

STRUCTURAL GENERAL NOTES:

DURING THE PREPARATION OF THESE PLANS EVERY ATTEMPT HAS BEEN TAKEN TO AVOID OR ELIMINATE ERROR. ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE PLANS ARE SUBJECT TO VERIFICATION WITH ACTUAL FIELD CONDITIONS BY THE GENERAL CONTRACTOR.

IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CO-ORDINATE THE INTERFACE BETWEEN ALL TRADES AND SUBCONTRACTORS SO AS TO PRESENT A COMPLETE AND FINISHED PRODUCT.

ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND ORDINANCES, AS AMENDED, AND SHALL BE SUBJECT TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THEIR RESPECTIVE TRADES.

PROVISIONS FOR JOB SITE SAFETY ARE NOT INCLUDED WITHIN THESE PLANS. JOB SITE SAFETY AND PROTECTION OF ADJACENT PROPERTIES DURING CONSTRUCTION SHALL BE CONTRACTORS RESPONSIBILITY.

THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL BUILDING PERMITS, USE TAX, SALES TAX AND INSPECTION FEES.

STRUCTURAL GENERAL NOTES ARE INTENDED TO HIGHLIGHT OR IN SOME CASES SUPPLEMENT PROJECT SPECIFICATIONS. REFER TO THE PROJECT SPECIFICATIONS FOR COMPLETE WORK COVERAGE.

- A. GOVERNING CODES
1) CBC 2001
2) AMERICAN CONCRETE INSTITUTE (ACI), 318-05
3) NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS), 2001 EDITION.

- B. DESIGN LOADS AND CRITERIA
1) GRAVITY LOADS (PSF):
ROOF DEAD LOAD SNOW LOAD
FLOOR 12 40
2) WIND CRITERIA: DESIGN WIND SPEED = 80 MPH
BUILDING CATEGORY: ENCLOSED
3) SEISMIC CRITERIA: SEISMIC ZONE = 4
NEAR SOURCE FACTOR = 1.2
4) SEISMIC DESIGN CATEGORY D
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
5) FOOTING BEARING PRESSURE: 1000 PSF ON APPROVED SUBGRADE, ASSUMED
6) SOIL FRICTION COEFFICIENT: 0.35
7) FROST DEPTH: 18 INCHES

- C. MATERIALS
1) CLASS B CONCRETE: PORTLAND CEMENT ASTM C 150 TYPE I/II
2) REINFORCING BARS: ASTM A615, GRADE 60
3) DEFORMED BARS: ASTM A106, GRADE 60
4) MECHANICAL SPLICES: LENTON TAPERED, THREADED COUPLERS AS MFG BY ERICO
5) WELDED WIRE FABRIC: ASTM A185, FLAT SHEET MATERIAL
6) ANCHOR RODS: ASTM F1554 GRADE 36 OR 35
7) GROUT: ASTM C 101, NON-METALLIC NON-SHRINK, 3 DAY FC = 4000 PSI
8) MASONRY UNITS: ASTM C90, GRADE N, FC = 1100 PSI
9) MORTAR: ASTM C270, TYPE S
10) MASONRY GROUT: ASTM C476 FINE, FC = 2000 PSI WITH 10' SLUMP
11) CMU ASSEMBLIES: 28 DAY FM = 1500 PSI, UNIT STRENGTH METHOD
12) STRUCTURAL STEEL:
W SHAPES ASTM A992, Fy = 50 KSI
OTHER ROLLED SHAPES ASTM A36, Fy = 36 KSI
PLATES ASTM A36, Fy = 36 KSI
PIPE ASTM A53 GRADE B, TYPE E OR S, Fy = 35 KSI/SQU
HSS - SQUARE OR RECT ASTM A500 GRADE B, Fy = 46 KSI
HSS - ROUND ASTM A500 GRADE B, Fy = 42 KSI
13) HIGH STRENGTH BOLTS: ASTM A325 TYPE 1 UNCOATED, STEEL TO STEEL CONNECTIONS
14) BOLTS: ASTM A307; WOOD OR WOOD TO STEEL CONNECTIONS OR ERECTION ONLY
15) HEADED ANCHOR STUDS: ASTM A108 GRADE 1010 - 1020, TYPE B, Fu = 60 KSI
16) WELD METAL: F1X-EXXX OR E10XX
17) STEEL DECK: ASTM A446 GRADE A OR A653, Fy = 33 KSI
18) EXPANSION ANCHORS: STUD TYPE EXPANSION ANCHOR WITH SINGLE PIECE WEDGE
19) ADHESIVE ANCHORS: ASTM A36 SHANK - ALL THREAD TYPE, INJECTABLE ADHESIVE TYPE TO SUIT BASE MATERIAL AS APPROVED BY THE ENGINEER
20) GLUE LAMINATED TIMBER: ANSI/AITC A 190.1, COMBINATION SYMBOL 24F-V8-DF/DF
21) TIMBERSTRAND LSL: ICC REPORT NO. PFC-5676
22) FABRICATED WOOD JOISTS: ICC REPORT NO. ESR-1153
23) DIMENSION LUMBER: GRADED BY WESTERN WOOD PRODUCTS ASSOCIATION (WWPA) OR WEST COAST LUMBER INSPECTION BUREAU (WCLIB).
24) WOOD SHEATHING/PANELS: AMERICAN PLYWOOD ASSOCIATION (APA) RATED 'STRUCTURAL I' OR 'SHEATHING' SUITED FOR SPAN & USE

