



Municipality of Skagway

MEMO

TO:	Mayor and Assembly
FROM:	Emily Deach, Deputy Manager
DATE:	June 13, 2022
SUBJECT:	Discussion of Sale of Kit Cabin

In 2020, the Municipality purchased two recreational cabin kits; one was constructed on the Dyea Flats, and the other has been in storage in the composter building since that time. The cost of the cabin kit in storage was \$33,930, plus \$2,450 in shipping (half of the \$4,900 cost to ship both cabin kits).

At its meeting of June 8, the Public Works Committee discussed selling the cabin kit; the Municipality needs a remote cabin, and the cabin in storage is a roadside cabin and therefore the wrong size for remote use. Sale of the cabin kit will also free up space in the composter building that is needed for installation and operation of the baler, if that purchase is approved.

SMC 4.04.030 requires that the sale of any municipal equipment valued at more than \$5,000 requires Assembly approval, and shall be done by competitive bidding using a pre-established minimum acceptable bid. Staff recommends that if the sale of the cabin kit is approved, that the minimum acceptable bid be at least \$36,380.

Staff asks that the Assembly consider a motion **to approve the sale of the cabin kit by competitive bidding, with a minimum acceptable bid of \$36,380.**

4.04.030 Purchases and sales.

- A. The borough manager shall contract for purchases of supplies, services, equipment and materials for use by the municipal government for transactions of five thousand dollars (\$5,000.00) or less. For transactions involving larger sums but less than twenty-five thousand dollars (\$25,000.00), the authorization of the assembly's finance committee chairman also shall be required. For transactions exceeding twenty-five thousand dollars (\$25,000.00) in value, the assembly's authorization shall be required.
- B. The borough manager may transfer supplies and equipment between offices and departments. The manager may also sell surplus or obsolete supplies or equipment, subject to such additional terms and conditions as the assembly may by resolution prescribe. Sale of any item of borough-owned personal property valued at more than five thousand dollars (\$5,000.00) shall require assembly approval, and shall be done by competitive bidding using a pre-established minimum acceptable bid.
- C. Sales, leases and other dispositions of borough-owned real property or interests therein shall be in accordance with the applicable provisions of Title 16.
- D. An entire public utility and appurtenant franchises belonging to the municipality may be sold or leased only by authority of an ordinance adopted by the assembly and ratified by an affirmative vote of a majority of the qualified voters voting at a regular or special election.
- E. Expenditures by the port commission from the port commission budget shall be in accordance with subsection (A) of this section requiring authorization by the borough manager, the finance committee chairman or the assembly as specified in subsection (A) of this section.

(Ord. 16-07, Amended, 04/21/2016; Ord. 11-12, Amended, 07/07/2011; Ord. 84-25 § 5 (part), Repealed & Replaced, 11/08/1984)

PURCHASE AND SALE AGREEMENT

PAN ABODE HOMES, INC.

PURCHASER MUNICIPALITY OF SKAGWAY
 ADDRESS P.O. BOX 415
 CITY SKAGWAY STATE AK ZIP 99840
SELLER PAN ABODE HOMES INC
 ADDRESS 1100 MAPLE AVE SW
 CITY RENTON STATE WA ZIP 98057

PHONE Home: (907) 612-0051
 PHONE Work: ()
 PHONE: (425) 255-8260
 FAX: (425) 255-8630

DATE PREPARED
 APRIL 21, 2020
 ORDER NUMBER
 18385-700
 REQUESTED SHIP DATE
 SUMMER 2020

Seller is Pan Abode Homes, Inc. ("Pan Abode"). The materials contracted for by the Purchaser are being sold to the Purchaser by Pan Abode.
 1. SALE OF GOODS. The Seller agrees to furnish to the Purchaser, and the Purchaser agrees to purchase from the Seller, the following building package, materials, and accessories ("Pan Abode Products") to be provided by Pan Abode Homes, Inc. and manufactured according to complete plans and specifications, signed and approved by Purchaser, attached hereto as Exhibit A.

Building Systems:	DESCRIPTION OF PAN ABODE PRODUCTS	
<input type="checkbox"/> Classic Timber: <input type="checkbox"/> Solid/Air Dried <input type="checkbox"/> 3x6 <input type="checkbox"/> 4x6, <input type="checkbox"/> Energy Wall 3x6 <input type="checkbox"/> Double Wall 3x6, <input type="checkbox"/> 2 nd Level <input type="checkbox"/> Framed <input type="checkbox"/> Timber		
<input checked="" type="checkbox"/> Post&Beam System: <input checked="" type="checkbox"/> STD 2x6 Studs, 1/2 Ply, Wrap <input type="checkbox"/> 2x4 Studs <input type="checkbox"/> Trtd <input checked="" type="checkbox"/> Siding <input type="checkbox"/> Resawn Vertical <input type="checkbox"/> 1x6 T&G Pattern <input checked="" type="checkbox"/> 1x8 T&G Pattern		
<input type="checkbox"/> PHOENIX SYSTEM® <input type="checkbox"/> 3 Lam <input type="checkbox"/> 5 Lam <input type="checkbox"/> D-Log <input type="checkbox"/> Two Sides <input type="checkbox"/> One Side of Energy Wall <input type="checkbox"/> Classic Corner <input type="checkbox"/> 2 nd Level <input type="checkbox"/> Framed <input type="checkbox"/> Timber		
OTHER:		
MODEL PRICE: <input checked="" type="checkbox"/> Std. <input type="checkbox"/> Modified <input type="checkbox"/> Custom CABIN KIT 288 Floor Sq Ft: 1st 288 2nd 128 3rd _____ TOTAL 416 SF		\$ 20,980.00
FOUNDATION: <input type="checkbox"/> Crawl Space <input type="checkbox"/> Concrete Slab <input type="checkbox"/> Basement <input type="checkbox"/> Post/Pier \$ _____ <input type="checkbox"/> Mudsill \$ _____ <input type="checkbox"/> Girders \$ _____		\$ BY OWNER
FLOOR SYSTEM: <input type="checkbox"/> Wood 1 Joist <input type="checkbox"/> 9 1/2 <input type="checkbox"/> 11 7/8 \$ _____ <input checked="" type="checkbox"/> Joists <input type="checkbox"/> 2x8 <input checked="" type="checkbox"/> 2x10 <input checked="" type="checkbox"/> Plywd <input type="checkbox"/> 3/4" <input type="checkbox"/> 5/8" <input type="checkbox"/> All Trtd \$ _____ <input type="checkbox"/> None		\$ 190.00
OPTIONS: <input checked="" type="checkbox"/> Batt Insul \$ _____ <input type="checkbox"/> R19 <input checked="" type="checkbox"/> R30		\$ 460.00
2ND FLOOR: <input type="checkbox"/> Cavity w/ 3/4" Plywd.; GlueLam Bms <input type="checkbox"/> 2x8 Jsts, <input type="checkbox"/> Wood 1 Joist <input checked="" type="checkbox"/> Open Loft GlueLam Beam & Deck with 1/2" Part Bd.		\$ INCLUDED
CEILING UNDER FLR: <input type="checkbox"/> Drywall <input type="checkbox"/> Paneling-1x6 KD T&G <input type="checkbox"/> Whitewood(SPF) <input type="checkbox"/> Cedar \$ _____ <input type="checkbox"/> Decking-2x6 KD T&G <input type="checkbox"/> SPF <input type="checkbox"/> Cedar		\$ -
WALL INSULATION: Classic Timber -Dbl Wall-Energy Wall <input type="checkbox"/> R-21 Rigid Foam <input type="checkbox"/> Other _____ <input type="checkbox"/> None		\$ -
Post&Beam, <input checked="" type="checkbox"/> Batt Insul <input type="checkbox"/> R-19 <input type="checkbox"/> R-11 <input checked="" type="checkbox"/> R-21 <input type="checkbox"/> Other _____		\$ 770.00
PHOENIX SYSTEM® Energy Wall <input type="checkbox"/> R-21 Rigid Foam <input type="checkbox"/> Other _____		\$ -
EXTERIOR <input type="checkbox"/> Raised 6 Panel Fir <input checked="" type="checkbox"/> Insulated Raised Panel <input type="checkbox"/> Wood Grain Fiberglass <input checked="" type="checkbox"/> Metal <input type="checkbox"/> French <input type="checkbox"/> Sidelights		\$ INCLUDED
DOORS: <input type="checkbox"/> Solid Core Oak <input type="checkbox"/> Cabins <input type="checkbox"/> Garages <input type="checkbox"/> Utility Room <input type="checkbox"/> Other _____		\$ -
WINDOWS: <input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> _____ <input checked="" type="checkbox"/> Glazing <input type="checkbox"/> Dbl <input type="checkbox"/> Sngl <input type="checkbox"/> Argon \$ _____ <input type="checkbox"/> Low-E \$ _____		\$ INCLUDED
SPECIAL WINDOWS: <input type="checkbox"/> Garden _____ \$ _____ <input type="checkbox"/> Sunroom _____ \$ _____ <input type="checkbox"/> Elevation Above 2500 Ft _____		\$ -
SKYLIGHTS: <input type="checkbox"/> VELUX-Double Glazed Clear Low-E/Argon _____ Rod \$ _____		\$ -
INTERIOR <input type="checkbox"/> Classic Timber <input type="checkbox"/> All Walls Frame 2x4 <input type="checkbox"/> Treated <input type="checkbox"/> Timber/Frame Mixed <input type="checkbox"/> All Walls Solid Timber \$ _____		\$ -
PARTITIONS: <input type="checkbox"/> Post&Beam <input type="checkbox"/> Trtd <input checked="" type="checkbox"/> PHOENIX SYSTEM® 2X4 Frame <input type="checkbox"/> Treated		\$ -
INTERIOR WALL COVER: <input type="checkbox"/> Drywall _____ SF \$ _____ <input checked="" type="checkbox"/> Paneling T&G KD <input checked="" type="checkbox"/> Cedar <input checked="" type="checkbox"/> Pan Abode Pattern <input type="checkbox"/> Shiplap		\$ -
<input type="checkbox"/> 1 x 6 Total _____ SF <input checked="" type="checkbox"/> 1 x 8 Total _____ SF <input checked="" type="checkbox"/> Rooms INTERIOR SIDE OF ALL EXTERIOR WALLS		\$ 4,200.00
TRIM: <input checked="" type="checkbox"/> Interior Casing, Molding <input checked="" type="checkbox"/> Clear Cedar <input type="checkbox"/> Paint Grade Composite <input checked="" type="checkbox"/> Exterior Barge and Fascia <input type="checkbox"/> Optional Cedar Base		\$ 370.00
INTERIOR DOORS: <input type="checkbox"/> Solid Core Oak <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> None		\$ -
CLOSET DOORS: <input type="checkbox"/> Hollow Core Oak <input type="checkbox"/> Other _____ <input checked="" type="checkbox"/> None		\$ -
ROOF SYSTEM: <input checked="" type="checkbox"/> GlueLam Beams <input checked="" type="checkbox"/> 4'-6' Apart <input type="checkbox"/> Ridge Only <input checked="" type="checkbox"/> Roof Cavity <input type="checkbox"/> 2x12 <input type="checkbox"/> Truss <input checked="" type="checkbox"/> Other 2X10		\$ INCLUDED
ROOF SNOWLOAD: <input type="checkbox"/> Standard 25 Lbs./SF <input checked="" type="checkbox"/> Special 50 _____ Lbs./SF <input checked="" type="checkbox"/> Plywood <input type="checkbox"/> 1/2" <input checked="" type="checkbox"/> 5/8" <input type="checkbox"/> 3/4" <input type="checkbox"/> 7/16" OSB		\$ 980.00
CEILING FINISH-Option: <input type="checkbox"/> Drywall \$ _____ <input checked="" type="checkbox"/> 2x6 KD T&G Decking \$ _____ <input checked="" type="checkbox"/> SPF <input type="checkbox"/> Cedar <input type="checkbox"/> KD T&G Paneling <input type="checkbox"/> 1x6 \$ _____		\$ INCLUDED
ROOF INSULATION-Option: <input checked="" type="checkbox"/> Dense Batt <input checked="" type="checkbox"/> R-30 <input type="checkbox"/> R-38 <input type="checkbox"/> Rigid Foam <input type="checkbox"/> R-30 <input type="checkbox"/> R-39 <input type="checkbox"/> None		\$ 3,180.00
ROOF COVERING-Option: <input type="checkbox"/> Fiberglass Shingle <input type="checkbox"/> 20 Yr <input type="checkbox"/> 30 Yr <input type="checkbox"/> 40 Yr <input type="checkbox"/> Cedar Shake <input checked="" type="checkbox"/> Metal <input type="checkbox"/> Tile <input type="checkbox"/> Color _____		\$ 1,410.00
STAIR PACKAGES-Option: <input type="checkbox"/> Custom <input type="checkbox"/> Open Riser Glue Lam \$ _____ <input type="checkbox"/> Closed Riser Fir <input type="checkbox"/> Upstairs <input type="checkbox"/> Bsmt <input type="checkbox"/> Railing _____ LF \$ _____		\$ -
DECKS-EXTERIOR-Option: <input checked="" type="checkbox"/> Decking, Joist, Rail 128 SF <input checked="" type="checkbox"/> Cedar <input type="checkbox"/> Other _____ <input type="checkbox"/> Treated Girders <input type="checkbox"/> Stairs		\$ 1,390.00
WOOD SEALERS-Option: <input type="checkbox"/> Exterior <input type="checkbox"/> Sikkens _____ <input type="checkbox"/> Interior Stain _____		\$ -
TOTAL STRUCTURAL BUILDING PACKAGE PRICE		\$ 33,930.00

Custom Features	1. SHIPS LADDER FOR LOFT IS INCLUDED	\$
	2. ALL MATERIAL BELOW FOOT JOISTS ARE BY OTHERS	\$
		\$
		\$
	CABIN KITS ARE NOT DESIGNED TO BE PERMITTED. HARDWARE IS NOT INCLUDED IN DECK PACKAGE	\$

2. Purchaser agrees to pay Seller Sales Price of Building Package and Custom Features	TOTAL PRICE	\$ 33,930.00
5% DISCOUNT OFF TOP LINE MODEL PRICE. BUILDING TO SHIP IN 2020		\$ -1,049.00
NET SALES PRICE		\$ 32,881.00
SALES TAX (OR RESALE # _____) SHIP TO: _____ TAX % _____		\$
DELIVERY INSTRUCTIONS: (Routing and Delivery Address and Map Attached as Exhibit C)	TOTAL PURCHASE PRICE	\$ 32,881.00
SHIP VIA: <input checked="" type="checkbox"/> Container <input type="checkbox"/> Truck <input type="checkbox"/> Rail Piggyback Freight <input checked="" type="checkbox"/> Prepaid <input type="checkbox"/> Collect <input checked="" type="checkbox"/> No. of Loads: 1 @ \$ 4,900 EST/Load		\$ 4,900.00
LESS CREDITS: Down Payment \$ _____ Plan Fee \$ _____ Engineering Stamp \$ _____		\$ 0.00
	BALANCE DUE PER PAYMENT TERMS	\$ 37,781.00

Pan Abode shall choose the carrier who shall be the agent of Pan Abode until such delivery is complete. Purchaser agrees to pay freight, unloading expense, carrier insurance and related delivery charges. Purchaser must notify Pan Abode Homes, Inc. and Seller of any claimed shortage or damage in transit in accordance with paragraph 14 on the reverse hereon. Purchaser must note all damaged materials on the shipping "Bill of Lading" and must file all freight claims with delivering carrier.

Purchaser acknowledges that the purchase price payable to Seller as herein above set forth is not subject to any deductions for discounts, service charges, moving expenses, unloading expense, building permits, insurance or costs of obtaining financing, all of which shall be at Purchaser's expense. Nor does such purchase price payable to Seller include any sums payable to any person for installation, finishing or erection of a building built from the Pan Abode Products as hereinafter set forth, it being expressly understood that the sole responsibility of Seller is to deliver the said Pan Abode Products in accordance herewith after this Agreement has been accepted by Pan Abode Homes, Inc.

* If completed plans have been ordered with an initial deposit of 15%, the balance of the required 33 1/3% deposit is due upon delivery of completed plans. FURTHER TERMS AND CONDITIONS ARE CONTAINED ON REVERSE SIDE. Purchaser acknowledges that he has read and understands the terms and conditions on the reverse of this Agreement. X

THIS CONTRACT COMMITMENT EXPIRES IN 30 DAYS OR ON _____ IF NOT ACCEPTED BY PURCHASER AND SUBMITTED TO PAN ABODE HOMES, INC. TOGETHER WITH YOUR DOWN PAYMENT, PURCHASER UNDERSTANDS AND AGREES THAT PAN ABODE HOMES, INC. IS NOT PARTY TO THIS AGREEMENT AND IS NOT RESPONSIBLE UNLESS A CORPORATE OFFICER OF PAN ABODE HOMES, INC. EXECUTES THIS AGREEMENT AS 'SELLER.'

BALANCE DUE PAYMENT TERMS: PURCHASER HEREBY AGREES TO PAY ENTIRE BALANCE DUE 5 WEEKS PRIOR TO THE REQUESTED SHIP DATE. THE BALANCE IS DUE BY FULLY EXECUTED, HONORED, AND ATTACHED FINANCIAL DOCUMENT (UNCONDITIONAL ASSIGNMENT OF FUNDS, OR (2) IRREVOCABLE LETTER OF CREDIT, OR (3) PAYMENT IN FULL.

SELLER **PAN ABODE HOMES INC.** BY **RONALD D DAVIS** TITLE **VICE PRESIDENT** DATE **04/21/2020**

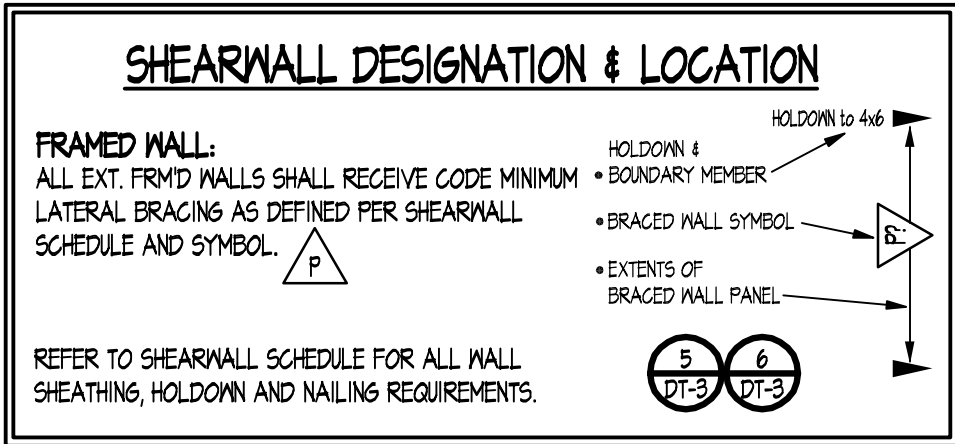
PURCHASER **[Signature]** DATE **4/22/2020**
 ALL PAYMENTS BY PURCHASER SHALL BE MADE PAYABLE TO PAN ABODE HOMES, INC.

PURCHASER AUTHORIZED **[Signature]** PAN ABODE HOMES, INC. REPRESENTATIVE DATE _____

SIGNATURE **[Signature]** TITLE **VICE PRESIDENT** DATE **04/20/2020** PAN ABODE HOMES, Inc.

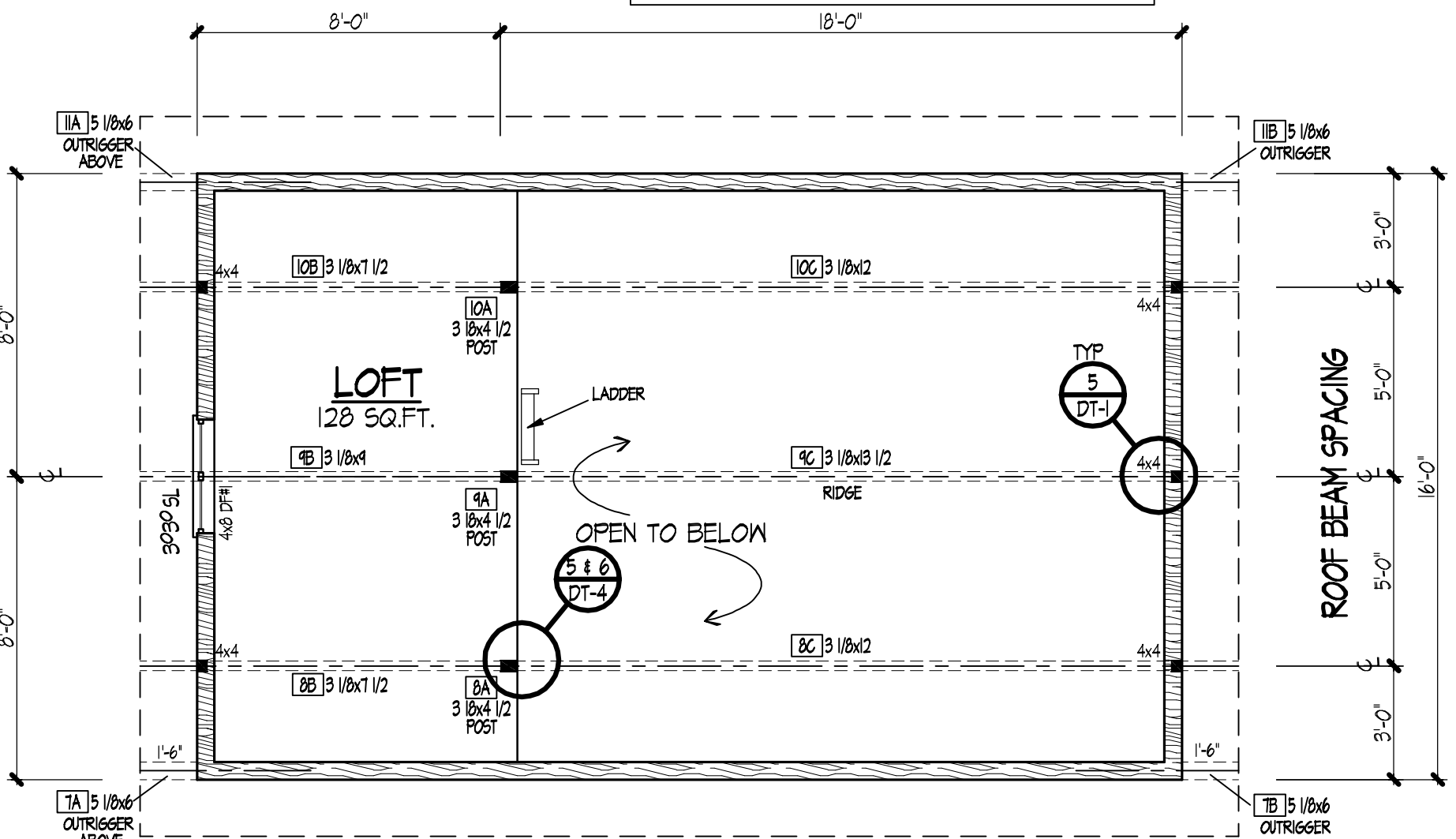
GLU-LAM NUMBERING LEGEND	
2	GLU-LAM = BEAM OR COLUMN CALLOUT
2A 2B 2C	GLU-LAM = MULTIPLE BEAMS OR COLUMNS IN-LINE

IB LAST BEAM/POST TAG USED THIS SHEET



GENERAL NOTES:

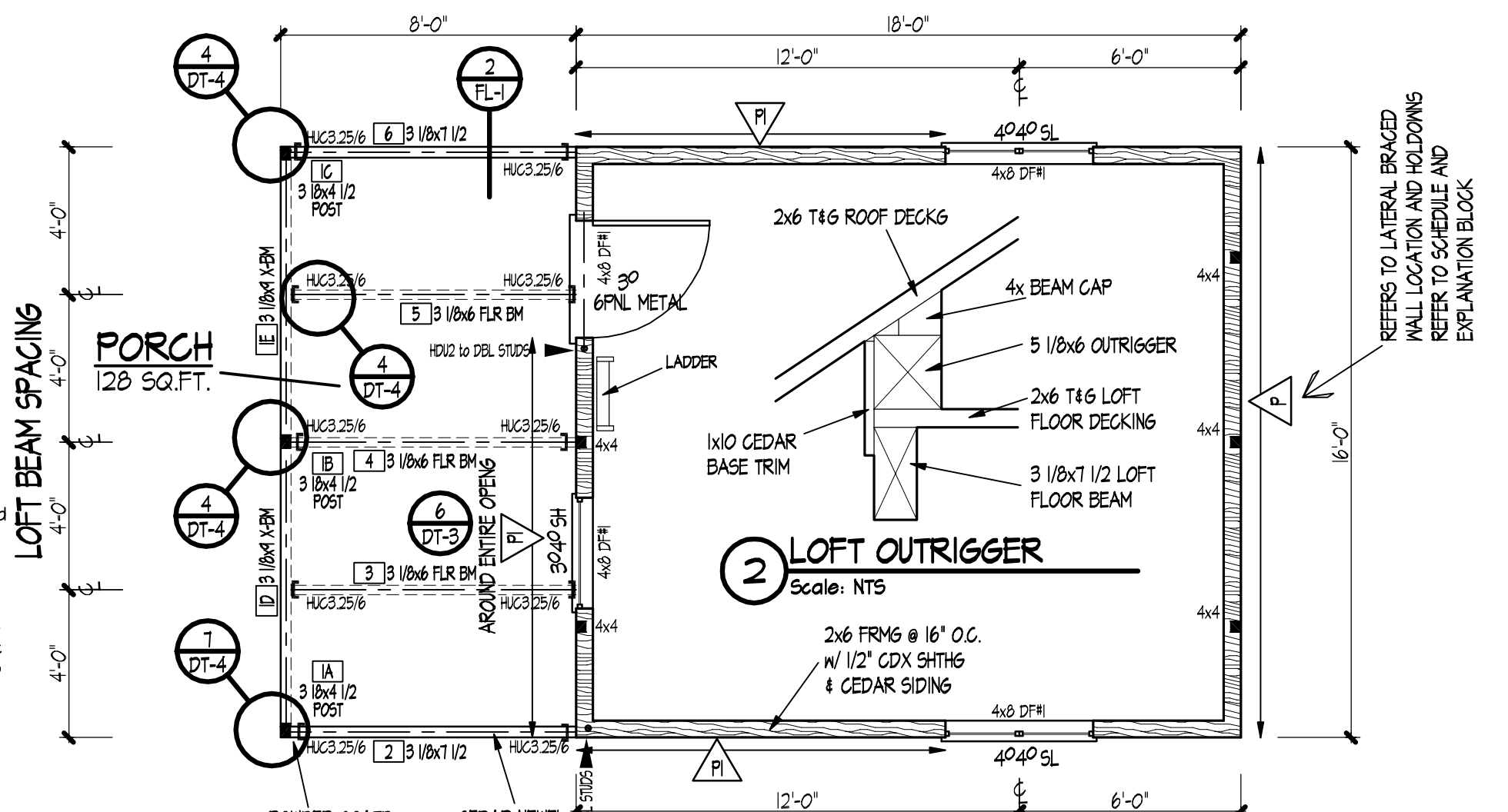
- Roof, balcony, deck, or conc. slab construction drainage shall be sloped at a minimum of 1/4" per foot.
- 1/2" Gypsum wall board at enclosed spaces under stairs.
- Guard rail pattern configuration shall be such that a 4" sphere cannot pass through.
- Guard rail shall be installed 36" min. above finished floor.
- Fireplace to have tight fitting glass or metal doors or fire draft induction fan.
- Attic & crawl space access hatches to be insulated to same as the wall, ceiling, or floor at which it occurs, and is to be weatherstripped.
- Energy & Ventilation code requirements (incl. Vapor & Air barriers) per state & local Codes. Field compliance by owner/contractor.
- Smoke detector in ea. bedroom, outside in the immediate vicinity, and on ea. floor incl. basement. Hardwired with battery backup and interconnected.
- Forced air heating systems need to be provided with chases for supply and returns such that structural components are not cut, actual location and size shall be determined on site. (HVAC) design & materials are by owner.
- Duct work in Garage shall be 26 ga. minimum with no openings in garage.
- All framing hardware to be "Simpson" or equivalent.
- Contractor shall verify hardware compatibility with pressure treated materials.
- Guard rails at stairs to be installed 34"-38" above finished stair nosing.
- All site information and loading criteria provided is assumed to be accurate. However, if the actual criteria required varies from the assumed info. stated, it is the sole responsibility of the owner or builder to modify the design as required to comply with local codes and site conditions. Pan Abode Homes Inc. assumes no liability for changes or modifications made to this set of plans.
- Spans for rafters, floor joists and ceiling joists shall comply with IBC, ASCE criteria.
- Provide temporary diagonal bracing as required for erection of structure.
- Provide cross bridging or blocking at floor joists and rafters 12" or more in depth. Rafters or joists shall be supported laterally by bridging at intervals not exceeding 8'-0" unless both edges are held in-line top & bottom.
- All stairways shall be illuminated per IBC.
- All walls, roofs and floors that separate conditioned space from non-conditioned space shall have air barriers and vapor retarders installed per local code requirements.



