

PROJECT:

COTTAGE BY THE STREAM

ADDRESS: 1999 BEAR HOLLOW ROAD
KAMAS, UT 84036

MODIFIED PLANS 4/28/2021



REVIEWED FOR CODE COMPLIANCE

APPROVED

REVISED

REJECTED

09/08/2021 11:21:37 PM

Stamped By: Irushton

Permit # 19011

The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any ordinances of Summit County.

Approved with Comments

The comment page(s) must be printed and present during all inspections

Planning Approved
Building Project # 19011
By: M. Orgill 08/31/2021

LMnt

ARCHITECTURE

Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

9672 South 700 East Suite 203
Sandy Utah 84070
ph. 801.987.3911
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TRIUMPH

DESIGN BUILD

SEAL:

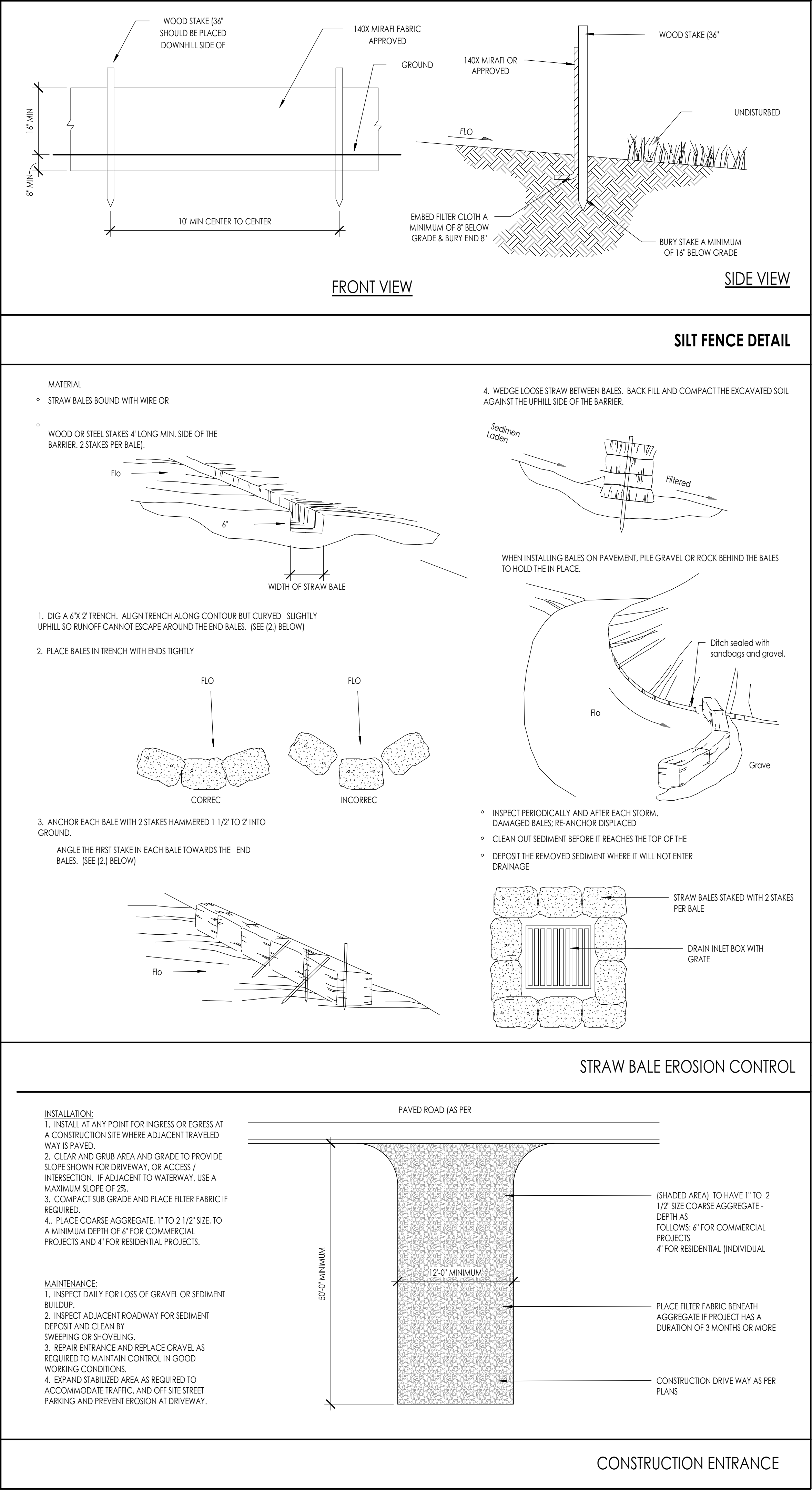
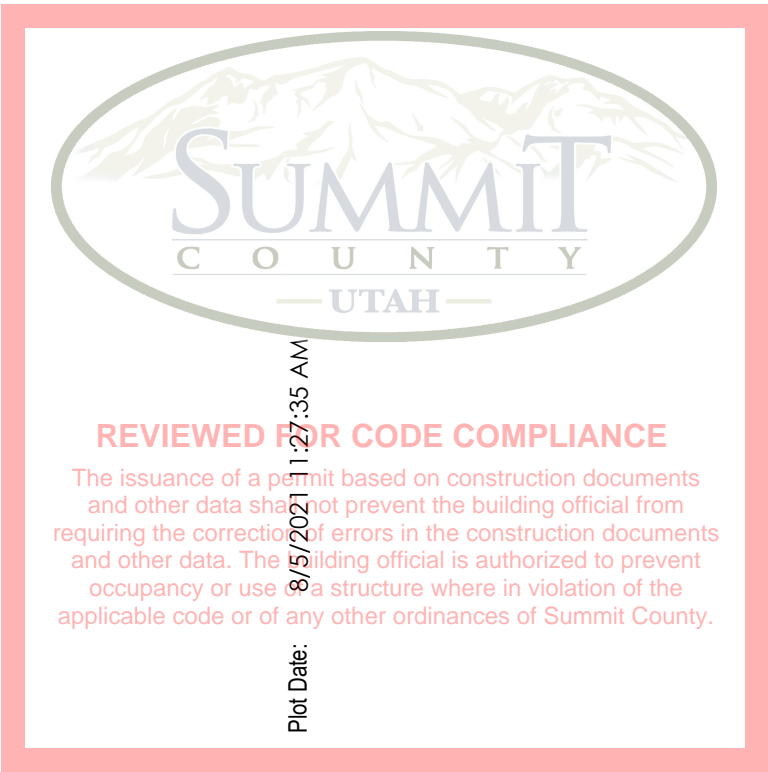
DESIGN/ DRAWING APPROVALS	ABBREVIATIONS		GRAPHIC SYMBOLS/ MATERIALS LEGEND		VICINITY MAP	DRAWING INDEX	
<div>OWNER _____ DATE _____</div> <div>OWNER _____ DATE _____</div> <div>HOA _____ DATE _____</div>	#	NUMBER	HDW.	HARDWARE		INDEX GENERAL	
	@	ANCHOR BOLT	H.M.	HOLLOW METAL		SHEET #	SHEET NAME
	ABV.	ABOVE	HORIZ.	HORIZON			
	ADJ.	ADJUSTABLE	HT.	HEIGHT			
	A.F.F.	ABOVE FINISHED FLOOR	HVAC	HEATING/VENTILATION/AIR CONDITIONING		INDEX ARCHITECTURAL	
	ALUM.	ALUMINUM	HYD	HYDRANT		SHEET #	SHEET NAME
	BD	BOARD	ID.	INSIDE DIAMETER		A002	RESIDENTIAL/TOWNHOME PROJECT GENERAL NOTES
	BLDG.	BUILDING	INFO.	INFORMATION		A005	EROSION CONTROL DETAILS
	B.M.	BENCHMARK	INSUL.	INSULATION		A101	SITE PLAN
	B.O.	BOTTOM OF	LAV	LAVATORY		A103	LEVEL 1 SLAB PLAN
	BOT.	BOTTOM	LT.	LIGHT		A104	LEVEL 1 FLOOR PLAN
	B.P.	BASE PLATE	LT.WT	LIGHT WEIGHT		A105	LEVEL 2 FLOOR PLAN
	BRG.	BEARING	MAINT.	MAINTENANCE		A106	ROOF PLAN
	BTWN.	BETWEEN	MANUF.	MANUFACTURER		A109	LEVEL 1 CEILING PLAN
	C.J.	CONSTRUCTION JOINT	MAX.	MAXIMUM		A201	EXTERIOR ELEVATIONS
	CLG.	CEILING	MAT	MATERIAL		A207	BUILDING SECTIONS
	CLR.	CLEAR	M.C.J.	MASONRY CONTROL JOINT			
	CMU	CONCRETE MASONRY UNIT	MECH.	MECHANICAL		SHEET #	SHEET NAME
	COL	COLUMN	MIN.	MINIMUM		S101	Structural
	CONC.	CONCRETE	MISC.	MISCELLANEOUS			
	CONT.	CONTINUOUS	M.O.	MASONRY OPENING		INDEX ELECTRICAL	
	CONST.	CONSTRUCTION	MTL.	METAL		SHEET #	SHEET NAME
	CT.J.	CONTRACTION JOINT	N.J.C.	NOT IN CONTRACT		E101	Electrical
	DBL	DOUBLE	N.T.S.	NOT TO SCALE			
	DTL	DETAIL	O.C.	ON CENTER			
	DIA.	DIAMETER	O.D.	OUTSIDE DIAMETER			
	DTL	DETAIL	O.F.	OUTSIDE FACE			
	DWGS	DRAWINGS	PERP	PERPENDICULAR			
	E.F.	EACH FACE	PL	PLATE			
	E.J.	EXPANSION JOINT	PTD.	PAINTED			
	ELEV.	ELEVATION	QTY.	QUANTITY			
	EQ.	EQUAL	R.D.	ROOF DRAIN			
	E.S.	EACH SIDE	RAD.	RADIUS			
	E.W.	EACH WAY	RHNF.	REINFORCED			
	EXIST.	EXISTING	REQD.	REQUIRED			
	EXPAN.	EXPANSION	RM	ROOM			
	EXT.	EXTERIOR	R.O.	ROUGH OPENING			
	E.W.C.	ELECTRIC WATER COOLER	SCHED	SCHEDULE			
	F.D.	FLOOR DRAIN	SHI.	SHEET			
	FDN/FDIN	FOUNDATION	SIM	SIMILAR			
	F.E.	FIRE EXTINGUISHER	SPEC.	SPECIFICATION			
	F.E.C.	FIRE EXTINGUISHER CABINET	STC	SOUND TRANSMISSION COEFFICIENT			
	F.F.	FINISH FLOOR	STRUCT.	STRUCTURAL			
	FIN.	FINISH	SUSP.	SUSPENDED			
	FLR.	FLOOR	T.O.	TOP OF			
	FT	FEET	T.O.C.	TOP OF CURB			
	FTG.	FOOTING	T.O.F.	TOP OF FOOTING			
	GA.	GAGE/GAUGE	T.O.S.	TOP OF SLAB OR SIDEWALK			
	GALV.	GALVANIZED	T.O.W.	TOP OF WALL			
	GPM	GALLONS PER MINUTE	TYP.	TYPICAL			
	GND	GROUND	U.N.O.	UNLESS NOTED OTHERWISE			
	GOVT.	GOVERNMENT	VERT.	VERTICLE			
	GYP. BD.	GYPSUM WALL BOARD	W/	WITH			
	HC	HANDICAPPED	WD.	WOOD			
			W.W.F.	WELDED WIRE FABRIC			

project:
GARAGE AND BUNKHOUSE ADDITION
COTTAGE BY THE STREAM
1999 BEAR HOLLOW ROAD
KAMAS, UT 84036

project no: 00000
date: APRIL 28TH, 2021
revisions:

DRAWING STATUS
sheet:
COVER SHEET - w/index

G000
SHEET SIZE: 24" x 36"



EROSION CONTROL NOTES

1 EROSION CONTROL - SPDES PLAN SHALL BE PREPARED AND SUBMITTED BY THE CONTRACTOR TO THE STATE OUTLINING HOW EROSION AND SILTATION WILL BE CONTROLLED. A COPY OF THE PLAN MUST BE ON

2 THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE PLAN AND INSTALLING AND MAINTAINING EROSION CONTROL FACILITIES WITH EACH PHASE OF WORK. SHOULD SILT LEAVE THE SITE OR EROSION OCCUR, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE CORRECTIVE ACTION AND REPAIR

ANY DAMAGE CAUSED BY THE SILT OR EROSION IMMEDIATELY.

3 ALL COSTS ASSOCIATED WITH THE PREPARATION, MODIFICATION AND APPROVAL OF THE PLAN WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.

4 CONTROLLING SEDIMENT TRANSPORT AND PREVENTING AND/OR CORRECTING PROBLEMS ASSOCIATED WITH EROSION AND RUNOFF PROCESSES WHICH COULD OCCUR BOTH DURING AND AFTER PROJECT CONSTRUCTION WILL BE CLOSELY MONITORED. PERIODIC MAINTENANCE AND INSPECTION OF SEDIMENT

5 PARTICULAR ATTENTION SHALL BE GIVEN TO EXISTING DRAINAGE PATTERNS WHICH RUN THROUGH DISTURBED AREAS AND OVER EXTREME SLOPES. THESE PATTERNS WILL BE IDENTIFIED TO ISOLATE PROBLEM AREAS WHERE WATER WILL CONCENTRATE. PROVISIONS SHALL BE MADE TO CHANNEL RUNOFF AWAY FROM NEW OR EXISTING IMPROVEMENTS TO PREVENT UNDERMINING AND GENERAL SITE EROSION. THESE PROVISIONS SHALL BE STABILIZED AND SHALL REMAIN IN PLACE UNTIL THE PERMANENT STORM DRAINAGE FACILITIES ARE INSTALLED AND FUNCTIONAL.

6 EXCAVATION AND EMBANKMENT OPERATIONS SHALL PROCEED IN SUCH A MANNER SO THAT FINISHING OF SLOPES, INCLUDING REVEGETATION, SHALL BE ACCOMPLISHED AS SOON AS POSSIBLE AFTER ROUGH GRADING. ALL SLOPES 2:1 OR FLATTER SHALL BE SCARIFIED WITH HEAVY EQUIPMENT, LEAVING TRACKS

7 CUT AND FILL SLOPES SHALL BE 2:1 MAXIMUM UNLESS ROCK IS ENCOUNTERED. CUT SLOPES IN ROCK MAY BE STEEPENED, DEPENDING UPON GEOTECHNICAL CONSIDERATIONS. THE TOPS OF ALL CUT SLOPES IN SOIL SHALL BE ROUNDED FOR A HORIZONTAL DISTANCE OF THREE FEET BEYOND THE CATCH POINT. SLOPE ROUNDING SHALL OCCUR AS THE SLOPE IS BEING BROUGHT DOWN.

8 THE OVERALL SHAPE, HEIGHT AND GRADE OF ANY CUT AND/OR FILL SLOPE SHALL BE DEVELOPED IN CONCERT WITH THE EXISTING NATURAL CONTOURS, SCALE, AND VEGETATION OF NATURAL TERRAIN.

9 DISTURBED AREAS, BOTH ON AND OFF-SITE SHALL BE REVEGETATED. THESE AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO ALL UNSURFACED AREAS WITHIN THE FLAGGED LIMITS OF DISTURBANCE STAGING AND STORAGE AREAS, MATERIAL WASTE AREAS, UNDERGROUND UTILITY CONSTRUCTION AREAS, BENCHED AREAS INCLUDING RETAINING WALL BENCHES, AND TEMPORARY OR EXISTING ACCESS ROADS USED FOR

10 CONTROLLED OUTLETS SHALL DIRECT COLLECTED RUNOFF THROUGH SILT FENCES OR STRAW

11 SEED SHALL BE APPLIED AT A RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80 PERCENT IN A REPRESENTATIVE 10'X10' AREA. IF COVERAGE DOES NOT REACH 80 PERCENT, RESEEDING SHALL OCCUR AT THE RATE OF 100 PERCENT. SPERMATOPHYTES SHALL BE ARMORED WITH A STRAW TYPE EROSION CONTROL/VEGETATION STABILIZATION MAT TO PROMOTED VEGETATION.

13 RIP RAP OF APPROPRIATE SIZE WILL BE CONSTRUCTED INTO ROADSIDE RUNOFF SWALES EXCEEDING 8

14 RIP RAP SHALL BE LOCATED FOR WATER DISPERSAL AT CULVERT

15 THE TIMING FOR STABILIZATION PRACTICES MUST READ PER SECTION 38(4) OF APPENDIX A OF ORDINANCE 381. (DEALS WITH TEMPORARY SEEDING, MULCHING, PERMANENT SEEDING, ETC. WITHIN 5 DAYS OF OPERATIONS TEMPORARILY OR PERMANENTLY CEASING OPERATIONS ON ANY AREA OF THE PROJECT.)

16 SLOPES OVER 3:1 REQUIRE THE PLACEMENT OF EROSION CONTROL/VEGETATION MATTING. SLOPES LESS THAN 3:1 MAY BE SPRAYED WITH TACKIFIER.

17 PROVIDE PERMANENT RE-SEEDING OF NON-IRRIGATED AREAS ON OR AFTER OCTOBER 15, BUT BEFORE SNOW ACCUMULATES WHEN THE PROBABILITY OF PREMATURE GERMINATION IS MINIMAL.

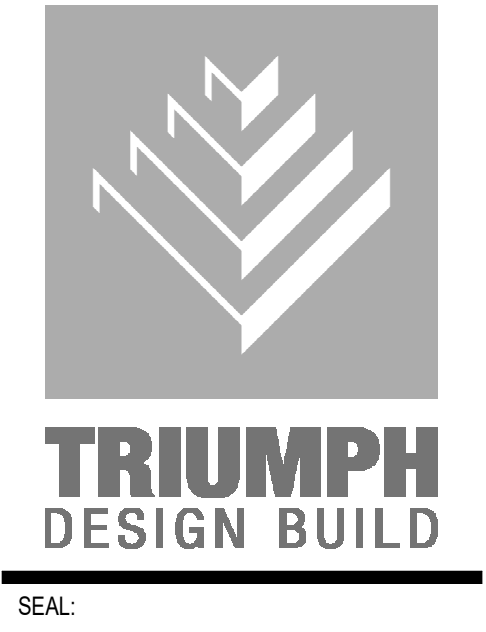
18 STABILIZED CONSTRUCTION ENTRANCES MUST BE UTILIZED IF THE EXISTING PAVEMENT IS REMOVED DURING THE SITE GRADING WHERE CONSTRUCTION TRAFFIC ACCESSES PUBLIC AND PRIVATE ROADWAYS.

19 PROTECT ALL EXISTING STORM DRAIN BOX

20 SEED MIX AND RATE OF APPLICATION SHALL BE AS

SEED	PERCENT OF
PERENNIAL RYEGRASS (LOLIUM)	25PERCENT
SLENDER WHEATGRASS (AGROPYRON)	15PERCENT
20 PERCENT BLUEBUNCH WHEATGRASS (AGROPYRON)	15PERCENT
WESTERN WHEATGRASS (AGROPYRON)	10PERCENT
SHEEP FESCUE (FESTUCA)	8PERCENT
BLUE FLAX (LINUM)	7PERCENT
CALIFORNIA POPPY (ESCHSCHOLZIA)	100PERCENT

21 SEEDING RATE TO BE 35 POUNDS PER ACRE OF THE ABOVE LISTED SEED



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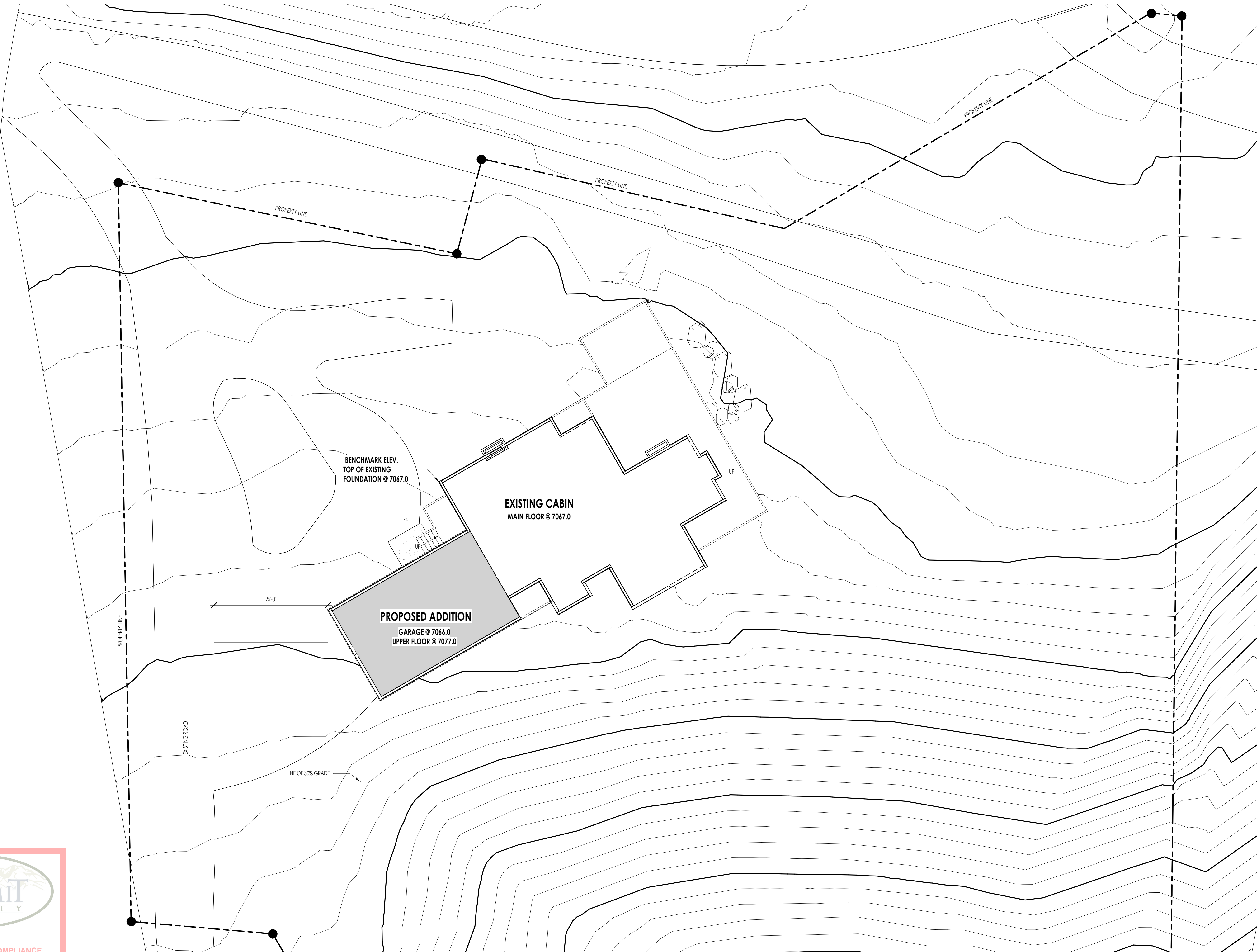
revisions:

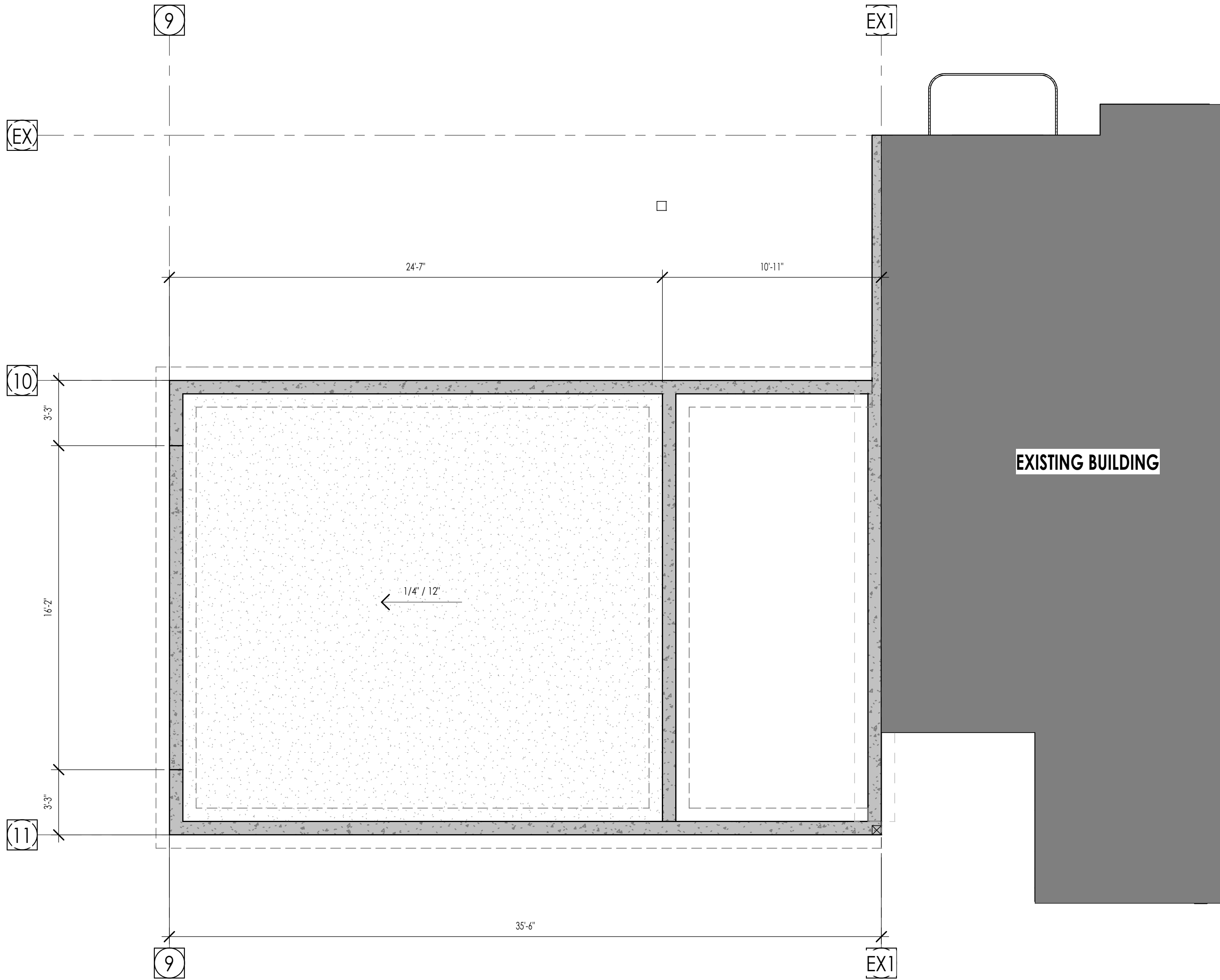
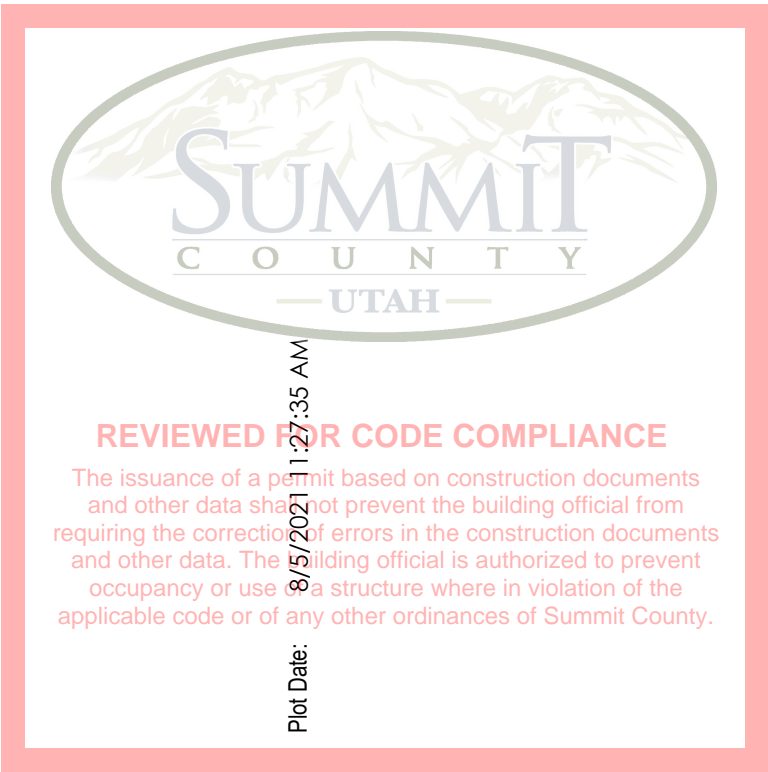
DRAWING
STATUS

sheet:
EROSION
CONTROL
DETAILS

A005

SHEET SIZE: 24" x 36"





LEVEL 1 - SLAB PLAN
1/4" = 1'-0"

1
A103

FLOOR PLAN LEGEND

HATCH	DESRIPTIO
	POURED IN PLACE CONCRETE
	2x6 WOOD STUD WALL
	8" CMU WALL
	STONE VENEER

FLOOR PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS/PATIOS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT KEYNOTES. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH STRUCTURAL FRAMING PLANS AND SHEAR WALL PLANS FOR LOCATIONS OF COLUMNS, BEAMS, SHEAR WALLS, ETC.

9. COORDINATE WITH BUILDER/OWNER FOR ALL INTERIOR FINISHES

10. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

11. ALL EXTERIOR WALLS ARE ASSUMED TO BE 2X6 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2X4 STUD WALLS UNLESS SHOWN/NOTED OTHERWISE.

