JOHN GRIFFITHS BUILDING

DRAWING NOTES

DESIGN CODE: 2018 IBC.
USE GROUP: U
CONSTRUCTION TYPE VB
DESIGN CATEGORY: RISK CATEGORY II

FROST DEPTH: 40 IN
SITE ELEVATION: 5030 FT

SEISMIC CRITERIA:
- DESIGN CATEGORY D
- SOIL SITE CLASS D (ASSUMED)
- R = 7 (LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE)
- SS= 1.01g, S1= 0.36g; SDS= 0.81g, SD1= 0.39g
- ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
- BASE SHEAR= 6856 LBS

WIND LOAD:
- ULTIMATE WIND DESIGN SPEED: 103 MPH 3 SEC. GUST (RISK CATEGORY II, 2018 IBC FIGURE 1609.3(3))
- TERRAIN EXPOSURE C

SNOW LOAD:
- GROUND SNOW LOAD: 57 PSF
- ROOF DESIGN SNOW LOAD: 45 PSF

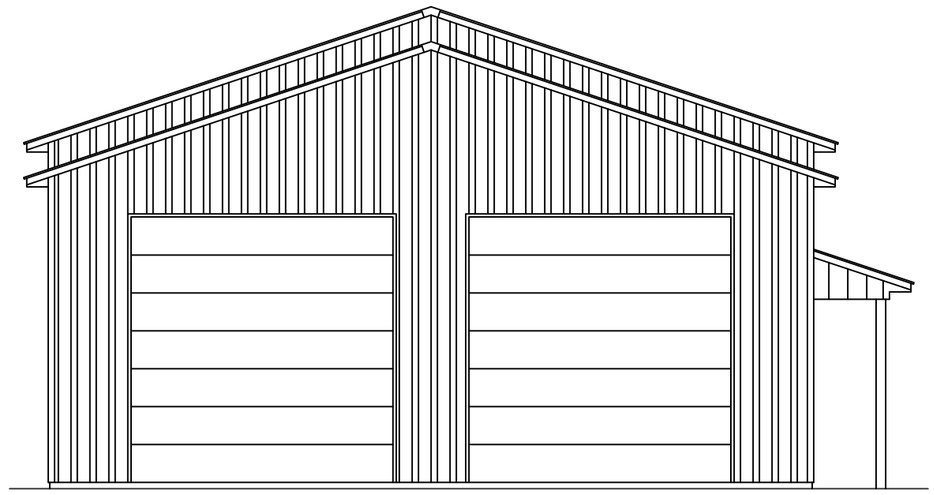
DEAD LOADS:
- ROOF STRUCTURE: 4 PSF
- WALLS: 6 PSF
- FLOOR: 10 PSF

ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF

CONCRETE FOUNDATION NOTES:
1. 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY:
   - 1.1. FOOTINGS: 3000 PSI
   - 1.2. SLABS ON GRADE: 3000 PSI REQ'D, 3500 PSI RECOMMEND
2. ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
3. CONTRACTION/CONTROL JOINTS SHALL BE INSTALLED IN SLABS ON GRADE SO THE LENGTH TO WIDTH RATIO OF THE SLAB IS NO MORE THAN 1.5:1. CONTROL JOINT SPACING SHALL NOT EXCEED 30 TIMES THE SLAB THICKNESS IN ANY DIRECTION, UNLESS OTHERWISE NOTED.
4. CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
5. CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

SOILS AND EXCAVATION:
6. NO SOILS REPORT PROVIDED – STABLE SOIL CHARACTERISTICS ASSUMED. ALL DESIGN WAS BASED ON STABLE SOIL CHARACTERISTICS. GEOTECHNICAL HAZARDS FOUND ON OR AROUND THE SITE, INCLUDING EXPANSIVE CLAYS, OR SOILS FOUND AT THE SITE WHILE EXCAVATION OCCURS WHICH DIFFERS FROM THOSE ASSUMED SHOULD BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND ENGINEER.
7. ALLOWABLE BEARING PRESSURE: 1500 PSF
8. NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.
9. FOOTINGS SHALL BE PLACED ENTIRELY IN UNDISTURBED NATIVE SOILS OR STRUCTURAL FILL WHICH IS BEARING ON UNDISTURBED NATIVE SOILS AND IS COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.

GENERAL:
10. MOUNTAIN POINT ENGINEERING'S SCOPE COVERS STRUCTURAL DESIGN OF STRUCTURE ONLY. SPECIFICALLY EXCLUDED ARE ELECTRICAL, HVAC, PLUMBING, INTERIOR AND EXTERIOR FINISHES, ETC. EVEN IF THIS INFORMATION IS INCLUDED ON STAMPED DRAWINGS.
11. THE CONTRACTOR IS RESPONSIBLE FOR ALL BRACING AND SHORING DURING CONSTRUCTION.
12. CONTRACTOR TO SUBMIT A REQUEST TO ENGINEER & ARCHITECT FOR ANY SUBSTITUTION OF MATERIALS OR PRODUCTS SPECIFIED ON THE DRAWINGS.



BUILDING INFORMATION

SITE INFORMATION:

ADDRESS:
3178 N HWY 162
EDEN, UTAH

BUILDING INFORMATION:

DIMENSIONS: 40' x 60'
TOTAL SQUARE FOOTAGE: 2832 S.F.
MAIN BUILDING: 2400 S.F.
PORCH/PATIOS: 432 S.F.
LOFT/UPPER FLOOR: 800 S.F.

