

STRUCTURAL NOTES

GOVERNING CODES AND STANDARDS:

- A. 2021 International Building Code (and local amendments)
- B. 2021 International Residential Code (and local amendments)
- C. "Minimum Design Loads for Buildings and Other Structures" - ASCE 7-16
- D. "Steel Construction Manual" - AISC Fourteenth Edition
- E. "National Design Specification for Wood Construction" - ANSI/AF&PA-NDS 2018
- F. "Building Code Requirements for Structural Concrete" - ACI318-19
- G. 2023 Solar Ready Code

Design Loads: All loads are provided by Timberlyne. Foundation is designed based on loads by Timberlyne provided on August 23, 2024.

Building Risk Category:

- A. II

PROJECT GENERAL NOTES

- A. Material and design specifications cited herein shall be those conforming with the version of the applicable specification or code most recently adopted by the permitting authorities. These structural notes are to be used as a supplement to the specifications, unless noted otherwise.
- B. Refer to the architectural documents for all dimensions not shown on the structural contract documents. Do no scale the structural contract documents.
- C. The general contractor shall verify all dimensions, elevations, and conditions with architectural, mechanical, electrical, plumbing, and civil drawings and notify the architect/engineer of any discrepancies or inconsistencies.
- D. The size, weights and locations of all equipment pads, roof mounted mechanical units, and penetrations required for mechanical, electrical, and plumbing work shall be verified by the contractor. All penetrations are subject to approval by the architect/engineer.
- E. Any contractor inducing loads on the structure not specified on the contract documents must obtain approval from the architect/engineer prior to erection. Field alterations for any structural member shall not be executed without approval from the architect/engineer
- F. Architect/engineer's approval shall be secured for all substitutions.
- G. The structure and all of its parts must be adequately braced against wind, lateral earth, and seismic forces until the permanent lateral-force resisting systems have been constructed and all of its parts have been installed.
- H. Shop drawings, vendor drawings, or any material prepared and submitted by the contractor or subcontractor are not considered part of the structural contract documents. Any engineering design provided by others and submitted for review shall bear the seal of an engineer registered in the state where the project is being built.
- I. During construction the contractor may encounter existing conditions which were not known during design or are at variance with the project documentation. Such conditions may interfere with new construction, require protection and/or support of existing work, or may consist of damaged or deterioration of structural materials/components which could jeopardize the structural integrity of the building. The contractor shall notify the engineer of record of all discoveries he believes may interfere with proper execution of the work or jeopardize the integrity of the building prior to proceeding with work related to such discoveries.
- J. The structural engineer shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences, procedures, nor site safety.
- K. The structural drawings have been prepared using available information regarding the existing conditions. No attempt has been made to verify any existing conditions against information provided by others. The contractor shall compare the existing documents and notify the architect of any differences before proceeding with work.
- L. Items, in the opinion of the contractor, that appear to be deficiencies, omissions, contradictions, or ambiguities in the plans and / or specifications shall be brought to the attention of the structural engineer. Plans and / or specifications will be corrected or written interpretations of the alleged deficiency, omission, contradiction or ambiguity will be made by the structural engineer. Work shall not proceed in these areas before a response is received from the structural engineer.
- M. All products and materials used by the contractor shall be installed in strict accordance with the manufacturer's instructions.
- N. The general contractor shall determine from the local building official when the permit is obtained whether any letters of construction compliance will be requested from the structural engineer; if so, the contractor shall notify the engineer in writing before the start of construction.
- O. Exterior roofs, flashing, ledges, concrete, & other surfaces shall slope min. 1/4"12 to prevent water ponding. Landings shall also slope max. 1/4"12 to prevent slipping. Covered garages or carports floor surface shall slope min. 1/8"12 to provide positive drainage to drain, unless surfaced with asphalt.
- P. Provide passive radon gas control system per IRC AF103 on new single family homes - Install passive submembrane depressurization system during construction.
- Q. All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of the trade.

FOUNDATIONS

- A. Foundations designs are based on owner accepted recommendations provided by NWCC, INC. in soils report No. 24-13286, dated May 7, 2024.
- B. Spread footing foundation designs are based on the following:
 - 1. Maximum Bearing Pressure = 3,000 psf
 - 2. Minimum Bearing Pressure = N/A
 - 3. Minimum Exterior Footing Depth = 4'-0"
 - 4. Minimum Interior Footing Depth = 0'-11"
- C. Retaining wall designs are based on the following:
 - 1. Active Pressure (Unconstrained-Active) = 45 psf
 - 2. Active Pressure (Constrained-At Rest) = 55 psf
 - 3. Passive Pressure = 250 psf
 - 4. Coefficient of Friction = 0.4
- D. All over excavation and fill shall be placed per the soils report.
- E. All foundations and slabs shall be placed on undisturbed or compacted control fill as per the soils report.
- F. All forms and organic debris shall be removed prior to backfilling.
- G. Do not place back-fill against foundation walls until floor slabs at the top and bottom are in place or adequate bracing is installed and concrete is cured, U.N.O.

CONCRETE - CAST-IN-PLACE

- A. Structural concrete shall be type I, and have a minimum 28 day strength of 3,000 psi, exterior concrete slabs shall be type I and have a minimum 28 day strength of 4,000 psi. All concrete shall have a min 6% (+/- 1.5%) entrained air for durability and a 4" (+/- 1") slump. The maximum aggregate size shall be 3/4". Concrete shall not be placed on frozen ground and shall be protected from freezing for a minimum of 7 days. During cold weather the methods and specifications set forth in ACI318 shall be followed to prevent frost damage.
- B. All concrete work shall conform to the requirements of ACI318 and 301, latest edition.
- C. All exposed edges shall have a 3/4" chamfer.
- D. Concrete shall be adequately consolidated/vibrated during placement to ensure it is thoroughly placed around all reinforcing steel and embedded fixtures.
- E. Unless noted otherwise, slabs, footings, and walls shall not have any horizontal 'cold joints.' All construction joints shall be detailed or reviewed by the engineer of record.
- F. Interior concrete slab finish shall be steel trowel finished and exterior concrete slabs shall be broom finished.
- G. All concrete shall be normal weight aggregate unless noted otherwise.
- H. Concrete topping for metal decks shall not include any add mixtures containing chloride salts.
- I. All lightweight aggregate concrete shall have a maximum unit weight of 110 pcf.

CONCRETE REINFORCING STEEL:

- A. Reinforcing bars shall conform to ASTM spec. A615-79 and shall be grade 60.
- B. At splices, lap bars a minimum of 58 bar diameters. At corners and intersections, make horizontal continuous or provide matching corner bars. Around openings in walls and slabs, provide (2) #5 bars extending a minimum of 30 in. beyond the edge of any openings in concrete walls and slabs which are greater than 1'-6" in any direction. Continuous top bars in walls shall be spliced at mid-span. Continuous bottom bars in walls shall be spliced at supports.
- C. Welded wire fabric shall conform to ASTM 185 and shall be lapped one full mesh at splices and tied together.
- D. Concrete reinforcing steel shall conform with ASTM A615 deformed grade 60 (weldable reinforcement shall be ASTM A706, grade 60) unless noted otherwise.
- E. Place 2'-0" x 2'-0" bars at corners and intersections for walls and foundations equal in size and number to horizontal reinforcing, unless notes otherwise.
- F. All reinforcing steel shall be detailed, fabricated and placed in accordance with ACI detailing manual 315.
- G. All reinforcing steel shall be accurately and securely placed.
- H. Minimum cover from concrete surfaces to reinforcing steel shall conform to ACI318-14, 7.7 unless a greater cover is required and shall be:
 - 1. 3" to bottom of footing/grade beams cast against earth
 - 2. 2" to earth face or exposed face of wall for No. 6 bar & greater
 - 3. 1 1/2" to earth face or exposed face of wall for No. 5 bar & smaller
 - 4. 1 1/2" to inside face of wall
 - 5. 1 1/2" to inside faces of main beams and columns
 - 6. 1" to top and bottom of concrete slab surfaces of slab-on-grade

- I. Start first rebar 3" in from the edge, where slab rebar is called out as On-Center (O.C.) spacing.
- J. All welded wire fabric shall maintain a minimum lap splice of 6".
- K. Install rebar chairs with appropriate material for anticipated concrete exposure.
- L. Concrete foundation walls shall be dampproofed on the exterior surface with either bituminous material, acrylic modified cement (3 lb/sq. yard), or surface-bonding mortar (1/2" thick), per IBC 1805.2.2

POST INSTALLED ANCHORS

- A. Expansion anchors shall be ICC-approved (zinc plated in accordance with ASTM B633, hot-dipped galvanized in accordance with ASTM A153, AISI 304 stainless steel) and conform with FS-S-325, group II, type 4, class I.
- B. Expansion bolts called for on the drawings shall be Simpson "Strong-Bolt 2" or approved wedge type anchors installed per manufacturer's instructions.
- C. Adhesive anchors shall be Simpson "SET-3G", and shall consist of all-thread anchor rod, nut washer and adhesive capsule, and shall be installed per manufacturer's instructions.
- D. Anchor bolts shall comply with ASTM F1554 grade 36 or 55.
- E. Heavy duty screw anchors shall be type 304 stainless steel: Simpson Titen HD or approved equal, and shall be installed per manufacturer's instructions.

