



A0

COVER SHEET

KENYON RESIDENCE

1010 TARI DR.
PPRBD

SHEET SCHEDULE

- A0 - COVER SHEET
- A1 - FLOOR PLAN
- A1.1 - FLOOR PLAN
- A1.2 - FLOOR PLAN
- A1.3 - PLOT PLAN
- A2 - ELEVATIONS
- S1 - FOUNDATION PLAN & NOTES
- S2 - FLOOR FRAMING PLAN
- S3 - ROOF FRAMING PLAN

GENERAL NOTES

1. BUILDING DEPARTMENT: PPRBD
 2. Code Editions: 2021 IRC, 2021 IECC (International Energy Conservation Code)
 3. Design Criteria: Roof-Ground Snow Load: 57 (Pg); Wind Speed: 130 mph (V-ULT)
Exposure C; Seismic Design Category: B; Frost Line Depth: 30"
 4. Building Review Findings: Stories: Base Building Height: Basement
1 33'-3 5/8" * Y
- *Building Height = 21'-2 1/4" based on the vertical distance measured from the average elevation of the finished grade adjoining the building to the mean height level between eaves and ridges.
5. Elevation of building: 7240'
 6. Gross Building Areas: First: 1422.6 s.f.
 7. Type of Construction: Concrete Foundation, SIPs Walls and Roof
 8. Roof: R-60; See total U-value note at end of this note.
Walls: R-30 cavity or 23 + 3 c.i. or 20 + 5 c.i. or 13 + 10 c.i. or 0 + 20 c.i. in walls exposed to unconditioned spaces;
Floors: R-30 in floors exposed to unconditioned spaces;
Foundation: R-15 c.i. or 19 cavity or 13 cavity + 5 c.i. 30" deep at perimeter for frost protected thickened edge slabs, for heated slabs add min. R-5 under full slab area in addition to required slab edge insulation, the slab edge insulation at heated slabs shall not be required to extend below the slab;
Doors & Windows: All new exterior doors and windows shall have a maximum .32 U-factor (c.i. = continuous insulation)
In lieu of prescriptive energy codes, total U-value method (reschek) may be used, which will result in total energy analysis with possibly less insulation.
 9. Door and Window sizes are generic and read as Foot/Inch, i.e. 366 = 3'-0" x 6'-8". Windows shall be Tempered if within 24" of door swings, less than 18" off the floor or within shower or bath tub walls. Egress windows shall have a minimum opening height of 24", a minimum opening width of 20", a minimum 5.7 s.f. (542 sq. in.) net clear opening and a maximum 44" tall sill height. Rough openings are the responsibility of and shall be provided by the Homeowner or Contractor. Doors separating garage from living space to be 1 hr fire rated self closing. All new exterior Doors and Windows shall have a maximum .32 U-Factor.
 10. Exterior walls to be SIPs per manufacturer and 1/2" sheetrock at interior, U.N.O.. 5/8" fire rated sheetrock to be used as fire separation between garage and living space. Final interior and exterior finishes to be per owner. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325 or C 1178 or C 1278 respectively, shall be installed in accordance with the manufacturers' recommendations as backers for wall tile in tub and shower areas and wall panels in shower areas.
 11. Roofing per plan with min. #30 felt underlayment with Ice and Water Shield at eaves and valleys per code. Provide a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 5' from foundation walls or to an approved drainage system.
 12. Dimensions are to edge of framed walls, and to center of windows and doors, U.N.O. Use printed dimensions.
 13. Electrical, Mechanical and Plumbing per Code: We do not provide an electrical plan as it is required to be installed per code, if you have any special needs or wants, contact your electrician. Plans show locations of furnace/heat system components, but specifications, sizing and duct work, etc... of same will be excluded. Plans show locations of major plumbing fixtures, but specifications of same will be excluded

SCALE: 1/4" = 1'



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OWNER:
KYLE KENYON
13438 ORMES PIKE HEIGHTS
205
COLORADO SPRINGS, CO
PHONE: 480-318-7812

DRAFTED BY:
EVAN CHEADLE
ENGINEERING REVIEW:
MARK BENJAMIN
ENGINEER OF RECORD:
MARK BENJAMIN, P.E.
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SCALE:
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SHEET SIZE: ARCH D

COVER SHEET

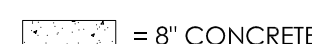
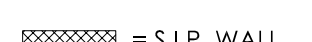
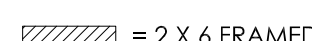
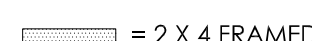
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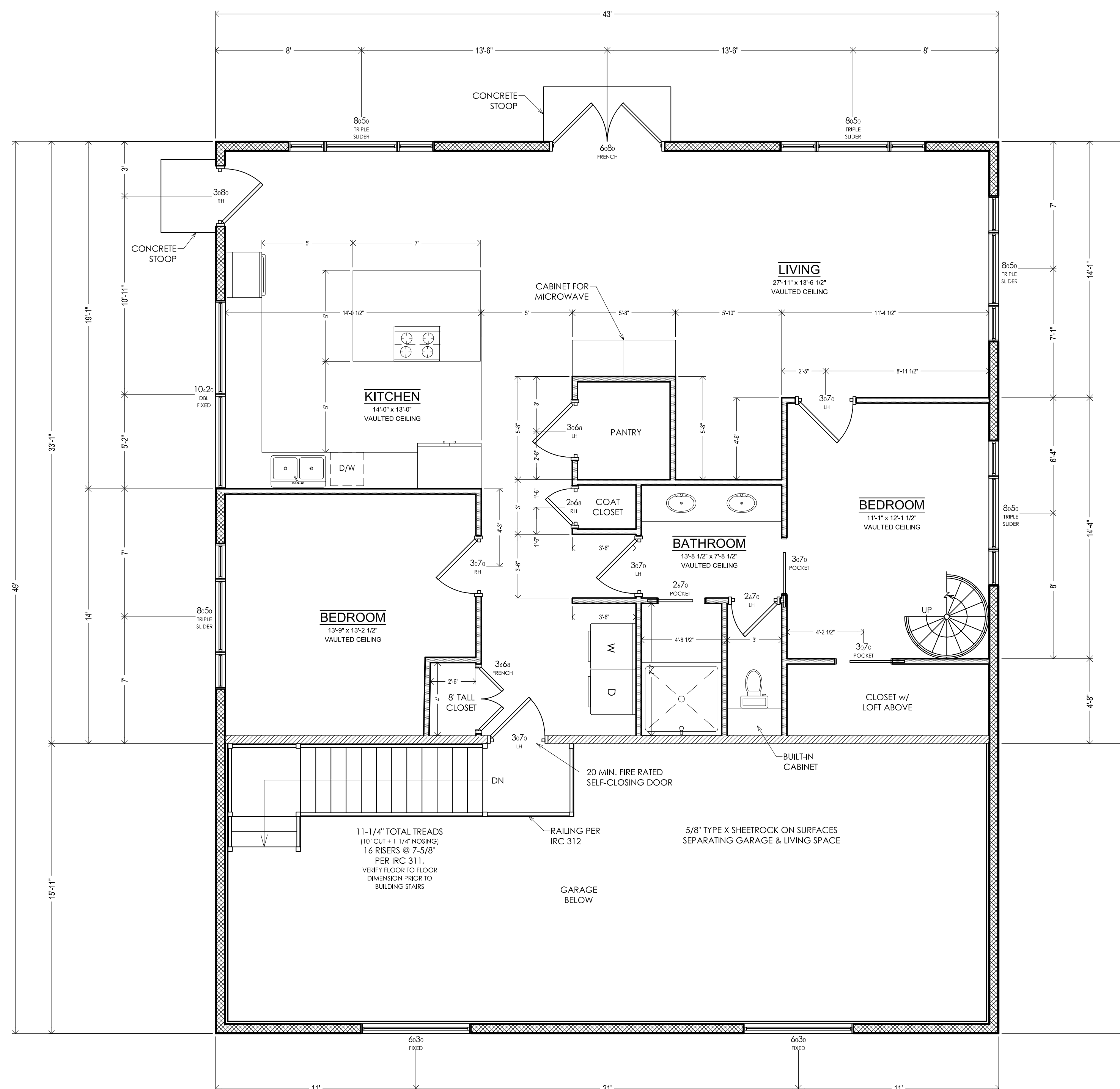
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SIPs ROOF REVISION	6/20/24
DOOR/MECH ROOM REVISION	8/5/24
PLOT PLAN REVISION	8/22/24

ENGINEERS
JOB #
KNYN1-23413

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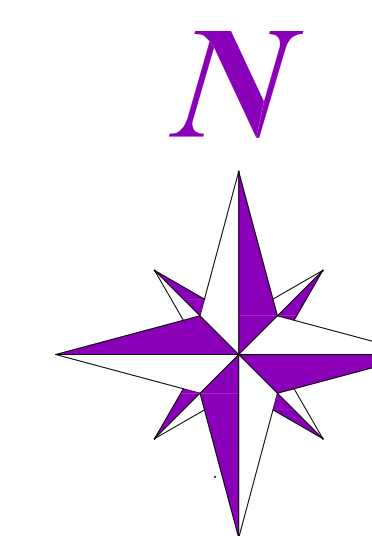
WALL SCHEDULE

-  = 8" CONCRETE
-  = S.I.P. WALL
-  = 2 X 6 FRAMED WALL
-  = 2 X 4 FRAMED WALL



A1

MAIN FLOOR PLAN 1,422.6 s.f.



SCALE: 1/4" = 1'



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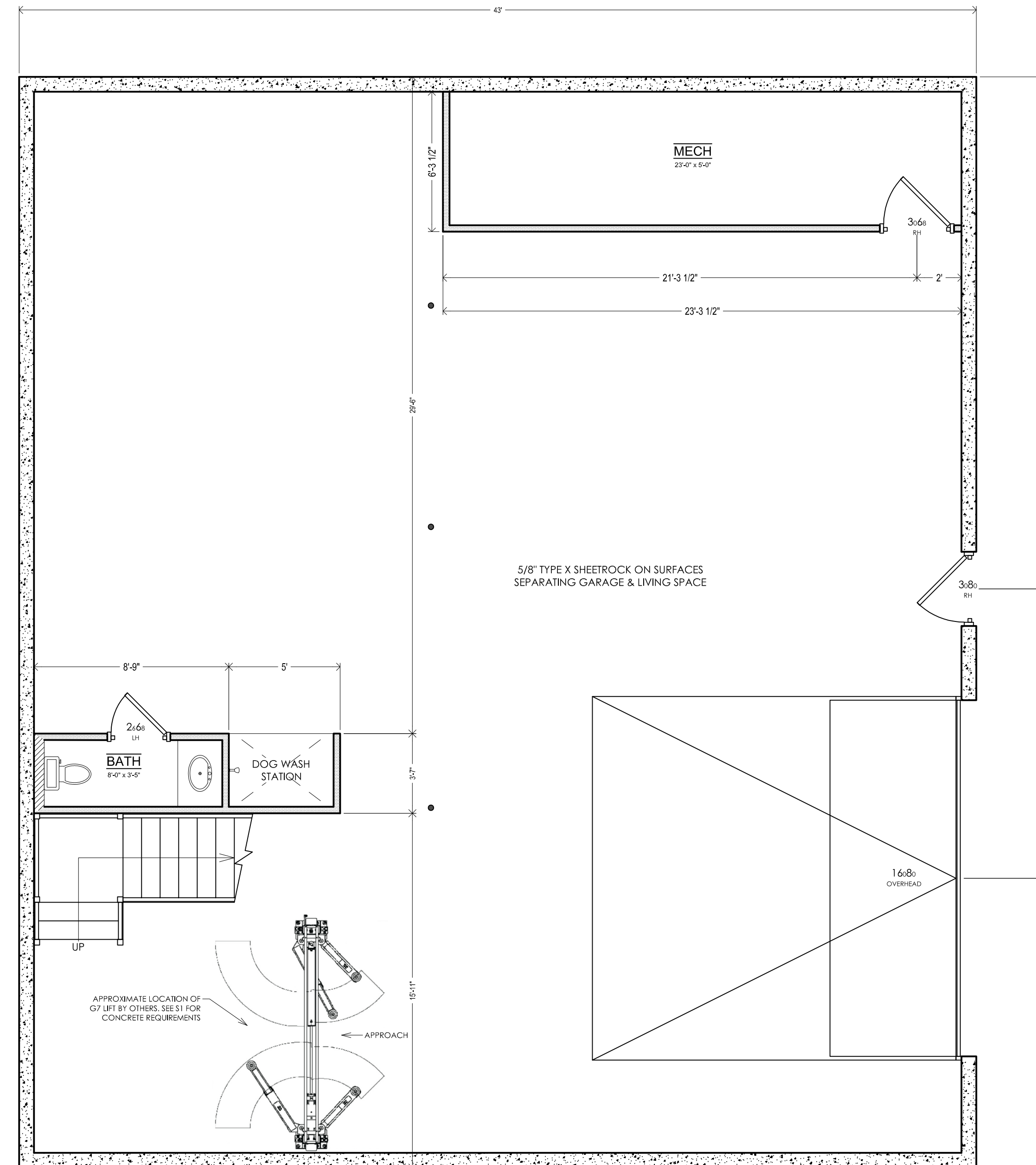
MAIN
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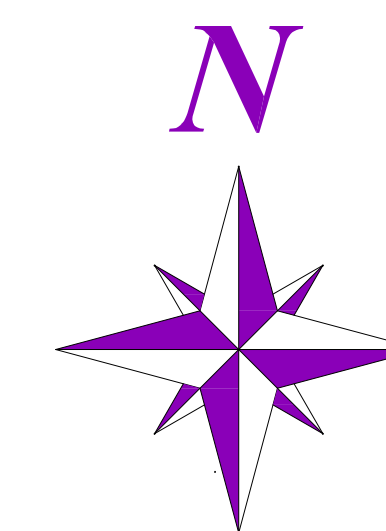
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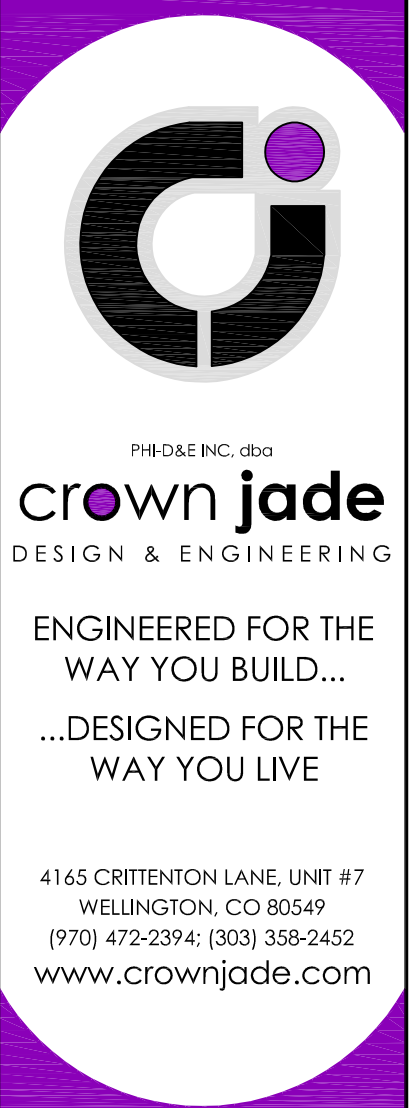


A1.1

LOWER LEVEL GARAGE PLAN 2,107 s.f.



