

GENERAL NOTES AND DESIGN SPECIFICATIONS

- GENERAL NOTES:
1. EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS, BUT BECAUSE SAND CREEK POST & BEAM CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR, IT BECOMES THE OBLIGATION OF THE USER TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS AND PERSONALLY BE RESPONSIBLE FOR THEM.
 2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE OVER SMALLER SCALE.
 3. ALL MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS ARE DESIGN/BUILD FURNISHED BY THE MECHANICAL/ELECTRICAL CONTRACTOR FOR THEIR USE.
 4. ALL TIMBERS ARE FULL DIMENSION ROUGH SAWN UNLESS NOTED. SILL PLATE IS 2X TREATED UNLESS NOTED OTHERWISE. WE RECOMMEND SILL SEALER BE INSTILLED BENEATH THE SILL PLATE.
 5. WHERE FEASIBLE INSTALL THE BOLTS IN THE PLATE JOINERY SO THAT THE NUTS CAN BE ACCESSED FROM THE INTERIOR OF THE BARN. THE SIDING OR FRAMING MAY NEED TO BE NOTCHED SLIGHTLY FOR PLATE AND BOLT CLEARANCE.
 6. VERIFY WINDOW AND DOOR ROUGH OPENINGS BEFORE FRAMING.
 7. WE RECOMMEND 1X3 BREAKER BOARD BE INSTALLED AT SIDING SPLICES. WE RECOMMEND THAT THE CONTRACTOR INSTALL Z FLASHING @ ALL BREAKER BOARD LOCATIONS.
 8. EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, AND PROJECTIONS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING IS NOT SUPPLIED BY SAND CREEK POST & BEAM.
 9. ANY MATERIALS SHOWN ON THESE DRAWINGS WHICH ARE NOT WRITTEN IN YOUR CONTRACT OR INCLUDED IN THE SAND CREEK POST & BEAM MATERIALS LIST ARE TO BE PROVIDED BY THE BUYER.

FOUNDATION NOTES:
THE STRUCTURAL ENGINEER ON RECORD WHO HAS STAMPED THE PLANS HAS RECEIVED, READ AND DESIGNED THE PROJECT IN ACCORDANCE WITH THE SOILS REPORT SUBMITTED BY THE CUSTOMER.

1. LOCAL BUILDING CODE SPECIFICATIONS REGARDING WATERPROOFING, DAMPPROOFING AND VENTILATION OF FOUNDATION WALLS AND SLABS, TAKE PRECEDENCE OVER THE STANDARD INFORMATION SHOWN IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUYER, OR ON SITE FOUNDATION CONTRACTOR TO SATISFY THE LOCAL BUILDING CODE REQUIREMENTS.

SOIL: FOOTINGS ARE DESIGNED TO A MIN. SOIL CAPACITY OF 1000 PSF.

SOILS REPORT COMPLETED: JANUARY 29, 2022 BY GREGORY H. HERMANN COLORADO P.E. #17422

SLABS: CONCRETE SLABS SHALL CONFORM TO A 28 DAY STRENGTH OF 3000 PSI AND FOOTINGS TO A STRENGTH OF 2500 PSI.

CODE: 2018 INTERNATIONAL BUILDING CODE & LOCAL CODES

LOADS
ROOF LIVE/DEAD LOAD: 16 PSF
GROUND SNOW LOAD: 50 PSF
WIND LOAD = 115 MPH (ULT.) 10" EXPOSURE (3 SECOND GUST)
SEISMIC DESIGN CATEGORY: C
IMPORTANCE CATEGORY: II

