

GENERAL STRUCTURAL NOTES

DESIGN BASIS

GOVERNING DESIGN: BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE (IBC) RISK CATEGORY: II DESIGN METHOD: ASD

GRAVITY LOAD: ROOF LIVE LOAD (SNOW): 110 PSF ROOF DEAD LOAD: 15 PSF FLOOR LIVE LOAD: 40 PSF FLOOR DEAD LOAD: 10 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 2015 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), LOCAL AMENDMENTS TO 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, 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. 15. 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 UNLESS: 2X STUD WALLS: STUD GRADE OR BETTER 2X SILL PLATES: STANDARD GRADE OR BETTER 2X JOISTS/RAFTERS: NO. 2 2X BUILT-UP BEAMS/HEADERS: 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 4-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 (6) 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 OVER LAP 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 HANDERED 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 LEVEL PRODUCTS LOUISIANA PACIFIC PRODUCTS BOISE CASCADE PRODUCTS ALL OTHER MANUFACTURERS SHALL BE PRE-APPROVED BY THE ENGINEER OF RECORD PRIOR TO INSTALLATION.

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

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

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

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

TIMBERSTRAND 1. TIMBERSTRAND BEAMS SHALL BE LAMINATED STRAND LUMBER (LSL) 2. MINIMUM DESIGN VALUES: E = 1,510,000 PSI Fm = 2,125 PSI Fv = 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 FOR 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, 2015 IBC CHAPTER 1919)

- 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 fc (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/DAMP/PROOF MEMBRANE PER THE 2015 IBC SECTION 1905. 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/DAMP/PROOFING 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, 2304.9)

- 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 J07 WITH A 3"x3"x0.229" PLATE WASHER EMBEDDED 7" INTO CONCRETE

STRUCTURAL STEEL (IBC 2015 CHAPTER 22, AISC 14TH 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 SLAG 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, Fy = 50 KSI. 8. PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B. 9. TUBE COLUMNS SHALL CONFORM TO ASTM A500 GRADE B. 10. PLATES, BARS, ANGLES, CHANNELS AND OTHER MISCELLANEOUS STEEL SHAPES SHALL CONFORM TO ASTM A36, Fy = 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: #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. fy = 60 KSI

SOILS

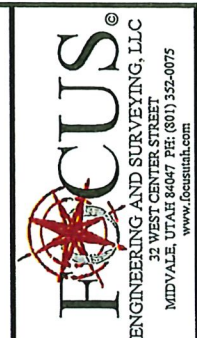
- 1. FOCUS ENGINEERING & SURVEYING DOES NOT PROVIDE ANY GEOTECHNICAL ENGINEERING SERVICES. ALL GEOTECHNICAL SERVICES ARE TO BE EMPLOYED AT THE EXPENSE OF THE GENERAL CONTRACTOR OR OWNER. FOCUS ENGINEERING & SURVEYING WILL NOT BE LIABLE FOR ANY DAMAGES TO THE STRUCTURE RELATED TO GEOTECHNICAL DEFICIENCIES. 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 2015 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.

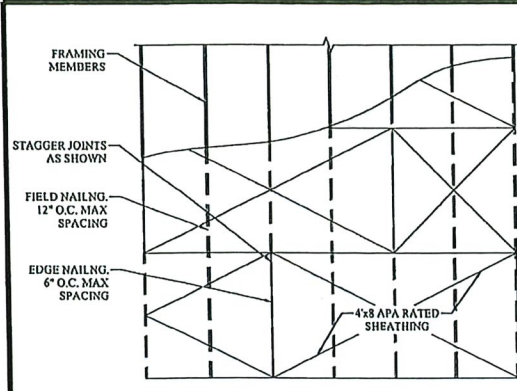


COTTAGE BY THE STREAM OAKLEY, UTAH STRUCTURAL NOTES

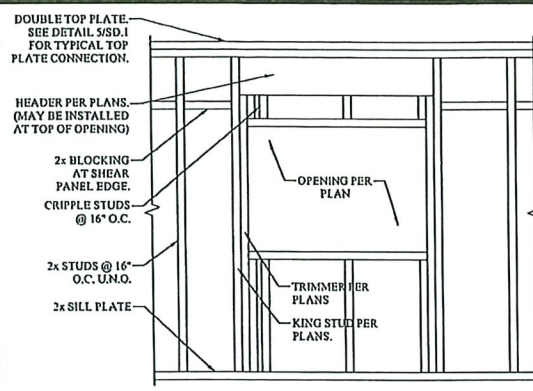
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STRUCTURAL NOTES

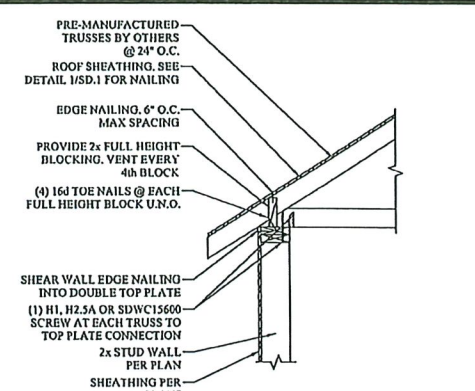
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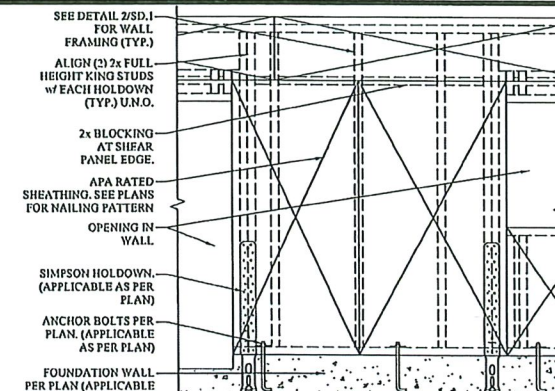
1 TYPICAL HORIZONTAL DIAPHRAGM (UNBLOCKED)



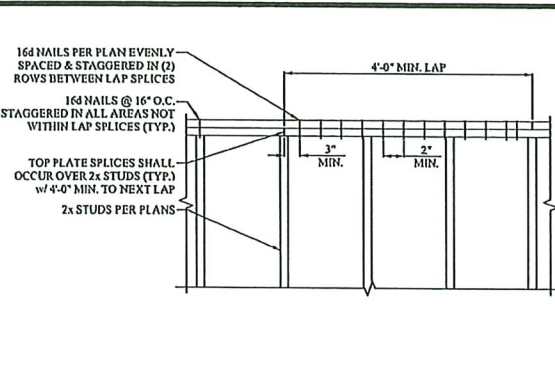
2 TYPICAL WALL FRAMING



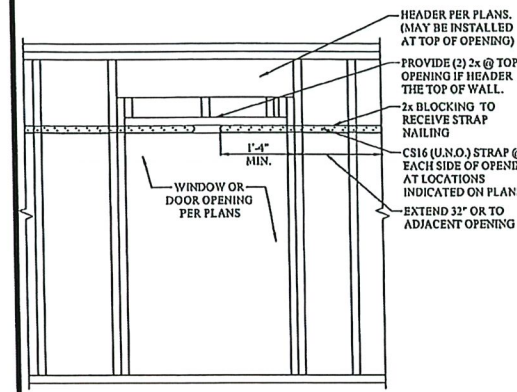
3 TYP. TRUSS TO WALL CONNECTION



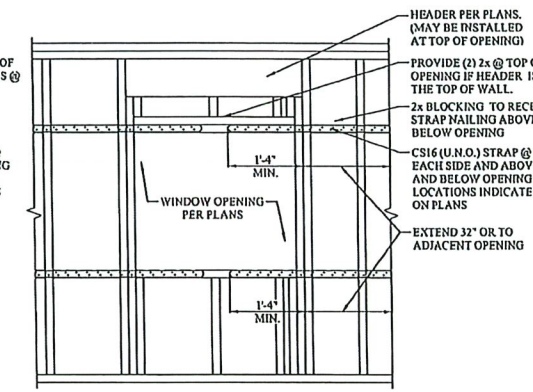
4 TYP. SHEAR WALL CONNECTION



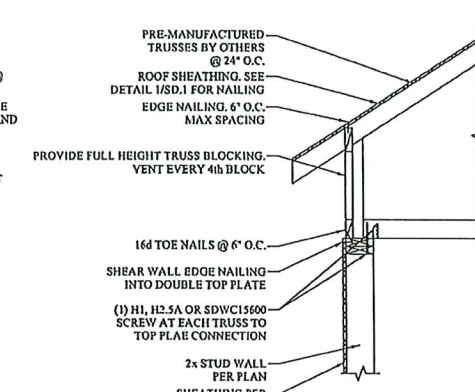
5 TYP. TOP PLATE SPLICE CONNECTION



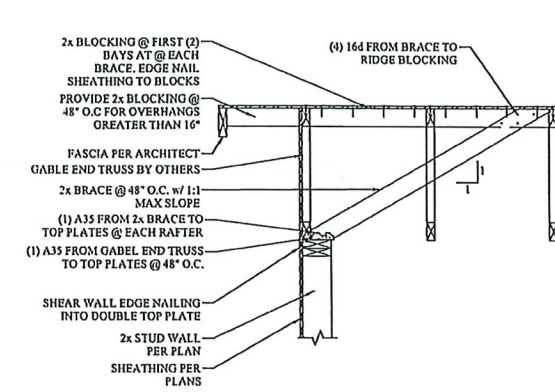
6 STRAPPED OPENING @ HEADER (ONLY REQUIRED AS CALLED ON PLANS)



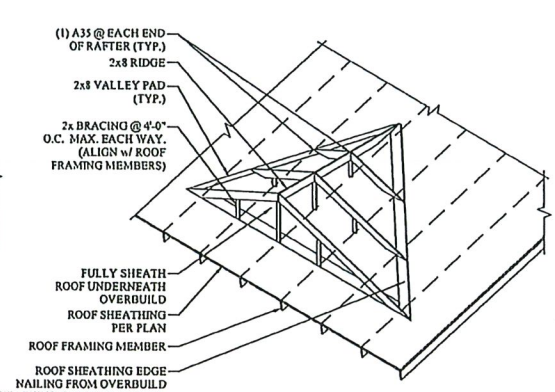
7 STRAPPED OPENING @ HEADER & SILL (ONLY REQUIRED AS CALLED ON PLANS)



