

DRAWING NOTES

DESIGN ACCORDING TO THE 2018 IBC.
FOR SPECIFICATIONS NOT SHOWN REFER TO THE 2018 IBC.

DESIGN CATEGORY: RISK CATEGORY II
OCCUPANCY CLASSIFICATION: S-2
TYPE OF CONSTRUCTION: V-B, NO FIRE SPRINKLERS
IBC 506.2 ALLOWABLE AREA: 13,500
INTENDED OCCUPANCY: LESS THAN 50 PERSONS

SEISMIC CRITERIA:
DESIGN CATEGORY D
SOIL SITE CLASS D (ASSUMED)
R = 7.0 (LIGHT-FRAME WOOD WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE)
SS= 1.10g, S1= 0.40g; SDS= 0.88g
ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE
BASE SHEAR= 34,346 LBS

WIND LOAD:
ULTIMATE WIND DESIGN SPEED: 103 MPH 3 SEC. GUST
TERRAIN EXPOSURE C

SNOW LOAD:
SITE ELEVATION: 5160 FT
GROUND SNOW LOAD: 62 PSF
Ce: 1.0, Ct: 1.0, Cs: 0.94
ROOF SNOW LOAD: 41 PSF MAIN, 61 PSF LEAN (SLIDING)

DEAD LOADS:
ROOF 14 PSF
WALLS 7 PSF
LOFT FLOOR 10 PSF

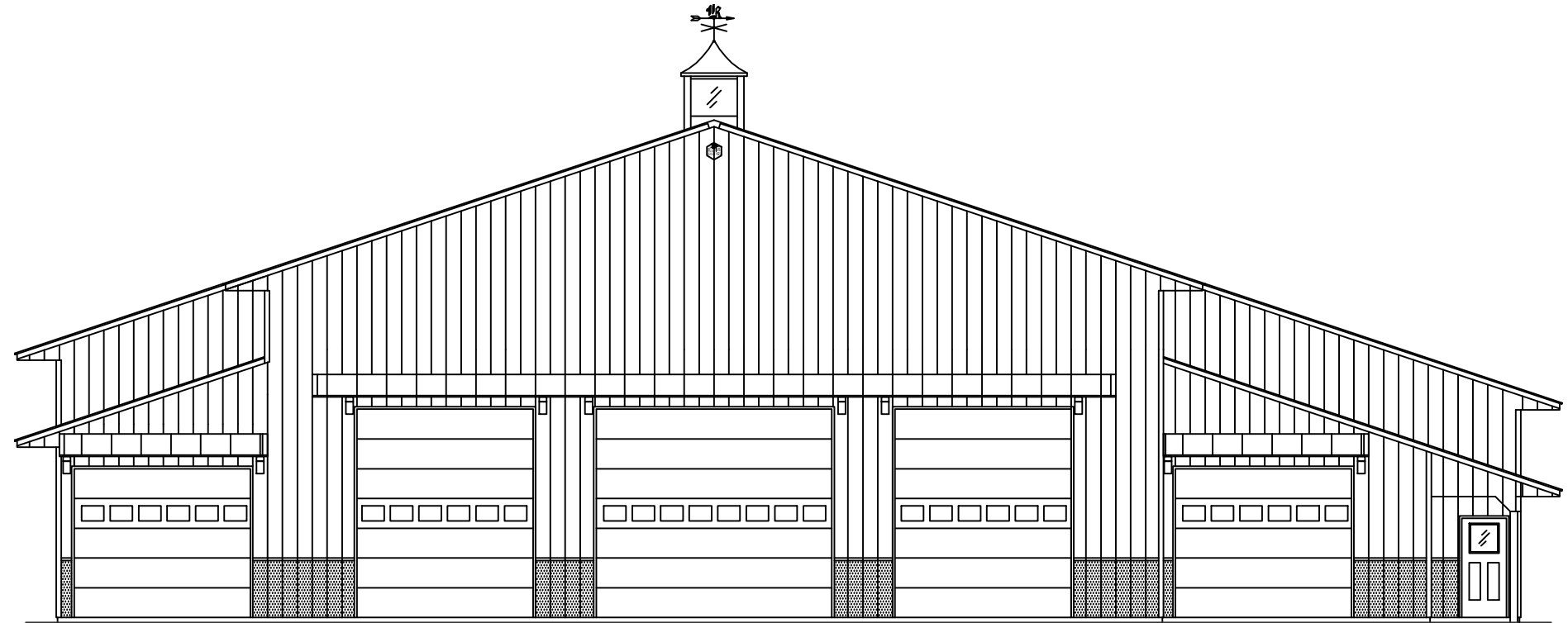
ROOF LIVE LOAD: 20 PSF
FLOOR LIVE LOAD: 40 PSF


FROST DEPTH: 40 IN

GENERAL:
1. PLEASE REFER TO THE STRUCTURAL CALCULATIONS FOR ALL SPECIFICATIONS AND DESIGN CRITERIA NOT LISTED HERE. WHERE DETAILS ARE NOT SPECIFIED, TYPICAL DETAILS AS SPECIFIED ON PLANS AND ON THE STRUCTURAL DETAILS SHEET SHALL APPLY.

BEEHIVE BUILDINGS

BOB KIRKMAN BUILDING

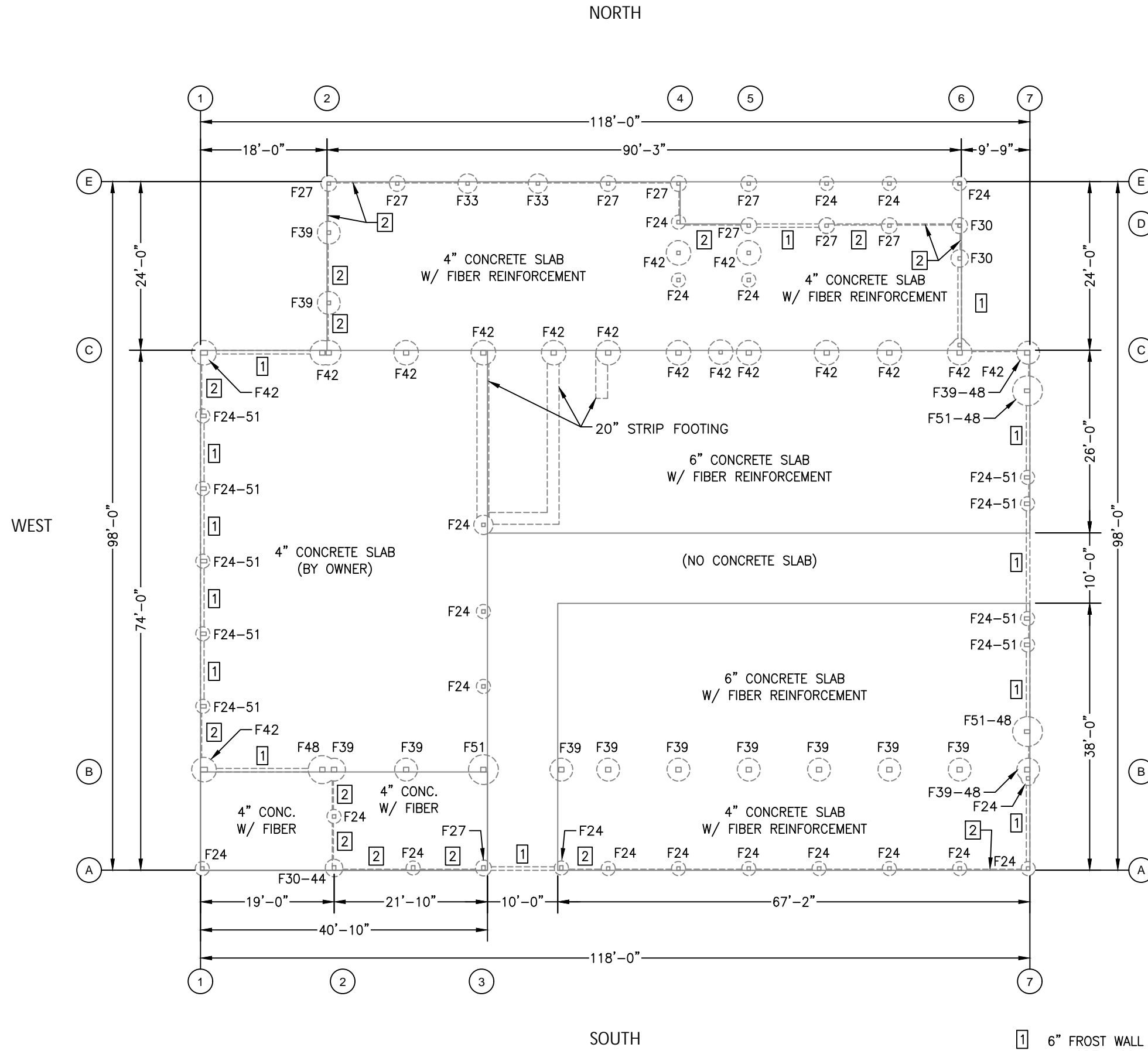


BUILDING INFORMATION	CONTRACTOR	DRAFTING & ENGINEERING	DRAWING INDEX		ENGINEER STAMP
<p>SITE INFORMATION:</p> <p>ADDRESS: 4267 N 3150 E LIBERTY, UTAH</p> <p>BUILDING INFORMATION:</p> <p>DIMENSIONS: 98' x 118' TOTAL SQUARE FOOTAGE: 10,396 S.F. KITCHEN, POOL: 3606 S.F. GARAGE/STORAGE: 6790 S.F. LOFT/MEZZANINE: 264 S.F. PORCHES: 503 S.F.</p>	<p>BEEHIVE BUILDINGS</p> <p>CONTACT: GARRETT NICHOLS GARRETT@BEEHIVEBUILDINGS.COM PHONE: 801-529-4222</p>	<p>MOUNTAIN POINT ENGINEERING</p> <p>CONTACT: DEREK LLOYD DEREK@MOUNTAINPOINTENGINEERING.COM PHONE: 801-450-5332</p> <p style="text-align: center;"> MOUNTAIN POINT ENGINEERING</p>	SHEET	DESCRIPTION	
			01	FOUNDATION PLAN	
			02-04	FLOOR PLAN	
			05	ROOF PLAN	
			06-08	GIRT PLAN	
			09	ELEVATIONS	
			10-11	SECTIONS	
			12	LOFT PLAN	
			13-14	PANEL LAYOUT	
			15-18	DETAIL SHEETS	

ENGINEER STAMP

FOUNDATION PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH



- CONCRETE NOTES:**
- 28 DAY STRENGTH (F'C) W/ NORMAL 145 PCF DENSITY: FOOTINGS: 3000 PSI
 - SLABS ON GRADE: 3000 PSI REQUIRED, 3500 PSI RECOMMEND
 - ALL SLABS: PROVIDE A MIN. THICKNESS OF 4" W/ 4" DEEP MIN. CRUSHED GRAVEL BASE.
 - 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.
 - CONTROL JOINTS SHALL BE COMPLETED WITHIN 6-18 HOURS OF CONCRETE PLACEMENT.
 - CONTROL JOINTS SHALL BE TOOLED OR SAWED TO THE GREATER DEPTH OF 1" DEEP OR 1/4 THICKNESS OF CONCRETE SLAB.

- SOILS AND EXCAVATION:**
- 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.
 - ALLOWABLE BEARING PRESSURE: 1500 PSF
 - NATIVE MATERIAL SURROUNDING FOOTING TO BE DISTURBED MINIMALLY DURING EXCAVATION.
 - 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.

- RIGID INSULATION:**
- FROST PROTECTION CONTINUOUS AROUND PERIMETER OF HEATED PORTION OF BUILDING.
 - 2" THICK RIGID FOAM BOARD. EPS TYPE II OR TYPE IX; OR XPS TYPE IV, V, VI, VII, OR X PER ASTM C578
 - MIN R VALUE: 5.6.
 - EXTEND VERTICALLY BETWEEN PIERS FROM TOP OF SLAB TO 20" BELOW GRADE.
 - SEE DETAIL ON SHEET 16.

- 6" FROST WALL AT OVERHEAD DOOR OPENINGS. SEE DETAIL ON SHEET 16.
- VERTICAL RIGID INSULATION. SEE DETAIL ON SHEET 16.

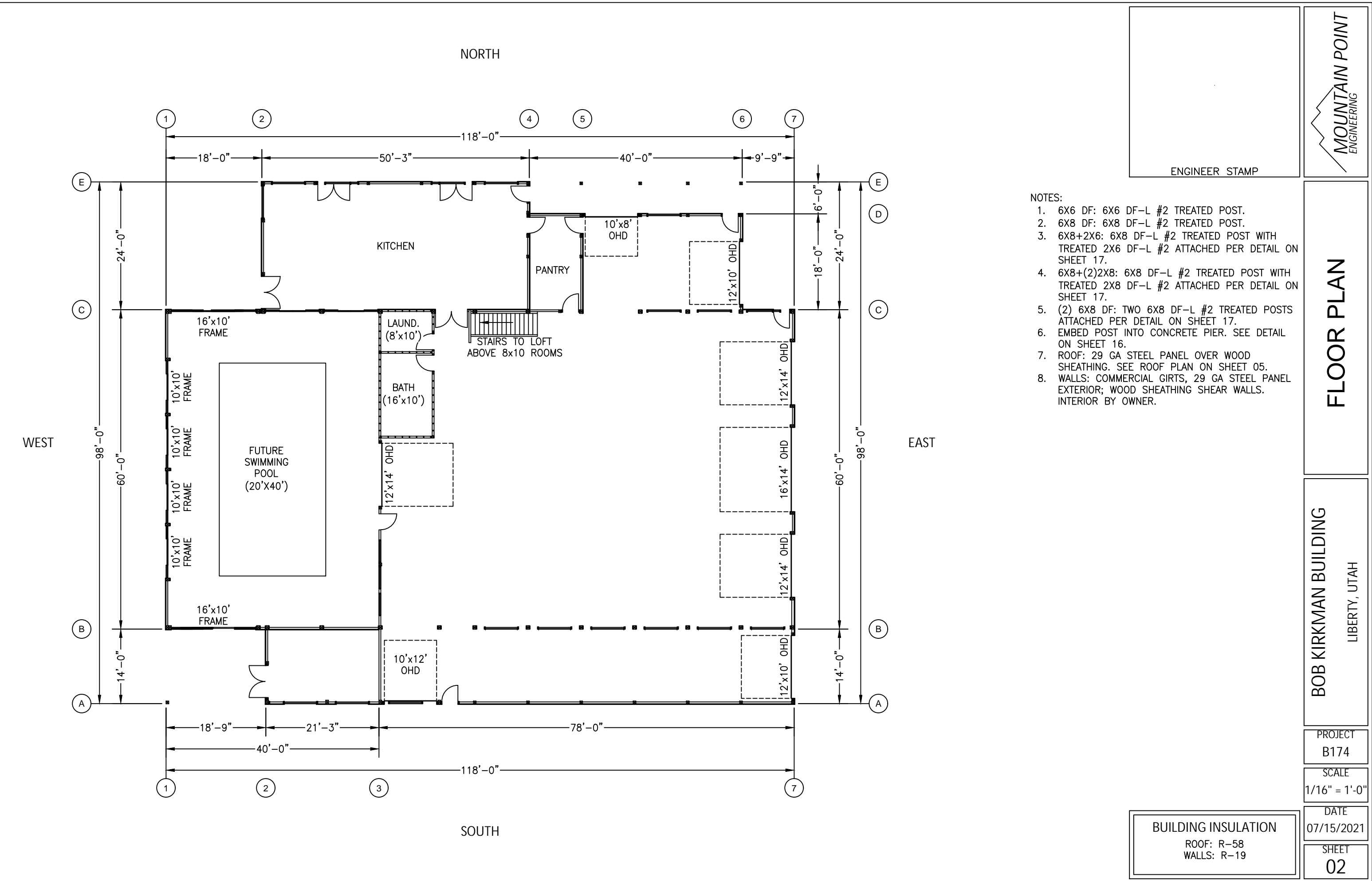
FOOTING SCHEDULE				
MARK	DIA (IN)	DEPTH (IN)	SPIKES PER SIDE	REINFORCEMENT
F24	24	40	1	NONE
F24-51	24	51	1	NONE
F27	27	40	1	NONE
F30-44	30	44	2	NONE
F33	33	40	2	#4 BAR @ 6" O.C. EA WAY
F39	39	40	2	#4 BAR @ 6" O.C. EA WAY
F39-48	39	48	2	#4 BAR @ 6" O.C. EA WAY
F42	42	40	2	#4 BAR @ 6" O.C. EA WAY
F51	51	40	3	#4 BAR @ 6" O.C. EA WAY
F51-48	48	48	4	#4 BAR @ 6" O.C. EA WAY

