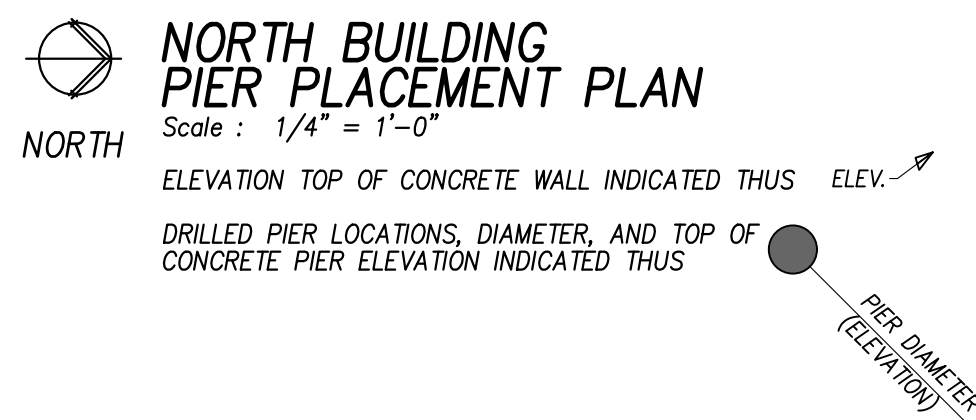




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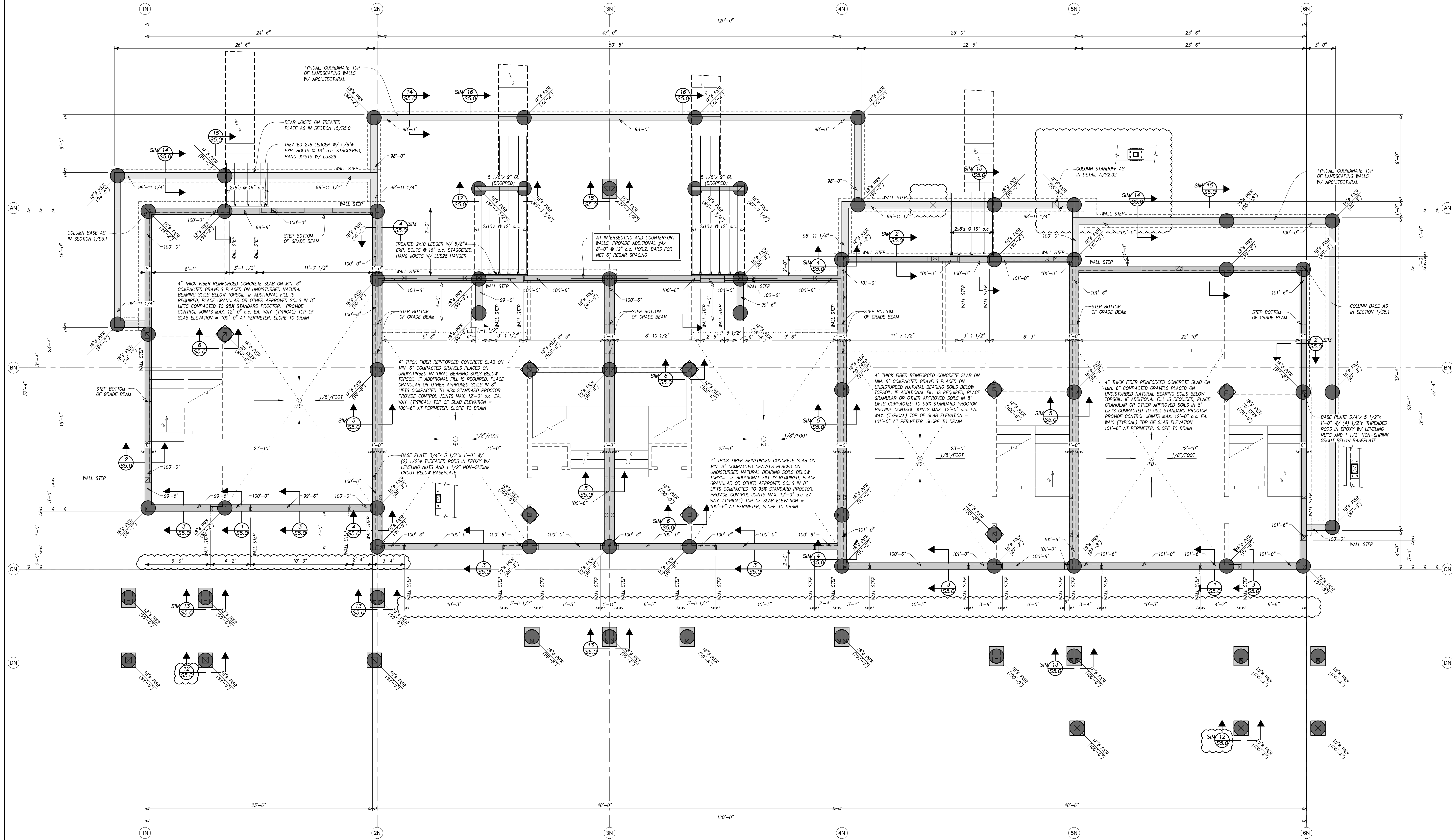
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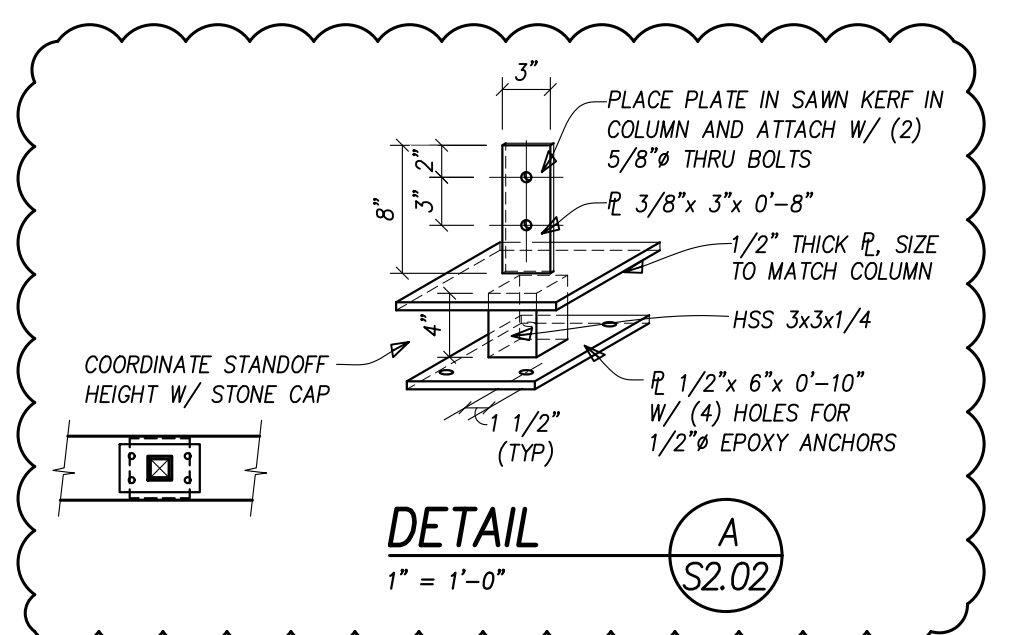
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S2.01

19-37



NORTH BUILDING FOUNDATION PLAN
Scale: 1/4" = 1'-0"
ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV.
INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION
DRILLED PIER LOCATIONS, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS



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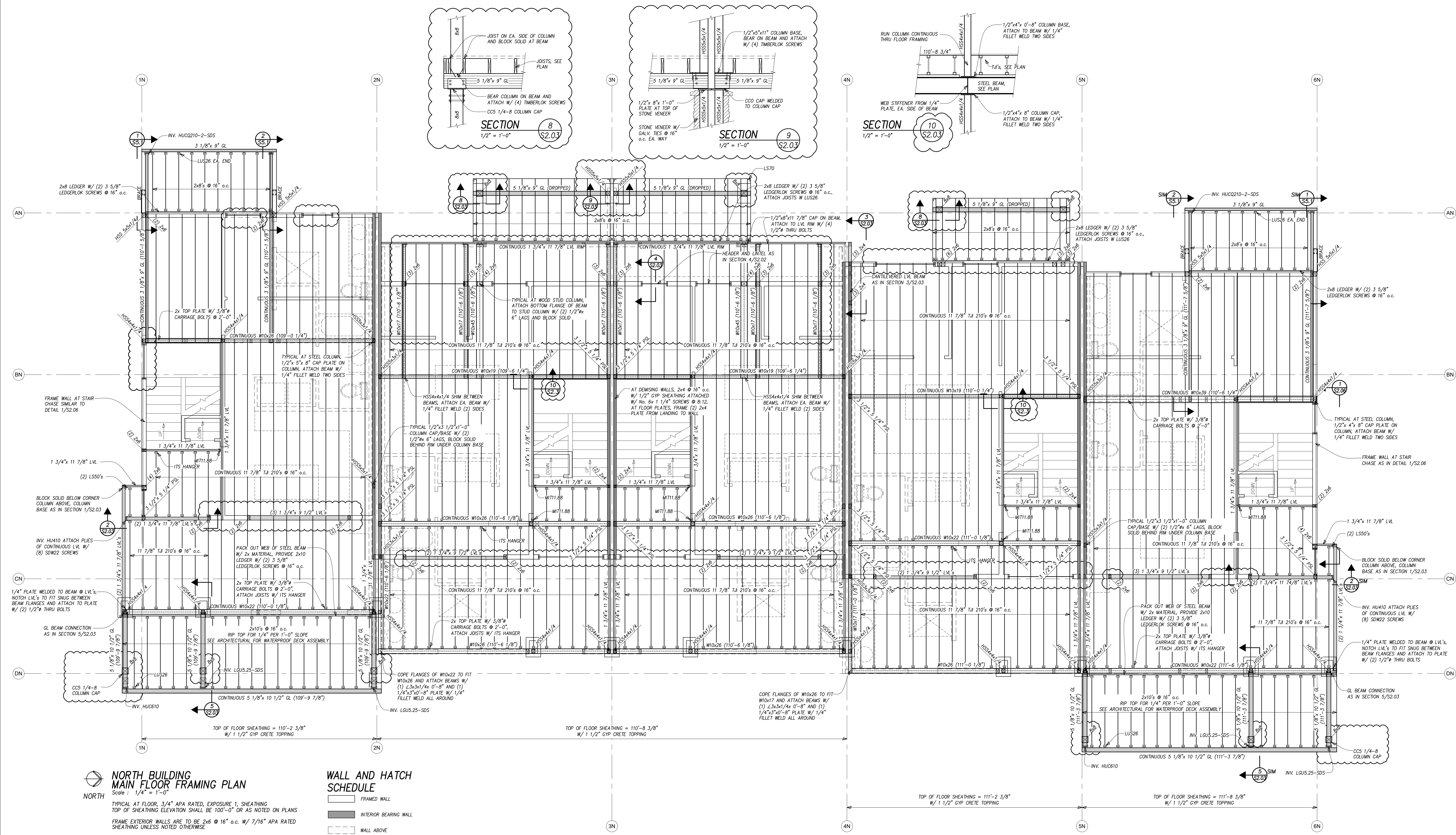
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19-37

FRAMING REVISIONS



NORTH BUILDING MAIN FLOOR FRAMING PLAN
Scale: 1/4" = 1'-0"

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE 100'-0" OR AS NOTED ON PLANS

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

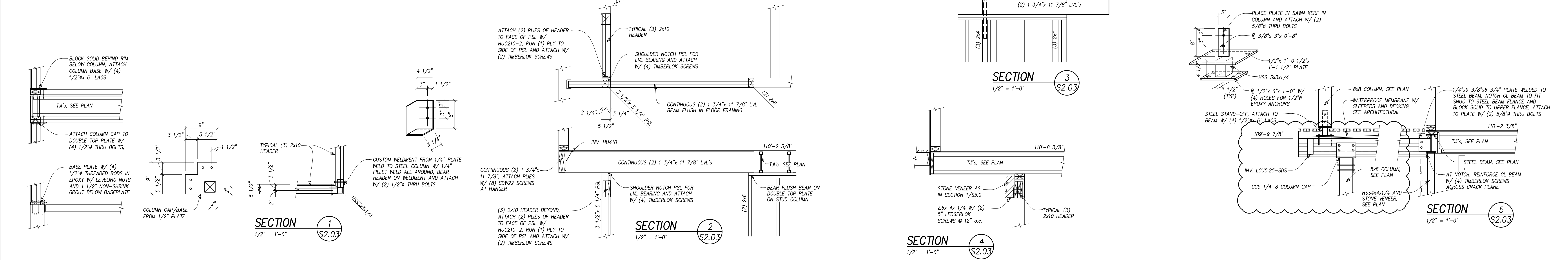
TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX'-XX"

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

WALL AND HATCH SCHEDULE

[Symbol]	FRAMED WALL
[Symbol]	INTERIOR BEARING WALL
[Symbol]	WALL ABOVE



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NORTH LOWER FLOOR

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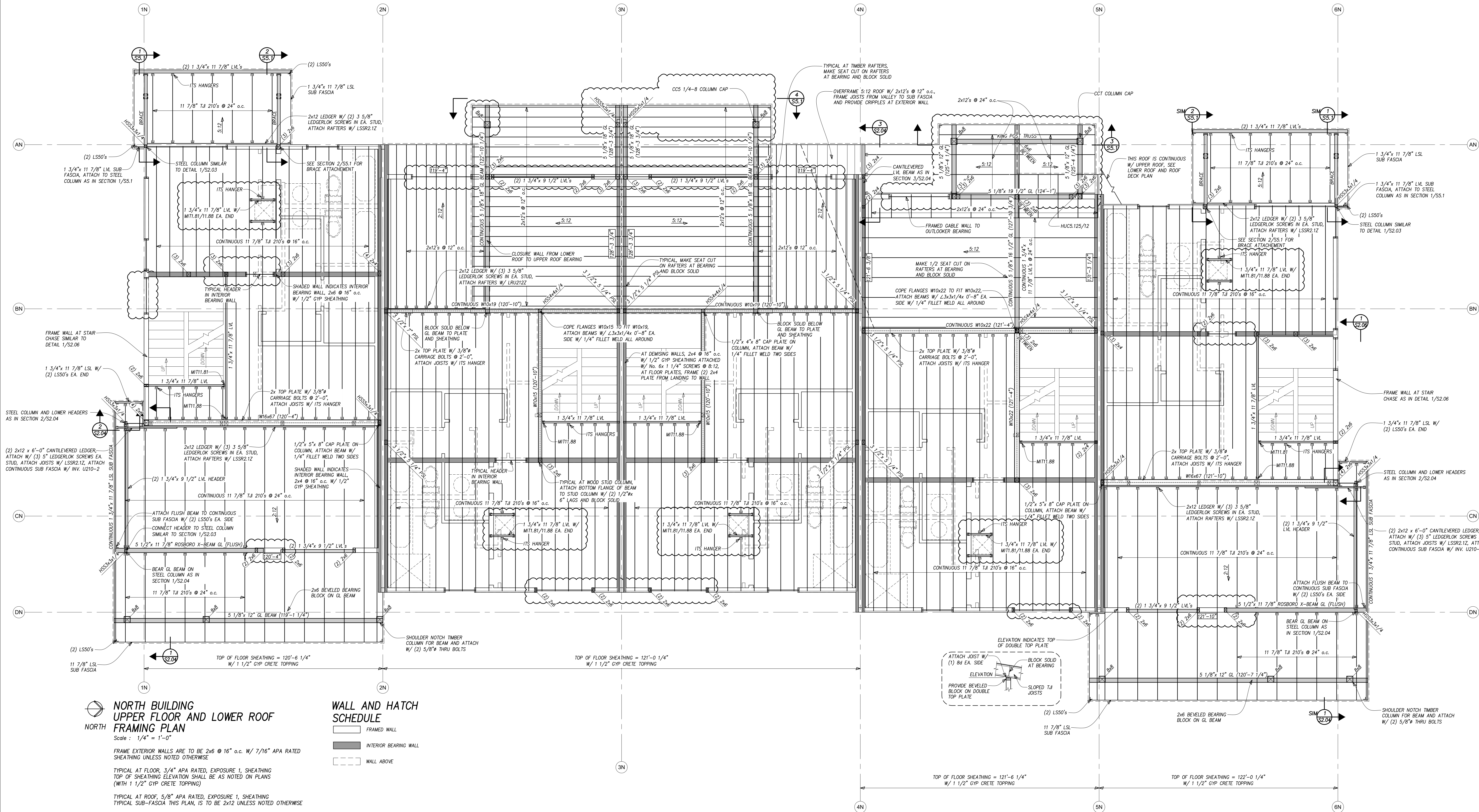
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**NORTH BUILDING
UPPER FLOOR AND LOWER ROOF
FRAMING PLAN**
Scale: 1/4" = 1'-0"

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE AS NOTED ON PLANS (WITH 1 1/2" GYP CRETE TOPPING)

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12 UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

