

41 RAINBOW LANE REMODEL
WOODY CREEK, COLORADO
PITKIN COUNTY

DATE 2/25/22 ISSUE SCHEMATIC DESIGN

REVISION

DRAWN BY: BWR

PROJECT ENG: BWR

PROJECT #: 22003

SHEET TITLE

GENERAL NOTES AND TYPICAL DETAILS

SHEET

S0.0

GENERAL NOTES

- Contractor shall verify all dimensions and jobsite conditions before commencing work and shall coordinate any discrepancies with the Engineer.
- Contractor shall review and verify all dimensions shown on Structural drawings with those shown on Architectural drawings. Contractor shall notify the Architect of any discrepancies between the Architectural and Structural drawings and receive written clarifications of discrepancies before proceeding with construction.
- Use written dimensions. Do not use scaled dimensions. Where no dimension is provided, consult the Engineer for clarification before proceeding with the work.
- The Contractor is to review Architectural drawings for items that may not be shown on the Structural drawings. All openings in floors, roofs, or structural members that are not detailed per the Structural drawings must be reviewed by the Engineer before proceeding.
- See Architectural drawings for non-load-bearing elements. All non-loading-bearing elements shall allow for vertical and lateral deflection of structural members.
- The Contractor is responsible for implementing jobsite safety and construction procedures in accordance with national, state, and local safety requirements. The design, adequacy, and safety of erection bracing, shoring, temporary supports, et cetera, is the sole responsibility of the Contractor and has not been considered by the Engineer. The Contractor is responsible for the stability of the structure prior to the completion of all gravity- and lateral framing, roof- and floor diaphragms, and finish materials.
- The Contractor is responsible for the coordination of any penetration or use of structure for conduit, raceway, or non-structural items with the Engineer prior to the installation of the non-structural items.
- General notes shall not substitute for specifications. Conflicts between the two shall be brought to the Engineer's attention, or the stricter criteria shall be used.
- The Contractor will pay the Engineer for time and expense required to review, design, and coordinate items that were constructed with these drawings.
- The Contractor is responsible for locating and the protection of all existing utilities and adjacent structures throughout all phases of construction.

DESIGN CRITERIA

- CODE: 2015 International Building Code (IBC) and International Residential Code (IRC).
- DESIGN LOADS:
 - ROOF LOADS:
 - DEAD = 20 PSF
 - SNOW Pf = 50 PSF (Pg = 69 PSF)
 - Per SEAC 2016 Snow Load Report with K = 15.8, EL = 7,600'
 - FLOOR LOADS:
 - DEAD = 20 PSF
 - LIVE = 40 PSF (Residential)
 - = 60 PSF (Balconies and Decks)
 - LATERAL LOADS:
 - WIND 115 MPH (3 Second Gust), Exposure B
 - SEISMIC Site Class D, Seismic Category C, Ss = 0.323 g, S1 = 0.083 g

FOUNDATION

- The foundation type and design criteria are based on assumed soil conditions and prescriptive values from Section 1806 of the IBC. A professional geotechnical consultant shall be hired by the Owner and/or Contractor to verify these assumptions.
- Design Parameters:
 - Maximum Allowable Bearing Capacity = 2,000 psf
 - Active Lateral Soil Pressure = 45 pcf
 - At-Rest Lateral Soil Pressure = 60 pcf
 - Passive Soil Pressure = 400 pcf ultimate
 - Coefficient of Friction = 0.40 ultimate
- The building is supported on spread footings bearing on competent subgrade. The bottom of all exterior footings to bear 36" minimum below finished grade.
- The bottom of all footings and slabs shall bear on solid native, inorganic, undisturbed soil or approved compacted fill.
- The Geotechnical Engineer shall perform an open excavation inspection prior to placing foundations to ensure the bearing capacity is satisfactory.
- There shall be a minimum compaction to 95% of the maximum dry density (ASTM D698 Standard Proctor) of all backfill of soils under slabs on ground.
- No concrete shall be placed on frozen soil or in excavation containing water.
- In case conditions found at the site vary from those indicated on the drawings, the Architect is to be notified so that adjustments to the foundation can be made to meet actual field conditions.
- No concrete shall be placed in footings or foundation wall without 48 hours notification to allow Engineer to observe the reinforcement if deemed necessary.
- Backfill shall be placed against both sides of walls simultaneously. Contractor shall provide temporary shoring to prevent movement of walls if backfill is placed before the floor system is in place.
- All footings shall be centered under walls and columns unless noted otherwise.
- The design and erection of all shoring, sheeting, soil stability, and dewatering is the sole responsibility of the Contractor. The Contractor shall hire a licensed Engineer to design all shoring and sheeting.
- Utility and plumbing lines shall not go through or beneath the foundation unless indicated otherwise.

CAST-IN-PLACE CONCRETE

- Concrete properties shall be determined from designated Exposure Category F Class F2 as described in Section 19.3.1 of the latest edition of ACI 318 unless noted otherwise.
 - Minimum Compressive Strength: Fc = 3,500 psi at 28 days, normal weight.
 - Maximum water/cement ratio limit (w/cm): 0.45
 - Air Content with 3/4" aggregate size where exposed to freeze/thaw = 6% +/- 1.5%
- Concrete shall be ready-mixed in accordance with ASTM C94. Portland cement shall conform to ASTM C150, Type I or II. Normalweight aggregate shall conform to ASTM C33.
- Interior concrete slabs to receive a hard-troweled finish shall not utilize an air-entrained agent nor shall the air content exceed 3%.
- Calcium Chloride shall not be added to concrete.
- Material, mixing, placement, and workmanship shall be in accordance with the requirements of the latest edition of the "Building Code Requirements for Reinforced Concrete" (ACI 318) and Section 1905 of the IBC.
- Concrete Placement: Cold weather is defined by ACI 306 as "The air temperature has fallen to, or is expected to fall below, 40°F;" when cold weather conditions exist, place concrete complying with ACI 306. Hot weather is defined by ACI 305 as "any combination of high air temperature, low relative humidity, and wind velocity tending to impair the quality of fresh or hardened concrete or otherwise resulting in abnormal properties;" when hot weather conditions exist, place concrete complying with ACI 305.
- All Detailing, Fabrication, and Erection of reinforcing shall conform to latest edition of ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" (ACI 315) and the current "Building Code Requirements for Reinforced Concrete" (ACI 318).
- Reinforcing Steel:
 - ASTM A615: Grade 40 for #3, Grade 60 for #4 and larger.
 - ASTM A185: Welded Wire Reinforcement
- The following minimum concrete cover shall be provided for reinforcement per ACI 318. Concrete cast against and permanently exposed to earth: 3"
 - Concrete cast against forms and exposed to earth or weather
 - #8 through #18 bars: 2"
 - #5 bar and smaller: 1-1/2"
 - Concrete not exposed to weather or in contact with ground
 - Slabs, walls, joists: 3/4"
 - Beams, columns: 1-1/2"
- Unless noted otherwise, lap splices in concrete shall be class "B" tension lap splices (2-0" minimum) per the latest edition of ACI 318. Stagger alternate splices a minimum of one lap length. Lap welded wire fabric so that the overlap between outermost cross wires of each sheet is not less than the cross wire spacing plus 2 inches. All splice locations are subject to approval by Engineer and shall be made only where indicated on the drawings. Extend all horizontal reinforcing continuous around corners and intersections or provide bent corner bars to match and lap with horizontal bars at corners and intersections of footings and walls.
- Provide bar supports and spacers to support all reinforcement in proper locations and wire adequately at intersections to hold bars firmly in position while concrete is placed. Bar supports and spacers which rest on exposed surfaces shall be not dipped galvanized or epoxy-coated.
- Vertical dowels shall match the size and spacing of the wall reinforcement and be secured and supported in place prior to placing concrete unless noted otherwise.
- Welding of reinforcement is not permitted unless specifically noted or approved in writing by the Engineer.
- Location of slab construction or pour joints must be approved by the Engineer if different from those shown on these drawings.
- All saw cut joints shall be "Sof Cut" sawn as soon as allowed by saw manufacturer recommendations. Joints shall be made within 4 hours in hot weather and within 12 hours in cold weather after slab finish is completed.