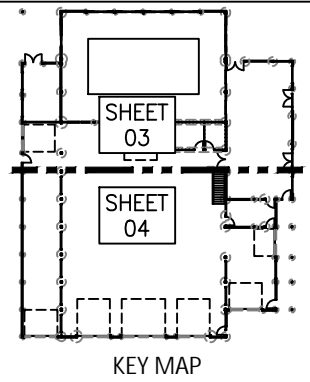
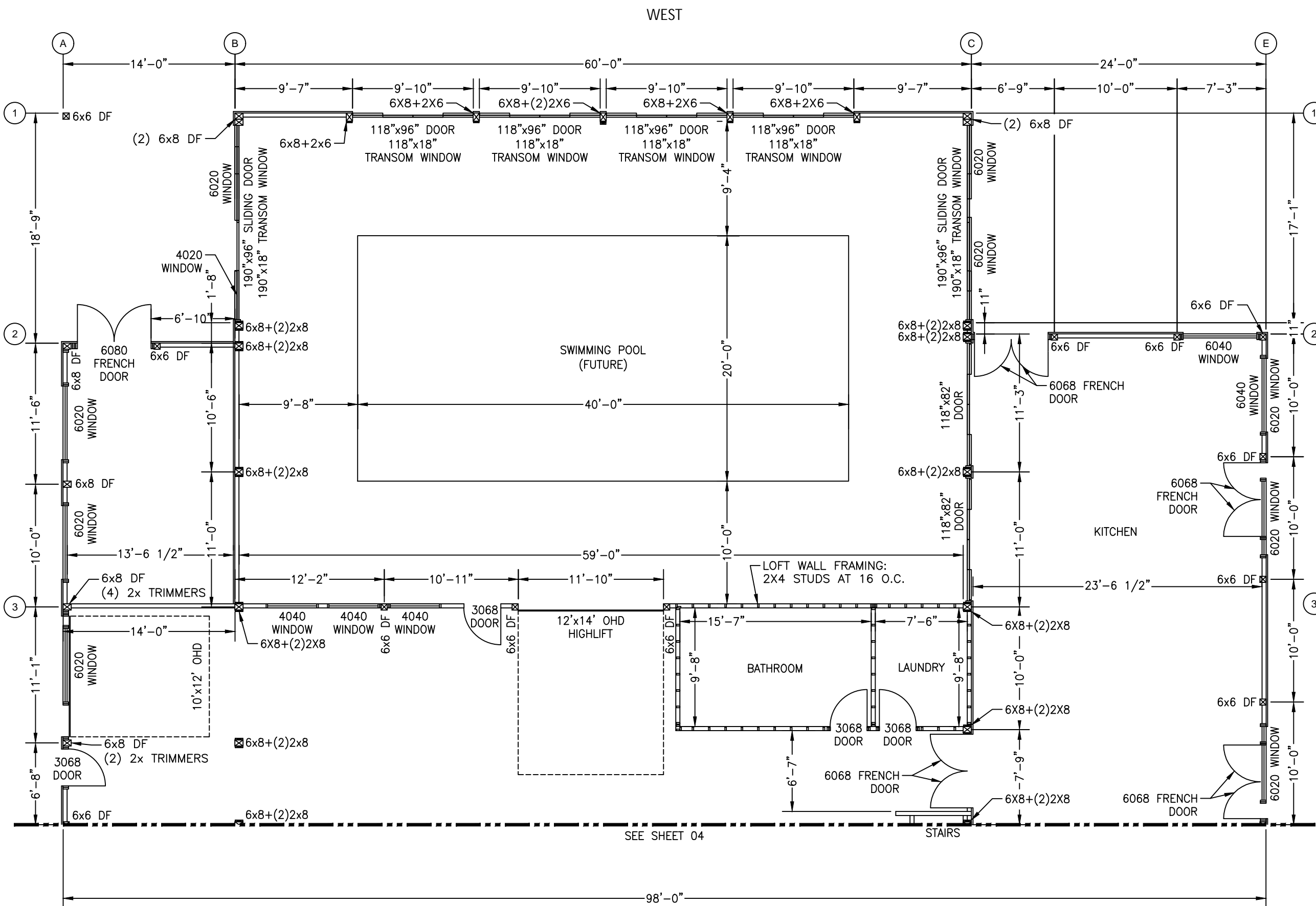
PROJECT
B174

SCALE
1/16" = 1'-0"

DATE
07/15/2021

SHEET
01





MOUNTAIN POINT
ENGINEERING

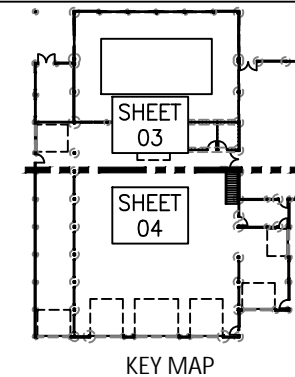
FLOOR PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT	B174
SCALE	1/8" = 1'-0"
DATE	07/15/2021
SHEET	03

SEE SHEET 04

SEE SHEET 03



FLOOR PLAN

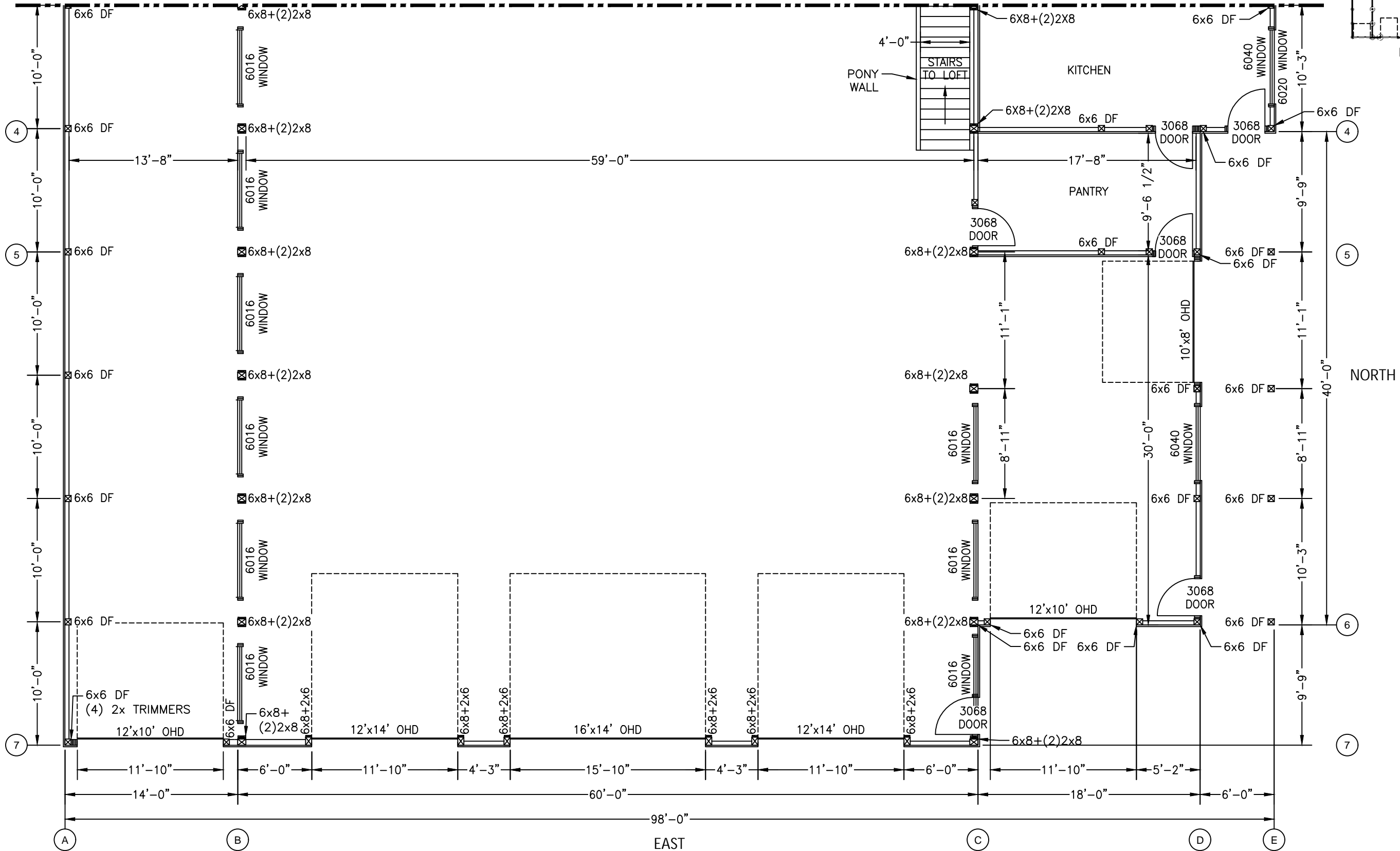
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

SCALE
1/8" = 1'-0"

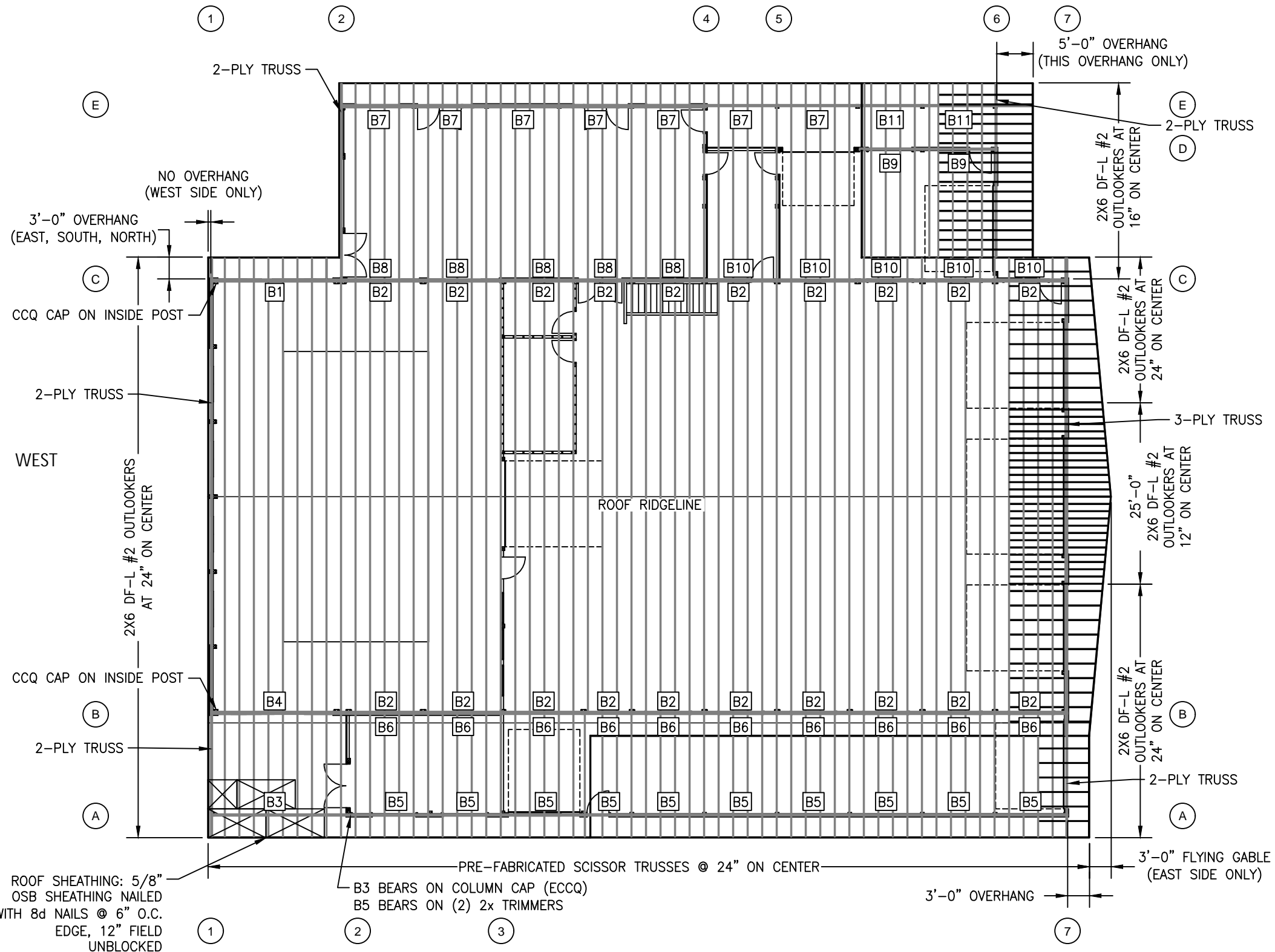
DATE
07/15/2021

SHEET
04



NORTH

SOUTH



ENGINEER STAMP



BEAM SCHEDULE			
MARK	BEAM	COLUMN CAP	HANGER
B1	3-PLY 1-3/4"x18" LVL	CCQ66SDS2.5	-
B2	3-PLY 1-3/4"x11-7/8" LVL	CCQ66SDS2.5	-
B3	2-PLY 1-3/4"x16" LVL	ECCQ46SDS2.5	-
B4	3-PLY 1-3/4"x20" LVL	CCQ66SDS2.5	-
B5,B7,B11	2-PLY 1-3/4"x9-1/2" LVL	CCQ46SDS2.5	-
B6,B8,B10	2-PLY 1-3/4"x7-1/4" LVL	-	HUC28-2
B9	2-PLY 1-3/4"x11-7/8" LVL	CCQ46SDS2.5	-

ROOF FRAMING PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH

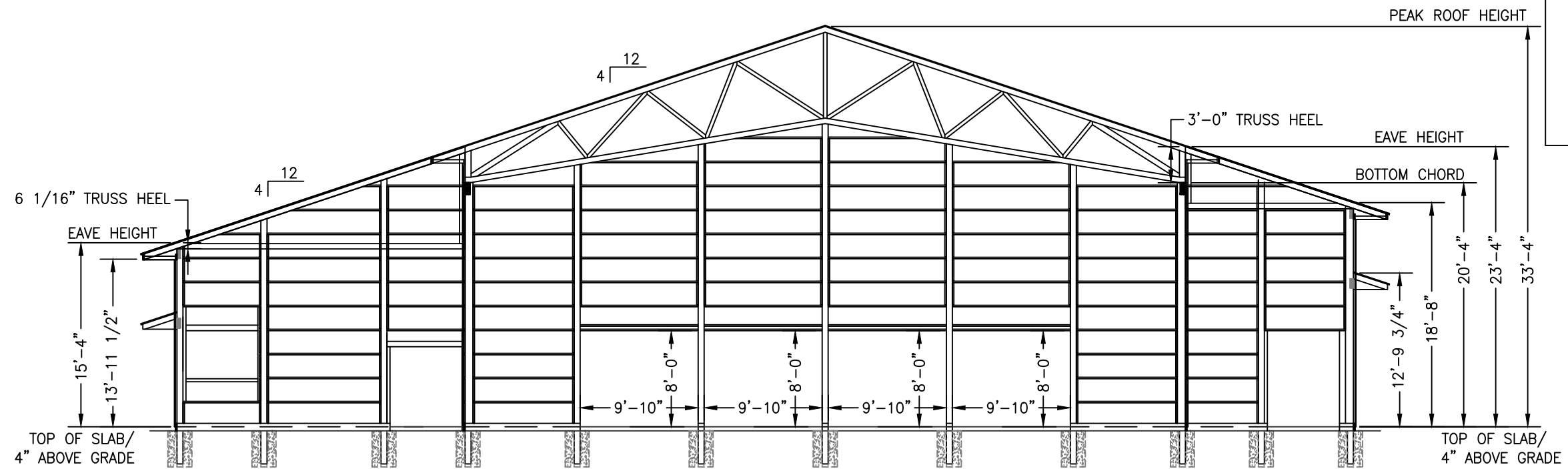
- NOTES:
- TRUSSES WILL BE DEFERRED PER IBC 107.3.4.1 AND WILL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF UTAH.
 - PROVIDE TRUSS BOTTOM CHORD BRACING PER TRUSS MANUFACTURER'S SPECIFICATIONS.
 - OVERHANG: SEE DETAIL ON SHEET 12