ABBREVIATIONS LIST			
ABV	ABOVE	MECH	MECHANICAL
ALT	ALTERNATE/ALTERNATING	MIN	MINIMUM
ARCH	ARCHITECT/ARCHITECTURAL	OC	ON CENTER
BO	BOTTOM OF	OH	OVERHANG
BOT	BOTTOM	OSB	ORIENTED STRAND LUMBER
CL	CENTER LINE	PERP	PERPENDICULAR
CMU	CONCRETE MASONRY UNIT	P	PLATE
COL	COLUMN	PLUM	PLUMBING
CONC	CONCRETE	PLYWD	PLYWOOD
CONT	CONTINUOUS	PSL	PARALLEL STRAND LUMBER
DBL	DOUBLE	REINF	REINFORCEMENT/REINFORCING
DF	DOUGLAS FIR	REQ	REQUIRED
DIA	DIAMETER	SCH	SCHEDULE
Ø	DIAMETER	SCHED	SCHEDULE
DIAG	DRAWING	SIM	SIMILAR
EA	EACH	SPF	SPRUCE-PINE-FIR
ELEV	ELEVATION	STRUCT	STRUCTURE/STRUCTURAL
EOR	ENGINEER OF RECORD	T&B	TOP AND BOTTOM
EW	EACH WAY	T&G	TONGUE AND GROOVE
FTG	FOOTING	THRU	THROUGH
GL	GLUE-LAMINATED BEAM	TRTD	PRESERVATIVE TREATED
GT	GIRDER TRUSS	TYP	TYPICAL
IBC	INTERNATIONAL BUILDING CODE	UNO	UNLESS NOTED OTHERWISE
IRC	INTERNATIONAL RESIDENTIAL CODE	VIF	VERIFY IN FIELD
LSL	LAMINATED STRAND LUMBER	w/	WITH
LVL	LAMINATED VENEER LUMBER	WD	WOOD
MAX	MAXIMUM	WWF	WELDED WIRE FABRIC

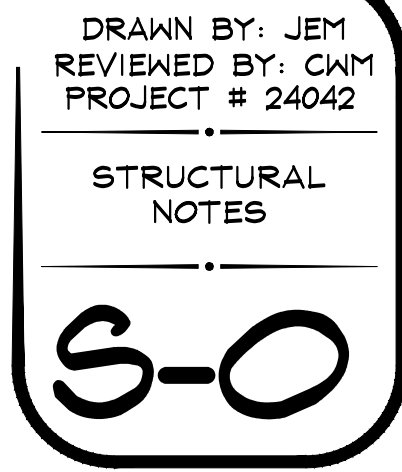
STRUCTURAL SHEET SCHEDULE	
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NOTE:

SEAD DRAWING SET IS FOR FOUNDATION ONLY. ALL FRAMING ETC IS BY OTHERS



ISSUE DATES	
09 . 02 . 24	REVIEW
09 . 04 . 24	PERMIT
09 . 26 . 24	AD-1
10 . 23 . 24	REVISION Δ
11 . 03 . 24	AD-2
12 . 20 . 24	REVISION Δ
REVIEWED FOR CODE COMPLIANCE	
01/02/2025	



FOOTING NOTES

1. ELEVATION @ TOP OF CONCRETE FOOTING INDICATED THUS: (ELEV).

2. ELEVATION @ BOTTOM OF CONCRETE FOOTING INDICATED THUS: ((ELEV)).

3. SHAPE EXCAVATIONS FOR FOOTINGS & FLOOR SLABS TO ALLOW WATER TO FLOW TO LOW POINT Re: SOILS REPORT.

4. INSTALL SOIL-GAS-RETARDER COMPONENTS OF A RADON PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.

5. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION

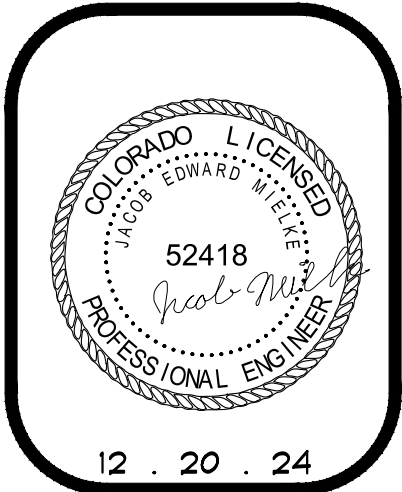
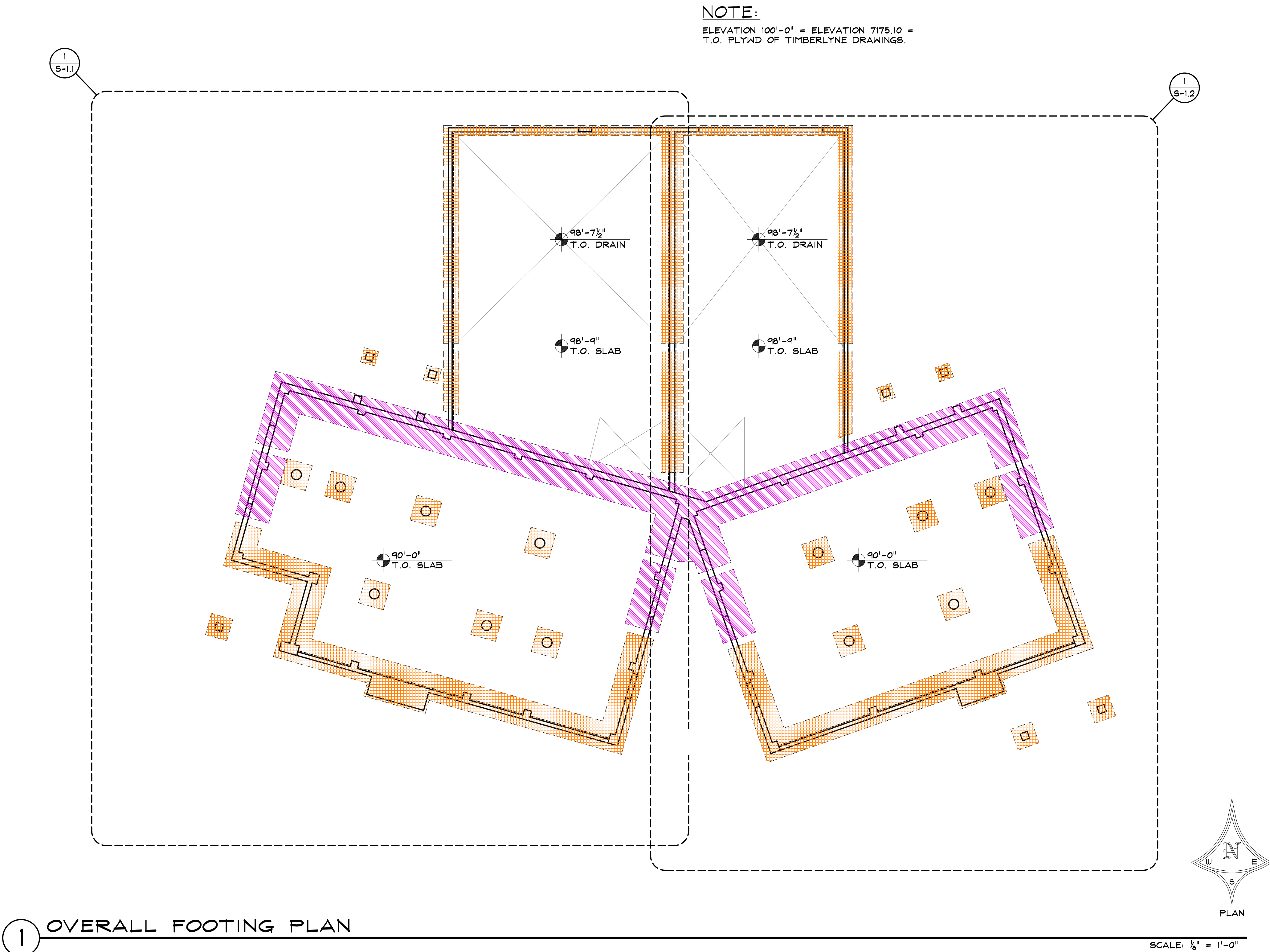
FOOTING KEY

= 11" THICK FOOTING

= 14" THICK FOOTING

NOTE:

SEAD DRAWING SET IS FOR FOUNDATION ONLY. ALL FRAMING ETC IS BY OTHERS



SEAD

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STEAMBOAT DUPLEX

180 STEAMBOAT BOULEVARD
STEAMBOAT SPRINGS, COLORADO

A NEW DUPLEX FOR:
DAN MCENTEE

ISSUE DATES

09 . 02 . 24	REVIEW
09 . 04 . 24	PERMIT
09 . 28 . 24	AD-1
10 . 28 . 24	REVISION A
11 . 08 . 24	AD-2
12 . 20 . 24	REVISION A