SCALE: 1/4" = 1'



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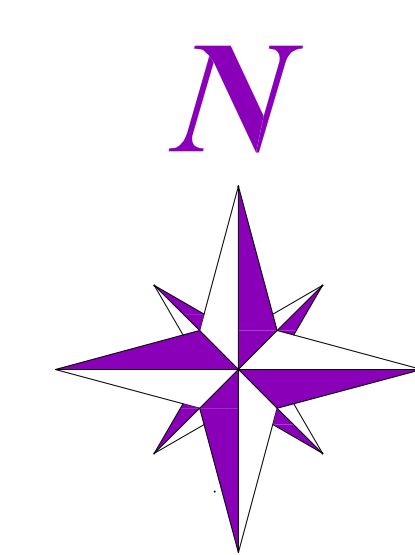
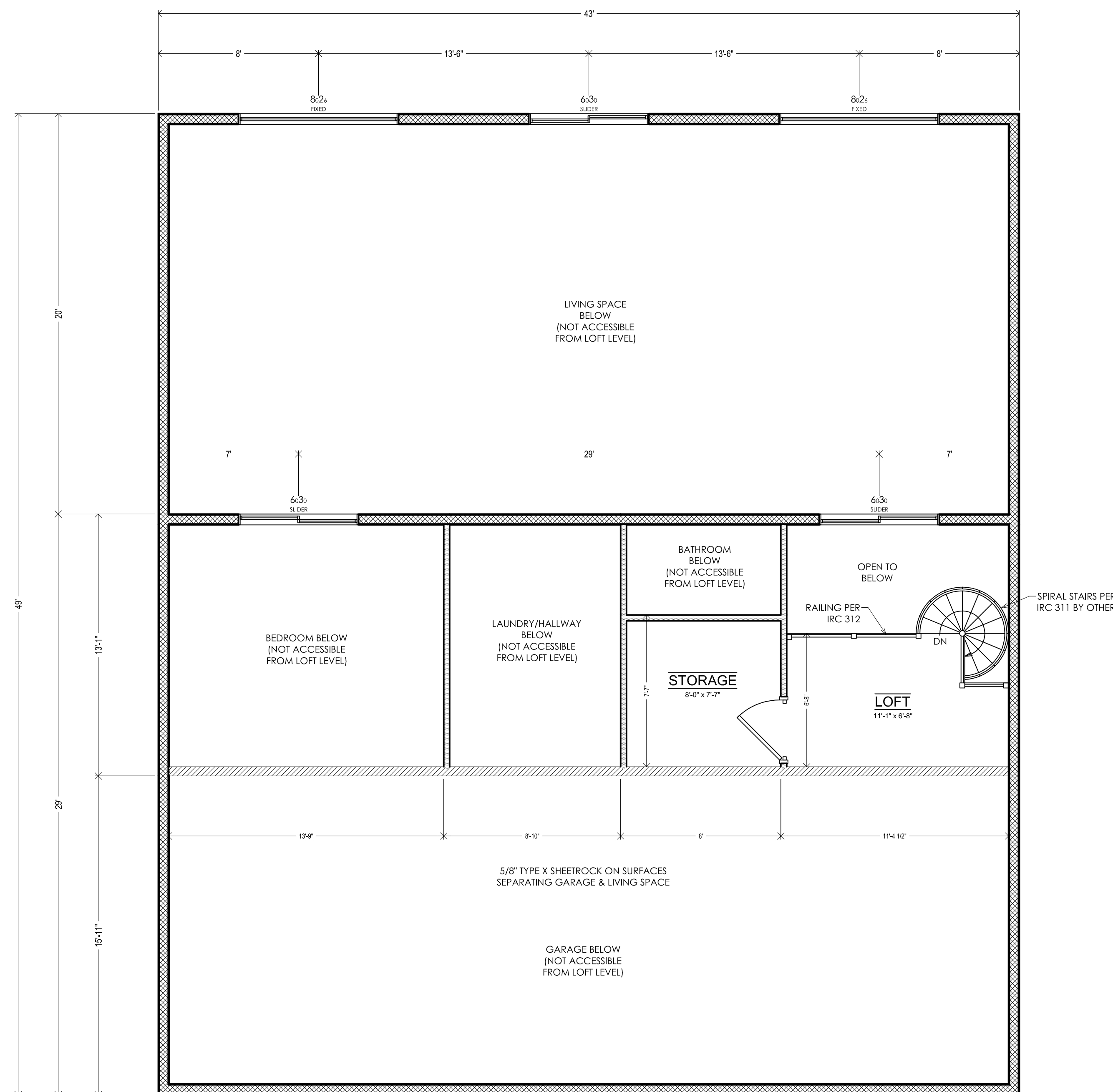
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GARAGE
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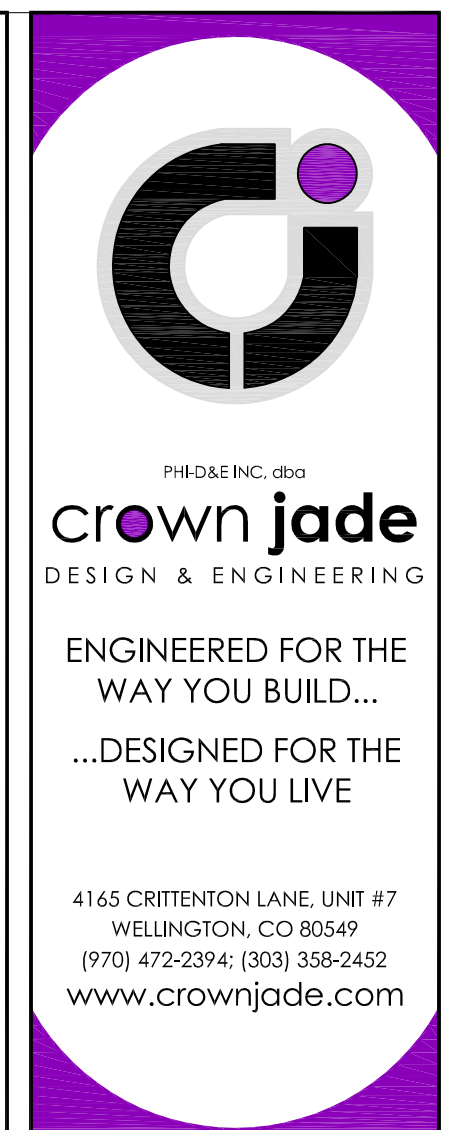
SHEET
A1.1



A1.2

LOFT LEVEL FLOOR PLAN

SCALE: 1/4" = 1'



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OWNER:
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 PHONE: 480-318-7812

DRAFTED BY:
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 ENGINEERING REVIEW:
 MARK BENJAMIN
 ENGINEER OF RECORD:
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SCALE:
 1/4" = 1' U.N.O.
 SHEET SIZE: ARCH D

LOFT LEVEL FLOOR PLAN

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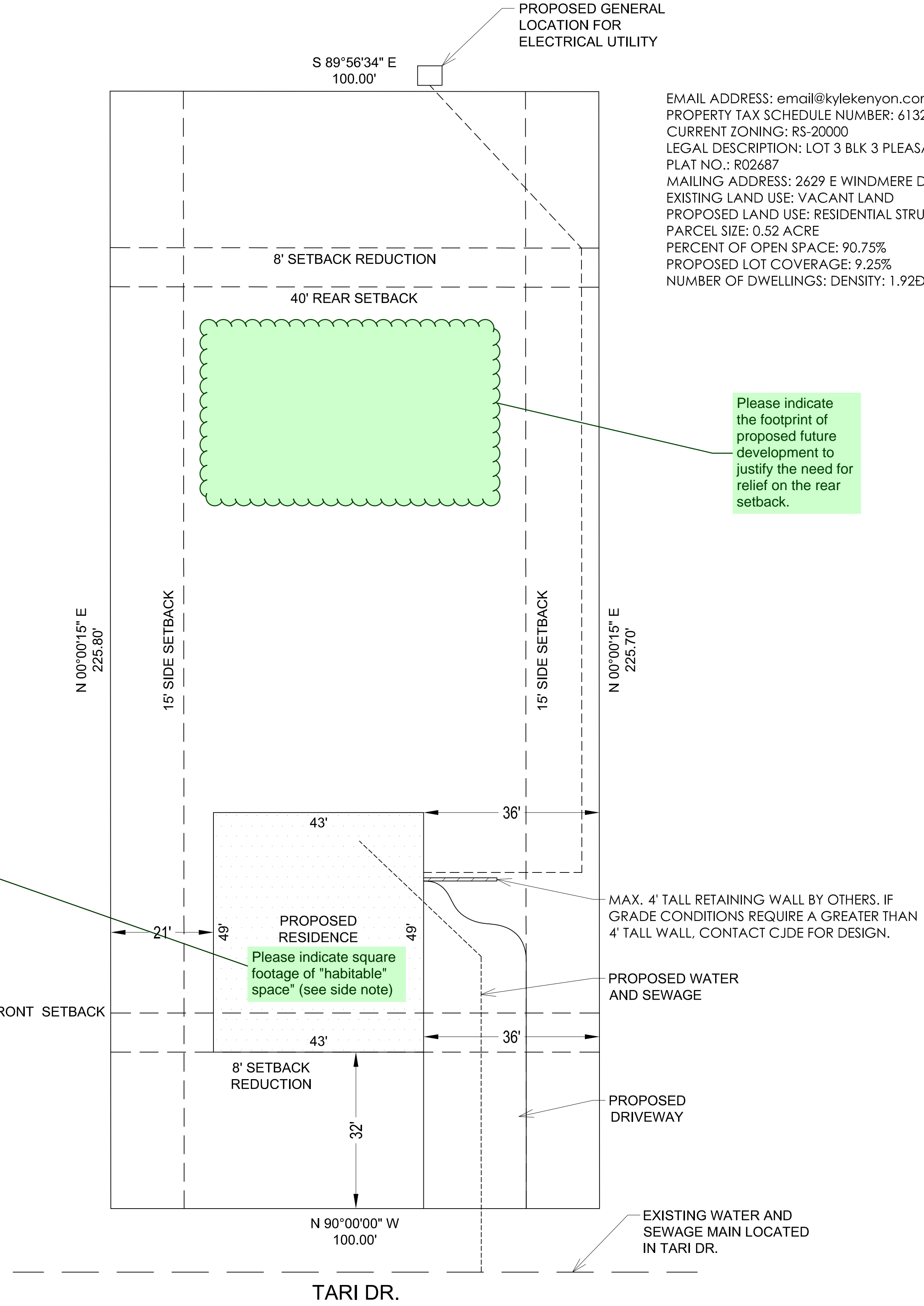
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Indicate any proposed or existing easements that exist on the property

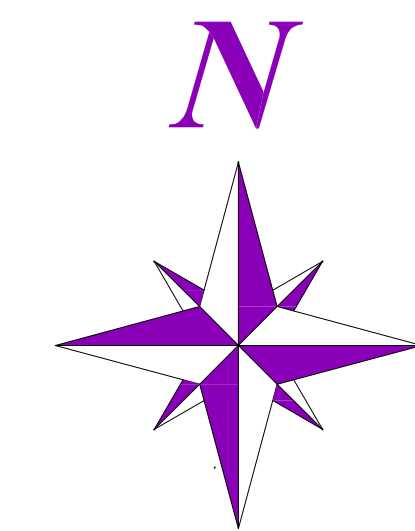
EMAIL ADDRESS: email@kylekenyon.com
 PROPERTY TAX SCHEDULE NUMBER: 6132011079
 CURRENT ZONING: RS-20000
 LEGAL DESCRIPTION: LOT 3 BLK 3 PLEASANT VIEW ESTATES FIL NO 4
 PLAT NO.: R02687
 MAILING ADDRESS: 2629 E WINDMERE DR PHOENIX AZ, 85048
 EXISTING LAND USE: VACANT LAND
 PROPOSED LAND USE: RESIDENTIAL STRUCTURE
 PARCEL SIZE: 0.52 ACRE
 PERCENT OF OPEN SPACE: 90.75%
 PROPOSED LOT COVERAGE: 9.25%
 NUMBER OF DWELLINGS: DENSITY: 1.92D/DD

Please indicate the footprint of proposed future development to justify the need for relief on the rear setback.

The Land Development Code defines "habitable space" as follows:
The area located inside a dwelling consisting of bathrooms, bedrooms, living rooms, dining rooms, kitchens, dens, loft, or similar space.



A1.3 PLOT PLAN



SCALE: 1" = 15'



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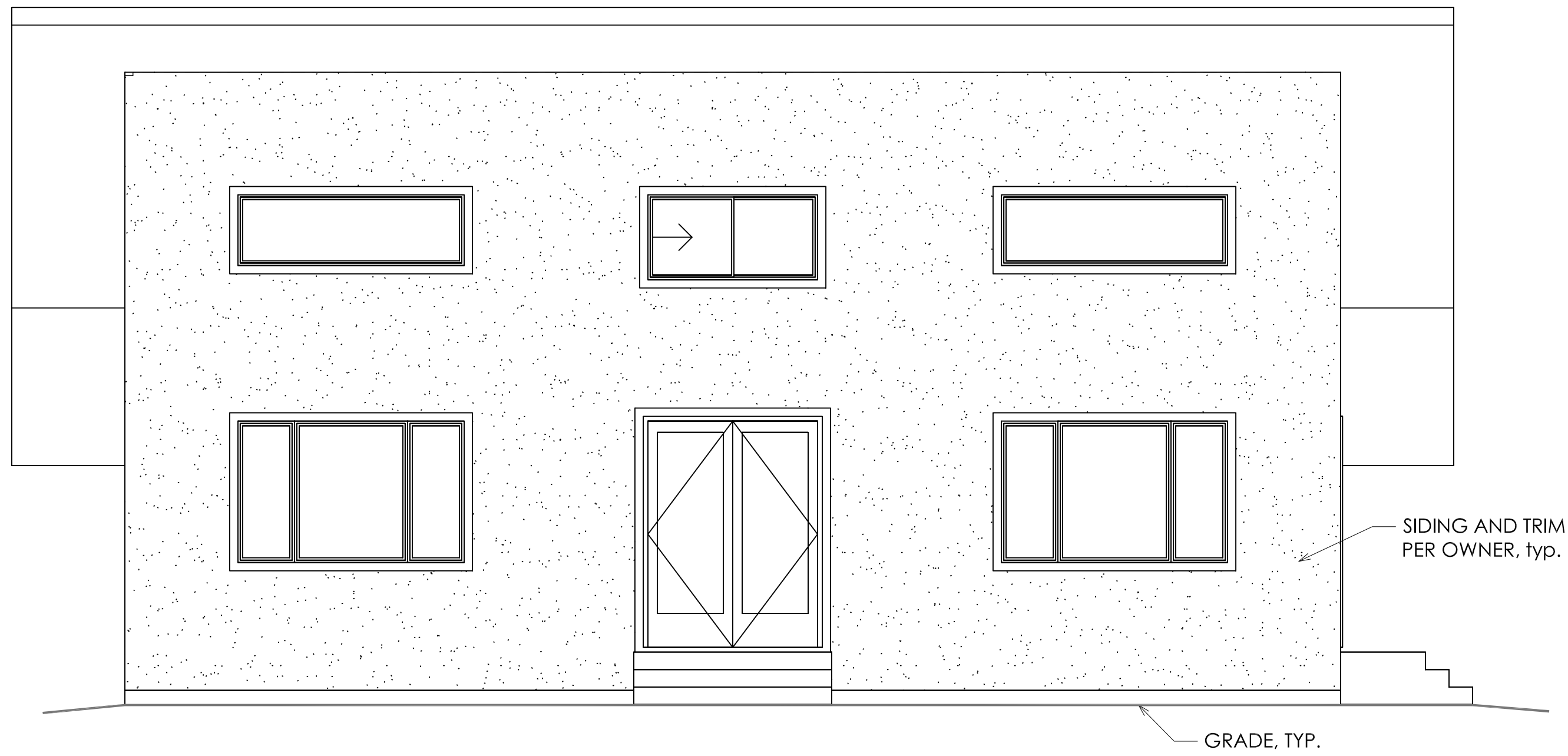
PLOT PLAN

