

GENERAL NOTES AND DESIGN SPECIFICATIONS

GENERAL NOTES:
 1. EVERY EFFORT HAS BEEN MADE TO ELIMINATE ERRORS DURING THE PREPARATION OF THESE DRAWINGS, BUT BECAUSE TIMBERLYNE CANNOT GUARANTEE AGAINST THE POSSIBILITY OF HUMAN ERROR, IT BECOMES THE OBLIGATION OF THE USER TO VERIFY THE ACCURACY OF ALL DETAILS AND DIMENSIONS AND PERSONALLY BE RESPONSIBLE FOR THEM.

2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE OVER SMALLER SCALE.

3. ALL MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS ARE DESIGN/BUILD FURNISHED BY THE MECHANICAL/ELECTRICAL CONTRACTOR FOR THEIR USE.

4. ALL TIMBERS ARE FULL DIMENSION ROUGH SAWN UNLESS NOTED. SILL PLATE IS 2X TREATED UNLESS NOTED OTHERWISE. WE RECOMMEND SILL SEALER BE INSTALLED BENEATH THE SILL PLATE.

5. WHERE FEASIBLE INSTALL THE BOLTS IN THE PLATE JOINERY SO THAT THE NUTS CAN BE ACCESSED FROM THE INTERIOR OF THE BARN. THE SIDING OR FRAMING MAY NEED TO BE NOTCHED SLIGHTLY FOR PLATE AND BOLT CLEARANCE.

6. VERIFY WINDOW AND DOOR ROUGH OPENINGS BEFORE FRAMING.

7. WE RECOMMEND 1X4 BREAKER BOARD BE INSTALLED AT SIDING SPLICES. WE RECOMMEND THAT THE CONTRACTOR INSTALL 2 FLASHING @ ALL BREAKER BOARD LOCATIONS.

8. EXTERIOR FLASHING TO BE INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, AND PROJECTIONS OR PENETRATIONS AS REQUIRED BY GOOD CONSTRUCTION PRACTICES. FLASHING IS NOT SUPPLIED BY TIMBERLYNE.

9. ANY MATERIALS SHOWN ON THESE DRAWINGS WHICH ARE NOT WRITTEN IN YOUR CONTRACT OR INCLUDED IN THE TIMBERLYNE MATERIALS LIST ARE TO BE PROVIDED BY THE BUYER.

10. WHERE TREATED WOOD IS CROSSCUT, NOTCHED, OR BORED ON SITE, THE EXPOSED UNTREATED WOOD SHOULD BE GIVEN TWO LIBERAL COATS OF A WOOD PRESERVATIVE SEALANT.

FOUNDATION NOTES:

1. FOUNDATION DESIGN AND ALL STRUCTURAL DETAILS ARE NOT SUPPLIED BY SAND CREEK POST & BEAM. ALL INFORMATION FOR FOUNDATION IS DESIGNED BY OTHER.

CODE: 2021 INTERNATIONAL BUILDING CODE & LOCAL CODES

LOADS

GROUND SNOW LOAD: 130 PSF
 ROOF LIVE/SNOW LOAD: 101 PSF
 FLOOR LIVE LOAD: 40 PSF
 DECK LIVE LOAD: 60 PSF
 WIND LOAD : 115 MPH (ULT) 'C' EXPOSURE
 (3 SECOND GUST)
 SEISMIC DESIGN CATEGORY: C
 IMPORTANCE CATEGORY: II

BUILDING ERECTION SAFETY NOTES:

THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING JOB SITE SAFETY AND CONSTRUCTION PROCEDURES IN ACCORDANCE WITH NATIONAL, STATE, AND LOCAL SAFETY REQUIREMENTS. THE ADEQUACY AND SAFETY OF ERECTION BRACINGS, SHORING, AND TEMPORARY SUPPORTS IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

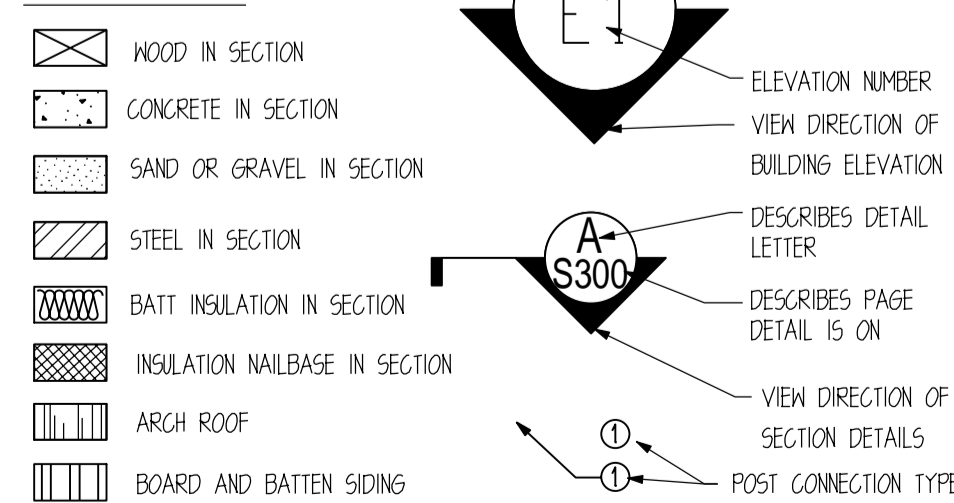
WOOD TYPE

STRUCTURAL FRAMING: DOUG FIR #1 UNX
 PURLIN: DOUG FIR #1 UNX

REVISION HISTORY

REV#	DATE	DESCRIPTION
0.0	06/06/2024	INITIAL DRAWING CREATED
0.1	06/20/2024	ADDED FLOOR PLAN, UPDATED ROOF LINES
0.2	07/01/2024	UPDATED FLOOR PLAN AND DOORS AND WINDOWS
1.0	07/29/2024	STRUCTURAL PLANS CREATED
1.1	08/16/2024	STEP DOWN FOUNDATION, GIRDER SYSTEM BY TIMBERLYNE
2.0	08/26/2024	ENGINEERING REDLINES

SYMBOLS



STANDARD ABBREVIATIONS

CONC	CONCRETE	MAX	MAXIMUM	EXT	EXTERIOR
CONT	CONTINUOUS	MIN	MINIMUM	FF	FINISHED FLOOR
DBL	DOUBLE	NIS	NOT TO SCALE	FIG	FOOTING
DF	DOUGLAS FIR	T.O.F.	TOP OF FOUNDATION	INSUL	INSULATION
EA	EACH	T.O.S.	TOP OF SUBFLOOR	INT	INTERIOR
STD	STANDARD	T&G	TONGUE & GROOVE	TYP	TYPICAL

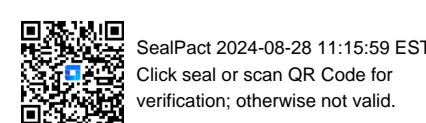
SHEET INDEX

6000	COVER SHEET
D200	MAIN FLOOR PLAN
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	LOWER FLOOR PLAN
D300	EXTERIOR ELEVATIONS
D301	EXTERIOR ELEVATIONS
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S2000	BUILDING DETAILS
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S3000	GARAGE SECTION
S301	GARAGE SHEAR WALL LAYOUT
A000	ARCHITECTURAL NOTES

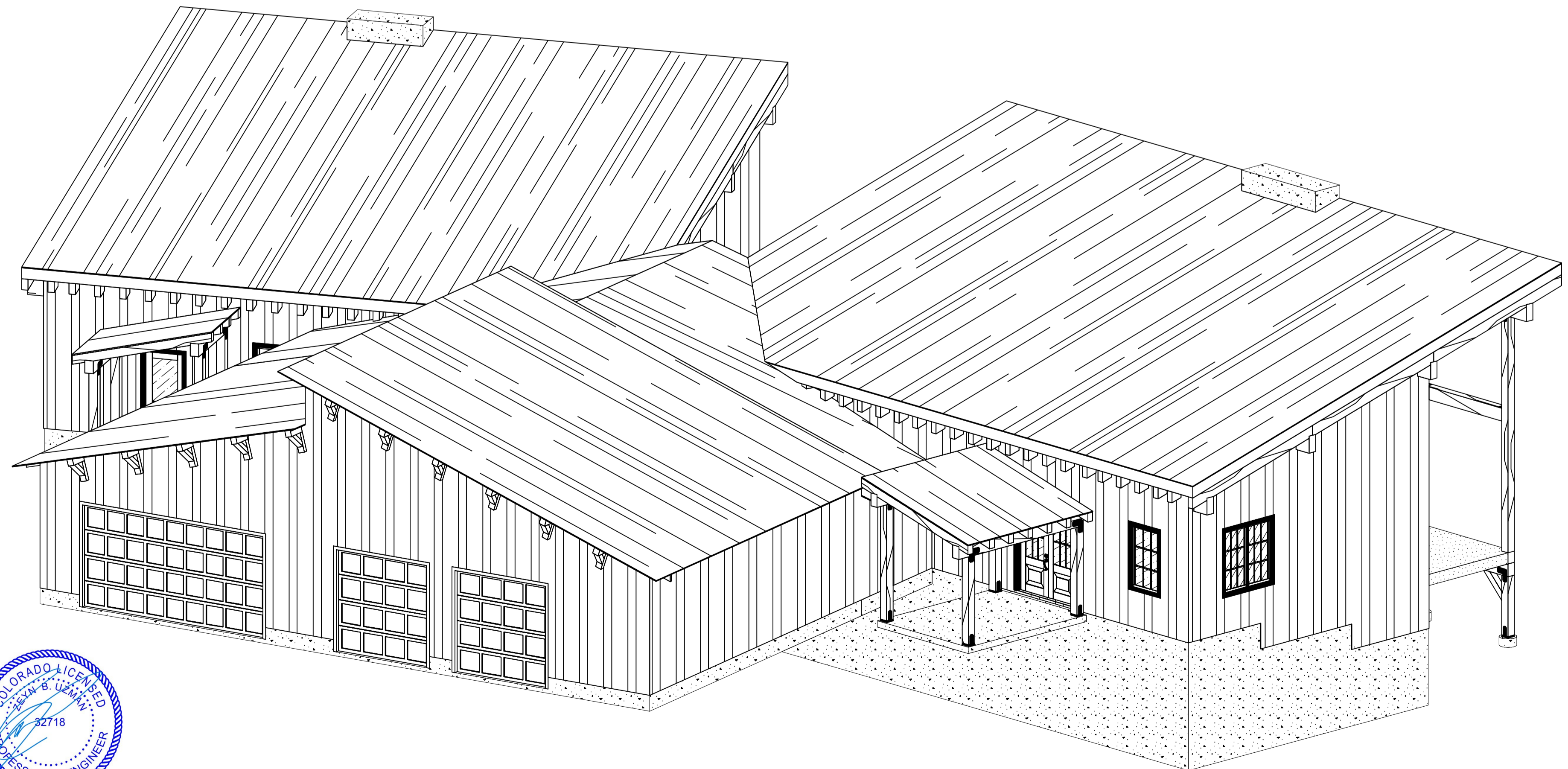
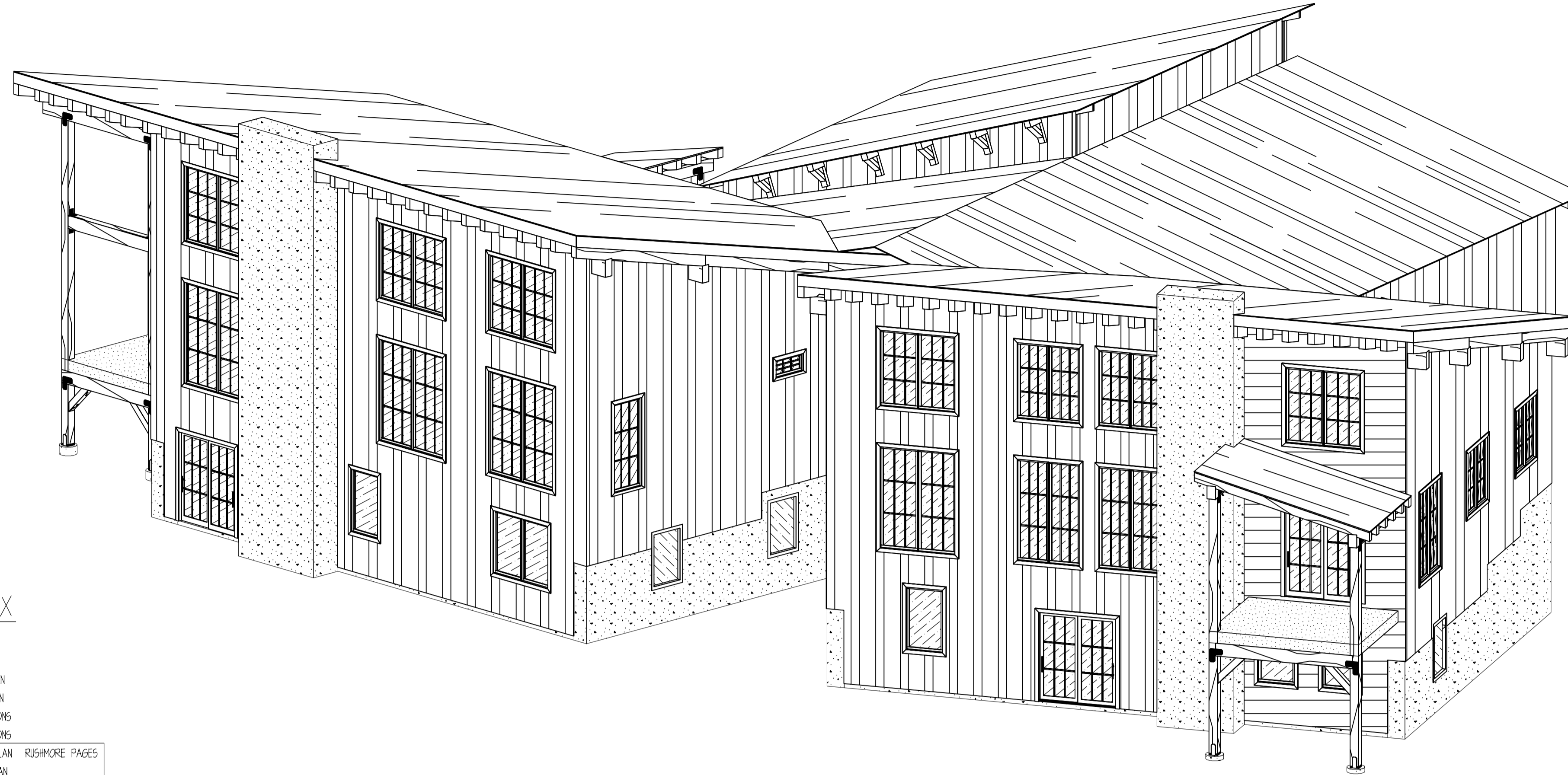
LIST BELOW ARE ITEMS SHOWN IN DRAWINGS BUT ARE NOT PROVIDED

BY TIMBERLYNE

- FINISHED ROOFING MATERIAL
- FLASHING MATERIAL
- INTERIOR FINISH
- WALL INSULATION
- FLOOR SYSTEM
- ROOF INSULATION, OSB, AND UNDERLAYMENT
- EXTERIOR DECK MATERIAL
- ALL MATERIAL AND TRUSS FOR GARAGE AREA (EXCEPT SIDING)



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COVER SHEET

NOTE: LINE 3D DIAGRAMS ON COVER SHEET (SHEET #1) ARE REPRESENTATIONAL ONLY AND ARE NOT INTENDED FOR USE AS CONSTRUCTION DRAWINGS



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CUSTOMER INFORMATION:

DAN
 MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP
 HOME

SUNDANCE COURT 200
 STEAMBOAT SPRINGS, CO 80487
 NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

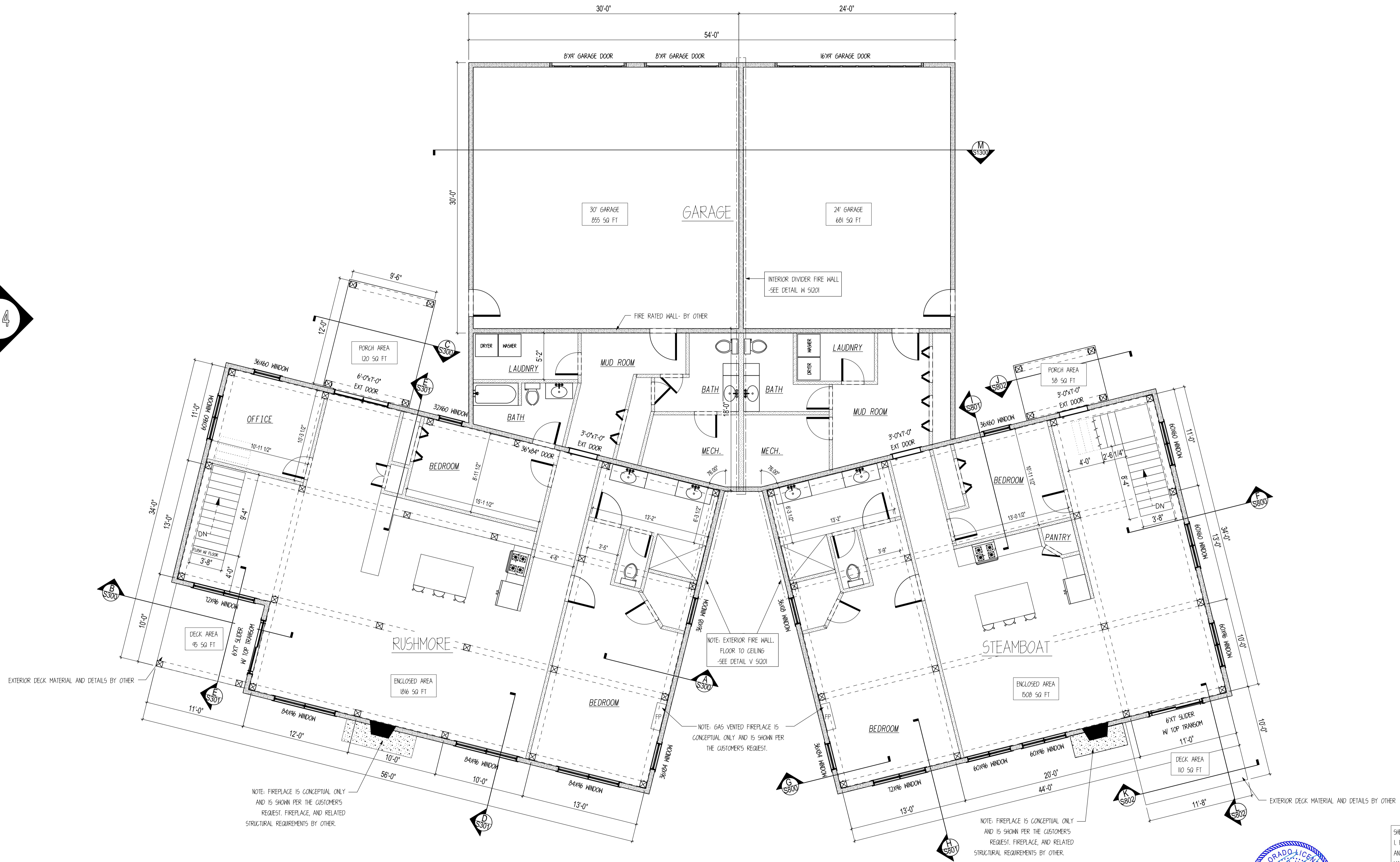
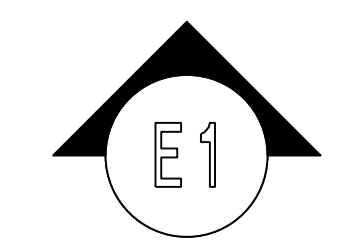
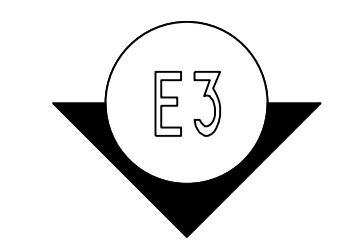
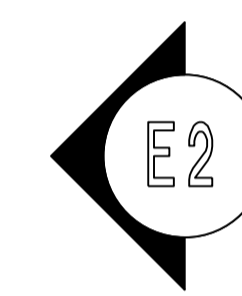
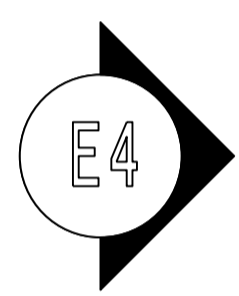
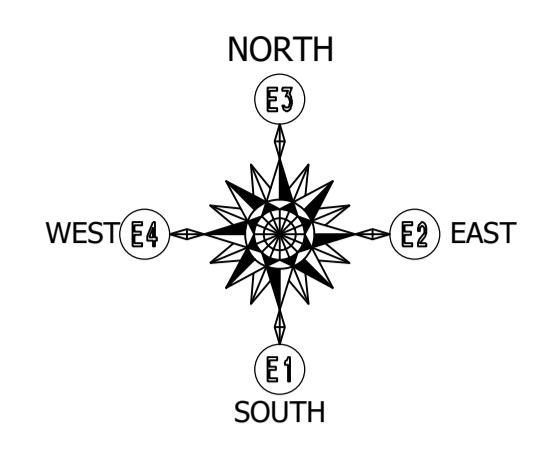
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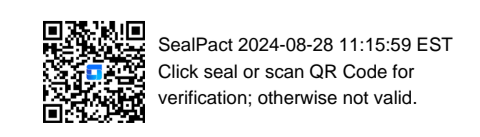
SHEET

G000



MAIN FLOOR LAYOUT

SCALE: 3/16"=1'



- SHEET NOTES:**
- FLOOR LAYOUT DRAWINGS ARE NOT DESIGNED BY AN ARCHITECT. ADDITIONAL PROFESSIONAL SERVICES MAY BE REQUIRED TO COMPLY WITH LOCAL CODES AND REGULATIONS.
 - TIMBERLYNE IS NOT RESPONSIBLE FOR DESIGNING ELECTRICAL, PLUMBING, AND HVAC PLANS.
 - INTERIOR PARTITION WALLS, WINDOWS, DOORS, AND FIXTURES ARE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR.
 - DAYLIGHT OPENING, VENT OPENING, AND EGRESS REQUIREMENTS ARE THE RESPONSIBILITY OF THE CUSTOMER/GENERAL CONTRACTOR.
 - DOOR AND WINDOW LOCATIONS ARE APPROX. ONLY. EXACT LOCATION TO BE DETERMINED BY THE CUSTOMER AND GENERAL CONTRACTOR.

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DAN MCENTEE

PROJECT INFORMATION:

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 OTHER: --
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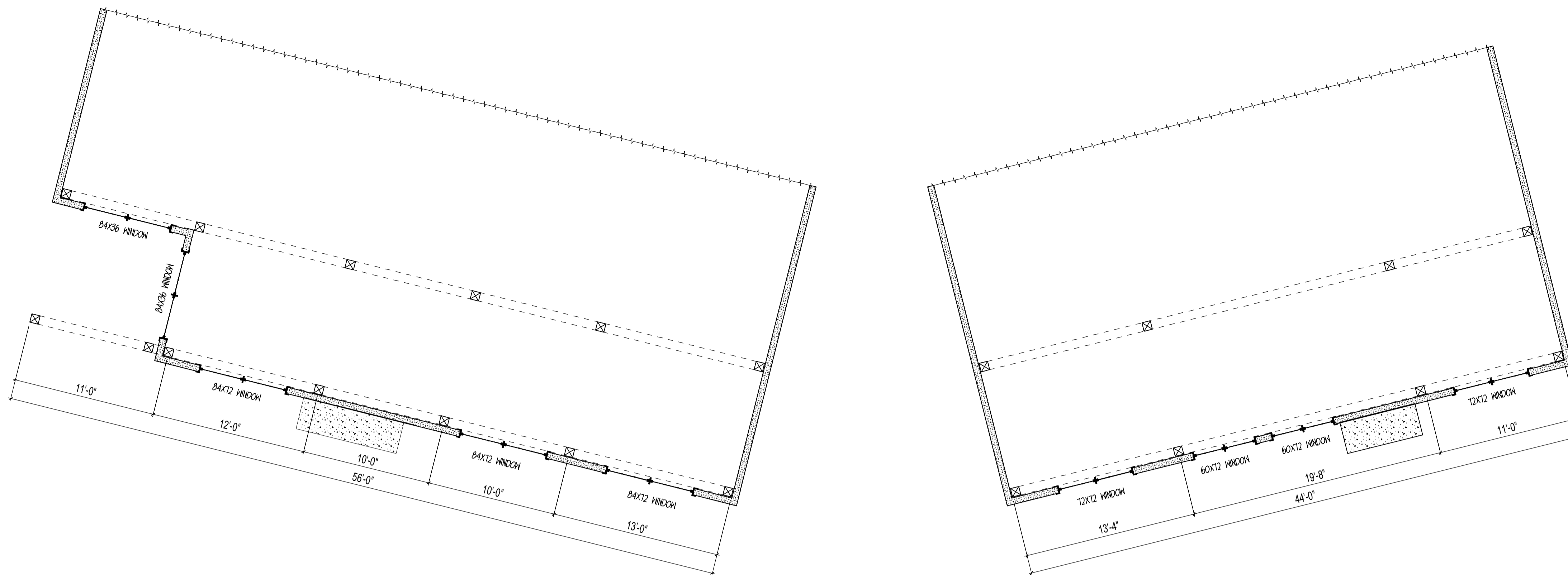
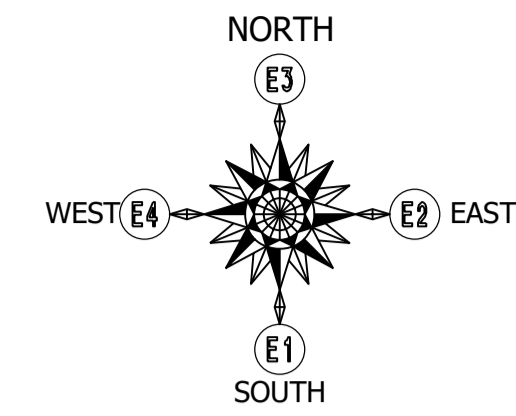
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SHEET NOTES:

SEE SHEET NOTES ON PREVIOUS SHEETS.

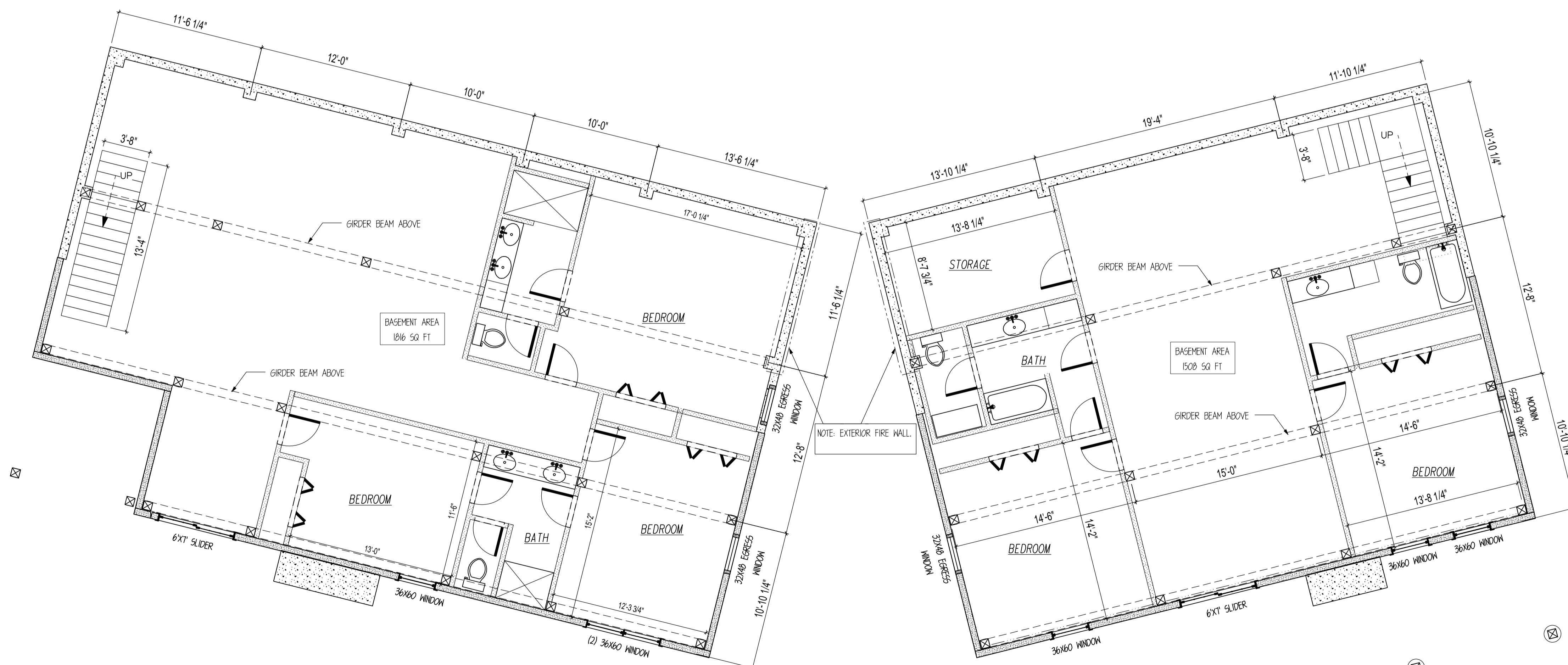
SHEET

D200



UPPER WINDOW LAYOUT

SCALE: 3/16"=1'



LOWER FLOOR LAYOUT

SCALE: 3/16"=1'

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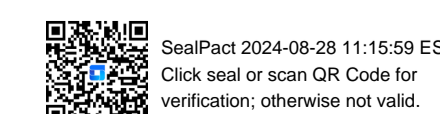
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OTHER: --
OTHER: --
PM: CM

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NOTE: WINDOWS AND DOORS NOT SUPPLIED BY TIMBERLYNE



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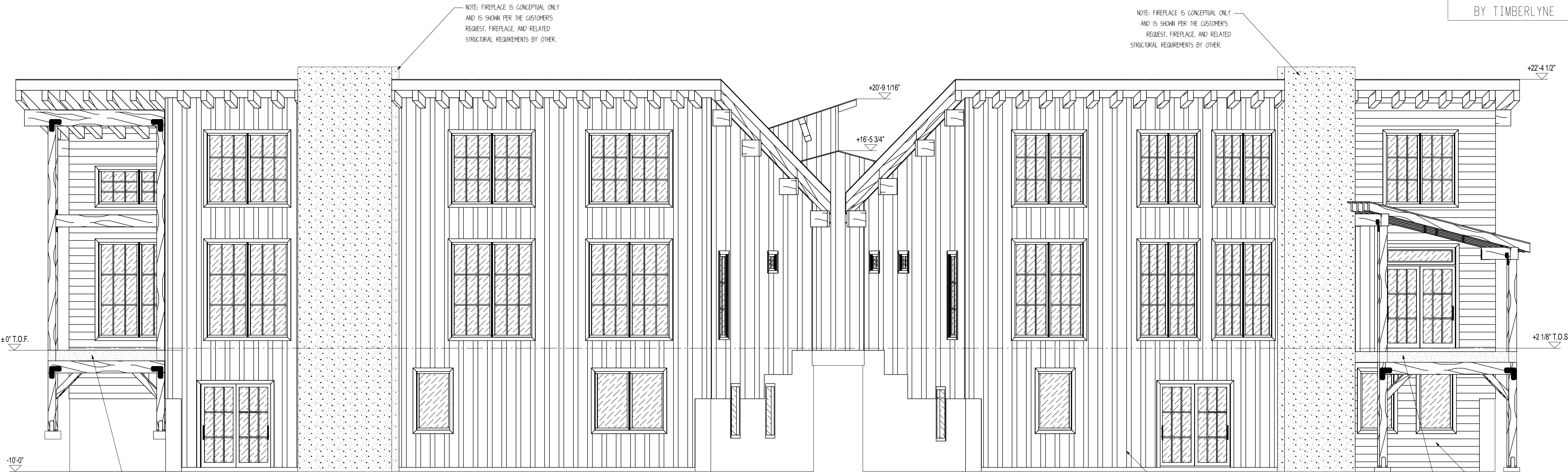
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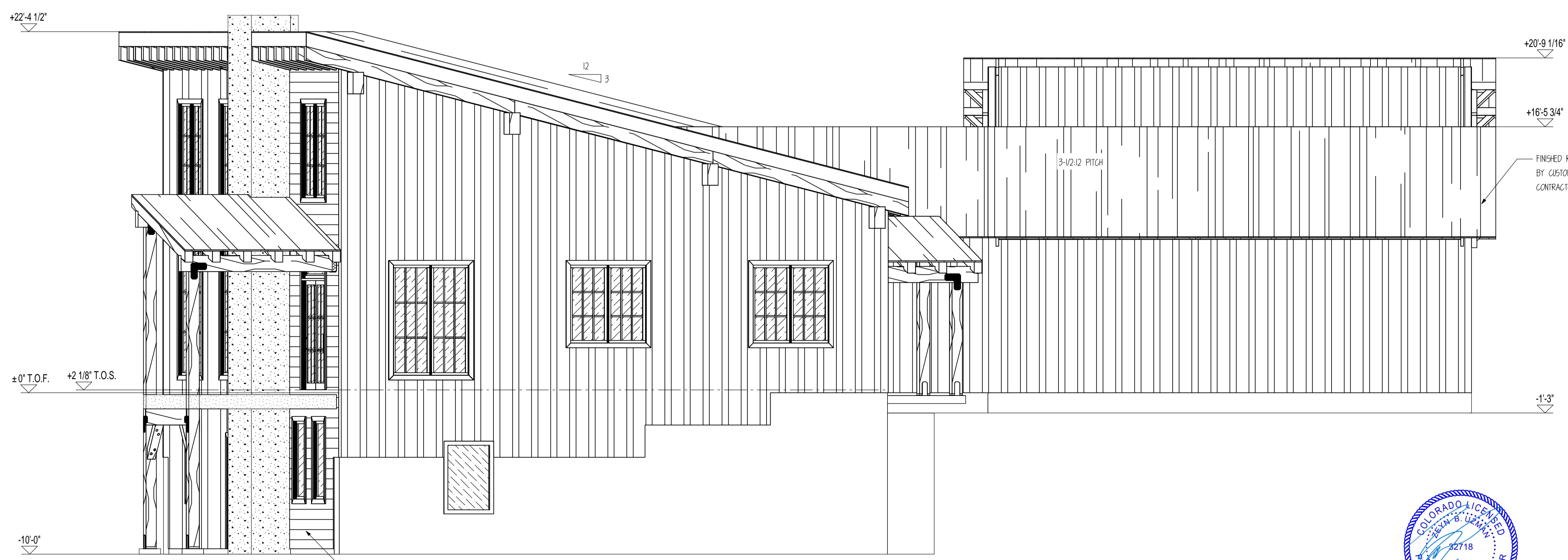
SHEET NOTES

SHEET

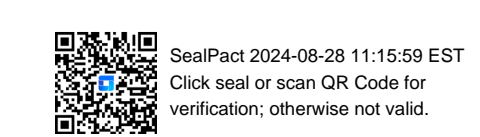
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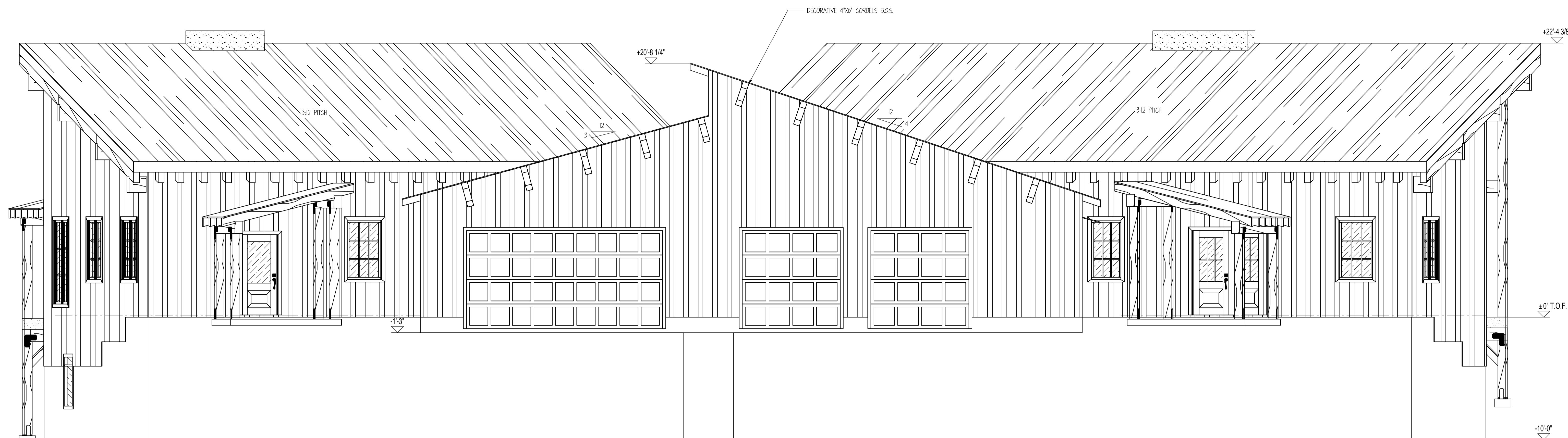
E1 SOUTH ELEVATION
 SCALE: 1/4" = 1'



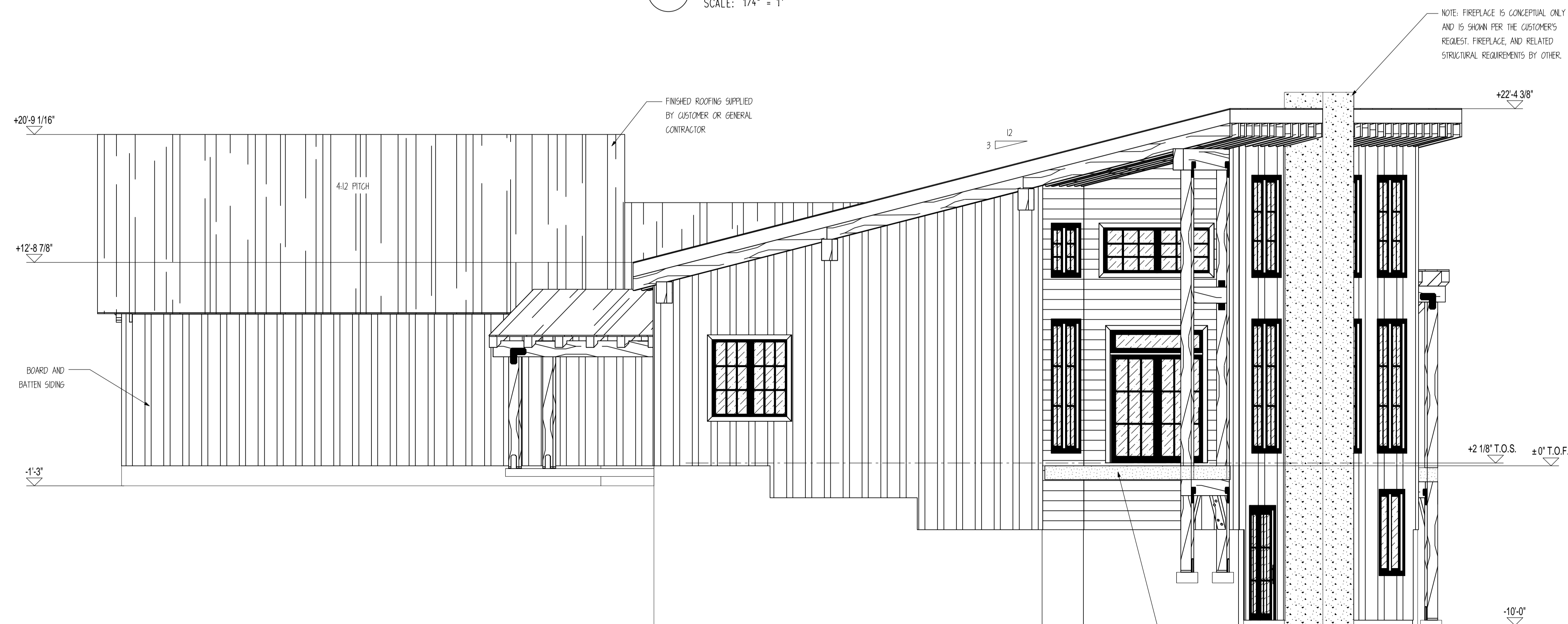
E2 EAST ELEVATION
 SCALE: 1/4" = 1'



SHEET NOTES:
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 3. FINISHED ROOFING MATERIAL TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR. ROOFING UNDERLAYMENT PROVIDED BY TIMBERLYNE



E3 NORTH ELEVATION
SCALE: 1/4" = 1'



E4 WEST ELEVATION
SCALE: 1/4" = 1'

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OTHER: --

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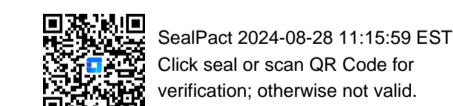
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OTHER: --

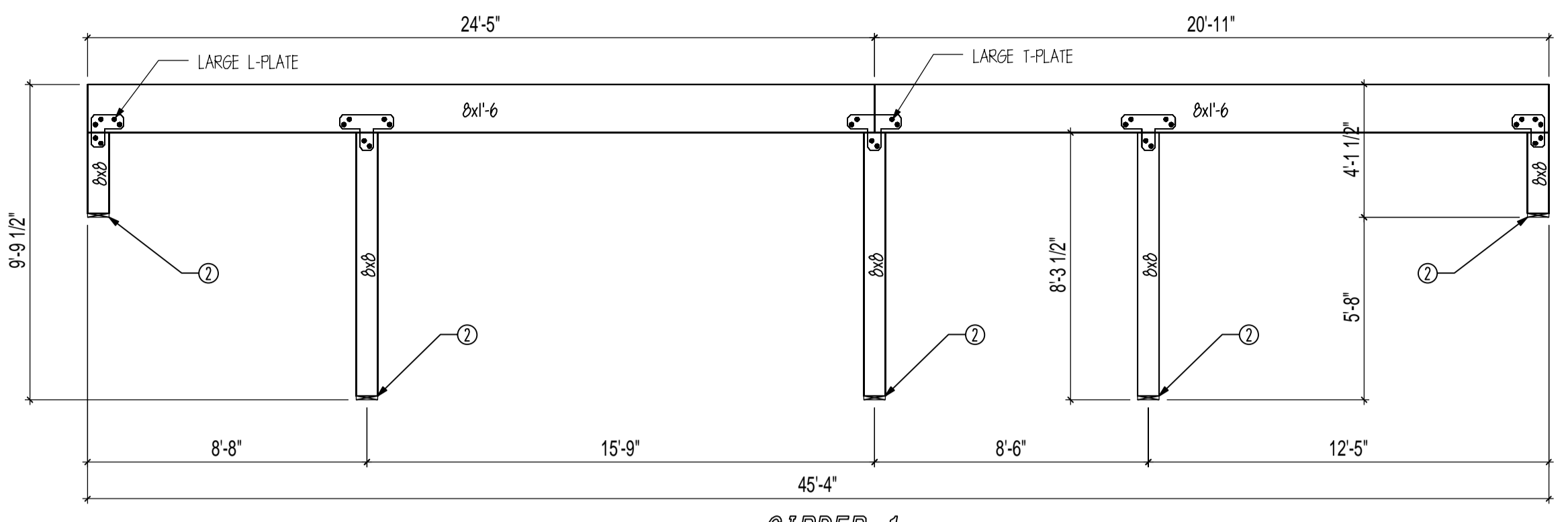
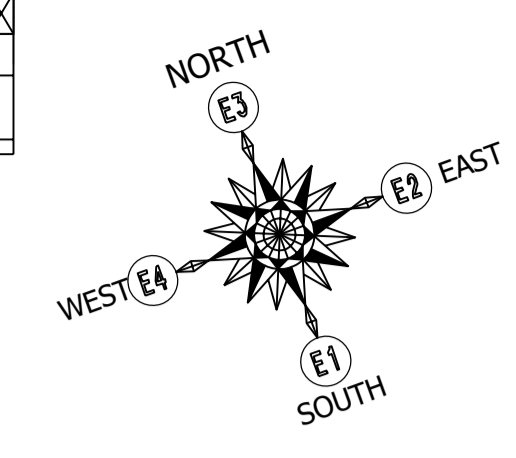
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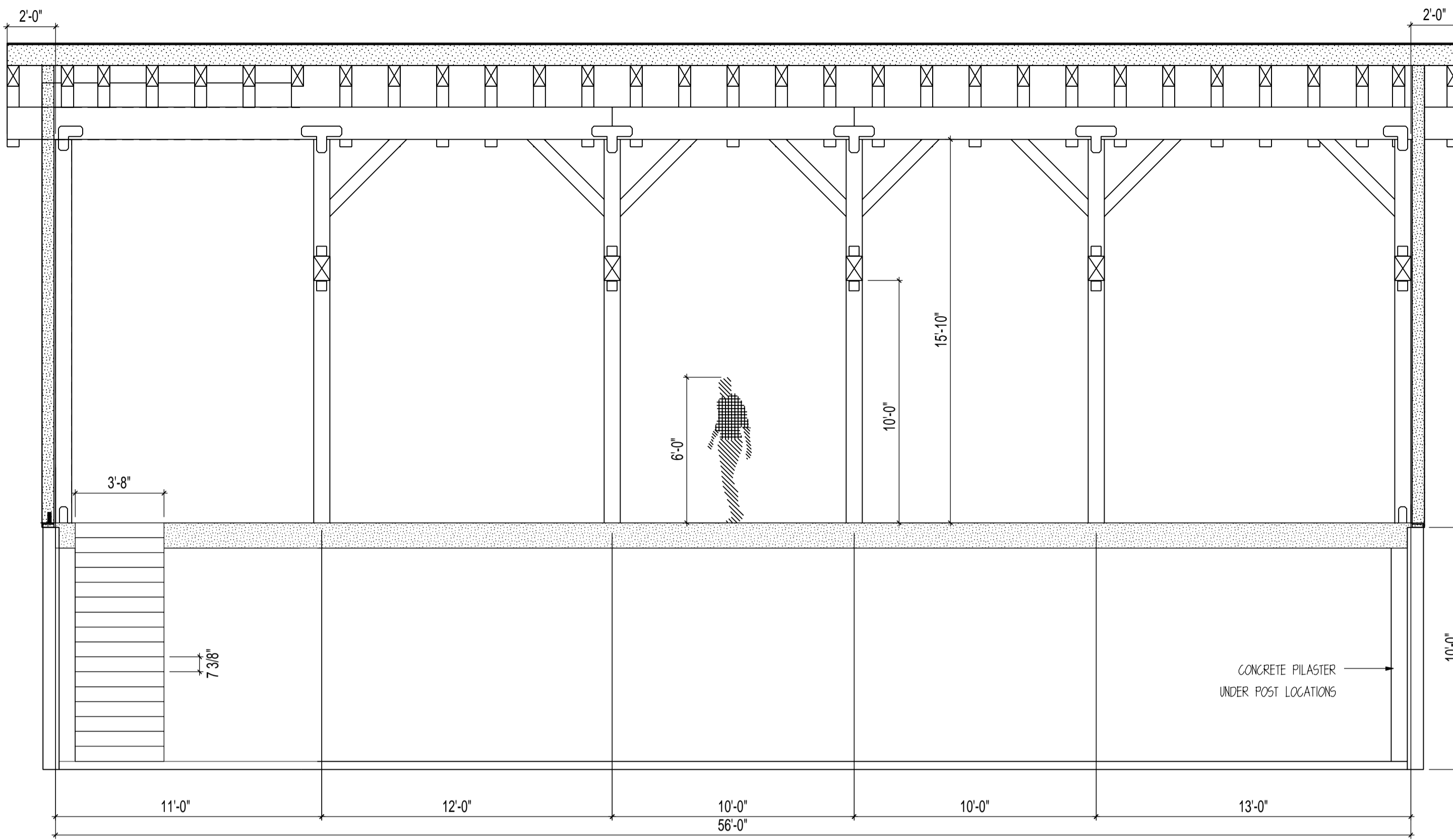
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SHEET