13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY HEEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS (COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS).

FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
Key Note	Key Note

Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

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revisions:

DRAWING STATUS

sheet:
LEVEL 1 SLAB PLAN

A103

SHEET SIZE: 24" x 36"



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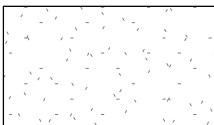
DRAWING STATUS

sheet:
LEVEL 1 FLOOR
PLAN

A104

SHEET SIZE: 24" x 36"



FLOOR PLAN LEGEND	
HATCH	DESCRIPTION
	POURED IN PLACE CONCRETE
	2x6 WOOD STUD WALL
	8" CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND	
HATCH	DESCRIPTIO
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS

FLOOR PLAN GENERAL NOTES

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13. ALL ROOF TRUSSES TO HAVE RAISED ENERGY REEL CONSTRUCTION TO ALLOW FOR FULL DEPTH INSULATION OVER EXTERIOR WALLS [COORDINATE INSULATION REQUIREMENTS WITH RESCHECKS].

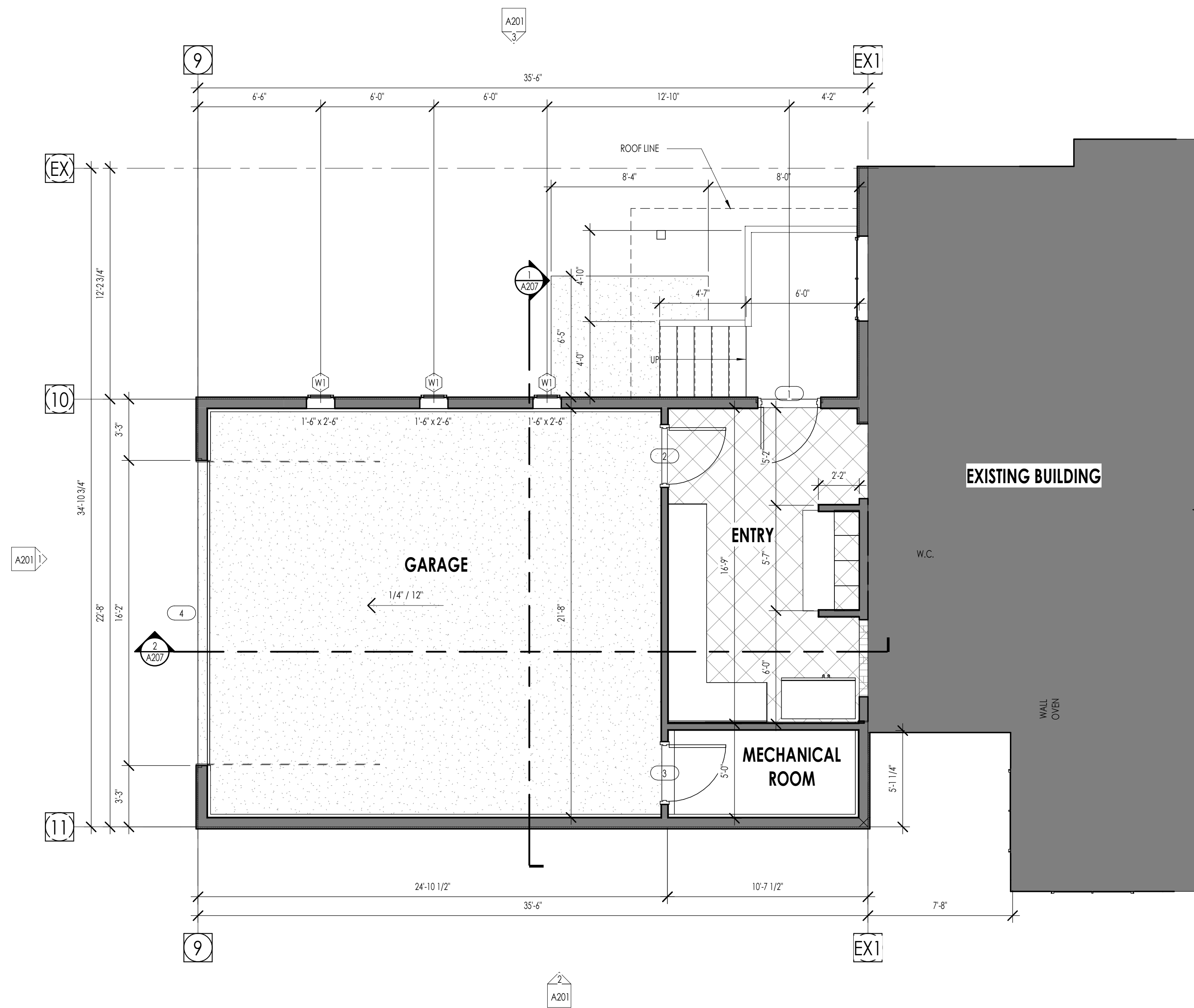
FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
 Key Note	 Key Note

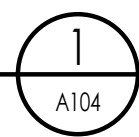
KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

	<p>INTERIOR</p> <p>BUILDING GRID</p> <p>BUILDING</p> <p>WALL</p> <p>SPECIFICATION KEYNOTE</p> <p>INSTRUCTIONAL KEYNOTE</p> <p>DOOR NUMBER</p> <p>WINDOW NUMBER</p> <p>WALL</p> <p>DETAIL</p> <p>CEILING</p> <p>FINISHED CEILING</p> <p>REVISION</p>		<p>4' LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)</p> <p>4' LED RECESSED CAN (CLOSE-FIT) RECESSED & TRIM PER SCHEDULE</p> <p>RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)</p> <p>CEILING MOUNT FIXTURE</p> <p>MINI PENDANT LIGHT</p> <p>EXHAUST FAN LIGHT</p> <p>110V SMOKE DETECTOR</p> <p>HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR</p> <p>WALL MOUNT</p> <p>BATHROOM WALL MOUNT</p> <p>TRACK LIGHTING</p> <p>CEILING FAN</p> <p>2x4 FLUORESCENT FIXTURE</p> <p>MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET FIRE SPRINKLER HEAD</p>
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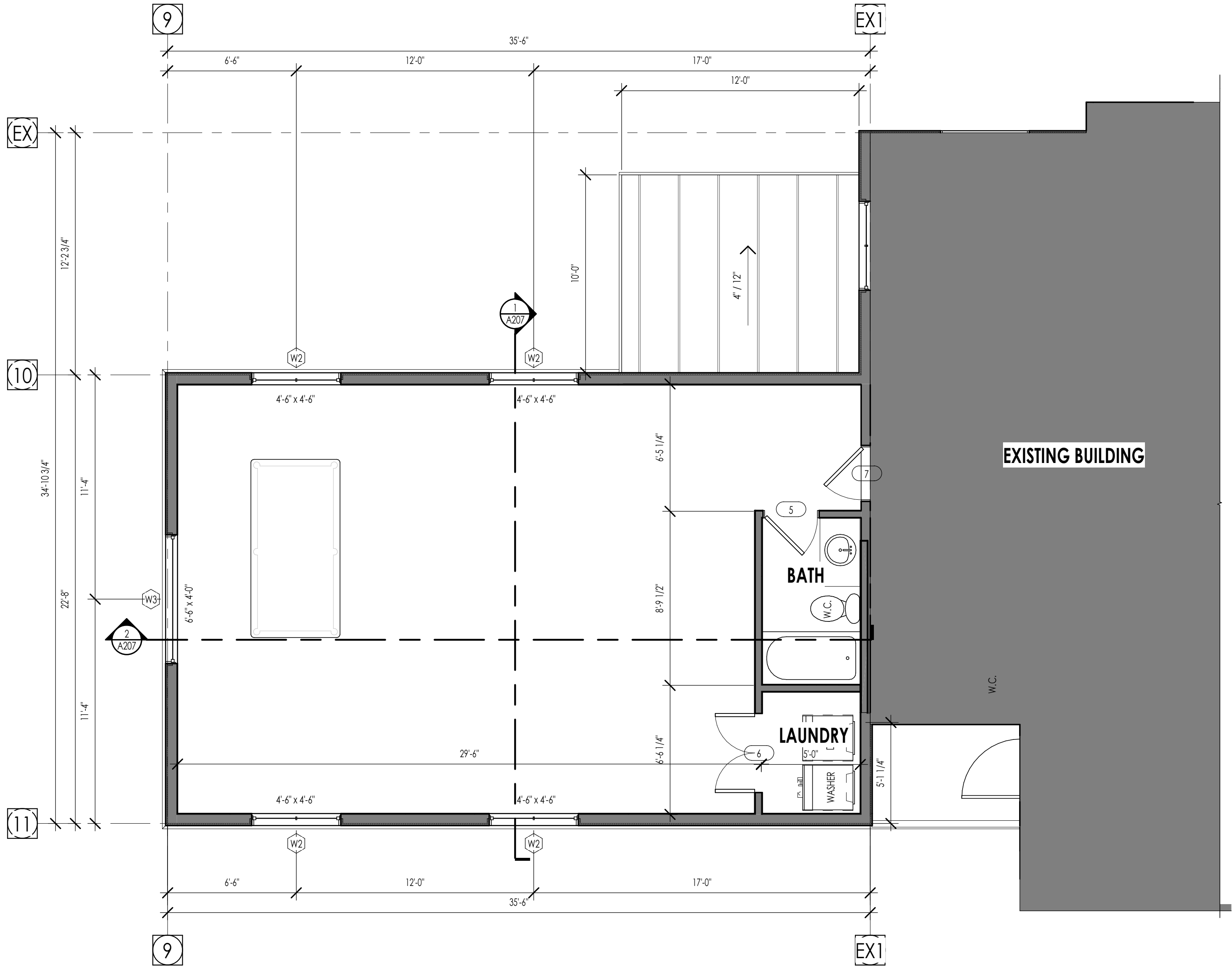
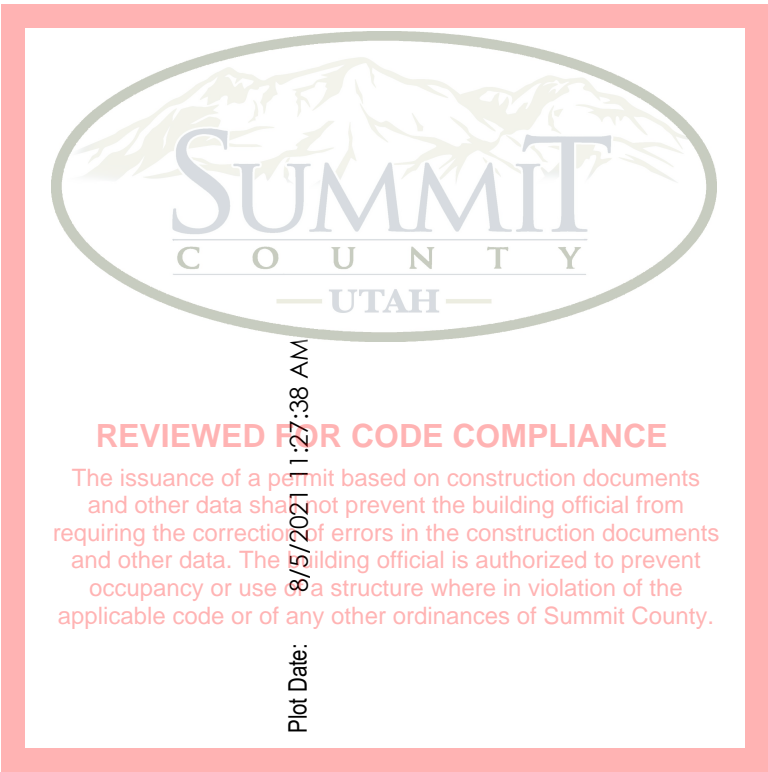
LEVEL 1 FLOOR PLAN

$$1/4" = 1'-0"$$


REVIEWED FOR CODE COMPLIANCE

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Plot Date: 8/20/2011



FLOOR PLAN LEGEND	
HATCH	DESCRIPTION
	POURED IN PLACE CONCRETE
	2x6 WOOD STUD WALL
	8" CMU WALL
	STONE VENEER

FLOOR PLAN MATERIAL LEGEND	
HATCH	DESCRIPTION
	CARPET FINISH
	TILE FINISH
	EXTERIOR CONCRETE SLABS

- FLOOR PLAN GENERAL NOTES**
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FLOOR PLAN KEY NOTES	
Specification Keynote	Instructional Keynote
# Key Note	# Key Note

KEYNOTE INSTRUCTIONAL	

SYMBOL LEGEND			
	INTERIOR		4' LED RECESSED CAN (FIXTURE & TRIM PER SCHEDULE)
	BUILDING GRID		4' LED RECESSED CAN (CLOSE-FIXTURE & TRIM PER SCHEDULE)
	BUILDING		RECESSED CAN (WET LOCATION-FIXTURE & TRIM PER SCHEDULE)
	WALL		CEILING MOUNT FIXTURE
	SPECIFICATION KEYNOTE		MINI PENDANT LIGHT
	INSTRUCTIONAL KEYNOTE		EXHAUST FAN/ LIGHT
	DOOR NUMBER		110V SMOKE DETECTOR
	WINDOW NUMBER		HARDWIRED W/BATT BACK-UP CARBON MONOXIDE DETECTOR
	WALL		WALL MOUNT
	DETAIL		BATHROOM WALL MOUNT
	CEILING		TRACK LIGHTING
	FINISHED CEILING		CEILING FAN
	REVISION		2x4 FLUORESCENT FIXTURE
			MULTI-MEDIA NETWORK OUTLET (CAT 5E WIRE) W/4 PORT OUTLET
			FIRE SPRINKLER HEAD

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LEVEL 2 FLOOR PLAN

A105
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revisions:

DRAWING STATUS

sheet:
ROOF PLAN

A106


SHEET SIZE: 24" x 36"


ROOF PLAN LEGEND		CEILING PLAN LEGEND	
HATCH	DESCRIPTION	HATCH	DESCRIPTION
	STANDING SEAM ROOFING		CT-1 2 LAYERS - GYPSUM BOARD SEE DETAIL

ROOF PLAN GENERAL NOTES

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ROOF PLAN KEY NOTES

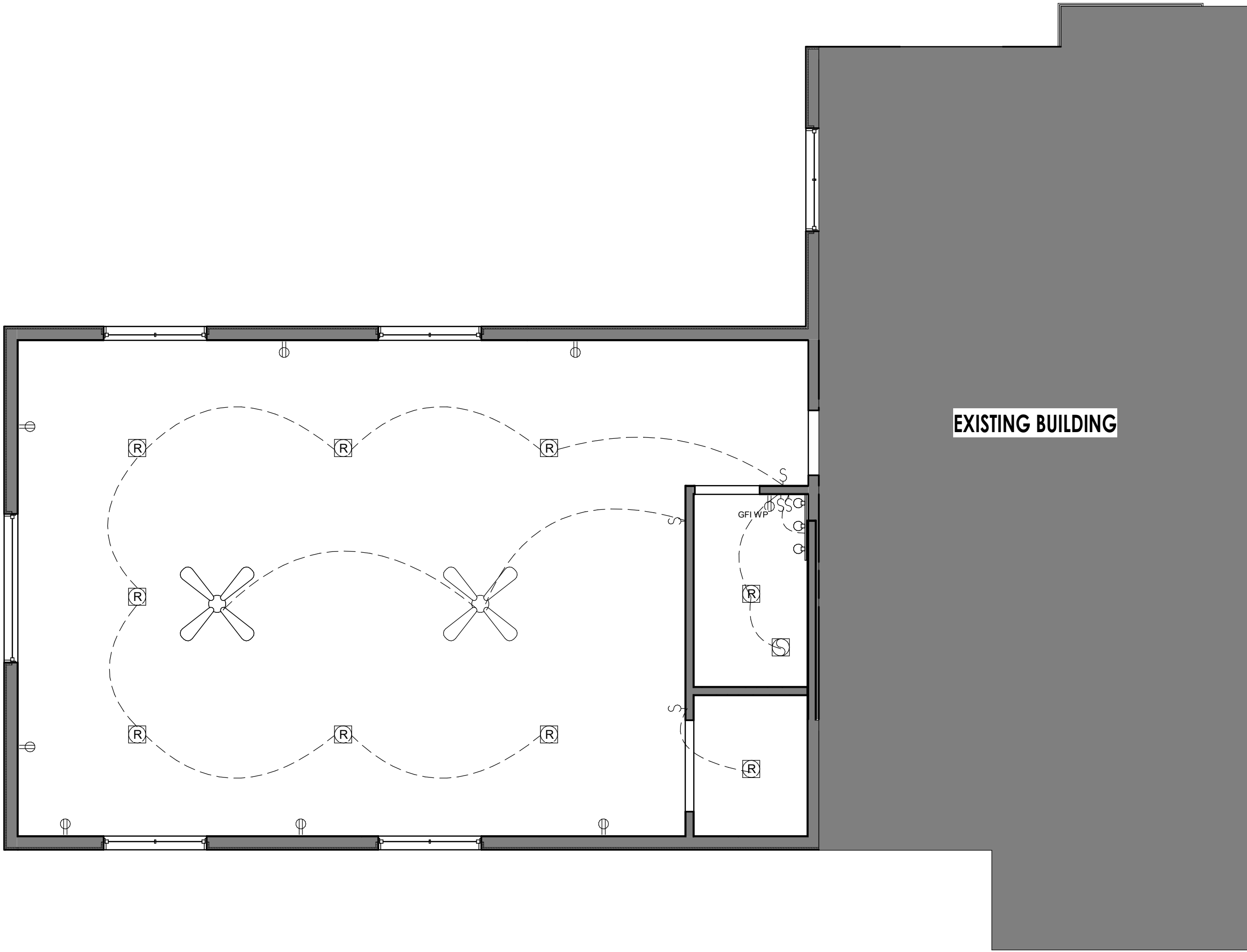
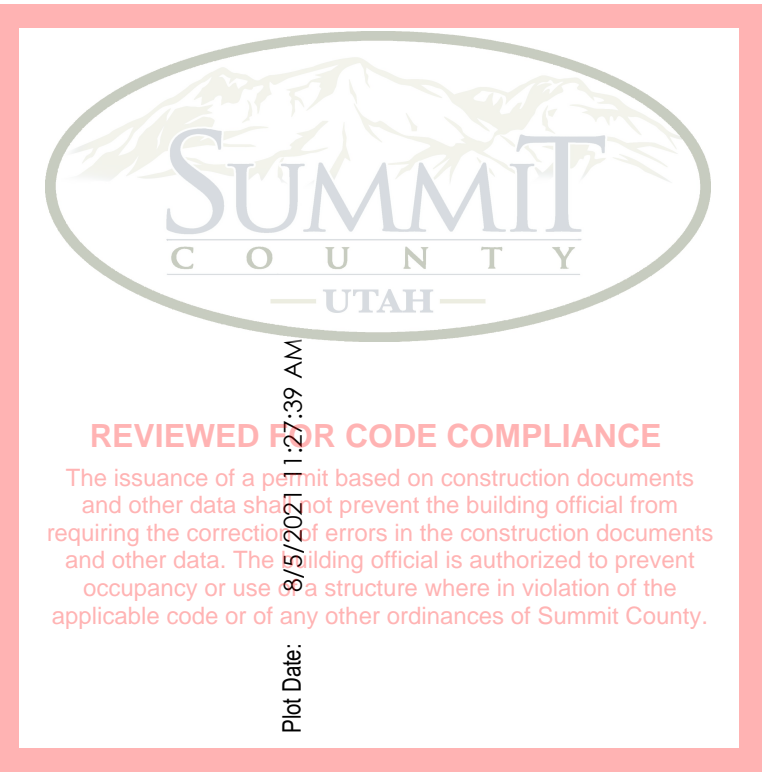
Specification Keynote	Instructional Keynote
 Key Note	 Key Note



REVIEWED FOR CODE COMPLIANCE

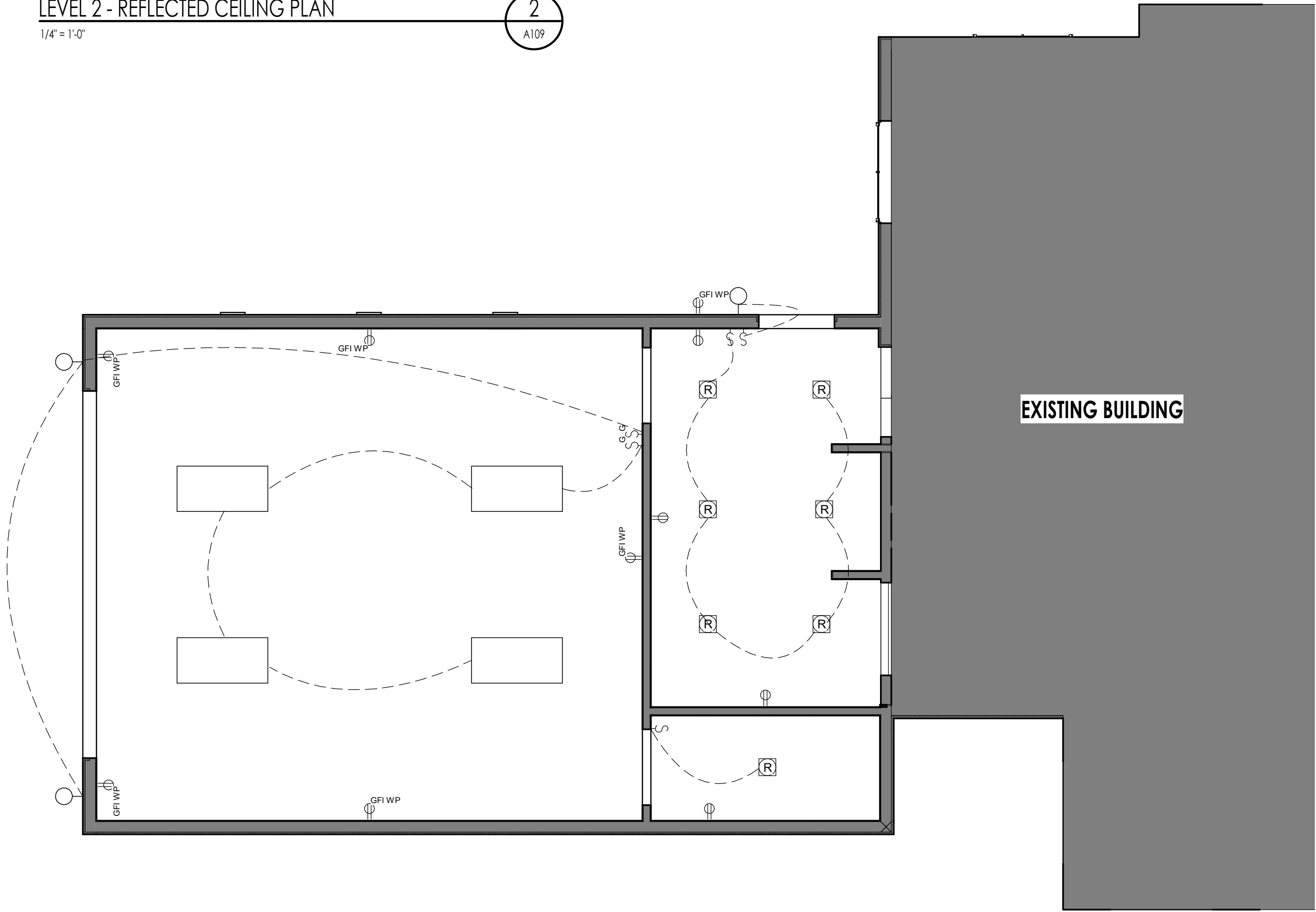
The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the applicable code or of any other ordinances of Summit County.

Plot Date: 8/5/2021 11:27:38 AM



LEVEL 2 - REFLECTED CEILING PLAN
1/4" = 1'-0"

2
A109



LEVEL 1 - REFLECTED CEILING PLAN
1/4" = 1'-0"

1
A109

NOTE: ALL OUTDOOR LIGHTING WILL CONFORM TO SECTION 11-6-20 OF THE EASTERN SUMMIT COUNTY DEVELOPMENT CODE (ORDINANCE 895)

CEILING PLAN LEGEND

HATCH	DESCRIPTION	HATCH	DESCRIPTION
	CT-1 2 LAYERS -GYPSUM BOARD		CT-7 1 LAYERS -GYPSUM BOARD SUSPENDED
	CT-2 1 LAYER GYPSUM BD SUSPENDED OVER 2 LAYERS GYPSUM BD. SEE DETAIL 2/G012.		CT-8 ROOF SOFFIT UNDERSIDE OF ROOF SOFFIT
	CT-3 1 LAYER DROPPED GYP BRD UNDER 2 LAYERS -GYPSUM BOARD		CT-9 EXPOSED PRECAST CONCRETE - PARKING GARAGE
	CT-4 2 LAYERS -GYPSUM BOARD LEVEL 3 LOCATIONS		CT-10 DECK SOFFIT 1 LAYER 1/4" NON-VENTED CEDARWILL CEMENT FIBER SOFFIT OVER 1 LAYER 5/8" DENSHELD BOARD OVER FRAMING. SEE DETAIL 10/G012
	CT-5 1 LAYER GYPSUM BD SUSPENDED OVER 2 LAYERS GYPSUM BD. SEE DETAIL 5/G015.		CT-11 1 LAYER GYPSUM BD SUSPENDED BELOW CT-9
	CT-6 2 HOUR RATED CEILING AT CORRIDOR DETAIL 6/G012		

NOTE:
ALL INTERIOR FINISHES ARE NOTED FOR CONCEPT ONLY. SEE INTERIOR DESIGN DRAWINGS FOR MATERIAL SPECIFICATIONS, COLORS, PATTERNS, AND OTHER REQUIREMENTS PRIOR TO INSTALLATION.

REFLECTED CEILING PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO INTERIOR FACE-OF-STUD (F.O.S.) UNLESS NOTED OTHERWISE.

2. CEILING HEIGHTS MEASURED FROM TOP OF PLYWOOD OR CONCRETE - SEE SECTIONS

3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.

4. REFER TO ENLARGED PLANS FOR ALL DECKS.

5. COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.

6. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

7. SEE SHEET G002 FOR PROJECT SPECIFICATION LIST. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.

8. COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.

SPECIFICATION KEYNOTES:

VERISEE SHEET G-002 FOR ALL PROJECT SPECIFICATION KEYNOTE REFERENCES

DATUM: LEVEL 0 100'-0" = 59.00

VERIFY FINISHED FLOOR HEIGHT WITH FINAL CIVIL ENGINEER'S DRAWINGS.

