ABBREVIATIONS:

( )	QUANTITY
AFF	ABOVE FINISH FLOOR
BUC	BUILT UP COLUMN
CJ	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CRPT	CARPET
EBO	ENGINEERED BY OTHERS
ELEV	ELEVATION
EXIST	EXISTING
FFE	FINISH FLOOR ELEVATION
FD	FLOOR DRAIN
FOC	FACE OF CONCRETE
FOS	FACE OF STUD OR FRAMING
FT	FEET
FTG	FOOTING
GA	GAUGE
GC	GENERAL CONTRACTOR
HGT	HEIGHT
HVAC	HEATING, VENTILATION, & AC
ICF	INSULATED CONCRETE FORM
IN	INCH
LVL	LAMINATED VENEER LUMBER
MTL	METAL
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
o.c.	ON CENTER
OD	OUTSIDE DIAMETER
OHD	OVERHEAD DOOR
PT	PRESSURE TREATED
RA	RETURN AIR
RO	ROUGH OPENING
SIP	STRUCTURAL INSULATED PANEL
T&G	TONGUE & GROVE
THK	THICK
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOS	TOP OF STEEL
TOW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
WWF	WELDED WIRE FABRIC

GENERAL NOTES:

1. ALL EXISTING CONDITIONS MUST BE VERIFIED BY THE BUILDER IN THE FIELD. UNKNOWN AND VARIED CONDITIONS MAY BE FOUND. NOTIFY THE ENGINEER OF ANY STRUCTURAL CONDITIONS FOUND TO VARY FROM THAT INDICATED BY THE STRUCTURAL DRAWINGS. DESIGN REVISIONS MAY BE REQUIRED.
2. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK.
3. ALL DIMENSIONS ON STRUCTURAL DRAWINGS SHALL BE VERIFIED WITH THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND ENGINEER FOR CORRECTION.
4. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN,IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES.
5. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODE REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITY, AND SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, FEES, AND INSPECTIONS, WITH THE EXCEPTION OF PERMITS AND FEES REQUIRED FOR PLUMBING, MECHANICAL, AND ELECTRICAL; WHICH IS THE RESPONSIBILITY OF THE RESPECTIVE SUB-CONTRACTORS.
6. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED.
7. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES.
8. CO-ORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND ROOFS WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS AND WITH THE FRAMING LAYOUT.
9. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).
10. VERIFY SUBSTITUTED MATERIALS WITH THE ENGINEER OR WITH ASCEND DESIGN & CONSTRUCTION. THE MATERIAL SIZES NOTED ON THE PLANS ARE MINIMUM AND CAN BE SUBSTITUTED WITH STRONGER MATERIALS FOR EASE OF CONSTRUCTION OR ESTHETICS.
11. THE DESIGNERS RESPONSIBILITY IS LIMITED TO THE ITEMS SHOWN ON THE DESIGN DRAWINGS. OBTAIN THE DESIGNERS SPECIFIC WRITTEN APPROVAL PRIOR TO DEVIATING FROM THESE DRAWINGS.
12. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. OBSERVATION VISITS TO THE SITE BY THE ENGINEER AND THE DESIGNER SHALL NOT INCLUDE INSPECTION OF THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERE TO.
13. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS.
14. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.
15. ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.
16. SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

DESIGN NOTES:

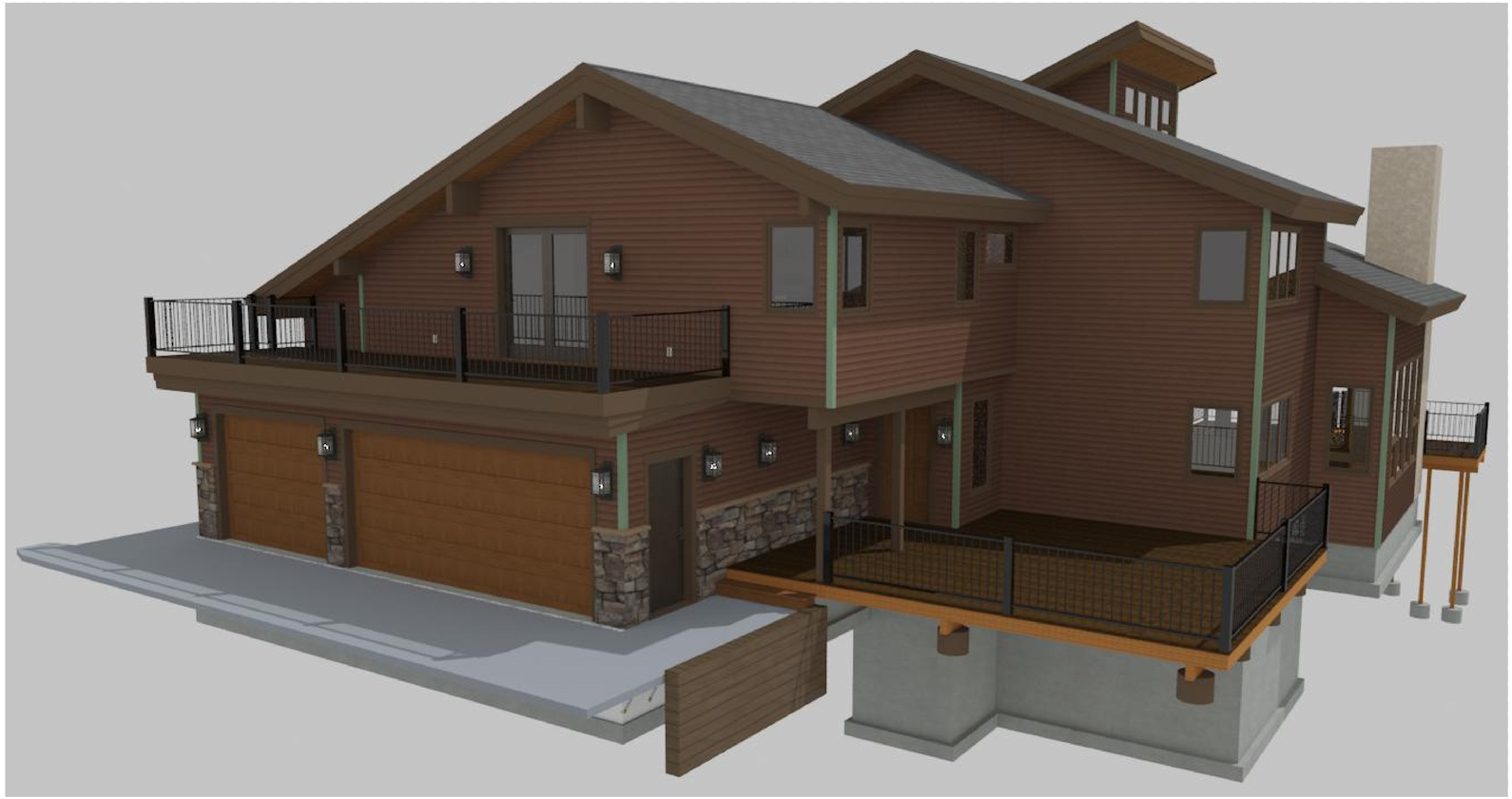
1. ALL EXTERIOR WALLS SHALL BE 2x6 (5 1/2") FRAMED UNLESS OTHERWISE NOTED.
2. ALL INTERIOR WALLS SHALL BE 2x4 (3 1/2") FRAMED UNLESS OTHERWISE NOTED.
3. HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, TOILET ROOMS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0". FOR EXCEPTIONS SEE (R305)
4. MINIMUM FIXTURE CLEARANCES SHALL BE IN ACCORDANCE WITH (R307.2)
5. ALL GLAZING SHALL BE IN ACCORDANCE WITH (R308) REFER TO (R308.4) FOR HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING (TEMPERED WINDOWS)
6. HALLWAYS SHALL HAVE A MINIMUM WIDTH OF 36" (R311.4)
7. WALLS, SOFFITS, AND UNDER STAIR SURFACE IN AN ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE 1/2" GYPSUM BOARD.
8. NOT LESS THAN ONE EXIT DOOR PROVIDED PER DWELLING UNIT. THIS DOOR SHALL BE NO LESS THAN 3'-0" WIDE AND 6'-8" IN HEIGHT.
9. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (R321.1)
10. AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER (R807.1)

CODES:

1. THESE PLANS ARE INTENDED TO BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE, ALL LATEST GOVERNING CODES, CODE AMENDMENTS, AND LATEST STANDARDS ADOPTED BY THE ROUTT COUNTY BUILDING DEPARTMENT. ALL CONSTRUCTION SHALL CONFORM TO THESE CODES.
2. ALL REFERENCES IN THESE DRAWINGS, DETAILS, AND SPECIFICATIONS ARE FROM THE 2018 INTERNATIONAL RESIDENTIAL CODE UNLESS OTHERWISE NOTED.
3. TYPE OF CONSTRUCTION: TYPE V, R3 OCCUPANCY.