- D. SITE WORK
1) NECESSARY LABOR, MATERIALS, AND EQUIPMENT TO PERFORM ALL SITE WORK SPECIFIED OR SHOWN IN THESE DOCUMENTS SHALL BE PROVIDED BY CONTRACTOR.
2) STRIP SITE OF EXISTING TOPSOIL AND STOCKPILE FOR RE-USE IN LANDSCAPING, REFER TO SITE PLAN FOR EXTENT OF STRIPPING AND PROPOSED STOCKPILE LOCATION.
3) ALL FOOTINGS ARE TO BE PLACED ON FIRM, UNDISTURBED NATURAL SOIL OR PROPERLY COMPACTED BACKFILL. IF SOFT SPOTS ARE ENCOUNTERED, REMOVE SOIL AND RECOMPACT WITH APPROVED FILL. BACKFILL SHALL BE 95% (MINIMUM) STANDARD PROCTOR DENSITY, UNLESS OTHERWISE RECOMMENDED.
4) WHEN EXCAVATION IS COMPLETED NOTIFY LOCAL ENGINEER SO THAT CONDITIONS MAY BE INSPECTED PRIOR TO PLACEMENT OF ANY FILL OR CONCRETE.
5) ALL FOOTING BEARING ELEVATIONS SHOWN ARE ASSUMED. EXACT BEARING ELEVATIONS SHALL BE VERIFIED IN THE FIELD WITH ACTUAL CONDITIONS BY THE CONTRACTOR WITH THE APPROVAL OF THE ENGINEER.
6) CENTER ALL FOOTINGS UNDER WALLS OR COLUMNS, UNLESS OTHERWISE NOTED ON PLANS.
7) DO NOT PLACE BACKFILL AGAINST BASEMENT WALLS UNTIL BASEMENT FLOOR AND FIRST FLOOR ARE IN PLACE OR ARE OTHERWISE ADEQUATELY BRACED.
8) ALL UTILITY LINES SHALL BE EXTENDED FROM THE BUILDING TO THE UTILITY CONNECTIONS. CO-ORDINATE WITH THE APPROPRIATE UTILITY COMPANY.

- E. FOUNDATIONS
1) FOUNDATIONS HAVE BEEN DESIGNED BASED ON ASSUMED VALUES. NO GEOTECHNICAL REPORT HAS BEEN PROVIDED TO THE ENGINEER.
2) PLACE FOOTINGS ON UNDISTURBED NATURAL SOILS OR ENGINEERED FILL PLACED OVER UNDISTURBED NATURAL SOILS. ENGINEERED FILL MATERIAL SHALL BE MINUS 3" GRANULAR, APPROVED BY THE GEOTECHNICAL ENGINEER. PLACE ENGINEERED FILL IN UNIFORM LIFTS AND COMPACT TO 98% STANDARD PROCTOR ACCORDING TO ASTM D 998. PLAN LIMITS OF ENGINEERED FILL MUST EXTEND AT LEAST 2'-0" BEYOND ALL FOOTING EDGES. IF ENCOUNTERED, EXISTING FILL SHALL BE REMOVED TO AN APPROVED DEPTH AND REPLACED WITH ENGINEERED FILL AS DESCRIBED ABOVE, PLACED AND COMPACTED AS DESCRIBED ABOVE.
3) PLACE INTERIOR SLABS ON GRADE ON 4" OF MINUS 3/4" DRAINAGE COURSE, GRADED FOR CONNECTION WITH LESS THAN 12% PAVING THE 200 SIEVE. PLACE DRAINAGE COURSE OVER A VAPOR RETARDER ON NATURAL SOILS OR ENGINEERED FILL PLACED OVER UNDISTURBED NATURAL SOILS. COMPACT SOILS UNDER SLABS (ABOVE FOOTINGS) TO 95 STANDARD PROCTOR ACCORDING TO ASTM D 698.
4) DO NOT BACKFILL WALLS WITH UNBALANCED SOIL LEVELS UNLESS ADEQUATELY SHORED OR PERMANENT FLOOR PLATES ARE INSTALLED AND CONNECTIONS ARE COMPLETE. THIS DOES NOT INCLUDE RETAINING WALLS. THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY SHORING DESIGN AND INSTALLATION.