LMnt

ARCHITECTURE

Architecture
Landscape Architecture
Land Planning
Interior Design
Construction Management
LEED Consulting

9672 South 700 East Suite 203
Sandy Utah 84070
ph. 801.987.3911
www.lmntarch.com

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SEAL:

project:
GARAGE AND BUNKHOUSE ADDITION
COTTAGE BY THE STREAM
1999 BEAR HOLLOW ROAD
KAMAS, UT 84036

project no:
00000

date: APRIL 28TH, 2021

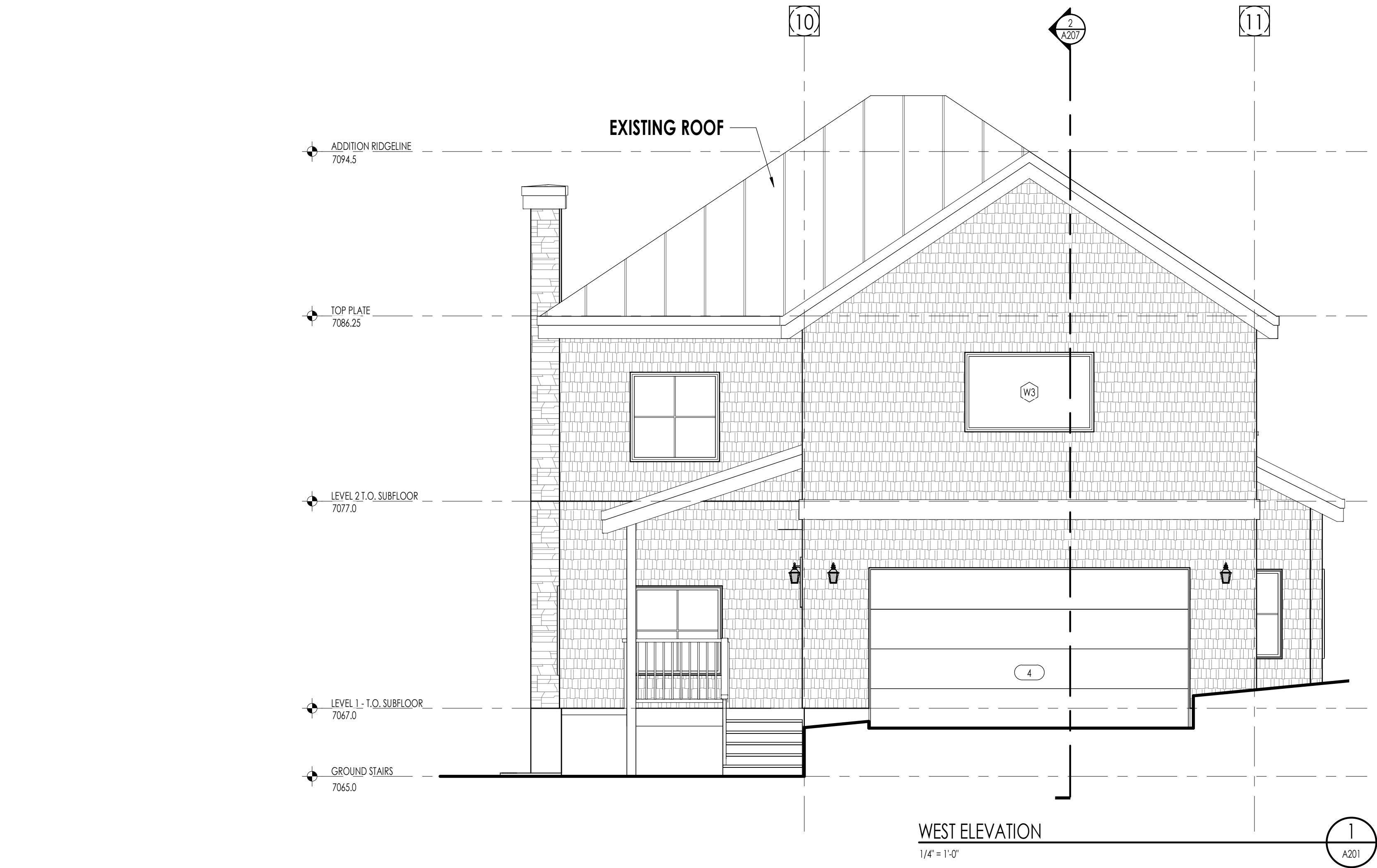
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DRAWING
STATUS

sheet:
LEVEL 1 CEILING
PLAN

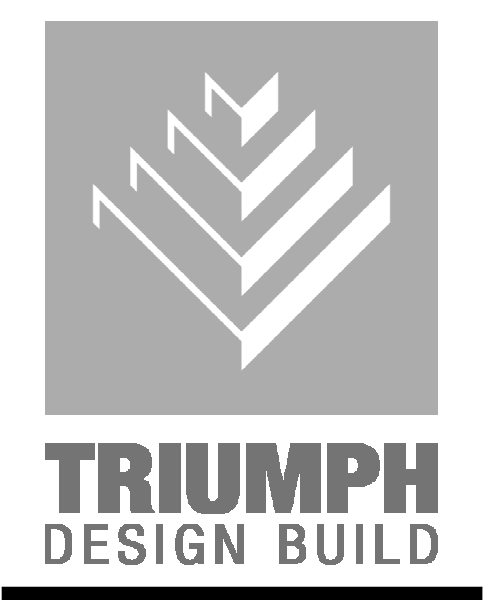
A109

SHEET SIZE: 24" x 36"

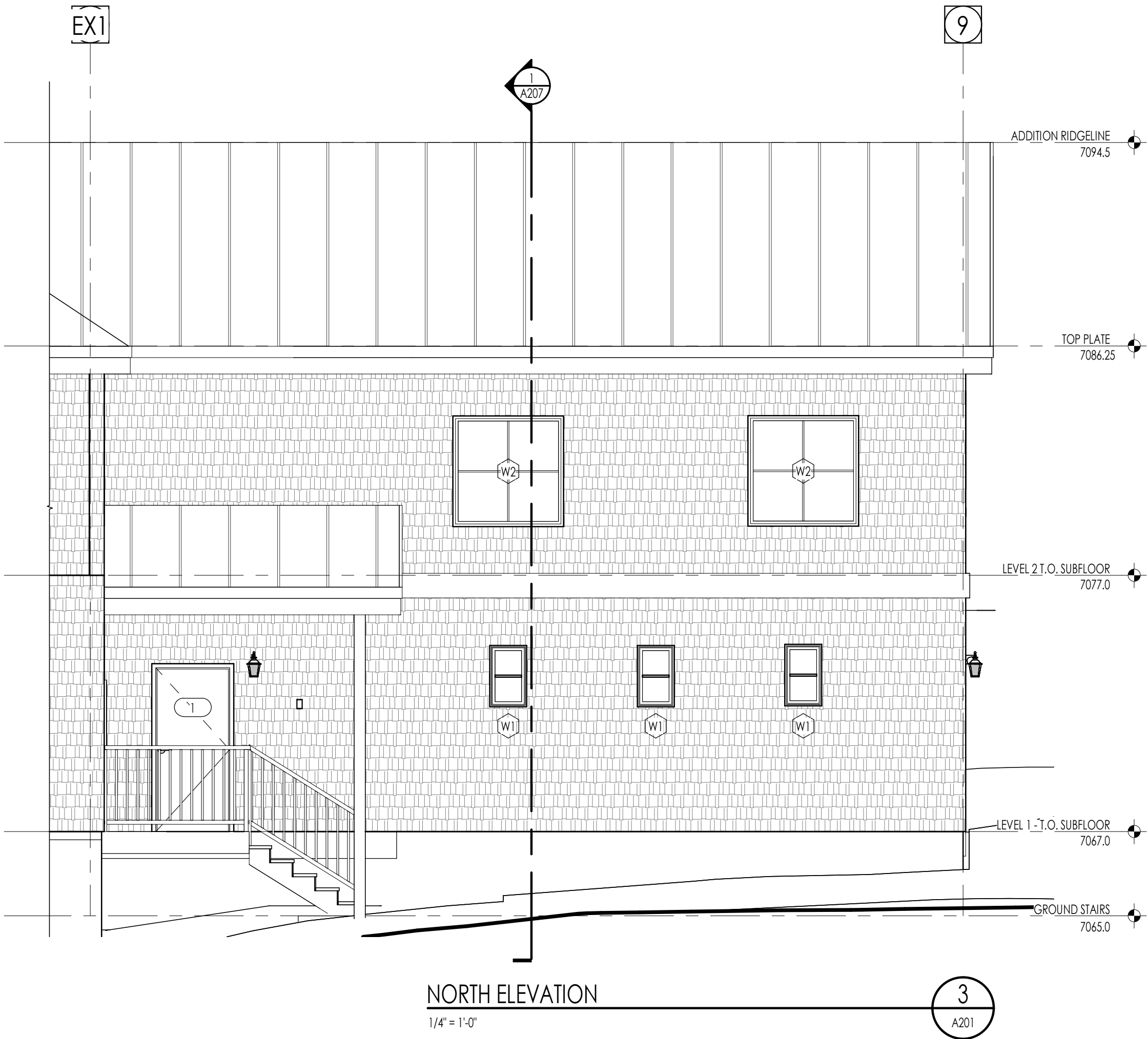
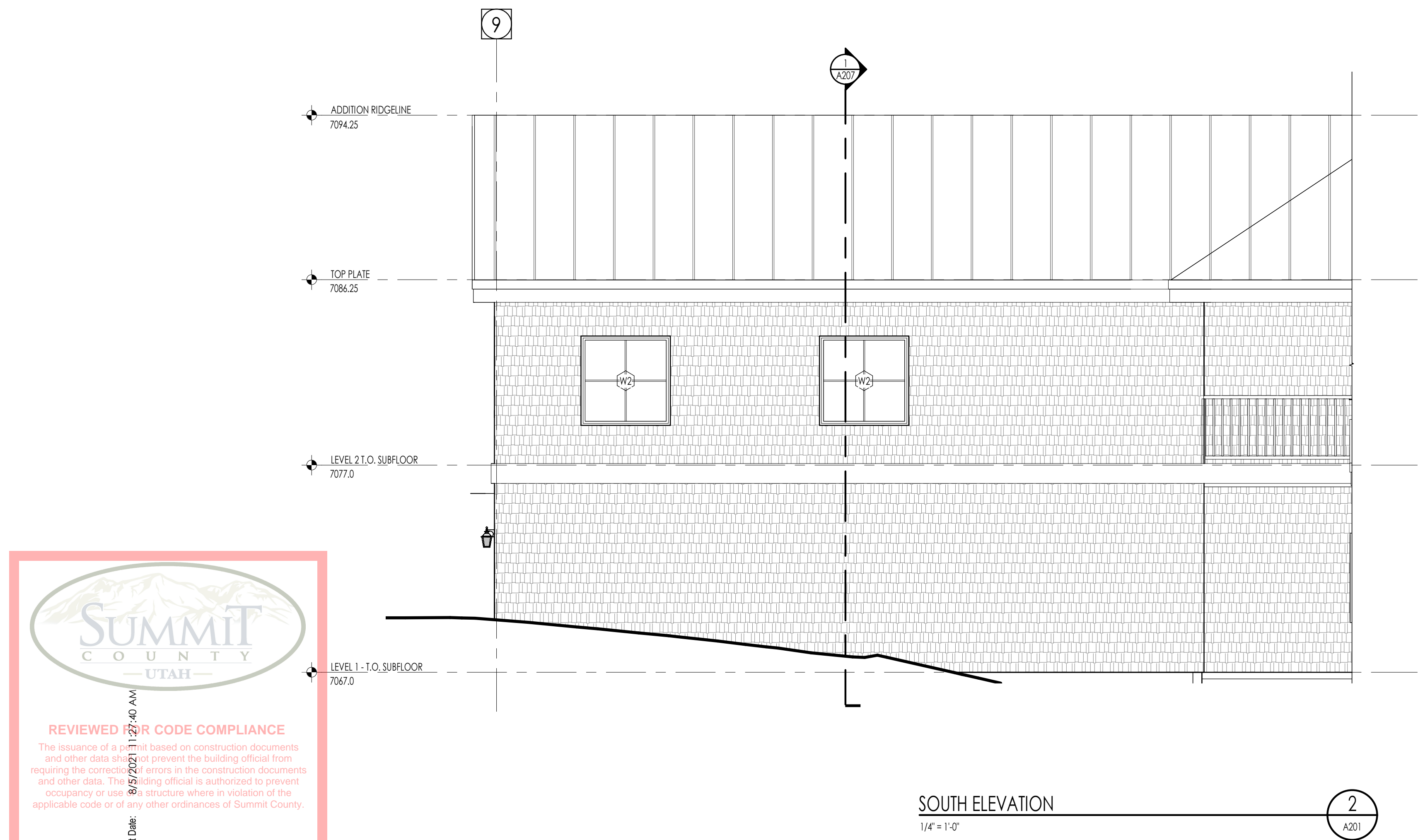


ELEVATION / SECTION MATERIAL LEGEND	
HATCH	DESCRPTIO
	WOOD SHAKES
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	

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SEAL:



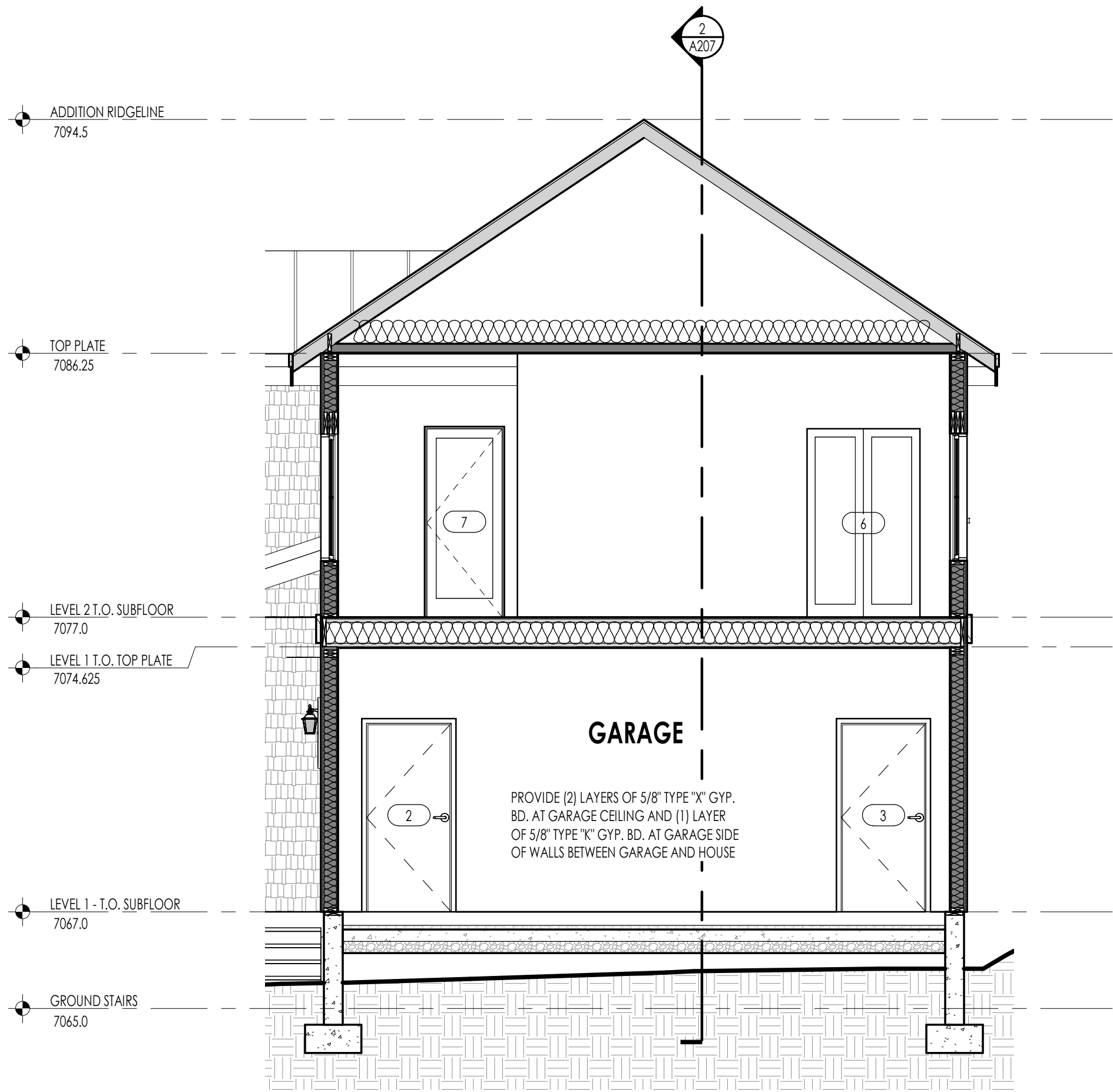
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GARAGE AND BUNKHOUSE ADDITION
COTTAGE BY THE STREAM
1999 BEAR HOLLOW ROAD
KAMAS, UT 84036

project no: 00000
date: APRIL 28TH, 2021

revisions:

DRAWING
STATUS
sheet:
EXTERIOR
ELEVATIONS

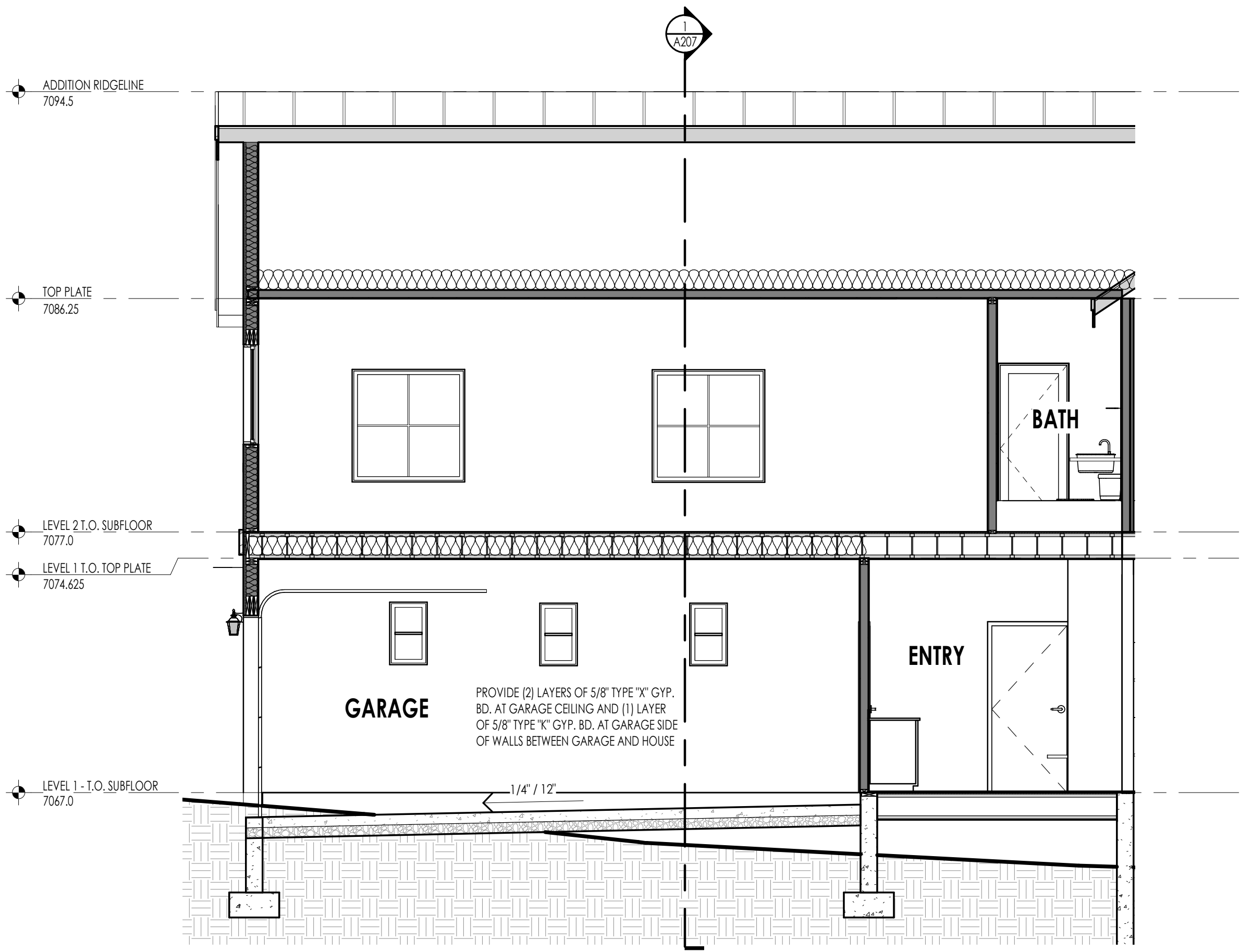
A201
SHEET SIZE: 24" x 36"



BUILDING SECTION

1/4" = 1'-0"

1
A207



BUILDING SECTION

1/4" = 1'-0"

2
A207

ELEVATION / SECTION MATERIAL LEGEND	
HATCH	DESCRIPTION
	WOOD SHAKES
	ROOF STANDING SEAM SEE SPECIFICATIONS FOR TYPE, PATTERN AND COLOR.
NOTE: REFER TO MATERIAL SPECIFICATIONS DOCUMENT FOR DETAILED INFORMATION REGARDING EACH FINISH MATERIAL	

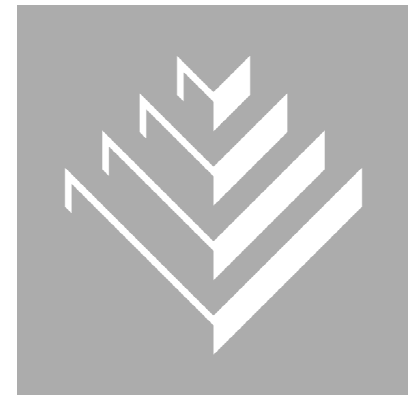


ARCHITECTURE

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TRIUMPH
DESIGN BUILD

SEAL:

project:
GARAGE AND BUNKHOUSE ADDITION
COTTAGE BY THE STREAM
1999 BEAR HOLLOW ROAD
KAMAS, UT 84036

project no:
00000

date: APRIL 28TH, 2021

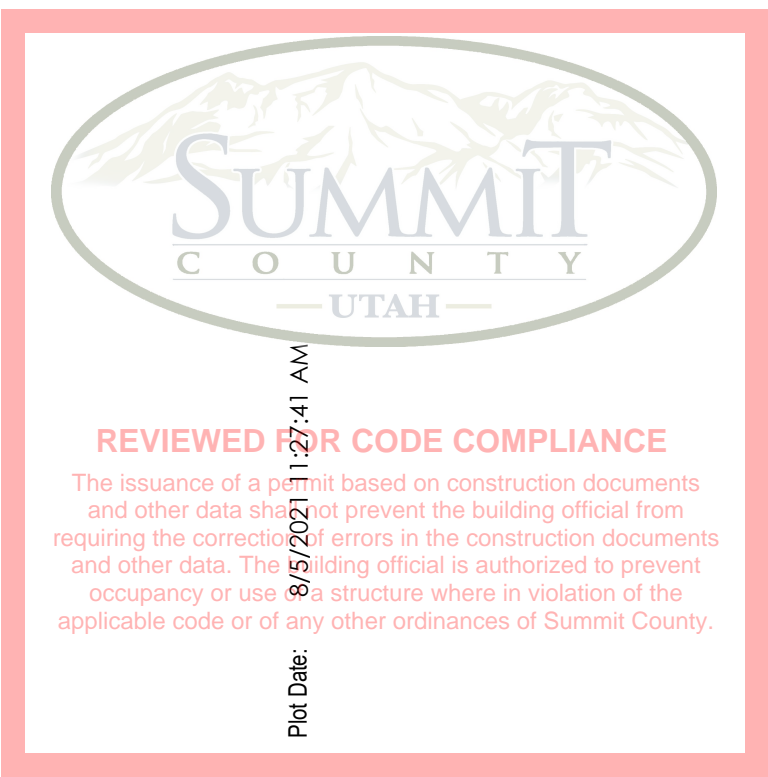
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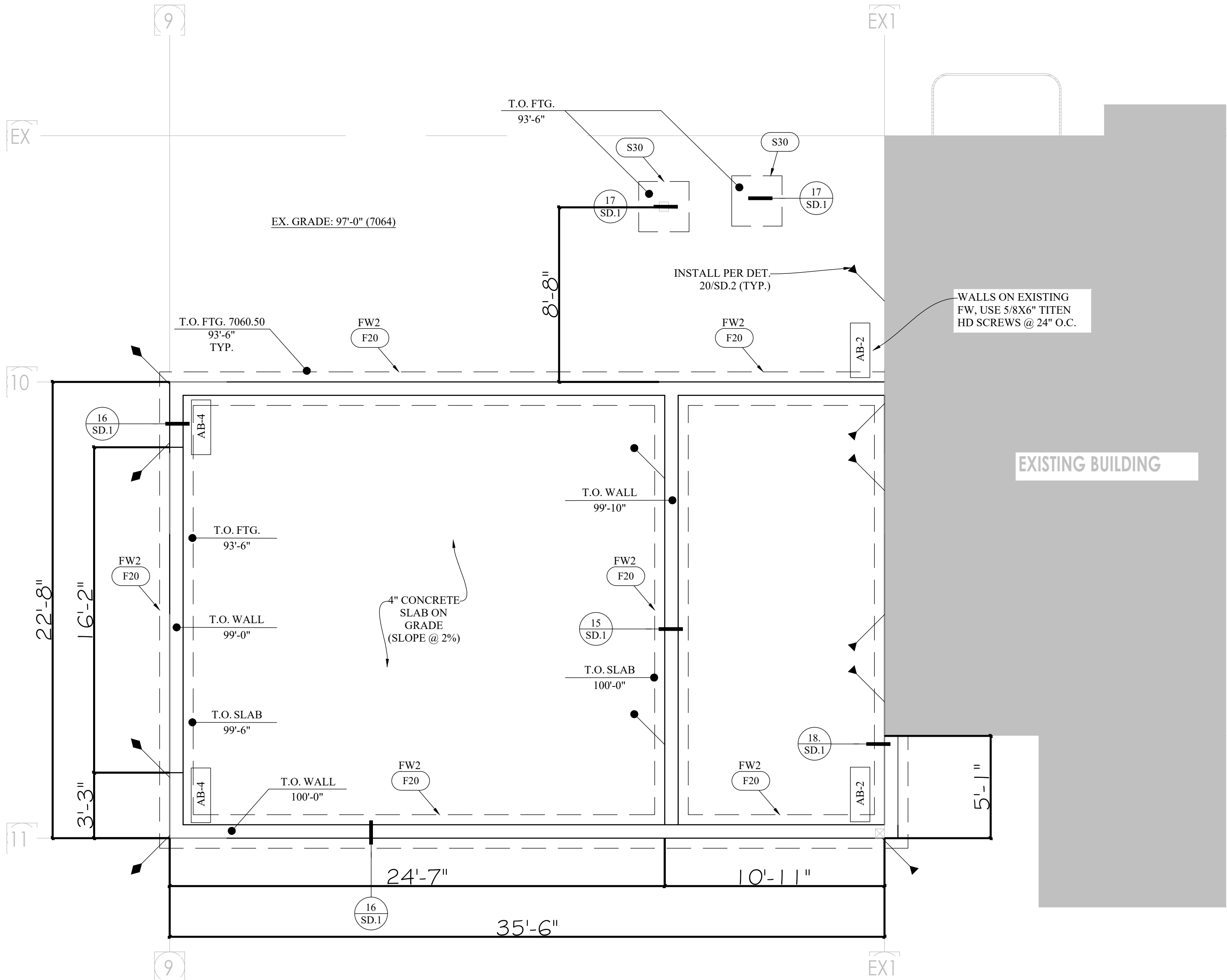
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STATUS

sheet:
BUILDING
SECTIONS

A207

SHEET SIZE: 24" x 36"





FOOTING SCHEDULE												
MARK	LENGTH	WIDTH	HEIGHT	CONTINUOUS REINFORCEMENT				CROSSWISE REINFORCEMENT				NOTES
				QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	
F20	CONT.	20"	10"	2	#4	CONT.	EQ.	-	-	-	-	
S30	30"	30"	10"	3	#4	24"	EQ.	3	#4	24"	EQ.	

NOTES:

1. $f_c = 3,000$ PSI, $f_y = 60,000$ PSI

2. EXTEND ALL FOOTINGS BELOW THE FROST LINE OF THE LOCALITY. (36")

3. FOOTINGS SHALL BEAR ON NATIVE UNDISTURBED SOILS OR COMPACTED STRUCTURAL FILL AS APPROVED AND SPECIFIED BY A LICENSED GEOTECHNICAL ENGINEER.

4. NO PENETRATIONS SHALL BE ALLOWED THROUGH FOOTINGS. WHEN CONFLICTS ARISE THE FOOTING SHALL BE STEPPED BELOW THE CONFLICT AND THE FOUNDATION WALL SHALL EXTEND TO THE FOOTING AS REQUIRED AND THE PENETRATION CAN GO THROUGH THE FOUNDATION.

5. FOOTINGS SHALL BE CENTERED UNDER ALL WALLS & COLUMNS. U.N.O.

6. PLACE ALL REINFORCING STEEL ACCURATELY & SUPPORT AGAINST DISPLACEMENT PRIOR TO POURING CONCRETE.

7. LONGITUDINAL AND CROSSWISE REINFORCEMENT SHALL HAVE 3" OF CLEAR COVER FROM THE BASE OF THE FOOTING.

FOUNDATION WALL SCHEDULE									
MARK	THICKNESS	MAX HEIGHT	VERTICAL REINFORCEMENT		HORIZONTAL REINFORCEMENT		NOTES		
			SIZE	SPACING	QTY.	SIZE			
FW1	8"	3'-0"	#4	24"	3	#4	EQ.		
FW2	8"	4'-0"	#4	24"	4	#4	EQ.		
FW3	8"	6'-0"	#4	24"	5	#4	EQ.		
FW4	8"	8'-0"	#4	24"	6	#4	EQ.		
FW5	8"	9'-0"	#4	16"	7	#4	EQ.		

NOTES:

1. FOUNDATION WALLS OVER 9'-0" REQUIRE ADDITIONAL ENGINEERING.
2. $f_c = 3,000$ PSI, $f_y = 60,000$ PSI
3. PLACE VERTICAL AND HORIZONTAL REINFORCEMENT IN THE CENTER OF FOUNDATION WALL.
4. (1) HORIZONTAL BAR SHALL BE PLACED WITHIN 4" OF THE TOP AND BOTTOM OF THE FOUNDATION WALL. ALL OTHER BARS SHALL BE EQUALLY SPACED U.N.O. VERTICAL BARS TO TERMINATE 3" FROM TOP OF WALL.
5. PLACE (2) HORIZONTAL #4 BARS WITHIN 2" OF EACH OPENING AND EXTEND BARS 24" BEYOND THE EDGE OF OPENING. VERTICAL BARS MAY TERMINATE 3" FROM THE TOP OF THE CONCRETE. PLACE (1) #4 BARS AT EACH SIDE AND BELOW EACH OPENING. HEIGHT OF CONCRETE OVER OPENINGS SHALL BE A MINIMUM OF 12" U.N.O.
6. PROVIDE 24" LONG LAP SPLICES FOR CONTINUOUS REINFORCEMENT.
7. PROVIDE ANCHOR BOLTS EMBEDDED INTO FOUNDATION WALLS AT ALL EXTERIOR AND SHEAR WALLS U.N.O. SEE ANCHOR BOLT SCHEDULE AND PLANS FOR SIZE AND SPACING OF ANCHOR BOLTS.

HOLDOWN SCHEDULE	
MARK	SIZE
●	LSTHD8/8RJ
■	STHD10/10RJ
▲	STHD14/14RJ
◆	HDU11-SDS2.5 w/ SB1x30 CAST-IN-PLACE ANCHOR BOLT
○	CS16 x 46" LONG STRAP
□	MST37 STRAP
△	MST48 STRAP

NOTES:

1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.
2. SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
4. POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS.
5. 16d SINKER NAILS MAY BE SUBSTITUTED WITH 10d COMMON NAILS. MINIMUM NAIL LENGTH = 2 1/2".
6. USE 'RJ' HOLDOWN MODEL AT TYPICAL RIM JOIST
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER

ANCHOR BOLT SCHEDULE				
MARK	DIAMETER OPTION 1	SPACING	DIAMETER OPTION 2	SPACING
AB-1	1/2"	32"	5/8"	32"
AB-2	1/2"	24"	5/8"	32"
AB-3	1/2"	18"	5/8"	24"
AB-4	1/2"	12"	5/8"	18"

NOTES:

1. PROVIDE ANCHOR BOLTS WITH 7" EMBEDMENT INTO FOUNDATION WALL W/ 3"x3"x0.229" PLATE WASHERS AT ALL EXTERIOR AND SHEAR WALLS. PLACE (1) ANCHOR BOLT WITHIN 4" OF THE EDGE OF EACH PLATE. GALVANIZED ANCHORS W/ TREATED PLATES REQUIRED.
2. ALL UNMARKED FOUNDATION WALLS SHALL BE ASSUMED TO BE AB-1.

