CONCRETE MIX REQUIREMENTS

	STRUCT COMPONENT	f'c (MIN 28 DAY STRENGTH) [PSI]	WEIGHT	TOTAL AIR CONTENT (+/- 1.5%) [%]	MAX W/C RATIO	OTHER
1	FOOTINGS, STEM WALLS, CAISSONS AND ALL COMPONENTS UNLESS NOTED SPECIFICALLY BELOW	4,000	NORMALWEIGHT		0.45	
2	INTERIOR SLAB-ON-GRADE	4,500		6	0.50	SYNTHETIC FIBER REINFORCEMENT. AIR ENTRAINMENT NOT PERMITTED UNLESS FINISH CAN BE ACHEIVED
3	CONCRETE EXPOSED TO WEATHER OR DE-ICERS	5,000	NORMALWEIGHT	6	0.40	

1. GENERAL
   A. ALL WORK SHALL CONFORM WITH ACI 301
   B. DETAIL BARS IN ACCORDANCE WITH PUBLICATION SP-66 AND ACI 318
   C. ALL REINFORCEMENT IS TO BE INSPECTED BY THE BUILDING DEPARTMENT AND DESIGN ENGINEER AS REQUIRED BY THE JURISDICTION PRIOR TO CONCRETE PLACEMENT.
   D. CORE DRILLING OF CONCRETE IS NOT PERMITTED. WHERE PENETRATIONS ARE REQUIRED, PLACE SLEEVES OR FORMS AS NEEDED PRIOR TO PLACING CONCRETE.
   E. CONSTRUCTION/CONTROL JOINT LAYOUT AND SEQUENCE OF POURS SHALL BE ARRANGED TO MINIMIZE THE EFFECTS OF SHORTENING AND SHRINKAGE. JOINTS SHOWN ON DRAWINGS ARE FOR REFERENCE ONLY. DETERMINE CONSTRUCTION (COLD) AND CONTROL JOINT LAYOUT AND SEQUENCE OF POURS.
   F. REFER TO ACI 305.1 AND ACI 306.1 FOR HOT AND COLD WEATHER CONCRETE PLACEMENT.
   G. VIBRATION DURING PLACEMENT IS REQUIRED IN ALL CONCRETE STRUCTURES WITH LESS THAN 10" BETWEEN BARS. VIBRATING TO MOVE CONCRETE LATERALLY IN FORMS IS NOT PERMITTED.
   H. CURING SHALL IMMEDIATELY FOLLOW THE FINISH OPERATION. KEEP CONCRETE MOIST FOR AT LEAST 7 DAYS USING A POLYETHYLENE FILM SECURELY HELD IN PLACE OR AN ALTERNATE METHOD AS APPROVED BY ENGINEER.
   I. THE OWNER ASSUMES ALL RISKS AND LIABILITY FOR POSSIBLE FUTURE DAMAGE TO CONCRETE SLABS-ON-GRADE EVEN IF CONSTRUCTION OF THE SLABS ADHERES TO ALL RECOMMENDATIONS AND DESIGNS NOTED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS.
   J. PROVIDE WATERPROOF COATING ON ALL FOUNDATION WALLS.
2. POST-INSTALLED ANCHORS
   A. DRILL AND INSTALL POST-INSTALLED ANCHORS ACCORDING TO MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS AND IF APPLICABLE, PER MANUFACTURER'S ON-SITE TRAINING.
   B. ALL POST-INSTALLED ANCHORS SHALL MEET ICC-ES COMPLIANCE FOR EACH TYPE OF APPLICATION.
   C. ALL ANCHOR DESIGNS ARE FOR INSTALLATION IN THE FOLLOWING CONDITIONS, UNLESS NOTED OTHERWISE. WRITTEN APPROVAL MUST BE RECEIVED FROM ENGINEER PRIOR TO INSTALLATION OF ADHESIVE ANCHORS IN ALTERNATE CONDITIONS.
      a. DRY CONCRETE, 21 DAYS OLD, UNLESS NOTED OTHERWISE.
      b. CONCRETE TEMPERATURE AT TIME OF INSTALLATION MUST BE WITHIN THE TEMPERATURE RANGE INDICATED BY THE PRODUCT MANUFACTURER FOR FULL ANCHOR CAPACITY. SEE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTION FOR ADHESIVE GEL AND CURE TIMES.
      c. ANCHOR HOLES TO BE HAMMER DRILLED.
      d. ANCHOR HOLES TO BE CLEANED PER MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS PRIOR TO ADHESIVE INJECTION.
   D. ALL INSTALLERS OF POST-INSTALLED ANCHORS SHALL HAVE TAKEN THE ACI CERTIFICATION PROGRAM PER IBC-2012 AND LATER CODES AS WELL AS THE PRODUCT MANUFACTURER TRAINING PROGRAM. SUBMIT CERTIFICATES FOR RECORD.
   E. ALL POST-INSTALLED ANCHORS IN CONCRETE SHALL BE SUITED FOR USE IN SEISMIC AND CRACKED CONCRETE APPLICATIONS.
   F. POST-INSTALLED ANCHORS SHALL BE AS INDICATED IN THE STRUCTURAL CONTRACT DOCUMENTS OR APPROVED EQUAL.
   G. ADHESIVE ANCHORS IN OVERHEAD, NEGATIVE SLOPE, OR HORIZONTAL APPLICATIONS MUST BE QUALIFIED FOR THESE INSTALLATION ORIENTATIONS W/ SPECIFIC RECOMMENDATIONS FROM THE MANUFACTURER. INSTALLERS FOR THESE APPLICATIONS SHALL BE CERTIFIED IN ACCORDANCE W/ ACI REQUIREMENTS.
   H. POST-INSTALLED SCREW ANCHORS SHALL BE SIMPSON TITEN HD OR APPROVED EQUAL.
3. CONCRETE MIX NOTES (NOT APPLICABLE TO NON-STRUCTURAL CONCRETE):
   A. PROPORTIONS OF MATERIALS IN FINAL CONCRETE MIX TO BE ESTABLISHED BY CONTRACTOR WITH LIMITATIONS NOTED BELOW AND IN CONFORMANCE WITH ACI 318, CHAPTER 5.
   B. **GROUT**: ASTM C1107, WITH 28 DAY STRENGTH OF 6000 PSI
   C. FOR CONCRETE PLACED AGAINST SOIL OR CONTAINING AGGREGATES THAT CONTAIN ≥ 0.1% SULPHATE CONTENT, USE TYPE II (MODIFIED) OR TYPE V **PORTLAND CEMENT**. OTHERWISE, USE TYPE II PORTLAND CEMENT. CONFORM TO ASTM C150.
   D. 3/4" MAX **AGGREGATE** SIZE, CONFORMING TO ASTM C33 AND ASTM C330.
      a. DETERMINE IF AGGREGATES TO BE USED HAVE POTENTIAL FOR ALKALI-SILICA REACTIONS (ASTM C 95) AND INCORPORATE MEANS TO CONTROL THESE REACTIONS WITHIN THE MIX. REFER TO "PCA-GUIDE TO SPECIFICATION FOR CONCRETE SUBJECT TO ALKALI-SILICA REACTIONS" FOR DETAILED INFORMATION.
   E. **WATER**: POTABLE
   F. **ADMIXTURES** CONFORM TO ASTM C 494
   G. MAXIMUM **CHLORIDE** ION LIMITS (BY WEIGHT OF CEMENTITIOUS MATERIALS) ARE 1.00 FOR CONCRETE NOT EXPOSED TO WEATHER, 0.30 FOR CONCRETE EXPOSED TO WEATHER, 0.15 FOR CONCRETE EXPOSED TO CHLORIDES IN USE (INCLUDING GARAGE FLOORS, PORCHES, CARPORT SLABS)
   H. **ENTRAINED AIR** IS NOT PERMITTED IN EXPOSED FLOOR SURFACES UNLESS A FINISH THAT IS DEEMED ACCEPTABLE TO THE OWNER CAN BE ACHIEVED.
   I. **FIBER REINFORCING**: SYNTHETIC FIBER CONFORMS TO ASTM C 1116, STEEL FIBER CONFORMS ASTM A 820