- B) BACKFILL AND COMPACT BURIED WALLS OR GRADE BEAMS EVENLY ON EACH SIDE TO AVOID UNBALANCED LOADS. COMPACT LAYERS TO #5 STANDARD PROCTOR ACCORDING TO ASTM D 698 EXCEPT #2% UNDER NON-PAVED AREAS.
6) ALWAYS PROVIDE POSITIVE SURFACE WATER DRAINAGE AWAY FROM THE STRUCTURE.

- F. CONCRETE
1) ALL NECESSARY LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL CONCRETE SHOWN OR NOTED IN THESE DOCUMENTS SHALL BE PROVIDED BY CONTRACTOR.
2) PERFORM CONCRETE WORK IN ACCORDANCE WITH ACI 301-05 'STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE' UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
3) MINIMUM REINFORCING BAR COVER:
3' AT UNFORMED SURFACES EXPOSED TO EARTH
2' AT FORMED SURFACES EXPOSED TO EARTH OR WEATHER FOR #6 AND LARGER
1 1/2' AT FORMED SURFACES EXPOSED TO EARTH OR WEATHER FOR #3-#5
1' AT SLABS AND WALLS NOT EXPOSED TO EARTH OR WEATHER
4) SPLICE REINFORCING BARS BY LAPING ACCORDING TO THE SCHEDULE ON THE DRAWINGS. PLACE MECHANICAL CONNECTORS WHERE SHOWN. SPLICE WAF SHEETS BY LAPING AT LEAST ONE PANEL WIDTH (TWO LONGITUDINAL BARS IN CONTACT) OR 6 INCHES MINIMUM.
5) ADD #4X8'-0" DIAGONAL EACH FACE AT ALL OPENING CORNERS AND 4X3'-0" DIAGONAL MID-DEPTH AT ALL RE-ENTRANT SLAB CORNERS UNLESS SHOWN OTHERWISE.
6) SECURE ALL REINFORCING, INCLUDING WAF, IN POSITION WITH CHAIRS BEFORE CONCRETE PLACEMENT. CONCRETE DOBIES MAY BE USED TO POSITION SLAB ON GRADE REINFORCEMENT.
7) Tie DOBELS IN PLACE BEFORE PLACING CONCRETE. DO NOT STAB OR 'WET-SET' DOBELS.
8) INSTALL AND SECURE EMBEDMENTS SUCH AS ANCHOR BOLTS AND EMBEDMENT PLATES WITHIN SPECIFIED TOLERANCES BEFORE CONCRETE PLACEMENT.
9) ROUND ISOLATION JOINTS SHOWN AT COLUMN LOCATIONS MAY BE SIMILAR SIZE DIAMOND SHAPED JOINTS AT THE CONTRACTOR'S DISCRETION.
10) WHERE TOP SURFACES OF CONCRETE SLABS ARE SHOWN TO BE RECESSED MORE THAN 1/2" THICKEN SLAB TO MAINTAIN INDICATED SLAB THICKNESS.
11) MECHANICALLY VIBRATE ALL CONCRETE PLACEMENTS EXCEPT SLABS LESS THAN 5" THICK.