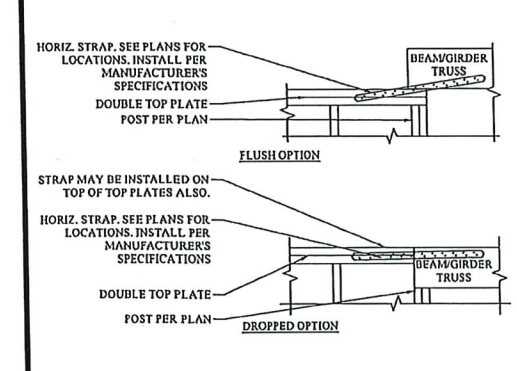
8 TYP. RAISED HEBEL TRUSS TO WALL



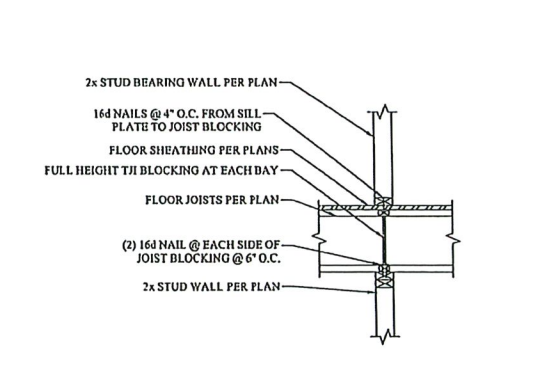
9 TYP. GABLE END TRUSS TO WALL



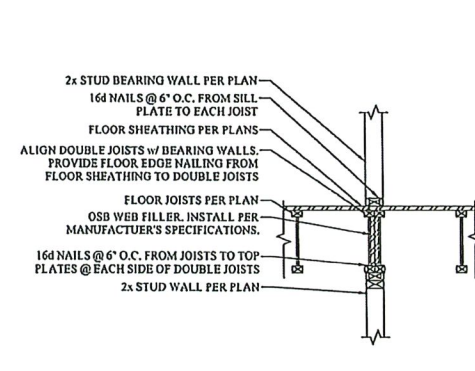
10 TYPICAL OVERBUILD



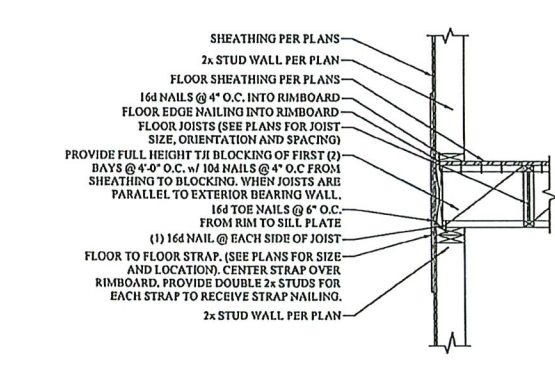
11 HORIZ. STRAP OPTIONS



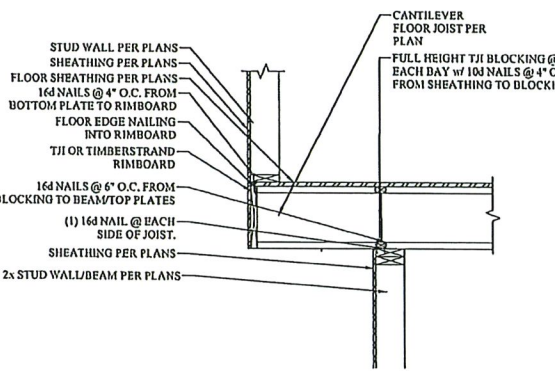
12 TYP. INT. BEARING WALL (JOISTS PERP.)



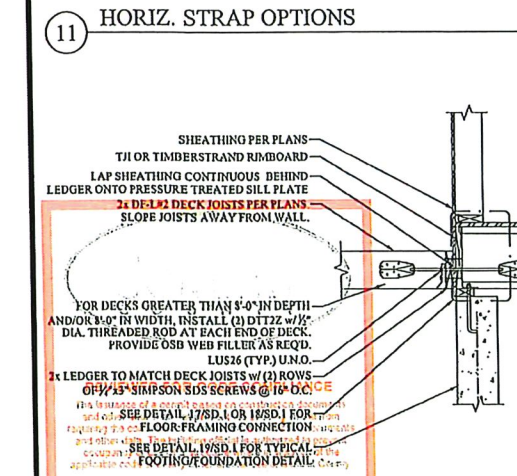
13 TYP. INT. BEARING WALL (JOISTS PARALLEL)



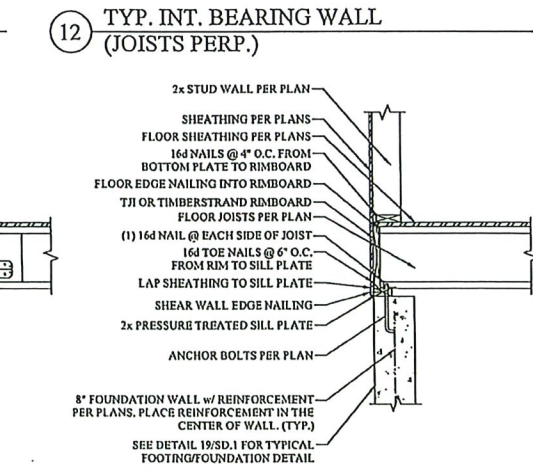
14 TYP. EXTERIOR BEARING WALL



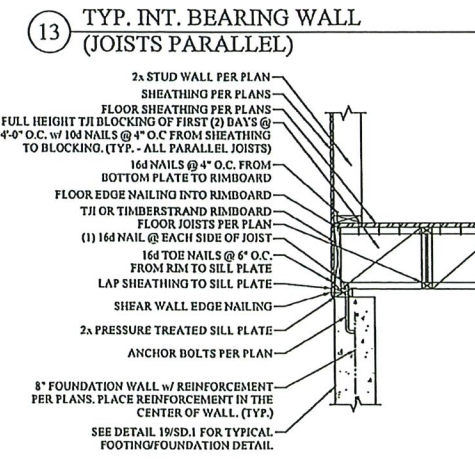
15 TYP. CANTILEVER FLOOR JOISTS



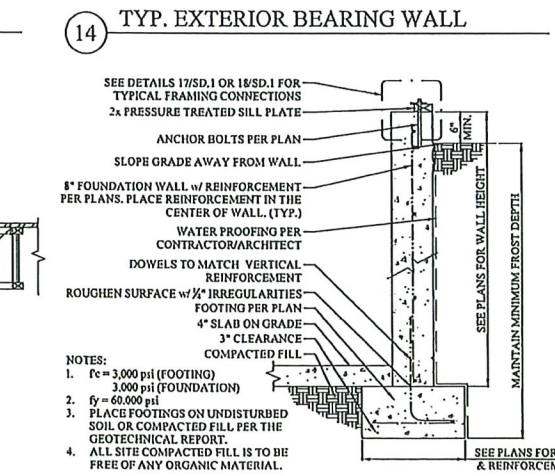
16 TYPICAL DECK CONNECTION



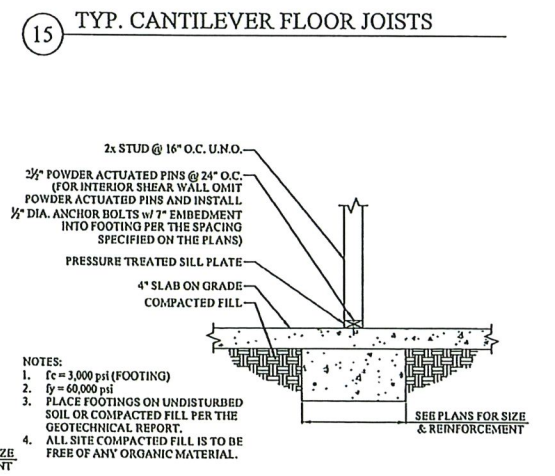
17 TYP. JOIST TO FDN. WALL (PERP.)



18 TYP. JOIST TO FDN. WALL (PARALLEL)



19 TYP. FOOTING & FOUNDATION



20 TYP. INTERIOR FOOTING

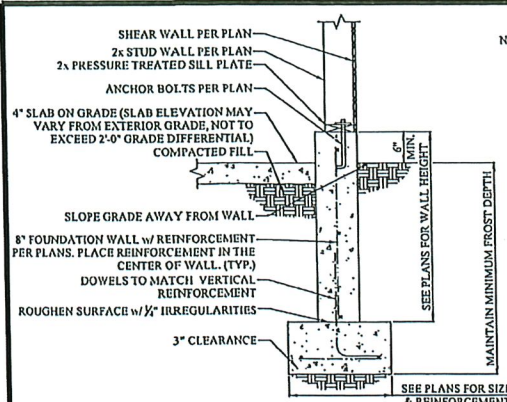


COTTAGE BY THE STREAM
OAKLEY, UTAH
STRUCTURAL DETAILS

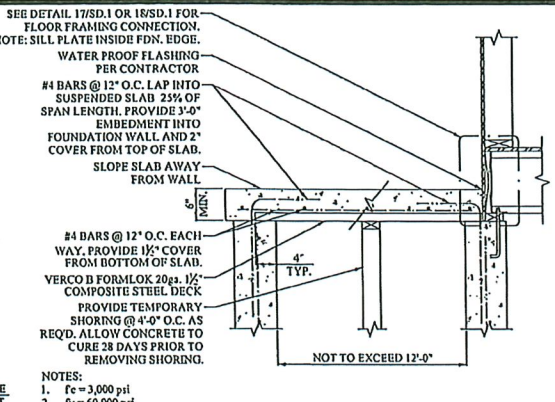
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STRUCTURAL DETAILS

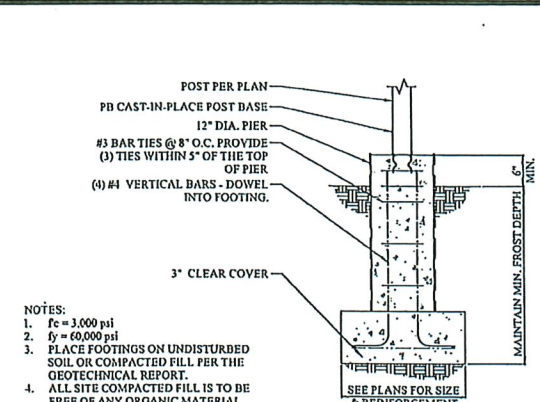
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Date: 8/02/18 Job #: 18-7160
Sheet: SD.1



