

DESIGN CRITERIA

BUILDING CODE	
RISK CATEGORY	2018 IRC II
WIND (PER MOA AMENDMENT)	
BASIC SPEED	155 MPH
EXPOSURE	B
SEISMIC DESIGN (PER ASCE 7)	
S _{ds}	1.2g
DESIGN CATEGORY	D
R	6.5
SNOW LOADS (PER MOA AMENDMENT)	
GROUND SNOW LOAD	50 PSF
ROOF SNOW LOAD	40 PSF
TITLE 21 REQUIREMENTS	
FRONT WINDOWS	13%
ADDRESS SHOWN ON HOUSE PER MOA REQ.	

ROOF KEY

	OVERFRAME W/ 2 X 8 @ 24" O.C. OVER ROOF SHEATHING
	AREA OF 104 PSF SNOW LOAD DESIGN

EACH UNIT ROOF VENTILATION

VENTING REQUIRED:
 ROOF AREA = 1140 SQ FT
 1140/300 = 3.8 SF OR 547 SQ. IN.

VENTING PROVIDED:
 EAVES: PARTIAL-HEIGHT BLKG.
 33.75 SQ. IN. PER TRUSS BAY
 33.75 X 12 = 405 SQ. IN.

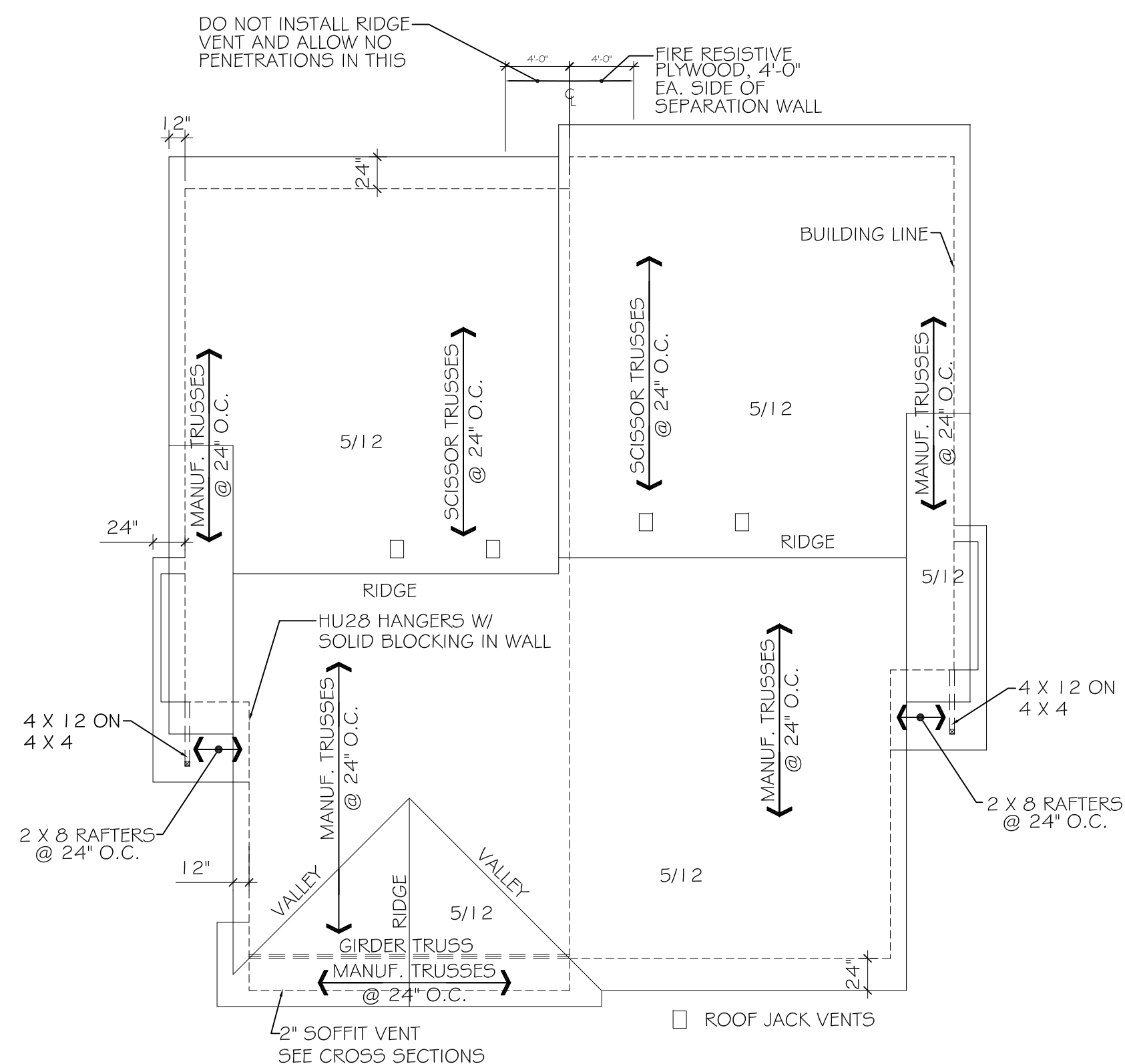
RIDGE VENTS:
 16 SQ. IN. PER LINEAR FOOT
 16 SQ. IN. X 15 FT = 420 SQ IN

ROOF JACKS:
 92 SQ. IN. EACH
 92 SQ. IN. X 2 = 184 SQ. IN.

TOTAL VENTING PROVIDED= 1009 SQ. IN.