PROJECT
B174

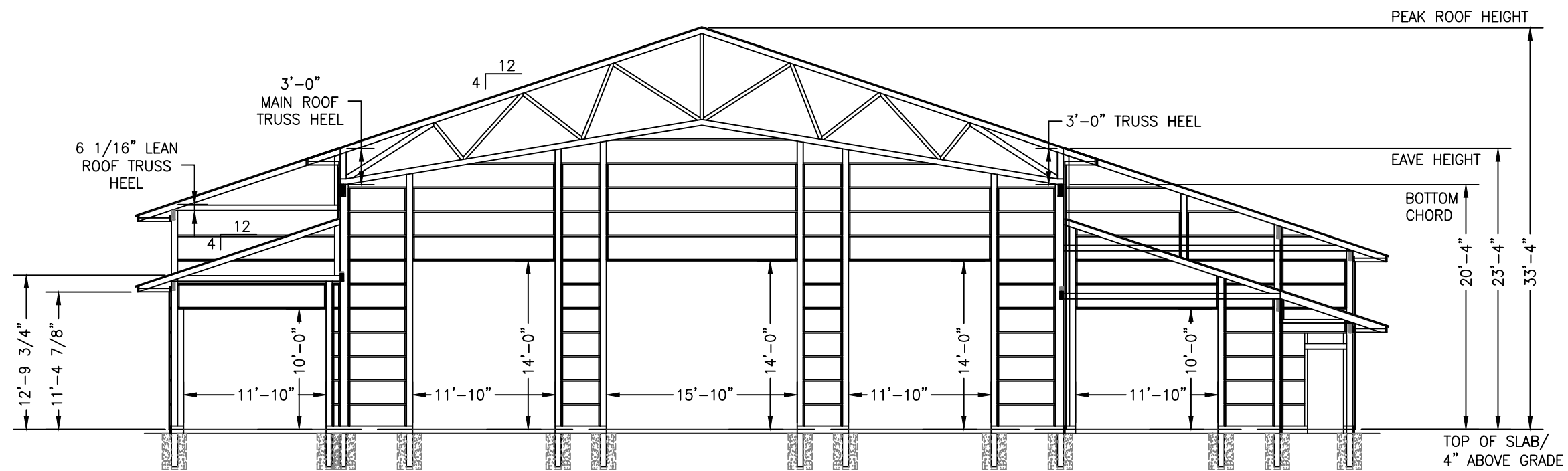
SCALE
1/16" = 1'-0"

DATE
07/15/2021

SHEET
05



GABLE END GIRT WALL - WEST - WALL LINE 1, 2



GABLE END GIRT WALL - EAST - WALL LINE 6, 7

ENGINEER STAMP



GIRT PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

SCALE
3/32" = 1'-0"

DATE
07/15/2021

SHEET
06

ENGINEER STAMP

GIRT PLAN

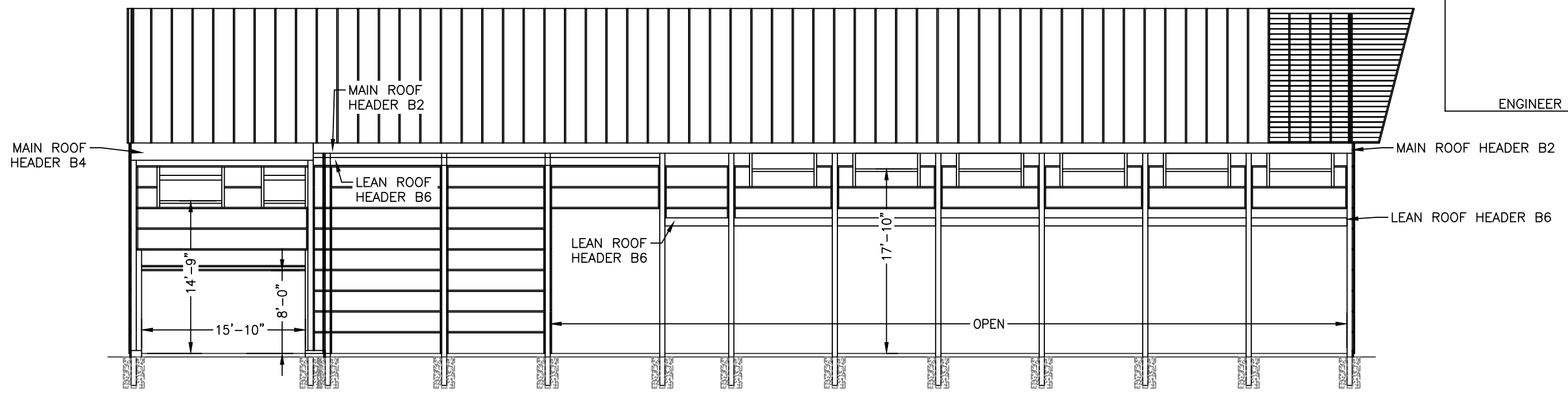
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

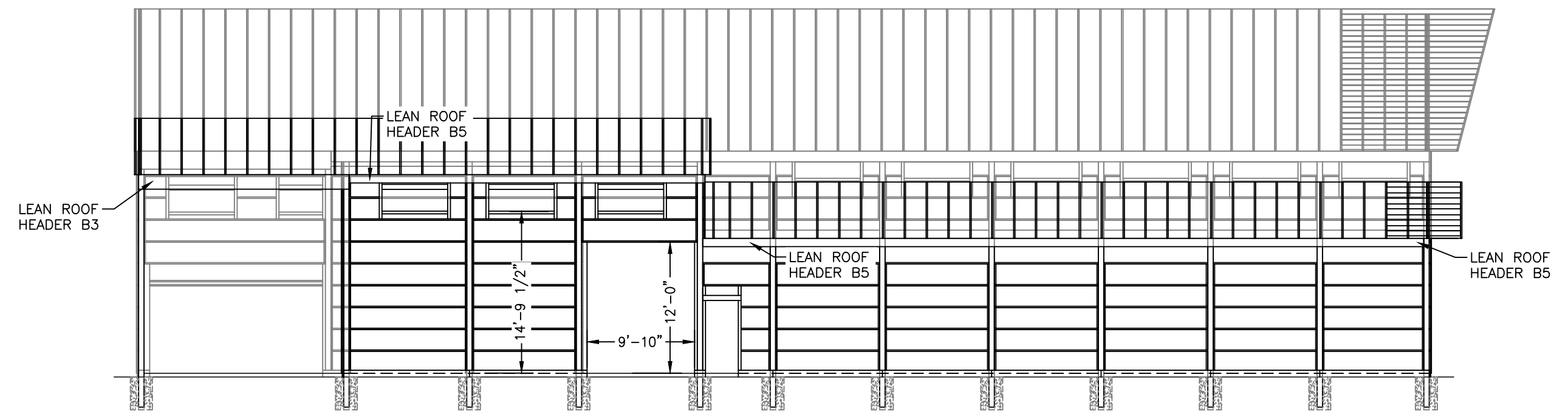
SCALE
3/32" = 1'-0"

DATE
07/15/2021

SHEET
07



GABLE END GIRT WALL - SOUTH - WALL LINE B



GABLE END GIRT WALL - SOUTH - WALL LINE A

ENGINEER STAMP

GIRT PLAN

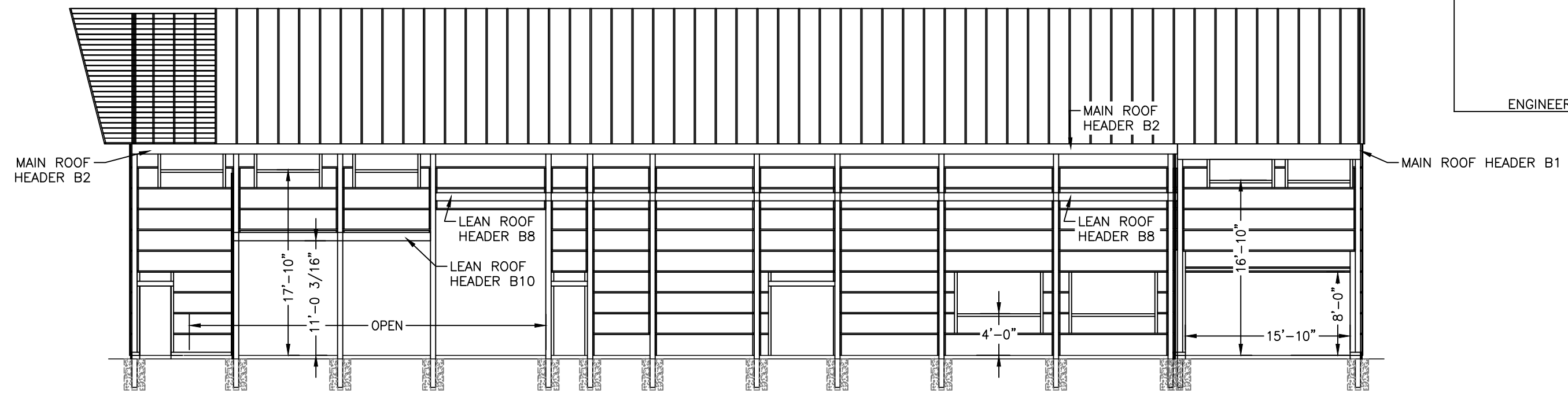
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

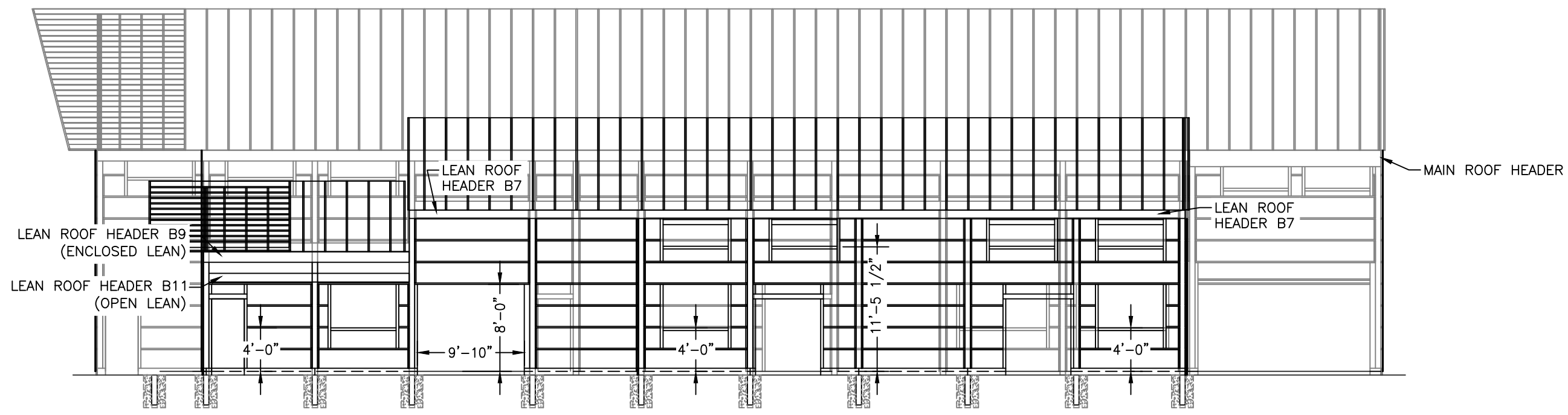
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3/32" = 1'-0"

DATE
07/15/2021

SHEET
08



GABLE END GIRT WALL - NORTH - WALL LINE C



GABLE END GIRT WALL - NORTH - WALL LINE D, E

ENGINEER STAMP



ELEVATIONS

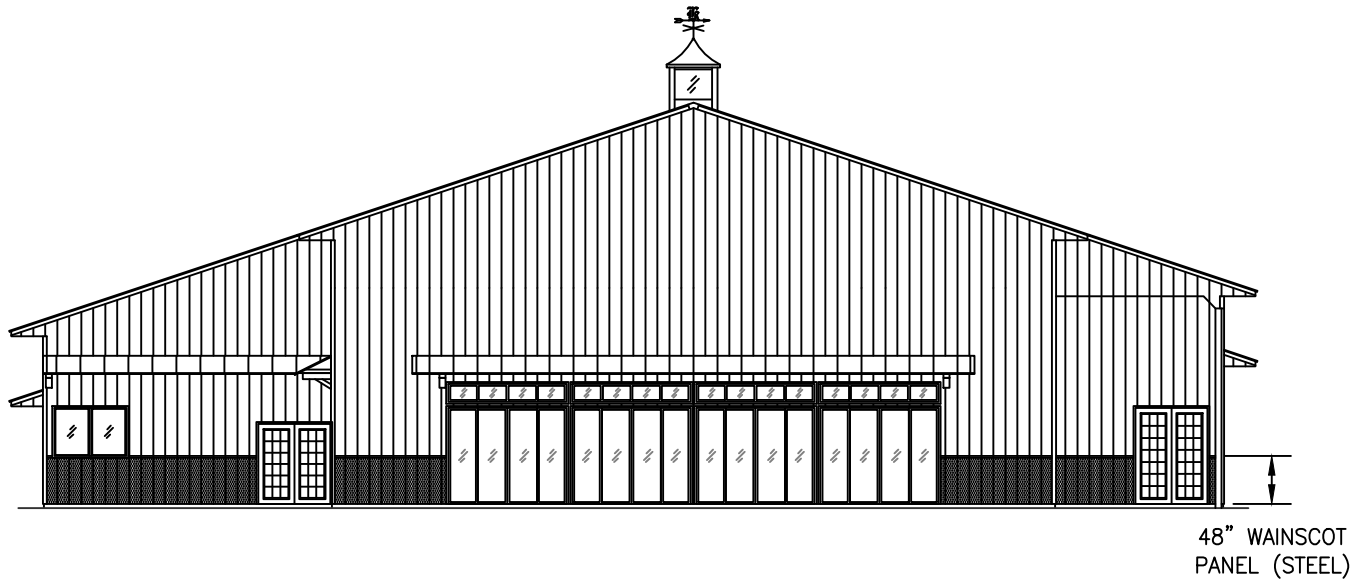
BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
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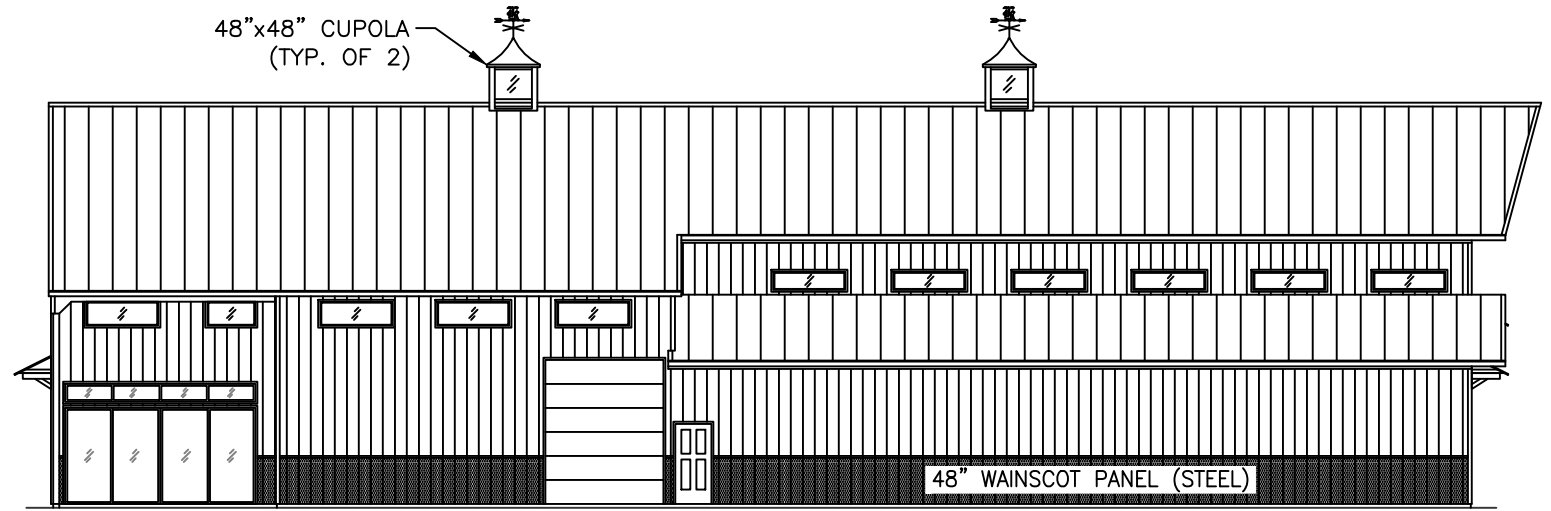
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DATE
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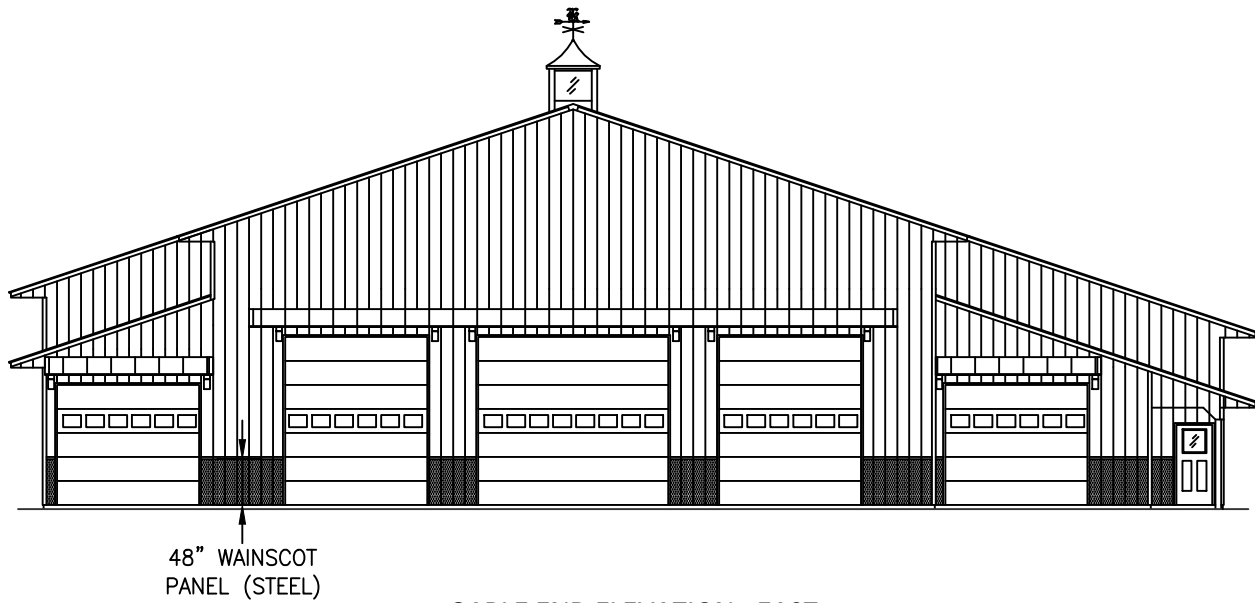
SHEET
09



