

RICHEY LIVE/WORK UNITS



The ENGINEERING LOFT
 15873 FAIRWAY DRIVE
 BUENA VISTA, CO 81211
 720.491.1611
 CHRISTINA@ENGINEERINGLOFT.COM

RICHEY LIVE/WORK UNITS
 LOT 3 COPPER RIDGE BUSINESS PARK SUBDIVISION F4
 STEAMBOAT SPRINGS, CO 80487

COVER SHEET

INDEX OF DRAWINGS:

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OWNER:

RICHEY CONSTRUCTION, INC.
 P.O. BOX 775272
 STEAMBOAT SPRINGS, CO 80477

PROJECT TEAM:

STRUCTURAL ENGINEER

THE ENGINEERING LOFT, PLLC
 15873 FAIRWAY DRIVE
 BUENA VISTA, CO 81211

CIVIL ENGINEER

FOUR POINTS SURVEYING AND ENGINEERING
 440 S. LINCOLN AVE, SUITE 4B
 P.O. BOX 775966
 STEAMBOAT SPRINGS, CO 80487

PROJECT DESCRIPTION:

NEW 2-UNIT LIVE/WORK SPACES.
 TWO-STORY, WOOD-FRAMED CONSTRUCTION ON
 CONCRETE GRADE BEAM AND HELICAL PIER
 FOUNDATION.

APPLICABLE CODES:

2019 INTERNATIONAL BUILDING CODE
 2019 INTERNATIONAL RESIDENTIAL CODE
 2019 INTERNATIONAL FUEL GAS CODE
 2019 INTERNATIONAL MECHANICAL CODE
 2019 INTERNATIONAL PLUMBING CODE
 2019 INTERNATIONAL ENERGY CONSERVATION CODE
 2020 NATIONAL ELECTRICAL CODE

INSULATION NOTES:

PER PERSCRIPTIVE PATH: 2019 IECC
 CLIMATE ZONE 7

CEILING: R-49
 WOOD FRAMED WALLS: R-20+5
 FLOOR: R-38
 UNDER SLAB: R-10 FOR 4'-0" HORIZONTAL
 WINDOW & DOOR: U - 0.30
 SKYLIGHTS: U - 0.55

DESIGN CRITERIA:

WIND: 115 MPH (V_g), EXPOSURE 'C'
 SEISMIC: DESIGN CATEGORY 'C'
 WEATHERING: SEVERE
 TERMITE: NONE TO SLIGHT
 FLOOD HAZARDS: FIRM, FEBRUARY 4, 2005
 FROST DEPTH: 48"
 GROUND SNOW LOAD: 108 PSF

ZONING DATA:

JURISDICTION:
 CITY OF STEAMBOAT SPRINGS

ZONING:

I - INDUSTRIAL

BUILDING HEIGHT:

MAX BUILDING HEIGHT = 32'-0"
 MAX AVERAGE PLATE HEIGHT = 28'-0"

ACTUAL BUILDING HEIGHT = 31'-11 3/4"
 ACTUAL AVERAGE PLATE HEIGHT = 25'-11 1/4"

BUILDING LOT LINE SETBACKS:

FRONT = 15' MIN
 SIDE = 10' MIN
 REAR = 10' MIN

LOT COVERAGE:

LOT SQUARE FOOTAGE = 13,939 SQ FT (0.22
 ACRES)
 ALLOWABLE LOT COVERAGE = 8,363 SQ FT
 (60%)
 ACTUAL LOT COVERAGE = 2,520 SQ FT (18%)

SQUARE FOOTAGES:

NON-RESIDENTIAL	
UNFINISHED WORK SPACE:	1063 SQ FT PER UNIT
FINISHED WORK SPACE:	197 SQ FT PER UNIT
TOTAL:	1260 SQ FT PER UNIT
RESIDENTIAL	
FINISHED SPACE:	1243 SQ FT PER UNIT
GROSS TOTAL:	2,503 SQ FT PER UNIT

OVERALL BUILDING GROSS TOTAL: 5,006 SQ FT
 CDC SECTION 303.1b. - THE GROSS SQUARE FOOTAGE OF THE
 RESIDENTIAL COMPONENT DOES NOT EXCEED THE GROSS SQUARE
 FOOTAGE OF THE NON-RESIDENTIAL COMPONENT.

MAXIMUM SQUARE FOOTAGE CDC SECTION 303.1c. = 1400 SQ FT
 FINISHED SPACE PER UNIT

ADA COMPLIANCE:

ALL ADA REQUIREMENTS NOTED IN THE CODE
 REVIEW ABOVE SHALL CONFORM TO THE 2010 ADA
 STANDARDS FOR ACCESSIBLE DESIGN

DEMISING WALL NOTES:

1. OUTLETS FOR ANTENNA, PHONE AND ELECTRICAL SHALL HAVE 1/4-INCH ACOUSTICAL SEALANT AROUND THE BOX TO THE DRYWALL.
2. INSTALL FIRE RATED ACOUSTICAL SEALANT BETWEEN THE TERMINATION OF THE DRYWALL AND THE SUB-FLOOR. THE ACOUSTICAL SEALANT SHOULD BE 1/4 INCH TO 1/2 INCH IN DIAMETER.
3. OUTLETS IN DWELLING UNIT SEPARATION WALLS SHALL HAVE ACOUSTICAL PADS COMPLETELY SURROUNDING THE BOX AND WIRE HOLES.
4. PIPES IN DWELLING UNIT SEPARATION WALLS ARE PERMITTED TO TOUCH ONLY THE SIDES OF THE WALL IN THE UNIT THEY SERVE.
5. ISOLATE/SEPARATE VERTICAL PIPING WITH PADDING, AND SECURE THE BRACING OVER THE PADDING, TO AVOID VIBRATION AND SOUND TRANSMISSION.
6. WRAP SEWER AND WASTE STACKS WITH ACOUSTICAL BLANKET.

INTERIOR ELECTRICAL NOTES:

1. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER PROTECTION FOR ALL OUTLETS IN BEDROOMS.
2. PROVIDE APPROVED CARBON-MONOXIDE DETECTORS IN THE HALLWAY OR OUTSIDE ALL ROOMS USED FOR SLEEPING PURPOSES AT ALL UNITS WITH COMBUSTION APPLIANCES OR ATTACHED GARAGE(S). INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. THE PRIMARY POWER SOURCE MUST BE PROVIDED BY THE HOUSE CIRCUIT WIRE, AND THE SYSTEM MUST INCLUDE A BATTERY BACKUP.
3. LIGHT FIXTURES IN HIGH MOISTURE AREAS BE NOTED AS VAPOR-PROOF LIGHTING, TO REDUCE PREMATURE FAILURE.
4. PROVIDE GFCI-PROTECTED OUTLETS IN THE KITCHEN AT ALL COUNTERTOP SURFACES. ANY OUTLET LOCATED OUTSIDE OF THE KITCHEN, BUT WITHIN 6 FEET OF THE SINK, MUST BE GFCI PROTECTED.
5. GFCI-PROTECTED OUTLET AT EACH BATHROOM. OUTLETS ARE REQUIRED TO BE LOCATED ON THE WALL WITHIN 3 FEET OF A SINK, AND 5 FEET FROM A TUB. IT MAY BE NECESSARY TO INSTALL A SECOND RECEPTACLE IF A RECEPTACLE CANNOT BE MOUNTED BETWEEN BASINS.
6. OUTLETS SHOULD BE INDICATED WITH A MAXIMUM SPACING OF 12 FEET, AND ON EVERY WALL MEASURING LONGER THAN 2 FEET.
7. SMOKE DETECTORS SHOULD BE INDICATED AS A MINIMUM OF 3 FEET FROM ANY AIR CURRENT SOURCE, INCLUDING SUPPLY/RETURN DUCT TERMINATIONS AND CEILING FANS.
8. ELECTRICAL SUBPANELS MUST BE LOCATED IN AN ACCESSIBLE AREA WHERE THEY WILL NOT BE BLOCKED BY OTHER OBJECTS. INSTALLATION IN CLOSETS IS PROHIBITED.

EXTERIOR ELECTRICAL NOTES:

1. SEE ELEVATION VIEWS FOR EXTERIOR LIGHTING LOCATIONS.
2. RE: CIVIL PLANS FOR ALL EXTERIOR LIGHTING CALCULATIONS AND INFORMATION.

ARCHITECTURAL NOTES:

1. APPLICABLE CODES:
 • ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE GOVERNING CODES AND APPLICABLE STANDARDS.
2. DIMENSIONS:
 • DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE CONFIRMED AND CORRELATED BY THE CONTRACTOR AT THE JOB SITE. IN CASE OF QUESTIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER FOR FURTHER CLARIFICATION.
3. GUARANTEE:
 • THE ENGINEER MAKES NO EXPRESSED OR IMPLIED GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
4. WATER RESISTANT GYPSUM BOARD SHALL BE USED AT ALL WET AREAS AS REQUIRED BY BUILDING CODE.
5. OPEN GUARDRAILS SHALL BE LOCATED +36" ABOVE FINISH FLOOR AND SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERNS SPACED SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS THROUGH.
6. PROVIDE PRIVACY LATCH AT ALL BEDROOM AND BATHROOM DOORS. PROVIDE KEYPED ENTRY AND DEADBOLT AT ALL EXTERIOR DOORS.
7. COORDINATE WITH OWNER ALL CLOSET, CABINET AND SHELF DESIGNS.
8. WINDOW SIZES SHOWN ARE NOMINAL DIMENSIONS. CONTRACTOR TO VERIFY ROIS PRIOR TO FRAMING.
9. ALL EXTERIOR ROUGH OPENINGS SHOWN IN PLANS AND ELEVATIONS ARE IN FEET AND INCHES 3'06" = 3'-0" X 6'-0" NOMINAL ROUGH OPENING.

MECHANICAL NOTES:

1. CONTRACTOR SHALL NOT EXCEED 50 CFM PER 1000 SQUARE FEET FOR TOTAL DUCT LEAKAGE, MEASURED AT 50 FASCAL (0.2 W.C.) OF POSITIVE PRESSURE, USING CALIBRATED DUCT BLASTER TEST EQUIPMENT.
2. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED AND TESTED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS, THE PROCEDURES DETAILED IN THE ASHRAE HANDBOOK OF FUNDAMENTALS, OR THE APPLICABLE STANDARDS ADOPTED TO THE SHEET METAL AND AIR CONDITIONING CONTRACTOR ASSOCIATION.
3. PROVIDE EXHAUST FANS IN ALL TOILET ROOMS AND AT KITCHEN HOOD.



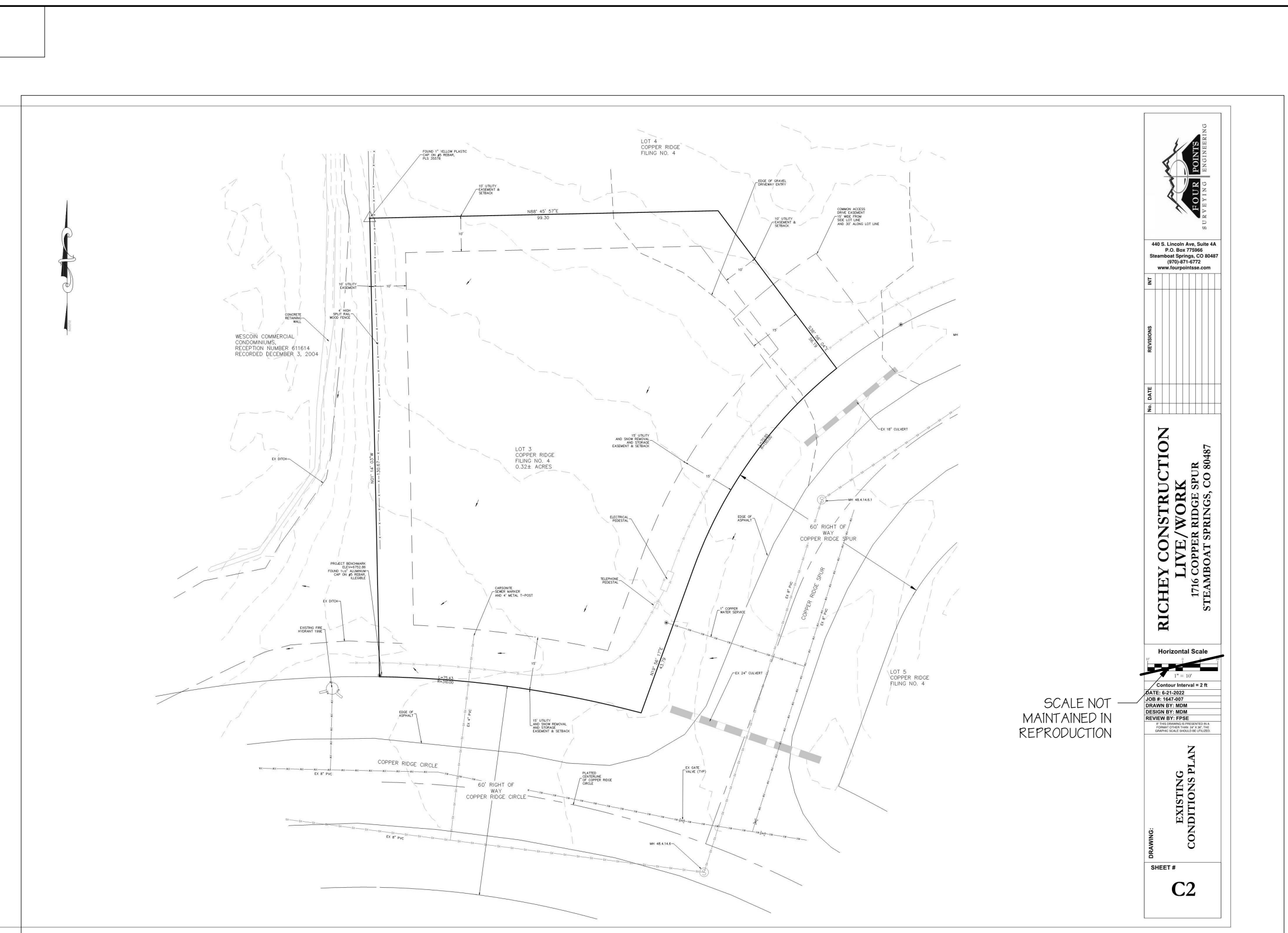
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 REVISION DATE: 8.29.22
 10.8.22

SHEET:

AO

PROJECT NO: 21160

ALL SITE PLAN DIMENSIONS AND SURVEY ELEVATIONS ARE REFERENCED FROM:
 EXISTING CONDITIONS PLAN
 LOT 3, COPPER RIDGE BUSINESS PARK, FILING NO. 4
 ROUTT COUNTY, COLORADO
 PROVIDED BY: FOUR POINTS SURVEYING AND ENGINEERING
 DATED: 6-21-22