OWNER

JOHN GRIFFITHS

JOHN.GRIFFITHS16@GMAIL.COM
PHONE: 607-643-3681

DRAFTING & ENGINEERING

MOUNTAIN POINT ENGINEERING

CONTACT: DEREK LLOYD
DEREK@MOUNTAINPOINTENGINEERING.COM
PHONE: 801-450-5332

MOUNTAIN POINT ENGINEERING

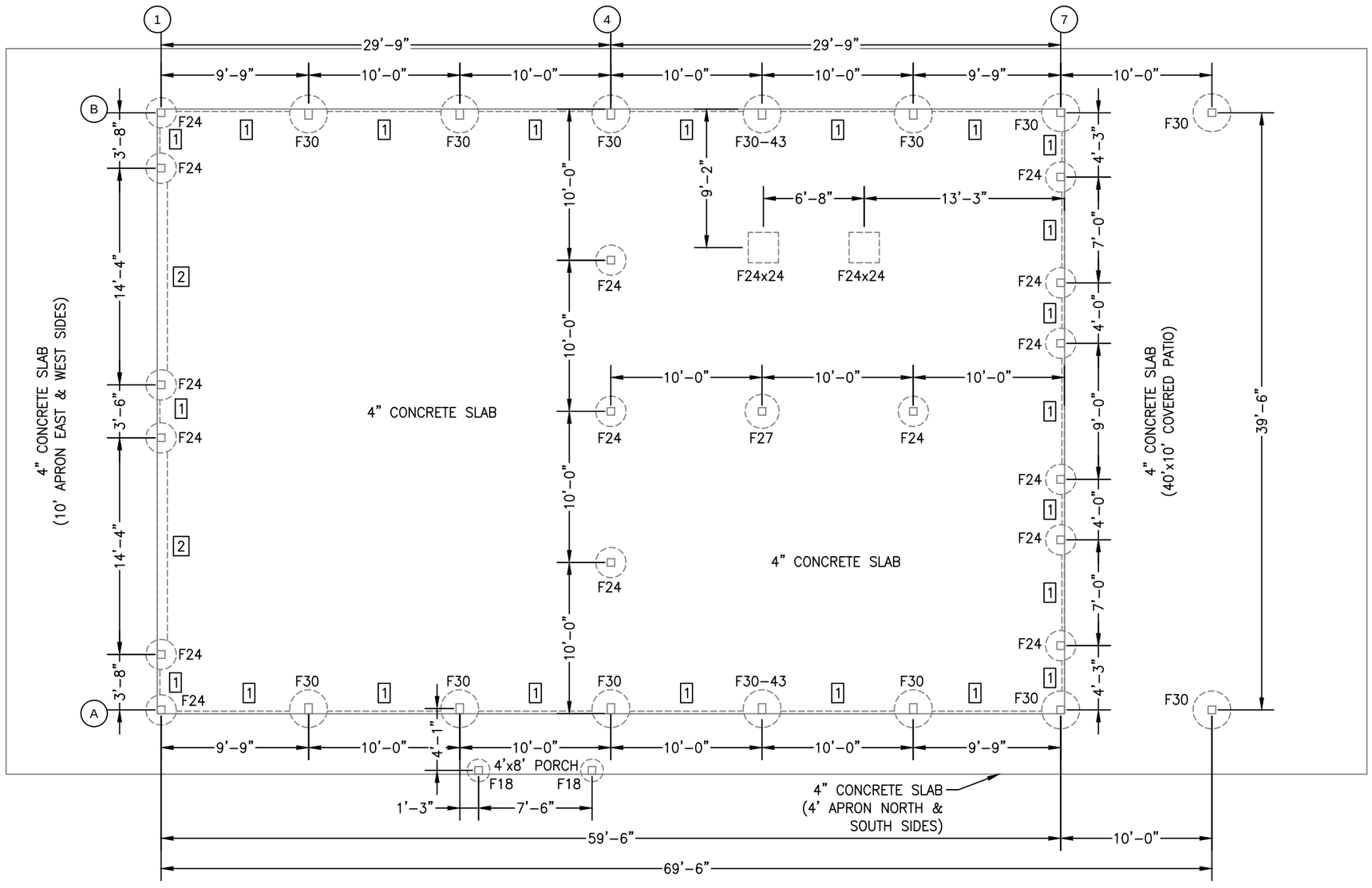
DRAWING INDEX

SHEET	DESCRIPTION
01	SITE PLAN
02	FOUNDATION PLAN
03	FLOOR PLAN
04	ROOF PLAN
05	LOFT PLAN
06	LOFT FRAMING PLAN
07	ELEVATIONS
08	GIRT PLAN
09-11	DETAIL SHEETS

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
04/05/2022
STATE OF UTAH

ENGINEER STAMP

DATE
04/05/2022



1 6" FROST WALL AT OVERHEAD DOOR OPENINGS. SEE DETAIL ON SHEET 10.

2 VERTICAL RIGID INSULATION. SEE DETAIL ON SHEET 10.

RIGID INSULATION:

1. FROST PROTECTION CONTINUOUS AROUND PERIMETER OF HEATED PORTION OF BUILDING.
   - 1.1. 2" THICK RIGID FOAM BOARD. EPS TYPE II OR TYPE IX; OR XPS TYPE IV, V, VI, VII, OR X PER ASTM C578
   - 1.2. MIN R VALUE: 5.6.
   - 1.3. EXTEND VERTICALLY BETWEEN PIERS FROM TOP OF SLAB TO 14" BELOW GRADE.
2. SEE DETAIL ON SHEET 10.

FOOTING SCHEDULE				
MARK	DIA (IN)	DEPTH (IN)	SPIKES PER SIDE	REINFORCEMENT
F24x24	24"x24"	12	N/A	(2) #4 BARS EA WAY
F18	18	40	1	NONE
F24	24	40	1	NONE
F27	27	40	1	NONE
F30	30	40	2	#4 BAR @ 6" O.C. EA WAY
F30–43	30	43	2	#4 BAR @ 6" O.C. EA WAY

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MOUNTAIN POINT ENGINEERING

FOUNDATION PLAN

JOHN GRIFFITHS BUILDING

EDEN, UTAH

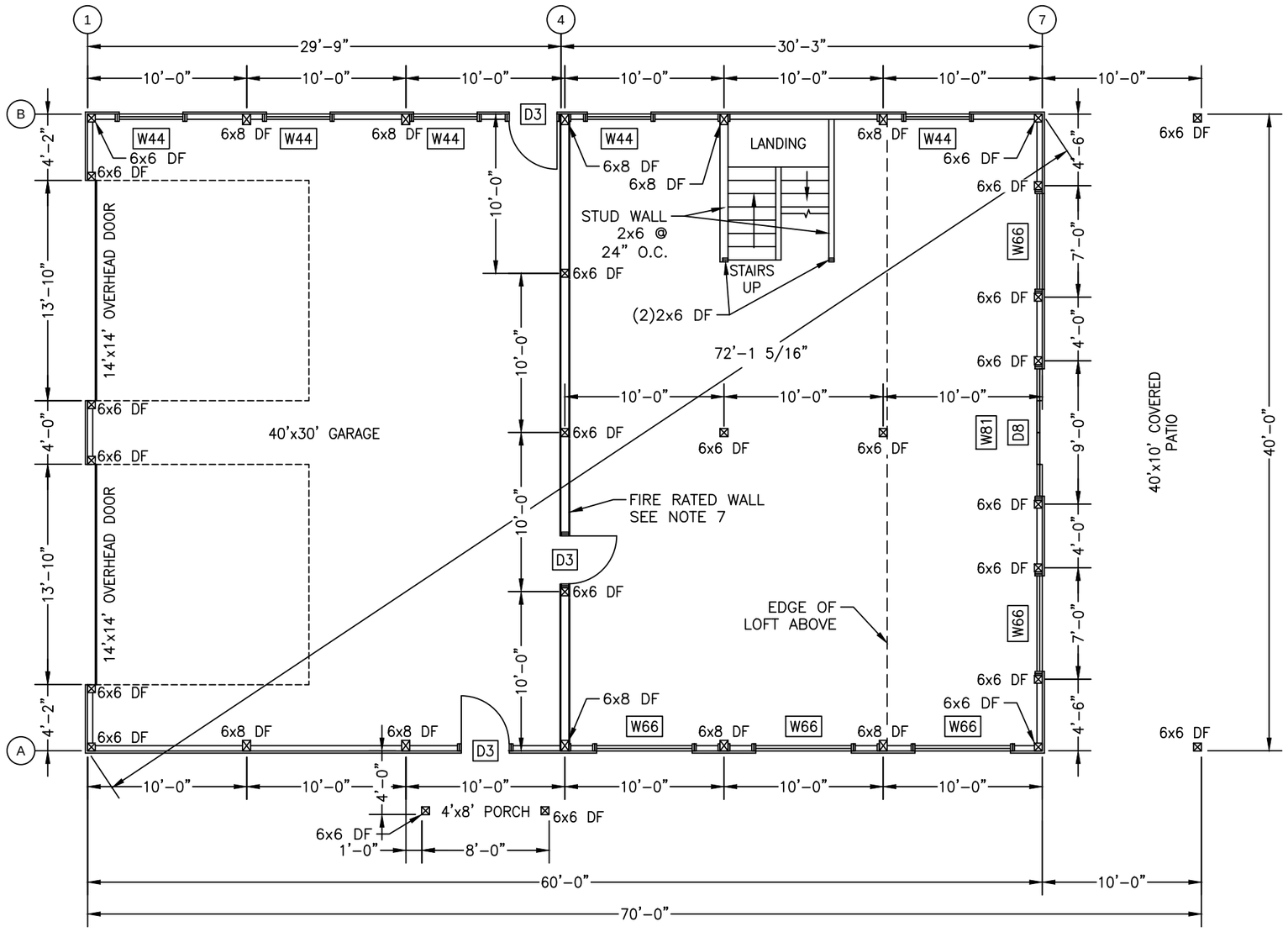
PROJECT X41

SCALE 1/8" = 1'-0"

DATE 04/05/2022

SHEET 02

SOUTH



EAST

WEST

NORTH

W44	4040 WINDOW
W66	6060 WINDOW
W81	8010 WINDOW (TRANSOM)
D3	3068 DOOR
D8	8080 SLIDING GLASS DOOR

NOTES:

1. 6x6 DF: 6x6 DF–L #2 TREATED POST.
2. 6x8 DF: 6x8 DF–L #2 TREATED POST.
3. EMBED POST INTO CONCRETE PIER. SEE DETAIL ON SHEET 9.
4. ROOF: 29 GA STEEL PANEL
5. WALLS: COMMERCIAL GIRTS, VERTICAL BOARD AND BATTEN SIDING OVER WOOD STRUCTURAL PANEL SHEATHING
6. WOOD SHEATHING: APA RATED EXPOSURE 1 PLYWOOD OR OSB. END JOINTS STAGGERED 4' O.C. 1/8" GAP AT ALL PANEL EDGES.
   - 6.1. WALLS: 7/16" 24" (MIN) SPAN RATING
     - 6.1.1. NAILING: 8D @ 6" O.C. EDGE, 12" O.C. FIELD
     - 6.1.2. STAPLING: 16 GA, 1" MIN PENETRATION, 6" O.C. EDGE, 6" O.C. FIELD
7. FIRE RATED WALL: PER UL 314, 1 HR: 1 LAYER EACH SIDE OF WALL OF NOMINAL 48" WIDE BY 5/8" THICK UL CLASSIFIED TYPE X GYPSUM BOARD APPLIED HORIZONTALLY WITH HORIZONTAL AND VERTICAL JOINTS STAGGERED. SEE DETAIL ON SHEET 10.
8. LOFT AREA INTENDED FOR STORAGE USE ONLY.

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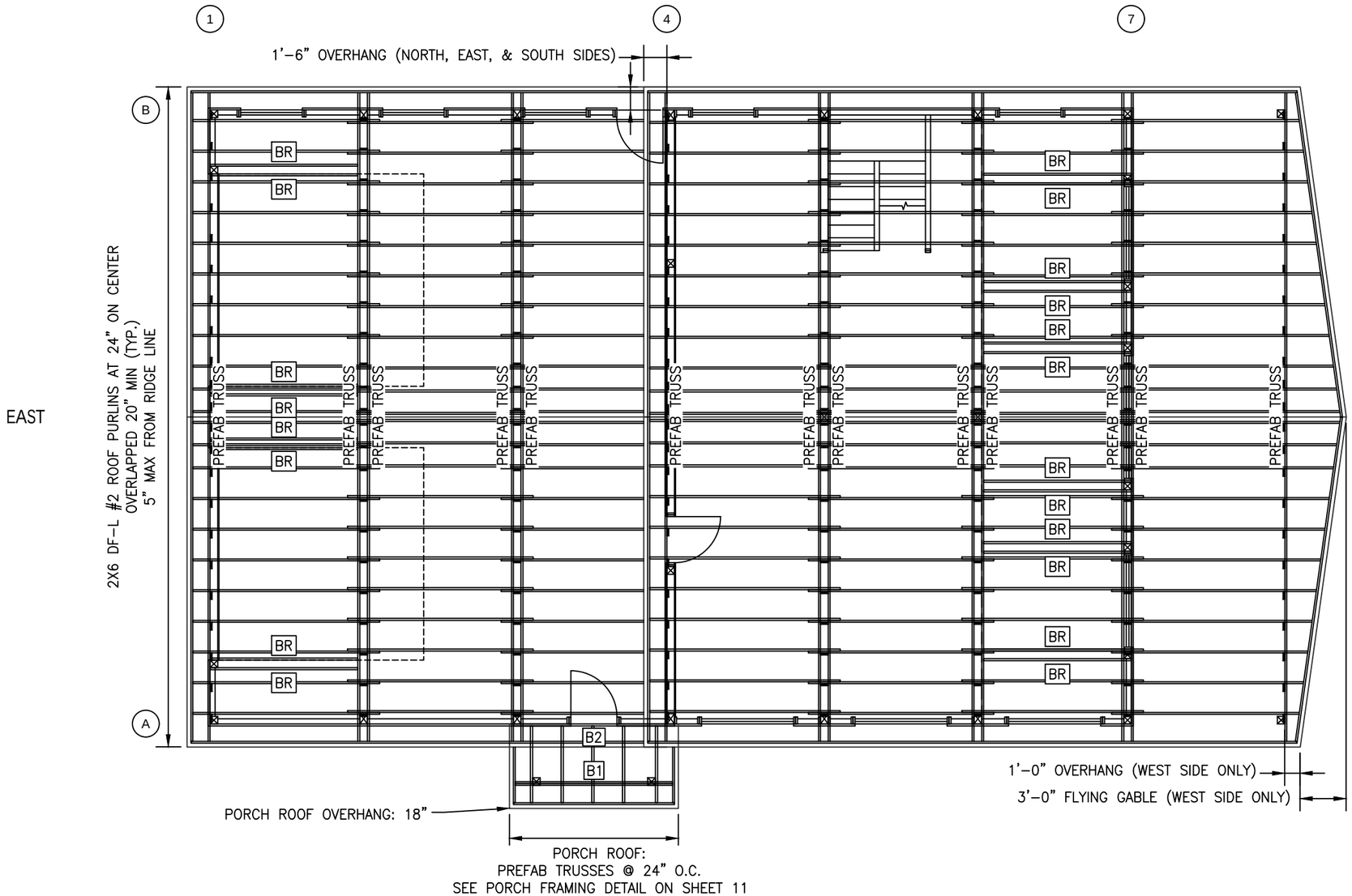
FLOOR PLAN

JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT	X41
SCALE	1/8" = 1'-0"
DATE	04/05/2022
SHEET	03

SOUTH



EAST

WEST

NORTH

BEAMS:
1. B1: (2) 2x8 DF–L#2. BEARING; NOTCH IN POST, NAIL TO POST W/ (5) 10d (0.148" DIA) NAILS.
2. B2: 2x10 DF–L#2; NAIL TO POST W/ (5) 10d (0.148" DIA) NAILS AT EACH POST.

BR 2x6 DIAGONAL BRACE

NOTES:
1. TRUSSES WILL BE DEFERRED PER IBC 107.3.4.1 AND WILL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF UTAH.
2. PROVIDE TRUSS BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S SPECIFICATIONS.