PROJECT LOCATION

ADDRESS: 34130 WHIFFLE TREE TRAIL
OAK CREEK, CO 80461

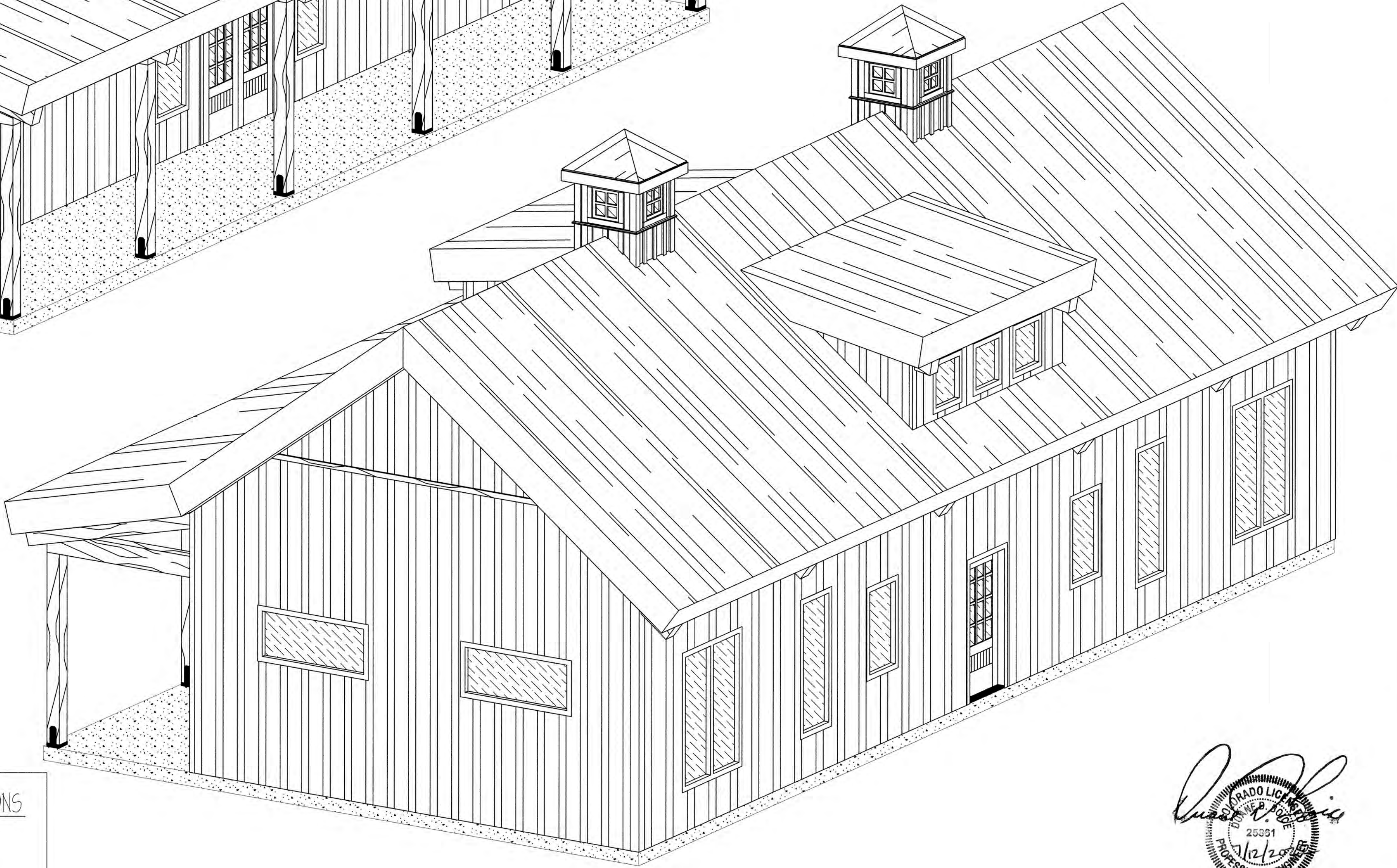
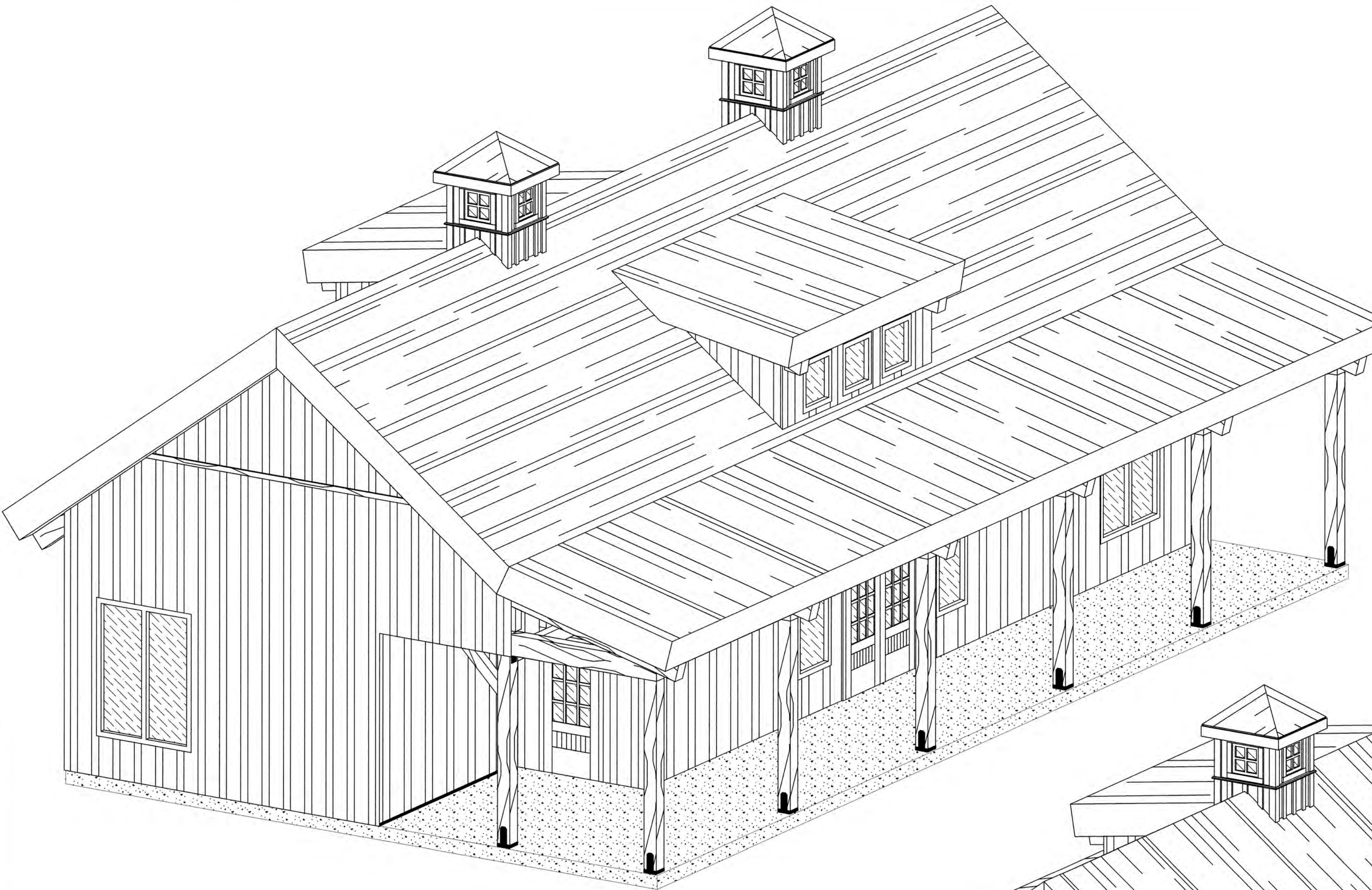
WOOD TYPE

STRUCTURAL FRAMING: DOUG FIR #1 OR BETTER

FOUNDATION NOTES:
LOCAL BUILDING CODE SPECIFICATIONS TAKE PRECEDENCE OVER THE STANDARD INFORMATION SHOWN IN THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE BUYER, OR ON SITE FOUNDATION CONTRACTOR TO SATISFY THE LOCAL BUILDING CODE REQUIREMENTS. SOIL CONDITION, FROSTLINE DEPTH, LOCAL CODES, HIDDEN CONDITIONS AND GRADE VARIATION TO BE BUILDERS FINAL DETERMINATION FACTOR IN SIZING OF FOOTINGS AND RELATED DETAILS. FOOTINGS AND DETAILS SHOWN ARE FOR ILLUSTRATION ONLY. POST AND BEAM FRAMED STRUCTURES TRANSMIT HEAVY CONCENTRATED LOADS THROUGH THE POSTS TO THE FOUNDATION. WE RECOMMEND FOUNDATION DESIGN TAKE THIS INTO CONSIDERATION.

