

## GENERAL STRUCTURAL NOTES

I.R.C. 115 MPH - EXPOSURE B. (ASD DESIGN) ..40 PSF + 10 PSF PARTITIONS. C. FLOORS ..

A. SOIL DATA WAS TAKEN FROM RECOMMENDATIONS SET FORTH IN THE REPORT FOR JOB NO. 20-11733 BY NMCC DATED SEPTEMBER 24, 2020 B. SKIN FRICTION PIERS USED IN DESIGN: 16" \$\pi \times 20 \text{LONG MINIMUM.} ALLOWABLE SKIN FRICTION VALUE: 1000 PSF (WHERE PENETRATING NATURAL CLAYS) C. ACTIVE EARTH PRESSURE (NATIVE MATERIAL) D. ACTIVE EARTH PRESSURE (IMPORTED BACKFILL FOR INT WALLS).... .....45 PCF.

..0.40 3. CONCRETE: A. ALL CONCRETE FOR SLABS SHALL BE MADE WITH A MINIMUM OF 600 lbs. OF CEMENTITIOUS MATERIAL AND SHALL DEVELOP 4,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS, UNLESS OTHERWISE NOTED. ALL CONCRETE FOR WALLS AND FOOTINGS SHALL DEVELOP 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. EXPOSED CONCRETE SHALL HAVE ±5% ENTRAPPED AIR CONTENT AND SHALL BE PLACED WITH 4" MAXIMUM SLUMP. MAXIMUM WATER TO CEMENTITIOUS MATERIAL

RATIO SHALL BE 0.45 FOR SLABS. B. CONCRETE SHALL NOT BE PLACED ON FROZEN, MUDDY, OR SATURATED SOIL AND SHALL BE PROTECTED FROM FREEZING FOR 7 DAYS. C. SLABS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK SHALL BE MADE WITH VERTICAL BULKHEADS,

KEYS AND DOWELS, UNLESS OTHERWISE SHOWN. CONSTRUCTION JOINTS SHALL BE AS DETAILED OR AS APPROVED BY THE ENGINEER. D. ANCHOR BOLTS, EXPANSION ANCHORS FOR SILL PLATES AND LEDGERS SHALL EXTEND THE DISTANCE REQUIRED TO BOLT WOOD MEMBERS SHOWN WITHOUT COUNTERSINKING. EXPANSION ANCHORS SHALL BE "WEJ-IT", HILTI "KWIK BOLT" OR APPROVED EQUAL.

A. ALL REINFORCING BARS SHALL BE ASTM A615-GRADE 60, EXCEPT COLUMN TIES, AND BEAM STIRRUPS WHICH SHALL BE ASTM A615-GRADE 40. WELDED WIRE FABRIC (WWF) SHALL BE ASTM A185. B. CONCRETE PROTECTION FOR REINFORCEMENT: (UNLESS NOTED OTHERWISE) I. CONCRETE POURED AGAINST EARTH .. 2. CONCRETE POURED IN FORMS & EXPOSED TO WEATHER OR EARTH:...... 1/2" C. LAP SPLICES SHALL BE A MINIMUM OF 36 BAR DIAMETERS. TOP BARS TO BE SPLICED AT MID-SPAN, BOTTOM BARS TO BE SPLICED OVER SUPPORTS. WIRE

REINFORCING BARS WILL BE PERMITTED. WELDED WIRE FABRIC SHALL LAP ONE FULL MESH, BUT NOT LESS THAN 6" AND WIRED TOGETHER. D. PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING AS HORIZONTAL BARS. E. PROVIDE ALL ADDITIONAL REINFORCING AND OTHER ACCESSORIES NECESSARY TO SUPPORT MAIN REINFORCING AT THE POSITIONS INDICATED.

F. DETAIL AND FABRICATE BARS IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI DETAILING MANUAL AND ACI BUILDING CODE REQUIREMENTS.... G. PLACE 1-#4 BAR, EACH FACE, WITH 2'-O" PROJECTION AROUND ALL OPENINGS.

A. SAWN LUMBER FOR STRUCTURAL FRAMING SHALL BE VISUALLY STRESS-GRADED, DRIED, DOUGLAS FIR/LARCH; CONFORMING TO "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION..." BY THE NATIONAL FOREST PRODUCTS ASSOCIATION. I. ALL  $2X_{-}$  AND  $4X_{-}$  MEMBERS SHALL BE STRESS GRADED "NO.2"

2. ALL 6X\_ AND WIDER MEMBERS SHALL BE STRESS GRADED "NO.2" B. ALL LAMINATED MEMBERS SHALL BE FABRICATED USING WEST COAST DOUGLAS FIR, OR SOUTHERN PINE: USING WATERPROOF GLUE AND 2" NOMINAL LUMBER IN A "24F-V8, 24F-E4" STRESS COMBINATION. COLUMNS SHALL BE STRESS COMBINATION "5" OR BETTER. I. DETAIL AND FABRICATE MEMBERS ACCORDING TO AITC SPECS. 2. LAMINATED MEMBER SIZES ARE THE FINISHED MEMBER SIZE. SEE THE ARCHITECTURAL SPECIFICATIONS FOR FINISH, APPEARANCE AND WRAPPING.

C. ALL LAMINATED VENEER LIMBER MEMBERS ARE DENOTED "LVL" ON THE DRAWINGS AND SHALL BE STANDARD SIZES AS FABRICATED BY THE TRUS-JOIST CORP. OTHER LAMINATED VENEER LUMBER MEMBERS OF EQUAL SIZE AND STRENGTH MAY BE SUBSTITUTED FOR "LVL" MEMBERS. D. MANUFACTURED FLOOR JOIST:

I. FABRICATED MEMBERS CALLED FOR ON THE DRAWINGS SHALL BE USED

TO SET THE SIZE AND CAPACITY DESIRED. SIMILAR MEMBERS BY OTHER MANUFACTURES MAY BE SUBSTITUTED, PROVIDED THAT THE PROPOSED SUBSTITUTION HAS EQUAL LOAD CAPACITY AND ICBO APPROVAL. 2. SHOP FABRICATED JOIST SHALL BE "I" TYPE MEMBERS FABRICATED FROM SOLID MOOD OR LAMINATED CHORDS AND PLYMOOD WEBS. BLOCKING AND BRIDGING SHALL BE IDENTICAL TO REQUIREMENTS FOR CONVENTIONAL FRAMING ACCORDING TO THE I.R.C. E. ROOF, FLOOR AND WALL SHEATHING SHALL BE DFPA GRADE-TRADEMARKED "C-D EXTERIOR" AND SHALL CONFORM TO A.P.A. STANDARDS. ROOF AND FLOOR PANELS SHALL BE PLACED WITH THE 8'-0" DIMENSION

SHALL BE TONGUE AND GROOVED, GLUED AND NAILED TO SUPPORTS. 2. WALL PANELS MAY BE PLACED EITHER VERTICALLY OR WITH ALL HORIZONTAL JOINTS BLOCKED AND "EDGE" NAILED. 3. EXPLANATION OF NAILING NOTE: (5/8" PLYWOOD WITH 8d @ 6" \$ 12") MEANS 5/8" SHEATHING SHALL BE NAILED WITH 8 PENNY NAILS SPACED AT 6" ALONG EDGES AND 12" ALONG INTERMEDIATE MEMBERS. 4. SPACING CALLED OUT IS FOR COMMON OR GALVANIZED BOX NAIL SIZE. 5. ROOFS: 5/8" PLYWOOD WITH IOd @ 6"\$12". FLOORS: 3/4" PLYWOOD WITH IOD RING SHANK @ 6" \$ 10".