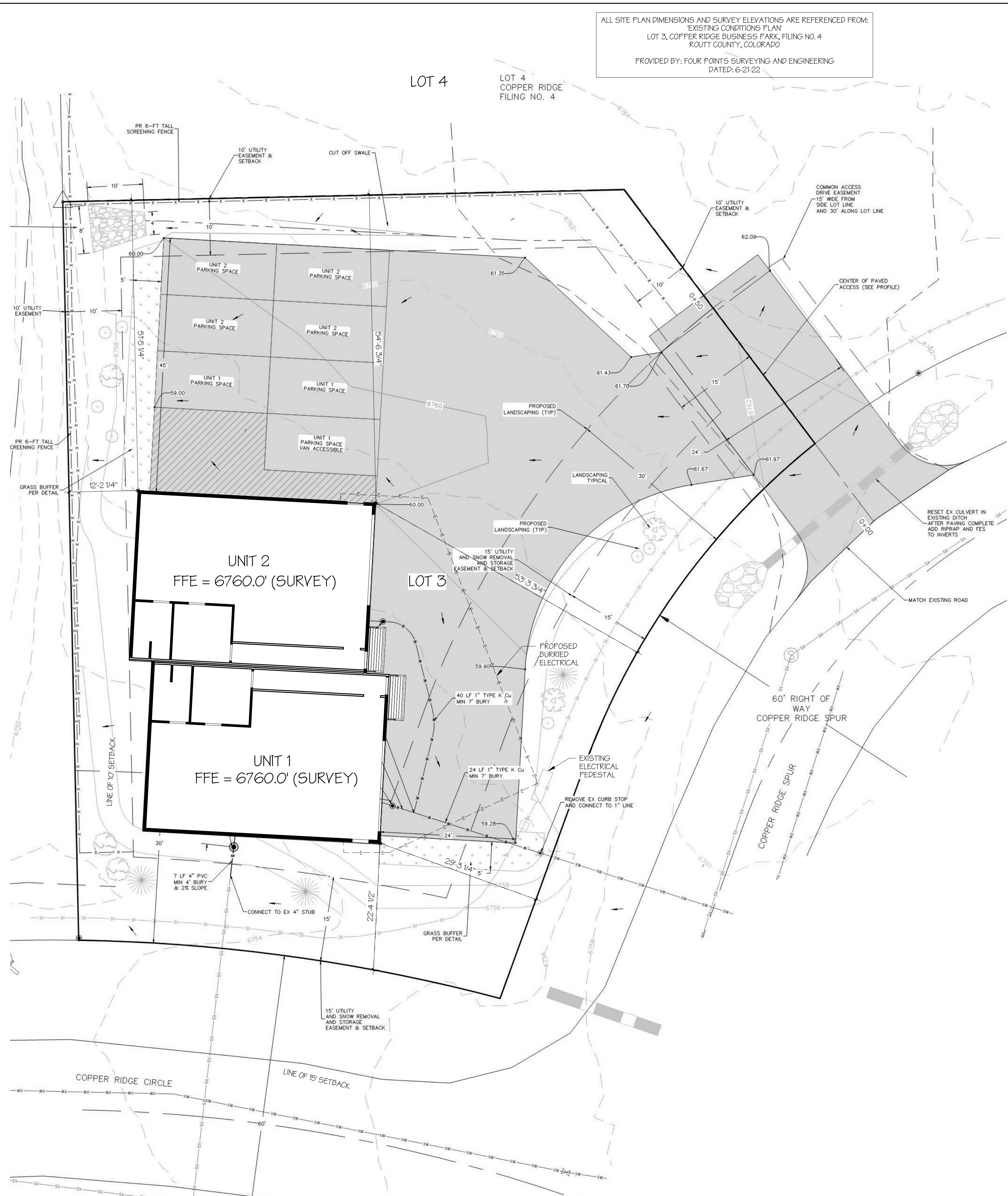


REFERENCE SURVEY BY OTHERS
 (FOR INFORMATION ONLY)

RICHEY CONSTRUCTION
 LIVE/WORK
 1716 COPPER RIDGE SPUR
 STEAMBOAT SPRINGS, CO 80487

SCALE NOT MAINTAINED IN REPRODUCTION

EXISTING CONDITIONS PLAN
 SHEET C2



1 SITE PLAN
 1" = 10'-0"

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SITE PLAN



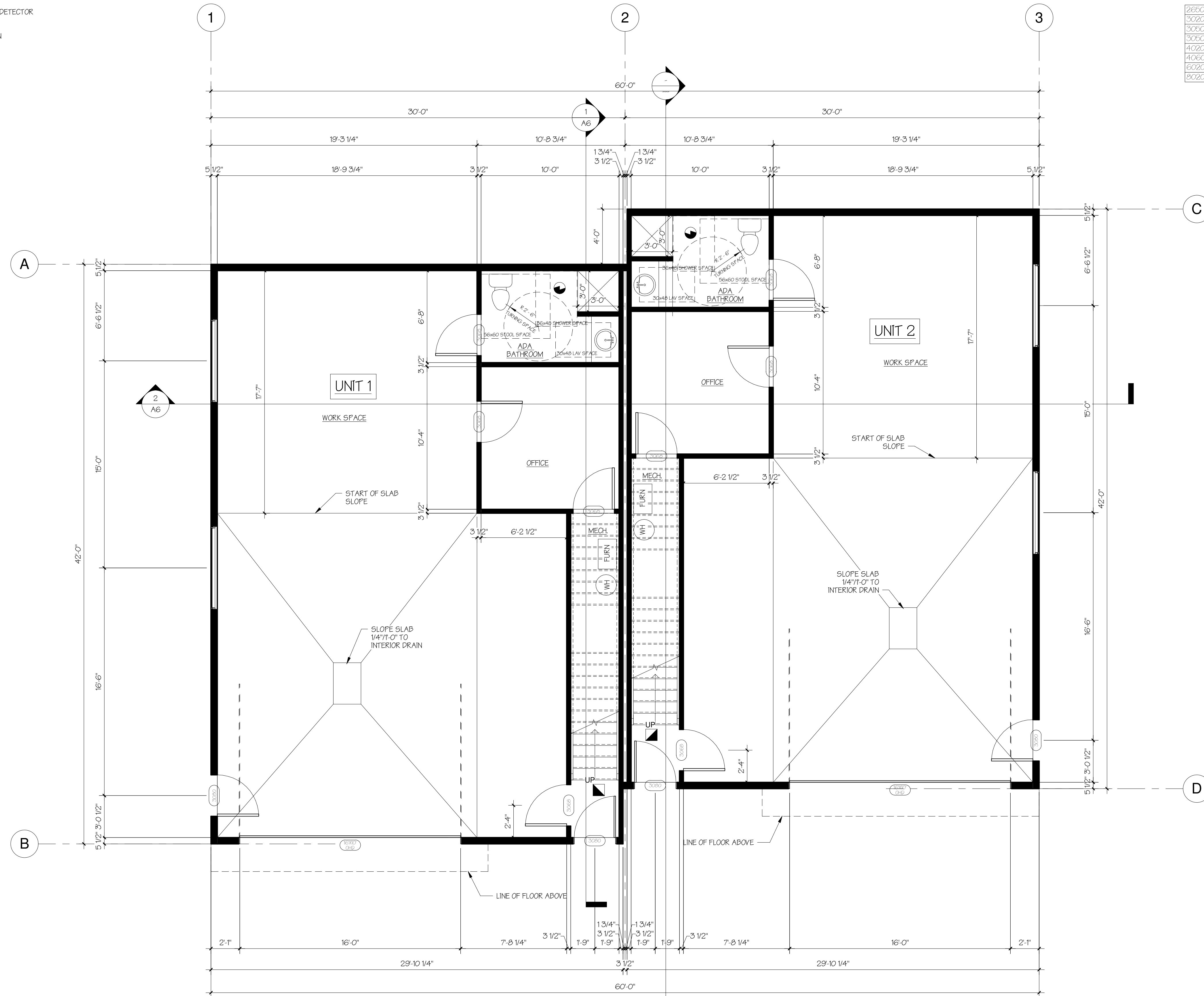
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SHEET:
A1

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LEGEND:

- SMOKE & CO DETECTOR
- ⊙ EXHAUST FAN



WINDOW SCHEDULE					
Type Mark	Width	Height	Description	Head Height	Count
2650	2'-6"	5'-0"	Casement	7'-0"	4
3020	3'-0"	2'-0"	Awning	7'-0"	2
3050	3'-0"	5'-0"	Casement	7'-0"	6
3050	3'-0"	5'-0"	Fixed	7'-0"	6
4020	4'-0"	2'-0"	Fixed	9'-0"	2
4060	4'-0"	6'-0"	Fixed	7'-0"	6
6020	6'-0"	2'-0"	Fixed	10'-0"	4
6020	6'-0"	2'-0"	Fixed	9'-0"	2

DOOR SCHEDULE			
Type	Height	Width	Count
15' x 10'	10'-0"	16'-0"	2
28' x 80"	8'-8"	2'-4"	4
28' x 80"	8'-8"	2'-4"	2
30' x 80"	8'-8"	2'-6"	2
32' x 80"	8'-8"	2'-8"	4
36' x 80"	8'-8"	3'-0"	14
36' x 90"	8'-0"	3'-0"	2
36' x 96"	8'-0"	3'-0"	2
72' x 80"	6'-8"	6'-0"	4

① MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

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MAIN LEVEL FLOOR PLAN





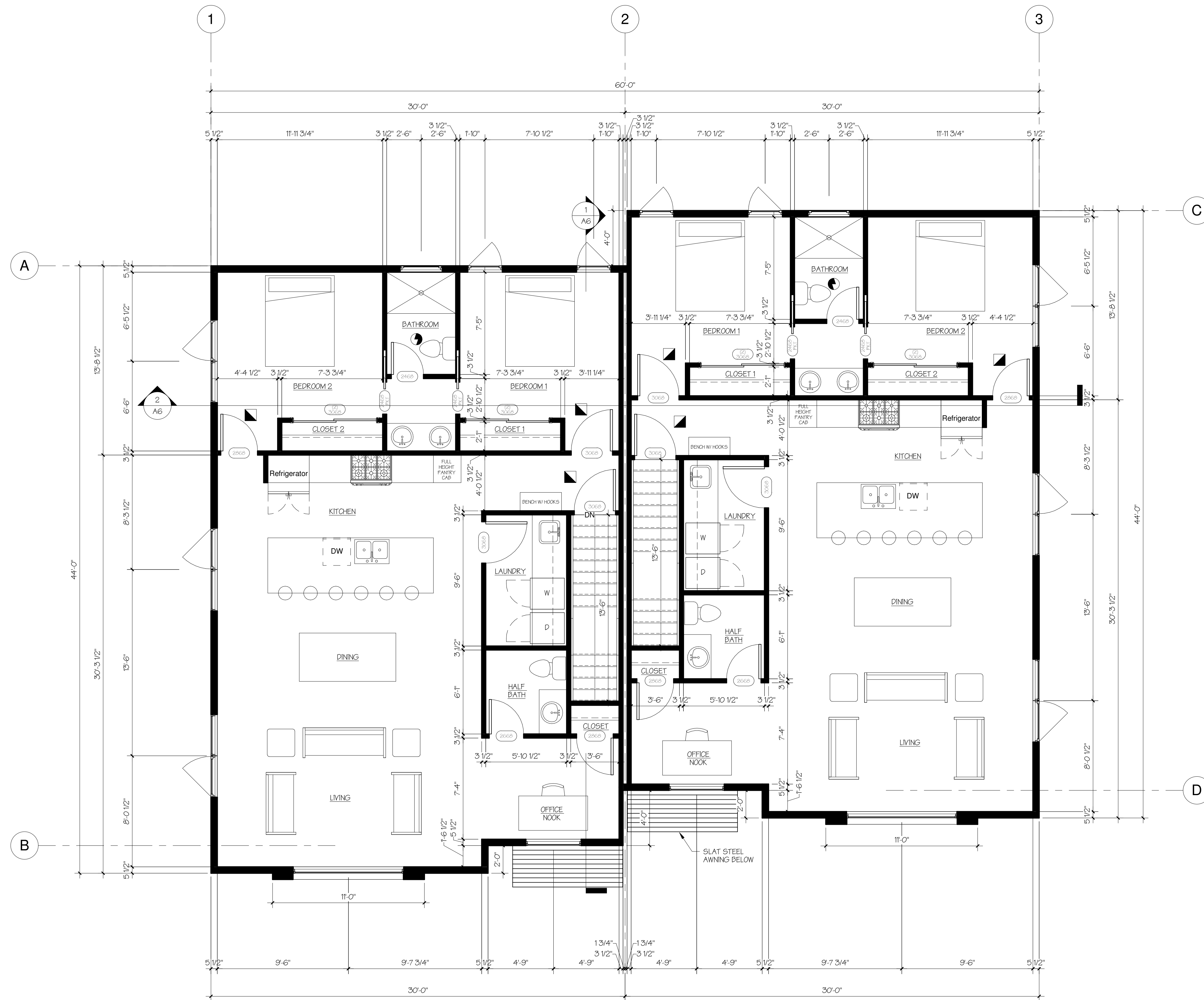
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SHEET:
A2

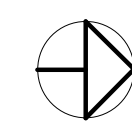
PROJECT NO: 21160

LEGEND:

-  SMOKE & CO DETECTOR
-  EXHAUST FAN



① UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



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UPPER LEVEL FLOOR PLAN



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SHEET:
A3

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EXTERIOR MATERIALS BOARD



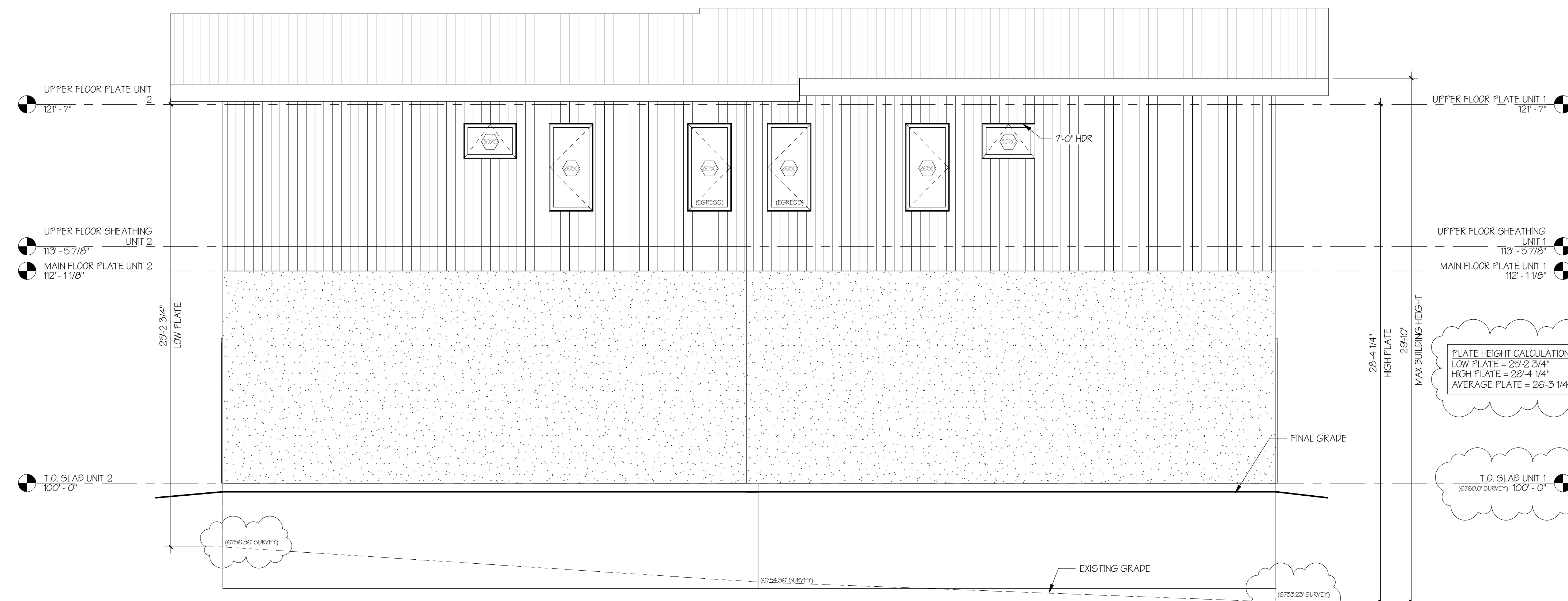
VERTICAL METAL SIDING
BLACK

HORIZONTAL CEMENT BOARD SIDING
STAINED CEDAR

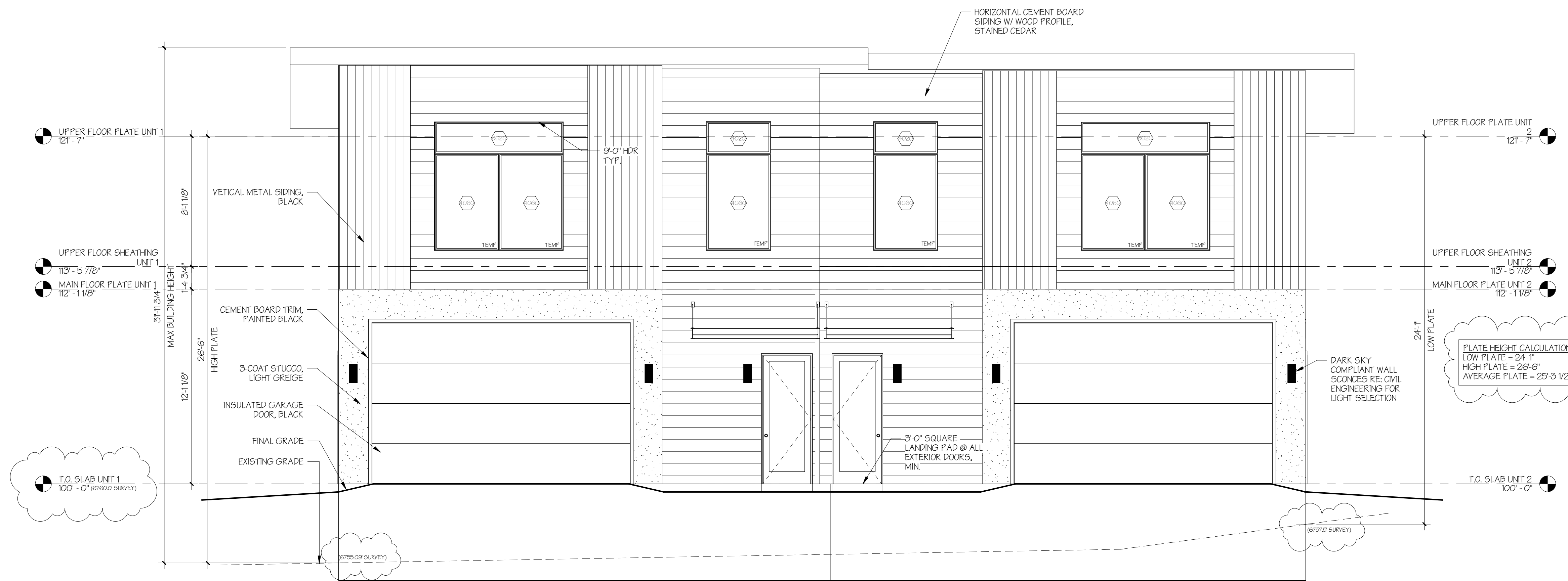
3-COAT STUCCO
LIGHT GREIGE



STANDING SEAM METAL ROOF
BLACK



② WEST ELEVATION
1/4" = 1'-0"



① EAST ELEVATION
1/4" = 1'-0"

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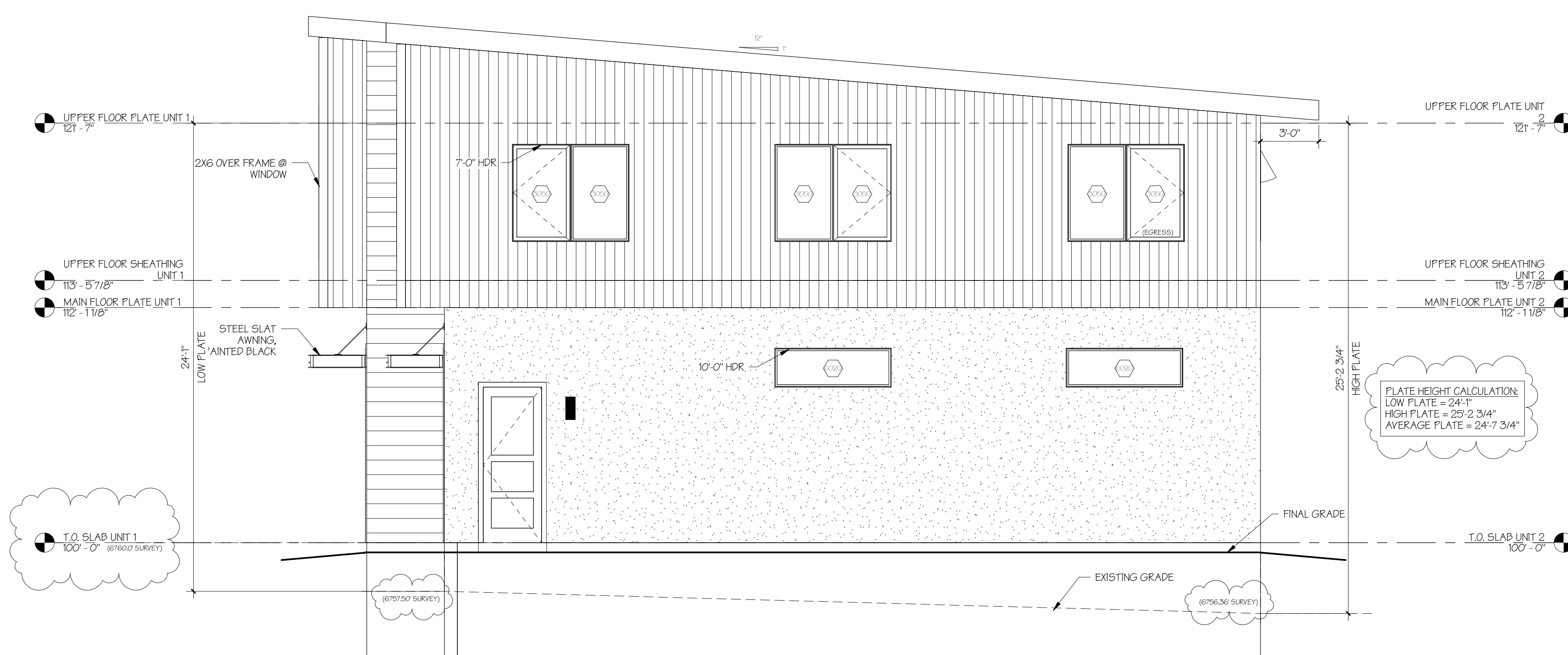
ELEVATIONS



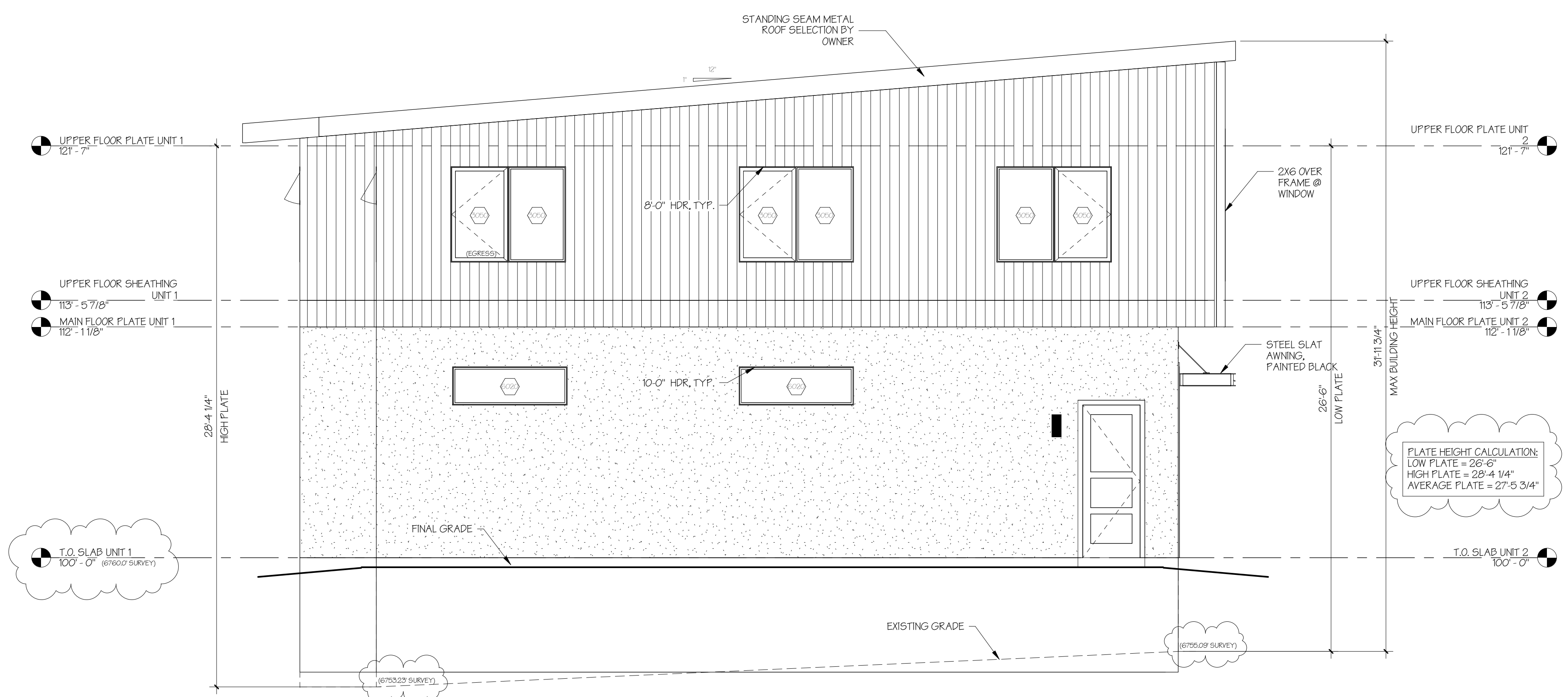
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A4

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② NORTH ELEVATION
1/4" = 1'-0"



① SOUTH ELEVATION
1/4" = 1'-0"

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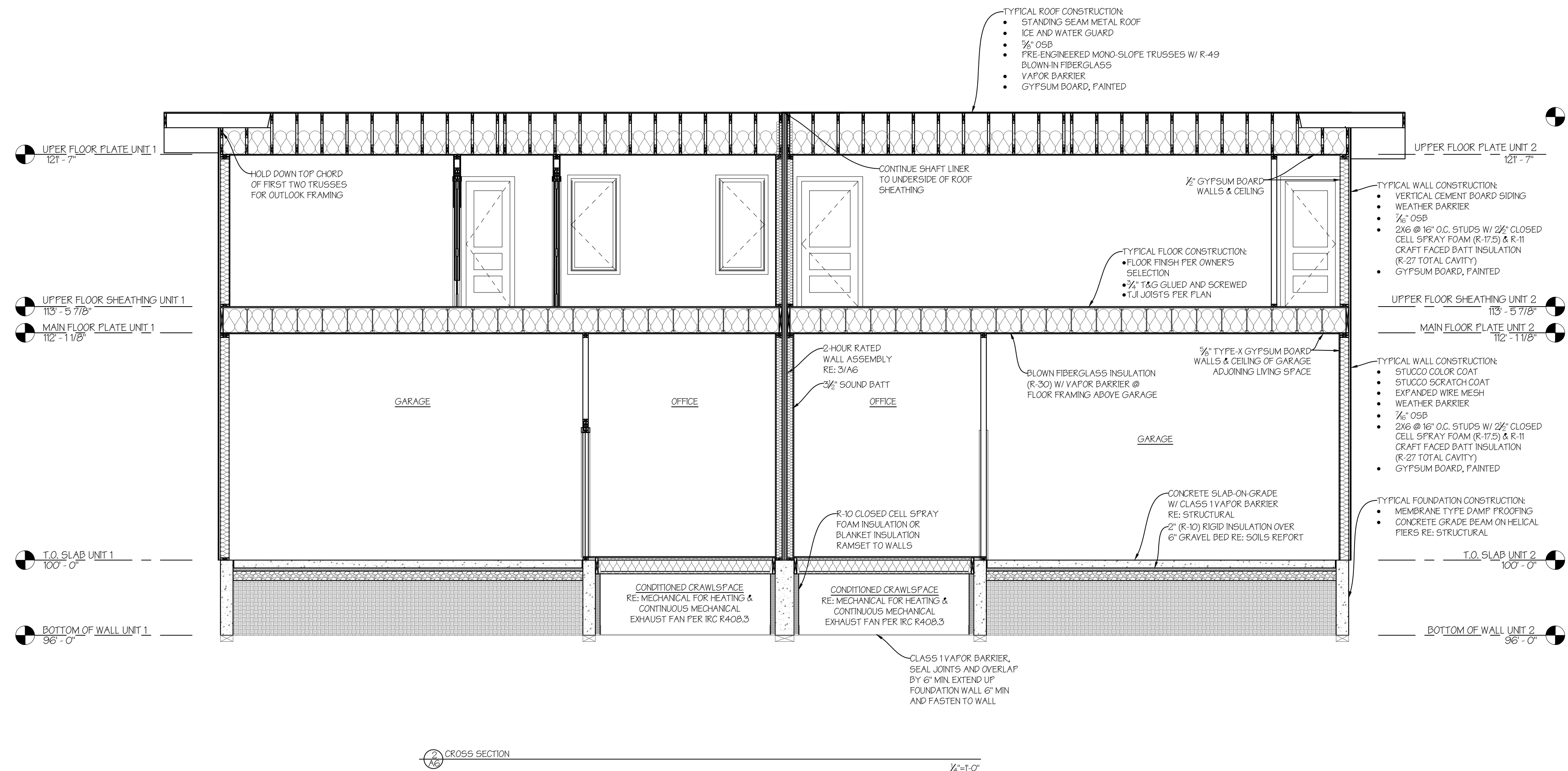
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ELEVATIONS



