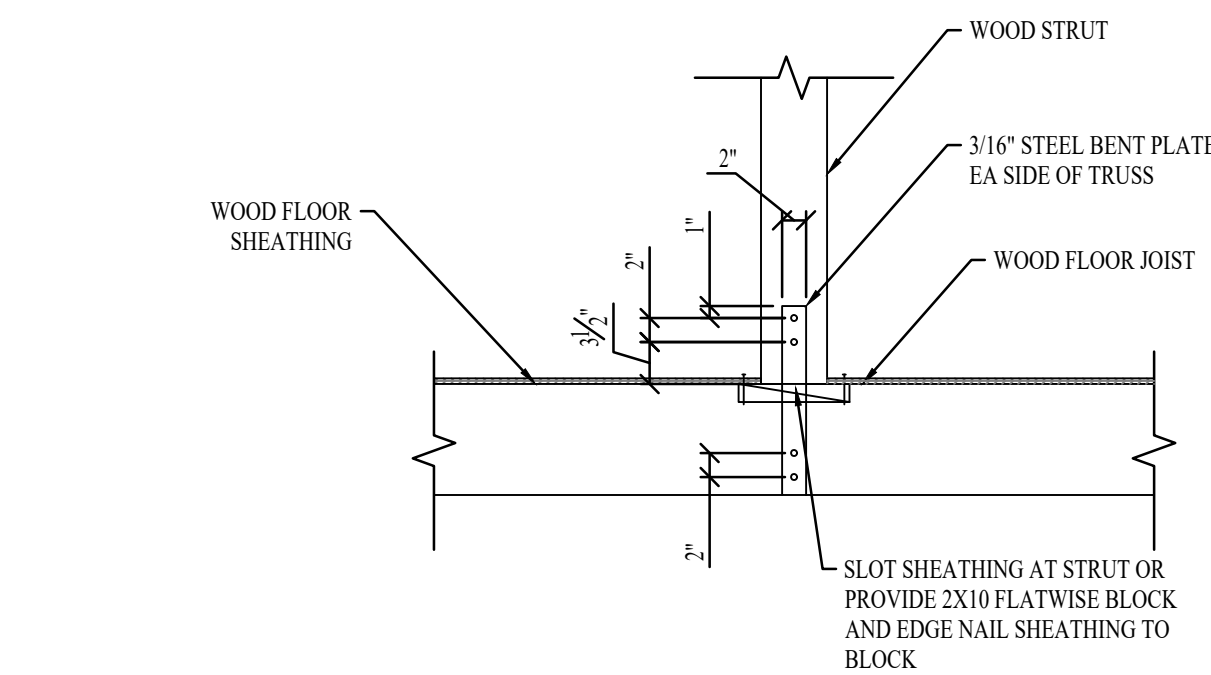
8 WOOD RAFTER CONNECTION AT WOOD STRUT

S501 / 3/4"=1'-0"



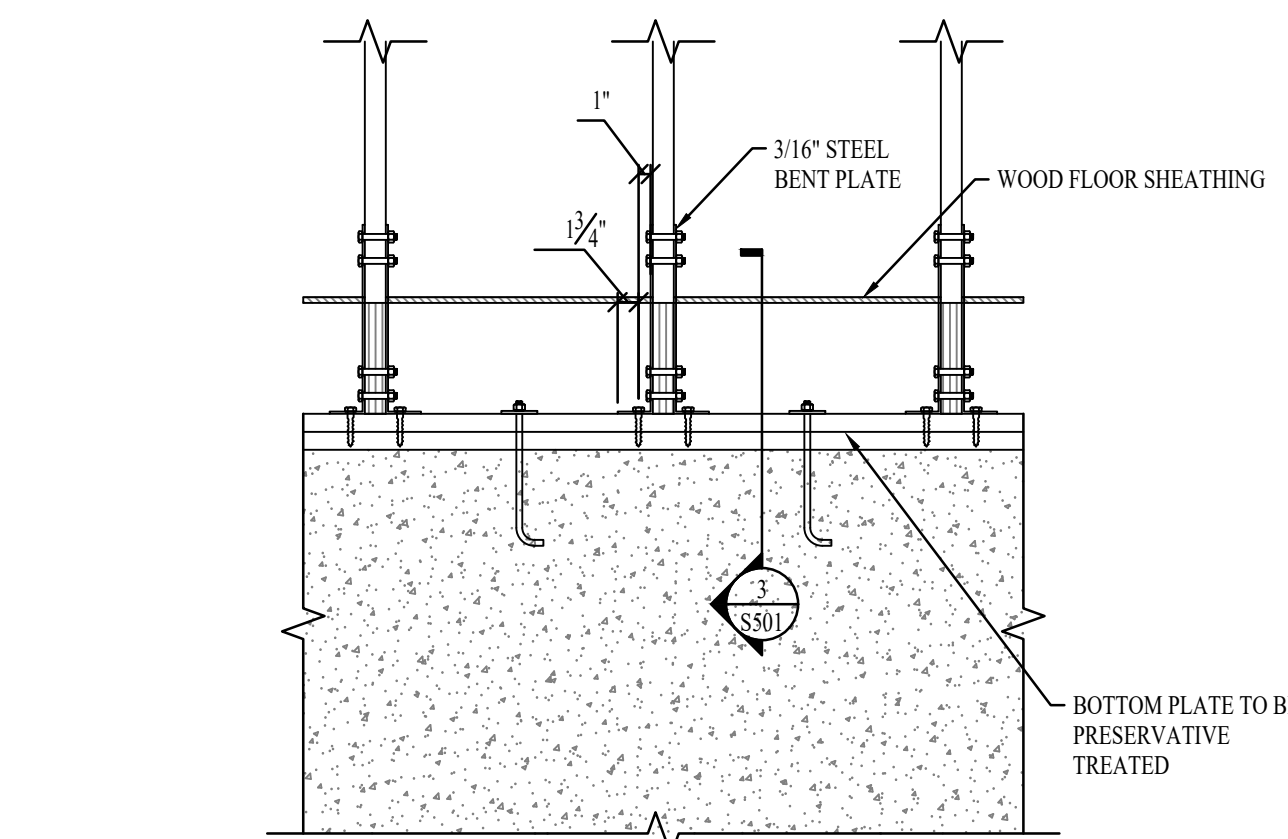
7 LOFT FRAMING CONNECTION

S501 / 3/4"=1'-0"



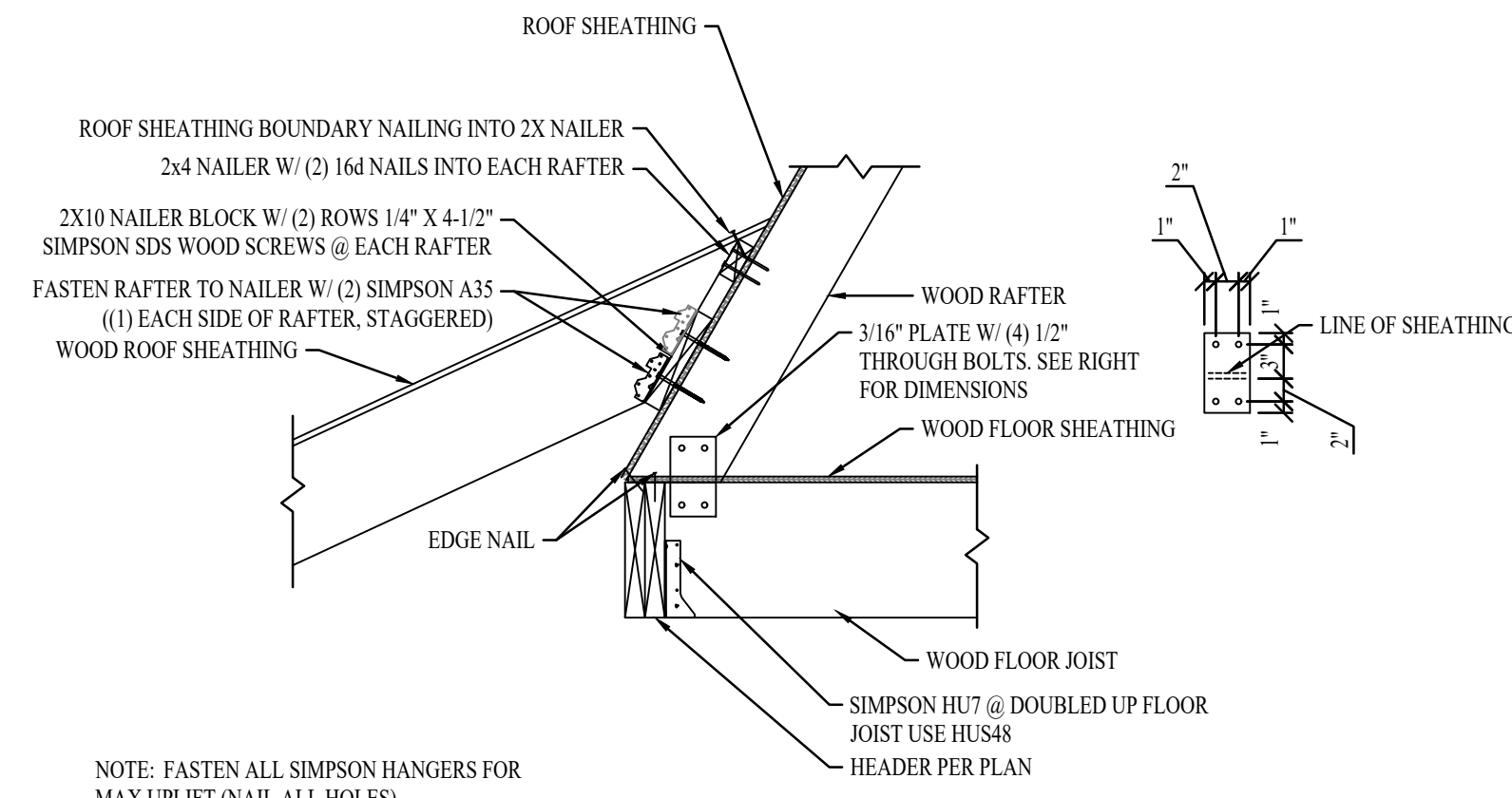
6 STRUT TO FLOOR JOIST

S501 / 3/4"=1'-0"



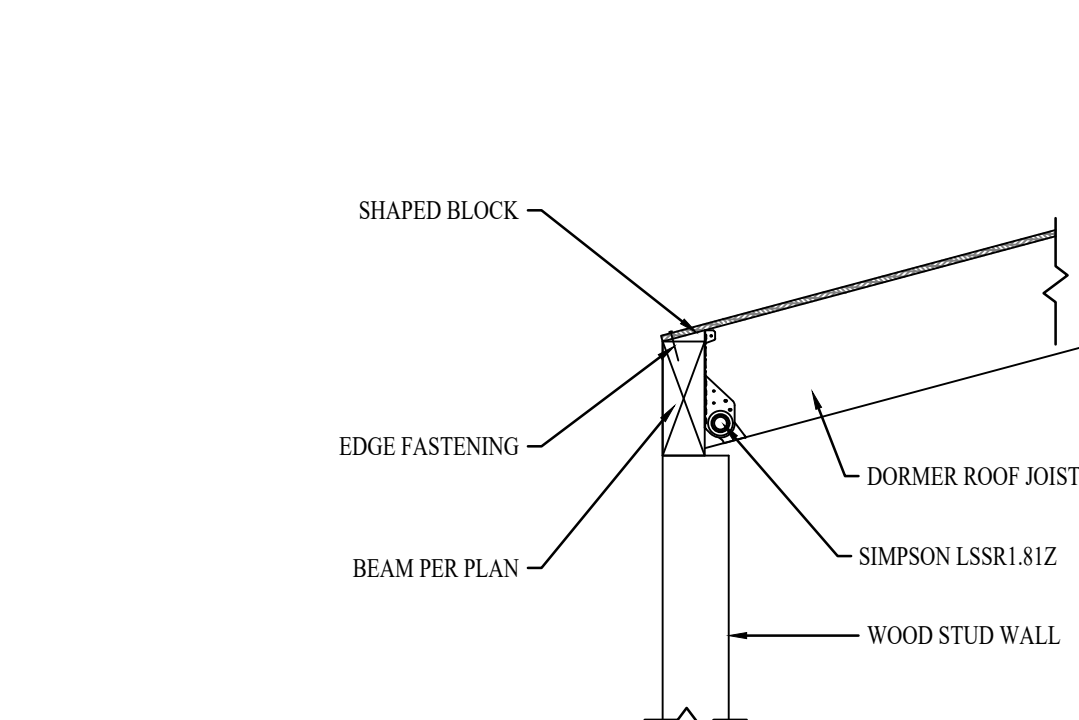
5 TRUSS HOLDOWN

S501 / 3/4"=1'-0"



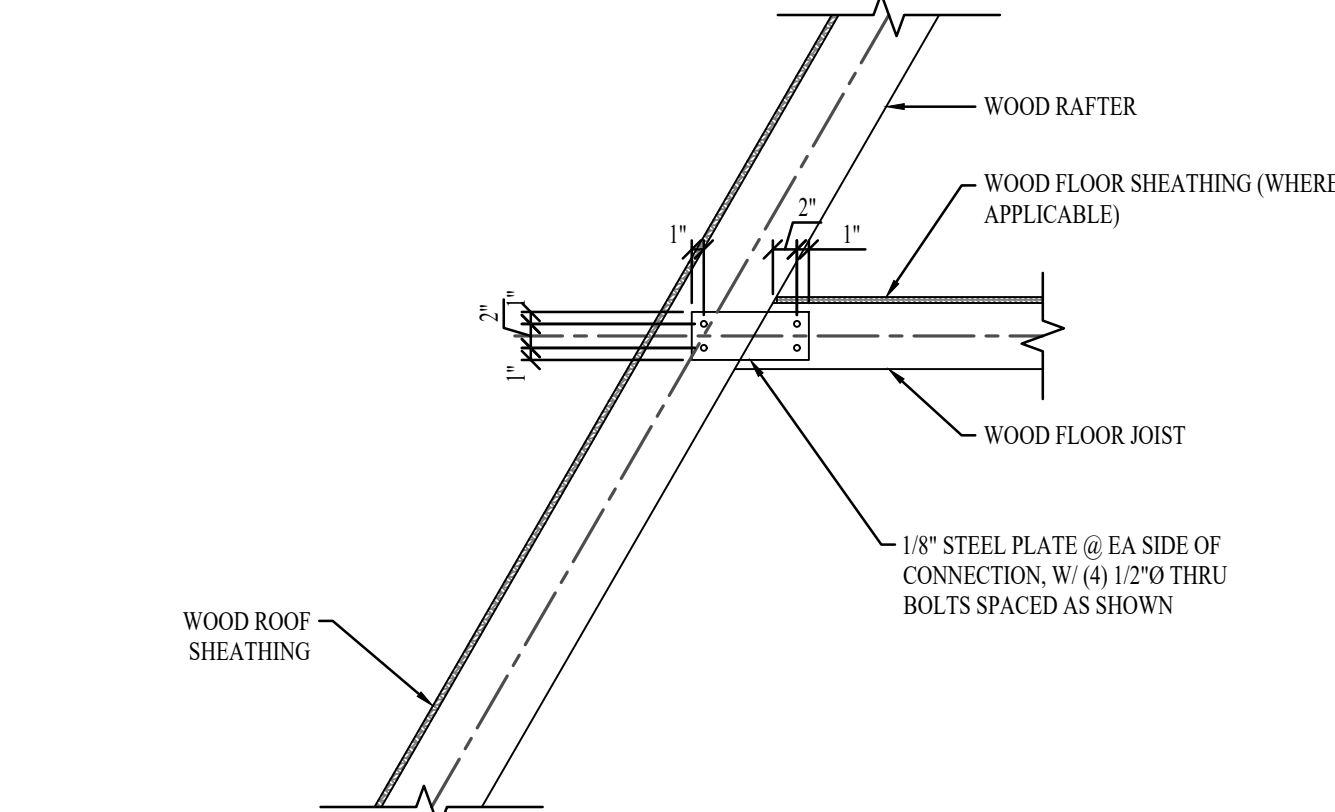
12 SECTION THROUGH DORMER FRAMING

S501 / 3/4"=1'-0"



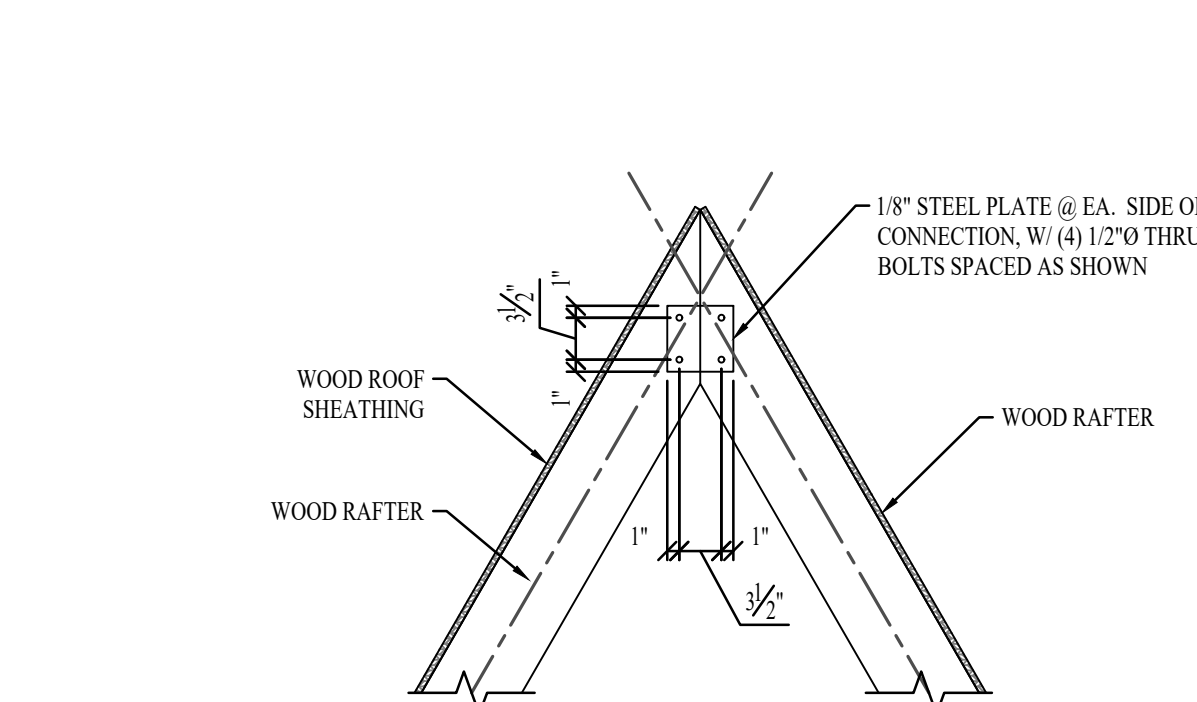
11 SECTION THROUGH DORMER FRAMING

S501 / 3/4"=1'-0"



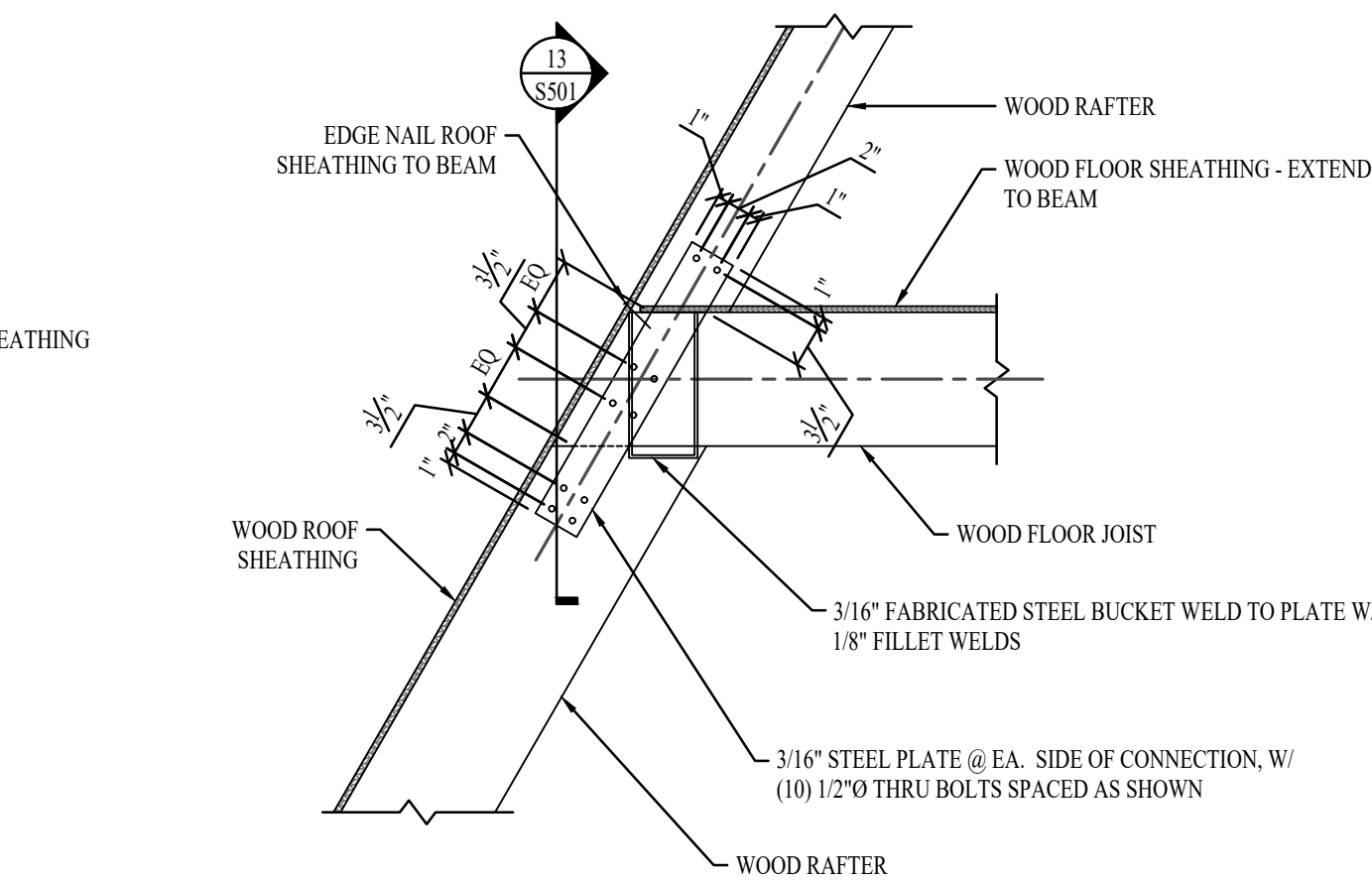
10 LOFT FRAMING CONNECTION AT RAFTERS

S501 / 3/4"=1'-0"



