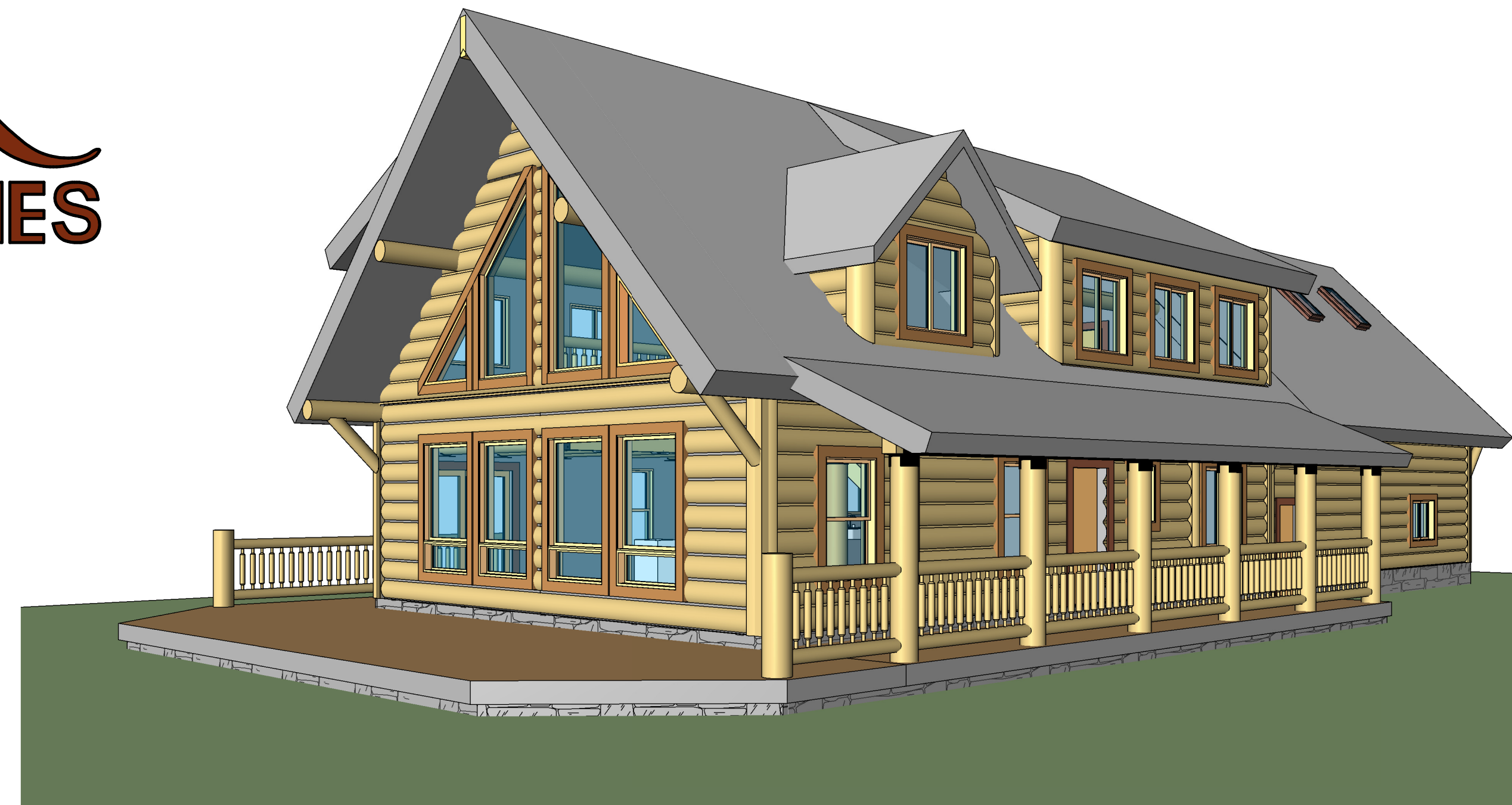


WHISPER CREEK LOG HOMES



BIG HORN BRETT & IRENE REGIER

CONSTRUCTION ADMINISTRATION:

THIS WILL SERVE AS NOTICE THAT KIMLY C MANGUM HAS NOT BEEN ENGAGED TO PERFORM AND WILL NOT BE PROVIDING CONSTRUCTION ADMINISTRATION SERVICES ON THIS PROJECT FOR WHICH I AM THE ARCHITECT AND/OR ENGINEER OF RECORD (A/EOR). "CONSTRUCTION ADMINISTRATION" MEAN THE ADMINISTRATION OF THE PORTION OF THE CONSTRUCTION CONTRACT DESCRIBED AND DOCUMENTED IN THE ARCHITECTURAL/ENGINEERING PLANS AND SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING SERVICES: (A) VISITING THE CONSTRUCTION SITE AT INTERVALS APPROPRIATE TO THE CONTRACTOR'S OPERATIONS TO DETERMINE THAT THE WORK IS PROCEEDING GENERALLY IN ACCORDANCE WITH THE TECHNICAL SUBMISSIONS SUBMITTED TO THE OWNER AND/OR THE BUILDING OFFICIAL AT THE TIME THE BUILDING PERMIT WAS ISSUED; AND (B) PROCESSING SHOP DRAWINGS, SAMPLES, AND OTHER SUBMITTALS REQUIRED OF THE CONTRACTOR BY THE TERMS OF CONSTRUCTION CONTRACT DOCUMENTS; AND (C) NOTIFYING AN OWNER AND ANY BUILDING OFFICIAL OF ANY CODE VIOLATIONS; CHANGES WHICH AFFECT CODE COMPLIANCE; THE USE OF ANY MATERIALS, ASSEMBLIES, COMPONENTS, OR EQUIPMENT PROHIBITED BY A CODE; MAJOR OR SUBSTANTIAL CHANGES BETWEEN SUCH TECHNICAL SUBMISSIONS AND THE WORK IN PROGRESS; OR ANY DEVIATION FROM THE TECHNICAL SUBMISSIONS WHICH THE A/EOR IDENTIFIES AS CONSTITUTING A HAZARD TO THE PUBLIC, WHICH THE A/EOR OBSERVES IN THE COURSE OR PERFORMING THE ARCHITECT'S DUTIES.

DESIGN CRITERIA

GOVERNING CODES

NATIONAL BUILDING CODE OF CANADA
BRITISH COLUMBIA BUILDING CODE

SITE CRITERIA

GROUND SNOW LOAD
ASSOCIATED RAIN LOAD
DESIGN WIND PRESSURE
SEISMIC

4.5 Kpa
0.2 Kpa
0.48 Kpa
PGA - 0.14

LOADINGS

FLOOR

1.9 Kpa LIVE
0.72 Kpa DEAD

WCLH DESIGN
CRITERIA
A

ATTENTION

- SITE PLAN:** SITE PLAN(S) SHALL BE PREPARED AND SUBMITTED BY THE OWNER/CONTRACTOR AS REQ'D BY THE LOCAL JURISDICTION. ITEMS REQUIRED AND SHOWN MAY INCLUDE BUT ARE NOT LIMITED TO: IDENTIFICATION AND LOCATION OF ALL BUILDINGS, EXISTING AND PROPOSED, LABEL ALL EXISTING AND PROPOSED STREETS, EASEMENTS, FLOOD PLAINS AND ADJACENT PROPERTY LINES, DIMENSIONS FROM PROPOSED STRUCTURE TO ALL PROPERTY LINES (FRONT, REAR & SIDES).
- FIRE RESISTIVE CONSTRUCTION:** FIRE RESISTIVE CONSTRUCTION AND/OR FIRE SPRINKLER SYSTEMS NOT ADDRESSED ON THESE PLANS AND REQUIRED BY THE LOCAL JURISDICTION AND ADOPTED CODES ARE THE RESPONSIBILITY OF THE OWNER/ CONTRACTOR
- LATERAL DESIGN:** BECAUSE OF THE RANDOM AND UNPREDICTABLE NATURE OF WIND AND EARTHQUAKE LOADING EVEN A RELATIVELY COMPLETE ANALYSIS, METHODOLOGY, AND DESIGN CANNOT ENSURE THAT THERE WILL BE NO DAMAGE TO STRUCTURES DURING MAJOR EVENTS. LOCAL ADOPTED CODES ARE BASED ON LIFE SAFETY AND NOT "DAMAGE PROOFING". IT IS EXTREMELY IMPORTANT THAT ATTENTION BE PAID TO THE PLACEMENT OF REINFORCING, HOLDOWN EMBEDS, ETC. IN THE FOUNDATIONS, NAILING OF VERTICAL AND HORIZONTAL SHEATHING (WALLS, FLOORS, AND ROOF) AND TO DETAILING SHOWN ON THE PLANS. PROPER IMPLEMENTATION IS REQUIRED TO ENSURE THE DESIRED DESIGN RESPONSE.
- MODIFICATIONS:** STRUCTURAL MODIFICATIONS TO PLANS, FRAMING AND LOADING (DIMENSIONS, MATERIALS, DETAILS, LOCATION AND OR SIZE OF OPENINGS IN WALLS, HOT TUB LOADING, ETC.) FROM THAT SHOWN ON THE WCLH PLANS CAN ALTER THE STRUCTURAL PERFORMANCE AND WILL VOID ANY LIABILITY BY WCLH OR A/EOR, WITHOUT ADDITIONAL REVIEW AND ANALYSIS AND PRIOR WRITTEN APPROVAL. NEW AND RELOCATED LOADS CAN CAUSE EXCESSIVE DEFLECTION AND EVEN STRUCTURAL FAILURE. INCREASING THE SIZE, NUMBER OR LOCATION OF OPENINGS IN SHEAR WALLS CAN VARY THE LOADING ON SHEAR PANELS BEYOND THEIR LOAD CARRYING CAPACITIES. THE OWNER AND CONTRACTOR SHALL CAREFULLY REVIEW PLANS AND SPECIFICATIONS PRIOR TO INITIATION OF CONSTRUCTION.
- SOILS INVESTIGATION:** WHERE REQUIRED BY THE LOCAL SITE CONDITIONS OR JURISDICTION A GEOTECHNICAL INVESTIGATION (SOILS REPORT) SHALL BE PREPARED BY A QUALIFIED PROFESSIONAL AND SUBMITTED TO THE A/EOR BY THE OWNER/CONTRACTOR FOR REVIEW AND INCORPORATION INTO THE DESIGN. WHEN EXPANSIVE OR COLLAPSE SENSITIVE SOILS ARE PRESENT SPECIAL PROVISIONS MAY BE REQUIRED IN THE FOUNDATION DESIGN. ADDITIONAL FEES WILL BE WARRANTED.

AREAS	
NAME	AREA
MAIN	1160 SF
LOFT (~5ft)	1551 SF
Grand total	2711 SF
LOFT FOOTPRINT	1741 SF
GARAGE	936 SF

NOTE: WHISPER CREEK LOG HOMES (WCLH) ARE CONSTRUCTED USING NATURAL WOOD PRODUCTS SUBJECT TO DECAY. MAINTENANCE METHODS AND PROCEDURES SET FORTH BY WCLH SHALL BE FOLLOWED. WCLH DOES NOT WARRANT COMPONENTS INSTALLED LESS THAN 24 INCHES FROM THE GROUND.

LIST OF DRAWINGS	
SHEET NO:	SHEET TITLE
CIVIL	
C-1.0	SITE PLAN
ARCHITECTURAL	
A-1.0	MAIN FLOOR PLAN
A-1.1	LOFT FLOOR PLAN
A-2.0	FRONT & LEFT ELEVATIONS
A-2.1	REAR & RIGHT ELEVATIONS
A-3.0	BUILDING SECTION & DETAILS
A-4.0	COMPONENT ISOMETRIC & SCHEDULE
STRUCTURAL	
S-1.0	FOOTING & FOUNDATION PLANS
S-2.0	MAIN FLOOR FRAMING PLAN
S-2.1	LOFT FLOOR FRAMING PLAN
S-3.0	ROOF FRAMING PLAN
S-4.0	FOOTING & FOUNDATION DETAILS
S-5.0	FRAMING DETAILS
S-5.1	FRAMING DETAILS
ELECTRICAL	
E-1.0	ELECTRICAL PLANS

DEFERRED SUBMITTAL ITEMS BY CONTRACTOR	
	FIREPLACE SPECIFICATIONS
	GAS LINE DIAGRAM BY MECH. CONTRACTOR
	HEAT LOSS CALCS BY MECH. CONTRACTOR
	TRUSS CALCS BY TRUSS MANUFACTURER

COVER SHEET
M11-015-C-zBH
A-0.0

WINDWOOD HOMES LTD.
BUS: 403-777-5534

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ARCHITECT/ENGINEER OF RECORD (A/E/O/P):
PROFESSIONAL ENGINEER
A.S. LOGIE
BRITISH COLUMBIA
10/03/12

REVISIONS			
NO.	BY:	DATE:	DESCRIPTION

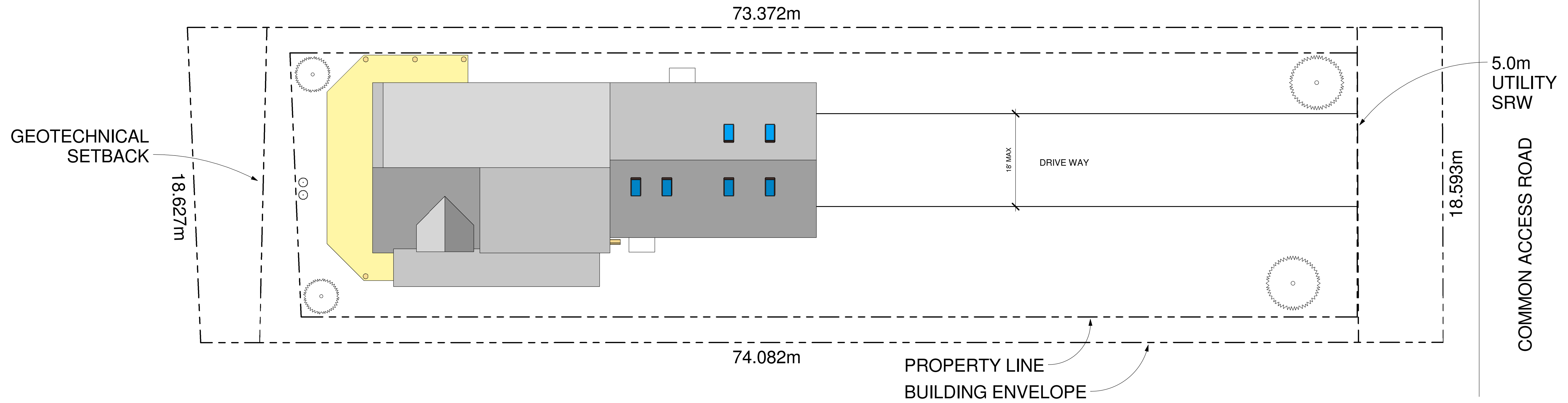
PROJECT NAME:
BIG HORN

OWNER:
BRETT & IRENE REGIER

ADDRESS:
**LOT SL 22
SWEETWATER RESORT,
KOOCANUSA LAKE, BC,
CANADA V0B 2J0**

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COVER SHEET

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DRAWN BY: BJP
CHECKED BY: GEJ
DATE: 25 SEP 2012
SHEET NO: A-0.0
V5.0



PLAN NO:
M11-015-C-zBH

SHEET NO:
C-1.0

SHEET TITLE:
SITE PLAN

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KOOCANUSA LAKE, BC,
CANADA V0B 2J0**

DRAWING TITLE:
SITE PLAN

PROJECT NO:
12-129

FILE PATH:
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DRAWN BY:
BJP

CHECKED BY:
GEJ

DATE:
25 SEP 2012

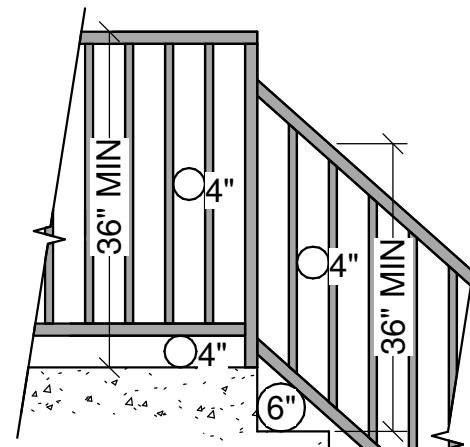
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PLAN NO:
M11-015-C-zBH

V5.0

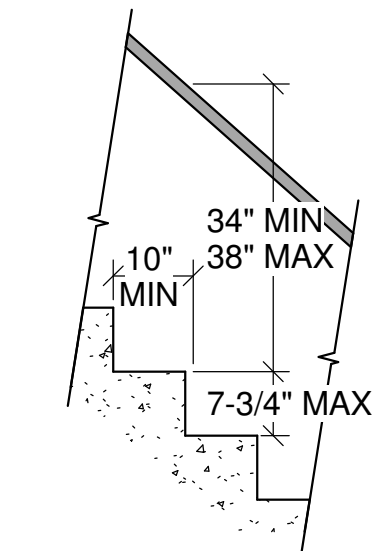
STAIRWAY NOTES

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN WIDTH.
2. THE RISE OF STEPS SHALL NOT BE LESS THAN 4 INCHES OR GREATER THAN 7-3/4 INCHES. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.
3. THE RUN SHALL NOT BE LESS THAN 10 INCHES AS MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FURTHER MOST PROJECTION OF ADJACENT TREADS. THE LARGEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY 3/8 INCH.
4. WINDER TREADS SHALL HAVE A MINIMUM OF TREAD DEPTH OF 10" MEASURED AT A POINT 12" FROM THE NARROW SIDE OF THE TREAD, AND HAVE A MINIMUM DEPTH OF 6" WITHIN ANY FLIGHT OF STAIRS THE GREATEST WINDER TREAD DEPTH AT THE 12" WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
5. NOSING



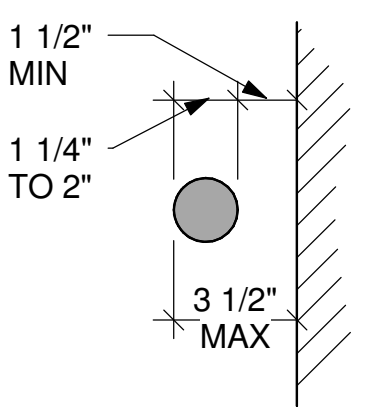
GUARDRAIL NOTES

1. 36" (MIN) HIGH GUARDRAILS ARE REQUIRED FOR UNENCLOSED FLOOR AND ROOF OPENINGS, OPEN AND GLAZED SIDES OF STAIRWAYS, LANDINGS, DECKS, RAMPS, AND PORCHES, WHICH ARE MORE THAN 30 INCHES ABOVE GRADE OR A FLOOR OR OTHER SURFACE BELOW.
2. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAIL SPACING OR PATTERN SUCH THAT A 4-INCH SPHERE CANNOT PASS THROUGH AND THE TRIANGULAR AREA FORMED BY TREAD, RISER AND GUARDRAIL SO THAT 6-INCH SPHERE CANNOT PASS THROUGH.



HANDRAIL NOTES

1. RESIDENTIAL STAIRS REQUIRE HANDRAILS ON A MINIMUM OF ONE SIDE.
2. HANDRAIL SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH ENDS RETURNED TO NEWEL POST OR WALL.
3. THE HANDGRIP PORTION OF THE HANDRAILS SHALL NOT BE LESS THAN 1 1/4" INCHES NOR MORE THAN 2 INCHES IN CROSS-SECTIONAL DIMENSION OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDGRIP PORTION OF THE HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP CORNERS. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE HANDRAIL AND ANY ABUTTING CONSTRUCTION SO AS TO AVOID INJURY TO FINGERS.



WALL SCHEDULE					
COUNT	MARK	COMMENTS	WALL CONTENTS	TREATED PLATE	
1	A	TLF-01-907-39-V1	P101T, P102x2, P113, D1, BK1	No	
1	B	TLR-01-902-39-V2	P102x2, P110, D6, BK1x5	No	
1	C	TLG-01-001-28-W1	P120x4, 13" KP	No	
1	CC	TLU-01-001-29-W1	P125L/ P126LT, P125R/ P126RT, 13" KP, BK1x2	No	
1	CCC	XLU-01-001-09-V4	13" KP, CAP	No	
1	D	TLL-01-908-28-V2	D1, STFNR PKT, D1 PKT, BK1x6	No	
1	DD	TLU-01-002-29-V1	D1, STFNR PKT, BK1x2, SIDE ON-SITE	No	
1	DDD	XLU-01-001-09-V1	STFNR PKT, CAP, SIDE ON-SITE	No	
1	E	TLS-01-900-38-V1	P110, D1	Yes	
1	F	TLS-01-901-38-V1	P110, D1	Yes	
1	G	TLG-25-900-25-V1	D88, D108, 13" KP	Yes	
1	GG	TLU-01-900-26-V1	P102/ P121L, P102/ P121R, 13" KP	No	
1	GGG	XLU-01-900-06-V1	13" KP, CAP	No	
1	L	TLD-01-001-20-V1	P112x3, 21" SHED	No	
1	M	TLD-01-904-39-V1	P101T, P112x4, 40" SHED	No	
1	N	XLD-01-001-14-V1	SHED SIDE L	No	
1	N	XLD-01-001-14-V1	SHED SIDE L	No	
1	P	XLD-01-002-14-V1	SHED SIDE R	No	
1	P	XLD-01-002-14-V1	SHED SIDE R	No	

FLOOR PLAN NOTES

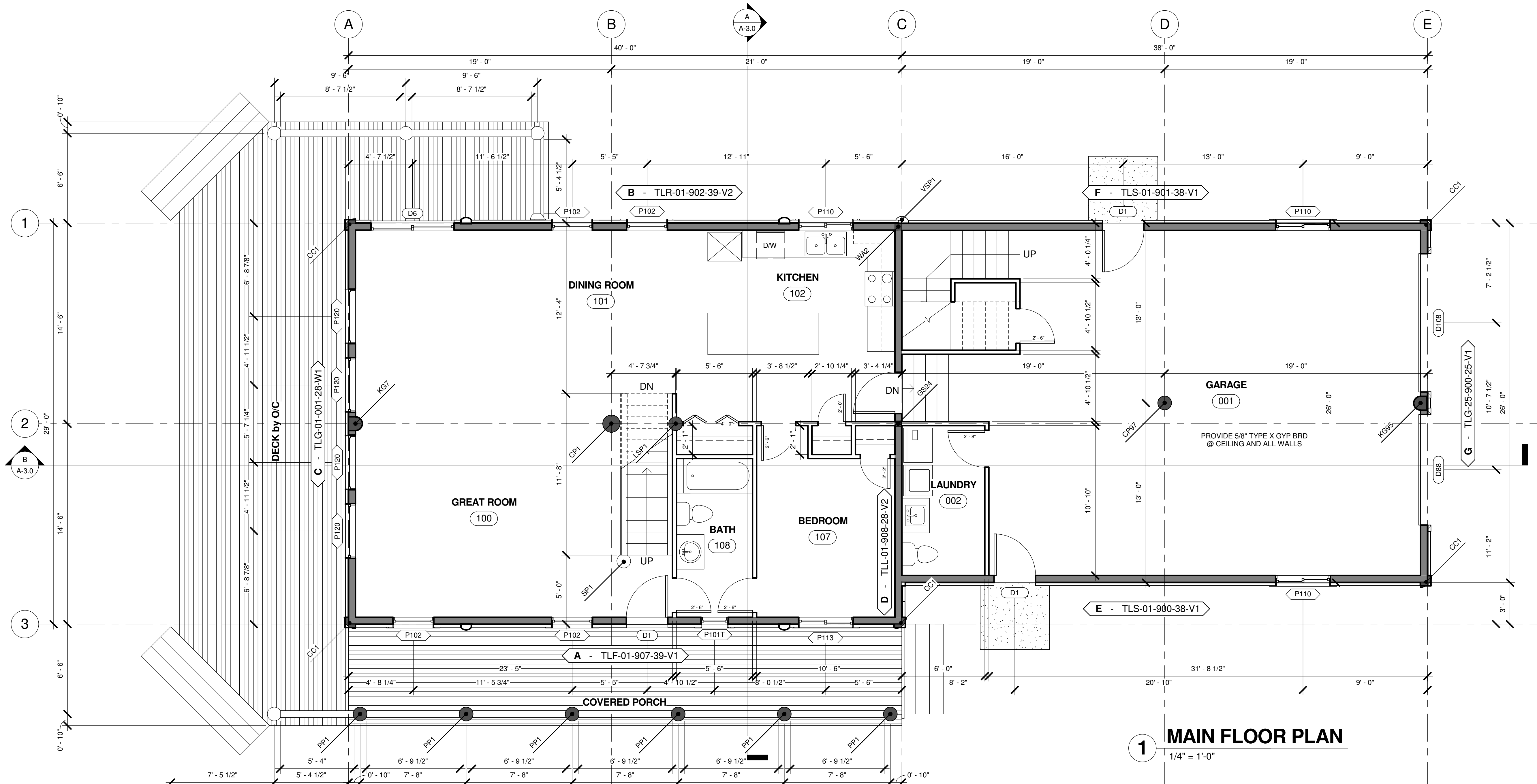
1. CONTRACTOR WILL VERIFY ALL DIMENSIONS & CONDITIONS SHOWN ON THESE PLANS AND W/ BUILDING SITE PRIOR TO COMMENCING ANY WORK ON PROJECT.
2. ALL EXTERIOR WALLS ARE DIMENSIONED TO THE FACE OF SHEATHING OR FOUNDATION. ALL INTERIOR WALLS ARE DIMENSIONED TO THE FACE OF STUDS.
3. THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF EXTERIOR DOORS. WIDTH NOT LESS THAN THE DOOR SERVED. MIN DIMENSION 36 INCH MEASURED IN THE DIRECTION OF TRAVEL.
4. SEE ELECTRICAL PLANS, PLUMBING AND MECHANICAL NOTES.

ABBREVIATIONS

- O/C INDICATES BUILDING COMPONENT PROVIDED BY OWNER/CONTRACTOR
 WC INDICATES BUILDING COMPONENT PROVIDED BY WHISPER CREEK LOG HOMES
 A/EOR INDICATES ARCHITECT/ENGINEER OF RECORD

GARAGE NOTES

1. OPENING PROTECTION: DOORS LEADING FROM A DWELLING TO A GARAGE SHALL BE 1-3/8 INCH MIN, SOLID WOOD OR STEEL OR HONEYCOMB CORE STEEL DOORS, OR 20-MINUTE LABELED FIRE-RATED SELF CLOSING, TIGHT FITTING DOORS. DIRECT OPENINGS FROM GARAGE TO SLEEPING ROOMS ARE NOT PERMITTED.
2. FIRE SEPARATION: THE GARAGE SIDE OF INTERIOR WALLS SHALL BE 1/2 INCH GYPSUM BOARD (5/8 INCH TYPE "X" RECOMMENDED AND REQUIRED IN SOME JURISDICTIONS). WHERE THE SEPARATION IS A FLOOR-CEILING ASSEMBLY THE STRUCTURE SUPPORTING THE CEILING SUCH AS, BEARING WALLS, COLUMNS AND BEAMS, SHALL BE PROTECTED WITH NOT LESS THAN 5/8 INCH TYPE "X" GYPSUM BOARD, WITH SUPPORTING WALLS ALSO COVERED WITH 5/8 INCH TYPE "X" GYPSUM BOARD.
3. ELECTRICAL PANELS: ELECTRICAL PANELS SHALL NOT PENETRATE THE GARAGE SIDE GYPSUM BOARD MEMBRANE OR SHALL BE WRAPPED WITH 5/8 INCH TYPE "X" GYPSUM BOARD ON THE TOP, BOTTOM, SIDES AND BACK.
4. SLOPED FLOOR: GARAGE FLOORS SHALL BE SLOPED TO DRAIN TO THE GARAGE DOOR.
5. ATTIC ACCESS: WHEN REQUIRED PROVIDE ATTIC ACCESS DOORS (22 INCH X 30 INCH MIN OPENING WITH A 30 INCH MIN UNOBSTRUCTED HEADROOM. ACCESS DOOR SHALL BE A MIN OF 20 MINUTE RATED WITH LABEL, OR EQUIVALENT CONSTRUCTION WITH POSITIVE LATCH AND HINGE).
6. APPLIANCES IN GARAGE: PROVIDE PROTECTION FROM AUTOMOTIVE IMPACT. APPLIANCES HAVING AN IGNITION SOURCE SHALL BE ELEVATED SUCH THAT THE SOURCE IS NOT LESS THAN 18 INCH ABOVE THE GARAGE FLOOR.
7. PENETRATIONS: PLUMBING PENETRATIONS THROUGH GARAGE WALL SHALL BE WITH METAL PIPING AND EXTEND 12" MIN BOTH SIDES OF PENETRATION. INCLUDING WASTE LINES, VACUUM LINES, ETC. AN APPROVED FIRE STOP MATERIAL MUST BE USED. DUCT PENETRATIONS SHALL BE BY MIN 26 GAUGE SHEET METAL, WITH ANY OPENINGS INTO THE GARAGE PROTECTED BY FIRE DAMPERS. NO WINDOWS ARE PERMITTED IN GARAGE FIRE WALL OR IN DOOR BETWEEN THE HOUSE AND GARAGE.
8. ELECTRICAL OUTLETS: FIRE-RESISTIVE WALLS AND PARTITIONS MAY HAVE OPENINGS FOR STEEL ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQUARE INCHES IN AREA, PROVIDED THE AGGREGATE AREA OF SUCH OPENINGS IS NOT MORE THAN 100 SQUARE INCHES FOR ANY 100 SQUARE FEET OF WALL OR PARTITION AREA. OUTLET BOXES ON OPPOSITE SIDES OF WALLS AND PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24 INCHES. ELECTRICAL BOXES IN WALL BETWEEN HOUSE AND GARAGE SHALL BE STEEL OR RATED FOR AT LEAST 1-HOUR CONSTRUCTION BY AN APPROVED TESTING AGENCY.



1 MAIN FLOOR PLAN
1/4" = 1'-0"

PLAN NO: M11-015-C-zBH
 SHEET TITLE: MAIN FLOOR PLAN
 SHEET NO: A-1.0

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ARCHITECT/ENGINEER OF RECORD (A/EOR):

REVISIONS			
NO.	BY:	DATE:	DESCRIPTION:

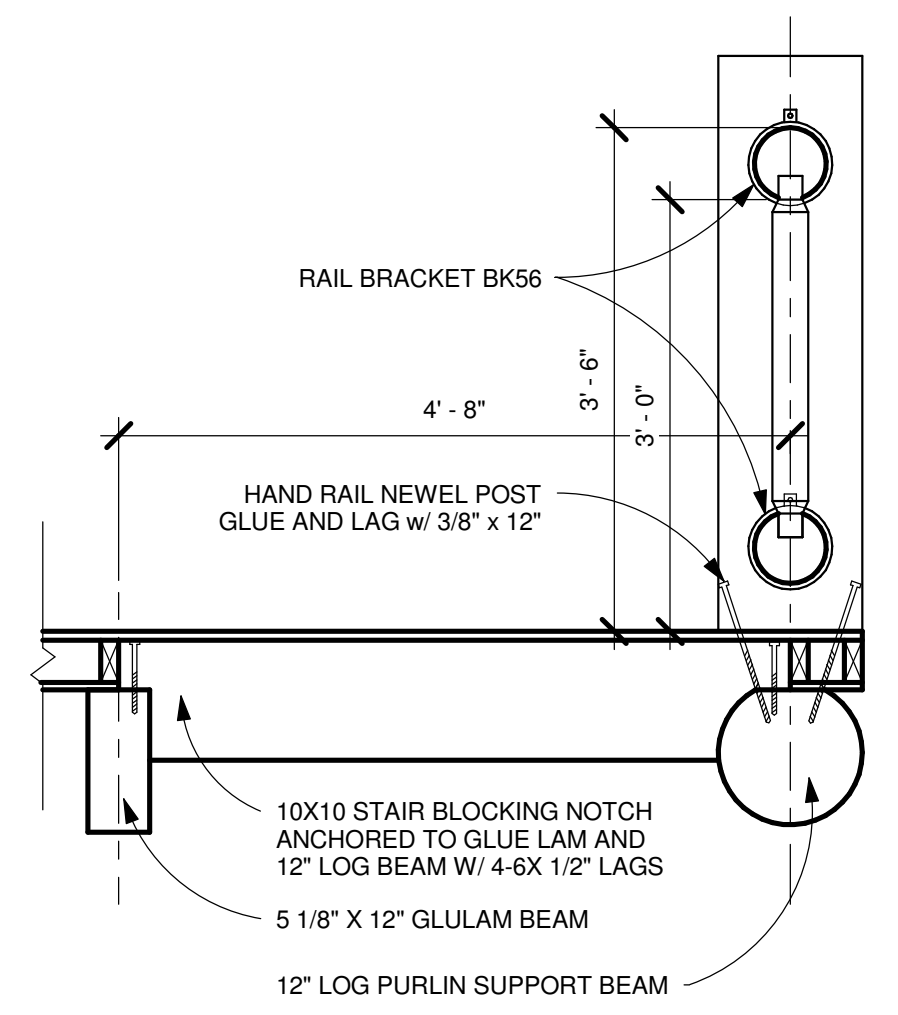
PROJECT NAME: BIG HORN

OWNER: BRETT & IRENE REGIER

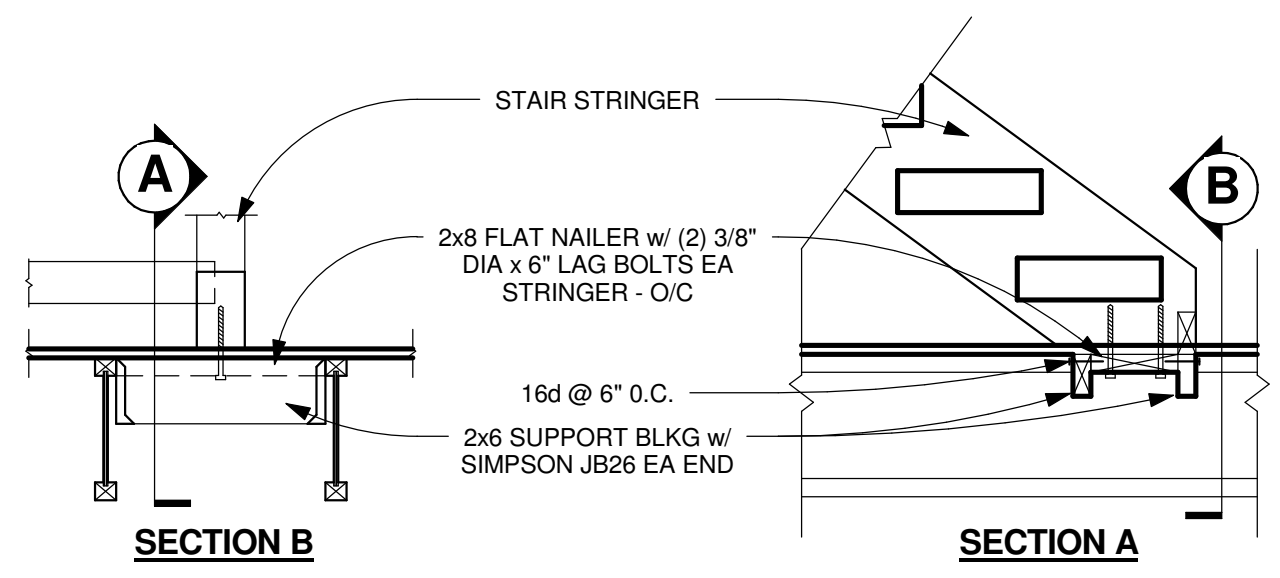
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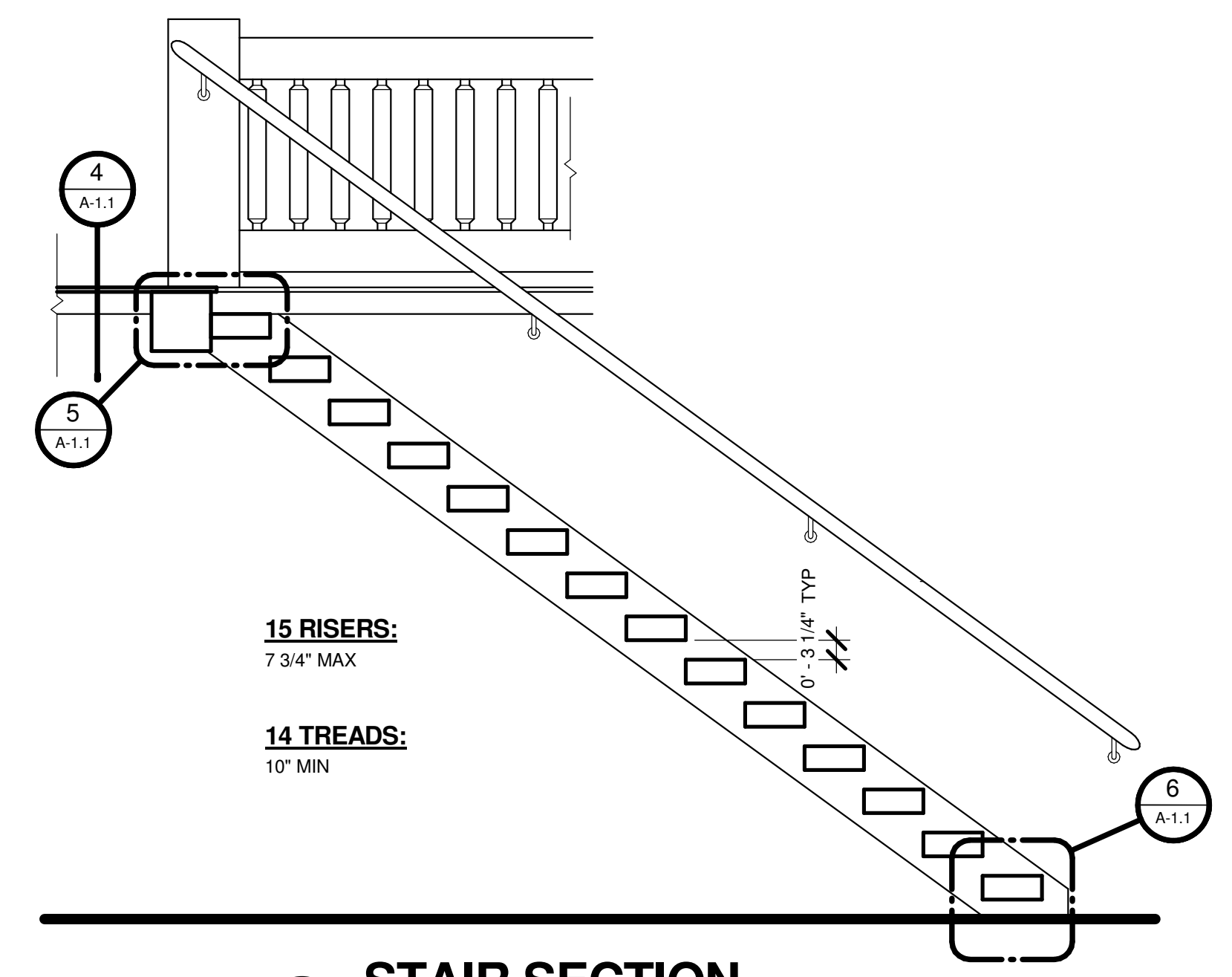
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 CHECKED BY: GEJ
 DATE: 25 SEP 2012
 SHEET NO: A-1.0
 V5.0



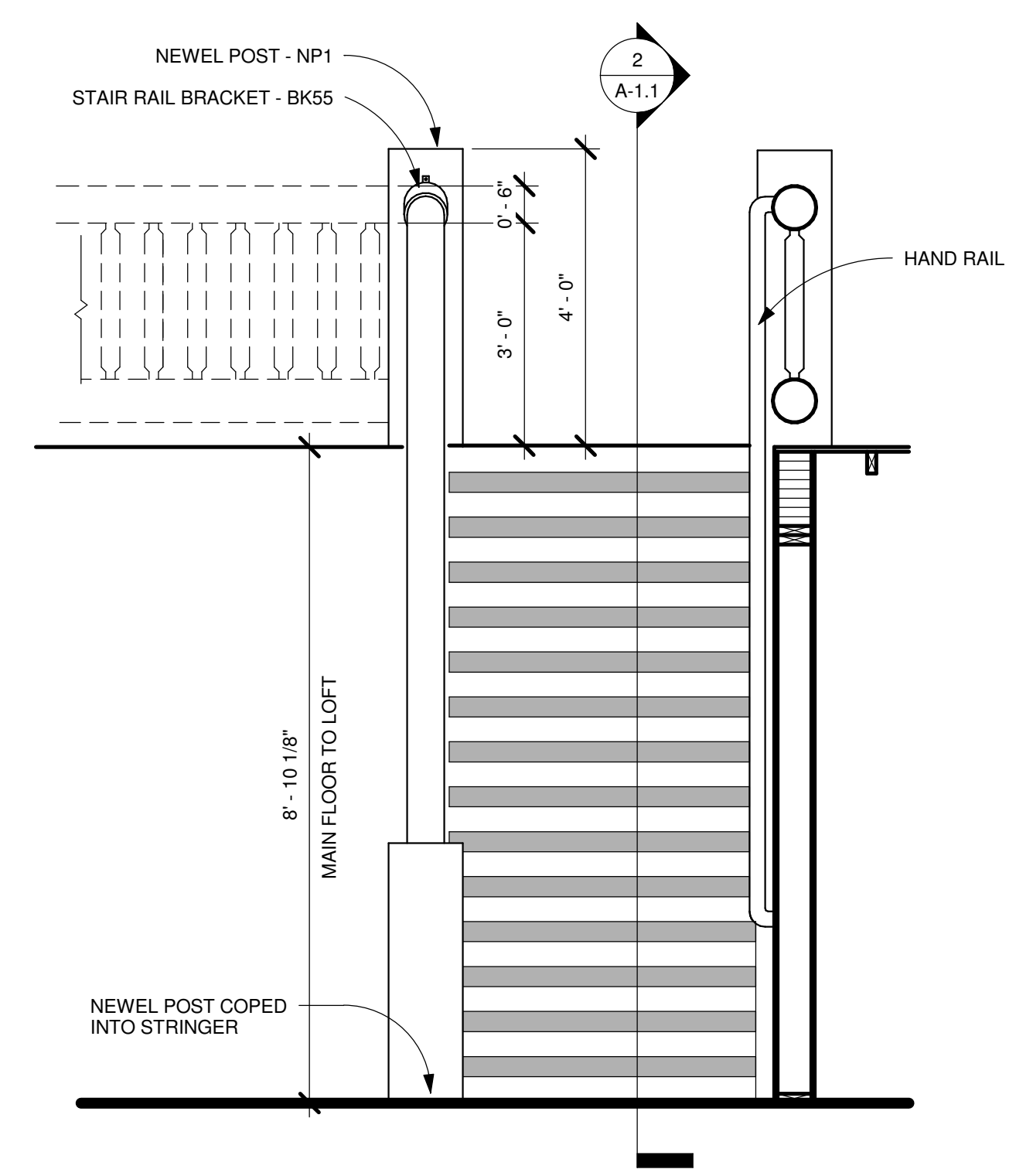
4 STAIR BLOCKING/ NEWEL POST
3/4" = 1'-0"



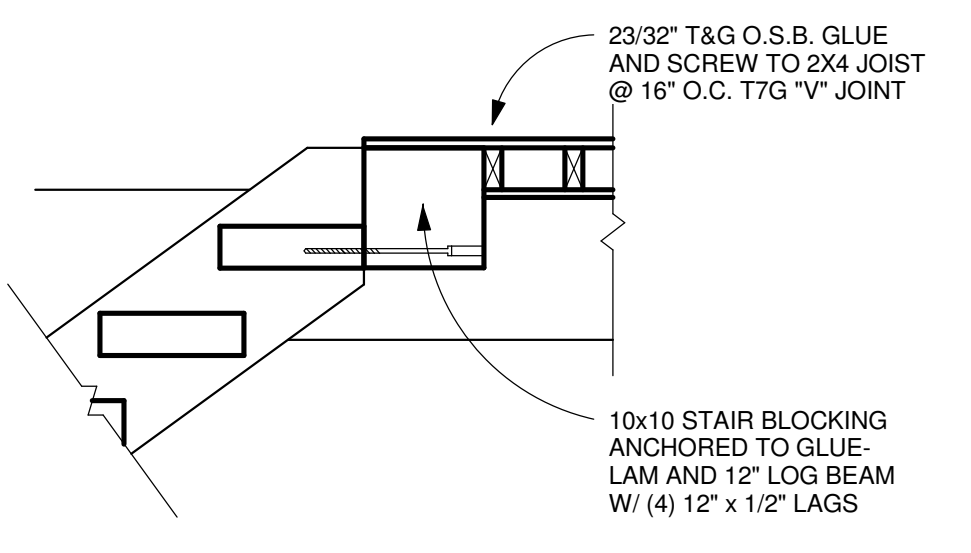
6 STAIR BASE
3/4" = 1'-0"



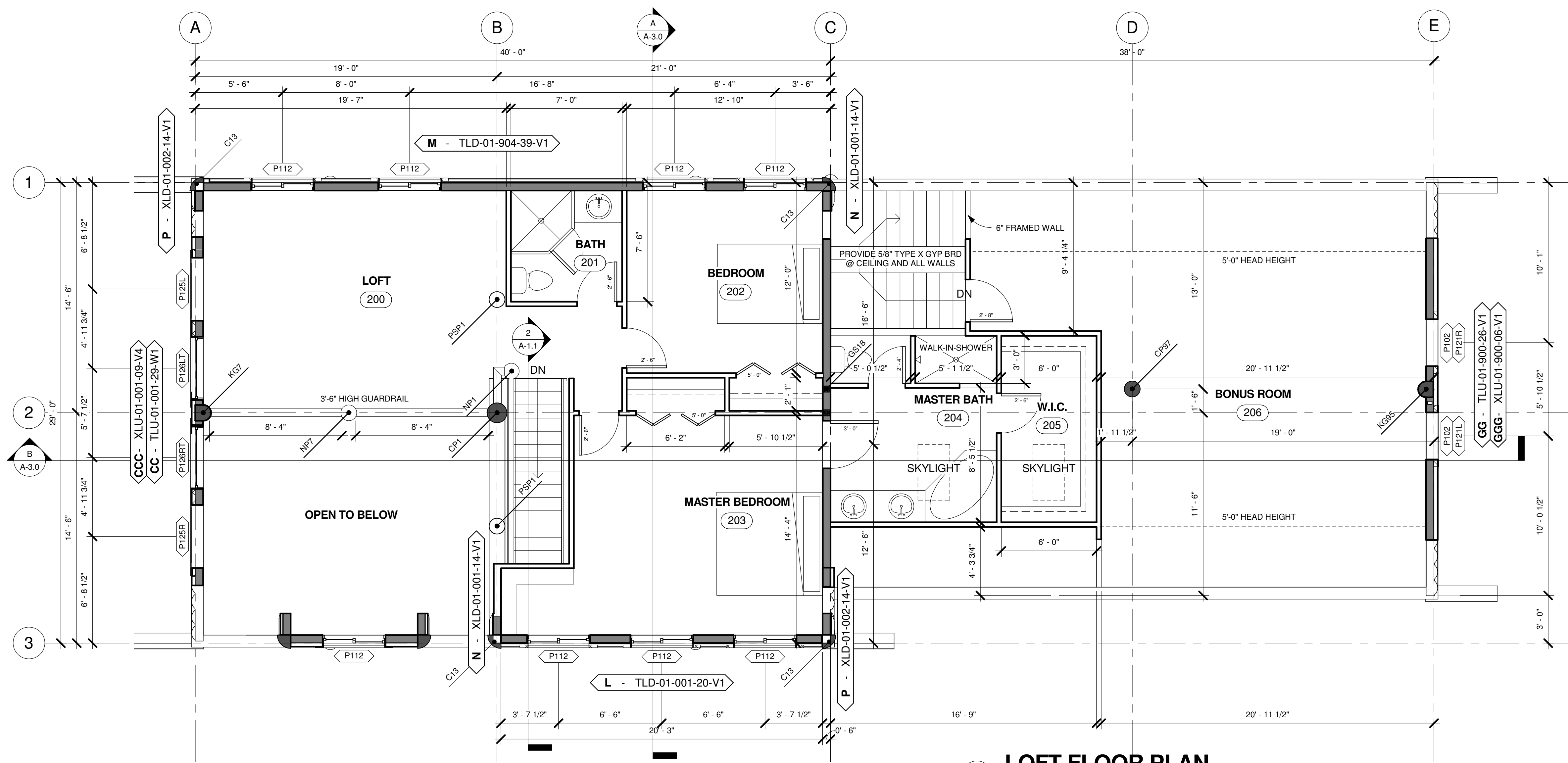
2 STAIR SECTION
1/2" = 1'-0"



3 LOFT STAIR ELEVATION
1/2" = 1'-0"



5 STAIR BLOCKING
3/4" = 1'-0"



1 LOFT FLOOR PLAN
1/4" = 1'-0"

LOFT PLAN NOTES:

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4. SEE ELECTRICAL PLANS, PLUMBING AND MECHANICAL NOTES.