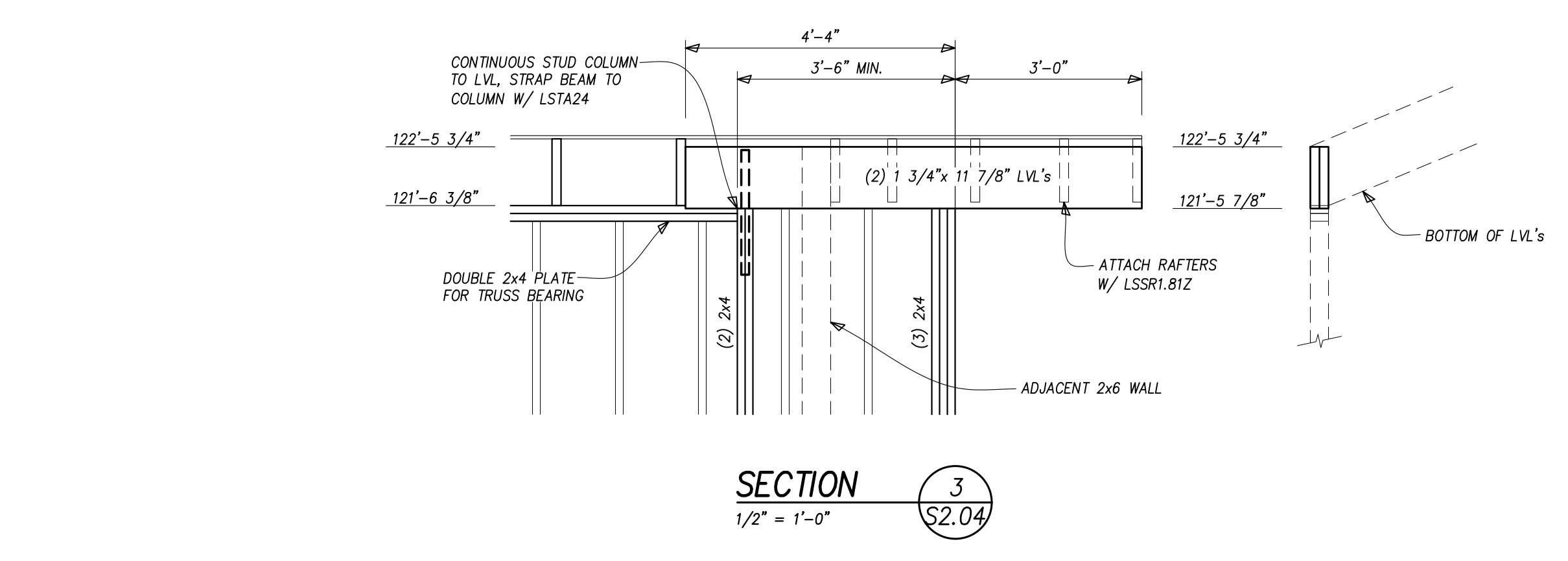
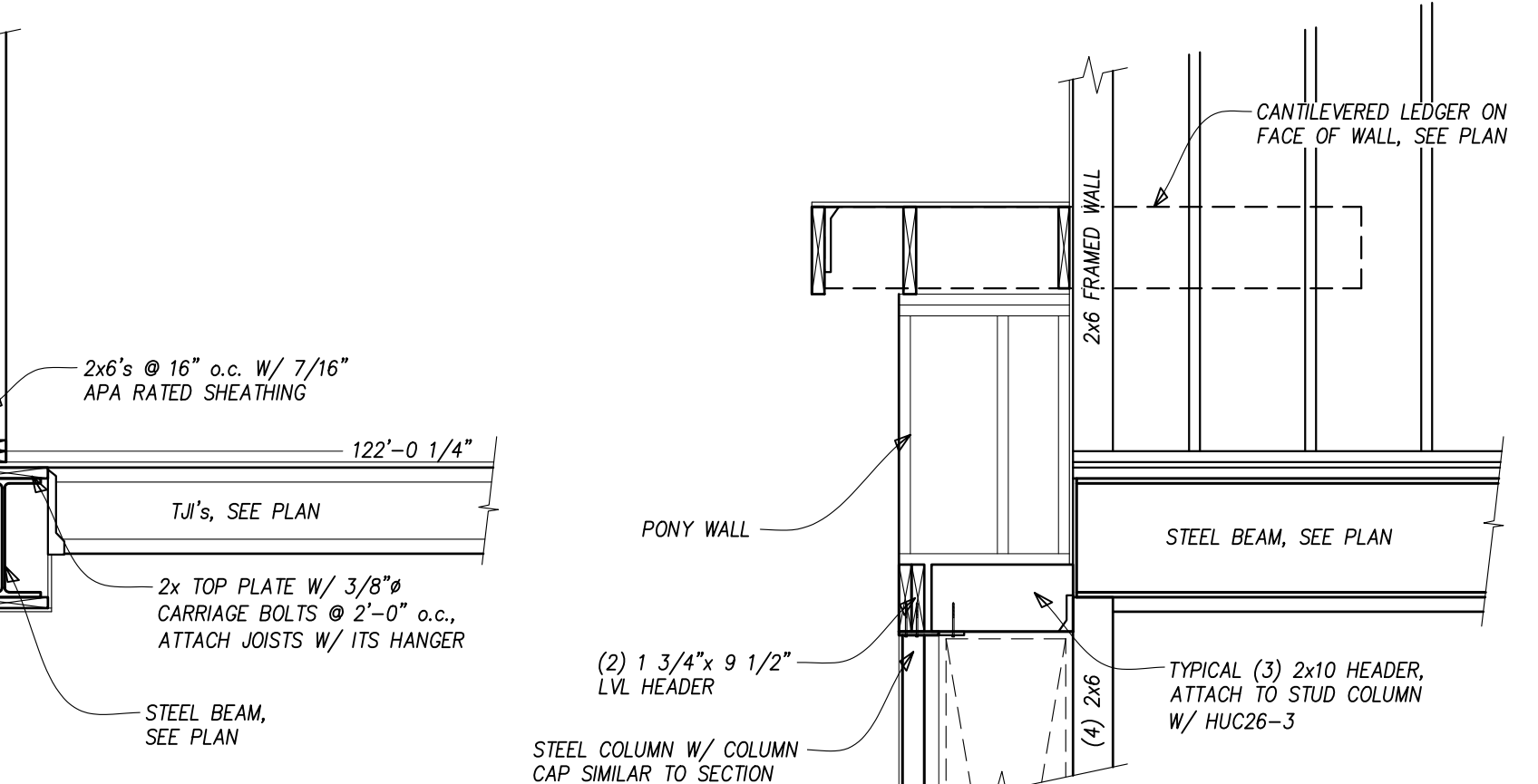
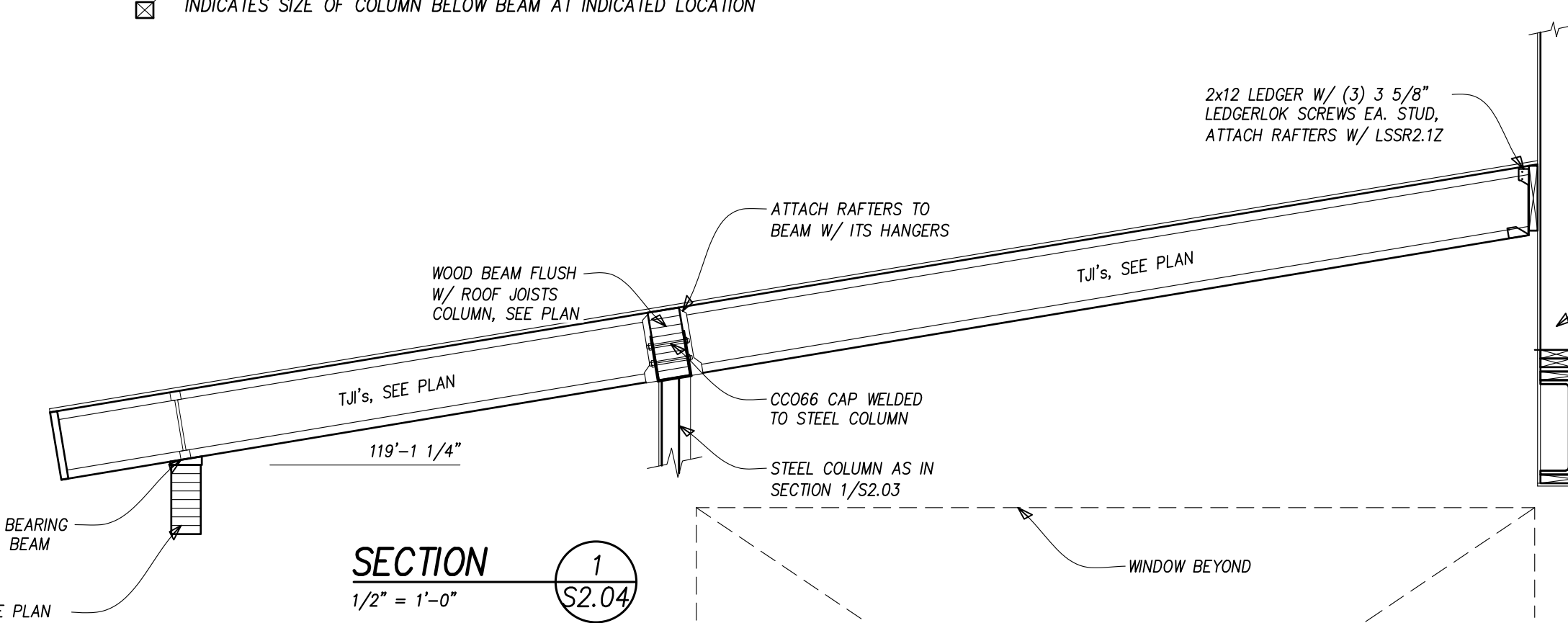
TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY (XX'-XX")

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

**WALL AND HATCH
SCHEDULE**

[Symbol]	FRAMED WALL
[Symbol]	INTERIOR BEARING WALL
[Symbol]	WALL ABOVE



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PROJECT# 21-059
NORTH UPPER FLOOR

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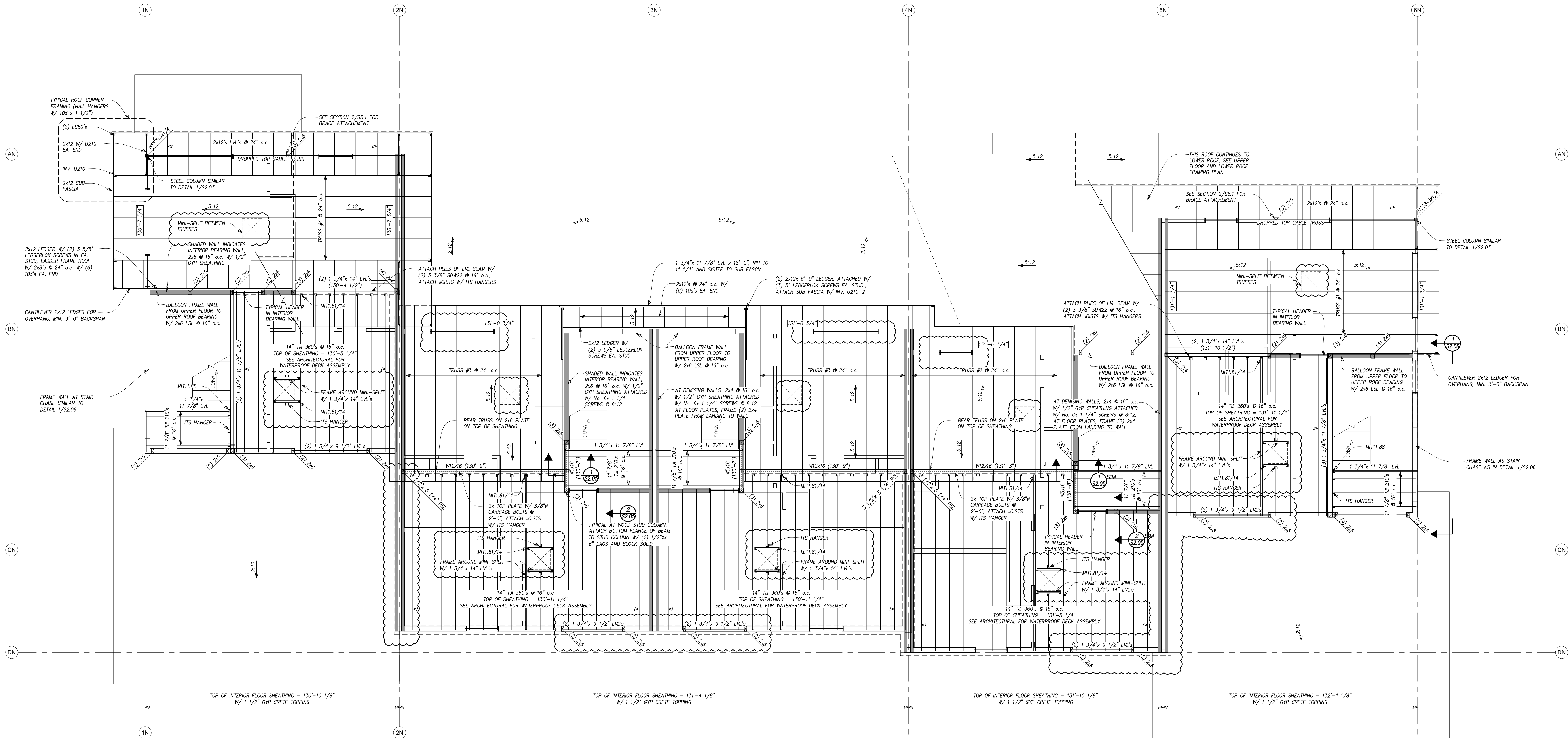
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19-37



**NORTH BUILDING
LOWER ROOF AND ROOF DECK
FRAMING PLAN**
Scale : 1/4" = 1'-0"

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE AS NOTED ON PLANS (WITH 1 1/2" GYP CRETE TOPPING)

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 11 7/8" LSL

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

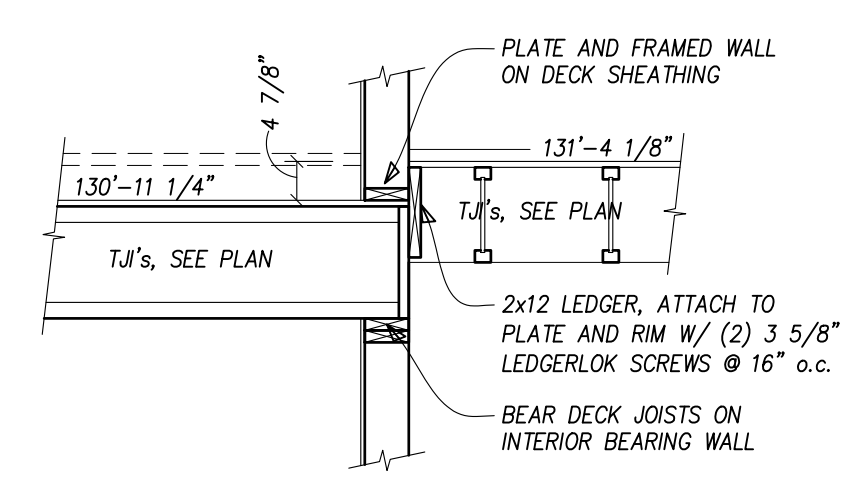
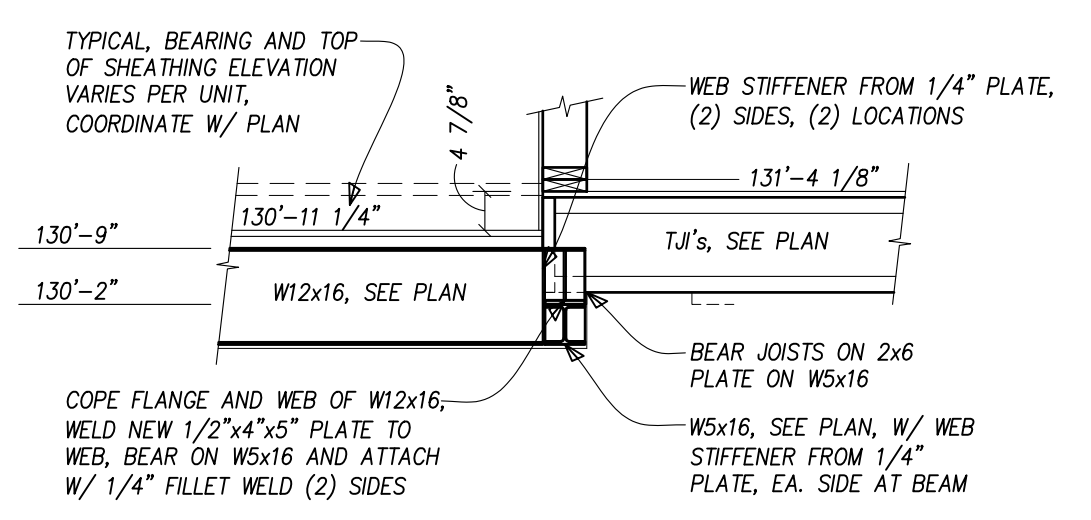
TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX-XX

(XX-XX) INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

**WALL AND HATCH
SCHEDULE**

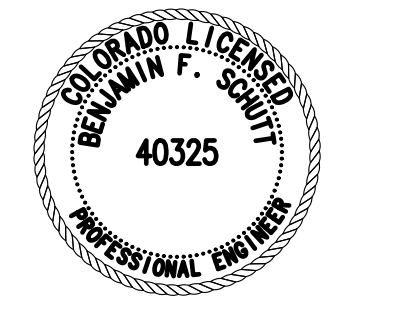
[Symbol]	FRAMED WALL
[Symbol]	INTERIOR BEARING WALL
[Symbol]	WALL ABOVE



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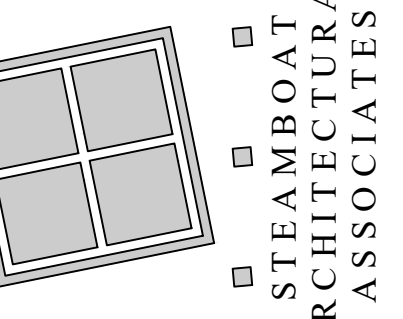
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NORTH ROOF DECK

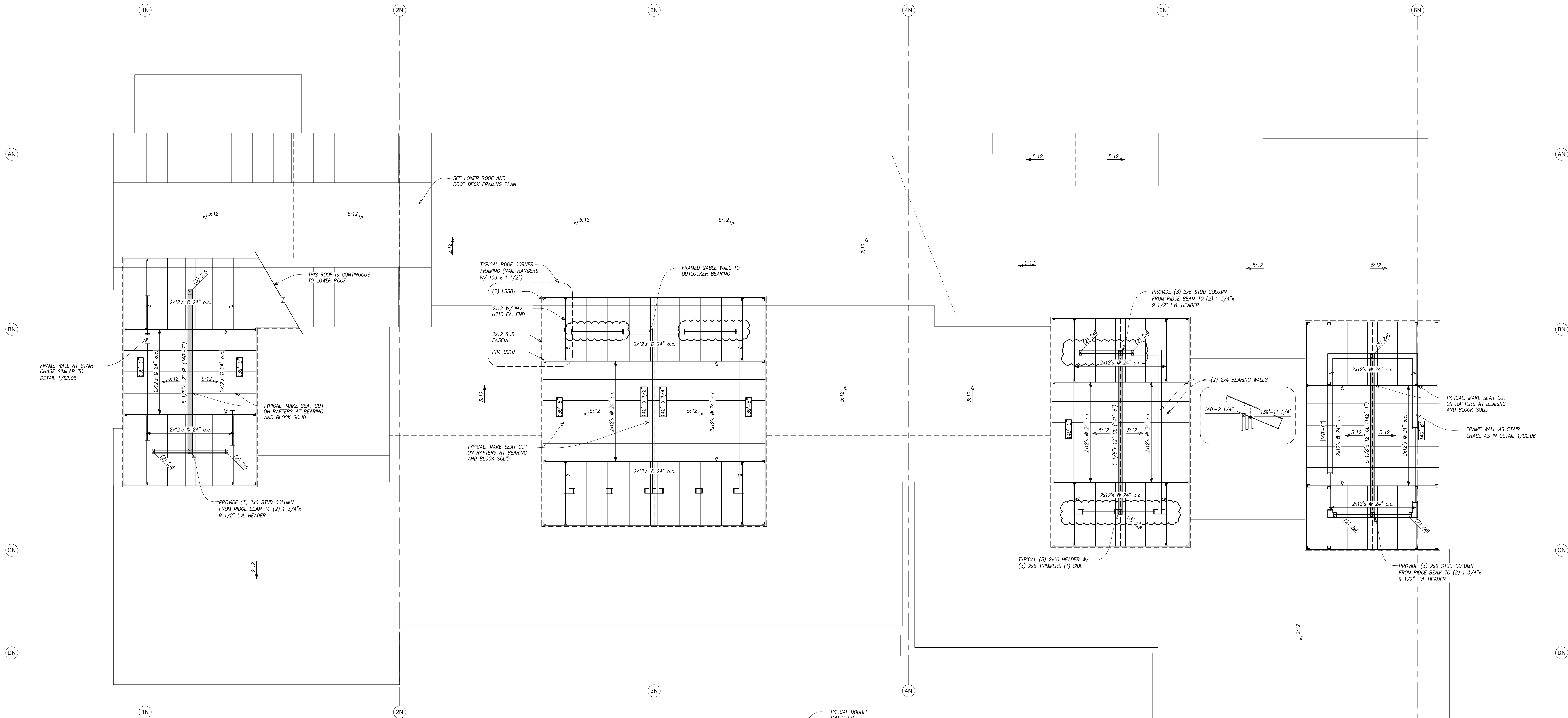


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NORTH BUILDING UPPER ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING
TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

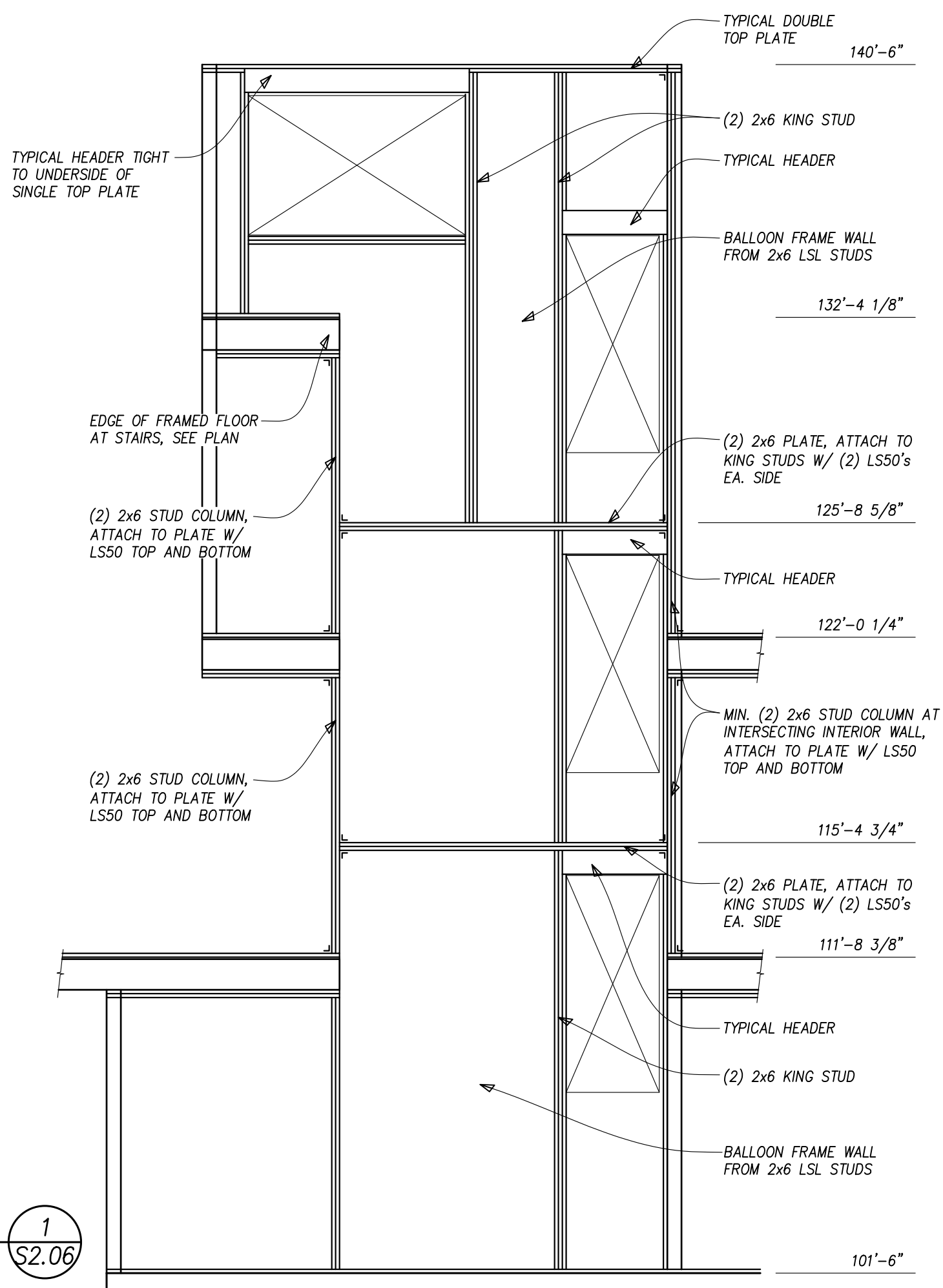
TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX-XX

