

GENERAL

- DESIGN LIVE LOADS: Snow=117.5psf (ground per RCRBD), 90psf (roof), Floor=40psf, Wind, Vult=115 mph (3 Second Gust), Seismic Zone B, Site Class C
- RESPONSIBILITY: The contractor is responsible for cross referencing all plans and inspecting work placement at the site to assure no omissions or discrepancies exist that might adversely affect construction or the integrity of the finished product. Job site and construction safety are not addressed in these plans and are the responsibility of the contractor. These responsibilities are industry standard.
- These plans are intended to be in accordance with 2021 IBC and IRC codes. All construction to be in conformance with these codes.

FOUNDATION

- Foundation designed in accordance with N.W.C.C.'s soils report #24-13239, which is hereby made a part of these drawings. Maximum allowable soil bearing pressure = 3000 psf, 900 min.
- The soils engineer must inspect and approve the foundation excavation prior to placement of any formwork.
- Remove topsoils, organic material, and any questionable material below pads and footers. All pads and footings exposed to frost must maintain the required 4" frost depth. Minimum pad thickness = 12". The footing elevations of this design are indicated in economical relation to architectural elements. Proper soil bearing and/or the soil engineer may require lower footings.
- Drainage and grading details to divert surface drainage at least 10' away from the structure. Do not backfill against any foundation or retaining wall until all supporting floor and slab systems are in place and securely anchored, or other adequate wall support is provided.
- Where exterior backfill rises above any adjacent floor, use granular free draining backfill from drain tile up. Exterior backfill may be native inorganic material where final grade is below lowest floor (UNO). Before placing finish topsoil, we recommend capping backfill with a Mirafi fabric under 12"-24" of water impermeable material. Place and compact all backfill per soils report.
- Provide 4" diameter perforated PVC drain tile in a 12" by 12" gravel envelope at lowest levels of and perimeter of excavation sloped a minimum of 1/8" per foot to an adequate daylighting drain. Provide cleanouts and screen end. Mirafi or other filter barriers will help prevent drain clogging. Test drain tile before and after backfilling.

WOOD FRAMING

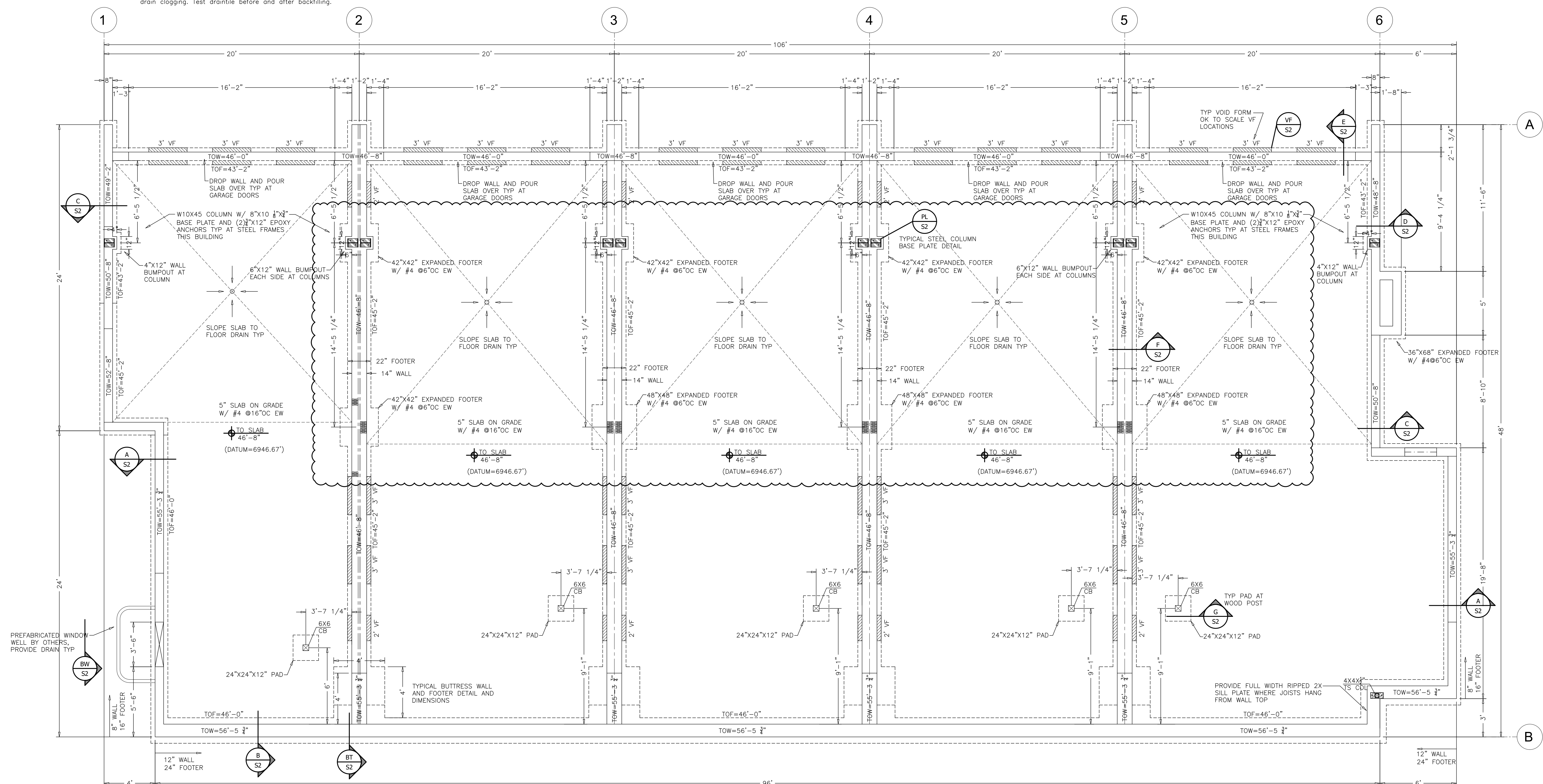
- Framing plans show structural requirements only. Additional members may be required for blocking, nailers and code requirements.
- Use Douglas Fir or Hem Fir "stud grade" (S4S) 2x6 for all wall studs(UNO). Use DF#2 (S4S) or better for all multi-stud posts, joists, rafters, headers, posts, beams and plates.
- Sill plates and any other lumber in direct contact with concrete-Species Group B Pressure Treated Lumber. Use galvanized anchor bolts with pressure treated plates.
- Maintain 6" clearance between untreated wood or siding and soils at finish grade.
- Glulams (GL)- 24F-V8 manufactured in accordance with AITC 117-84, fb=2400psi. OK to use 24F-V4 for simple span applications only. All Glulams used in exterior applications must be sealed and protected from moisture with an appropriate preservative.
- Laminated Veneer Lumber (LVL)- manufactured in accordance with APA criteria. fb=2600psi. Multiple LVL's glue and nail together with (2) rows 16d @12"oc (UNO).
- Timbers- Douglas Fir (DF) #1 Fb>1300psi
- Exterior Wall Ply- 7/16" OSB APA rated 24/16 min with 8d's @6"oc edge, 12" oc field. Manufactured in conformance with APA PS 1-83. Floor Ply- 3/4" T&G OSB APA rated 24/0 minimum, 8d's @6"oc edge, 10"oc field. Glue to joists. Roof Ply - 5/8" OSB APA rated 40/20 minimum, 8d's @6"oc edge, 12"oc field.
- 7/16" OSB sheath 100% all exterior frame. Ply to lap floor rim, top plates on sill plate.
- All floor and roof plywood place with 8' dimension perpendicular to framing with end joints staggered
- Wall studs to be continuous from floor to floor, or floor to roof. Balloon frame all gable walls where noted. Provide firestop blocking at 10' max intervals in any wall with studs over 10' height. Use LSL studs for all studs taller than 12'.
- All load bearing headers in 2x6 wall (3)2x10; in 2x4 wall (2)2x10, (UNO). Use single trimmer and king stud each end for headers at

STRUCTURAL STEEL

- All structural steel shall conform to ASTM specifications A36 except pipe columns which shall conform to ASTM A53 Grade B, and steel tube columns which shall conform to ASTM A500 Grade B. Steel to steel member connection bolts shall be A325 steel and miscellaneous wood embedded items shall be A36 steel.
- Steel column base plates shall bear evenly to concrete below via 4000 psi non shrink grout.
- Minimum welds to be per AISC and/or AWS, but not less than 3/16" continuous fillet unless otherwise noted. Welding quality control shall be per AWS. All welders shall have evidence of passing the American Welding Society Standard Qualifications Test as detailed in AWS D11.1.

TYPICAL ABBREVIATIONS

- TOS = TOP OF SLAB
- TOF = TOP OF FOOTER
- TOW = TOP OF WALL
- LVL = LAMINATED VENEER LUMBER
- GL = GLULAM
- HDR = HEADER
- EE = EACH END
- ES = EACH SIDE
- EW = EACH WAY
- OC = ON CENTER
- OF = OVERFRAME
- OH = OVERHANG
- PT = PRESSURE TREATED
- SOG = SLAB ON GRADE
- LL = LEDGERLOK
- TL = TIMBERLOK
- TYP = TYPICAL
- UNO = UNLESS NOTED OTHERWISE



FOUNDATION PLAN
S1 Scale: 1/4"=1'-0"



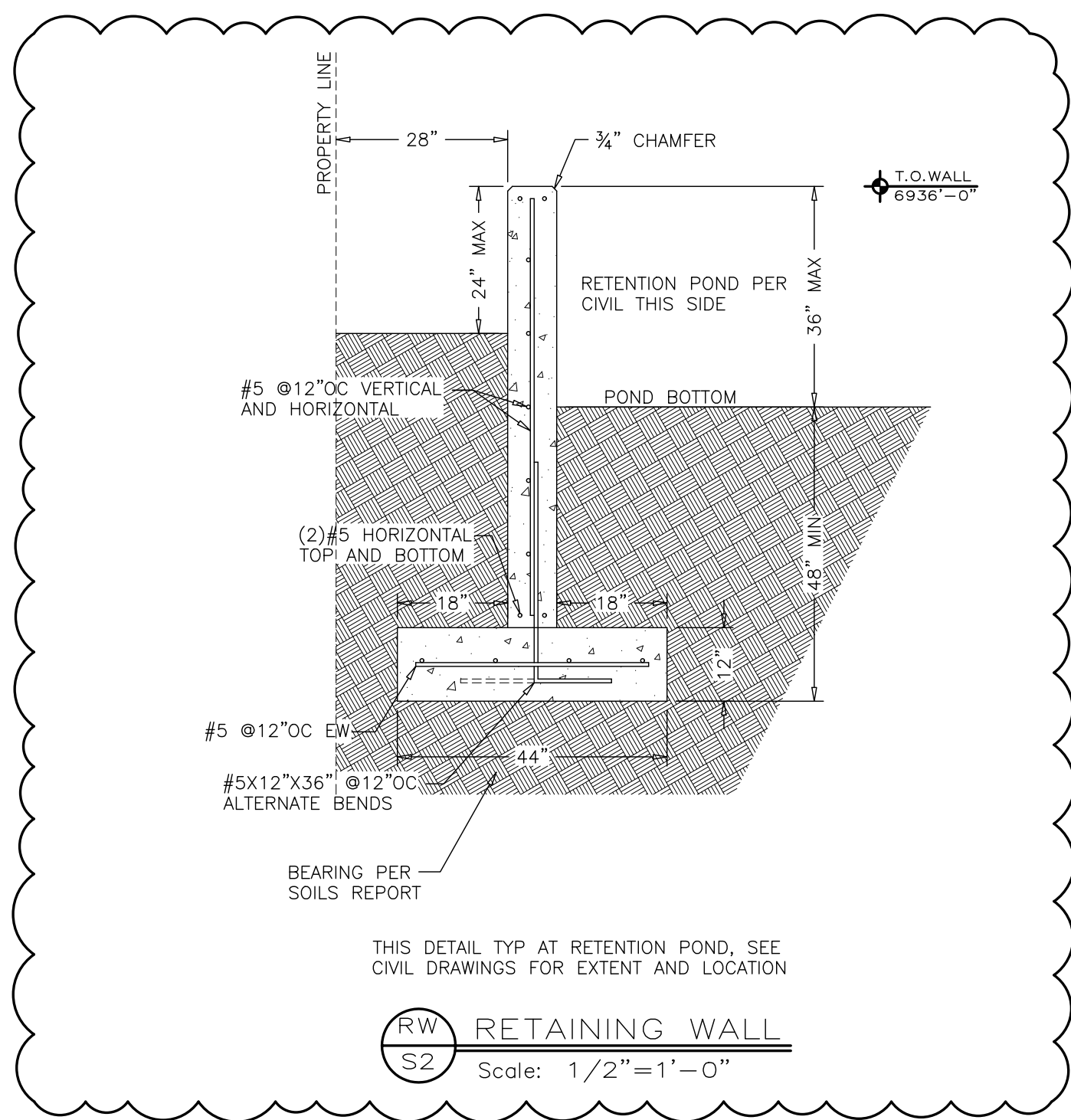
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DATE: 3-19-25
JOB #: 25 WC
DRAWN: CFE
ENG: CBF
REVISED: 7-1-25
REVISED: ---

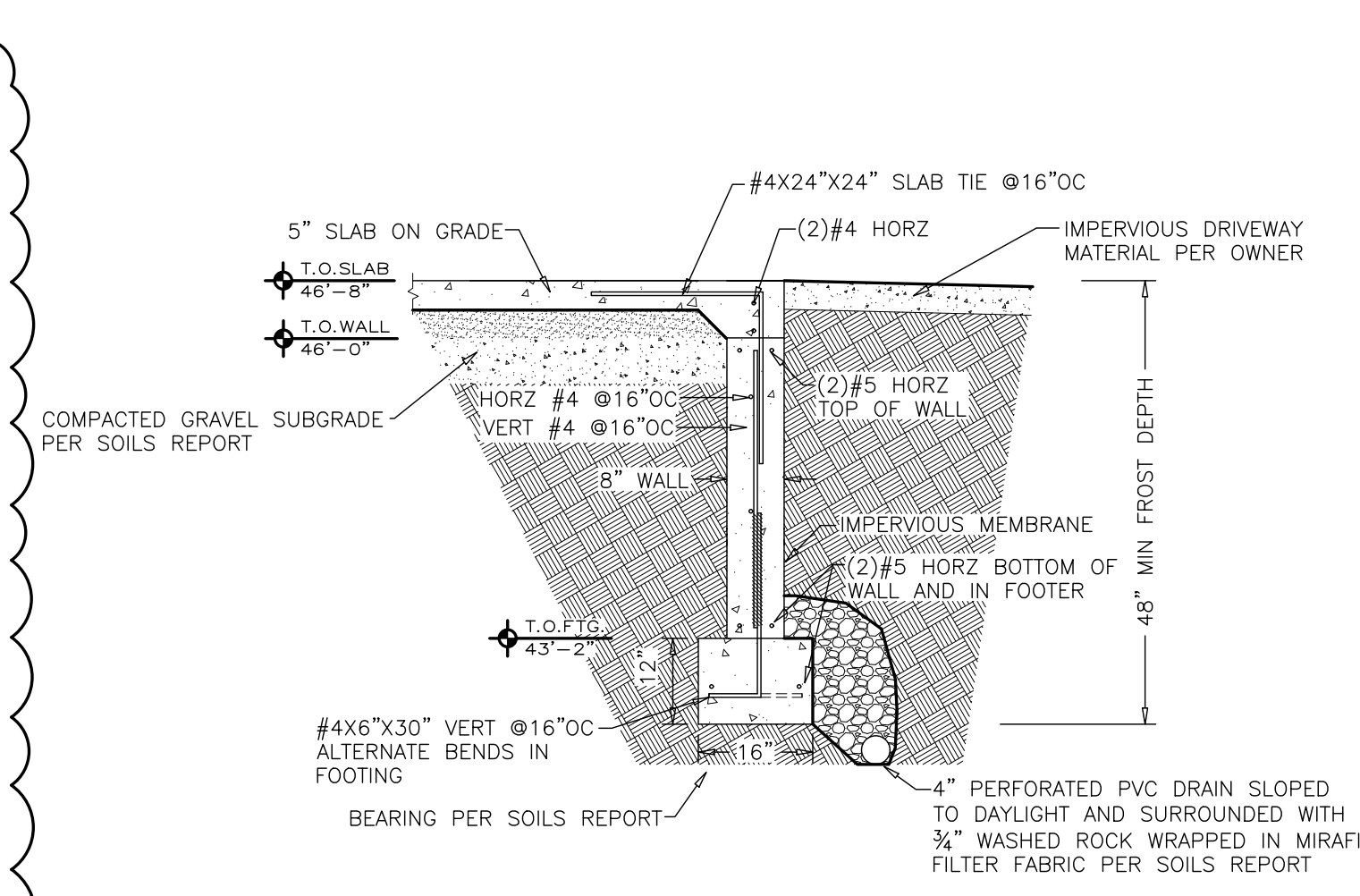
ISSUE: PERMIT SET

BUILDING 1 FOUNDATION PLAN for the proposed:
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
STEAMBOAT SPRINGS, CO