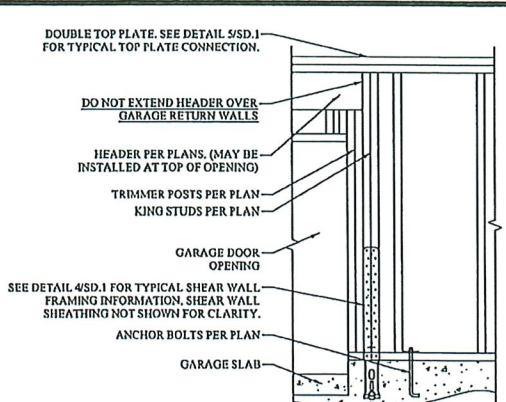
21 TYP. SLAB ON GRADE FOUNDATION



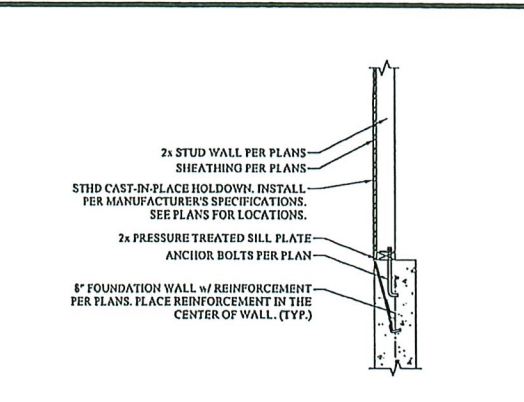
22 TYP. COMPOSITE SUSPENDED PORCH SLAB



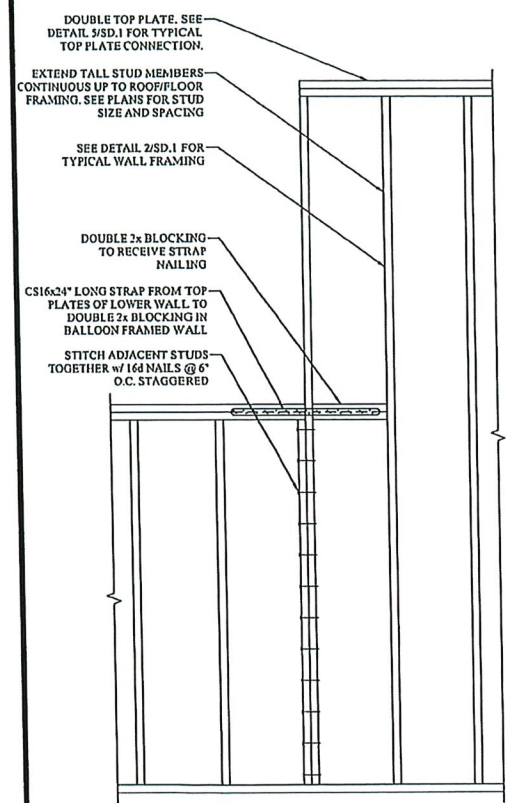
23 TYP. PIER FOUNDATION



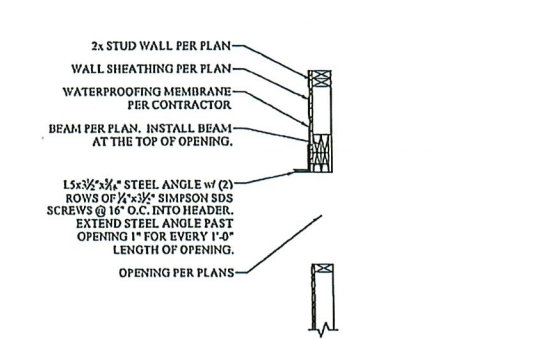
24 TYPICAL GARAGE RETURN



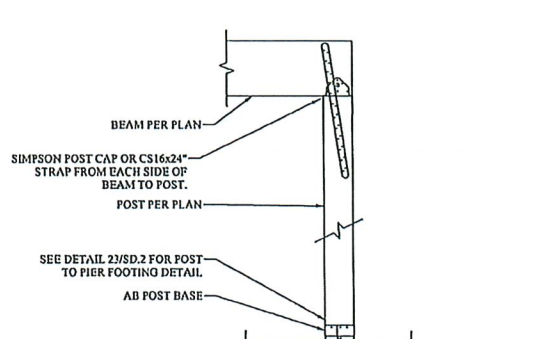
25 TYPICAL STHD HOLDOWN



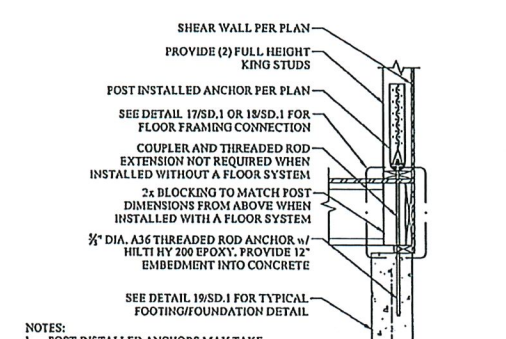
26 TYP. BALLOON FRAMING



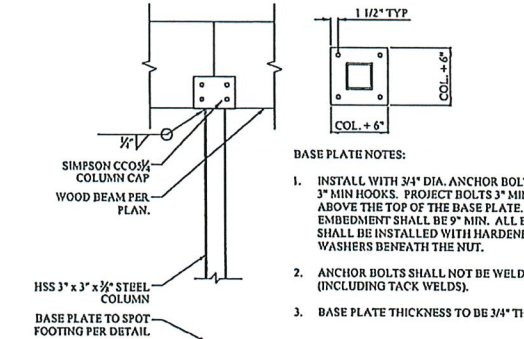
27 TYPICAL STEEL LINTEL



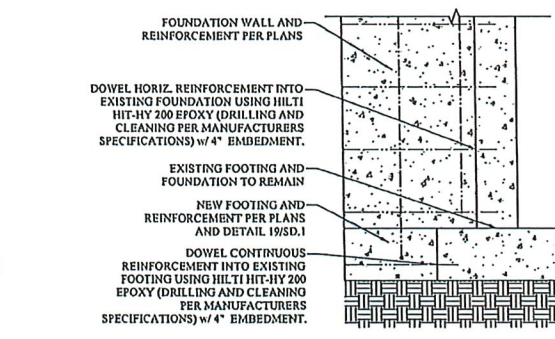
28 TYP. WOOD BEAM TO WOOD POST



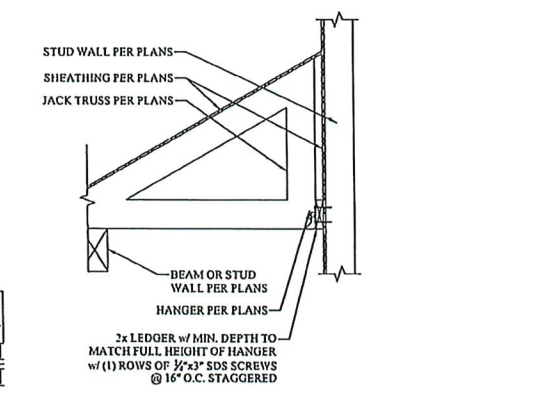
29 TYPICAL POST-INSTALLED HOLDOWN



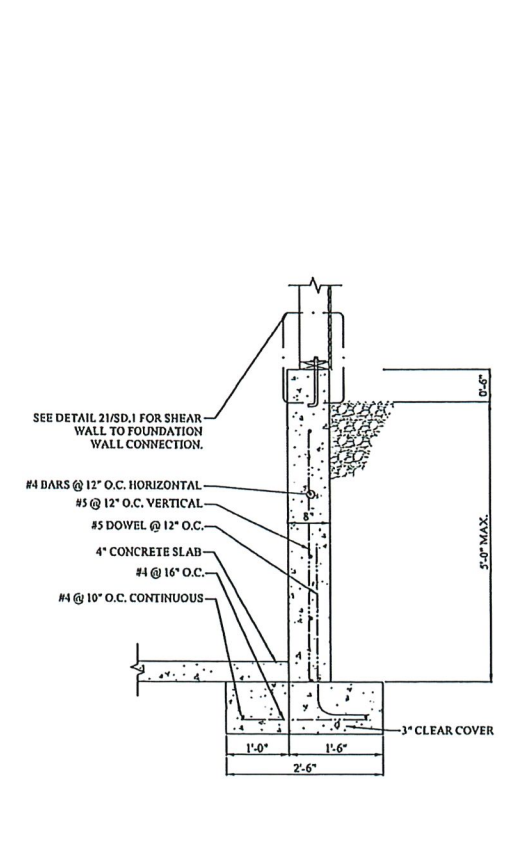
30 WOOD BEAM TO STEEL COLUMN & STEEL BASE PLATE DETAIL



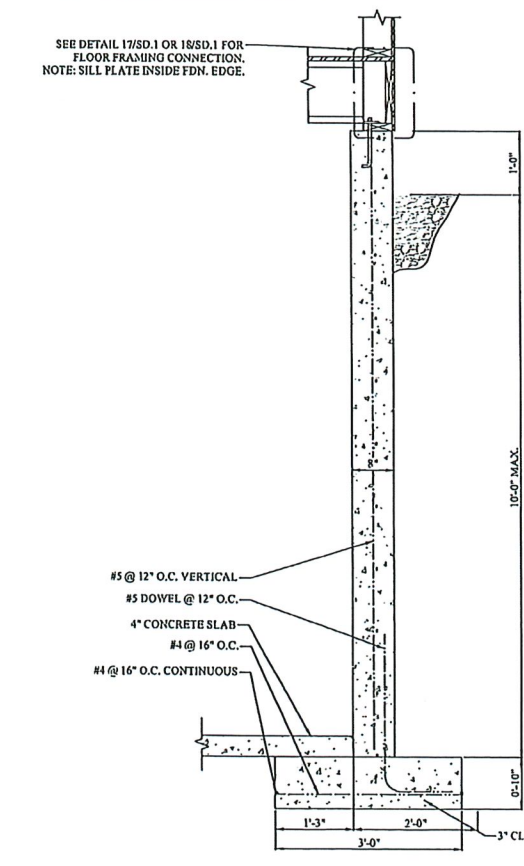
31 NEW FOUNDATION TO EXISTING



32 JACK TRUSS TO WALL CONNECTION



33 6' RETAINING WALL



34 12' FOUNDATION WALL

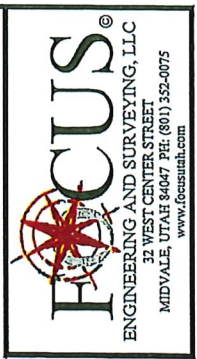
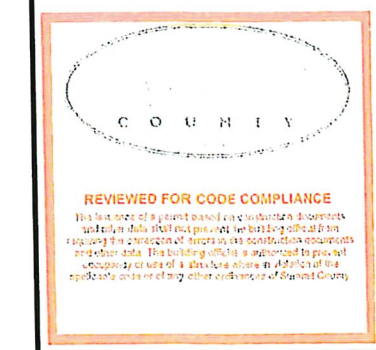
NOTES:
1. ROOF/FLOOR FRAMING NOT SHOWN FOR CLARITY