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FOR CODE
COMPLIANCE

01/02/2025

DRAWN BY: JEM
REVIEWED BY: CWM
PROJECT # 24042

OVERALL
FOOTING PLAN

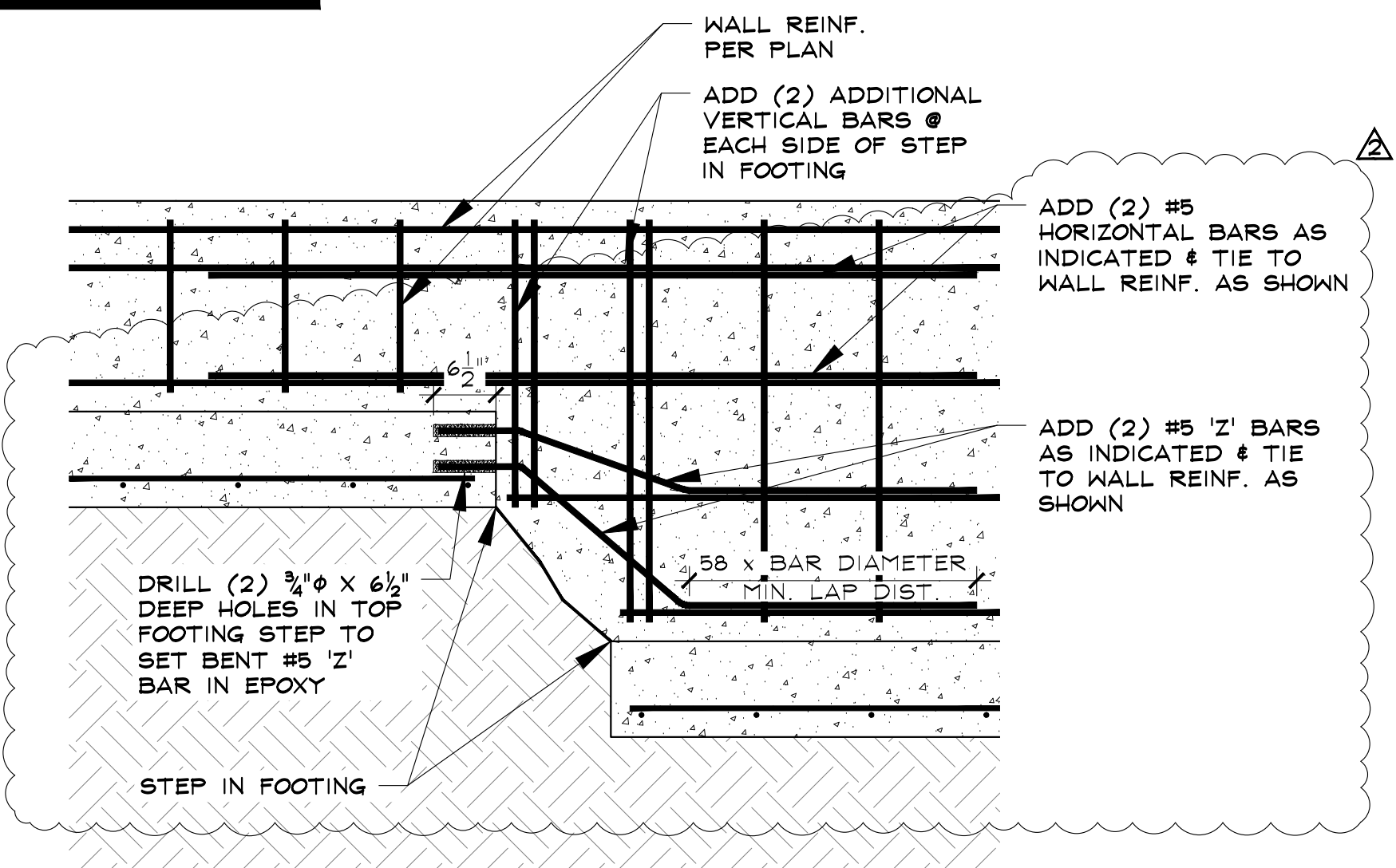
S-1

FOOTING NOTES	
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FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
A	3'-0" X 3'-0" X 0'-11"	(4) #4 BARS EACH WAY, CENTERED
B	3'-6" X 3'-6" X 0'-11" w/ 16"φ X 6¼"	(4) #5 BARS EACH WAY, CENTERED
C	3'-6" X 3'-6" X 0'-11" w/ 16"φ X 2'-6¼"	(4) #5 BARS EACH WAY, CENTERED
D	2'-0" X 2'-0" X 0'-11"	(3) #4 BARS EACH WAY, CENTERED

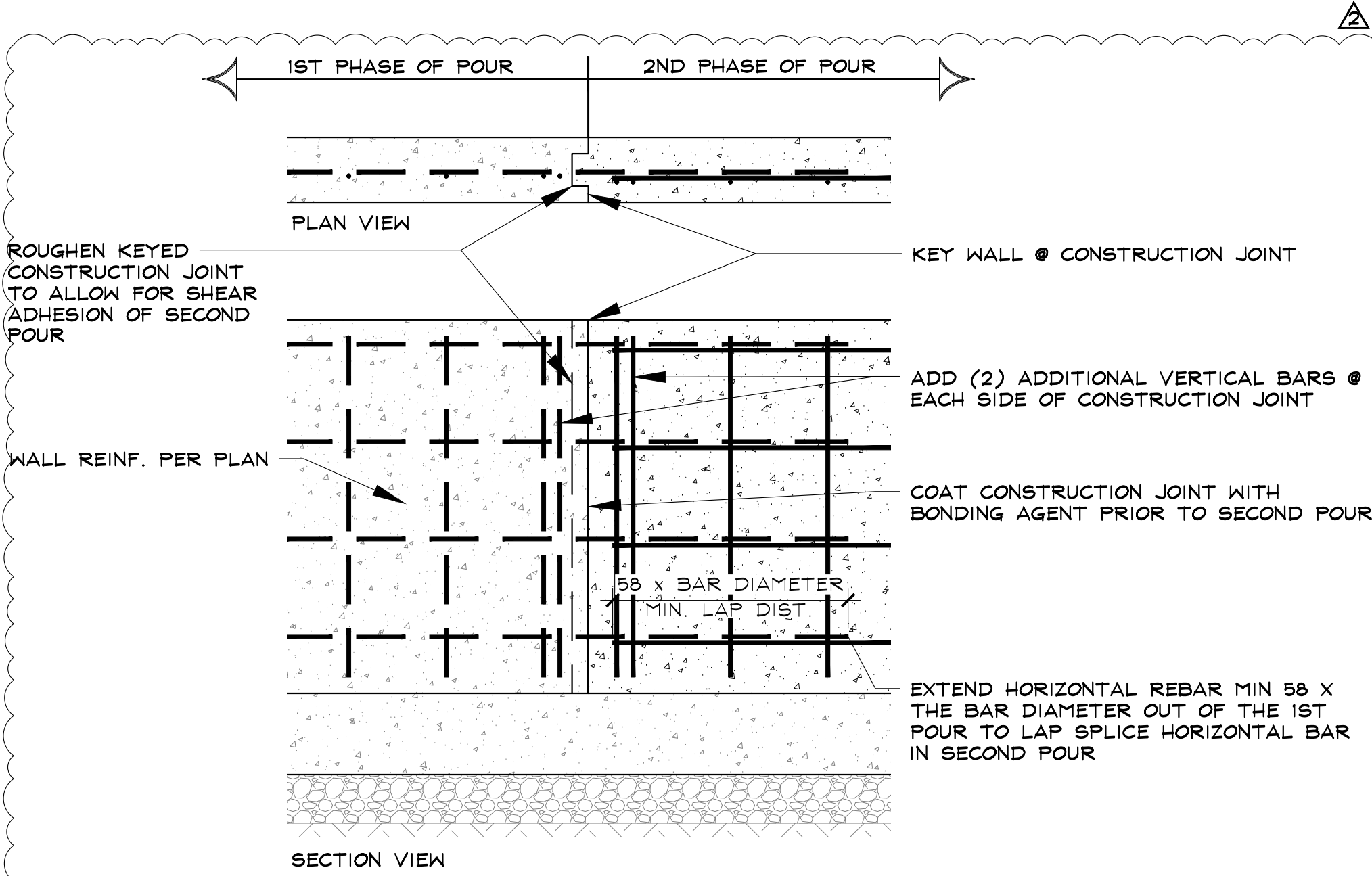
FOOTING KEY

- 11" THICK FOOTING
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2 TYPICAL SECTION @ FTG. STEP

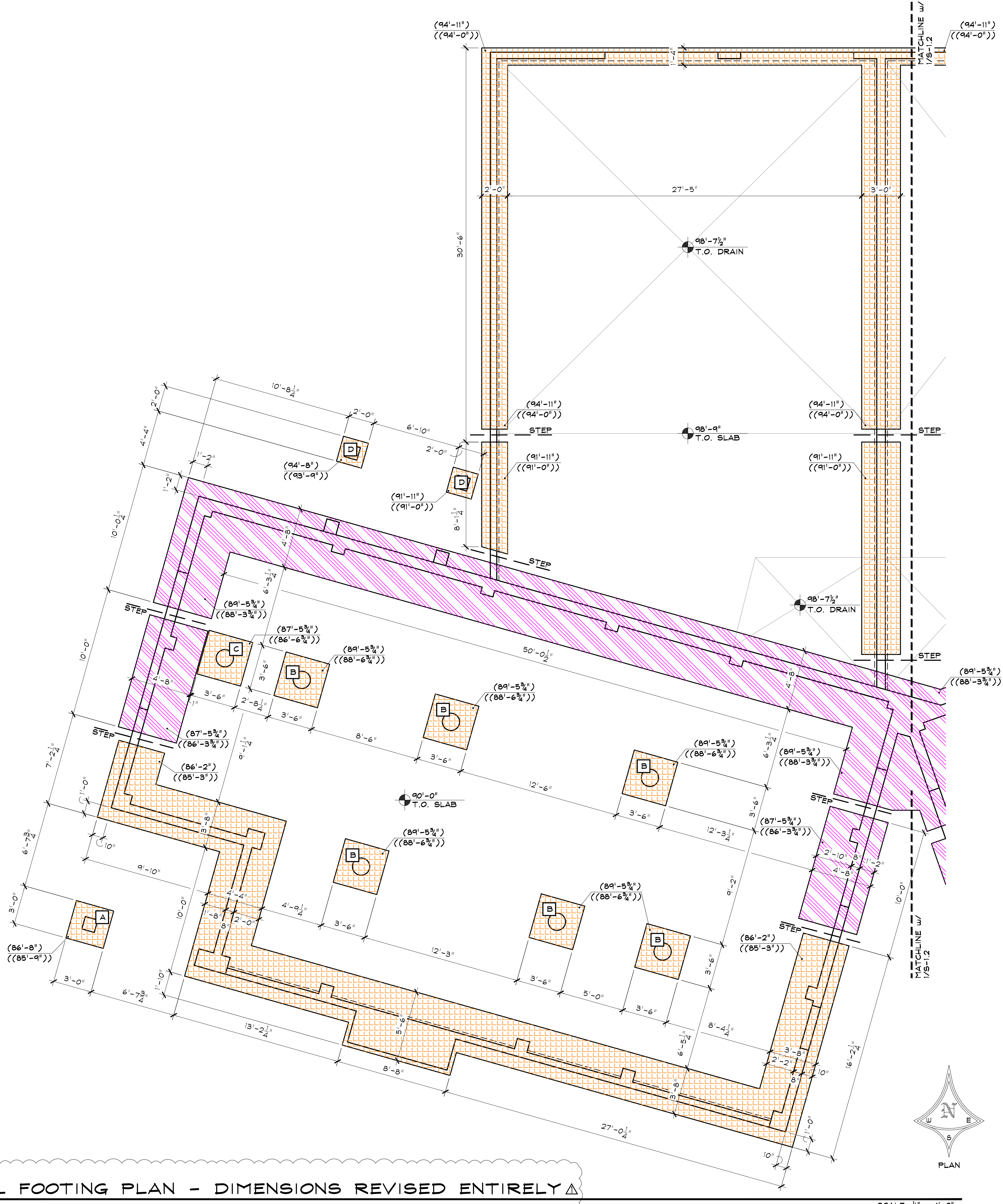
SCALE: 3/4" = 1'-0"



