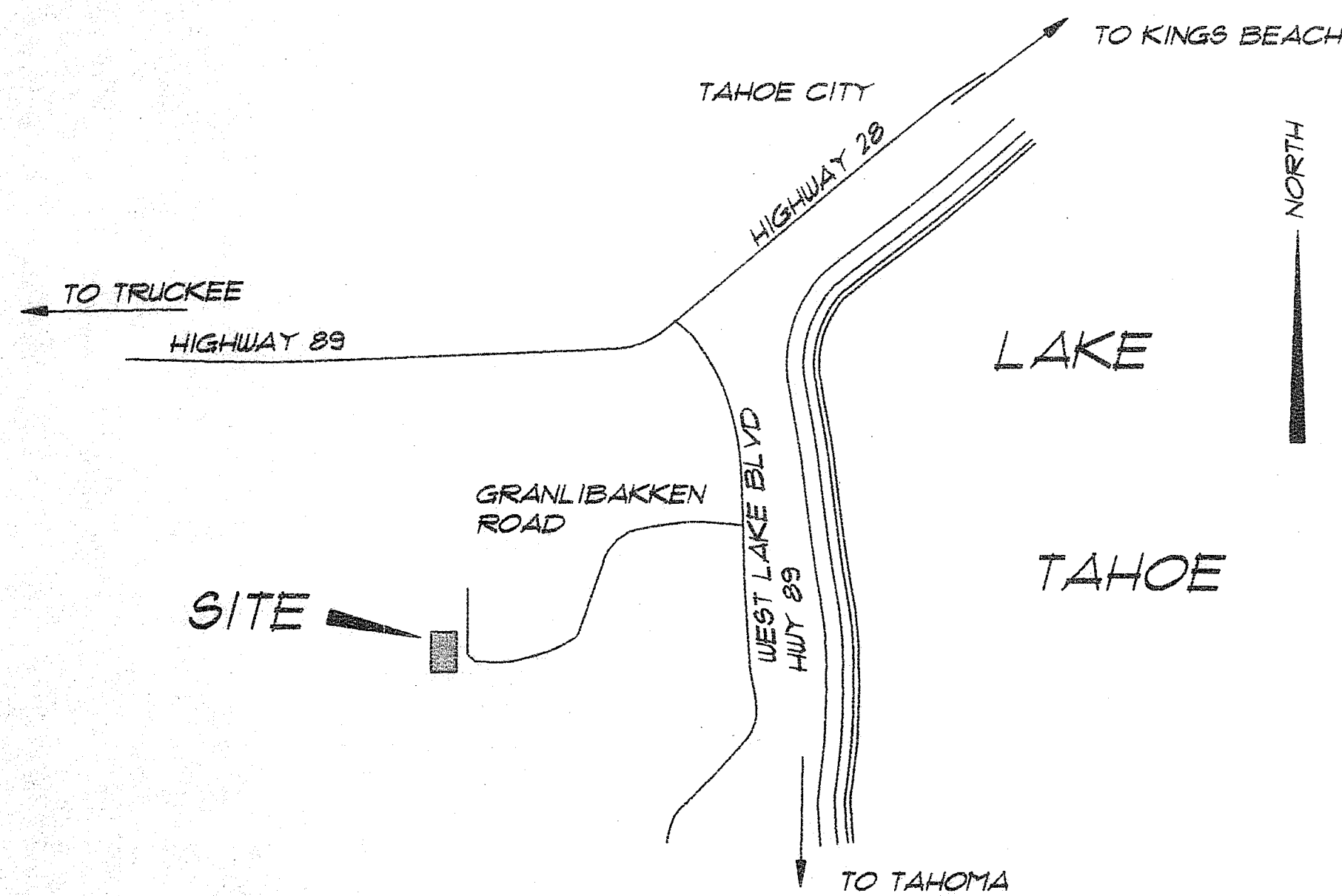


GRANLIBAKKEN CONDOMINIUM

PHASE TWO UNIT ONE

GENERAL NOTES AND DESIGN CRITERIA

1. GENERAL
 - a. All work shall be in conformance with the Uniform Building Code 1991 Edition, and applicable local codes. For items, materials, or methods not shown, the minimum requirements of the UBC shall govern.
 - b. Where applicable, allowable stresses have been increased by 15% (not allowed in Placer County) for short duration (including snow) loads and 33% for wind and earthquake (UBC 2404-c.4).
 - c. Should any changes be made from the design as detailed in these calculations, or should the results of these calculations not be fully or properly transferred to the plans, RAM Engineering assumes no responsibility for the structure and shall be held harmless from any resulting claims.
 - d. These calculations are based upon a completed structure. Should an unfinished structure be subjected to loads, RAM Engineering should be consulted for an interim design or if not, will assume no responsibility for the structure.
2. SITE WORK
 - a. Building sites are assumed to be well drained and free of clay or sand. Any other conditions must be brought to this engineer's attention for evaluation.
 - b. Unless a field review has been specifically requested by the owner or contractor, these calculations imply no responsibility for adaptability of the designed footings to the building site. Soils, undisturbed soils and level or stepped footings are assumed and any other conditions should be reported to this engineer for further analysis.
 - c. All footings shall bear on undisturbed soil with a footing depth to below frost line or 24" below natural grade, whichever is greater. Unless otherwise noted, an assumed allowable soil bearing pressure of 2000 pounds per square foot has been used with increases as per UBC Table 23B.
3. FOUNDATIONS AND CONCRETE
 - a. Concrete shall have a minimum compressive strength of 2000 P.S.I. at 28 days. For concrete exposed to severe freeze-thaw conditions, a 4000 P.S.I. air-entrained mixture is recommended.
 - b. Masonry units shall be lightweight concrete grade "n" units with all cells grouted solid. Mortar and grout to be 2000 p.s.i. minimum. Special inspection is not required unless noted otherwise.
 - c. Reinforcing steel shall be intermediate grade 40 deformed bars ASTM A63, splices or laps shall be as UBC-2612 and 40 bar diameters minimum.
 - d. Waterproofing of the foundations or retaining walls is the responsibility of the owner or contractor.
4. FRAMING- as follows unless noted otherwise in calculations
 - a. Sill plates- foundation grade redwood or pressure treated Douglas Fir or Fir.
 - b. Stud- stud grade or better.
 - c. Framing shall be Douglas Fir.
 - d. Glu-laminated beams-24F-V4.
 - e. Roof sheathing-plywood conforming to the American Plywood Association standard PSL.
 - f. Where multiple trimmers are called out for header support or multiple studs or beam support, those trimmers or studs are to be stacked in wall framing below to the foundation.
 - g. Any plywood or glu-laminated beams exposed to the weather must be glued with "wet use" adhesives and protected from delamination.
 - h. All nails shall be common or green sinkers.
 - i. Where posts or column caps or bearing plates are called out for roof beam support, the load is to be transferred the full distance to the foundation via vertical chain members only (splices may be allowed at diaphragms).
 - j. Shear wall plywood-C-D-C-C, or 303 siding (T-III)
 - k. Framing sizes shown in these calculations represent the minimum requirements and larger sizes may be substituted.
 - l. Alternate sheathing may be provided for roofs, floors, or shear walls provided it is structurally equivalent to the plywood.
5. BEAM TO POST CONNECTIONS- are to "positive" connections but the actual details are at the owner's and contractor's preference unless otherwise specified. Options include:
 - a. Simpson BCPC or EPC, AC or ACE, CC or ECC caps.
 - b. Simpson TLO, or OL straps.
 - c. Simpson A-35 Clips plus 2-16d toe nails.
 - d. 4-16d toe nails at 4x members or 6-16d toe nails at 6x members.
 - e. Plywood gussets w/ 4-16d minimum to each member (one side at 4x's, both sides at 6x members)
 - f. 2x sizers w/ 4-16d minimum to each member (one side at 4x's and both sides at 6x's)
 - g. #4 rebar doweled 3" minimum into both beam and post.
6. HARDWARE AND STEEL
 - a. Hardware- all column caps, post anchors, beam hangers, straps, framing and clips, holdowns, and other hardware shall be ICBO approved, Simpson Company, or equal, or as detailed, and shall be installed with fasteners as per manufacturer's recommendations.
 - b. All welding shall be by an American Welding Society Certified Welder per current American Welding Society, Uniform Building Code, American Institute of Steel Construction and American Society of Materials specifications, using arc welding and prequalified welds.
 - c. All welding electrodes shall be E 70XX (shielded wires having a F_y greater than or equal to 70 Kips per foot) may be used.
 - d. All welds other than prequalified welds and any moment resisting frame welds shall be inspected by an independent testing facility.



VICINITY MAP NO SCALE

SHEET INDEX

TI	TITLE SHEET
CS	SITE PLAN
CP	BMP PLAN
CD	BMP DETAILS
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A2	SECOND FLOOR PLAN
A3	SOUTH ELEVATION, EAST ELEVATION
A4	NORTH ELEVATION, WEST ELEVATION
AD	ARCHITECTURAL DETAILS
S1	FOUNDATION PLAN
S2	FIRST FLOOR FRAMING PLAN
S3	SECOND FLOOR, LOWER ROOF FRAMING PLAN
S4	UPPER ROOF FRAMING PLAN
S5	CROSS SECTIONS, SHEAR WALL PLAN
S6	STRUCTURAL DETAILS
E1	FIRST FLOOR ELECTRICAL PLAN
E2	SECOND FLOOR ELECTRICAL PLAN

CLIENT

REPORT DEVELOPMENT, INC.
P.O. BOX 1212
INDEPENDENCE VILLAGE, NEVADA 89402

OWNER

WILLIAM G. AND NORMA PARSON
P.O. BOX 6911
TAHOE CITY, CALIFORNIA 96145

REVISIONS
DEC. 1992
DATE

EXECUTIVE CONDOMINIUM
AUTUMN WAY, TAHOE CITY, CA
PLACER COUNTY, APN: 95-480-79

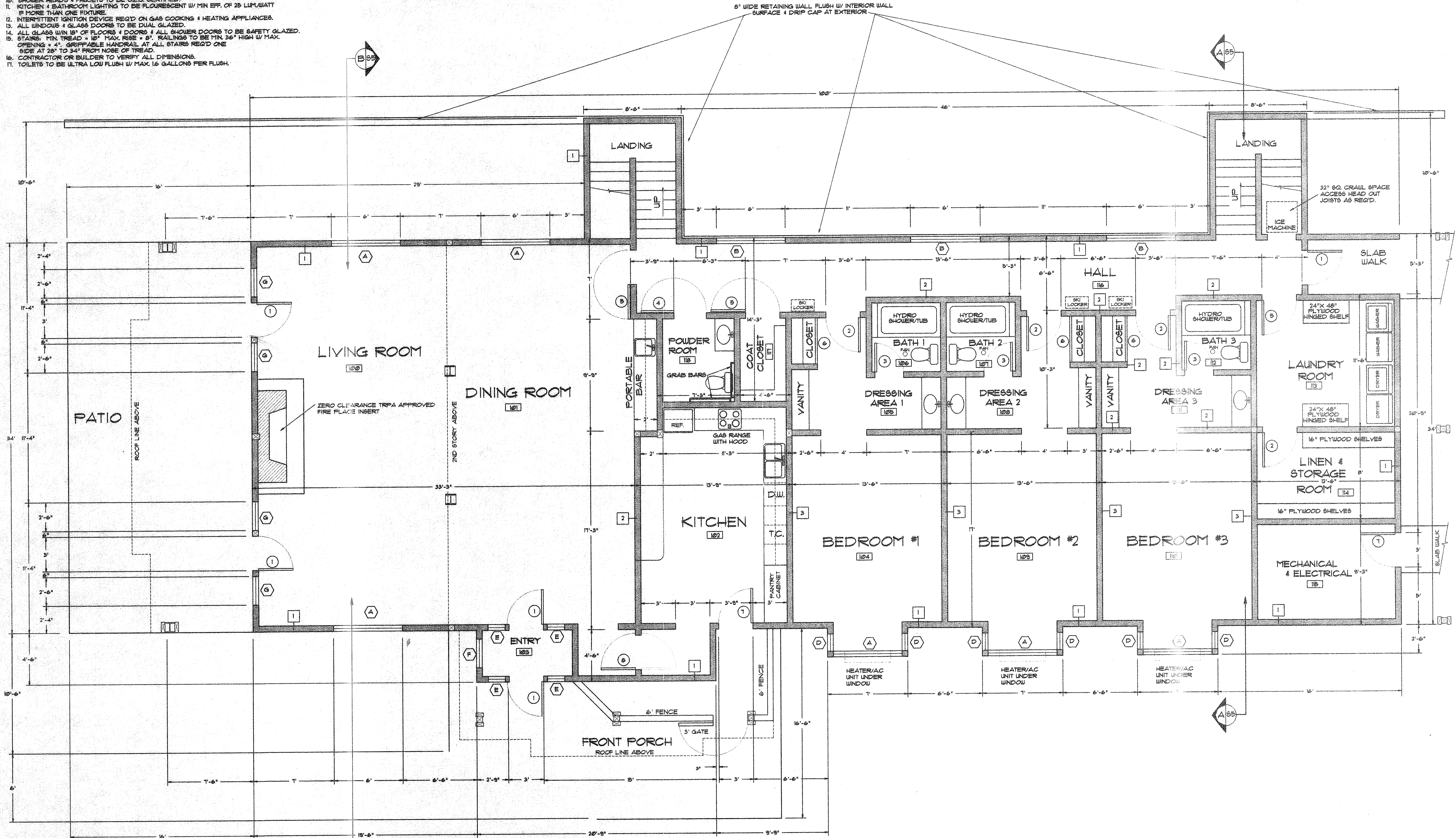
POST OFFICE BOX 2177
OLYMPIC VALLEY, CA 95943
(916) 585-3555
(916) 585-725 (FAX)

RAM
ENGINEERING

T1

NOTES

1. INSULATION - ROOF TO BE R - 38 WALLS TO BE R - 19 FLOORS TO BE R - 19
2. ALL DOORS & WINDOWS TO BE WEATHER STRIPPED & CERTIFIED & LABELED
3. ALL CRACKS TO BE GULKED & SEALED
4. ALL EXHAUST SYSTEMS TO HAVE BACKDRAFT OR AUTO DAMPERS
5. ALL FIREPLACES OR WOODSTOVES TO HAVE TIGHT FITTING CLOSABLE DOORS. COMBUSTION AIR INTAKE OF MIN. 6 SQUARE INCHES & TIGHT FITTING FLUE DAMPER.
6. VAPOR BARRIER TO BE STANDARD.
7. HEATING SYSTEM TO BE MIN. 72% SEASONAL EFF. SIZE PER ENERGY CALC.
8. SET BACK THERMOSTATS REG'D ON ALL HEATERS.
9. WATER HEATER TO BE MIN. 50 GALLON NON RECIRCULATING W/ R-12 INSULATION.
10. SHOWER HEADS & FAUCETS TO BE C.E.C. CERTIFIED.
11. KITCHEN & BATHROOM LIGHTING TO BE FLUORESCENT W/ MIN EFF. OF 25 LUM/WATT IF MORE THAN ONE FIXTURE.
12. INTERMITTENT IGNITION DEVICE REG'D ON GAS COOKING & HEATING APPLIANCES.
13. ALL WINDOWS & GLASS DOORS TO BE DUAL GLAZED.
14. ALL GLASS W/IN 18" OF FLOORS & DOORS & ALL SHOWER DOORS TO BE SAFETY GLAZED.
15. STAIRS: MIN. TREAD = 10" MAX. RISE = 8". RAILINGS TO BE MIN. 36" HIGH W/ MAX. OPENING = 4". GRIPPIABLE HANDRAIL AT ALL STAIRS REG'D ONE SIDE AT 28" TO 34" FROM NOSE OF TREAD.
16. CONTRACTOR OR BUILDER TO VERIFY ALL DIMENSIONS.
17. TOILETS TO BE ULTRA LOW FLUSH W/ MAX. 1.6 GALLONS PER FLUSH.



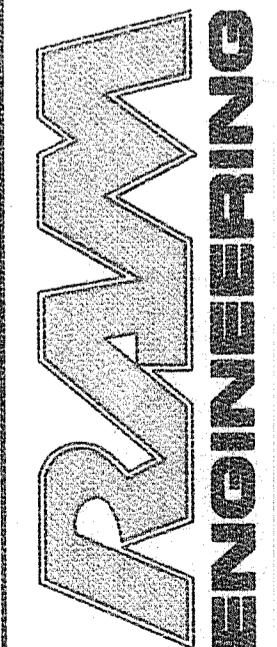
FIRST FLOOR PLAN

1/4" = 1'-0"
TOTAL AREA = 3641 SF.

REVISIONS
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DATE

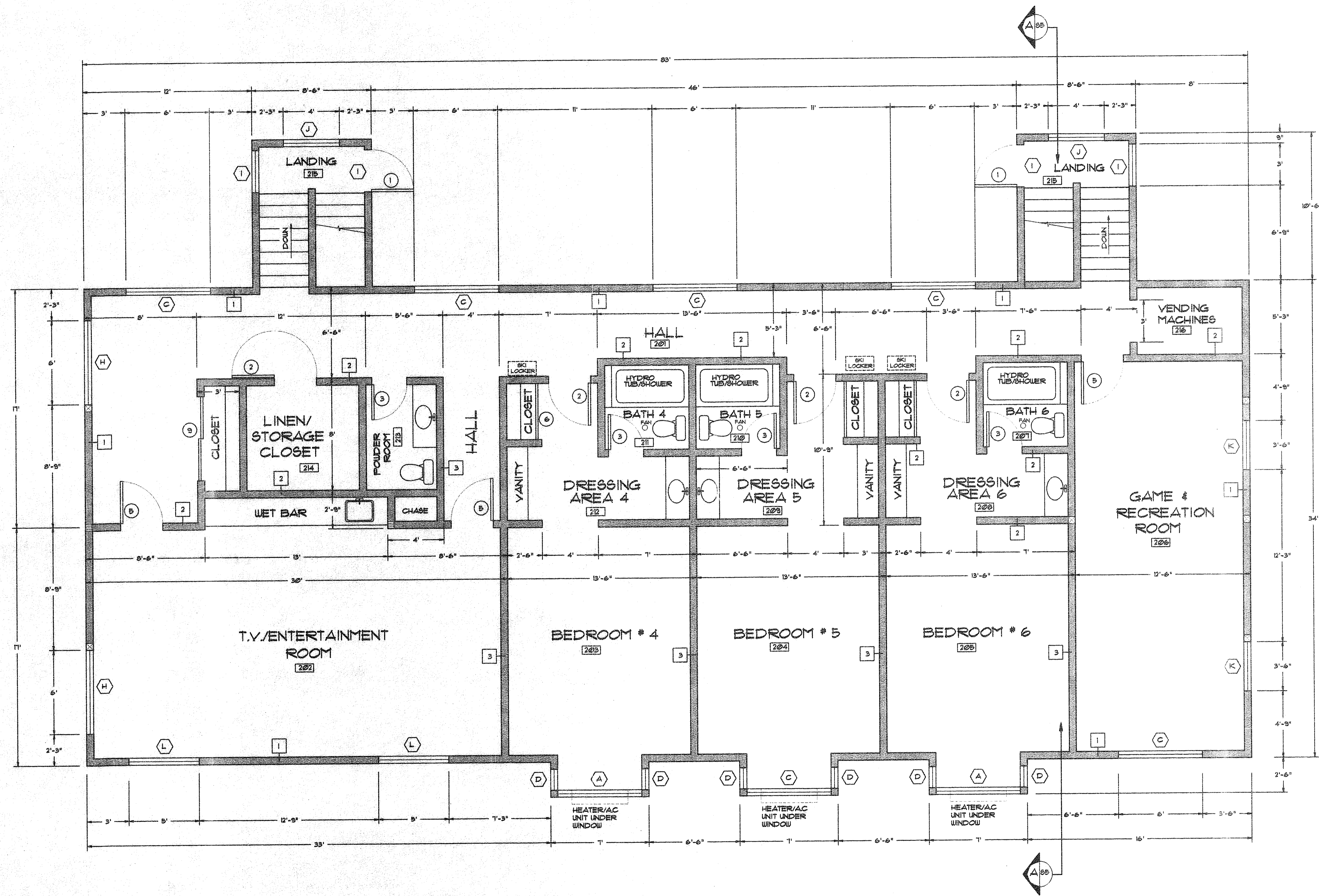
FIRST FLOOR PLAN
EXECUTIVE CONDOMINIUM
GRANIBAKKEN RESORT
AUTUMN WAY, TAHOE CITY, CALIFORNIA
AFN: 95-480-79

POST OFFICE BOX 377
OLYMPIC VALLEY, CA 9546
(916) 581-3995
(916) 581-4488 (FAX)



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△1
JN: 8-92-01



SECOND FLOOR PLAN

1/4" = 1'-0"
TOTAL AREA = 3053 S.F.