REVISION HISTORY

REV#	DATE:	DESCRIPTION:
0	2/4/2021	INITIAL DRAWINGS
1	02/25/2021	MODIFIED LAYOUT, ADDED FOUNDATION PLAN
2	03/15/2021	MODIFIED BATHROOMS ON FLOOR LAYOUT, REMOVED MID ROOM WINDOW
3	04/14/2021	FINAL PLAN SET
4	04/24/2021	ENGINEER REDLINES
5	06/08/2021	PERMITTING CHANGES
6	07/08/2021	FOUNDATION CHANGE
7	08/00/2021	--
8	08/00/2021	--
9	08/00/2021	--



COVER SHEET

NOTE: LINE 3D DIAGRAMS ON COVER SHEET
(SHEET #1) ARE REPRESENTATIONAL ONLY AND ARE
NOT INTENDED FOR USE AS CONSTRUCTION DRAWINGS

- RCRBD Approval Notes:
1. The entire home is subject to field inspection and compliance with your energy code checklist stamped in the documents, all portions of the home must meet this checklist.
 2. All windows subject to glazing if in hazardous locations must be field inspected for approval.
 3. Address visible on final inspection.
 4. Bath exhaust required in bathrooms, unless natural ventilation is met.
 5. Hard wires smoke/CO alarms per code.
 6. Blower door test must be passed.
 7. Separate electrical, mechanical, plumbing permits must be obtained.
 8. All stairs, guardrails, handrails installed per code and field inspected.

Reviewed for
Code Compliance

07/12/2022

SHEET INDEX

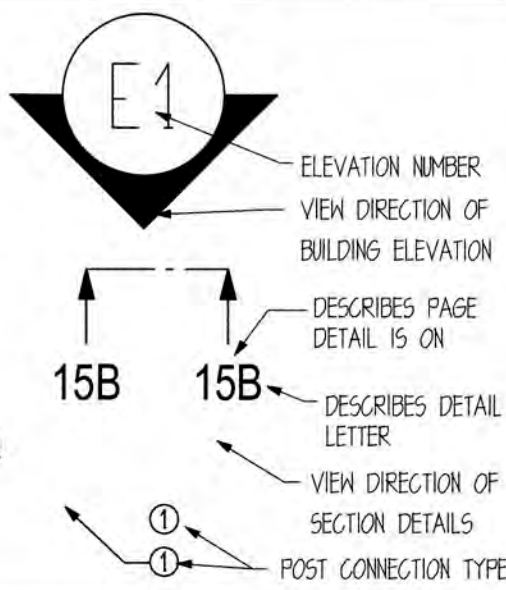
- 1 COVER SHEET
- 2 EXTERIOR ELEVATIONS
- 3 BUILDING SECTIONS
- 4 MAIN FLOOR LAYOUT
- 5 FOUNDATION PLAN
- 6 BENT DETAILS
- 7 PLATE SCHEMATICS
- 8 ISO FRAME
- 9 BENT LAYOUT
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- 12 EXTERIOR WALL SECTION
- 13 FULL BUILDING SECTIONS
- 14 EXTERIOR WALL SECTION
- 15 ATTACHMENT AND CONNECTIONS
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- 17 WINDOW INSTALLATION
- 18 MAIN FLOOR SHEAR WALL PLAN

LIST BELOW ARE ITEMS SHOWN IN
DRAWINGS BUT ARE NOT PROVIDED
BY SAND CREEK POST AND BEAM

- FINISHED ROOFING MATERIAL
- FLASHING MATERIAL
- DOORS AND WINDOWS

SYMBOLS

- WOOD IN SECTION
- CONCRETE IN SECTION
- SAND OR GRAVEL IN SECTION
- STEEL IN SECTION
- BATT INSULATION IN SECTION
- INSULATION NAILBASE IN SECTION
- ARCH ROOF
- BOARD AND BATTEN SIDING



STANDARD ABBREVIATIONS

CONC	CONCRETE	MAX	MAXIMUM
CONT	CONTINUOUS	MIN	MINIMUM
DBL	DOUBLE	NTS	NOT TO SCALE
DF	DOUGLAS FIR	OC	ON CENTER
EA	EACH	OH	OVERHEAD
EXT	EXTERIOR	SCPB	SAND CREEK POST & BEAM
FF	FINISHED FLOOR	STD	STANDARD
FIG	FOOTING	T&G	TONGUE & GROOVE
INSUL	INSULATION	TYP	TYPICAL
INT	INTERIOR		

