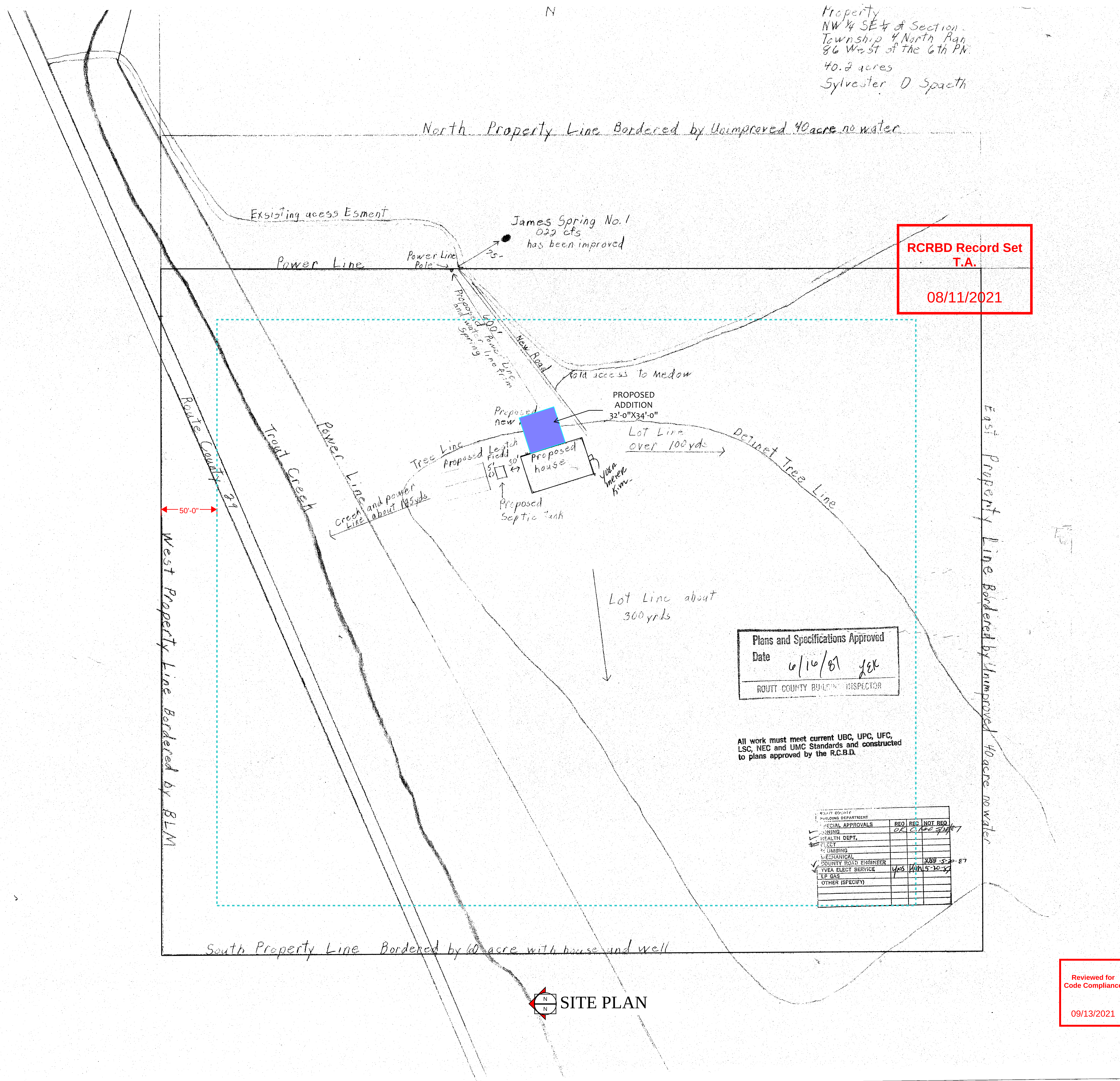

N
Property
NW ¼ SE ¼ of Section
Township 4 North Ran
86 West of The 6th PM
40.2 acres
Sylvester D Spaeth
North Property Line Bordered by Unimproved 40 acre no water
Exsisting acess Esment
James Spring No. 1
.022 cfs
has been improved
Power Line
Power Line Pole
RCRBD Record Set
T.A.
08/11/2021
Proposed water line from spring
New Road
Old access to Medow
PROPOSED
ADDITION
32'-0"X34'-0"
Proposed new
Proposed house
Proposed Leach Field
Proposed Septic Tank
Tree Line
Lot Line over 100 yds
Delinet Tree Line
Yvea meter here
Route County 27
Trout Creek
Power Line
Creek and power Line about 175 yds
50'-0"
West Property Line Bordered by BLM
East Property Line Bordered by Unimproved 40 acre no water
Lot Line about 300 yrds
Plans and Specifications Approved
Date 6/10/87
ROUTT COUNTY BUILDING INSPECTOR
All work must meet current UBC, UPC, UFC, LSC, NEC and UMC Standards and constructed to plans approved by the R.C.B.D.
South Property Line Bordered by 60 acre with house and well
SITE PLAN
Reviewed for Code Compliance
09/13/2021

AN ADDITION FOR:

JASON & JORDAN CRANWELL

26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

LEGAL DESCRIPTION
NW4SE4 SEC 22-4-86
ZONING = AF

YVE,
YAMPA VALLEY ENGINEERING, INC.

STRUCTURAL
MECHANICAL
ENGINEERING
DESIGN
DRAFTING
SERVICES

JAMES STEGMAIER, P.E.
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80477
970-870-9229
yvengr@yvengr.com

PLANS FOR:
JASON & JORDAN CRANWELL
26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

JOB NO: 21-017
DRAWN: ECS
DATE: 7-28-21

REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER
T-1

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, PERMITS AND LAWS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL NEW CONSTRUCTION ON THE SITE

3. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS BEFORE STARTING WORK. IF A DISCREPANCY APPEARS BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS, NOTIFY YAMPA VALLEY ENGINEERING AT ONCE.

4. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDUCT. THE JOB SITE SHALL BE FREE OF DEBRIS AND TRASH. MATERIALS AND EQUIPMENT SHALL BE REASONABLY PLACED. EACH SUB-CONTRACTOR ON COMPLETION OF HIS/HER PHASE OF THE JOB SHALL REMOVE ALL DEBRIS,TRASH AND EQUIPMENT.

5. ALL MATERIALS AND EQUIPMENT ON THE JOB SITE SHALL BE STACKED AND PROTECTED PROPERLY TO PREVENT DAMAGES AND OR DETERIORATION.

6. ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. ALL DIMENSIONS ARE TO FACE OF FRAMING AND FACE OF CONCRETE. ALL INTERIOR STUDS ARE TO BE 2X4 UNLESS OTHERWISE NOTED. ALL EXTERIOR STUDS ARE TO BE 2X6 UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL PROVIDE ALL BLOCKING, BACKING, AND FRAMING FOR LIGHT FIXTURES AND ELECTRICAL EQUIPMENT.

8. PROVIDE ALL ACCESS PANELS TO ALL ENCLOSED SPACES,VOIDS AND ATTICS AS REQUIRED BY GOVERNING CODES.

APPLICABLE CODES OF 2021

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2020 NATIONAL ELECTRIC CODE

VICINITY MAP

N

SHEET INDEX

ARCHITECTURALS
T-1 TITLE SHEET
A-0 INFO SHEET
C-1 SITE PLAN
A-1 EXISTING ELEVATION & SECTION
A-2 EXISTING FLOOR PLANS
A-3 PROPOSED ELEVATIONS
A-4 PROPOSED ELEVATION & SECTION
A-5 PROPOSED LOWER LEVEL FLOOR PLAN
A-6 PROPOSED MAIN LEVEL FLOOR PLAN

STRUCTURALS
F-1 FOUNDATION PLAN
F-2 FOUNDATIONS DETAILS
S-1 MAIN FLOOR FRAMING PLAN
S-2 ROOF FRAMING

SYMBOLS

- WINDOW TAG
- DOOR ID (TOP) DOOR WIDTH (BOTTOM)
- SECTION MARK
- DETAIL NUMBER W/ SHEET NUMBER
- EXHAUST FAN
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FLOOR DRAIN (FD)
- ROOF SLOPE (12 / X)
- TOP OF ELEVATION (EL. = 100'-0" T.O. PLYWOOD)

LEGEND

- NATIVE SOILS OR STRUCTURAL FILL
- GRANULAR BACKFILL
- POST
- 2x4 WALL
- 2x6 WALL
- 8" CONCRETE WALL
- RIGID INSULATION
- BATT INSULATION

PROJECT DIRECTORY

OWNER
JASON T JORDAN CRANWELL
P.O. BOX 718
OAK CREEK, COLORADO

LICENSED DESIGN PROFESSIONAL & STRUCTURAL ENGINEER
YAMPA VALLEY ENGINEERING, INC.
1794 KAMAR PLAZA
P.O. BOX 772192
STEAMBOAT SPRINGS, COLORADO 80477
970-870-9229
yvengr@yvengr.com

CONTRACTOR
MAC SPITELLE
846-2917

RCRBD Record Set
T.A.
08/11/2021

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STRUCTURAL
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COLORADO REGISTERED PROFESSIONAL ENGINEER 28255 07-28-21

PLANS FOR:

JASON & JORDAN CRANWELL

26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

JOB NO: 21-017
DRAWN: ECS
DATE: 7-28-21

REVISIONS

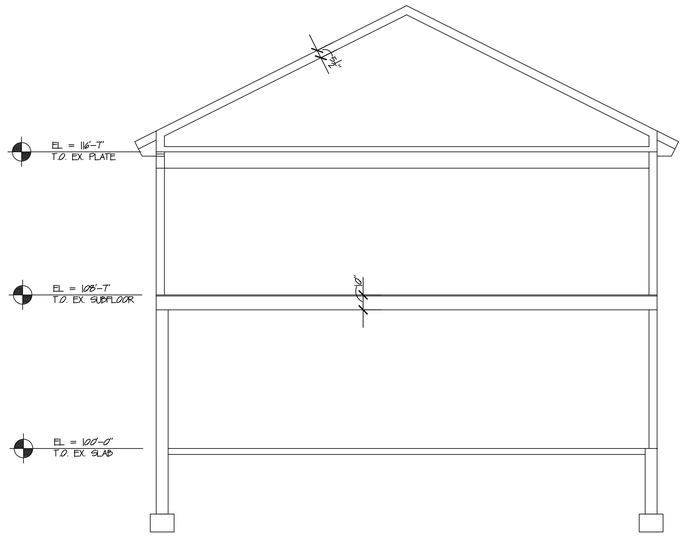
NO.	DATE	DRAWN

SHEET NUMBER

A-0

Reviewed for Code Compliance
09/13/2021

1 / A-1 EXISTING EAST ELEVATION
SCALE 1/4" = 1'-0"



2 / A-1 EXISTING SECTION
SCALE 1/4" = 1'-0"

RCRBD Record Set
C.A.
08/11/2021

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YAMPA VALLEY ENGINEERING, INC.

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PLANS FOR:
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OAK CREEK, COLORADO

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A-1

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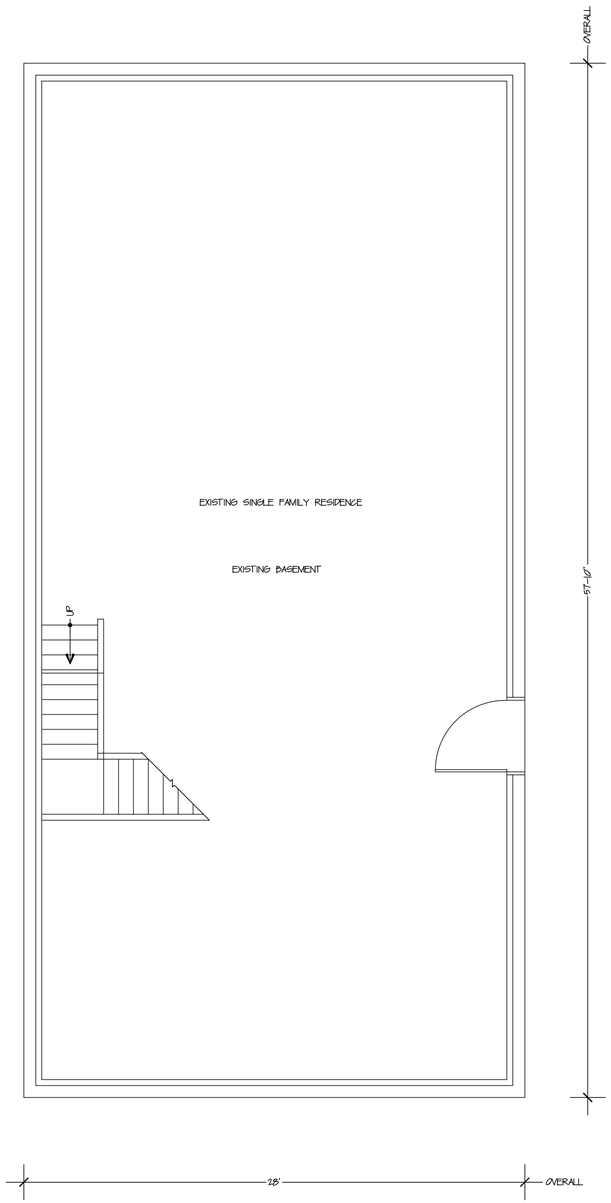
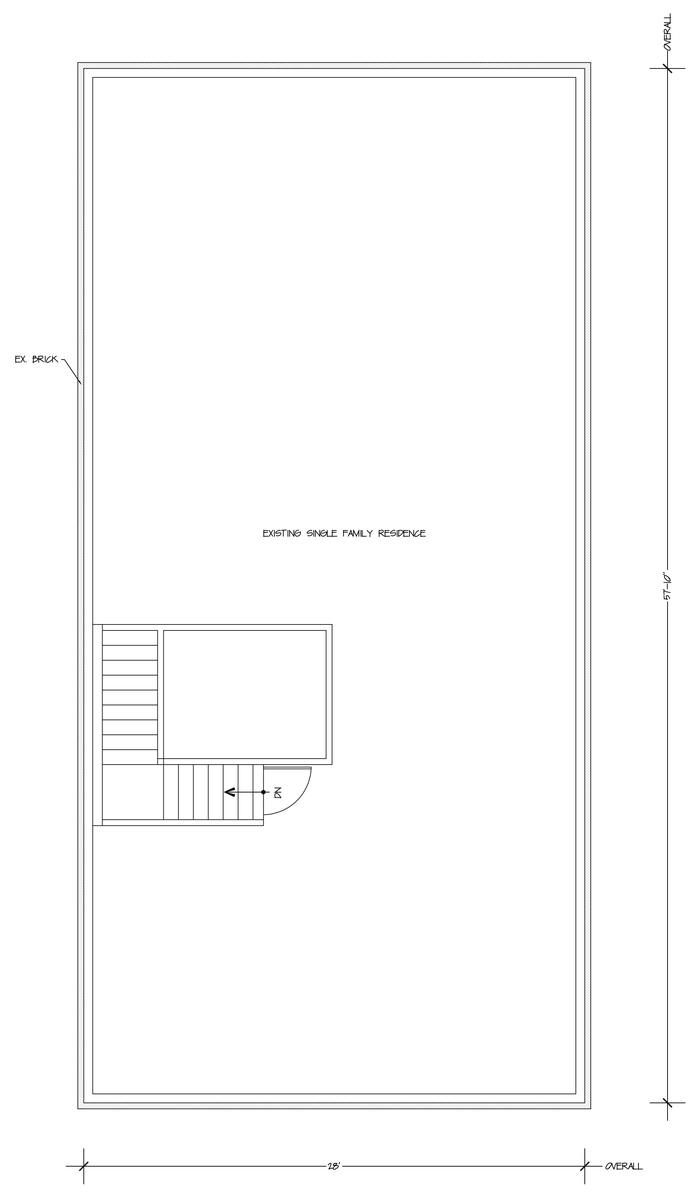


1 A-2 EXISTING LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY EXISTING DIMENSIONS IF DISCREPANCIES ARISE, NOTIFY YAMPA VALLEY ENG. PRIOR TO CONSTRUCTION



2 A-2 EXISTING MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY EXISTING DIMENSIONS IF DISCREPANCIES ARISE, NOTIFY YAMPA VALLEY ENG. PRIOR TO CONSTRUCTION

RCRBD Record Set
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PLANS FOR:
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OAK CREEK, COLORADO