HEATING:

1. NO NEW HEATING



NORTH RENDERING

RENDERINGS ARE NOT TO SCALE, TYPICAL; ALL
RENDERINGS ARE FOR ARTISTIC DEPICTION ONLY. PLAN
UPDATES MAY NOT BE REFLECTED IN RENDERINGS.
RENDERINGS SHALL NOT BE USED FOR CONSTRUCTION.

CLIMATE & GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM: WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP (F)	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP (F)
15	90	B	SEVERE	48"	NONE TO SLIGHT	NON TO SLIGHT	-15°	YES	NONE	STEAMBOAT 2294	40° - 45°

DESIGN LIVE & SNOW LADS

ROOF, UNCOVERED DECK 85 PSF ROOF SNOW
FLOORS 40 PSF LIVE
GARAGE 50 PSF LIVE, 2000 lb POINT LOAD
WIND - 115 MPH, EXP B
SEISMIC - Ss = 0.26g, S1 = 0.068g, GROUP I CATEGORY II

GOVERNING CODES

INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION
INTERNATIONAL PLUMBING CODE (IPC), 2018 EDITION
INTERNATIONAL MECHANICAL CODE (IMC), 2018 EDITION
INTERNATIONAL FUEL GAS CODE (IFGC), 2018 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE (IECC), 2018 EDITION
NATIONAL ELECTRIC CODE, (NEC) 2020 EDITION

INSULATION & FENESTRATION REQUIREMENTS

CLIMATE ZONE	FENESTRATION U-FACTOR [b]	SKYLIGHT U-FACTOR [b]	GLAZED FENESTRATION SHGC [b,e]	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE [i]	FLOOR R-VALUE	BASEMENT WALL R-VALUE [c]	SLAB R-VALUE & DEPTH [d]	CRAWL SPACE WALL R-VALUE [c]
7	0.35	0.60	NR	49	21	19 / 21	38 [g]	15 / 19	10, 4 FT.	10 / 13

FOR S1: 1 FOOT = 304.8 MM
a. R-VALUES ARE MINIMUMS. U-FACTORS AND SHGC ARE MAXIMUMS. R-19 BATTS COMPRESSED INTO A NOMINA BY R-1 OR MORE SHALL BE MARKED WITH THE COMPRESSED BATT R-VALUE IN ADDITION TO THE FULL THICKNESS R-VALUE.
b. THE FENESTRATION U-FACTOR COLUMN EXCLUDES SKYLIGHTS. THE SHGC COLUMN APPLIES TO ALL GLAZED FENESTRATION.
c. "15 / 19" MEANS R-15 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-19 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL. "15 / 19" SHALL BE PERMITTED TO BE MET WITH R-13 CAVITY INSULATION ON THE INTERIOR OF THE BASEMENT WALL PLUS R-5 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME. "10 / 13" MEANS R-10 CONTINUOUS INSULATED SHEATHING ON THE INTERIOR OR EXTERIOR OF THE HOME OR R-13 CAVITY INSULATION AT THE INTERIOR OF THE BASEMENT WALL.
d. R-5 SHALL BE ADDED TO THE REQUIRED SLAB EDGE R-VALUE FOR HEATED SLABS. INSULATION DEPTH SHALL BE THE DEPTH OF THE FOOTING OR 2 FEET, WHICHEVER IS LESS IN ZONES 1 THROUGH 3 FOR HEATED SLABS.
e. THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
f. BASEMENT WALL INSULATIONS IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE 301.0 AND TABLE 301.1
g. OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
h. "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 INSULATED SHEATHING. IF STRUCTURAL SHEATHING COVERS 25 PERCENT OR LESS OF THE EXTERIOR, INSULATING SHEATHING IS NOT REQUIRED WHERE STRUCTURAL SHEATHING IS USED. IF STRUCTURAL SHEATHING COVERS MORE THAN 25 PERCENT OF EXTERIOR, STRUCTURAL SHEATHING SHALL BE SUPPLEMENTED WITH INSULATED SHEATHING OF AT LEAST R-2.
i. THE SECOND R-VALE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.
j. FOR IMPACT RATED FENESTRATION COMPLYING WITH SECTION R301.2.1 OF THE INTERNATIONAL RESIDENTIAL CODE OR SECTION 1608.1.2 OF THE INTERNATIONAL BUILDING CODE, THE MAXIMUM U-FACTOR SHALL BE 0.75 IN ZONE 2 AND 0.65 IN ZONE 3.

AREA'S

EXISTING GARAGE:	600 SQ. FT.
GARAGE ADDITION:	215 SQ. FT.
NEW GARAGE TOTAL:	815 SQ. FT.

DRAWING INDEX

Reviewed for Code Compliance

10/02/2023

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SCORZAFAZA GARAGE ADDITION
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1495 MARK TWAIN LANE STEAMBOAT SPRINGS, COLORADO 80487
BUILDER BUILDER PHONE

PROJECT NUMBER: 2022.009
DATE: MARCH 10, 2023
DRAWN BY: FRANK
RELEASE DATE:

PERMIT SET

C0

DESIGN LIVE & SNOW LOADS

a. ROOF, UNCOVERED DECK.....95 psf roof snow
b. WIND.....115 mph Exp B
c. SEISMIC.....Ss=0.26g S1=0.06g Group I Category II

GOVERNING SPECIFICATION

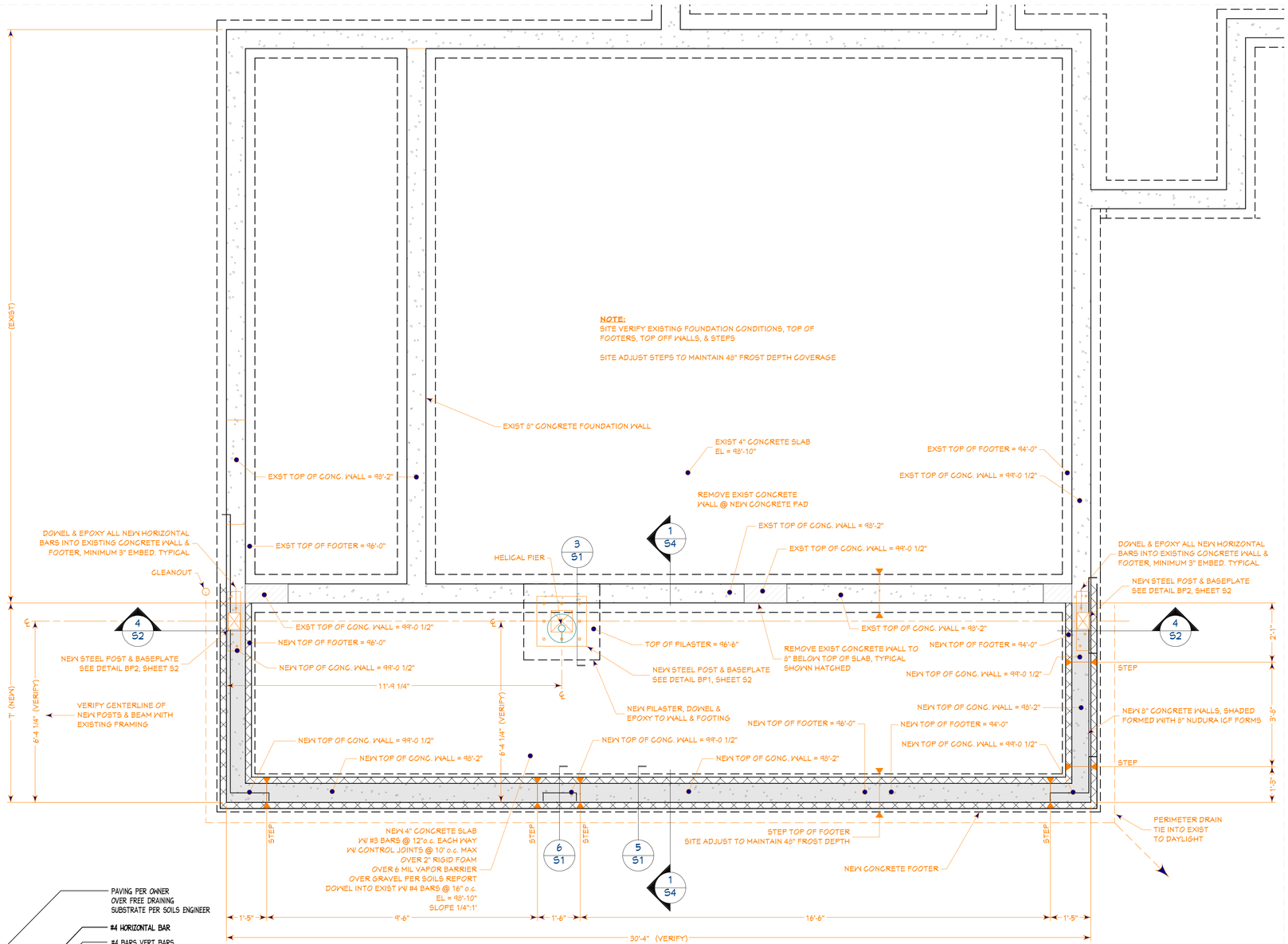
International Residential Code (IRC) 2018 Edition