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MOUNTAIN POINT ENGINEERING

ROOF PLAN

JOHN GRIFFITHS BUILDING
EDEN, UTAH

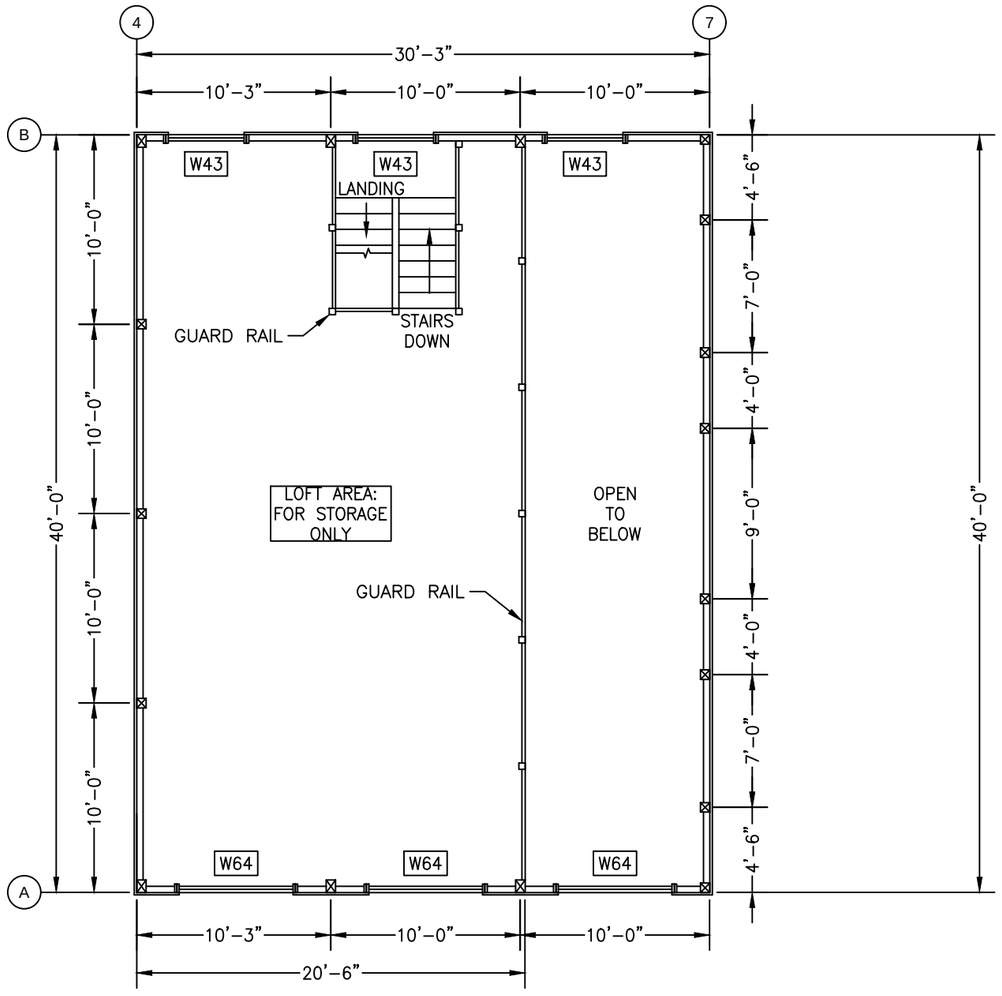
PROJECT
X41

SCALE
1/8" = 1'-0"

DATE
04/05/2022

SHEET
04

SOUTH



EAST

WEST

NORTH

STAIRS:
16 RISE
15 RUNS (STEPS)
7.5" RISE
10" RUN
TOTAL RUN: 12'–6"

W43 4030 WINDOW
W64 6040 WINDOW

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MOUNTAIN POINT ENGINEERING

LOFT PLAN

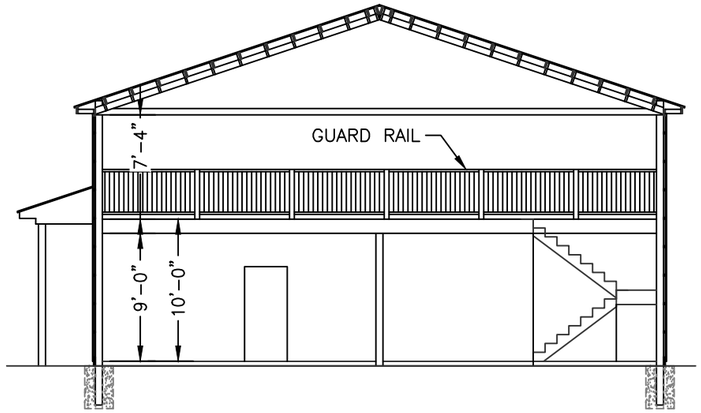
JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT
X41

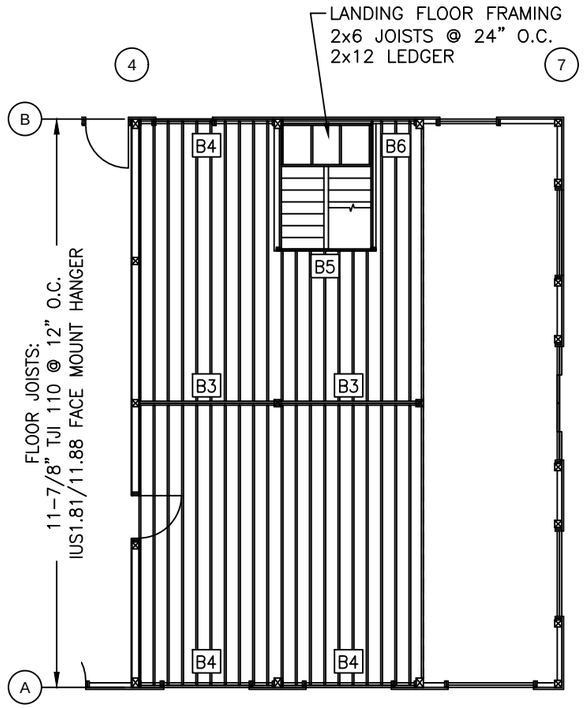
SCALE
1/8" = 1'-0"

DATE
04/05/2022

SHEET
05

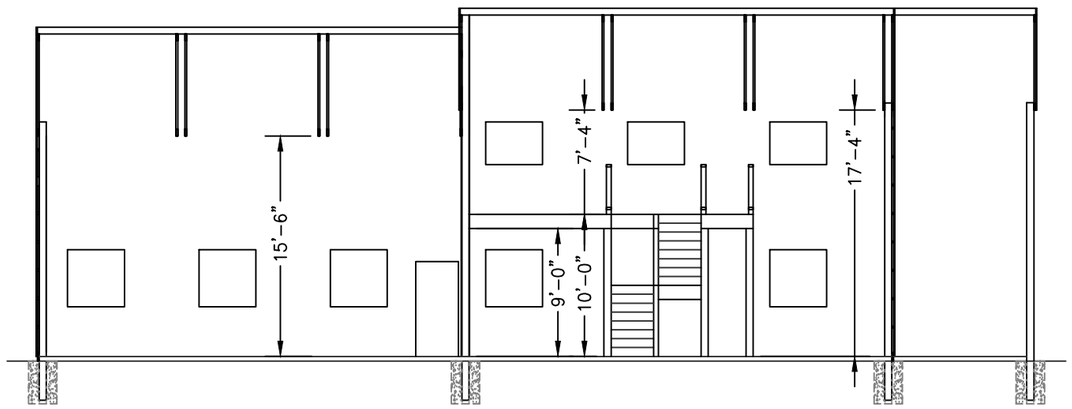


BUILDING SECTION



LOFT FRAMING PLAN

BEAMS:
B3: (2) 1-3/4"x11-1/4" LVL; NOTCH IN POST OR COLUMN CAP (SIMPSON CC46, ECC46)
B4: 1-3/4"x11-1/4" LVL; BEAR ON TRIMMER ATTACHED TO POST
B5: 2x12 DF-L#2 BEAR ON STUD WALL
B6: 1-3/4"x11-1/4" LVL; BEAR ON TRIMMER ATTACHED TO POST



BUILDING SECTION

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04/05/2022
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MOUNTAIN POINT ENGINEERING

LOFT FRAMING PLAN

JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT
X41

SCALE
3/32" = 1'-0"