JOB NO: 21-017
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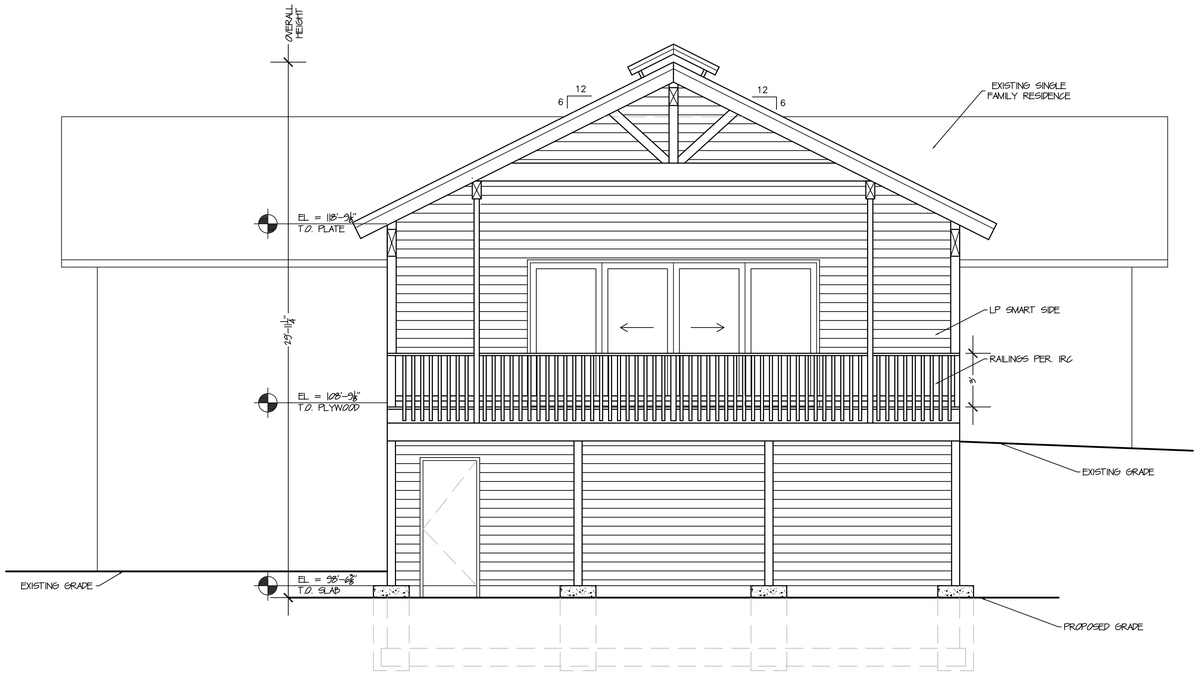
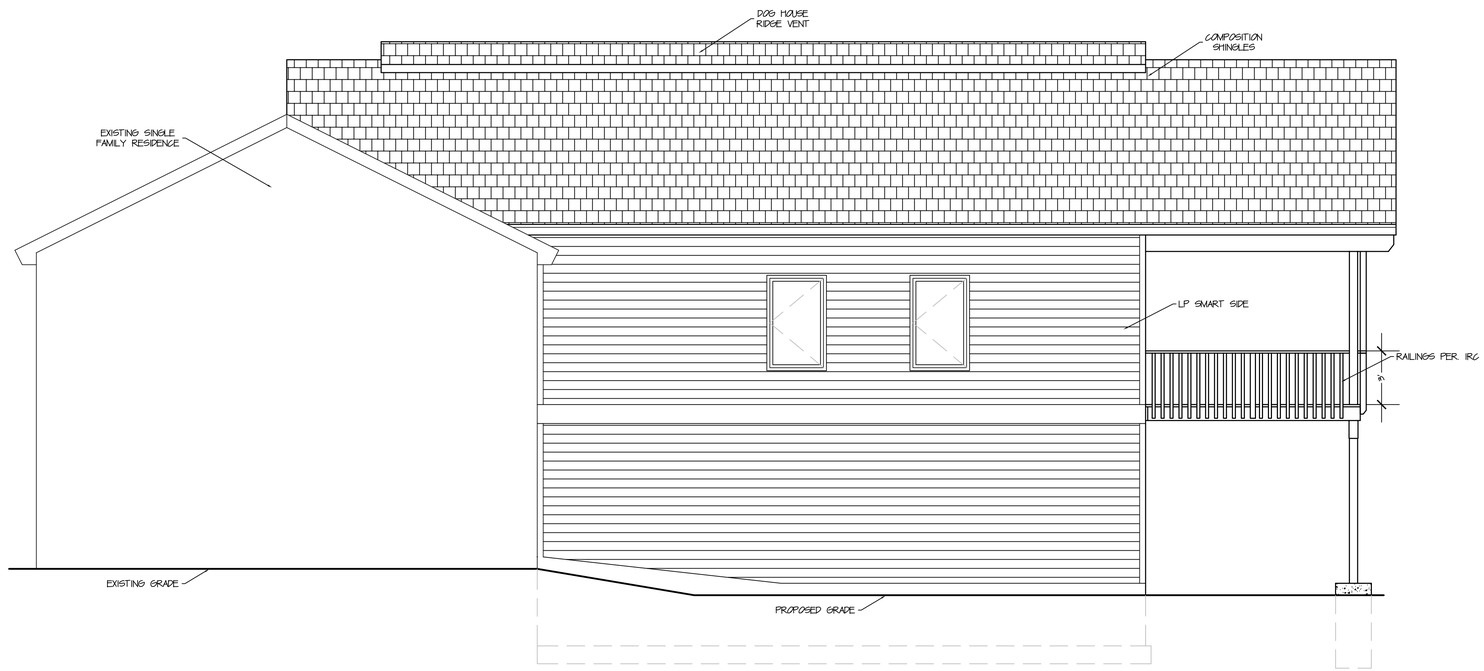
NO.	DATE	DRAWN

SHEET NUMBER
A-2

Reviewed for Code Compliance
09/13/2021



1 A-3 PROPOSED EAST ELEVATION
SCALE 1/4" = 1'-0"



2 A-3 PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

RCRBD Record Set
T.A.
08/11/2021

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STATE OF COLORADO REGISTERED PROFESSIONAL ENGINEER 39255 07-28-21

PLANS FOR:
JASON & JORDAN CRANWELL
26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