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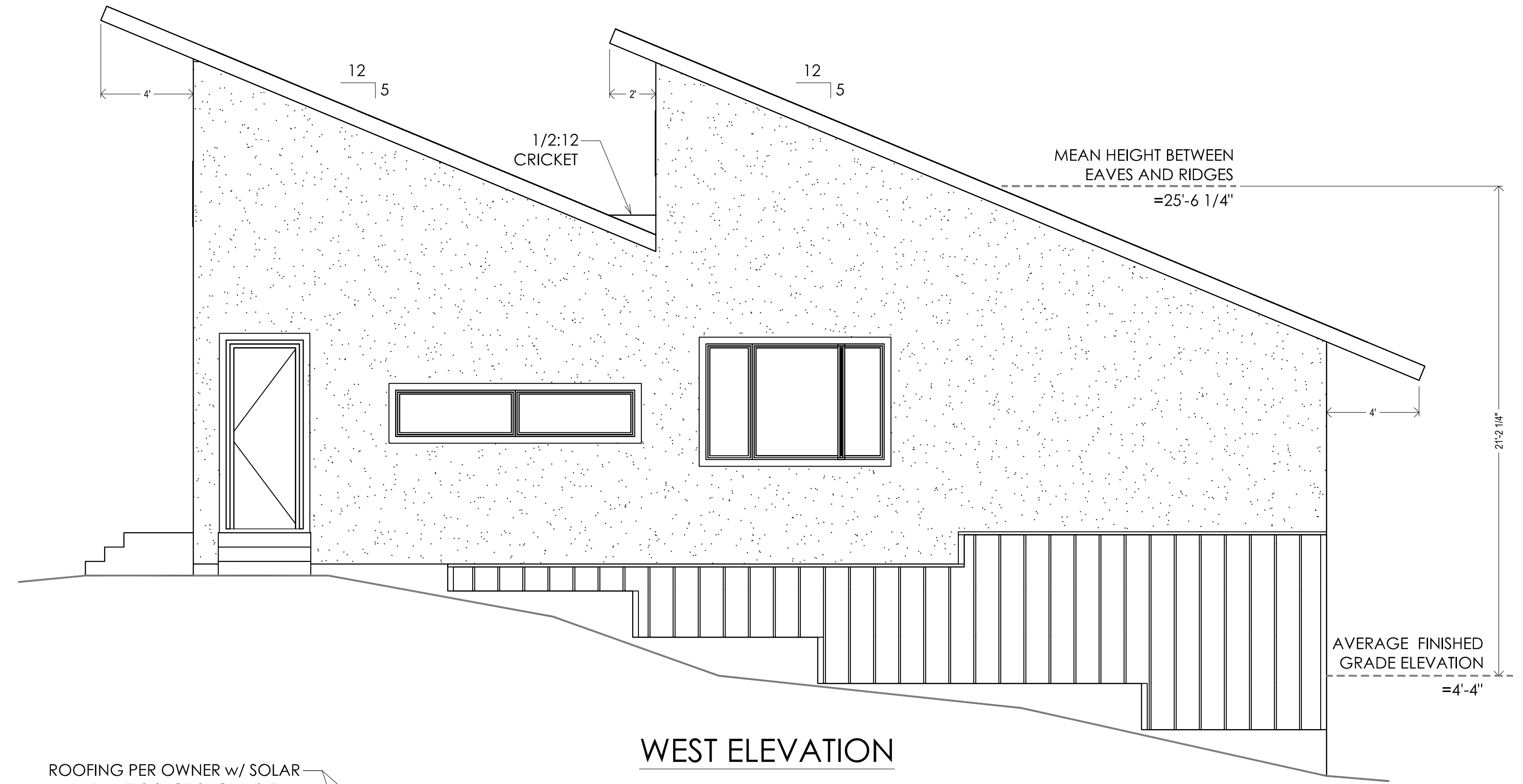
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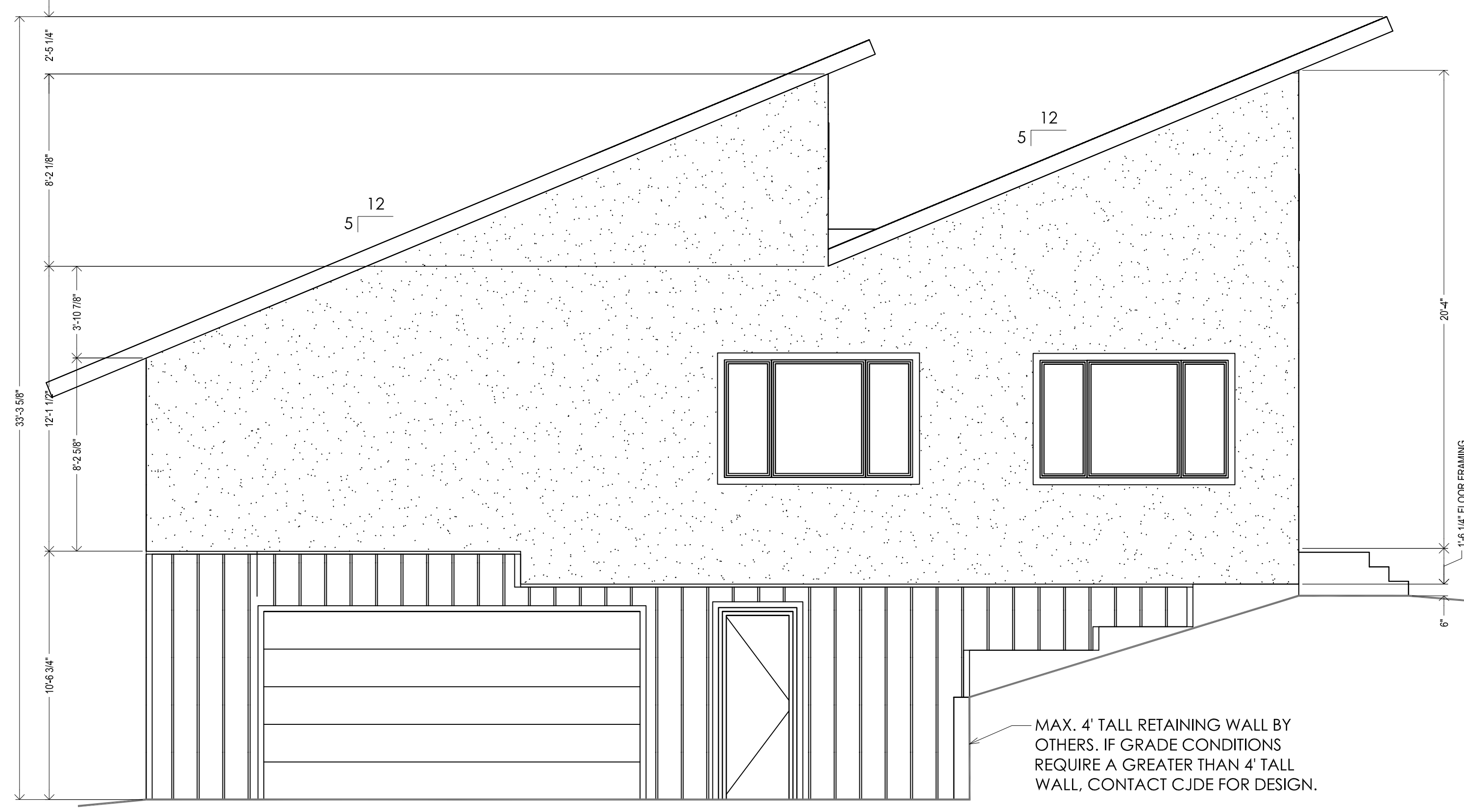
SHEET
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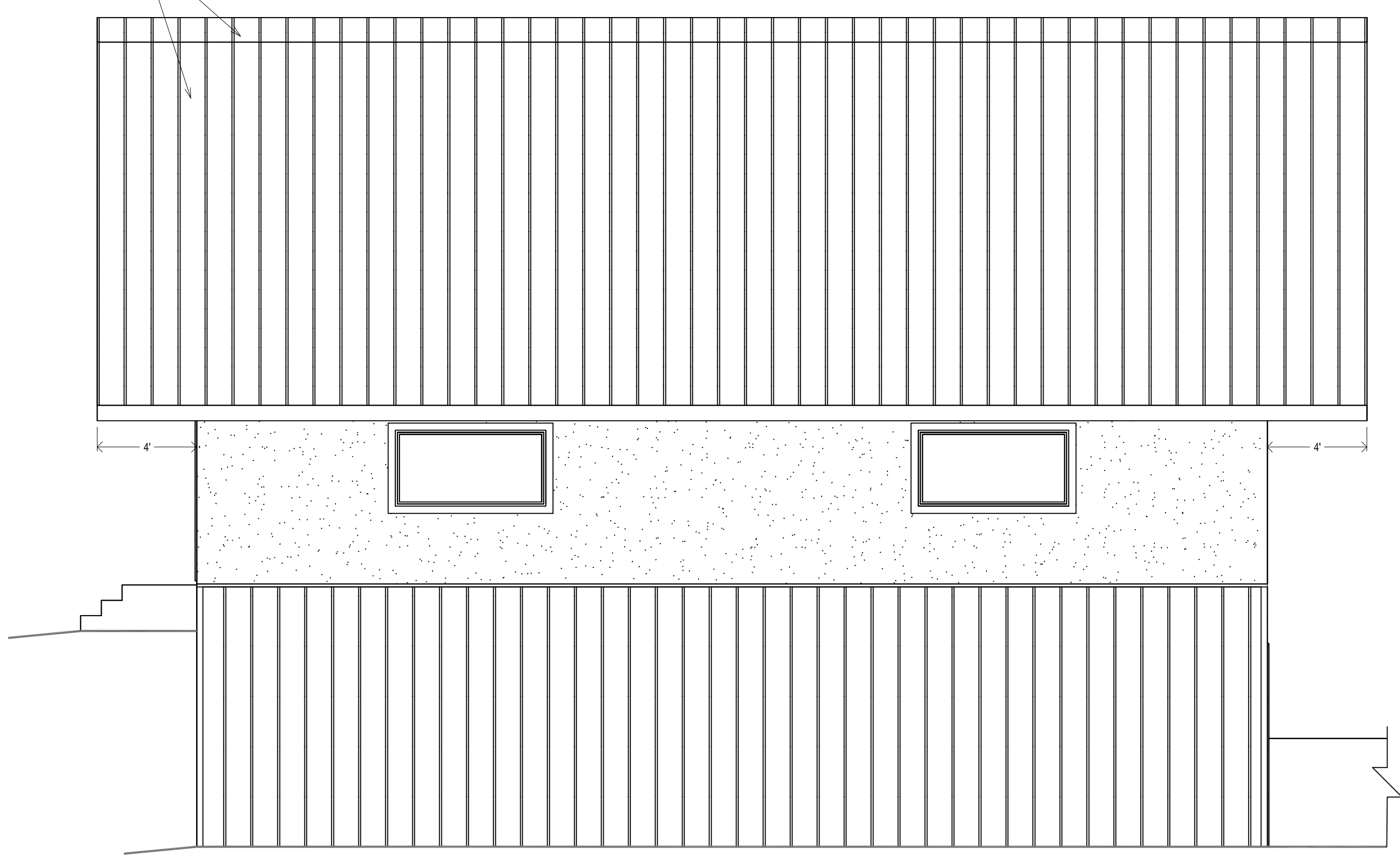
NORTH ELEVATION



WEST ELEVATION



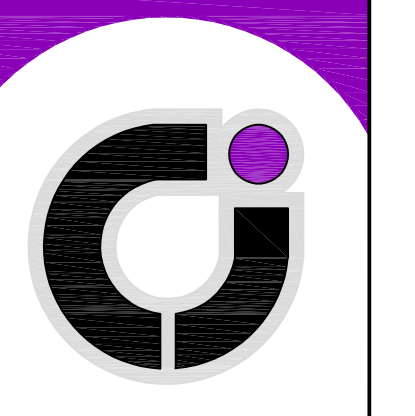
EAST ELEVATION



SOUTH ELEVATION

A2 ELEVATIONS

SCALE: 1/4" = 1'



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A2

STRUCTURAL NOTES

BUILDING CODE
1. REFERENCE INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION, AS AMENDED BY THE MUNICIPALITY HAVING JURISDICTION OVER THE PROJECT.

SOILS/CONCRETE/FIBER/DRAINAGE
2. FOUNDATION DESIGN IS BASED ON THE ASSUMPTION THAT THE EXISTING SOIL AT THE BOTTOM OF THE EXCAVATION FOR THE FOUNDATION HAS LOW SWELL POTENTIAL, BASED ON A MAP PUBLISHED BY THE COLORADO GEOLOGICAL SURVEY WHICH SHOWS THE LOCATION OF VARIOUS TYPES OF SOILS IN THE FRONT RANGE URBAN CORRIDOR. THE DESIGN ENGINEER'S EXPERIENCE INDICATES THAT SANDY-CLAY SOILS EXIST AT THIS SITE. IT IS EXPECTED THAT THE SOIL HAS LOW SWELL POTENTIAL AND IS CAPABLE OF SUPPORTING FOOTING PADS AND WALLS ON-GRADE IMPOSING A MAXIMUM BEARING PRESSURE OF 2,000 PSF, AS SPECIFIED IN TABLE NO. 403.1.1 WITH A BALANCED DEAD LOAD OF 400 PSF TO MINIMIZE DIFFERENTIAL MOVEMENT. AN "OPEN HOLE" OBSERVATION SHALL BE PERFORMED AT THE OWNER'S EXPENSE UNDER THE SUPERVISION OF MARK BENJAMIN, P.E., AS SOON AS THE EXCAVATION WORK IS COMPLETED TO VERIFY THE ASSUMPTION. AS AN ALTERNATIVE, A COPY OF ANY PREVIOUS SOILS REPORT MAY BE FORWARDED TO MARK BENJAMIN, P.E., TO VERIFY THE ASSUMPTION. IF THE OPEN HOLE IS AVAILABLE INCLUDE A COPY OF THE SOILS REPORT WITH THE BUILDING PERMIT APPLICATION FOR THE BUILDING OFFICIALS USE. AS A FURTHER OPTION, THE SOIL TYPE ASSUMED IS SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, OR CLAYEY GRAVEL (SV OF 30K SOIL) OR (CL) IF THE BUILDING OFFICIAL DEEMS THAT THE B.T. SOIL THAT EXISTS AT THE LOCATION OR IF A COMPETENT INDIVIDUAL (CONTRACTOR OR EXCAVATOR) CAN MAKE THE DETERMINATION TO THE BUILDING OFFICIALS' SATISFACTION. FORWARD THE INFORMATION TO MARK BENJAMIN, P.E., PER IRC 4403 CONSTRUCTION OF A PERMETER SUBIRAN SYSTEM WITH A VIBRUE SUMP PILE IN THE BASEMENT AREA OR DAVE KIGHT, 2024, IS REQUIRED.

3. PER R403.1.1, PLACE FOOTINGS ON UNDISTURBED SOIL BELOW LOCALLY MANDATED FROST DEPTH IN CASE SOIL IS DISTURBED. RECONTACT IF TO USE STANDARD PROCTOR DENSITY OR PER GEOTECHNICAL REPORT. EXCEPTIONS FOR BEARING ON SOLID ROCK PER R403.1.4.1.

4. DO NOT BACKFILL AGAINST ANY FOUNDATION WALLS HAVING A HEIGHT GREATER THAN 4'-0" UNTIL THE BASEMENT FLOOR SLAB AND FIRST FLOOR FRAMING INCLUDING SUBFLOOR, JOIST-TO-WALL CONNECTIONS, AND RM JOIST BLOCKING ARE COMPLETELY IN PLACE. PER R404.1.7, AS AN ALTERNATE, THE TOP OF THE WALLS SHALL BE BRACED EVERY 4 FEET MAXIMUM WITH STEEL PIPE BRACES SIMILAR TO 1/2" UP CONCRETE PIPE BRACES HAVING A MINIMUM CAPACITY OF 2500 POUNDS, WITH SOIL OR GRADEWASH AT THE BOTTOM OF THE BRACES HAVING SINKER CAPACITY.

5. ALL FOUNDATION CONCRETE SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. THE AGGREGATE SHALL BE 1 INCH MAXIMUM SIZE. THE CEMENT IN ALL CONCRETE IN CONTACT WITH EARTH SHALL BE TYPE II OR TYPE III MODIFIED UNLESS OTHERWISE NOTED. MAXIMUM SLUMP SHALL BE 4" IN WALLS, BEAMS, AND FOOTINGS, 3" IN STRUCTURAL SLABS, 3" IN SLAB-ON-GRADE, AND 8" IN CURBED CONCRETE PER (A)A CARBONS. WATER IN EXCESS OF 1.0 GALLONS PER CUBIC YARD CANNOT BE ADDED AT THE SITE WITHOUT APPROVAL OF THE DESIGN ENGINEER. CARBONS MUST HAVE A MINIMUM SLUMP WHICH MAY VARY SUPERSEEDING THE MIX WITH ADDITIONAL CEMENT OR PLASTICIZER IN ORDER TO ACHIEVE THE 3000 PSI 28-DAY STRENGTH REQUIREMENT. SEE R404.1.3.

6. PER R506.2.2 CONCRETE SLAB BASE SHALL BE 4" THICK BASE OF CLEAN GRADED SAND, GRAVEL, CRUSHED STONE, CRUSHED CONCRETE OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHERE THE SLAB IS BELOW GRADE. PER R506.2.3 VAPOR BARRIER SHALL BE A 6 MIL POLYETHYLENE OR APPROVED VAPOR BARRIER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE CONCRETE FLOOR SLAB AND THE BASE COURSE. RADON PROTECTION SHALL BE PER APPENDIX A(1).

7. CONCRETE FOR EXTERIOR FLATWORK SHALL DEVELOP 3500 PSI COMPRESSIVE STRENGTH IN 28 DAYS, HAVE A MINIMUM OF 4 #4 SACKS OF CEMENT PER CUBIC YARD, A MAXIMUM WATER/CEMENT RATIO OF 0.53, AND AIR ENTRAINMENT BETWEEN 5.5% & 8.0%. SUBSTITUTE MIXES CONTAINING FLY ASH AND POZZOLANA ARE ACCEPTABLE AS LONG AS THEY MEET THE 3500 PSI STRENGTH REQUIREMENT. PLACEMENT IS NOT RECOMMENDED. SAWCUT OR TOoled CONTROL JOINTS SHALL BE PLACED AT A MAXIMUM SPACING OF 8' TO 10'. APPLICATION OF SPRAY MEMBRANE CURING COMPOUND AT A RATE OF NO MORE THAN 200 SQ. FT. PER GALLON AFTER FINISHING IS STRONGLY RECOMMENDED. WHERE SLABS BUTT UP AGAINST CONCRETE OR MASONRY WALLS, PROVIDE TWO (2) 1/4" WIDE STRIPS OF TEMPERED MASONRY WITH SILICONE LUBRICANT BETWEEN THESE STRIPS AS A PERIMETER SUMP JOINT UNLESS EXPANDED JOINTS ARE SHOWN ON THE DRAWINGS. PROVIDE SAWCUT OR SCORED CONTROL JOINTS IN ALL INTERIOR "LOADING" SLAB-ON-GRADE AT A 14' MAXIMUM SPACING IN ANY DIRECTION AND 3' PARALLEL TO THE FOUNDATION WALLS, WITH THEIR DEPTH EQUAL TO ONE-FOURTH OF THE SLAB THICKNESS. UNLESS THERE IS A GEOTECHNICAL REPORT WITH A MORE STRINGENT REQUIREMENT, THE OWNER ASSUMES ALL THE RISK AND LIABILITY FOR POSSIBLE FUTURE DAMAGE TO CONCRETE SLAB-ON-GRADE EVENTIF CONSTRUCTION OF THE SLAB ADHERES TO ALL ENGINEERING RECOMMENDATIONS AND DETAILS. SEE R402.

8. ALL REINFORCING STEEL BARS SHALL CONFORM TO ASTM A615 GRADE 40, EXCEPT FOR COLUMN TIES, BEAM STIRRUPS AND EMBEDDED PLATE ANCHORS, WHICH SHALL BE GRADE 40. CONCRETE PROTECTION FOR REINFORCEMENT SHALL BE IN ACCORDANCE WITH RC SECTION 403.1.3.3. MAKE ALL BARS CONTINUOUS AROUND CORNERS OR PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING. PLACE 2 - #5 GRADE 40 OR 2 - #4 GRADE 40 BARS (1 EACH FACE) WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN THE CONCRETE. IN GRADE BEAMS, BOTTOM SPLICES SHALL BE AT THE DRILLED PERS AND TOP SPLICES SHALL BE AT MIDSPAN.