LOFT FLOOR PLAN

WALL CONSTRUCTION NOTES:

- Refer to nailing schedule found on "SP" specification sheets contained within this plan set for fastening & additional requirements.
- All wall framing at 16" o.c. (U.N.O.)
- All plate heights to be per building sections.
- Refer to shearwall schedule for standard/special nailing required.
- All balloon framed walls exceeding 18'-0" shall have dbl. 2x6 studs at 16" o.c. max w/ 48" min. laps if members are not continuous. Fastened w/ 16d @ 24" o.c.
- All headers spanning less than 5'-0" require single 2x trimmer studs allowing for 1 1/2" bearing surface. All headers spanning 5'-0" or over require dbl. trimmer studs allowing for 3" min. bearing ea. end.
- Header = 4x8 DFWH or per plan, bottom of header @ 6'-10 1/2" (U.N.O.)
- Wood stud walls shall be capped with a double top plate installed to provide overlapping at corners and intersections with bearing partitions. End joints in top plates shall be offset at least 24 inches.
- Where joists, trusses or rafters are spaced more than 16 inches (406mm) on center and the bearing studs below are spaced 24 inches (610 mm) on center, such members shall bear within 5 inches (127 mm) of the studs beneath. Exceptions:
 1. The top plates are two 2-inch by 6-inch (38 mm by 140 mm) or two 3-inch by 4-inch (64 mm by 89 mm) members.
 2. A third top plate is installed.
 3. Solid blocking equal in size to the studs is installed to reinforce the double top plate.
- Studs shall have full bearing on a nominal 2 by (38 mm) or larger plate sill having a width at least equal to the width of the studs.
- Load-bearing headers are not required at interior or exterior nonbearing walls. A dbl vertical 2-inch-by-4-inch (51 mm by 102 mm) member may be used as a header in interior or exterior nonbearing walls for openings up to 8 feet (2438 mm) in width.
- Foundation cripple walls shall be framed of studs not less in size than the studding above. When exceeding 4 feet (1219 mm) in height, such walls shall be framed of studs having the size required for an additional story. Cripple walls with a stud height less than 14 inches (356 mm) shall be sheathed on at least one side with a wood structural panel that is fastened to both the top and bottom plates in accordance with IBC, or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous foundations.
- Wood members entering masonry or concrete requires one-half inch net air space on top, sides and end.
- Columns and posts to be framed to true end bearing adequately anchored at top and bottom with a positive direct connection to assure against uplift and lateral displacement.
- All exterior walls shall be braced in accordance with this IBC. In addition, interior braced wall lines shall be provided in accordance with IBC Lateral bracing requirements. For buildings in Seismic Design Categories D1 walls shall be constructed in accordance with the additional requirements of and IBC lateral bracing. Refer to Shearwall Schedule supplied. See plans for extent, location, nailing or bolting and holdowns.
- All wood framed construction shall conform to local code requirements.
- Garage front header size and wing wall construction to be in compliance with local standards and IBC. Provide minimum panel widths, holdowns, straps, posts and headers for single and 2-story construction.



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
288 SQUARE FEET

DESIGN LOADING:
(PER 2015 IBC)

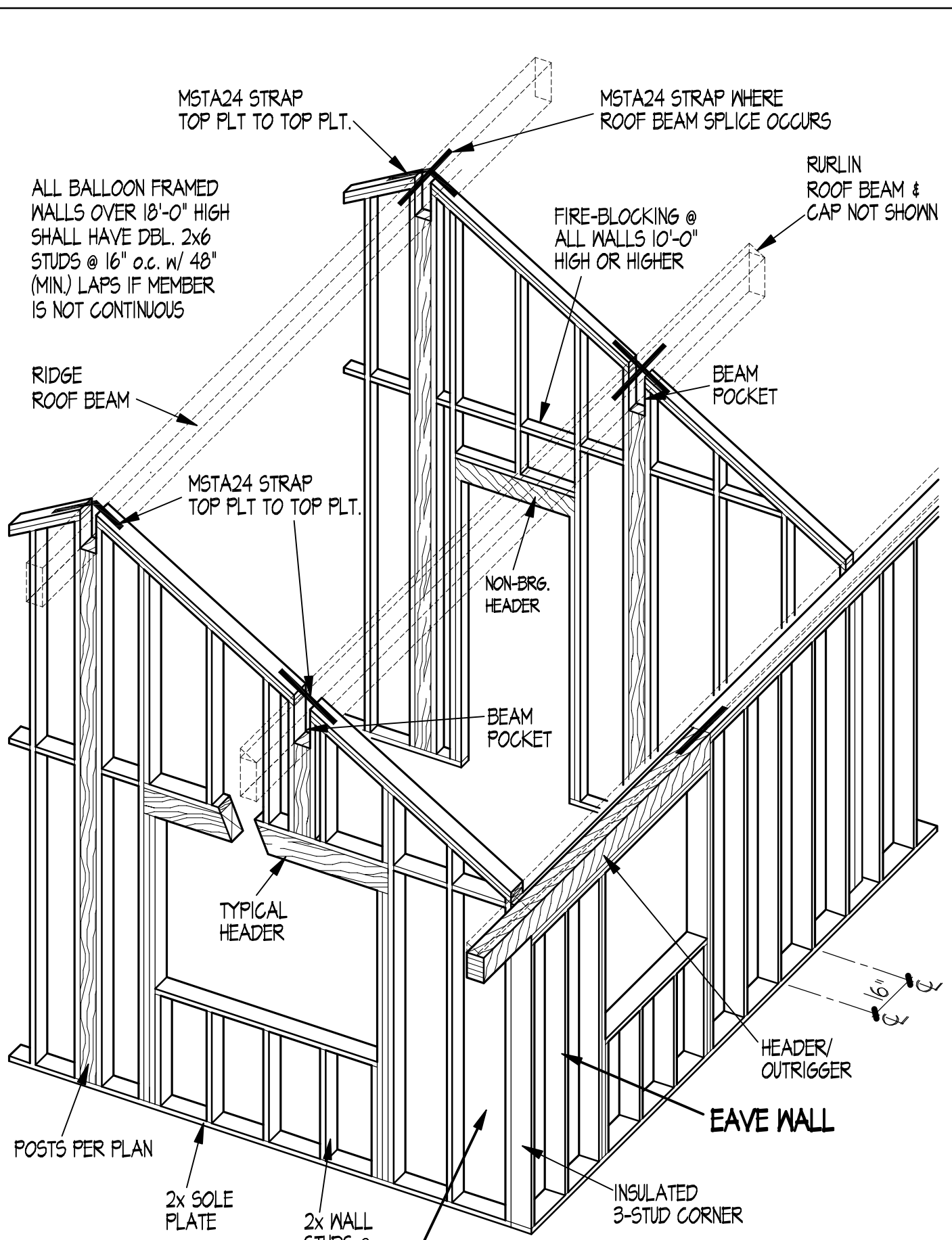
- SITE ESTABLISHED GROUND SNOW LOAD = 60 PSF
- ROOF LOAD = 60 PSF (LL) + 15 PSF (DL)
- FLOOR LOAD = 40 PSF (LL) + 15 PSF (DL)
- EXT DECK LOAD = 60 PSF (LL) + 15 PSF (DL)
- WIND SPEED = 120 MPH EXP. B
- SEISMIC DESIGN CATEGORY = D2
- SOIL BEARING ASSUMED = 1500 PSF
- ICE SHIELD REQUIRED = YES

REFER TO PURCHASE AND SALE AGREEMENT FOR ALL MATERIALS TO BE SUPPLIED BY PAN ABODE CONTRACT PLAN NOTES SUBJECT TO CHANGE PER CURRENT CONTRACT & EXHIBITS. VERIFY MATERIAL SPECIFICATIONS WITH OWNER

FRAMED HDR HEIGHT
NOTE: ALL HEADERS SHALL BE SET AT EXTERIOR= 6'-10 1/2", INTERIOR= 6'-10" ABOVE SUBFLOOR or SLAB (U.N.O.) REFER TO WINDOW & DOOR SCHEDULES

2x6 FRAMING @ 16" O.C. EXTERIOR,
2x4 FRAMING @ 16" O.C. INTERIOR,
UNLESS NOTED OTHERWISE

MODIFIED CABIN KIT #288
2x6 POST & BEAM BUILDING SYSTEM



NOTE: DBL. STUDS OR POSTS ARE REQUIRED FOR SHEAR WALLS NOT SHOWN. REFER TO DETAILS.

1 TYPICAL POST & BEAM 2x BALLOON WALL FRAMING SCHEME
Not To Scale

ALL SITE INFORMATION & LOADING CRITERIA PROVIDED IS ASSUMED TO BE ACCURATE. HOWEVER, IF THE ACTUAL CRITERIA REQUIRED VARIES FROM THE ASSUMED INFORMATION STATED, IT IS THE SOLE RESPONSIBILITY OF THE OWNER OR BUILDER TO MODIFY THE DESIGN AS REQUIRED TO COMPLY WITH LOCAL CODES AND SITE CONDITIONS. PAN ABODE HOMES, INC. ASSUMES NO LIABILITY FOR CHANGES OR MODIFICATIONS MADE TO THIS SET OF PLANS.



PAN ABODE HOMES INC
SINCE 1952
1100 Maple Ave SW Renton WA 98057
info@panabodehomes.com
(800) 782-2633 fx: (425) 255-8630

THESE PLANS ARE NOT TO BE REPRODUCED, NOR IS THE INFORMATION CONTAINED THEREIN TO BE USED TO PRODUCE PRODUCTS UNLESS WRITTEN CONSENT IS FIRST OBTAINED FROM PAN ABODE HOMES INC. THESE BUILDING PLANS WERE PREPARED FOR THE SOLE USE WITH PAN ABODE HOMES INC. SUPPLIED MATERIALS. PAN ABODE HOMES INC. EXPRESSLY DOES NOT WARRANT THESE PLANS FOR ANY OTHER USE. THESE PLANS HAVE BEEN PHOTO REPRODUCED. DO NOT SCALE. COPYRIGHT © 2016 PAN ABODE HOMES, INC.

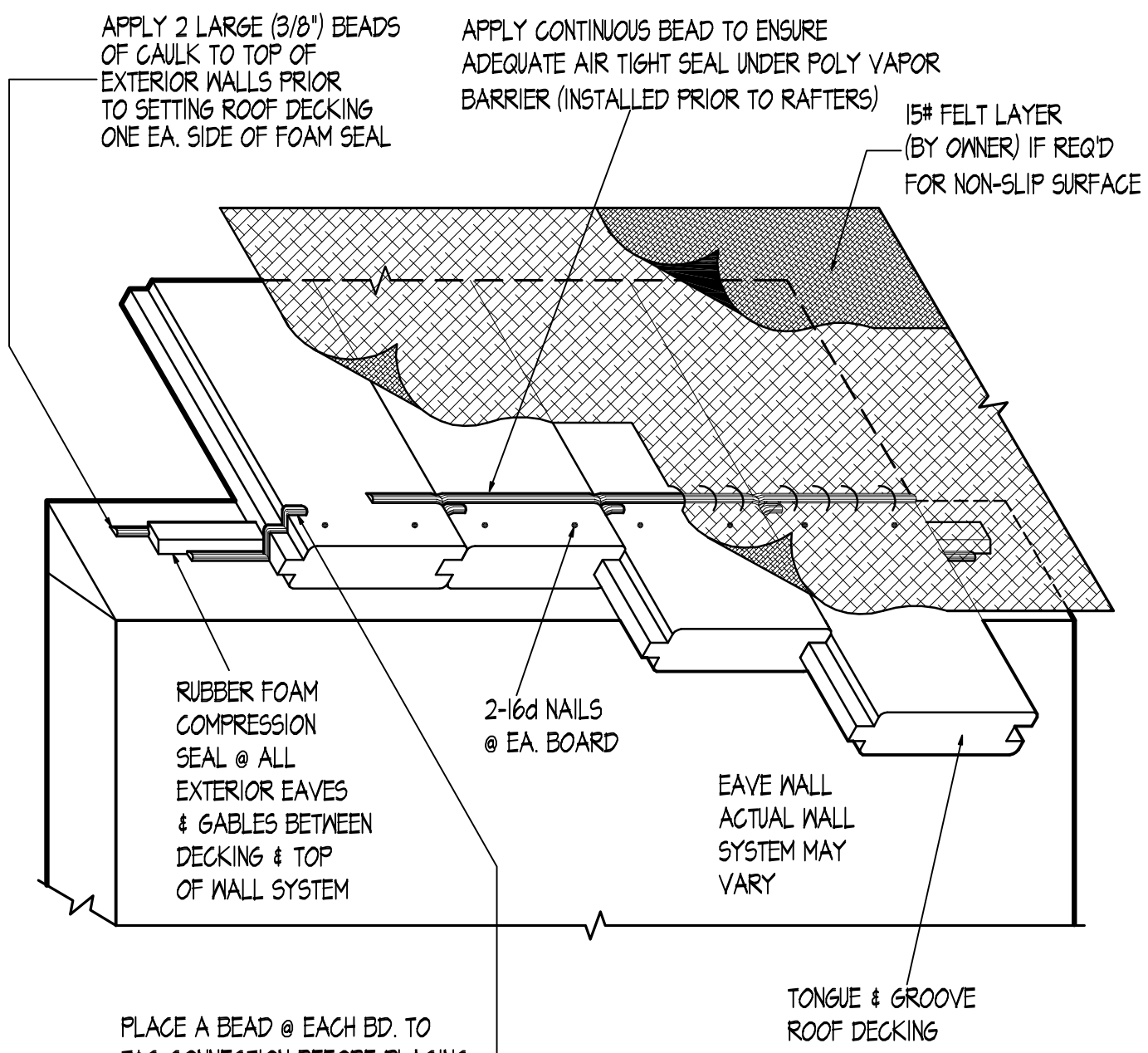
REVISIONS:

REFERENCE NO.: 10306-100-410
DATE: 5-14-2020
DRAWING SCALE: 1/4" = 1'-0"

DEALER:
DRAWN BY: J Kierig
CHECKED BY:

CUSTOMER:
Municipality of Skagway

SHEET
FL-1
1 OF 12



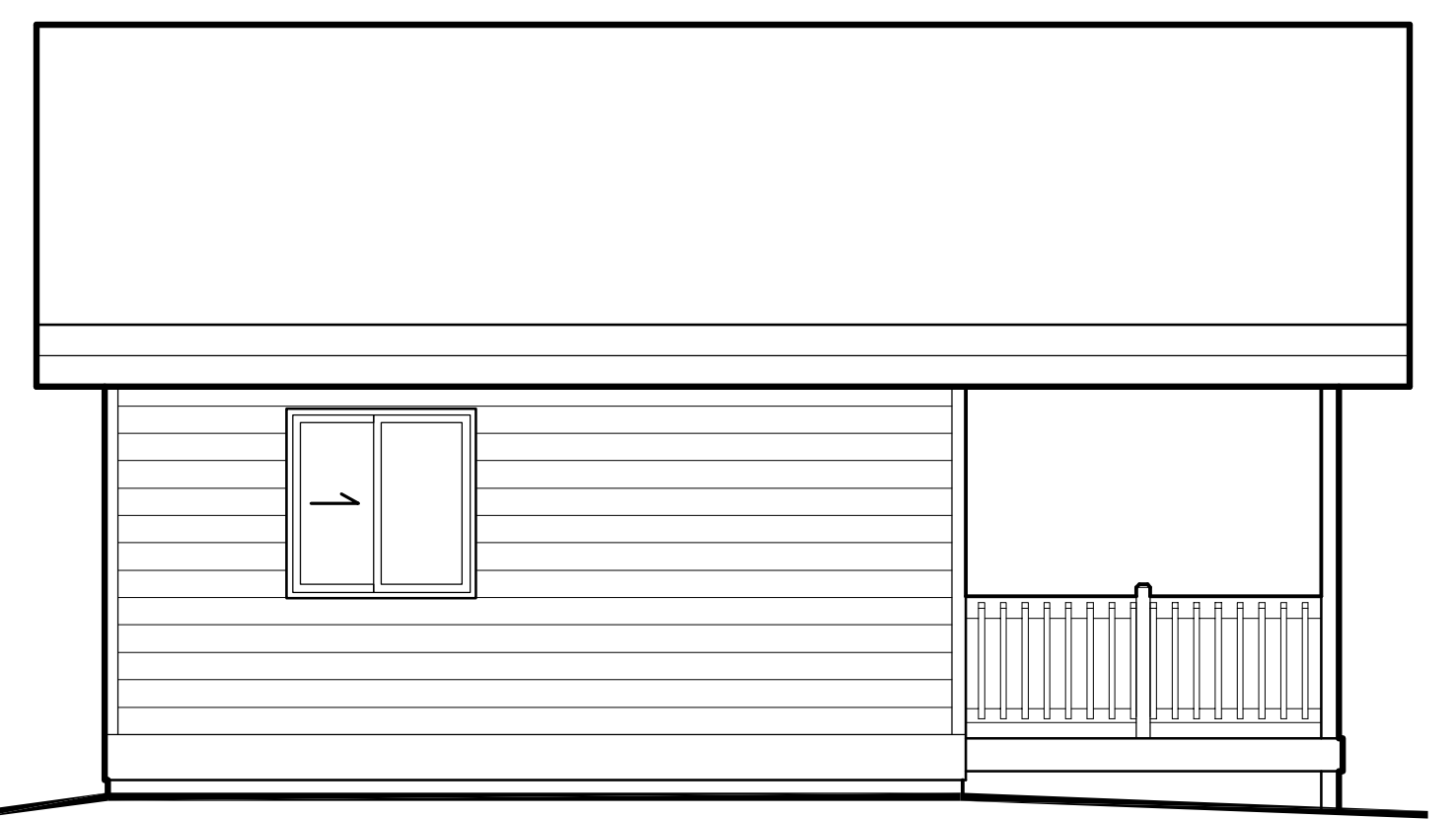
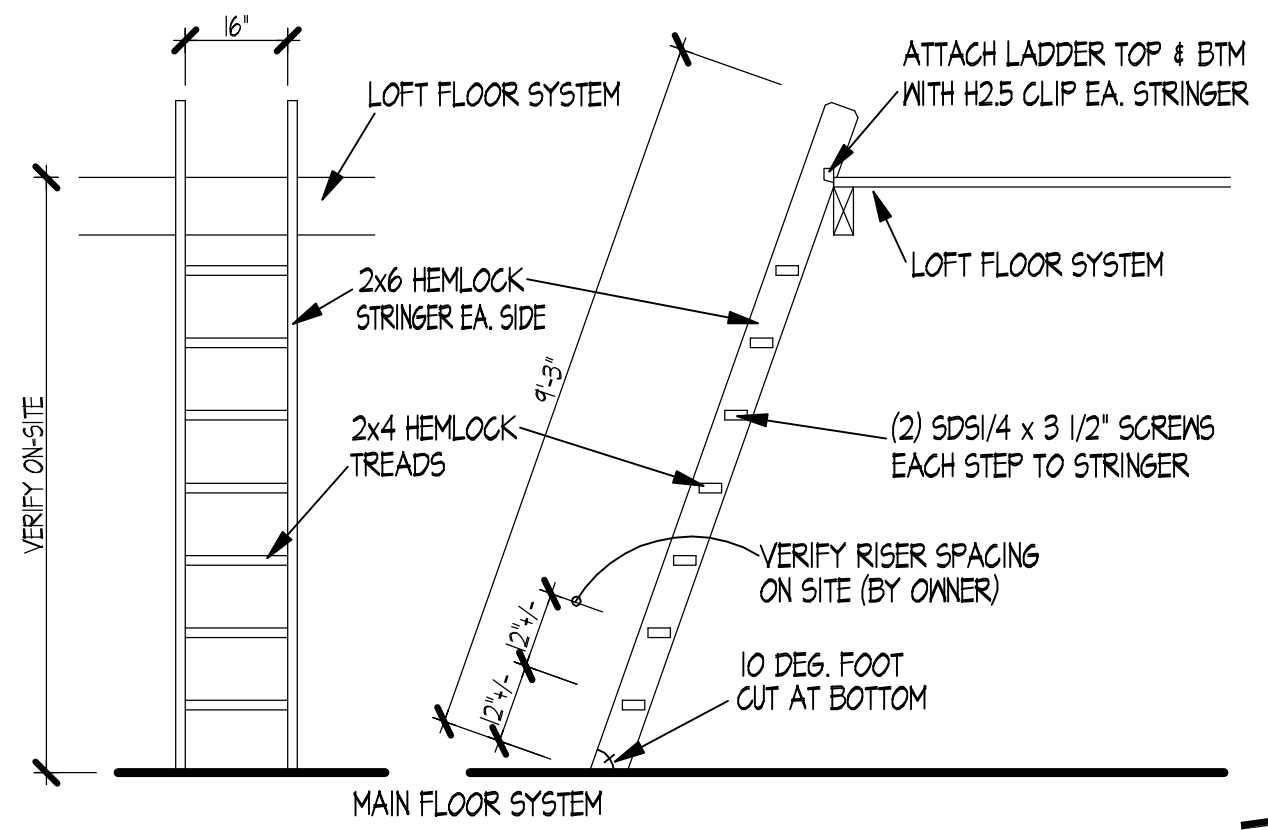
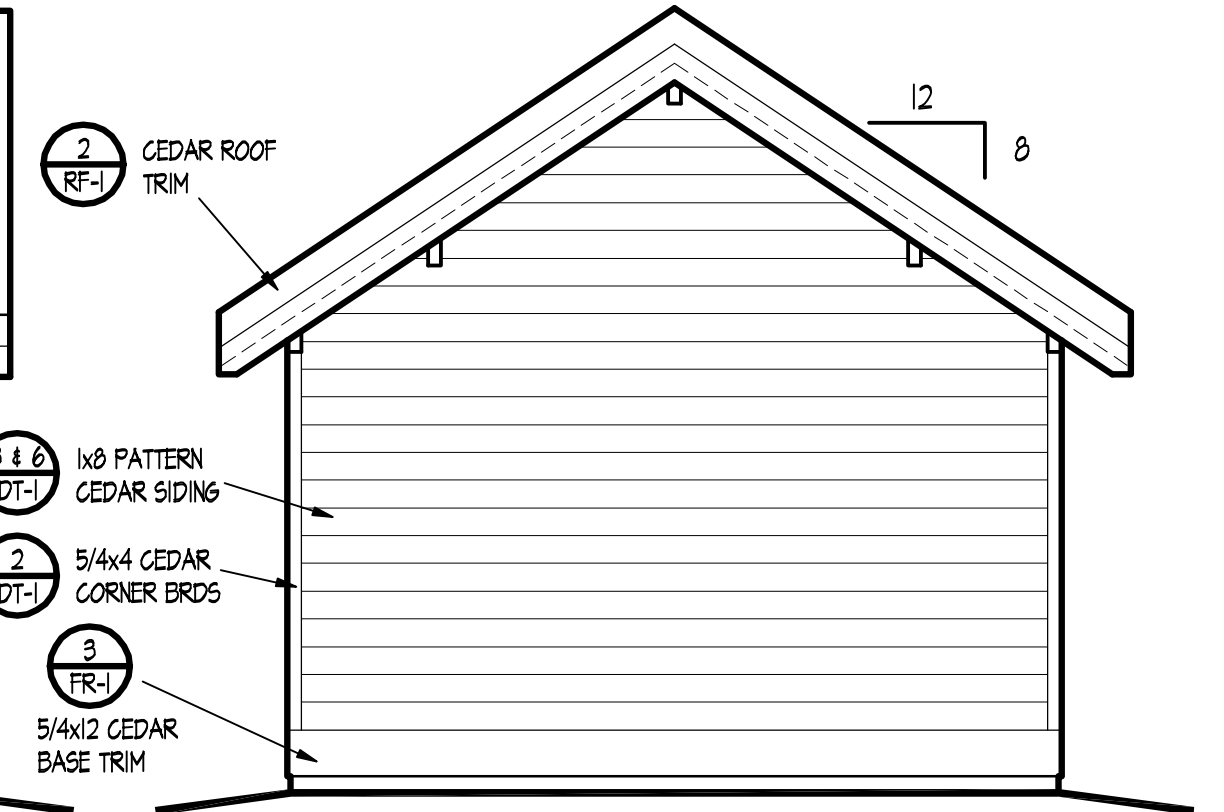
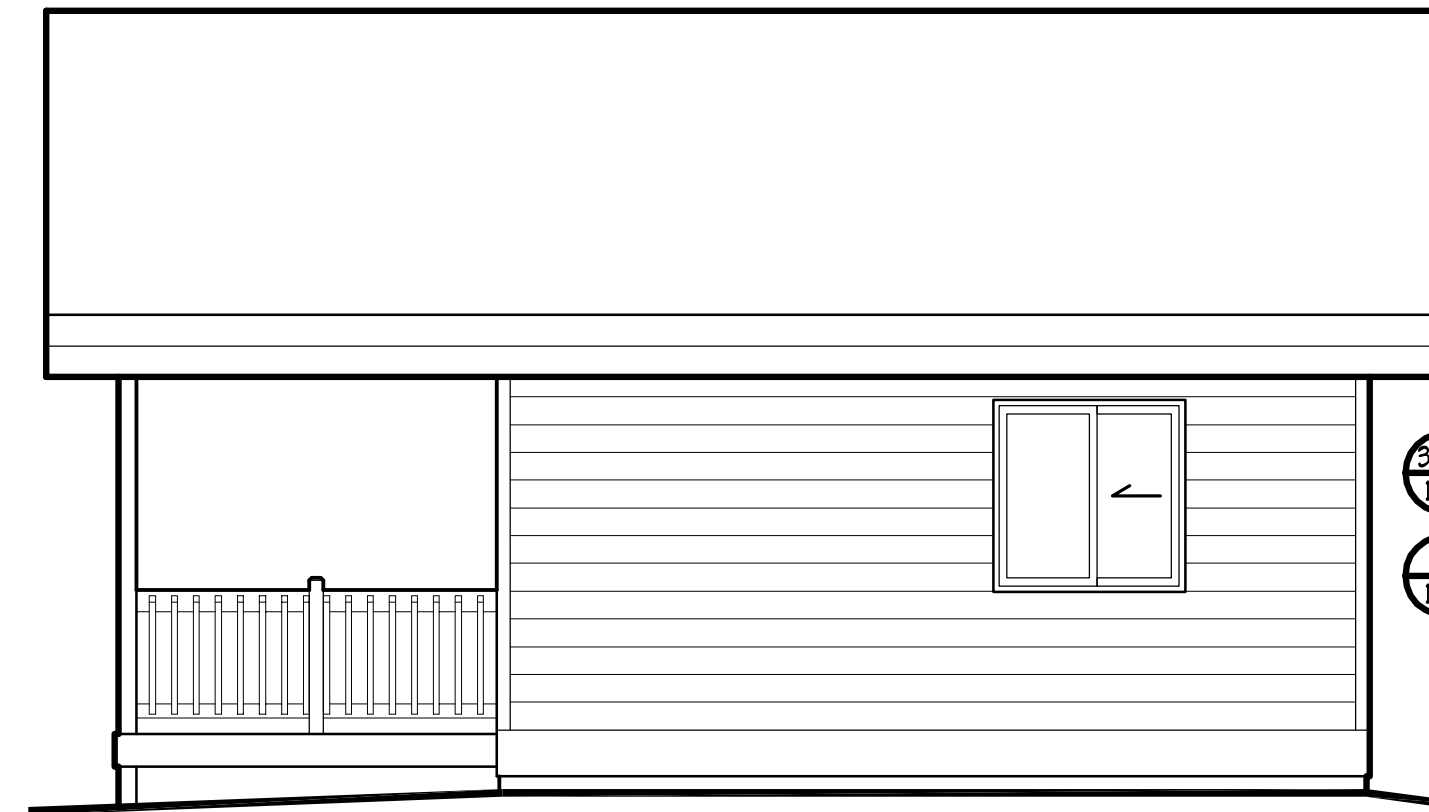
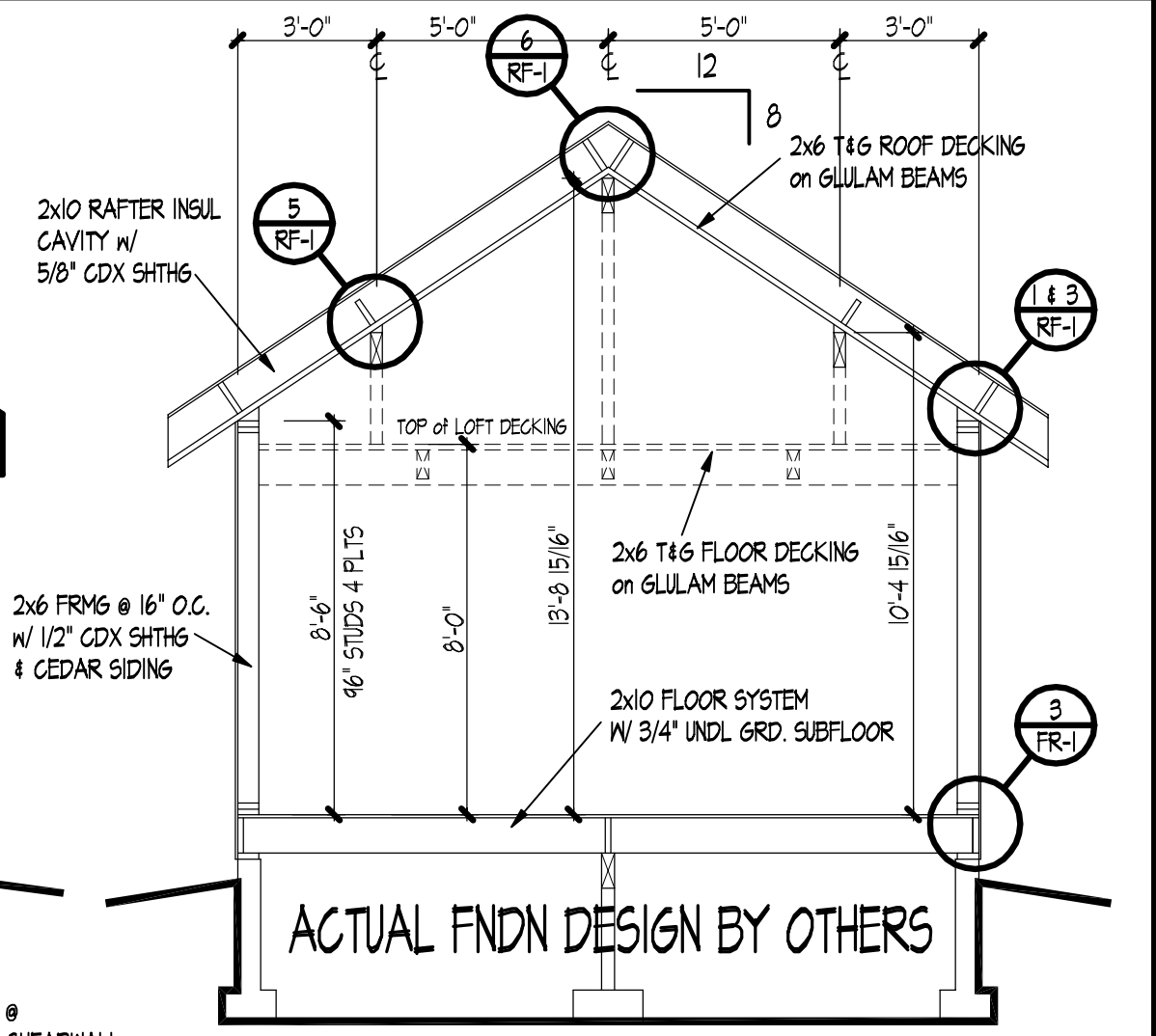
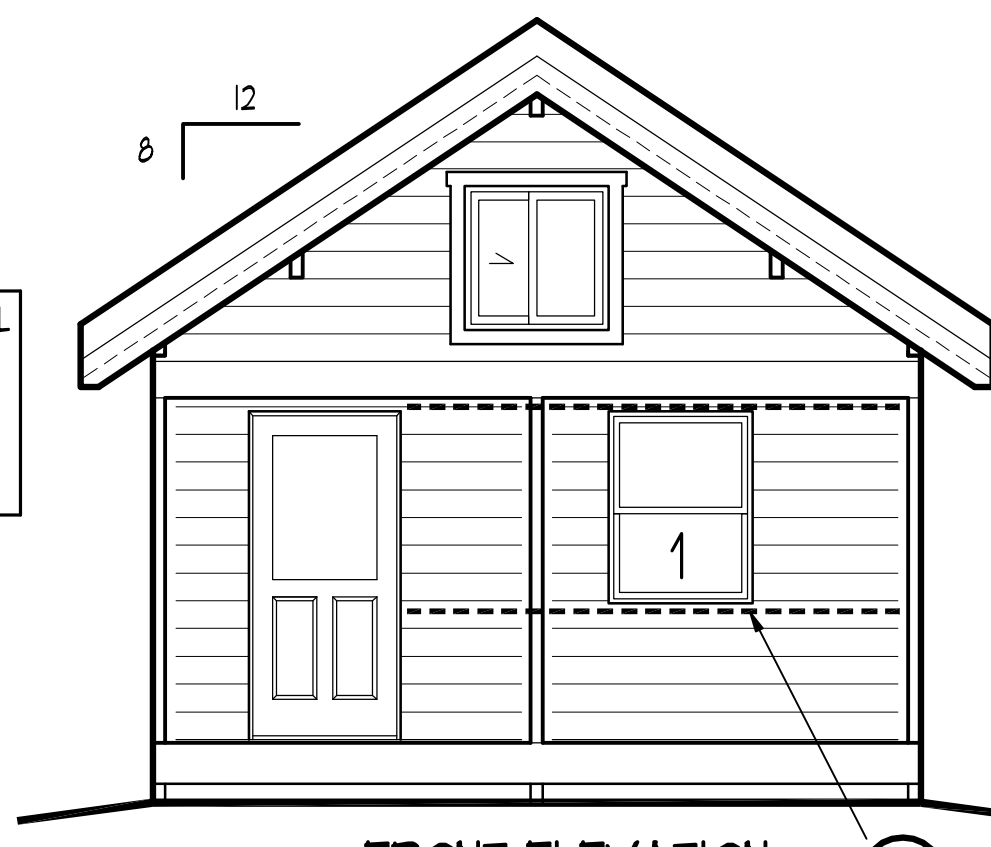
- NOTES:**
- ALL ADHESIVE CAULK SHALL BE "SIKKA 219LM OR EQUIV." PLACED w/ 3/16" DIAM. BEADS. (UNO)
 - ALL SEAMS IN PLOY BARRIER MUST SEALED & TAPED