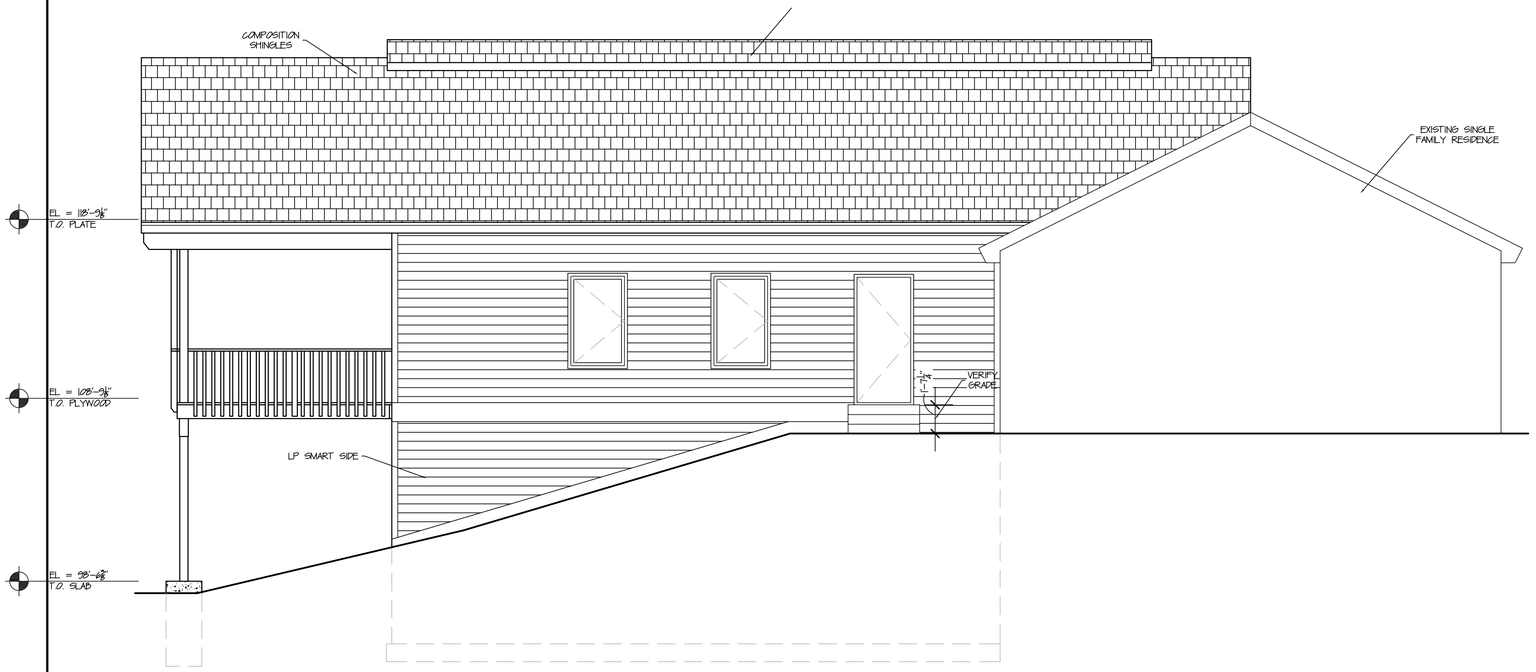
JOB NO: 21-017
DRAWN: ECS
DATE: 7-28-21

REVISIONS

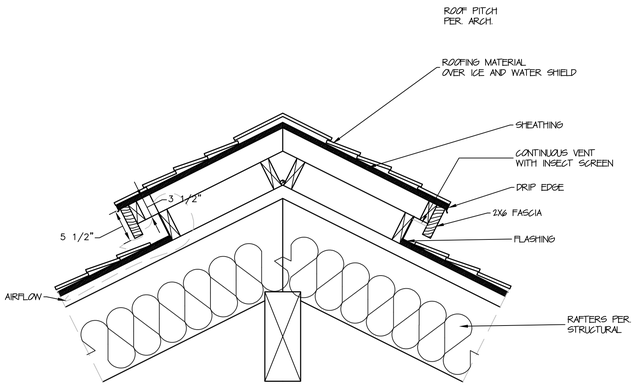
NO.	DATE	DRAWN

SHEET NUMBER
A-3

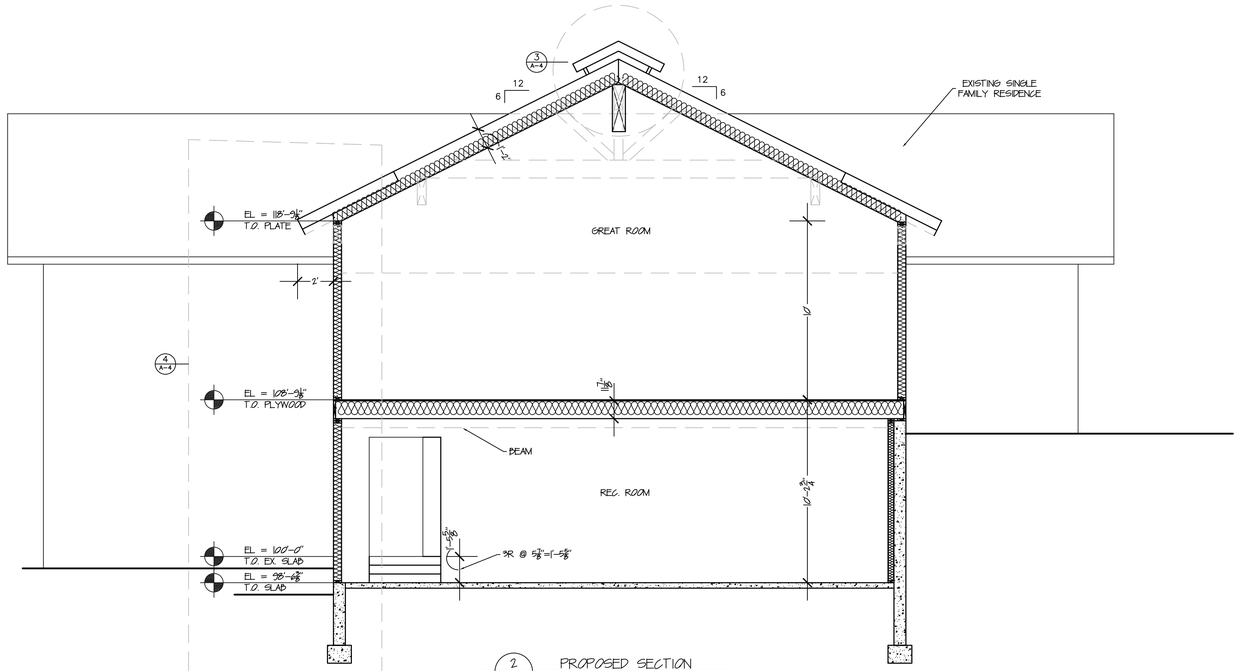
Reviewed for Code Compliance
09/13/2021



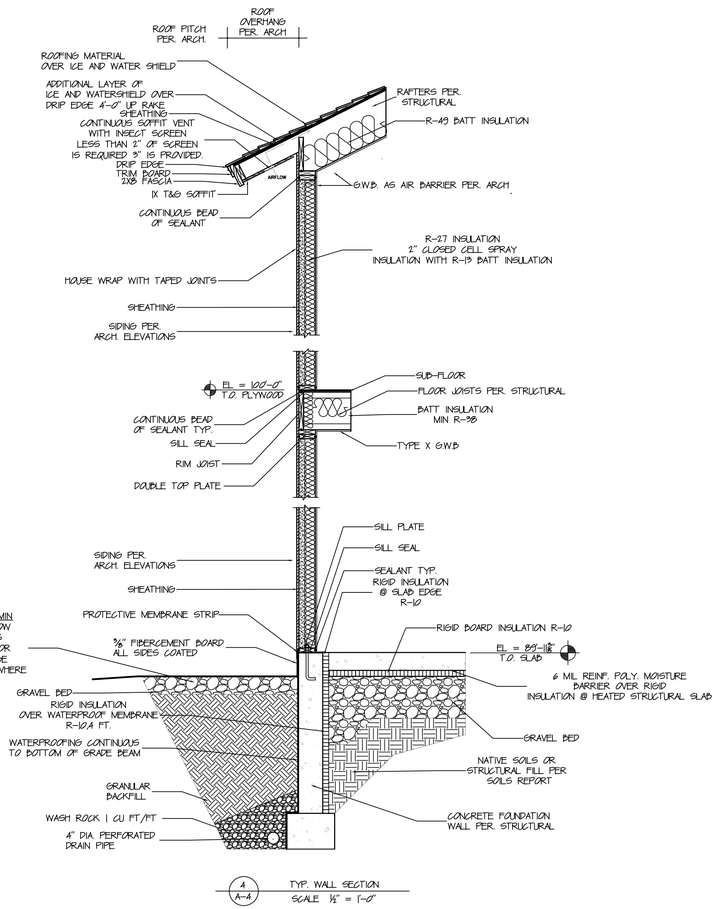
1 / A-4 PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



3 / A-4 TYP. RIDGE VENT
SCALE 1" = 1'-0"



2 / A-4 PROPOSED SECTION
SCALE 1/4" = 1'-0"



4 / A-4 TYP. WALL SECTION
SCALE 1/2" = 1'-0"

RCRBD Record Set
C.A.
08/11/2021

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COLORADO REGISTERED PROFESSIONAL ENGINEER 39255 PROFESSIONAL ENGINEER 07-28-21

PLANS FOR:
JASON & JORDAN CRANWELL
26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

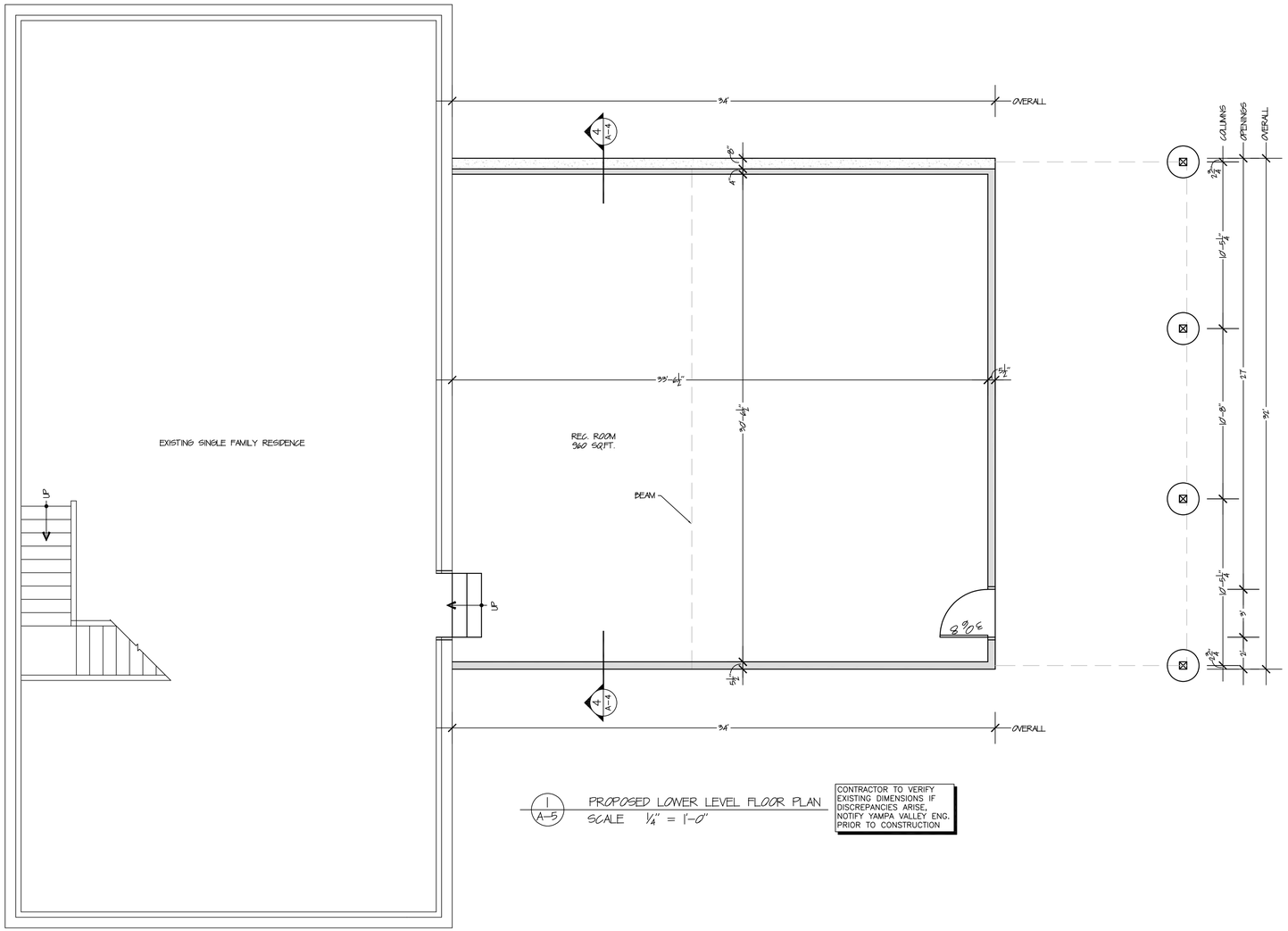
JOB NO:	21-017
DRAWN:	ECS
DATE:	7-28-21

REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER
A-4

Reviewed for Code Compliance
09/13/2021



1 A-5 PROPOSED LOWER LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY EXISTING DIMENSIONS IF DISCREPANCIES ARISE, NOTIFY YAMPA VALLEY ENG. PRIOR TO CONSTRUCTION

YVE,
YAMPA VALLEY ENGINEERING, INC.

