

MUIR CABIN



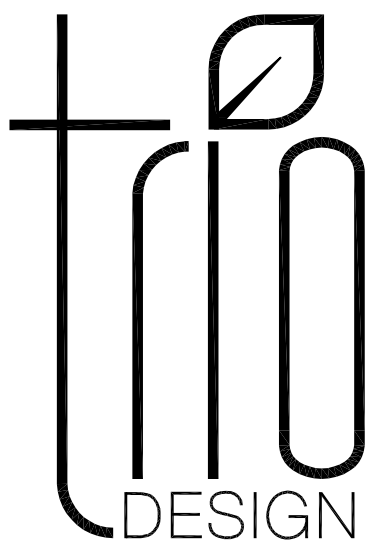
IRC 2018  
CLASS 1 IGNITION RESISTANT CONSTRUCTION

EXTERIOR MATERIALS

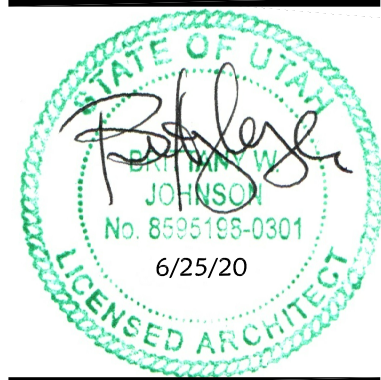
ROOF/EXTERIOR WALLS:  
BATTENLOK HS 24 GUAGE

EXTERIOR CLADDING:  
FIBERON CONCORDIA-- HORIZON  
HORIZONTAL COMPOSITE MATERIAL

DECKING: FIBERON COMPOSITE  
PARAMOUNT PVC



4040w.dwybreak.pkwy #110  
south Jordan, ut 84009  
8 0 1 . 4 1 7 . 9 9 5 1  
www.triodesigninc.com



Project Name:

MUIR CABIN  
LOT #23  
GOOSEBERRY ESTATES  
SANPETE COUNTY, UTAH

Project For:

DEVAN + LYNN  
MUIR

Revisions:

ARCHITECT & CONSULTANTS

STANDARD SYMBOLS LEGEND

VICINITY MAP



SHEET  
NUMBER

SHEET  
NUMBER

ARCHITECT

BRITTANY WHITE JOHNSON  
TRIO DESIGN, INC.  
3895 WEST 7800 SO, SUITE 201  
WEST JORDAN, UT 84088  
(801) 417-9951

STRUCTURAL ENGINEER

JOHN CHARCHENKO  
FOCUS ENGINEERING  
6949 SO. HIGH TECH DRIVE  
SUITE 200  
MIDVALE, UTAH 84047  
(801) 352- 0075

DETAIL

SECTION

SHEET REFERENCE

ELEVATION (VIEW)

ELEVATION (DATUM)

DETAIL NAME

SCALE:

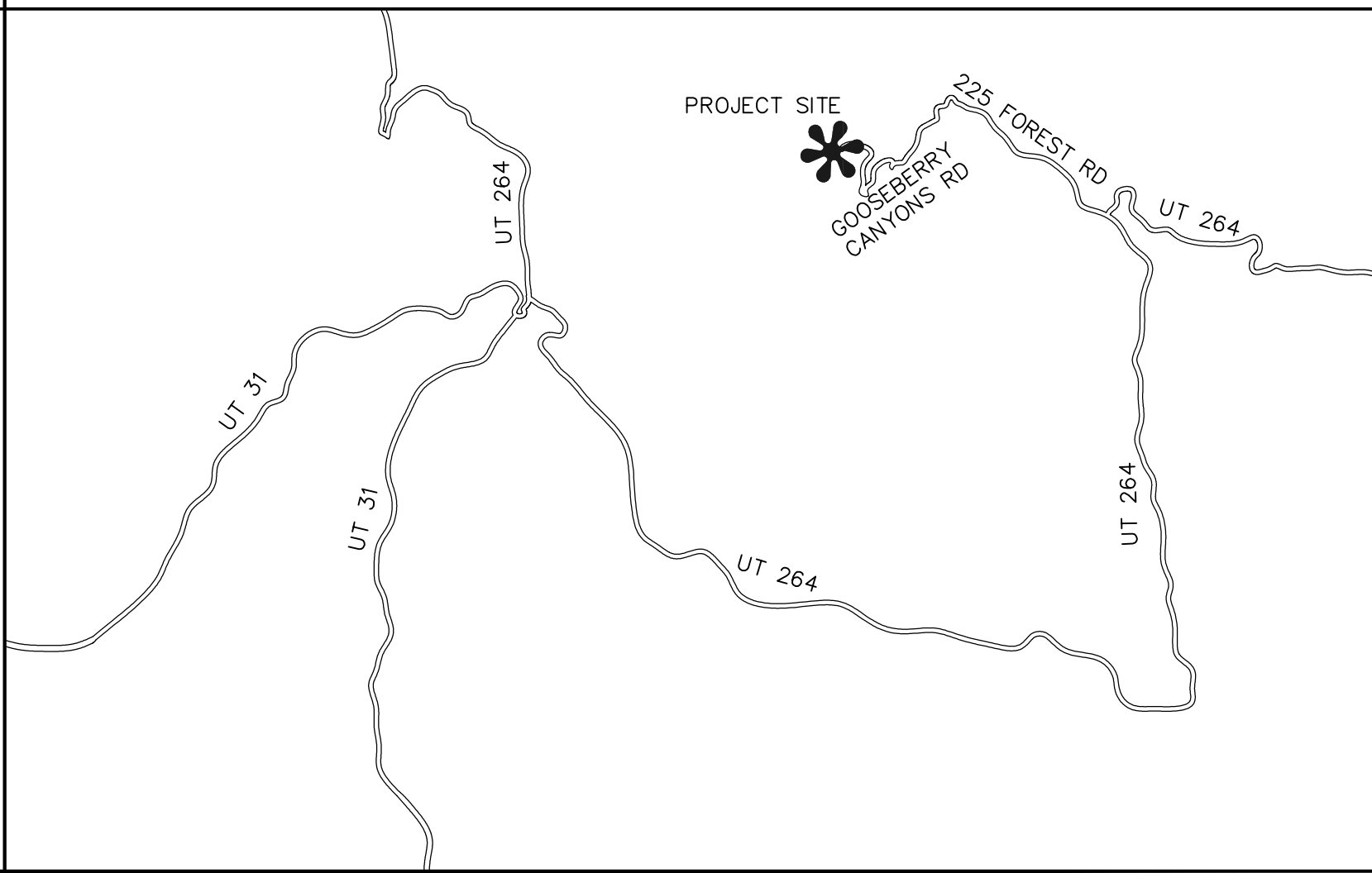
DETAIL LETTER SHEET NUMBER

SECTION LETTER SHEET NUMBER

DETAIL LETTER SHEET NUMBER

ELEVATION LETTER SHEET NUMBER

ELEVATION 100'-0"



G1.1	GENERAL	S1.0	STRUCTURAL
	COVER SHEET		FOOTING & FOUNDATION PLAN
AS1.1	ARCHITECTURAL	S2.0	MAIN FLOOR SHEAR PLAN
	ARCHITECTURAL SITE PLAN	S3.0	MAIN FLOOR FRAMING PLAN
	FLOOR PLAN- MAIN LEVEL & LOFT	S3.1	UPPER FLOOR FRAMING PLAN
	FLOOR PLAN- BASEMENT	S3.2	ROOF FRAMING PLAN
	ROOF PLAN & DETAILS	SD.0	STRUCTURAL NOTES
	INTERIOR ELEVATIONS	SD.1	STRUCTURAL DETAILS
	ELEVATIONS	SD.2	STRUCTURAL DETAILS
	BUILDING SECTIONS	SD.3	STRUCTURAL DETAILS
	BUILDING SECTIONS	SD.5	WINDOW CHANGES LETTER AND DETAIL
	WALL SECTIONS, STAIR SECTIONS & DETAILS		
A6.0	DOOR & WINDOW SCHEDULES		
E1.0	ELECTRICAL		
	LIGHTING PLAN- MAIN LEVEL & LOFT		
	LIGHTING PLAN- BASEMENT		
	POWER- MAIN LEVEL & LOFT		
EP1.0	POWER- MAIN LEVEL & LOFT		
EP1.1	POWER- BASEMENT		

Date:  
27 APRIL 2023

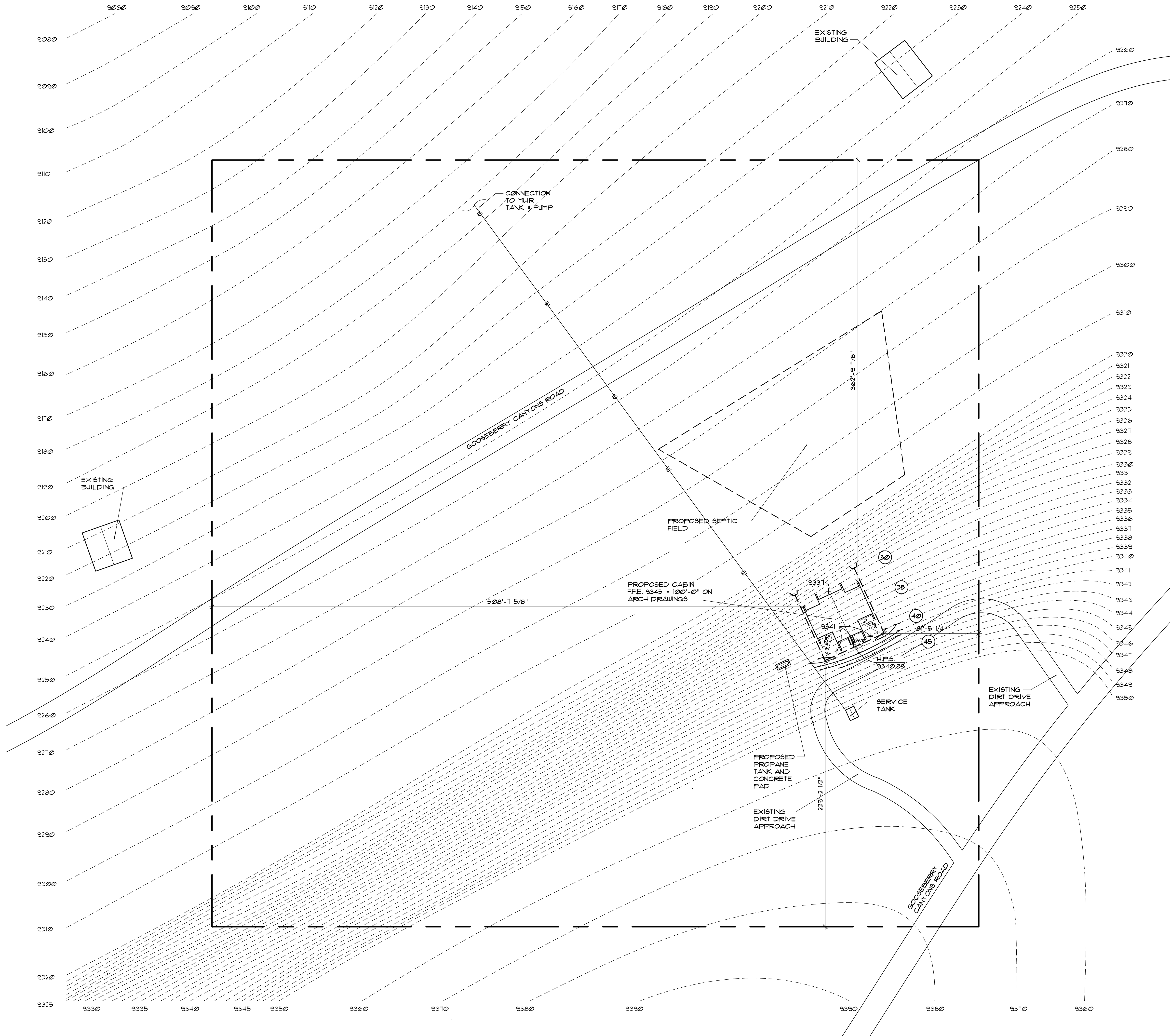
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COVER SHEET

Sheet No.:

G1.1



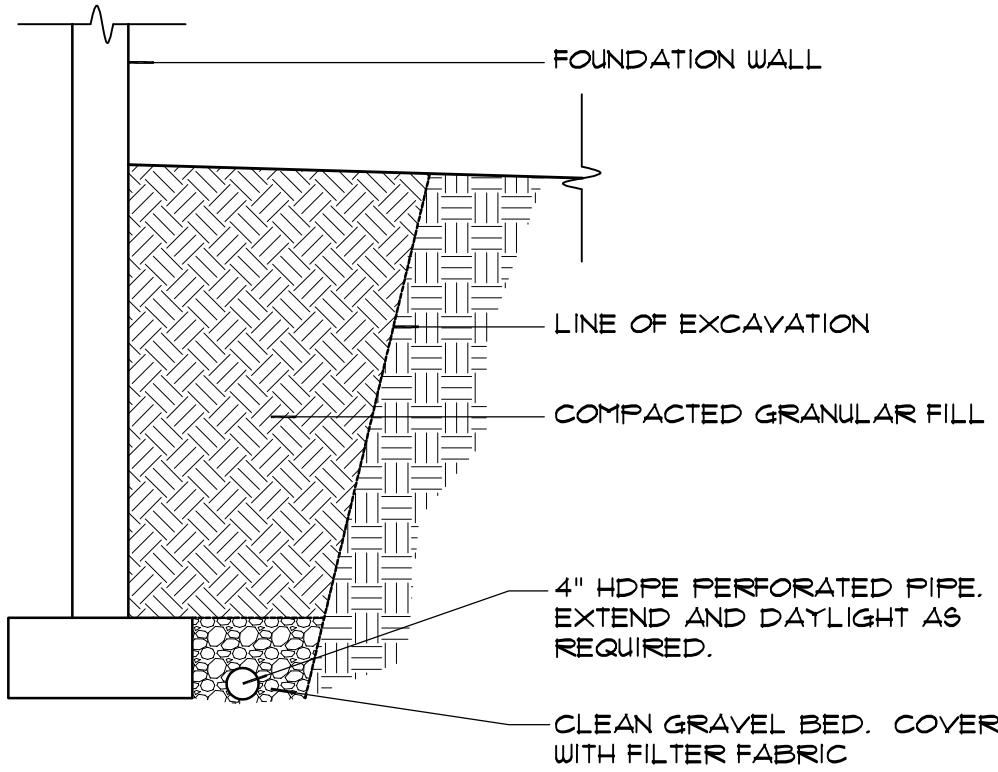


SITE PLAN LEGEND

- H.P.S. HIGH POINT OF SWALE  
F.F.E. FINISH FLOOR ELEVATION  
T.O.F. TOP OF FOUNDATION  
----- EXISTING CONTOUR  
----- PROPOSED CONTOUR  
----- FOUNDATION DRAIN, SEE A/AS1.1

SITE PLAN NOTES

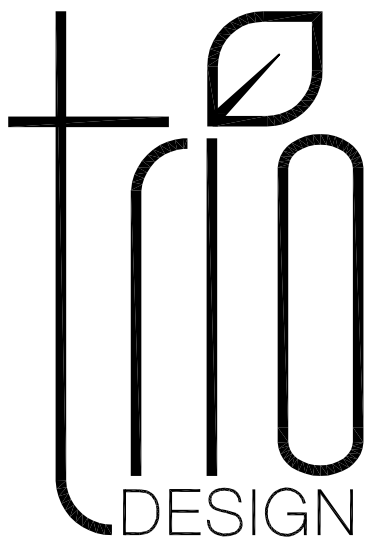
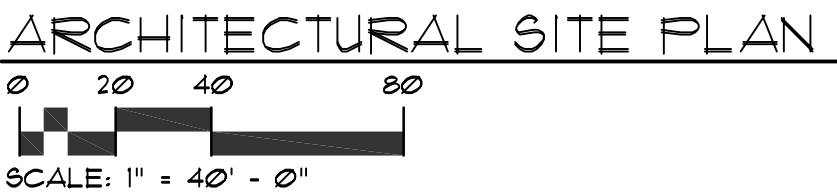
1. EXISTING TREES AND VEGETATION TO REMAIN AS MUCH AS POSSIBLE.



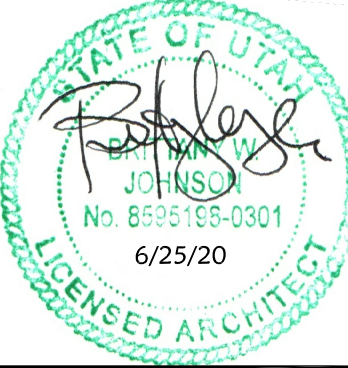
FOUNDATION DRAIN A/AS1.1  
NOT TO SCALE



KEY PLAN  
NOT TO SCALE



4040w. daybreak pkwy #110  
south Jordan, ut 84008  
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LOT #23  
GOOSEBERRY ESTATES  
SANPETE COUNTY, UTAH

Project For:

DEVAN + LYNN  
MUIR

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Date:  
27 APRIL 2023

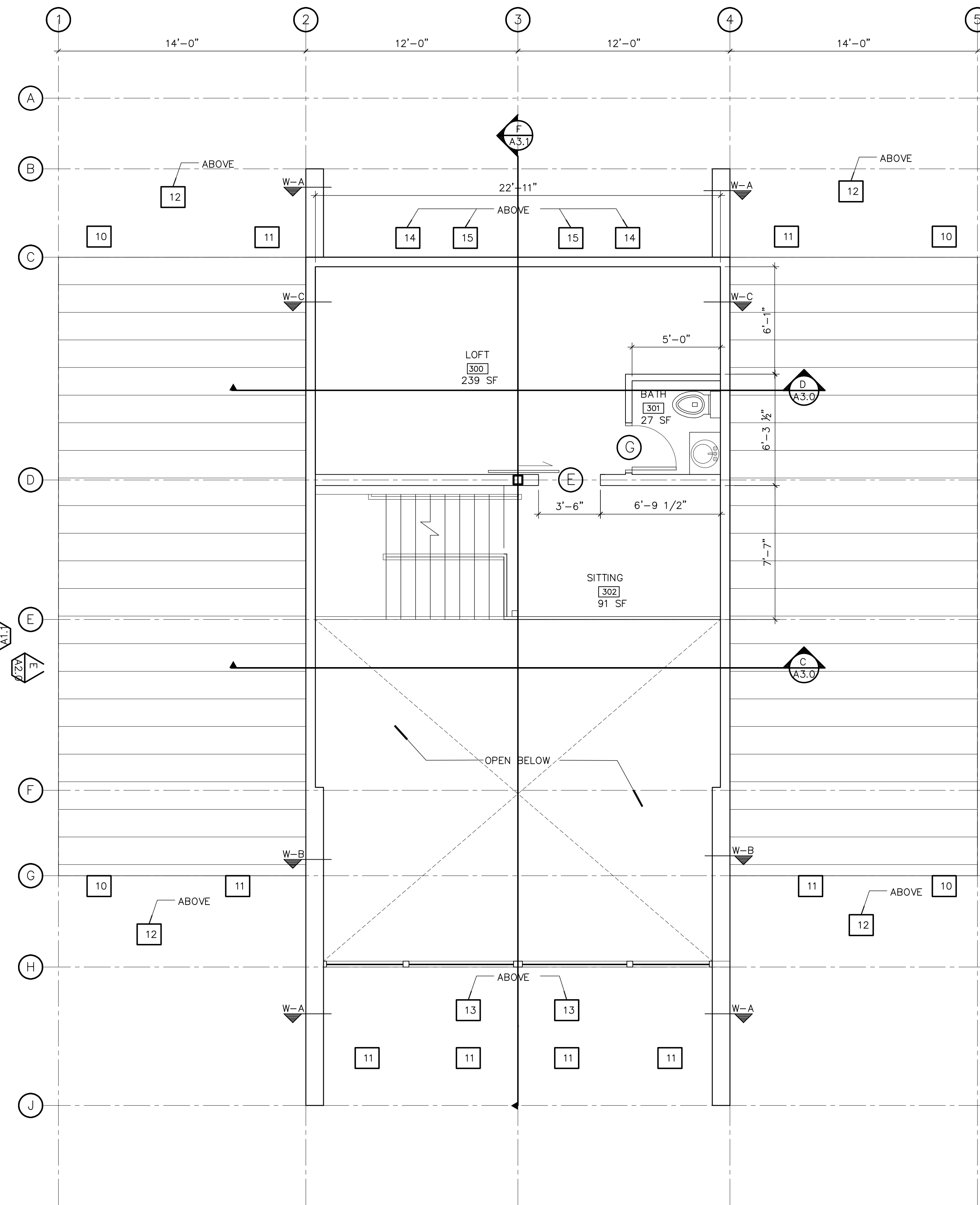
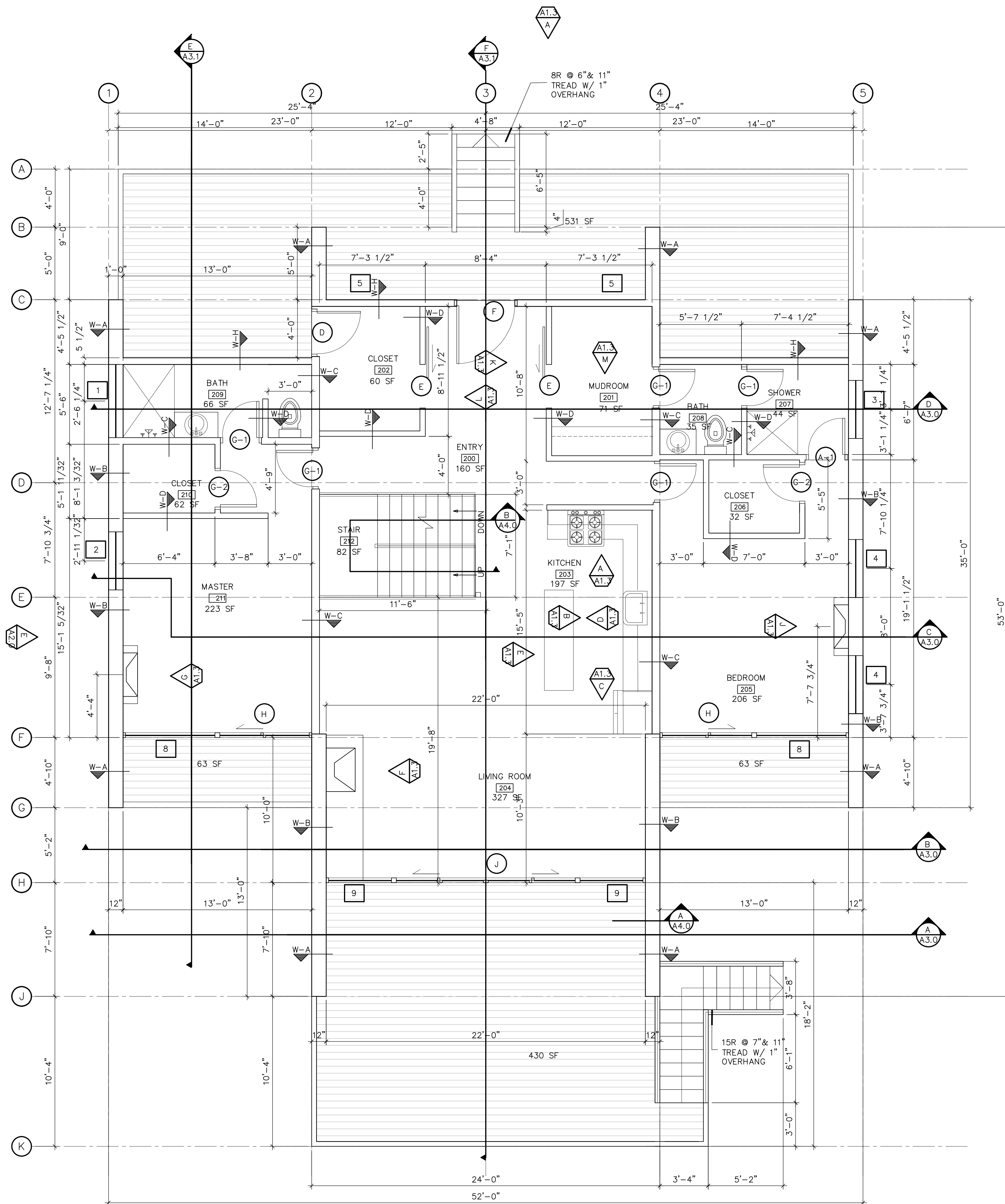
Sheet Title:

ARCHITECTURAL  
SITE PLAN

Sheet No.:

AS1.1





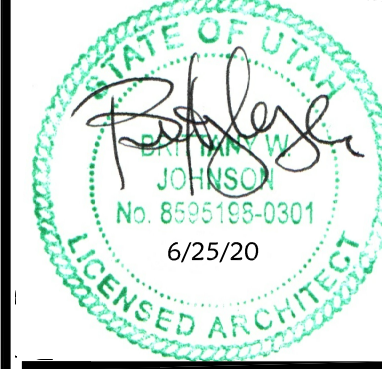
- NOTES
- 1 SEE WALL TYPES A1.0a.
  - 2 PROVIDE BLOCKING IN WALL AS REQUIRED FOR 2x WALL MOUNTED FIXTURES & DOOR HARDWARE.
  - 3 STUB WATER & POWER FOR FUTURE WASHER & DRYER IN MECH 103.
  - 4 EP & WH LOCATED IN MECH 103.

BUILDING SIZE:	
BASEMENT:	1510 SF
MAIN LEVEL:	1582 SF
LOFT:	367 SF
DECKS:	63 SF
	63 SF
	430 SF
	531 SF
TOTAL	4546 SF
(INCL. BLDG. TOTAL 3,459)	

DIMENSIONS:  
ALL DIMENSIONS ARE SET ON FACE OF STUD AND / OR CENTER OF ROUGH OPENING

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

SECOND LEVEL FLOOR PLAN  
SCALE: 1/4" = 1' - 0"



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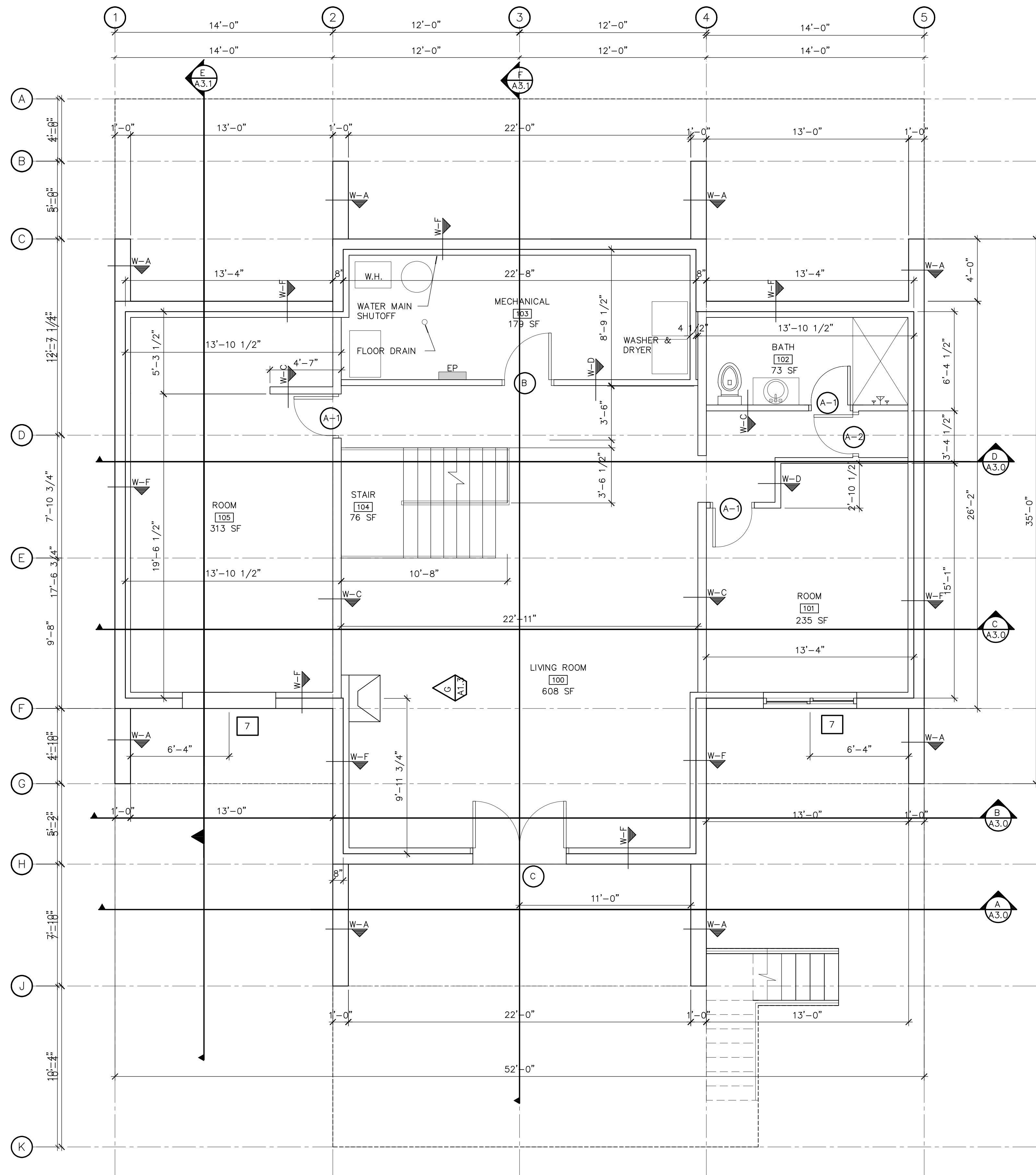
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FLOOR PLANS

Sheet No.:

A1.0



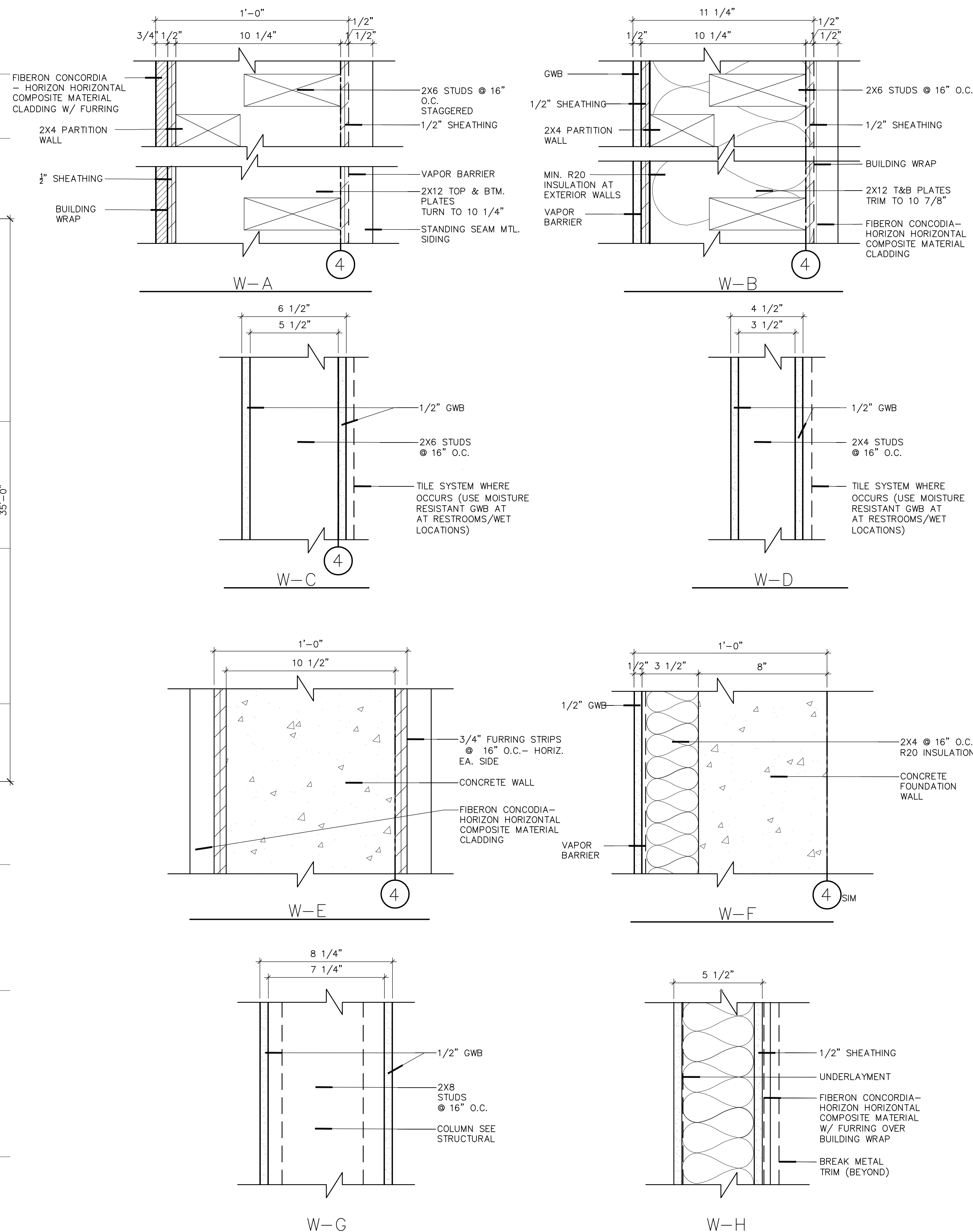


BASEMENT LEVEL FLOOR PLAN  
SCALE: 1/4" = 1' - 0"

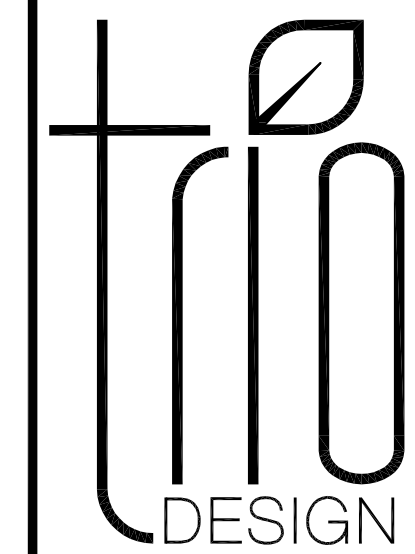
C  
A1.0a

### WALL NOTES

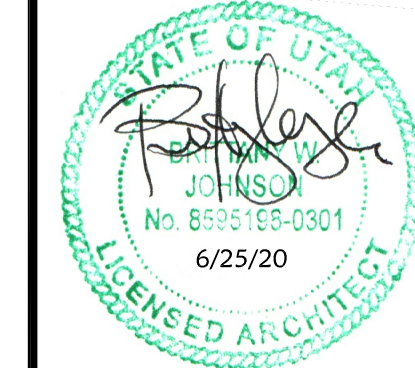
1. ALL EXTERIOR WALLS SHALL HAVE MINIMUM R-20 INSULATION & ROOF SHALL BE R-49 SPRAY IN INSULATION.



W-G  
© UPPER LEVEL LOFT WALL



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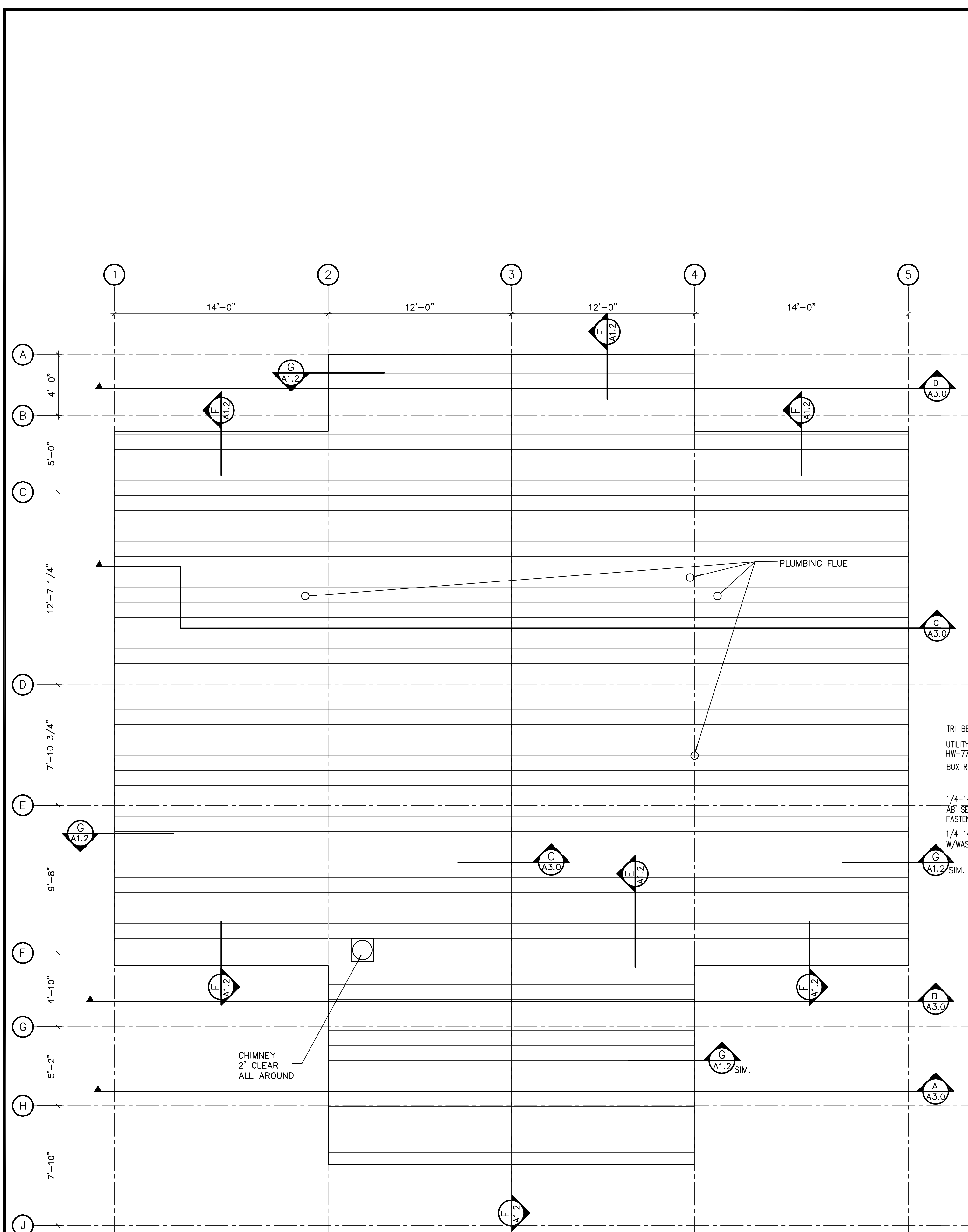
Date:  
27 APRIL 2023  
Sheet Title:

FLOOR PLANS &  
WALL TYPES

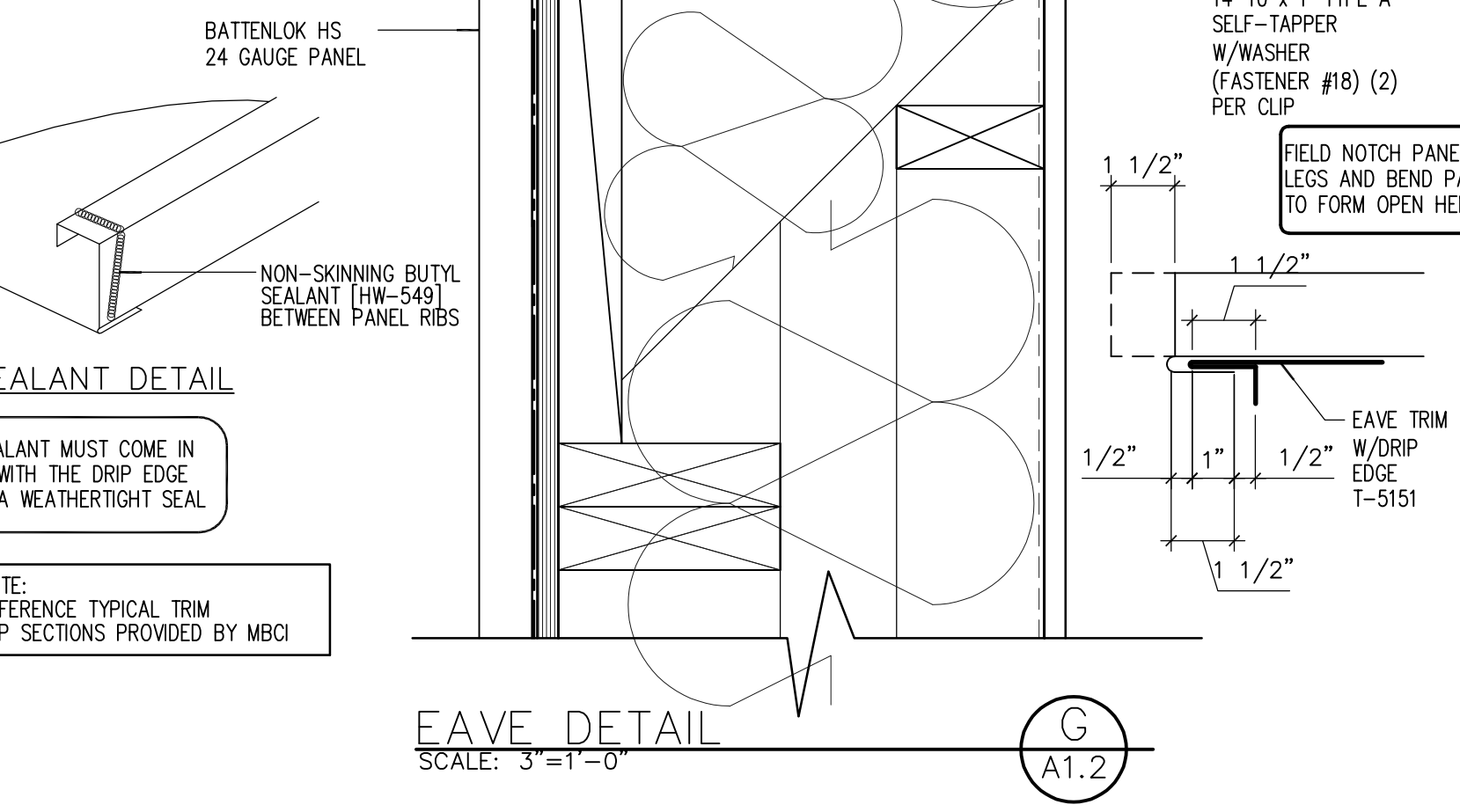
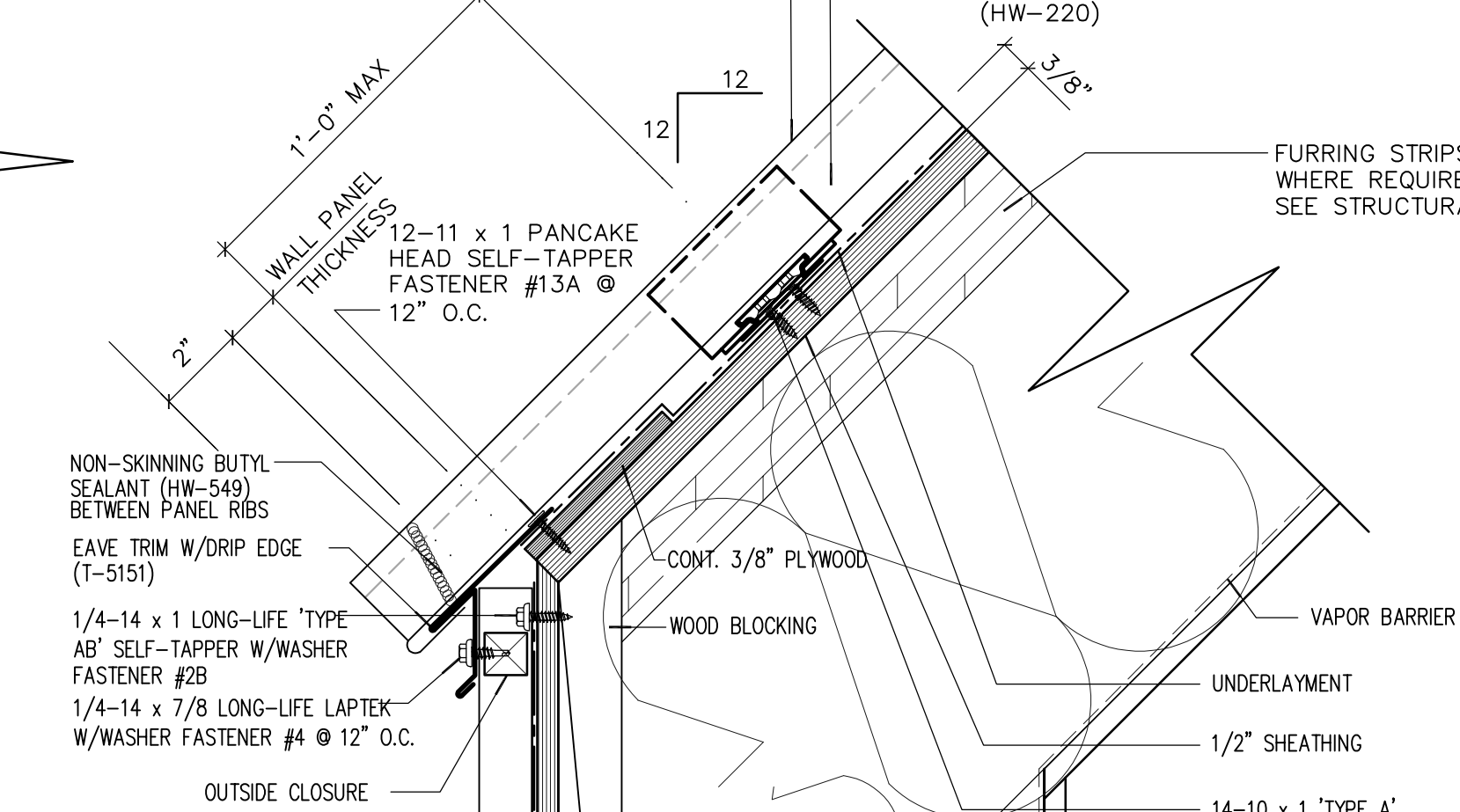
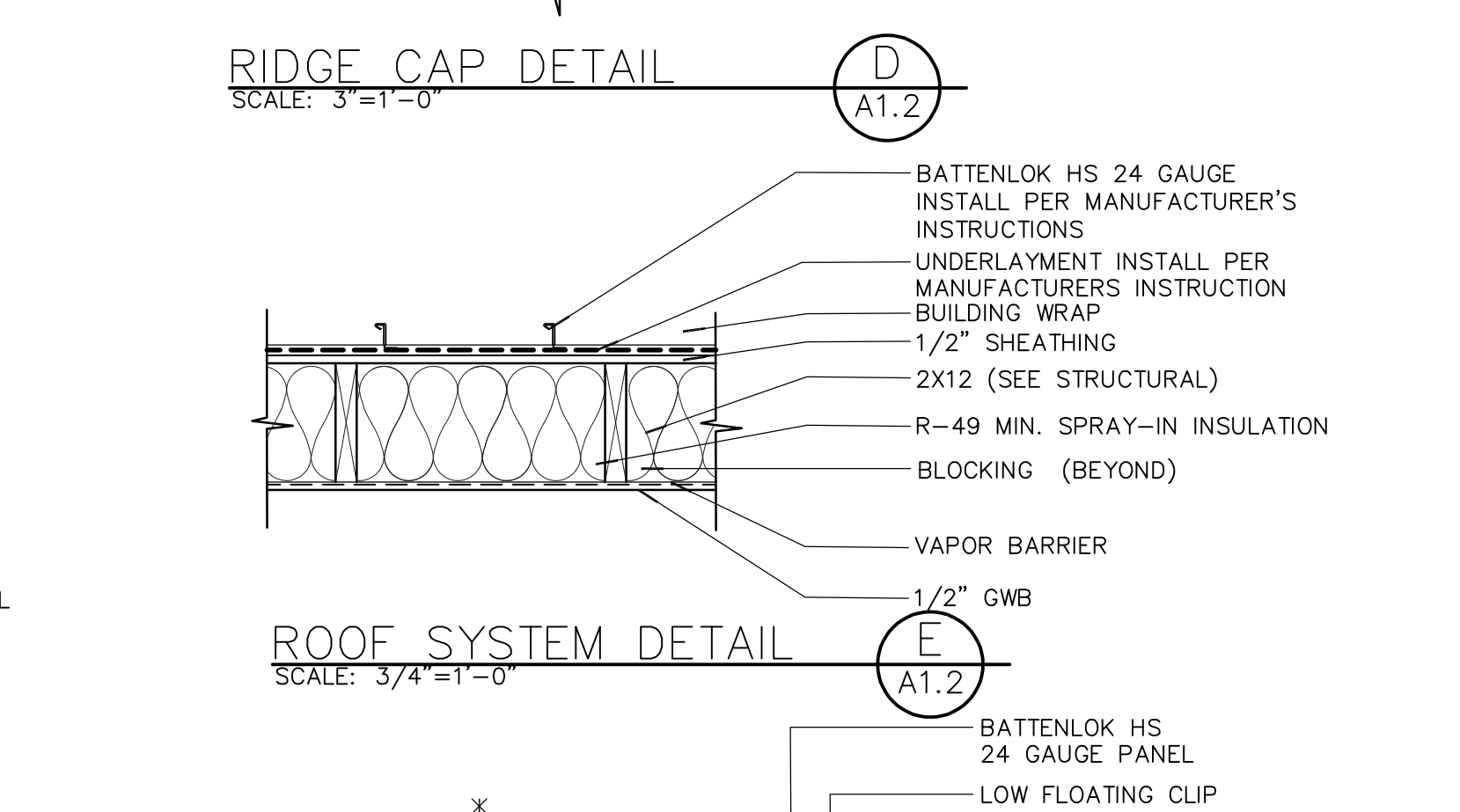
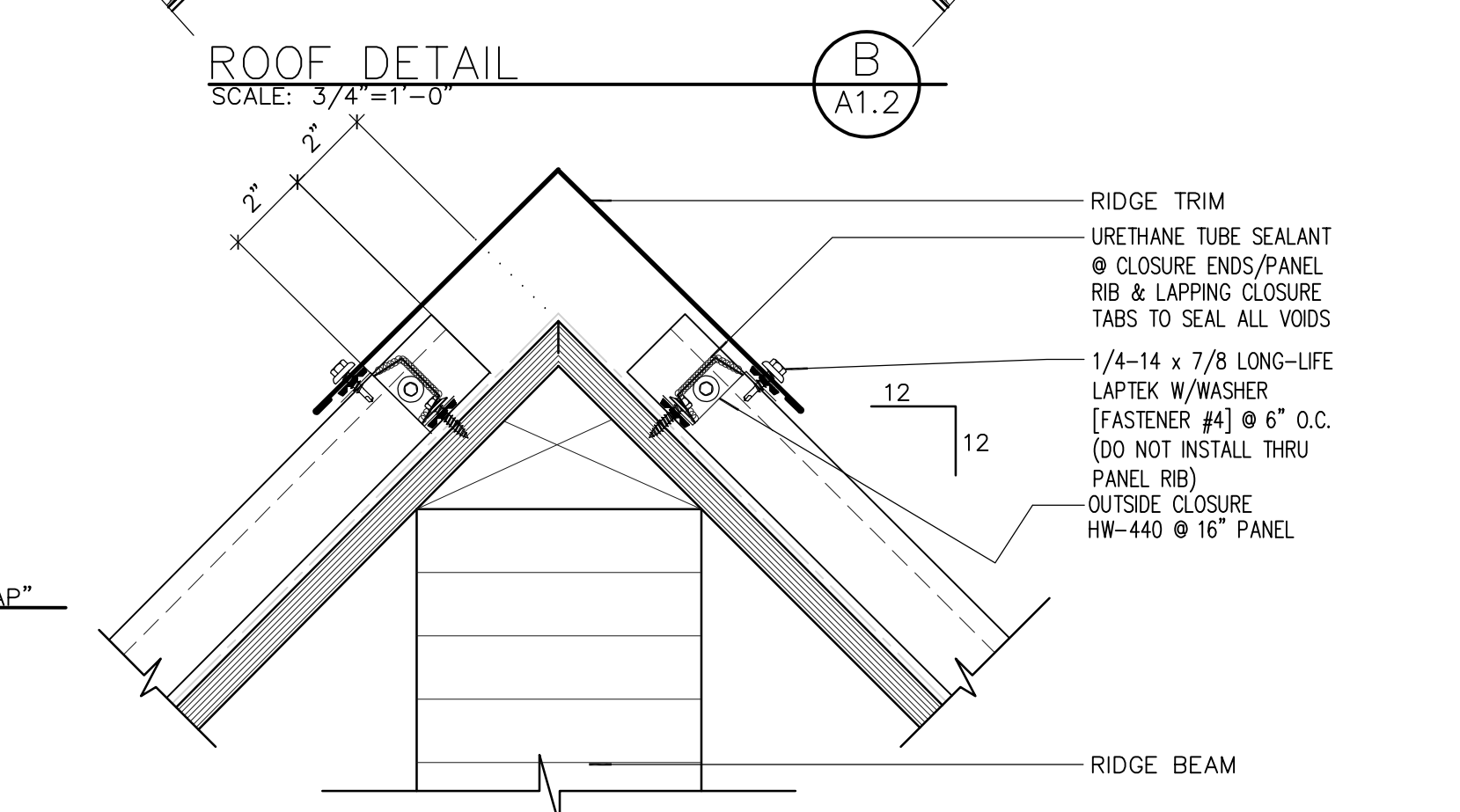
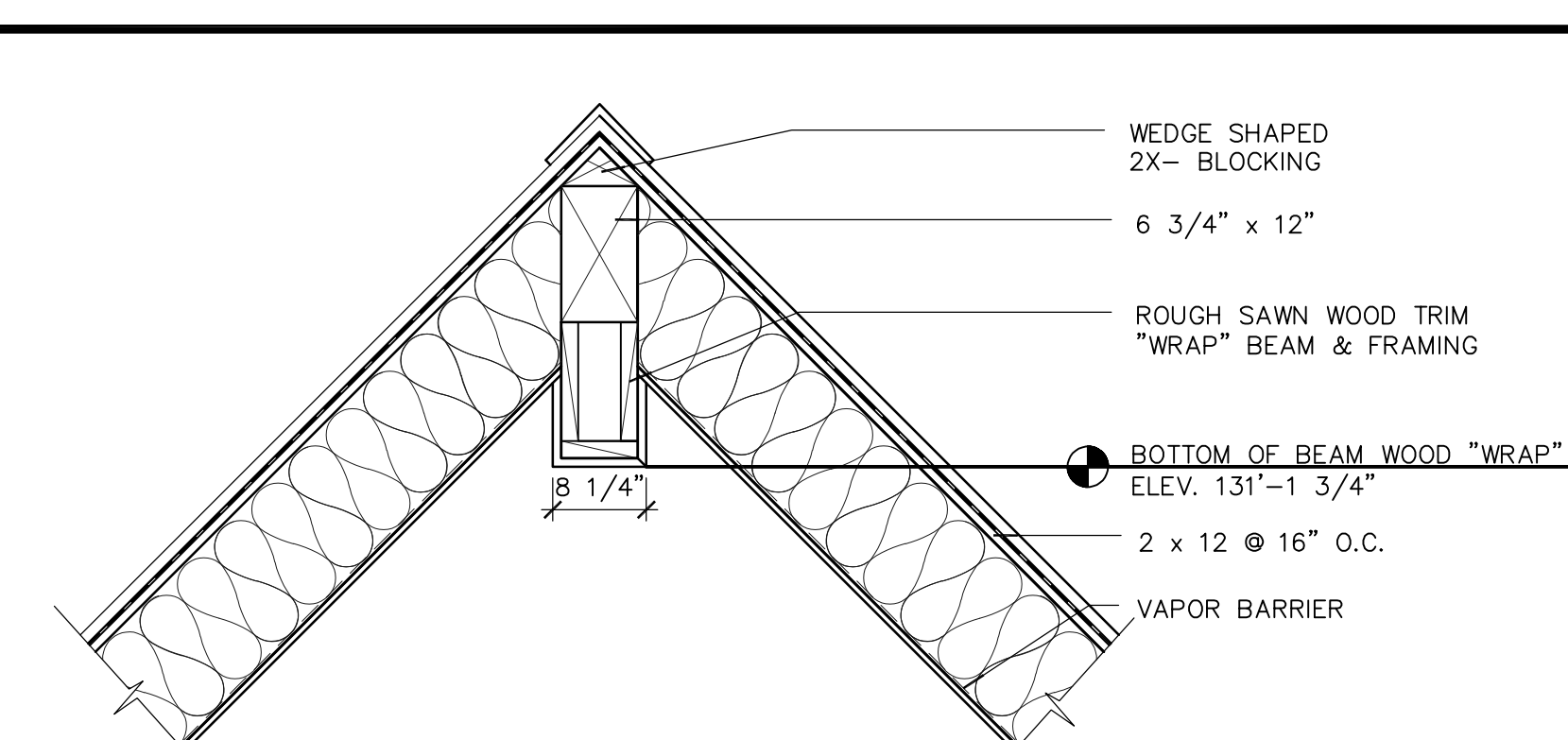
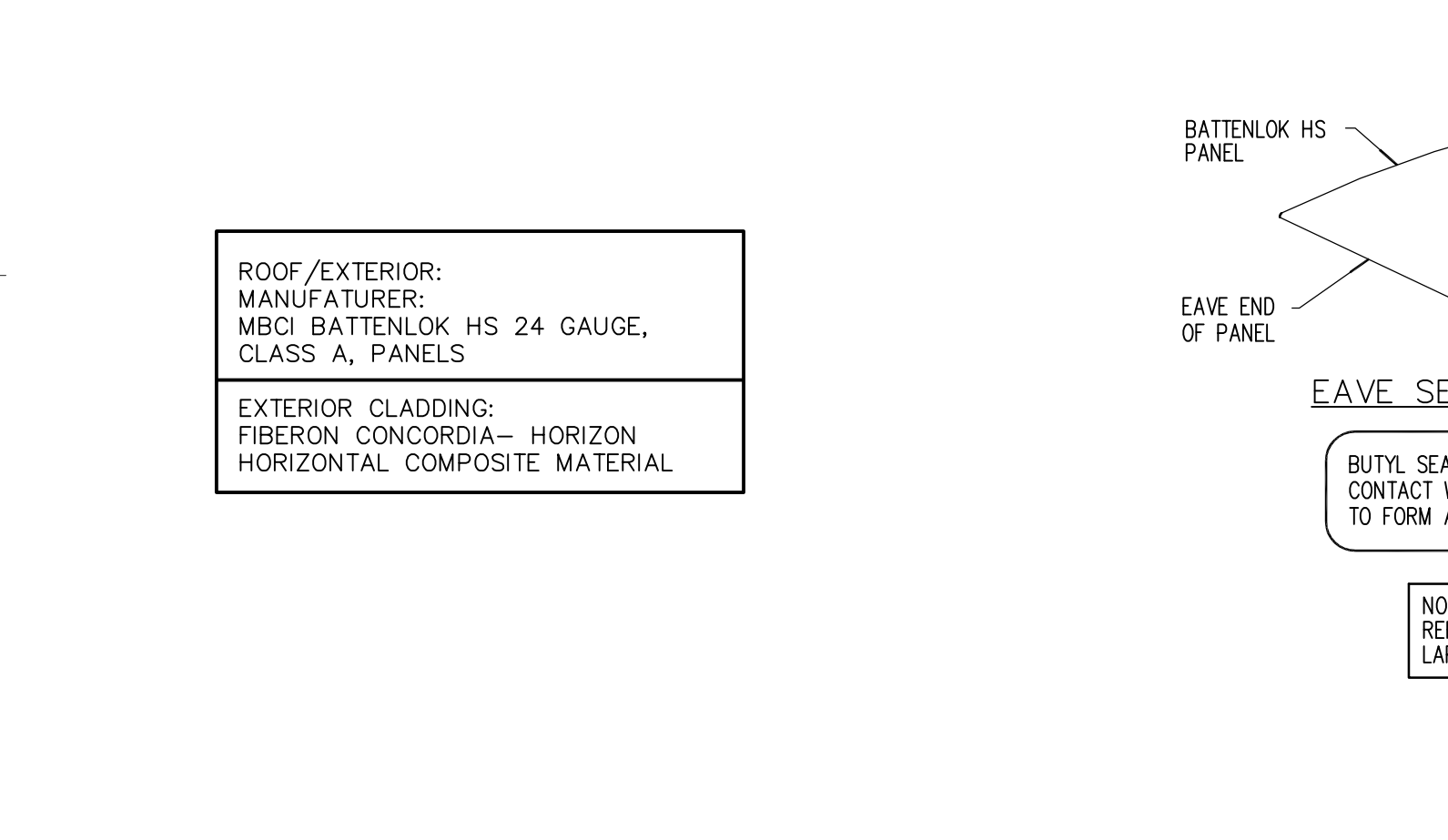
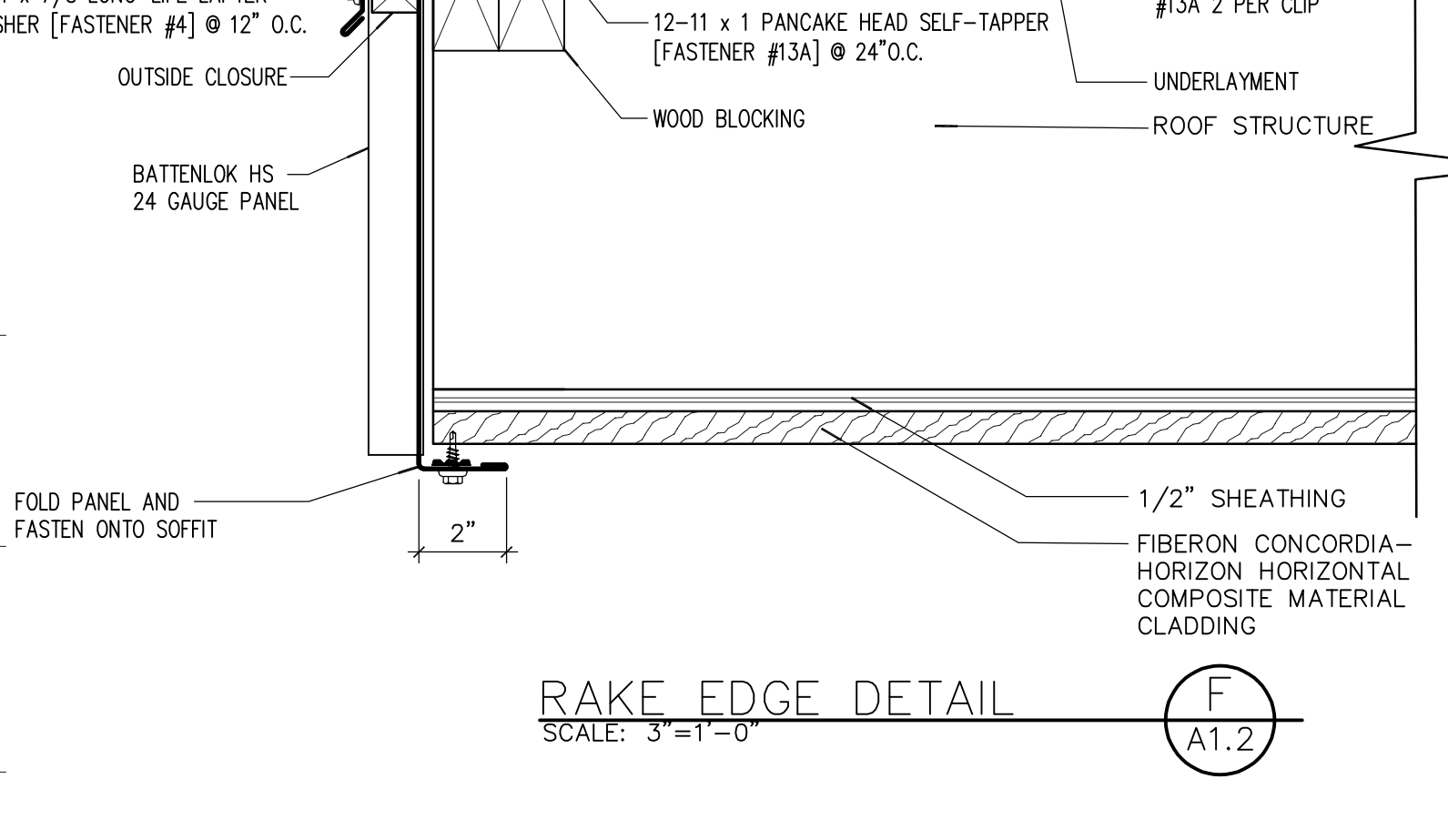
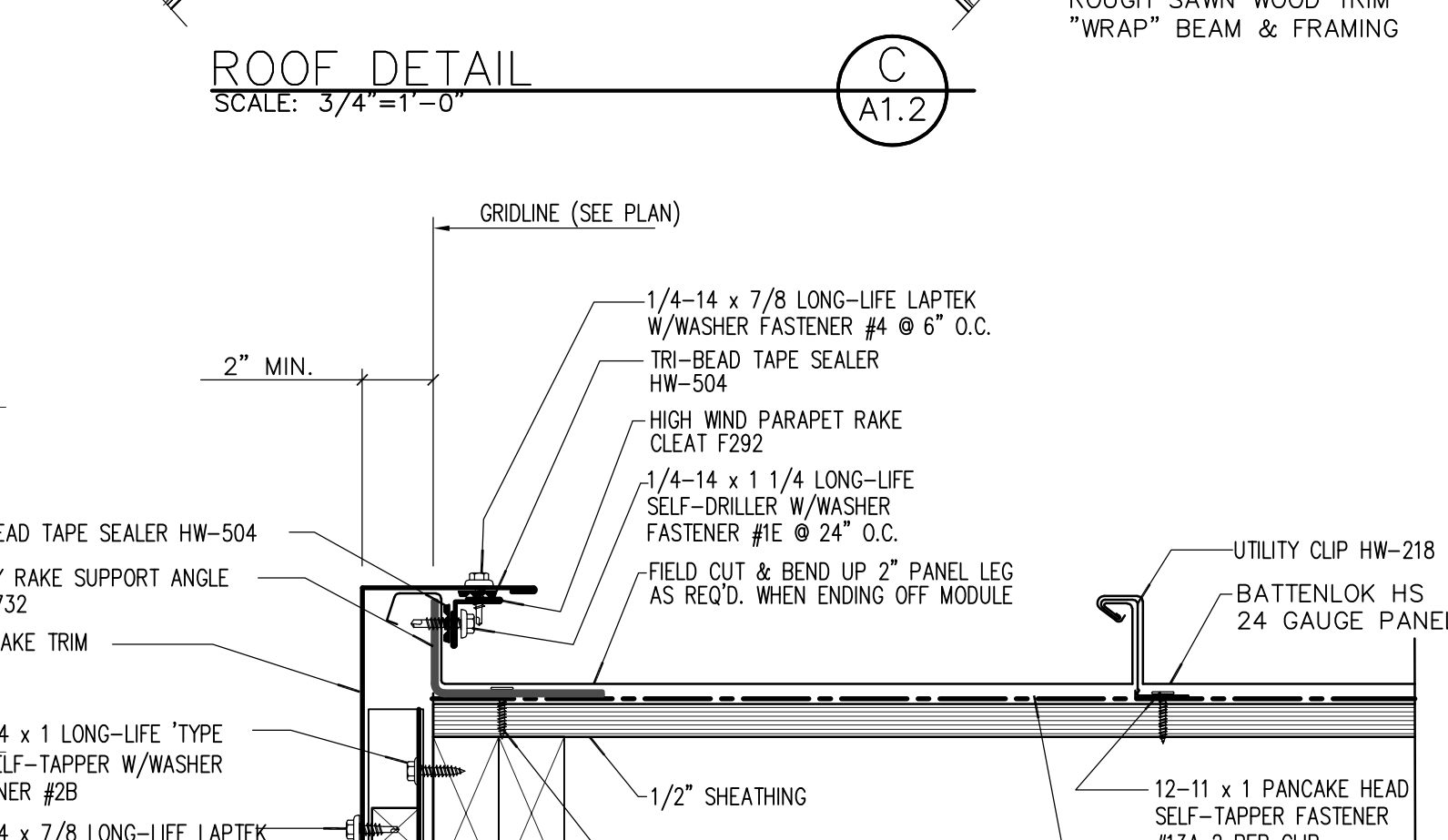
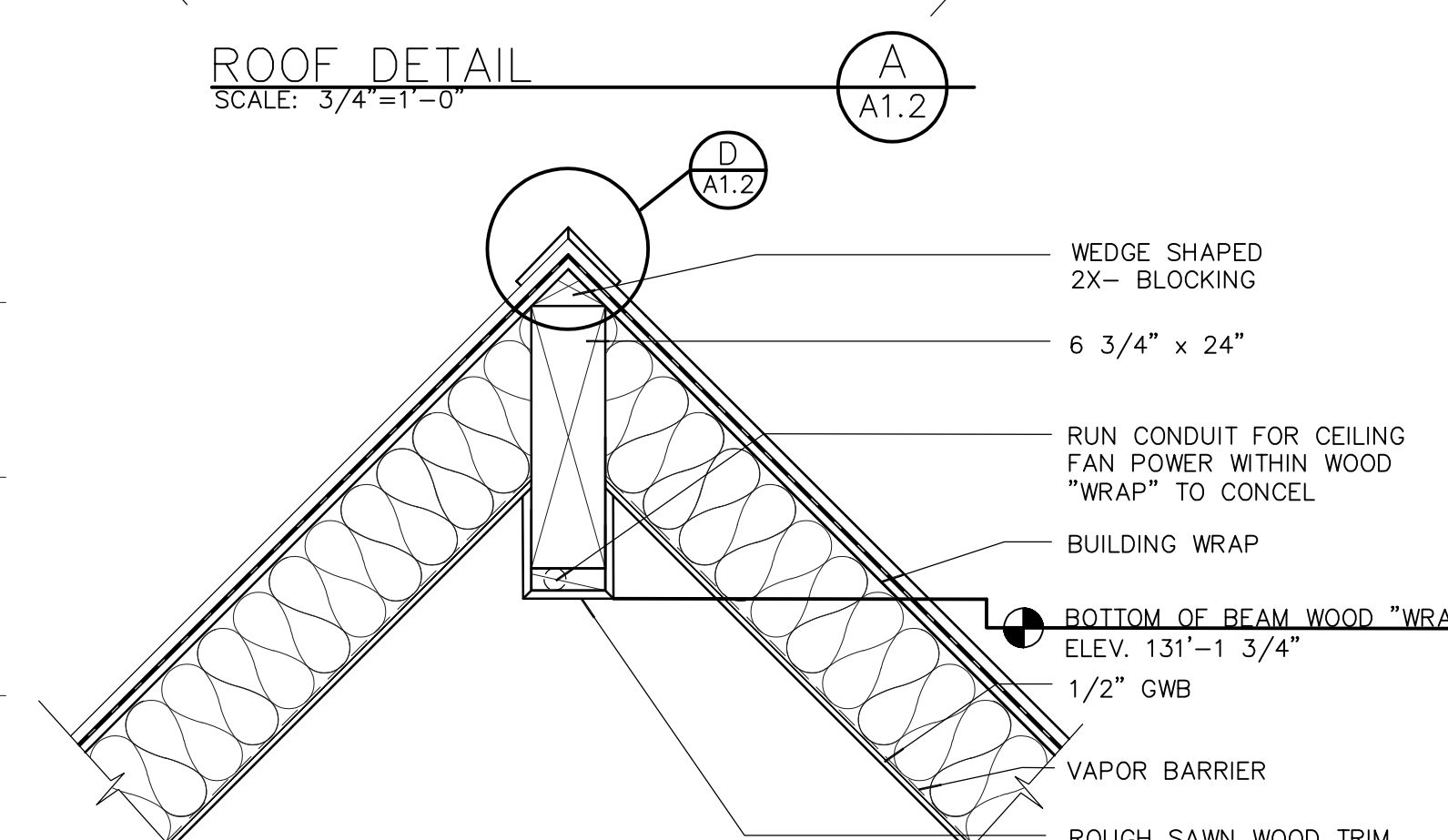
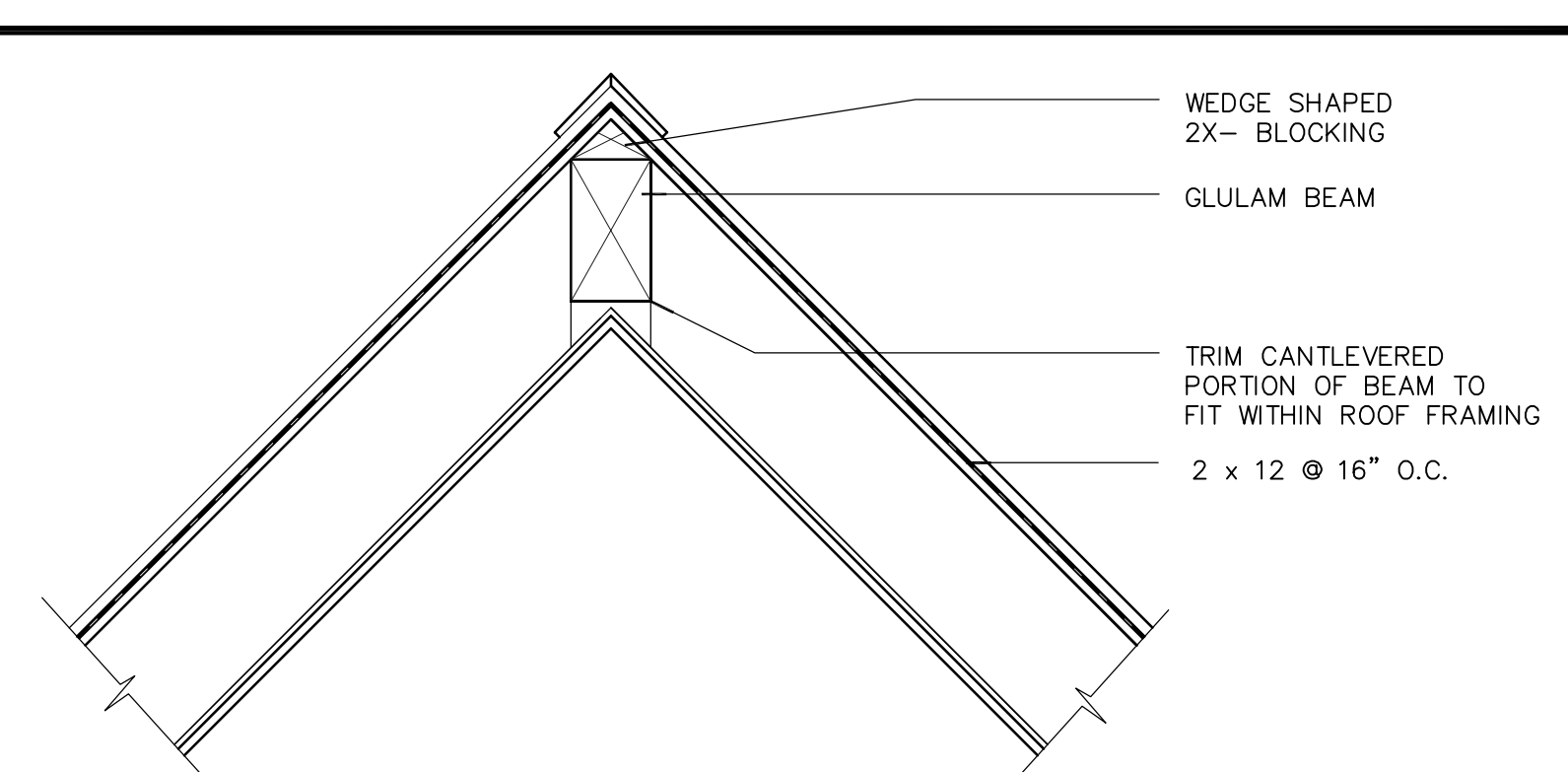
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A1.0a



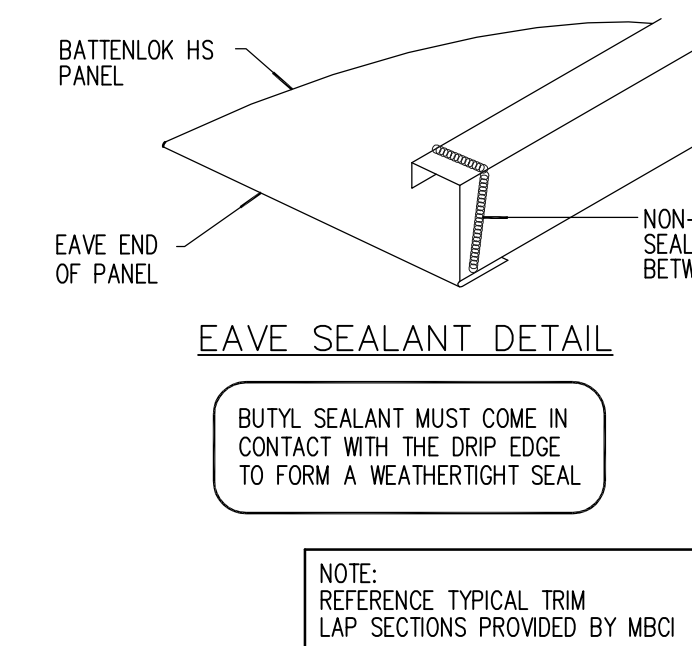


ROOF PLAN  
SCALE: 1/4"=1'-0"



ROOF/EXTERIOR:  
MANUFACTURER:  
MBCI BATTENLOK HS 24 GAUGE,  
CLASS A, PANELS

EXTERIOR CLADDING:  
FIBERON CONCORDIA- HORIZON  
HORIZONTAL COMPOSITE MATERIAL



EAVE DETAIL  
SCALE: 3"=1'-0"

4040w.daybreak pkwy #110  
south Jordan, ut 84009  
801.417.9951  
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STATE OF UTAH  
No. 855168-0301  
JOHN S. JOHNSON  
6/25/20  
LICENSED ARCHITECT

Project Name:

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GOOSEBERRY ESTATES  
SANPETE COUNTY, UTAH

Project For:

**DEVAN + LYNN MUIR**

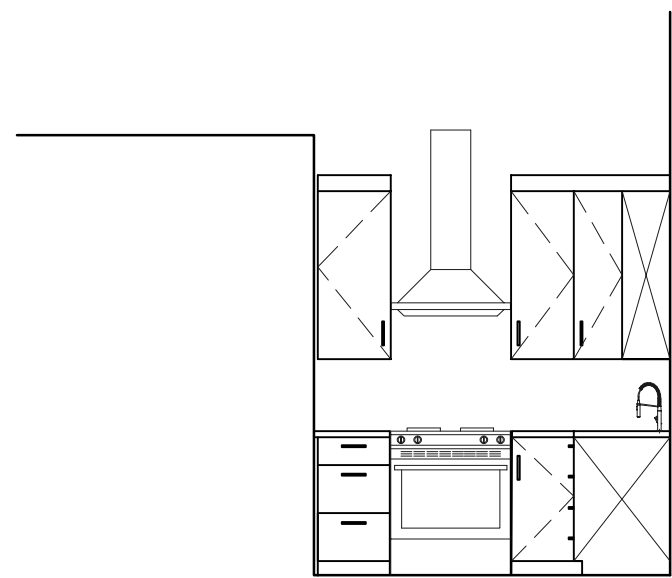
Revisions:

Date:  
**27 APRIL 2023**

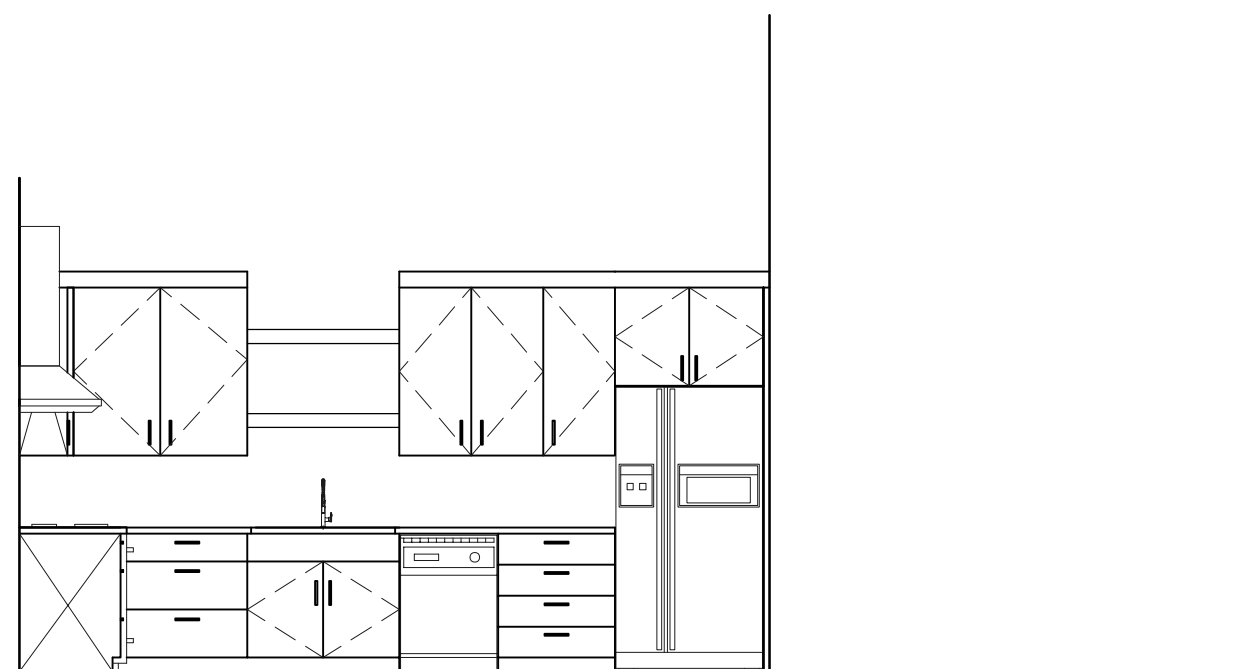
Sheet Title:  
**ROOF PLAN & DETAILS**

Sheet No.:  
**A1.2**

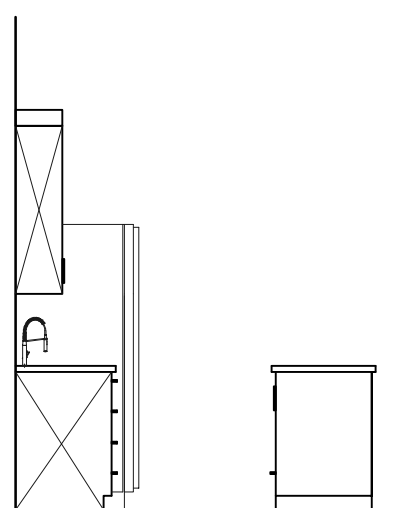




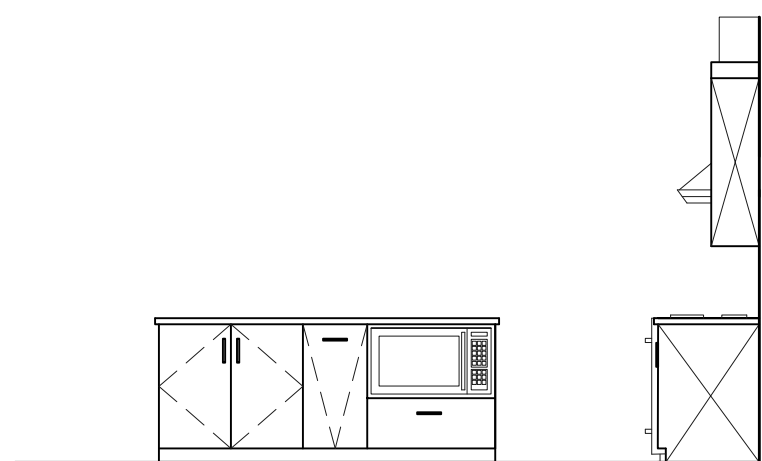
KITCHEN ELEVATION A  
SCALE: 1/4"=1'-0"



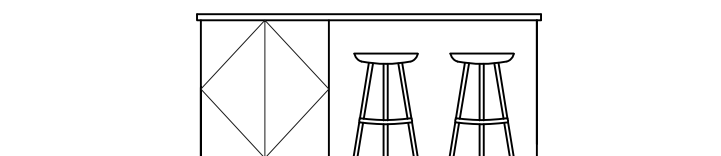
KITCHEN ELEVATION B  
SCALE: 1/4"=1'-0"



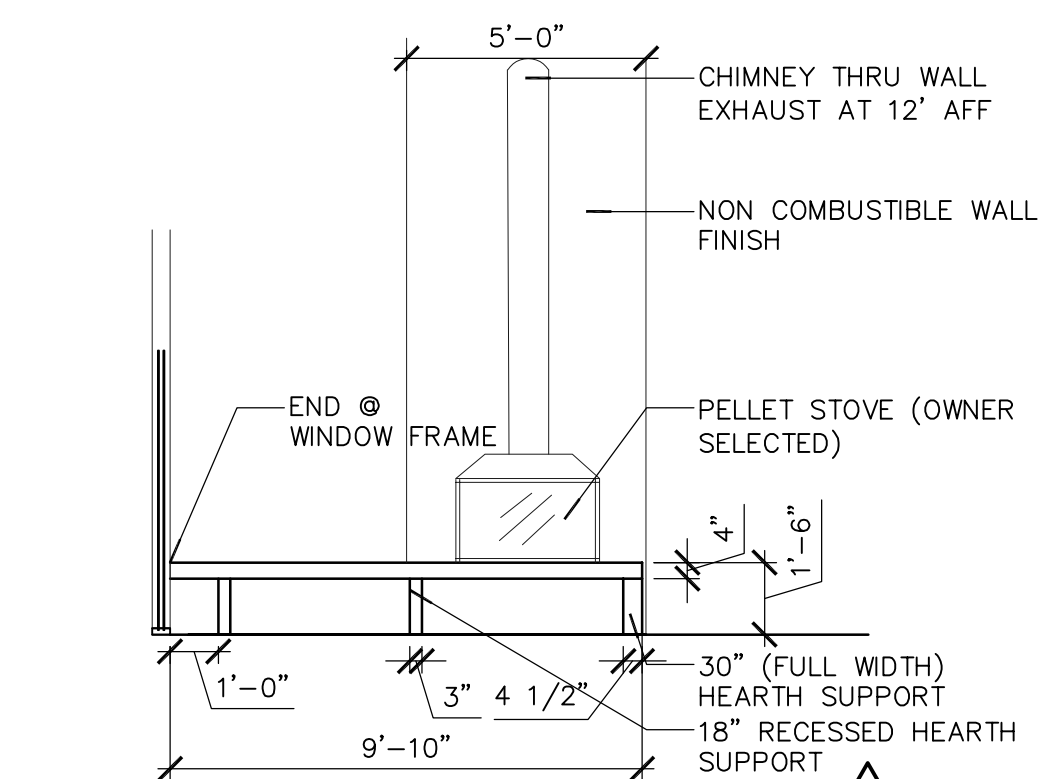
KITCHEN ELEVATION C  
SCALE: 1/4"=1'-0"



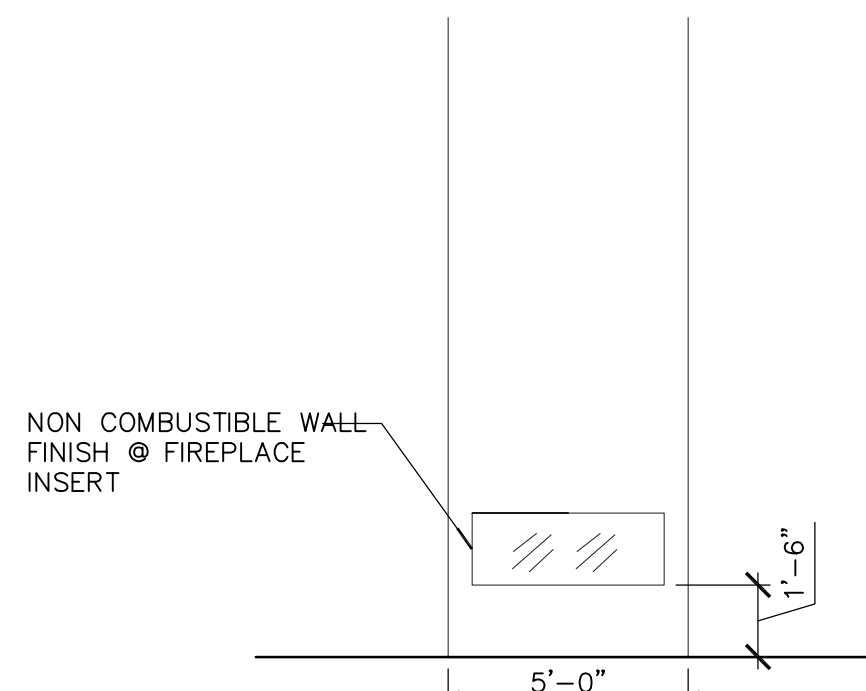
KITCHEN ELEVATION D  
SCALE: 1/4"=1'-0"



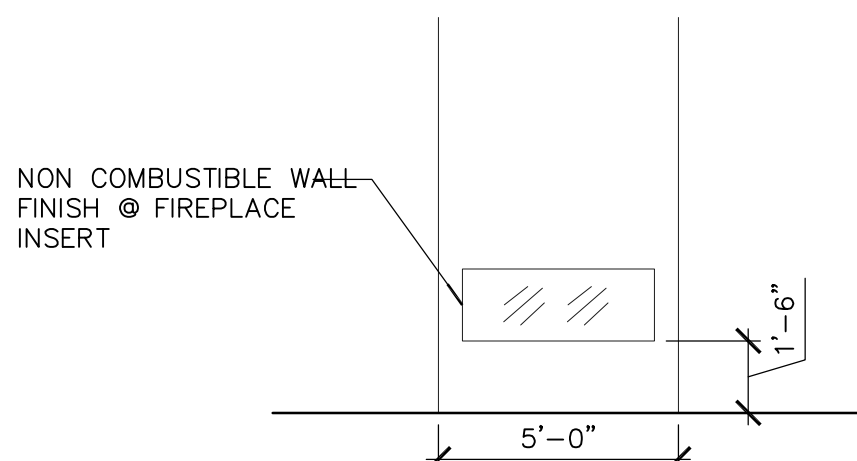
KITCHEN ELEVATION E  
SCALE: 1/4"=1'-0"



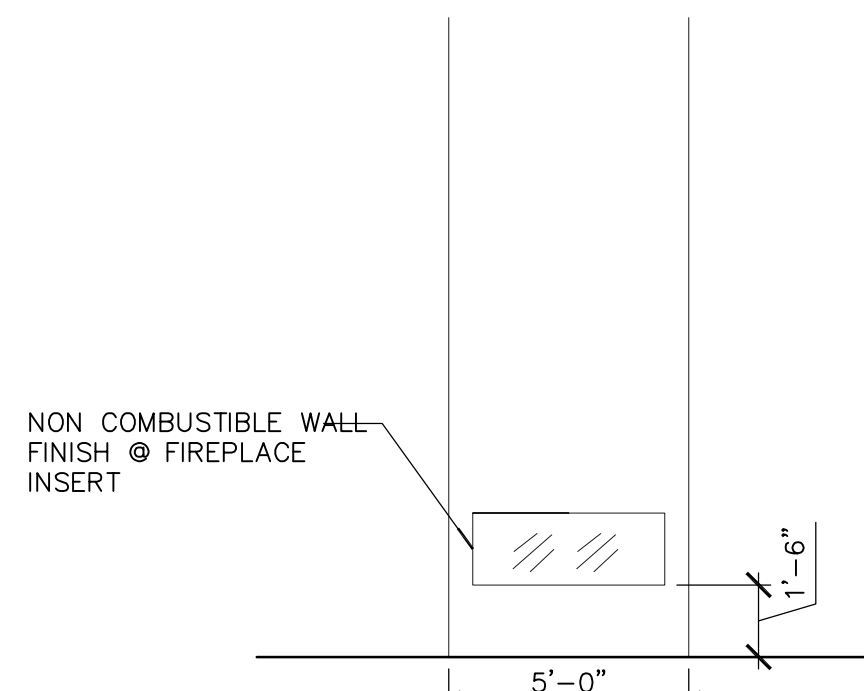
LIVING ROOM FIREPLACE F  
SCALE: 1/4"=1'-0"



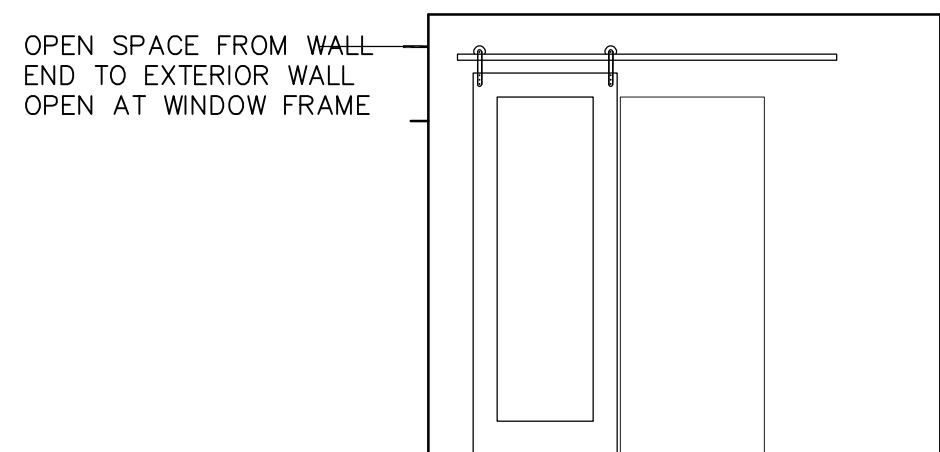
MASTER BEDROOM FIREPLACE G  
SCALE: 1/4"=1'-0"



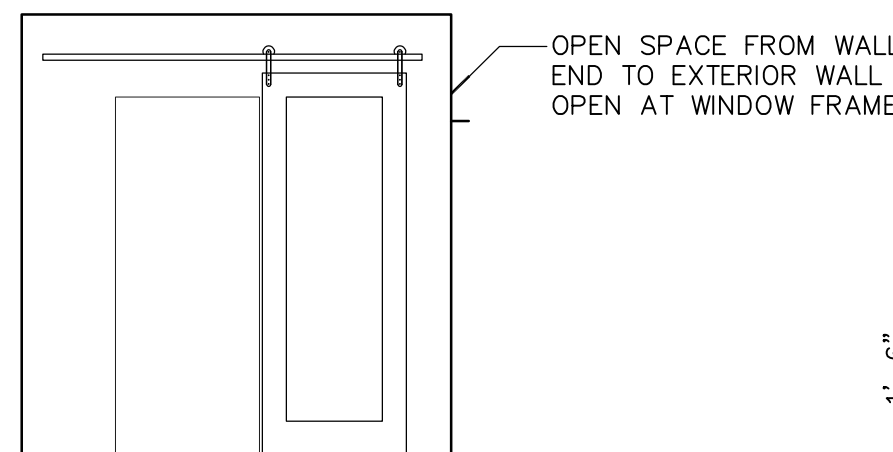
BASEMENT FIREPLACE H  
SCALE: 1/4"=1'-0"



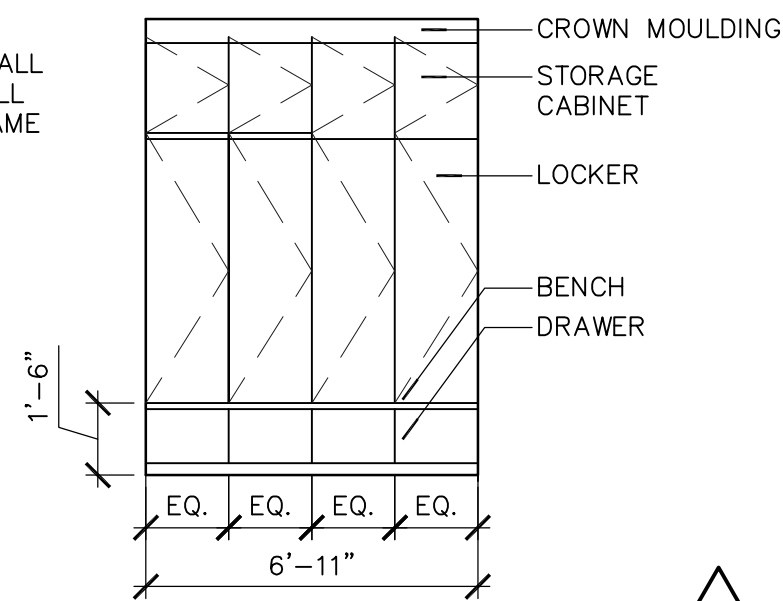
BEDROOM FIREPLACE J  
SCALE: 1/4"=1'-0"



ENTRY/MUDROOM WALL K  
SCALE: 1/4"=1'-0"



BARN DOOR STORAGE L  
SCALE: 1/4"=1'-0"



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

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Project For:

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MUIR

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Date:  
27 APRIL 2023

Sheet Title:

INTERIOR  
ELEVATIONS

Sheet No.:

A1.3



Project Name:

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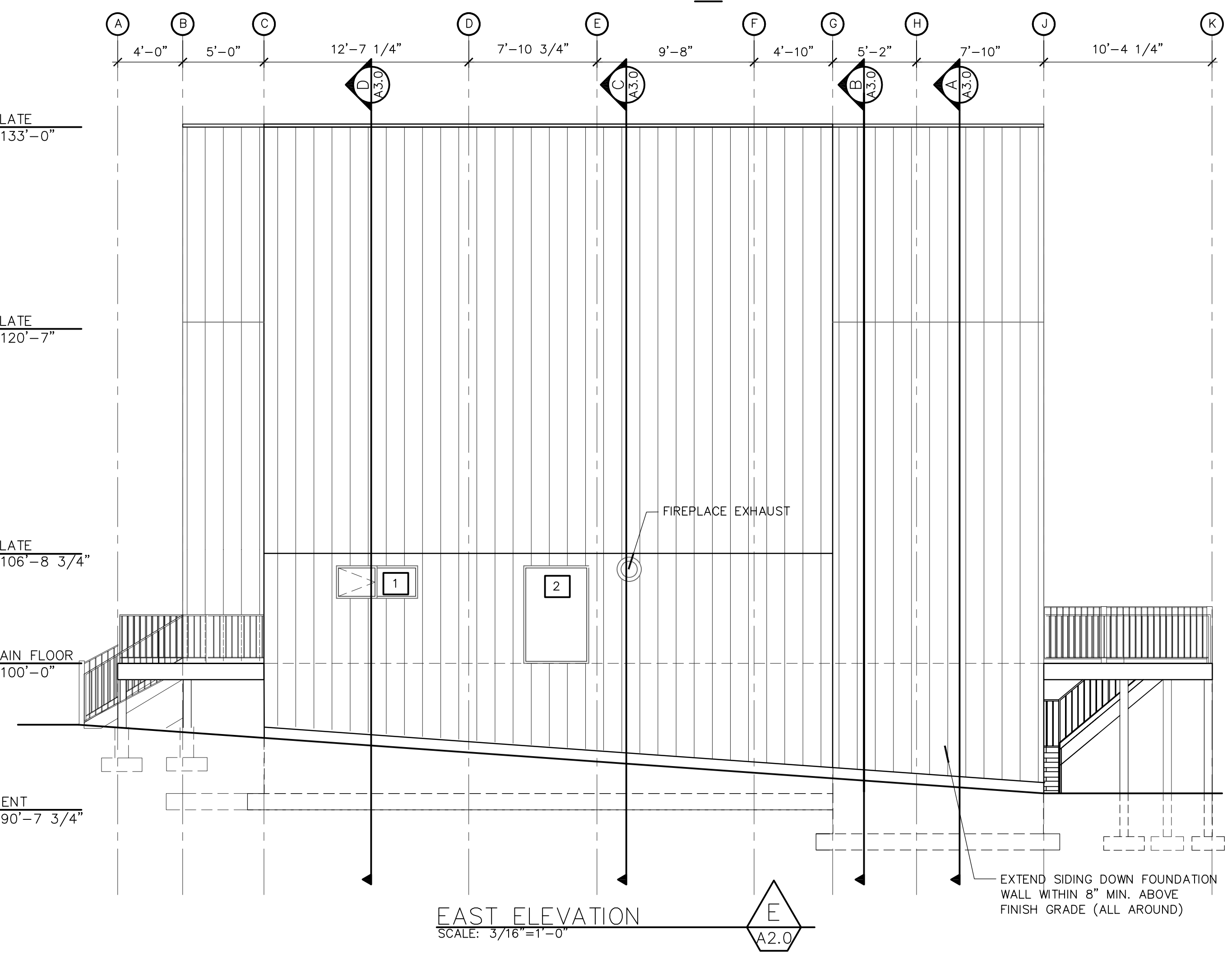
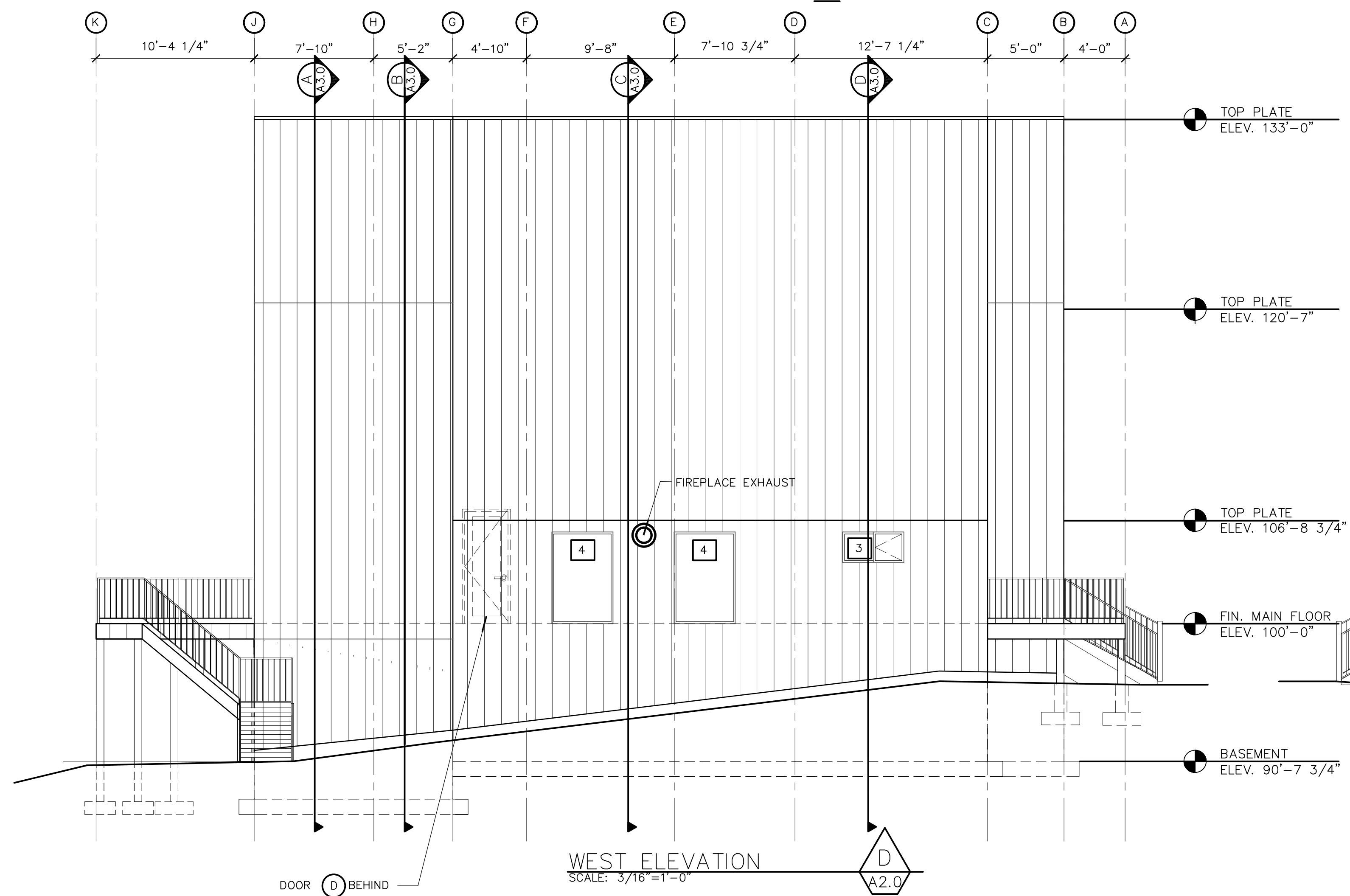
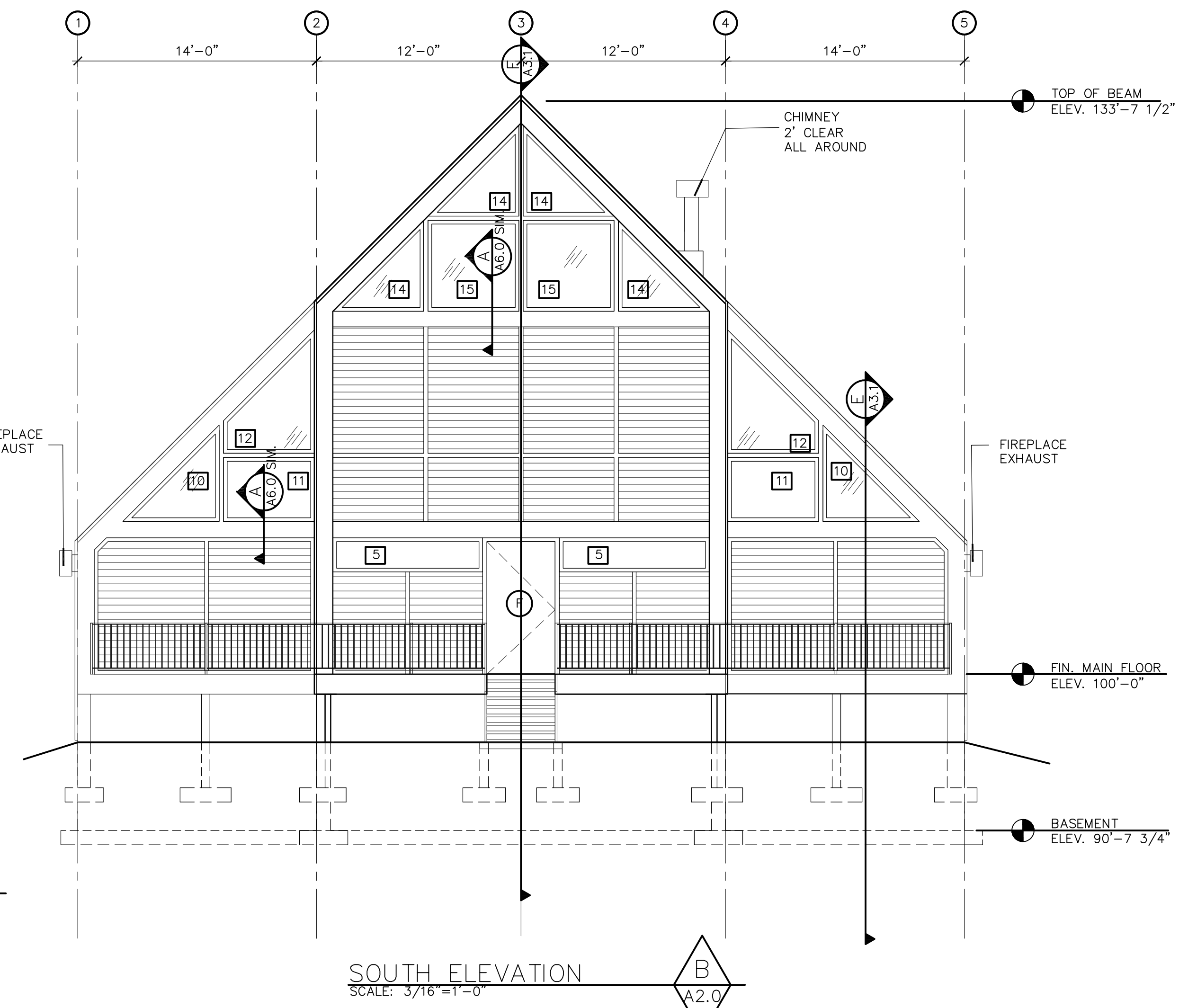
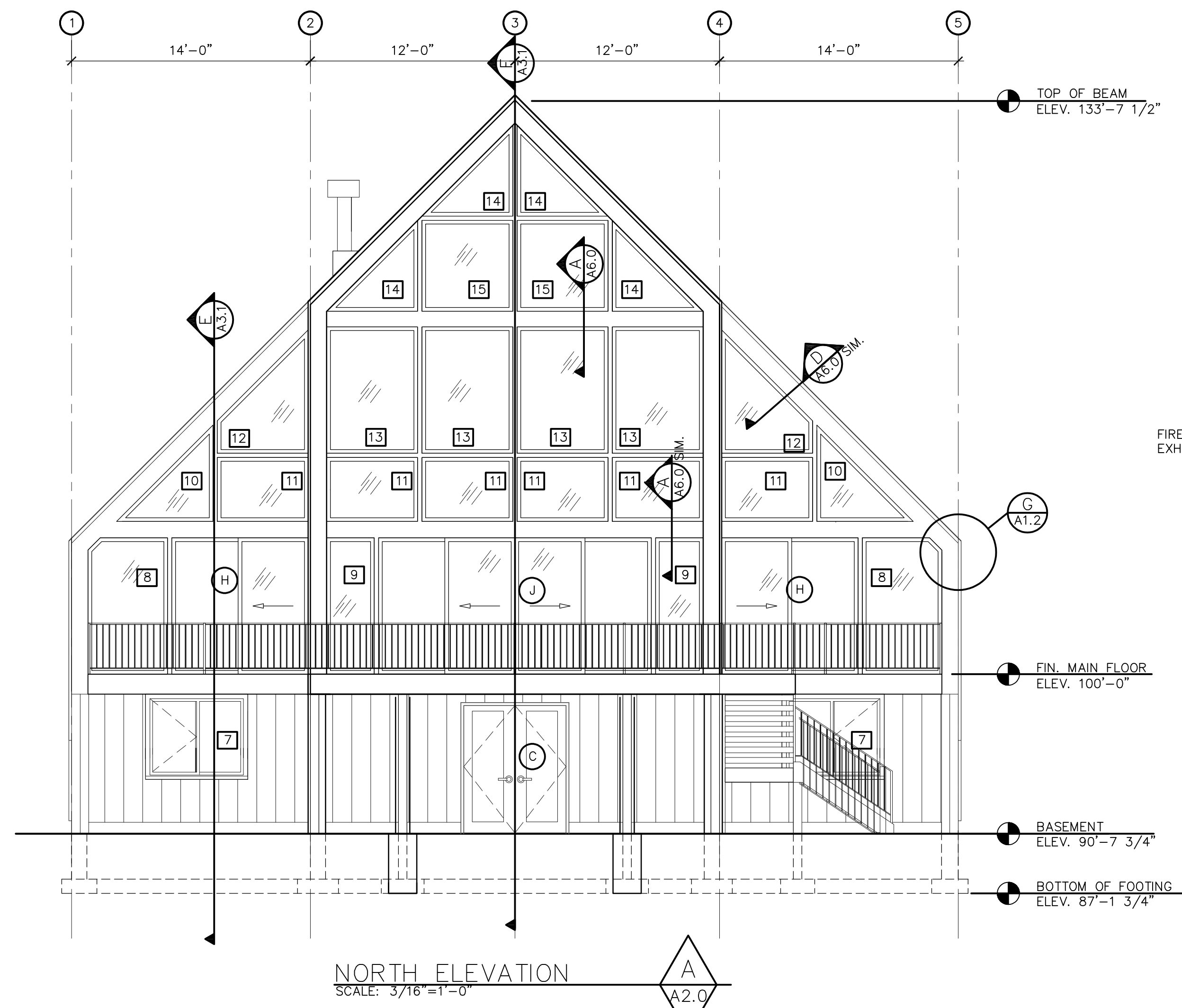
Date:  
27 APRIL 2023

Sheet Title:

CABIN  
ELEVATIONS

Sheet No.:

A2.0



EXTEND SIDING DOWN FOUNDATION  
WALL WITHIN 8" MIN. ABOVE  
FINISH GRADE (ALL AROUND)



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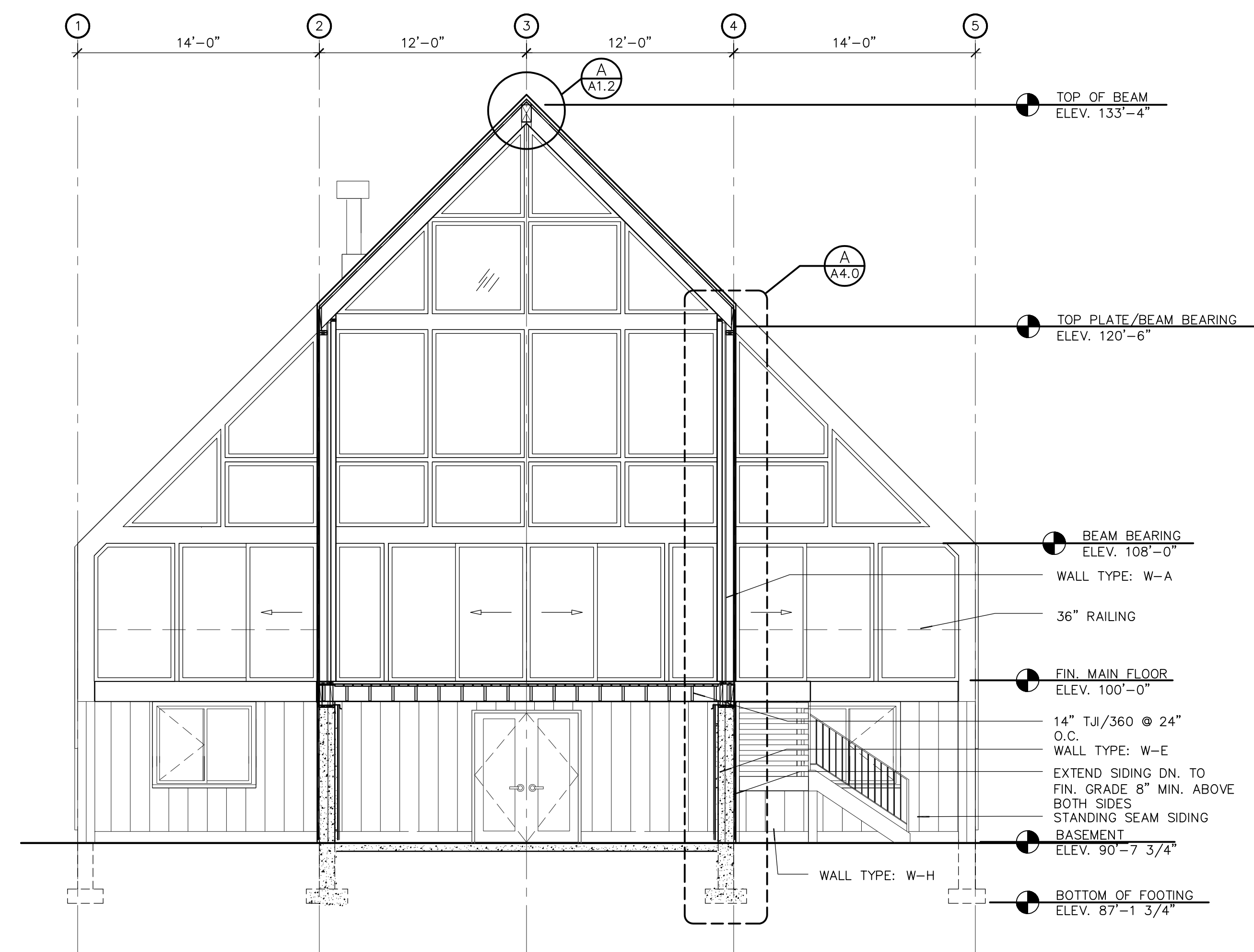
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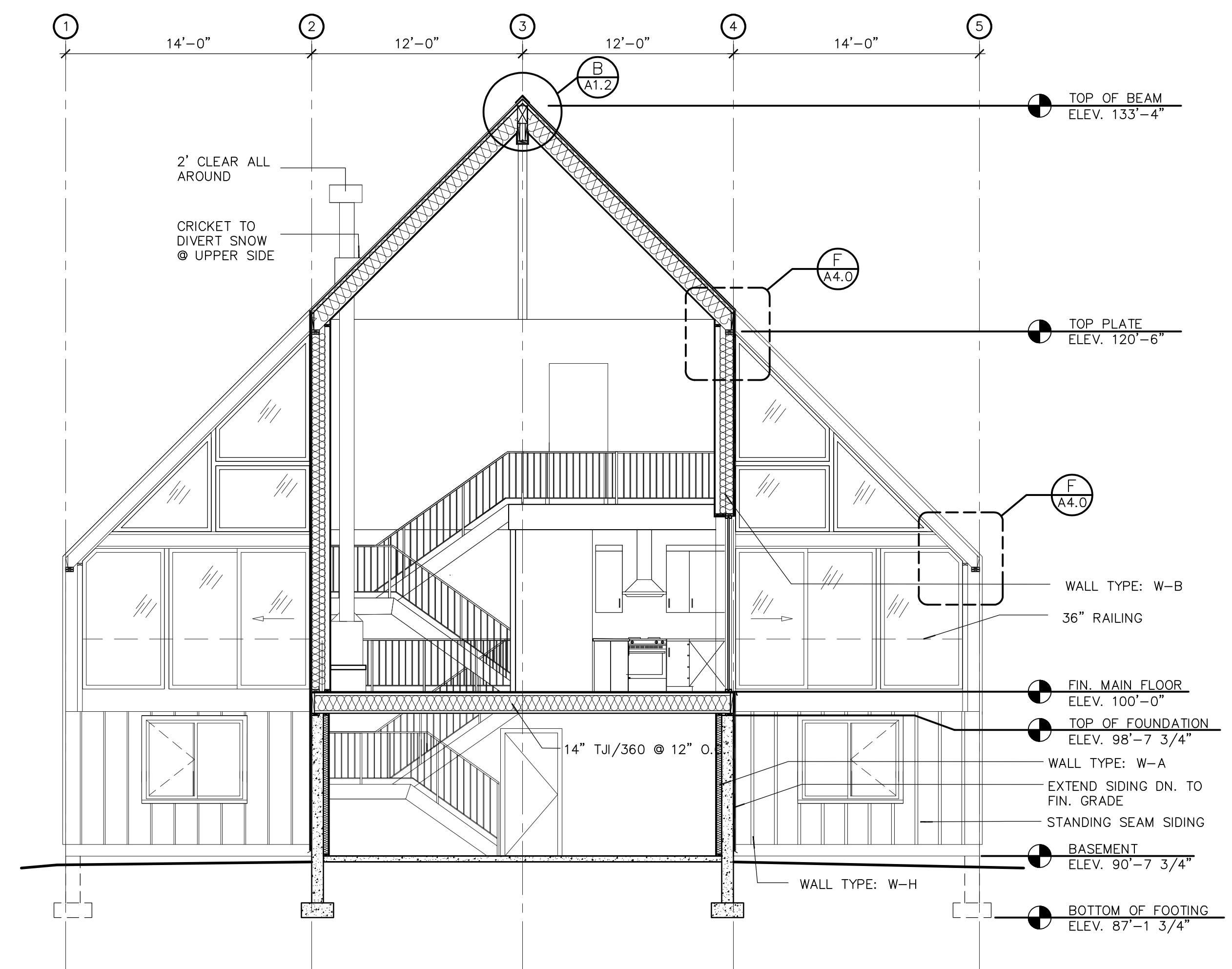
BUILDING  
SECTIONS

Sheet No.:

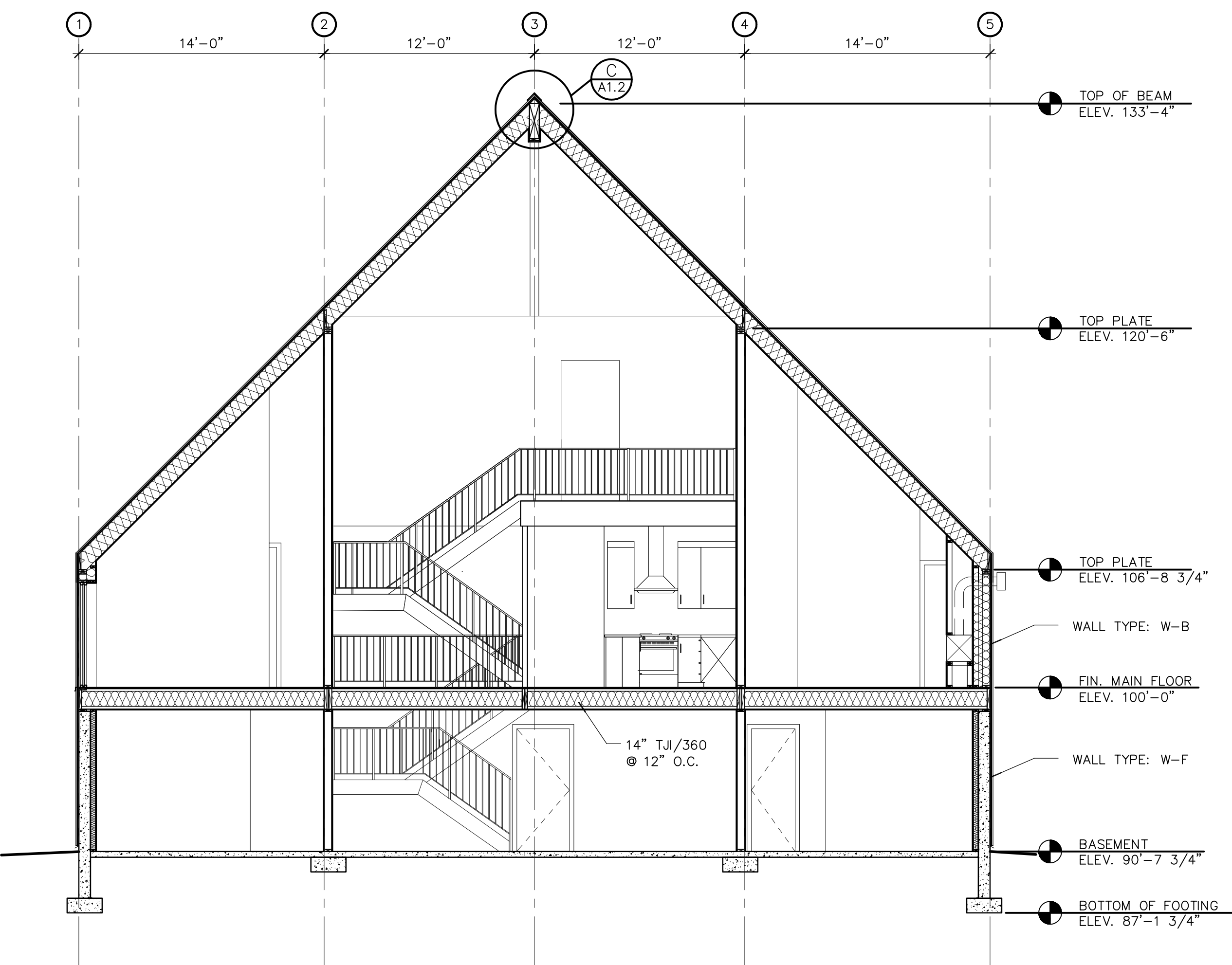
A3.0



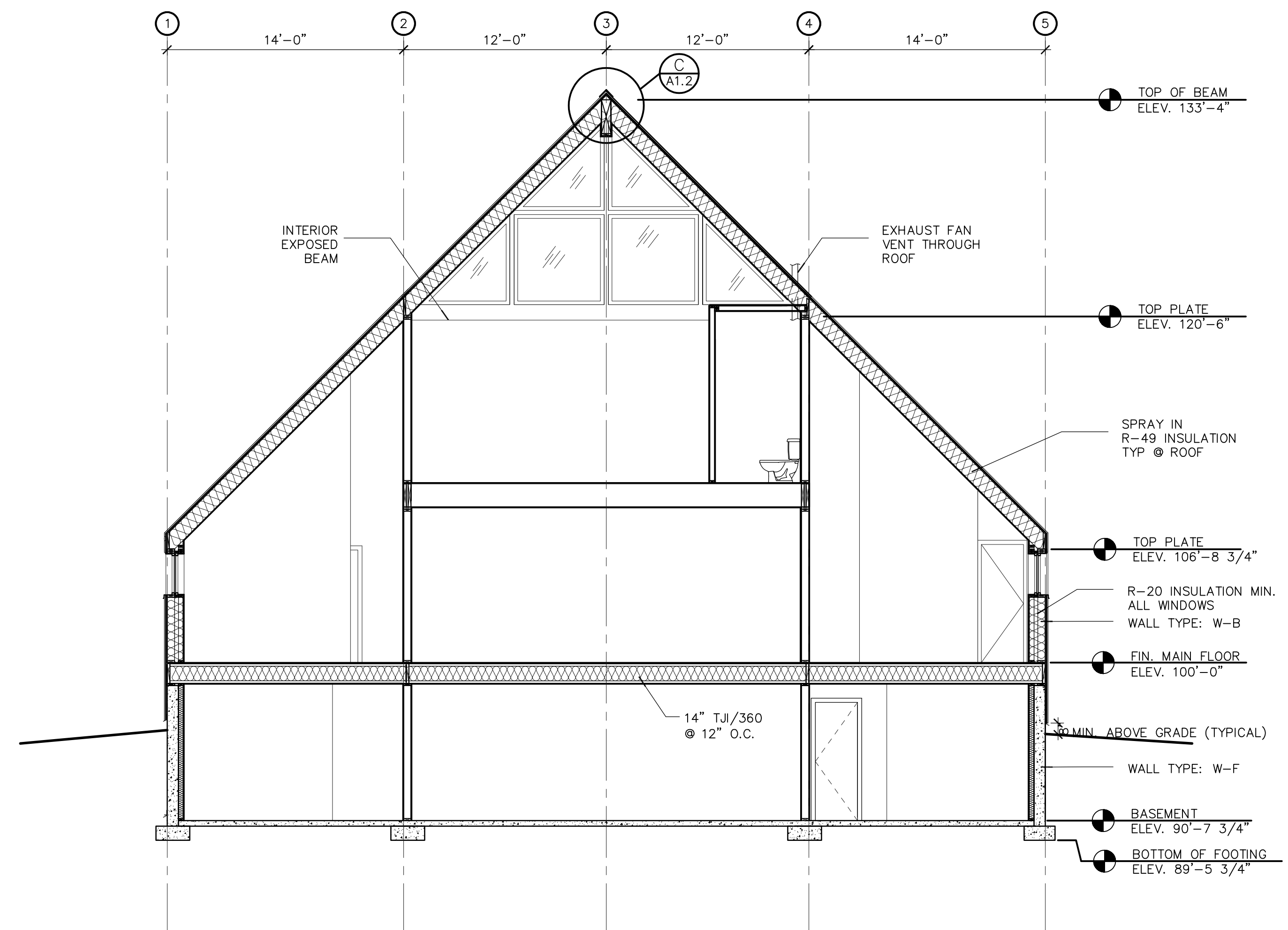
BUILDING SECTION A  
SCALE: 3/16" = 1'-0"



BUILDING SECTION B  
SCALE: 3/16" = 1'-0"

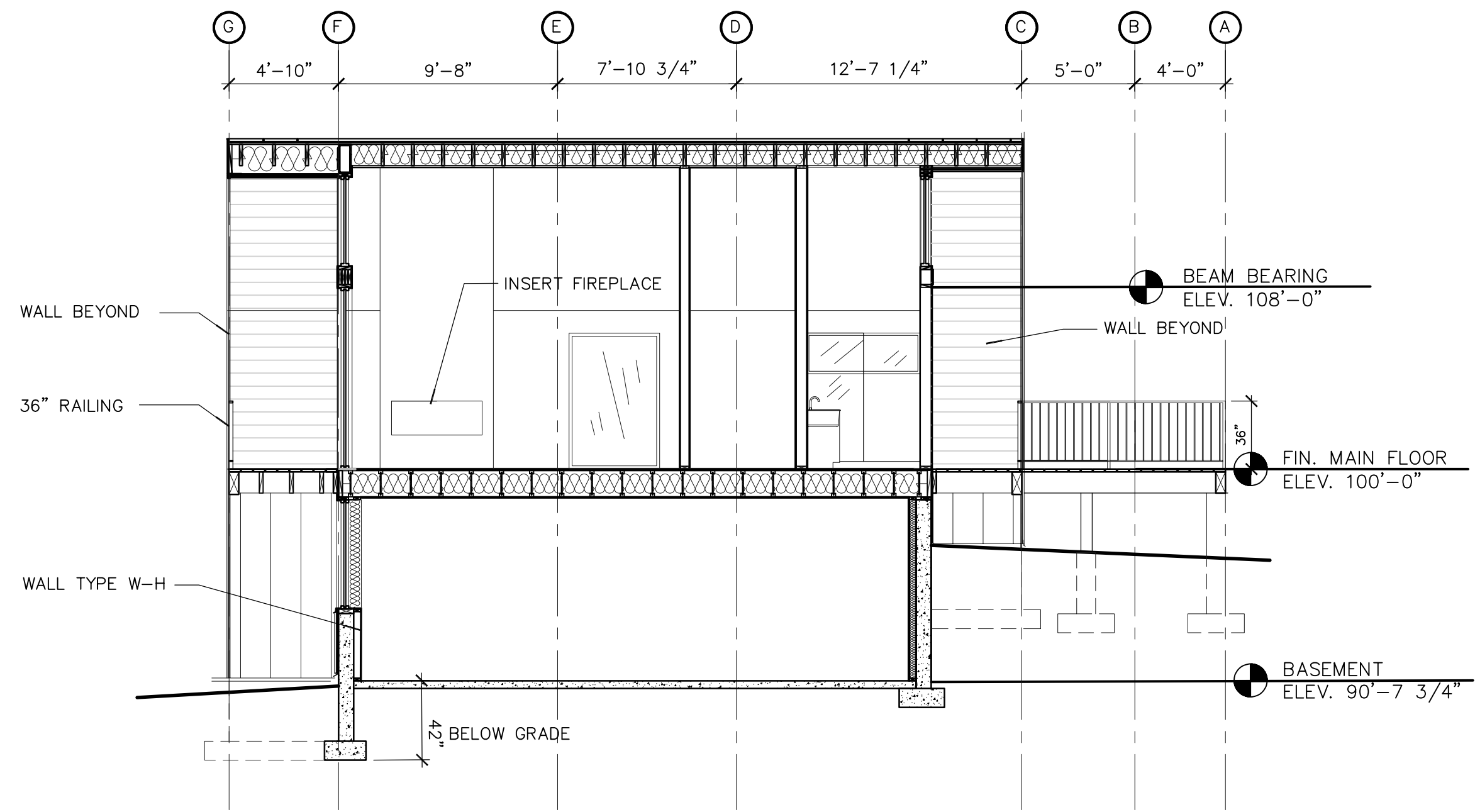


BUILDING SECTION C  
SCALE: 3/16" = 1'-0"

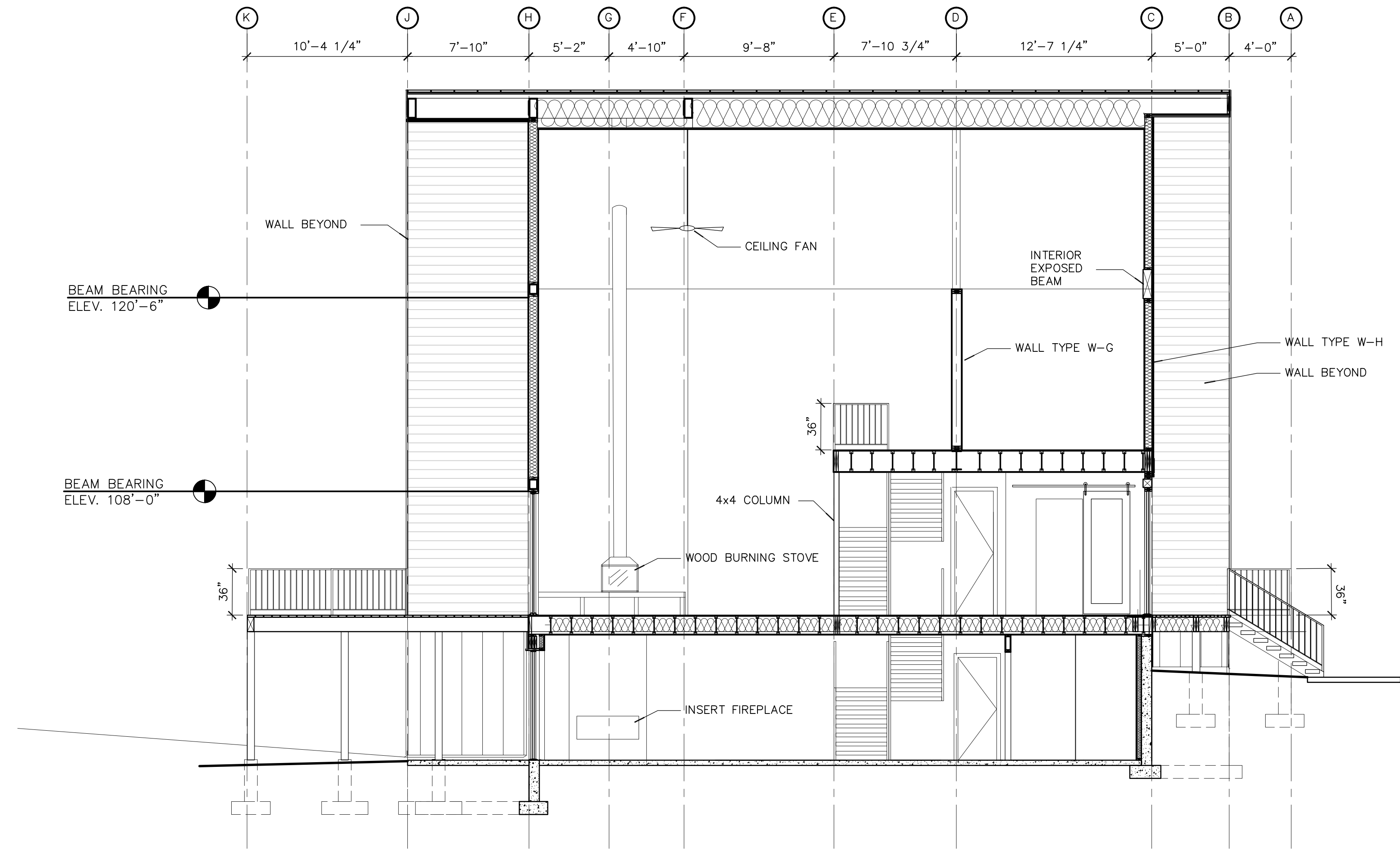


BUILDING SECTION D  
SCALE: 3/16" = 1'-0"





BUILDING SECTION E  
SCALE: 3/16"=1'-0"



BUILDING SECTION F  
SCALE: 3/16"=1'-0"

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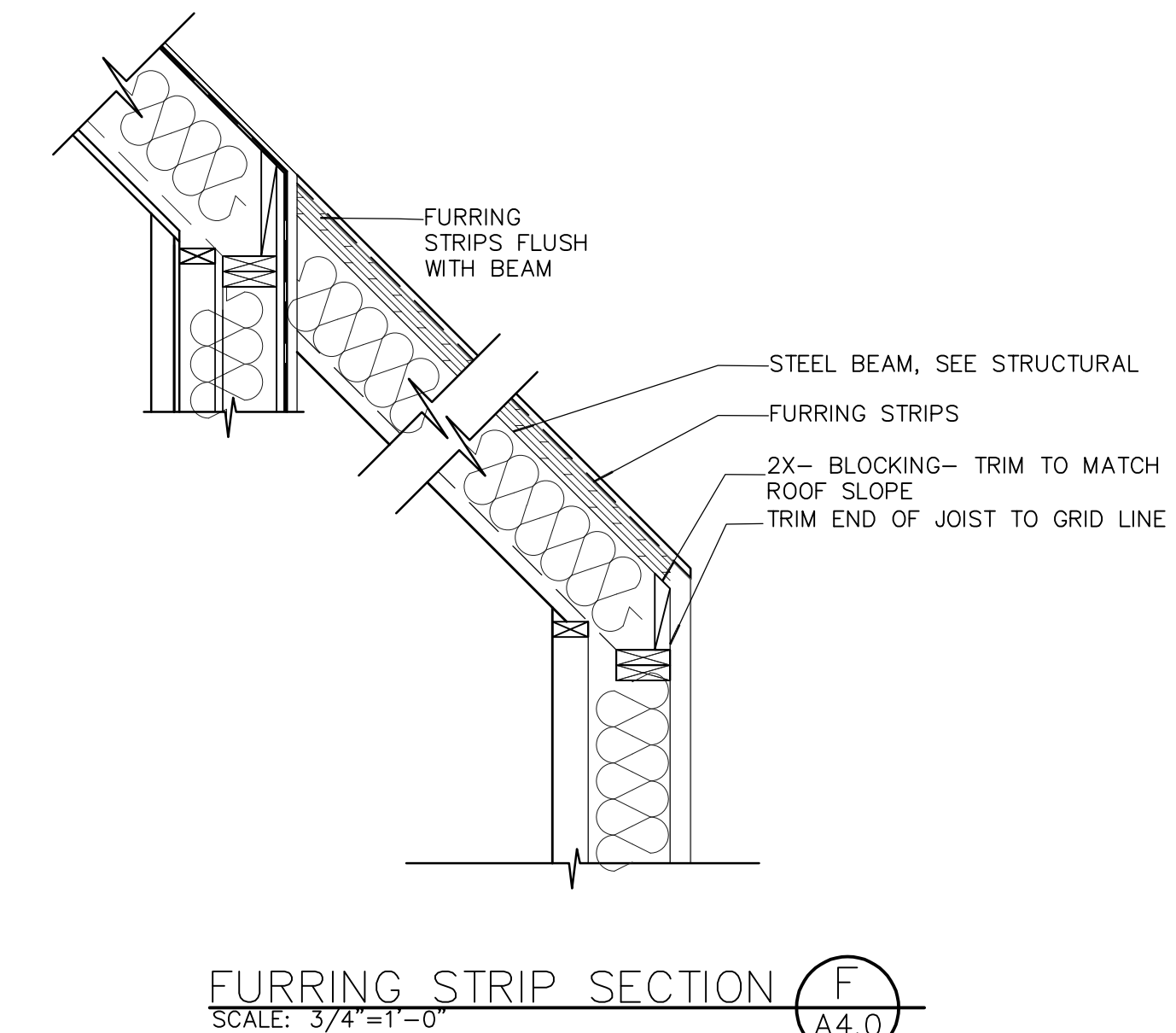
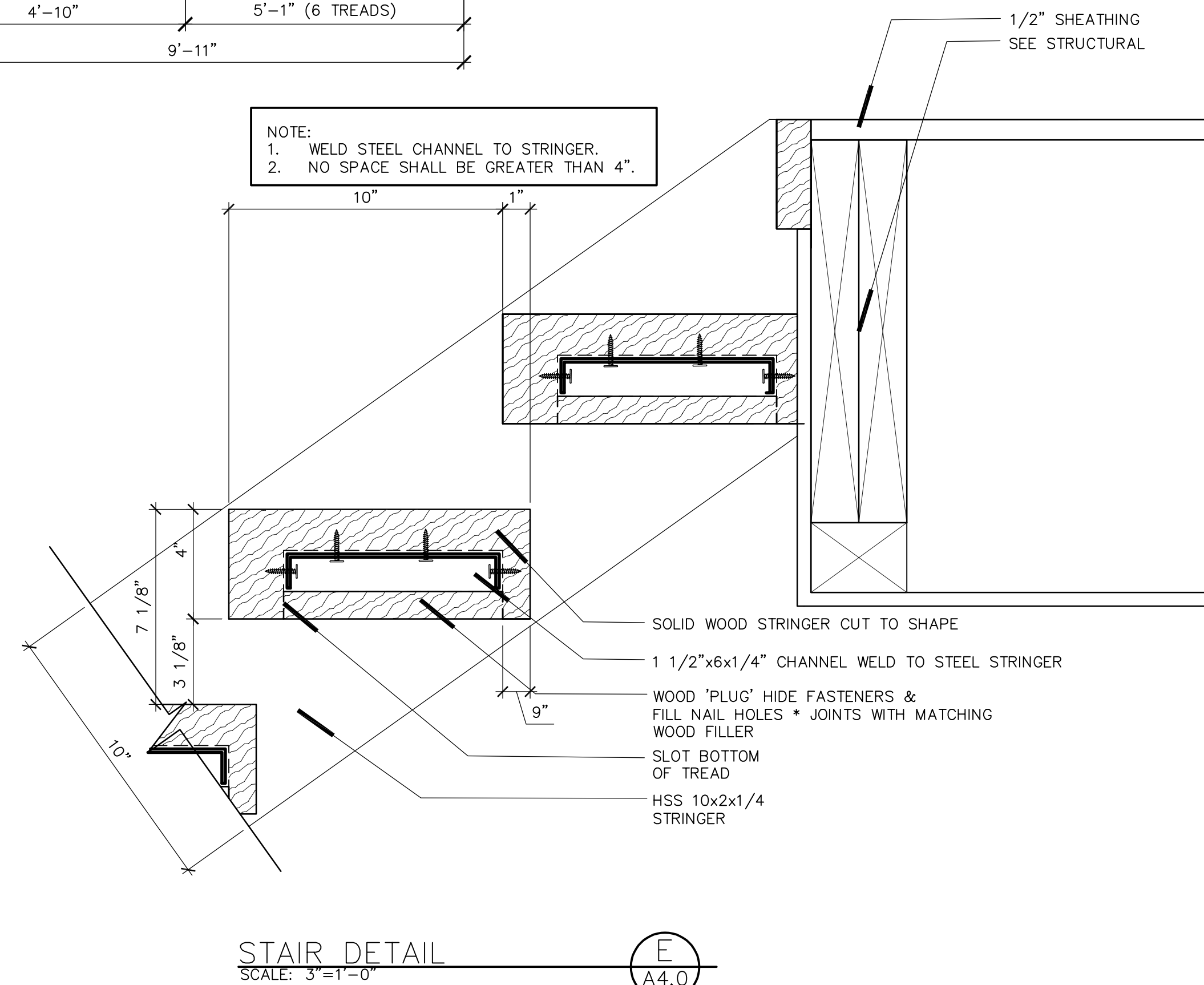
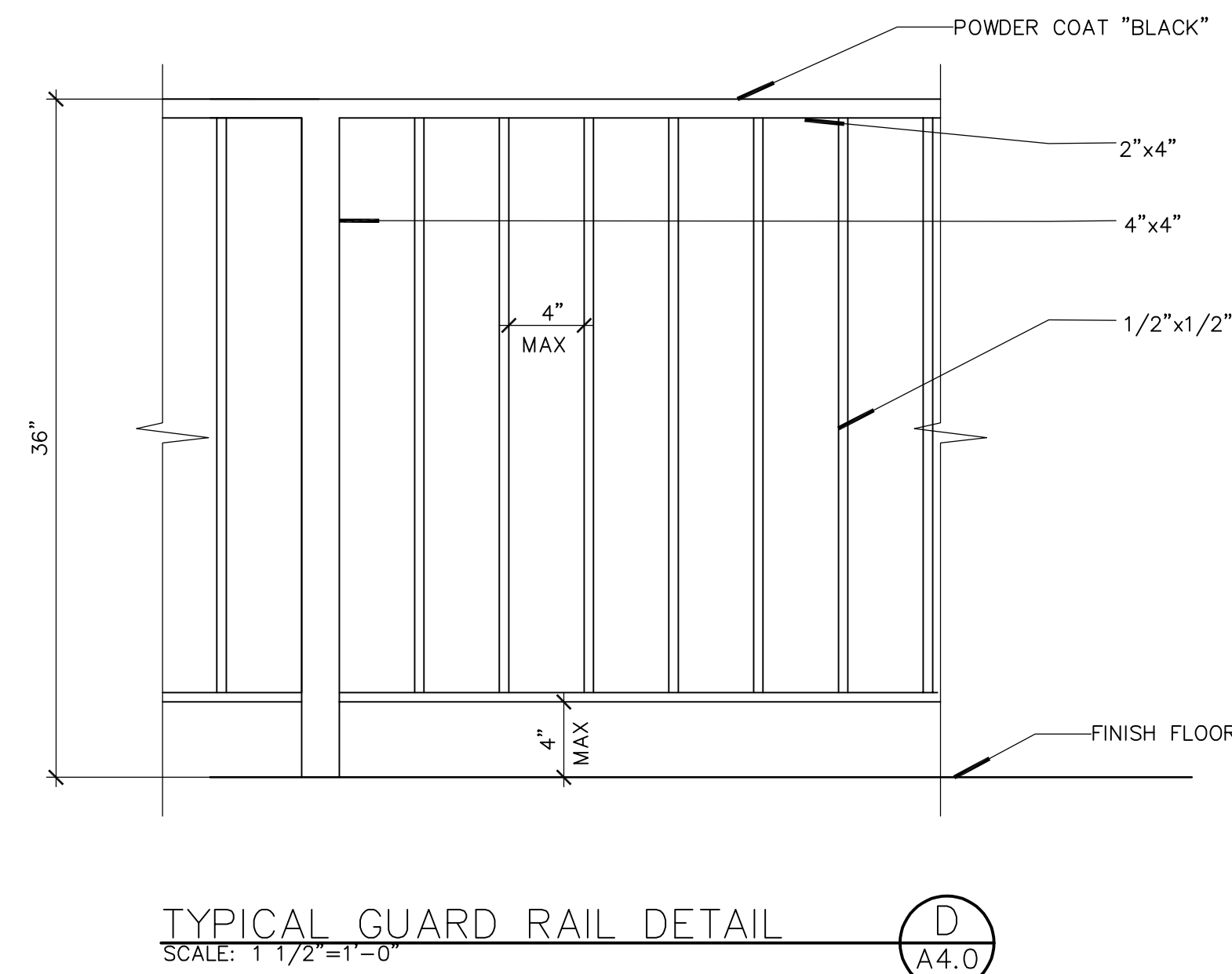
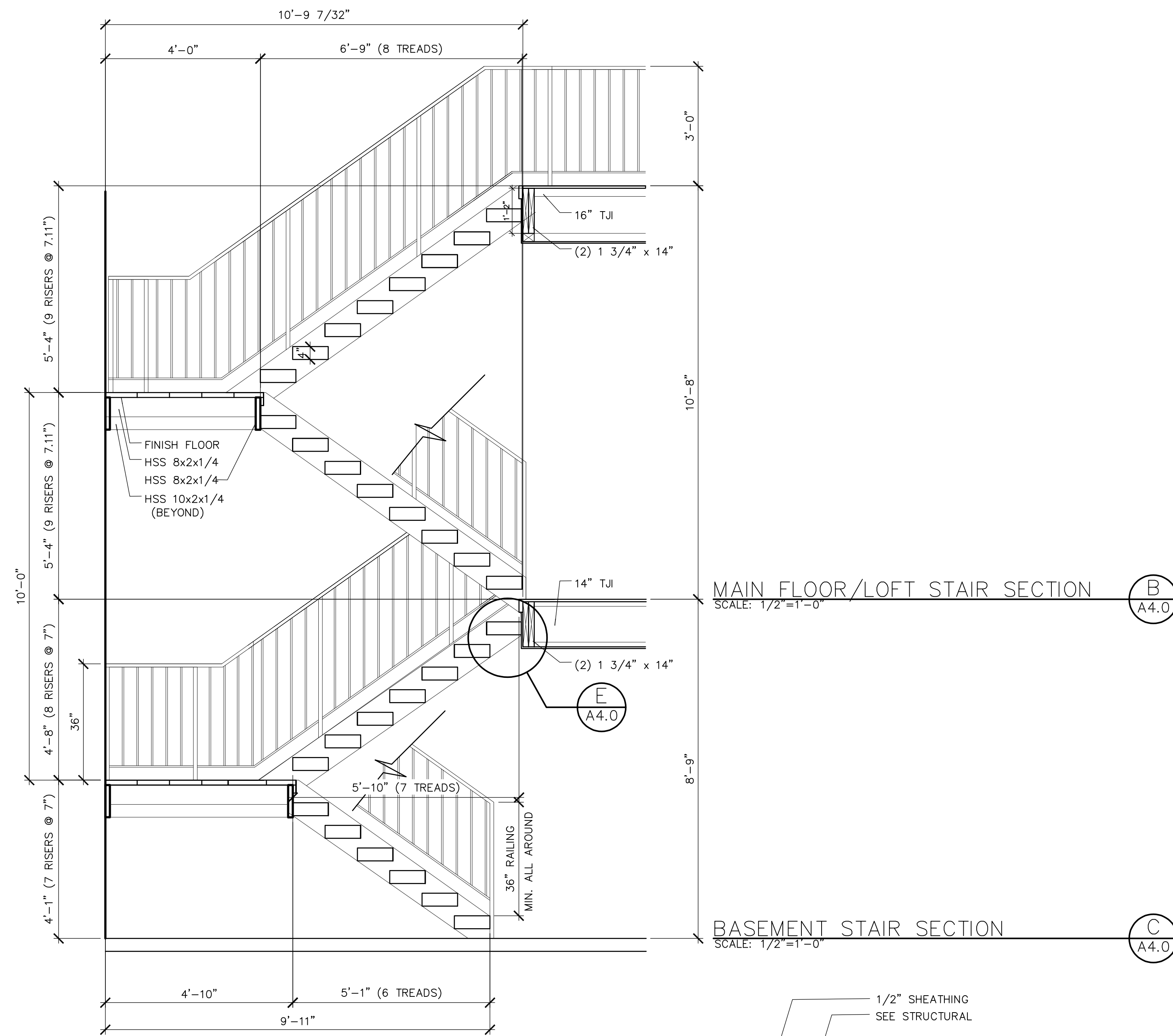
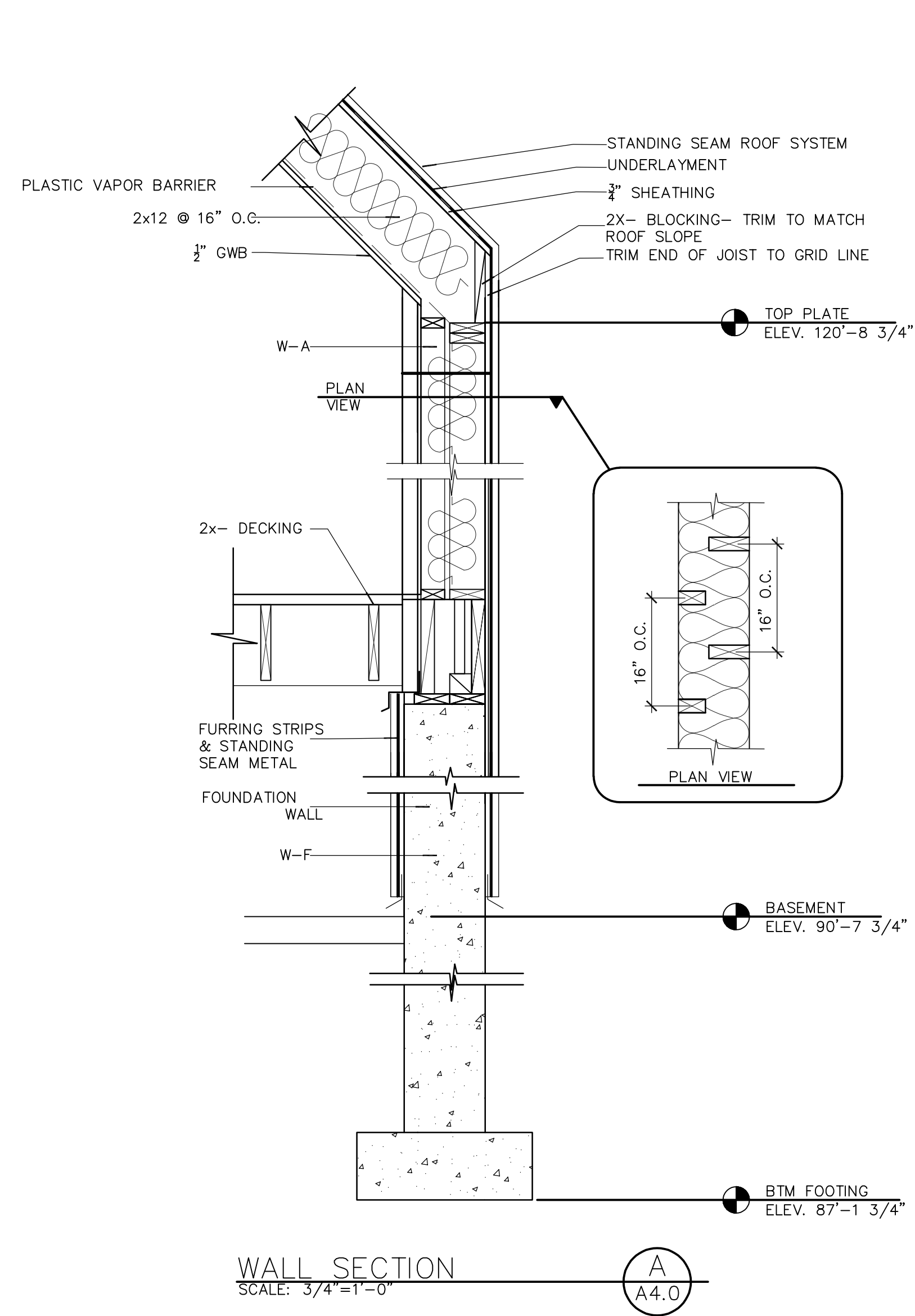
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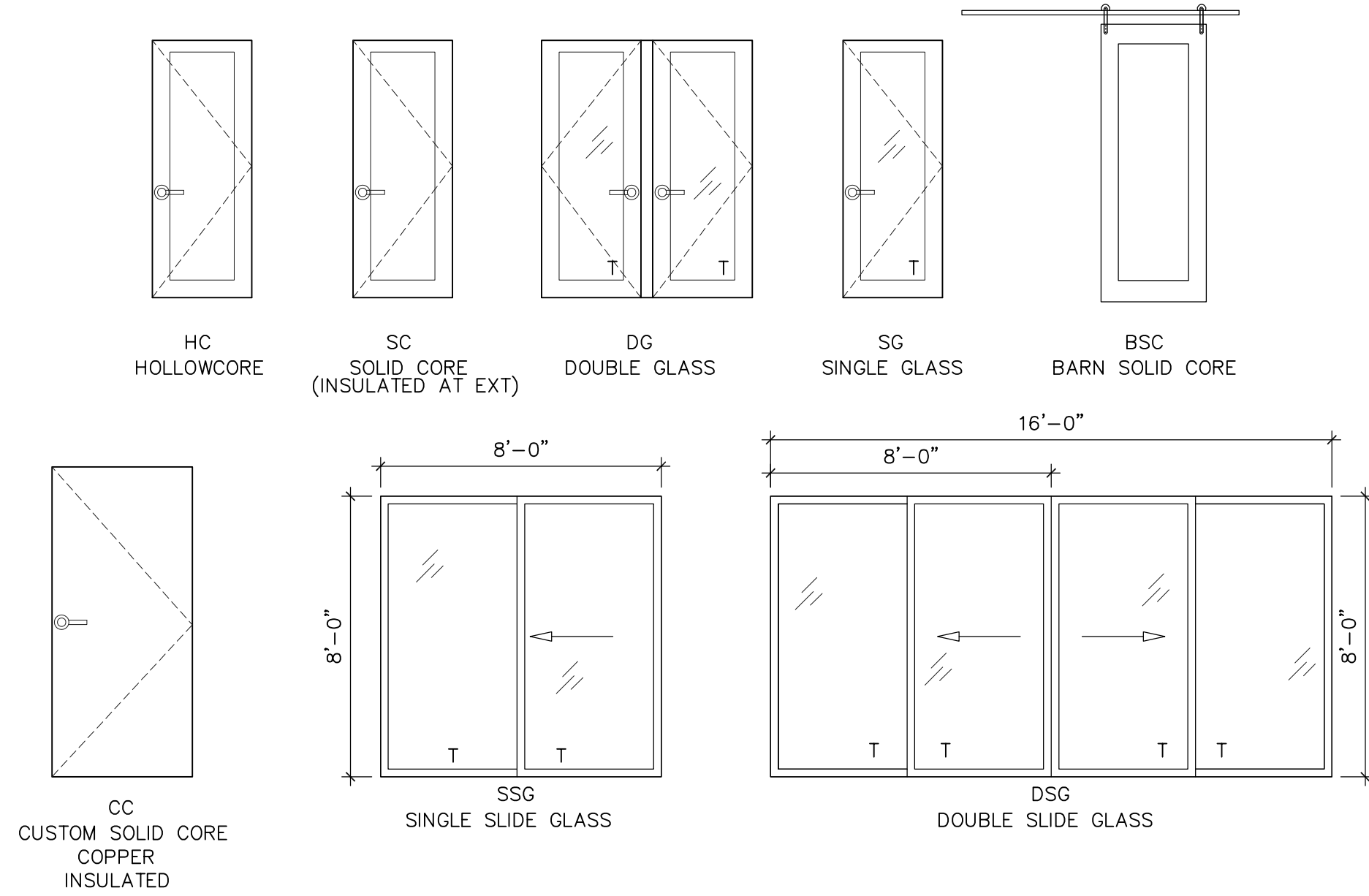
Sheet Title:  
BUILDING  
SECTIONS