1 VAPOR & AIR BARRIER SEALING @ ROOF DECKING
Scale = NTS

REFER TO PURCHASE AND SALE AGREEMENT FOR ALL MATERIALS TO BE SUPPLIED BY **PAN ABODE** CONTRACT PLAN NOTES SUBJECT TO CHANGE PER CURRENT CONTRACT & EXHIBITS. VERIFY MATERIAL SPECIFICATIONS WITH OWNER

REFER TO SHIPPING PACKET SUPPLIED WITH BUILDING MATERIALS FOR SPECIFIC LOCATION OF HARDWARE AND MATERIALS SUPPLIED

ALL SITE INFORMATION & LOADING CRITERIA PROVIDED IS ASSUMED TO BE ACCURATE. HOWEVER, IF THE ACTUAL CRITERIA REQUIRED VARIES FROM THE ASSUMED INFORMATION STATED, IT IS THE SOLE RESPONSIBILITY OF THE OWNER OR BUILDER TO MODIFY THE DESIGN AS REQUIRED TO COMPLY WITH LOCAL CODES AND SITE CONDITIONS. PAN ABODE HOMES, INC. ASSUMES NO LIABILITY FOR CHANGES OR MODIFICATIONS MADE TO THIS SET OF PLANS.



PROFILE	DESCRIPTION	APPLICATION	NAILS
	5/4x4 S1S2E	■ (OPTIONAL) EXT of DOORS & WINDOWS	8d FINISH
	1x3 S4S	▲ INT of DOORS, WINDOWS & SKYLIGHTS	6d FINISH
	1x S4S	▲ WINDOW JAMB LINER, MISC. ◆▲ H/W TRIM, JAMB LINER & RAIL BASE	6d FINISH
	5/4x S1S2E (EXTERIOR)	■ ROOF BARGE & FASCIA TRIM ASSEMBLY, CORNER BDS.	8d STAINLESS
	1x S1S2E	■ EXTERIOR BASE TRIM ROOF BARGE & FASCIA TRIM ASSEMBLY	8d STAINLESS
	1x6 T&G PANELING	● CL/G LINER, SOFFIT FINISH	6d (2") SIDING (STAINLESS)
	2x S1S2E	■ EXTERIOR BUILT-UP POST WRAP	12d CASING
	1x3 S1S2E	■ SCREENED VENT TRIM & MISC.	6d FINISH
	2 x 2 S4S ◆INT ▲EXT	RAILING BALASTERS	2 1/2" SCREWS TOP & BTM
	2x S4S ◆INT ▲EXT	DECK RAIL, MISC.	12d CASING
	1x T&G SIDING/PANELING	■ FRAMED WALL FINISH (INT. & EXT.)	6d (2") SIDING (STAINLESS)
	1x6 VERTICAL SIDING	■ FRAMED WALL FINISH (INT. & EXT.)	6d (2") SIDING (STAINLESS)
	3/8" x 1 3/8" BULL NOSE	▲ STD. ROOF TO WALL TRANSITIONS, MISC. CUSTOM TRIM APPLICATIONS	4d FINISH

REFER TO CONSTRUCTION DETAILS FOR SPECIFIC APPLICATIONS OF ALL TRIM
▲---CLR. WESTERN RED CEDAR ■---TIGHT KNOT WESTERN RED CEDAR ◆---CLR. HEMLOCK ●---TIGHT KNOT WHITEWOOD
NOTE: ALL S1S2E STOCK IS GRADED TO ROUGH SIDE
ALL NAILS ASSUMED TO BE GALVANIZED OR STAINLESS

2 POST & BEAM TRIM & MOULDING SCHEDULE
Scale: NTS



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1100 Maple Ave SW Renton WA 98057
info@panabodehomes.com
panabodehomes.com (800) 782-2633 fx: (425)255-8630

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REVISIONS:

REFERENCE NO.: 10306-100-410

DATE: 5-14-2020

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

DEALER:

DRAWN BY: J Kierig

CHECKED BY:

CUSTOMER:

Municipality of Skagway

SHEET

EL-1

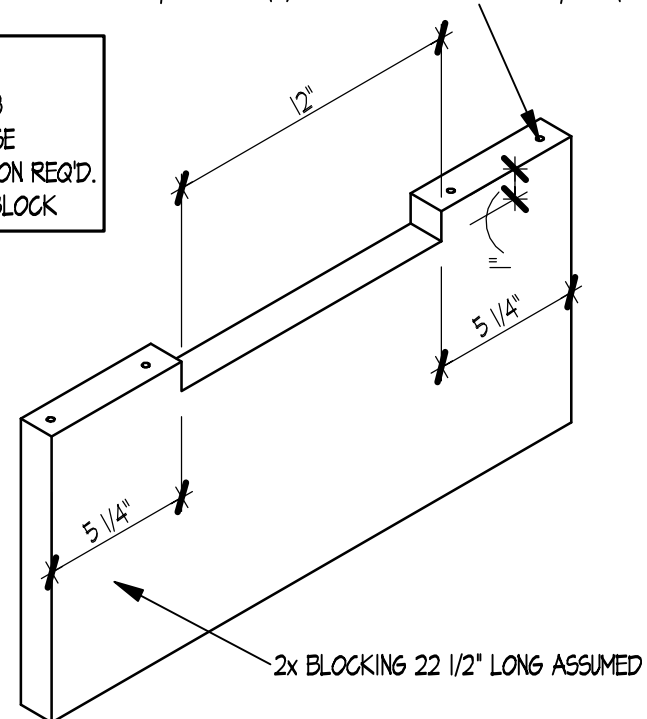
2 OF 12

VENTED AREA CALCULATION:

CODE: 1 SQ. FT. VENT REQ'D PER 300 SQ. FT. OF ROOF AREA = 1/300 = .00333
 MAX. RAFTER CELL = 22 1/2" X 25" = 46.9 SQ. FT. ASSUMED WORST CASE
 46.9 / 2 (EAVE & RIDGE) = 23.5 X .00333 = .079 SQ. FT. VENTILATION REQ'D.
 .079 X 144 SQ. IN. = 11.4" (12") X 1" DEEP NOTCH REQ'D AT TOP OF BLOCK

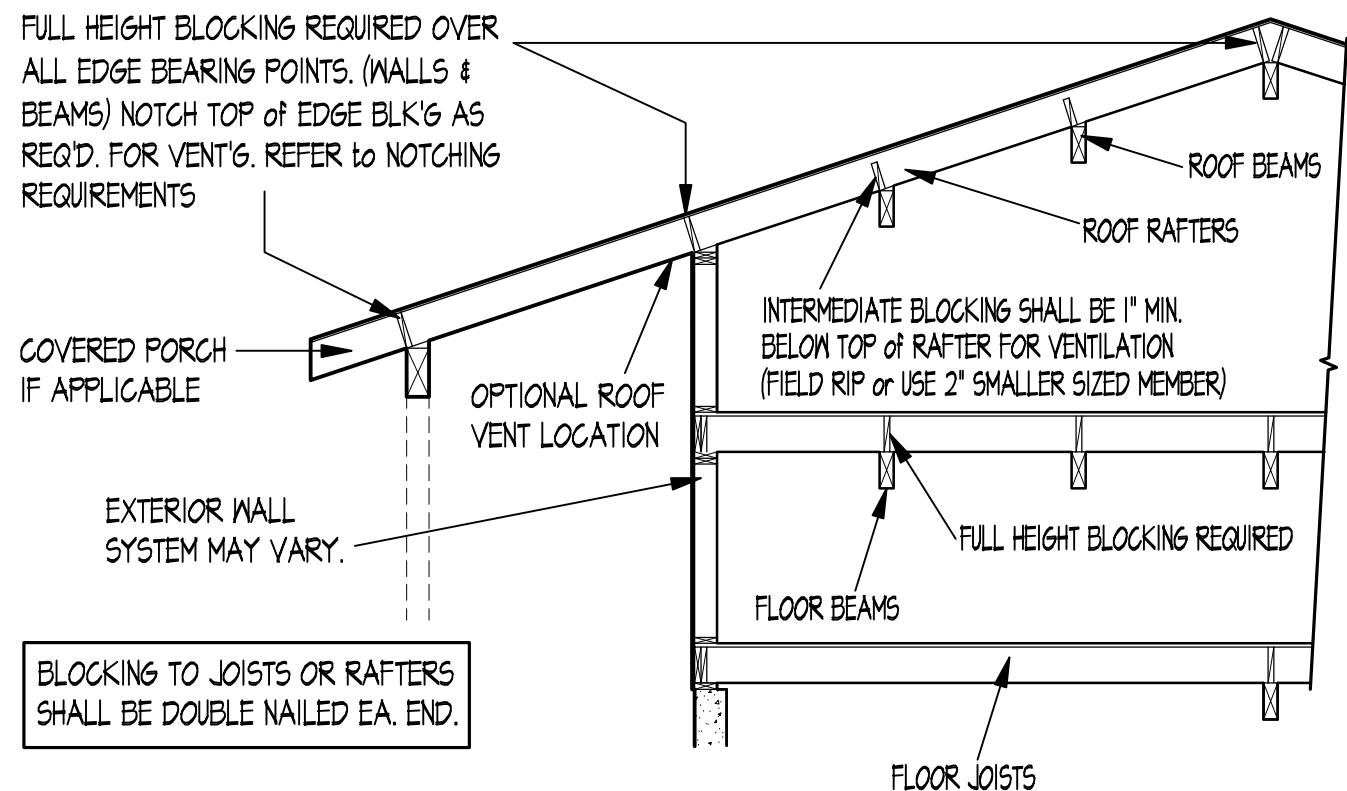
- 1" NOTCH DEPTH, TYPICAL (NO SPLITS)
- (3) 16d EA. END TO RAFTERS
- (4) 8d NAILS SH'T'S TO BLK'G (MIN)
- NOTCHES SHALL BE FIELD CUT
- NOTCHES APPLY TO HIP & VALLEY BOARDS (IF REQ'D)
- NOTCHED BLOCKING REQUIRED @ EAVE WALLS & RIDGE W/ 6" MIN. EDGE NAILING (UNO). INTERMEDIATE BLOCKING DOES NOT NEED TO BE FULL HEIGHT & SHALL BE 1" BELOW TOP OF RAFTERS (FIELD RIPPED OR SMALLER SIZED MEMBER)
- CONTINUOUS (1" MIN. DEPTH) NET FREE UNOBSTRUCTED AIRSPACE MUST BE PROVIDED FROM 3" SCREENED EAVE VENT TO 3" SCREENED RIDGE VENT

8d NAILS @ 6" oc. EDGE NAILING REQUIRED FROM ROOF SHEATHING, PROVIDE (2) MIN. EACH SIDE OF NOTCH, TYP (UNO)



VENTED BLOCKING NOTCH REQUIREMENTS

FULL HEIGHT BLOCKING REQUIRED OVER ALL EDGE BEARING POINTS. (WALLS & BEAMS) NOTCH TOP OF EDGE BLK'G AS REQ'D FOR VENT'G. REFER TO NOTCHING REQUIREMENTS



BLOCKING TO JOISTS OR RAFTERS SHALL BE DOUBLE NAILED EA. END.

1 FLOOR & ROOF BLOCKING LOCATIONS
Scale: NTS

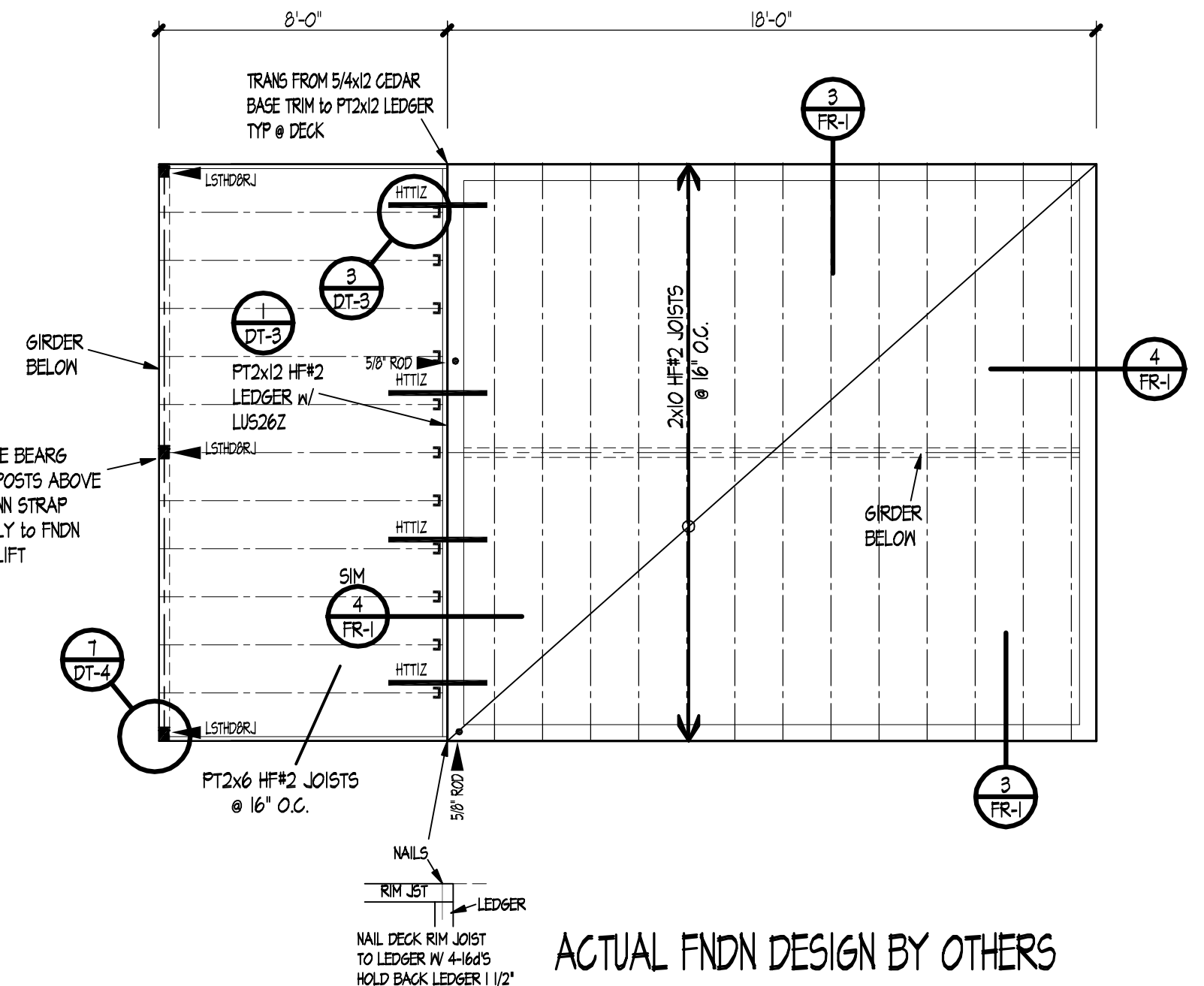
FLR ROOF BLOCKING w/ VENTG

FLOOR CONSTRUCTION NOTES:

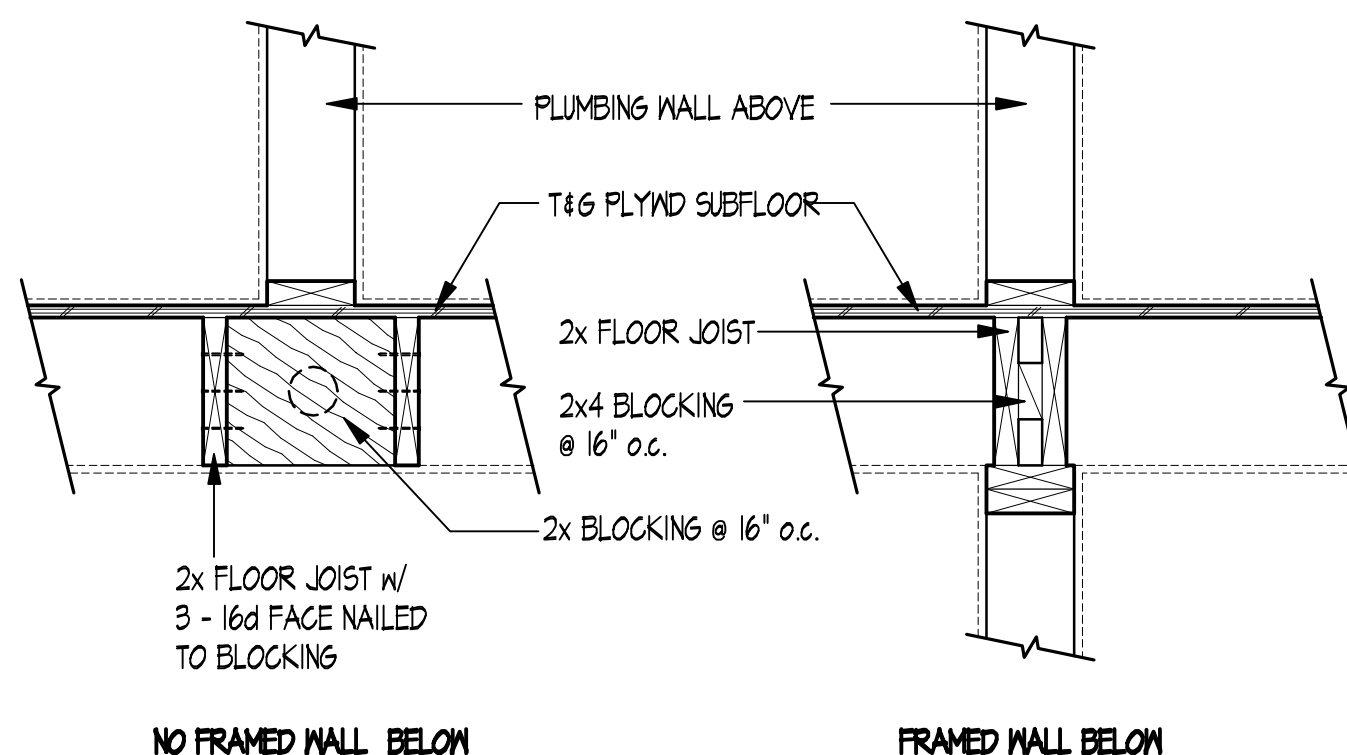
- Refer to nailing schedule found on "SP" specification sheets contained within this plan set for fastening requirements.
- Provide 3/4", 48/24 Struct. I or II Plywood subfloor @ Floors
- Subfloor fasteners shall be @ 6" o.c. edges, and 12" o.c. field.
- Glue and screw (nail) subfloor to all floor joists and blocking.
- All framing hardware to be "Simpson" or equivalent.
- All floor joists and rim joists according to plan or equivalent.
- Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists that are separated to permit the installation of piping or vents shall be full depth solid blocked not less than 2 inches in nominal thickness spaced not more than 4 feet (1219 mm) on center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls or partitions more than the joist depth unless such joists are of sufficient size to carry the additional load.
- Provide 2x blocking under shear walls perpendicular to floor joists.
- Provide solid blocking over all floor beams, bearing walls, & Posts.
- The ends of each joist, beam or girder shall have not less than 1.5 inches (38 mm) of bearing on wood or metal and not less than 3 inches (76 mm) on masonry or concrete except where supported by approved joist hangers.
- Joists framing from opposite sides over a bearing support shall lap a minimum of 3 inches (76 mm) and shall be nailed together with a minimum three 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the nailed lap is permitted.
- Joists shall be supported laterally at the ends & each intermediate support by full-depth solid blocking not less than 2 inches (51 mm) nominal in thickness; or by attachment to a header, band, or rim joist, or to an adjoining stud; or shall be otherwise provided with lateral support to prevent rotation.
- Joists exceeding a nominal 2 inches by 12 inches (51 mm by 305 mm) shall be supported laterally by solid blocking
- Structural floor members shall not be cut, bored or notched in excess of the limitations specified in IBC
- Provide posts & solid blocking in walls/floor under point loads from floor or roof above (refer to plan for locations)
- Where posts and beam or girder construction is used to support floor framing, positive connections shall be provided to ensure against uplift and lateral displacement.
- Openings in floor framing shall be framed with a header and trimmer joists.
- Wood members entering masonry or concrete requires one-half inch net air space on top, sides and end.
- All under floor areas are to be accessible through a floor opening of no less than 18"x24", or 16" wide by 24" high in perimeter wall, screened and covered and unobstructed by pipes, ducts or similar obstructions.
- All wood framed construction shall conform to local code requirements.