C NOTES - CONCRETE
12" = 1'-0"

1. GENERAL:
   A. ALL DESIGN, FABRICATION, ERECTION, AND CONSTRUCTION OF STRUCTURAL STEEL SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF WITH AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) 360 AND AMERICAN IRON AND STEEL INSTITUTE (AISI) STANDARD S200, AS A MINIMUM.
   B. DO NOT CUT OR MODIFY CFSF IN ANY WAY OTHER THAN AS SHOWN IN THE CONSTRUCTION DOCUMENTS.
2. CONNECTIONS:
   A. WELDERS MUST BE QUALIFIED BY HAVING PASSED THE APPROPRIATE AMERICAN WELDING SOCIETY QUALIFICATION TESTS.
   B. WHERE NO WELD SYMBOL SHOWN, PROVIDE CONTINUOUS WELD WITH A MINIMUM THROAT THICKNESS OF 3/16". MINIMUM WELD SIZES ARE AS SHOWN IN AISC 360 TABLES J2.3 AND J2.4.
   C. WELD SIZES NOTED HEREIN ARE "NET EFFECTIVE". ADD WELD AS NEEDED TO ACCOUNT FOR GAPS BETWEEN ADJOINING METAL SURFACES.
   D. FIELD WELD SYMBOL INDICATES SUGGESTED CONSTRUCTION PROCEDURE. FINAL PROCEDURE TO BE DETERMINED BY CONTRACTOR.
   E. INSTALL BOLTS "SNUG TIGHT" AS DEFINED BY AISC, UNLESS NOTED TO BE PRE-TENSIONED OR SLIP CRITICAL.
3. MATERIALS:
   A. ANGLES: A36, F_y=36 KSI, F_u=58 KSI
   B. BOLTS: A325N
   C. CHANNELS: A36, F_y=36 KSI, F_u=58 KSI
   D. DEFORMED ANCHOR STUDS: A496, F_y=70 KSI, F_u=80 KSI
   E. HEADED ANCHOR STUDS: A108, F_y=51 KSI, F_u=65 KSI
   F. OTHER SHAPES: A36, F_y=36 KSI, F_u=58 KSI
   G. PIPES: A53 GR B, F_y=35 KSI, F_u=60 KSI
   H. PLATES: A36, F_y=36 KSI, F_u=58 KSI
   I. RECTANGULAR HSS: A500 GR C, F_y=50 KSI, F_u=62 KSI
   J. ROUND HSS: A500 GR C, F_y=46 KSI, F_u=62 KSI
   K. WELDING ELECTRODES: E70, PER AMERICAN WELDING SOCIETY
   L. WIDE FLANGE, WT SHAPES: A992, F_y=50 KSI, F_u=65 KSI

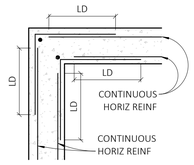
3 NOTES - STEEL
12" = 1'-0"

3. SHALLOW FOUNDATIONS, PRESCRIPTIVE
   A. FOUNDATION CRITERIA USED IN DESIGN WAS BASED ON THE MATERIALS NOTED BELOW AND THE TABLE ENTITLED "PRESUMPTIVE LOAD BEARING VALUES" OF THE INTERNATIONAL CODES. THE VALUES IN THIS TABLE ARE NOT APPLICABLE TO EXPANSIVE SOILS.
   B. OBTAIN AN OPEN HOLE OBSERVATION FROM A GEOTECHNICAL ENGINEER.
   C. OBTAIN VERIFICATION FROM GEOTECHNICAL ENGINEER THAT THE SOILS NOTED ARE APPROPRIATE FOR THIS SITE AND THE DESIGN OF THE FOUNDATION SYSTEM AND EXPANSIVE SOILS ARE NOT PRESENT. REMOVAL OF EXPANSIVE SOILS AND PLACEMENT OF STRUCTURAL FILL MAY BE REQUIRED.
   D. MINIMUM DEPTH TO BOTTOM OF SHALLOW FOUNDATION FOR FROST PROTECTION (FROST DEPTH) = 36 INCHES
   E. CLASS 5: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT (NON EXPANSIVE)
      a. ALLOWABLE VERTICAL BEARING PRESSURE = 2,000 PSF
      b. SOIL COHESION = 130 PSF
4. LATERAL SOIL PRESSURE CRITERIA (EQUIVALENT FLUID PRESSURE):
   A. PASSIVE = 200 PCF
   B. ACTIVE = 45 PCF
   C. AT-REST = 55 PCF
   D. SURCHARGE = 40 PSF

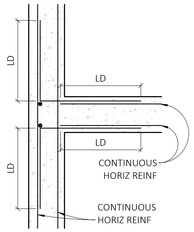
F NOTES - FOUNDATION
12" = 1'-0"

1. GENERAL:
   A. ALL LUMBER SHALL BE 19% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION.
2. MATERIAL:
   A. SAWN LUMBER, 2×, 3×, 4×:
      a. SIZES SHOWN ARE NOMINAL
      b. INTERIOR: HEM-FIR No. 2
      c. EXTERIOR: PRESERVATIVE TREATED DOUGLAS FIR No. 2
   B. BEAMS & STRINGERS (RECTANGULAR >= 3×5) AND POST & TIMBERS (SQUARE, >= 5×5): DOUGLAS FIR LARCH No. 1
   C. STRUCTURAL COMPOSITE (ENGINEERED) LUMBER:
      a. SIZES SHOWN ARE NET
      b. LAMINATED VENEER LUMBER (LVL) BEAMS: WIDTH = 1 3/4", E=2,000,000 PSI (GRADE 2.0E MINIMUM), Fb=2600 PSI (GROSS)
      c. PARALLEL STRAND LUMBER (PSL) COLUMNS AND POSTS: E= 1,800,000 PSI (GRADE 1.8E MINIMUM), Fb=2400 PSI
      d. LAMINATED STRAND LUMBER (LSL) COLUMNS AND POSTS: E= 1,300,000 (GRADE 1.3E MINIMUM), Fb=1700 PSI
      e. RIM BOARD: APA RATED RIM BOARD GRADE C2 CONFORMING TO PRR 410 "STANDARD FOR PERFORMANCE-RATED ENGINEERED WOOD RIM BOARDS."
   D. GLULAM BEAMS:
      a. INTERIOR
         - 24F-V8-1.8E (DOUG FIR) ARCHITECTURAL GRADE, UNLESS NOTED OTHERWISE ON PLAN.
         - ALTERNATE 20F-1.5E ALASKAN YELLOW CEDAR IS GENERALLY ACCEPTABLE, CONFIRM WITH ENGINEER PRIOR TO PROCUREMENT.
      b. EXTERIOR
         - 20F-1.5E ALASKAN YELLOW CEDAR ARCHITECTURAL GRADE, UNLESS NOTED OTHERWISE ON PLAN.
         - RATED FOR EXTERIOR CONDITIONS INCLUDING THE ADHESIVE USED (ASTM D2559).
   E. WOOD STRUCTURAL PANELS (SHEATHING):
      a. PLYWOOD SHALL CONFORM TO U.S. DEPARTMENT OF COMMERCE STANDARD PS-1 AND APA PERFORMANCE STANDARD PRP-108, LATEST EDITIONS.
      b. OSB (ORIENTED STRAND BOARD): PROTECTED FROM MOISTURE AND INSTALLED DRY
3. CONNECTIONS:
   A. SCREWS
      a. #10 (0.190" Ø), Fyb = 90,000 PSI, 2" PENETRATION (INTO FINAL MEMBER), 12" MAX SPACING
   B. NAILS
      a. #8 MINIMUM, COMMON (NOT BOX), 1" MINIMUM PENETRATION
      b. FOR BOX NAILS, ONE ADDITIONAL NAIL IS REQUIRED FOR EVERY 3 NAILS CALLED OUT ON THE DRAWINGS.
   C. CONNECTIONS OF MEMBERS NOT SPECIFICALLY NOTED HEREIN SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL CODE CONNECTION SCHEDULES.