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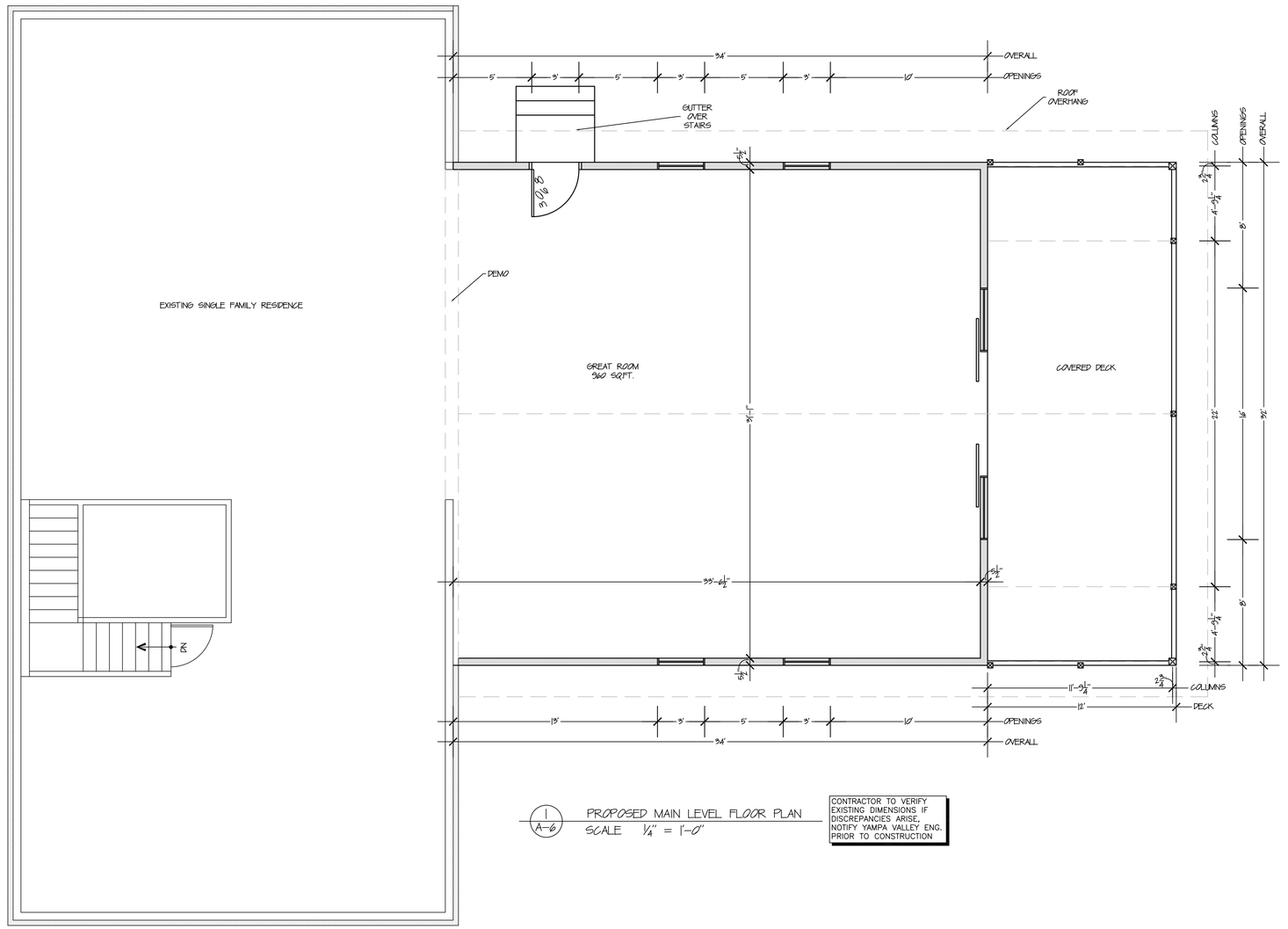
PLANS FOR:
JASON & JORDAN CRANWELL
26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

JOB NO: 21-017
DRAWN: ECS
DATE: 7-28-21

REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER
A-5



1 / A-6 PROPOSED MAIN LEVEL FLOOR PLAN
SCALE 1/4" = 1'-0"

CONTRACTOR TO VERIFY EXISTING DIMENSIONS IF DISCREPANCIES ARISE, NOTIFY YAMPA VALLEY ENG. PRIOR TO CONSTRUCTION

RCRBD Record Set
L.A.
08/11/2021

YVE,
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STATE OF COLORADO REGISTERED 37255 PROFESSIONAL ENGINEER
07-28-21

PLANS FOR:
JASON & JORDAN CRANWELL
26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

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A-6

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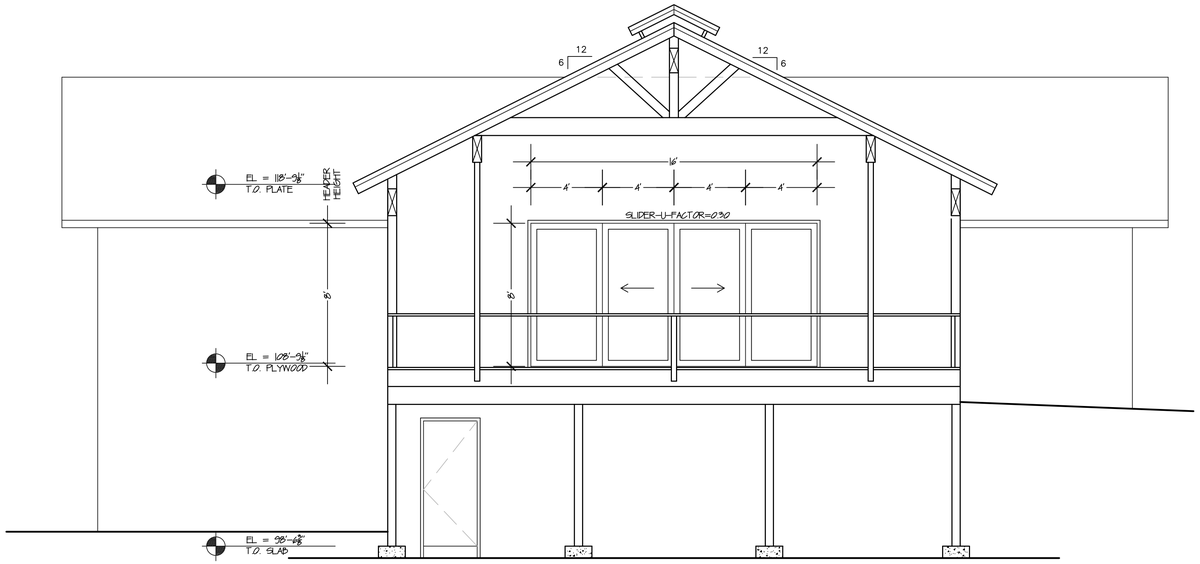
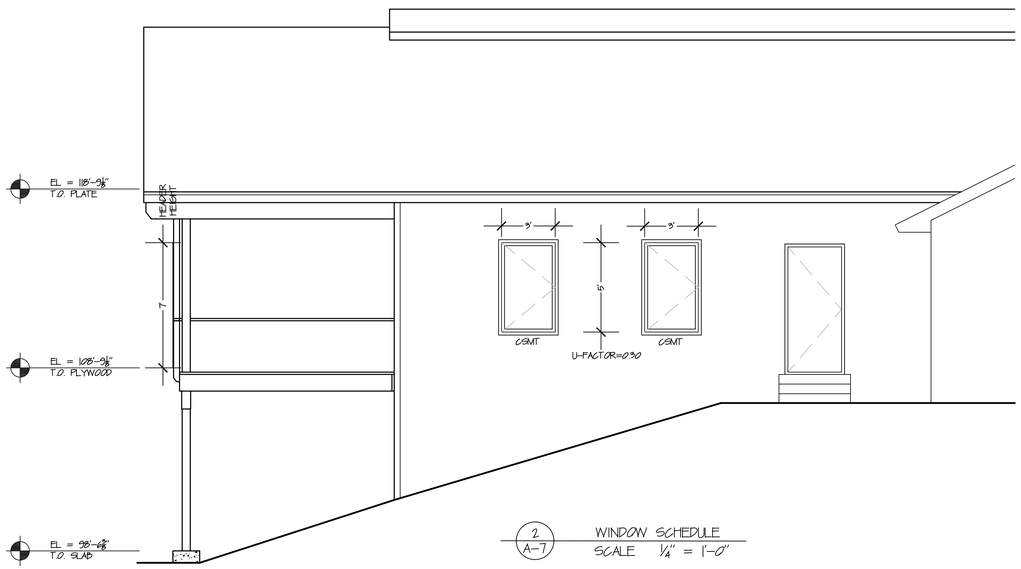
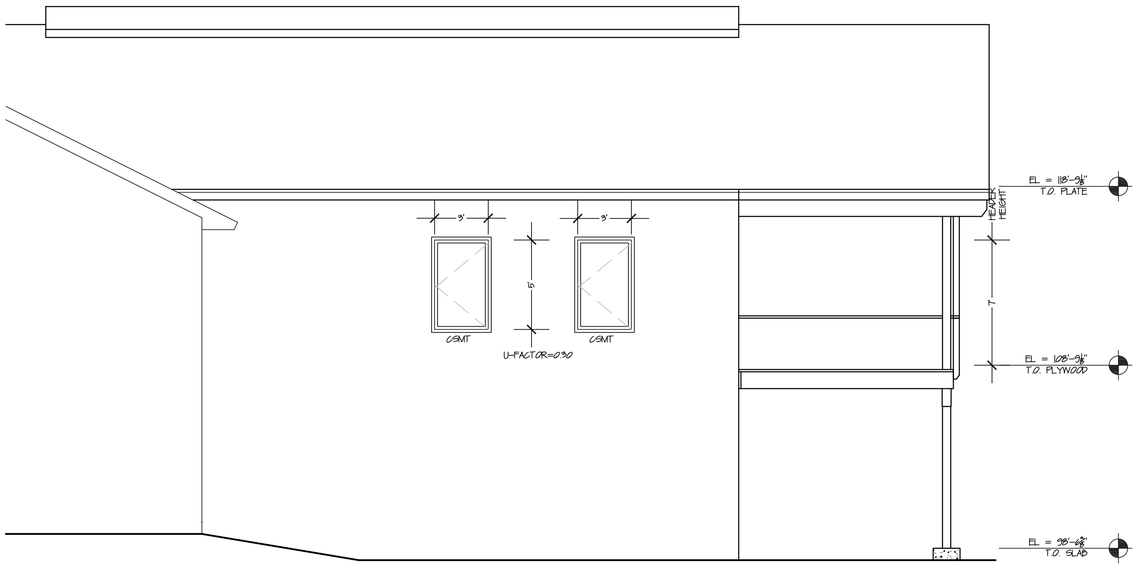


1 / A-7 WINDOW SCHEDULE
SCALE 1/4" = 1'-0"



2 / A-7 WINDOW SCHEDULE
SCALE 1/4" = 1'-0"



3 / A-7 PROPOSED SOUTHWEST ELEVATION
SCALE 1/4" = 1'-0"

RCRBD Record Set
L.A.
08/11/2021

YVE,
YAMPA VALLEY ENGINEERING, INC.