DATE
04/05/2022

SHEET
06

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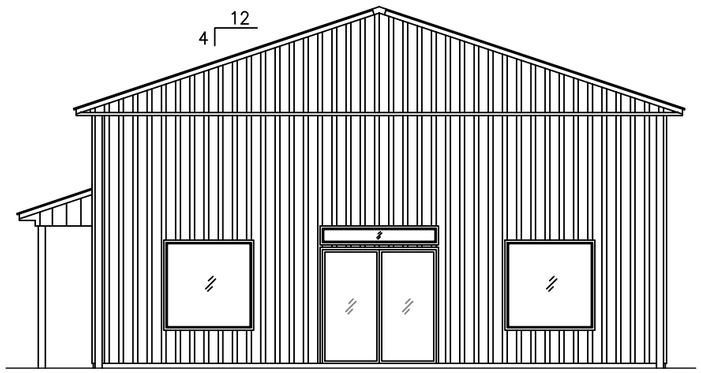
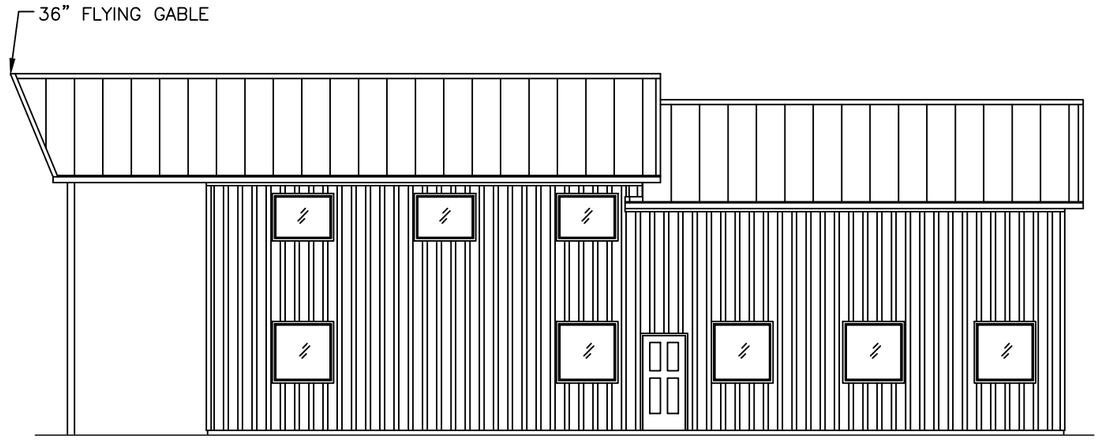
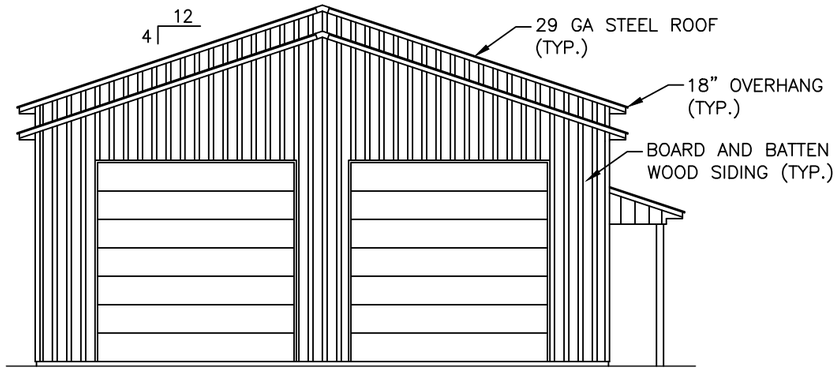


GABLE END ELEVATION - WEST



SIDE ELEVATION - SOUTH



GABLE END ELEVATION - EAST

SIDE ELEVATION - NORTH

ELEVATIONS

JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT
X41

SCALE
3/32" = 1'-0"

DATE
04/05/2022

SHEET
07

NOTES:
1. TRUSS HEEL SHOWN AT 6–3/16" ON THESE PLANS. COMPARE PLAN DIMENSIONS WITH TRUSS MANUFACTURER DRAWINGS AND ADJUST PLAN DIMENSIONS (EAVE HEIGHT, PEAK HEIGHT, PANEL LENGTHS, ETC) AS NECESSARY.

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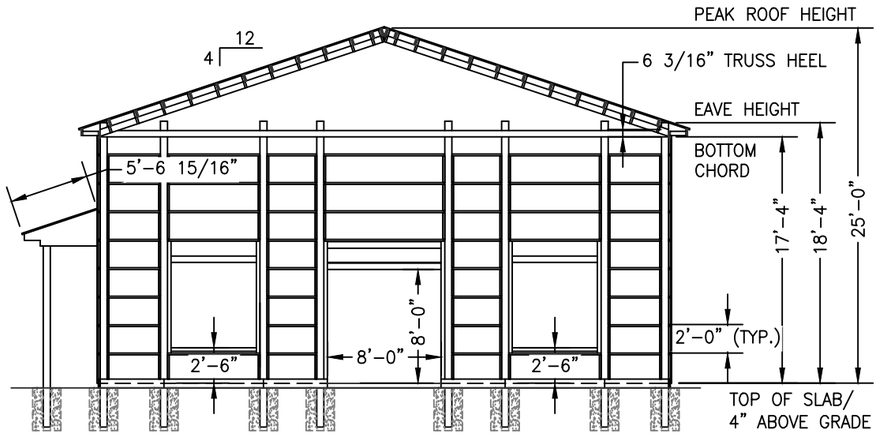
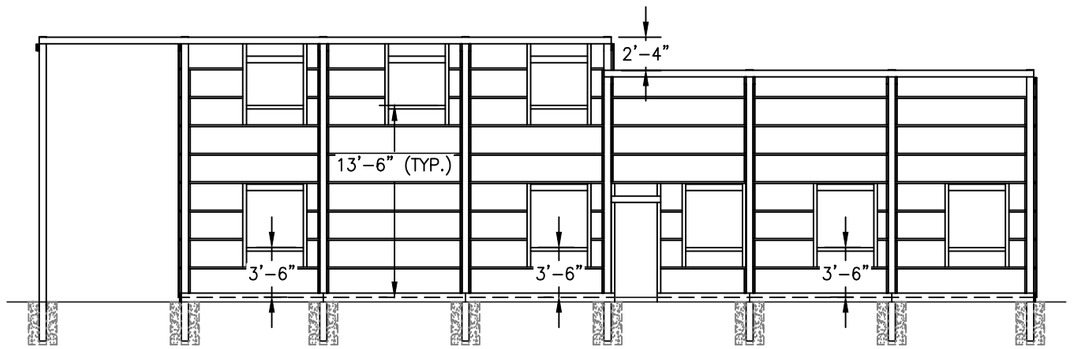
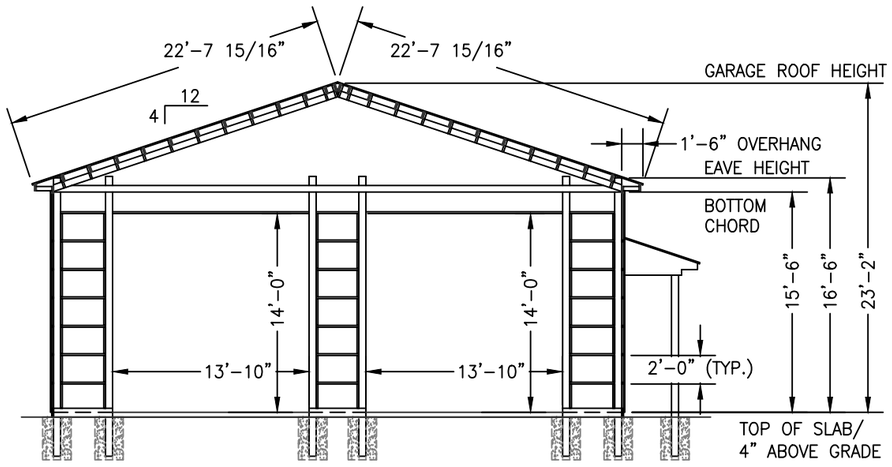


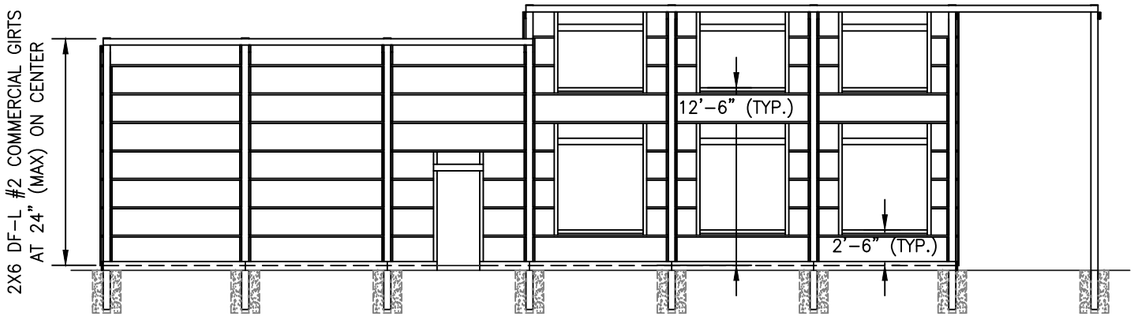
GABLE END GIRT WALL - WEST



SIDE GIRT WALL - SOUTH



GABLE END GIRT WALL - EAST



SIDE GIRT WALL - NORTH

GIRT PLAN

JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT
X41

SCALE
3/32" = 1'-0"