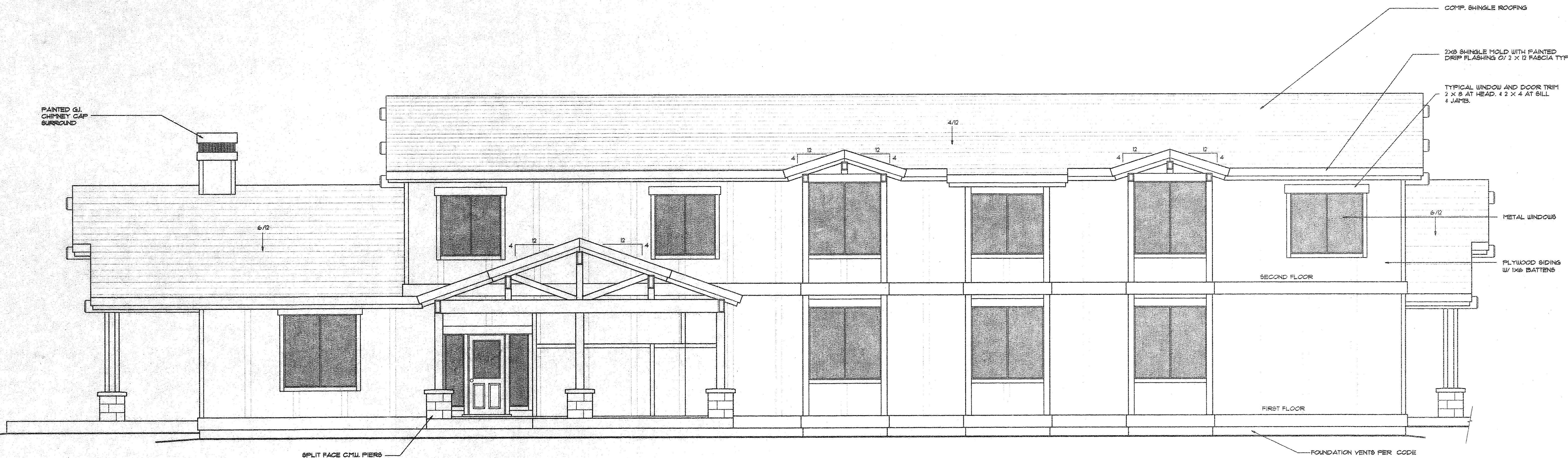
REVISIONS
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DATE

SECOND FLOOR PLAN
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 GRANLIBAKKEN RESORT
 AUTUMN WAY, TAHOE CITY, CALIFORNIA
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FOOT OFFICE BOX 3171
 CLYDE VALLEY, CA 95948
 (916) 581-5825
 (916) 581-4020 (FAX)
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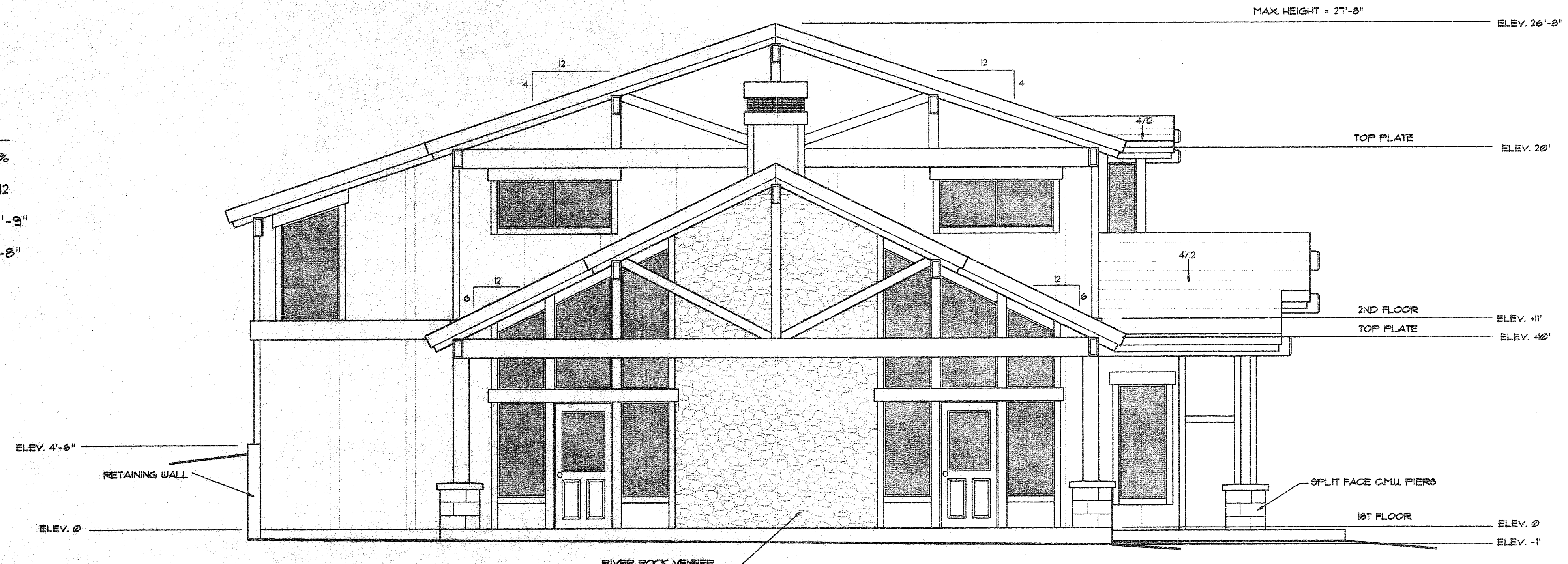
EAST ELEVATION

1/4" = 1'-0"

REVISIONS	DATE
DEC. 1992	

EAST AND SOUTH ELEVATIONS
 EXECUTIVE CONDOMINIUM
 GRANLIBAKKEN RESORT
 AUTUMN WAY, TAHOE CITY, CALIFORNIA
 AFN: 98-480-79

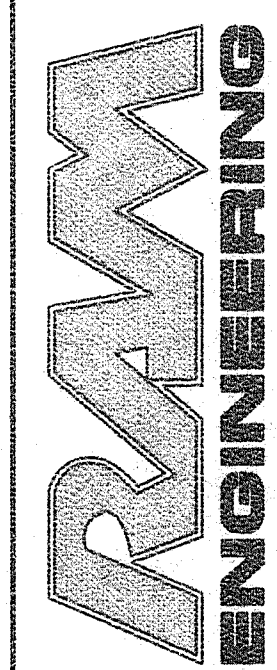
HEIGHT CALCULATION
 SLOPE ACROSS BUILDING SITE = 8%
 ROOF PITCH = 4/12
 MAXIMUM ALLOWABLE HEIGHT = 30'-9"
 PROPOSED BUILDING HEIGHT = 27'-8"



SOUTH ELEVATION

1/4" = 1'-0"

PROP. OFFICE: 800-271-1111
 CLIPPING VALLEY, CA 94648
 (916) 841-3888
 (916) 841-3828 (FAX)



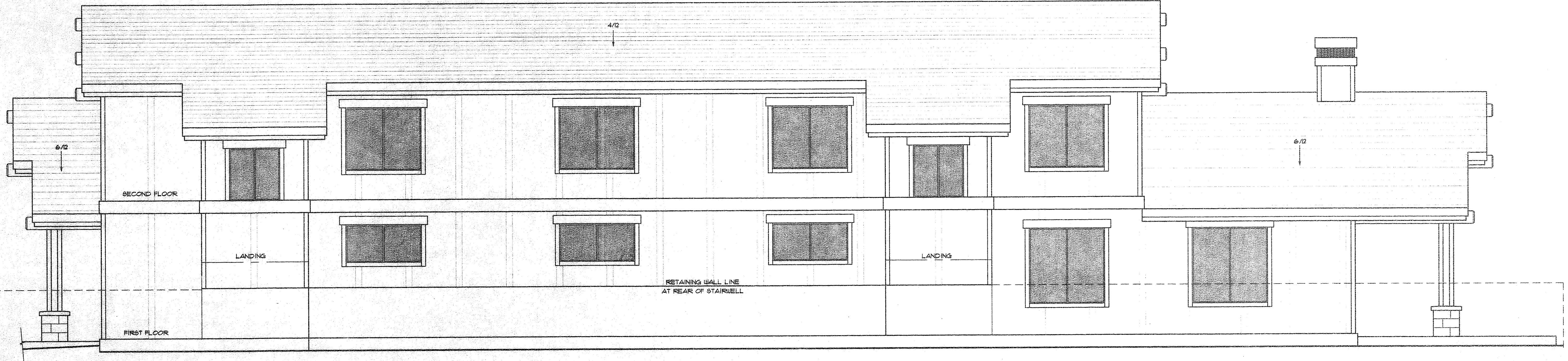
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A3

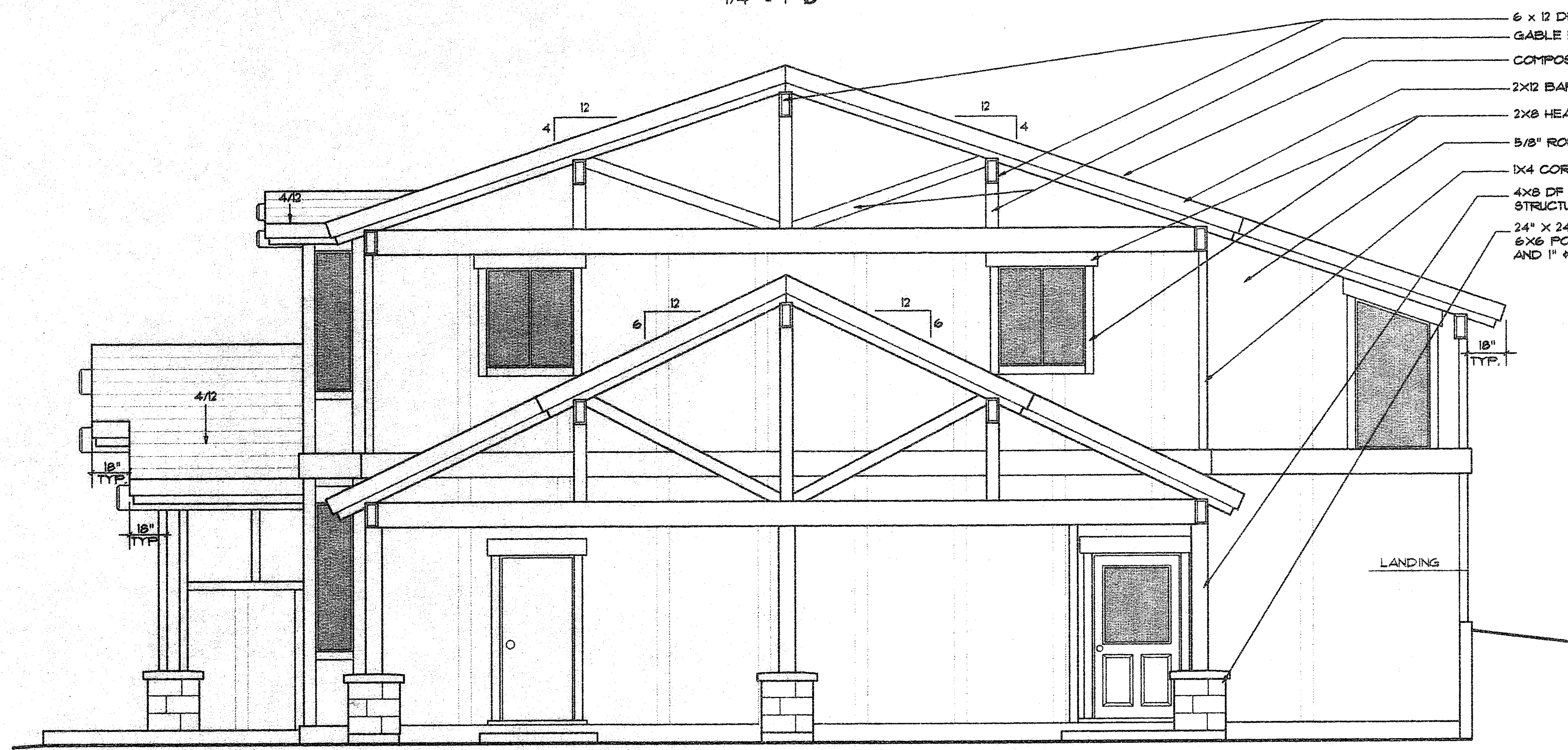
JN: 8-92-01

REVISIONS
 DEC. 1992
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WEST AND NORTH ELEVATIONS
 EXECUTIVE CONDOMINIUM
 GRANLIBAKEN RESORT
 AUTUMN WAY, TAHOE CITY, CALIFORNIA
 A/FN: 95-480-75



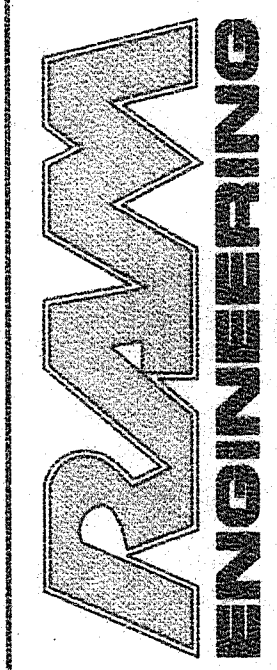
WEST ELEVATION
 1/4" = 1'-0"



- NOTE: ALL EXTERIOR TRIM & FINISH COLORS TO MATCH PHASE 1
- 6 x 12 DF #1 ARCHITECTURAL OUTLOOKERS TYP OF 5 BOTH ENDS @ UPPER ROOF
 - GABLE END TO BE SIDED W/O BATTENS - TRIM W/ 1x6 AS INDICATED & CAULK SIDING JOISTS TYP.
 - COMPOSITION SHINGLE ROOFING TO MATCH PHASE - ICE DAM PREVENTION REQ'D TYP.
 - 2x12 BARGE & FASCIA W/ 2x8 SINGLE TRIM TYP.
 - 2x8 HEAD TRIM W/ 2x4 JAMB & SILL ALL WINDOWS UNO.
 - 5/8" ROUGH SAUN SIDING W/ 1x6 BATTENS AT 4' O.C. TYP.
 - 1x4 CORNER TRIM TYP.
 - 4x8 DF ARCHITECTURAL POSTS EACH SIDE OF STRUCTURAL POST INSIDE
 - 24" x 24" 30" HIGH 8/PLT FACE CMU. AROUND 6x6 POST W/ METAL FLASHING SEALED TO POST AND 1" @ DRAIN HOLES EACH SIDE OF PIER TYP.


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

POST OFFICE BOX 377
 CALTYING VALLEY, CA 96148
 (916) 391-3995
 (916) 391-4200 (FAX)



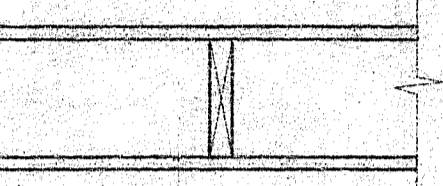
WALL TYPES

1 EXTERIOR WALL



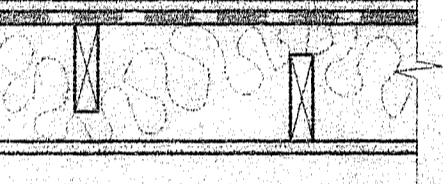
- 1 X 6 BATTENS ON RESAWN PLYWOOD SIDING
- VAPOR BARRIER
- 2 X 6 DF STUDS @ 16" O.C. W/ R19 BATT.
- GWB
- INTERIOR FINISH

2 INTERIOR WALL



- INTERIOR FINISH
- GWB
- 2 X 6 DF STUDS @ 16" O.C.
- GWB
- INTERIOR FINISH

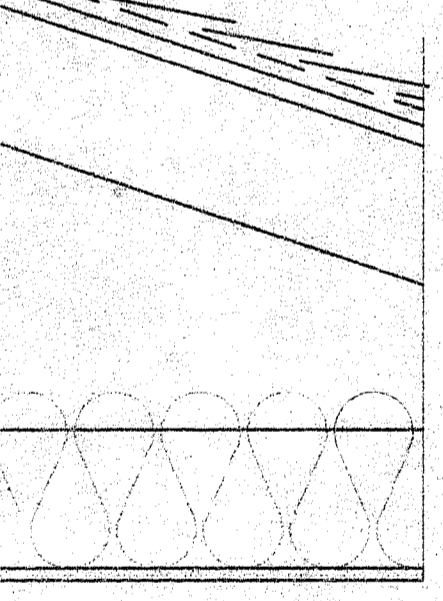
3 INTERIOR SOUND WALL



- INTERIOR FINISH
- GWB
- RESILIENT CHANNELS @ 24" O.C.
- 2 X 4 STUDS @ 16" O.C. STAGGERED ON A 2 X 6 PLATE W/ R11 BATT INSULATION
- GWB
- INTERIOR FINISH (CAULK GAPS AT WALL PERIMETER AND PENETRATIONS STAGGER PENETRATIONS 2 BAYS MIN.)

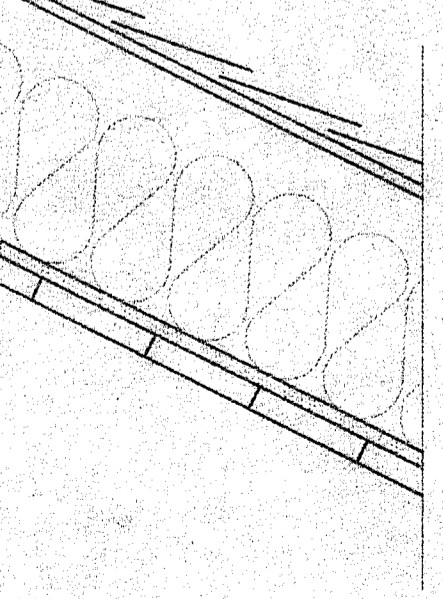
ROOF TYPES

1 ROOF - TRUSSES



- COMPOSITION SHINGLES
- UNDERLAYMENT
- PLYWOOD ROOF SHEATHING
- PRE-MANUFACTURED TRUSSES
- R38 BATT INSULATION
- GWB
- INTERIOR FINISH (OMIT INSULATION, GWB, AND INTERIOR FINISH OVER EXTERIOR SPACES, USE PLYWOOD SOFFIT WHERE SHOWN ON DRAWINGS)

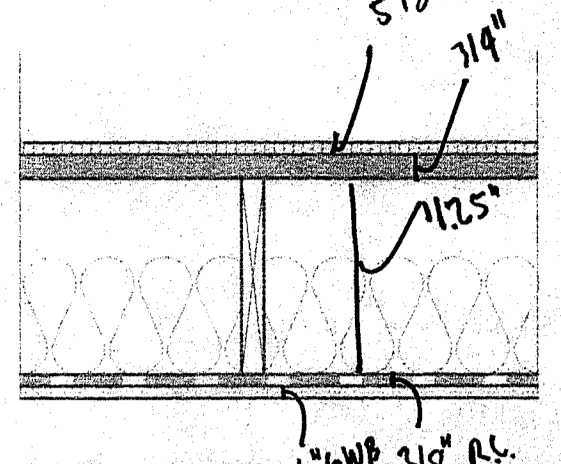
2 ROOF - OPEN BEAM



- COMPOSITION SHINGLES
- UNDERLAYMENT
- PLYWOOD ROOF SHEATHING
- 2 X 12 DF RAFTERS
- R38 BATT INSULATION
- GWB
- WOOD DECKING 1/4" x 3/4"
- INTERIOR FINISH (OMIT INSULATION, GWB, AND INTERIOR FINISH OVER EXTERIOR SPACES, USE WOOD DECKING WITH EXTERIOR FINISH)

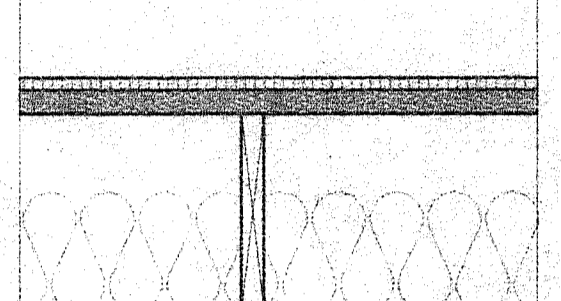
FLOOR TYPES

3 UPPER FLOOR



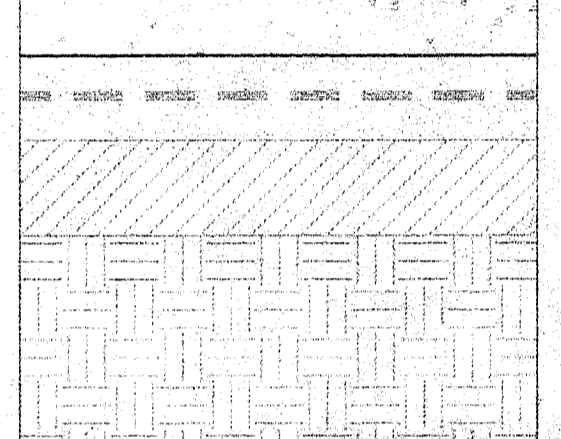
- FINISH FLOORING
- PLYWOOD SUBFLOOR
- FLOOR JOISTS W/ R19 BATT INSULATION
- RESILIENT CHANNELS @ 24" O.C.
- GWB
- INTERIOR FINISH

4 LOWER FLOOR



- FINISH FLOORING
- PLYWOOD SUBFLOOR
- FLOOR JOISTS W/ R19 BATT INSULATION

5 SLAB ON GRADE



- 4" REINFORCED CONCRETE SLAB
- 2" SAND
- VAPOR BARRIER
- 2" SAND
- 4" AGGREGATE BASE
- PREPARED SUBBASE (OMIT SAND AND VAPOR BARRIER AT EXTERIOR WALKWAYS)

WINDOW SCHEDULE

SYM	SIZE	TYPE	GLAZING	MFR/NO.	REMARKS
(A)	6° 6°	HOR SLD.	DOUBLE		
(B)	6° 3°	HOR SLD.	DOUBLE		
(C)	6° 5°	HOR SLD.	DOUBLE		
(D)	1° 5°	F.G.	DOUBLE		
(E)	1° 6°	F.G.	DOUBLE		TEMPERED
(F)	2° 6°	F.G.	DOUBLE		
(G)	2° 5°	F.G.	DOUBLE		RAKED ABOVE
(H)	6° 2°	HOR SLD.	DOUBLE		
(I)	3° RAKED	F.G.	DOUBLE		
(J)	4° 4°	HOR SLD.	DOUBLE		
(K)	3° 4°	HOR SLD.	DOUBLE		
(L)	5° 5°	HOR SLD.	DOUBLE		

DOOR SCHEDULE

SYM	SIZE	TYPE	FINISH	HARDWARE	REMARKS
(1)	3° 6° X 1 3/4"	2 PANEL 1/2 GLASS	CLEAR	A	STAIN GRADE TEMPERED GLASS
(2)	3° 6° X 1 3/8"	S.C. FLUSH	CLEAR	B	STAIN GRADE
(3)	2° 6° X 1 3/8"	S.C. FLUSH	CLEAR	B	STAIN GRADE
(4)	2° 6° X 1 3/8"	S.C. FLUSH	CLEAR	B	STAIN GRADE
(5)	3° 6° X 1 3/8"	S.C. FLUSH	CLEAR	C	STAIN GRADE
(6)	4° 6°	BIFOLD	CLEAR	D	STAIN GRADE
(7)	3° 6° X 1 3/4"	4 PANEL	CLEAR	A	STAIN GRADE
(8)	3° 6° X 1 3/8"	S.C. FLUSH	CLEAR	C	DOUBLE ACTION W/ KICKER PLATES
(9)	6° 6°	BIFOLD	CLEAR	A	STAIN GRADE

HARDWARE KEY

- A: KEYED LOCKSET W/ DEADBOLT
- B: PRIVACY LOCKSET
- C: LATCH SET
- D: BY DOOR MANUFACTURER

NOTE: FOR ALL EXTERIOR LOCKSETS, PROVIDE FULL WEATHERSTRIPPING, THRESHOLD, AND DOOR SHOE.