COTTAGE BY THE STREAM

KAMAS, UTAH

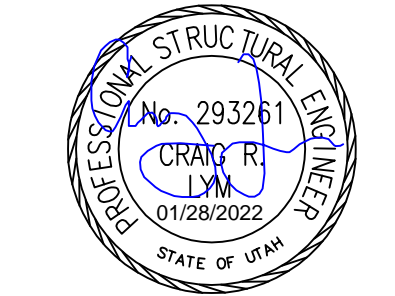
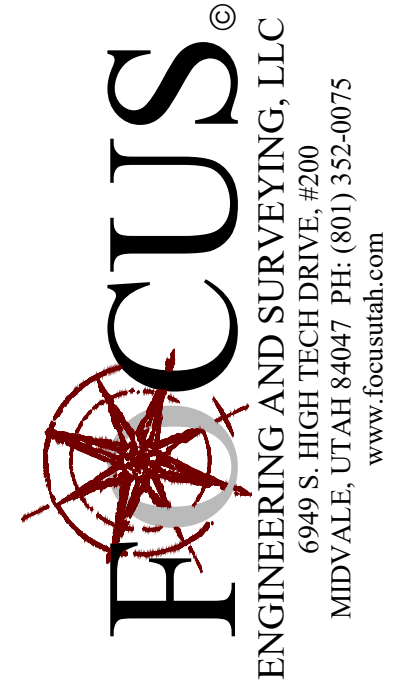
FOOTING AND FOUNDATION PLAN

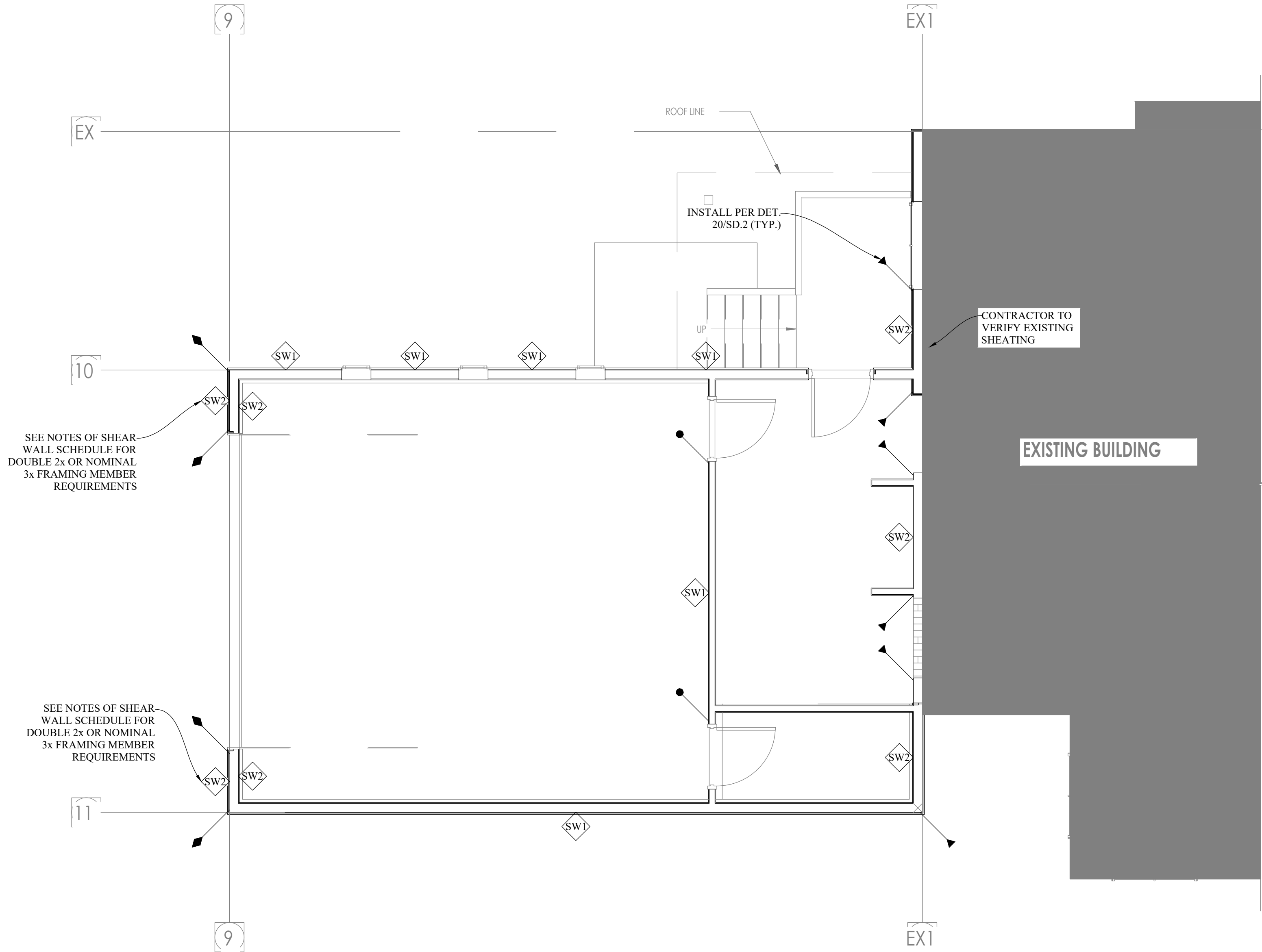
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FOOTING AND FOUNDATION PLAN

Scale: 1/4"=1'	Eng. by: EAR
Date: 01/24/22	Job #: 18-7160
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S1.0





SHEAR WALL SCHEDULE						
MARK	MATERIAL	8d NAILS		1 1/2" 16ga. STAPLES		NOTES
		EDGE	FIELD	EDGE	FIELD	
SW 1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"	
SW 2	7/16" OSB OR CDX PLYWOOD	4"	12"	-	-	
SW 3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	
SW 4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	5

NOTES:

- ALL EXTERIOR SHEATHING NOT DESIGNATED ON THE PLANS AS A SPECIFIC SHEAR WALL (SW 1-SW 4) SHALL BE SHEATHED AND NAILED/STAPLED AS A SW 1.
- SHEAR WALLS FASTENED TO STUDS THAT ARE SPACED @ 24" O.C. REQUIRE FIELD NAILING @ 6" O.C. IN LIEU OF 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.
- SOLID BLOCK ALL PANEL EDGES BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF ALL WALLS W/ OSB OR CDX PLYWOOD.
- 1 1/2" 16ga. STAPLES (w/ 7/16" CROWN) ARE ONLY ALLOWED FOR SW 1, SW 5, SW 6 (IF SW 5 AND SW 6 SHOWN)
- FOR SW 4 OR DOUBLE SIDED SW 2 OR SW 3 PANELS, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE MINIMUM 3" NOMINAL OR DOUBLE 2x AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. IF DOUBLE 2x IS USED, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.
- THE NAILING PATTERNS ABOVE AND BELOW OPENINGS THAT REQUIRE STRAPPED OPENINGS SHALL MATCH THE NAILING PATTERNS SPECIFIED FOR THE SHEAR PANELS ON EITHER SIDE OF THAT OPENING.
- SHEATHING NAILS SHALL BE COMMON WIRE OR BOX NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.

GENERAL FRAMING NOTES	
1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.	
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.	
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.	
4. USE (17) 16d NAILS BETWEEN TOP PLATE LAP SPLICES SEE DET. 5/SD.1	
5. INTERIOR STUD WALLS SHALL BE 2X4 OR 2X6 (AS PER PLANS) @ 16" O.C. U.N.O.	
6. EXTERIOR STUD WALLS SHALL BE 2X6 @ 16" O.C. U.N.O.	
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.	
8. SHEAR WALL HOLDDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.	
9. ROOF FRAMING SHALL BE STICK FRAMED OR PRE-MANUFACTURED TRUSSES AS PER PLANS W/ APA RATED 5/8" OSB OR CDX PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.	
10. FLOOR FRAMING SHALL BE FLOOR JOISTS AS PER PLANS W/ APA RATED 3/4" T&G OSB OR CDX PLYWOOD W/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.	
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.	
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 & 10 ABOVE.	

HOLDOWN SCHEDULE	
MARK	SIZE
	LSTHD8/8RJ
	STHD10/10RJ
	STHD14/14RJ
	HDU11-SDS2.5 w/ SB1x30 CAST-IN-PLACE ANCHOR BOLT
	CS 16 x 46" LONG STRAP
	MST37 STRAP
	MST48 STRAP

NOTES:

- HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.
- SEE DETAILS FOR TYPICAL HOLDOWN INSTALLATION.
- SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.
- POST-INSTALLED HOLDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDOWNS PER DETAILS.
- 16d SINKER NAILS MAY BE SUBSTITUTED WITH 10d COMMON NAILS. MINIMUM NAIL LENGTH = 2 1/2".
- USE RJ HOLDOWN MODEL AT TYPICAL RIM JOIST
- FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER

COTTAGE BY THE STREAM

KAMAS, UTAH

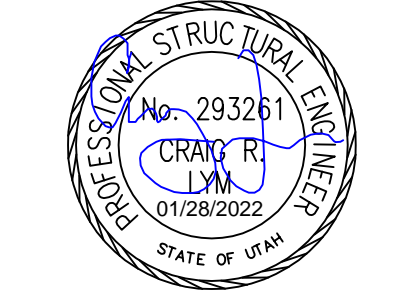
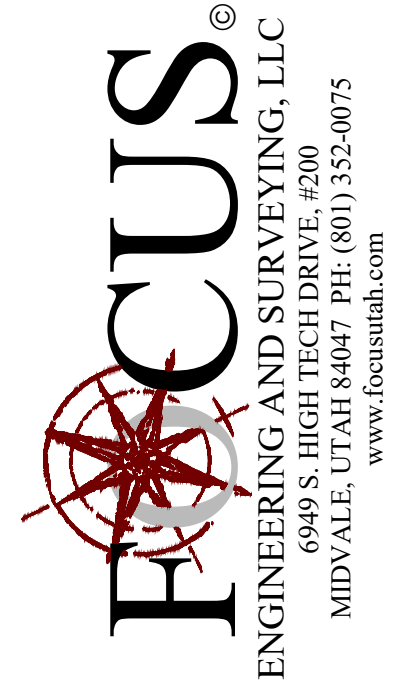
MAIN FLOOR SHEAR PLAN

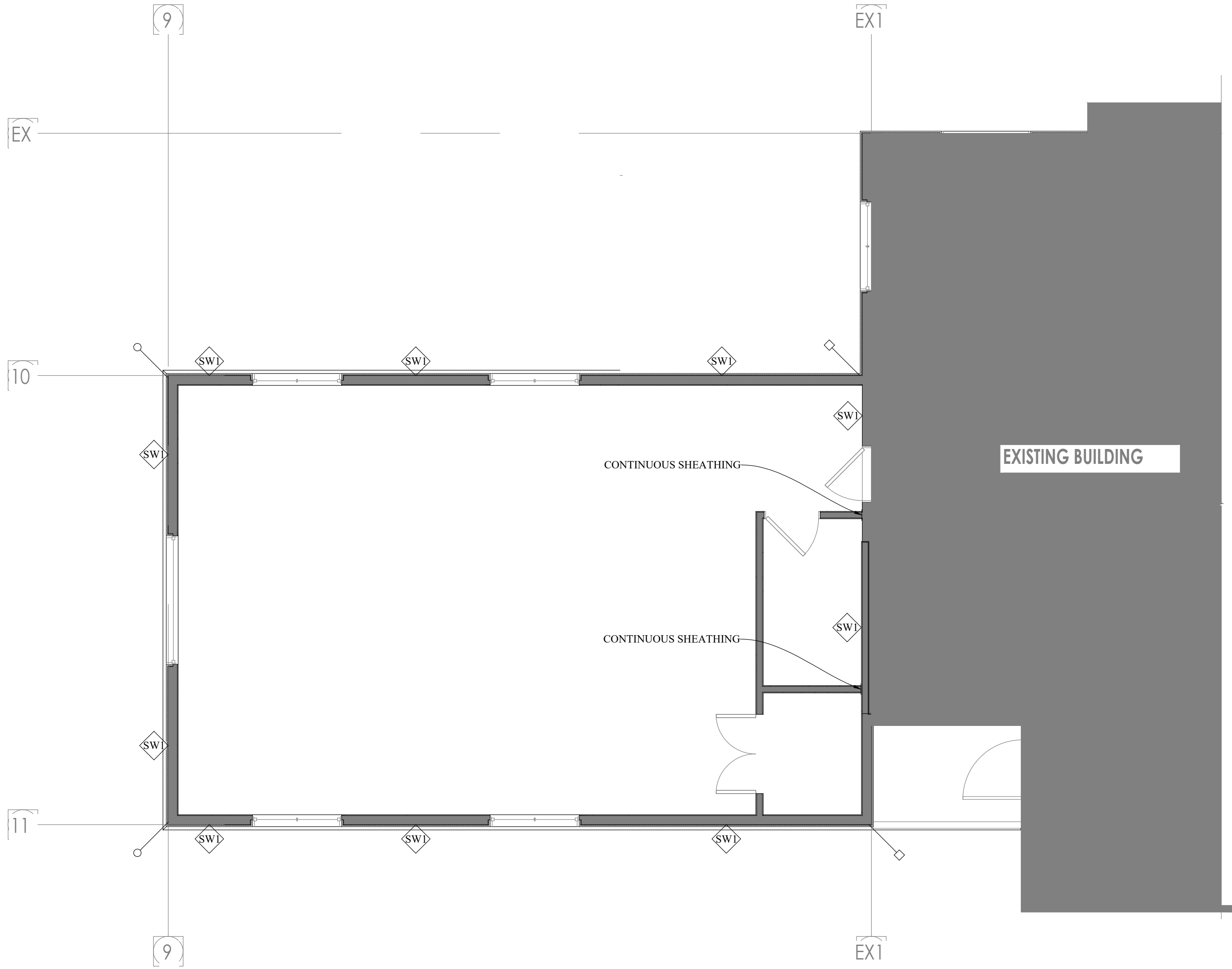
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MAIN FLOOR SHEAR PLAN

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Date: 01/24/22	Job #: 18-7160
Sheet:	

S2.0





SHEAR WALL SCHEDULE					
MARK	MATERIAL	8d NAILS		1 1/2" 16ga. STAPLES	
		EDGE	FIELD	EDGE	FIELD
SW 1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"
SW 2	7/16" OSB OR CDX PLYWOOD	4"	12"	-	-
SW 3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-
SW 4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-
NOTES:					
1. ALL EXTERIOR SHEATHING NOT DESIGNATED ON THE PLANS AS A SPECIFIC SHEAR WALL (SW 1-SW 4) SHALL BE SHEATHED AND NAILED/STAPLED AS A SW 1.					
2. SHEAR WALLS FASTENED TO STUDS THAT ARE SPACED @ 24" O.C. REQUIRE FIELD NAILING @ 6" O.C. IN LIEU OF 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.					
3. SOLID BLOCK ALL PANEL EDGES BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF ALL WALLS W/ OSB OR CDX PLYWOOD.					
4. 1 1/2" 16ga. STAPLES (w/ 7/16" CROWN) ARE ONLY ALLOWED FOR SW 1, SW 5, SW 6 (IF SW 5 AND SW 6 SHOW N)					
5. FOR SW 4 OR DOUBLE SIDED SW 2 OR SW 3 PANELS, THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS SHALL BE MINIMUM 3" NOMINAL OR DOUBLE 2x AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES SHALL BE STAGGERED. IF DOUBLE 2x IS USED, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS.					
6. THE NAILING PATTERNS ABOVE AND BELOW OPENINGS THAT REQUIRE STRAPPED OPENINGS SHALL MATCH THE NAILING PATTERNS SPECIFIED FOR THE SHEAR PANELS ON EITHER SIDE OF THAT OPENING.					
7. SHEATHING NAILS SHALL BE COMMON WIRE OR BOX NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.					

GENERAL FRAMING NOTES	
1. REFER TO DETAIL SHEET SD-0 FOR GENERAL STRUCTURAL NOTES.	
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.	
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.	
4. USE (17) 16d NAILS BETWEEN TOP PLATE LAP SPLICES SEE DET. 5/SD-1	
5. INTERIOR STUD WALLS SHALL BE 2x4 OR 2x6 (AS PER PLANS) @ 16" O.C. U.N.O.	
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.N.O.	
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.	
8. SHEAR WALL HOLD-DOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.	
9. ROOF FRAMING SHALL BE STICK FRAMED OR PRE-MANUFACTURED TRUSSES AS PER PLANS W/ APA RATED 5/8" OSB OR CDX PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.	
10. FLOOR FRAMING SHALL BE FLOOR JOISTS AS PER PLANS W/ APA RATED 3/4" T&G OSB OR CDX PLYWOOD W/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.	
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.	
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 & 10 ABOVE.	

HOLD-DOWN SCHEDULE	
MARK	SIZE
	LSTHD8/8RJ
	STHD10/10RJ
	STHD14/14RJ
	HDU11-SDS2.5 w/ SB1x30 CAST-IN-PLACE ANCHOR BOLT
	CS 16 x 46" LONG STRAP
	MST37 STRAP
	MST48 STRAP
NOTES:	
1. HOLD-DOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KING STUDS.	
2. SEE DETAILS FOR TYPICAL HOLD-DOWN INSTALLATION.	
3. SEE DETAILS FOR TYPICAL FLOOR TO FLOOR STRAP INSTALLATION.	
4. POST-INSTALLED HOLD-DOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLD-DOWNS PER DETAILS.	
5. 16d SINKER NAILS MAY BE SUBSTITUTED WITH 10d COMMON NAILS. MINIMUM NAIL LENGTH = 2 1/2".	
6. USE 'RJ' HOLD-DOWN MODEL AT TYPICAL RIM JOIST	
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER	

COTTAGE BY THE STREAM

KAMAS, UTAH

UPPER FLOOR SHEAR PLAN


REVISION BLOCK	
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UPPER FLOOR

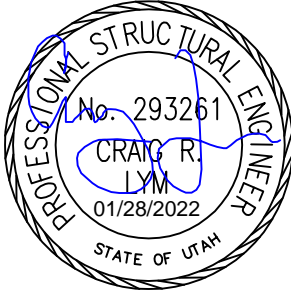
SHEAR PLAN

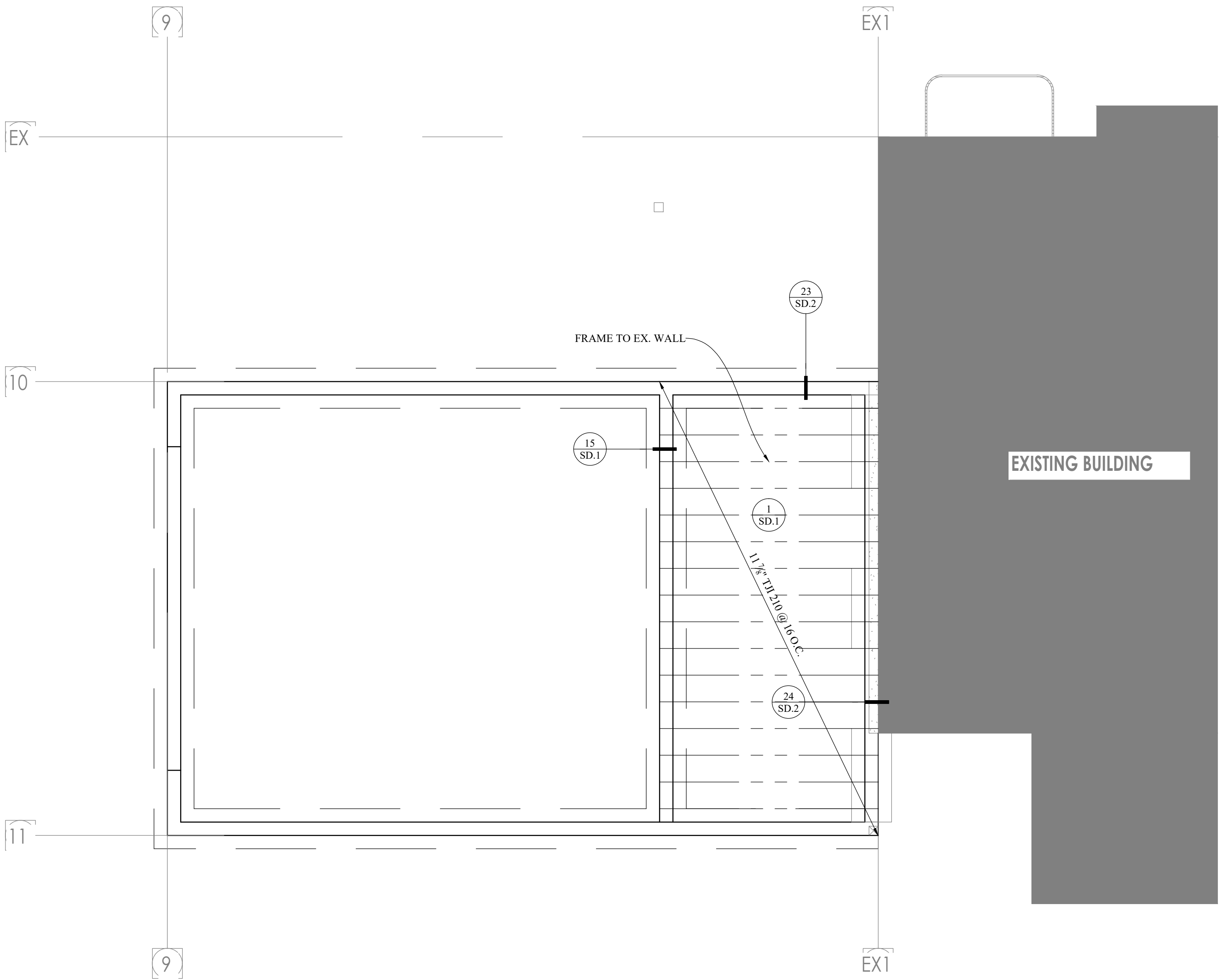
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ENGINEERING AND SURVEYING, LLC
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- GENERAL FRAMING NOTES
1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.
 2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
 3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
 4. USE (17) 16d NAILS BETWEEN TOP PLATE LAP SPLICES SEE DET. 5/SD.1
 5. INTERIOR STUD WALLS SHALL BE 2X4 OR 2X6 (AS PER PLANS) @ 16" O.C. U.N.O.
 6. EXTERIOR STUD WALLS SHALL BE 2X6 @ 16" O.C. U.N.O.
 7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
 8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
 9. ROOF FRAMING SHALL BE STICK FRAMED OR PRE-MANUFACTURED TRUSSES AS PER PLANS W/ APA RATED 5/8" OSB OR CDX PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
 10. FLOOR FRAMING SHALL BE FLOOR JOISTS AS PER PLANS W/ APA RATED 3/4" T&G OSB OR CDX PLYWOOD W/ 10d RINGSHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
 11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
 12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 & 10 ABOVE.

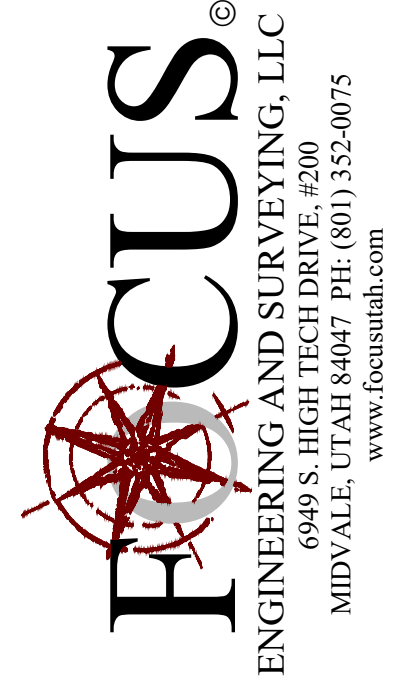
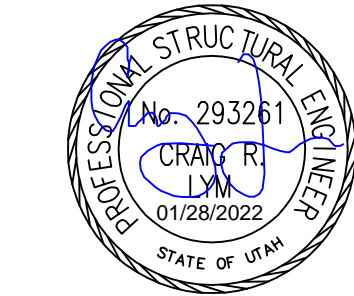
COTTAGE BY THE STREAM
KAMAS, UTAH
MAIN FLOOR FRAMING PLAN

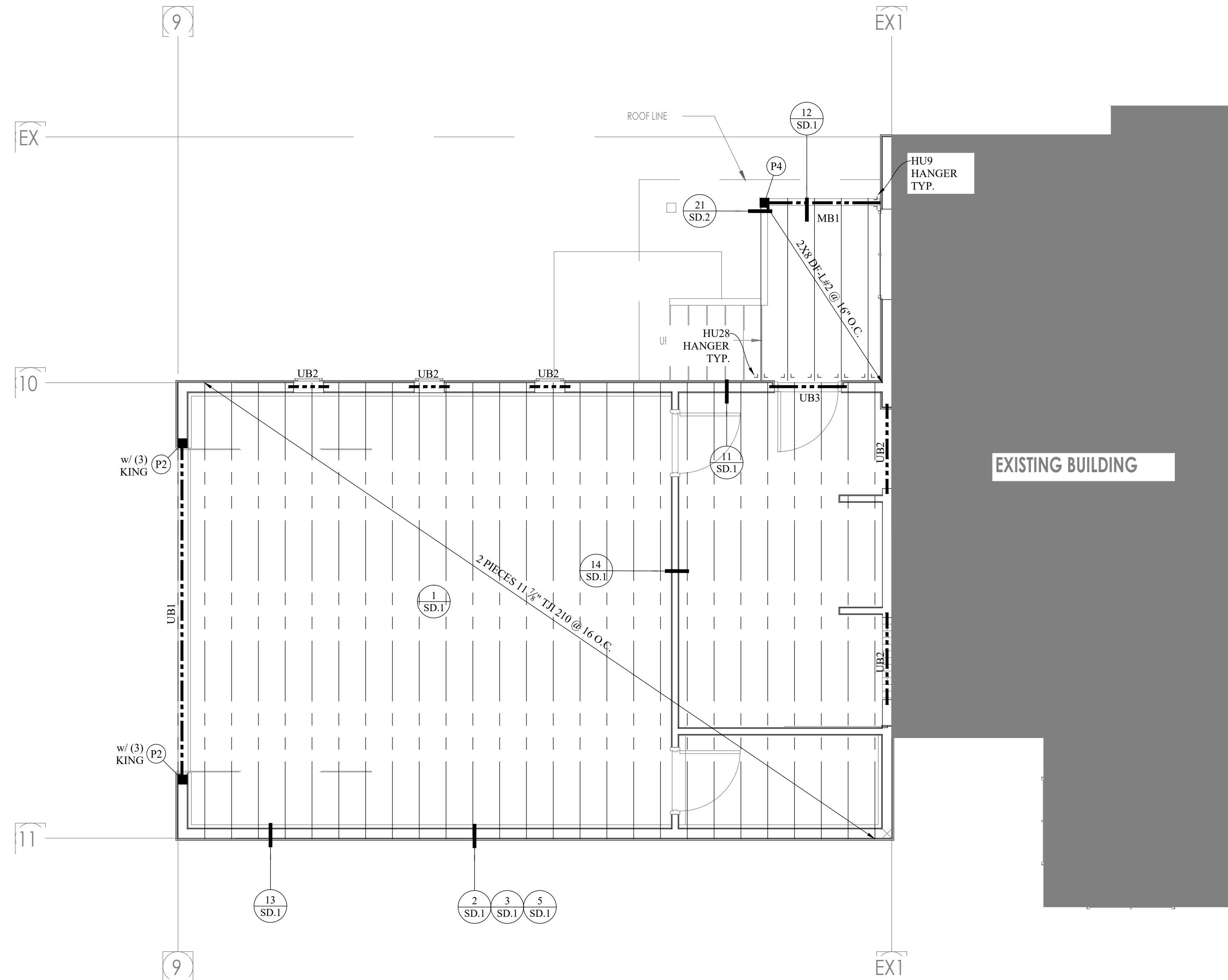
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MAIN FLOOR
FRAMING
PLAN

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GENERAL FRAMING NOTES

1. REFER TO DETAIL SHEET SD-0 FOR GENERAL STRUCTURAL NOTES.
2. ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
4. USE 17" 16d NAILS BETWEEN TOP PLATE LAP SPLICES SEE DET. 5/SD.1
5. INTERIOR STUD WALLS SHALL BE 2x4 OR 2x6 (AS PER PLANS) @ 16" O.C. U.O.
6. EXTERIOR STUD WALLS SHALL BE 2x6 @ 16" O.C. U.O.
7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALL ON THE 1ST FLOOR.
9. ROOF FRAMING SHALL BE STICK FRAMED OR PRE-MANUFACTURED TRUSSES AS PER PLANS W/ A/PAT RATED S³ OSB OR CDX PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
10. FLOOR FRAMING SHALL BE FLOOR JOISTS AS PER PLANS W/A PAT RATED 3/4" T&G OSB OR CDX PLYWOOD W/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT BE EXPOSED TO WEATHER SHALL BE TREATED. THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES & 9.10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4 x 4
P7	6 x 6
P8	3 1/2" x 3 1/2" PARALLAM POST
P9	3 1/2" x 5 1/4" PARALLAM POST
P10	3 1/2" x 7" PARALLAM POST
P11	5 1/4" x 5 1/4" PARALLAM POST
P12	5 1/4" x 7" PARALLAM POST
P13	7" x 7" PARALLAM POST

- NOTES:
1. INSTALL (1) TRIMMER AND (1) KING STUD ON BOTH SIDES OF EACH OPENING U.N.O.
 2. ATTACH 2X BUILD UP POST PLIES TOGETHER W/ 16d NAILS @ 6" O.C. STAGGERED.
 3. POST CALLOUTS AT HEADERS INDICATE THE NUMBER OF TRIMMER STUDS REQUIRED.
 4. PROVIDE SOLID 2X SQUASHING BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW SQUASHING BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.
 5. BUILD-UP 2X POSTS (P2 - P5) SHALL MATCH THE WALL DIMENSION FOR WHICH THEY ARE PLACED.
 6. BUILD UP POSTS SHALL BE DF-L #2 GRADE. PARALLEL POSTS SHALL BE 2.0E PSL.
 7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.