DATE
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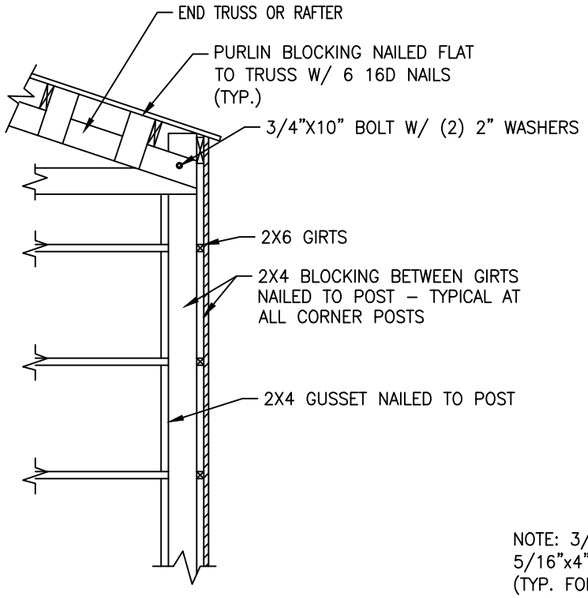
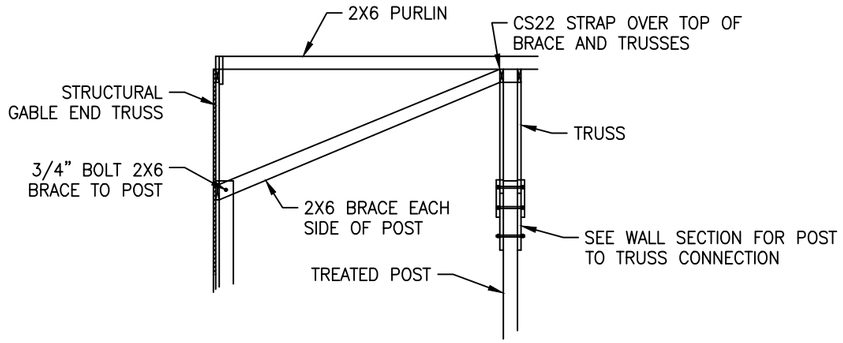
SHEET
08

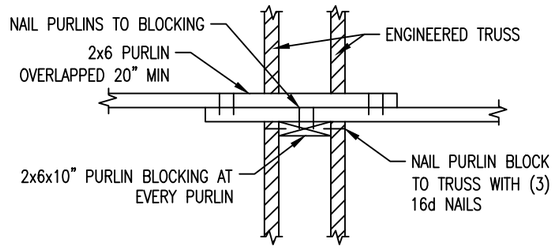


CORNER BLOCKING
NOT TO SCALE

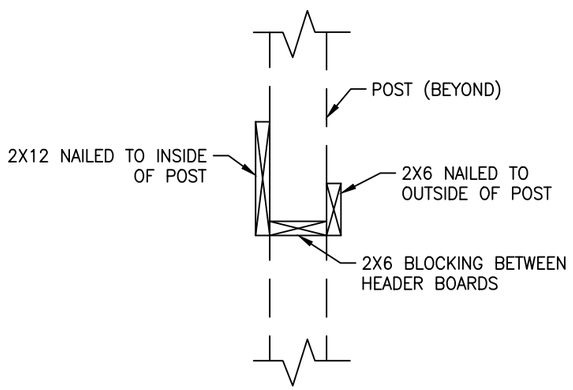


POST TO TRUSS BRACE
NOT TO SCALE

NOTE: 3/4" BOLT ALTERNATIVE: (2) 5/16"x4" POWERLAG FASTENERS (TYP. FOR CORNER BLOCKING AND POST TO TRUSS BRACE DETAILS)



PURLIN CONNECTION
NOT TO SCALE



OVERHEAD DOOR HEADER
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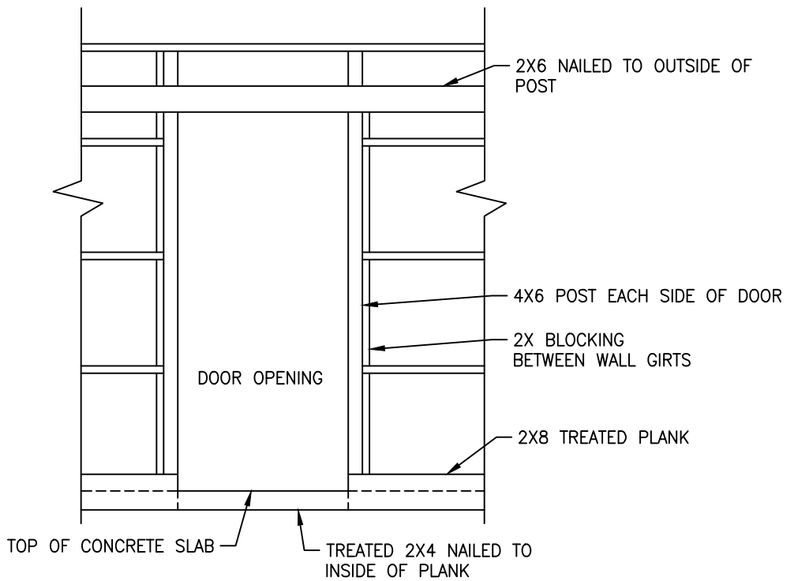
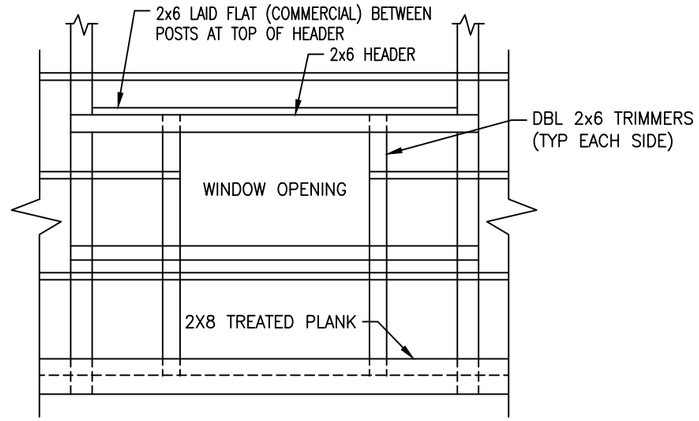


MAN DOOR OPENING
NOT TO SCALE



WINDOW OPENING
NOT TO SCALE

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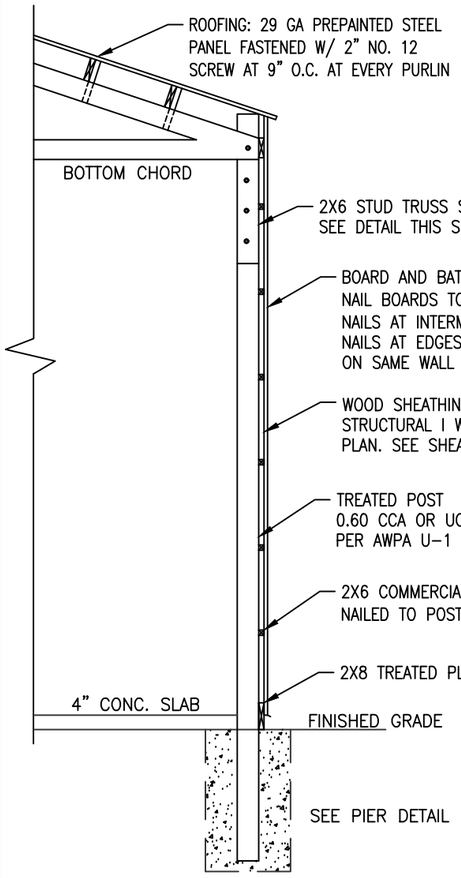
MOUNTAIN POINT ENGINEERING