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LOFT FLOOR PLAN
M11-015-C-zBH
A-1.1

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ARCHITECT/ENGINEER OF RECORD (A/E/O/R):
PROFESSIONAL SEAL
LOISIE
ENGINEER
10/03/12

REVISIONS			
NO.	BY:	DATE:	DESCRIPTION

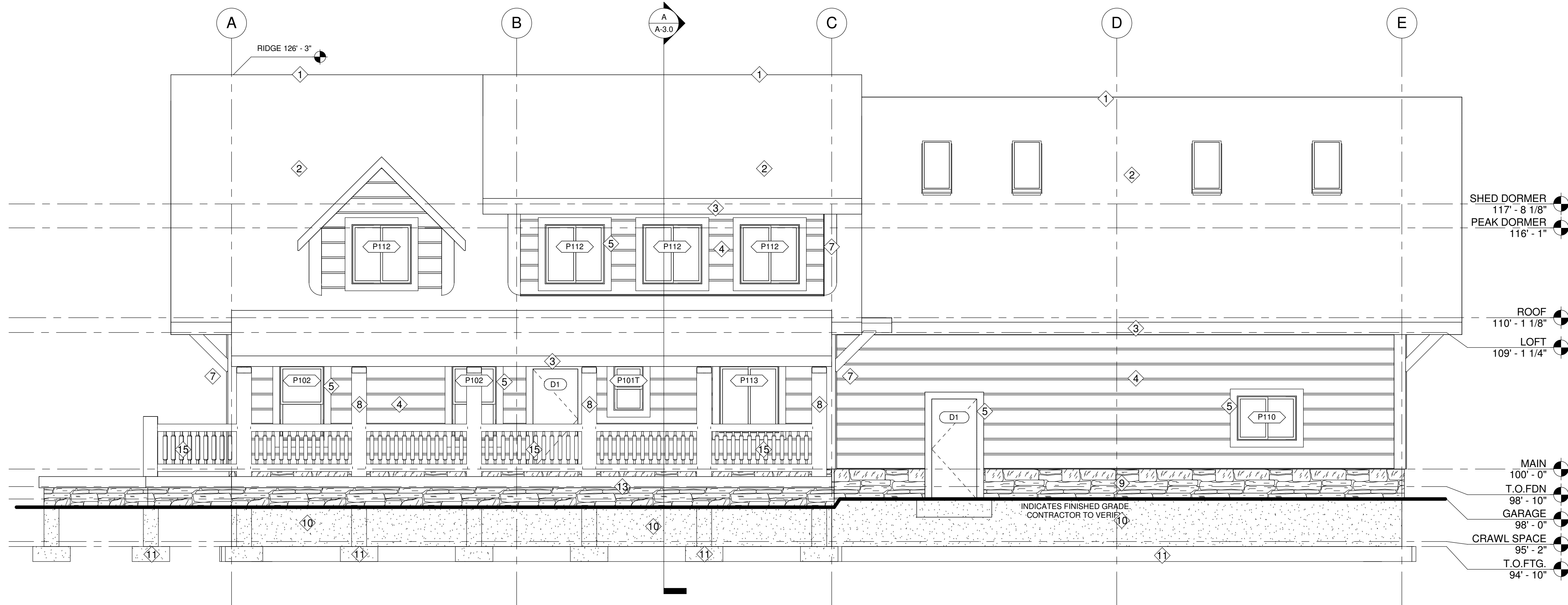
PROJECT NAME:
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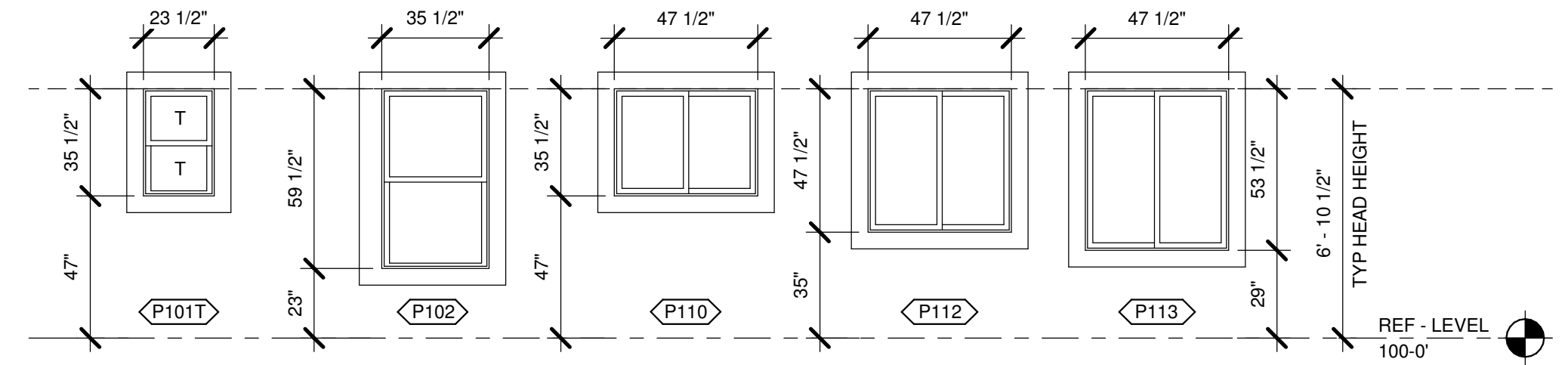
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LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0

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LOFT FLOOR PLAN

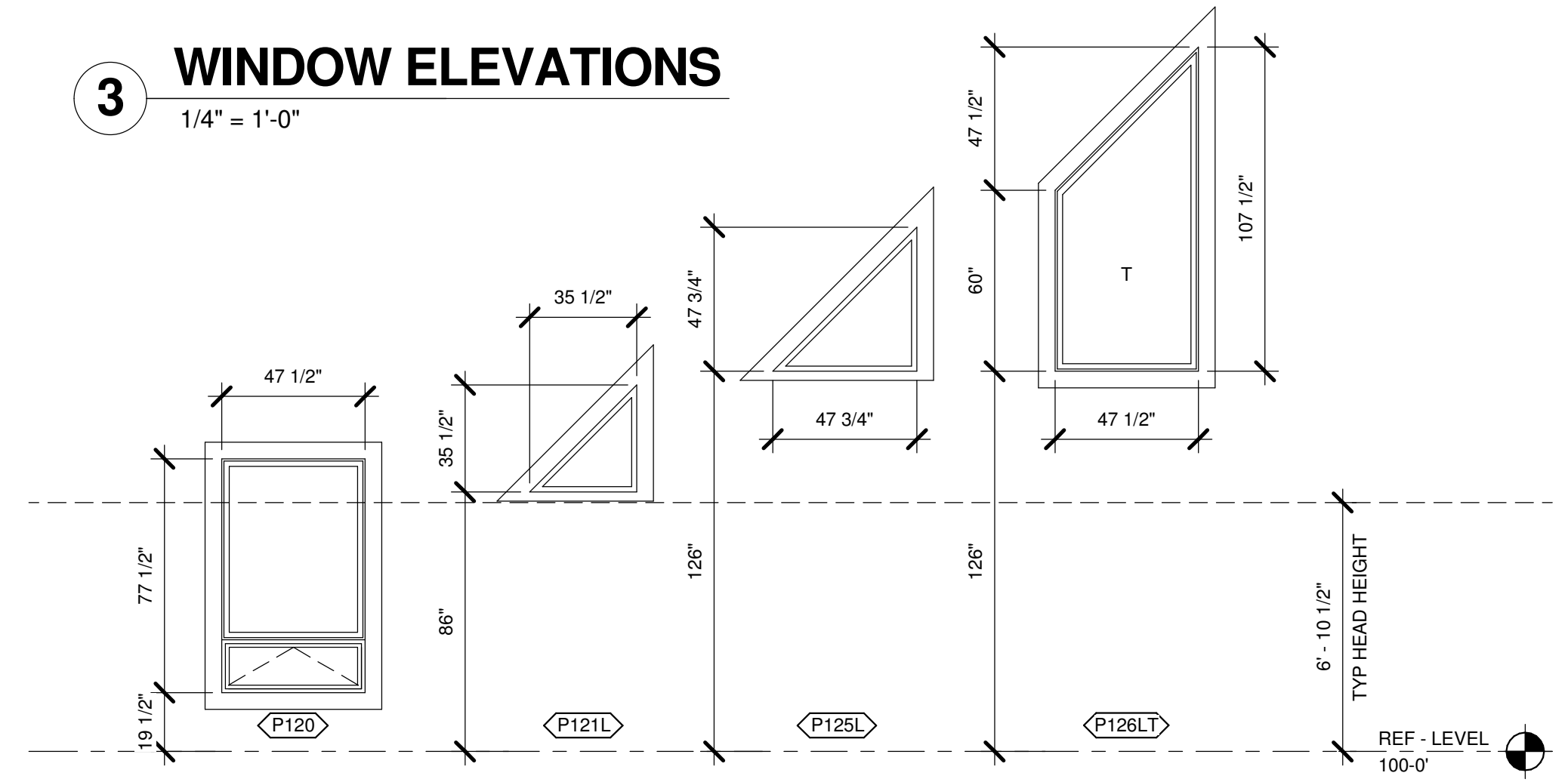
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DRAWN BY: BJP
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SHEET NO: A-1.1
V5.0



1 FRONT ELEVATION
1/4" = 1'-0"



3 WINDOW ELEVATIONS
1/4" = 1'-0"

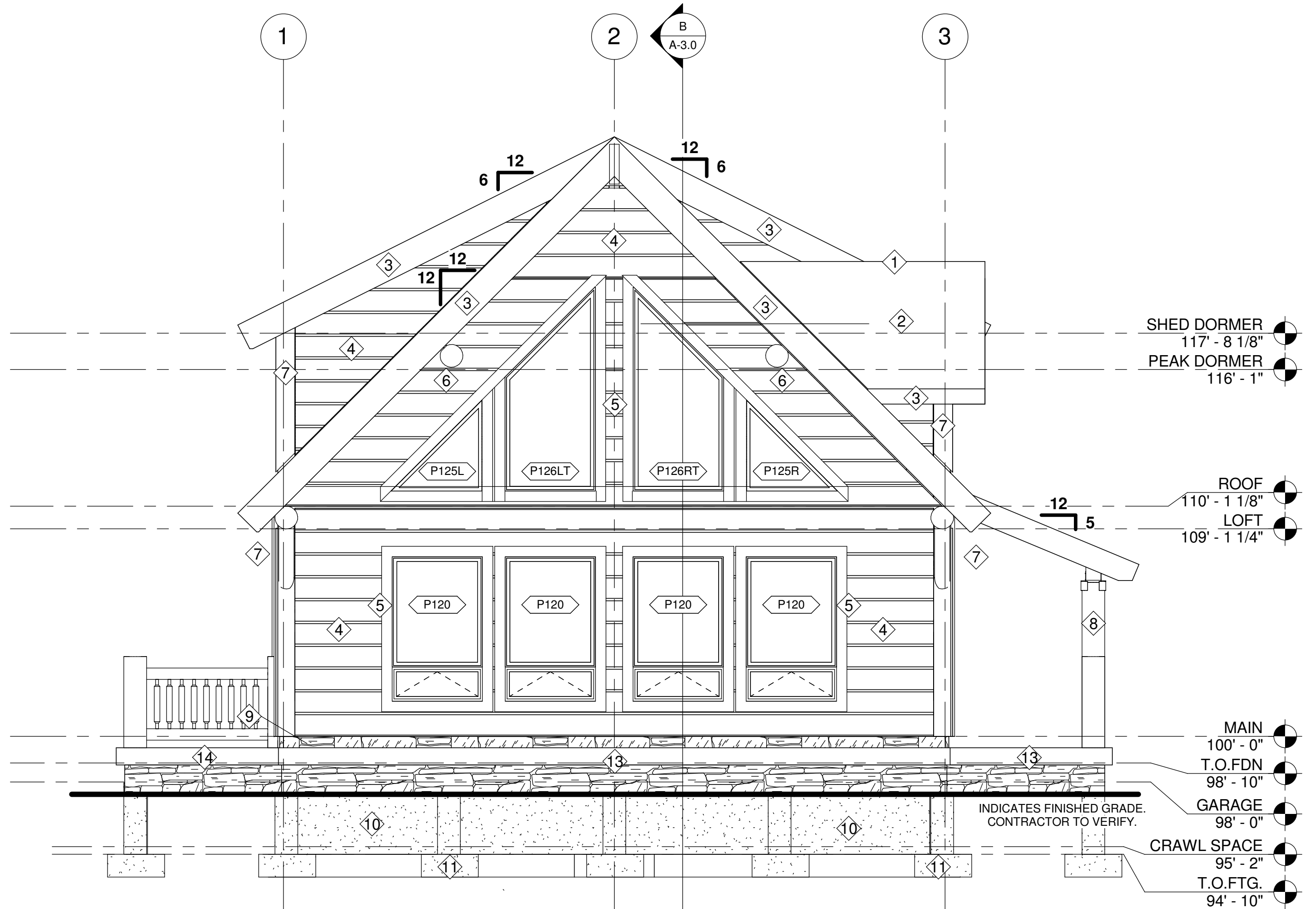


WINDOW SCHEDULE											
SPECIAL TAGS: R = RIGHT ORIENTATION; L = LEFT ORIENTATION; T = TEMPERED											
COUNT	LABEL	WIDTH	HEIGHT	ROUGH OPENING		MODEL #	MANF	MATERIAL	EGRESS	TEMPERED	COMMENTS
				WIDTH	HEIGHT						
1	P101T	23 1/2"	35 1/2"	24 1/4"	36 1/4"	2-0/3-0 SH	PELLA	VINYL	No	Yes	
6	P102	35 1/2"	59 1/2"	36 1/4"	60 1/4"	3-0/5-0 SH	PELLA	VINYL	Yes	No	
3	P110	47 1/2"	35 1/2"	48 1/4"	36 1/4"	4-0/3-0 SL	PELLA	VINYL	No	No	
8	P112	47 1/2"	47 1/2"	48 1/4"	48 1/4"	4-0/4-0 SL	PELLA	VINYL	Yes	No	
1	P113	47 1/2"	53 1/2"	48 1/4"	54 1/4"	4-0/4-6 SL	PELLA	VINYL	Yes	No	
4	P120	47 1/2"	77 1/2"	48 1/4"	78 1/4"	4-0/6-6 P/A	PELLA	VINYL	No	No	
1	P121L	35 1/2"	35 1/2"	36 1/4"	36 1/4"	3-0/3-0 TRI	PELLA	VINYL	No	No	
1	P121R	35 1/2"	35 1/2"	36 1/4"	36 1/4"	3-0/3-0 TRI	PELLA	VINYL	No	No	
1	P125L	47 3/4"	47 3/4"	48 1/2"	48 1/2"	4-0/4-0 TRI	PELLA	VINYL	No	No	
1	P125R	47 3/4"	47 3/4"	48 1/2"	48 1/2"	4-0/4-0 TRI	PELLA	VINYL	No	No	
1	P126LT	47 1/2"	107 1/2"	48 1/4"	108 1/4"	4-0/9-0 TRAP	PELLA	VINYL	No	Yes	
1	P126RT	47 1/2"	107 1/2"	48 1/4"	108 1/4"	4-0/9-0 TRAP	PELLA	VINYL	No	Yes	

- ELEVATION NOTES**
- CONTRACTOR WILL VERIFY ANY AND ALL STEPS IN FOOTINGS & FOUNDATION AS REQUIRED BY EXISTING FINISH GRADES.
 - MODIFICATIONS TO THE STRUCTURE MUST BE APPROVED BY THE A/EOR IN WRITING PRIOR TO MAKING ANY CHANGES.
 - GRADES INDICATED ARE APPROXIMATE AND MAY BE MODIFIED SUBJECT TO FINAL SITE CONDITIONS. LOTS SHALL BE GRADED TO DRAW SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
 - PROVIDE INSULATION BAFFLES IN ATTIC.
 - PROVIDE ICE & WATER SHIELD CONSISTING OF ONE LAYER NON-PERFORATED TYPE 15 FELT LAPPED 2" HORIZONTALLY & 4" VERTICALLY TO SHED WATER. ONE LAYER NO. 40 COATED ROOFING FELT OR COATED GLASS BASE SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER AS AN ALTERNATE TO NO. 40 FELT. A SELF-ADHERING POLYMER MODIFIED BITUMINOUS SHEET MAY BE USED.
 - CONTRACTOR TO INSTALL SNOW STOPS ON ROOF PER MANUFACTURERS SPECIFICATIONS.

- ABBREVIATIONS**
- O/C INDICATES BUILDING COMPONENT PROVIDED BY OWNER/CONTRACTOR
 - WC INDICATES BUILDING COMPONENT PROVIDED BY WHISPER CREEK LOG HOMES
 - A/EOR INDICATES ARCHITECT/ENGINEER OF RECORD

- ELEVATION MATERIAL KEY**
- CONTINUOUS RIDGE VENT - O/C
 - ASPHALT SHINGLES - O/C
 - ROUGH CUT WOOD FACIA - O/C
 - HAND PLANED LOG SIDING W/ 1" CHINKING - WC
 - ROUGH CUT WOOD TRIM - WC
 - ROUGH CUT TIMBER ROOF PURLINS - WC
 - ROUGH CUT TIMBER CORNER POSTS - WC
 - ROUGH CUT TIMBER POSTS - WC
 - CULTURED STONE VENEER OVER RIM JOIST EXTEND TO GRADE - O/C
 - CONCRETE FOUNDATION - O/C
 - CONCRETE FOOTING - O/C
 - FRAMED DECK, STAIRS & GUARDRAIL AS REQ'D BY FINISHED GRADE (SEE GRADING NOTES) - O/C
 - CONCRETE LANDING, STAIRS & GUARDRAIL AS REQ'D BY FINISHED GRADE - O/C
 - 3'-0" MIN GUARDRAIL - O/C



2 LEFT ELEVATION
1/4" = 1'-0"

PLAN NO: **M11-015-C-zBH**
SHEET TITLE: **FRONT & LEFT ELEVATIONS**
SHEET NO: **A-2.0**

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ARCHITECT/ENGINEER OF RECORD (A/E/O/R):

REVISIONS			
NO.	BY:	DATE:	DESCRIPTION

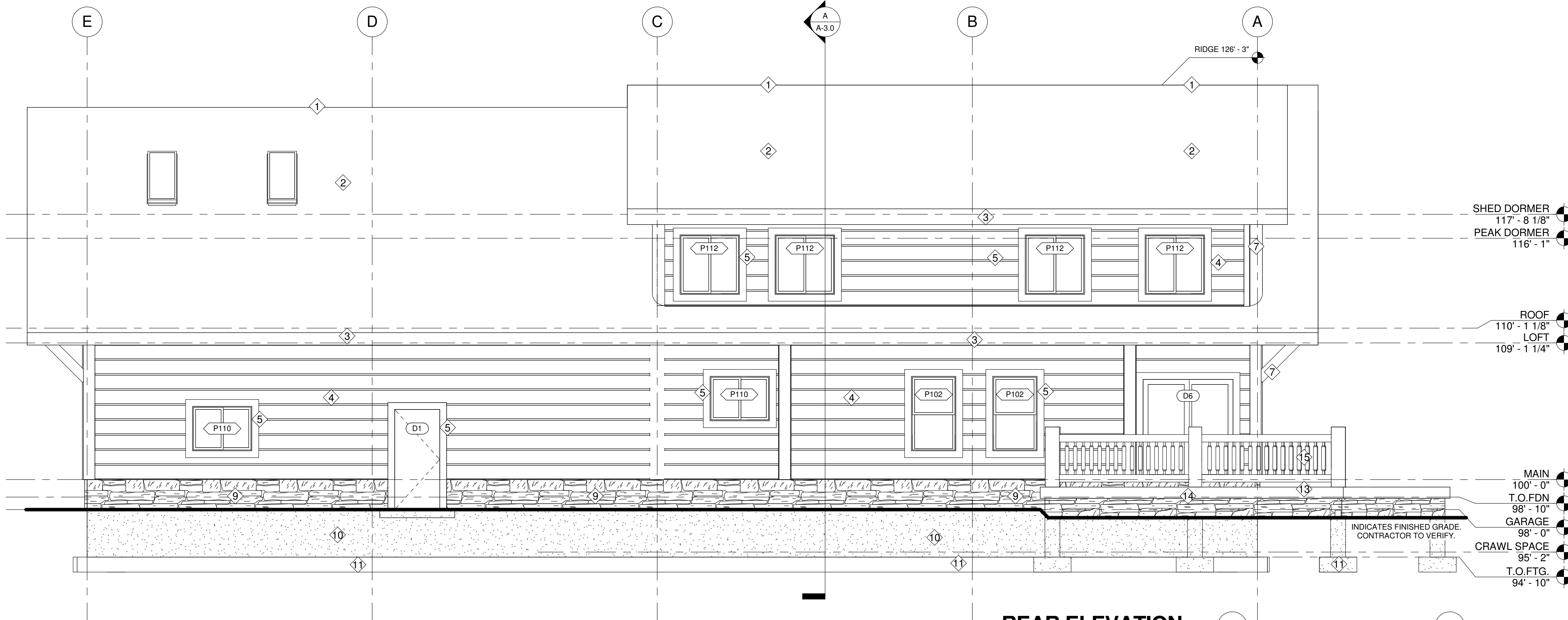
PROJECT NAME: **BIG HORN**

OWNER: **BRETT & IRENE REGIER**

ADDRESS: **LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0**

DRAWING TITLE: **FRONT & LEFT ELEVATIONS**

PROJECT NO: **12-129**
FILE PATH: C:\Documents and Settings\Admin\Desktop\12-129 Reiger M11-005-C-BH8 (9-25-12).rvt
DRAWN BY: **BJP**
CHECKED BY: **GEJ**
DATE: **25 SEP 2012**
SHEET NO: **A-2.0**
V5.0



1 REAR ELEVATION
1/4" = 1'-0"

ELEVATION NOTES

1. CONTRACTOR WILL VERIFY ANY AND ALL STEPS IN FOOTINGS & FOUNDATION AS REQUIRED BY EXISTING FINISH GRADES.
2. MODIFICATIONS TO THE STRUCTURE MUST BE APPROVED BY THE A/EOR IN WRITING PRIOR TO MAKING ANY CHANGES.
3. GRADES INDICATED ARE APPROXIMATE AND MAY BE MODIFIED SUBJECT TO FINAL SITE CONDITIONS. LOTS SHALL BE GRADED TO DRAW SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.
4. PROVIDE INSULATION Baffles IN ATTIC.
5. PROVIDE ICE & WATER SHEILD CONSISTING OF ONE LAYER NON-PERFORATED TYPE 15 FELT LAPPED 2" HORIZONTALLY & 4" VERTICALLY TO SHED WATER. ONE LAYER NO. 40 COATED ROOFING FELT OR COATED GLASS BASE SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER AS AN ALTERNATE TO NO. 40 FELT. A SELF-ADHERING POLYMER MODIFIED BITUMINOUS SHEET MAY BE USED.
6. CONTRACTOR TO INSTALL SNOW STOPS ON ROOF PER MANUFACTURERS SPECIFICATIONS.

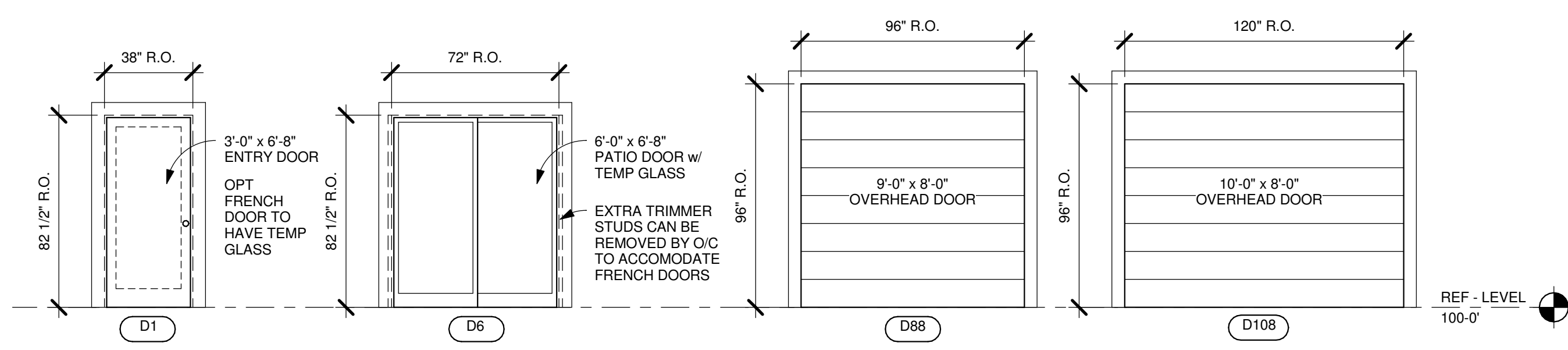
ABBREVIATIONS

O/C INDICATES BUILDING COMPONENT PROVIDED BY OWNER/CONTRACTOR
 WC INDICATES BUILDING COMPONENT PROVIDED BY WHISPER CREEK LOG HOMES
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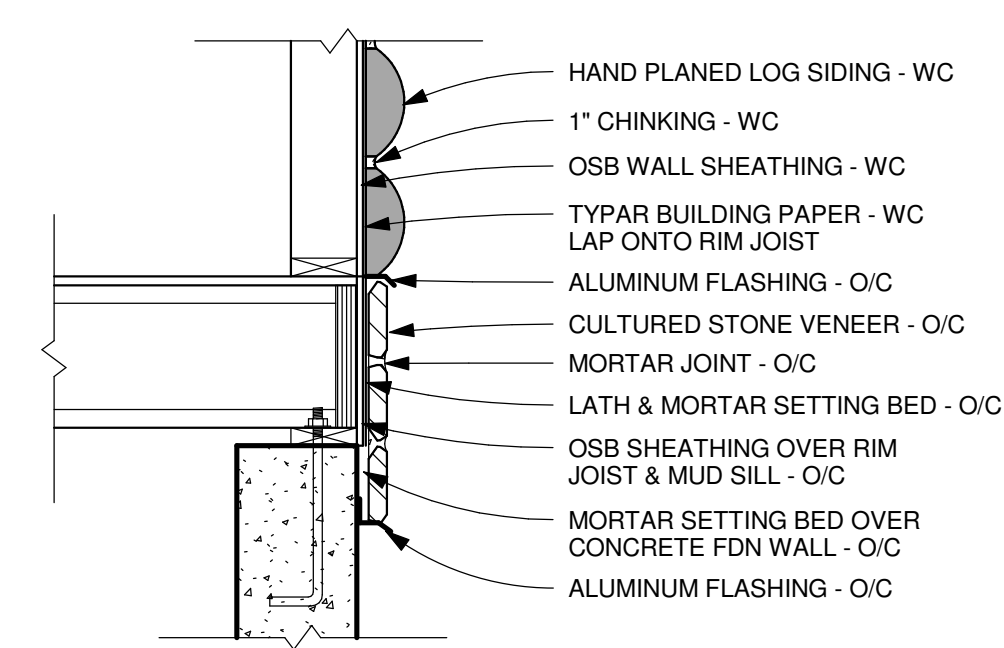
ELEVATION MATERIAL KEY

- 1 CONTINUOUS RIDGE VENT - O/C
- 2 ASPHALT SHINGLES - O/C
- 3 ROUGH CUT WOOD FACIA - O/C
- 4 HAND PLANED LOG SIDING W/ 1" CHINKING - WC
- 5 ROUGH CUT WOOD TRIM - WC
- 6 ROUGH CUT TIMBER ROOF PURLINS - WC
- 7 ROUGH CUT TIMBER CORNER POSTS - WC
- 8 ROUGH CUT TIMBER POSTS - WC
- 9 CULTURED STONE VENEER OVER RIM JOIST EXTEND TO GRADE - O/C
- 10 CONCRETE FOUNDATION - O/C
- 11 CONCRETE FOOTING - O/C
- 12 FRAMED DECK, STAIRS & GUARDRAIL AS REQ'D BY FINISHED GRADE (SEE GUARDRAIL NOTES) - O/C
- 13 CONCRETE LANDING, STAIRS & GUARDRAIL AS REQ'D BY FINISHED GRADE - O/C
- 14 3'-0" MIN GUARDRAIL - O/C

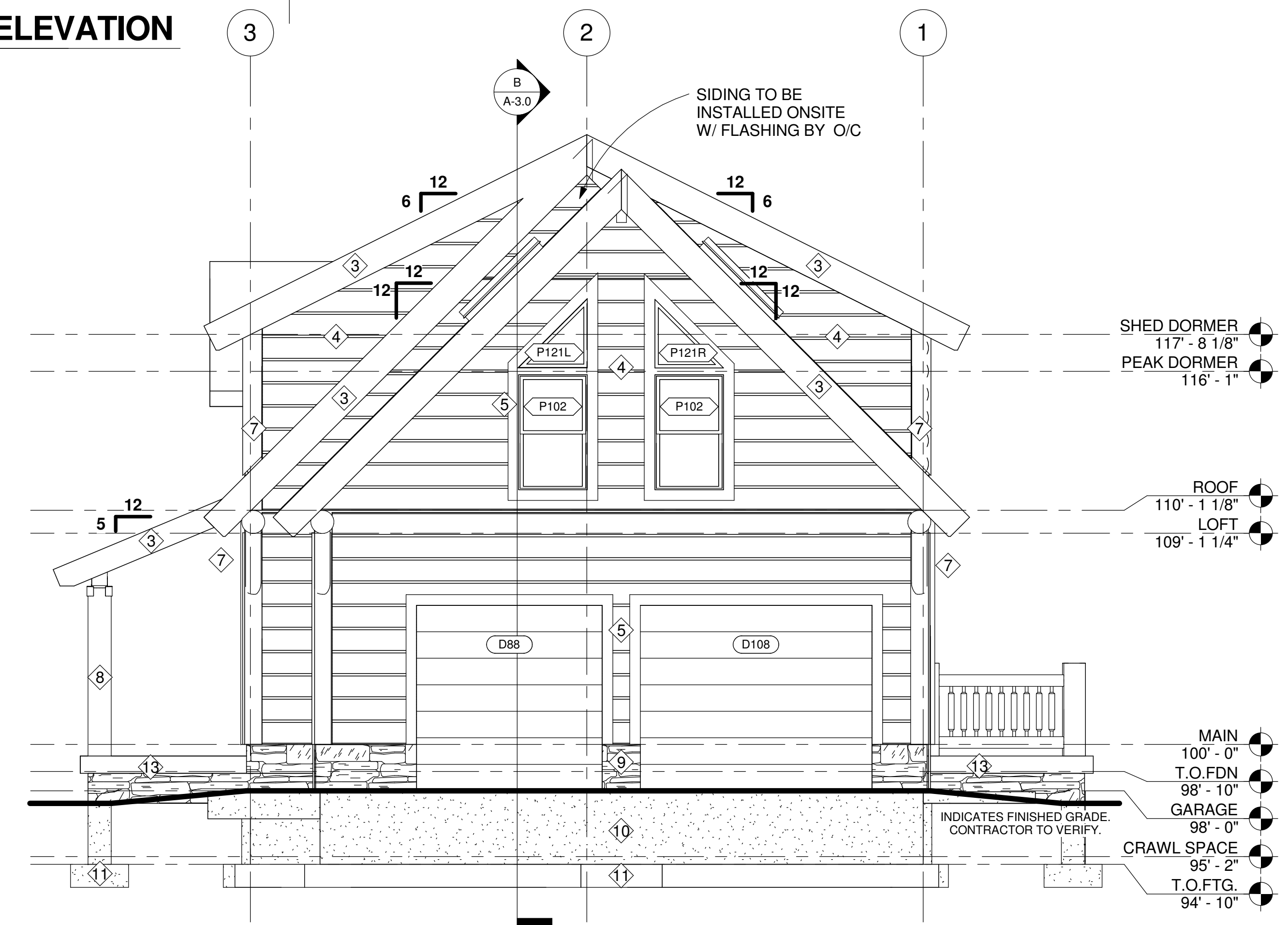
SHED DORMER 117' - 8 1/8"
 PEAK DORMER 116' - 1"
 ROOF 110' - 1 1/8"
 LOFT 109' - 1 1/4"
 MAIN 100' - 0"
 T.O.FDN 98' - 10"
 GARAGE 98' - 0"
 CRAWL SPACE 95' - 2"
 T.O.FTG. 94' - 10"
 INDICATES FINISHED GRADE. CONTRACTOR TO VERIFY.



4 DOOR ELEVATIONS
1/4" = 1'-0"



3 CULTURED STONE @ RIM JOIST
3/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

PLAN NO: **M11-015-C-zBH**

SHEET TITLE: **REAR & RIGHT ELEVATIONS**

SHEET NO: **A-2.1**

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ARCHITECT/ENGINEER OF RECORD (A/E/O/R):

PROFESSIONAL SEAL
 J.S. LOGIE
 REGISTERED PROFESSIONAL ENGINEER
 10/03/12

REVISIONS			
NO.	BY:	DATE:	DESCRIPTION:

PROJECT NAME: **BIG HORN**

OWNER: **BRETT & IRENE REGIER**

ADDRESS: **LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0**

DRAWING TITLE: **REAR & RIGHT ELEVATIONS**

PROJECT NO: **12-129**

FILE PATH: C:\Documents and Settings\Admin\Desktop\12-129 Reiger M11-005-C-BH8 (9-25-12).rvt

DRAWN BY: **BJP**

CHECKED BY: **GEJ**

DATE: **25 SEP 2012**

SHEET NO: **A-2.1**

PLAN NO: **M11-015-C-zBH**

V5.0

SECTION NOTES

1. ROOFING: ROOFING WORKMANSHIP, INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL OF THE LATEST ADOPTED LOCAL AND STATE BUILDING CODE(S) AND ORDINANCES AS VERIFIED BY THE OWNER/CONTRACTOR. INSTALL MIN CLASS C ROOF COVERING.
2. VALLEY FLASHING: PROVIDE VALLEY FLASHING 28 GALVANIZED SHEET GAUGE (CORROSION-RESISTANT METAL) EXTENDING AT LEAST 11 INCH FROM CENTERLINE EACH WAY.
3. ICE AND WATER SHIELD: PROVIDE ICE & WATER SHIELD CONSISTING OF ONE LAYER NON-PERFORATED TYPE 15 FELT LAPPED 2" HORIZONTALLY & 4" VERTICALLY TO SHED WATER. ONE LAYER NO. 40 COATED ROOFING FELT OR COATED GLASS BASE SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER. AS AN ALTERNATE TO NO. 40 FELT, A SELF-ADHERING POLYMER MODIFIED BITUMINOUS SHEET MAY BE USED.
4. ATTIC VENTILATION: PROVIDE FOR CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATION OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. PROVIDE A 1 INCH INSULATION Baffle BETWEEN THE INSULATION AND THE ROOF SHEATHING AT ALL LOCATIONS OF THE VENT. PROVIDE VENTILATION OPENINGS WITH CORROSION-RESISTANT WIRE MESH WITH 1/8 INCH MIN TO 1/4 INCH MAX OPENINGS.
5. ATTIC ACCESS: PROVIDE A MIN 22 INCH X 30 INCH ATTIC ACCESS WITH 30 INCH MIN UNOBSTRUCTED HEADROOM. LOCATE THE ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE. A LARGER OPENING MAY BE REQUIRED FOR ACCESS OF MECHANICAL EQUIPMENT.
6. SOFFIT: PROVIDE EXTERIOR PLYWOOD OR OTHER APPROVED EXTERIOR MATERIALS FOR SOFFITS. VEGETATION, ORGANIC MATERIAL AND CONSTRUCTION DEBRIS.

FIRE BLOCKING NOTES

1. LOCATIONS: FIRE BLOCKING TO BE INSTALLED IN CONCEALED WALL SPACES OF STUD WALLS AND PARTITIONS INCLUDING FURRED SPACES, AT CEILING AND FLOOR LEVEL, AT STUD SPACES AT SOFFITS, ALONG LINE OF STAIR STRINGERS, BETWEEN STRINGERS AT LANDINGS IF UNDERSIDE OF STAIRS IS UNFINISHED, FLOOR AND CEILING JOIST LINES AT 10 FT VERTICALLY AND HORIZONTALLY; AND AT ALL OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY SPACES OF FACTORY-BUILT CHIMNEYS, VENTS, PIPES, DUCTS AND AT ANY OTHER LOCATION WHICH COULD AFFORD PASSAGE OF FLAMES.
2. MATERIALS: FIRE BLOCKING TO CONSIST OF VARIOUS METHODS, INCLUDING 2-INCH NOMINAL LUMBER, GYPSUM BOARD, AND MINERAL WOOL OR GLASS FIBER BATTS.