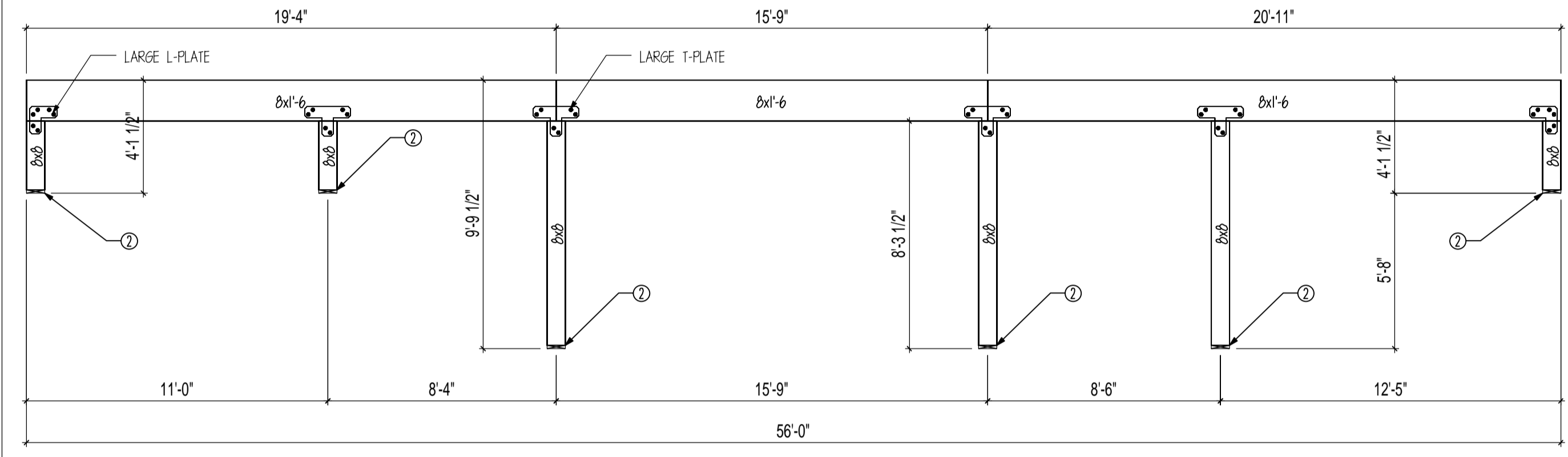
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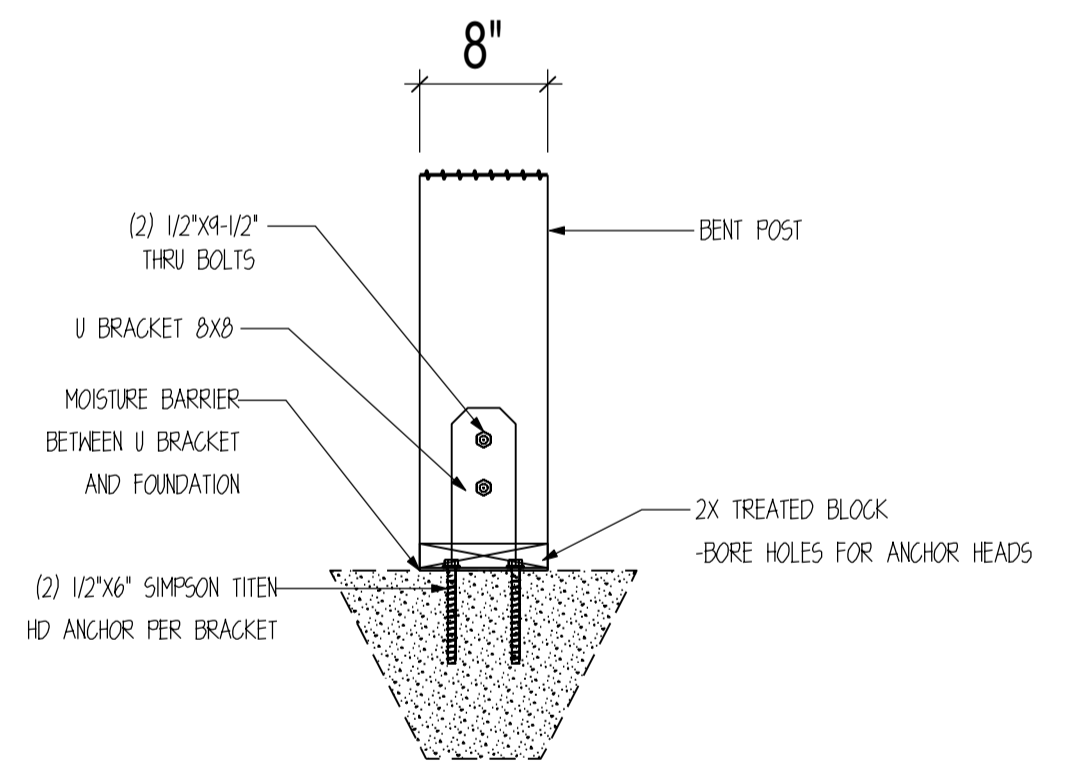
GIRDER 1
SCALE: 1/4" = 1'



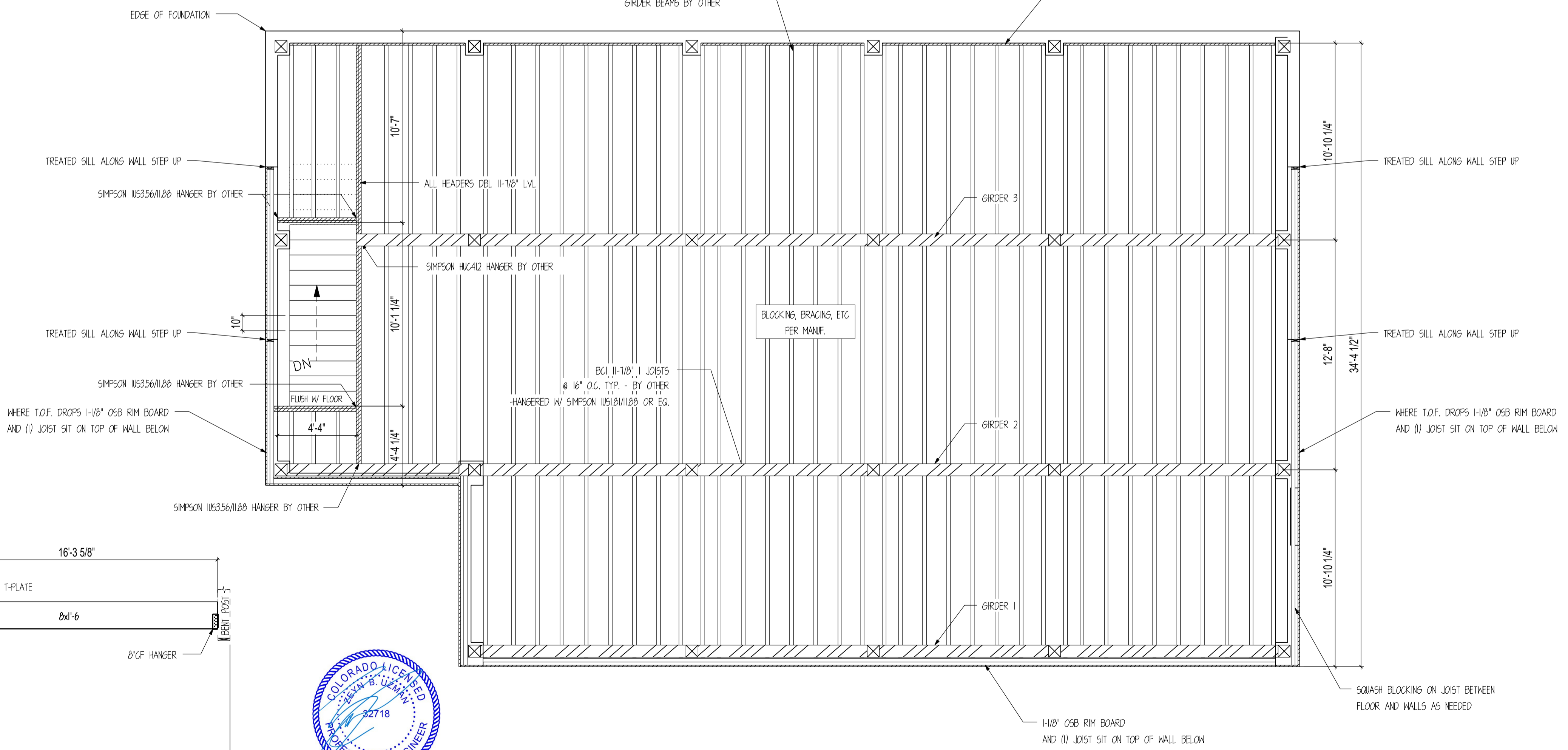
RUSHMORE STAIR SECTION
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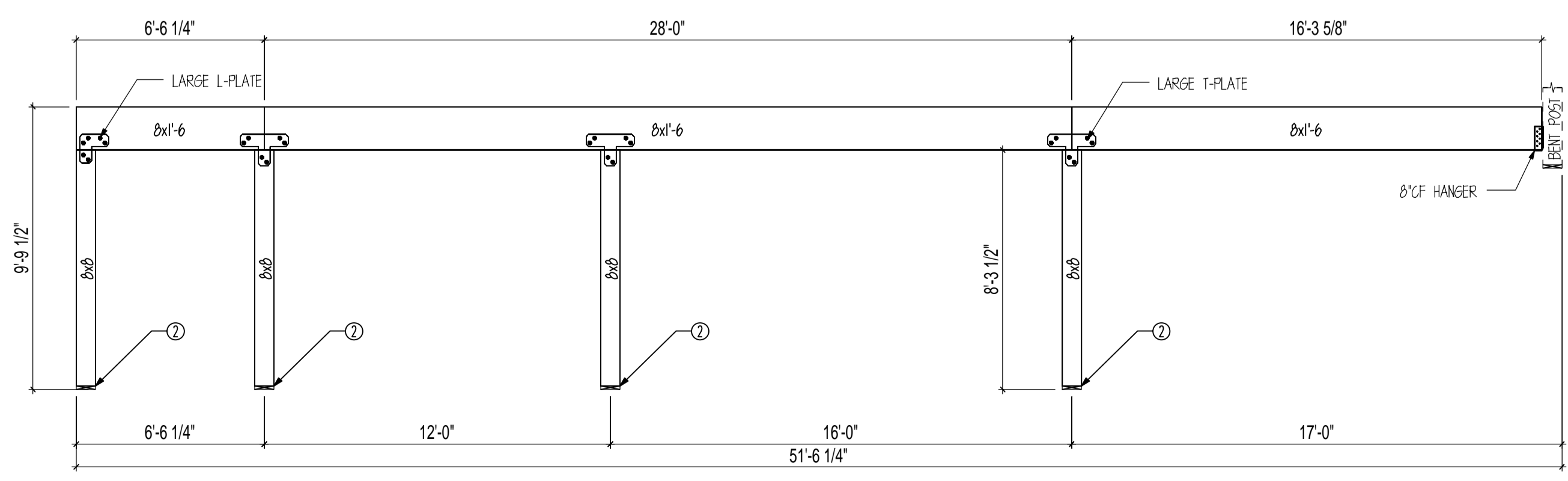
GIRDER 2
SCALE: 1/4" = 1'



POST CONNECTION DETAIL
SCALE: 1" = 1'-0"



MAIN FRAMING PLAN
SCALE: 1/4" = 1'



GIRDER 3
SCALE: 1/4" = 1'



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DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

SHEET NOTES

1. INSTALL BLOCKING BETWEEN JOISTS @ ALL ENDS.

2. ALL HANGERS SUPPLIED BY OTHER.

3. CUT JOISTS TO SIZE ON SITE.

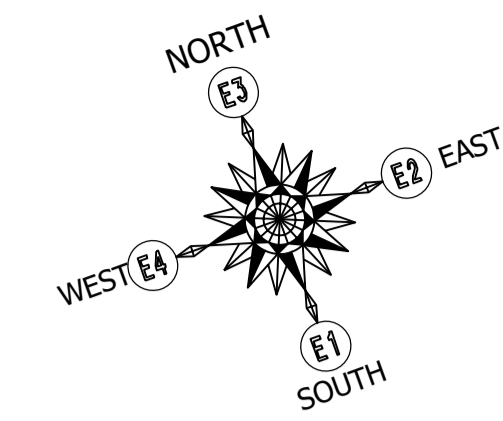
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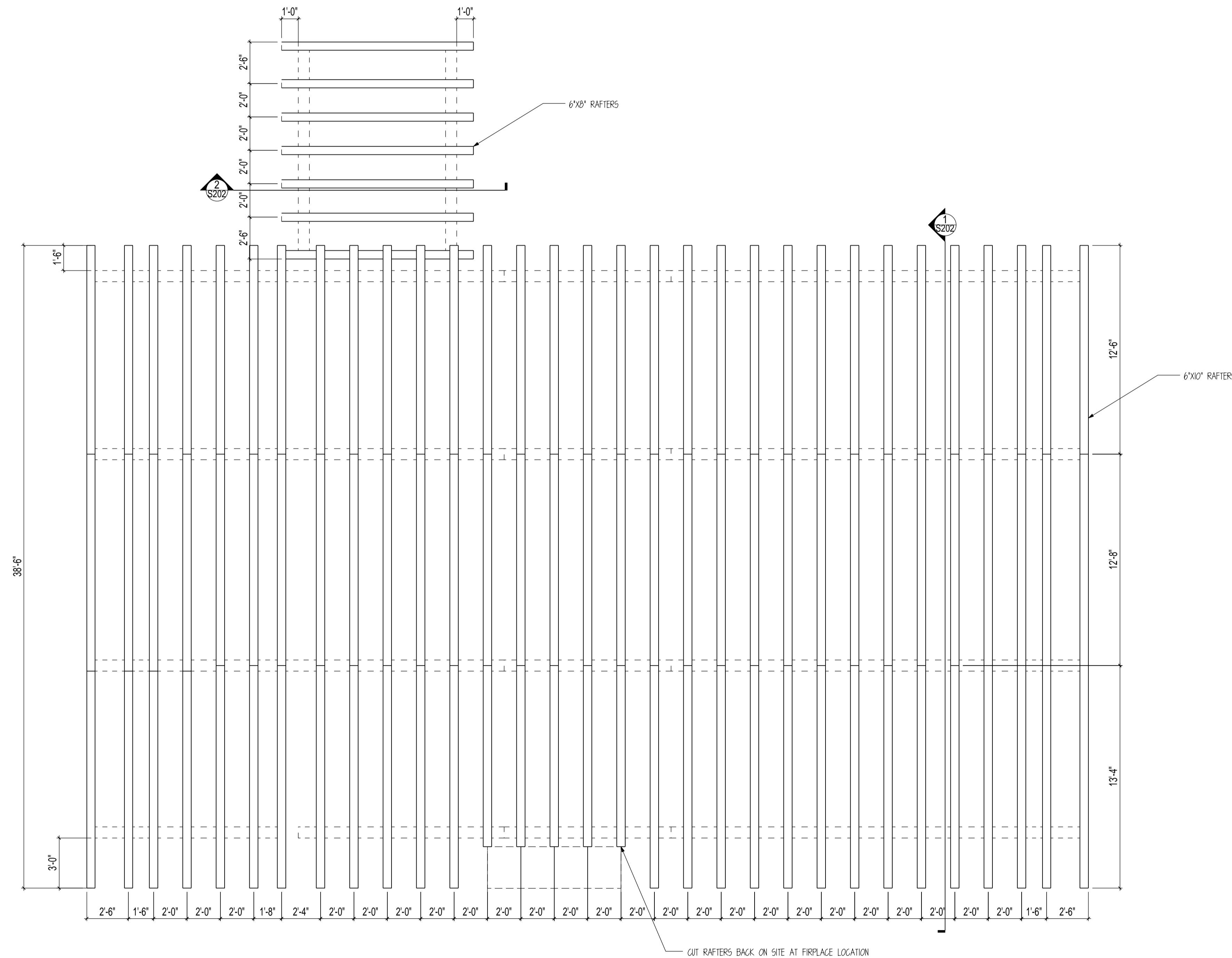
RUSHMORE



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ROOF FRAMING PLAN

SCALE: 1/4" = 1'

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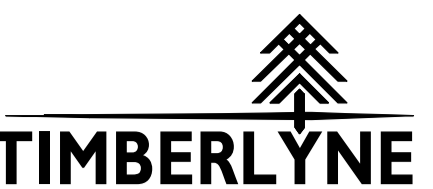
SHEET

S201



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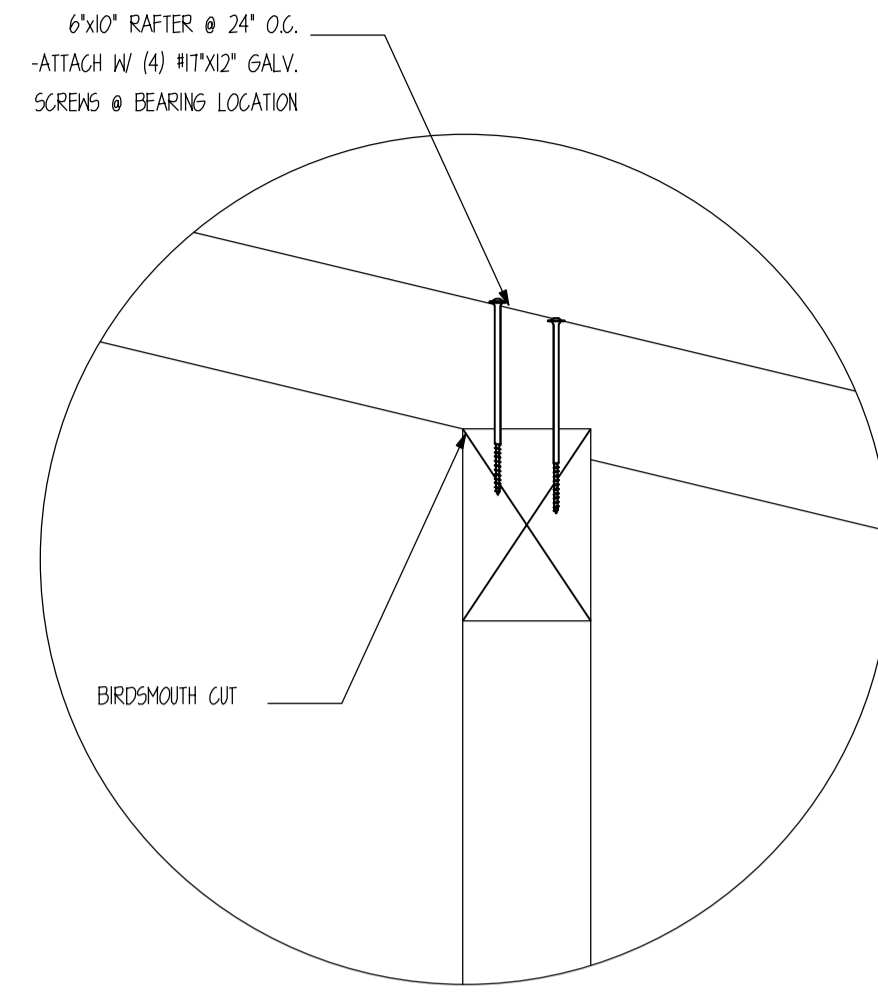
RUSHMORE



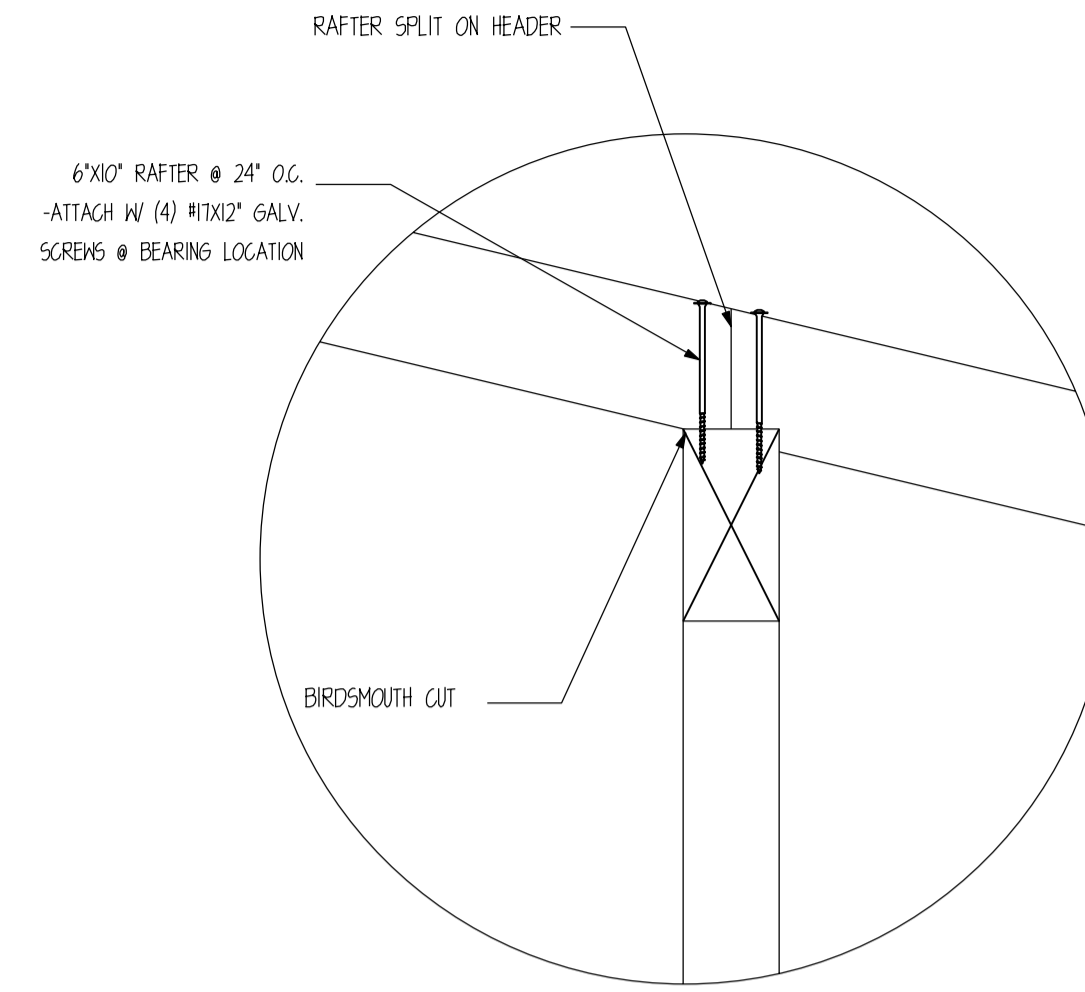
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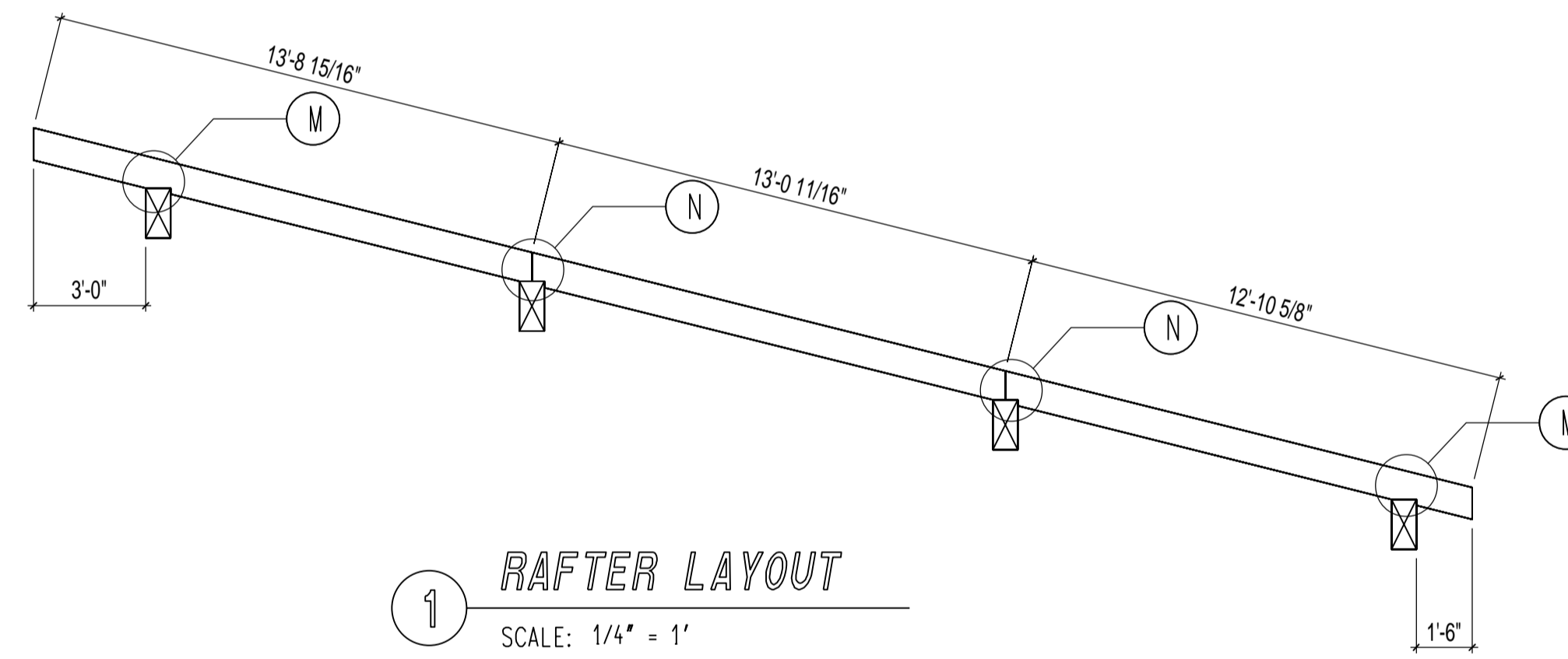
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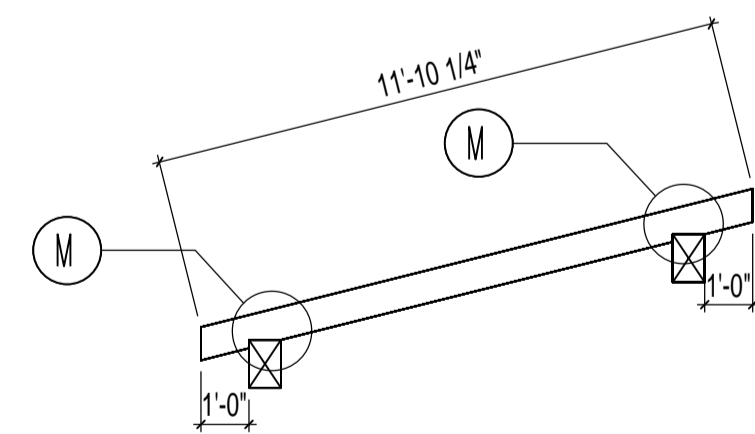
M RAFTER ATTACHMENT DETAIL
SCALE: 1" = 1'



N RAFTER SPLIT ATTACHMENT DETAIL
SCALE: 1" = 1'



1 RAFTER LAYOUT
SCALE: 1/4" = 1'



2 RAFTER LAYOUT
SCALE: 1/4" = 1'

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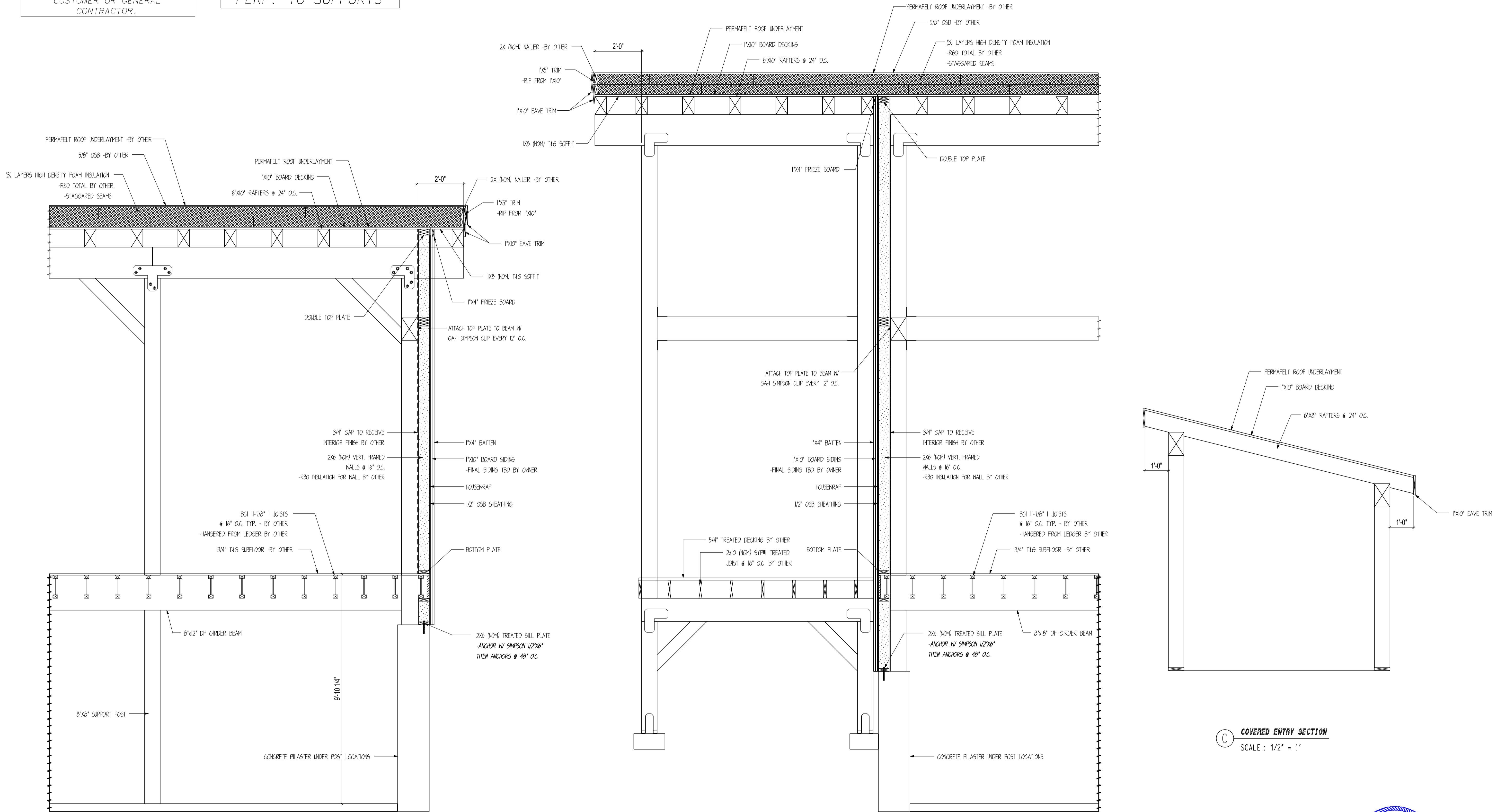
SHEET NOTES

SHEET

S202

NOTE: EXTERIOR FLASHING TO BE
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CUSTOMER OR GENERAL
CONTRACTOR.

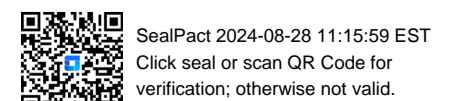
NOTE: ALL OSB
SHEATHING TO BE APA
RATED SHEATHING W/
SPAN RATING OF
32/16 INSTALLED
PERP. TO SUPPORTS



A HOME EXTERIOR WALL SECTION
SCALE : 1/2" = 1'

B HOME EXTERIOR WALL SECTION
SCALE : 1/2" = 1'

C COVERED ENTRY SECTION
SCALE : 1/2" = 1'



CUSTOMER INFORMATION:

**DAN
MCENTEE**

PROJECT INFORMATION:

**MCENTEE GROUP
HOME**

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

SHEET NOTES

SHEET

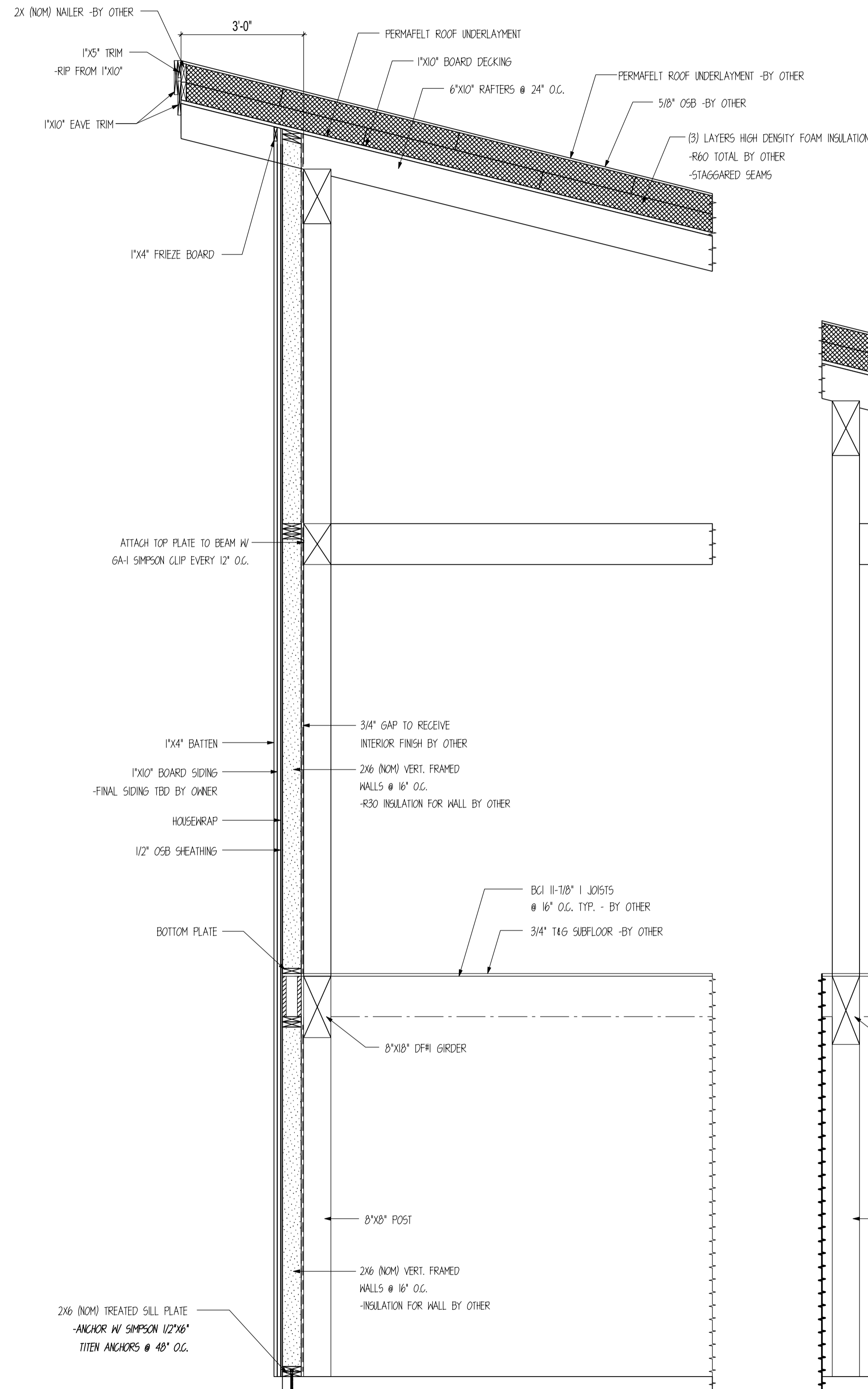
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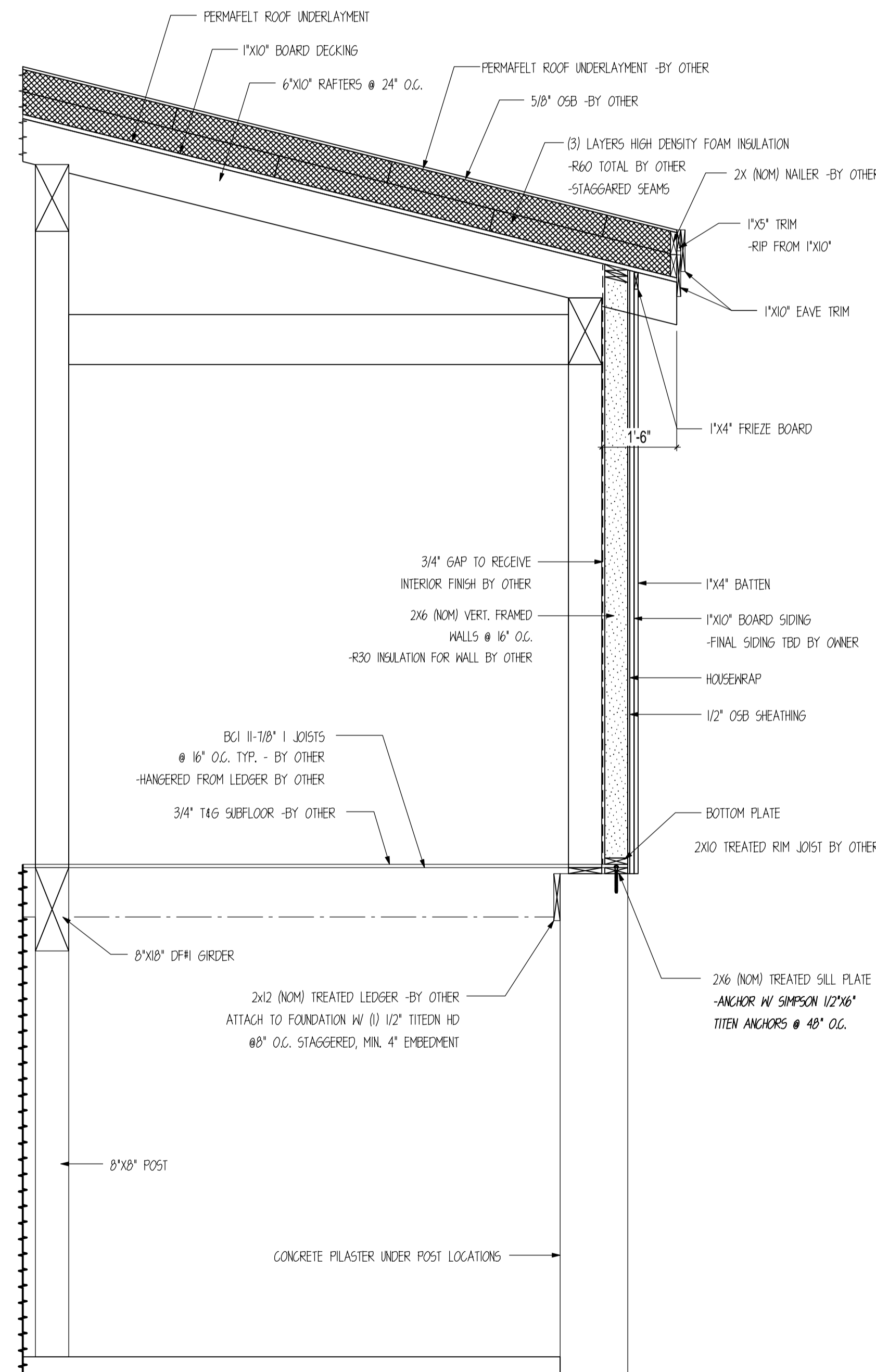
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verification, otherwise not valid.

NOTE: ALL OSB
SHEATHING TO BE APA
RATED SHEATHING W/
SPAN RATING OF
32/16 INSTALLED
PERP. TO SUPPORTS

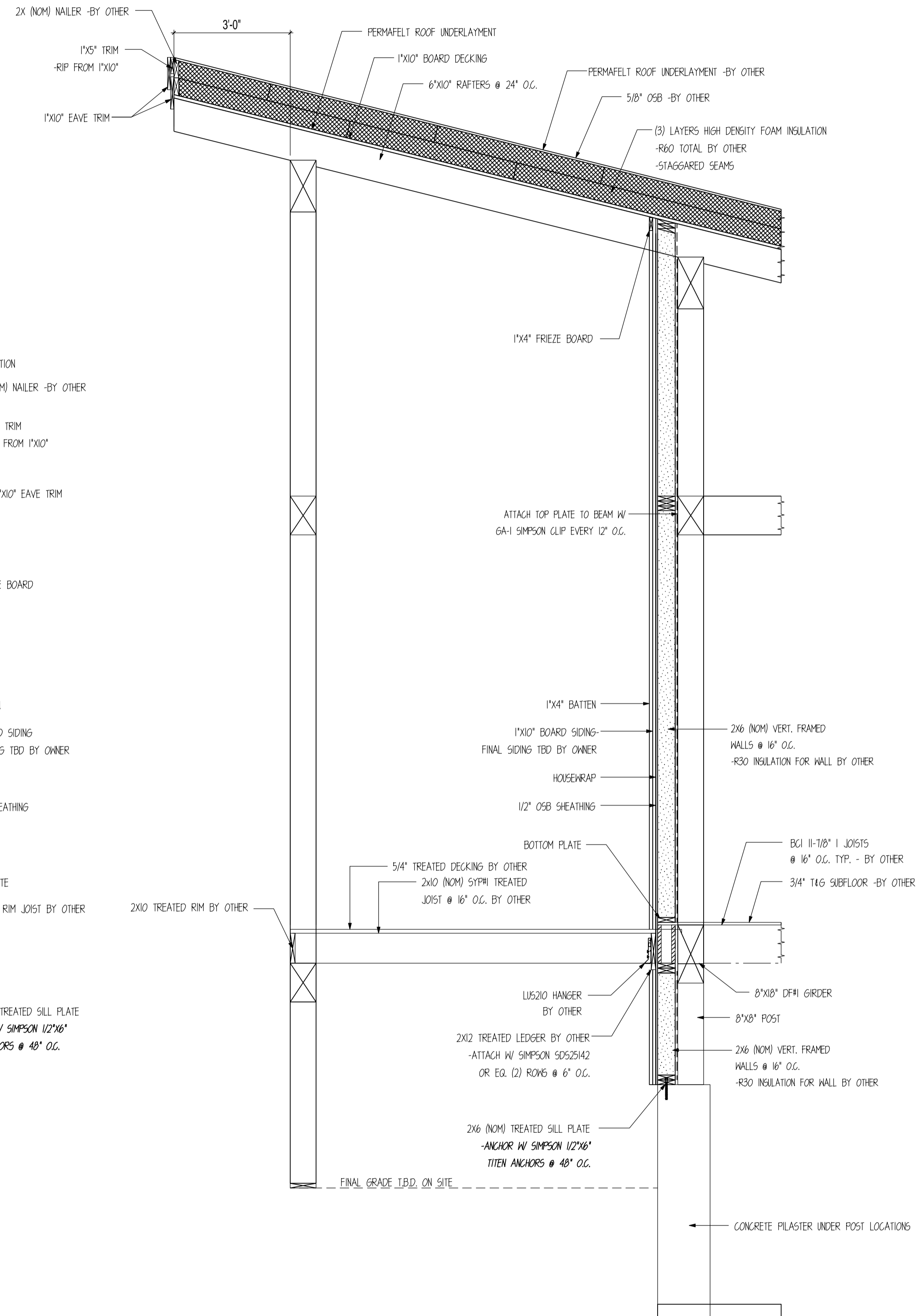
NOTE: EXTERIOR FLASHING TO BE
INSTALLED AT ALL CONNECTIONS
BETWEEN ROOFS, WALLS, AND
PROJECTIONS OR PENETRATIONS
AS REQUIRED BY GOOD
CONSTRUCTION PRACTICES.
FLASHING MATERIALS AND
DETAILS TO BE PROVIDED BY
CUSTOMER OR GENERAL
CONTRACTOR.