F. FASTEN ALL FRAMING WITH COMMON NAILS ACCORDING TO THE I.R.C. NAILING SCHEDULE, UNLESS OTHERWISE NOTED OR DETAILED.

G. TIMBER CONNECTORS CALLED FOR ON DRAWINGS ARE AS MANUFACTURED BY THE SIMPSON COMPANY. OTHER CONNECTORS MAY BE USED IF THE I.R.C. APPROVED LOAD CAPACITY IS EQUAL TO THE CONNECTOR SPECIFIED.

H. PROVIDE SOLID BLOCKING BETWEEN JOIST AT SUPPORTS AND BLOCKING OR

CROSS BRIDGING NOT OVER 8'-O" ON CENTER FOR ALL JOIST AND RAFTERS. I. ALL SOLID WOOD COLUMNS CALLED FOR ON THE DRAWING SHALL BE CONTINUOUS THROUGH FRAMING AND SHALL BEAR DIRECTLY ON ANOTHER COLUMN OR BEAM OR FOUNDATION BELOW. USE STEEL CONNECTORS CALLED FOR ON THE DRAWINGS. . MULTIPLE STUDS CALLED FOR ON THE PLANS MAY BEAR ON THE WALL PLATE IF FULL WIDTH SOLID BLOCKING IS PROVIDED THROUGH FRAMING SYSTEM.
HEADERS AND/OR BEAMS SHALL BEAR FULLY ON ALL STUDS CALLED FOR;
CRIPPLE STUDS ARE ADDITIONAL. IF SILL PLATES ON CONCRETE ARE NOT
DOUG-FIR, PROVIDE ANOTHER DOUG-FIR PLATE ON SILL PLATE.

A. ALL STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A992. STEEL ANGLES AND PLATES SHALL CONFORM TO ASTM A36. ALL TUBE SHAPES SHALL CONFORM TO ASTM A500, GRADE B. ALL STANDARD BOLTS AND ANCHOR BOLTS SHALL CONFORM TO ASTM A307. ALL WELDING SHALL BE DONE USING

- ETO ELECTRODES. B. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED ACCORDING TO THE LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION.
- . SEE ARCHITECTURAL DRAWINGS FOR NAILER HOLES & OTHER REQUIREMENTS. . PROVIDE ALL NECESSARY TEMPORARY BRACING TO HOLD STEEL FRAMING IN POSITION UNTIL PROPERLY CONNECTED TO ADJACENT FRAMING OR UNTIL THE FRAME IS OTHERWISE SELF SUPPORTING. E. NO SPECIAL FIELD INSPECTIONS FOR WELDING IS REQUIRED IF WELDING IS
- DONE BY CERTIFIED WELDERS. F. NON-SHRINK GROUT UNDER COLUMN AND BEAM BEARING PLATES SHALL DEVELOP 4,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS. 7. ARCHITECT'S/ENGINEER'S APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS.
- 8. ALL STRUCTURAL DIMENSIONS SHALL BE CHECKED WITH ARCHITECT'S. 9. THESE DRAWINGS DO NOT INCLUDE PROVISIONS FOR JOB SAFETY. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. O SHEAR MALL SCHEDULE

MARK	DESCRIPTION
	INCLUDES EXTERIOR WALLS NOT OTHERWISE NOTED. 1/2" SHEATHING NAILED WITH 8d @ 6" AND 12". SOLE PLATE NAILED WITH 16d BOX @ 6". 5/8"ФХІО" ANCHOR BOLTS @ 4'-0".
2	1/2" SHEATHING NAILED WITH 8d @ 4" AND 12". SOLE PLATE NAILED WITH 16d BOX @ 4". 5/8"ФХІО" ANCHOR BOLTS @ 3'-0" O.C.

SHEAR WALL NOTES: SEE GENERAL NOTE 5.E. ON THIS SHEET FOR OTHER REQUIREMENTS. SEE PLAN FOR COLUMNS AND HOLDOWN REQUIRED IN SHEAR WALLS. ANCHOR BOLT AT HOLDOWN SHALL BE 7/8"\$\phi\$ A307 ANCHOR BOLT EMBEDDED A MINIMUM OF 8" USING "HILTI HVA" OR "SIMPSON SET" ANCHORING SYSTEM. HOLD DOWN SHALL BE "HD9B" UNLESS OTHERWISE NOTED.

KRAMER and BROWN Consulting Structural Engineers 143 Fourth Street, P.O. Box 774229 Steamboat Springs, Colorado, 80477

SCALE: 3/4" = 1'-0

PUD MINOR AMEND:

FOUNDATION ONLY:

01/28/2022

06/10/2023

COMMENT RESPONSE

PERMIT ISSUE:

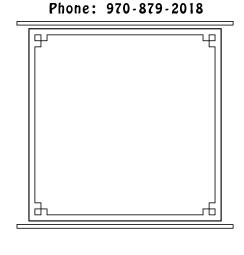
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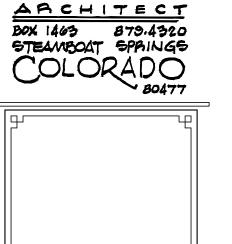
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JPR / BWR