STRUCTURAL STEEL

- Structural steel construction, fabrication, and erection shall conform to the latest AISC "Code of Standard Practice for Steel Buildings and Bridges" and applicable provisions of AWS "Structural Welding Code."
- Steel Materials shall conform to the following:
 - a. Wide Flange Sections: ASTM A992, Fy = 50 ksi
 - b. Channels, Plates, Bars, Angles: ASTM A36, Fy = 36 ksi
 - c. Rectangular HSS Sections: ASTM A500, Grade B, Fy = 46 ksi
 - d. Anchor Rod: ASTM F1554 Grade 36
 - e. Bolts for Framed Connections: ASTM A325
 - f. Expansion anchors: Hilti "Kwik Bolt TZ" or approved equal
 - g. Adhesive Anchors: Installation and embedment per manufacturer's recommendation or as noted per plans.
 - i. Concrete Embedment: Hilti "HAS-E" Threaded Rod with "HIT-HY 200" Adhesive or approved equal.
 - ii. Grouted Masonry Embedment: Hilti "HAS-E" Threaded Rod with "HIT-HY 70" Adhesive or approved equal.
 - iii. UngROUTED Masonry and Brick Embedment: Hilti "HAS-E" Threaded Rod with "HIT-HY 70" Adhesive with screen tube or approved equal.
 - h. Powder Actuated Fasteners Steel to Concrete: Hilti "X-U P8" or approved equal.
 - i. Powder Actuated Fasteners Steel to Steel: Hilti "X-U P8" or approved equal.
- Framed connections shall consist of snug-tightened joints with standard holes in all plies of the joint and 3/4" diameter ASTM A325 bolts unless noted otherwise.
- Welding electrodes or wires: E70XX unless noted otherwise. Welding shall conform to current AWS "Code for Arc and Gas Welding in Building Construction." All welding shall be performed by an AWS Certified Welder.
- Minimum Fillet Weld Sizes unless noted otherwise:
 - Thickness of Thinner Part Joined: Min. Fillet Weld Size:
 - 3/16" - 1/2": 3/16"
 - >1/2" - 3/4": 1/4"
 - >3/4": 5/16" (verify preheat requirements)
 - Maximum Fillet Weld Sizes unless noted otherwise:
 - Thickness of Material Joined: Max. Fillet Weld Size:
 - <1/4": Thickness of material
 - 1/4" and greater: Thickness of material minus 1/16"
- When end returns are used, the length of the return shall be at least twice the nominal weld size but shall not exceed four times the nominal weld size.
- All copes, blocks, cut-outs, and cutting of structural members shall have all reinforced corners shaped, notch-free, to a radius of 1/2" minimum.
- Proper access shall be provided for shop and field connections that require Special Inspection.
- All exposed steel shall be painted unless noted otherwise. All surfaces shall be given a shop coat of approved primer to minimum dry thickness of 2 mils (0.051 mm). Touch up paint of all field welds and serious abrasions to the shop coat with paint compatible with the shop coat. Do not paint surfaces that are to be fire-proofed, embedded in concrete, welded, or in a slip-critical or fully-tensioned connection.
- For Miscellaneous Steel not shown on these drawings, see Architectural and Mechanical Drawings.
- All steel located at or below grade shall have asphaltic emulsion applied to protect against water and oxidation.
- The General Contractor shall notify the Engineer of any fabrication or erection issues during construction and await written approval from the Engineer before proceeding with field modifications. The use of a gas cutting torch is not acceptable for field modifications without written approval from the Engineer.
- Shop drawings will be returned for resubmittal if major errors are found during review.
- No more than two sets of prints and one set of reproduces will be reviewed for any individual submittal.
- Allow a minimum of five working days for review of shop drawings by the Engineer.

WOOD

- Framing lumber shall comply with the latest edition of the "National Lumber Specification" (NLS) by the American Wood Council.
- All sawn lumber shall be stamped with the grade mark of a certified lumber grading agency. Moisture content shall not exceed 19%. All sawn lumber shall be Douglas Fir-Larch unless noted otherwise.
- Sawn Lumber:
 - Smaller dimension <4x nominal: no. 2 & better
 - Smaller dimension >4x nominal: no. 1 & better
- Glued-Laminated Timbers:
 - Continuous or cantilevered members: 24F-V8
 - Simple span members: 24F-V4
- Wood Structural Panels: All panels shall conform to product specification PS2 and shall bear the stamp of the APA or an approved grading agency with the following span ratings:
 - Walls: 1/2" Nominal Thickness (7/16" Minimum), 32/16, Sheathing
 - Nail: 8d COMMON @ 6" on center edges (UNO)
 - 8d COMMON @ 12" on center field (UNO)
 - Roof: 5/8" Nominal Thickness (19/32" Minimum) at sloped roofs, 3/4" Nominal Thickness (23/32" Minimum) at flat roofs, 40/20, Sheathing
 - Nail: 8d COMMON, ring-shank @ 6" on center edges (UNO)
 - 8d COMMON, ring-shank @ 12" on center field (UNO)
 - Floor: 3/4" Nominal Thickness (23/32" Minimum), 24oc, T&G, Sturd-I-Floor or 48/24, T&G, Sheathing. Use ring-shank nails at exterior decks.
 - Glue & Nail: 10d COMMON @ 6" on center edges (UNO)
 - 10d COMMON @ 12" on center field (UNO)
- Framing Anchors: "Simpson" or approved equal. Install with maximum nailing per manufacturer's recommendations.
- For nailing not shown on these drawings, use IBC nailing schedule, Table 2304.10.1.
- Structural members shall not be cut for pipes, ducts, et cetera, unless specifically noted, detailed, or approved in writing by the Engineer.
- All members exposed to weather or members in contact with concrete shall be preservative-treated wood stamped by an approved agency.
- All steel, fasteners, and connectors in contact with wood that has ACQ formulation preservative treatment without ammonia shall be galvanized (G185) per ASTM A653 and ASTM A153 or Type 316L stainless steel. All steel, fasteners, and connectors in contact with wood that has ACQ formulation preservative treatment with ammonia shall be Type 316L stainless steel.
- Wood stud walls shall be 2x6 at 16" on center unless noted otherwise on plans. Plate anchor bolts shall be 5/8" diameter with 7" embedment in concrete and 4" diameter hook and shall include 3"x3"x1/4" square plate washers at 48" on center maximum unless noted otherwise. A minimum of 2 threads shall extend above the nut, and the sill plate shall not be notched for the square washer or the nut to be installed. Anchor bolts shall be placed at all jambs, corners, intersections, and wall ends. All sill plates shall have a minimum of 2 anchor bolts and should have one anchor bolt within 12" of sill plate breaks or corners. All bottom plates or sills on concrete slabs on ground and on concrete or masonry foundations shall be preservative-treated wood stamped by an approved agency.
- All non-load-bearing walls below framing shall be slip connected to allow for potential framing deflection and uplift.
- Provide solid blocking between structural columns and framing below to provide continuous vertical load path to foundation.

PROPRIETARY WOOD PRODUCTS

- Joist types and sizes shall be as indicated on these drawings as manufactured by Weyerhaeuser, TrusJoist, RedBull, Boise Cascade Engineered Wood Products, or written approved equals. Substitutions shall be evaluated by a third-party certification service accredited in accordance with ISO/IEC 17065 (e.g., ICC-ES).
- Joists shall have load-carrying capacity in accordance with the manufacturer's published load tables. Substitutions shall meet or exceed moment, shear, and stiffness properties of specified members at identical depth and spacing. Installation shall be per manufacturer's recommendations, unless detailed otherwise.
- Submit shop drawings of layout and required connection details for review by the Engineer prior to fabrication.
- Engineered Wood Materials shall conform to the following minimum properties:
 - a. Laminated Veneer Lumber (LVL): Fb= 2600 psi, E = 1.9x10⁶ psi, Fv= 285 psi minimum. Parallel Strand Lumber (PSL) may be substituted for LVL products with equivalent sizes as long as above minimum properties are met or exceeded.
 - b. Laminated Strand Lumber (LSL):
 - Beam, Stud, Joist (1.55E): Fb= 2325 psi, E = 1.55x10⁶ psi, Fv= 310 psi minimum. LVL or PSL may not be substituted for LSL products unless approved in writing by the engineer.
 - Rim Board (1.3E): Fb= 1700 psi, E = 1.3x10⁶ psi, Fv= 400 psi minimum. LVL or PSL may not be substituted for LSL products unless approved in writing by the engineer.
- Multiple plies of material may be used to achieve the total width indicated on drawings. Piles must be joined to form a single member as required by the manufacturer or as detailed.

GENERAL DEMOLITION NOTES

- Contractor shall take care to protect the structural integrity of the existing building during demolition and renovation.
- Contractor shall coordinate demolition and reconstruction with the Architect and Engineer on a regular basis.
- All debris, rubbish, and other material resulting from the demolition operation shall be removed from the site. Disposal of all materials shall conform to all local, state, and federal laws and regulations.
- Temporary traffic disruptions shall be coordinated with the local governing body.
- Temporary security barricades and signs shall be provided along the building lines to prevent unauthorized access.
- Contractor shall take care to disconnect and remove or protect all designated electrical, water, gas, or other utilities.

SPECIAL INSPECTIONS

- The following special inspections are required by design per the latest edition of International Building Code (IBC) Sections 1704 through 1705.
 - a. GENERAL (Section 1704.1): The owner shall employ one or more qualified special inspectors to provide inspections during construction on the types of work listed under Section 1704 of the IBC. Special Inspection shall be in addition to the Inspections required per Section 110 of the IBC.
 - b. STEEL CONSTRUCTION (Section 1705.2): The special inspection for steel elements of buildings and structures shall be as required by Section 1705.2 of the IBC. Continual and periodic special inspection requirements performed as required per AISC 360 Chapter N. Welding inspection and inspector qualification shall be in compliance with AWS D1.1. Steel supplier shall be an AISC STD certified plant unless noted otherwise.
 - c. CONCRETE CONSTRUCTION (Section 1705.3): The special inspections and verifications for concrete construction shall be as required by Section 1704.4 of the IBC. Continual and periodic special inspection requirements performed as required per Table 1705.3. Material testing will be performed under the General Contractor's supervision according to the requirements of Chapter 26 (318-14) of the ACI 318.
 - d. SOILS (Section 1705.6): Special inspections for existing site soil conditions, fill placement, and load-bearing requirements shall be as required by Section 1705.6 of the IBC. Continual and periodic special inspection requirements performed as required per Table 1705.6. Special inspections of soils shall be performed in conjunction with the approved project geotechnical report and the construction documents prepared by the registered design professional.
 - e. CONTRACTOR RESPONSIBILITY (Section 1704.4): Each Contractor responsible for the construction of the lateral system or components requiring special inspection shall submit a written statement of responsibility to the Building Official and the Owner prior to the commencement of work on the system or component per Section 1704.4 of the IBC.
 - f. STRUCTURAL OBSERVATIONS (Section 1704.6): Per IBC Section 1704.6, observation will be performed on items as noted above by the special inspector designated by the Owner. Engineer will perform periodic observation of construction as part of standard Contract Administration services.