W NOTES - WOOD
12" = 1'-0"



TYPICAL WALL CORNER



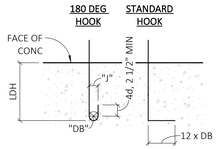
TYPICAL WALL INTERSECTION

REINFORCING DEVELOPMENT, LAP & STANDARD HOOK LENGTHS

BAR SIZE	LAP SPLICE LENGTH = DEVELOPMENT LENGTH (LD)	STANDARD HOOK (LDH)
#3	18"	6"
#4	22"	8"
#5	28"	10"
#6	34"	12"

CLEAR COVER REQUIREMENTS

BAR LOCATION & USE	CLEAR COVER
CONCRETE CAST AGAINST, AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE CAST IN FORMS BUT PERMANENTLY EXPOSED TO WEATHER OR EARTH	2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH	1"



BAR BEND REQUIREMENTS

MATERIALS

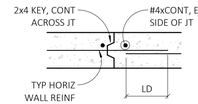
FREE FROM MUD, OIL, RUST, OR ANYTHING THAT WILL REDUCE BONDING WITH CONCRETE.

TYPICAL REINFORCING DEFORMED, ASTM A615, Fy=60 KSI

WELDED AND FIELD BENT REINFORCING A706, Fy=60 KSI

WELDED WIRE FABRIC REINFORCING ASTM A1064, F_y=65 KSI, F_u=75 KSI

STAGGER SPLICE JOINTS IN ADJACENT LAYERS OF REBAR BY 36 INCHES



WALL CONSTRUCTION JOINT

2 REINFORCING REQUIREMENTS
3/4" = 1'-0"

STRUCTURAL SHEET LIST

SHEET NUMBER	SHEET NAME	CURRENT REVISION DATE	CURRENT REVISION
S001	NOTES		
S101	MAIN LEVEL PLAN		
S102	UPPER LEVEL		
S103	ROOF PLAN		
S120	SHEAR WALLS		

ABBREVIATIONS

#	Pounds	CONN	Connection or...	J	Jack or trimmer stud	PSI	Pounds per Square Inch
ø	diameter	CONT	Continuous	JST	Joist	PT	Preservative Treated
APA	American Plywood Assoc.	DIA	Diameter	k	king or king stud	REC	RECommended or RECommendation
				LD	Development Length		
B/	Bottom of	DL	Dead Load	LL	Live Load	REINF	Reinforcement or Reinforcing
BM	Beam	(E)	Existing	LLH	Long Leg Horizontal	REQD	Required
_/_	__to__	EE	Each End	LLV	Long Leg Vertical	SEOR	Specialty Engineer Of Record
BRG	Bearing	EOD	Edge of Deck	LOC(S)	Location(s)	SM	SiMilar
		EOR	Engineer Of Record	LONG	LONGitudinal	SOMD	Slab-On-Metal Deck
BWP	Braced Wall Panel	EOS	Edge of Slab	MAX	MAXimum	SP	See Plans
C-FORT	Counterfort Wall	EQ	EQual	MIN	MINimum	SQ	Square
CFMF	Cold-Formed Metal Framing					SS	Stainless Steel
CFSF	Cold-Formed Steel Framing	ES	Each Side	MNFR	Manufacturer	STD	STandarD
CIRC	Circle or Circular	EW	Each Way	(N)	New	STL	STeeL
CJ	Control Joint	F/	Face of	OC	On Center	SW	Shear Wall
CL	CenterLine	FLG	FLanGe			T/	Top of
CLG	Ceiling	FLR	Floor	OH	Opposite Hand	T&B	Top and Bottom
CLR	Clear	FND	Foundation			TBD	To Be Determined
		FTG	FooTinG			TRANS	TRANSverse
		FV	Field Verify	O.F.	Outside Face	TYP	Typical
CMU	Concrete Masonry Unit(s)	GALV	GALVanized	OPNG	Opening	UNO	Unless Noted Otherwise
COL	Column	GL	Glulam	PAF	Powder Actuated Fastener	UP	wind UPlift Load
COMP	Compression or Compressive	GVWR	Gross Vehicle Weight Ratio	PCF	Pounds per Cubic Foot	VERT	Vertical
CONC	Concrete	HAS	Headed Anchor Studs	PL	Plate	WL	Downward or horizontal Wind Load
CW	Curtain Wall	HI	High	PLF	Pounds per Linear Foot	WP	WorkPoint or Working Point
		HORZ	Horizontal	PWT	Pre-engineered metal plate connected Wood Trusses	WWR	Welded Wire Reinforcement
						WRB	Weather Resistant Barrier
		IN	INch(es)			XPS	eXtruded Polystyrene Insulation

1. GENERAL:
   A. THE STRUCTURAL CONSTRUCTION DOCUMENTS PRODUCED BY THE STRUCTURAL ENGINEER-OF-RECORD (EOR) DESCRIBE THE FINAL CONDITION OF THE PRIMARY STRUCTURAL SYSTEM.
   B. THE PRIMARY STRUCTURAL SYSTEM HAS BEEN DESIGNED FOR THE LOADS ANTICIPATED DURING ITS SERVICE LIFE, NOT DURING CONSTRUCTION.
   C. CONFORMANCE WITH OSHA REQUIREMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR. ADDRESS ALL TEMPORARY CONDITIONS TO ACHIEVE THE CHOSEN MEANS, METHODS, AND SEQUENCES OF WORK.
   D. CONTRACTOR'S RESPONSIBILITIES: EVALUATION OF TEMPORARY CONSTRUCTION LOADS PLACED ON THE STRUCTURE, TEMPORARY SHORING TO SUPPORT THE MEANS AND METHODS OF CONSTRUCTION, CONCRETE MIX SELECTION, LAYOUT, WELD PROCEDURES, SURVEYING TO VERIFY STRUCTURE LOCATION AND TOLERANCE, HANDLING AND MOBILIZATION OF FABRICATED STRUCTURES
2. USE OF CONSTRUCTION DOCUMENTS:
   A. CONTRACTOR'S INTERPRETATION OF THE DESIGN INTENT IS REQUIRED. STRUCTURAL CONSTRUCTION DOCUMENTS ARE INTENDED TO BE USED IN CONJUNCTION WITH DRAWINGS FROM OTHER DISCIPLINES TO OBTAIN UNDERSTANDING OF THE PROJECT DESIGN INTENT. COORDINATE ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS INTO SHOP DRAWINGS AND WORK.
   B. VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS AS A MEANS TO DETERMINING ANY CONCLUSIVE INFORMATION ABOUT THE PROJECT. CONTACT EOR FOR ANY MISSING OR UNCLEAR INFORMATION.
   C. DIMENSIONS SHOWN ARE TO THE FACE OF STUD OR FACE OF CONCRETE, UNLESS SHOWN OTHERWISE.
   D. WHERE THERE IS CONFLICTING AND/OR DUPLICATE INFORMATION, THE MORE STRINGENT REQUIREMENTS GOVERN. DETAILS ON DRAWINGS GOVERN OVER GENERAL NOTES.
   E. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION CONFORMS TO SIMILAR WORK ELSEWHERE ON THE PROJECT.
3. CONSTRUCTION PHASE
   A. CONTRACTOR IS RESPONSIBLE FOR CONFORMANCE TO THE STRUCTURAL CONSTRUCTION DOCUMENTS.
   B. FOR ALL SUBMISSIONS BY THE CONTRACTOR TO THE PROJECT DESIGN TEAM, ALLOW TIME IN THE CONSTRUCTION SCHEDULE FOR THE PROJECT DESIGN TEAM RESPONSE.
   C. *CHANGE OR SUBSTITUTION REQUESTS* CAN BE SUBMITTED TO THE PROJECT DESIGN TEAM PRIOR TO PROCEEDING WITH CONSTRUCTION.
   D. WHERE INFORMATION MAY BE CONSIDERED MISSING OR UNCLEAR, SUBMIT A *REQUEST FOR INFORMATION* CLEARLY DESCRIBING THE CONTRACTOR'S INTERPRETATION OF THE DESIGN INTENT AND/OR SOLUTION.
   E. *NON-CONFORMANCE* ITEMS ARE THOSE THAT HAVE BEEN CONSTRUCTED THAT DO NOT MEET THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. SUBMIT A REPORT REGARDING THESE ITEMS PRIOR TO PROCEEDING WITH CORRECTIVE WORK.
4. DEFERRED SUBMITTALS SHOP DRAWINGS:
   A. SHOP DRAWINGS AND DEFERRED SUBMITTALS ARE NOT CONSIDERED CONSTRUCTION DOCUMENTS.
   B. PRIOR TO SENDING TO DESIGN TEAM FOR REVIEW
      a. REVIEW BY CONTRACTOR
      b. FIELD VERIFY ALL EXISTING STRUCTURAL CONDITIONS
      c. SUBMIT ANY SUBSTITUTIONS OR CHANGE REQUESTS
   C. REVIEW BY EOR IS INTENDED TO AID THE CONTRACTOR IN DISCOVERY OF DISCREPANCIES, ERRORS, OR OMISSIONS. EOR WILL REVIEW THE INFORMATION THAT REPRESENTS ITEMS WITHIN THE STRUCTURAL CONSTRUCTION DOCUMENTS PRODUCED BY THE EOR.
   D. SUBMITTALS TO BE SENT TO EOR FOR REVIEW:
      a. CONCRETE MIX DESIGNS
      b. REINFORCING AND LAYOUT (MASONRY OR CONCRETE)
      c. CONSTRUCTION AND CONTROL JOINT LAYOUT
      d. STEEL FRAMING FABRICATION
   E. DEFERRED SUBMITTALS ARE ITEMS THAT ARE NOT DIRECTLY DESIGNED BY THE EOR BUT ARE PART OF THE STRUCTURAL LOAD PATH. THESE ITEMS ARE DESIGNED BY A SPECIALTY ENGINEER OF RECORD (SEOR), WHICH IS A SEPARATE ENTITY FROM THE ENGINEER OF RECORD (EOR), FINALIZED AND SENT TO ENGINEER FOR REVIEW PRIOR TO PERMIT SUBMITTAL. THE FOLLOWING ITEMS ARE DEFERRED SUBMITTALS:
      a. STAIRS
      b. RAILINGS