9. SLOPE FINISHED SOIL GRADE AND ANY PAVING AWAY FROM THE BUILDING ON ALL SIDES TO PROVIDE POSITIVE SURFACE DRAINAGE AT THE RATE OF 3/4" PER LINEAR FOOT. UNLESS THERE IS A GEOTECHNICAL REPORT WITH MORE STRINGENT RECOMMENDATIONS, PROTECT DRAINAGE CONDUITS AND COLLARS AS NEEDED FOR FOOT RUNOFF. LANDSCAPING ADJACENT TO THE FOUNDATION SHOULD CONSIST OF A 3'-0" WIDE STRIP OF INERT GROUND COVER SUCH AS ROCK OR BARK WITH AN UNDERLAYER OF IMPERVIOUS SOIL OR GEOTEXTILE MEMBRANE. IRRIGATION SHALL BE DESIGNED SO AS NOT TO DECHARGE WATER ON THE SUMP. SEE R403.1.5.

STRUCTURAL STEEL

10. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A572/577 GRADE 50 OR A992 MATERIAL WITH A 50,000 PSI YIELD STRESS. PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B OR A54. COLUMNS SHALL BE FROD LENGTH. UNO, ANY ADJUSTABLE COLUMNS SHALL HAVE MAXIMUM 3" OF THREADS EXPOSED. STEEL SHALL CONFORM TO ASTM DESIGNATION A307 UNLESS OTHERWISE NOTED. ALL FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH AMERICAN INSTITUTE FOR STEEL CONSTRUCTION SPECIFICATIONS AND STANDARDS. IF COLUMNS ARE SPECIFIED IN TERMS OF REQUIRED CAPACITY INSTEAD OF SIZE, THE CONTRACTOR SHALL PROVIDE LOAD RATING INFORMATION ON THE PRODUCT THAT IS PLANNED TO BE USED PRIOR TO INSTALLATION.

LUMBER/FRAMING

11. ALL STRUCTURAL FRAMING LUMBER MATERIAL SHALL BE NO. 2 GRADE HEM-PIR OR BETTER, WITH A BASE MINIMUM ALLOWABLE EXTREME FIBER BENDING STRESS FOR MEMBERS (FB) OF 800 PSF EXCLUDING ADJUSTMENT FACTORS FOR USE, SEE LOAD DURATION, ENVIRONMENT, ETC., UNLESS OTHERWISE NOTED. WHERE THE TERM "OU-CUR-PIR" APPEARS ON THE DRAWINGS, THIS DENOTES NO. 2 GRADE DOUGLAS FIR OR BETTER, HAVING AN FB VALUE TO 875 PSF TOP PLATES MUST BE NO. 2 GRADE DOUGLAS FIR OR BETTER OR NO. 2 GRADE HEM-PIR IF THE FRAMING MEMBERS BEARING ON WALLS ARE STACKED ABOVE THE STUDS. STUDS SHALL BE STANDARD GRADE OR BETTER.

12. STANDARD HEADERS SHALL BE STANDARD SIPS HEADERS FOR OPENINGS TO 7 FEET WIDE WITH 24" MINIMUM SIPS PANEL HEIGHT ABOVE OPENING. UNO ALL OPENINGS OVER 7 FEET WIDE SHALL HAVE ENGINEERED HEADERS. IF 3 OR MORE STUDS ARE INDICATED AS A COLUMN, THE STUDS SHALL BE BUNDLED AND NAILED TOGETHER WITH ONE 1/2" DIA. NAIL PER VERTICAL FOOT. FLOOR JOISTS SHOULD NOT RUN WILD MORE THAN 3" PAST THE CENTER LINE OF ANY BEAM. DOUBLE UP ALL FLOOR JOISTS WHICH ARE PARALLEL TO PARTITIONS UNLESS OTHERWISE NOTED. FLOOR SHEATHING SHALL BE 3/4" T&G SECURED WITH 8D NAILS AT A 6" SPACING AT PANEL AND DIAPHRAGM EDGES AND 12" NAILS AT 12" SPACING AT PANEL. RIGID EDGES UNLOCKED PER ROSS. ROOF SHEATHING SHALL BE 7/16" OSB MINIMUM BY THE SIPS MANUFACTURER. WALLS SHALL BE 7/16" OSB MINIMUM BY THE SIPS MANUFACTURER. TALL GABLE WALLS AT VAULTED CEILINGS SHALL HAVE VAULTED CEILINGS SHALL BE FULL HEIGHT. DO NOT STACK WALL SECTIONS VERTICALLY UNLESS OVER FLOOR DIAPHRAGM.

13. ALL PRE-MANUFACTURED CONNECTORS SPECIFIED SHALL BE PROVIDED BY SIMPSON STRONG-TIE COMPANY, FOR ANY SUBSTITUTIONS SUBMIT 3 COPIES OF SHOP DRAWINGS AND SPECIFICATIONS FOR REVIEW AND APPROVAL TO MARK BENJAMIN, P.E., 7 DAYS PRIOR TO ORDERING.

14. WHERE BEAMS ARE INDICATED ON THE PLANS WITH THE LETTERS "LV", 1-3/4" WIDE LAMINATED VENEER LUMBER MEMBERS HAVING A MINIMUM FLEXURAL STRESS OF 2400 PSF, A MODULUS OF ELASTICITY OR "E" VALUE OF 1,800,000 PSF, AND A MINIMUM HORIZONTAL SHEAR STRESS OF 285 PSF SHALL BE INSTALLED. APPROVED PRODUCTS ARE "MICROLAM" OR "PARALLAM" MANUFACTURED BY TRUS JOIST/MACMILLAN, "TRIGLAMS" MANUFACTURED BY ROSSBURG FOREST PRODUCTS, "GAINGLAM" MANUFACTURED BY LOBBMAN-PACIFIC, "TIC-LAM" MANUFACTURED BY TECTA LAMINATES, OR "VESS-LAM" MANUFACTURED BY BOBE-CASCADE. THE PLANS WILL INDICATE THE QUANTITY NEEDED TO BUILD UP A SINGLE BEAM AND THE MINIMUM STANDARD DEPTH NEEDED. PER R502.2.2, MODIFICATIONS TO ENGINEERED WOOD PRODUCTS SHALL BE PER MANUFACTURER RECOMMENDATION OR APPROVED BY ENGINEER.

15. WHERE ENGINEERED JOISTS ARE INSTALLED, 1-1/4" OR 3-1/2" WIDE LAMINATED STRAND LUMBER MEMBERS HAVING A MINIMUM FLEXURAL STRESS OF 1700 PSF, A MODULUS OF ELASTICITY OR "E" VALUE OF 1,300,000 PSF (800,000 PSF FOR RM JOIST USE ONLY), AND A MINIMUM HORIZONTAL SHEAR STRESS OF 285 PSF SHALL BE INSTALLED. THE ONLY APPROVED PRODUCTS ARE "TIMBERSTRAND" MANUFACTURED BY TRUS JOIST/MACMILLAN, "RIGIDSTR" MANUFACTURED BY ROSSBURG FOREST PRODUCTS, AND "INBESRAL" MANUFACTURED BY LOBBMAN-PACIFIC. THE PLANS WILL INDICATE THE QUANTITY NEEDED TO BUILD UP A SINGLE BEAM AND THE MINIMUM STANDARD DEPTH NEEDED. PER R502.2.2, MODIFICATIONS TO ENGINEERED WOOD PRODUCTS SHALL BE PER MANUFACTURER RECOMMENDATION OR APPROVED BY ENGINEER.

16. ALL POLE BARN PILES SHALL BE NO. 1 GRADE DOUG-FIR OR SOUTHERN YELLOW PINE NO. 1 GRADE, OR BETTER, WITH A BASE MINIMUM ALLOWABLE STRESS FOR MEMBERS (FB) OF 1000 PSF EXCLUDING ADJUSTMENT FACTORS FOR USE, SEE LOAD DURATION, ENVIRONMENT, ETC., UNLESS OTHERWISE NOTED.

COLUMN

17. WHERE GLUE-LAM BEAMS ARE INDICATED, PROVIDE STRUCTURAL GLUED AND LAMINATED MEMBERS MANUFACTURED AND INSTALLED ACCORDING TO AMERICAN INSTITUTE OF WOOD CONSTRUCTION PUBLICATIONS. ALL BEAMS SHALL HAVE A MINIMUM HEM-BENDING STRESS OF 2400 PSF UNLESS OTHERWISE NOTED. SEE R507.2.3.

SPECIAL OBSERVATIONS

18. CAST IN PLACE ANCHORS AND HOLD DOWN NOTE

19. BUILDING DEPARTMENT REQUIRED ENGINEER INSPECTIONS/OBSERVATIONS AS NOTED IN THE CONTRACT MEANS WHEN THE AUTHORITY HAVING JURISDICTION (A)H OR BUILDING DEPARTMENT REQUIRES THE ENGINEER TO PERFORM CERTAIN OBSERVATIONS TO VERIFY CONFORMANCE WITH THE DRAWINGS (IE. GEO. FOOTING, FOUNDATION, SPECIAL INSPECTIONS, ETC.). ALLOW AMPLE TIME FOR CDR TO SCHEDULE SAID OBSERVATIONS. SEVERAL DAYS NOTICE IS NOT SUFFICIENT AND DOES NOT REQUIRE CDR TO MEET THAT SCHEDULE.

PLAN COORDINATION

20. THE ENGINEER-OF-RECORD FOR THIS PROJECT, MARK BENJAMIN, P.E., AND/OR CROWN JADE DESIGN AND ENGINEERING PERSONNEL UNDER HIS SUPERVISION AND IN DIRECT CONTACT WITH HIM, HAS PERSONALLY EXAMINED THE EXISTING STRUCTURE AND PERFORMED AN ANALYSIS TO DETERMINE IF CAN ADEQUATELY SUPPORT THE ADDITIONAL LOADS IMPOSED BY THE NEW WORK. IF NOT, NEW STRUCTURAL COMPONENTS ARE SHOWN ON THE DRAWINGS.

21. ALL DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS ARE INTENDED TO LOCATE STRUCTURAL COMPONENTS RELATIVE TO NON-STRUCTURAL COMPONENTS. THE DESIGN ENGINEER MUST BE NOTIFIED IN WRITING OF ANY DEVIATION IN EXCESS OF THREE INCHES (3") PRIOR TO COMMENCEMENT OF WORK ON COMPONENTS WHICH MIGHT BE AFFECTED BY LOCATION CHANGES. IN NO WAY CAN THE DESIGN ENGINEER BE RESPONSIBLE FOR THE ULTIMATE PRECISE LOCATION OR PLACEMENT OF ANY COMPONENT.

22. RELEASE OF THE PLANS COMPLETED BY THE STRUCTURAL P.E. CONTEMPLATES FURTHER COOPERATION BETWEEN THE OWNER, THE GENERAL CONTRACTOR AND THE STRUCTURAL P.E. DESIGN AND CONSTRUCTION PLANS ARE COMPLEX. THE STRUCTURAL P.E. AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, ALTHOUGH EVERY DETAIL CANNOT BE ANTICIPATED AND IS DEPENDENT ON MANY FACTORS WHICH MAY REQUIRE CHANGES TO THE PLANS. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE STRUCTURAL P.E. A FAILURE TO NOTIFY THE STRUCTURAL P.E. OF ANY ISSUE IN WRITING SHALL RELIEVE THE STRUCTURAL P.E. FROM RESPONSIBILITY FOR ADDITIONAL COSTS, DAMAGES, OR LIABILITY THEREFROM. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE STRUCTURAL P.E. ARE UNAUTHORIZED, AND SHALL RELIEVE THE STRUCTURAL P.E. OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

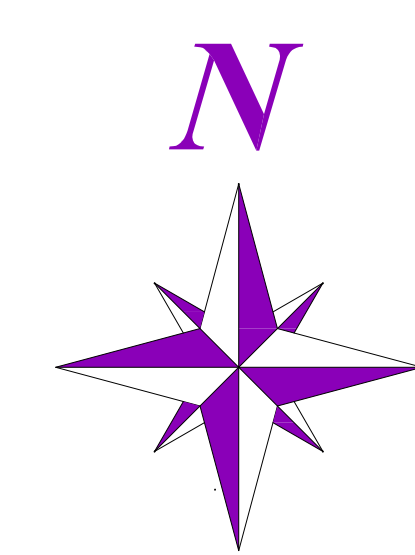
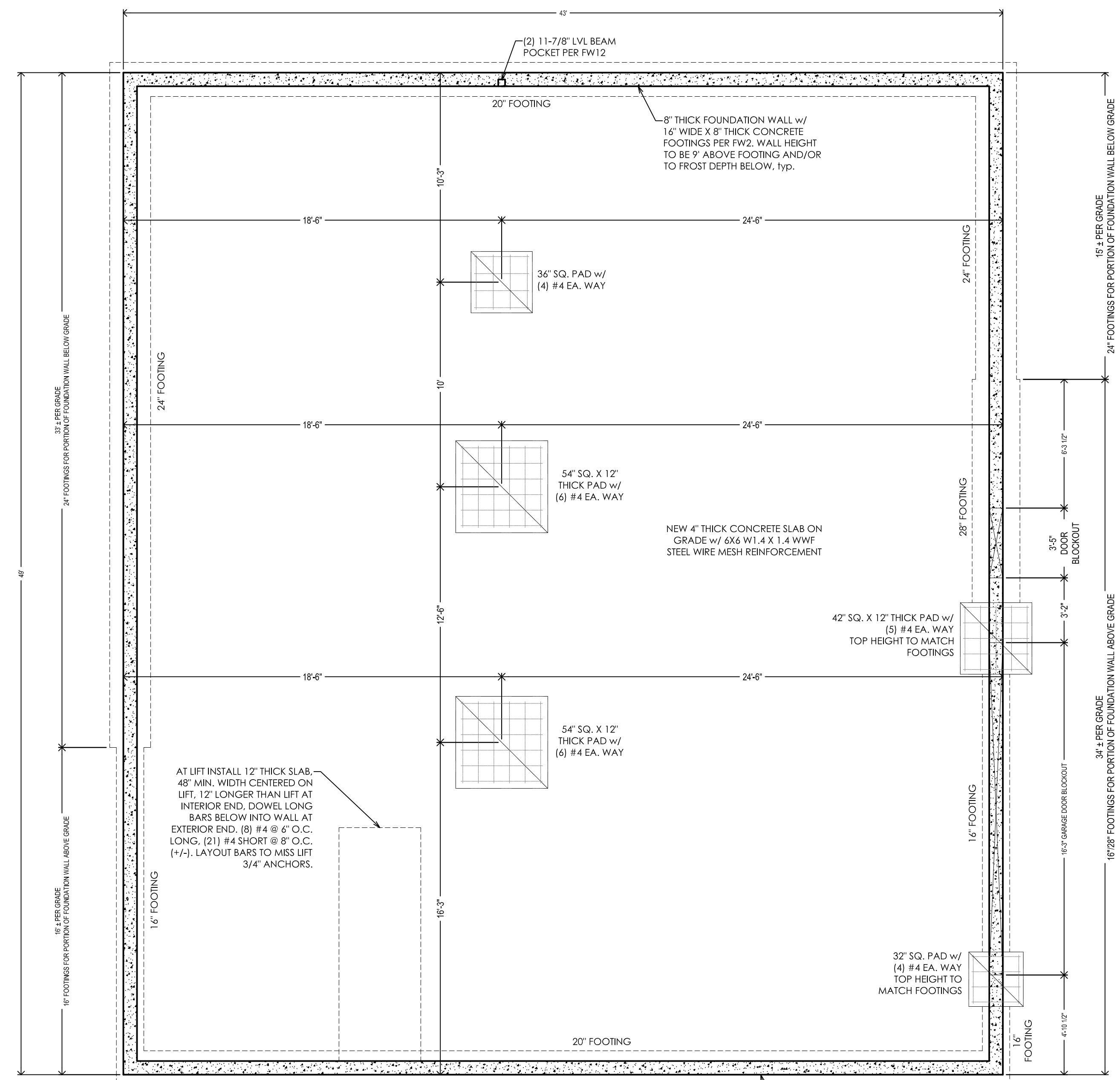
DESIGN LOAD VALUES (IN PSF)
GROUND (NON-REDUCIBLE BELOW 40) SNOW (Pg) = 57#
ROOF (DAD SPS = 10)
ROOF, MAX WIND = 26.3"
FLOOR (DAD = 20)
FLOOR, LIVE = 40
SEISMIC DESIGN CATEGORY = B

BASED ON AN ELEVATION OF 7240 FEET ABOVE SEA LEVEL, AS SUBJECT TO THE PROCEDURES OF ASCE 7.

BASED ON A 130 MPH ULLTIMATE WIND SPEED AT B.C. EXPOSURE 'C', AS SUBJECT TO THE CURRENT ASCE 7 REQUIREMENTS REGARDING GROUND ELEVATION FACTOR Kz OF 0.77 (4). REFER TO CODE TABLES FOR OTHER WIND LOAD VALUES.

DUTY OF COOPERATION

RELEASE OF THE PLANS COMPLETED BY THE STRUCTURAL P.E. CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS CONTRACTOR, AND THE STRUCTURAL P.E.. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE STRUCTURAL P.E. AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE STRUCTURAL P.E. A FAILURE TO COOPERATE BY THE OWNER, HIS CONTRACTOR, OR THE STRUCTURAL P.E. SHALL RELIEVE THE STRUCTURAL P.E. FROM RESPONSIBILITY FOR ANY ADDITIONAL COSTS, DAMAGES OR LIABILITY THEREFROM. CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT OF THE STRUCTURAL P.E. ARE UNAUTHORIZED, AND SHALL RELIEVE THE STRUCTURAL P.E. OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.



