

GENERAL NOTES:

1. MEANS AND METHODS: THE DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THESE DRAWINGS DO NOT INDICATE THE MEANS AND METHODS OF CONSTRUCTION UNLESS SO STATED. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
2. DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. WORK SHALL BE PERFORMED AS DIRECTED BY THE ENGINEER.
3. SHORING: IT SHALL BE THE CONTRACTORS SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING, BRACING, AND FORM WORK, AS REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING THE CONSTRUCTION OF THIS STRUCTURE. EXCESS LOAD CAPACITY OF SLAB SHALL NOT EXCEED LOADS EQUIVALENT TO THE LIVE, PARTITION LOAD, AND ANY OTHER LOAD NOT IN PLACE AT THE TIME OF SHORING LESS CONSTRUCTION DEAD AND LIVE LOADS.
4. EXCAVATION: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES.
5. OTHER TRADES: THESE STRUCTURAL DRAWINGS ARE NOT TO BE VIEWS AS STAND ALONE DRAWINGS WITH RESPECT TO PROJECT DIMENSIONS OR ANY OTHER COMPONENT OF THE CONSTRUCTION. IT REQUIRES THE ENTIRE SET OF CONTRACT DOCUMENTS TO PROPERLY CONSTRUCT THE STRUCTURE. SEE ARCHITECTURAL, ELECTRICAL, AND MECHANICAL PLANS FOR OPENINGS AND DETAILS NOT SHOWN ON THESE STRUCTURAL DRAWINGS. ALL DIMENSIONS ARE TO BE CHECKED AND VERIFIED WITH THE ARCHITECTURAL PLANS.
6. BRACING: THESE DRAWINGS ILLUSTRATE THE PRIMARY STRUCTURAL FRAME IN ITS COMPLETED FORM. TEMPORARY BRACING SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED TO HOLD ALL COMPONENTS OF THE STRUCTURE IN PLACE UNTIL FINAL SUPPORT IS SECURELY ANCHORED.
7. INSPECTIONS: SPECIAL INSPECTIONS REQUIRED BY THE BUILDING CODE SHALL BE PERFORMED BY AN INDEPENDENT INSPECTOR HIRED BY THE OWNER.
8. PRINCIPAL OPENINGS: ARE SHOWN ON THE DRAWINGS. SEE ARCHITECTURAL, MECHANICAL AND ELECTRICAL PLANS FOR OTHER OPENINGS NOT SHOWN. THE CONTRACTOR TO BUILD ALL OPENINGS. SIZE AND LOCATION OF ALL OPENINGS SHALL BE VERIFIED WITH THE MECHANICAL CONTRACTOR. ANY OPENINGS THAT ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.
9. SUBSTITUTIONS & DEVIATIONS: CONTRACTOR TO SUBMIT ANY PROPOSED SUBSTITUTION OF MATERIALS, PRODUCTS OR DETAILS TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO INCORPORATION INTO THE PROJECT.
10. ARCHITECTURAL PLANS: SEE ARCHITECTURAL DRAWINGS FOR ELEVATIONS AND FOR EXACT LOCATIONS OF SLAB DEPRESSIONS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY OF THE STRUCTURAL PLANS TO THE ARCHITECT PRIOR TO FABRICATING OR INSTALLING STRUCTURAL MEMBERS.
11. EXISTING UTILITIES: THE LOCATION OF ANY EXISTING SUBGRADE UTILITIES IS UNKNOWN. NOTIFY ARCHITECT AND ENGINEER OF ANY CONFLICT OF EXISTING UTILITY ITEMS WITHIN THE CONSTRUCTION OF FOUNDATION ELEMENTS.

ROUGH FRAMING:

1. PROVIDE GRADE MARKED DOUGLAS FIR - LARCH NO.1 UNLESS OTHERWISE NOTED. PROVIDE DRIED LUMBER WITH MAXIMUM 19% MOISTURE CONTENT.
2. LUMBER BEARING ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
3. ALL NAILS ARE COMMON NAILS UNLESS OTHERWISE NOTED.
4. PROVIDE ALL HARDWARE CONNECTORS MANUFACTURED BY SIMPSON STRONG TIE OR APPROVED EQUAL.
5. DO NOT NOTCH OR CUT STRUCTURAL LUMBER UNLESS NOTED OTHERWISE.
6. BEARING WALLS MUST STACK OVER WALL BELOW.

NOTE: THIS DESIGN ASSUMES THAT THE CLEARANCE AND SETBACK REQUIREMENTS LISTED IN IRC R403.1.7 ARE MET. IF NOT, CONTACT THE STRUCTURAL ENGINEER.

NOTE: THIS DESIGN ASSUMES THAT THE SITE IS STABLE HAVING NO GLOBAL STABILITY CONCERNS OR HAZARDS. IF THIS IS NOT TRUE, CONTACT THE STRUCTURAL ENGINEER.

NOTE: CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO ANY CONSTRUCTION. SEE ARCHITECTURAL PLANS FOR ANY ADDITIONAL DIMENSIONS.