11/29/2021

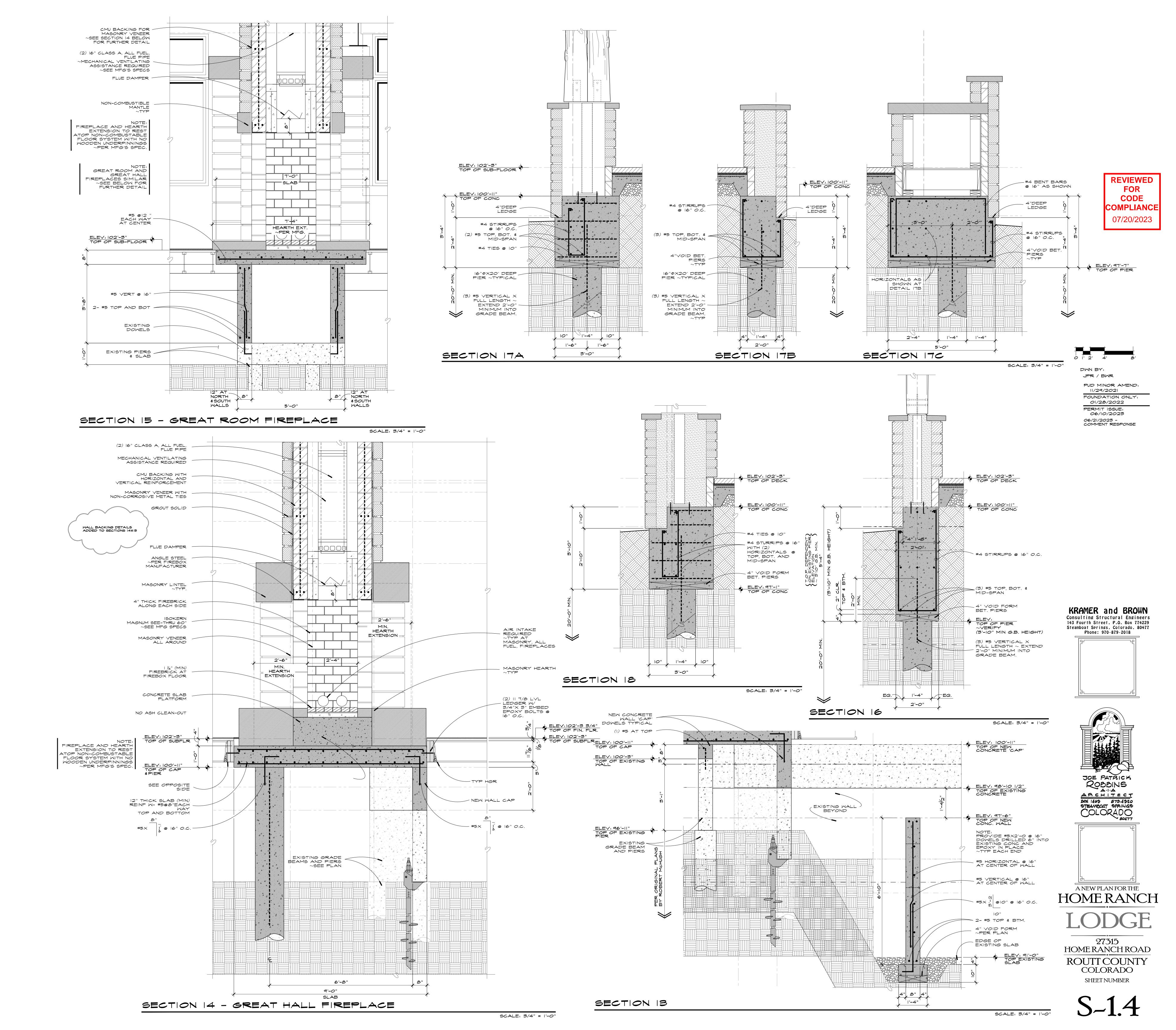


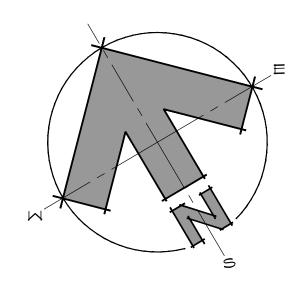




A NEW PLAN FOR THE HOME RANCH

HOME RANCH ROAD ROUTT COUNTY COLORADO SHEET NUMBER





DWN BY:

JPR / BWR

PUD MINOR AMEND:

II/29/2021

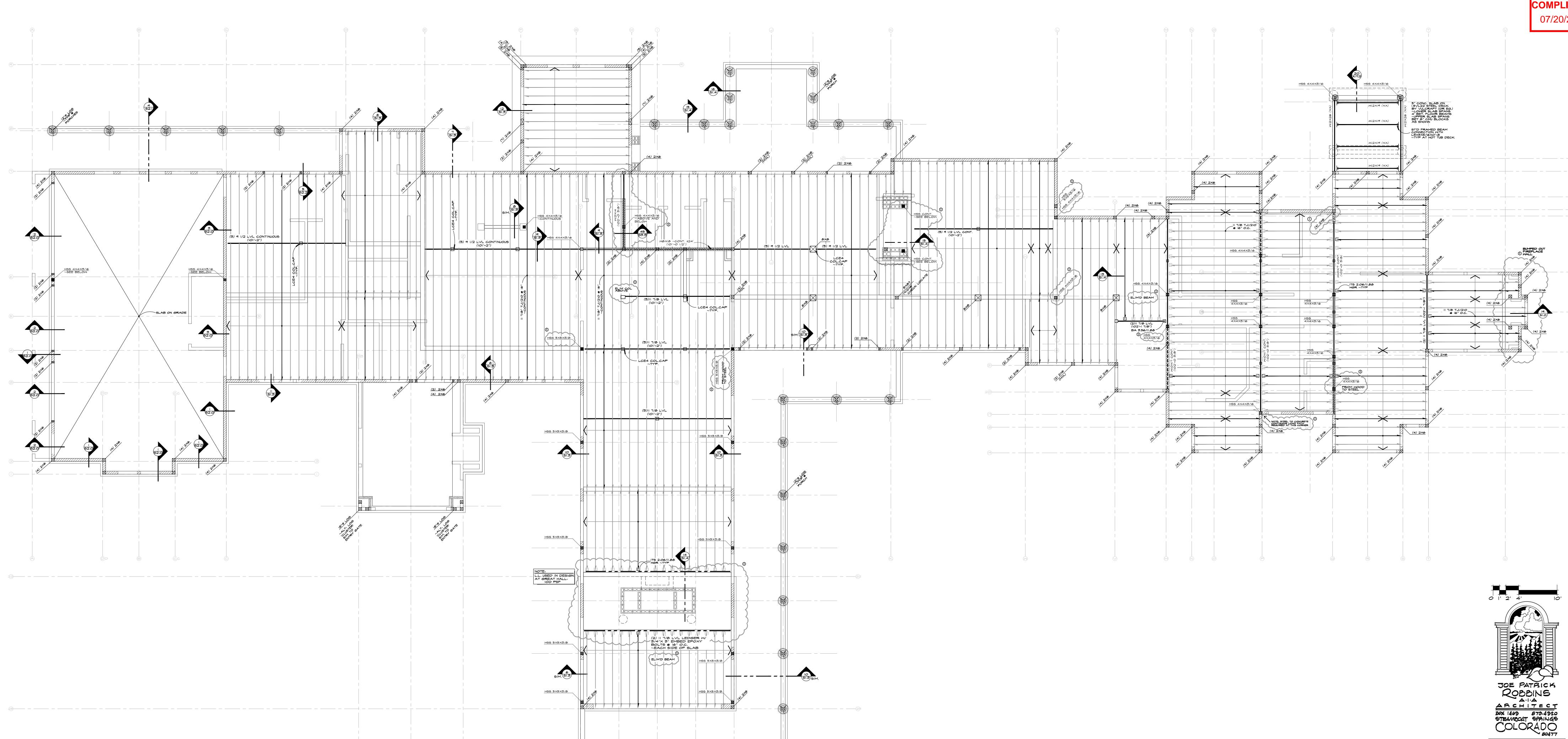
FOUNDATION ONLY:

OI/28/2022

PERMIT ISSUE:

O6/10/2023

REVIEWED FOR CODE COMPLIANCE 07/20/2023



## PLAN NOTES

- FLOOR SHALL BE 1 1/8" WARMBOARD PANELS ON 117/8" TJI / 210 JOISTS @ 16" O.C., UNLESS OTHERWISE NOTED. TOP OF WARMBOARD ELEVATION: xx'-00".
   WHERE SHOWN THUS: \[ \frac{1}{2} \]
  PROVIDE ITS 2.06/11.88 JOIST HANGERS U.N.O.
- 2. ROOF SHALL BE 5/8" SHEATHING (40/20 RATING) ON 2x12 RAFTERS @ 24" UNLESS OTHERWISE NOTED. ALL RAFTERS SHALL BE NOTCHED FOR HORIZONTAL
- BEARING.