REFER TO PURCHASE AND SALE AGREEMENT FOR ALL MATERIALS TO BE SUPPLIED BY **PAN ABODE**
 CONTRACT PLAN NOTES SUBJECT TO CHANGE PER CURRENT CONTRACT & EXHIBITS.
 VERIFY MATERIAL SPECIFICATIONS WITH OWNER

REFER TO SHIPPING PACKET SUPPLIED WITH BUILDING MATERIALS FOR SPECIFIC LOCATION OF HARDWARE AND MATERIALS SUPPLIED

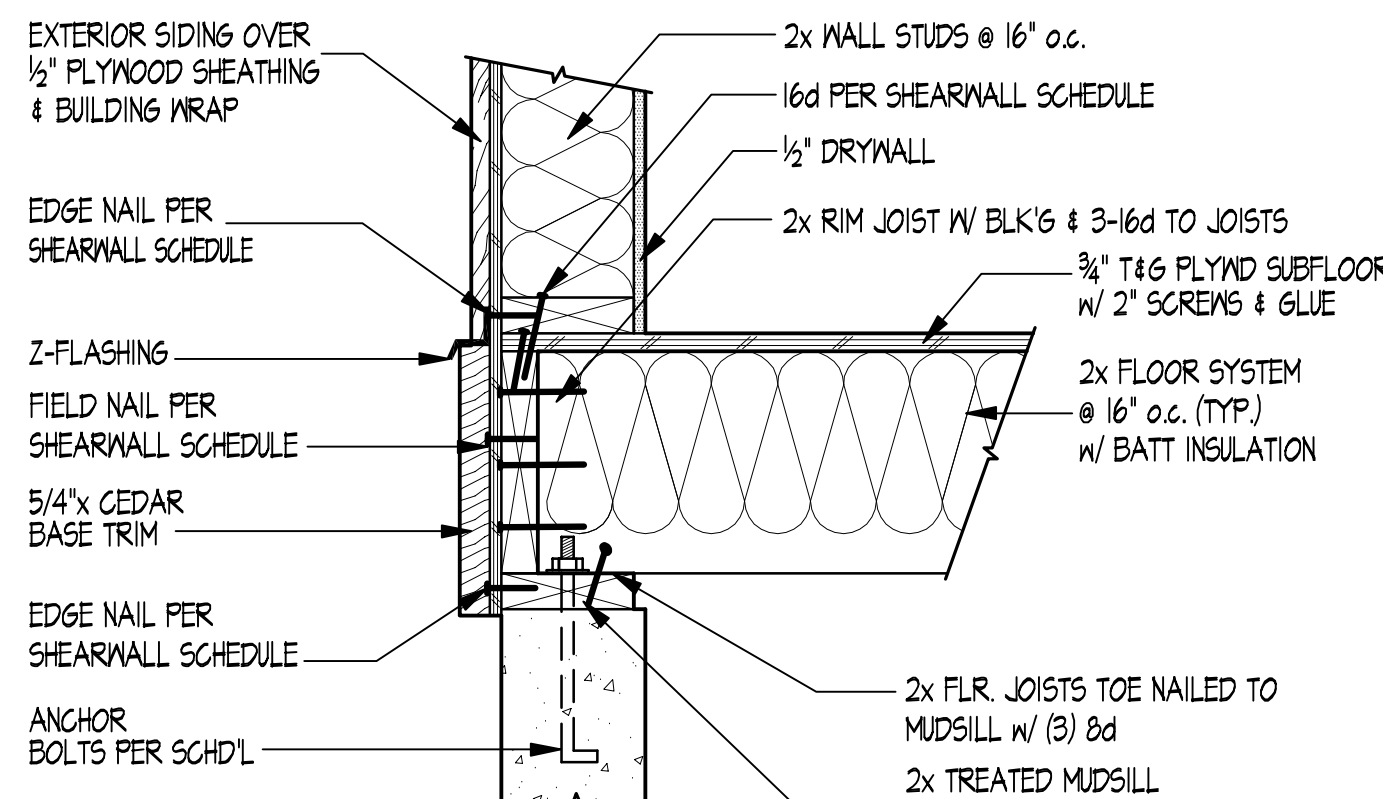


ACTUAL FNDN DESIGN BY OTHERS
FLOOR FRAMING
 SCALE: 1/4" = 1'-0"



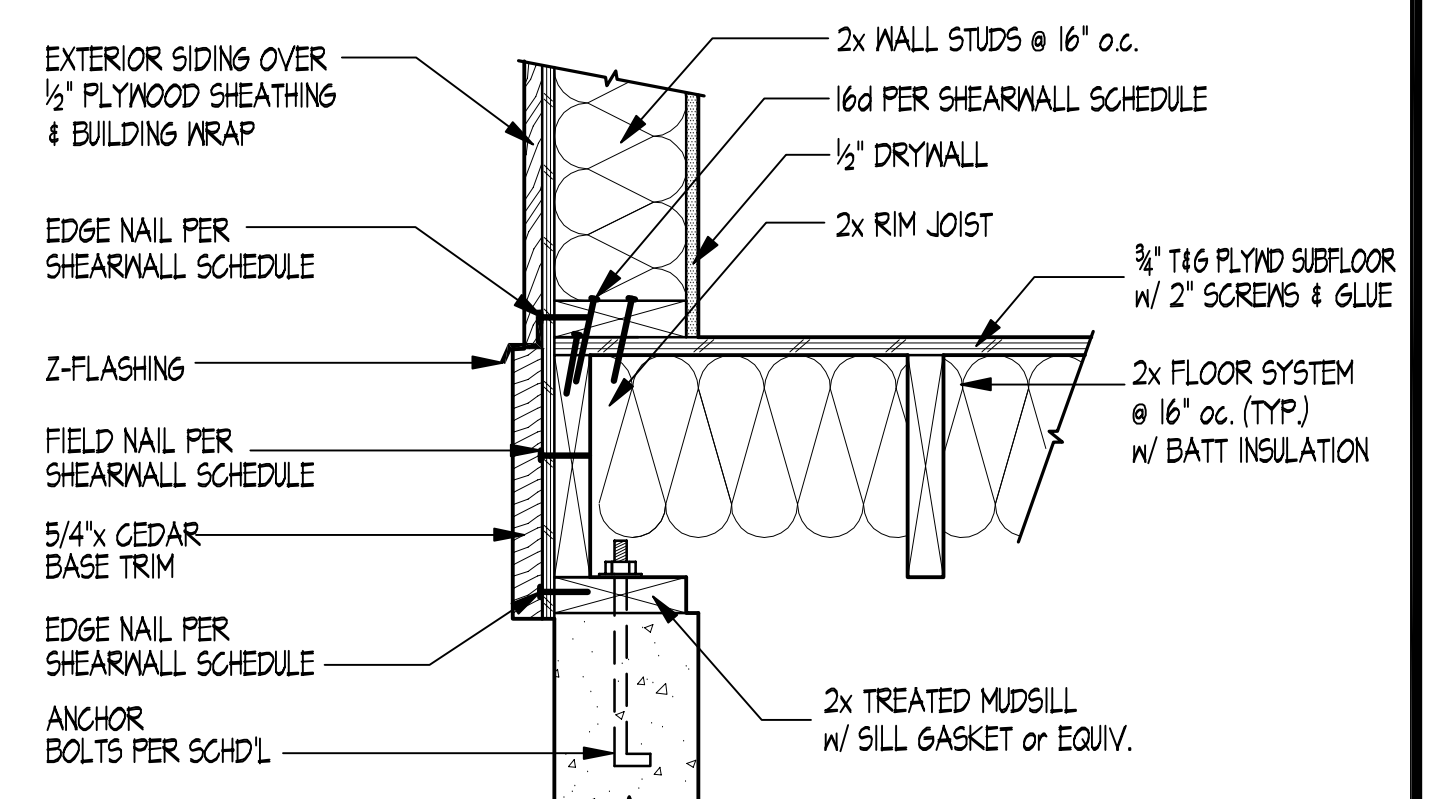
2 FLOOR BLOCKING FOR PLUMBING WALLS PARALLEL TO JOISTS
Scale: NTS

PLUMBING JOIST SPACE



3 FLOOR SILL PERPENDICULAR TO 2x JOISTS W/ BASE TRIM
Scale: NTS

FLR SILL PERP 2x JOISTS TRIM CONC



4 FLOOR SILL PARALLEL TO 2x JOISTS W/ BASE TRIM
Scale: NTS

FLR SILL PARA 2x JOISTS TRIM CONC



PAN ABODE HOMES INC
 SINCE 1952
 panabodehomes.com

1100 Maple Ave SW Renton WA 98057
 info@panabodehomes.com
 (800) 782-2633 fax: (425) 255-8630

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DEALER:

DATE: 5-14-2020

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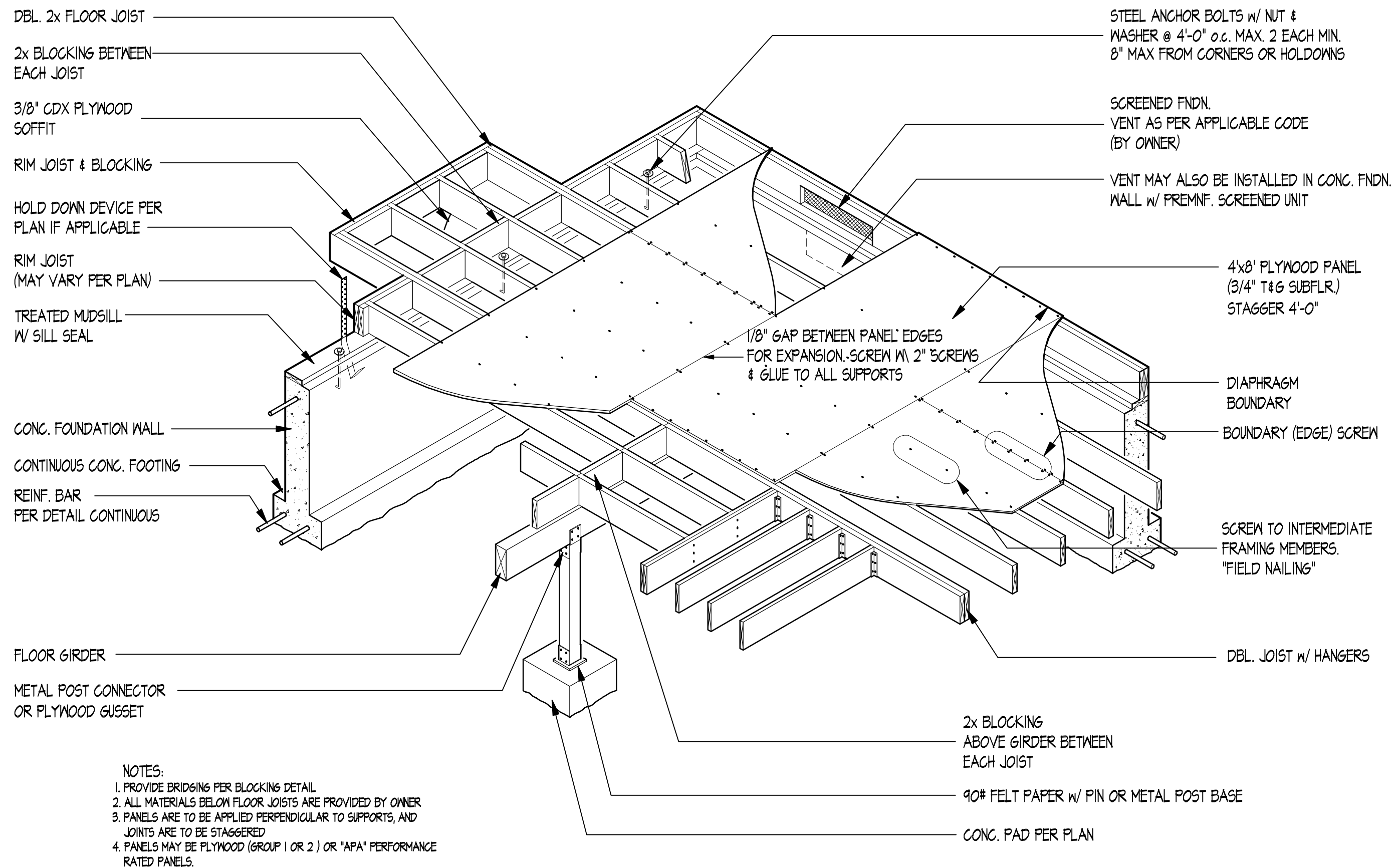
CUSTOMER:

Municipality of Skagway

SHEET

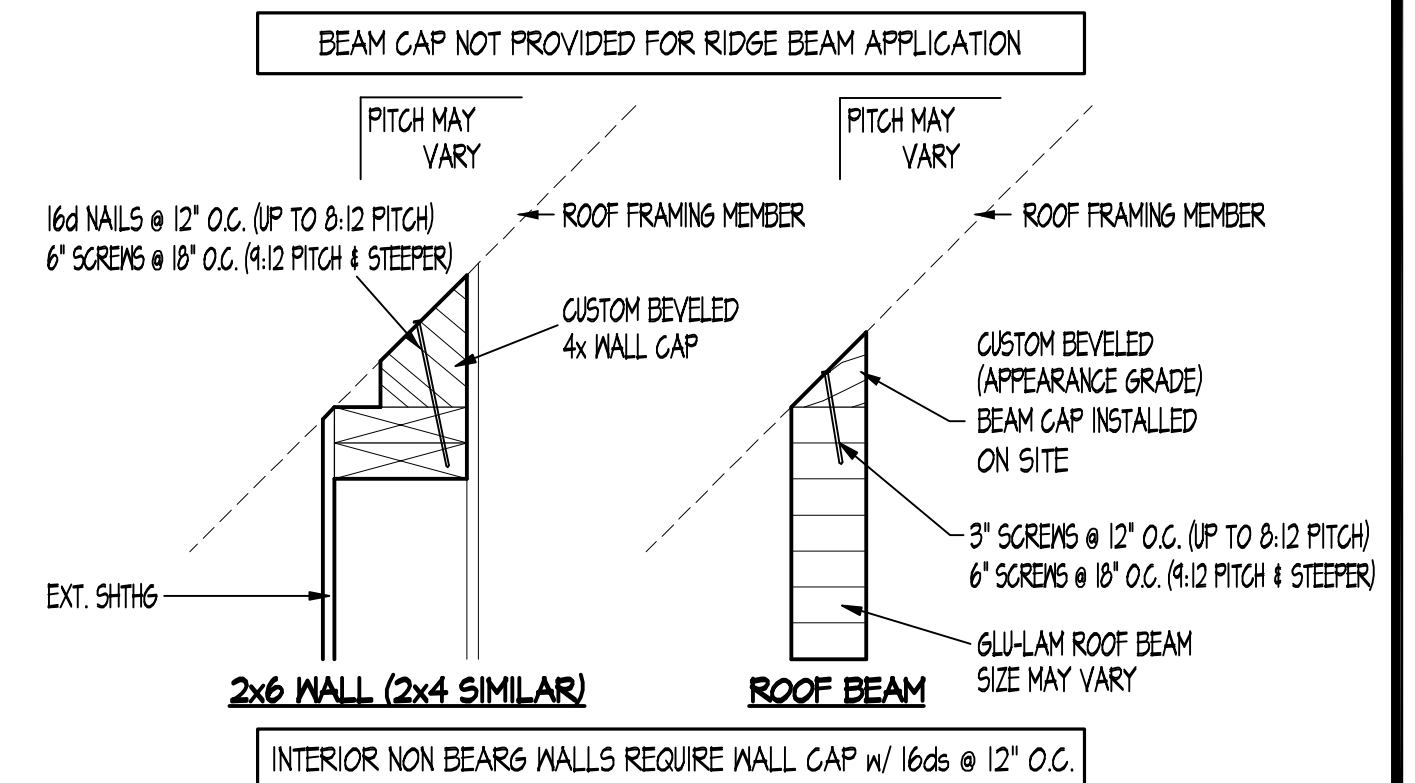
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3 OF 12

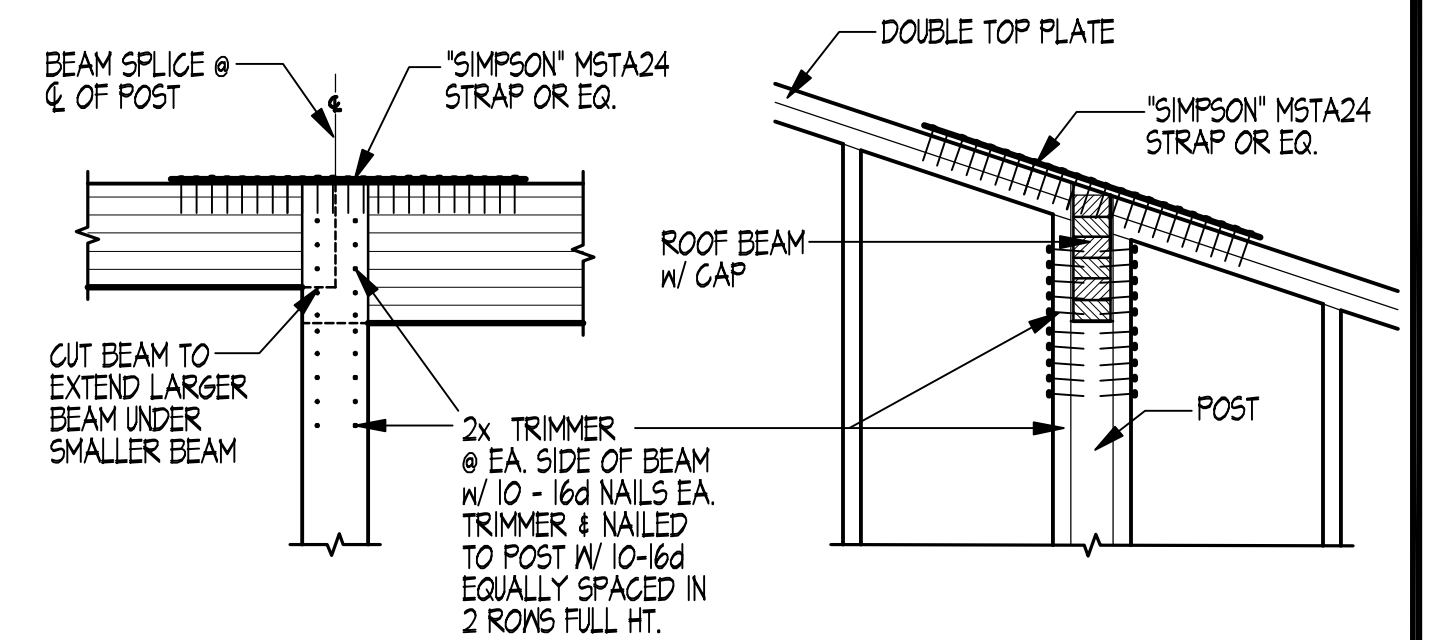


- NOTES:
1. PROVIDE BRIDGING PER BLOCKING DETAIL
 2. ALL MATERIALS BELOW FLOOR JOISTS ARE PROVIDED BY OWNER
 3. PANELS ARE TO BE APPLIED PERPENDICULAR TO SUPPORTS, AND JOINTS ARE TO BE STAGGERED
 4. PANELS MAY BE PLYWOOD (GROUP 1 OR 2) OR "APA" PERFORMANCE RATED PANELS.

1 FLOOR FRAMING, SHEATHING & FOUNDATION ISOMETRIC
Scale: NTS



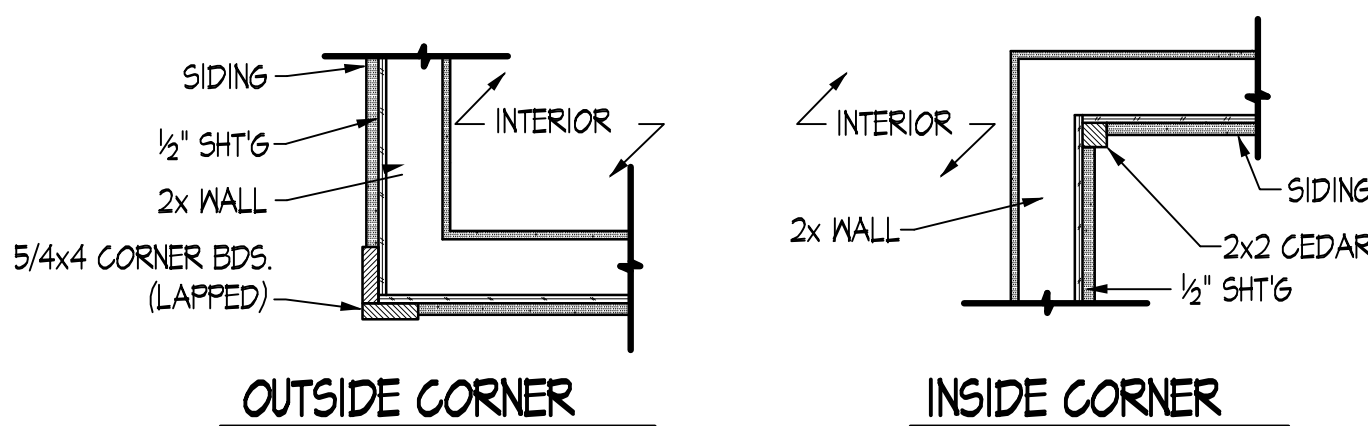
4 BEVELLED BEAM and WALL CAP
Scale: NTS



FRAMED WALL BEAM TRANSITION

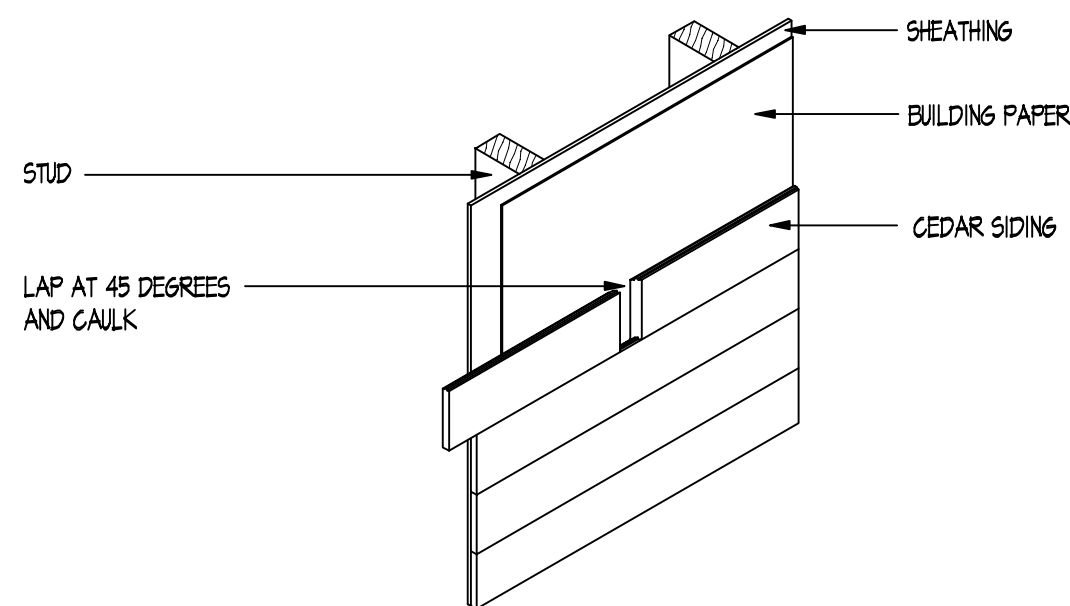
FRAMED WALL BEAM POCKET

5 FRAMED WALL BEAM POCKET / TRANSITION
Scale: NTS

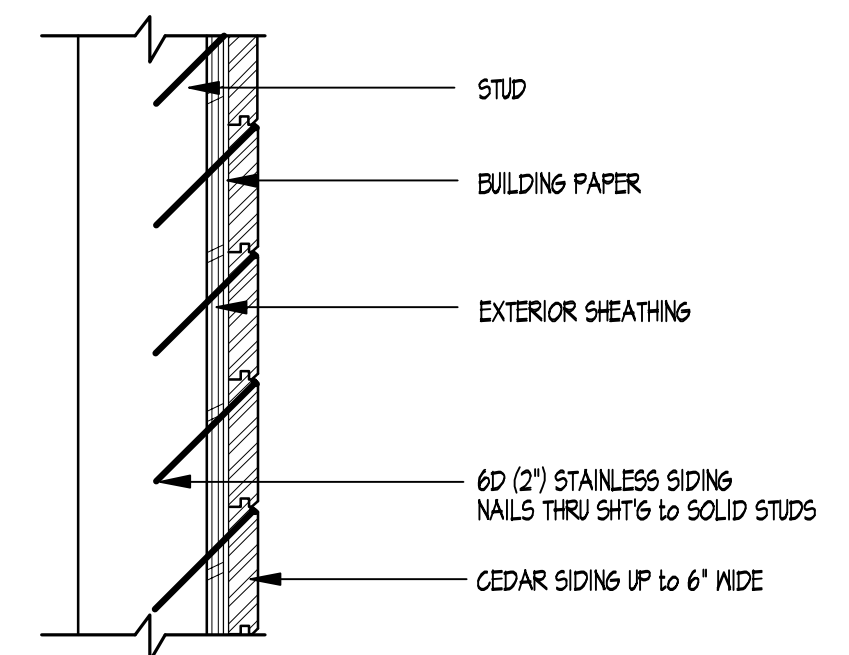


NOTE:
FIELD RIP CORNER BOARDS AS REQ'D TO ACCOMODATE BAYS OR ANGLED CORNERS

2 "INLAID" CORNER BOARDS
Scale: NTS



3 CAULKED WEATHER JOINTS OVER STUDS
Scale: NTS



6" and narrower siding in normal climatic conditions ADD 1 FACE NAIL IF SIDING IS WIDER THAN 6"

6 HORIZONTAL T&G SIDING
Scale: NTS



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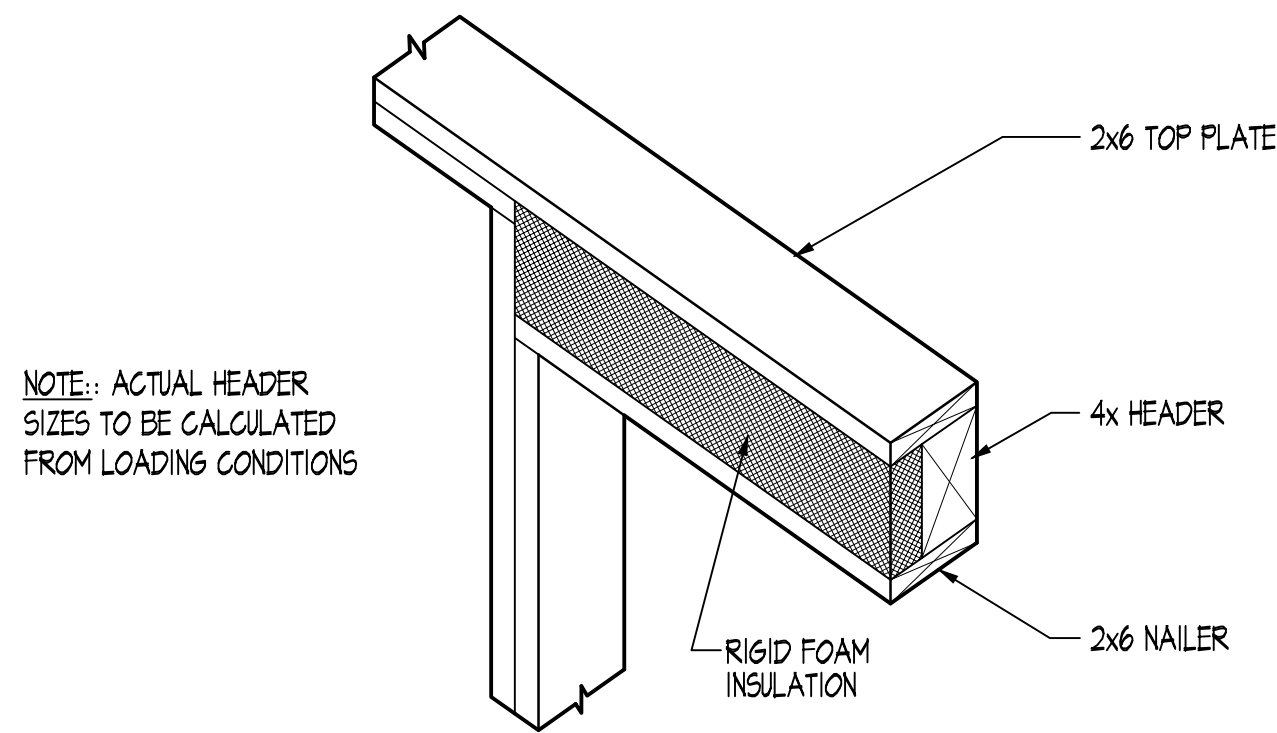
CUSTOMER:

Municipality of Skagway

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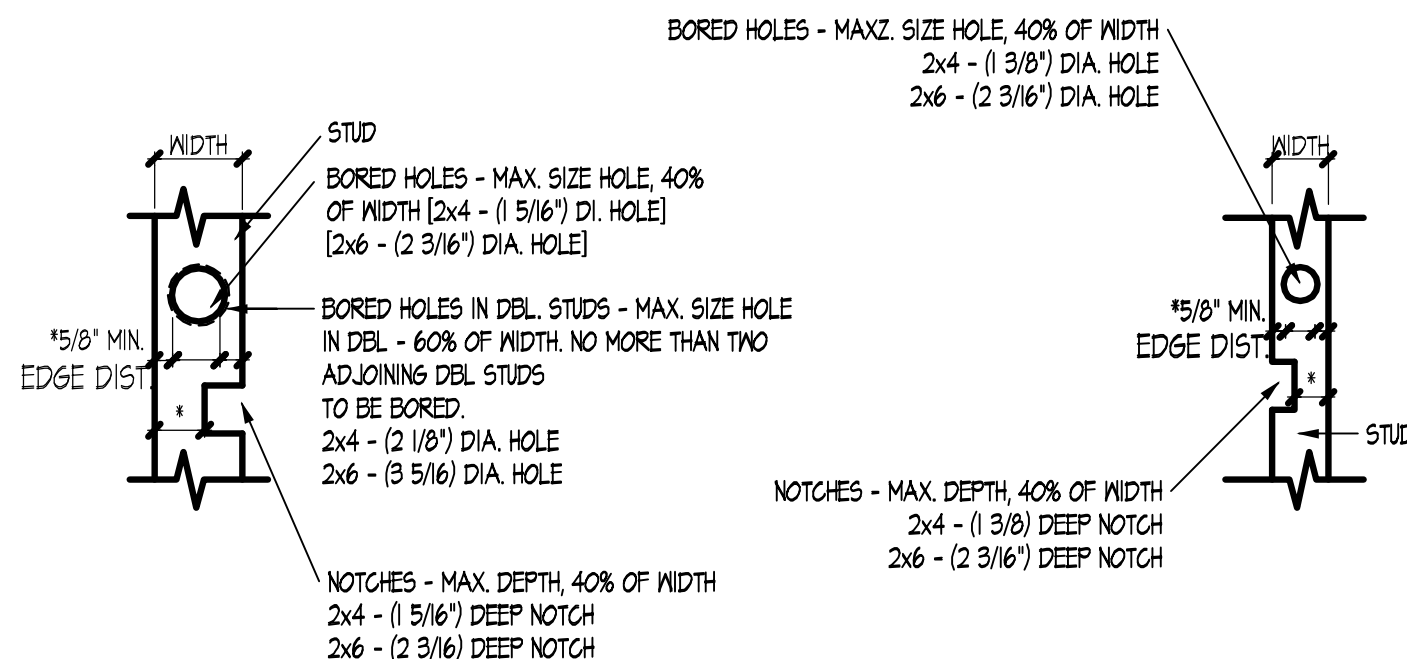
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NOTE: ACTUAL HEADER SIZES TO BE CALCULATED FROM LOADING CONDITIONS