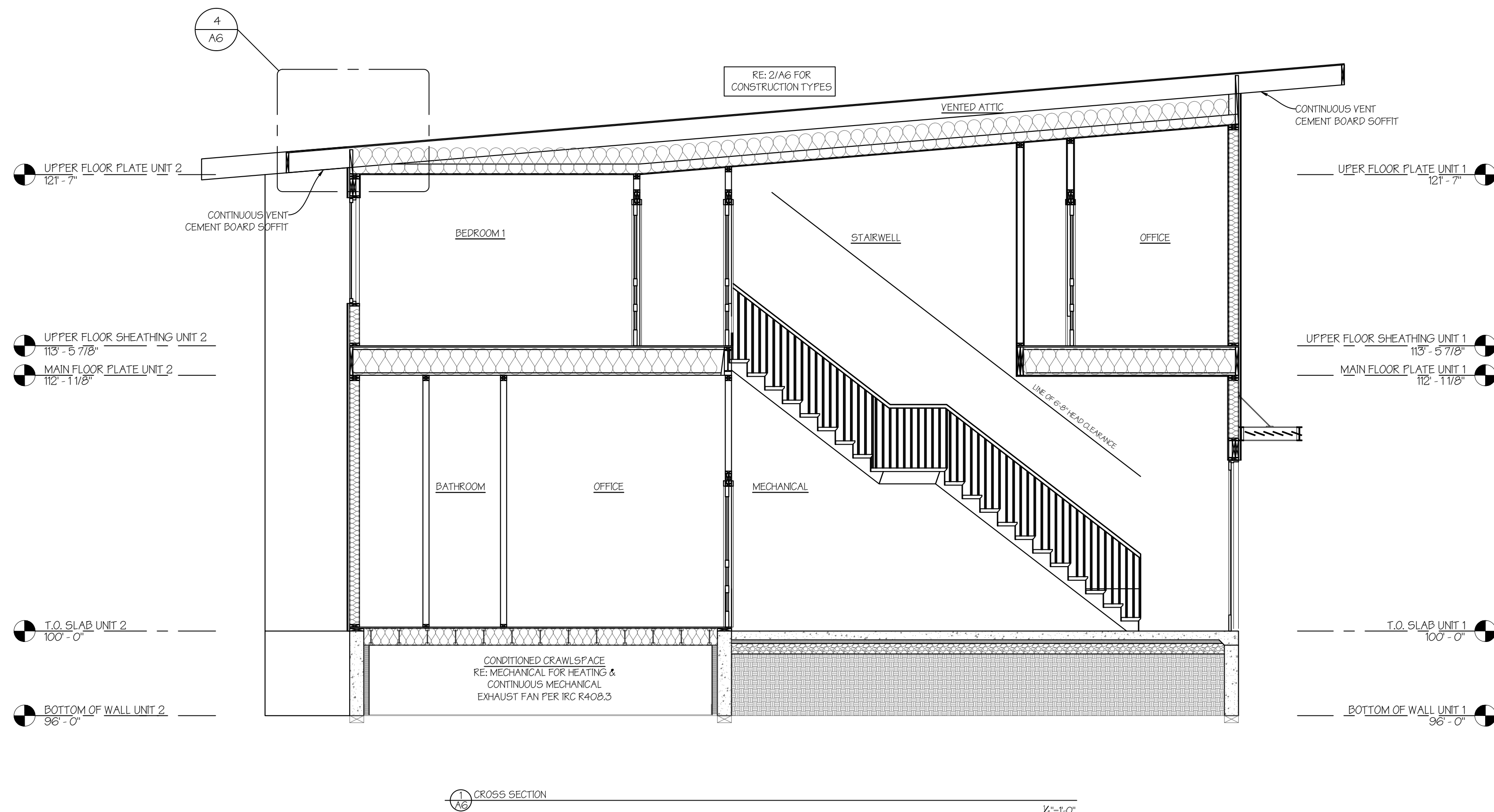
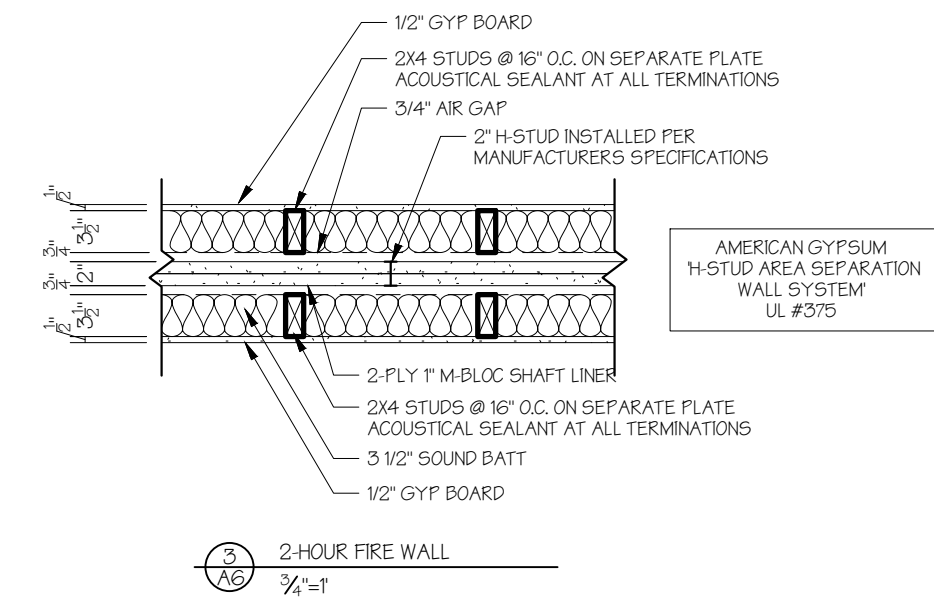
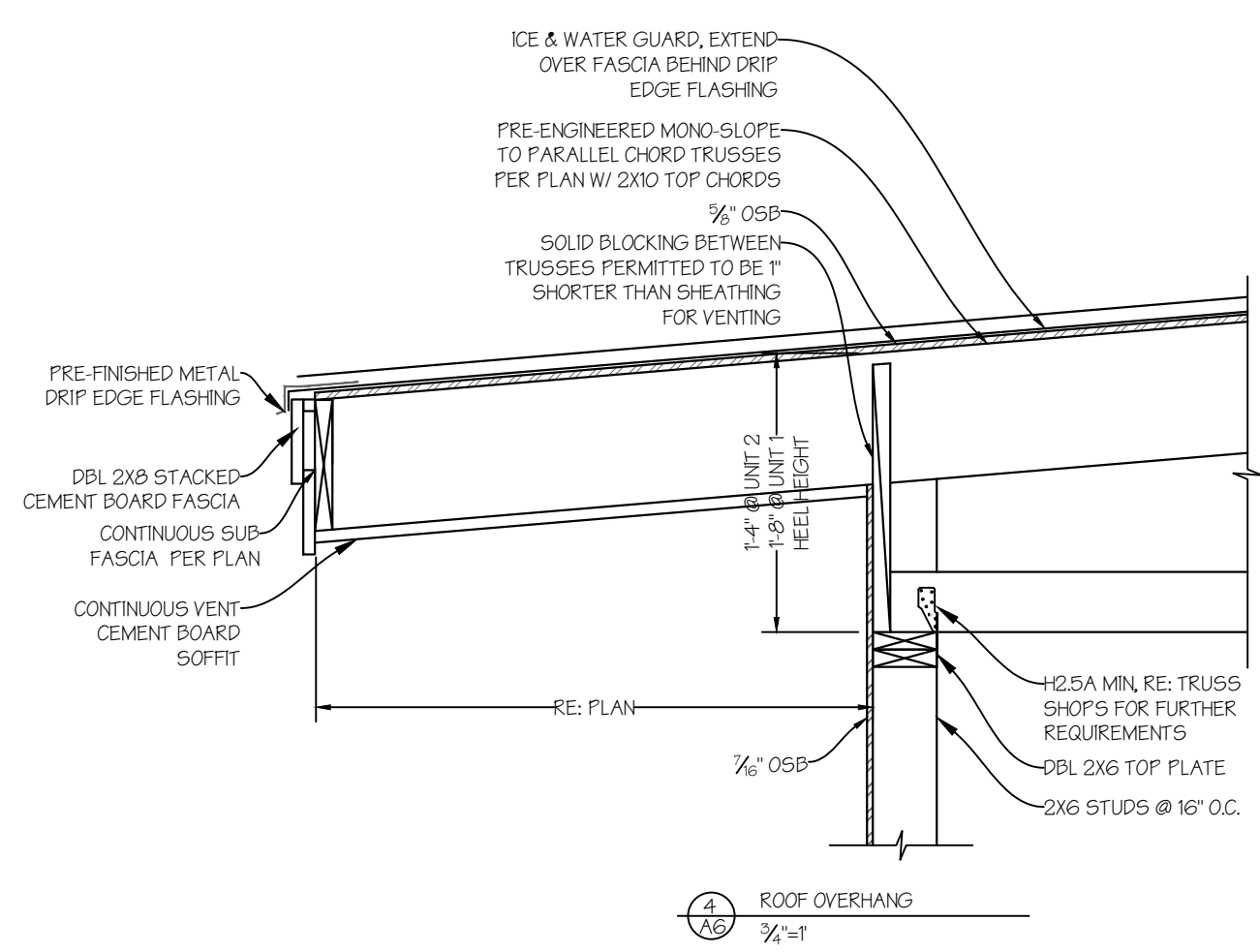
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CROSS SECTION A-A 1/4"=1'-0"



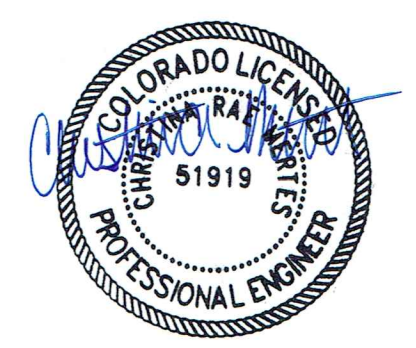
CROSS SECTION B-B 1/4"=1'-0"

- STAIR NOTES:**
1. STAIR WIDTH = 3'-0" CLEAR MIN.
 2. RISER HEIGHT = 7 3/4" MAX.
 3. TREAD DEPTH = 10" MIN.
 4. 1" NOSING TYPICAL.
 5. 6'-8" MIN HEAD HEIGHT PROJECTED FROM TREAD NOSING.
 6. HANDRAIL HEIGHT = 3'-0" ABOVE TREAD NOSING.
 7. HANDRAIL HANDGRIP CROSS SECTIONAL DIMENSIONS = 1 1/4" MIN TO 2" MAX.
 8. SPACE BETWEEN HANDRAIL AND WALL = 1 1/2" MIN.
 9. HANDRAIL TO HAVE SMOOTH SURFACE AND NO SHARP CORNERS.
 10. STAIRWAYS LESS THAN 30" HIGH AND LESS THAN 44" WIDE MAY HAVE A HANDRAIL ON ONE SIDE ONLY.
 11. STAIRWAYS HAVING LESS THAN (4) RISERS ARE PERMITTED TO NOT HAVE HANDRAILS.

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 STEAMBOAT SPRINGS, CO 80487

FOUNDATION DETAILS



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SHEET:
A6

PROJECT NUMBER: 21160

FOUNDATION NOTES:

- 1) ALL FOOTINGS MUST BE PLACED ON VIRGIN SOIL OR STRUCTURAL APPROVED FILL AS DETERMINED BY THE SOILS ENGINEER
- 2) ALL FOOTINGS MUST BE FREE OF LOOSE SOIL
- 3) 28 DAY MINIMUM CONCRETE STRENGTH
I. FOOTINGS = 3000 PSI
II. WALLS = 3500 PSI
III. SLABS = 4000 PSI
- 4) REBAR SHALL MAINTAIN A MINIMUM COVER OF:
I. 3" IN ALL AREAS WHERE CAST AGAINST EARTH
II. 1/2" WHEN CAST AGAINST FORMS
III. T FOR SLABS
- 5) REBAR SHALL BE A MINIMUM OF GRADE 60
- 6) MINIMUM REBAR SPLICE LENGTH OF 40 BAR DIAMETERS
- 7) FOUNDATION FOOTINGS & WALLS ARE BASED ON THE FOLLOWING:
SOILS REPORT: #08-7948
PROVIDED BY: NORTHWEST COLORADO CONSULTANTS, INC.
DATED: MAY 8, 2008
I. EQUIVALENT FLUID PRESSURE: 55 PCF
OVER-EXCAVATION AND RECOMPACTED STRUCTURAL FILL BELOW ALL SLABS ARE REQUIRED BY THE GEOTECHNICAL ENGINEER.
AN OPEN HOLE INSPECTION IS REQUIRED AT THE TIME OF EXCAVATION BY THE GEOTECHNICAL ENGINEER.
- 8) ALL FOOTING AND WALL CONCRETE SHALL BE PLACED CONTINUOUSLY AND BE MECHANICALLY CONSOLIDATED NO HORIZONTAL COLD JOINTS ARE ALLOWED
- 9) ANCHOR BOLTS TO BE PLACED AT 4'-0" O.C. AND HAVE A MIN EMBEDMENT LENGTH OF 8" MINIMUM OF 2 BOLTS PER PLATE.
- 10) CEMENT SHALL BE TYPE II MODIFIED
- 11) MAXIMUM SLUMP OF 5"
- 12) ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR A MINIMUM OF 36 HOURS
- 13) ALL CONCRETE SLABS SHALL HAVE CONTROL JOINTS CUT 1" DEEP @ 10'-0" O.C. MAX. WHERE POSSIBLE, ALIGN CONTROL JOINTS WITH COLUMN CENTERLINES AND RE-ENTRANT CORNERS.