3 TYP. FOUNDATION WALL COLD JOINT

SCALE: 3/4" = 1'-0"

1 PARTIAL FOOTING PLAN - DIMENSIONS REVISED ENTIRELY



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



STEAMBOAT DUPLEX
150 STEAMBOAT BOULEVARD
STEAMBOAT SPRINGS, COLORADO
A NEW DUPLEX FOR:
DAN MCENTEE

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12.20.24	REVISION

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REVIEWED BY: CWM
PROJECT # 24042

PARTIAL
FOOTING PLAN

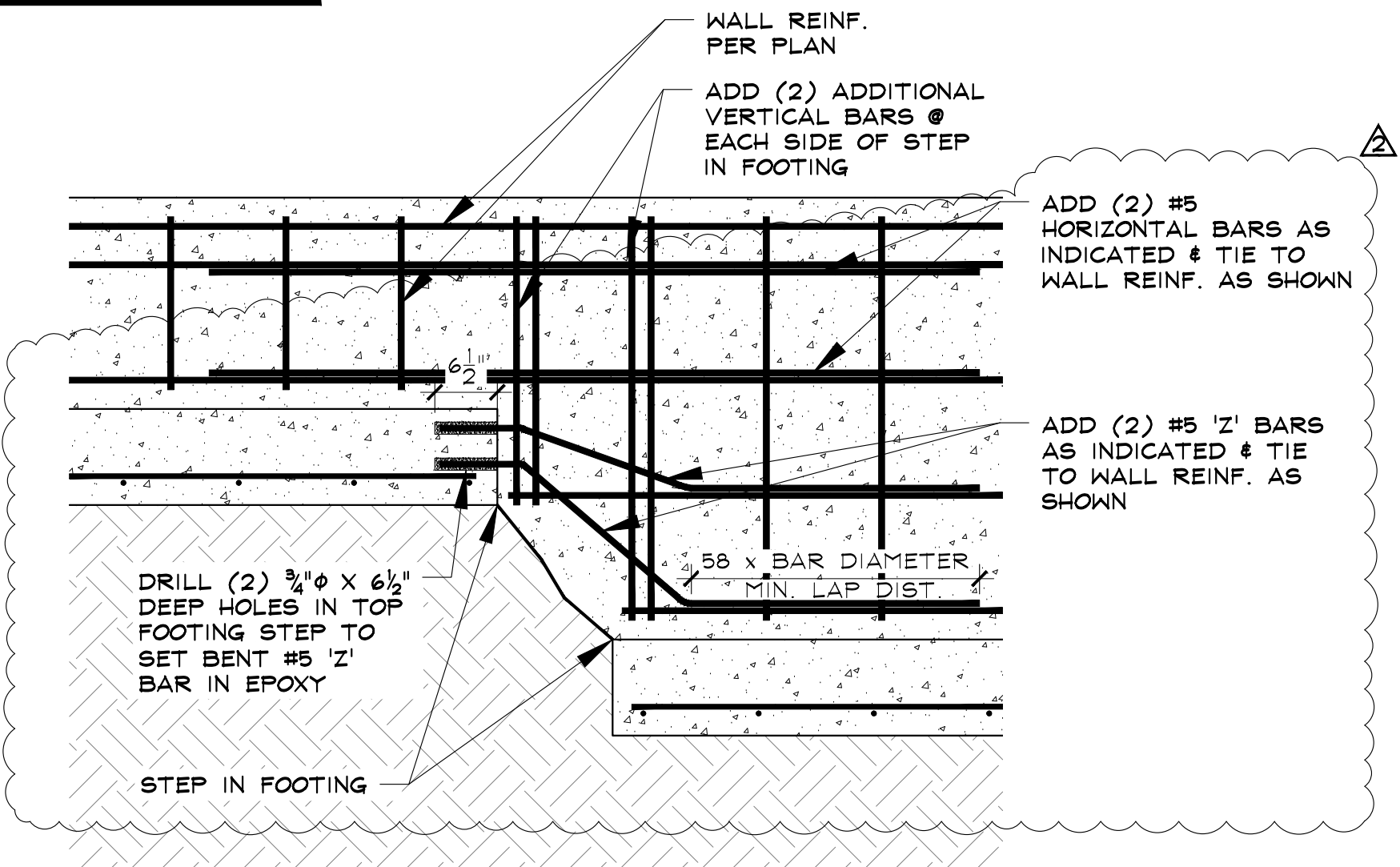
S-1.1

FOOTING NOTES	
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2. ELEVATION @ BOTTOM OF CONCRETE FOOTING INDICATED THUS: ((ELEV)).	
3. SHAPE EXCAVATIONS FOR FOOTINGS & FLOOR SLABS TO ALLOW WATER TO FLOW TO LOW POINT Re: SOILS REPORT.	
4. INSTALL SOIL-GAS-RETARDER COMPONENTS OF A RADON PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.	
5. LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION	

FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
A	3'-0" X 3'-0" X 0'-11"	(4) #4 BARS EACH WAY, CENTERED
B	3'-6" X 3'-6" X 0'-11" w/ 16"φ X 6¼"	(4) #5 BARS EACH WAY, CENTERED
C	3'-6" X 3'-6" X 0'-11" w/ 16"φ X 2'-6¼"	(4) #5 BARS EACH WAY, CENTERED
D	2'-0" X 2'-0" X 0'-11"	(3) #4 BARS EACH WAY, CENTERED