ROOM FINISH SCHEDULE

NAME	NO	FLOOR		CEILING		WALLS						BASE		TRIM		REMARKS				
		MAT	FIN	MAT	FIN	HT	NORTH	EAST	SOUTH	WEST	MAT	FIN	MAT	FIN						
LIVING ROOM	100	CRPT	-	WD.	CI		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI	RAISED HEARTH TO BE RIVER ROCK		
DINING ROOM	101	"	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
KITCHEN	102	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
ENTRY	103	C.T.	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BEDROOM #1	104	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
DRESSING #1	105	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BATH #1	106	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
BATH #2	107	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
DRESSING #2	108	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BEDROOM #2	109	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BEDROOM #3	110	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
DRESSING #3	111	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BATH #3	112	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
LAUNDRY	113	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
LINEN & STORAGE	114	CONC	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	-	-	X	UD	CI	
MECHANICAL ELECTRICAL	115	CONC	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	-	-	X	UD	CI	3/8" TYPE "X" G.W.B. REQ'D.
HALL	116	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
COAT CLOSET	117	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
POWDER RM	118	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
HALL	201	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
TV & ENTERTAINMENT	202	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BEDROOM #4	203	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BEDROOM #5	204	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BEDROOM #6	205	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
GAME & REC ROOM	206	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BATH #5	207	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
DRESSING #5	208	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
DRESSING #5	209	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
BATH #5	210	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
BATH #4	211	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
DRESSING #4	212	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
POWDER RM	213	V.T.	-	G.W.B.	P2		G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	G.W.B.	P2	VINYL	-	X	UD	CI	
LINEN & STORAGE	214	CONC	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	-	-	X	UD	CI	
STAIRWAY	215	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			
VENDING	216	CRPT	-	G.W.B.	P1		G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	G.W.B.	P1	X	UD	CI			

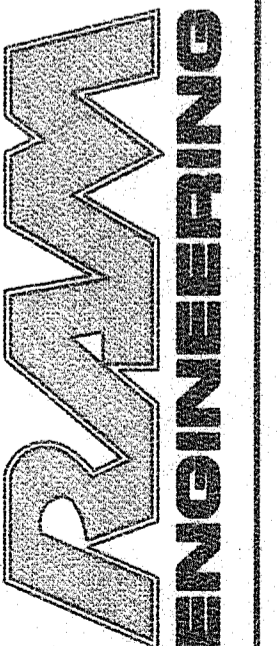
FINISHES KEY

- P1: FLAT LATEX PAINT
- P2: SEMI-GLOSS LATEX PAINT
- CI: STAIN AND LACQUER

REVISIONS
DEC. 1992
DATE

ARCHITECTURAL DETAILS
EXECUTIVE CONDOMINIUM
GRANLIBAKKEN RESORT
AUTUMN WAY, TAHOE CITY, CALIFORNIA
AFN: 95-480-79

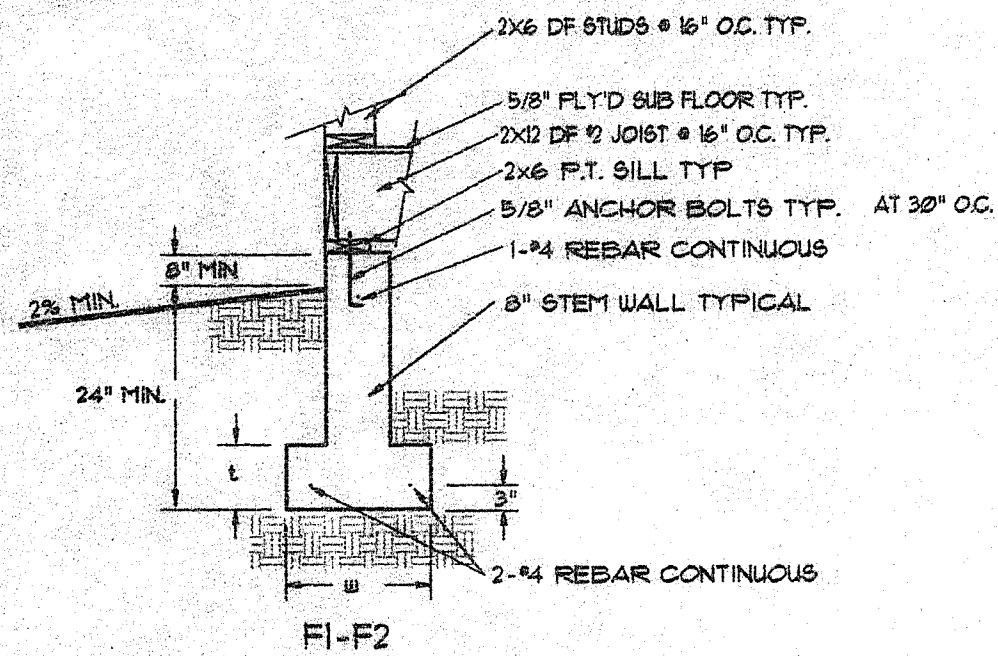
POST OFFICE BOX 371
CALIFORNIA VALLEY, CA 95448
(916) 964-9889
(916) 964-4260 (FAX)



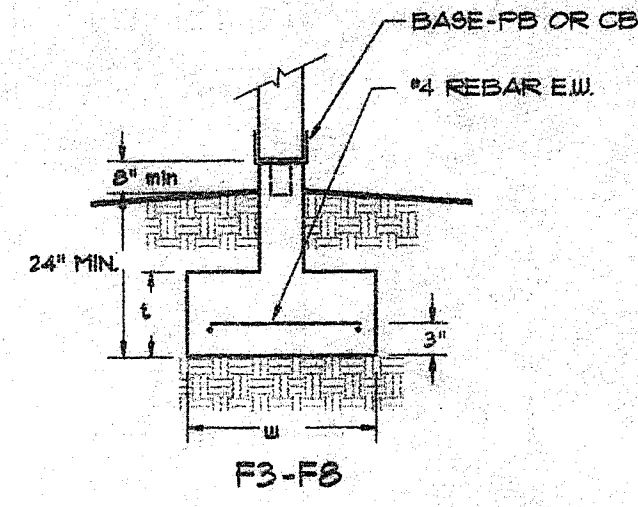
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A5

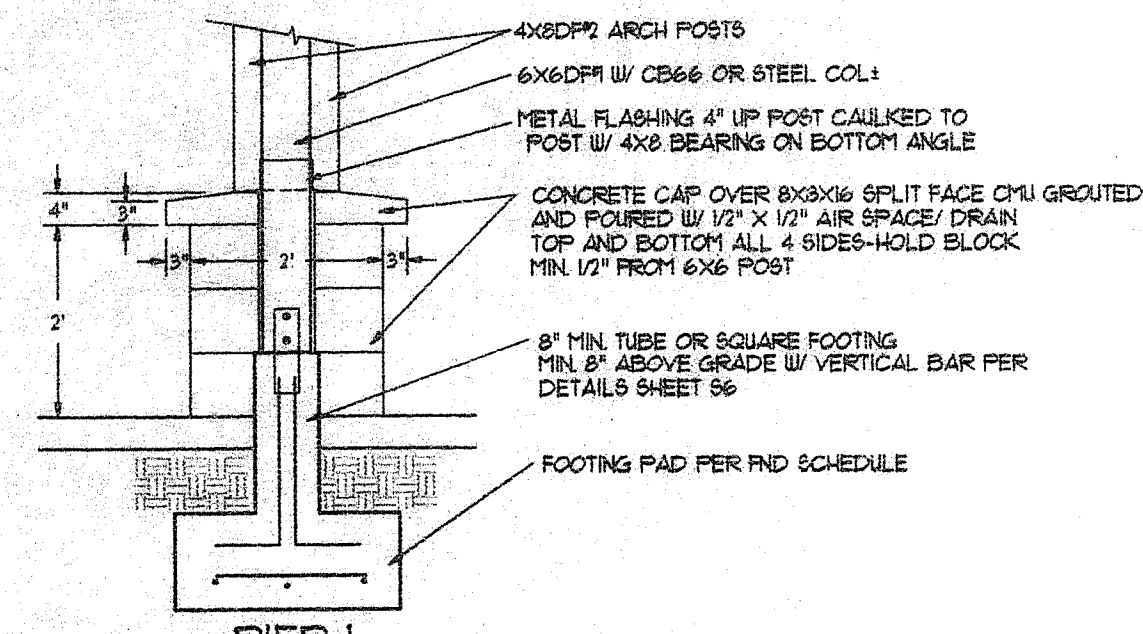
UN: 8-92-01



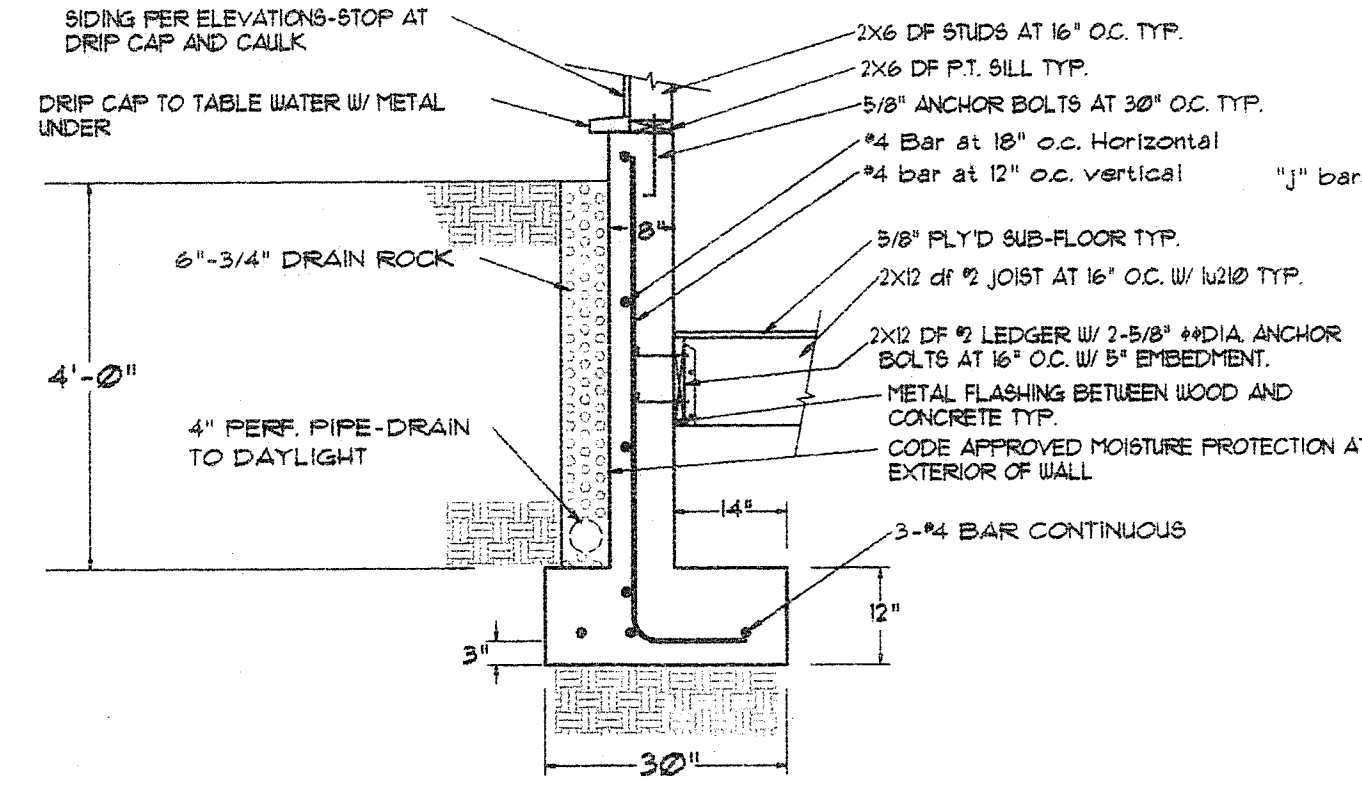
FOOTING DETAIL
1/2" = 1'-0"



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



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

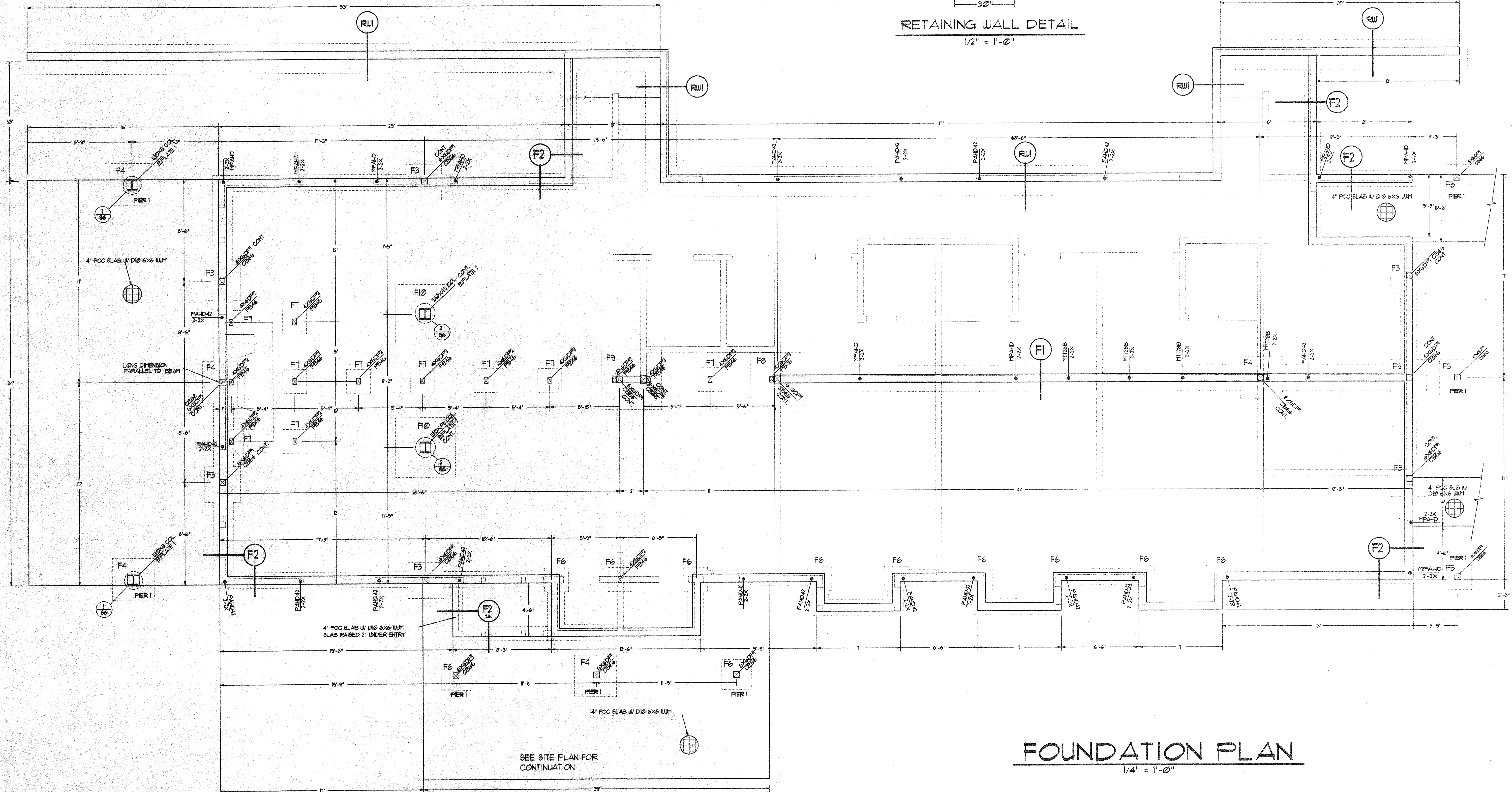


RETAINING WALL DETAIL
1/2" = 1'-0"

FOUNDATION SCHEDULE

FOUNDATION	WIDTH	THICKNESS	REBAR
F1	26"	12"	3-#4 CONT.
F2	24"	10"	2-#4 CONT.
F3	18"	10"	1-#4 CONT. 1-#4 E.W.
F4	36"	12"	4-#4 E.W.
F5	42"	15"	4-#4 E.W.
F6	21"	8"	2-#4 E.W.
F7	30"	12"	2-#4 E.W.
F8	24"	10"	2-#4 E.W.
F9	54"	18"	1-#4 E.W.
F10	60"	18"	6-#5 E.W.
F11	66"	18"	1-#5 E.W.

NOTE: F1 AND F2 TO BE CONTINUOUS FOOTINGS W/ AN 8" STEEP WALL W/ 2-#4 BAR CONTINUOUS FOR F1 AND 1-#4 BAR CONTINUOUS FOR F2 AND 1-#4 BAR VERTICAL @ 48" O.C. ALTERNATING DIRECTION INTO FOOTING

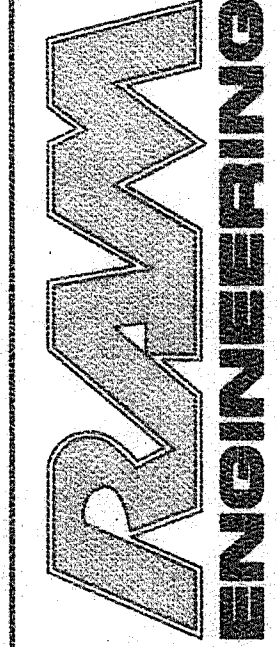


FOUNDATION PLAN
1/4" = 1'-0"

REVISIONS
DEC. 1992
DATE

FOUNDATION PLAN
EXECUTIVE CONDOMINIUM
GRANLIBAKKEN RESORT
AUTUMN WAY, TAHOE CITY, CALIFORNIA
AFN: 98-480-79

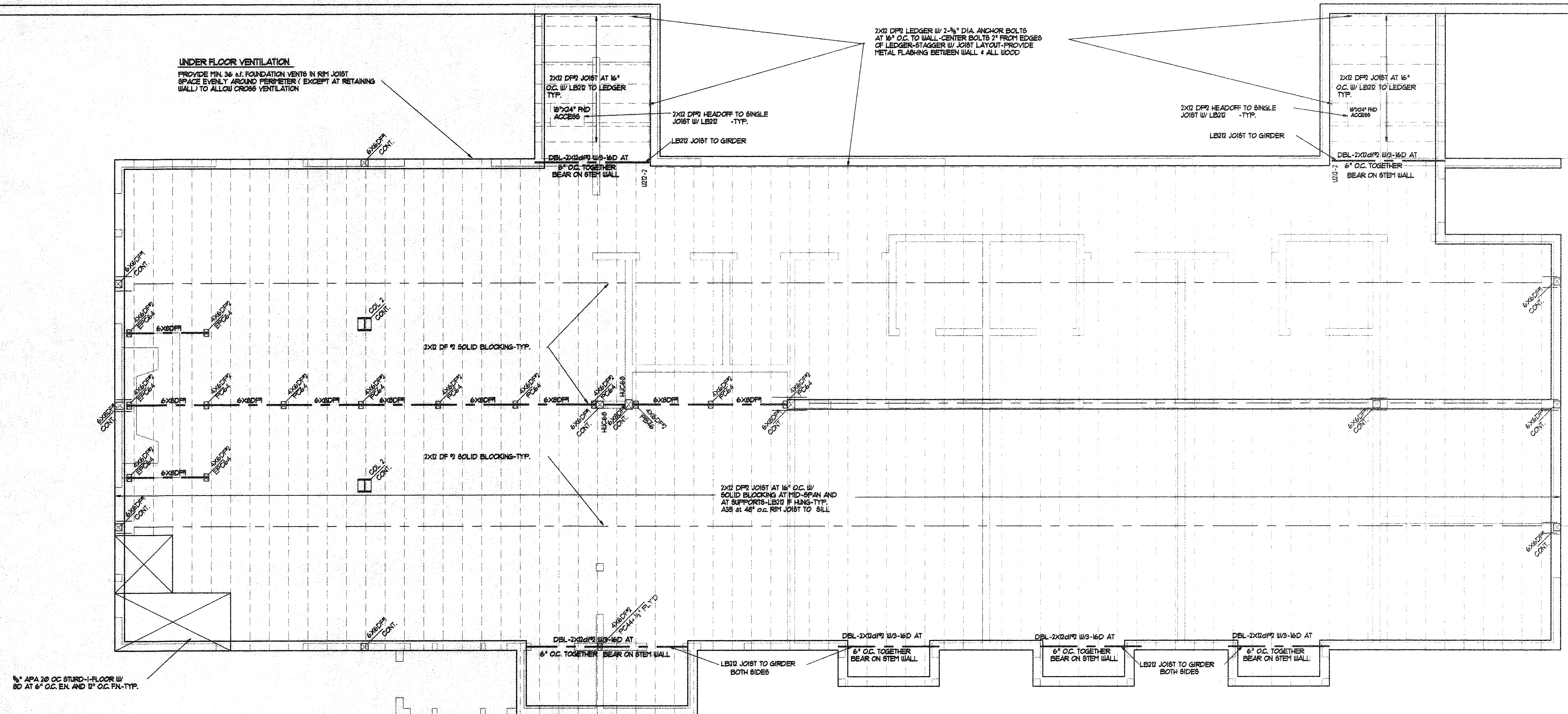
PROJECT OFFICE: BOX 217
CLIPPING VALLEY, CA 95948
(916) 861-9885
(916) 861-4820 (FAX)



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S1
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FIRST FLOOR FRAMING PLAN
 EXECUTIVE CONDOMINIUM
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 AUTUMN WAY, TAHOE CITY, CALIFORNIA
 APN: 95-480-79



UNDER FLOOR VENTILATION
 PROVIDE MIN. 36 sq. FT. FOUNDATION VENTS IN RM. JOIST SPACE EVENLY AROUND PERIMETER (EXCEPT AT RETAINING WALL) TO ALLOW CROSS VENTILATION

2x12 DFP LEDGER W/ 2-1/2" DIA. ANCHOR BOLTS AT 16" O.C. TO WALL - CENTER BOLTS 2" FROM EDGES OF LEDGER - STAGGER W/ JOIST LAYOUT - PROVIDE METAL FLASHING BETWEEN WALL & ALL WOOD

2x12 DFP JOIST AT 16" O.C. W/ LB212 TO LEDGER TYP.