DECK NOTES

1. CLEARANCE: NO WOOD SHALL BE NEARER THAN 6 INCH TO EARTH UNLESS SEPARATED BY CONCRETE AT LEAST 3 INCH THICK WITH IMPERVIOUS MEMBRANE INSTALLED BETWEEN THE EARTH AND THE CONCRETE UNLESS PRESERVATIVELY TREATED WOOD IS USED.
2. DECKING: 2 INCH NOMINAL THICK MIN PLANKS SHALL BE USED FOR PLANKING WHERE DECK JOIST SPACING IS 16 INCH O.C. OR GREATER. 1 INCH NOMINAL THICK PLANKING SHALL NOT BE USED WHERE DECK JOISTS ARE SPACED GREATER THAN 12 INCH O.C. DECKS AND TERRACES SHALL BE CONSTRUCTED TO SUPPORT APPLICABLE HORIZONTAL AND VERTICAL LOADING, INCLUDING A MIN LIVE LOAD OF 60 PSF.

FIRE PLACE AND CHIMNEY NOTES

1. FIREPLACE/CHIMNEY: FIREPLACE/CHIMNEY WORKMANSHIP, INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL OF THE LATEST ADOPTED LOCAL AND STATE BUILDING CODE(S) AND ORDINANCES AS VERIFIED BY THE OWNER/CONTRACTOR. DESIGN OF FIREPLACE AND CHIMNEY SHALL BE BY OWNER/CONTRACTOR AND IS NOT INCLUDED IN THESE DOCUMENTS.
2. MASONRY AND CONCRETE CHIMNEY ANCHORAGE: ALL MASONRY AND CONCRETE CHIMNEYS SHALL BE ANCHORED AT EACH FLOOR, CEILING LINE OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE.
3. COMBUSTIBLE MATERIALS: COMBUSTIBLE MATERIALS SHALL NOT BE PLACED WITHIN 2 INCH OF MASONRY FIREPLACE SMOKE CHAMBER OR CHIMNEY WALLS. COMBUSTIBLE MATERIAL SHALL NOT BE PLACED WITHIN 6 INCH OF FIREPLACE OPENING. COMBUSTIBLE MATERIALS WITHIN 12 INCH OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN 1/8 INCH FOR EACH INCH DISTANCE FROM THE OPENING OF THE FIREPLACE.
4. CHIMNEY EXTENSION: CHIMNEYS SHALL EXTEND AT LEAST 2 FT HIGHER THAN ANY PORTION OF THE BUILDING WITHIN 10 FT HORIZONTAL OF THE CHIMNEY, BUT NOT LESS THAN 3 FT ABOVE A POINT WHERE THE CHIMNEY PASSES THROUGH THE ROOF.
5. FIREPLACE LISTING: FACTORY BUILT CHIMNEYS, FIREPLACES AND SHOWER STEAMER APPLIANCES SHALL BE LISTED BY AN APPROVED TESTING AGENCY AND HAVE AN ICC APPROVAL NUMBER. INSTALLATION SHALL CONFORM TO THE CONDITIONS AND MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. LOCATION: FUEL BURNING APPLIANCES, INCLUDING FIREPLACES ARE NOT PERMITTED TO BE INSTALLED IN SLEEPING ROOMS, BATHROOMS OR TOLLET ROOMS UNLESS THE APPLIANCES ARE DIRECT VENT APPLIANCES.
7. FLASHING: PROVIDE FLASHING AT WALL AND ROOF, OR ROOF AND CHIMNEY.
8. HEARTH: HEARTHS SHALL BE MADE OF NONCOMBUSTIBLE MATERIALS AT LEAST 4-INCHES THICK AND REINFORCED TO SUPPORT THEIR OWN WEIGHT OR SUPPORTED BY NONCOMBUSTIBLE MATERIALS. THE HEARTH SHALL EXTEND AT LEAST 16 INCH FROM THE FRONT OF AND AT LEAST 8 INCH BEYOND EACH SIDE OF THE FIREPLACE OPENING. WHERE THE FIREPLACE OPENING IS 6 FT OR LONGER, THE HEARTH EXTENSION SHALL EXTEND AT LEAST 20 INCH IN FRONT OF, AND AT LEAST 12 INCH BEYOND EACH SIDE OF THE FIREPLACE OPENING.

CRAWL SPACE NOTES

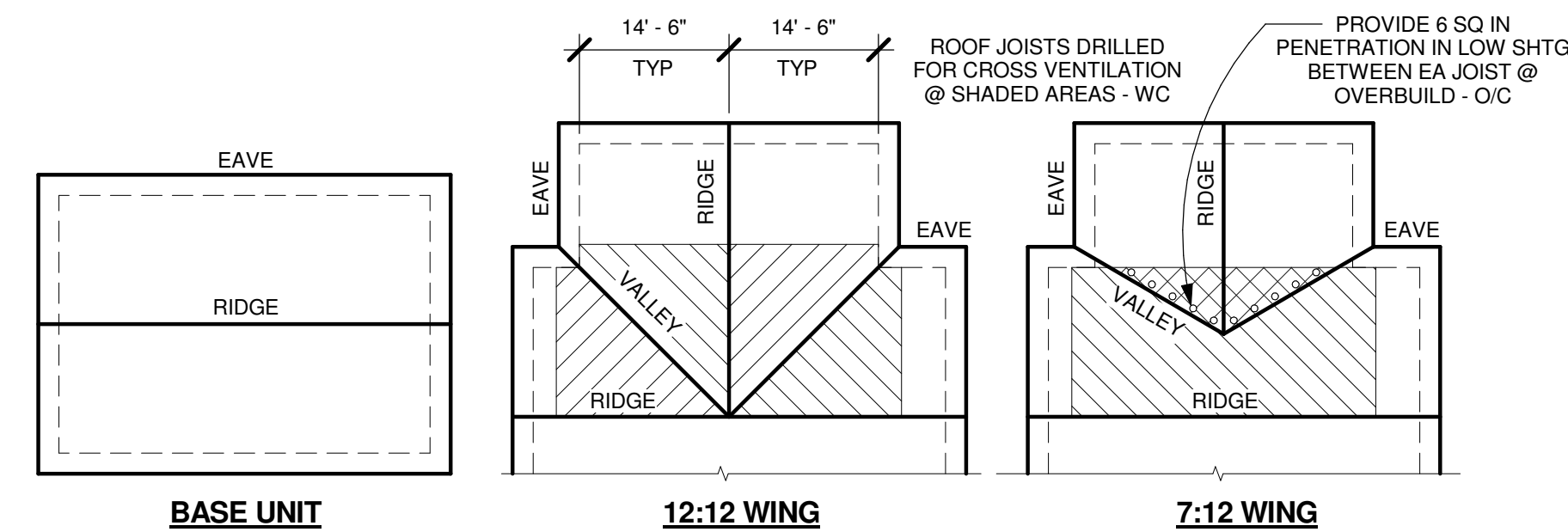
1. UNDERFLOOR VENTILATION: INSTALL SCREENED VENTILATION OPENINGS THROUGH THE FOUNDATION OR EXTERIOR WALLS PLACED ON AT LEAST TWO OPPOSING SIDES SO AS TO PROVIDE CROSS-VENTILATION OF THE SPACE. THE MIN NET AREA OF VENTILATION SHALL NOT BE LESS THAN 1 SQ FT FOR EACH 1500 SQ FT OF THE UNDER-FLOOR AREA. AN APPROVED VAPOR RETARDER MATERIAL 4 MIL (MIN) VISQUEEN SHALL BE INSTALLED ON THE GROUND SURFACE.
2. ALTERNATE TO VENTILATION: INSTALL AN APPROVED VAPOR RETARDER MATERIAL ON THE GROUND SURFACE. SLOPE TO SUMP PUMP, CONDITION THE SPACE, AND INSULATE THE PERIMETER WALLS.
3. CLEARANCE: PROVIDE A MIN OF 18-INCH CLEARANCE FOR WOOD JOISTS AND 12 INCH CLEARANCE FOR WOOD GIRDERS IN THE CRAWLSPACE UNLESS PROPER REDWOOD OR PRESERVATIVELY TREATED WOOD IS USED.
4. ACCESS: PROVIDE A MIN ACCESS OPENING THROUGH THE PERIMETER WALL OF 18 INCH BY 24 INCH OR THROUGH THE FLOOR OF 22 INCH BY 30 INCH. A LARGER OPENING MAY BE REQUIRED FOR ACCESS OF MECHANICAL EQUIPMENT.
5. DEBRIS FREE: THE CRAWLS SPACE SHALL BE LEFT FREE OF ALL VEGETATION, ORGANIC MATERIAL AND CONSTRUCTION DEBRIS.
6. LIQUID PETROLEUM APPLIANCES NOT ALLOWED IN CRAWL SPACE.

ATTIC VENTILATION NOTES:

PROVIDE FOR CROSS VENTILATION FOR ENCLOSED ATTICS AND SPACES BETWEEN RAFTERS FOR EACH SEPARATE SPACE. VENTILATION OPENINGS SHALL BE PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. THE TOTAL NET FREE VENTILATION AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF THE SPACE VENTILATED. THIS MAY BE REDUCED TO NOT LESS THAN 1 TO 300 IF: (1) OPENINGS ARE PROVIDED IN THE UPPER AND LOWER PORTIONS OF THE VENTILATED SPACE, OR (2) A 1 PERM VAPOR BARRIER IS INSTALLED ON THE WARM SIDE OF THE CEILING. PROVIDE A 1 INCH INSULATION Baffle BETWEEN THE INSULATION AND THE ROOF SHEATHING AT ALL LOCATIONS OF THE VENT. PROVIDE VENTILATION OPENINGS WITH CORROSION-RESISTANT WIRE MESH WITH 1/8 INCH MIN TO 1/4 INCH MAX OPENINGS.

ATTIC VENTILATION CALCULATIONS

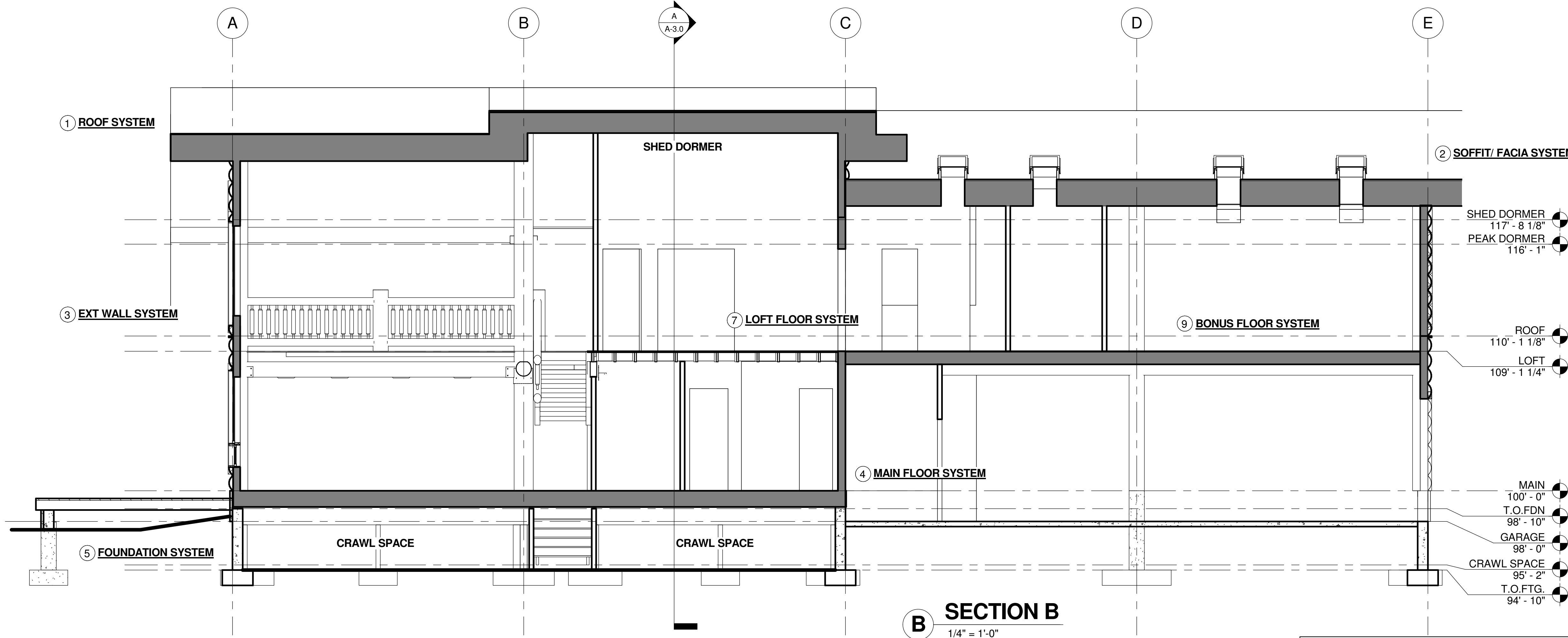
REQUIRED VENTILATION PER SIDE	14.5' / 300 = 6.96 SQ IN/LF OF EAVE
CONTINUOUS RIDGE VENT	6.96 / 2 = 3.48 SQ IN/LF (EA SIDE)
VENTED SOFFIT / SHEAR BLOCKING	6.96 / 2 = 3.48 SQ IN/LF
TYPICAL EAVE	14.5' x 2' + 14.5' x 14.5' / 2 = 134 SQ FT
EAVE @ VALLEY	134 SQ FT / 300 = 64.33 SQ IN / 2 = 32.19 SQ IN WITHIN FIRST 2' OF SOFFIT @ VALLEY



NOTE: AN UNVENTILATED ATTIC SYSTEM UTILIZING CLOSED CELL SPRAY FOAM MAY BE USED IN LIEU OF ATTIC VENTILATION IF PRE-APPROVED BY LOCAL BUILDING INSPECTOR.

ATTIC VENTILATION DETAIL

1/16" = 1'-0"



SECTION B

1/4" = 1'-0"

SECTION NOTES

1. CONTRACTOR WILL VERIFY ANY AND ALL STEPS IN FOOTINGS & FOUNDATION AS REQUIRED BY EXISTING FINISH GRADES.
2. MODIFICATIONS TO THE STRUCTURE MUST BE APPROVED BY THE A/EOR IN WRITING PRIOR TO MAKING ANY CHANGES. GRADES INDICATED ARE APPROXIMATE AND MAY BE MODIFIED SUBJECT TO FINAL SITE CONDITIONS. DRAINAGE AWAY FROM THE STRUCTURE MUST BE MAINTAINED.
3. CONTRACTOR TO INSTALL SNOW STOPS ON ROOF.

ABBREVIATIONS

- O/C INDICATES BUILDING COMPONENT PROVIDED BY OWNER/CONTRACTOR
- WC INDICATES BUILDING COMPONENT PROVIDED BY WHISPER CREEK LOG HOMES
- A/EOR INDICATES ARCHITECT/ENGINEER OF RECORD

SECTION SYSTEM KEYED NOTES

1. **ROOF SYSTEM**
 - CONTINUOUS RIDGE VENT - O/C
 - 30 YEAR ARCHITECTURAL ASPHALT SHINGLES - O/C
 - 30# FELT - O/C
 - ICE & WATER SHIELD - O/C
 - APA RATED ROOF SHEATHING (SEE STRUCT) - WC
 - 14" JSI ROOF FRAMING (SEE STRUCT) - WC
 - INSULATION BAFELLES - O/C
 - R-38 MIN (R-42 RECOMMENDED) INSULATION - O/C
 - 5/8" GYP BAD - O/C
 - LATEX PAINT VAPOR BARRIER - O/C
2. **SOFFIT/ FACIA SYSTEM**
 - ALUMINUM DRIP EDGE - O/C
 - ROUGH CUT WOOD FASCIA - O/C
 - 3/4" OSB FASCIA BACKER - WC
 - VENTED T & G CEDAR SOFFIT - O/C
3. **EXT WALL SYSTEM**
 - APPROX 9" WIDE HALF-ROUND NOMINAL HAND PLANED LOG SIDING
 - 3" TO 4" THICK @ RADIUS- TYPAR BUILDING PAPER - WC
 - FOAMED POLYETHYLENE BACKER ROD - WC
 - 1/2" THICK MIN SASHCO LOG JAM CHINKING (UL LISTED) WC
 - APA RATED SHEATHING (SEE STRUCT) - WC
 - 2 x 6 FRAMING - WC
 - R-20 BLOWN IN CELLULOSE INSULATION - O/C
 - 4 MIL (MIN) VAPOR BARRIER - O/C
 - 1/2" GYP BRD - O/C
4. **MAIN FLOOR SYSTEM**
 - T&G OSB FLOOR SHEATHING - O/C
 - 11-7/8" I-JOIST FLOOR FRAMING (SEE STRUCT) - O/C
 - CULTURED STONE VENEER @ RIM JOIST - O/C
5. **FOUNDATION SYSTEM**
 - 2x6 TREATED SILL PLATE - O/C
 - 8" CONCRETE FOUNDATION WALLS - O/C
 - CLEAN GRAVEL FILL 12" ABOVE TOP OF FOOTING & 8" CLEAR AROUND SIDING OF FOOTING - O/C
 - FRENCH DRAIN PIPED TO STORM DRAIN SYSTEM - O/C
 - CONCRETE FOOTING - O/C
6. **PORCH SYSTEM**
 - APA RATED ROOF SHEATHING (SEE STRUCT) - WC
 - 2x12 ROOF JOISTS (SEE STRUCT) - WC
 - ROUGH CUT WOOD FASCIA - O/C
 - 2x12 FASCIA BACKER - WC
 - VENTED T & G CEDAR SOFFIT - O/C
 - TIMBER BEAM (SEE STRUCT) - WC
 - HAND PLANED TIMBER COLUMNS - WC
 - 2x DECKING MATERIAL - O/C
 - 2x DECK JOISTS (SEE STRUCT) - OPT
 - (3) 2x10 DECK BEAM - OPT
 - CONCRETE PIER (SEE STRUCT) - O/C
 - CONCRETE FOOTING (SEE STRUCT) - O/C
7. **LOFT FLOOR SYSTEM**
 - 23/32" T&G OSB FLOOR SHEATHING - WC
 - 2x8 FLOOR FRAMING (SEE STRUCT) - WC
 - 5/8" T&G CEDAR CEILING FINISH - O/C
 - 12" DIA LOG PURLINS (SEE STRUCT) - WC
8. **BASEMENT FLOOR SYSTEM**
 - 4" CONCRETE SLAB - O/C
 - 6 MIL VAPOR BARRIER - O/C
 - 6" CLEAN GRAVEL FILL - O/C
9. **BONUS FLOOR SYSTEM**
 - 25/32" T&G OSB FLOOR SHEATHING - WC
 - 9 1/2" I-JOISTS - WC

BUILDING SECTION & DETAILS
 SHEET NO. **A-3.0**
 PLAN NO. **M11-015-C-zBH**

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ARCHITECT/ENGINEER OF RECORD (A/EOR):

NO.	BY:	DATE:	DESCRIPTION

PROJECT NAME:
BIG HORN

OWNER:
BRETT & IRENE REGIER

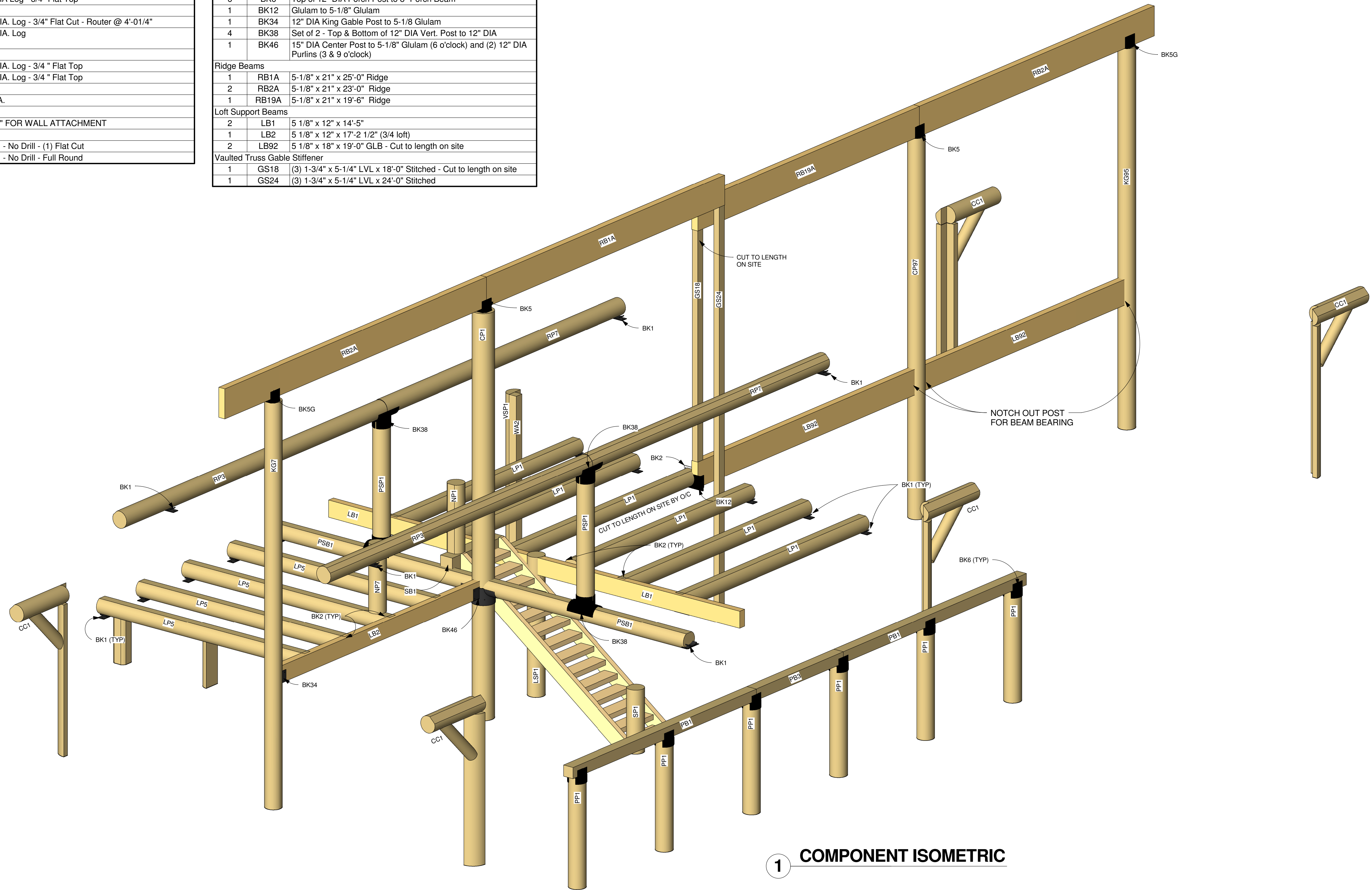
ADDRESS:
LOT SL 22 SWEETWATER RESORT, KOOCANADA LAKE, BC, CANADA V0B 2J0

DRAWING TITLE:
BUILDING SECTION & DETAILS

PROJECT NO. **12-129**
 FILE PATH: C:\Documents and Settings\Admin\Desktop\12-129 Regier M11-015-C-zBH (9-25-12).vt
 DRAWN BY: **BJP**
 CHECKED BY: **GEJ**
 DATE: **25 SEP 2012**
 SHEET NO.: **A-3.0**
 PLAN NO.: **M11-015-C-zBH**
 V5.0

COMPONENT SCHEDULE		
SEE SCHEDULE A FOR COMPLETE COMPONENT LIST		
COUNT	PART #	DESCRIPTION
6	W124	
Vertical Siding Posts		
1	VSP1	Traditional Vertical Siding Post for 10'-0" Wall Attachment
Center Posts		
1	CP1	24'-0" x 15" DIA.
1	CP97	22'-6" x 12" DIA.
Gable King Posts		
1	KG7	24'-0" x 12" x 12" - Rounded Face
1	KG95	22'-6" x 12" x 12" - Rounded Face
Loft Support Posts		
1	LSP1	8'-5 1/4" x 12" DIA. - Notched 5 1/8"x12" round
Purlin Support Post		
2	PSP1	7'-8 3/8" x 12" DIA
Purlin Support Beams		
2	PSB1	13'-8" x 12" DIA Log - 3/4" Flat Top
Roof Purlins (Non-Structural)		
2	RP3	23'-0" x 12" DIA. Log - 3/4" Flat Cut - Router @ 4'-01/4"
2	RP7	20'-8" x 12" DIA. Log
Loft Purlins		
6	LP1	16'-0" x 12" DIA. Log - 3/4" Flat Top
4	LP5	14'-1" x 12" DIA. Log - 3/4" Flat Top
Porch Support Posts		
6	PP1	8'-0" x 12" DIA.
Wall Attachment Posts		
1	WA2	10'-0" x 6" x 6" FOR WALL ATTACHMENT
Newel Posts		
1	NP1	48" x 12" DIA. - No Drill - (1) Flat Cut
1	NP7	48" x 12" DIA. - No Drill - Full Round

COMPONENT SCHEDULE		
SEE SCHEDULE A FOR COMPLETE COMPONENT LIST		
COUNT	PART #	DESCRIPTION
Stair Newel Post		
1	SP1	5'-0" Drill (1) End - Corner Cut
Stair Blocking		
1	SB1	4'-10" x 10" x 10" Cant - 12" DIA TO GLB
Corners		
4	C13	Shed Dormer Corner
5	CC1	Cant. Corner
Porch Beams		
2	PB1	16'-2" x 8" x 8"
1	PB3	7'-8" x 8" x 8"
Brackets		
15	BK1	Wall To 12" DIA Purlin
11	BK2	Glulam to 12" DIA Loft Purlin
2	BK5	Top of Center Post to 5-1/8" Ridge Beam
2	BK5G	Top of Gable King Post to 5-1/8" Ridge Beam
6	BK6	Top of 12" DIA Porch Post to 8" Porch Beam
1	BK12	Glulam to 5-1/8" Glulam
1	BK34	12" DIA King Gable Post to 5-1/8" Glulam
4	BK38	Set of 2 - Top & Bottom of 12" DIA Vert. Post to 12" DIA
1	BK46	15" DIA Center Post to 5-1/8" Glulam (6 o'clock) and (2) 12" DIA Purlins (3 & 9 o'clock)
Ridge Beams		
1	RB1A	5-1/8" x 21" x 25'-0" Ridge
2	RB2A	5-1/8" x 21" x 23'-0" Ridge
1	RB19A	5-1/8" x 21" x 19'-6" Ridge
Loft Support Beams		
2	LB1	5 1/8" x 12" x 14'-5"
1	LB2	5 1/8" x 12" x 17'-2 1/2" (3/4 loft)
2	LB92	5 1/8" x 18" x 19'-0" GLB - Cut to length on site
Vaulted Truss Gable Stiffener		
1	GS18	(3) 1-3/4" x 5-1/4" LVL x 18'-0" Stitched - Cut to length on site
1	GS24	(3) 1-3/4" x 5-1/4" LVL x 24'-0" Stitched



1 COMPONENT ISOMETRIC

PLAN NO.: M11-015-C-zBH

SHEET NO.: A-4.0

COMPONENT ISOMETRIC & SCHEDULE

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NO.	BY:	DATE:	DESCRIPTION

PROJECT NAME: BIG HORN

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ADDRESS: LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0

DRAWING TITLE: COMPONENT ISOMETRIC & SCHEDULE

PROJECT NO.: 12-129	FILE PATH: C:\Documents and Settings\Admin\Desktop\12-129 Regier M11-005-C-BH8 (9-25-12).vt
DRAWN BY: BJP	CHECKED BY: GEJ
DATE: 25 SEP 2012	SHEET NO.: A-4.0
PLAN NO.: M11-015-C-zBH	V5.0

FOOTING SCHEDULE

SEE STRUCTURAL DESIGN INFORMATION & STRUCTURAL NOTES FOR DESIGN CRITERIA

NO.	WIDTH	LENGTH	THICKNESS	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				NO.	SIZE	LENGTH	SPACE	NO.	SIZE	LENGTH	SPACE
FC-20	2'-0"	CONT	8"					2	#4	CONT	18" O.C.
FS-26	2'-6"	2'-6"	10"	3	#4	2'-0"	12" O.C.	3	#4	2'-0"	12" O.C.
FS-36	3'-6"	3'-6"	12"	4	#4	3'-0"	12" O.C.	4	#4	3'-0"	12" O.C.
FS-40	4'-0"	4'-0"	12"	5	#4	3'-3"	10 1/2" O.C.	5	#4	3'-3"	10 1/2" O.C.
FS-46	4'-6"	4'-6"	12"	5	#4	4'-0"	12" O.C.	5	#4	4'-0"	12" O.C.

FULL HEIGHT FOUNDATION NOTE:

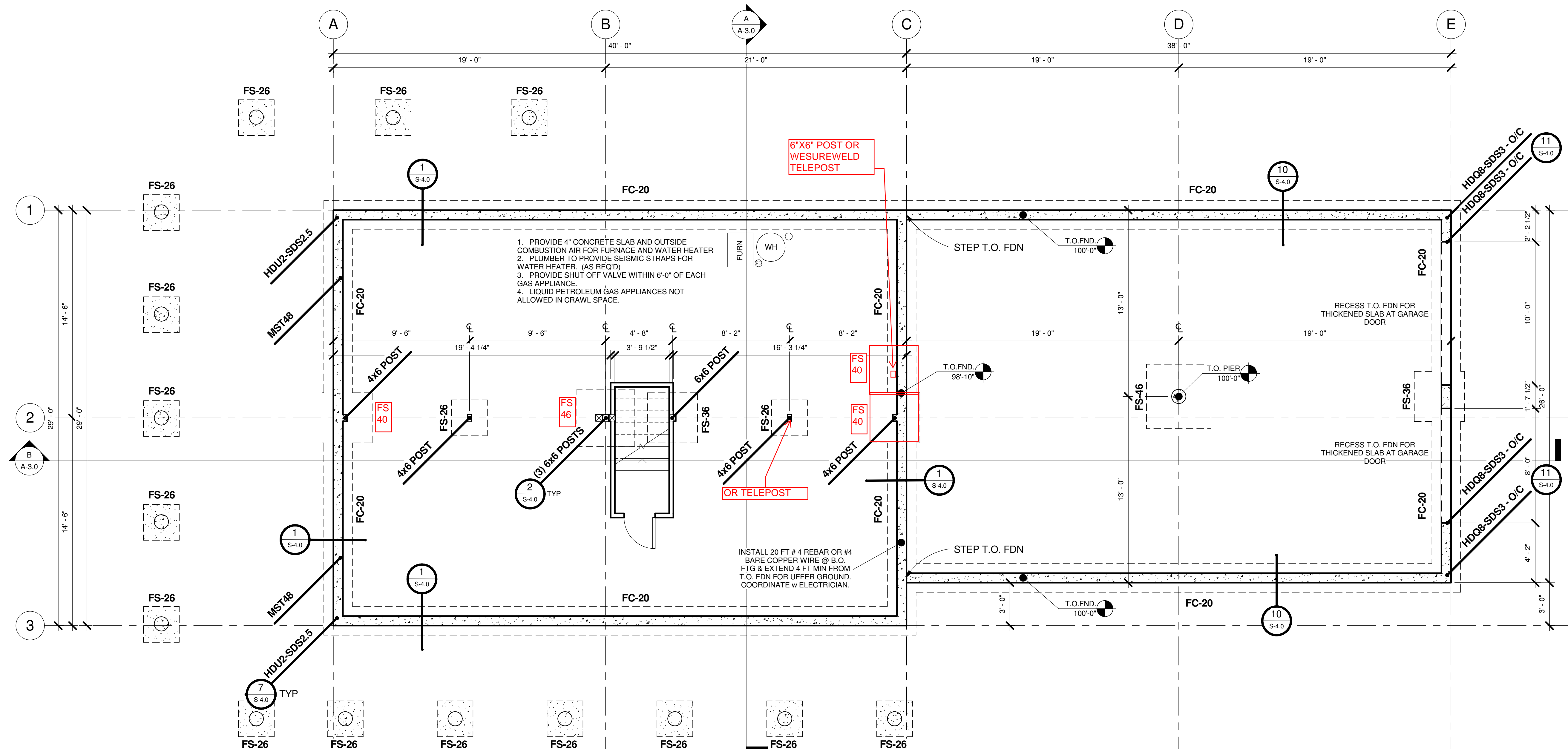
THIS STRUCTURE WAS DESIGNED WITH FULL HEIGHT CONCRETE FOUNDATION WALLS. FRAMING WALLS BELOW THE MAIN FLOOR REQUIRES ADDITIONAL ENGINEERING AND FEES. HOLDOWN EMBEDS, ANCHOR BOLTS, AND FRAMING WILL NEED TO BE ADDRESSED.

FOOTING & FOUNDATION PLAN NOTES

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- SEE SHEETS S-4.0 & S-5.0 FOR STRUCTURAL NOTES & DETAILS.
- SEE PLANS, SHEAR WALL NOTES, AND SCHEDULE FOR WALL SHEATHING AND ANCHOR BOLTS. U.N.O. MINIMUM ANCHOR BOLTS SHALL BE 5/8" Ø WITH 7 INCHES MIN EMBED INSTALLED AT 32 INCHES MAX ON CENTER. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES BY 1/4 INCH THICK SHALL BE USED ON EACH BOLT.
- FOUNDATION WALLS SHALL BE LATERALLY SUPPORTED UNTIL SUPPORT MEMBERS (FLOOR FRAMING AND SLABS) HAVE BEEN INSTALLED.
- BASEMENT WINDOWS SHALL BE INSTALLED TO MEET EGRESS, LIGHT AND VENTILATION REQUIREMENTS PER ABC. WINDOWS, FRAMES AND AREA WELLS ARE FURNISHED AND LOCATED ON SITE BY CONTRACTOR.

LEGEND

- FC-18 INDICATES FOOTING TYPE. SEE FOOTING SCHEDULE.
 F-S INDICATES STEP IN FOOTING FOUNDATION. SEE FOOTING & FOUNDATION DETAIL.
 HDQ8 / PHD2 / MST48 INDICATES LOCATIONS FOR SIMPSON HOLDOWN. SEE NOTES & HOLDOWN DETAILS



1 FOOTING & FOUNDATION PLAN
1/4" = 1'-0"

FOOTING & FOUNDATION PLAN
 SHEET NO. S-1.0
 PLAN NO. M11-015-C-zBH

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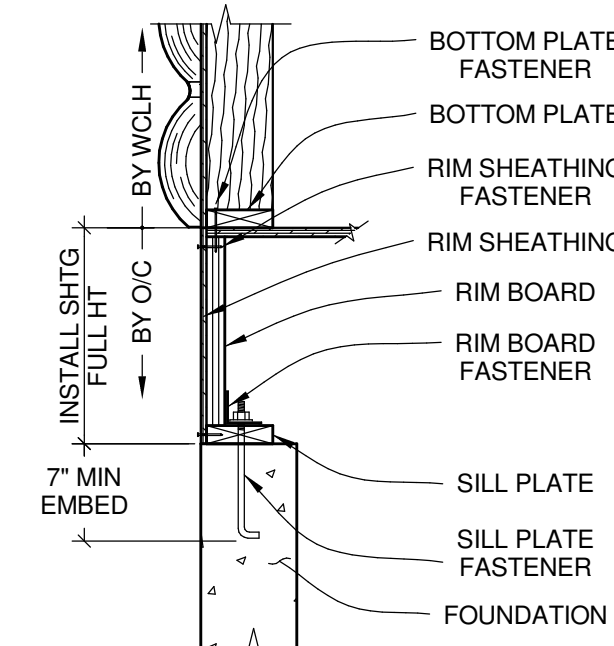
OWNER: BRETT & IRENE REGIER

ADDRESS: LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0

DRAWING TITLE: FOOTING & FOUNDATION PLAN

PROJECT NO: 12-129
 FILE PATH: C:\Documents and Settings\Admin\Desktop\12-129 Regier M11-005-C-zBH (9-25-12).rvt
 DRAWN BY: BJP
 CHECKED BY: GEJ
 DATE: 25 SEP 2012
 SHEET NO: S-1.0
 V5.0

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WALL SECTIONS

WALL BASE CONNECTION SCHEDULE

LOCATION	FASTENER OR MEMBER
BOTTOM PLATE	2X6 X CONT
FASTENER	16d NAILS @ EA JST, BLKG & CONT @ 3-1/2" O.C.
RIM SHEATHING	7/16" APA 2 4/16 EXT SHTG
FASTENER	8d NAILS @ 3-1/8" O.C. ALL EDGES
RIM BOARD	1-1/8" MIN LVL RIM BOARD
FASTENER TO SILL PL OR TOP PLATE	A35's @ 24" O.C. (ONLY REQD W/ GABLE END DOOR OR WINDOW FEATURE WALLS) STAINLESS STL OR Z-MAX @ TREATED PL
SILL PLATE	2x6 X CONT PRESSURE TREATED
FASTENER	5/8" DIA A.B. @ 32" O.C. U.N.O. (2,3)

- NOTES:
- SEE PLANS, SHEAR WALL NOTES AND SCHEDULE FOR LOW WALL SHEATHING.
 - 1/4" x 3" x 3" PLATE WASHERS REQD IN SEISMIC DESIGN CATEGORY D, E, & F (ZONE 3 & 4)
 - INSTALL A.B. @ TIGHTER SPACING (<32" O.C.) WHERE INDICATED ON PLANS & DETAILS

FLOOR JOIST SCHEDULE

11-7/8"	19.2" O.C.	16" O.C.	ICC-ES
	BCI 6000	BCI 5000	ESR-1336
	TJI 210	TJI 110's	ESR-1153
	LP1 200	LP1 200	ESR-1254
	JSI 20	JSI 20	ESR-2077

KEYED NOTES

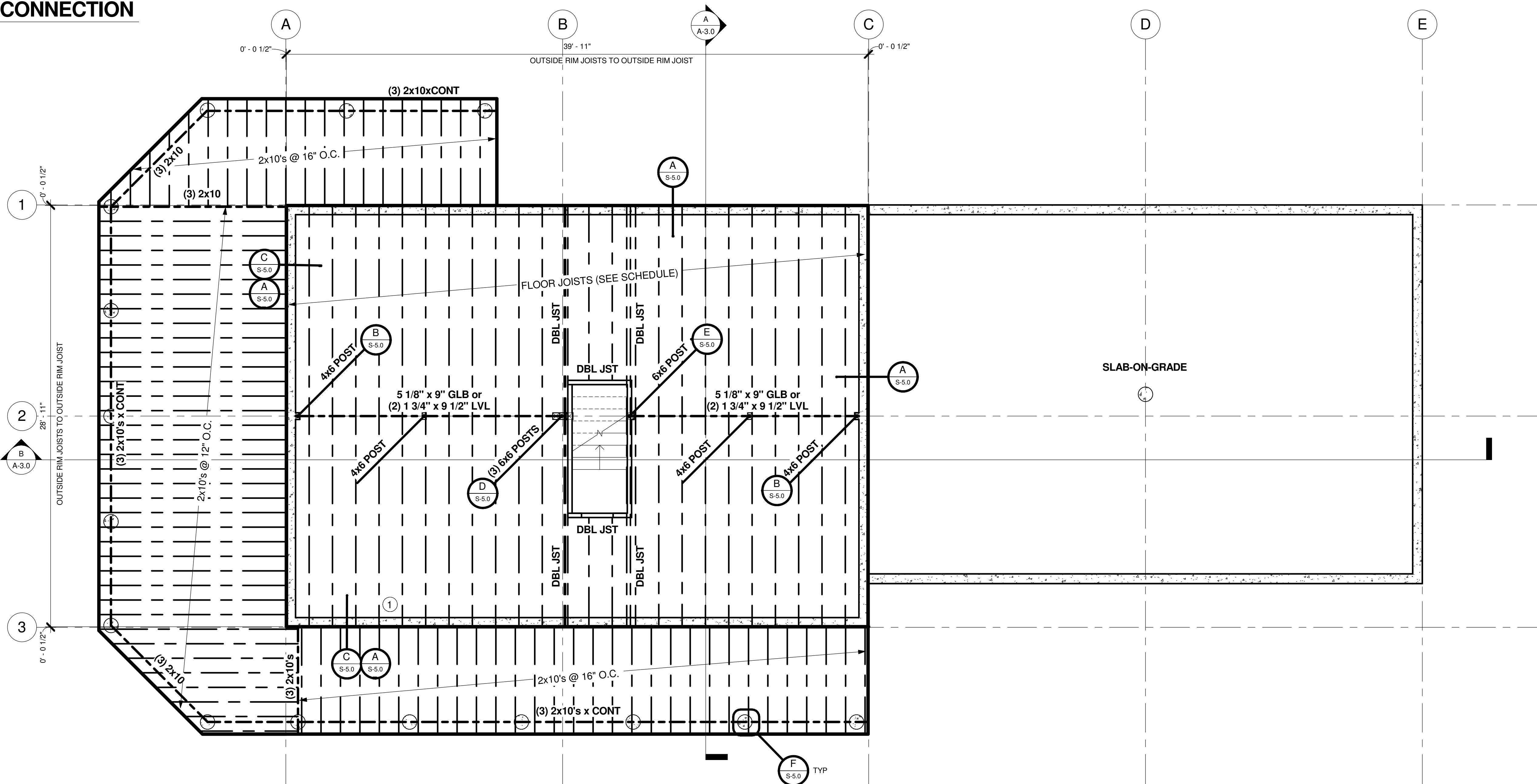
- INSTALL LVL BEAMS IN PLACE OF JOISTS FOR HEAVY FIREPLACE/HEARTH (VERIFY W/ ARCHITECT ON RECORD).

FLOOR FRAMING PLAN NOTES

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- SEE SHEETS S-4.0 & S-5.0 FOR STRUCTURAL NOTES & DETAILS.
- PLACE 2 STUDS MINIMUM AT ALL BEAMS, HEADERS AND GIRDER TRUSS BEARING POINTS WITH SPANS GREATER THAN SIX FEET, UNLESS NOTED OTHERWISE. MULTIPLE STUDS AND COLUMNS SHALL EXTEND CONTINUOUS TO FOUNDATION OR SUPPORTING BEAM BELOW. USE MULTIPLE SOLID BLOCKING AT FLOORS.
- SEE FLOOR SHEATHING NOTES FOR FLOOR SHEATHING SIZE & NAILING.
- AT FLUSH BEAMS USE SIMPSON ITT SERIES (WEB JOISTS) OR JB SERIES (WOOD JOISTS) TOP FLANGE JOIST HANGERS EACH JOIST U.N.O.
- ARRANGE JOIST LOCATIONS AT BATHROOM AND KITCHEN AREAS TO AVOID CONFLICT WITH PLUMBING.
- FLOOR JOISTS UNDER FIREPLACE HEARTH'S MAY NEED SPACING REDUCED AND/OR SUBSTITUTED W/ LVL'S TO SUPPORT THE ADDED LOADING. VERIFY W/ ENGINEER.
- HOT TUBS OR OTHER OWNER INSTALLED ITEMS THAT IMPOSE HEAVY LOADS ON STRUCTURAL MEMBERS WILL REQUIRE ADDITIONAL ENGINEERING IF NOT SHOWN ON ORIGINAL PLANS USED FOR DESIGN. STRUCTURAL MEMBERS MAY NEED TO BE INCREASED FOR THE ADDITIONAL IMPOSED LOADING.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE.