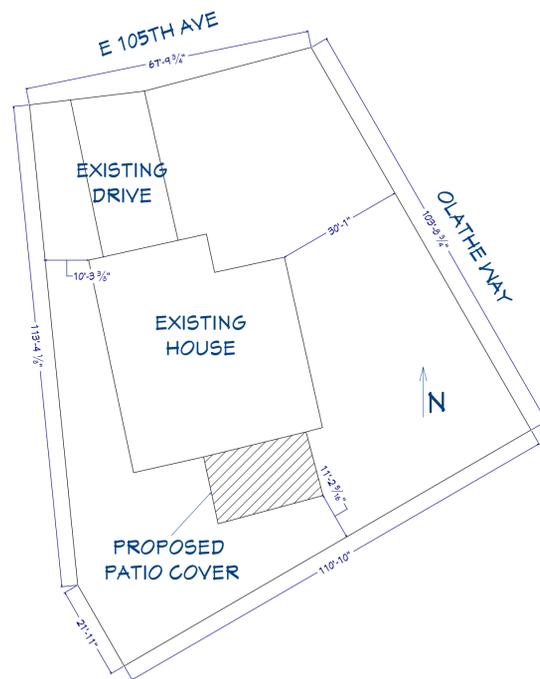
NOTE: SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER SHALL BE ON HAND AT TIME OF FIRST INSPECTION.

FOUNDATIONS:

1. SOIL REPORT: THE FOUNDATION DESIGN IN THIS PLAN IS BASED OFF OF AN ASSUMED SOIL BEARING OF 1,500 PSF PER IRC TABLE 401.4.1 (TO BE VERIFIED BY AN OPEN HOLE INSPECTION FROM A SOIL TECHNICIAN). IF ANY SOIL CONDITIONS ON SITE CHANGE OR ARE DIFFERENT THAN DISCUSSED IN THE SOIL REPORT OR IRC TABLE 401.4.1 CONTACT THE STRUCTURAL ENGINEER.
2. SITE DEVELOPMENT: ROUGH GRADE TO PROVIDE PROPER DRAINAGE DURING AND AFTER CONSTRUCTION. CONTRACTOR TO FOLLOW BUILDING CODE TO PROVIDE PROPER SUPPORT/SLOPE FOR EXCAVATED AREA AND RETAINED UNEXCAVATED SOIL. FINAL GRADE AFTER CONSTRUCTION SHALL BE SIX INCHES OF DROP AWAY FROM THE BUILDING IN THE FIRST 10 FEET. REMOVE TOPSOIL AND ORGANIC MATERIAL FROM WHERE FOUNDATION WILL BE PLACED. DO NOT BUILD ON FROZEN SOIL OR MUD.
3. FILL AND COMPACT SOFT SPOTS TO THE DENSITY REQUIRED BY THE SOIL ENGINEER. SOIL UNDER LOAD BEARING COMPONENTS INCLUDING, FOOTER, WALL, SLAB, PADS, PIERS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY. BACKFILL AGAINST FOUNDATION WALLS SHALL BE COMPACTED TO 80% MODIFIED PROCTOR DENSITY.
4. BACKFILL TO BE PLACED IN 6 INCH LIFTS. EACH LIFT TO BE COMPACTED TO THE REQUIRED DENSITY. BACKFILLS BOTH SIDES OF FOUNDATION WALLS EQUALLY TO AVOID CRACKING AND FAILURE.
5. CONCRETE: CONCRETE SHALL BE A MINIMUM OF 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS WITH MAXIMUM SLUMP OF 4 INCHES FOR FOOTERS, WALLS, PADS, AND SHALLOW PIERS AND A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS WITH A MAXIMUM SLUMP OF 4 INCHES FOR DEEP DRILLED PIERS UNLESS OTHERWISE SPECIFIED. CONCRETE MIX CAN HAVE MAXIMUM 20% FLY ASH.
6. CONCRETE MUST STAY IN FORMS FOR MINIMUM 72 HOURS BEFORE REMOVING FORMS.
7. DO NOT ALLOW CONCRETE TO FREEZE DURING CURING TIME.
8. DO NOT ALLOW CONCRETE TO DROP FURTHER THAN 10 FEET.
9. REINFORCEMENT STEEL SHALL CONFORM TO ASTM A615. BARS SHALL BE NEW OR RECYCLED DOMESTIC BILLET STEEL OF A DOMESTIC MANUFACTURE. ALL SIZES SHALL BE GRADE 60.
10. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
11. DETAILING PRACTICES, FABRICATION, AND BAR SUPPORTS AND SPACERS SHALL CONFORM TO ACI318.
12. CLEAR CONCRETE COVER SHALL BE MINIMUM 3 INCHES FOR OUTERMOST BAR, STIRRUP, OR TIE.
13. REBAR SPLICES SHALL BE MINIMUM OF 36 BAR DIAMETERS IN LENGTH.
14. WIRE MESH SPLICE SHALL BE AT LEAST ONE COURSE AND A MINIMUM OF 6 INCHES.
15. PROVIDE CORNER BARS WITH MINIMUM 24 INCHES OVERLAP FOR EACH HORIZONTAL BAR AT THE INSIDE AND OUTSIDE FACES OF INTERSECTING MEMBERS.
16. FOUNDATION PENETRATIONS SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER. ALL CONDUIT, PIPES, AND SLEEVES EMBEDDED IN CONCRETE SHALL COMPLY WITH ACI 318 SECTION 6.3.
17. NO VERTICAL CONDUIT, PIPES, OR SLEEVES ARE PERMITTED TO BE EMBEDDED IN THE CONCRETE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OR UNLESS SPECIFICALLY DETAILED OTHERWISE.