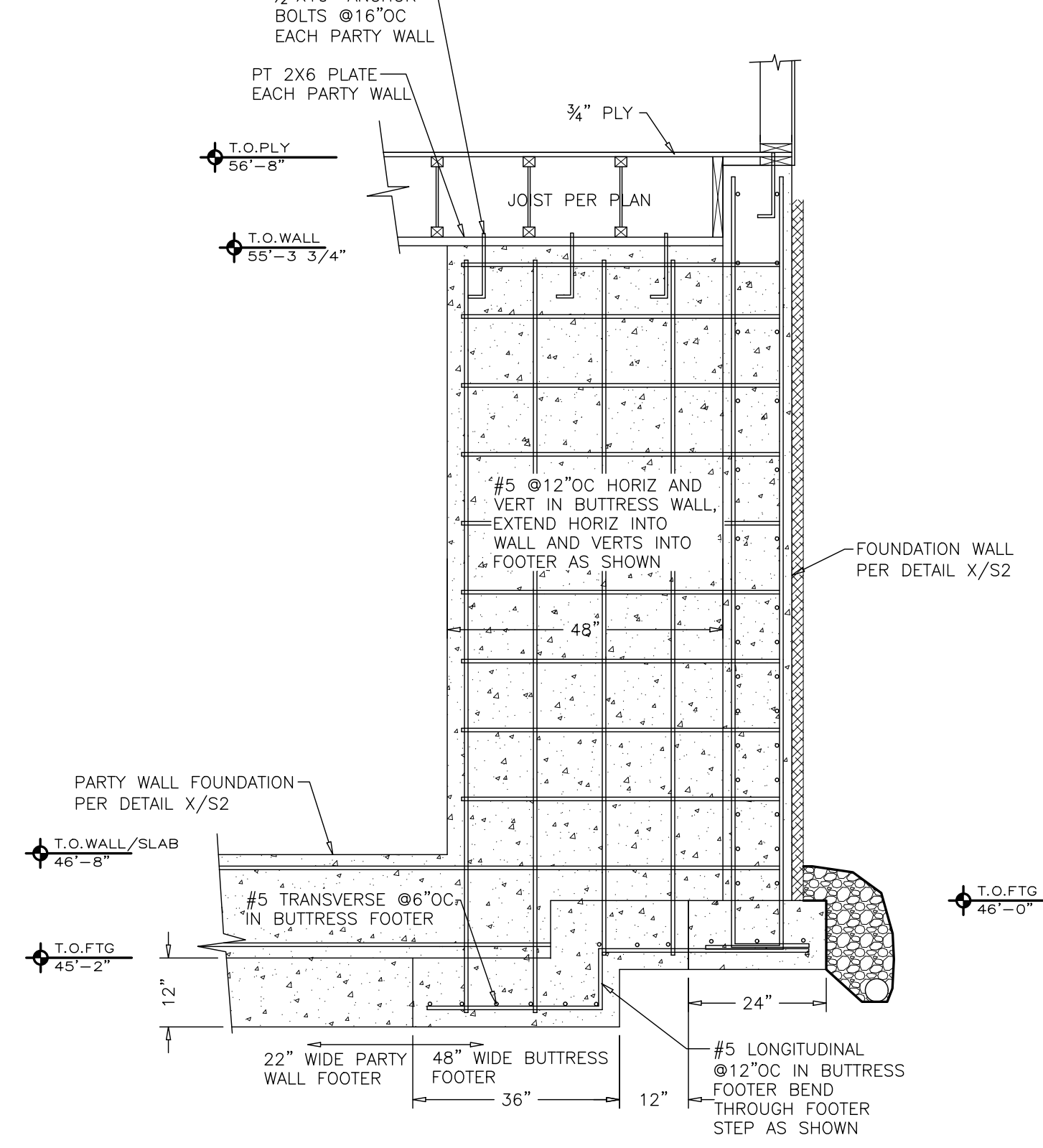
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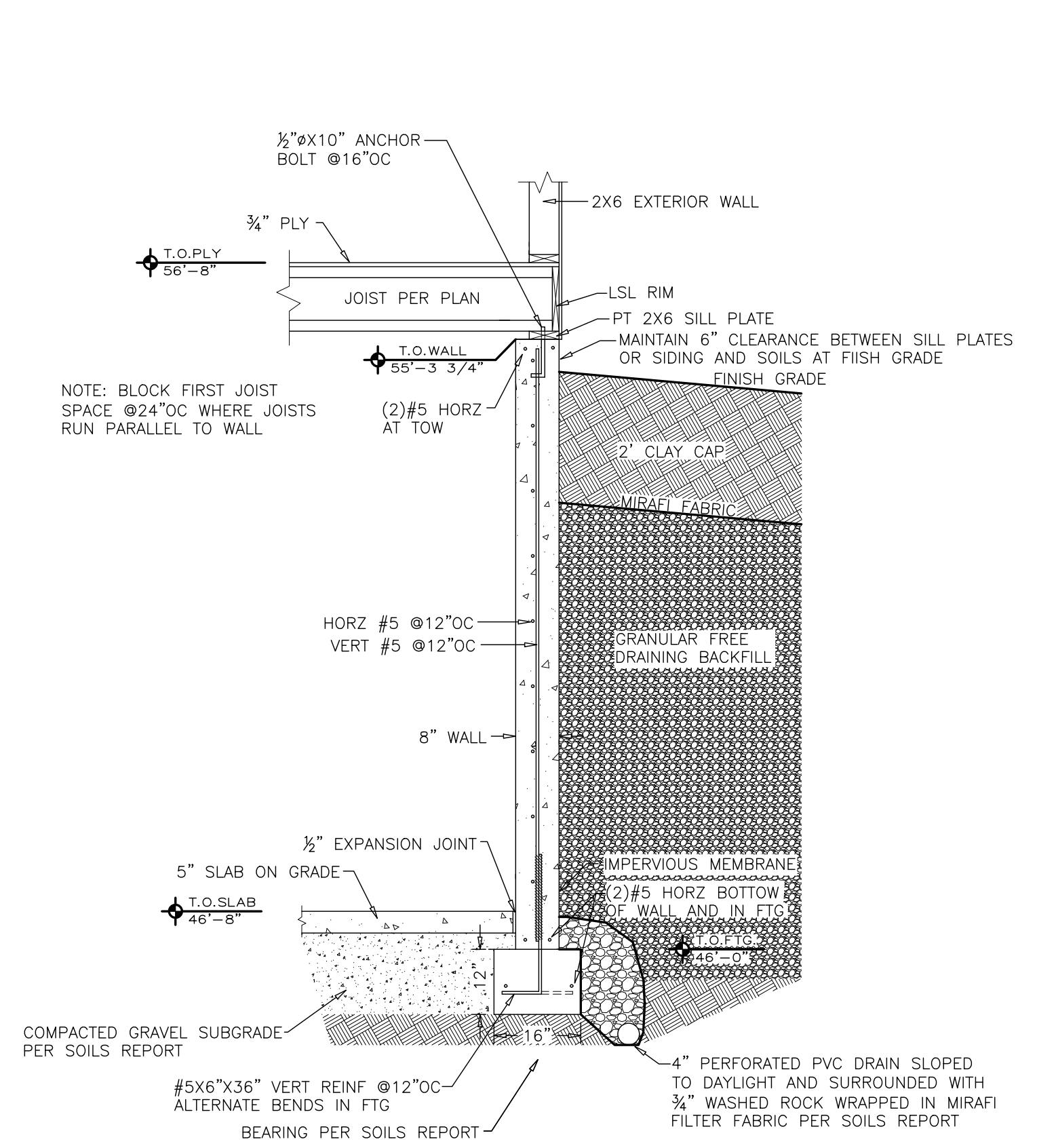
RW S2
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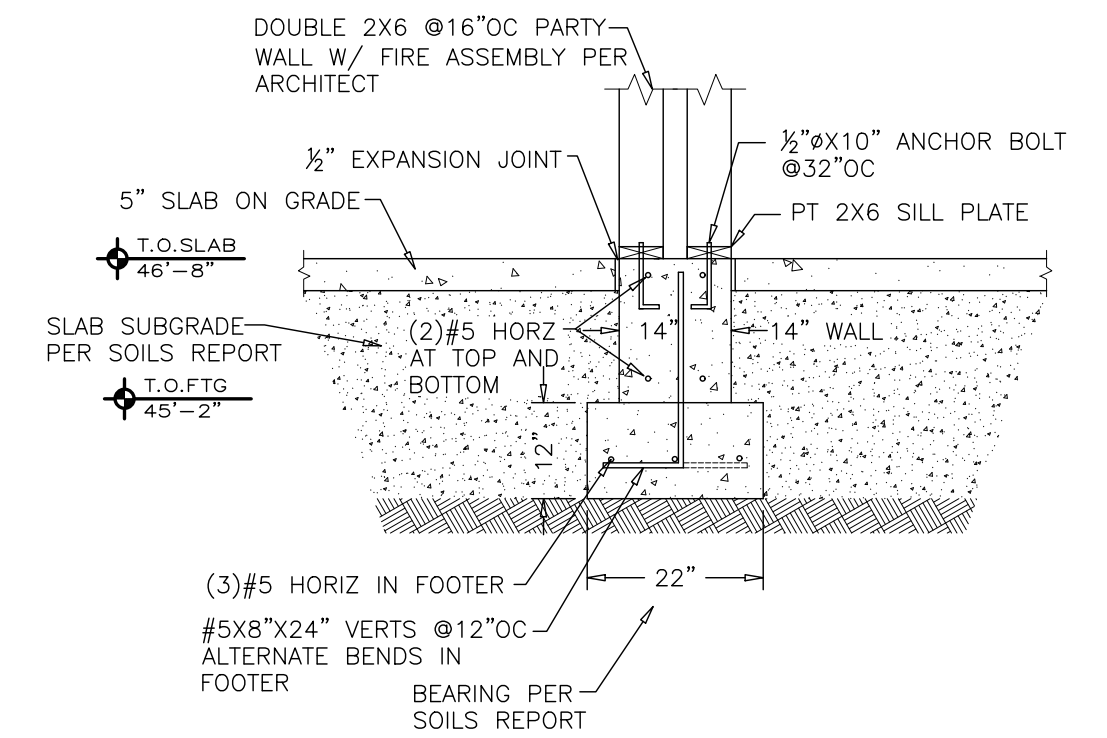
E WALL DETAIL E
Scale: 1/2"=1'-0"



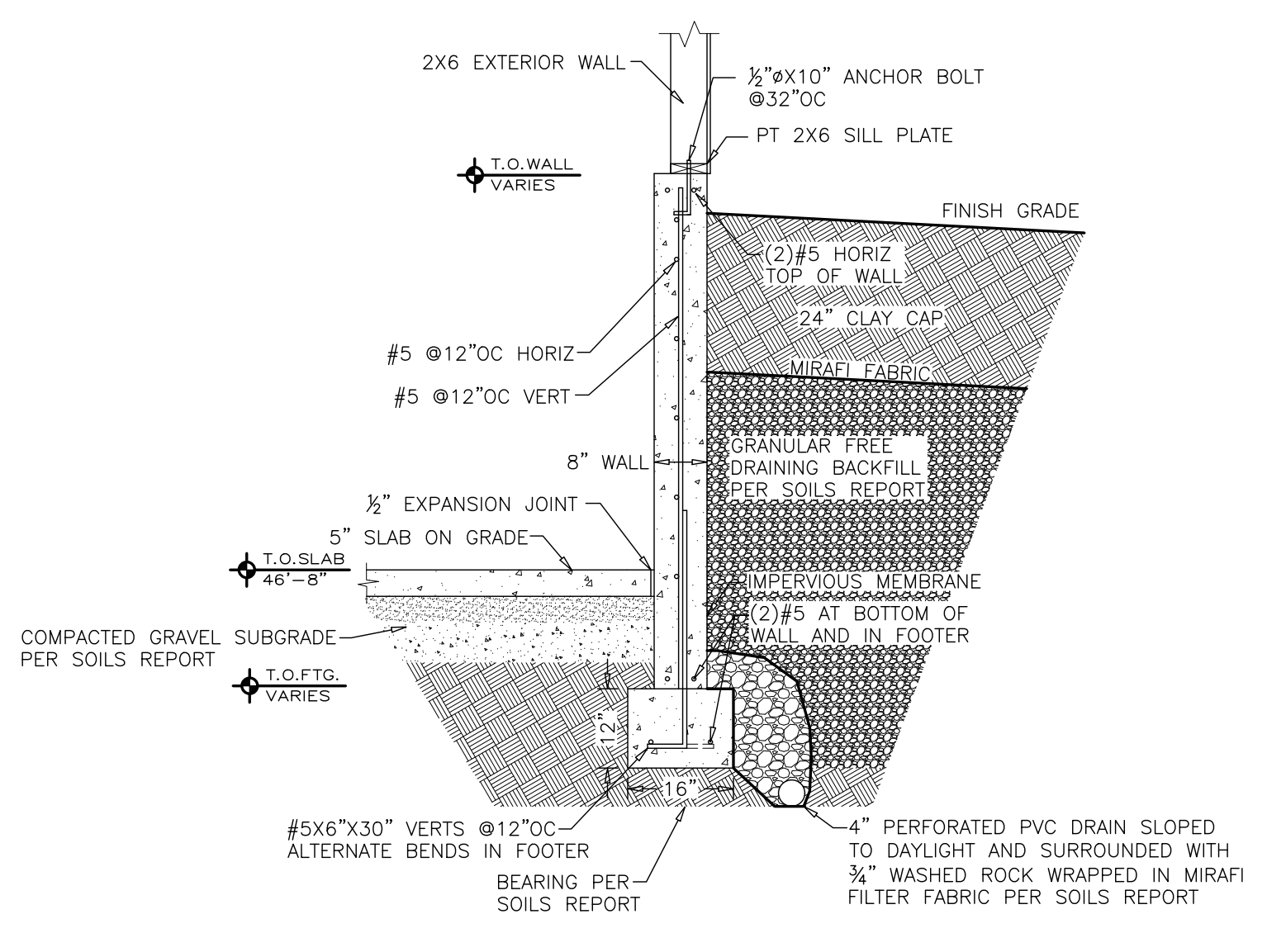
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Scale: 1/2"=1'-0"



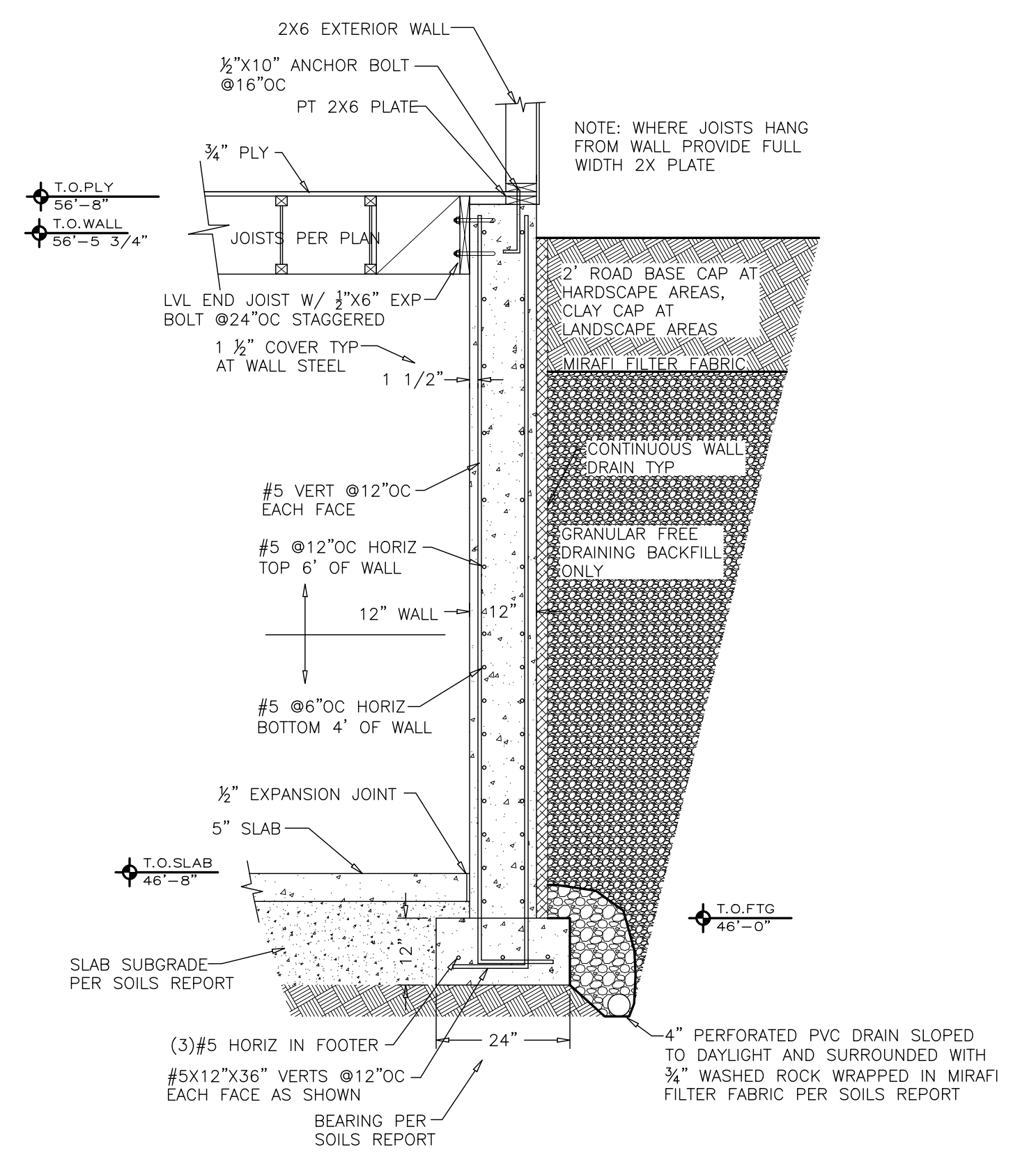
A WALL DETAIL A
Scale: 1/2"=1'-0"



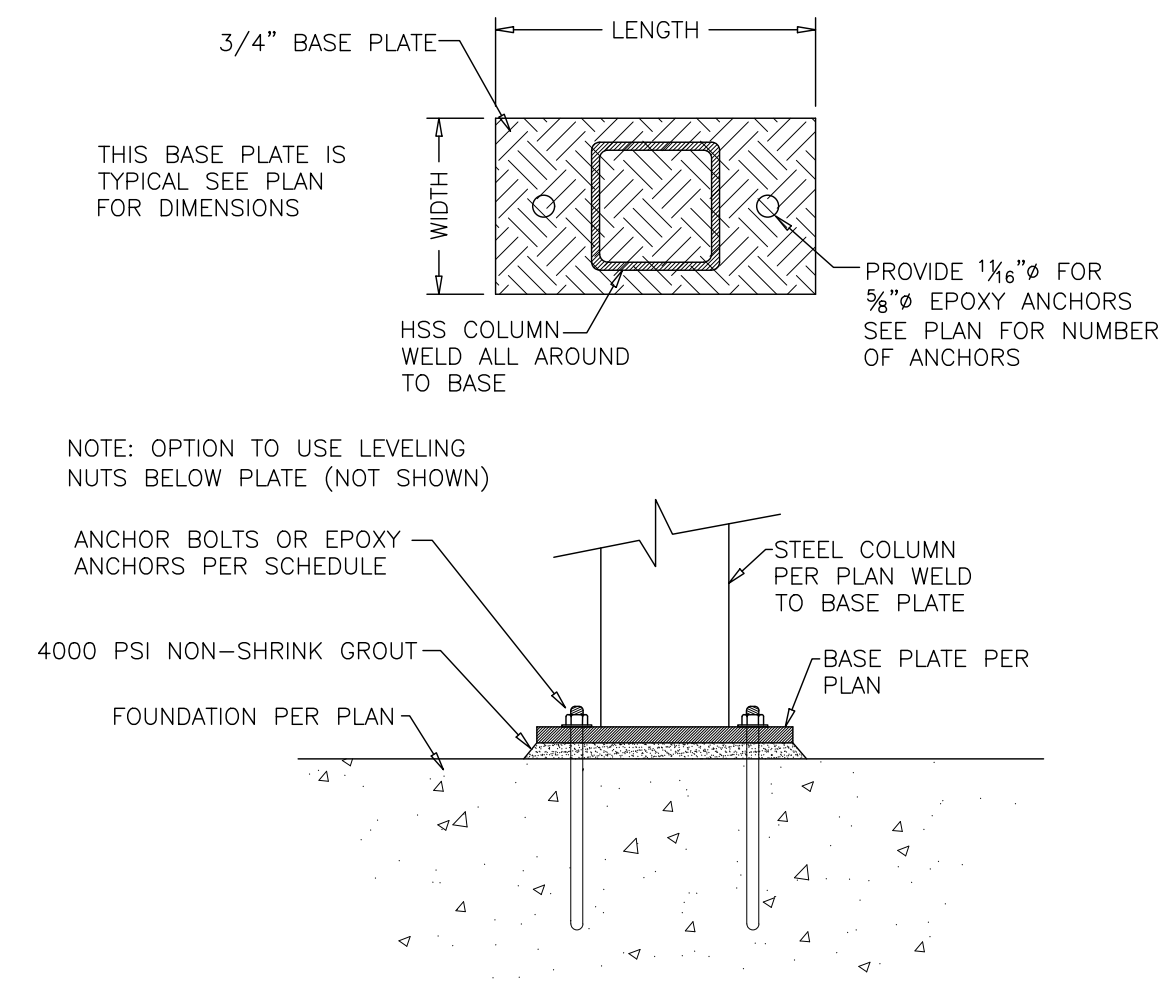
F WALL DETAIL F
Scale: 1/2"=1'-0"



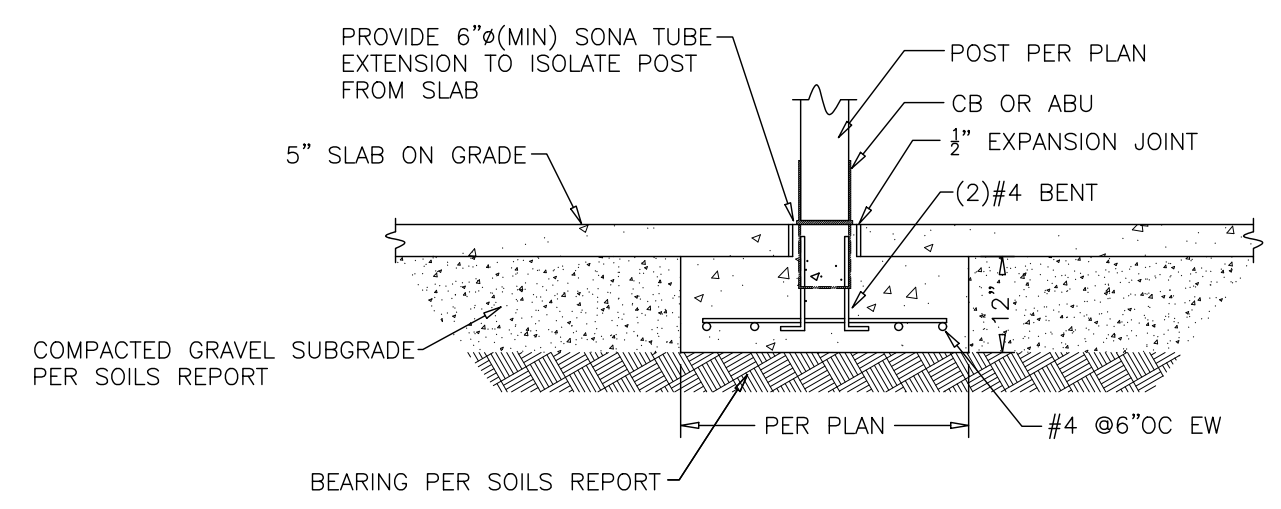
C WALL DETAIL C
Scale: 1/2"=1'-0"