2 WCLH WALL BASE CONNECTION

NOT TO SCALE



1 MAIN FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTE: ALL FLOOR FRAMING SHOWN ON THIS SHEET BY O/C

SHEET TITLE: **MAIN FLOOR FRAMING PLAN**

PLAN NO.: **M11-015-C-zBH**

SHEET NO.: **S-2.0**

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REVISIONS			
NO.	BY:	DATE:	DESCRIPTION

PROJECT NAME: **BIG HORN**

OWNER: **BRETT & IRENE REGIER**

ADDRESS: **LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0**

DRAWING TITLE: **MAIN FLOOR FRAMING PLAN**

PROJECT NO.: 12-129

FILE PATH: C:\Documents and Settings\Admin2\Desktop\12-129 Reiger M11-000-C-BH8 (9-25-12).vt

DRAWN BY: BJP

CHECKED BY: GEJ

DATE: 25 SEP 2012

SHEET NO.: **S-2.0**

PLAN NO.: **M11-015-C-zBH**

V5.0

FACTORY WALL SCHEDULE						
MARK	MAX SHEAR	STRUCT SHTG	NAILING 8d - 2.5" x .129"		BOTTOM PLATT TO RIM JOIST ATTACHMENT	TREATED BOTTOM PLATE TO FDN ATTACHMENT
			EDGES	FIELD		
FW-1	350 PLF	7/16"	3 1/8" O.C.	12" O.C. (MAX)	16d NAILS @ EA JST, BLKG & CONT @ 1 1/2" O.C.	5/8" DIA x 10" A.B @ 32" O.C. (MAX)
FW-2	599 PLF	5/8"	2" O.C.	12" O.C. (MAX)	3/8" DIA x 8" LAG BOLTS @ 16" O.C.	5/8" DIA x 12" A.B @ 32" O.C. (MAX)

1. 7/16" APA RATED STRUCT SHEETING MAY BE USED FOR FW-2 IF INSTALLED HORIZONTALLY.
 2. INSTALL (2) 2x6 STUDS @ ADJOINING PANELS WITHIN SHEAR PANELS & (2) 2x6 BOTTOM PLATES. (2) 2x6'S TO BE FACE NAILED w/ 10d EACH FACE @ 3" O.C STAGGERED.

LEGEND

- INDICATES FACTORY WALL SHEAR PANEL SEE FACTORY WALL SCHEDULE S-5.0
- INDICATES PRE-BUILT FACTORY BRACKET SEE STRUCTURAL STEEL NOTES SHEET S-4.0

FLOOR SHEATHING

- TYPICAL FLOOR SHEATHING SHALL BE 3/4 IN. T&G APA RATED 48/24 EXPOSURE 1 SHEATHING NAILED WITH 10d NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKING; 10d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS. NAILING SHALL BE SPACED AT 3/8 IN. MIN FROM EDGE OF PANEL.
- LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED (SEE TYPICAL DETAILS).
- BLOCK JOISTS SOLID AT ALL BEARING POINTS.

KEYED NOTES

- INSTALL LVL BEAMS IN PLACE OF JOISTS FOR HEAVY FIREPLACE/HEARTH (VERIFY W/ ARCHITECT ON RECORD).

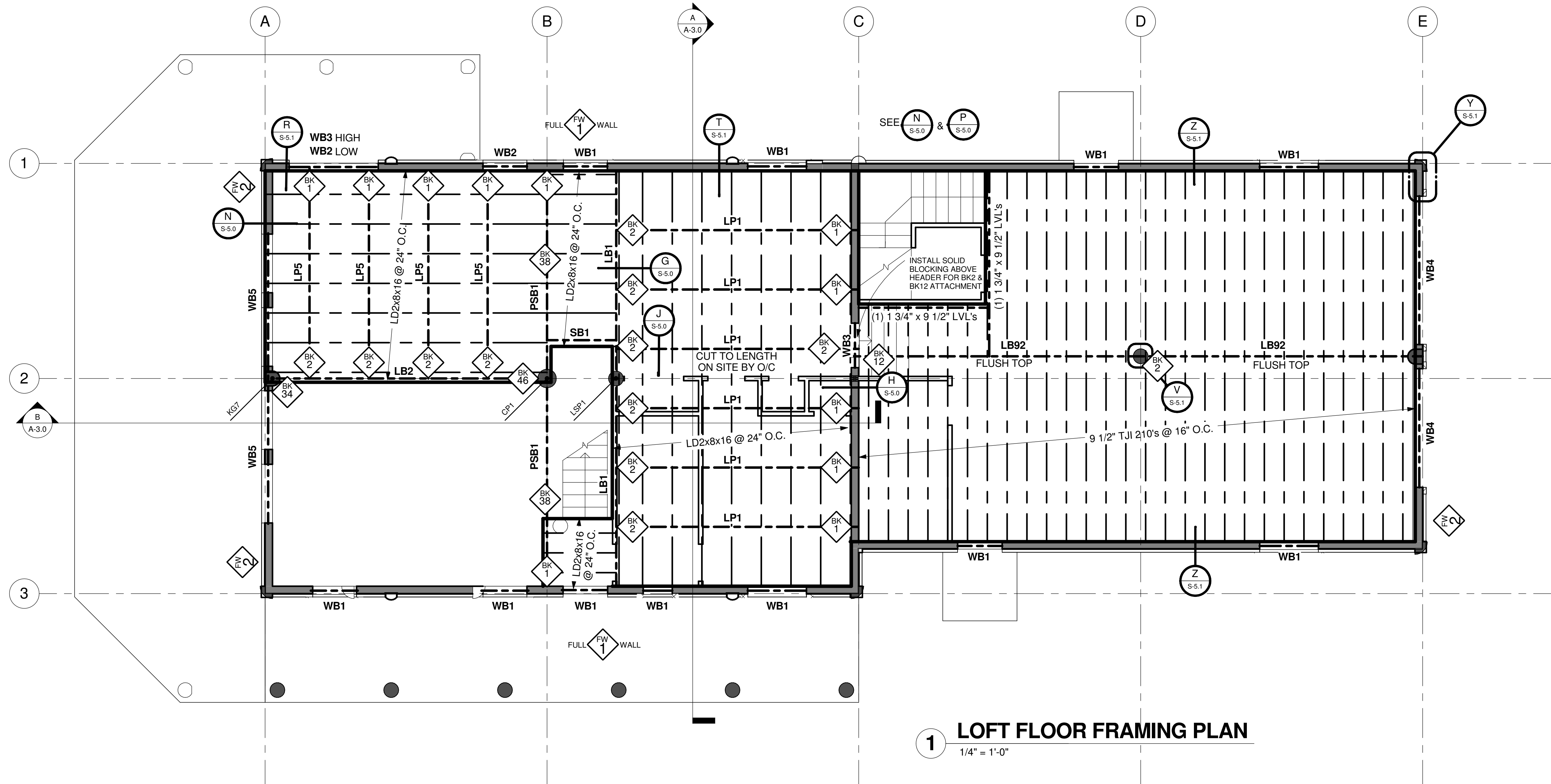
FLOOR FRAMING PLAN NOTES

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- SEE FLOOR SHEATHING NOTES FOR FLOOR SHEATHING SIZE & NAILING.
- AT FLUSH BEAMS USE SIMPSON ITT SERIES (WEB JOISTS) OR JB SERIES (WOOD JOISTS) TOP FLANGE JOIST HANGERS EACH JOIST U.N.O.
- ARRANGE JOIST LOCATIONS AT BATHROOM AND KITCHEN AREAS TO AVOID CONFLICT WITH PLUMBING.
- FLOOR JOISTS UNDER FIREPLACE HEARTHS MAY NEED SPACING REDUCED AND/OR SUBSTITUTED w/ LVL'S TO SUPPORT THE ADDED LOADING. VERIFY W/ ENGINEER.
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BEAM SCHEDULE

NOTES: - SEE DESIGN CRITERIA FOR LOADING
 - SEE LUMBER NOTES FOR ADDITIONAL GRADING INFORMATION

NO.	DESCRIPTION	GRADE
LB1	5-1/8"x12"x14'-5"	V4 DF/DF
LB2	5-1/8"x12"x17'-2 1/2" (3/4 Loft)	V4 DF/DF
LB92	5 1/8" x 18" x 19'-0" GLB	V4 DF/DF
LP1	16'-0" x 12" DIA Log - 3/4" Flat Top TIMBER	SPF
LP5	14'-1" x 12" DIA Log - 3/4" Flat Top TIMBER	SPF
PB1	16'-2" x 8" x 8" TIMBER	SPF
PB3	7'-8" x 8" x 8" TIMBER	SPF
PB11	15'-4" x 8" x 8" TIMBER	SPF
PSB1	13'-8" x 12" DIA Log - 3/4" Flat Top	SPF
RB1A	5-1/8" x 21" x 25' Ridge	V4 DF/DF
RB2A	5-1/8" x 21" x 23' Ridge	V4 DF/DF
RB19A	5-1/8" x 21" x 19'-6" Ridge	V4 DF/DF
SB1	4'-10" x 10" x10" Cant	SPF
WB1	(3) 2x10	SPF
WB2	(3) 1 3/4" x 6 3/4" LVL	2,900 PSF
WB3	(3) 1 3/4" x 9 1/2" LVL	2,900 PSF
WB4	(3) 1 3/4" x 11 7/8" LVL	2,900 PSF
WB5	(3) 1 3/4" x 14" LVL	2,900 PSF



1 LOFT FLOOR FRAMING PLAN
 1/4" = 1'-0"

LOFT FLOOR FRAMING PLAN
 M11-015-C-zBH
 S-2.1

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LOFT FLOOR FRAMING PLAN

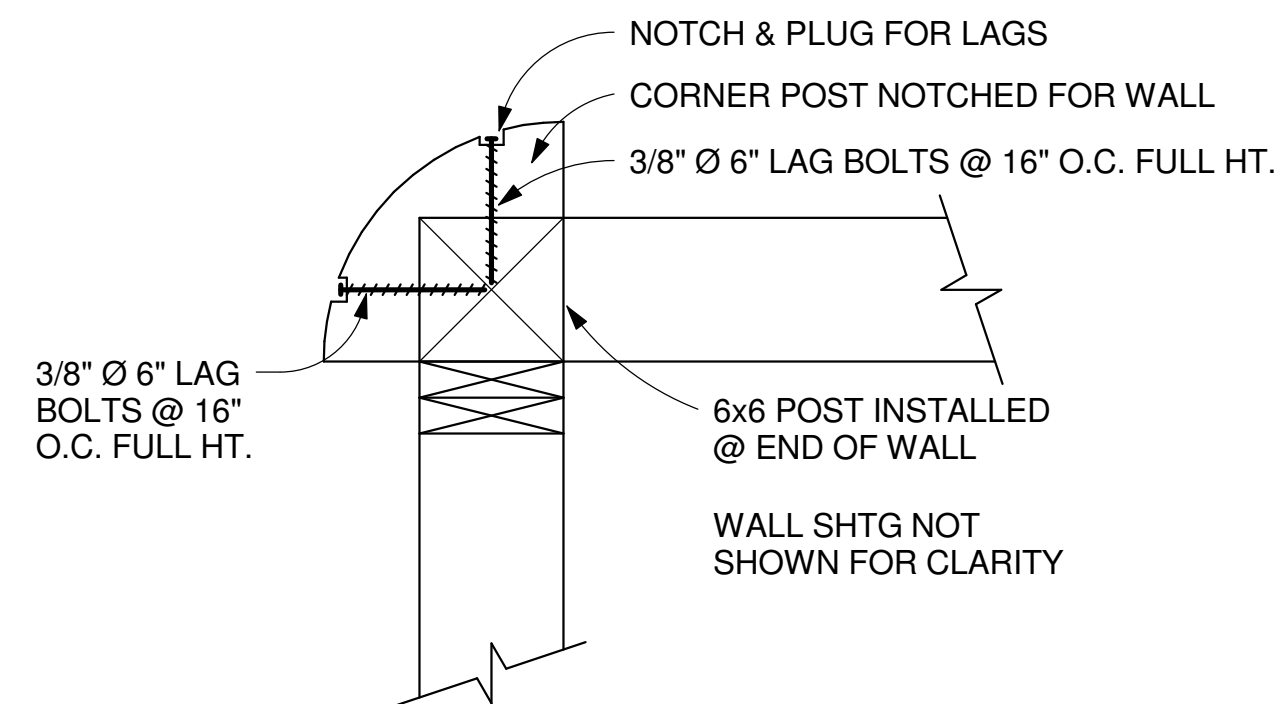
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 DRAWN BY: BJP
 CHECKED BY: GEJ
 DATE: 25 SEP 2012
 SHEET NO: **S-2.1**
 V5.0

LEGEND

- INDICATES FACTORY WALL SHEAR PANEL SEE FACTORY WALL SCHEDULE S-5.0
- INDICATES PRE-BUILT FACTORY BRACKET SEE STRUCTURAL STEEL NOTES SHEET S-4.0

ROOF FRAMING PLAN NOTES

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3. SEE SHEETS S-4.0, S-5.0, & S-5.1 FOR STRUCTURAL NOTES & DETAILS.
4. SEE DESIGN PLANS FOR DIMENSIONS. DO NOT SCALE STRUCTURAL DRAWINGS.
5. SEE SHEET A-4.0 FOR COMPONENT SCHEDULE OR BEAM SCHEDULE FOR COMPONENT DESCRIPTION



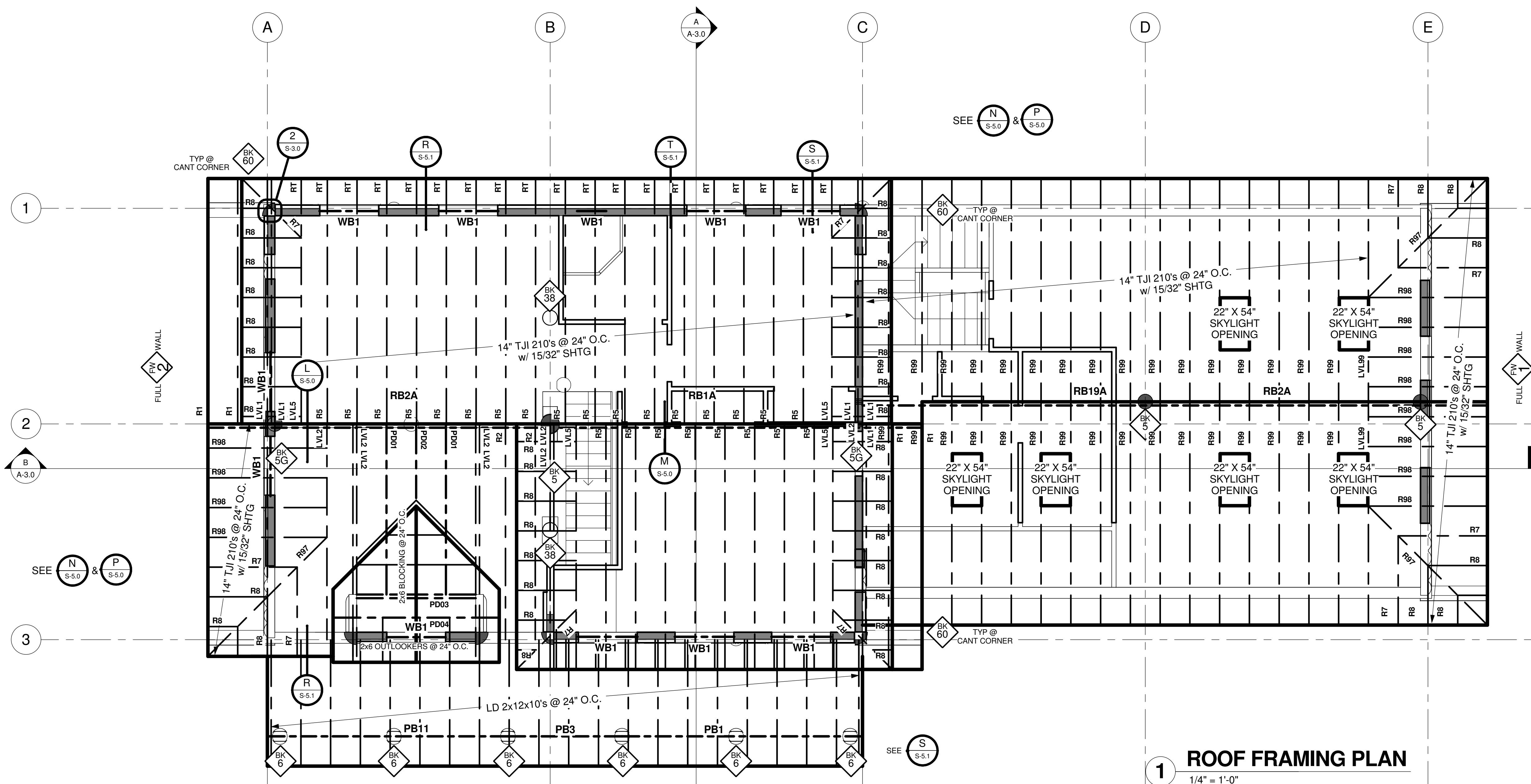
2 CORNER DETAIL
1 1/2" = 1'-0"

ROOF JOISTS & TRUSSES		
JSI 40 PRI-80-APA or LPI 42 Plus MAY BE SUBSTITUTED FOR JSI 4000		
COUNT	TYPE	DESCRIPTION
5	LVL1	23'-0 1/4" x 1 3/4" x 14" LVL
8	LVL2	1 3/4" x 14" LVL x 21'-4 7/16"
4	LVL5	1-3/4" x 14" LVL x 18'-2 1/8"
2	LVL99	1 3/4" x 14" LVL x 20'-10 3/4"
2	PD01	Side Rafter - < or = Roof B
1	PD02	Center Rafter - < or = Roof B
1	PD03	Peak Girder - 2 Ply - < or = Roof B
1	PD04	Peak Truss - < or = Roof B
4	R1	14" I-Joist x 23'-0 1/4"
2	R2	14" I-Joist x 21'-4 7/16"
25	R5	14" I-Joist x 18'-2 1/8"
10	R7	14" I-Joist x 6'-0" -Outlooker
41	R8	14" I-Joist x 4'-0" -Outlooker
3	R97	14" I-Joist x 12'-0" - Outlooker
12	R98	14" I-Joist x 8'-0" -Outlooker
32	R99	14" I-Joist x 20'-10 3/4"
19	RT	14" I-Joist x 2'-10" - Rafter Tail

BEAM SCHEDULE

NOTES: - SEE DESIGN CRITERIA FOR LOADING
- SEE LUMBER NOTES FOR ADDITIONAL GRADING INFORMATION

NO.	DESCRIPTION	GRADE
LB1	5-1/8"x12"x14'-5"	V4 DF/DF
LB2	5-1/8"x12"x17'-2 1/2" (3/4 Loft)	V4 DF/DF
LB92	5 1/8" x 18" x 19'-0" GLB	V4 DF/DF
LP1	16'-0" x 12" DIA Log - 3/4" Flat Top TIMBER	SPF
LP5	14'-1" x 12" DIA Log - 3/4" Flat Top TIMBER	SPF
PB1	16'-2" x 8" x 8" TIMBER	SPF
PB3	7'-8" x 8" x 8" TIMBER	SPF
PB11	15'-4" x 8" x 8" TIMBER	SPF
PSB1	13'-8" x 12" DIA Log - 3/4" Flat Top	SPF
RB1A	5-1/8" x 21" x 25' Ridge	V4 DF/DF
RB2A	5-1/8" x 21" x 23' Ridge	V4 DF/DF
RB19A	5-1/8" x 21" x 19'-6" Ridge	V4 DF/DF
SB1	4'-10" x 10" x10" Cant	SPF
WB1	(3) 2x10	SPF
WB2	(3) 1 3/4" x 6 3/4" LVL	2,900 PSF
WB3	(3) 1 3/4" x 9 1/2" LVL	2,900 PSF
WB4	(3) 1 3/4" x 11 7/8" LVL	2,900 PSF
WB5	(3) 1 3/4" x 14" LVL	2,900 PSF



1 ROOF FRAMING PLAN
1/4" = 1'-0"

PLAN NO: M11-015-C-zBH
SHEET NO: S-3.0

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ARCHITECT/ENGINEER OF RECORD (A/E/C/P):

REVISIONS			
NO.	BY:	DATE:	DESCRIPTION

PROJECT NAME: **BIG HORN**

OWNER: **BRETT & IRENE REGIER**

ADDRESS: **LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0**

DRAWING TITLE: **ROOF FRAMING PLAN**

PROJECT NO: 12-129
FILE PATH: C:\Documents and Settings\Admin\Desktop\12-129 Regier M11-000-C-BH8 (9-25-12).rvt

DRAWN BY: BJP
CHECKED BY: GEJ
DATE: 25 SEP 2012

PLAN NO: M11-015-C-zBH
SHEET NO: S-3.0
V5.0

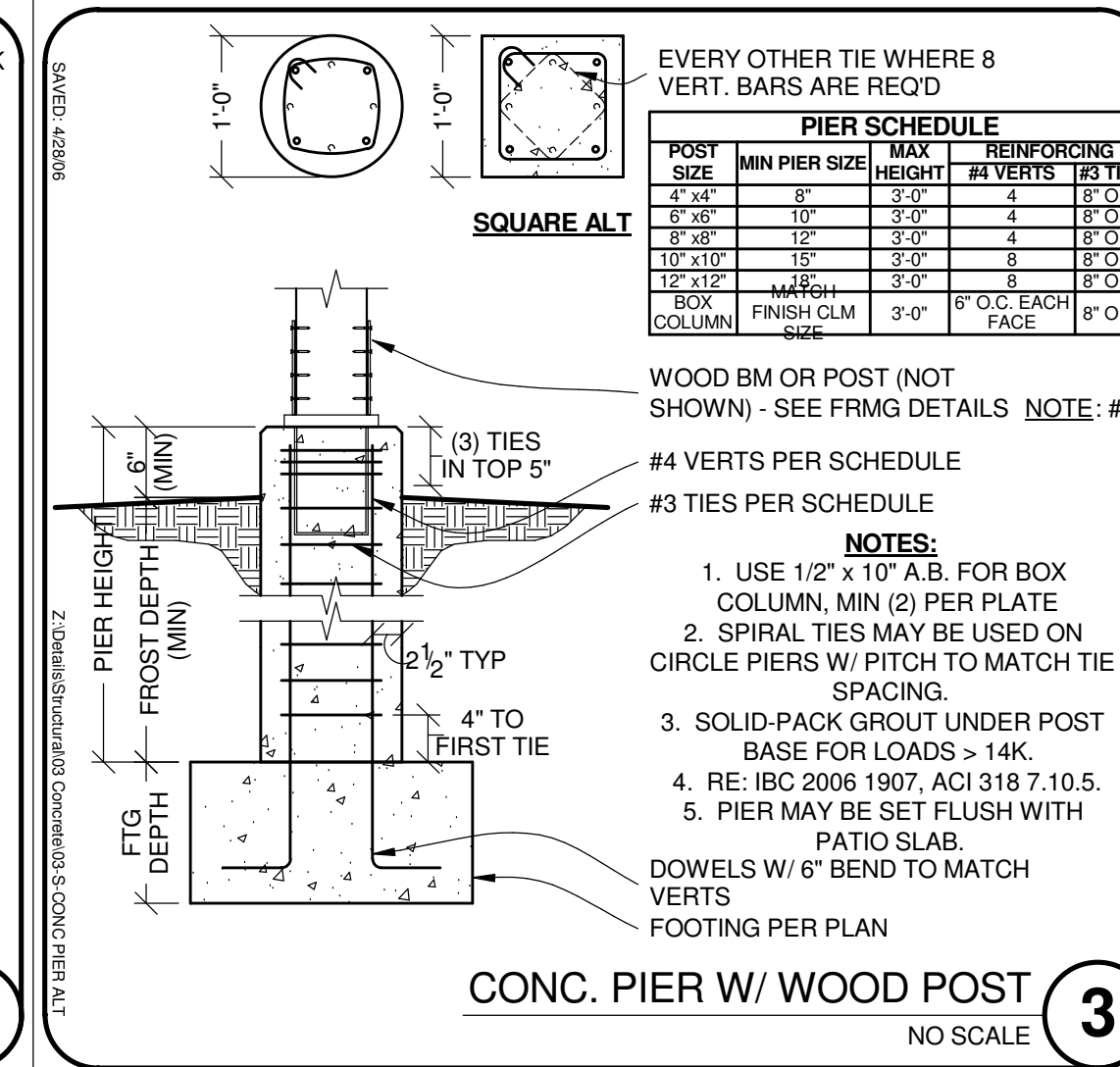
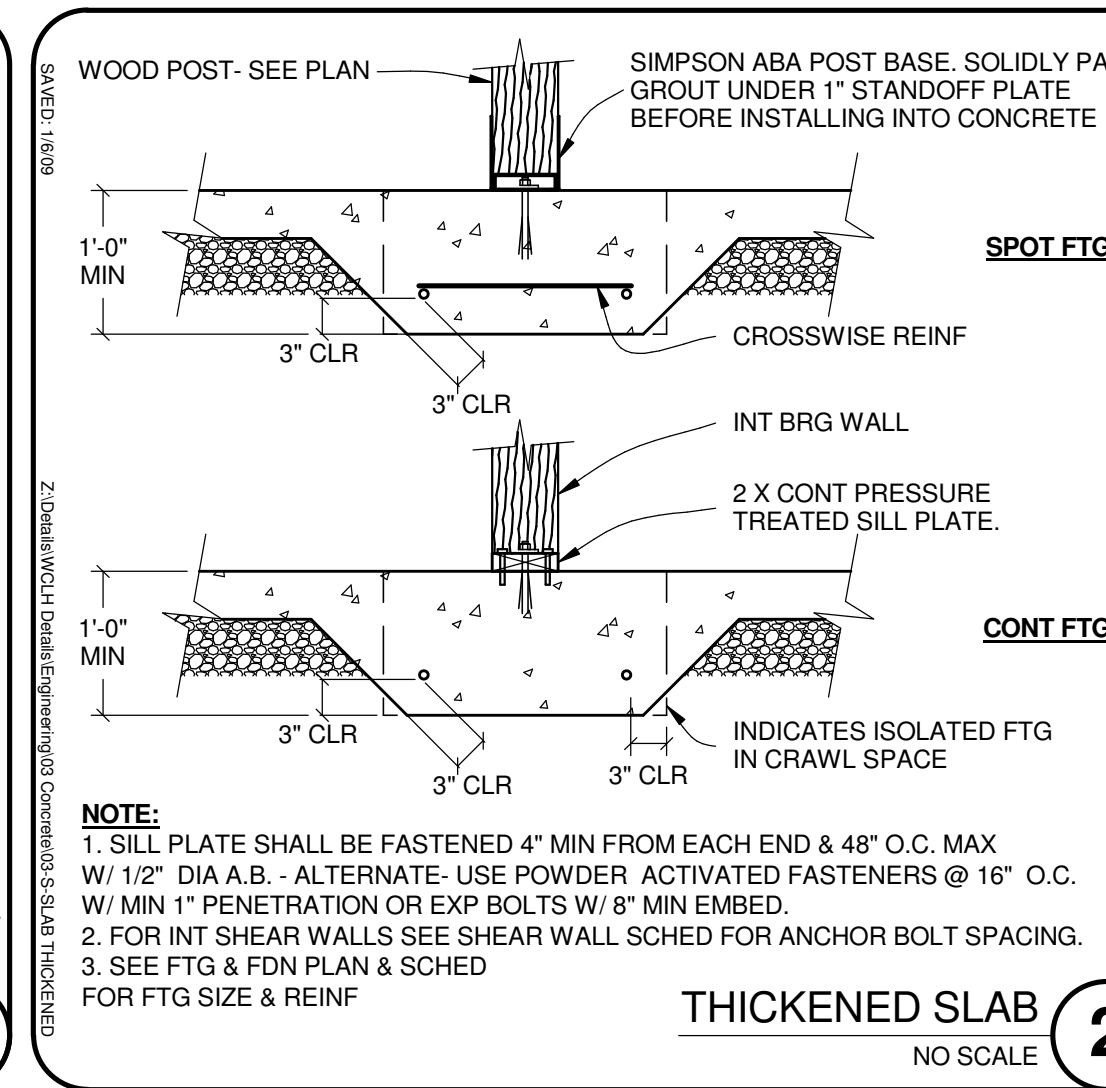
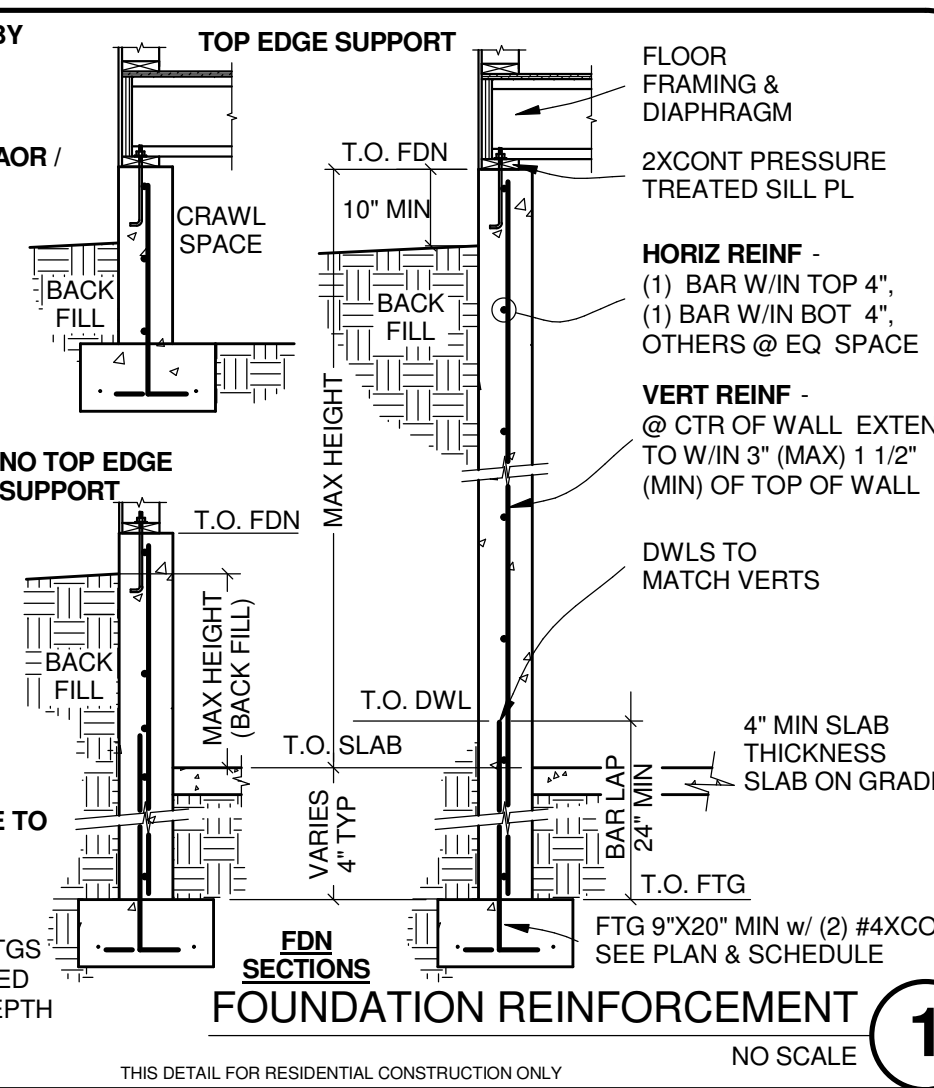
FOUNDATION SCHEDULE

MAX HEIGHT	THICK	VERT	HORIZ
4'-6"	8" MIN	#4 @ 16"	#4 @ 12"
4'-6"	8" MIN	#4 @ 16"	#4 @ 12"
4'-6"	8" MIN	#4 @ 16"	#4 @ 12"
5'-6"	8" MIN	#4 @ 16"	#4 @ 12"
5'-6"	8" MIN	#4 @ 16"	#4 @ 12"
6'-6"	8" MIN	#4 @ 16"	#4 @ 12"
6'-6"	8" MIN	#4 @ 16"	#4 @ 12"
6'-6"	8" MIN	#4 @ 16"	#4 @ 12"
6'-6"	8" MIN	#4 @ 16"	#4 @ 12"
6'-6"	8" MIN	#4 @ 16"	#4 @ 12"
6'-6"	8" MIN	#4 @ 16"	#4 @ 12"

NOTE: REINF MAY BE REDUCED TO THAT REQ'D BY LOCAL ADOPTED CODE(S) WHEN DESIGN CONSTRAINTS AND CRITERIA ARE MET. CODE APPROVED ICF REINF MAY ALSO BE USED WHEN DESIGN CONSTRAINTS AND CRITERIA ARE MET. AOR / EOR SHALL BE NOTIFIED IN WRITING WHEN ALTERNATES ARE USED.

REINFR FREE STANDING FDN (NO BACKFILL EITHER SIDE) & FDN EQUALLY BACKFILLED EA SIDE SAME AS 8" TYP MAX HT FDN

NOTES:
1. BASED ON 3,000 PSI CONC AND 60,000 PSI REINF.
2. SILL PL SHALL BE FASTENED W/ A.B. AS INDICATED IN PLAN & SHEAR WALL SCHED. SEE FDN & SILL PLATE NOTES.
3. **RETAINING WALL** TYPE FTG & FDN MUST BE INSTALLED WHERE TOP OF FDN IS NOT SUPPORTED W/ FLR OR ROOF DIAPHRAGM. RETAINING WALL FDN'S REQUIRE WIDER FTGS, ADDL REINF & SPECIAL PLACEMENT OF REINF & DWLS. RECOMMEND THAT FDN WALL MAINTAINS FULL HT UNTIL MAX HT OF BACK FILL 4 FT. SEE RETAINING WALL DETAILS.
4. WCLH DOES NOT WARRANT COMPONENTS INSTALLED LESS THAN 24" FROM THE GROUND.
5. ICF FORMS MAY BE USED. ALIGN FACE OF CONCRETE AS SHOWN. CHANGES IN WALL THICKNESS OR REINF FROM THIS DETAIL WILL REQUIRE ADDITIONAL ENGINEERING BY O/C OR MFR. FLASHING & FINISH OF ICF BY O/C.



GENERAL STRUCTURAL NOTES

1. VISITS TO THE JOB SITE BY REPRESENTATIVES OF WCLH OR A/E/O.R. DO NOT CONSTITUTE A PART OF THE WORK PERFORMED.
2. THE CONTRACTOR, SUBCONTRACTORS, AND OWNER AS PART OF THE PROJECT TEAM, SHALL REVIEW AND BE RESPONSIBLE FOR INFORMATION CONTAINED IN ALL PROJECT DOCUMENTS PRIOR TO INITIATION OF ANY WORK ON THE PROJECT.
3. CORRECT AND ACCURATE DIMENSIONS SHALL BE SHOWN ON ALL DRAWINGS. DISCREPANCIES OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS, AND/OR SPECIFICATIONS BEFORE PROCEEDING WITH ANY WORK INVOLVED. IN ALL CASES, UNLESS OTHERWISE DIRECTED, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN AND BE FOLLOWED. DO NOT ASSUME. DO NOT ASSUME.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS AND ELEVATIONS, ETC., AT THE SITE AND SHALL COORDINATE WORK PERFORMED BY ALL TRADES.
5. CONTRACTOR IS RESPONSIBLE FOR METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE FROM COLLAPSE OR DAMAGE. CONTRACTOR SHALL NOT BE LIMITED TO BRACING OR SHORING FOR ALL LOADS WHICH THE STRUCTURE MAY BE SUBJECTED TO INCLUDING CONSTRUCTION EQUIPMENT, WIND, ETC. SUCH BRACING SHALL BE LEFT IN PLACE AS LONG AS MAY BE REQUIRED FOR SAFETY, OR UNTIL ALL THE STRUCTURAL ELEMENTS ARE COMPLETE.
6. CONTRACTOR & ALL SUBS SHALL PERFORM THEIR TRADES & DUTIES IN A MANNER CONFORMING TO THE PROCEDURES & REQUIREMENTS AS STATED IN THE LATEST ACCEPTED CODE(S) ADOPTED BY THE STATE & LOCAL JURISDICTIONS.
7. ANY SPECIAL INSPECTION REQUIRED BY THE BUILDING OFFICIAL OR THE BUILDING CODE(S) IS THE RESPONSIBILITY OF THE OWNER.

FOOTINGS, FOUNDATIONS, SLAB ON GRADE

SOILS REPORTS / GEOTECHNICAL INVESTIGATIONS TAKE PRECEDENCE OVER THESE NOTES.

1. ALL FTGS ARE BASED ON AN ALLOWABLE SOIL BEARING PRESSURE INDICATED IN DESIGN CRITERIA. ALL EXCAVATION THAT IS CONTRARY TO THOSE USED FOR DESIGN OF FOOTINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.
2. ALL FTGS SHALL BEAR ON AND 12" MIN INTO UNDISTURBED NATIVE SOIL OR ENGINEERED GRANULAR FILL COMPACTED TO 95% OF MAX. DENSITY. BASED ON ASTM D1557 METHOD OF COMPACTION. FILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6" IN DEPTH AFTER COMPACTION AND SHALL EXTEND DOWN TO IN-SITU COHESIVE SOILS. FILL SHALL BE COMPACTED UNDER ALL CONCRETE WORK ON THE SITE. FILL BELOW FOOTINGS SHALL EXTEND BEYOND THE FOOTING EDGE AT LEAST THE DEPTH OF THE FILL.
3. NO FOOTINGS SHALL BE PLACED IN WATER OR ON FROZEN GROUND. CONTRACTOR SHALL NOTIFY ENGINEER IN CASE HIGH GROUND WATER LEVEL ARE FOUND WITHIN FIVE FEET BELOW THE FINISHED GRADES.
4. ALL EXCAVATIONS ADJACENT TO AND BELOW FOOTING ELEVATION FOR OTHER TRADES SHALL BE ACCOMPLISHED PRIOR TO POURING ANY FOOTINGS.
5. ALL OPEN EXCAVATIONS AND TRENCHES SHALL BE SUPPORTED AND BARRICADED BY CONTRACTOR TO CONFORM WITH OSHA SAFETY STANDARDS.
6. STABILITY OF SLOPED SITES SHALL BE VERIFIED BY A SOILS ENGINEER OR OTHER QUALIFIED GEOTECHNICAL PROFESSIONAL. ON SLOPED STEEPER THAN ONE UNIT VERTICAL IN THREE UNITS HORIZONTAL, CONTRACTOR SHALL ENSURE THAT BUILDING PLACEMENT CONFORMS TO IBC SECTION 1805.3. GEOTECHNICAL INVESTIGATION RECOMMENDED AND MAY BE REQUIRED WHERE SLOPES ARE STEEPER THAN ONE UNIT VERTICAL IN ONE UNIT HORIZONTAL.
7. ISOLATED FOOTINGS ON GRANULAR SOIL SHALL BE SO LOCATED THAT THE LINE DRAWN BETWEEN THE LOWER EDGES OF ADJOINING FOOTINGS SHALL NOT HAVE A SLOPE STEEPER THAN 30° WITH THE HORIZONTAL.
8. GEOTECHNICAL ENGINEERS OR ENGINEERS EXPERIENCED IN SEISMIC ISSUES SHALL OBSERVE THE EXCAVATION PRIOR TO THE PLACEMENT OF THE FOOTING FORMS FOR ALL LOTS LOCATED WITHIN FAULT HAZARD STUDY ZONES.
9. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILL EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESS TANKS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND THE ENGINEER SHALL BE NOTIFIED.