UPPER FLOOR BEAM SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
UB1	2	1 3/4" x 11 7/8"	MICROLLAM	1.9E
UB2	2	2 x 6	DIM. LUMBER	DF-1#2
UB3	2	1 3/4" x 7 1/4"	MICROLLAM	1.9E
UB4	1	5 1/8" x 13 1/2"	GLULAM	24F-V4 DF/DF

MAIN FLOOR BEAM SCHEDULE

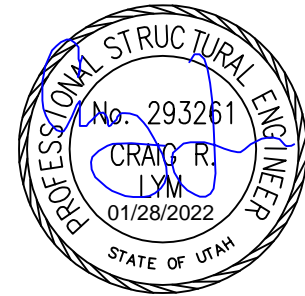
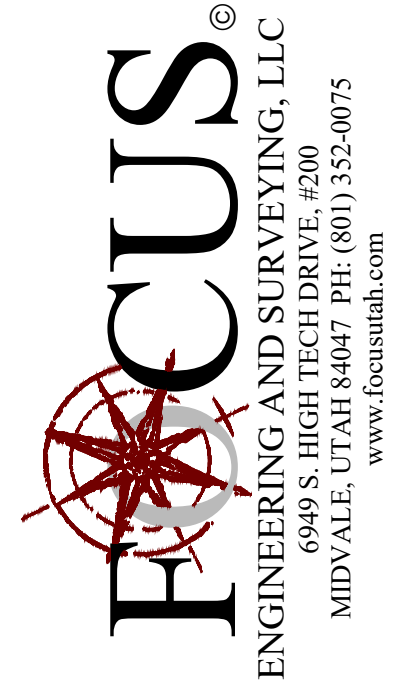
MARK	QTY.	SIZE	MATERIAL	GRADE
MB1	1	3 1/8" x9"	GLULAM	24F-V4 DF/DF

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UPPER FLOOR FRAMING PLAN

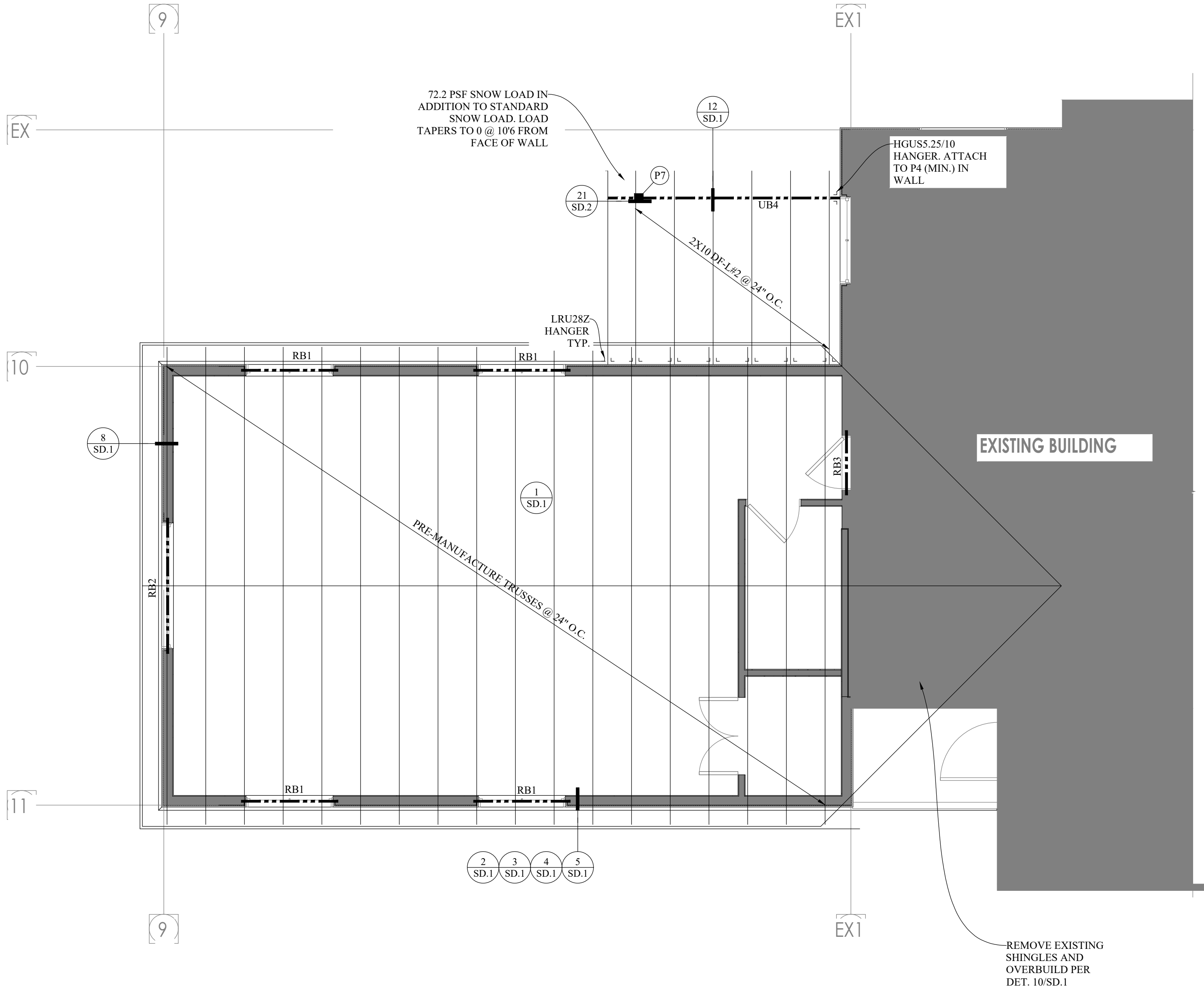
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COTTAGE BY THE STREAM
KAMAS, UTAH
UPPER FLOOR FRAMING PLAN

S:_2018\18-7160 Cottage by the Stream\02 Phase\drawings\Structural\18-7160_02 Cottage Phase 02 Corrections.dwg



- GENERAL FRAMING NOTES
1. REFER TO DETAIL SHEET SD.0 FOR GENERAL STRUCTURAL NOTES.

2. ALL DETAILS SHALL APPLY IN SIMILAR TYPICAL SITUATIONS.

3. ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.

4. USE (17) 16d NAILS BETWEEN TOP PLATE LAP SPLICES SEE DET. 5/SD.1

5. INTERIOR STUD WALLS SHALL BE 2X4 OR 2X6 (AS PER PLANS) @ 16" O.C. U.N.O.

6. EXTERIOR STUD WALLS SHALL BE 2X6 @ 16" O.C. U.N.O.

7. ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.

8. SHEAR WALL HOLDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.

9. ROOF FRAMING SHALL BE STICK FRAMED OR PRE-MANUFACTURED TRUSSES AS PER PLANS W/ APA RATED 5/8" OSB OR CDX PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.

10. FLOOR FRAMING SHALL BE FLOOR JOISTS AS PER PLANS W/ APA RATED 3/4" T&G OSB OR CDX PLYWOOD W/ 10d RING SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.

11. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE-TREATED LUMBER.

12. ANY TRUSS OR JOIST LABELED AS A DRAG TRUSS OR DRAG JOIST SHALL RECEIVE ROOF/FLOOR SHEATHING EDGE NAILING PER NOTES 9 & 10 ABOVE.

POST SCHEDULE

MARK	SIZE
P1	(1) 2x
P2	(2) 2x
P3	(3) 2x
P4	(4) 2x
P5	(5) 2x
P6	4 x 4
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P10	3 1/2" x 7" PARALLAM POST
P11	5 1/4" x 5 1/4" PARALLAM POST
P12	5 1/4" x 7" PARALLAM POST
P13	7" x 7" PARALLAM POST

NOTES:

1. INSTALL (1) TRIMMER AND (1) KING STUD ON BOTH SIDES OF EACH OPENING U.N.O.

2. ATTACH 2X BUILT UP POST PLIES TOGETHER W/ 16d NAILS @ 6" O.C. STAGGERED.

3. POST CALLOUTS AT HEADERS INDICATE THE NUMBER OF TRIMMER STUDS REQUIRED.

4. PROVIDE SOLID 2x SQUASHING BLOCKING BELOW EACH POST AT FLOOR FRAMING. BLOCKING SHALL MATCH DIMENSIONS OF POST ABOVE. PROVIDE POSTS OF EQUAL DIMENSION OR GREATER BELOW SQUASHING BLOCKING AND POSTS ABOVE THROUGH TO FOUNDATION/FOOTING U.N.O. OR UNLESS POST ENDS OVER A BEAM.

5. BUILT-UP 2x POSTS (P2 - P5) SHALL MATCH THE WALL DIMENSION FOR WHICH THEY ARE PLACED.

6. BUILT UP POSTS SHALL BE DF-L #2 GRADE. PARALLAM POSTS SHALL BE 2.0E PSL.

7. POSTS SHALL BE CENTERED BELOW THE BEAMS/POSTS ABOVE FOR WHICH LOADS THE POSTS ARE INTENDED TO CARRY.

ROOF BEAM SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
RB1	2	2 x 12	DIM. LUMBER	DF-L#2
RB2	2	2 x 8	DIM. LUMBER	DF-L#2
RB3	2	2 x 6	DIM. LUMBER	DF-L#2

UPPER FLOOR BEAM SCHEDULE

MARK	QTY.	SIZE	MATERIAL	GRADE
UB1	2	1 3/4" x 11 7/8"	MICROLLAM	1.9E
UB2	2	2 x 6	DIM. LUMBER	DF-L#2
UB3	2	1 3/4" x 7 1/4"	MICROLLAM	1.9E
UB4	1	5 1/8" x 13 1/2"	GLULAM	24F-V4 DF/DF

COTTAGE BY THE STREAM

KAMAS, UTAH

ROOF FRAMING PLAN

REVISION BLOCK

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ROOF FRAMING PLAN

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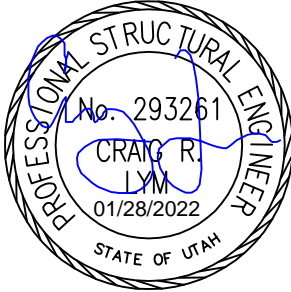
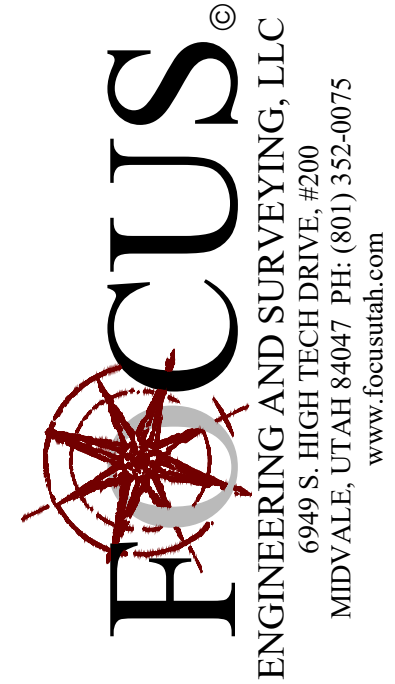
Eng. by: EAR

Date: 01/24/22

Job #: 18-7160

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GENERAL STRUCTURAL NOTES

DESIGN BASIS

GOVERNING DESIGN:

BUILDING CODE: 2018 INTERNATIONAL BUILDING CODE (IBC)
RISK CATEGORY: II
DESIGN METHOD: ASD

GRAVITY LOAD:

- ROOF LIVE LOAD (SNOW): 73.5 PSF
- ROOF DEAD LOAD: 15 PSF
- FLOOR LIVE LOAD: 40 PSF
- FLOOR DEAD LOAD: 12 PSF
- SOIL BEARING PRESSURE: 1,500 PSF (ASSUMED)

LATERAL LOAD:

- WIND SPEED: 115 MPH
- EXPOSURE CATEGORY: C
- SEISMIC SITE CLASS: D
- SEISMIC DESIGN CATEGORY: D

SEE STRUCTURAL CALCULATIONS FOR ADDITIONAL DESIGN COEFFICIENTS AND INFORMATION.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL AMENDMENTS TO THE THIS CODE, AND/OR ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK PERFORMED.
2. CONSTRUCTION DOCUMENTS ARE VALID FOR A SINGLE USE FOR THE PROJECT LOCATION AND SHALL NOT BE REUSED, COPIED, OR REPRODUCED WITHOUT WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE METHOD, MEANS AND SEQUENCE OF ALL STRUCTURAL ERECTION UNLESS NOTED OTHERWISE ON THE DRAWINGS. FOCUS ENGINEERING AND SURVEYING IS NOT LIABLE FOR ANY DAMAGES OR INJURIES RESULTING FROM ANY METHODS, MEANS AND SEQUENCES OF STRUCTURAL ERECTION.
4. IF CHANGES OR DISCREPANCIES ARE MADE OR OBSERVED BEFORE, DURING OR AFTER CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD PRIOR TO PERFORMING ANY WORK INVOLVED OR RELATED TO THESE CHANGES OR DISCREPANCIES.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, EXISTING BUILDINGS OR OTHERWISE, BEFORE BEGINNING WORK INCLUDING, BUT NOT LIMITED TO: SITE CONDITIONS, DIMENSIONS, ELEVATIONS, DOORS, WINDOWS, LOCATION OF INTERIOR AND EXTERIOR WALLS, STAIRS, FINISHES. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES OR ANY ITEMS THAT ARE NOT IN AGREEMENT WITH THE CONSTRUCTION DOCUMENTS.
6. STRUCTURAL REQUIREMENTS SPECIFIED IN THE ENGINEERING REPORT AND STRUCTURAL DRAWINGS SHALL SUPERSEDE ANY STRUCTURAL ITEMS ADDRESSED IN THE ARCHITECTURAL PLANS, NOTES, DRAWINGS, OR DETAILS.
7. THE ENGINEERING REPORT AND STRUCTURAL DRAWINGS ONLY PERTAIN TO THE STRUCTURAL ELEMENTS OF THE PROJECT. THE ENGINEER OF RECORD ASSUMES NO LIABILITY FOR NON-STRUCTURAL ITEMS NOR THE LIABILITY FOR THE ACCURACY, COMPLETENESS, AND CODE COMPLIANCE OF ARCHITECTURAL, DRAINAGE, ELECTRICAL, MECHANICAL, SITE CIVIL, AND ANY NON-STRUCTURAL SPECIFICATIONS.
8. APPROVAL BY THE MUNICIPAL INSPECTOR DOES NOT IMPLY APPROVAL BY THE ENGINEER OF RECORD OR COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES. FOCUS ENGINEERING AND SURVEYING IS NOT RESPONSIBLE FOR ANY DAMAGES CAUSED BY OR RELATED TO CHANGES TO THE ORIGINAL DESIGN WITHOUT APPROVAL FROM THE ENGINEER OF RECORD.
9. ANY STRUCTURAL SPECIFICATIONS THAT APPEAR AMBIGUOUS OR UNCLEAR SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR CLARITY OR INTERPRETATION.
10. ALL SITE COMPACTED FILL SHALL BE FREE OF ANY ORGANIC MATTER AND PLACED PER THE GEOTECH RECOMMENDATIONS.
11. PROJECT SPECIFIC NOTES AND DETAILS SHALL SUPERSEDE GENERAL NOTES AND DETAILS.
12. THE DESIGN, ADEQUACY, AND SAFETY OF ERECTION BRACING, SHORING TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF THE SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE GENERAL CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE A STABLE WORKING ENVIRONMENT IN COMPLIANCE WITH OSHA STANDARDS PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.
13. ALL SHORING AND BRACING SHALL REMAIN IN PLACE UNTIL ALL PERMANENT MEMBERS ARE PLACED AND FINAL CONNECTORS ARE INSTALLED.
14. OBSERVATION VISITS TO THE SITE BY THE ENGINEER OF RECORD SHALL NOT INCLUDE THE INSPECTION OF THE CONSTRUCTION BRACING AS MENTIONED ABOVE.
16. ANY DIMENSIONS ON STRUCTURAL PLANS ARE FOR REFERENCE ONLY. VERIFY ALL DIMENSIONS WITH THE ARCHITECTURAL PLANS.
17. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH ALL PORTIONS OF THE CONSTRUCTION DOCUMENTS RELATED TO THE SCOPE OF WORK OF THE STRUCTURE, AND INSURE THAT ALL SUBCONTRACTORS ARE FAMILIAR WITH THOSE PORTIONS THAT PERTAIN TO THEIR AREA OF WORK.

GENERAL FRAMING

(PER NDS)

1. ALL STRUCTURAL LUMBER, SHEATHING, AND TIMBER SHALL BE MARKED BY A COMPETENT AND RELIABLE COMPANY. THE COMPANY, GRADING AND GRADE MARKING SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD.
2. ALL STRUCTURAL TIMBER MEMBERS SHALL BE DOUGLAS FIR-LARCH WITH A 19% MAXIMUM MOISTURE CONTENT OF THE FOLLOWING GRADES U.N.O.:
 - 2X STUD WALLS: STUD GRADE OR BETTER
 - 2X SILL PLATES: STANDARD GRADE OR BETTER
 - 2X JOISTS/RAFTERS: NO. 2
 - 2X BUILT-UP BEAMS/HEADER: NO. 2
 - HEAVY TIMBER: NO. 1
 - POSTS: NO. 2
3. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, MASONRY AND/OR THAT IS NOT PERMANENTLY PROTECTED FROM THE ELEMENTS AND ALL STRUCTURAL LUMBER AND STRUCTURAL SHEATHING THAT IS WITHIN 8" TO EXPOSED GROUND SHALL BE OF A NATURALLY DECAY RESISTANT SPECIES OR PRESERVATIVE TREATED LUMBER.
4. STRUCTURAL MEMBERS MAY NOT BE CUT, NOTCHED OR CHAMFERED UNLESS SPECIFICALLY NOTED, DETAILED OR APPROVED BY THE ENGINEER OF RECORD.
5. FULL-HEIGHT BLOCKING SHALL BE PLACED BETWEEN JOISTS AND RAFTERS AT ALL BEARING LOCATIONS.
6. NO MORE THAN (2) SILL PLATES SHALL BE CONNECTED TO THE FOUNDATION WITH J-BOLTS THROUGH BOTH MEMBERS WITHOUT ADDITIONAL ENGINEERING.
7. BUILT-UP TIMBER BEAMS SHALL BE NAILED TOGETHER WITH (2) ROWS OF 10D NAILS AT 6" O.C. AT EACH FACE. U.N.O.
8. PROVIDE CONTINUOUS BEARING AND SOLID BLOCKING DOWN TO FOUNDATION AT ALL BEARING POINT LOADS.
9. ALL METAL ANCHORS, TIES AND CONNECTORS SHALL BE FROM SIMPSON STRONG-TIE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SUBSTITUTIONS MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER OF RECORD.
10. OSB PLYWOOD FLOOR AND ROOF SHEATHING SHALL BE LAID CONTINUOUS OVER TWO OR MORE FRAMING SPANS WITH THE FACE GRAIN PERPENDICULAR TO THE FRAMING SUPPORTS. STAGGER ALL PLYWOOD JOINTS A MINIMUM OF 4'-0".
11. EXTERIOR WOOD SUPPORTED BY CONCRETE SHALL BE INSTALLED A MINIMUM OF 6" ABOVE EXPOSED EARTH.
12. EXTERIOR WALLS ADJACENT TO VAULTED CEILINGS SHALL BE BALLOON FRAMED WITH CONTINUOUS STUDS TO BOTTOM CHORD OF TRUSS OR RAFTER.
13. ROOF SHEATHING SHALL BE CONTINUOUS UNDERNEATH OVERBUILD FRAMING.
14. DOUBLE TOP PLATES SHALL HAVE A MINIMUM OF 4'-0" LAP SPLICE WITH A MINIMUM OF (8) 16D NAILS PER TOP PLATE SPLICE U.N.O. LAP SPLICES IN THE DOUBLE TOP PLATE SHALL OFFSET BY AT LEAST 4'-0".
15. TOP PLATE BREAKS SHALL OCCUR OVER STUDS.
16. ALL EXTERIOR WALLS SHALL BE SECURED WITH A MINIMUM OF 1/2"x10" ANCHOR BOLTS @ A MAXIMUM OF 32" O.C. SHEAR WALL DESIGN REQUIREMENTS WILL GOVERN IN ALL CASES.
17. ALL HARDWARE SHALL BE INSTALLED AND NAILED PER THE MANUFACTURER'S SPECIFICATIONS.
18. SOLID BLOCK ALL HORIZONTAL JOINTS BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF THE WALLS THAT HAVE OSB PLYWOOD.
19. EXTERIOR AND BEARING WALL STUDS ARE PERMITTED TO BE CUT OR NOTCHED WITH A DEPTH NOT TO EXCEED 25% OF THE STUD WIDTH. CUTS AND NOTCHES MAY NOT OCCUR AT THE SAME LOCATION.
20. EXTERIOR AND BEARING WALLS SHALL BE CAPPED WITH DOUBLE 2" NOMINAL THICK TOP PLATES. PROVIDE OVERLAP AT CORNERS AND INTERSECTIONS WITH OTHER PARTITION WALLS.
21. ALL MANUFACTURED WOOD PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
22. SEE MANUFACTURER'S SPECIFICATIONS FOR DRILLING HOLES AND CUTTING NOTCHES AND CHAMFERS.
23. ALL RAFTERS AND JOISTS OVER 3'-0" SHALL BE HANGERED IF NOT SUPPORTED BY BOTTOM BEARING.
24. ALTERNATE ENGINEERED WOOD PRODUCTS MUST BE PRE-APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.
25. ACCEPTABLE MANUFACTURERS OF ENGINEERED WOOD PRODUCTS:
 - WEYERHAEUSER I-LEVEL PRODUCTS
 - LOUISIANA PACIFIC PRODUCTS
 - BOISE CASCADE PRODUCTS
 - ALL OTHER MANUFACTURER'S SHALL BE PRE-APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

28. THE USE OF ANY PRODUCT NOT SPECIFIED IN THE PLANS OR CALCULATIONS SHALL BE APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

- GLULAM
1. GLULAM BEAMS SHALL BE 24F-V4 (SIMPLE SPAN) OR 24F-V8 (CANTILEVERED)
 2. MINIMUM DESIGN VALUES:
 - E = 1,800,000 PSI
 - F_b = 2,400 PSI
 - F_v = 265 PSI

- MICROLLAM
1. MICROLLAM BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL)
 2. MINIMUM DESIGN VALUES:
 - E = 2,000,000 PSI
 - F_b = 2,600 PSI
 - F_v = 285 PSI

- PARALLAM
1. PARALLAM BEAMS SHALL BE PARALLEL STRAND LUMBER (PSL)
 2. MINIMUM DESIGN VALUES:
 - E = 2,200,000 PSI
 - F_b = 2,900 PSI
 - F_v = 290 PSI

- TIMBERSTRAND
1. TIMBERSTRAND BEAMS SHALL BE LAMINATED STRAND LUMBER (LSL)
 2. MINIMUM DESIGN VALUES:
 - E = 1,550,000 PSI
 - F_b = 2,325 PSI
 - F_v = 310 PSI

PREFABRICATED WOOD I-JOIST

1. PREFABRICATED I-JOIST SHALL BE WEYERHAEUSER TRUS JOIST TJ SERIES. U.N.O. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

PRE-ENGINEERED WOOD TRUSSES

(PER IBC 2303.4)

1. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE CURRENT IBC, LOCAL BUILDING CODES FOR ALL IMPOSED LOADS, INCLUDING LATERAL LOADS, ROOF OVERBUILDS, OVERHEAD DOORS, AND ANY MECHANICAL EQUIPMENT LOADS.
2. ALL CALCULATIONS AND SHOP DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER IN THE STATE WHERE THE PROJECT WILL BE CONSTRUCTED. THE MANUFACTURER OR GENERAL CONTRACTOR SHALL SUPPLY ALL THE TRUSS CALCULATIONS AND SHOP DRAWINGS TO THE ENGINEER OF RECORD AND THE LOCAL BUILDING OFFICIAL PRIOR TO FABRICATION.
3. TOTAL LOAD DEFLECTIONS SHALL BE LIMITED TO L/240 AND DEFLECTIONS DUE TO LIVE LOADS SHALL BE LIMITED TO L/360.
4. PERMANENT TRUSS BRACING INFORMATION SHALL BE SUPPLIED BY THE TRUSS MANUFACTURER.
5. THE TRUSS MANUFACTURER SHALL ASSUME LIABILITY OF THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES.
6. THE CONTRACTOR SHALL ASSUME LIABILITY FOR THE INSTALLATION OF THE PRE-ENGINEERED TRUSSES AS PER THE MANUFACTURER'S SPECIFICATIONS.
7. ANY DISCREPANCIES BETWEEN THE TRUSS MANUFACTURER'S TRUSS LAYOUT AND THE DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO THE FABRICATION OF THE TRUSSES.
8. THE TRUSS MANUFACTURER SHALL VERIFY ALL LOADS WITH THE ENGINEER OF RECORD.
9. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN APPROVAL FROM THE TRUSS ENGINEER.
10. ALTERATIONS RESULTING IN AN ADDITION OF LOADS TO ANY MEMBER SHALL NOT BE PERMITTED WITHOUT THE APPROVAL OF THE TRUSS ENGINEER.

CONCRETE

(ACI 318, 2018 IBC CHAPTER 18/19)

1. ALL CONCRETE MATERIALS, QUALITY CONTROL, AND CONSTRUCTION SHALL COMPLY WITH THE LOCAL BUILDING CODES AND ACI 318.
2. WATER SHALL BE POTABLE AND FREE FROM INJURIOUS AMOUNTS OF OIL, ACIDS, SALTS, ORGANIC MATERIALS, ETC.
3. COMPRESSIVE STRENGTH f_c (MINIMUM SPECIFIED AT 28 DAYS):
 - FOOTINGS = 3,000 PSI
 - FOUNDATION = 3,000 PSI
 - SLAB ON GRADE = 4,000 PSI
3. FOOTINGS
 - ALL FOOTINGS SHALL BEAR PAST THE FROST LINE OF THE LOCALITY.
 - WALLS AND COLUMNS SHALL BE CENTERED ON FOOTINGS U.N.O.
 - NO PENETRATIONS ARE ALLOWED THROUGH FOOTINGS.
4. CONCRETE EXPOSED TO FREEZE/THAW CYCLES SHALL CONFORM TO THE MAX WATER/CEMENT RATIOS OF ACI 318-14 TABLE 19.3.2.1 AND SHALL USE AIR ENTRAINMENT PER ACI 318-14 TABLE 19.3.3.1 (IN CONFORMANCE WITH ASTM C260).
5. THE GENERAL CONTRACTOR SHALL PROVIDE A WATERPROOF/ DAMPPROOF MEMBRANE PER THE 2018 IBC SECTION 1805.
6. BACKFILL SHALL NOT BE PLACED AGAINST A FOUNDATION WALL UNTIL THE WALL HAS SUFFICIENT STRENGTH AND IS ANCHORED TO THE FLOOR ABOVE OR IS SUFFICIENTLY BRACED TO PREVENT DAMAGE FROM THE BACKFILL.
7. BACKFILL SOIL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLE OR BOULDERS. THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION WALL OR THE WATERPROOFING/DAMPPROOFING MATERIAL.
8. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION WALL SHALL HAVE A 5% SLOPE AWAY FROM THE BUILDING FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR FROM THE FACE OF THE FOUNDATION WALL.
9. THE THICKNESS OF CONCRETE SLABS ON GRADE FLOORS SHALL NOT BE LESS THAN 3 1/2".
10. ADHESIVE ANCHORS SHALL BE INSTALLED WITH SIMPSON SET-XP EPOXY PER THE MANUFACTURER'S SPECIFICATIONS.
11. REINFORCEMENT STEEL SHALL BE ACCURATELY PLACED AND SUPPORTED AGAINST DISPLACEMENT PRIOR TO CONCRETE POUR.