  3. TOP OF BEAM ELEVATION NOTED ON PLAN THUS: (XX'-XX").
- 4. TYPICAL HEADER SHALL BE 3 1/2 X 7 1/4 LVL WITH 1-2X6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.
- 5. EXTEND WALL TO UNDERSIDE OF ROOF SHEATHING AND NAIL SHEATHING TO TOP PLATE WITH 101 @ 6" AS NOTED ON PLAN.

## MAIN LEVEL FRAMING - KEY PLAN

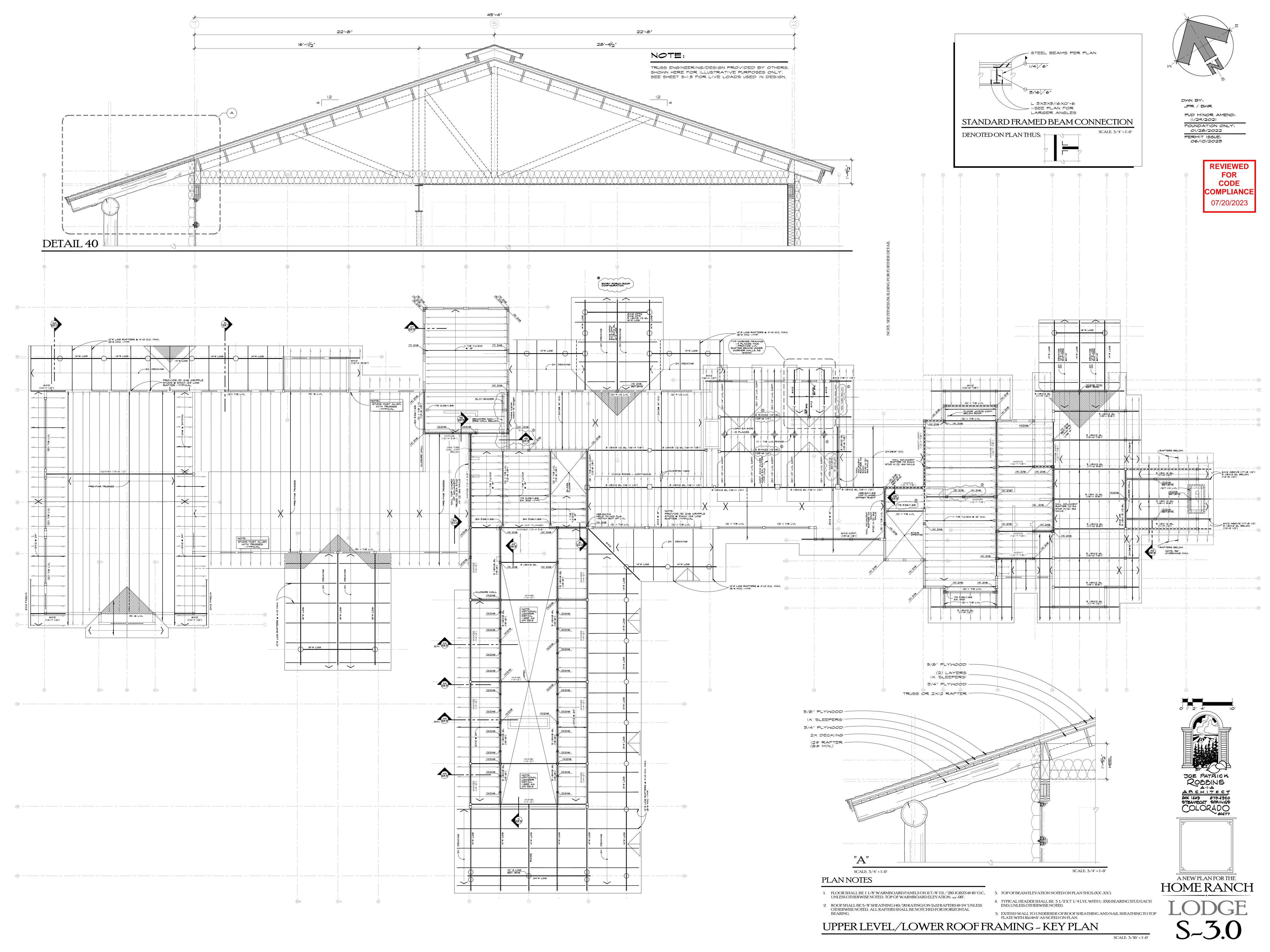
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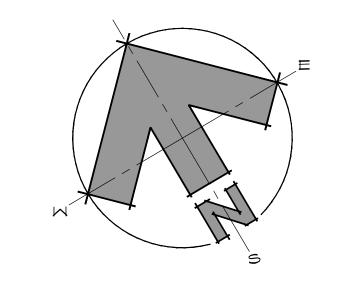
A NEW PLAN FOR THE HOME RANCH

27315 HOME RANCH ROAD

ROUTT COUNTY COLORADO

SHEET NUMBER





DWN BY:

JPR / BWR

PUD MINOR AMEND:

11/29/2021

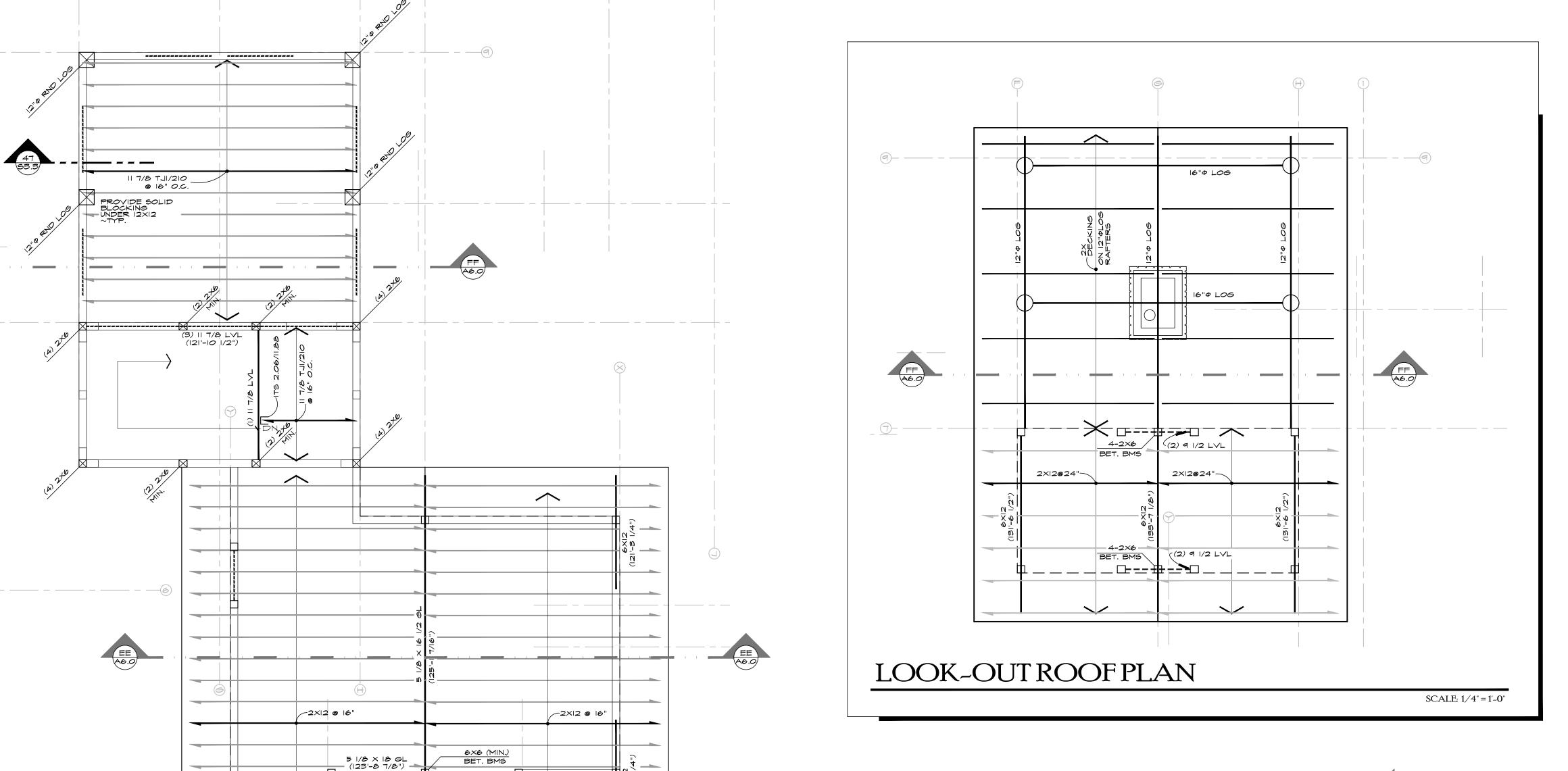
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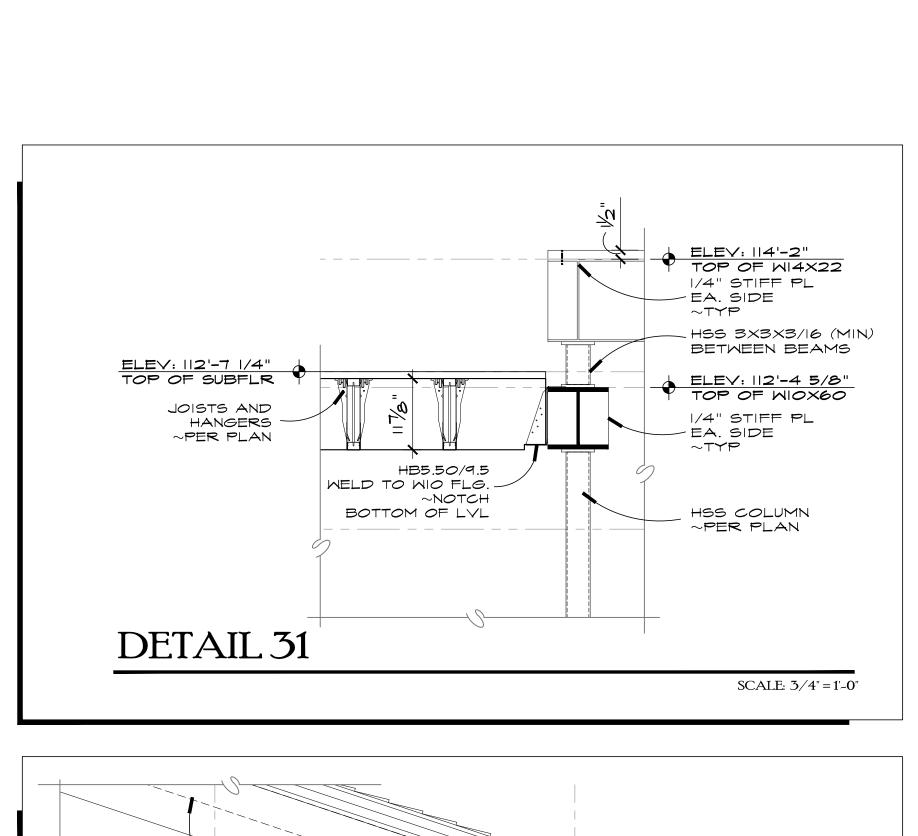
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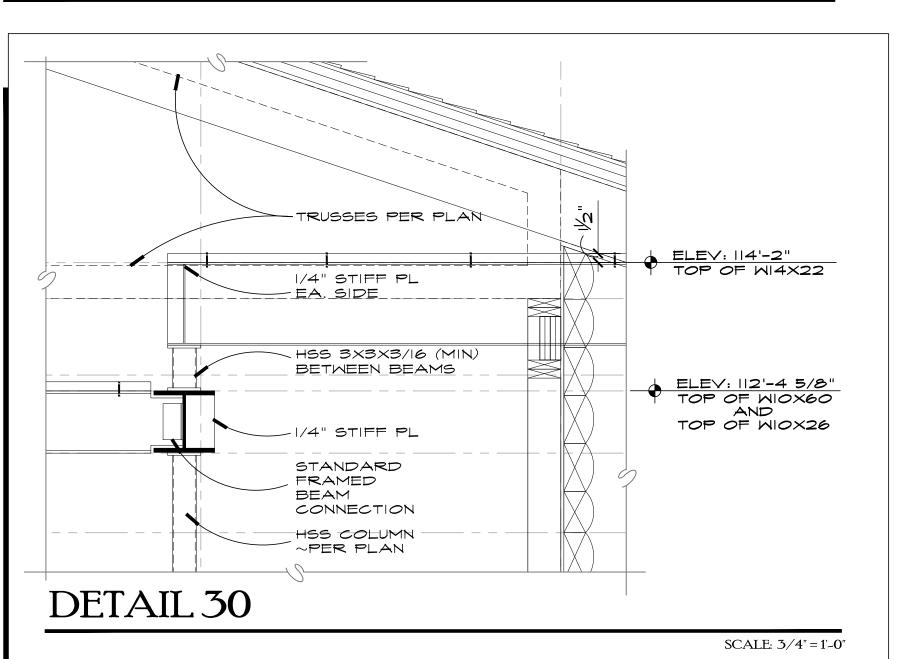
