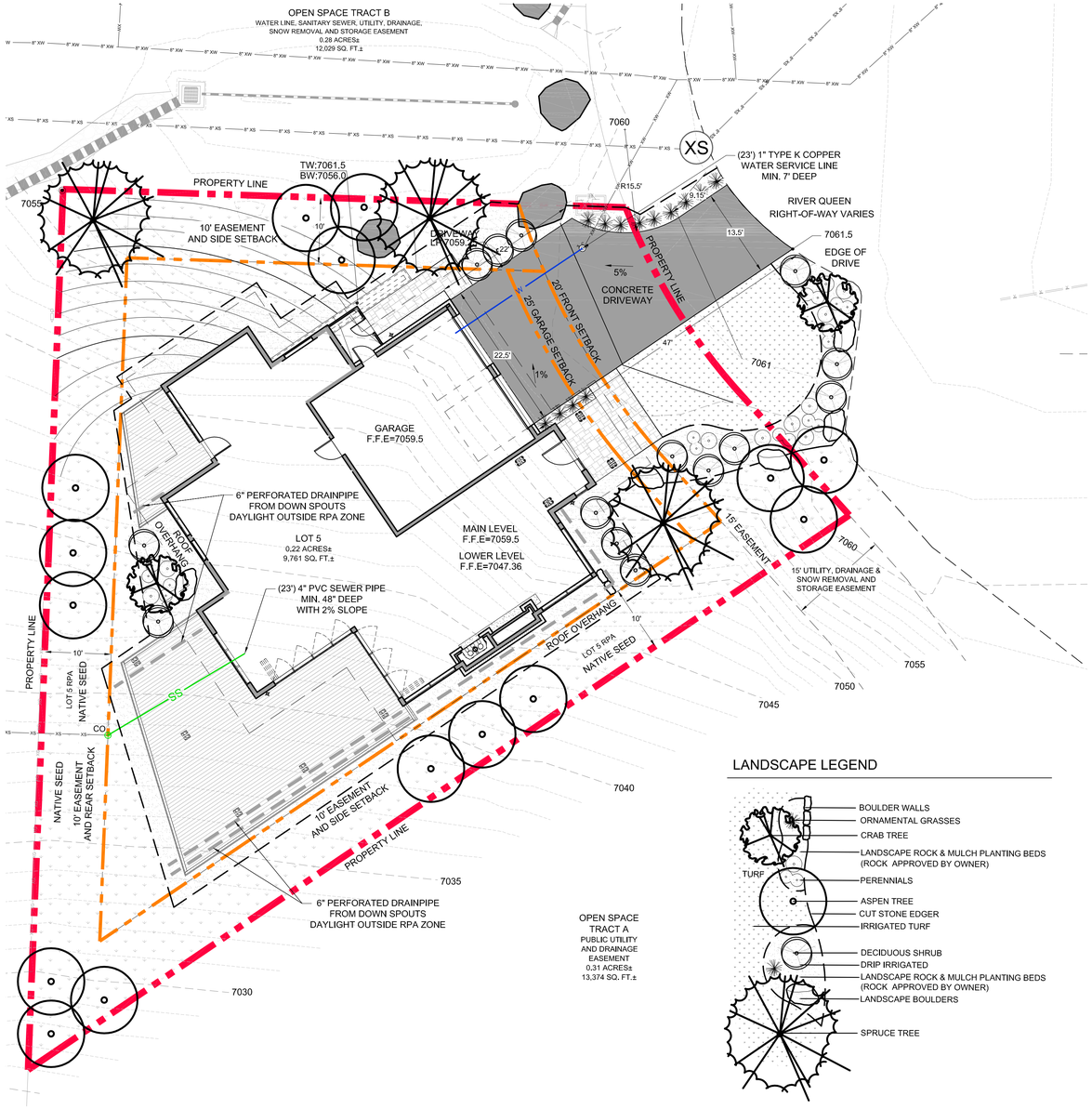
PROPOSED PLANT LIST

No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Trees:				
	ASP	Aspen/ Populus tremuloides	10' Tall/ Clump/ B&B	50' Ht. & 40' Spd.
	SSC	Spring Snow Crab	2" Caliper/ B&B	15' Ht. & 15' Spd.
Deciduous Shrubs:				
	GCU	Golden Currant/ Ribes aureum	18"-24" Spread/ #5	4' Ht. & 4' Spd.
	CHC	Native Chokecherry/ Prunus virginiana	18"-24" Spread/ #5	5' Ht. & 5' Spd.
	SRB	Serviceberry/ Amelanchier alnifolia	18"-24" Spread/ #5	6' Ht. & 6' Spd.
Spruce Trees:				
	CBS	Colorado Blue Spruce/ Picea pungens	8' Tall/ B&B	50' Ht. 25' Spd.

*LANDSCAPE CONTRACTOR TO SUBMIT FINAL PLANT LIST AND PERENNIAL SELECTIONS FOR OWNER APPROVAL.