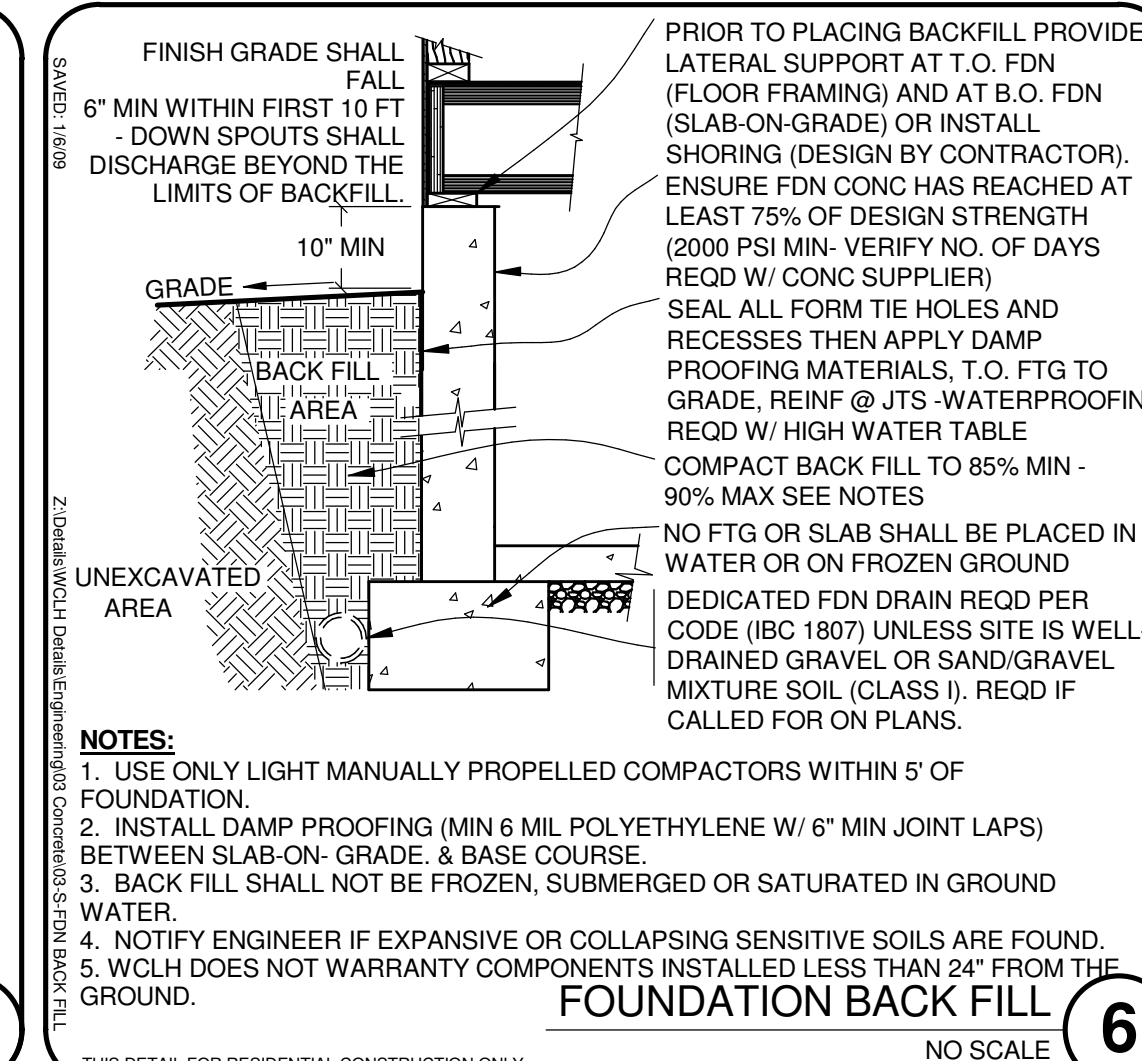
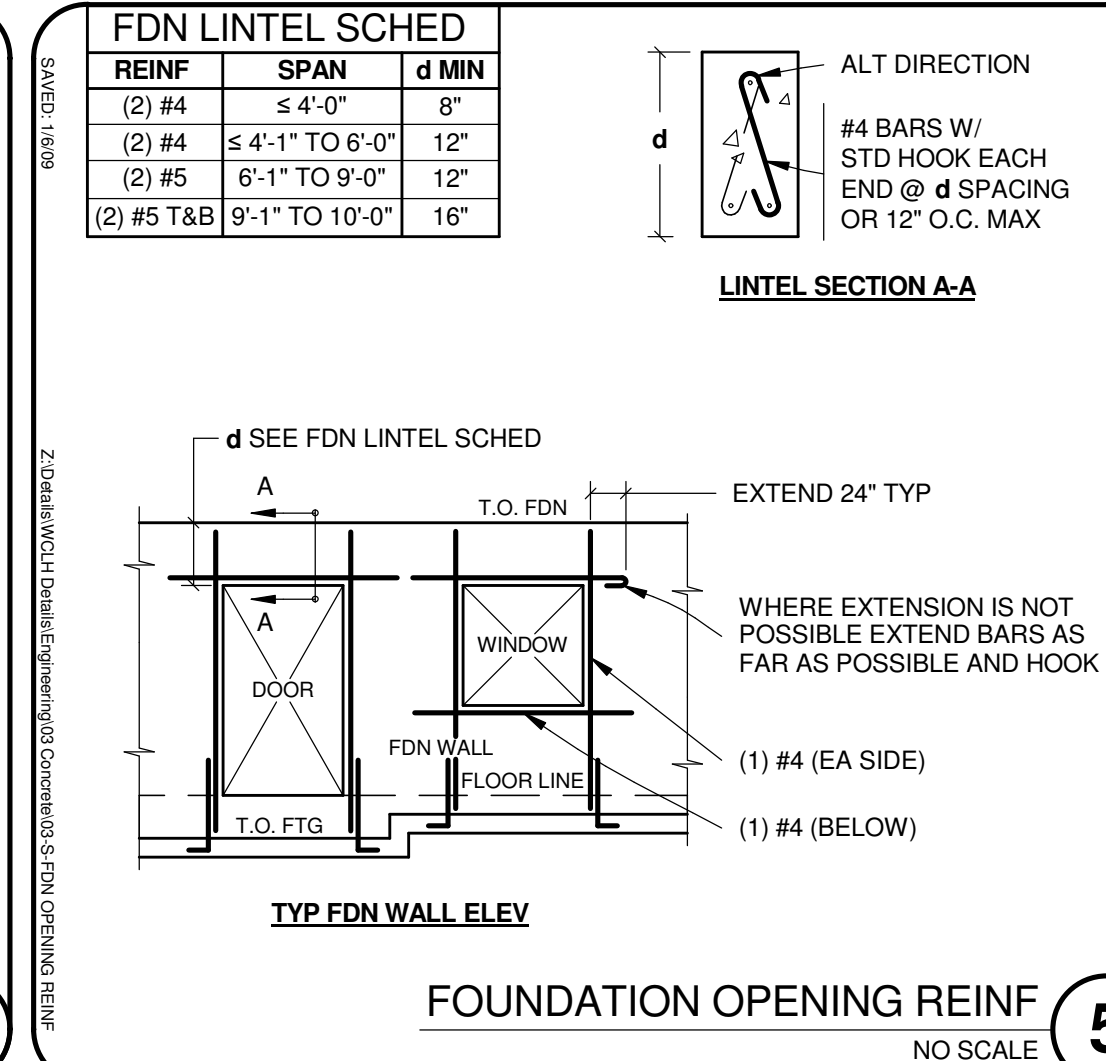
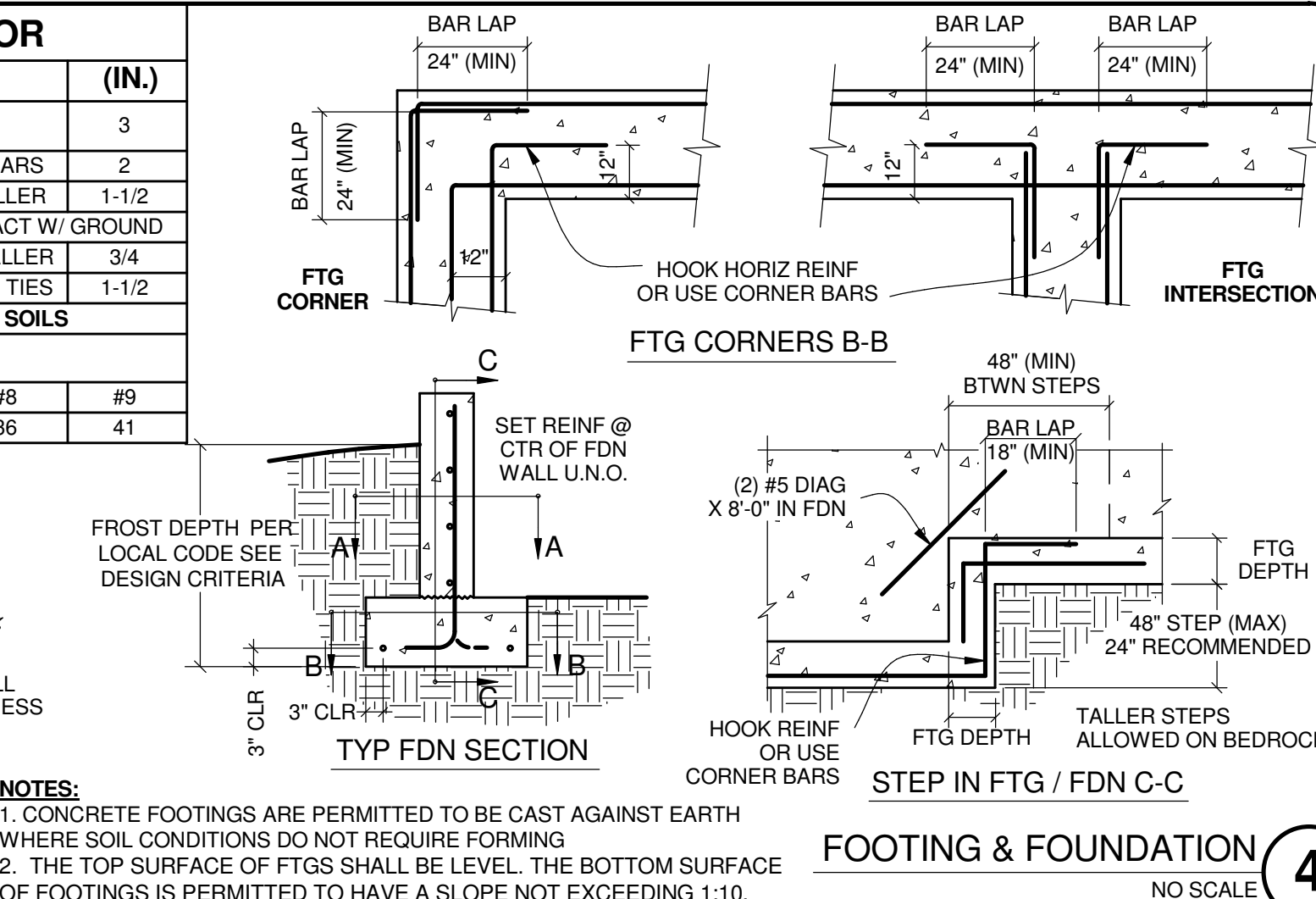
CONC PROTECTION FOR MINIMUM COVER

CONC CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	(IN.)
CONC EXPOSED TO EARTH OR WEATHER	#6 THRU #18 BARS 2
CONC NOT EXPOSED TO WEATHER OR IN CONTACT W/ GROUND	#5 BAR & SMALLER 1-1/2
SLABS, WALLS & JOISTS	#11 BAR & SMALLER 3/4
BEAMS, COLUMNS, PILLARS: PRIMARY REINF & TIES	1-1/2

NOTE: INCREASE COVER IN CORROSIVE SOILS

TYP REINF BAR LAP (IN.)

#4	#5	#6	#7	#8	#9
18	22 1/2	27	32	36	41

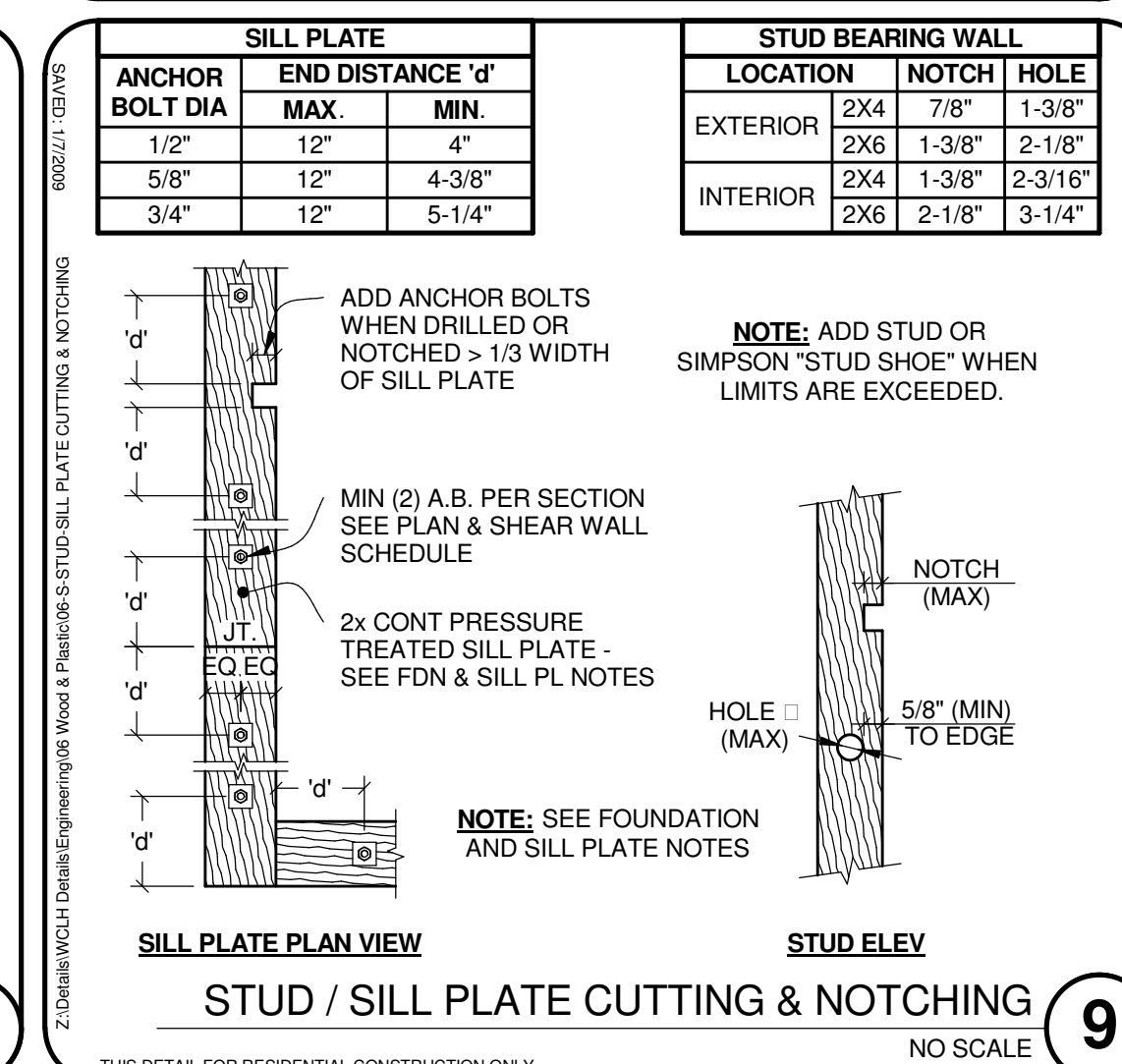
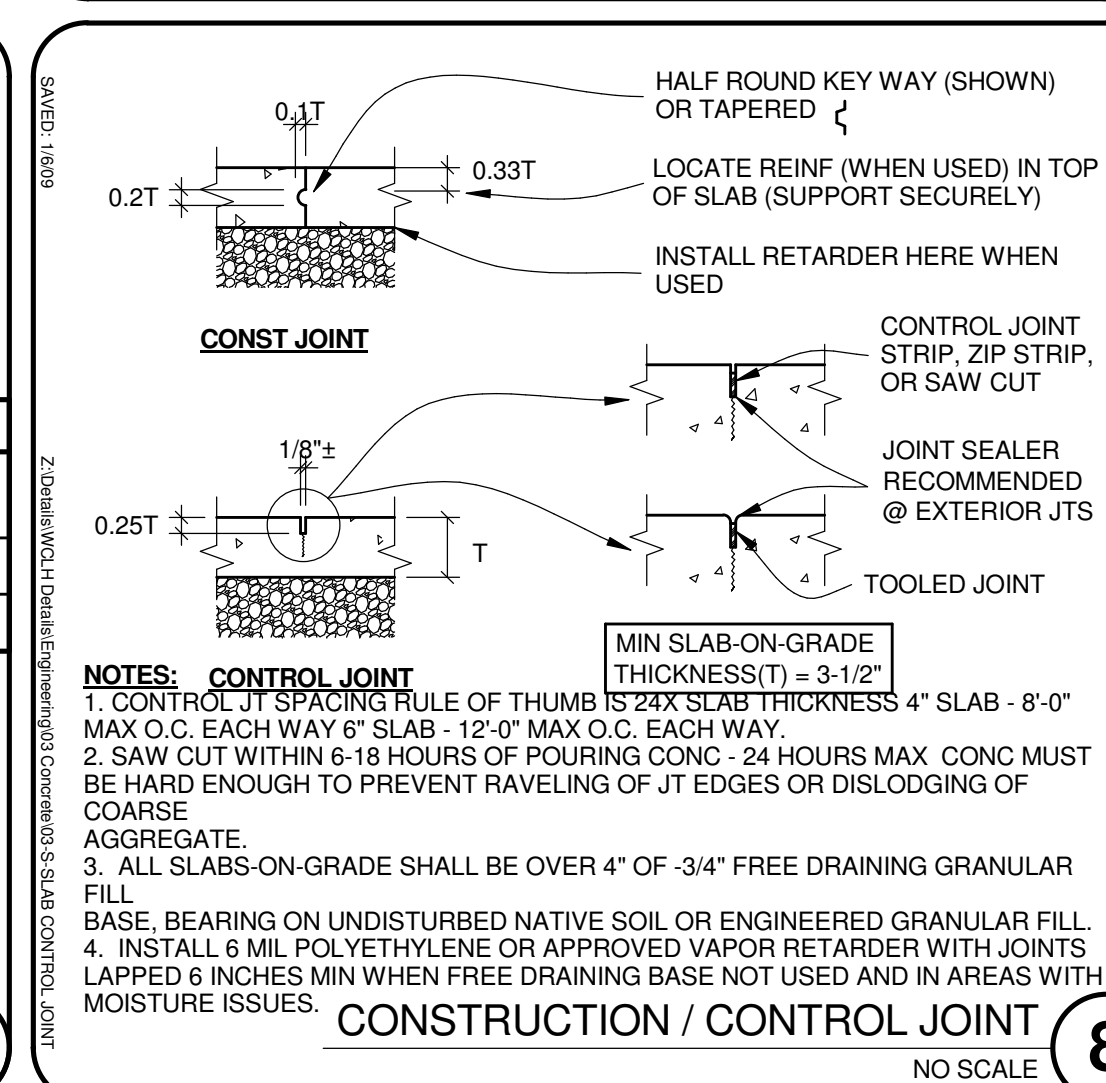
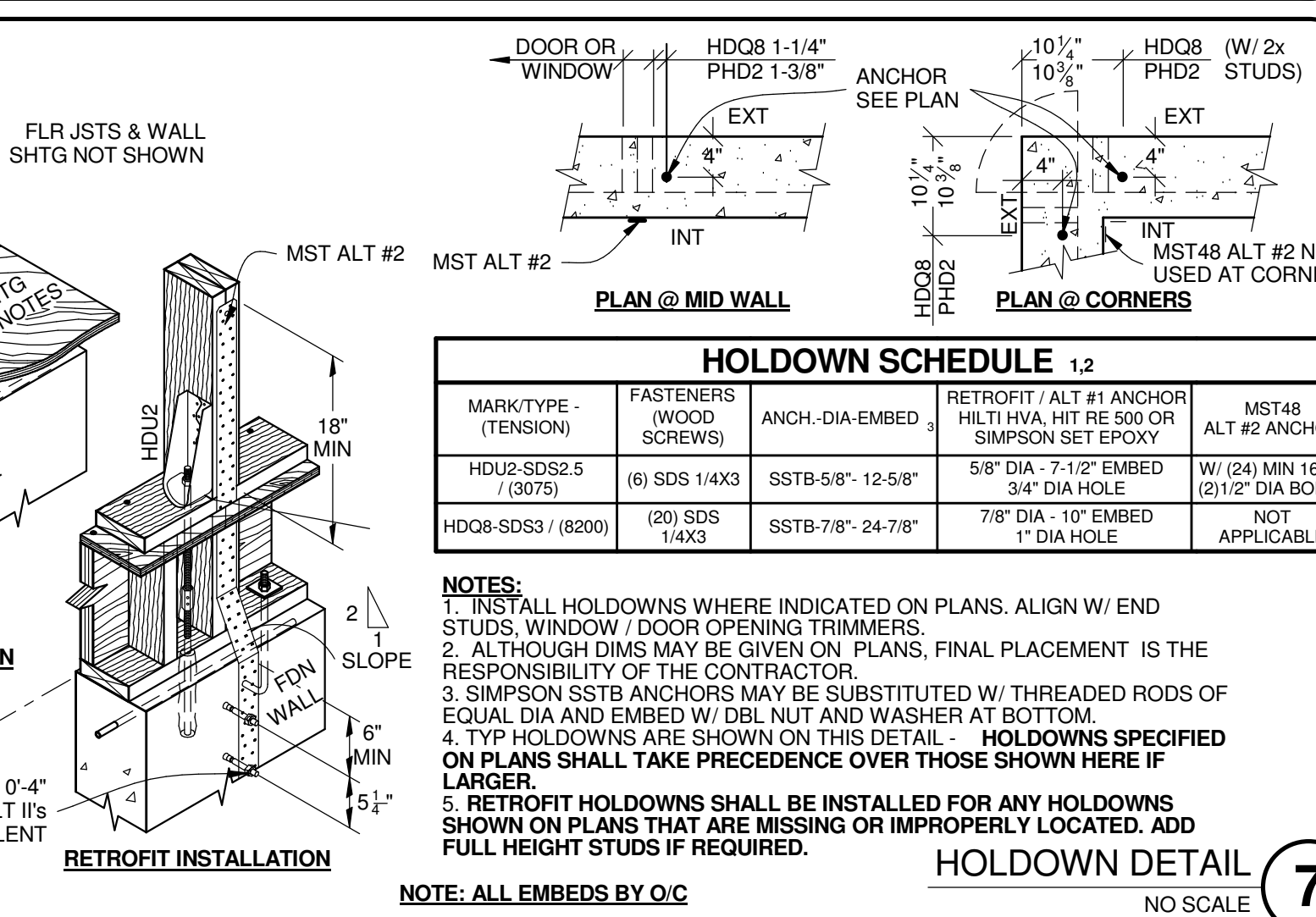
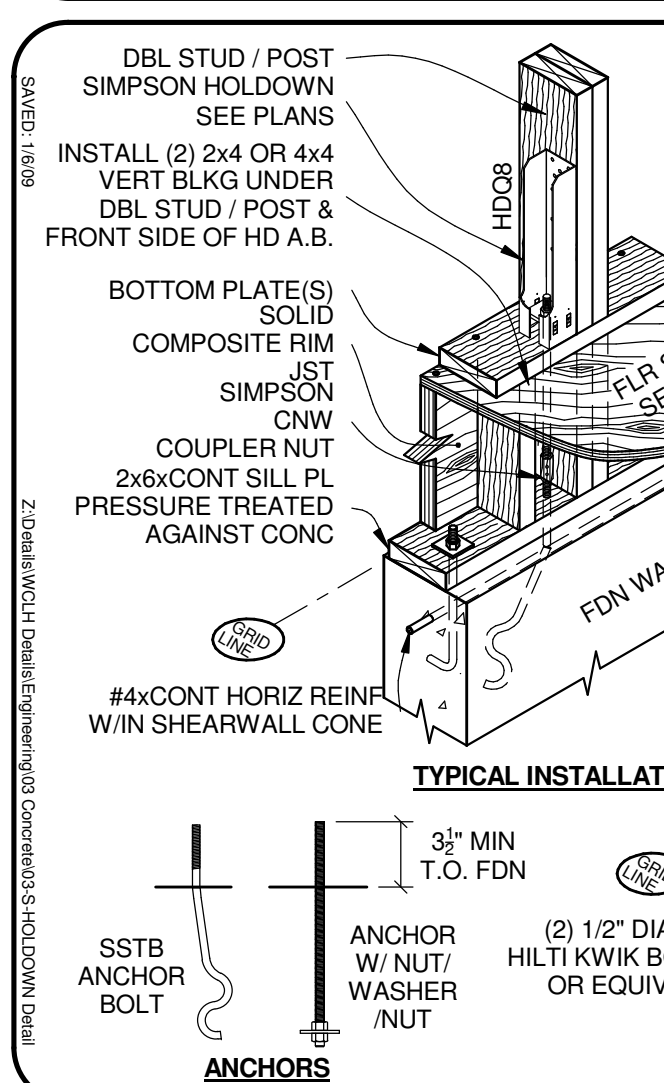


CONCRETE

1. EXTERIOR FLAT WORK, CURBS, GUTTERS, ETC.
3,000 PSI @ 28 DAYS, MIN 4,000 PSI RECOMMENDED
MIN CEMENT 575 LBS / CU YD
2. FOOTINGS, FOUNDATIONS, INTERIOR SLABS
2500 PSI @ 28 DAYS, MIN 3,000 PSI RECOMMENDED
MIN CEMENT 504 LBS / CU YD

5% AIR ENTRAINMENT IN SLABS AND WALLS
WATER / CEMENT RATIO ≤ 0.50 RECOMMENDED SLUMP ≤ 4"

1. ALL CONC WORK SHALL BE PLACED, CURED, STRIPPED, & PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS & PRACTICES. DO A GOOD JOB!
2. BEFORE CONCRETE IS POURED CHECK WITH ALL TRADES TO INSURE PROPER PLACEMENT OF ALL OPENINGS, SLEEVES, CURBS, CONDUITS, BOLTS, INSERTS, ETC.
3. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF ALL SHORING AND FORM WORK.
4. REFER TO STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR EMBEDS, MOLDS, GROOVES, ORNAMENT, CLIPS OR GROUNDS, REQUIRED TO BE ENCASED IN CONCRETE AND FLOOR LOCATION OF FLOOR FINISHES AND SLAB DEPRESSIONS
5. IN HOT WEATHER, FOLLOW RECOMMENDED PRACTICES FOR HOT WEATHER CONCRETING. ACI 309S FOLLOW RECOMMENDED PRACTICES FOR COLD WEATHER CONCRETING. ACI 306. CONCRETE SHALL BE PROTECTED FROM FREEZING DURING DEPOSITION AND FOR NOT LESS THAN 5 DAYS.

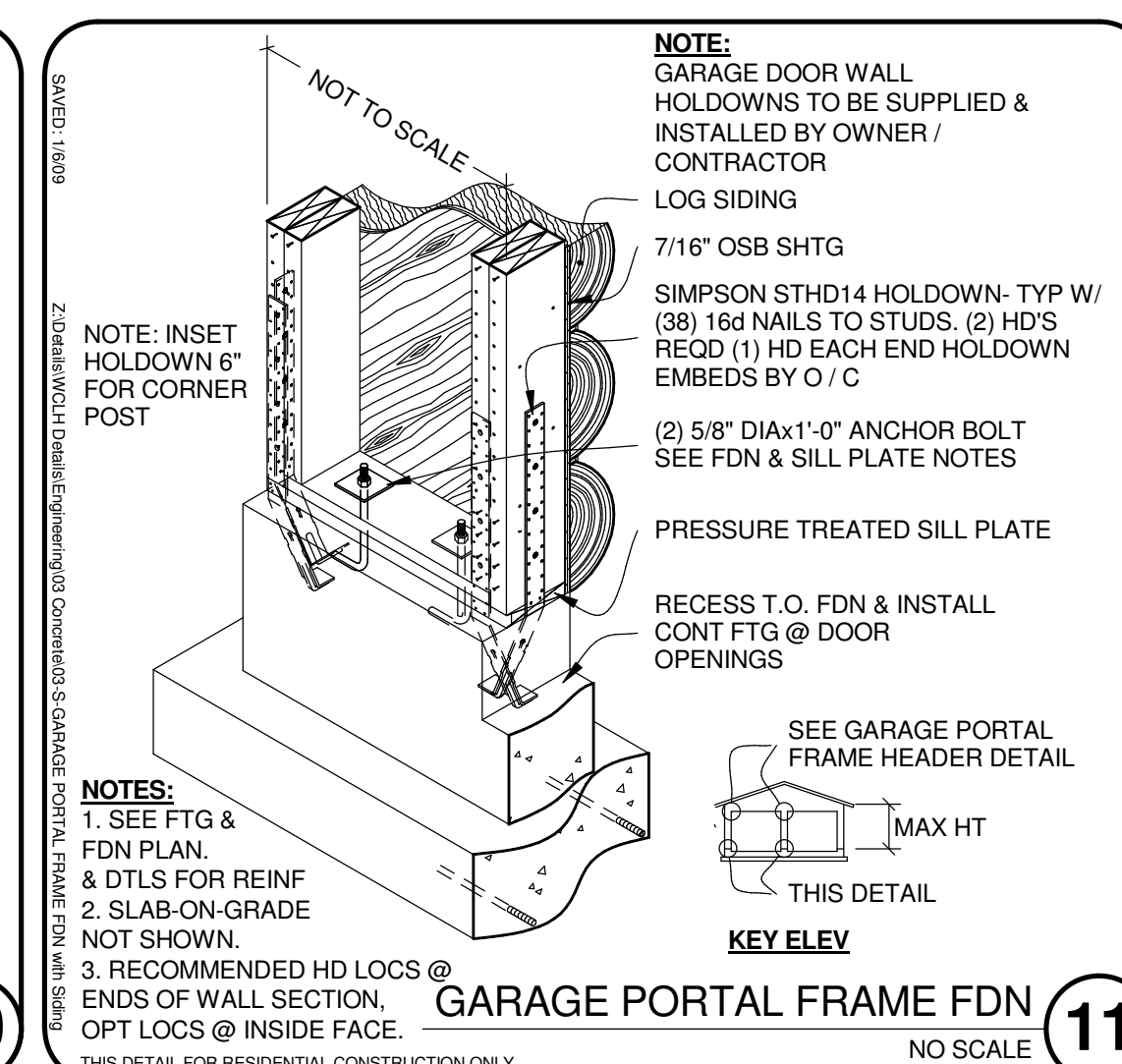
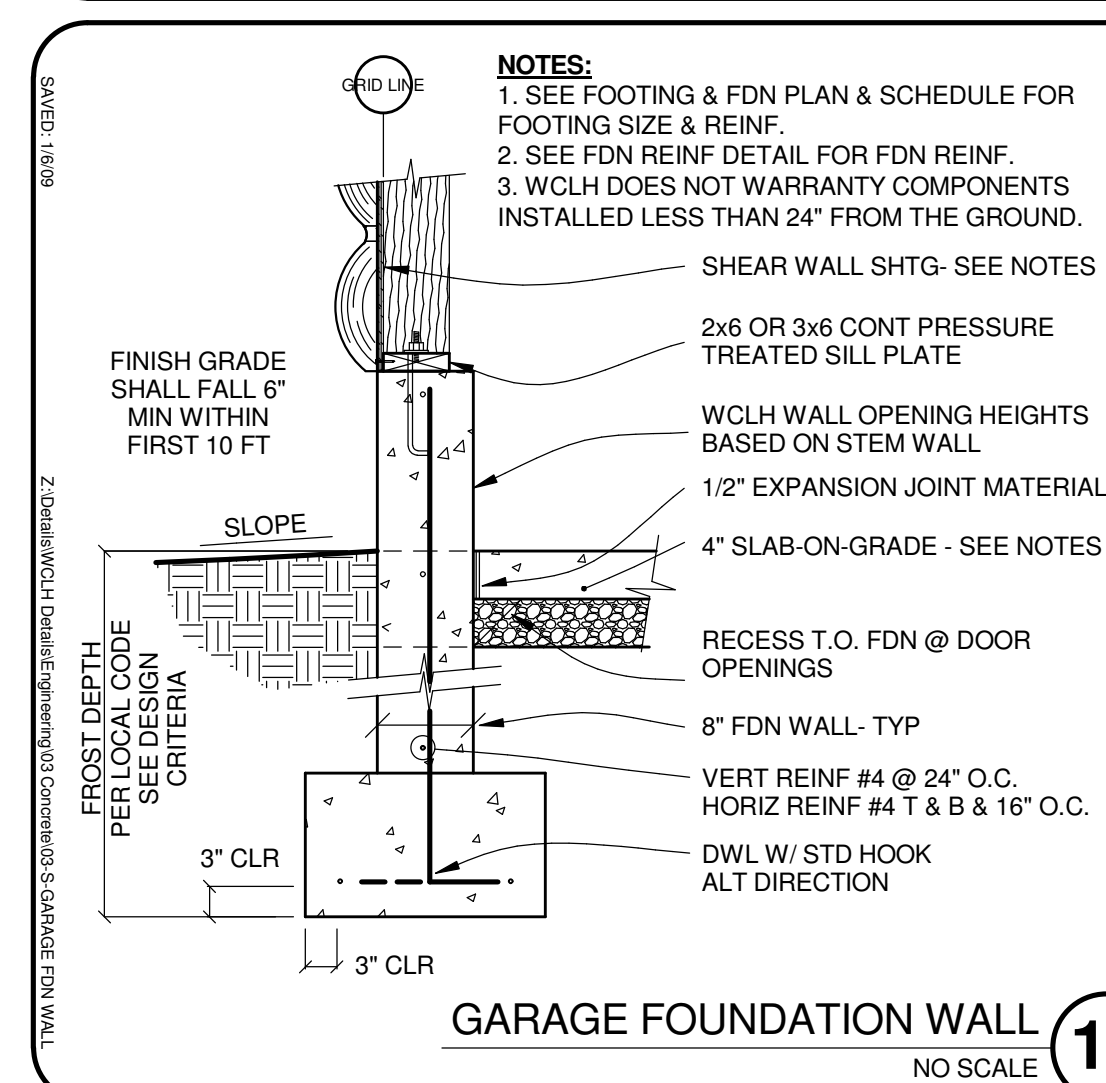


CONCRETE REINFORCING

1. ALL REINFORCEMENT SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI DETAILING MANUAL AND PRACTICES.
2. ALL REINFR SHALL BE SECURELY TIED IN PLACE PRIOR TO POURING CONCRETE.
3. ALL METAL REINFORCEMENT SHALL BE DEFORMED TYPE BARS (EXCEPT #2 BARS) AND SHALL CONFORM TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS A.S.T.M. A615 GRADE 40 OR GRADE 60".
4. REINFORCEMENT SHALL BE FREE FROM MUD, OIL, OR OTHER NONMETALLIC COATINGS THAT ADVERSELY AFFECT BONDING CAPACITY.

STRUCTURAL STEEL

1. ALL STRUCTURAL STEEL SHALL BE ASTM A-992 (EXCEPT FOR TUBE COLUMNS WHICH SHALL BE ASTM A-500) AND SHALL CONFORM WITH THE "STANDARD SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OF THE A.I.S.C. AND WITH THE A.I.S.C. CODE OF STANDARD PRACTICE.
2. ALL BOLTS FOR STEEL TO STEEL SHALL BE A325, TIGHTEN TO SPECIFIED TORQUE AS PER ALSO REQUIREMENTS. BOLTS FOR CONCRETE AND STEEL TO WOOD, SHALL BE ASTM A307, U.N.O.
3. WELDED REBAR OR BOLTS WILL NOT BE ACCEPTED IN LIEU OF WELDED STUD ANCHORS AND DEFORMED BARS. WELDED STUD ANCHORS AND DEFORMED BARS SHALL BE APPLIED USING MANUFACTURER APPROVED WELDING PROCEDURES.
4. TYPICAL STEEL PLATE BRACKETS MADE W/ 1/4" MIN THICKNESS SLAB W/ 3/16" FILET WELDS EACH SIDE.
5. ALL WELDING SHALL CONFORM TO AWS D1.1-85 REQUIREMENTS AND SHALL BE MADE WITH E70XX ELECTRODES BY WELDERS CERTIFIED FOR THE WELD TO BE DONE. CERTIFICATION SHALL BE CURRENT WITHIN THE PAST TWELVE MONTHS.
6. PRIOR TO FABRICATION AND ERECTION, SHOP DRAWINGS FOR ALL STL ITEMS SHALL BE REVIEWED BY THE DESIGN ENGINEER. ALL STL SHALL BE PRIMED / PAINTED IN THE SHOP. ALL STL THAT MAY BE EXPOSED TO EXT. SHALL BE SHOP PAINTED TO INHIBIT RUST. WELD AREAS SHALL BE TOUCHED UP IN THE FIELD.



FOUNDATION AND SILL PLATE NOTES

1. ALL SILL PLATES RESTING ON EXT FOUNDATION WALLS LESS THAN 8 INCHES FROM EXPOSED EARTH AND ON CONCRETE OR MASONRY SLABS IN DIRECT CONTACT WITH EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
2. FOUNDATION PLATES OR SILLS SHALL BE BOLTED OR ANCHORED TO THE FOUNDATION WITH NOT LESS THAN 1/2 INCH-DIAMETER STEEL BOLTS OR APPROVED ANCHORS. BOLTS SHALL BE EMBEDDED AT LEAST 7 INCHES INTO CONCRETE OR MASONRY, AND SPACED NO MORE THAN 6 FEET APART (4 FT O.C. W/ TWO STORIES IN HEIGHT). INSTALL A MIN OF TWO BOLTS OR ANCHOR STRAPS PER PIECE WITH ONE BOLT OR ANCHOR STRAP LOCATED NO MORE THAN 12 INCHES OR LESS THAN 4 INCHES FROM EACH END OF EACH PIECE.
3. ANCHOR BOLT SIZE AND SPACING ARE DETERMINED FROM LATERAL LOADING (WIND & SEISMIC) ON THE STRUCTURE. SEE PLAN AND SHEAR WALL SCHEDULE FOR SIZE AND SPACING.
4. A PROPERLY SIZED NUT AND WASHER SHALL BE TIGHTENED ON EACH BOLT TO THE PLATE. SEE SHEAR WALL NOTES & SCHEDULE.
5. METAL PRODUCTS (FASTENERS AND CONNECTION HARDWARE) IN CONTACT WITH PRESSURE-PRESERVATIVE AND FIRE-RETARDANT-TREATED WOOD MUST BE CORROSION RESISTANT. FASTENERS SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. DO NOT USE STANDARD CARBON-STEEL OR ALUMINUM PRODUCTS. EXCEPTIONS: 1. ONE-HALF INCH DIAMETER OR GREATER STEEL BOLTS. FASTENERS AND CONNECTORS COATED WITH PROPRIETARY ANTI-CORROSION TECHNOLOGIES MAY BE USED. CONSULT INDIVIDUAL HARDWARE MANUFACTURERS FOR SPECIFICS REGARDING THE PERFORMANCE OF THEIR PRODUCT.

NOTE: ALL DETAILS MAY NOT BE APPLICABLE TO THIS PROJECT
BEST PRACTICES - MAY NOT BE REQ'D

PROJECT NO: M11-015-C-zBH

S-4.0

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PROFESSIONAL SEAL
KIMLY C. MANGUM
REGISTERED ARCHITECT
10/03/12

REVISIONS			
NO.	BY:	DATE:	DESCRIPTION:

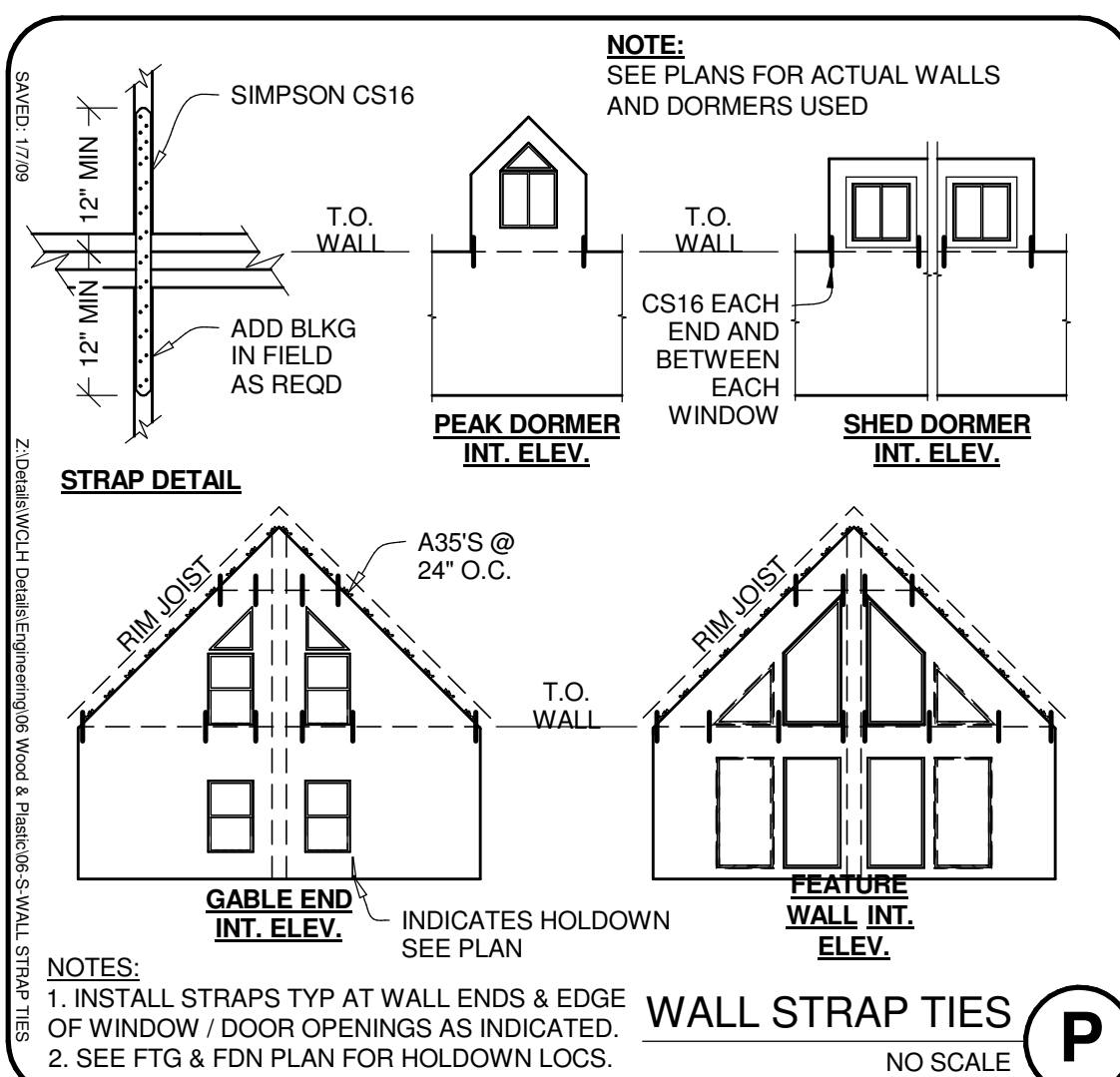
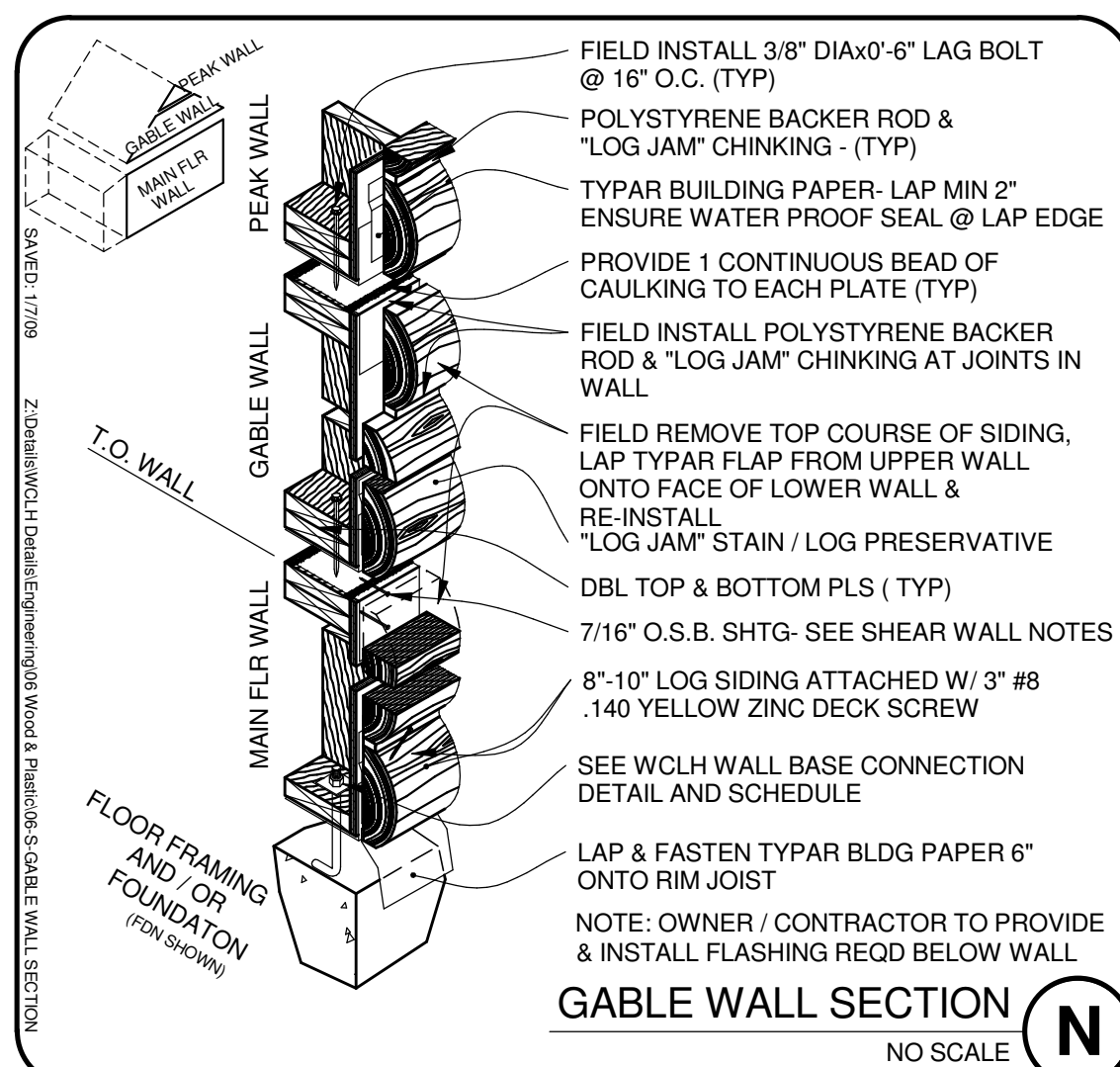
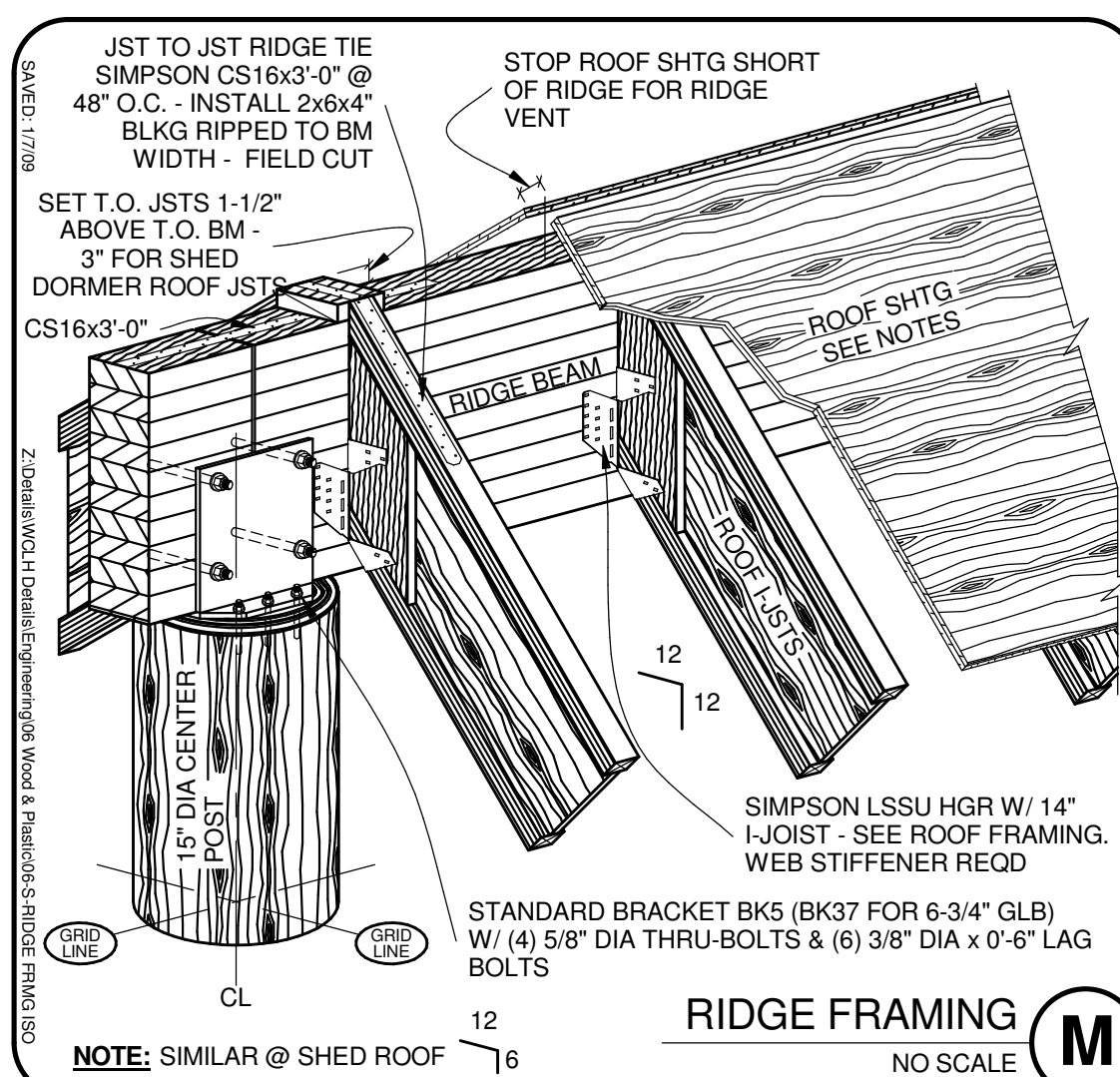
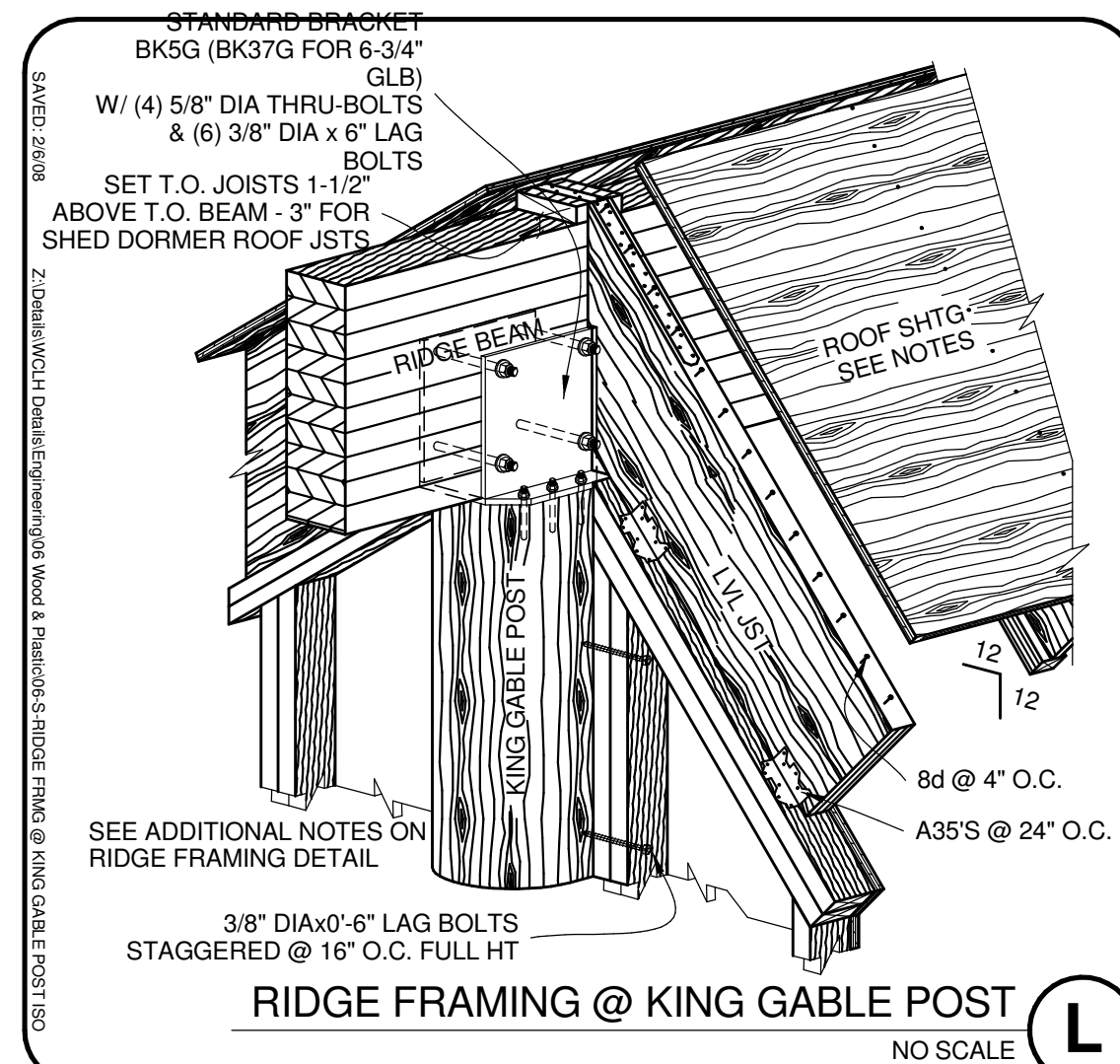
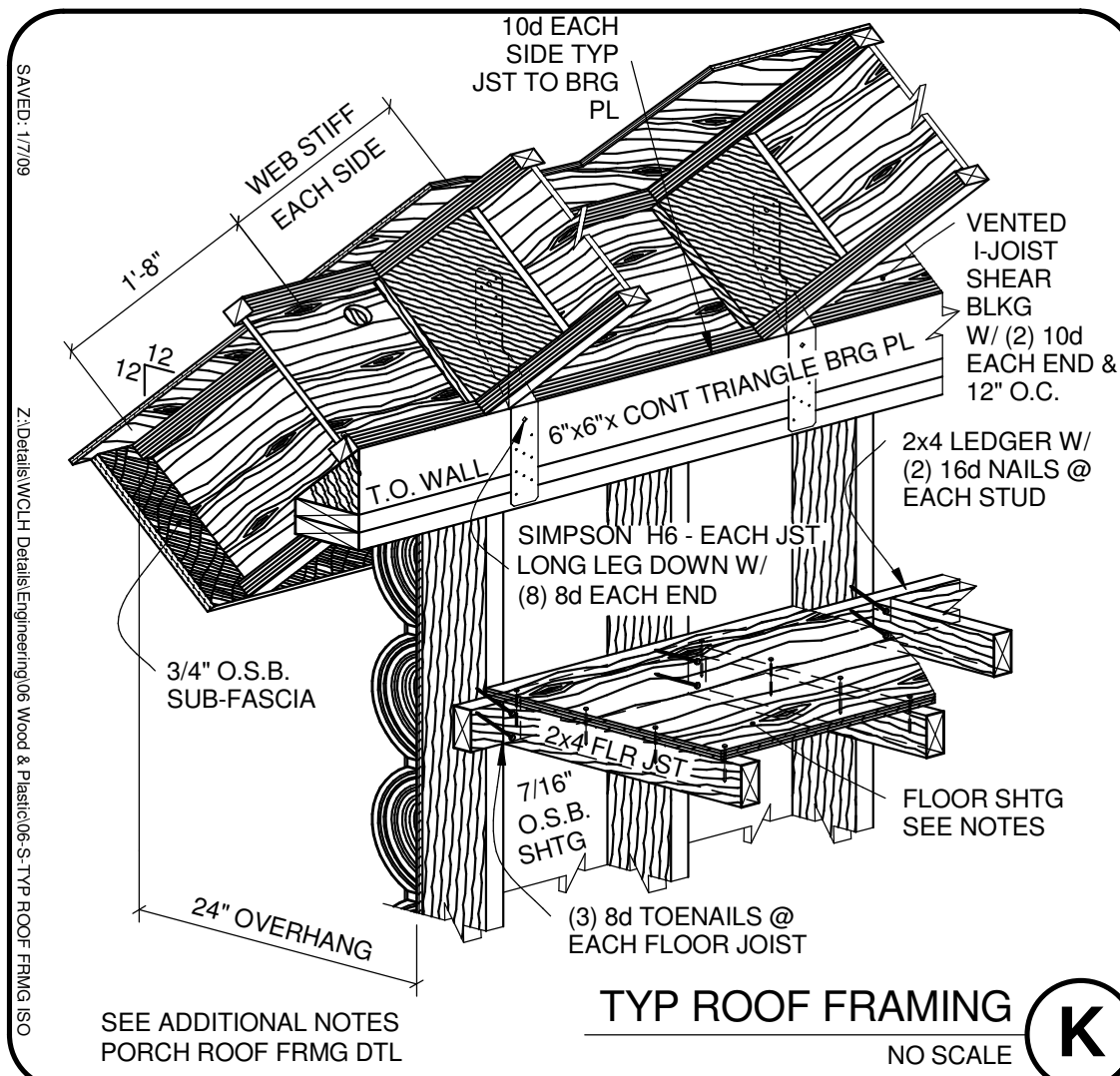
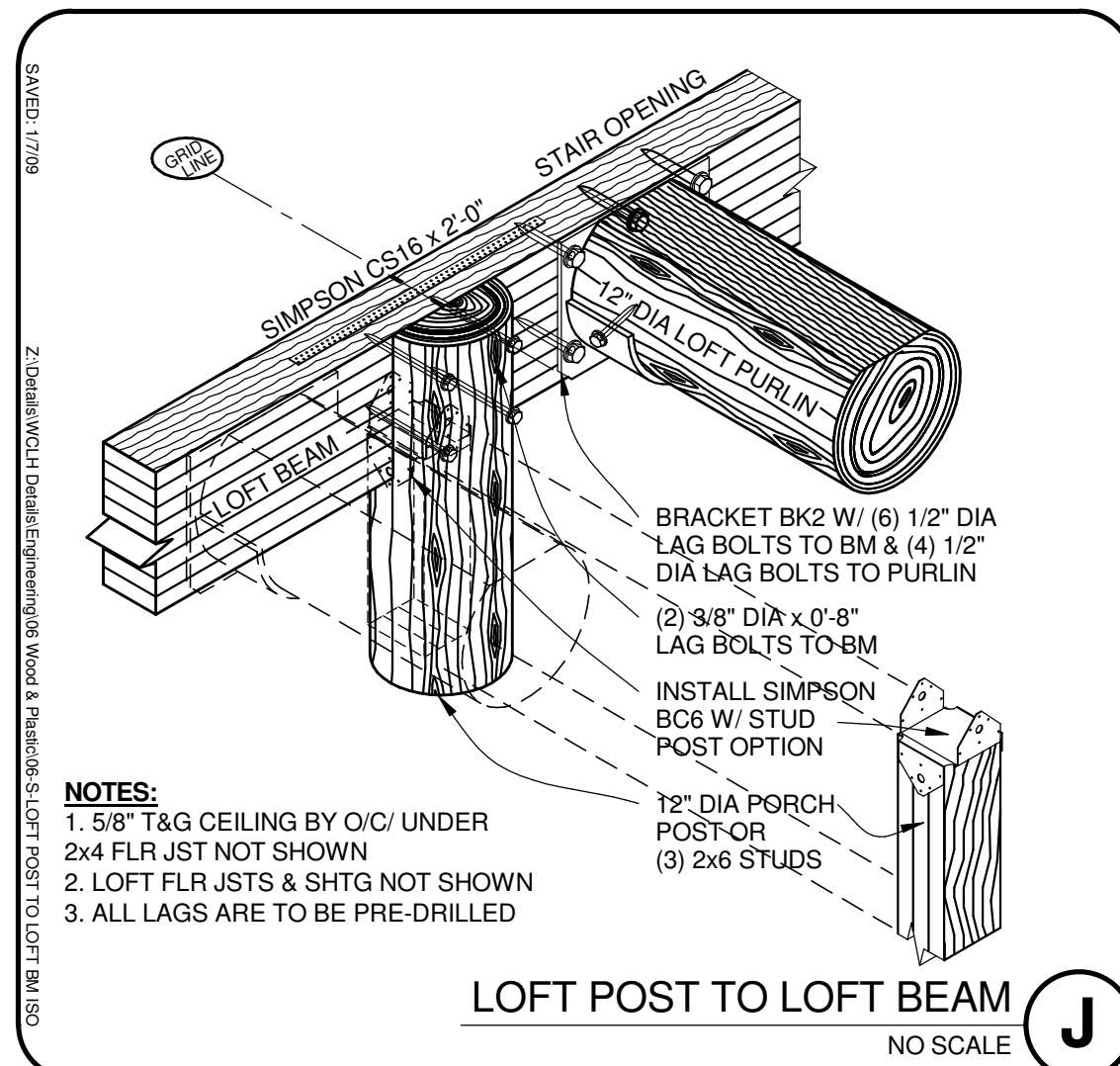
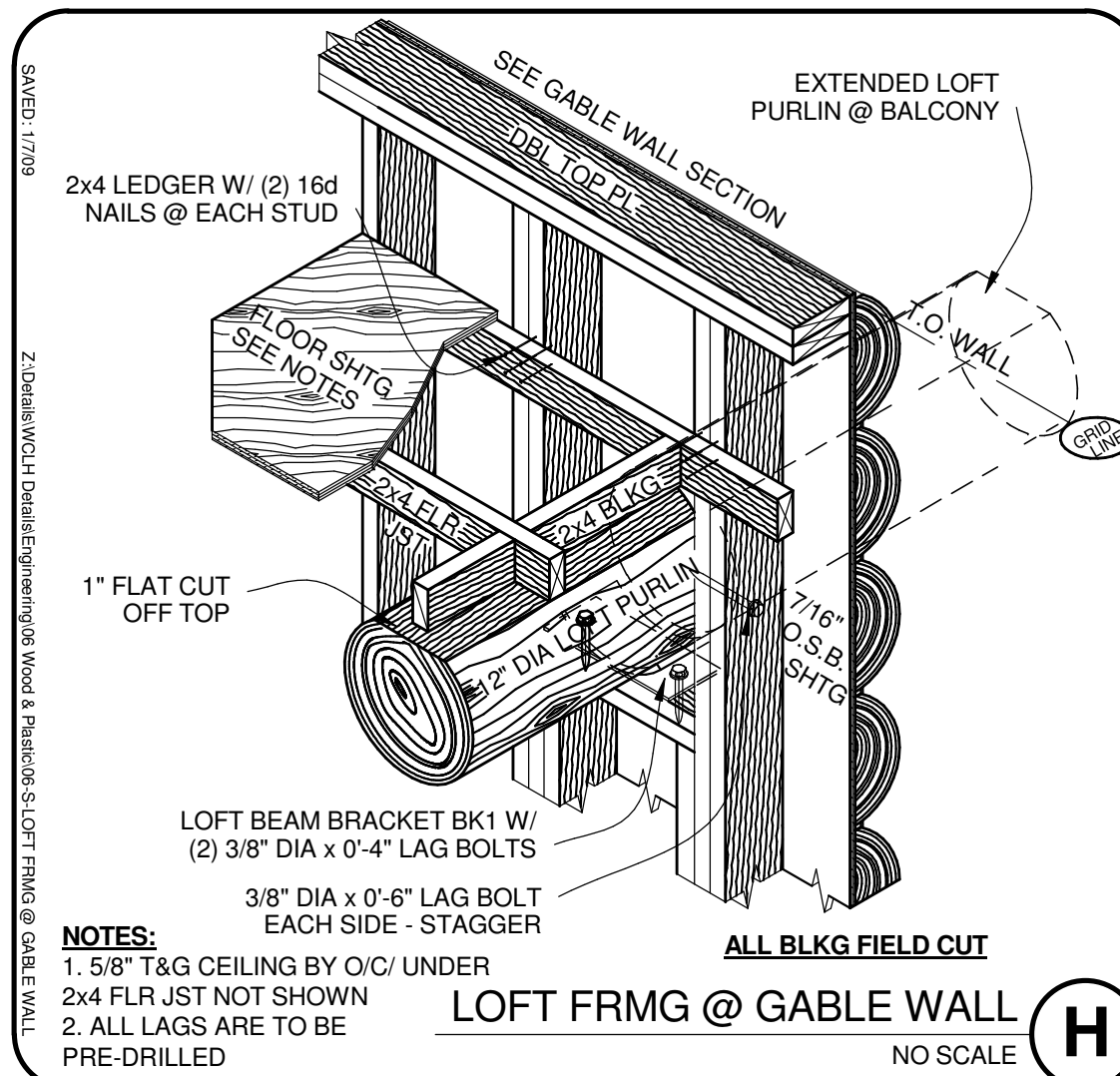
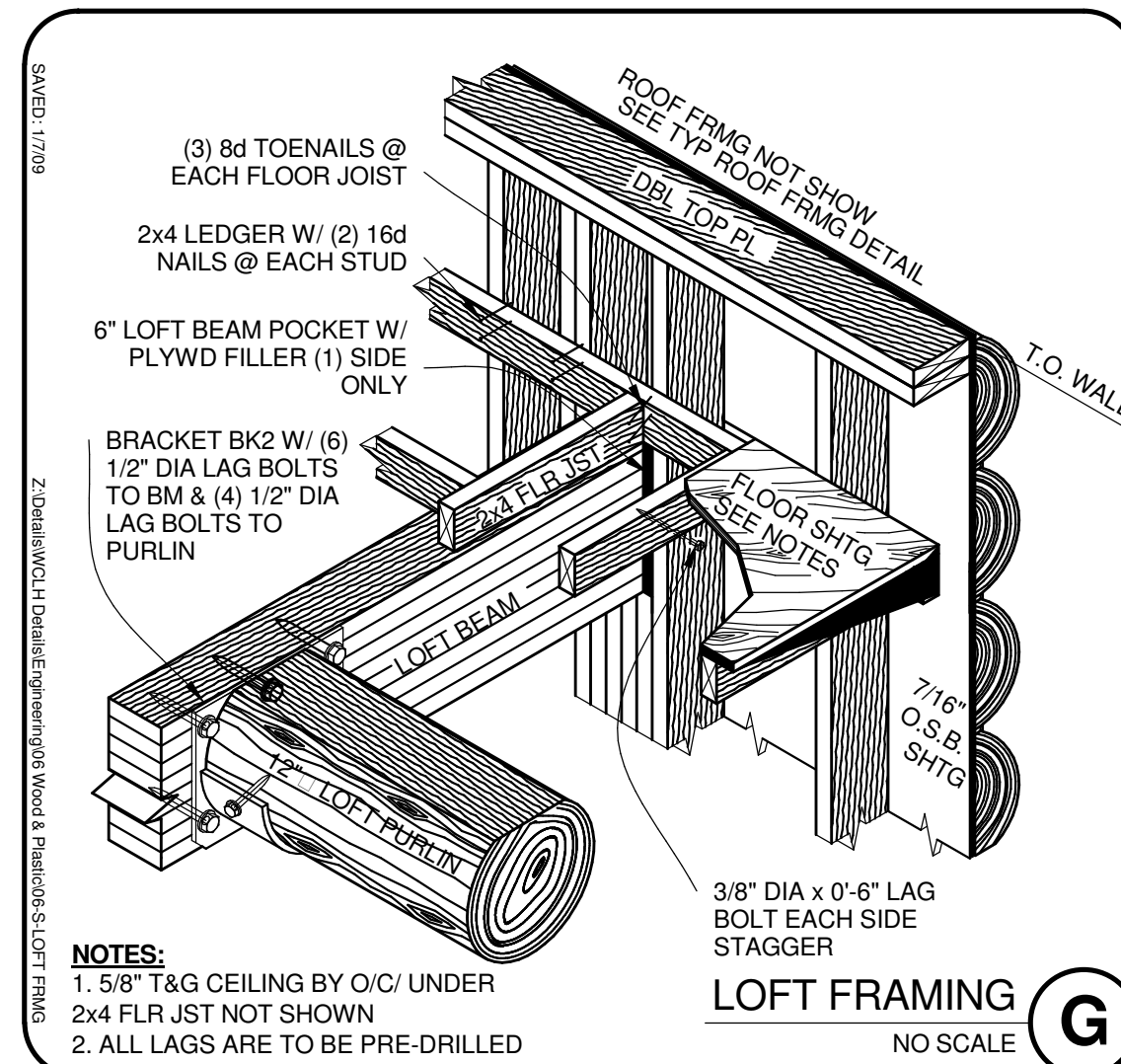
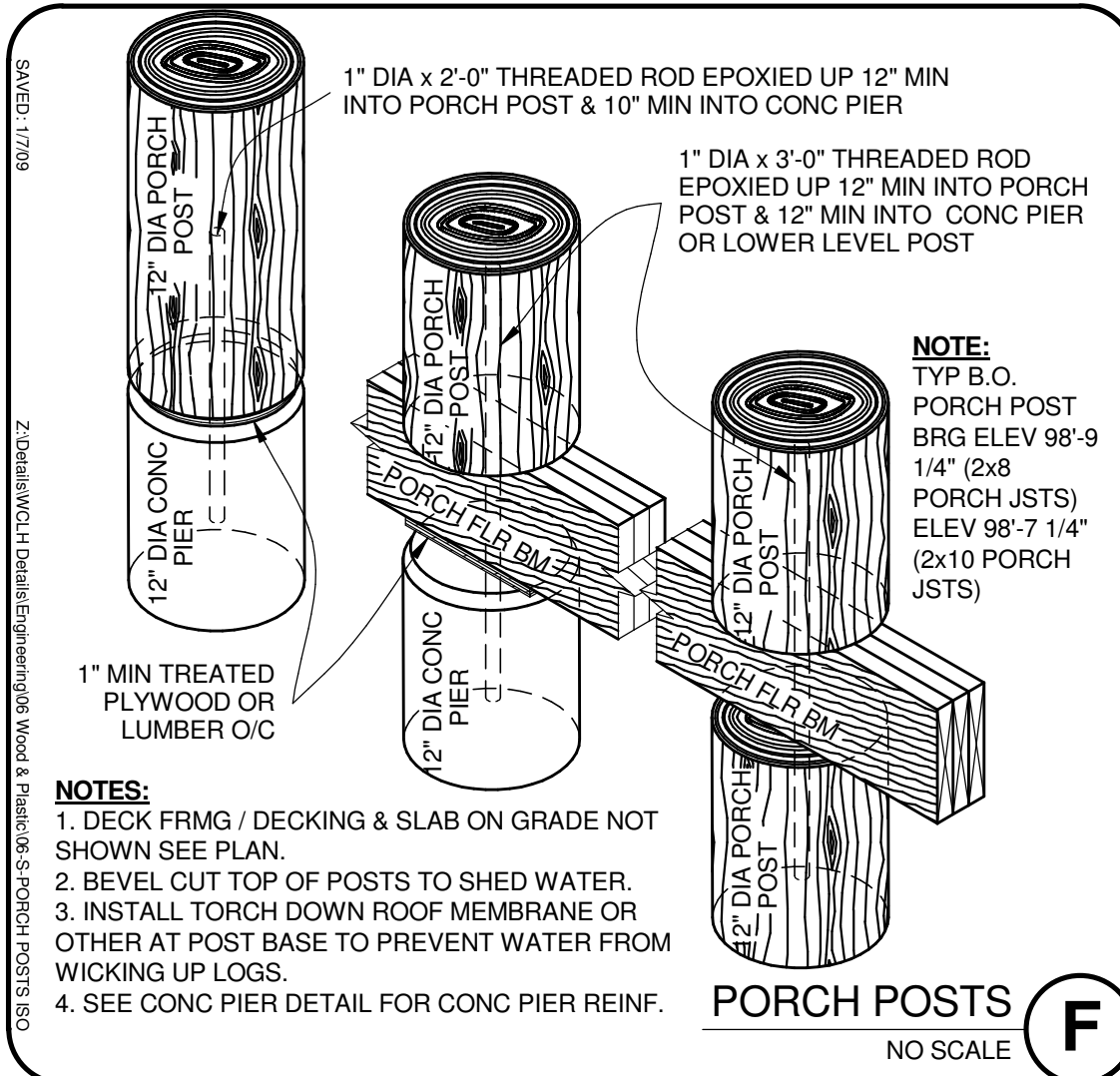
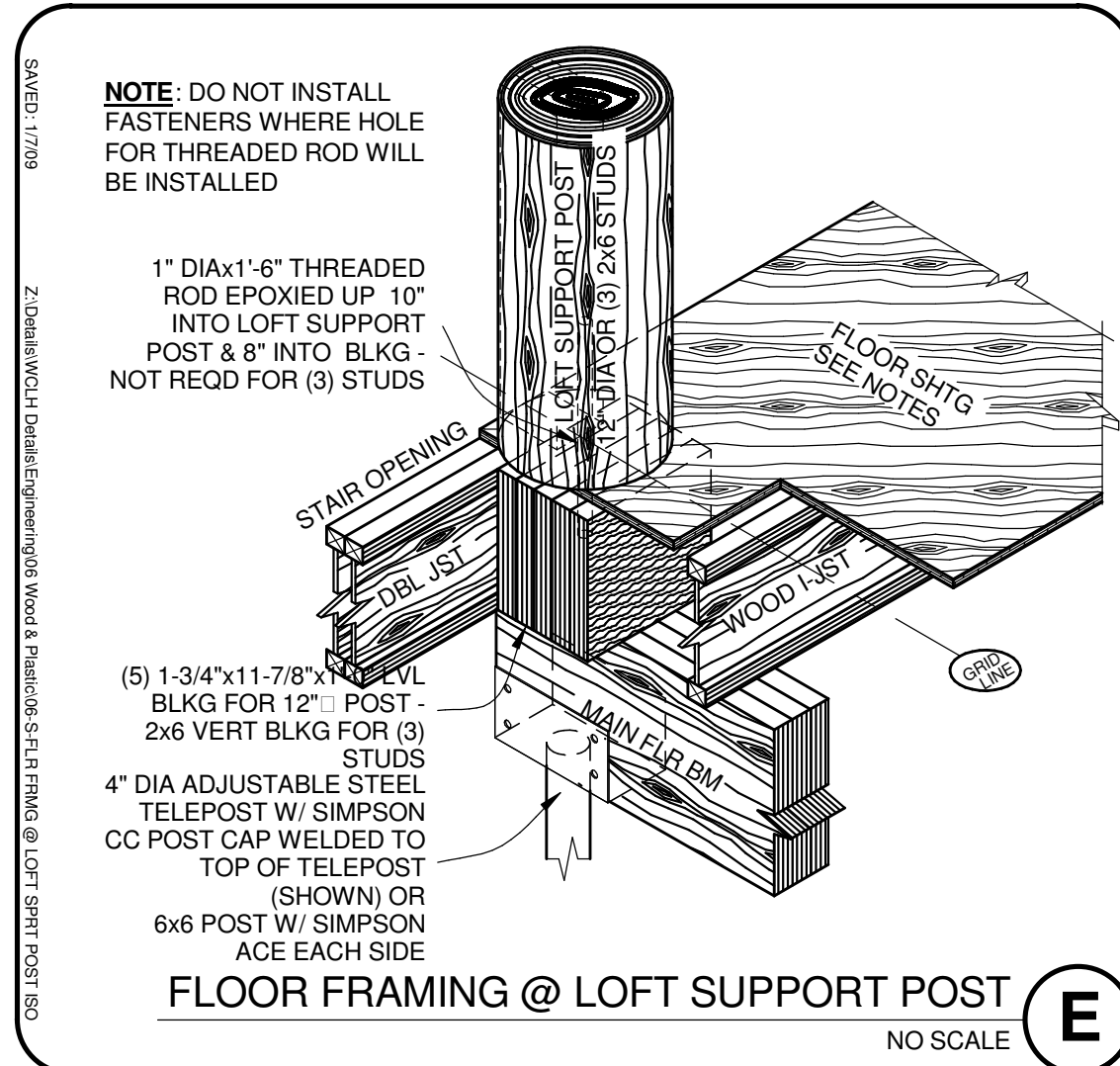
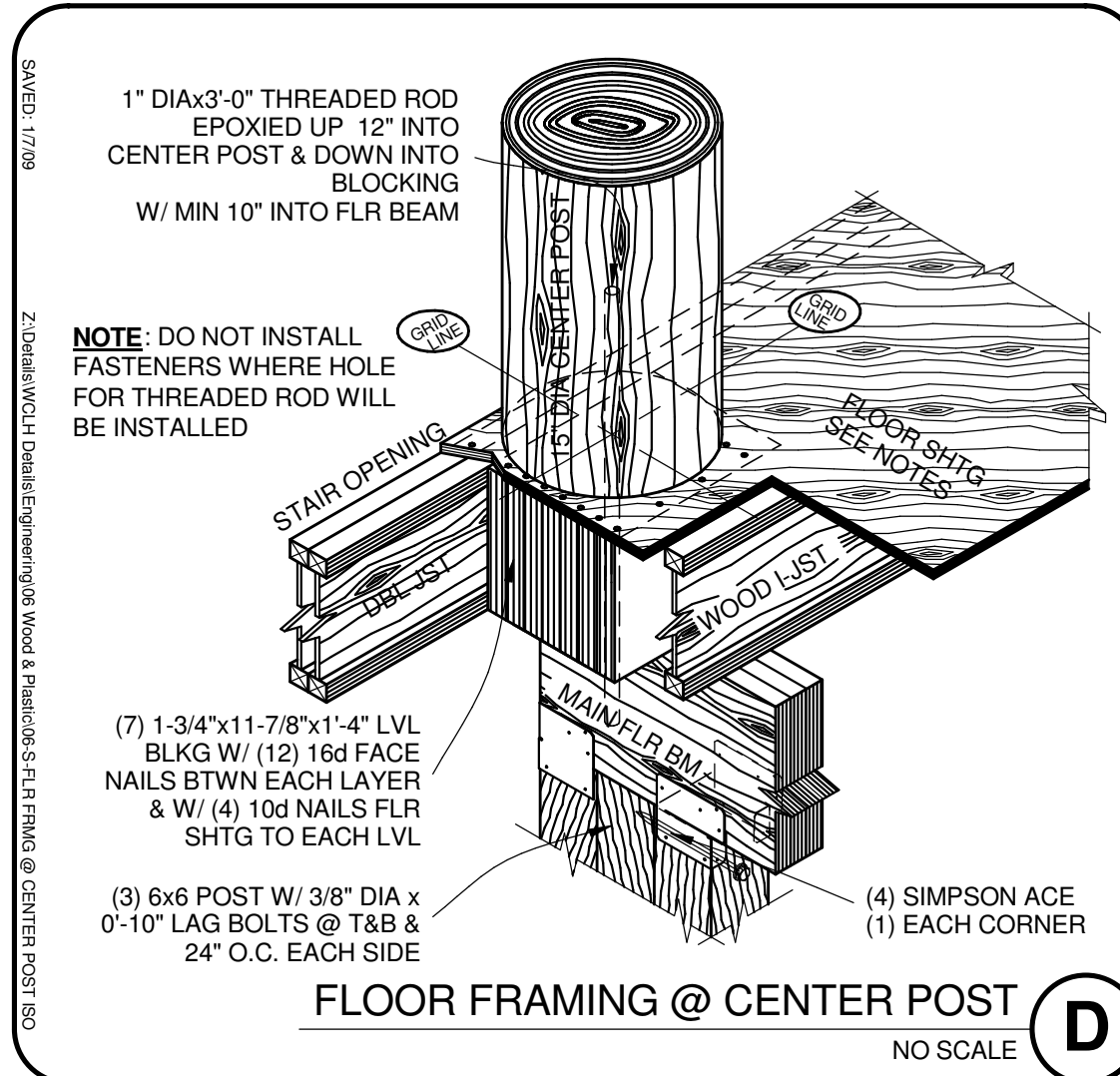
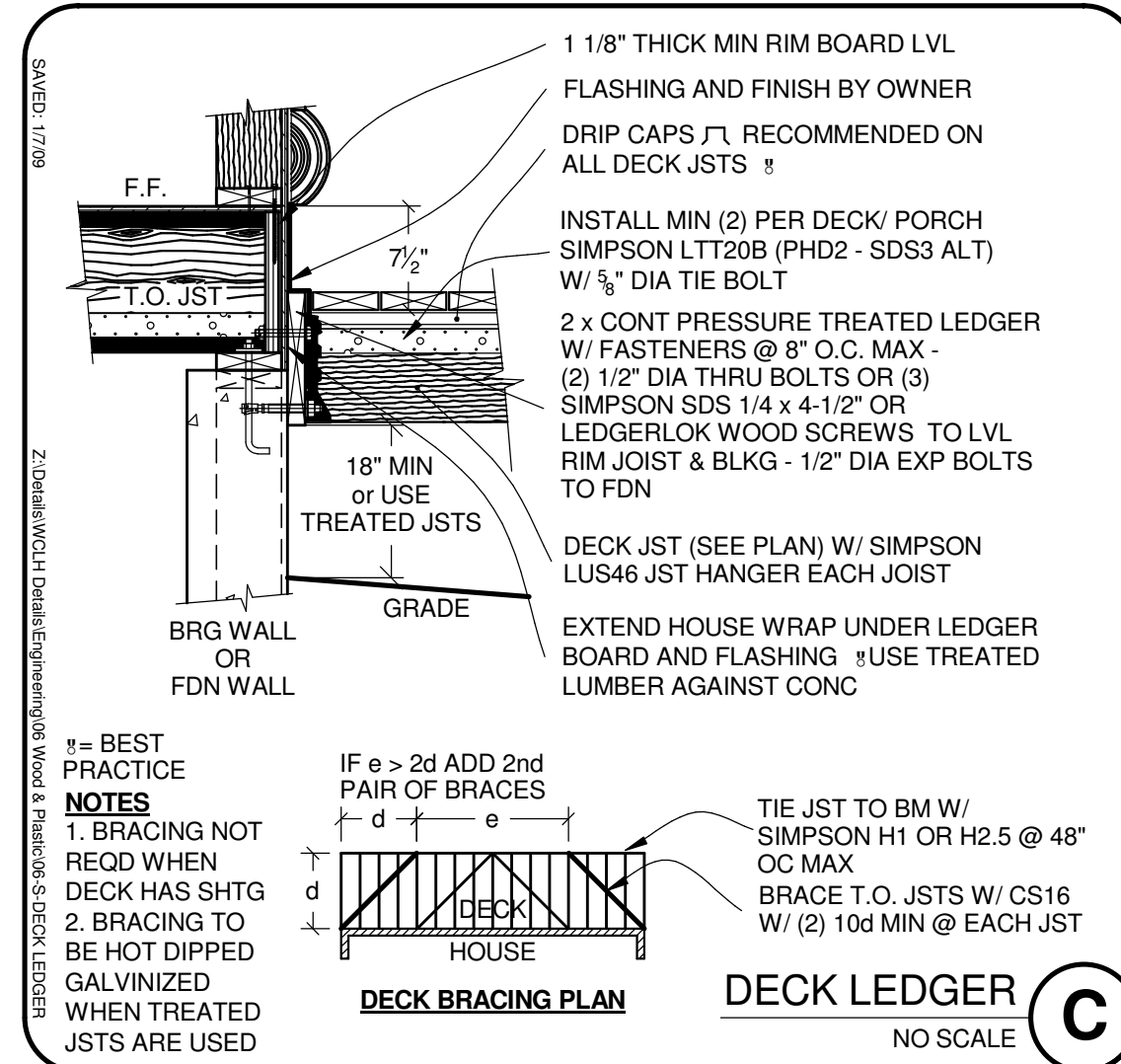
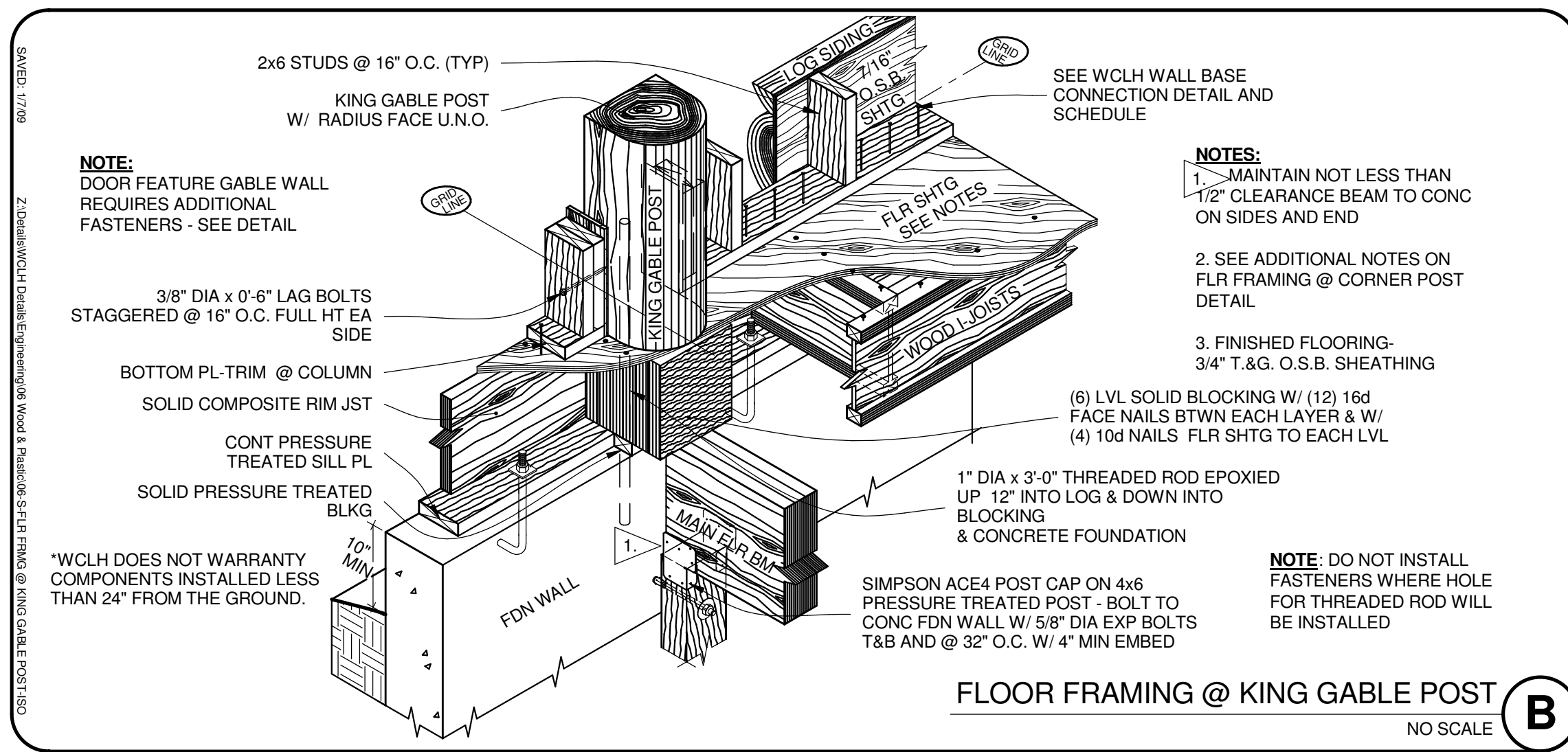
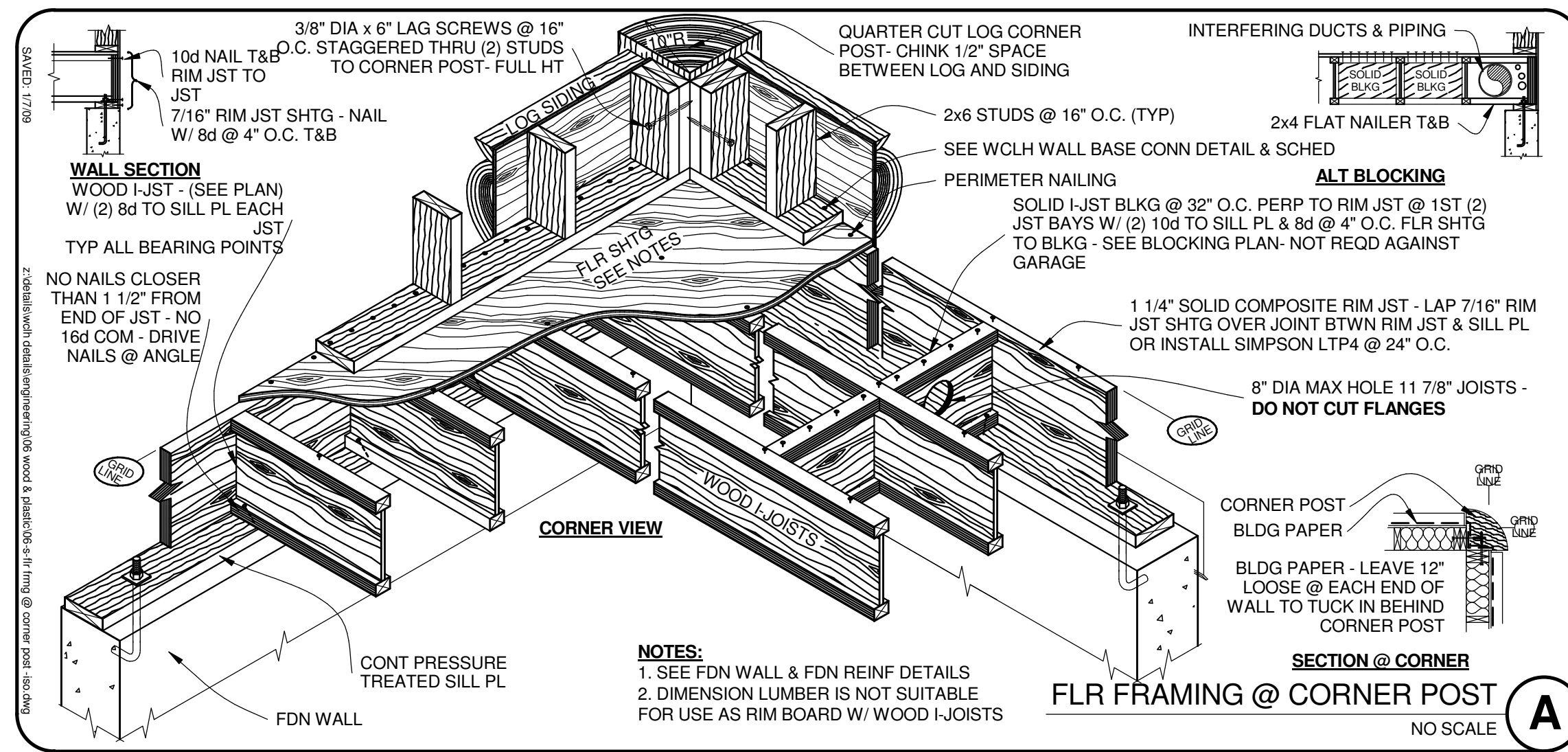
BIG HORN