(XX-XX) INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

 INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

WALL AND HATCH SCHEDULE

	FRAMED WALL
	INTERIOR BEARING WALL



DETAIL
1/4" = 1'-0"

1
S2.06

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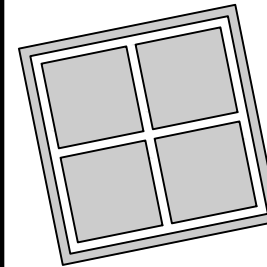
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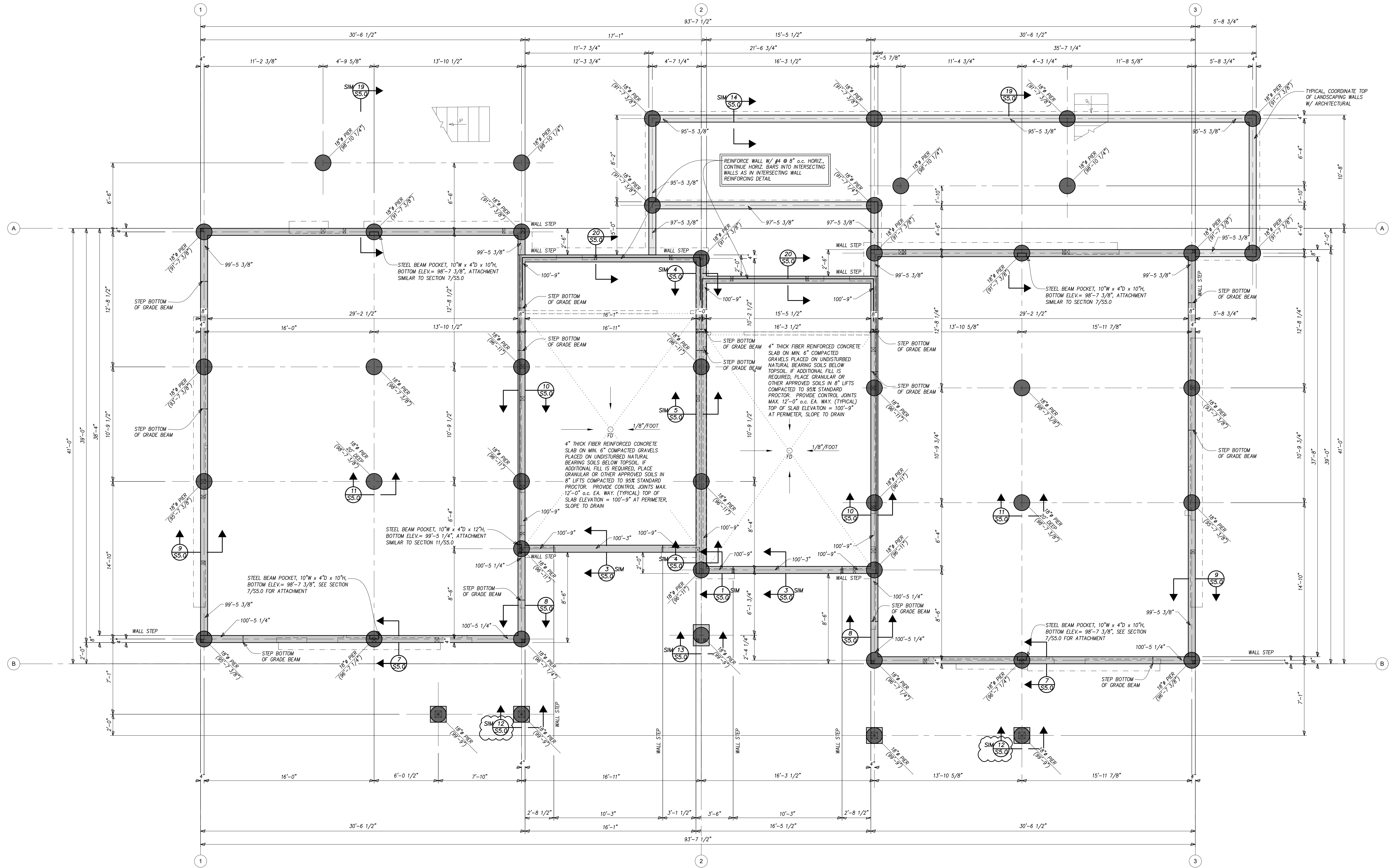
FRAMING REVISIONS

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24 JUN 22

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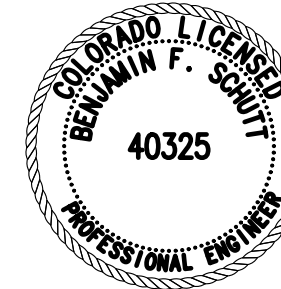
**SOUTH BUILDING
FOUNDATION AND PIER PLACEMENT PLAN**
Scale: 1/4" = 1'-0"
NORTH
ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV.
DRILLED PIER LOCATIONS, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS PIER DIAMETER ELEVATION

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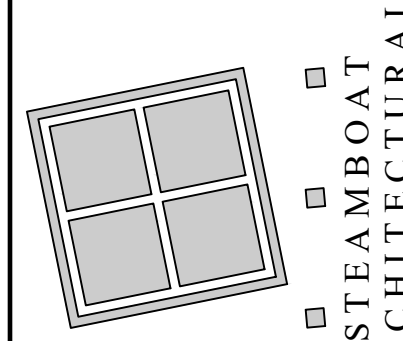
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SOUTH PIER PLAN



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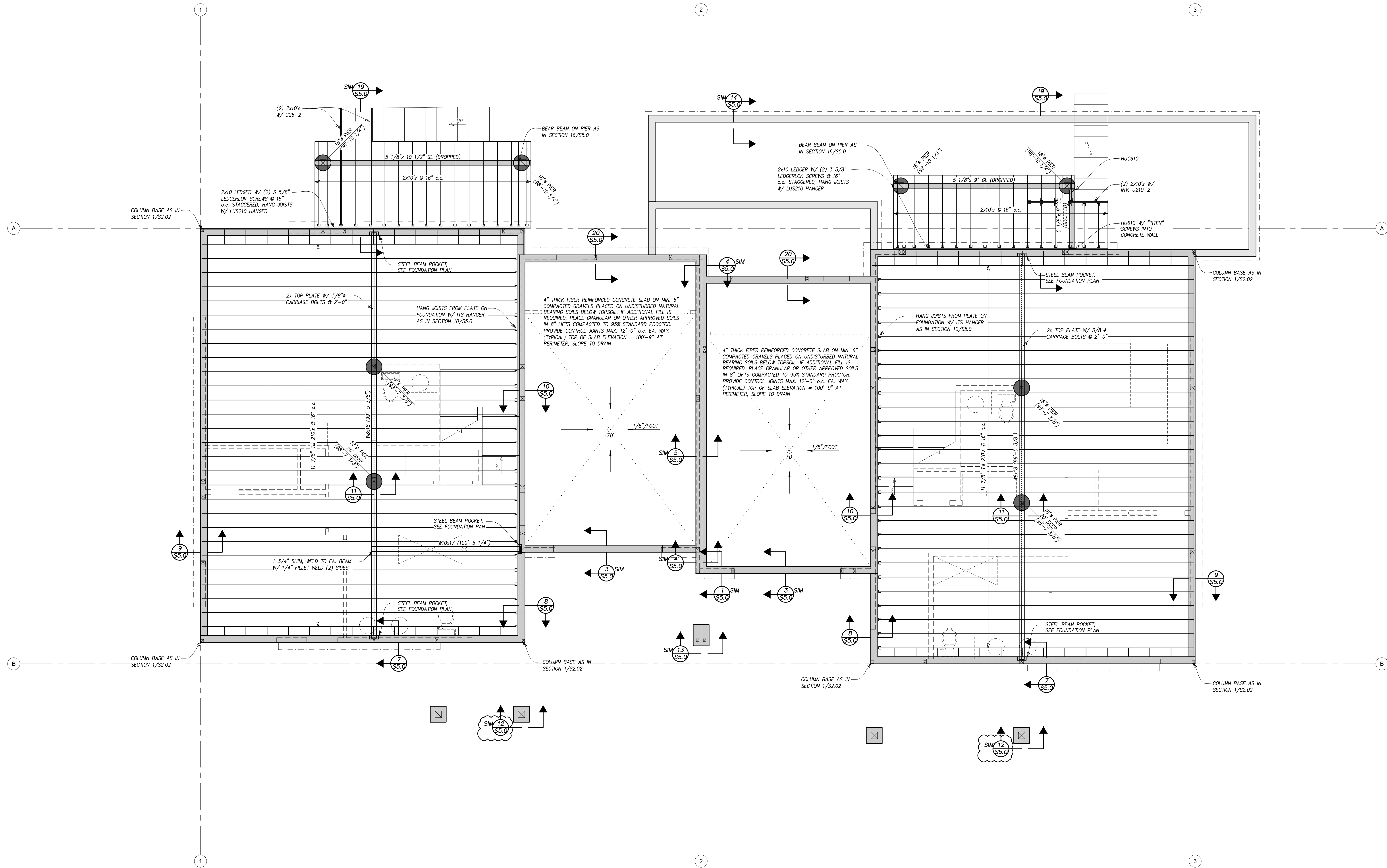
FRAMING REVISIONS

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19-37



**SOUTH BUILDING
MAIN FLOOR FRAMING PLAN**
Scale : 1/4" = 1'-0"

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING
TOP OF SHEATHING ELEVATION SHALL BE 100'-7 1/2" UNLESS NOTED OTHERWISE
(TOP OF 1 1/2" GYP CRETE = 100'-9")

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

DRILLED PIER LOCATIONS, DIAMETERS, AND TOP OF
CONCRETE PIER ELEVATION INDICATED THIS

PIER DIAMETER
(ELEVATION)

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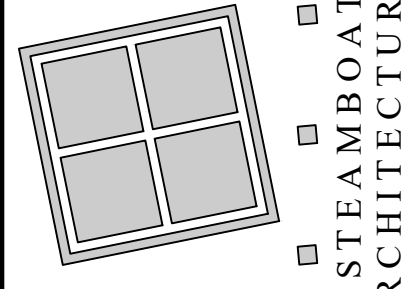
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SOUTH FOUNDATION



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Scale : $1/4" = 1'-0"$

Scale : $1/4" = 1'-0"$

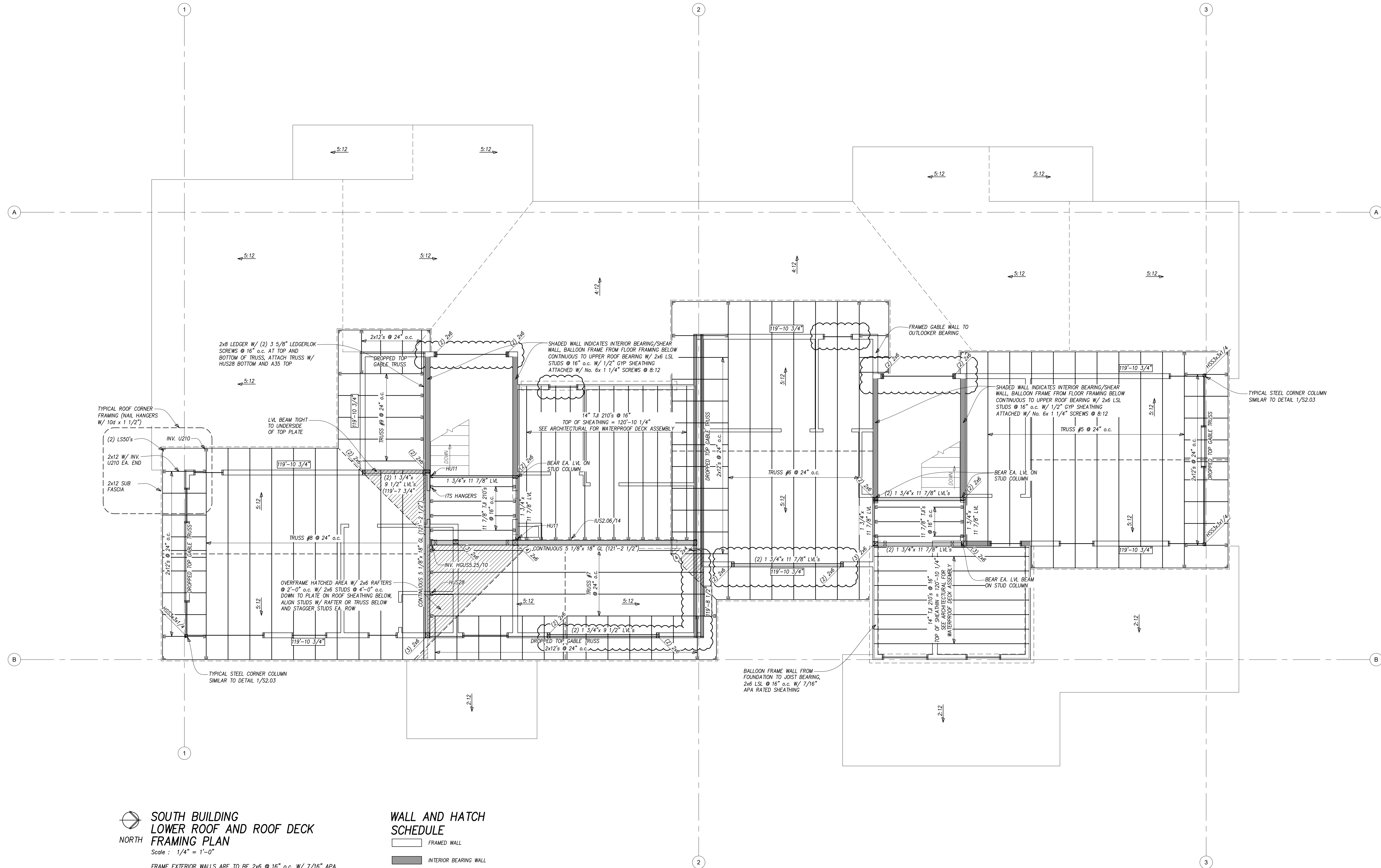
TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING
TOP OF SHEATHING ELEVATION SHALL BE 110'-11 3/8" OR AS NOTED ON
PLANS
(TOP OF 1 1/2" GYP CRETE = 111'-0 7/8")

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

(XX'-XX'') INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

 FRAMED WALL
 INTERIOR BEARING WALL
 WALL ABOVE

 **FRAMED WALL**
 **INTERIOR BEARING WALL**
 **WALL ABOVE**



**SOUTH BUILDING
LOWER ROOF AND ROOF DECK
FRAMING PLAN**

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

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. w/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE 121'-3 1/4" OR AS NOTED ON PLANS (TOP OF 1 1/2" GYP CRETE = 121'-4 3/4")

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12

TYPICAL HEADER THIS PLAN, (3) 2x10's w/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY [XX'-XX"]

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

[C] INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

**WALL AND HATCH
SCHEDULE**

- [] FRAMED WALL
- [] INTERIOR BEARING WALL
- [] WALL ABOVE

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SOUTH ROOF DECK

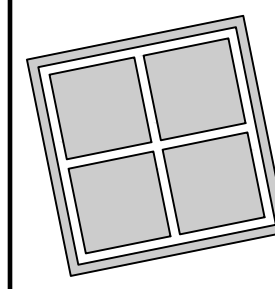


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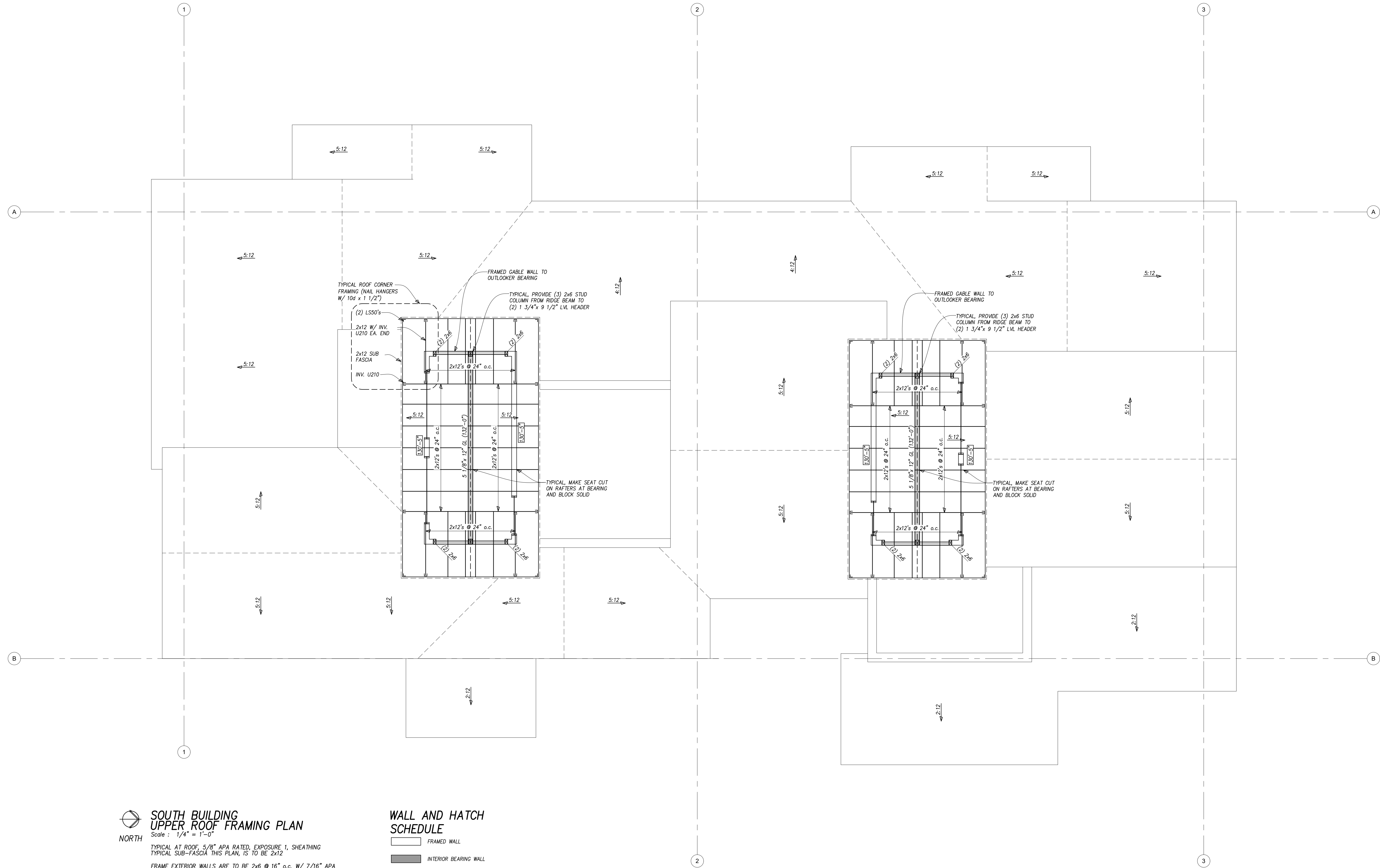
FRAMING REVISIONS

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S2.14

19-37



**SOUTH BUILDING
UPPER ROOF FRAMING PLAN**

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

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING
TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA
RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1)
2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE
INDICATED BY XX-XX

(XX-XX) INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

**WALL AND HATCH
SCHEDULE**

FRAMED WALL
 INTERIOR BEARING WALL

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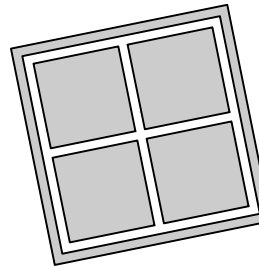
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SOUTH ROOF FRAMING



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19-37

GENERAL NOTES

DESIGN LIVE LOADS

- Roofs..... 75 psf
- Floors..... 40 psf
- Covered Porch..... 60 psf
- Wind..... Risk Category II, 115 mph Ultimate Wind Speed, Exposure "B"
- Seismic..... IBC Design Category C

FOUNDATION DESIGN

- Design of individual was based upon Subsoil and Foundation Investigation provided by Northwest Colorado Consultants, Inc. and all design values shall be field verified prior to construction.
- Design of straight-shaft drilled piers is based on a maximum allowable skin friction value of 900 psf, neglecting the top 5'-0".
- Soil report 19-11700 by Northwest Colorado Consultants, Inc.