12) WHERE SLAB CONTRACTION JOINTS ARE SHOWN ON THE DRAWINGS, CONSTRUCTION JOINTS MAY BE SUBSTITUTED TO ACCOMMODATE THE CONTRACTOR'S PLACEMENT STRATEGY.
13) FREE WATER ON THE SLAB SURFACE DURING FINISHING OPERATIONS IS PROHIBITED. SOFT CUT CONTRACTION JOINTS AS SOON AS POSSIBLE GENERALLY WITHIN 6 HOURS AFTER FINISHING.
14) PROTECT AND CURE ALL CONCRETE SURFACES. BEGIN CURING WALLS IMMEDIATELY AFTER STRIPPING FORMS AND FLATWORK IMMEDIATELY AFTER FINISHING.
15) CONCRETE SURFACES TO RECEIVE GROUT UNDER COLUMN BASEPLATES MUST BE PREPARED BY LIGHT BUSH HAMMERING (1/4" AMPLITUDE) THE GROUTED AREA AND PRE-SOAKING.
16) FLOOR SLABS SHALL BE POURED IN WHOLE OR IN CHECKER PATTERN, AVOIDING RE-ENTRANT CORNERS, WITH CONSTRUCTION JOINTS LOCATED UNDER PARTITIONS WHERE PRACTICAL, AND WITH NO DIMENSION EXCEEDING 15 FEET WHILE ATTEMPTING TO MAINTAIN A 2:1 ASPECT RATIO.
17) PLACE TWO #5 BARS WITH 2'-0" PROJECTION AROUND ALL OPENINGS IN CONCRETE WALLS, SLABS AND BEAMS. PLACE TWO #5 BARS X 4'-0" DIAGONALLY AT EACH CORNER OF OPENINGS IN SLABS.
18) NO CONCRETE SHALL BE POURED ON FROZEN GROUND OR SUBJECT TO FREEZING CONDITIONS.
19) ALL CONCRETE WALLS SHALL BE MECHANICALLY VIBRATED.
20) ALL VOID FORMS SHALL BE PLACED AT OR BELOW BOTTOM OF FOOTERS.
21) CONTINUOUS FILLET UNLESS NOTED OTHERWISE. QUALITY CONTROL SHALL BE PER AWS. USE E10XX ELECTRODES.
22) UNLESS NOTED OTHERWISE, MISCELLANEOUS CLIPS, ANCHORS AND CONNECTORS SHALL BE SIMPSON STRONG-TIE OR APPROVED EQUAL. PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
23) EXPANSION BOLTS SHALL BE WED-IT REDHEAD OR APPROVED EQUAL. MINIMUM EMBEDMENT SHALL BE 3" FOR 3/4" DIAMETER, 2" FOR 5/8" DIAMETER, AND 1-1/2" FOR 1/2" DIAMETER. EPOXY GROUTED REBAR OR ANCHOR BOLTS SHALL BE MADE WITH AND PER SIMPSON EPOXY-TIE SPECIFICATIONS.
24) ANCHOR BOLTS SHALL BE 1/2" DIAMETER WITH 1" MINIMUM EMBEDMENT, AND SUFFICIENT EXPOSED LENGTH FOR CONNECTION OF PLATE OR SILLS PLUS FULL NUT PENETRATION WITH WASHER, ANCHOR BOLTS USED WITH TREATED PLATES SHALL BE GALVANIZED.