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COLORADO REGISTERED
JAMES E. STEGMAIER
29255
PROFESSIONAL ENGINEER
07-28-21

PLANS FOR:
JASON & JORDAN CRANWELL
26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

JOB NO: 21-017
DRAWN: ECS
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REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER
A-7

Reviewed for
Code Compliance
09/13/2021

Design Loads

Roof	85 PSF
Floors	40 PSF
Decks	
Covered	40 PSF
Balconies	60 PSF
Uncovered	xx PSF
Elevated Garage Floors	50 PSF or 2,000# applied over 20 inches.
Wind	115 MPH, Exposure C
Seismic design category	B
Maximum soil bearing pressure	3000 PSF
Minimum soil bearing pressure	500 PSF
Equivalent Fluid Pressure	
Active	45 PCF
Passive	250PCF

On-site soil conditions are assumed for foundation design purposes. Any deviations in the assumed conditions shall be reported to Yampa Valley Engineering, Inc, which may require substantial design changes. The contractor/owner is proceeding with the assumed on-site conditions at their own risk.

The design herein and all construction standards shall utilize the 2018 International Residential/Building Code.

Concrete:

1. Place footings on firm, undisturbed natural soil. Footings placed on compacted fill shall require the approval of a geotechnical engineer.
2. No concrete shall be poured on frozen sub-grade or be subject to freezing conditions until fully cured.
3. All concrete form work shall be adequately braced and tied to form true lines, square corners and plumb walls. Trench forming is not allowed.
4. All cast-in-place concrete shall be type I/II and develop 3,000 PSI compressive strength in 28 days.
5. All concrete work and reinforcement detailing shall be in accordance with ACI Building Code 301 and 318.
6. All reinforcing shall be deformed bars conforming to ASTM A615 grade 60. Deformed bars specified to be field bent, stirrups, and ties can be grade 40, UNO.
7. Welded wire fabric shall conform to ASTM 185 and shall be lapped 1 full mesh at splices and be tied together.
8. Concrete protection for reinforcement shall be:
   - -3" minimum for concrete cast against earth
   - -2" minimum for concrete poured in forms
   - -3/4" in slabs and walls, not exposed to weather
9. Reinforcement shall be fabricated and placed per ACI 315. Make all bars continuous around corners. Lap splices shall be a minimum of 50 bar diameters.
10. Slabs, footings, and walls shall not have joints in a horizontal plane. Any stop in concrete work (cold joints) must be made at a third point of span with vertical bulkheads and horizontal shear keys. Continue top bar in wall down through corners of openings for 2'-0" & tie with a vertical bar 3' from opening.
11. Anchor bolts shall be spaced at 36" O.C. and within 12" of each foundation corner or end of mudsill plate. Anchor bolts shall have 7" minimum concrete penetration.
12. Provide all accessories necessary to support reinforcing at positions shown on the plans and in accordance with ACI 318.
13. All concrete walls shall be mechanically vibrated.
14. Floor slabs shall be placed with construction joints per the geotechnical report or 10ft max spacing and/or as shown on the plans.

Metals:

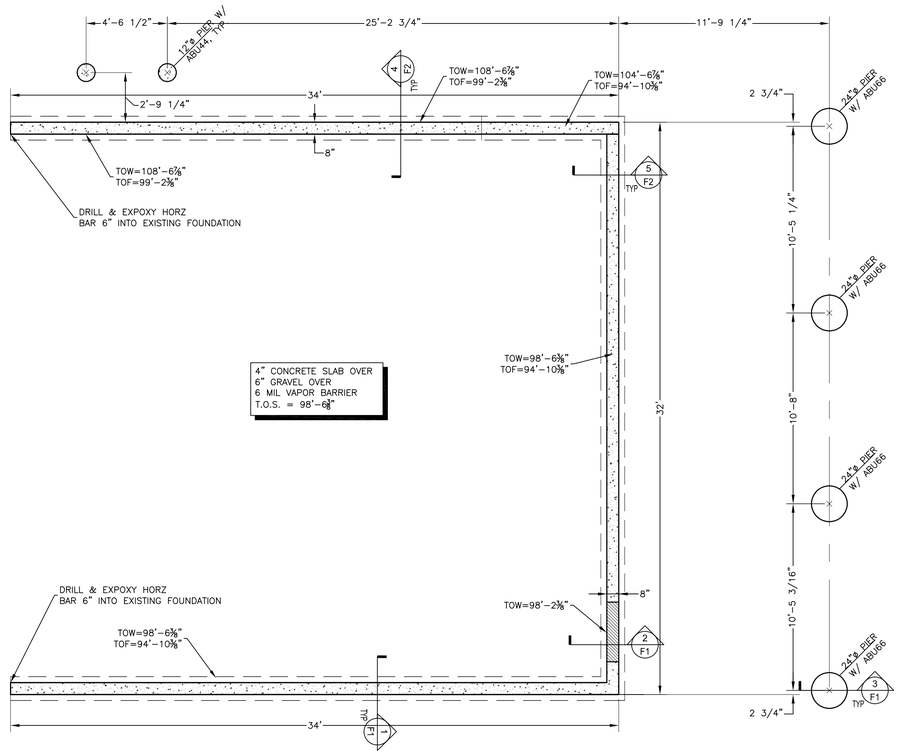
1. All steel shall conform to the following:
   - Beams: A992
   - Angles & miscellaneous: ASTM A36
   - Bolts: ASTM 307
   - Tube Columns: ASTM A500, Grade B 46ksi
2. Fitted web stiffeners shall be 3/8" plates welded continuous on each side of steel beam web under point loads above and at points of support.
3. Miscellaneous clips, anchors and connectors shall be Simpson strong tie or approved equal, unless otherwise noted. Products shall be installed in accordance with manufacturer's instructions.
4. All steel shall be fabricated and erected per AISC Steel Construction Manual.
5. Welding shall be done by a qualified welders with E70XX electrodes.
6. Anchor bolts installed in contact with pressure treated wood shall meet the manufacturers specifications for corrosion protection.
7. All steel beams shall have wood nailer plates with ½"ø carriage bolts at 36" glued, UNO. ALT: 5/32"ø drive pins at 24".

Carpentry:

1. All framing not specifically shown, detailed, or drawn on plan shall comply with the non-engineered requirements specified in the IRC.
2. Minimum nailing and wood structural panel attachments shall be as specified in TABLE #R602.3(1) of the IRC. Additional nailing or attachment required for connections are per plan.
3. All treated lumber shall be treated in accordance with AWPA Standard U1 to the requirements of the intended use.
4. All 2"-4" thick dimensional framing lumber shall be visually graded, S-dry with the following minimum design values:
   - Wall framing: SPF Stud grade or better, E=1,200,000 psi, Fb=675 psi, Ft=350 psi, Fv=135 psi, $Fc_{\perp}$=425 psi, $Fc_{\parallel}$=725 psi
   - Joist or Rafter:
   - SPF No.2 or better, E=1,400,000 psi, Fb=875 psi, Ft=450 psi, Fv=135 psi, $Fc_{\perp}$=425 psi, $Fc_{\parallel}$=1,150 psi
   - DF-L (N) No.1/No.2 or better, E=1,600,000 psi, Fb=850 psi, Ft=500 psi, Fv=180 psi, $Fc_{\perp}$=625 psi, $Fc_{\parallel}$=1400 psi
5. All 2"-4" dimensional lumber in contact with concrete or masonry shall be treated and have the following minimum design values:
   - Hem-Fir No.2 or better, E=1,300,000 psi, Fb=850 psi, Ft=525 psi, Fv=150 psi, $Fc_{\perp}$=405 psi, $Fc_{\parallel}$=1300 psi
6. All 5" thick and greater dimensional timber framing lumber shall be visually graded, S-dry with the following minimum design values:
   - Beams: DF-L (N) No.1 or better, E=1,600,000 psi, Fb=1,300 psi, Ft=675 psi, Fv=170 psi, $Fc_{\perp}$=625 psi, $Fc_{\parallel}$=925 psi
   - Columns: DF-L (N) No.1 or better, E=1,600,000 psi, Fb=1,200 psi, Ft=825 psi, Fv=170 psi, $Fc_{\perp}$=625 psi, $Fc_{\parallel}$=1,000 psi
7. All structural glued laminated beams shall be AITC stressed rated and have the following minimum design values:
   - Single Span: (24F-V4) E=1,800,000 psi, Fbc=2,400 psi, Fbt=1,450 psi, $Fc_{\perp}$=650 psi Fv=265 psi, SG=0.50
   - Multiple Span: (24F-V8) E=1,800,000 psi, Fbc=2,400 psi, Fbt=2,400 psi, $Fc_{\perp}$=650 psi Fv=265 psi, SG=0.50
   - Glu-lam beams in exterior applications shall be exterior rated.
8. All engineered wood shall be Trus Joist or approved equivalent with the following minimum design values:
   - LVL: E=1,900,000 psi, Fb=2,600 psi, Ft= 1,555 psi, $Fc_{\perp}$=750 psi $Fc_{\parallel}$=2,510 psi, Fv=285 psi, SG=0.50
   - LSL: E=1,300,000 psi, Fb=1,700 psi, Ft= 1,075 psi, $Fc_{\perp}$=680 psi $Fc_{\parallel}$=1,400 psi, Fv=400 psi, SG=0.50
   - PSL: E=2,000,000 psi, Fb=2,900 psi, Ft= 2,025 psi, $Fc_{\perp}$=750 psi $Fc_{\parallel}$=2,900 psi, Fv=290 psi, SG=0.50
9. All prefabricated wood I-joists shall be Trus Joist or approved equivalent with the following minimum design values:
   - 11⅞" TJI 210: Mr=3,620 ft-lbs, V=1,655 lbs, EI=283x10^6 sq.in.-lbs
   - Rim Joist: Per Manufacturer
10. All Roof sheathing shall be:
    - MIN. 19/32" APA Rated 40/20 Exp. 1
11. All Floor sheathing shall be:
    - MIN. 23/32" APA Rated 48/24 Exp. 1 T&G, glued and nailed.
12. All Wall sheathing shall be:
    - MIN. 7/16" APA Rated 24/16 Exp. 1.
13. All prefabricated I-joists, pre-engineered trusses, specified connectors shall be installed per manufacturers specifications.
14. Wood framing members, including wood sheathing, that are in contact with exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood.
15. ALL EXTERIOR WALLS SHALL BE SHEATHED. Exterior walls shall be a minimum 2 x 6 @ 16" OC, UNO.
16. Interior bearing walls shall be 2x6 @ 16", UNO. For bearing walls perpendicular to floor framing provide full height solid blocking between bays. For bearing walls parallel to floor framing provide additional double floor joists under bearing wall or balloon frame bearing wall below to underside of sheathing.
17. Interior partitions (non load bearing) shall be 2x4 @ 16". Support partitions with 2x blocking @ 24" between joists, top and bottom.
18. All loads, point or distributed, shall have have continuous uninterrupted path to foundation. 2x squash blocks between floor assembly to match column above.
19. Provide solid blocking between joists at all supports, beams or bearing walls. Provide 1x4 cross-bridging or 2x blocking at not over 8' on center for all wood joists.
20. Minimum header size shall be 2-2x10's, UNO.
21. All king and trimmer studs per plan. Minimum 1 king and 1 trimmer stud at wall openings. All headers consisting of two or more LVL's shall have minimum 2 trimmers and 1 king.
22. Pre-engineered, pre-fabricated trusses shall be designed by a Registered Professional Engineer and shall comply with all applicable codes and the Truss Plate Institute requirements. Truss to Truss connections are by manufacturer.
23. Over-framing rafters shall be 2x6 minimum with 2x6 minimum ridge, supported at 32" O.C. max directly to rafter or truss below. 2x10 sleepers shall support joist ends at valleys. Joist supports shall be horizontally blocked at bottom.

