

2021 IBC, (2021 IEBC), (2021 IECC), (2023 NEC)

DESIGN CRITERIA: SALTBOX CUSTOM HOMES

Roof Live Load (Snow)	89 psf
Roof Dead Load	20 psf
Floor Live Load	30 psf
Floor Dead Load	15 psf
Deck Live Load	49 psf
Deck Dead Load	10 psf
Wind (3 Second Gust)	115 mph (Exp. C)

STRUCTURAL WOOD FRAMING:

- Studs shall be Stud grade and better Douglas Fir-Larch or Hem Fir.
- Built-up joists shall consist of Douglas Fir-Larch or Hem Fir #2 or better 2x4 or 2x6 studs per plan and shall be nailed together with 2 rows of 16d nails @ 6" on center along each stud.
- Top and bottom plates shall be Douglas Fir-Larch or Hem Fir #2 and better. Plates placed directly on concrete walls or slabs shall be pressure-treated Hem Fir #2.
- Except as noted otherwise, minimum nailing shall be provided as specified in the "Fastening Schedule" in the IBC.
- Bolts used for wood framing connections shall be installed with standard washers and nuts.
- Wood nailer plates installed on steel beams for top-flange hangers shall be ripped to match the width of the wall or beam flange. Nailer plates supporting top flange hangers from one side only shall be installed flush with the face of wall or beam flange at the hanger locations.
- Manufactured joists shall be from an approved manufacturer and shall be equivalent in load carrying capacity and deflection criteria to the BCI series joists called out on plan in the depths and spacings indicated on plan. Provide blocking, bracing, web stiffeners and other accessories as required by the manufacturer.
- Laminated veneer lumber (LVL) shall be 1 1/4" wide and have the following minimum properties:
 - Flexural stress — 2600 psi
 - Modulus of elasticity — 1,900,000 psi
 - Tension parallel to grain — 1850 psi
 - Compression parallel to grain — 2310 psi
 - Compression perpendicular to grain (parallel to glue line) — 750 psi
 - Horizontal shear — 285 psi
- Connection of multiple member beams:
 - For members greater than 12" deep, nail each member to the next with 3 rows of 16d nails at 12" o.c.
- All lumber used in construction shall have a maximum moisture content of 19%.
- Drive pins specified on plan shall be powder actuated fasteners by Ramset, Powers, Hilti, or approved equivalent. Fastener and load size shall be determined according to manufacturers recommendations for materials being attached.
- Framing Notes:
 - Floor Construction:
 - Provide 3/4" thick APA rated Sturdifloor rated at 24" o.c., tongue and groove, exposure 1. Glue and nail panels to all supports with 8d nails spaced at 6" along panel edges and at 12" along intermediate supports. Install sheathing with long dimension perpendicular to joists and end joints staggered.
 - Provide solid blocking between floor joists at all bearing locations. Blocking material shall match the floor joist material.