SHOP DRAWINGS

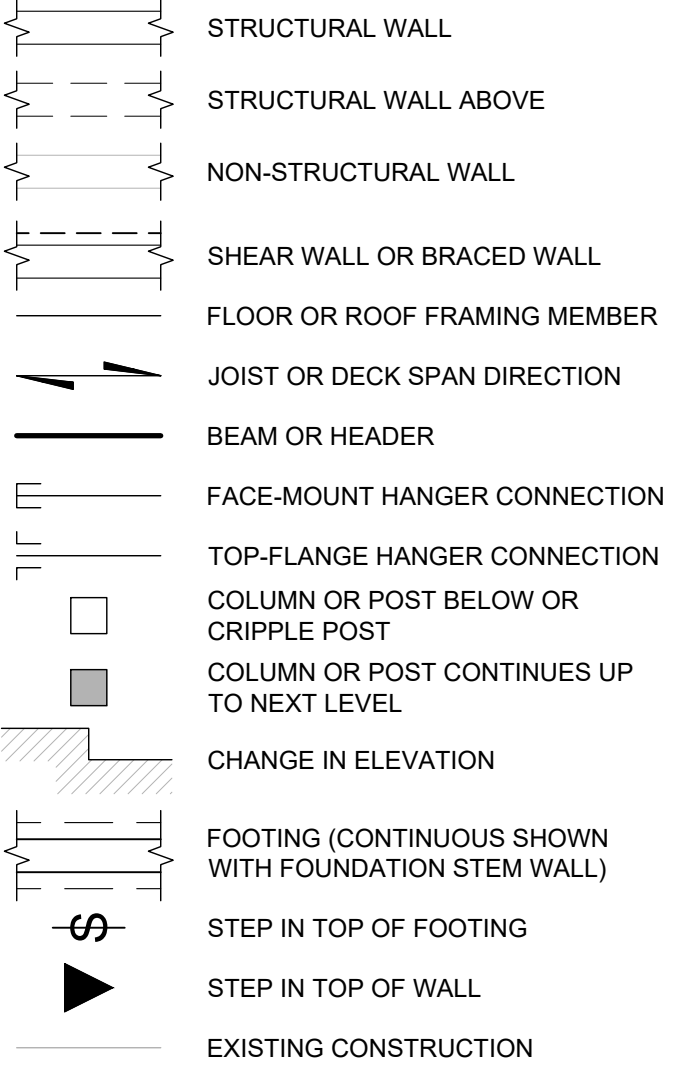
- Shop drawings shall be submitted for all structural items and items required by the project specifications for review prior to fabrication. Shop drawings for proprietary products that are designed by the manufacturer shall include calculations stamped by a Professional Engineer licensed in the state where the project is located.
- The structural drawings shall not be reproduced for use as shop drawings.
- The Contractor shall review and stamp all shop drawings and product data for conformance with the Construction Documents prior to submitting for Architectural and Engineering review. Contractor is responsible for verification and coordination of dimensions and details for each subcontractor. Any shop drawings or product data not reviewed and stamped by the Contractor will be returned without review. The Contractor shall cloud or flag all items not in accordance with the structural drawings. Verify all dimensions with Architect.
- Any changes, substitutions, or deviations from the original contract drawings shall be clouded by the manufacturer or fabricator. Any changes, substitutions, or deviations which are not clouded or flagged by submitting parties shall not be considered allowed after the Engineer's review unless specifically noted by the Engineer.
- Engineer reserves the right to allow or deny any changes to the original drawings at any time before or after shop drawing review.
- The shop drawings do not replace the original structural drawings. Items omitted or shown incorrectly and which are not noted as allowed by the Engineer or Architect are not to be considered changes to the original drawings. It is the Contractor's responsibility to ensure that items omitted or shown incorrectly are constructed in accordance with the original drawings.
- All engineering designs and layouts performed by others shall be sealed by a Civil or Structural Engineer licensed in the state in which the project is located.
- Reviewing is intended only as an aid to the Contractor in obtaining correct shop drawings. Responsibility for correctness and completeness shall rest with the Contractor.
- Shop drawings shall indicate all roof and floor edges as well as all openings and penetrations.
- Shop drawings will be returned for resubmittal if major errors are found during review.
- No more than two sets of prints and one set of reproduces will be reviewed for any individual submittal.
- Allow a minimum of five working days for review of shop drawings by the Engineer.

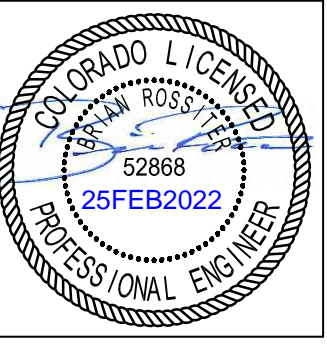
NOTE: THESE PLANS REPRESENT SCHEMATIC STRUCTURAL DESIGN FOR PLANNING AND PRICING. FINAL STRUCTURAL DESIGN TBD IN CONSTRUCTION DOCUMENTS PHASE.

BWR STANDARD ABBREVIATIONS

AB	Anchor Bolt	K	King Stud
ABV	Above	KIP	Thousand Pounds
ADDL	Additional	KIP FT	Thousand Pound-foot
ALT	Alternate		
APPROX	Approximate(y)		
ARCH	Architect, Architectural	L	Length, Steel Angle
		LAG	Lag Screw
B PL	Base Plate	LLH	Long Leg Horizontal
BF	Both Faces	LLV	Long Leg Vertical
BLDG	Building	LOC	Location
BLKG	Blocking	LONG	Longitudinal
BM	Beam	LSL	Laminated Strand Lumber
B.O.	Bottom Of	LVL	Laminated Veneer Lumber
BOF	Bottom Of Footing		
BOS	Bottom Of Steel	MATL	Material
BOT	Bottom	MAX	Maximum
BOW	Bottom Of Wall	MC	Moment Connection
BRCCG	Bracing	MCH	Mechanical
BRG	Bearing	MFR	Manufacturer
BS	Both Sides	MN	Minimum
BTWN	Between	MO	Masonry Opening
BWP	Brace Wall Panel	(N)	New
C	Steel Channel	NIC	Not In Contract
CANTIL	Can'tilever	NS	Near Side
CP	Cast-in-place	NS-S	North-South
CJ	Construction/Control Joint	NTS	Not To Scale
CLR	Clear		
CMU	Concrete Masonry Unit	OC	On Center
COL	Column	O.F.	Outside Face
CONC	Concrete	OPNG	Opening
CONN	Connection	OPT	Option(al)
CONT	Continue(s), Continuous	OSB	Oriented Strand Board
CP	Cripple Post		
CSK	Countersink, Countersunk	PERIM	Perimeter
CTR	Center	PERP	Perpendicular
		PL	Plate
D	Deep, Depth	PL	Parallel
DBL	Double	PLYWD	Plywood
DEMO	Demolition, Demolish	PREFAB	Prefabricated
DET	Detail	PSL	Parallel Strand Lumber
DIAG	Diagonal	PT	Pressure Preservative Treated
DIM	Dimension		
DWG	Drawing	RD	Roof Drain
DWL	Dowel	REF	Reference
EA	Each	REINF	Reinforce(d), Reinforcement
EJ	Each Face	REQD	Required
EJ	Expansion Joint	REV	Reverse(d)
EL	Elevation	RO	Rough Opening
ELEV	Elevator	RS	Rough Sawn
EMBED	Embed(ment)	SCHED	Schedule
EN	Edge Nail	SHTHG	Sheathing
ENGR	Engineer	SGN	Structural General Notes
EOS	Edge of Slab	SIM	Similar
EQ	Equal	SIP	Structural Insulated Panel
EQ SP	Equally Spaced	SO	Slab On Ground
EW	Each Way	SO	Square
E-W	East-West	SST	Stainless Steel
(E), EXIST	Existing	STAG	Staggered
EXP	Expansion	STD	Standard
EXT	Exterior	STIFF	Stiffener
		STL	Steel
FAS	Fascia(e)	STRUCT	Structure, Structural
FD	Floor Drain	SW	Shear Wall
FDTN	Foundation		
FLR	Flange	T	Trimmer
FLG	Floor	T&B	Top And Bottom
FO	Face Of	T&G	Tongue-And-Groove
FOC	Face Of Concrete	TB	Through Bolt
FOM	Face Of Masonry	TBR	To Be Removed
FOS	Face Of Stud	TEMP	Temporary
FS	Far Side	THD	Thread(ed)
FSTNR	Fastener	T.O.	Top Of
FTG	Footing	TOB	Top Of Beam
		TOC	Top Of Concrete
GA	Gauge	TOF	Top Of Footing
GALV	Galvanize(d)	TOS	Top Of Slab
GC	General Contractor	TOW	Top Of Wall
GL	Glued-Laminated Wood	TRANSV	Transverse
		TYP	Typical
H	Height	UNO	Unless Noted Otherwise
HD	Head-down		
HDR	Header	VERT	Vertical
HGR	Hanger	VIF	Verify In Field
HORIZ	Horizontal	VNR	Veneer
HSS	Hollow Structural Section		
		W	Wide-Flange Beam, Wide, With
IF	Inside Face	w/	With
INCL	Include(d), Including	WF	Wide-Flange
INSUL	Insulation	w/o	Without
INT	Interior	WP	Working Point
JNT	Joint	WWF	Welded-Wire Fabric
JST	Joist		