SCALE: 1/4" = 1'

S1 FOUNDATION PLAN and NOTES



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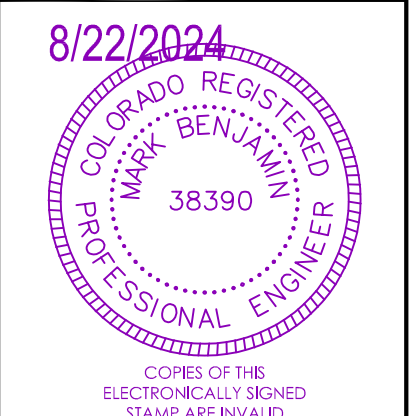
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SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: ARCH D

FOUNDATION PLAN & NOTES

FINAL
DATE
8/22/2024

FINAL	1/31/24
SIPs ROOF REVISION	6/20/24
DOOR/MECH ROOM REVISION	8/5/24
PILOT PLAN REVISION	8/22/24



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SHEET
S1



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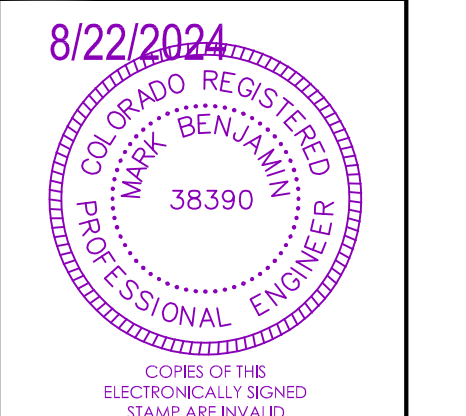
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SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: ARCH D

**FLOOR
FRAMING
PLAN**

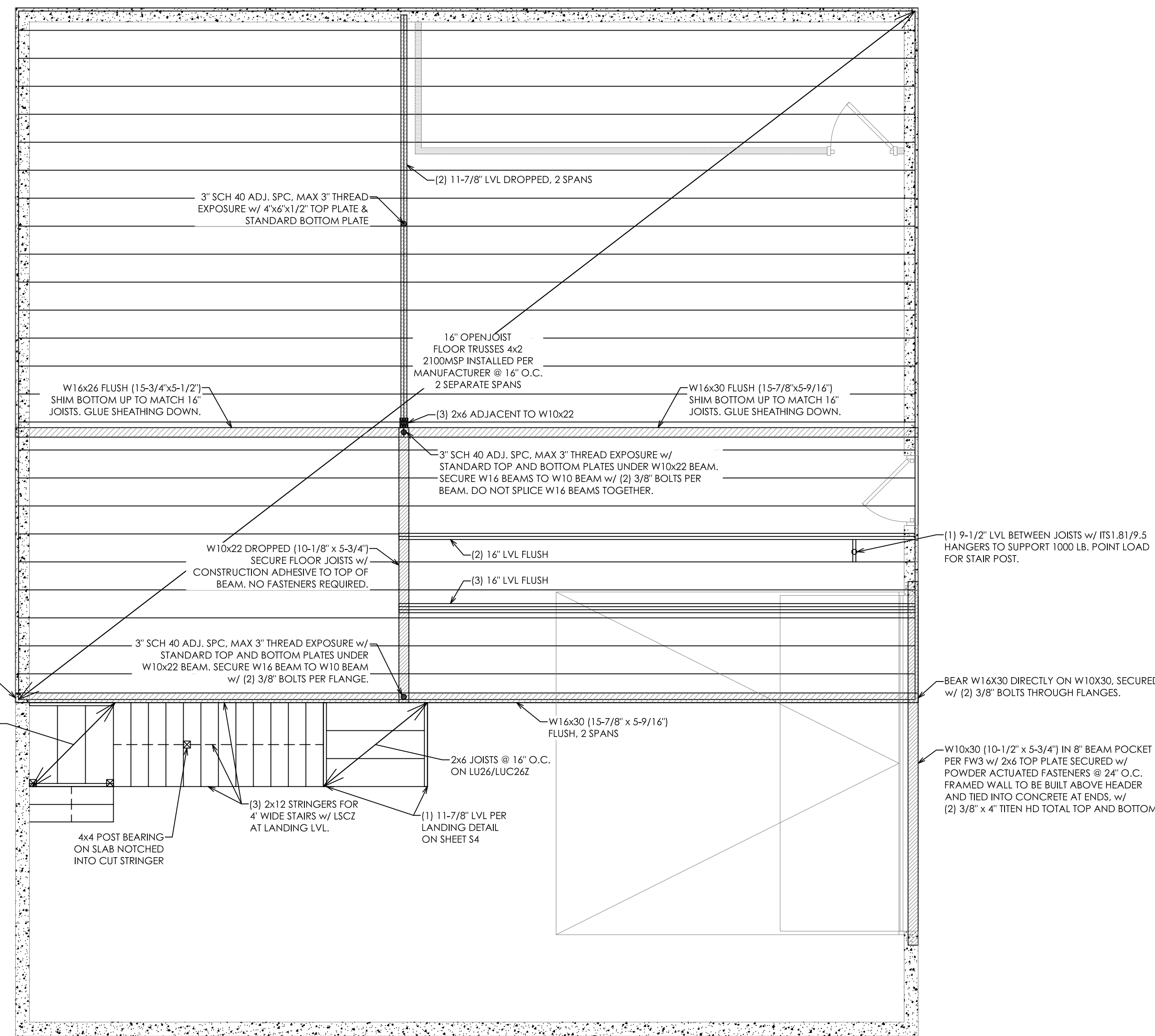
**FINAL
DATE
8/22/2024**

FINAL	1/31/24
SIPs ROOF REVISION	6/20/24
DOOR/MECH ROOM	
REVISION	8/5/24
PILOT PLAN REVISION	8/22/24

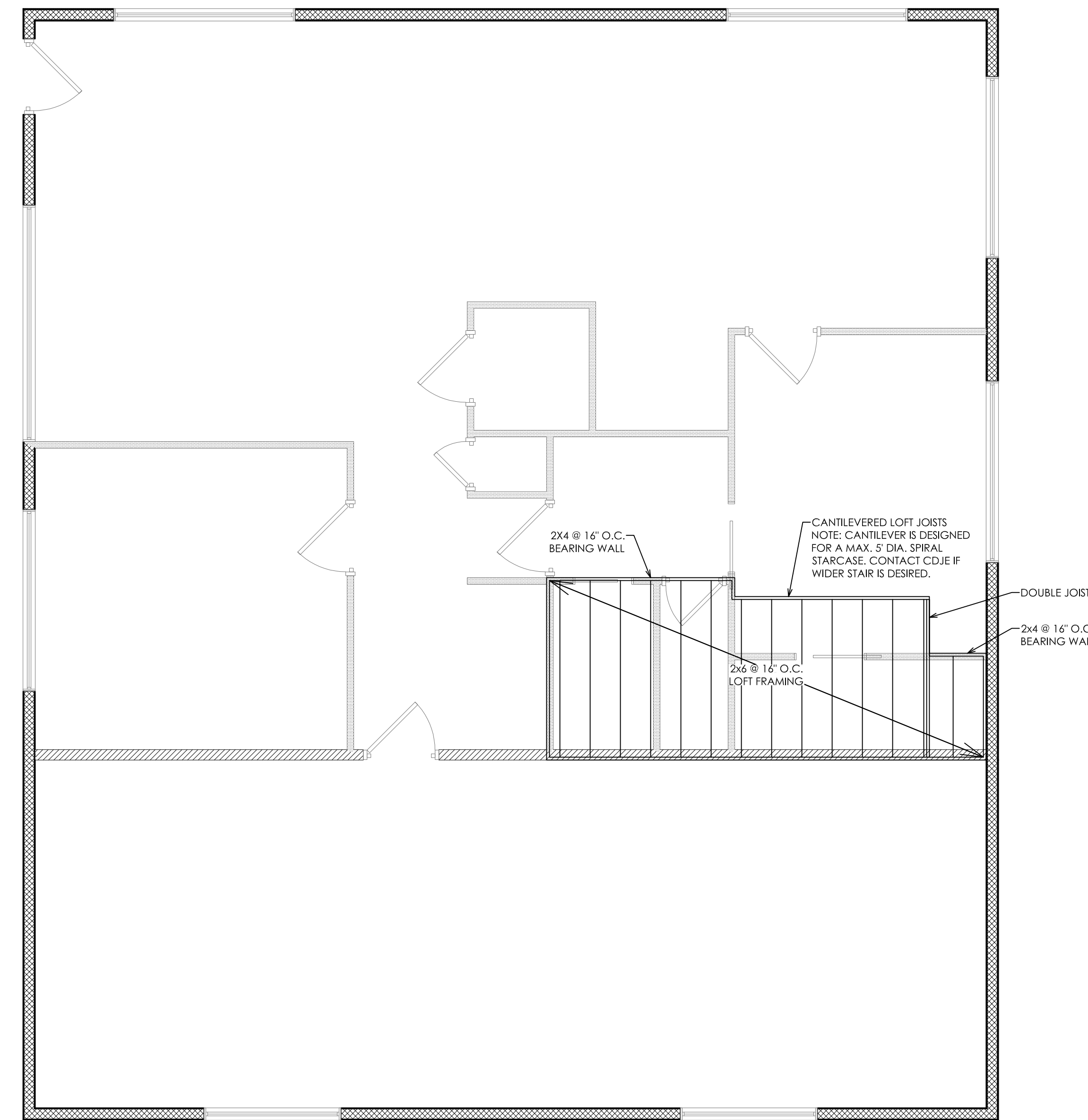


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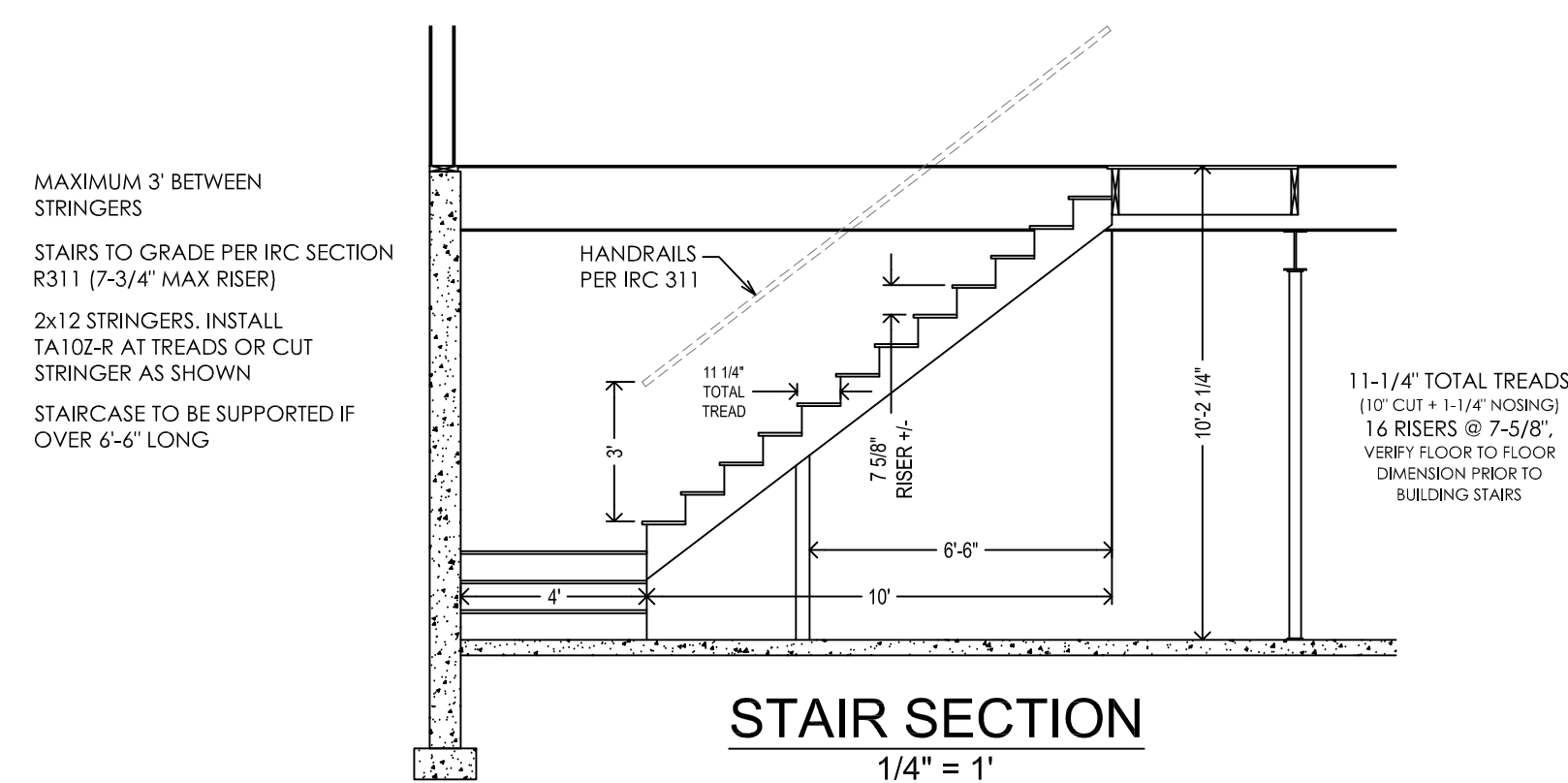
SHEET
S2



MAIN LEVEL FLOOR FRAMING PLAN
1/4" = 1'



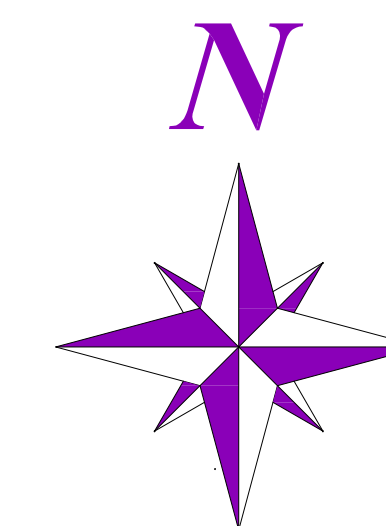
LOFT FRAMING PLAN
1/4" = 1'



STAIR SECTION
1/4" = 1'