ROOF NOTES

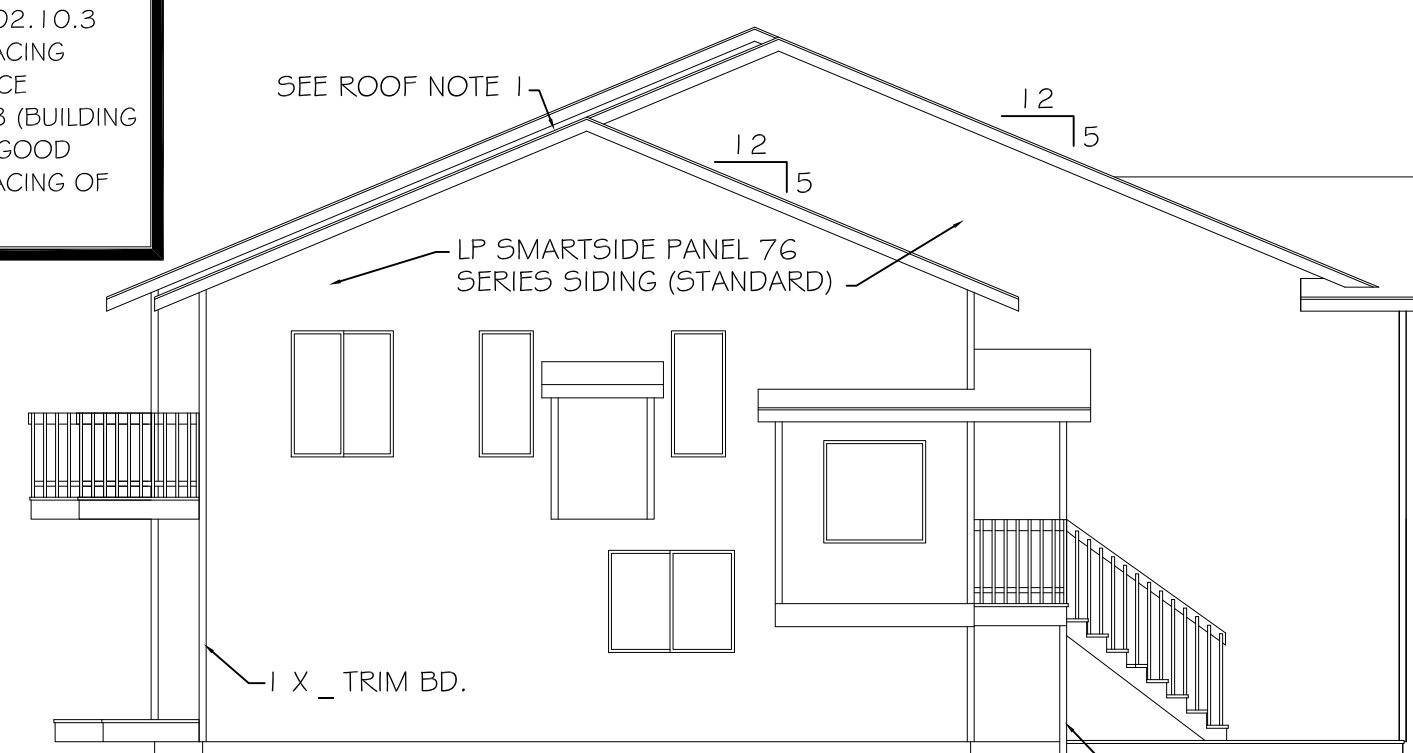
- TYPE "F" SHINGLES, CLASSIFIED USING ASTM 3161 & TO AND TO BE INSTALLED ACCORDING TO THE MANUF. REQ FOR WIND SPEED NOTED.
- PROVIDE ARCTIC ICE SHIELD AT ALL OVERHANGS OF ONE LAYER, SELF ADHERING MODIFIED BITUMEN TO 36" INSIDE BLDG. LINE, WITH A SLOPE OF 4/12 OR LESS OR ON A LOWER ROOF WITH SNOW DRIFT INSTALL ICE AND WATER SHIELD ON THE ENTIRE ROOF.
- USE 19/32" OSB IN ALL AREAS, WITH SNOW DRIFT SNOW LOAD 40 PSF USE 7/16" OSB SNOW LOAD 41 TO 70 PSF USE 15/16" OSB SNOW LOAD 71 TO 130 PSF USE 19/16" OSB
- DESIGN TRUSSES FOR 1 1/4" MIN. HEAL HEIGHT FROM UNDERSIDE OF ROOF SHEATHING TO WALL PLATE
- DESIGN TRUSSES FOR 104 PSF UNIFORM LIVE & DEAD LOAD IN LOW ROOF AREAS.
- PROVIDE TRUSS SHOP DRAWINGS FOR REVIEW IN FIELD
- NO PENETRATIONS SHALL BE LOCATED IN REQ. ICE AND WATER SHIELD LOCATIONS.
- ALL VALLEYS SHALL HAVE A MODIFIED BITUMEN ICE & WATER SHIELD LAPPED 18" EA. SIDE OF THE VALLEY.
- VENT AND EXHAUST FANS SHALL BE LOCATED A MIN. OF 6'-0" FROM VALLEYS AND EAVES
- DEPTH GAGED OR TRUSS MARKINGS SHALL BE PROVIDED FOR BLOW-IN INSUL. TO ALLOW VERIFICATION OF DEPTH THROUGHOUT ATTIC SPACE.
- PROVIDE CONTINUOUS RIDGE VENTING
- BOUNDARY NAILING @ TRUSS BLOCKS REQ. NAILS PER MOA HAND OUT RD.13
- RESTRAINT OF THE TRUSS MANUFACTURER'S PERMANENT BRACING IS REQ'D IN ACCORDANCE W/ IRC R802.10.3 OR IBC 2303.4.3 AS APPLICABLE. TRUSS BRACING RESTRAINT SHALL BE INSTALLED IN ACCORDANCE APPROVED ENGINEERED DETAILS OR BCSI 1-03 (BUILDING COMPONENT SAFETY INFORMATION-GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES).