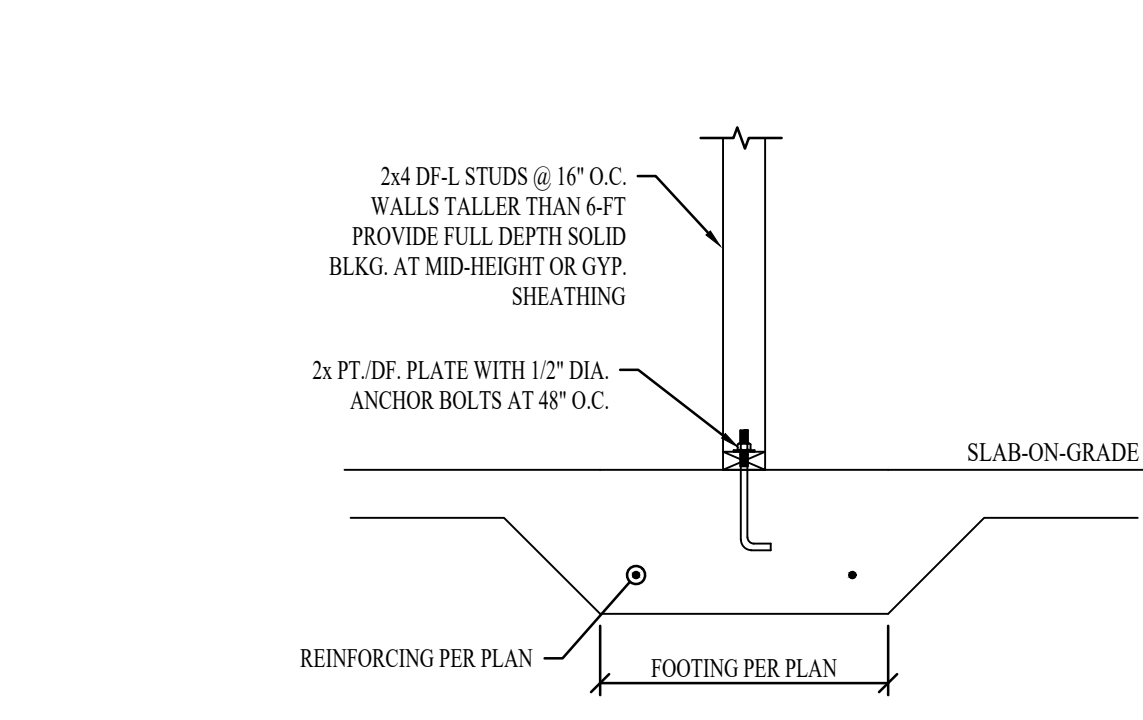
9 CONNECTION OF WOOD RAFTERS AT A-FRAME DECK

S501 / 3/4"=1'-0"



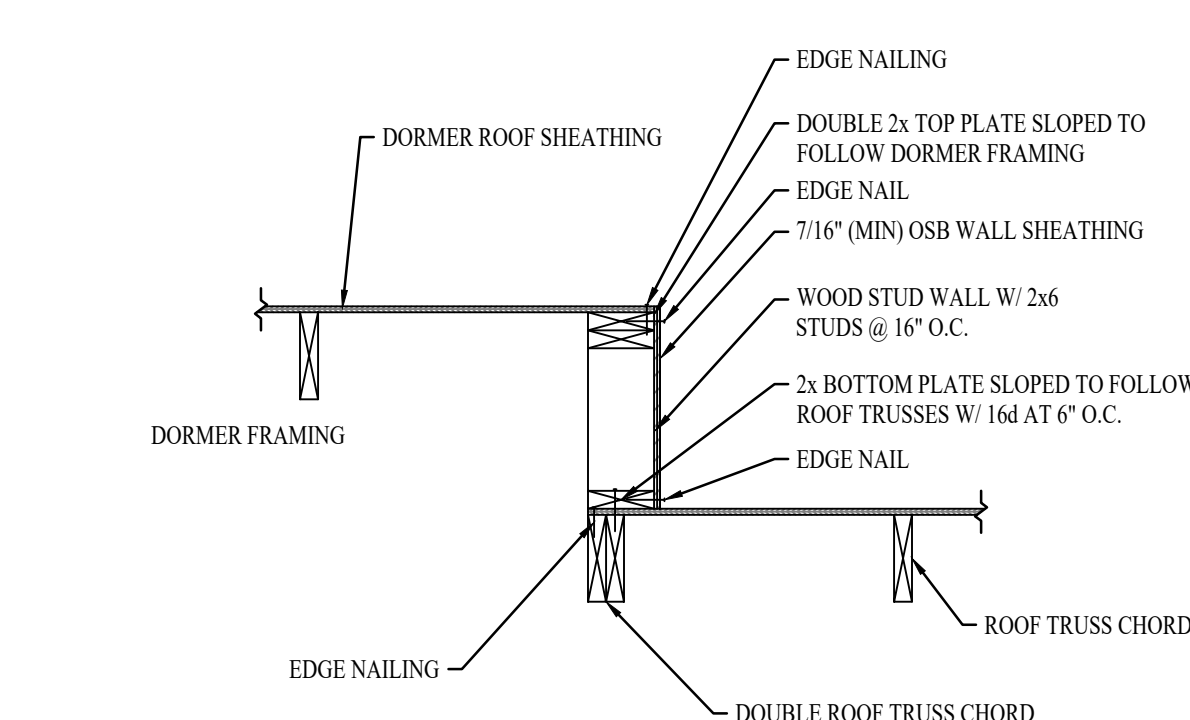
16 LOFT FRAMING CONNECTION AT DORMER

S501 / 3/4"=1'-0"



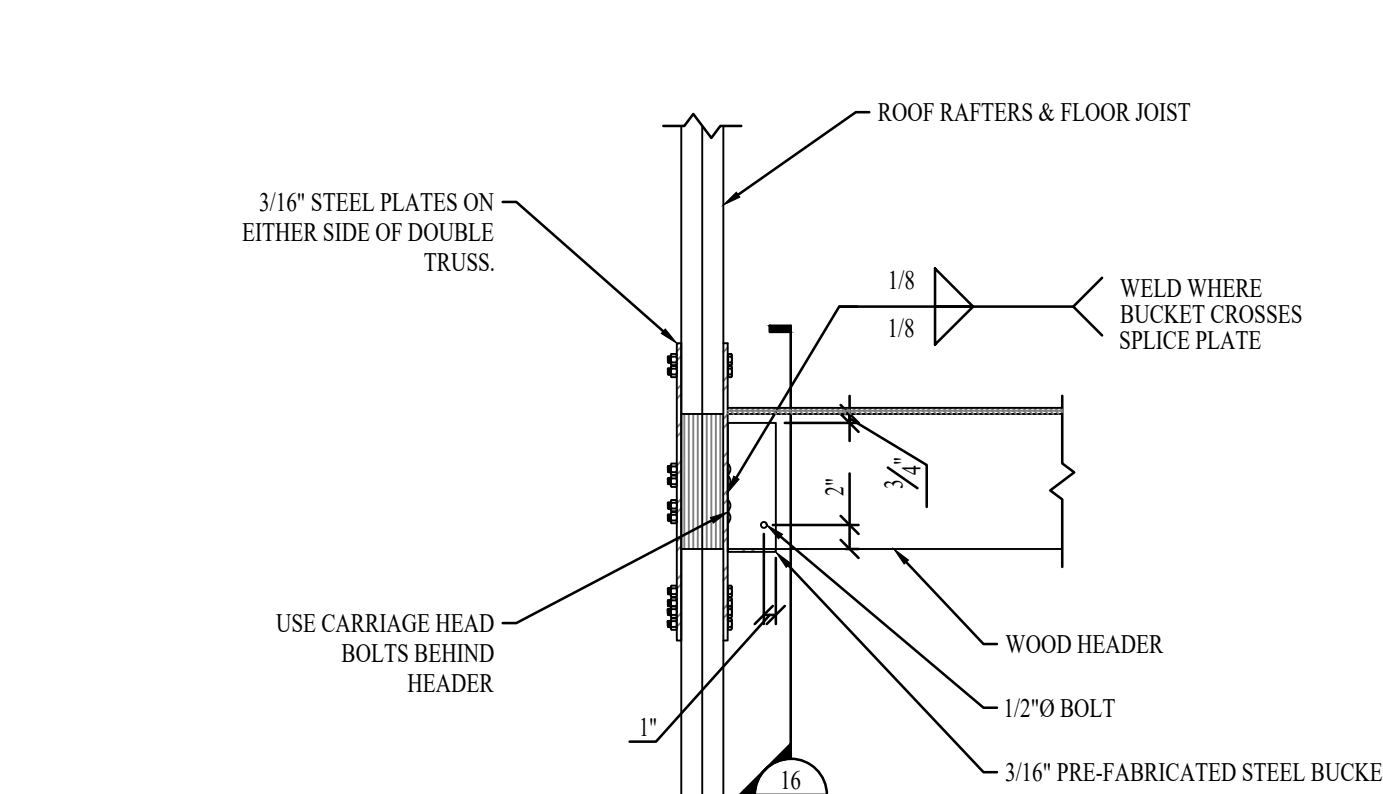
15 INTERIOR FOOTING

S501 / 3/4"=1'-0"



14 SLOPED WOOD STUD PONY WALL AT DORMER

S501 / 3/4"=1'-0"



13 DORMER HEADER AT DOUBLE ROOF RAFTER

S501 / 3/4"=1'-0"



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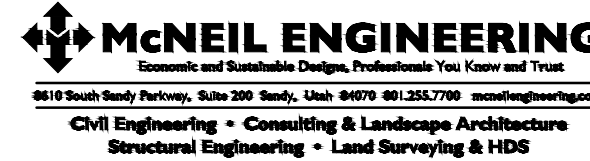
#### KEYNOTES