FASTENERS

(PER IBC 2303.6, 2304.10)

1. FASTENERS IN ANY TYPE OF PRESERVATIVE-TREATED AND FIRE-RETARDANT TREATED WOOD PRODUCT SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE, OR COPPER.
2. SHEATHING FASTENERS SHALL BE DRIVEN SO THE HEAD OR CROWN OF THE NAIL IS FLUSH WITH THE SHEATHING SURFACE.
3. BOLT HOLES SHALL BE DRILLED WITH A BIT 1/32" TO 1/16" LARGER THAN THE NOMINAL BOLT DIAMETER. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND NUT.
4. ALL NAILS SHALL BE COMMON WIRE.
5. NAILS:
 - 8D = 0.131" X 2.5"
 - 10D = 0.148" X 3.0"
 - 16D = 0.162" X 3.5"
6. STAPLES:
 - 16GA = 1.5 X .4375" CROWN
7. POWER DRIVEN PINS:
 - CONCRETE DRIVE PINS = 0.145" X 2.5" WITH PRE-ASSEMBLED WASHER
8. POST INSTALLED ANCHORS TO CONCRETE USED FOR WIND AND SEISMIC RESISTANCE APPLICATIONS SHALL BE INSTALLED USING HILTI HY-200 EPOXY U.N.O. BOLT HOLES DRILLED FOR EPOXY ANCHORS SHALL BE CLEANED USING BLOW-BRUSH-BLOW STANDARDS AS PER MANUFACTURER SPECIFICATIONS FOR THE EPOXY BEING USED.
9. BOLTS
 - CONNECTOR BOLTS = ASTM A307
 - HIGH STRENGTH BOLTS = ASTM A325
 - ANCHOR BOLTS = ASTM 307 WITH A 3"X3"X0.229" PLATE WASHER EMBEDDED 7" INTO CONCRETE

STRUCTURAL STEEL

(IBC 2018 CHAPTER 22, AISC 15TH ED.)

1. ALL STRUCTURAL STEEL SHALL BE DESIGNED, FABRICATED AND WELDED IN ACCORDANCE WITH THE CURRENT IBC AND THE CURRENT EDITION OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
2. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS AND SHALL CONFORM TO ALL AWS STANDARDS. ALL WELDS SHALL HAVE THE SLAC REMOVED.
3. ALL STRUCTURAL STEEL SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD FOR APPROVAL PRIOR TO FABRICATION.
4. STEEL FABRICATOR SHALL FIELD CHECK ALL DIMENSIONS PRIOR TO FABRICATION.
5. STEEL TO STEEL CONNECTIONS SHALL BE MADE WITH HIGH STRENGTH BOLTS.
6. ALL STEEL EXPOSED TO THE ELEMENTS SHALL BE HOT-DIPPED GALVANIZED OR PROPERLY PRIMED AND PAINTED AFTER FABRICATION.
7. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. f_y = 50 KSI.
8. PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B.
9. TUBE COLUMNS SHALL CONFORM TO ASTM A500 GRADE C.
10. PLATES, BARS, ANGLES, CHANNELS AND OTHER MISCELLANEOUS STEEL SHAPES SHALL CONFORM TO ASTM A36. f_y = 36 KSI.

REINFORCING STEEL

1. STEEL REINFORCEMENT SHALL BE FREE FROM MUD, OIL, AND OTHER NON-METALLIC COATINGS THAT DECREASE BONDING CAPACITY AT THE TIME OF INSTALLATION.
2. REINFORCEMENT SHALL BE ACCURATELY PLACED AND ADEQUATELY SUPPORTED BEFORE CONCRETE IS PLACED.
3. ALL SPLICES IN CONTINUOUS REINFORCEMENT SHALL LAP 40 BAR DIAMETERS. U.N.O.
4. COVER
 - CONCRETE PERMANENTLY EXPOSED TO EARTH OR WEATHER: 3"
 - CONCRETE TEMPORARILY EXPOSED TO EARTH OR WEATHER: 1 1/2"
 - #5 BAR AND SMALLER: 1 1/2"
 - #6 BAR AND LARGER: 2"
 - CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
 - SLABS AND WALLS, #11 & SMALLER: 3/4"
 - SLABS ON GRADE: CENTER OF SLAB
 - BEAMS, COLUMNS, MAIN REINFORCING/TIES: 1 1/2"
5. f_y = 60 KSI

SOILS

1. FOCUS ENGINEERING & SURVEYING DOES NOT PROVIDE ANY GEOTECHNICAL ENGINEERING SERVICES. ALL GEOTECHNICAL SERVICES ARE TO BE EMPLOYED AT THE EXPENSE OF THE GENERAL CONTRACTOR OR OWNER. FOCUS ENGINEERING & SURVEYING WILL NOT BE LIABLE FOR ANY DAMAGES TO THE STRUCTURE RELATED TO GEOTECHNICAL DEFICIENCIES.
2. IF THE CONTRACTOR FAILS TO PROVIDE FOCUS ENGINEERING & SURVEYING WITH A GEOTECHNICAL INVESTIGATION AT THE TIME A CONTRACT IS MADE, FOCUS ENGINEERING WILL ASSUME AN ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE A MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOCUS ENGINEERING & SURVEYING WILL NOT BE HELD LIABLE FOR ANY STRUCTURAL DAMAGES RELATED TO ANY LACK OF CONFORMANCE BY THE CONTRACTOR TO INSURE THIS MINIMUM ALLOWABLE SOIL BEARING PRESSURE.
3. THE GEOTECHNICAL INVESTIGATION SHALL BE PERFORMED PER THE 2018 IBC SECTION 18.
4. DO NOT PLACE FOOTINGS ON DISTURBED, UNDOCUMENTED FILL, FROZEN SOIL, OR IN PONDED WATER.
5. ALL FOOTINGS, FOUNDATIONS, EXCAVATION, GRADING AND FILL SHALL BE PERFORMED PER THE APPROVED GEOTECHNICAL REPORT.
6. SOIL CONDITIONS SHALL BE OBSERVED PRIOR TO PLACEMENT OF FOOTINGS.
7. AT LOCATIONS WHERE STRUCTURAL FILL IS REQUIRED, FILL SHALL BE PLACED IN 6" LIFTS & COMPACTED AT OPTIMUM MOISTURE CONTENT. REFER TO THE GEOTECHNICAL REPORT FOR DEPTH AND EXTENT OF THE STRUCTURAL FILL.

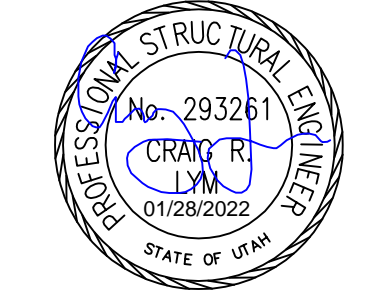
MASONRY & STONE VENEER

1. MASONRY VENEER ABOVE OPENINGS SHALL BE SUPPORTED BY A STEEL LINTEL. THE STEEL LINTEL SHALL NOT SUPPORT ANY VERTICAL LOAD OTHER THAN THE DEAD LOAD OF THE MASONRY VENEER ABOVE.
2. LINTELS SHALL HAVE 1" OF BEARING FOR EVERY 1'-0" OF SPAN. BEARING LENGTH SHALL NOT BE LESS THAN 4".
3. VENEER SHALL BE ANCHORED TO THE SUPPORTING WALL FRAMING WITH HOT-DIPPED GALVANIZED HOHMANN & BARNARD DW-10HS METAL ANCHOR TIES. EACH TIE SHALL NOT BE SPACED MORE THAN 16" O.C. VERTICALLY AND HORIZONTALLY.
4. ENGAGE #9 WIRE WITH ANCHOR TIES AT THE CENTER OF VENEER AND EMBEDDED IN THE MORTAR JOINT.

SPECIAL INSPECTIONS

(IBC CHAPTER 17, ACI 318)

1. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT IBC, LOCAL AMENDMENTS, AND/OR ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK PERFORMED.
2. THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY APPROVED AGENCIES TO PERFORM SPECIAL INSPECTIONS DURING CONSTRUCTION WHERE SPECIAL INSPECTIONS ARE REQUIRED AT THEIR EXPENSE.
3. THE SPECIAL INSPECTOR SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL AND THE ENGINEER OF RECORD DEMONSTRATING HIS/HER COMPETENCY AND APPROVAL FOR THE INSPECTION.
4. ITEMS THAT REQUIRE SPECIAL INSPECTION:
 - EXISTING SOIL CONDITIONS, FILL PLACEMENT AND LOAD BEARING REQUIREMENTS
 - WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING, AND OTHER FASTENING COMPONENTS FOR LATERAL FORCE RESISTANT SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS 4" O.C. OR LESS, THIS IS NOT REQUIRED WHENEVER WIND LOADS ON THE STRUCTURE GOVERN LATERAL DESIGN AND THE WIND SPEEDS ARE LESS THAN 120 MPH WITH EXPOSURE CATEGORY B.
 - METAL PLATE CONNECTED WOOD TRUSSES WITH SPANS GREATER THAN 60'-0" OR GREATER IN LENGTH.
 - STRUCTURAL STEEL IN ACCORDANCE WITH AISC 360.
 - POST INSTALLED ADHESIVE ANCHORS.



COTTAGE BY THE STREAM
KAMAS, UTAH
STRUCTURAL NOTES

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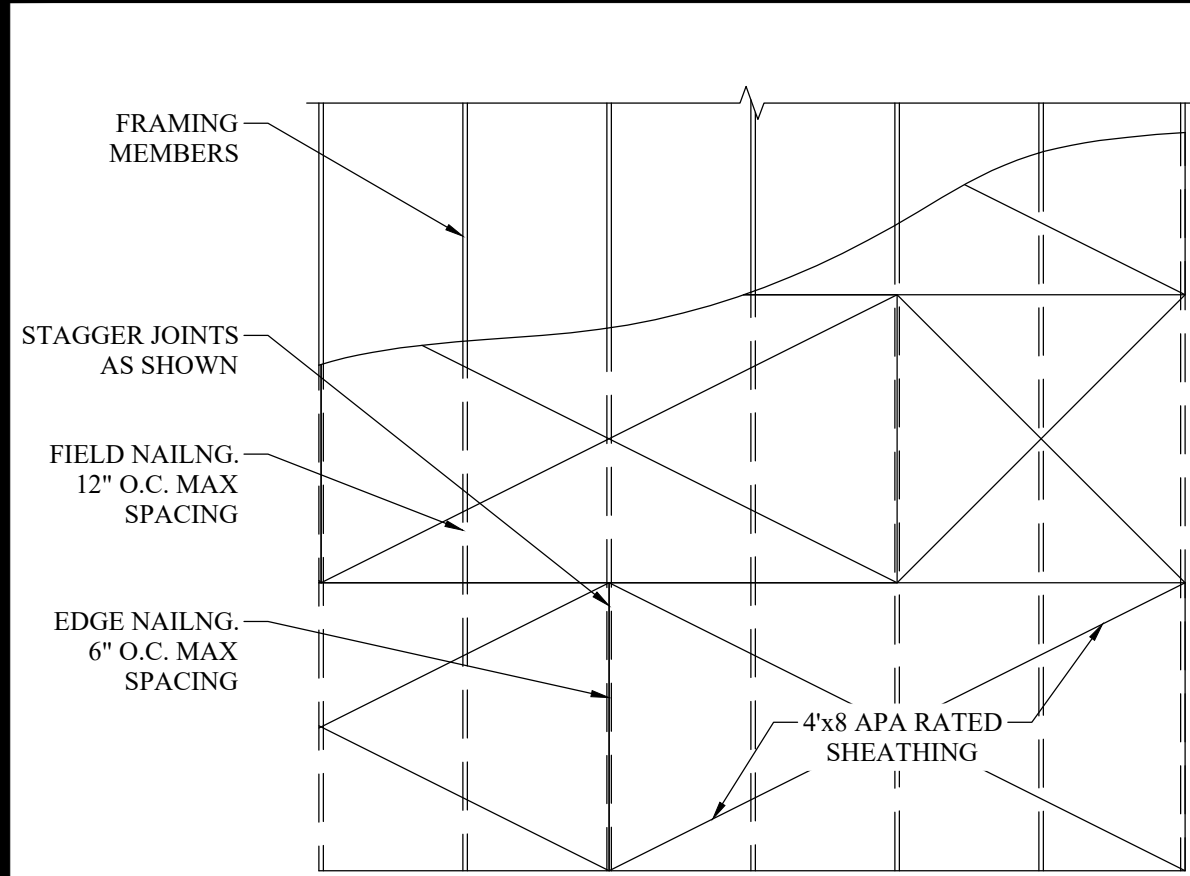
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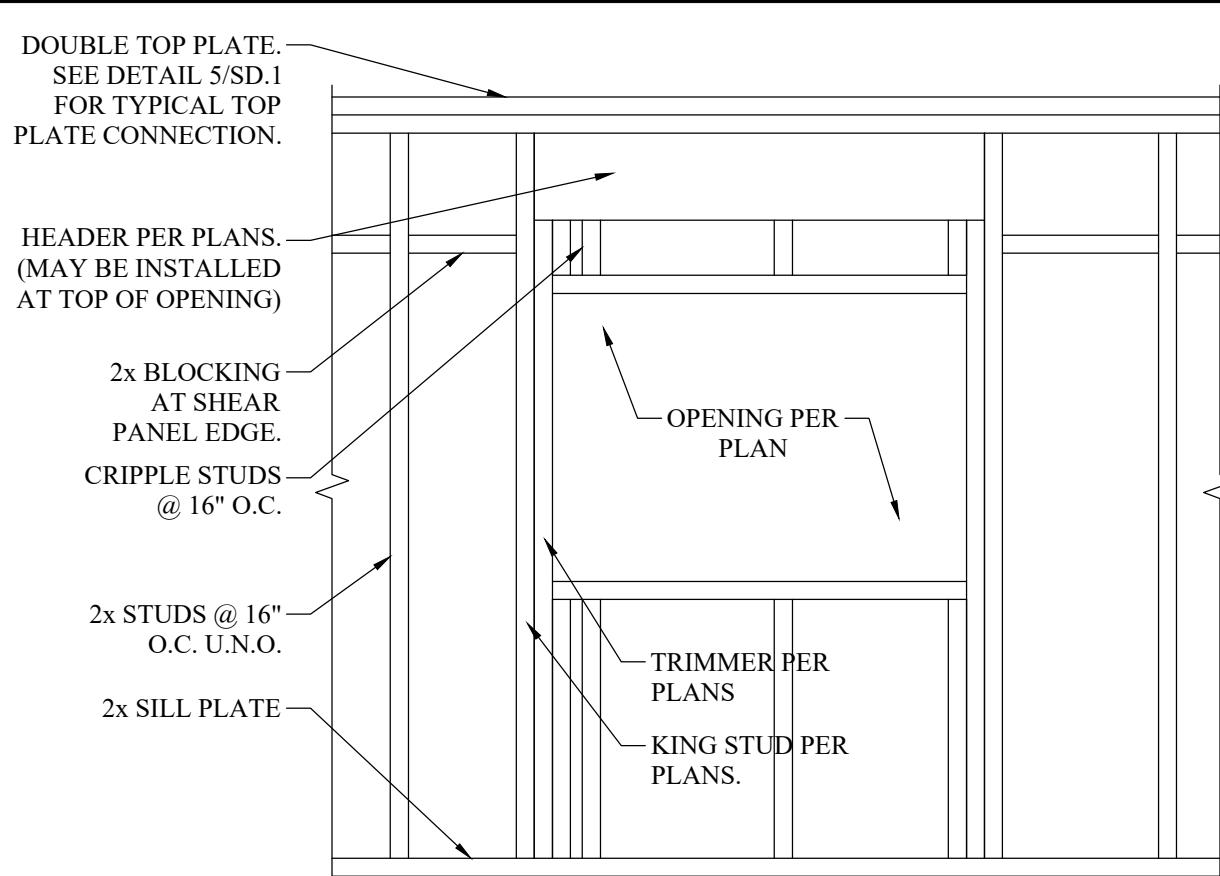
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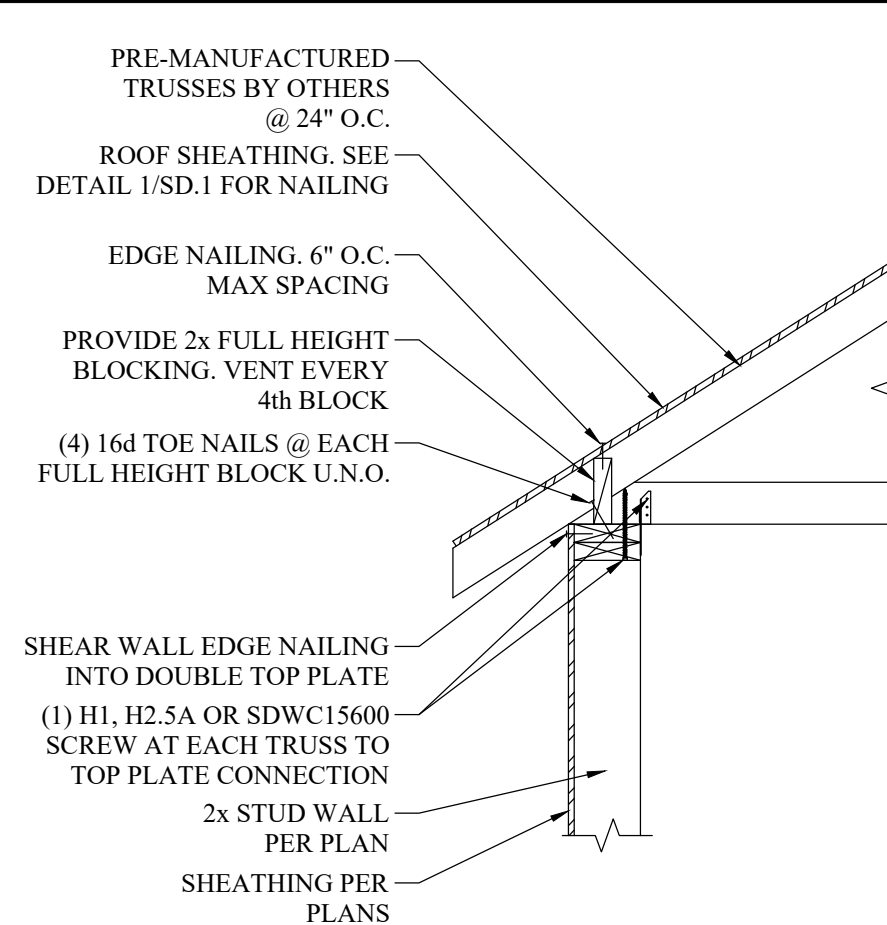
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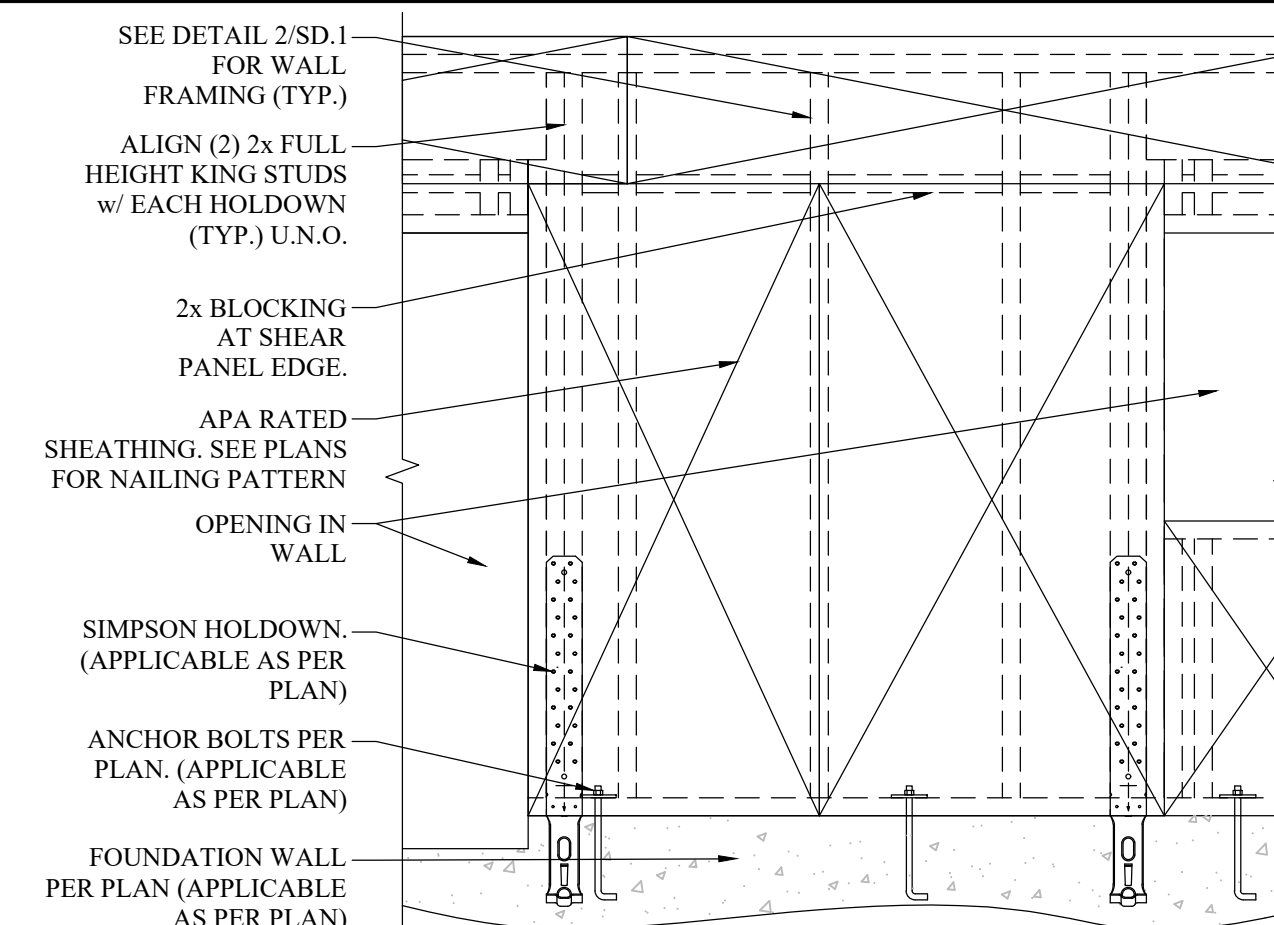
1 TYPICAL HORIZONTAL DIAPHRAGM (UNBLOCKED)