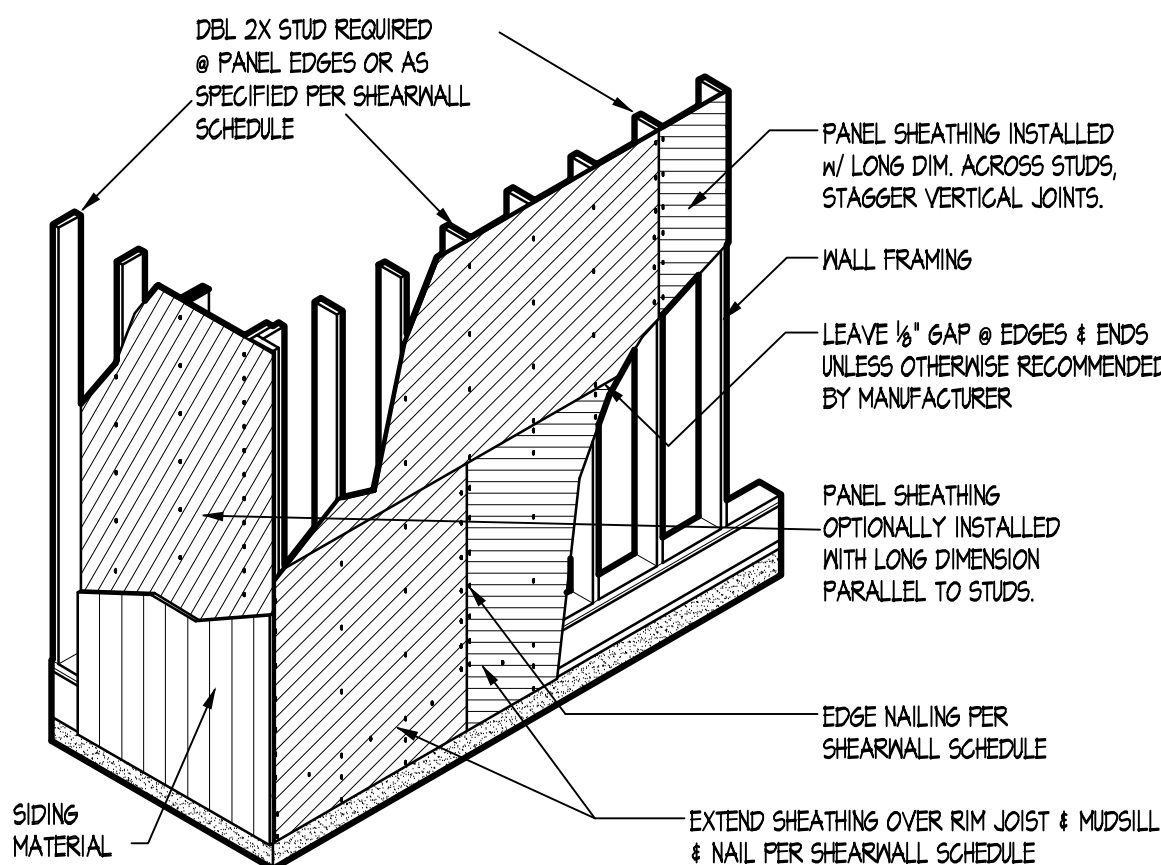
1 INSULATED HEADER
Scale: Not To Scale
INSULHDR



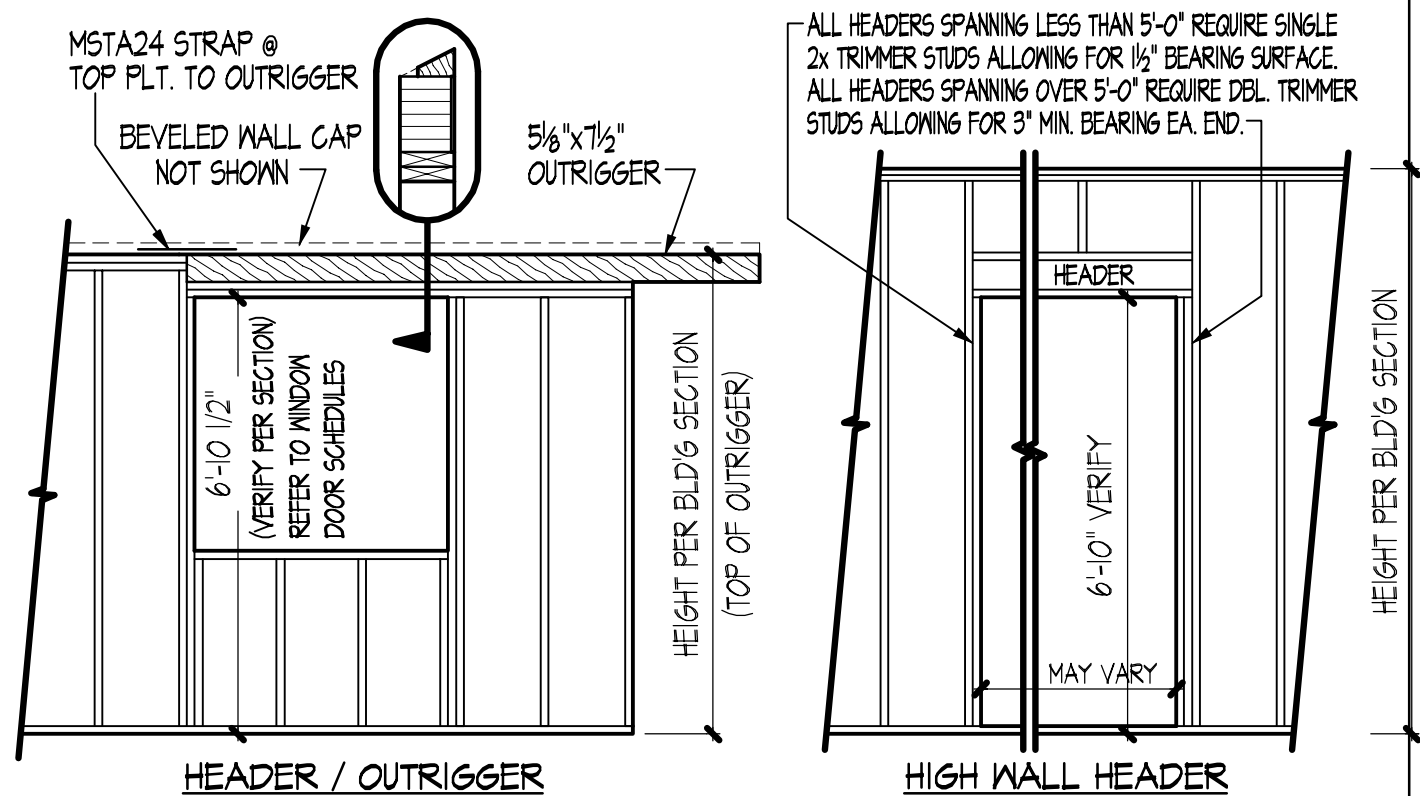
EXT. WALLS & BEARING WALL

* PORTION OF STUDS REMAINING @ NOTCHES OR HOLES SHALL BE SOUND WOOD WITHOUT EXCESSIVE STRENGTH - REDUCING PROPERTIES SUCH AS KNOTS, BREAKS, SPLITS, EXCESSIVE SLOPE OF GRAIN, ETC.

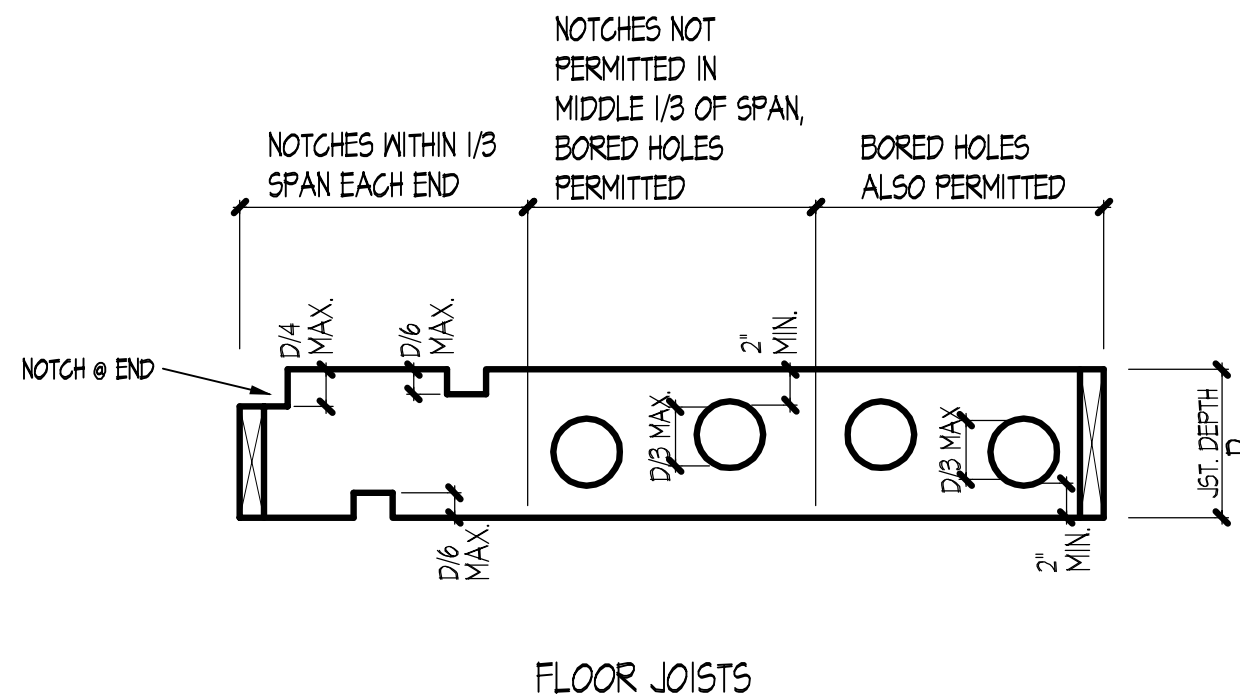
INT. NONBEARING WALL



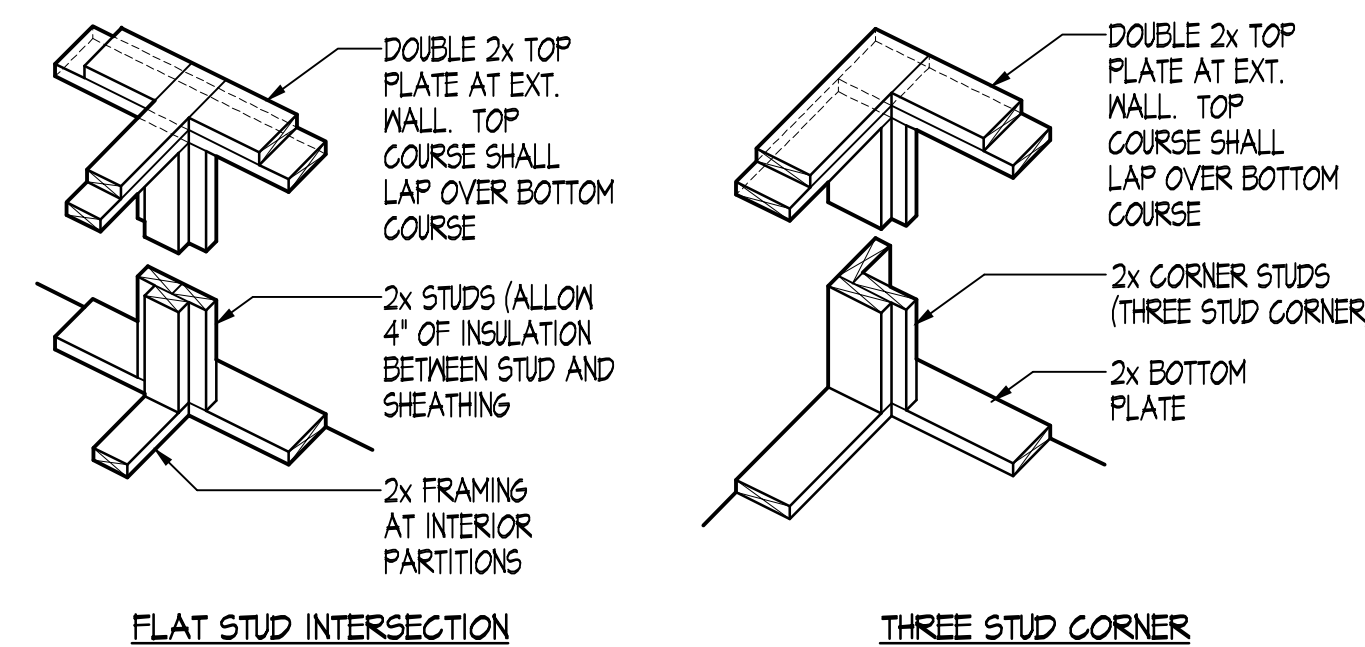
6 WALL SHEATHING INSTALLATION
Scale: NTS
FLRWLS6



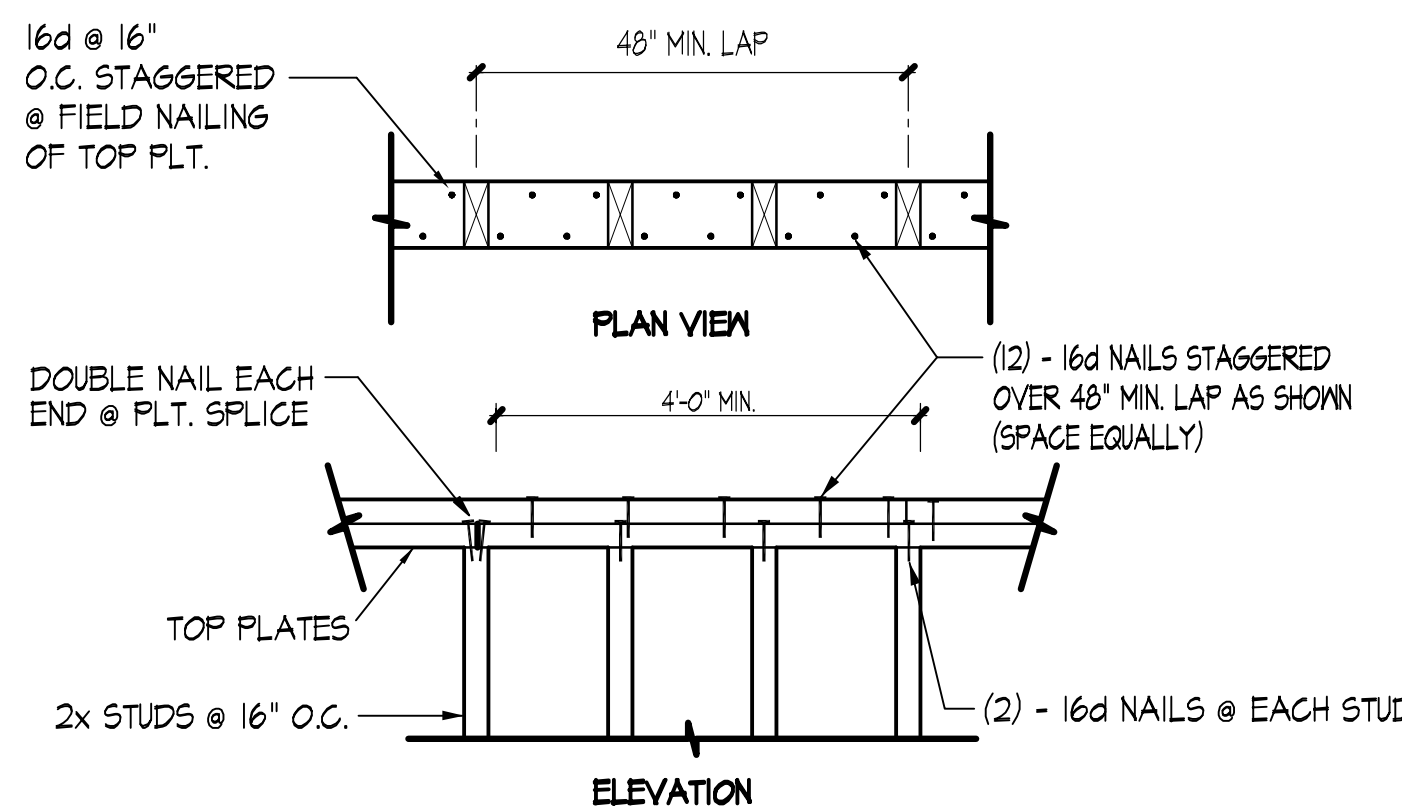
2 OUTRIGGER / HEADER
Scale: Not To Scale
NERSHDR



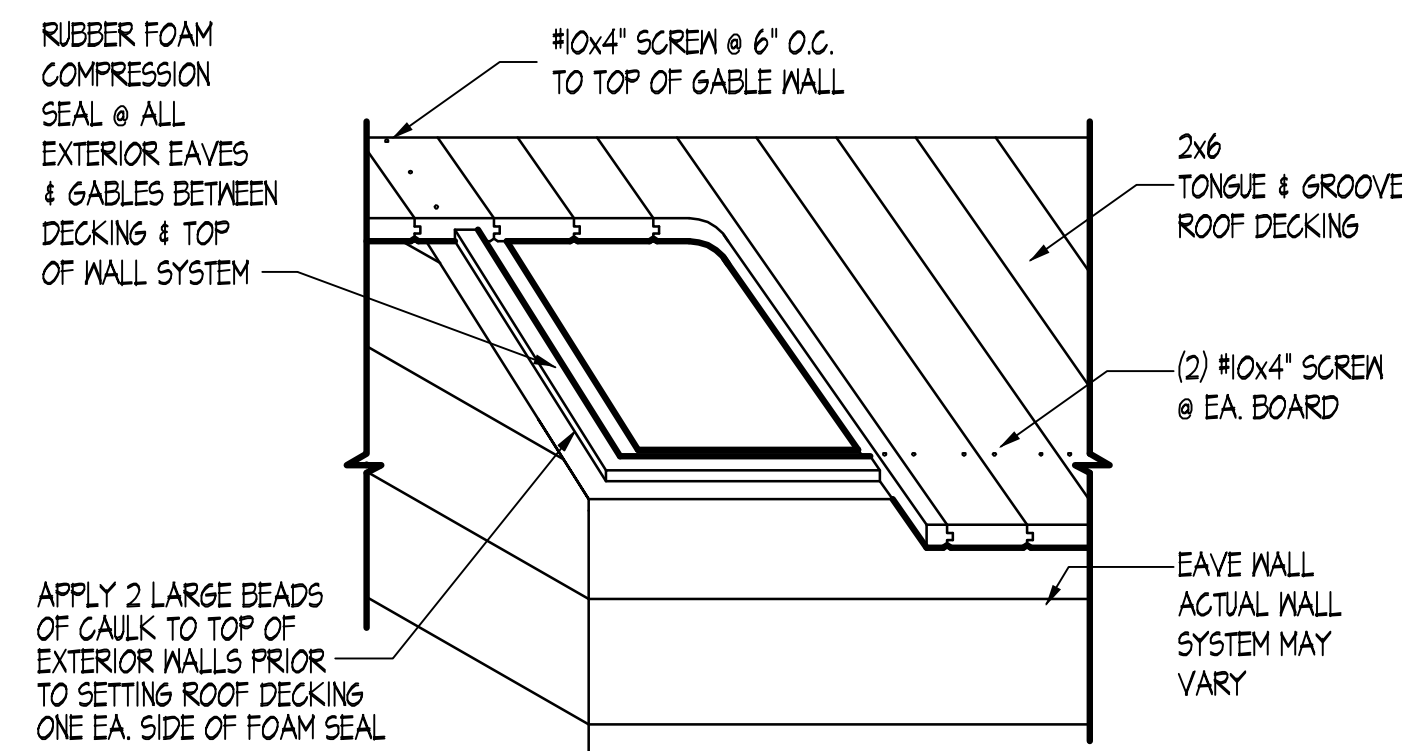
4 CUTTING, NOTCHING, & BORING OF STUDS/JOISTS
Scale: NTS
CUTNOTCH



7 FRAMED CORNER & INTERSECTION STUD BUILD-UPS
Scale: Not To Scale
FRCRISBU



5 DOUBLE TOP PLATE SPLICE
Scale: NTS
TOPLSPL



8 COMPRESSION SEAL
Scale: NTS
COMPRESSION SEAL



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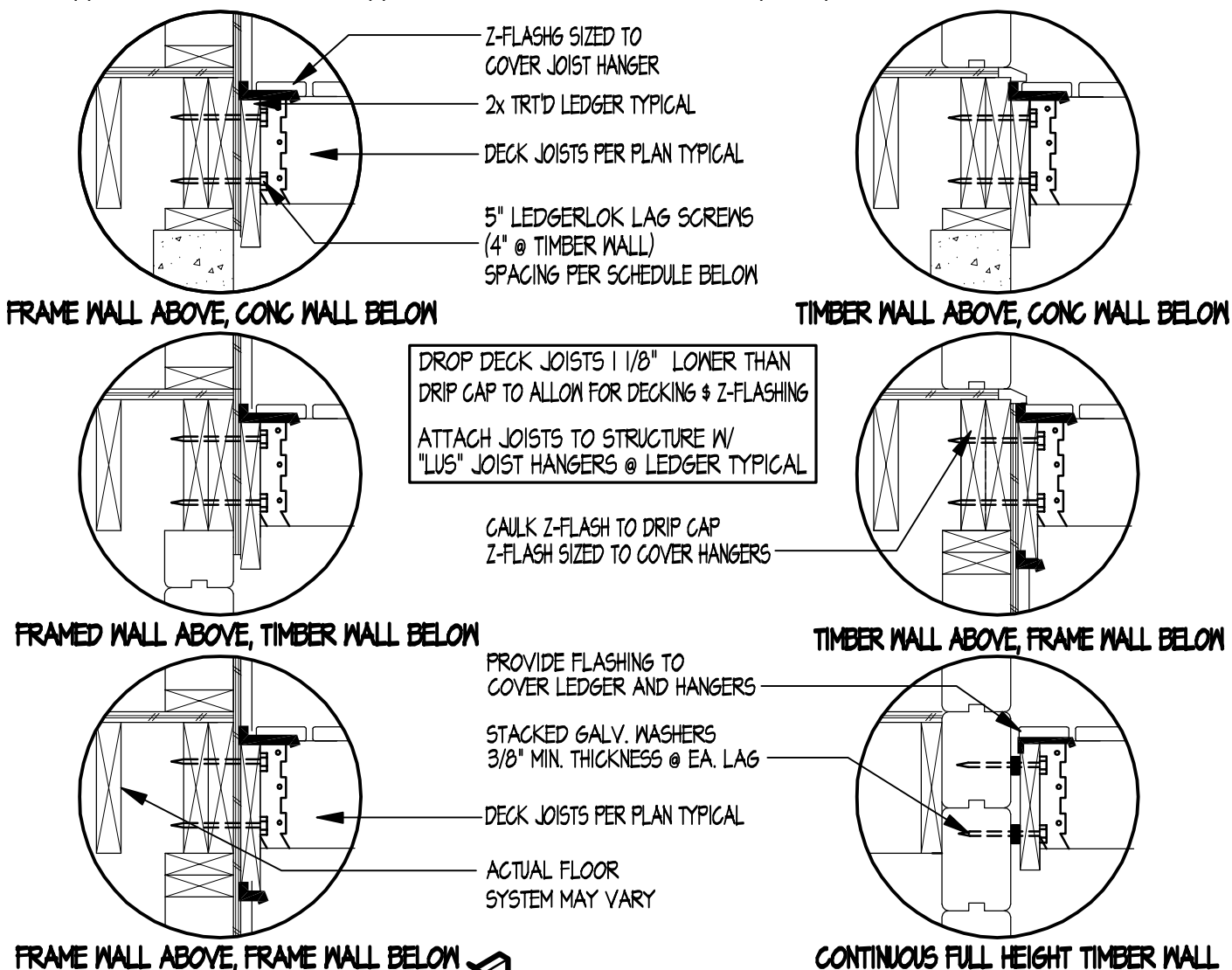
Municipality of Skagway

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

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DT-2
6 OF 12

ALL DECK HARDWARE SHALL BE PROVIDED BY OWNER PER LOCAL CODE REQUIREMENTS

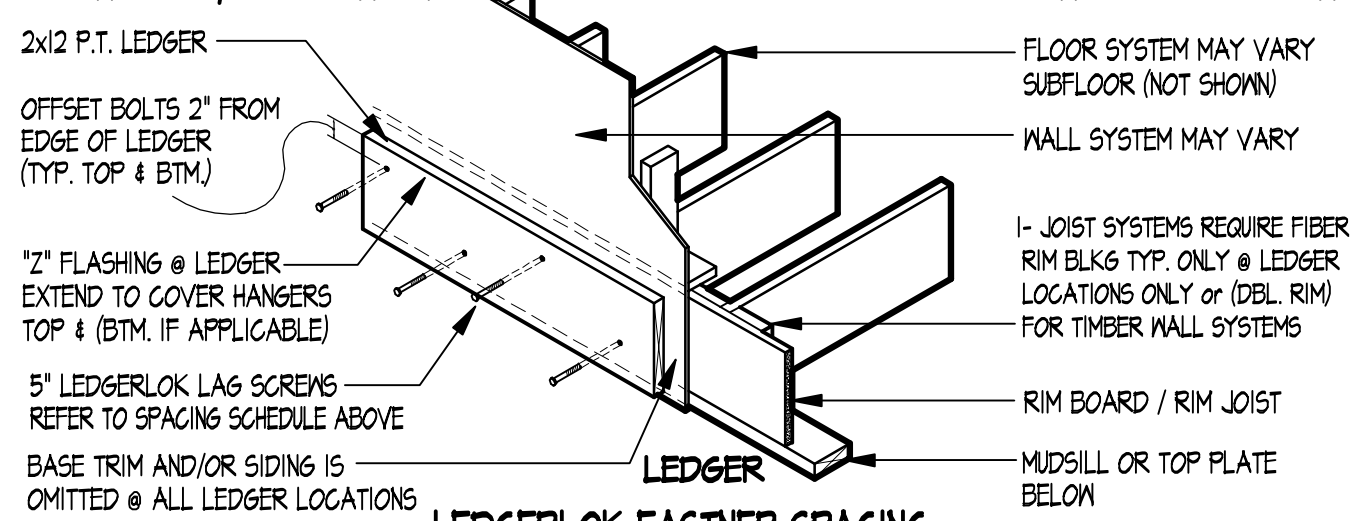


DROP DECK JOISTS 1/8" LOWER THAN DRIP GAP TO ALLOW FOR DECKING & Z-FLASHING
ATTACH JOISTS TO STRUCTURE W/ "LUS" JOIST HANGERS @ LEDGER TYPICAL

CAULK Z-FLASH TO DRIP CAP
Z-FLASH SIZED TO COVER HANGERS

PROVIDE FLASHING TO COVER LEDGER AND HANGERS
STACKED GALV. WASHERS 3/8" MIN. THICKNESS @ EA. LAG

ACTUAL FLOOR SYSTEM MAY VARY



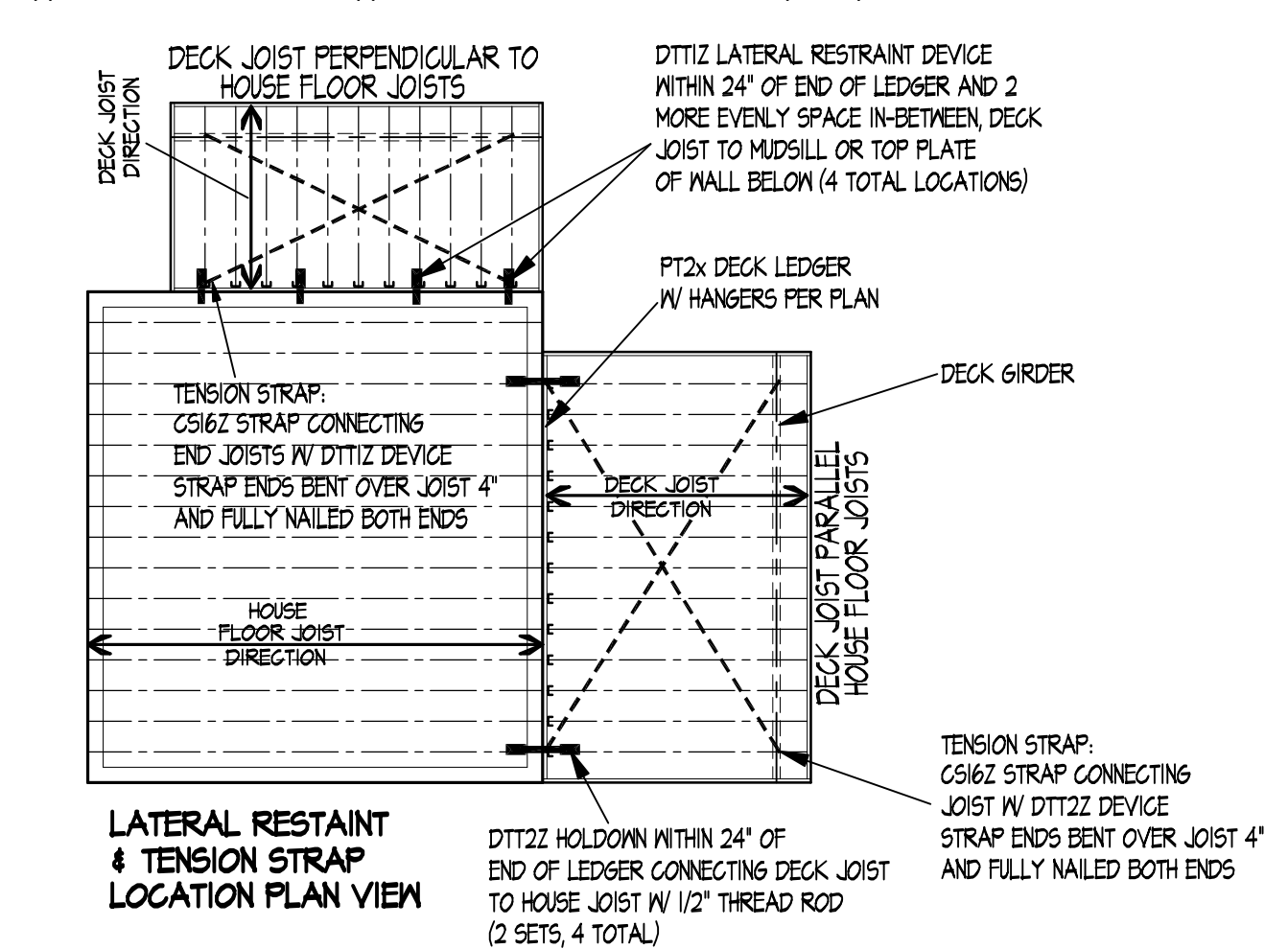
LEDGERLOK FASTNER SPACING

DECK LOADING	JST SPAN < 6'	6' to 8'	8' to 10'	10' to 12'	12' to 14'
40 PSF	15" O.C.	12" O.C.	10" O.C.	9" O.C.	7" O.C.
60 PSF	11" O.C.	9" O.C.	7" O.C.	6" O.C.	5" O.C.
80 PSF	8" O.C.	7" O.C.	6" O.C.	5" O.C.	4" O.C.