2x12 DFP JOIST AT 16" O.C. W/ LB212 TO LEDGER TYP.

2x12 DFP HEADOFF TO SINGLE JOIST W/ LB212 - TYP.

2x12 DFP HEADOFF TO SINGLE JOIST W/ LB212 - TYP.

DBL-2x12d12 W/3-16D AT 6" O.C. TOGETHER BEAR ON STEEL WALL

DBL-2x12d12 W/3-16D AT 6" O.C. TOGETHER BEAR ON STEEL WALL

LB212 JOIST TO GIRDER

LB212 JOIST TO GIRDER

2x12 DF #2 SOLID BLOCKING-TYP.

2x12 DF #2 SOLID BLOCKING-TYP.

2x12 DFP JOIST AT 16" O.C. W/ SOLID BLOCKING AT MID-SPAN AND AT SUPPORTS - LB212 IF HUNG-TYP. ASB AT 48" O.C. RM. JOIST TO SILL

3/4" APA 20 OC STURD-I-FLOOR W/ 2D AT 6" O.C. EN. AND 12" O.C. FN-TYP.

1ST FLOOR FRAMING PLAN

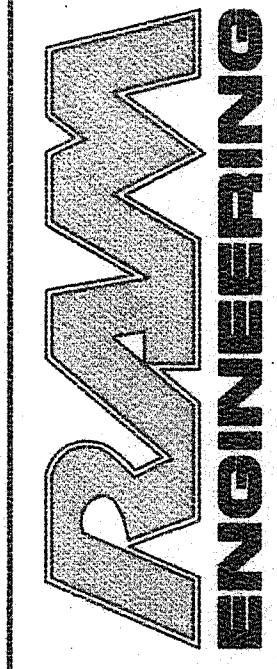
1/4" = 1'-0"

NOTE: ALL POSTS LABELED CONT. ARE CONTINUOUS ROOF OR FLOOR BEARING AND MAY BE BROKEN AT THE MIDDLE OF THE JOIST AND STRAPPED W/ ST 18 ON 2-OPPOSITE SIDES

P.O. BOX 1007 2177
 CLYDE TALLEY, CA 95948
 (916) 381-3885
 (916) 381-4439 (FAX)

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S2

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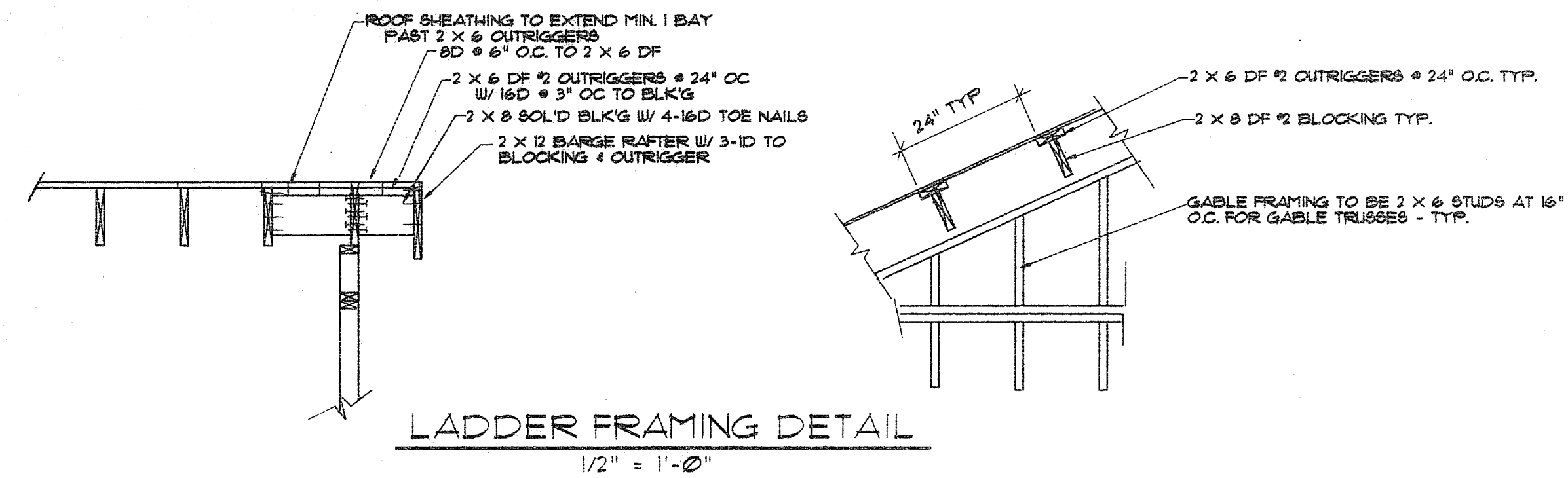
REVISIONS
 DEC. 1992
 DATE

SECOND FLOOR & LOWER ROOF FRAMING PLAN
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 GRANLIBAKKEN RESORT
 AUTUMN WAY, TAHOE CITY, CALIFORNIA
 APN: 95-480-179

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 CALIFORNIA VALLEY, CA 95946
 (916) 947-9988
 (916) 947-4266 (FAX)

RAM ENGINEERING
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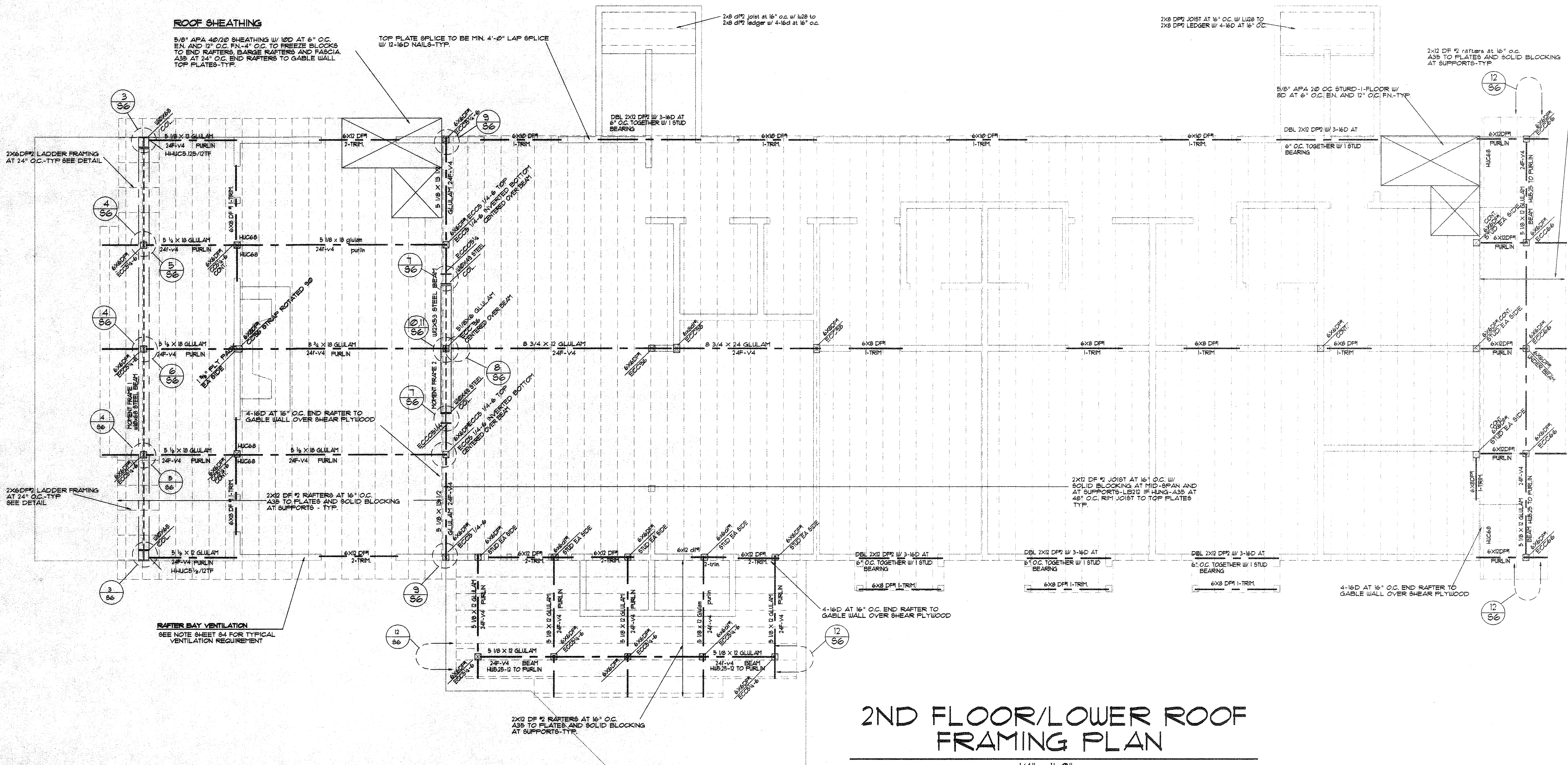
S3
 JN: 8-92-01



ROOF SHEATHING

5/8" APA 40/20 SHEATHING W/ 10D AT 6" O.C. EN. AND 12" O.C. FN. 4" O.C. TO FREEZE BLOCKS TO END RAFTERS, BARGE RAFTERS AND FASCIA. A35 AT 24" O.C. END RAFTERS TO GABLE WALL TOP PLATES-TYP.

TOP PLATE SPLICE TO BE MIN. 4'-0" LAP SPLICE W/ 12-16D NAILS-TYP.

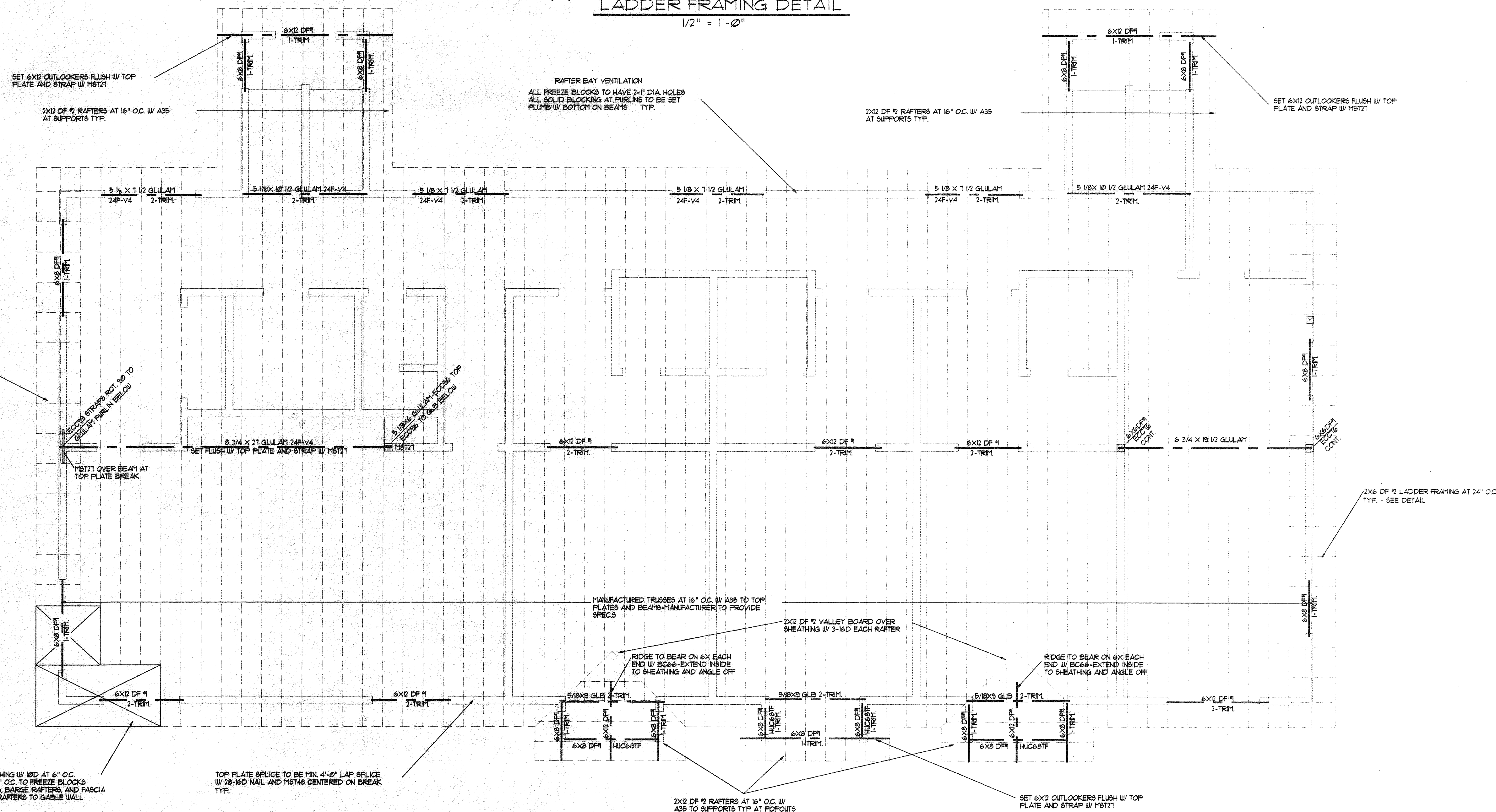
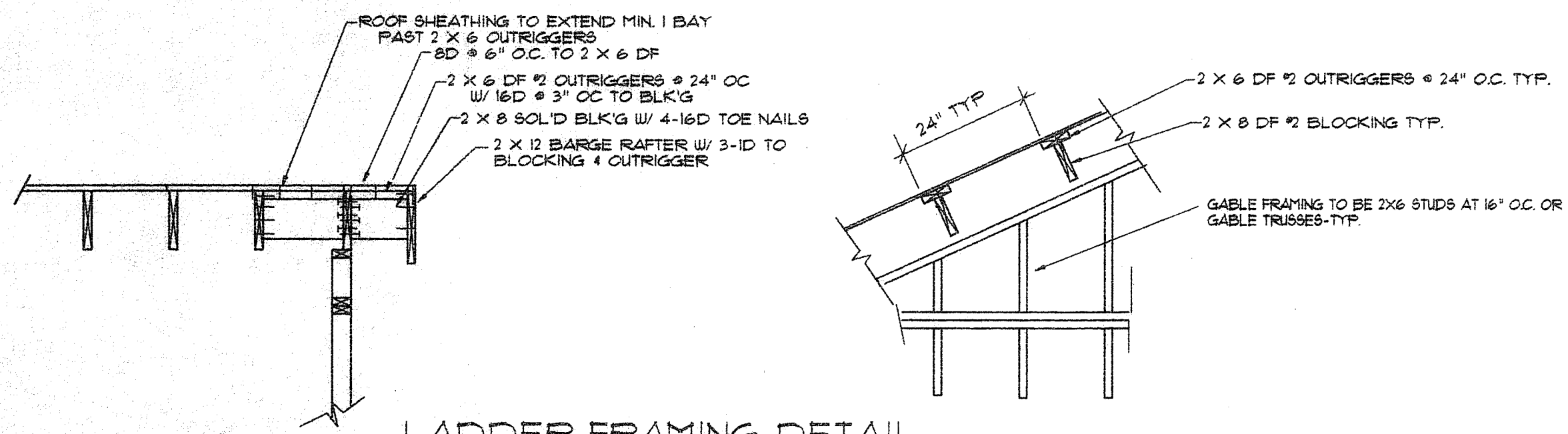


2ND FLOOR/LOWER ROOF FRAMING PLAN

1/4" = 1'-0"

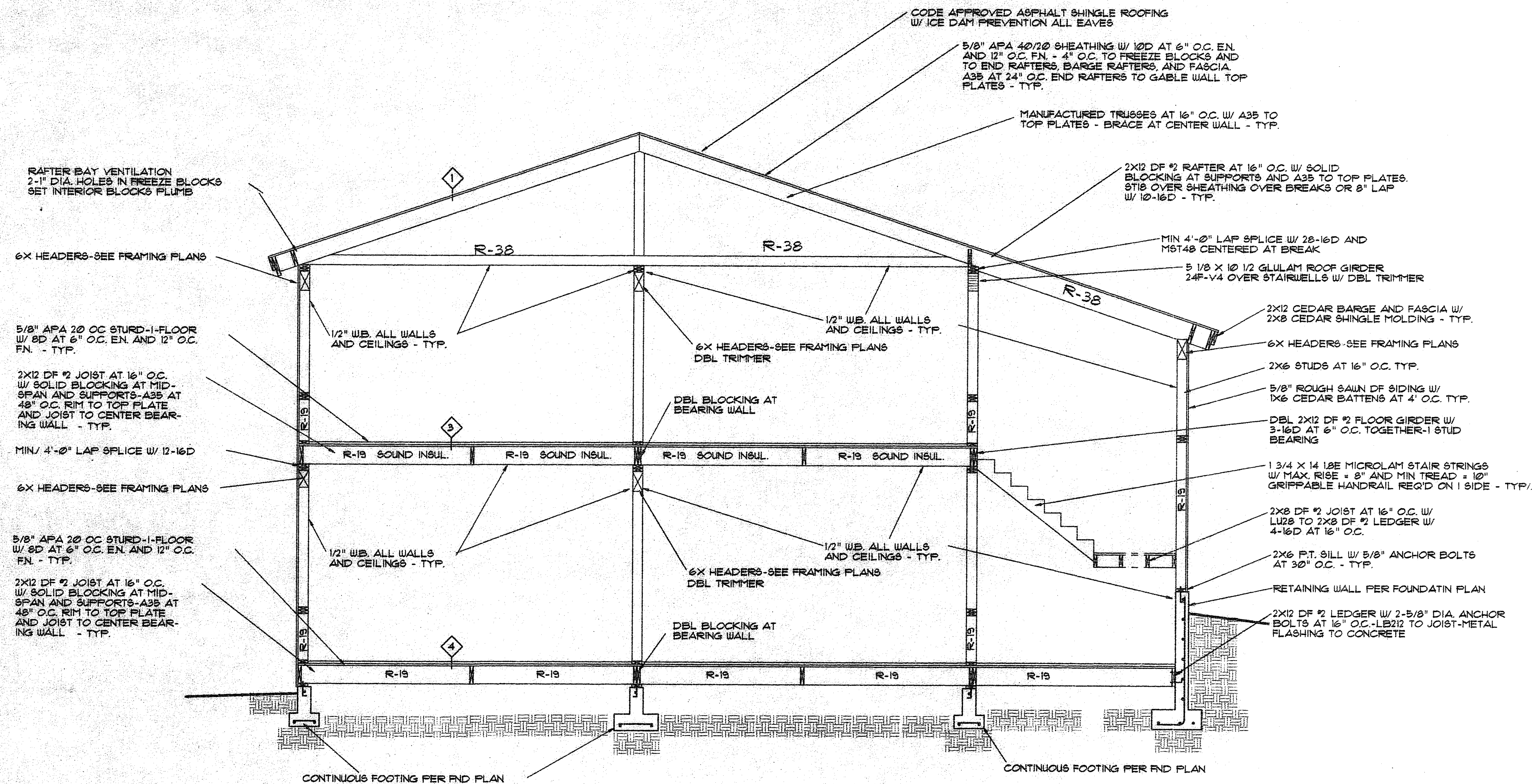
NOTE: ALL POSTS LABELED CONT. ARE CONTINUOUS ROOF BEARING POSTS AND MAY BE BROKEN AT MIDDLE OF JOIST AND STRAPPED W/ 8T18 @ OPPOSITE SIDES.