1 NOTES - DESIGN CRITERIA
12" = 1'-0"

1. AUTHORITY HAVING JURISDICTION (AHJ): UNINCORPORATED CUSTER COUNTY
2. CODES ADOPTED BY AHJ
   A. 2024 INTERNATIONAL RESIDENTIAL CODE
   B. 2024 INTERNATIONAL BUILDING CODE
3. OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R
4. CLIMATIC LOADS (APPROXIMATE ELEVATION OF 8031 FEET ABOVE SEA LEVEL)
   A. SEISMIC LOADS
      a. RISK CATEGORY = II
      b. SOIL SITE CLASS = D (BY DEFAULT)
      c. SEISMIC DESIGN CATEGORY = B
      d. DESIGN SPECTRAL RESPONSE COEFFICIENT, S_{DS} = 0.26
   B. WIND LOADS
      a. RISK CATEGORY = II
      b. DESIGN WIND SPEED, V_{ULT} = 105 MPH
      c. EXPOSURE CATEGORY = C
      d. C&C HORIZONTAL = 24 PSF
      e. C&C UPLIFT = 35 PSF
      f. C&C UPLIFT @ OVERHANG = 45 PSF
   C. SNOW
      a. GROUND SNOW LOAD, P_g = 66 PSF, $P_{g(adj)}$ = 46.2 PSF
      b. THERMAL FACTOR, C_t = 1.2 (VENTILATED ROOF)
      c. ROOF DESIGN SNOW LOAD, P_f = 56 PSF
   D. FLOOD
      a. BUILDING AND FOUNDATIONS WERE NOT DESIGNED FOR FLOOD PLAIN FORCES
5. DESIGN LOADS
   A. DEAD LOADS
      a. ROOF = 15 PSF
      b. FLOORS = 15 PSF
      c. DECKS = 15 PSF
      d. WALLS = 15 PSF
   B. LIVE LOADS
      a. FLOOR = 40 PSF
      b. DECK = HIGHEST OF 40 PSF or SNOW LOAD (IRC 507.1). DO NOT COMBINE.
      c. STAIRS = 60 PSF UNIFORM
         - GUARDS AND HANDRAILS 200# POINT LOAD OR 50 PLF
      d. GARAGE = 50 PSF or 2000# load over a 4 1/2" by 4 1/2" AREA (8000 LB VEHICLE)
6. SERVICEABILITY CRITERIA
   A. ROOF TL = L/240 or 3/4"
   B. ROOF LL = L/360 or 3/4"
   C. FLOOR TL = L/360 or 3/4"
   D. FLOOR LL = L/480 or 1/2"
   E. HAND/GUARD RAIL HORIZONTAL DEFLECTION LIMIT = 2L/240 OR 3/4"
   F. IN-PLANE LATERAL DRIFT (WIND OR SEISMIC) = H/180, IMPROVED H/360
   G. OUT-OF-PLANE DEFLECTION = H/360

G NOTES - GENERAL
12" = 1'-0"

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Conifer, Colorado | 720 891 0830 | remingtonengineering.com

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NOT FOR CONSTRUCTION

REVISIONS

#	DESCRIPTION	DATE

130 Shop

184 Co Rd 130

CLIENT
Devon Tilly

LOCATION
184 Co Rd 130
Westcliffe, CO 81252

ISSUED
SCHEMATIC DESIGN

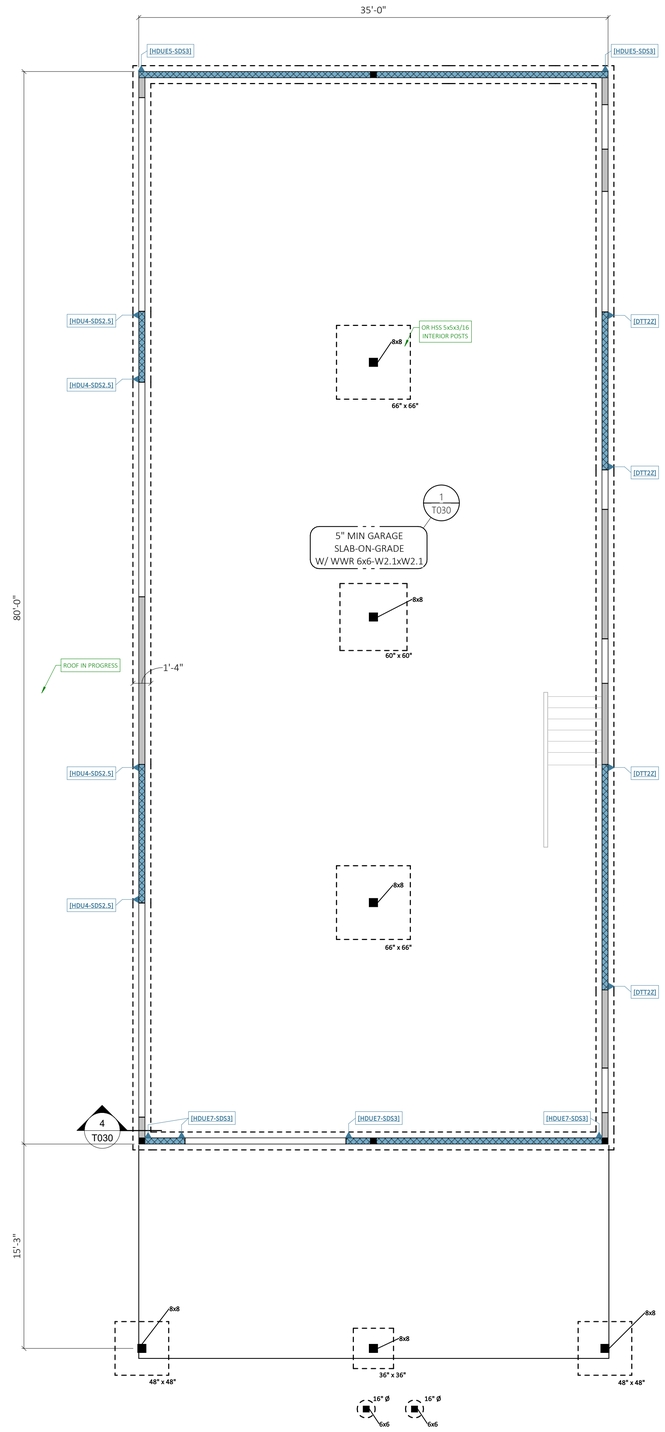
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PROJECT
26047