OWNER: BRETT & IRENE REGIER

ADDRESS: LOT SL 22
SWEETWATER RESORT,
KOCOANUSA LAKE, BC,
CANADA V0B 2J0

DRAWING TITLE: FOOTING & FOUNDATION DETAILS

PROJECT NO: 12-129
FILE PATH: C:\Documents and Settings\Administrator\Desktop\12-129 Regier, M11-000-C-zBH (0-25-12).rvt
DRAWN BY: BJP
CHECKED BY: GEJ
DATE: 25 SEP 2012
SHEET NO: S-4.0
V5.0



LUMBER
 1. MEMBER GRADES SHALL BE AS FOLLOWS:
 GLU-LAM BEAMS (Simple Span) 24F-V4 DF/DF
 JOISTS & HEADERS DF #2 BTR
 STUDS BEARING WALLS SPF #1 BTR
 LVL'S EDE OF LVL Fb = 2,900 PSI
 SILL PLS IN CONTACT W/CONC DOUG FIR #2 BTR
 (PRESSURE TREATED FOR MOISTURE PROTECTION)
 2. ALL MULTIPLE PLATES AND LEDGERS SHALL BE NAILED TOGETHER WITH 16d NAILS AT 8 IN. ON CENTER.
 3. STUD WALLS SHALL RUN CONTINUOUS BETWEEN POINTS OF HORIZONTAL SUPPORT. PROVIDE BRACING WHERE OTHERWISE. FINER JOINTED STUDS ARE NOT ALLOWED IN STRUCTURAL WALLS (BEARING OR SHEAR).
 4. SOLID 2 IN. NOMINAL BLOCKING SHALL BE PROVIDED AT ENDS OR POINTS OF SUPPORT OF ALL WOOD JOISTS AND TRUSSES. CROSS BRIDGING OF NOT LESS THAN 1 IN. X 3 IN. MATERIAL SHALL BE PLACED IN ROWS BETWEEN SUPPORT POINTS. NOT TO EXCEED 6 FT APART. FOR SPANS OF 14 FT AND GREATER. INSTALL CROSS BRIDGING FOR WOOD JOISTS AS PER MFRG.
 5. MIN NAILING SHALL BE AS PER INTERNATIONAL BUILDING CODE.
 6. ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED LUMBER OR FOUNDATION REDWOOD. ALL WOOD SUPPORT MEMBERS EXPOSED TO WEATHER SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE. ENDS OF UNTREATED WOOD BEAMS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A CLEARANCE OF NOT LESS THAN 0.5 INCH ON TOP, SIDES AND ENDS.
 7. FASTENERS SHALL BE TREATED OR PROTECTED TO PREVENT MOISTURE OR WATER ACCUMULATION ON THE SURFACE. ENDS OF UNTREATED WOOD BEAMS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS SHALL HAVE A CLEARANCE OF NOT LESS THAN 0.5 INCH ON TOP, SIDES AND ENDS.
 8. BOLT HOLES SHALL BE 1/16\"/>

MULTI-MEMBER BEAMS
 NAIL W/ 16d @ 12\"/>

SHEAR WALL NOTES
 1. ALL EXTERIOR FACTORY WALLS ARE SHEATHED AND NAILER PER SCHEDULE BELOW. ALL FIELD BUILT EXTERIOR WALLS, INTERIOR WALLS INDICATED ON THE PLANS, AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH APA RATED 240 (OR BTR) CDX STRUCTURAL II PANEL SIDING. NAILING SHALL BE AS INDICATED IN SHEAR WALL SCHEDULE.
 2. BLOCK ALL HORIZONTAL PANEL EDGES WITH 2 IN. NOMINAL OR WIDER FRAMING. FRAMING AT ADJOINING PANEL EDGES SHALL BE 3-INCH NOMINAL OR WIDER AND NAILS SHALL BE STAGGERED WHERE NAILS ARE SPACED 3 INCHES OR LESS O.C.
 3. ALL SHEATHING SHALL EXTEND CONTINUOUS FROM SILL PLATE TO ROOF OR FLOOR AS INDICATED IN SHEAR WALL SCHEDULE.
 4. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR FRAMING TO HIGH ROOF FRAMING ON UPPER LEVEL EXTERIOR WALLS ABOVE A LOW ROOF.
 5. NAILS SHALL BE SPACED NOT LESS THAN 3/8 IN. FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. GAP ALL SHEATHING 1/8\"/>

TYPICAL SHEATHING NOTES

- INDIVIDUAL SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL NOT BE LESS THAN 4 FT X 8 FT IN SIZE.
- MIN SIZE SHEETS AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24 IN. UNLESS BLOCKED.
- NAILS SHALL BE SPACED NOT LESS THAN 3/8 IN. FROM EDGES AND ENDS OF SHEATHING AND SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. GAP ALL SHEATHING 1/8\"/>
- ANCHOR BOLTS FOR ALL SHEAR WALLS SHALL BE SIZED AND SPACED AS INDICATED IN SCHEDULE WITH 7 IN. MIN EMBED. PLATE WASHERS A MINIMUM OF 3 INCHES BY 3 INCHES SHALL BE DRIVEN FLUSH BUT SHALL BE INSTALLED WHEN LOCATED IN SEISMIC DESIGN CATEGORY D, E & F.
- SEE SHEAR WALL SCHEDULE WITH FRAMING PLAN WHEN FIELD APPLIED SHEAR WALLS ARE REQD.

FLOOR SHEATHING NOTES

- TYPICAL FLOOR SHEATHING SHALL BE 19/32 IN. MIN U.N.O ON PLANS, APA RATED 40/20 EXPOSURE I SHEATHING NAILED WITH 8d NAILS AT 6 IN. O.C. AT ALL PANEL ENDS, SUPPORTED EDGES, TOP OF SHEAR WALLS (ALL EXTERIOR WALLS ARE SHEAR WALLS) AND ALL BLOCKINGS. NAIL WITH 8d AT 12 IN. O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

FACTORY WALL SCHEDULE (SHTG INSTALLED BY WCLH)

MARK	SHOP BUILT WALLS EXTERIOR SIDE	NAILING 8d		ANCHOR BOLTS	SOLE PLATE TO RIM JST	NOTES
		EDGES	FIELD			
FW-1	7/16\"/>					
FW-2	15/32\"/>					

ROOF SHEATHING

ROOF PANEL SHEATHING NAILING SCHEDULE

WIND SPEED	PANEL LOCATION	ROOF FASTENING ZONE	
		(1)	(2)
≤ 110 MPH	EDGES	6\"/>	
≤ 110 MPH	FIELD	6\"/>	
TYP U.N.O.	EDGES	6\"/>	
TYP U.N.O.	FIELD	12\"/>	

SECTION A-A

PANEL EDGE NAILING
 1 1/8\"/>

KEY PLAN VIEW

INCLUDING 12\"/>

LAYOUT PLAN

ALLOWABLE MAX SNOW LOAD PSF

SPAN RATING	PANEL THICKNESS	SPACING O.C.	12\"/>
40/20	19/32	300	210
		240	130

NOTES:
 1. ALL SHTG: APA STRUCT I RATED EXP 1
 2. NAIL W/ 8d COMMON NAILS (131\"/>

LAYOUT PLAN

EDGE NAILING @ DIAPHRAGM PERIM. ALL EXT WALLS & INTERIOR SHEAR WALLS
 WOOD STRUT PANEL SHTG CONT OVER (2) OR MORE SPANS W/ STRENGTH AXIS PERP TO SUPPORTS
 JOISTS OR TRUSSES SEE FRMG PLANS- BLOCK SOLID @ BRG PTS
 STAGGER END JOINTS - LAYOUT PANELS TO ELIMINATE ANY WIDTH LESS THAN 1'-0\"/>

**NOTE: ALL DETAILS MAY NOT BE APPLICABLE TO THIS PROJECT
 BEST PRACTICES - MAY NOT BE REQD**

FRAMING DETAILS

M11-015-C-zBH

S-5.0

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PROFESSIONAL SEAL
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 ARCHITECT
 10/03/12

REVISIONS

NO.	BY:	DATE:	DESCRIPTION:

BIG HORN

OWNER:
BRETT & IRENE REGIER

ADDRESS:
LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0

FRAMING DETAILS

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 FILE PATH: C:\Documents and Settings\Admin\Desktop\12-129 Regier M11-000-C-BH (9-25-12).rvt
 DRAWN BY: BJP
 CHECKED BY: GEJ
 DATE: 25 SEP 2012
 SHEET NO: **S-5.0**
 V5.0

REVISIONS table with columns: NO., BY, DATE, DESCRIPTION

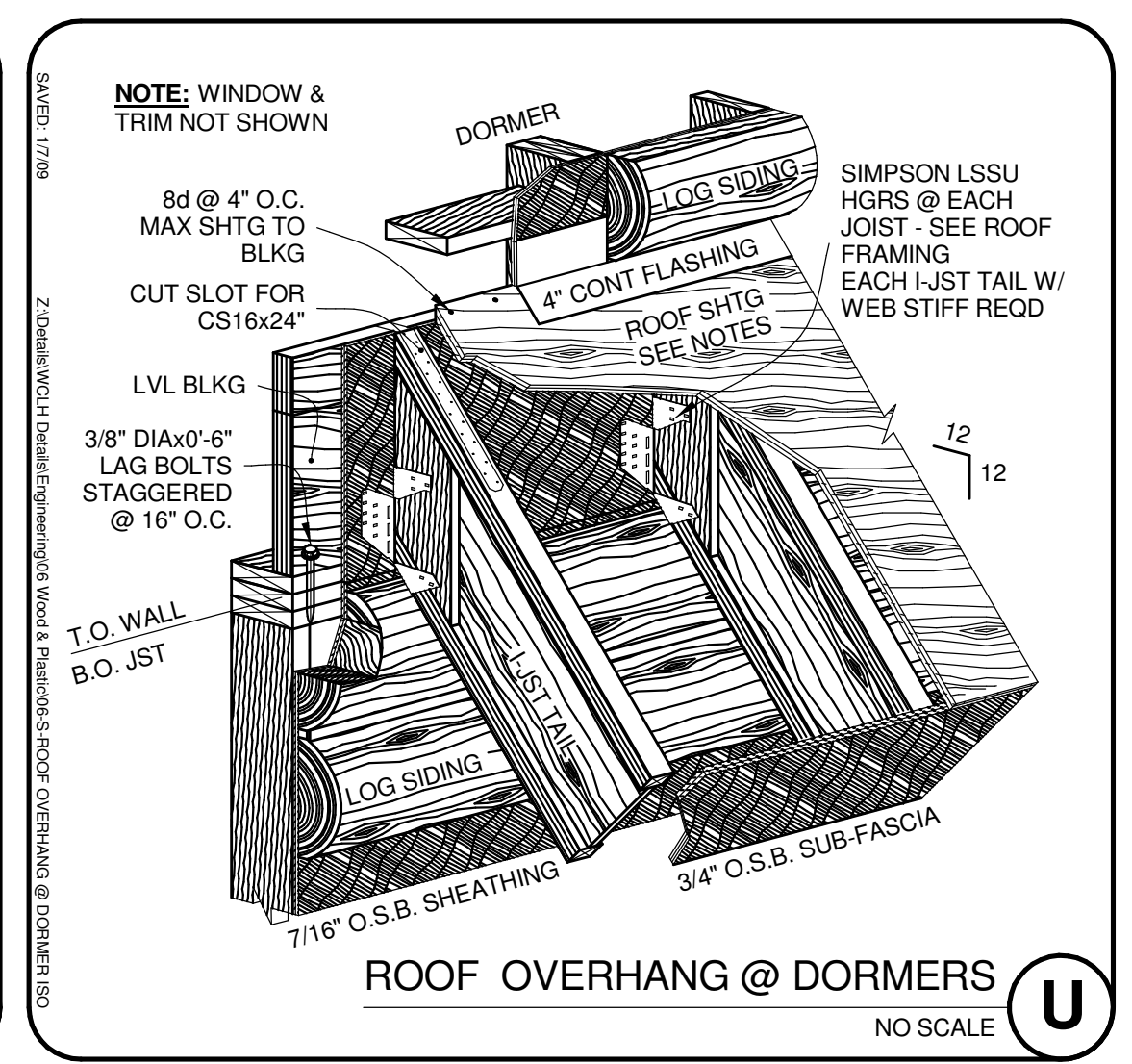
PROJECT NAME: BIG HORN

OWNER: BRETT & IRENE REGIER

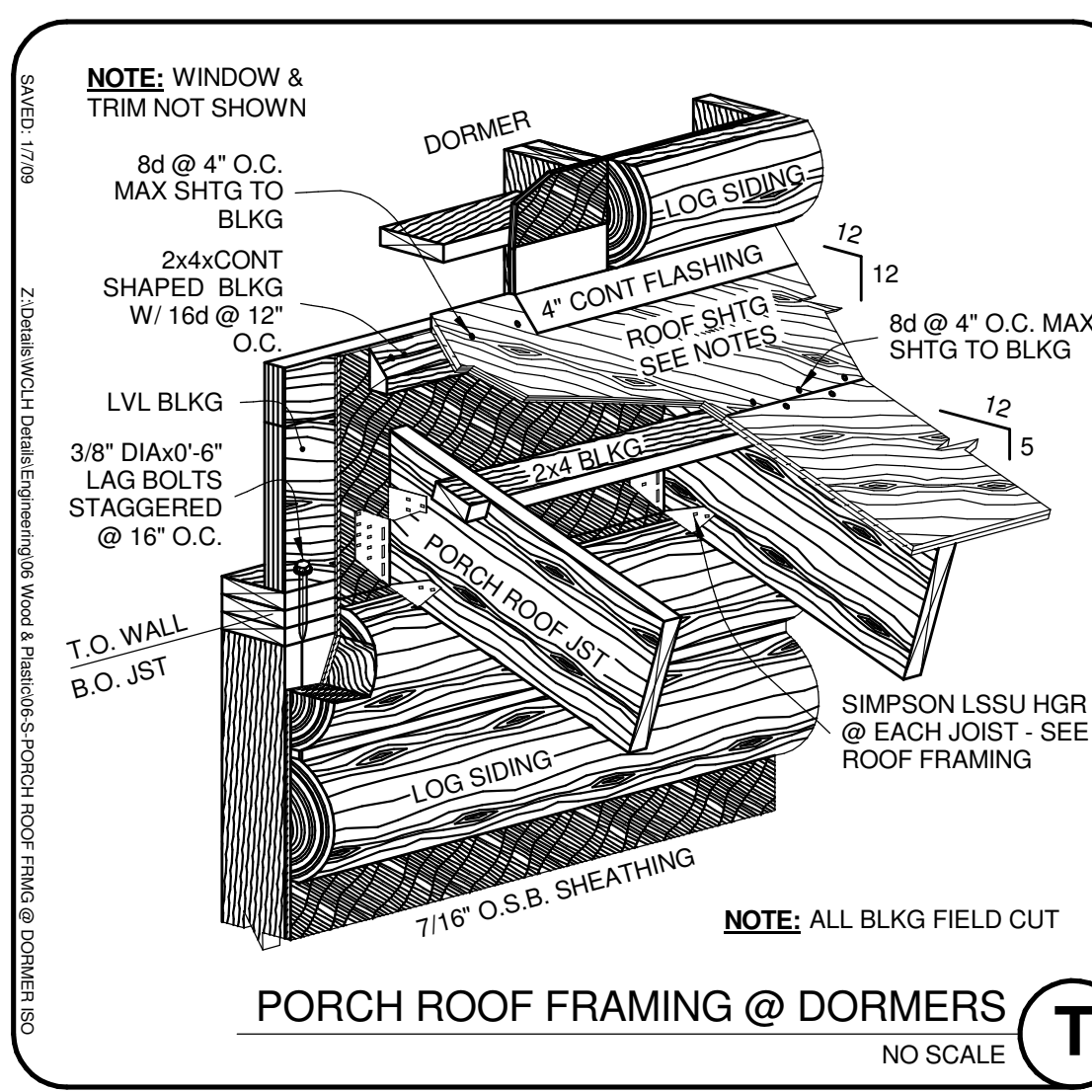
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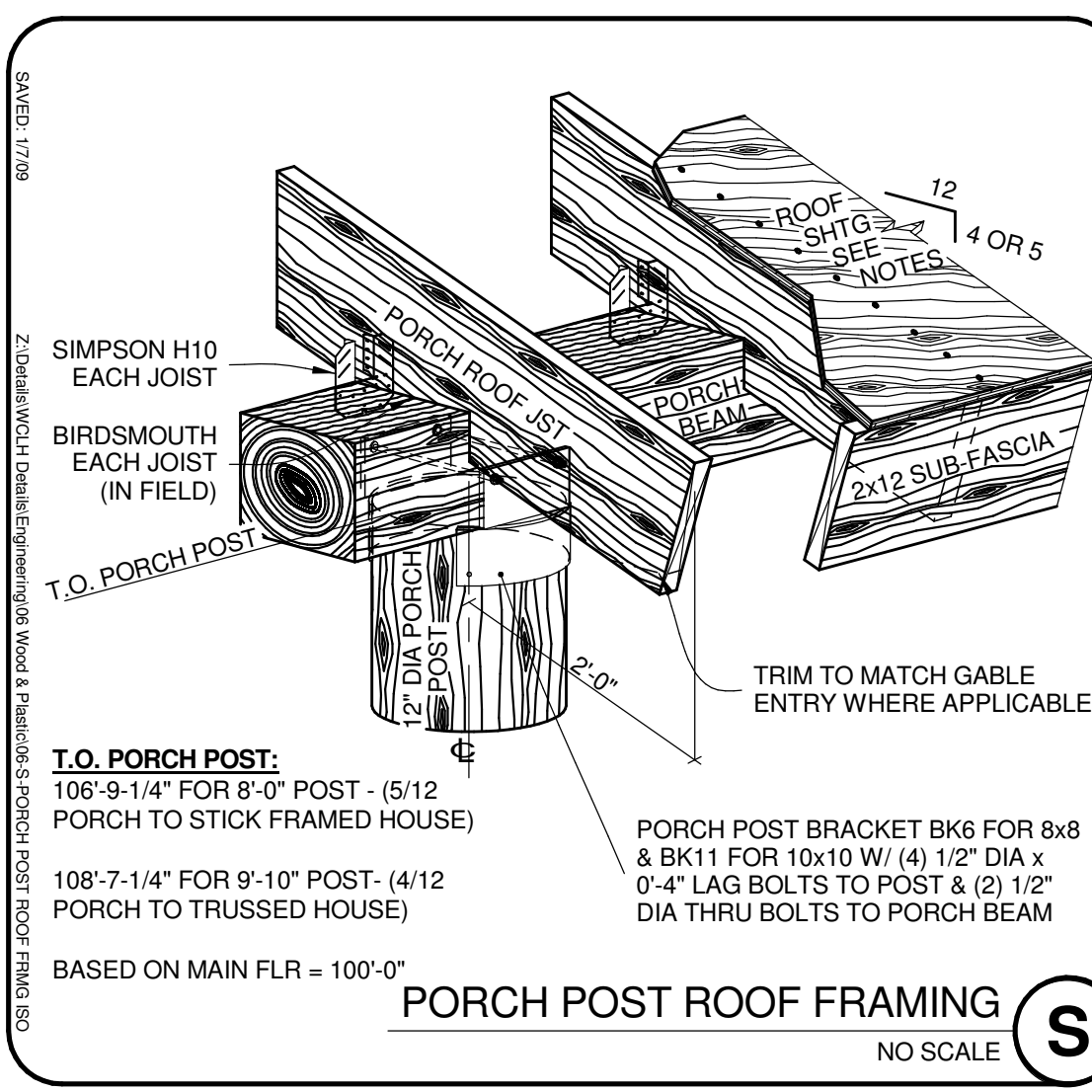
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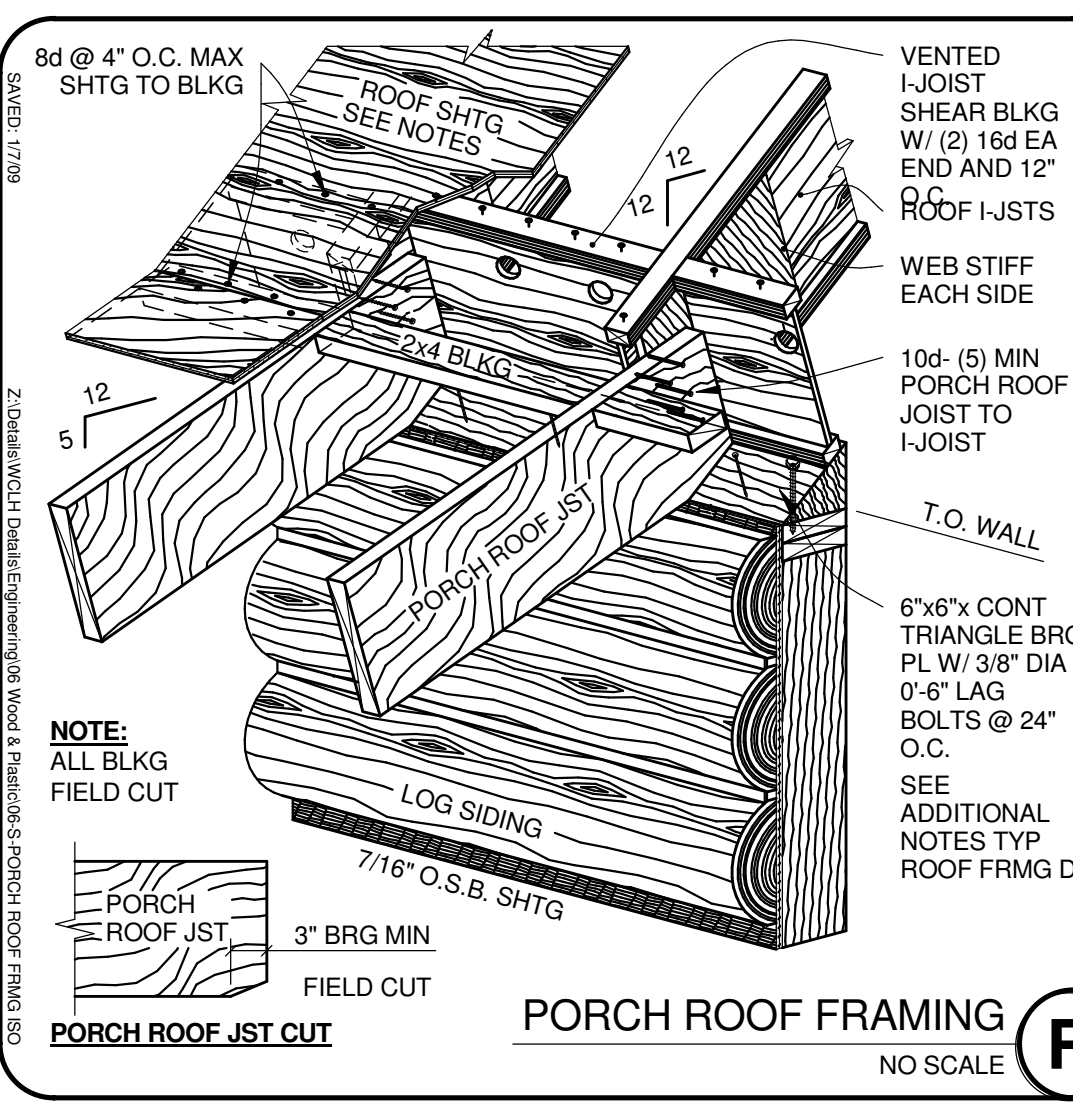
U ROOF OVERHANG @ DORMERS NO SCALE