DETAIL SHEET

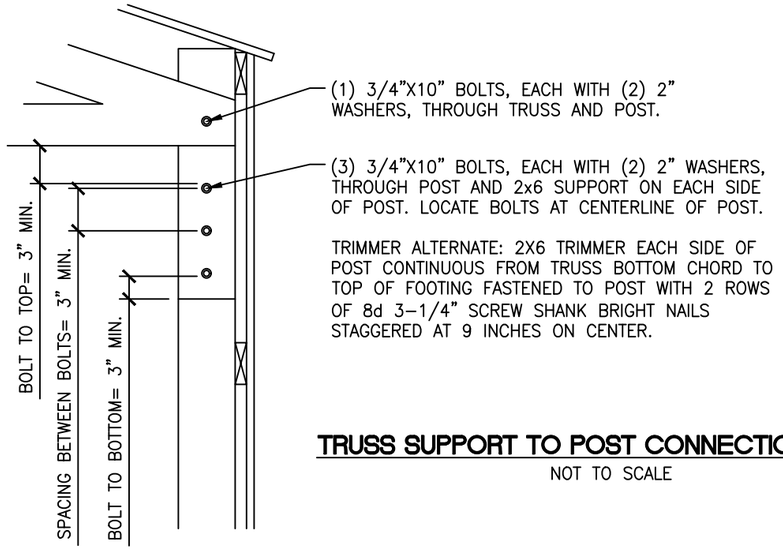
JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT X41
SCALE AS NOTED
DATE 04/05/2022
SHEET 09



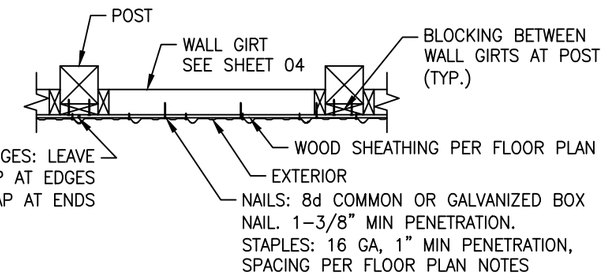
TYPICAL WALL SECTION

NOT TO SCALE



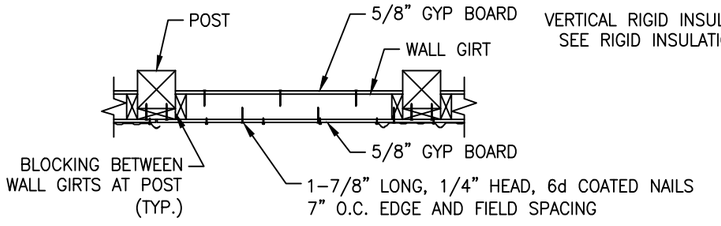
TRUSS SUPPORT TO POST CONNECTION DETAIL

NOT TO SCALE



SHEAR WALL DETAIL

NOT TO SCALE



FIRE WALL DETAIL

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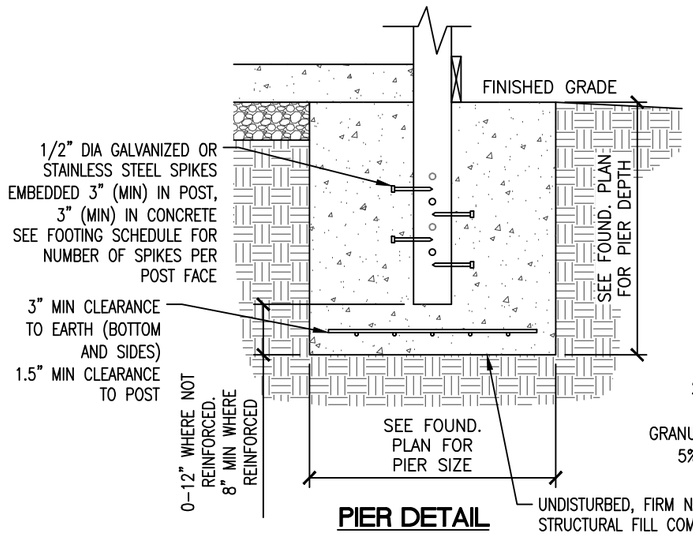
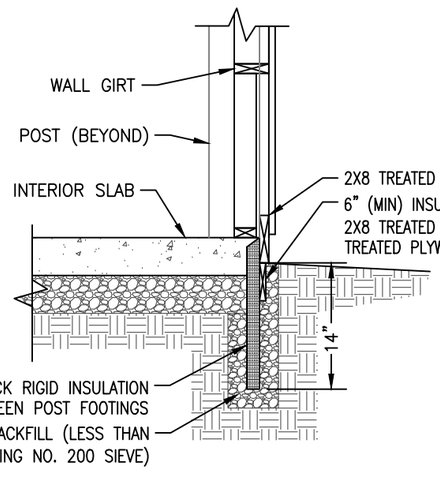