NOTES

S001

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M MAIN LEVEL
3/16" = 1'-0"

11/6/2026 11:47:40 AM

INFORMATION ON OTHER DRAWINGS

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PRIOR TO PROCEEDING WITH STRUCTURAL WORK, FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF CONDITIONS THAT DIFFER FROM THOSE SHOWN IN THE DRAWINGS, STRUCTURAL INSTABILITY, DETERIORATION, DISTRESS, OR OTHER QUESTIONABLE CONDITIONS. ALLOW FOR THE RESOLUTION OF FIELD DISCOVERIES IN THE CONSTRUCTION SCHEDULE.

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A GEOTECHNICAL ENGINEER MUST OBSERVE THE EXCAVATION TO VERIFY THE FOUNDATION DESIGN CRITERIA NOTED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS. NOTIFY ENGINEER-OF-RECORD OF ANY UNANTICIPATED SOIL CONDITIONS.

WHERE SOLID COMPETENT BEDROCK IS DISCOVERED, FOOTINGS MAY BE ELIMINATED. DRILL/EPOXY VERTICAL WALL REINFORCING INTO ROCK 6 INCHES MINIMUM.

BACKFILL

SHORE OR BRACE THE FOUNDATION WALL PRIOR TO BACKFILL OPERATIONS IF THE INTERIOR SLAB IS NOT IN PLACE. DO NOT BACKFILL UNTIL THE FOUNDATION WALL CONCRETE HAS REACHED 2,250 PSI STRENGTH.

BACKFILL FOUNDATION EVENLY ACROSS THE FOOTPRINT OF THE STRUCTURE IN 12 INCH MAXIMUM VERTICAL LIFTS. BACKFILL WITH NATIVE SOILS UNLESS GEOTECH REPORT NOTES OTHERWISE.

USE ONLY HAND OPERATED TOOLS FOR COMPACTION DIRECTLY ADJACENT TO THE FOUNDATION.

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VERTICAL DOWELS EXTENDING FROM FOOTING MUST BE TIED-IN-PLACE AND CANNOT BE WET-STABBED DURING CONCRETE PLACEMENT

DRILL AND EPOXY ALL HORIZONTAL REINFORCING INTO THE CONCRETE OF THE EXISTING STRUCTURE A MINIMUM OF 6 INCHES.

ANCHOR BOLTS

MATERIAL
F1554 GR 55, F_y=55 KSI, F_u=75 KSI

SILL PLATE / FOUNDATION
1/2"Ø BOLTS @ 48" OC. 7" EMBEDMENT INTO CONCRETE, PLACED W/IN 12" OF SILL PLATE ENDS AND W/IN THE MIDDLE THIRD OF THE WIDTH OF THE SILL PLATE. OPTION: USE 3" SQUARE, DIAGONAL SLOTTED 3×3×1/4 PL WASHERS.

EMBEDDED END IS HEAVY HEX HEAD, TACK WELDED NUT, OR ≥ 90 DEGREE BEND. EMBEDMENT IS MEASURED FROM THE TOP SURFACE OF THE NUT OR BEND TO THE CONCRETE SURFACE. AT LEAST ONE FULL BOLT THREAD IS REQUIRED ABOVE THE NUT.

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INSTALL DRAINS AND GRADING TO PREVENT WATER FROM INFILTRATING THE SOILS THAT SURROUND AND SUPPORT FOUNDATION COMPONENTS. OWNER PROVIDE WRITTEN AGREEMENT IF THIS DRAINAGE IS TO BE OMITTED.

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@ 8 FEET ON CENTER FOR 2x10 OR LARGER JOISTS AND RAFTERS

SUPPORT ALL POSTS CONTINUOUS TO THEIR RESPECTIVE FOUNDATION. PROVIDE STUD PACKS IN WALLS AT BEAM BEARINGS, CONTINUOUS THROUGH SOLID BLOCKING IN FLOORS.

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APA PERFORMANCE RATED I-JOISTS CONFORMING TO PRI-400 "PERFORMANCE STANDARD FOR APA EWS I-JOISTS" AND ASTM D5055.

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PROTECT FROM WEATHER PRIOR TO INSTALLATION.

END BEARING LENGTH ≥ 1 3/4". INTERIOR BEARING LENGTH ≥ 3 1/2".

RESTRAIN ENDS TO PREVENT ROLLOVER.

REFER TO SPECIFIC MANUFACTURER'S REQUIREMENTS FOR LOCATION, LAYOUT, AND SIZE OF HOLES THROUGH PLYWOOD WEBS

SEE DETAILS FOR BLOCKING AND WEB-STIFFENER REQUIREMENTS.

WALL CONSTRUCTION

PLATFORM FRAMED TO BOTTOM OF JOISTS, RAFTERS OR TRUSSES WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.

INSTALL BLOCKING AT ALL LOCATIONS NECESSARY FOR MOUNTING CABINETS, SHELVING, HARDWARE, GRAB BARS, ETC. INCLUDING KITCHEN, BATHROOMS, CLOSETS, ETC.

WALLS < 12'-0" TALL
2x6 @ 16" OC

WALLS ≥ 12'-0" TALL, CABINET WALLS, OR LEVEL 4 OR 5 DRYWALL FINISH
2x6 @12" OC + MIDHEIGHT BLOCKING. WE SUGGEST USING ENGINEERED LUMBER WHEN FRAMING TALL WALLS FOR STRAIGHTNESS AND STIFFNESS.

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SHEATHING 7/16" APA RATED SHEATHING W/ 24/16 SPAN RATING FASTENED W/ 8d COMMON NAILS @ 6" OC AT EDGES AND 12" OC IN THE FIELD.

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1/2" (MIN) GYP BOARD FASTENED W/ #6 TYPE W or S DRYWALL SCREWS @ 7" OC

SHEAR WALLS (CROSSHATCHED)
BLOCKING AT ALL HORIZONTAL JOINTS OF EXTERIOR SHEATHING. DOUBLE STUDS AT EACH END OF WALL.

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FLOOR FRAMING SPACED @ ≤ 16" OC
3/4" NOMINAL APA RATED T&G PLYWOOD or OSB with a MINIMUM SPAN RATING OF 32/16

FASTENING
#8 RING SHANK NAILS @ 6" OC ON EDGES AND @ 12" OC IN THE FIELD + CONSTRUCTION ADHESIVE

LAYOUT
LONG DIMENSION (SPAN DIRECTION) OF SHEATHING IS PERPENDICULAR TO THE SUPPORTING FRAMING. THE SHORT DIMENSION OF THE SHEATHING IS STAGGERED BY 1/2 THE LENGTH OF THE SHEATHING.

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19/32" NOMINAL APA RATED EXPOSURE 1 T&G PLYWOOD or OSB with a MINIMUM SPAN RATING OF 32/16

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10d NAILS @ 6" OC ON EDGES AND @ 12" OC IN THE FIELD + CONSTRUCTION ADHESIVE

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HANGER HEIGHT IS A MINIMUM 60% OF MEMBER DEPTH.