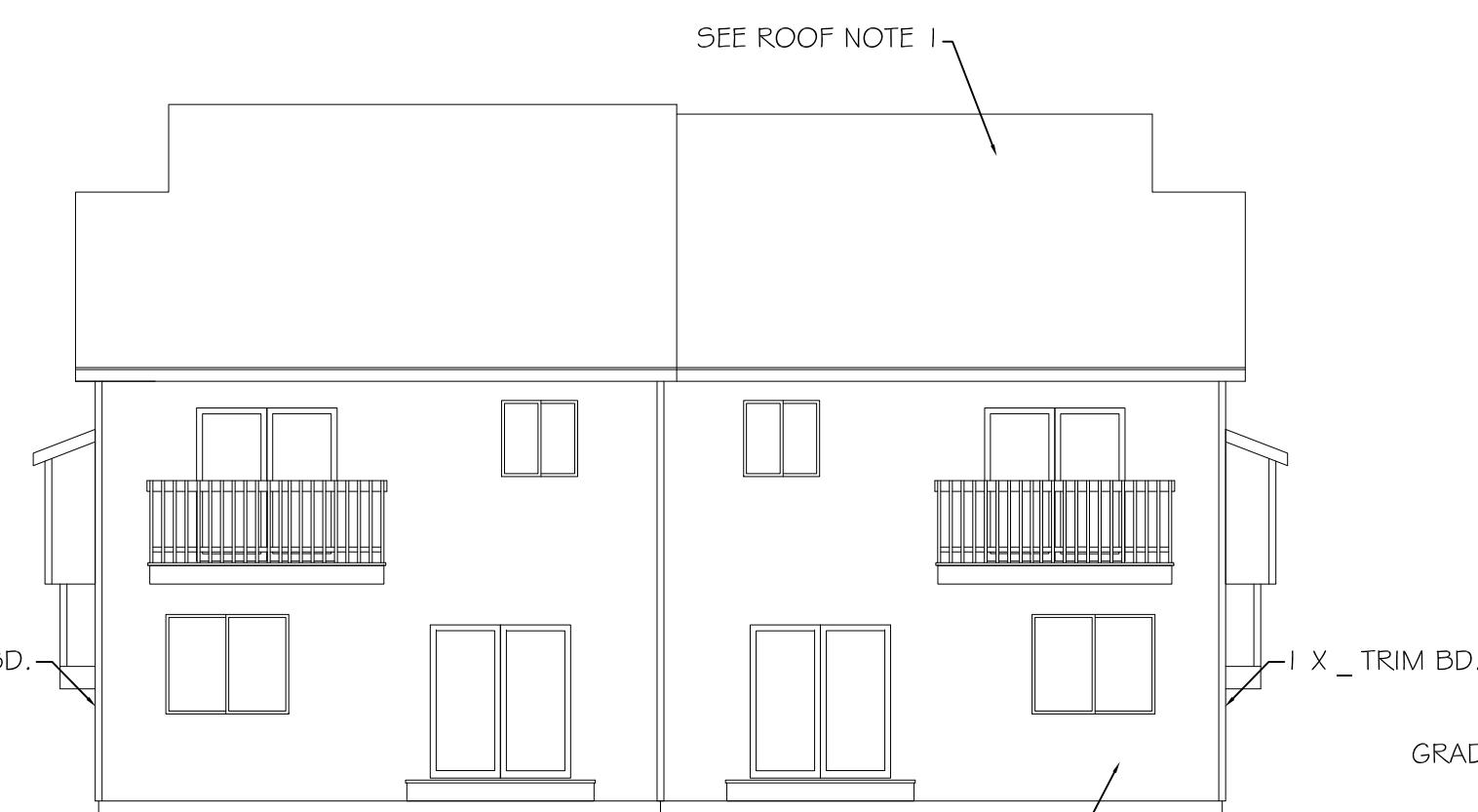
ROOF PLAN
SCALE: 1/8" = 1'-0"



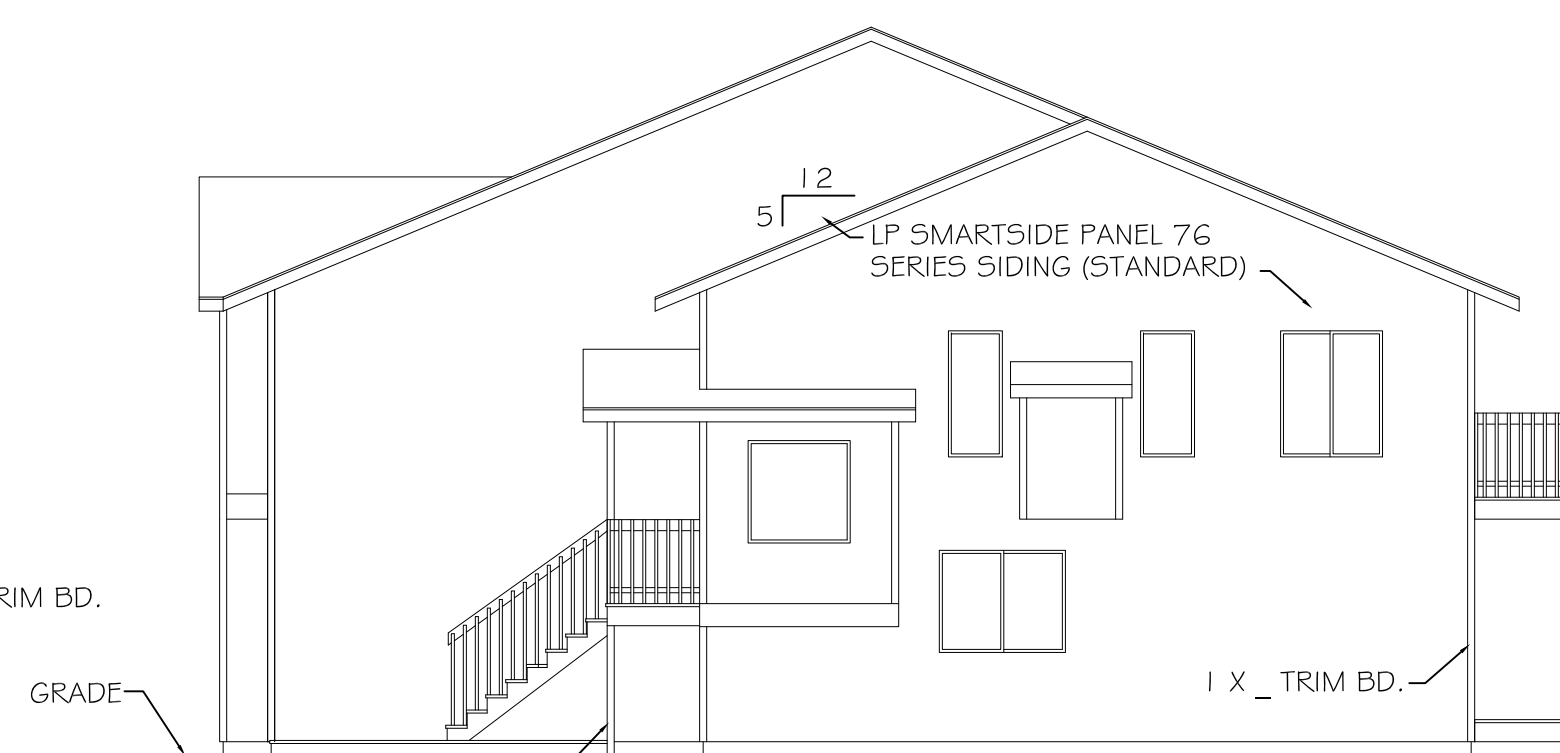
FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THIS DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS.