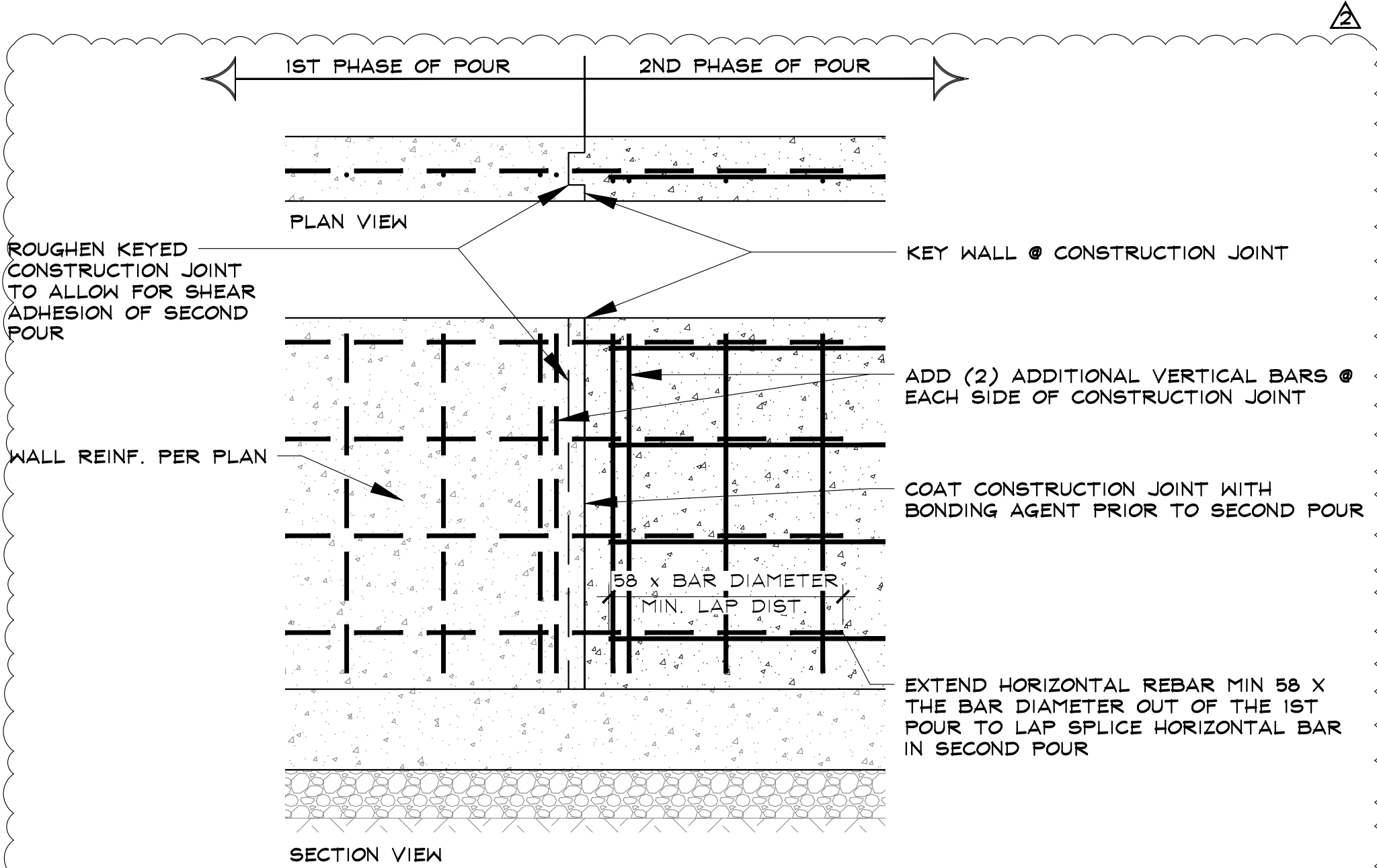
FOOTING KEY

 = 11" THICK FOOTING
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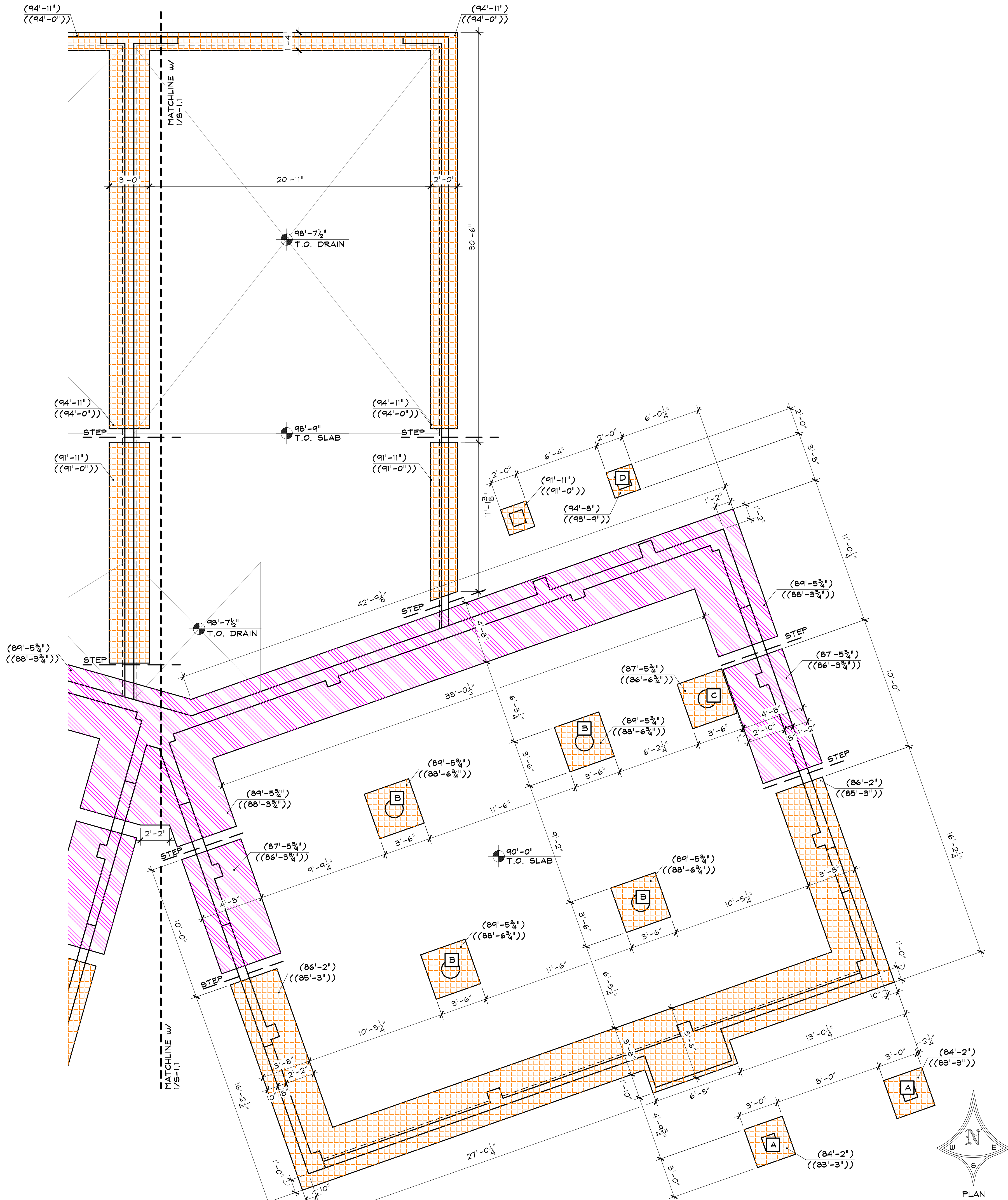
2 TYPICAL SECTION @ FTG. STEP

SCALE: ¾" = 1'-0"



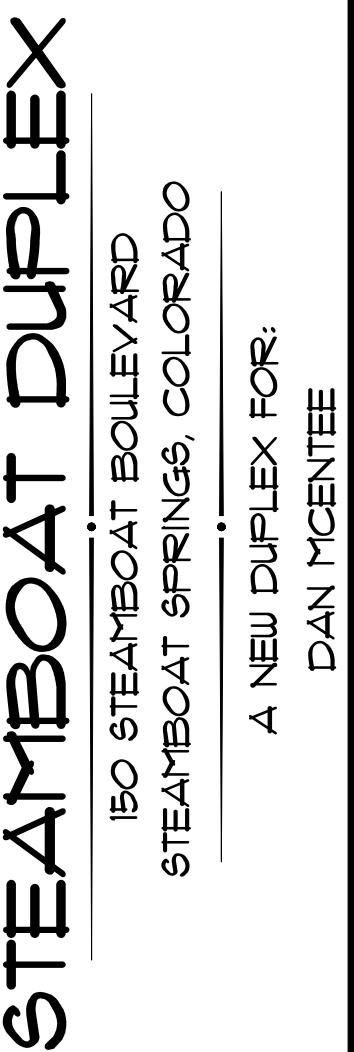
3 TYP. FOUNDATION WALL COLD JOINT

SCALE: ¾" = 1'-0"



1 PARTIAL FOOTING PLAN - DIMENSIONS REVISED ENTIRELY

SCALE: ¼" = 1'-0"



ISSUE DATES	
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11.03.24	AD-2
12.20.24	REVISION

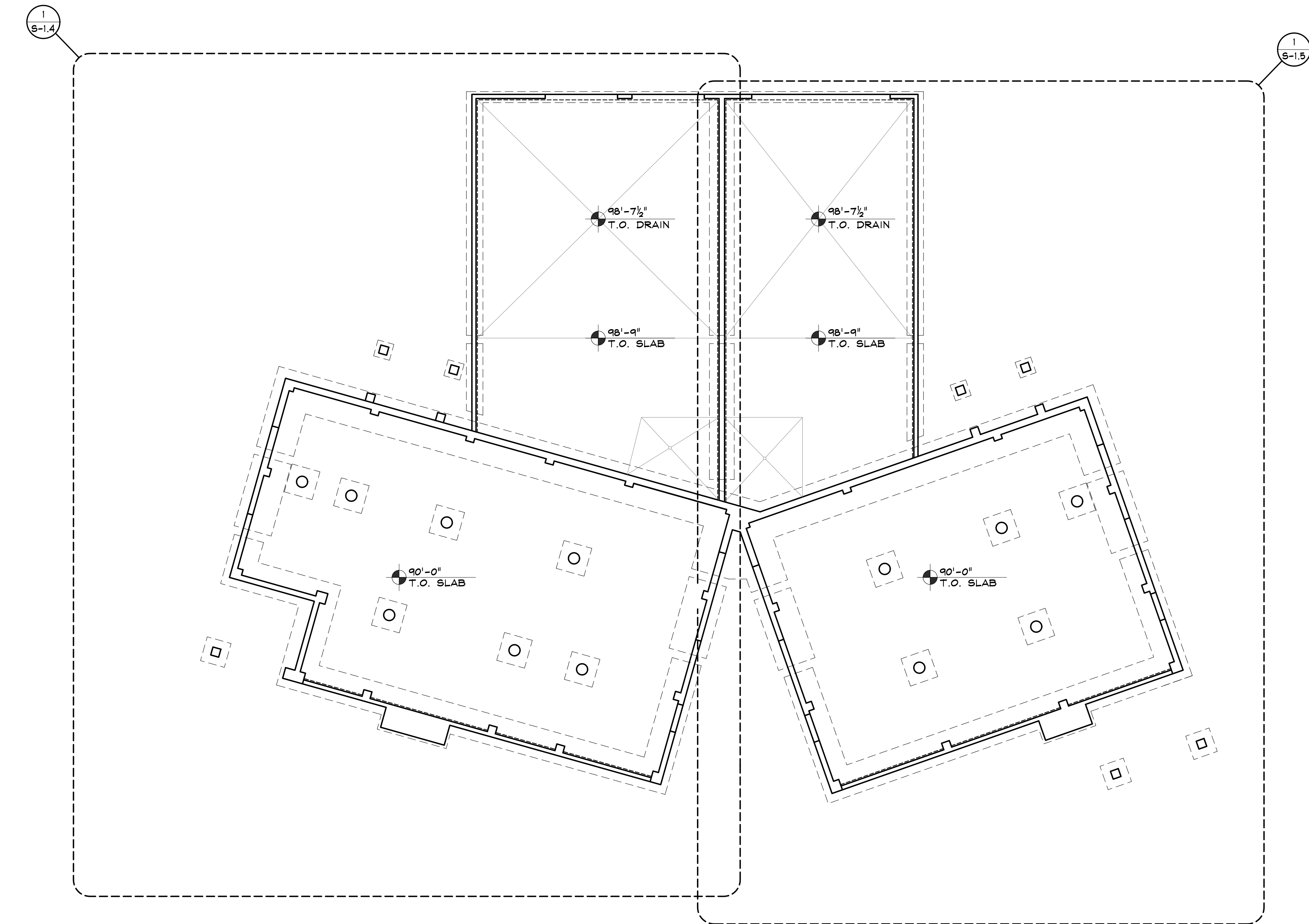
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01/02/2025