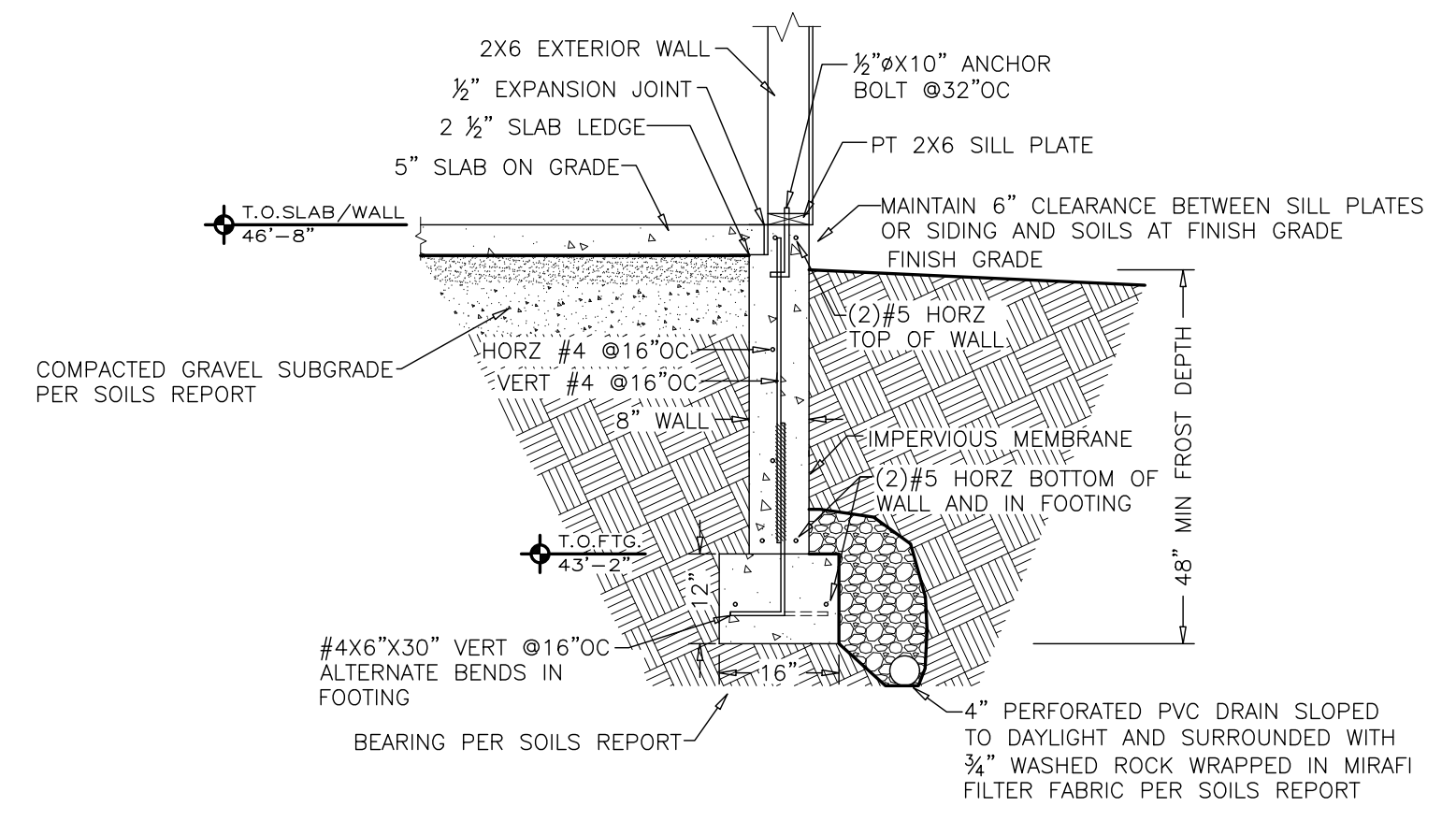
B WALL DETAIL B
Scale: 1/2"=1'-0"



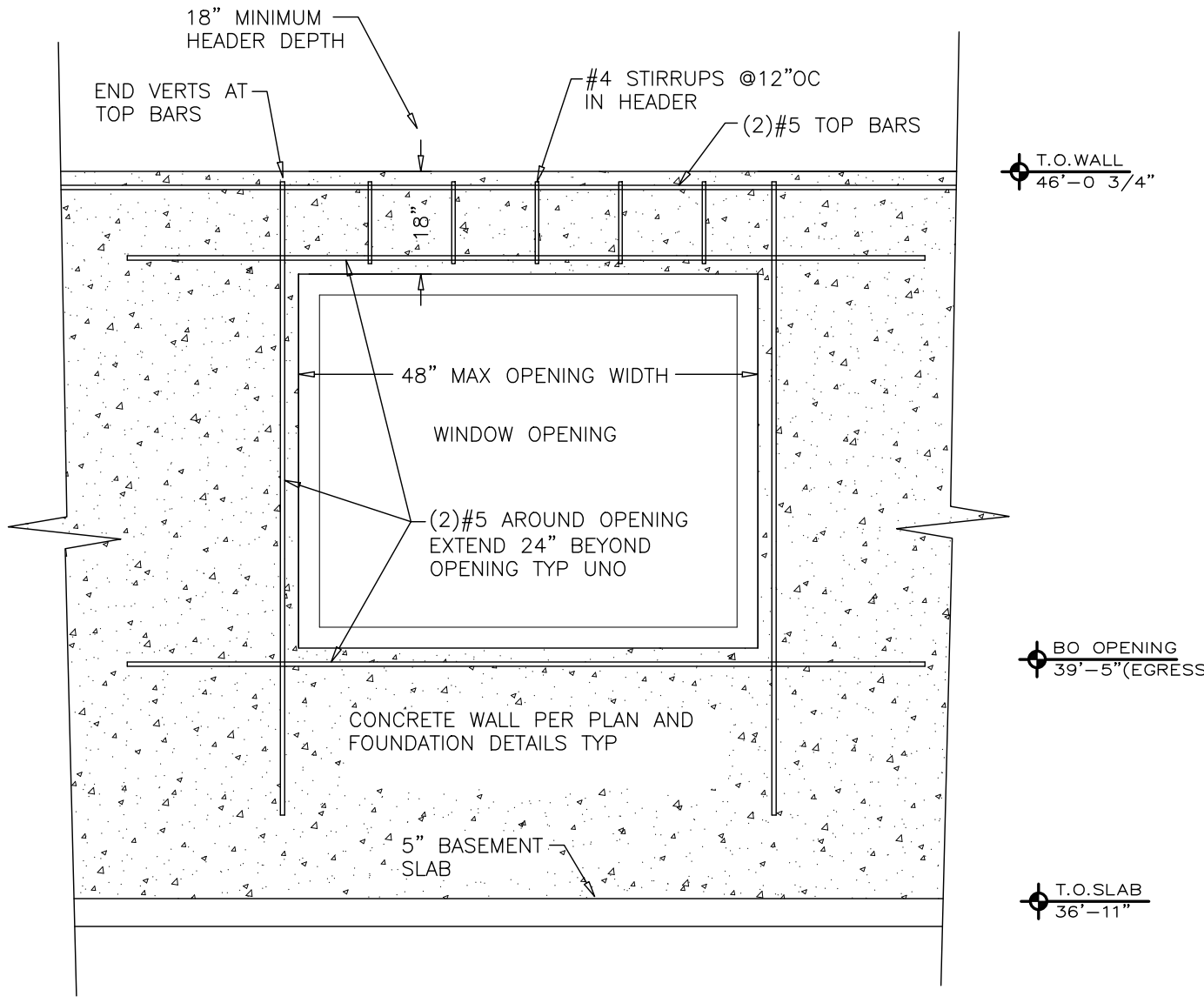
PL S2
Scale: NTS



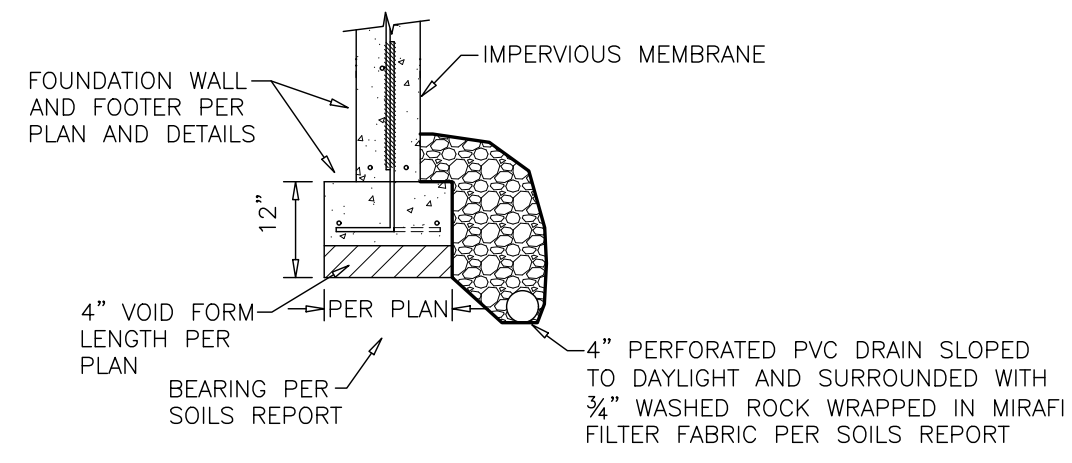
G INTERIOR PAD DETAIL G
Scale: 1/2"=1'-0"



D WALL DETAIL D
Scale: 1/2"=1'-0"



WB S2
Scale: 1/2"=1'-0"



VF S2
Scale: 1/2"=1'-0"



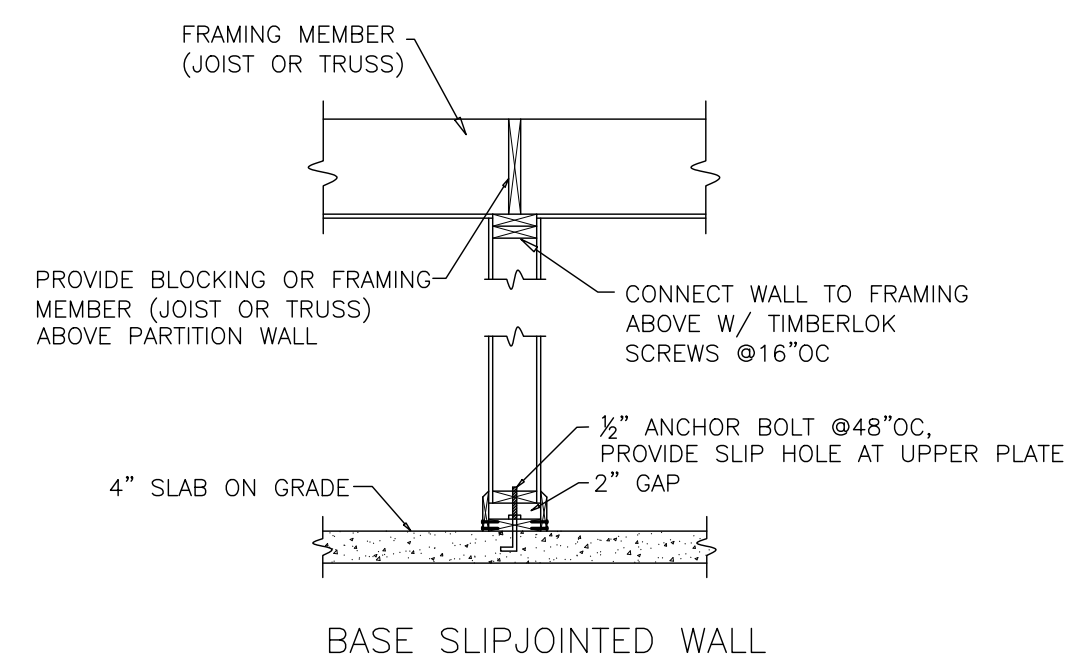
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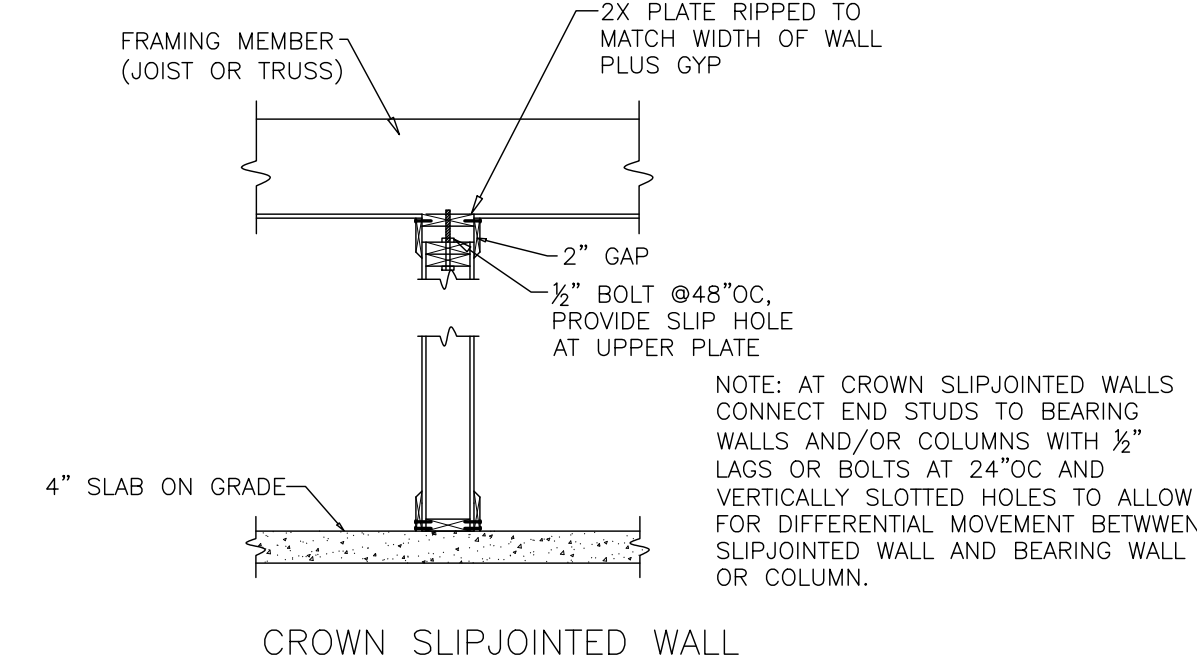
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BUILDING 1 FOUNDATION DETAILS for the proposed:
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
STEAMBOAT SPRINGS, CO

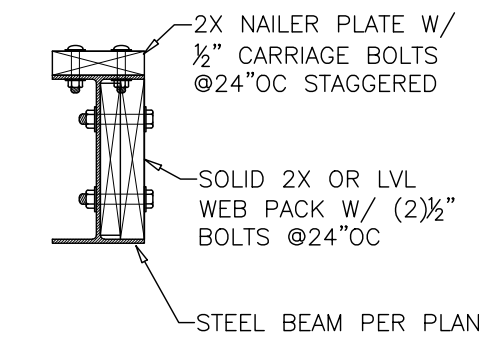
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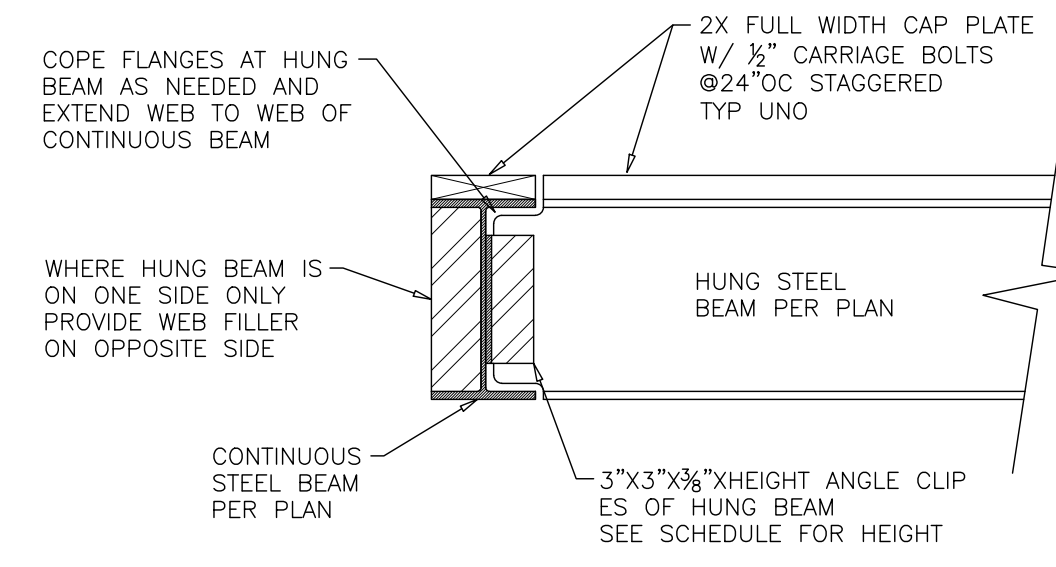
BASE SLIPJOINTED WALL



CROWN SLIPJOINTED WALL



WP S3 WEB PACK DETAIL
Scale: 1"=1'-0"



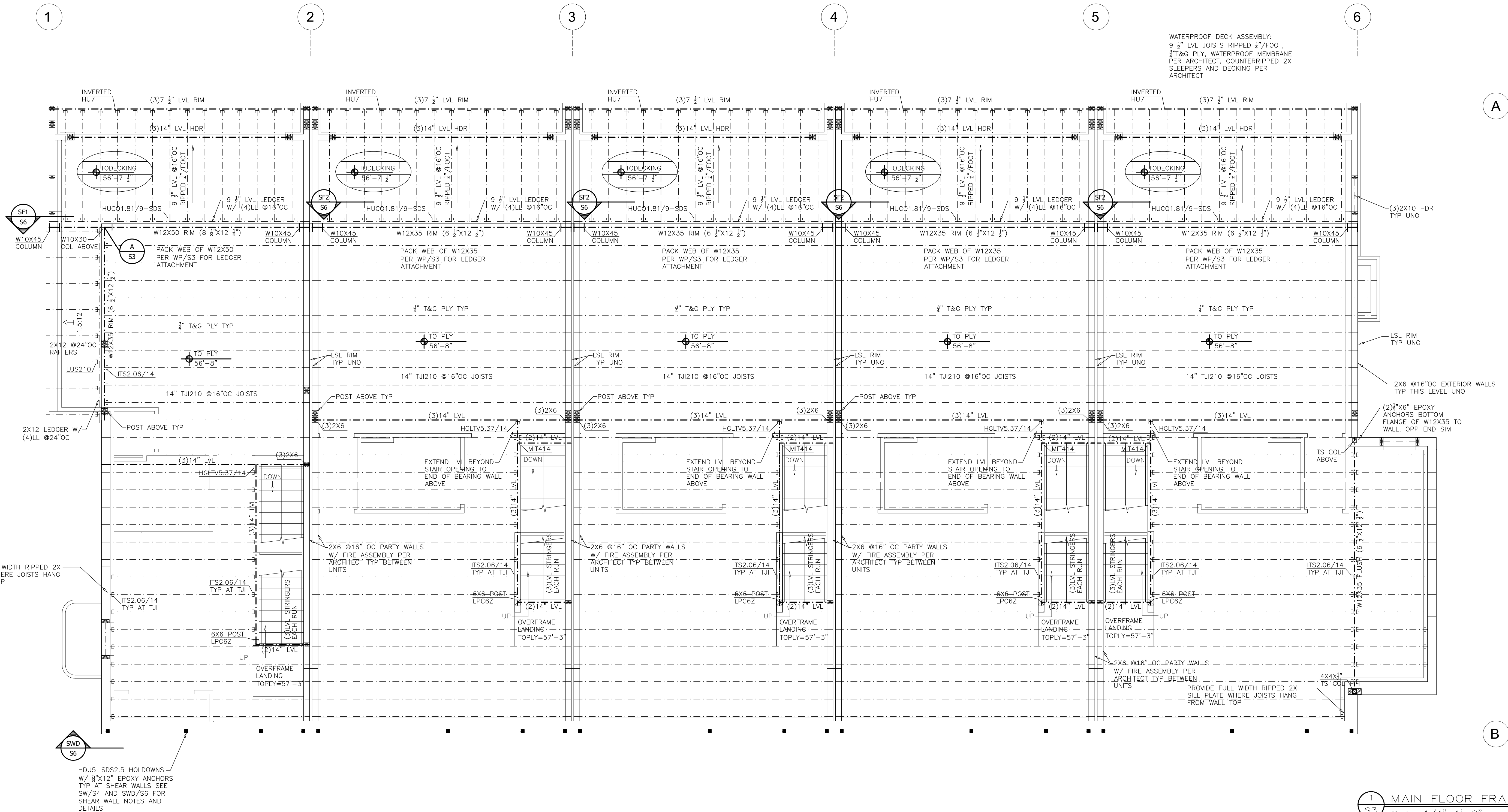
A S3 TYPICAL STEEL BEAM CONNECTION DETAIL A
Scale: 1"=1'-0"

ANGLE CLIP HEIGHT SCHEDULE:		
HUNG BEAM	CLIP	HEIGHT
WBX	3"x3"x3/8"	4"
W10X	3"x3"x3/8"	6"
W12X	3"x3"x3/8"	8"
W14X	4"x4"x3/8"	10"

CLIP SIZES ARE TYPICAL UNO ON PLAN

SJ S3 TYPICAL SLIP JOINT PARTITION WALL DETAIL
1/2"=1'-0" (TYPICAL ALL WALLS FRAMED ON SLABS)

SLIPJOINT ALL PARTITION WALLS FRAMED ON SLAB PER SJ/S3 TO ALLOW FOR SLAB MOVEMENT. PROVIDE CROWN SLIPJOINT AT WALLS WITH ROCK VENEER



1 S3 MAIN FLOOR FRAMING
Scale: 1/4"=1'-0"



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SUPPLEMENTAL ROOF FRAMING NOTES

See framing notes page S1 for additional information.