Erection Requirements:

1. Do NOT scale construction documents, if a dimension is necessary and not shown, Yampa Valley Engineering shall be contacted for dimension needed for construction.
2. If a discrepancy exists between the architectural and structural drawings, Yampa Valley Engineering shall be contacted immediately to rectify the discrepancy.
3. All structural elements are shown in final erected position. The contractor is responsible for all sequence of construction, shoring, bracing, or temporary work associated to achieve the final structure.
4. The main level floor shall be installed prior to the backfill of any foundation wall or adequate bracing must be provided by the contractor to ensure foundation wall stability.
5. The basement slab shall be installed and cured prior to the backfill of any foundation wall or adequate bracing must be provided by the contractor to ensure foundation wall stability.
6. Expansive soils may or may not be present on-site. All concrete slabs on grade shall be separated from all building finishes to allow for slab movement. Slab movement is caused by numerous conditions, the owner/contractor should take the necessary precautions to limit slab heave. Yampa Valley Engineering shall not be held liable for damage caused by slab movement.



1 FOUNDATION PLAN

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

FOUNDATION SYMBOLS

- POINT FROM ABOVE
- BEAM POCKET
- CONCRETE WALL & FOOTER
- POUR OVER AT DOOR OPENING
- SECTION MARK
- REVISION TAG
- ELEVATION TAG (T.O. xxxx / 100'-0")
- SCHEDULE MARK (XX-x / (x/xx)) (DETAIL #/SHEET)

N

PLAN NORTH

SCALE: ¼" = 1'-0"

0' 1' 2' 5' 10' 15'

RCRBD Record Set
T.A.
08/11/2021

YVE, YAMPA VALLEY ENGINEERING, INC.

STRUCTURAL
MECHANICAL
ENGINEERING
DESIGN
DRAFTING
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JAMES STEGMAIER, P.E.
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970-870-9229
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JAMES STEGMAIER 39255 REGISTERED PROFESSIONAL ENGINEER 07-30-21

PLANS FOR:

JASON & JORDAN CRANWELL

26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

JOB NO:	21-017
DRAWN:	BB
DATE:	7-28-21

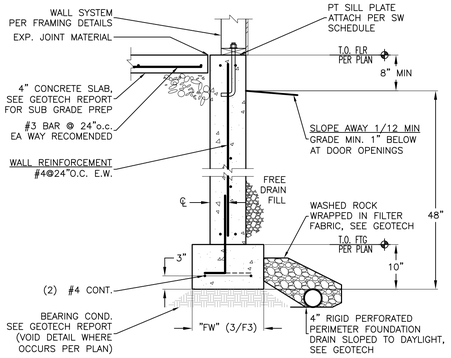
REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER

F-1

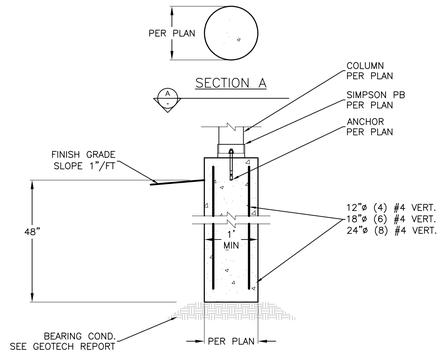
Reviewed for Code Compliance
09/13/2021



NOTES:
1. MAINTAIN 3" COVER FOR CONC. POURED ON EARTH. 2" FOR FORMED CONC.
2. ENERGY CODE DETAILS PER ARCHITECTUAL PLANS.

1 CONCRETE WALL

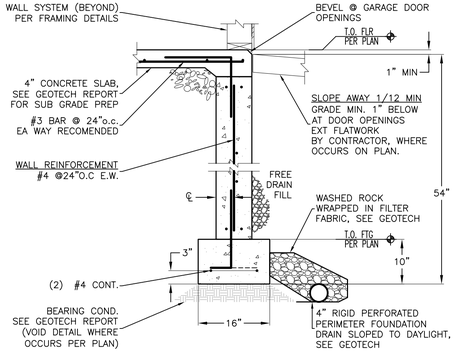
NO SCALE



NOTES:
1. MAINTAIN 3" COVER TO CONC. POURED ON EARTH. 2" TO FORMED CONC.

3 CONCRETE PIER

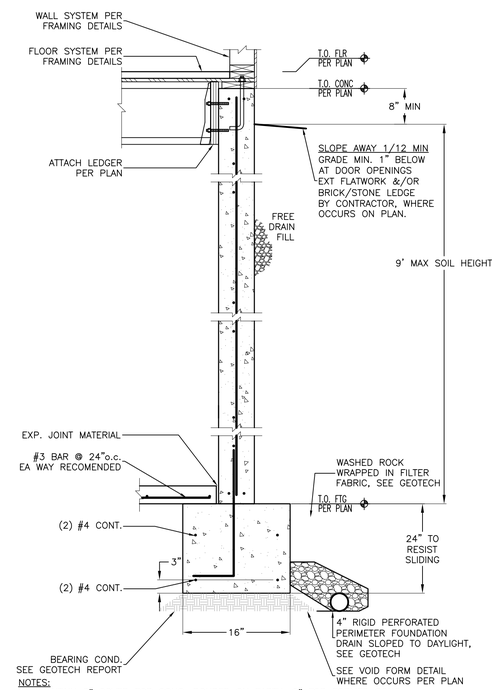
NO SCALE



NOTES:
1. MAINTAIN 3" COVER FOR CONC. POURED ON EARTH. 2" FOR FORMED CONC.
2. ENERGY CODE DETAILS PER ARCHITECTUAL PLANS.

2 CONCRETE WALL @ DOOR OPENING

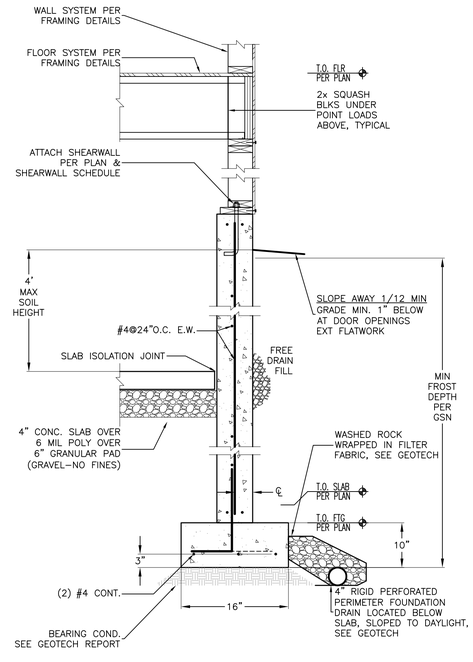
NO SCALE



NOTES:
1. MAINTAIN 3" COVER FOR CONC. POURED ON EARTH. 2" FOR FORMED CONC.
2. ENERGY CODE DETAILS PER ARCHITECTUAL PLANS.

4 TALL CONCRETE WALL

NO SCALE



NOTES:
1. MAINTAIN 3" COVER FOR CONC. POURED ON EARTH. 2" FOR FORMED CONC.
2. ENERGY CODE DETAILS PER ARCHITECTUAL PLANS.