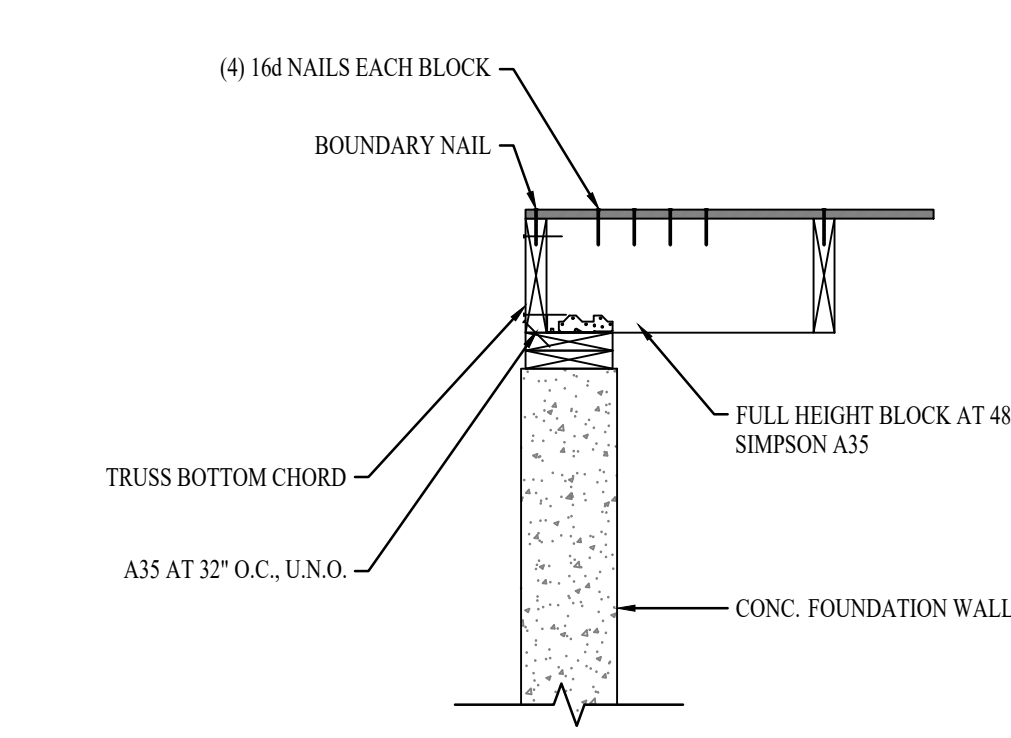
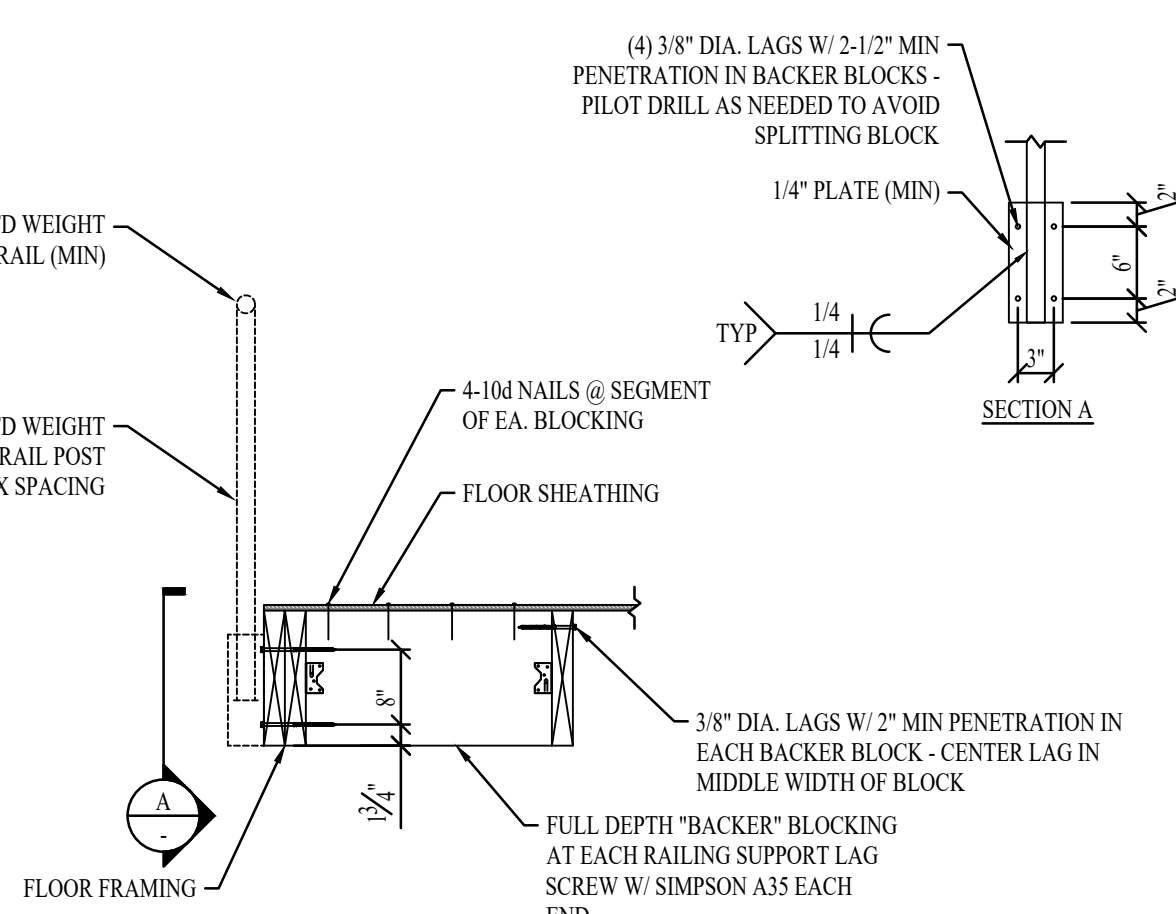
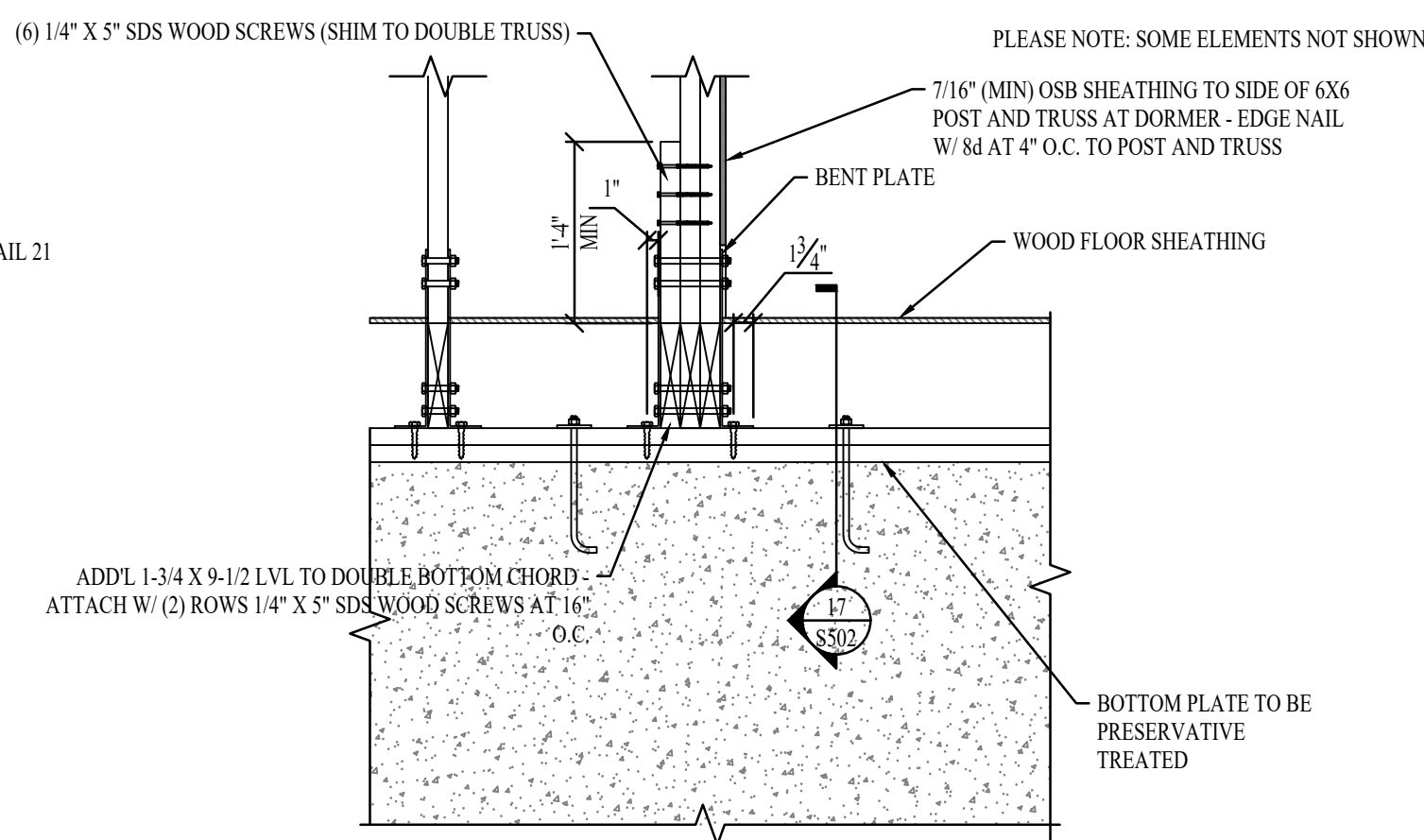
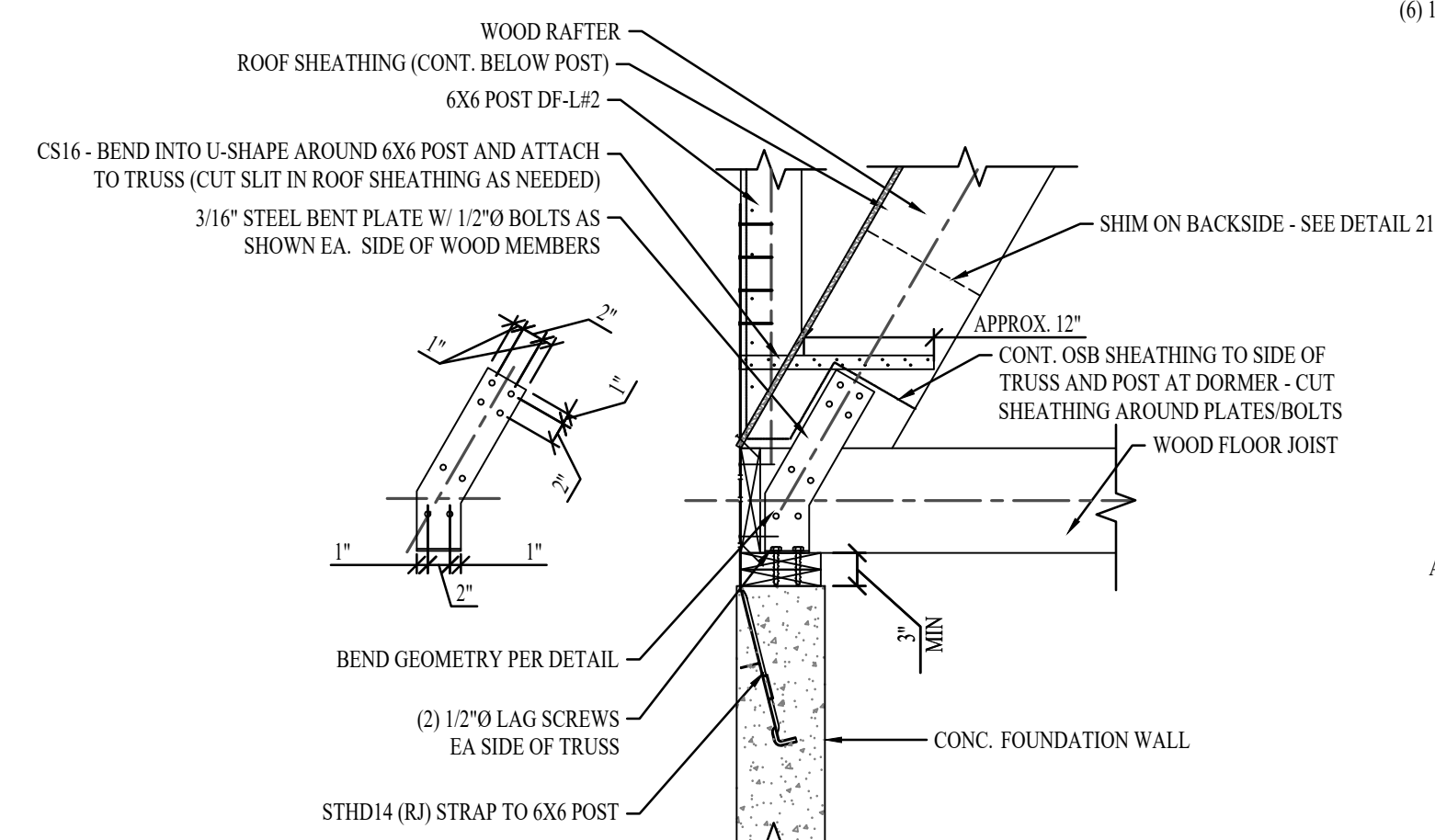
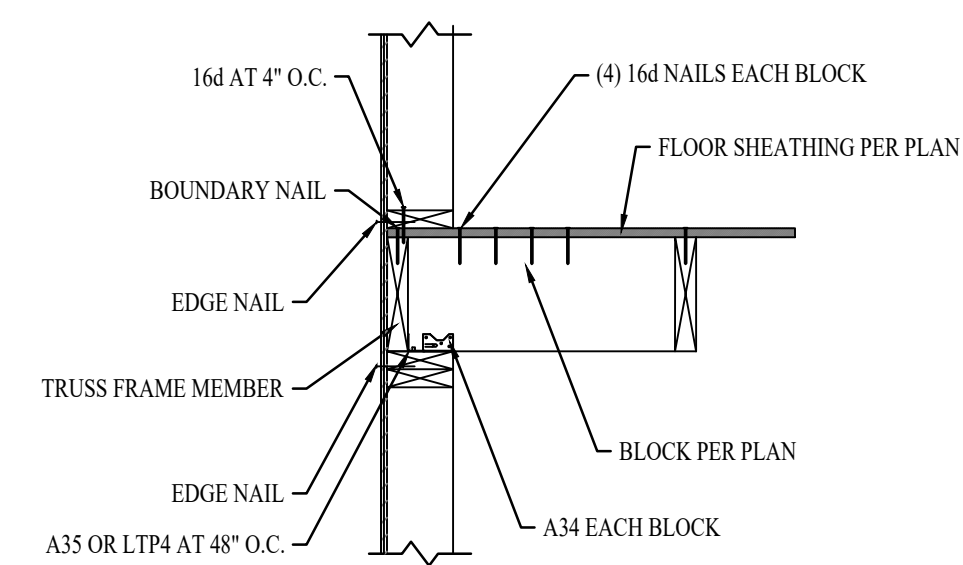
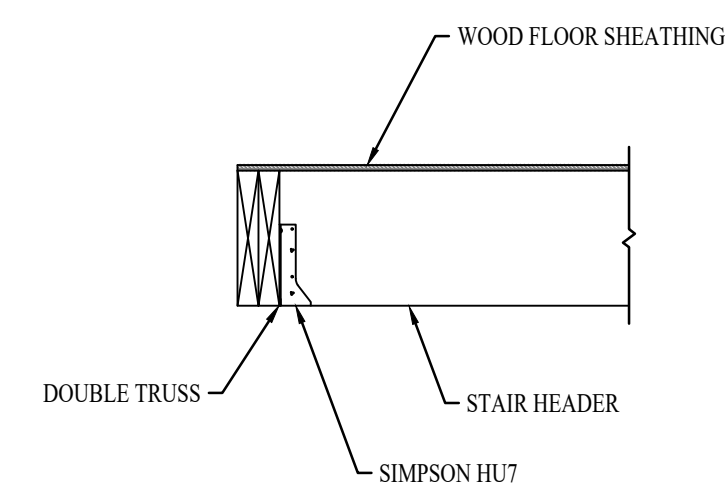
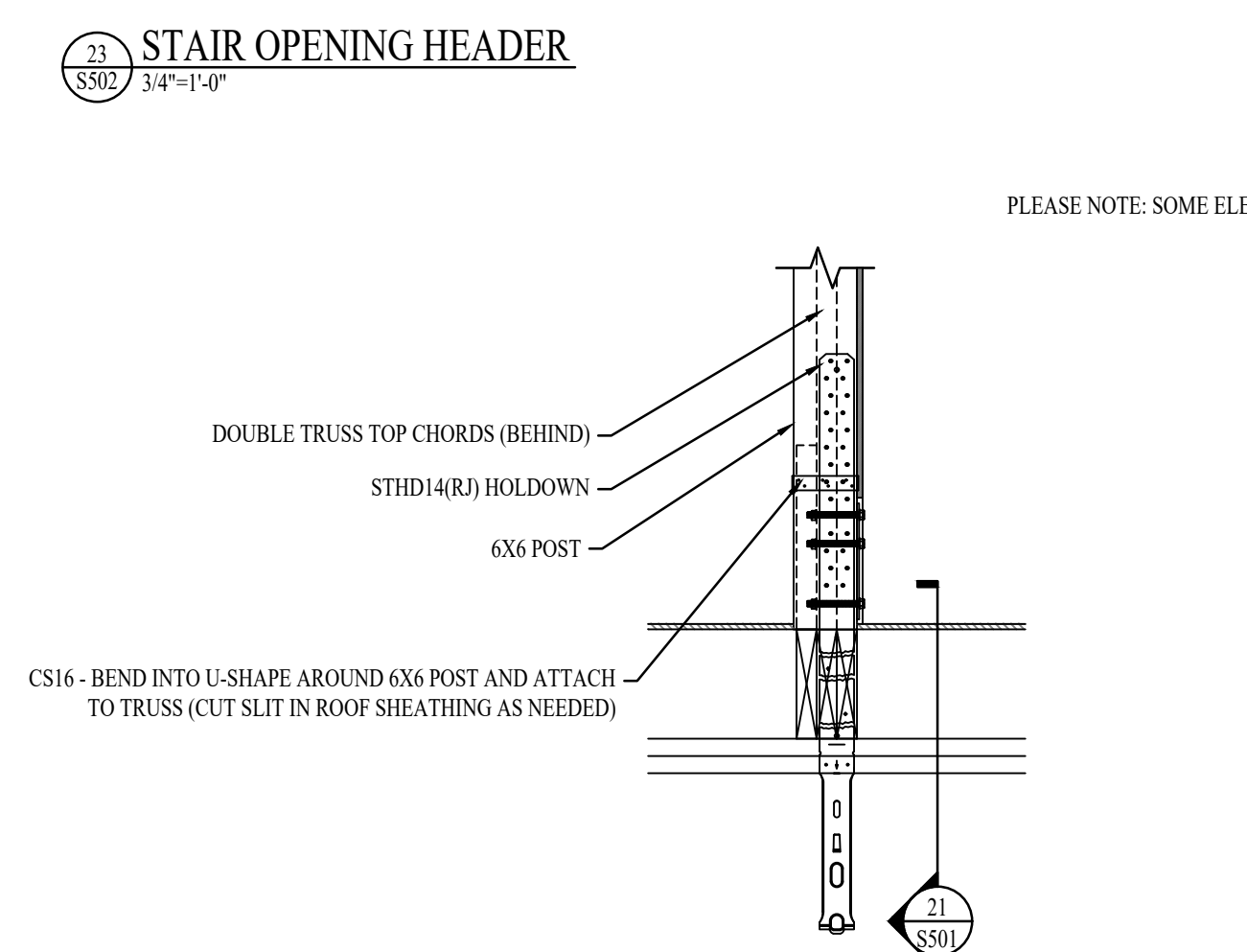
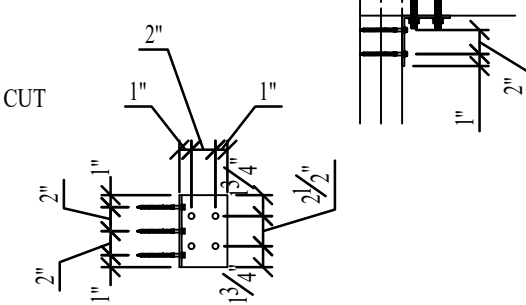
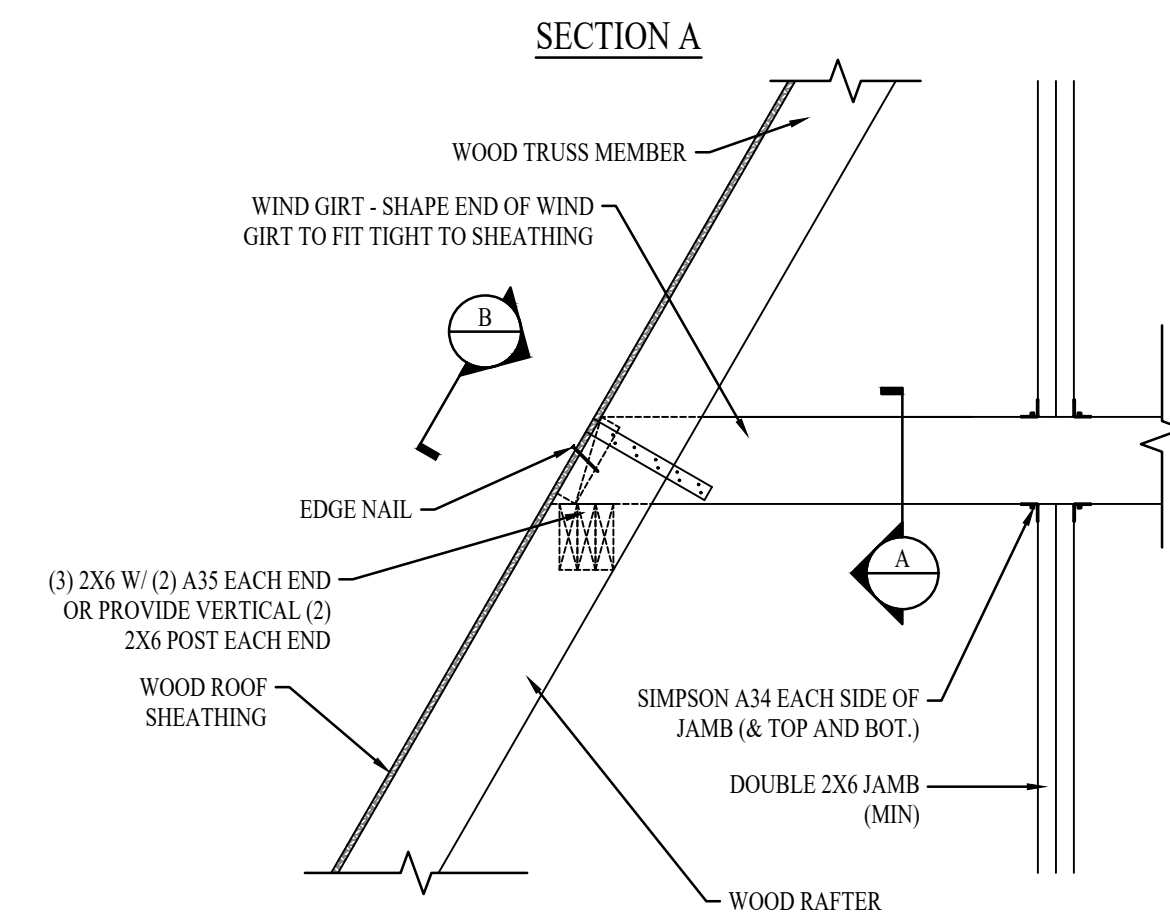
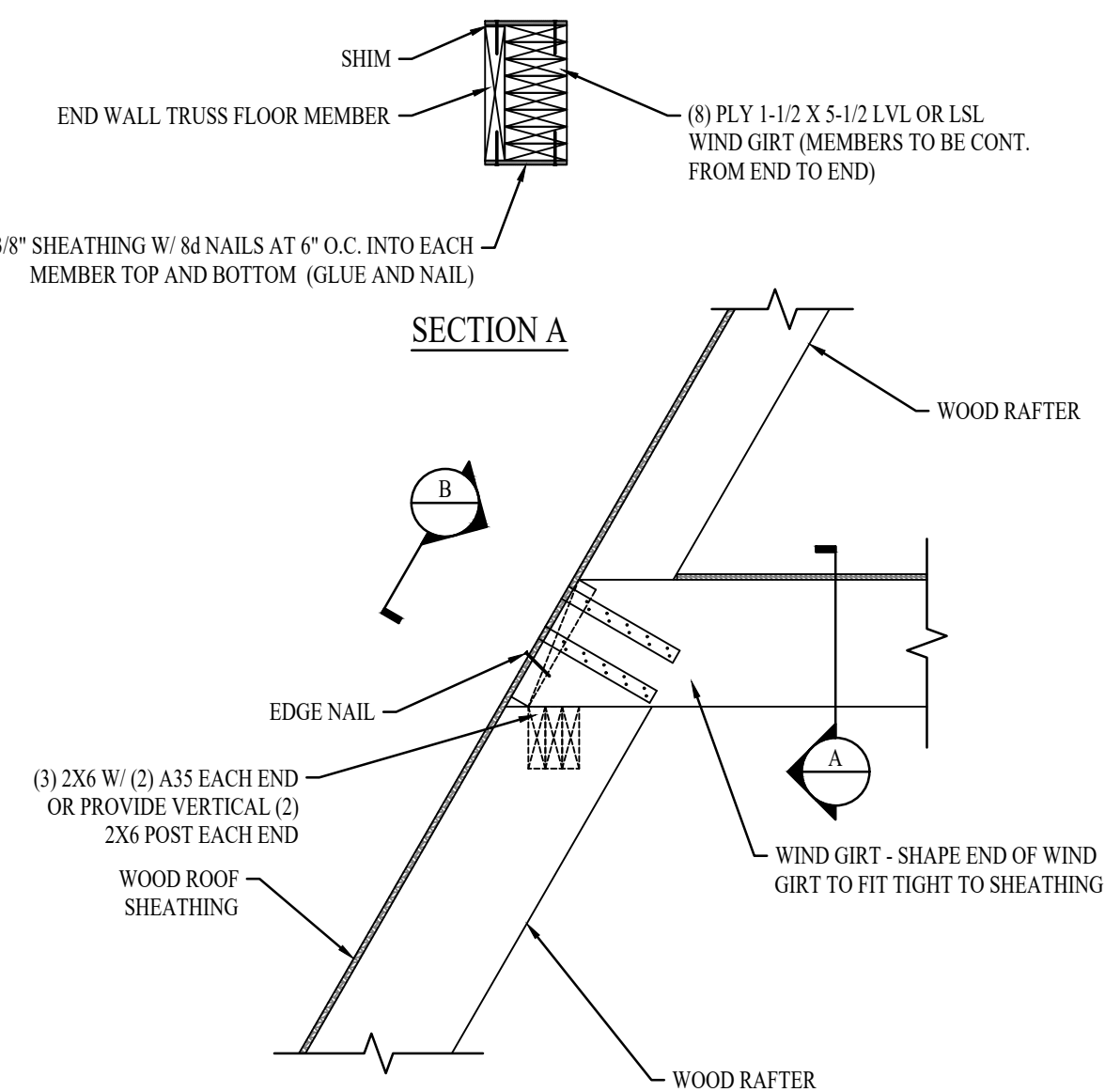
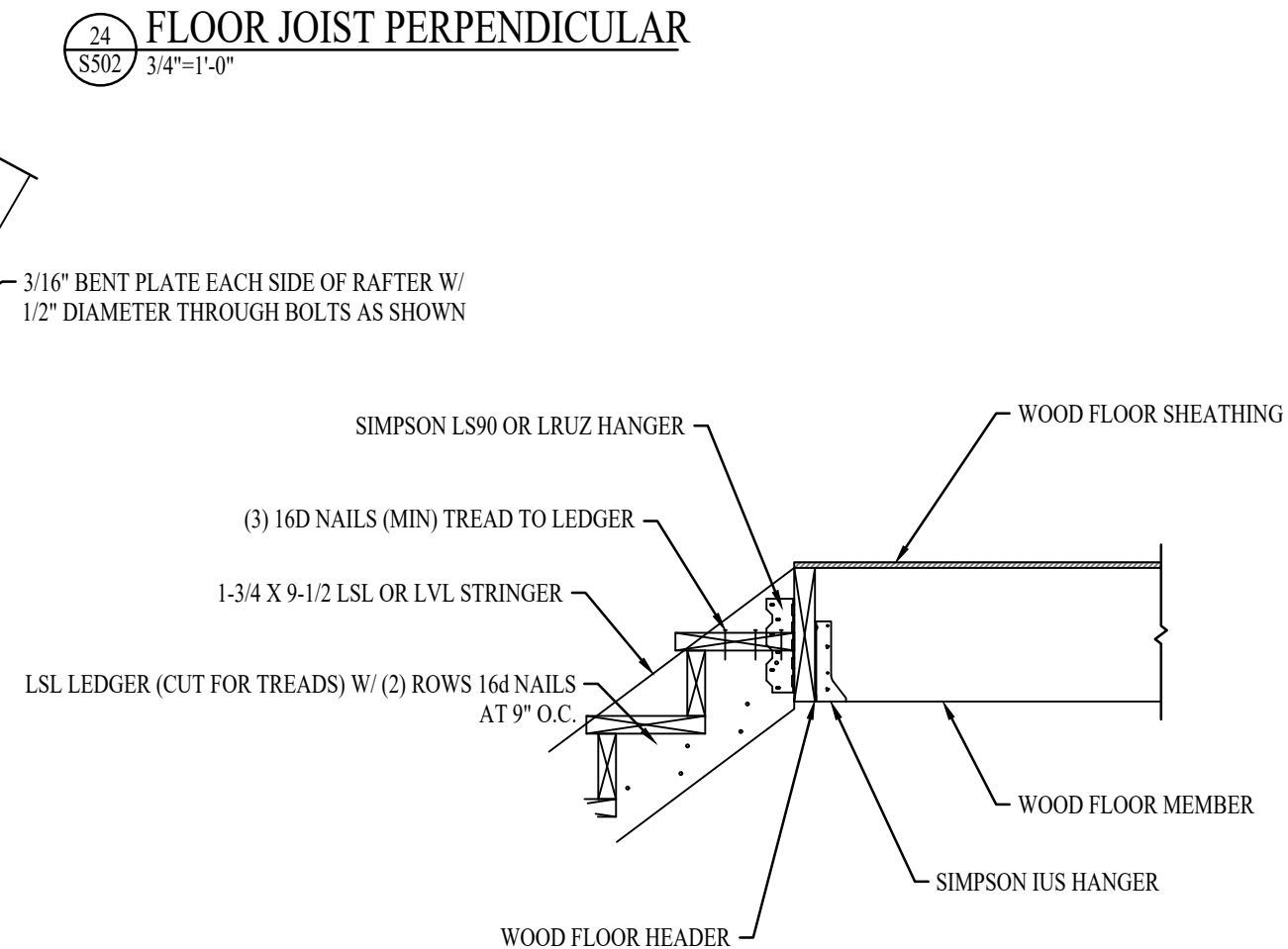
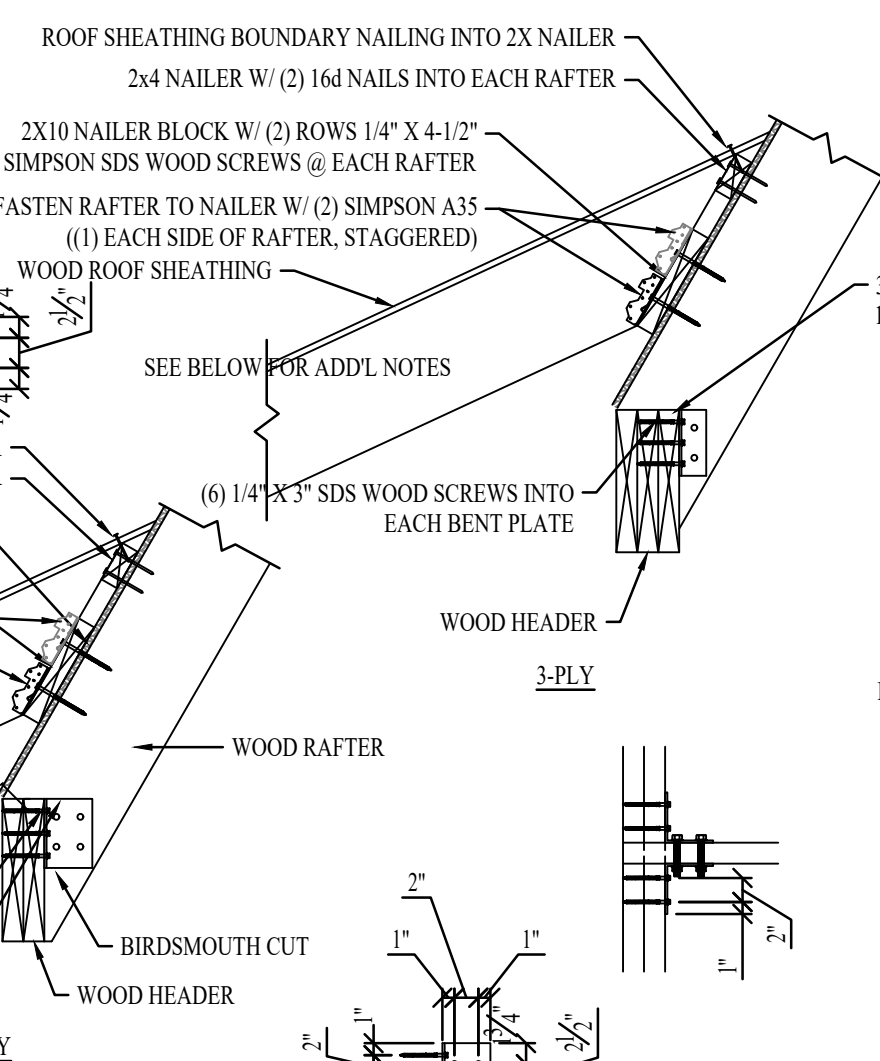
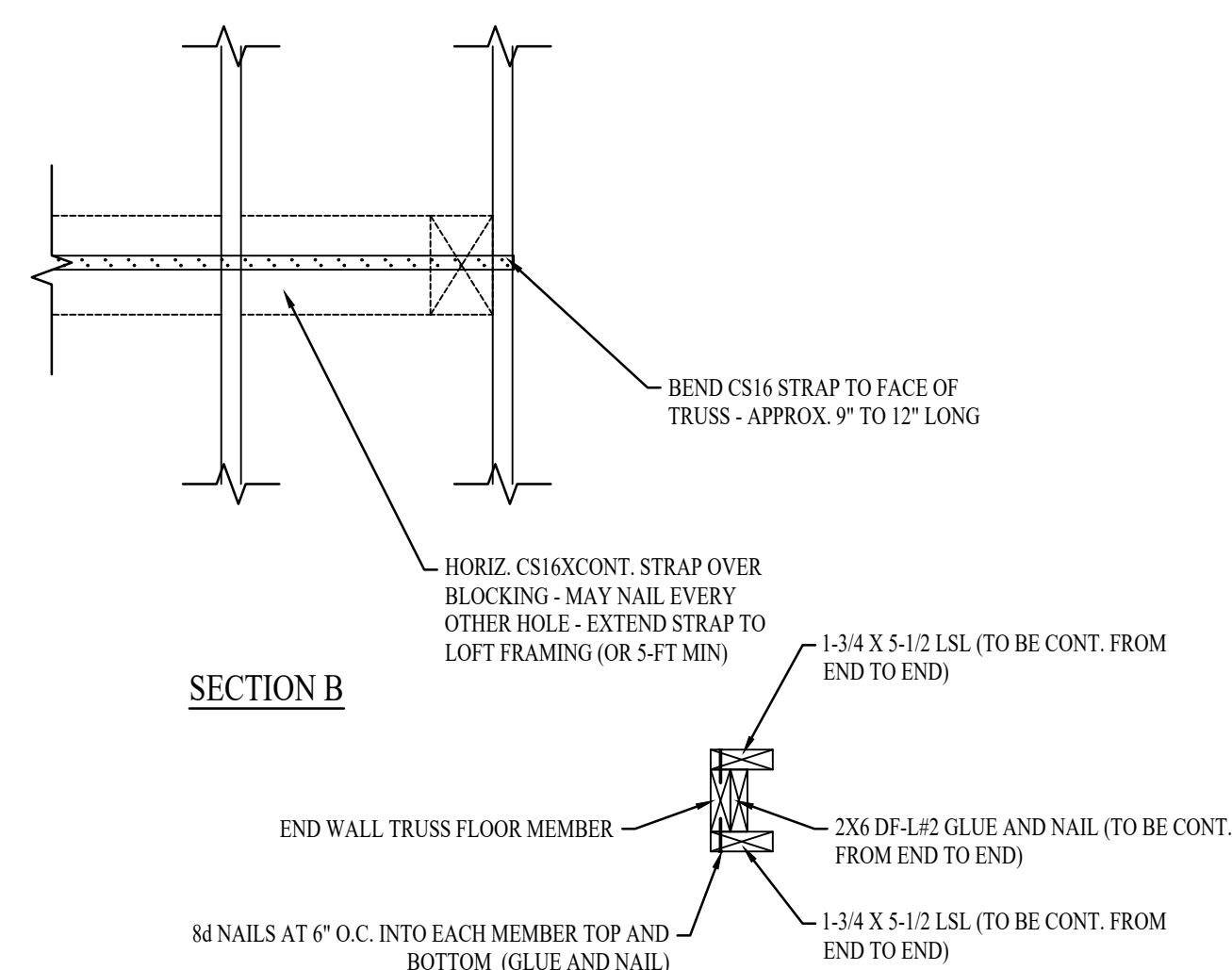
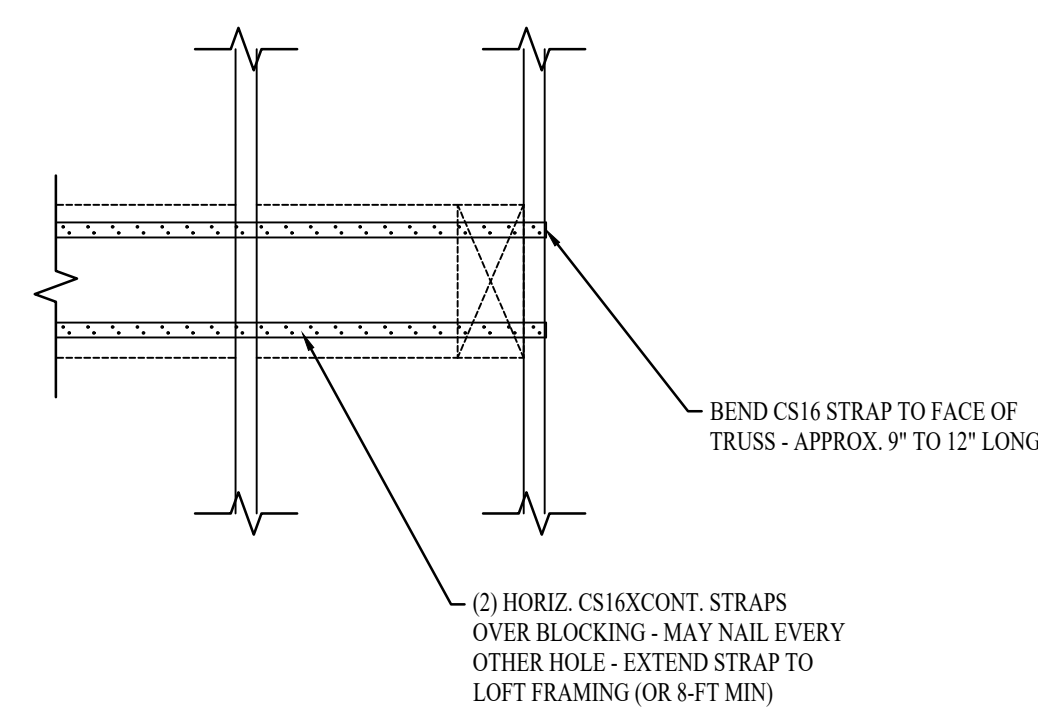
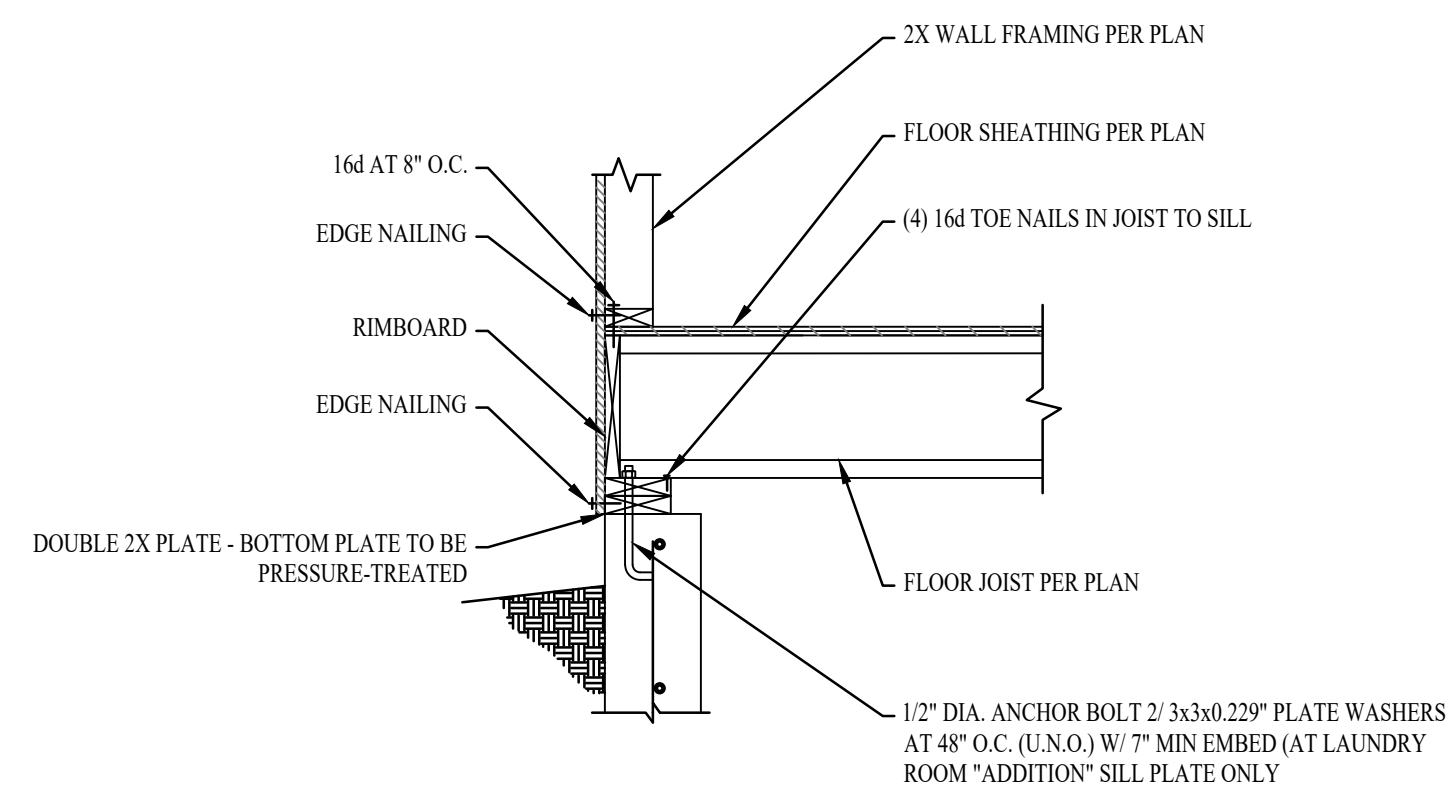
REVISIONS		
#	DESCRIPTION	DATE

#### CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVRAM U.S.A.	
PLAN: 20003.010	DATE: 04/20/2022	S501	
SHEET:	BASEMENT LEVEL: 1,101 S.F.	TOTAL FINISHED: 2,784 S.F.	
	MAIN LEVEL: 1,242 S.F.		
	UPPER LEVEL: 451 S.F.		







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## KEYNOTES

[illegible]

## CITY REVIEW

RIO 120 - SCIAMMARELLA RES.  
VILLAGES AT WOLF CREEK, LLC  
LOT 221910001

FOR ONE  
E FOR:  
AVRAME U.S.A.

PLAN:	20003.010
-------	-----------

DATE: 04/20/2022

SHEET:

BASEMENT LEVEL:  
1,101 S.F.

1

MAIN LEVEL:  
1,242 S.F.

S502

UPPER LEVEL:  
461 S E

7	
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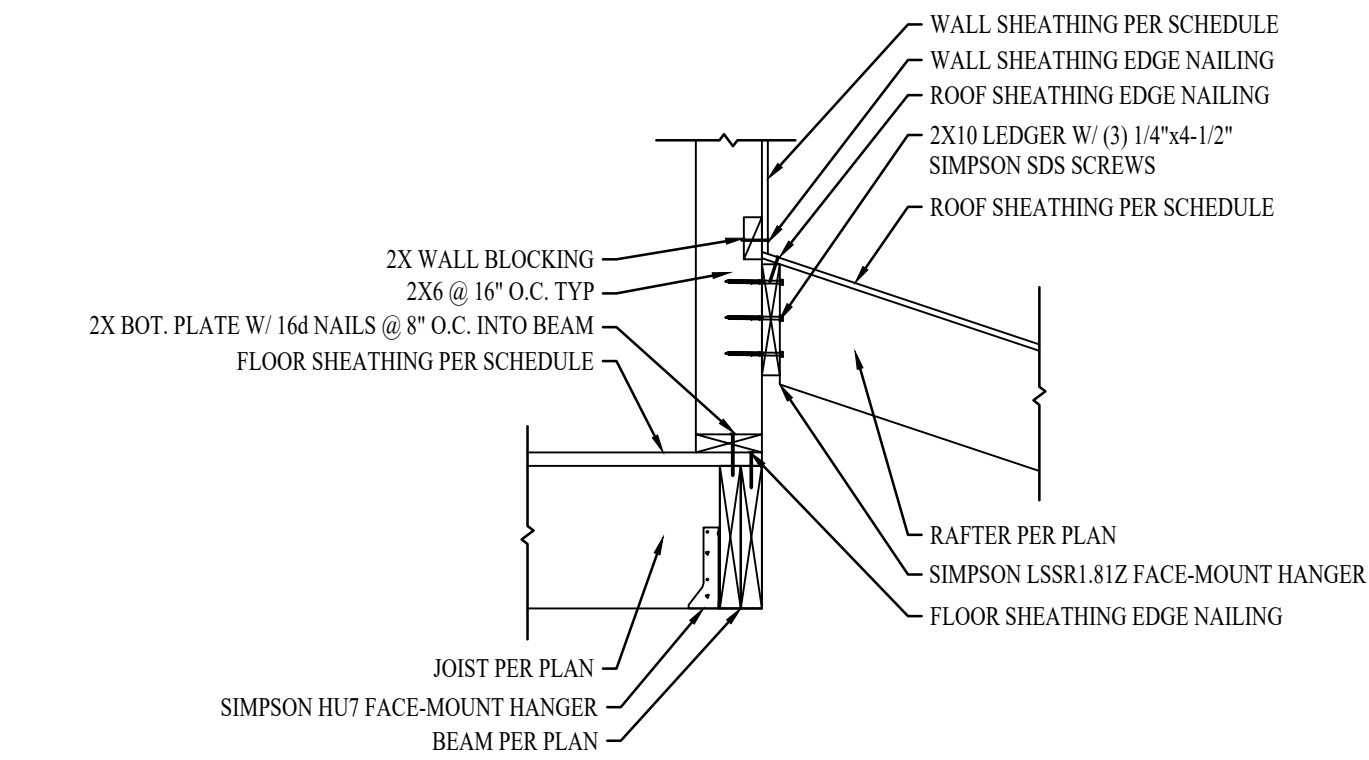
TOTAL FINISHED:

1

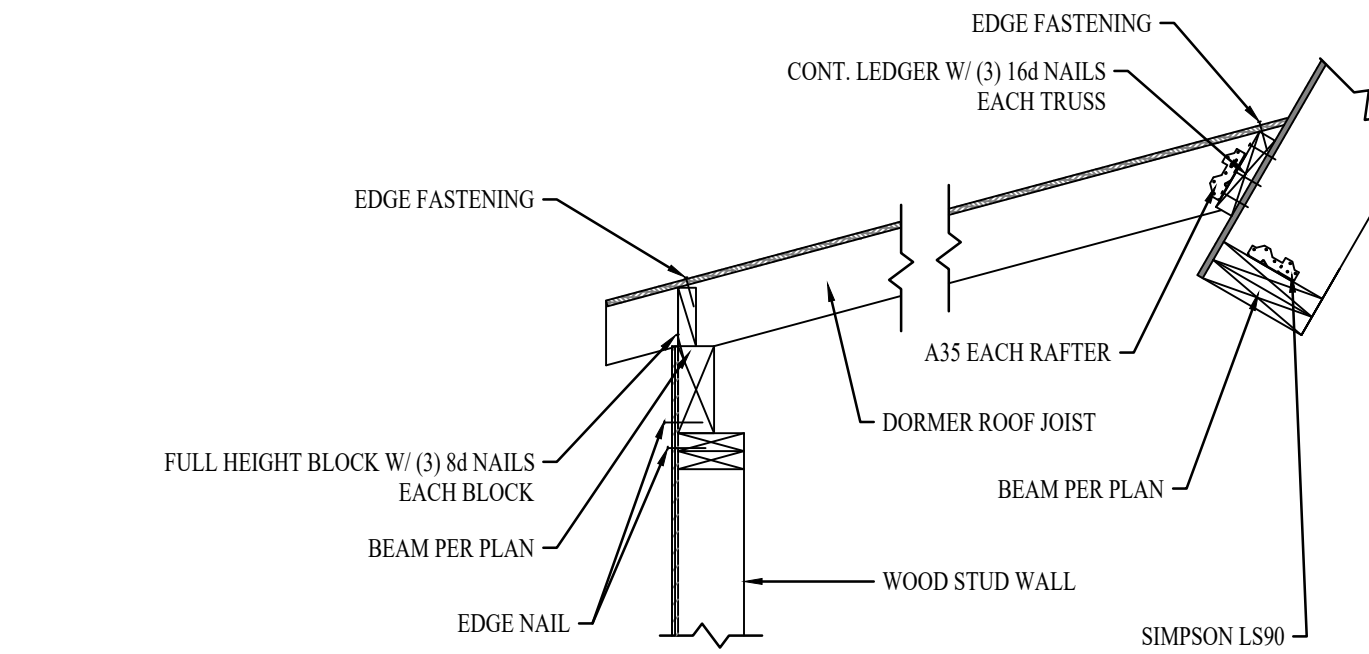
2,784 S.F.