SAND CREEK
Post & Beam

CUSTOMER: KEELIN REGAN-REED

STYLE: PONDROSA COUNTRY BARN

DRAWN BY: CV

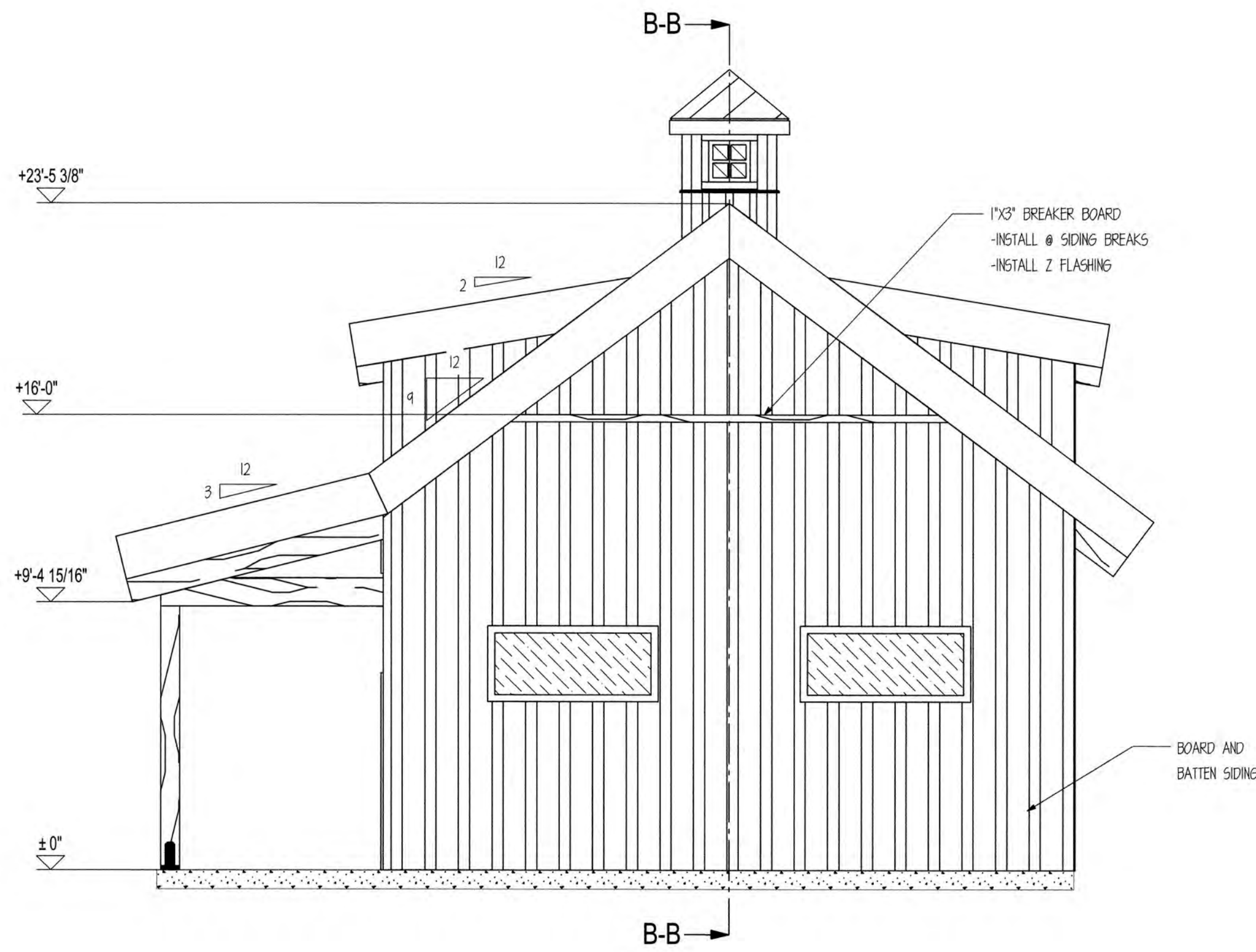
JOB CODE: KREI21-I

REVISION: 6 (07/08/2022)

DRAWING STATUS: FINAL PLAN SET

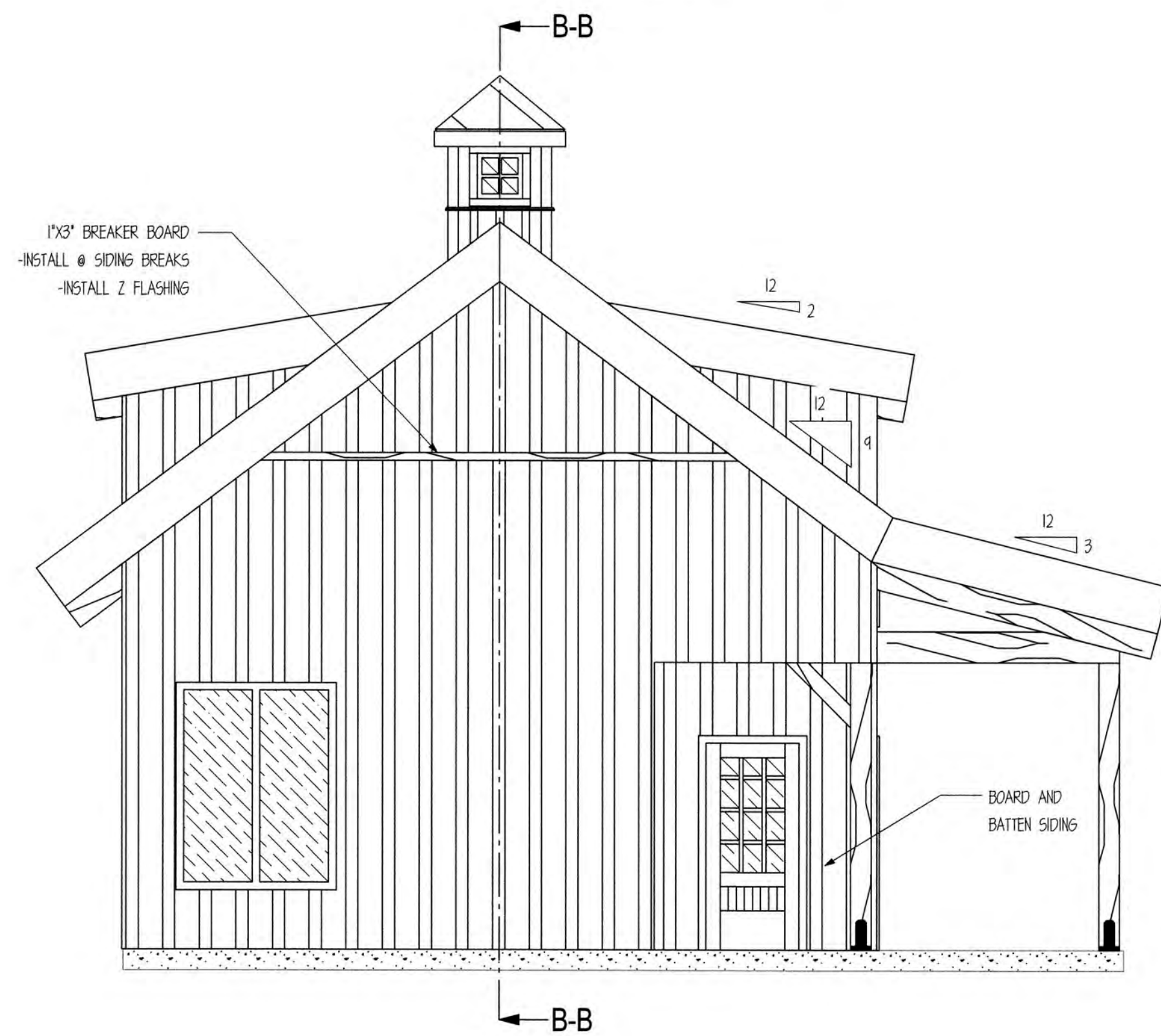
SAND CREEK POST & BEAM
116 W. 1st St
WAYNE, NE 68787