DRAWN BY: JEM
REVIEWED BY: GWM
PROJECT # 24042

PARTIAL
FOOTING PLAN

S-1.2



1 OVERALL FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



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 150 STEAMBOAT BOULEVARD
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 A NEW DUPLEX FOR:
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ISSUE DATES

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12 . 20 . 24	REVISION A

REVIEWED FOR CODE COMPLIANCE

01/02/2025

DRAWN BY: JEM
 REVIEWED BY: CWM
 PROJECT # 24042

OVERALL FOUNDATION PLAN

S-1.3

FOUNDATION NOTES

- ELEVATION @ TOP OF CONCRETE WALL INDICATED THUS: ELEV. '
- ELEVATION @ TOP OF CONCRETE FOOTING INDICATED THUS: (ELEV.) '
- ALL FLOOR SLABS SHALL HAVE SAWN OR TOOLED CONTROL JOINTS @ 10'-0" O.C., EACH WAY
- REMOVE MIN. 1'-FT OF EXPANSIVE SOILS BELOW SLAB & REPLACE W/ WELL COMPACTED, NON-EXPANSIVE FILL PER SOILS REPORT
- PROVIDE MIN. 6 MIL. VAPOR RETARDER (w/ JOINTS LAPPED MIN. 6" & SEALED PER MANUFACTURER) OVER MIN. 6" GRAVEL BELOW CONC. FLOOR SLABS.
- APPLY WATERPROOFING TO EXTERIOR OF CONC. WALL w/ MIN. 2-PLY HOT MOPPED FELT, 40 MIL POLYMER-MODIFIED ASPHALT, OR APPROVED ALT.
- INSTALL SOIL-GAS-RETARDER COMPONENTS OF A RADON PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.
- BACKFILL WALL w/ ON-SITE SOILS ONCE SLAB IS IN PLACE, U.N.O.
- PROVIDE BLOCKOUTS IN CONCRETE SLAB FOR PLUMBING FIXTURES - CONTRACTOR TO CONFIRM LOCATION & SIZE OF BLOCKOUTS
-  = DROPPED T.O. WALL @ DOOR &/OR LEDGE

PILASTER/PIER SCHEDULE

NOTE: PROVIDE #4 DOWEL EACH CORNER OF PILASTERS, U.N.O.

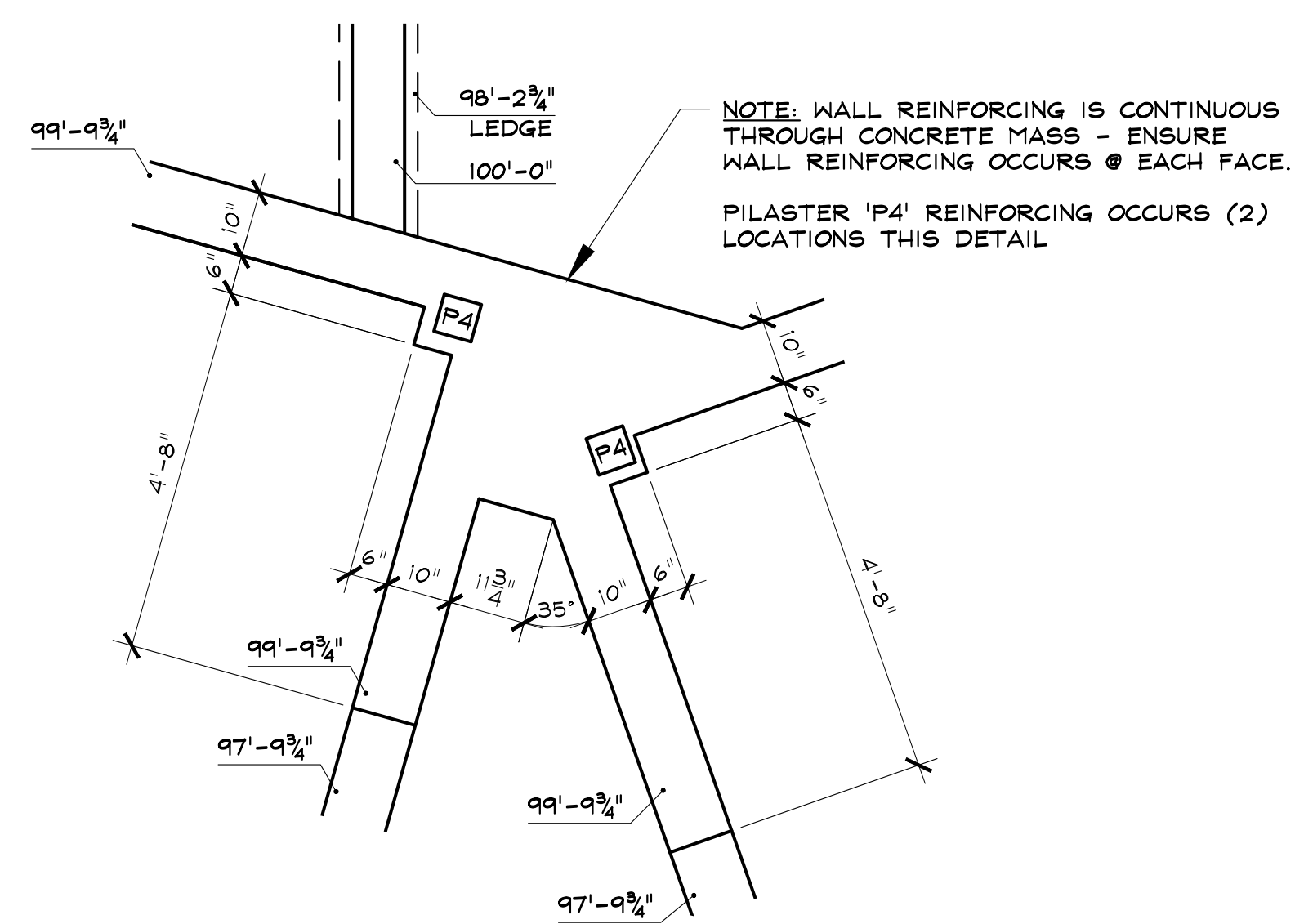
PK MARK	SIZE	REINFORCING	REFERENCE
P1	1'-0" X 1'-0"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR
P2	NOT USED	NOT USED	NOT USED
P3	1'-0" X 1'-4"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR
P4	1'-4" X 1'-4"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR
P5	1'-0" X 2'-6"	(8) #5 VERTS & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	7/S-1.6 SIMILAR
P6	1'-0" X 0'-10"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR

 INDICATES SQUARE PILASTER/PIER

WALL KEY

-  = 8" WIDE WALL
-  = 10" WIDE WALL
-  = 12" WIDE WALL

△

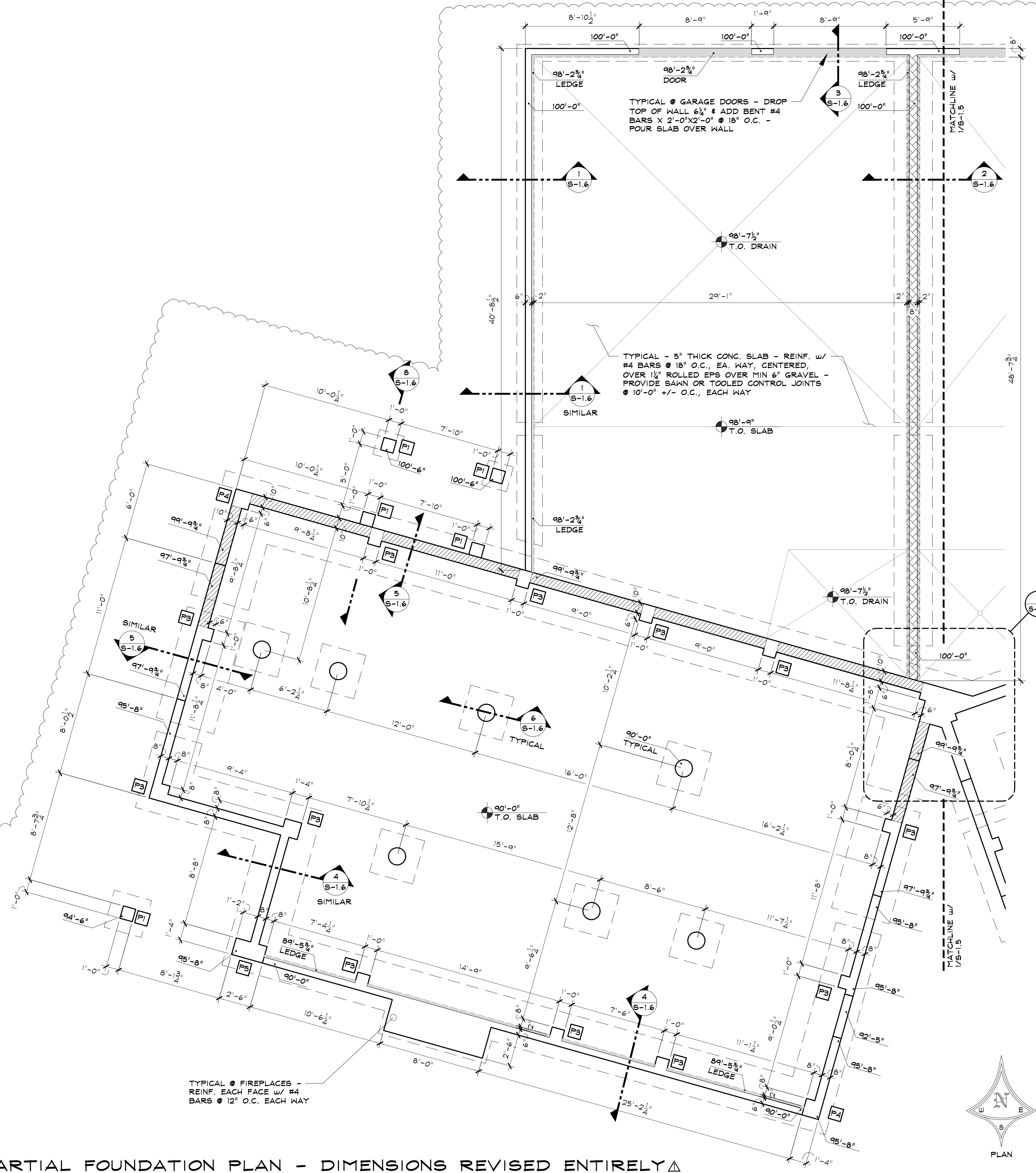


PARTIAL FOUNDATION PLAN

FOOTINGS NOT SHOWN THIS DETAIL FOR CLARITY

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

PARTIAL FOUNDATION PLAN - DIMENSIONS REVISED ENTIRELY △



STEAMBOAT DUPLEX

150 STEAMBOAT BOULEVARD
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A NEW DUPLEX FOR:
DAN MCENTEE

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12.20.24	REVISION △

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DRAWN BY: JEM
REVIEWED BY: GWM
PROJECT # 24042