D HOME EXTERIOR WALL SECTION
SCALE: 1/2" = 1'



E HOME EXTERIOR WALL SECTION
SCALE: 1/2" = 1'



F HOME EXTERIOR WALL SECTION
SCALE: 1/2" = 1'

CUSTOMER INFORMATION:

**DAN
MCENTEE**

PROJECT INFORMATION:

**MCENTEE GROUP
HOME**
SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1
CATEGORY: Residential
STYLE: SINGLE SLOPE
OTHER: --
OTHER: --
PM: CM

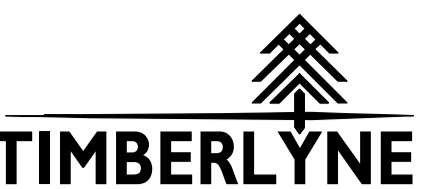
DRAWING INFORMATION:

DRAWN BY: KE
DATE: 08/26/24
STATUS: STRUCTURAL
OTHER: --
OTHER: --

SHEET NOTES

STANDARD STEEL JOINERY

RUSHMORE



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STATUS: STRUCTURAL

OTHER: --

OTHER: --

SHEET NOTES

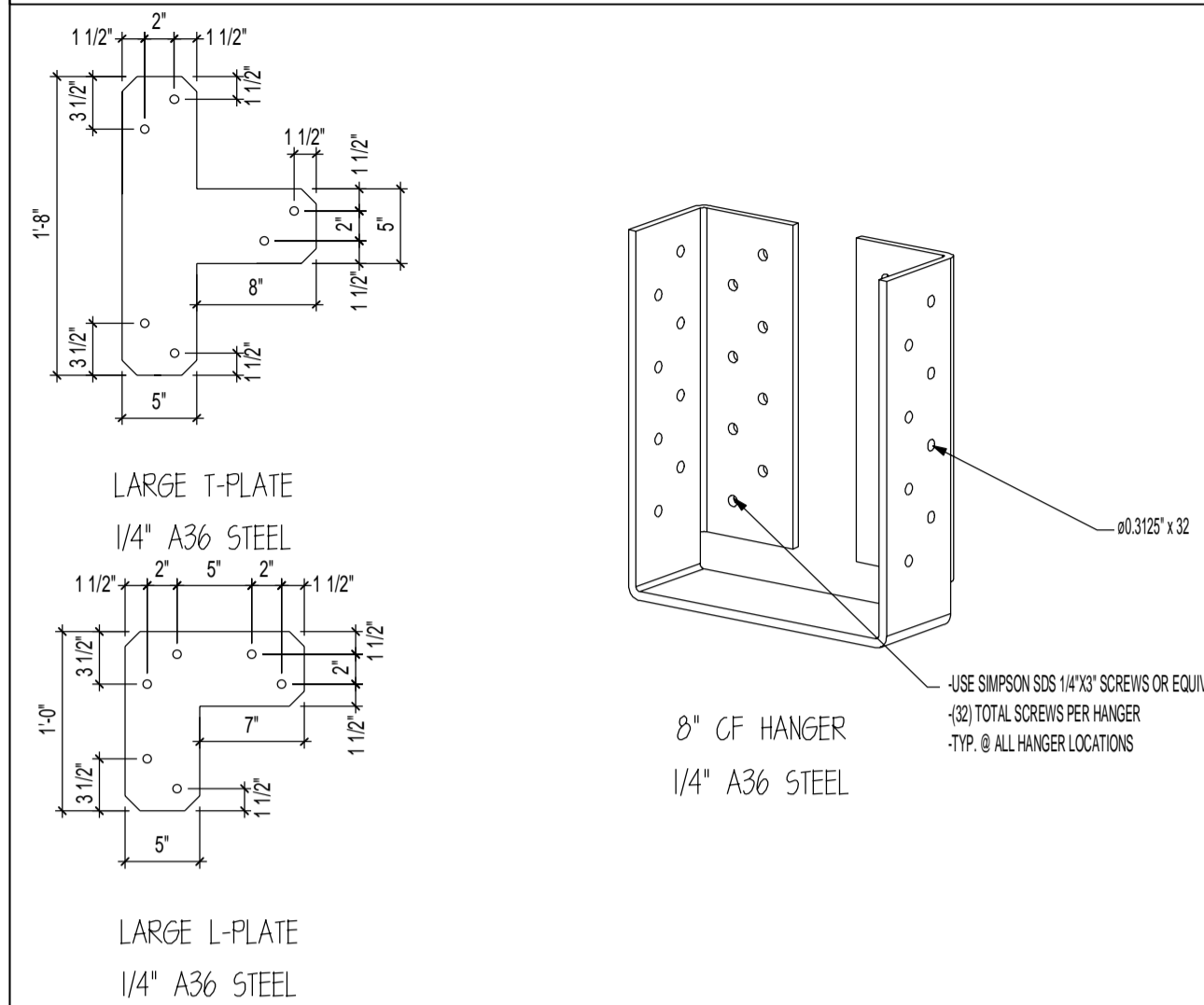
1. BASE OF MAIN FRAME POST CUT TO FIT IN
FIELD BY GENERAL CONTRACTOR ACCORDING
TO SPECS ON CUT LISTS. CUT BOTTOM OF
POST ONLY.

SHEET

S400

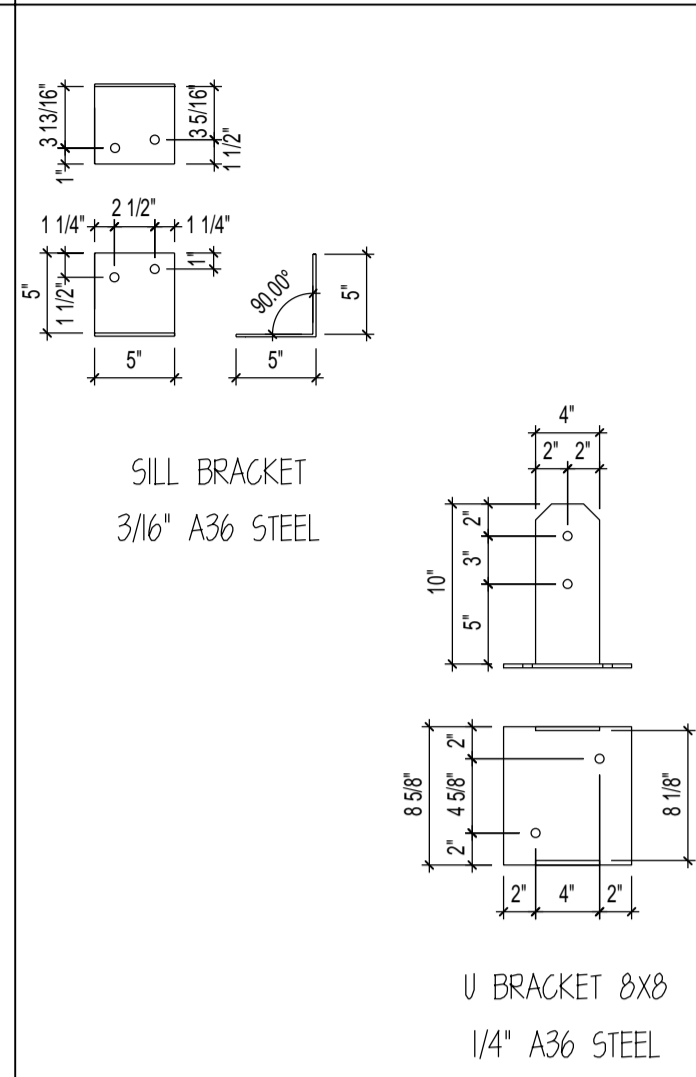
PLATES

- USE PROVIDED ZINC COATED 1/2"x4-1/2" THRU BOLTS (A307 MIN) W/ WAGHERS
- 2 PLATES ARE USED PLACE 1 PLATE ON EACH SIDE OF BENT UNLESS NOTED OTHERWISE ON PLANS



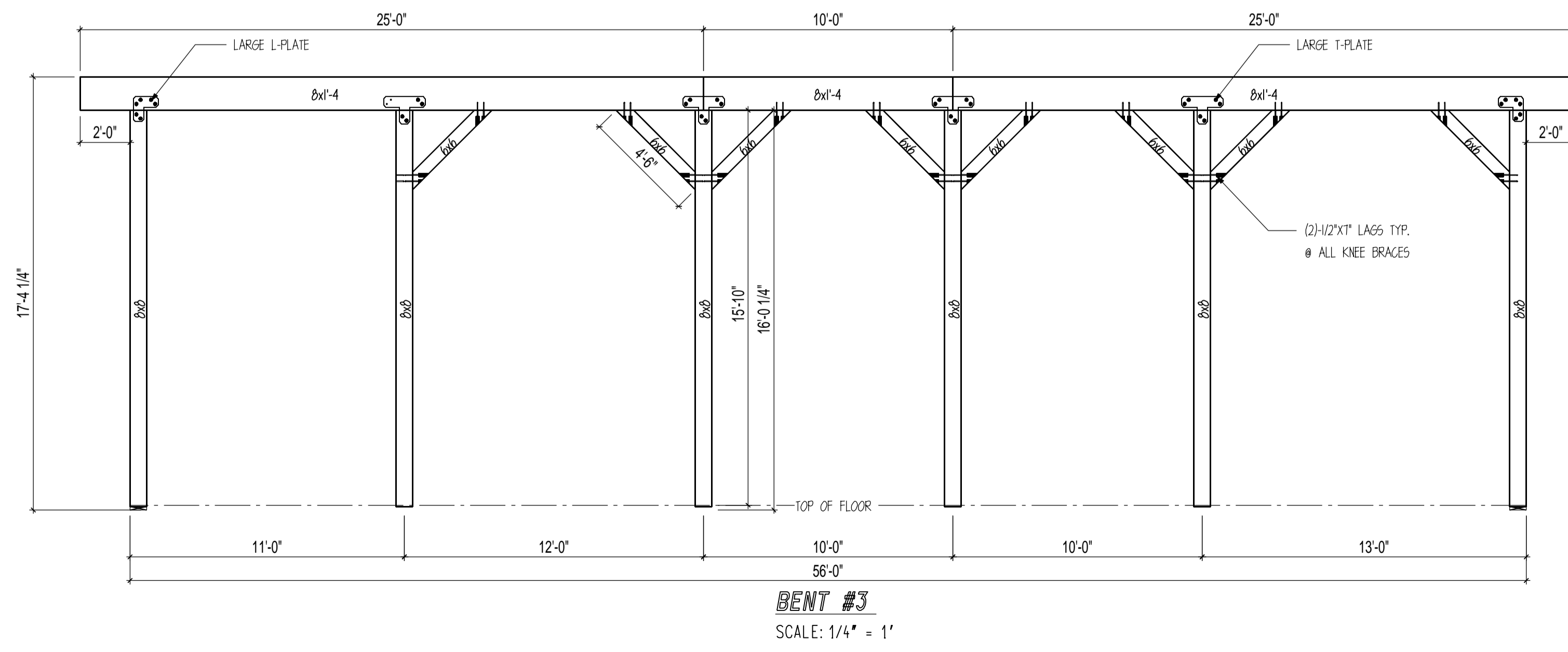
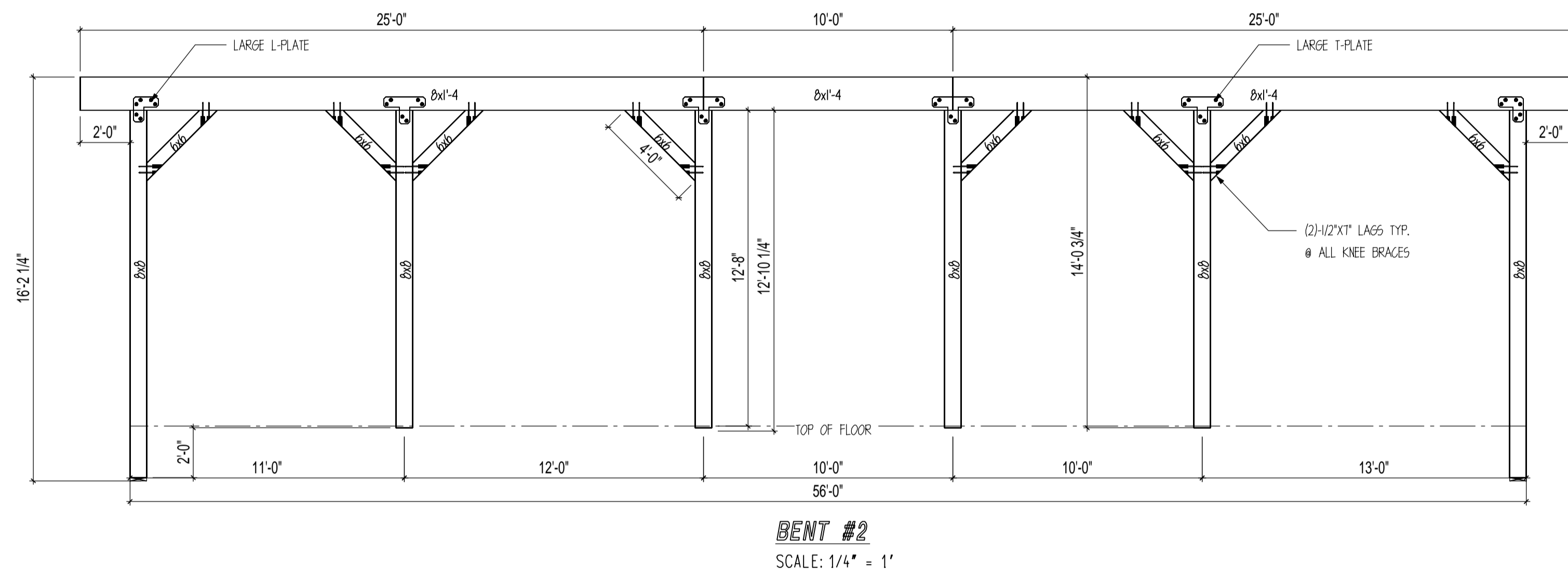
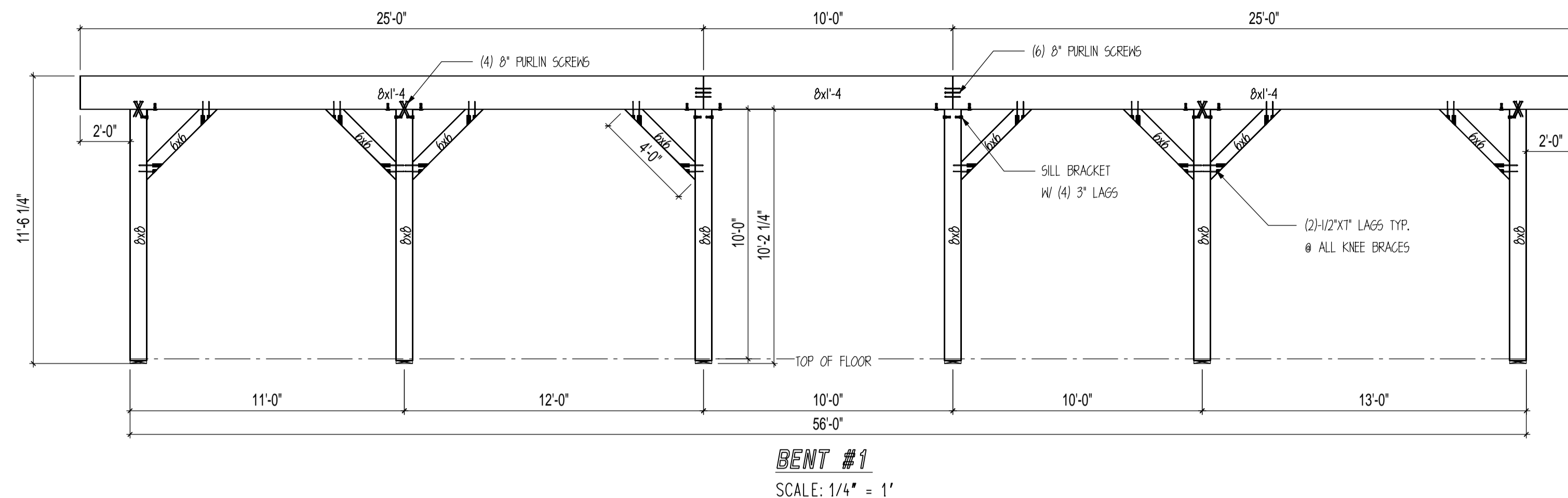
BRACKETS

- USE PROVIDED ZINC COATED 1/2" DIA. LAG BOLTS (GRADE 5 MIN)
- 1/2"x6" SIMPSON TITEN HD ZINC COATED ANCHORS @ FOUNDATION
- USE PROVIDED ZINC COATED 1/2"x4-1/2" THRU BOLTS (A307 MIN)



8" PURLIN SCREWS
(CONSTRUCTION LAG SCREW)
THREAD DIA: #17 OR .310
HEAD DIA: 1 1/16"
SHANK DIA: .226
RECESS SIZE: T40

10" PURLIN SCREWS
(CONSTRUCTION LAG SCREW)
THREAD DIA: #17 OR .310
HEAD DIA: 1 1/16"
SHANK DIA: .226
RECESS SIZE: T40

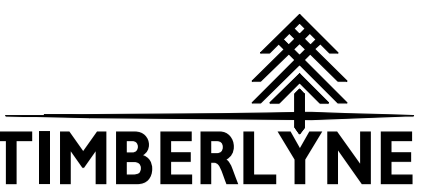


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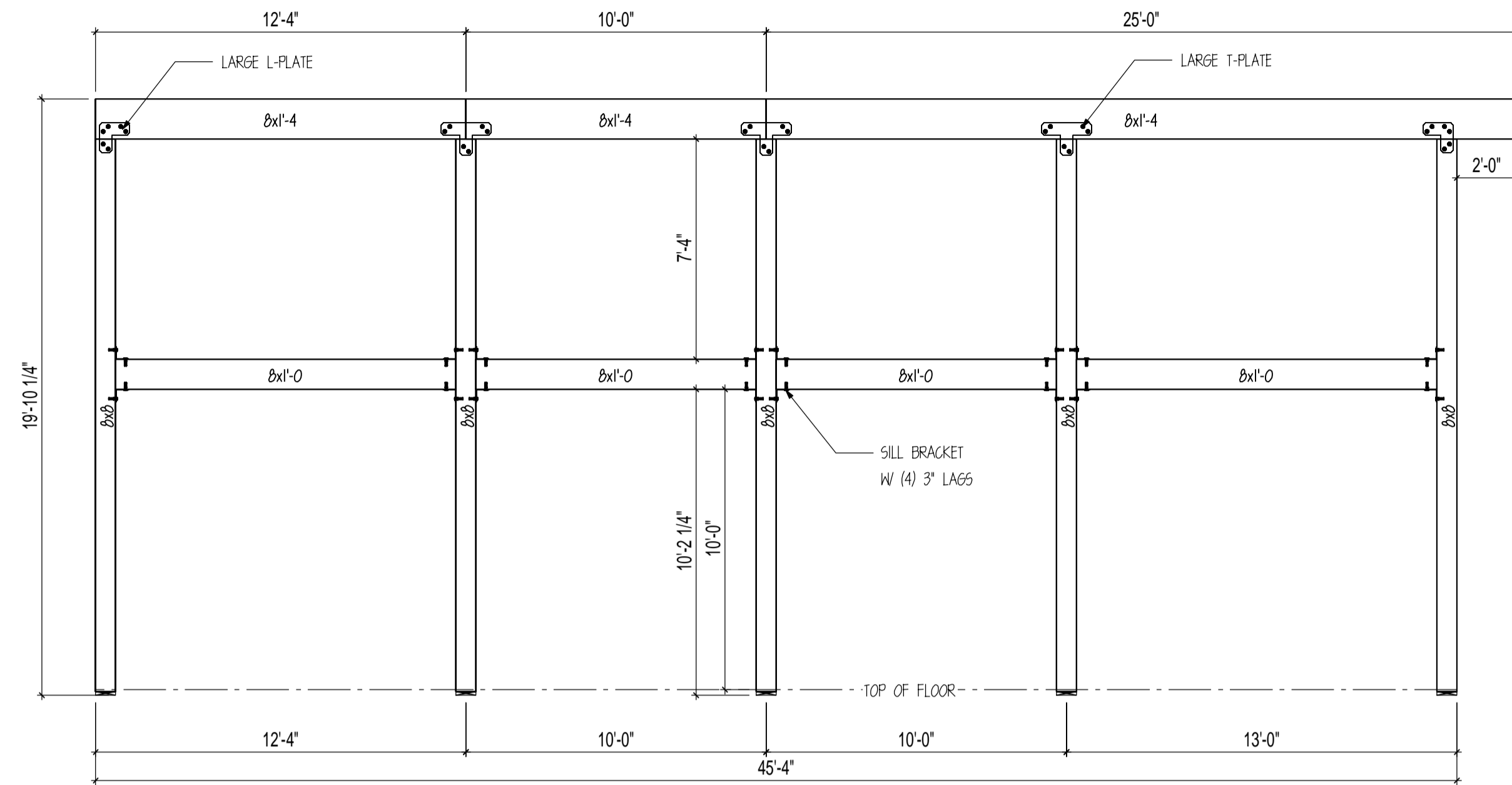
RUSHMORE



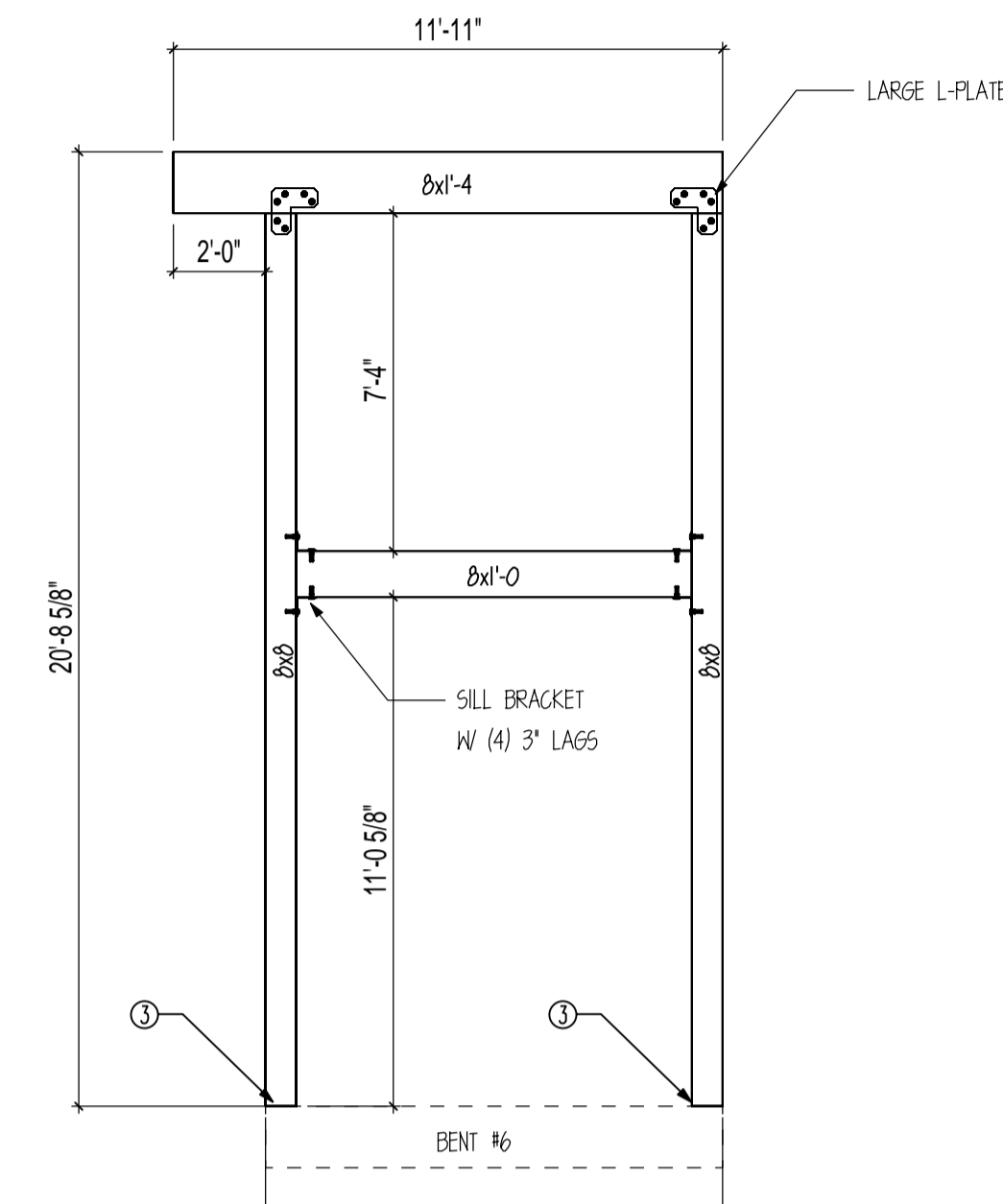
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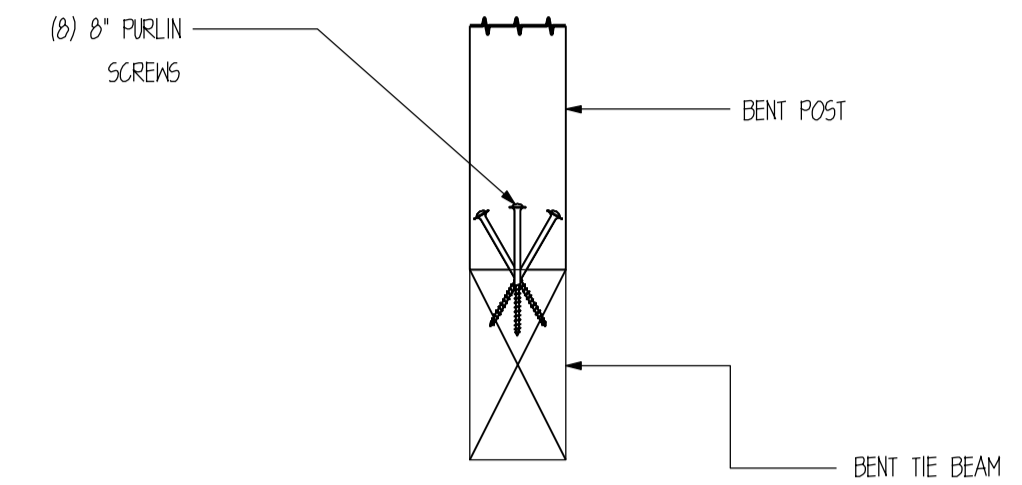
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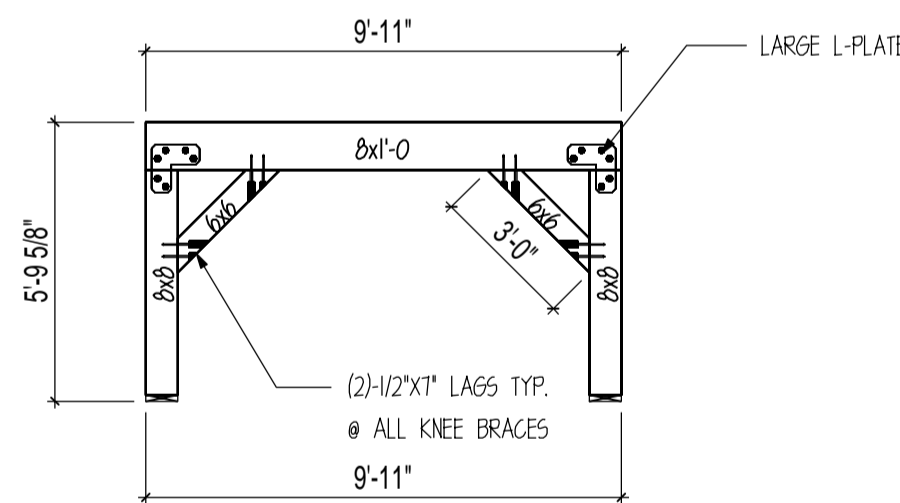
BENT #4
SCALE: 1/4" = 1'



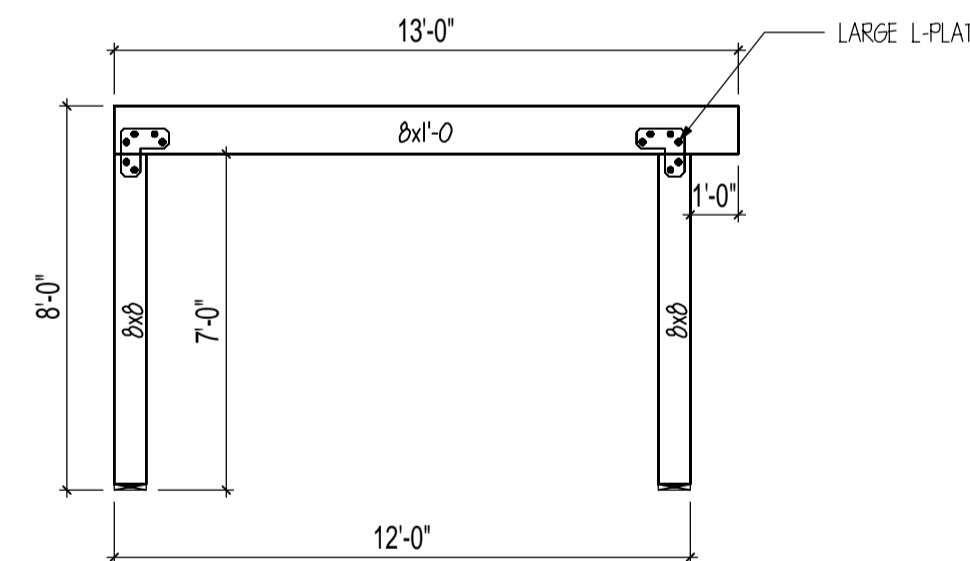
BENT #5
SCALE: 1/4" = 1'



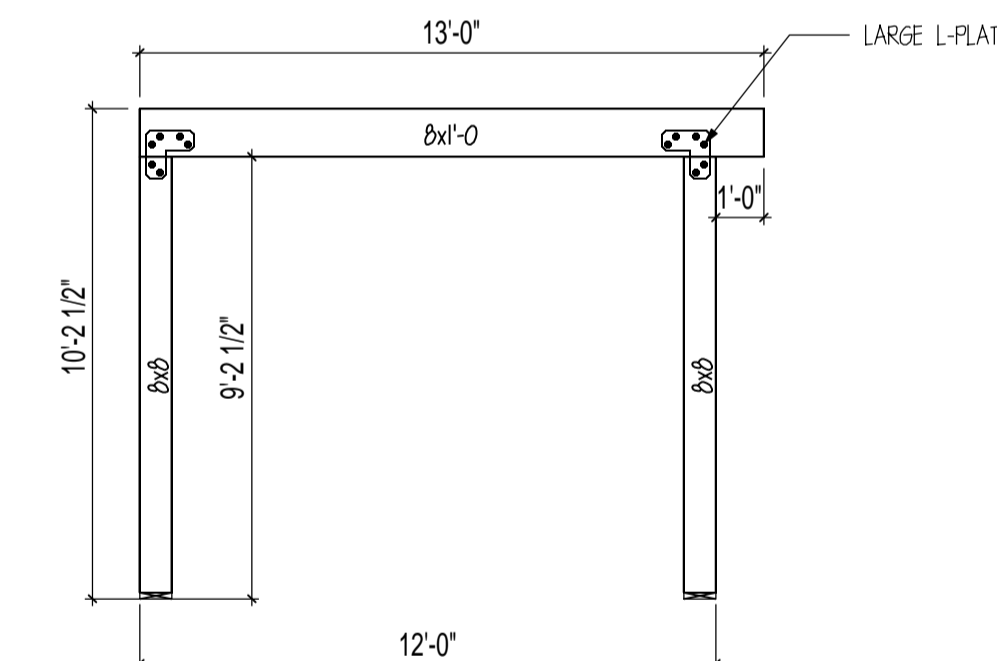
3 POST CONNECTION DETAIL
SCALE: 1" = 1'-0"



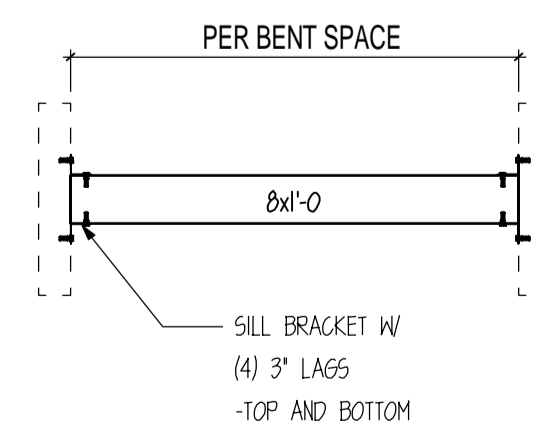
BENT #6
SCALE: 1/4" = 1'



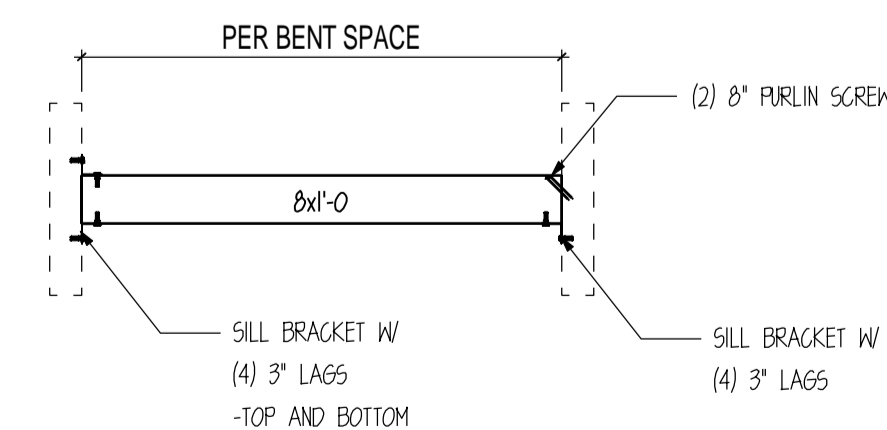
BENT #7
SCALE: 1/4" = 1'



BENT #8
SCALE: 1/4" = 1'



BENT SPACER 1
SCALE: 1/4" = 1'



BENT SPACER 2
SCALE: 1/4" = 1'

CUSTOMER INFORMATION:

**DAN
MCENTEE**

PROJECT INFORMATION:

**MCENTEE GROUP
HOME**

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

SHEET NOTES

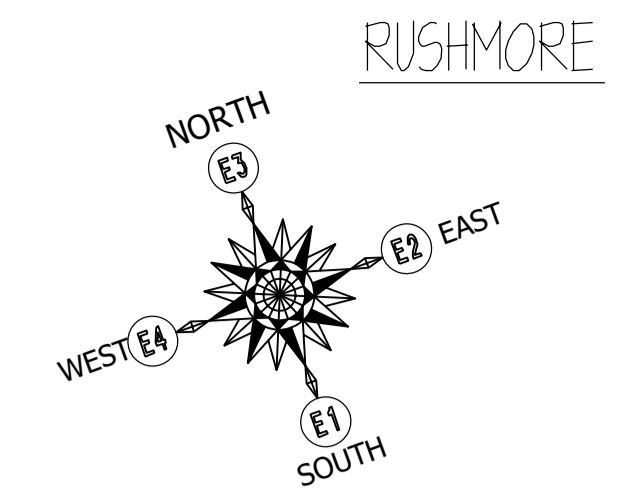
1. BASE OF MAIN FRAME POST CUT TO FIT IN
FIELD BY GENERAL CONTRACTOR ACCORDING
TO SPECS ON CUT LISTS. CUT BOTTOM OF
POST ONLY.

SHEET

S401

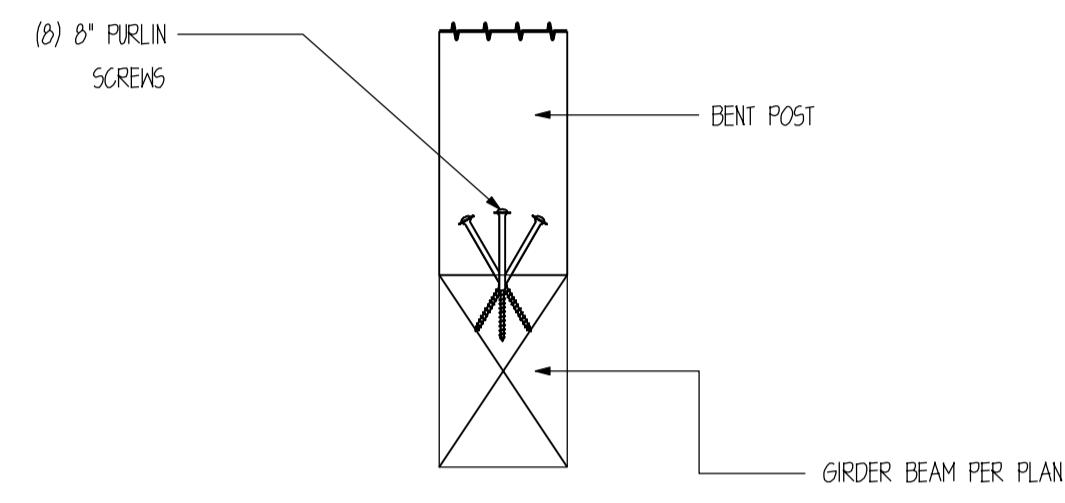


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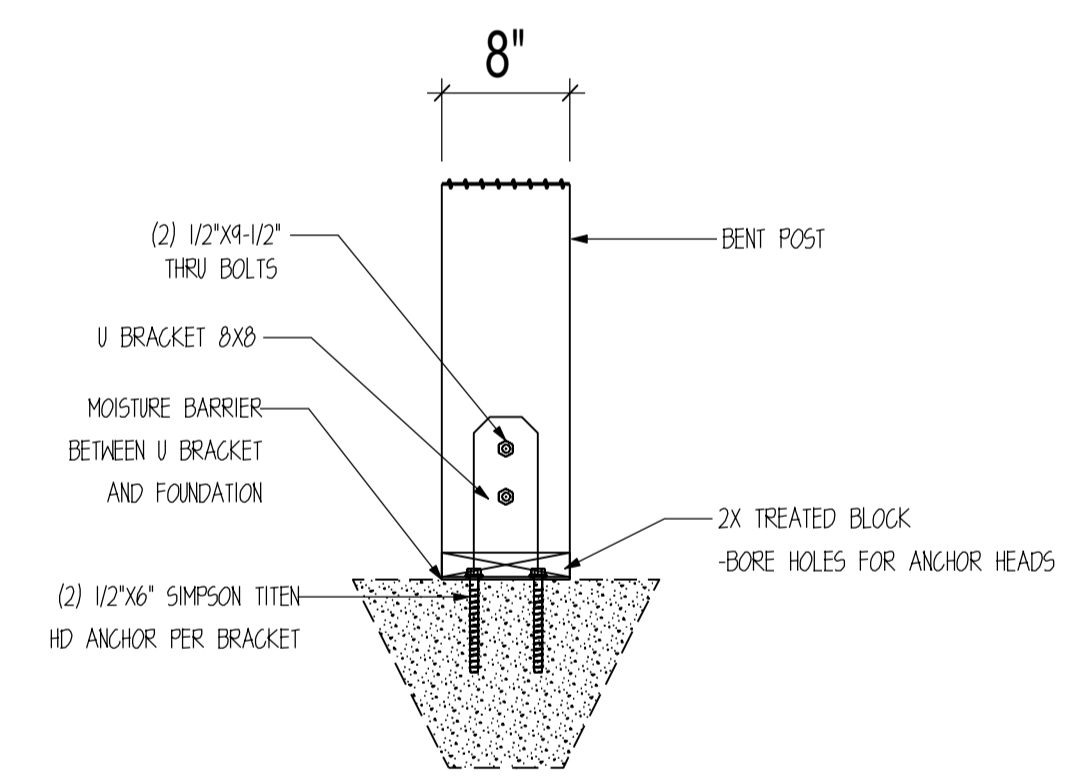


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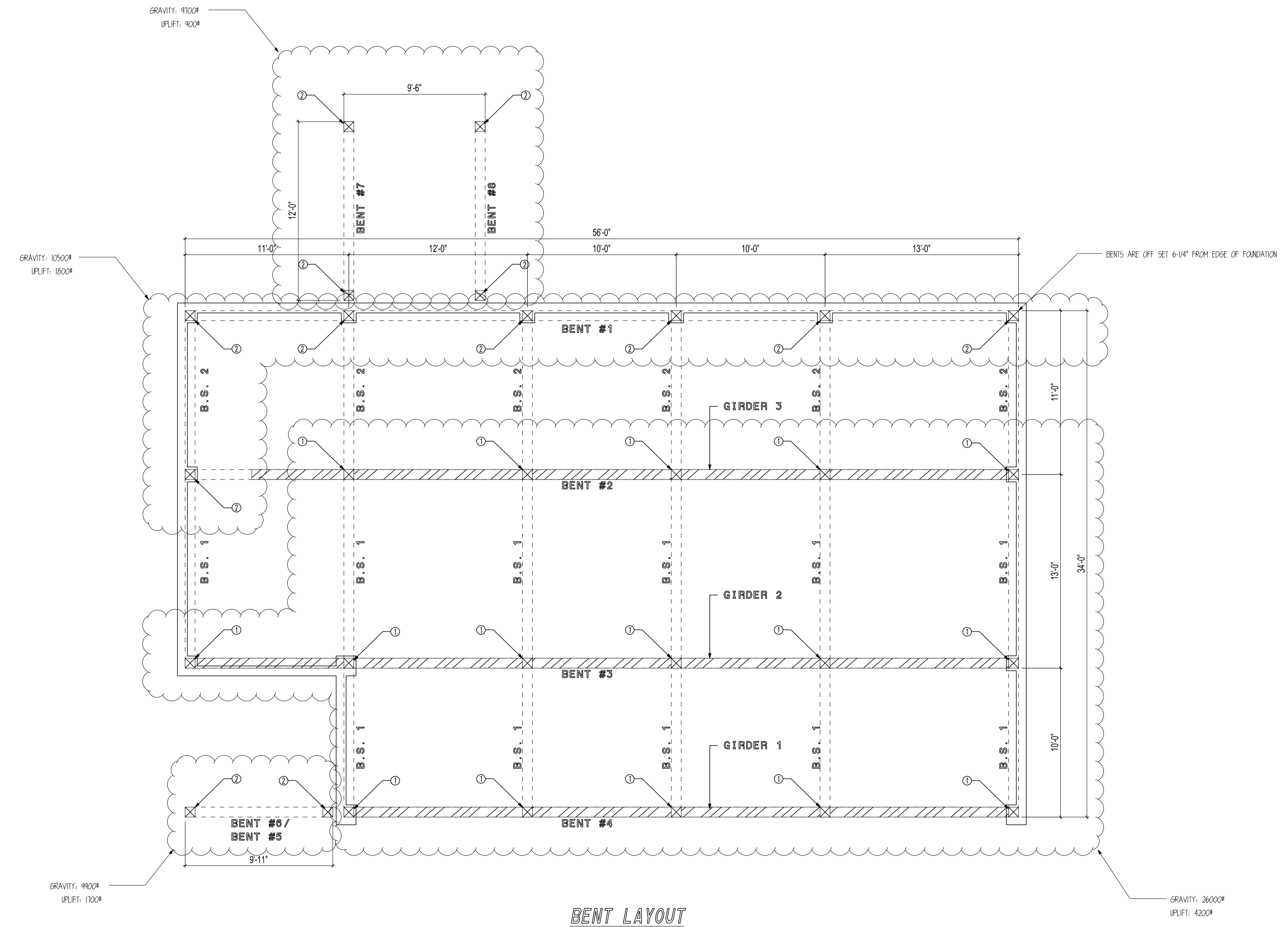
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1 POST CONNECTION DETAIL
SCALE : 1" = 1'-0"



2 POST CONNECTION DETAIL
SCALE : 1" = 1'-0"



BENT LAYOUT
SCALE: 1/4" = 1'

CUSTOMER INFORMATION:

**DAN
MCENTEE**

PROJECT INFORMATION:

**MCENTEE GROUP
HOME**
SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1
CATEGORY: Residential
STYLE: SINGLE SLOPE
OTHER: --
OTHER: --
PM: CM

DRAWING INFORMATION:

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DATE: 08/26/24
STATUS: STRUCTURAL
OTHER: --
OTHER: --

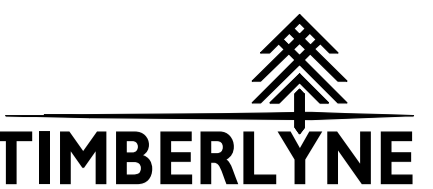
SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN
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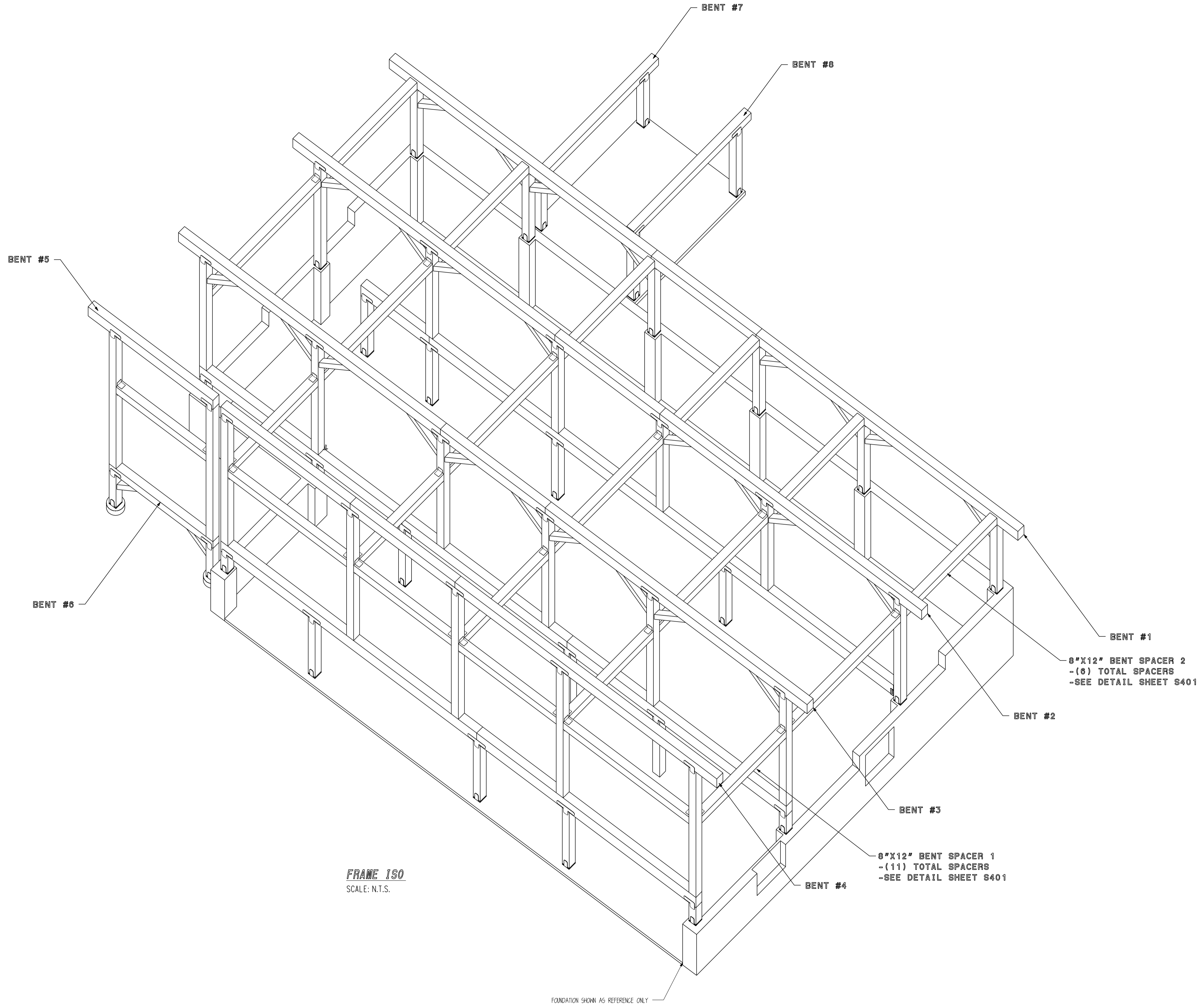
RUSHMORE



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FRAME 150
SCALE: N.T.S.