NOTES:
1. $f_c = 3,000$ psi
2. $f_y = 60,000$ psi

NOTES:
1. $f_c = 3,000$ psi
2. $f_y = 60,000$ psi
3. PLACE FOOTINGS ON UNDISTURBED SOIL OR COMPACTED FILL PER THE GEOTECHNICAL REPORT.
4. ALL SITE COMPACTED FILL IS TO BE FREE OF ANY ORGANIC MATERIAL.

NOTES:
1. POST-INSTALLED ANCHORS MAY TAKE THE PLACE OF HOLDOWNS AS FOLLOWS:
LSTD8 w/ HDU2-SDS2.5
STHD10 w/ HDU4-SDS2.5

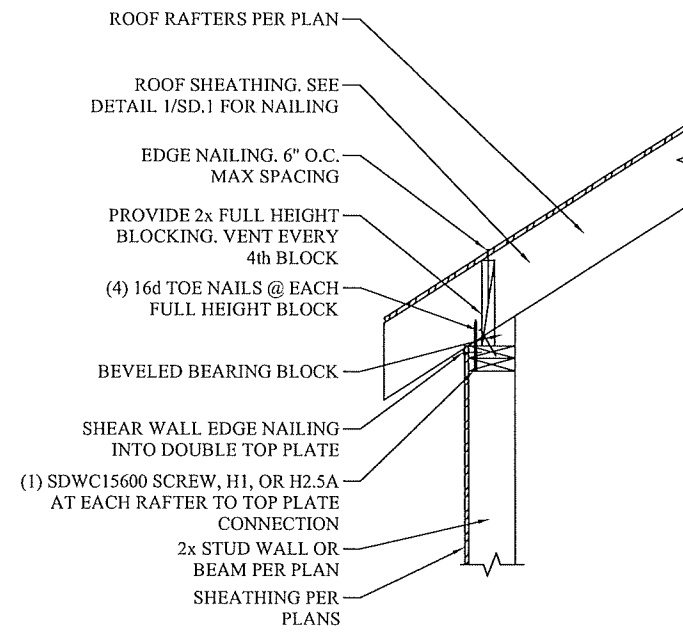
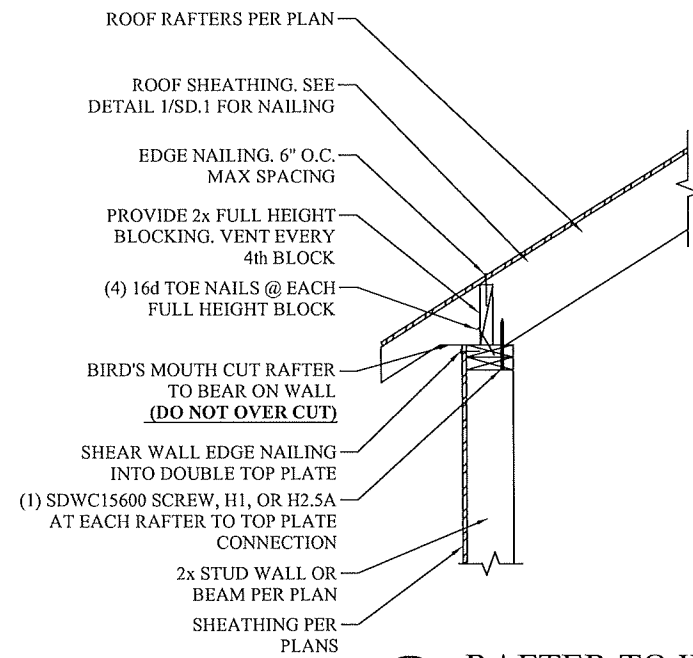
NOTES:
1. ROOF/FLOOR FRAMING NOT SHOWN FOR CLARITY



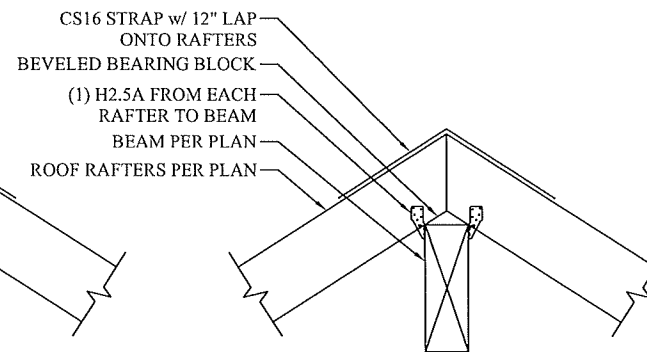
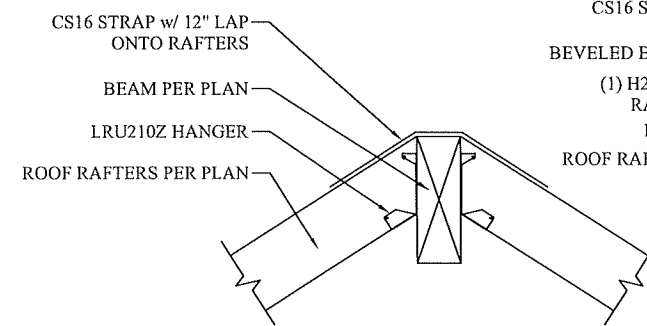
COTTAGE BY THE STREAM
OAKLEY, UTAH
STRUCTURAL DETAILS

REVISION BLOCK	DATE	DESCRIPTION
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STRUCTURAL DETAILS	
Scale: N.T.S.	Drawn: BC
Date: 8/02/18	Job #: 18-7160
Sheet:	SD.2



12 RAFTER TO WALL/BEAM CONNECTION



25 WOOD RAFTERS TO WOOD BEAM/LEDGER

FOOTING SCHEDULE												
MARK	LENGTH	WIDTH	HEIGHT	CONTINUOUS REINFORCEMENT				CROSSWISE REINFORCEMENT				NOTES
				QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	
F10	CONT.	20"	10"	2	#4	CONT.	EQ.	-	#5	30"	12"	
F36	CONT.	36"	10"	4	#4	CONT.	EQ.	-	#5	30"	12"	
S24	24"	24"	10"	3	#4	18"	EQ.	3	#4	18"	EQ.	
S30	30"	30"	10"	3	#4	24"	EQ.	3	#4	24"	EQ.	
S36	36"	36"	10"	4	#4	30"	EQ.	4	#4	30"	EQ.	
S60	60"	60"	10"	6	#4	54"	EQ.	6	#4	54"	EQ.	
S66	72"	66"	11"	9	#4	66"	EQ.	9	#4	66"	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 FOOTINGS 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 7'-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.
 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
●	LSTD#8RJ
■	STHD1010RJ
▲	STHD1414RJ
○	CS16x46" LONGSTRAP
□	A1S137STRAP
▼	HDB#SDS15

NOTES:
 1. HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (2) FULL HEIGHT KINGSTUDS.
 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. 164 SUNKER NAILS MAY BE SUBSTITUTED WITH 10# COMMON NAILS. MINIMUM NAIL LENGTH = 3 1/2".
 6. USE #2 HOLDOWN MODEL AT TYPICAL RIMJOIST APPLICATIONS.
 7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

ANCHOR BOLT SCHEDULE			
MARK	DIAMETER OPTION 1	SPACING	DIAMETER OPTION 2
AB-1	1/2"	32"	5/8"
AB-2	1/2"	24"	5/8"
AB-3	1/2"	16"	5/8"
AB-4	1/2"	12"	5/8"

NOTES:
 1. PROVIDE ANCHOR BOLTS WITH 7" EMBEDMENT INTO FOUNDATION WALL. W/ 3" X 3" X 0.225" 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.