- G. MASONRY
1) ALLOWABLE STRESSES USED IN DESIGN ARE BASED ON QUALITY ASSURANCE PROVISION INDICATED. VERIFY COMPRESSIVE STRENGTH BY THE UNIT STRENGTH METHOD.
2) Tie MATCHING DONUT BARS FROM FOUNDATION IN PLACE FOR ALL VERTICAL WALL REINFORCING BEFORE CONCRETE PLACEMENT.

- H. WOOD FRAMING
1) ALL LABOR, MATERIALS, AND EQUIPMENT TO FRAME UP, SHEATH AND TRIM OUT BUILDING AS SHOWN OR SPECIFIED IN THESE DOCUMENTS SHALL BE PROVIDED BY CONTRACTOR.
2) PREFABRICATED WOOD TRUSSES SHALL CONFORM TO THE TRUSS PLATE INSTITUTE DESIGN SPECIFICATION FOR METAL-PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1-1415). TRUSSES SHALL BE DESIGNED BY THE MANUFACTURER TO SUPPORT ALL SUPERIMPOSED LOADS INDICATED AND LOADS TRANSFERRED BY FRAMING MEMBERS INDICATED ON ROOF FRAMING PLANS) AND ANY ADDITIONAL LOADS REQUIRED.
3) ENGINEERED WOOD PRODUCTS (WOOD I-JOISTS & PARALLEL STRAND LUMBER) SHOWN ON THE DRAWINGS ARE THE PRODUCTS OF TRUS JOIST AND ARE DESIGNATED BY THE MANUFACTURERS STANDARD PRODUCT NUMBERS. THE INTENT OF THE DESIGN IS FOR THESE ITEMS TO BE ATTACHED TO EACH OTHER AND TO THE SURROUNDING STRUCTURE TO BEHAVE AS A SYSTEM, WHETHER SHOWN OR NOT, PROVIDE ACCESSORY ITEMS (BLOCKS, CLIPS, STIFFENERS, STRAPS, ETC.) DESIGNED BY THE MANUFACTURER, FOR A COMPLETE SYSTEM. FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR INSTALLATION AND USE.
4) FRAMING CONNECTORS, ANCHORS, AND HANGERS SHOWN ON THE DRAWINGS ARE PRODUCTS OF SIMPSON STRONG-TIE AND ARE DESIGNATED BY MANUFACTURER'S STANDARD PRODUCT NUMBERS. FOLLOW ALL MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION AND USE.
5) ALL LAG BOLTS SHALL HAVE LEAD HOLES DRILLED THE SAME DIAMETER FOR THE SHANK AND 50% OF THE SHANK DIAMETER FOR THE THREADED PORTION. LUBRICATE THREADS BEFORE INSTALLATION.
6) PROVIDE HEADERS FOR ALL OPENINGS AS SCHEDULED. WHERE NOT INDICATED, INSTALL 2-2X6 WITH PLATES TOP AND BOTTOM MATCHING STUD WIDTH. INSULATE ALL BOX HEADERS.
7) DOUBLE TOP PLATES SHALL HAVE A MINIMUM LAP LENGTH OF 4 FEET FASTEN WITH 2 ROWS OF 16D NAILS @ 6" UNLESS INDICATED OTHERWISE.
8) INSTALL WOOD SHEATHING PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER ALL END JOINTS 32" MINIMUM. FASTEN PANELS TO SUPPORTING FRAMING AND BLOCKING AS INDICATED. (SEE SHEAR WALL SCHEDULE AND FRAMING PLANS) FOR CRITICAL NAILING. NAIL HEADS SHALL NOT PENETRATE BEYOND A FLUSH CONDITION WITH FACE OF SHEATHING.
9) NAILING REQUIREMENTS NOT SPECIFIED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH THE FASTENING SCHEDULE, TABLE 2304.4.1 IN THE IBC.
10) SHEATHING: (AT HORIZONTAL DIAPHRAGM) LAY PLYWOOD PANELS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. STAGGER ALL END JOINTS AND PLACE AS INDICATED IN 'CASE 1' OF 2001 IBC TABLE 2306.3.1. FLOOR: 3/4" CDX, 32/16 MIN SPAN RATING N/104 AT 6' O.C. AT PANEL EDGES. (UN-BLOCKED AT PANEL JOINTS) UNO1 104 AT 12' O.C. AT INTERMEDIATE SUPPORTS. ROOF: 5/8" CDX, 32/16 MIN SPAN RATING N/84 AT 6' O.C. AT PANEL EDGES (UN-BLOCKED AT PANEL JOINTS) 84 AT 12' O.C. AT INTERMEDIATE SUPPORTS
11) FIRE BLOCKS AND DRAFT STOPS SHALL BE PROVIDED PER SECTION 2516 OF THE UBC.
12) ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE #2 FOUNDATION GRADE REDWOOD OR #2 OR BETTER HEM-FIR OR LODGEPOLE/PONDEROSA PINE, CGA TREATED 10:6 P:6 RETENTION.
** SEE SHEAR WALL SCHEDULE AND FRAMING PLANS FOR SPECIFIC NAILING, SHEATHING AND FRAMING REQUIREMENTS AT VERTICAL WALLS.