REINFORCED CONCRETE

- Structural concrete shall have a minimum 28 day compressive strength of 3000 psi Type I.
- Reinforcing bars shall conform to ASTM Specification A615-79 and shall be Grade 60.
- All anchor bolts are to meet ASTM Specification F1554 Grade 36.
- At splices, lap bars 38 diameters. At corners and intersections, make horizontal bars continuous or provide matching corner bars. Around openings in walls and slabs, provide 2-#5, extending 2'-0" beyond edge of opening.

STRUCTURAL STEEL

- Structural steel rolled shapes shall conform to ASTM A572, Grade 50. Plates and angles shall conform to ASTM A36. Tube shapes shall conform to ASTM A500 Grade B, 46 ksi yield. Pipe shapes shall conform to ASTM A53, Grade B.
- All bolts shall conform to ASTM Specification A307.
- Expansion bolts called for on the drawings shall be "HILT" "WEG-IT", "RED HEAD", or approved wedge type, with the following minimum embedments: 5/8" diameter bolts ~ 2 3/4", 1/2" diameter bolts ~ 1 1/4".
- All welding shall be done by a certified welder.

STRUCTURAL WOOD FRAMING

- Except where noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S No.2 or better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1. All studs over 12'-0" in length shall be 1.5E LSL with allowable fiber stress in bending = 1700 psi, modulus of elasticity of 1.3x10⁶ psi, and allowable shear stress = 425 psi.
- Except as noted otherwise, minimum nailing shall be provided as specified in Table 2304.10.1 "Fastening Schedule" of the I.B.C., 2018 edition.
- Floor and roof sheathing shall be APA rated Structural I sheathing with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
- Where light gage framing anchors are shown or required, they shall be Simpson "Strong Tie" or equal ICC-ES approved connectors and shall be installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
- Glued Laminated timber shall be of such stress grade to provide glued laminated beams with combination symbol 24F-V4.
- Laminated Vener Lumber shall be of such stress grade to provide members with allowable fiber stress in bending = 2600 psi, modulus of elasticity of 1.9x10⁶ psi, and allowable shear stress parallel to the glue line = 285 psi. Parallel Strand Lumber used in header or beam conditions shall be of such stress grade to provide members with allowable fiber stress in bending = 2400 psi, modulus of elasticity of 1.9x10⁶ psi, and allowable shear stress parallel to the glue line = 190 psi.
- Trussed rafters shall be designed by a Professional Engineer licensed in the state of Colorado to support the full dead and live loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species and grades, and substantiating data for connector capacities, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
- Roof and floor joists shall be plant-fabricated I-series with LVL wood flanges and plywood or OSB webs, and carry IGBD approval for the composite section. Joists shall be designed to carry the full dead and live loads of the roof and floor and any other superimposed loads. Bridging and blocking shall be installed according to the fabricator's requirement.

BACK FILLING

- Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored.