Truss manufacturer provide shop drawings for engineer review prior to fabrication. Connect trusses to plate bearing locations w/ Simpson H2.5 connectors, UNO

Block all outlookers, and rafters at all bearing points where not otherwise restrained from rotation (ie at hangers).

Wall studs to be continuous from floor to floor, or floor to roof. Balloon frame all gable walls unless drop top truss is specified. Provide firestop blocking at 10' max. intervals. Wall studs over 12' tall to be LSL or LVL.

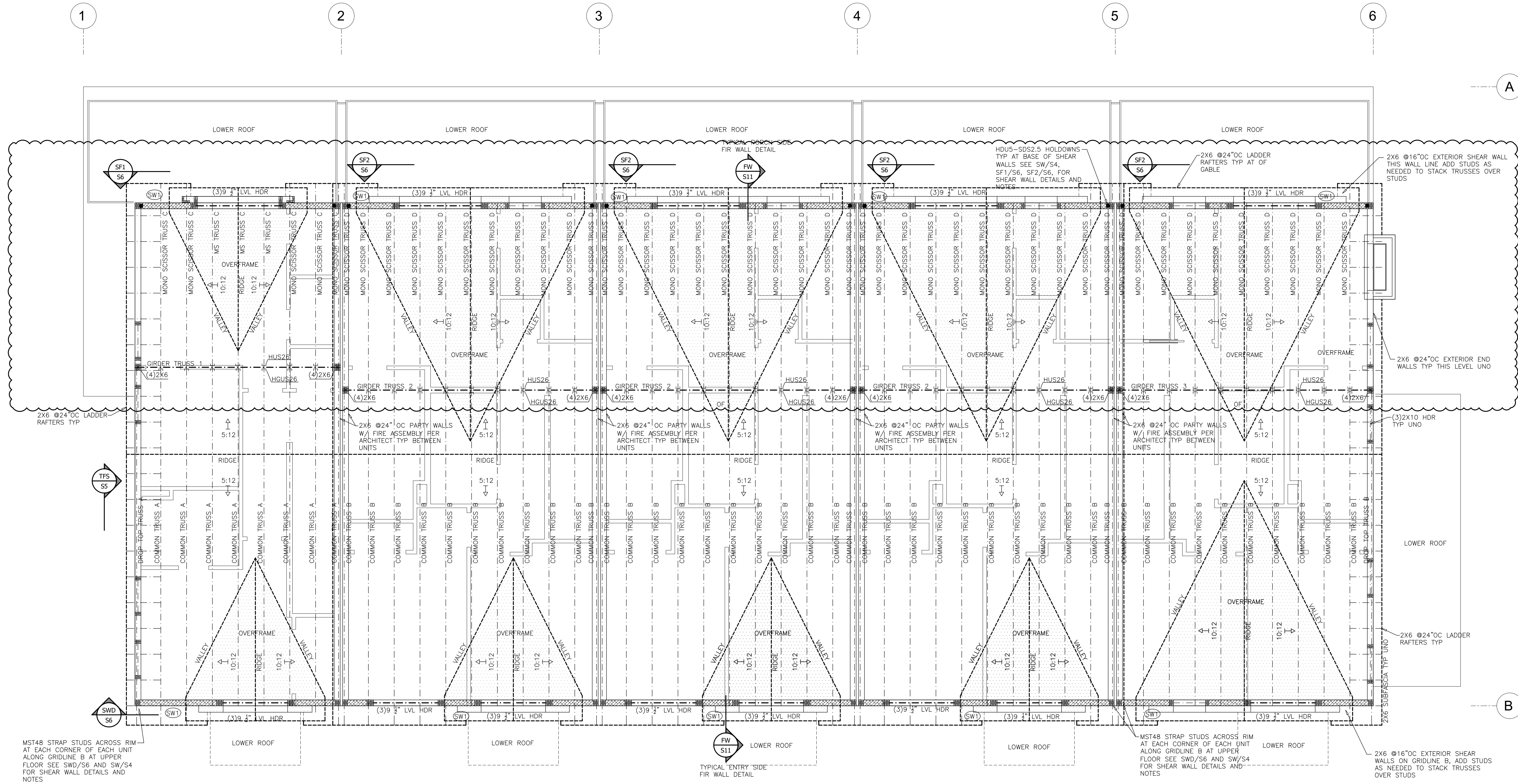
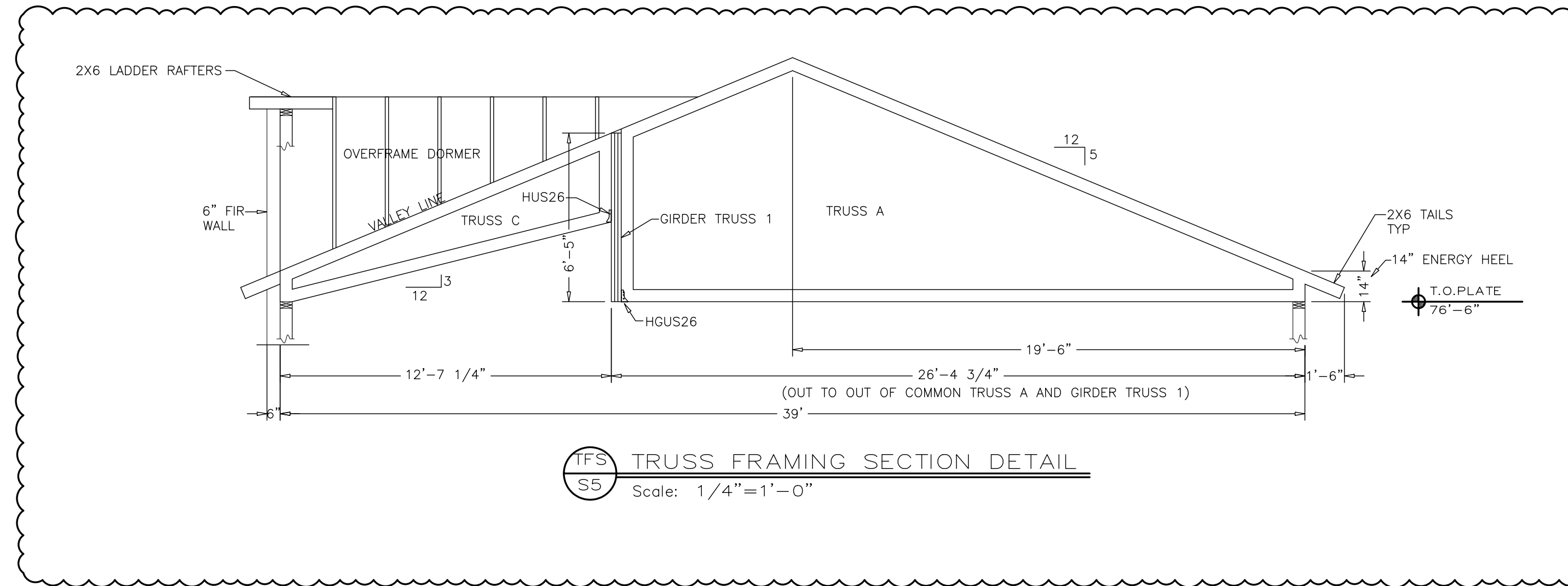
Ladder Rafters to be 2x6 at 24"oc w/ (3)16d at inboard end (use LUS26 where ladder rafter connects to double ply truss or double rafter)

Bear solid rafters at beam or eave with birdsmouth cut. Nail rafters to bearing with (4)10ds and to blocking with (3)10ds.

Subfascia to be 2x6 continuous 12' min from all corners. Provide LS50 connector at subfascia corners where overhang is greater than 2'.

Overframes to be 2x6(min) at 24" oc rafters with intermediate 2x4 bearing walls at 4' oc maximum. Overframe components to stack over rafters below, or over blocking. Provide 2x8 valley plates.

Connect any architectural timbers to roof framing members or double 2x blocking with Timberlok screws at 48"oc UNO. Provide (3) screws min each member and (1) screw within 12" of each end of member.



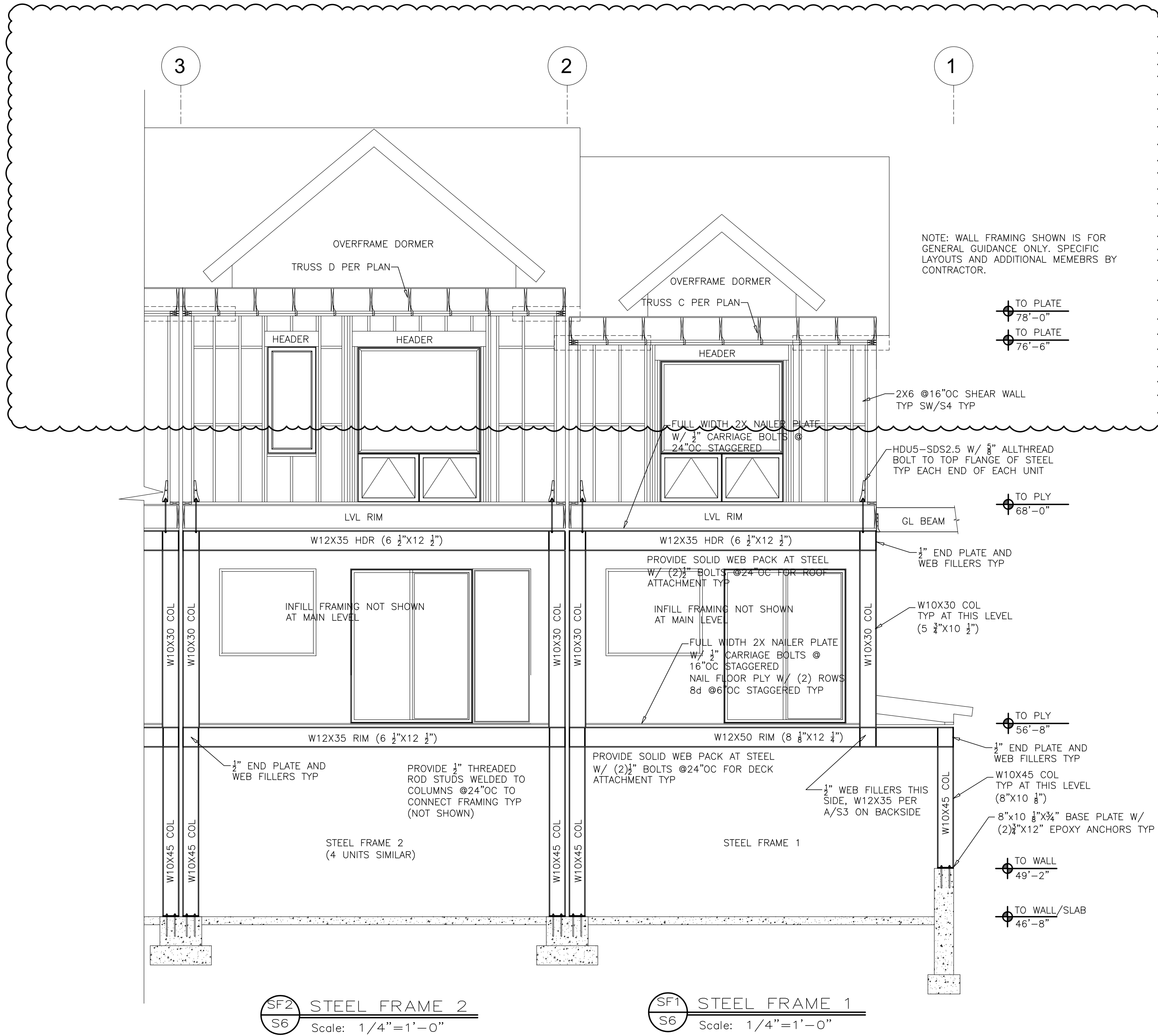
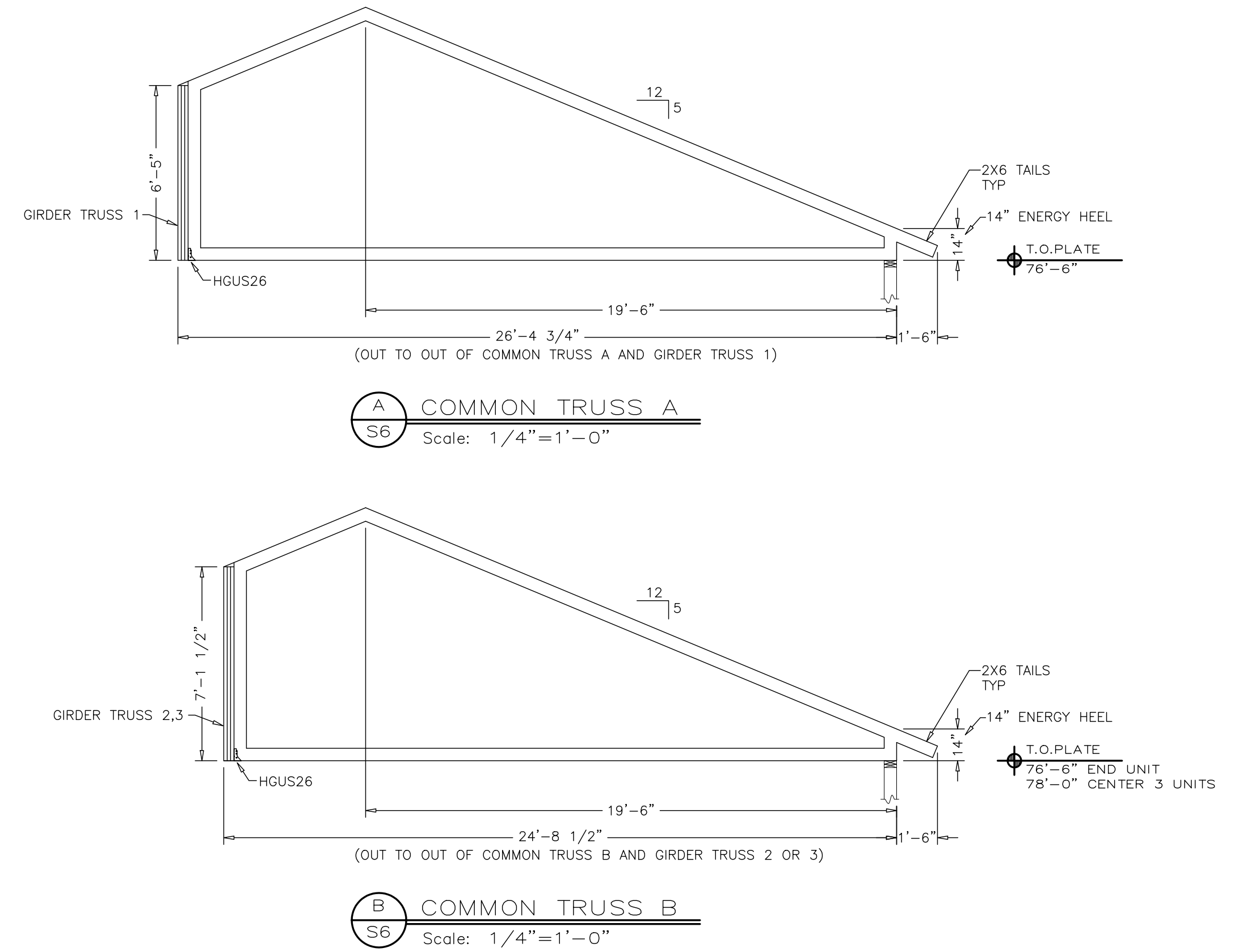
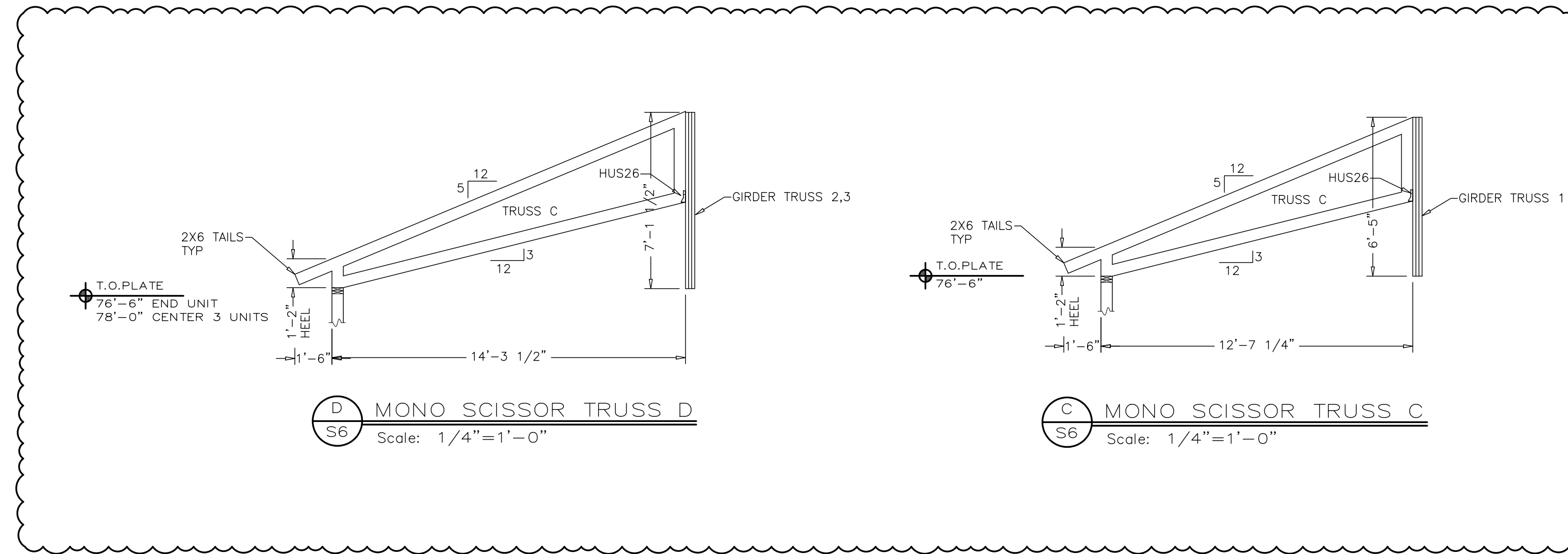
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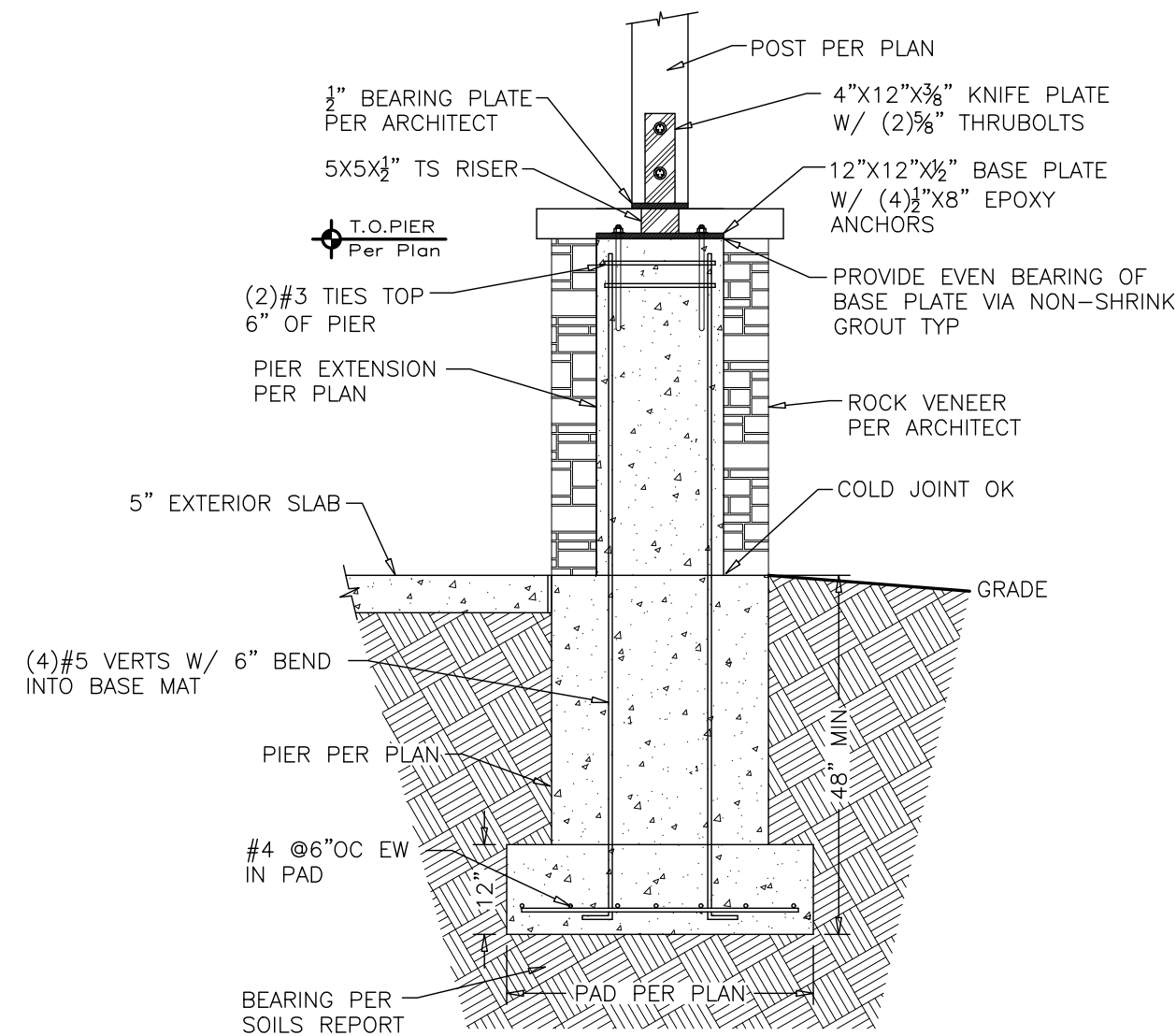
ISSUE: PERMIT SET