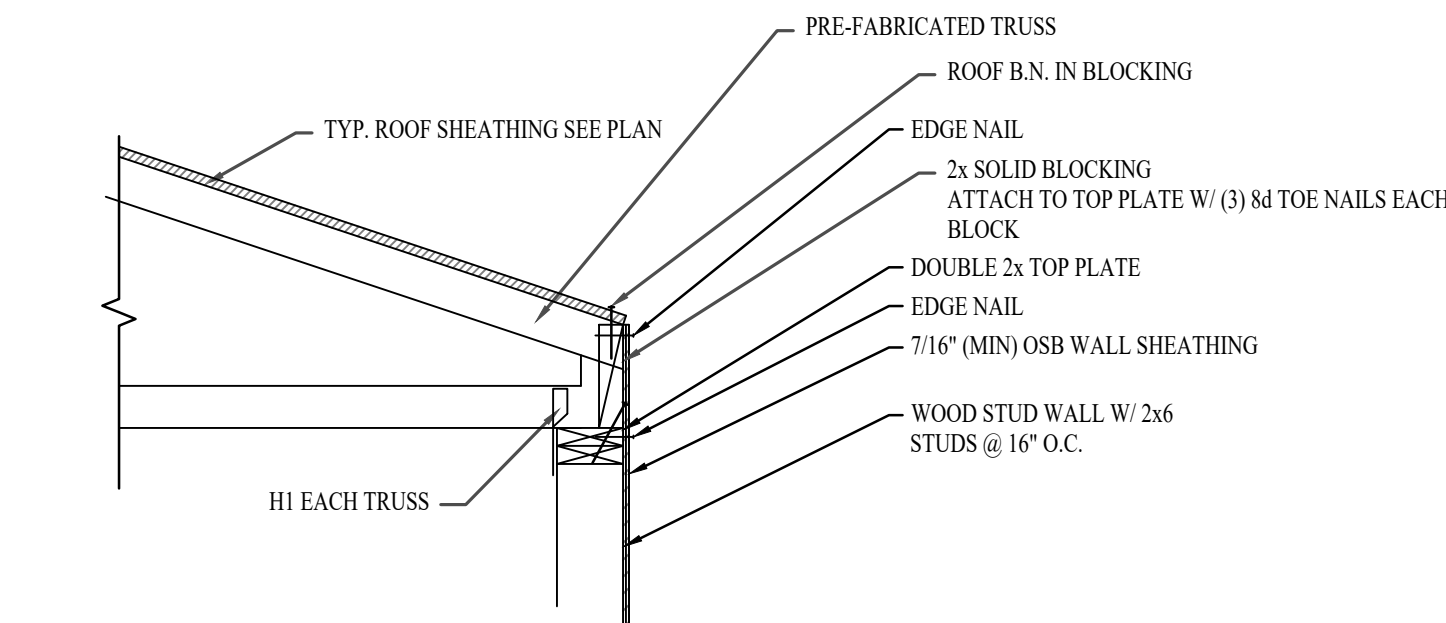




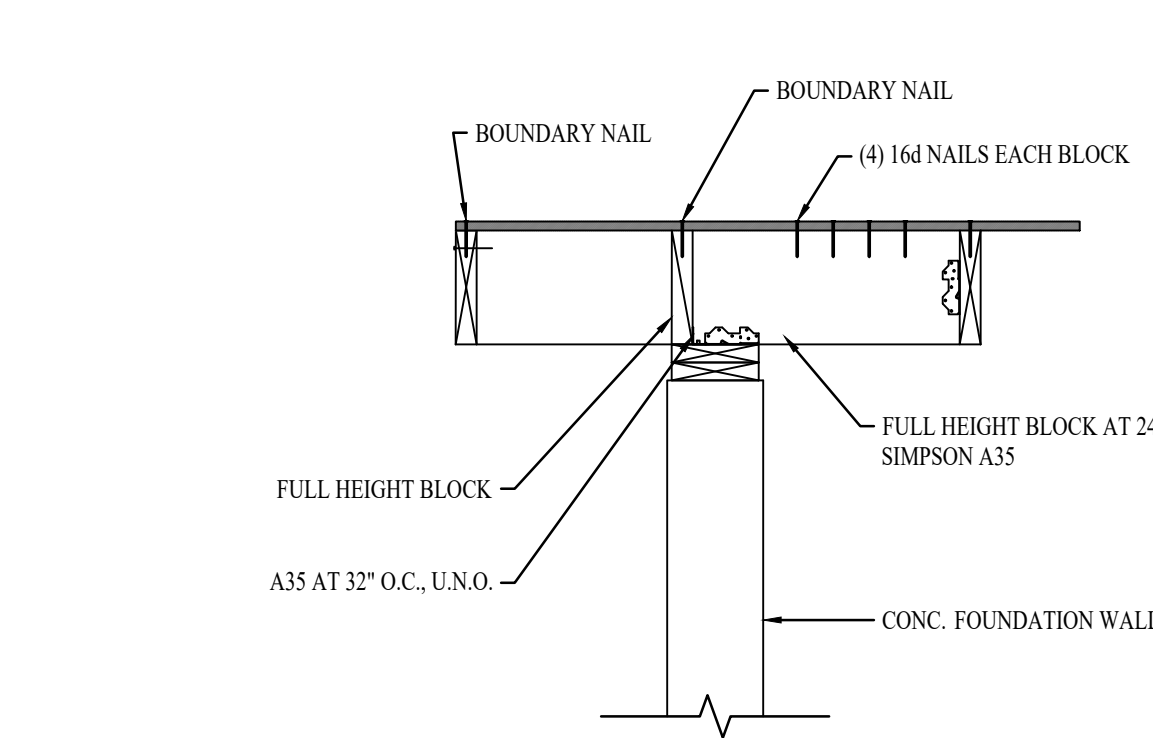
35 UPPER DORMER WALL TO LOFT FLOOR  
S503 3/4"=1'-0"



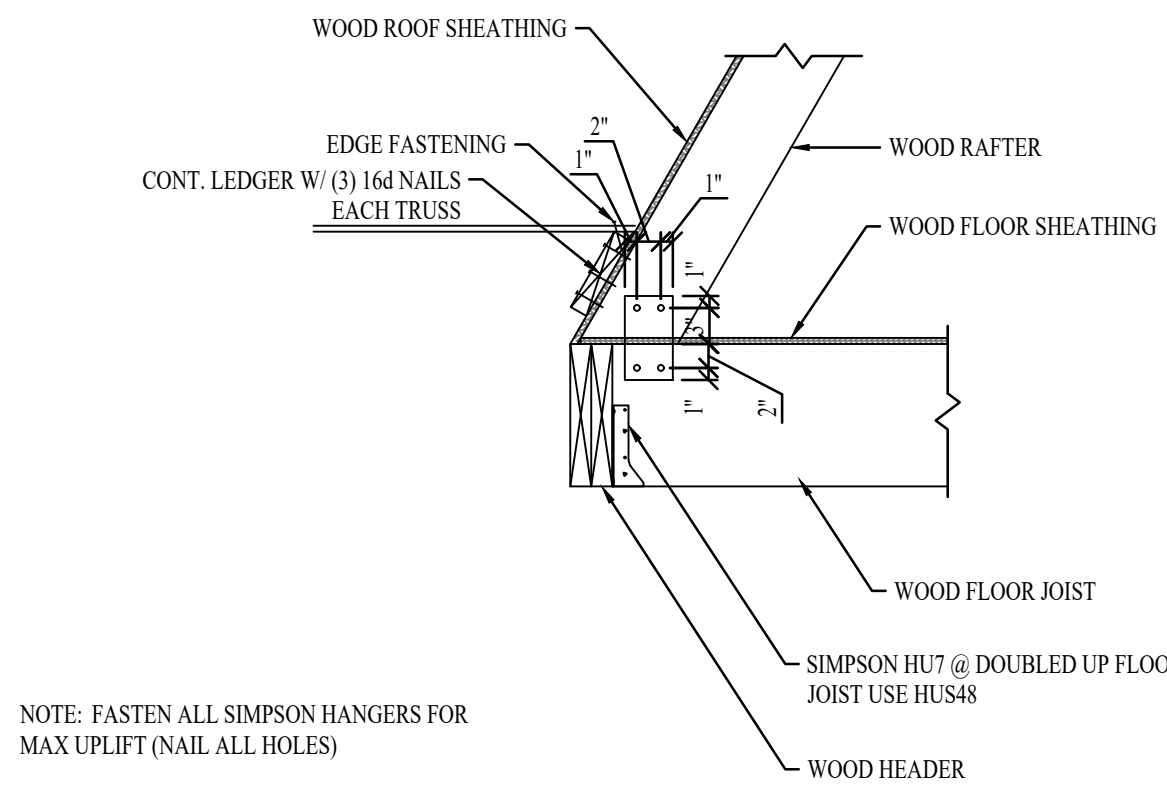
34 UPPER DORMER ROOF  
S503 3/4"=1'-0"



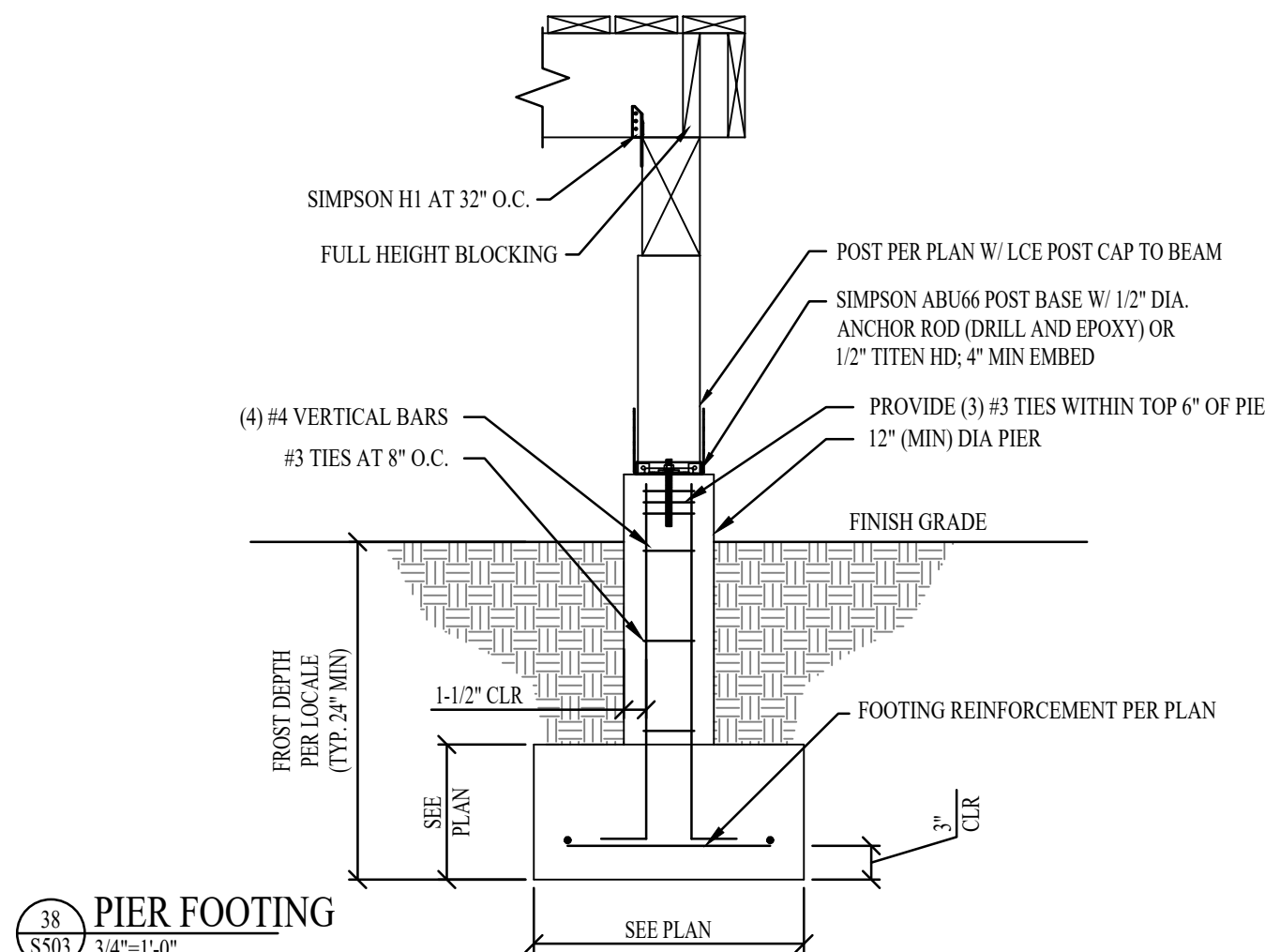
33 TRUSS TO WALL  
S503 3/4"=1'-0"



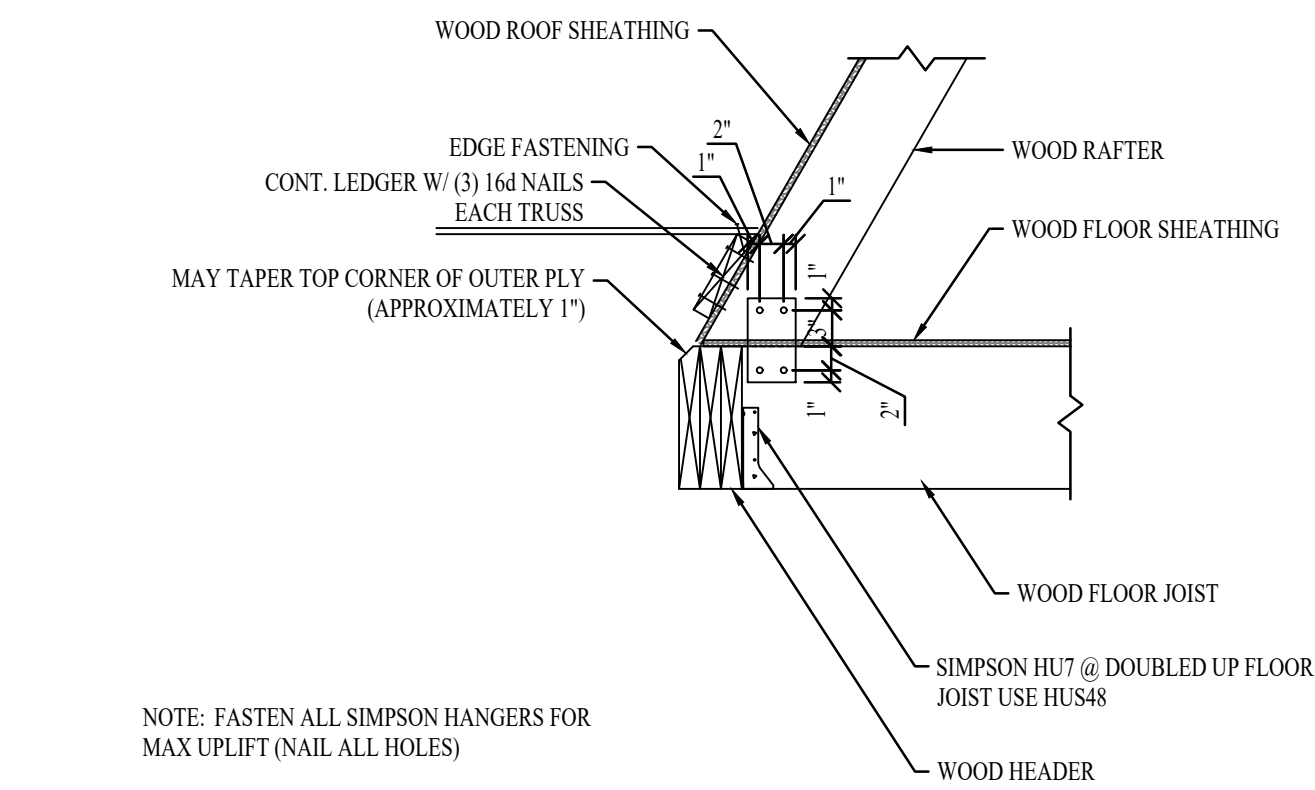
32 CANTILEVER AT CLOSET  
S503 3/4"=1'-0"



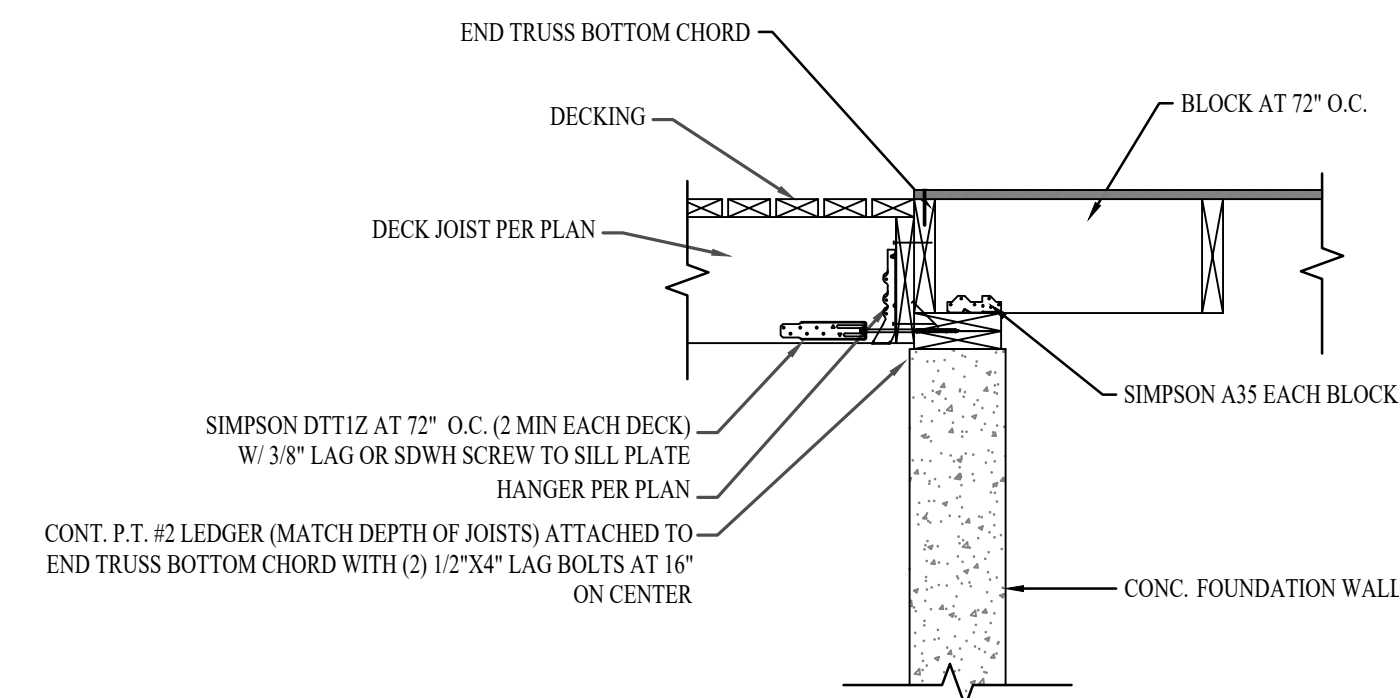
39 SECTION THROUGH DORMER FRAMING  
S503 3/4"=1'-0"



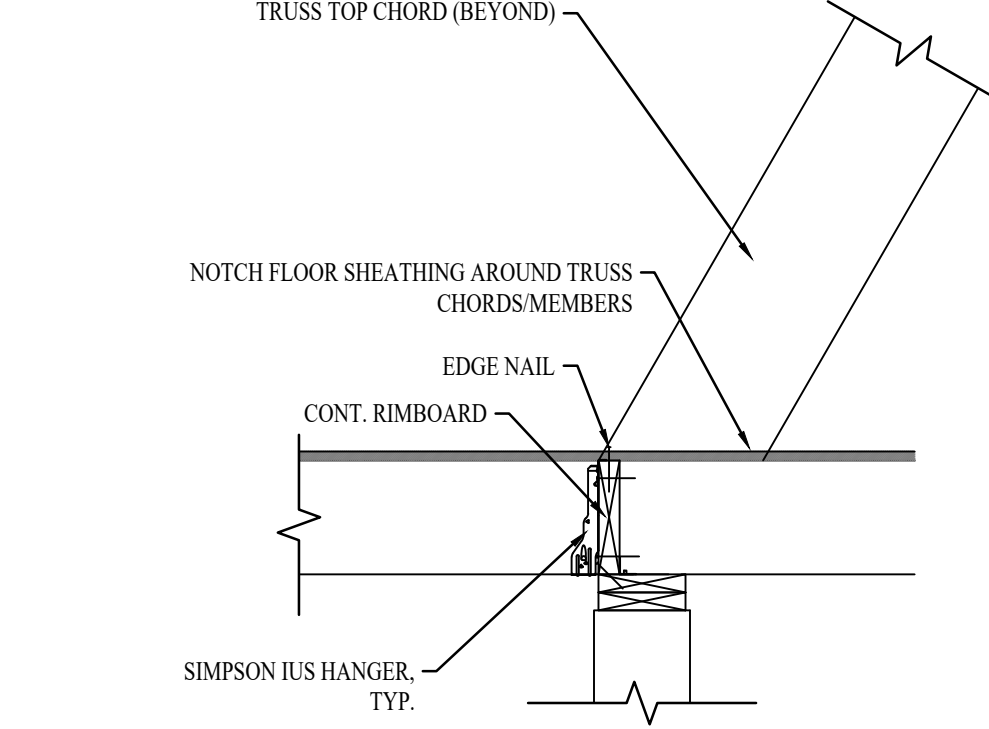
38 PIER FOOTING  
S503 3/4"=1'-0"