5 CONCRETE WALL

NO SCALE

RCRBD Record Set
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08/11/2021

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JASON & JORDAN CRANWELL
26355 HIDDEN MESA DRIVE
OAK CREEK, COLORADO

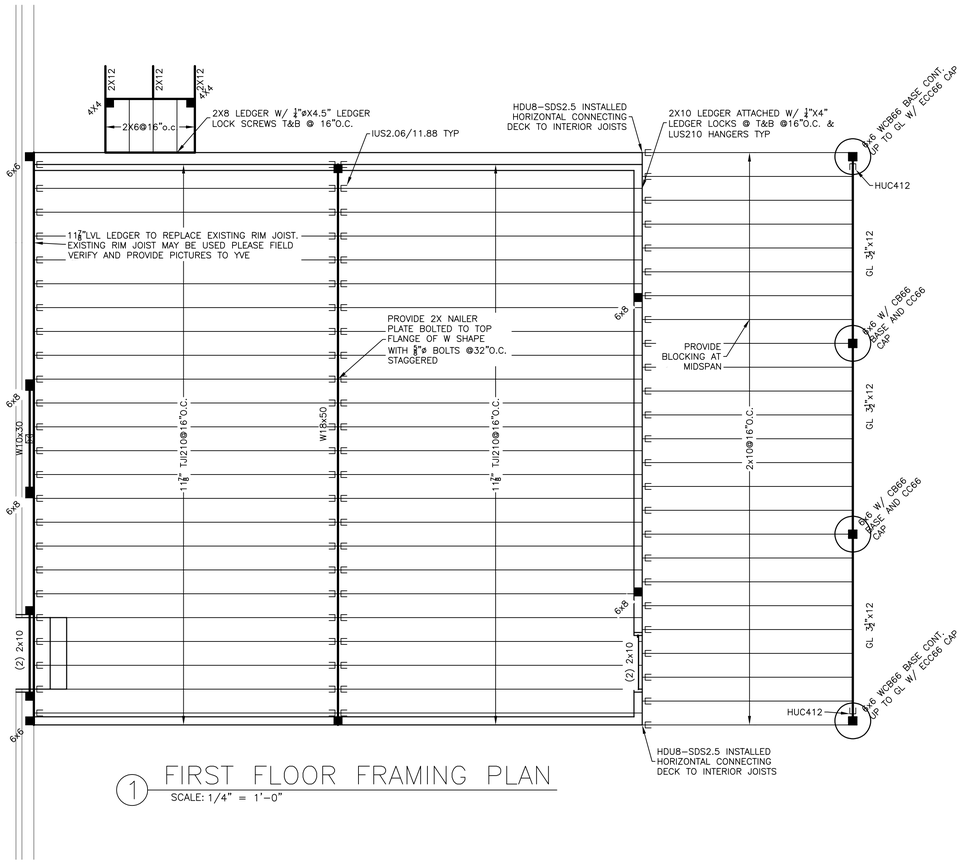
JOB NO: 21-017
DRAWN: BB
DATE: 7-28-21

REVISIONS

NO.	DATE	DRAWN

SHEET NUMBER
F-2

Reviewed for Code Compliance
09/13/2021



1 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING NOTES

1. ALL FRAMING NOT SPECIFICALLY SHOWN , DETAILED, OR DRAWN ON PLAN SHALL COMPLY WITH THE NON-ENGINEERED REQUIREMENTS SPECIFIED IN THE IRC.
2. ALL LOADS, POINT OR DISTRIBUTED, SHALL HAVE CONTINUOUS UNINTERRUPTED PATH TO FOUNDATION. 2X SQUASH BLOCKS BETWEEN FLOOR ASSEMBLY TO MATCH COLUMN ABOVE.
3. MINIMUM HEADER SIZE SHALL BE 2-2X10'S, UNO.
4. ALL KING AND TRIMMER STUDS PER PLAN. MINIMUM 1 KING AND 1 TRIMMER STUD AT WALL OPENINGS.
5. ALL HEADERS CONSISTING OF TWO OR MORE LVL's SHALL HAVE A MINIMUM 2 TRIMMERS AND 1 KING.

N

PLAN NORTH

SCALE: ¼" = 1'-0"

0' 1' 2' 5' 10' 15'

LEGEND

- × — POINT FROM ABOVE
- ■ — POST TO BELOW
- ⊠ — POST TO HEADER
- ⊗ — BEAM TO BEAM CONNECTION
- 2X_ BEARING WALL
- OVERBUILD
- X — REVISION TAG

RCRBD Record Set
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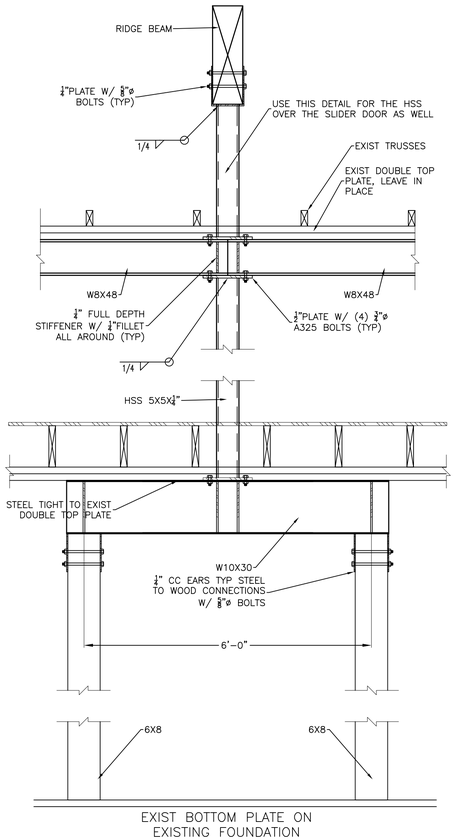
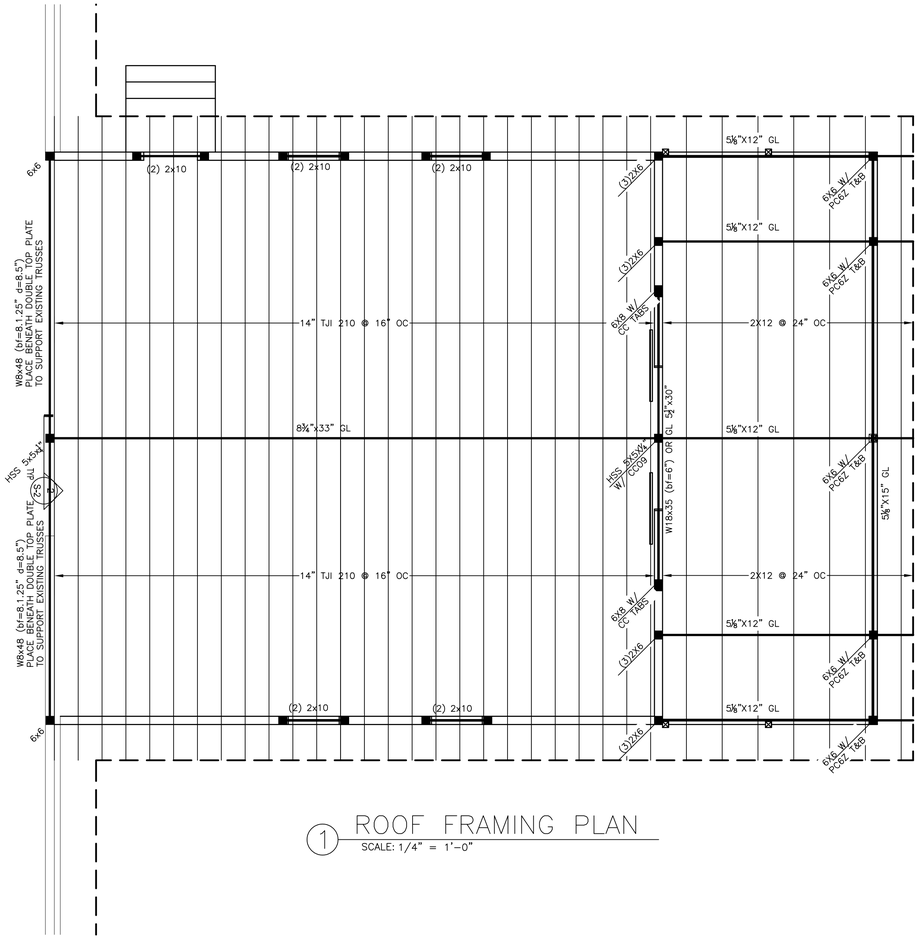


EXIST BOTTOM PLATE ON EXISTING FOUNDATION

2 STEEL COLUMN TO STEEL BEAM SPREADER

NO SCALE



1 ROOF FRAMING PLAN

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

FRAMING NOTES

1. ALL FRAMING NOT SPECIFICALLY SHOWN , DETAILED, OR DRAWN ON PLAN SHALL COMPLY WITH THE NON-ENGINEERED REQUIREMENTS SPECIFIED IN THE IRC.
2. ALL LOADS, POINT OR DISTRIBUTED, SHALL HAVE CONTINUOUS UNINTERRUPTED PATH TO FOUNDATION. 2X SQUASH BLOCKS BETWEEN FLOOR ASSEMBLY TO MATCH COLUMN ABOVE.
3. MINIMUM HEADER SIZE SHALL BE 2-2X10'S, UNO.
4. ALL KING AND TRIMMER STUDS PER PLAN. MINIMUM 1 KING AND 1 TRIMMER STUD AT WALL OPENINGS.
5. ALL HEADERS CONSISTING OF TWO OR MORE LVL's SHALL HAVE A MINIMUM 2 TRIMMERS AND 1 KING.

N

PLAN NORTH

SCALE: ¼" = 1'-0"

0' 1' 2' 5' 10' 15'

LEGEND

- × — POINT FROM ABOVE
- ■ — POST TO BELOW
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- 2X_ BEARING WALL
- OVERBUILD
- X — REVISION TAG

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