- I. HEAVY TIMBER AND LOGS
3) SPLICE REINFORCING BARS BY LAPING ACCORDING TO THE SCHEDULE ON THE DRAWINGS.
4) REINFORCE ALL JAMB CELLS, CORNER CELLS, TEE CELLS, END CELLS AND AT EACH SIDE OF CONTROL JOINTS FULL HEIGHT - MATCH TYPICAL WALL REINFORCING UNLESS SHOWN OTHERWISE.
5) REINFORCE CMU BOND BEAMS WITH 2 -#5 BARS IN 12" WALLS AND 1-#5 BAR IN 8" WALLS AT BEARING ELEVATION, WALL TOP AND AT 4'-0" UNLESS INDICATED OTHERWISE. PLACE MATCHING HORIZONTAL CORNER BARS AT ALL CORNERS AND INTERSECTIONS. INSTALL LADDER TYPE, NO. 4 WIRE HORIZONTAL JOINT REINFORCEMENT AT 16" EXCEPT AT BOND BEAMS.
6) PROVIDE REINFORCED CMU LINTELS AS SCHEDULED AT OPENINGS EXCEEDING 16" IN WIDTH.
7) SECURE REINFORCEMENT AGAINST DISPLACEMENT USING BAR POSITIONING DEVICES AT 48".
8) GROUT ALL CELLS THAT INCLUDE REINFORCEMENT, ANCHORS OR STRUCTURAL EMBEDMENTS. PLACE GROUT IN 48" LIFTS. CONSOLIDATE ALL GROUT PLACEMENTS BY MECHANICAL VIBRATION. PROVIDE CLEANOUTS FOR TOTAL GROUT PLACEMENT HEIGHT OVER 6'-0".
9) PLACE VERTICAL WALL CONTROL JOINTS AT BEGINS IN WALL HEIGHT, THICKNESS OR AT 24'-0" MAXIMUM SPACING IN EXTERIOR WALLS (CHANGE WITHIN 16' OF CORNER) AND 32'-0" IN INTERIOR WALLS UNLESS SHOWN OTHERWISE. HORIZONTAL BOND BEAM REINFORCING AT BEARING ELEVATIONS) AND TOP OF WALL RUNS CONTINUOUS THROUGH THE JOINT, CUT ALL OTHER HORIZONTAL REINFORCEMENT AT CONTROL JOINT LOCATIONS.
10) SECURE MASONRY VENEER TO SUPPORTING WALLS OR COLUMNS AT 16" VERTICAL AND HORIZONTAL WITH APPROVED TIES / ANCHORS.

L. HEAVY TIMBER AND LOGS

- 1) HEAVY TIMBER AND LOGS HAVE BEEN DESIGNED AS LODGE POLE PINE PREMIUM UNLESS SPECIFICALLY IDENTIFIED ON PLANS AS DOUG-FIR L (DFL) PREMIUM. NOTIFY ENGINEER IF THIS CHANGES.
2) ALL JOINERY IS PER MONTANA LOG HOMES TYPICAL JOINERY DETAILS UNLESS OTHERWISE NOTED.
3) LOG PACKAGE HAS BEEN REVIEWED AS PER RECORD DRAWINGS FROM MONTANA LOG HOMES.

- J. PROPRIETARY PRODUCTS
1) JOIST TYPES AND SIZES SHALL BE AS INDICATED ON THESE DRAWINGS AS MANUFACTURED BY TRUSS JOIST MACMILLAN CORP., BOISE CASCADE CORP. OR WRITTEN APPROVED EQUALS.
2) JOIST SHALL HAVE LOAD CARRYING CAPACITY IN ACCORDANCE WITH THE MANUFACTURERS PUBLISHED LOAD TABLES. INSTALLATION SHALL BE AS PER MANUFACTURERS RECOMMENDATIONS OR AS DETAILED.
3) SUBMIT SHOP DRAWINGS OF LAYOUT AND REQUIRED CONNECTION DETAILS FOR REVIEW BY THE ENGINEER PRIOR TO FABRICATION.
4) LAMINATED VENEER LUMBER (LVL) SHALL BE FB-2600PSI, E = 1.9 10^6 MINIMUM. MULTIPLE PLIES MAY BE USED TO ACHIEVE TOTAL WIDTH INDICATED ON DRAWINGS. PLIES MUST BE JOINED TO FORM A SINGLE MEMBER USING THE JOINING PATTERN PROVIDED BY LUMBER MANUFACTURER. PARALLAM PARALLEL STRAND LUMBER MAY BE SUBSTITUTED FOR LVL PRODUCTS WITH EQUIVALENT SIZES AS LONG AS ABOVE MINIMUM PROPERTIES ARE MAINTAINED.

- K. THERMAL AND MOISTURE PROTECTION
1) ALL LABOR, MATERIALS, AND EQUIPMENT TO INSTALL INSULATION, VAPOR BARRIERS FLASHING, WATER PROOFING AND ROOF AS DETAILED OR SPECIFIED IN THESE DOCUMENTS SHALL BE PROVIDED BY CONTRACTOR.
2) INSULATION MATERIALS, INCLUDING FACINGS AND VAPOR BARRIERS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED PER UBC STANDARD NO. 42-1 PER SECTION 1714 OF THE UBC, EXCEPT FOAM PLASTICS WHICH SHALL COMPLY WITH SECTION 1113.
3) WEATHER RESISTIVE BARRIERS SHALL BE PROVIDED PER SECTION 1708 OF THE UBC.
4) VENTILATION OF FOUNDATION CRAWL SPACES SHALL BE PROVIDED PER SECTION 2516 (C6) OF THE UBC.
5) VENTILATION OF ALL ROOMS SHALL BE PROVIDED PER SECTION 1205 OF THE UBC. MECHANICAL VENTILATION SHALL BE CONNECTED DIRECTLY TO THE OUTSIDE AND IN COMPLIANCE WITH THE UBC.
6) VENTILATION OF ATTICS SHALL BE PROVIDED PER SECTION 3205(C) OF THE UBC.