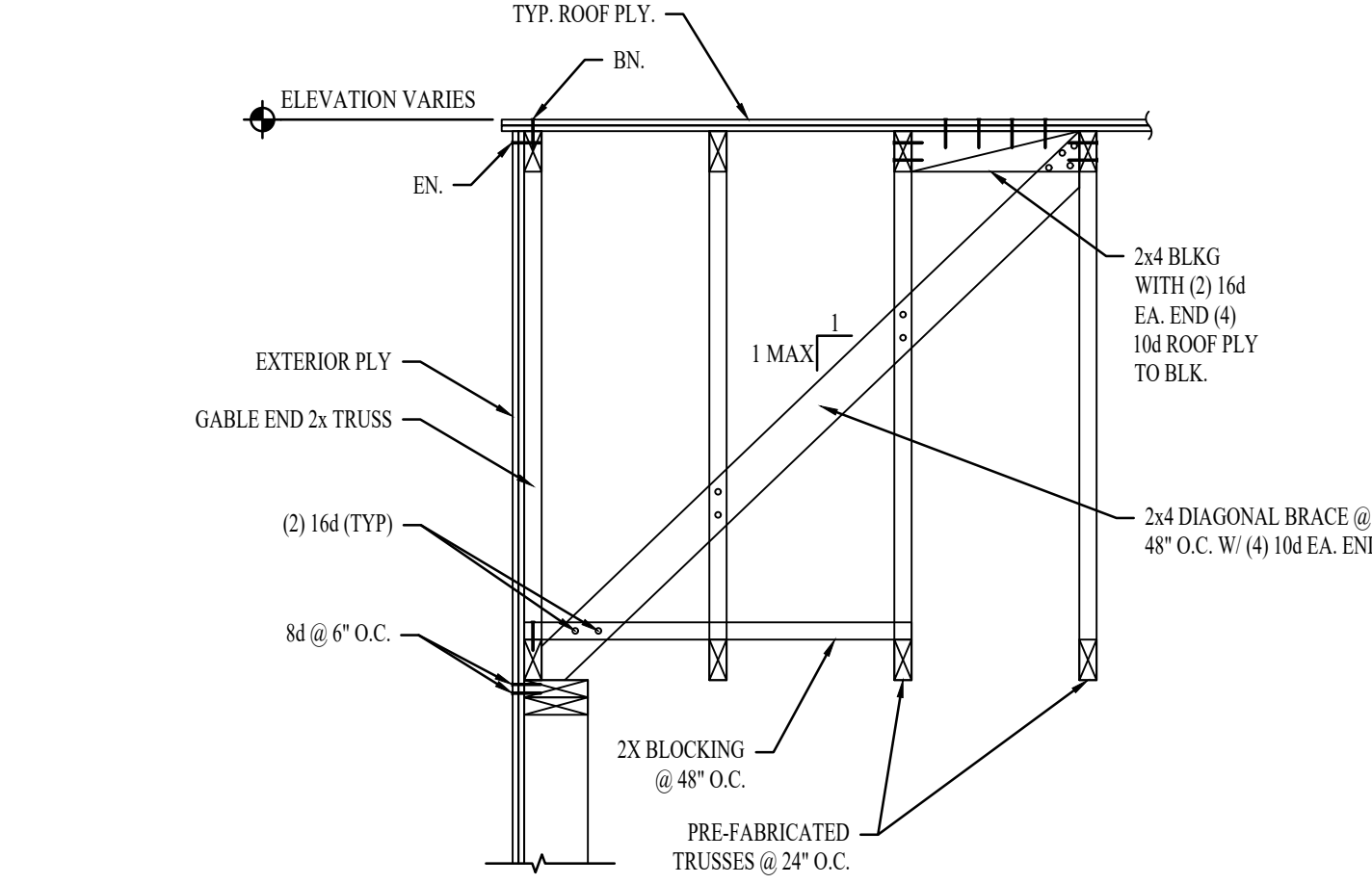
37 SECTION THROUGH DORMER FRAMING  
S503 3/4"=1'-0"



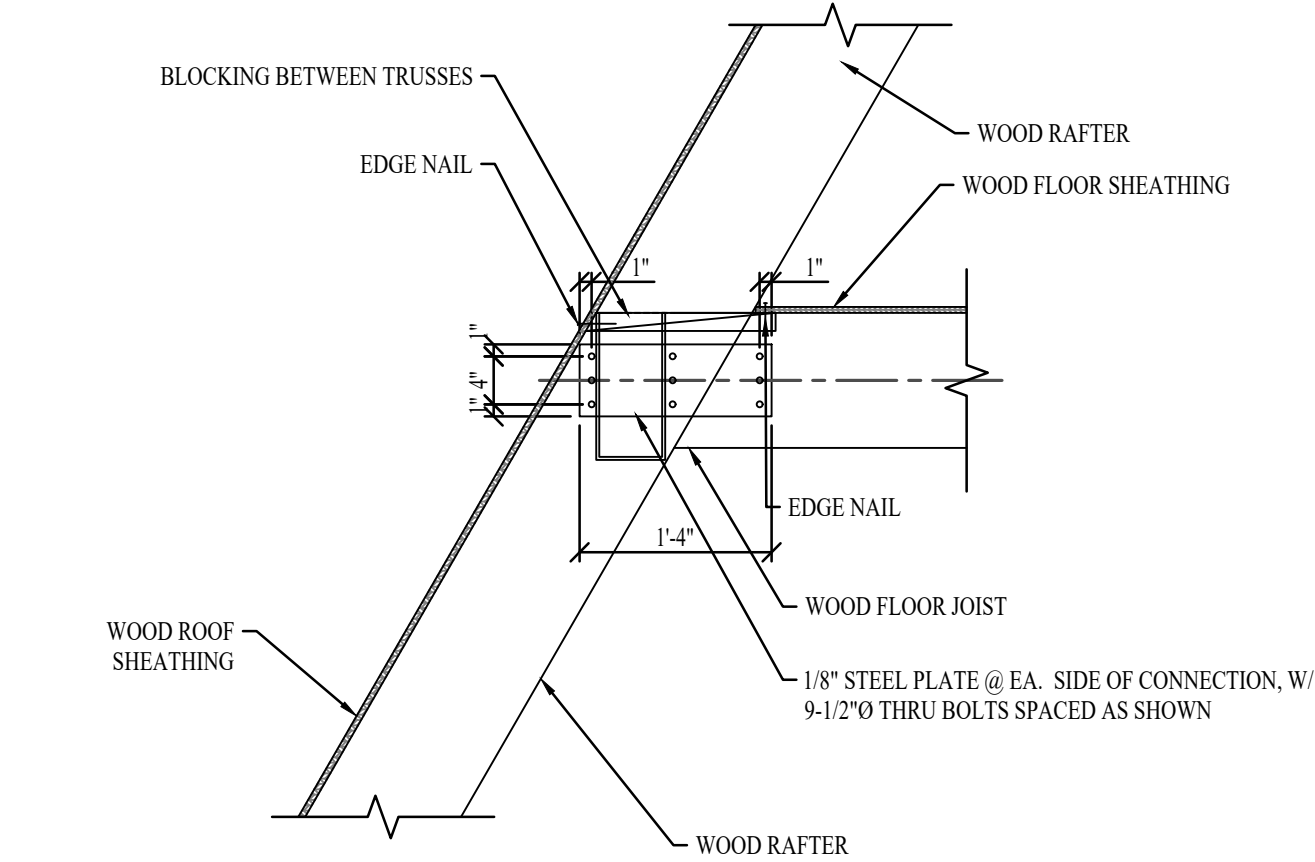
36 DECK LEDGER TO RIMBOARD  
S503 3/4"=1'-0"



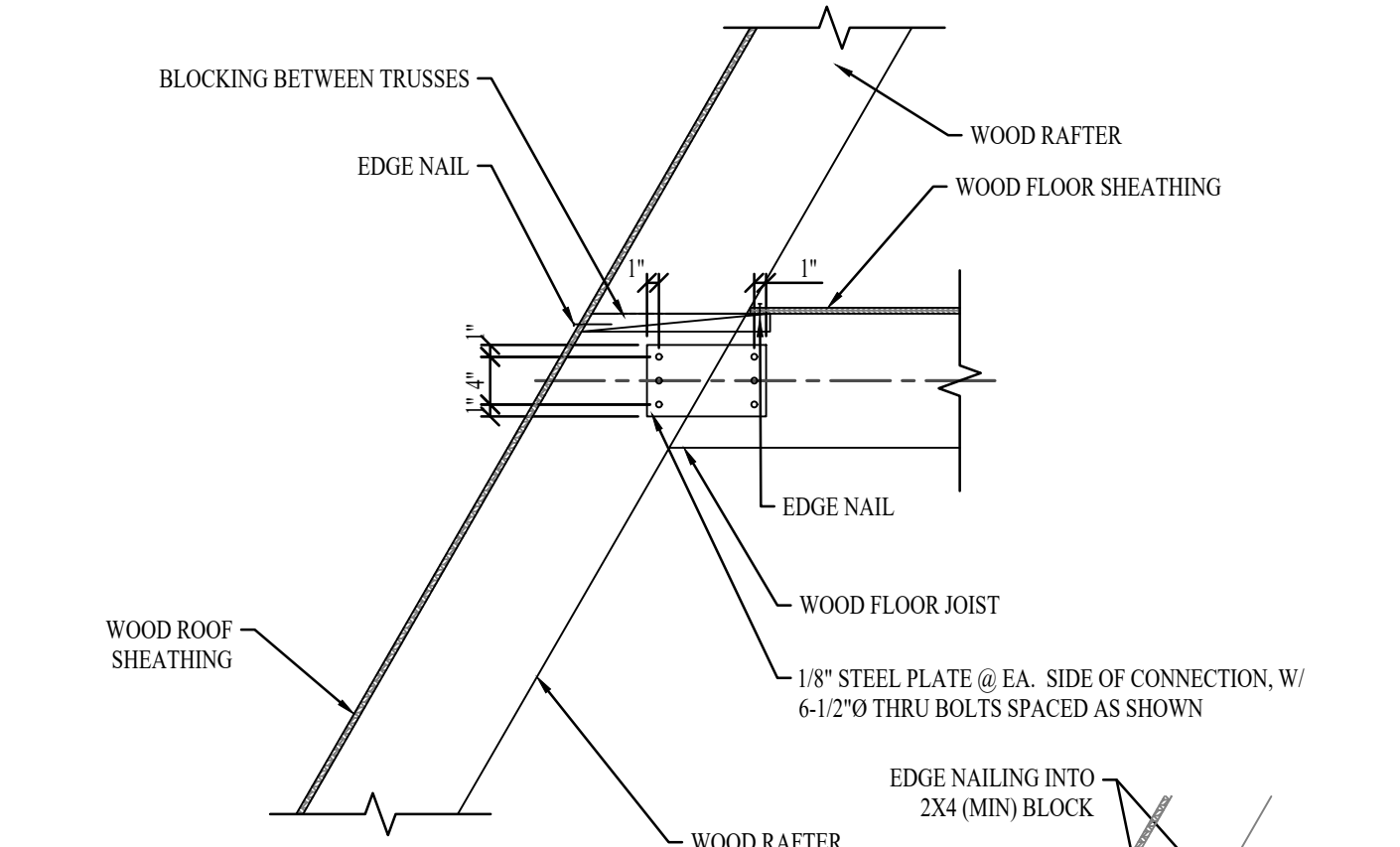
43 ENTRY JOISTS  
S503 3/4"=1'-0"



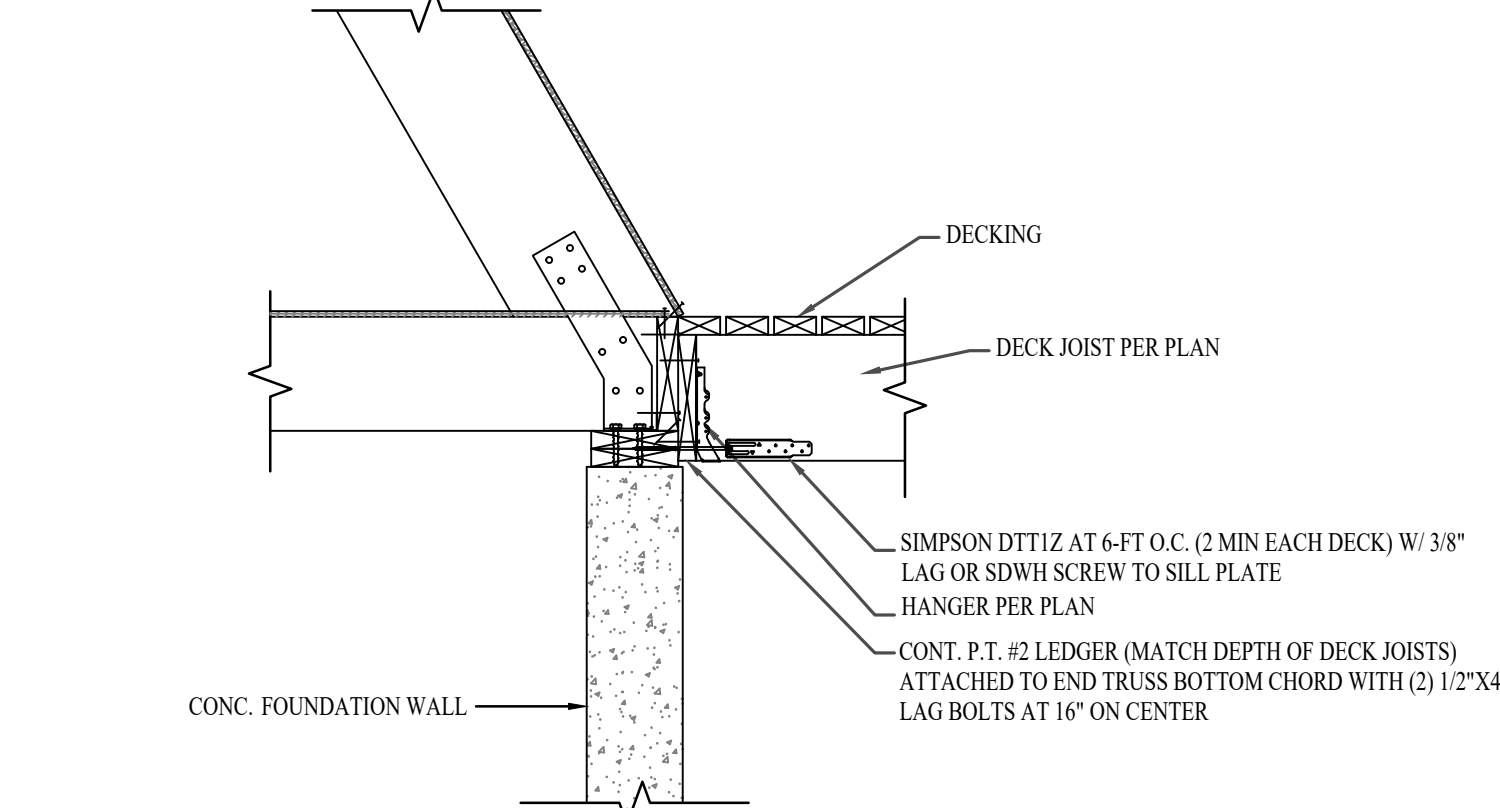
42 SECTION THROUGH FRONT ENTRY TRUSSES  
S503 3/4"=1'-0"



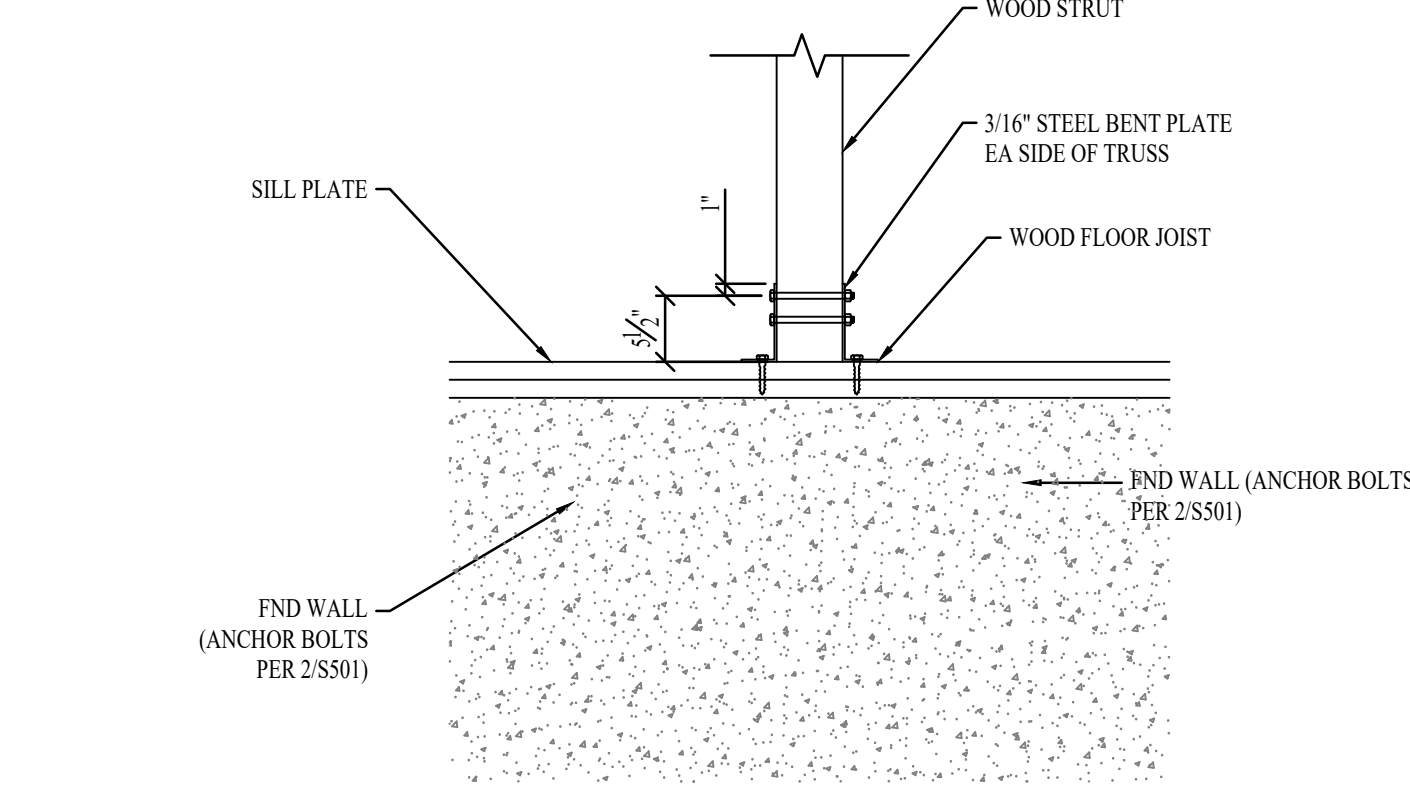
41 LOFT FLOOR JOIST CONNECTION AT GIRDER  
S503 3/4"=1'-0"