EPOXY ADHESIVE ANCHORING SYSTEM

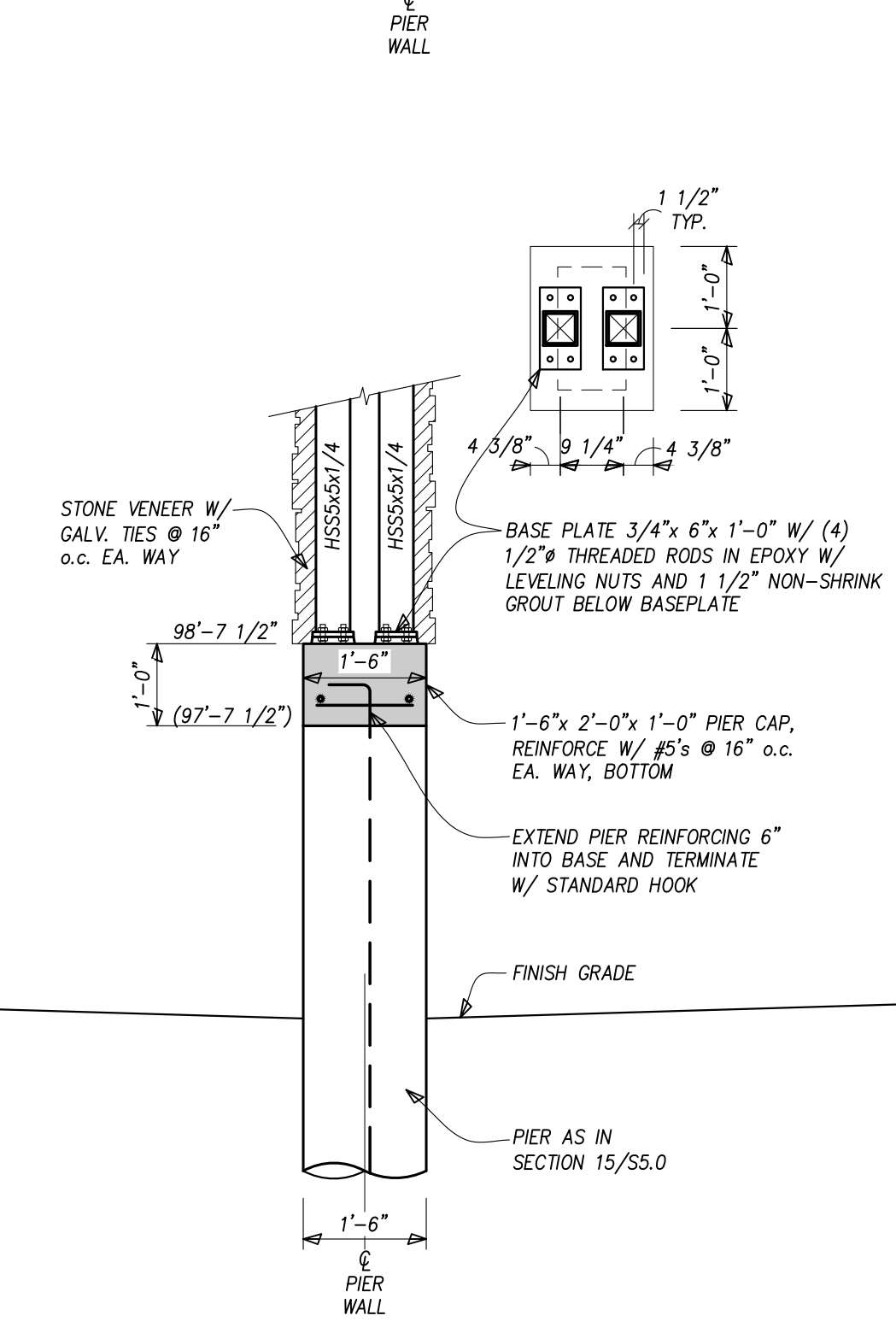
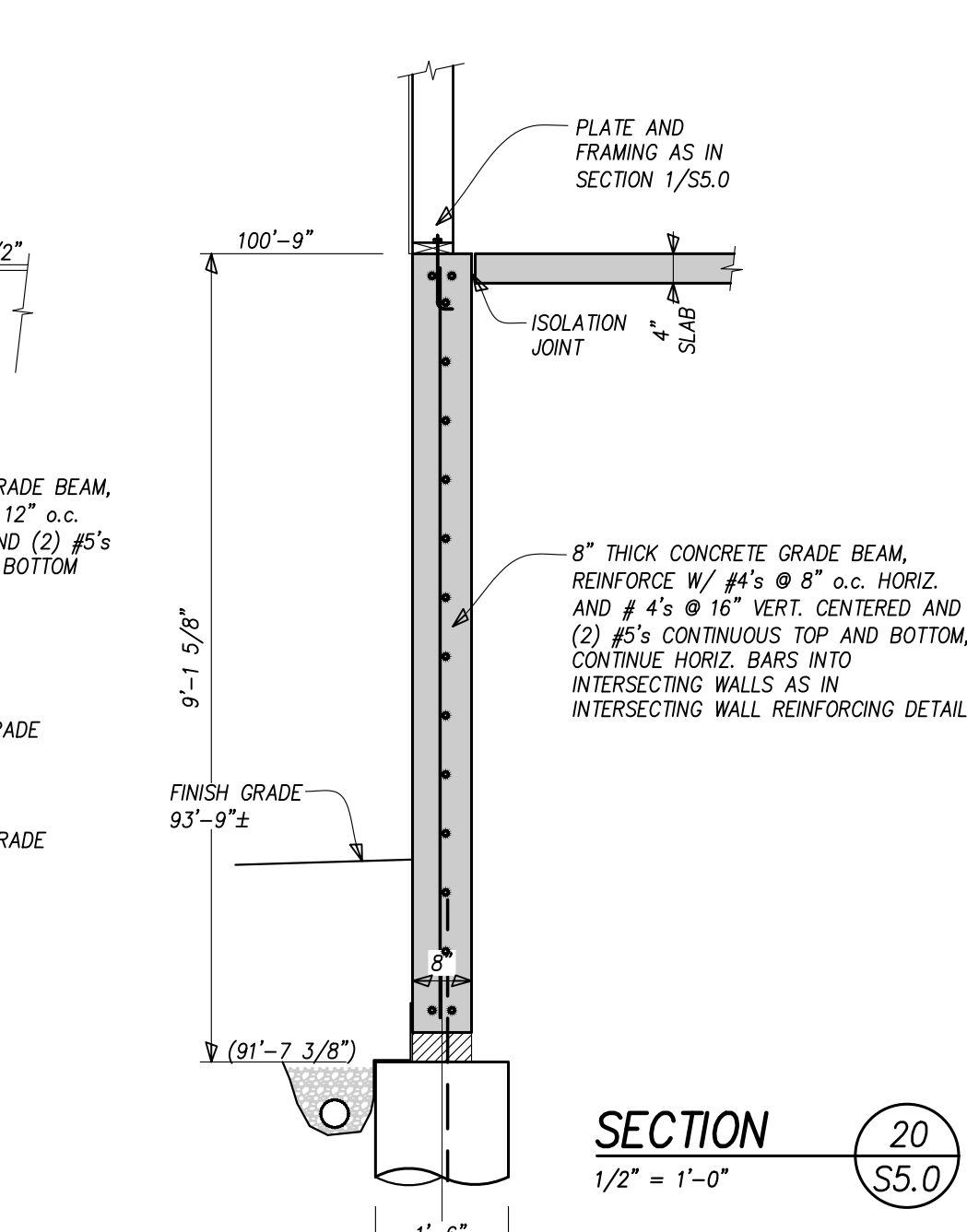
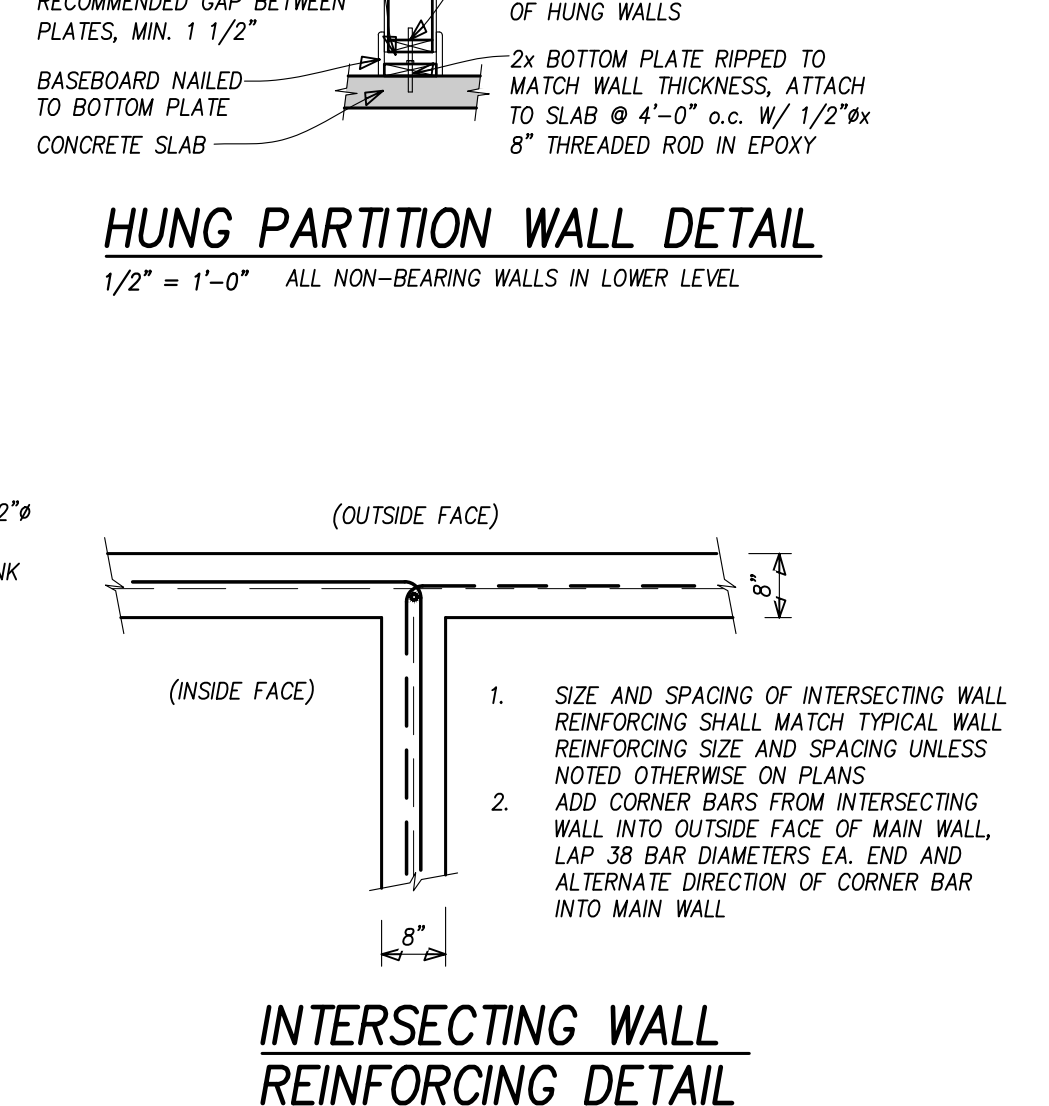
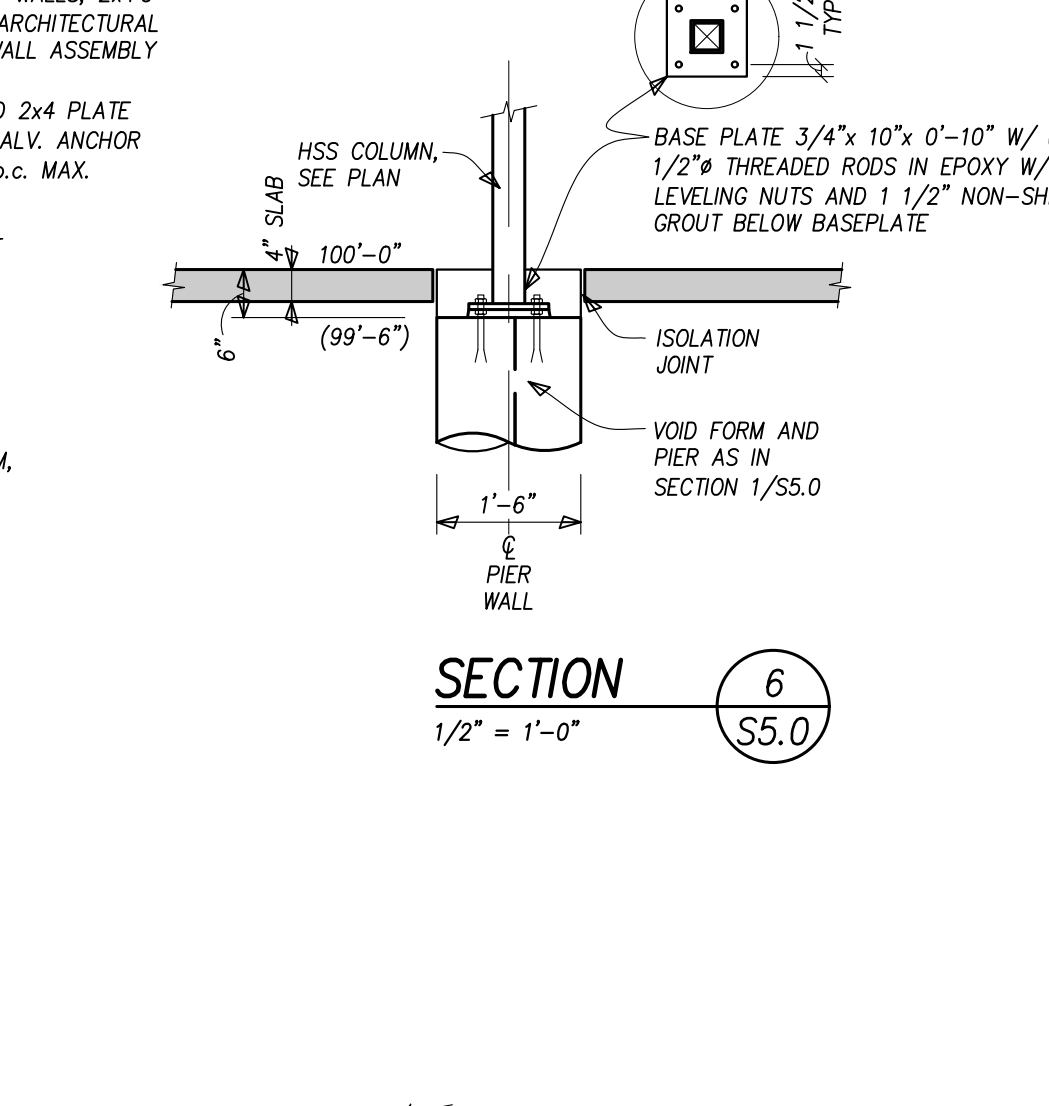
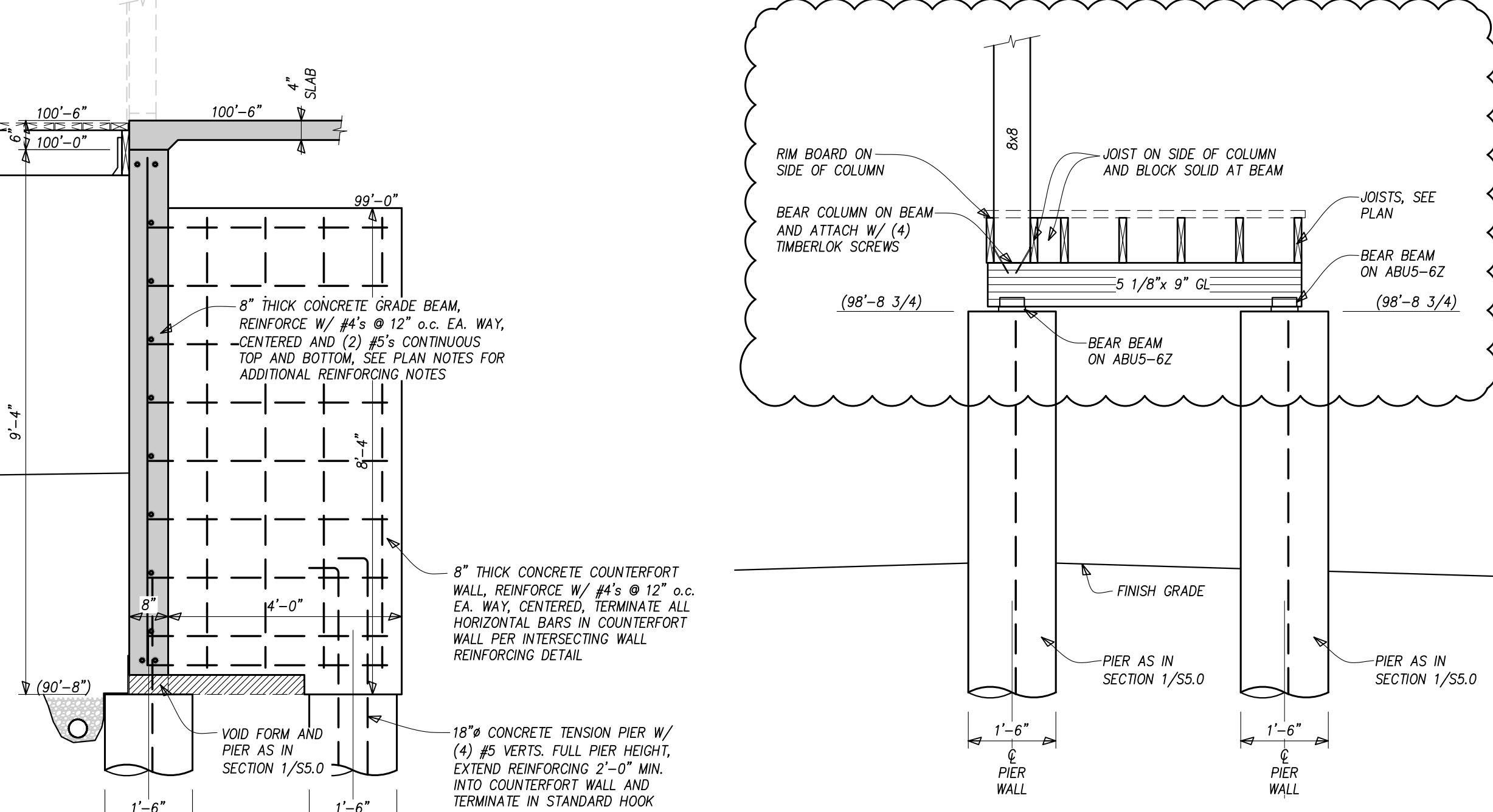
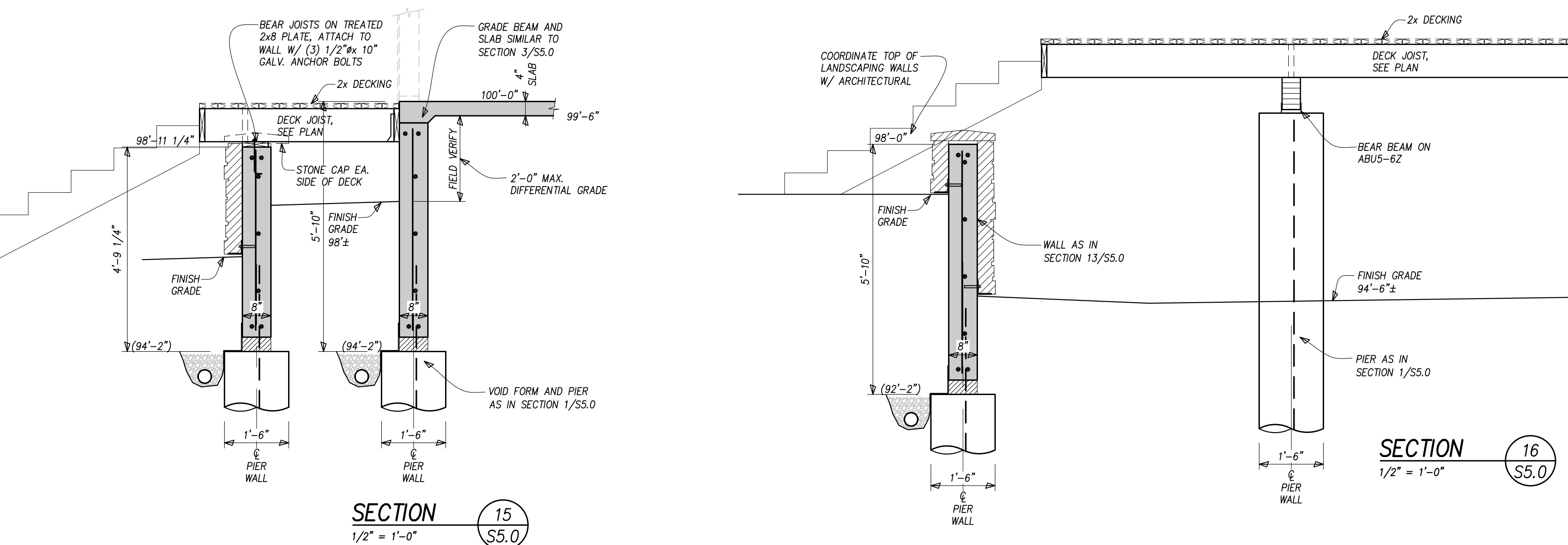
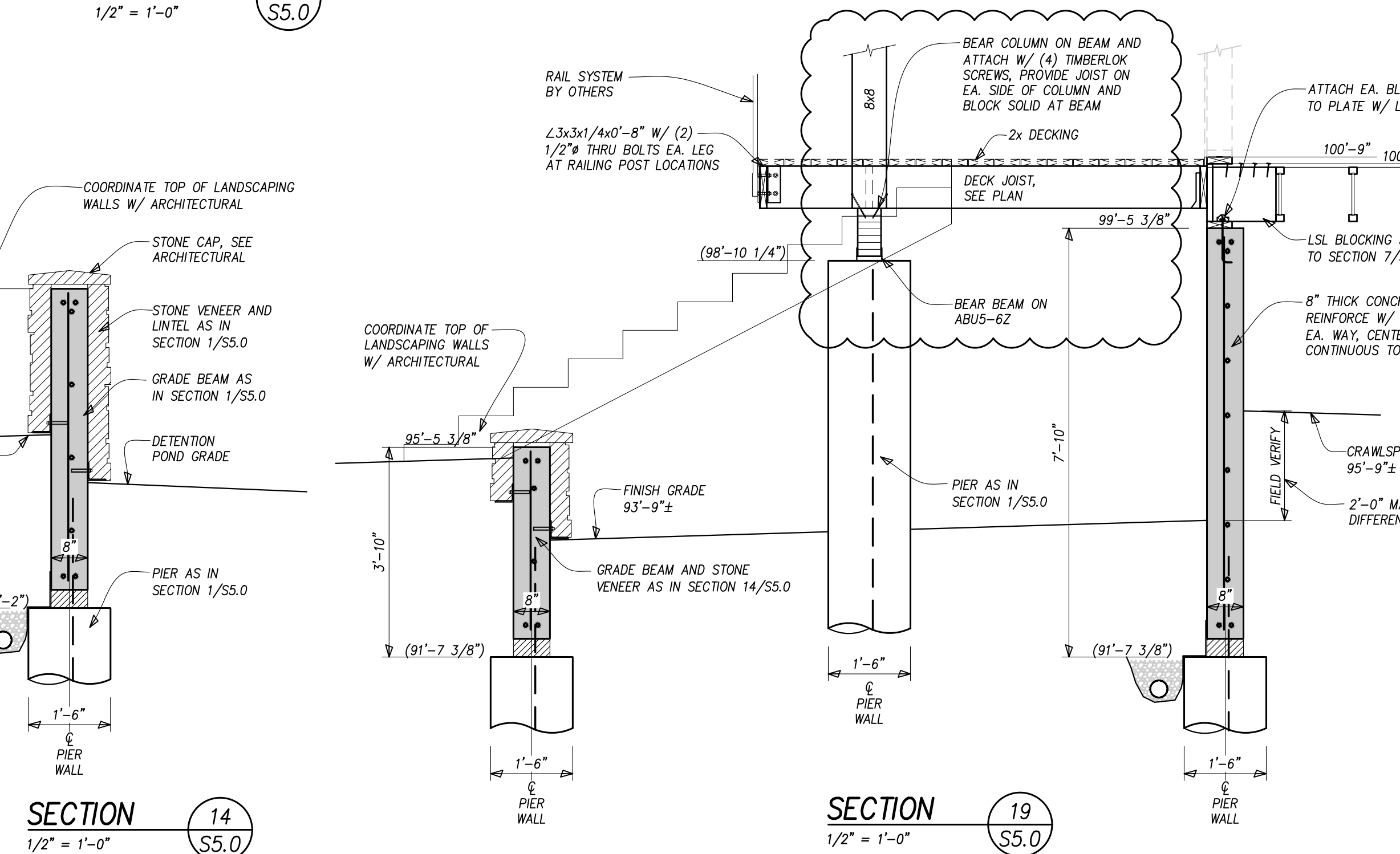
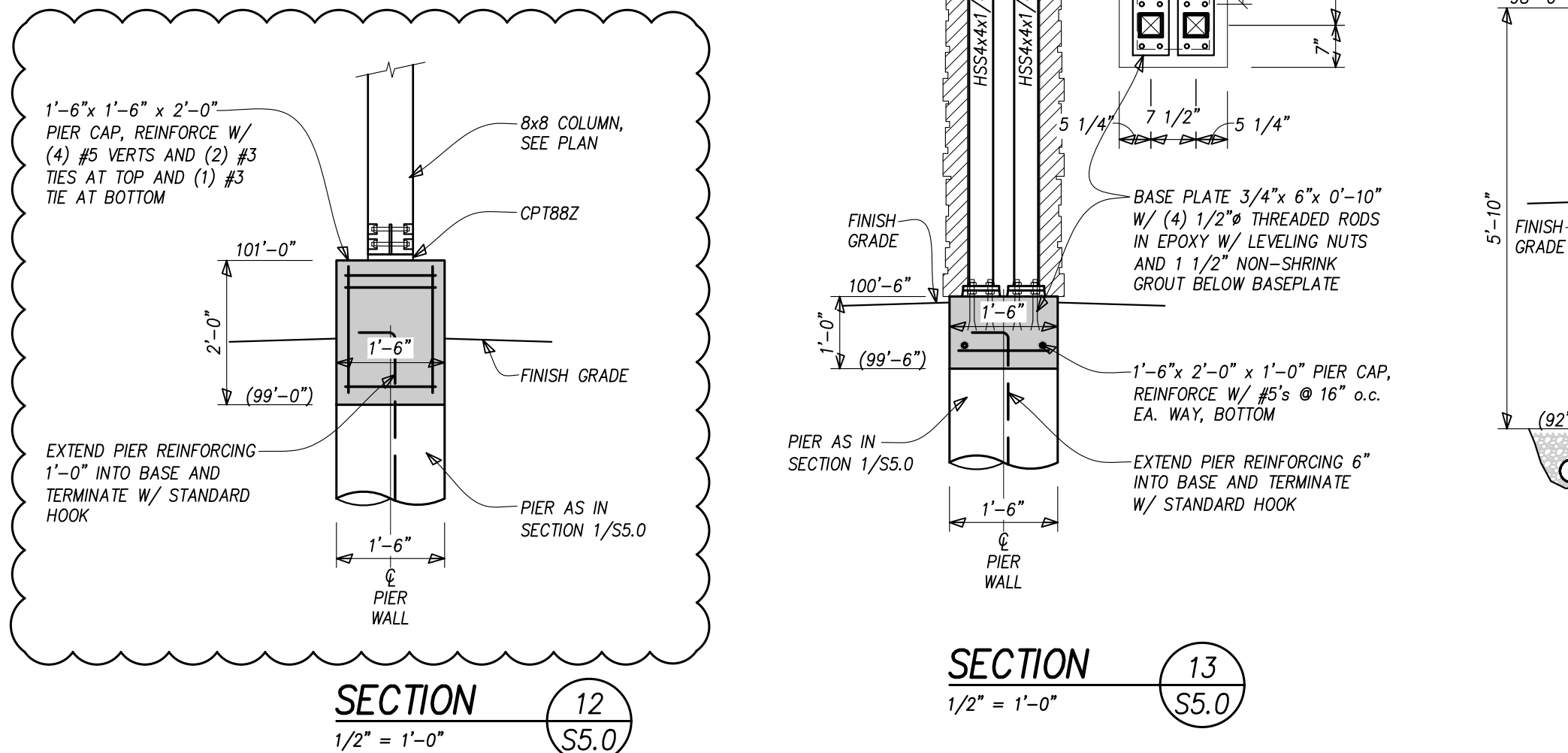
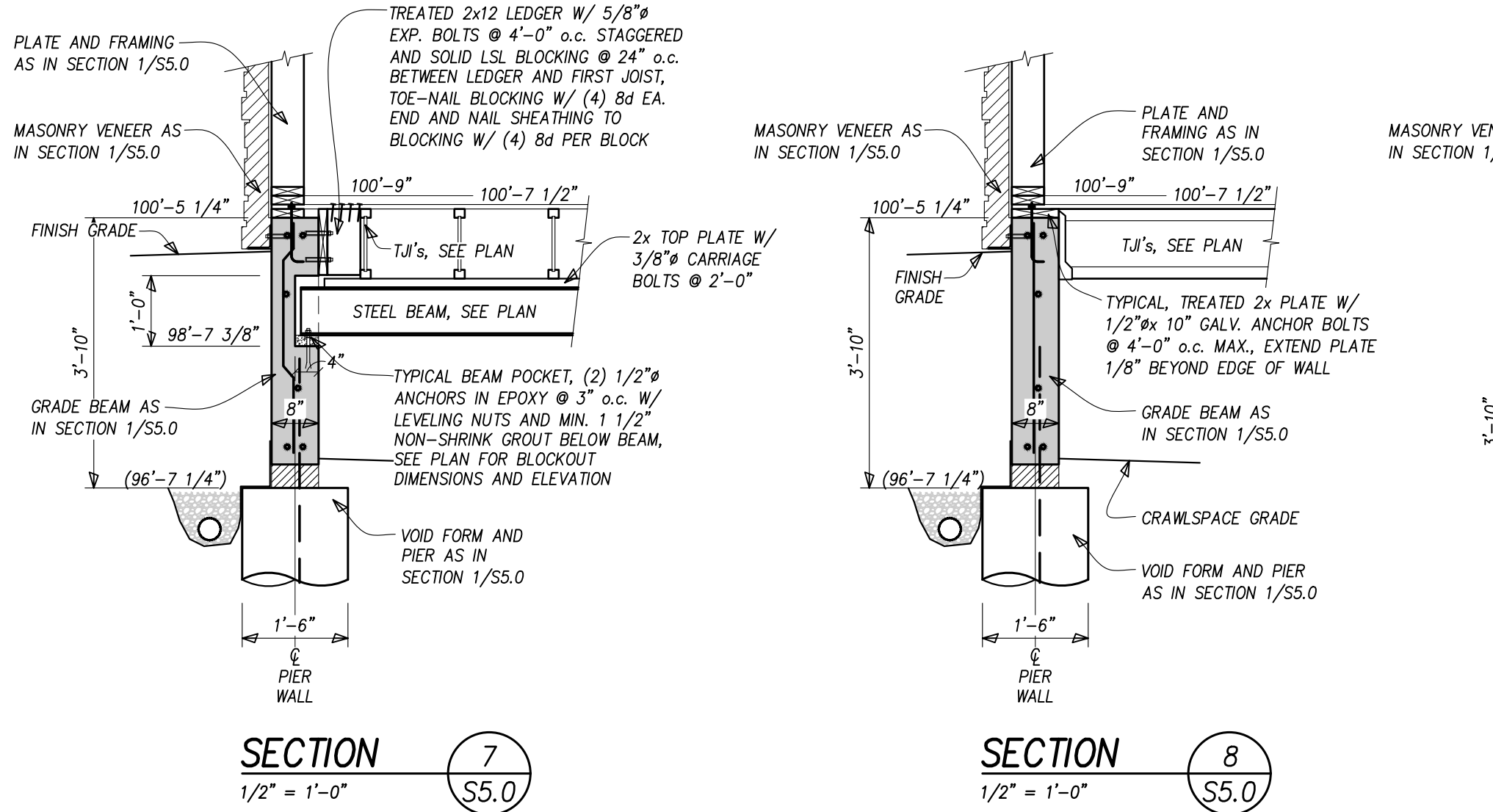
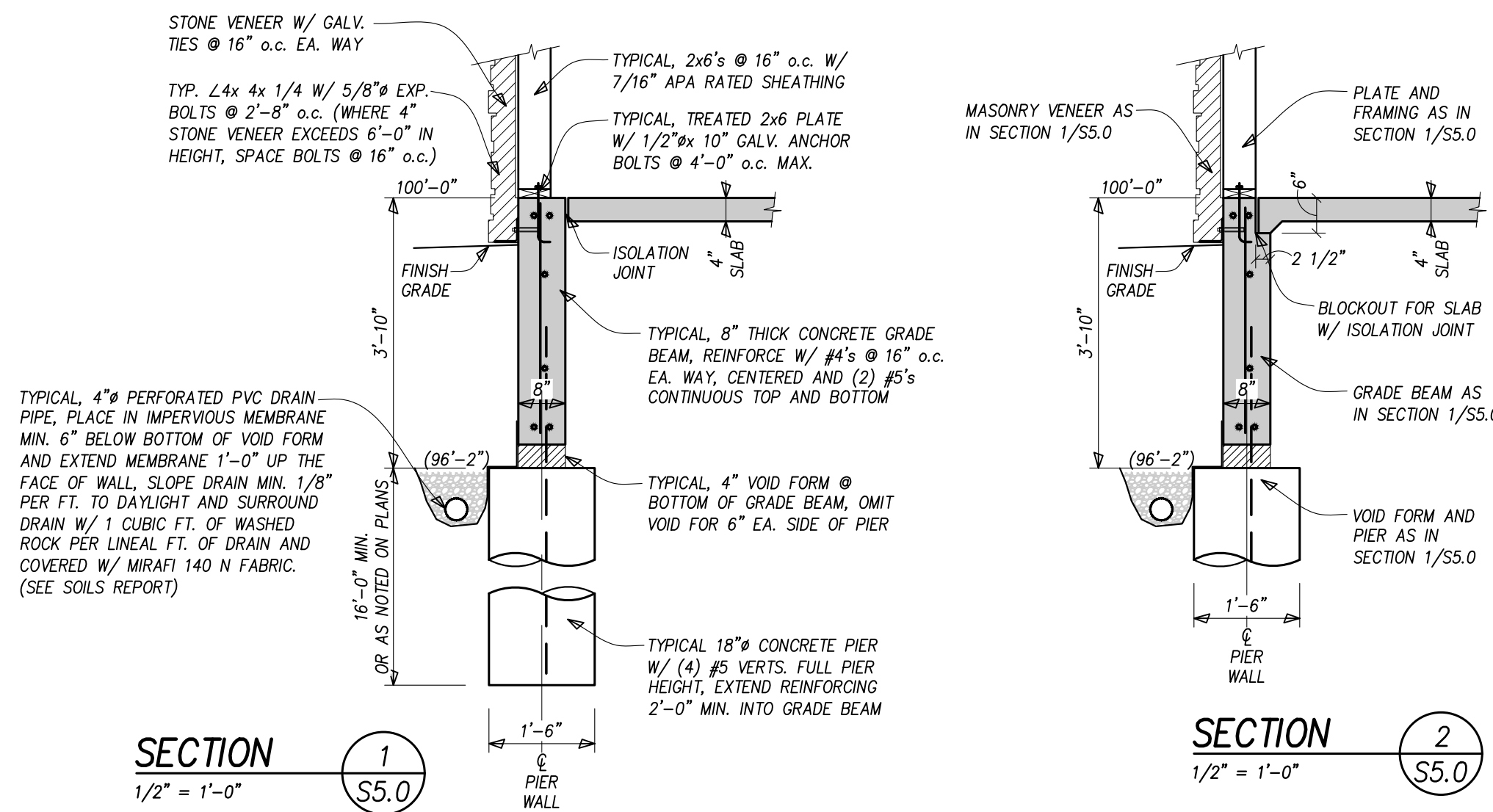
- Epoxy adhesive anchoring system shall be Hilti HIT-RE-500 V3 or approved equal.
- Anchor rods shall be furnished with chamfered ends so that either end will accept a nut and washer and meet the requirements of ISO 888 Class 5.8.
- Anchor rods shall have the following minimum embedments: 3/4" - 6 3/4", 5/8" - 5 5/8", 1/2" - 4 1/2".

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

- The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
- The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required during construction to achieve the final completed structure.