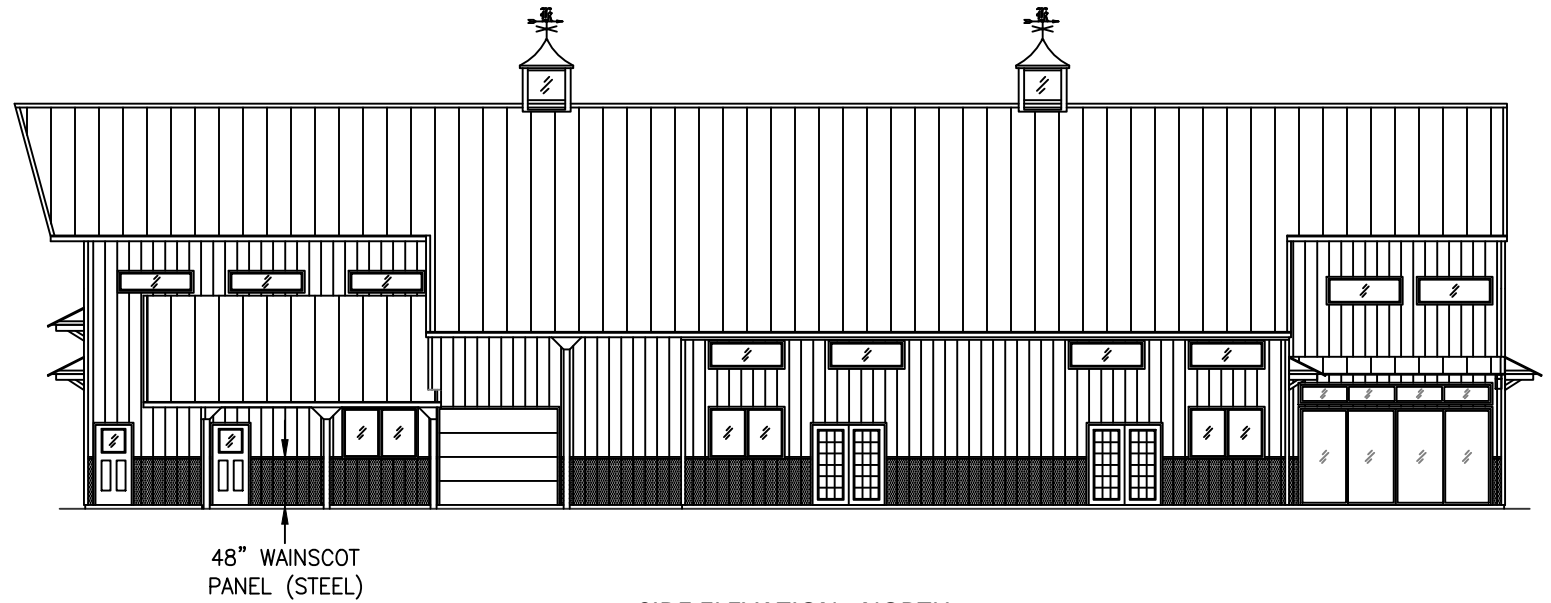
GABLE END ELEVATION - WEST



SIDE ELEVATION - SOUTH



GABLE END ELEVATION - EAST



SIDE ELEVATION - NORTH

ENGINEER STAMP

SECTIONS

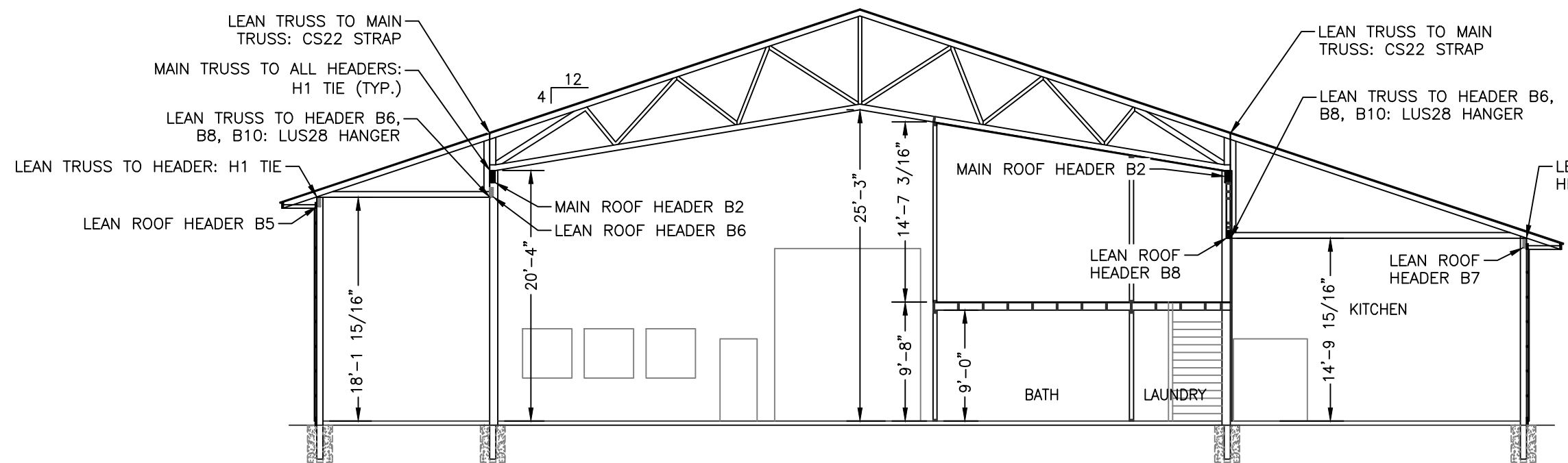
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LIBERTY, UTAH

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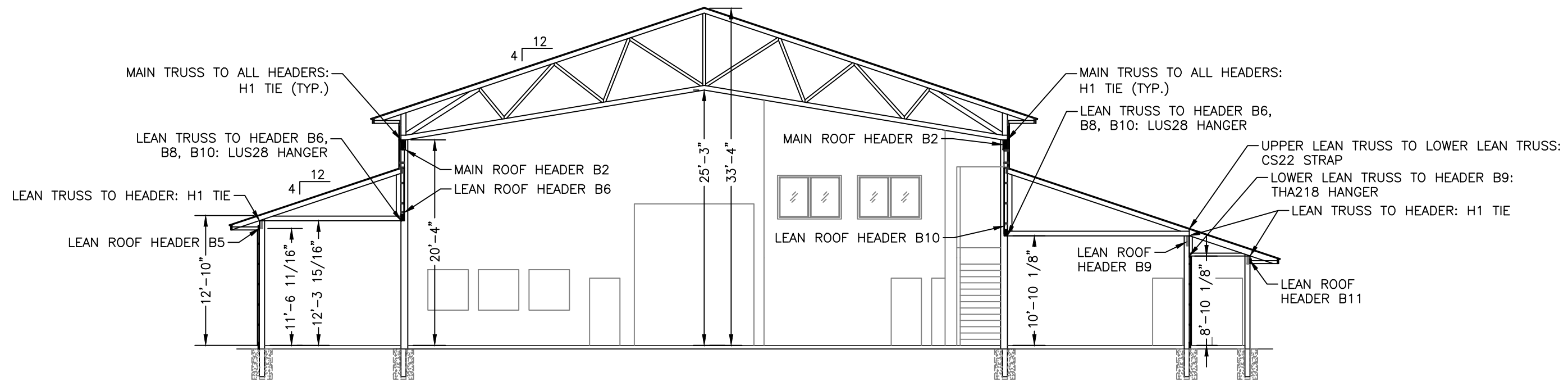
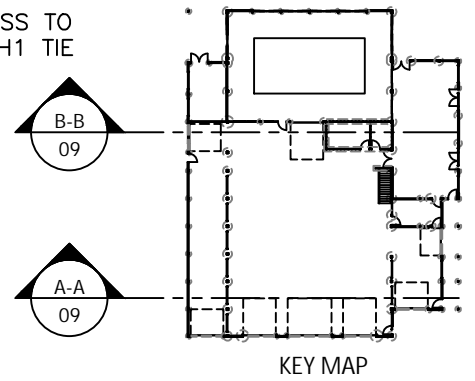
SCALE
3/32" = 1'-0"

DATE
07/15/2021

SHEET
10



SECTION B-B



SECTION A-A

ENGINEER STAMP

SECTIONS

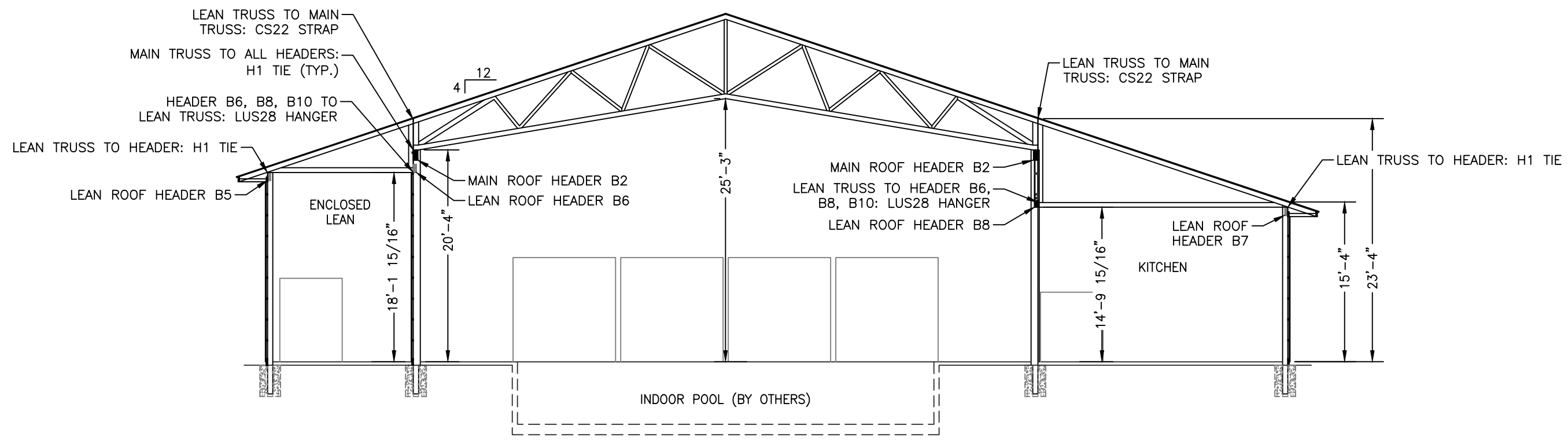
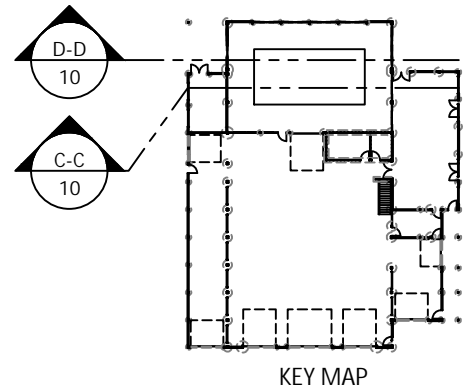
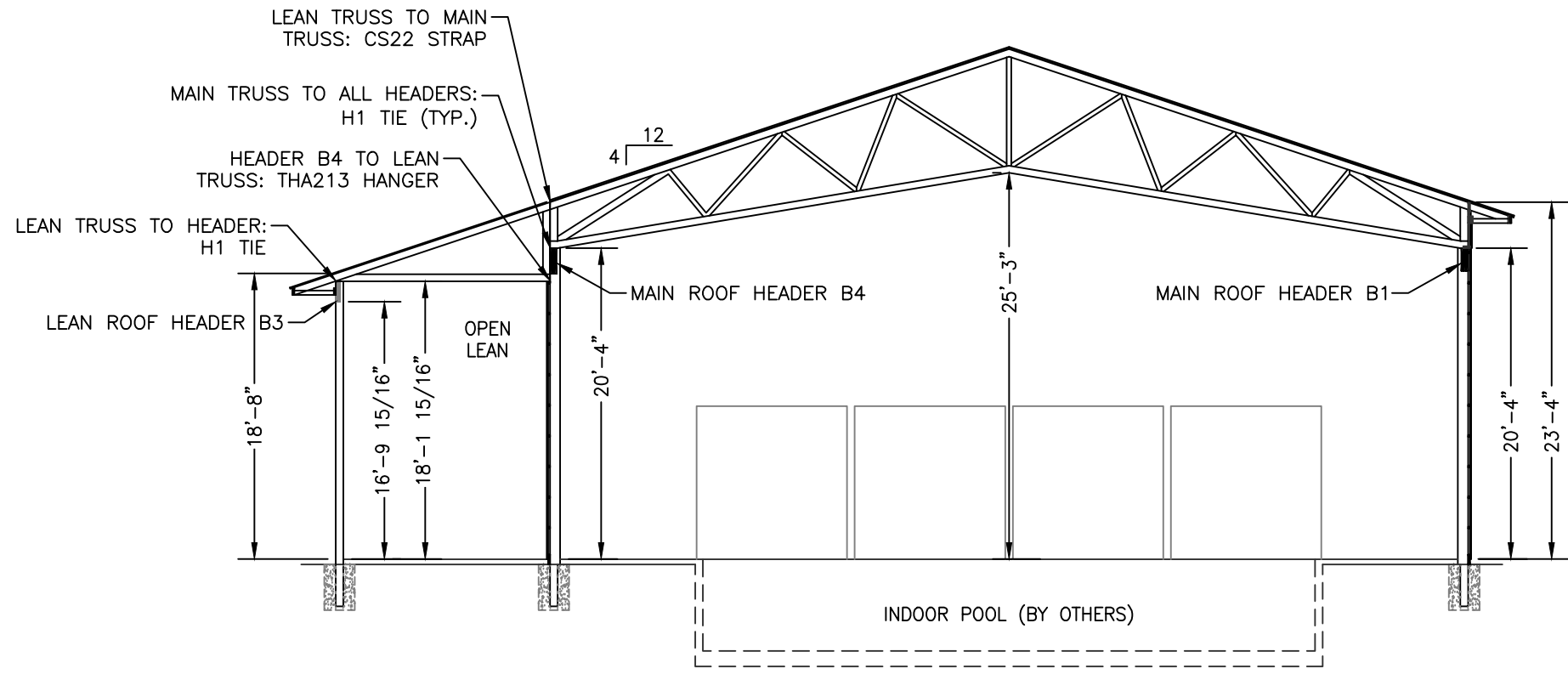
BOB KIRKMAN BUILDING
LIBERTY, UTAH