FOUNDATION SHOWN AS REFERENCE ONLY

CUSTOMER INFORMATION:

DAN
MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP
HOME

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

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DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

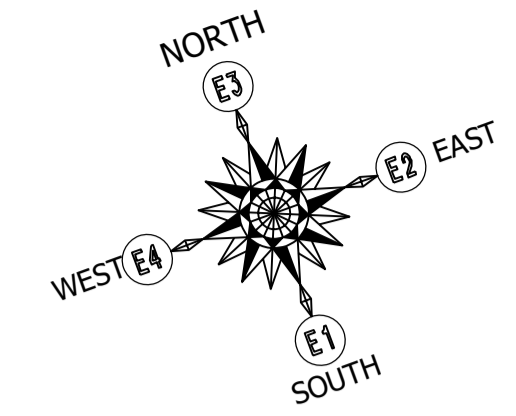
OTHER: --

SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN
FIELD BY GENERAL CONTRACTOR ACCORDING
TO SPECS ON CUT LISTS. CUT BOTTOM OF
POST ONLY.

SHEET

S501



SHEAR WALL SCHEDULE					
MARK	WALL SHEATHING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING	SPECIAL NOTES
1	1/2" OSB SHEATHING	8D NAILS	6" O.C.	12" O.C.	--
2	1/2" OSB SHEATHING	8D NAILS	4" O.C.	12" O.C.	--
3	1/2" OSB SHEATHING	8D NAILS	3" O.C.	12" O.C.	--

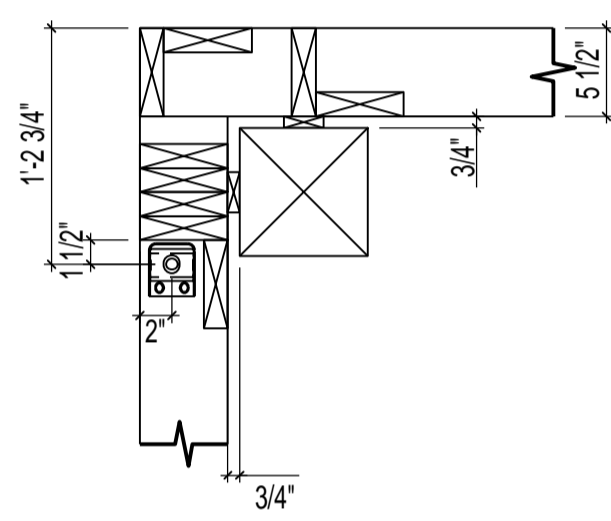
- SHEARWALL NOTES:**
1. VERT. 2X6 (NOM) STUDS @ 16" O.C. MAX.
 2. ALL FIELD NAILING TO BE 12" O.C. AND ALL UNSUPPORTED PANEL EDGES ARE TO BE BLOCKED.
 3. ALL SHEAR WALLS HAVE 2x6 TREATED SILL PLATE.
 4. ALL SILL PLATE ANCHORED TO FOUNDATION W/ 1/2"x6" SIMPSON TITEN HD ANCHORS.
 5. ANCHOR BOLTS SHALL BE PLACED @ ALL JAMBS, CORNERS, AND INTERSECTIONS.
 6. FIELD VERIFY ALL DOOR AND WINDOW OPENINGS ON SITE PRIOR TO FRAMING OPENINGS.

HOLDOWN DESCRIPTIONS

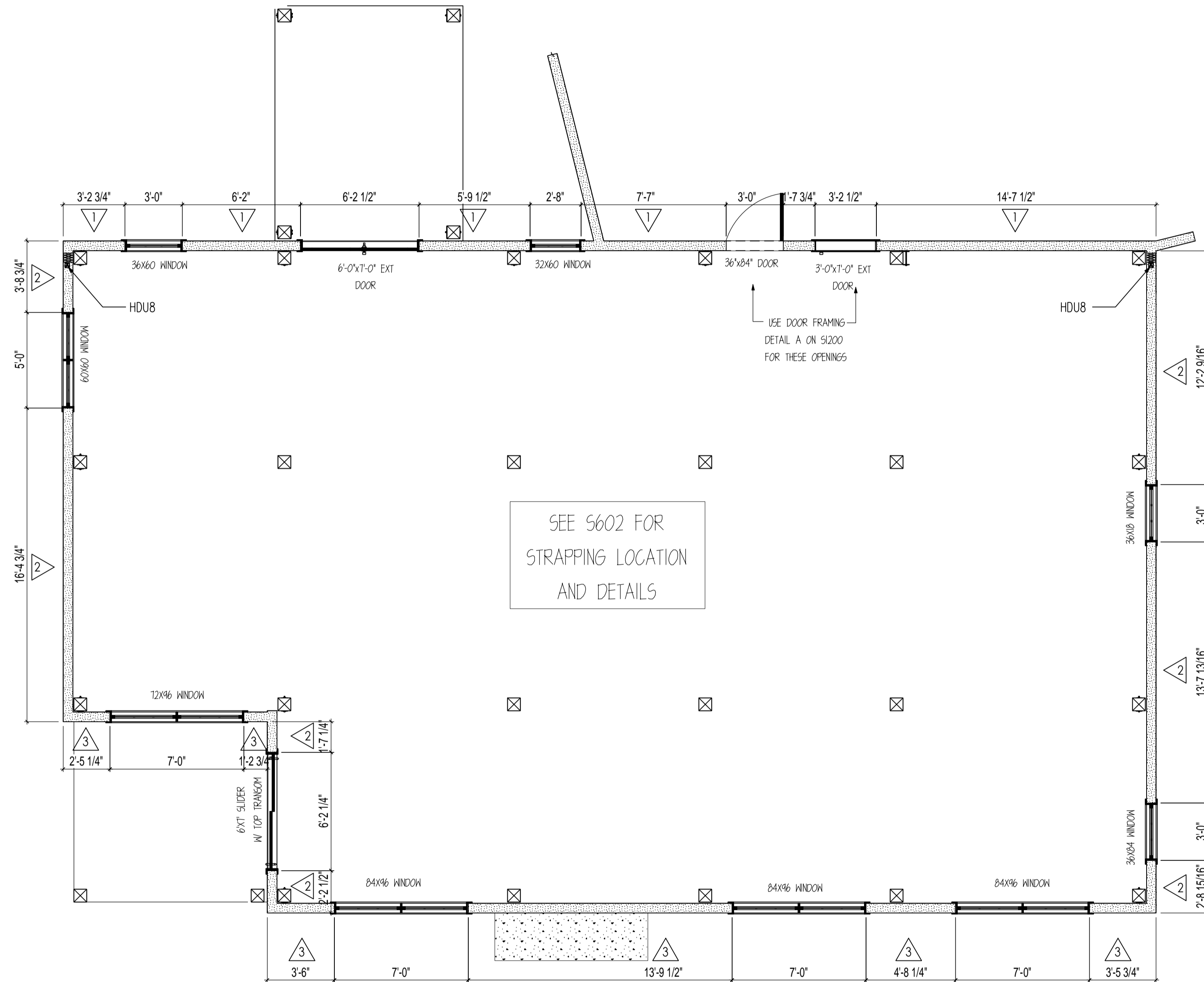
-REFER TO MANUF. SPECS FOR FURTHER INFORMATION ABOUT PRODUCT AND ATTACHMENTS
-USE SIMPSON SET EPOXY OR EQUIV.

SIMPSON HDU8-SDS2.5
ATTACH INTO MIN. 3.5" FRAMING W/ 20 SDS 1/4"x2-1/2" SCREWS. ANCHOR INTO FOUNDATION W/ 7/8" DIA. THREADED ROD (EPOXY SET) MIN. 12" EMBEDMENT.

** HOLDOWN UPLIFT 5800#. MAX SHEAR PARALLEL TO WALL: 400PLF**

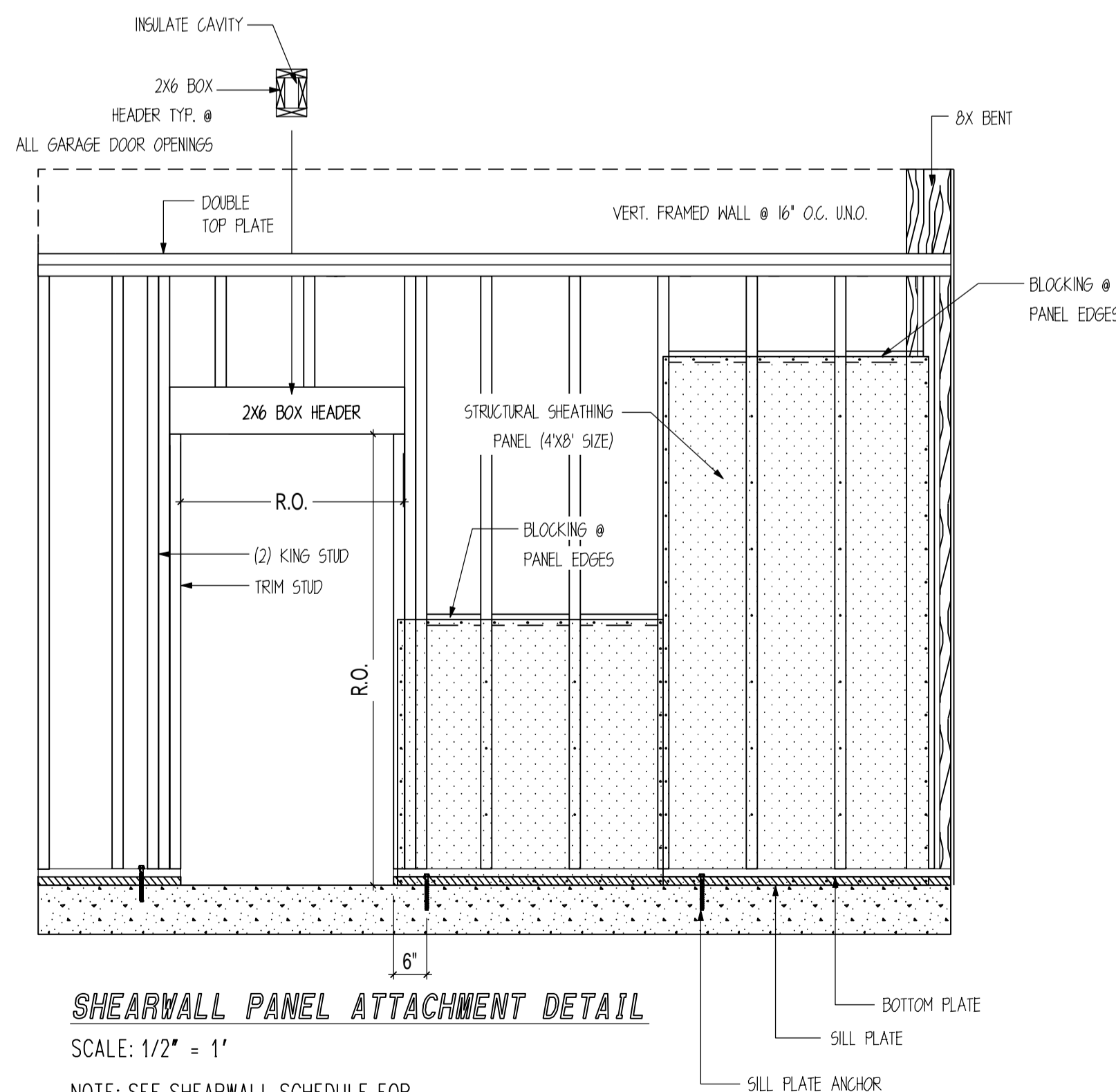


HDU LOCATION DETAILS
SCALE: 1" = 1'



MAIN FLOOR SHEAR WALL LAYOUT
SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES PRIOR TO FRAMING.



SHEARWALL PANEL ATTACHMENT DETAIL
SCALE: 1/2" = 1'

NOTE: SEE SHEARWALL SCHEDULE FOR ALL PANEL ATTACHMENTS AT PANEL EDGES AND IN THE FIELD OF THE PANEL.

CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP HOME

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

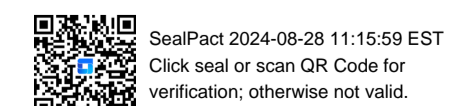
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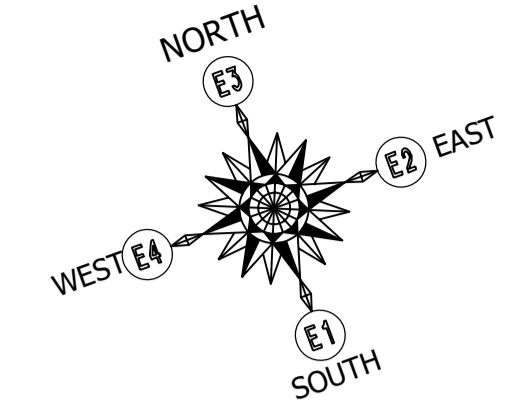
STATUS: STRUCTURAL

OTHER: --

OTHER: --

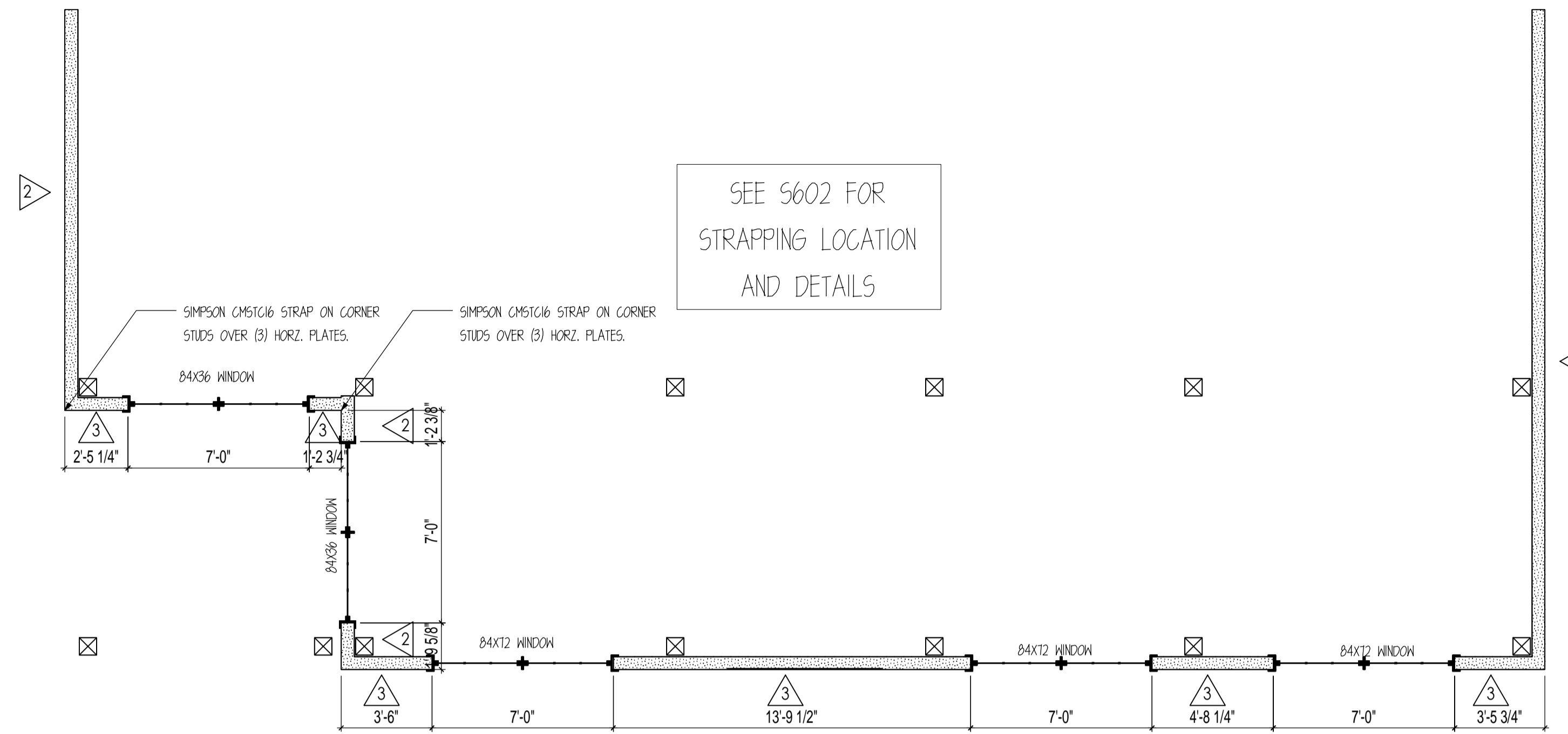
SHEET NOTES





SHEAR WALL SCHEDULE					
MARK	WALL SHEATHING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING	SPECIAL NOTES
1	1/2" OSB SHEATHING	8D NAILS	6" O.C.	12" O.C.	--
2	1/2" OSB SHEATHING	8D NAILS	4" O.C.	12" O.C.	--
3	1/2" OSB SHEATHING	8D NAILS	3" O.C.	12" O.C.	--

- SHEARWALL NOTES:**
1. VERT. 2X6 (NOM) STUDS @ 16" O.C. MAX.
 2. ALL FIELD NAILING TO BE 12" O.C. AND ALL UNSUPPORTED PANEL EDGES ARE TO BE BLOCKED.
 3. ALL SHEAR WALLS HAVE 2x6 TREATED SILL PLATE.
 4. ALL SILL PLATE ANCHORED TO FOUNDATION W/ 1/2"X6" SIMPSON TITEN HD ANCHORS.
 5. ANCHOR BOLTS SHALL BE PLACED @ ALL JAMBS, CORNERS, AND INTERSECTIONS.
 6. FIELD VERIFY ALL DOOR AND WINDOW OPENINGS ON SITE PRIOR TO FRAMING OPENINGS.



SEE S602 FOR STRAPPING LOCATION AND DETAILS

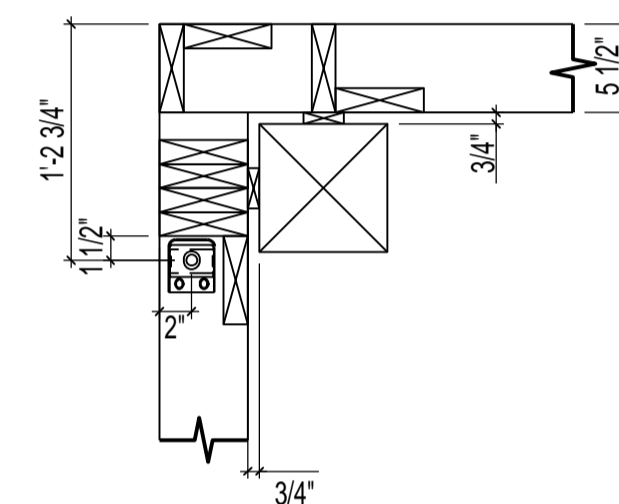
UPPER SHEAR WALL LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES PRIOR TO FRAMING.

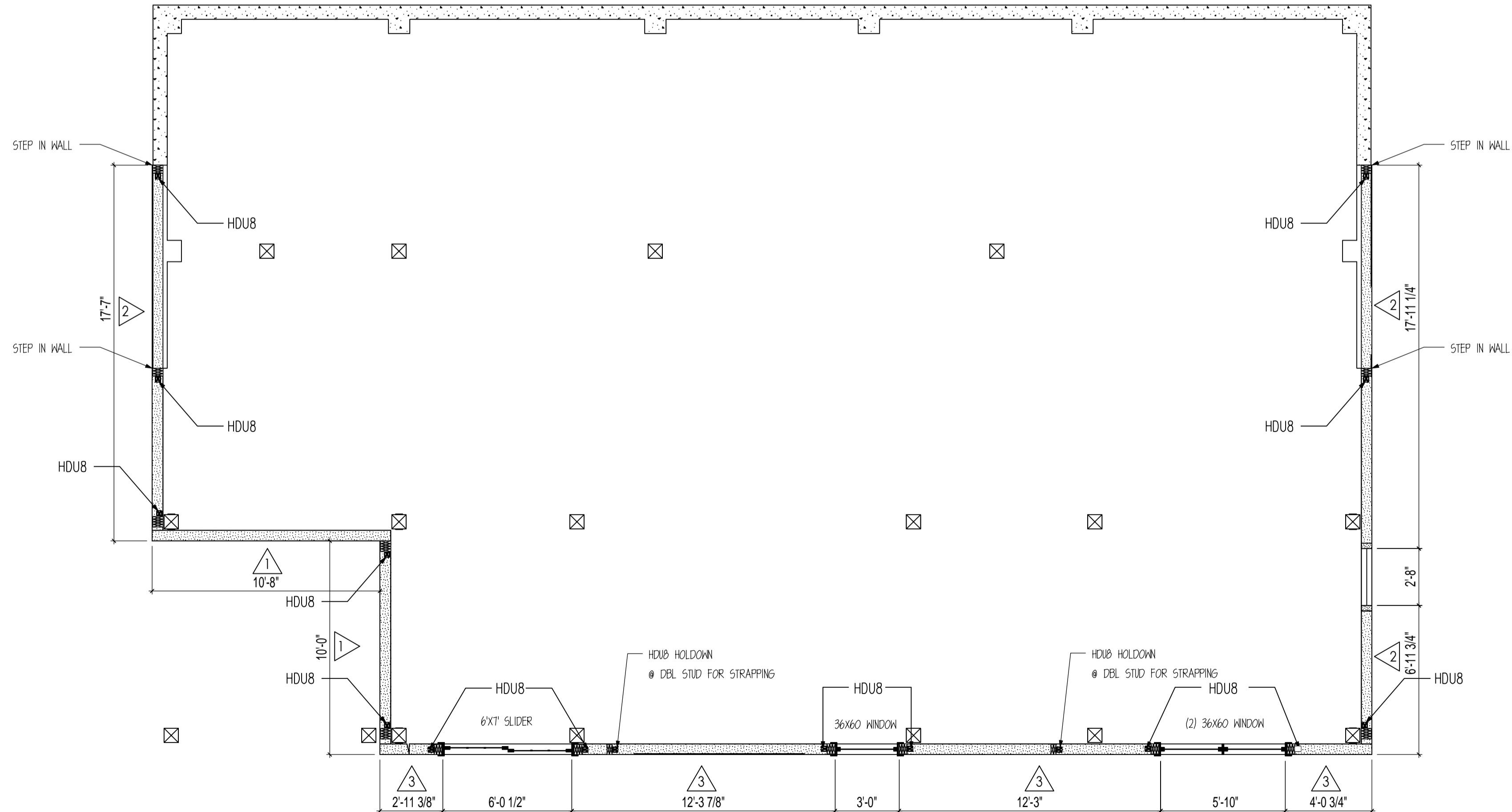
HOLDOWN DESCRIPTIONS	
-REFER TO MANUF. SPECS FOR FURTHER INFORMATION ABOUT PRODUCT AND ATTACHMENTS	
-USE SIMPSON SET EPOXY OR EQUIV.	
	SIMPSON HDU8-SDS2.5 ATTACH INTO MIN. 3.5" FRAMING W/ 20 SDS 1/4"X2-1/2" SCREWS. ANCHOR INTO FOUNDATION W/ 7/8" DIA. THREADED ROD (EPOXY SET) MIN. 12" EMBEDMENT.

** HOLDOWN UPLIFT 5800#. MAX SHEAR PARALLEL TO WALL: 400PLF**



HDU LOCATION DETAILS

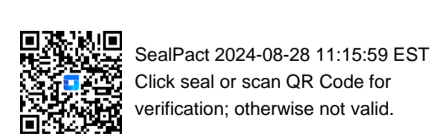
SCALE: 1" = 1'



LOWER SHEAR WALL LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES PRIOR TO FRAMING.



CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP HOME
SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1
CATEGORY: Residential
STYLE: SINGLE SLOPE
OTHER: --
OTHER: --
PM: CM

DRAWING INFORMATION:

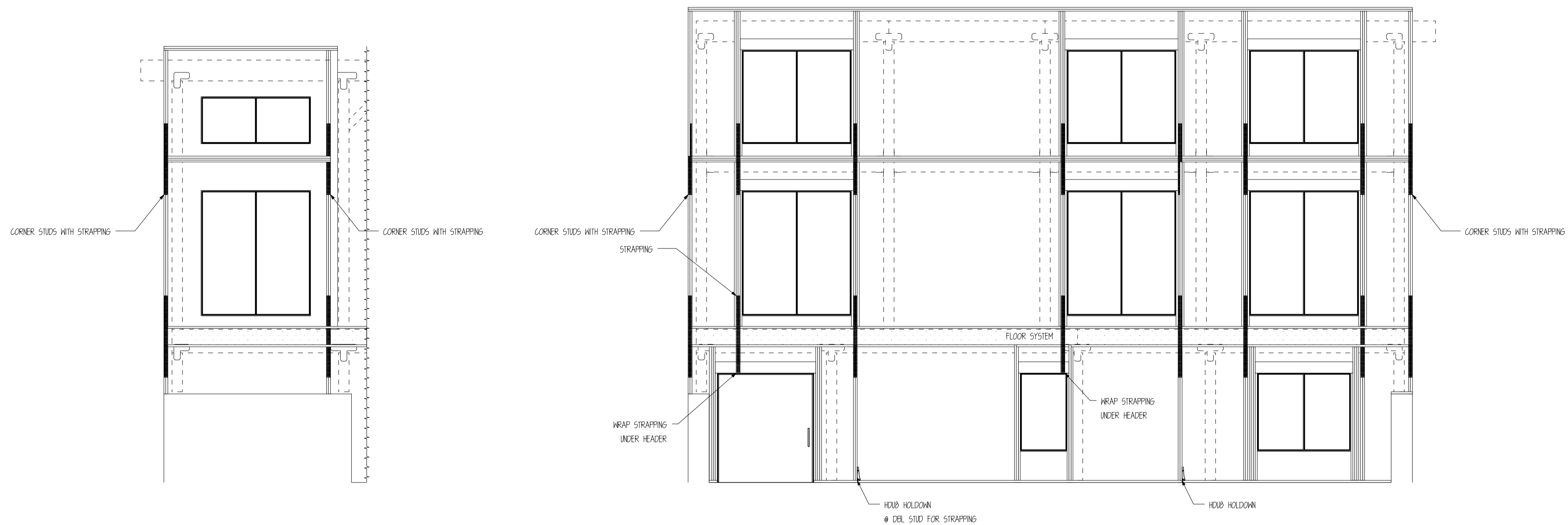
DRAWN BY: KE
DATE: 08/26/24
STATUS: STRUCTURAL
OTHER: --
OTHER: --

SHEET NOTES



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STRAPPING DESCRIPTIONS
-SIMPSON CMSTC16 STRAP
-25" MIN. END LENGTH
-ATTACH INTO DBL STUD



WALL FRAMING FOR STRAP LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES
PRIOR TO FRAMING.



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STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1

CATEGORY: Residential
STYLE: SINGLE SLOPE
OTHER: --
OTHER: --
PM: CM

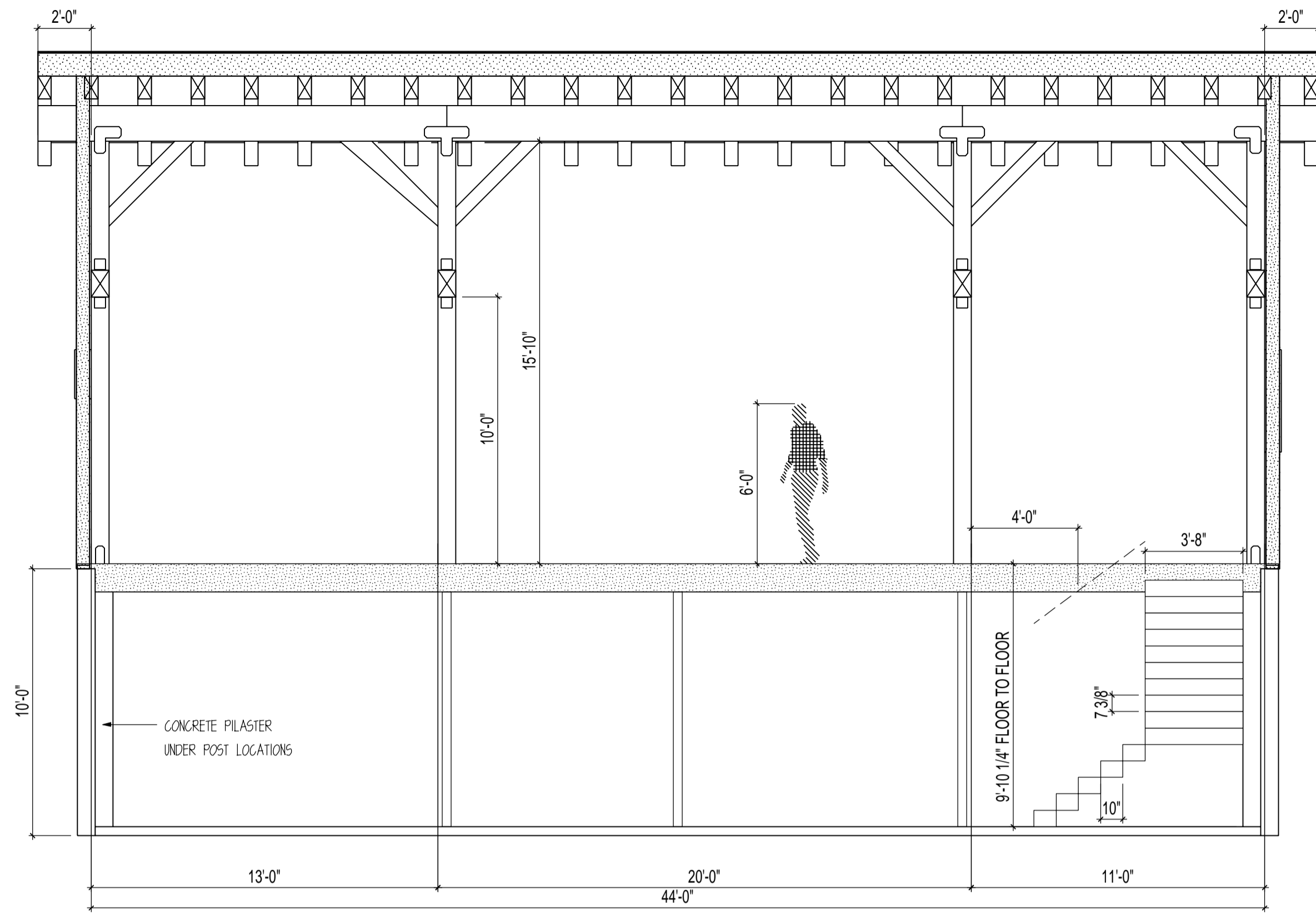
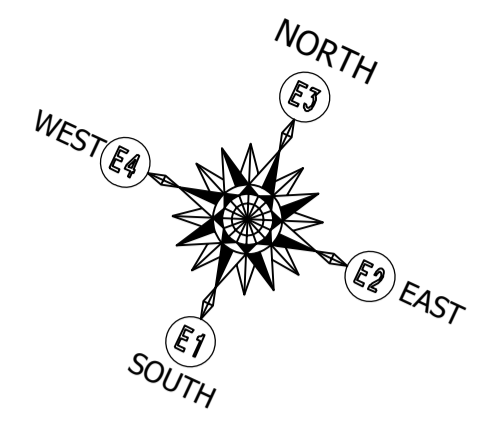
DRAWING INFORMATION:

DRAWN BY: KE
DATE: 08/26/24
STATUS: STRUCTURAL
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SHEET NOTES

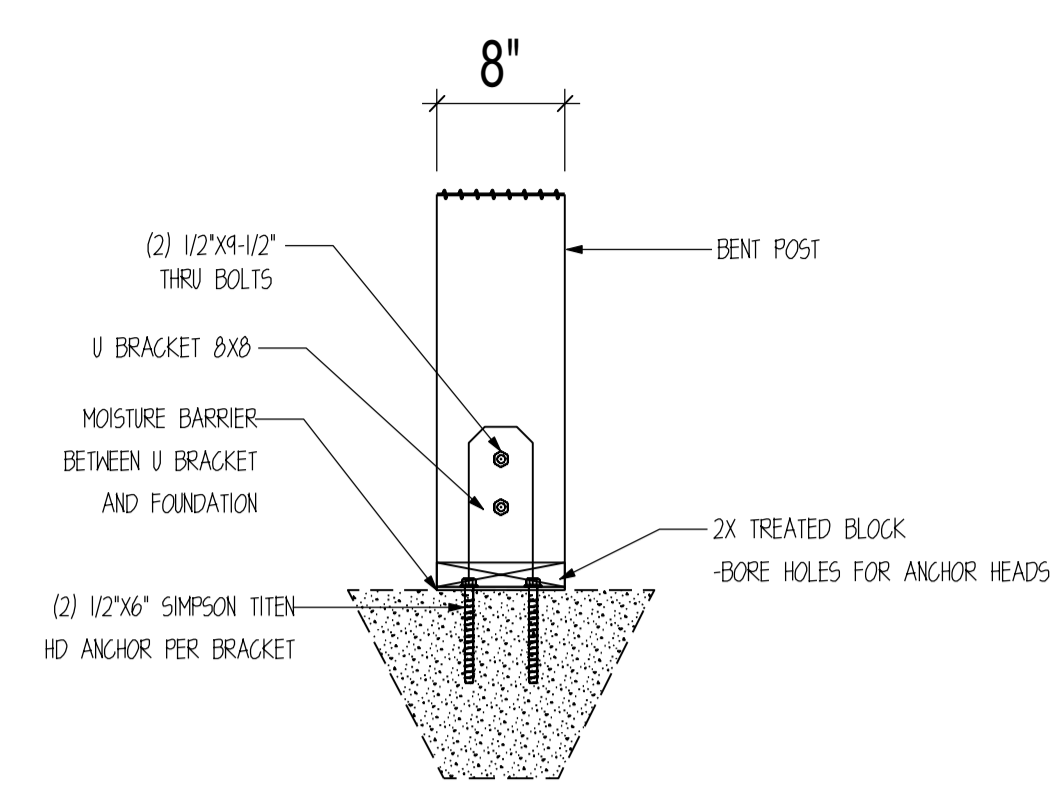
SHEET

S601



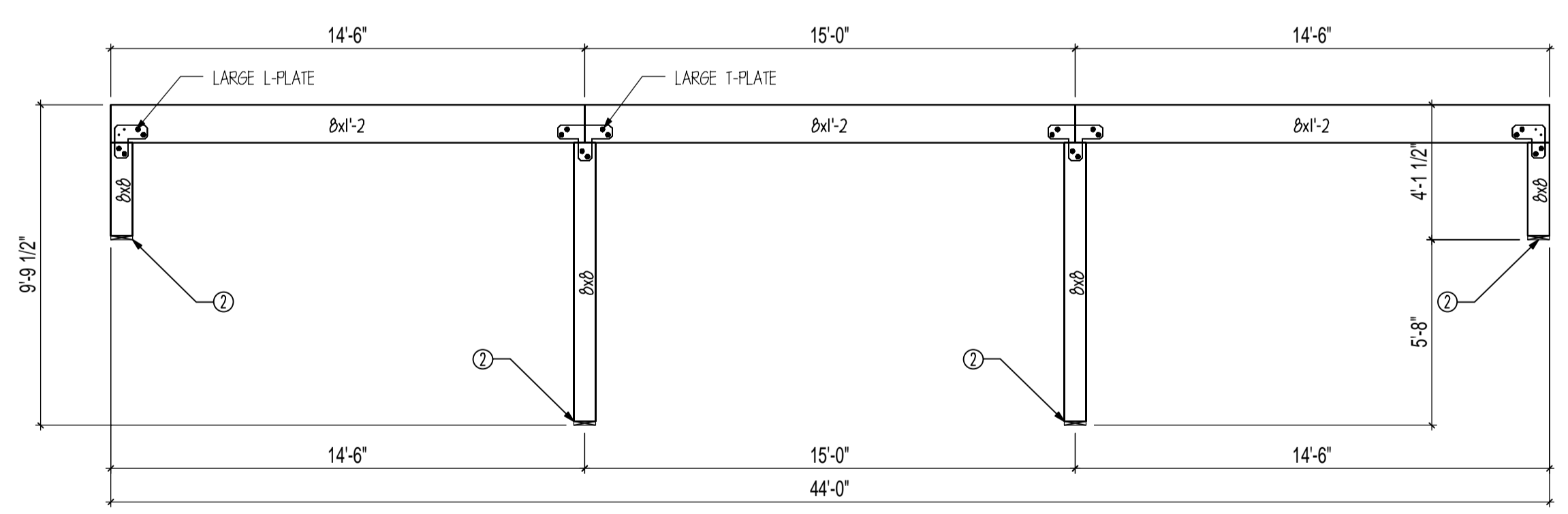
STEAMBOAT STAIR SECTION

SCALE: 1/4" = 1'



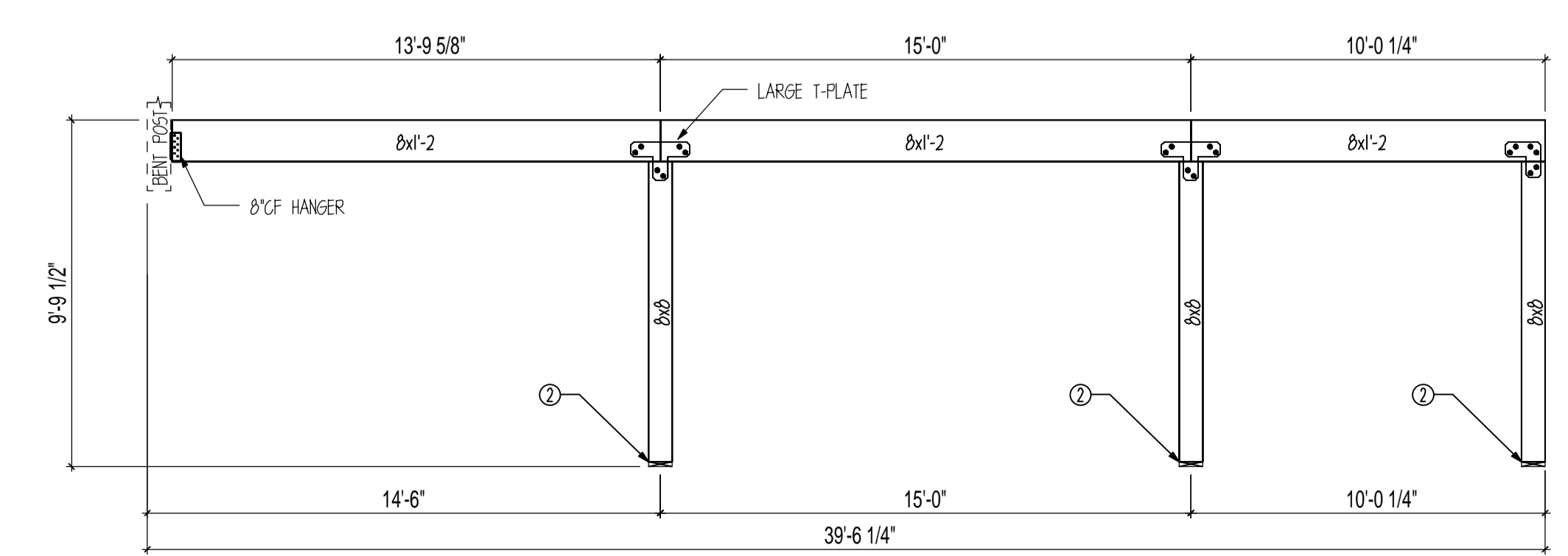
2 POST CONNECTION DETAIL

SCALE: 1" = 1'-0"



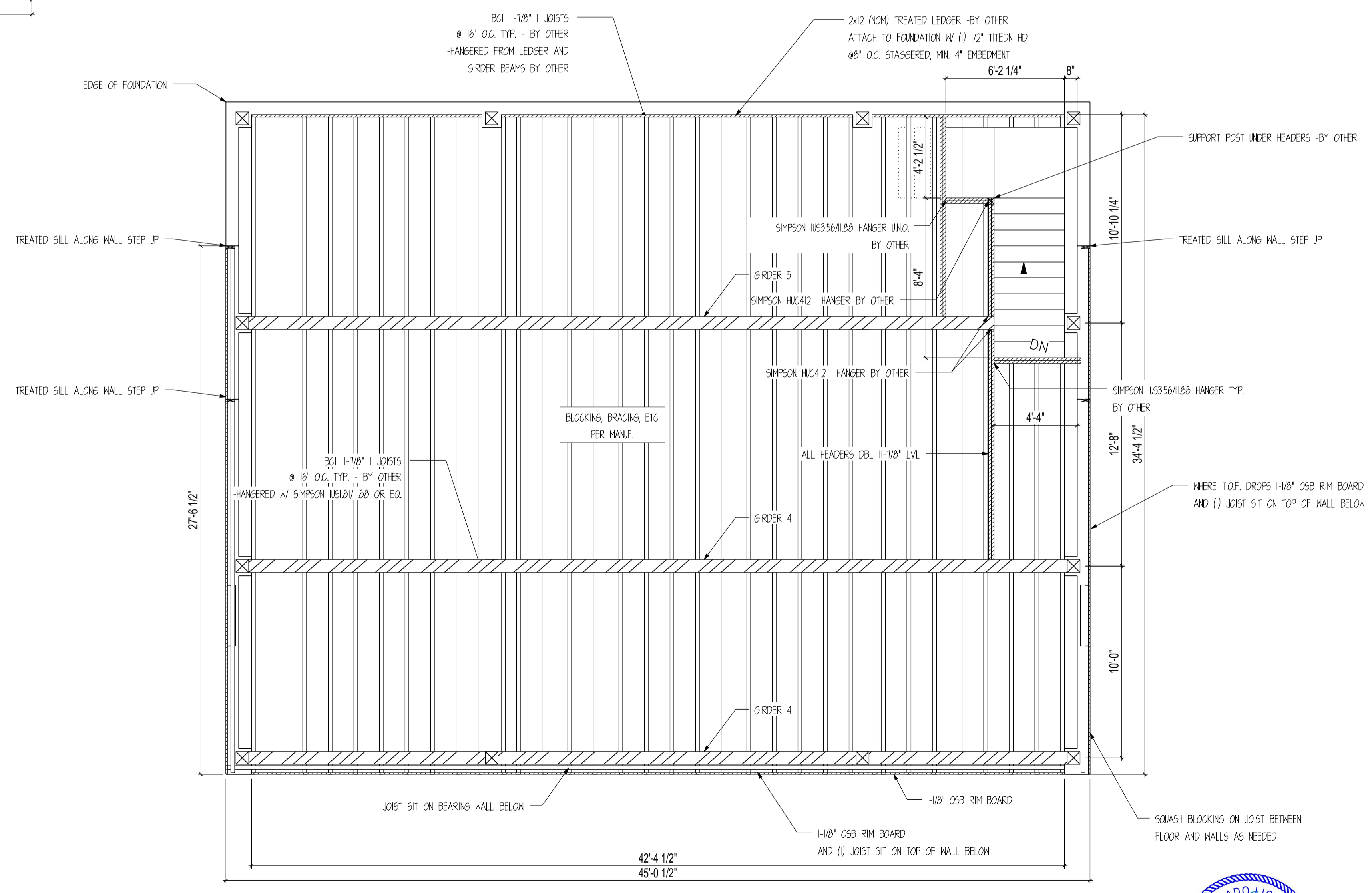
GIRDER 4

SCALE: 1/4" = 1'



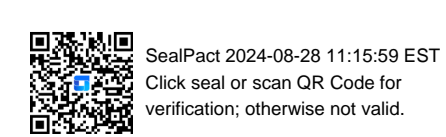
GIRDER 5

SCALE: 1/4" = 1'



MAIN FRAMING PLAN

SCALE: 1/4" = 1'



CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP HOME
SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1
CATEGORY: Residential
STYLE: SINGLE SLOPE
OTHER: --
OTHER: --
PM: CM

DRAWING INFORMATION:

DRAWN BY: KE
DATE: 08/26/24
STATUS: STRUCTURAL
OTHER: --
OTHER: --

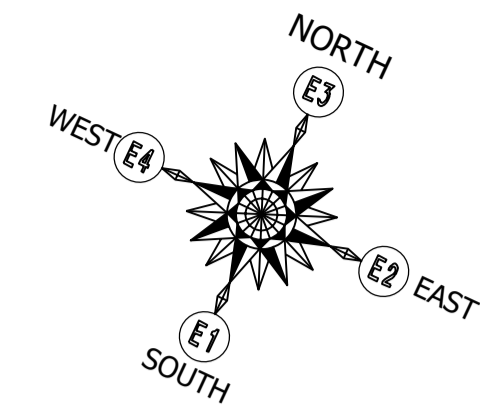
SHEET NOTES

1. INSTALL BLOCKING BETWEEN JOISTS @ ALL ENDS.
2. ALL HANGERS SUPPLIED BY OTHER.
3. CUT JOISTS TO SIZE ON SITE.



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verification, otherwise not valid.