PH: (402) 833-5600
FAX: (402) 833-5602
Toll-free: 1 888-489-1680

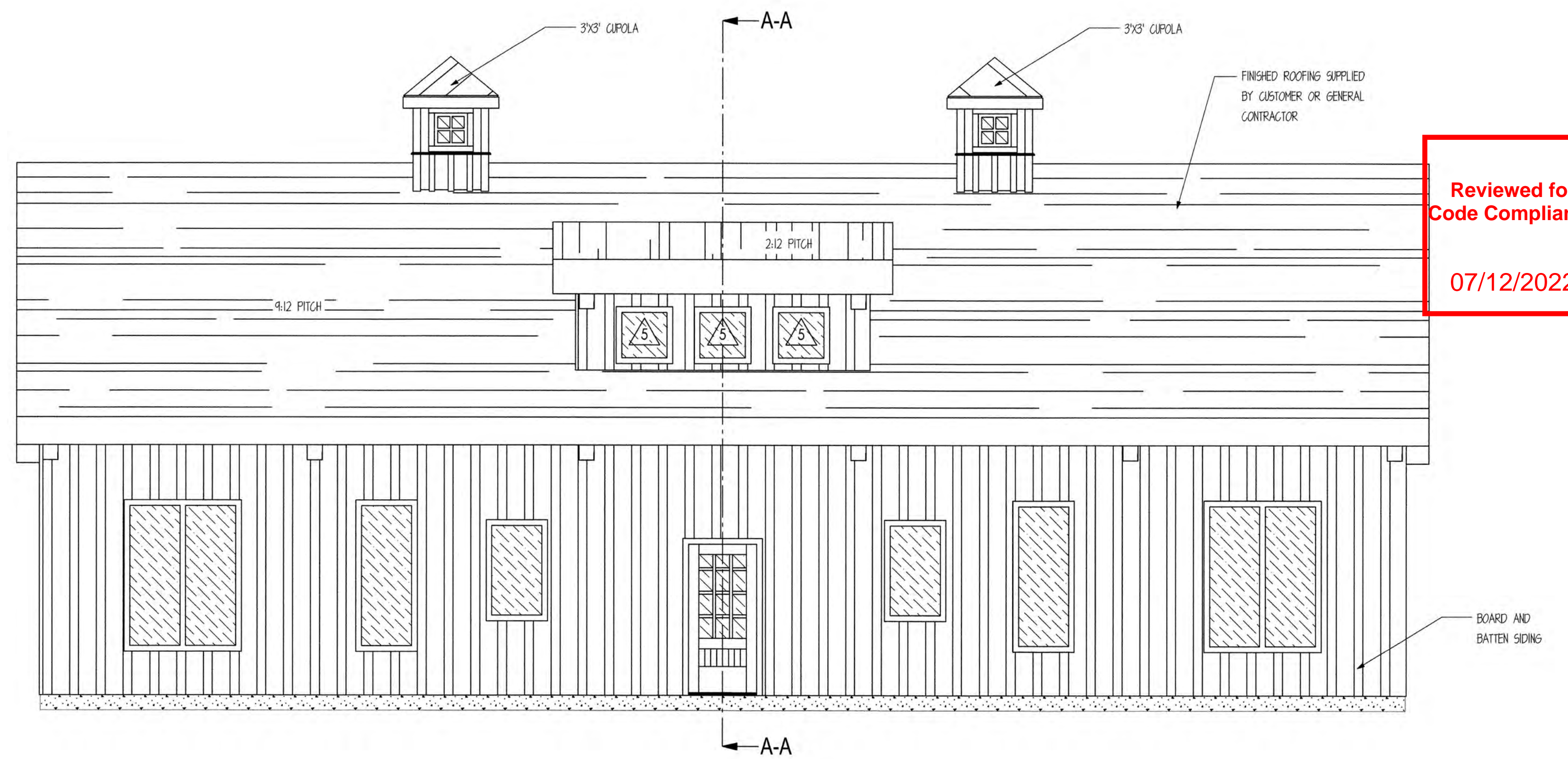


E1 FRONT ELEVATION
SCALE: 1/4" = 1'