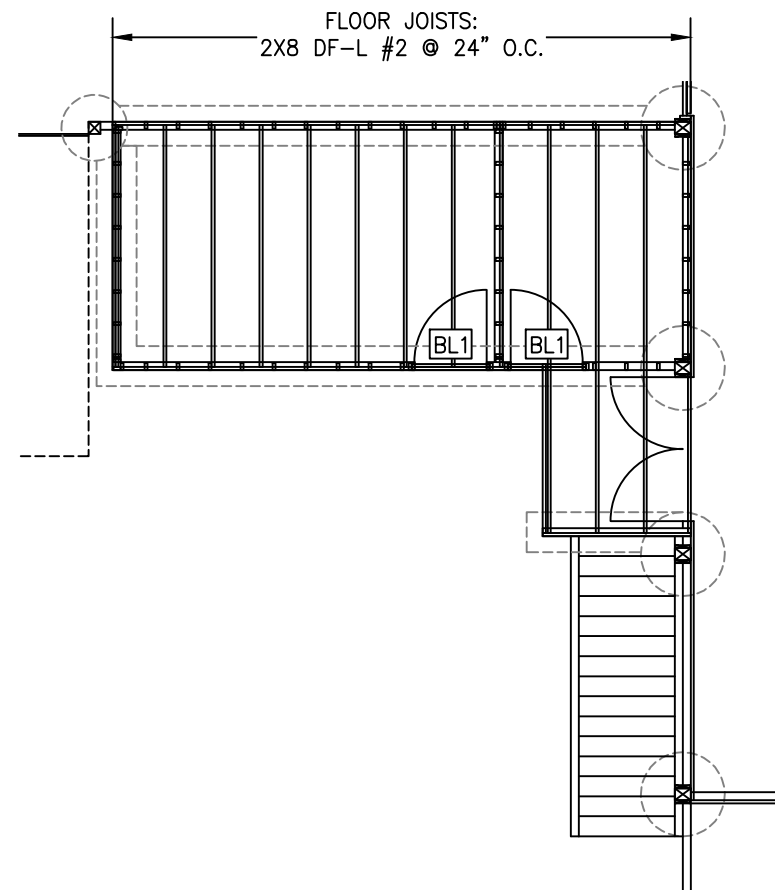
PROJECT
B174

SCALE
3/32" = 1'-0"

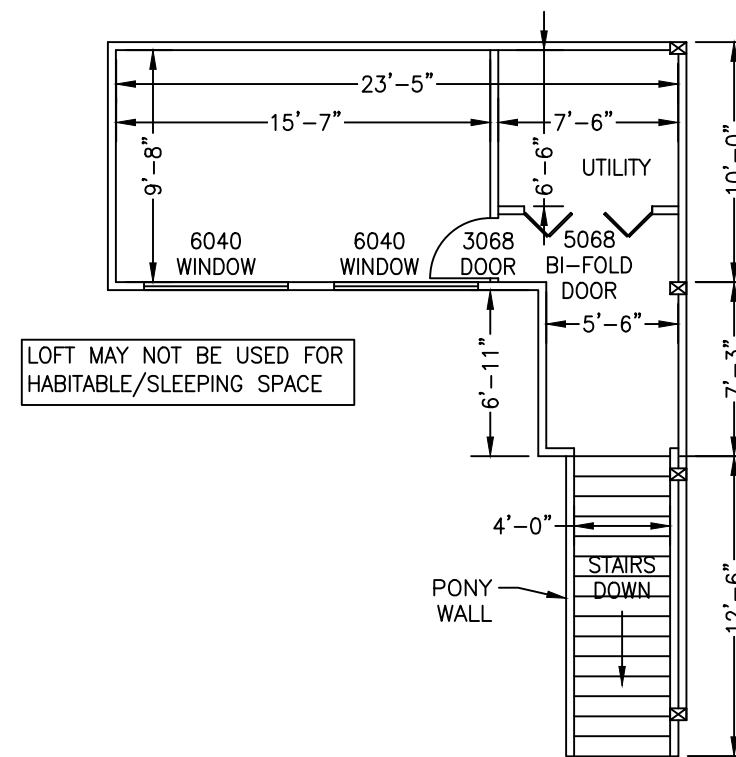
DATE
07/15/2021

SHEET
11



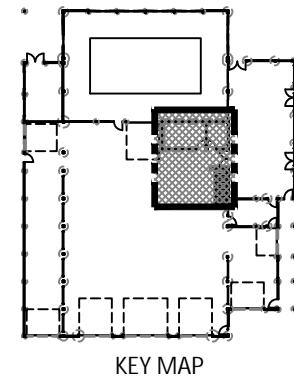


LOFT FLOOR FRAMING PLAN



LOFT FLOOR PLAN

ENGINEER STAMP



LOFT PLAN

NOTES:

1. BL1: (2) 2X4 DF-L #2; (1) 2x TRIMMER
2. 6040 WINDOW HEADER: (2) 2X6 DF-L #2; (1) 2X TRIMMER
3. FLOOR SHEATHING: 3/4" OSB.
4. STAIRS:
 - 4.1. RISE: 7.25"
 - 4.2. RUN: 10"
 - 4.3. TOTAL RISE: 9'-8"
 - 4.4. TOTAL RUN: 12'-6"
5. LOFT WALLS: 2X4 @ 16" O.C.; OSB ON OUTSIDE, 1/2" GYPSUM BOARD INTERIOR. R-19 INSULATION.

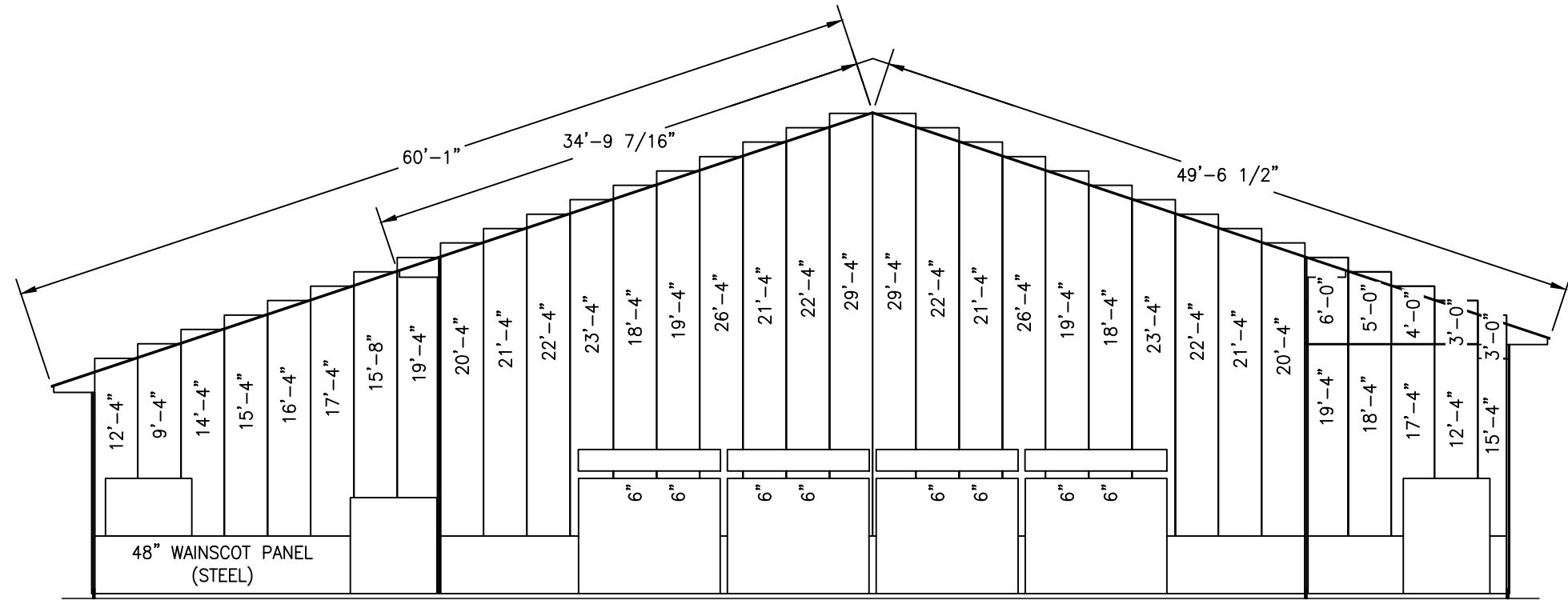
BOB KIRKMAN BUILDING
LIBERTY, UTAH

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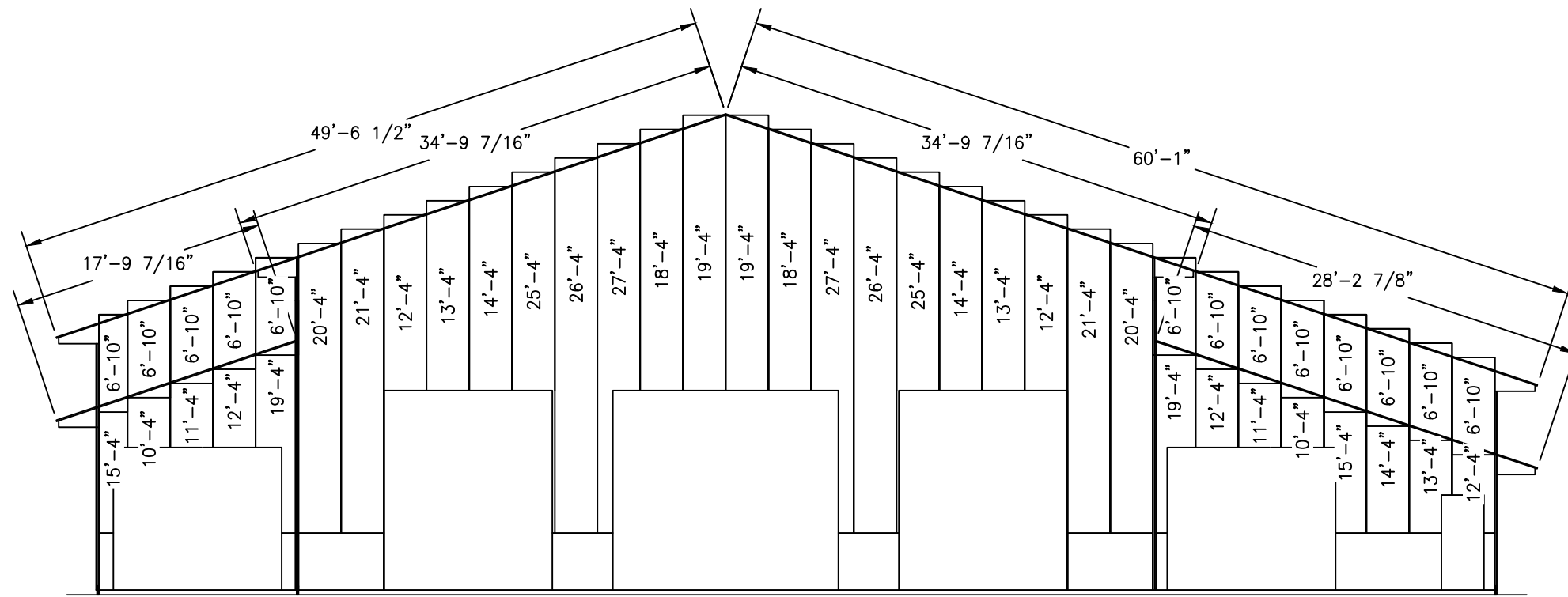
SCALE
1/8" = 1'-0"

DATE
07/15/2021

SHEET
12



GABLE END GIRT WALL - WEST - WALL LINE 1, 2



GABLE END GIRT WALL - EAST - WALL LINE 6, 7

ENGINEER STAMP



PANEL LAYOUT

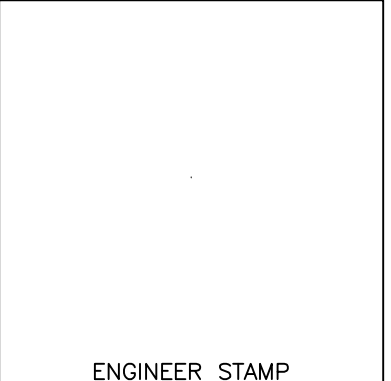
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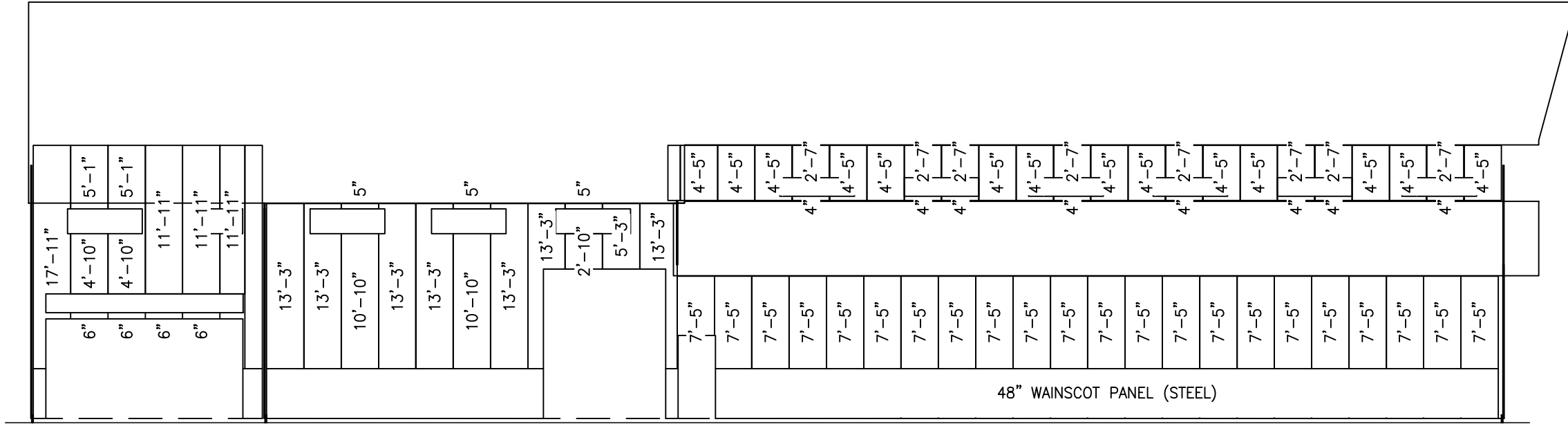
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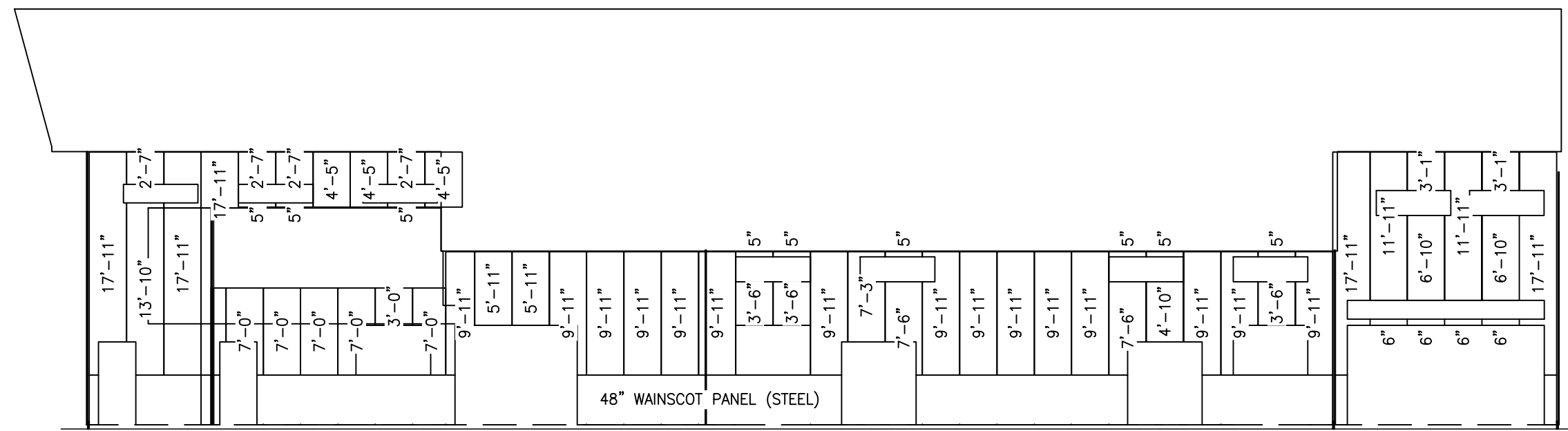
SHEET
13