SPECIAL INSPECTIONS

- All special inspections shall comply with chapter 17 of the International Building Code (IBC). These inspections are in addition to the inspections specified in Section 109 of the IBC.
- The Special Inspector and testing agent shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work.
- The Special Inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official, for inspection of the particular type of construction or operation requiring special inspection.
- The credentials of all inspectors, administrators and testing technicians shall be provided if requested.
- The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge.
- Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge.
- The Special Inspection program does not relieve the Contractor of his or her responsibilities.
- A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.
- Job site safety and means and methods of construction are solely the responsibility of the Contractor.
- The Special Inspection program does not relieve the Contractor or any other entity of any contractual duties, including quality control, quality assurance, or safety.
- The Contractor is solely responsible for construction means, methods, and job site safety.
- Special inspection is required for the off site fabrication of structural steel load-bearing members and assemblies unless the work is done on the premises of a fabricator registered and approved to perform such work without special inspection.
- In addition to special inspections required by chapter 17 of the IBC and those required by the Building Official the following site specific inspections are required:
 - Installation of Epoxy Adhesive Anchors.
 - Installation and tightening of high strength bolts.
 - Visual inspection of all welds and continuous inspection of all complete and partial penetration groove welds.
 - Attachment of wood diaphragms to steel frame.



THESE DRAWINGS
DO NOT INCLUDE
THE COMPONENTS
NECESSARY FOR
CONSTRUCTION
SAFETY.

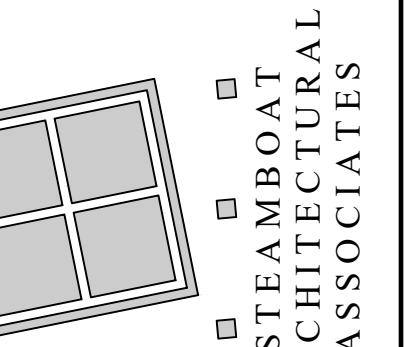
ALPENGLOW
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970.879.1181 alpenglowsolutions.com

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PROJECT# 21-059
FOUNDATION DETAILS



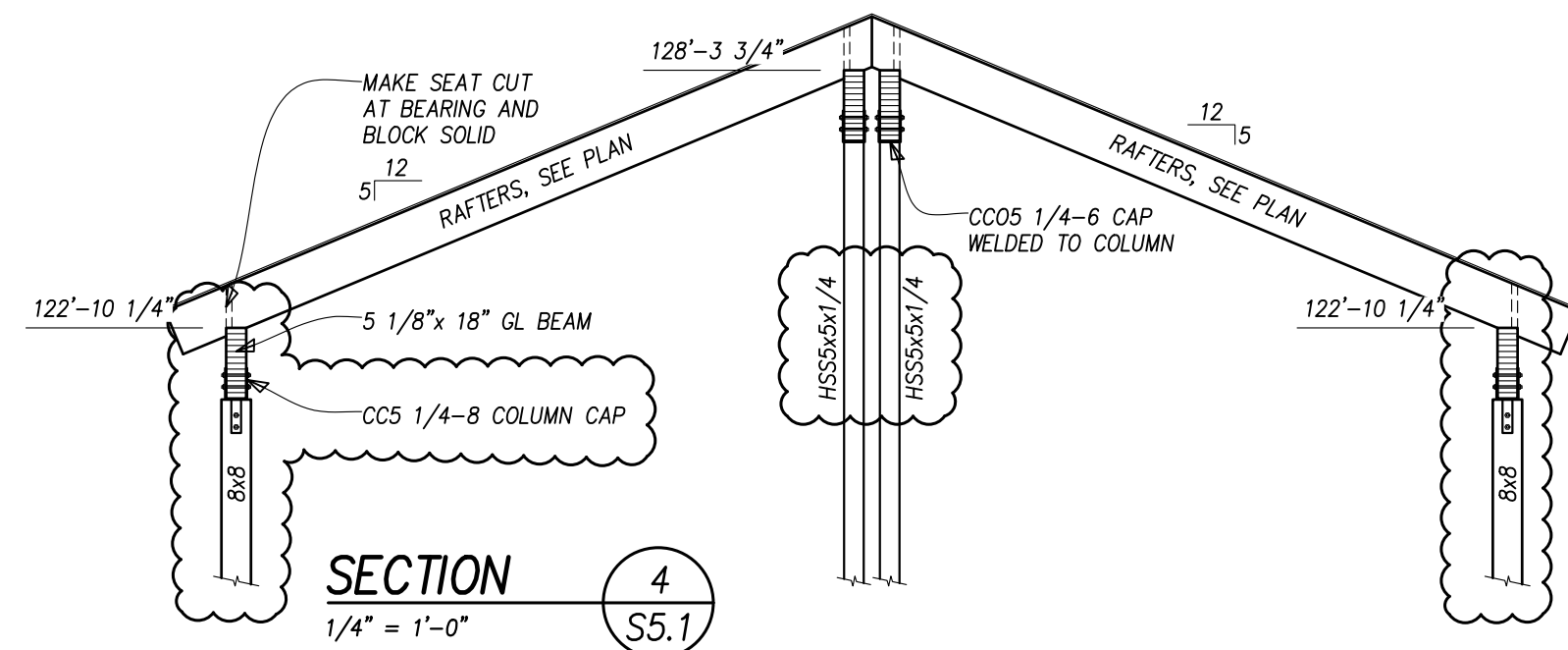
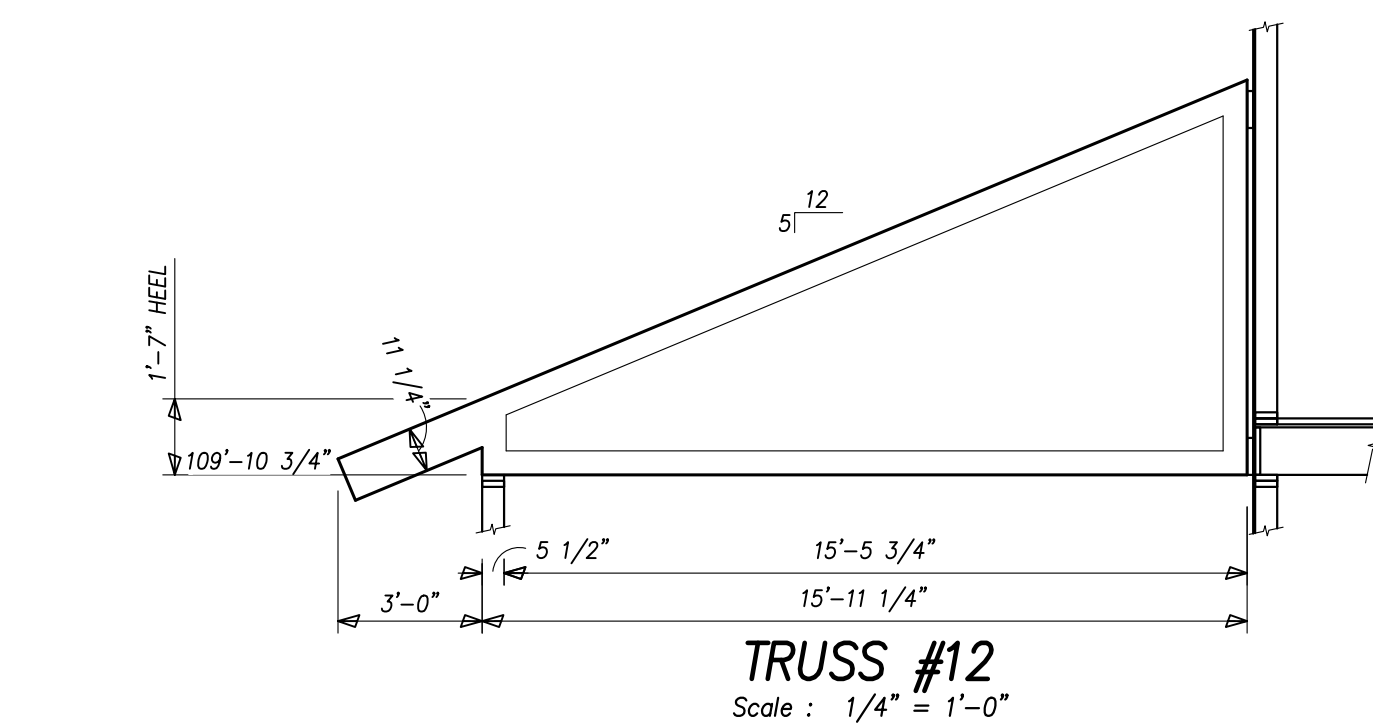
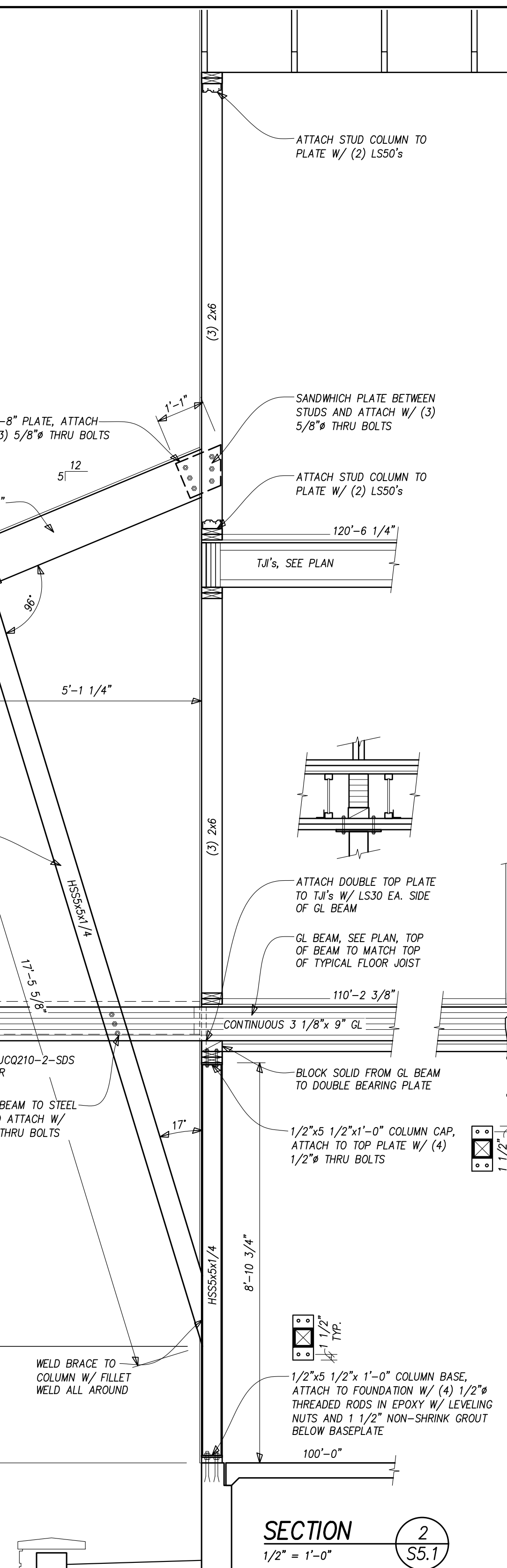
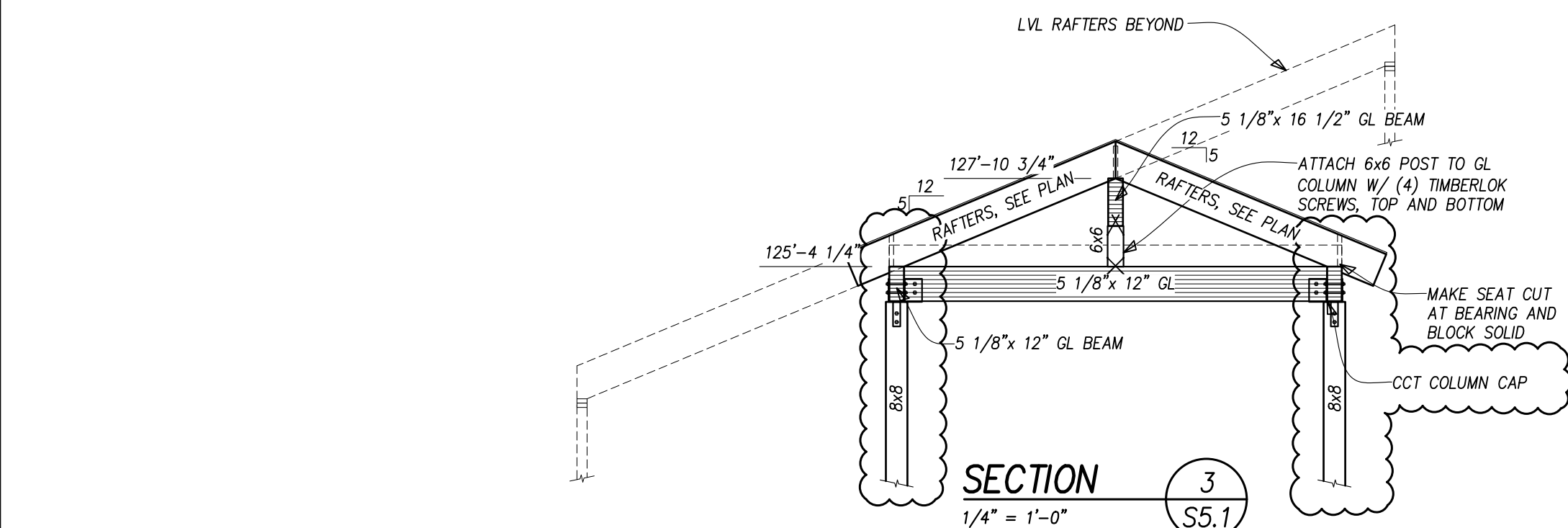
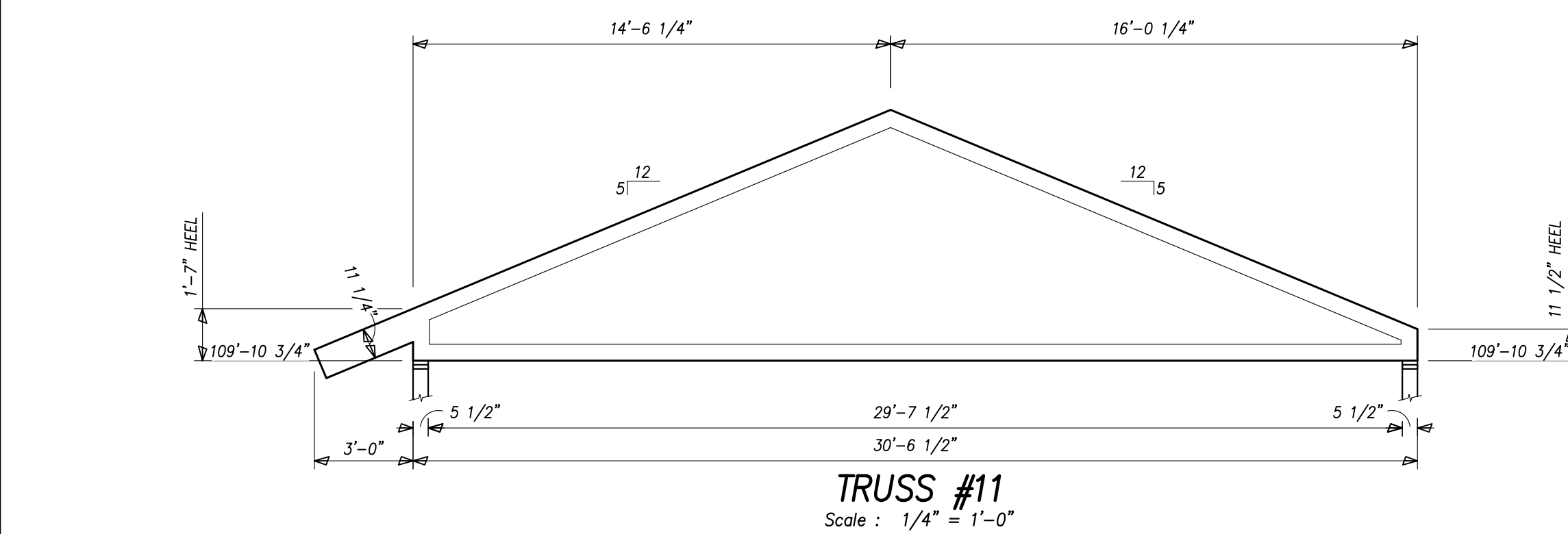
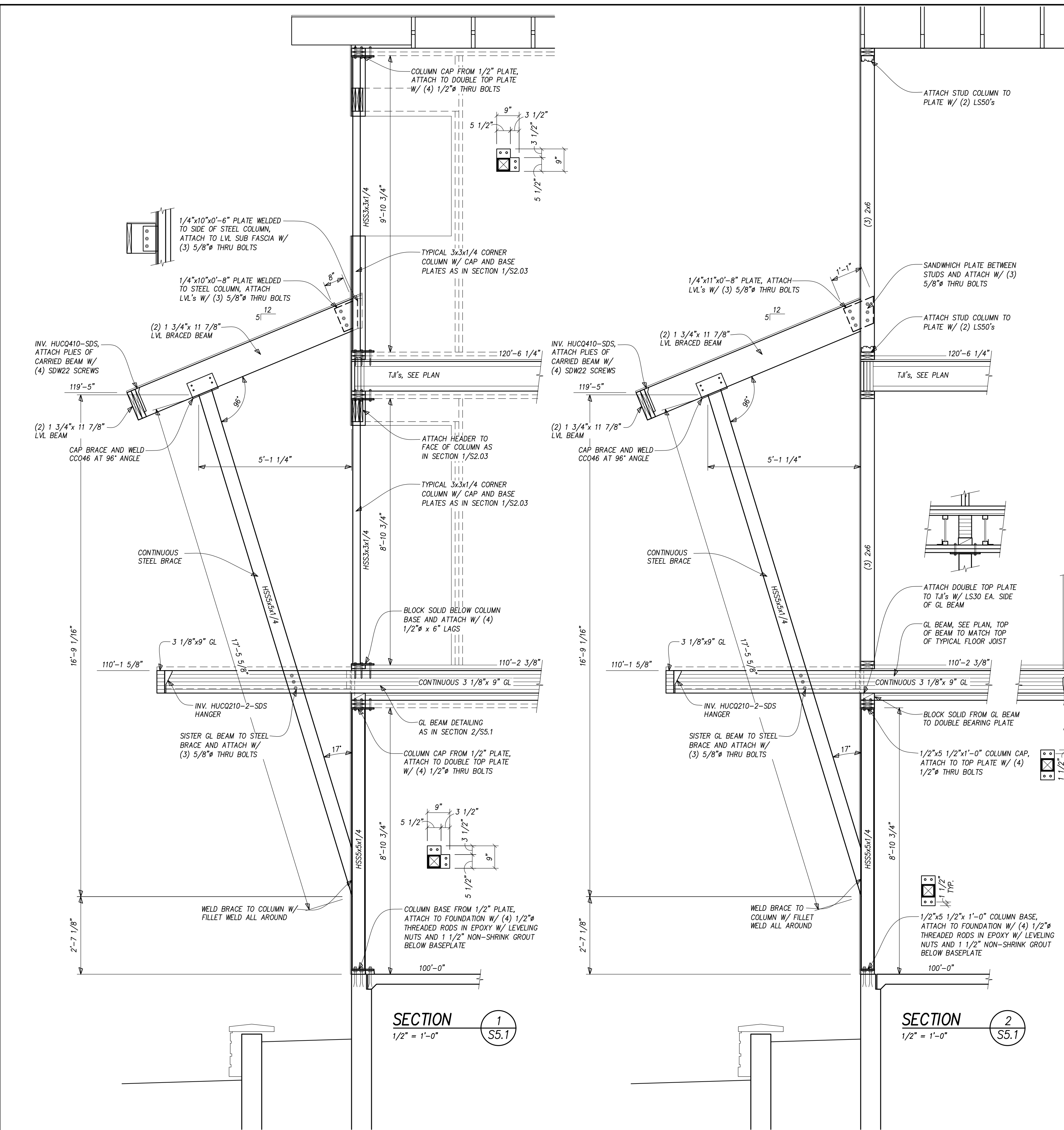
**REVIEWED FOR
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COMPLIANCE**
12/07/2022

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steamboat-springs-co 80477
p.o. box