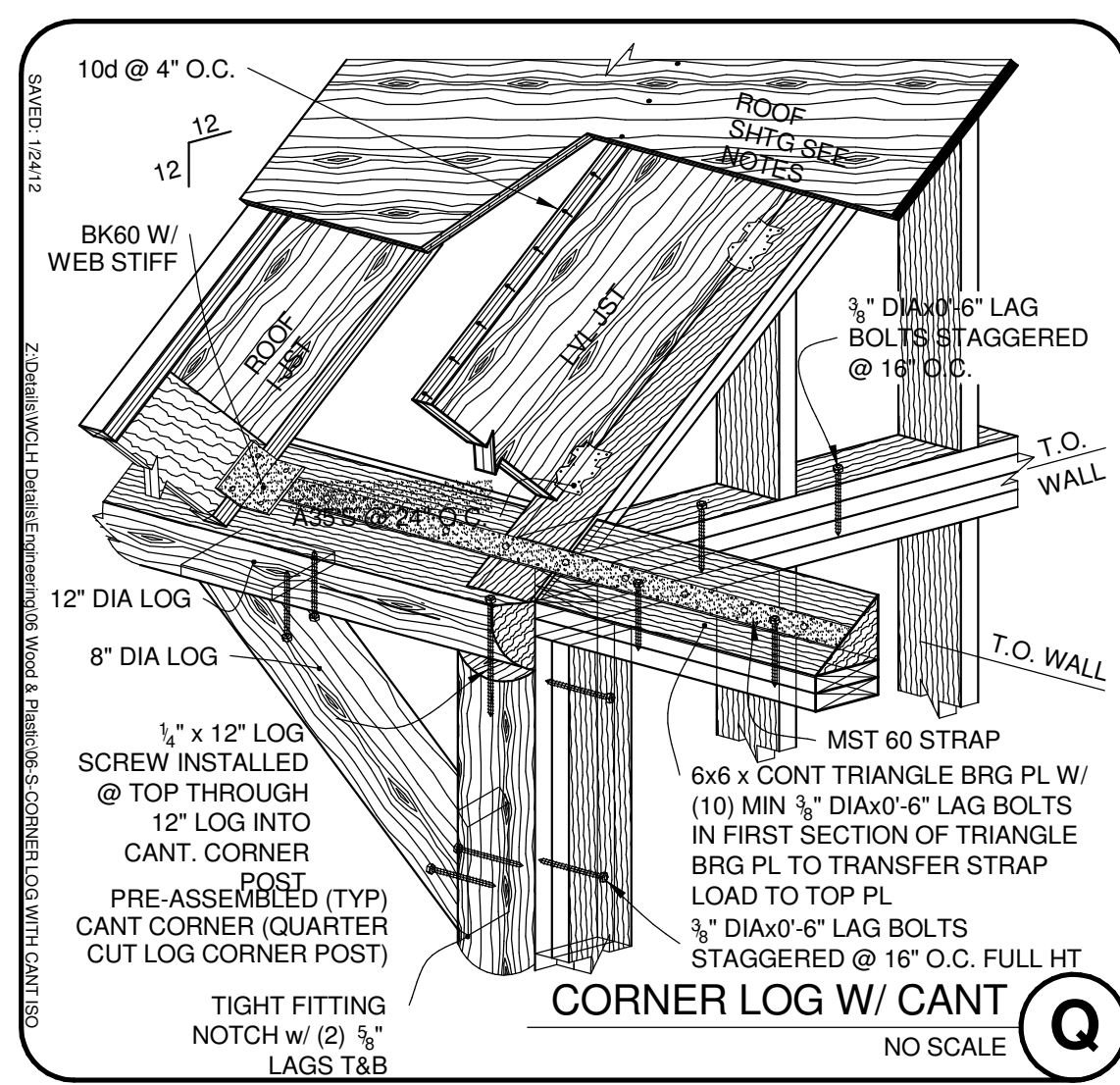
T PORCH ROOF FRAMING @ DORMERS NO SCALE



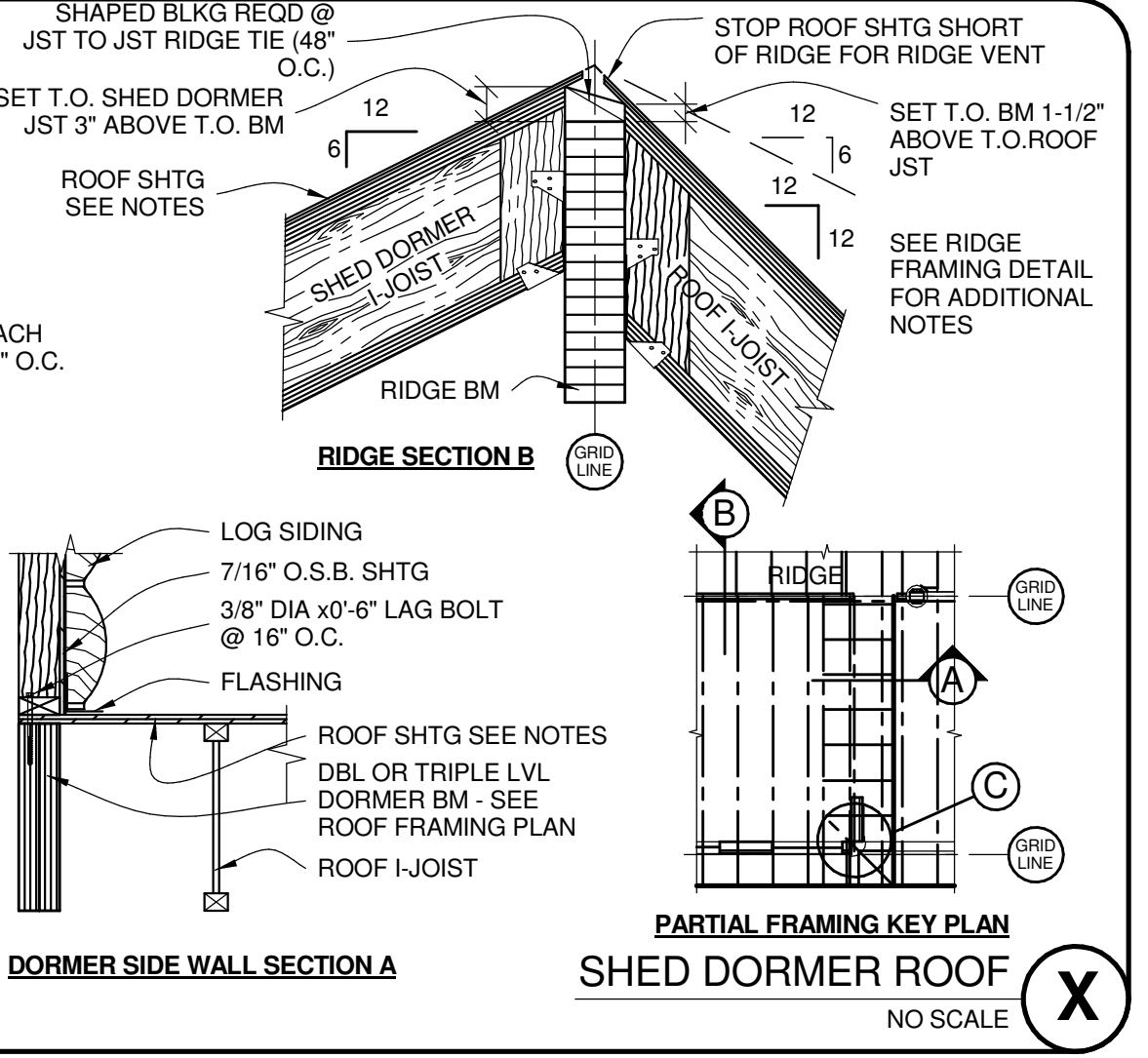
S PORCH POST ROOF FRAMING NO SCALE



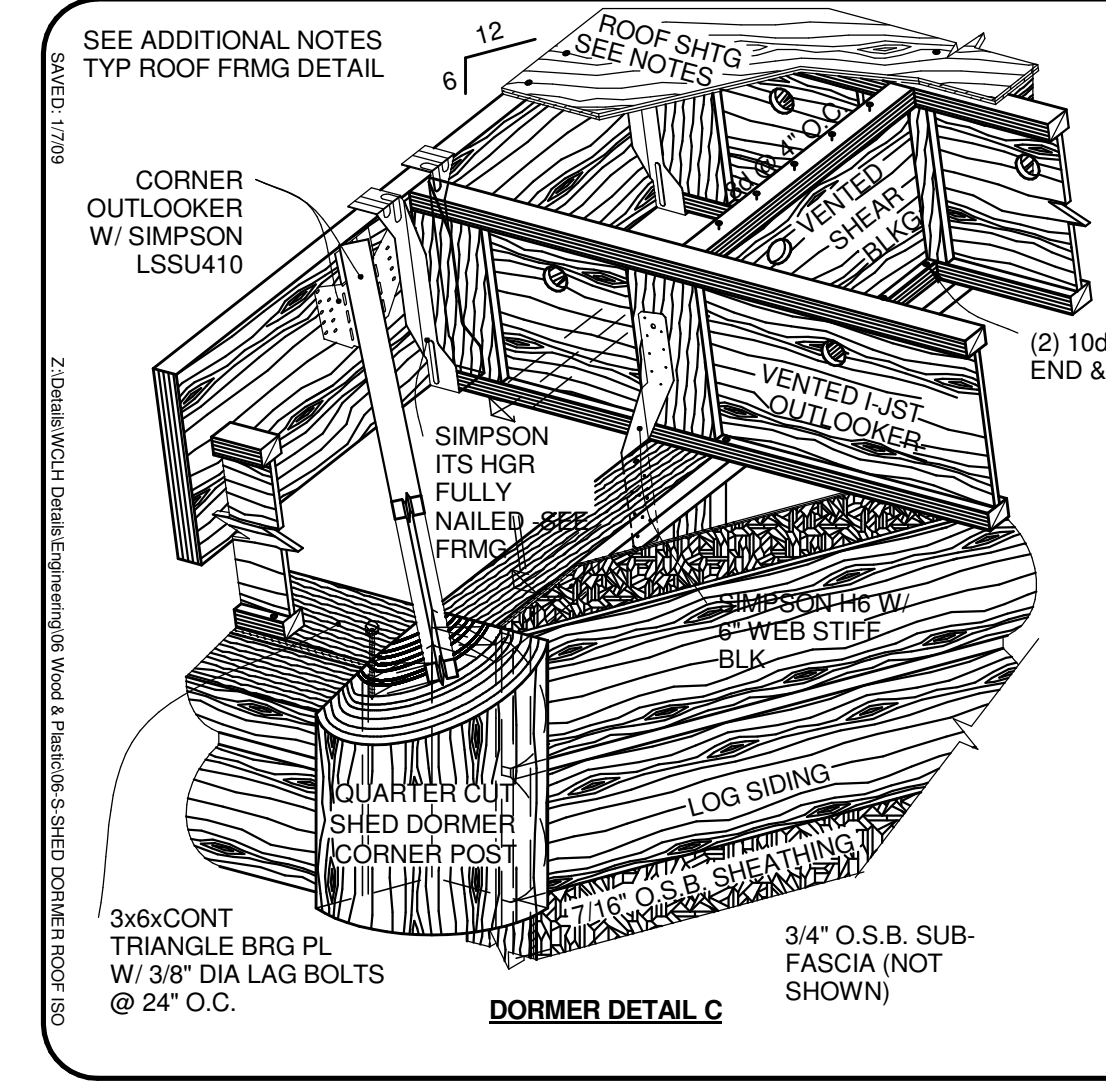
R PORCH ROOF JST CUT NO SCALE



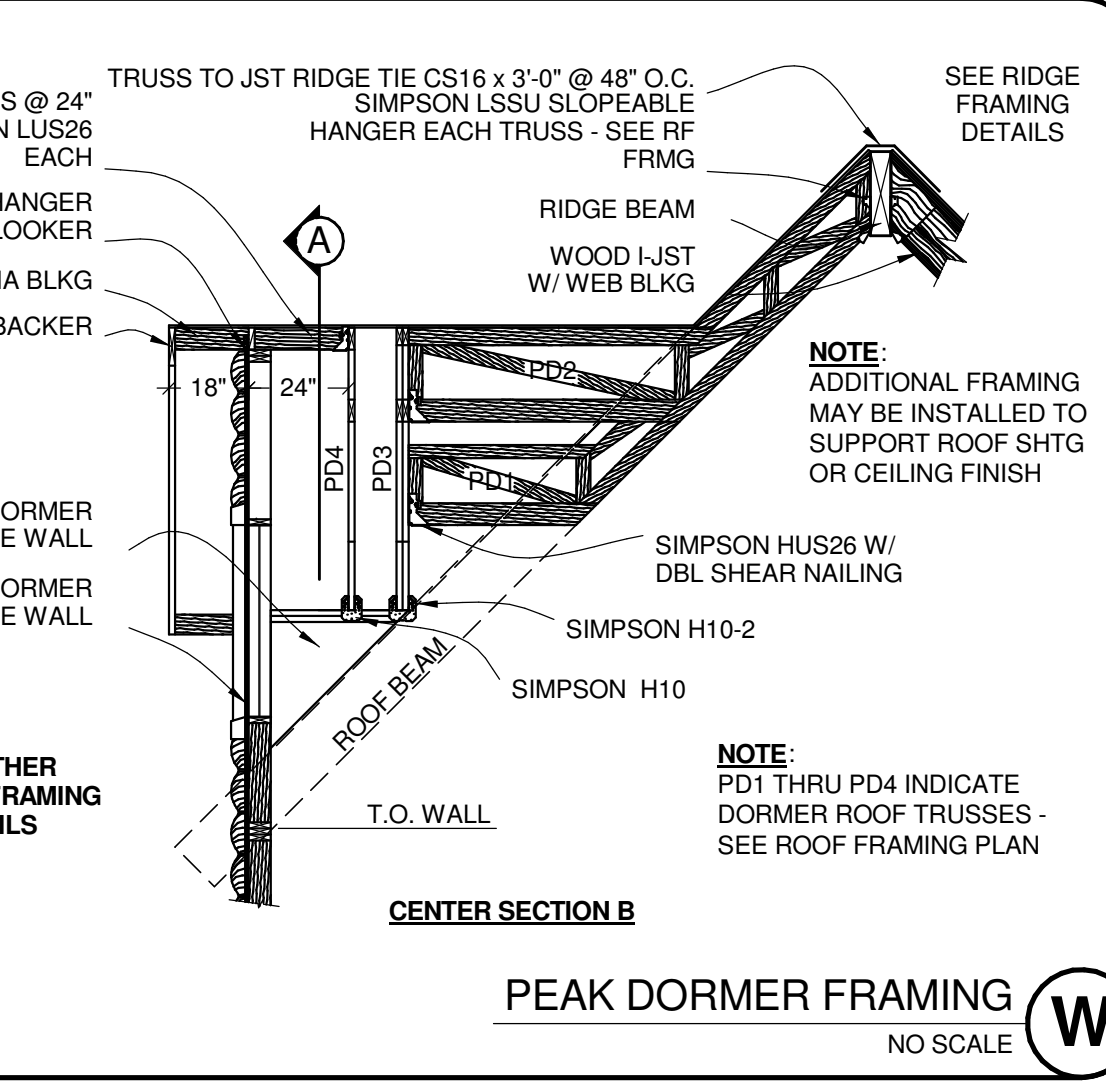
Q CORNER LOG W/ CANT NO SCALE



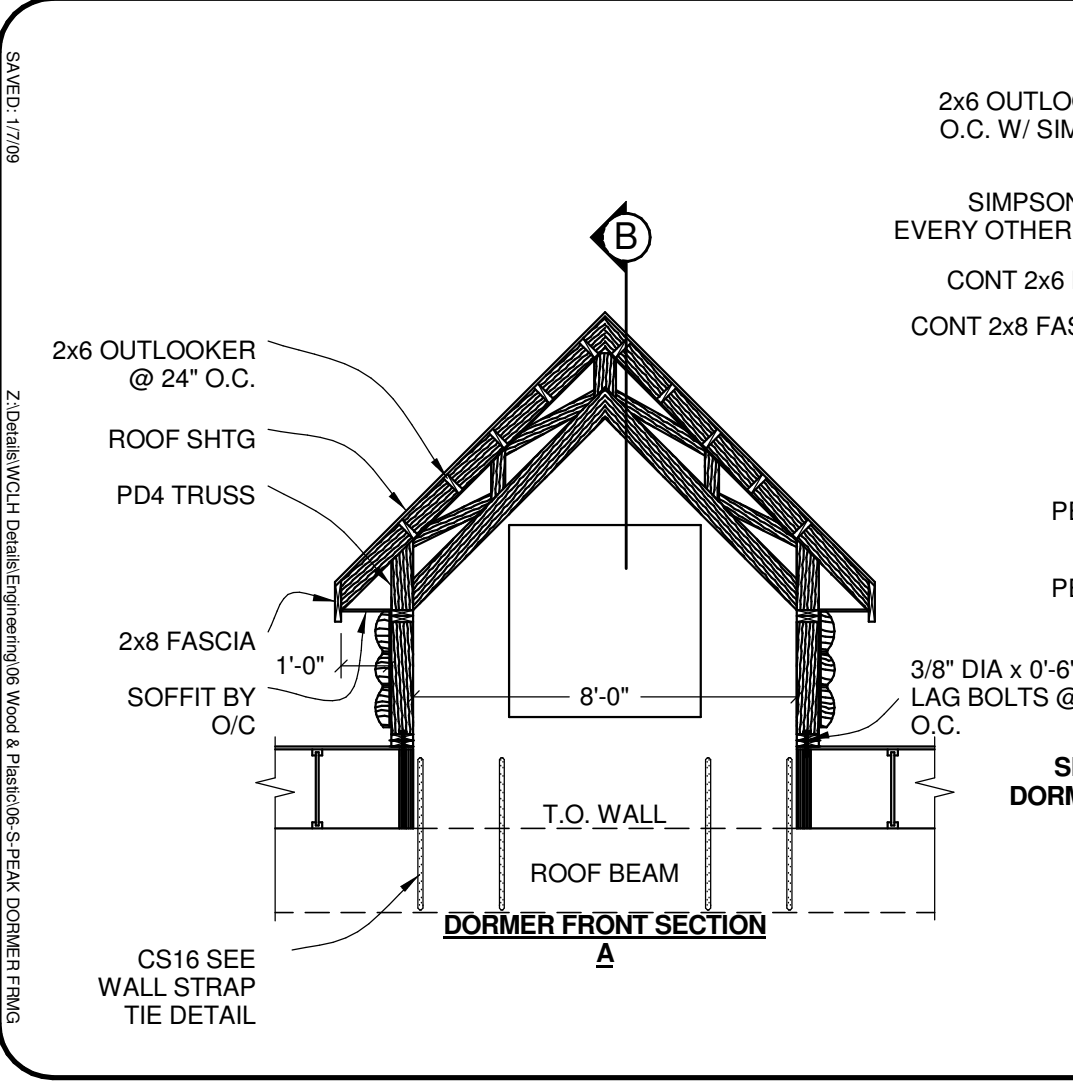
X SHED DORMER ROOF NO SCALE



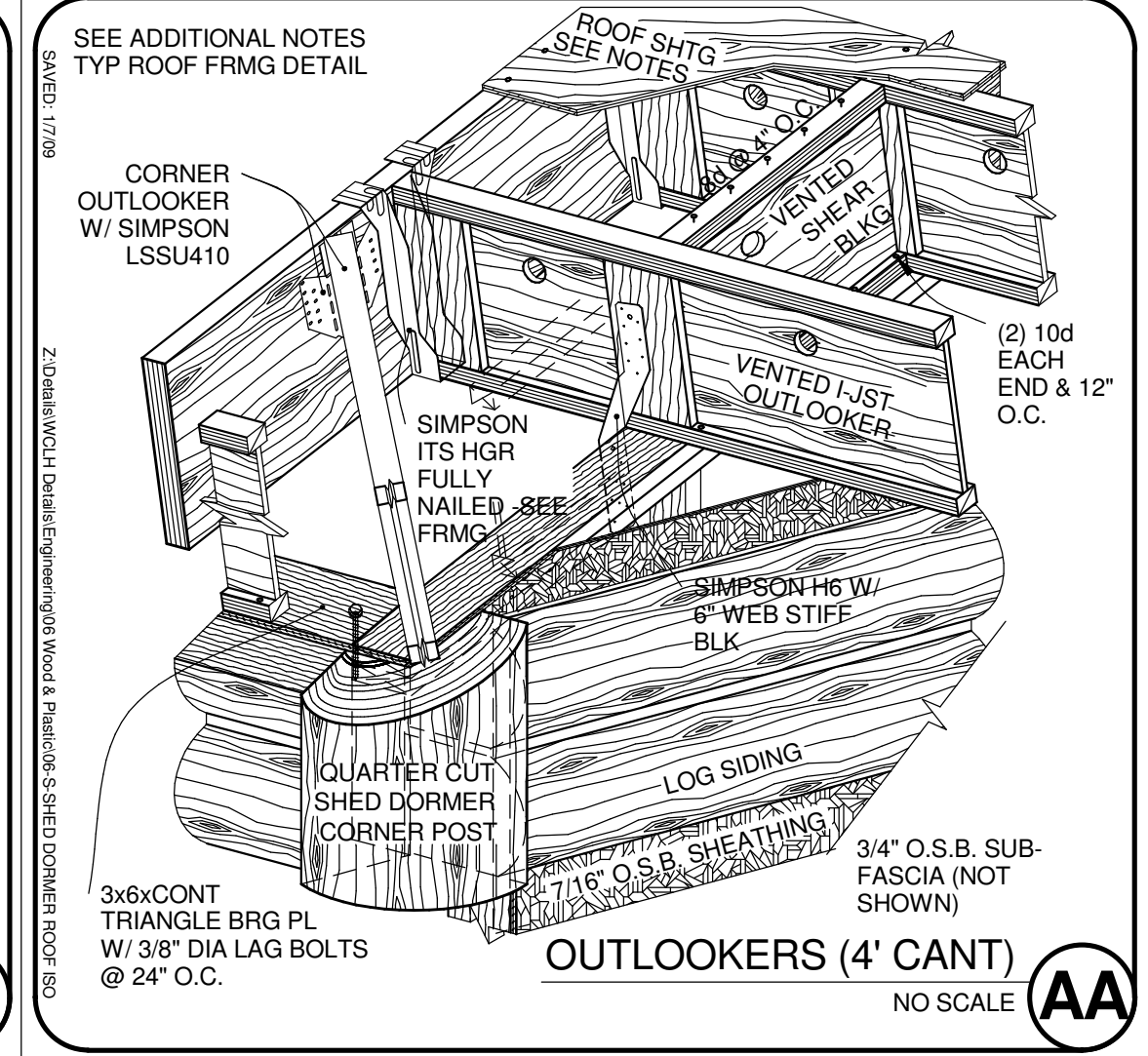
C DORMER DETAIL C NO SCALE



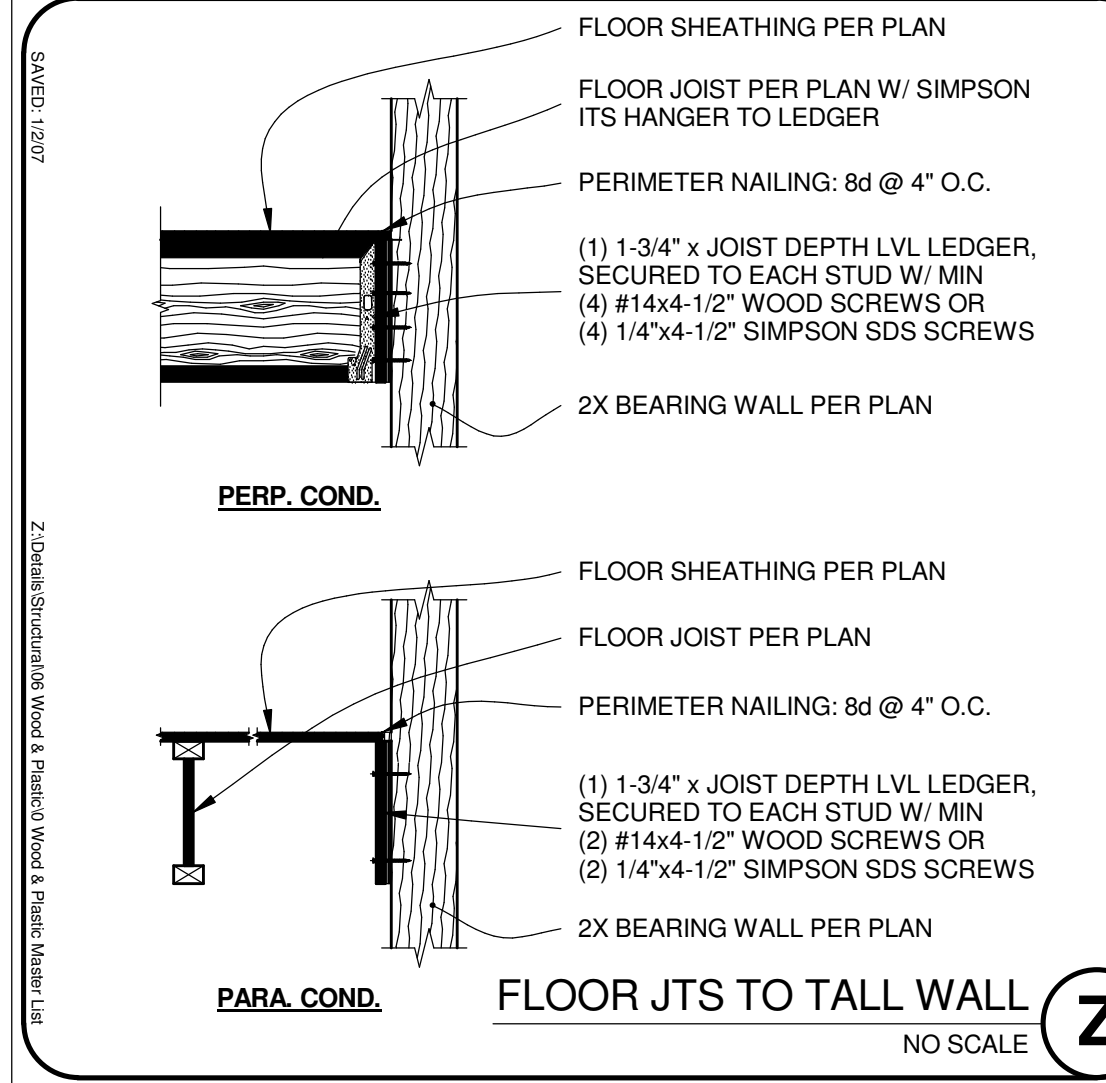
W PEAK DORMER FRAMING NO SCALE



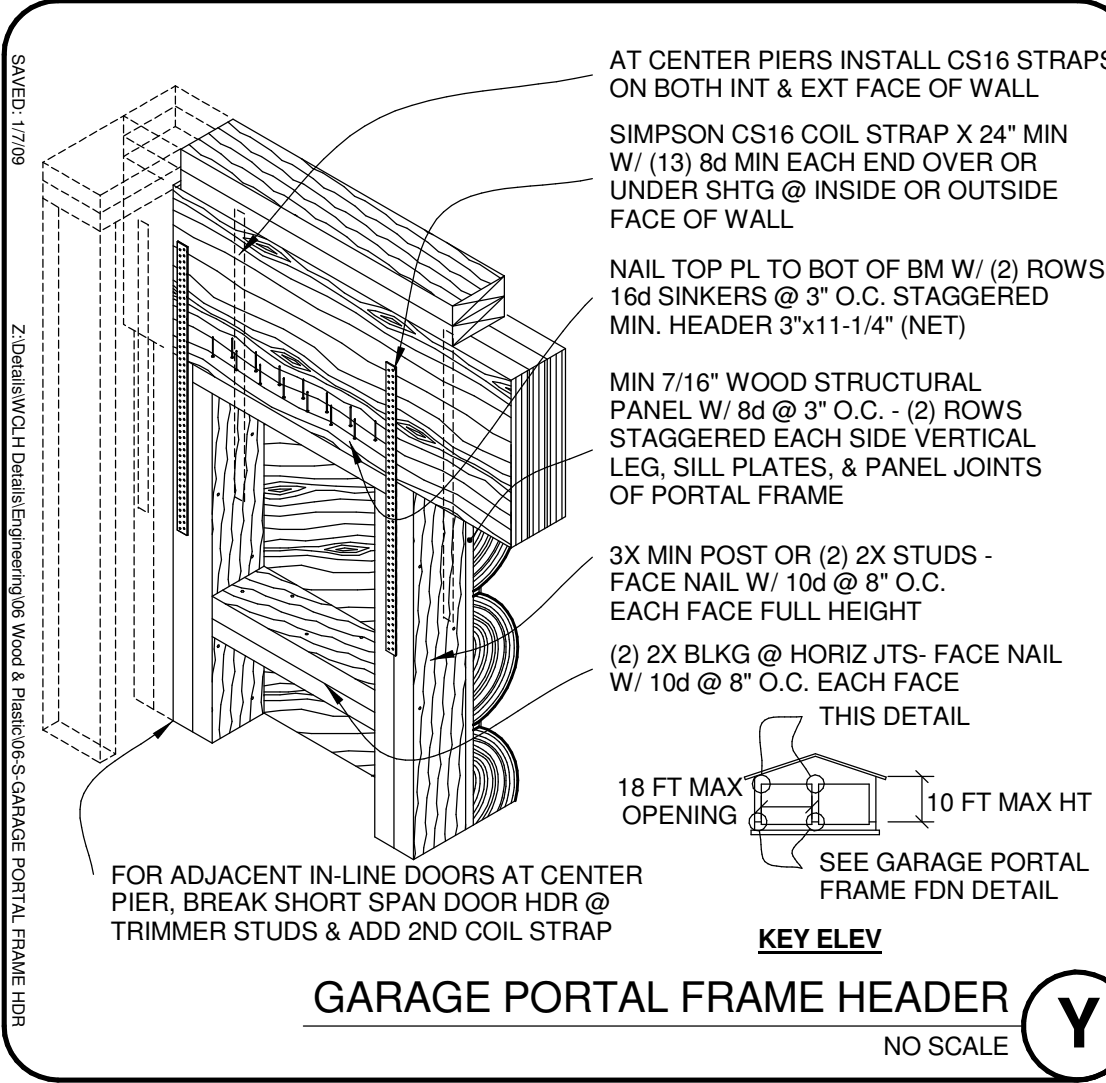
A DORMER FRONT SECTION NO SCALE



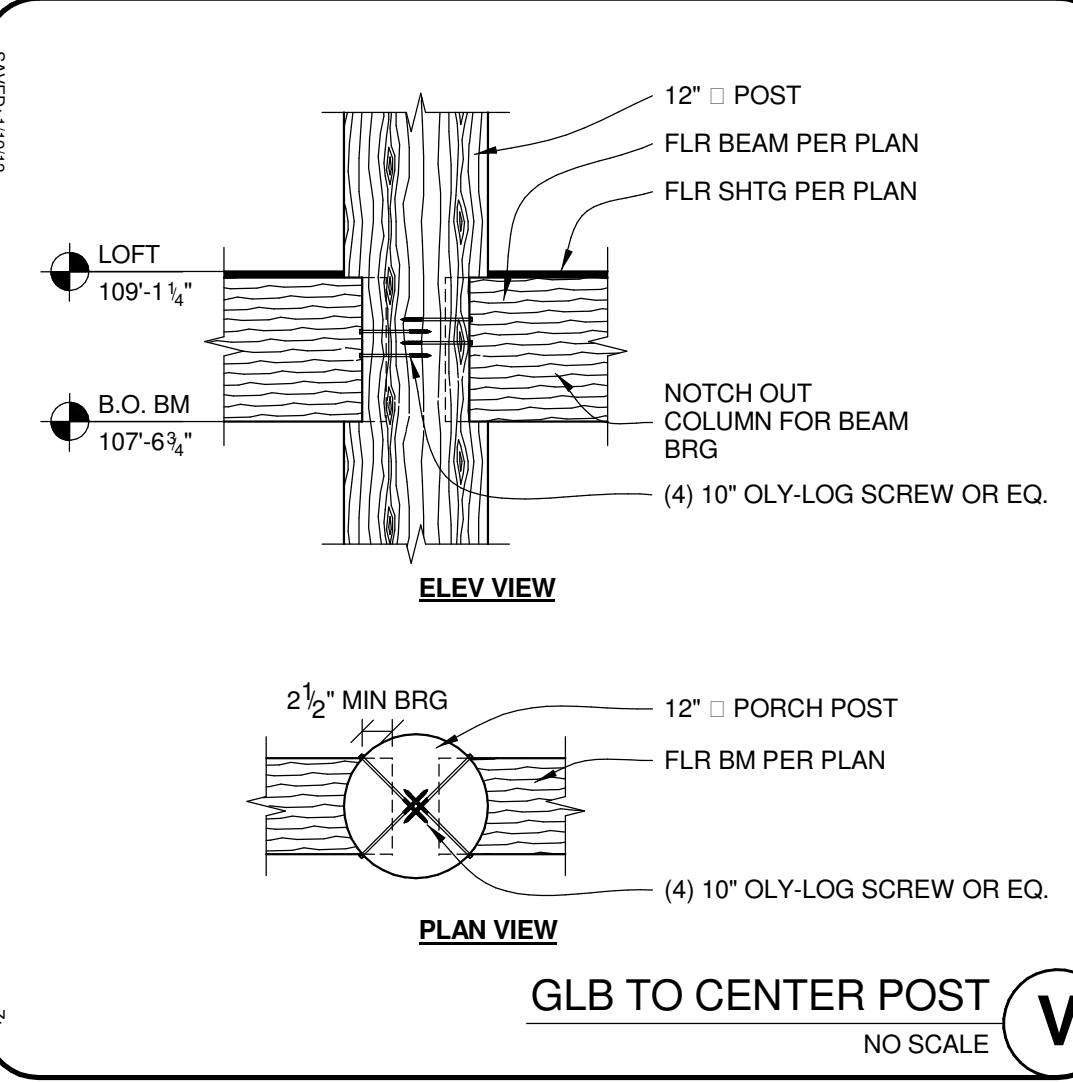
AA OUTLOOKERS (4' CANT) NO SCALE



Z FLOOR JTS TO TALL WALL NO SCALE



Y GARAGE PORTAL FRAME HEADER NO SCALE



V GLB TO CENTER POST NO SCALE



V PLAN VIEW NO SCALE

PLUMBING NOTES

- 1. PLUMBING:** PLUMBING WORKMANSHIP, INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL OF THE LATEST ADOPTED LOCAL AND STATE BUILDING CODE(S) AND ORDINANCES AS VERIFIED BY THE OWNER/CONTRACTOR.
- 2. WHIRLPOOL TUBS:** PROVIDE ACCESS FOR JETTED TUB MOTOR COMPONENTS.
- 3. SHUT-OFF VALVE:** PROVIDE A SHUT-OFF VALVE FOR ALL FIXTURE SUPPLIES.
- 4. FLOOR DRAIN:** PROVIDE A FLOOR DRAIN UNDER THE WATER HEATER, ON WOOD STRUCTURE FLOORS, PROVIDE A PAN WITH A DRAIN UNDER A WATER HEATER AND STEAM SHOWER EQUIPMENT.
- 5. WATER CLOSET:** PROVIDE TANK TYPE WATER CLOSETS WITH A FLOW RATE OF NOT MORE THAN 1.6 GALLONS PER FLUSH. WATER CLOSETS SHALL HAVE AMIN FRONT CLEARANCE OF 21 INCH AND WIDTH OF 30 INCH.
- 6. SHOWER:** PROVIDE SHOWERHEADS WITH A FLOW RATE OF NOT MORE THAN 2.5 GPM. SHOWERS TO BE FINISHED WITH A NON-ABSORBANT MATERIAL, TO A HEIGHT OF 72 INCH ABOVE FINISH FLOOR. WATER RESISTANT GYP BRD (GREEN BOARD) NOT ALLOWED BHIND TILE FINISH. FLOOR AREA SHALL BE OF DIMENSIONS SUCH THAT A 30 INCH CIRCLE CAN BE ENCOMPASSED WITHIN THE COMPARTMENT. PROVIDE MIN 22 INCH WIDE DOOR TO SWING OUTWARD. PROVIDE ANTI-SCALE SHOWER VALVES ON ALL SHOWER AND TUB-SHOWER COMBINATION INSTALLATIONS. ANY GLASS SHOWER (OR TUB) ENCLOSURES TO BE TEMPERED.
- 7. HOSE BIBS:** PROVIDE NON-FREEZE TYPE BACKFLOW PREVENTER HOSE BIBS.
- 8. PLUMBING VENTS:** ALL PLUMBING VENTS THROUGH THE ROOF SHALL BE MIN 3 INCH DIAMETER PIPE. PROTECT AGAINST BREAKAGE FROM SLIDING SNOW AND ICE ON SLUERY ROOF SURFACES. FOR SNOW LOADS IN EXCESS OF 70 PSF PLUMBING VENTS SHALL BE PROTECTED BY ICE/ SNOW SPLINTERS.
- 9. EXPANSION TANK:** PROVIDE EXPANSION TANK ON CULINARY WATER SYSTEM.
- 10. PRESSURE RELIEF VALVE:** ALL APPLIANCES (WATER HEATER, BOILER, STEAM GENERATOR, ETC.) WHICH REQUIRE PRESSURE RELIEF VALVES SHALL BE PROVIDED WITH A FULL SIZED DRAIN WHICH SHALL EXTEND FROM THE VALVE TO A FLOOR DRAIN OR OTHER APPROVED LOCATION.
- 11. BACKWATER VALVES:** FIXTURES WITH FLOOD LEVEL RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC SEWER SERVING SUCH FIXTURES SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED BACKWATER VALVE. FIXTURES HAVING FLOOD LEVEL RIMS ABOVE THE ELEVATION OF THE NEXT UPSTREAM MANHOLE SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE. BACKWATER VALVES SHALL BE PROVIDED WITH ACCESS. BACKWATER VALVES SHALL HAVE NONCOROSIVE BEARINGS, SEATS AND SELF-ALIGNING DISCS. VALVE ACCESS COVERS SHALL BE WATER TIGHT.
- 12. WATER HEATER:** IN HIGH SEISMIC AREAS PROVIDE SEISMIC ANCHORAGE TO ALL WATER HEATERS IN THE UPPER AND BOTTOM THIRDS OF TANK.
- 13. PLUMBING CONNECTORS:** SLIP JOINT PLUMBING CONNECTIONS ARE NOT ALLOWED IN CONCEALED CONSTRUCTION AREAS.
- 14. PIPES IN TRENCHES** REQUIRE 18" MINIMUM COVERAGE.
- 15. PROVIDE MANUFACTURER'S** INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING TYPE TUBS ON THE JOB - SITE FOR INSPECTION PURPOSES.
- 16. WATER HAMMER ARRESTORS** SHALL BE INSTALLED AT THE FOLLOWING QUICK ACTING SHUT-OFF VALVES: AUTOMATIC WASHING MACHINE (HOT AND COLD WATER), ICEMAKER, DISHWASHER, & FRONT AND REAR SPRINKLER OUTLETS.
- 17. PROVIDE BACKFLOW** PREVENTION VALVES AT HOSE BIBS & AUTOMATIC IRRIGATION SYSTEMS.
- 18. PROVIDE ANTI - SCALD** DEVICE AT WATER HEATERS.

MECHANICAL NOTES

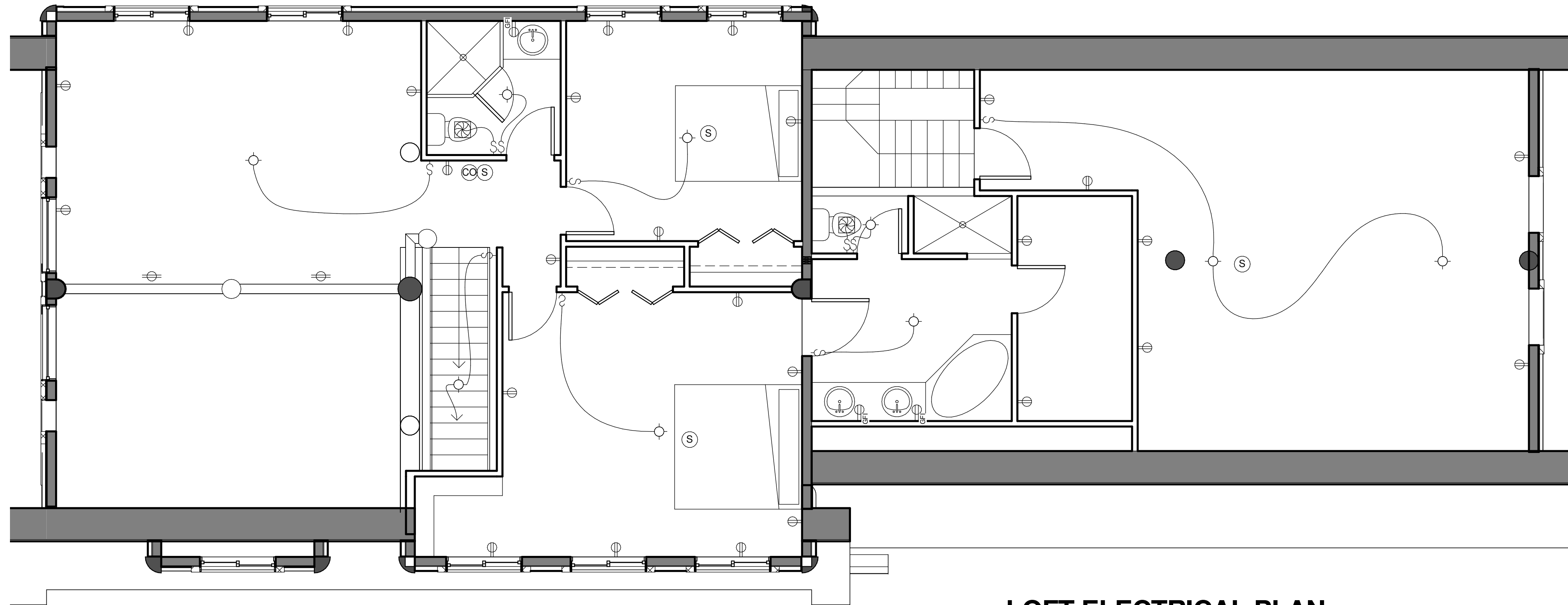
- 1. MECHANICAL:** MECHANICAL WORKMANSHIP, INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL OF THE LATEST ADOPTED LOCAL AND STATE BUILDING CODE(S) AND ORDINANCES AS VERIFIED BY THE OWNER/CONTRACTOR.
- 2. HEATING SYSTEM:** PROVIDE A COMFORT HEATING SYSTEM CAPABLE OF MAINTAINING 68 DEGREES F AT A POINT 36 INCH ABOVE W THE FLOOR IN ALL ROOMS.
- 3. COMBUSTION AIR:** PROVIDE COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCES AT A MIN RATE OF 1 SQ INCH PER 3 000 BTU/HR INPUT RATING. OPENINGS SHALL BE LOCATED WITHIN THE TOP 12 INCH AND BOTTOM 12 INCH OF THE ROOM.
- 4. CLEARANCE:** PROVIDE CLEARANCE AROUND EQUIPMENT, MIN 1 INCH SIDES AND REAR AND 6 INCH AT FRONT, UNLESS EQUIPMENT LISTING PROVIDES OTHERWISE.
- 5. SHUT-OFF VALVE:** PROVIDE SHUT-OFF VALVE ACCESSIBLE WITHIN 6 FT OF GAS LOG AND ALL GAS APPLIANCES.
- 6. INSULATED DUCTS:** INSULATE HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS AND UNHEATED GARAGES (R-8 MIN).
- 7. FUEL-FIRED WATER HEATER:** FUEL-FIRED WATER HEATERS SHALL NOT BE INSTALLED IN A ROOM USED AS A STORAGE CLOSET. NON-DIRECT VENT WATER HEATERS LOCATED IN BEDROOM OR BATHROOM SHALL BE INSTALLED IN A SEALED ENCLOSURE SO THAT COMBUSTION AIR WILL NOT BE TAKEN FROM THE LIVING SPACE. AN UNOBSTRUCTED WORKING SPACE AT LEAST 30" DEEP AND 36" WIDE SHALL BE PROVIDED IMMEDIATELY IN FRONT OF THE FIREBOX ACCESS OPENING OF THE WATER HEATER.
- 8. FUEL FIRED FURNACE:** THE WATER HEATER SPACE AND FURNACE ROOM SHALL HAVE AN OPENING OR DOOR WITH A CONTINUOUS PASSAGEWAY AT LEAST 2" IN WIDTH AND LARGE ENOUGH TO PERMIT REMOVAL OF THE LARGEST EQUIPMENT IN THE ROOM. AN UNOBSTRUCTED WORKING SPACE AT LEAST 30" DEEP AND THE HEIGHT OF THE FURNACE (30" MINIMUM) SHALL BE PROVIDED ALONG THE ENTIRE FRONT OR FIREBOX SIDE OF THE FURNACE. A WARM AIR FURNACE SHALL NOT BE INSTALLED UNDER A STAIRWAY. IN HIGH SEISMIC AREAS PROVIDE SEISMIC STRAPPING FOR VERTICALLY INSTALLED FURNACES. IN HIGH SEISMIC AREA PROVIDE SEISMIC STRAPPING FOR VERTICALLY INSTALLED FURNACES.
- 9. GAS PIPING PLAN:** (DEFERRED SUBMITTAL WHEN REQ'D) A GAS PIPING SCHEMATIC DESIGN SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR. PLAN SHALL INCLUDE OPERATING PRESSURE, TYPE OF PIPING MATERIAL, SIZE OF PIPING, LENGTH OF PIPING RUNS, CAPACITY OF EACH APPLIANCE IN BTU/H OR CUBIC FT PER HR, IDENTIFY BRAND, VENTING AND LOCATION OF EACH REGULATOR.
- 10. PRE-FAB FIREPLACE:** (DEFERRED SUBMITTAL) PROVIDE PRE-FAB FIRE PLACE INSERT LISTING AND INSTALLATION GUIDE.
- 11. CLOTHES DRYER VENT:** VENT CLOTHES DRYER TO THE OUTSIDE. MAX LENGTH OF CLOTHES DRYER DUCT IS 25 FT REDUCED 2.5 FT FOR EACH 45-DEGREE ELBOW AND 5-FT FOR EACH 90-DEGREE ELBOW (15-FT MAX W/(2) 90 DEGREE ELBOWS). PROVIDE BOOSTER FAN IF LONGER. VENT MUST TERMINATE 3FT FROM ANY OPENING.
- 12. VENTILATION:** BATHROOMS, WATER CLOSET COMPARTMENTS AND OTHER SIMILAR ROOMS WITH LESS THAN 1:12 SQ FT OPERABLE WINDOW AREA SHALL HAVE A MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 50 CFM FOR INTERMITTENT OPERATION OR 20 CFM FOR CONTINUOUS OPERATION. VENTILATION AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTSIDE A MINIMUM OF 6 FT FROM ANY OPENING.
- 13. HEATING DUCTS:** JOINTS FOR RESIDENTIAL HEATING DUCTS SHALL BE MECHANICALLY FASTENED BY MEANS OF AT LEAST THREE (3) SHEET METAL SCREWS EVENLY SPACED. SUPPORT DUCTS WITH APPROVED METAL SUPPORTS. NO CLOTH TYPE DUCT TAPE IS ALLOWED. METALLIC OR FOIL TAPE MUST BE USED. ALL JOINTS, TRANSVERSE AND LONGITUDINAL SEAMS AND CONNECTIONS MUST BE PROPERLY SEALED WITH MASTIC TAPE. GASKETING OR OTHER APPROVED CLOSURE SYSTEMS. GAS LINES SHALL NOT PASS THROUGH OR PENETRATE ANY DUCT OR PLENUM.
- 14. VENT DUCTS:** DUCTS USED FOR KITCHEN RANGE, DRYER, BATHROOM AND LAUNDRY ROOM VENTILATION SHALL HAVE A SMOOTH, NON-COMBUSTIBLE, NON-ABSORBENT SURFACE. DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS.
- 15. COMBUSTIBLE SURFACE:** NO UNPROTECTED COMBUSTIBLE SURFACE SHALL BE LOCATED WITHIN 30 INCHES OF A RANGE TOP AND COOKING SURFACE.
- 16. METERS:** LOCATION OF GAS AND ELECTRICAL METERS SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM SNOW AND ICE.
- 17. UPPER CABNETS** SHALL BE A MINIMUM OF 18 INCHES ABOVE FINISHED DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH CLEARANCES AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 18. ALL GAS VENTS** EXTENDING THROUGH THE ROOF SHALL EXTED THROUGH THE ROOF FLASHING, ROOF JACK, OR ROOF THIMBLE AND TERMINATE WITH A LISTED CAP OR LISTED ROOS ASSEMBLY. A GAS VENT SHALL TERMINATE AT LEAST 3 FEET ABOVE A FORCED AIR INLET LOCATED WITHIN 10 FEET.

ELECTRICAL LEGEND

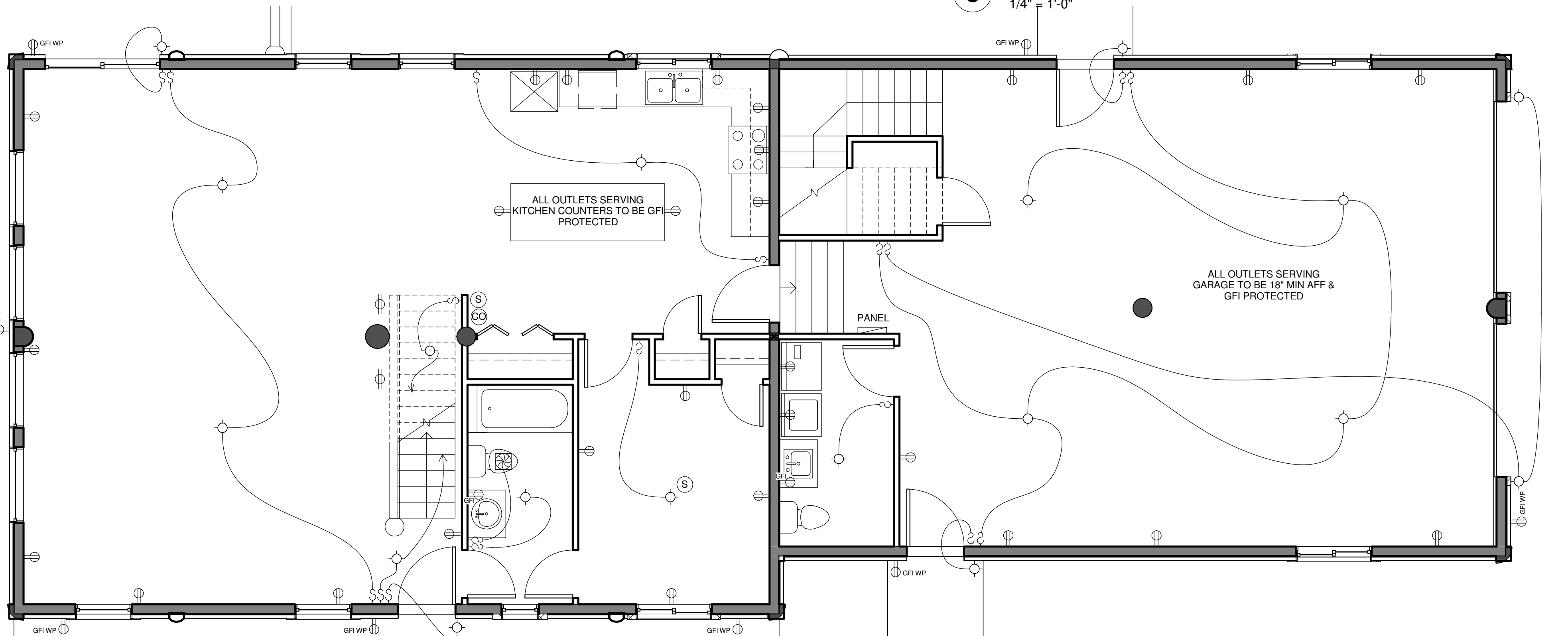
- CEILING MOUNT LIGHT FIXTURE
- WALL MOUNT LIGHT FIXTURE
- RECESSED EXHAUST FAN
- SMOKE DETECTOR IN SERIES WITH BATTERY BACK-UP
- CARBON MONOXIDE DETECTOR IN SERIES WITH BATTERY BACK-UP
- 110V DUPLEX OUTLET
- 220V OUTLET
- 110V DUPLEX GROUND FAULT INTERRUPTED OUTLET
- 110V DUPLEX WATER PROOF GROUND FAULT INTERRUPTED OUTLET
- SWITCH
- DATA/TELEPHONE JACK w/ CAT 5 TO NETWORK PANEL IN UTILITY ROOM
- T.V. OUTLET (COAXIAL CABLE)
- CENTRAL VACUUM PORT
- PANEL

ELECTRICAL NOTES:

- 1. ELECTRICAL:** ELECTRICAL WORKMANSHIP, INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL OF THE LATEST ADOPTED LOCAL AND STATE BUILDING CODES AND ORDINANCES AS VERIFIED BY THE OWNER/CONTRACTOR.
- 2. SERVICE AND CIRCUITS:** ELECTRICIAN TO DETERMINE SIZE OF SERVICE AND CIRCUITING REQUIRED FOR PROJECT. COORDINATE ALL WORK W/ OTHER TRADES.
- 3. WORKING SPACE:** ELECTRICAL PANELS SHALL HAVE A 30 INCH X 36 INCH MIN WORKING SPACE AND 6 FT 6 INCH MIN HEADROOM.
- 4. ADDED ELECTRICAL:** CONTRACTOR AND ELECTRICIAN WILL VERIFY FINAL PLACEMENT OF ALL ELECTRICAL AND ANY ADDITIONAL ELECTRICAL REQUIREMENTS WITH OWNER PRIOR TO INSTALLATION. (COVE LIGHTING, DISPLAY LIGHTING, OUTDOOR FLOOD AND YARD LIGHTING, HOT TUB, PHONE, OUTLETS, SWITCHES, SPEAKER OUTLETS, ETC.)
- 5. GFCI PROTECTION:** ALL RECEPTALS AT KITCHEN COUNTERTOPS, IN GARAGES, BATHROOMS, CRAWL SPACES, UNFINISHED BASEMENTS AND OUTSIDE RECEPTACLES SHALL BE GFCI PROTECTED (EXCEPT DEDICATED CIRCUITS)
- 6. WEATHERPROOF GFCI:** PROVIDE 1 WEATHERPROOF GFCI OUTLET ACCESSIBLE FROM GRADE LEVEL NEAR THE FRONT AND BACK OF THE DWELLING.
- 7. 20 AMP CIRCUITS:** PROVIDE (2) MIN 20-AMP CIRCUITS FOR KITCHEN COUNTER OUTLETS, BATHROOMS & LAUNDRY ROOMS. PROVIDE NECESSARY CONNECTIONS FOR DISPOSAL, DISHWASHER, TRASH COMPACTOR, & MICROWAVE IF USED. (CHECK WITH OWNER)
- 8. ARC-FAULT CIRCUIT INTERRUPTER:** ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMP CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.
- 9. JETTED TUB:** PROVIDE NECESSARY ELECTRICAL CONNECTIONS FOR JETTED TUB IN MASTER BATH. (CHECK WITH OWNER FOR UNIT TO BE USED.) OUTLETS AND SWITCHES ARE NOT PERMITTED WITHIN 5 FT OF HOT TUBS OR JETTED TUBS. FIXTURES OVER BATHTUBS AND SHOWERS SHALL BE THE TYPE MARKED "SUITABLE FOR WET LOCATIONS" OR "SUITABLE FOR DAMP LOCATIONS"
- 10. ATTIC ACCESS:** PROVIDE A SWITCH CONTROLLED LIGHTING OUTLET AT THE ENTRY TO ANY ATTIC.
- 11. SMOKE DETECTORS:** SMOKE DETECTORS SHALL BE MOUNTED ON THE CEILING OR ON THE WALL, NOT MORE THAN 12" FROM THE CEILING, LOCATED IN EACH OF THE FOLLOWING LOCATIONS: EVERY BEDROOM, AREAS OF ACES TO BEDROOMS, ALL LEVELS, ALL ROOMS WITH SLOPED CEILINGS NEXT TO HALLS SERVING BEDROOMS. ALL DETECTORS SHALL BE HAVE BATTERY BACKUP AND HARDWIRED IN SERIES SO THAT AN AUDIBLE ALARM SOUNDS IN ALL SLEEPING AREAS AT THE SAME TIME.
- 12. CARBON MONOXIDE DETECTOR:** CARBON MONOXIDE DETECTORS SHALL BE INSTALLED ON EACH HABITABLE LEVEL OF A DWELLING EQUIPED WITH FUEL BURNING APPLIANCE.
- 13. CLEARANCES:** LIGHTS IN CLOSETS SHALL COMPLY WITH MIN CLEARANCE CONDITIONS OF THE CODE(S). COMBUSTIBLE INSULATION SHALL BE SEPARATED A MIN OF 3 INCH FROM RECESSED LIGHTING FIXTURES.
- 14. RECESSED LIGHTING:** RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS. 1. RATED 1C, 2. CERTIFIED AIR TIGHT, 3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
- 15. LIGHT FIXTURES** INSTALLED ON THE EXTERIOR OF THE BUILDING OR WITHIN TUB AND OR SHOWER ENCLOSURES MUST BE LISTED FOR DAMP LOCATIONS.
- 16. A 4-WIRE BRANCH CIRCUIT** IS REQUIRED FOR ALL 240 VOLT CIRCUITS SERVING COOKING EQUIPMENT AND CLOTHES DRYERS.
- 17. CORD CONNECTED** FIXTURES ARE NOT ALLOWED WITHIN THE AREA MEASURED 3 FEET HORIZONTALLY OR 8 FEET VERTICALLY FROM THE BATHTUB RIM.
- 18. ELECTRICAL PANEL:** PROVIDE 30 INCHES WIDE, 36 INCHES DEEP AND 6'-6" HEAD LIGHT CLEARANCE AT ELECTRICAL PANEL.
- 19. UFFER GROUND:** INSTALL 20 FT # 4 REBAR OR #4 BARE COPPER WIRE @ B.O. FTG & EXTEND 4 FT MIN FROM T.O. FDN FOR UFFER GROUND. COORDINATE WITH FOOTING AND FOUNDATION CONTRACTOR.
- 20. POST ENERGY EFFICIENCY** CERTIFICATE PROVIDED WITH RESCHECK ON ELECTRICAL DISTRIBUTION PANEL.



3 LOFT ELECTRICAL PLAN
1/4" = 1'-0"



2 MAIN FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

PLAN NO.: M11-015-C-zBH
SHEET TITLE: ELECTRICAL PLANS
SHEET NO.: E-1.0

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REVISIONS			
NO.	BY:	DATE:	DESCRIPTION

PROJECT NAME: **BIG HORN**

OWNER: **BRETT & IRENE REGIER**

ADDRESS: **LOT SL 22 SWEETWATER RESORT, KOOCANUSA LAKE, BC, CANADA V0B 2J0**

DRAWING TITLE: **ELECTRICAL PLANS**

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CHECKED BY: GEJ
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