REVIEWED FOR CODE COMPLIANCE

SUMMIT
 CIVIL

APPROVED REVISED REJECTED

09/08/2021 Stamped By: Irushton
 11:22:14 PM Permit # 19011

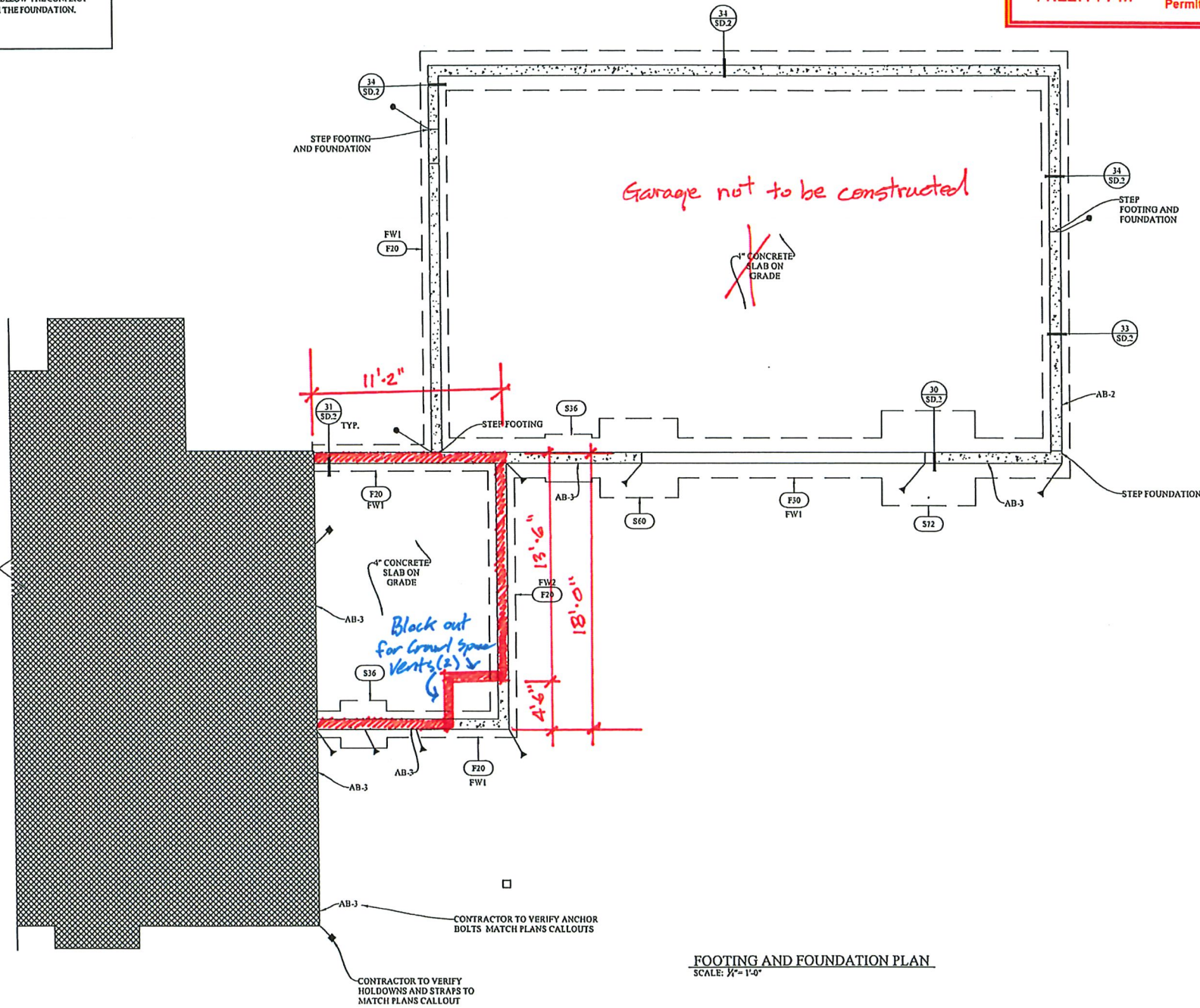
The issuance of a permit based on construction documents and other data shall not prevent the building official from requiring the correction of errors in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure where in violation of the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

FOCUS
 ENGINEERING AND SURVEYING, LLC

32 WEST CENTER STREET
 MIDVALE, UTAH 84047 PH: (801) 332-0075
 www.focusnh.com



COTTAGE BY THE STREAM
 OAKLEY, UTAH
 FOOTING AND FOUNDATION PLAN



FOOTING AND FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

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 any ordinances of Summit County.

REVISION BLOCK	
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FOOTING AND FOUNDATION PLAN

Scale: 1/4" = 1'-0" Drawn: SD
 Date: 7/11/18 Job #: 18-7160
 Sheet: S1.0

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SHEAR WALL SCHEDULE						
MARK	MATERIAL	8d NAILS		1 1/2" 16ga. STAPLES		NOTES
		EDGE	FIELD	EDGE	FIELD	
SW1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"	
SW2	7/16" OSB OR CDX PLYWOOD	4"	12"	-	-	
SW3	7/16" OSB OR CDX PLYWOOD	3"	12"	-	-	
SW4	7/16" OSB OR CDX PLYWOOD	2"	12"	-	-	5
SW5	1/2" GYPSUM SHEET ROCK	7"	7"	7"	7"	
SW6	1/2" GYPSUM SHEET ROCK	4"	4"	4"	4"	

NOTES:

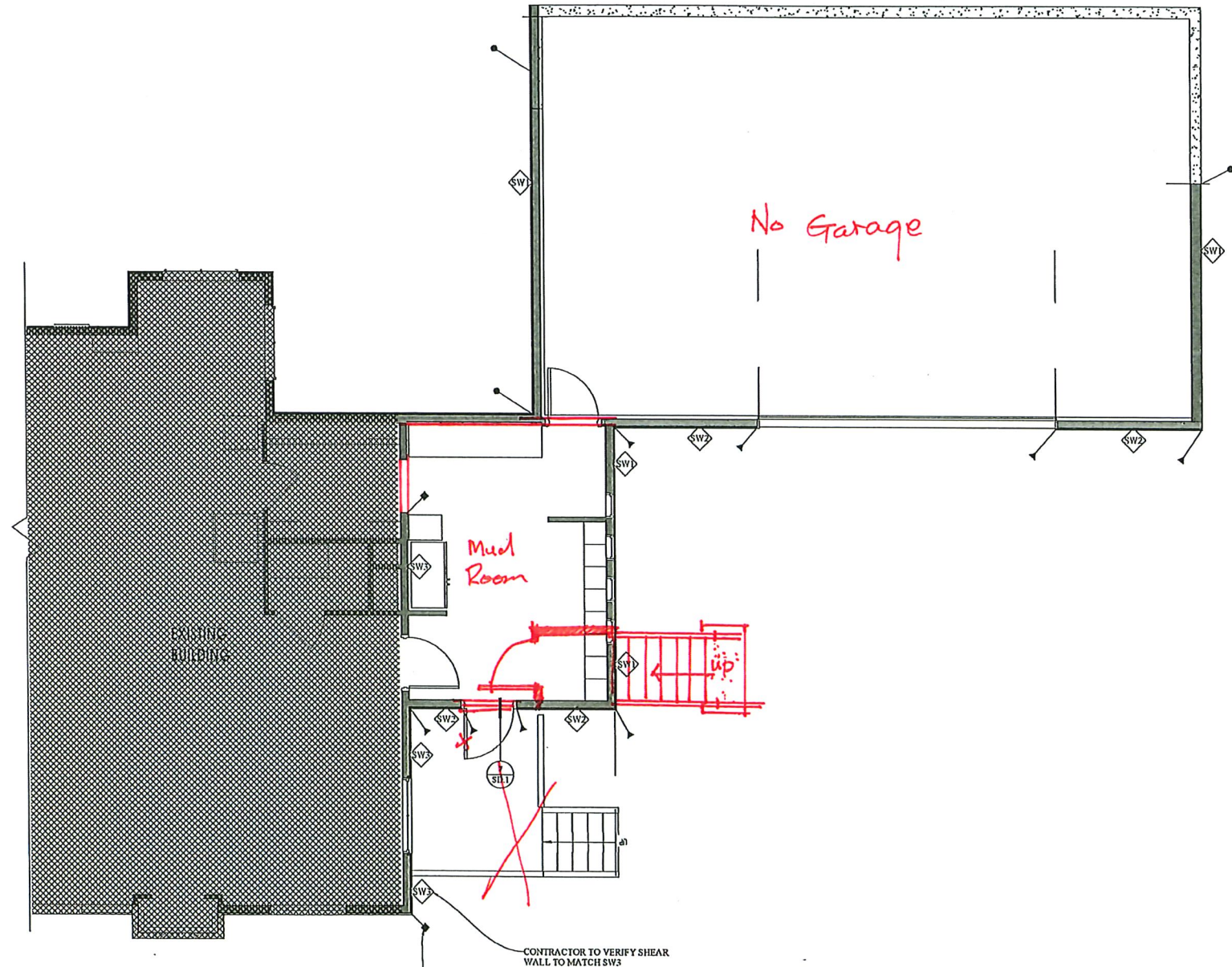
- ALL EXTERIOR SHEATHING NOT DESIGNATED ON THE PLANS AS A SPECIFIC SHEAR WALL (SW1-SW4) SHALL BE SHEATHED AND NAILED/STAPLED AS A SW1.
- SHEAR WALLS FASTENED TO STUDS THAT ARE SPACED @ 24" O.C. REQUIRE FIELD NAILING @ 6" O.C. IN LIEU OF 12" O.C. AT INTERMEDIATE FRAMING MEMBERS.
- SOLID BLOCK ALL PANEL EDGES BETWEEN THE BOTTOM PLATE AND DOUBLE TOP PLATE OF ALL WALLS W/ OSB PLYWOOD.
- 1 1/2" Hga. STAPLES (w/ 7/16" CROWN) ARE ONLY ALLOWED FOR SW1, SW5, SW6 (IF SW5 AND SW6 SHOWN)
- SW4 OR DOUBLE SIDED SW2 OR SW3 PANELS REQUIRE 3" NOMINAL FRAMING MEMBERS OR DOUBLE 2x FRAMING MEMBERS AT ALL ADJOINING PANEL EDGES.
- SHEATHING NAILS SHALL BE COMMON WIRE OR BOX NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.

HOLDOWN SCHEDULE	
MARK	SIZE
●	LSTHD10R1J
■	STHD10R1J
▲	STHD14R1J
○	CS16x46" LONG STRAP
□	MST37 STRAP
△	MST48 STRAP

NOTES:

- HOLDOWNS SHALL BE INSTALLED ON A MINIMUM OF (1) 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 SHANKER NAILS MAY BE SUBSTITUTED WITH 10d COMMON NAILS. MINIMUM NAIL LENGTH = 2 1/2".
- USE R7 HOLDOWN MODEL AT TYPICAL RAINJOIST APPLICATIONS.
- FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

GENERAL FRAMING NOTES	
1.	REFER TO DETAIL SHEET SD01 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 (10) 16d NAILS BETWEEN TOP PLATE LAP SPLICES SEE DET. S/D.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 7/16" OSB 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" TAG OSB 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.



MAIN FLOOR SHEAR
SCALE: 1/4" = 1'-0"

REVIEWED FOR CODE COMPLIANCE
The issuance of any permit based on sealed professional documents and calculations shall not prevent the building official from requiring the construction of works in the construction documents and other data. The building official is authorized to prevent occupancy or use of a structure when in violation of the applicable code or of any other ordinances of Summit County.