BUILDING 2 FOUNDATION PLAN for the proposed:
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
STEAMBOAT SPRINGS, CO

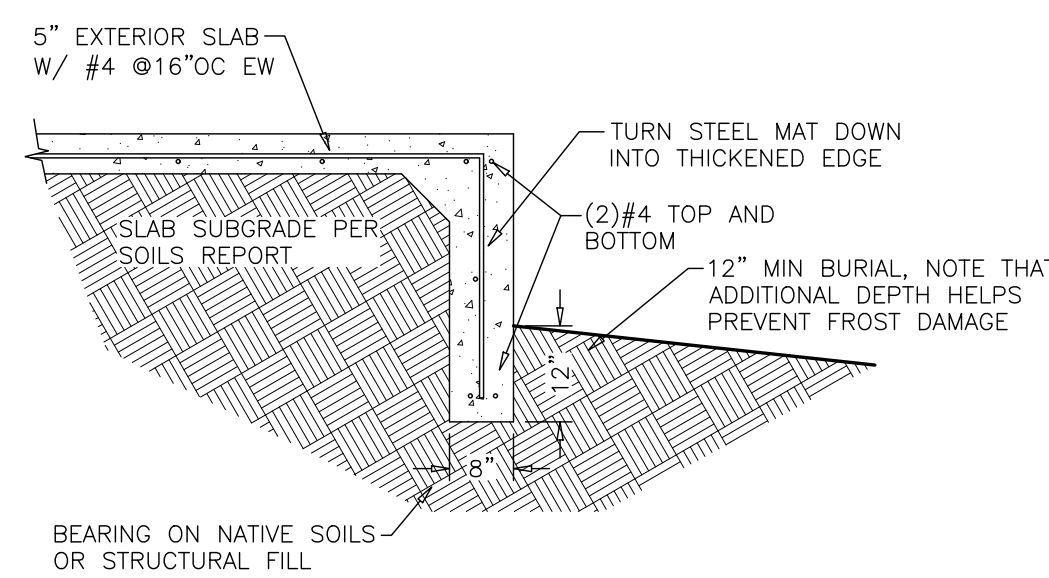
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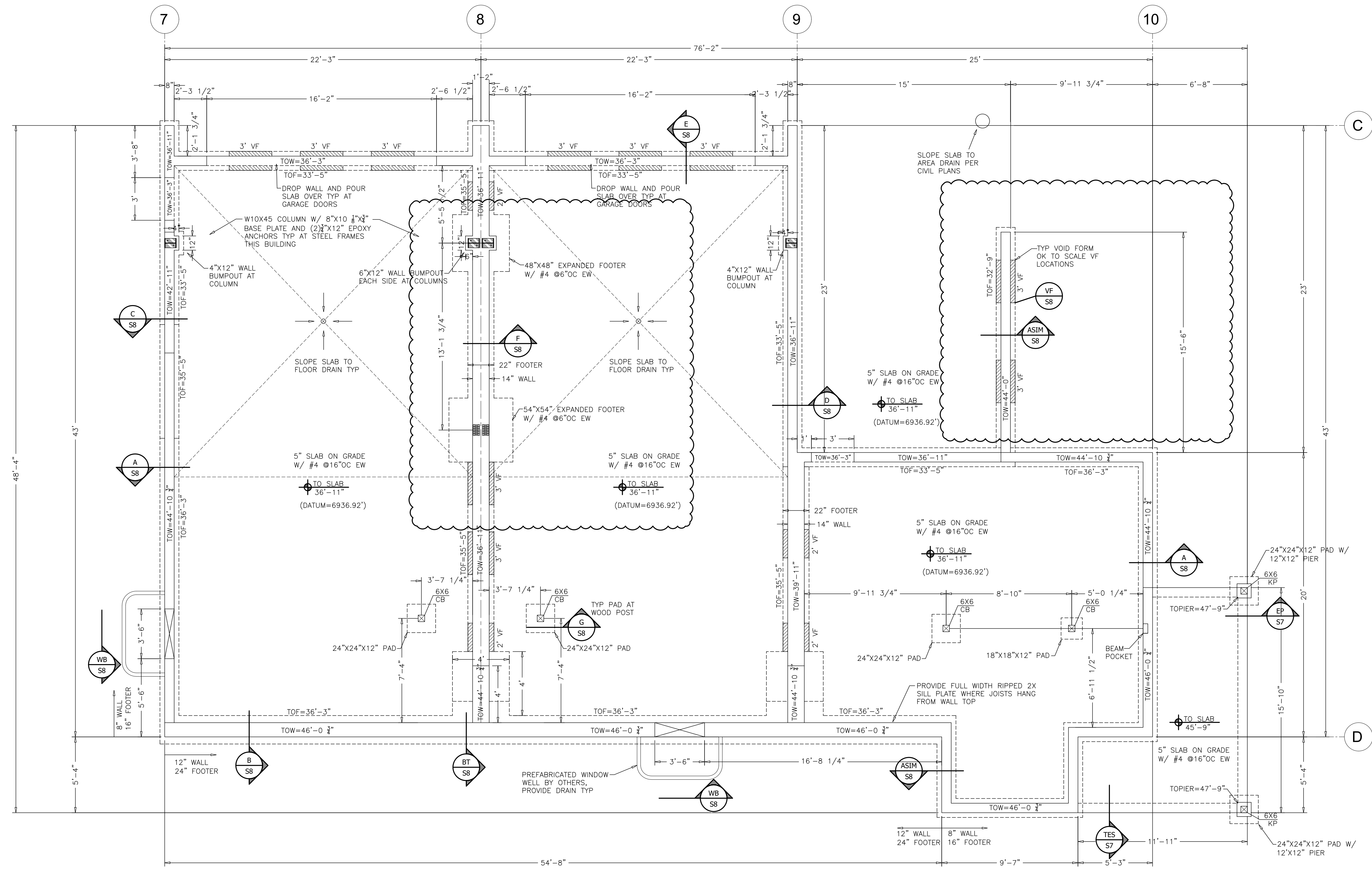
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EP EXTERIOR PAD/PIER DETAIL
Scale: 1/2"=1'-0"

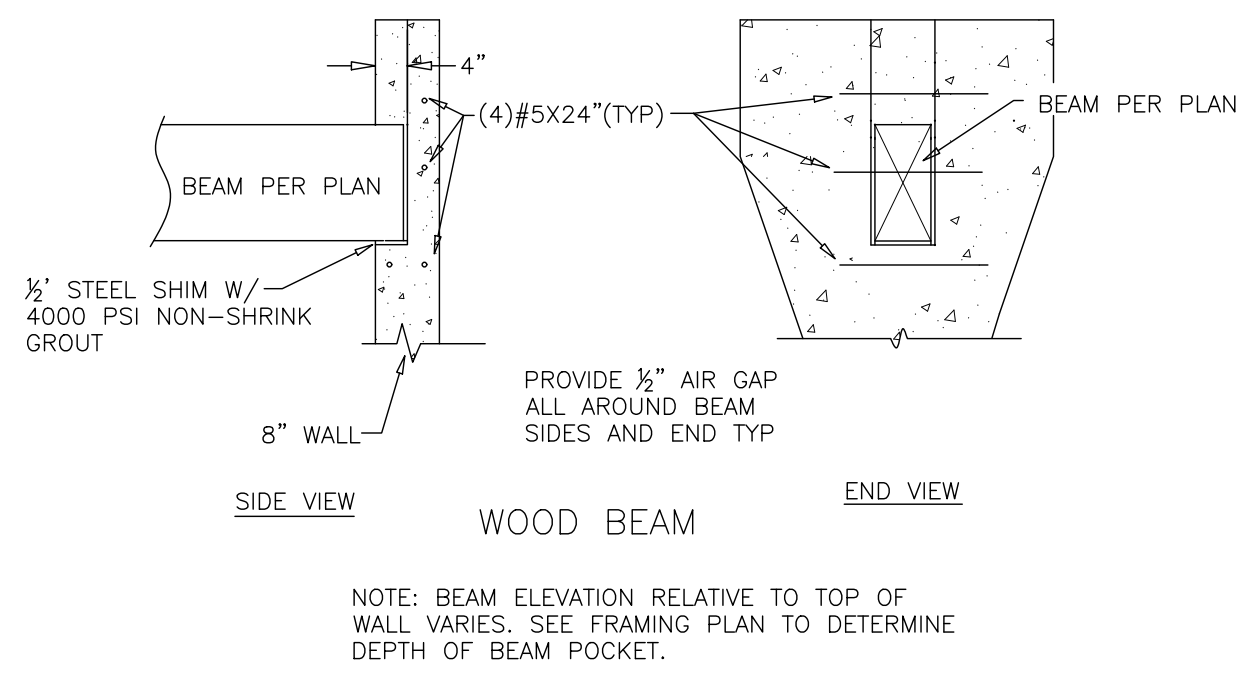


TES THICKENED EDGE SLAB DETAIL
Scale: 1/2"=1'-0"



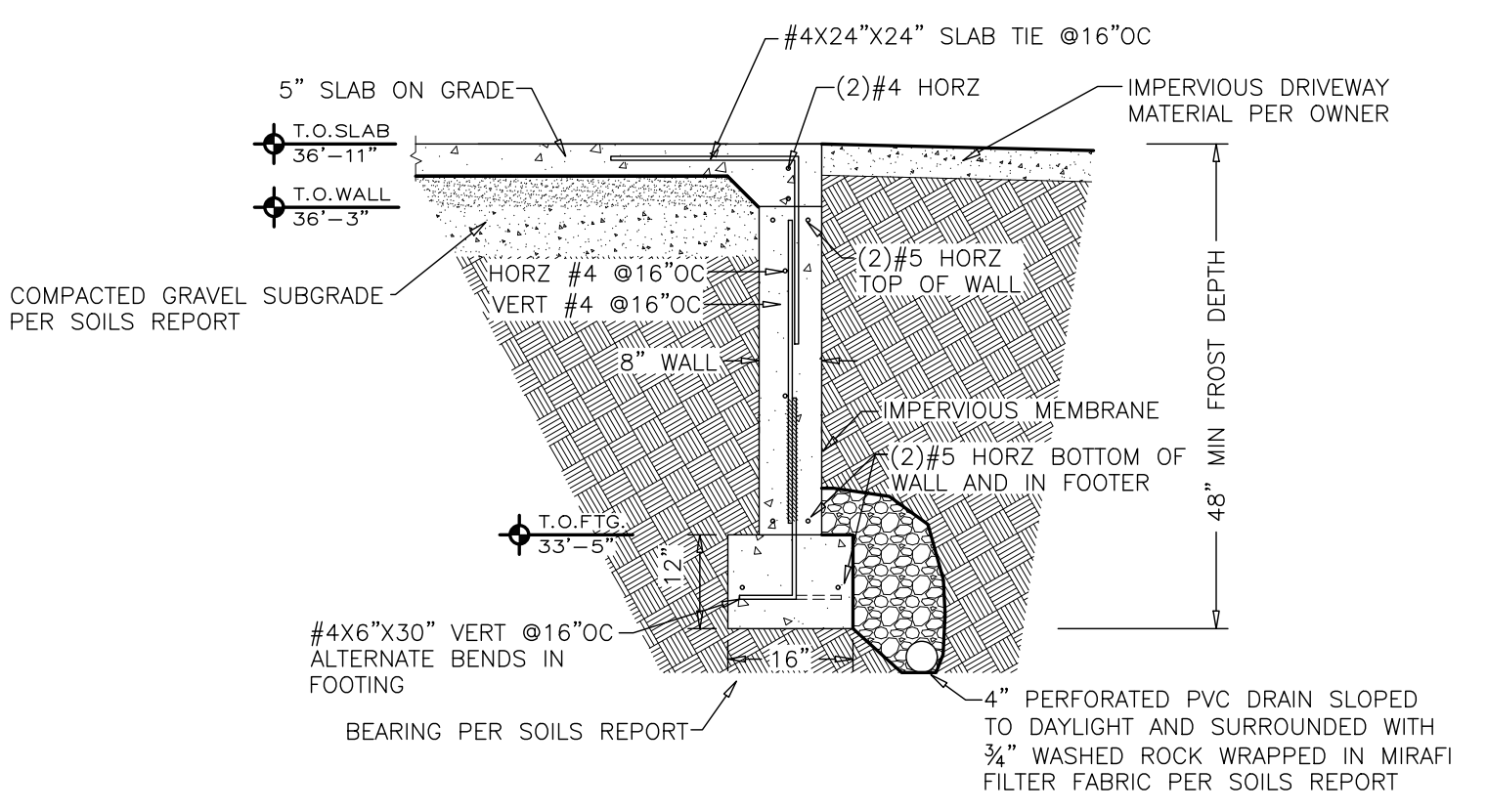
1 FOUNDATION PLAN
Scale: 1/4"=1'-0"



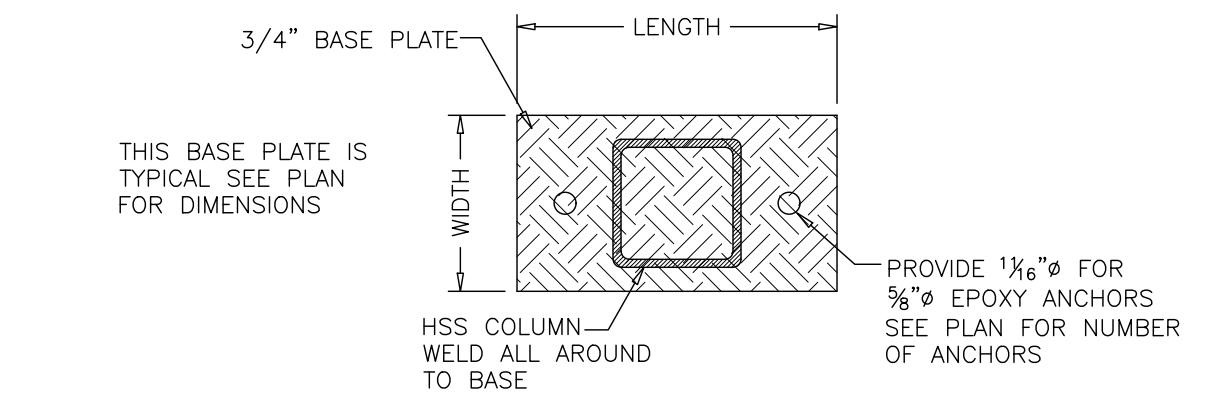


NOTE: BEAM ELEVATION RELATIVE TO TOP OF WALL VARIES. SEE FRAMING PLAN TO DETERMINE DEPTH OF BEAM POCKET.

BP
S8 BEAM POCKET DETAIL
Scale: 1/2"=1'-0"

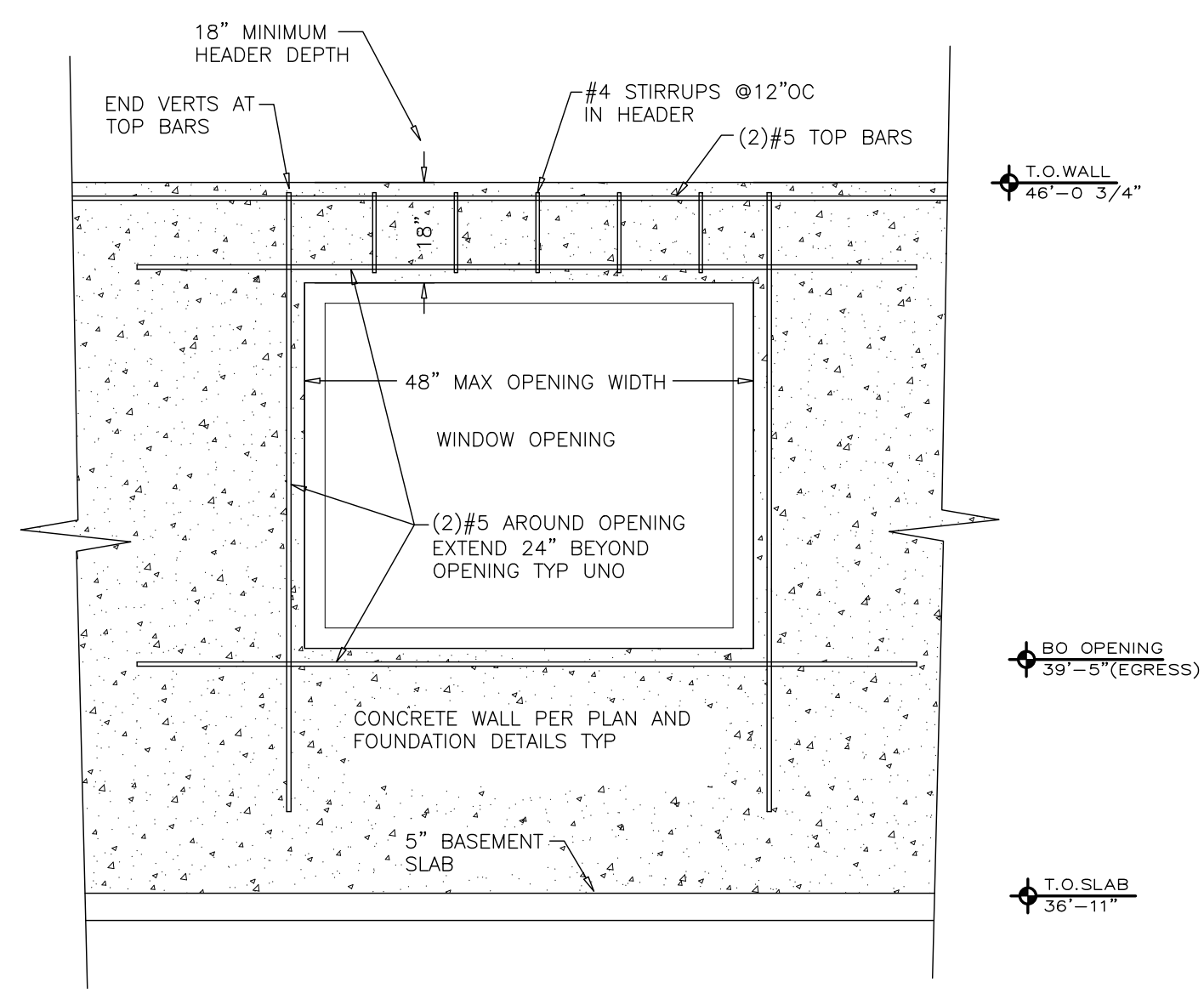


E
S8 WALL DETAIL E
Scale: 1/2"=1'-0"