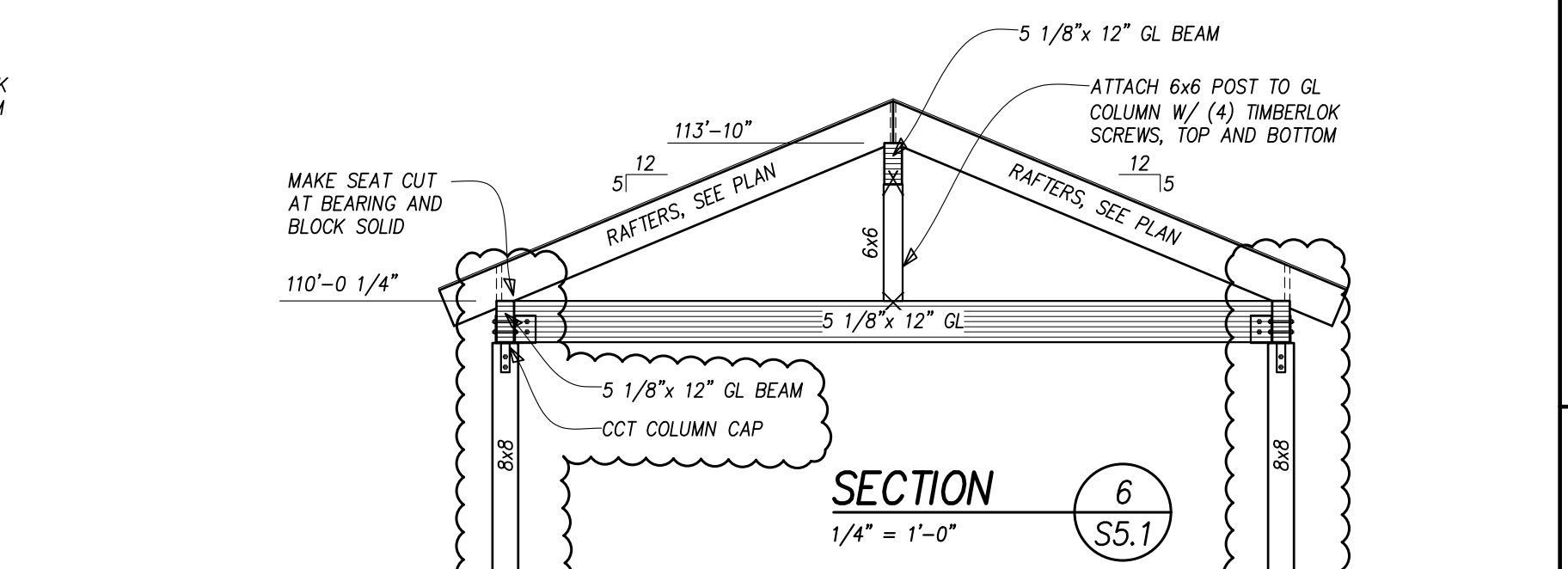
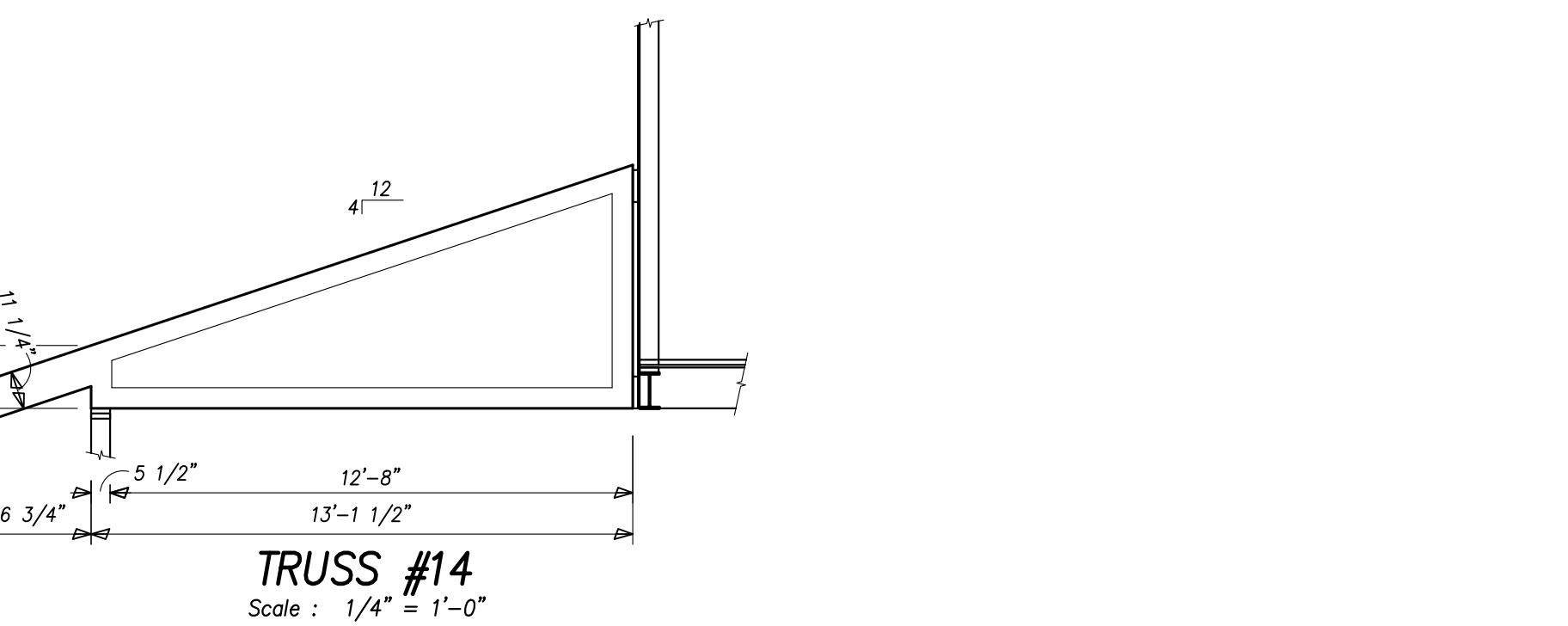
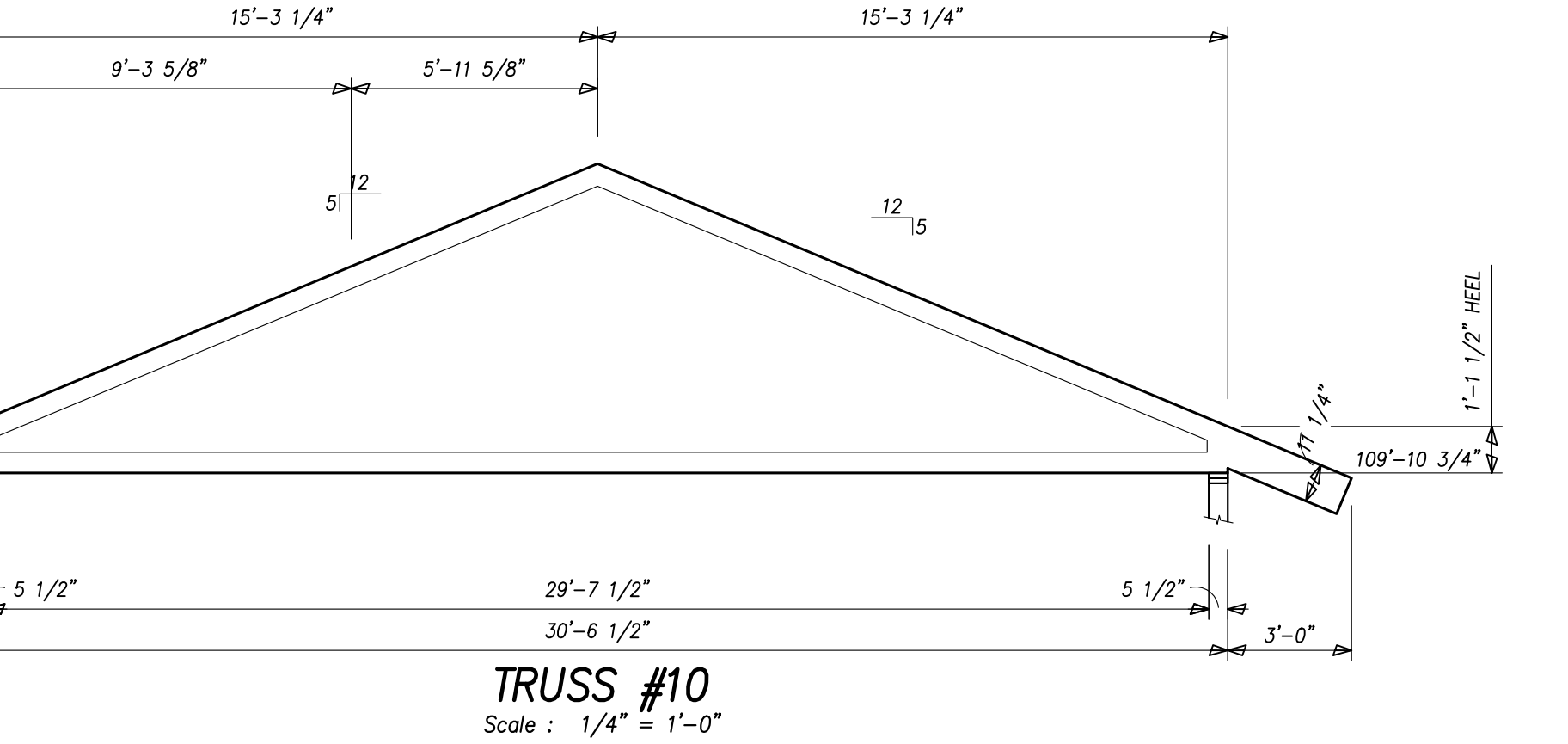
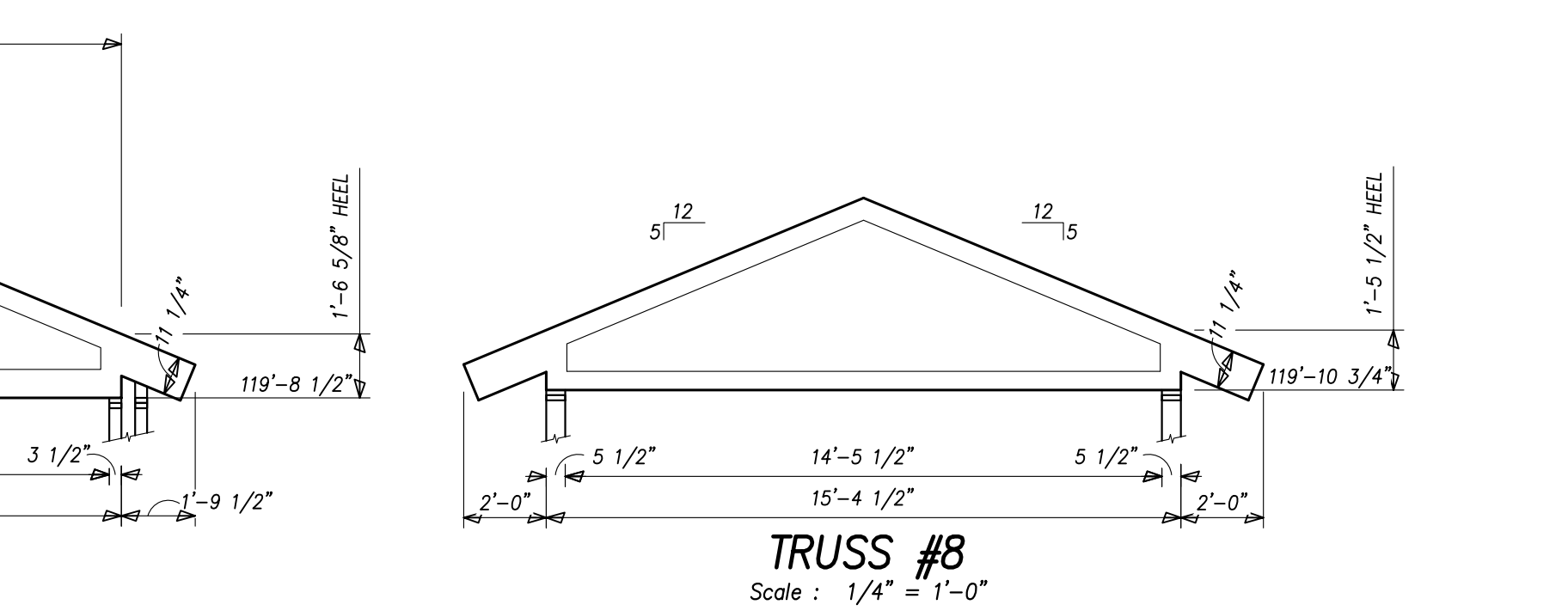
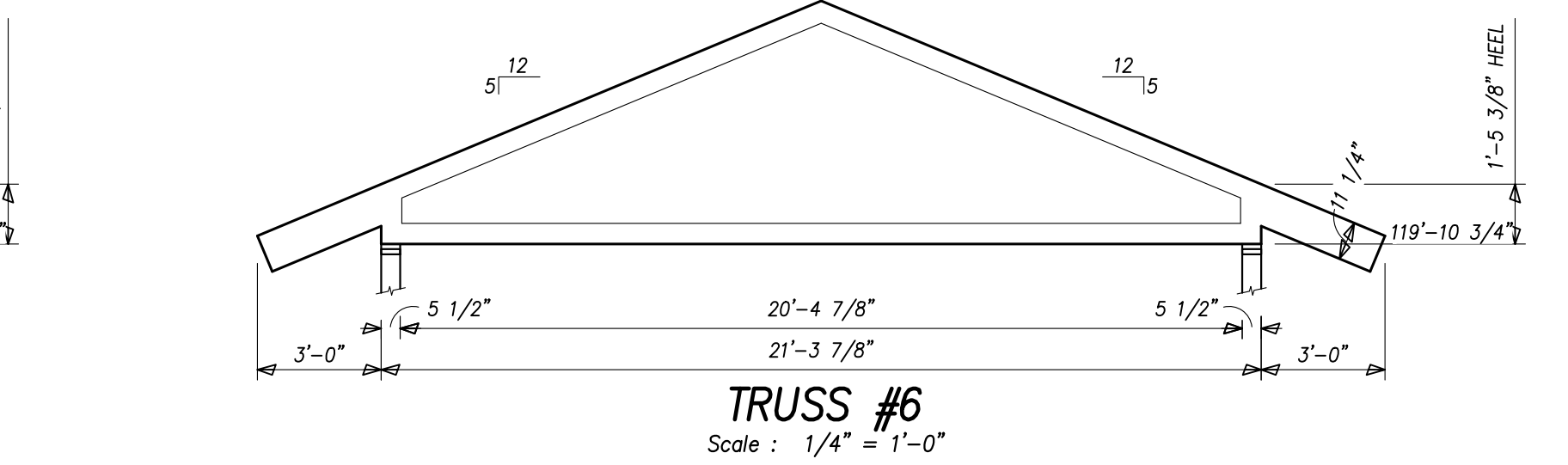
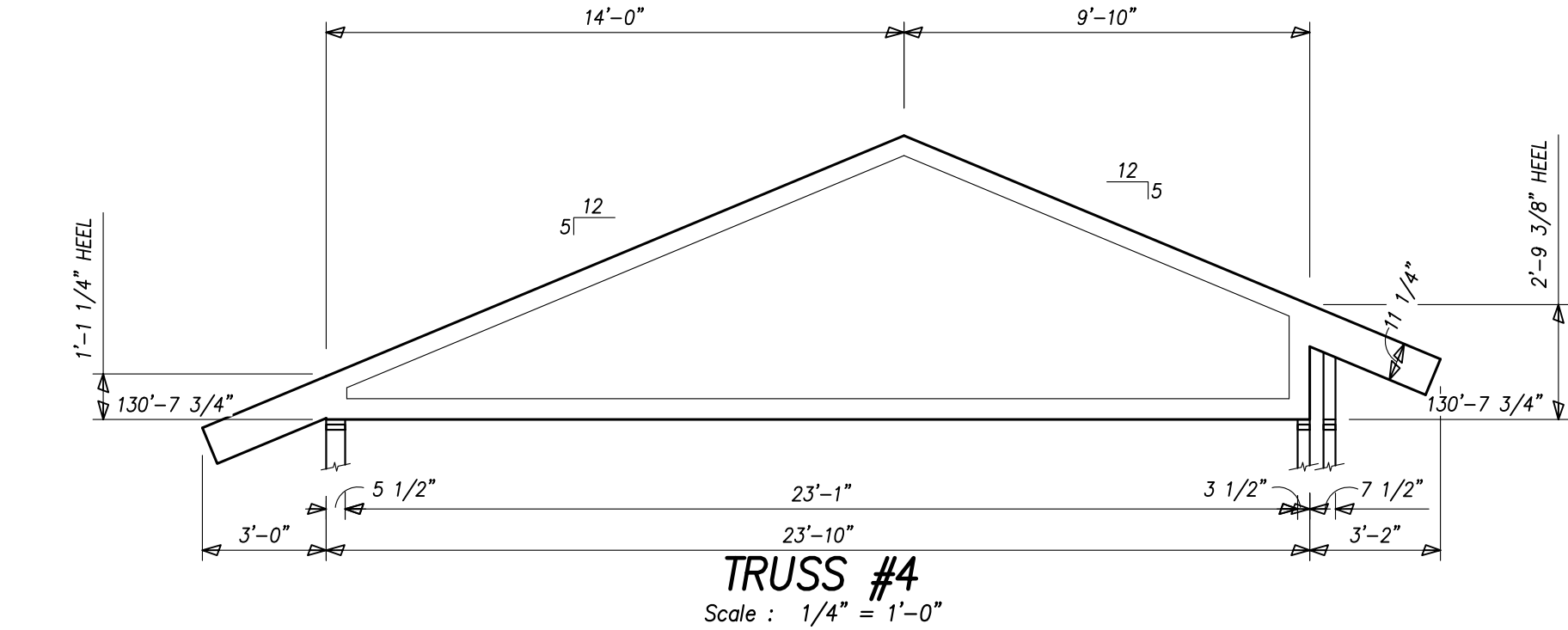
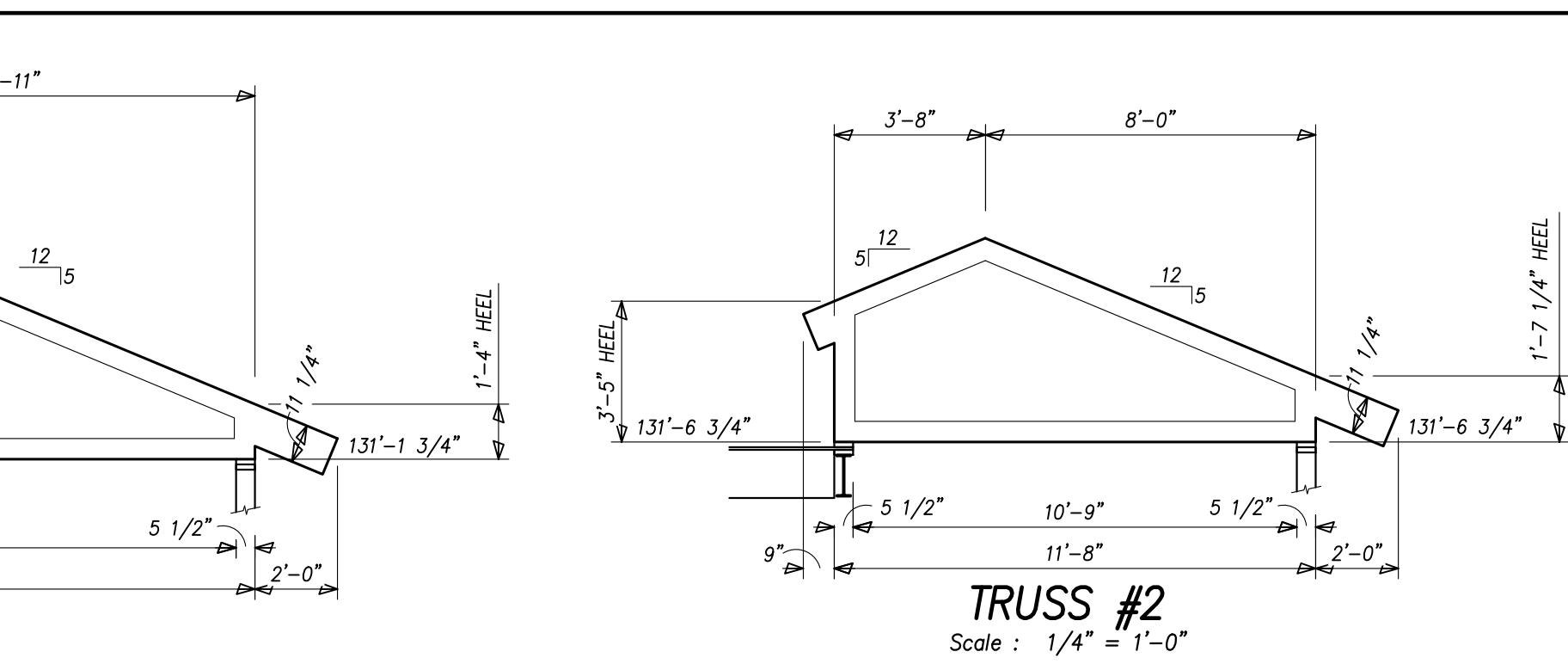
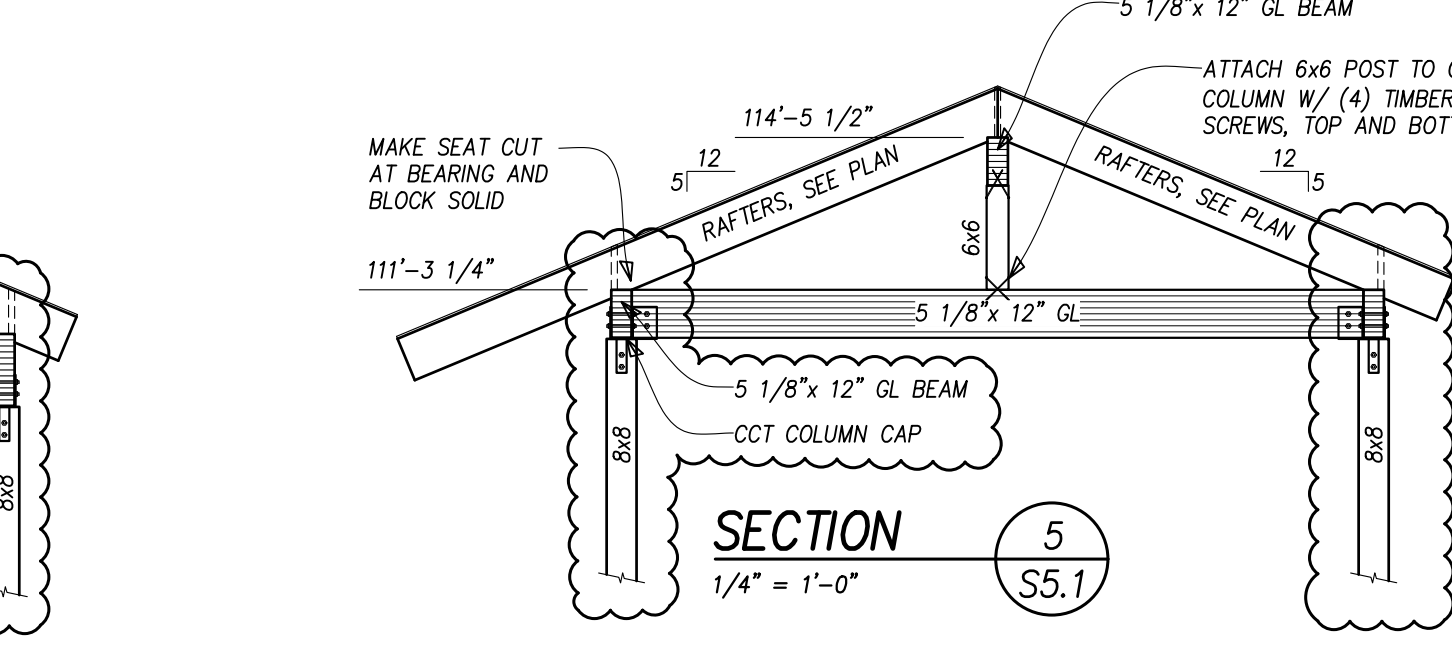
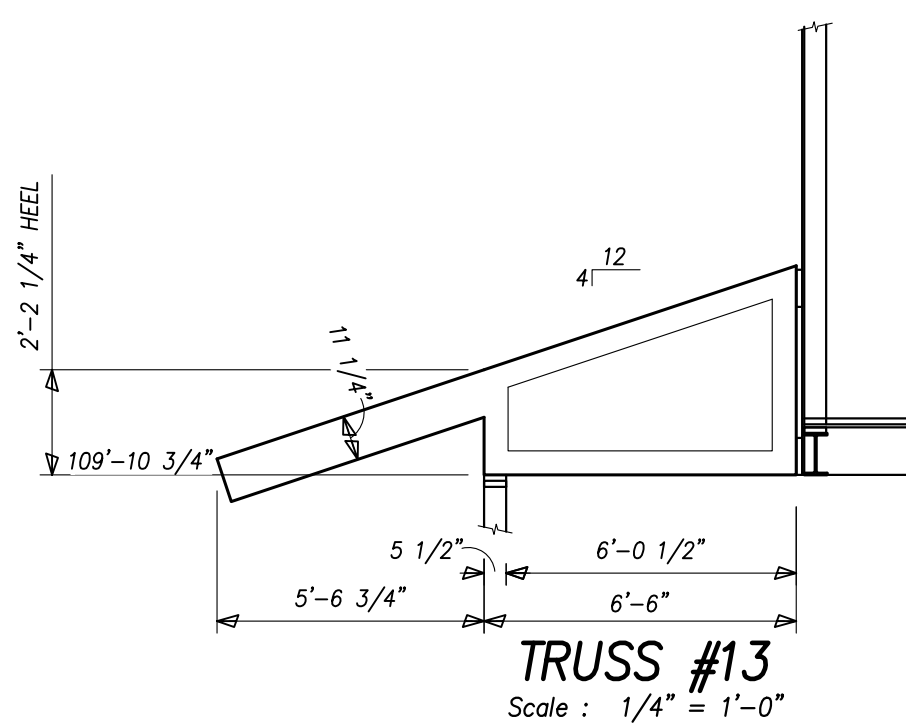
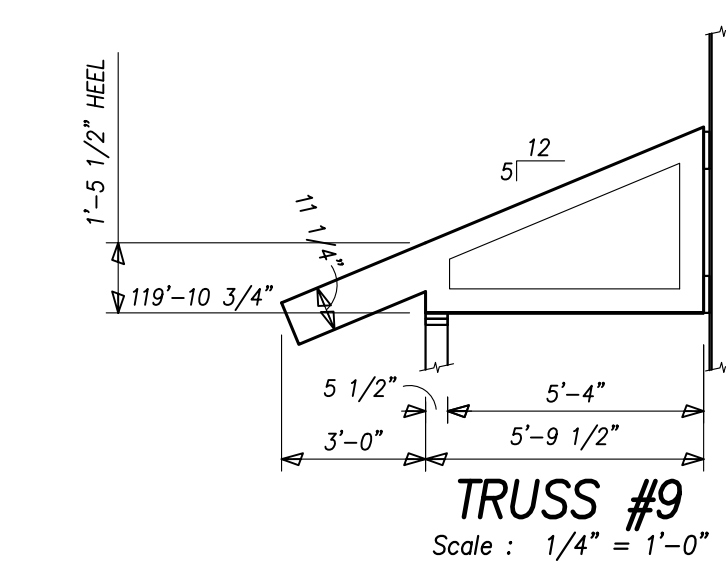
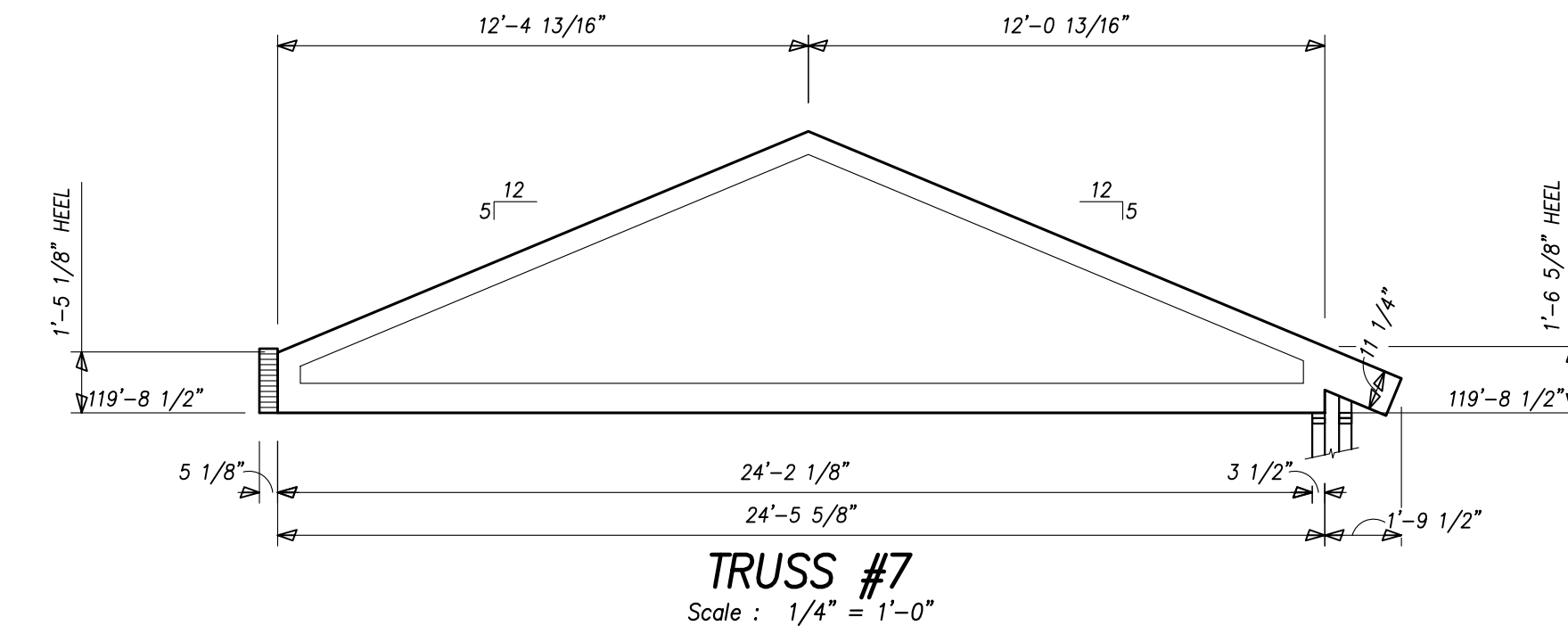
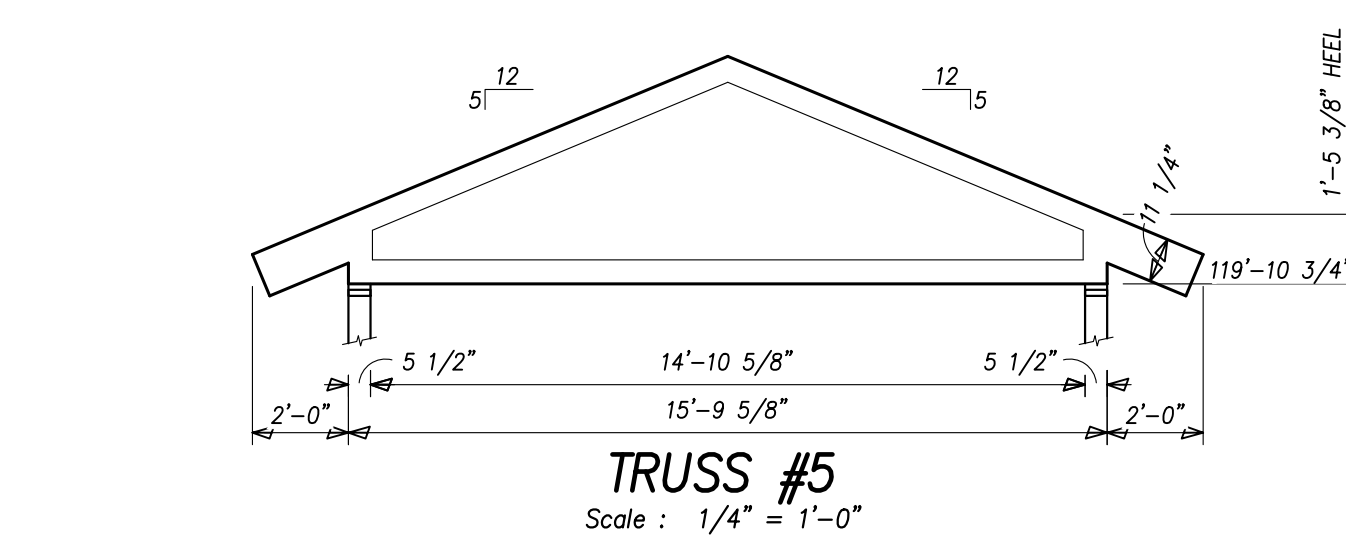
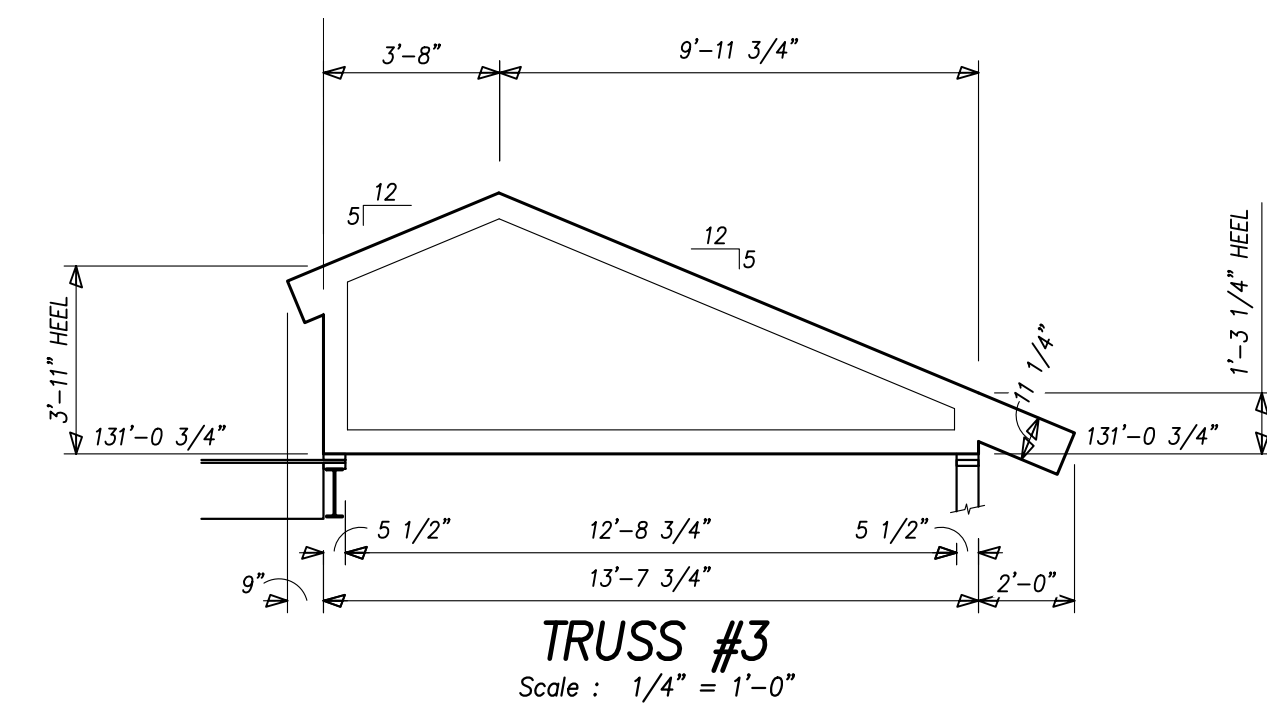
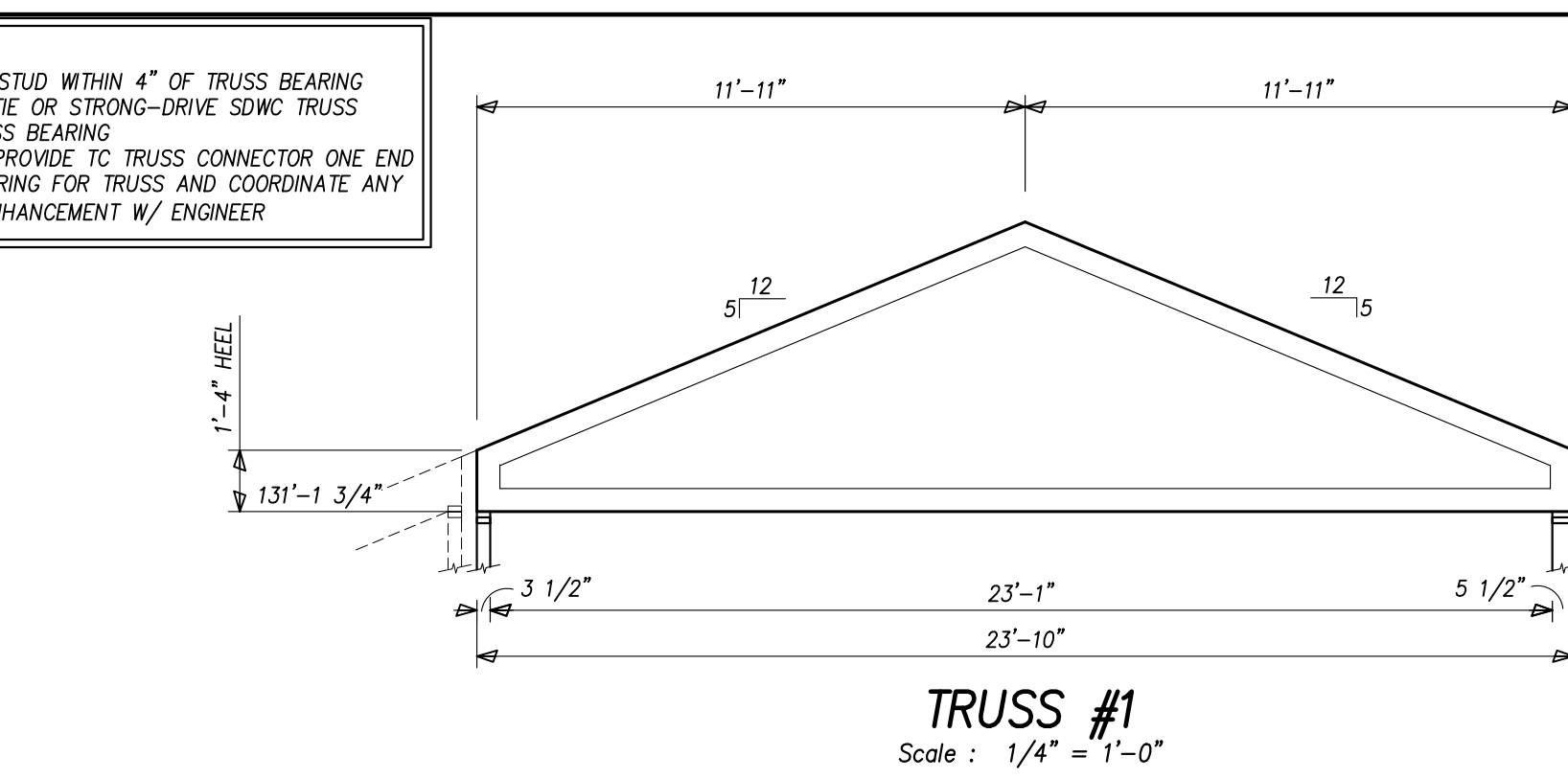