Sheet No.:  
A3.1



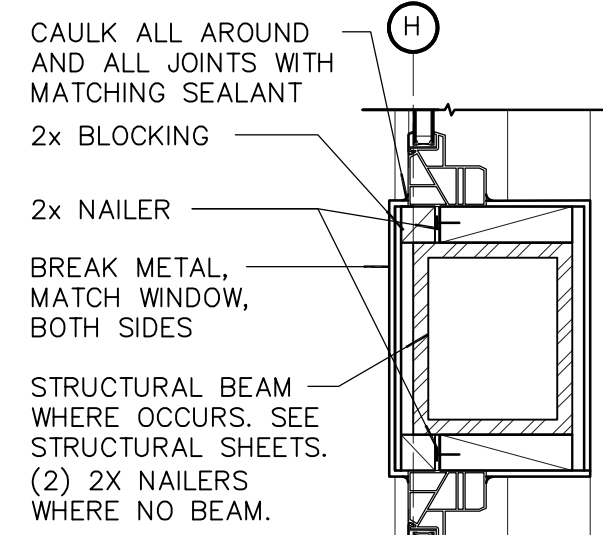






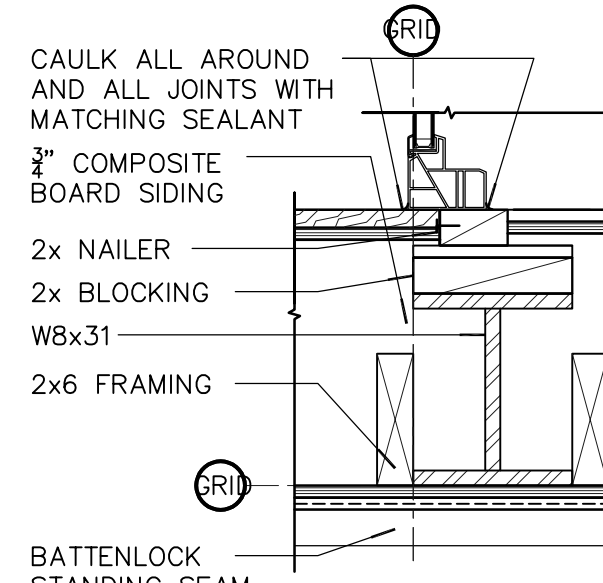
## DOOR TYPES

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



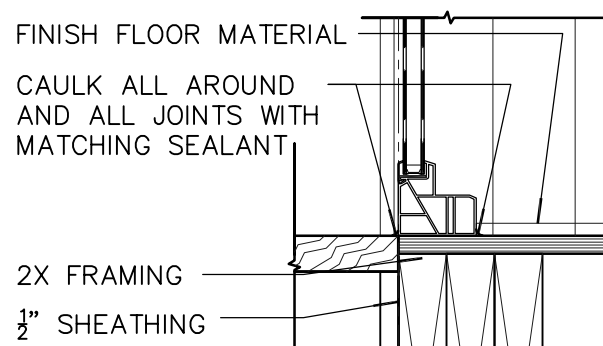
## HEAD/SILL/JAMB DETAIL A

SCALE: 1 1/2"=1'-0"



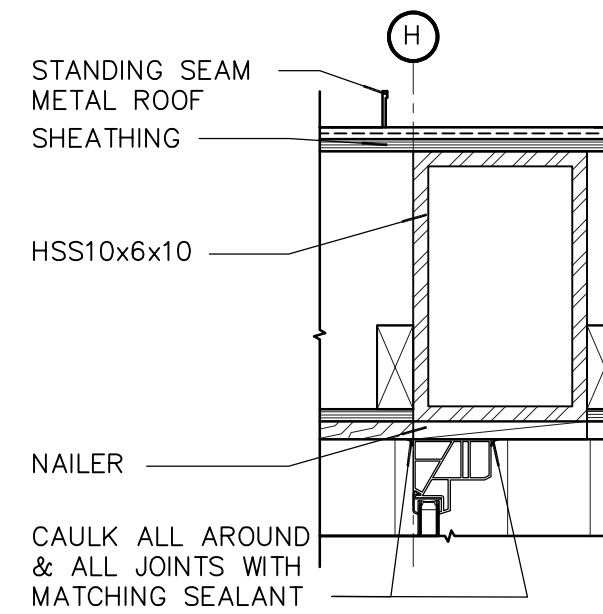
## JAMB

SCALE: 1 1/2"=1'-0"



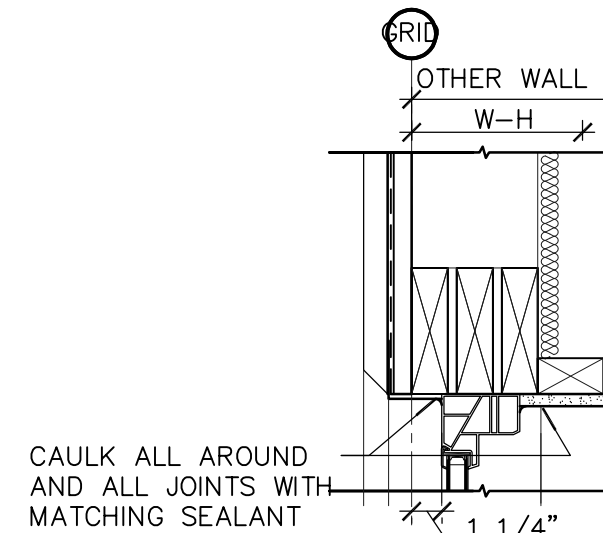
## SILL @ FIN. FLOOR

SCALE: 1 1/2"=1'-0"



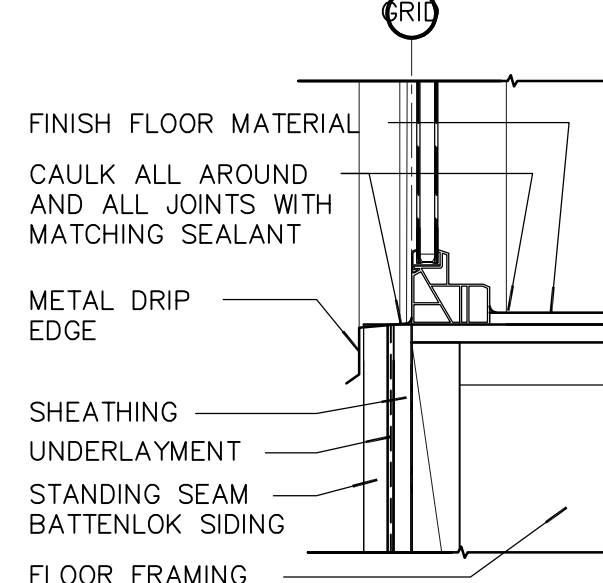
## HEAD/SILL DETAIL

SCALE: 1 1/2"=1'-0"



## HEAD/SILL/JAMB

SCALE: 1 1/2"=1'-0"



## SILL @ FIN. FLOOR

SCALE: 1 1/2"=1'-0"

DOOR SCHEDULE				
MARK	SIZE	TYPE	DETAILS	REMARKS
A	2'-8"x7'-0"	1-HC, 2-HC		
B	3'-0"x7'-0"	SC		
C	6'-0"x7'-0"	DG		TEMPERED
D	3'-0"x8'-0"	SG		TEMPERED
E	3'-6"x8'-0"	BSC		PROVIDE BLOCKING FOR FACE MOUNTED HARDWARE
F	4'-0"x9'-0"	CC		
G	2'-8"x8'-0"	1-HC, 2-HC		
H	8'-0"x8'-0"	SSG	A/A6-0 SIM.	TEMPERED
J	16'-0"x8'-0"	DSG	A/A6-0 SIM.	TEMPERED

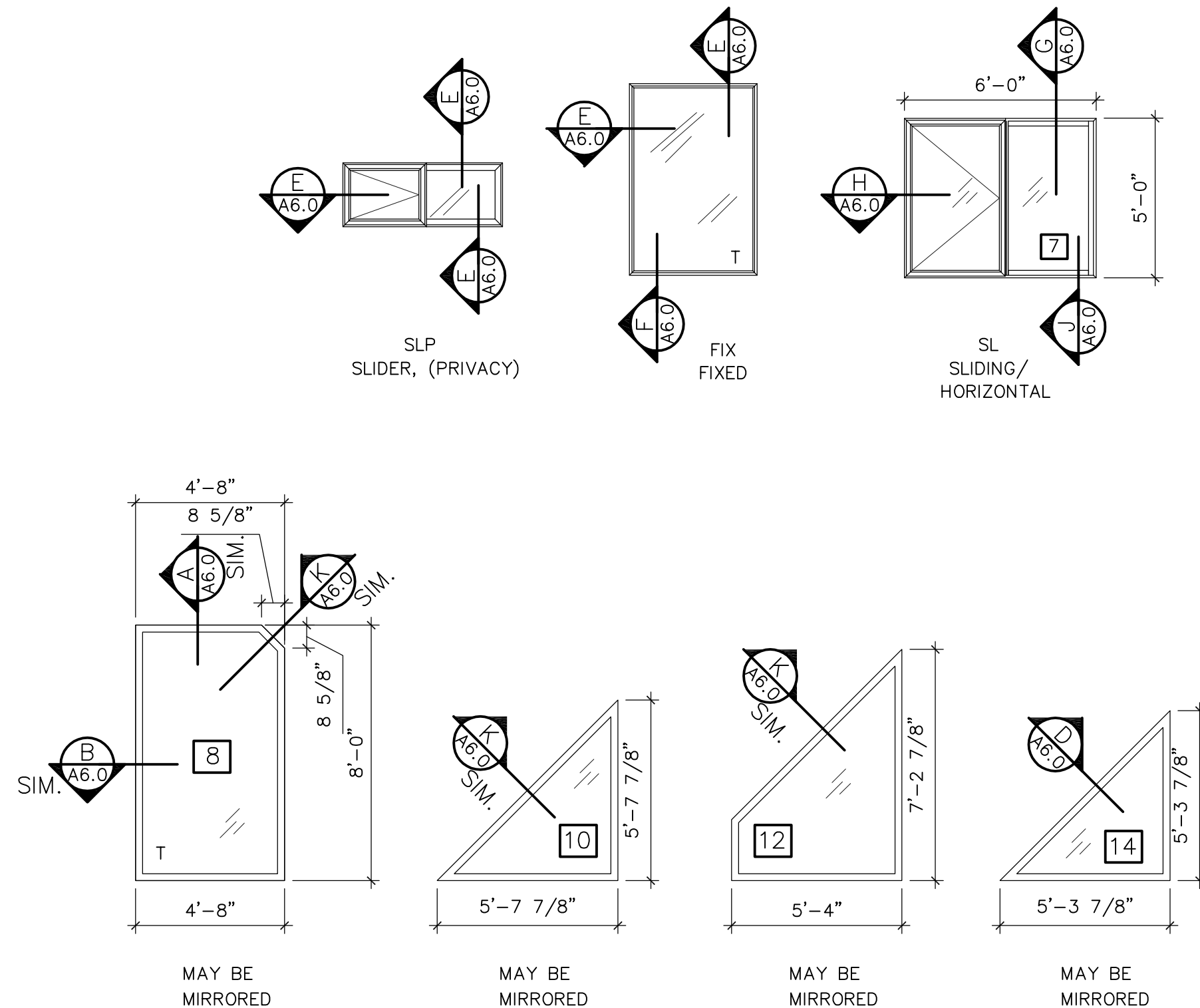
## NOTES

- SEE FLOOR PLANS & ELEVATIONS FOR DOOR & WINDOW LOCATIONS/CALLOUTS
- NOTE ORIENTATION OF EACH WINDOW  
☉ FRONT & BACK

WINDOW SCHEDULE								
MARK	SIZE	TYPE	HEAD	JAMB	SILL	SILL TO FLOOR DIMENSION	MFR. MODEL #	REMARKS
1	5'-0"x2'-0"	SLP	E/A6.0	E/A6.0	J/A6.0	48" @FF	ANDERSON 100	PRIVACY
2	4'-0"x6'-0"	FIX	E/A6.0	E/A6.0	F/A6.0	@FF	ANDERSON 100	TEMPERED
3	4'-0"x2'-0"	SL	E/A6.0	E/A6.0	J/A6.0	48" @FF	ANDERSON 100	
4	4'-0"x6'-0"	FIX	E/A6.0	E/A6.0	F/A6.0	@FF	ANDERSON 100	TEMPERED
5	8'-9 1/2"x2'-0"	FIX	A/A6.0	E/A6.0	J/A6.0	6'-0"	ANDERSON 100	
6	-	-	-	-	-	-	-	NOT USED
7	6'-0"x5'-0"	SL	G/A6.0	G/A6.0 SIM.	H/A6.0	36" @FF	ANDERSON 100	
8	SEE WINDOW TYPES	FIX	A/A6.0 SIM.	B/A /A6.0	C/A6.0	@FF	ANDERSON 100	TEMPERED
9	2'-9 1/2"x8'-0"	FIX	A/A6.0 SIM.	B/A /A6.0	C/A6.0	@FF	ANDERSON 100	TEMPERED
10	SEE WINDOW TYPES	FIX	D/A6.0	A/A6.0	A/A6.0 SIM.	8'-11 1/2" @FF	ANDERSON 100	SEE ELEVATIONS FOR SIZE & ORIENTATION
11	5'-4"x3'-9"	FIX	A/A6.0	B/A /A6.0	A/A6.0 SIM.	8'-11 1/2" @FF	ANDERSON 100	-
12	SEE WINDOW TYPES	FIX	D/A6.0	B/A /A6.0	A/A6.0 SIM.	12'-11 1/2" @FF	ANDERSON 100	SEE ELEVATIONS FOR SIZE & ORIENTATION
13	5'-4"x7'-5"	FIX	A/A6.0	B/A /A6.0	A/A6.0 SIM.	12'-11 1/2" @FF	ANDERSON 100	-
14	SEE WINDOW TYPES	FIX	D/A6.0	A/A6.0	A/A6.0 SIM.	21'-3 1/2" @FF, 26'-10 1/2" @FF	ANDERSON 100	SEE ELEVATIONS FOR SIZE & ORIENTATION
15	5'-4"x5'-4"	FIX	A/A6.0	A/A6.0	A/A6.0 SIM.	21'-3 1/2" @FF	ANDERSON 100	-

## NOTES:

- ALL GLAZING SHALL BE TEMPERED, DBL & INSULATED
- VERIFY DOOR SWING OR SLIDE BEFORE ORDERING DOORS OR WINDOWS.
- CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE ORDERING DOORS OR WINDOWS ENSURE THAT ALL 2X NAILERS AND INTERMEDIATE STUDS ARE ACCOUNTED FOR.

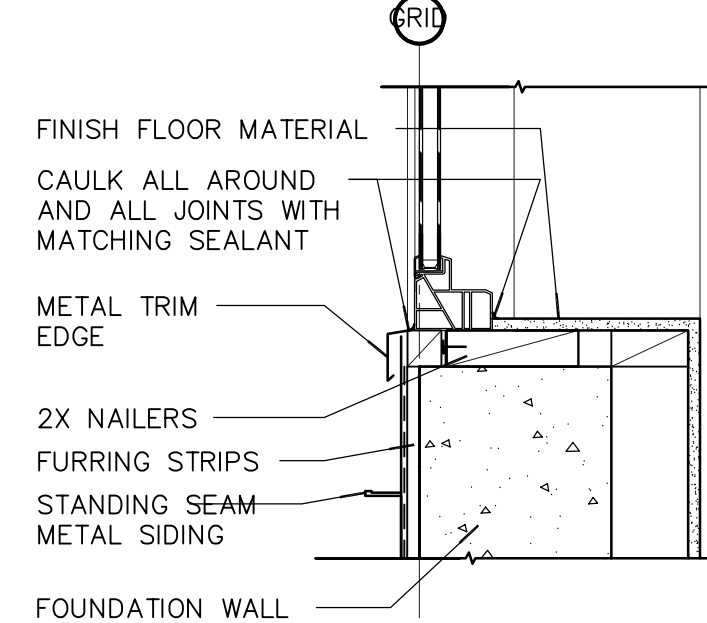


## WINDOW TYPES

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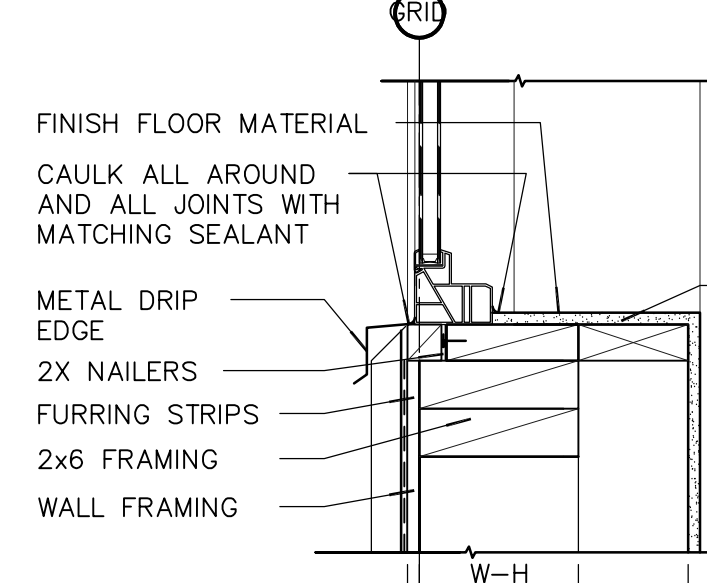
## HEAD DETAIL

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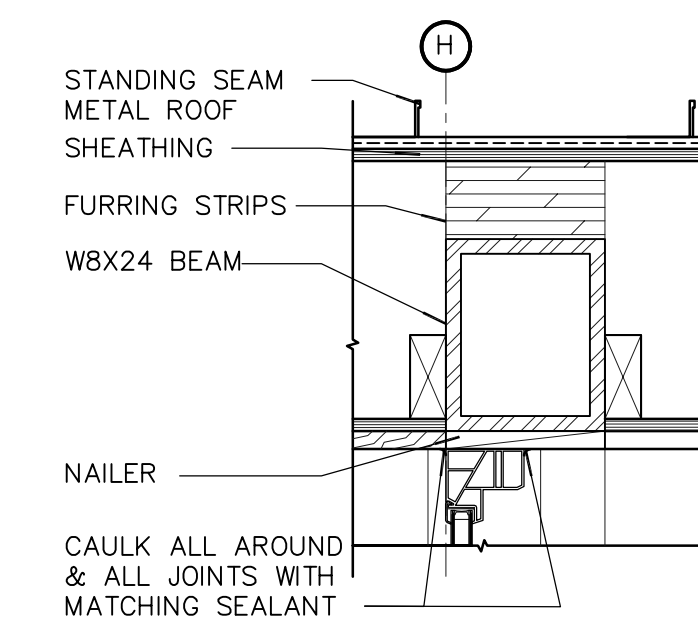
## SILL/JAMB

SCALE: 1 1/2"=1'-0"



## SILL

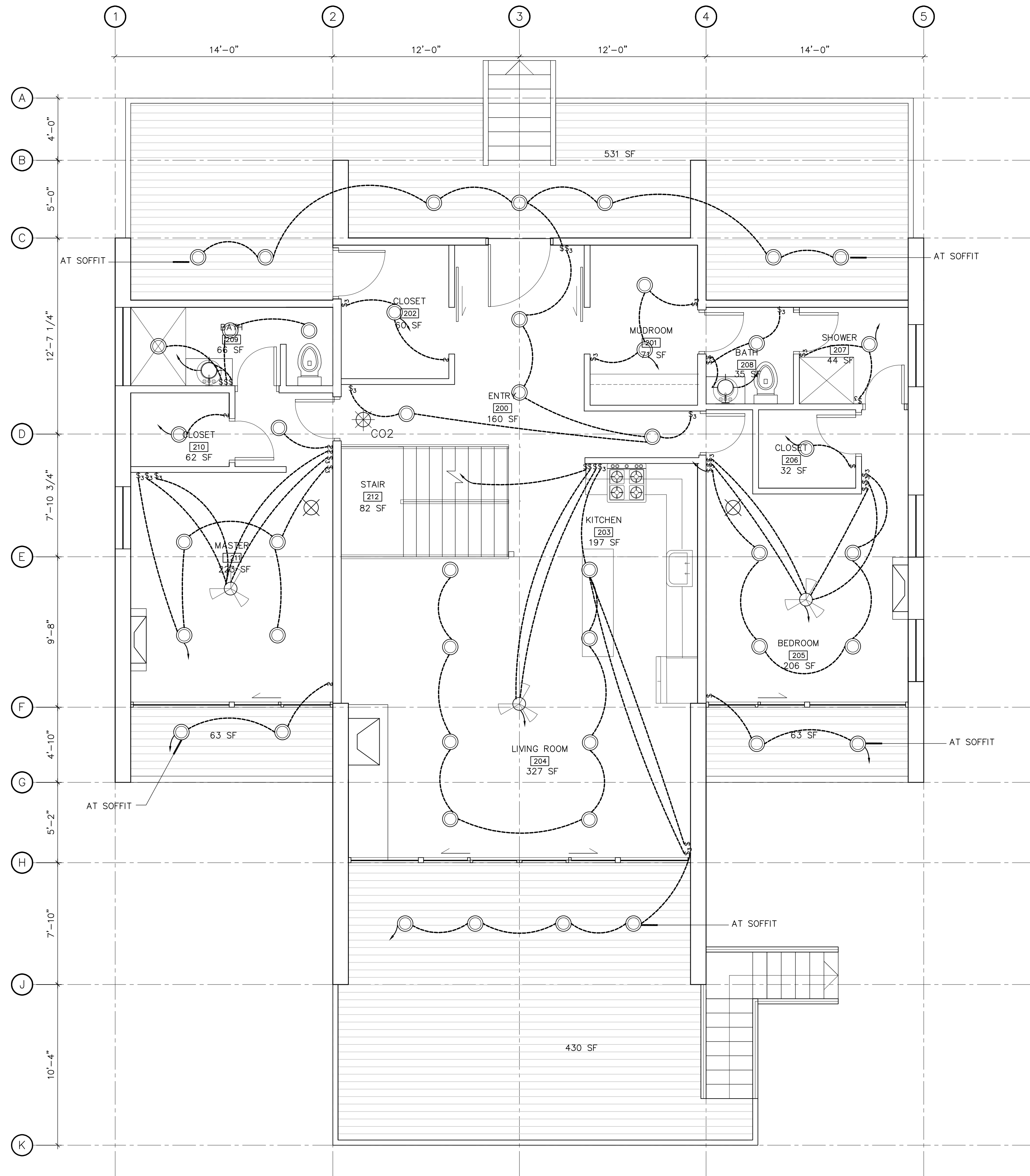
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## HEAD/SILL DETAIL

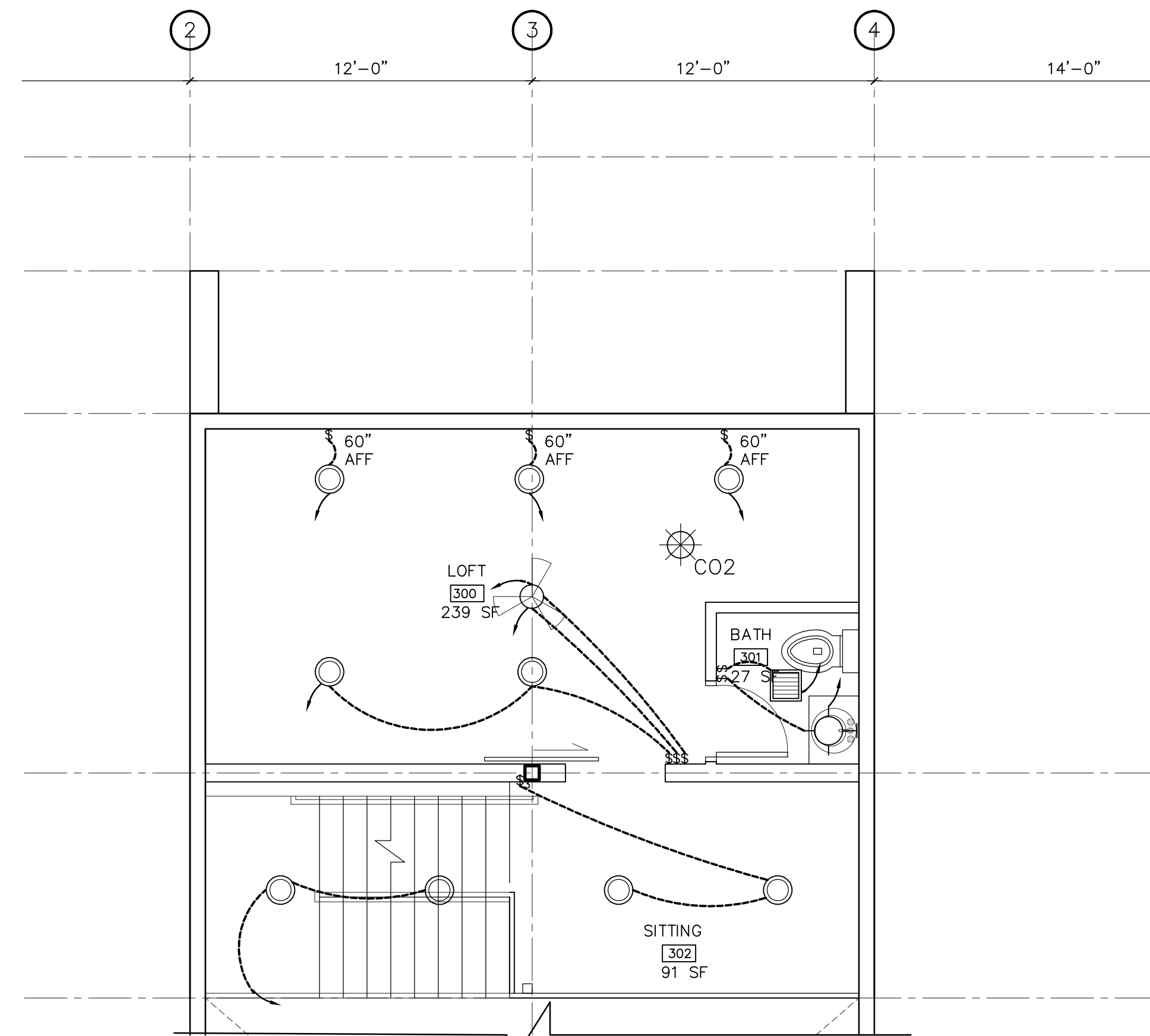
SCALE: 1 1/2"=1'-0"





SECOND LEVEL LIGHTING  
SCALE: 1/4"=1'-0"

A  
E1.0



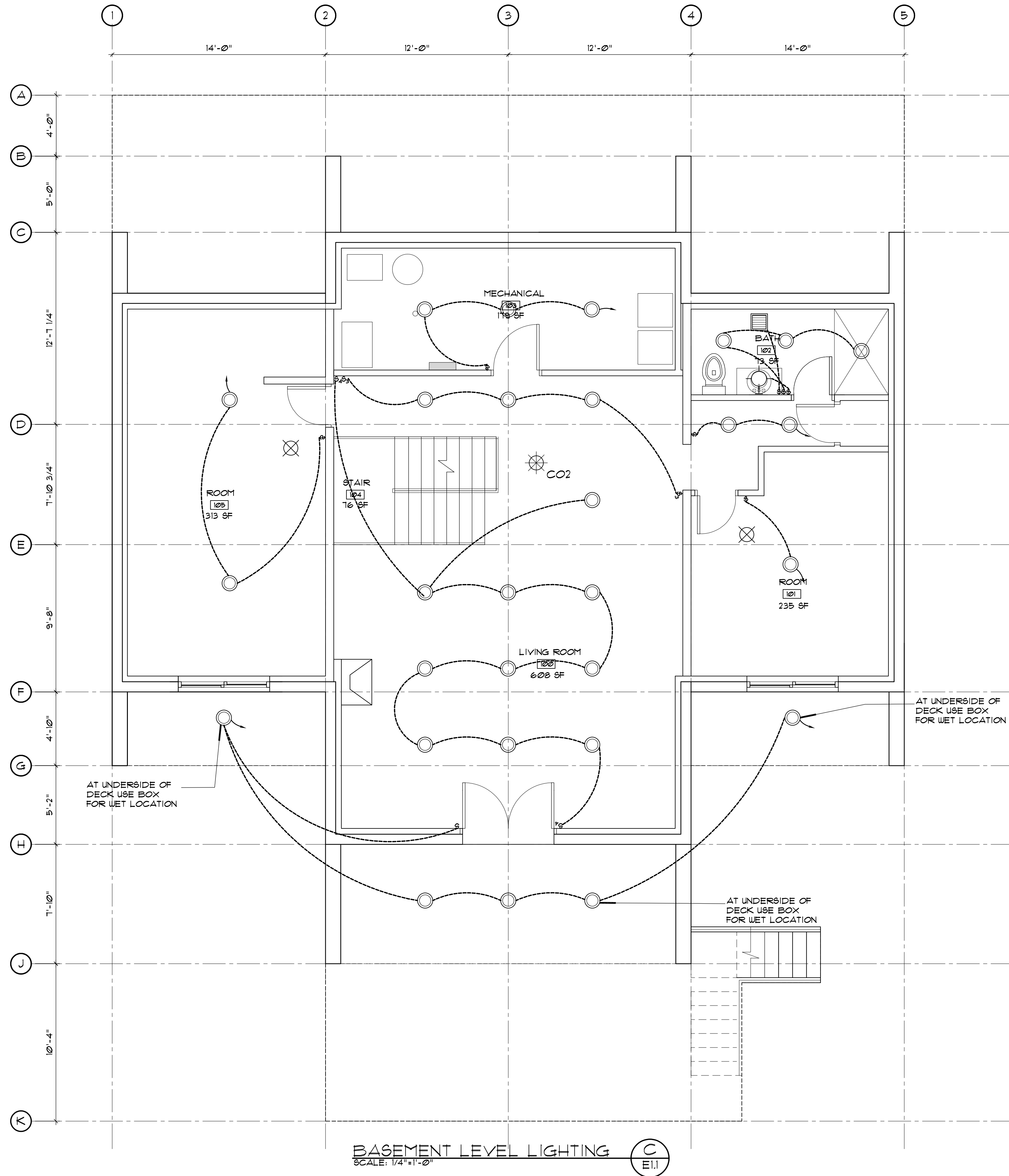
SECOND LEVEL LIGHTING  
SCALE: 1/4"=1'-0"

B  
E1.0

ELECTRICAL SYMBOLS	
GFCI	INDICATES 'GROUND FAULT INTERRUPT'
—	ELECTRICAL PANEL
⊕	DUPLEX RECEPTACLE OUTLET
⊕	WALL MOUNTED FIXTURE
○	SURFACE MOUNTED FIXTURE
□	RECESSED DOWNLIGHT
\$	SWITCH
\$3	THREE WAY SWITCH
⊗	SMOKE DETECTOR
⌋	JUNCTION BOX- DIRECT CONNECTION TO APPLIANCE
⚡	220V AMP OUTLET
⌋WP	EXTERIOR WEATHER PROTECTED
⌋	CEILING FAN/ LIGHT FIXTURE
CO2	CARBON MONOXIDE DETECTOR / SMOKE DETECTOR
⌋	EXHAUST FAN

GENERAL NOTES	
1. WORK, MATERIAL AND EQUIPMENT SHALL CONFORM TO THE LATEST SATISFACTION OF THE ARCHITECT.	10. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS SHALL BE INTERCONNECTED PER IRC R314.4.
2. PROVIDE RECORD DRAWINGS TO ARCHITECT. DRAWINGS SHALL INCLUDE ALL ADDENDUM ITEMS, CHANGE ORDERS, ALTERATIONS, REROUTINGS, ETC.	11. RECESSED LIGHTING MUST BE SEALED PER IRC N1102.4.5 AND IC RATED WHERE DIRECT CONTACT WITH INSULATION PER IRC E4004.9
3. SYSTEM SHALL BE TESTED FOR PROPER OPERATION. IF TEST SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NOT COST TO OWNER.	12. PROVIDE TAMPER-RESISTANT RECEPTACLES FOR ALL 15A AND 20 A RECEPTACLES PER IRC E4002.14
4. SYSTEM SHALL BE COMPLETE, OPERABLE AND READY FOR CONTINUOUS OPERATION. LIGHTS, SWITCHES, RECEPTACLES, MOTORS, ATC. SHALL BE CONNECTED AND OPERABLE.	13. ALL EXTERIOR SHALL BE BUBBLE COVER WEATHER PROTECTED.
5. NON- METALLIC AND FLEXIBLE METAL CONDUITS SHALL HAVE A CODE SIZED COPPER GROUNDING CONDUCTOR. INCREASE CONDUIT SIZE AS REQUIRED.	14. ALL BEDROOM,KITCHEN,&LAUNDRY AREAS SHALL BE ARC FAULTPROTECTED.
6. WIRE SHALL BE COPPER 75°C RATED FOR GENERAL USE. FOR HIDE FIXTURES AND WIRING WITHIN 3 INCHES OF FLUORESCENT BALLASTS WIRE SHALL BE COPPER, MINIMUM 90°C RATED. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30°C AMBIENT. CONDUCTOR AMPACITY SHALL BE DERATED FOR HIGHER AMBIENT INSTALLATIONS.	15. ALL EXTERIOR LIGHTS SHALL BE DOWN LIGHTS.
7. RECEPTACLES INSTALLED IN KITCHEN AREA AND BATHROOMS SHALL BE GFCI TYPE.	
8. ELECTRICAL CONTRACTOR TO PROVIDE FINAL CONNECTION OF OWNER FURNISHED EQUIPMENT. VERIFY EXACT REQUIREMENTS PRIOR TO ROUGH IN.	
9. FINAL CONNECTIONS & ROUGH -IN REQUIREMENTS TO EQUIPMENT SHALL BE PER MANUFACTURE'S APPROVED WIRING DIAGRAMS, DETAILS & INSTRUCTIONS. IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.	