CONCRETE FOUNDATION NOTES:

1. THE FOUNDATION DESIGN IS BASED ON 8" CONCRETE WALL OVER SPREAD FOOTING TO BEAR A MINIMUM OF 48" BELOW FINISHED GRADE. STEP FOUNDATION TO MAINTAIN MINIMUM 48" FROST PROTECTION. SITE VERIFY.
2. ALL CONCRETE CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE TO ACI 318 CONCRETE SHALL CONTAIN TYPE II CEMENT, 6% ±1% AIR ENTRAINMENT AND A MINIMUM OF 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI FOR STRUCTURAL CONCRETE AND 3500 PSI FOR INTERIOR OR EXTERIOR SLABS ON GRADE.
3. CONCRETE SHALL BE CONSOLIDATED DURING PLACEMENT PER ACI 309, CAST IN PLACE CONCRETE SHALL BE POURED CONTINUOUSLY TO PREVENT COLD JOINTS.
4. CONCRETE REINFORCING BARS SHALL BE HIGH STRENGTH AND DEFORMED PER ASTM A 615, ALL REINFORCING BAR SPLICES SHALL BE 36 BAR ø's MIN. PROVIDE CORNER BARS TO MATCH CONTINUOUS BARS. REBAR SHALL BE GRADE 60, EXCEPT FOR TIES, WHICH SHALL BE GRADE 40.
5. MINIMUM CONCRETE REBAR COVERAGE: PERMANENTLY EXPOSED TO EARTH (FOOTING) = 3", WALLS AND SLABS = 1.5".
6. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. UNIFORM SOIL CONDITIONS MUST BE PROVIDED UNDER SLABS AND FOOTINGS.
7. EXCEPT WHERE REQUIRED TO BE WATERPROOFED BY R406.1, FOUNDATION WALLS THAT RETAIN EARTH AND ENCLOSE HABITABLE OR USABLE SPACES LOCATED BELOW GRADE SHALL BE DAMP PROOFED FROM THE TOP OF THE FOOTING TO THE FINISHED GRADE IN ACCORDANCE W/ (R406).
8. PROVIDE CONCRETE ENCASED ELECTRODE PER (E3508.1.2) COORDINATE W/ ELECTRICAL CONTRACTOR.
9. BRACED WALL PANELS SUPPORTED ON CONTINUOUS FOUNDATION SHALL BE ANCHORED TO FOUNDATION W/ ANCHOR BOLTS SPACED A MAXIMUM OF 4' OC (UON), MINIMUM (2) BOLTS PER PLATE SECTION, LOCATED WITHIN 12" OR LESS THAN 7 BOLT DIAMETERS FROM THE ENDS OF EACH PLATE SECTION, BOLTS SHALL BE AT LEAST 1/2"ø AND SHALL EXTEND A MIN OF 7" INTO MASONRY OR CONCRETE (R403.1.6).
10. STEEL BASE PLATES SHALL BEAR EVENLY TO CONCRETE BELOW W/ 4000 PSI NON SHRINK GROUT.
11. DO NOT BACKFILL AGAINST BASEMENT OR RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED.
12. ELEVATIONS OF FOOTING BEARING ARE ASSUMED AND SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR.
13. THE TOP OF CONCRETE SHALL EXTEND MINIMUM 6" ABOVE ADJACENT FINISHED GRADE.
14. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM THE STRUCTURE. DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT WATER ACCUMULATION AND EROSION.
15. FOUNDATION DESIGN BASED ON AN ALLOWABLE SOIL BEARING PRESSURE OF 2500 PSF MAX 500 PSF MIN. ASSUMED VALUES TO BE VERIFIED BY SOILS ENGINEER AT EXCAVATION. RETAINING WALL DESIGN BASED ON AN EQUIVALENT FLUID PRESSURE OF 55 PCF FOR ON SITE MATERIAL.
16. REFER TO SOILS REPORT FOR ALL SOIL PREPARATION AND PERIMETER DRAIN DESIGN.
17. THE OWNER SHOULD REVIEW THE SOILS REPORT FOR LIMITATIONS AND RISKS. ALL SOILS ISSUES SHOULD BE ADDRESSED TO THE SOILS ENGINEER. THE OWNER OR HIS REPRESENTATIVE ARE RESPONSIBLE FOR FOLLOWING THE SOILS REPORT, CONTACTING THE SOILS ENGINEER, AND FOLLOWING THEIR RECOMMENDATIONS.
18. THE STRUCTURAL DESIGN DRAWINGS ARE FOR THE HOUSE AND PERMANENT FOUNDATION ONLY. DETACHED RETAINING WALLS, INCLUDING ROCK RETAINING WALLS ARE BY OTHERS. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SLOPE STABILITY, EXCAVATION, SHORING, DRAINAGE, SOILS ISSUES, OR CONSTRUCTION METHODS. THE STRUCTURAL ENGINEER'S DUTIES ARE LIMITED TO DESIGN ONLY AND IS NOT A PROJECT ENGINEER.
19. SEE SOILS REPORT #19-1022 BY WESTERN GEOTECH DATED 7.10.2019 FOR COMPLETE REQUIREMENTS.
20. CONTACT SOILS ENGINEER FOR FURTHER INSTRUCTIONS REGARDING SITE GRADING, EXCAVATION, & DRAINAGE.

GENERAL STRUCTURAL NOTES:

1. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
2. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT LIMITED TO BRACING AND SHORING FOR LOADS DUE TO EXCAVATION, SLIDING SOIL, OR CONSTRUCTION EQUIPMENT.
3. OBSERVATION VISITS TO THE SITE BY THE DESIGN PROFESSIONALS SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS, NOR WILL THE DESIGNS PROFESSIONALS BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES, SEQUENCES FOR PROCEDURE OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.



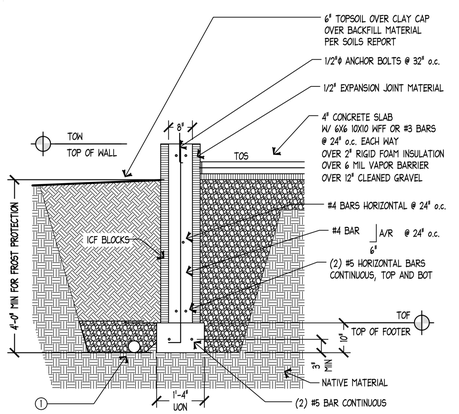
NOTE:
SITE VERIFY EXISTING FOUNDATION CONDITIONS, TOP OF FOOTERS, TOP OFF WALLS, & STEPS

SITE ADJUST STEPS TO MAINTAIN 48" FROST DEPTH COVERAGE

FOUNDATION PLAN

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

NOTE:
SOILS ENGINEER TO VERIFY ALL CONCRETE IS PLACED ON ADEQUATE BEARING MATERIAL

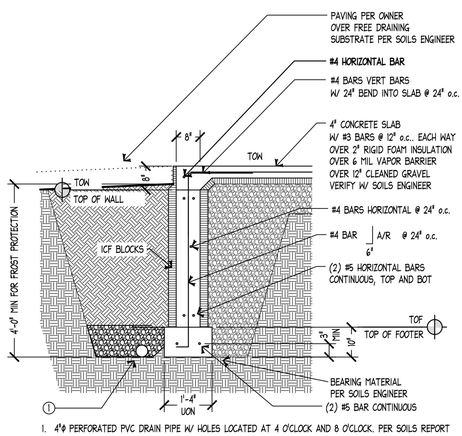


1. 4"ø PERFORATED PVC DRAIN PIPE W/ HOLES LOCATED AT 4 O'CLOCK AND 8 O'CLOCK. PER SOILS ENGINEER

NOTES :
-REINFORCEMENT CENTERED IN ALL WALLS, UON

6 SLAB FROST WALL

SCALE 1/2"=1'-0"

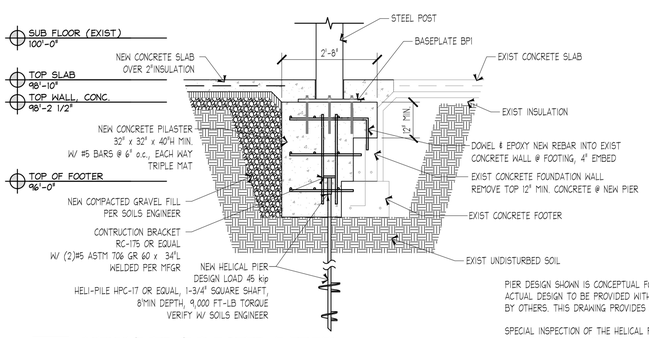


1. 4"ø PERFORATED PVC DRAIN PIPE W/ HOLES LOCATED AT 4 O'CLOCK AND 8 O'CLOCK. PER SOILS REPORT

NOTES :
-REINFORCEMENT CENTERED IN ALL WALLS, UON
-NO ANCHOR BOLTS

5 POUR OVER SLAB

SCALE 1/2"=1'-0"



3 NEW PIER PILASTER DETAIL

SCALE 1/2"=1'-0"

PIER DESIGN SHOWN IS CONCEPTUAL FOR PLANNING PURPOSES ONLY. ACTUAL DESIGN TO BE PROVIDED WITH ENGINEERED SHOP DRAWINGS BY OTHERS. THIS DRAWING PROVIDES DESIGN LOADS ONLY.