BWR SYMBOLS LEGEND





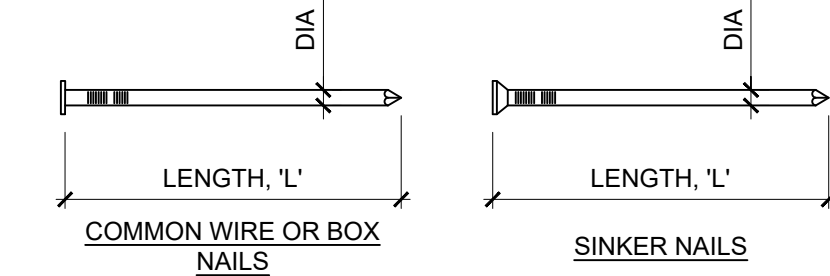
ATTACHMENT OF FINISHES

NON-LOAD-BRG WALLS @ WOOD I-JSTs

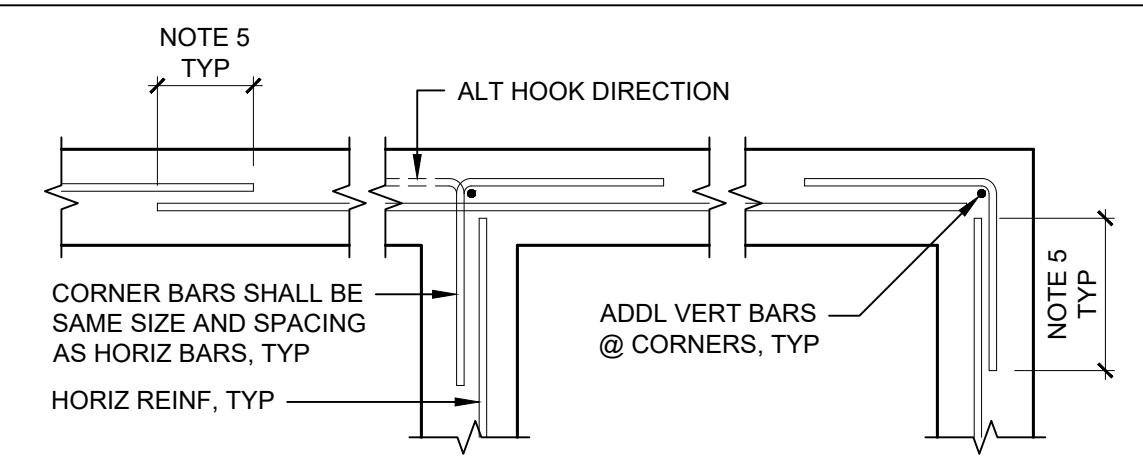
DESIGNATED NAIL SIZES

SIZE DESIGNATION ¹	COMMON WIRE NAILS ²		BOX NAILS ²		SINKER NAILS ²		PNEUMATIC NAILS ²	
	DIA	L	DIA	L	DIA	L	DIA	L
P1 ³	-	-	-	-	-	-	0.113"	2.375"
P2 ³	-	-	-	-	-	-	0.131"	3"
6d	0.113"	2"	0.099"	2"	0.092"	1.875"	-	-
8d	0.131"	2.5"	0.113"	2.5"	0.113"	2.375"	-	-
10d	0.148"	3"	0.128"	3"	0.12"	2.875"	-	-
10dx1 1/2 ³	0.148"	1.5"	-	-	-	-	-	-
12d	0.148"	3.25"	0.128"	3.25"	0.135"	3.125"	-	-
16d	0.162"	3.5"	0.135"	3.5"	0.148"	3.25"	-	-
30d	0.207"	4.5"	0.148"	4.5"	0.192"	4.25"	-	-
60d	0.263"	6"	-	-	0.244"	5.75"	-	-

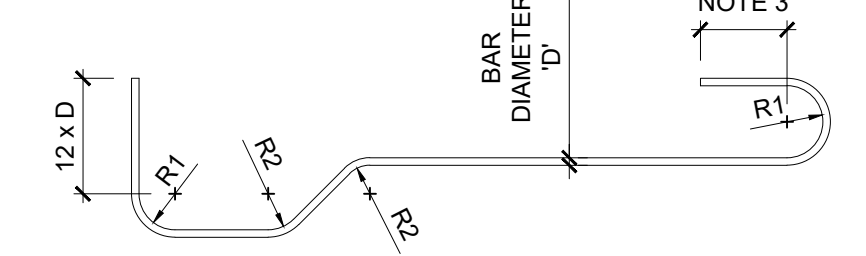
- NOTES:
1. ALL PENNYWEIGHT NAILS (DESIGNATED AS 'xxx' IN THE TABLE ABOVE) SPECIFIED ON THESE DRAWINGS SHALL BE COMMON WIRE NAILS UNLESS SPECIFICALLY NOTED AS BOX OR SINKER NAILS.
2. PNEUMATIC NAIL SIZES SHOWN ARE MINIMUM DIMENSIONS.
3. MAY ALSO BE DESIGNATED AS 'TECO' NAIL.



TYPICAL NAIL SIZES



TYPICAL WALL CORNERS AND INTERSECTIONS



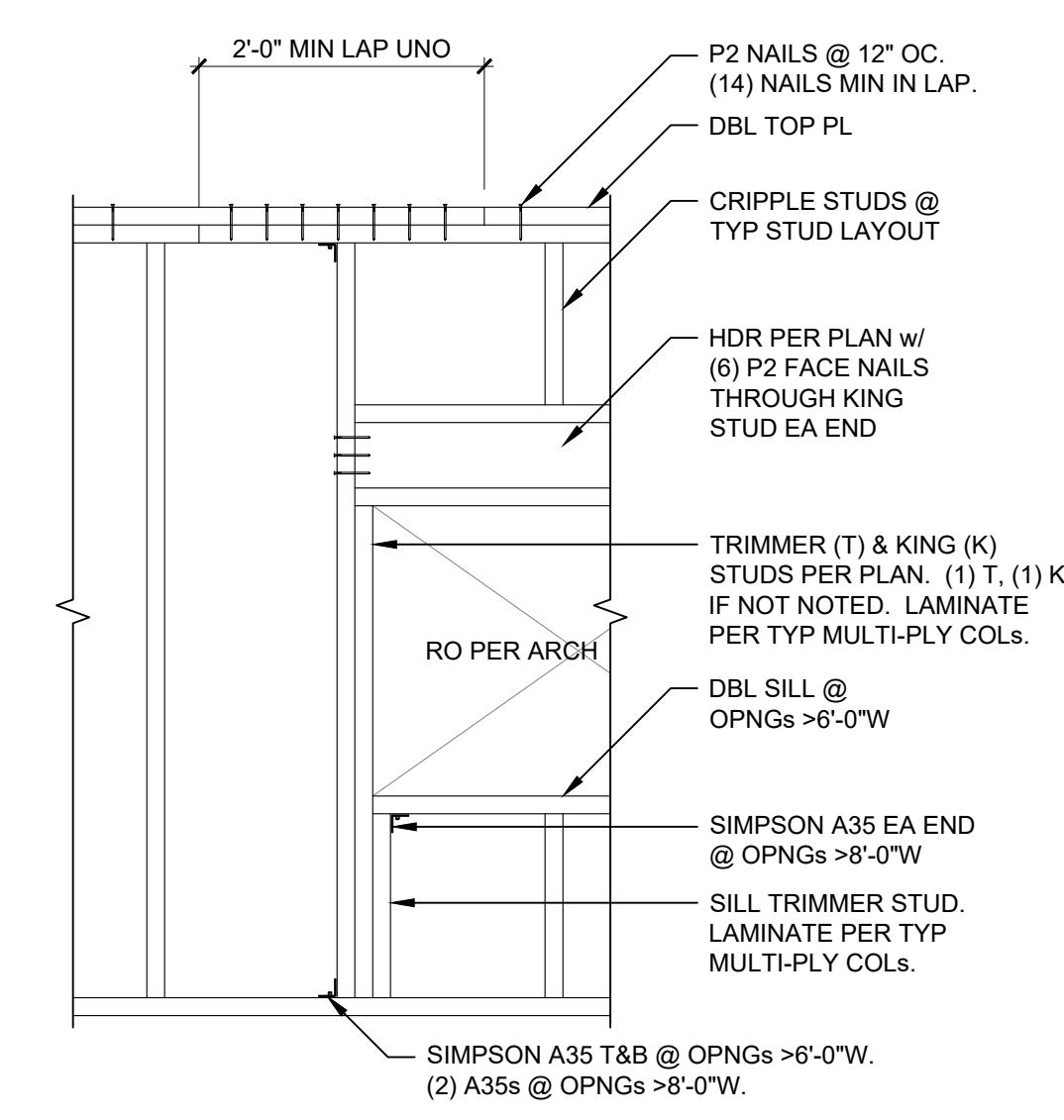
TYPICAL REINF BAR BENDS AND STANDARD HOOKS

- NOTES:
1. R1 = 6 x D, MIN.
2. R2 = 4 x D, MIN.
3. GREATER OF 4 x D AND 2 1/2", MIN.
4. MINIMUM DEVELOPMENT LENGTH SHALL BE 55 x D FOR STRAIGHT BARS AND 22 x D FOR HOOKED BARS.
5. LAP SPLICE LENGTHS SHALL BE 45 x D FOR #3 THROUGH #6 BARS AND 71 x D FOR #7 BARS AND LARGER, BUT NO LESS THAN 24".