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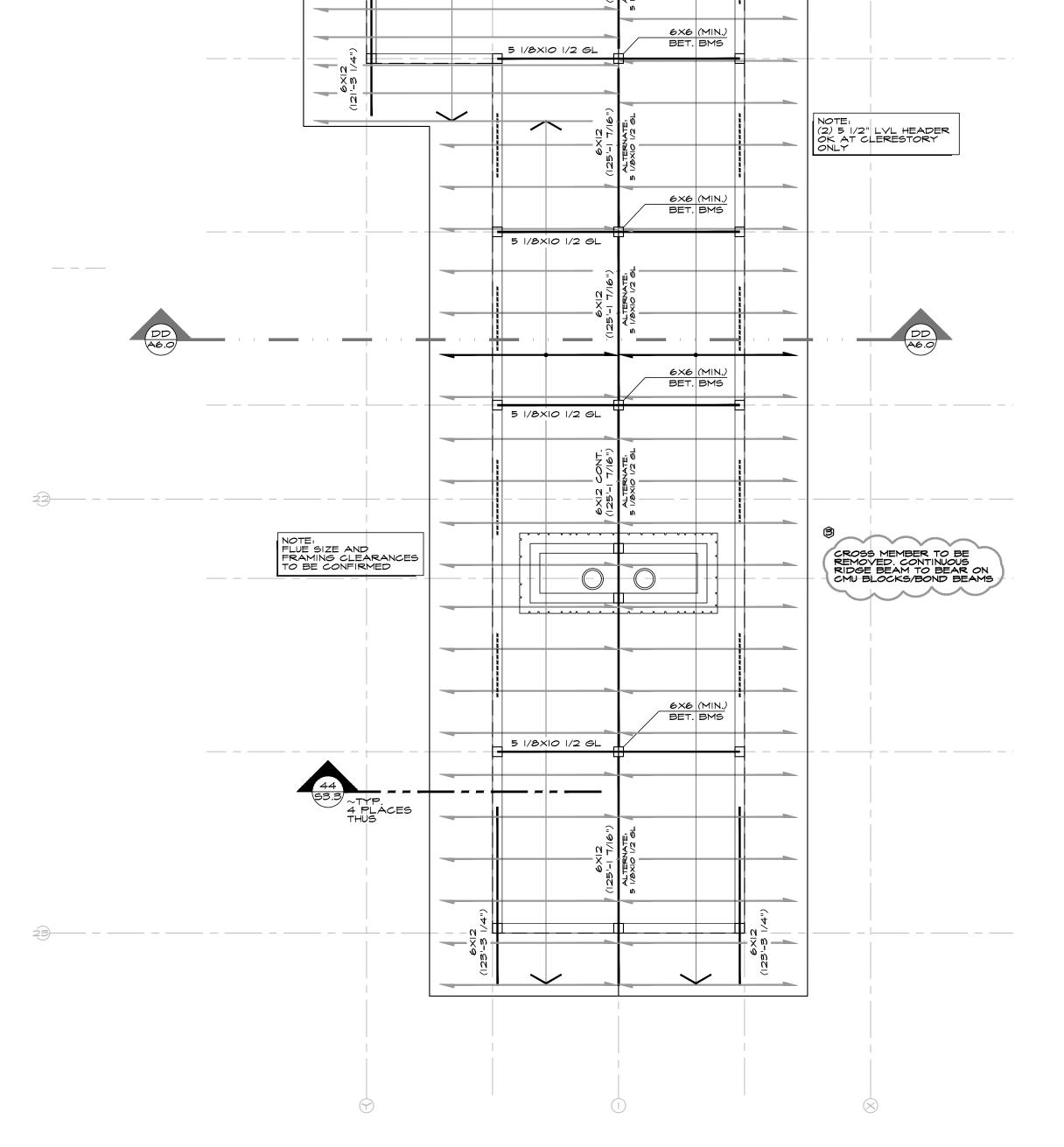
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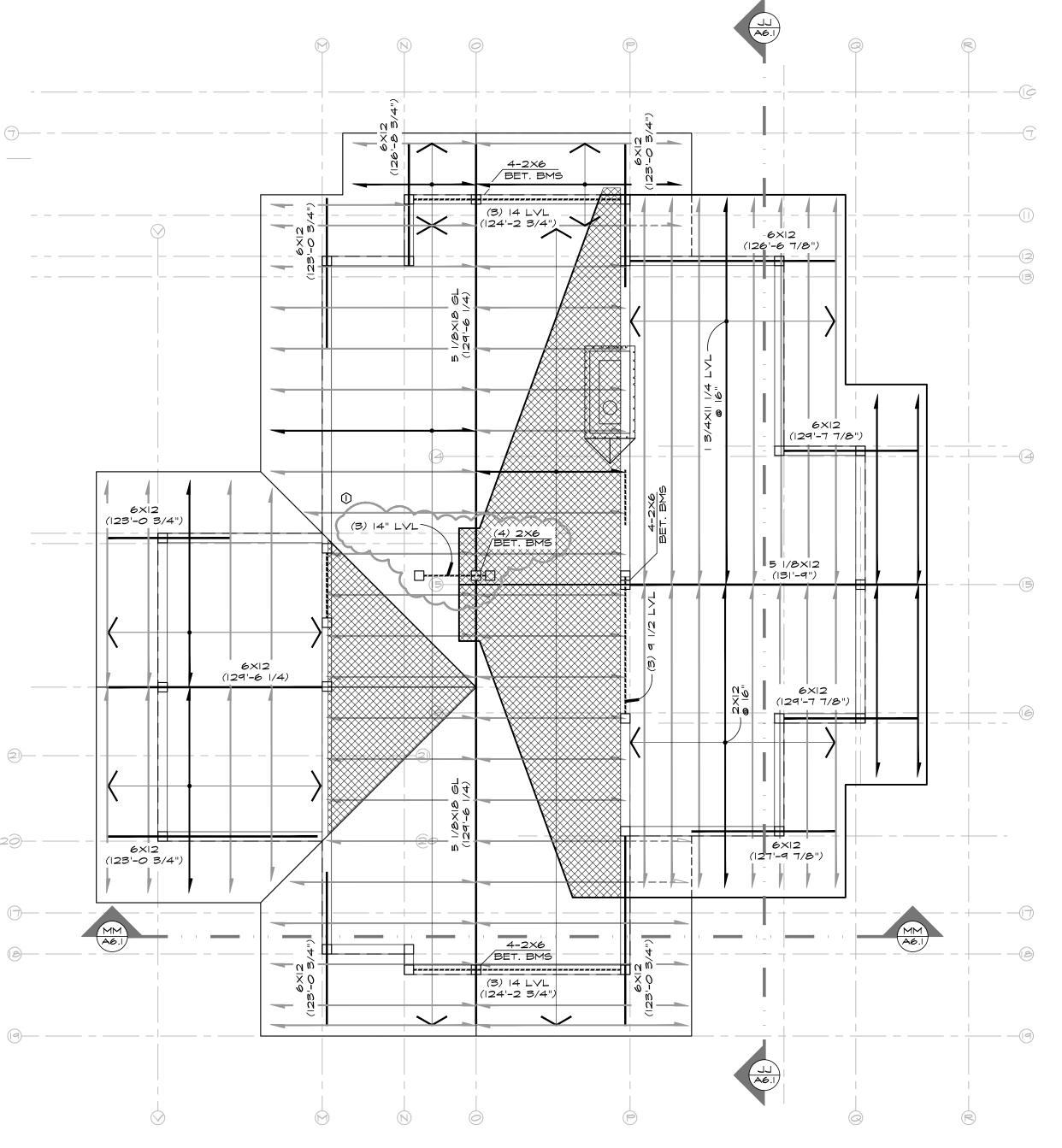