PLUMBING NOTES	
1. MAXIMUM FLOW RATES AND CONSUMPTION OF FIXTURES PER IRC TABLE P2903.2:	
LAVATORY FAUCET	2.2 GPM AT 60 PSI
SHOWER HEAD	2.5 GPM AT 80 PSI
SINK	2.2 GPM AT 60 PSI
TOILET	1.6 GPM PER FLUSH
2. SHOWER ACCESS OPENING SHALL HAVE A CLEAR AND UNOBSTRUCTED FINISH WITH OF NOT LESS THAN 22 INCHES PER IRC P2708.1.1	
3. ALL TUBS AND SHOWERS ARE REQUIRED TO BE EQUIPPED WITH A WATER TEMPERATURE LIMITING DEVICE THAT IS SET TO 120° F MAXIMUM PER IRC P2708.4 & P2713.3	



Project Name:

MUIR CABIN  
LOT #23  
GOOSEBERRY ESTATES  
SANPETE COUNTY, UTAH

Project For:

DEVAN + LYNN  
MUIR

Revisions:

Date:  
27 APRIL 2023

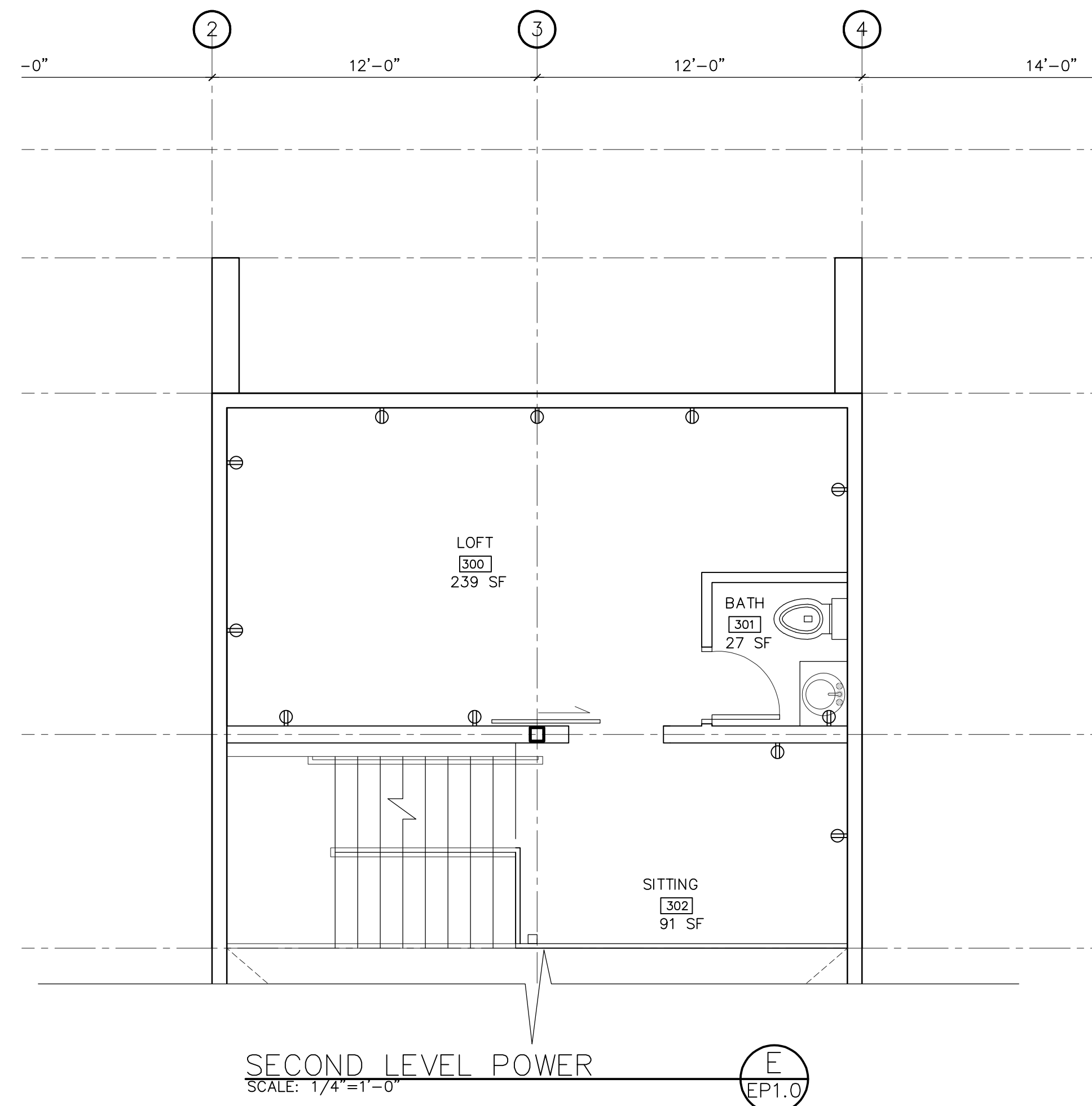
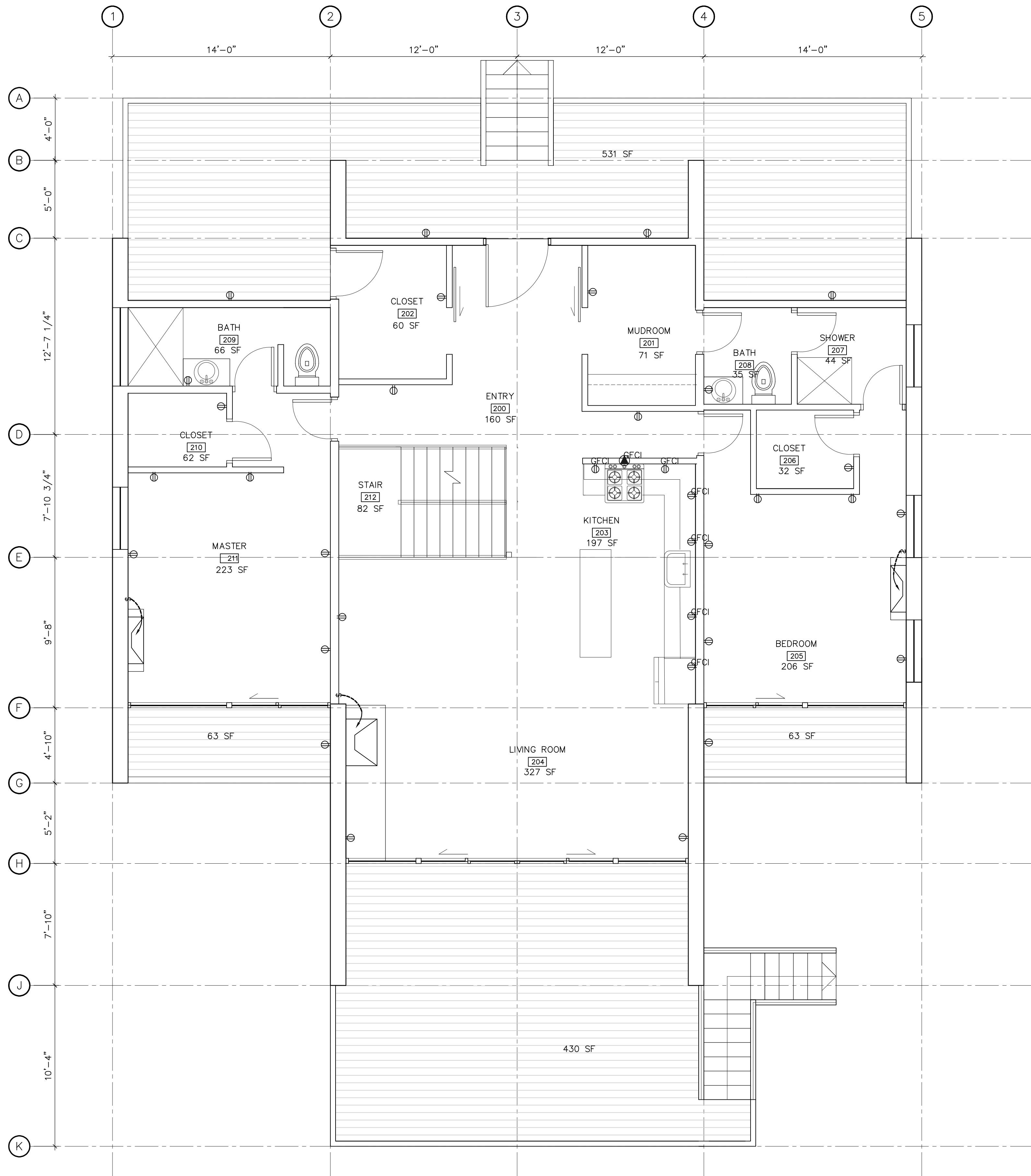
Sheet Title:

BASEMENT  
LIGHTING PLAN

Sheet No.:

E1.1





Project Name:

MUIR CABIN  
LOT #23  
GOOSEBERRY ESTATES  
SANPETE COUNTY, UTAH

Project For:

DEVAN + LYNN  
MUIR

Revisions:

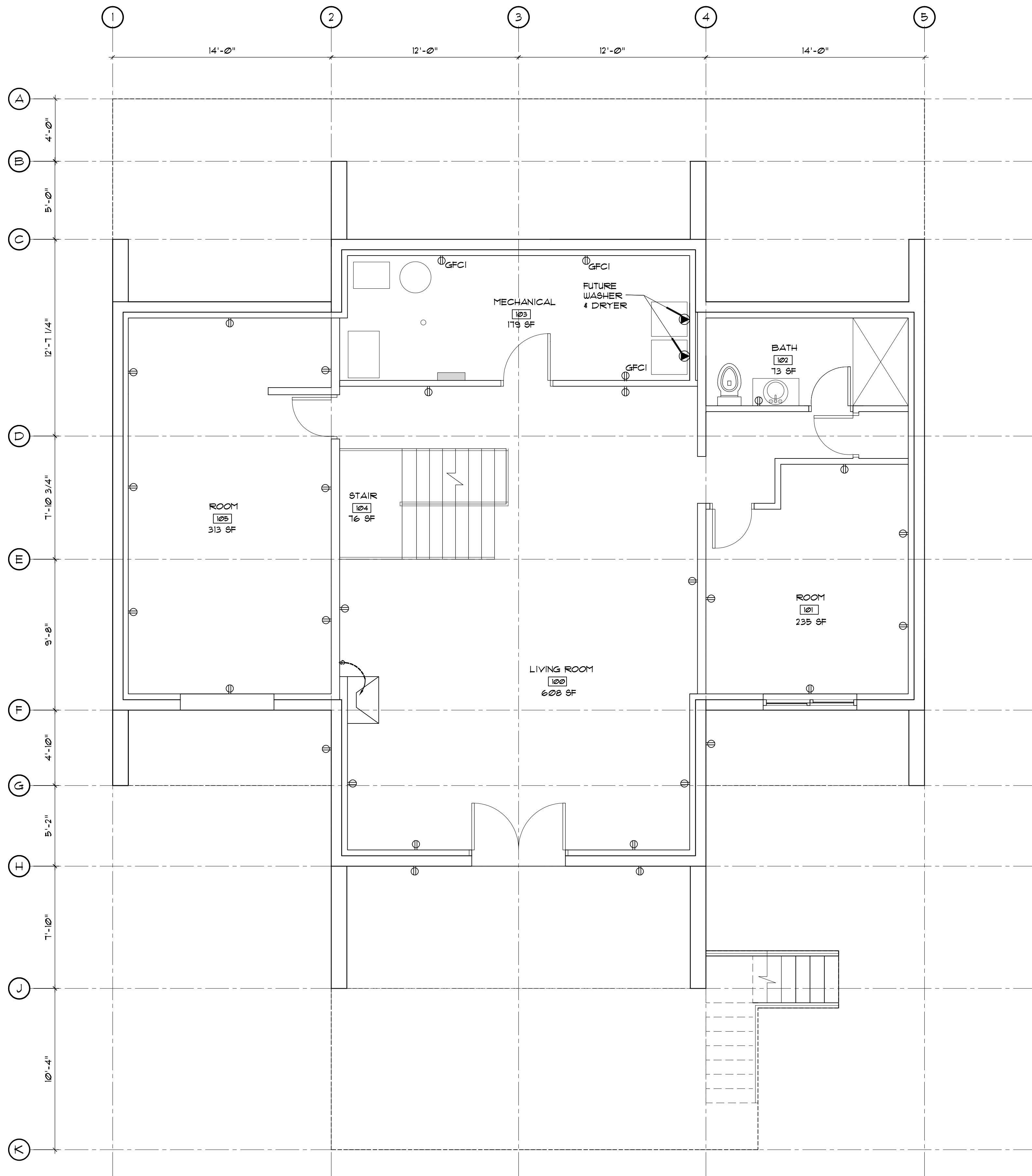
Date:  
27 APRIL 2023

Sheet Title:  
MAIN & SECOND  
LEVEL POWER  
PLAN

Sheet No.:

EP1.0





Project Name:

MUIR CABIN  
LOT #23  
GOOSEBERRY ESTATES  
SANPETE COUNTY, UTAH

Project For:

DEVAN + LYNN  
MUIR

Revisions:

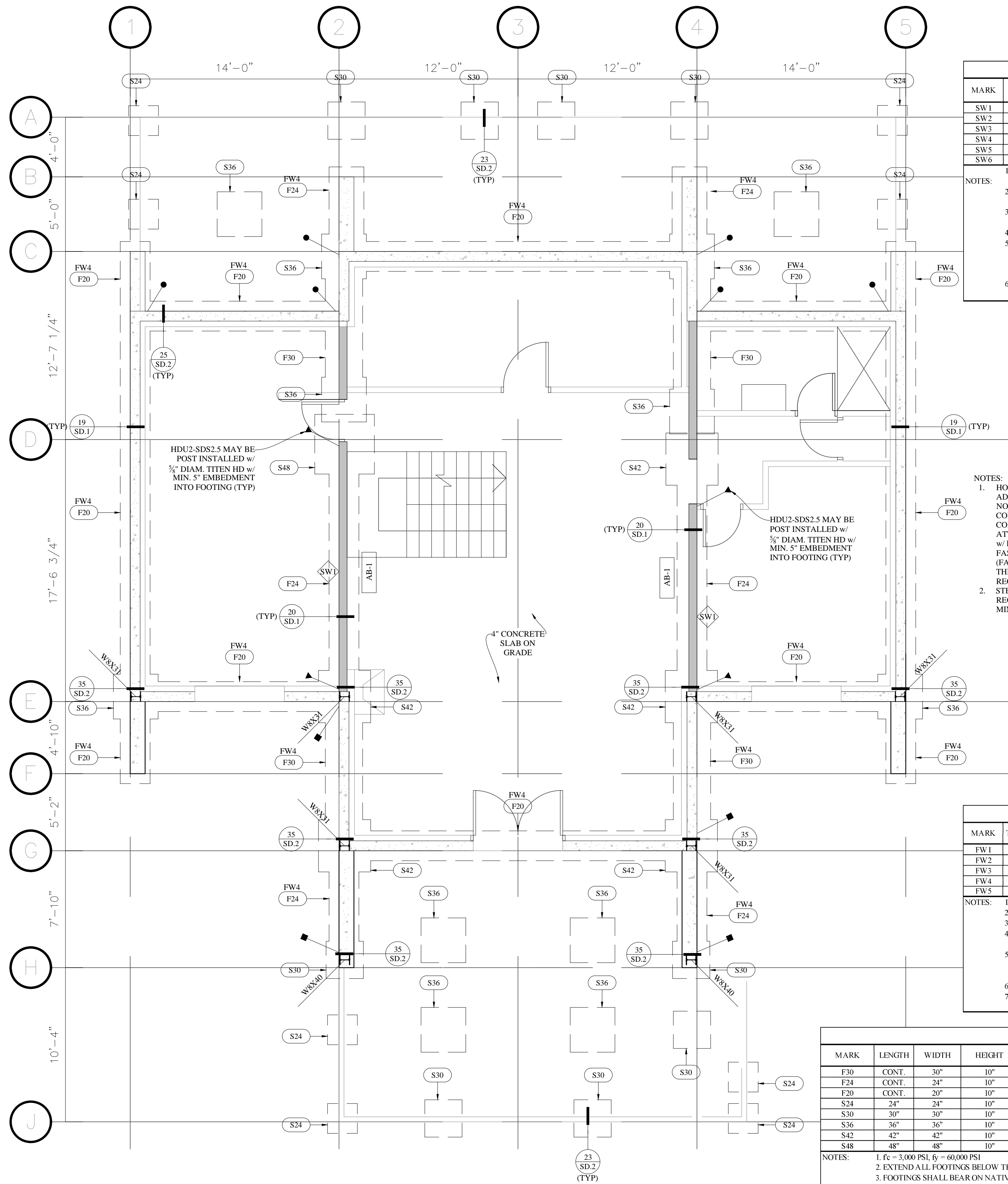
Date:  
27 APRIL 2023

Sheet Title:

BASEMENT  
LIGHTING PLAN

Sheet No.:

EP1.1



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
SW 5	1/2" GYPSUM SHEET ROCK	7"	7"	7"	7"	
SW 6	1/2" GYPSUM SHEET ROCK	4"	4"	4"	4"	

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 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 SHOW N).
- 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.
- SHEATHING NAILS SHALL BE COMMON WIRE OR BOX NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.

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:

- 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.
- ALL UNMARKED FOUNDATION WALLS SHALL BE ASSUMED TO BE AB-1.

HOLDOWN SCHEDULE	
MARK	SIZE
●	1STD8x8RJ
■	STD16x16RJ
▲	HDU2-SDS2.5 w/ 5/8" TITEN HD (5" EMBEDMENT)
○	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 APPLICATIONS.
- FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.

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.
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.

FOOTING SCHEDULE												
MARK	LENGTH	WIDTH	HEIGHT	CONTINUOUS REINFORCEMENT				CROSSWISE REINFORCEMENT				NOTES
				QTY.	SIZE	LENGTH	SPACING	QTY.	SIZE	LENGTH	SPACING	
F30	CONT.	30"	10"	3	#4	CONT.	EQ.	-	#4	24"	12"	
F24	CONT.	24"	10"	3	#4	CONT.	EQ.	-				
F20	CONT.	20"	10"	2	#4	CONT.	EQ.	-				
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.	
S42	42"	42"	10"	4	#4	36"	EQ.	4	#4	36"	EQ.	
S48	48"	48"	10"	5	#4	42"	EQ.	5	#4	42"	EQ.	

NOTES:

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

2. EXTEND ALL FOOTINGS BELOW THE FROST LINE OF THE LOCALITY. (40")

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.

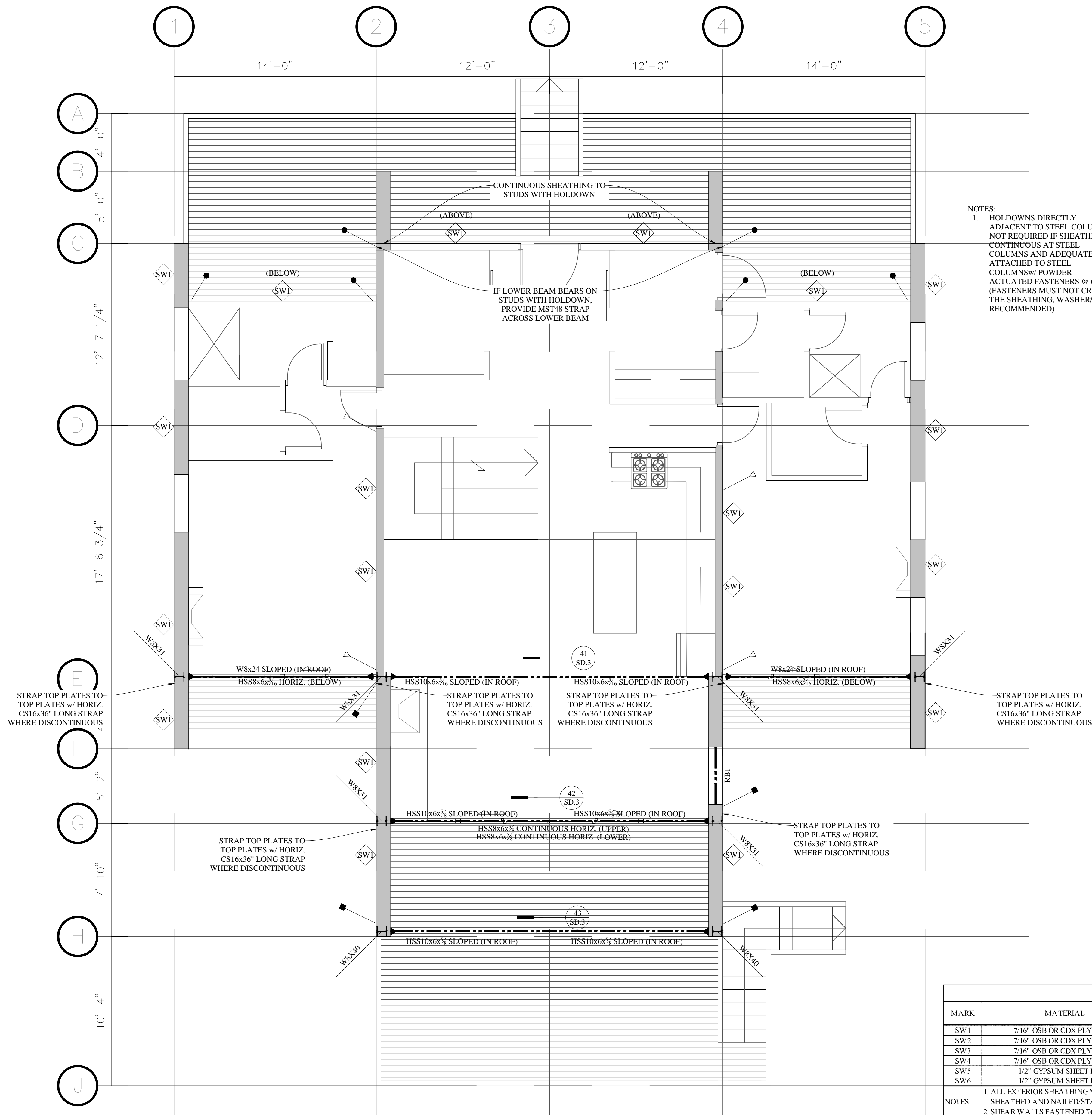
FOOTING AND FOUNDATION PLAN



**MUIR CABIN**  
SANPETE COUNTY, UTAH  
**FOOTING AND FOUNDATION PLAN**

REVISION BLOCK		DESCRIPTION	
#	DATE		
1			
2			
3			
4			
5			
6			





NOTES:  
1. HOLDDOWNS DIRECTLY ADJACENT TO STEEL COLUMNS NOT REQUIRED IF SHEATHING IS CONTINUOUS AT STEEL COLUMNS AND ADEQUATELY ATTACHED TO STEEL COLUMNS w/ POWDER ACTUATED FASTENERS @ 6" O.C. (FASTENERS MUST NOT CRUSH THE SHEATHING, WASHERS RECOMMENDED)

- GENERAL FRAMING NOTES**
- REFER TO DETAIL SHEET SD-0 FOR GENERAL STRUCTURAL NOTES.
  - ALL DETAILS SHALL APPLY IN SIMILAR/TYPICAL SITUATIONS.
  - ALL STRUCTURAL PRODUCTS SHALL BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS.
  - USE (14) 16d NAILS BETWEEN TOP PLATE LAP SPLICES SEE DET. 5/SD-1
  - INTERIOR STUD WALLS SHALL BE 2X4 OR 2X6 (AS PER PLANS) @ 16" O.C. U.N.O.
  - EXTERIOR STUD WALLS SHALL BE MIN. 2X6 @ 16" O.C. U.N.O.
  - ALL NAIL FASTENERS SHALL BE COMMON WIRE OR BOX NAILS.
  - SHEAR WALL HOLDDOWNS INDICATED ON FLOOR PLANS PERTAIN TO THE BOTTOM OF THE WALLS ON THE PLAN.
  - ROOF FRAMING SHALL BE STICK FRAMED OR PRE-MANUFACTURED TRUSSES AS PER PLANS W/ APA RATED 19/32" OSB PLYWOOD W/ 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
  - FLOOR FRAMING SHALL BE FLOOR JOISTS AS PER PLANS W/ APA RATED 3/4" T&G OSB PLYWOOD W/ 10d RINGS SHANK NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. IN PANEL FIELD.
  - 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.
  - 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
●	LSTD8/8RJ
■	STHD10/10RJ
▲	HDU2-SDS2.5 w/ 5/8" TITEN HD (5" EMBEDMENT)
○	CS16 x46" LONG STRAP
□	MST37 STRAP
△	MST48 STRAP
NOTES:	
1. HOLDDOWNS 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 HOLDDOWNS MAY BE INSTALLED IN LIEU OF CAST IN PLACE HOLDDOWNS 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 APPLICATIONS.	
7. FLOOR TO FLOOR STRAPS SHALL BE CENTERED OVER THE FLOOR CAVITY.	

SHEAR WALL SCHEDULE						
MARK	MATERIAL	8d NAILS		1/2" 16ga. STAPLES		NOTES
		EDGE	FIELD <sup>1</sup>	EDGE	FIELD	
SW1	7/16" OSB OR CDX PLYWOOD	6"	12"	3"	12"	5
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"	-	-	
SW5	1/2" GYPSUM SHEET ROCK	7"	7"	7"	7"	
SW6	1/2" GYPSUM SHEET ROCK	4"	4"	4"	4"	
NOTES:	1. ALL EXTERIOR SHEATHING NOT DESIGNATED ON THE PLANS AS A SPECIFIC SHEAR WALL (SW1-SW4) SHALL BE SHEATHED AND NAILED/STAPLED AS A SW1.					
	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 PLYWOOD.					
	4. 1 1/2" 16ga. STAPLES (w/ 7/16" CROWN) ARE ONLY ALLOWED FOR SW1, SW5, SW6 (IF SW5 AND SW6 SHOWN).					
	5. FOR SW4 OR DOUBLESIDED SW2 OR SW3 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. SHEATHING NAILS SHALL BE COMMON WIRE OR BOX NAILS. THE HEAD OF THE NAIL MUST BE INSTALLED FLUSH WITH THE SURFACE OF THE SHEATHING.					

MAIN SHEAR PLAN



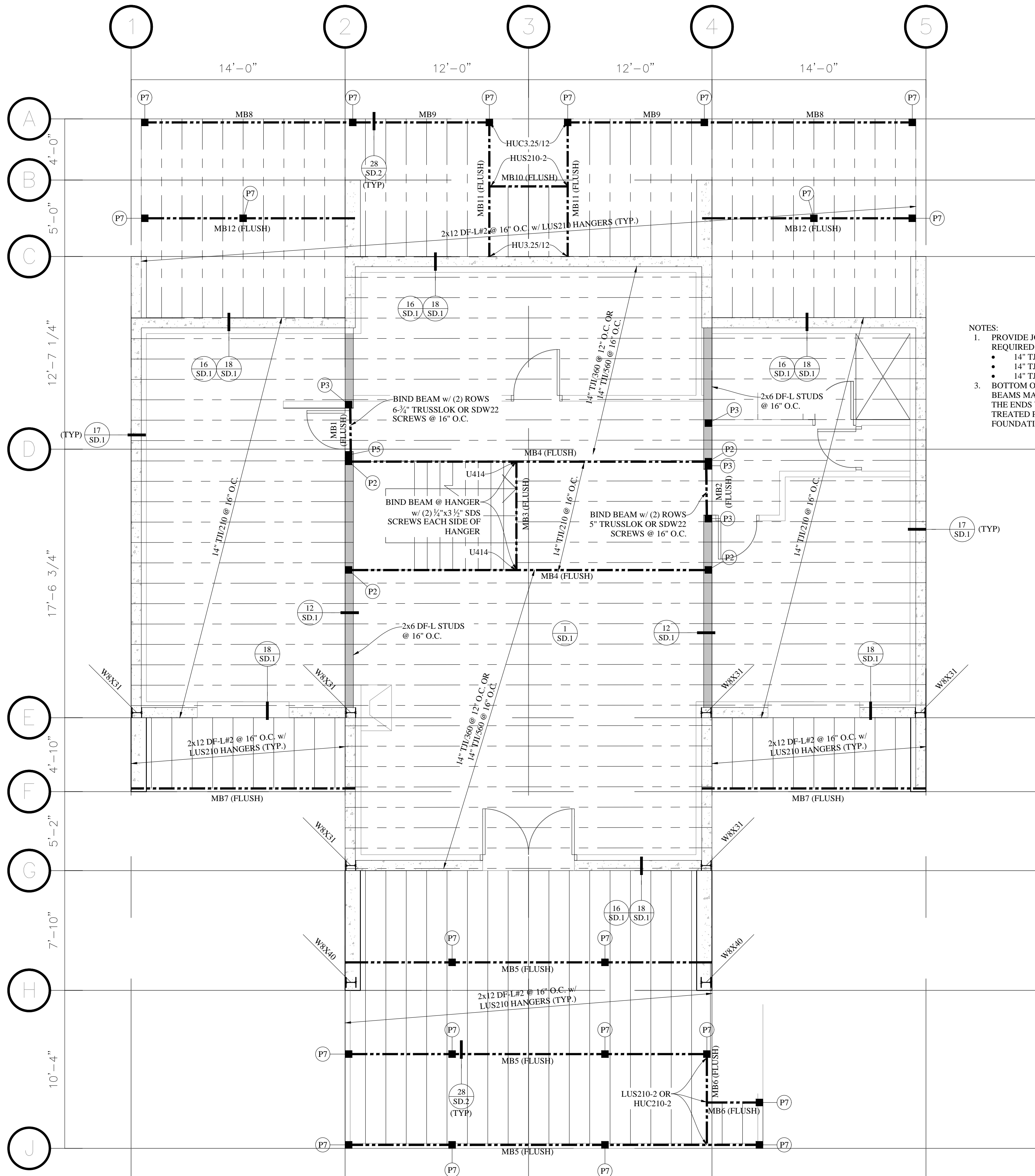
**MUIR CABIN**  
SANPETE COUNTY, UTAH  
MAIN FLOOR SHEAR PLAN

REVISION BLOCK		DESCRIPTION	
#	DATE		
1			
2			
3			
4			
5			
6			

**MAIN FLOOR  
SHEAR PLAN**

Scale: 1/4" = 1'  
Date: 06/22/20  
Sheet:  
Eng. by: MSH  
Job #: 20-7108





MAIN FLOOR FRAMING

- NOTES:
1. PROVIDE JOIST HANGERS AS REQUIRED PER THE FOLLOWING:
    - 14" TJ/210 - IUS2.06/14
    - 14" TJ/360 - IUS2.37/14
    - 14" TJ/560 - IUS2.56/14
  2. BOTTOM OF GLULAM DECK BEAMS MAY BE NOTCHED AT THE ENDS WHERE BEARING ON TREATED PLATE ON FOUNDATION WALL.

MAIN FLOOR BEAM SCHEDULE				
MARK	QTY.	SIZE	MATERIAL	GRADE
MB1	4	1 3/4" x 14"	MICROLLAM	1.9E
MB2	3	1 3/4" x 14"	MICROLLAM	1.9E
MB3	2	1 3/4" x 14"	MICROLLAM	1.9E
MB4	3	1 3/4" x 14"	MICROLLAM	1.9E
MB5	1	5 1/8" x 12"	GLULAM	24F-V4 DF/DF
MB6	2	2 x 12	DIM. LUMBER	DF-L#2
MB7	1	5 1/8" x 12"	GLULAM	24F-V4 DF/DF
MB8	1	5 1/8" x 12"	GLULAM	24F-V4 DF/DF
MB9	1	5 1/8" x 12"	GLULAM	24F-V4 DF/DF
MB10	2	2 x 12	DIM. LUMBER	DF-L#2
MB11	1	3 1/8" x 12"	GLULAM	24F-V4 DF/DF
MB12	1	5 1/8" x 12"	GLULAM	24F-V4 DF/DF

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 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.

- 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 (14) 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 MIN. 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 19/32" 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" T&G 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.

**MUIR CABIN**  
SANPETE COUNTY, UTAH  
MAIN FLOOR FRAMING PLAN

REVISION BLOCK		DESCRIPTION	
#	DATE		
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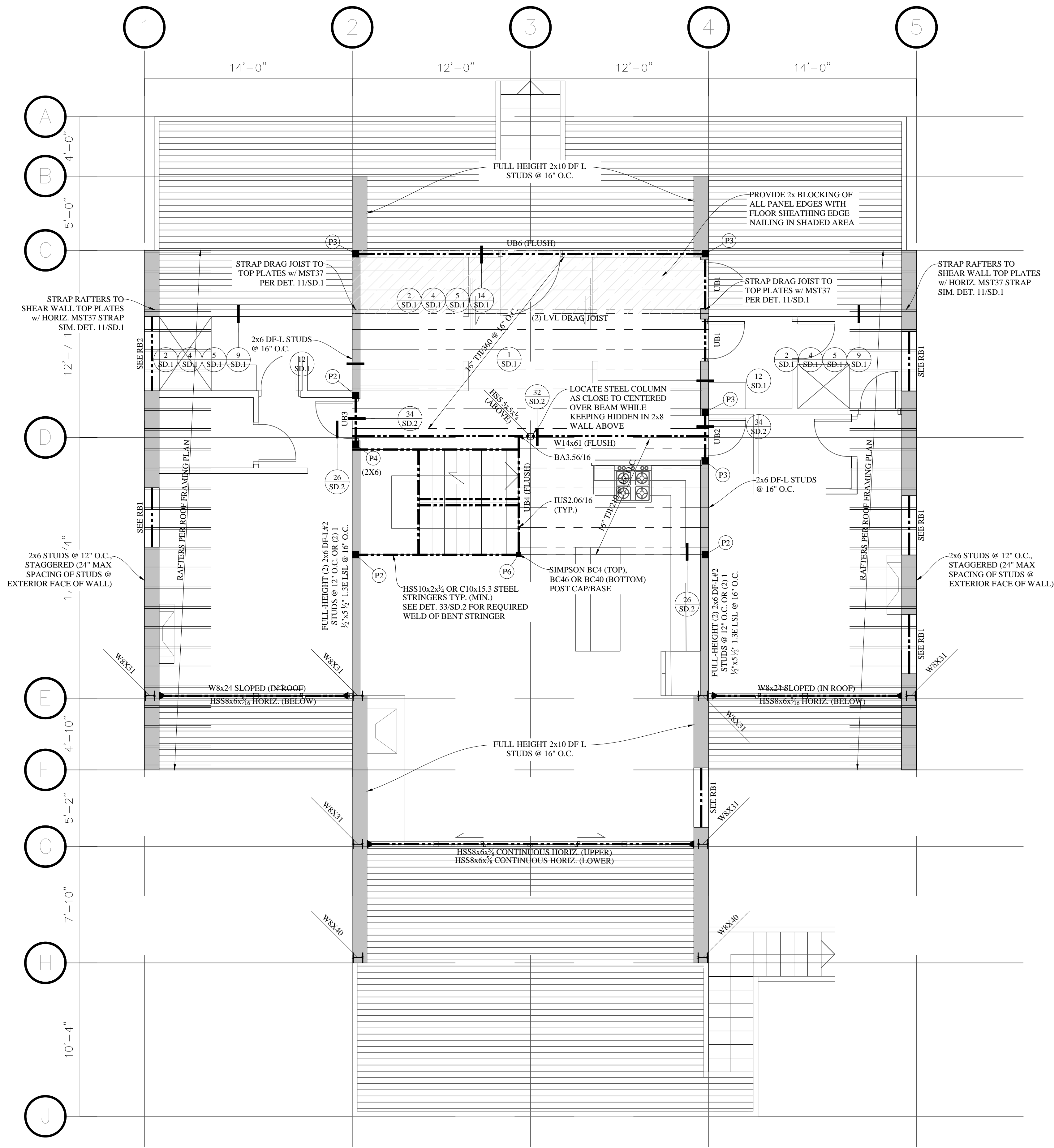
**MAIN FLOOR  
FRAMING  
PLAN**

Scale: 1/4" = 1'-0"  
Date: 06/22/20  
Sheet: S3.0

Eng. by: MSH  
Job #: 20-7108

S3.0





UPPER FLOOR FRAMING

UPPER FLOOR BEAM SCHEDULE				
MARK	QTY.	SIZE	MATERIAL	GRADE
UB1	3	2 x 10	DIM. LUMBER	DF-4#2
UB2	3	1 3/4" x 14"	MICROLLAM	1.9E
UB3	3	1 3/4" x 16"	MICROLLAM	1.9E
UB4	2	1 3/4" x 16"	MICROLLAM	1.9E
UB6	3	1 3/4" x 16"	MICROLLAM	1.9E

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 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.

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 (14) 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 MIN. 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 19/32" OSB PLY WOOD 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 PLYWOOD W/ 16d 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.



**MUIR CABIN**  
SANPETE COUNTY, UTAH  
UPPER FLOOR FRAMING PLAN

REVISION BLOCK		DESCRIPTION	
#	DATE	#	DESCRIPTION
1		1	
2		2	
3		3	
4		4	
5		5	
6		6	

**UPPER FLOOR FRAMING PLAN**

Scale: 1/4" = 1'  
Date: 06/22/20  
Sheet:

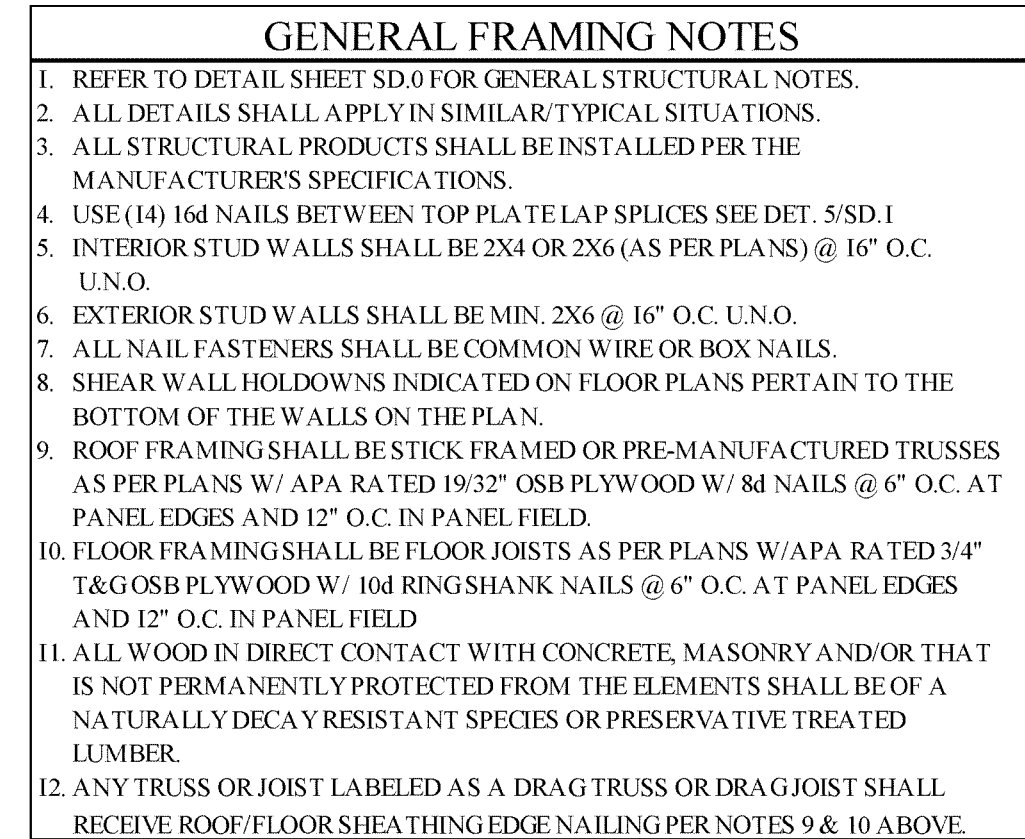
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Job #: 20-7108





REVISION BLOCK		
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2	04-11-12	04-11-12
3	04-11-12	04-11-12
4	04-11-12	04-11-12
5	04-11-12	04-11-12
6	04-11-12	04-11-12

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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:

- FLAT ROOF SNOW LOAD: 180 PSF
- SLOPED ROOF SNOW LOAD: 112.5 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: 105 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 HANGEROED 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:
  - WEYERHAUSER 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<sub>b</sub> = 2,400 PSI
  - F<sub>v</sub> = 265 PSI

MICROLLAM

1. MICROLLAM BEAMS SHALL BE LAMINATED VENEER LUMBER (LVL)
2. MINIMUM DESIGN VALUES:
- E = 2,000,000 PSI
  - F<sub>b</sub> = 2,600 PSI
  - F<sub>v</sub> = 285 PSI

PARALLAM

1. PARALLAM BEAMS SHALL BE PARALLEL STRAND LUMBER (PSL)
2. MINIMUM DESIGN VALUES:
- E = 2,200,000 PSI
  - F<sub>b</sub> = 2,900 PSI
  - F<sub>v</sub> = 290 PSI

TIMBERSTRAND

1. TIMBERSTRAND BEAMS SHALL BE LAMINATED STRAND LUMBER (LSL)
2. MINIMUM DESIGN VALUES:
- E = 1,550,000 PSI
  - F<sub>b</sub> = 2,325 PSI
  - F<sub>v</sub> = 310 PSI

PREFABRICATED WOOD I-JOIST

1. PREFABRICATED I-JOIST SHALL BE WEYERHAUESER TRUS JOIST TJH 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<sub>c</sub> (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<sub>y</sub> = 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<sub>y</sub> = 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: 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<sub>y</sub> = 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.

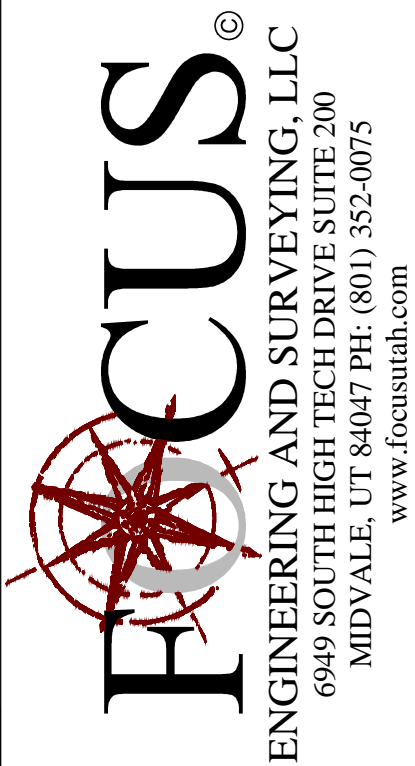
MASONRY & STONE VENEER

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.



MUIR CABIN  
SANPETE COUNTY, UTAH  
STRUCTURAL NOTES

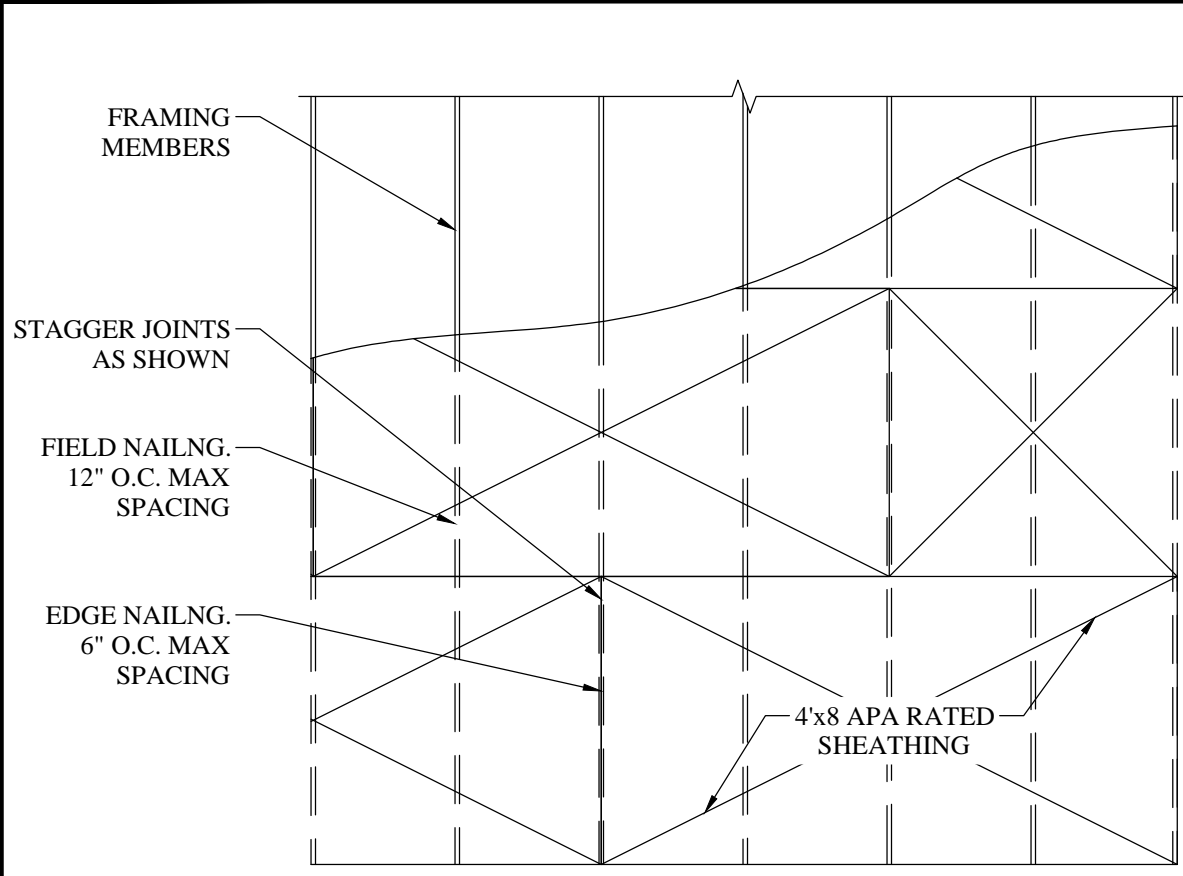
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#	DATE	1	2	3	4	5	6

STRUCTURAL  
NOTES

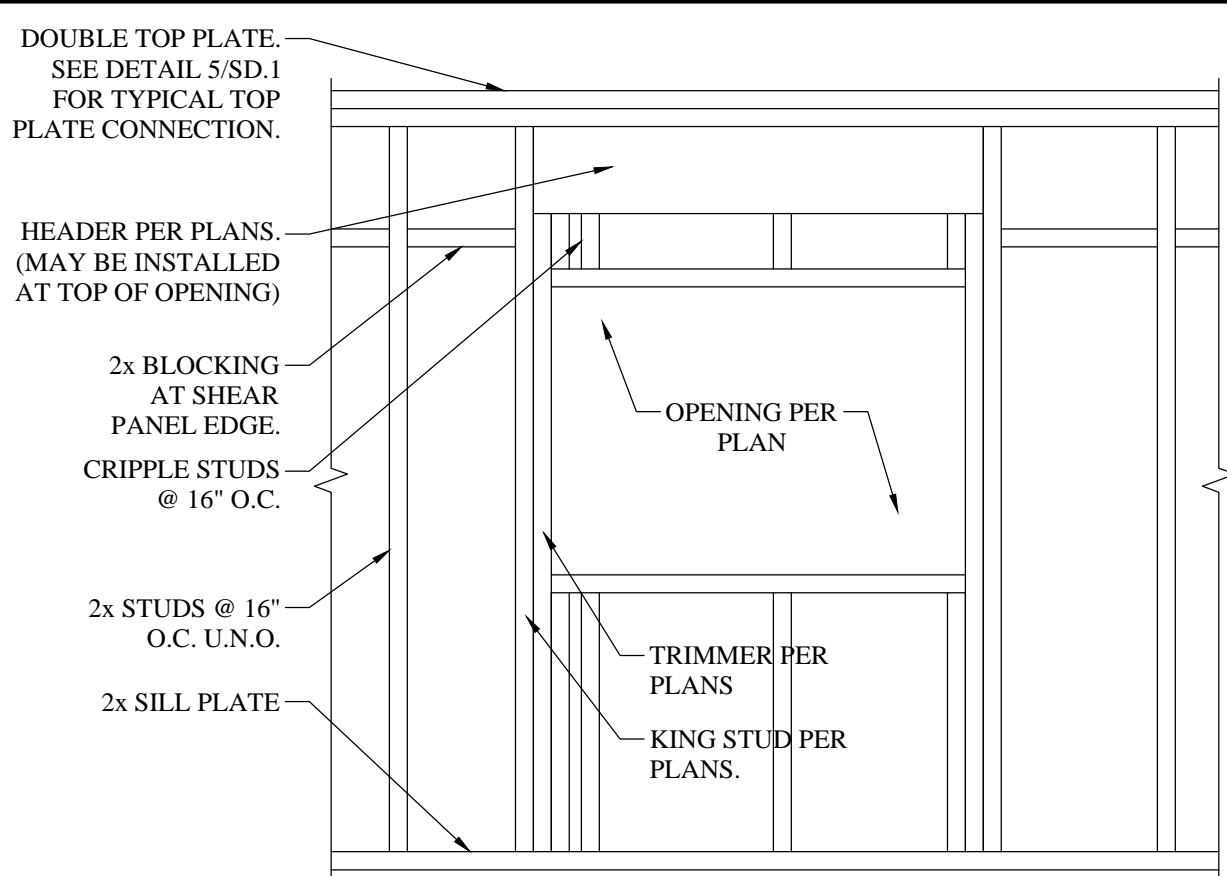
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Date: 6/15/20 Job #: 20-7108  
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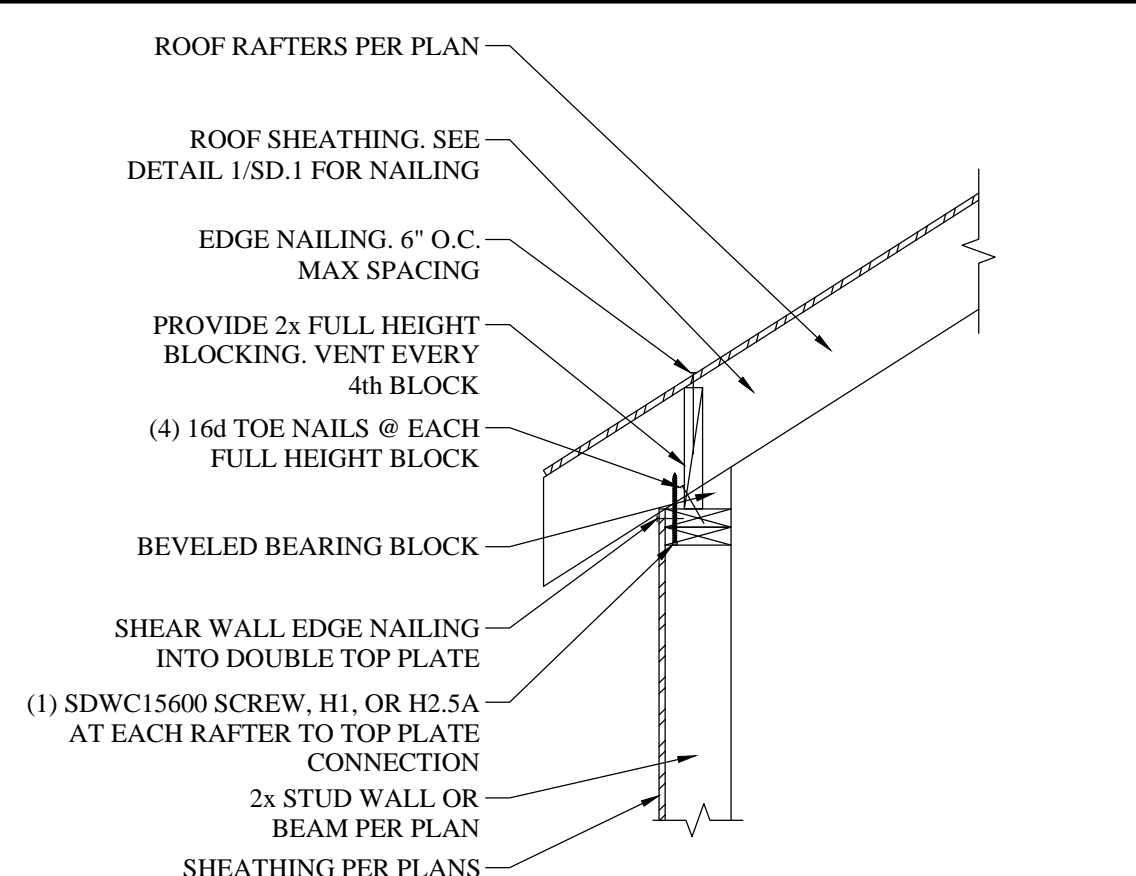




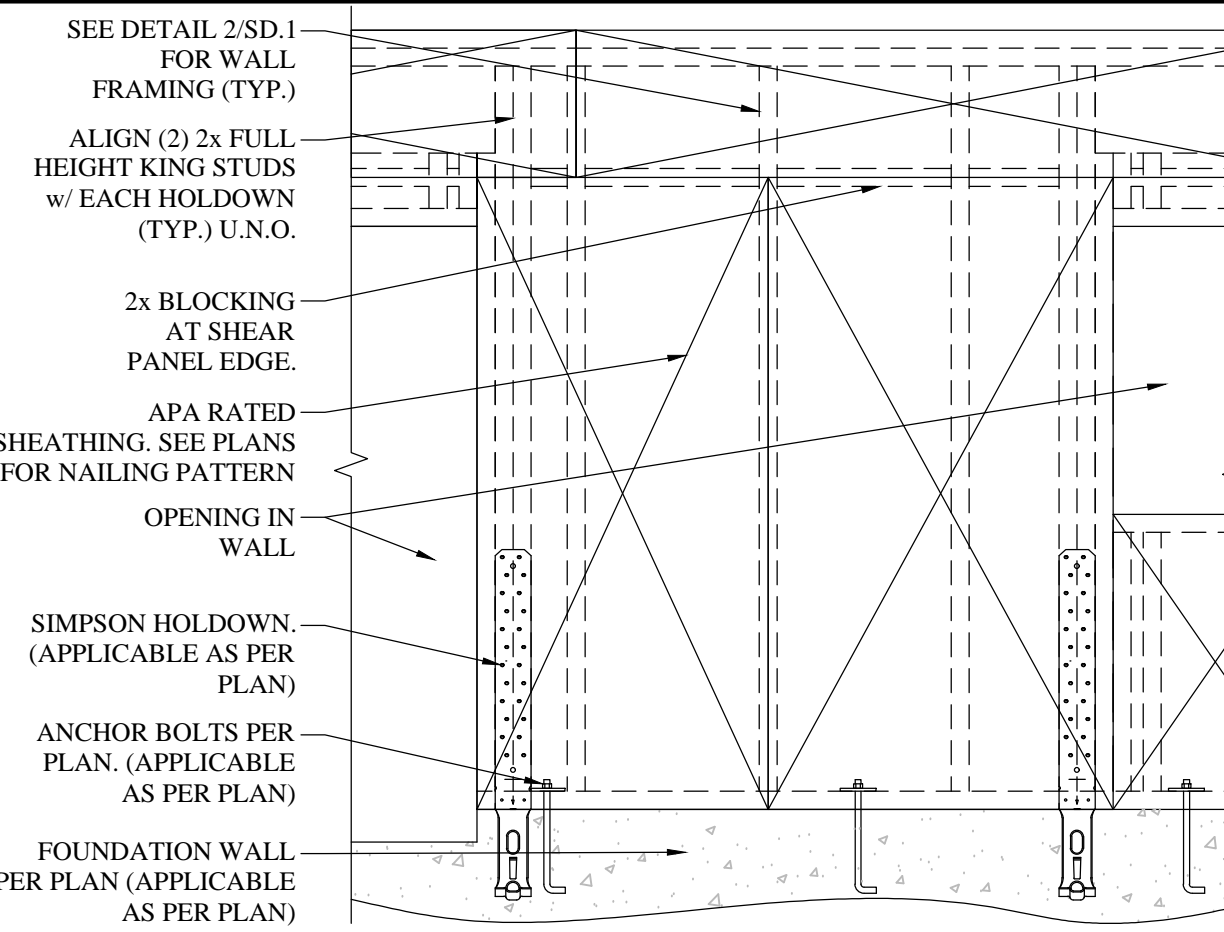
1 TYPICAL HORIZONTAL DIAPHRAGM (UNBLOCKED)