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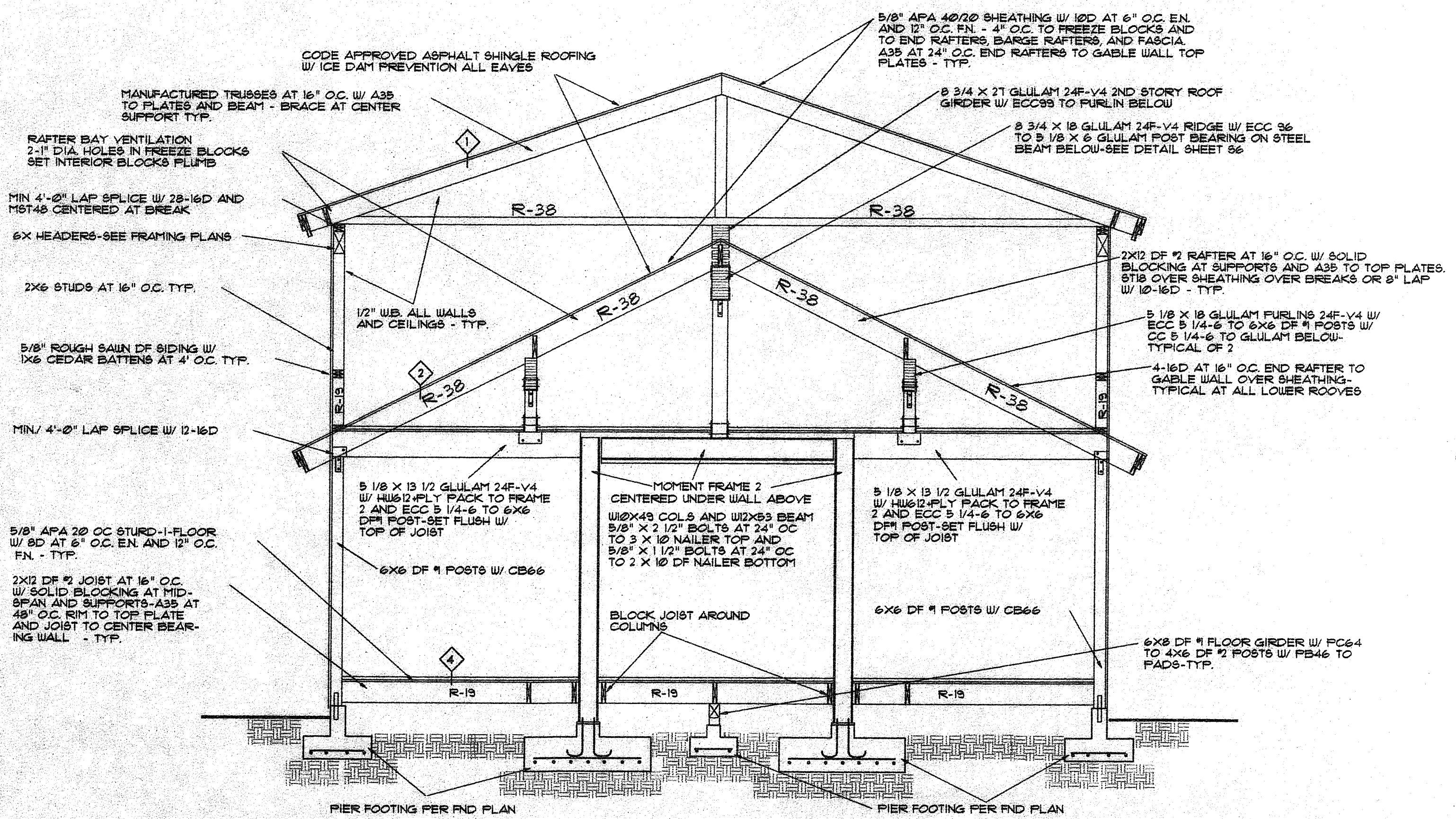
UPPER ROOF FRAMING PLAN
1/2" = 1'-0"

NOTE: ALL POSTS LABELED CONT. ARE CONTINUOUS ROOF BEARING POSTS AND MAY BE BROKEN AT MIDDLE OF JOIST AND STRAPPED W/ ST 1B 2 OPPOSITE SIDES.



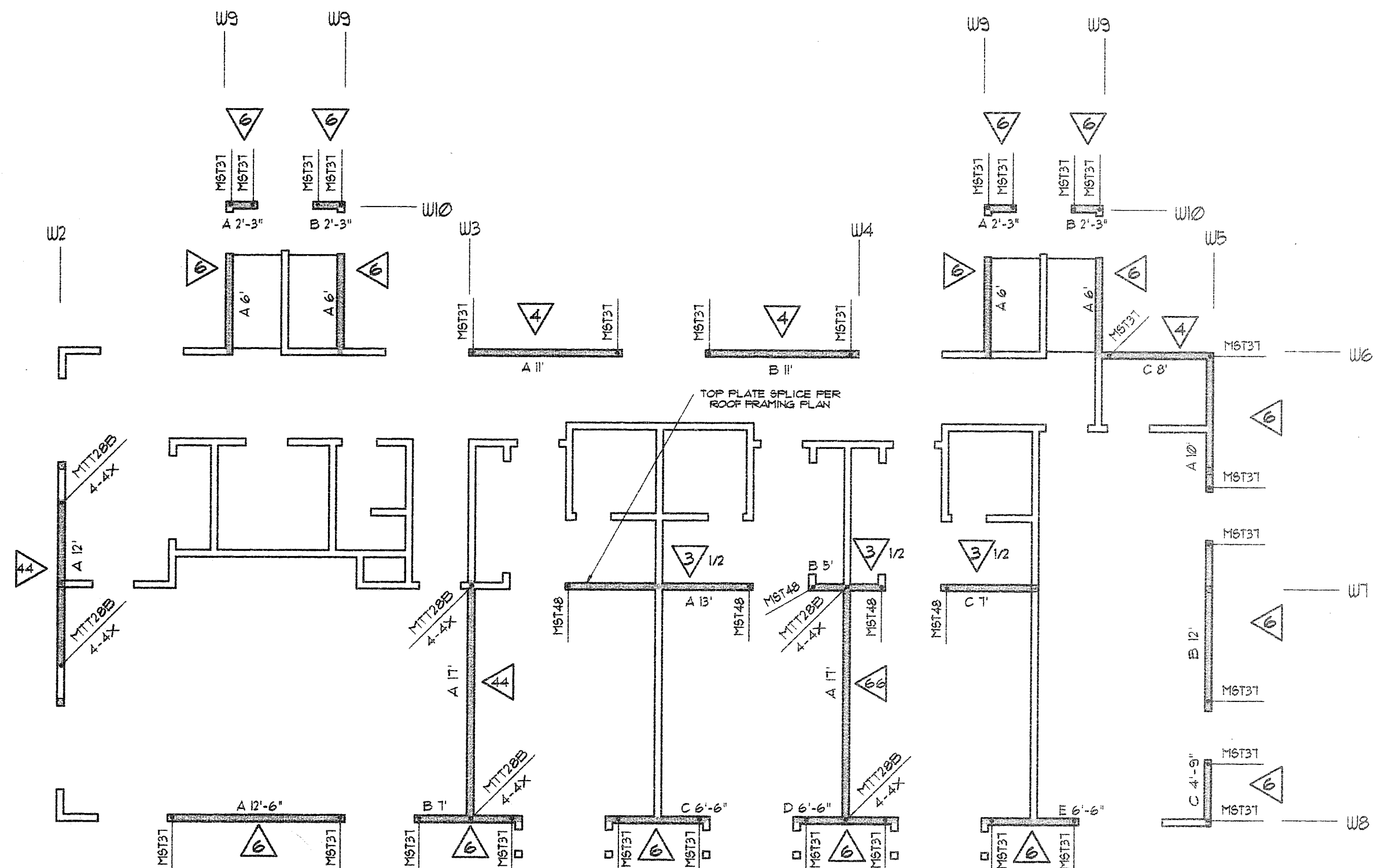
SECTION A-A

1/4" = 1'-0"



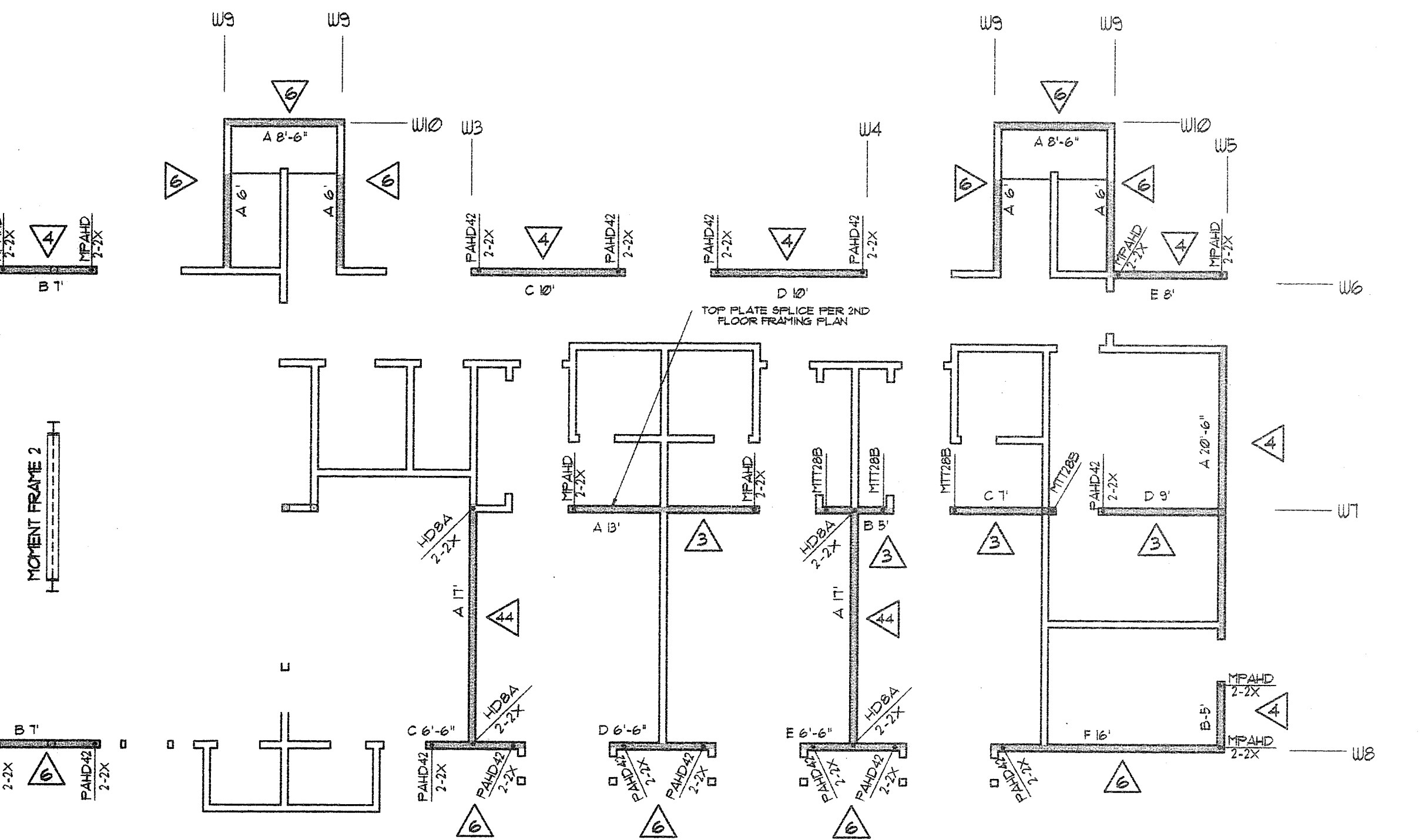
SECTION B-B

1/4" = 1'-0"



2ND FLOOR SHEAR WALLS

1/8" = 1'-0"
ALL 2ND FLOOR HOLD DOWNS TO BE CONNECTED TO MIN. 2-2X



1ST FLOOR SHEAR WALLS

1/8" = 1'-0"

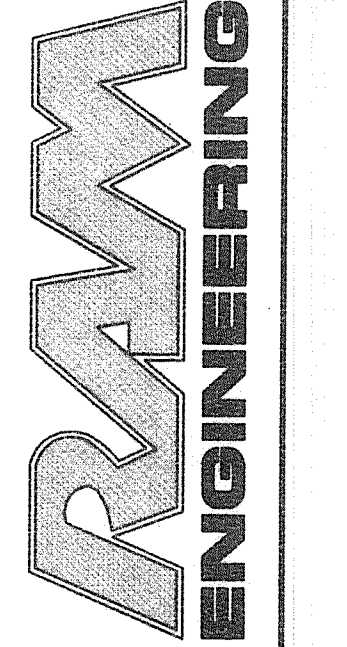
SHEAR WALL SCHEDULE

6	3/8" CDX FLY'D W/ 8D AT 6" O.C. EN. AND 12" O.C. FN.
4	3/8" CDX FLY'D W/ 8D AT 4" O.C. EN. AND 12" O.C. FN.
3	3/8" CDX FLY'D W/ 8D AT 3" O.C. EN. AND 12" O.C. FN.
3/2	1/2" CDX FLY'D W/ 10D AT 3" O.C. EN. AND 12" O.C. FN.

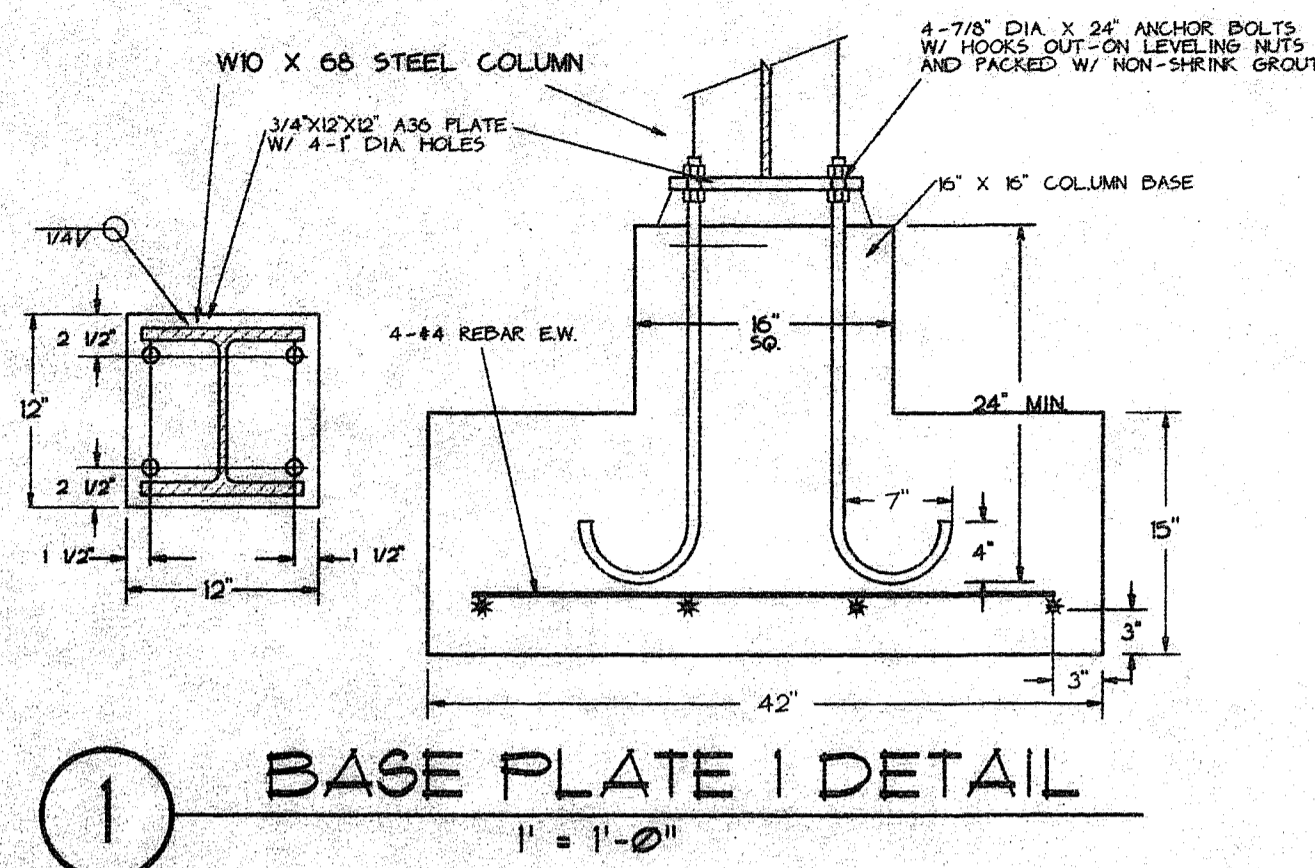
REVISIONS
DEC. 1992
DATE

CROSS SECTIONS & SHEAR WALL PLAN
EXECUTIVE CONDOMINIUM
GRANIBAKKEN RESORT
AUTUMN WAY, TAHOE CITY, CALIFORNIA
AFN: 95-490-19

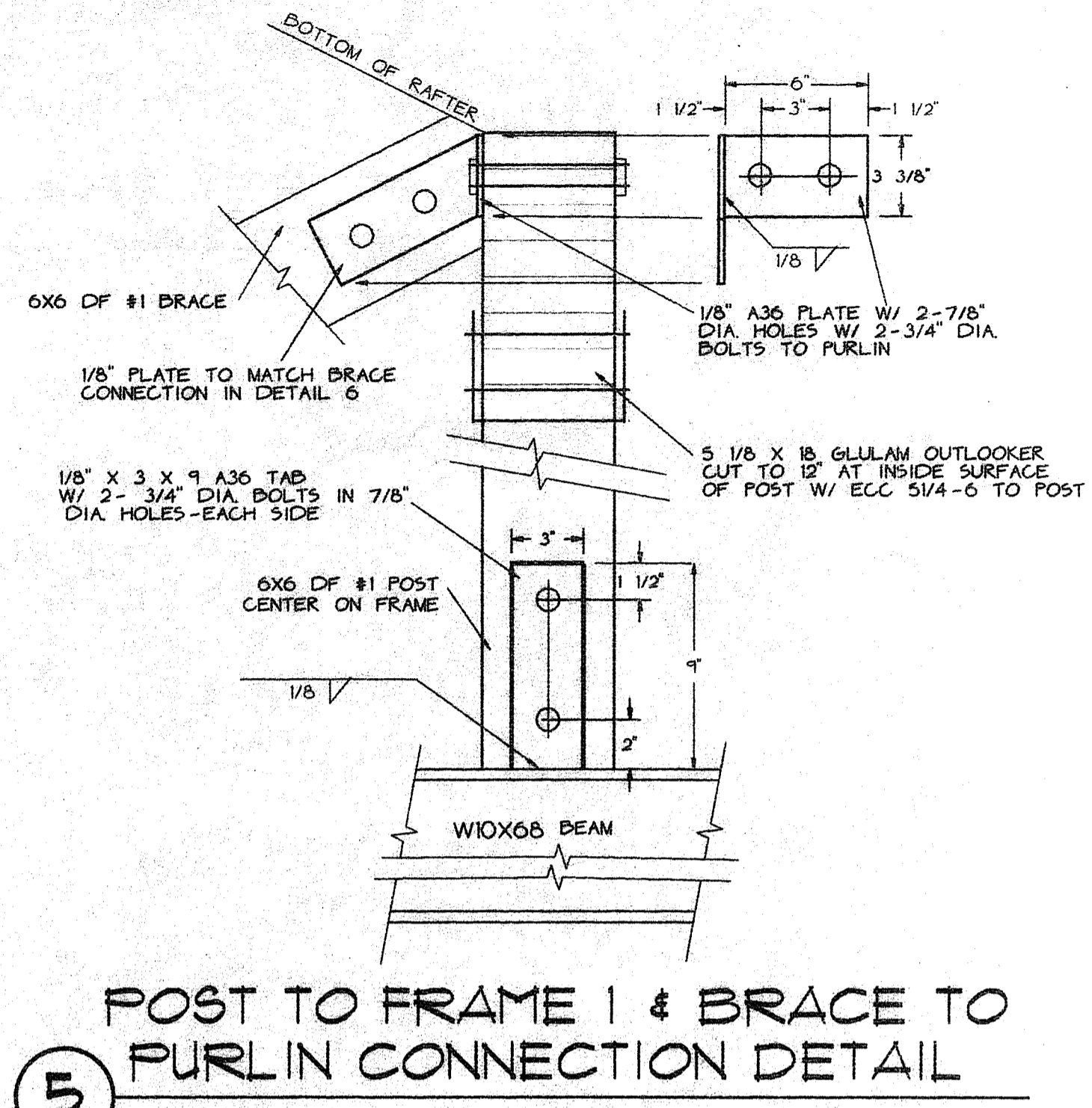
POST OFFICE BOX 3171
OLYMPIA VALLEY, CA 96148
(916) 361-9999
(916) 561-4426 (FAX)
• CIVIL ENGINEERING • LAND SURVEYING