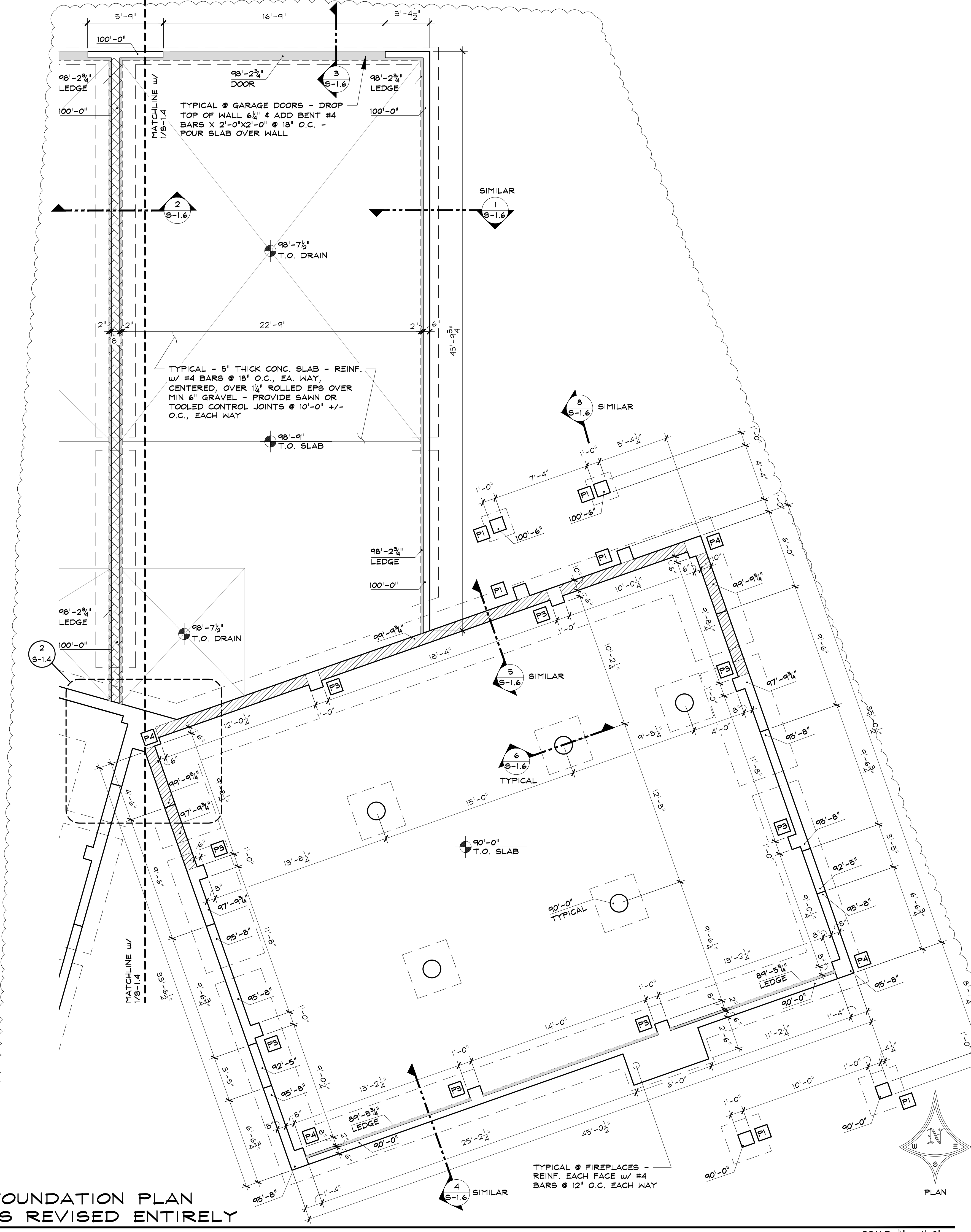
PARTIAL
FOUNDATION PLAN

S-1.4

FOUNDATION NOTES	
1. ELEVATION @ TOP OF CONCRETE WALL INDICATED THUS: ELEV./	
2. ELEVATION @ TOP OF CONCRETE FOOTING INDICATED THUS: (ELEV.)/	
3. ALL FLOOR SLABS SHALL HAVE SAWN OR TOOLED CONTROL JOINTS @ 10'-0" O.C., EACH WAY	
4. REMOVE MIN. 1-FT OF EXPANSIVE SOILS BELOW SLAB & REPLACE W/ WELL COMPACTED, NON-EXPANSIVE FILL PER SOILS REPORT	
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6. APPLY WATERPROOFING TO EXTERIOR OF CONC. WALL w/ MIN. 2-PLY HOT MOPPED FELT, 40 MIL POLYMER-MODIFIED ASPHALT, OR APPROVED ALT.	
7. INSTALL SOIL-GAS-RETARDER COMPONENTS OF A RADON PASSIVE SUBMEMBRANE DEPRESSURIZATION SYSTEM.	
8. BACKFILL WALL w/ ON-SITE SOILS ONCE SLAB IS IN PLACE, U.N.O.	
9. PROVIDE BLOCKOUTS IN CONCRETE SLAB FOR PLUMBING FIXTURES - CONTRACTOR TO CONFIRM LOCATION & SIZE OF BLOCKOUTS	
10.  = DROPPED T.O. WALL @ DOOR &/OR LEDGE	

PILASTER/PIER SCHEDULE			
NOTE: PROVIDE #4 DOWEL EACH CORNER OF PILASTERS, U.N.O.			
Px MARK	SIZE	REINFORCING	REFERENCE
P1	1'-0" X 1'-0"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR
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P3	1'-0" X 1'-4"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR
P4	1'-4" X 1'-4"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR
P5	1'-0" X 2'-6"	(8) #5 VERTS & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	7/S-1.6 SIMILAR
P6	1'-0" X 0'-10"	#5 VERT EACH CORNER & #3 HOOP TIES @ 12" O.C. w/ (3) IN TOP 5"	8/S-1.6 SIMILAR
Px INDICATES SQUARE PILASTER/PIER			