REVIEWED FOR STRUCTURAL, FIRE & SAFETY CODE COMPLIANCE

Diniz
8/27/24
Daniel Folmar, S.E.
MOA Reviewer 3PR-005
AK AELT-14177, Exp. 12/31/25
ICC 9431875 EXP. 11/8/25
907-441-2148

1900 W. NORTHERN LIGHTS BLVD.
ANCHORAGE, ALASKA 99517
907-344-5678 FAX 907-344-1976
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111 & 112 LAUREN GLENN

Spinell HOMES, Inc.

DRAWING TITLE	ELEVATION "B"
FILE NAME	ROSE
FILE # / REV	1816
DATE DRAWN	8-23-24
SHEET	1

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EACH UNIT SQUARE FOOTAGE	
THIS FLOOR	694 S.F.
TOTAL	1842 S.F.
GARAGE	434 S.F.
BUILDING TOTAL SQUARE FOOTAGE	
THIS FLOOR	1388 S.F.
TOTAL	3684 S.F.
GARAGE	868 S.F.

DATE: 11/11/24	1ST FLOOR PLAN
PROJECT: 1900 W. NORTHERN LIGHTS BLVD.	ROSE
UNIT: 111 & 112	1816
DATE: 8-23-24	
SHEET: 3	

SHEAR WALL SCHEDULE	
WALL	NAILING SPECIFIED
▽	7/16 OSB OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 6" O.C.
▽	7/16 OSB OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 4" O.C.
▽	7/16 OSB OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 3" O.C.
▽	7/16 OSB OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 2" O.C. IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 OSB OR LP SMARTSIDE PANEL SER.76 W/ 8d @ 3" O.C. IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 OSB OR LP SMARTSIDE PANEL SER.76 W/ 8d @ 2" O.C. IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 OSB OR LP SMARTSIDE PANEL SER.76 W/ 16 GA. STAPLES @ 2" O.C. BOTH SIDES IN 3X FRAMING @ ABUTTING PANEL EDGES
▽	7/16 OSB WITH 8d @ 3" O.C. BOTH SIDES IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	7/16 OSB WITH 8d @ 2" O.C. BOTH SIDES IN 3 X _ FRAMING @ ABUTTING PANEL EDGES
▽	19/32 OSB WITH 8d @ 2" O.C. BOTH SIDES DOUG FIR IN 3 X _ DF FRAMING @ ABUTTING PANEL EDGES W/ ALL STUDS & PLATES DF
▽	19/32 OSB WITH 10d @ 2" O.C. BOTH SIDES DOUG FIR IN 3 X _ DF FRAMING @ ABUTTING PANEL EDGES W/ ALL STUDS & PLATES DF

SILL & PLATE NAILING	
WALL	SILL & PLATE NAILING
①	10d @ 12" O.C.
②	10d @ 6" O.C.
③	10d @ 4" O.C.
④	10d @ 3" O.C.
⑤	10d @ 2" O.C.
⑥	(2) 10d @ 3" O.C. *
⑦	(2) 10d @ 2" O.C. *
⑧	A35-6" O.C.

* USE DBL RIM OR BLOCKING PER 2 ROWS OF NAILING
* 10d NAILS TO BE 3" X 0.148"

SHEAR WALL NOTES:

1. STAPLING SPECIFIED IS EDGE STAPLING, FIELD TO BE NAILED @ 12" OC MIN PER IBC
2. STAPLE / NAIL FULL THICKNESS OF LP SMARTPANEL SER. 76 (IF USED)
3. STAPLES SHALL HAVE A MIN. CROWN WIDTH OF 7/16" & SHALL BE INSTALLED WITH THEIR CROWNS PARALLEL TO THE LONG DIM. OF THE FRAMING MEMBERS
4. WHEN FASTENING IS 3" O.C. OR LESS & DOUBLE SIDED SHEAR WALLS 3 X _ FRAMING IS REQ. WHERE ABUTTING PANELS MEET FASTENERS @ PANEL JOINTS & SILL PLATES MUST BE STAGGERED
5. 8d NAILS MAY BE SUBSTITUTED FOR 16 GA. STAPLES.
6. 1/2" CD PLYWOOD and/or 5/8" T1-11 MAY BE SUBSTITUTED FOR 7/16" OSB SHTG.
7. BLOCK ALL SHEAR WALL PANEL EDGES.
8. PROVIDE FRAMING UNDER ALL SHEAR WALLS.
9. OFFSET DOUBLE TOP PLATE LAP SPLICE FROM EXTERIOR WALLS A MIN. OF 48" W/ 8 - 16d NAILS AT CONNECTION.
10. 8d NAILS SHANK O. 1.31" DIA, 2 1/2" IN LENGTH
10d NAILS SHANK O. 1.48" DIA, 3" X IN LENGTH
16 GA. STAPLES O.064 DIA, X 2" IN LENGTH
11. ALL EXTERIOR WALLS TO BE SHEATHED W/ 7/16" OSB OR LP SMARTSIDE PANEL and NAILED @ 6" O.C.
12. SEE FOUNDATION PLAN FOR WALLS REQUIRED TO HAVE 3 X SILL PLATE