HAWK'S NEST FLOOR ~ UPPER ROOF FRAMING

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

WEST END PLAN

5 1/8×10 1/2 GL



## PLAN NOTES

- 1. FLOOR SHALL BE 1 1/8" WARMBOARD PANELS ON 117/8" TJI / 210 JOISTS @ 16" O.C., UNLESS OTHERWISE NOTED. TOP OF WARMBOARD ELEVATION: xx'-00".
- 2. ROOF SHALL BE 5/8" SHEATHING (40/20 RATING) ON 2x12 RAFTERS @ 24" UNLESS OTHERWISE NOTED. ALL RAFTERS SHALL BE NOTCHED FOR HORIZONTAL BEARING.
- 3. TOP OF BEAM ELEVATION NOTED ON PLAN THUS: (XX'-XX").
- TYPICAL HEADER SHALL BE 3 1/2 X 7 1/4 LVL WITH 1-2X6 BEARING STUD EACH END, UNLESS OTHERWISE NOTED.
- 5. EXTEND WALL TO UNDERSIDE OF ROOF SHEATHING AND NAIL SHEATHING TO TOP PLATE WITH 10d @ 6" AS NOTED ON PLAN.

HAWK'S NEST FLOOR ~ UPPER ROOF FRAMING PLAN

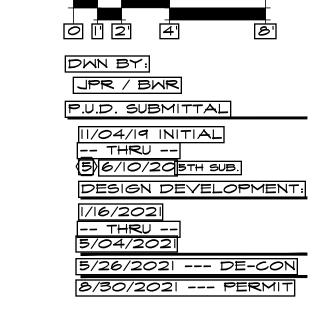


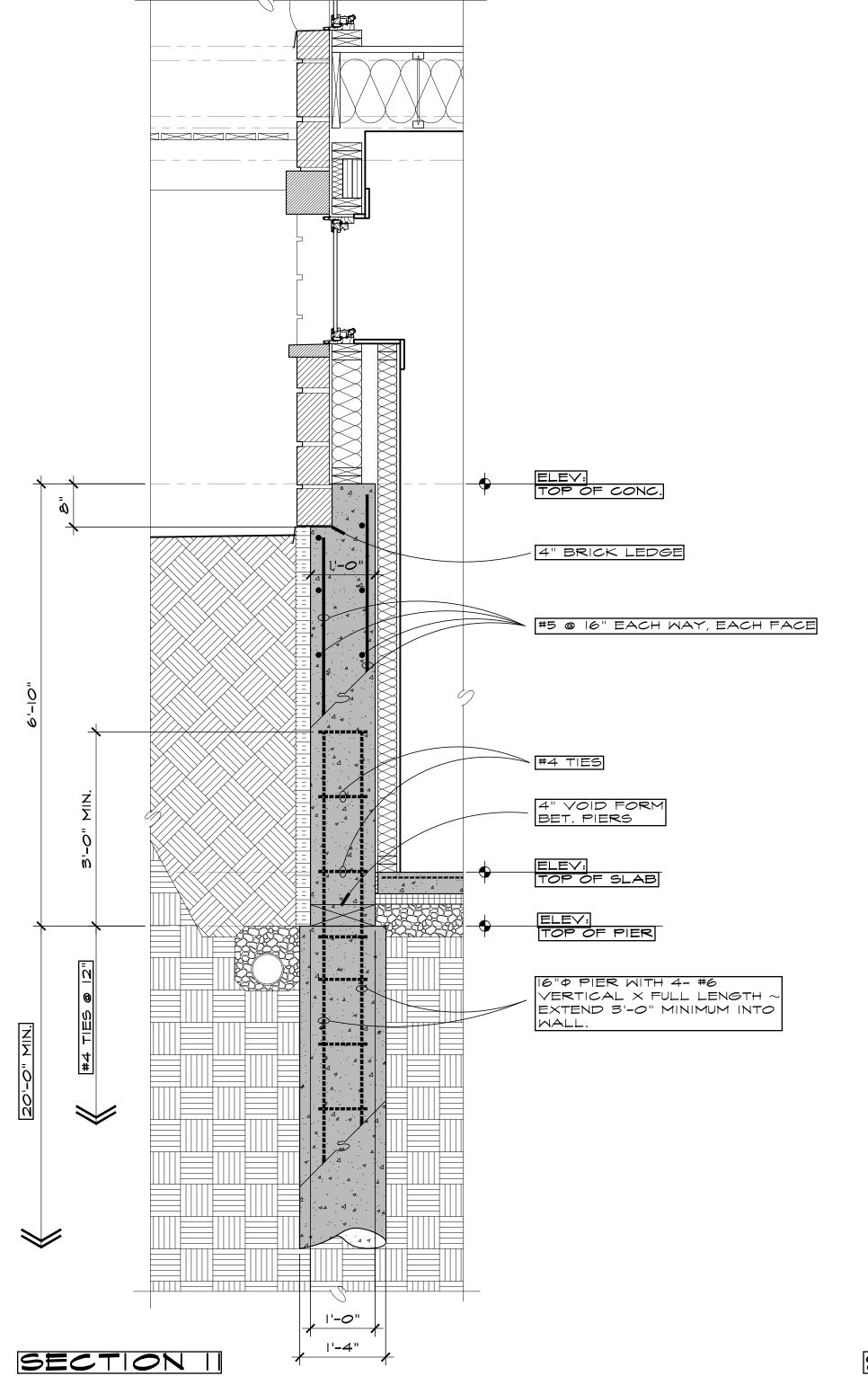
S-4.0

ROUTT COUNTY COLORADO

SHEET NUMBER

**REVIEWED** CODE COMPLIANCE 07/20/2023





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

SEE PLAN FOR LOCATION OF WALL ON GR. BM.