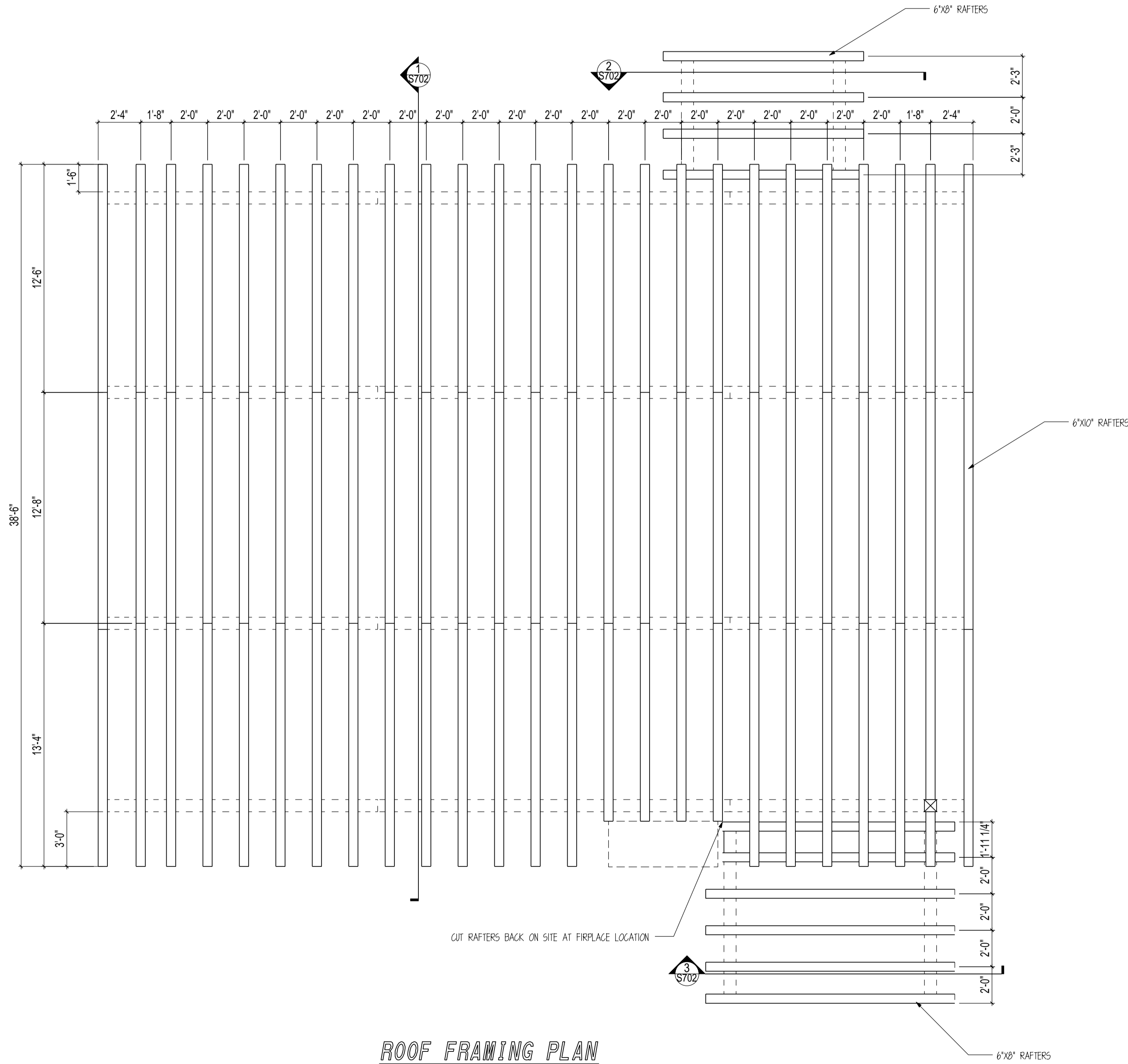
STEAMBOAT



www.timberlyne.com

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888-489-1680
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Boerne, TX 78006
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ROOF FRAMING PLAN

SCALE: 1/4" = 1'

CUSTOMER INFORMATION:

**DAN
MCENTEE**

PROJECT INFORMATION:

**MCENTEE GROUP
HOME**

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487
NUMBER: MGR0524-1

CATEGORY: Residential
STYLE: SINGLE SLOPE
OTHER: --
OTHER: --
PM: CM

DRAWING INFORMATION:

DRAWN BY: KE
DATE: 08/26/24
STATUS: STRUCTURAL
OTHER: --
OTHER: --

SHEET NOTES

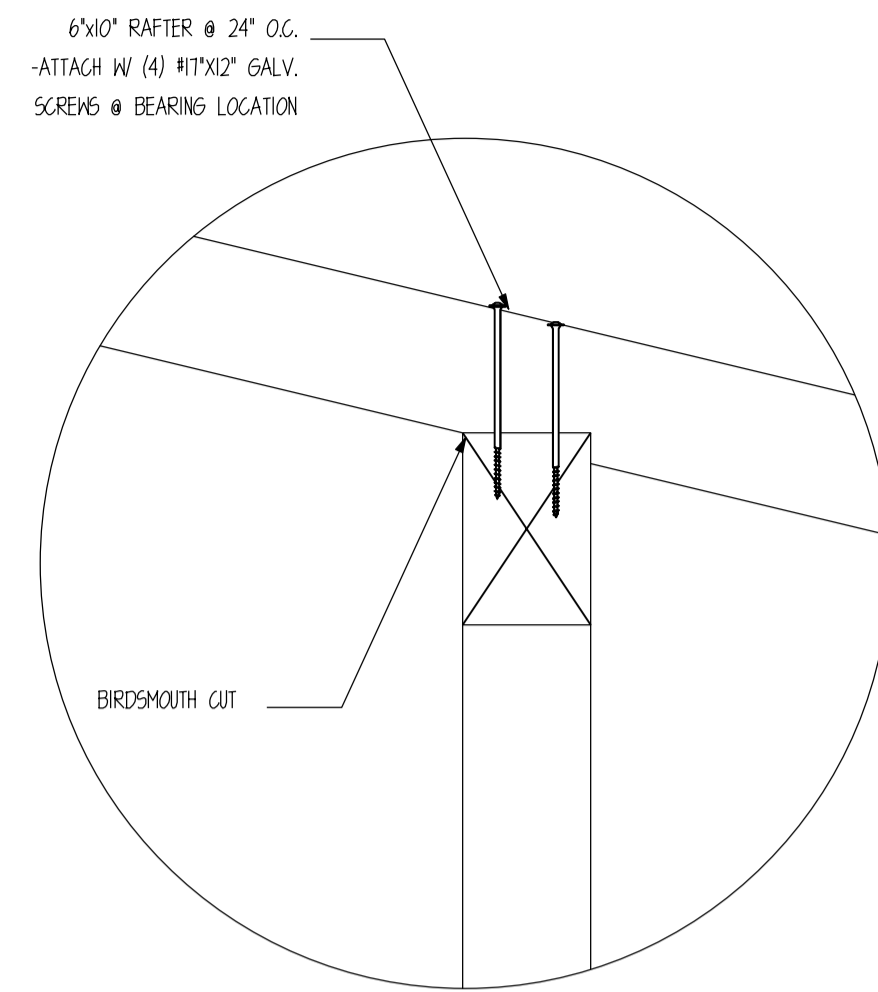
- 1. INSTALL BLOCKING BETWEEN JOISTS @ ALL ENDS.
- 2. ALL HANGERS SUPPLIED BY OTHER
- 3. CUT JOISTS TO SIZE ON SITE

SHEET

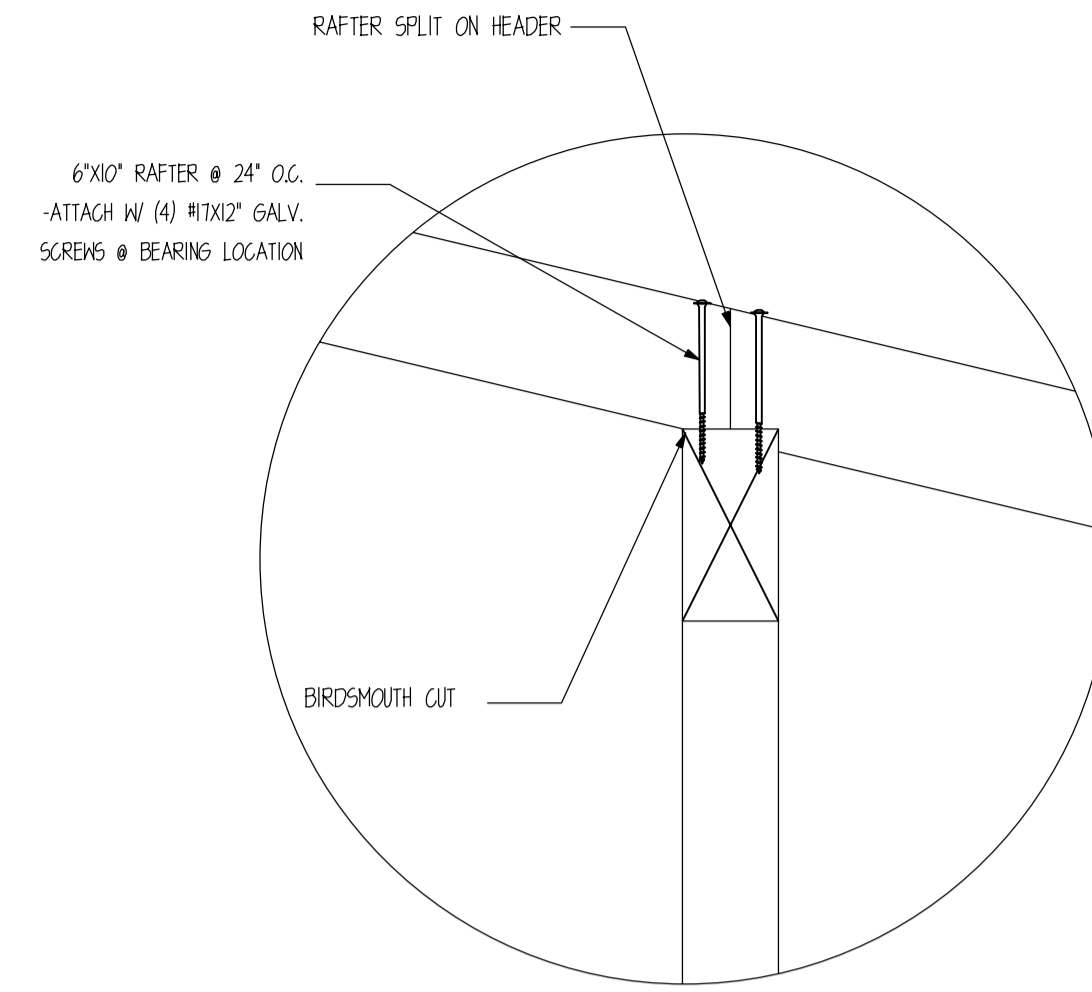
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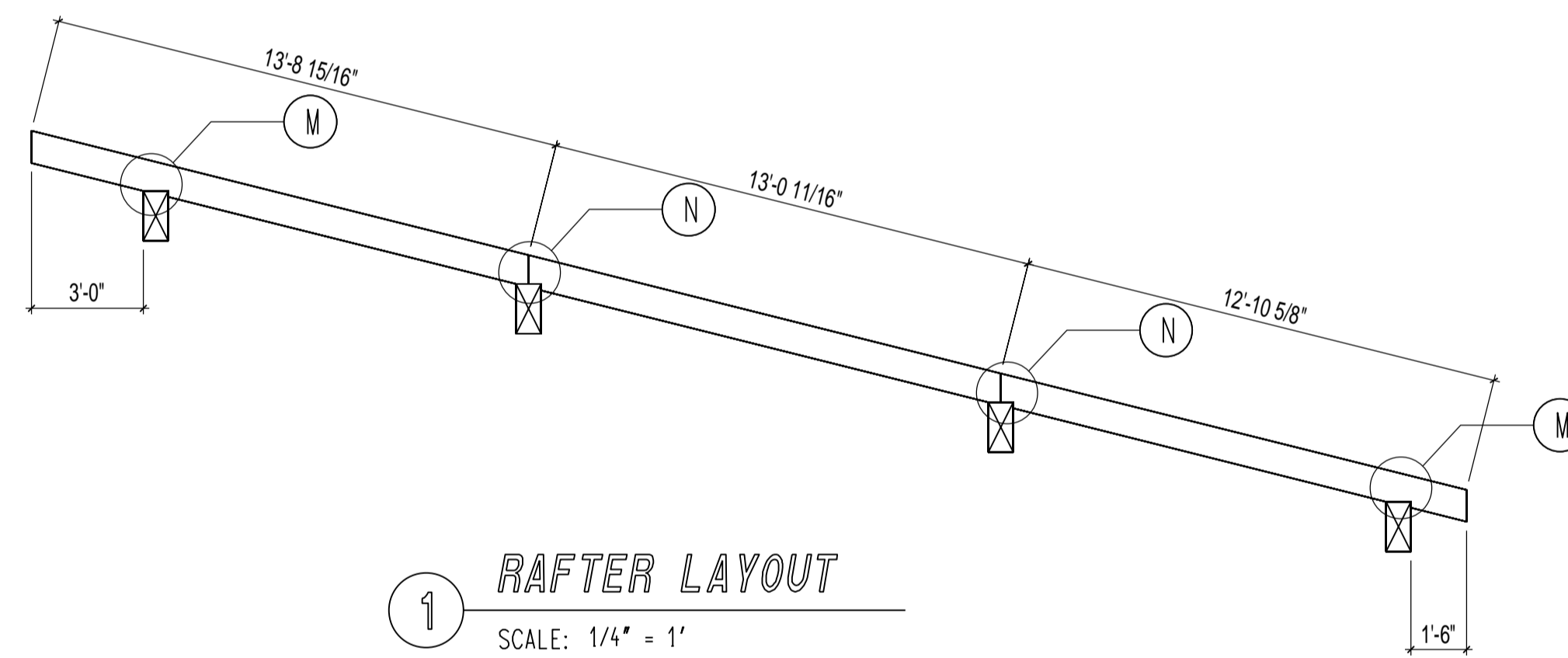
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Click seal or scan QR Code for
verification; otherwise not valid.



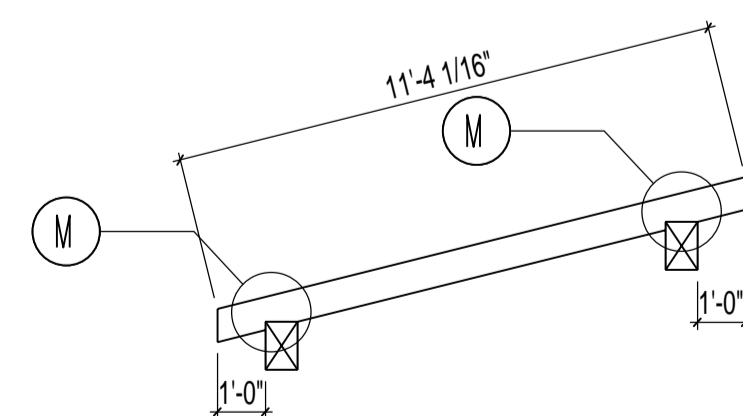
M RAFTER ATTACHMENT DETAIL
SCALE: 1" = 1'



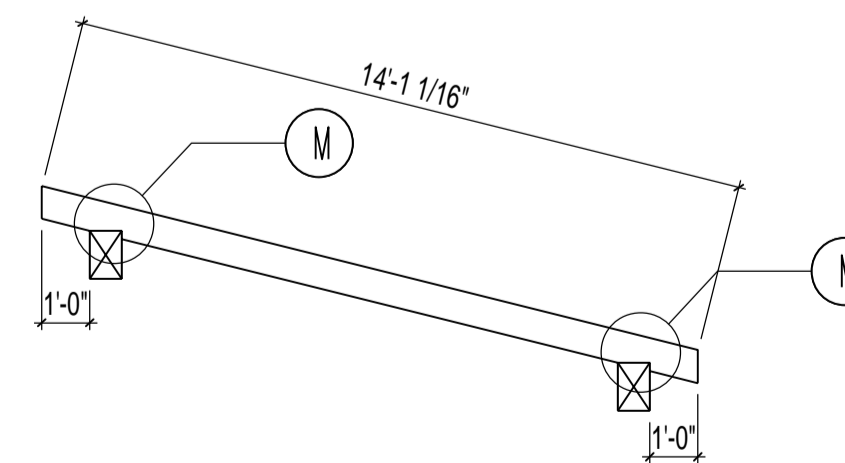
N RAFTER SPLIT ATTACHMENT DETAIL
SCALE: 1" = 1'



1 RAFTER LAYOUT
SCALE: 1/4" = 1'



2 RAFTER LAYOUT
SCALE: 1/4" = 1'



3 RAFTER LAYOUT
SCALE: 1/4" = 1'

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CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

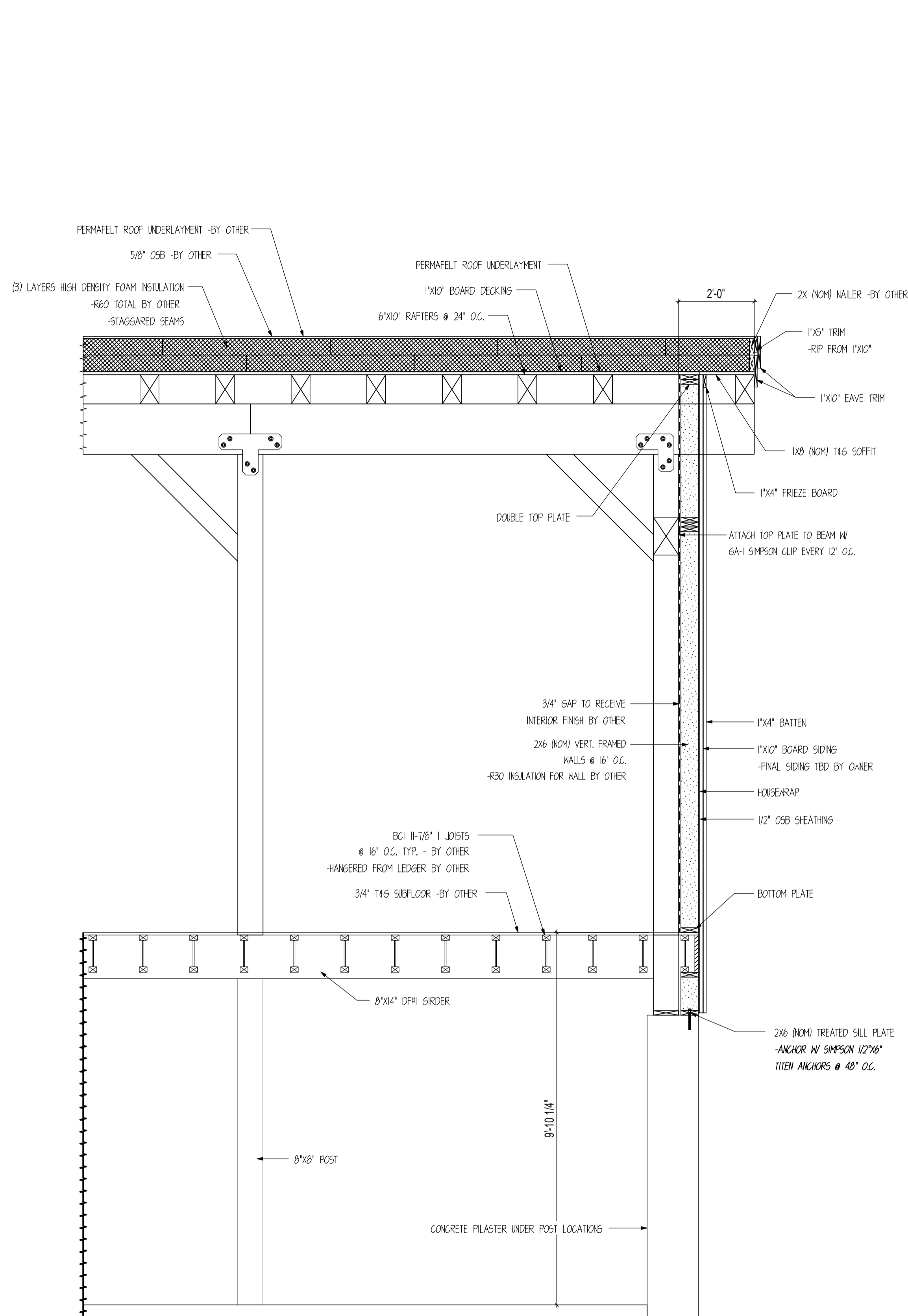
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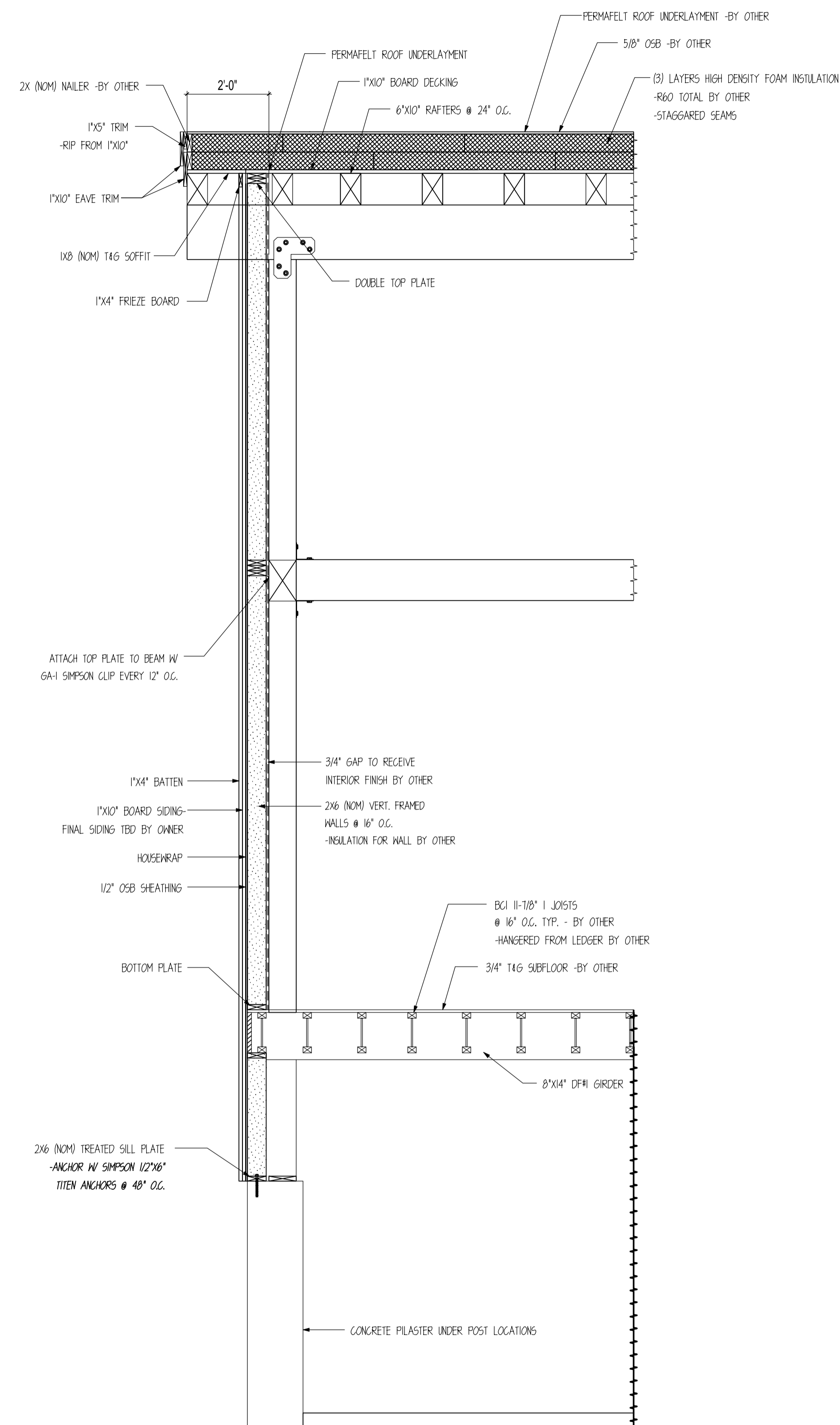
SHEET NOTES

NOTE: EXTERIOR FLASHING TO BE
 INSTALLED AT ALL CONNECTIONS
 BETWEEN ROOFS, WALLS, AND
 PROJECTIONS OR PENETRATIONS
 AS REQUIRED BY GOOD
 CONSTRUCTION PRACTICES.
 FLASHING MATERIALS AND
 DETAILS TO BE PROVIDED BY
 CUSTOMER OR GENERAL
 CONTRACTOR.

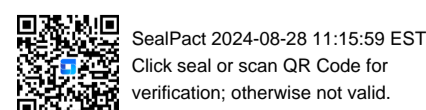
NOTE: ALL OSB
 SHEATHING TO BE APA
 RATED SHEATHING W/
 SPAN RATING OF
 32/16 INSTALLED
 PERP. TO SUPPORTS



F HOME EXTERIOR WALL SECTION
 SCALE : 1/2" = 1'



G HOME EXTERIOR WALL SECTION
 SCALE : 1/2" = 1'



CUSTOMER INFORMATION:

**DAN
 MCENTEE**

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**MCENTEE GROUP
 HOME**

SUNDANCE COURT 200
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NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

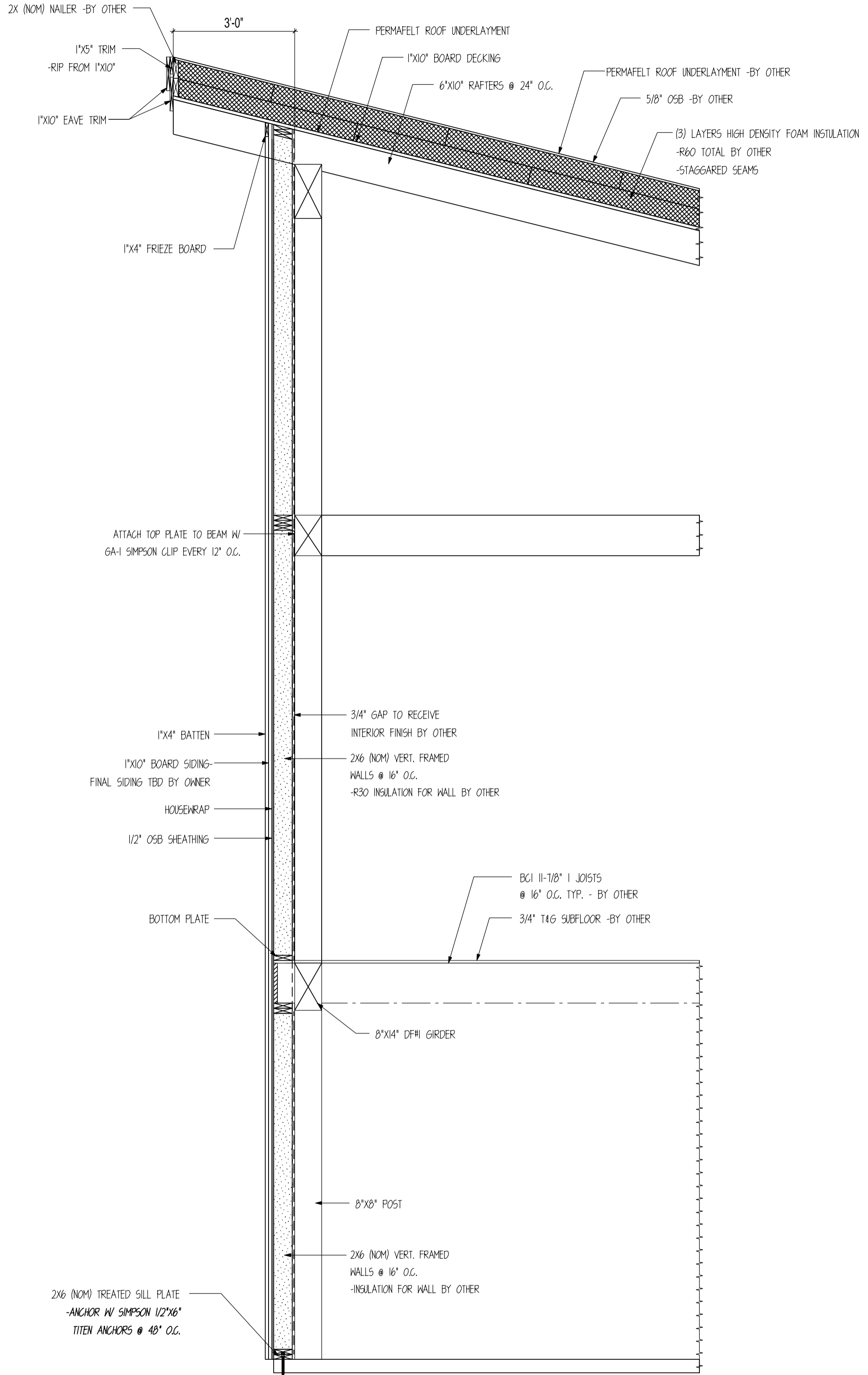
OTHER: --

OTHER: --

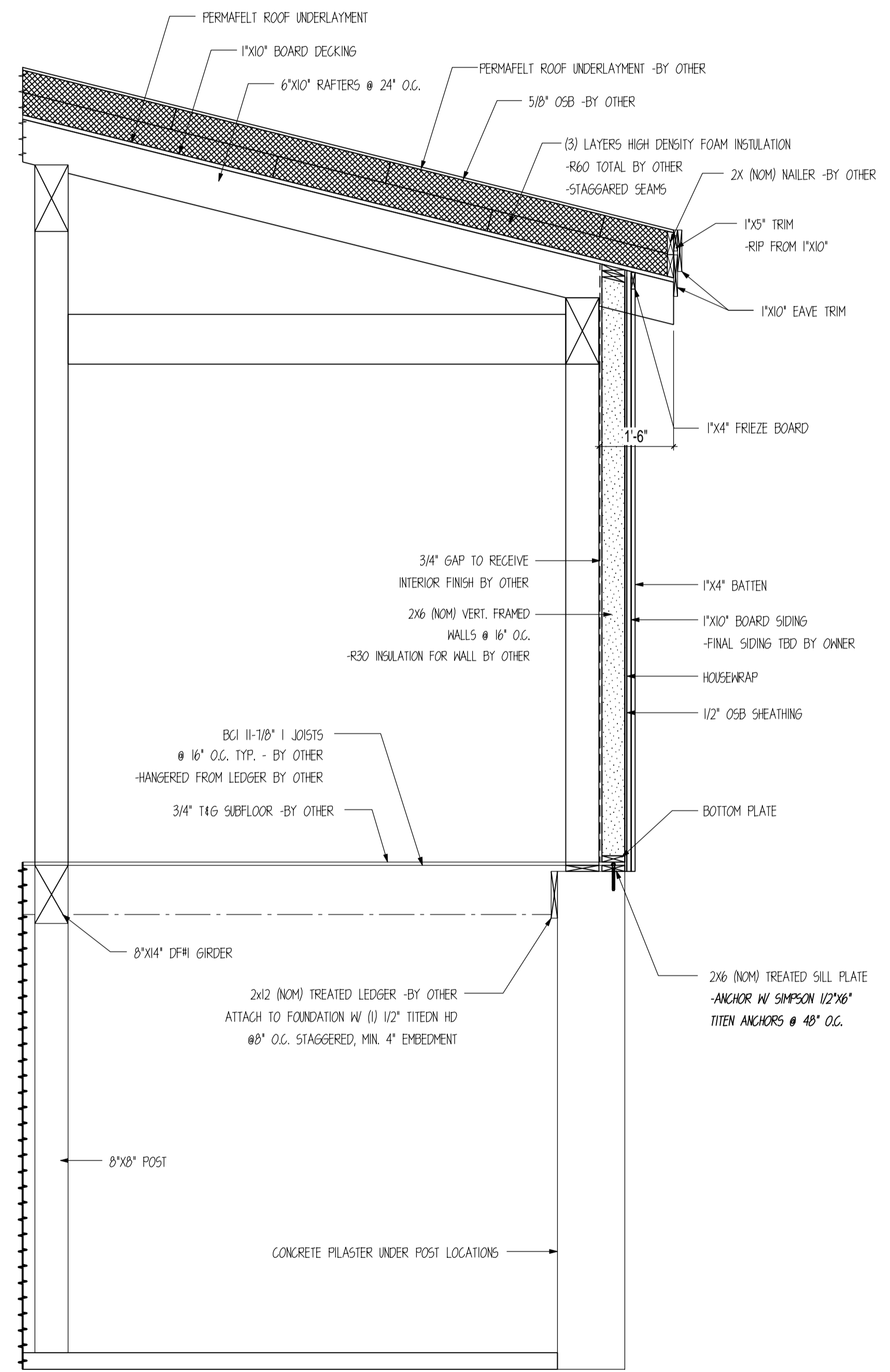
SHEET NOTES

NOTE: EXTERIOR FLASHING TO BE
INSTALLED AT ALL CONNECTIONS
BETWEEN ROOFS, WALLS, AND
PROJECTIONS OR PENETRATIONS
AS REQUIRED BY GOOD
CONSTRUCTION PRACTICES.
FLASHING MATERIALS AND
DETAILS TO BE PROVIDED BY
CUSTOMER OR GENERAL
CONTRACTOR.

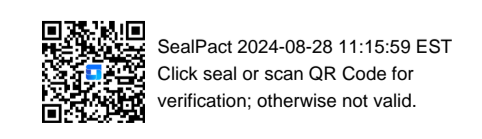
NOTE: ALL OSB
SHEATHING TO BE APA
RATED SHEATHING W/
SPAN RATING OF
32/16 INSTALLED
PERP. TO SUPPORTS



1 HOME EXTERIOR WALL SECTION
SCALE : 1/2" = 1'



2 HOME EXTERIOR WALL SECTION
SCALE : 1/2" = 1'



CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

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SHEET NOTES



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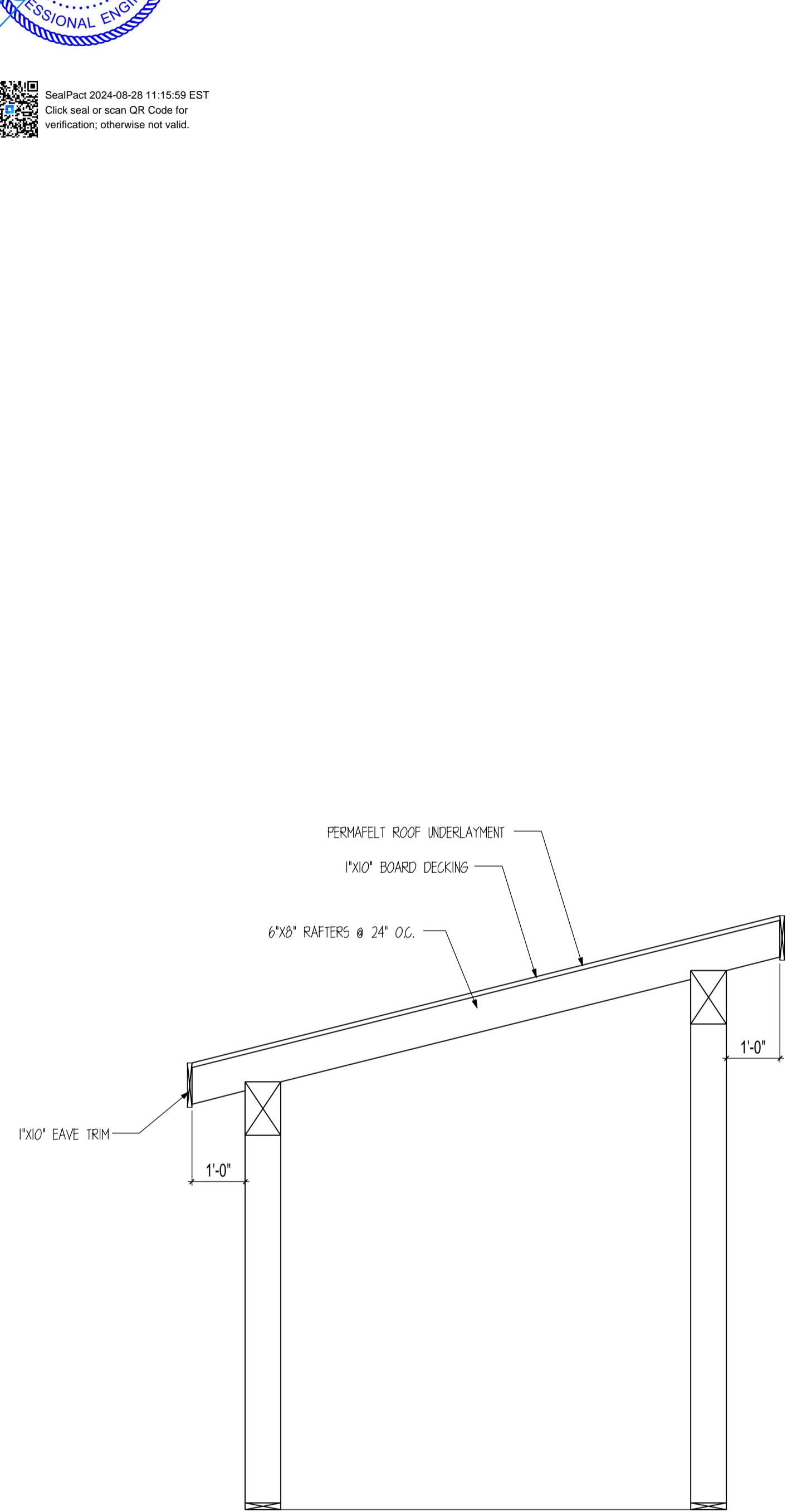
SUNDANCE COURT 200
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CATEGORY: Residential
STYLE: SINGLE SLOPE
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OTHER: --
PM: CM

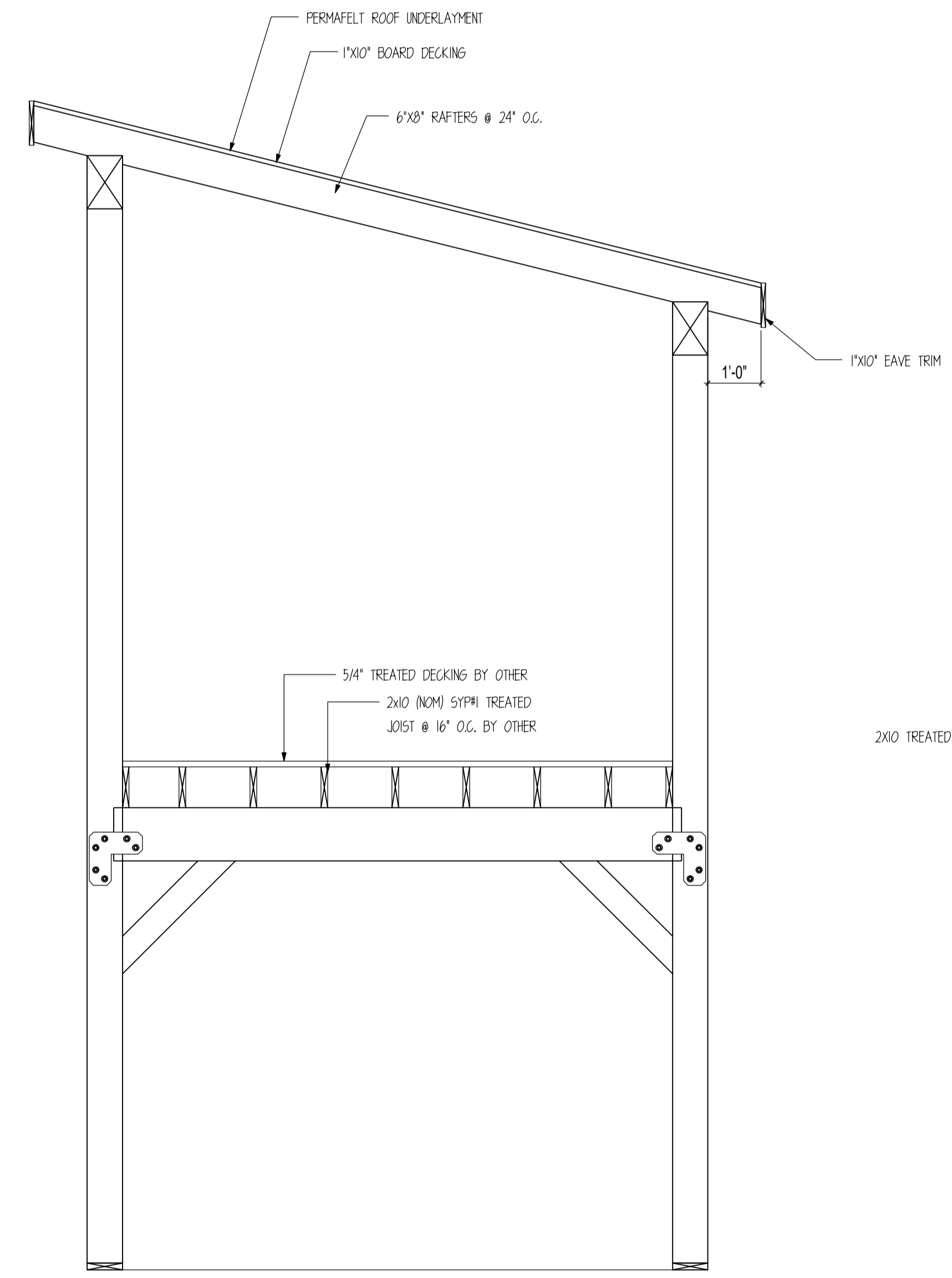
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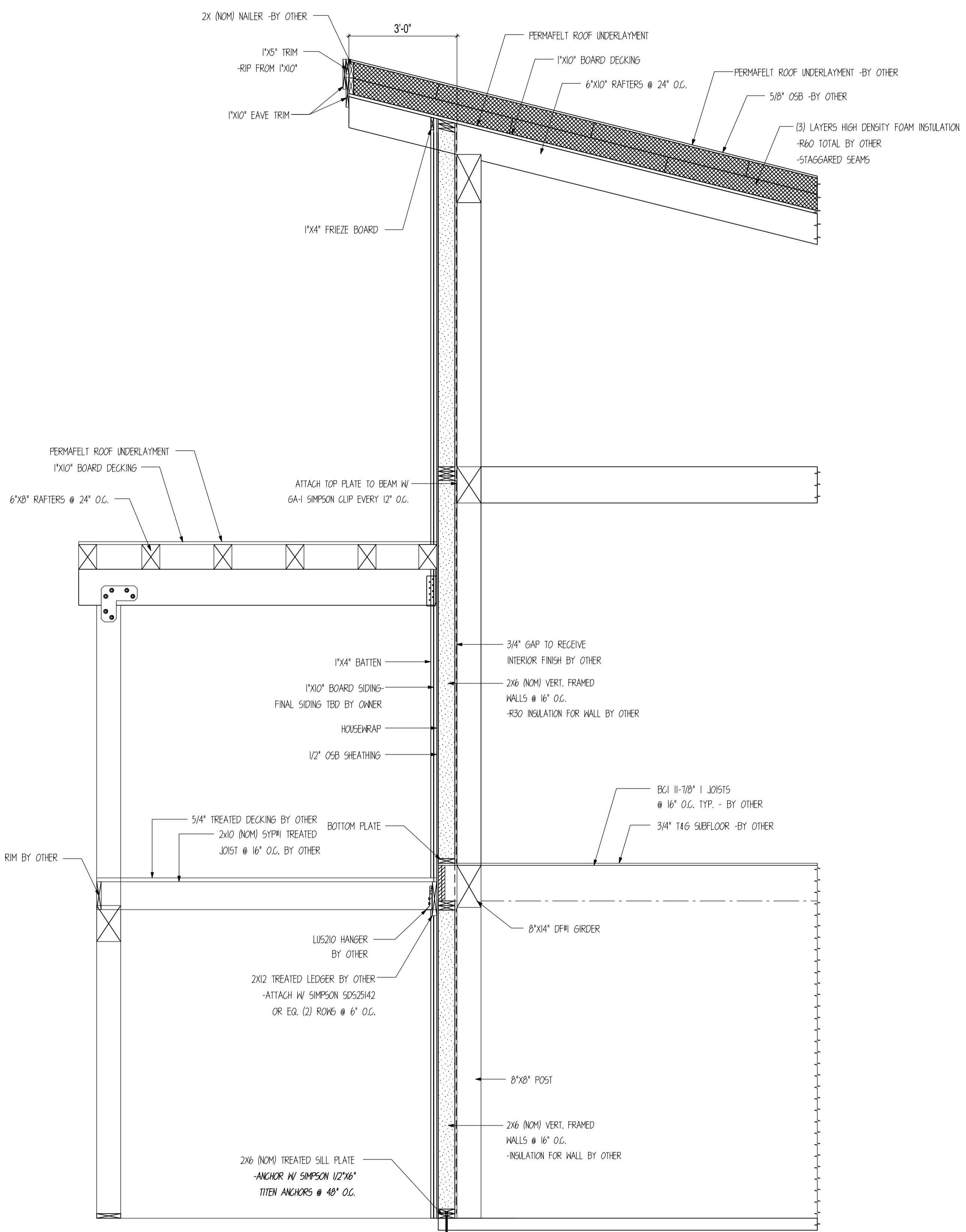
SHEET NOTES



J COVERED ENTRY SECTION
SCALE: 1/2" = 1'



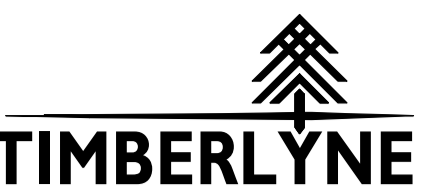
K COVERED DECK SECTION
SCALE: 1/2" = 1'



L HOME EXTERIOR WALL SECTION
SCALE: 1/2" = 1'

STANDARD STEEL JOINERY

STEAMBOAT



www.timberlyne.com

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OTHER: --

OTHER: --

SHEET NOTES

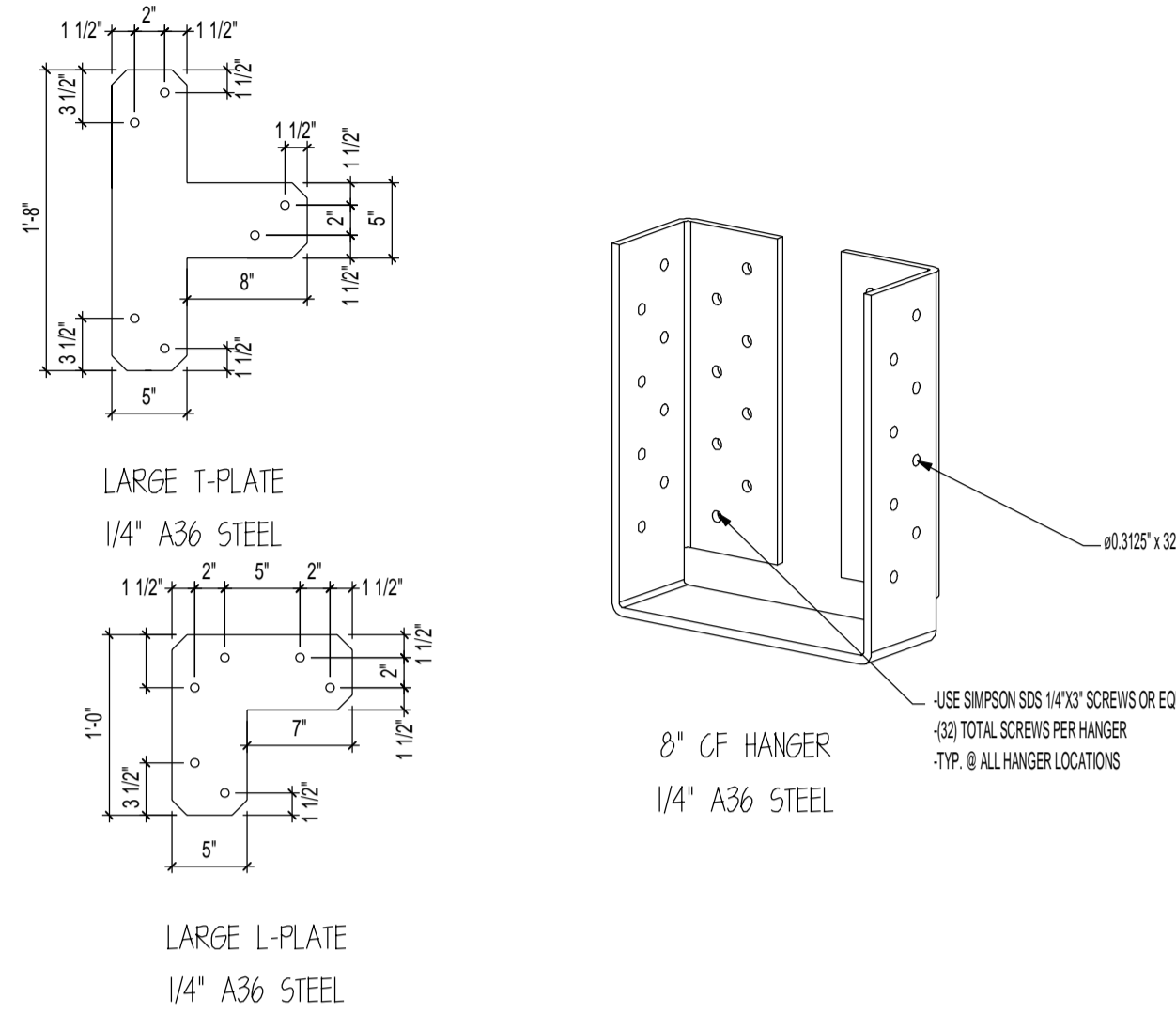
1. BASE OF MAIN FRAME POST CUT TO FIT IN
FIELD BY GENERAL CONTRACTOR ACCORDING
TO SPECS ON CUT LISTS. CUT BOTTOM OF
POST ONLY.