DESIGN CRITERIA: CODE REFERENCES:

FLOOR LOADS:	IBC 2018
LIVE	40 PSF
DEAD	15 PSF
	AISC 15th EDITION
	ACI 308-05
	MSJC 2008
	AWC, NDS 2005
ROOF LOADS:	
SNOW	123 PSF
DEAD	15 PSF
	55 PSF

WIND DESIGN:
115 MPH (V₅₀), EXPOSURE 'C'

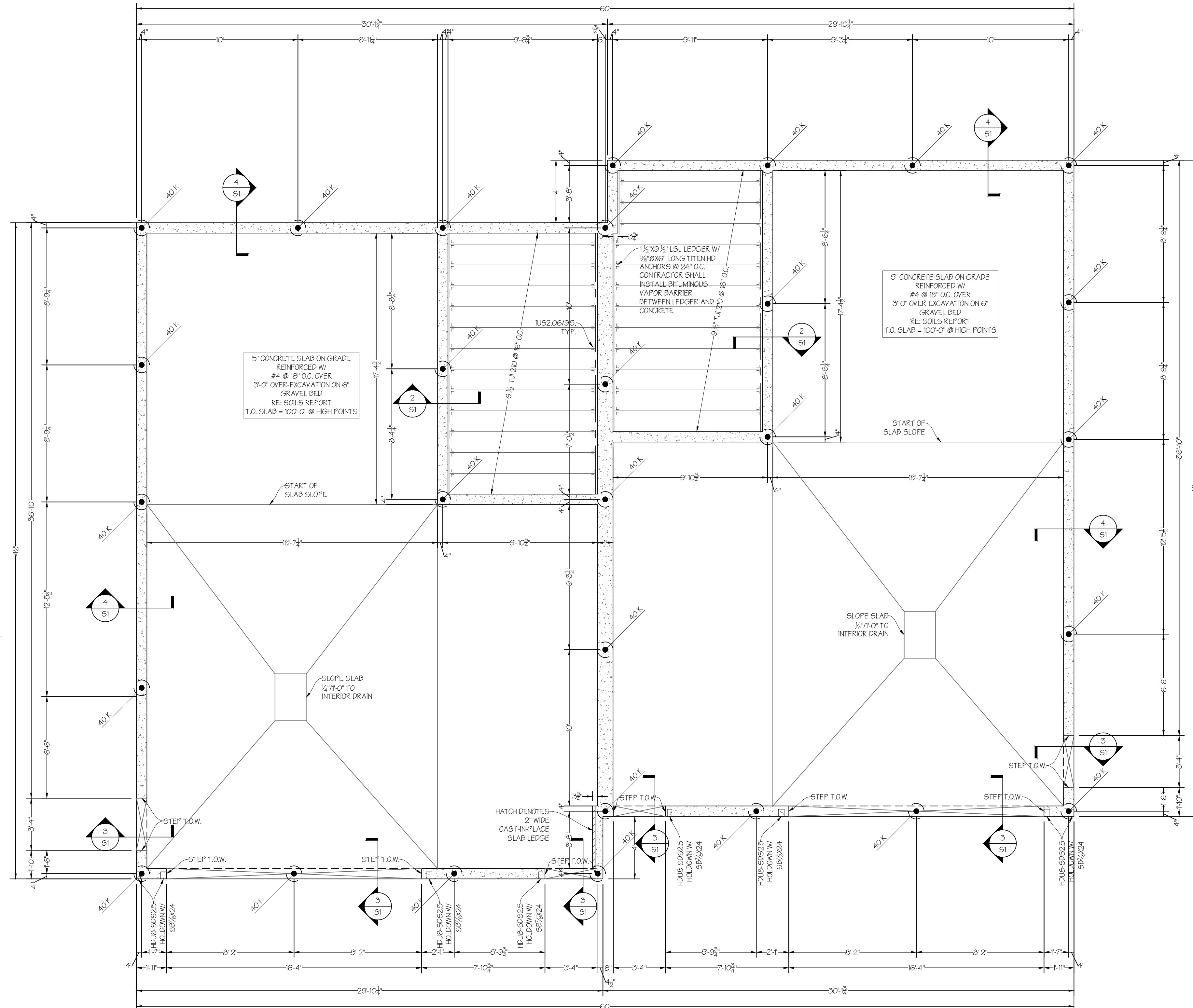
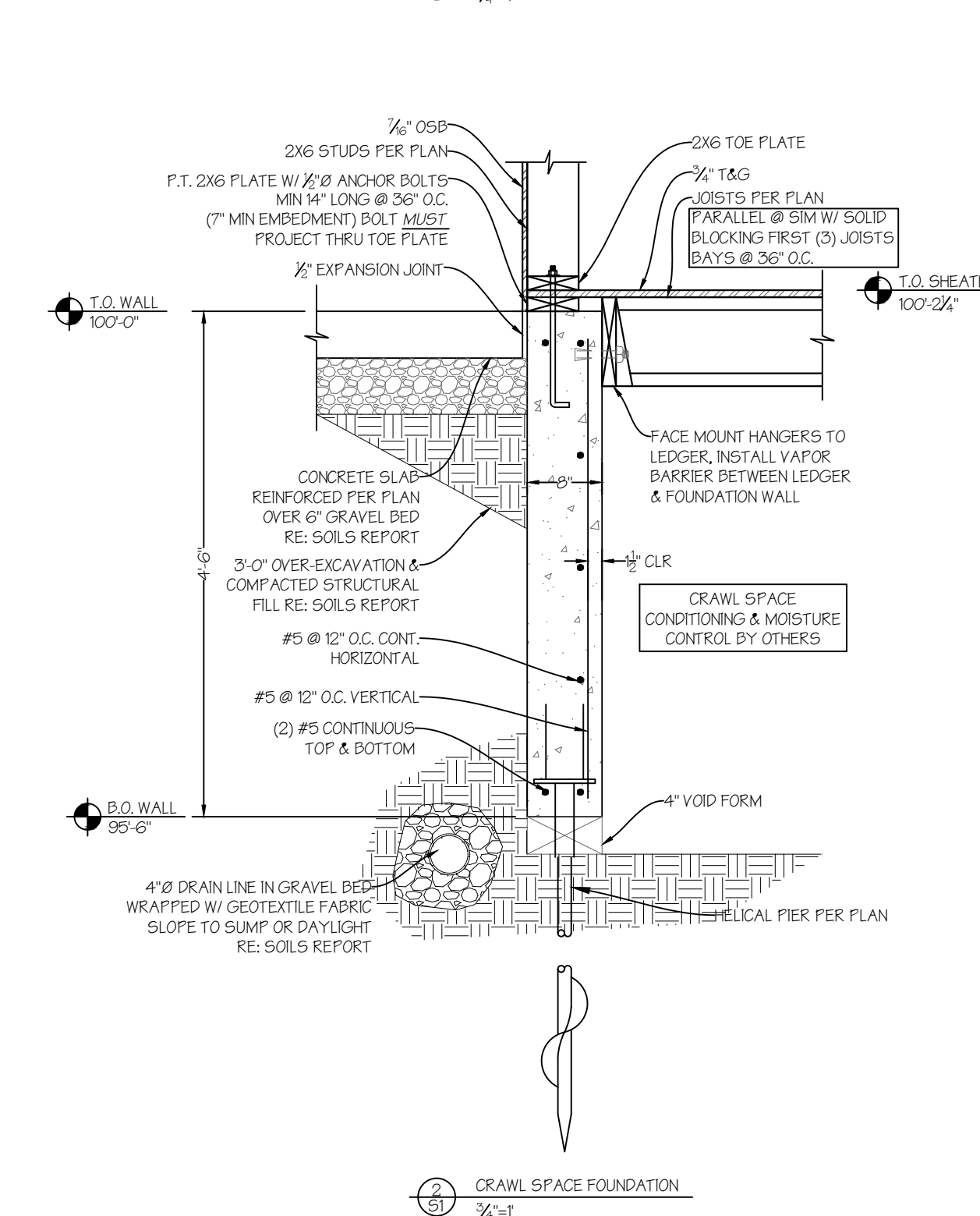
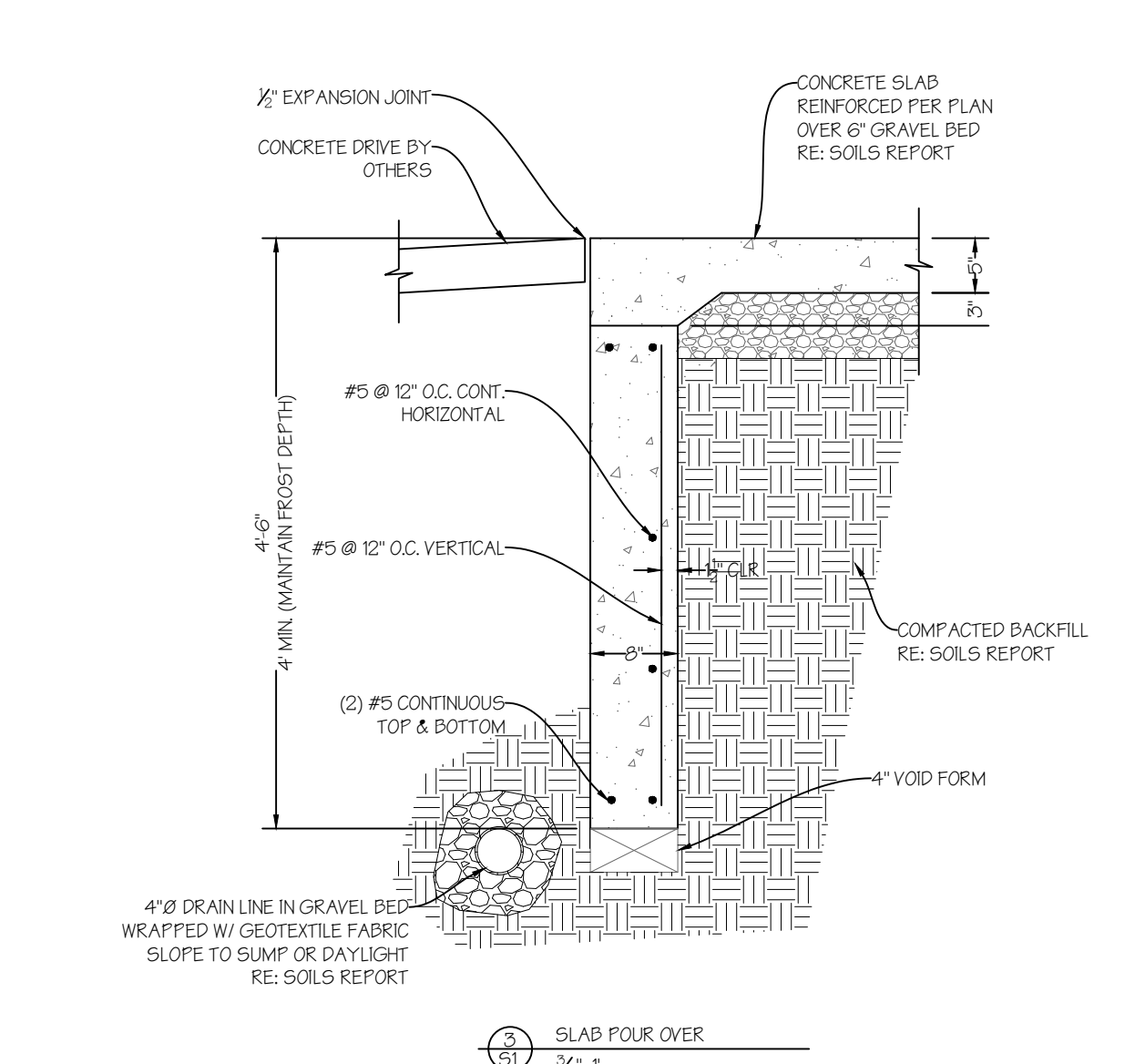
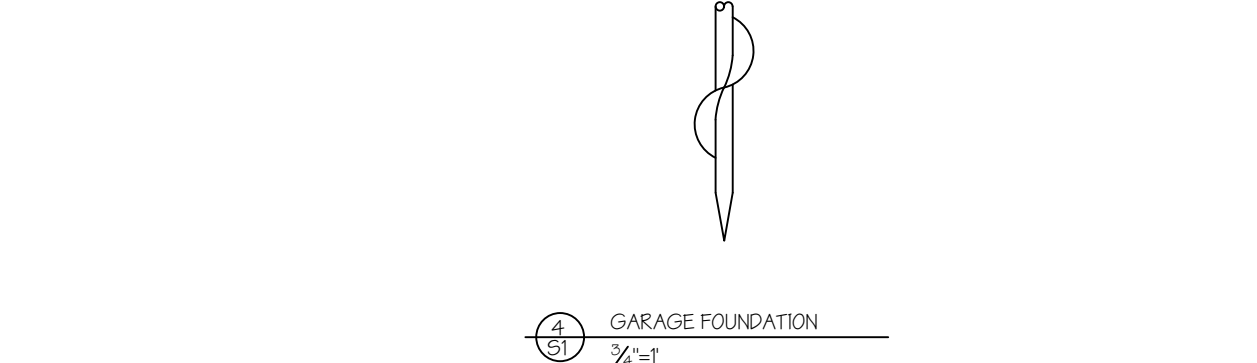
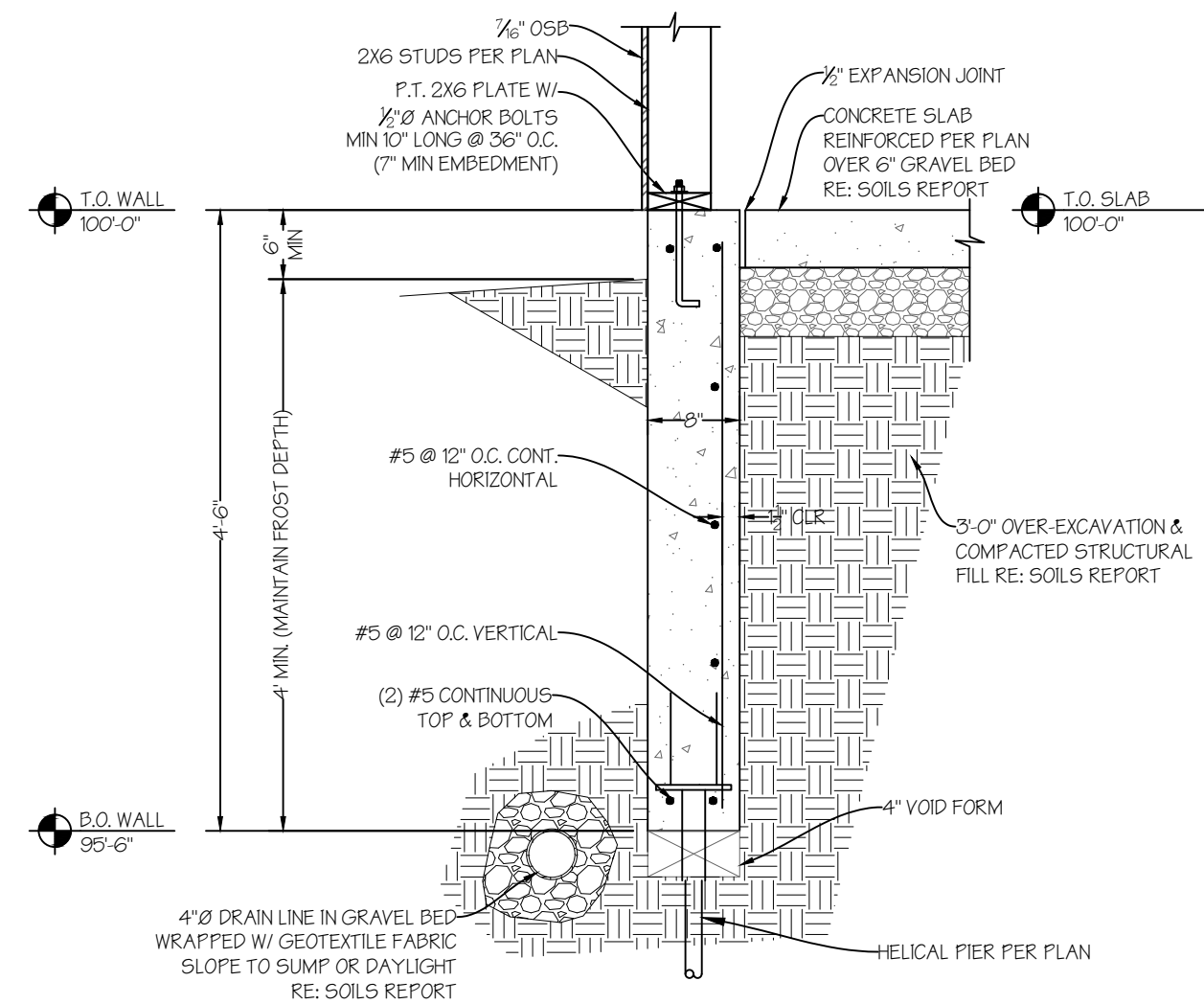
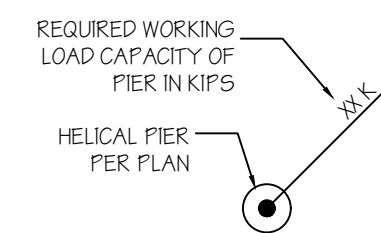
SEISMIC:
DESIGN CATEGORY C

FROST DEPTH: 48"