SPECIAL INSPECTION OF THE HELICAL PIER INSTALLATION IS REQUIRED BY THE SOILS ENGINEER

VERIFY PIER DESIGN & INSTALLATION REQUIREMENTS WITH THE SOILS ENGINEER THE SOILS ENGINEER PRIOR TO EXCAVATION

THE ORIGINAL SOILS REPORT COULD NOT BE LOCATED. OPEN HOLE INSPECTION IS REQUIRED. IT IS ASSUMED THAT THE SOILS ARE NON-EXPANSIVE AND THAT THE SLAB DOES NOT NEED TO BE ISOLATED FROM THE FOUNDATION WALL AND MAY BE POURED OVER AND DOWELED IN AS SHOWN . CONTACT DESIGN FIRM OR ENGINEER IF DIFFERENT.

Reviewed for Code Compliance
10/03/2023

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SCORZAFAZA GARAGE ADDITION

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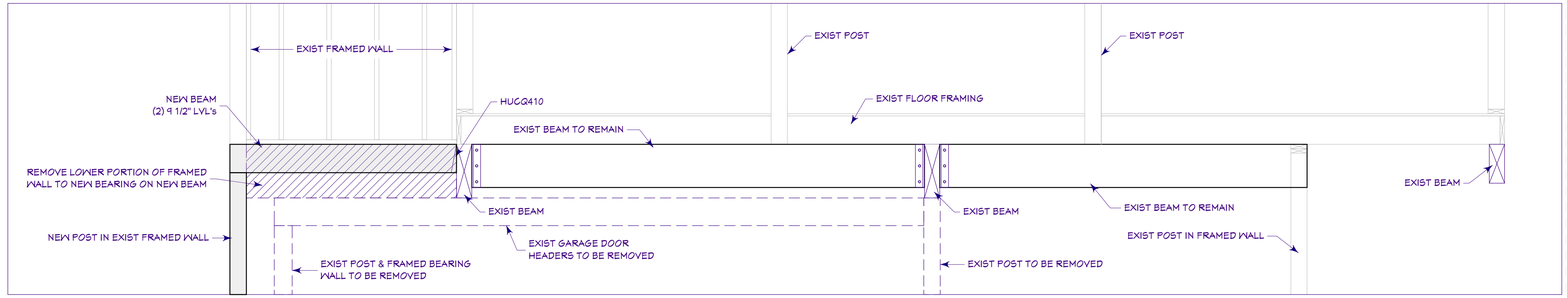
S1

SHEET: 10 of 15

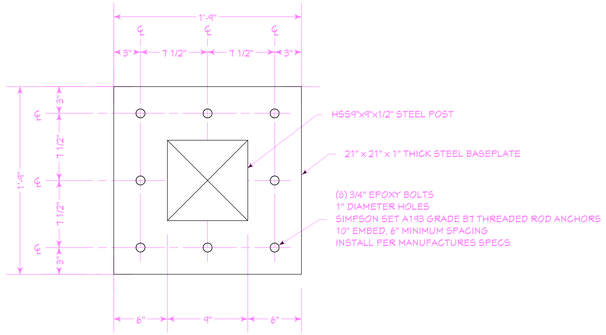


7 NEW FRAMING DETAIL

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

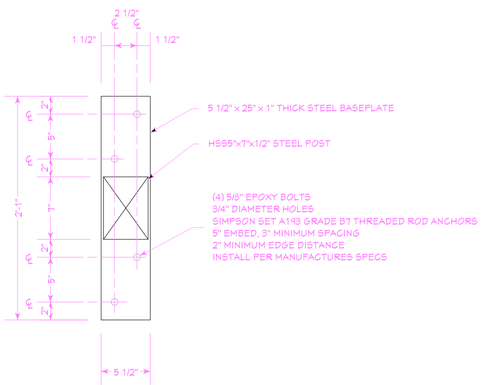
NOTE: VERIFY ALL EXISTING STRUCTURAL FRAMING AND LOAD PATHS PRIOR TO ANY STRUCTURAL DEMOLITION. NOTIFY DESIGNER AND ENGINEER OF ANY DISCREPANCIES.

PROVIDE TEMPORARY SUPPORT FOR EXISTING BEAMS AND POINT LOADS TO REMAIN PRIOR TO ANY STRUCTURAL DEMOLITION. (DESIGNED BY OTHERS)