PROVIDE CONNECTORS WITH ADDITIONAL CORROSION PROTECTION AS NEEDED BASED ON FINAL CONDITION (WET OR SEVERE).

DECKS

DECK WAS NOT DESIGNED TO SUPPORT HEAVIER LOADS (HOT TUBS, PLANTERS, ETC.) OTHER THAN THOSE NOTED SPECIFICALLY ON PLAN.

SNOW MUST BE REMOVED FROM DECK TO ACHEIVE FULL LIVE LOAD CAPACITY OF 40 POUNDS PER SQUARE FOOT.

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KEYNOTE SCHEDULE

TYPICAL CONTINUOUS FOOTING SCHEDULE

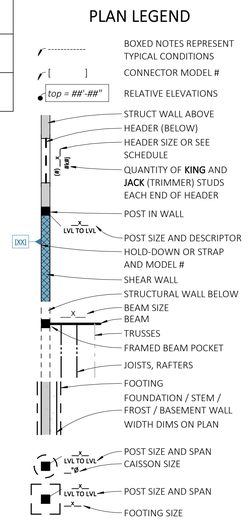
WIDTH ON PLAN	THICKNESS [IN]	REINFORCING
≤ 16 INCHES	10	(3) #4 CONTINUOUS
≤ 24 INCHES	10	(4) #4 CONTINUOUS
≤ 36 INCHES	10	(4) #5 CONTINUOUS, #4 TRANSVERSE HAIRPIN BARS @ 12" OC
≤ 48 INCHES	12	(5) #5 LONGITUDINAL, #4 TRANSVERSE HAIRPIN BARS @ 12" OC

ISOLATED FOOTING/CAISSON SCHEDULE

PLAN SIZE	THICKNESS [IN]	REINFORCING
24" × 24"	10	(3) #4 EACH WAY, CENTERED
30" × 30"	10	(3) #4 EACH WAY, CENTERED
36" × 36"	10	(3) #5 EACH WAY, CENTERED
42" × 42"	12	(4) #5 EACH WAY, BOTTOM
48" × 48"	12	(5) #5 EACH WAY, BOTTOM
10" Ø		(2) #4 VERTICAL W/ STANDARD HOOK, CENTERED
12" Ø		CAGE OF (3) #4 VERTICAL W/ (3) #3 CIRCULAR CLOSED TIES @ TOP
16" Ø		CAGE OF (4) #4 VERTICAL W/ (3) #3 CIRCULAR CLOSED TIES @ TOP
18" Ø		CAGE OF (3) #5 VERTICAL W/ (3) #3 CIRCULAR CLOSED TIES @ TOP
20" Ø		CAGE OF (6) #4 VERTICAL W/ (3) #4 CIRCULAR CLOSED TIES @ TOP and @ 24" OC BELOW
24" Ø		CAGE OF (6) #5 VERTICAL W/ (3) #4 CIRCULAR CLOSED TIES @ TOP and @ 18" OC BELOW

MODULAR HOME BY OTHERS

PLAN LEGEND



TRUE NORTH
PLAN NORTH

REMINGTON ENGINEERING LLC
Conifer, Colorado | 720.891.0830 | remingtonengineering.com

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NOT FOR CONSTRUCTION

REVISIONS

#	DESCRIPTION	DATE

184 Co Rd 130 Shop

CLIENT
Devon Tilly

LOCATION
184 Co Rd 130
Westcliffe, CO 81252

ISSUED
SCHEMATIC DESIGN

DATE
20261106

PROJECT
26047

MAIN LEVEL PLAN

S101



DISCUSS TJI v TRUSSES

11-7/8" TJI 230 @ 16" OC

LOR HSS 5x5x5/16 INTERIOR POSTS

1 LEVEL 2
3/16" = 1'-0"

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OPENING FRAMING SCHEDULE

MAX ROUGH OPENING WIDTH	MIN HEADER SIZE	KING STUDS	JACK STUDS
3'-0"	(3)2X6	1	1
4'-0"	(3)2X8	1	1
5'-0"	(2)2X10	1	1
6'-0'	(2)2X12	2	1
7'-0"	(3)1.75X7.25 LVL	2	1
8'-0"	(3)1.75X9.5 LVL	2	1
9'-0"	(3)1.75X9.5 LVL	2	1
10'-0"	(3)1.75X11.25 LVL	2	1