HELICAL PIER NOTES:

1. ALL PIERS MUST BE CORROSION PROTECTED BY HOT DIPPED GALVANIZATION.
2. THE HELICAL PIER SELECTION WILL CONSIDER DESIGN LOAD PLUS A SAFETY FACTOR, SOIL PARAMETERS AND THE INSTALLATION TORQUE VS. CAPACITY PER THE MANUFACTURER'S RECOMMENDATIONS. ALL HELICAL PIERS SHALL COMPLY WITH IBC, AC308, IBC 1810.3.3.19 AND 1810.4.11.
3. A CERTIFIED HELICAL PIER CONTRACTOR SHALL INSTALL THE HELICAL PIERS. PROOF OF CURRENT CERTIFICATION MUST BE PROVIDED BY THE HELICAL PIER CONTRACTOR. ALL WORK AS DESCRIBED HEREIN SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE SAFETY CODES IN EFFECT AT THE TIME OF INSTALLATION. THE PIERS AS SPECIFIED SHALL CONFORM TO SBCCI STANDARD BUILDING CODE, BOCA NATIONAL CODE, OR IBCO UNIFORM BUILDING CODE. AN OFFICIAL EVALUATION REPORT WITH ASSIGNED NUMBER SHALL BE PRESENTED UPON REQUEST TO THE OWNER AND/OR THEIR REPRESENTATIVE.
4. THE HELICAL PIER DRILL LOG SHALL BE SUBMITTED TO THE ENGINEERING LOFT, PLLC AND BE AVAILABLE ON SITE FOR INSPECTIONS.
5. CONTINUOUS INSPECTION OF THE HELICAL PIER INSTALLATION SHALL BE PROVIDED BY A QUALIFIED INSPECTOR PER 2018 IBC 1705.9.
 - 5.11. SPECIAL INSPECTIONS:
CONTRACTOR SHALL VERIFY WITH THE LOCAL BUILDING DEPARTMENT ABOUT REQUIRED SPECIAL INSPECTIONS FOR ALL STRUCTURAL MATERIALS.
 - 5.12. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
 - 5.13. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
5.13.1. OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS. FURNISH INSPECTION REPORTS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION. THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST TO ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL OF RECORD UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
 - 5.13.3. SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRES SPECIAL INSPECTIONS WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

HELICAL PIER LEGEND:



- FOUNDATION PLAN**
- NOTES:
1. CONTRACTOR SHALL VERIFY ALL TOP OF WALL ELEVATIONS WITH ARCHITECTURE AND FINAL GRADE.
2. ALL STRAP HOLD-DOWNS AND ANCHOR BOLTS FOR HOLD-DOWNS NOTED ON PLAN SHALL BE CAST-IN-PLACE.

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FOUNDATION & FIRST FLOOR FRAMING PLAN



PRELIM DATE: 7.18.22
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10.8.22

SHEET:
S1

PROJECT NUMBER: 21160

FRAMING NOTES:

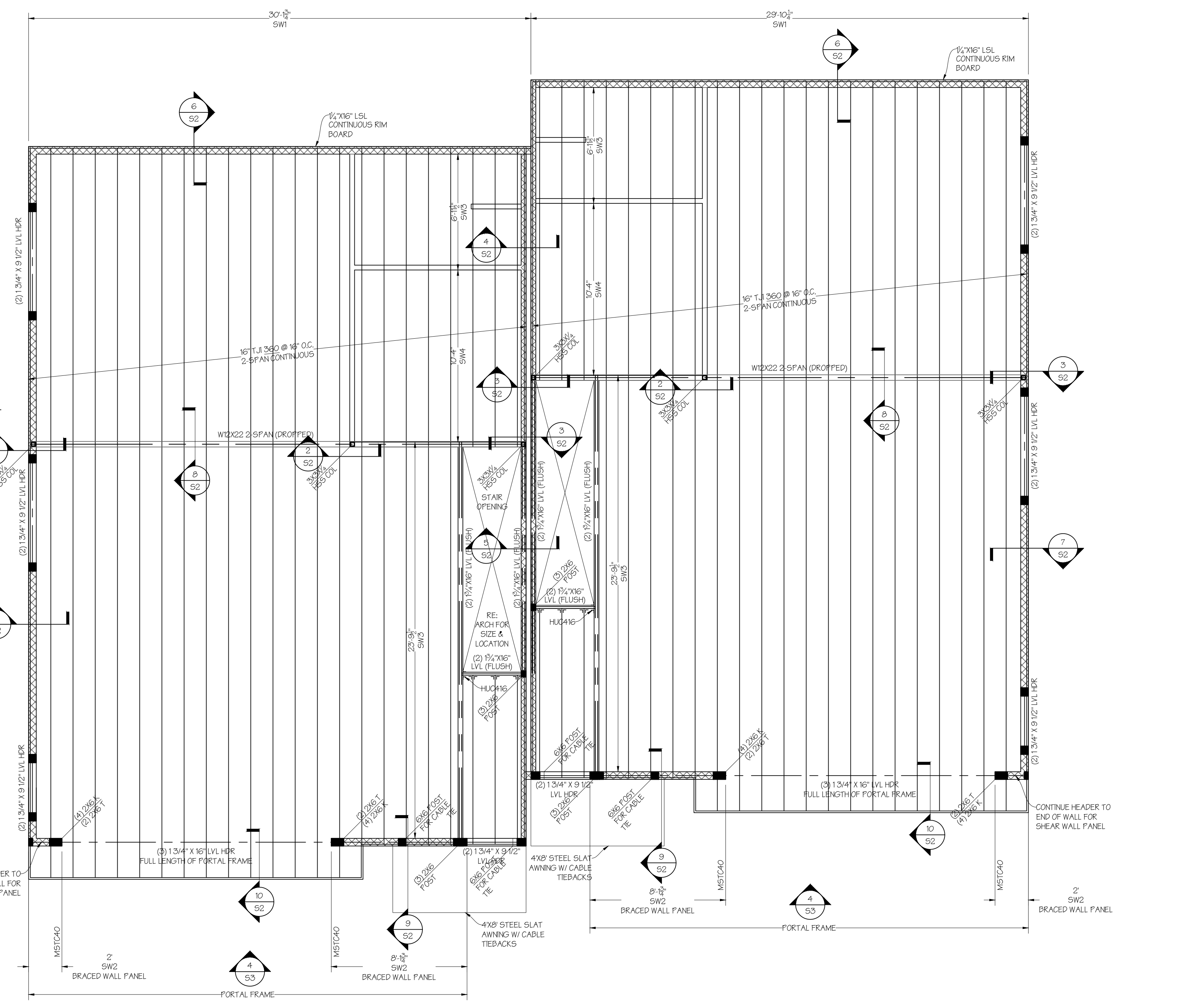
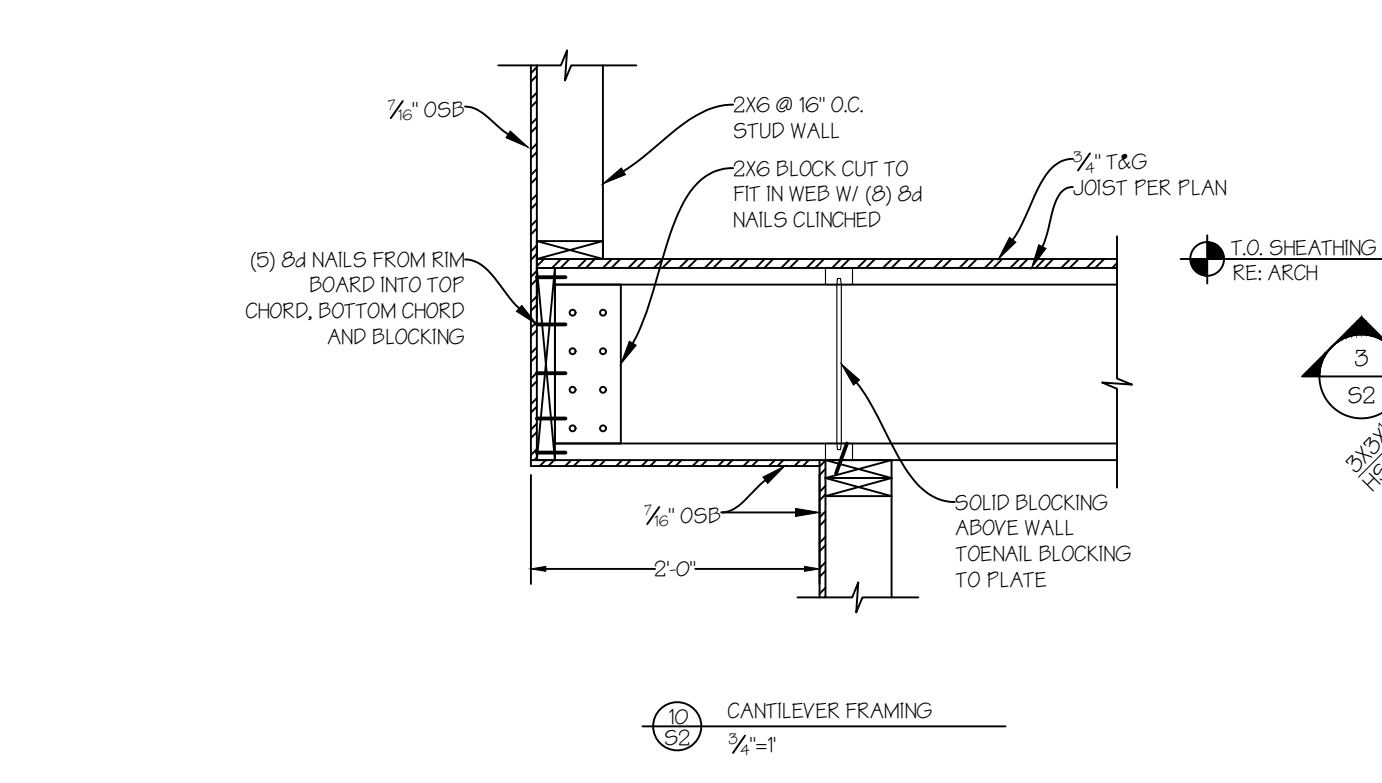
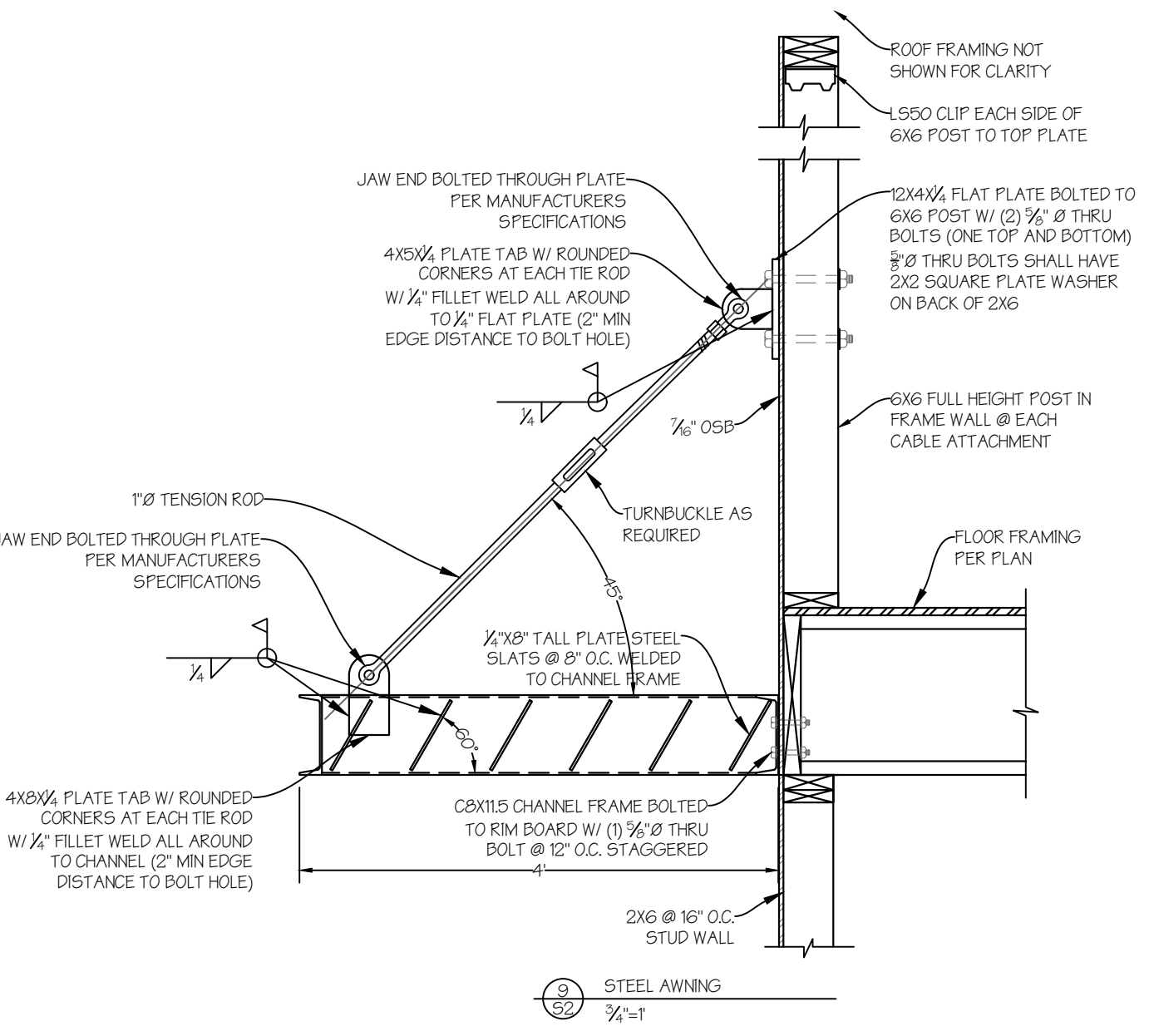
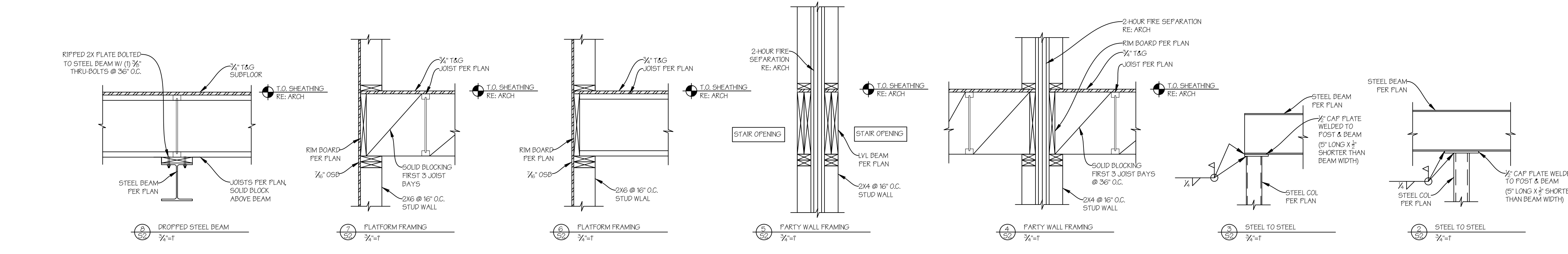
- 1. LUMBER**
- ALL LUMBER, SHEATHING, AND ENGINEERED WOOD COMPONENTS SHALL CONFORM TO GUIDELINES FROM THE AWC, NDS
 - ALL STRUCTURAL FRAMING INCLUDING; HEADERS, TOP PLATES, JOISTS, AND RAFTERS SHALL BE HEM FIR #2 OR BETTER.
 - ALL STUDS LESS THEN OR EQUAL TO 10'-0" SHALL BE HEM FIR STUD GRADE OR BETTER. ALL STUDS MORE THAN 10'-0" SHALL BE HEM FIR #2 OR BETTER.
 - ALL HEAVY TIMBER MEMBERS 6" AND GREATER SHALL BE DF-L #1 OR BETTER
 - WOOD "T" JOISTS ARE TO BE INSTALLED ACCORDING TO THE MANUFACTURERS INSTRUCTIONS. IF VARIATIONS BETWEEN THOSE SPECIFICATIONS AND THIS PLAN ARE FOUND CONTACT ENGINEER FOR CLARIFICATION. SUBSTITUTIONS OF "T" JOISTS BETWEEN MANUFACTURERS ARE ALLOWED BUT MUST BE AN APPROVED EQUAL.
 - ALL LUMBER IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER SHALL BE PRESSURE TREATED.
 - ALL EXTERIOR GLU-LAM BEAMS TO BE ALASKAN CEDAR 20F-V12
 - ALL OTHER GLU-LAM BEAMS TO BE DOUGLAS FIR 24F-V4
- 2. STEEL**
- ALL STEEL BEAMS TO BE ASTM A992 STEEL SHAPES (FY=50 KSI)
 - ALL ROUND STEEL POSTS TO BE ASTM A53 (GRADE B) STEEL COLUMNS. NOMINAL COLUMN DIAMETERS ARE LISTED (3"Ø-3 1/2"Ø, 3 1/2"Ø-4"Ø, 4"Ø-4 1/2"Ø, 4 1/2"Ø-5 1/2"Ø)
 - ALL SQUARE TUBE SHAPES SHALL BE ASTM A500 (GRADE B)
 - ENDS OF POSTS SHALL HAVE PLATES WELDED TO THE POST. THE BASE WILL BE BOLTED TO THE CONCRETE WITH A MIN OF (2) 3/8" EXPANSION BOLT
 - ALL OTHER SHAPES (PLATES, ANGLES, CHANNELS) TO BE ASTM A36
 - ALL STEEL TO STEEL CONNECTIONS SHALL BE FULLY WELDED AT ALL CONTACT SURFACES WITH A MIN OF A 3/8" FILLET WELD OF E70XX ELECTRODE.
 - STEEL BEAM SUPPLIERS TO FURNISH BEAM BOLT TOGETHER CONNECTIONS WITH A MIN OF 3/4" PLATE AND (8) 1/2" Ø A307S BOLTS
 - MINIMUM BEARING FOR STEEL BEAMS IS 3"
 - GROUT ALL BEAM POCKETS SOLID AFTER BEAM HAS BEEN SET AND SHIMMED.
 - ALL BOLTS, NUTS AND WAGERS TO BE MINIMUM OF A307.