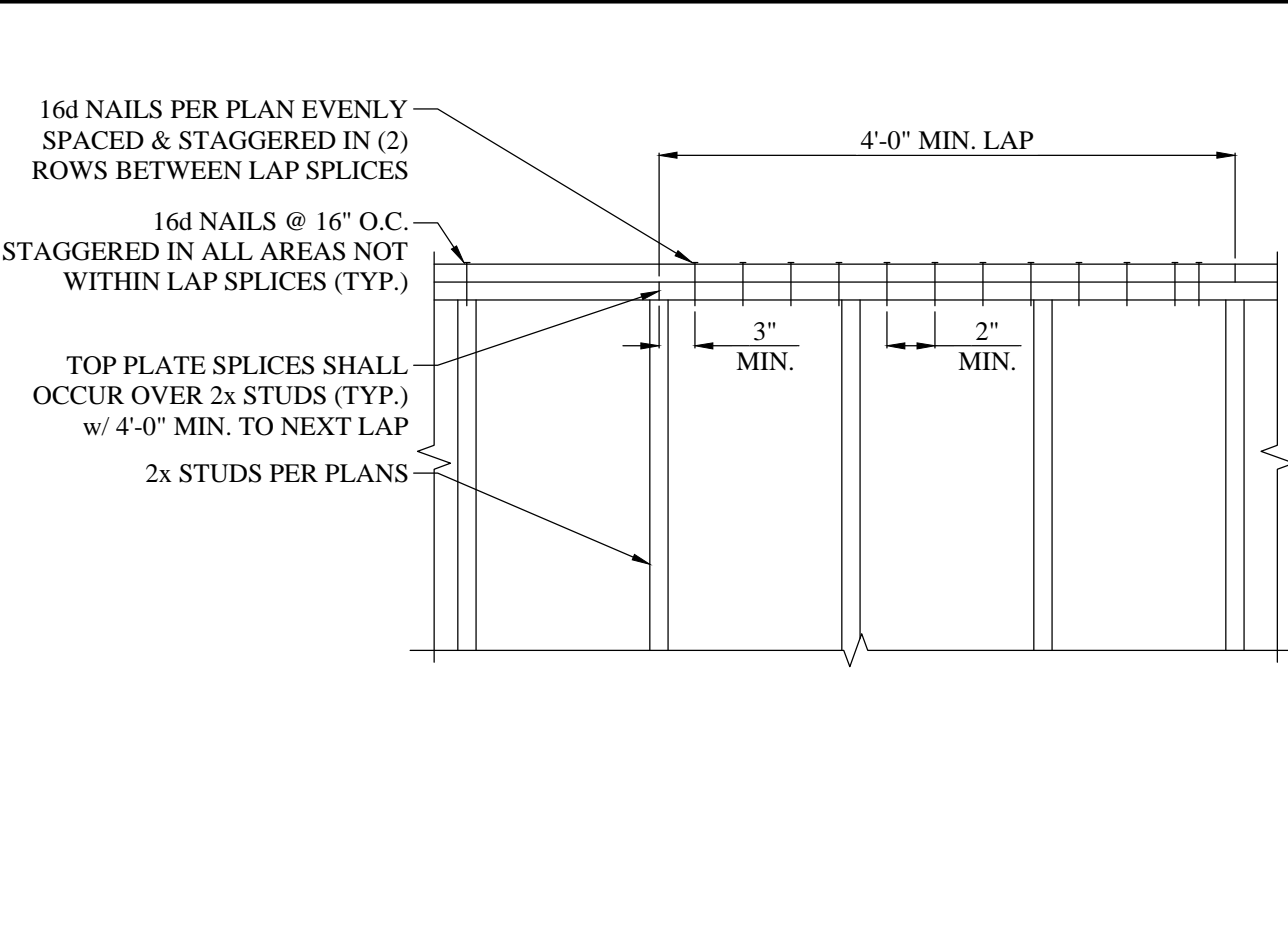
2 TYPICAL WALL FRAMING



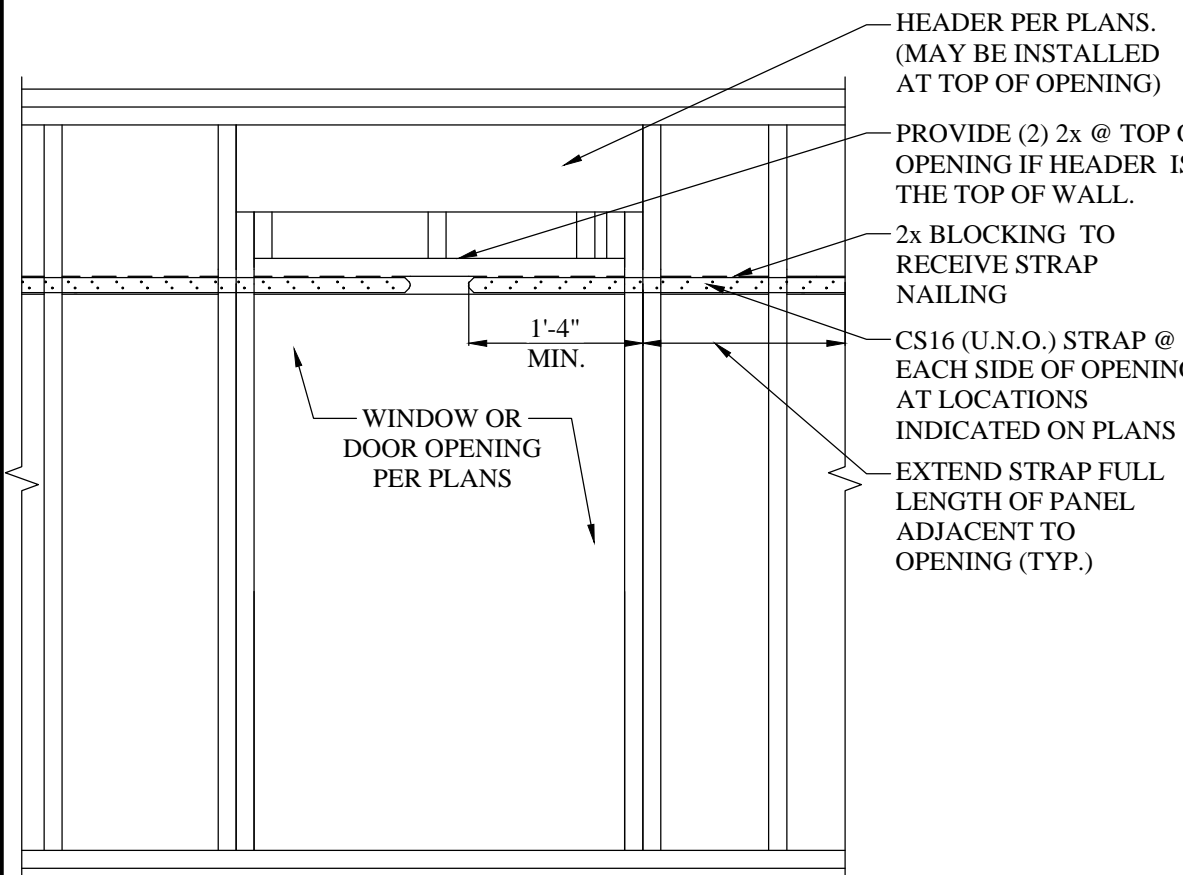
3 TYP. RAFTER TO WALL CONNECTION



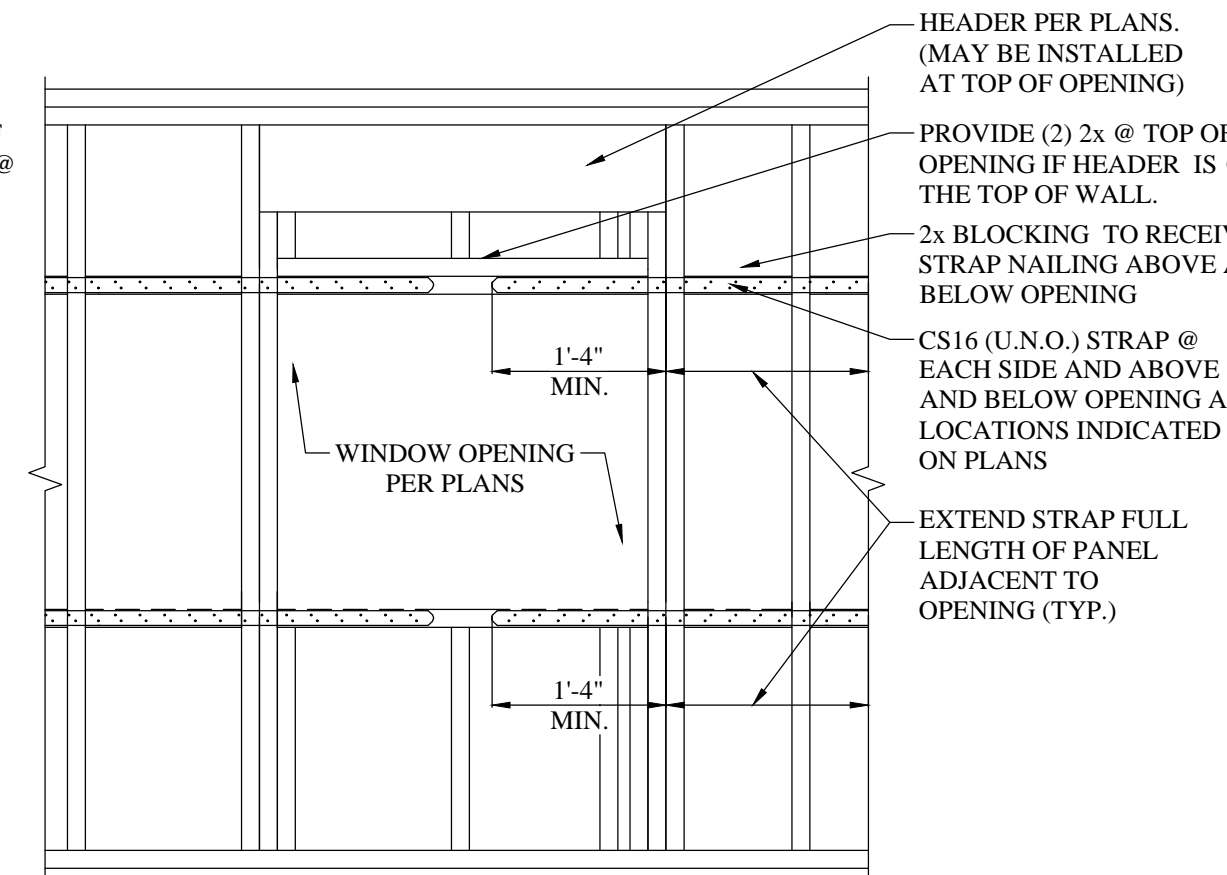
4 TYP. SHEAR WALL CONNECTION



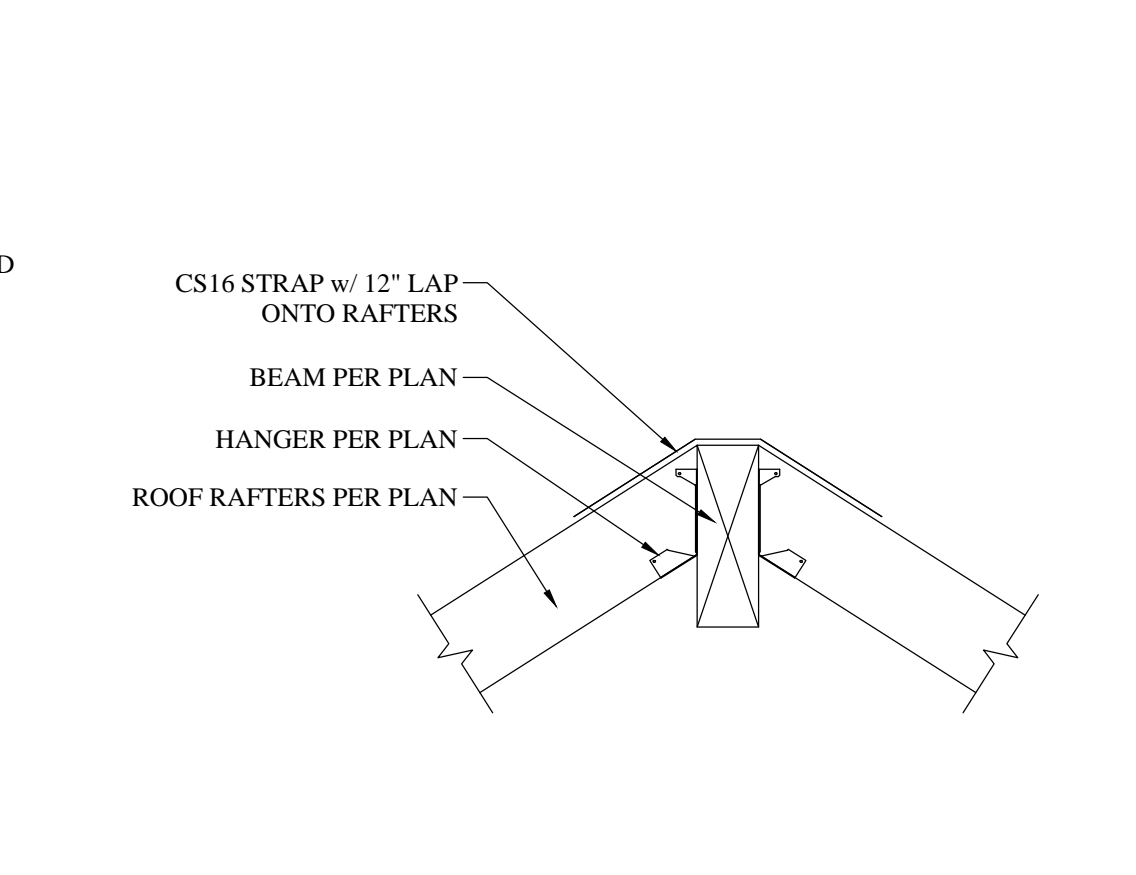
5 TYP. TOP PLATE SPLICE CONNECTION



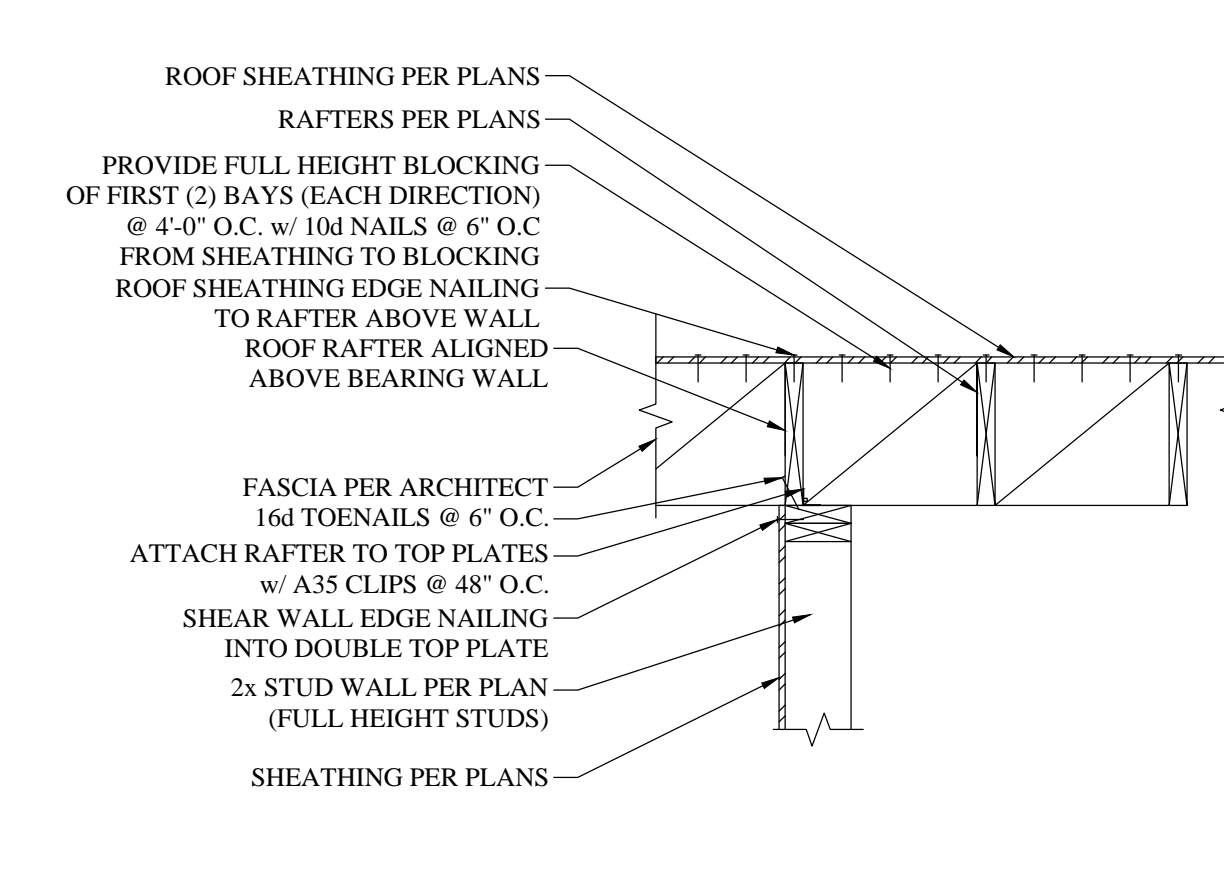
6 STRAPPED OPENING @ HEADER (ONLY REQUIRED AS CALLED ON PLANS)



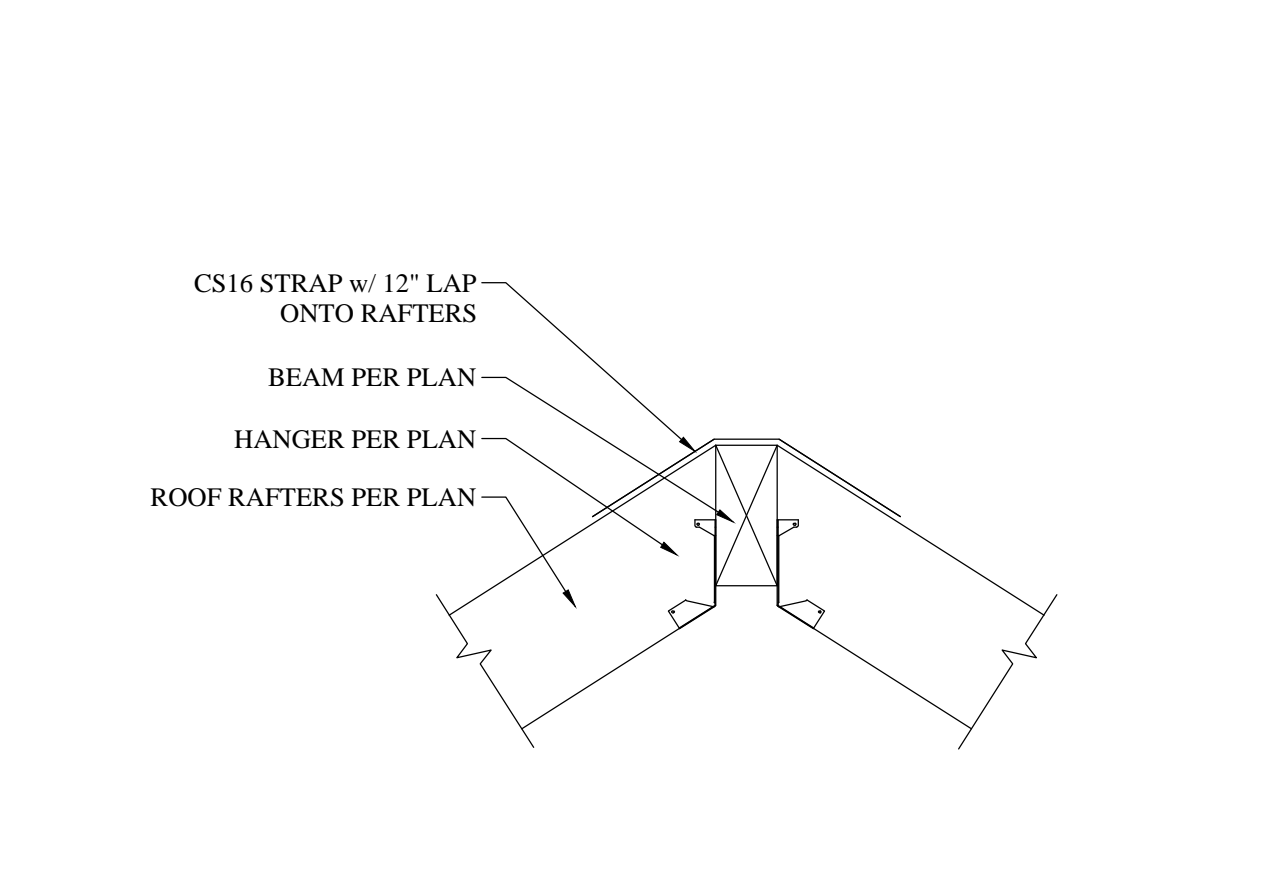
7 STRAPPED OPENING @ HEADER & SILL (ONLY REQUIRED AS CALLED ON PLANS)



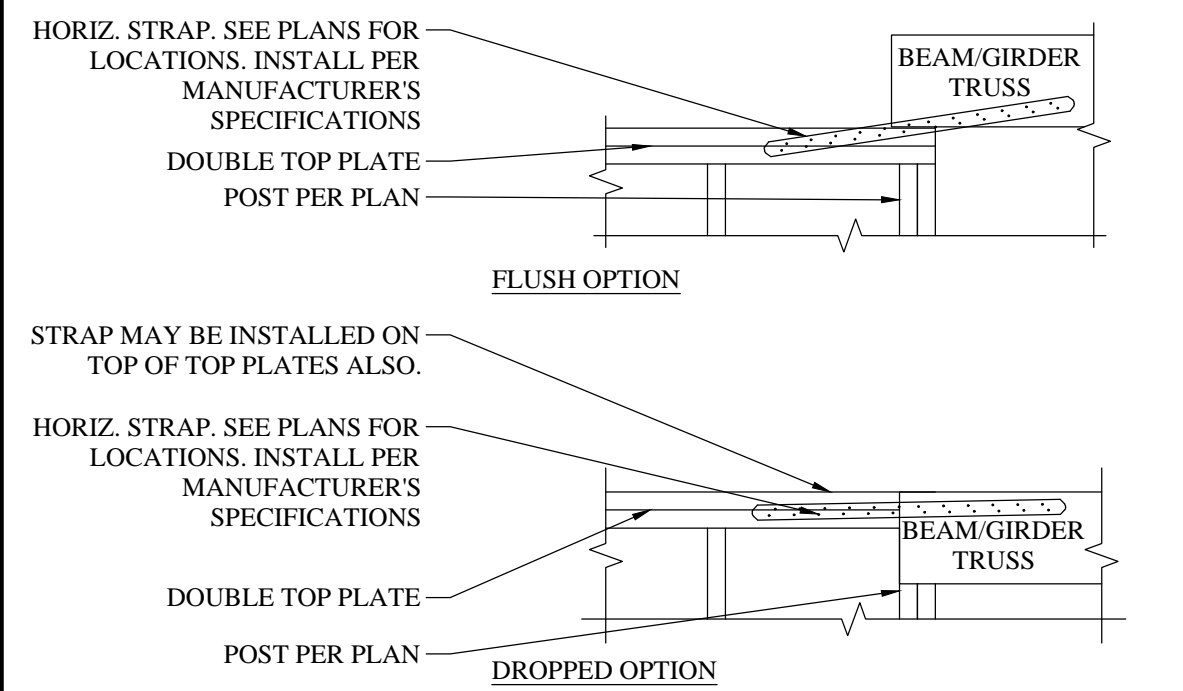
8 TYP. RAFTERS TO RIDGE BEAM



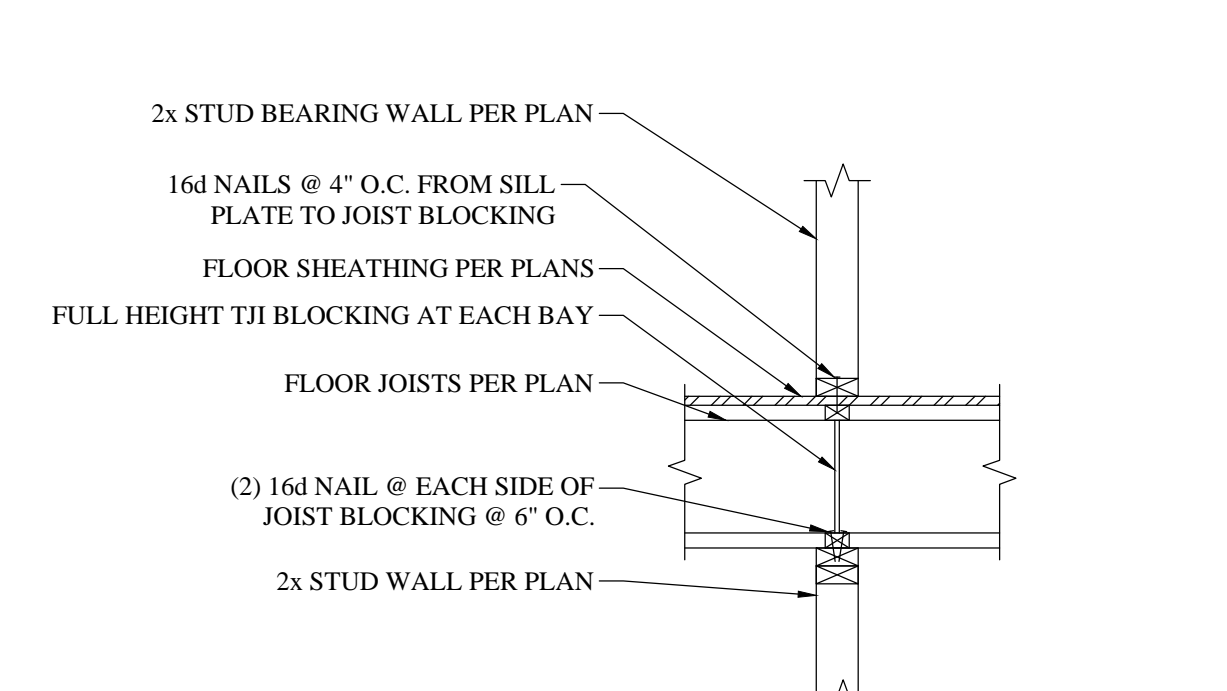
9 TYP. GABLE END RAFTER TO WALL



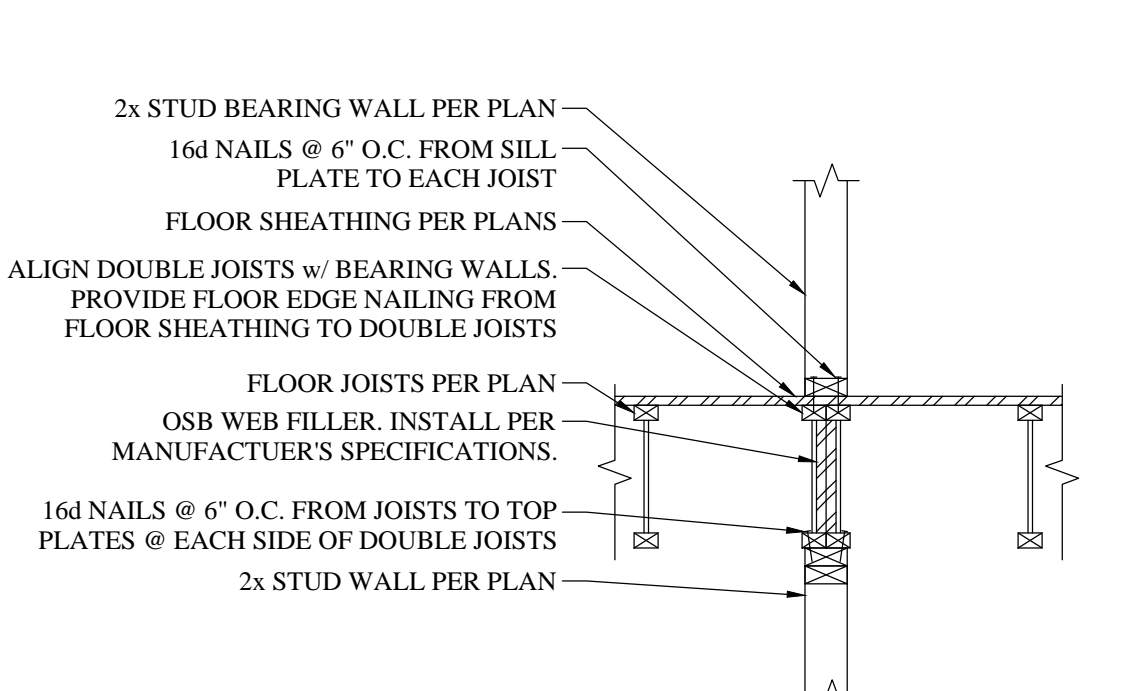
10 TYP. RAFTERS TO HIDDEN RIDGE BEAM



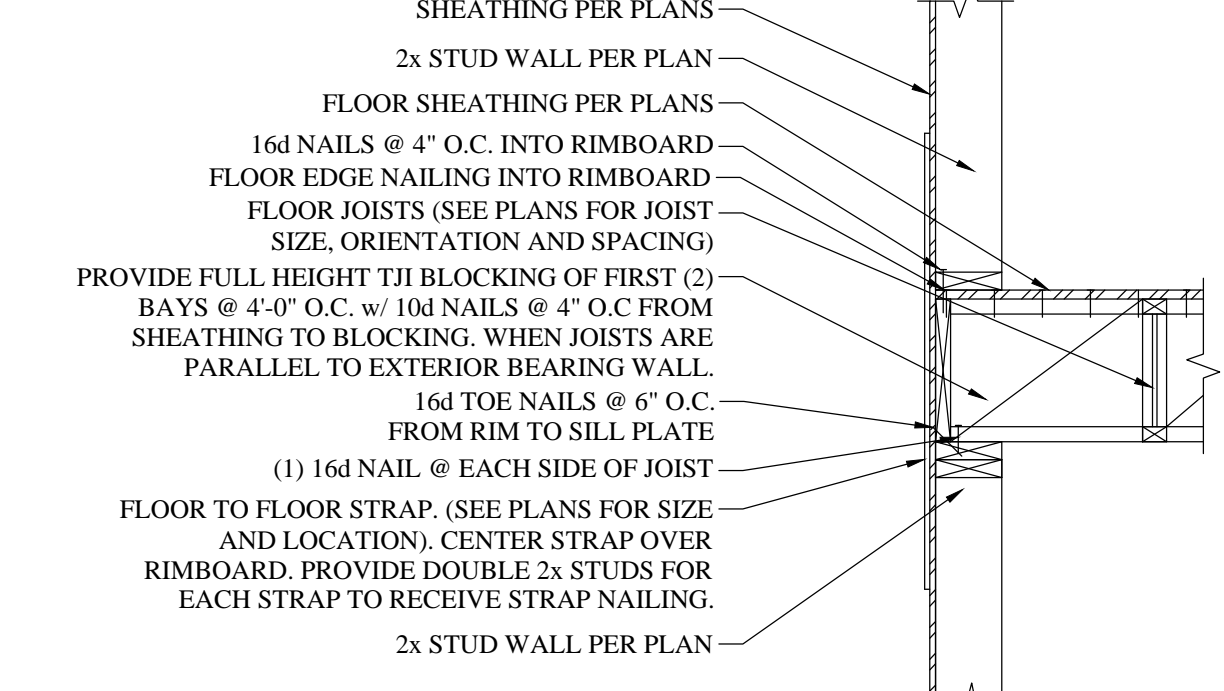
11 HORIZ. STRAP OPTIONS



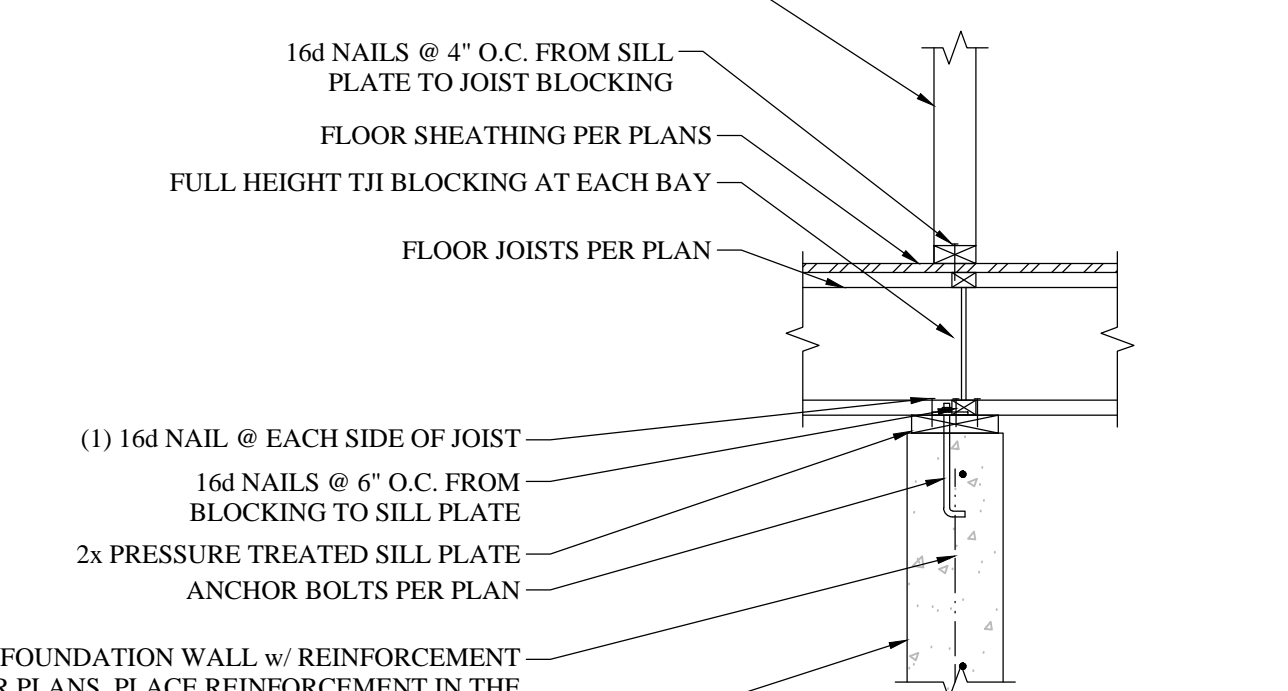
12 TYP. INT. BEARING WALL (JOISTS PERP.)



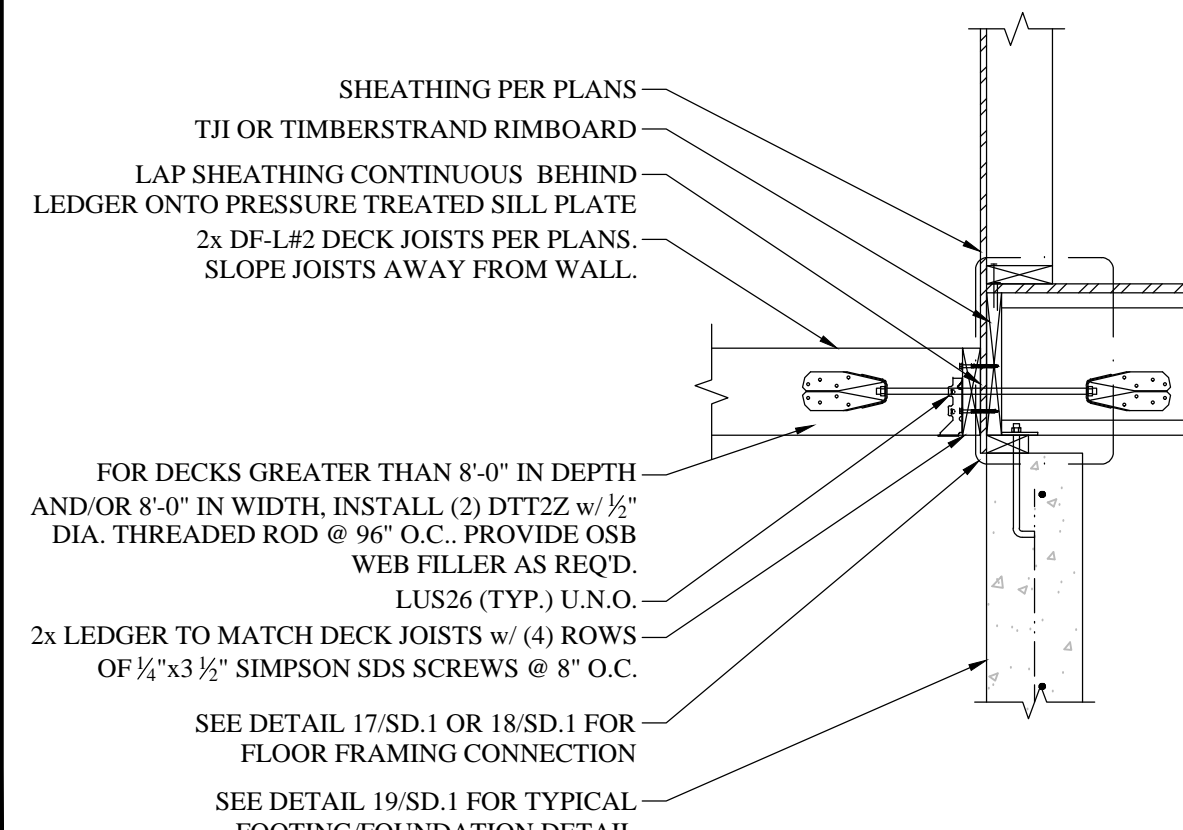
13 TYP. INT. BEARING WALL (JOISTS PARALLEL)



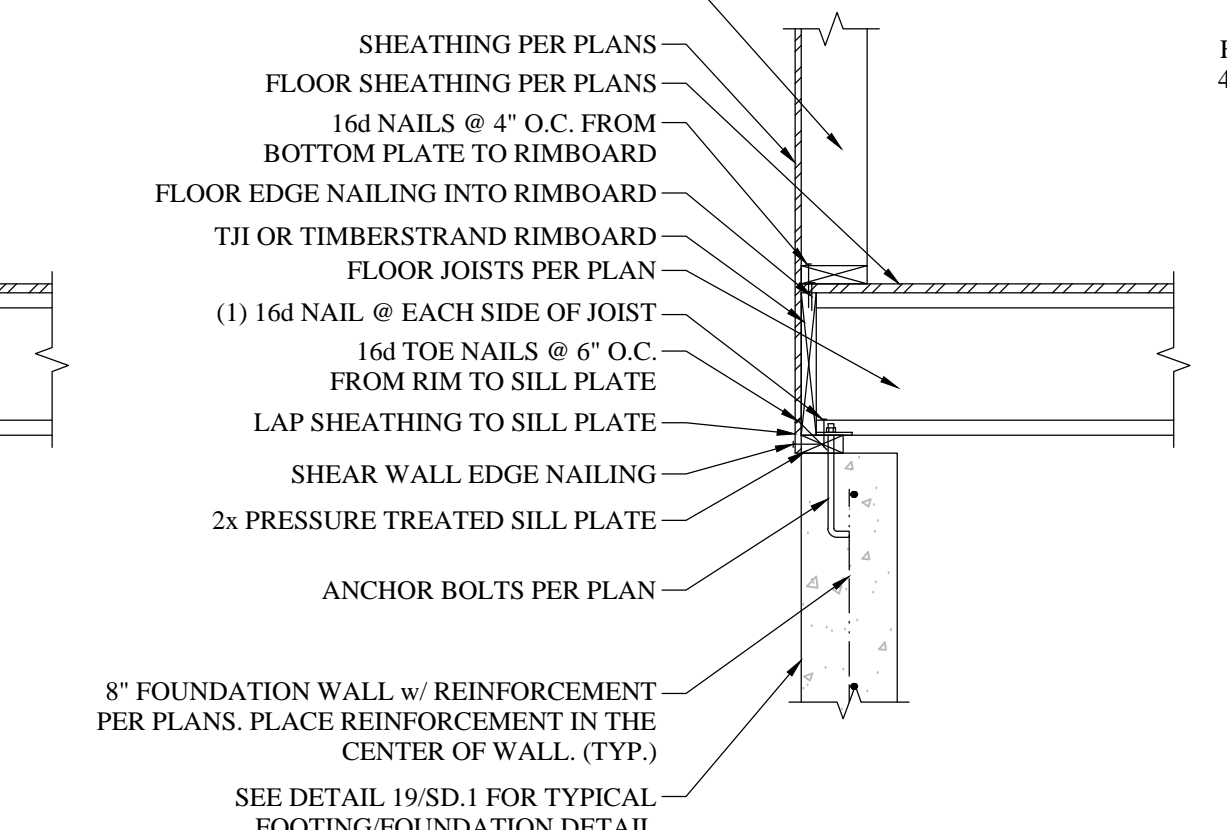
14 TYP. EXTERIOR BEARING WALL



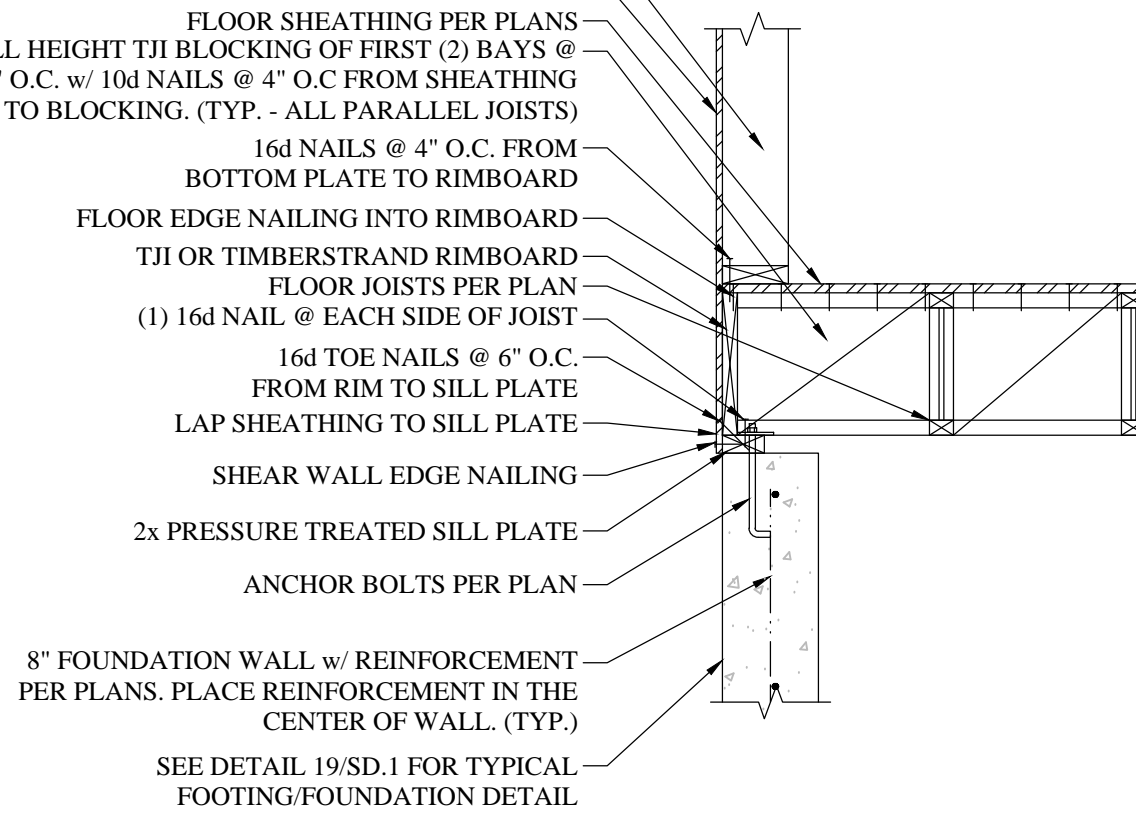
15 (NOT USED)



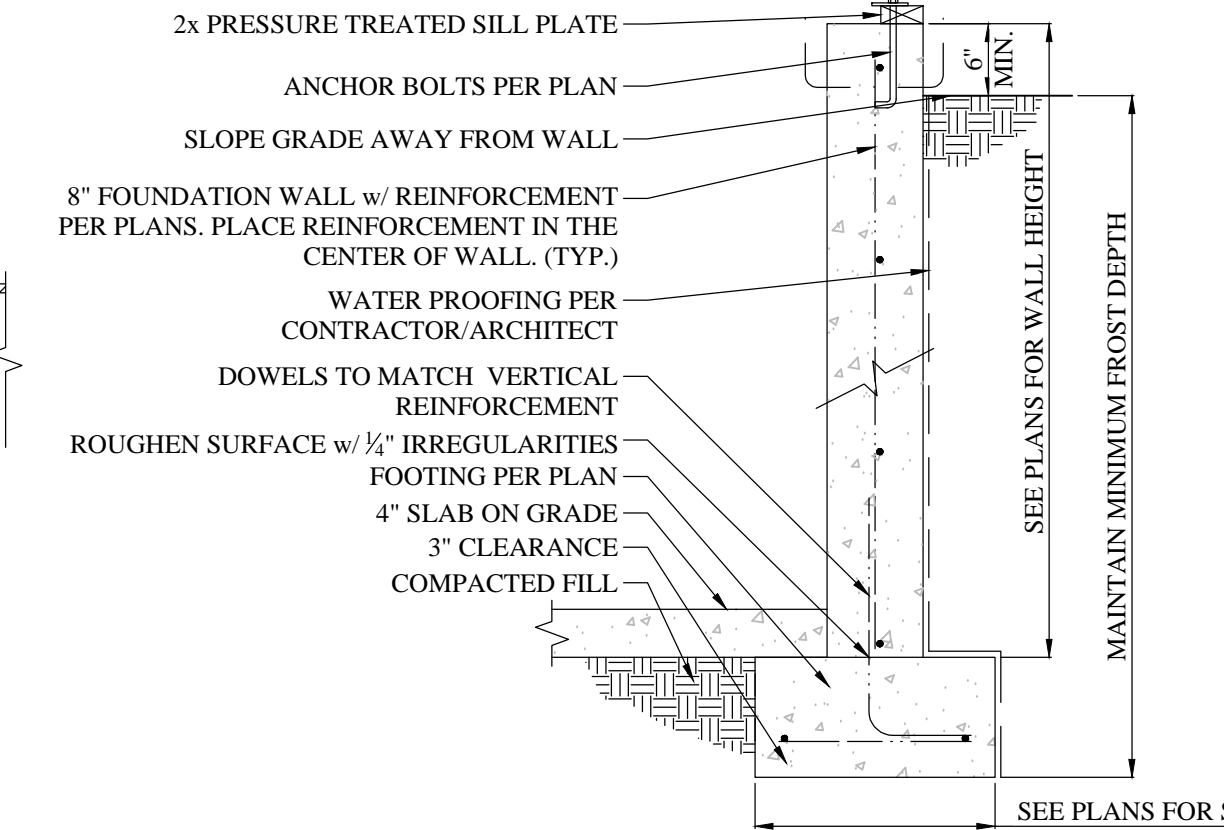
16 TYPICAL DECK CONNECTION



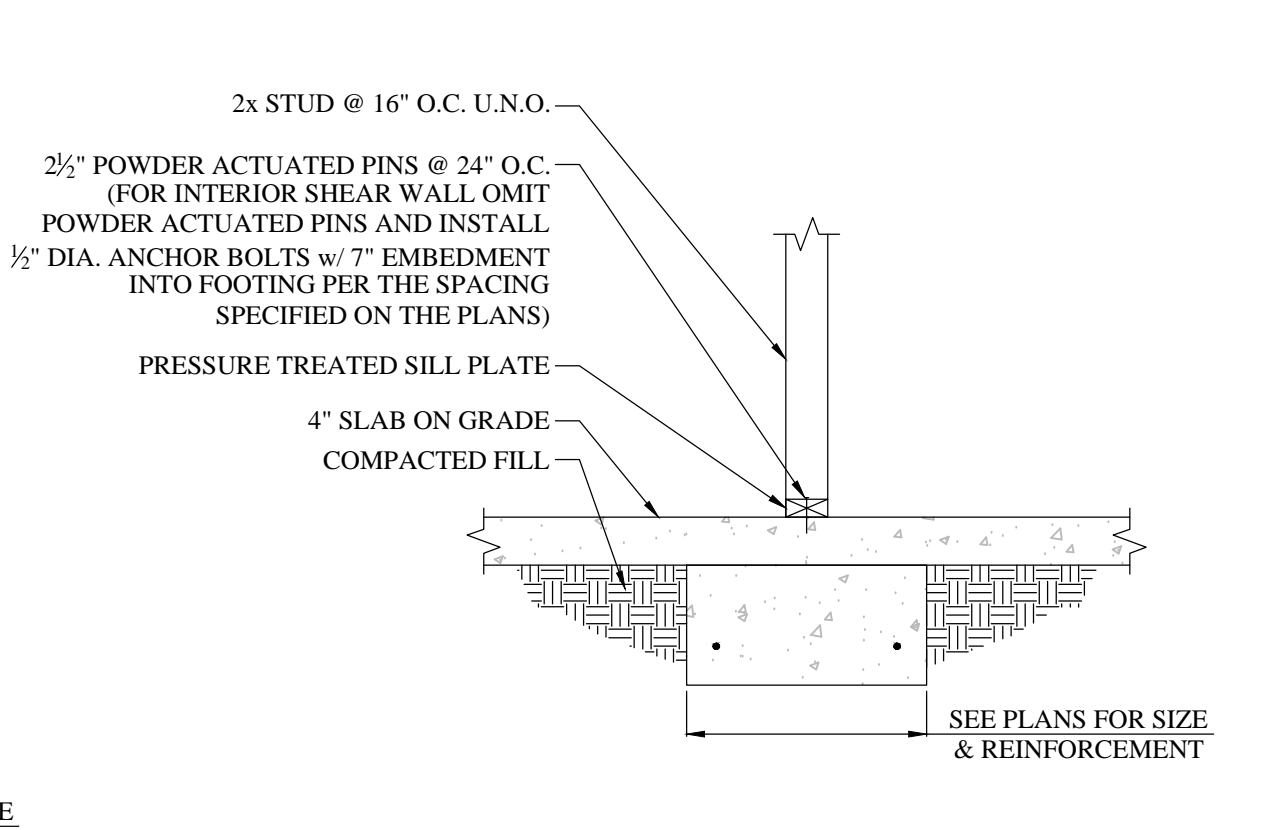
17 TYP. JOIST TO FDN. WALL (PERP.)