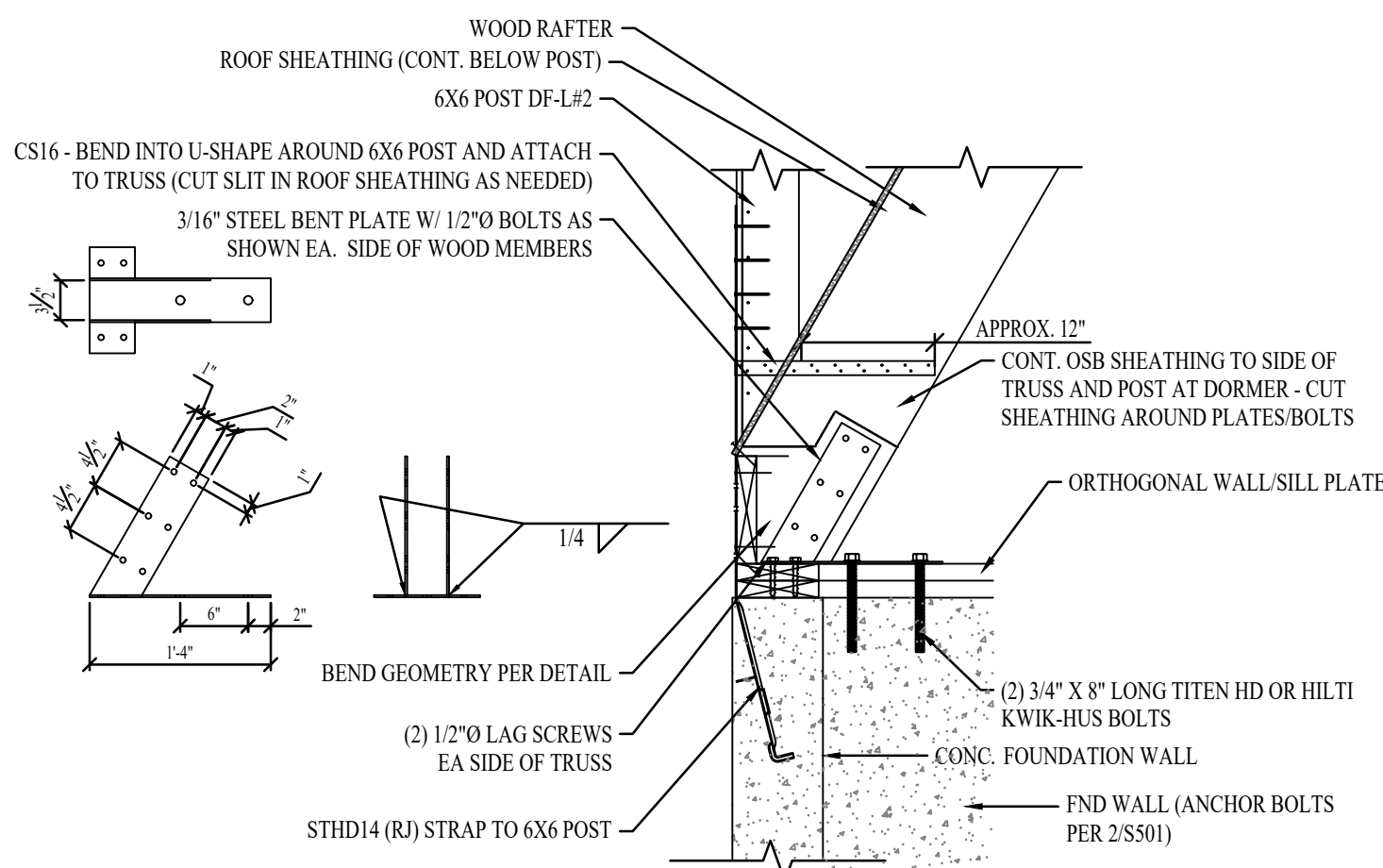
40 LOFT FLOOR JOIST CONNECTION  
S503 3/4"=1'-0"



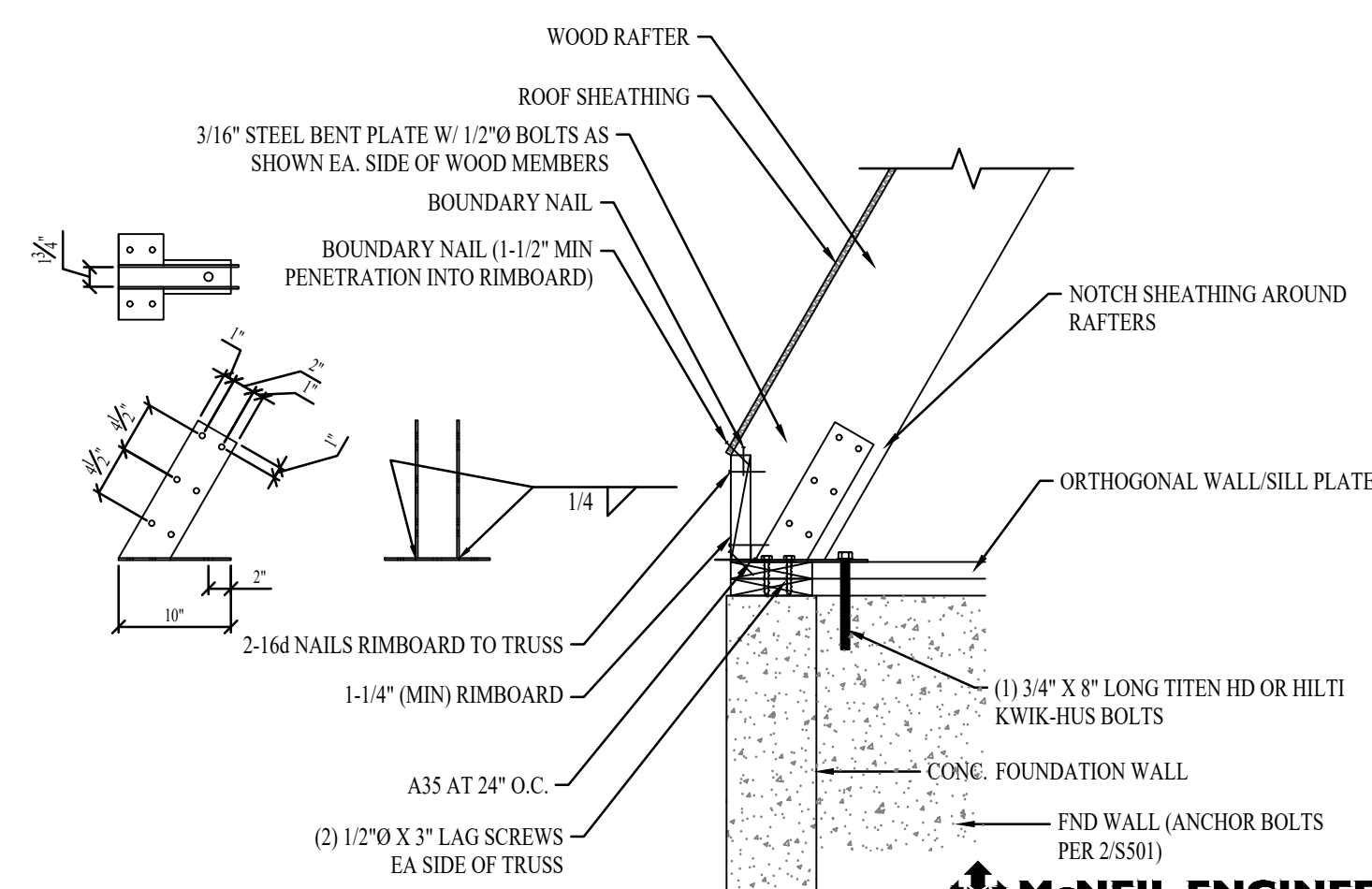
47 DECK LEDGER TO RIMBOARD  
S503 3/4"=1'-0"



46 STRUT TO FND  
S503 3/4"=1'-0"



45 GARAGE GIRDER  
S503 3/4"=1'-0"



44 GARAGE TRUSS  
S503 3/4"=1'-0"



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#### KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

#### CITY REVIEW

TRIO 120 - SCIAMARELLA RES.  
VILLAGES AT WOLF CREEK, LLC  
LOT 221910001  
EDEN UT, 84310

PLAN: 20003.010

SHEET: S503

BASEMENT LEVEL: 1,101 S.F.  
MAIN LEVEL: 1,242 S.F.  
UPPER LEVEL: 451 S.F.  
TOTAL FINISHED: 2,784 S.F.

DATE: 04/20/2022

AVRAM U.S.A.







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WITHOUT WRITTEN CONSENT  
OF AVFRAME U.S.A. THESE  
PLANS ARE DESIGNED FOR A  
ONE TIME USE FOR CONSTRUCTION OF SITE  
BELOW

KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

CITY REVIEW

TRIO 120 - SCIAMMARELLA RES.  
VILLAGES AT WOLF CREEK, LLC  
LOT 221910001  
EDEN UT, 84310

AVFRAME U.S.A.

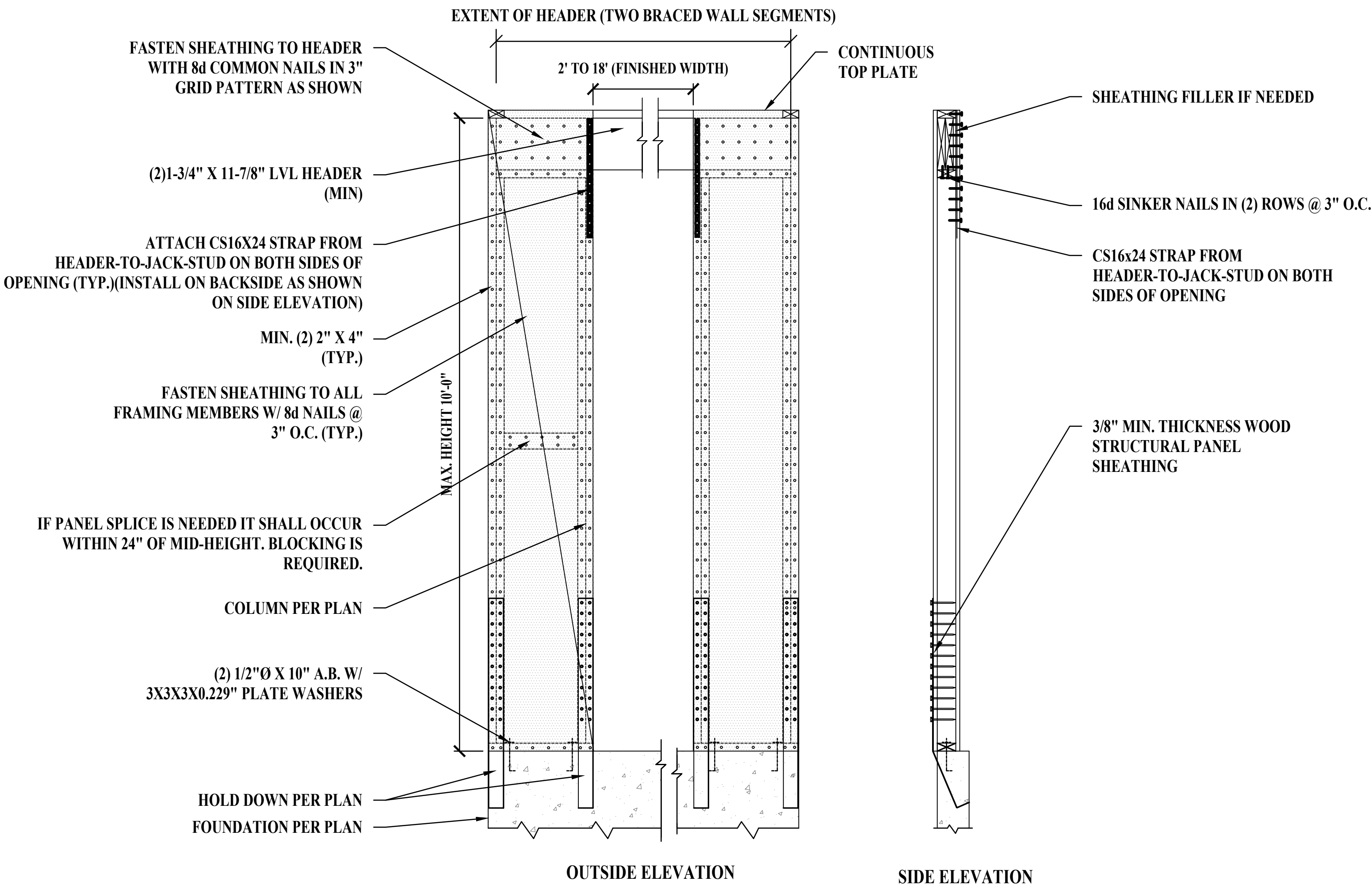
PLAN:  
20003.010

DATE:  
04/20/2022

SHEET:

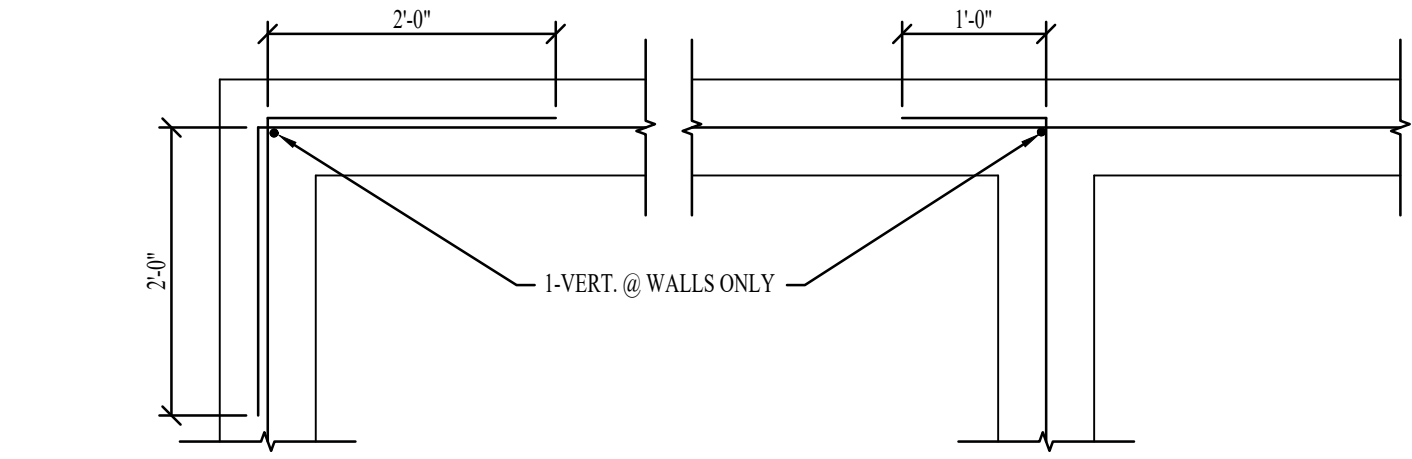
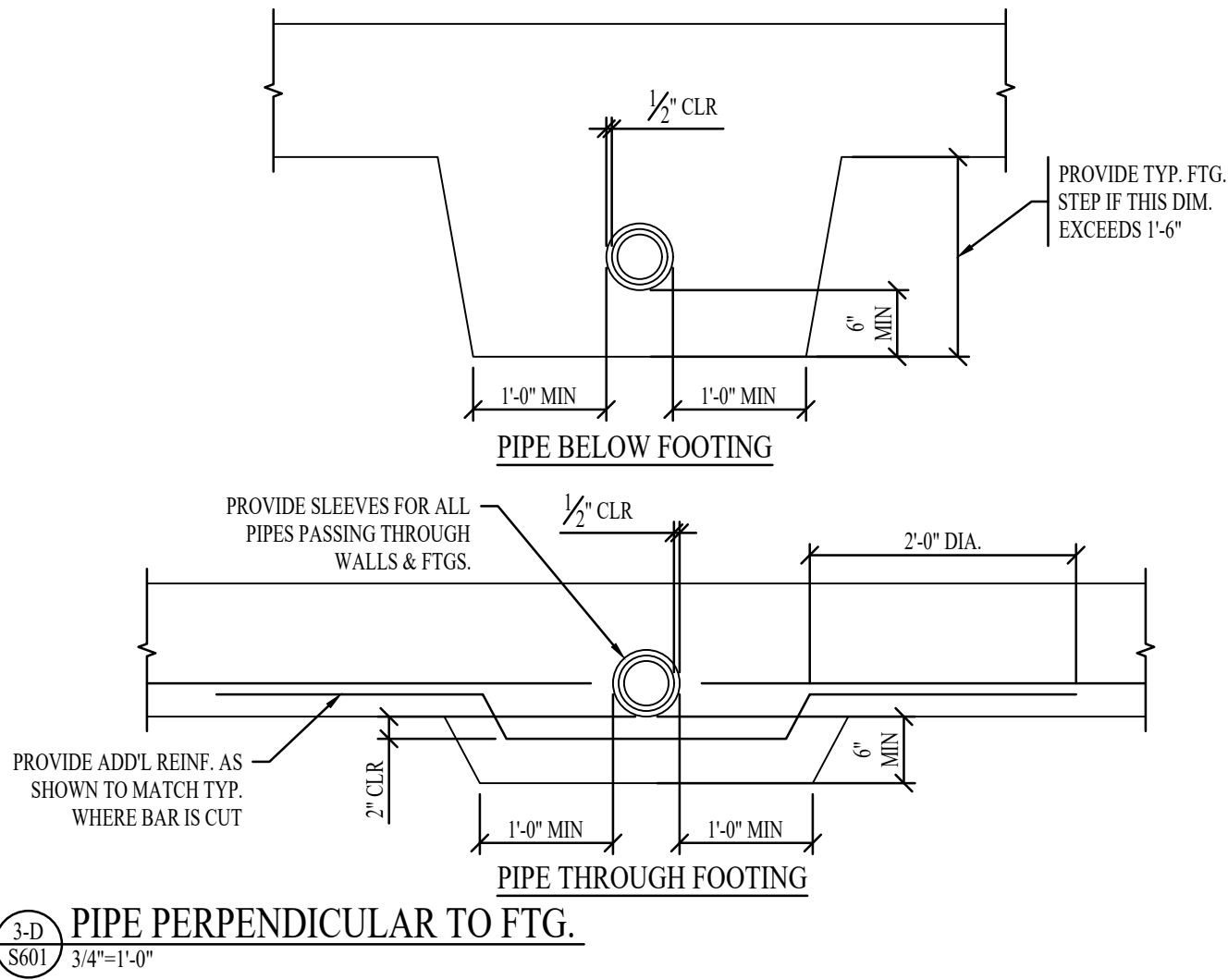
S504

BASEMENT LEVEL:  
1,101 S.F.  
MAIN LEVEL:  
1,242 S.F.  
UPPER LEVEL:  
451 S.F.  
TOTAL FINISHED:  
2,784 S.F.





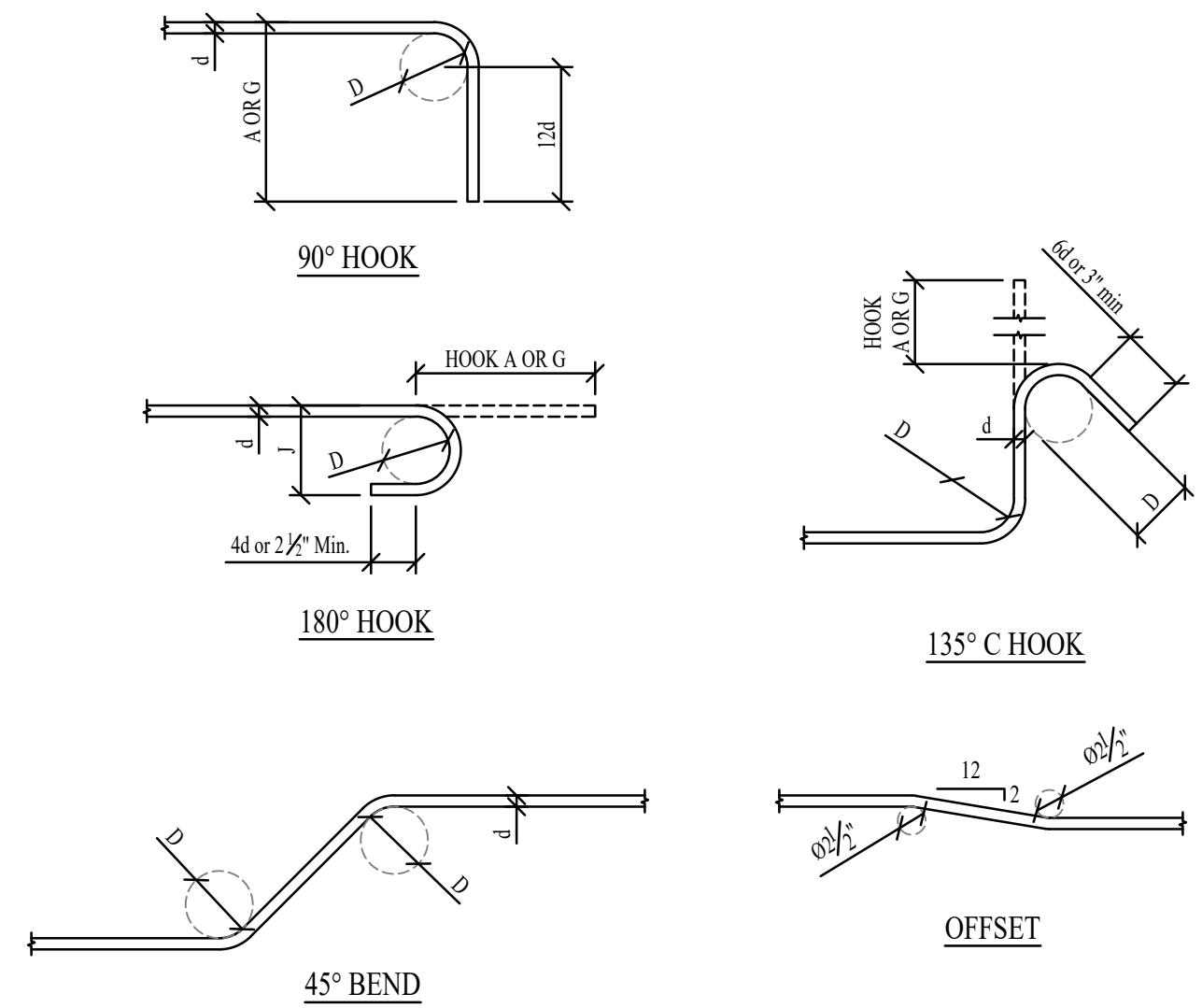
MINIMUM NAILING SCHEDULE	
CONNECTION	NAILING
1. JOIST TO SILL OR GIRDER, TOENAIL	3-8d
2. BRIDGING TO JOIST, TOENAIL EACH END	2-8d
3. 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	2-8d
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST, FACE NAIL	3-8d
5. 2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
6. SOLE PLATE TO JOIST OR BLOCKING	16d @ 16" O.C.
7. TOP PLATE TO STUD, END NAIL	2-16d
8. STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
9. DOUBLE STUDS, FACE NAIL	16d @ 24" O.C.
10. DOUBLE TOP PLATES, FACE NAIL	16d @ 16" O.C.
11. TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16d
12. CONTINUOUS HEADER, TWO PIECES	16d @ 16" O.C. ALONG EACH END
13. CEILING JOISTS TO PLATE, TOENAIL	3-8d
14. CONTINUOUS HEADER TO STUD, TOENAIL	4-8d
15. CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	2-16d
16. CEILING JOISTS TO PARALLEL R rafters, FACE NAIL	2-16d
17. RAFTER TO PLATE, TOENAIL	3-8d
18. 1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d
19. 1" x 8" SHEATHING OR LESS TO EACH BEARING, FACE NAIL	2-8d
20. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d
21. BUILD-UP CORNER STUDS	16d @ 24" O.C.
22. BUILD-UP GIRDER AND BEAMS:	20d @ 32" O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
23. 2" PLANKS	2-16d AT EACH BEARING
NOTES:	
1. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED. SEE GENERAL STRUCTURAL NOTES.	