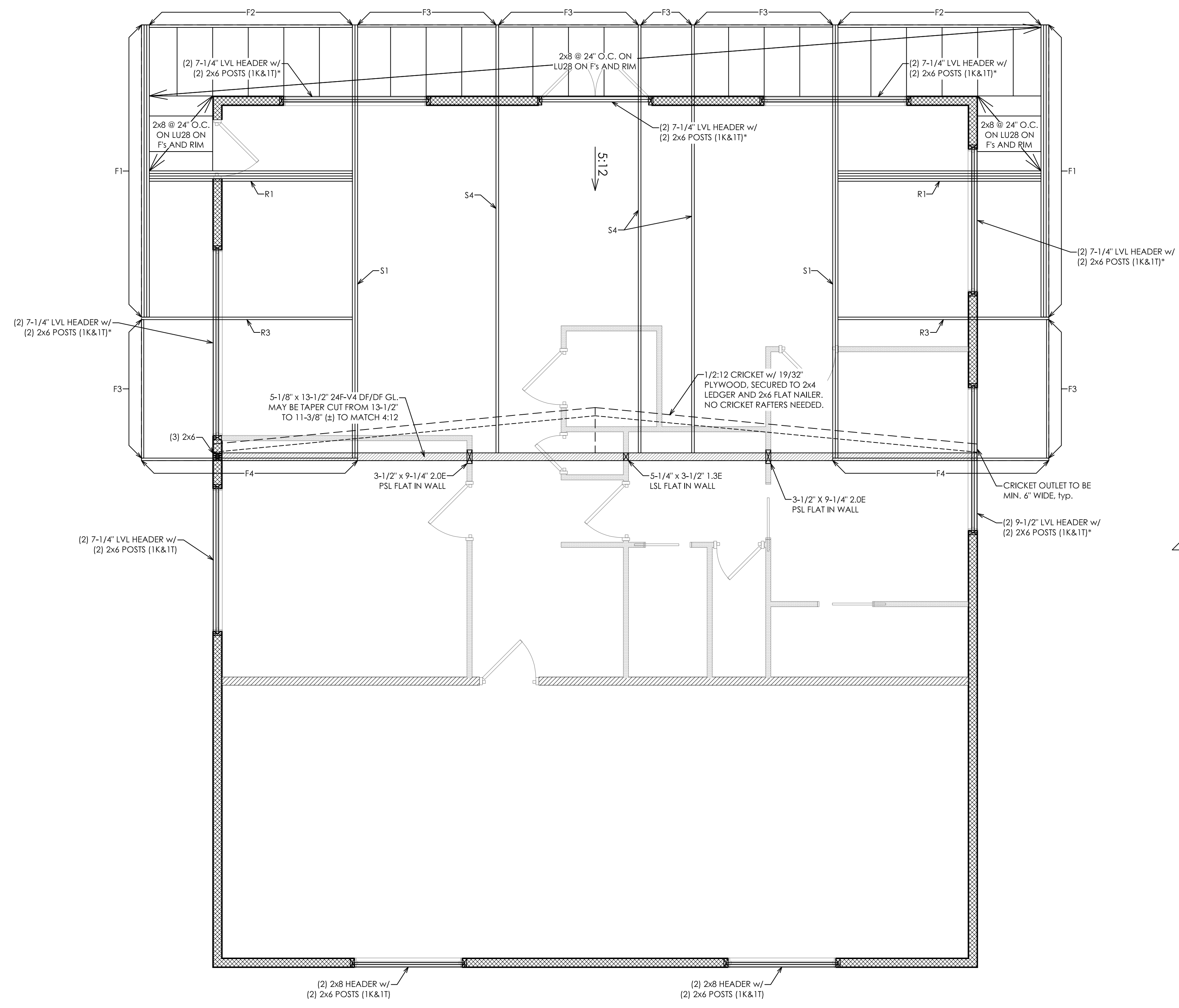
S2

FLOOR FRAMING PLAN



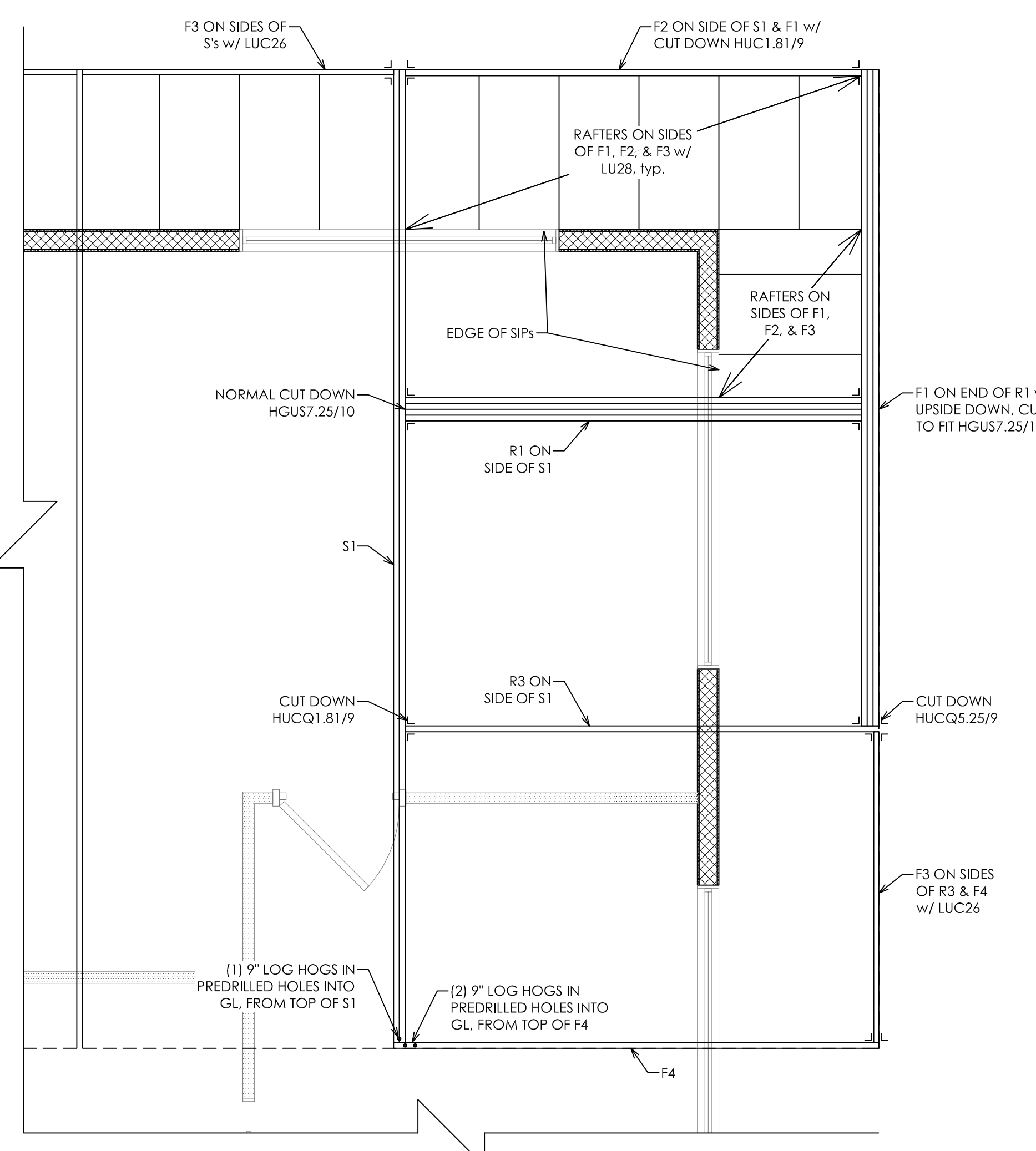
SCALE: 1/4" = 1'

*KING STUDS FOR THESE HEADERS ARE TO BE 1-3/4" x 5-1/2" 1.55E LSL FULL HEIGHT, UNLESS LESS THAN 16' - (2) 2x6 KINGS
ALL HEADERS TO HAVE (1) 2x6 TRIMMERS

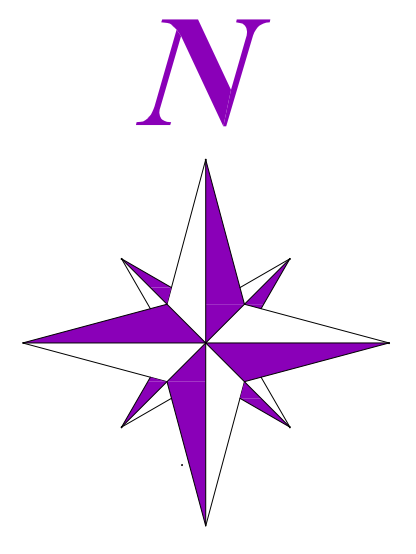


NORTH ROOF FRAMING PLAN
1/4" = 1'

BEAM SCHEDULE	RECOMMENDED INSTALLATION ORDER
F1: (3) 7-1/4" LVL ON CUT DOWN HGUS7.25/10 UPSIDE DOWN ON END OF R1'S & ON SIDES OF R3'S w/ CUT DOWN HUCQ5.25/9	1) INSTALL CENTER SIPs w/ S3's & S4's
F2: (1) 7-1/4" LVL ON CUT DOWN HUCQ1.81/9 ON SIDES OF S1 & F1	2) INSTALL S1/S2's; INSTALL R1 & R3 HANGERS; SLIDE IN 8' LONG (4) SIPs w/ R1, R3, & F4's
F3: (1) 2X8 ON LUC26 ON SIDE OF S's & R3's & F4's	3) SLIDE IN CORNER SIPs TO S1/S2 - R1 CORNER
F4: (1) 7-1/4" LVL	4) INSTALL F1 HANGER ON R1 & R3, AND F3 HANGERS ON R3, S3/4, & F4's
R1: (4) 7-1/4" LVL SECURED TOGETHER w/ (2) 6" LONG HEADLOCKS @ 12" O.C. AND (8) PER SIDE OF PL. PER TJI L20 AND ON SIDES OF S1, S2 w/ CUTDOWN NORMAL HUCQ1.81/9	5) NOTE: SIPs ALL END AT EDGES OF WALLS; SOFFIT LUMBER EXTENDS TO DEPTH REQUIRED. INSTALL SOFFIT RAFTER HANGERS ON F1/F3's & ON SIPs RIM. RUN SLIGHTLY LONGER AND USE STRING LINE TO ALIGN.
R3: (1) 7-1/4" LVL	
S1: (2) 7-1/4" LVL SECURED TOGETHER w/ (8) 16D EACH SIDE OF PL'S PER TJI L21	
S4: (1) 7-1/4" LVL	



TYPICAL ROOF BEAM CONNECTION PLAN
3/8" = 1'



SCALE: 1/4" = 1'

S3

NORTH ROOF FRAMING PLAN



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ENGINEER OF RECORD:
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SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: ARCH D

NORTH ROOF FRAMING PLAN

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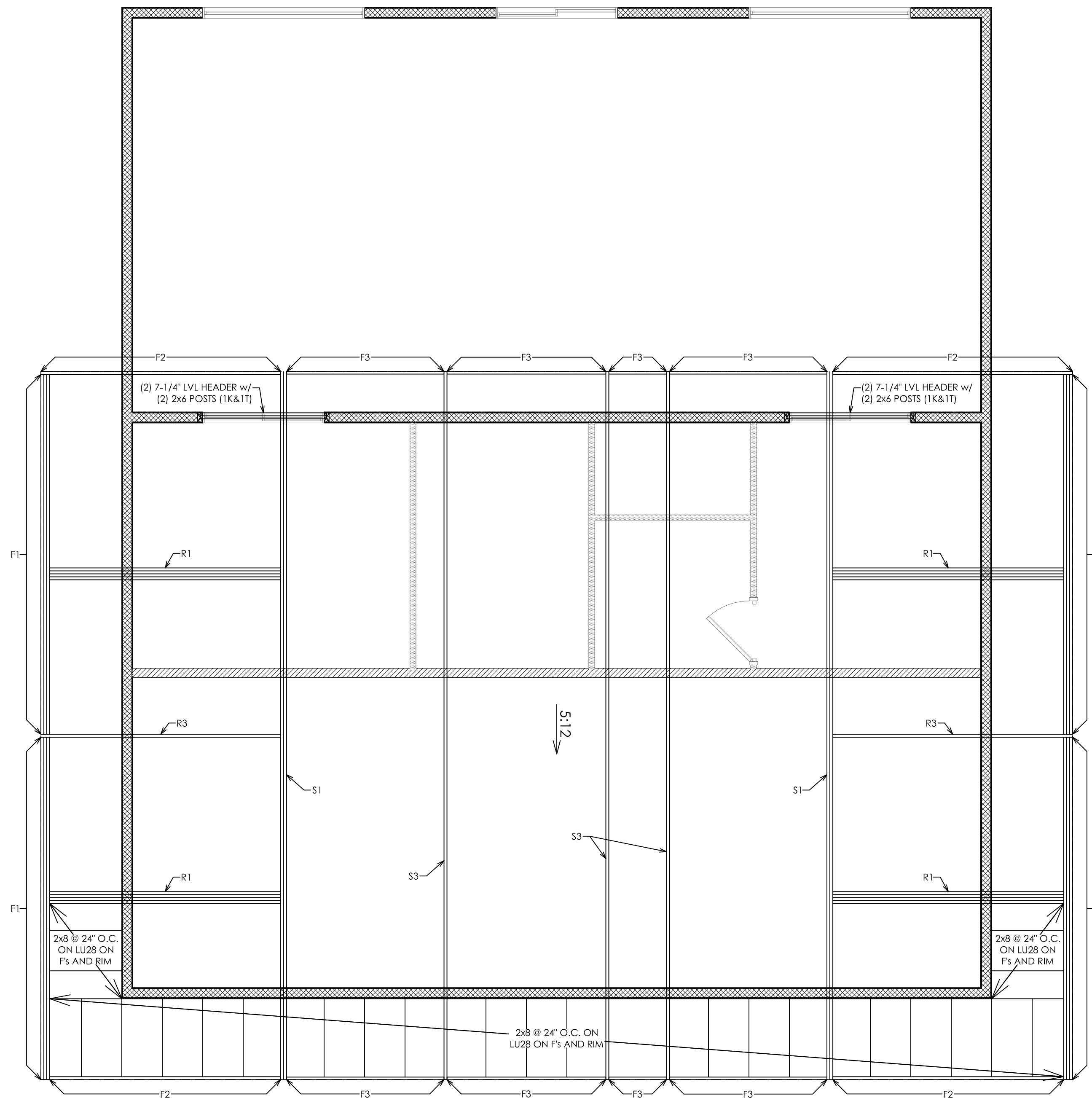
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DOOR/MECH ROOM REVISION	8/5/24
PLOT PLAN REVISION	8/22/24



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SHEET
S3

PROVIDE SIPS SHOP DRAWINGS TO
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SOUTH ROOF FRAMING PLAN
1/4" = 1'

BEAM SCHEDULE

- F1: (3) 7-1/4" LVL ON CUT DOWN HUCQ.25/10 UPSIDE DOWN ON END OF R1'S & ON SIDES OF R3'S w/ CUT DOWN HUCQ.5.25/9
- F2: (1) 7-1/4" LVL ON CUT DOWN HUCQ.1.81/9 ON SIDES OF S1 & F1
- F3: (1) 2x8 ON LUC26Z ON SIDE OF S's & R3's & F4's
- R1: (4) 7-1/4" LVL SECURED TOGETHER w/ (2) 4" LONG HEADLOKS @ 12" O.C. AND (8) PER SIDE OF PL. PER TJI L20 AND ON SIDES OF S1, S2 w/ CUTDOWN NORMAL HUCQ.1.81/9
- R3: (1) 7-1/4" LVL
- S1: (2) 7-1/4" LVL SECURED TOGETHER w/ (8) 16D EACH SIDE OF PL'S PER TJI L21
- S3: (1) 7-1/4" LVL

RECOMMENDED INSTALLATION ORDER

- 1) INSTALL CENTER SIPS w/ S3's & S4's
- 2) INSTALL S1/S2's; INSTALL R1 & R3 HANGERS; SLIDE IN 8' LONG (±) SIPS w/ R1, R3, & F4's
- 3) SLIDE IN CORNER SIPS TO S1/S2 - R1 CORNER
- 4) INSTALL F1 HANGER ON R1 & R3, AND F3 HANGERS ON R3, S3/4, & F4's
- 5) NOTE: SIPS ALL END AT EDGES OF WALLS; SOFFIT LUMBER EXTENDS TO DEPTH REQUIRED. INSTALL SOFFIT RAFTER HANGERS ON F1/F3's & ON SIPS RIM. RUN SLIGHTLY LONGER AND USE STRING LINE TO ALIGN.

SEE TYPICAL ROOF BEAM CONNECTION PLAN ON SHEET S3.

S3.1

SOUTH ROOF FRAMING PLAN

SCALE: 1/4" = 1'



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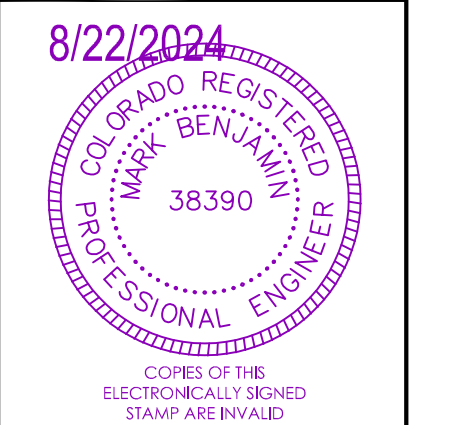
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SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: ARCH D