18 TYP. JOIST TO FDN. WALL (PARALLEL)



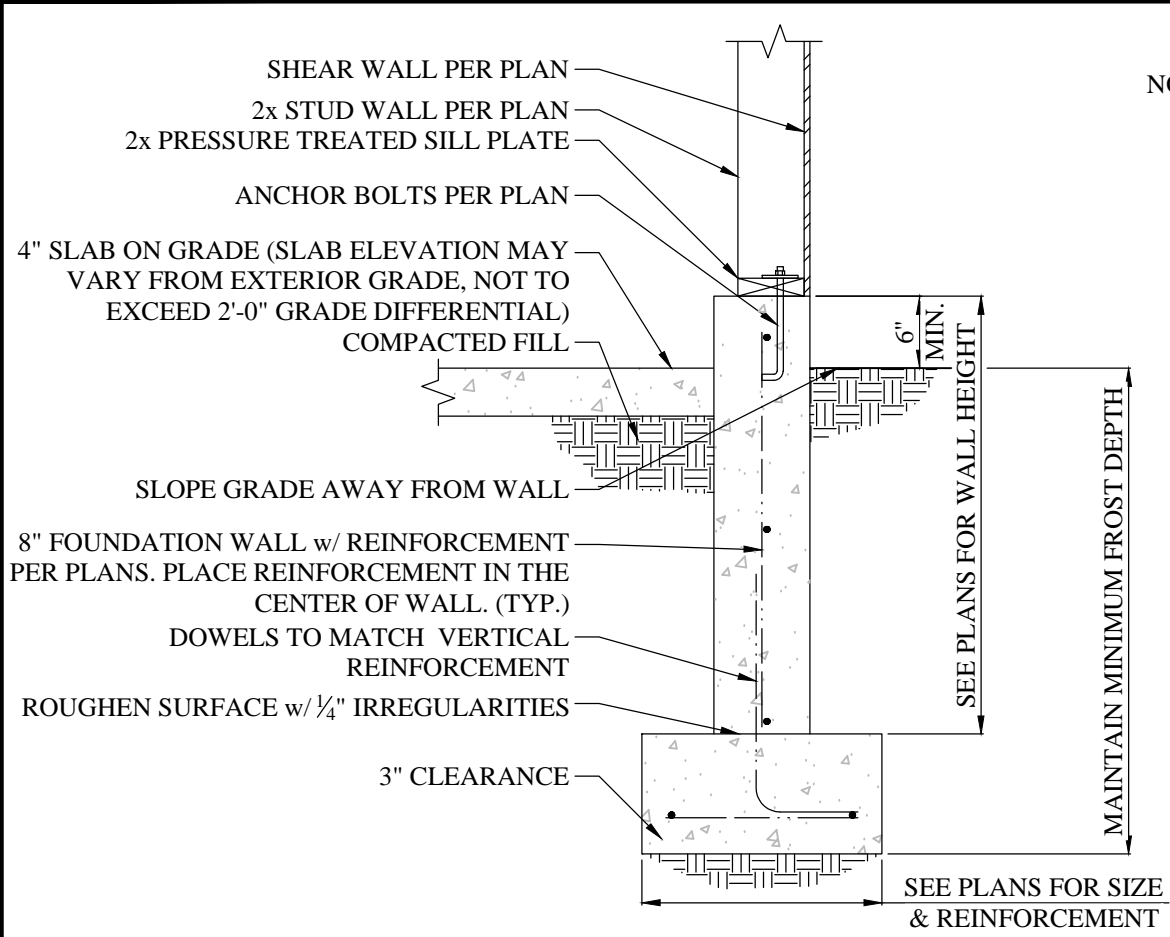
19 TYP. FOOTING & FOUNDATION



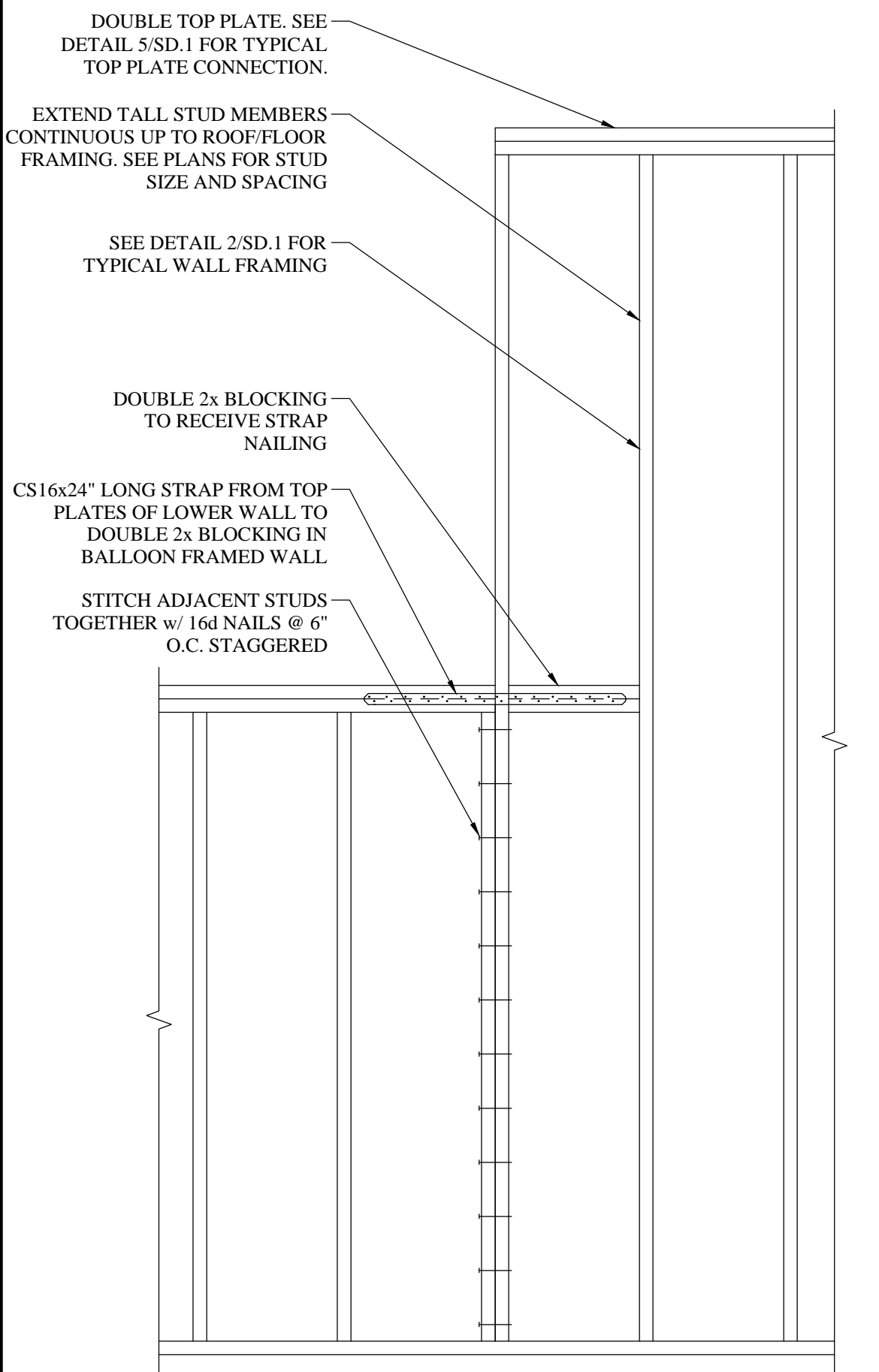
20 TYP. INTERIOR FOOTING

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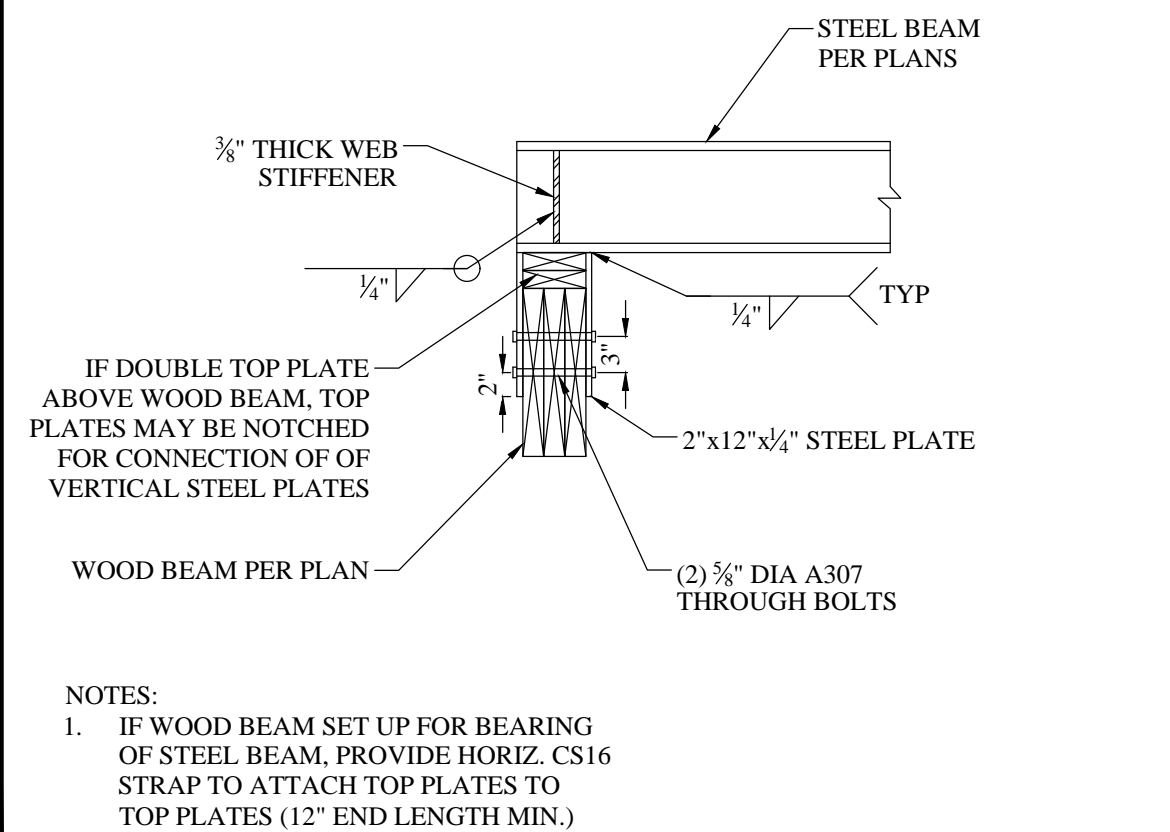


21 TYP. SLAB ON GRADE FOUNDATION (NOT USED)



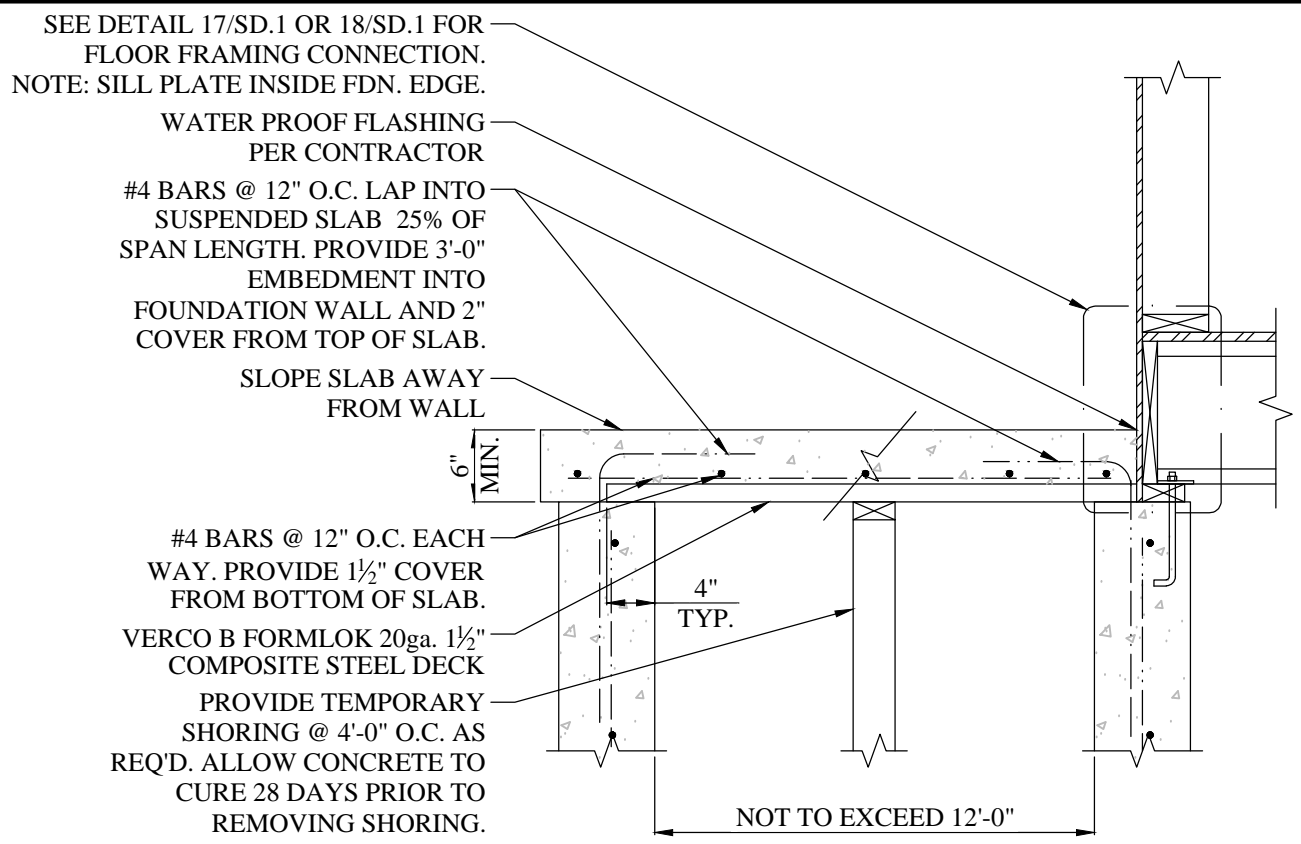
- NOTES:
1. ROOF/FLOOR FRAMING NOT SHOWN FOR CLARITY

26 TYP. BALLOON FRAMING

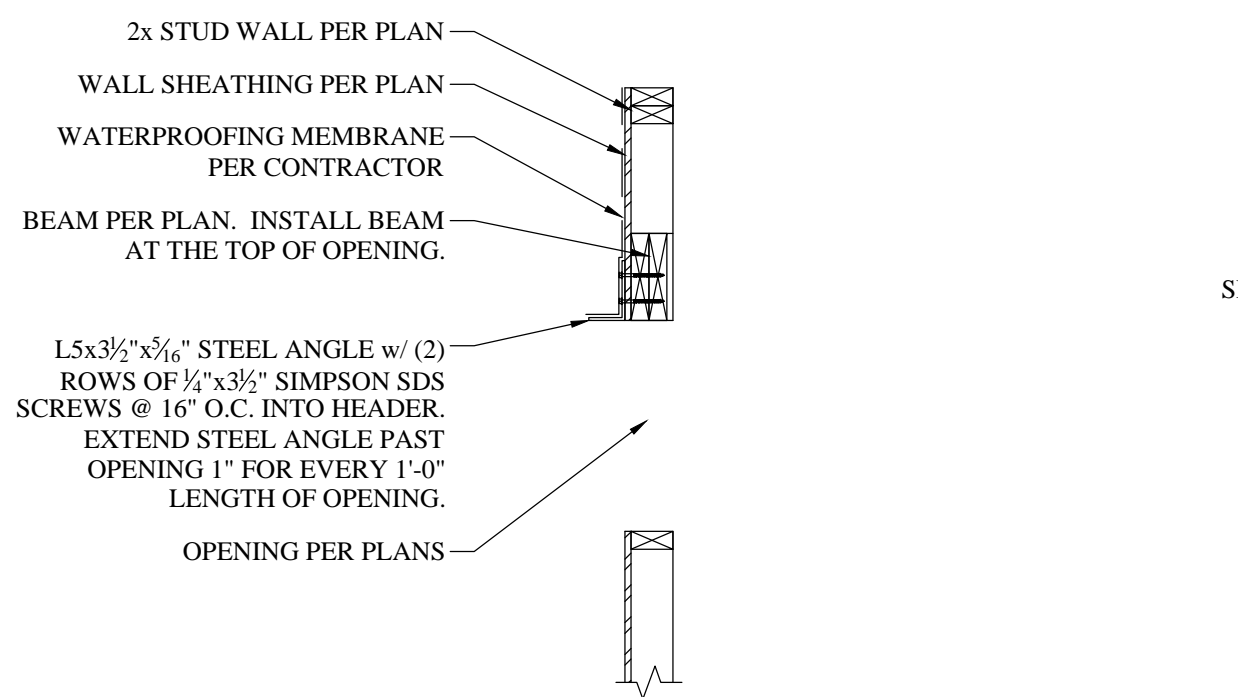


- NOTES:
1. IF WOOD BEAM SET UP FOR BEARING OF STEEL BEAM, PROVIDE HORIZ. CS16 STRAP TO ATTACH TOP PLATES TO TOP PLATES (12" END LENGTH MIN.)

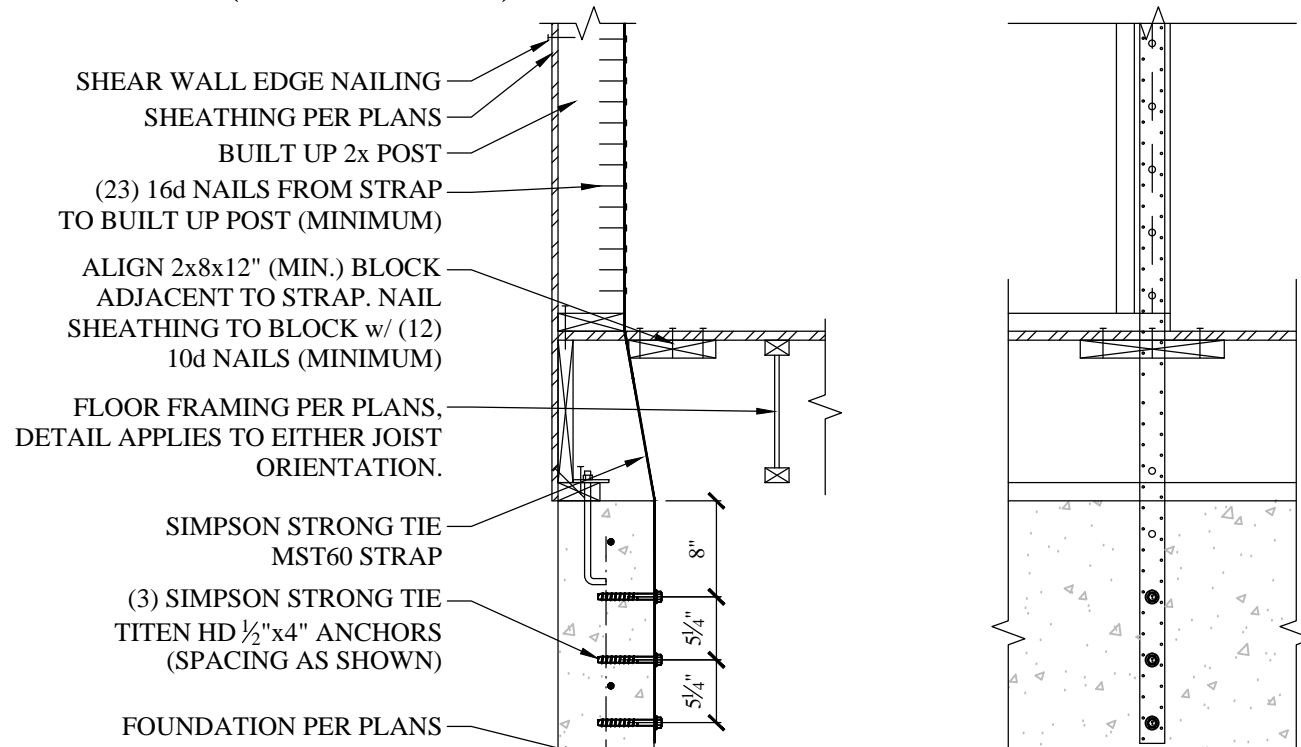
34 STEEL BEAM TO WOOD BEAM



22 TYP. COMPOSITE SUSPENDED PORCH SLAB (NOT USED)

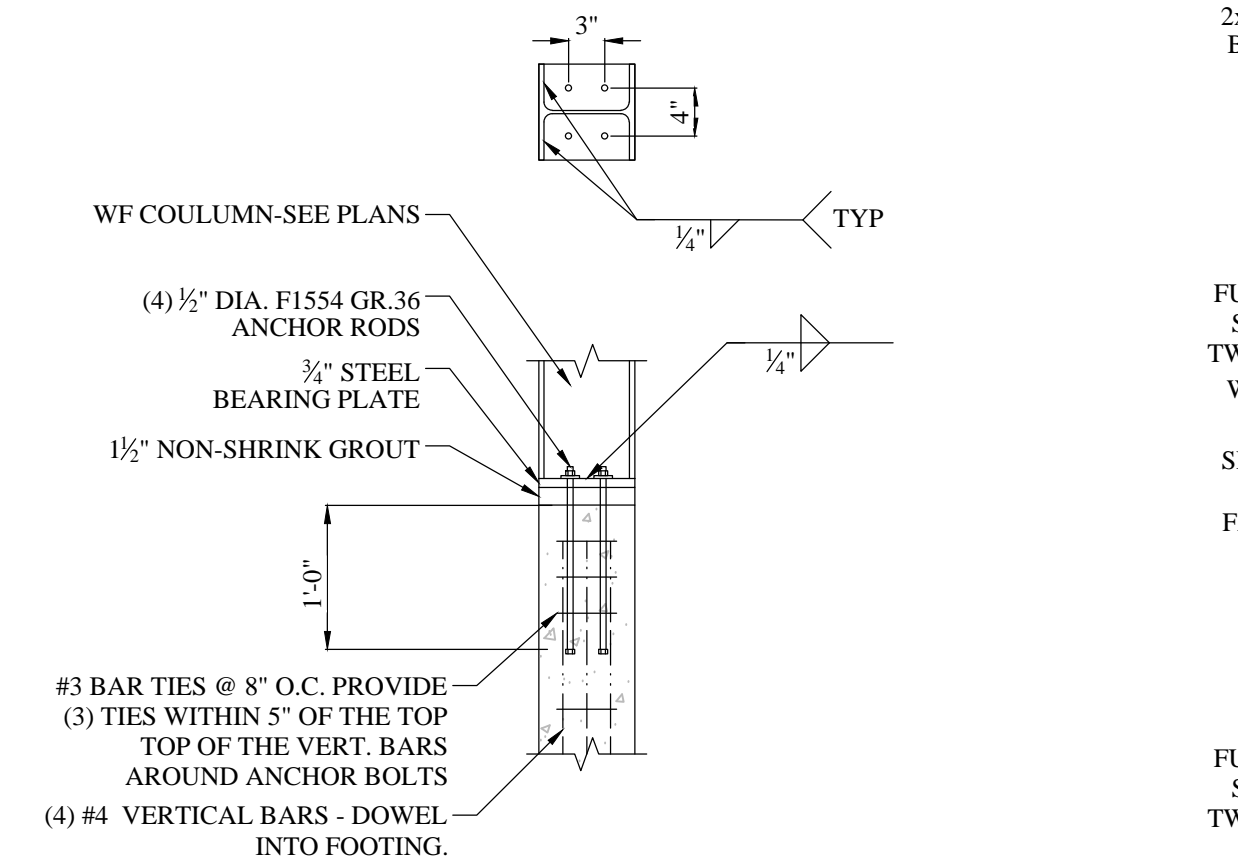


27 TYPICAL STEEL LINTEL (NOT USED)

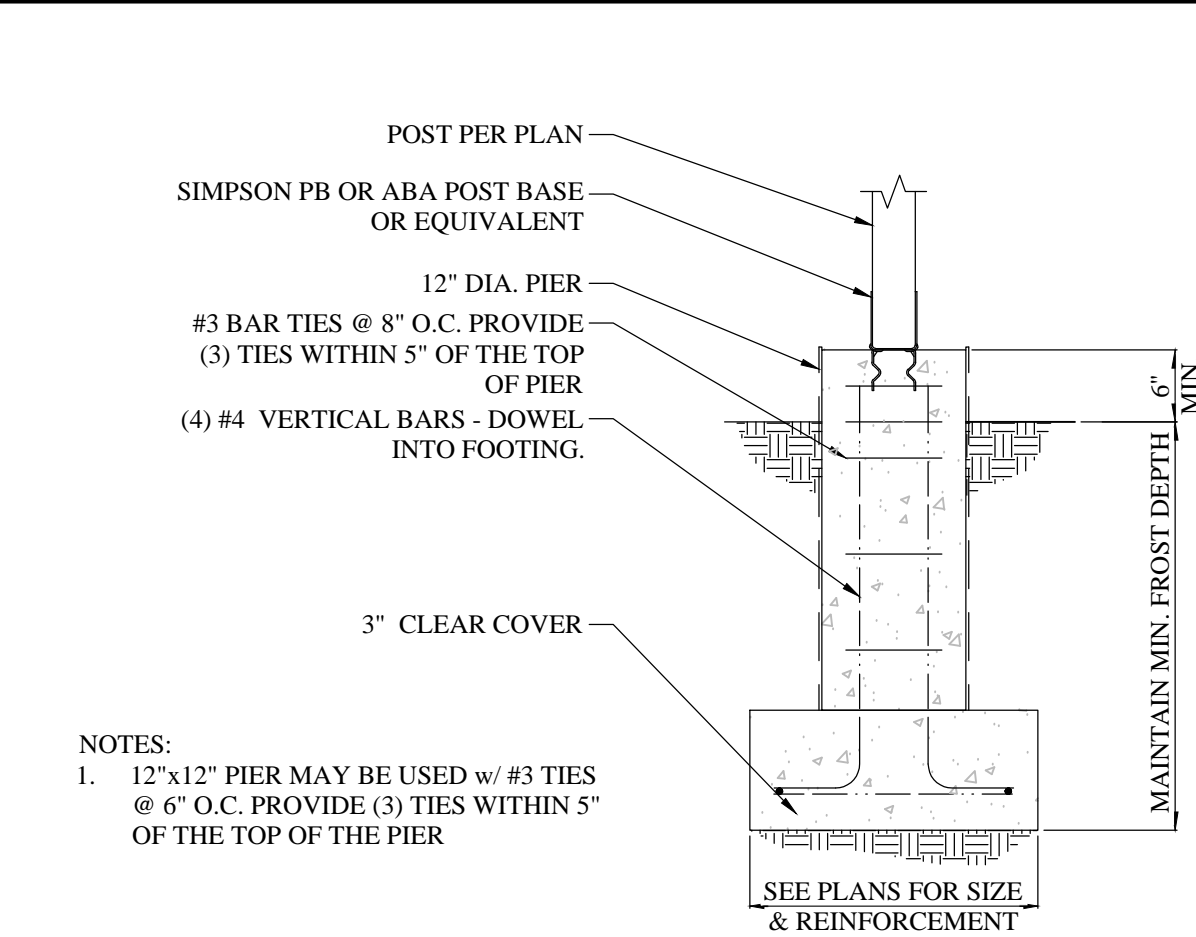


- NOTES:
1. APPLICABLE AS A SUBSTITUTION FOR LSTHD8/8RJ OR STHD10/10RJ HOLDDOWNS
  2. IF STRAP OPTION IS DESIRED AT CORNER OF FOUNDATION WALL OR AT END OF FOUNDATION WALL, CONSULT WITH ENGINEER TO DETERMINE REQUIRED EDGE DISTANCE FOR ANCHORS. CONTINUOUS BUILT UP 2x POST FROM EDGE OF SHEAR WALL TO LOCATION OF STRAP MAY BE REQUIRED

31 STRAP REPLACEMENT FOR HOLDOWN

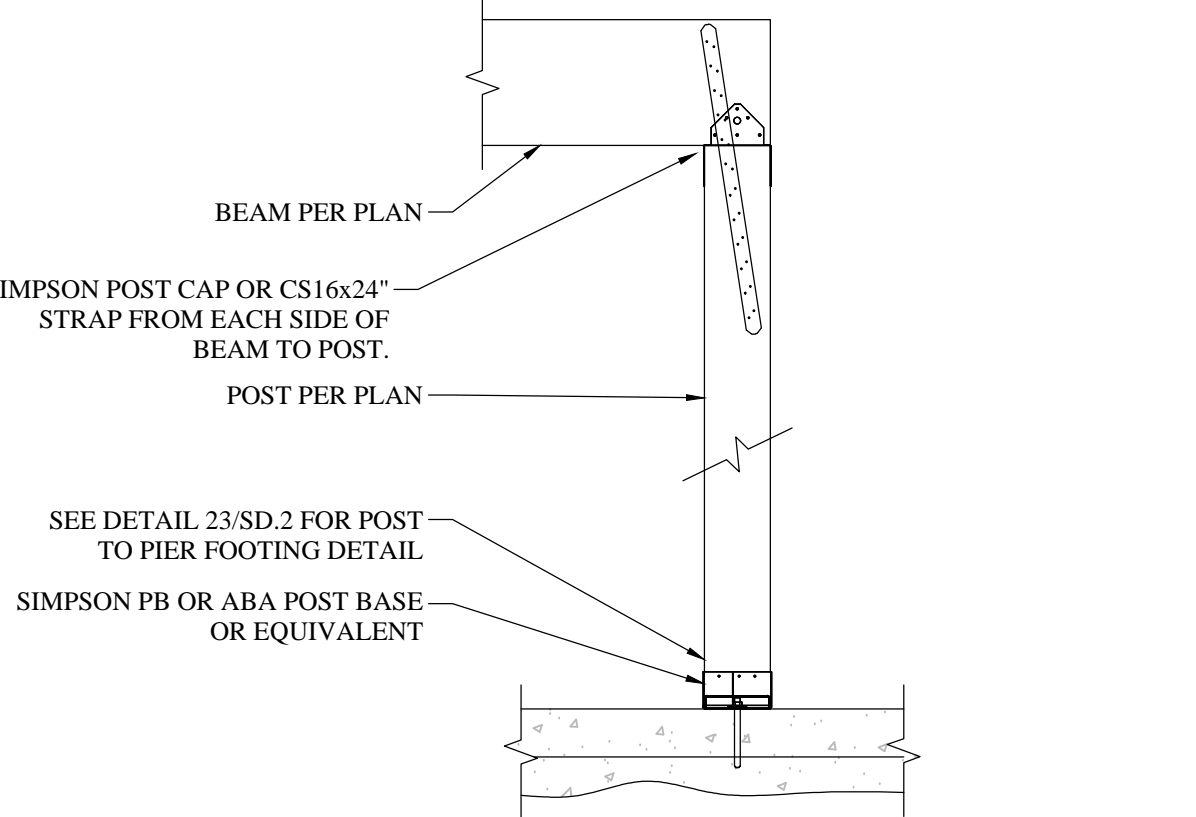


35 STEEL COLUMN ANCHORAGE

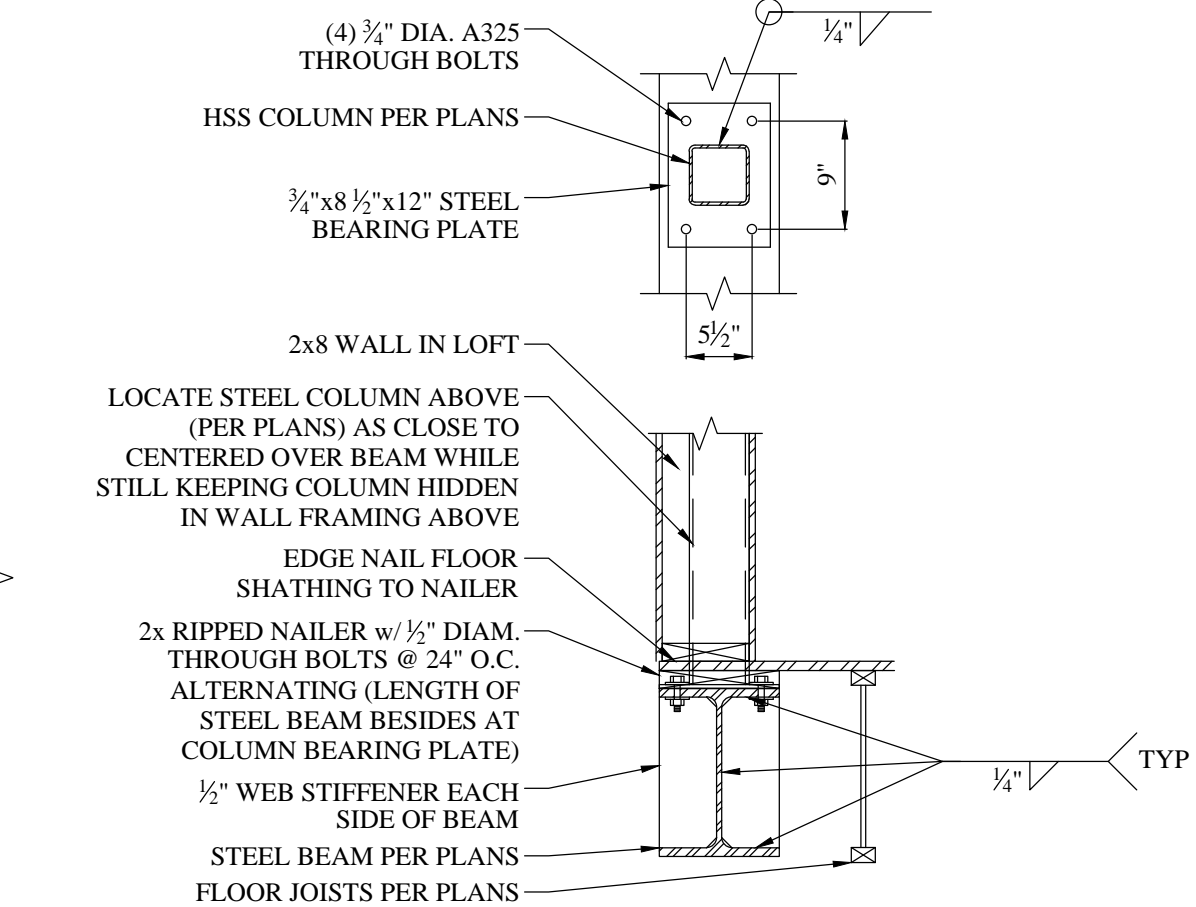


- NOTES:
1. 12"x12" PIER MAY BE USED w/ #3 TIES @ 6" O.C. PROVIDE (3) TIES WITHIN 5" OF THE TOP OF THE PIER

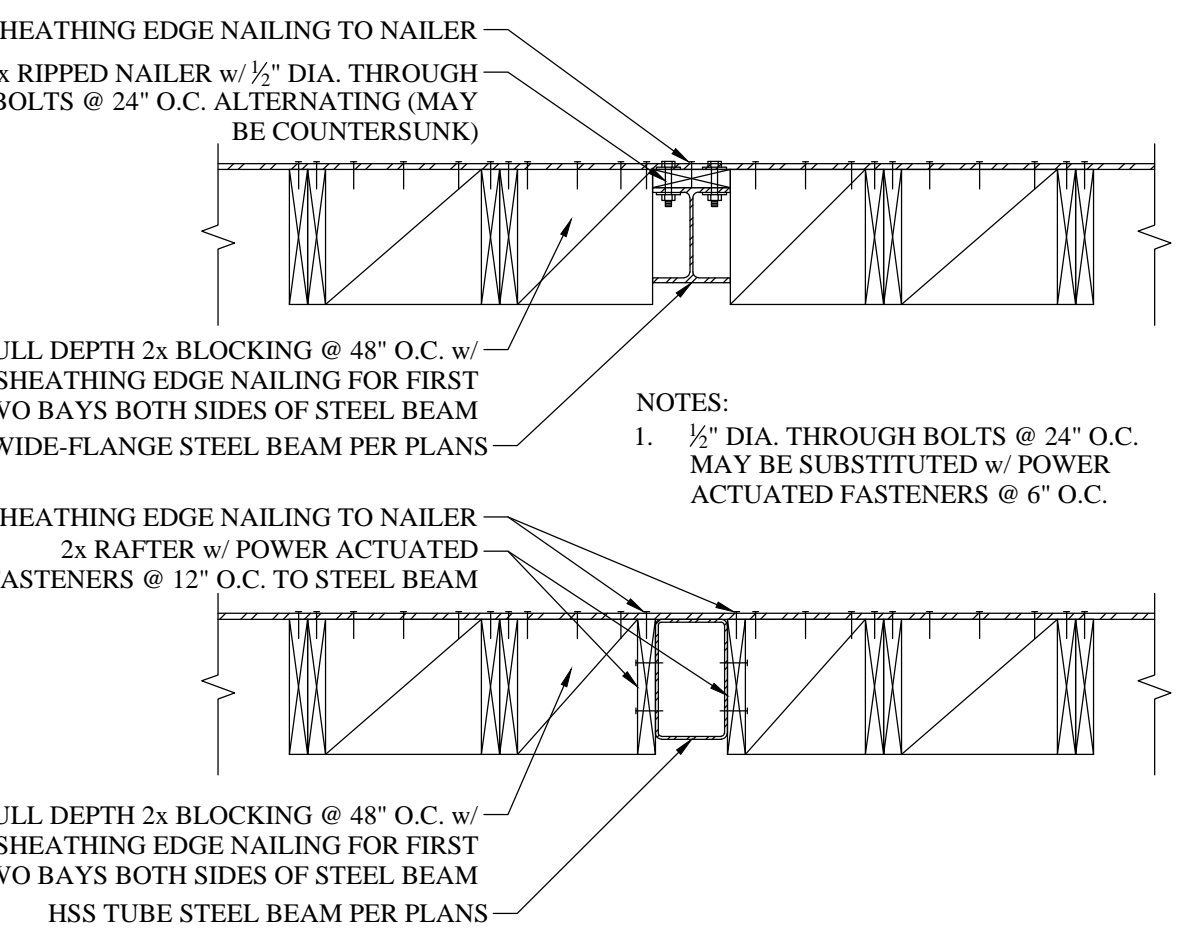
23 TYP. PIER FOUNDATION



28 TYP. WOOD BEAM TO WOOD POST

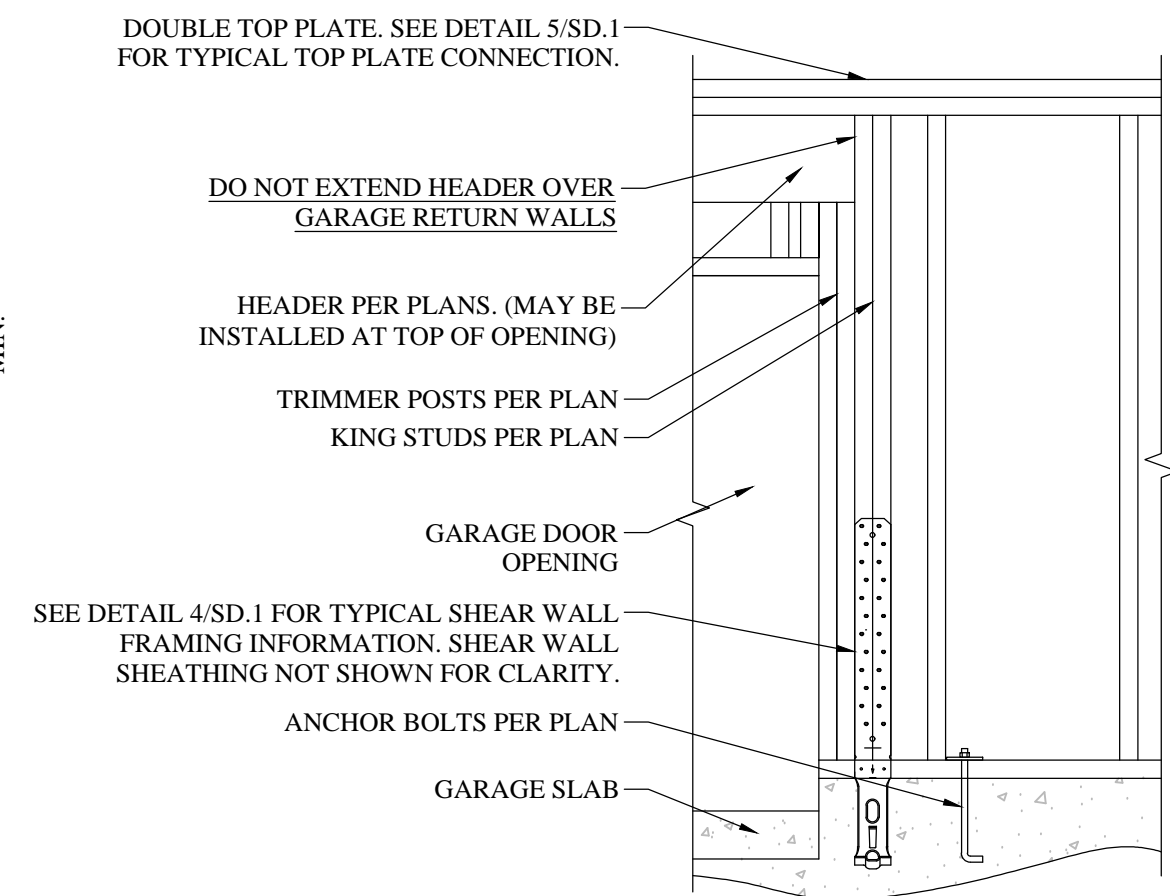


32 STEEL COLUMN TO STEEL BEAM

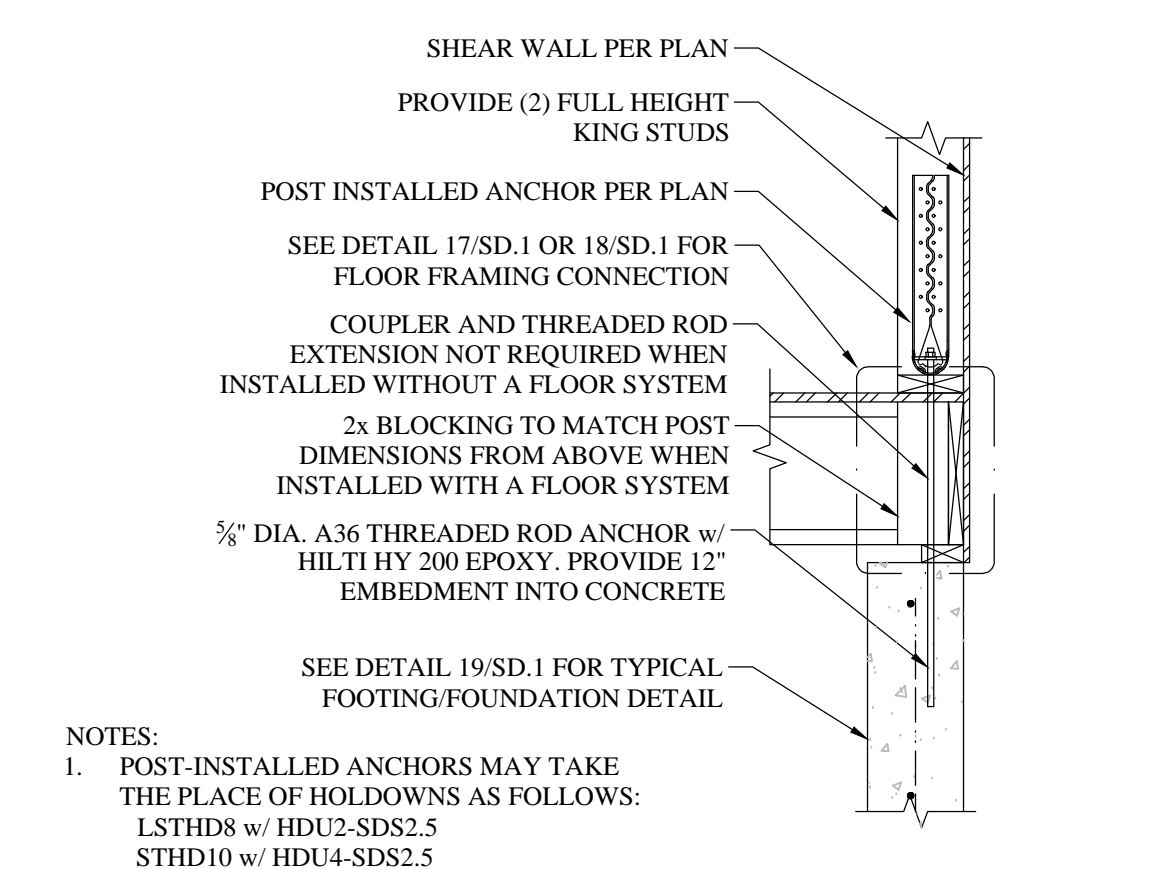


- NOTES:
1. 1/2" DIA. THROUGH BOLTS @ 24" O.C. MAY BE SUBSTITUTED w/ POWER ACTUATED FASTENERS @ 6" O.C.