- 3. CONNECTIONS**
- ALL HANGER CALL OUTS CORRESPOND TO PRODUCTS MANUFACTURED BY SIMPSON STRONG-TIE CORPORATION
 - HANGERS FOR "T" JOISTS TO BE SIZED PER MANUFACTURER RECOMMENDATIONS
 - PROVIDE MIN OF T251 TRUSS CLIPS AT ALL TRUSS BEARING POINTS. PROVIDE DOUBLE CLIPS AT MULTIPLE FLY TRUSSES. OTHER ATTACHMENT MAY BE REQUIRED BY THE TRUSS DESIGNER.
 - SILL PLATES SHALL BE ATTACHED W/ 2"Ø ANCHOR BOLTS AT FOUR FEET MAXIMUM ON CENTER, 12" FROM ALL CORNERS, MINIMUM 2 BOLTS PER PLATE
 - TO PROVIDE LATERAL SUPPORT, TIE ALL WOOD PLATES, WHICH REST ON STEEL BEAMS, TO THE STEEL BEAM WITH X 2" 47 P8523 POWDER ACTUATED PINS AT 32" O.C. OR 3/4" THRU BOLTS @ 36" O.C. INTO THE TOP FLANGE OF THE BEAMS.
- 4. MINIMUM MEMBER SIZES**
- ALL LOAD BEARING HEADERS ARE TO BE (2) 2X12S UNLESS NOTED OTHERWISE
 - FOR 2X4 WALLS ALL HEADERS ARE TO BE SUPPORTED BY A MINIMUM OF (1) 2X4 TRIMMER AND (1) 2X4 KING STUD AT EACH JAMB, UNO. PROVIDE MINIMUM (2) 2X4 TRIMMERS AND (2) 2X4 KING STUDS AT EACH JAMB FOR OPENINGS 6'-0" TO 10'-0"
 - FOR 2X6 WALLS ALL HEADERS ARE TO BE SUPPORTED BY A MINIMUM OF (1) 2X6 TRIMMER AND (1) 2X6 KING STUD AT EACH JAMB, UNO. PROVIDE MINIMUM (2) 2X6 TRIMMERS AND (2) 2X6 KING STUDS AT EACH JAMB FOR OPENINGS 6'-0" TO 10'-0"
 - ALL WALLS SHALL BE FRAMED IN ACCORDANCE WITH TABLE R602.3.1 ALL RAKE WALLS SHALL BE FRAMED FULL HEIGHT TO THE BOTTOM OF EITHER LOOKOUT RAFTERS OR GABLE END TRUSSES WITH 1 FLEECE STUDS. BLOCKING MAY BE REQUIRED ON WALLS TALLER THAN 10'-0"
 - ALL POINT LOADS SHALL BE CARRIED DOWN AND BEAR DIRECTLY ON THE FOUNDATION WALL OR BEAM. EACH POST MUST INCREASE BY ONE PLY FOR EACH LEVEL CARRYING THE POINT LOAD. SQUASH BLOCKS ARE REQUIRED BETWEEN FLOORS
 - ALL BEARING LENGTHS FOR WOOD BEAMS SHALL NEVER BE LESS THAN 1/2" AT THE ENDS OF BEAMS. BEARING ACROSS THE FULL WIDTH OF THE BEAM IS REQUIRED.
 - TYPICAL ROOF OVER FRAMING SHALL BE 2X6 AT 24" ON CENTER AND BE POSTED DIRECTLY TO TRUSSES OR RAFTERS BELOW. MAX. SPAN FOR THE 2X6 MEMBERS IS 6'
 - ALL MULTIPLE MEMBER LVL'S SHALL BE ASSEMBLED ACCORDING TO THE SUPPLIERS RECOMMENDATIONS.
 - 2-PLY POSTS SHALL BE NAILED TOGETHER W/ TWO ROWS OF 16d NAILS @ 16" O.C. ADJACENT NAILS SHALL BE DRIVEN FROM OPPOSITE SIDES OF THE COLUMN.
 - 3-PLY POSTS SHALL BE NAILED THE SAME AS THE 2-PLY W/ THE 3RD FLY NAILED TO THE 2-PLY W/ (2) 16d NAILS @ 6" O.C.
 - 4 & 5-PLY POSTS SHALL BE NAILED THE SAME AS THE 3-PLY W/ C516 STRAPS TOP & BOTTOM.
 - 6 & 7-PLY POSTS SHALL BE NAILED THE SAME AS THE 3-PLY W/ C516 STRAPS TOP, CENTER, & BOTTOM.
 - EXTERIOR WALL SHEATHING SHALL BE 1/2" OSB NAILED WITH 8d NAILS, OR 1/2" OSB x 1/2" LONG x 1/4" WIDE STAPLES AT 12" O.C. IN FIELD AND 6" O.C. AT EDGE. ALL EDGES MUST BE BLOCKED AND NAILED.
 - ZIP SYSTEM SHEATHING SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. PANELS SHALL BE FASTENED WITH 3/32" SHANK NAILS @ 32" O.C. EDGE AND 12" O.C. FIELD NAILING. THE NAILS SHALL HAVE 1 1/2" MINIMUM PENETRATION INTO FRAMING. ALL PANEL EDGES MUST BE BLOCKED & NAILED.
 - ROOF SHEATHING SHALL BE 3/4" OSB W/ 8d NAILS AT 6" O.C. EDGE AND 10" O.C. FIELD NAILING.
 - FLOOR SHEATHING SHALL BE MINIMUM 3/4" OSB W/ 8d NAILS AT 6" O.C. EDGE AND 12" O.C. FIELD NAILING.
 - INTERIOR WALL SHEATHING SHALL BE 1/2" DRYWALL W/ 1/2" x #6 DRYWALL SCREWS AT 7" O.C.
 - ALL NAILING SHALL BE IN CONFORMANCE WITH IRC TABLE R602.3

- 5. GENERAL**
- FRAMING CONTRACTOR IS RESPONSIBLE FOR COORDINATING LOCATION OF PLUMBING IN REFERENCE TO FLOOR FRAMING
 - AT FIRST FLOOR AND STRUCTURAL FLOOR, WHERE JOISTS RUN PARALLEL TO THE FOUNDATION WALLS, PROVIDE PERPENDICULAR SOLID BLOCKING AT 4'-0" ON CENTER FOR THE FIRST 3 BAYS.
 - PROVIDE SOLID BLOCKING AT SUPPORTS BETWEEN TRUSSES TO PREVENT ROTATION.
 - PROVIDE SOLID BLOCKING AT ALL TRUSS RIDGES, HIPS, VALLEYS, AND EYES.
 - THE GENERAL CONTRACTOR SHALL VERIFY THE DIMENSIONS AND SITE CONDITIONS PRIOR TO START OF WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR ERRORS.
 - STRUCTURAL DRAWINGS ARE INTENDED TO BE USED WITH ARCHITECTURAL AND MECHANICAL DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR COORDINATING SUCH REQUIREMENTS INTO THEIR SHOP DRAWINGS AND WORK.
 - NO OPENINGS SHALL BE MADE IN ANY STRUCTURAL MEMBER WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL ENGINEER OF RECORD.
 - NO CHANGE IN SIZE OR DIMENSION OF STRUCTURAL MEMBERS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROFESSIONAL ENGINEER OF RECORD.
 - OPENINGS 1'-4" AND LESS ON A SIDE ARE GENERALLY NOT SHOWN ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR SUCH OPENINGS.
 - THE CONTRACTOR IS RESPONSIBLE FOR LIMITING THE AMOUNT OF CONSTRUCTION LOAD IMPOSED UPON STRUCTURAL FRAMING. CONSTRUCTION LOADS SHALL NOT EXCEED THE DESIGN CAPACITY OF THE FRAMING AT THE TIME THE LOADS ARE IMPOSED.
 - THE STRUCTURE IS DESIGNED TO FUNCTION AS A UNIT UPON COMPLETION. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL TEMPORARY BRACING AND/OR SUPPORT THAT MAY BE REQUIRED AS THE RESULT OF THE CONTRACTOR'S CONSTRUCTION METHODS AND/OR SEQUENCES. DO NOT SCALE THESE DRAWINGS, USE DIMENSIONS.
 - CONTRACTORS CONSTRUCTION AND/OR ERECTION SEQUENCES SHALL RECOGNIZE AND CONSIDER THE EFFECTS OF THERMAL MOVEMENTS OF STRUCTURAL ELEMENTS DURING THE CONSTRUCTION PERIOD.
 - THE CONTRACTOR SHALL INFORM THE PROFESSIONAL OF RECORD IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF SUCH DEVIATION BY THE PROFESSIONAL OF RECORD REVIEW OF SHOP DRAWINGS, PRODUCT DATA, ETC., UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE PROFESSIONAL OF RECORD OF SUCH DEVIATION AT THE TIME OF SUBMISSION, AND THE PROFESSIONAL OF RECORD HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION.

MINIMUM LUMBER DESIGN PROPERTIES					
	LVL	FSL	LSL	HF #2	HF STUD
Fp (psi)	2600	2900	2325	850	675
E (10 ⁶ psi)	1.9	2.0	1.95	1.3	1.2
Fc p'rp (psi)	750	750	800	405	405
Fv (psi)	285	290	310	150	150

MULTIPLE LVL FASTENING	
2-PLY	(2) ROWS 5DS X 3/4" @ 19.2" O.C.
3-PLY	(2) ROWS 5DS X 3/4" @ 16" O.C. EACH SIDE
4-PLY	(2) ROWS 6/8" TRUSSLOK SCREWS @ 16" O.C. EACH SIDE

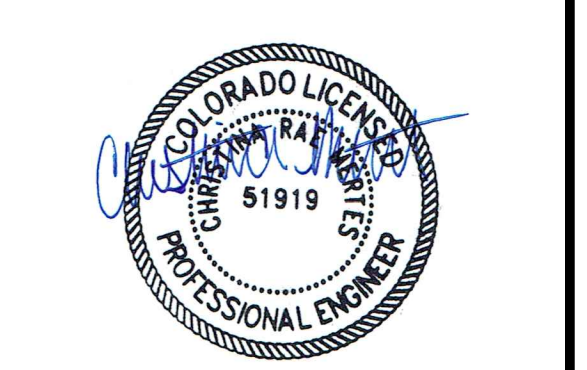


1. UPPER FLOOR FRAMING PLAN
NOTES:
1/2"=1'-0"

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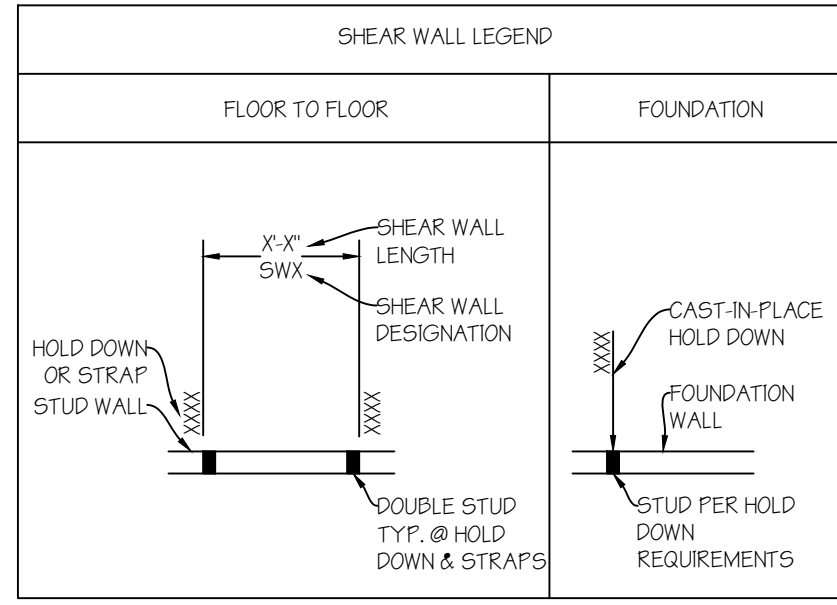
SECOND FLOOR FRAMING PLAN