ROOF DIAPHRAGM NOTES:

1. USE 7/16" OSB OR CDX PLYWOOD WITH 8d NAILS @ 6" O.C. AT BOUNDARIES & 6" OC AT OTHER PANEL EDGES. STAPLE PANEL FIELDS @ 12" O.C. USE NAILS @ EAVE BLOCKS PER RD. 13

FLOOR DIAPHRAGM NOTES:

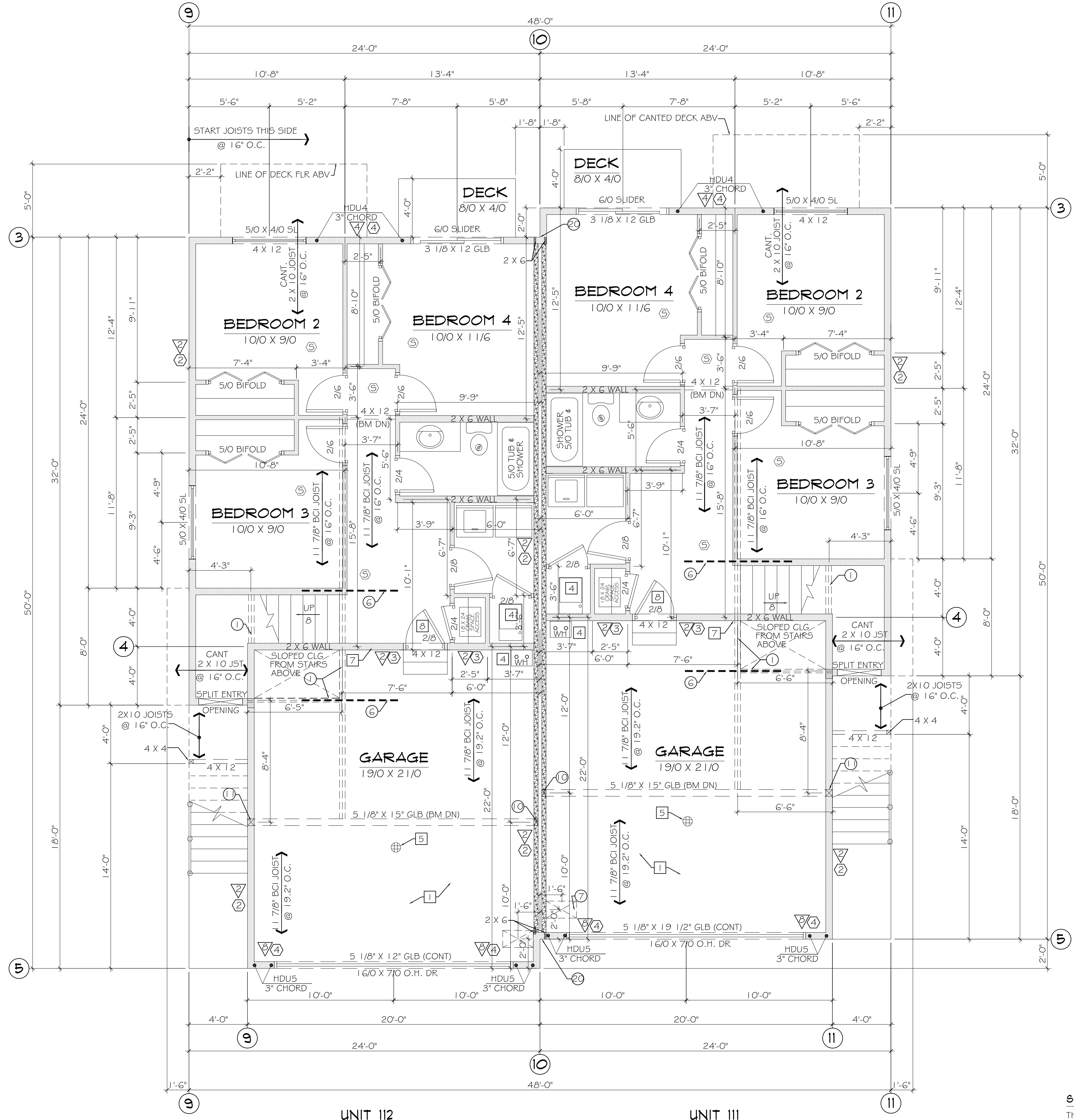
1. USE 3/4" T&G OSB WITH 16 GA. STAPLES OR 8d NAILS @ 4" O.C. AT SUPPORTED EDGES, 4" O.C. ON BOUNDARIES & 4" O.C. AT OTHER PANEL EDGES. PROVIDE MIN. OF 1-1/4" STAPLE PENETRATION TO FRAMING WITH STAPLES OR USE 8d NAILS FASTEN PANEL FIELDS @ 8" O.C.