WALL KEY	
	= 8" WIDE WALL
	= 10" WIDE WALL
	= 12" WIDE WALL



PARTIAL FOUNDATION PLAN
DIMENSIONS REVISED ENTIRELY

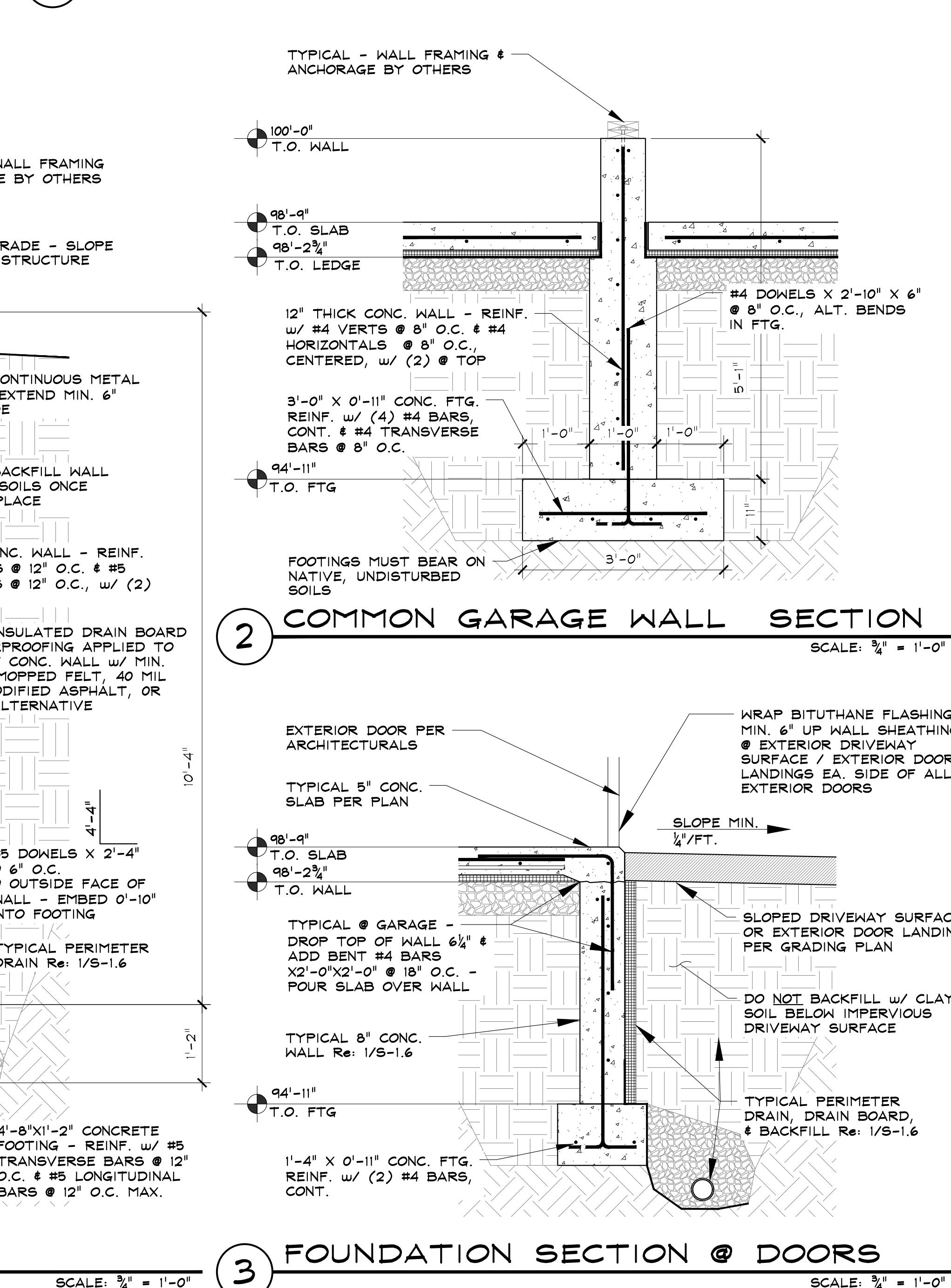
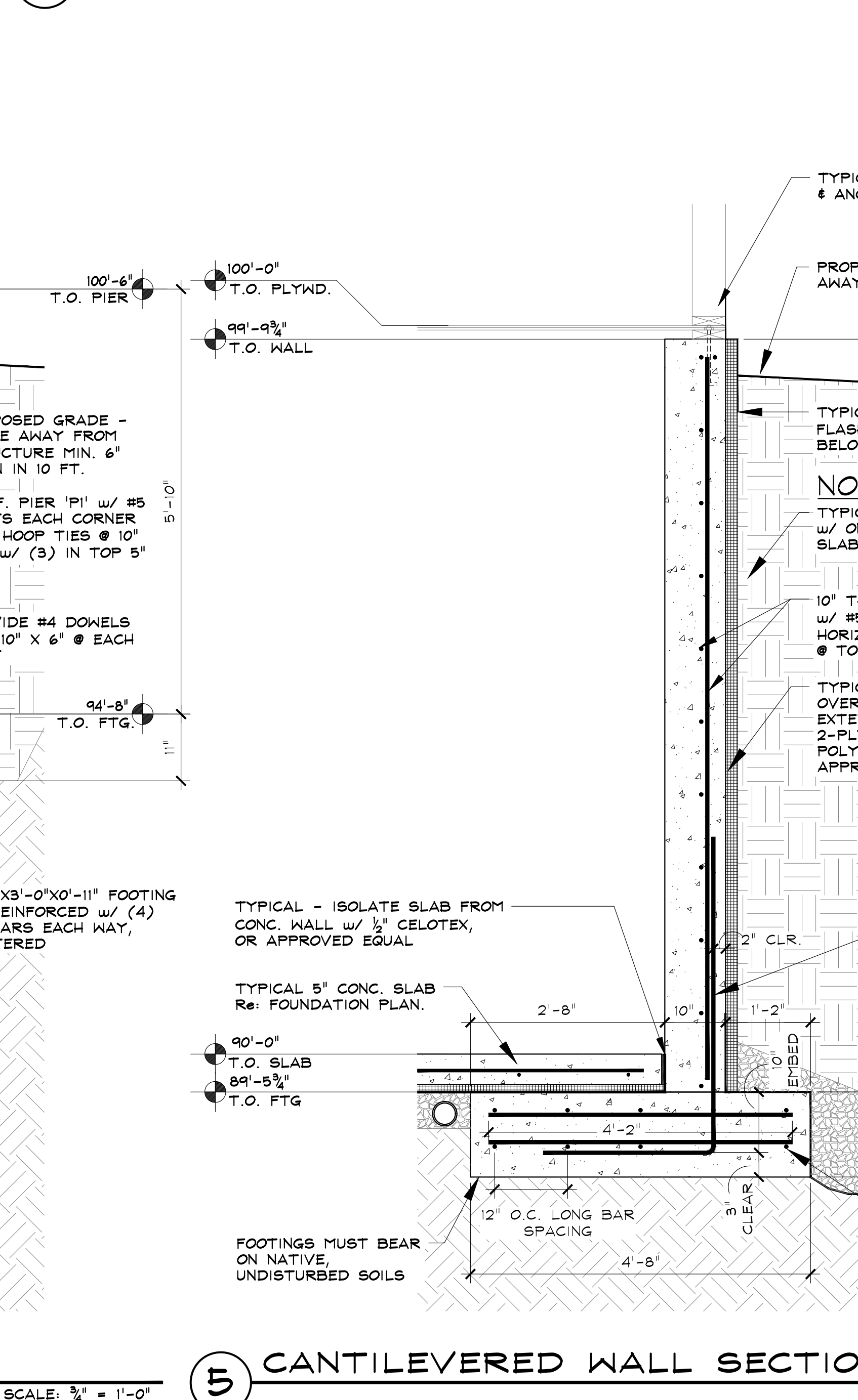
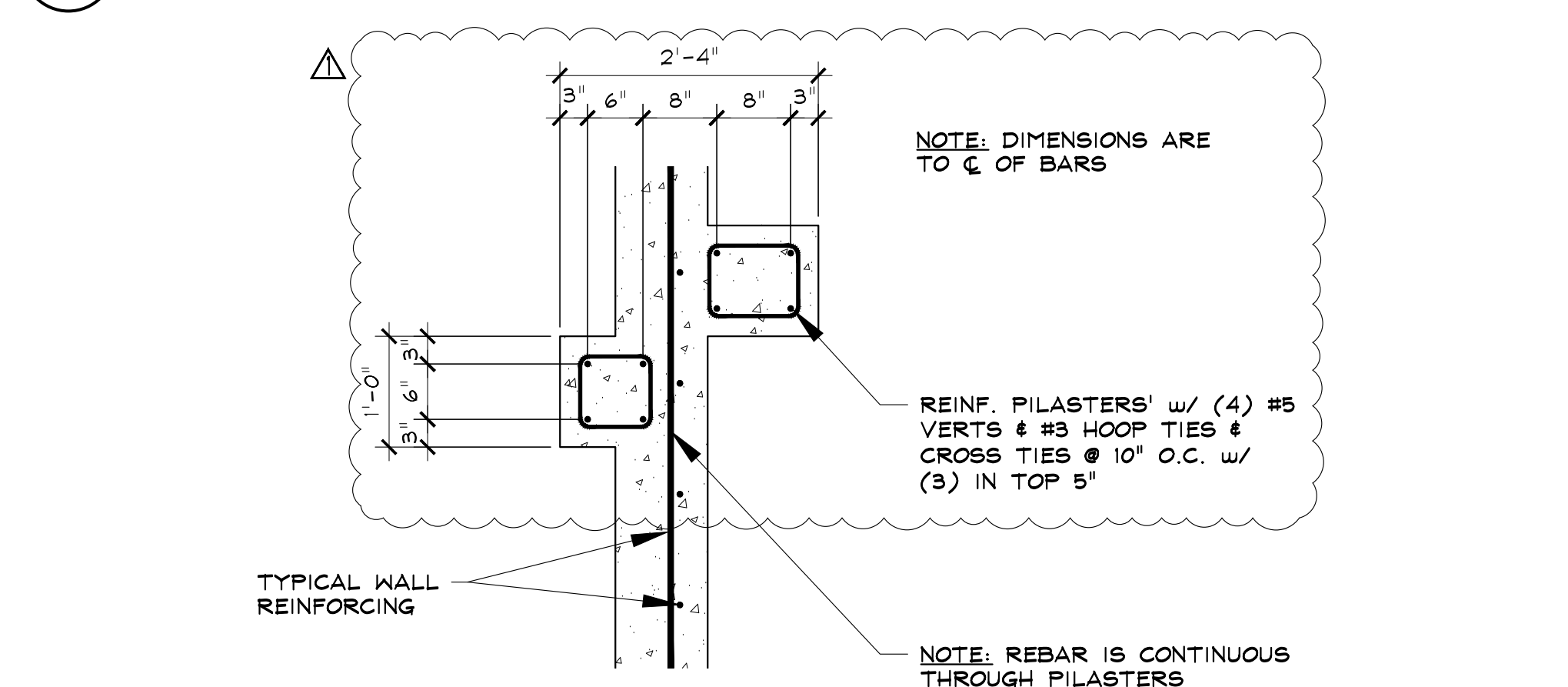


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STEAMBOAT DUPLEX
150 STEAMBOAT BOULEVARD
STEAMBOAT SPRINGS, COLORADO
A NEW DUPLEX FOR:
DAN MCENTEE

ISSUE DATES	
09.02.24	REVIEW
09.04.24	PERMIT
09.28.24	AD-1
10.28.24	REVISION A
11.08.24	AD-2
12.20.24	REVISION A
REVIEWED FOR CODE COMPLIANCE	
01/02/2025	

DRAWN BY: JEM
REVIEWED BY: CWM
PROJECT # 24042
PARTIAL FOUNDATION PLAN
S-1.5



ISSUE DATES

09	02	24	REVIEW
09	04	24	PERMIT
09	26	24	AD-1
10	23	24	REVISION A
11	03	24	AD-2
12	20	24	REVISION A

**REVIEWED
FOR CODE
COMPLIANCE**

01/02/2025

DRAWN BY: JEM
REVIEWED BY: CWN
PROJECT # 24042

FOUNDATION
SECTIONS

S-1.6