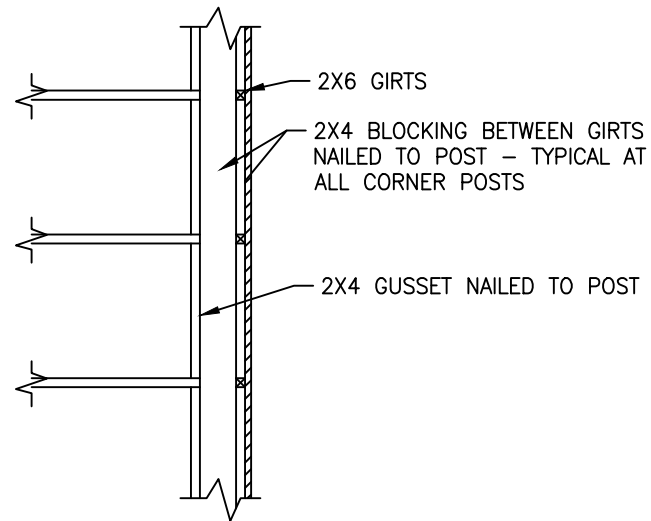
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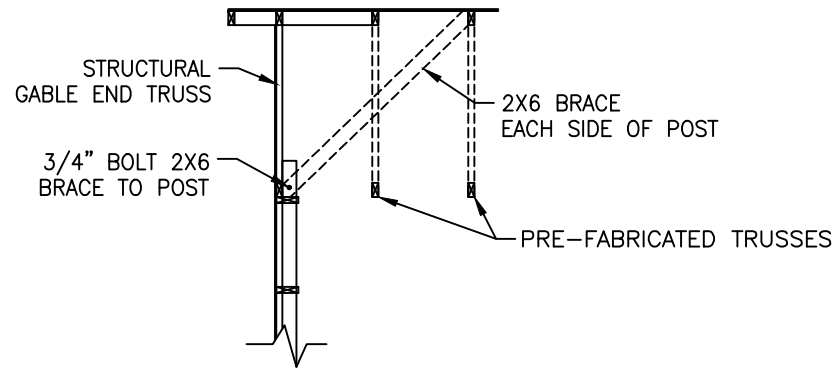
GABLE END GIRT WALL - SOUTH



GABLE END GIRT WALL - NORTH



CORNER BLOCKING
 NOT TO SCALE

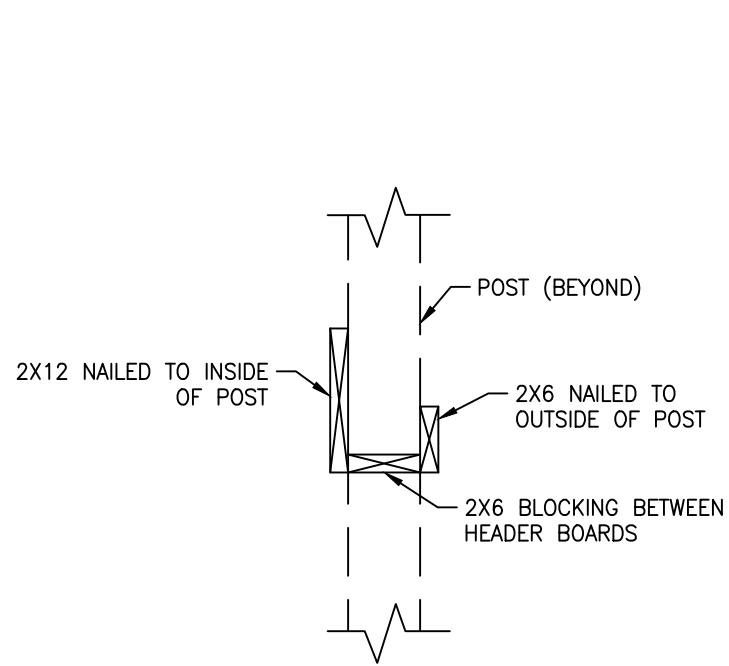


GABLE END BRACING DETAIL
 NOT TO SCALE

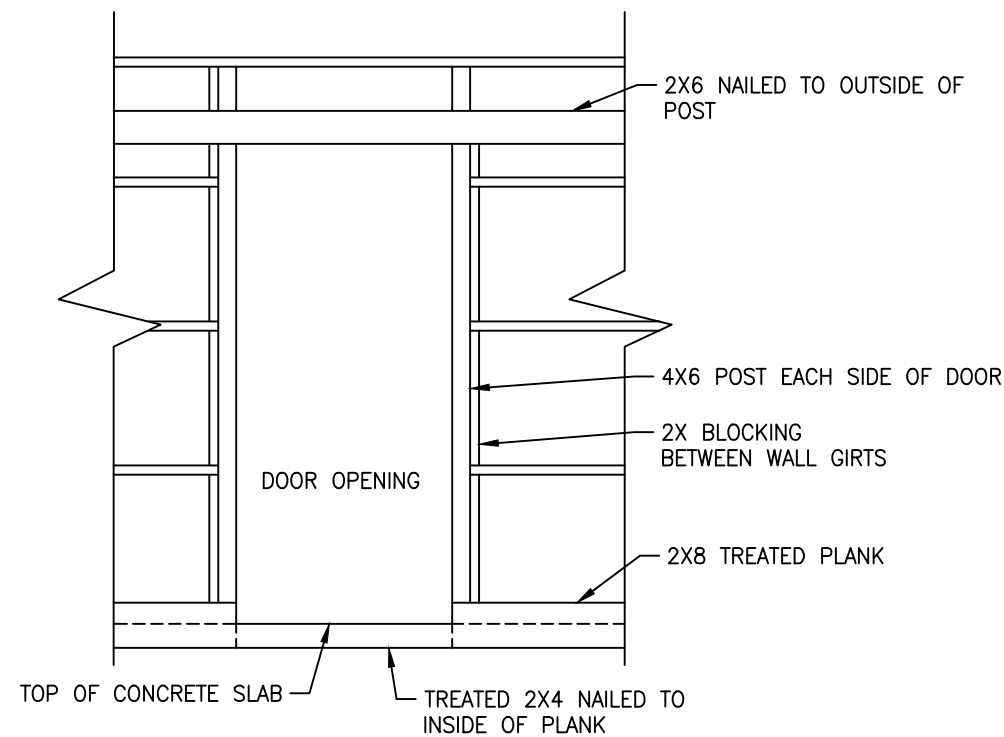
ENGINEER STAMP



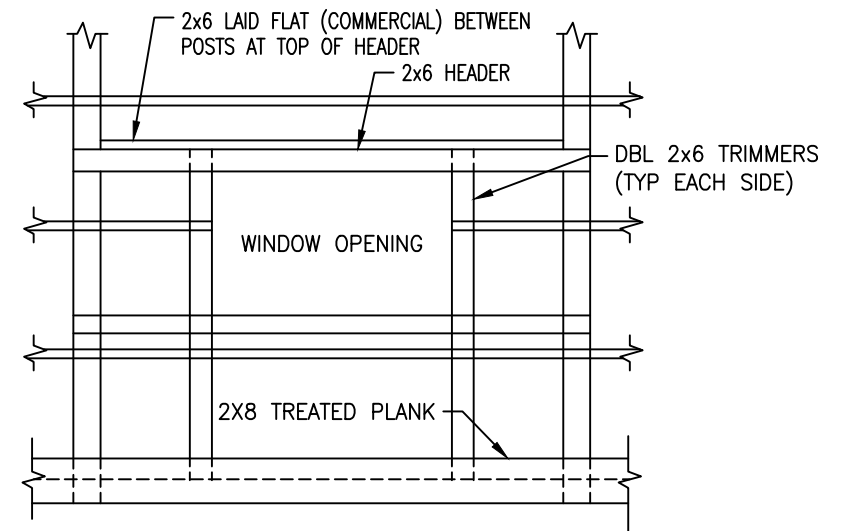
DETAIL SHEET



OVERHEAD DOOR HEADER
 NOT TO SCALE



MAN DOOR OPENING
 NOT TO SCALE

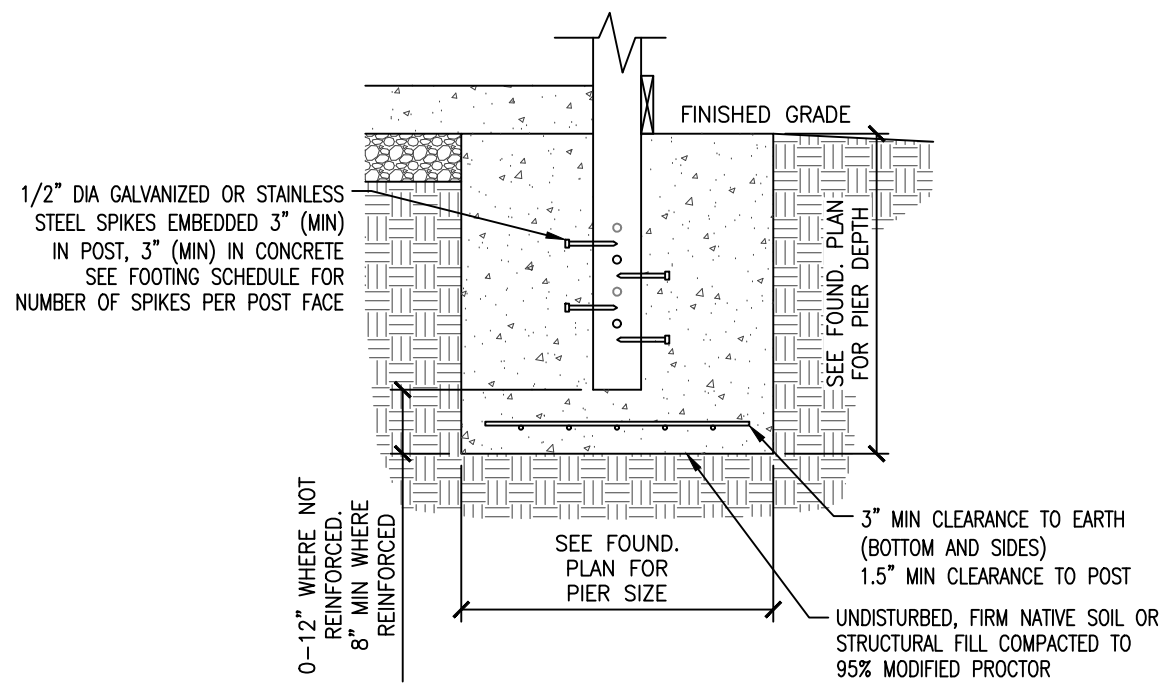


WINDOW OPENING
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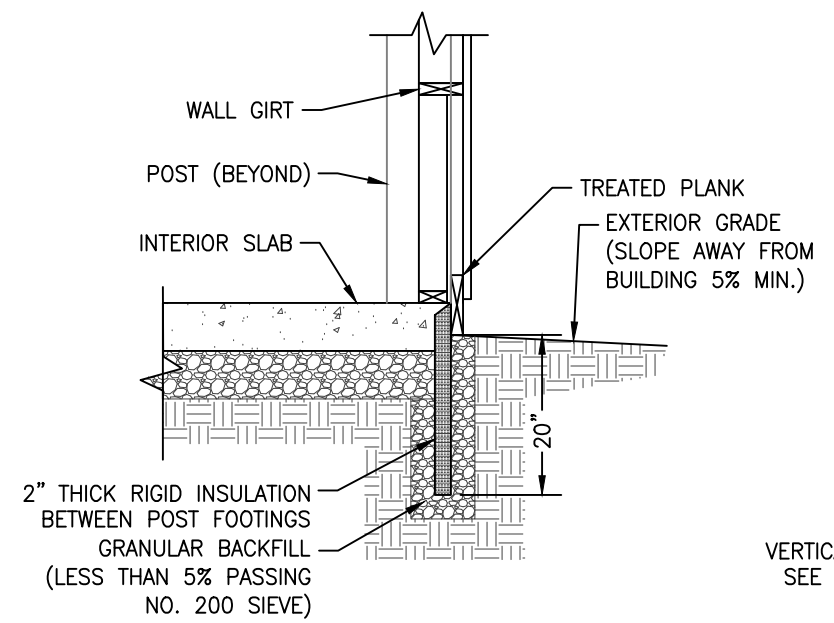
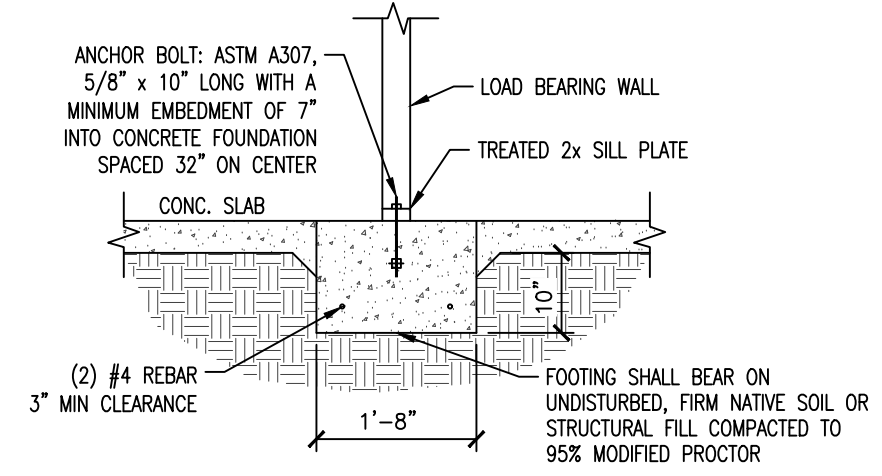
BOB KIRKMAN BUILDING
 LIBERTY, UTAH

PROJECT
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 15

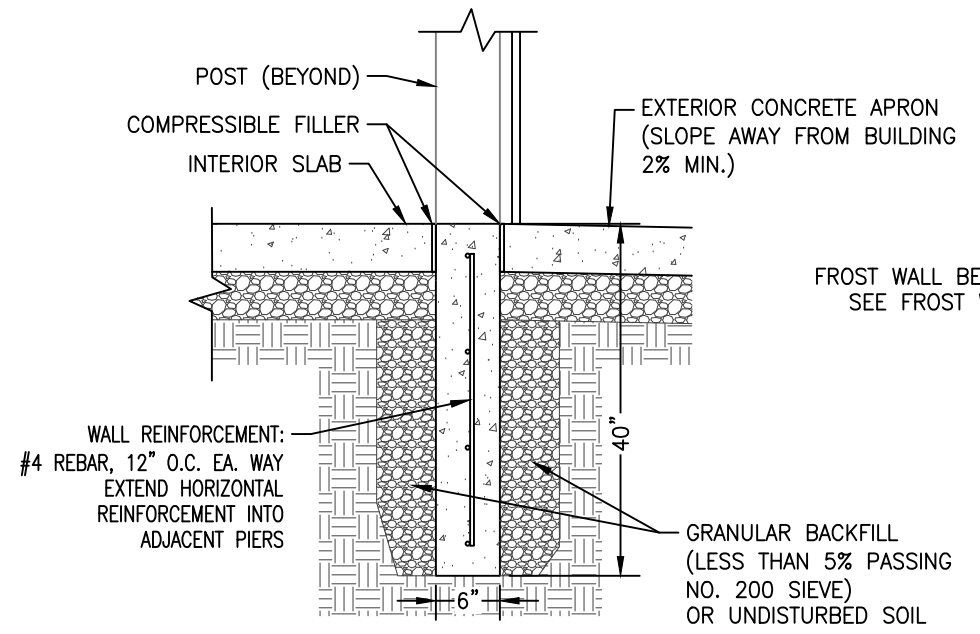
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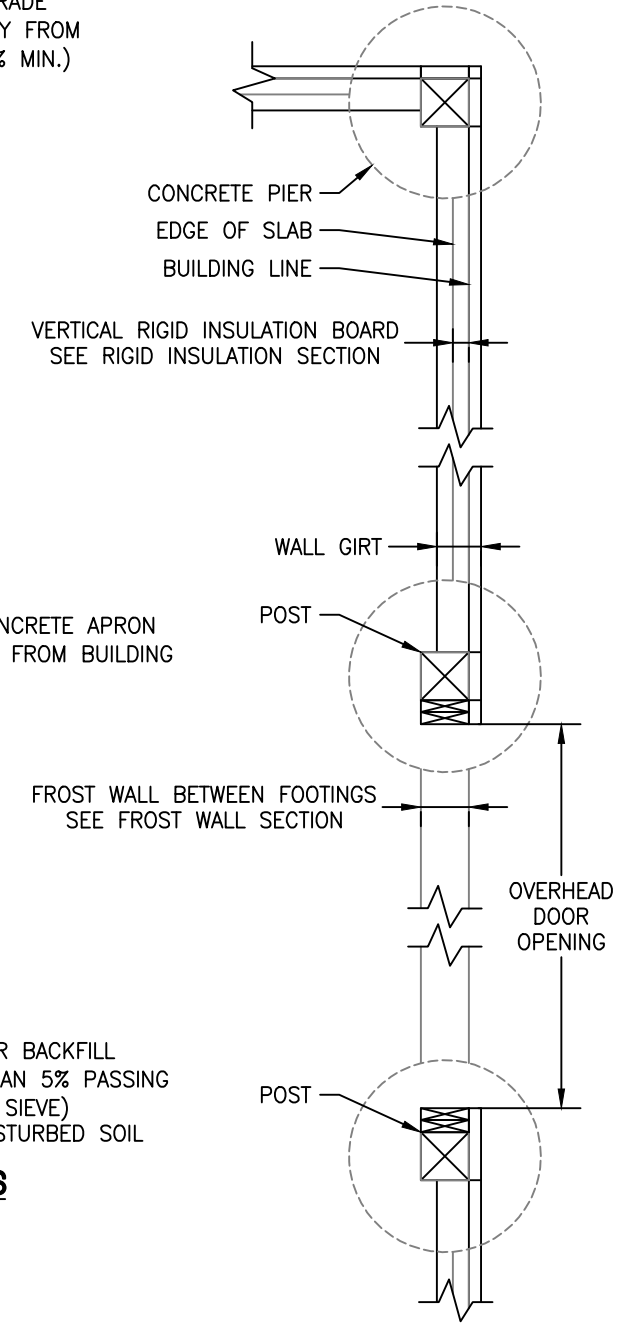
STRIP FOOTING DETAIL
1/2" = 1'-0"