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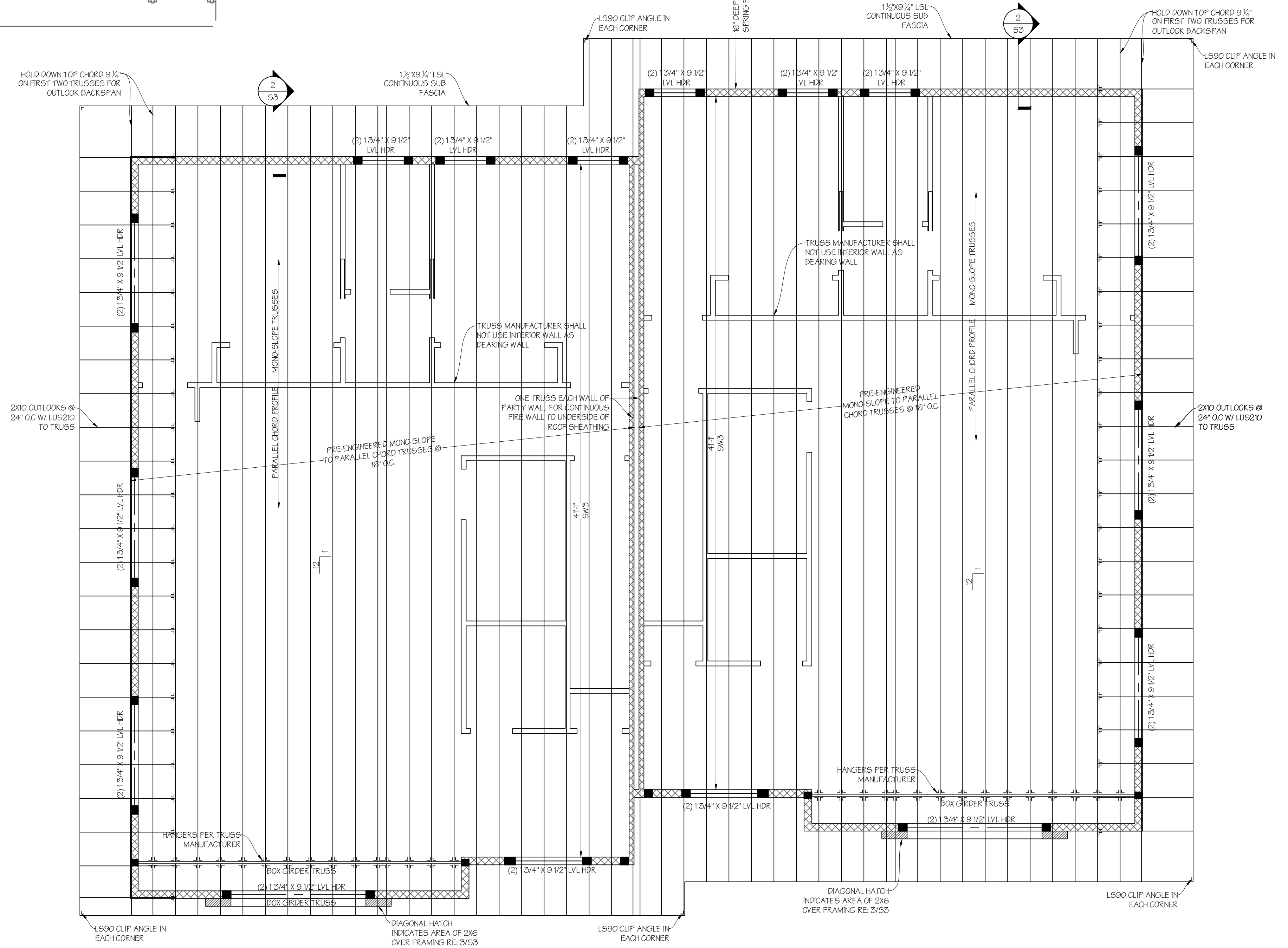
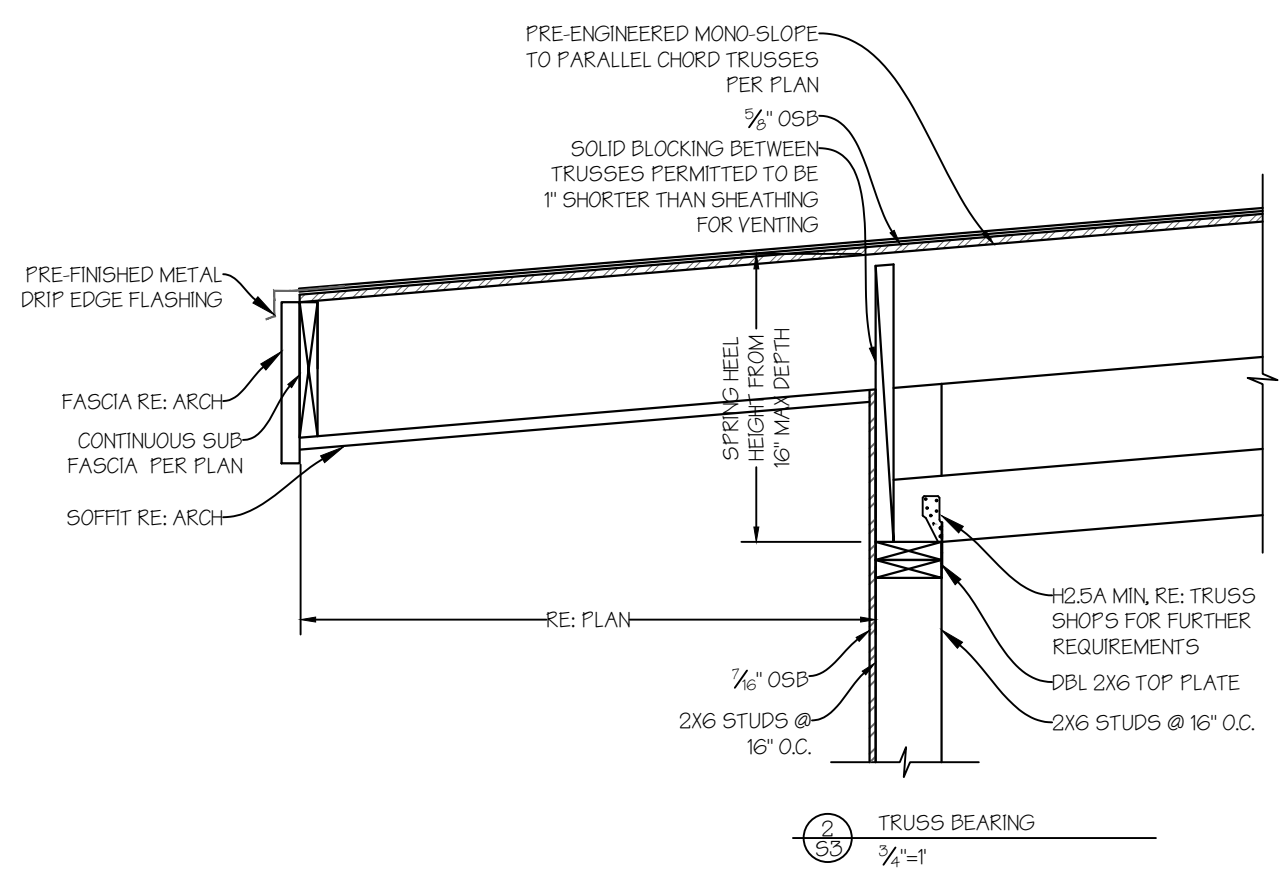
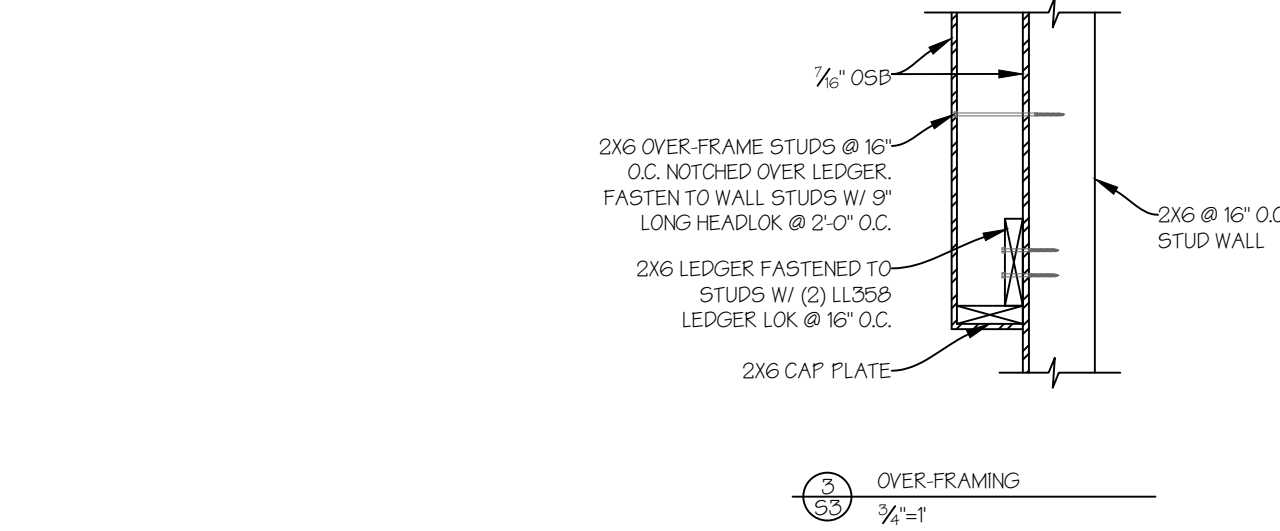
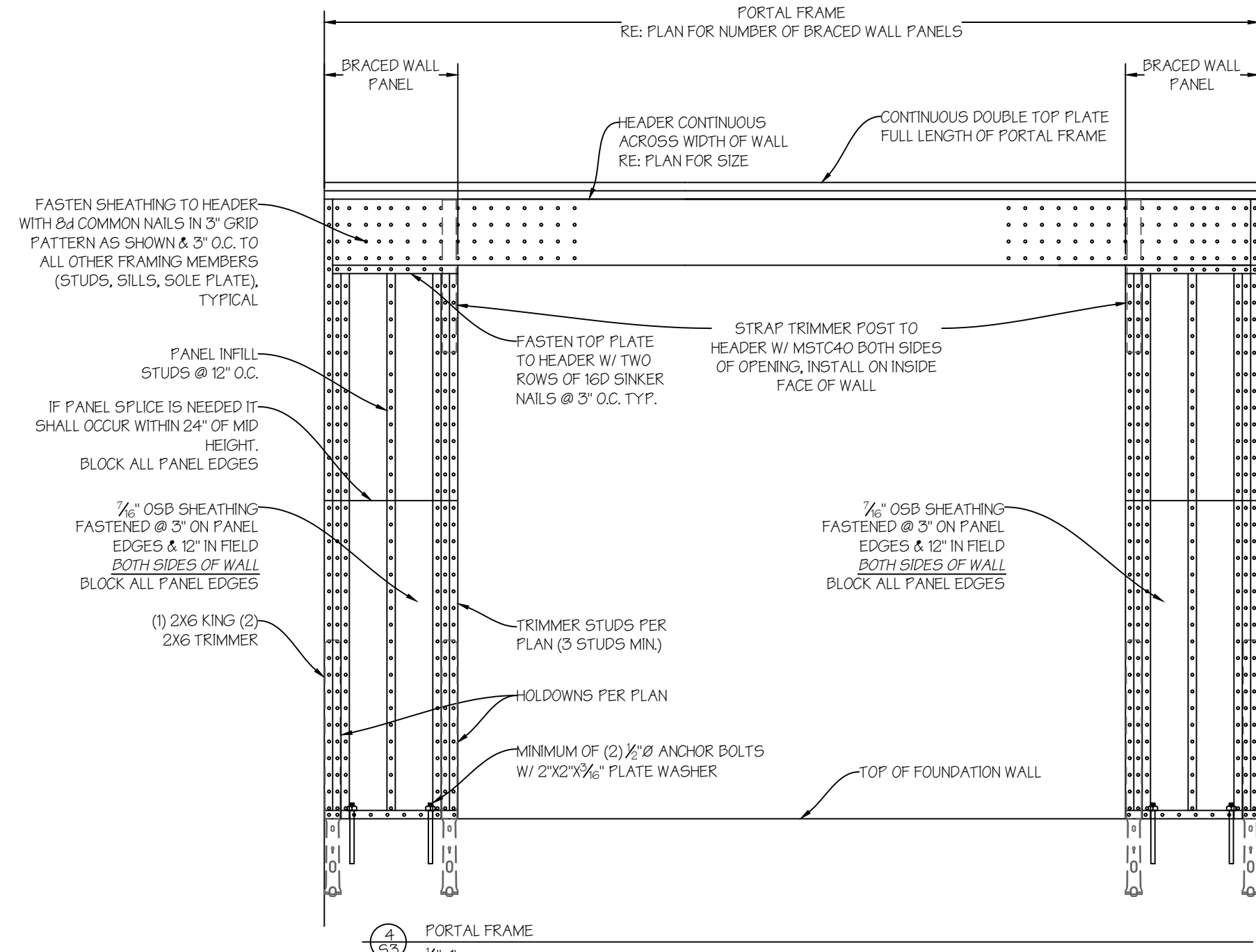
SHEET:
S2

PROJECT NUMBER: 21160



SHEAR WALL DESIGNATION	
SW1	EXTERIOR: 7/8" OSB W/ 8D NAILS AT 3" O.C. @ PNL EDGES & 12" O.C. IN FIELD, BLOCK ALL PNL EDGES INTERIOR: 1/2" GYP W/ 1/4" SCREWS @ 4" O.C. @ EDGES & IN FIELD, BLOCK ALL PNL EDGES
SW2	EXTERIOR: 7/8" OSB W/ 8D NAILS AT 3" O.C. @ PNL EDGES & 12" O.C. IN FIELD, BLOCK ALL PNL EDGES INTERIOR: 1/2" OSB W/ 8D NAILS AT 3" O.C. @ PNL EDGES & 12" O.C. IN FIELD, BLOCK ALL PNL EDGES
SW3	INTERIOR: 1/2" GYP W/ 1/4" SCREWS @ 4" O.C. @ EDGES & IN FIELD, BLOCK ALL PNL EDGES
SW4	INTERIOR: 1/2" OSB W/ 8D NAILS AT 3" O.C. @ PNL EDGES & 12" O.C. IN FIELD, BLOCK ALL PNL EDGES

HOLD-DOWN REQUIREMENTS		
HOLD-DOWN	END LENGTH/ ANCHOR BOLT	POST REQUIREMENTS
CM5TH	30" END LENGTH	(2) 2X6 POST
STHD4	EMBEDDED STRAP	(2) 2X4 OR (2) 2X6 POST
HDB-S0525	5B/A24 (8" EMBEDMENT)	(3) 2X6 POST NAILED TOGETHER W/ (2) ROWS 1/4" X 1/4" SDS SCREWS @ 8" O.C. FROM EACH SIDE STAGGERED



ROOF FRAMING PLAN
 NOTES:
 1. TRUSS LAYOUT SHOWN IS PRELIMINARY. TRUSS SHOP DRAWINGS SHALL BE SUBMITTED TO ENGINEER FOR REVIEW PRIOR TO FABRICATION.
 2. ALL HEADERS SHALL HAVE (2) 2X6 TRIMMER STUDS MIN.
 1/2"=1'-0"

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ROOF FRAMING PLAN



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S3

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