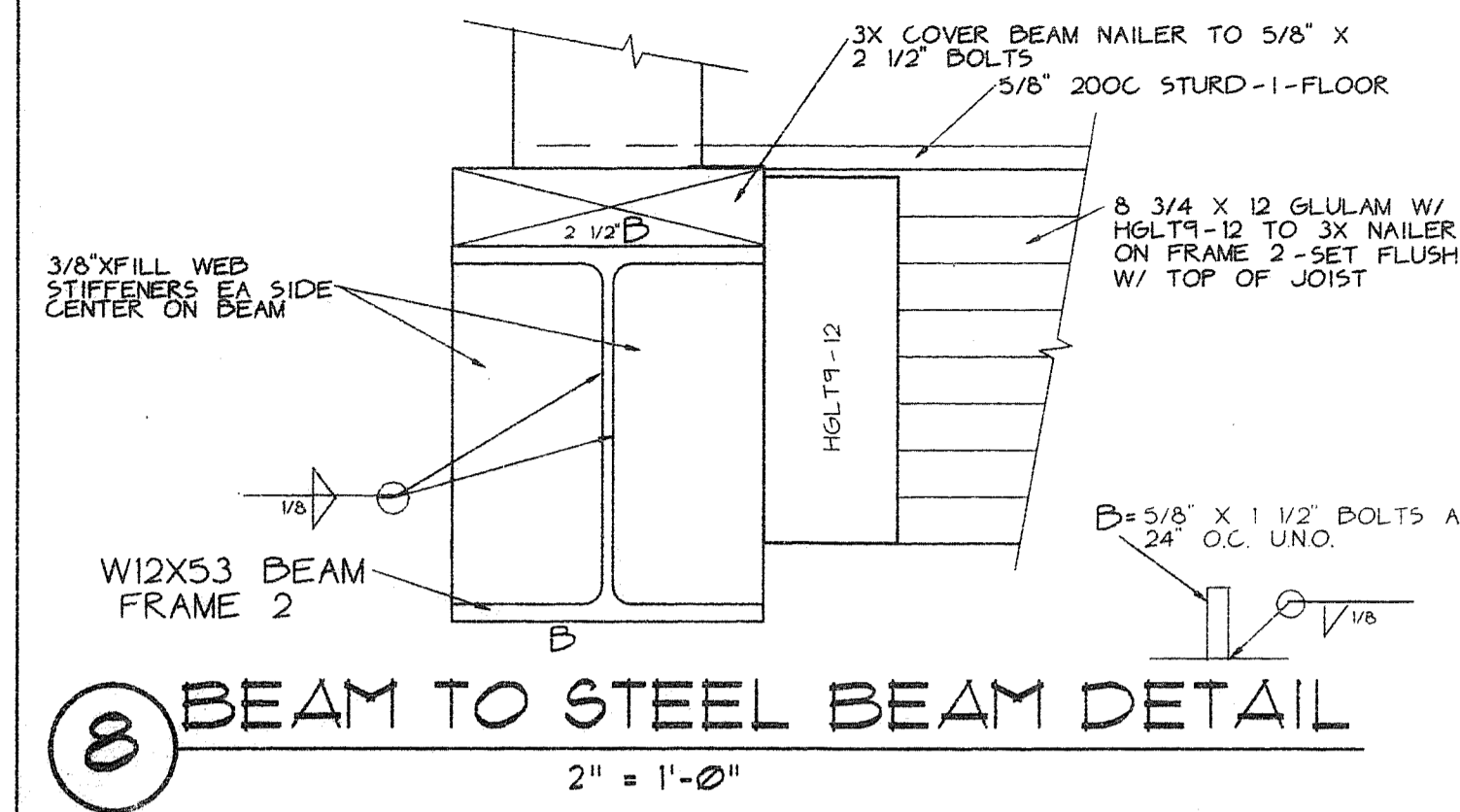
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JN: 8-92-01



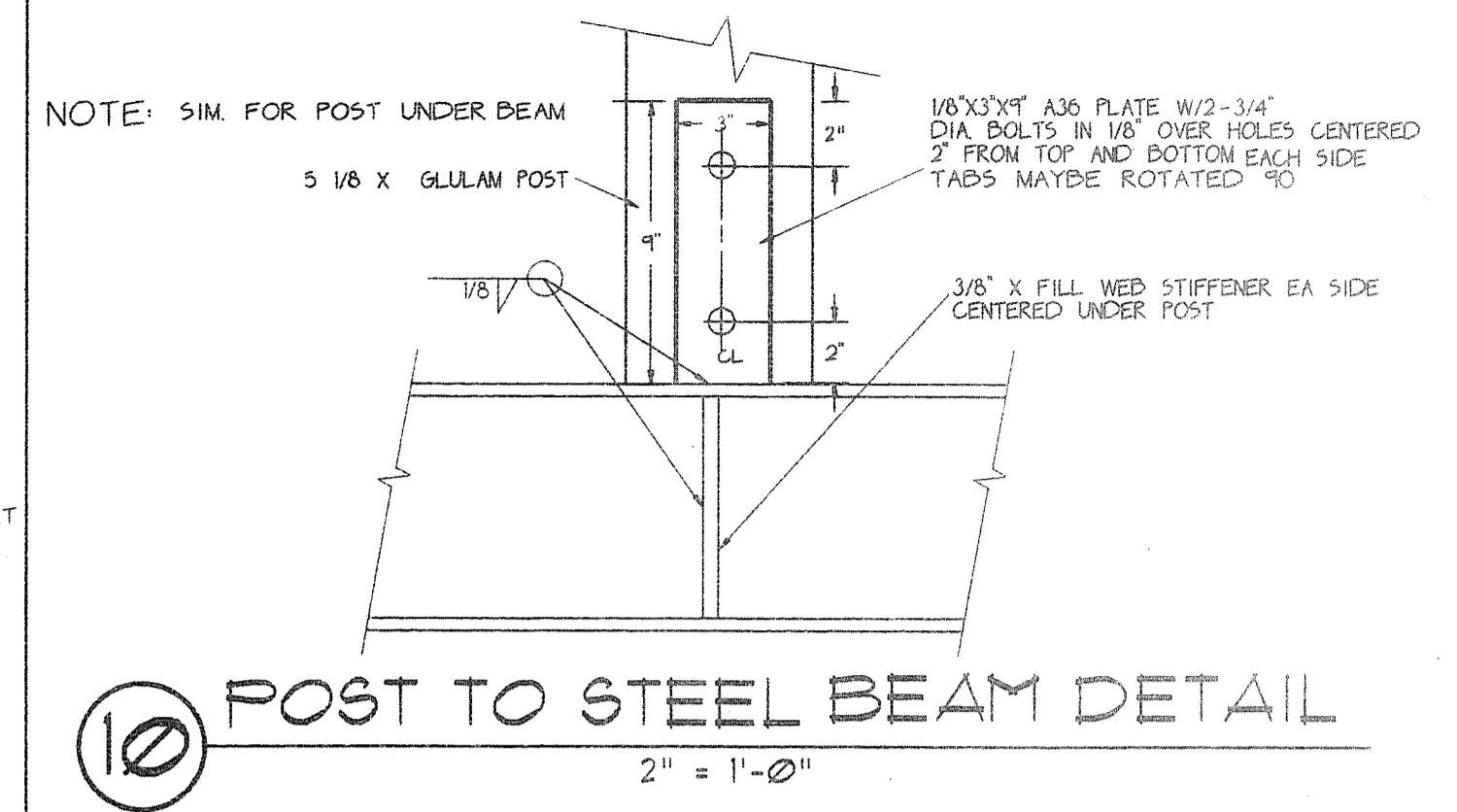
1 BASE PLATE 1 DETAIL
1" = 1'-0"



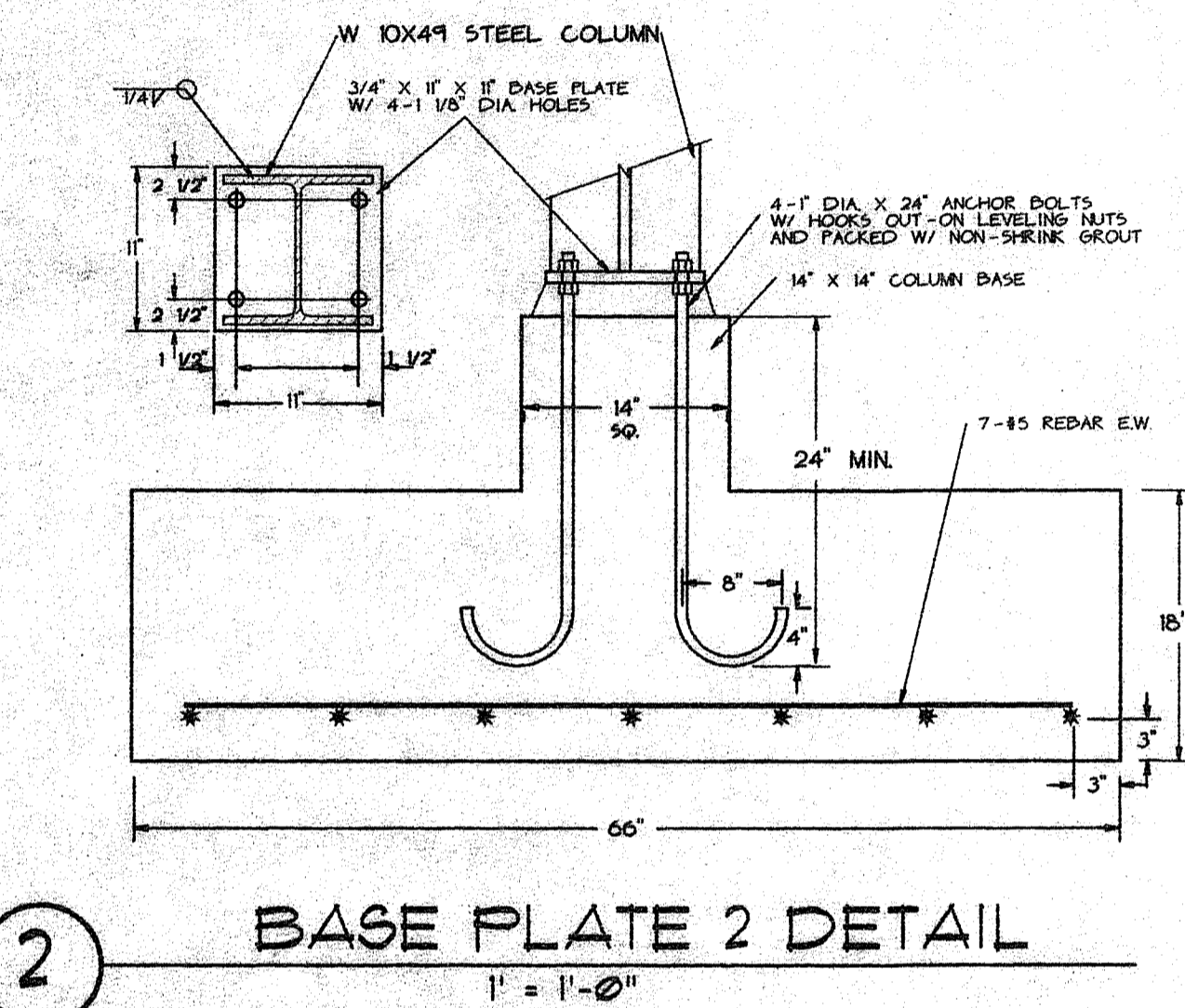
5 POST TO FRAME 1 & BRACE TO PURLIN CONNECTION DETAIL
2" = 1'-0"



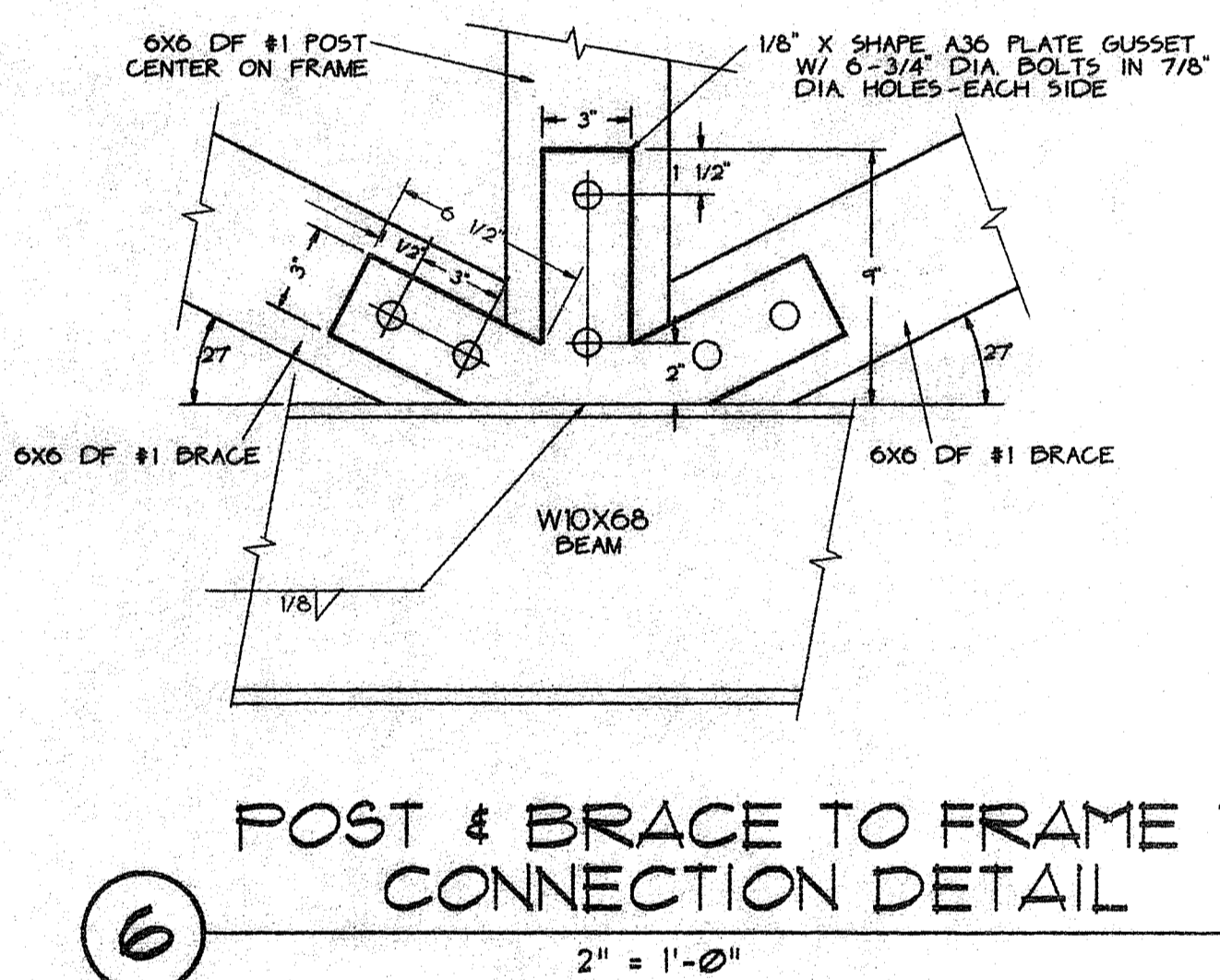
8 BEAM TO STEEL BEAM DETAIL
2" = 1'-0"



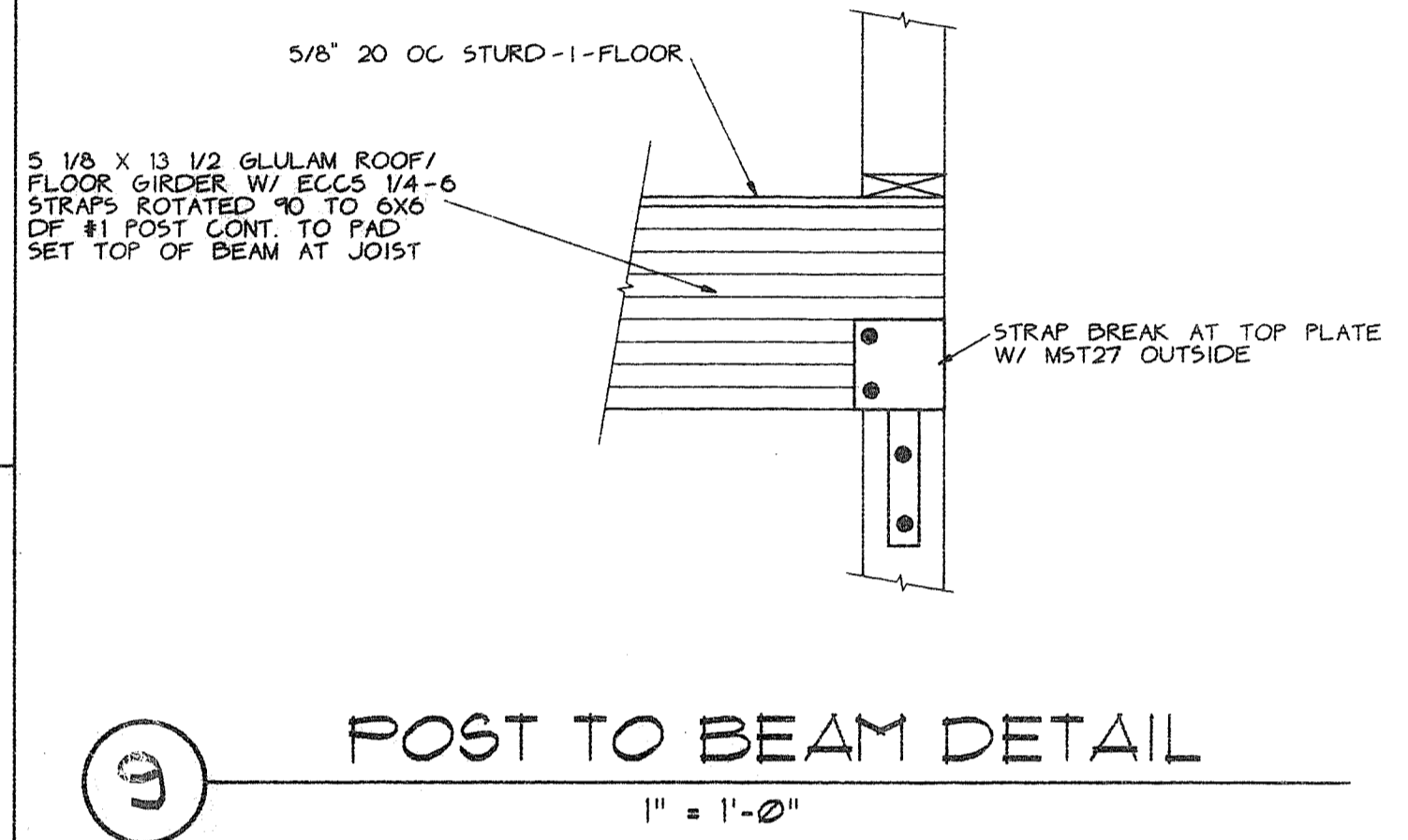
10 POST TO STEEL BEAM DETAIL
2" = 1'-0"



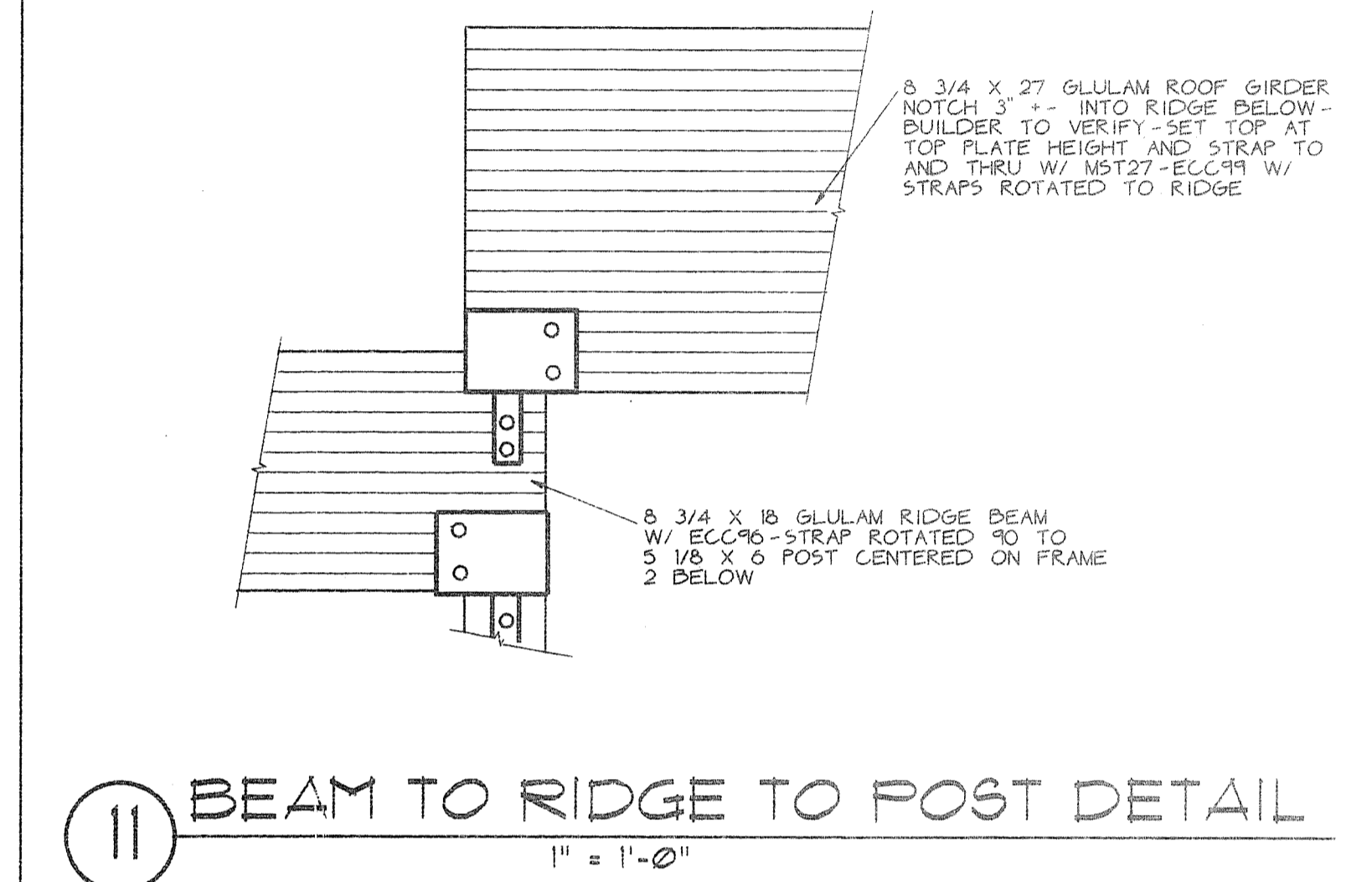
2 BASE PLATE 2 DETAIL
1" = 1'-0"