SHEET

S900

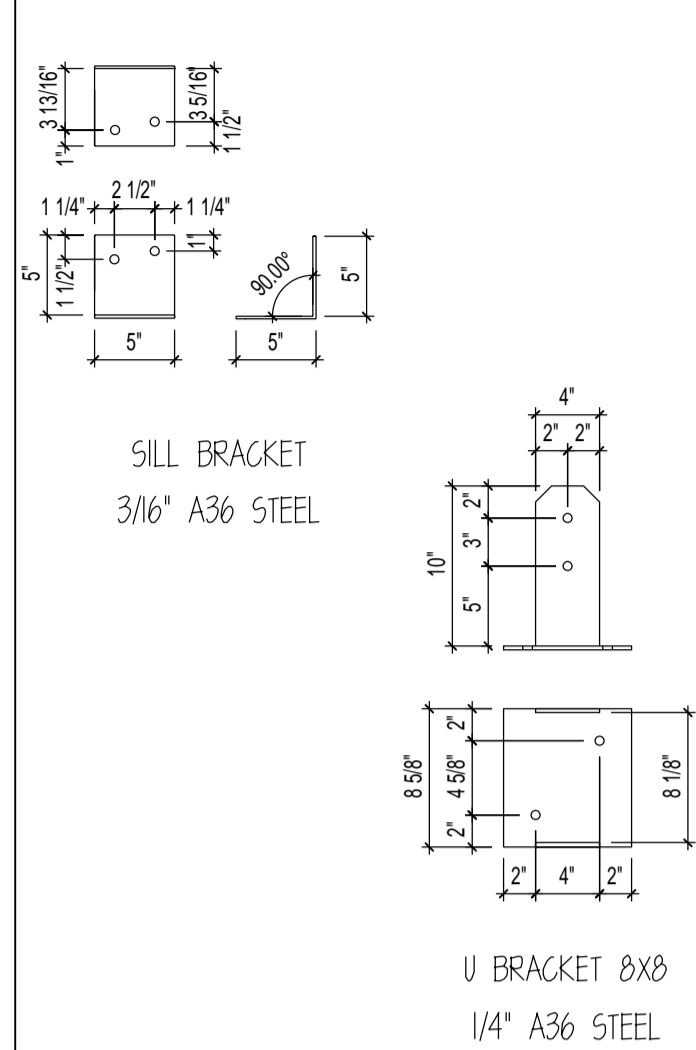
PLATES

- USE PROVIDED ZINC COATED 1/2"x4-1/2" THRU BOLTS (A307 MIN) W/ WAGHERS
- 2 PLATES ARE USED PLACE 1 PLATE ON EACH SIDE OF BENT UNLESS NOTED OTHERWISE ON PLANS



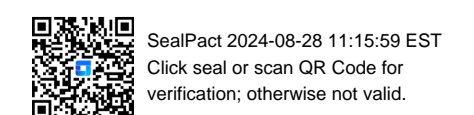
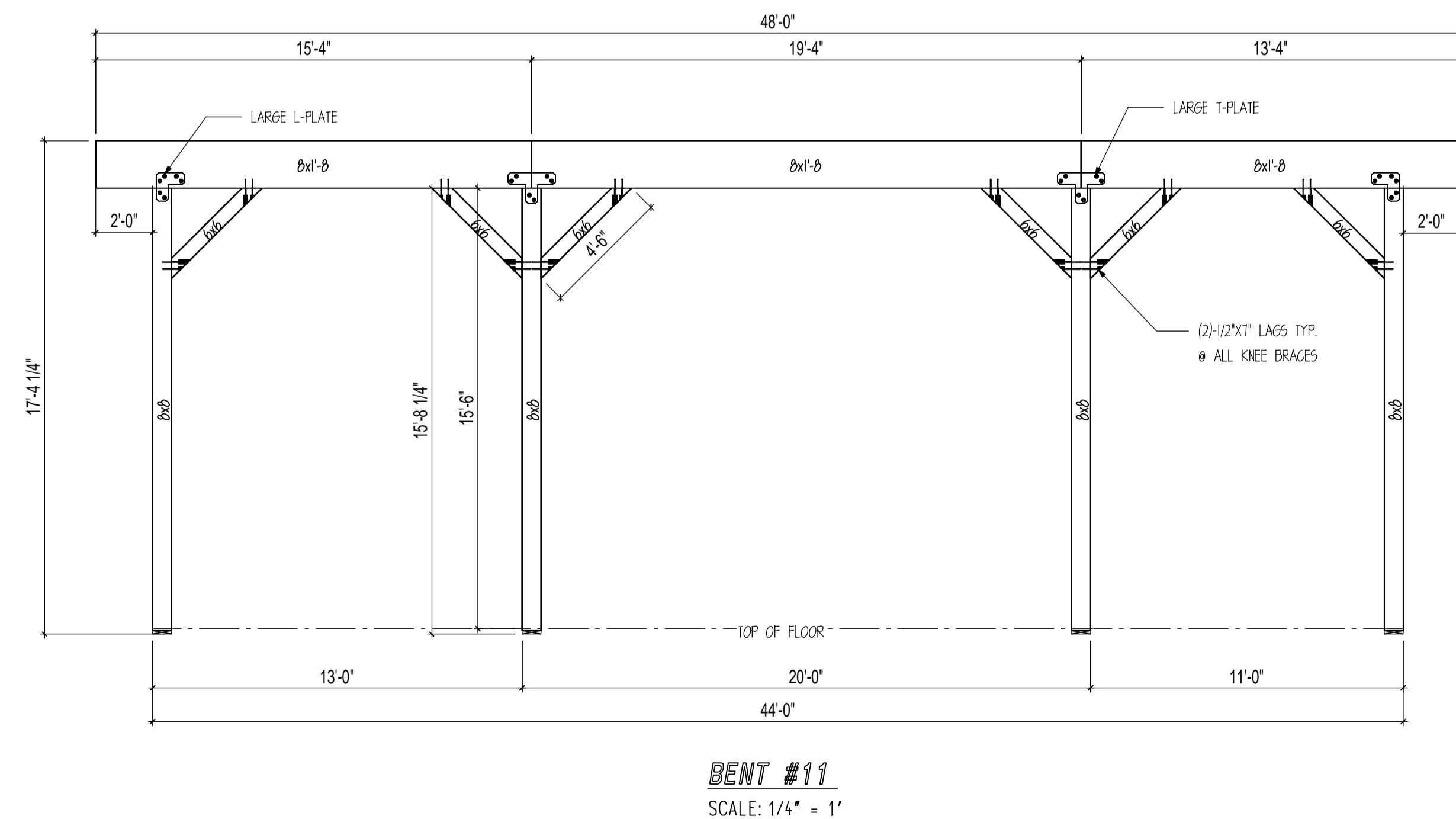
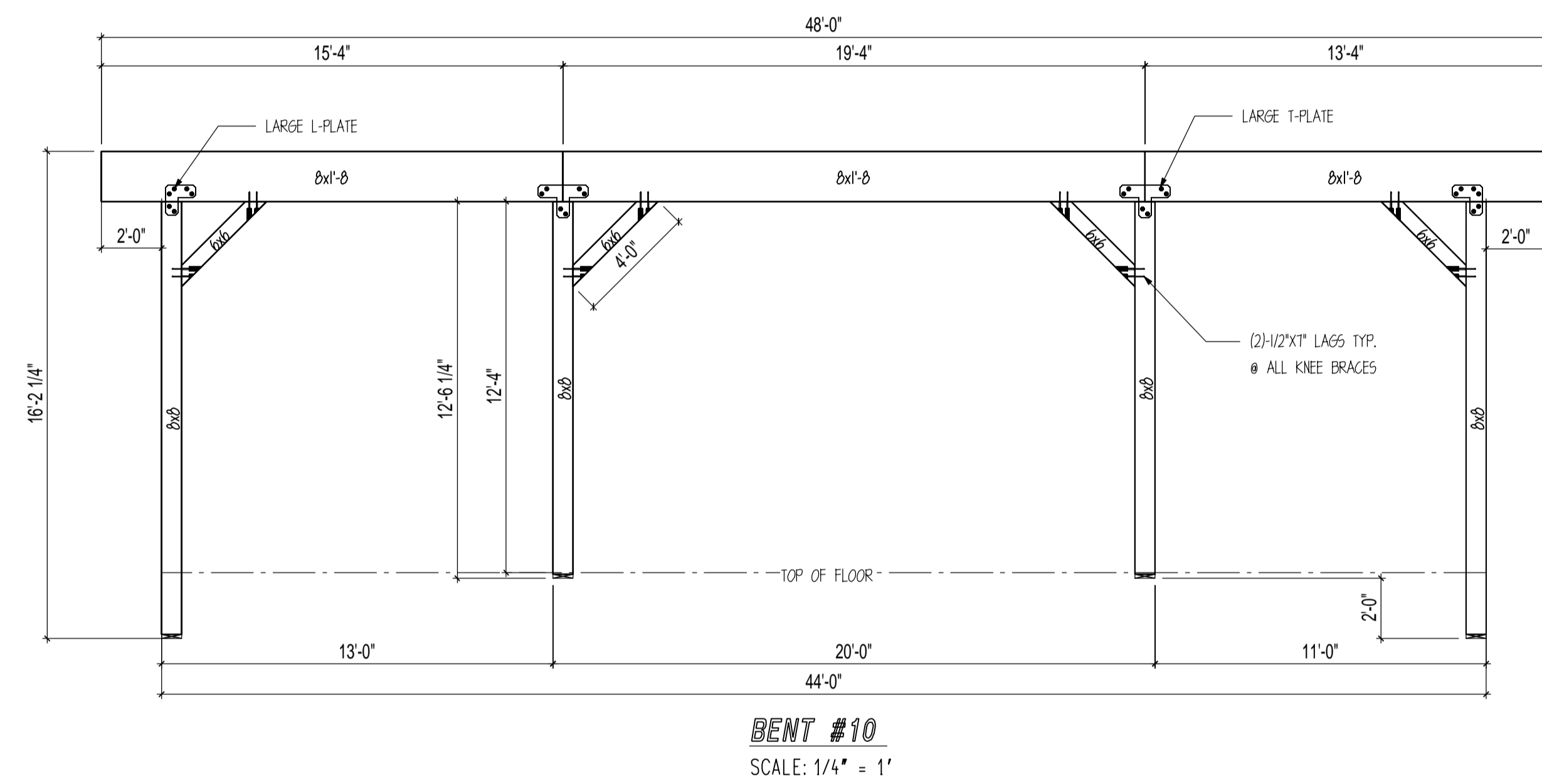
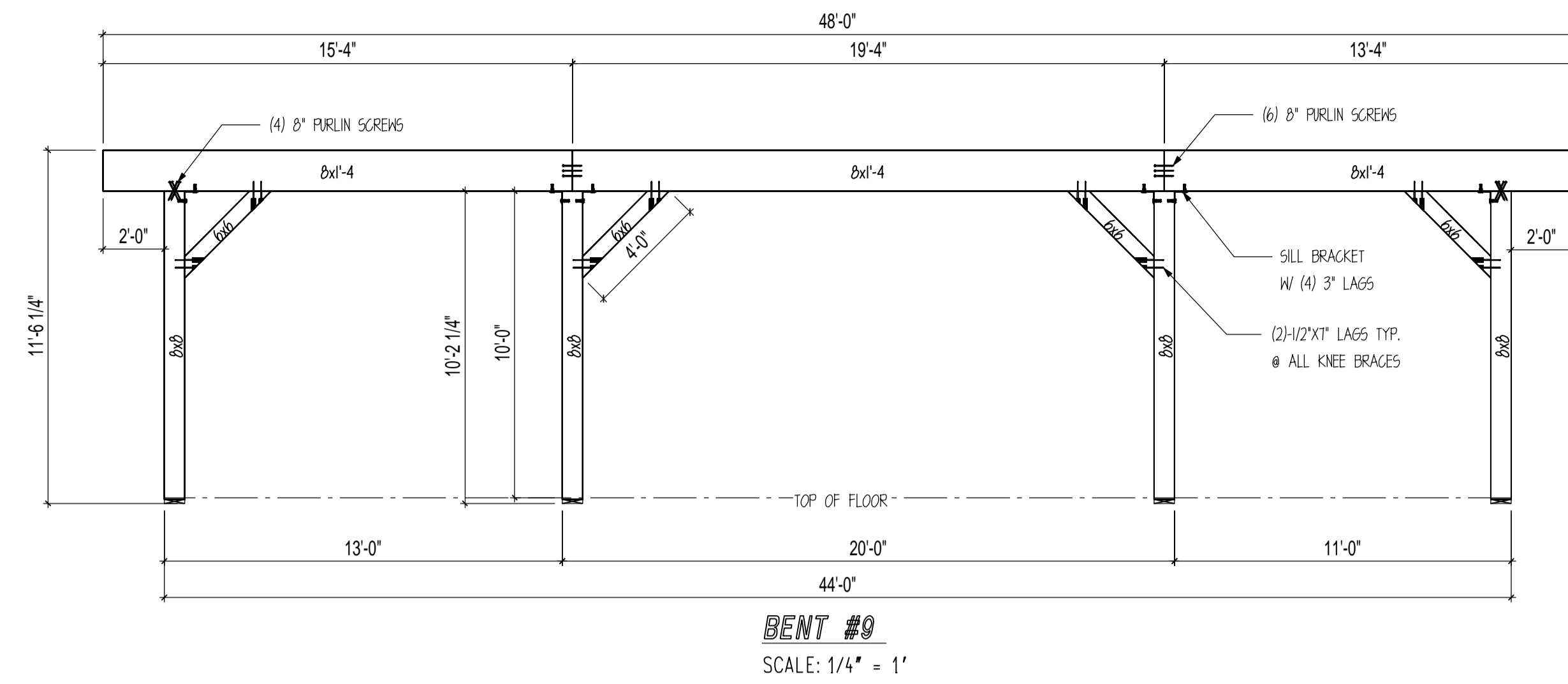
BRACKETS

- USE PROVIDED ZINC COATED 1/2" DIA. LAG BOLTS (GRADE 5 MIN)
- 1/2"x6" SIMPSON TITEN HD ZINC COATED ANCHORS @ FOUNDATION
- USE PROVIDED ZINC COATED 1/2"x4-1/2" THRU BOLTS (A307 MIN)



8" PURLIN SCREWS
(CONSTRUCTION LAG SCREW)
THREAD DIA: #17 OR .310
HEAD DIA: 11/16"
SHANK DIA: .226
RECESS SIZE: T40

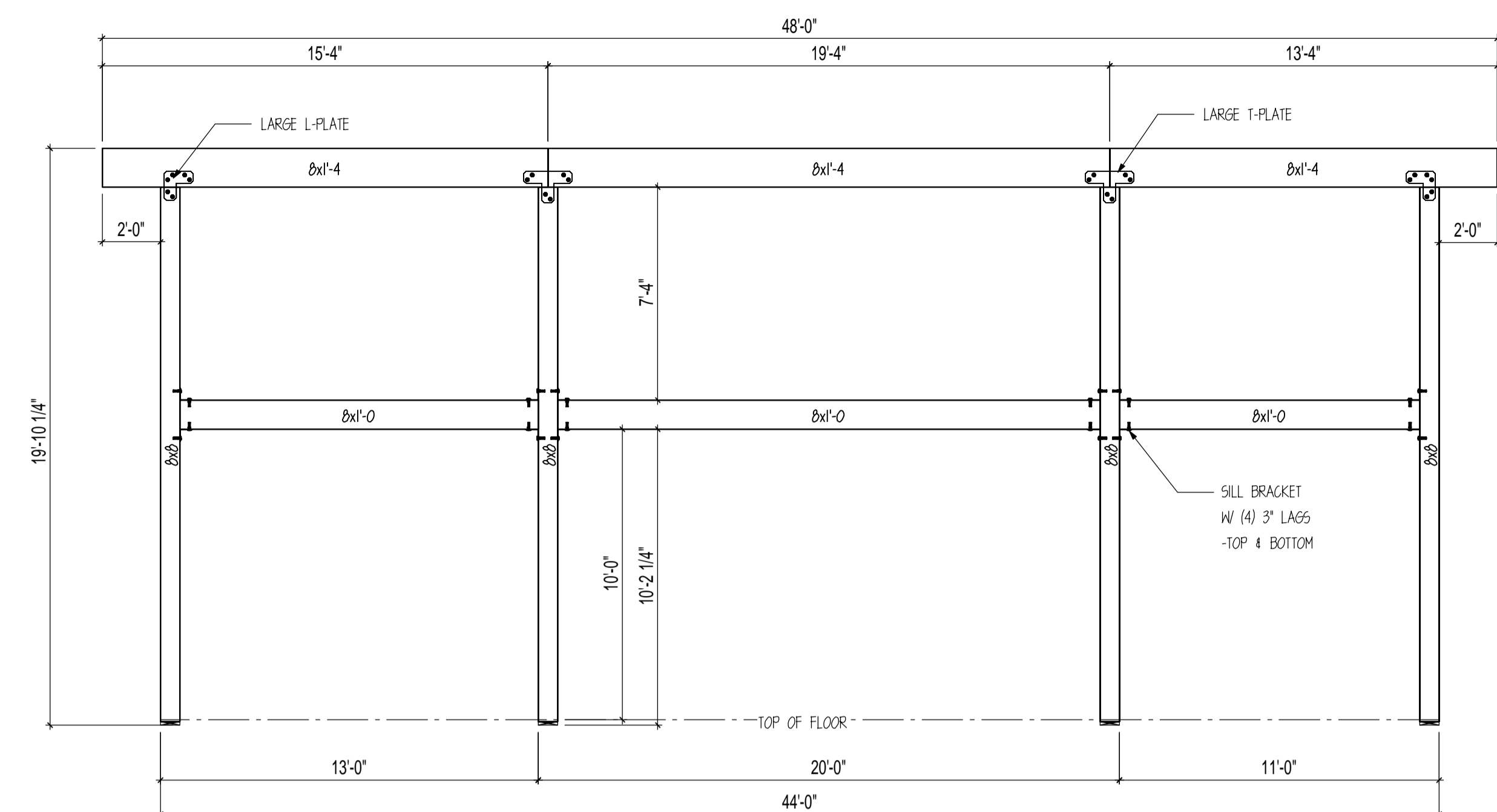
10" PURLIN SCREWS
(CONSTRUCTION LAG SCREW)
THREAD DIA: #17 OR .310
HEAD DIA: 11/16"
SHANK DIA: .226
RECESS SIZE: T40



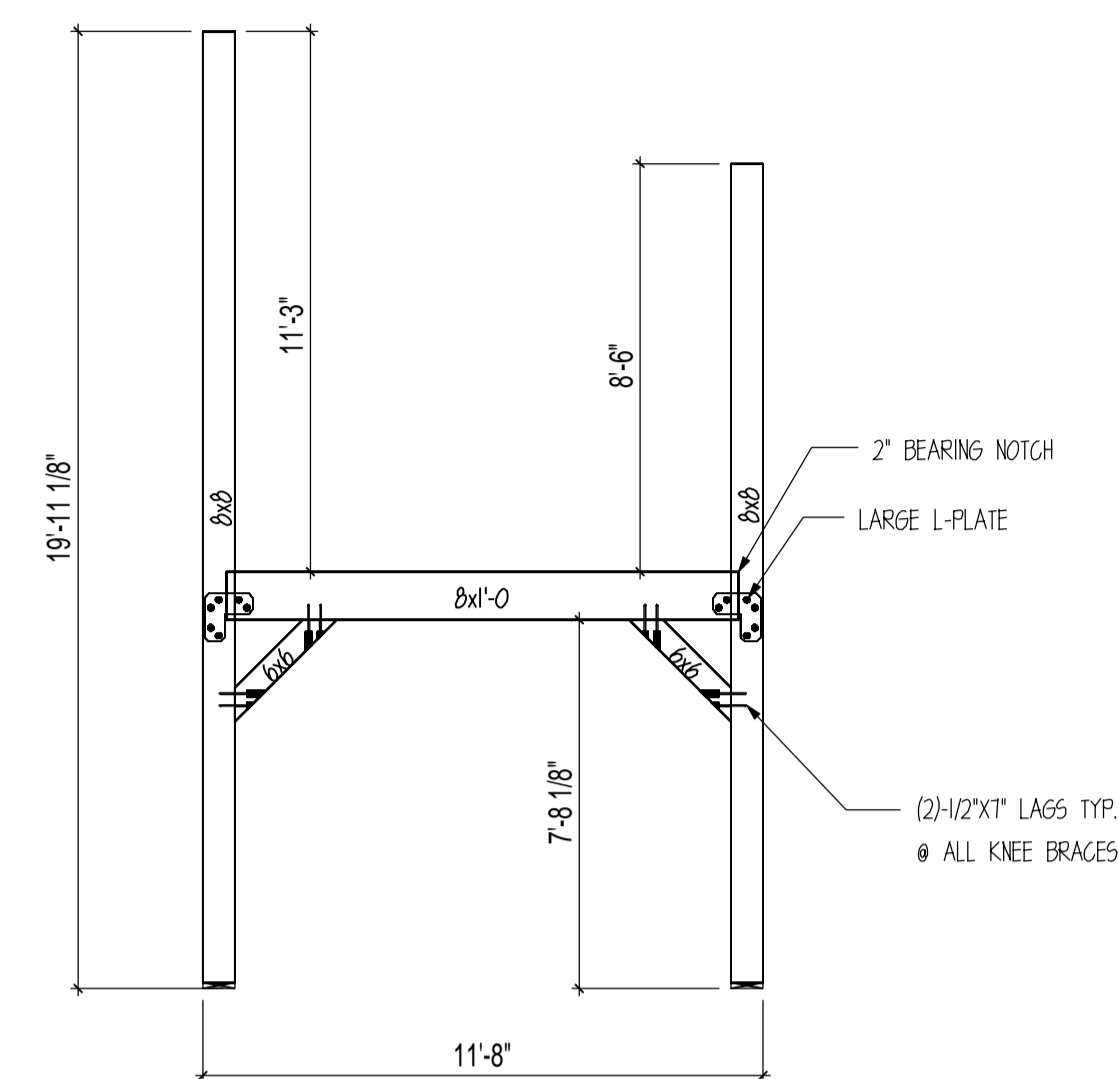
SealPact 2024-08-28 11:15:59 EST
Click seal or scan QR Code for
verification, otherwise not valid.



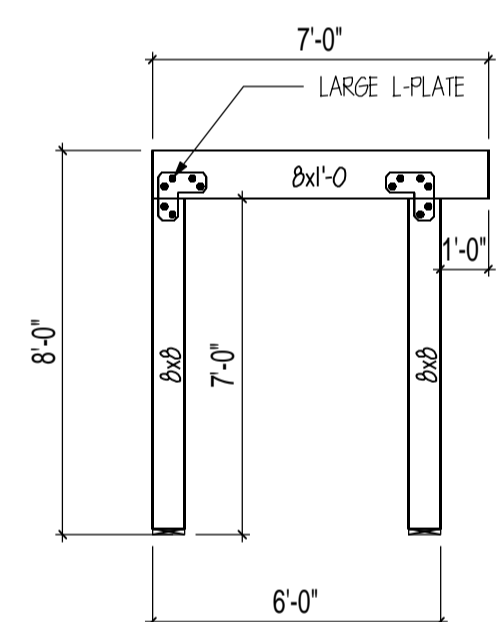
SealPact 2024-08-28 11:15:59 EST
Click seal or scan QR Code for verification, otherwise not valid.



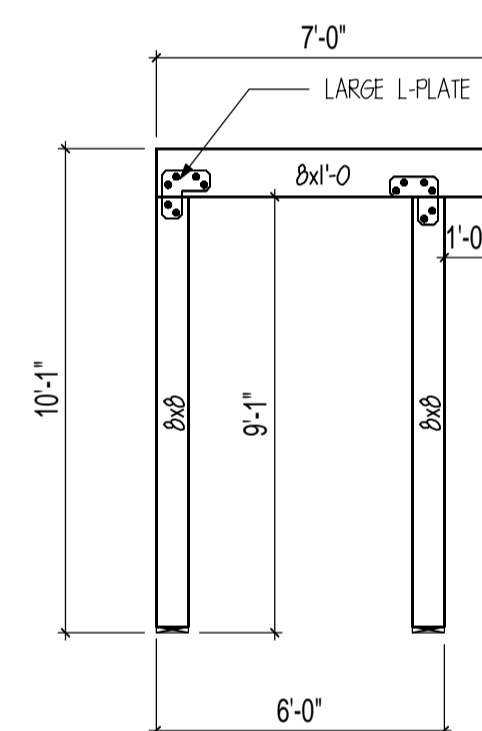
BENT #12
SCALE: 1/4" = 1'



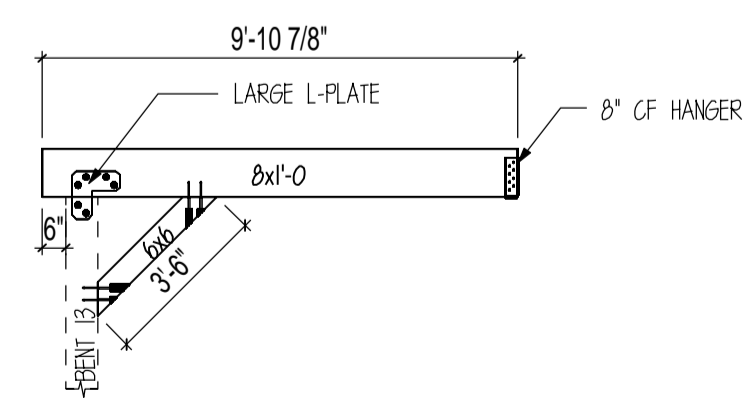
BENT #13
SCALE: 1/4" = 1'



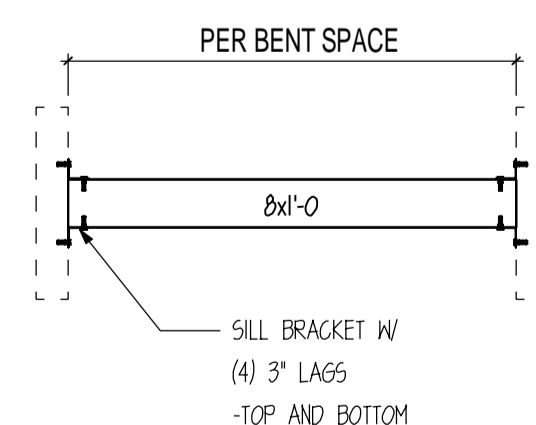
BENT #14
SCALE: 1/4" = 1'



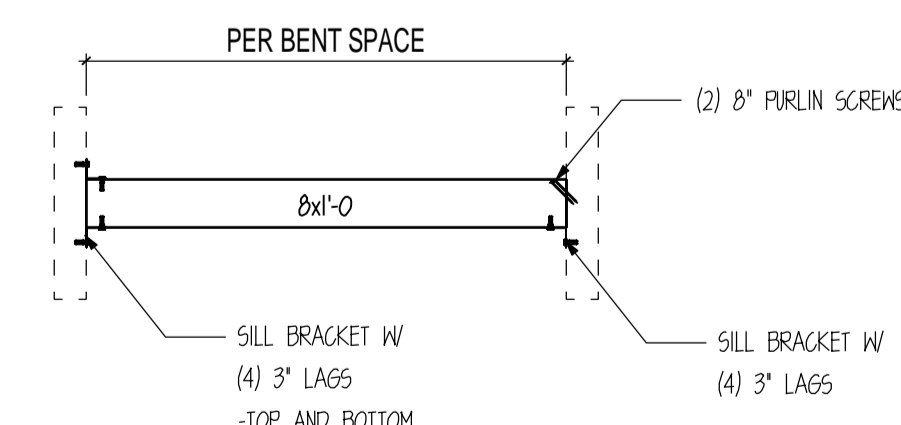
BENT #15
SCALE: 1/4" = 1'



HEADER A
SCALE: 1/4" = 1'



BENT SPACER 1
SCALE: 1/4" = 1'



BENT SPACER 2
SCALE: 1/4" = 1'

CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP HOME

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487

NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

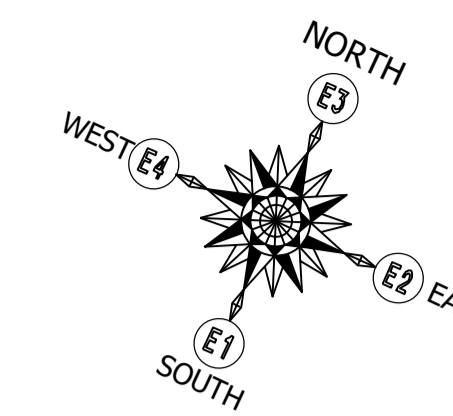
SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN FIELD BY GENERAL CONTRACTOR ACCORDING TO SPECS ON CUT LISTS. CUT BOTTOM OF POST ONLY.



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OTHER: --
PM: CM

DRAWING INFORMATION:

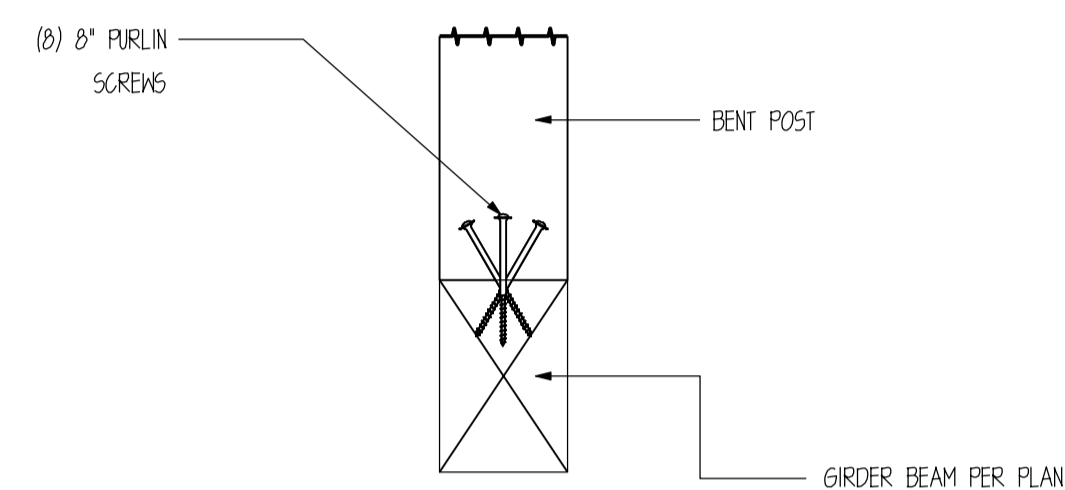
DRAWN BY: KE
DATE: 08/26/24
STATUS: STRUCTURAL
OTHER: --
OTHER: --

SHEET NOTES

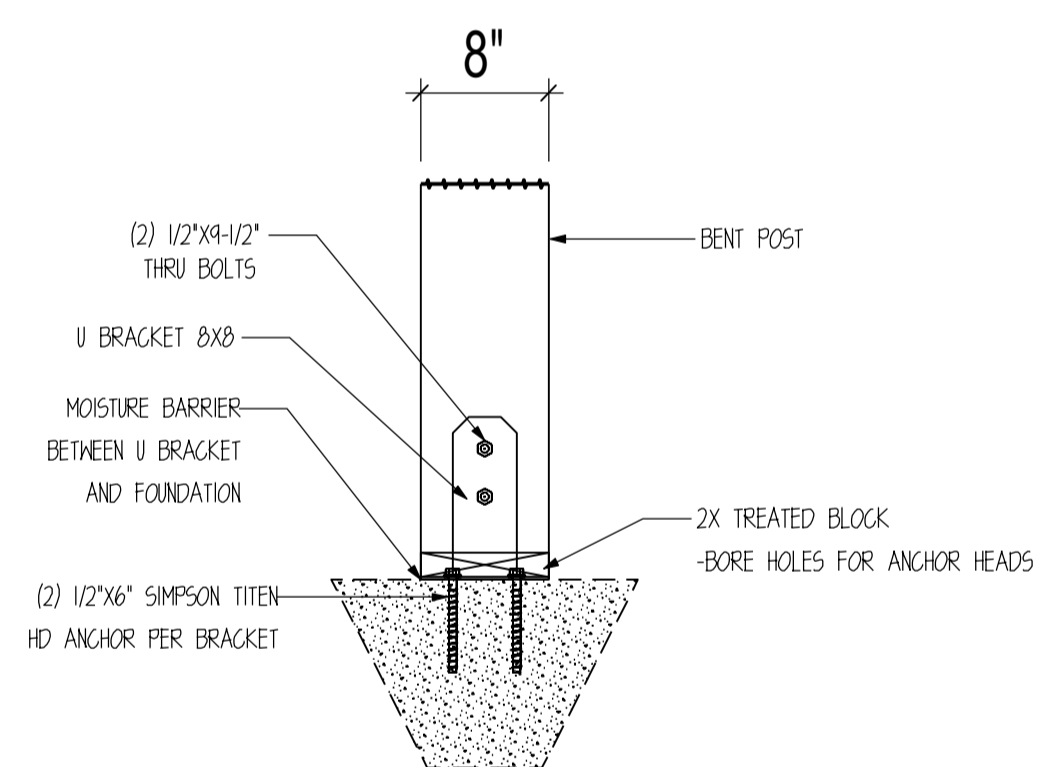
1. BASE OF MAIN FRAME POST CUT TO FIT IN FIELD BY GENERAL CONTRACTOR ACCORDING TO SPECS ON CUT LISTS. CUT BOTTOM OF POST ONLY.

SHEET

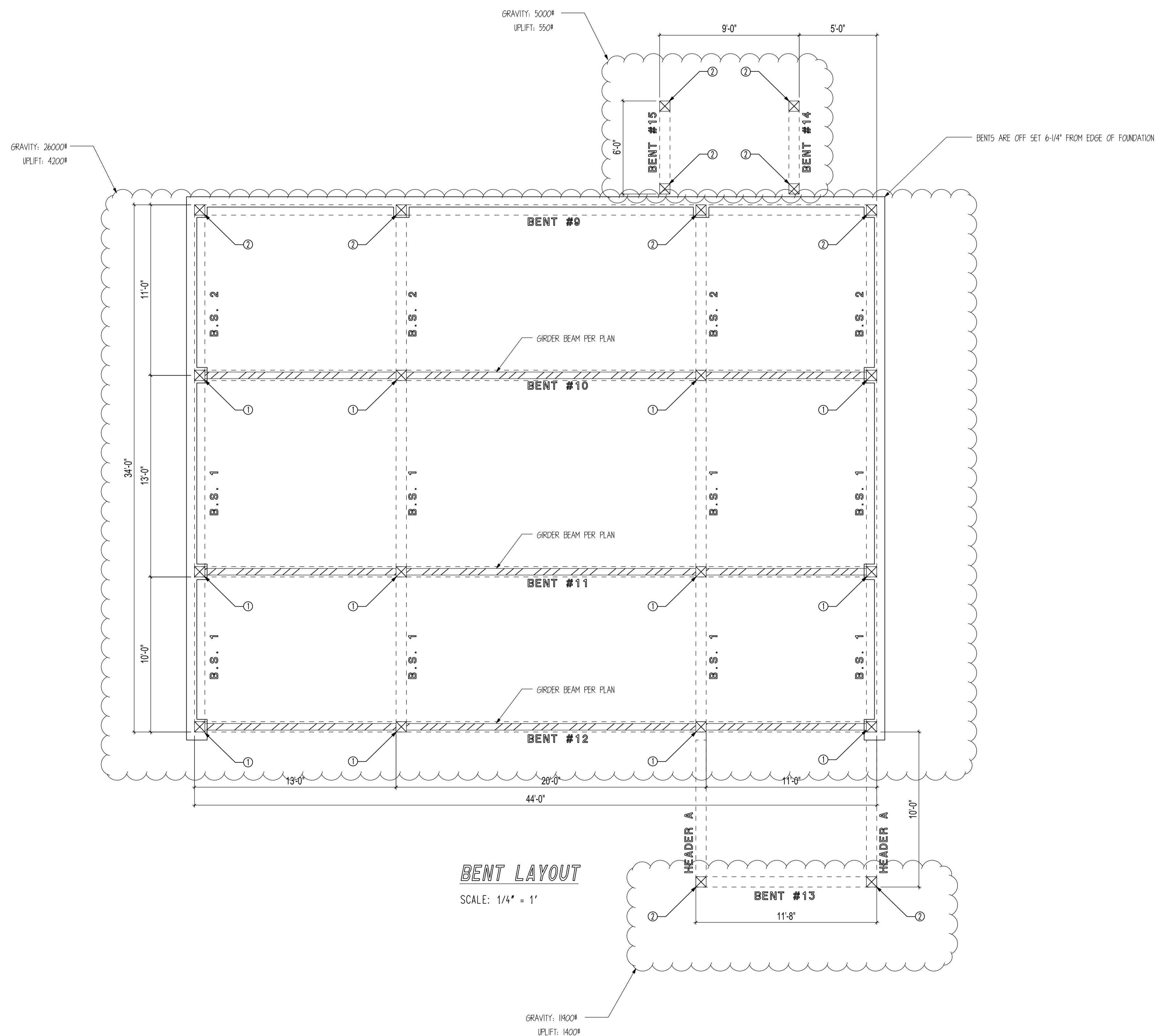
S1000



1 POST CONNECTION DETAIL
SCALE : 1" = 1'-0"



2 POST CONNECTION DETAIL
SCALE : 1" = 1'-0"



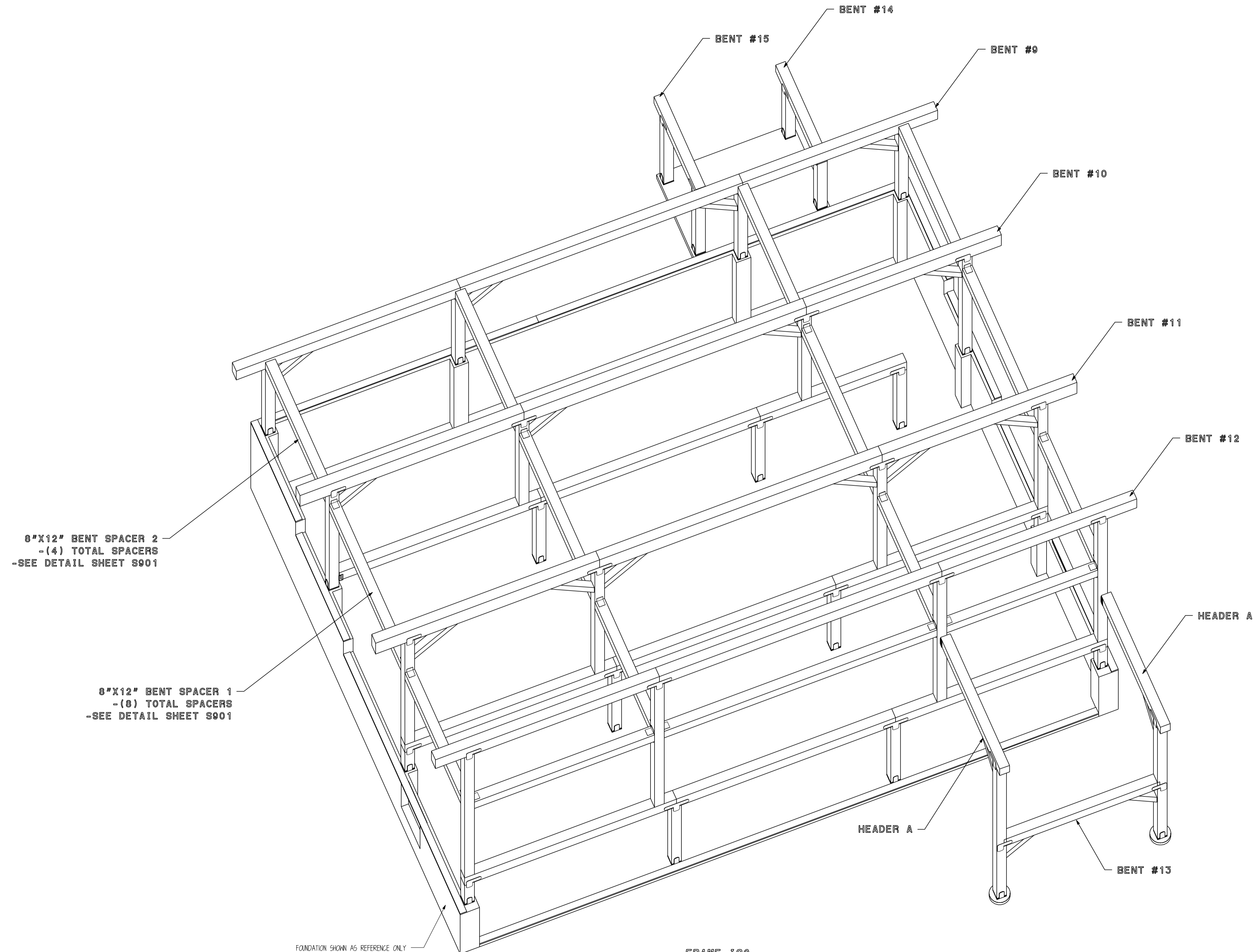
BENT LAYOUT

SCALE: 1/4" = 1'

GRAVITY: 11900#
UPLIFT: 1400#



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Click seal or scan QR Code for
verification, otherwise not valid.



FRAME 150
SCALE: N.T.S.