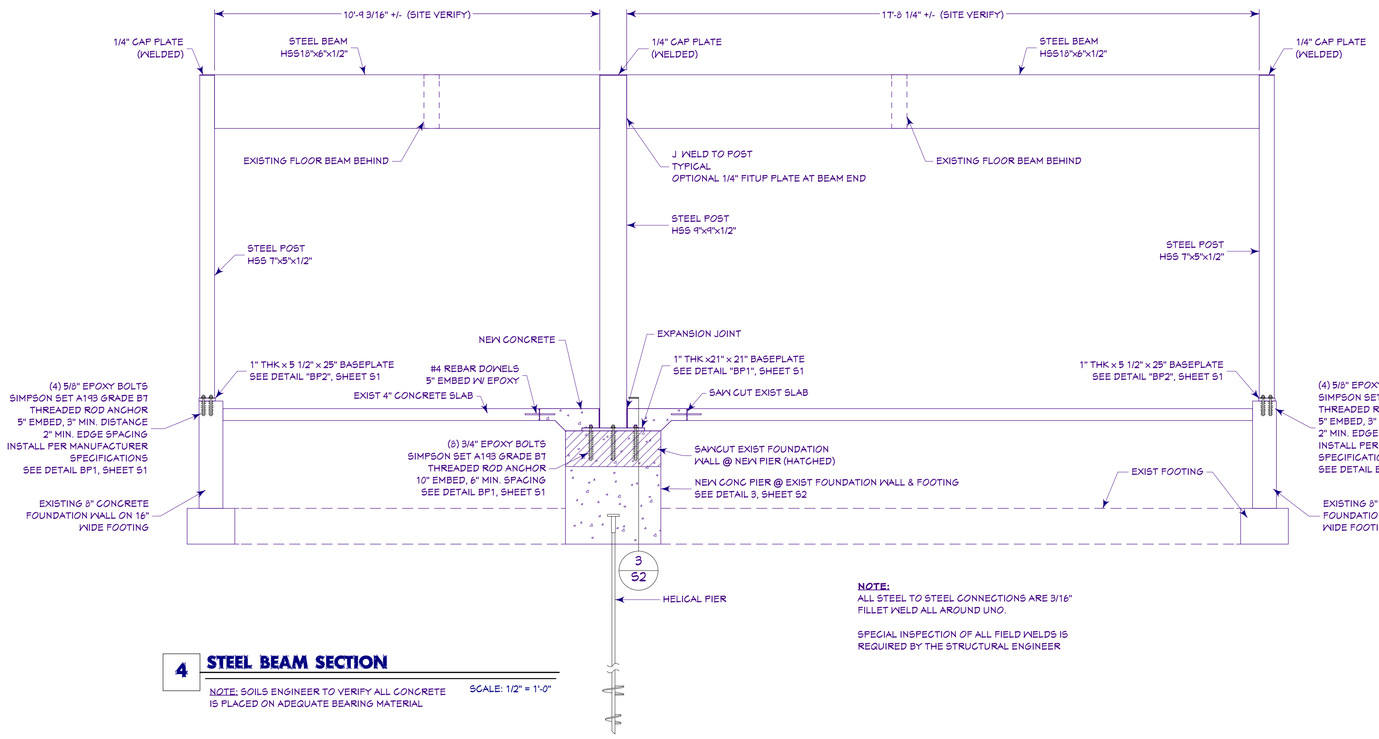
BP1 BEAM / POST FRAMING DETAIL

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



BP2 BEAM / POST FRAMING DETAIL

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



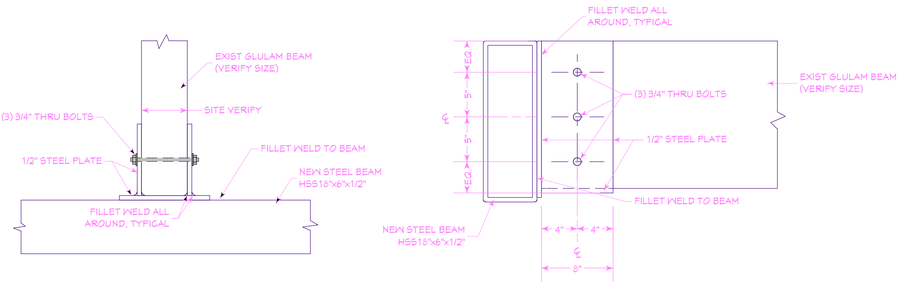
4 STEEL BEAM SECTION

NOTE: SOILS ENGINEER TO VERIFY ALL CONCRETE IS PLACED ON ADEQUATE BEARING MATERIAL

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

NOTE:
ALL STEEL TO STEEL CONNECTIONS ARE 3/16" FILLET WELD ALL AROUND UNO.

SPECIAL INSPECTION OF ALL FIELD WELDS IS REQUIRED BY THE STRUCTURAL ENGINEER



TOP VIEW

SIDE VIEW

D1 BEAM BUCKET DETAIL

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

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PERMIT SET

S2

SHEET: 11 of 15

STRUCTURAL WOOD FRAMING:

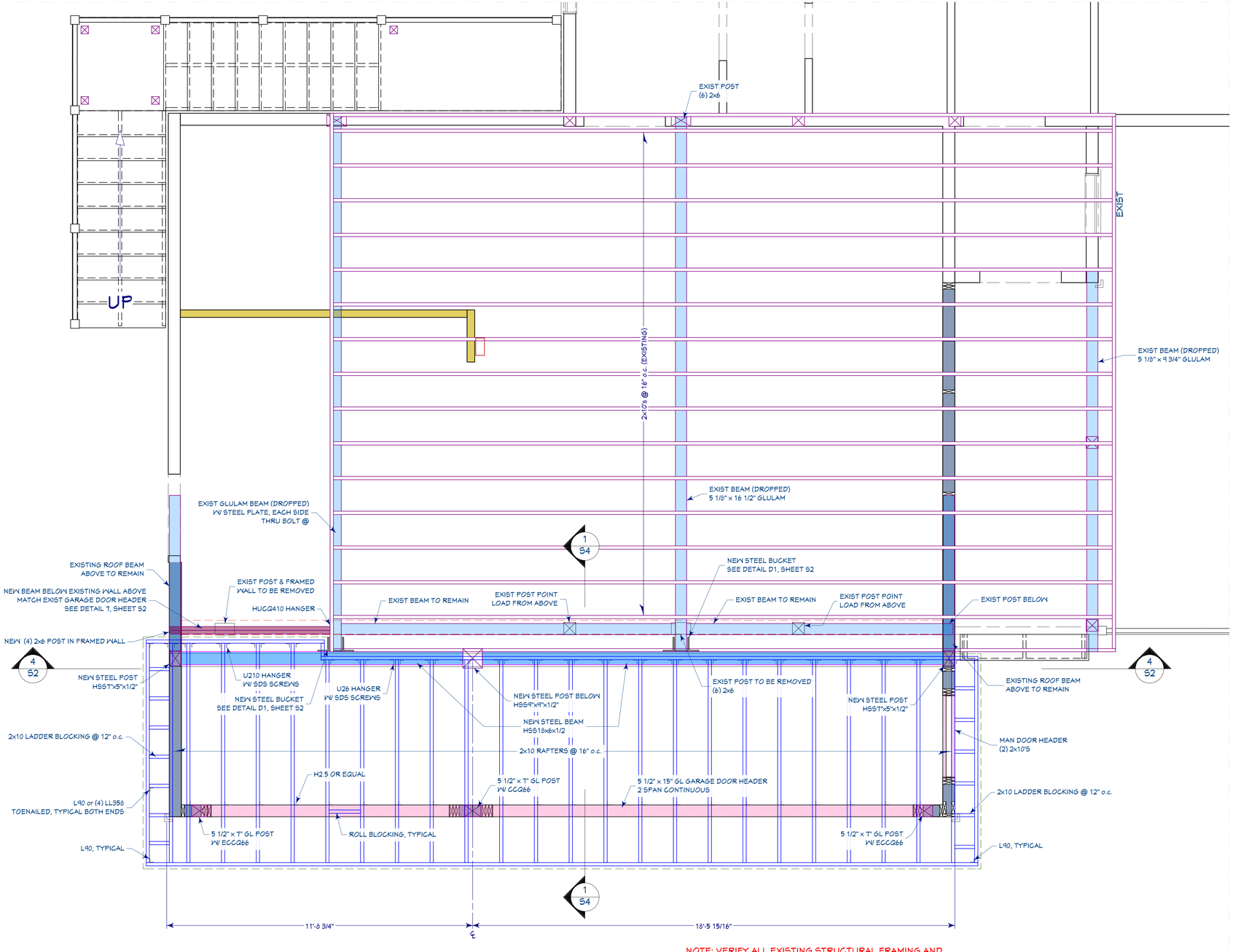
1. STRUCTURAL CAPACITIES AND DESIGN PROVISIONS FOR PREFABRICATED WOOD I-JOISTS SHALL BE ESTABLISHED AND MONITORED IN ACCORDANCE W/ ASTM D 5505 (R502.1.4) ALL PREFABRICATED I-JOISTS SHALL BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS. I-JOIST WEB STIFFENERS PER MANUFACTURERS REQUIREMENTS
2. GLUED LAMINATED TIMBERS SHALL BE MANUFACTURED AND IDENTIFIED AS REQUIRED IN AITC A 190.1 AND ASTM D 3737 (R502.1.5) ALL SINGLE SPAN GLUE LAMINATED TIMBERS SHALL BE STRESS GRADE 24F-V4, ALL MULITISPAN & CANTILEVERED GLUE LAMINATED TIMBERS SHALL BE STRESS GRADE 24F-V8, UON AND INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS. IN EXTERIOR APPLICATIONS GLULAM'S SHALL BE SEALED AND PROTECTED FROM MOISTURE W/ AN APPROPRIATE PRESERVATIVE
3. MICROLAM'S (LVL) SHALL BE "TRUSS JOIST" AFA CRITERIA AND INSTALLED PER MANUFACTURERS REQUIREMENTS, MULTIPLE LVL'S GLUE AND NAIL TOGETHER W/ (3) 16d @ 12" OC UON. MICROLAM'S (LVL) SHALL HAVE AN ALLOWABLE BENDING STRESS OF 2600 PSI AND SHEAR STRESS OF 285 PSI, FOUR PLY MEMBERS SHALL BE JOINED WITH (2) ROWS 5" TRUSSLOK SCREWS @ 24" O.C.
4. ALL 2X_ FRAMING LUMBER SHALL BE STRESS RATED, S-DRY DOUGLAS FIR, No. 2 GRADE OR BETTER
5. ALL SOLID TIMBER BEAMS AND POSTS SHALL BE STRESS RATED, S-DRY DOUGLAS FIR, No. 1 GRADE OR BETTER
6. BLOCKING SHALL BE A MINIMUM OF UTILITY GRADE LUMBER (R502.1.2)
7. FLOOR PLY SHALL BE 3/4" CDX T&G APA RATED 24 OC. PLACE SHEATHING PERPENDICULAR TO FLOOR JOISTS AND NAIL MIN 8d @ 4" OC EDGE, 6" OC FIELD, GLUE TO JOIST W/ APPROVED ADHESIVE (STAGGER END JOINTS)
8. ROOF PLY SHALL BE 5/8" APA RATED 20/40 MIN PLACE SHEATHING PERPENDICULAR TO ROOF JOISTS AND NAIL MIN 8d @ 4" OC EDGE, 6" OC FIELD (STAGGER END JOINTS)
9. WALL PLY SHALL BE 1/2" APA RATED CDX PLACE SHEATHING PERPENDICULAR OR HORIZONTAL TO WALL STUDS AND NAIL MIN 8d @ 4" OC EDGE, 6" OC FIELD (JOINTS BLOCKED AND EDGE NAILED, STAGGER END JOINTS)
10. SOLID BLOCK ALL BEARING WALLS AND POST TO PROVIDE CONTINUITY TO FOUNDATION. SOLID BLOCK ALL RAFTERS, JOISTS, AND OUTLOOKERS AT ALL BEARING POINTS. (WITHOUT INTERFERING WITH COLD ROOF)
11. EXTERIOR WALL STUDS SHALL BE 16" OC W/ DOUBLE TOP PLATE UON. EXTERIOR WALL STUDS TO BE CONTINUOUS FROM FLOOR TO FLOOR OR FLOOR TO ROOF (BALLOON FRAME GABLE END WALLS)
12. FIRE BLOCKING IS REQUIRED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS; AS FOLLOWS 1.1-VERTICALLY AT THE CEILING AND FLOOR LEVELS 1.2-HORIZONTALLY AT INTERVALS NOT EXCEEDING TEN FEET (SEE R602.8 FOR FIRE BLOCKING CHIMNEYS, OPENINGS FOR VENTS AND DUCKS, STAIRS, SOFFITS, DROPPED CEILINGS, AND APPROVED MATERIALS)
13. FLOORS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 5 IN THE 2015 IRC (R502)
14. EXCEPT AS NOTED OTHERWISE, MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN TABLE R602.3 (1) OF THE 2015 IRC
15. TRUSS TIE DOWN SHALL BE H2.5 OR EQ, TYPICAL
16. ROOF WEATHER PROTECTION SHALL BE IN ACCORDANCE W/ (R903)
17. FLASHING SHALL BE IN ACCORDANCE W/ (R903.2)
18. REFER TO (R905) FOR APPROVED ROOF COVERINGS AND SPECIFICATIONS
19. WOOD TRUSS DESIGN DRAWINGS PREPARED IN COMPLIANCE W/ SECTION R502.11.1 (SHALL COMPLY W/ ANSI/TPI.1) BY A COLORADO REGISTERED PE SHALL BE PROVIDE TO THE BUILDING OFFICIAL AND APPROVED PRIOR TO INSTALLATION. TRUSS DESIGN DRAWINGS SHALL BE PROVIDED W/ THE SHIPMENT OF TRUSSES DELIVERED TO JOB SITE. ALTERATIONS TO A TRUSS REQUIRES A COLORADO REGISTERED PE REVIEW (R502.11.4)
20. MOISTURE VAPOR RETARDERS ARE REQUIRED IN ALL FRAMED WALLS, FLOORS AND ROOF/CEILINGS COMPRISING ELEMENTS OF THE BUILDING THERMAL ENVELOPE, A VAPOR RETARDER SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE INSULATION. EXCEPTION DAMAGE BY MOISTURE OR FREEZING PRESENT OR FRAME CAVITY OR SPACE IS VENTILATED (R318)
21. STRUCTURAL WALL PANELS DENOTED AS ZIP SHEATHING SHALL BE 1/2" ZIP SYSTEMS SHEATHING EXPOSURE 1 CLASSIFICATION AS MANUFACTURED BY HUBER ENGINEERED WOODS. SHEATHING PANELS SHALL BE INSTALLED VERTICALLY WITH ALL JOINTS AND EDGES BACKED BY FRAMING PER MANUFACTURER'S INSTRUCTION INSTALLATION MANUAL AND ICC-ESR-1473 WITH SHEAR VALUES PER IBC CHAPTER 23. NAILING TO BE 8d @ 4" o.c. AT EDGED & 6" o.c. FIELD. ALL SEAMS AND JOINTS BETWEEN BOARDS SHALL BE COVERED WITH ZIP SYSTEMS TAPE (USE ZIP SYSTEM ROLLER ON ALL TAPED SEAMS).
22. STRUCTURAL INSULATED WALL PANELS DENOTED AS ZIP R SHEATHING SHALL BE ZIP SYSTEMS R-SHEATHING R-12 (2-1/2") AS MANUFACTURED BY HUBER ENGINEERED WOODS. SHEATHING PANELS SHALL BE INSTALLED VERTICALLY WITH ALL JOINTS AND EDGES BACKED BY FRAMING PER MANUFACTURER'S INSTRUCTION INSTALLATION MANUAL AND ICC-ESR-3373. NAILING FOR 16" o.c. FRAMING TO BE 0.131" DIAMETER SHANK WITH 1-1/2" MIN PENETRATION INTO STUD, 3" o.c. AT EDGES & 6" o.c. FIELD. THIS NAILING PROVIDES 215 plf ALLOWABLE SHEAR CAPACITY. COUNTERSINKING OF FASTENERS IS NOT ACCEPTABLE. DRILL STOPS ARE TO BE USED TO PREVENT THIS. ALL SEAMS AND JOINTS BETWEEN BOARDS SHALL BE COVERED WITH ZIP SYSTEMS TAPE (USE ZIP SYSTEM ROLLER ON ALL TAPED SEAMS).
23. FLOOR JOIST SHALL BE PLANT FABRICATED I SERIES WITH LVL WOOD FLANGES AND PLYWOOD OR OSB WEBS TO CARRY ICBO APPROVAL FOR THE COMPOSITE SECTION. JOIST SHALL BE DESIGNED TO CARRY THE FULL DEAD LOAD AND LIVE LOADS OF THE FLOOR AND ANY OTHER SUPERIMPOSED LOADS. BRIDGING AND BLOCKING SHALL BE INSTALLED ACCORDING TO THE FABRICATOR'S REQUIREMENTS.
24. ALL RIM BOARDS TO BE TIMBER STRAND LSL 1-1/4" x 11-7/8" GRADE 1.3 WITH ALLOWABLE BENDING STRESS OF 1700 psi AND ALLOWABLE SHEAR STRESS OF 400 psi PARALLEL TO GRAIN. ALL TIMBER STRAND LSL BEAMS & RAFTERS TO BE GRADE 1.55 WITH ALLOWABLE BENDING STRESS OF 2325 psi AND ALLOWABLE SHEAR STRESS OF 310 psi PARALLEL TO GRAIN.
25. ALL UNLISTED HEADERS TO BE (2) 2x8.