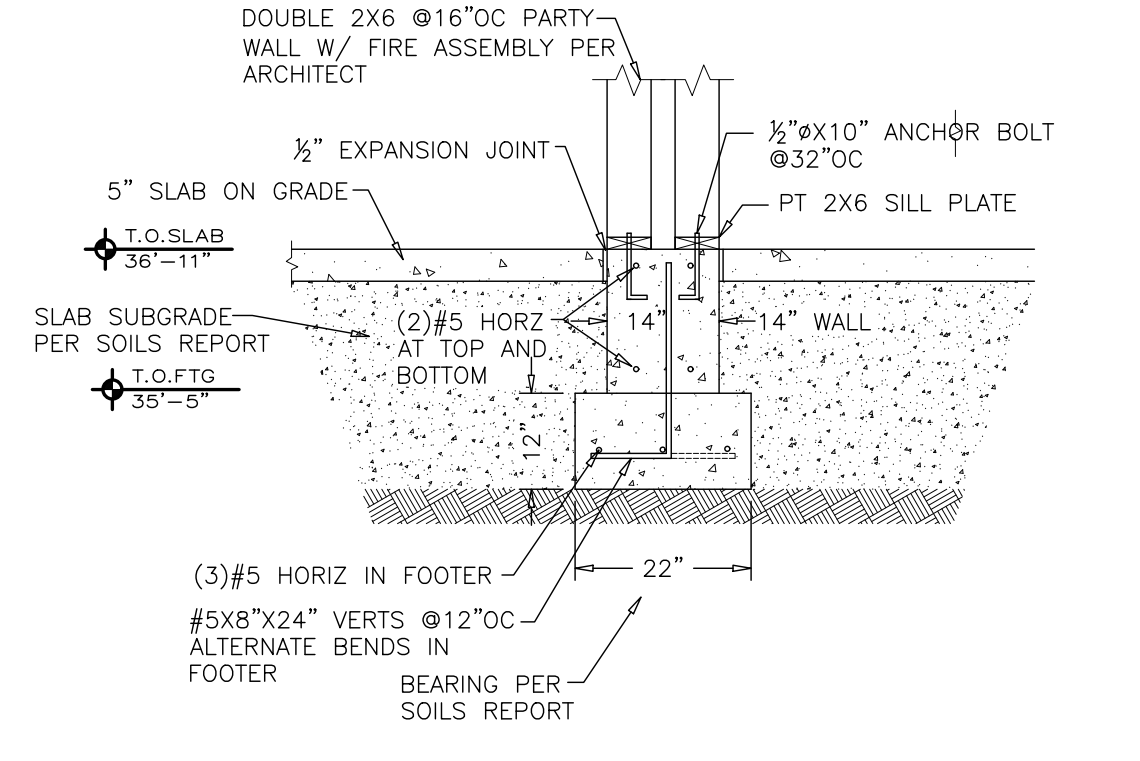


NOTE: OPTION TO USE LEVELING NUTS BELOW PLATE (NOT SHOWN)

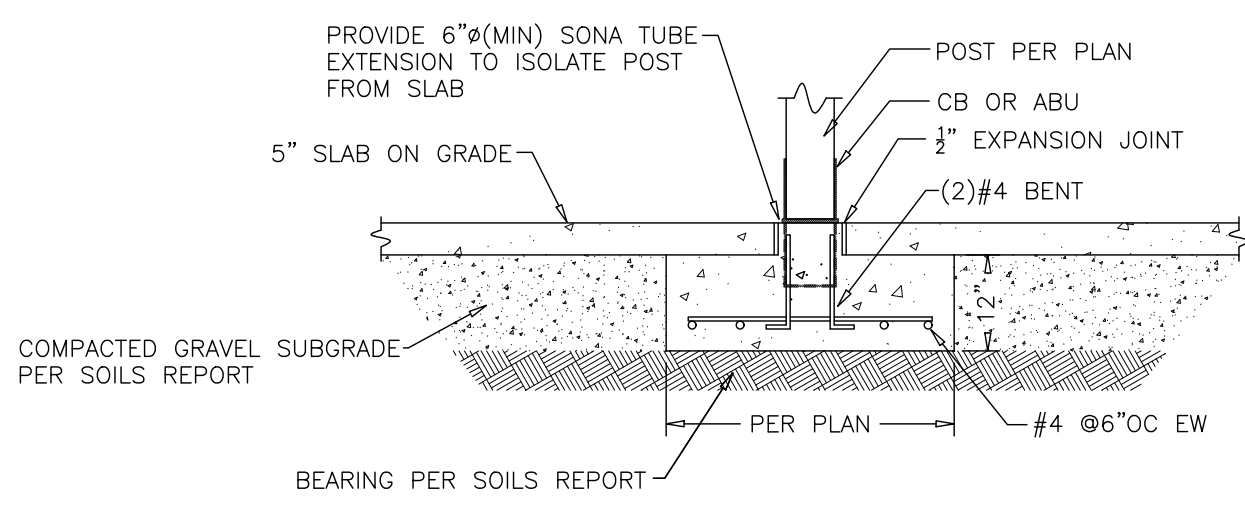
PL
S8 BASE PLATE DETAIL
Scale: NTS



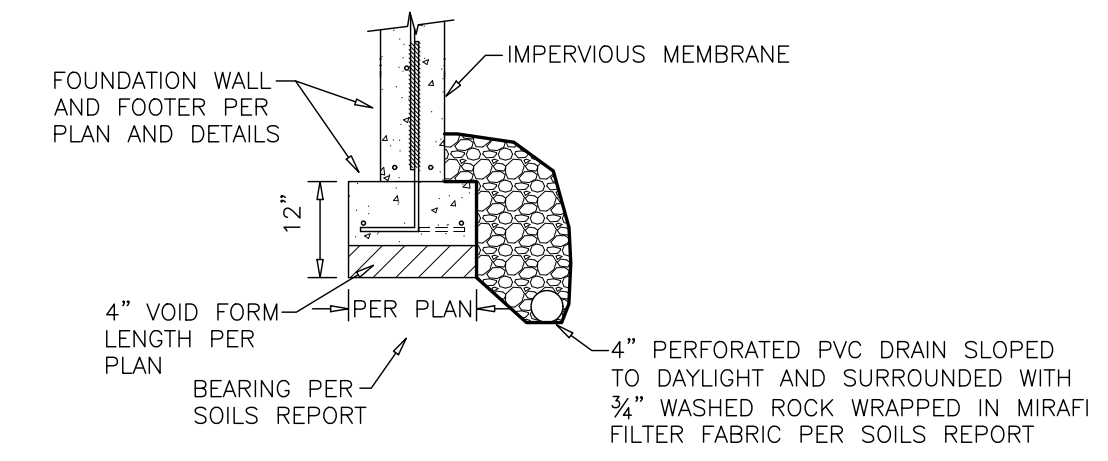
WB
S8 WINDOW BLOCKOUT DETAIL
Scale: 1/2"=1'-0"



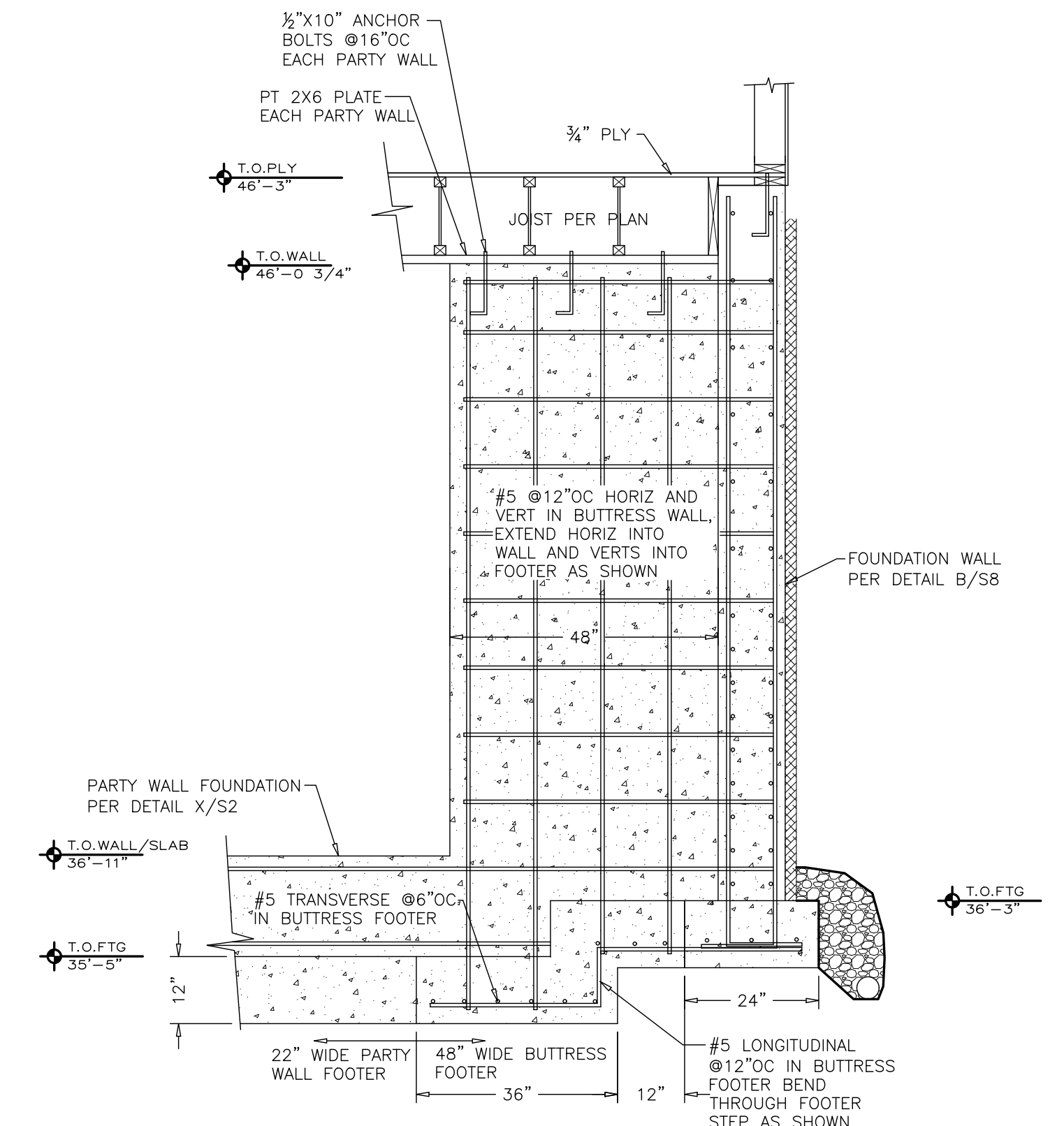
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S8 WALL DETAIL F
Scale: 1/2"=1'-0"



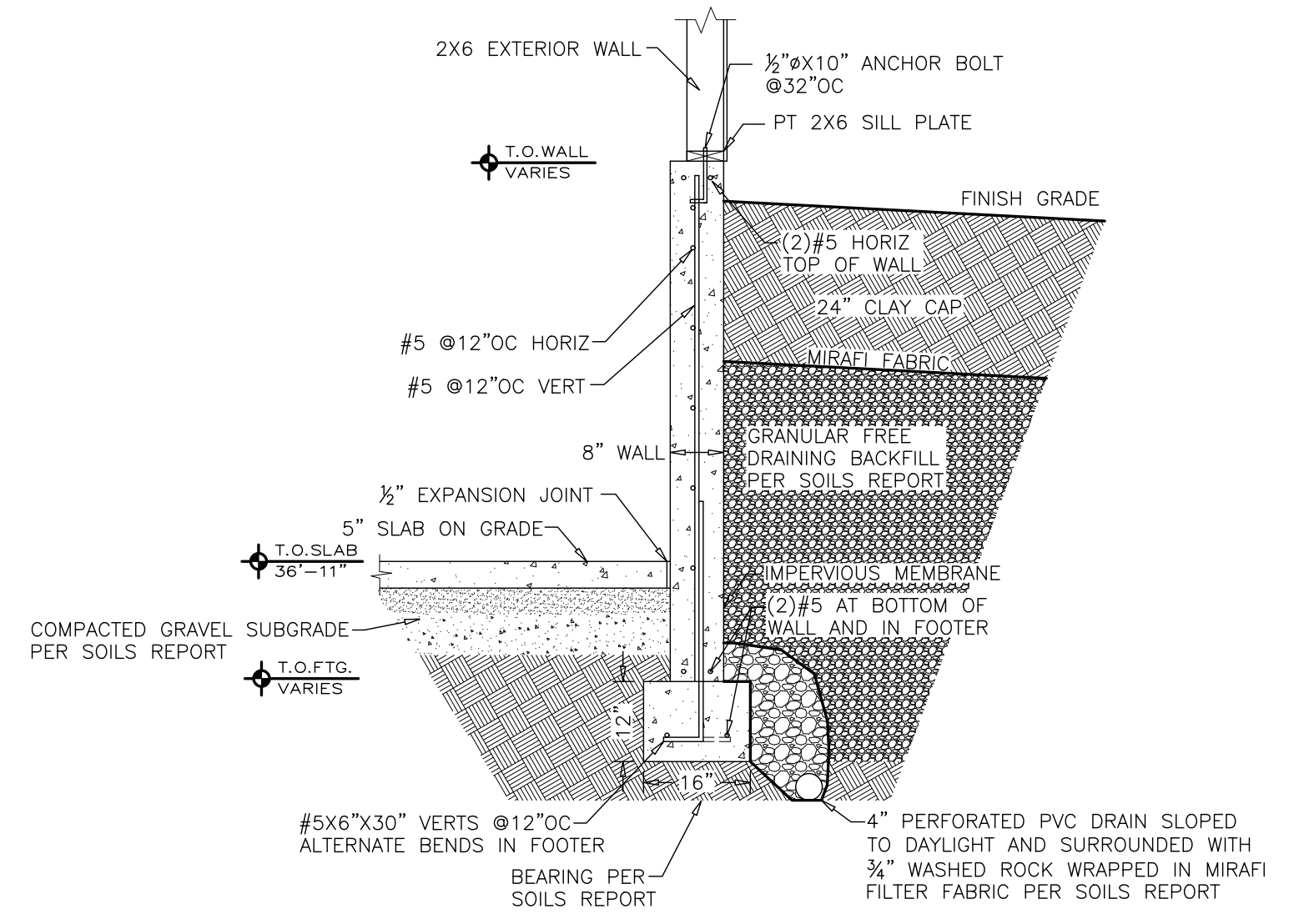
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S8 INTERIOR PAD DETAIL G
Scale: 1/2"=1'-0"



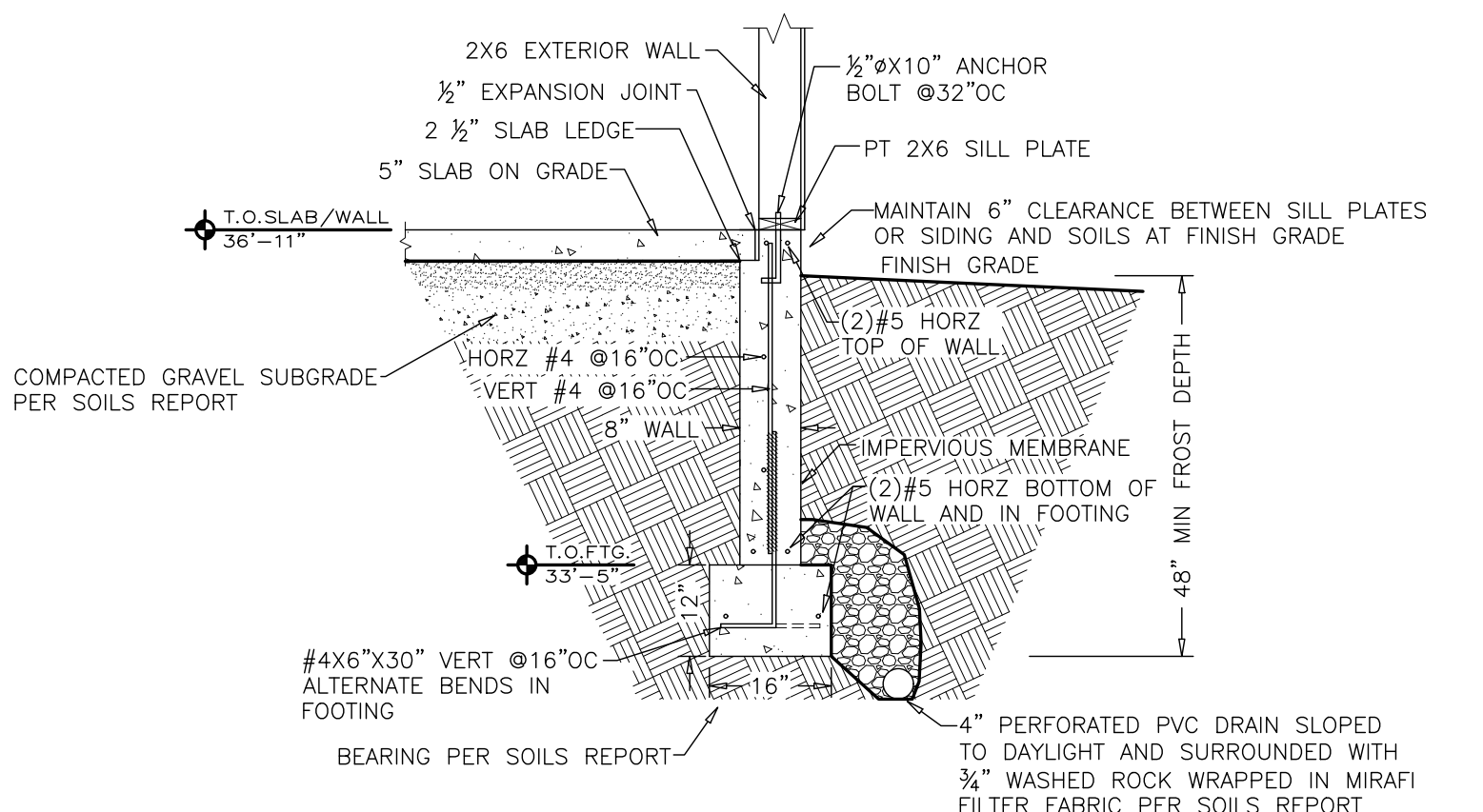
VF
S8 VOID FORM DETAIL
Scale: 1/2"=1'-0"