CUSTOMER INFORMATION:

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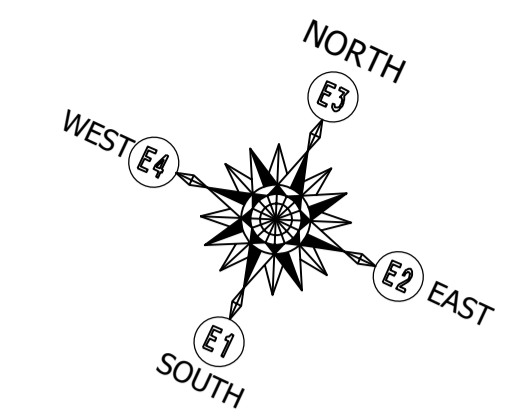
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STYLE: SINGLE SLOPE
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PM: CM

DRAWING INFORMATION:

DRAWN BY: KE
DATE: 08/26/24
STATUS: STRUCTURAL
OTHER: --
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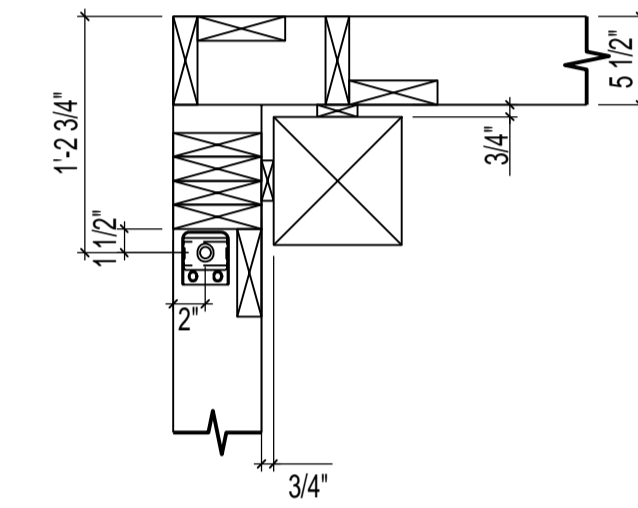
SHEET NOTES

1. BASE OF MAIN FRAME POST CUT TO FIT IN
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POST ONLY.



SHEAR WALL SCHEDULE					
MARK	WALL SHEATHING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING	SPECIAL NOTES
1	1/2" OSB SHEATHING	8D NAILS	6" O.C.	12" O.C.	--
2	1/2" OSB SHEATHING	8D NAILS	4" O.C.	12" O.C.	--
3	1/2" OSB SHEATHING	8D NAILS	3" O.C.	12" O.C.	--

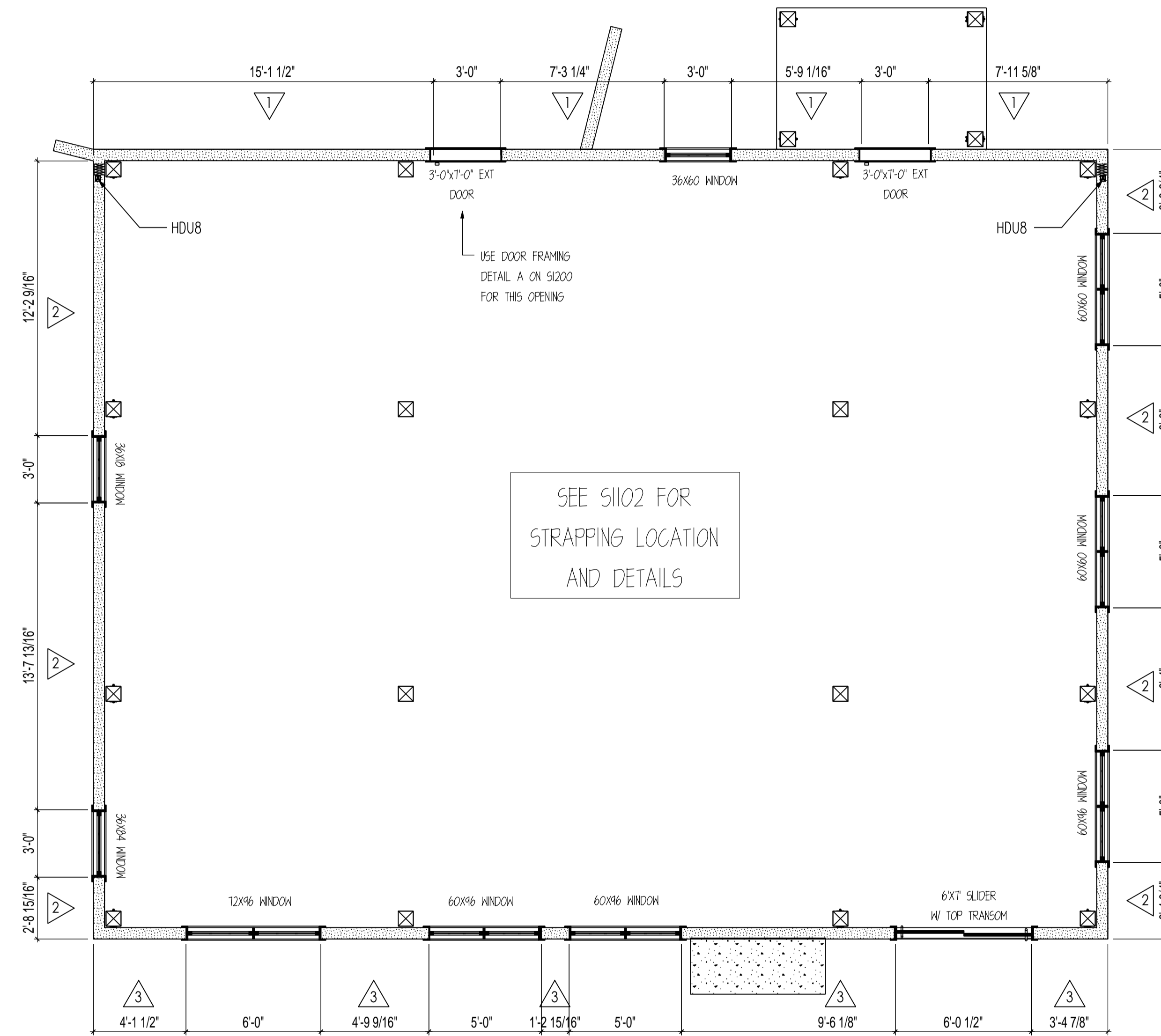
- SHEARWALL NOTES:**
1. VERT. 2X6 (NOM) STUDS @ 16" O.C. MAX.
 2. ALL FIELD NAILING TO BE 12" O.C. AND ALL UNSUPPORTED PANEL EDGES ARE TO BE BLOCKED.
 3. ALL SHEAR WALLS HAVE 2x6 TREATED SILL PLATE.
 4. ALL SILL PLATE ANCHORED TO FOUNDATION W/ 1/2"X6" SIMPSON TITEN HD ANCHORS.
 5. ANCHOR BOLTS SHALL BE PLACED @ ALL JAMBS, CORNERS, AND INTERSECTIONS.
 6. FIELD VERIFY ALL DOOR AND WINDOW OPENINGS ON SITE PRIOR TO FRAMING OPENINGS.



HDU LOCATION DETAILS
SCALE: 1" = 1'

HOLDOWN DESCRIPTIONS	
-REFER TO MANUF. SPECS FOR FURTHER INFORMATION ABOUT PRODUCT AND ATTACHMENTS	
-USE SIMPSON SET EPOXY OR EQUIV.	
	SIMPSON HDU8-SDS2.5 ATTACH INTO MIN. 3.5" FRAMING W/ 20 SDS 1/4"X2-1/2" SCREWS. ANCHOR INTO FOUNDATION W/ 7/8" DIA. THREADED ROD (EPOXY SET) MIN. 12" EMBEDMENT.

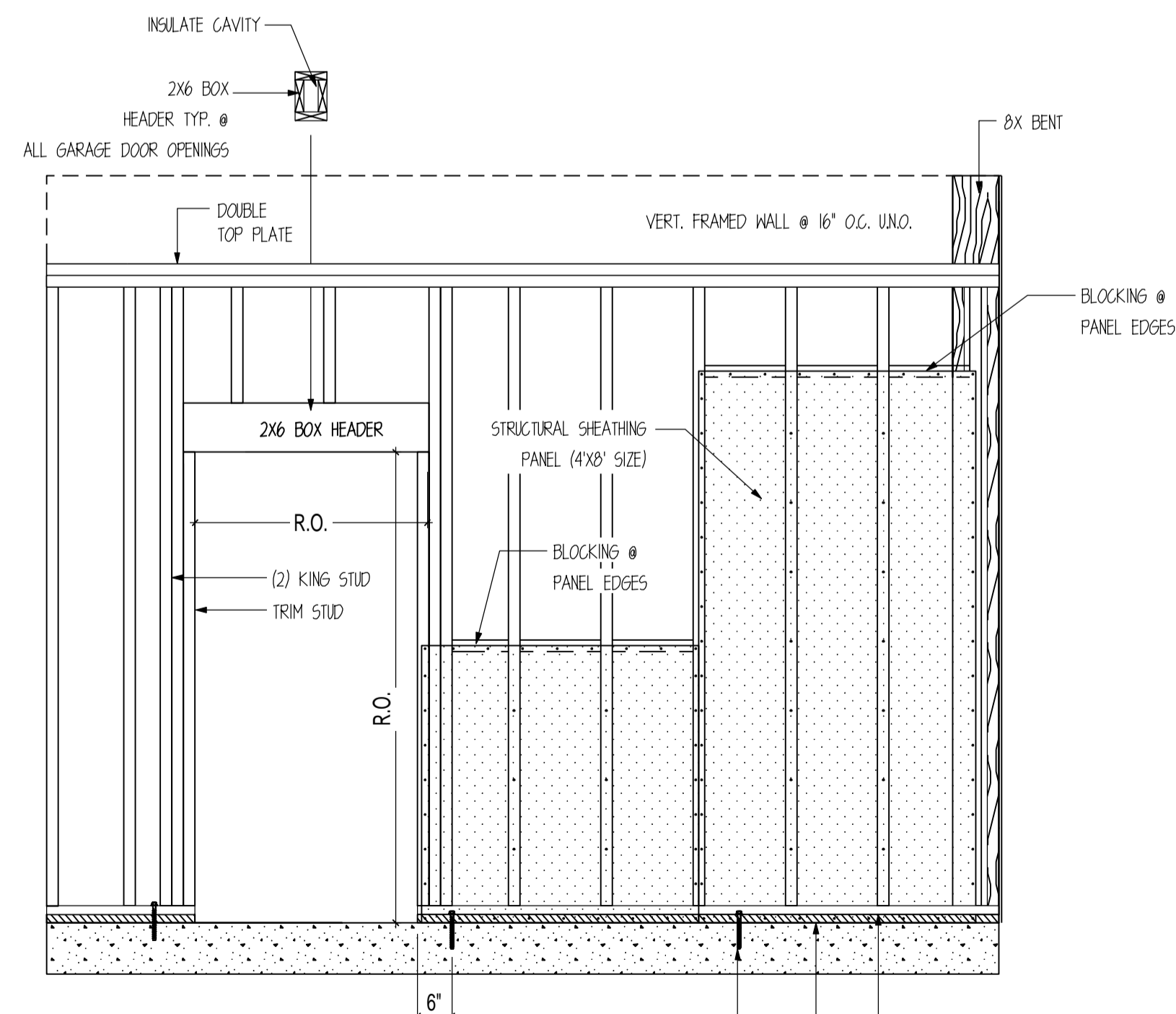
** HOLDOWN UPLIFT 5800#. MAX SHEAR PARALLEL TO WALL: 400PLF**



MAIN FLOOR SHEAR WALL LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES PRIOR TO FRAMING.



SHEARWALL PANEL ATTACHMENT DETAIL

SCALE: 1/2" = 1'

NOTE: SEE SHEARWALL SCHEDULE FOR ALL PANEL ATTACHMENTS AT PANEL EDGES AND IN THE FIELD OF THE PANEL.

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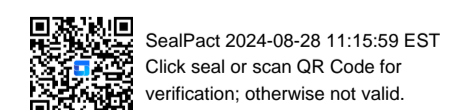
DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

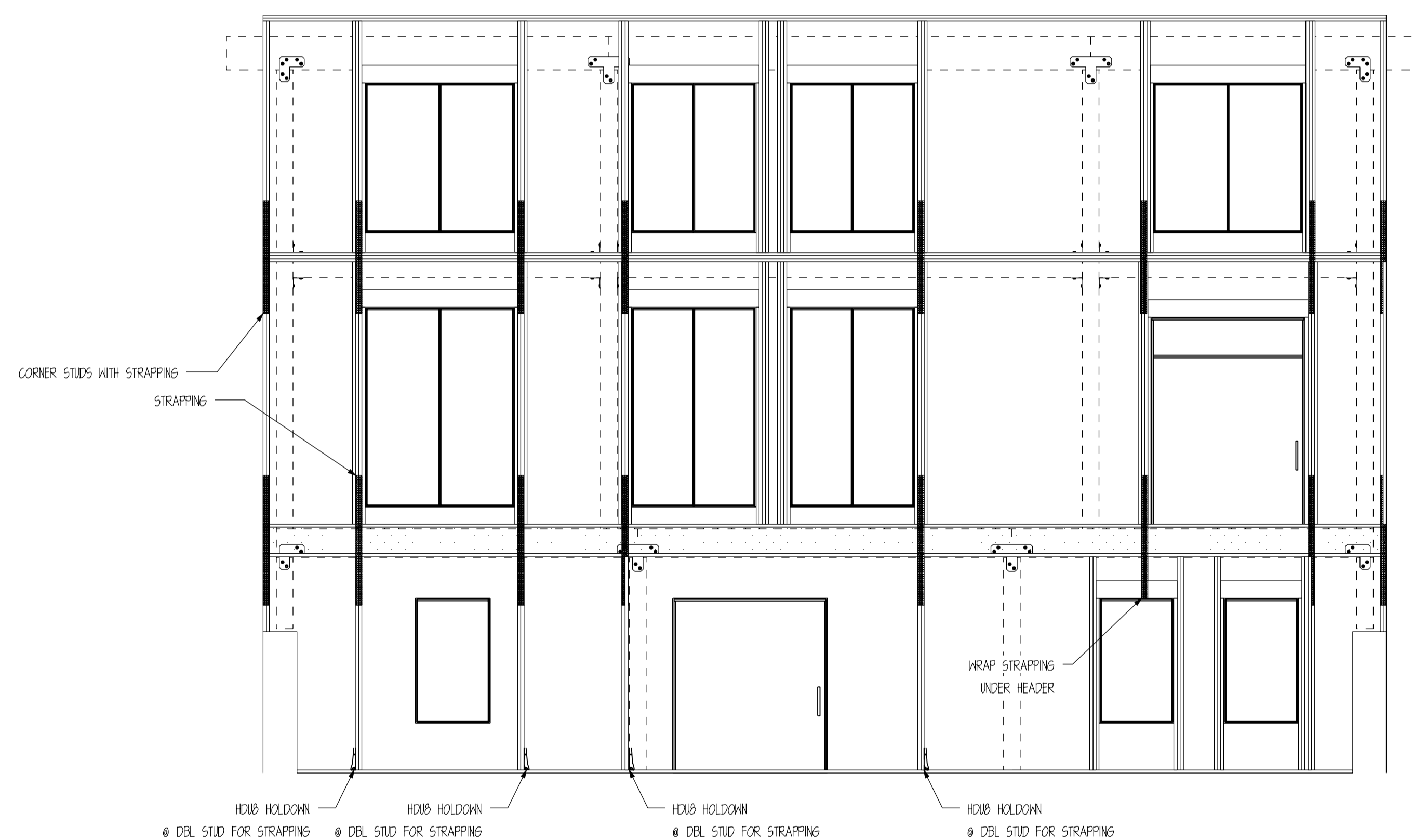
SHEET NOTES



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Click seal or scan QR Code for verification; otherwise not valid.

STRAPPING DESCRIPTIONS

- SIMPSON CMSTC16 STRAP
- 25" MIN. END LENGTH
- ATTACH INTO DBL STUD



WALL FRAMING FOR STRAP LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES
PRIOR TO FRAMING.

CUSTOMER INFORMATION:

**DAN
MCENTEE**

PROJECT INFORMATION:

**MCENTEE GROUP
HOME**

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487

NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

SHEET NOTES

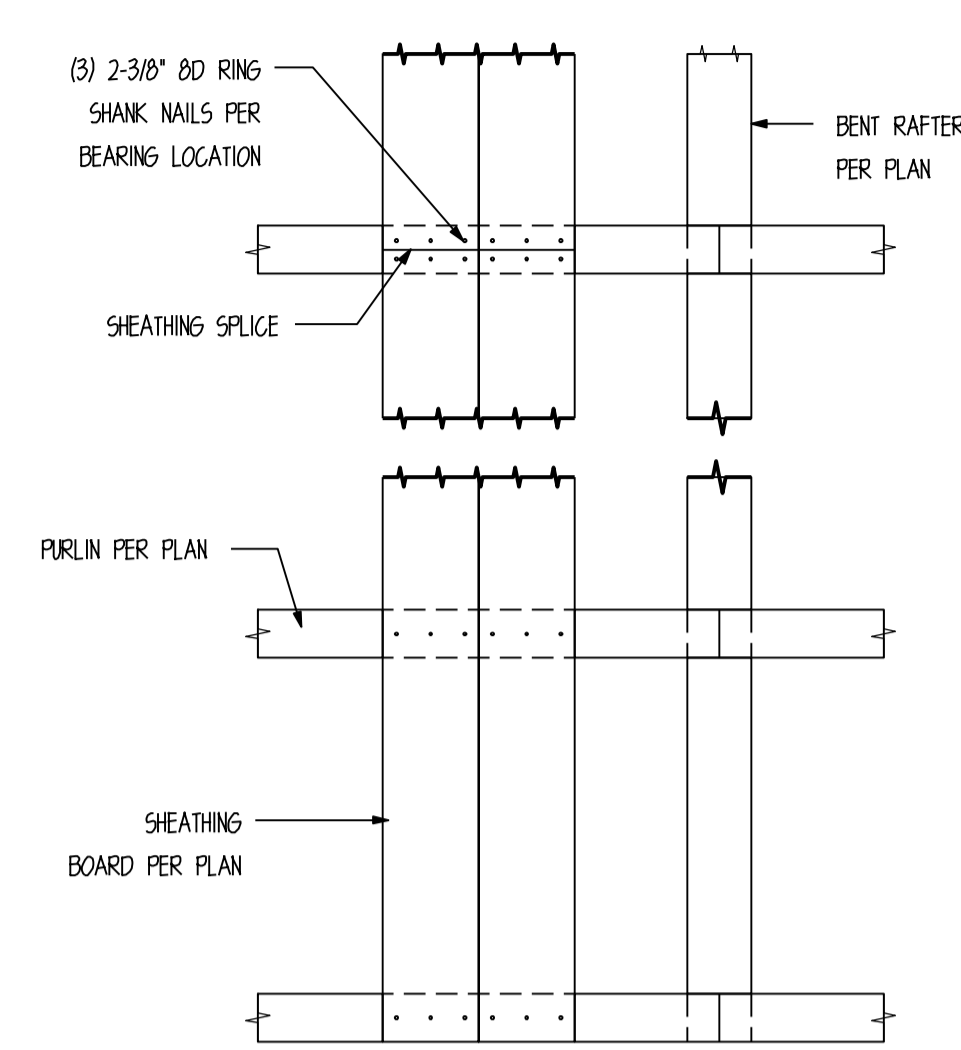


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Click seal or scan QR Code for
verification, otherwise not valid.

CONNECTION	FASTENING	LOCATION
TOP PLATE TO STUD AND NAIL	2-16d	-----
STUD TO BOTTOM PLATE	4-8d, 10ENAIL OR 2-16d, END NAIL	-----
DOUBLE STUDS, FACE NAIL	16d @ 24" (610 mm) O.C.	-----
DOUBLED TOP PLATES, TYP FACE NAIL	16d @ 16" (406 mm) O.C.	-----
CONTINUOUS HEADER, TWO PIECES	16d @ 16" (406 mm) O.C. ALONG EACH EDGE	-----
CONTINUOUS HEADER TO STUD, 10ENAIL	4-8d	-----
STRUCTURAL WALL SHEATHING	SEE SHEAR WALL PLAN	SEE SHEAR WALL PLAN
1X10 & 1X12 SIDING	8D GALV. RING SHANK NAILS 12" O.C.	VERT. BOARD EDGE
1X2 & 1X4 BATTEN	(2)-EXTERIOR GRADE SCREWS @ 24" O.C.	OVER VERT. SIDING SEAMS
PURLINS TO BENTS	(2)-#10X12" SCREWS (PURLIN SCREWS)	@ EA. END
1X8" STRUCTURAL ROOF SHEATHING	(3)-8D GALV. RING SHANK	@ EA. BEARING LOCATION
LOFT JOIST TO THE BEAM	(2)-16D	10ENAIL
2X6 T&G DECKING TO JOISTS	(2)-16D	BLIND & FACE NAIL
ROOF NAILBASE INS. PANEL TO PURLIN OR FURRING STRIPS	(24)-INSULATION PANEL SCREWS... (21)-INSULATION PANEL SCREWS...	EA. 4X8" PANEL (FIELD OF ROOF) EA. 4X8" PANEL (PERIMETER OF ROOF)

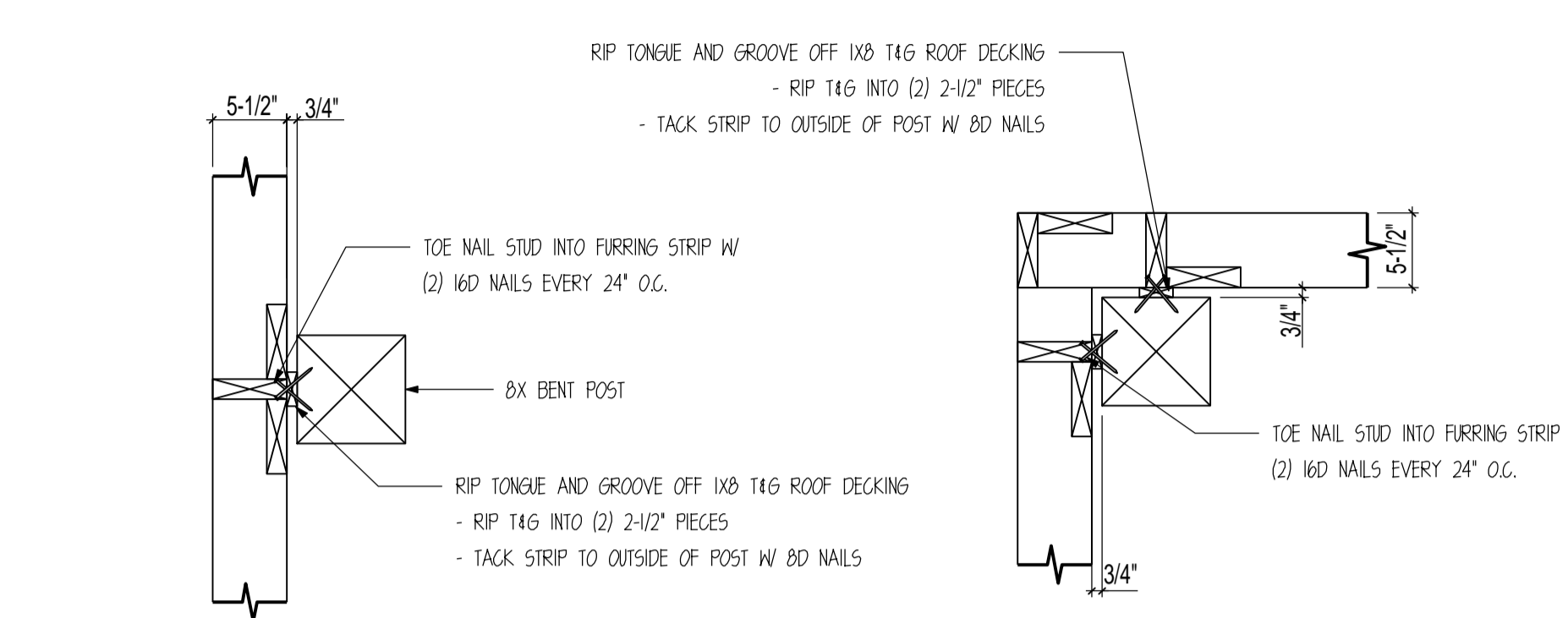
FASTENING SCHEDULE

GENERAL NOTES:
 - FOR NAILING NOT SHOWN ON THESE DRAWINGS REFER TO IBC NAILING SCHEDULE
 - ALL NAILS TO BE PROVIDED BY CUSTOMER OR GENERAL CONTRACTOR
 - NOT ALL MATERIALS IN SCHEDULE MAY BE USED ON THIS PLAN
 - ALL NAILS COMMON UNLESS NOTED
 - PURLIN SCREWS PROVIDED BY TIMBERLYNE.

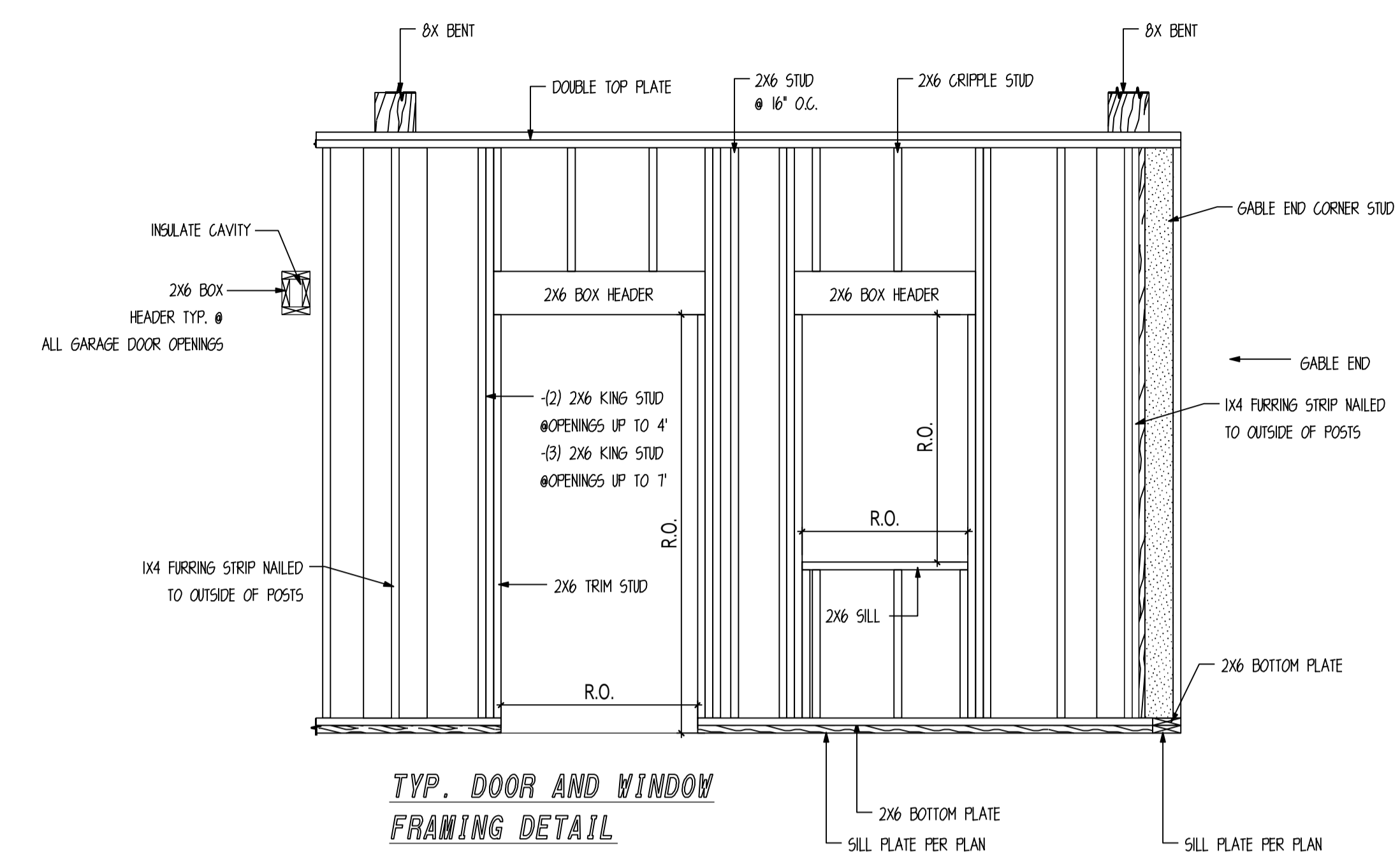


**ROOF SHEATHING
 ATTACHMENT DETAILS**

NOTE: FASTENERS NOT SUPPLIED IN SAND CREEK POST & BEAM BARN KIT

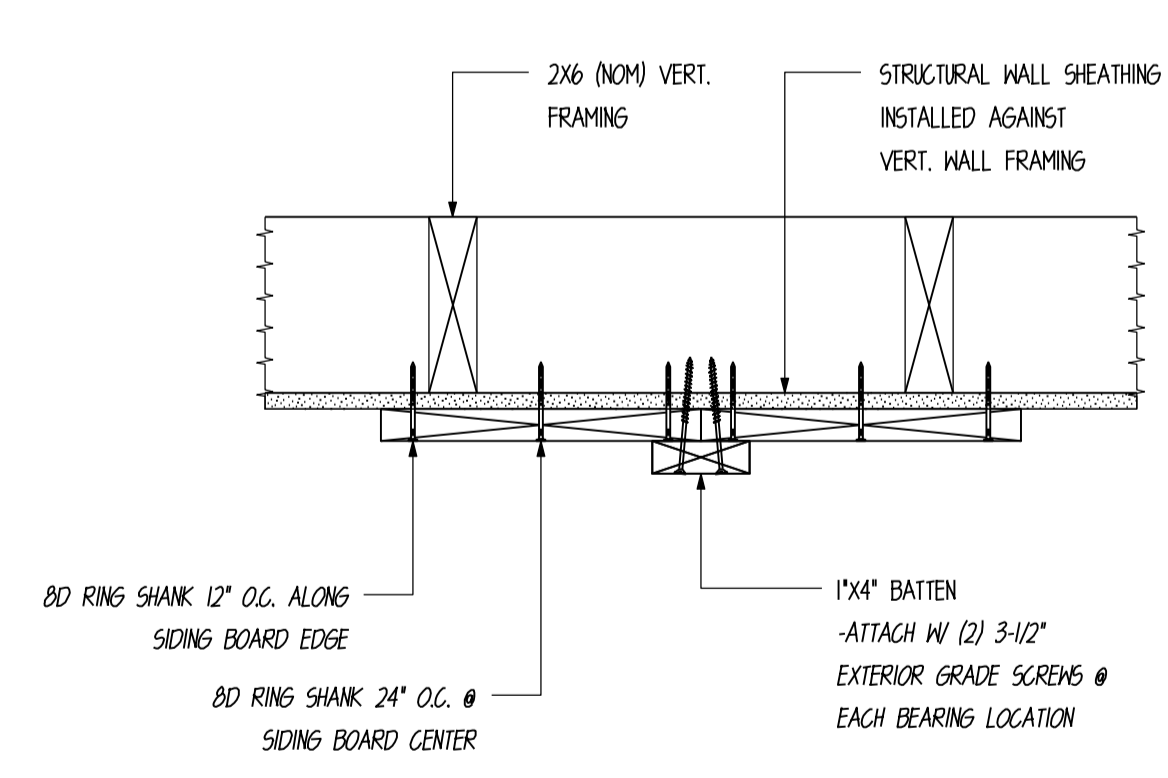


**2x6 (NOM) WALL ATTACHMENT
 OUTSIDE BENT POSTS DETAIL**
**2x6 (NOM) WALL ATTACHMENT
 @ CORNER BENT POSTS DETAIL**

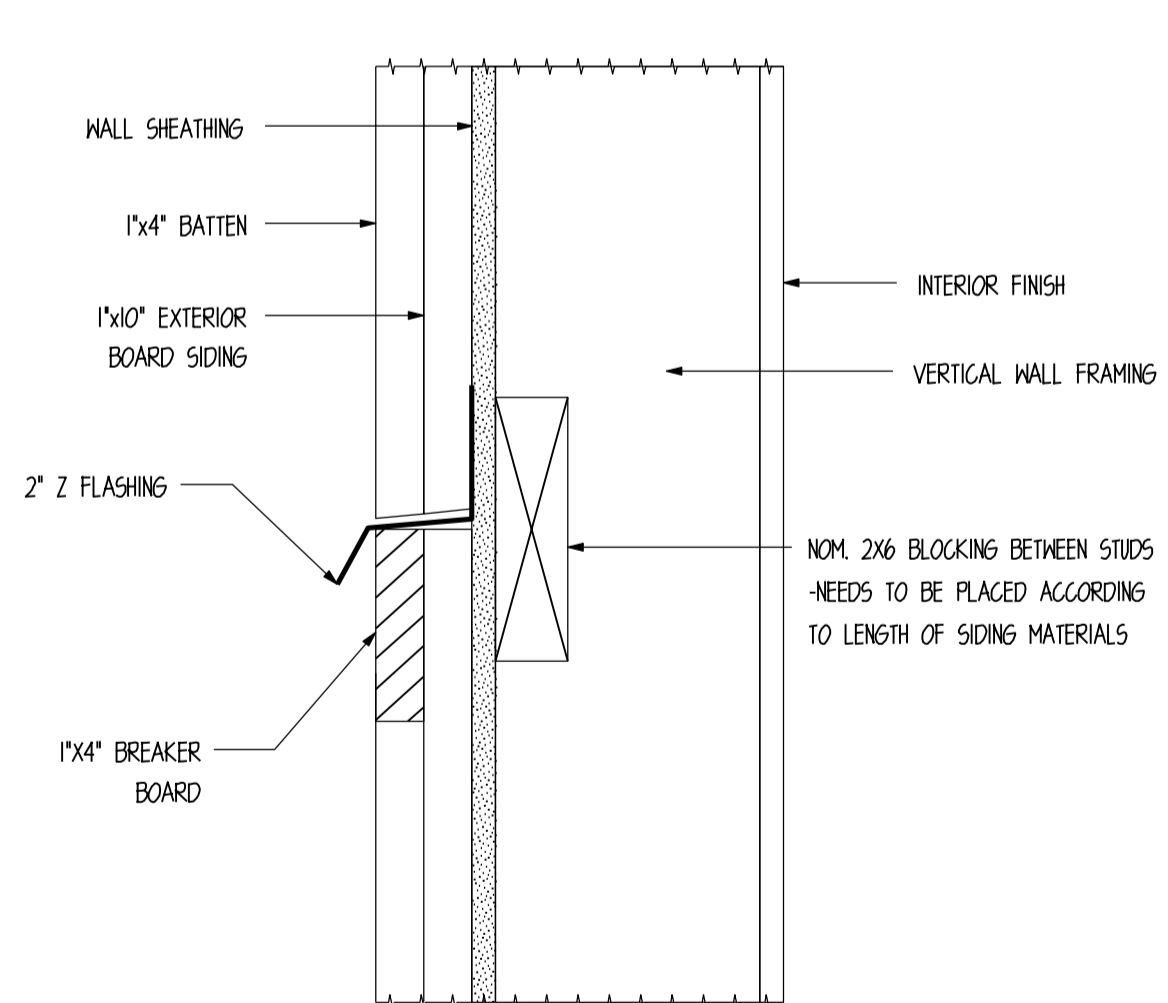


**TYP. DOOR AND WINDOW
 FRAMING DETAIL**

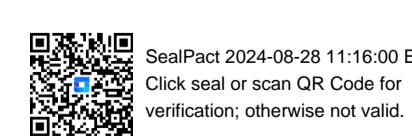
*** CONTRACTOR TO VERIFY OPENING SIZE PRIOR TO FRAMING ***



**SIDING & BATTEN
 ATTACH. DETAIL**



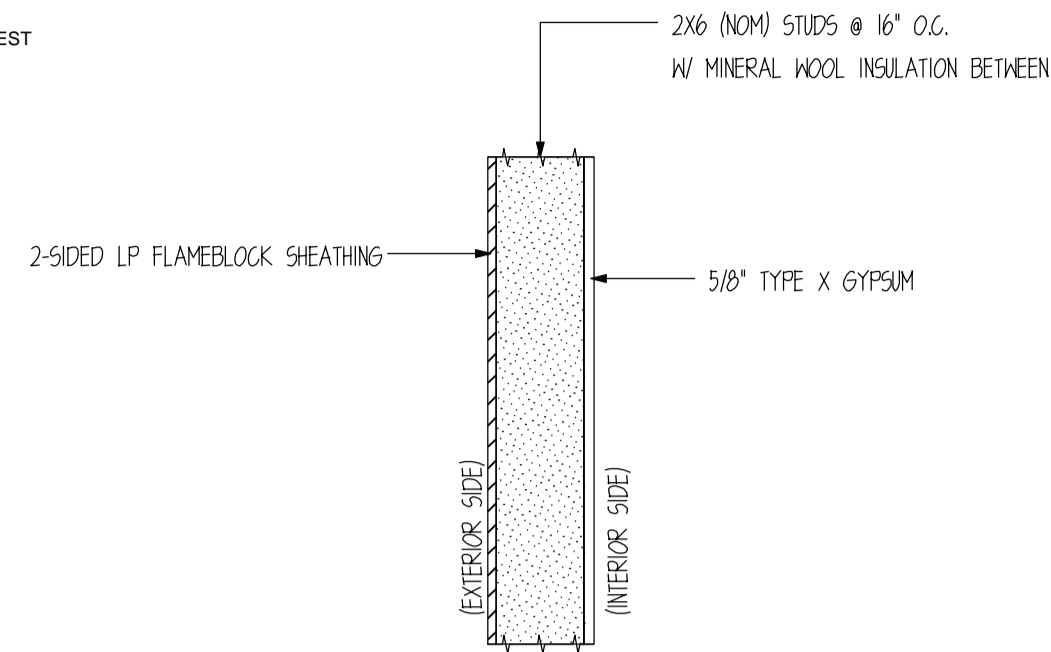
**BREAKER BOARD/
 SIDING SPLICE DETAIL**



NOTE: WALLS TO BE VERTICAL FRAMED OUTSIDE OF POSTS



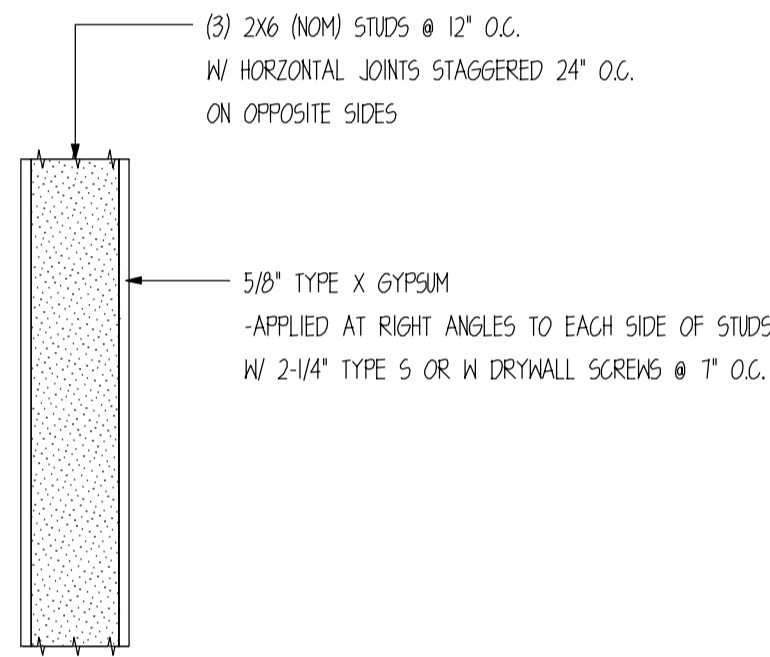
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V EXTERIOR FIRE WALL DETAIL

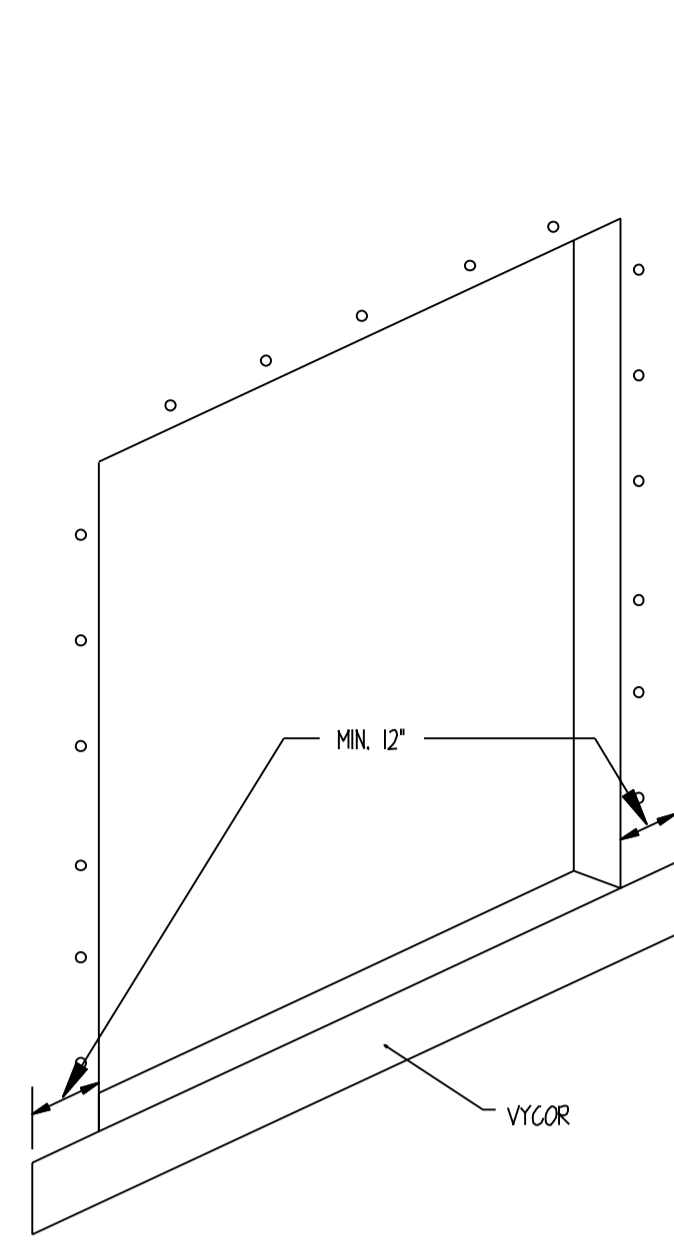
SCALE : 1" = 1'-0"

1-HOUR EITHER SIDE
LOAD RESTRICTED TO 73% STUD
CAPACITY, CALCULATED ASSUMING A
SLENDERNESS RATIO OF I/D=21



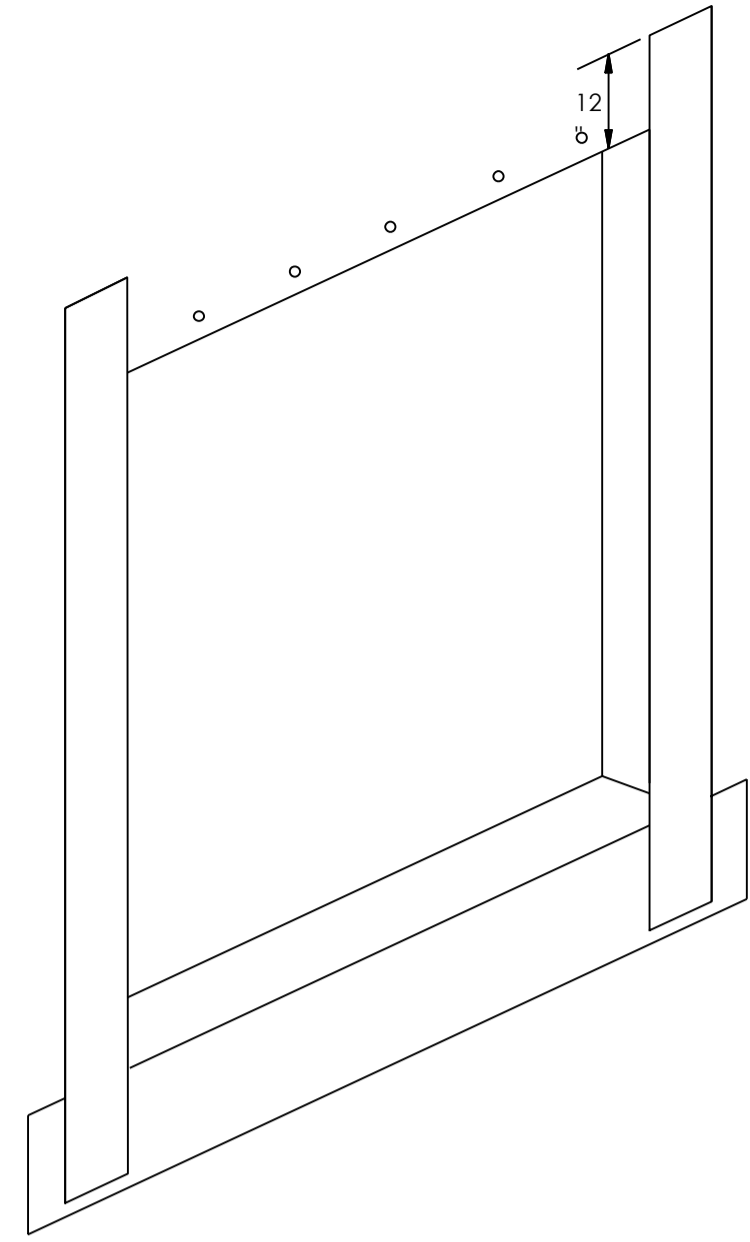
W INTERIOR FIRE WALL DETAIL

SCALE : 1" = 1'-0"



STEP 1

INSTALL 12" WIDE MOISTSTOP PER DIAGRAM LEAVING RELEASE PAPER ON BACKSIDE, PLACE PAPER SIDE AGAINST SHEATHING AND ATTACH BY STAPLING OR NAILING ALONG TOP EDGE.