BASED ON 2015 IRC, HEM FIR 2x LEDGER SPECIES

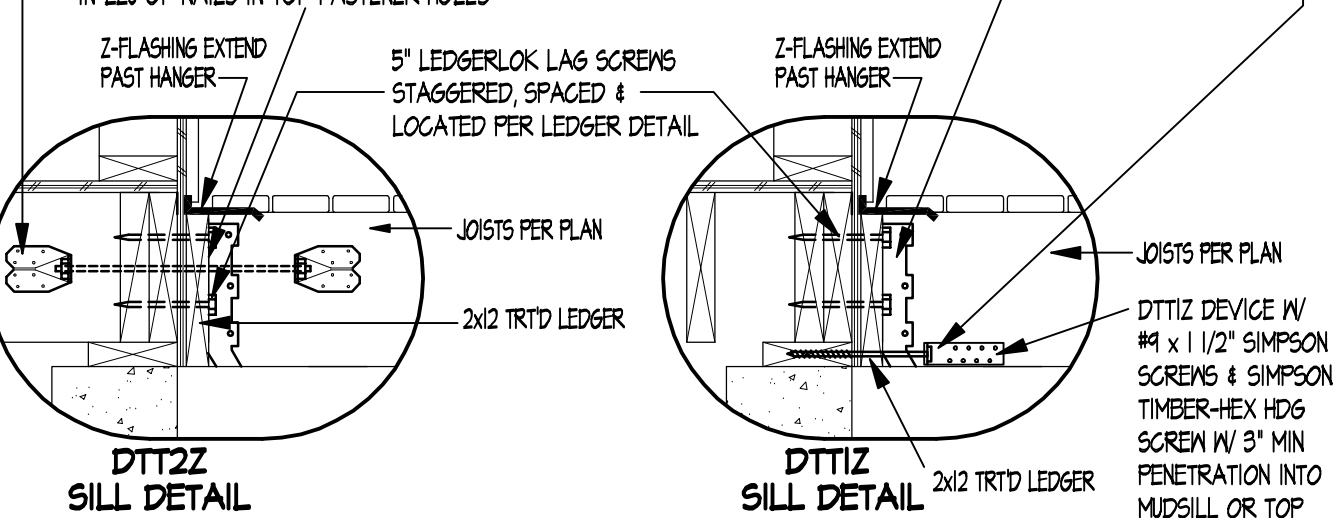
1 EXTERIOR DECK LEDGER ATTACHMENT - LAGGED
Scale = NTS

ALL DECK HARDWARE SHALL BE PROVIDED BY OWNER PER LOCAL CODE REQUIREMENTS



LATERAL RESTRAINT & TENSION STRAP LOCATION PLAN VIEW

- DTT22 OR EQUIV. HOLDOWN DEVICE W/ 1500 LBS MIN. CAPACITY, CONNECTED W/ 1/2" THRD ROD, INSTALLED PER DETAIL BELOW. REFER TO MNFR INSTALL SPECIFICATIONS
- ATTACH JOISTS TO LEDGER W/ "LUS" JOIST HANGERS W/ DECK SCREWS IN-LEU OF NAILS IN TOP FASTENER HOLES
- DTT2 OR EQUIV. HOLDOWN DEVICE W/ 750 # MIN. CAPACITY, CONNECTED W/ SIMPSON TIMBER-HEX HDG SCREW INSTALLED PER DETAIL BELOW. REFER TO MNFR INSTALL SPECIFICATIONS
- ATTACH JOISTS TO LEDGER W/ "LUS" JOIST HANGERS W/ DECK SCREWS IN-LEU OF NAILS IN TOP FASTENER HOLES



TIMBER WALL SYSTEM INSTALL SIMILAR

3 EXTERIOR DECK LATERAL RESTRAINT SYSTEM ATTACHMENT
Scale = NTS

SHEARWALL HARDWARE PLACEMENT:

SHEAR DIAPHRAGM TRANSFER TO FRAMING MEMBERS IS CARRIED OUT VIA THE FOLLOWING CONNECTIONS...
FLOOR: SOLID TIMBER BUILDINGS "LTP4" PLATE, RIM JOIST TO MIDSILL. BOTTOM TIMBER SCREWS TO RIM JOIST.
POST & BEAM BUILDINGS UTILIZE EXT PLYWOOD SHEATHING NAILING.
ROOF EAVE: "RBC" BENDABLE PLATE, WALL TOP PLATE or TOP TIMBER TO ROOF BLOCKING.
ROOF GABLE: "A35" ANGLE, GABLE RAFTER ALIGNED OVER GABLE SHEARWALLS TO TOP PLATE or TOP TIMBER.

FRAMED SHEARWALL FASTENER SPECIFICATIONS

WALL TYPE	STRUCTURAL PANEL MATERIAL	NAILING	PLATE CONNECTIONS (10)		LOAD CAPACITY #/LF (1)
			FLR. OR ROOF FRM'G MEMBER CONNECTION TO TOP PLATE OR SILL	BOTTOM PLT. CONN. TO FLR. FRM'G MEMBER (PLT. TO PLT.)	
P1	1/2" SHEATHING OVER 2x @ 16"	8d @ 6" EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 48" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	10d @ 10" PARALLEL TO JOIST OR RIM	160 #/LF
P1	1/2" SHEATHING OVER 2x @ 16"	8d @ 6" BLKD EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 24" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	10d @ 6" PARALLEL TO JOIST OR RIM	230 #/LF
P2	1/2" SHEATHING OVER 2x @ 16"	8d @ 4" BLKD EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 16" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	10d @ 4" PARALLEL TO JOIST OR RIM	350 #/LF
P3	1/2" SHEATHING OVER 2x @ 16"	8d @ 3" BLKD EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 12" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	10d @ 3" PARALLEL TO JOIST OR RIM	451 #/LF
P4	1/2" SHEATHING OVER 2x @ 16"	8d @ 2" BLKD EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 8" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	(2) 10d @ 5" STAGGERED PARALLEL TO JOIST OR RIM	546 #/LF
P5	1/2" SHEATHING OVER 2x @ 16"	8d @ 4" BLKD EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 8" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	(2) 10d @ 4" STAGGERED PARALLEL TO JOIST OR RIM	713 #/LF
P6	1/2" SHEATHING OVER 2x @ 16"	10d @ 3" BLKD EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 6" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	(2) 10d @ 2" STAGGERED PARALLEL TO JOIST OR RIM	902 #/LF
P7	1/2" SHEATHING OVER 2x @ 16"	10d @ 2" BLKD EDGES, 12" O.C. FIELD	RBC / A35 / LTP4 @ 6" PARALLEL TO BLK'G, RIM BD. OR RAFTER AND / OR 2 EA. DECK BD / 6" O.C.	(2) 10d @ 2" STAGGERED PARALLEL TO JOIST OR RIM	1146 #/LF

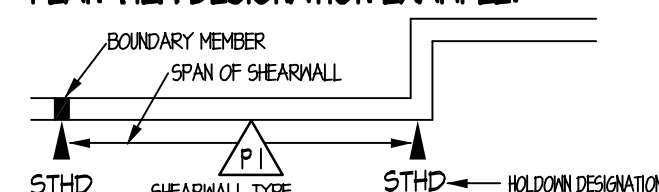
GENERAL NOTES:

- 1/2" SHEATHING TO BE EXPOSURE-1 APA SPAN RATED STRUCTURAL PANEL. 5/32", 3/216 RATED PLYWOOD - OR - ORIENTED STRAND BOARD.
- ALL NAILING PER IBC TABLE 2304.41, OR IBC TABLE 25-1
- USE DOUBLE STUDS @ BALLOON FRAMED WALLS OVER 10' TALL.
- ALL NAILS SHALL HAVE A MINIMUM 3/8" EDGE DISTANCE.
- PNEUMATIC NAILS CAN BE SUBSTITUTED AS FOLLOWS:
8d = 0.131" X 2 1/2", 10d = 0.148" X 3", 16d = 0.145" X 3 1/4"
- SHEATHING FASTENERS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF SHEATHING. NAILS SHALL NOT SPLIT FRAMING MEMBERS.
- VERTICAL DIAPHRAGM MAX. HEIGHT TO WIDTH ASSUMED 3 1/2 : 1
- MIDSILL ANCHORS SHALL BE 3" X 3" X 1/4" STEEL PLATE WASHERS, TYP.
- LAP SHEATHING OVER RIM JOIST AND NAIL TO MIDSILL, SOLE PLATE, TOP PLATE & RIM JOIST PER SPECIFIED EDGE NAILING.
- SIMPSON A35 CLIPS SHALL BE INSTALLED W/ THE APPROPRIATE FASTENERS PER THE MANUFACTURERS SPECIFICATIONS.
- ALL FRAMING SHALL BE MEM-FIR #2 UNLESS NOTED OTHERWISE.

SHEARWALL FOOTNOTES:

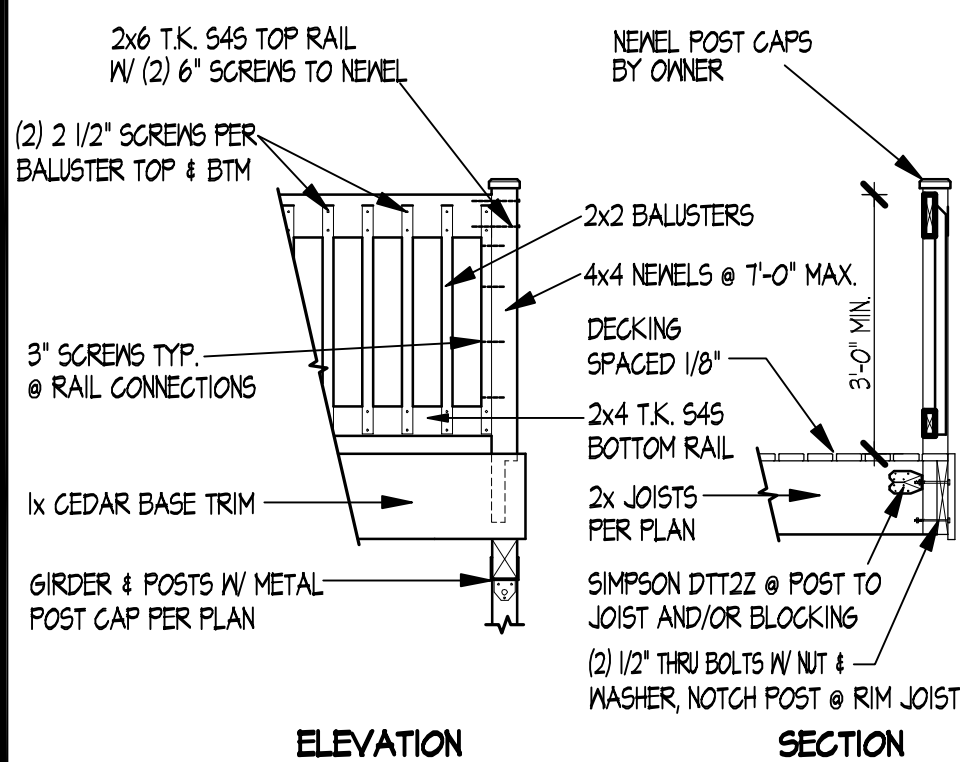
- (1) ALL EXT. WALLS NOT DESIGNATED ON PLAN SHALL RECEIVE CODE MIN. NAILING PER SHEARWALL "P" UNLESS NOTED OTHERWISE
- (2) WALL SHG'S SPECIFIED SHALL EXTEND ENTIRE LENGTH OF WALL @ APPLICABLE LEVEL OR STORY AND SHALL BE CONTINUOUS AROUND OPENINGS
- (3) ALL HARDWARE MUST BE INSTALLED PRIOR TO FRAMING INSPECTION
- (4) WHERE REQUIRED, BLOCK ALL HORIZONTAL SHEATHING EDGES WITH NOMINAL 2x BLOCKING SAME DEPTH AS FRAMING AND NAIL WITH SPECIFIED EDGE NAIL SPACING. IF SHEATHING IS PLACE W/ LONGITUDINAL DIRECTION VERTICAL, STUDS AND PLATES WILL BE CONSIDERED AS BLOCKING
- (5) PROVIDE SPECIFIED EDGE NAILING IN PANEL FIELD @ ALL DBL. STUDS AND/OR 4x OR LARGER POST MEMBERS
- (6) USE DBL. 2x OR EQUIVALENT MEMBERS IN WALLS @ ABUTTING PANEL EDGES AND STAGGER NAILS TO AVOID SPLITTING FRAMING MEMBER. INSTALL PANEL EDGE NAILING FROM (1) PANEL TO EACH 2x USE P.L.T. TO P.L.T. NAILING TO STITCH THE DBL. 2x TOGETHER.
- (7) HOLDOWN DEVICES SHALL BE PROVIDED @ EACH CORNER OF PANEL PER PLAN AS DEFINED BY OVERTURNING CONDITIONS.
- (8) ONE SHEET 1/2" CDX EACH SIDE OF WALL FRAMING, STAGGER VERTICAL EDGES ON EACH SIDE OF WALL.
- (9) REFER TO DETAILS FOR PROPER PLATE CONNECTIONS AND CLIP PLACEMENT
- (10) USE (1 1/8" LSL) OR (2x) RIM BD. W/ BLOCKING OR DBL. RIM AND STAGGER NAILS @ SOLE PLATE TO EACH MEMBER
- (11) USE (2) 1 3/4" LSL OR (2x) RIM BD. W/ BLOCKING OR DBL. RIM AND STAGGER NAILS @ SOLE PLATE TO EACH MEMBER

PLAN VIEW DESIGNATION EXAMPLE:



5 POST & BEAM "FRAMED" SHEARWALL SCHEDULE
Scale = NTS

ALL DECK HARDWARE SHALL BE PROVIDED BY OWNER PER LOCAL CODE REQUIREMENTS

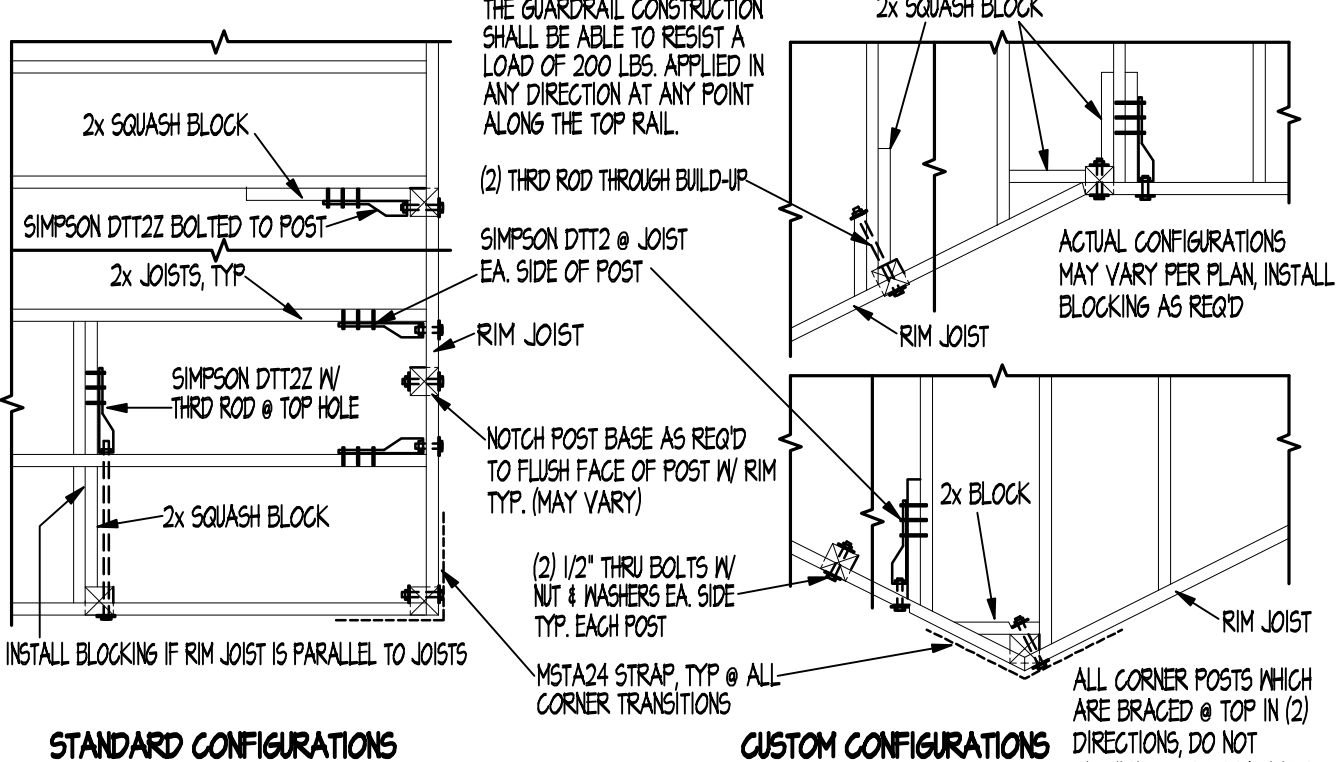


NOTES:

- DROP DECK JOISTS LOWER THAN SUBFLOOR TO ALLOW FOR DECKING & Z-FLASHING
- OPENINGS IN GUARDRAIL SHALL BE CONSTRUCTED SO THAT A 4" SPHERE CANNOT PASS THROUGH
- REFER TO NEWEL POST CONNECTION DETAILS FOR PROPER INSTALLATION OF HARDWARE
- REFER TO DECK LEDGER DETAIL FOR PROPER LEDGER ATTACHMENT
- REFER TO DECK LATERAL RESTRAINT DETAIL FOR PROPER LATERAL CONNECTIONS TO HOUSE STRUCTURE

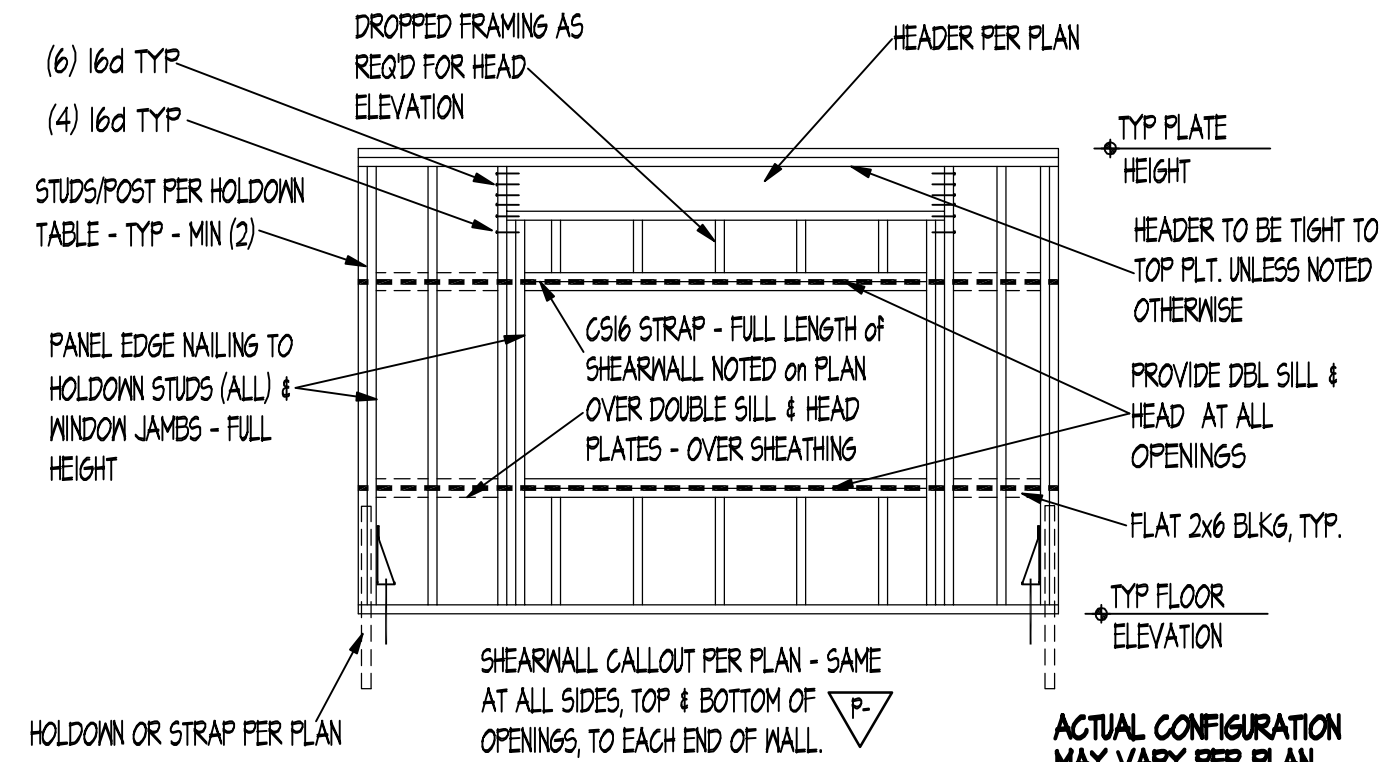
2 EXTERIOR DECK W/ NEWEL RAIL SYSTEM
Scale = NTS

ALL DECK HARDWARE SHALL BE PROVIDED BY OWNER PER LOCAL CODE REQUIREMENTS



4 DECK NEWEL POST TO RIM JOIST CONNECTIONS
Scale = NTS

GABLE WALL FRAMING SIMILAR



6 SHEARWALL CONSTRUCTION W/ WINDOW OPENING
Scale: Not To Scale



PAN ABODE HOMES INC
panabodehomes.com

1100 Maple Ave SW Renton WA 98057
info@panabodehomes.com
(800) 782-2633 fx: (425)255-8630

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DATE: 5-14-2020

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DEALER:

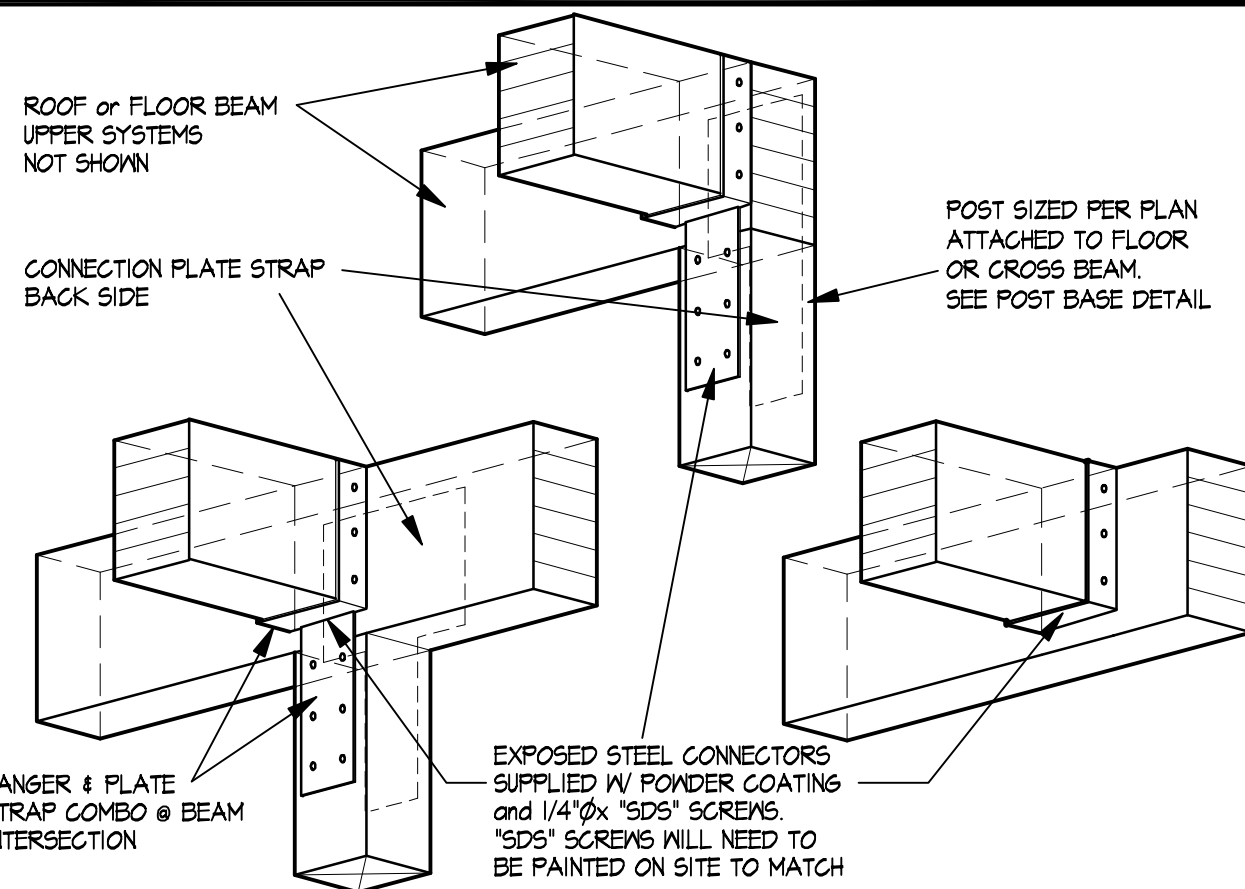
DRAWN BY: J Kierig

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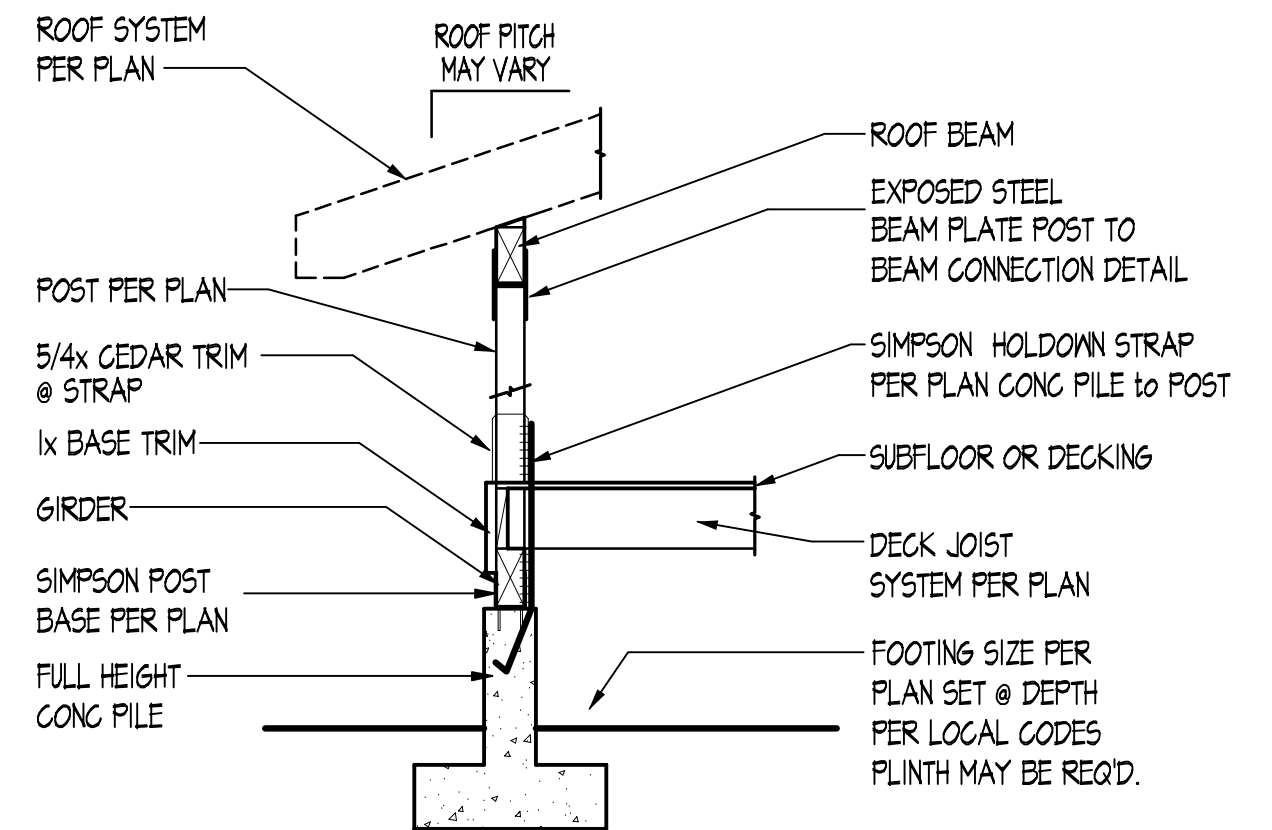
CUSTOMER:

Municipality of Skagway

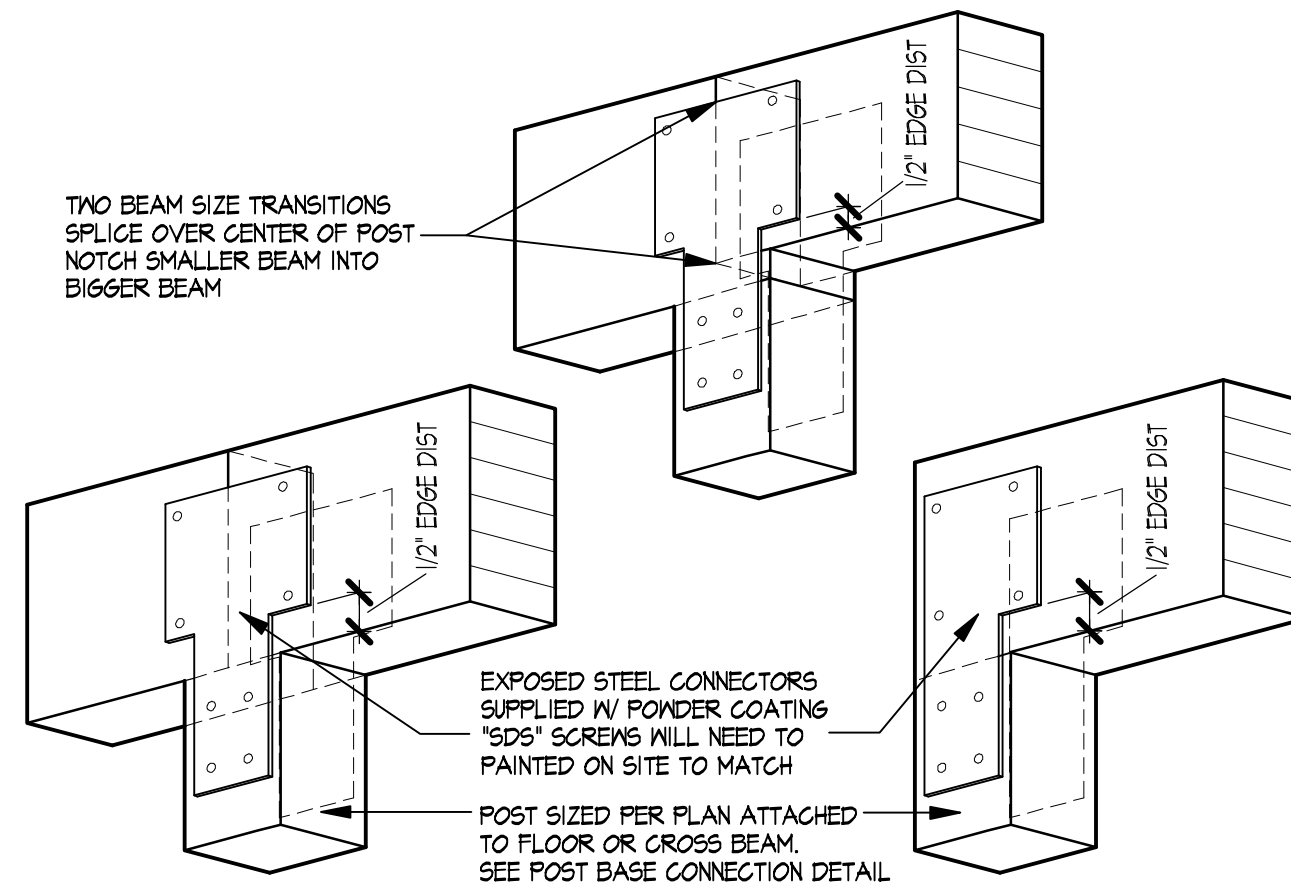
SHEET
DT-3
7 OF 12



4 EXPOSED CONNECTION BEAM TO BEAM HARDWARE
Scale: NTS EXP BEAM 2 BEAM

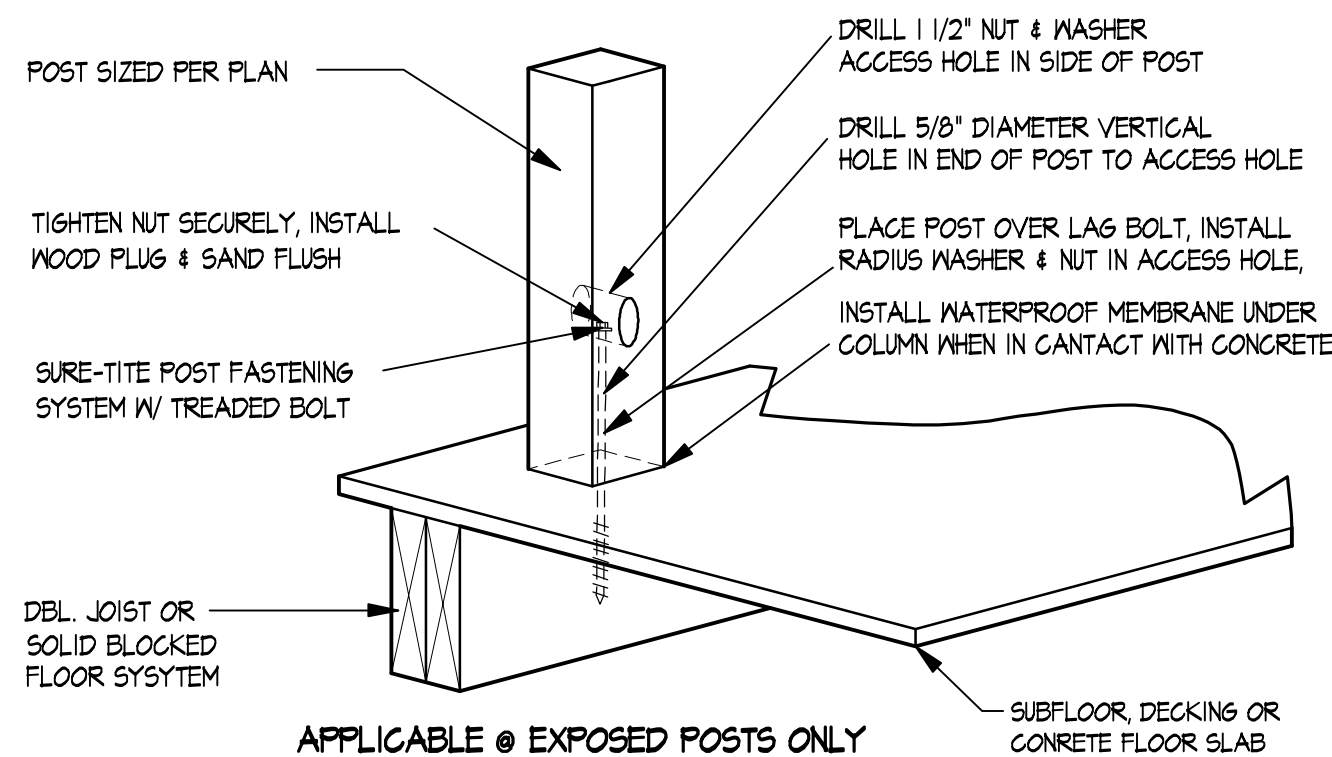


7 COVERED PORCH POST CONNECTIONS w/ FULL HEIGHT PILE
Scale: NTS 1 LVL CONG PILE FULL HT



5 EXPOSED CONNECTION POST to BEAM
Scale: NTS EXP POST 2 BEAM

ANCHOR INTO CONG SLAB SIMILAR



6 CONCEALED CONNECTION at FLOOR w/ POST ANCHOR
Scale: NTS EXP POST HIDDEN ANCHOR



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SINCE 1952
panabodehomes.com

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info@panabodehomes.com
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CHECKED BY:

CUSTOMER:

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DT-4

8 OF 12

EXTERIOR DOORS IN FRAMED WALLS			INTERIOR DOORS IN FRAMED WALLS (1)			CLOSET DOORS IN FRAMED WALLS (2)			DOORS IN TIMBER WALLS W/ BUCKS (4)(5)(6)			
SIZE	WIDTH	HEIGHT	SIZE	WIDTH	HEIGHT	SIZE	WIDTH	HEIGHT	SIZE	EXT. WIDTH	INT. WIDTH	HEIGHT
3 ⁰	3'-2"	6'-10 1/2"	3 ⁰	3'-2"	6'-10"	3 ⁰	3'-1 1/2"	6'-10"	3 ⁰	3'-4 1/2"	3'-4 1/2"	6'-10 1/2"
2 ⁶	2'-10"	"	2 ⁶	2'-10"	"	6 ⁰	6'-1 1/2"	"	2 ⁶	3'-0 1/2"	3'-0 1/2"	"
2 ⁶	2'-8"	"	2 ⁶	2'-8"	"	5 ⁰	5'-1 1/2"	"	2 ⁶	2'-10 1/2"	2'-10 1/2"	"
DBL. 3 ⁰	6'-3"	"	2 ⁴	2'-6"	"	4 ⁰	4'-1 1/2"	"	2 ⁴	2'-8 1/2"	2'-8 1/2"	"
DBL. 2 ⁶	5'-7"	"	2 ⁰	2'-2"	"	3 ⁰	3'-1 1/2"	"	DBL. 3 ⁰	6'-5 1/2"	6'-5 1/2"	"
3 ⁰ + 1 ⁰ SL	4'-3"	"	1 ⁶	1'-8"	"	2 ⁶	2'-7 1/2"	"	3 ⁰ + SL	4'-5 1/2"	N/A	"
3 ⁰ + DBL 1 ⁰ SL	5'-4"	"	1 ³	1'-5"	"	2 ⁰	2'-1 1/2"	"	3 ⁰ + DBL SL	5'-6 1/2"	"	"
9 ⁰ SGD	4'-0"	"	1 ⁰	1'-2"	"				9 ⁰ SGD	4'-2 1/2"	"	"
7 ⁶ SGD	7'-6"	"							7 ⁶ SGD	7'-8 1/2"	"	"
6 ⁰ SGD	6'-0"	"							6 ⁰ SGD	6'-2 1/2"	"	"
5 ⁰ SGD	5'-0"	"							5 ⁰ SGD	5'-2 1/2"	"	"
8 ⁰ TALL DOOR	8'-2 1/2"		8 ⁰ TALL DOOR	8'-2"								

NOTE:

(1) POCKET DOORS ROUGH OPENING DIMENSIONS : HEIGHT - 84", WIDTH - DOOR SIZE x 2 + 1 3/4"

(2) REFER TO PLANS FOR ALL CUSTOM DOOR R.O.'S

(3) R.O.'S ARE WRAPPED IN DRYWALL & TRIMMED W/ 1x2. R.O.'S FOR BI-PASS DOORS ARE 6'-11" HT. x CALL OUT SIZE WIDTH.

(4) TIMBER WALL CLOSET DOORS ROUGH OPENINGS : WIDTH OF DOOR SIZE + 3" (NO BUCKS REQUIRED)

(5) BUCKS ARE NOT REQUIRED ABOVE DOORS IN TIMBER WALLS. R.O. HEIGHTS FOR CLASSIC TIMBER WALL SYSTEMS ARE CALCULATED W/ 1/8" PER COURSE SETTLEMENT

(6) HEIGHT OF R.O. TO BE FIELD CUT IN TIMBER WALL

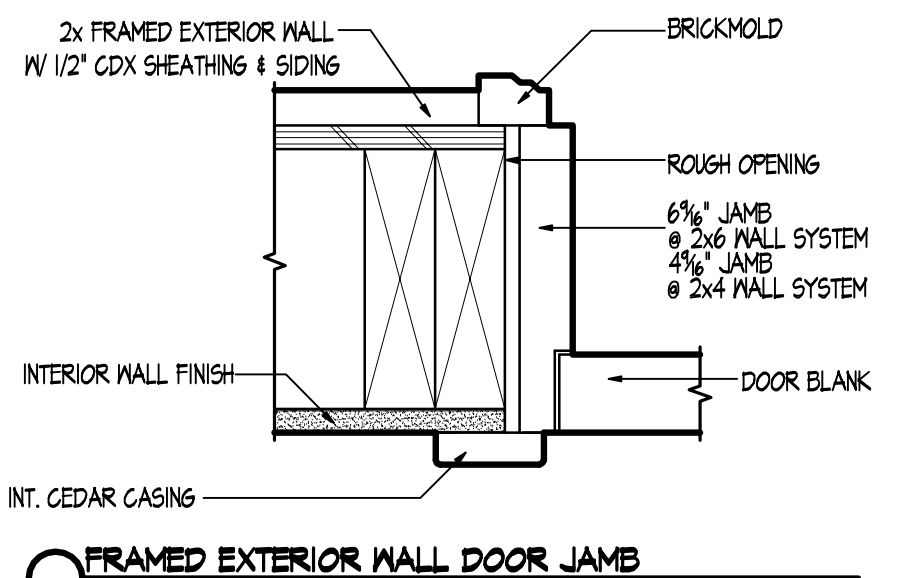
(7) FRAMED GARAGE DOOR R.O.: DOOR SIZE + 3" PHOENIX TIMBER GARAGE DOOR R.O.: DOOR SIZE + 3" INCL. BUCK CLASSIC TIMBER GARAGE DOOR R.O.: DOOR SIZE + 5 1/2" INCL. BUCK

(8) OUTSWING EXT. DOORS R.O. HEIGHT IS SHORTER THAN INSWING UNITS (APPLY FILLER AS REQ'D)

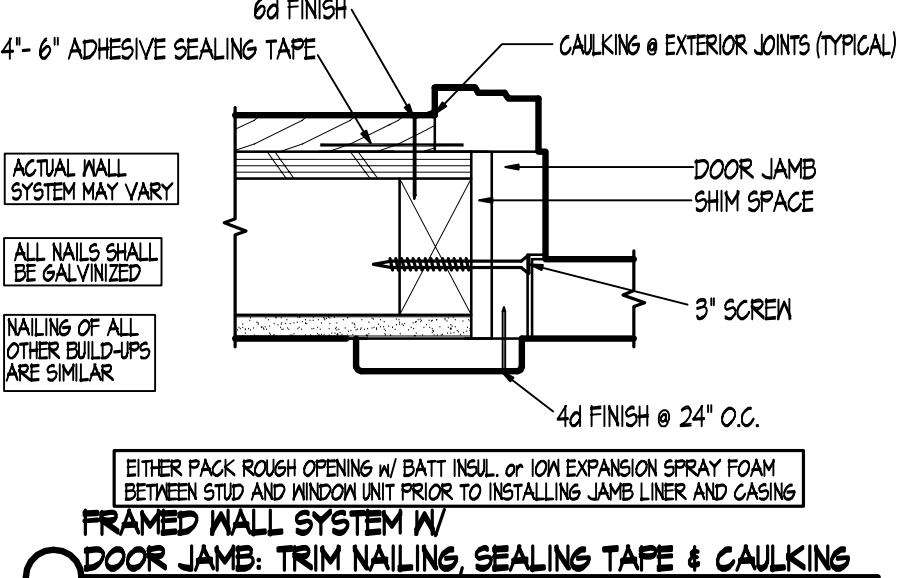
(9) SLIDING GLASS DOORS: CALL OUT SIZE IS R.O. NET UNIT SIZE IS 1/2" UNDER (12'x8' DOOR IS 11 1/2'x8 1/2' FRAME) (12'x9'6" DOOR IS 11 1/2'x9 1/2' FRAME)

DOOR ROUGH OPENING SCHEDULE

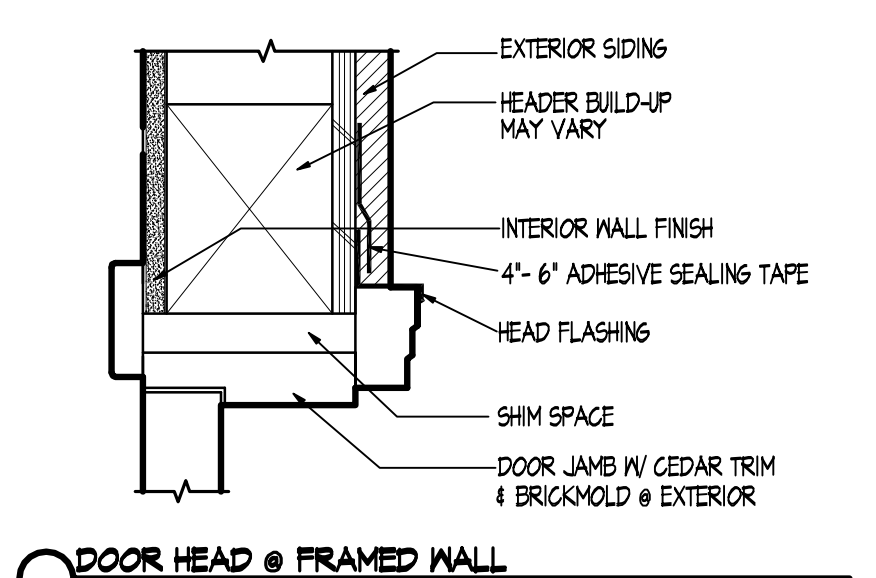
D2 REV. 3-23-2018



FRAMED EXTERIOR WALL DOOR JAMB



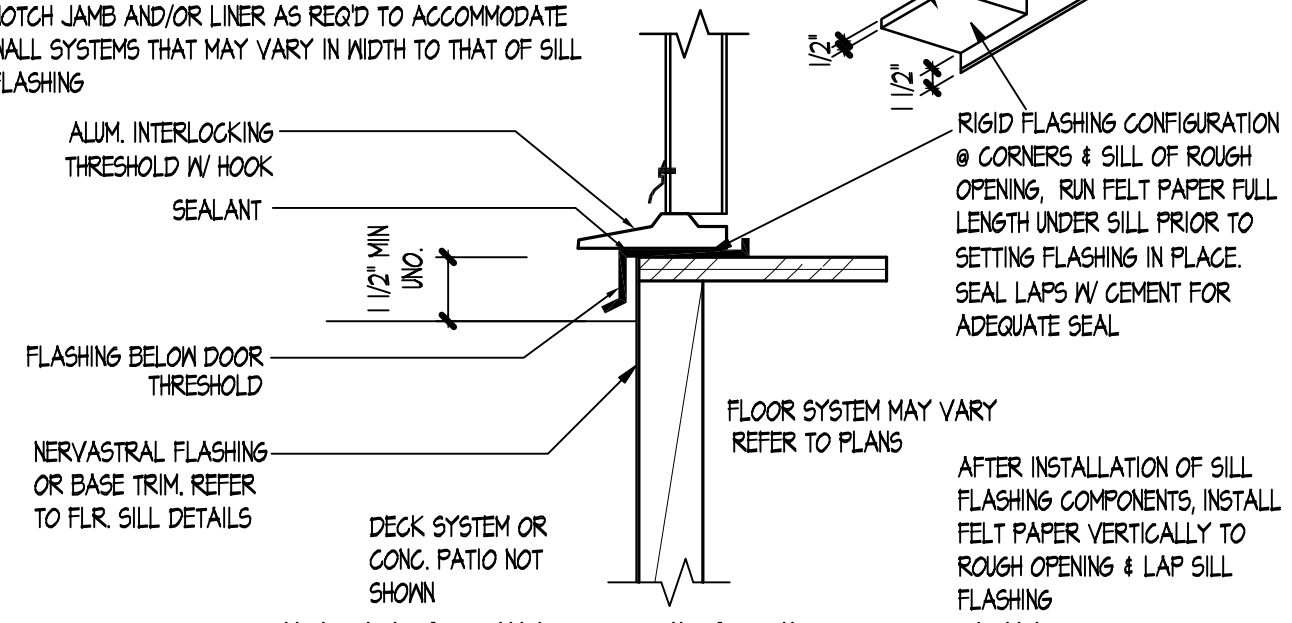
FRAMED WALL SYSTEM W/ DOOR JAMB: TRIM NAILING, SEALING TAPE & CAULKING



DOOR HEAD @ FRAMED WALL

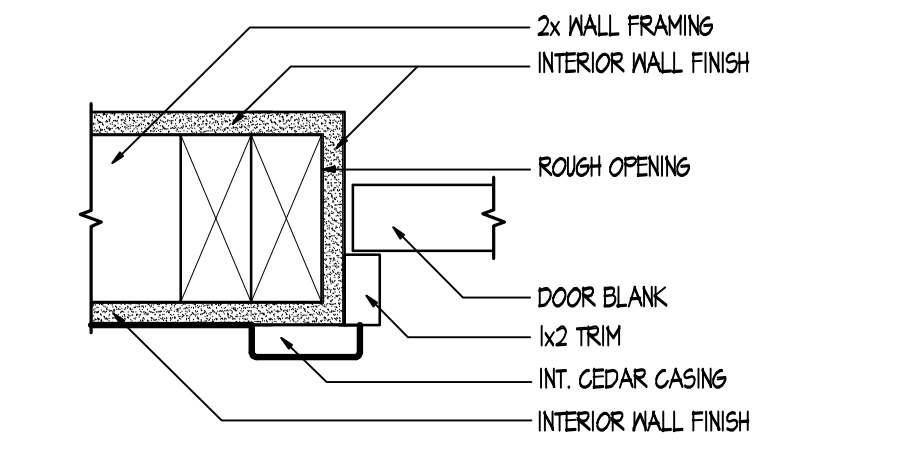
ALL SILL FLASHING COMPONENTS ARE BY OWNER/CONTRACTOR. REFER TO MNFR INSTRUCTIONS FOR PROPER INSTALLATION

NOTE: SILL FLASHING ON TIMBER BUILDINGS SHALL BE CONSTRUCTED OF 30# FELT OR EQUIV. IN-LEU OF RIGID FLASHING DUE TO CEDAR DRIP CAPS

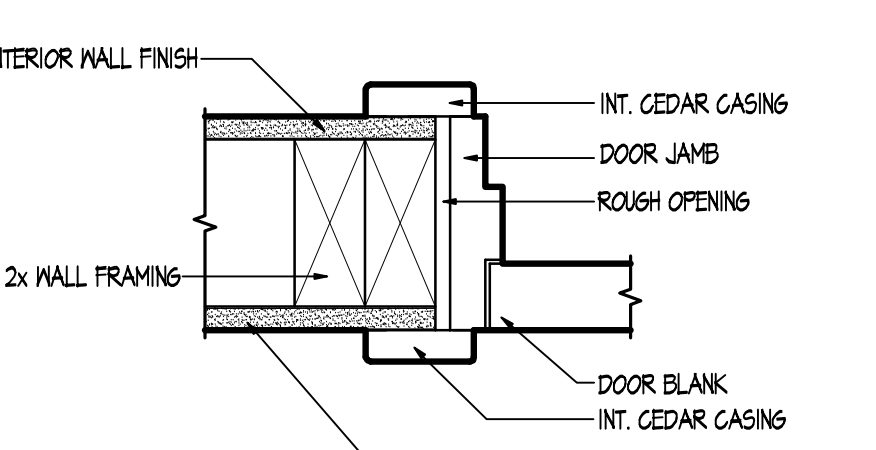


DOOR SILL FLASHING & WEATHERPROOFING

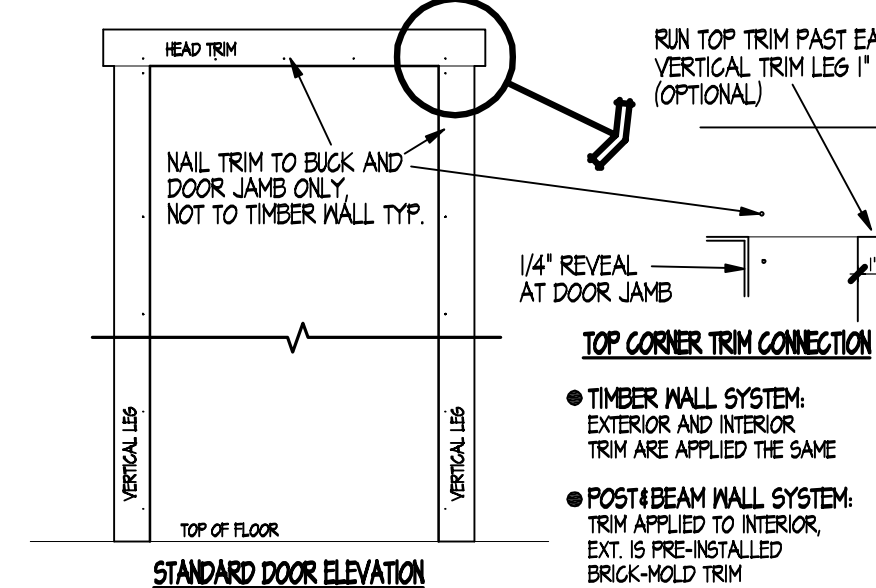
D22



FRAMED WALL CLOSET DOOR JAMB



FRAMED INTERIOR WALL DOOR JAMB



INTERIOR & EXTERIOR DOOR TRIM APPLICATION

REFER TO TRIM SCHEDULE FOR USAGE, SIZE AND GRADE INFO

POST&BEAM FRAMED WALL DOOR INSTALL DETAILS

DETAILS SHOWN REFLECT VARIOUS WALL SYSTEMS AND BUILD-UPS. REFER ONLY TO THE DETAILS THAT APPLY TO THE WALL SYSTEM SPECIFIED PER PLAN



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panabodehomes.com
1100 Maple Ave SW Renton WA 98057
info@panabodehomes.com
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DEALER:

DRAWN BY: J Kierig

CHECKED BY:

CUSTOMER:

Municipality of Skagway

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9 OF 12

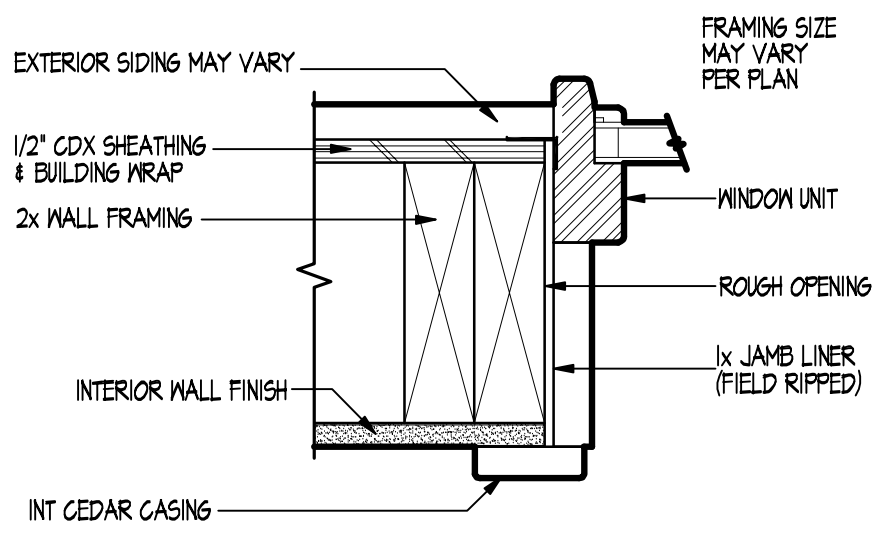
FRAMED WALLS : (A)
 CALLOUT SIZE = ROUGH OPENING UNLESS NOTED OTHERWISE PER PLAN
 REFER TO FRAMING ELEVATIONS FOR CUSTOM UNIT ROUGH OPENINGS. BAY, BOW, TRAP UNITS, ETC.