36 ROOF FRAMING TO STEEL BEAM

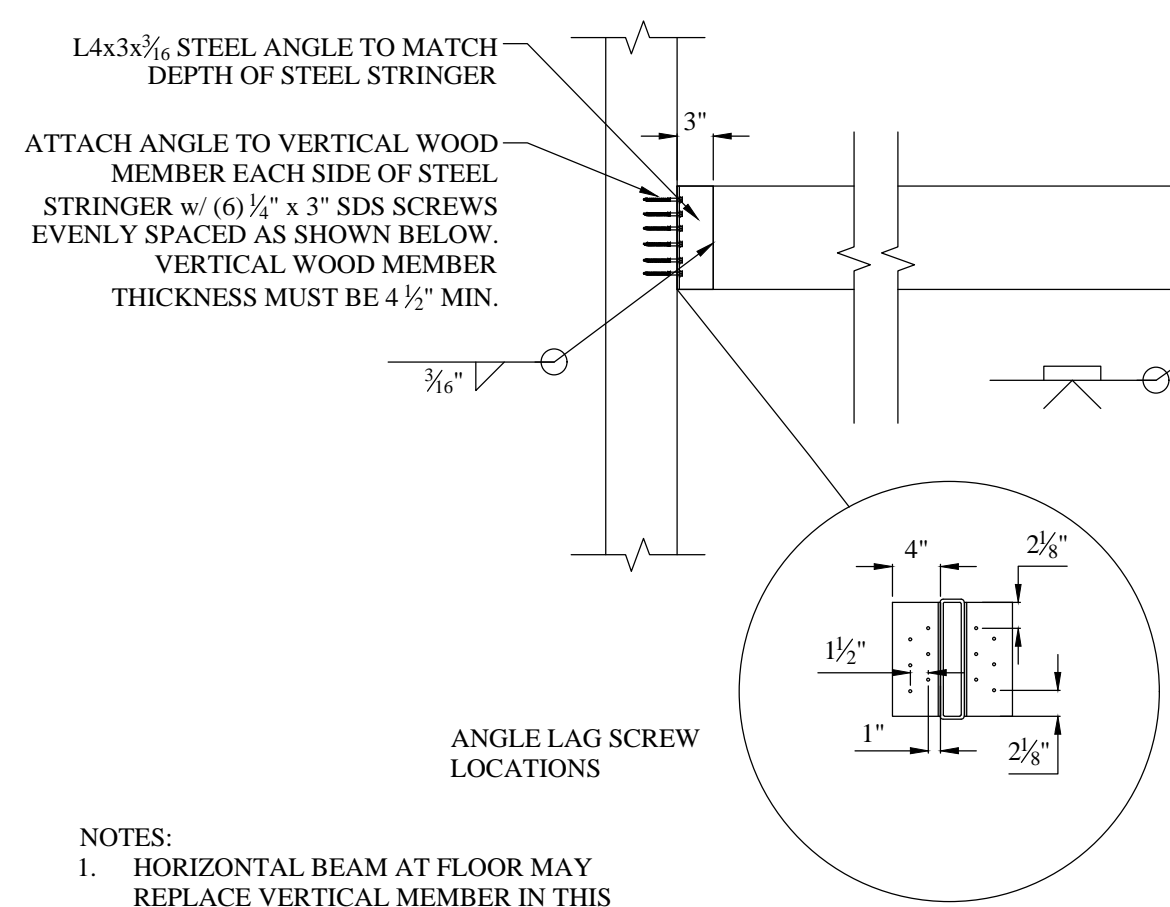


24 TYPICAL GARAGE RETURN

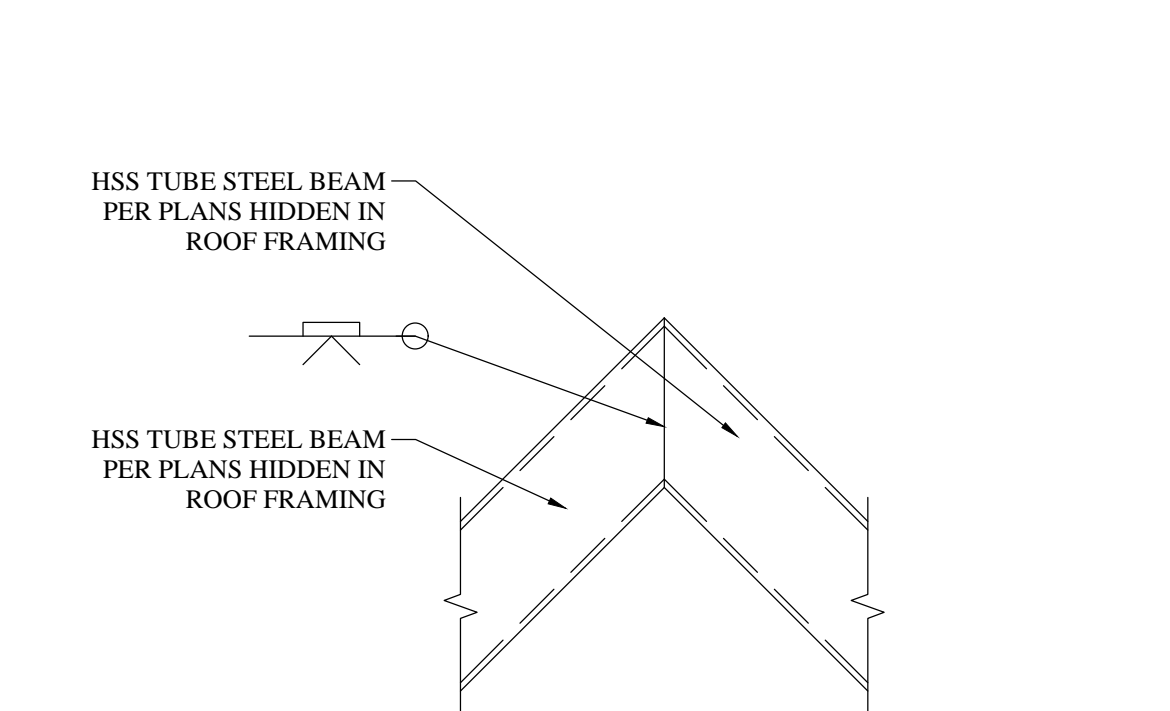


- NOTES:
1. POST-INSTALLED ANCHORS MAY TAKE THE PLACE OF HOLDOWNS AS FOLLOWS: LSTHD8 w/ HDU2-SDS2.5 STHD10 w/ HDU4-SDS2.5

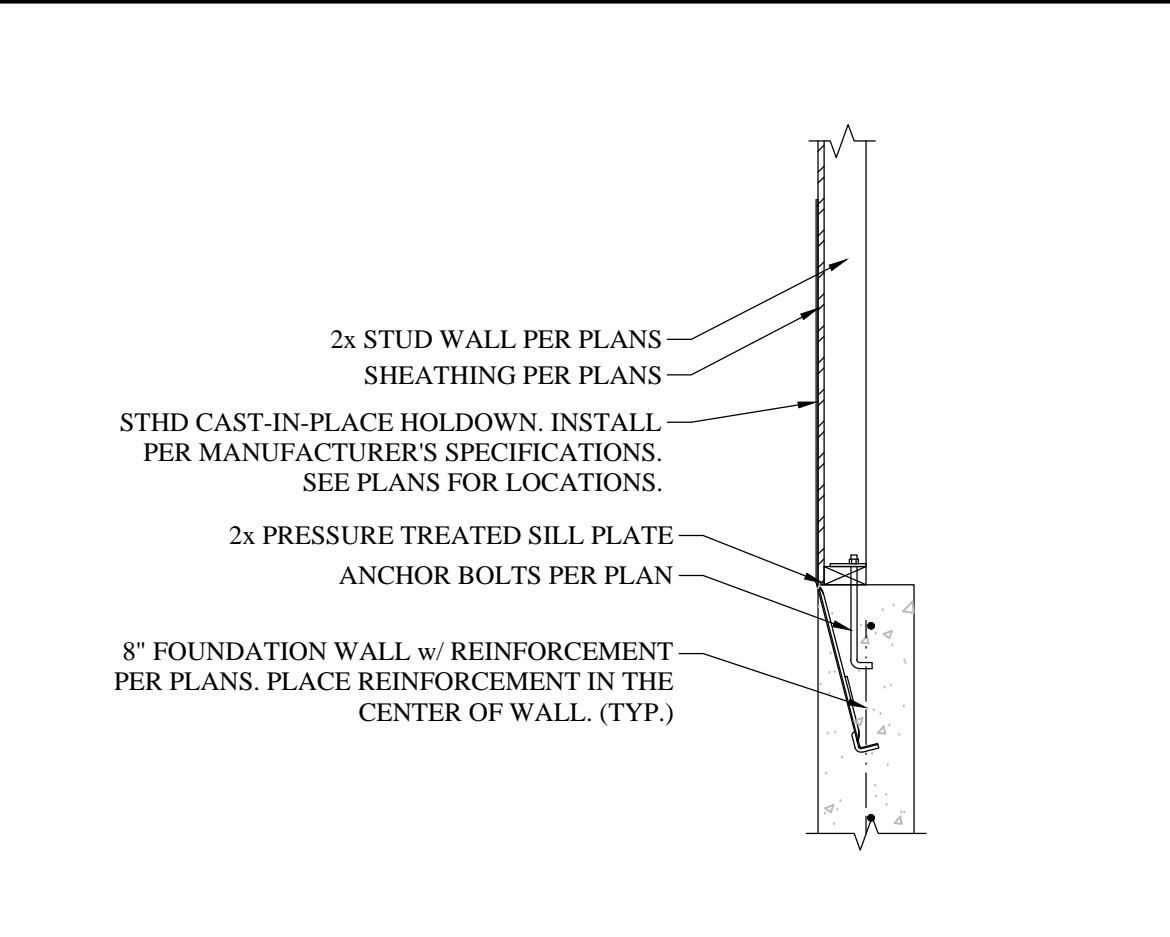
29 TYPICAL POST-INSTALLED HOLDOWN



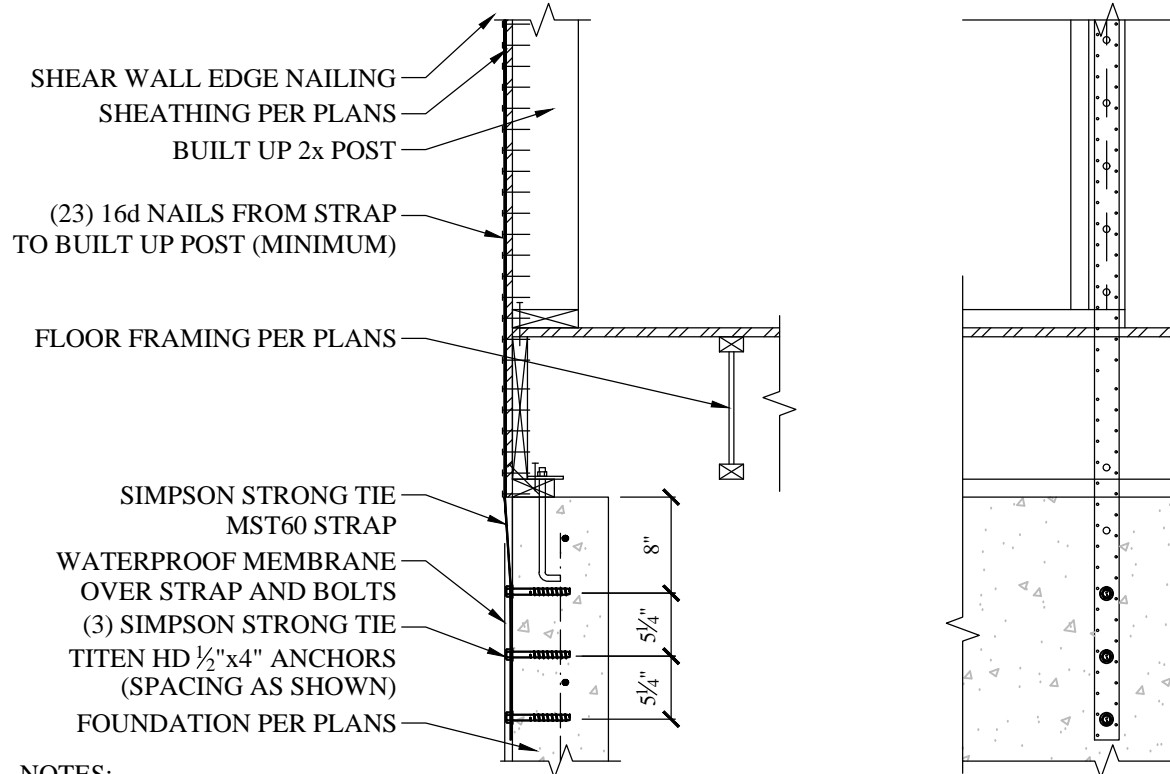
- NOTES:
1. HORIZONTAL BEAM AT FLOOR MAY REPLACE VERTICAL MEMBER IN THIS DETAIL



37 ROOF FRAMING TO STEEL BEAM

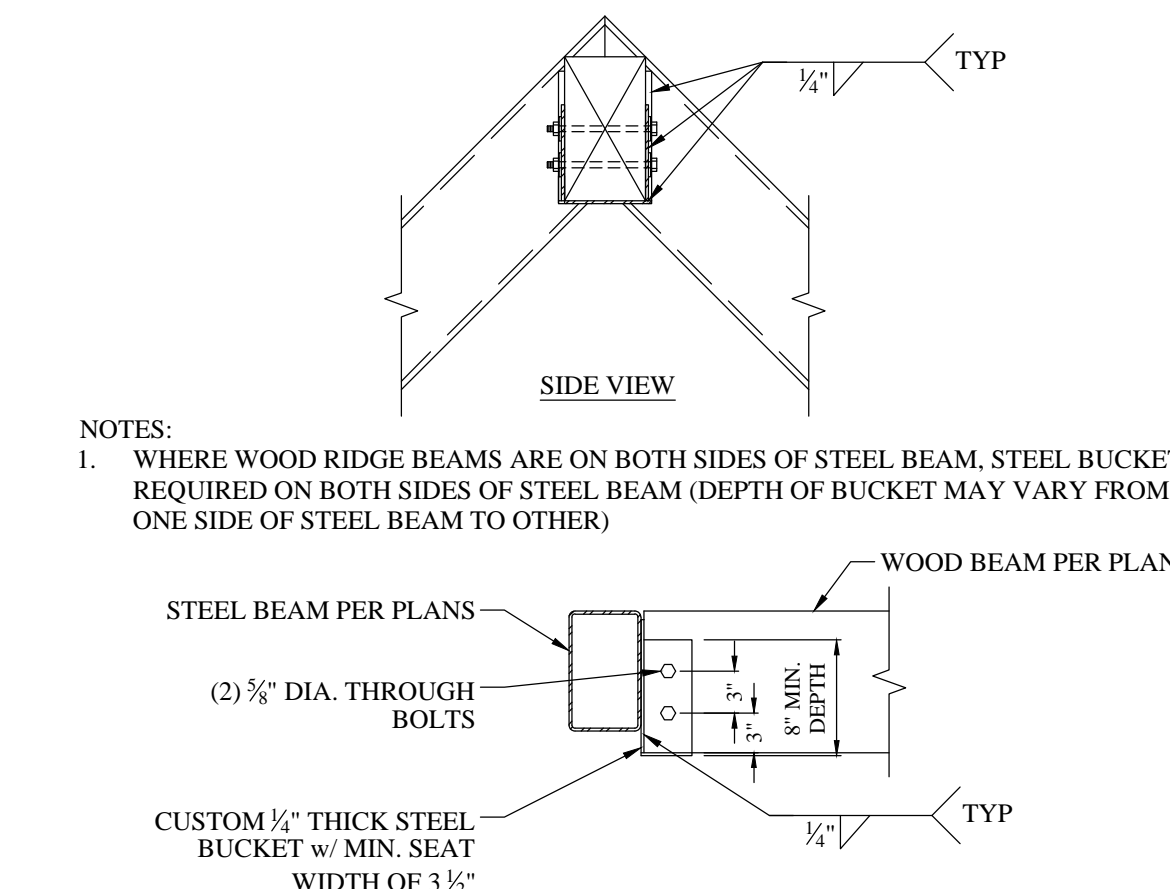
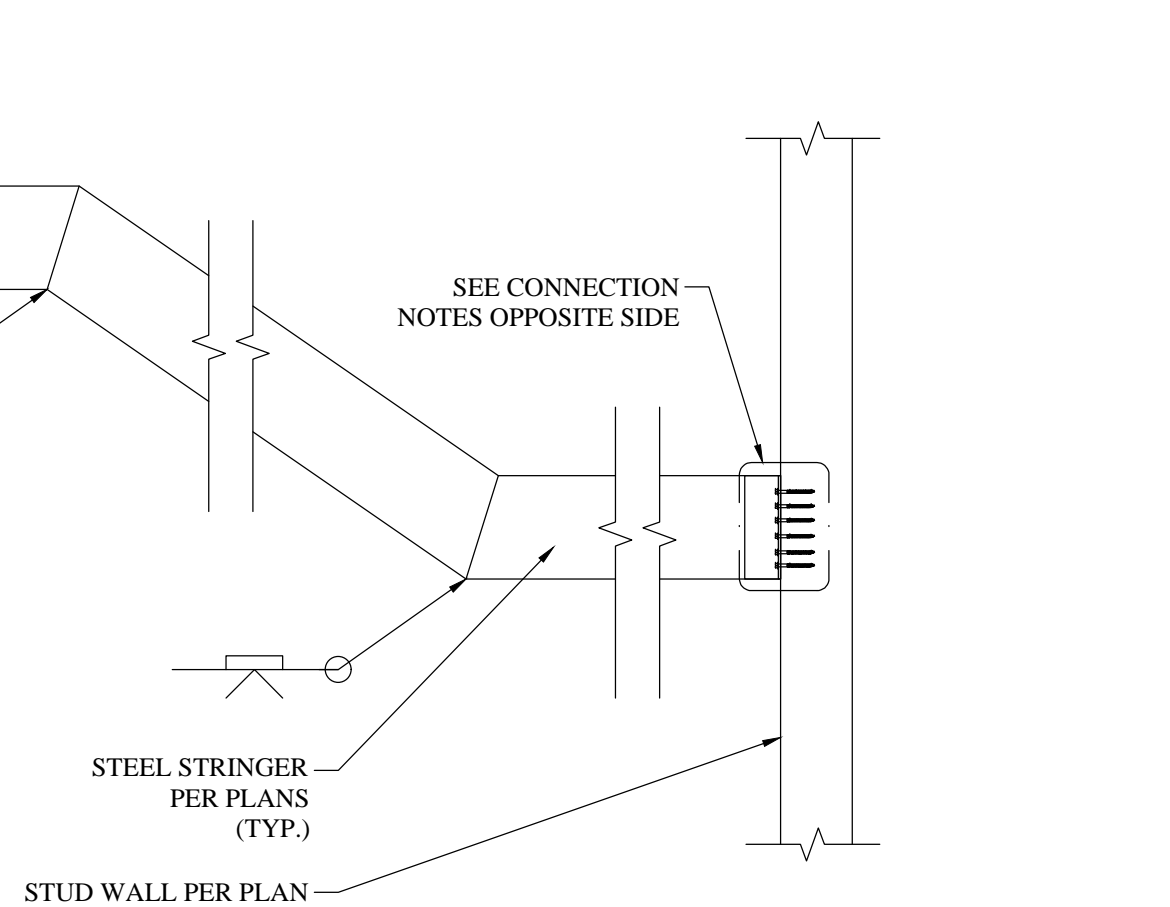


25 TYPICAL STHD HOLDOWN



- NOTES:
1. APPLICABLE AS A SUBSTITUTION FOR LSTHD8/8RJ OR STHD10/10RJ HOLDOWNS
  2. IF STRAP OPTION IS DESIRED AT CORNER OF FOUNDATION WALL OR AT END OF FOUNDATION WALL, CONSULT WITH ENGINEER TO DETERMINE REQUIRED EDGE DISTANCE FOR ANCHORS. CONTINUOUS BUILT UP 2x POST FROM EDGE OF SHEAR WALL TO LOCATION OF STRAP MAY BE REQUIRED
  3. FACE OF FOUNDATION WALL AND FACE OF SHEAR WALL SHOULD BE WITHIN 1/2" OF ALIGNED

30 STRAP REPLACEMENT FOR HOLDOWN



- NOTES:
1. WHERE WOOD RIDGE BEAMS ARE ON BOTH SIDES OF STEEL BEAM, STEEL BUCKET IS REQUIRED ON BOTH SIDES OF STEEL BEAM (DEPTH OF BUCKET MAY VARY FROM ONE SIDE OF STEEL BEAM TO OTHER)

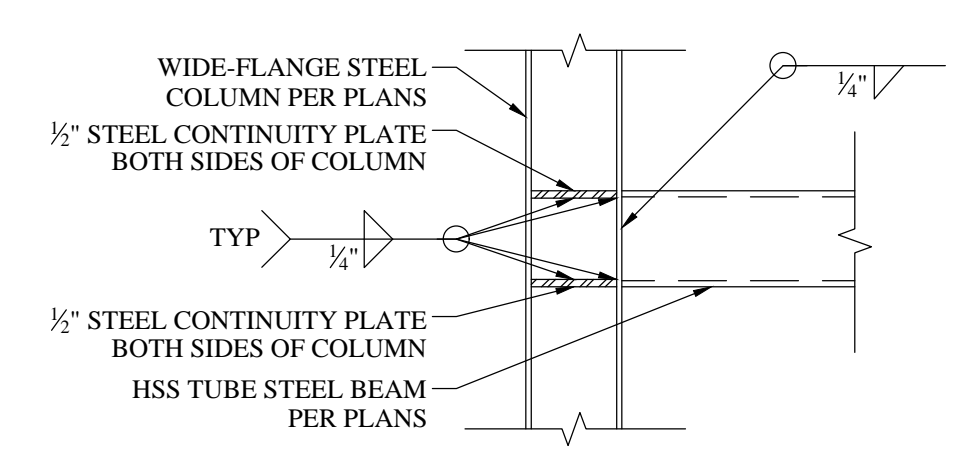
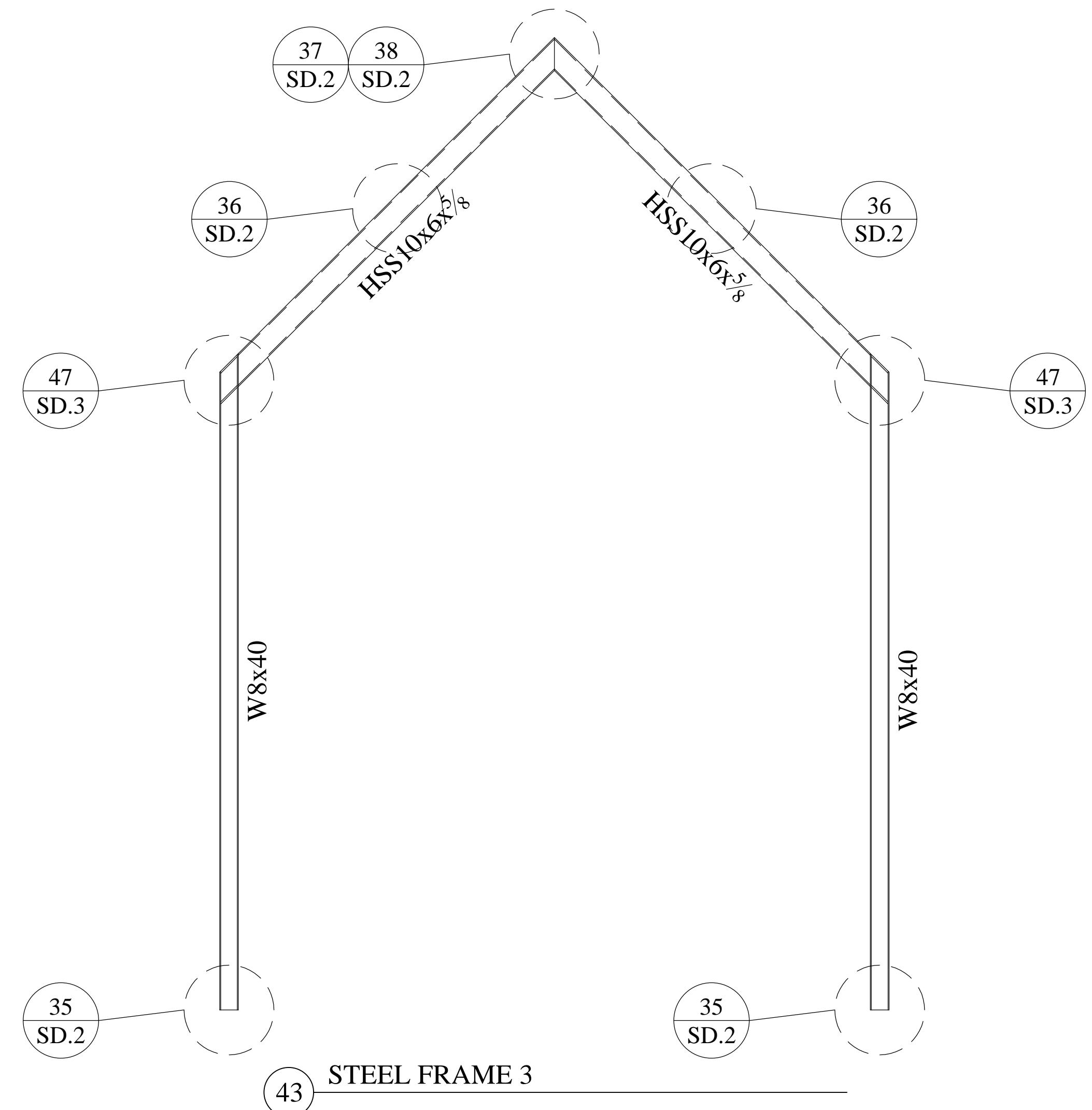
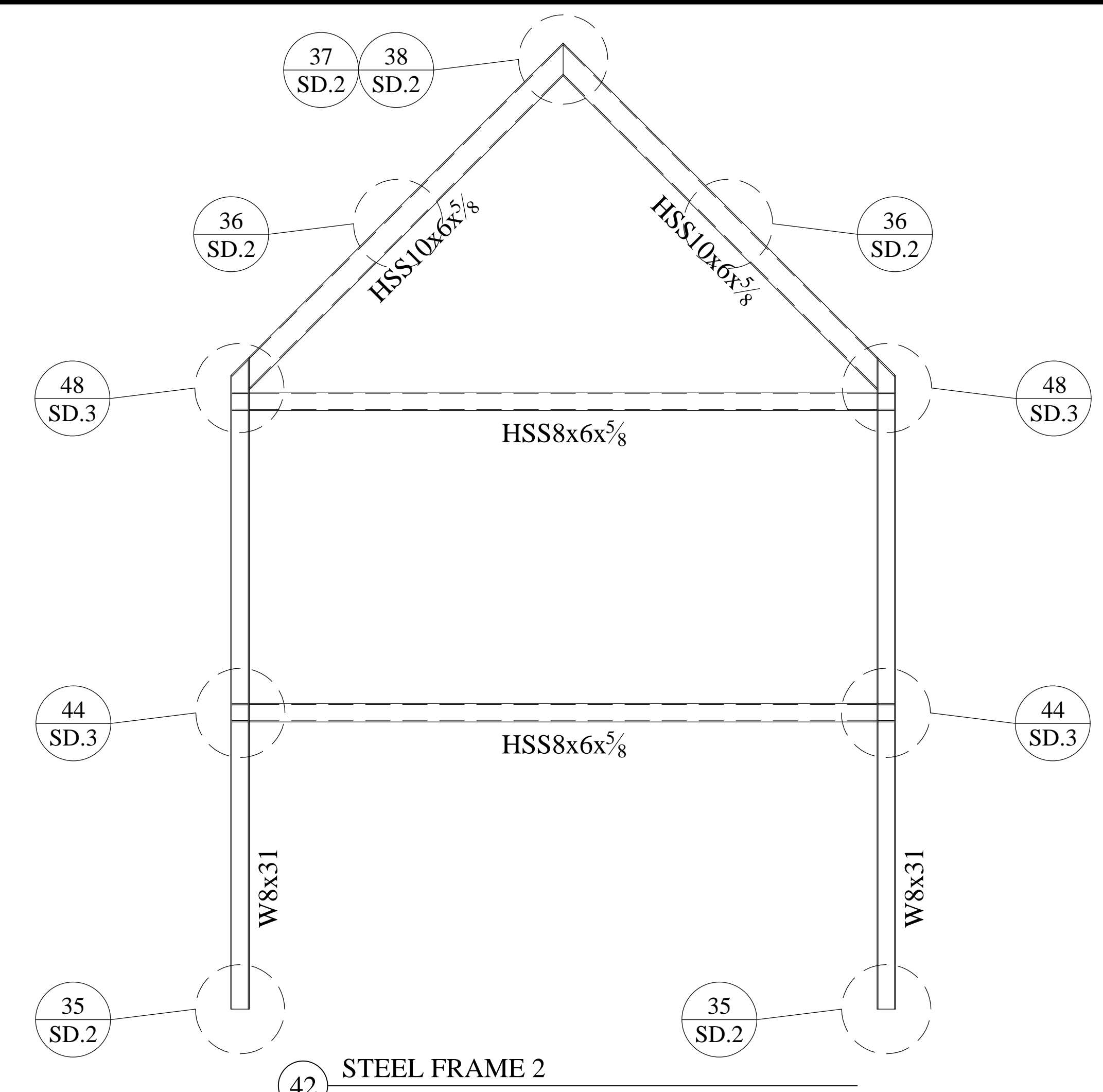
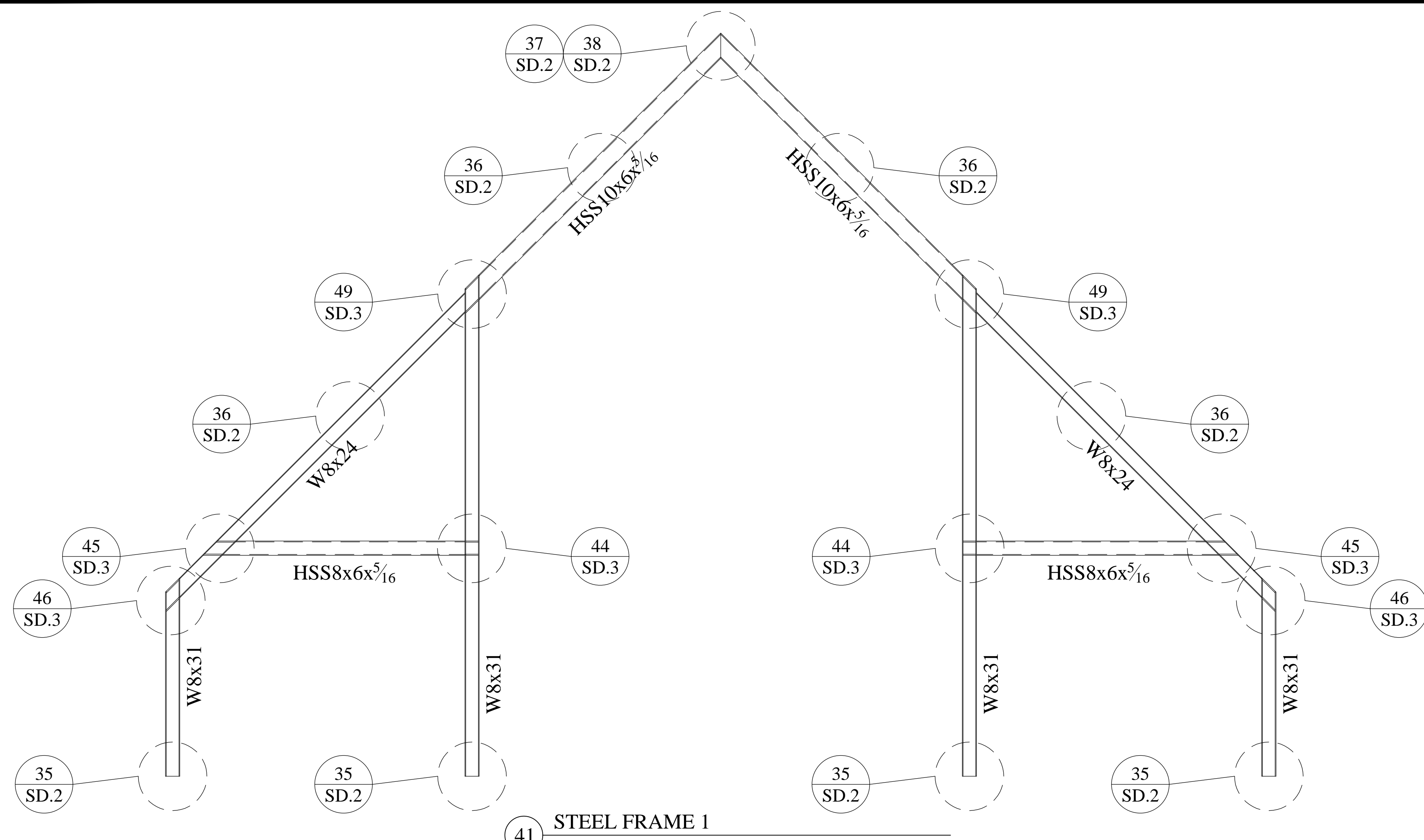
38 WOOD BEAM TO STEEL BEAM

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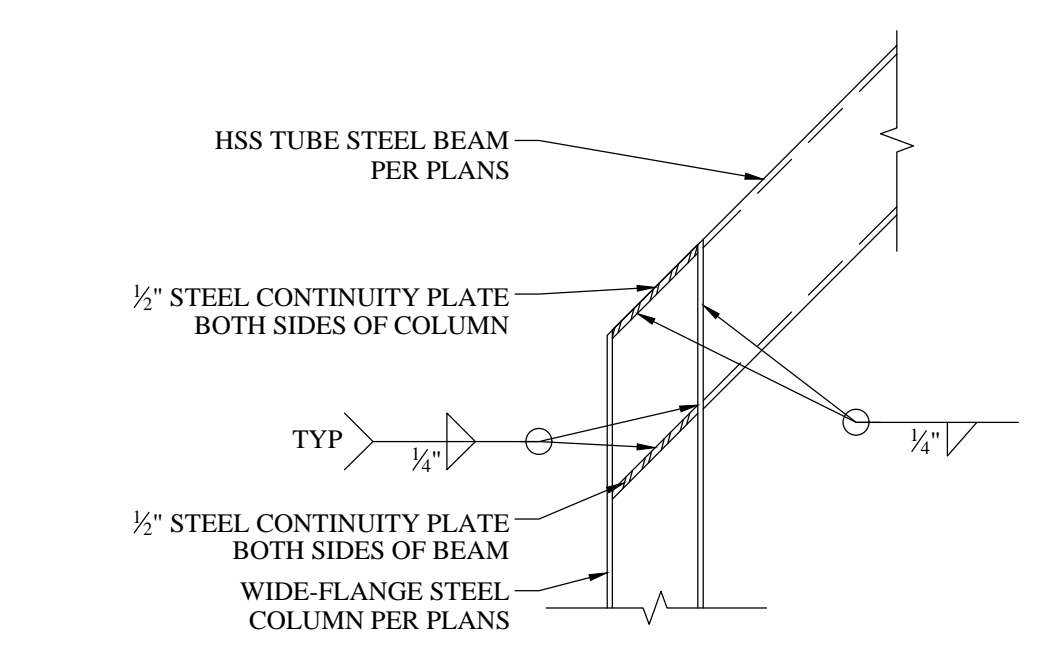
**STRUCTURAL  
DETAILS**

Scale: N.T.S. Eng. by: MSH  
Date: 6/15/20 Job #: 20-7108  
Sheet:



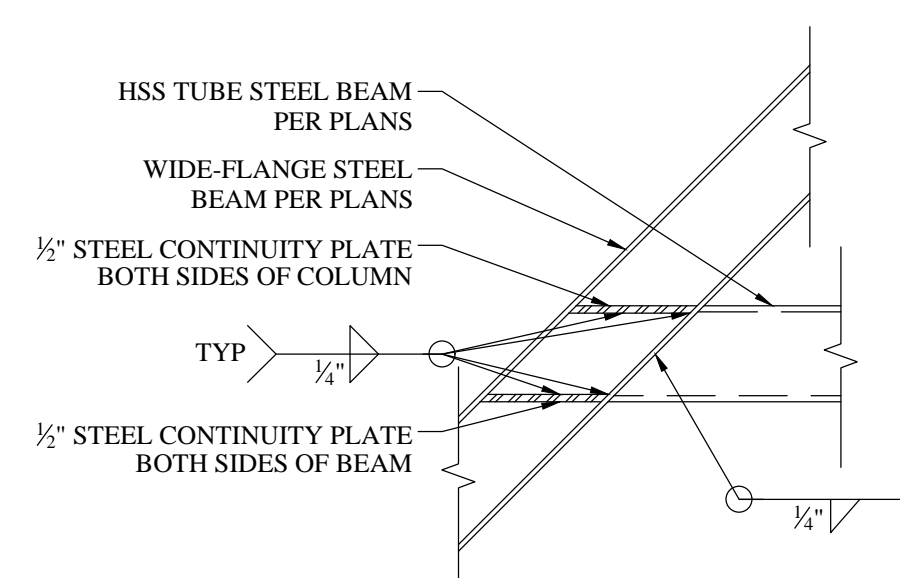


44 HORIZONTAL MOMENT FRAME BEAM TO STEEL COLUMN

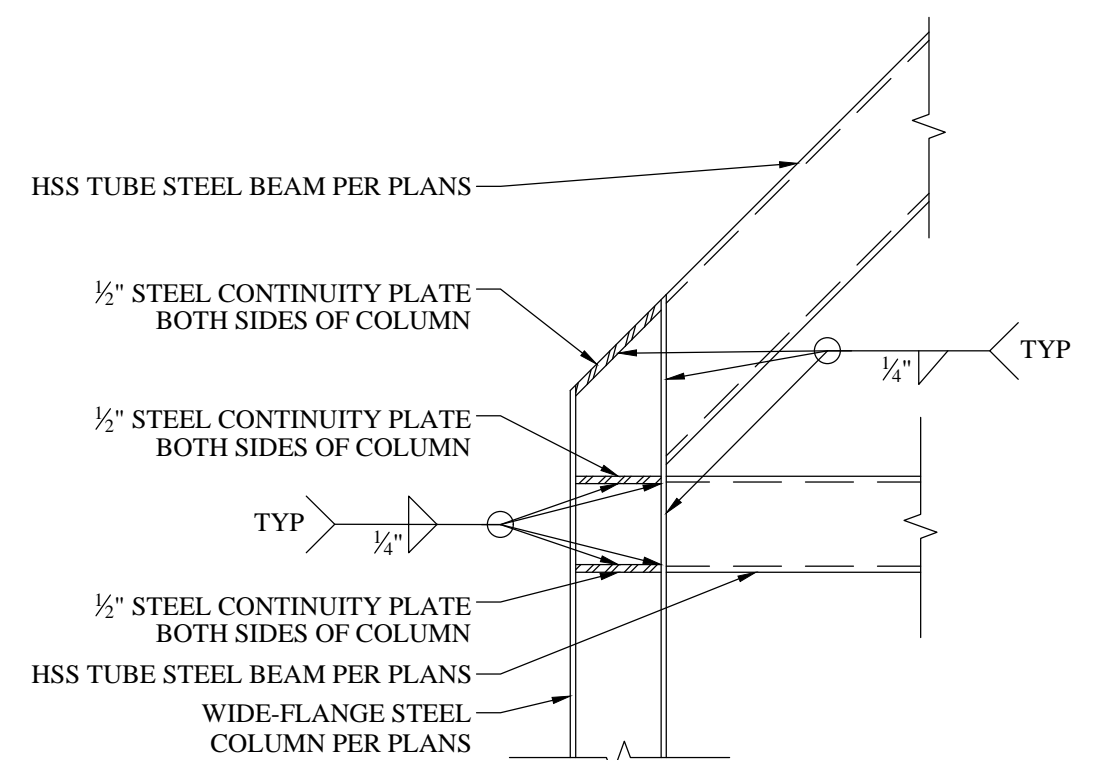


NOTES:  
1. UPPER CONTINUITY PLATE MAY BE WELDED ON BOTTOM SIDE ONLY TO PREVENT COLUMN FROM BEING TOO TALL.

47 SLOPED MOMENT FRAME BEAM TO STEEL COLUMN

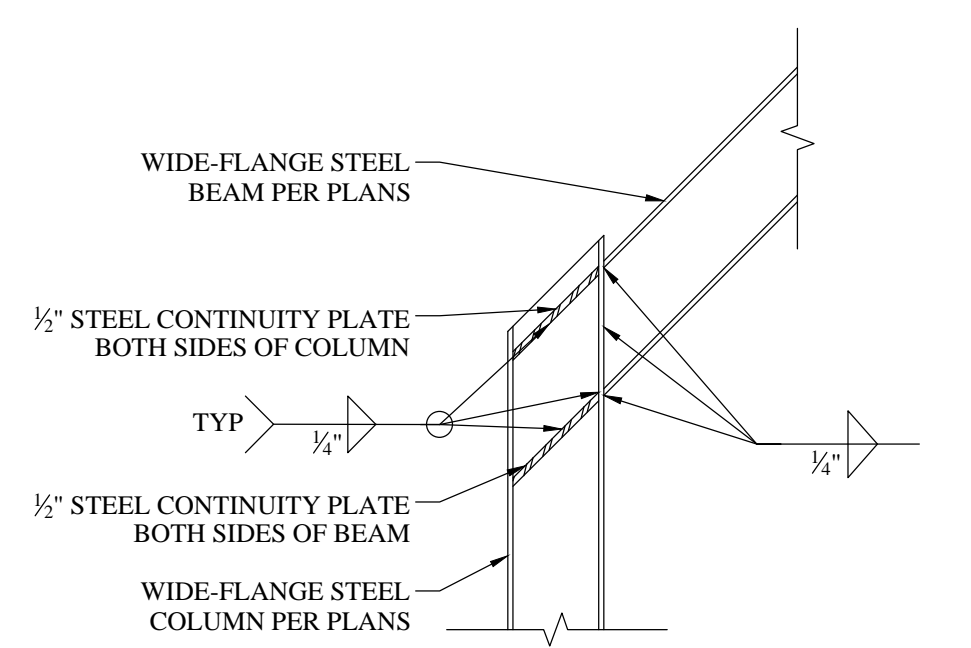


45 HORIZONTAL MOMENT FRAME BEAM TO SLOPED STEEL BEAM

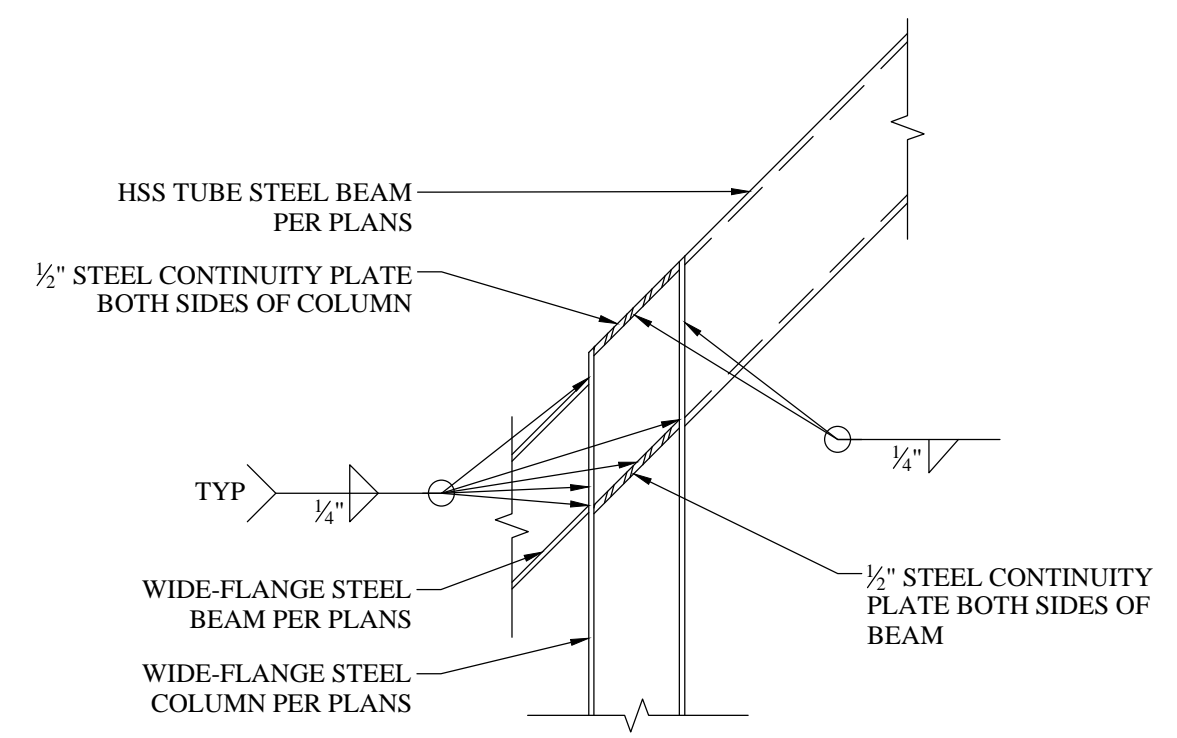


NOTES:  
1. UPPER CONTINUITY PLATE MAY BE WELDED ON BOTTOM SIDE ONLY TO PREVENT COLUMN FROM BEING TOO TALL.

48 HORIZ./SLOPED MOMENT FRAME BEAM TO STEEL COLUMN



46 SLOPED MOMENT FRAME BEAM TO STEEL COLUMN



NOTES:  
1. UPPER CONTINUITY PLATE MAY BE WELDED ON BOTTOM SIDE ONLY TO PREVENT COLUMN FROM BEING TOO TALL.

49 SLOPED MOMENT FRAME BEAMS TO STEEL COLUMN

**MUIR CABIN**  
SANPETE COUNTY, UTAH  
**STRUCTURAL DETAILS**

REVISION BLOCK		DESCRIPTION					
#	DATE	1	2	3	4	5	6





6949 South High Tech Drive Suite 200,  
Midvale, UT 84047  
P (801) 352-0075 F (801) 352-7989

April 26, 2023

Sanpete County Building Department  
Sanpete County Building Inspector

Re: Gooseberry Estates Lot 23, Sanpete County, UT

Focus Engineering was contacted regarding window changes at the steel frames at the above referenced location. The lower horizontal beam was moved down a little bit. Minimum wood framing sizes between the windows and attachment of this wood framing to the steel beams was also requested.

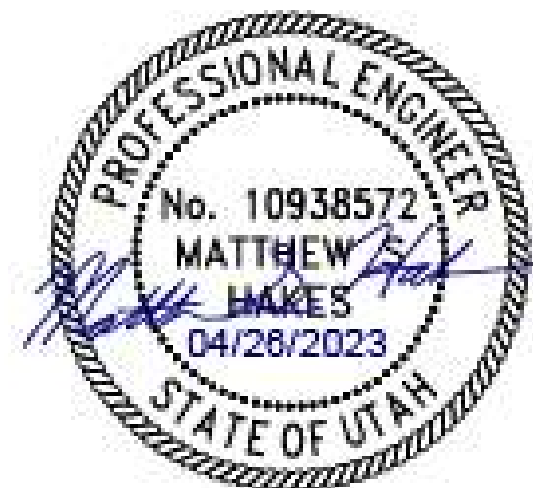
The previously specified HSS and Wide Flange steel framing sizes and previously specified connections of the steel are adequate with the lower horizontal beam moving down slightly. Please note that the horizontal beam attached to the sloped beam will now be longer than the previous design. Confirm specific dimensions with the architectural plans.

See the attached detail for the wood framing between windows and how the framing is to be attached to the steel framing.

Please call if you have any questions or concerns.

Sincerely,

Matthew S. Hakes, P.E.  
Jr. Project Manager  
Focus Engineering & Surveying, LLC



SLOPED STEEL BEAM IN ROOF  
CAVITY PER PLANS (REFER TO DET.  
36/SD.2 FOR ATTACHMENT OF ROOF  
FRAMING TO BEAM)  
MIN. 2x6 DF NAILER ATTACHED TO  
STEEL BEAM w/ POWDER  
ACTUATED FASTENERS @ 8" O.C.  
PROVIDE (2) FASTENERS WITHIN 3"  
OF LS50 (SEE NOTE BELOW FOR  
BOLT OPTION AT WIDE FLANGE)

LS50 FROM VERTICAL STUDS  
TO SLOPED NAIL  
MIN. (2) 2x6 DF#2 FULL HEIGHT  
STUDS FROM NAILER TO NAILER  
BETWEEN WINDOWS. ATTACH  
STUDS TOGETHER w/ 10d NAILS  
@ 6" O.C., STAGGERED

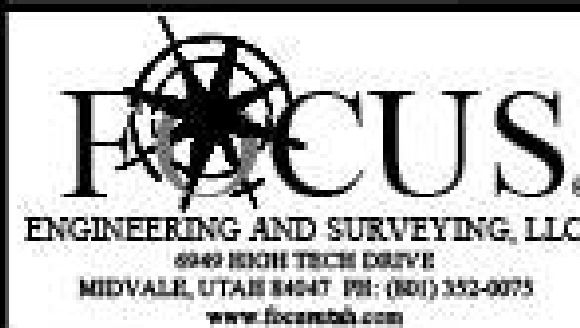
(2) A34 FROM WOOD STUDS TO NAILER  
MIN. 2x6 DF NAILER ATTACHED  
TO STEEL BEAM w/ POWDER  
ACTUATED FASTENERS @ 8" O.C.  
PROVIDE (2) FASTENERS WITHIN  
3" OF VERTICAL STUDS

HSS STEEL BEAM PER PLANS

#### NOTES:

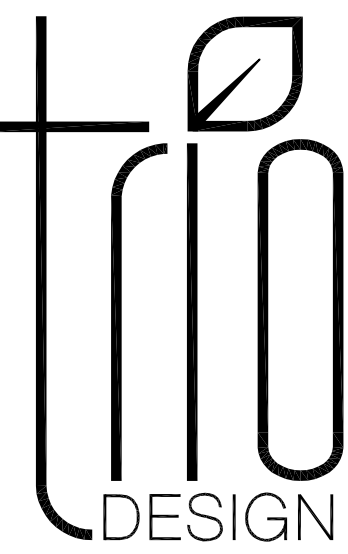
- PLEASE NOTE THAT STEEL BEAMS SPECIFIED ON PLANS ARE WIDER THAN THE MIN. 2x6 WOOD FRAMING SPECIFIED IN THIS DETAIL (HSS BEAMS SPECIFIED ARE 6" WIDE, W8x24 IS 6½" WIDE, W8x31 COLUMN IS 8" WIDE). CONFIRM w/ ARCHITECTURAL IF LARGER THAN 2x6 WOOD FRAMING SHOULD BE USED.
- ½" DIAM. THROUGH BOLTS @ 24" O.C. MAY BE USED AT WIDE FLANGE STEEL BEAM IN PLACE OF POWDER ACTUATED FASTENERS. (1) BOLT WITHIN 3" OF LS50.

### 52 WOOD FRAMING @ WINDOWS TO STEEL



MUIR CABIN  
SANPETE COUNTY, UT

Rev. 1  
Date: 4/26/23  
By: MSH  
Drawn: MSH  
P: 30-7148  
Sheet: SD.5



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Project Name:

MUIR CABIN  
LOT #23  
GOOSEBERRY ESTATES  
SANPETE COUNTY, UTAH

Project For:

DEVAN + LYNN  
MUIR

Revisions:

Date:  
27 APRIL 2023

Sheet Title:  
WINDOW  
CHANGES  
LETTER AND  
DETAIL

Sheet No.:

SD.5