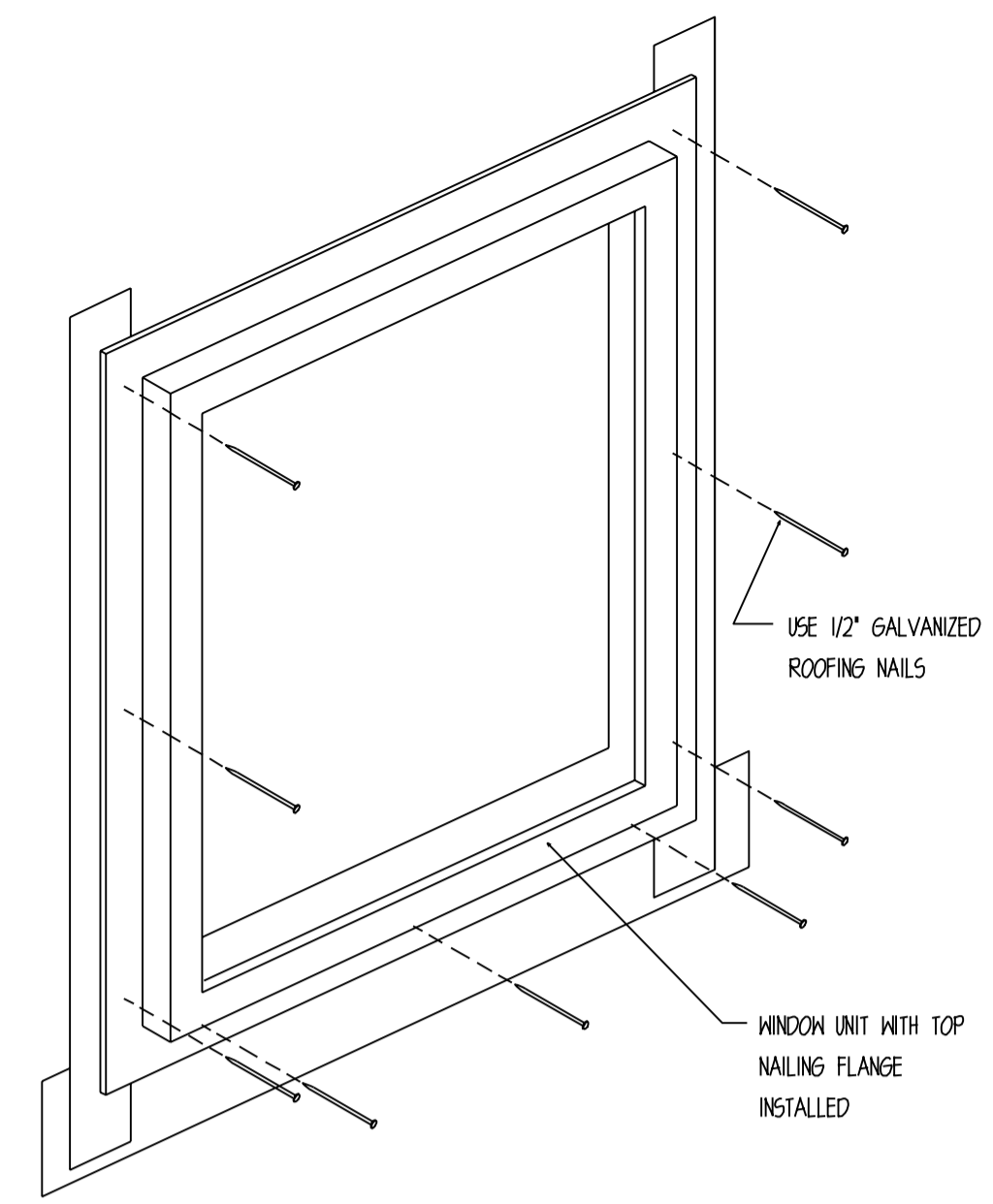


STEP 2

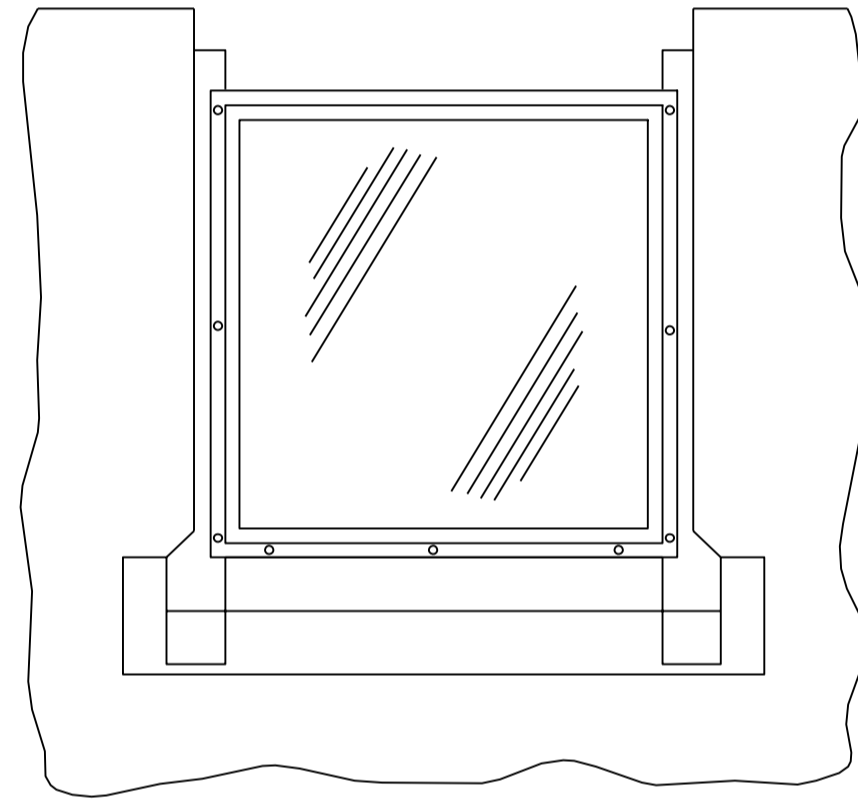
INSTALL 12" MOISTSTOP JAMB PIECES PER DIAGRAM ADHERING TO SHEATHING AND FRAMING.

FOR ADDITIONAL ATTACHMENT, STAPLE PERIMETER EDGES ABOVE SILL AREA.

UPON COMPLETION OF STEPS (1 THRU 4) USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF MOISTSTOP TO REMOVE WRINKLES & AIR POCKETS.

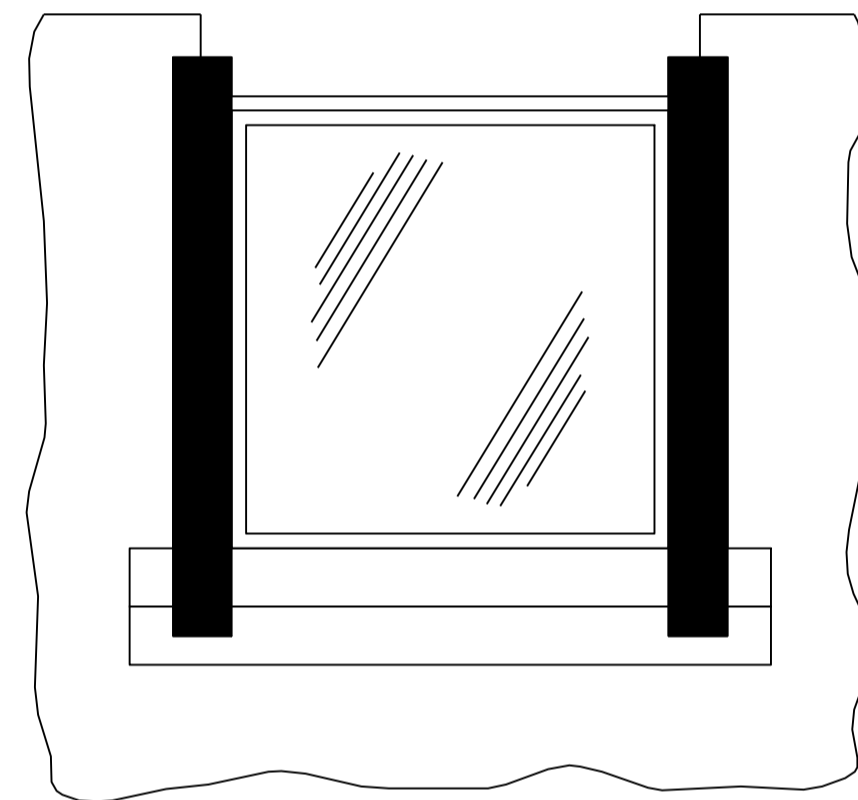


STEP 3



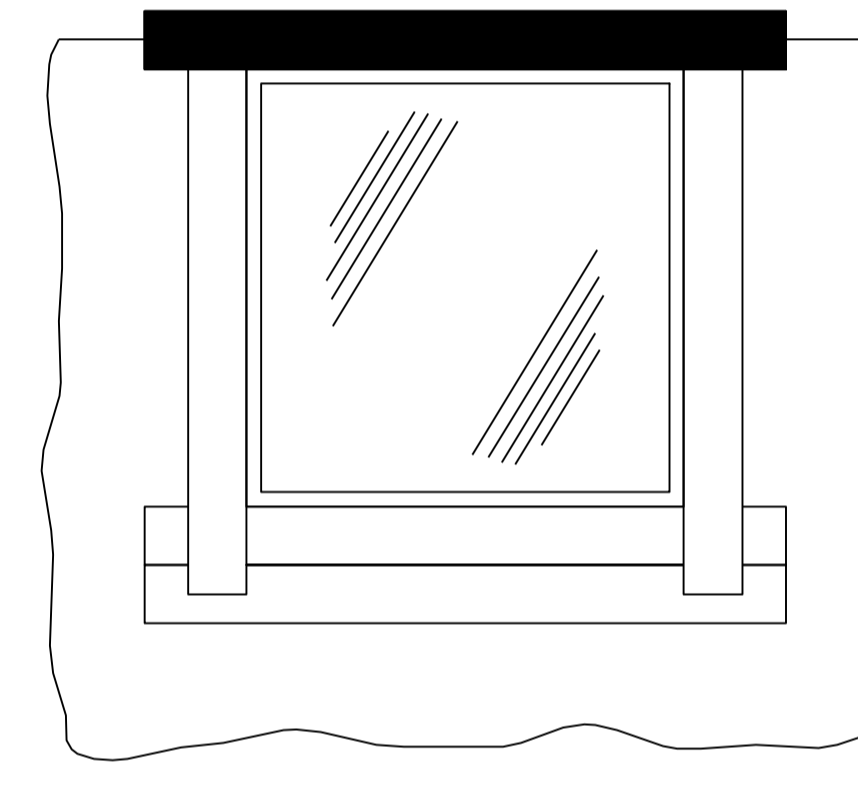
STEP 4

PLACE 60 MIL BUILDING PAPER AROUND WINDOWS AS SHOWN CONTINUOUS AROUND STRUCTURE - REMOVE BACKING FROM MOISTSTOP SILL PIECE AND ADHERE TO BUILDING WRAP



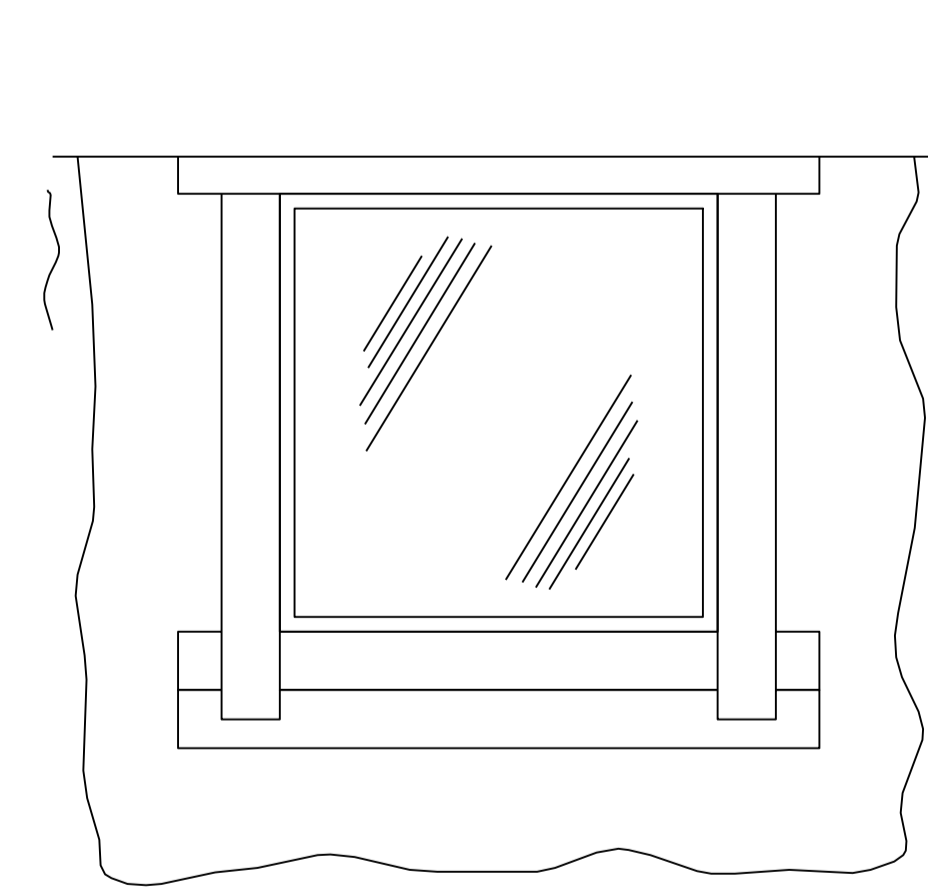
STEP 5

INSTALL 20 MIL VYCOR TAPE PER DIAGRAM ADHERING TO THE WINDOW SILL NAILING FLANGE.



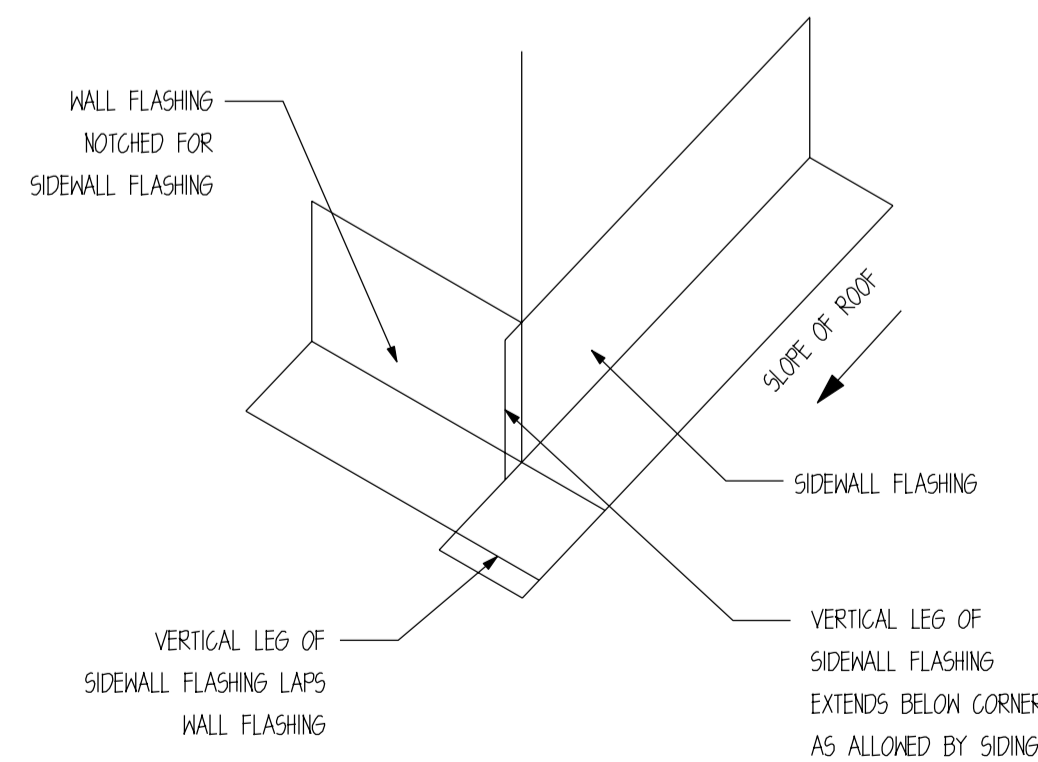
STEP 6

INSTALL 20 MIL VYCOR PER DIAGRAM ADHERING TO THE WINDOW HEAD FLANGE AND SHEATHING.
UPON COMPLETION OF STEPS, USING A J-ROLLER, APPLY PRESSURE AND ROLL ENTIRE SURFACE OF VYCOR TO REMOVE WRINKLES AND AIR POCKETS.



STEP 7

INSTALL 60 MIL BUILDING PAPER AS SHOWN CONTINUOUS AROUND STRUCTURE



KICK-OUT FLASHING

SCALE: N.T.S.

CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP HOME

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487

NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

SHEET NOTES



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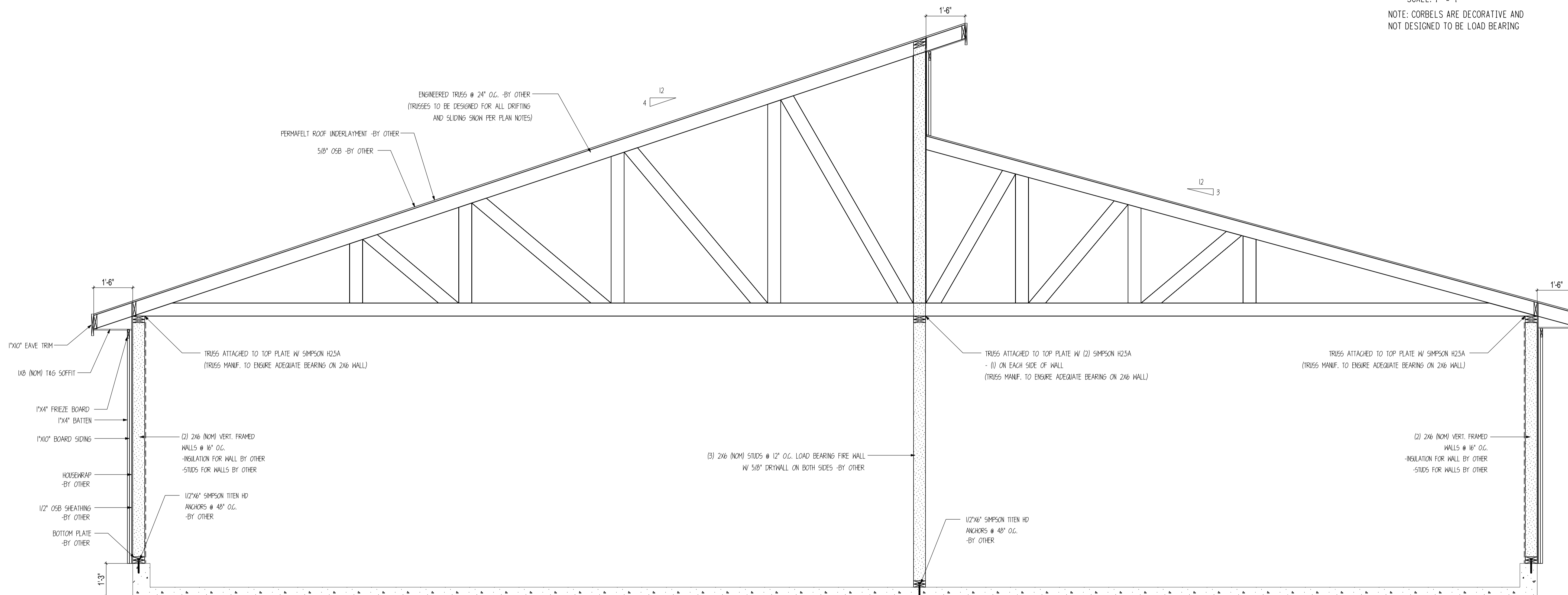
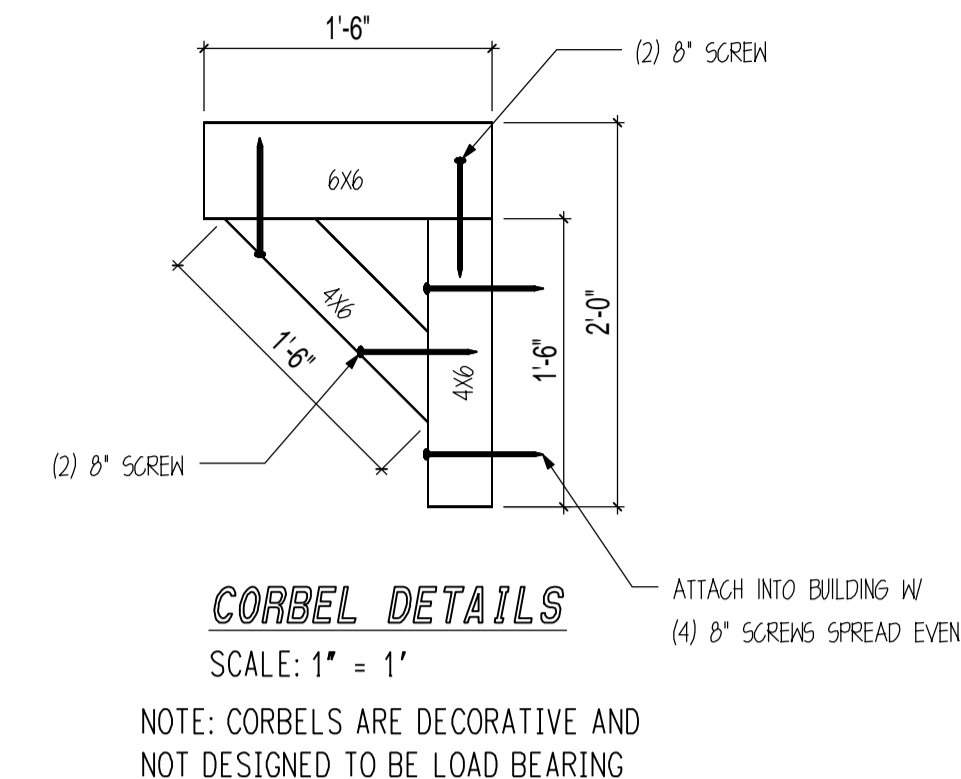
GARAGE (BY OTHER)



www.timberlyne.com

Nebraska: 116 West 1st Street
Wayne, NE 68787
888-489-1680
Texas: 613 Hwy 46 E.
Boerne, TX 78006
877-680-1680

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M GARAGE FULL BUILDING SECTION

SCALE : 1/2" = 1'

NOTE: SEE ENGINEERED TRUSS PLAN FOR MORE DETAILS AND INFORMATION ON GARAGE BUILDING

CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP HOME

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CATEGORY: Residential

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OTHER: --

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PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

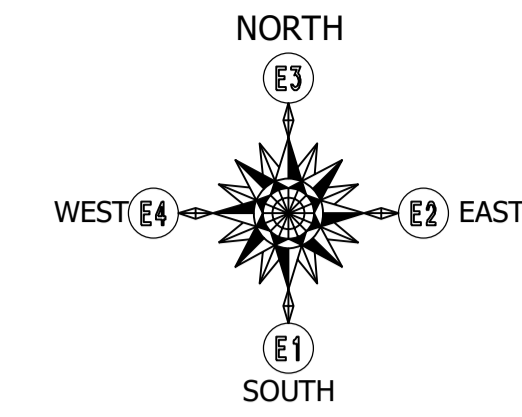
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SHEET NOTES

SHEET

S1300



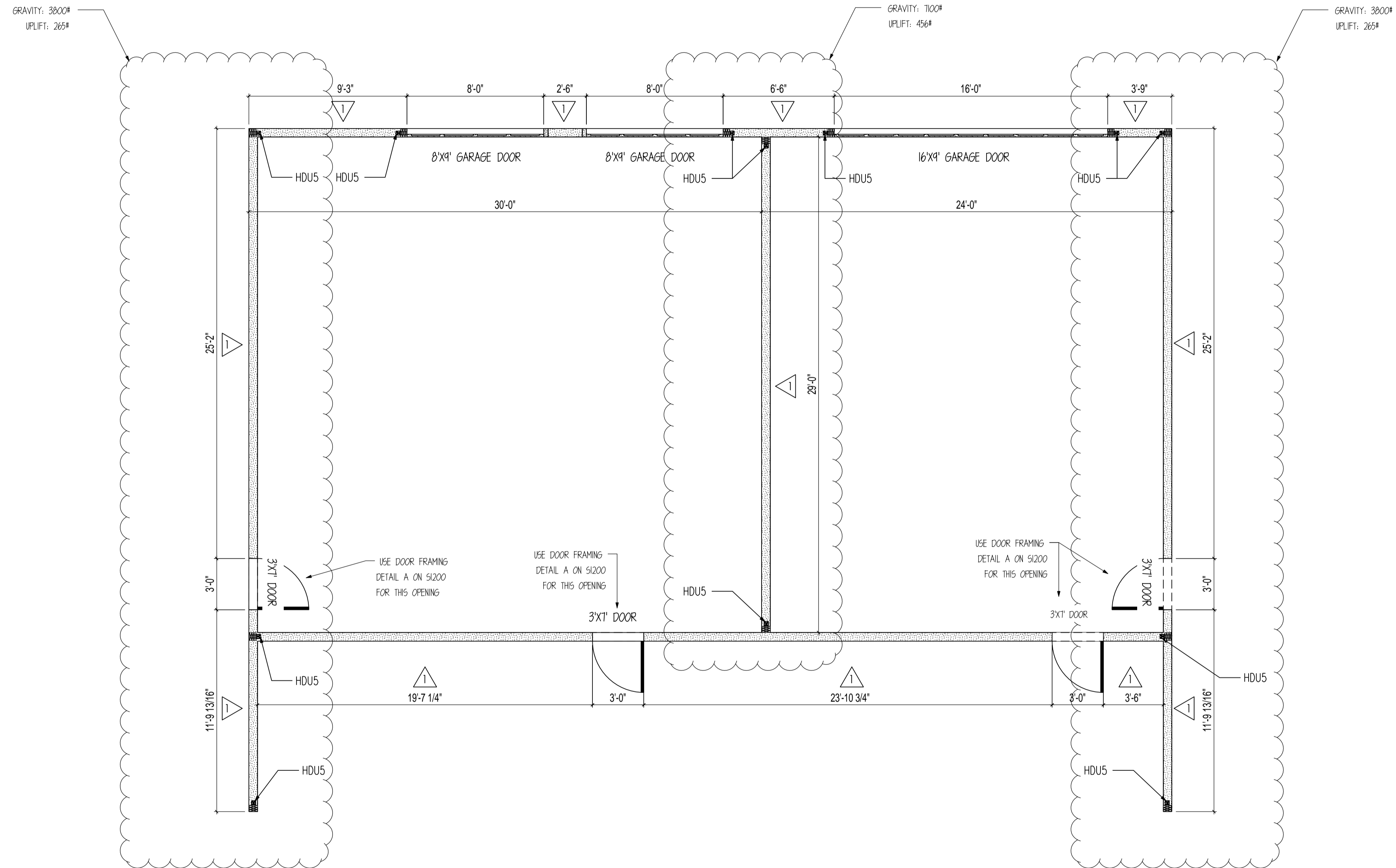
SHEAR WALL SCHEDULE					
MARK	WALL SHEATHING	NAIL SIZE	EDGE NAIL SPACING	FIELD NAIL SPACING	SPECIAL NOTES
△	1/2" OSB SHEATHING	8D NAILS	6" O.C.	12" O.C.	--

SHEARWALL NOTES:

1. VERT. 2X6 (NOM) STUDS, SEE S1300 FOR REQ. STUD SPACING
2. ALL FIELD NAILING TO BE 12" O.C. AND ALL UNSUPPORTED PANEL EDGES ARE TO BE BLOCKED.
3. ALL SHEAR WALLS HAVE 2x6 TREATED SILL PLATE.
4. ALL SILL PLATE ANCHORED TO FOUNDATION W/ 1/2"x6" SIMPSON TITEN HD ANCHORS.
5. ANCHOR BOLTS SHALL BE PLACED @ ALL JAMBS, CORNERS, AND INTERSECTIONS.
6. FIELD VERIFY ALL DOOR AND WINDOW OPENINGS ON SITE PRIOR TO FRAMING OPENINGS.

HOLDOWN DESCRIPTIONS	
-REFER TO MANUF. SPECS FOR FURTHER INFORMATION ABOUT PRODUCT AND ATTACHMENTS	
-USE SIMPSON SET EPOXY OR EQUIV.	
	SIMPSON HDU5-SDS2.5 ATTACH INTO MIN. 3.5" FRAMING W/ 14 SDS 1/4"x2-1/2" SCREWS. ANCHOR INTO FOUNDATION W/ 5/8" DIA. THREADED ROD (EPOXY SET) MIN. 12" EMBEDMENT.

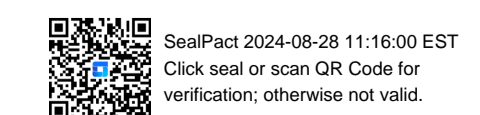
** HOLDOWN UPLIFT 3600#**



GARAGE FLOOR SHEAR WALL LAYOUT

SCALE: 1/4" = 1'

NOTE: CONTRACTOR TO FIELD VERIFY OPENING SIZES PRIOR TO FRAMING.



CUSTOMER INFORMATION:

DAN MCENTEE

PROJECT INFORMATION:

MCENTEE GROUP HOME

SUNDANCE COURT 200
STEAMBOAT SPRINGS, CO 80487

NUMBER: MGR0524-1

CATEGORY: Residential

STYLE: SINGLE SLOPE

OTHER: --

OTHER: --

PM: CM

DRAWING INFORMATION:

DRAWN BY: KE

DATE: 08/26/24

STATUS: STRUCTURAL

OTHER: --

OTHER: --

SHEET NOTES

SHEET

S1301

ARCHITECTURAL NOTES

GENERAL

All work must comply with state and local codes, based on the local Zoning Regulations, 2021 International Building Code, 2021 International Residential Code, 2021 International Plumbing Code, 2021 the International Mechanical Code, International Fuel Gas Code, 2021 Energy Conservation Code, International Existing Building Code (if applicable), 2021 IWUICC, 2023 Colorado Model Electric & Solar Ready Code, and the 2023 National Electric code. The contractor shall comply with all laws, ordinances, rules and regulations of any public authority bearing on the performance of the work, including O.S.H.A.

Location of the utilities (electrical, telephone, cable TV, gas, water, sewer) shall be verified before construction begins.

All on site construction safety and construction means and methods are the responsibility of the contractor. There is no implication of the construction safety requirements or building methods contained in these drawings.

Actual site conditions may require that some of the components of the work should be done differently than shown on these drawings. All dimensions and conditions to be verified by the contractor prior to construction. Verify changes with the designer and engineer.

These drawings represent a simplified builder's set of plans. Additional detailing may be required of the engineer during construction upon request.

Any variation which requires a physical change from these plans must be brought to the attention of the designer and engineer in order to maintain the design intent of the project.

All work connected with this project by any trade involved shall be of the highest quality attainable in accordance with the professional practice of the trade and code standards.

DIMENSIONS

All interior and exterior dimensions are to face of stud or face of concrete, U.N.O. All exterior walls are nominal 2x6 stud construction, U.N.O. All interior walls are nominal 2x4 stud construction, U.N.O.

Do not scale drawings.

The water closet stool shall be located in a clear space of not less than 30" in width. The clear space in front of the water closet stool shall be not less than 21".

All access shall be provided w/ a min. clear opening of 22"x30" and min. 30" head height.

Minimum clear ceiling height is 7ft for habitable space & hallways & 6'-8" for bathrooms, laundry rooms & stairs. Exceptions apply for sloped ceilings and basements per R305

If any discrepancies are found in these drawings notify engineer and/or designer immediately.

Exterior roofs, flashing, ledges, concrete & other surfaces shall slope min. 1/4":12 to prevent water ponding. Landings shall also slope max. 1/4":12 to prevent slipping. Covered garages or carports floor surface shall slope min. 1/8":12 to provide positive drainage to drain.

WALLS

Exterior walls open to the outside air must have a class II vapor retarder ("smart vapor retarder" or kraft faced batt with .1 - 1.0 perm) on the inside of the framed wall (IRC R702.7). However, if min. R-15 spray foam is used in the exterior wall, Class III vapor retarder (1 - 10 perm) can be used w/o a class II vapor retarder on the inside of the wall (IRC, Section R702.7.1). Basement or exterior walls below grade shall only have a Class III vapor retarder on the interior of the wall to allow drying to the interior.

CRAWL SPACE

Unvented crawl spaces shall have Class I vapor retarder (sheet polyethylene, or material w/ perm rating less than .1) covering exposed earth per R408.3. Overlap vapor retarder joints min. 6" and seal or tape seams. Extend & seal edges min. 6" up stem walls

Crawl space access shall be provided w/ min. 18"x24" through the floor & min. 16"x24" through the wall.

If mechanical equipment is provided in a crawlspace, the min. access provided shall be large enough to remove the largest appliance but not smaller than 30"x22".

CHIMNEYS & FIREPLACES (IRC CHAPTER 10)

Wood or other combustible materials shall not be placed within 2" from the front face and sides and not less than 4" from the back of masonry fireplaces.

All masonry chimneys shall extend 2ft. higher than any portion of a building within 10' & min. 3ft. above the highest point where the chimney penetrates the roof.

STATE OF COLORADO MODEL ELECTRIC AND SOLAR READY CODE
The electrical panel shall have a reserved space for a minimum two-pole circuit breaker for each branch circuit provided for future electric equipment/appliances. The electrical receptacle, junction box and dedicated circuit breaker space shall be labeled for their intended future electric equipment or appliance use. The electrical receptacle and junction box shall be located w/in 3' of the combustion equipment/appliances or dedicated future equipment/appliances.

Min. (1) EV ready space shall be provided per dwelling unit w/ a branch circuit that terminates at a receptacle w/in 3' of each EV space. Branch circuit shall have a min. 8.3 kVA (40A 208/240V) capacity. Electrical panel, distribution equip. directory & outlets or enclosures shall be marked "For future electric vehicle supply equipment"

Electrical equipment associated with each parking space type, including branch circuits, conduit or raceway, junction boxes, receptacle, and EVSE shall be properly labeled and installed.

WINDOWS

Habitable spaces within dwelling units shall have natural light provided by exterior openings equal to 8% of the floor area. Natural ventilation shall be provided by means of operable exterior openings equal to 4% of the floor area. Laundry rooms, toilet rooms and bathrooms shall either have an operable window or be mechanically ventilated.

Safety glazing shall be provided in the following hazardous locations:

- 1) In doors where glazed opening is greater than 3"
- 2) Within 24" adjacent to either side of doors if less than 60" above the walking surface
- 3) Single panes where all following conditions exist: greater than 9 sq.ft., less than 18" above the floor, top edge higher than 36" above the floor and within 36" horizontal distance of walking surface.
- 4) Glazing in guards and railings
- 5) Glazing containing wet surfaces of bathtubs, showers, pools, etc. if less than 60" to walking surface.
- 6) Adjacent to the bottom stair landing w/in 60" arc length if less than 36" above landing
- 7) Site-built Windows
- 8) Skylights and glazing sloped more than 15°

Sleeping rooms and basements w/ habitable space shall have min. one operable emergency escape w/ min 5.7 s.f. openable area, min. 20" clear width or min. 24" clear hgt. & max 44" sill height. (R310.2). Egress window wells shall be provided below grade and are allowed blw decks if min. 36" blw. deck

STAIRWAYS:

Stairs shall have a minimum 36" clear width at all points above the handrail. The surface of stairs shall be slip resistant. Minimum vertical headroom is 6'-8" from the nosing. Max. riser height is 7", and min. tread depth is 10". Max. vertical rise shall be 12'-7" between landings.

Landings shall be provided at the top and bottom of each stairway with a depth no less than 36" and a width no less than the width of the stairway served. Landings are not required at the top of interior stairs provided that a door does not swing over the stairs. Max. 1 step down to landing allowed at outside of exterior doors.

The greatest riser height or nosing within a flight of stairs shall not exceed the smallest by more than 3/8". All open risers higher than 30" above the floor or grade, openings shall not be greater than 4"

Handrails shall be provided on at least one side of each continuous stair flight with four or more risers, (a handrail is not required on staircases that have 4 risers if they are less than 30" above surrounding surfaces w/in 36" horizontal distance from the stairs). Handrails shall be 34"-38" tall, measured vertically from the sloped plane of the tread nosings. Handrails shall comply with R311.7.8.

Open sides of stairways, landings, ramps, balconies and porches which are more than 30" above grade shall be protected by a guardrail. All guardrails must be 36" above finished floor and shall allow no more than a 4" diameter sphere to pass through any portion of the railing per IRC R312.

Walls and ceilings of enclosed usable space under stairs requires 1/2" gypsum wallboard. The door to access such spaces need not be rated.

FIRE PROTECTION

Provide smoke detection per IRC section R314 & carbon monoxide detection per IRC section R315.

Provide 2x Fireblocking in concealed walls at 10' max. o.c., and at dropped ceiling transitions, and at the top and bottom of concealed stair stringers per IRC section R302.11

Opening between a private garage and residence shall be min. 1-3/8" thick, of solid wood, or solid honeycomb core steel doors or 20-min fire rated that are self-closing and self-latching. Openings between garages and sleeping rooms prohibited. Habitable rooms located above garages shall be protected w/ min 5#8" Type X gypsum board on the garage ceiling.

Secondary dwelling units separated from a garage must have a 1-hr fire rated ceiling/floor and/or wall assembly per IRC, Section R302.3 to separate between the garage and dwelling spaces. Exterior wall supporting construction must have a min. of 5#8" type x gypsum on the inside face of the wall per RCRBD adopted exception to IRC, Section R302.3.1.

Provide min. 1/2" drywall on the underside of all TJI joists to protect the engineered webs in the event of a fire per IRC Sec. R302.13. If the floor is located over a crawl space not used for storage or fuel-fired or electric powered heating appliances, the drywall is not required.

Roof eaves and soffits shall be protected on the exposed underside w/ min 1" solid wood, ignition resistant, non-combustible, or FRWT products per IWUIC Section 405.3

Gutters and Downspouts shall be noncombustible material

Roof valley flashing shall be min. no. 26 galvanized sheet gage, corrosion-resistant over min. 36" wide underlayment consisting of one layer of 72-lb mineral-surfaced nonperforated cap sheet along full length of valley

Exterior vents shall not exceed 144 sq.in. ea. & covered w/ non-combustible corrosion resistant mesh w/ max. 1/2" openings

ROOF ASSEMBLIES (IRC CHAPTER 8 & 9) ASSEMBLIES (IRC CHAPTER 8 & 9)

Roof ventilation of enclosed roof assemblies shall comply with R805 and shall provide min. net free ventilating area of 1w300 of the area of the vented space. Provide 40%-50% of the ventilators no more than 3ft. below the highest point of the roof, and the remainder at the eave. All vents shall be protected against entrance of rain or snow and shall have openings between 1w16" - 1w4". The same venting area shall be provided between the insulation and roof sheathing. Continuous soffit vents shall be max. 2"x wide

Unvented roof assemblies shall comply with R805.5 with 1 of the 4 following prescriptive options:
Note for all options, the roof shall dry to the inside, thus Class I vapor retarder shall NOT be installed on the ceiling.

1. If air-impermeable insulation is used, it shall be Class II vapor retarder, min. R-49, and be applied directly to the underside of sheathing.
2. If a combination of air-impermeable and air-permeable insulation may be used where min. R-30 air-impermeable is applied to underside of sheathing & shall be accompanied by min. R-30 continuous rigid board insulation above the sheathing.
3. Alternatively, R-30 air-impermeable insulation can be applied to the underside of sheathing, w/ min. R-30 air-permeable beneath.
4. Insulation may be installed above the structural roof sheathing as rigid board or sheet insulation to maintain 45 degrees on the underside of the structural roof sheathing.

Provide Grace 'ice and water shield' underlayment, or equivalent product, from the edge of roof overhangs to the ridge.

Asphalt shingles when applied on 2:12 to 4:12 roof pitches shall require double underlayment (apply a 19" strip of underlayment parallel to and starting at the eaves. Apply 36" wide sheets of underlayment, overlapping successive sheets 19") Re: R905.2

Metal panel roofing shall have min. 1:12 slope & comply w/ R905.10. Apply underlayment in accordance w/ manufacturer's instructions

All access shall be provided if attic is more than 30" tall (measured from top of ceiling framing to underside of roof framing members for more than 30 sq. ft. Access shall have a rough-framed opening of min. 22"x30" with min. 30" clear headroom.

Snow guards shall be provided at the eave of all metal roofs, U.N.O

Roofing materials must have Class A Fire ratings

MECHANICAL/ENERGY SYSTEMS:SYSTEMS:

Appliances located in garages and having an ignition source shall be elevated such that the source of ignition less than 18" above the floor.

If appliances are located in the crawl space, an ignition barrier shall be provided per IRC section R316.5.4 on all ceilings/walls of mechanical room in crawl space.

Dryer exhaust systems shall be independent of all other systems, shall transport the moisture to the outdoors and shall terminate on the outside of the building in accordance with M1501 and M1502 w/ min. 36" clearance to building openings or soffit vents.

All bathrooms shall be vented per IRC section 303.3.

All kitchens in new construction must have a Kitchen exhaust fan in accordance with Section M1505.4.4, or a ERV or HRV with an exhaust and supply line located within the kitchen area.

Dishwashers shall be connected to a separate stand pipe or approved air gap prior to connection to sanitary drainage.

Heating and Cooling equipment appliances shall be installed per manufacturers instructions and in accordance with IRC, Chapter 14.

Meter location must be approved by an Atmos Energy Corporation employee during a mandatory site visit to be scheduled after foundation is in place. Meters will not be allowed under a shedding roofline or where overhanging snow is a danger to the meter set.

If located within Routt County (w/ the exception of the Town of Hayden), the building or dwelling unit shall be tested with a blower door test by a certified 3rd party and verified as having an air leakage rate not exceeding three air changes per hour. A certificate of completion must be submitted to the Routt County Building Department prior to a TCO or CO being issued.

Provide whole-house mechanical ventilation in accordance with Section M1505.4

Heating load calculations and equipment sizing shall be submitted for review and approval when applying for a mechanical permit. Do not install or inspect mechanical equipment or HVAC until submitted to RCRBD and approved.

Snow and ice-melt systems shall have automatic controls to shut the system off when the surface or outdoor temperature is above 40 degrees F and snow is not falling. Sensor locations shall not be located w/in 5-ft of Public RDW or Private Road edge of walking/driving surface, or under a roof overhang or any object that would shade the sensor during daylight hours.

Freeze protection systems shall have automatic controls to shut off the systems when the outdoor air temperatures are abv. 40 degrees F, and shall include a moisture sensor to shut the system off in absence of moisture

Heated outdoor snow melt systems shall not be allowed unless they are powered by a 100% renewable energy source, or by exceptions as listed in RCRBD Adoptions Ordinance.

THERMAL ENVELOPE NOTES

The building envelope shall be durably sealed to limit infiltration, the sealing methods between dissimilar materials shall allow for differential expansion and contraction. The following shall be caulked, gasketed, weather-stripped, or otherwise sealed with a barrier material, suitable film, or solid material:

1. All joints, seams, and penetrations
2. Site-built windows, doors, & skylights
3. Openings between window & door assemblies
4. Utility penetrations
5. Dropped ceilings & chases adjacent to the thermal envelope
6. Knee walls
7. Walls & ceiling separating a garage from conditioned spaces
8. Behind tubs & showers of exterior walls
9. Behind fire/replace inserts
10. Any other source of infiltration

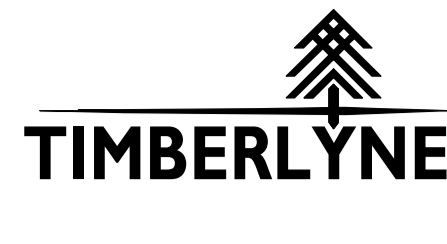
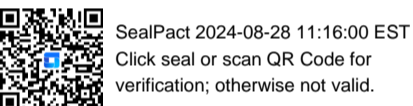
Windows, skylights, & sliding doors shall have an air infiltration rate of no more than 0.3 cfm per square foot. swinging doors shall have an air infiltration rate of no more than 0.5 cfm per square foot.

Recessed luminaires installed in the building thermal envelope shall be sealed to limit air leakage between conditioned & unconditioned spaces by being iced & labeled with enclosures that are sealed or gasketed to prevent air leakage to the ceiling cavity or unconditioned space.

PRESCRIPTIVE ENERGY CODE STANDARDS

Re: 2021 International Energy Conservation Code Table R402.1.2

Insulation & Fenestration Requirements By Component *										
Climate Zone	Fenestration U-factor	Skylight U-factor	Glazed Fenestration SHGC	Ceiling R-Value	Wall Wood Framing R-Value [2x6 wall]	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab Perimeter R-Value & Depth	Crawl Space R-Value
7 & 8	0.30	0.55	NR	R-60x	R-27 cavity or R-20+R-5ci	19/21	38	R-15ci or R-19	R-10ci for 4 ft. deep around perimeter	R-15ci or R-19 or R-13+R-5ci
a	R-Values are minimums. U-factors & SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.									
b	The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.									
c	"ci" means continuous insulation on the interior or exterior surface of the wall. "R-19" at basement walls shall be cavity insulation or shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior surface of the wall.									
d	R-5 shall be provided under the full slab area of a heated slab in addition to the required slab edge insulation R-value for slabs as indicated in the table. The slab edge insulation for heated slabs shall not be required to extend below the slab.									
g	"Cavity" insulation shall be entirely within the wall cavity, "R-20+R-5ci" means R-20 cavity insulation plus R-5 continuous insulation									
h	Mass walls shall be in accordance w/ Section R402.2.5. The second R-value applies where more than half of the insulation is on the interior of the mass wall									
i	Max. U-factor of .32 in Climate Zones 3-8 to vertical fenestration products at elevations abv. 4,000 ft.									
x	Or min. R-49 w/ min. 2" closed cell foam									



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CUSTOMER INFORMATION:
DAN MCENTEE

PROJECT INFORMATION:
MCENTEE GROUP HOME

SUNDANCE COURT 200 STEAMBOAT SPRINGS, CO 80487

NUMBER: MGR0524-1
CATEGORY: Residential
STYLE: SINGLE SLOPE
OTHER: --
OTHER: --
PM: CM

DRAWING INFORMATION:
DRAWN BY: KE
DATE: 08/26/24

STATUS: STRUCTURAL
OTHER: --
OTHER: --

SHEET NOTES

SHEET

A100