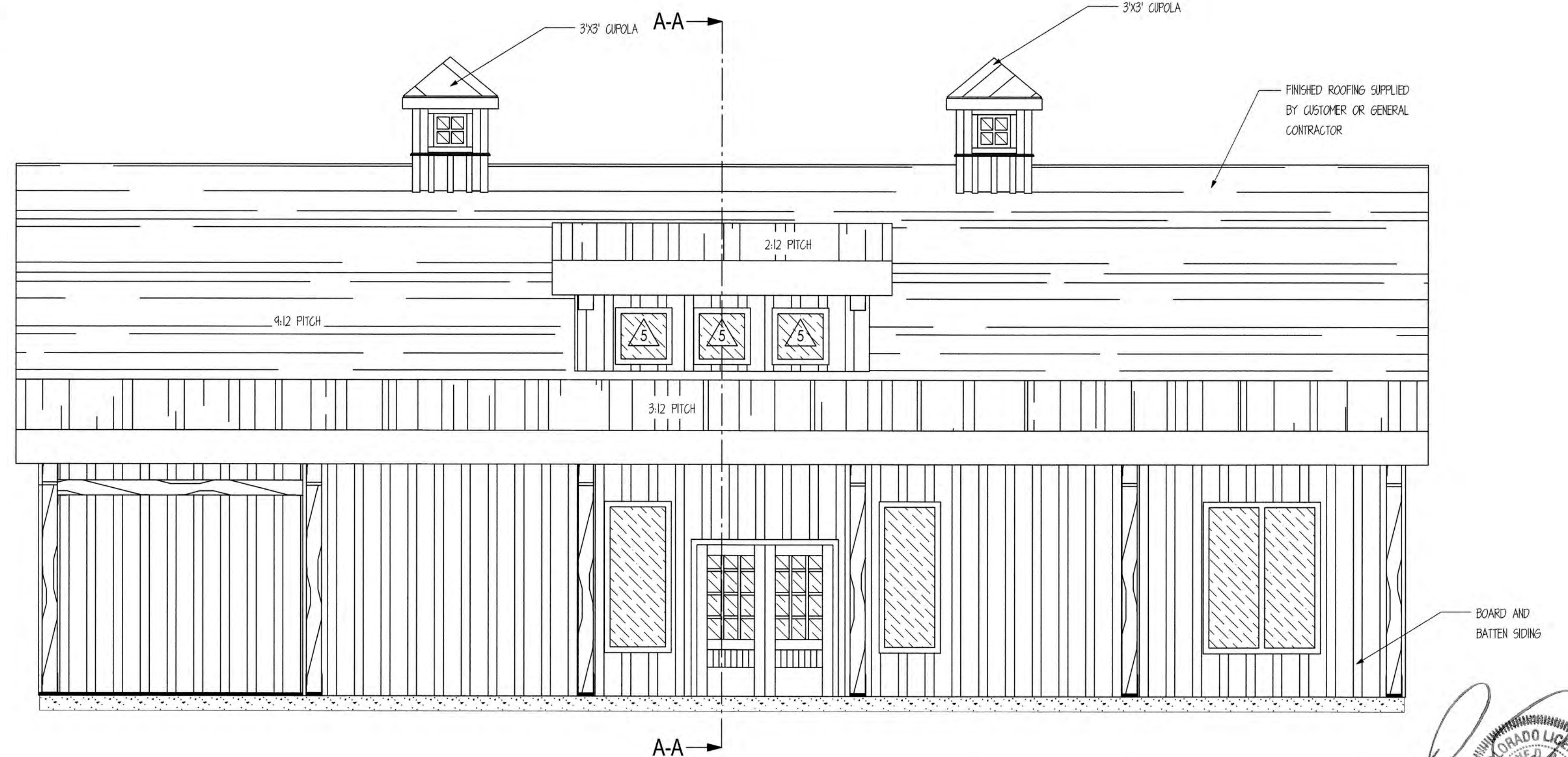
NOTE: WINDOWS AND
DOORS NOT SUPPLIED
BY SAND CREEK POST &
BEAM



E3 REAR ELEVATION
SCALE: 1/4" = 1'



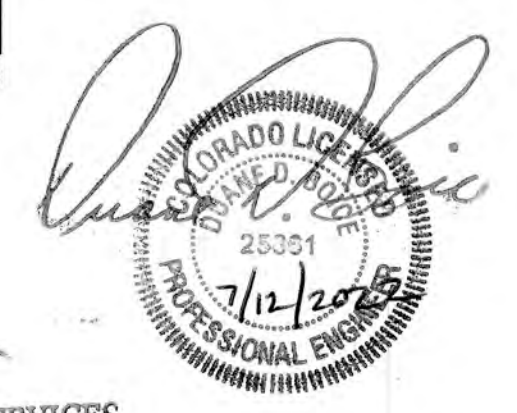
E2 RIGHT ELEVATION
SCALE: 1/4" = 1'



E4 LEFT ELEVATION
SCALE: 1/4" = 1'

STRUCTURAL DETAILS ONLY
DESIGNED BY
ENGINEERING & TECHNICAL SERVICES

Reviewed for
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07/12/2022



SHEET NOTES:
1. BREAKER BOARD LOCATION IS APPROX. ONLY AND SHOULD BE INSTALLED ON SITE TO MATCH SIDING LENGTH PROVIDED.
2. DOOR AND WINDOW LOCATIONS ARE APPROX. ONLY. EXACT LOCATIONS TO BE VERIFIED BY CUSTOMER AND GENERAL CONTRACTOR.
3. FINISHED ROOFING MATERIAL TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR. ROOFING UNDERLAYMENT PROVIDED BY SAND CREEK POST & BEAM.

**SAND CREEK
Post & Beam**

CUSTOMER: KEELIN REGAN-REED

JOB CODE: KREI21-I

STYLE: PONDROSA COUNTRY BARN

REVISION: 6 (01/08/2022)