SHEET NOTES:

1. 3 1/2" CONC. SLAB ON T & G PLYWOOD ON .006 VAPOR BARRIER SLOPE TO DRAIN
2. 3 1/2" CONC. SLAB ON GRADE SLOPE TO DRAIN
3. INSTALL U.L. APPROVED PRE-MANUFACTURED FIREPLACE & FLUE PER MANUFACTURERS SPECIFICATIONS. DO NOT REMOVE SAFTY STRIP
4. ENCLOSE FURNACES IN MECHANICAL ROOMS OR CLOSETS IN GARAGES. INSIDE CLEARANCE OF 40" X 38" MIN. 2'-8" DOOR W/ THRESHOLD & GASKET. COMBUSTION AIR MUST BE DUCTED TO THE ROOM IF NATURAL VENT FURNACES OR WATER HEATERS ARE INSIDE. 18" PLATFORMS FOR APPLIANCES LOCATED IN GARAGES & SECURE TO SOLID BLOCKING IN WALL.
5. VENTED FLOOR DRAIN TO SANITARY SEWER FIELD VERIFY ALL DRAIN LOCATIONS
7. 5/8" 1 HR. APP. GYPSUM BD OVER .006 POLY VB ON GARAGE WALLS & CEILING COMMON TO HOUSE
8. SOLID CORE, SELF CLOSING, WITH SMOKE GASKETS TOP & BOTTOM OF DOOR
9. 42" PONY WALL SHEATH ONE SIDE PONY WALL W/ 7/16" OSB PLY. ON STAIR SIDE
10. INSTALL V4-2400F ARCH. GRADE GLUE-LAM BEAM. TO BE STAINED
5. CARBON / SMOKE DETECTOR

FRAMING SYMBOLS:

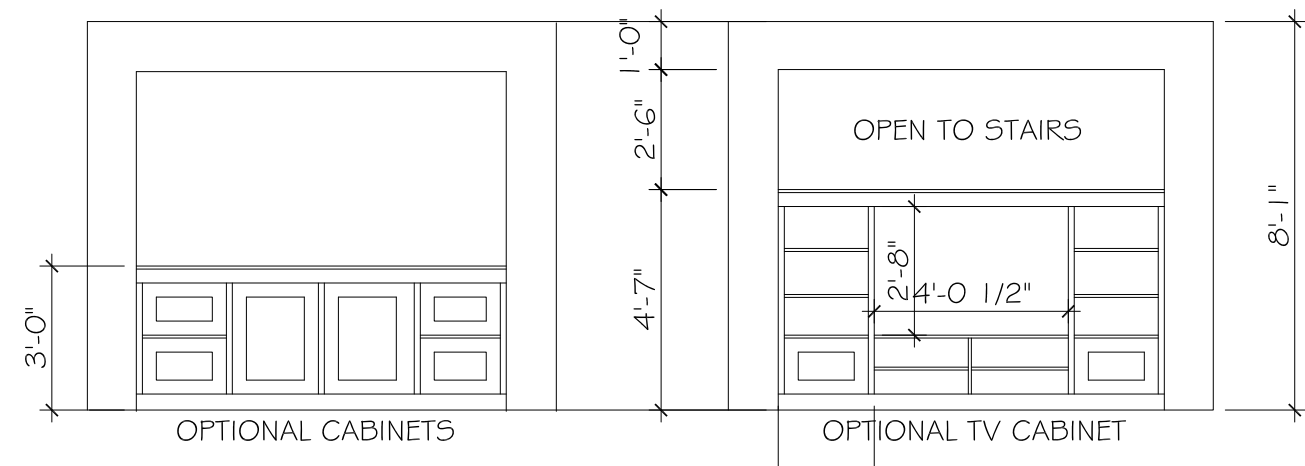
- ① INSTALL DOUBLE 11 7/8" BCI JOIST
- ② INSTALL 11 7/8" BCI JOIST BLOCKING
- ③ INSTALL SOLID BLOCKING
- ④ INSTALL 1 3/4" X 11 7/8" VERSA-LAM
- ⑥ INSTALL CS16 STRAP TO BLOCKING FOR 2 JOISTS BAYS
- ⑦ PLUMBING HEADOUT VERIFY LOCATION WITH FLOOR ABOVE
- ⑧ INSTALL DBL 2 X 6 OR 2 X 4 STUD
- ⑨ INSTALL 4 X 4 POST
- ⑩ INSTALL 4 X 6 POST
- ⑪ INSTALL 6 X 6 POST
- ⑫ INSTALL 6 X 8 POST
- ⑬ INSTALL 8 X 8 POST
- ⑰ LINE OF 2 X _ BLOCKING WITH CONTINUOUS CS16 STRAP AT ROOF SHEATHING
- ⑱ CONTINUOUS CS16 STRAP TO UNDERSIDE OF TRUSS ATTACH TO 2 X _ BLOCKING
- ⑲ LINE OF 2 X _ BLOCKING WITH CONTINUOUS CS16 STRAP
- ⑳ USE (2) 2 X 6 STUDS & PRE-INSULATE WITH R21 INSULATION & VAPOR BARRIER



UNIT 112

UNIT 111

1ST FLOOR PLAN "B"
SCALE: 1/4" = 1'-0"



GENERAL NOTES:

- ALL NOTES AND DETAILS ON THIS PAGE SHALL SUPERSEDE ALL OTHER STANDARD NOTES AND DETAILS FOUND ELSEWHERE ON THIS SET OF PLANS.
- ALL WORK INCLUDING PLUMBING, WIRING AND STRUCTURAL SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF THE UNIFORM PLUMBING CODE, THE NATIONAL ELECTRICAL CODE, & INTERNATIONAL MECHANICAL, BUILDING & RESIDENTIAL CODES, & ALL LOCAL ORDINANCES.
- THE CONTRACTOR SHALL EXAMINE THE WORK SITE, PLANS, VERIFY ALL NOTES, DIMENSIONS AND CONSTRAINTS IN PERFORMING THE WORK.
- WRITTEN DIMENSIONS SHALL SUPERSEDE ALL NOTED DIMENSIONS. DO NOT SCALE DRAWINGS.

SOILS AND CONCRETE

- SOIL BEARING PRESSURE IS ASSUMED AT 1500 PSF MINIMUM.
- CONCRETE FOOTINGS TO SHALL BEAR ON FIRM, UNDISTURBED NATURAL INORGANIC SOIL, OR SUITABLE COMPACTED WITH A MIN OF 95% OF MODIFIED PROCTOR DENSITY.
- CONCRETE SHALL DEVELOP 3000 PSI AT 28 DAYS OF CURE.