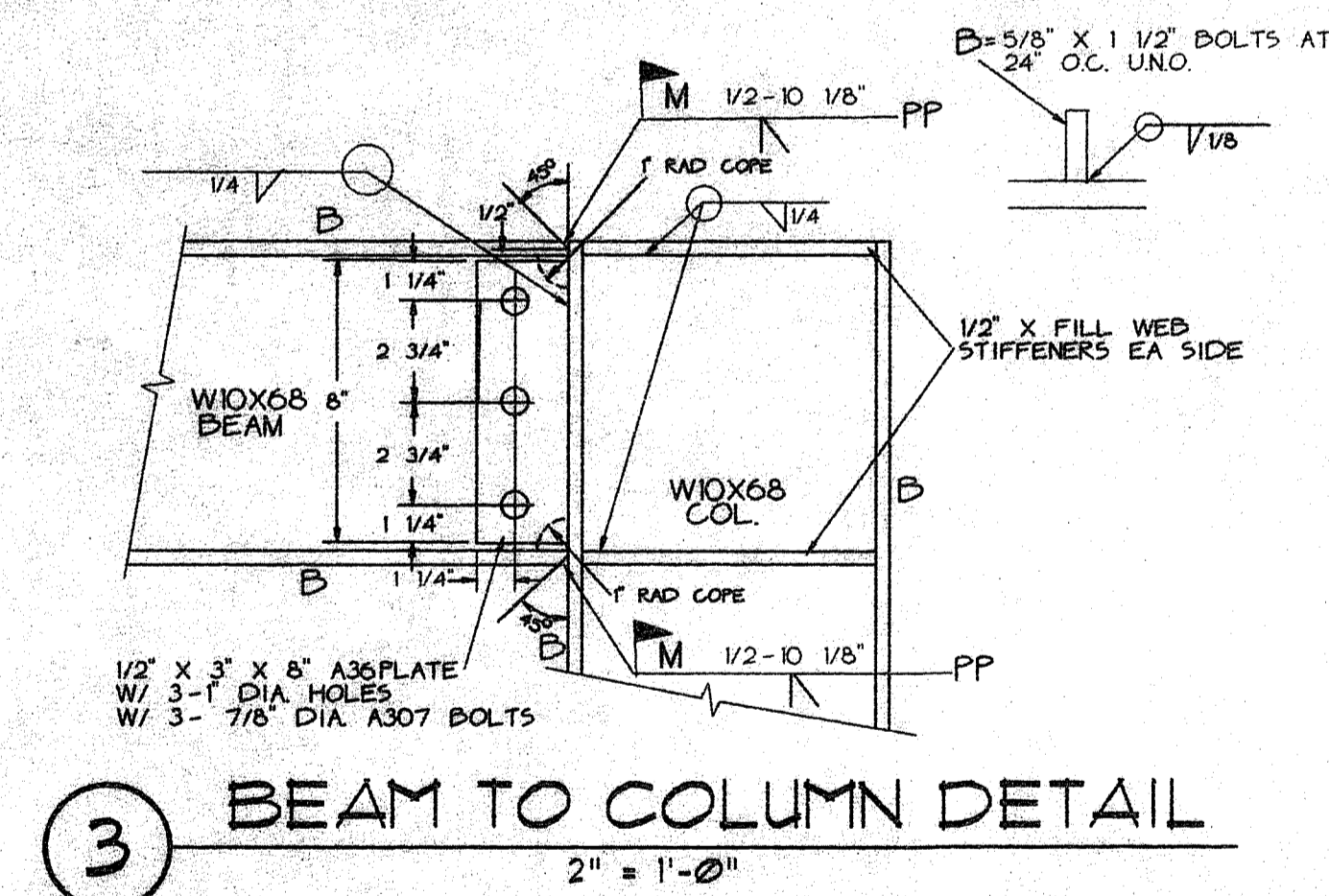
6 POST & BRACE TO FRAME 1 CONNECTION DETAIL
2" = 1'-0"



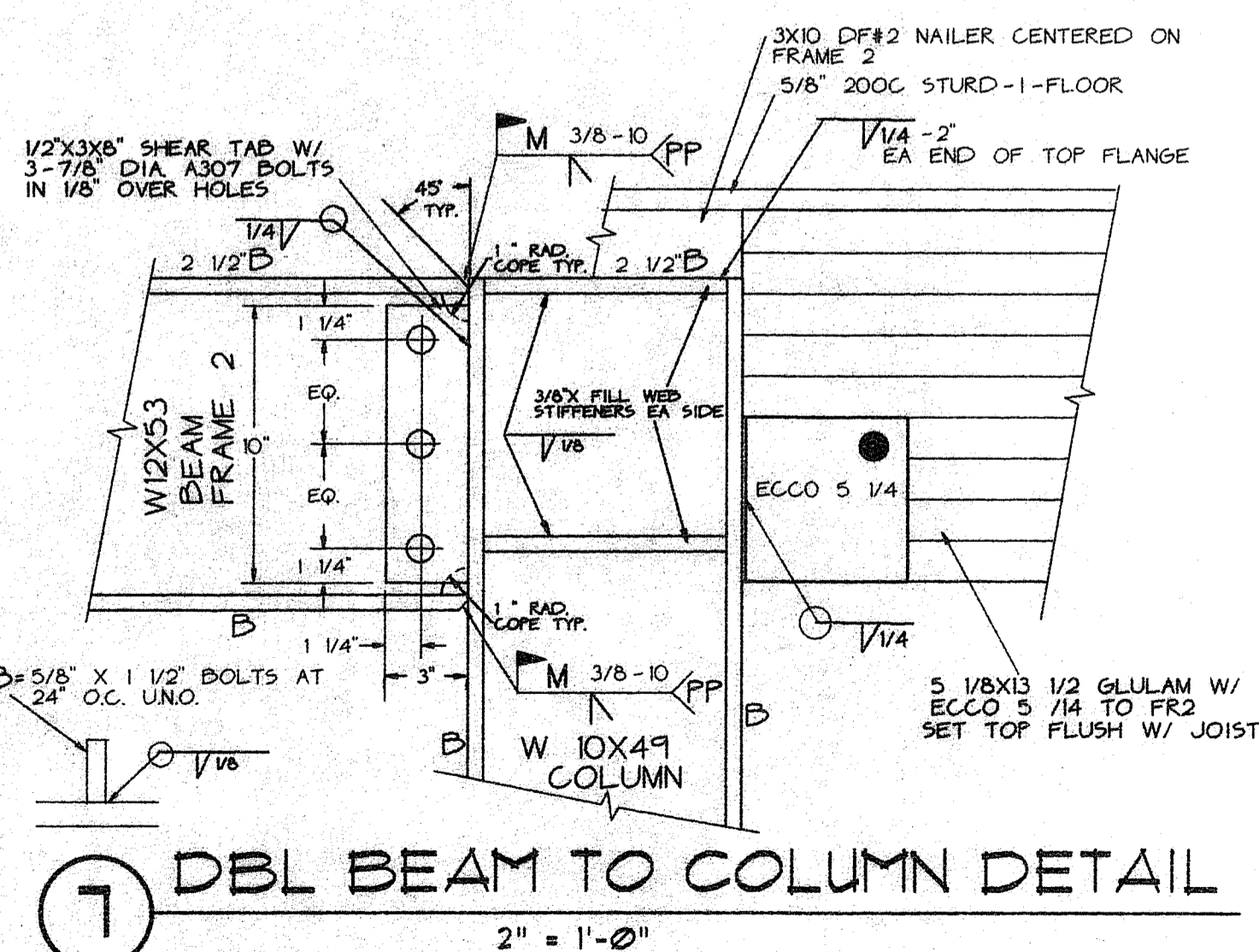
9 POST TO BEAM DETAIL
1" = 1'-0"



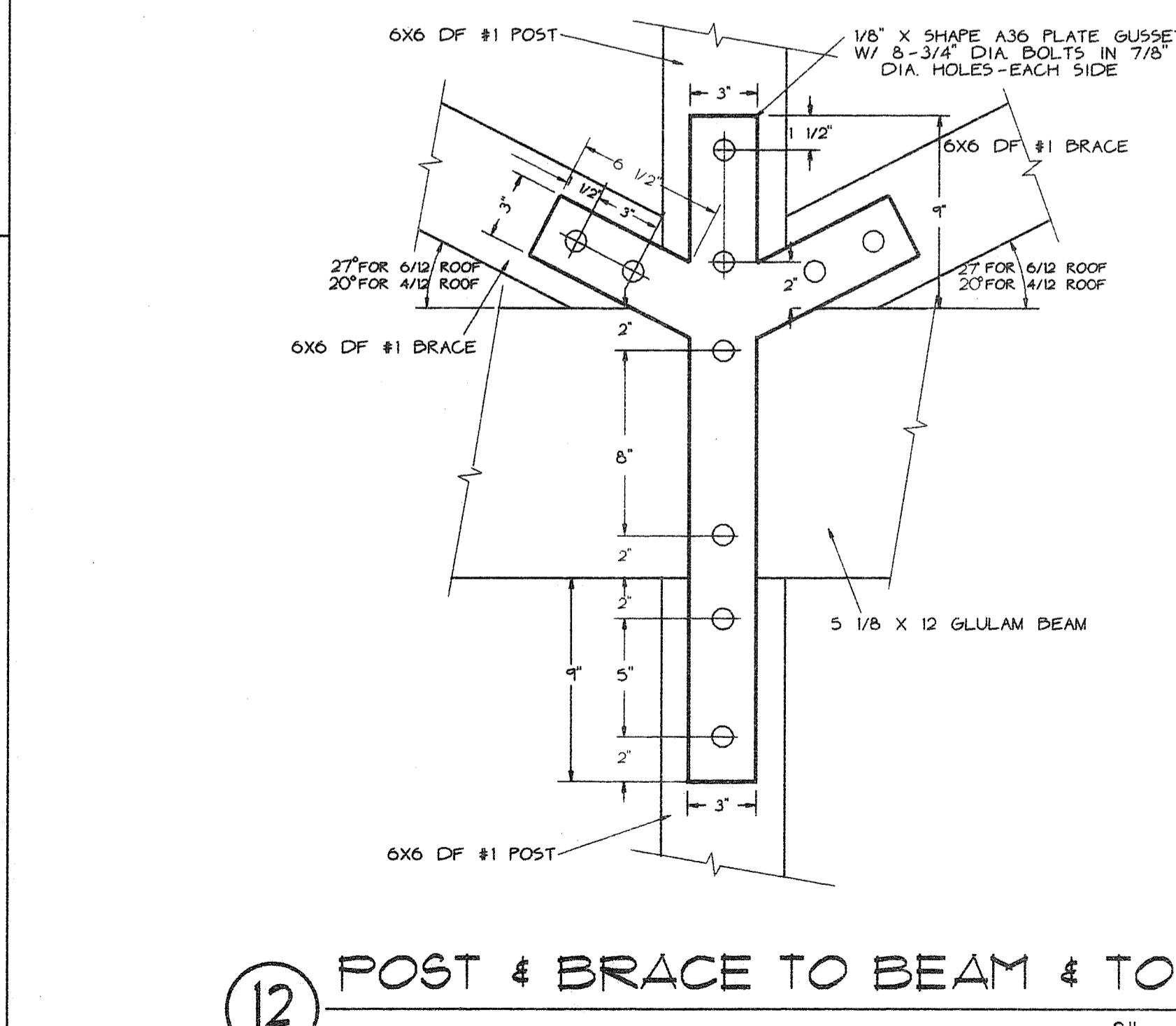
11 BEAM TO RIDGE TO POST DETAIL
1" = 1'-0"



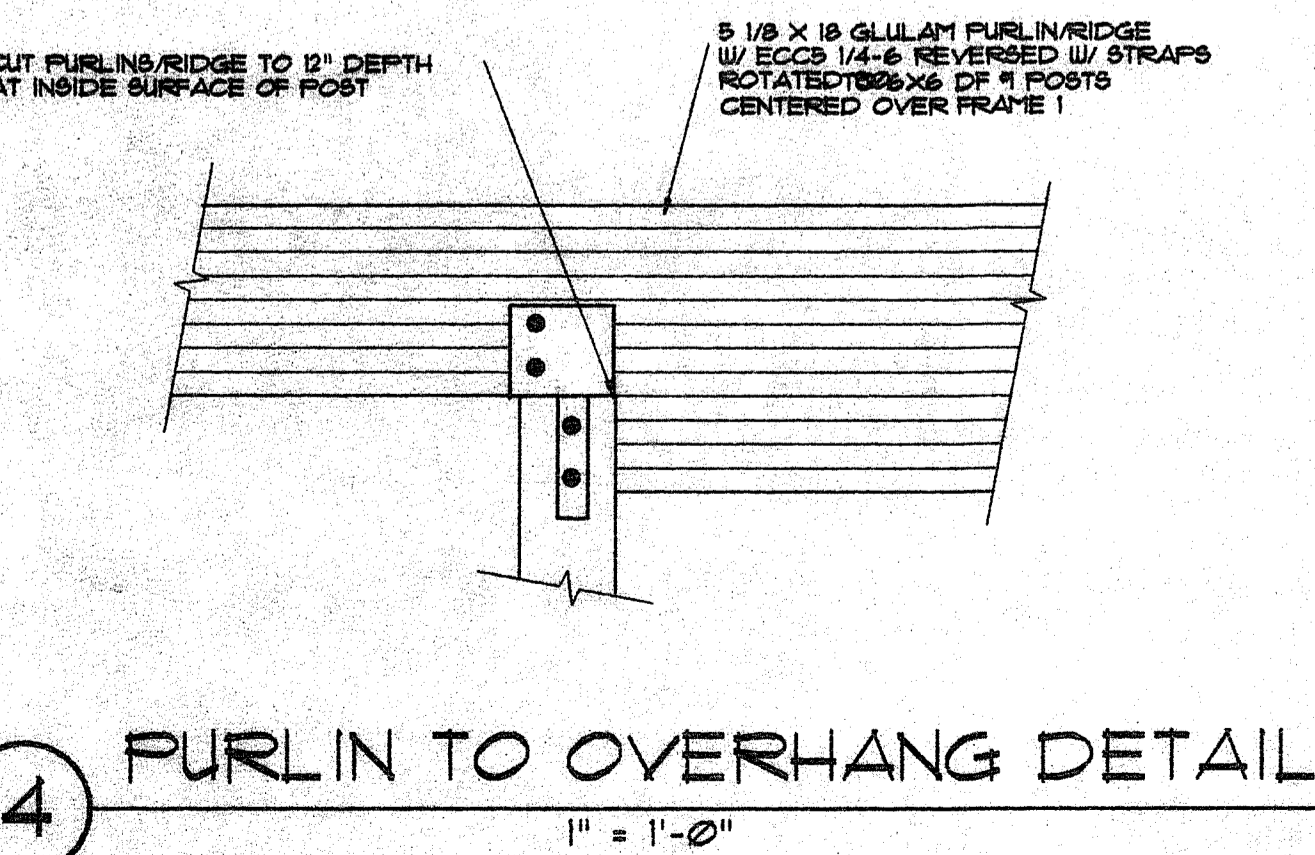
3 BEAM TO COLUMN DETAIL
2" = 1'-0"



7 DBL BEAM TO COLUMN DETAIL
2" = 1'-0"



12 POST & BRACE TO BEAM & TO PURLIN CONNECTION DETAIL
2" = 1'-0"



4 PURLIN TO OVERHANG DETAIL
1" = 1'-0"

REVISIONS
DEC. 1992
DATE

STRUCTURAL DETAILS
EXECUTIVE CONDOMINIUM
GRANLIBAKEN RESORT
AUTUMN WAY, TAHOE CITY, CALIFORNIA
APN: 95-480-79

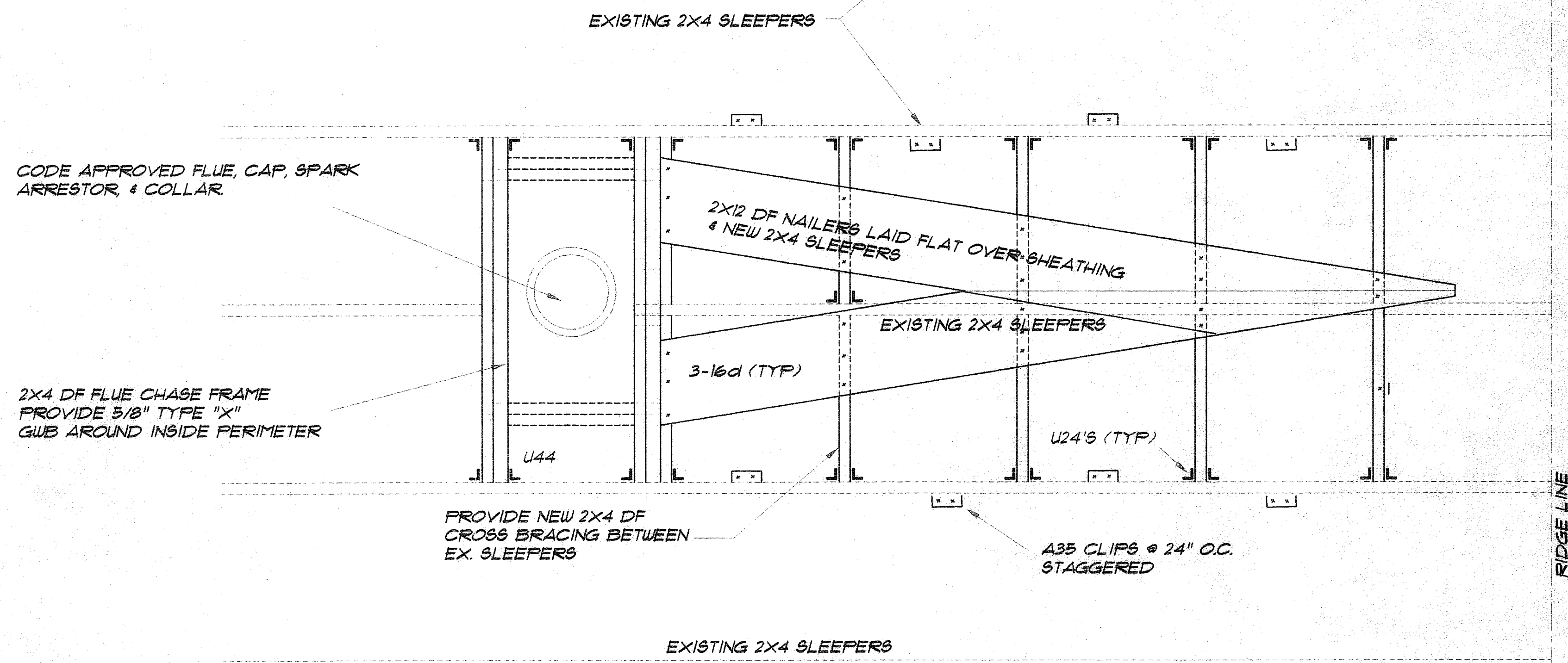
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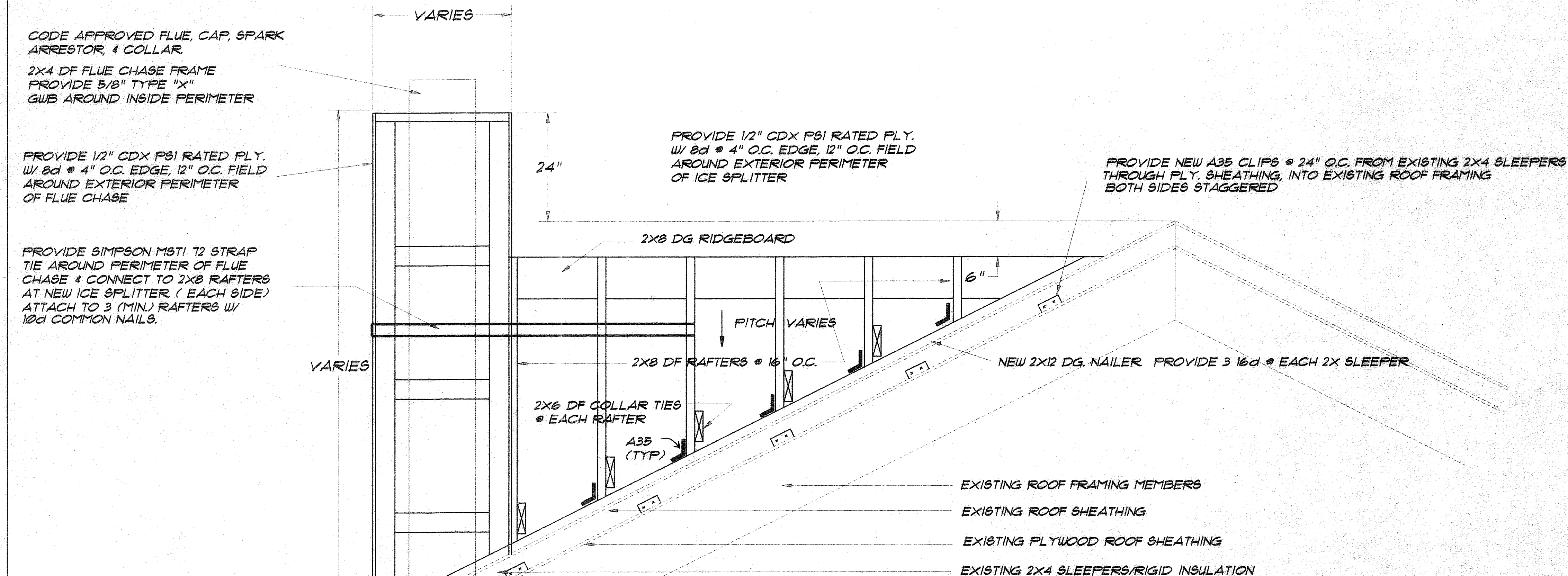
56