PROTECTION AGAINST DECAY:

1. APPROVED SPECIES OF WOOD OR TREATED LUMBER REQUIRED IF: JOISTS < 18" TO GROUND, BEAMS < 12" GROUND, WOOD FRAMING MEMBERS RESTING ON CONCRETE/MASONRY EXTERIOR WALLS WITHIN 8" OF EXPOSED GROUND, GIRDERS ENTERING MASONRY OR CONCRETE W/ LESS THAN 1/2" AIR SPACE, SIDING-SHEATHING-FRAMING WITHIN 6" OF GROUND, MEMBERS SUPPORTING MOISTURE PERMEABLE FLOORS, FURRING STRIPS ON CONCRETE WITHOUT VAPOR BARRIER (R319.1)
2. WOOD COLUMNS SHALL BE APPROVED WOOD OF NATURAL DECAY RESISTANCE OR APPROVED PRESSURE PRESERVATIVE TREATED WOOD, EXCEPTIONS: 1. POSTS OR COLUMNS WHICH ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY PIERS OR METAL PEDESTALS PROJECTING 1" ABOVE THE FLOOR OR FINISHED GRADE AND 6" ABOVE EXPOSED EARTH, AND ARE SEPARATED THERE FROM BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. 2. POSTS OR COLUMNS IN ENCLOSED CRAWLSPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING, SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL AT A HEIGHT GREATER THAN 8" FROM GROUND, ARE SEPARATED THERE FROM BY AN IMPERVIOUS MOISTURE BARRIER (R319.1.4)

STRUCTURAL STEEL:

1. STRUCTURAL STEEL (ROLLED SHAPES INCLUDING PLATES & ANGLES) SHALL CONFORM TO ASTM A36,
2. ALL BOLTS (STEEL TO STEEL AND ANCHOR BOLTS) SHALL CONFORM TO ASTM A307
3. TUBE STEEL COLUMNS TO CONFORM TO ASTM A500 GRADE B, 46 ksi YIELD.
4. PIPE SHAPES TO CONFORM TO ASTM A-53 GRADE B.
5. MIN WELDS TO BE PER AISC AND/OR AWS (LATEST PROVISIONS)
6. HANGERS, ANCHORS, CLIPS, AND CONNECTORS SHALL BE "SIMPSON STRONG TIE" OR EQ (INSTALLED PER MANUFACTURERS INSTRUCTIONS AND REQUIREMENTS)
7. EXCEPT AS NOTED, EXPANSION BOLTS SHALL BE "WEDGE-IT", "RED HEAD", OR APPROVED WEDGE TYPE WITH THE FOLLOWING MINIMUM REQUIREMENTS: 5/8" DIA. - 2", 1/2" DIA - 1-1/2". EPOXY BOLTS HAVE MINIMUM 6" EMBED UNO.
8. EXCEPT AS NOTED, ALL TYPE "HD" TIE DOWNS TO CONCRETE SHALL BE SECURED WITH 5/8" EPOXY BOLT TO FOUNDATION WALL WITH MINIMUM 6" EMBED.
9. ALL STEEL TO STEEL CONNECTIONS TO BE 3/16" FILLET WELD UNLESS OTHERWISE NOTED.
10. SPECIAL INSPECTIONS OF ALL FIELD WELDS REQUIRED BY STRUCTURAL ENGINEER.