WOOD TYPES

- USE THE FOLLOWING LUMBER SPECIES AND GRADES (UNLESS NOTED OTHERWISE):
 - JOISTS 6000 1.8 BCI JOISTS OR HFV FIR DIM LUMBER
 - BEAMS DOUG FIR #2 AND BETTER
 - STUDS 2 X 6 & 2 X 4 HFV FIR #2 OR BETTER & 2 X 8 DF #2
 - POSTS/TIMBERS DOUG FIR #2 AND BETTER
- WOOD IN CONTACT W/ CONCRETE (SILL) DOUG FIR OUTDOOR #2 OR BETTER OR PRESSURE TREATED ALL WEATHER WOOD
- DECK JOISTS DOUG FIR #2 AND BETTER
- JOISTS WITHIN 18" OF CRAWL SPACE GRADE
- BEAMS WITHIN 12" OF OF GRADE
- GLULAM BEAMS USE 24F-V4
- GLB'S FOR DECKS AND EXTERIOR BEAMS NOT PROTECTED BY ROOF SHALL BE MANUF. FROM NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD (TYP)
- USE BCI 6000 1.8 SERIES JOIST, UNLESS SPECIFIED OTHERWISE. INSTALL BCI JOIST PER MANUF. SPECIFICATIONS.
- UNTREATED WOOD POST CAN BE USED IF THE POST BASES ON CONCRETE HAVE A MINIMUM 1" STANDOFF SPACE

CONNECTOR SPECIFICATIONS

- 1 4 GAGE STAPLES (2" LENGTH)
- 1 6 GAGE STAPLES (2" LENGTH)
- 8d NAILS (2 1/2" LENGTH X 0.131" DIA.)
- 10d NAILS (3" LENGTH X 0.148" DIA.)
- 1 6d NAILS (3 1/2" LENGTH X 0.162" DIA.)
- USE IRC TABLE RCO2.3(1) FASTENING SCHEDULE FOR ALL NAILING NOT SPECIFIED.

ANCHOR BOLTS and HOLD DOWNS

- ANCHOR BOLTS EMBEDMENT TO BE MINIMUM 7"
- ANCHOR BOLTS TO BE FINISHED AS PER M.O.A. (GALVANIZED)
- PROVIDE AND INSTALL NUT AT END OF HOLD DOWN ROD

ELECTRICAL

- PROVIDE GFI GRADE OUTLETS FOR BATHROOMS, GARAGES, KITCHENS WITH OUTLETS WITHIN 6'-0" OF SINK AND EXTERIOR OUTLETS.
- PROVIDE AND INSTALL SMOKE DETECTORS IN ALL BEDROOMS AND HALLWAYS.
- PROVIDE AND INSTALL CARBON MONOXIDE DETECTORS ON EACH LEVEL & AT LEAST ONE SHALL BE LOCATED IN THE IMMEDIATE VICINITY BUT OUTSIDE BEDROOMS.
- SMOKE DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP.
- CARBON DETECTORS TO BE WIRED IN SERIES WITH BATTERY BACKUP.
- LIGHTS, SWITCHES and OUTLETS PER CURRENT ELECTRICAL NEC CODE REQUIREMENTS