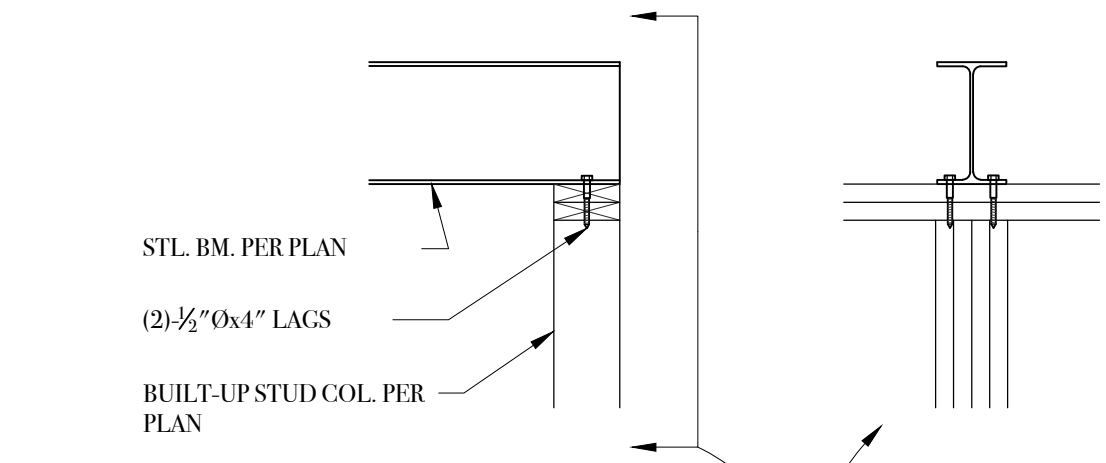
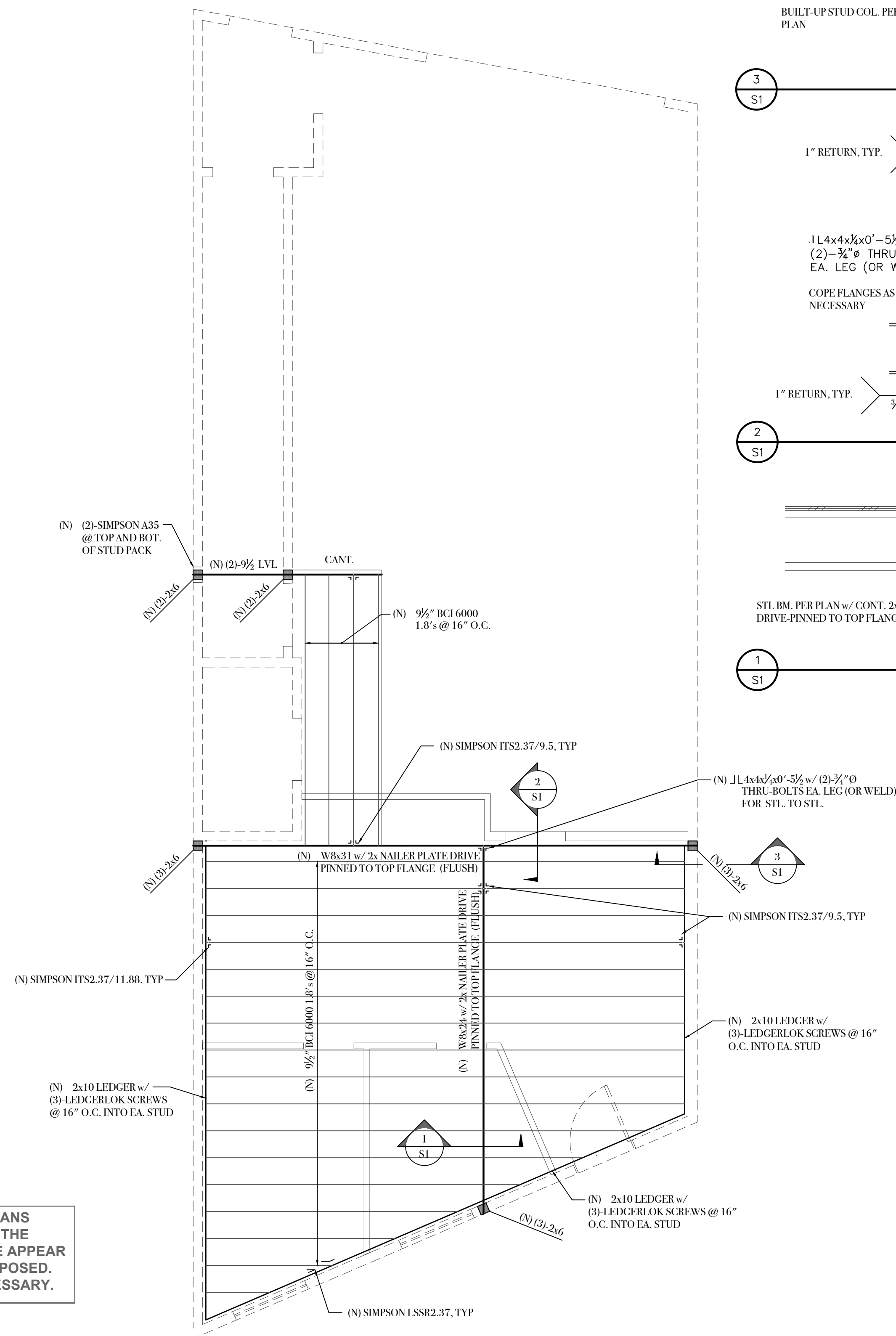
STRUCTURAL STEEL:

- Structural steel shall be detailed, fabricated and erected in accordance with the most current editions of AISC Specifications and Code of Standard Practice.
- Structural steel W shapes shall be ASTM A992. Other rolled shapes, including plates and angles shall be ASTM A36. Round or rectangular HSS shapes shall be ASTM A500 grade B.
- All bolts used in steel framing shall conform to ASTM Specification A325. Anchor bolts and bolts used in timber connections may be ASTM A307. Bolt sizes shall be 3/4" O unless noted otherwise.
- Typical framed beam connections shall consist of pairs of 3/4" angles using the maximum number of 3/4" O bolts called for in Table 10-1 or combination bolts and welds in Table 10-2 of the AISC Manual (Fourteenth Edition).
- All welding shall be done by an AWS qualified welder. Welds not specifically indicated shall be 3/16" fillet welds across the full length of the joint.
- All grout beneath column base plates and steel beams at bearing shall be non-shrink, non-metallic type grout. Grout shall have a minimum compressive strength of 2500 psi.

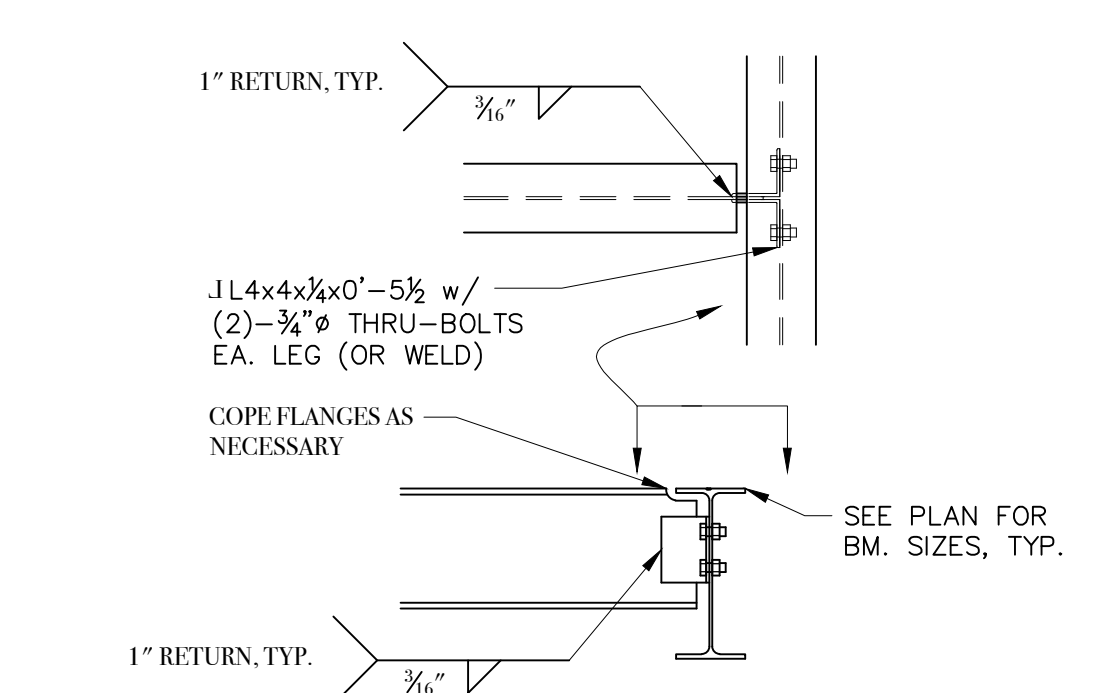
GENERAL REQUIREMENTS:

- Structural erection and bracing: The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure. Contact structural engineer for consultation (not in contract) as required.
- Dimensions: Check all dimensions against architectural drawings prior to construction. Do not scale drawings.
- Construction practices: General contractor is responsible for means, methods, techniques, sequences and procedures for construction of this project. Notify structural engineer of omissions or conflicts between the working drawings and existing conditions. Coordinate requirements for mechanical/electrical/plumbing penetrations through structural elements with structural engineer. Jobsite safety is the sole responsibility of the contractor. All methods used for construction shall be in accordance with the latest editions of the IBC/IRC.
- Details not specifically shown on the drawings shall be constructed in a manner similar to the details that are shown for like conditions. These items shall be brought to the attention of the structural engineer as soon as possible for approval. Approval shall be obtained prior to installation.

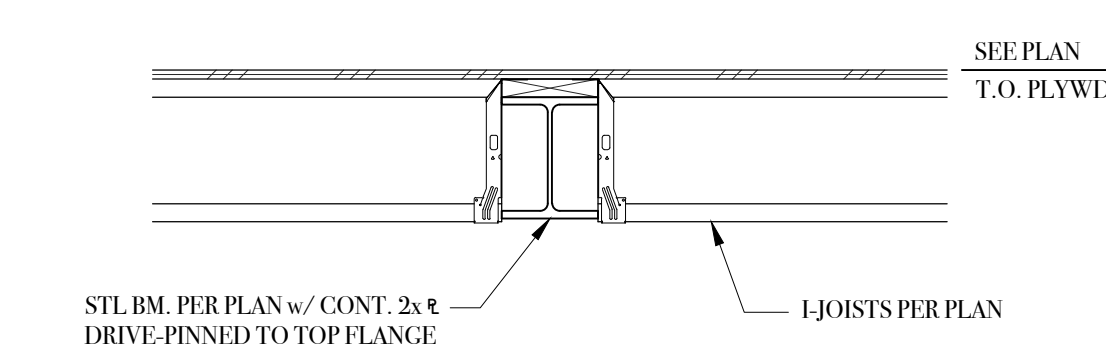
EXSTG. FOUNDATION/STRUCTURAL PLANS DATED 4/30/08 HAVE BEEN REVIEWED. THE EXSTG. FOUNDATION AND STRUCTURE APPEAR ADEQUATE FOR THE NEW LOADS PROPOSED. NO FURTHER ALTERATIONS ARE NECESSARY.



3 S1 SCALE: 3/4" = 1'-0"



2 S1 SCALE: 3/4" = 1'-0"



1 S1 SCALE: 3/4" = 1'-0"

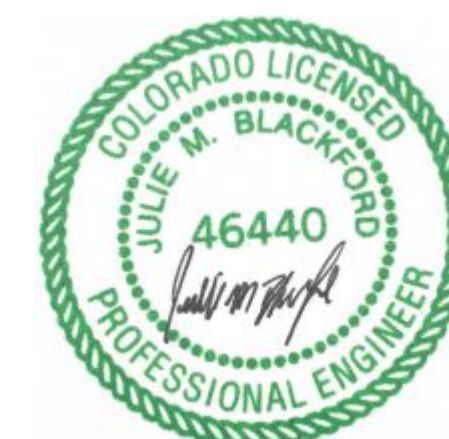
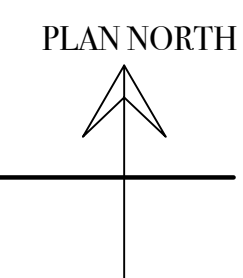
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PROPOSED NEW 2ND FLOOR FRAMING PLAN

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

PLAN NOTES:

- DENOTES EXSTG. CONDITIONS
- DENOTES NEW STRUCTURE



SALTBOX CUSTOM HOMES RMDL.
 1900 BRIDGE LANE
 BLDG 3, UNIT 7
 STEAMBOAT SPRINGS, CO 80487

ISSUE:
 PERMIT 09/26/24

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