A Townhouse Development for
Walton Cr Rd / Village Dr
1805 Walton Creek Road, Steamboat Springs,
Colorado 80487

S5.0
7 SEP 22
24 JUN 22
19-37



NOTE:
1. TYPICAL, PROVIDE 2x STUD WITHIN 4" OF TRUSS BEARING
2. PROVIDE HURRICANE TIE OR STRONG-DRIVE SOWC TRUSS SCREW AT EACH TRUSS BEARING
3. AT SCISSOR TRUSS PROVIDE TO TRUSS CONNECTOR ONE END
4. CHECK REQUIRED BEARING FOR TRUSS AND COORDINATE ANY REQUIRED BEARING ENHANCEMENT W/ ENGINEER



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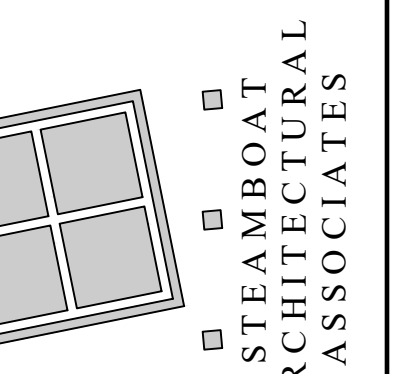
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FRAMING DETAILS



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S5.1
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