EXISTING CONDITIONS:

1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE EXISTING STRUCTURE AND REPORT ANY DISCREPANCIES OF ASSUMED CONDITIONS SHOWN ON THE DRAWINGS TO THE ARCHITECT AND ENGINEER PRIOR TO CONSTRUCTION.
2. ANY MODIFICATIONS TO THE PLANS DUE TO FIELD CONDITIONS SHALL BE IMMEDIATELY SUBMITTED TO THE ENGINEER FOR APPROVAL.



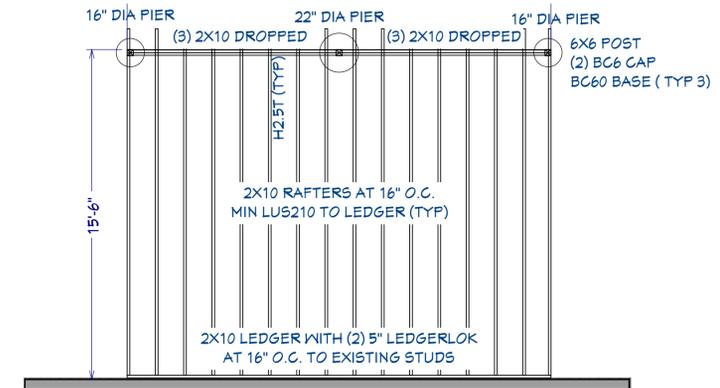
SITE PLAN

WALL, FLOOR, AND ROOF DIAPHRAGM SCHEDULE (U.N.O.)

DIAPHRAGM	SHEATHING	EDGE NAILING	FIELD NAILING
EXTERIOR WALLS	7/16" APA RATED SHEATHING (ONE SIDE), MIN 24/16 SPAN RATING	8d COMMON OR GALVANIZED BOX NAILS @ 6" O.C. OR 15ga X 1-3/4" MIN STAPLES @ 4" O.C.	8d COMMON OR GALVANIZED BOX NAILS @ 12" O.C. OR 15ga X 1-3/4" MIN STAPLES @ 12" O.C.
FLOOR	23/32" T&G APA RATED SHEATHING, MIN 48/24 SPAN RATING	10d COMMON OR 3" X 0.131" NAILS @ 6" O.C. (SEE NOTE #3 BELOW)	10d COMMON OR 3" X 0.131" @ 12" O.C.
ROOF	7/16" APA RATED SHEATHING, MIN 24/16 SPAN RATING	8d COMMON OR 3" X 0.131" GALVANIZED NAILS @ 6" O.C.	8d COMMON OR 3" X 0.131" GALVANIZED NAILS @ 12" O.C.

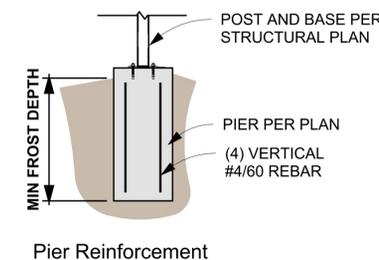
DIAPHRAGM SCHEDULE NOTES:

1. ROOF AND FLOOR DIAPHRAGMS ARE PERMITTED TO BE UNLOCKED, U.N.O. ON PLAN
2. SHEATHING SHALL HAVE MINIMUM APA SPAN RATINGS (ex. 48/24) PROVIDED ABOVE
3. IF FLOOR SHEATHING FASTENS TO SINGLE FLAT 2X PLATE (MUDSILL OR NAILER ON STEEL BEAM), EDGE NAILING IS (2) 8d SINKER @ 6" O.C. (8d SINKER = 0.113" X 2-3/8")



EXISTING HOUSE

FRAMING PLAN



Pier Reinforcement

DESIGN SPECIFICATIONS:

ROOF	
LIVE (SNOW)	30 PSF
DEAD	15 PSF
TOTAL	45 PSF
GROUND SNOW	35 PSF
FLOOR	
LIVE	40 PSF
DEAD	10 PSF
TOTAL	50 PSF

SEISMIC
CATEGORY B
I = 1.00, R=6.5
RISK CATEGORY II

PROJECT
ULTIMATE WIND SPEED: 115 MPH
BUILDING CODE: IBC 2021, IRC 2021

FOUNDATION
REBAR: #4/60 GRADE
FINISHED GRADE SLOPE: 5% SLOPE
MIN FROST DEPTH: 36" DEPTH

SOIL REPORT
ASSUMED SOIL BEARING OF 1,500 PSF PER IRC TABLE 401.4.1. TO BE VERIFIED BY OPEN HOLE.



NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

DATE:

4/3/2025

SCALE:

1/4"=1'

SHEET:

S1