- L. DOORS AND WINDOWS
1) ALL DOORS, WINDOWS, AND GLAZING AS DETAILED, SCHEDULED AND/OR SPECIFIED IN THESE DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY CONTRACTOR.
2) BASEMENTS IN DWELLING UNITS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR DOOR WHICH SHALL OPEN DIRECTLY INTO A PUBLIC STREET, PUBLIC ALLEY, YARD OR EXIT COURT PER SECTION 1204 OF THE UBC.

- M. FINISHES
1) ALL LABOR AND MATERIALS TO FINISH ROOMS AND BUILDING EXTERIOR AS DETAILED, SCHEDULED AND/OR SPECIFIED IN THESE DOCUMENTS SHALL BE PROVIDED BY CONTRACTOR.

- N. PLUMBING
1) ALL LABOR AND MATERIALS TO INSTALL ALL FLOOR DRAINS, PLUMBING, RELATED FIXTURES, GAS PIPING AND RADON GAS VENT PIPING SHALL BE PROVIDED BY CONTRACTOR. ALL WORK SHALL COMPLY WITH THE UPC STATE AND LOCAL CODES AND ORDINANCES.

- O. MECHANICAL
1) ALL LABOR MATERIALS AND EQUIPMENT TO INSTALL VENTILATION, HEATING AND AIR CONDITIONING EQUIPMENT, DUCTING AND ALL RELATED CONTROLS SHALL BE PROVIDED BY CONTRACTOR. ALL WORK SHALL COMPLY WITH THE UMC STATE AND LOCAL CODES AND ORDINANCES.
2) HERS CERT. REQUIRED

- P. ELECTRICAL
1) ALL LABOR, MATERIALS, AND EQUIPMENT TO INSTALL ALL WIRING AND RELATED FIXTURES SHALL BE PROVIDED BY CONTRACTOR. ALL WORK SHALL COMPLY WITH THE UPC STATE AND LOCAL CODES AND ORDINANCES.
2) SMOKE DETECTORS SHALL BE PROVIDED PER SECTION 1210 OF THE UBC.

- Q. ABBREVIATIONS LIST - (SOME OF THE LISTED ABBREVIATIONS MAY NOT APPEAR ON THE DRAWINGS)
ANCHOR
ALT ALTERNATE
BLD BUILDING
BRG BEARING
BTWN BETWEEN
CSJT CONSTRUCTION JOINT
CNTJ CONTRACTION JOINT
CL CENTERLINE
CLR CLEAR
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONN CONNECTION / CONNECTOR
CONT CONTINUE / CONTINUOUS
DBA DEFORMED BAR ANCHOR
EXP EXPANSION
HAS HEADED ANCHOR STUD
HORZ HORIZONTAL
HSS HOLLOW STRUCTURAL SECTION (TUBE STEEL)
ISJT ISOLATION JOINT
LONG LONGITUDINAL
LF LINEAL FOOT
OC ON CENTER
PROJ PROJECTION
REIN REINFORCEMENT / REINFORCING
REQ REQUIRED
SPA SPACE / SPACES
SIM SIMILAR
STR STIRRUP
STIFF STIFFENER
THK THICK/THICKNESS
TRANS TRANSVERSE
TYP TYPICAL
UNO UNLESS NOTED OTHERWISE
VERT VERTICAL

- R. MISCELLANEOUS
1) COORDINATE OPENINGS AND EMBEDDED ITEMS IN CONCRETE WORK WITH ALL TRADES.
2) NOTIFY ENGINEER OF ANY DISCREPANCIES DISCOVERED WITH OTHER TRADES.
3) TEMPORARILY BRACE THE STRUCTURE TO RESIST ALL LOADS OR COMBINATIONS OF LOADS UNTIL ALL PERMANENT ELEMENTS ARE IN PLACE AND ALL CONNECTIONS ARE COMPLETE AS SHOWN.