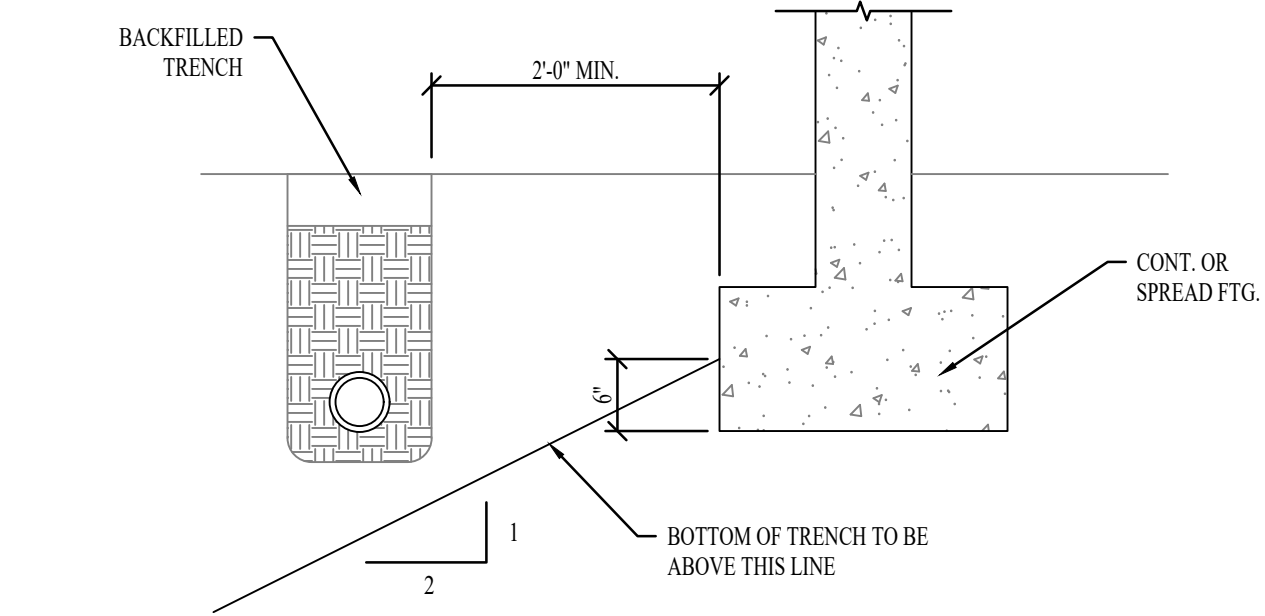
CONCRETE REINFORCING BAR DEVELOPMENT AND LAP SPLICE LENGTH SCHEDULE				
BAR SIZE	Fc = 2500 PSI			
	Ld	Lt	Lsb	Lsbt
#3	18"	23"	23"	30"
#4	24"	31"	31"	41"
#5	30"	39"	39"	51"
#6	36"	47"	47"	61"
NOTES:				
1. DEFINITIONS:				
Ld: TENSION DEVELOPMENT LENGTH FOR REINFORCEMENT SATISFYING THE FOLLOWING CONDITIONS:				
SLABS AND WALLS: CLEAR SPACING > 2db AND CONCRETE CLEAR COVER > db				
BEAMS AND COLUMNS: CLEAR COVER SPACING > db AND CONCRETE CLEAR COVER > db				
Lt: DEVELOPMENT LENGTH FOR TOP BARS IN TENSION				
Lsb: TENSION LAP SPLICE LENGTH FOR OTHER THAN TOP BARS (CLASS B)				
Lsbt: TENSION LAP SPLICE LENGTH OF TOP BARS				
Ldc: DEVELOPMENT LENGTH FOR BARS IN COMPRESSION				
Lsc: TIED COLUMN LAP SPLICE IN COMPRESSION				
db: NOMINAL BAR DIAMETER (INCHES)				
TOP BARS: HORIZONTAL BEAM REINFORCEMENT WITH MORE THAN 12 INCHES OF CONCRETE CAST BELOW				
2. MULTIPLY VALUES IN SCHEDULE BY 1.5 IF CLEAR SPACING OR CONCRETE COVER DO NOT MEET REQUIREMENTS FOR Ld IN NOTE 1.				
3. MULTIPLY VALUES IN SCHEDULE BY 1.3 FOR USE IN LIGHTWEIGHT AGGREGATE CONCRETE.				
4. FOR EPOXY COATED BAR: MULTIPLY VALUES IN SCHEDULE BY 1.5 FOR BARS WITH CLEAR COVER < 3db OR CLEAR SPACING < 6db, OTHERWISE MULTIPLY VALUES BY 1.2.				
5.				
a. FOR BUNDLED BARS OF THREE OR LESS MULTIPLY LENGTHS BY 1.2.				
b. FOR BUNDLED BARS OF FOUR OR MORE MULTIPLY LENGTHS BY 1.3.				
c. INDIVIDUAL BAR SPLICES WITHIN A BUNDLE SHALL NOT OVERLAP. ENTIRE BUNDLES SHALL NOT BE LAP SPliced.				
6. SCHEDULE LENGTHS ARE FOR fy=60ksi REINFORCING, MULTIPLY LENGTHS BY 1.25 FOR fy=75ksi REINFORCING.				
7. LAP SPLICES ARE NOT PERMITTED FOR #14 & #18 BARS. USE BAR COUPLERS PER G.S.N.				

BAR SIZE	D	180°				90°				D	90°				135°			
		A OR G	S	I	U	A OR G	S	I	U		A OR G	S	I	U	A OR G	S	I	U
U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.	SI	U.S.
#3	#10	2 1/2"	60	5	125	3	80	6	150	1 1/2"	40	4	105	4	105	2 1/2"	65	
#4	#13	3	80	6	160	4	105	8	200	2"	50	4 1/2"	115	4 1/2"	115	3"	80	
#5	#16	3 1/2"	96	7	175	5	130	10	250	2 1/2"	65	6"	155	5 1/2"	140	3 1/2"	95	
#6	#19	4 1/2"	115	8	200	6	155	1 1/2"	300	4 1/2"	115	1 1/2"	305	8"	205	4 1/2"	115	
#7	#22	5 1/2"	135	10	250	7	180	1 1/2"	375	5 1/2"	135	1 1/2"	355	9"	230	5 1/2"	135	
#8	#25	6"	155	1 1/2"	275	8	206	1 1/2"	425	6"	155	1 1/2"	410	10 1/2"	270	6	155	
#9	#29	9"	240	1 1/2"	375	11 1/2"	300	1 1/2"	475									
#10	#32	10 1/2"	275	1 1/2"	425	1 1/2"	335	1 1/2"	550									
#11	#36	11 1/2"	305	1 1/2"	475	1 1/2"	375	2 1/2"	600									
#14	#43	16 1/2"	465	2 1/2"	675	1 1/2"	550	2 1/2"	775									
#18	#57	22 1/2"	610	3 1/2"	925	2 1/2"	725	3 1/2"	1050									

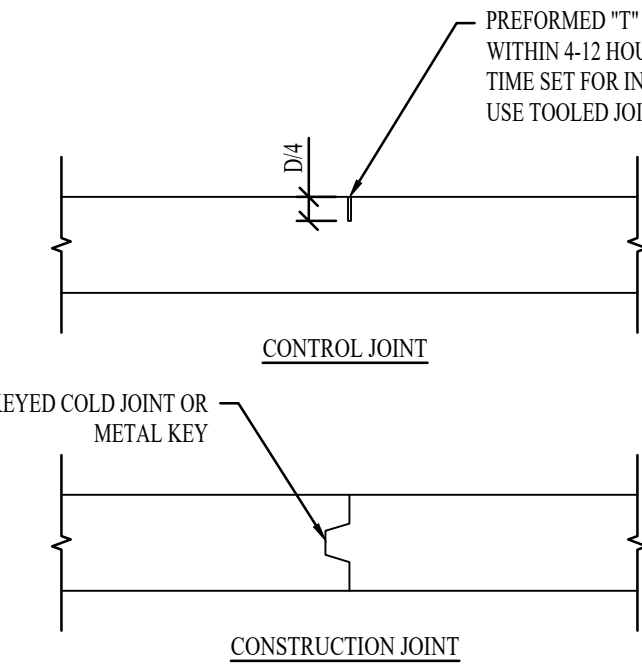
U.S. CUSTOMARY UNITS: in. or ft.-in.  
SI UNITS: MM



1-A REINF. BENDS, HOOKS, AND OFFSET  
S601 3/4"=1'-0"



2-B PIPE PARALLEL TO FTG.  
S601 3/4"=1'-0"



2-A SLAB ON GRADE JOINT  
S601 3/4"=1'-0"

CONSTRUCTION JOINT NOTES:

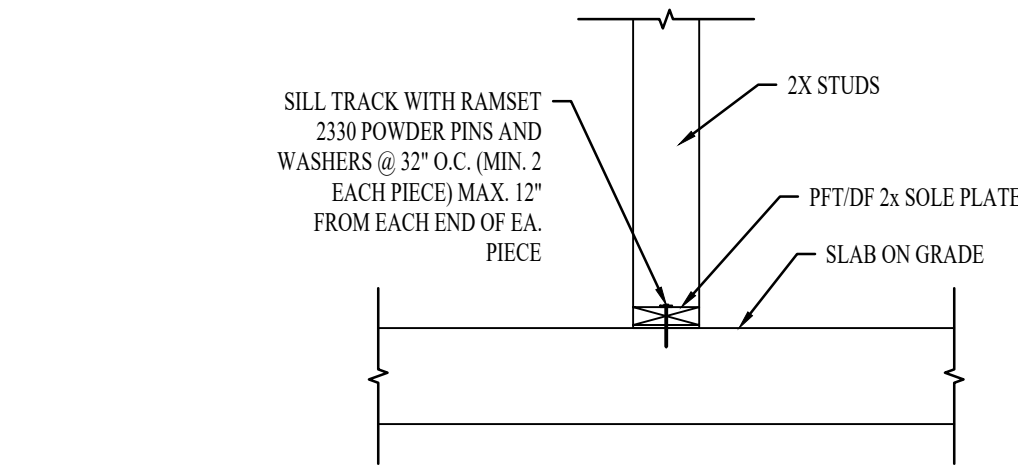
INSTALL SO STRENGTH AND APPEARANCE OF CONCRETE ARE NOT IMPAIRED, AT LOCATIONS INDICATED OR AS APPROVED BY ARCHITECT.

SPACE CONTROL AND/OR CONSTRUCTION JOINTS AT 30 TIMES SLAB THICKNESS MAX EACH WAY UNLESS NOTED OTHERWISE ON PLANS.

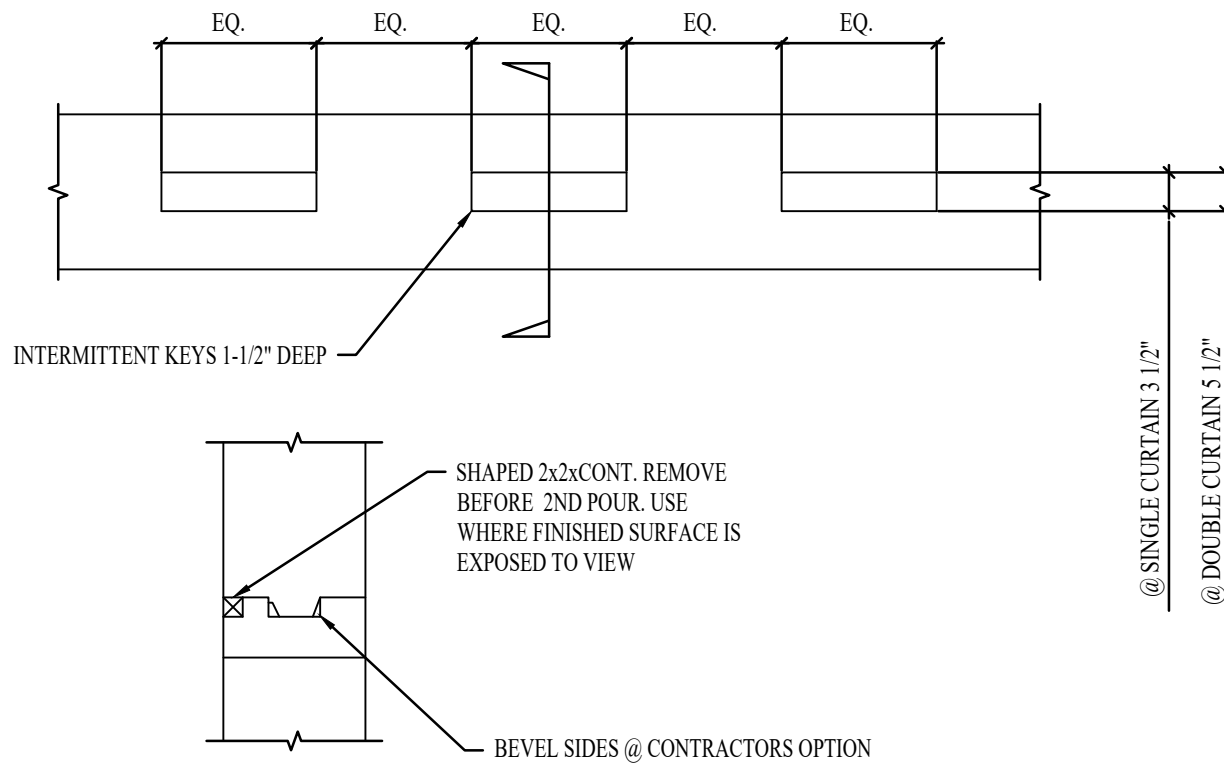
CONTROL JOINT ASPECT RATION SHOULD NOT BE MORE THAN 1.5 TO 1. ALIGN SAW CUTS TO ELIMINATE A "T" CONFIGURATION WITH THREE SIDES.

PLACE CONTROL JOINTS AT LOCATIONS WHERE SLAB THICKNESS CHANGES.

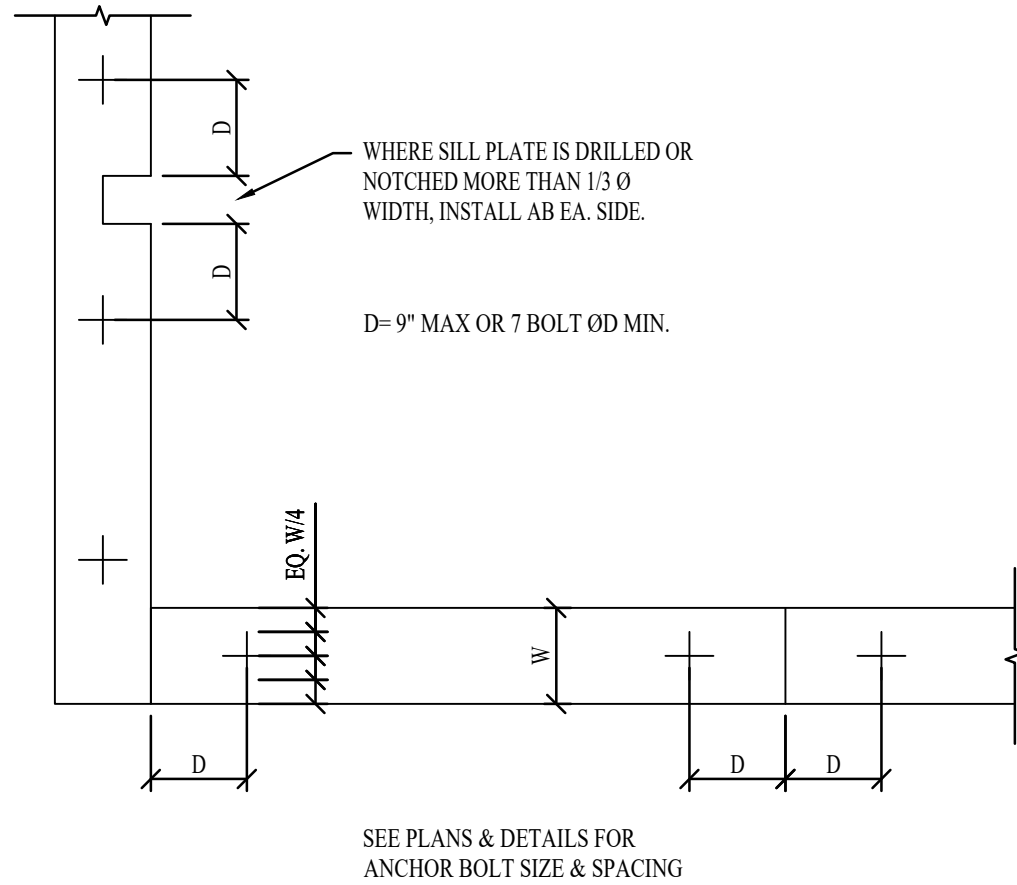
3-B SLAB ON GRADE NON-BEARING WALL  
S601 3/4"=1'-0"



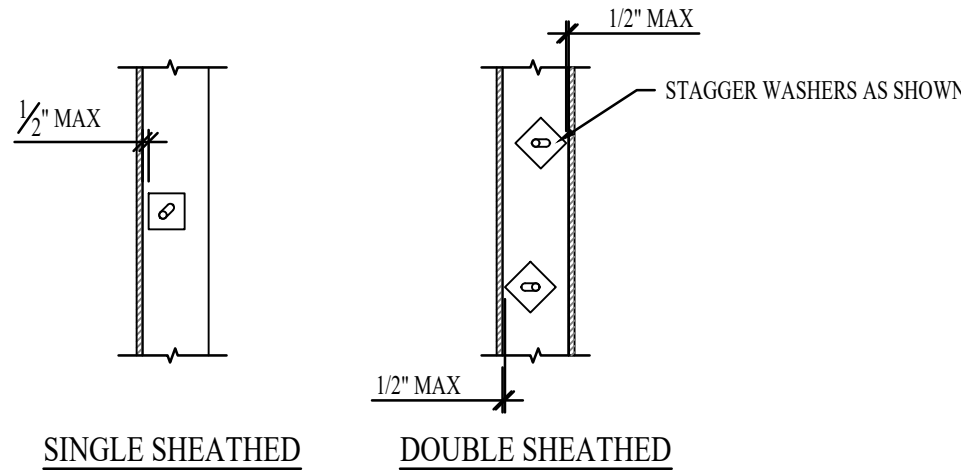
3-A CONST. JT. IN WALL OR FTG  
S601 3/4"=1'-0" APPLIES TO BOTH VERT. & HORIZ. JOINTS



4-D REINF. @ INTERSECTIONS  
S601 3/4"=1'-0"



4-C SILL PLATE BOLTING  
S601 3/4"=1'-0"



4-A ANCHOR BOLT WASHER PLACEMENT  
S601 3/4"=1'-0"



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#### KEYNOTES



REVISIONS		
#	DESCRIPTION	DATE

#### CITY REVIEW

TRIO 120 - SCIAMARELLA RES. VILLAGES AT WOLF CREEK, LLC LOT 221910001 EDEN UT, 84310		DRAWN FOR ONE TIME USE FOR: AVrame U.S.A.	
PLAN: 20003.010	DATE: 04/20/2022	S601	
SHEET:	BASEMENT LEVEL: 1,101 S.F.		
	MAIN LEVEL: 1,242 S.F.		
	UPPER LEVEL: 451 S.F.		
	TOTAL FINISHED: 2,784 S.F.		