**SOUTH
ROOF
FRAMING
PLAN**

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DATE
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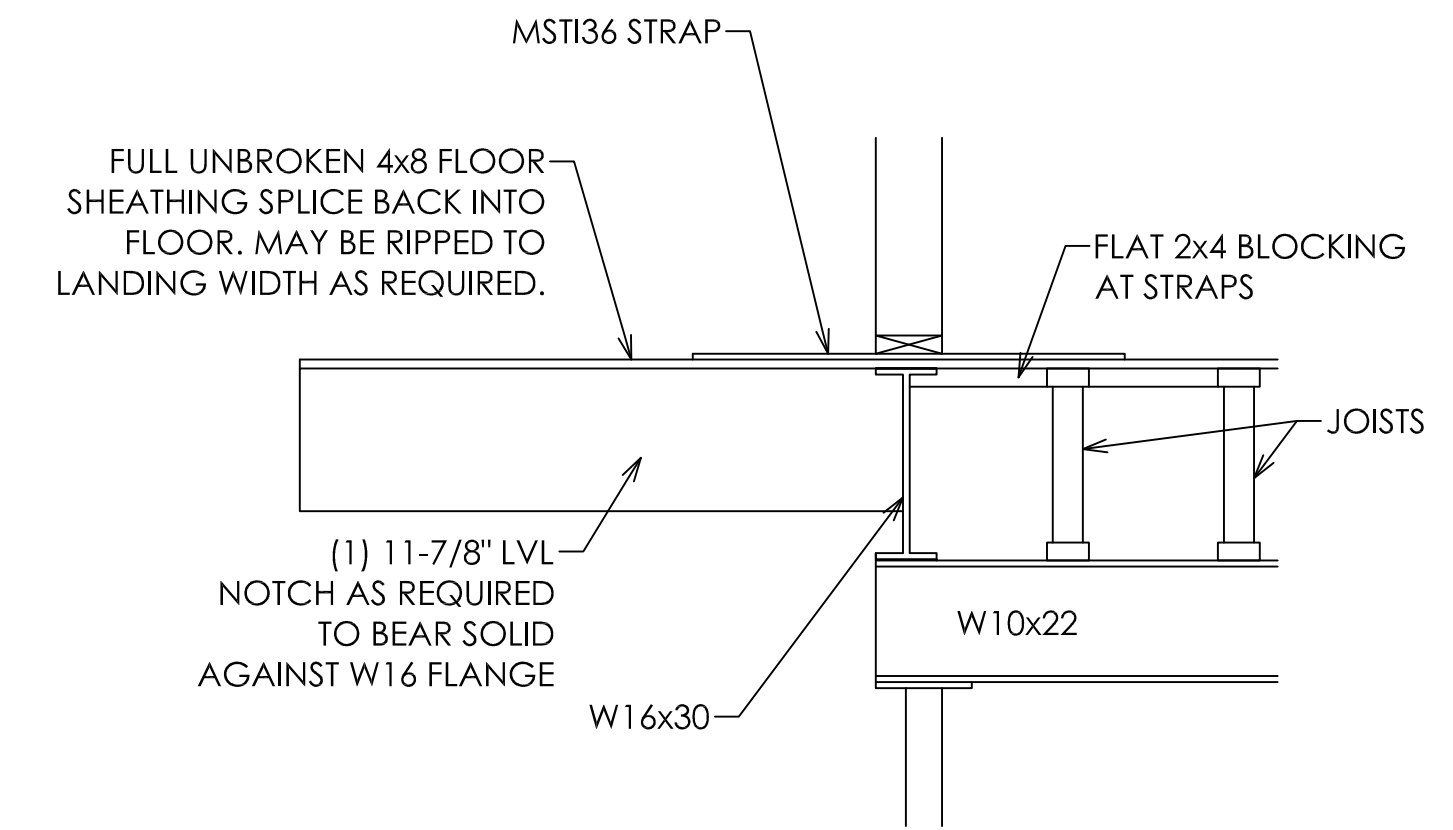
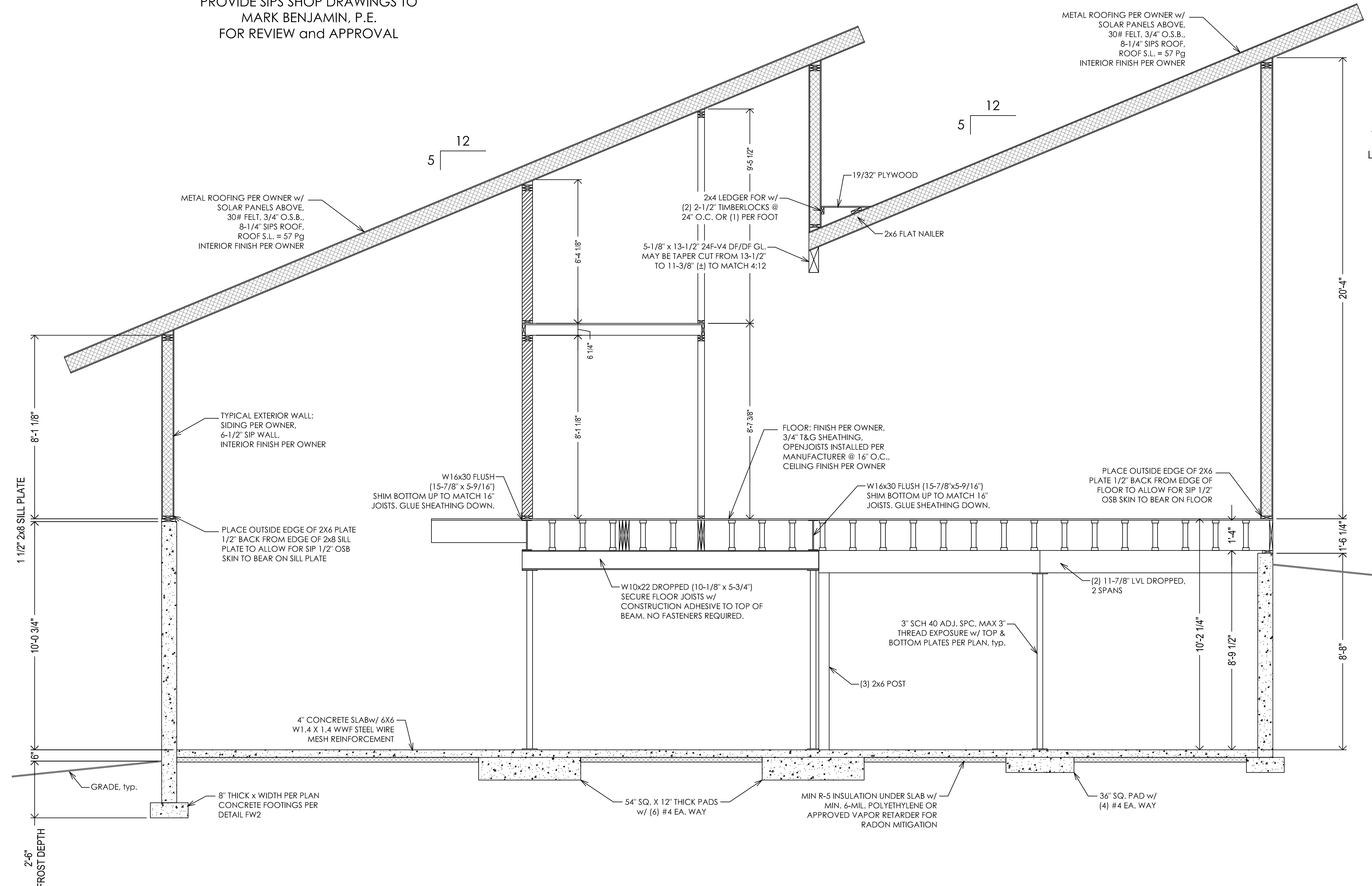
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REVISION	8/5/24
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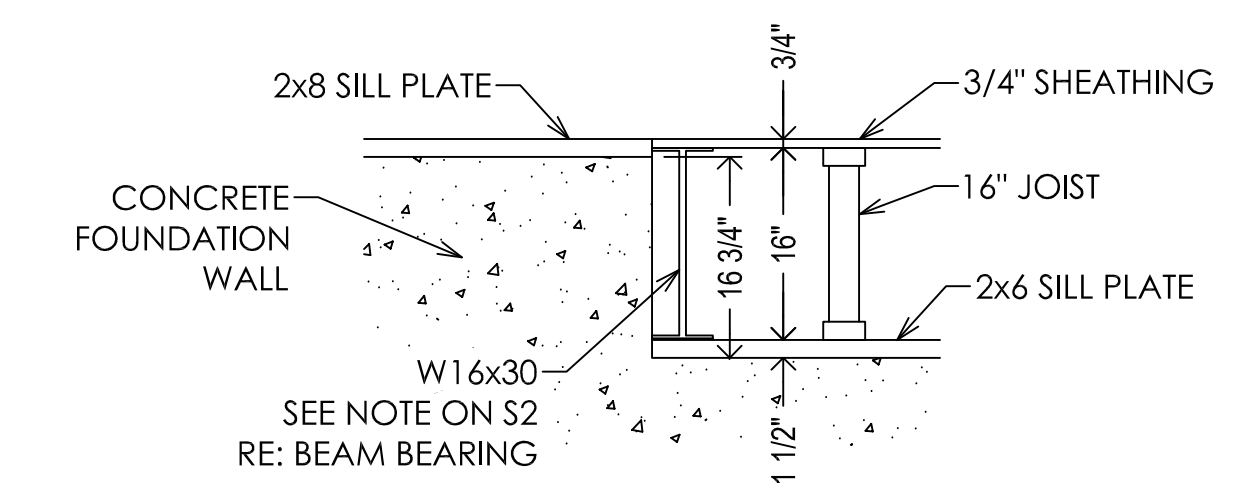
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SHEET
S3.1

PROVIDE SIPS SHOP DRAWINGS TO
MARK BENJAMIN, P.E.
FOR REVIEW and APPROVAL



**LANDING SUPPORT DETAIL
BOTH SIDES OF LANDING**
3/4" = 1'



**FOUNDATION WALL
HEIGHT DETAIL**
3/4" = 1'

S4 STRUCTURAL SECTION

SCALE: 3/8" = 1' U.N.O.



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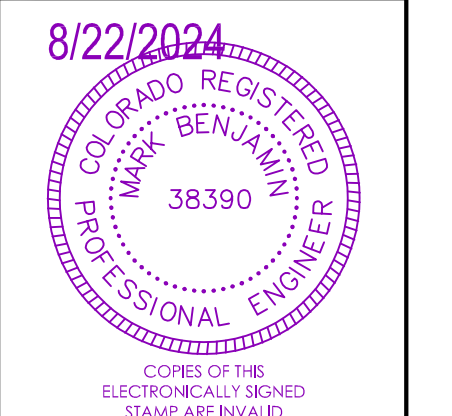
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SCALE:
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**STRUCTURAL
SECTION**

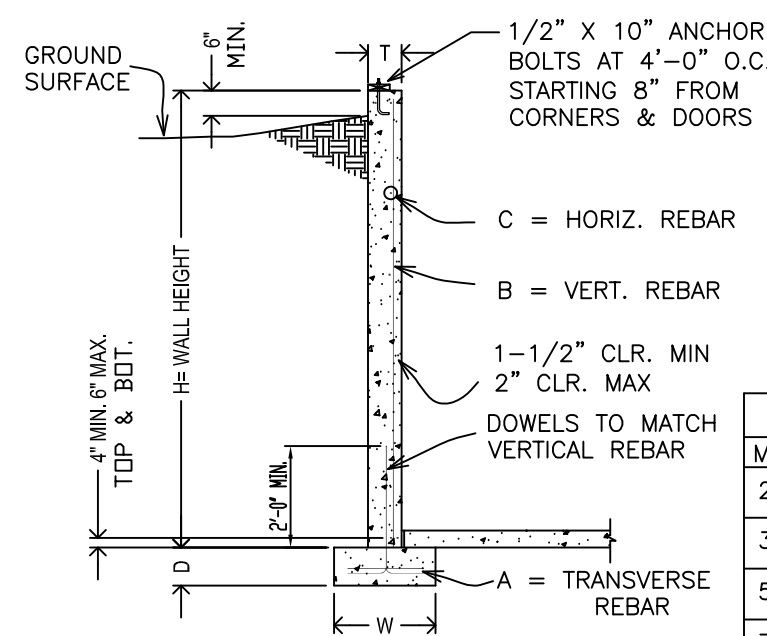
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DOOR/MECH ROOM	
REVISION	8/5/24
PLOT PLAN REVISION	8/22/24



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SHEET
S4

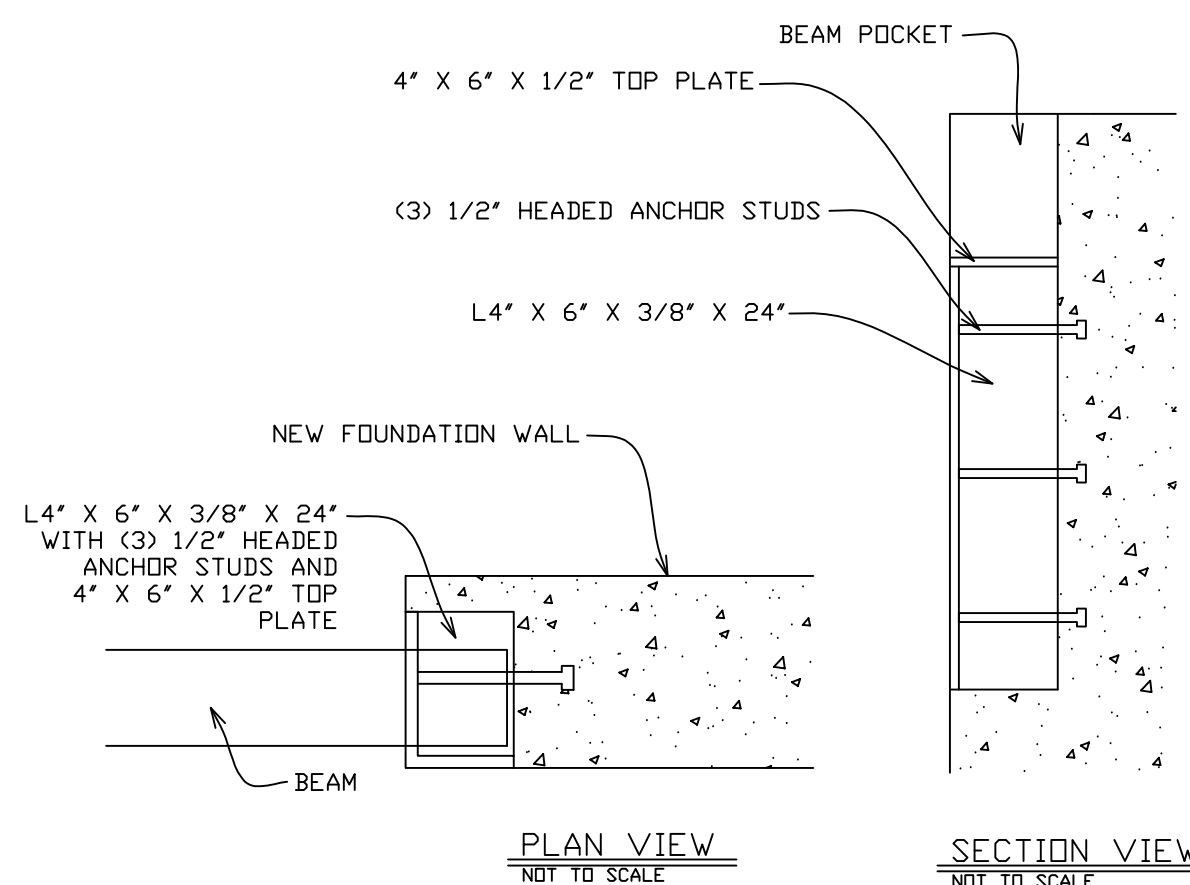


STEM WALL REINFORCEMENT SCHEDULE			
MIN. "H"	MAX. "H"	"C" BARS	"B" BARS
2'-8"	3'-11"	2 - #4 TOP & BOTTOM	#4 @ 60"
3'-11"	5'-11"	2 - #4 T & B	#4 @ 48"
5'-11"	7'-11"	2 - #4 T & B PLUS #4 @ 32" INT	#4 @ 32"
7'-11"	8'-11"	2 - #4 T & B PLUS #4 @ 24" INT	#4 @ 24"
8'-11"	9'-11"	2 - #4 T & B PLUS #4 @ 24" INT	#4 @ 18"

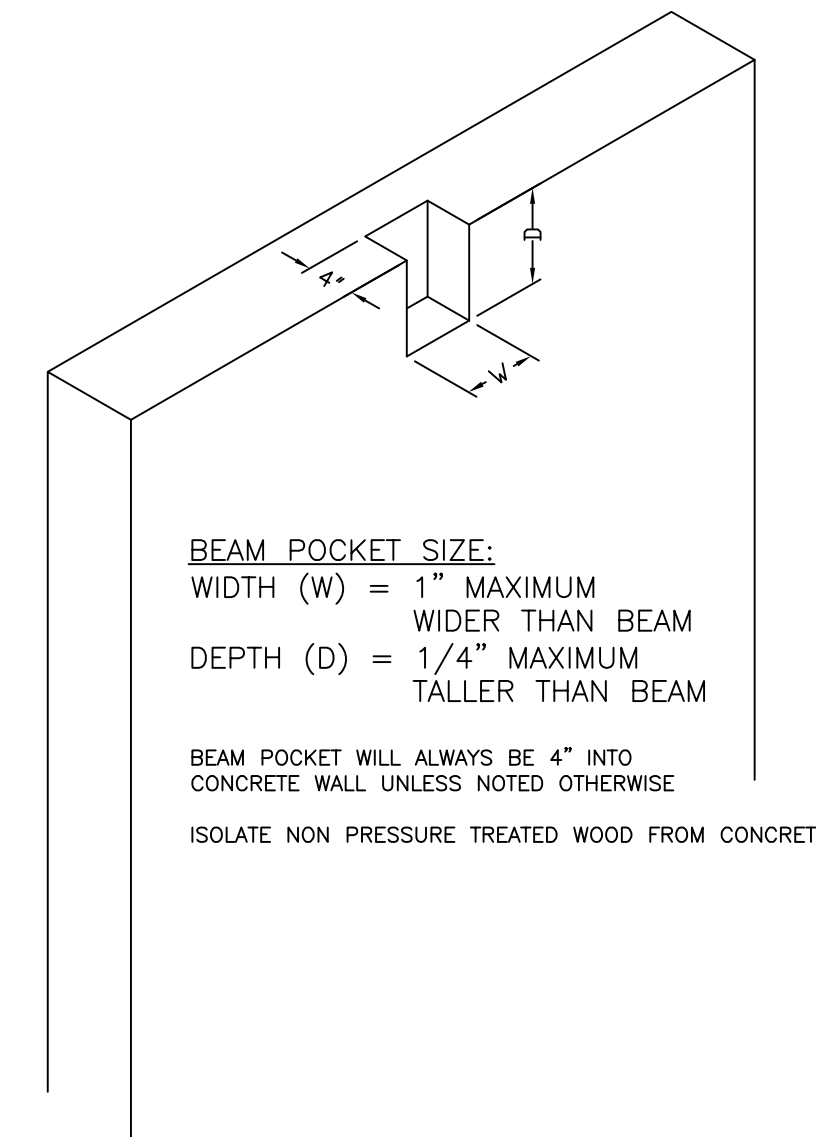
SCHEDULE
 A = NONE UNLESS "W" EXCEEDS 2'-0" THEN # 4 REBAR AT 24" O.C.
 B = SEE REINFORCING SCHEDULE
 C = SEE REINFORCING SCHEDULE
 D = 8"
 W = SEE FOUNDATION PLAN
 H = 10' MAX. EXCEPT AS REQUIRED FOR FROST PROTECTION

*NOTE: DOWELS CAN ACT AS FULL HEIGHT VERTICAL BARS IN WALLS UP TO 5'-0" HIGH BY FABRICATING THEM TO STOP 1/2" BELOW TOP OF CONCRETE