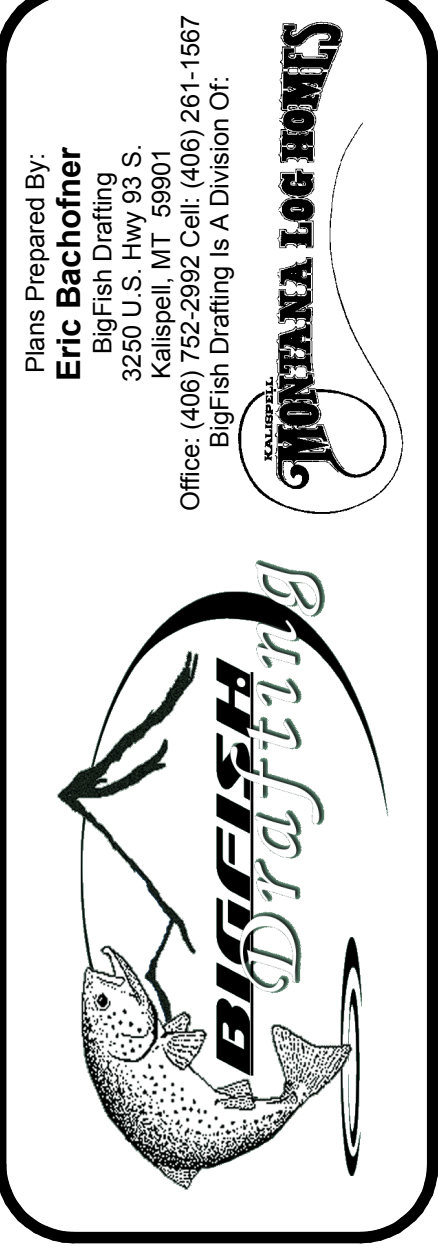
- S. SPECIAL NOTICES
1) ANY DEVIATION FROM THESE PLANS IS EXPRESSLY FORBIDDEN WITHOUT PRIOR WRITTEN NOTIFICATION AND APPROVAL BY THE OWNER, ENGINEER AND GENERAL CONTRACTOR.
2) MONTANA LOG HOMES IS REQUIRED TO PROVIDE ALL NECESSARY SETTLING ADJUSTERS AS SHOWN OR NOTED AND ANY OTHER ADJUSTERS REQUIRED.
3) MONTANA LOG HOMES IS REQUIRED TO IDENTIFY ALL ADJUSTERS AND TO SHOW OWNER HOW AND WHEN TO ADJUST COLUMNS AND TRIM.

- T. DISCLAIMER
1) THESE PLANS WERE DRAWN BY BIG FISH DRAFTING. NO LIABILITY FOR DESIGN AND/OR STRUCTURAL ENGINEERING IS IMPLIED, EXPRESSED OR REPRESENTED BY BIG FISH DRAFTING.
2) THESE PLANS ARE THE EXCLUSIVE PROPERTY OF BIG FISH DRAFTING AND ARE FOR USE ONLY BY THE CLIENT NAMED IN THE TITLE BLOCK. CONTRACTORS AND MATERIAL SUPPLIERS MAY USE THESE PLANS SOLELY FOR THE PURPOSE OF DEVELOPING BIDS; MATERIAL TAKE-OFFS, SHOP DRAWINGS AND CONSTRUCTION ARE COMPLETELY AT THE USER'S RISK.
3) ANY DUPLICATION, REPRODUCTION OR OTHER USE NOT SPECIFICALLY PERMITTED HEREIN OF THE PLANS, IN PART OR IN WHOLE, IS STRICTLY PROHIBITED UNDER COPYRIGHT LAW.

THE PRICE RESIDENCE

TABLE OF CONTENTS

- 1. COVER SHEET
2. GENERAL NOTES
3. MAIN LEVEL FLOOR PLAN
4. UPPER LEVEL FLOOR PLAN
5. NORTHEAST & SOUTHWEST ELEVATIONS
6. SOUTHEAST & NORTHWEST ELEVATIONS
7. FOUNDATION PLAN
8. MAIN LEVEL FLOOR FRAMING PLAN
9. LOFT LOG & STRINGER PLAN
10. ROOF PURLIN PLAN
11. INTERIOR SECTIONS
12. DETAILS
13. DETAILS
14. DETAILS
15. MAIN LEVEL ELECTRICAL PLAN
16. UPPER LEVEL ELECTRICAL PLAN
17. LOWER LEVEL ELECTRICAL PLAN



CUSTOM SCRIBED LOG HOME PLANS FOR Lenny & Cindy Price

Job Number Plot Date Released

Sheet 2 Of 17 Sheets