TYPICAL CONCRETE REINF DETAILS SINGLE MAT

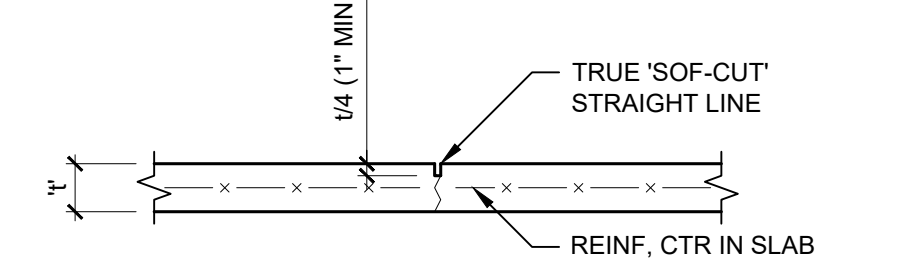
ATTACHMENT OF FINISHES

NON-LOAD-BRG WALLS @ ROOF TRUSSES

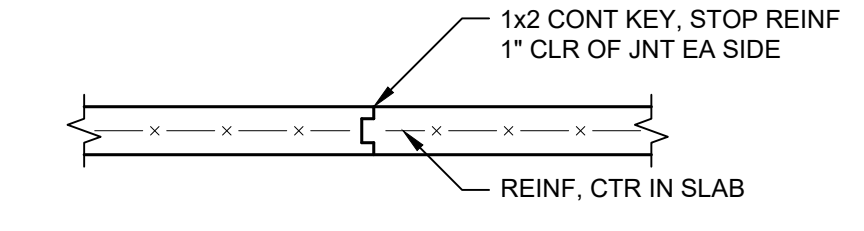


TYPICAL LIGHT WOOD WALL FRAMING

- NOTES:
1. SAW CUT OR POUR STOP AT CONTRACTOR'S OPTION
2. SEE SGNs AND GEOTECH REPORT (IF AVAILABLE) FOR SUBGRADE PREPARATION BEFORE PLACEMENT. CONFLICTS BETWEEN THE TWO SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER, OR THE STRICTER CRITERIA SHALL BE USED.
3. PROVIDE SLAB JOINTS ON ALL COLUMN LINES, UNDER PARTITIONS, AT RE-ENTRANT CORNERS, AND WITHIN MAX SPACING NOTED ON PLANS.
4. JOINT LOCATIONS ARE SUBJECT TO ARCHITECT'S APPROVAL.
5. ALL SAW CUT JOINTS SHALL BE 'SOFT-CUT' SAWN AS SOON AS ALLOWED BY SAW MANUFACTURER'S RECOMMENDATIONS. JOINTS SHALL BE MADE WITHIN 4 HOURS IN HOT WEATHER AND WITHIN 12 HOURS IN COLD WEATHER AFTER SLAB FINISH COMPLETED.



SAW CUT CONTROL JOINT



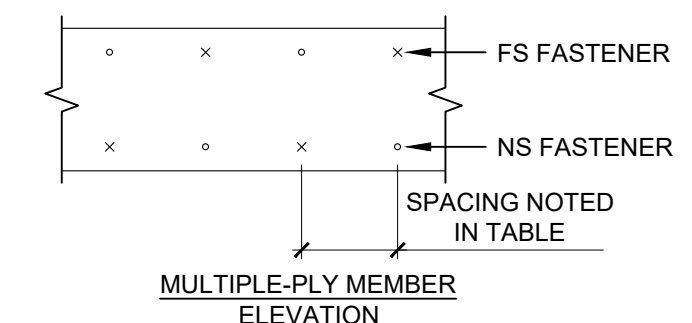
POUR STOP KEYED CONSTRUCTION JOINT

TYPICAL CONCRETE SLAB JOINT

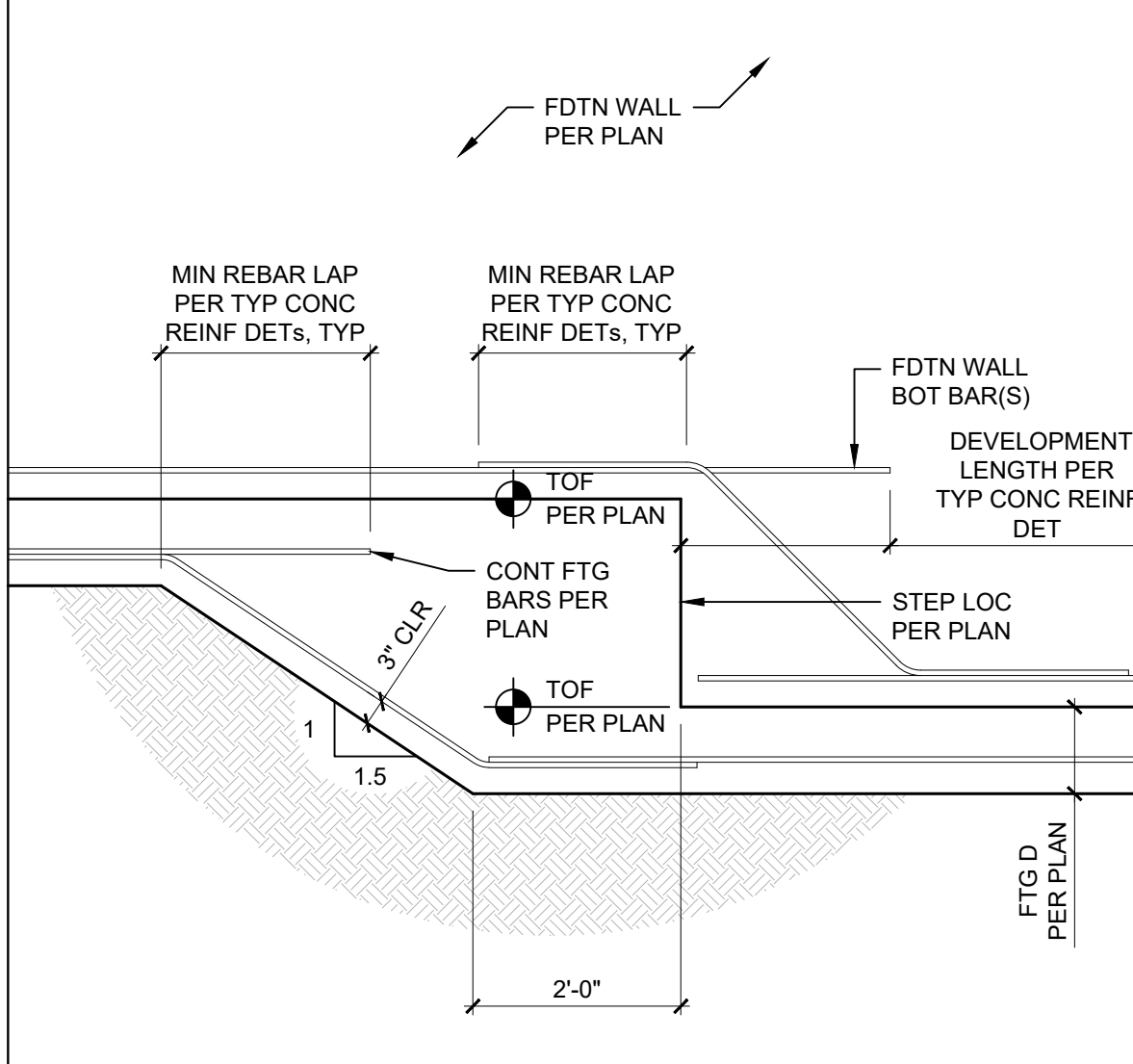
MULTIPLE-PLY FASTENING SCHEDULE

LUMBER SIZE	FASTENERS	2 PLYS	3 PLYS	4 PLYS
2x2	(2) ROWS 10d @ 12" OC	1 FACE	EA FACE	NOTE 1
LVL ³ < 14"	(2) ROWS 12d @ 12" OC (2) ROWS 6" SDS SCREWS @ 24" OC	1 FACE	EA FACE	-
LVL ³ >= 14"	(3) ROWS 16d @ 12" OC (3) ROWS 6" SDS SCREWS @ 24" OC	1 FACE	EA FACE	-

- NOTES:
1. FOR COLUMNS WITH MORE THAN 3 PLYS, ATTACH EACH ADDITIONAL PLY w/ (2) ROWS 10d @ 12" OC.
2. 2x DIMENSION LUMBER MEMBERS NOTED ARE 2" NOMINAL THICKNESS.
3. INDIVIDUAL PLYS OF LVL MEMBERS NOTED ARE 1 3/4" THICK.
4. FASTEN PER MANUFACTURER'S DIRECTIONS IF MORE STRINGENT THAN SPECIFIED HEREIN.