NEW ROOF FRAMING PLAN

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

NOTE: VERIFY ALL EXISTING STRUCTURAL FRAMING AND LOAD PATHS PRIOR TO ANY STRUCTURAL DEMOLITION. NOTIFY DESIGNER AND ENGINEER OF ANY DISCREPANCIES.

PROVIDE TEMPORARY SUPPORT FOR EXISTING BEAMS AND POINT LOADS TO REMAIN PRIOR TO ANY STRUCTURAL DEMOLITION. (DESIGNED BY OTHERS)

Reviewed for Code Compliance
10/05/2023

COLORADO REGISTERED PROFESSIONAL ENGINEER
30669
3-13-2023
STRUCTURE ONLY

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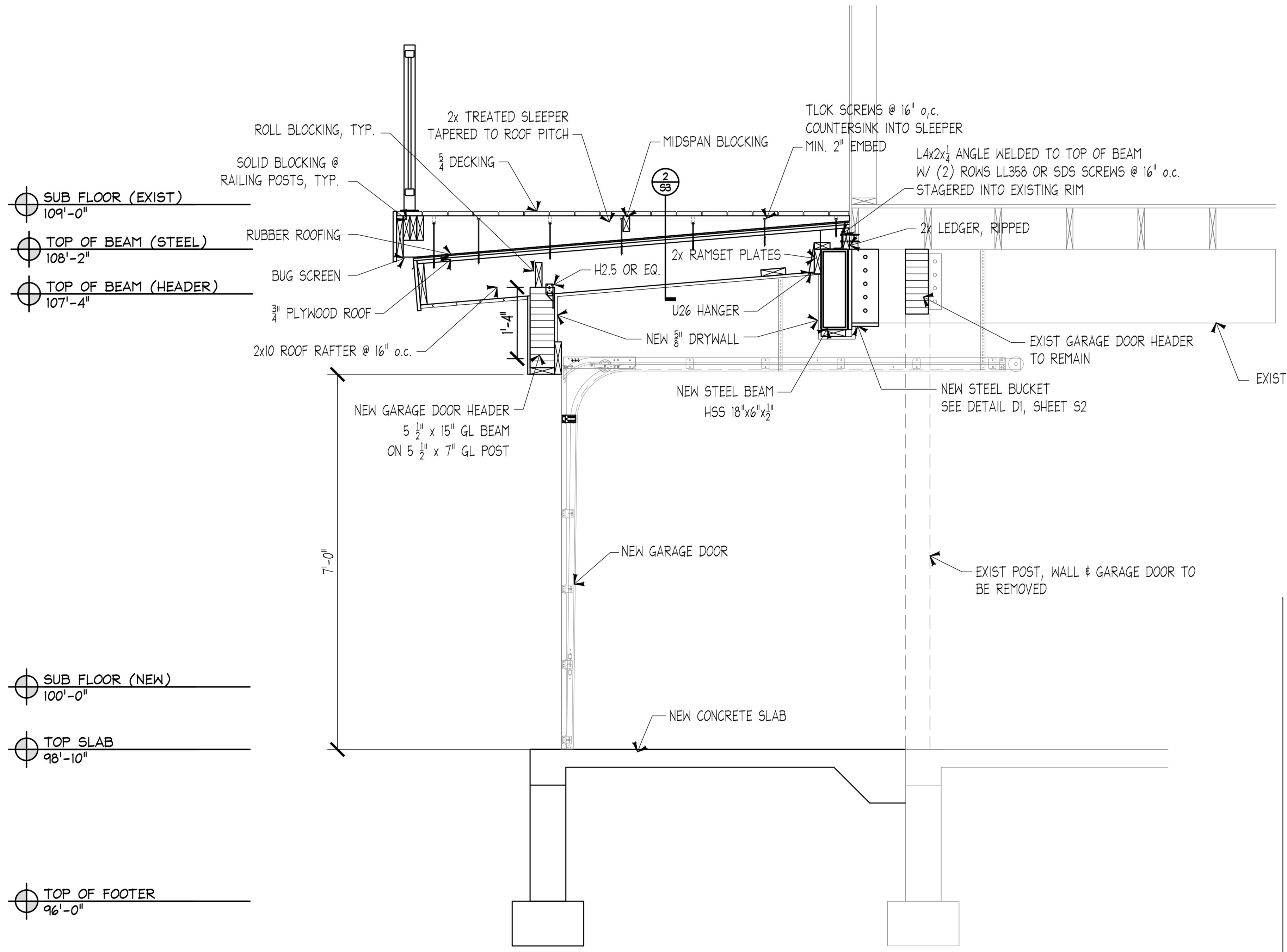
SCORZAFAZA GARAGE ADDITION
BETTINA & KEVIN SCORZAFAVA
1495 MARK TWAIN LANE STEAMBOAT SPRINGS, COLORADO 80487
BUILDER PHONE
BUILDER

PROJECT NUMBER: 2022.009
DATE: MARCH 10, 2023
DRAWN BY: FRANK
RELEASE DATE:

PERMIT SET

S3

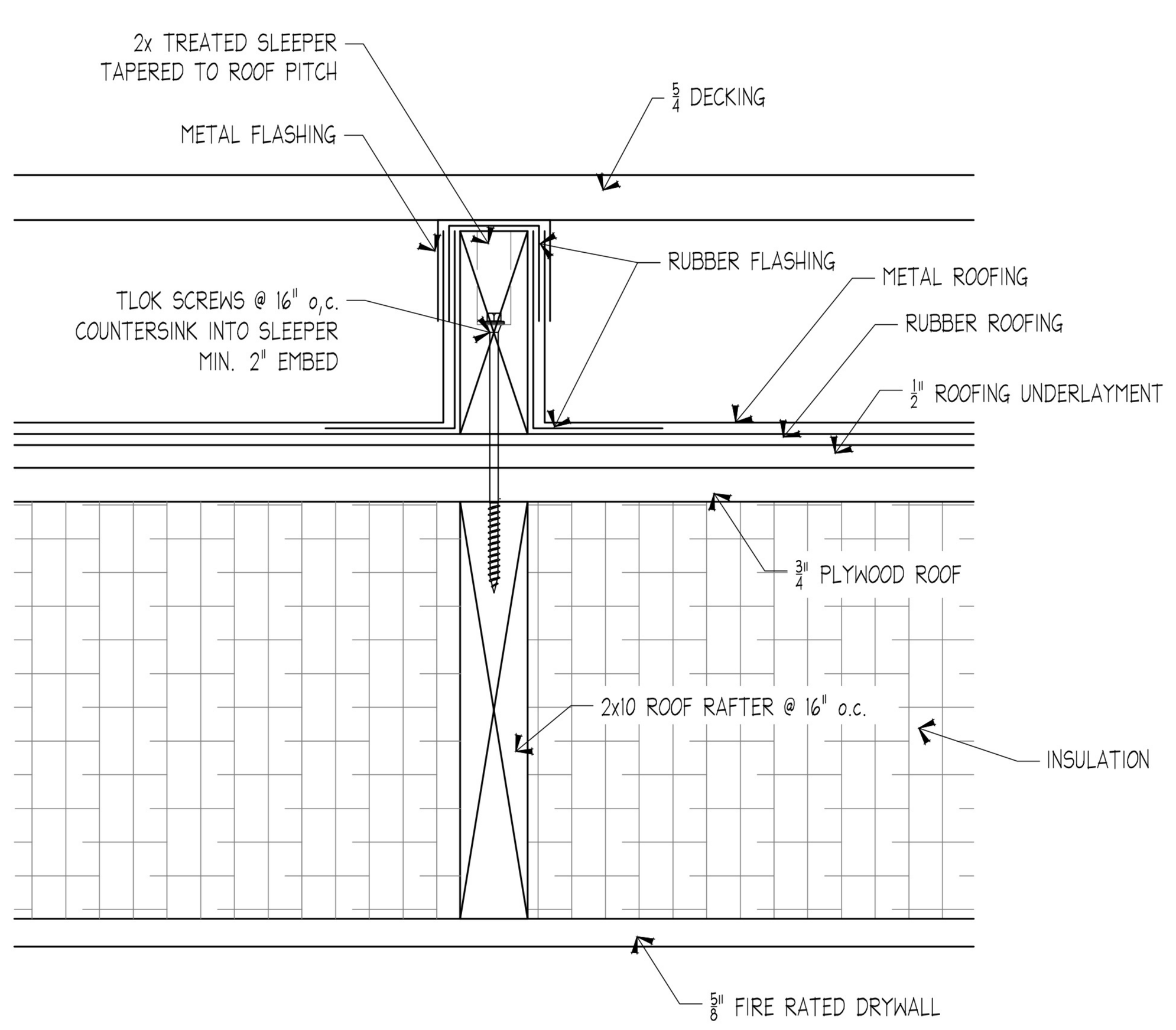
SHEET: 12 of 15



1 GARAGE DOOR SECTION

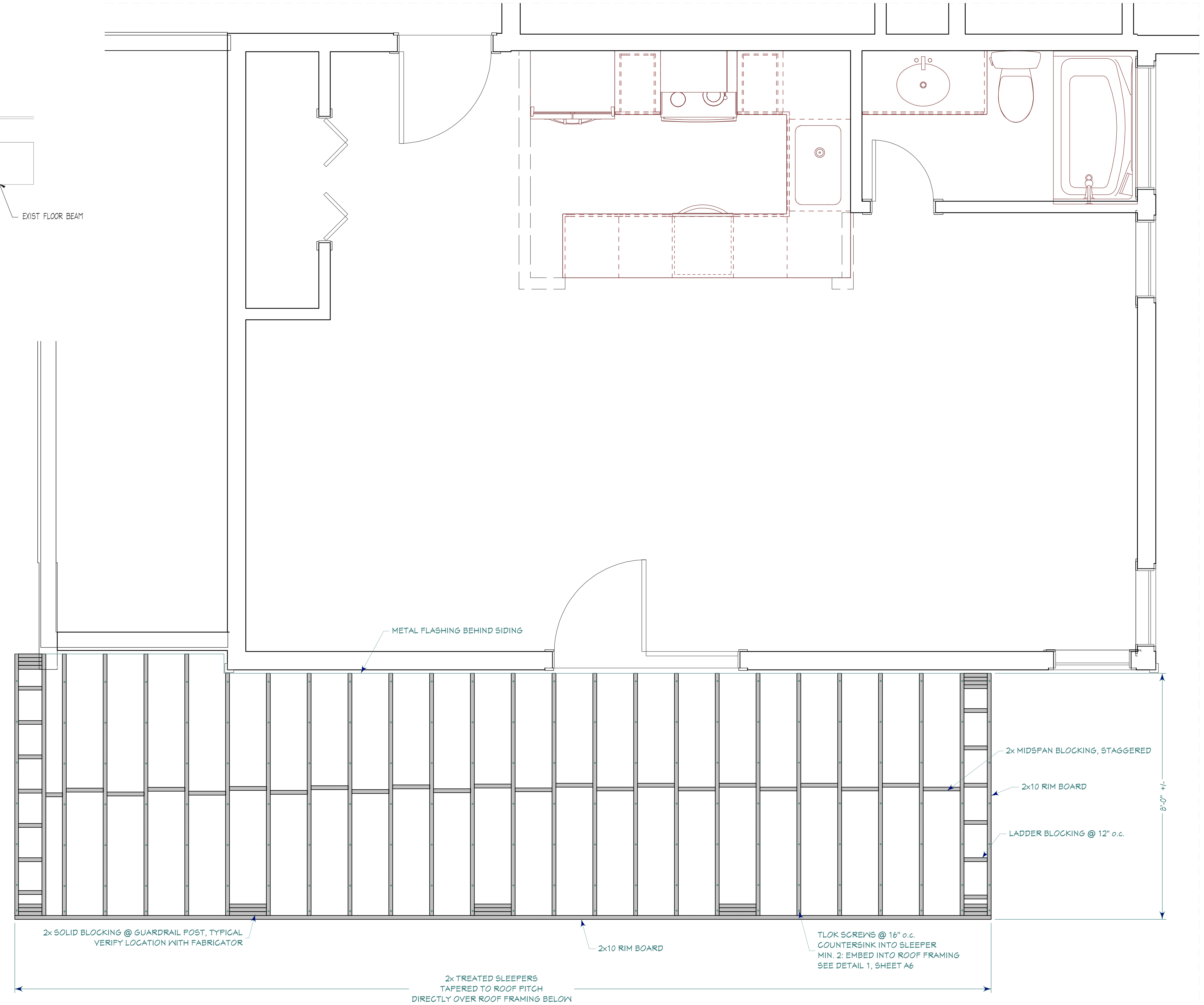
NOTE: WATER, WEATHERPROOFING & DRAINAGE IS BY OTHERS AND NOT PART OF THE ENGINEERED STRUCTURAL DESIGN

SCALE 1/2"=1'-0"



2 DECK FRAMING DETAIL

SCALE 3"=1'-0"



DECK FRAMING PLAN

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

DECKS:

R502.2.2 DECKS. WHERE SUPPORTED BY ATTACHMENT TO AN EXTERIOR WALL, DECKS SHALL BE POSITIVELY ANCHORED TO THE PRIMARY STRUCTURE AND DESIGNED FOR BOTH VERTICAL AND LATERAL LOADS AS APPLICABLE. SUCH ATTACHMENT SHALL NOT BE ACCOMPLISHED BY THE USE OF TOENAILS OR NAILS SUBJECT TO WITHDRAWAL. WHERE POSITIVE CONNECTION TO THE PRIMARY BUILDING STRUCTURE CANNOT BE VERIFIED DURING INSPECTION, DECKS SHALL BE SELF SUPPORTING. FOR DECKS WITH CANTILEVERED FRAMING MEMBERS, CONNECTIONS TO EXTERIOR WALLS OR OTHER FRAMING MEMBERS, SHALL BE DESIGNED AND CONSTRUCTED TO RESIST UPLIFT RESULTING FROM THE FULL LIVE LOAD SPECIFIED IN TABLE R301.5 ACTING ON THE CANTILEVERED PORTION OF THE DECK.

R502.2.2.1 DECK LEDGER CONNECTION TO BAND JOIST. FOR DECKS SUPPORTING A TOTAL DESIGN LOAD OF 50 POUNDS PER SQUARE FOOT (2394 PA) [40 POUNDS PER SQUARE FOOT (1915 PA) LIVE LOAD PLUS 10 POUNDS PER SQUARE FOOT (479 PA) DEAD LOAD], THE CONNECTION BETWEEN A DECK LEDGER OF PRESSURE PRESERVATIVE-TREATED SOUTHERN PINE, INCISED PRESSURE-PRESERVATIVE-TREATED HEM-FIR OR APPROVED DECAY RESISTANT SPECIES, AND A 2-INCH (51 MM) NOMINAL LUMBER BAND JOIST BEARING ON A SILL PLATE OR WALL PLATE SHALL BE CONSTRUCTED WITH L/R INCH (12.7 M) LAG SCREWS OR BOLTS WITH WASHERS IN ACCORDANCE WITH TABLE R502.2.2.1. LAG SCREWS, BOLTS AND WASHERS SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.

R502.2.2.1.1 PLACEMENT OF LAG SCREWS OR BOLTS IN DECK LEDGERS. THE LAG SCREWS OR BOLTS SHALL BE PLACED 2 INCHES (51 MM) IN FROM THE BOTTOM OR TOP OF THE DECK LEDGERS AND BETWEEN 2 AND 5 INCHES (51 AND 127 MM) IN FROM THE ENDS. THE LAG SCREWS OR BOLTS SHALL BE STAGGERED FROM THE TOP TO THE BOTTOM ALONG THE HORIZONTAL RUN OF THE DECK LEDGER.

R502.2.2.2 ALTERNATE DECK LEDGER CONNECTIONS. DECK LEDGER CONNECTIONS NOT CONFORMING TO TABLE R502.2.2.1SHALL BE DESIGNED IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICE. GIRDERS SUPPORTING DECK JOISTS SHALL NOT BE SUPPORTED ON DECK LEDGERS OR BAND JOISTS. DECK LEDGERS SHALL NOT BE SUPPORTED ON STONE OR MASONRY VENEER.

R502.2.2.3 DECK LATERAL LOAD CONNECTION. THE LATERAL LOAD CONNECTION REQUIRED BY SECTION R502.2.2 SHALL BE PERMITTED TO BE IN ACCORDANCE WITH FIGURE R502.2.2.3. HOLD-DOWN TENSION DEVICES SHALL BE INSTALLED IN NOT LESS THAN TWO LOCATIONS PER DECK, AND EACH DEVICE SHALL HAVE AN ALLOWABLE STRESS DESIGN CAPACITY OF NOT LESS THAN 1500 POUNDS (6672 N).

R502.2.2.4 EXTERIOR WOOD/PLASTIC COMPOSITE DECK BOARDS.WOOD/PLASTIC COMPOSITE DECK BOARDS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

Reviewed for Code Compliance
10/02/2023

COLORADO REGISTERED PROFESSIONAL ENGINEER MICHAEL EHRLICH 30669
3-13-2023
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