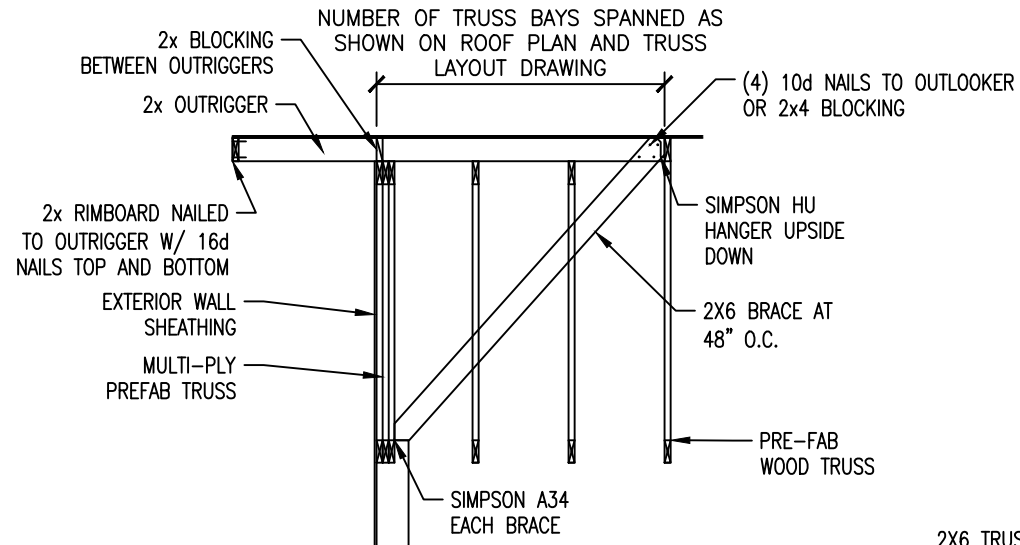
RIGID INSULATION SECTION
NOT TO SCALE



FROST WALL SECTION AT OPENINGS
NOT TO SCALE

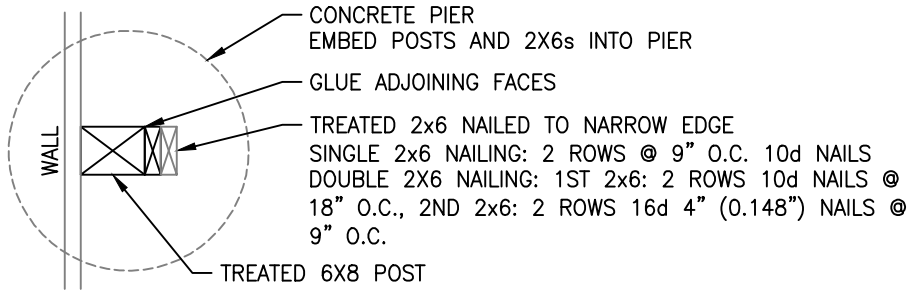


FROST PROTECTION DETAIL
PLAN VIEW
NOT TO SCALE

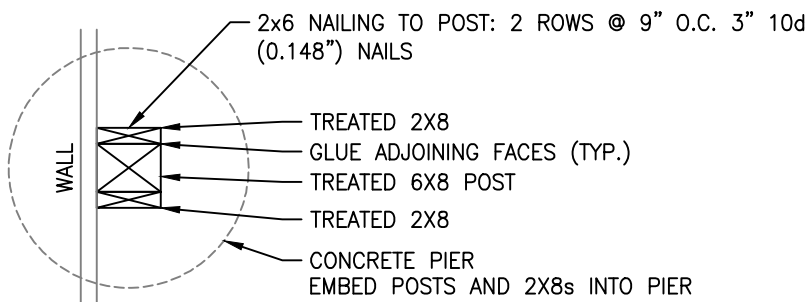


BRACE AND OVERHANG DETAIL

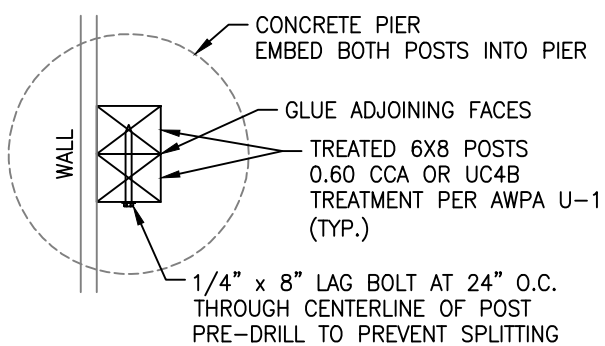
NOT TO SCALE



6X8+(2) 2X6 POST - NARROW EDGE



6X8+(2) 2X8 POST - WIDE EDGE



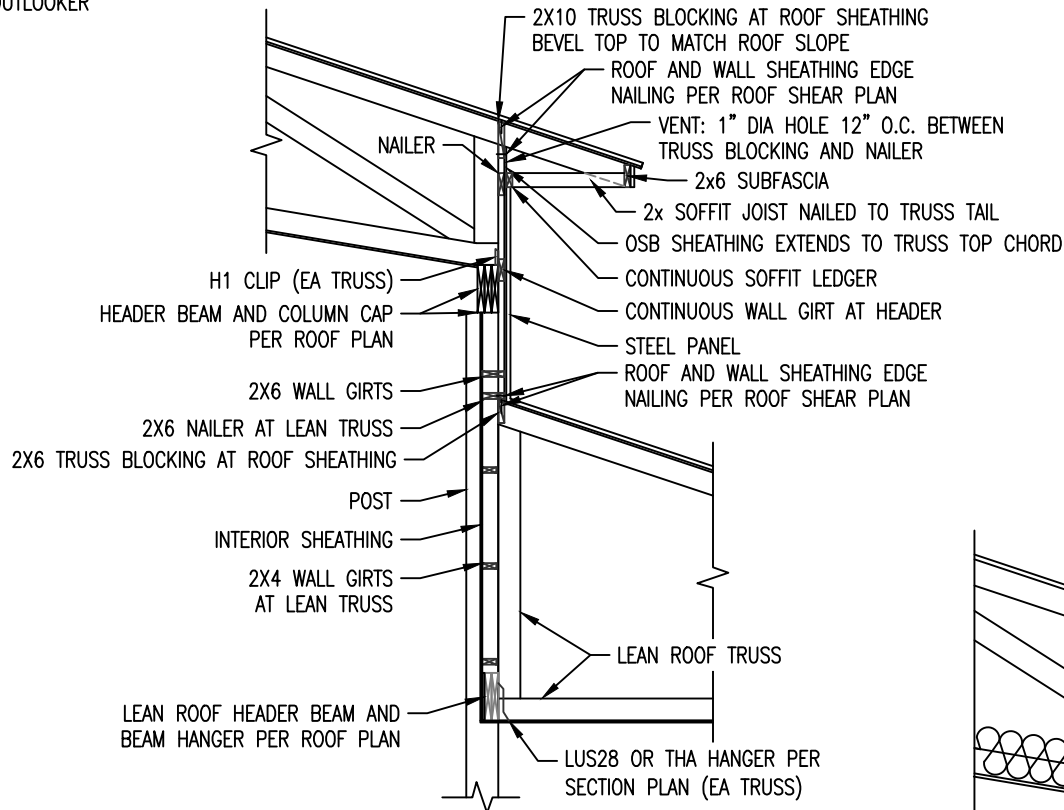
DOUBLE 6X8 POST

POST DETAIL

NOT TO SCALE

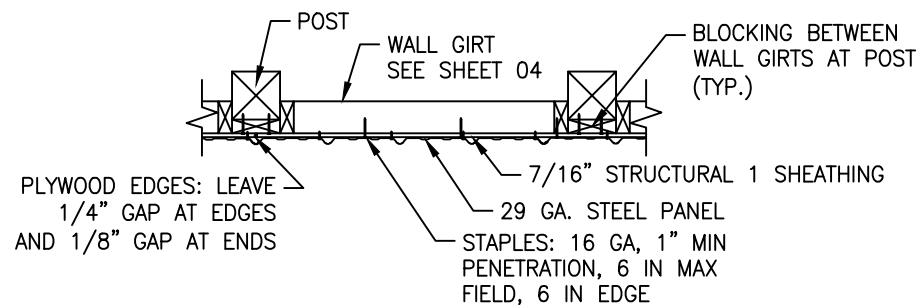
POST DETAIL NOTES:

1. POST CROSS-SECTIONS SHOWN TO BE CONTINUOUS FROM BOTTOM OF EMBEDDED POST TO BOTTOM OF LOWEST BEAM/TRUSS BOTTOM CHORD.
2. SPLICES NOT PERMITTED IN 6X8 POSTS.
3. 2x6s AND 2x8s MAY BE SPLICED 6 FEET ABOVE TOP OF SLAB. SPLICE NAILING: 2 ROWS AT 4.5" 15 INCHES EITHER SIDE OF SPLICE. UNTREATED WOOD OK ABOVE SPLICE.
4. EDGE NAILING: 1.5" MIN, 3" MAX
5. END NAILING: 2.25" MIN, 3" MAX