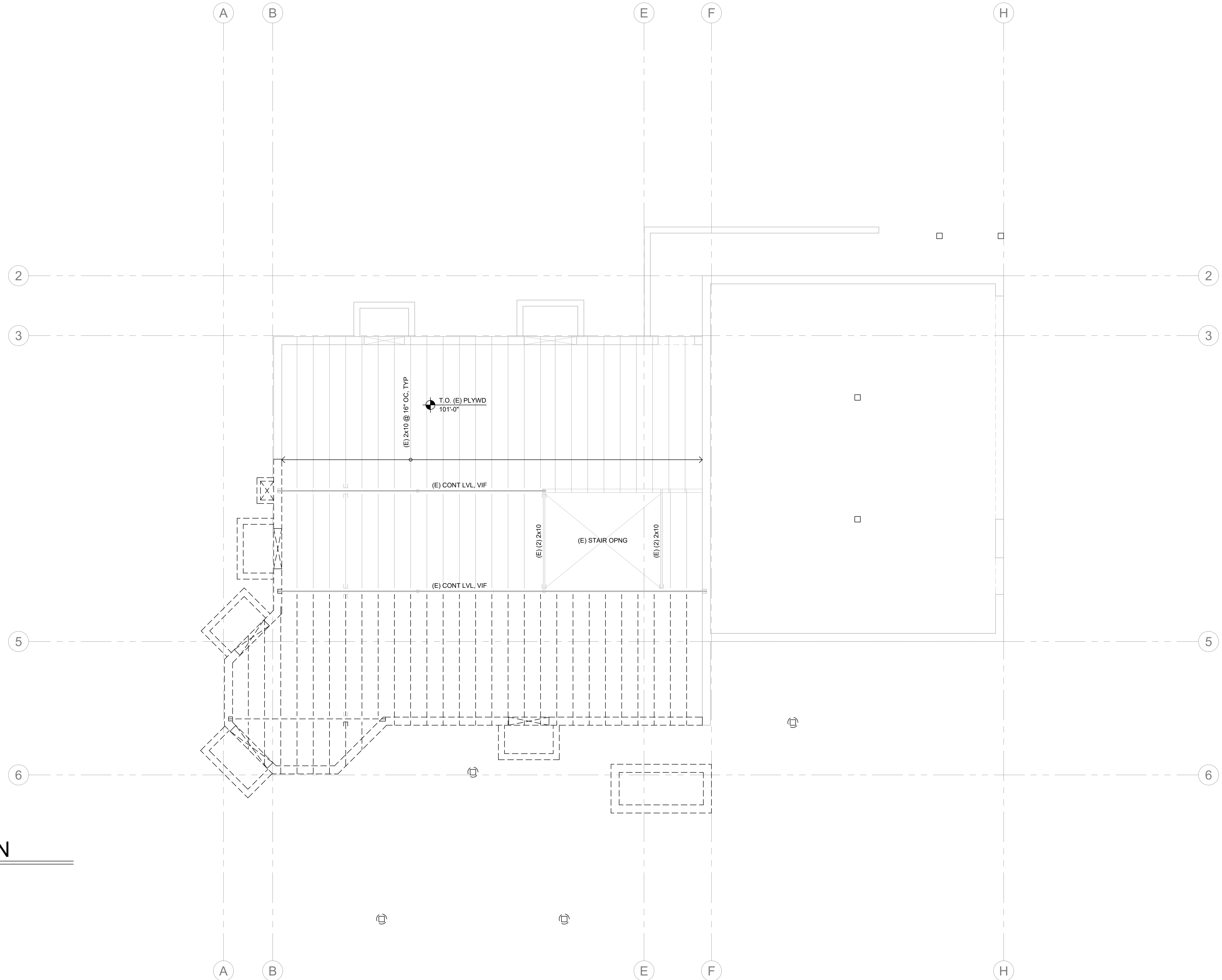
TYPICAL MULTIPLE-PLY BEAMS AND COLUMNS



TYPICAL FOOTING STEP

NOTE: THESE PLANS REPRESENT SCHEMATIC STRUCTURAL DESIGN FOR PLANNING AND PRICING. FINAL STRUCTURAL DESIGN TBD IN CONSTRUCTION DOCUMENTS PHASE.

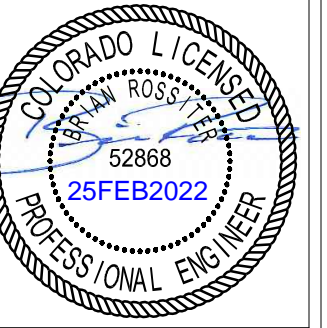
THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS BASED ON DRAWINGS BY SUSAN JOHNK FURR DATED NOVEMBER 1, 1988. CONTRACTOR TO FIELD-VERIFY LAYOUT AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.