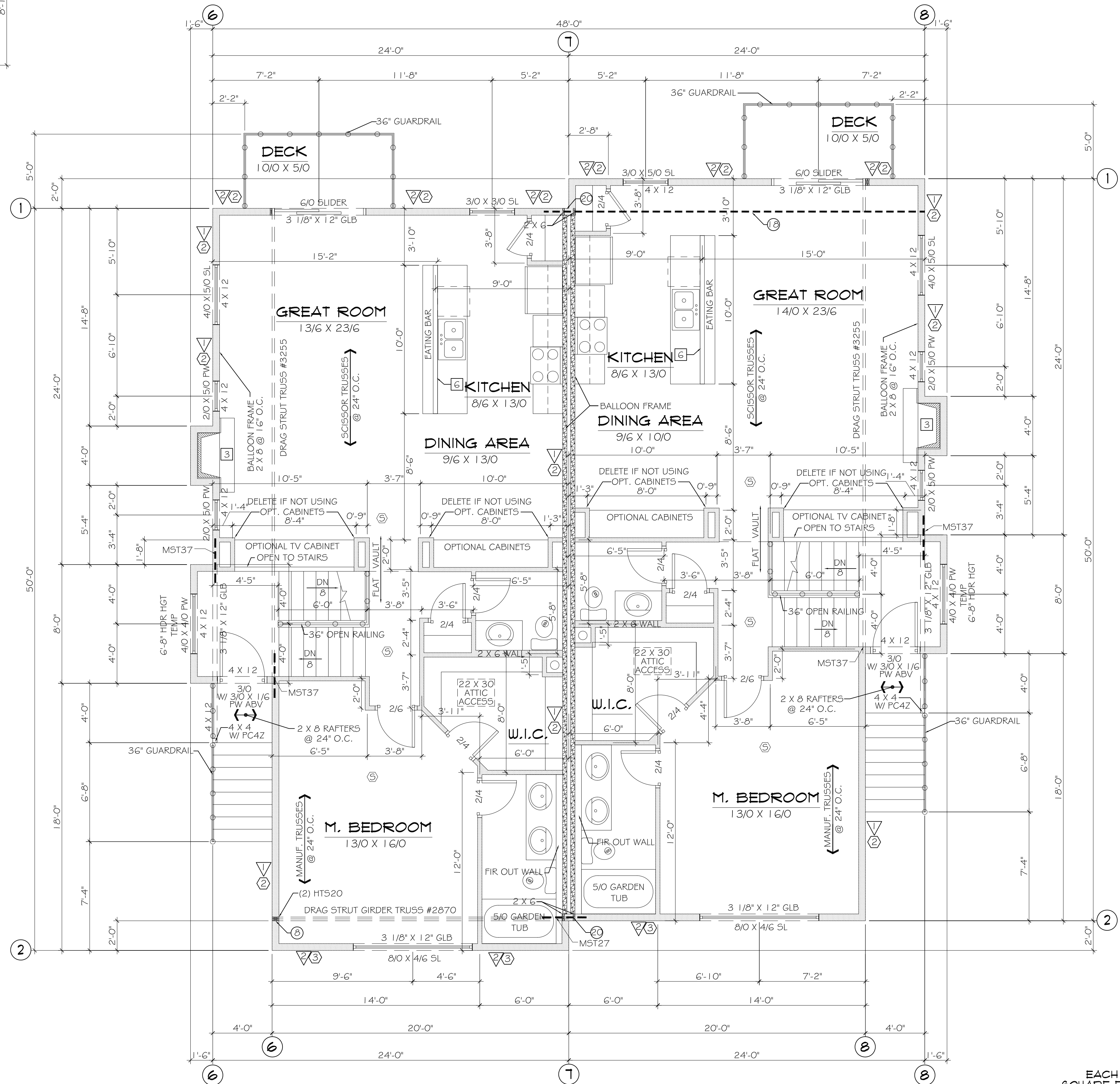
MECHANICAL

- VENT DRYER and ALL EXHAUST FANS TO OUTSIDE THROUGH DUCT.
- DRYER VENT NOT TO EXCEED 14'-0" OR HAVE INLINE MORE THAN TWO 90 DEGREE ANGLES.
- VENT & ALL EXHAUST FANS SHALL BE LOCATED A MIN. OF 6'-0" FROM THE VALLEYS & EAVES.
- PROVIDE & INSTALL CONT. GYP BOARD. TO MASONRY WITH OUT BREAK BEHIND FURNACE.

MISCELLANEOUS

- MAXIMUM SILL HEIGHT OF WINDOWS IN BEDROOMS TO BE 44" ABOVE FINISHED FLOOR, MIN. NET CLEAR OPENING TO BE 5.7 SQ. FT.
- USE 4 X 12 HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE SPECIFIED.
- USE DOUBLE JACK STUDS UNDER ALL HEADERS OVER 6'-0" LONG.
- INSULATE FLU CHASE WITH R-19 MIN.
- PROVIDE DOUBLE JOIST UNDER PARALLEL BEARING PARTITION WALLS WHEN FRAMING (WALL, BEAM, ALTERNATIVE) IS ABSENT
- PROVIDE 2 X FIREBLOCKING @ STUDS OVER 10 FEET IN HEIGHT.
- PORCH and DECK TO BE SEALED WITH WEATHER PROTECTIVE BARRIER.
- PROVIDE CEMENT BACKER BOARD UNDER CERAMIC TILE ON EXTERIOR WALLS.
- STAIRS and HALLWAYS TO BE 3/8" MIN. FINISHED CLEAR.
- STAIRS TO BE: 7 3/4" MAX. RISE and 10" MIN. RUN. MAINTAIN 6'-8" FIN. MIN. HEAD CLEARANCE
- PROVIDE POSITIVE BEAM CONNECTIONS. SIMP. BC CAP & AB BASE TYP.
- PROVIDE POSITIVE ROOF BEAM CONNECTIONS USE, TWIST STRAP, COIL STAP
- ALL CONSTRUCTION CONNECTORS & HANGERS TO BE INSTALLED PER MANUF. REQUIRED FASTENERS TYPE & QTY REQUIRED FOR THE CONSTRUCTION CONNECTORS BEING USED
- PROVIDE ACCESS & VENTILATION TO ALL CRAWL SPACES AREAS & ATTIC SPACES.
- PROTECT ALL EXTERIOR STRUCTURAL MEMBERS WITH WEATHER RESISTANT SEALER
- PROVIDE 1 6" X 1 6" MIN. ACCESS DOOR NOT MORE THEN 24" FROM JETTED TUB PUMP.
- ALL EXTERIOR CANT. FLOORS TO HAVE R-38 INSULATION.
- ALL EXTERIOR WALLS, CEILINGS, ROOFS, & FLOOR ASSEMBLIES ENCLOSING HEATED SPACE, WILL HAVE .006 POLY VAPOR BARRIER ON HEATED SIDE.
- PROVIDE 1/2" GYP UNDER STAIRWAYS WHEN SPACE IS AVAILABLE.
- GUARDRAILS ARE REQUIRED AT FLOOR ELEVATION CHANGES GREATER THAN 30"
- ALL GUARDRAILS & HANDRAILS TO BE MIN. OF 36" IN HEIGHT FROM STAIR NOSING or FIN. FLOOR SURFACE. HAND GRIP AREA SHALL NOT EXCEED 2" IN SECTION & SHALL HAVE 1-1/2" MIN. SPACE BETWEEN WALL AND HANDGRIP.
- GUARDRAIL STAIR BALUSTERS & DECK GUARDRAIL BALUSTERS SHALL HAVE 4" MAX. SPACING BETWEEN VERTICAL SPINDLES.
- ALL BASEMENTS TO DRAIN TO DAYLIGHT OR SUMP PUMP.

OPTIONAL CABINETS



UNIT 112

UNIT 113

2ND FLOOR PLAN

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

EACH UNIT SQUARE FOOTAGE	
THIS FLOOR	1148 S.F.
TOTAL	3684 S.F.
BUILDING TOTAL SQUARE FOOTAGE	
THIS FLOOR	2296 S.F.
TOTAL	3684 S.F.

I HAVE PERFORMED THE STRUCTURAL DESIGN CALCULATIONS FOR THIS BUILDING AND REVIEWED THE DRAWING FOR CONFORMANCE TO THE DESIGN CALCULATIONS.

REVIEWED FOR STRUCTURAL, FIRE & SAFETY CODE COMPLIANCE

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2ND FLOOR PLAN	
DESIGNER	ROSE
DATE	1816
ISSUE	8-23-24
SHEET	4