DEPRESS T.O.C. AT DOORS.

2- #5 CONT. TOP AND BOTTOM

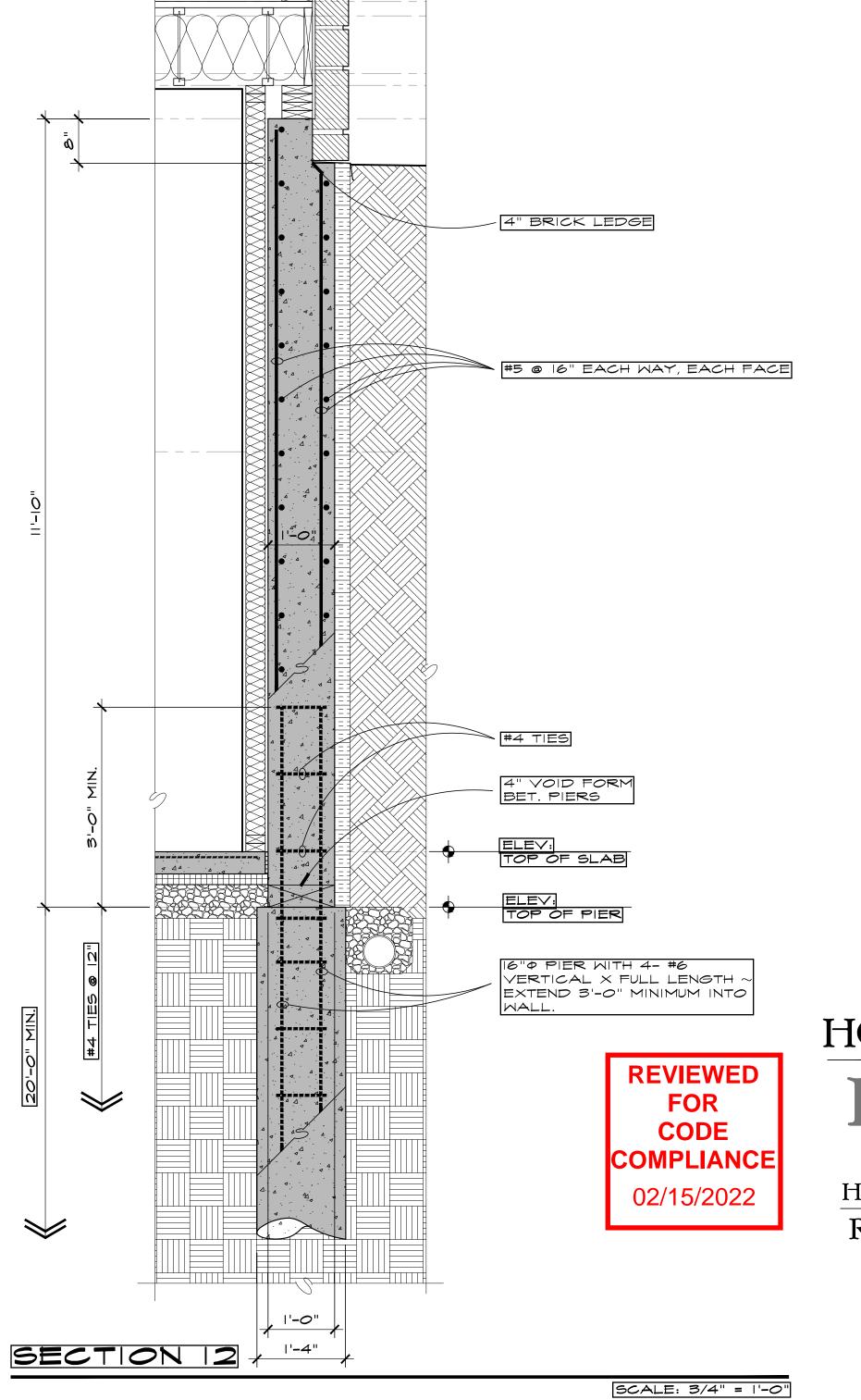
4" VOID BETWEEN PIERS.

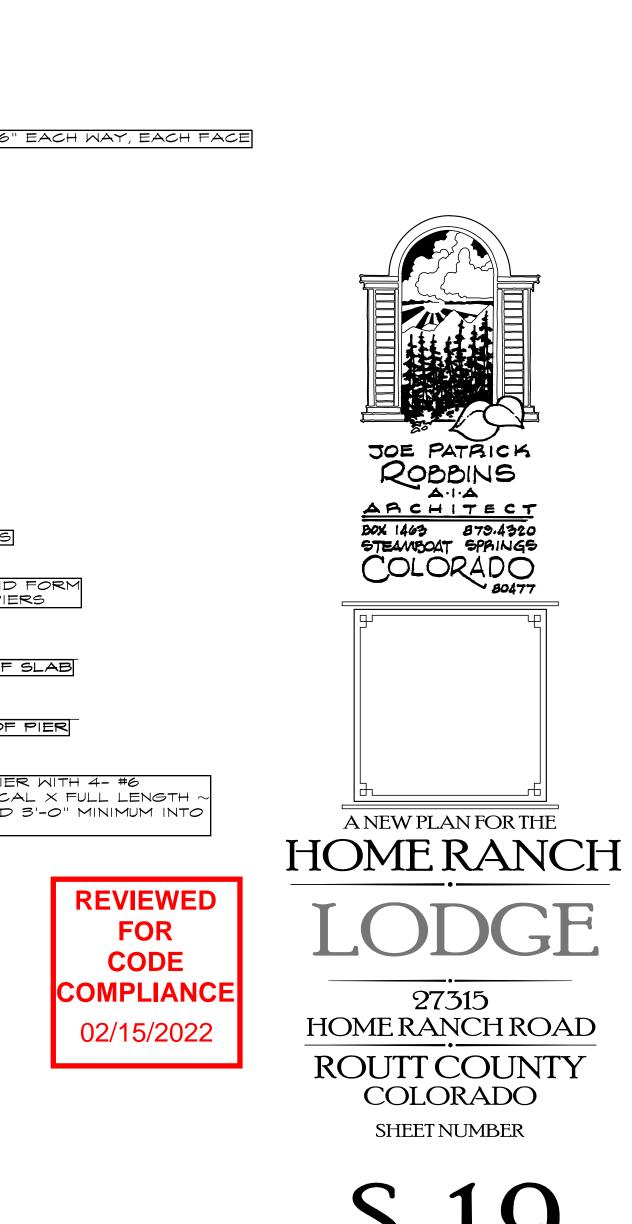
16"Φ PIER WITH 2- #5 AND I-#6 VERTICAL X FULL LENGTH ~ EXTEND 2'-O" MINIMUM INTO GRADE BEAM.

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

1/2" EXPANSION JOINT MATERIAL EACH SIDE.

#4 TIES X 00 @ 10"





**>** 

SECTION 13

1'-4"