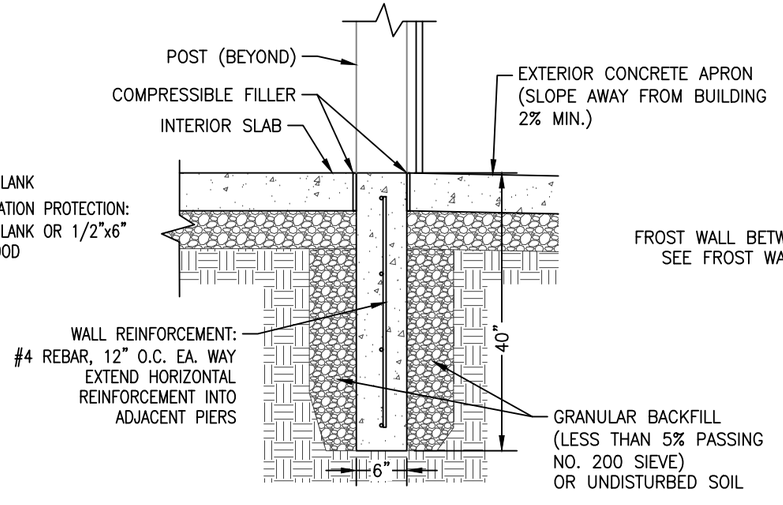
PIER DETAIL

NOT TO SCALE



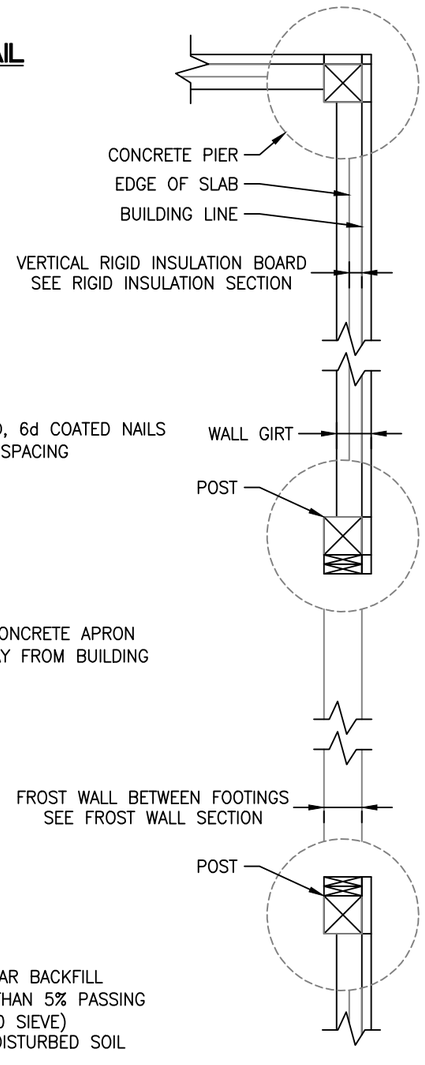
RIGID INSULATION SECTION

NOT TO SCALE



FROST WALL SECTION AT OPENINGS

NOT TO SCALE



FROST PROTECTION DETAIL

PLAN VIEW
NOT TO SCALE

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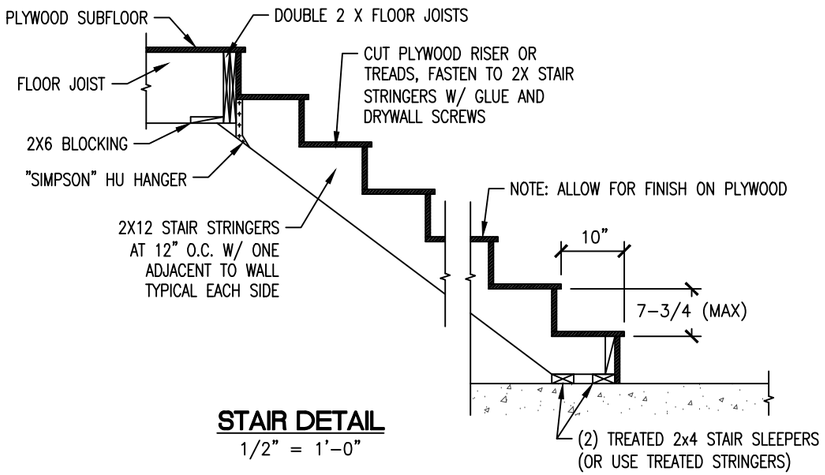
MOUNTAIN POINT ENGINEERING

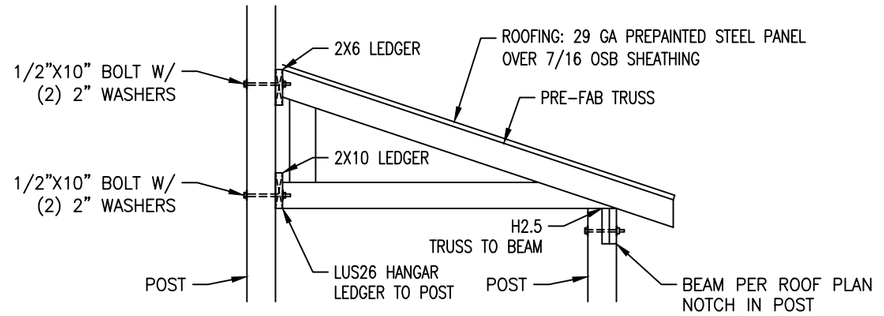
DETAIL SHEET

JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT X41
SCALE AS NOTED
DATE 04/05/2022
SHEET 10

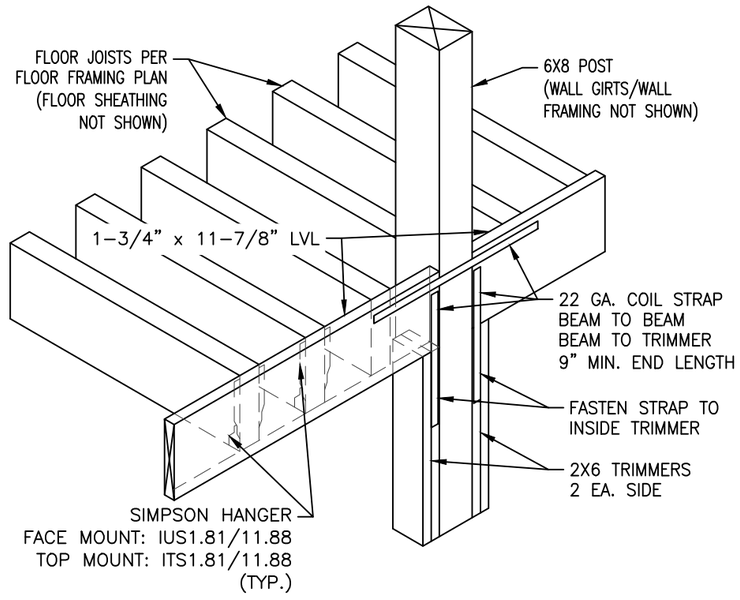


STAIR DETAIL
1/2" = 1'-0"

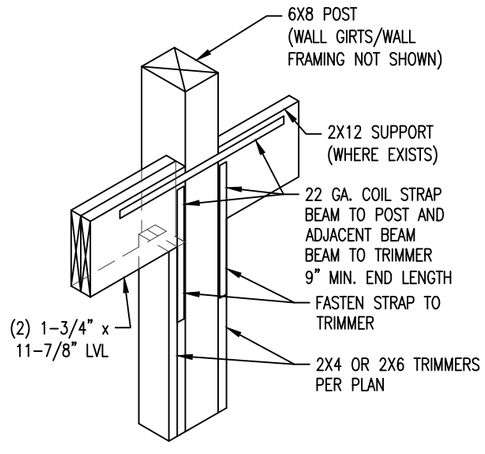


PORCH FRAMING
NOT TO SCALE

NOTES:
1. HANDRAILS:
   - 1.1. PROVIDE HANDRAILS – MINIMUM ONE SIDE.
   - 1.2. HEIGHT OF RAILING ABOVE TREADS – 32" (30" MIN – 34" MAX).
   - 1.3. EXTEND HANDRAILS 12" NOSING OF TOP TREAD AND 12" PLUS TREAD WITH BEYOND THE BOTTOM NOSING.
   - 1.4. RETURN AND TERMINATE ENDS OF HANDRAILS TO WALL OR POST.
   - 1.5. PROVIDE 1-1/2" CLEAR BETWEEN HANDRAIL AND WALL.
   - 1.6. CROSS-SECTIONAL DIMENSION HAND GRIP PORTION OF HANDRAILS 1-1/4" MINIMUM.
2. GUARDRAIL:
   - 2.1. MINIMUM HEIGHT TO TOP OF GUARDRAIL: 42" ABOVE FLOOR;
   - 2.2. MAX OPENING 4" THROUGH ANY PART OF GUARDRAIL AND BALUSTERS
3. TREADS:
   - 3.1. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT.
   - 3.2. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.
4. NOSING:
   - 4.1. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1-1/2" MAXIMUM.
5. RISERS:
   - 5.1. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4".
6. DIMENSIONS (UNLESS NOTED OTHERWISE):
   - 6.1. RISERS: 7-3/4" MAX VERT 4" MIN.
   - 6.2. TREADS: 10" MINIMUM HORZ.
7. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4".
8. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEARANCE.
9. MAXIMUM VERTICAL DISTANCE BETWEEN STAIR LANDINGS 12'-0".
10. STAIR LANDINGS:
    - 10.1. STAIR LANDINGS SHALL BE THE SAME WIDTH AND DEPTH AS THE STAIR IT SERVES WITH MINIMUM DIMENSIONS OF 36" EACH WAY.
    - 10.2. PROVIDE HANDRAIL AT STAIRS AND 36" HIGH GUARD RAIL (42" HIGH MINIMUM IF OCCUPANCY LOAD IS HIGHER THAN 10) AT STAIR LANDING WITH CLEAR SPACE BETWEEN BALUSTERS AND HORIZONTAL.
    - 10.3. TOP RAIL AT 4" MIN. CLEARANCE TYPICAL.
11. INTERIOR FINISH BY OWNER.



FLOOR BEAM AND JOIST DETAIL
NOT TO SCALE



FLOOR BEAM SUPPORT AT WALL
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
#7589454-2202
JAMES DEREK LLOYD
04/05/2022
STATE OF UTAH

ENGINEER STAMP

MOUNTAIN POINT ENGINEERING

DETAIL SHEET

JOHN GRIFFITHS BUILDING
EDEN, UTAH

PROJECT X41
SCALE AS NOTED
DATE 04/05/2022
SHEET 11