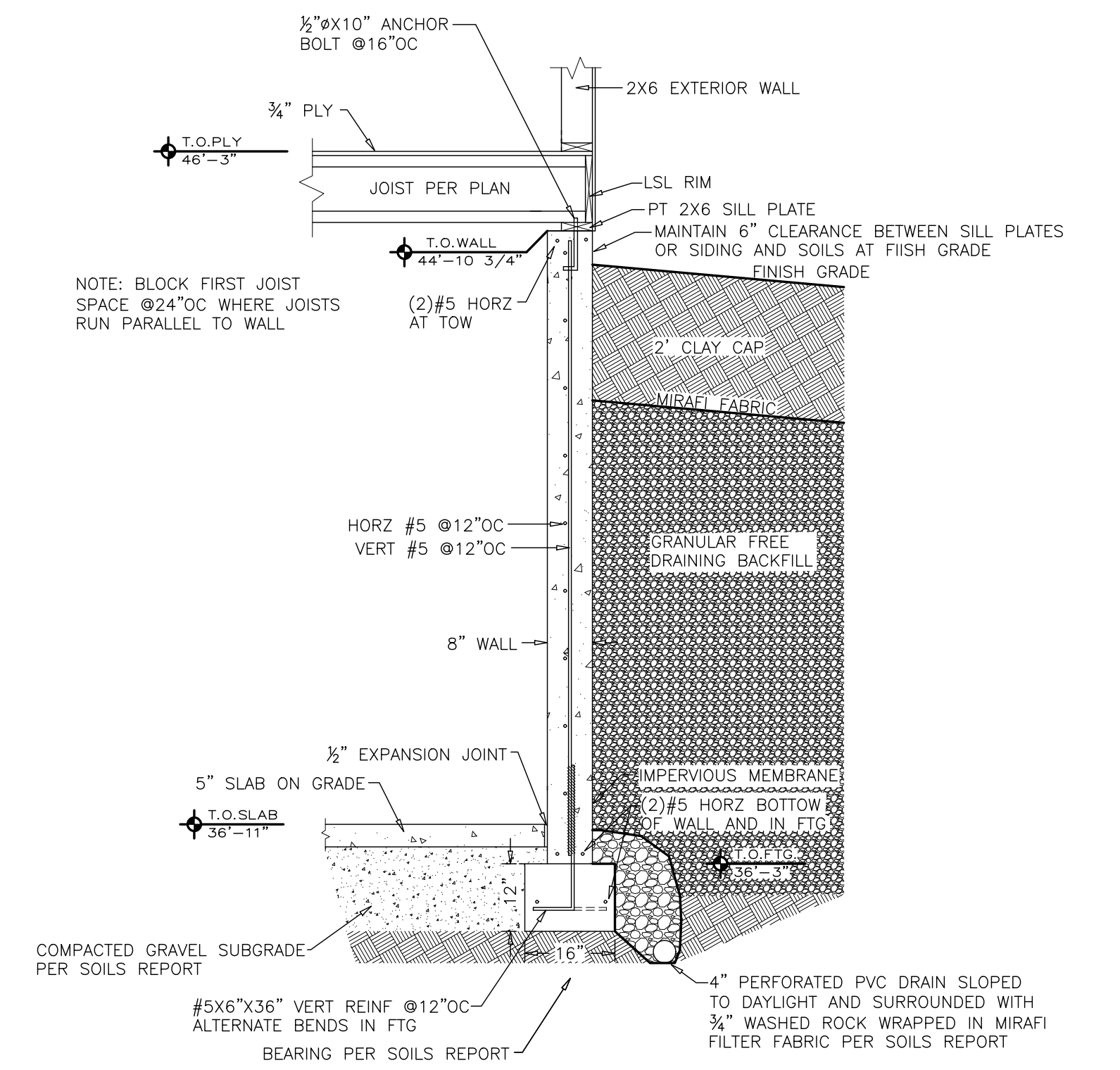
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S8 BUTTRESS WALL DETAIL BT
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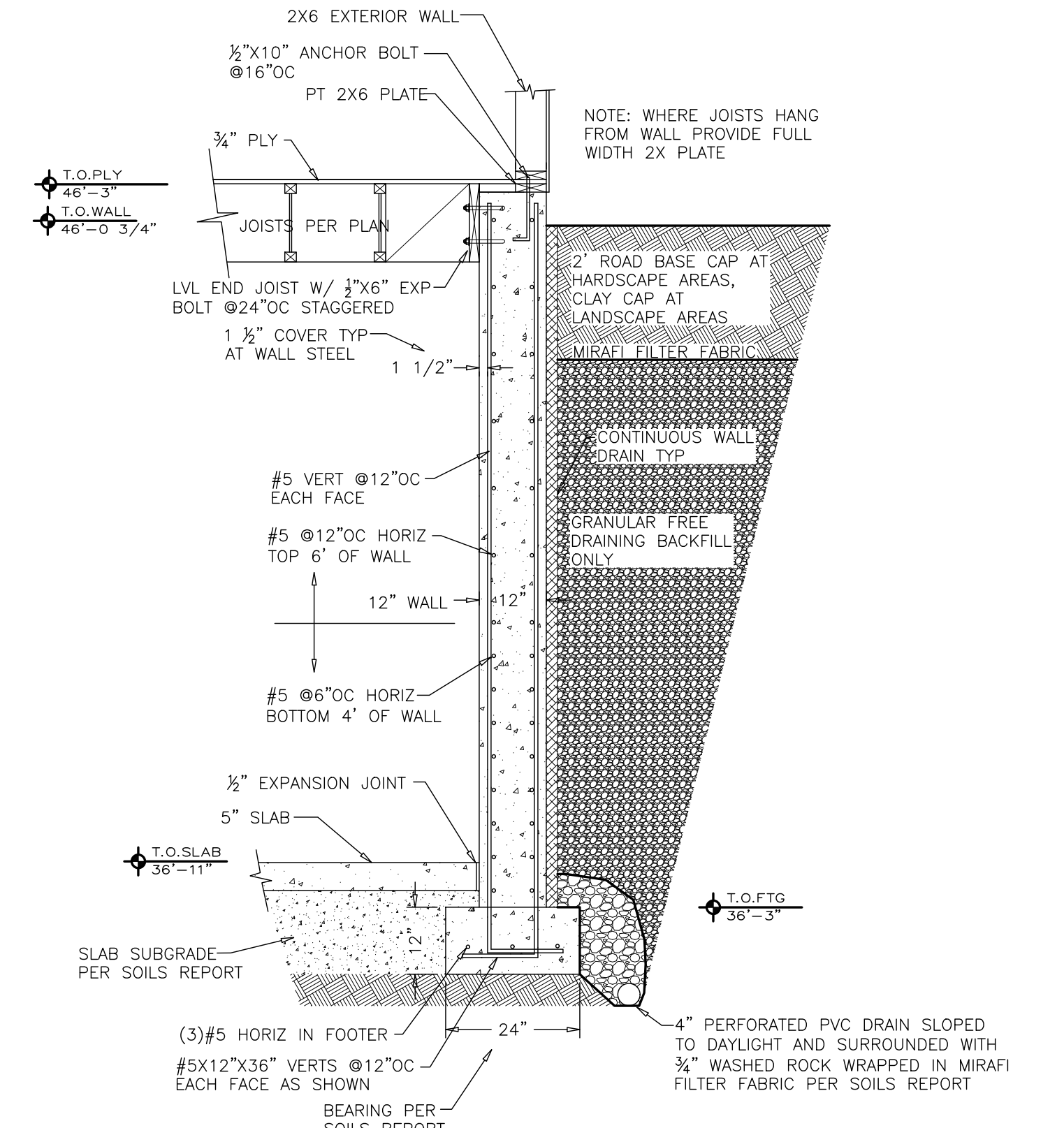
C
S8 WALL DETAIL C
Scale: 1/2"=1'-0"



D
S8 WALL DETAIL D
Scale: 1/2"=1'-0"



A
S8 WALL DETAIL A
Scale: 1/2"=1'-0"



B
S8 WALL DETAIL B
Scale: 1/2"=1'-0"



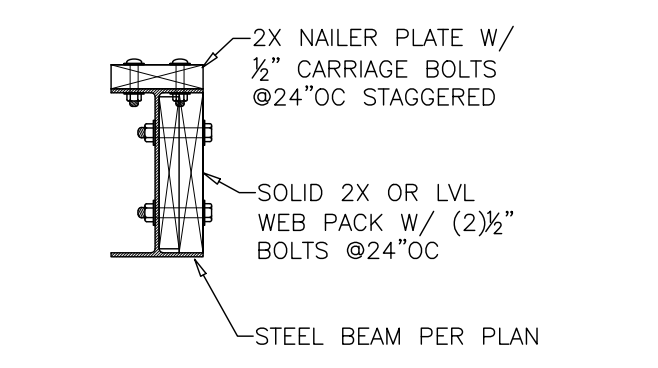
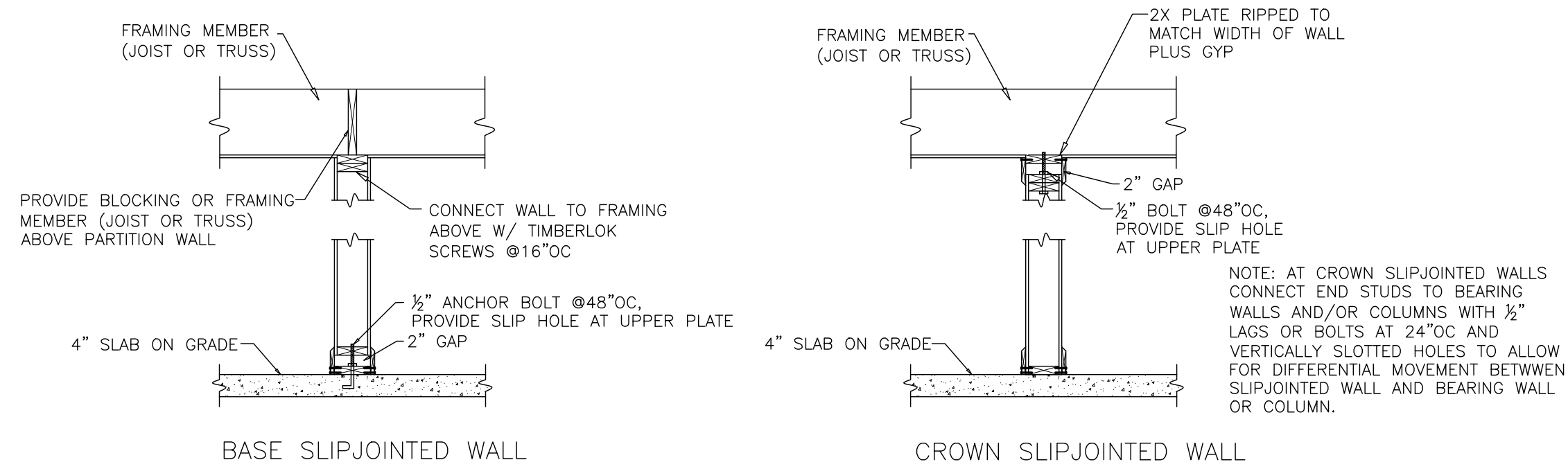
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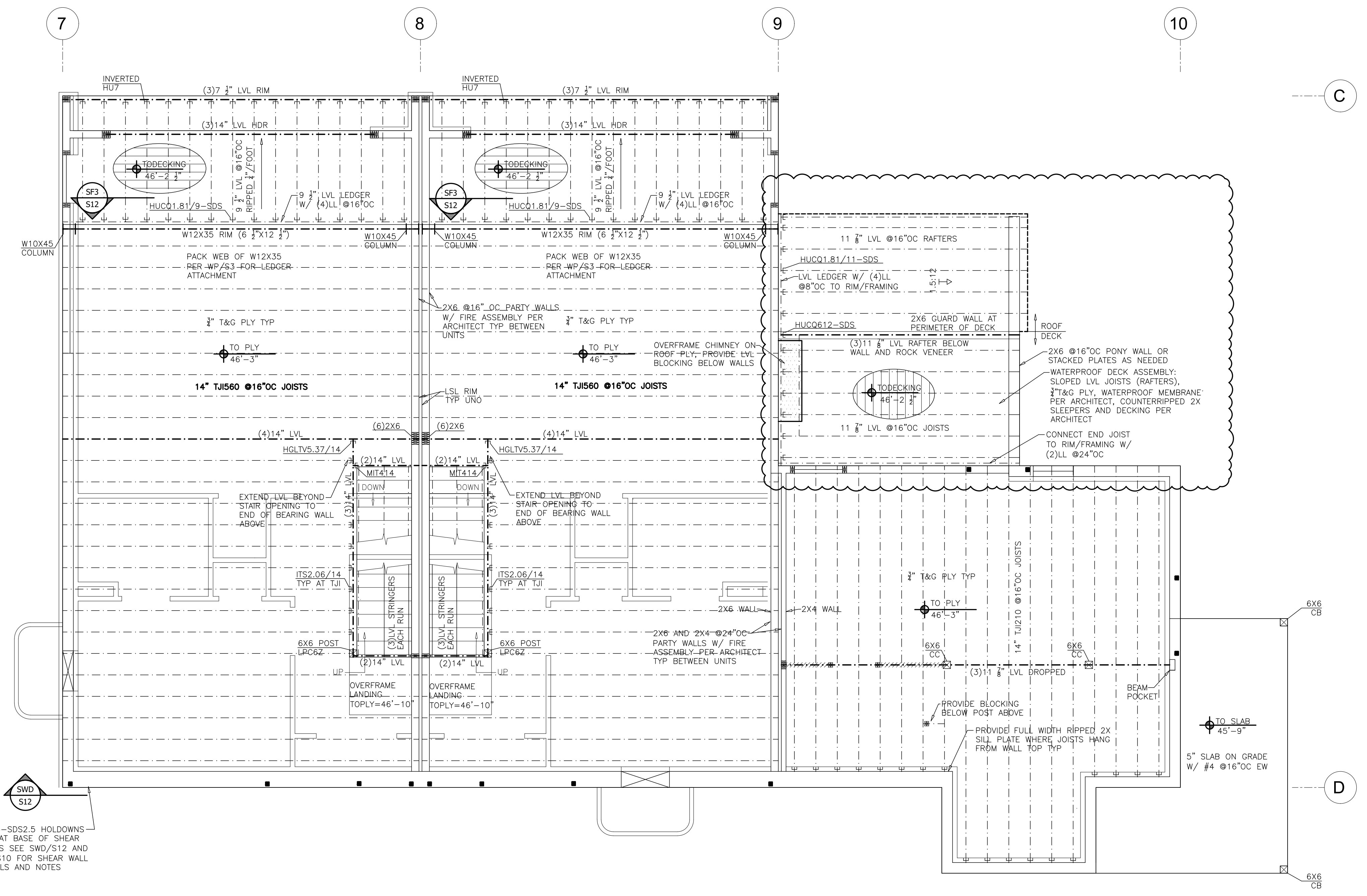
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SJ TYPICAL SLIP JOINT PARTITION WALL DETAIL
S9 1/2"=1'-0" (TYPICAL ALL WALLS FRAMED ON SLABS)

WP WEB PACK DETAIL
S9 Scale: 1"=1'-0"

SLIPJOINT ALL PARTITION WALLS FRAMED ON SLAB PER SJ/S9 TO ALLOW FOR SLAB MOVEMENT. PROVIDE CROWN SLIPJOINT AT WALLS WITH ROCK VENEER OR OTHER HEAVY FINISH MATERIALS



1 MAIN FLOOR FRAMING
S9 Scale: 1/4"=1'-0"



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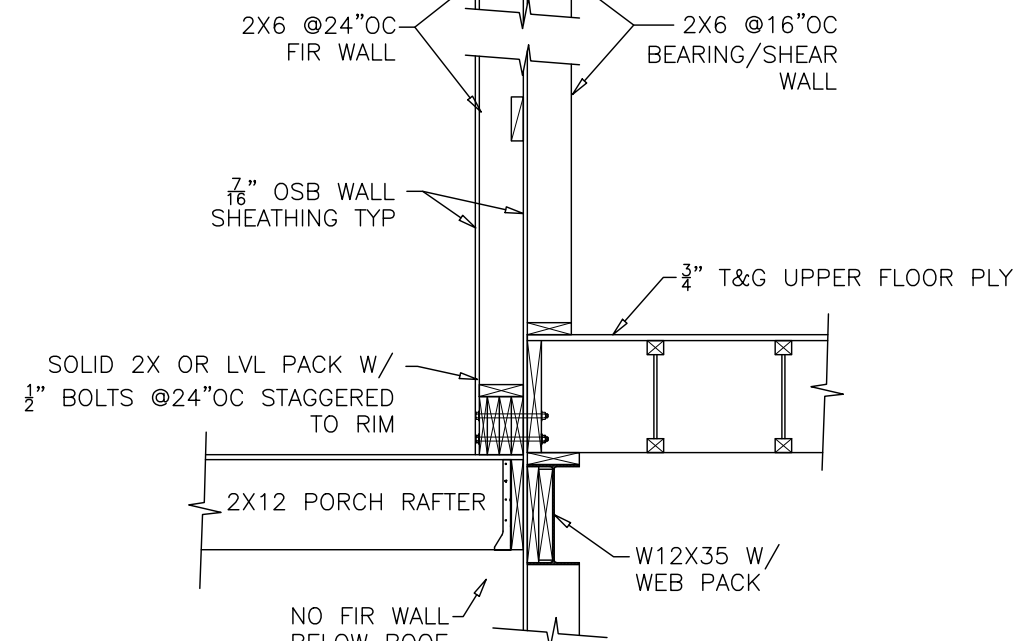
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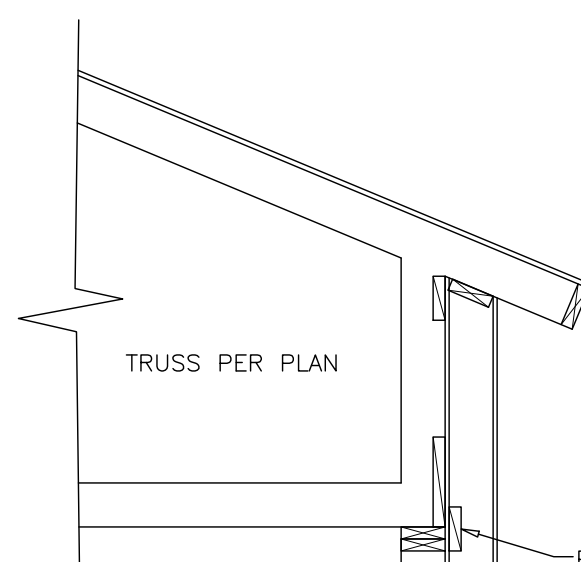
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 #25 WC of 12

NOTE: FRAME AND SHEATH BEARING/SHEAR WALLS BEFORE ADDING FIR WALLS, OVERSIZE ROUGH OPENINGS FOR DOORS AND WINDOWS TO ALLOW FOR 2X12 OR LVL WINDOW NAILERS TYP

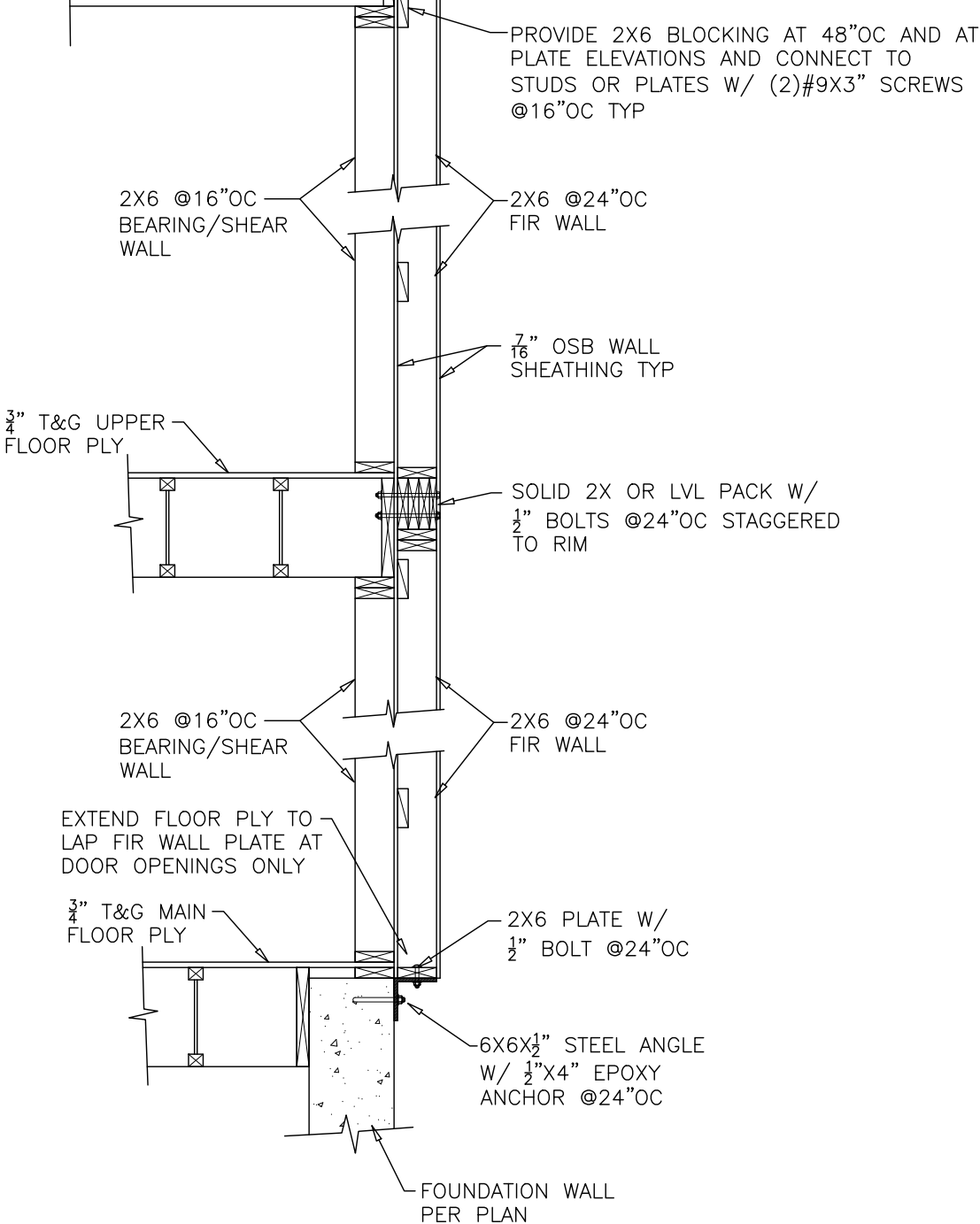
PROVIDE 2X6 BLOCKING AT 48"OC AND AT PLATE ELEVATIONS AND CONNECT TO STUDS OR PLATES W/ (2)#9X3" SCREWS @16"OC TYP



TYPICAL UPPER LEVEL FIR WALL AT PORCH SIDE

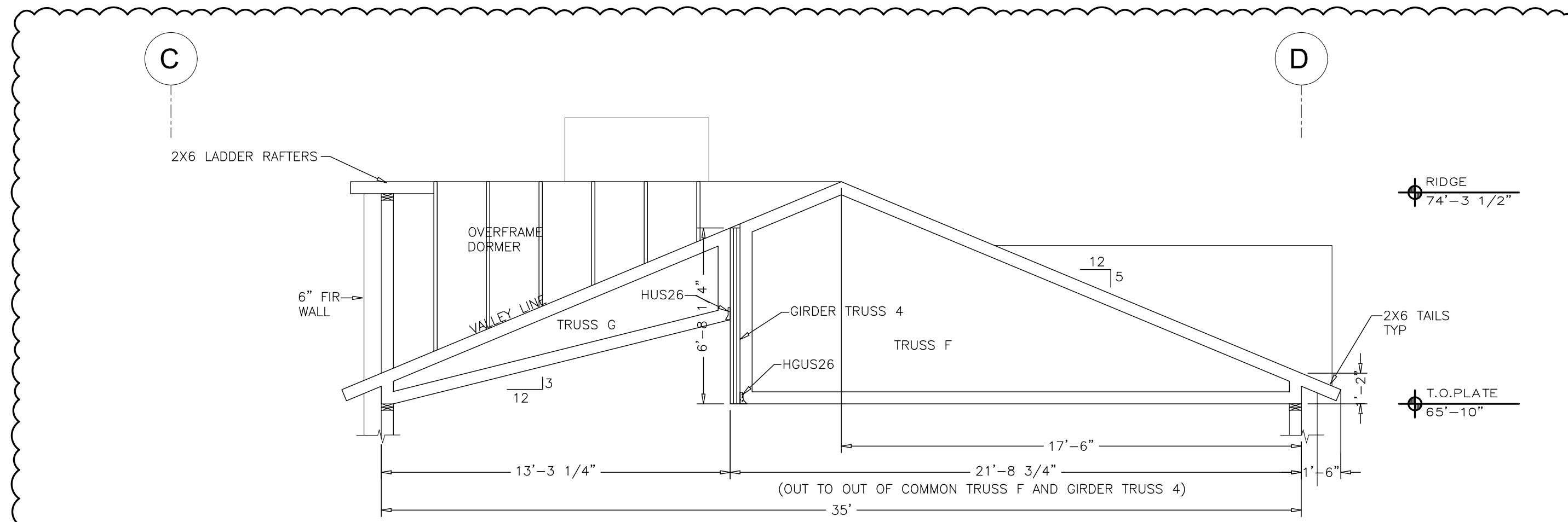


NOTE: FRAME AND SHEATH BEARING/SHEAR WALLS BEFORE ADDING FIR WALLS, OVERSIZE ROUGH OPENINGS FOR DOORS AND WINDOWS TO ALLOW FOR 2X12 OR LVL WINDOW NAILERS TYP



TYPICAL MAIN AND UPPER LEVEL FIR WALL AT ENTRY SIDE

FW S11 FIR WALL DETAILS Scale: 1/2"=1'-0"



TFS S11 TRUSS FRAMING SECTION DETAIL Scale: 1/4"=1'-0"

SUPPLEMENTAL ROOF FRAMING NOTES

See framing notes page S1 for additional information.