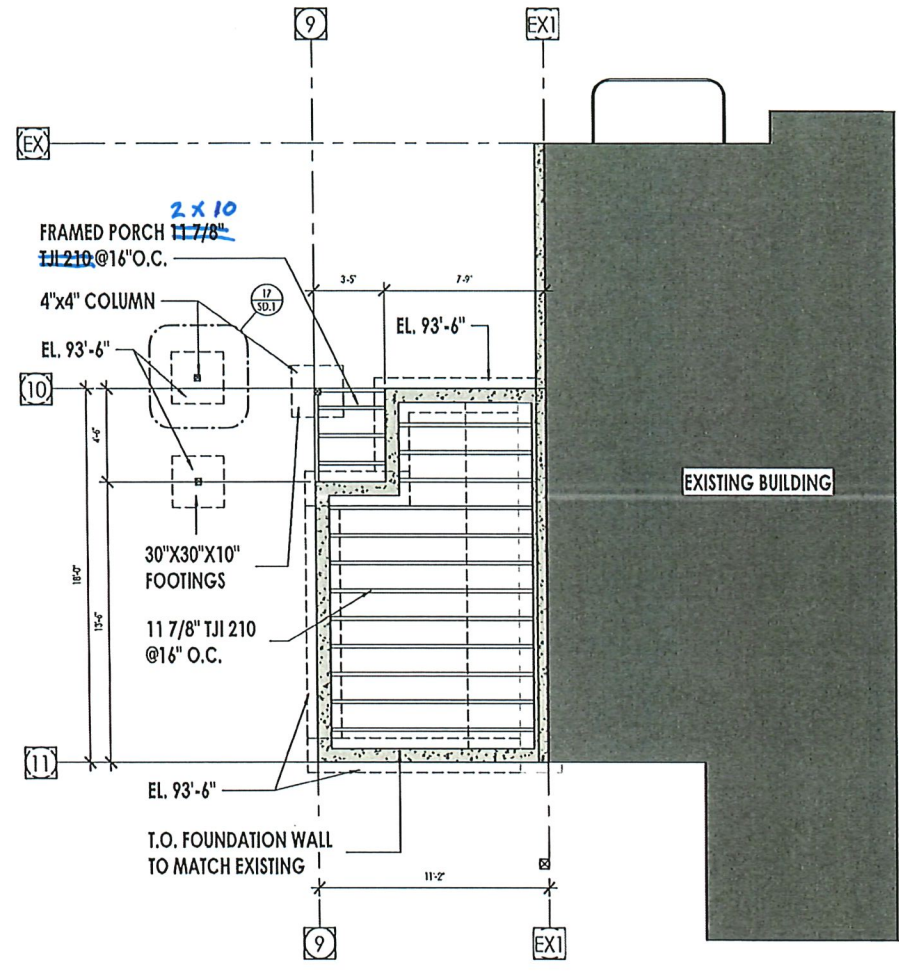


COTTAGE BY THE STREAM
OAKLEY, UTAH
MAIN FLOOR SHEAR PLAN

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MAIN FLOOR SHEAR PLAN	
Scale: 1/4"=1'	Drawn: SD
Date: 7/11/18	Job #: 18-7160
Sheet:	S2.0

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FOUNDATION PLAN
1/4" = 1'-0" 1
A103

Plot Date: 6/27/2021 9:02:00 AM

FLOOR PLAN LEGEND	
HATCH	DESCRIPTION
	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 FLYWOOD OR CONCRETE - SEE SECTION 6	
3. REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.	
4. REFER TO ENLARGED PLANS FOR ALL DECORATIONS.	
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 EXHIBITS. 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 BURIED/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 2x4 STUD WALLS UNLESS SHOWN OTHERWISE.	
12. ALL INTERIOR WALLS ARE ASSUMED TO BE 2x4 STUD WALLS UNLESS SHOWN OTHERWISE.	
13. ALL ROOF TRUSSES TO HAVE PARALLEL ENERGY EFFICIENT CONSTRUCTION TO ALLOW FOR FULL DEFIBRILLATION OVER EXTERIOR WALLS (COORDINATE WITH ARCHITECT'S WITH RESPECTS).	

FLOOR PLAN KEY NOTES	
Specification Keynote	Instructional Keynote
Key Note	Key Note



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:
**FOUNDATION
 PLAN**

A103
SHEET SIZE: 24" x 36"



**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

revisions:

**DRAWING
STATUS**

sheet:
LEVEL 1 FLOOR
PLAN

A104

SHEET SIZE: 24" x 36"

FLOOR PLAN LEGEND	
HATCH	DESCRIPTION
	FOURED 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

- ALL DIMENSIONS ARE TO THE FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE.
- CILING HEIGHTS MEASURED FROM FLOOR OR CONCRETE - SEE SECTION.
- REFER TO ENLARGED PLANS FOR ALL UNIT DIMENSIONS, WINDOW TYPES, DOORS AND WALLS.
- REFER TO ENLARGED PLANS FOR ALL DECK/PATIOS.
- COORDINATE WITH ALL ENLARGED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
- ALL TOPPING SLABS MUST BE FOURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.
- SEE SHEET A002 FOR PROJECT GENERAL NOTES AND SHEET A003 FOR PROJECT ILLUSTRATIONS. REVIEW ALL NOTES PRIOR TO CONSTRUCTION.
- COORDINATE WITH STRUCTURAL DRAWINGS FOR ALL SHEAR WALL PLANS FOR LOCATION OF COLUMNS, BEAMS, SHEAR WALLS, ETC.
- COORDINATE WITH BUILDING OWNER FOR ALL INTERIOR FINISHES.
- COORDINATE WITH ELECTRICAL DRAWINGS FOR ALL LIGHTING, POWER AND DATA REQUIREMENTS.
- ALL EXTERIOR WALLS ARE ASSUMED TO BE 2x6 STUD WALLS UNLESS SHOWN OTHERWISE.
- ALL INTERIOR WALLS ARE ASSUMED TO BE 2x4 STUD WALLS UNLESS SHOWN OTHERWISE.
- ALL ROOF TRUSSES TO HAVE PAVED DECKING CONSTRUCTION TO ALLOW FOR FALL DEPTH REGULATION OVER EXTERIOR WALLS (COORDINATE WITH REGULATORY AGENCIES WITH RESPECTS).