MAIN LEVEL DEMO PLAN

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

bwrpe
 1010 W 24th St
 Rifle, Colorado 81650
 (970) 462-8653
 bwr@bwr.pe



41 RAINBOW LANE REMODEL
 WOODY CREEK, COLORADO
 PITKIN COUNTY

DATE: 2/25/22
 ISSUE: SCHEMATIC DESIGN

REVISION

DRAWN BY: BWR

PROJECT ENG: BWR

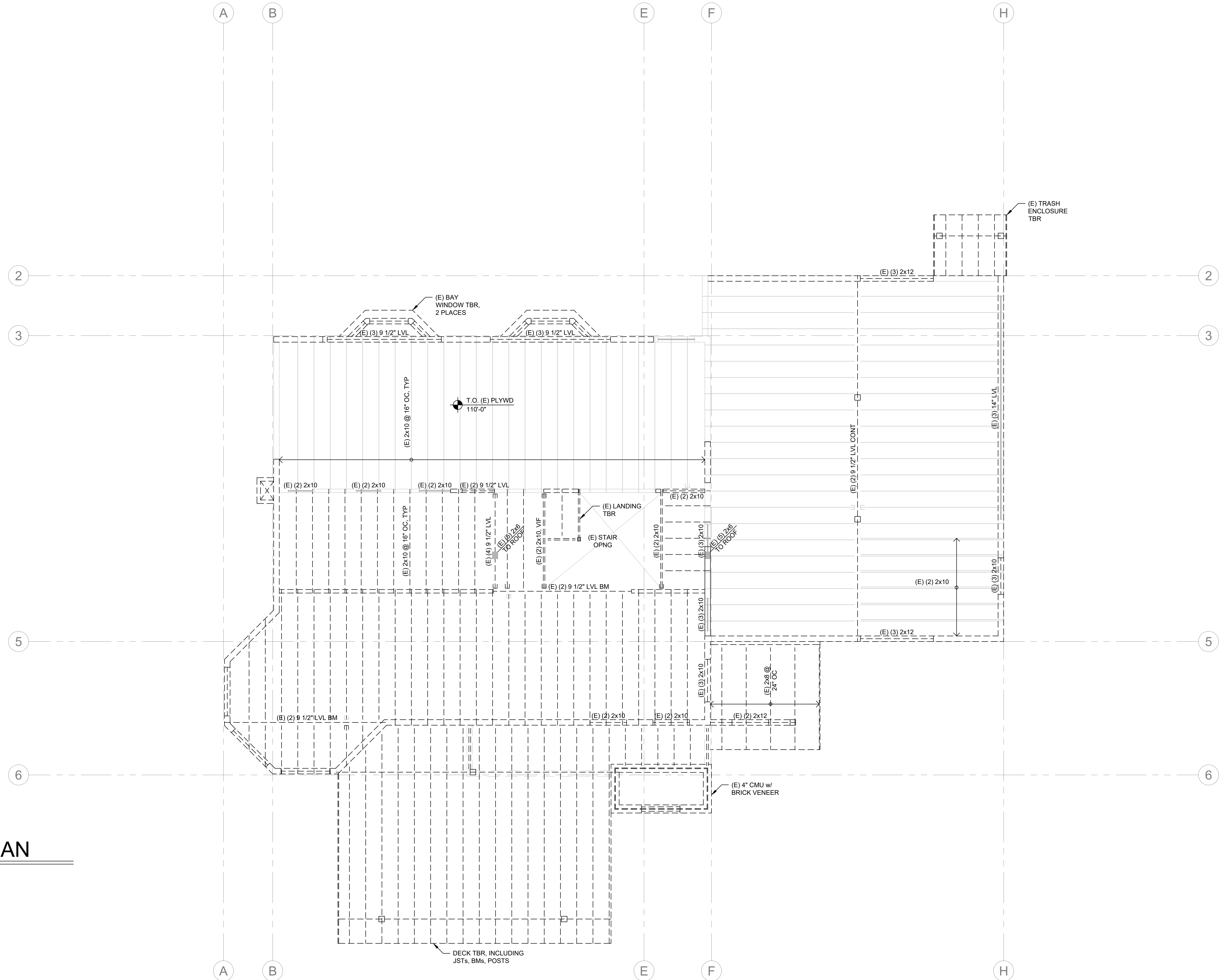
PROJECT #: 22003

SHEET TITLE
 MAIN LEVEL DEMO PLAN

SHEET

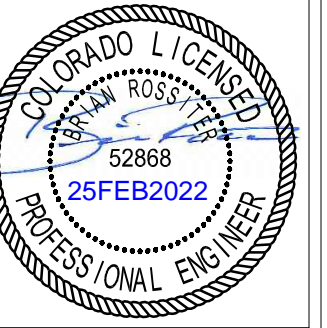
S1.1D

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UPPER LEVEL DEMO PLAN

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



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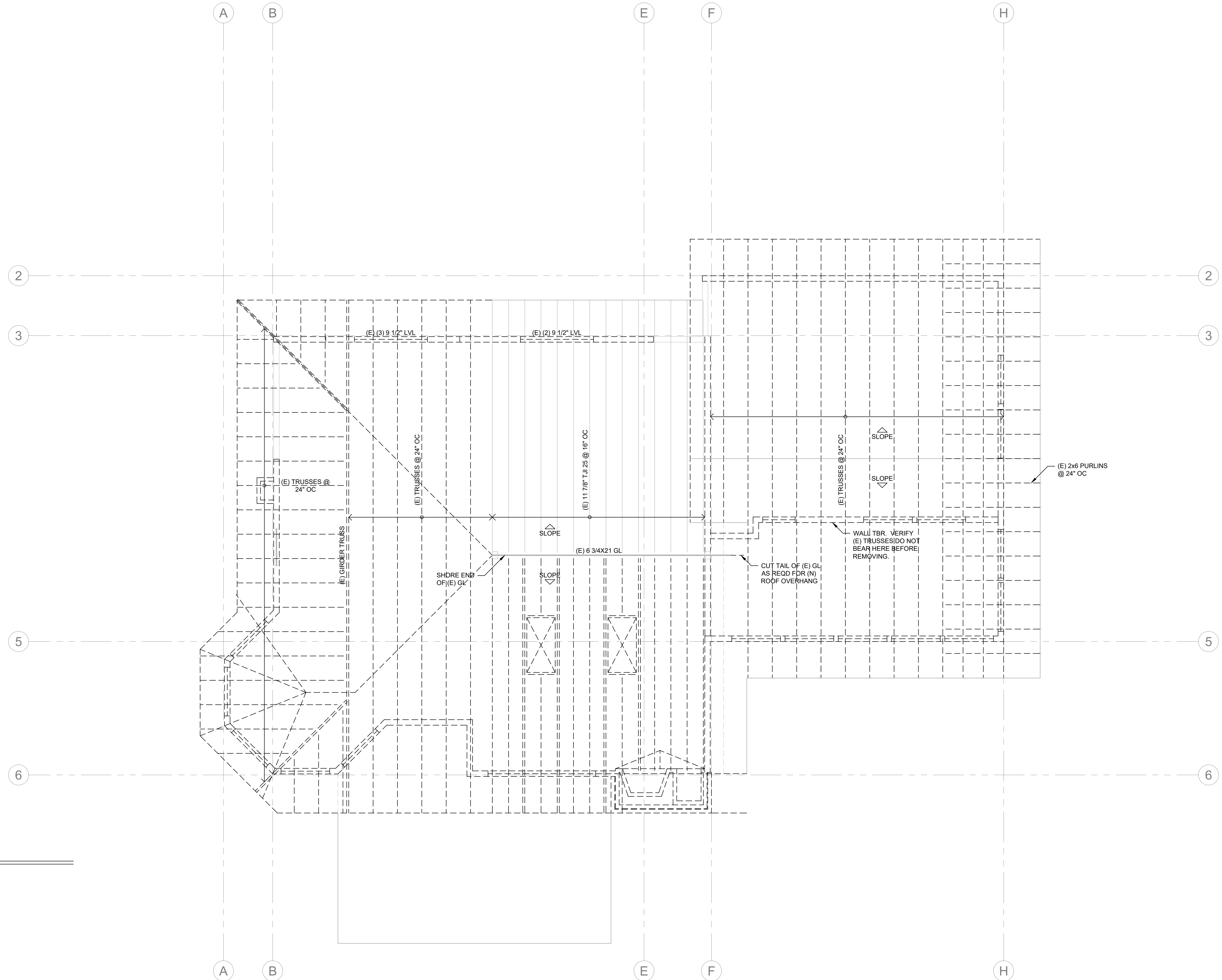
SHEET TITLE

UPPER LEVEL DEMO PLAN

SHEET

S1.2D

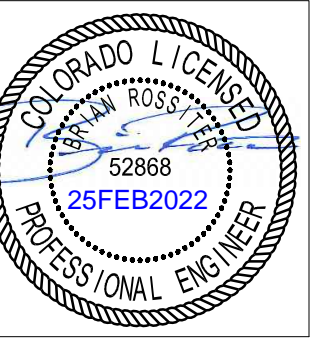
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ROOF DEMO PLAN

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

bwr
1010 W 24th St
Rifle, Colorado 81650
(970) 462-8853
bwr@bwr.pa



41 RAINBOW LANE REMODEL
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PITKIN COUNTY

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PROJECT ENG: BWR

PROJECT #: 22003

SHEET TITLE
ROOF DEMO PLAN

SHEET

S1.3D



41 RAINBOW LANE REMODEL
 WOODY CREEK, COLORADO
 PITKIN COUNTY

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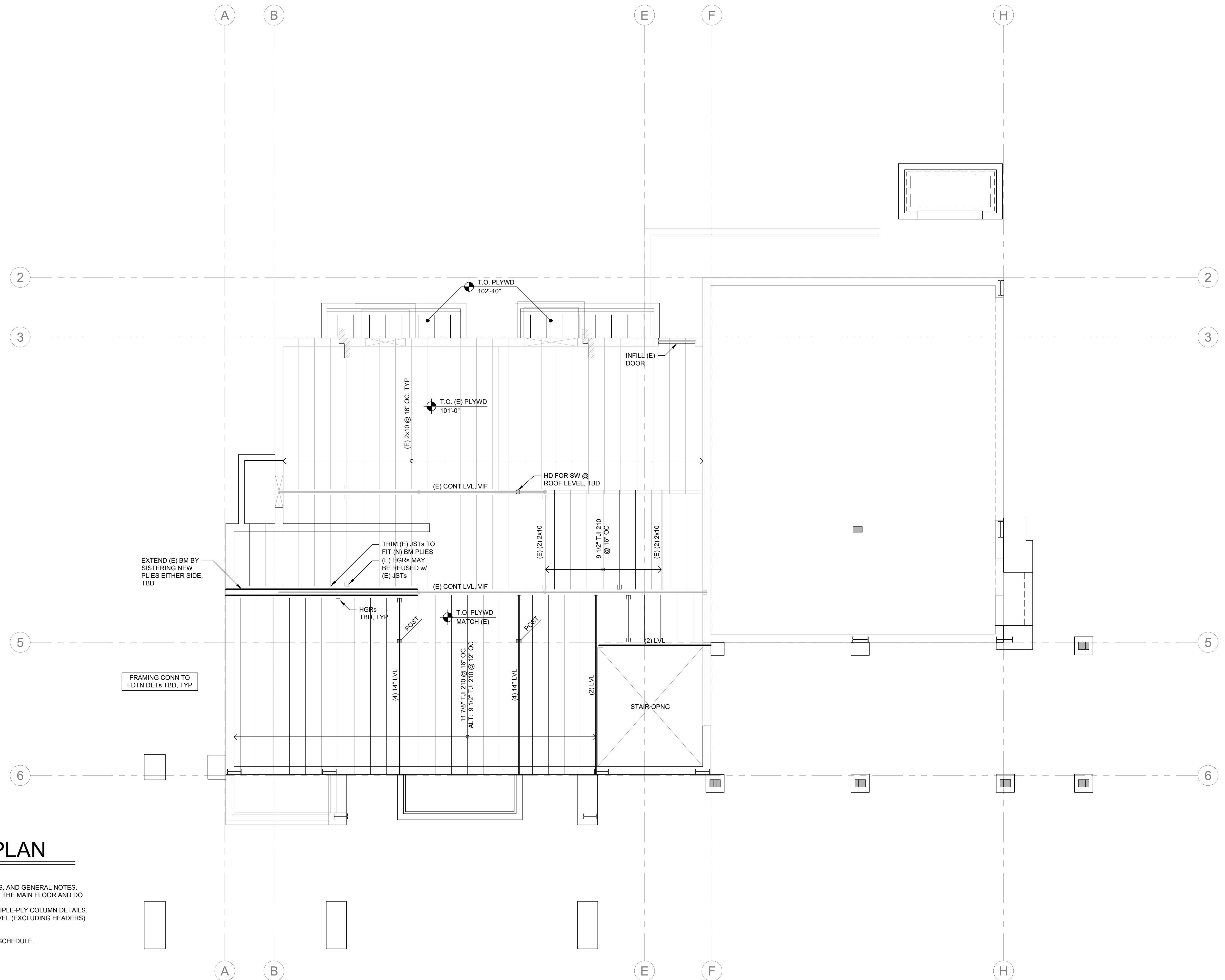
PROJECT #: 22003

SHEET TITLE
 MAIN LEVEL FRAMING PLAN

SHEET

S1.1

THE EXISTING STRUCTURE SHOWN ON THIS PLAN IS BASED ON DRAWINGS BY SUSAN JOHNK FURR DATED NOVEMBER 1, 1988. CONTRACTOR TO FIELD-VERIFY LAYOUT AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.