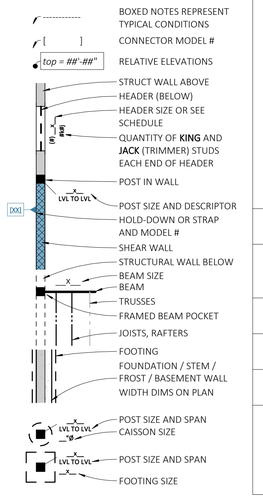
SIZES ABOVE MAY BE USED UNLES OTHERWISE NOTED ON PLANS OR DETAILS

KING AND JACK STUD TYPE PER WALL CONSTRUCTION PLAN NOTES

KEYNOTE SCHEDULE

MODULAR HOME BY OTHERS

PLAN LEGEND



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REVISIONS

#	DESCRIPTION	DATE

184 Co Rd 130 Shop

CLIENT
Devon Tilly

LOCATION
184 Co Rd 130
Westcliffe, CO 81252

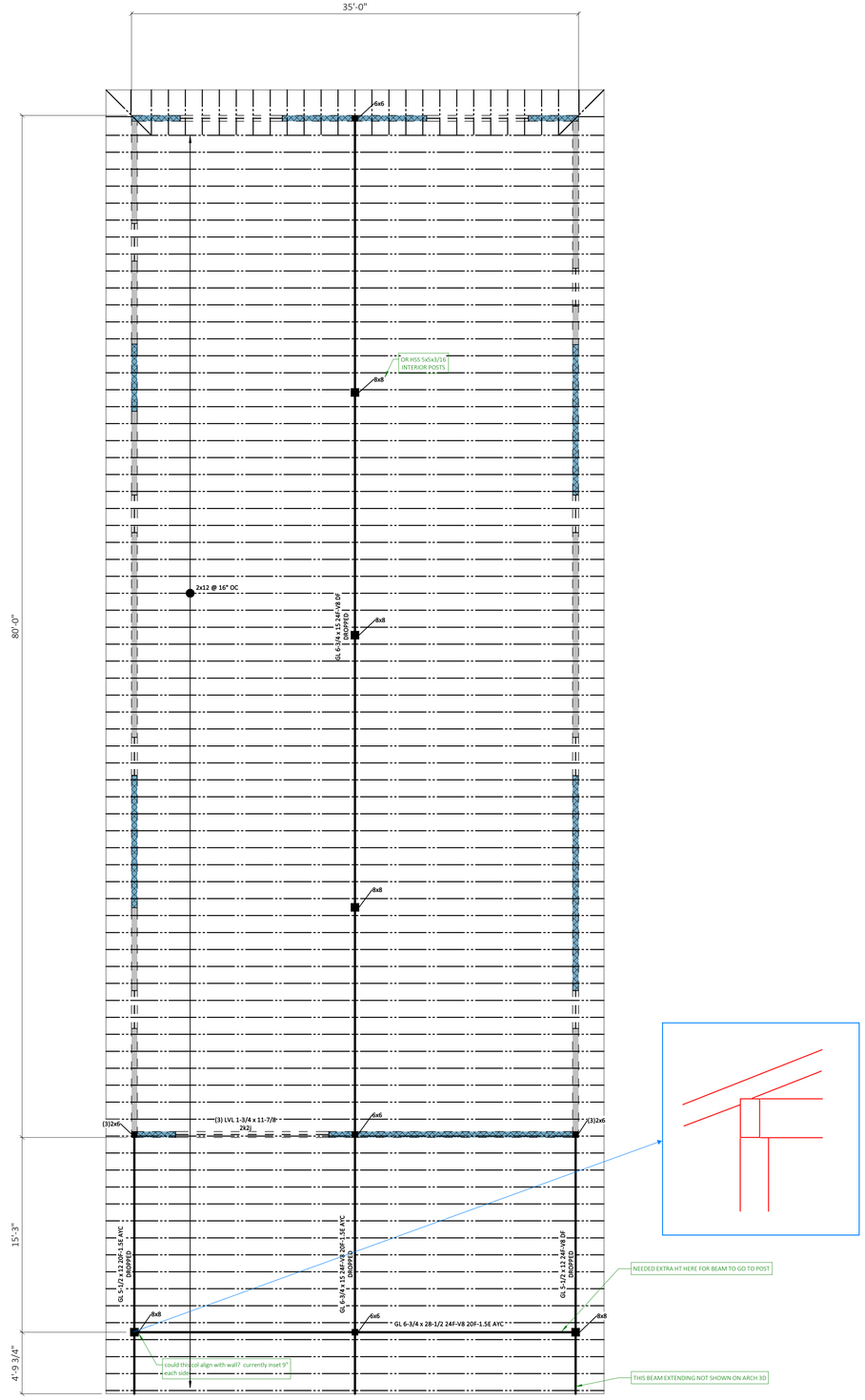
ISSUED
SCHEMATIC DESIGN

DATE
20261106

PROJECT
26047

UPPER LEVEL

S102



1 ROOF FRAMING PLAN

3/16" = 1'-0"

TRUE NORTH

PLAN NORTH

11/6/2026 11:47:41 AM

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PRIOR TO PROCEEDING WITH STRUCTURAL WORK, FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY ENGINEER OF CONDITIONS THAT DIFFER FROM THOSE SHOWN IN THE DRAWINGS, STRUCTURAL INSTABILITY, DETERIORATION, DISTRESS, OR OTHER QUESTIONABLE CONDITIONS. ALLOW FOR THE RESOLUTION OF FIELD DISCOVERIES IN THE CONSTRUCTION SCHEDULE.

EXCAVATION

FOUNDATIONS MUST BEAR ON NATIVE SOILS BELOW FROST DEPTH AND CANNOT BEAR ON FILL. IF FILL IS REQUIRED, IT MUST BE SPECIFIED BY A GEOTECHNICAL ENGINEER, COMPACTED TO 90% (MINIMUM) PROCTOR DENSITY PER ASTM D1557, AND VERIFIED THROUGH TESTING.

A GEOTECHNICAL ENGINEER MUST OBSERVE THE EXCAVATION TO VERIFY THE FOUNDATION DESIGN CRITERIA NOTED IN THE STRUCTURAL CONSTRUCTION DOCUMENTS. NOTIFY ENGINEER-OF-RECORD OF ANY UNANTICIPATED SOIL CONDITIONS.

WHERE SOLID COMPETENT BEDROCK IS DISCOVERED, FOOTINGS MAY BE ELIMINATED. DRILL/EPOXY VERTICAL WALL REINFORCING INTO ROCK 6 INCHES MINIMUM.

BACKFILL

SHORE OR BRACE THE FOUNDATION WALL PRIOR TO BACKFILL OPERATIONS IF THE INTERIOR SLAB IS NOT IN PLACE. DO NOT BACKFILL UNTIL THE FOUNDATION WALL CONCRETE HAS REACHED 2,250 PSI STRENGTH.

BACKFILL FOUNDATION EVENLY ACROSS THE FOOTPRINT OF THE STRUCTURE IN 12 INCH MAXIMUM VERTICAL LIFTS. BACKFILL WITH NATIVE SOILS UNLESS GEOTECH REPORT NOTES OTHERWISE.

USE ONLY HAND OPERATED TOOLS FOR COMPACTION DIRECTLY ADJACENT TO THE FOUNDATION.

REINFORCING

VERTICAL DOWELS EXTENDING FROM FOOTING MUST BE TIED-IN-PLACE AND CANNOT BE WET-STABBED DURING CONCRETE PLACEMENT

DRILL AND EPOXY ALL HORIZONTAL REINFORCING INTO THE CONCRETE OF THE EXISTING STRUCTURE A MINIMUM OF 6 INCHES.

ANCHOR BOLTS

MATERIAL

F1554 GR 55, F_y=55 KSI, F_u=75 KSI

SILL PLATE / FOUNDATION

1/2"Ø BOLTS @ 48" OC. 7" EMBEDMENT INTO CONCRETE, PLACED W/IN 12" OF SILL PLATE ENDS AND W/IN THE MIDDLE THIRD OF THE WIDTH OF THE SILL PLATE. OPTION: USE 3" SQUARE, DIAGONAL SLOTTED 3×3×1/4 PL WASHERS.

EMBEDDED END IS HEAVY HEX HEAD, TACK WELDED NUT, OR ≥ 90 DEGREE BEND. EMBEDMENT IS MEASURED FROM THE TOP SURFACE OF THE NUT OR BEND TO THE CONCRETE SURFACE. AT LEAST ONE FULL BOLT THREAD IS REQUIRED ABOVE THE NUT.

DRAINAGE

INSTALL DRAINS AND GRADING TO PREVENT WATER FROM INFILTRATING THE SOILS THAT SURROUND AND SUPPORT FOUNDATION COMPONENTS. OWNER PROVIDE WRITTEN AGREEMENT IF THIS DRAINAGE IS TO BE OMITTED.

WOOD

PRESERVATIVE TREATED OR NATURALLY DURABLE WOOD (WESTERN RED CEDAR No. 2) IS REQUIRED WHEN WOOD IS IN CONTACT WITH CONCRETE OR MASONRY, WITH EXTERIOR EXPOSURE OR WITHIN 6" OF SOIL. PROVIDE PROPER UC RATING FOR THE FINAL LOCATION/CONDITION OF THE WOOD MEMBER.

BLOCK BELOW JAMBS OF ALL INTERIOR DOORS

@ 8 FEET ON CENTER FOR 2x10 OR LARGER JOISTS AND RAFTERS

SUPPORT ALL POSTS CONTINUOUS TO THEIR RESPECTIVE FOUNDATION. PROVIDE STUD PACKS IN WALLS AT BEAM BEARINGS, CONTINUOUS THROUGH SOLID BLOCKING IN FLOORS.

WOOD I-JOISTS

APA PERFORMANCE RATED I-JOISTS CONFORMING TO PRI-400 "PERFORMANCE STANDARD FOR APA EWS I-JOISTS" AND ASTM D5055.

EXCEPT FOR CUTTING TO LENGTH, I-JOIST FLANGES ARE NOT PERMITTED TO BE CUT, DRILLED, OR NOTCHED.

PROTECT FROM WEATHER PRIOR TO INSTALLATION.

END BEARING LENGTH ≥ 1 3/4". INTERIOR BEARING LENGTH ≥ 3 1/2".

RESTRAIN ENDS TO PREVENT ROLLOVER.

REFER TO SPECIFIC MANUFACTURER'S REQUIREMENTS FOR LOCATION, LAYOUT, AND SIZE OF HOLES THROUGH PLYWOOD WEBS

SEE DETAILS FOR BLOCKING AND WEB-STIFFENER REQUIREMENTS.

WALL CONSTRUCTION

PLATFORM FRAMED TO BOTTOM OF JOISTS, RAFTERS OR TRUSSES WITH DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE.

INSTALL BLOCKING AT ALL LOCATIONS NECESSARY FOR MOUNTING CABINETS, SHELVING, HARDWARE, GRAB BARS, ETC. INCLUDING KITCHEN, BATHROOMS, CLOSETS, ETC.

WALLS < 12'-0" TALL
2x6 @ 16" OC

WALLS ≥ 12'-0" TALL, CABINET WALLS, OR LEVEL 4 OR 5 DRYWALL FINISH
2x6 @12" OC + MIDHEIGHT BLOCKING. WE SUGGEST USING ENGINEERED LUMBER WHEN FRAMING TALL WALLS FOR STRAIGHTNESS AND STIFFNESS.