Truss manufacturer provide shop drawings for engineer review prior to fabrication. Connect trusses to plate bearing locations w/ Simpson H2.5 connectors, UNO

Block all outlookers, and rafters at all bearing points where not otherwise restrained from rotation (ie at hangers).

Wall studs to be continuous from floor to floor, or floor to roof. Balloon frame all gable walls unless drop top truss is specified. Provide firestop blocking at 10' max. intervals. Wall studs over 12' tall to be LSL or LVL.

Ladder Rafters to be 2x6 at 24"oc w/ (3)16d at inboard end (use LUS26 where ladder rafter connects to double ply truss or double rafter)

Bear solid rafters at beam or eave with birdsmouth cut. Nail rafters to bearing with (4)10d and to blocking with (3)10d.

Subfascia to be 2x6 continuous 12' min from all corners. Provide LS50 connector at subfascia corners where overhang is greater than 2'.

Overframes to be 2x6(min) at 24" oc rafters with intermediate 2x4 bearing walls at 4' oc maximum. Overframe components to stack over rafters below, or over blocking. Provide 2x8 valley plates.

Connect any architectural timbers to roof framing members or double 2x blocking with Timberlok screws at 48"oc UNO. Provide (3) screws min each member and (1) screw within 12" of each end of member.



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PHONE: (970)846-7980

DATE: 3-19-25
JOB #: 25 WC
DRAWN: CFE
ENG: CFB
REVISED: 7-1-25
REVISED: ---

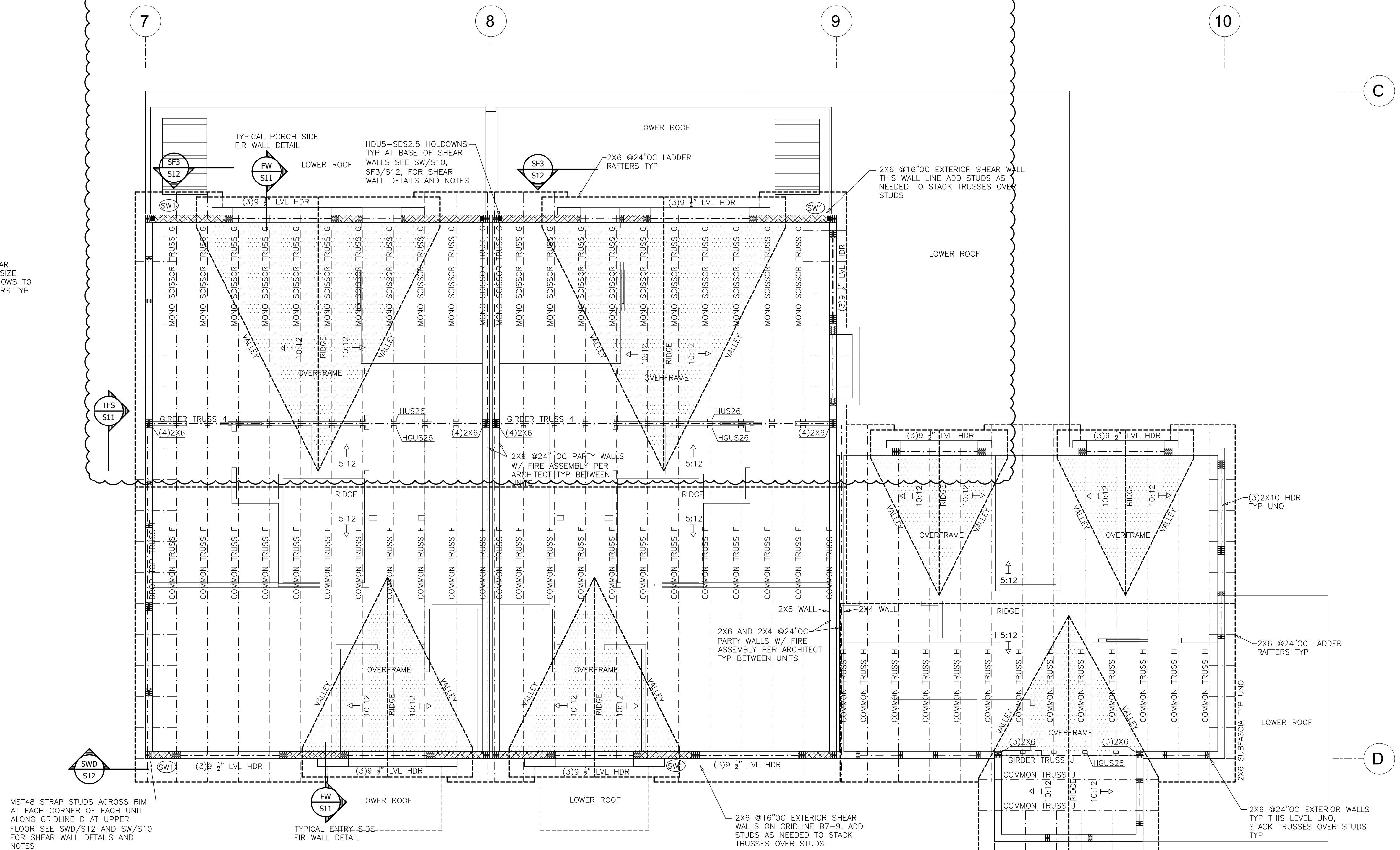
ISSUE: PERMIT SET

BUILDING 2 ROOF FRAMING for the proposed:
WALTON CREEK TOWNHOMES
2075 WALTON CREEK ROAD
STEAMBOAT SPRINGS, CO

PAGE

S11

#25 WC of 12

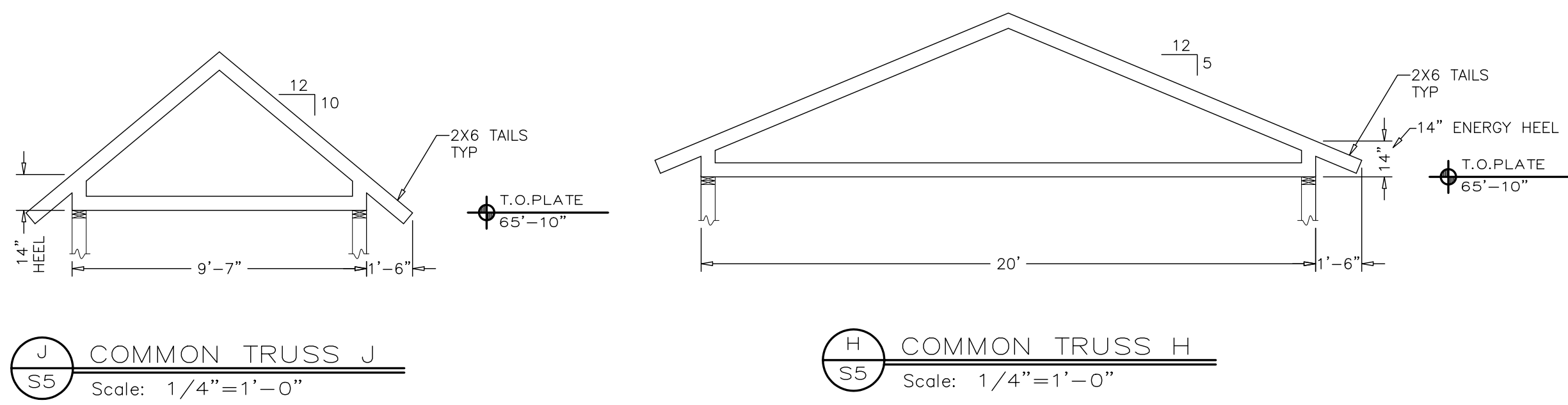


MST48 STRAP STUDS ACROSS RIM AT EACH CORNER OF EACH UNIT ALONG ORILINE D AT UPPER FLOOR SEE SWD/S12 AND SW/S10 FOR SHEAR WALL DETAILS AND NOTES

TYPICAL ENTRY-SIDE FIR WALL DETAIL

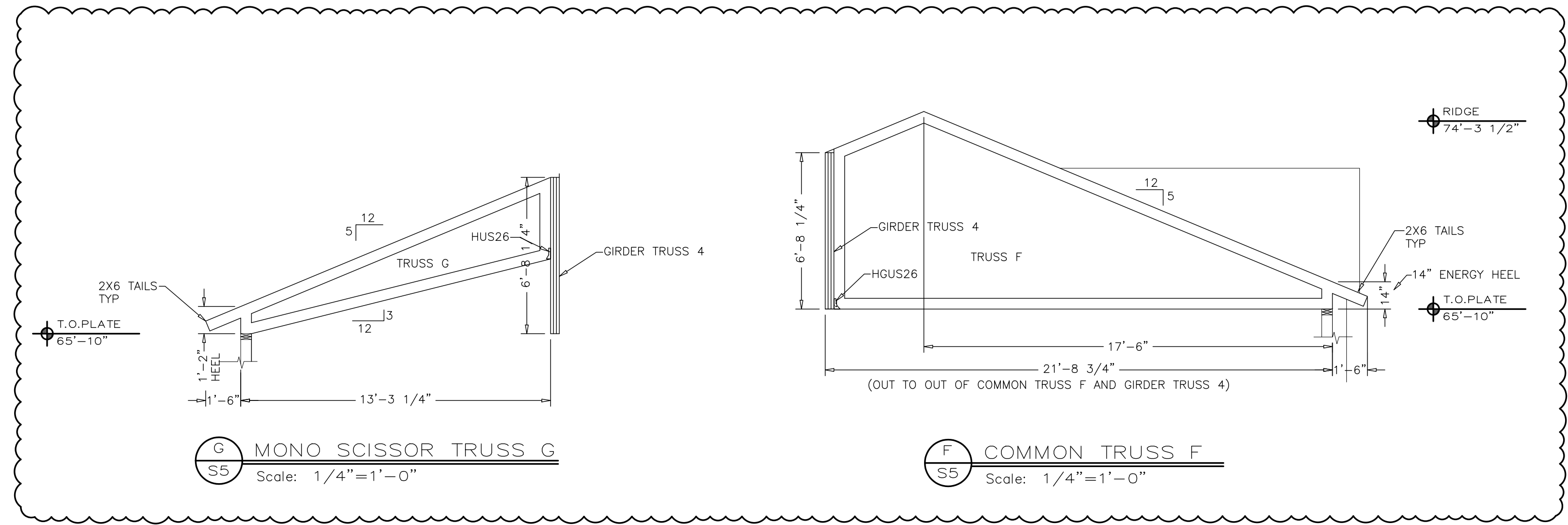
2X6 @16"OC EXTERIOR SHEAR WALLS ON GRIDLINE B7-9, ADD STUDS AS NEEDED TO STACK TRUSSES OVER STUDS

1 ROOF FRAMING PLAN S11 Scale: 1/4"=1'-0"



J COMMON TRUSS J
Scale: 1/4"=1'-0"

H COMMON TRUSS H
Scale: 1/4"=1'-0"



G MONO SCISSOR TRUSS G
Scale: 1/4"=1'-0"

F COMMON TRUSS F
Scale: 1/4"=1'-0"



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PAGE
S12
#25 WC of 12

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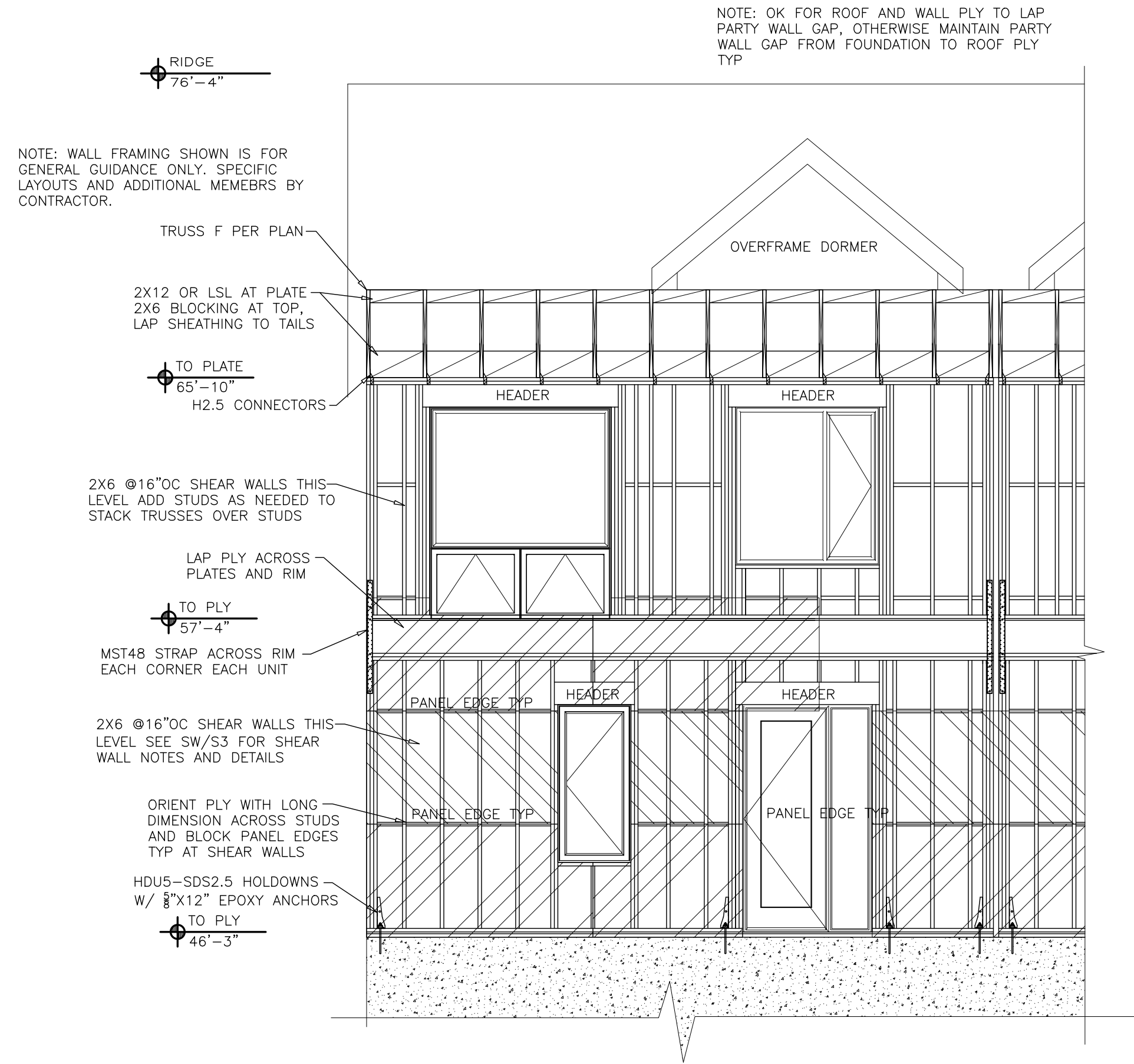
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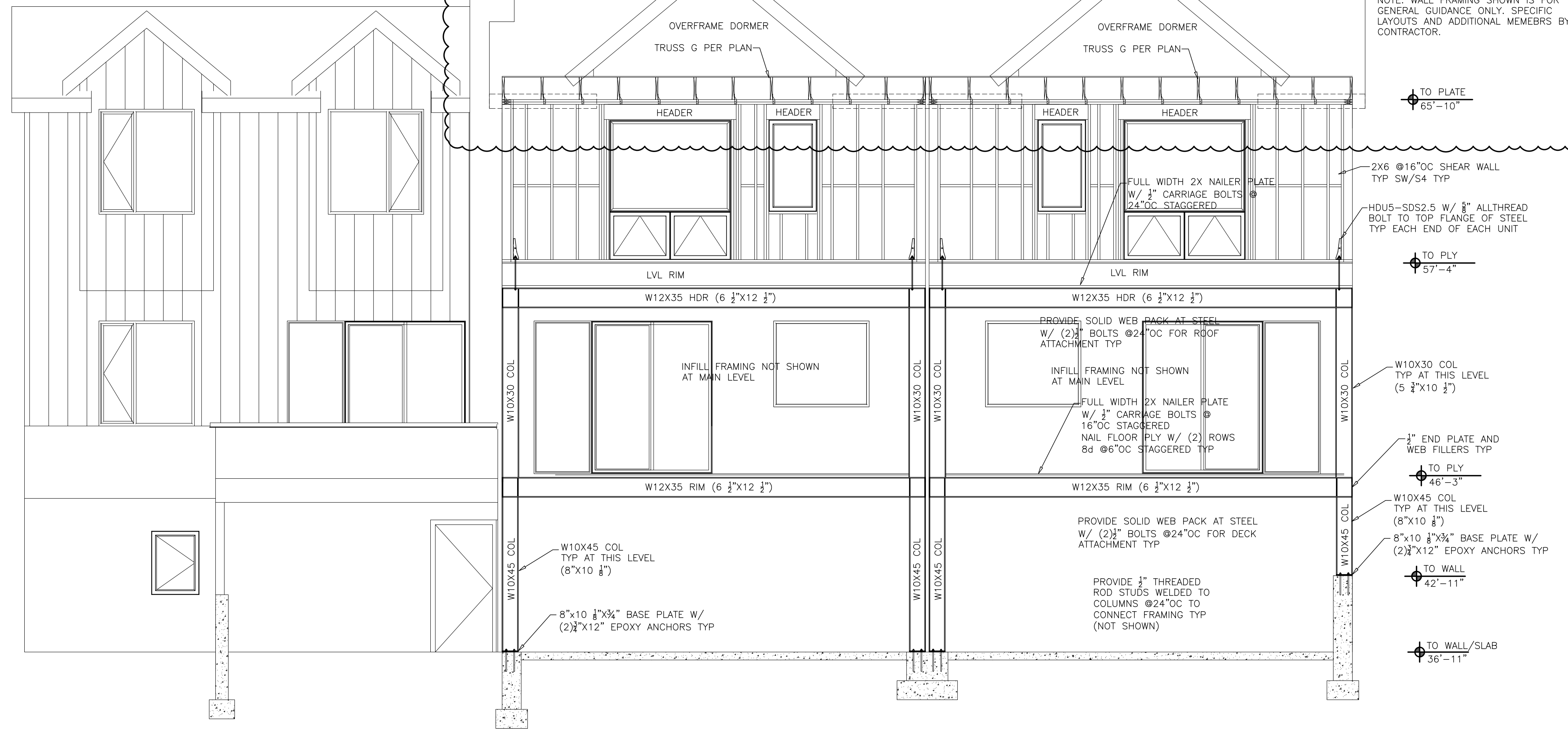
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SW1 SHEAR WALL FRAMING DETAIL
Scale: 1/4"=1'-0"



SF3 STEEL FRAME 3
Scale: 1/4"=1'-0"

NOTE: OK FOR ROOF AND WALL PLY TO LAP PARTY WALL GAP, OTHERWISE MAINTAIN PARTY WALL GAP FROM FOUNDATION TO ROOF PLY TYP

NOTE: WALL FRAMING SHOWN IS FOR GENERAL GUIDANCE ONLY. SPECIFIC LAYOUTS AND ADDITIONAL MEMEBRS BY CONTRACTOR.

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