DRAWN BY: CV

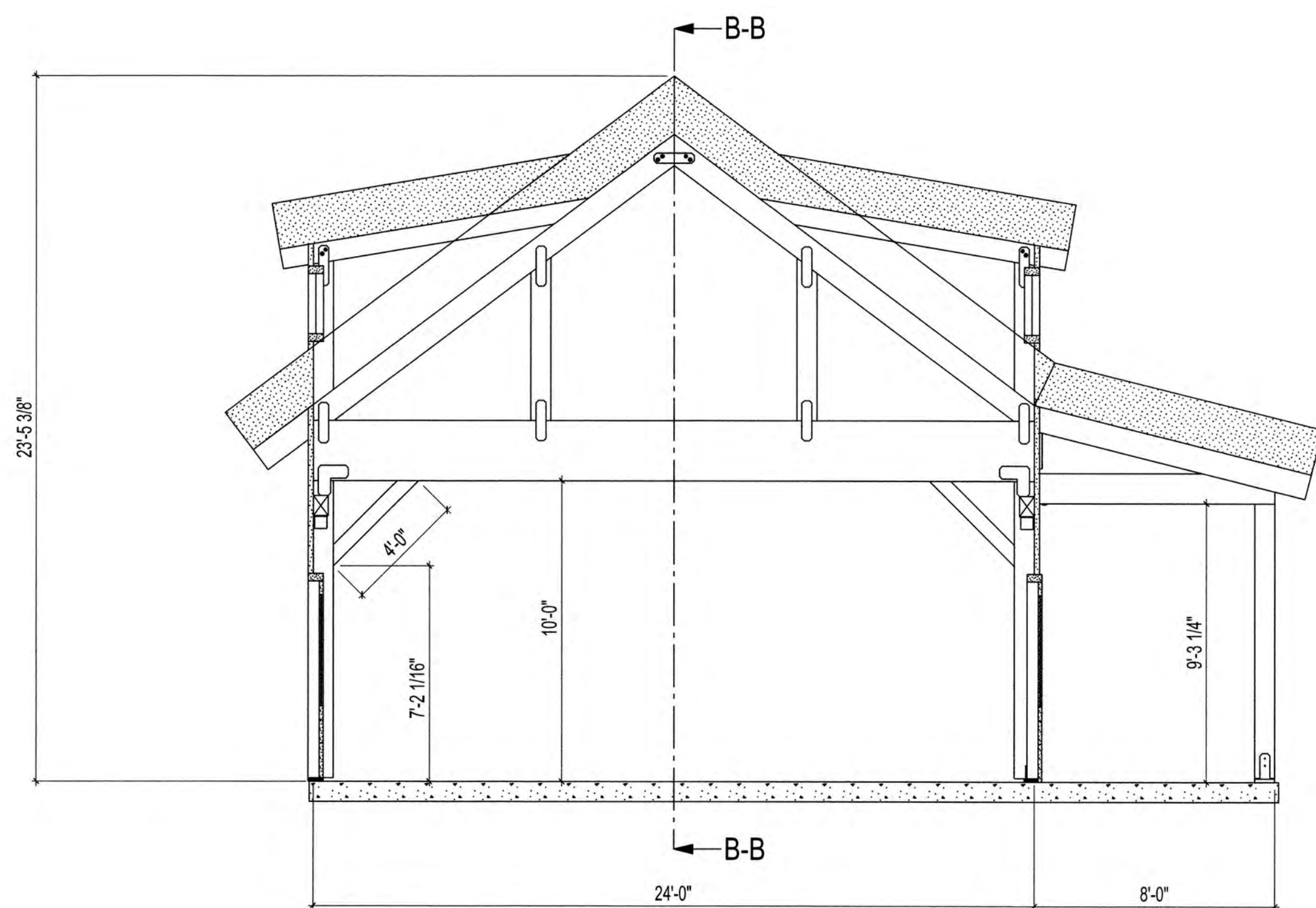
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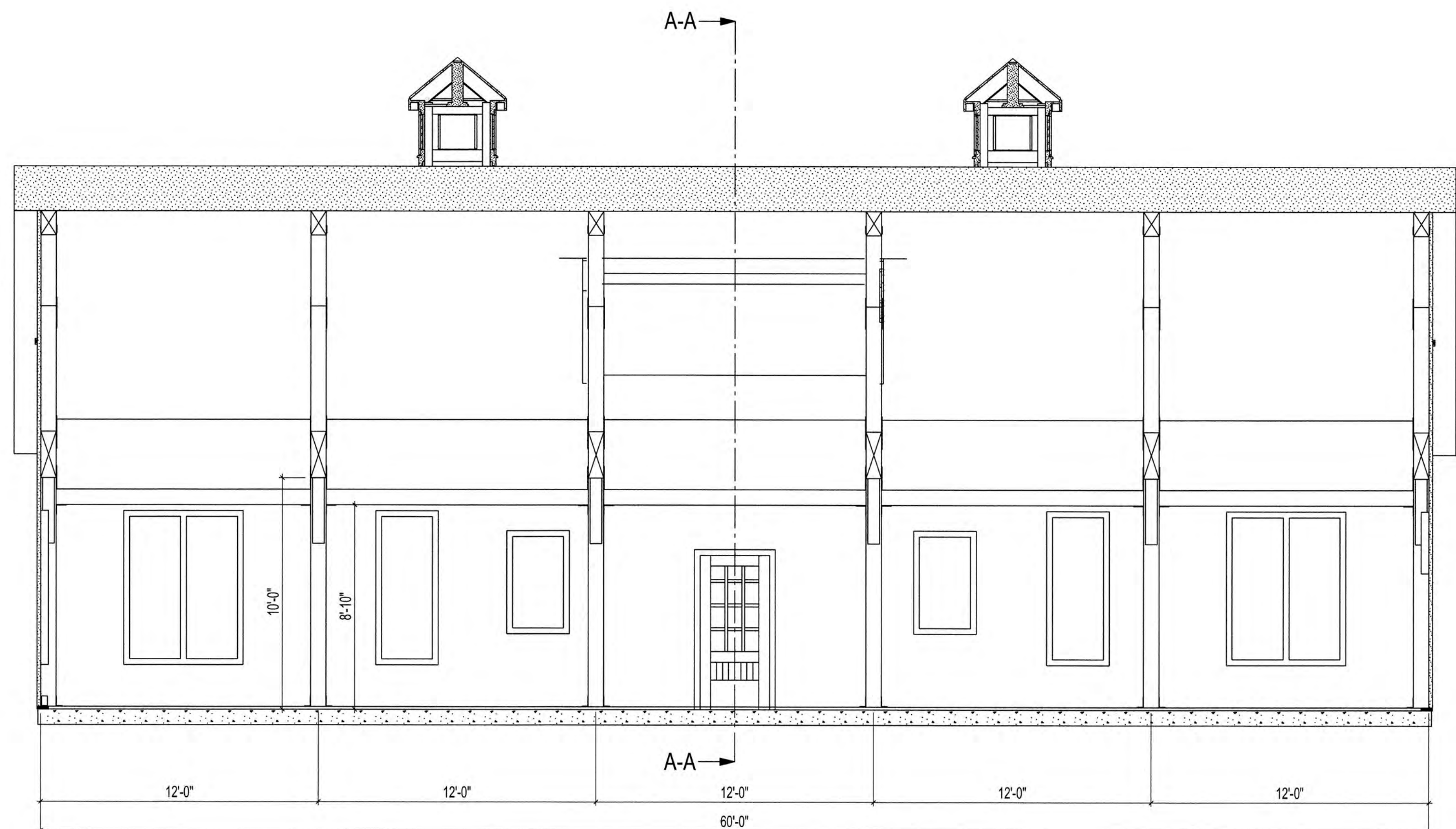
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BUILDING SECTION A-A

SCALE: 1/4" = 1'



BUILDING SECTION B-B

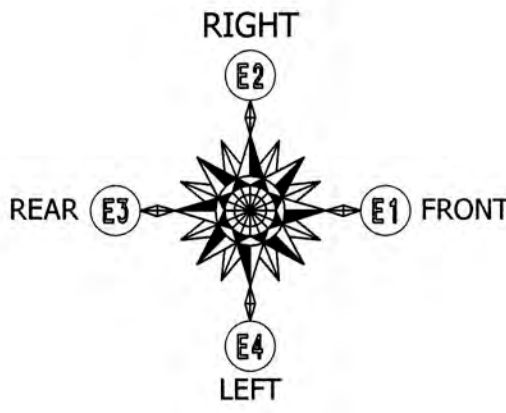
SCALE: 1/4" = 1'