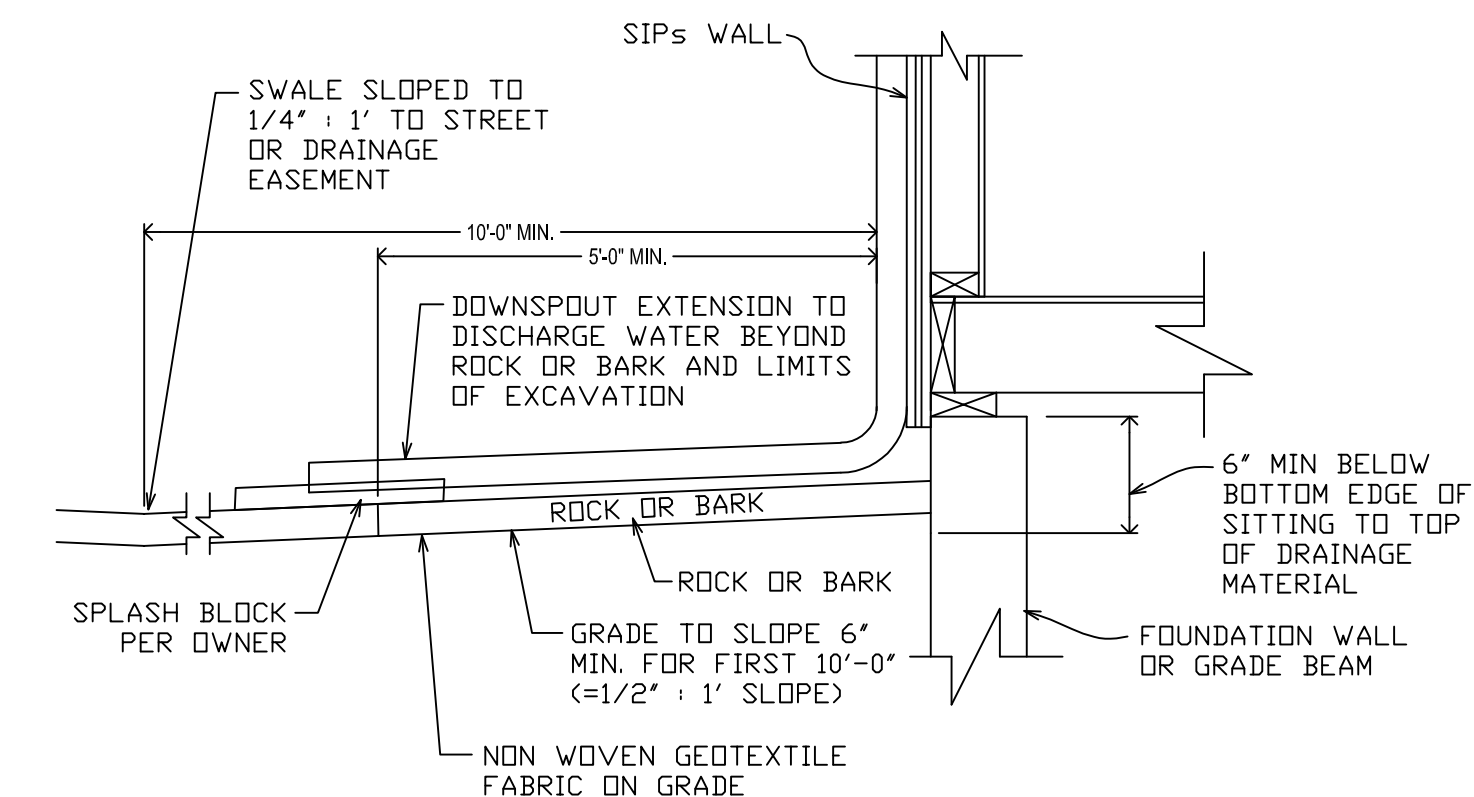
FW2 FOUNDATION WALL DETAIL
NOT TO SCALE



FW3 CORNER BEAM POCKET DETAIL
NOT TO SCALE

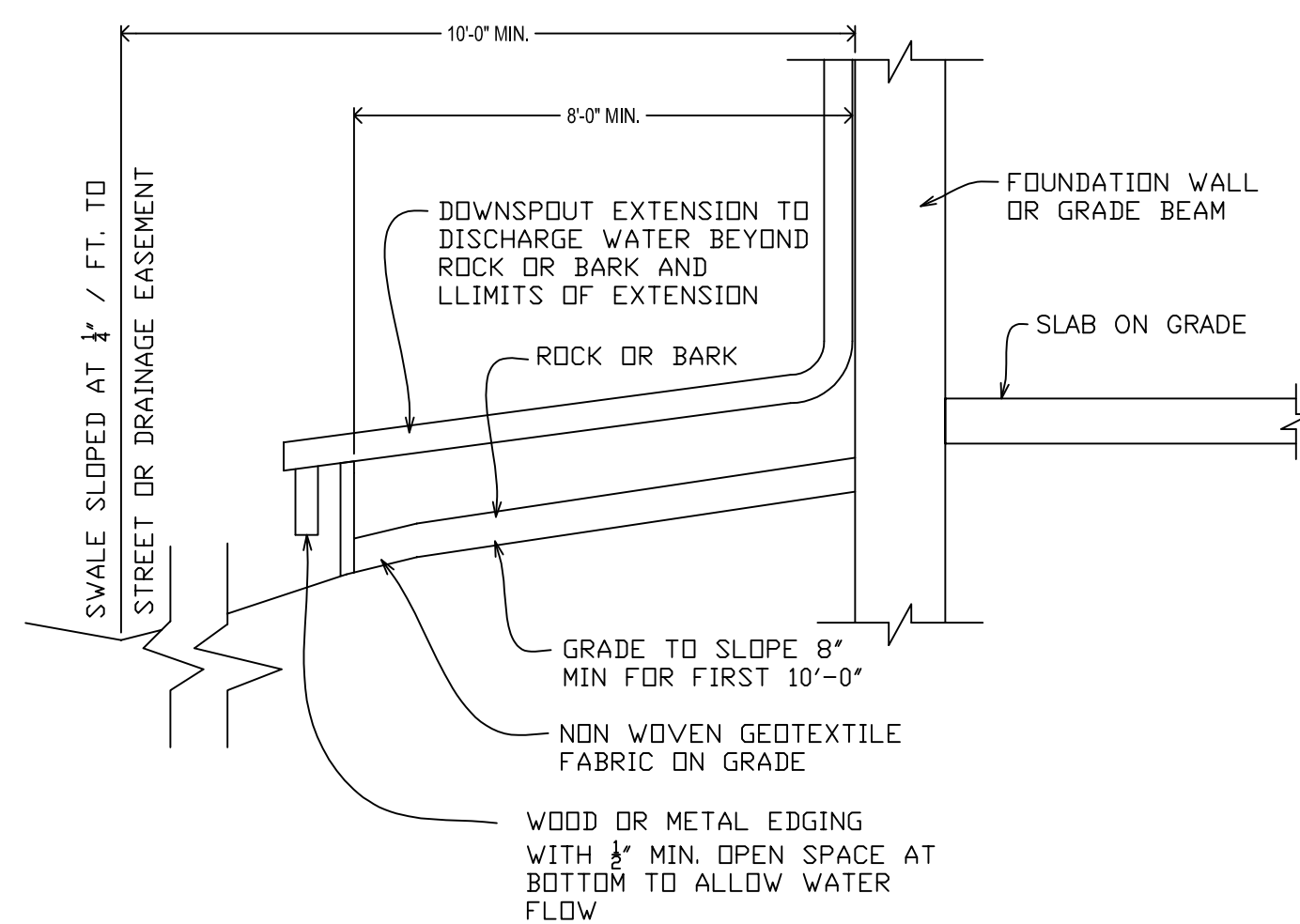


FW12 BEAM POCKET DETAIL
NOT TO SCALE



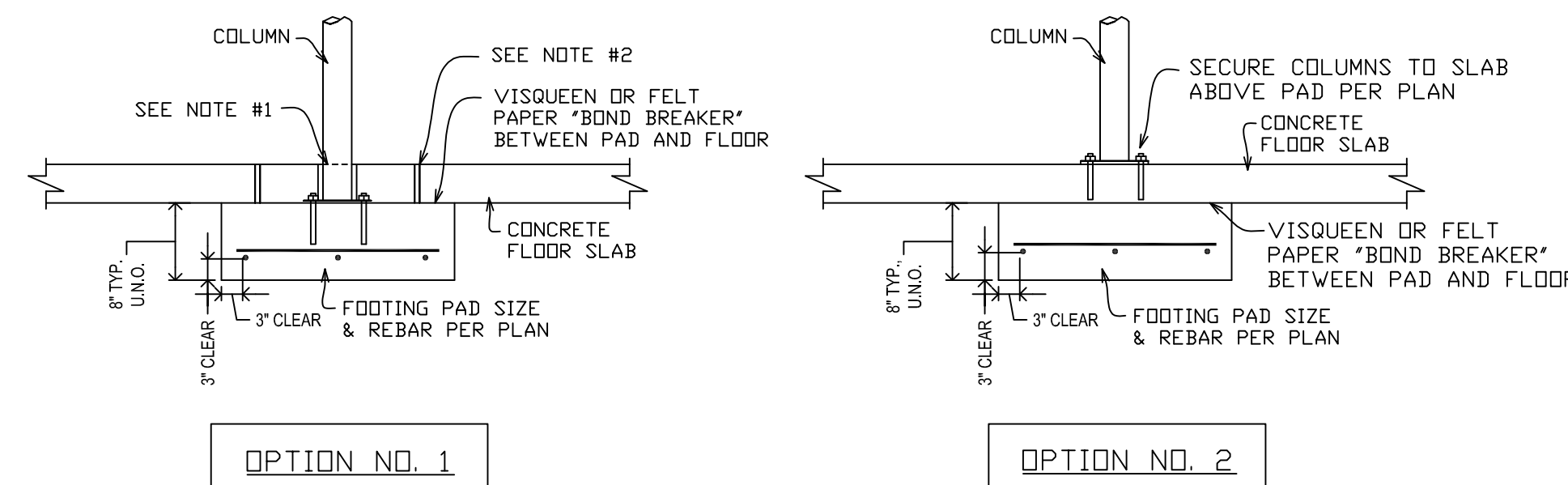
LS1 LANDSCAPE SECTION
NOT TO SCALE

- NOTES:
1. WE RECOMMEND THAT THE PERIMETER SUBDRAIN SYSTEM BE INSPECTED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO BACKFILLING.
 2. THE DRAIN PIPE SHALL BE OF A TYPE THAT IS APPROVED BY THE LOCAL BUILDING DEPARTMENT HAVING JURISDICTION OVER THE PROJECT (SOLID PIPE IS RECOMMENDED). THE PIPE SHALL BE INSTALLED WITH THE PERFORATIONS TOWARDS THE TOP OF THE PIPE, AND THE PIPE SHALL HAVE A MINIMUM SLOPE OF 1/8" PER FOOT WITH THE HIGHEST POINT OF THE CENTERLINE OF THE PIPE EVEN OR BELOW THE BOTTOM OF THE VOID MATERIAL. THE PIPE SHALL DISCHARGE TO DAYLIGHT OR INTO A SUMP PIT. IF THE SUBDIVISION HAS A DRAIN SYSTEM MAIN IN THE STREET, PLACE GRAVEL IN THE BOTTOM OF THE DRAIN LATERAL.
 3. THE GEOTEXTILE FILTRATION FABRIC SHALL BE CAPABLE OF RESISTING TEARING IN BOTH DIRECTIONS.
 4. THE POLYETHYLENE PLASTIC SHALL BE GLUED TO THE FOUNDATION AND SHALL EXTEND ALONG THE BOTTOM OF THE EXCAVATION.

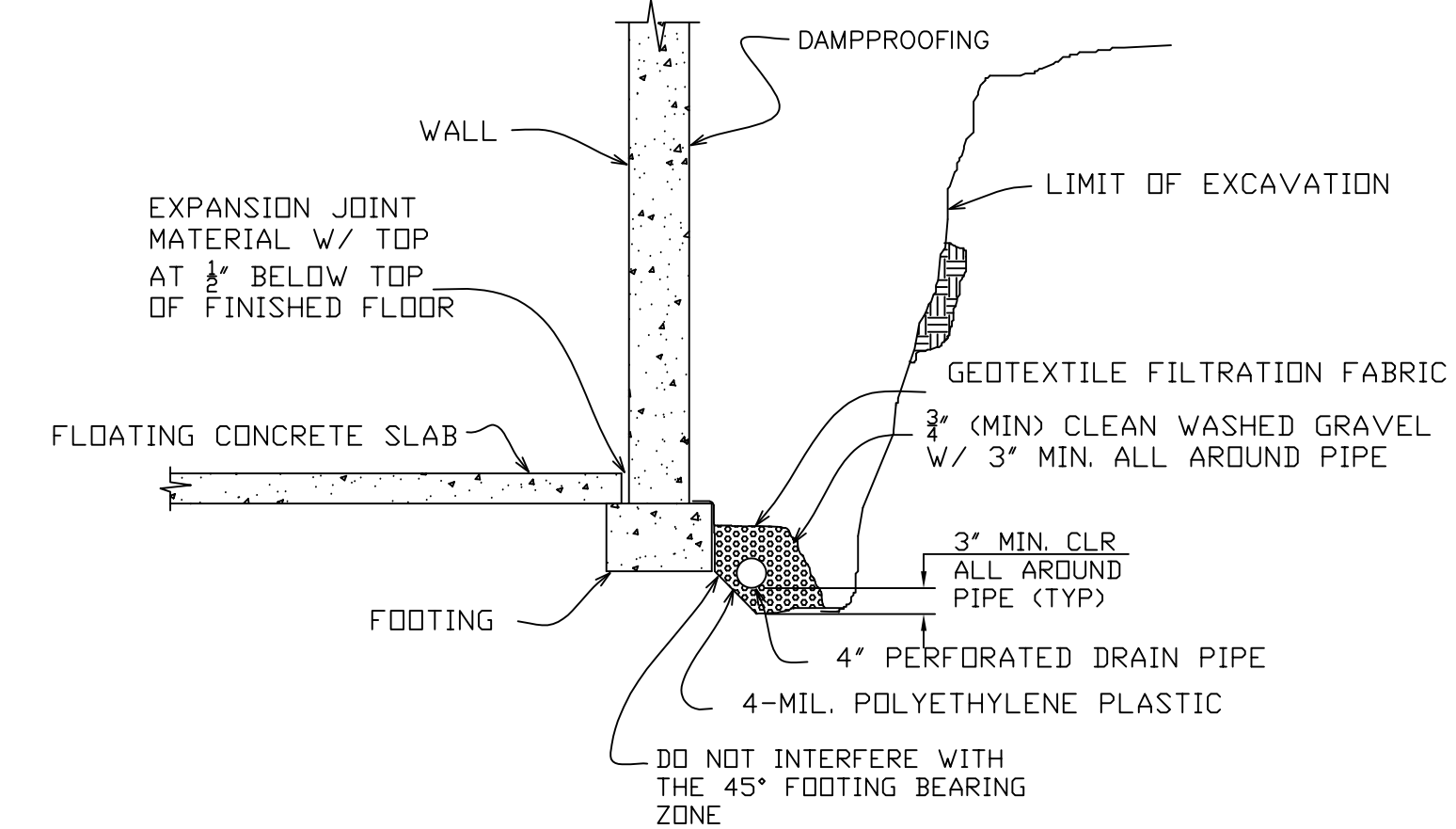


LS14 LANDSCAPE SECTION
NOT TO SCALE

1. WRAP WITH CORRUGATED OR 3/8" CARPET PAD TO ISOLATE COLUMN FROM FLOOR SLAB.
2. IF SLAB IS POURED BEFORE COLUMN IS PLACED, PROVIDE A 1'-0" SQUARE CAP FLUSH WITH THE FINISHED FLOOR SURROUNDED WITH 1/2" THICK EXPANSION JOINT MATERIAL (EITHER CELLULOSE OR ASPHALT-IMPREGNATED CELOTEX ARE APPROVED)



PD1 INTERIOR FOOTING DETAIL
NOT TO SCALE



PS2 PERIMETER SUBDRAIN SECTION
NOT TO SCALE

S5 STRUCTURAL DETAILS

SCALE: 1/4" = 1'



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ENGINEER OF RECORD:
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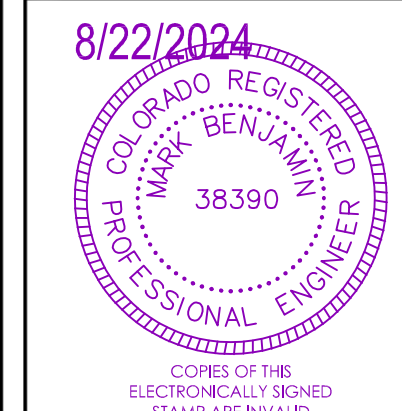
SCALE:
1/4" = 1' U.N.O.
SHEET SIZE: ARCH D

STRUCTURAL DETAILS

FINAL

DATE
8/22/2024

FINAL	1/31/24
SIPs ROOF REVISION	6/20/24
DOOR/MECH ROOM REVISION	8/5/24
PILOT PLAN REVISION	8/22/24



ENGINEERS
JOB #
KNYN1-23413

SHEET
S5