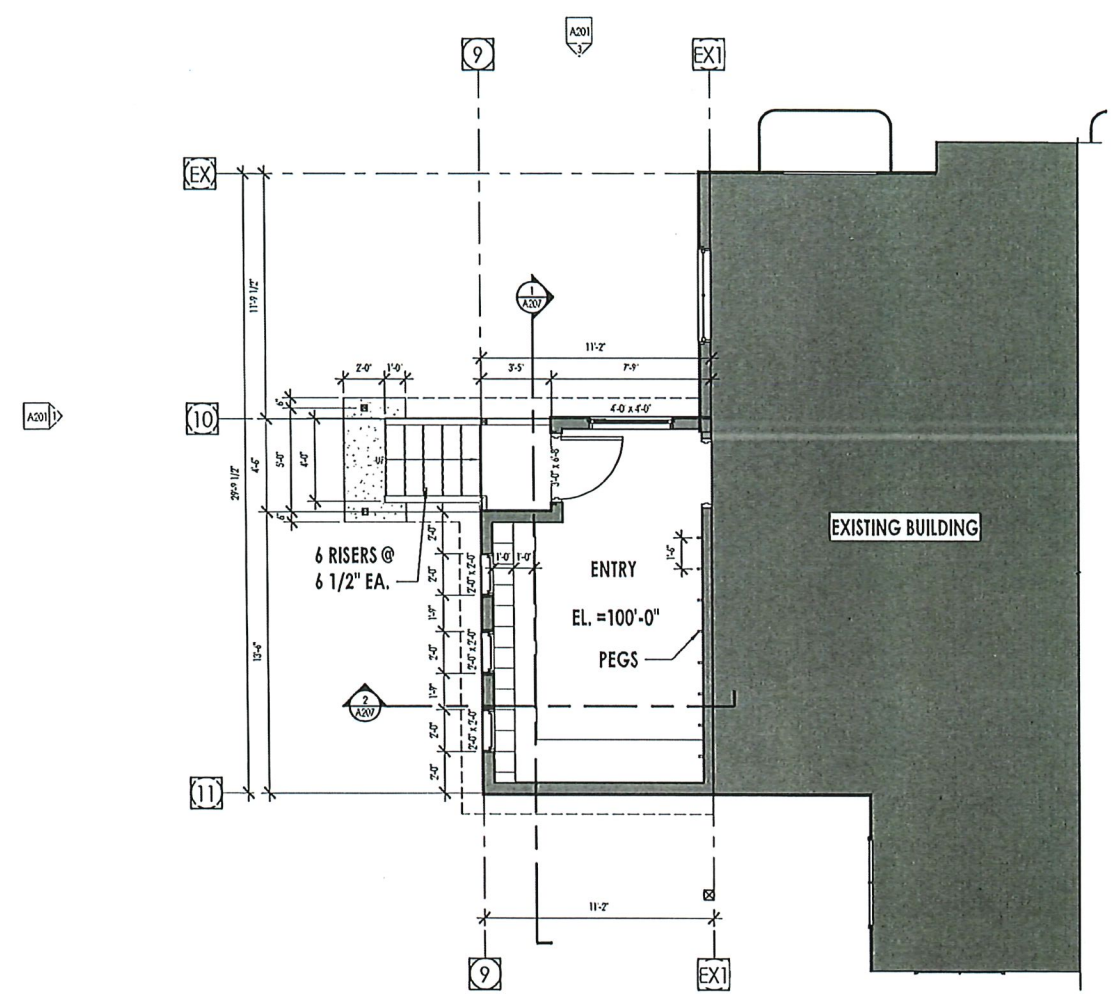
FLOOR PLAN KEY NOTES

Specification Keynote	Instructional Keynote
	Key Note
	Key Note

KEYNOTE INSTRUCTIONAL

SYMBOL LEGEND

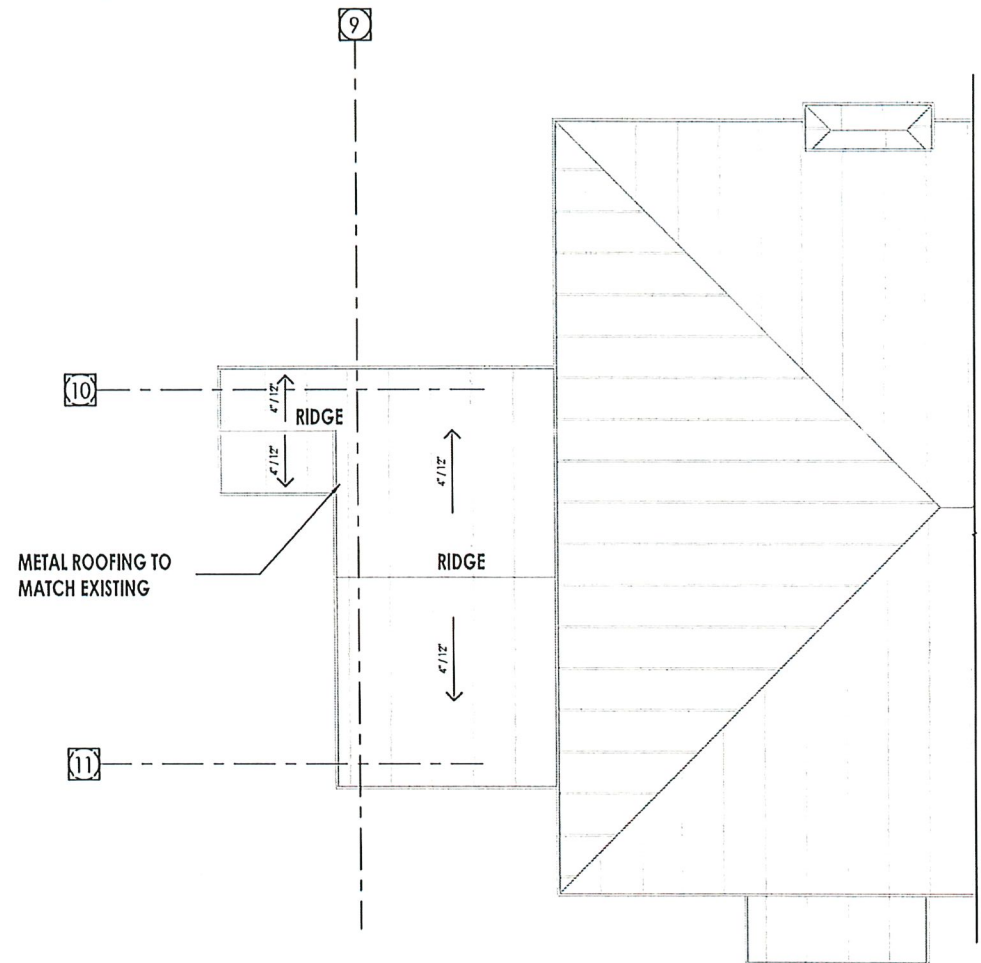
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	INTERIOR		4" LED RECESSED CAN (FEATURE & TRIM PER SCHEDULE)
	BUILDING		4" LED RECESSED CAN (CLOSET, FEATURE & TRIM PER SCHEDULE)
	BUILDING GRID		RECESSED CAN (OVER LOCATION FEATURE & TRIM PER SCHEDULE)
	BUILDING		RECESSED CAN (OVER CEILING MOUNTED FEATURE)
	BUILDING		4" LED RECESSED CAN LIGHT
	BUILDING		EXHAUST FAN LIGHT
	WALL		110V SMOKE DETECTOR
	WALL		HARDWIRED W/BACK-UP CARBON MONOXIDE DETECTOR
	WALL		WALL MOUNTED BATHROOM WALL MOUNT
	WALL		TRACK LIGHTING
	WALL		CILING FAN
	WALL		2x4 FLUORESCENT FEATURE
	WALL		MULTIMEDIA NETWORK OUTLET (CAT 5 WIRE) W/PORT OUTLET FIRE SUPPRESSOR HEAD
	WALL		REVISION



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



Plot Date: 6/27/2022 9:02:05 AM

Plot Date: 6/27/2022 9:02:05 AM



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


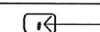
1
A106

ROOF PLAN LEGEND		CEILING PLAN LEGEND	
HAICH	DESCRIPHO	HAICH	DESCRIPHO
	STAIR/VS SEAM ROOFING		CE-1 2 LAYERS - GIPSUM BOARD SEE DETAIL

ROOF PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF STUD (F.O.S.) UNLESS NOTED OTHERWISE.
2. CEILING HEIGHTS MEASURED FROM FLYWOOD OR CONCRETE - SEE SECTION 6
3. COORDINATE WITH ALL RELATED PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
4. ALL TOPPING SLABS MUST BE POURED AFTER ROOF IS COMPLETE AND BUILDING IS DRIED IN.

ROOF PLAN KEY NOTES

Specification Keynote	Instructional Keynote
 Key Note	 Key Note



**TRIUMPH
DESIGN BUILD**

SEAL:

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

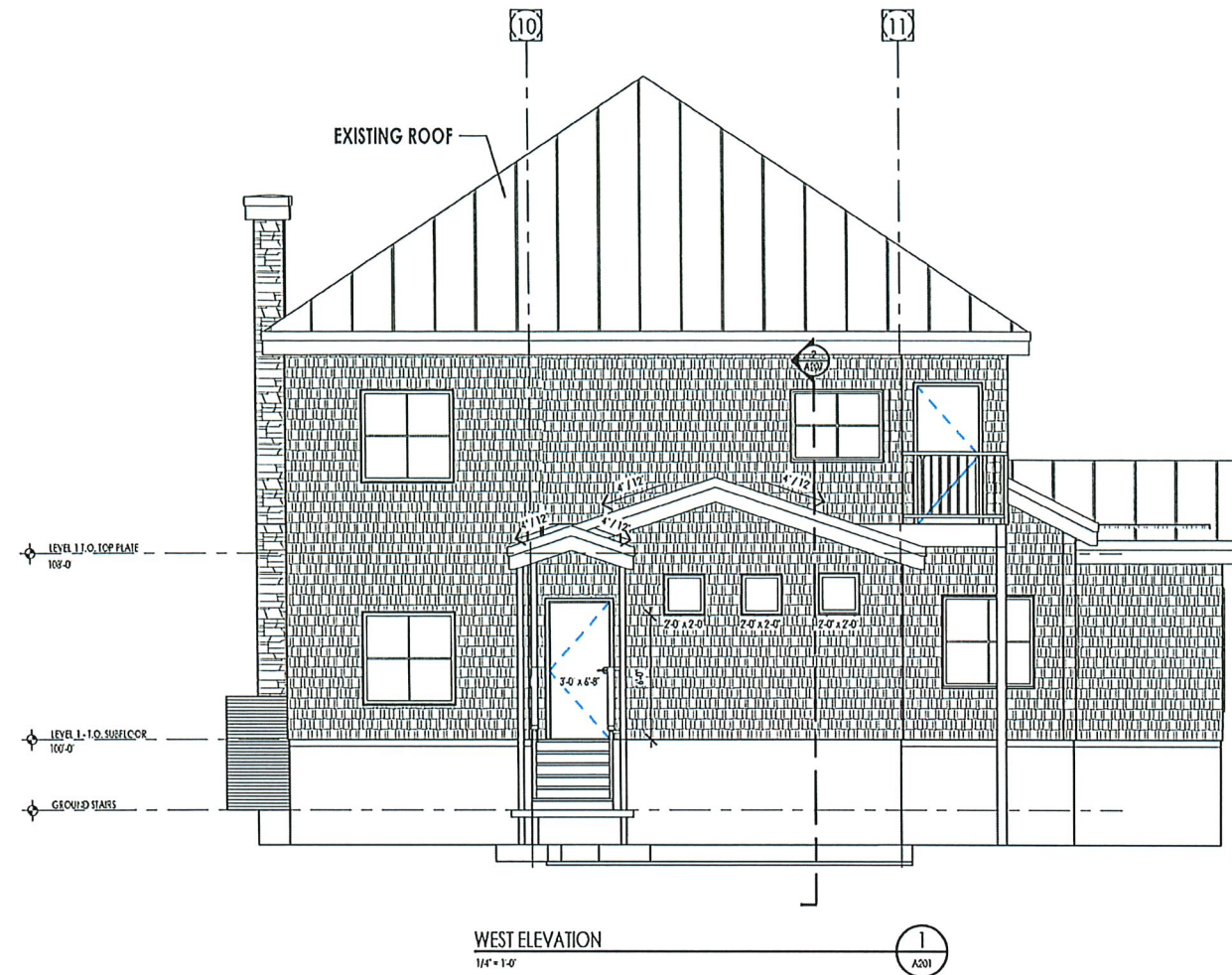
project no: 00000
date: APRIL 28TH, 2021
revisions:

DRAWING
STATUS

sheet:
ROOF PLAN

A106

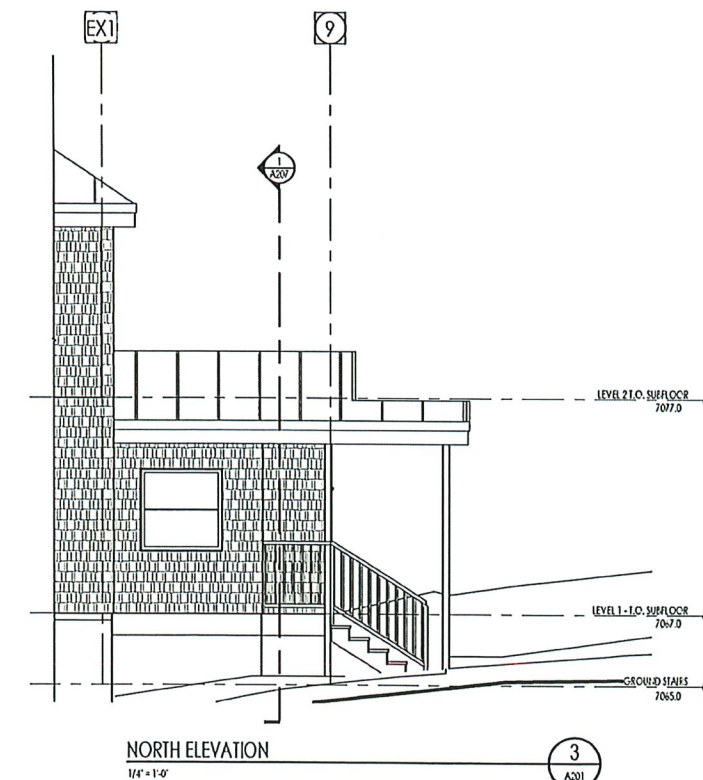
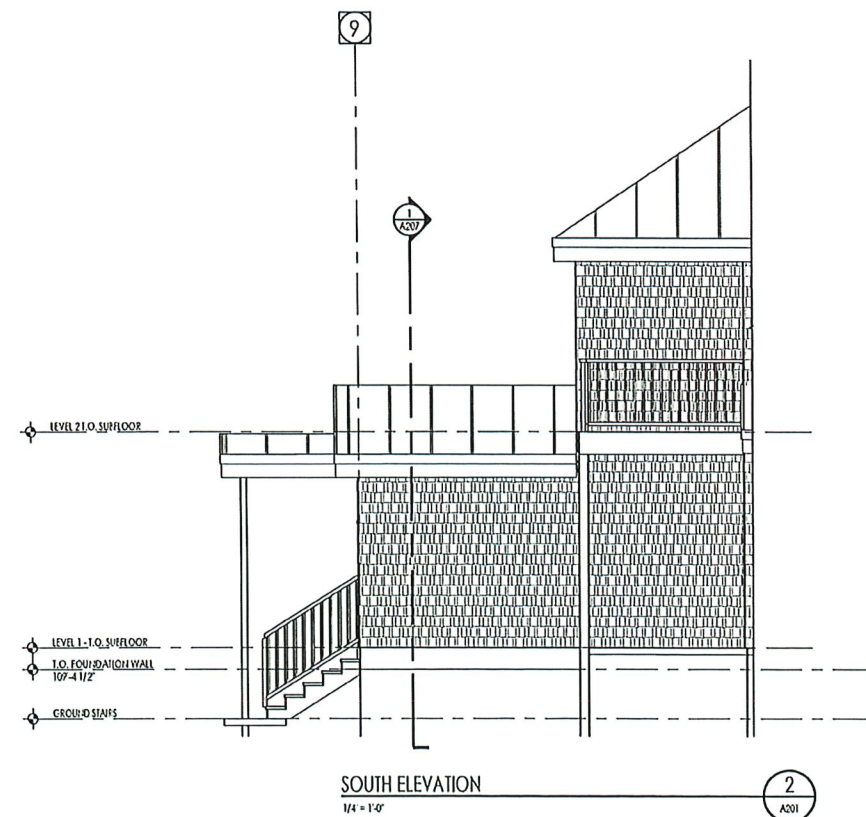
SHEET SIZE 24 x 36



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



SEAL



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:
EXTERIOR ELEVATIONS

A201

SHEET SIZE: 24" x 36"

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



SEAL

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

project no: 00000

date: APRIL 28TH, 2021

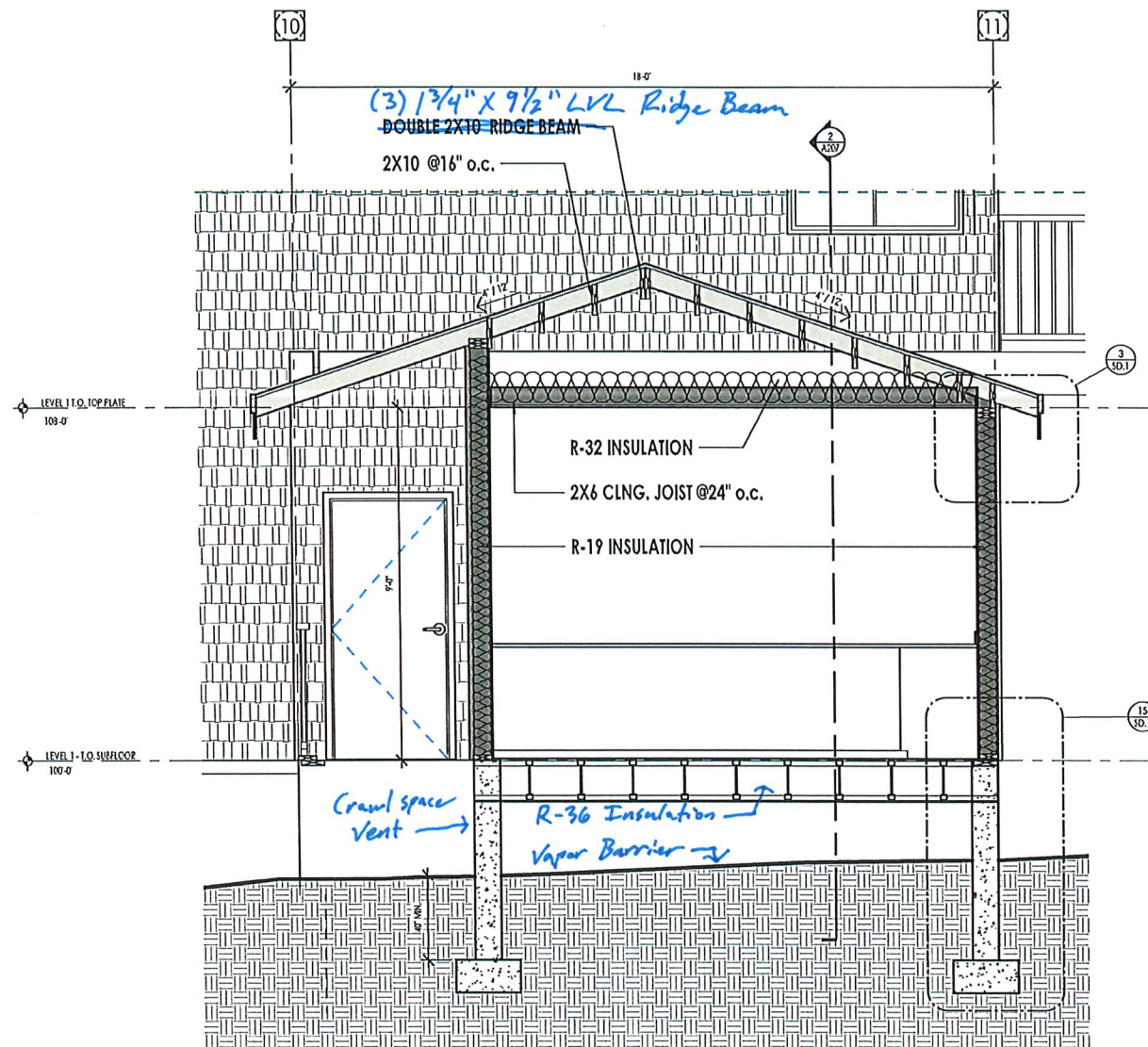
revisions:

DRAWING
STATUS

sheet:
BUILDING
SECTIONS

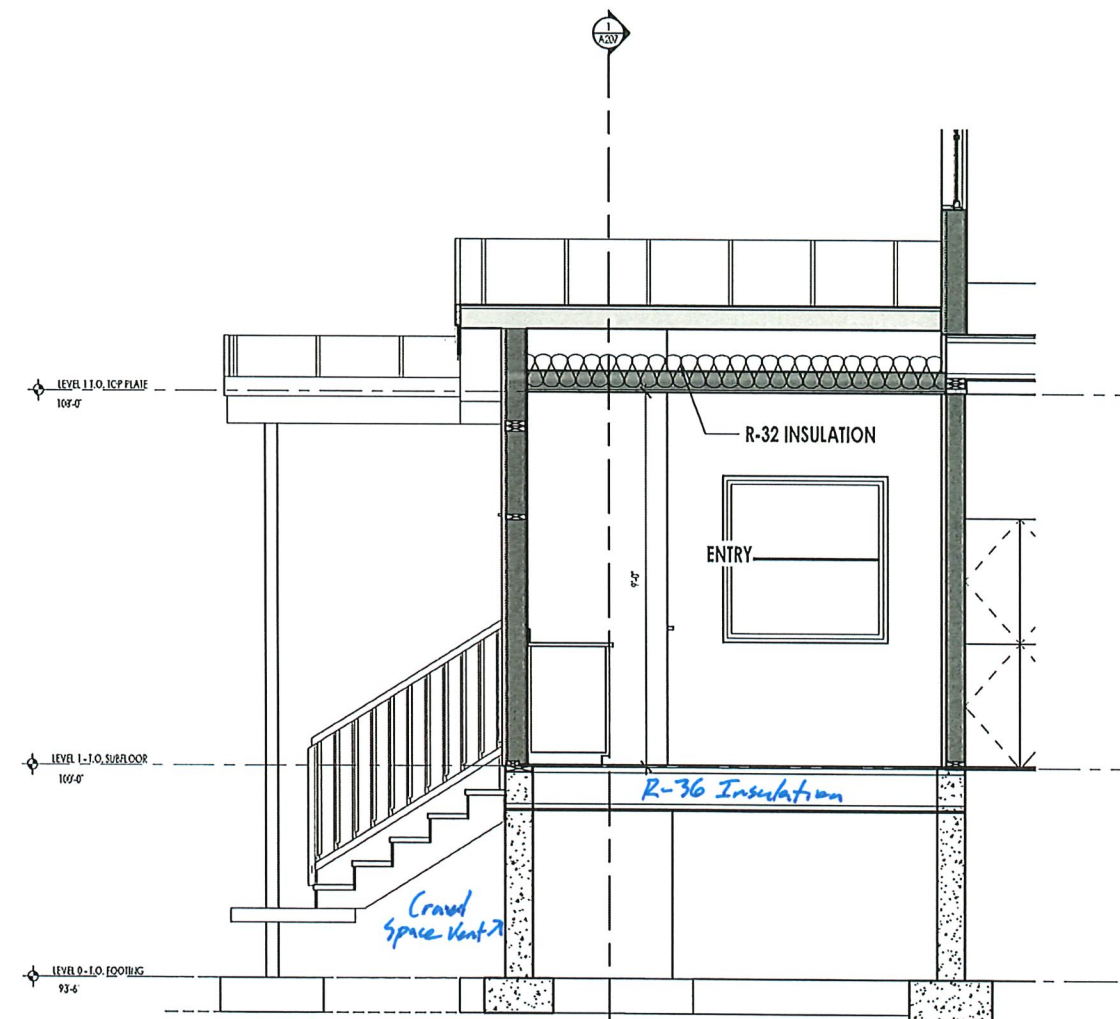
A207

SHEET SIZE: 24" x 36"



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

1
A207



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

2
A207

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