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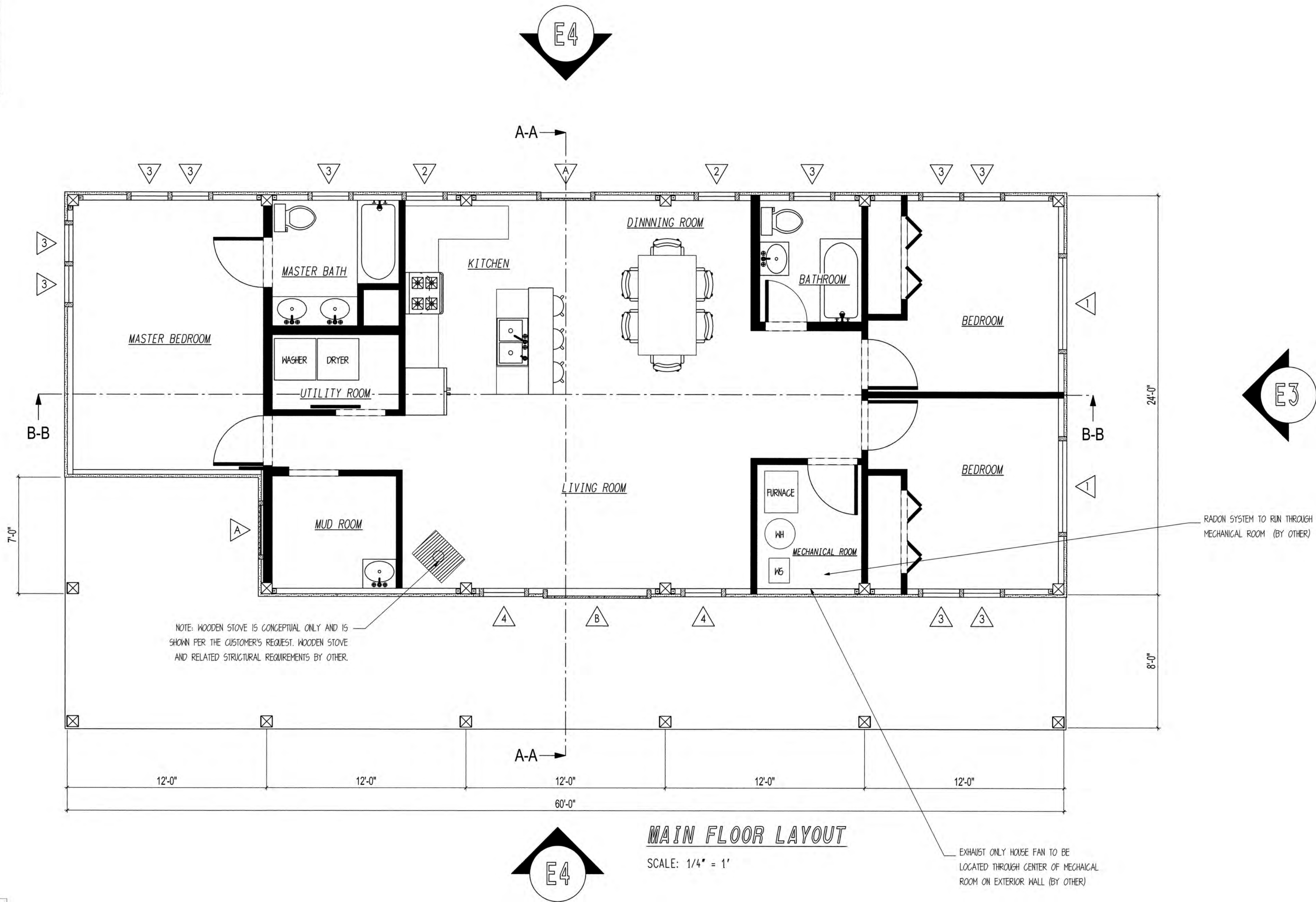
EXTERIOR DOOR SCHEDULE						
MARK	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	DOOR MATERIAL	DOOR GLASS	FRAME MATERIAL
A	36 "	80 "	1-3/4 "	FBR. GLASS	SIMULATED DIVIDED LIGHT LOW-E	PRIMED PINE
B	72 "	80 "	1-3/4 "	STEEL	1 LITE INSULATED LOW-E	PRIMED PINE

WINDOW SCHEDULE					
MARK	WINDOW WIDTH	WINDOW HEIGHT	WINDOW GLASS	FRAME MATERIAL	WINDOW STYLE
1	65-1/2 "	26 "	U.24 INSULATED LOW-E HIGH ALTITUDE	FBR. GLASS	FIXED
2	29-1/2 "	47-1/2 "	U.24 INSULATED LOW-E HIGH ALTITUDE	FBR. GLASS	DOUBLE HUNG
3	29-1/2 "	74 "	U.28 INSULATED LOW-E HIGH ALTITUDE	FBR. GLASS	DOUBLE HUNG (EGRESS)
4	29-1/2 "	74 "	U.28 INSULATED LOW-E HIGH ALTITUDE	FBR. GLASS	DOUBLE HUNG (TEMPERED)
5	23-1/2 "	23-1/2 "	U.24 INSULATED LOW-E HIGH ALTITUDE	FBR. GLASS	FIXED



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MAIN FLOOR LAYOUT

SCALE: 1/4" = 1'



STRUCTURAL DETAILS ONLY
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ENGINEERING & TECHNICAL SERVICES

NOTE: WINDOWS AND
DOORS NOT SUPPLIED
BY SAND CREEK POST &
BEAM

SHEET NOTES:

1. FLOOR LAYOUT DRAWINGS ARE NOT DESIGNED BY AN ARCHITECT. ADDITIONAL PROFESSIONAL SERVICES MAY BE REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS.
2. SAND CREEK POST & BEAM IS NOT RESPONSIBLE FOR DESIGNING ELECTRICAL, PLUMBING, AND HVAC PLANS.
3. INTERIOR PARTITION WALLS, WINDOWS, DOORS, AND FIXTURES ARE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.
4. DAYLIGHT OPENING, VENT OPENING, AND EGRESS REQUIREMENTS ARE THE RESPONSIBILITY OF THE CUSTOMER/GENERAL CONTRACTOR.
5. DOOR AND WINDOW LOCATIONS ARE APPROX. ONLY. EXACT LOCATION TO BE DETERMINED BY THE CUSTOMER AND GENERAL CONTRACTOR.

GENERAL NOTES:

-ALL SPACES WILL BE HEATED VIA RADIANT FLOOR HEATING
SMOKE/CO DETECTOR LOCATIONS

- WALL OF EACH BEDROOM. (3)
- HALLWAY WALL OF MUDROOM LEFT SIDE OF E2 (1)
- ON DIVIDER WALL IN HALLWAY BETWEEN BEDROOMS OR E3 (1)

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Post & Beam

CUSTOMER: KEELIN REGAN-REED

JOB CODE: KRE121-I

STYLE: PONDROSA COUNTRY BARN

REVISION: 6 (01/08/2022)

DRAWN BY: CV

DRAWING STATUS: FINAL PLAN SET

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