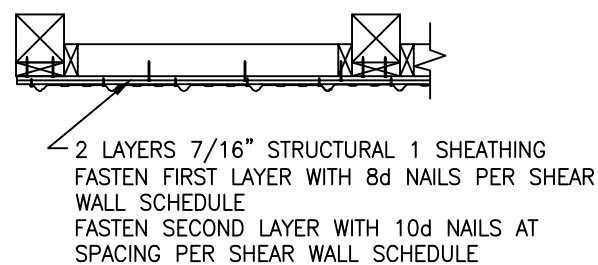


TRUSS TO POST DETAIL

NOT TO SCALE



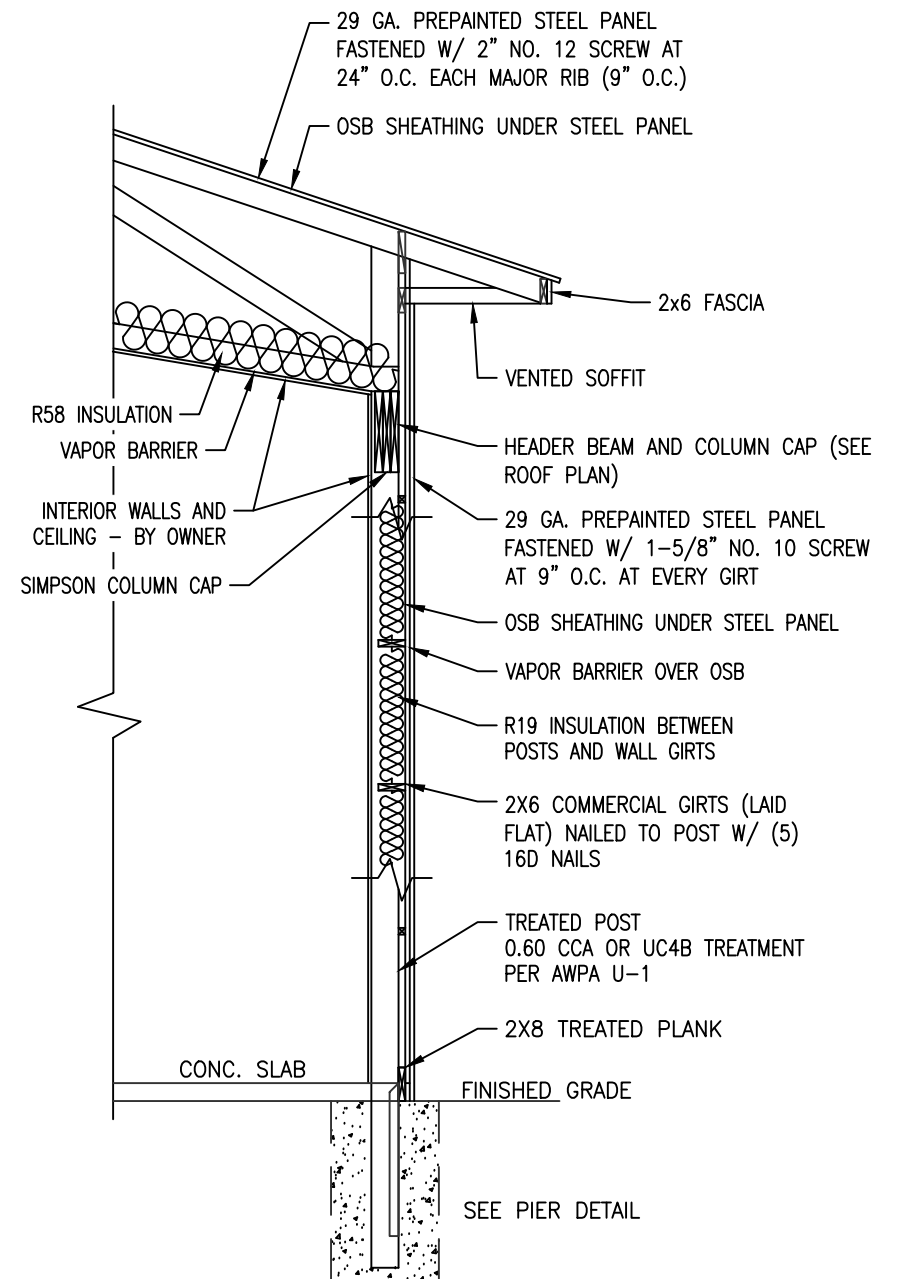
SINGLE-SHEATHED



DOUBLE-SHEATHED

SHEAR WALL DETAIL

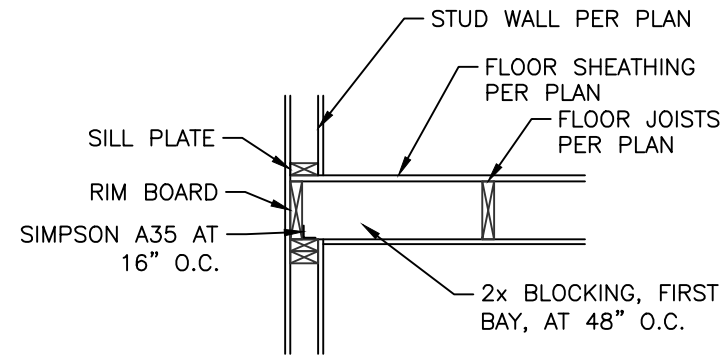
NOT TO SCALE



TYPICAL WALL SECTION

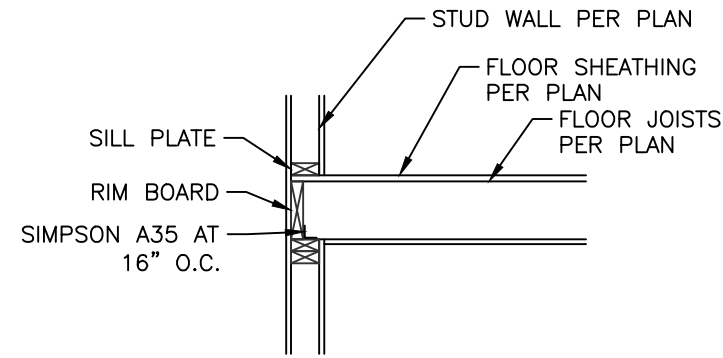
NOT TO SCALE

ENGINEER STAMP



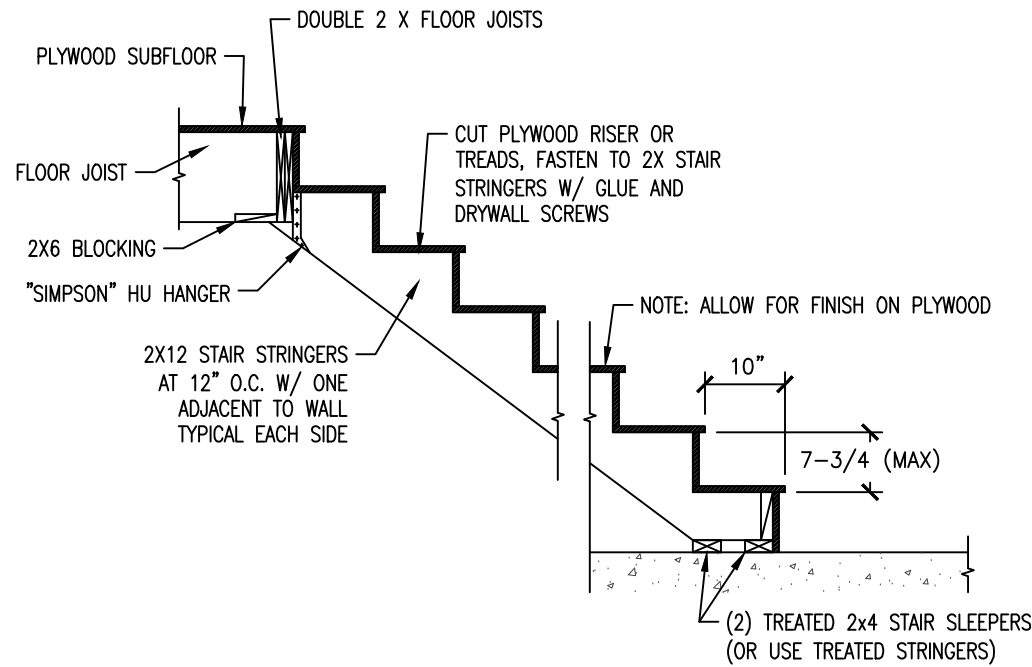
FLOOR PARALLEL TO WALL

NOT TO SCALE



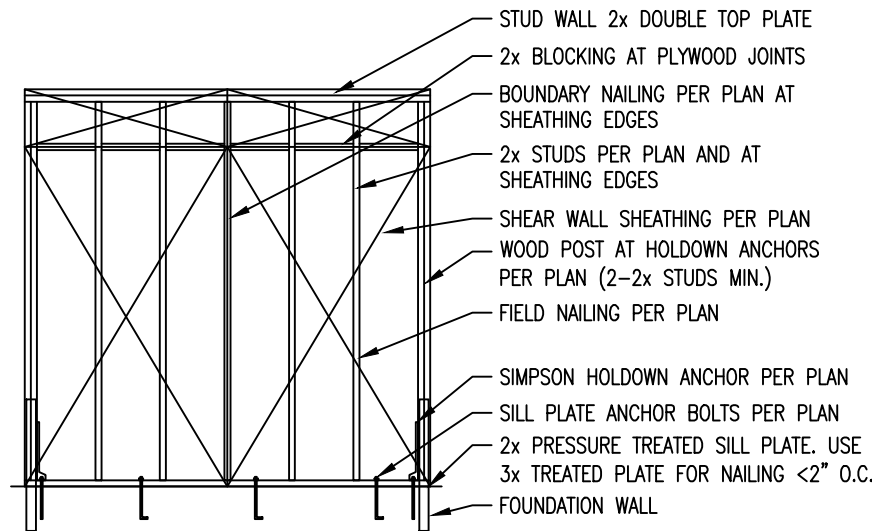
FLOOR PERPENDICULAR TO WALL

NOT TO SCALE



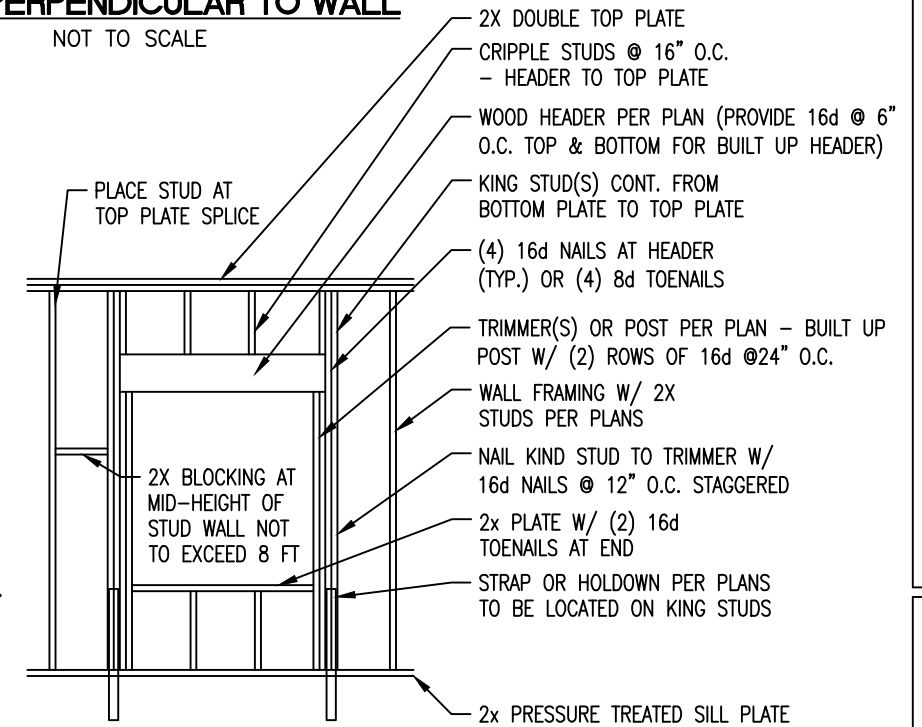
STAIR DETAIL

1/2" = 1'-0"



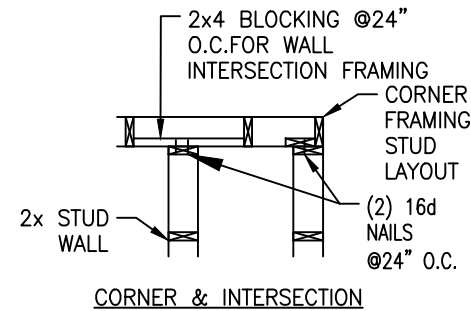
SHEAR WALL DETAIL - WALL LINE 3

NOT TO SCALE

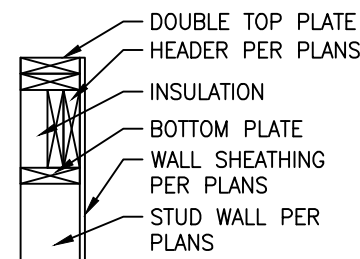


WALL FRAMING DETAIL - LOFT WALLS

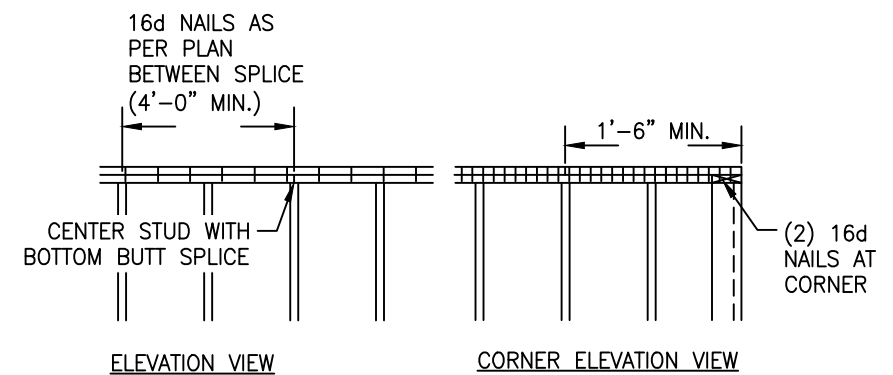
NOT TO SCALE



CORNER & INTERSECTION



HEADER FRAMING



TOP PLATE SPLICE DETAIL

NOT TO SCALE

- NOTE:
1. ATTACH TOP & BOTTOM PLATE TO WALL STUD W/ (2) 16d NAILS
 2. ATTACH DOUBLE TOP PLATES W/ MIN. OF 16d NAILS @ 16" O.C.

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. TREADS:
 - 2.1. ALL TREADS SURFACES ARE TO BE SLIP RESISTANT.
 - 2.2. ALL EXPOSED EDGES OF TREADS ARE TO BE SMOOTH, ROUNDED OR CHAMFERED. NO ABRUPT EDGES AT LOWER FRONT EDGE OF NOSING.
3. NOSING:
 - 3.1. NOSING PROJECTION PAST FACE OR RISER BELOW TO BE 1-1/2" MAXIMUM.
4. RISERS:
 - 4.1. SUFFICIENTLY SOLID TO PREVENT PASSAGE OF OBJECTS LARGER THAN 1/4".
5. DIMENSIONS (UNLESS NOTED OTHERWISE):
 - 5.1. RISERS: 7-3/4" MAX VERT 4" MIN.
 - 5.2. TREADS: 10" MINIMUM HORIZ.
6. MAXIMUM VARIATION IN HEIGHT OF RISERS OR WIDTH OF TREADS IN ANY GIVEN FLIGHT: 1/4".
7. MINIMUM HEADROOM CLEARANCE MEASURED VERTICALLY FROM THE PLANE OF THE CEILING FINISH TANGENT TO THE TREAD NOSING AT THE STAIRWELL: 6'-8" MINIMUM CLEARANCE.
8. INTERIOR FINISH BY OWNER.

ENGINEER STAMP

MOUNTAIN POINT
ENGINEERING

DETAIL SHEET

BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

SCALE
AS NOTED

DATE
07/15/2021

SHEET
18

ENGINEER STAMP

SHEAR WALL PLAN

BOB KIRKMAN BUILDING
LIBERTY, UTAH

PROJECT
B174

SCALE
1/16" = 1'-0"

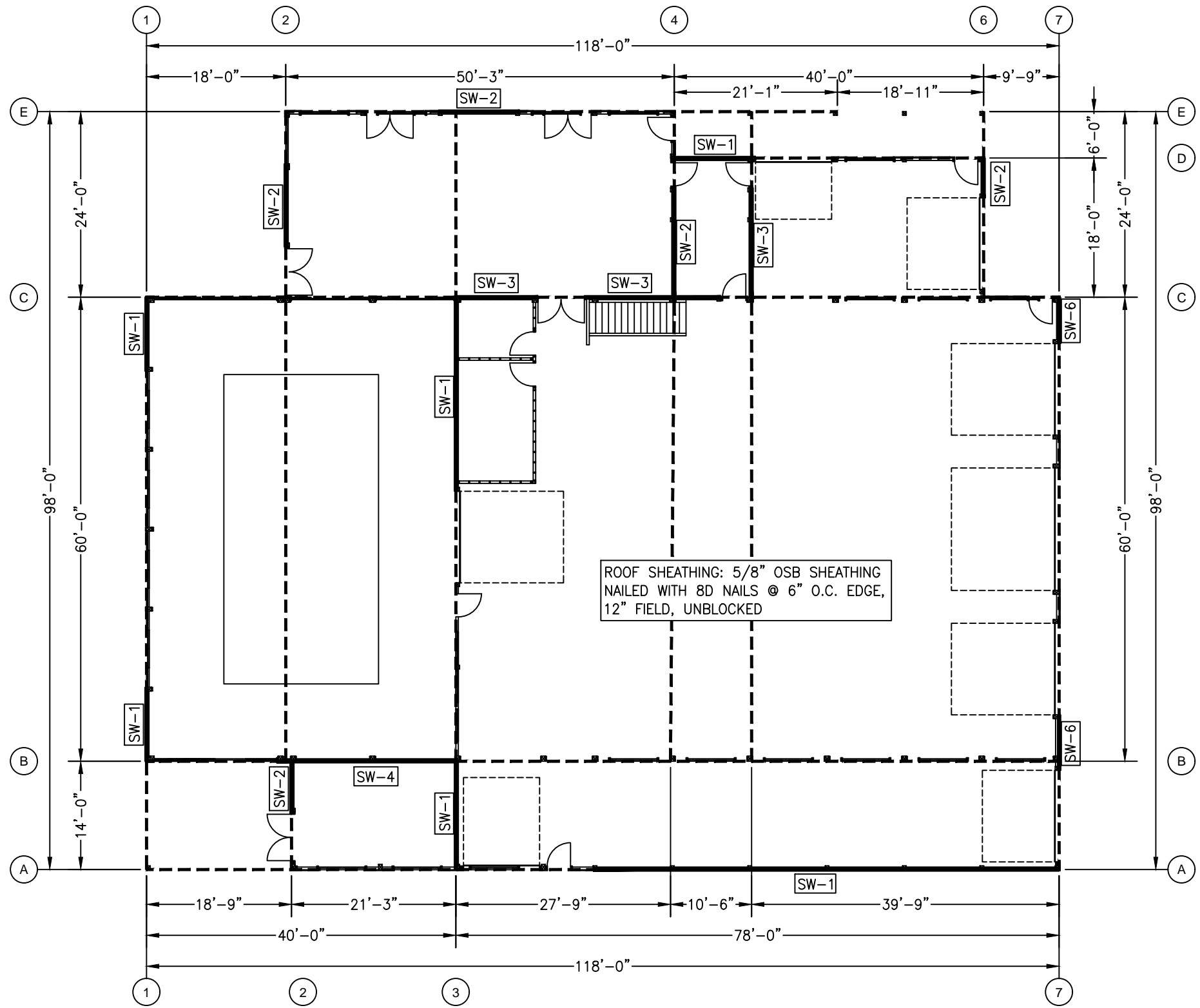
DATE
07/15/2021

SHEET
19

NORTH

SOUTH

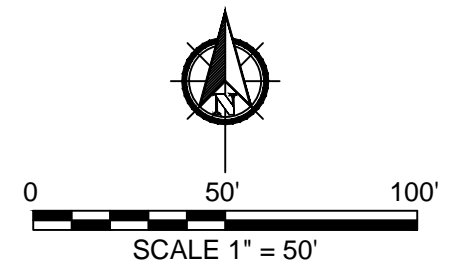
WEST



SHEAR WALL SCHEDULE			
MARK	NAILING		NOTES
	EDGE	FIELD	
SW-1	6" O.C.	6" O.C.	1,2
SW-2	4" O.C.	6" O.C.	1,2,3,4
SW-3	3" O.C.	6" O.C.	1,2,3,4
SW-4	2" O.C.	6" O.C.	1,2,3,4
SW-5	6" O.C.	6" O.C.	1,2,3,4,5
SW-6	4" O.C.	6" O.C.	1,2,3,4,5

- SCHEDULE NOTES:
- 7/16" APA RATED OSB PANEL
 - 8d COMMON OR GALVANIZED BOX NAILING. PROVIDE HOT-DIPPED ZINC COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER NAILS AT PRESERVATIVE TREATED AND FIRE-RETARDANT-TREATED WOOD LOCATIONS
 - BLOCK ALL PANEL EDGES
 - 3" NOMINAL FRAMING AT ABUTTING PANEL EDGES
 - DOUBLE-SHEATHED SHEAR WALL: TWO LAYERS OF SHEATHING ON EXTERIOR SIDE.
 - PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS
 - FRAMING MEMBERS WHERE TWO PANELS ABUT SHALL BE 3" (NOMINAL) WIDE AND NAILS ON EACH SIDE SHALL BE STAGGERED.
 - FASTEN EACH SHEATHING LAYER SEPARATELY TO FRAMING. BASE LAYER SHALL HAVE 1-INCH EDGE DISTANCE AND FACE LAYER SHALL HAVE A 3/8-INCH EDGE DISTANCE.
 - FASTEN FIRST LAYER W/ 8d NAILS AT 4 INCHES O.C. ALONG PANEL EDGES AND 6 INCHES O.C. ALONG INTERMEDIATE FRAMING.
 - FASTEN SECOND LAYER W/ 10d NAILS AT 4 INCHES O.C. ALONG PANEL EDGES AND 6 INCHES O.C. ALONG INTERMEDIATE FRAMING.

- NOTES:
- ALL EXTERIOR WALLS TO BE SHEATHED AS TYPE "SW-1", U.N.O
 - ALL WOOD SHEATHING SHALL BE APA RATED EXPOSURE 1 PLYWOOD OR OSB WITH MINIMUM 24" SPAN RATING.
 - ROOF AND FLOOR SHEATHING TO BE LAID UP WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND END JOINTS STAGGERED 4'-0" O.C. INSTALL ROOF SHEATHING WITH 1/8" SPACE AT ALL PANEL EDGES.



LOCATIONS OF EXISTING HOUSE AND DRIVEWAY ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY SETBACKS AND CLEARANCES BETWEEN EXISTING HOUSE AND NEW BUILDING ARE MET.