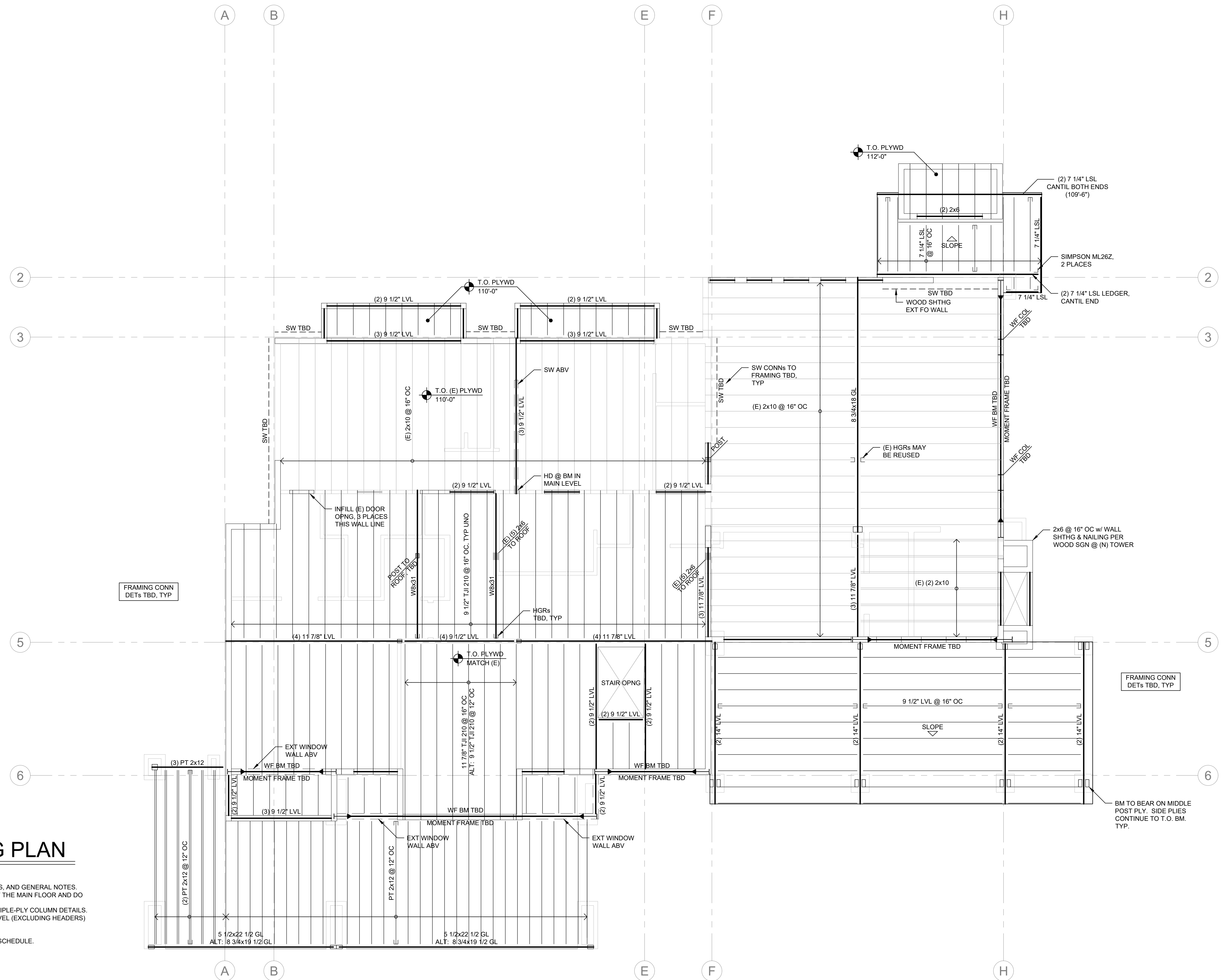
MAIN LEVEL FRAMING PLAN

- SCALE: 1/4" = 1'-0"
- PLAN NOTES:
- SEE S0.0-S0.1 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES.
 - ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
 - ALL POSTS ARE LABELED AT THE BOTTOM. SEE S0.1 FOR TYPICAL MULTIPLE-PLY COLUMN DETAILS.
 - (xxx'-x") INDICATES TOP OF BEAM ELEVATION. WOOD BEAMS AT THIS LEVEL (EXCLUDING HEADERS) SHALL BE FLUSH-FRAMED UNLESS NOTED AS (DROPPED).
 - ALL HEADERS AT THIS LEVEL SHALL BE (2) 2x6 U.N.O.
 - CF# INDICATES CONNECTION TYPE. SEE SHEET S0.0 FOR CONNECTION SCHEDULE.



**41 RAINBOW LANE REMODEL
 WOODY CREEK, COLORADO
 PITKIN COUNTY**

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UPPER LEVEL FRAMING PLAN

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- SEE S0.0-S0.1 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES.
 - ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
 - ALL POSTS ARE LABELED AT THE BOTTOM. SEE S0.1 FOR TYPICAL MULTIPLE-PLY COLUMN DETAILS.
 - (xxx-x") INDICATES TOP OF BEAM ELEVATION. WOOD BEAMS AT THIS LEVEL (EXCLUDING HEADERS) SHALL BE FLUSH-FRAMED UNLESS NOTED AS (DROPPED).
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SHEET TITLE:
 UPPER LEVEL FRAMING PLAN

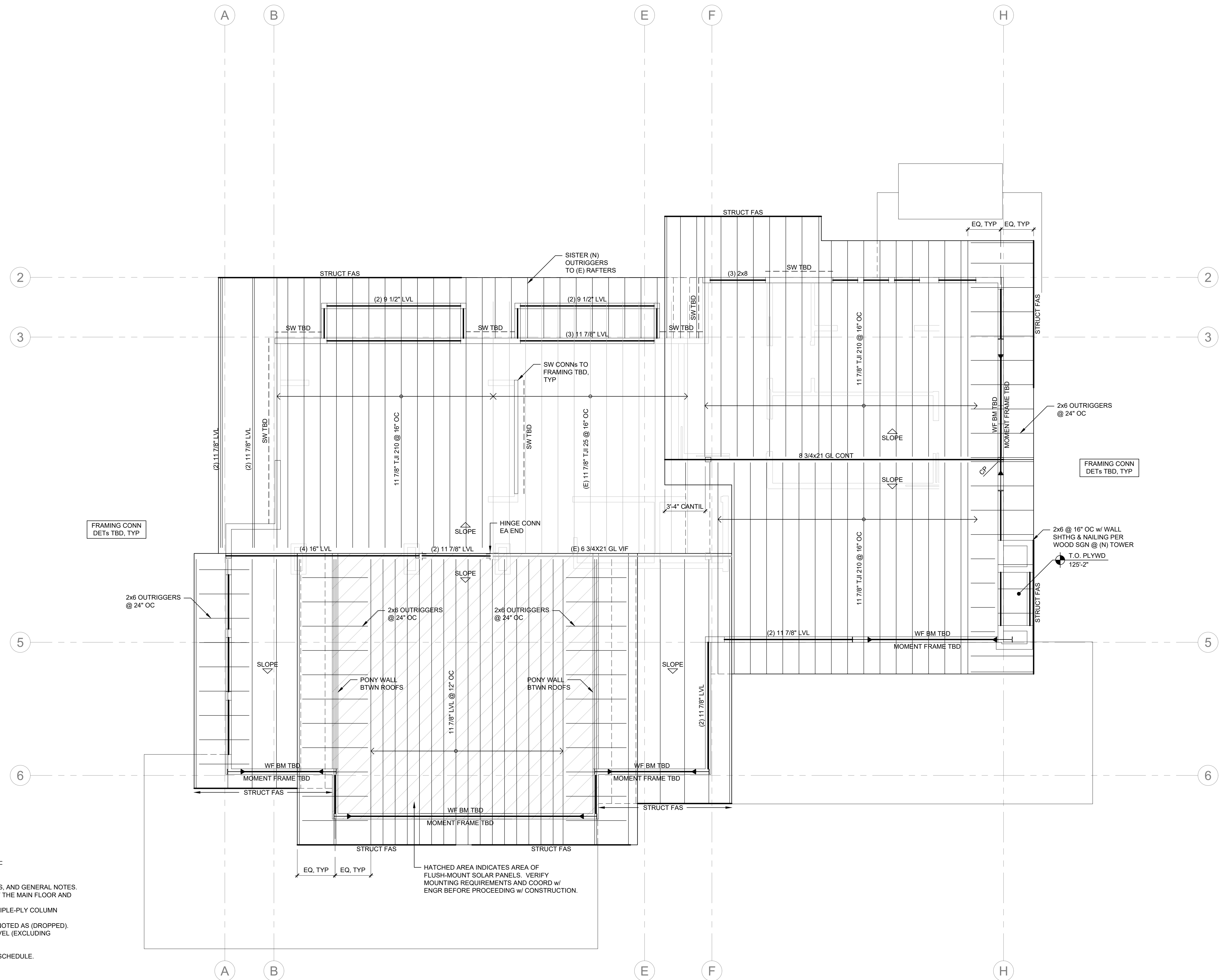
SHEET

S1.2



**41 RAINBOW LANE REMODEL
 WOODY CREEK, COLORADO
 PITKIN COUNTY**

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ROOF FRAMING PLAN

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- PLAN NOTES:
- SEE S0.0-S0.1 FOR SYMBOLS LEGEND, ABBREVIATIONS, TYPICAL DETAILS, AND GENERAL NOTES.
 - ALL ELEVATIONS ARE BASED ON A REFERENCE ELEVATION OF 100'-0" AT THE MAIN FLOOR AND DO NOT REFLECT ACTUAL SITE ELEVATIONS.
 - ALL POSTS ARE LABELED AT THE BOTTOM. SEE S0.1 FOR TYPICAL MULTIPLE-PLY COLUMN DETAILS.
 - ROOF BEAMS (EXCLUDING HEADERS) SHALL BE FLUSH FRAMED UNLESS NOTED AS (DROPPED).
 - (xxx-x) INDICATES TOP OF BEAM ELEVATION. WOOD BEAMS AT THIS LEVEL (EXCLUDING HEADERS) SHALL BE FLUSH-FRAMED UNLESS NOTED AS (DROPPED).
 - ALL HEADERS AT THIS LEVEL SHALL BE (2) 2x6 U.N.O.
 - C# INDICATES CONNECTION TYPE. SEE SHEET S0.0 FOR CONNECTION SCHEDULE.

HATCHED AREA INDICATES AREA OF FLUSH-MOUNT SOLAR PANELS. VERIFY MOUNTING REQUIREMENTS AND COORD W/ ENGR BEFORE PROCEEDING W/ CONSTRUCTION.

DATE: 2/25/22
 ISSUE: SCHEMATIC DESIGN

REVISION:

DRAWN BY: BWR
 PROJECT ENG: BWR
 PROJECT #: 22003
 SHEET TITLE: ROOF FRAMING PLAN

SHEET: **S1.3**