GENERAL NOTES AND DESIGN CRITERIA

1. GENERAL
 - a. All work shall be in conformance with the Uniform Building Code 1991 Edition, and applicable local codes. For items, materials, or methods not shown, the minimum requirements of the UBC shall govern.
 - b. Where applicable, allowable stresses have been increased by 15% (not allowed in Placer County) for short duration (including snow) loads and 33% for wind and earthquakes (UBC 2404-c.4)
 - c. Should any changes be made from the design as detailed in these calculations, or should the results of these calculations not be fully or properly transferred to the plans, RAM Engineering assumes no responsibility for the structure and shall be held harmless from any resulting claims.
 - d. These calculations are based upon a completed structure. Should an unfinished structure be subjected to loads, RAM Engineering should be consulted for an interim design or if not, will assume no responsibility for the structure.
2. SITE WORK
 - a. Building sites are assumed to be well drained and free of clay or sand. Any other conditions must be brought to the engineer's attention for evaluation.
 - b. Unless a field review has been specifically requested by the owner or contractor, these calculations imply no responsibility for adaptability of the designed footings to the building site. Stable, undisturbed soils and level or stepped footings are assumed and any other conditions should be reported to this engineer for further analysis.
 - c. All footings shall bear on undisturbed soil with a footing depth to below frostline or 24" below natural grade, whichever is greater. Unless otherwise noted, an assumed allowable soil bearing pressure of 2000 pounds per square foot has been used, with increases as per UBC Table 202.
3. FOUNDATIONS AND CONCRETE
 - a. Concrete shall have a minimum compressive strength of 2000 P.S.I. at 28 days. For concrete exposed to severe freeze-thaw conditions, a 4000 P.S.I. air-entrained mixture is recommended.
 - b. Masonry units shall be lightweight concrete grade "n" units with all cells grouted solid. Mortar and grout to be 2000 p.s.i. minimum. Special inspection is not required unless noted otherwise.
 - c. Reinforcing steel shall be intermediate grade 40 deformed bars ASTM A615. Splices or laps shall be as UBC-2612 and 40 bar diameters minimum.
 - d. Waterproofing of the foundations or retaining walls is the responsibility of the owner or contractor.
4. FRAMING - as follows unless noted otherwise in calculations
 - a. Sill plates - foundation grade redwood or pressure treated Douglas Fir or Hem Fir.
 - b. Studs - stud grade or better.
 - c. Framing - shall be Douglas Fir.
 - d. Glu-laminated beams - 24F-V4.
 - e. Roof sheathing - plywood conforming to the American Plywood Association Standard P-1.
 - f. Where multiple trimmers are called out for header support or multiple studs for beam support, those trimmers or studs are to be stacked in wall framing below to the foundation.
 - g. Any plywood or glu-laminated beams exposed to the weather must be glued with "best use" adhesives and protected from delamination.
 - h. All nails shall be common or green sinkers.
 - i. Where posts or column caps or bearing plates are called out for roof beam support, the load is to be transferred the full distance to the foundation via vertical grain members only (splices may be allowed at diaphragms).
 - j. Shear wall plywood - C-D-C-C, or 303 siding (T-III)
 - k. Framing sizes shown in these calculations represent the minimum requirements and larger sizes may be substituted.
 - l. Alternate sheathing may be provided for roofs, floors, or shear walls provided it is structurally equivalent to the plywood.
5. BEAM TO POST CONNECTIONS - are to "positive" connections but the actual detail is at the owner's and contractor's preference unless otherwise specified. Options include:
 - a. Simpson BCP or EPC, AC or ACE, CC or ECC caps.
 - b. Simpson TLO or OL strips.
 - c. Simpson A-35 Clips plus 2-16d toe nails.
 - d. 4-16d toe nails at 4x members or 6-16d toe nails at 6x members.
 - e. Plywood gussets w/ 4-16d minimum to each member (one side at 4x's, both sides at 6x members)
 - f. 2x sliders w/ 4-16d minimum to each member (one side at 4x's and both sides at 6x's)
 - g. #4 rebar doweled 3" minimum into both beam and post.
6. HARDWARE AND STEEL
 - a. Hardware - all column caps, post anchors, beam hangers, straps, framing anchors, clips, holdowns, and other hardware shall be ICCB approved, Simpson Company, or equal, or as detailed, and shall be installed with fasteners as per manufacturer's recommendations.
 - b. All welding shall be by an American Welding Society Certified Welder per current American Welding Society, Uniform Building Code, American Institute of Steel Construction and American Society of Materials specifications, using arc welding and prequalified welds.
 - c. All welding electrodes shall be E 70XX (shielded wires having a Fy greater than or equal to 70 Kips per foot may be used.
 - d. All welds other than prequalified welds and any moment resisting frame welds shall be inspected by an independent testing facility.



PLAN VIEW
SCALE: 1" = 1'-0"

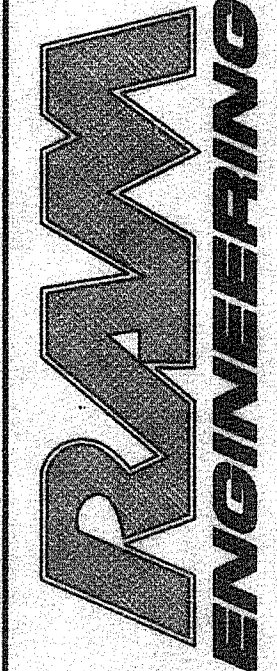


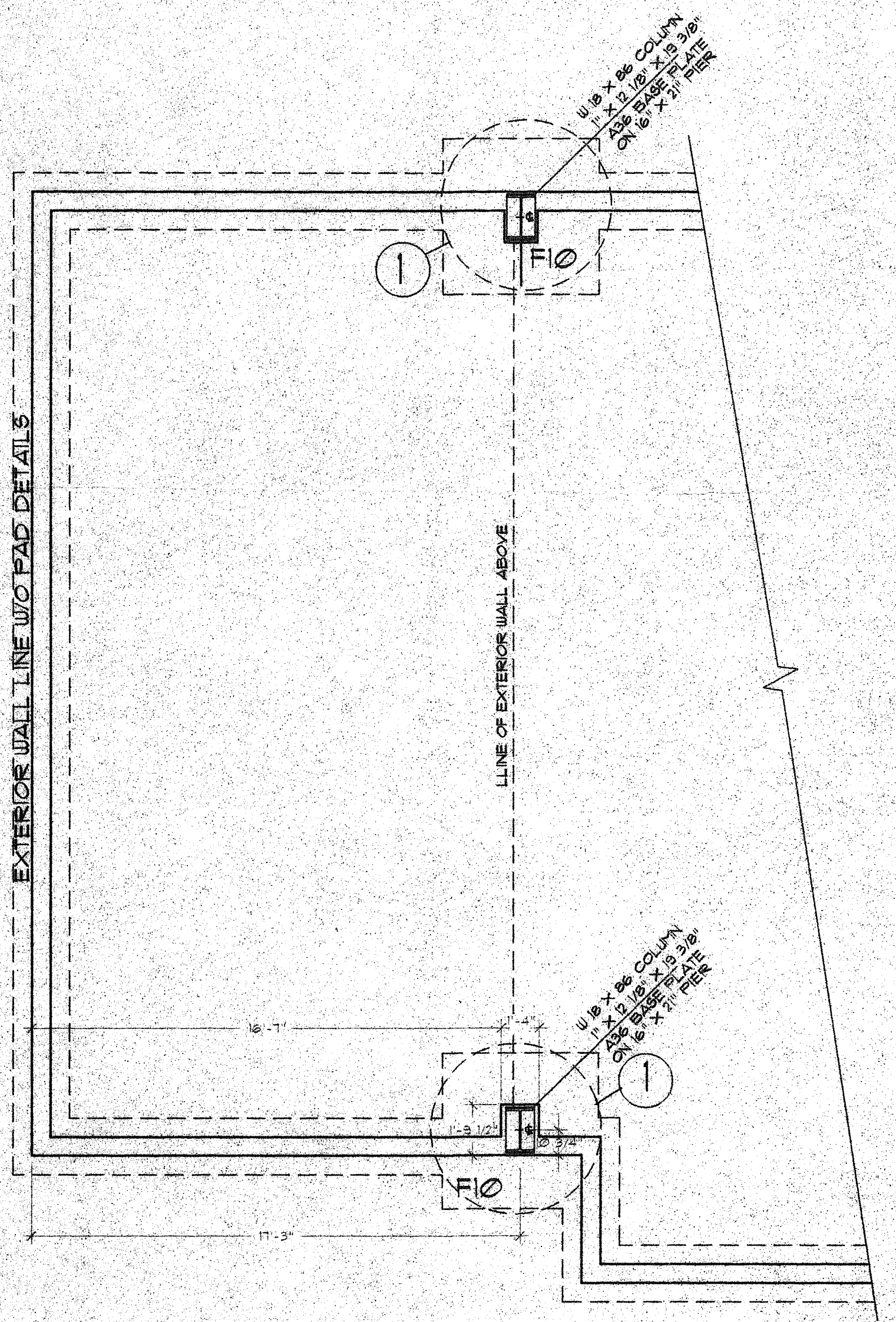
TYPICAL SECTION
SCALE: 1" = 1'-0"

REVISIONS	DATE
JAN. 1993	

STRUCTURAL DETAILS
 GRANLIBAKKEN RESORT CONDOMINIUMS
 AUTUMN WAY - TAHOE CITY, CALIFORNIA
 CHIMNEY CHASE W/ICE SPLITTER MODIFICATION

POST OFFICE BOX 67
 TAHOE CITY, CA 96145
 (916) 581-3655
 (916) 581-4420 (FAX)





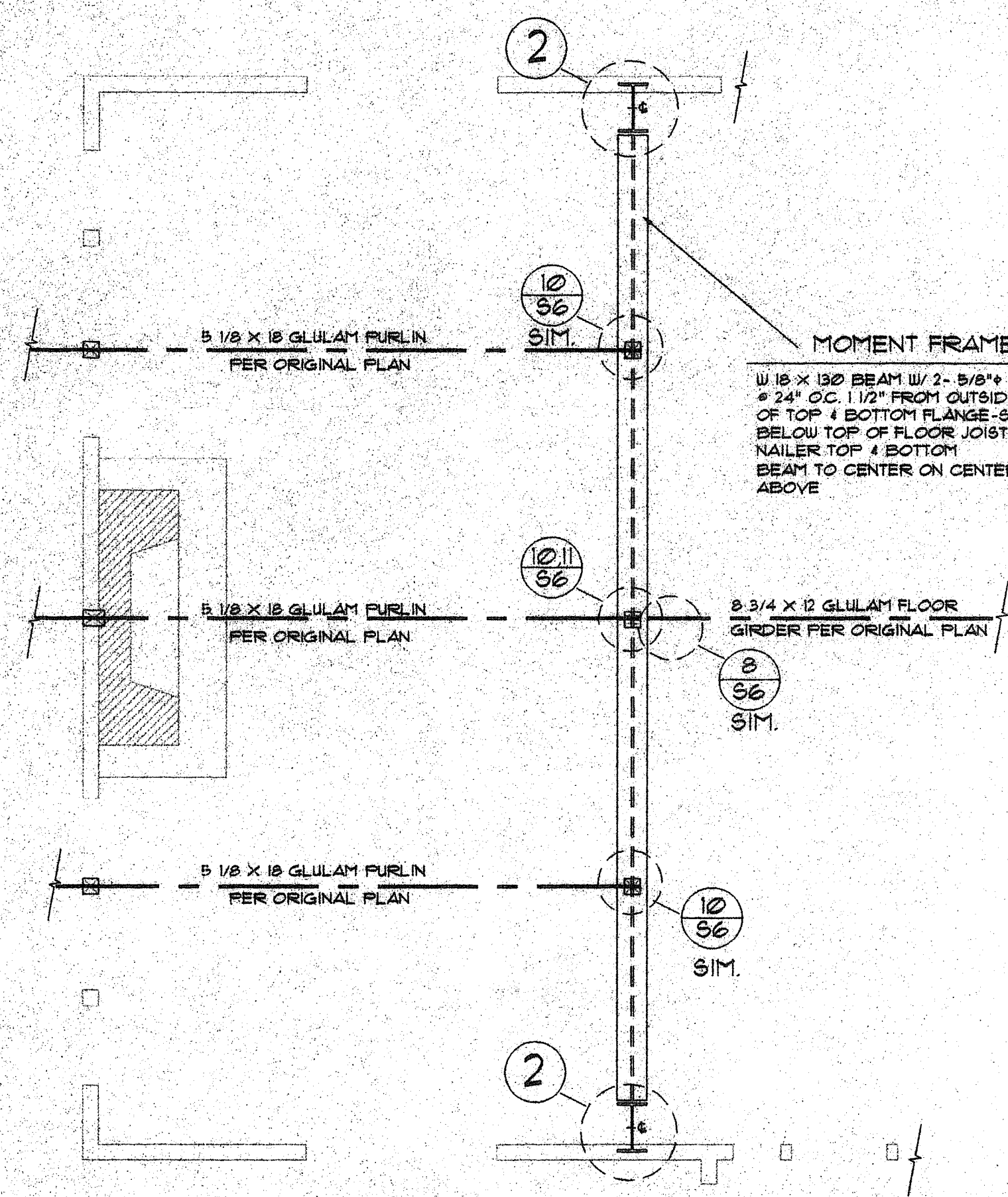
FOUNDATION PLAN SUPPLEMENT

1/4" = 1'-0"

NOTES:

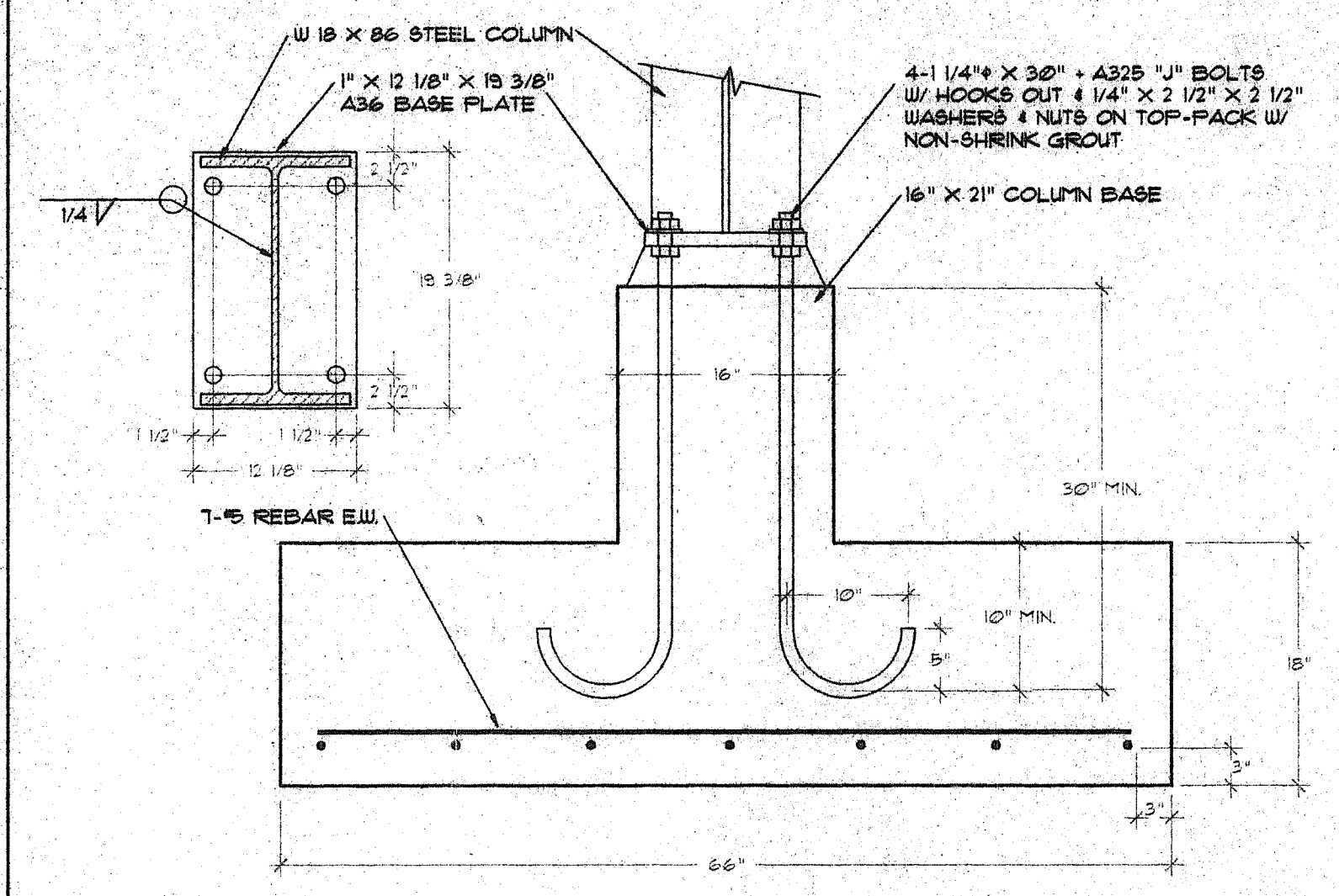
1. F10 - 66" x 66" x 18" PIER FOOTING w/ 8-#5 BAR E.W. & 14" x 21" PIER TO BASE PLATE w/ VERTICAL BAR PER DETAIL.
2. F10 TO REPLACE 2-F10 & 2-F3 ON ORIGINAL FOUNDATION PLAN.
3. THE ABOVE DETAILS ARE TO SUPERCEDE ORIGINAL DETAILS AS INDICATED WITH ALL OTHER FOUNDATION FEATURES REMAINING AS PREVIOUSLY NOTED.

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be notified as to any variation from the dimensions and conditions shown on these drawings.



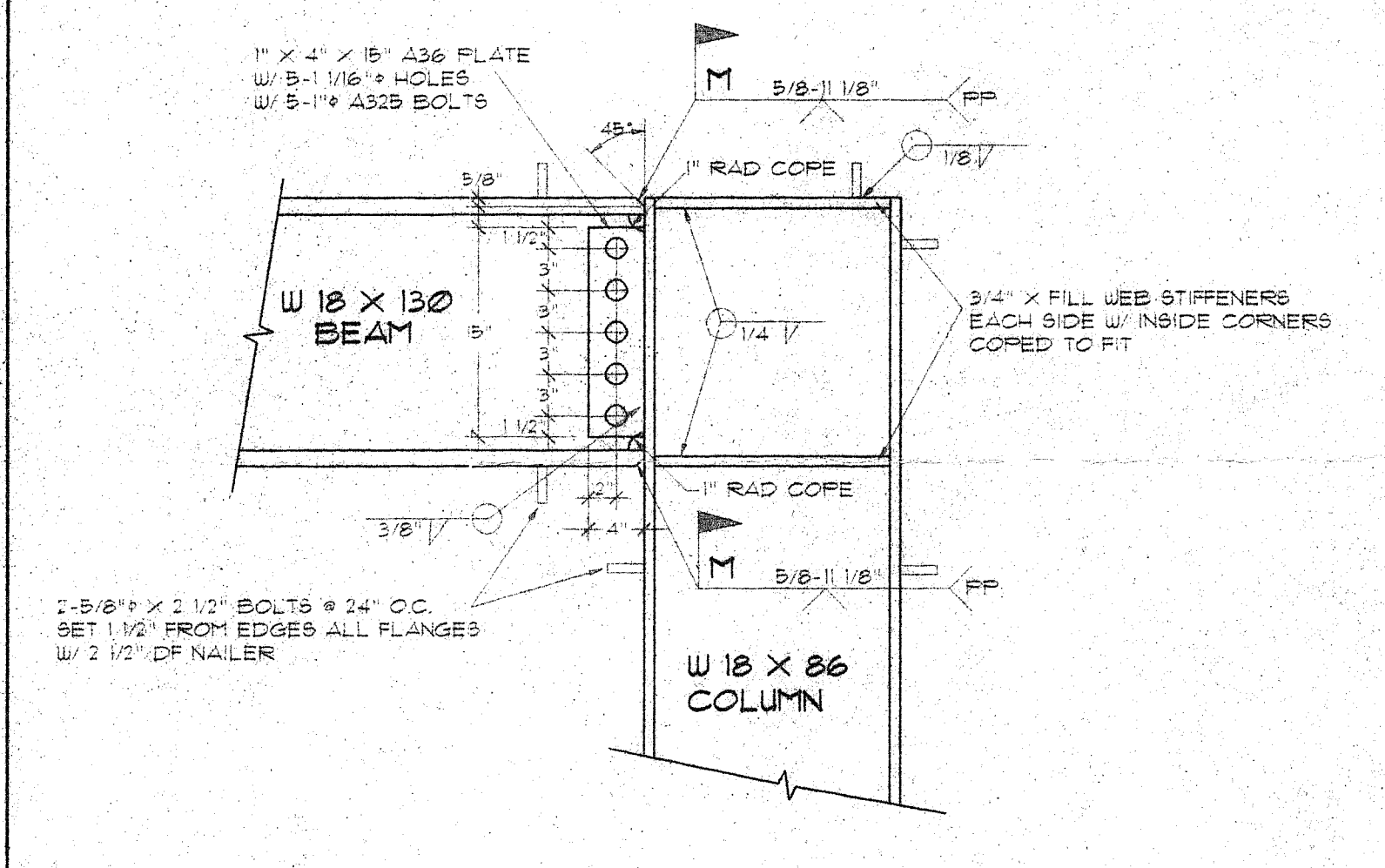
LOWER ROOF/2ND FLOOR FRAMING PLAN SUPPLEMENT

1/4" = 1'-0"



1 BASE PLATE DETAIL

1" = 1'-0"



2 BEAM TO COLUMN DETAIL

1" = 1'-0"

REVISIONS
MAY 1993

DRAWN BY:
D. NELSON

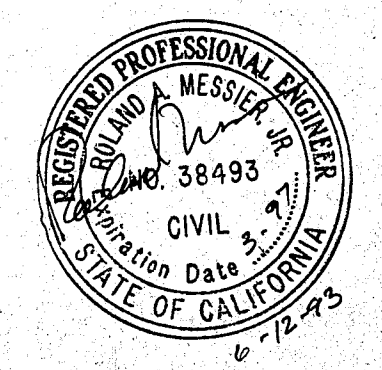
SINGLE SPAN OPTION
EXECUTIVE CONDOMINIUM
GRANLIBAKKEN RESORT
AUTUMN WAY, TAHOE CITY, CALIFORNIA
APN: 95-480-19

2805 SIERRA MIST AVENUE - P.O. BOX 57
TAHOE CITY, CALIFORNIA 96145

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