SHEATHING, EXTERIOR
SHEATHING 7/16" APA RATED SHEATHING W/ 24/16 SPAN RATING FASTENED W/ 8d COMMON NAILS @ 6" OC AT EDGES AND 12" OC IN THE FIELD.

INTERIOR SHEATHING
1/2" (MIN) GYP BOARD FASTENED W/ #6 TYPE W or S DRYWALL SCREWS @ 7" OC

SHEAR WALLS (CROSSHATCHED)
BLOCKING AT ALL HORIZONTAL JOINTS OF EXTERIOR SHEATHING. DOUBLE STUDS AT EACH END OF WALL.

FLOOR SHEATHING

FLOOR FRAMING SPACED @ ≤ 16" OC
3/4" NOMINAL APA RATED T&G PLYWOOD or OSB with a MINIMUM SPAN RATING OF 32/16

FASTENING
#8 RING SHANK NAILS @ 6" OC ON EDGES AND @ 12" OC IN THE FIELD + CONSTRUCTION ADHESIVE

LAYOUT
LONG DIMENSION (SPAN DIRECTION) OF SHEATHING IS PERPENDICULAR TO THE SUPPORTING FRAMING. THE SHORT DIMENSION OF THE SHEATHING IS STAGGERED BY 1/2 THE LENGTH OF THE SHEATHING.

TOP FLANGE HANGERS MAY CAUSE UNEVENESS IN SHEATHING. ROUT TOP UNDERSIDE OF SUBFLOOR IF NEEDED.

ROOF SHEATHING

19/32" NOMINAL APA RATED EXPOSURE 1 T&G PLYWOOD or OSB with a MINIMUM SPAN RATING OF 32/16

FASTENING
10d NAILS @ 6" OC ON EDGES AND @ 12" OC IN THE FIELD + CONSTRUCTION ADHESIVE

LAYOUT
LONG DIMENSION (SPAN DIRECTION) OF SHEATHING IS PERPENDICULAR TO THE SUPPORTING FRAMING. THE SHORT DIMENSION OF THE SHEATHING IS STAGGERED BY 1/2 THE LENGTH OF THE SHEATHING.

PLACE H-CLIPS BETWEEN SHEETS. COVER ROOF AS SOON AS POSSIBLE WITH UNDERLAYMENT FOR PROTECTION AGAINST EXCESSIVE MOISTURE.

PREFABRICATED CONNECTORS

[CONNECTOR DESIGNATIONS] NOTED HEREIN ARE THOSE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, SAN LEANDRO, CALIFORNIA.

SUBMIT [CONNECTOR] SUBSTITUTES TO ENGINEER FOR REVIEW. WRITTEN APPROVAL BY ENGINEER IS REQUIRED FOR SUBSTITUTES.

ONLY BASE MODEL [CONNECTOR] DESIGNATIONS ARE NOTED. SPECIFY NECESSARY MODIFICATIONS (SKEWED, SLOPED, CONCEALED FLANGE, ETC.) PER MANUFACTURER'S NOMENCLATURE WHERE NECESSARY.

FILL ALL FASTENER HOLES PROVIDED IN [CONNECTOR]. PREDRILL FASTENER LOCATIONS WHERE WOOD HAS THE POTENTIAL TO SPLIT.

DO NOT MODIFY [CONNECTORS] BY BENDING, DRILLING HOLES, OR WELDING UNLESS SPECIFICALLY PERMITTED BY MANUFACTURER. REFER TO SIMPSON'S TECHNICAL BULLETIN T-C-HUHUC-W18 FOR INFORMATION ON WELDING CONNECTORS.

GAPS BETWEEN MEMBER ENDS AND HEADERS/BEAMS ARE 1/8" OR LESS PER ICC-ES REPORTS AND TEST STANDARDS.

HANGER HEIGHT IS A MINIMUM 60% OF MEMBER DEPTH.

PROVIDE CONNECTORS WITH ADDITIONAL CORROSION PROTECTION AS NEEDED BASED ON FINAL CONDITION (WET OR SEVERE).

DECKS

DECK WAS NOT DESIGNED TO SUPPORT HEAVIER LOADS (HOT TUBS, PLANTERS, ETC.) OTHER THAN THOSE NOTED SPECIFICALLY ON PLAN.

SNOW MUST BE REMOVED FROM DECK TO ACHEIVE FULL LIVE LOAD CAPACITY OF 40 POUNDS PER SQUARE FOOT.

APPLY SELF-ADHERED MEMBRANE FLASHING ON THE TOPS OF ALL EXPOSED WOOD BEAMS AND JOISTS

FOR PLASTIC COMPOSITE DECKING OR DECKING THINNER THAN 1 1/2", THE MAXIMUM SPACING OF DECK JOISTS IS 12" OC

PLASTIC COMPOSITE DECK BOARDS, HANDRAILS, AND GUARDS SHALL BEAR A LABEL THAT INDICATES COMPLIANCE WITH ASTM D7032 AND INCLUDES THE ALLOWABLE LOAD AND MAXIMUM ALLOWABLE SPAN DETERMINED IN ACCORDANCE WITH ASTM D7032. ADDITIONALLY, THE DECK SURFACE COMPONENTS MUST BE RECOGNIZED BY CODE OR TESTING AS "IGNITION RESISTANT" CONSTRUCTION.

PREFABRICATED DECK COMPONENTS

DECK COMPONENTS SHOWN HEREIN ARE PREFABRICATED, PRE-ENGINEERED, AND PRODUCED BY FORTRESS BUILDING PRODUCTS, GARLAND, TEXAS.

COMPONENTS HAVE BEEN TESTED BY INTERTEK AND DOCUMENTED IN THE CODE COMPLIANCE RESEARCH REPORT CCRR-0313. ALL COMPONENTS USED MUST BE INCLUDED IN THIS REPORT, OR OTHER SIMILAR CODE COMPLIANCE TESTING REPORTS, AND INSTALLED PER THE REQUIREMENTS NOTED IN THE REPORT.

WRITTEN APPROVAL BY ENGINEER IS REQUIRED FOR SUBSTITUTIONS TO THE COMPONENTS SHOWN. SUBMIT PRIOR TO CONSTRUCTION OR PROCUREMENT.

DO NOT MODIFY COMPONENTS BY BENDING, DRILLING HOLES, OR WELDING UNLESS SPECIFICALLY PERMITTED BY MANUFACTURER.

KEYNOTE SCHEDULE

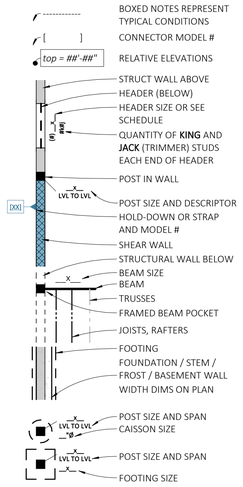
OPENING FRAMING SCHEDULE

MAX ROUGH OPENING WIDTH	MIN HEADER SIZE	KING STUDS	JACK STUDS
3'-0"	(3)2X6	1	1
4'-0"	(3)2X8	1	1
5'-0"	(2)2X10	1	1
6'-0'	(2)2X12	2	1
7'-0"	(3)1.75X7.25 LVL	2	1
8'-0"	(3)1.75X9.5 LVL	2	1
9'-0"	(3)1.75X9.5 LVL	2	1
10'-0"	(3)1.75X11.25 LVL	2	1

SIZES ABOVE MAY BE USED UNLES OTHERWISE NOTED ON PLANS OR DETAILS

KING AND JACK STUD TYPE PER WALL CONSTRUCTION PLAN NOTES

PLAN LEGEND



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NOT FOR CONSTRUCTION

REVISIONS

#	DESCRIPTION	DATE

Rd 130 Shop

184 Co Rd

CLIENT
Devon Tilly

LOCATION
184 Co Rd 130
Westcliffe, CO 81252

ISSUED
SCHEMATIC DESIGN

DATE
20261106

PROJECT
26047

ROOF PLAN

S103