TIMBER WALLS : (A)
 CALLOUT SIZE + 2 1/2" (BUCKS) = ROUGH OPENING UNLESS NOTED OTHERWISE PER PLAN
 FIELD CUT TIMBERS PER TIMBER DOOR & WINDOW OPENING DETAIL

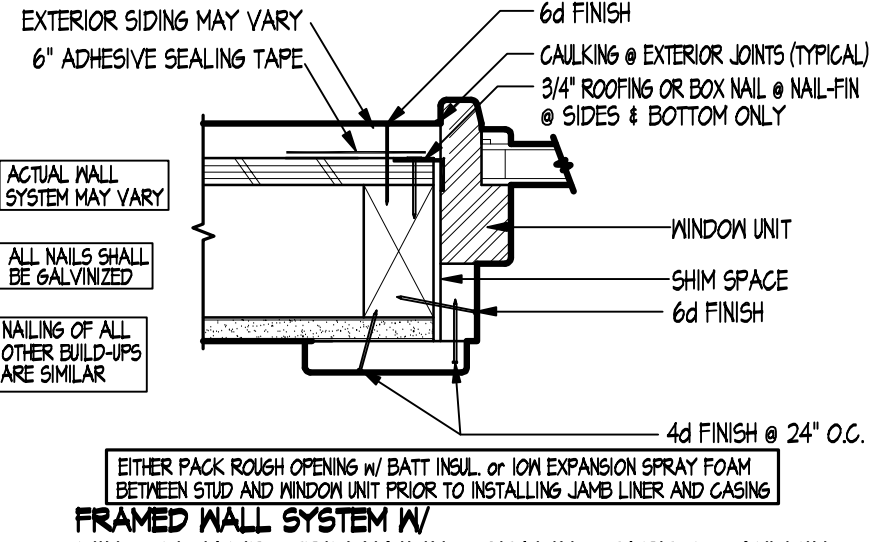
(A) EXTERIOR FRAME DIMENSIONS OF WINDOW MANUFACTURERS MAY VARY. VERIFY ACTUAL UNIT SIZES PRIOR TO CONSTRUCTION.

SKYLIGHT MODEL # : (B)	AO6	CO1	CO4	CO6	MO4	MO6	SO1	SO6
ROUGH OPENING :	14 1/2"x45 3/4"	21"x 26 7/8"	21"x 31 1/8"	21"x 45 3/4"	30 1/16"x37 1/8"	30 1/16"x45 3/4"	44 1/4"x26 7/8"	44 1/4"x45 3/4"
FRAME SIZE :	15 1/4"x46 1/4"	21 1/2"x27 3/8"	21 1/2"x38 3/8"	21 1/2"x46 1/4"	30 9/16"x38 3/8"	30 9/16"x46 1/4"	44 3/4"x27 3/8"	44 3/4"x46 1/4"

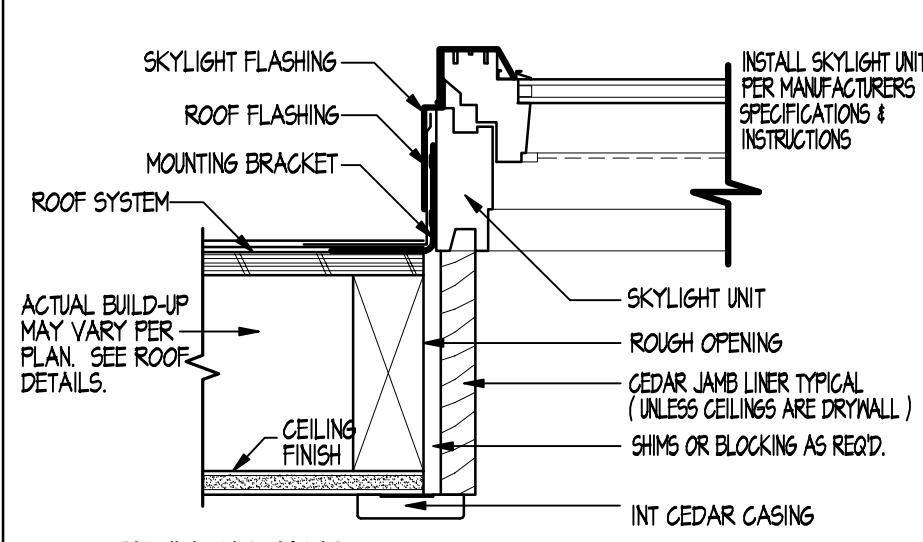
(B) "VELUX" SKYLIGHTS ASSUMED. SIZES SHOWN ARE AVAILABLE IN DIFFERENT MODELS. REFER TO MANUFACTURERS SPECIFICATIONS PRIOR TO INSTALLATION.



FRAMED WALL WINDOW JAMB



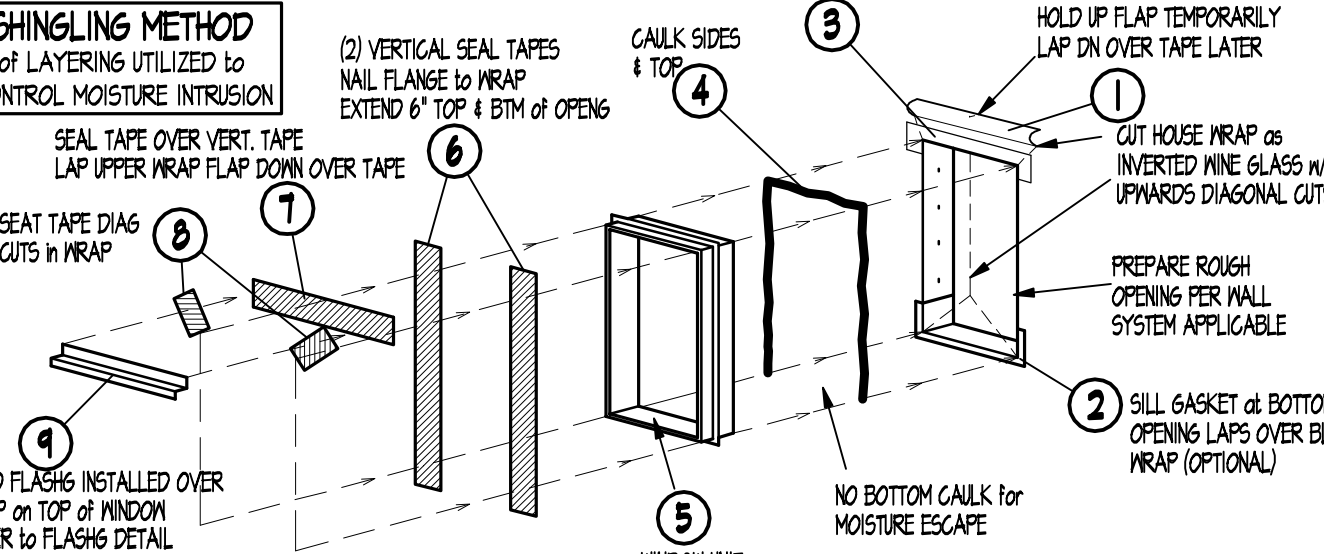
FRAMED WALL SYSTEM W/ WINDOW JAMB: TRIM NAILING, SEALING TAPE & CAULKING



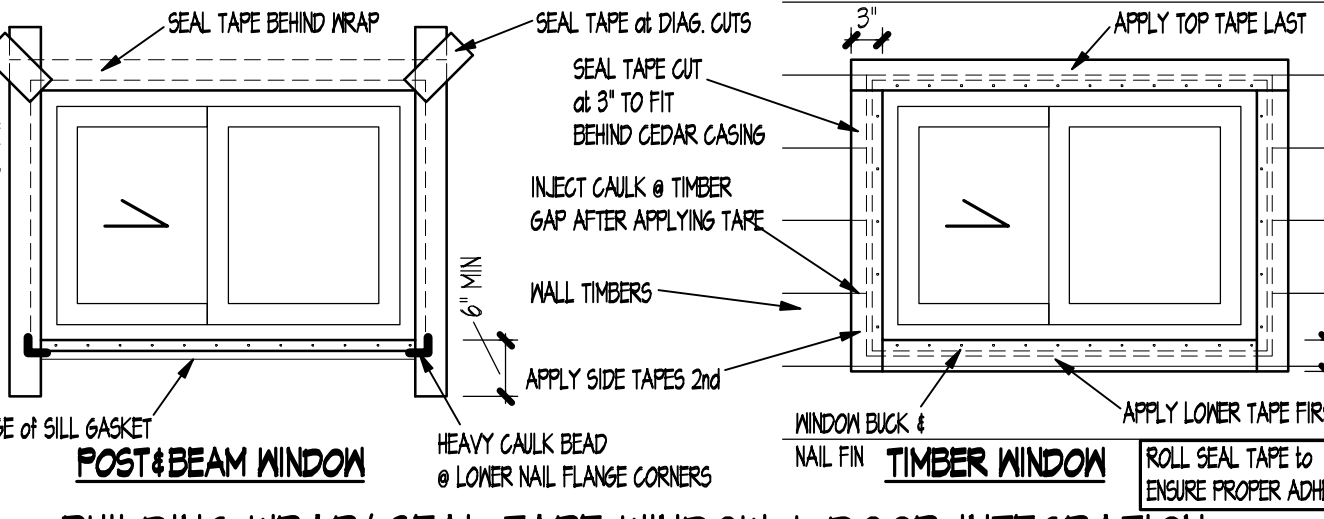
SKYLIGHT JAMB

WINDOW & SKYLIGHT ROUGH OPENING SCHEDULE

BUILDING WRAP APPLIED TO ALL EXTERIOR FRAMED WALL SURFACES WITH ALL VERTICAL SEAMS TAPED. REFER TO MFG INSTALL DETAILS FOR PROPER APPLICATION. INSTALL BLDG WRAP OVER WINDOW AND DOOR OPENINGS TO BE CUT OUT LATER. CUT WRAP AS SHOWN BELOW. (2) VERTICAL SIDES AND BOTTOM ARE WRAPPED AND FASTENED INTO OPENING. TOP CUT EVEN WITH HEAD R.O. and LEFT TO LAP OVER SEAL TAPE AT HEAD.



FRAMED WALL SHOWN (TIMBER IS SIMILAR see below)
 6" SEALING TAPE PROVIDED FOR FRAMED WALLS, (FIELD-CUT) REQUIRED FOR TIMBER WALLS... CUT 6" TAPE IN HALF ~ (2)-3" REFER TO MFR INSTRUCTIONS & JAMB DETAILS FOR SPECIFIC "WALL TYPE" INSTALLATION INFORMATION

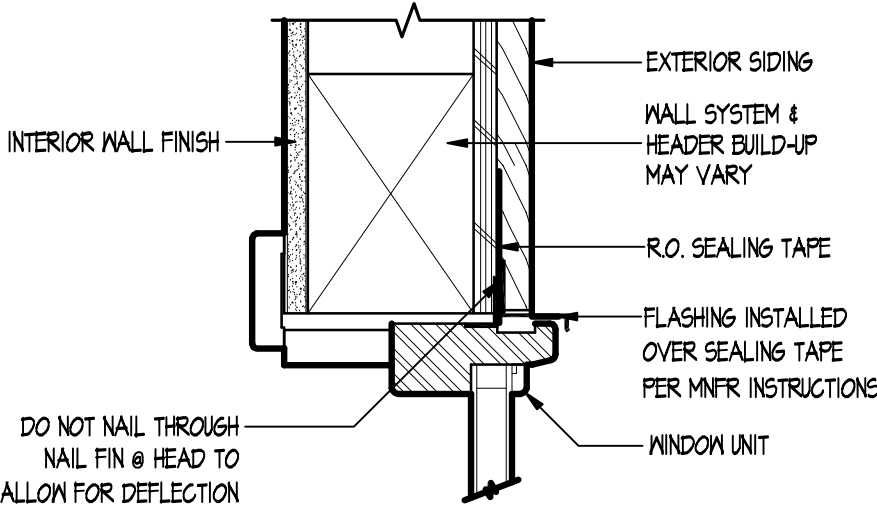


BUILDING WRAP/ SEAL TAPE WINDOW & DOOR INTEGRATION

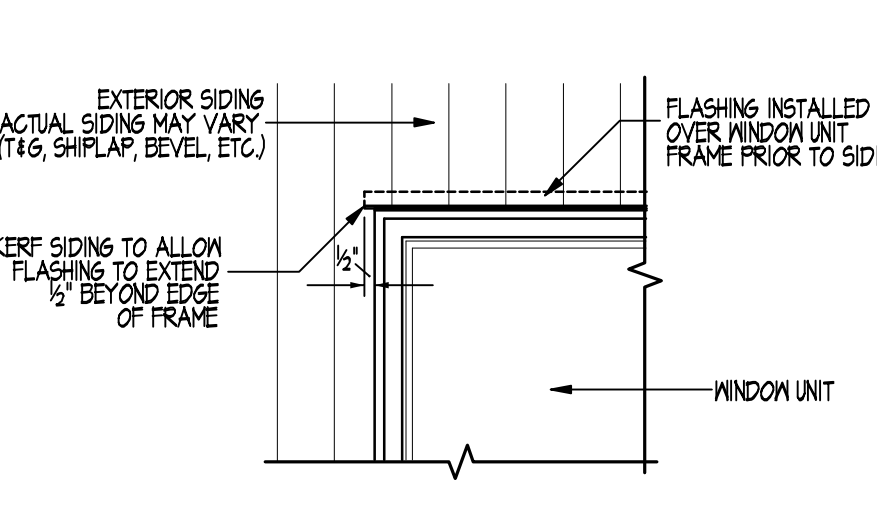
UNIT SIZES ARE CALLED OUT WIDTH X HEIGHT IN FEET & INCHES, FOR EXAMPLE: 6036 = 6'-0" WIDE X 3'-6" HIGH
 ALL ILLUSTRATIONS AND CALLOUTS ARE VIEWED FROM THE EXTERIOR.
 X = OPERABLE O = FIXED LH = HINGED @ LEFT RH = HINGED @ RIGHT

- (1) STANDARD UNITS ARE VINYL FRAMES. REFER TO PURCHASE AND SALE AGREEMENT TO CONFIRM
- (2) ACTUAL CONFIGURATIONS MAY VARY, REFER TO PLAN FOR SPECIFIC COMBINATIONS.
- (3) REFER TO PURCHASE AND SALE AGREEMENT FOR ACTUAL WINDOW SPECS AND UPGRADES (OR BY OWNER UNITS)
- (4) COMBINED SKYLIGHT UNITS REQUIRE GANG FLASHING & ARE PROVIDED WITH PACKAGE UNLESS UNITS PER PLAN ARE SPACED MORE THAN 4" APART. ALL SITE BUILT FLASHINGS ARE THE RESPONSIBILITY OF THE OWNER OR ROOFING CONTRACTOR. SKYLIGHTS ARE "VELUX" UNLESS SPECIFIED ON PLAN TO BE SUPPLIED BY OWNER.
- (5) STANDARD SLIDING DOORS ARE VINYL FRAMES REFER TO PURCHASE AND SALE AGREEMENT TO CONFIRM
- (6) REFER TO MANUFACTURERS DETAILS FOR INSTALLATION AND SUPPORT SPECIFICATIONS ACTUAL UNIT SIZES ARE 1/2" LESS THAN CALLOUT IN 1/4" SPACE ASSUMED @ SIDES. (VERIFY ON-SITE)
- (7) ALL UNITS ARE NAIL-FIN STYLE. INSTALLATION OF UNITS SHALL BE PER DETAILS PROVIDED TO ACCOMMODATE APPLICABLE WALL SYSTEM
- (8) REFER TO MANUFACTURERS TESTED U-VALUES OR LOCAL CODE DEFAULT VALUES FOR ALL APPLICABLE ENERGY CODE COMPLIANCE INFO.
- (9) SLIDING GLASS DOORS: USE LIBERAL AMOUNT OF CAULKING UNDER THE SILL / CENTER FRAMED IN OPENING / SHIM AS REQD. TO LEVEL / FRAME MUST BE PLUMB, LEVEL & SQUARE IN THE OPENING / DO NOT NAIL THE HEAD.
- (10) WINDOWS: PLACE THE UNIT ON 1/4" BLOCKS AND SHIM AS REQD. TO LEVEL / POSITION BLOCKS 2" FROM CORNERS & EVERY 8'-0" & DIRECTLY UNDER VERTICAL RAIL(S) / CENTER THE UNIT IN OPENING LEAVING 1/4" +/- SPACE ON EA. SIDE / DO NOT NAIL THE HEAD FLANGE PLACE FINISH NAILS @ 12" OC 1/4"-1/2" ABOVE FLANGE AND BEND THE NAIL DOWN OVER THE NAIL-FIN. LUBRICATE ALL MOVING PARTS
- (11) NAIL THE FLANGE AT THE SIDE AND BOTTOM OF THE FIXED SIDE OF SLIDER UNITS, NAILING THE OPERABLE SIDE AFTER ALIGNMENT IS SQUARE & PLUMB.

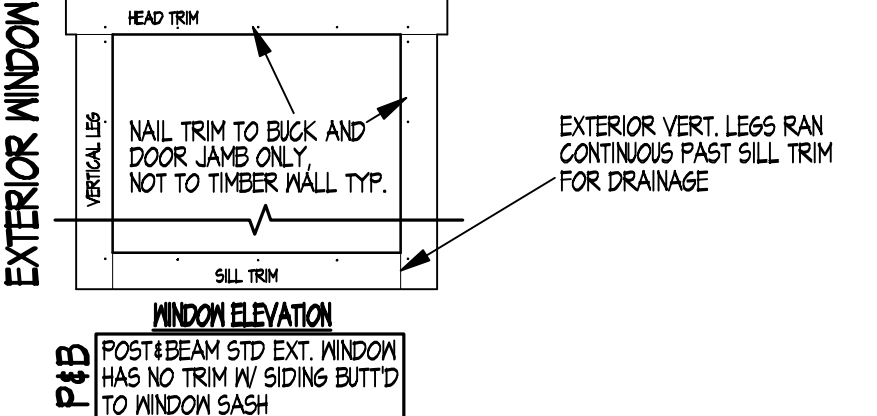
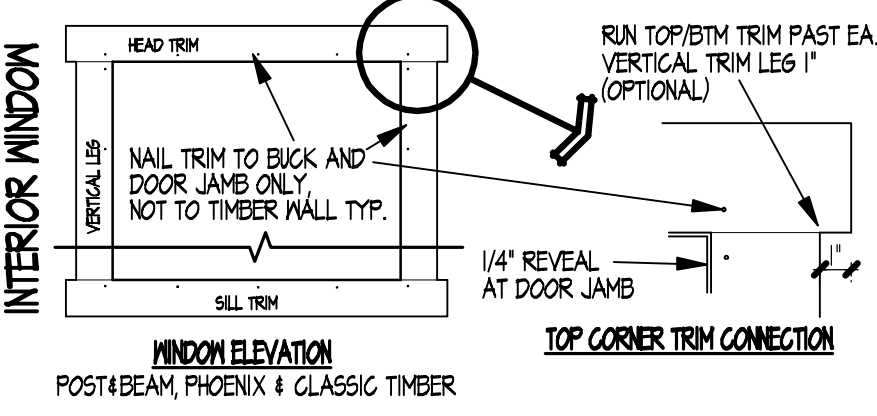
"WINDOW" GENERAL NOTES



WINDOW HEAD @ FRAMED WALL



HEAD FLASHING ELEVATION



REFER TO TRIM SCHEDULE FOR USAGE, SIZE AND GRADE INFO

POST & BEAM WALL WINDOW INSTALL DETAILS

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DEALER:

DRAWN BY: J Kierig

CHECKED BY:

CUSTOMER:

Municipality of Skagway

SHEET

WD-1

10 OF 12

I. Miscellaneous:

- Water closet compartment minimum 30" wide with 2' clear space in front of stool.
- Shower walls shall be relatively smooth, hard, nonabsorbent, and not adversely affected by moisture to a height of not less than 70 inches above the drain inlet.
- Cedar Siding should be allowed to become adjusted to its conditioned environment before installation.
- Cedar siding should be back-coated wherever possible and a finish coat should be fully applied to all end grain areas. (Additional stain is required by owner)
- By mindful planning in advance, siding joints can be kept at a minimum. Cut a 30 degree scarf joint where joints occur.
- A full coat of finish should be applied to all wood windows before installation.
- When installing plywood panels, always stagger the end joints.
- Always allow for 1/8" spacing for plywood end and edge joints unless noted otherwise.
- Apply only enough adhesive to lay 1 or 2 plywood floor panels at a time and remove any moisture, dust, and/or debris from the top of the floor joists before applying the adhesive to allow for a tight & secure bond.
- Adhesive should be applied to framing members in a straight uninterrupted bead (+/- 1/4" dia.) or in a wave pattern in wide areas. Spread adhesive in all T&G joints and avoid excess glue run-off at joints by applying a thinner bead (+/- 1/8" dia.) on the joists.
- Finish off nailing of each plywood panel before the adhesive sets or "skins" over. Please follow all manufacturer's recommendations for adhesive application and set time.
- Unless an exterior door is provided, one window sill in each bedroom shall have a finished height of not more than 44" above the floor. Such windows shall have a net glass, laminated safety glass or approved plastic of a shatter resistant type.
- A door may open on the top step of a flight of stairs in a dwelling unit, provided the door does not swing over the top step.
- Smoke alarms shall be installed in the following locations:
 - In each sleeping room.
 - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
- Roofing shall be approved type able to withstand the hurricane loads and shall be installed in accordance with the manufacturer's instructions.

NAILING SCHEDULE

- Hangers, framing anchors and strap connectors shall be galvanized or rust inhibitive painted. Nails or bolts for connectors shall be as specified or provided by manufacturer.
- All exterior nails shall be galvanized. Plywood shall be nailed with common nails.
- All posts contained in the stud walls that bear on a 2x sill plate to be toenailed with 4-8d nails min., unless noted otherwise. Free-standing posts shall be anchored in an approved manner via metal post / column bases or per details.

CONNECTORS A,B,C,D,E,I	NAILING
Joist to sill or girder, toenail	3-8d
Bridging to joist, toenail	2-8d
1"x6" subfloor or less to each joist, face nail	2-8d
Wider than 1"x6" subfloor to each joist, face nail	3-8d
2" ledger to stud wall or timber wall	3-16d ea. stud 16d @ 12" o.c. staggered
Sole plate to joist or blocking, face nail	16d @ 16" o.c.
Rim joist to top plate, toe nail	8d @ 6" o.c.
Built-up header, two pieces with 1/2" spacer	16d @ 16" o.c. ea. edge
Sole plate to joist or blocking, face nail (at braced wall lines)	3-16d @ 16" o.c.
Top or sole plate to stud, end nail	2-16d
Stud to sole plate, toe nail.	3-8d, or 2-16d, end nail
Double studs, face nail	10d @ 24" o.c.
Double top plates, face nail	10d @ 24" o.c.
Top plates, laps at corners and intersections, face nail	2-10d
Double top plates, minimum 24 inch offset of end joints, face nail in lapped area	8-16d
Continuous header, two pieces	16d @ 16" o.c. ea. edge
Blocking between joists or rafters to top plate, toe nail	3-8d
Ceiling joists to plate, toenail	3-8d
Continuous header to stud, toenail	4-8d
Ceiling joists, laps over partitions, face nail	3-10d
Ceiling joists parallel to rafters, face nail	3-10d
Rafter to plate, toenail	2-16d
Rafter to T & G decking	8d toenails @ 6" o.c. each side
Roof rafters to ridge, valley or hip rafters: toe nail	4-16d
face nail	3-16d
Rafter ties to rafters, face nail	3-8d
1" brace to each stud and plate, face nail	2-8d, 2-1 3/4" staples
1"x6" sheathing to each bearing, face nail	2-8d, 2-1 3/4" staples
1"x8" sheathing to each bearing, face nail	2-8d, 3-1 3/4" staples
Wider than 1"x8" sheathing to each bearing, face nail	2-8d, 4-1 3/4" staples
Built-up corner studs	10d @ 24" o.c.
Built-up girder and beams	Nail ea. layer as follows 10d @ 32" o.c. top & bot staggered. 2-nails ea. end & at splice
2" planks (T&G decking)	2-16d @ ea. bearing
Plywood and particleboard:	F, G, J
Subfloor, roof and wall sheathing (to framing):	
3/4" and less	8d @ 6" o.c. edge, 12" field
1/2" - 1"	8d @ 6" o.c. edge, 12" field
1-1/8" - 1-1/4"	10d @ 6" o.c. edge, 12" field
Other wall sheathings:	H
1/2" Gypsum sheathing	1 1/2" galv. roofing nails: 6d common galv. staple 1 1/2" long, 1 1/4" screws W or S
5/8" Gypsum sheathing	I 1 3/4" galv. roofing nails: 8d common galv. staple 1 5/8" long, 1 5/8" screws W or S
Panel Siding (to framing):	K
1/2" or less	5d
5/8"	6d

For 5d: 1 inch = 25.4mm, 1 foot = 304.8 mm, 1 mile per hour = 1.609 km/h.
 A. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80 ksi (551NPa) for shank diameter of 0.142 inch (20d common nail), 90 ksi (620NPa) for shank diameters larger than 0.142 inch but not larger than 0.171 inch, and 100 ksi (689 MPa) for shank diameters of 0.142 inch or less.
 B. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.
 C. Nails shall be spaced at not more than 6 inches on center at all supports where spans are 48 inches or greater.
 D. Four-foot-by-8-foot or 4-foot-by-4-foot panels shall be applied vertically.
 E. Spacing of fasteners not included in this table shall be based on Table R602.3(1).
 F. For regions having basic wind speed of 110 mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum.
 G. For regions having basic wind speed of 100mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6 inches on center. When basic wind speed is greater than 100 mph nails for attaching panel roof sheathing to intermediate supports shall be spaced 6 inches on center for minimum 48-inch distance from ridges, eaves and gable end walls; and 4 inches on center to gable end wall framing.
 H. Gypsum sheathing shall conform to ASTM C-74 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AIA 1441 or ASTM C 208.
 I. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.
 J. Common nail.
 K. Corrosion resistant siding or casing nails.

FASTENER SCHEDULE

Nail / Fastener	Type	English Size	Metric Size	Finish	Drive	Application
	TIMBER SCREEN	12"	305 mm	Primed	Hex head	Tie-lags @ A.D. class/c/s notches
	TIMBER SCREEN	10"	254 mm	Primed	Hex head	Starter timbers, beam connectors and splice timbers
	TIMBER SCREEN	8" x 6"	204 mm	Primed	Hex head	1/2" log starter timber
	Screen	6"	152 mm	Galv.	Phillips / Square	Timber connections & 1/2" log starter
	Screen	5"	127 mm	Galv.	Phillips / Square	Timber connections
	Screen	2-1/2" - 3" #4	64 to 76 mm	Galv.	Phillips / Square	Rail connections
	Screen	#4 - 2"	51 mm	Zinc	Phillips / Square	Subfloor sheathing
	Box Nail	20d	101.6 mm	Galv.	-	Shear wall sole plate to floors & misc. cant. strip connections
	Box Nail	16d 16d	88.9 mm	Galv.	-	Floor joists, roof boards, rafters, blocking interior & exterior wall framing & built-up headers
	Vinyl Sinker	16d 3 1/2"		Vinyl		
	Box Nail or Casing	8d 2 1/2" 10d 3"	63.5 mm	Galv. or Stainless	-	5/4" Cedar Barge, Fascia & Base Trim Misc. Framing
	Box Nail	8d 2 1/2"	63.5 mm	Galv.	-	rafters to dk/g plynd. sh'tg cedar barge & fascia boards
	Casing Nail	16d 3 1/2"	88.9 mm	Galv.	-	Door installation & deck railings
	Casing Nail	8d 2 1/2"	76.2 mm	Galv.	-	5/4" cedar decking
	Finish Nail	6d 2"	50.8 mm	Galv.	-	Siding & larger trim moldings
	Finish Nail	4d 1 1/2"	38.1 mm	Galv.	-	1/2" x 4" paneling & small trim moldings / casings
	Roofing Nail	1-1/4"	31.75 mm	Galv.	-	Roofing shingles & nail fin on windows

NOTE: Refer to plans and details for strapped connections, holdowns, special bolting, joist & beam hangers and/or custom hardware.

REFER TO THE PURCHASE AND SALE AGREEMENT FOR ALL MATERIALS TO BE SUPPLIED BY PAN ABODE

SPECIFICATIONS & CODE CONSTRUCTION PROVISIONS
 NOTES & SCHEDULES (SHT. 2 OF 2)



PAN ABODE HOMES INC SINCE 1952
 1100 Maple Ave SW Renton WA 98057
 info@panabodehomes.com
 (800) 782-2633 fx: (425)255-8630
 panabodehomes.com

REVISIONS:

REFERENCE NO.: 18386-100-410
 DATE: 5-14-2020
 DRAWING SCALE: 1/4" = 1'-0"

DEALER:
 DRAWN BY: J Kierig
 CHECKED BY:

CUSTOMER:
 Municipality of Skagway

SHEET
 SP-2
 12 OF 12

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