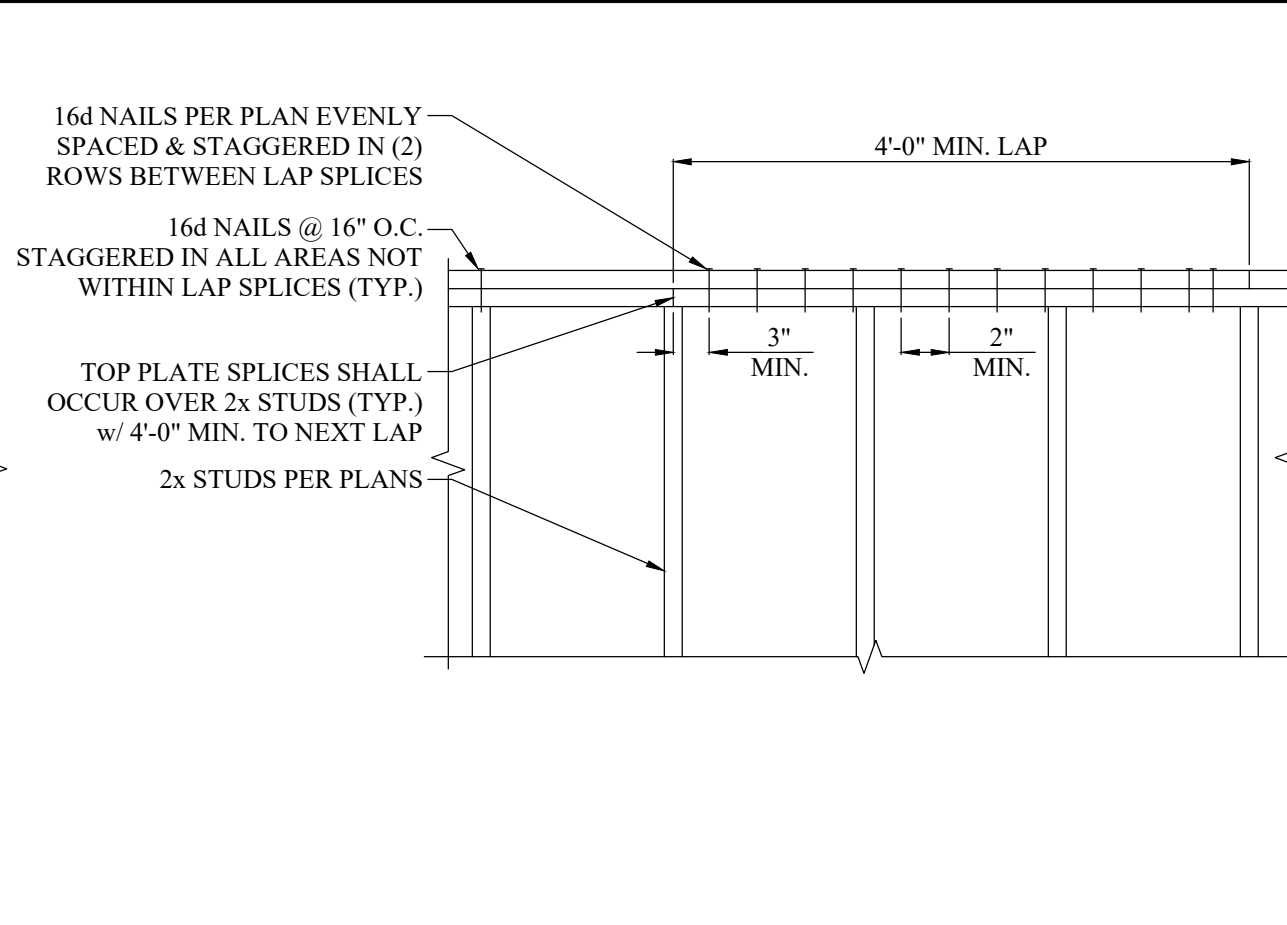
2 TYPICAL WALL FRAMING



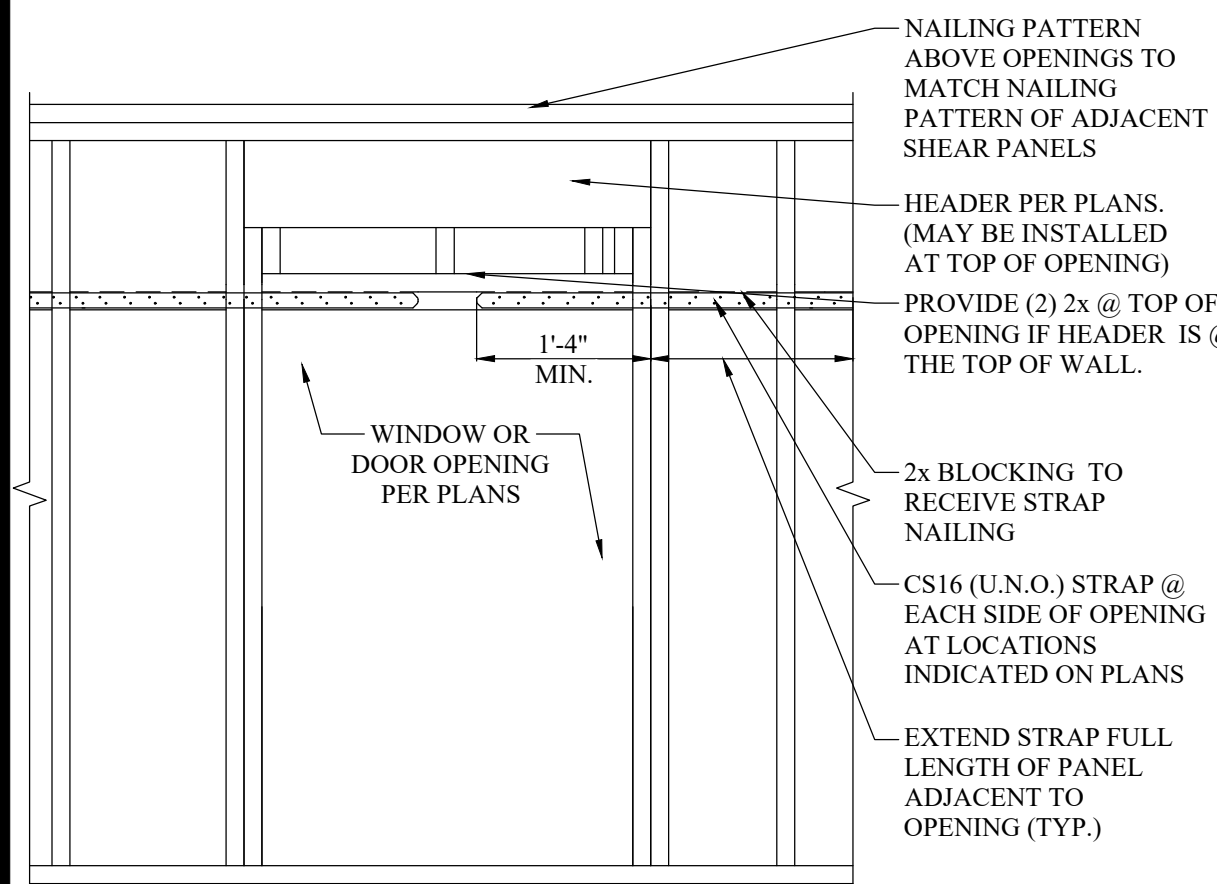
3 TYP. TRUSS TO WALL CONNECTION



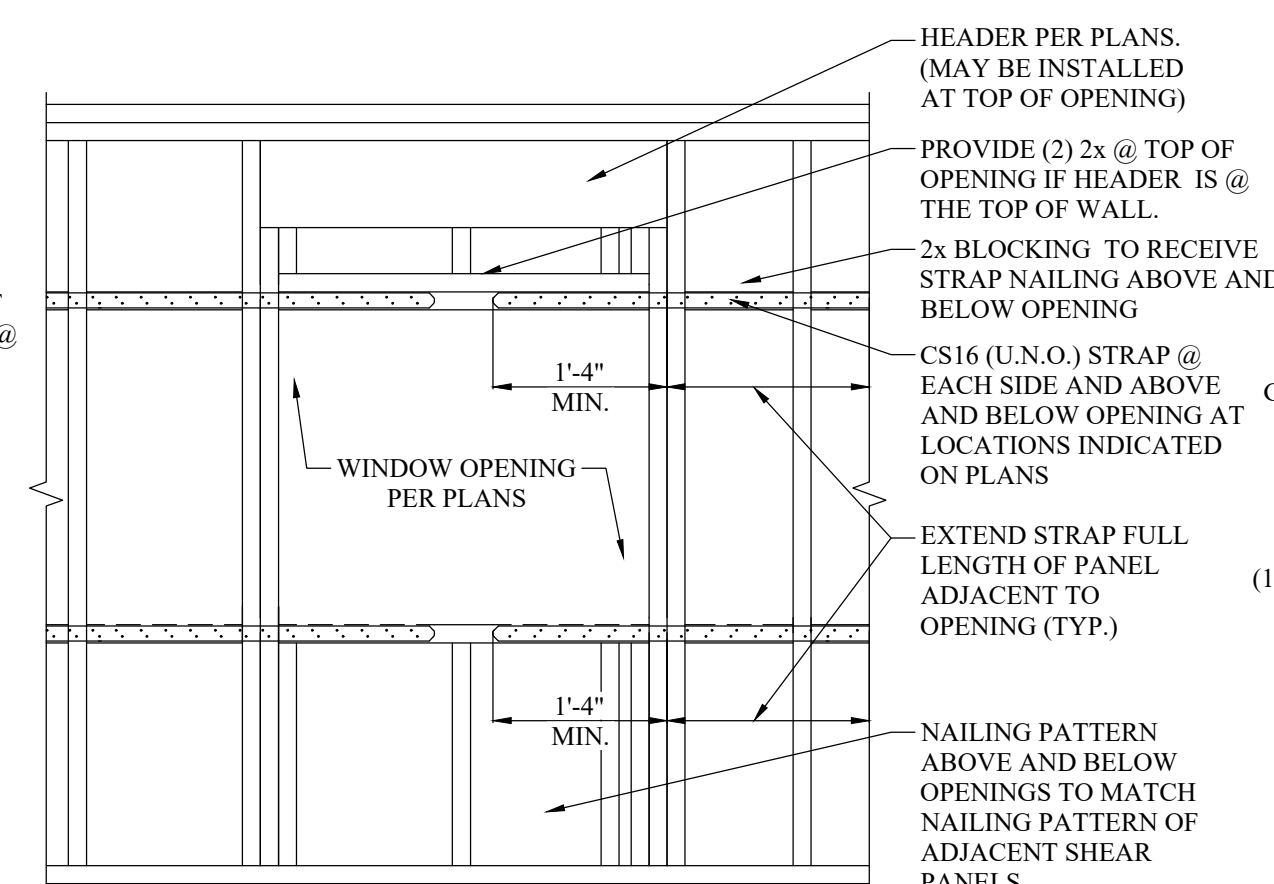
4 TYP. SHEAR WALL CONNECTION



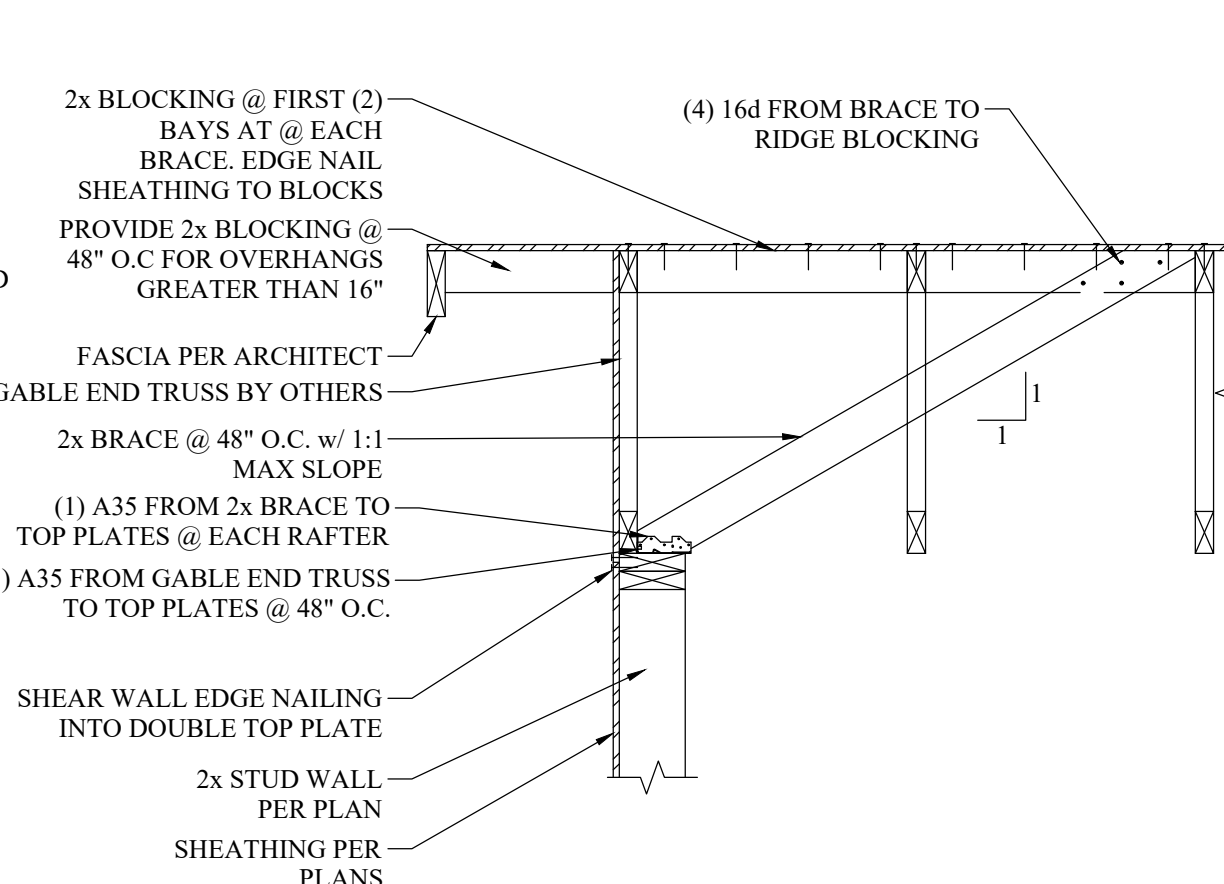
5 TYP. TOP PLATE SPLICE CONNECTION



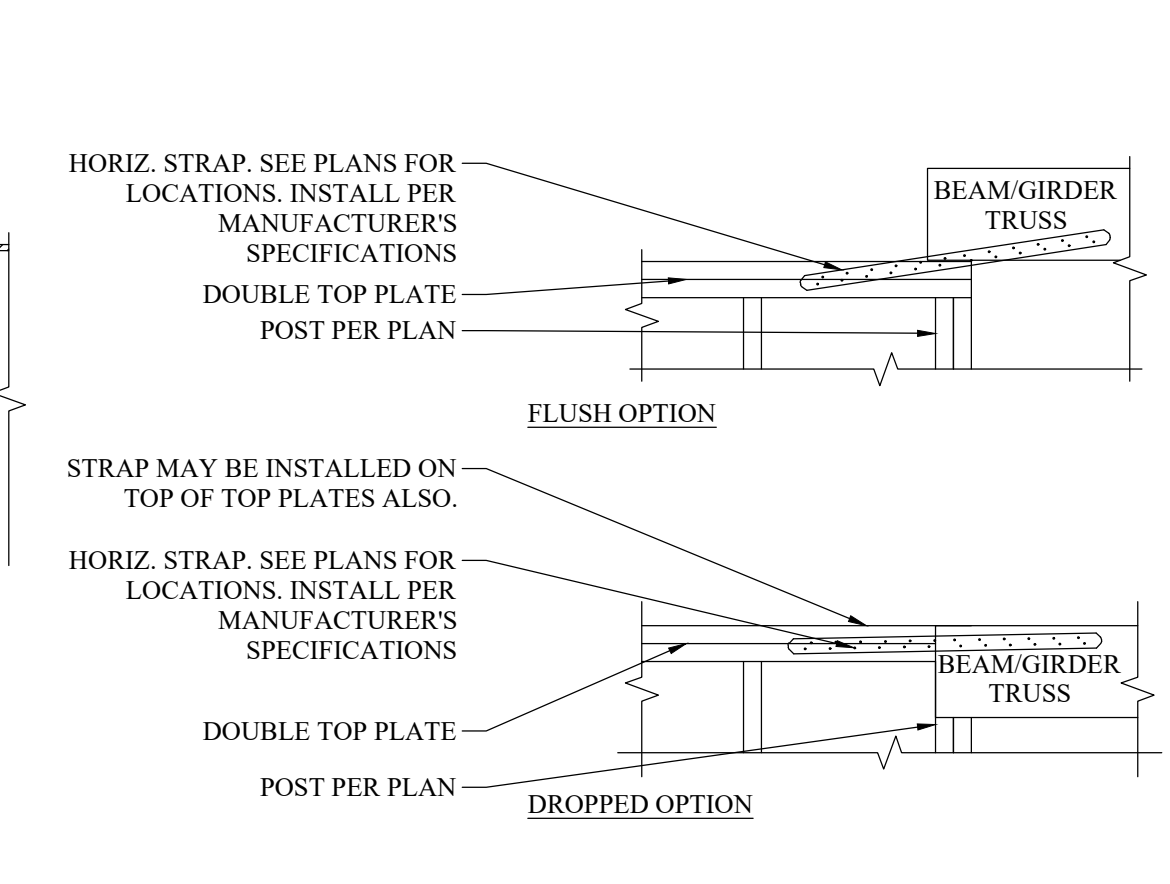
6 STRAPPED OPENING @ HEADER (ONLY REQUIRED AS CALLED ON PLANS)



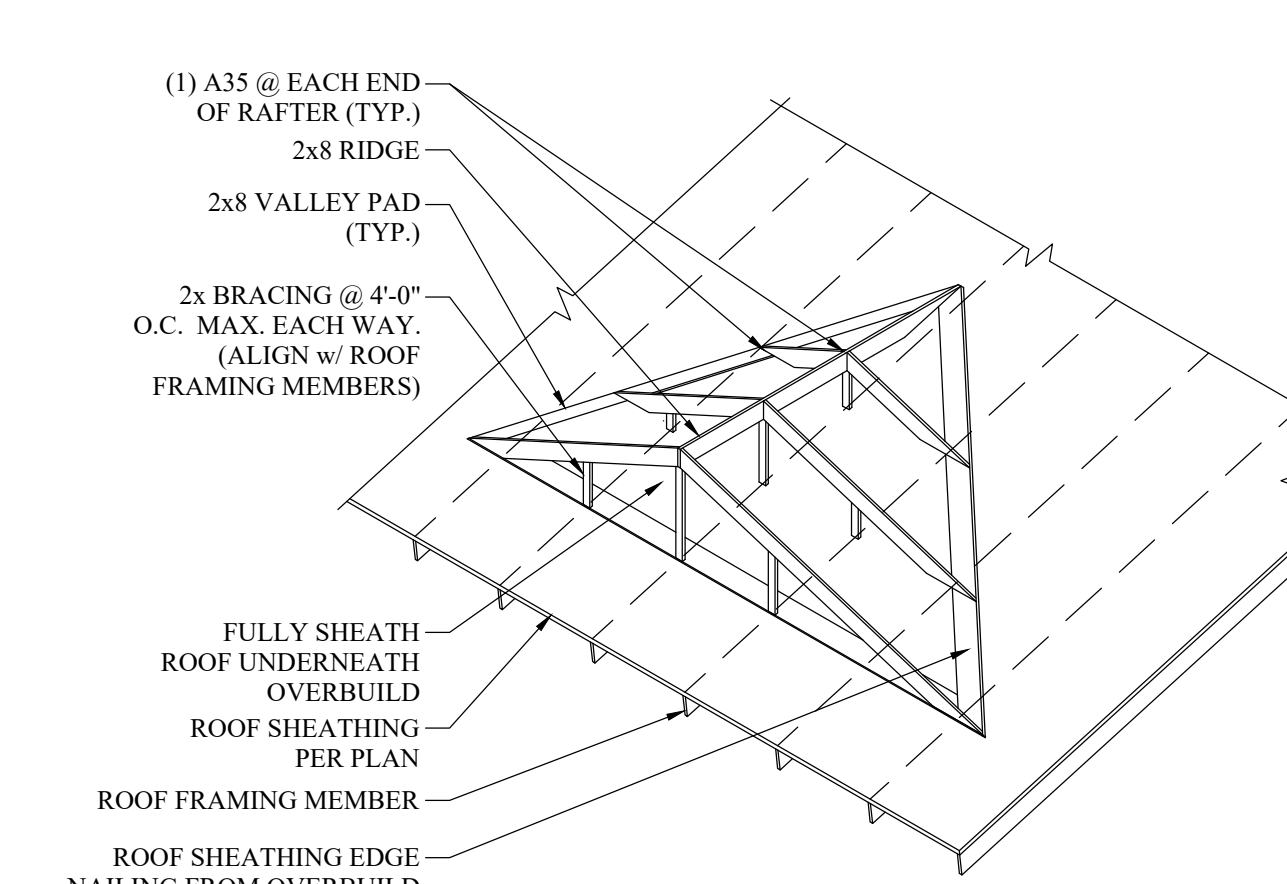
7 STRAPPED OPENING @ HEADER & SILL (ONLY REQUIRED AS CALLED ON PLANS)



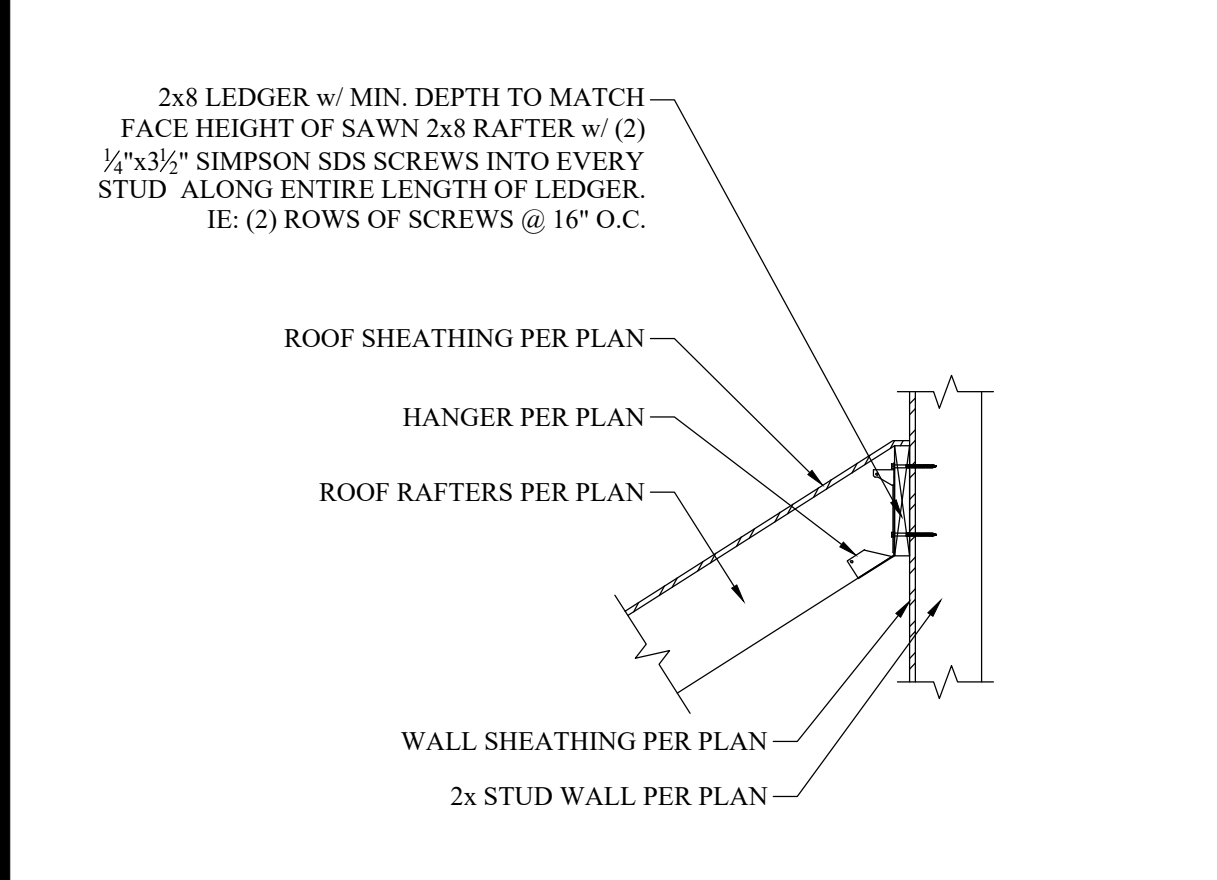
8 TYP. GABLE END TRUSS TO WALL



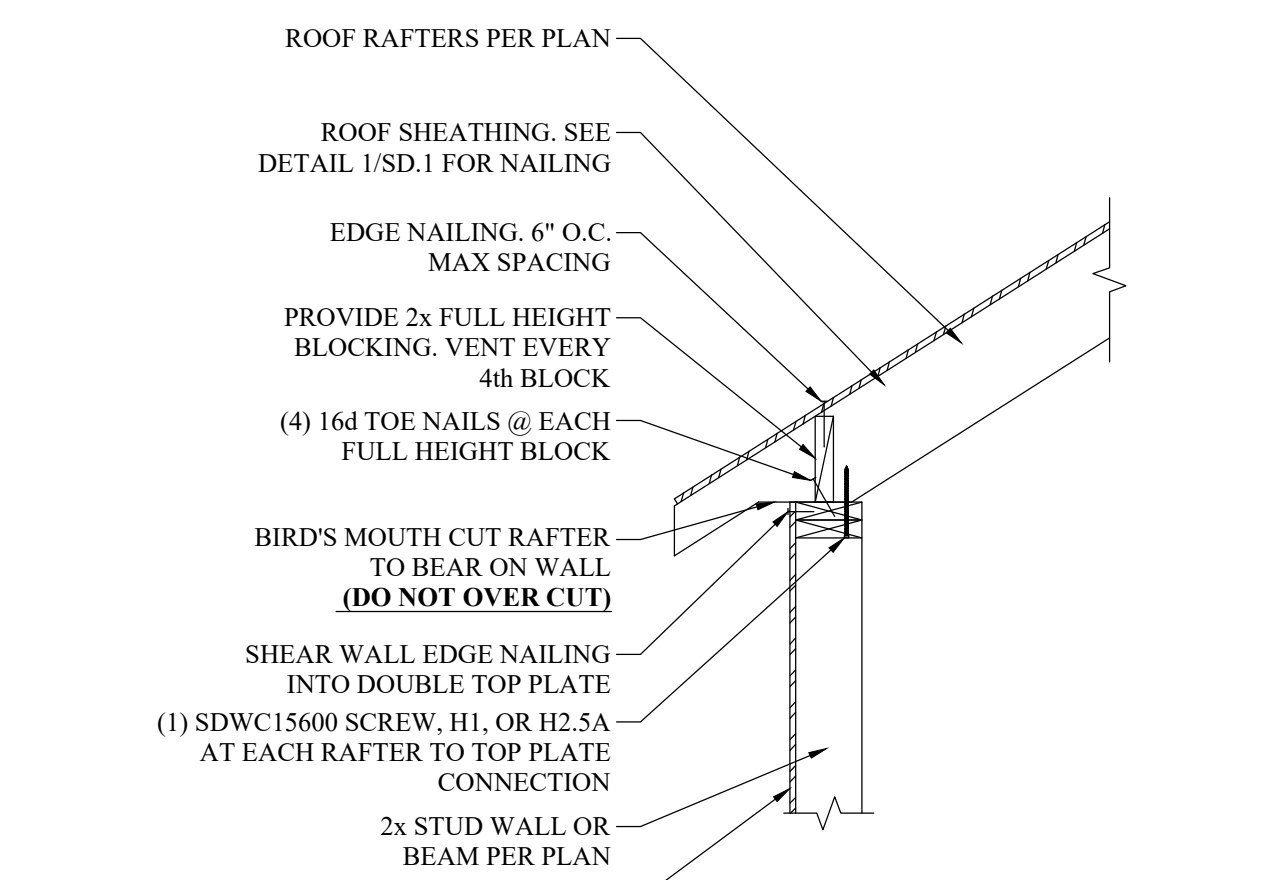
9 HORIZ. STRAP OPTIONS



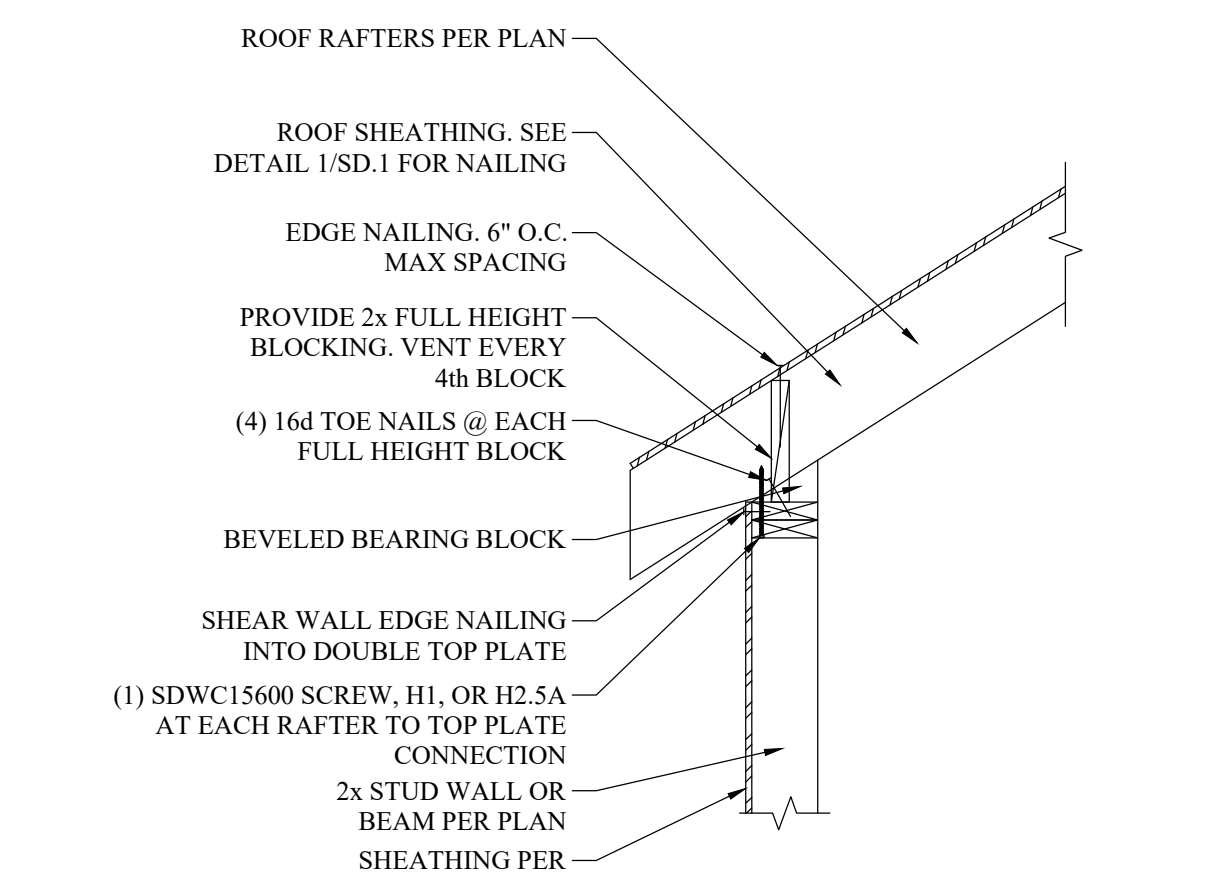
10 TYPICAL OVERBUILD



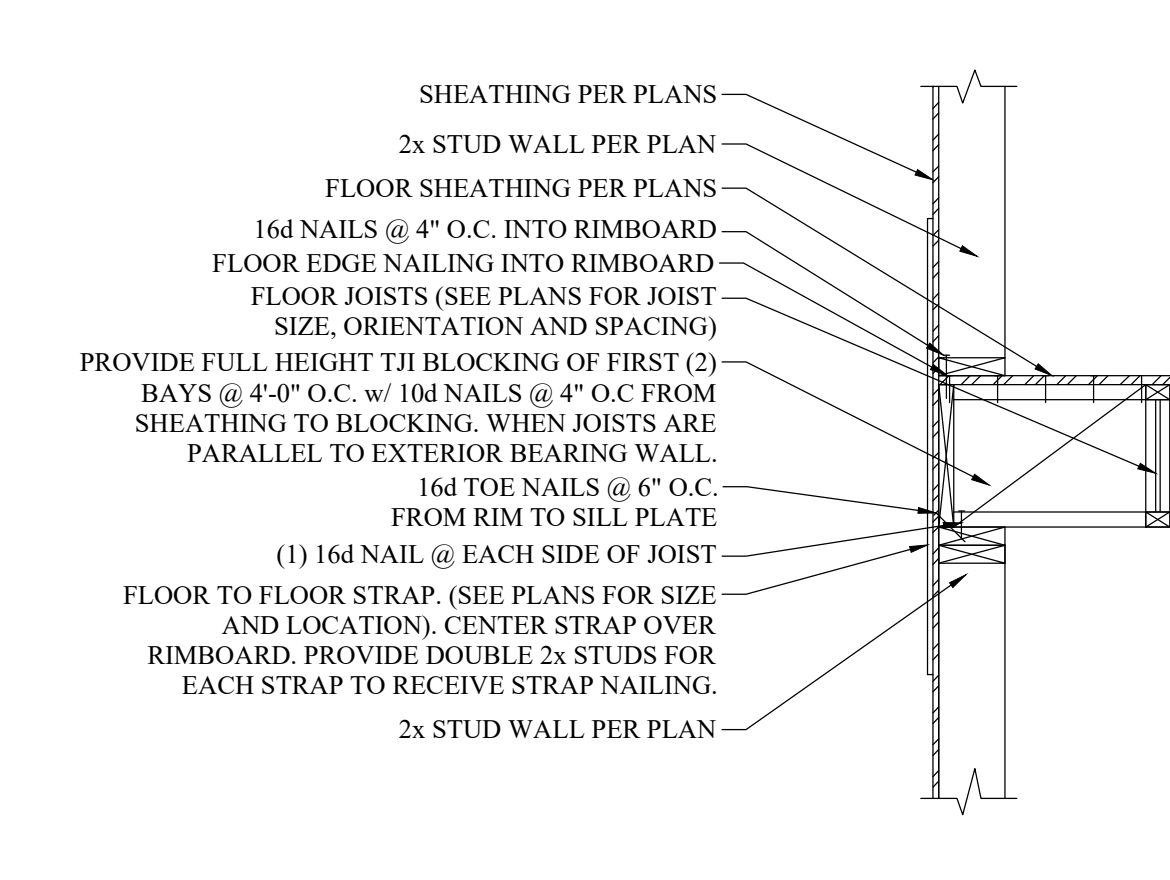
11 WOOD RAFTERS TO WOOD BEAM/LEDGER



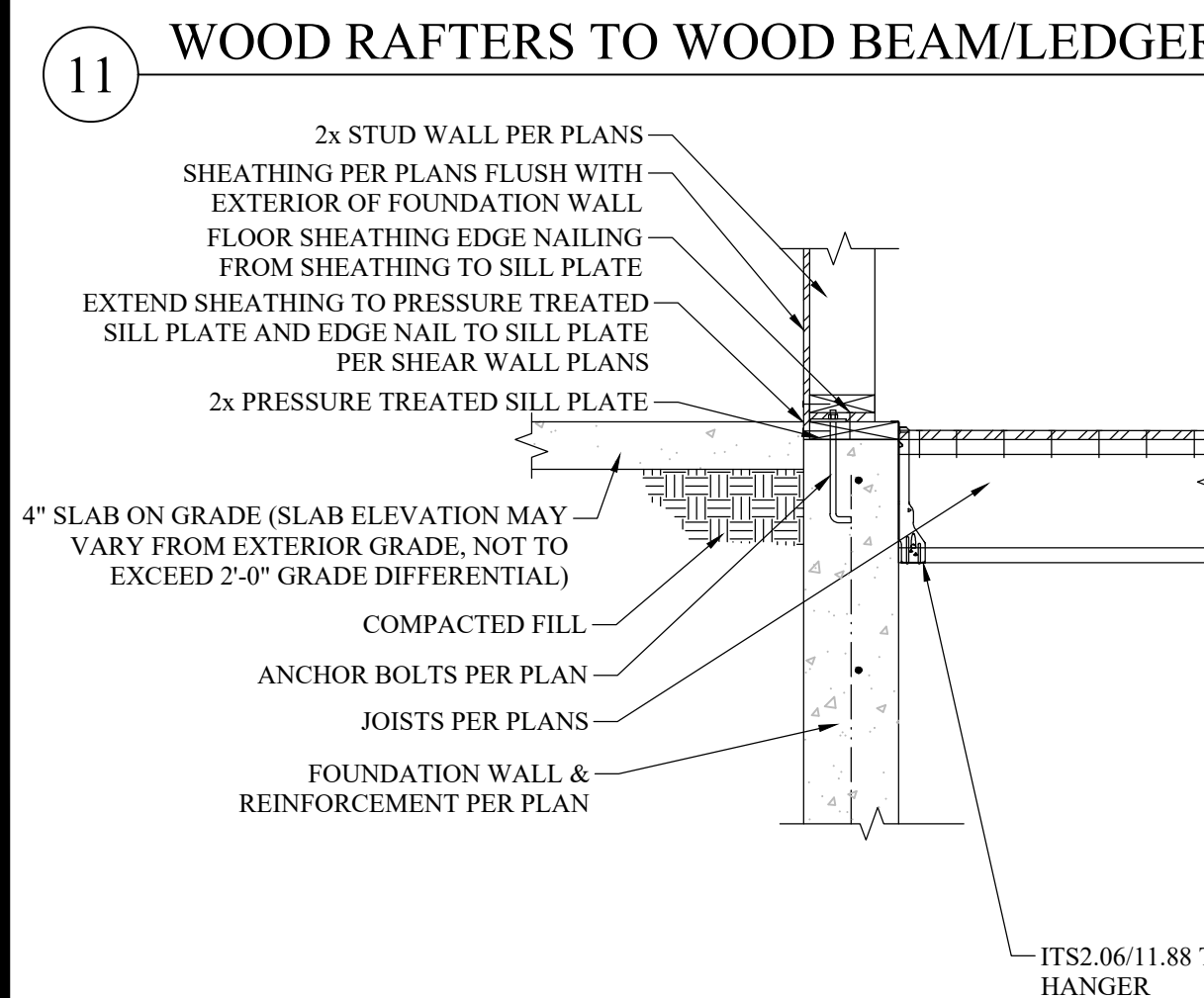
12 RAFTER TO WALL/BEAM CONNECTION



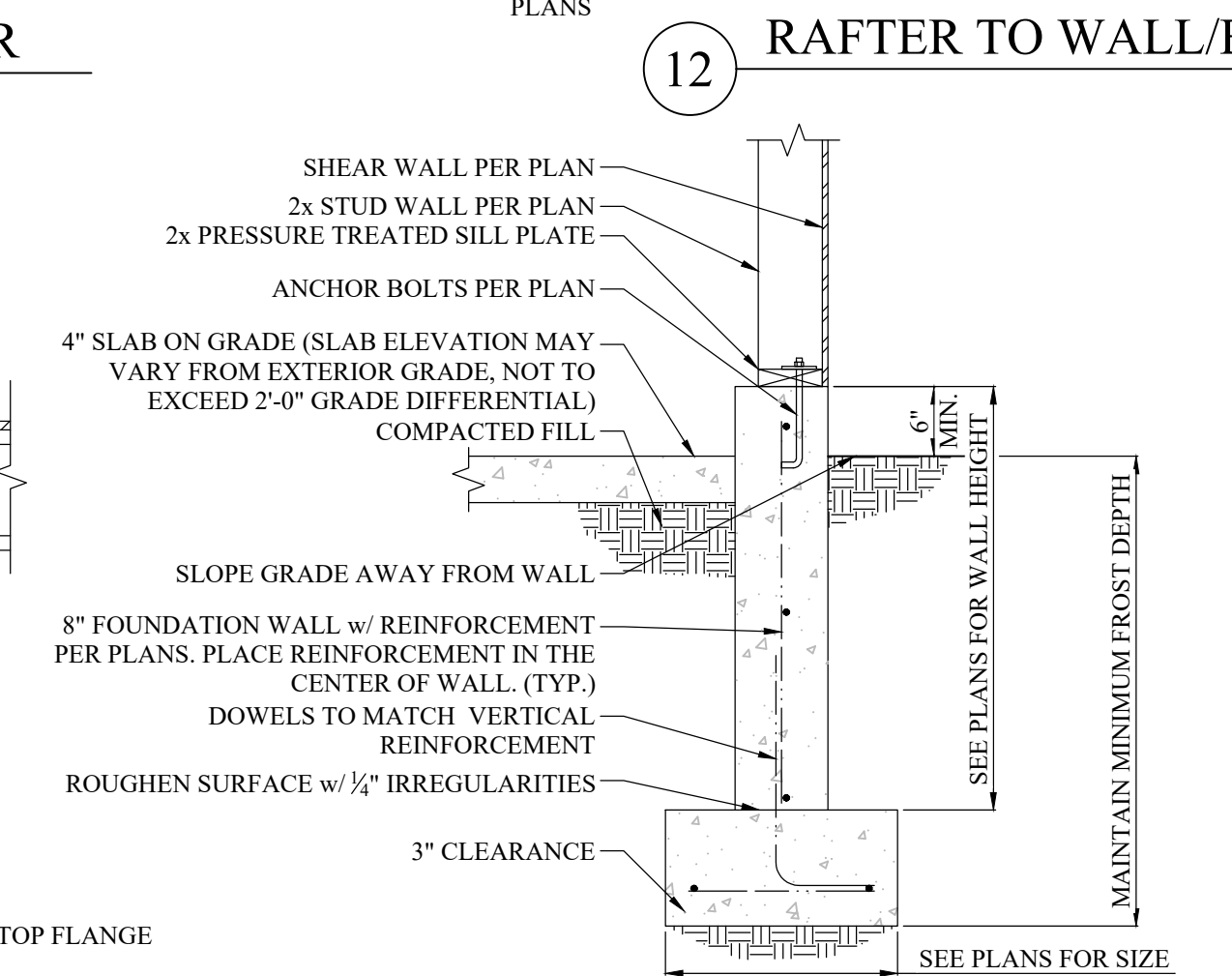
13 TYP. EXTERIOR BEARING WALL



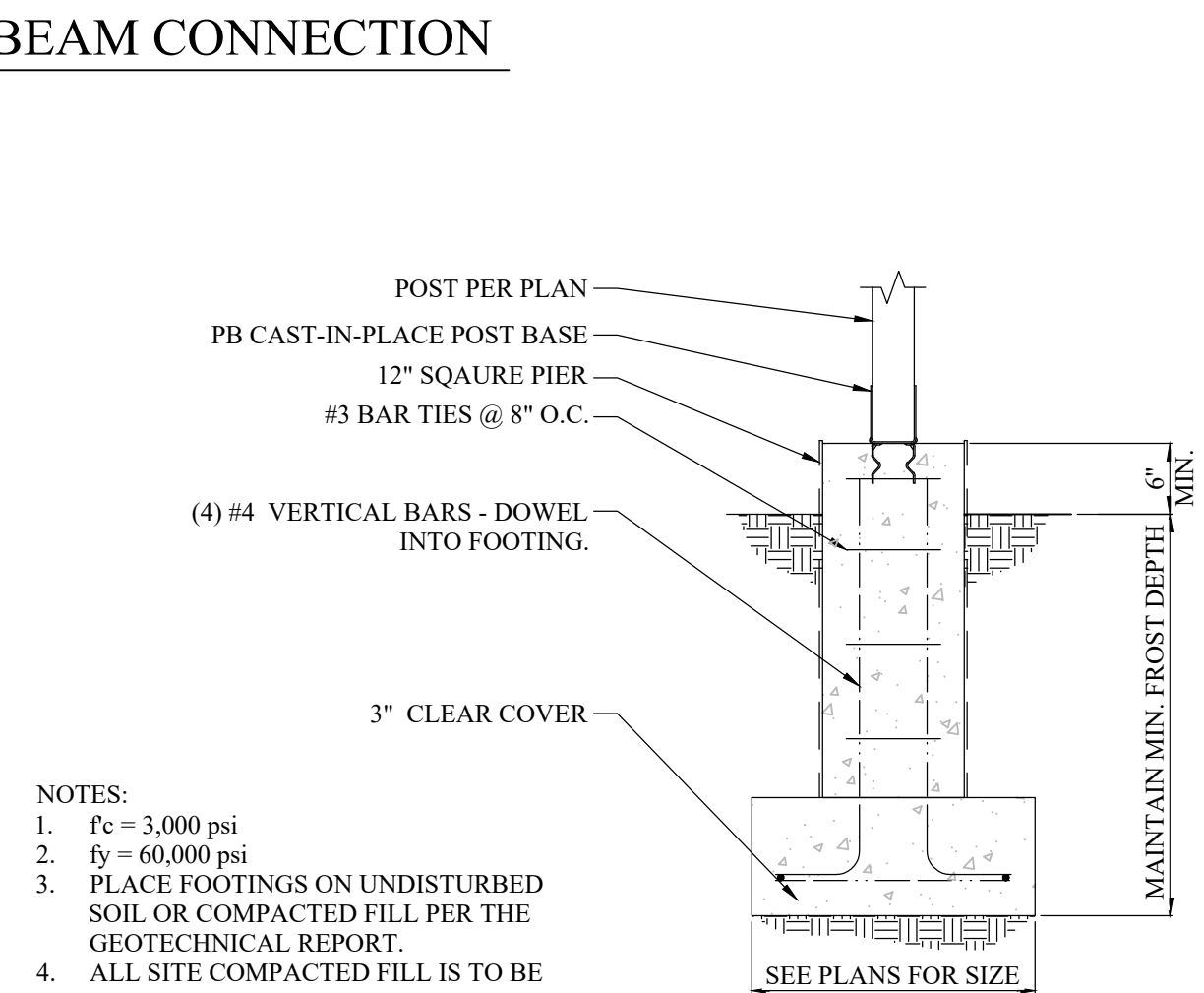
14 TYP. INT. BEARING WALL (JOISTS PARALLEL)



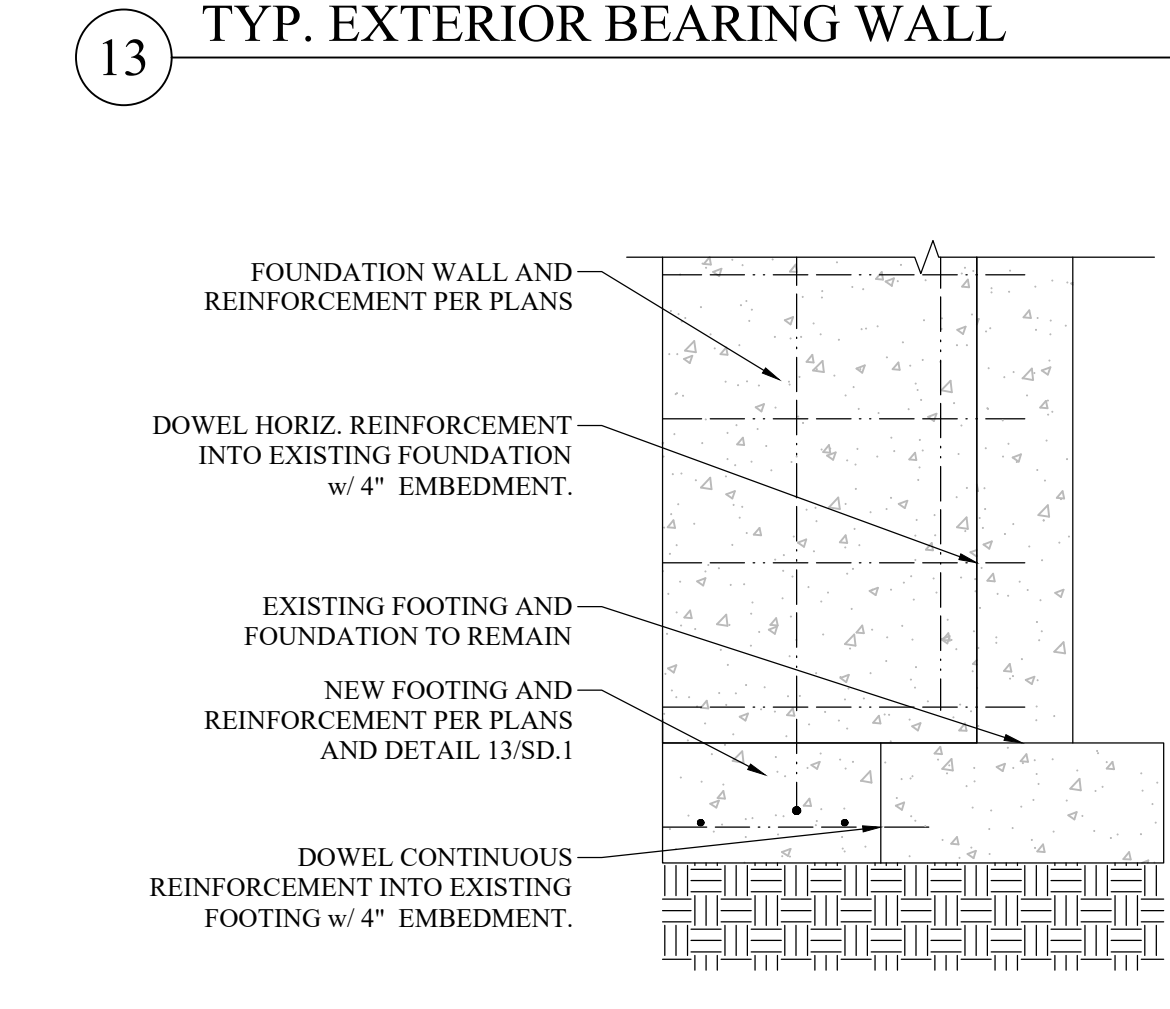
15 TYP. JOIST TO FDN. WALL (PERP.)



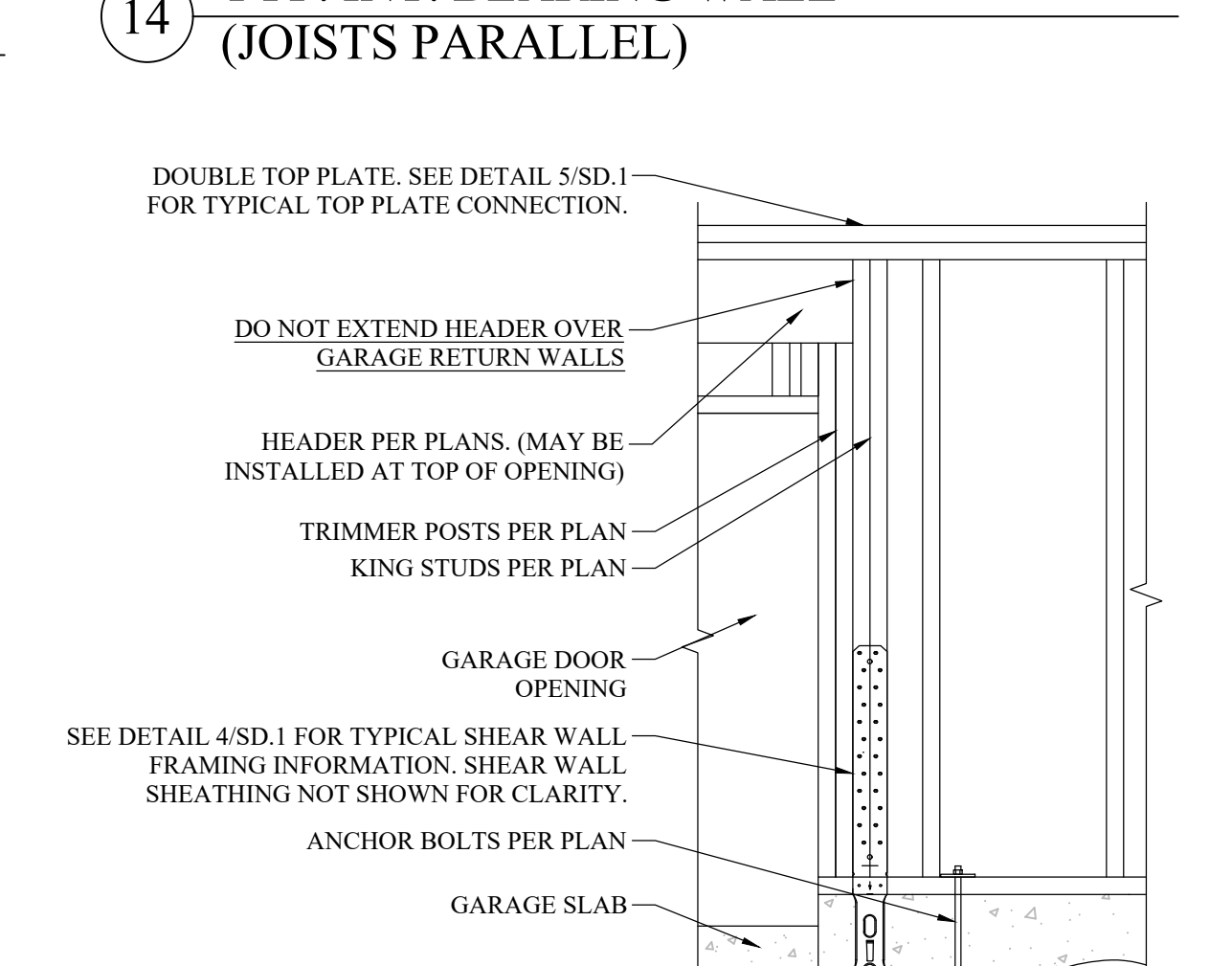
16 TYP. SLAB ON GRADE FOUNDATION



17 TYP. PIER FOUNDATION



18 NEW FOUNDATION TO EXISTING



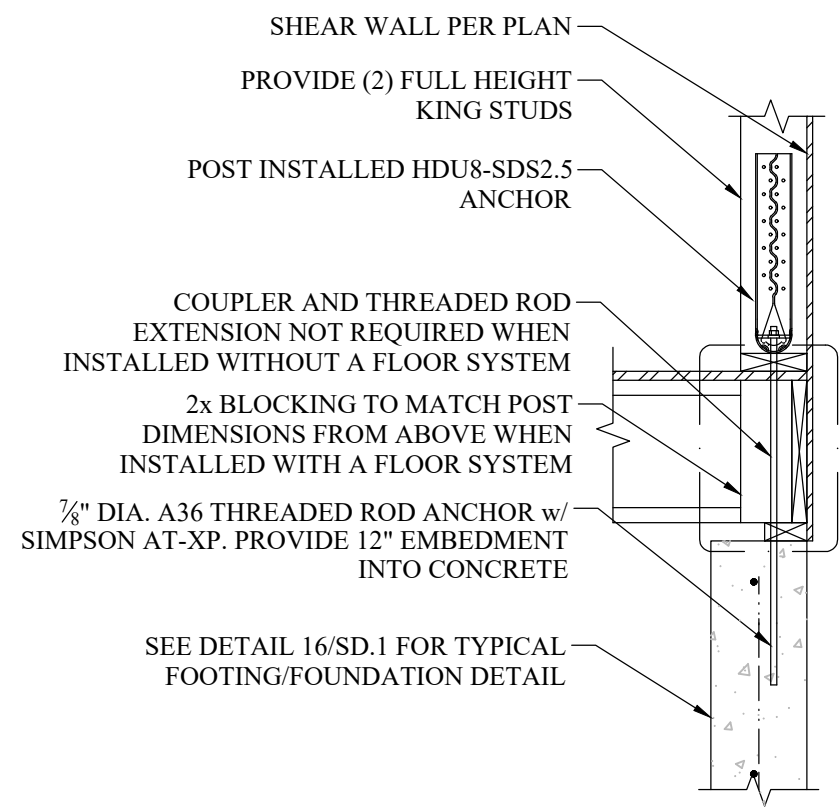
19 TYPICAL GARAGE RETURN

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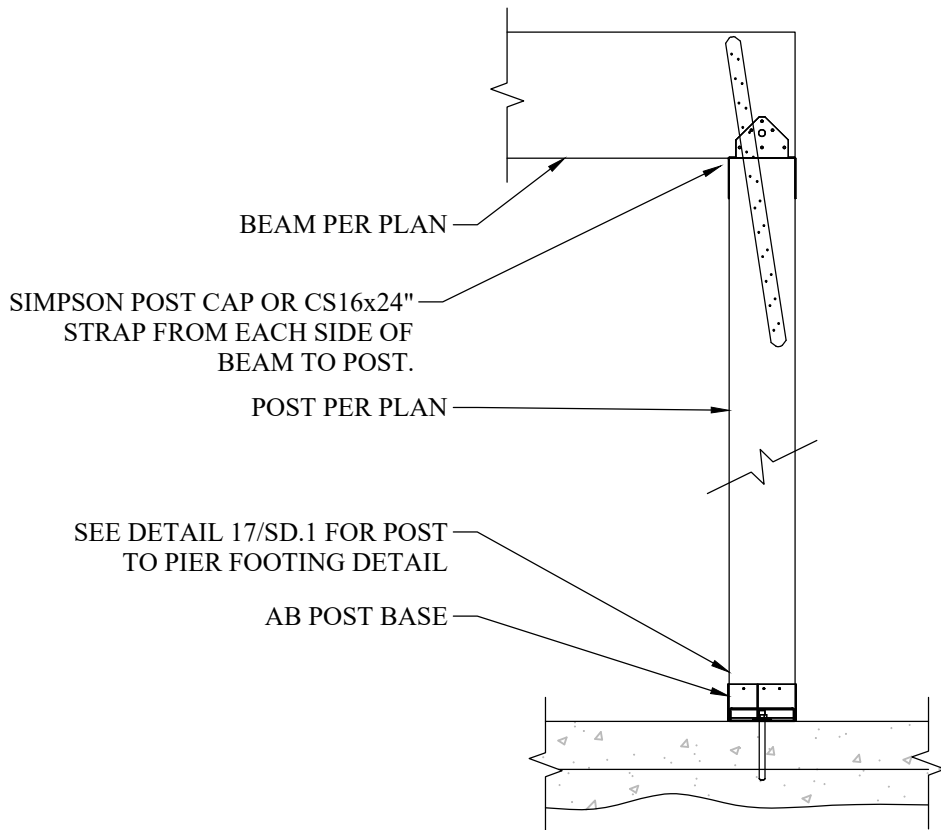
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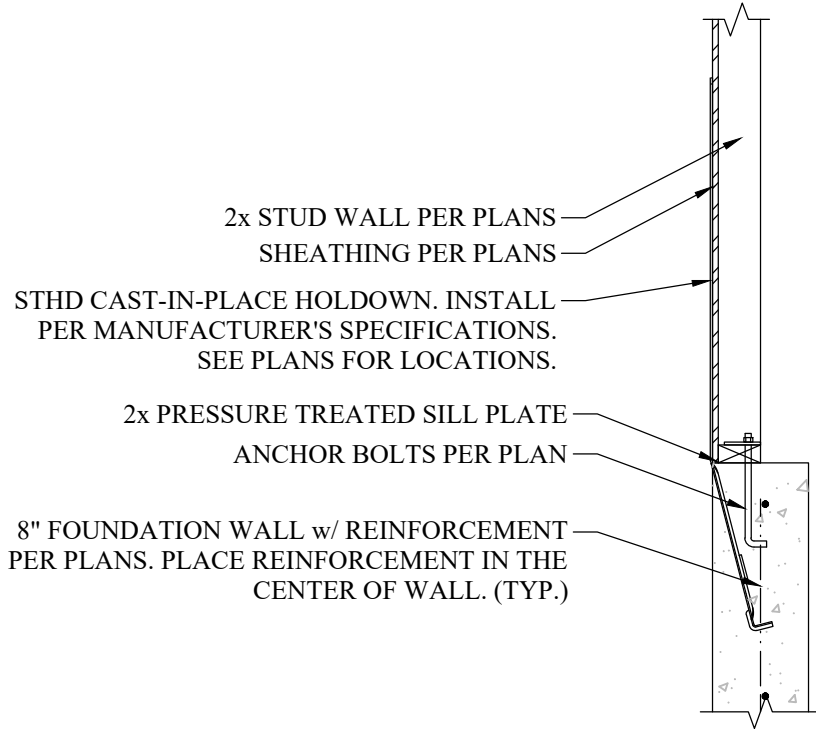
20 TYPICAL POST-INSTALLED HOLDOWN



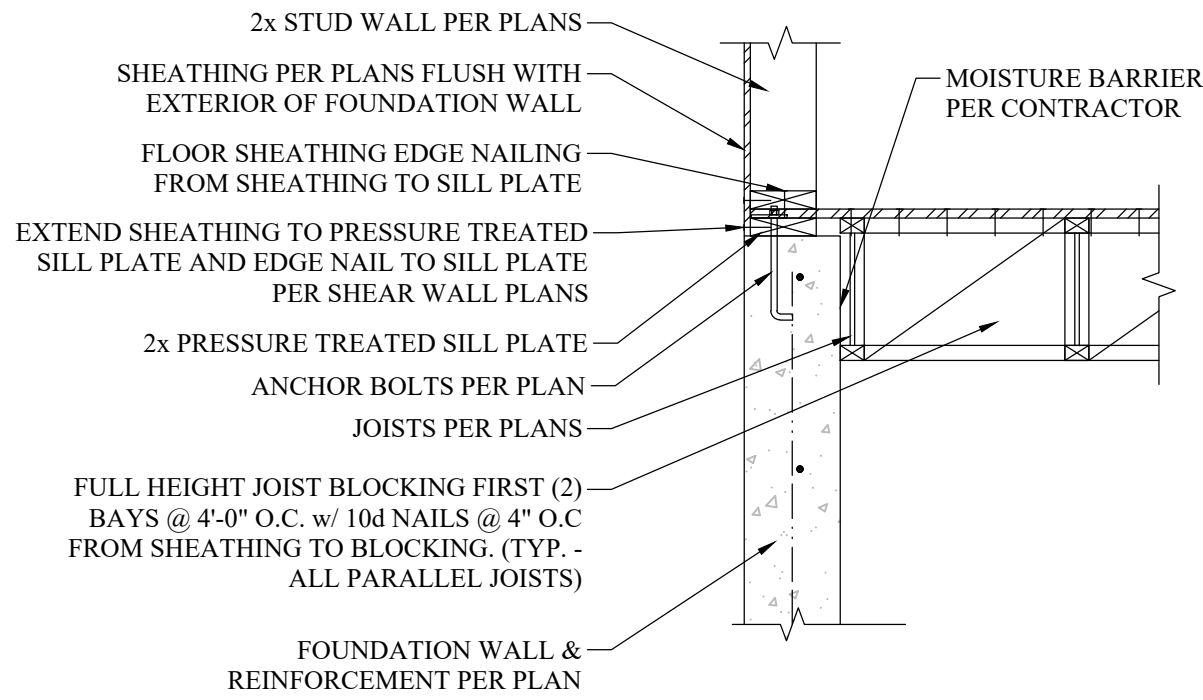
21 TYP. WOOD BEAM TO WOOD POST



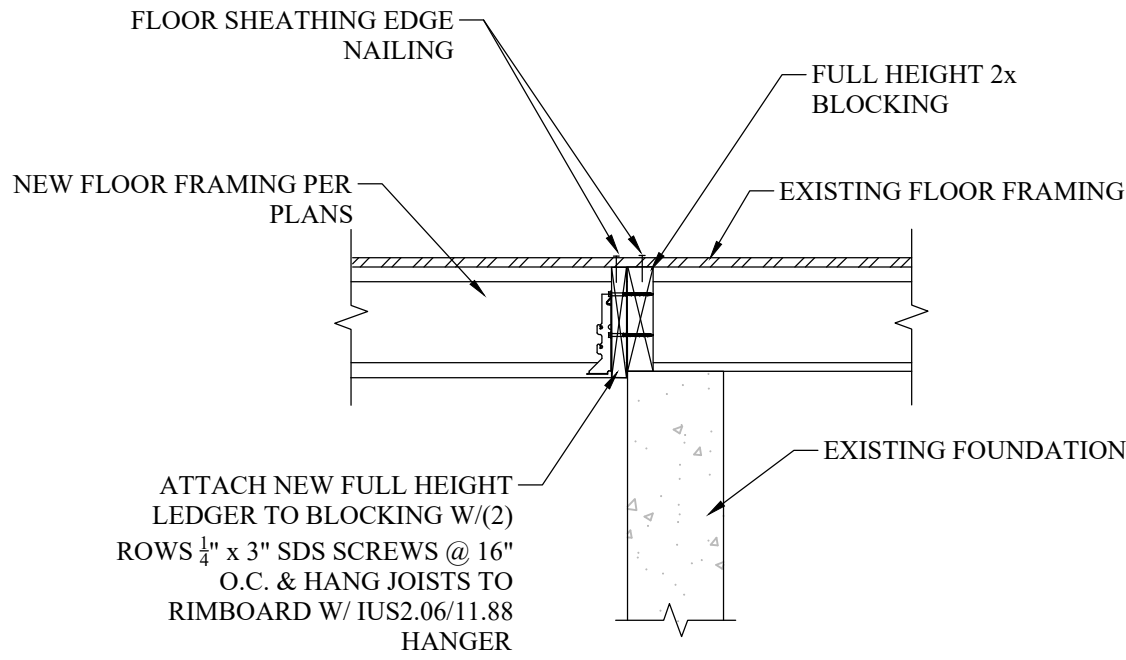
22 TYPICAL STHD HOLDOWN



23 TYP. JOIST TO FDN. WALL (PARALLEL)



24 EXISTING FLOOR TO NEW FLOOR



COTTAGE BY THE STREAM
KAMAS, UTAH
STRUCTURAL DETAILS

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