LANDSCAPE AND IRRIGATION NOTES

1. PLANTING BEDS ARE TO HAVE 3" OF WESTERN RED CEDAR MULCH OR LANDSCAPE ROCK OVER LANDSCAPE FABRIC.
2. AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED. ALL PLANTING BEDS ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM AND ALL TURF AND NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A POP-UP SPRAY SYSTEM.
3. CUT STONE EDGING IS TO BE INSTALLED ALONG THE EDGE OF THE PLANTING BEDS.
4. CONTRACTOR WILL MAKE EVERY EFFORT TO MINIMIZE DISRUPTION TO THE EXISTING VEGETATION OUTSIDE THE IMMEDIATE CONSTRUCTION AREA.
5. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ALL DISTURBED AREAS ARE TO BE RE-VEGETATED.

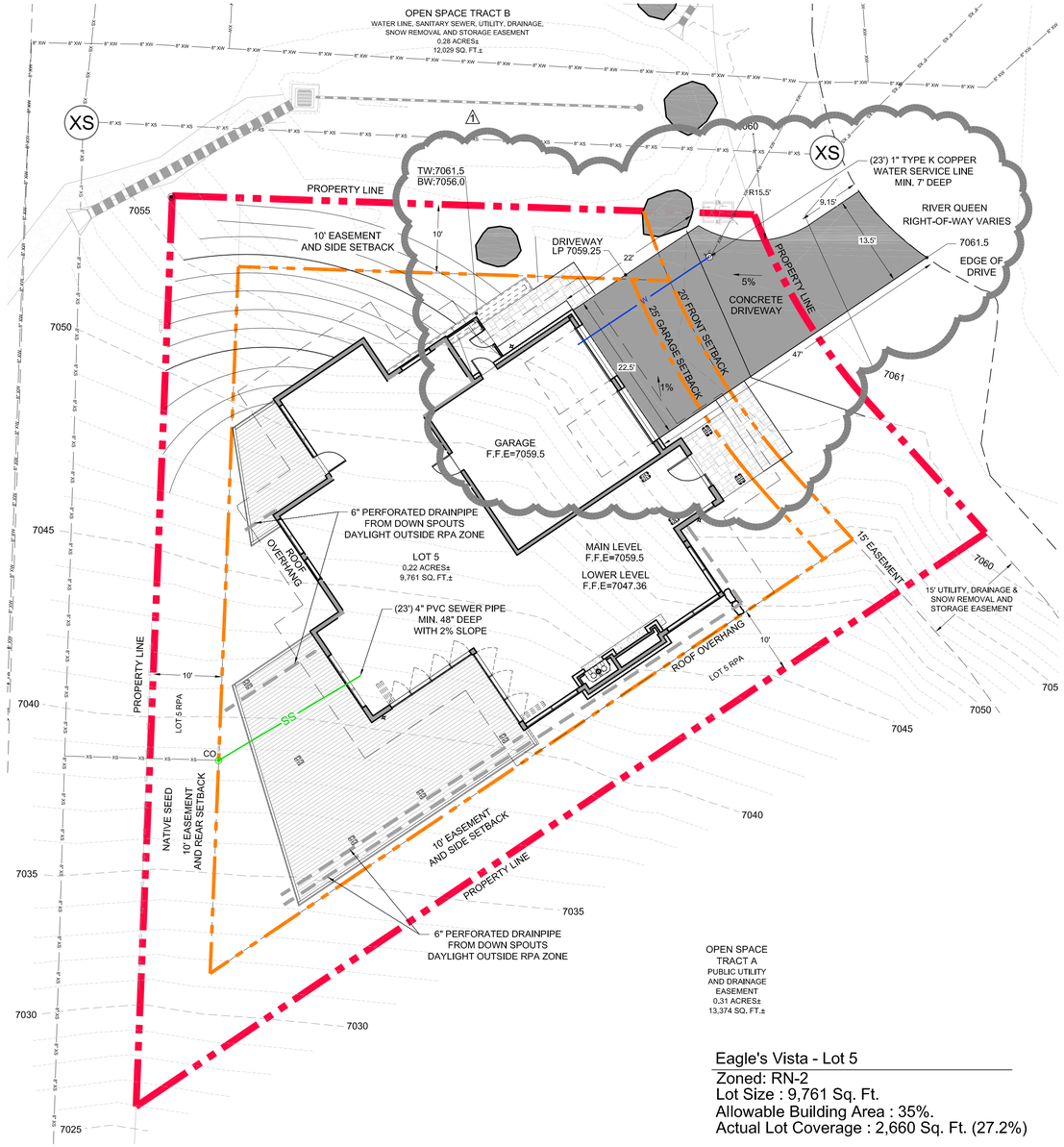


LANDSCAPE LEGEND

2 LANDSCAPE PLAN
SCALE: 1" = 10'-0"

NORTH

0 10' 20'



Eagle's Vista - Lot 5
Zoned: RN-2
Lot Size : 9,761 Sq. Ft.
Allowable Building Area : 35%.
Actual Lot Coverage : 2,660 Sq. Ft. (27.2%)

1 SITE PLAN
SCALE: 1" = 10'-0"

NORTH

0 10' 20'

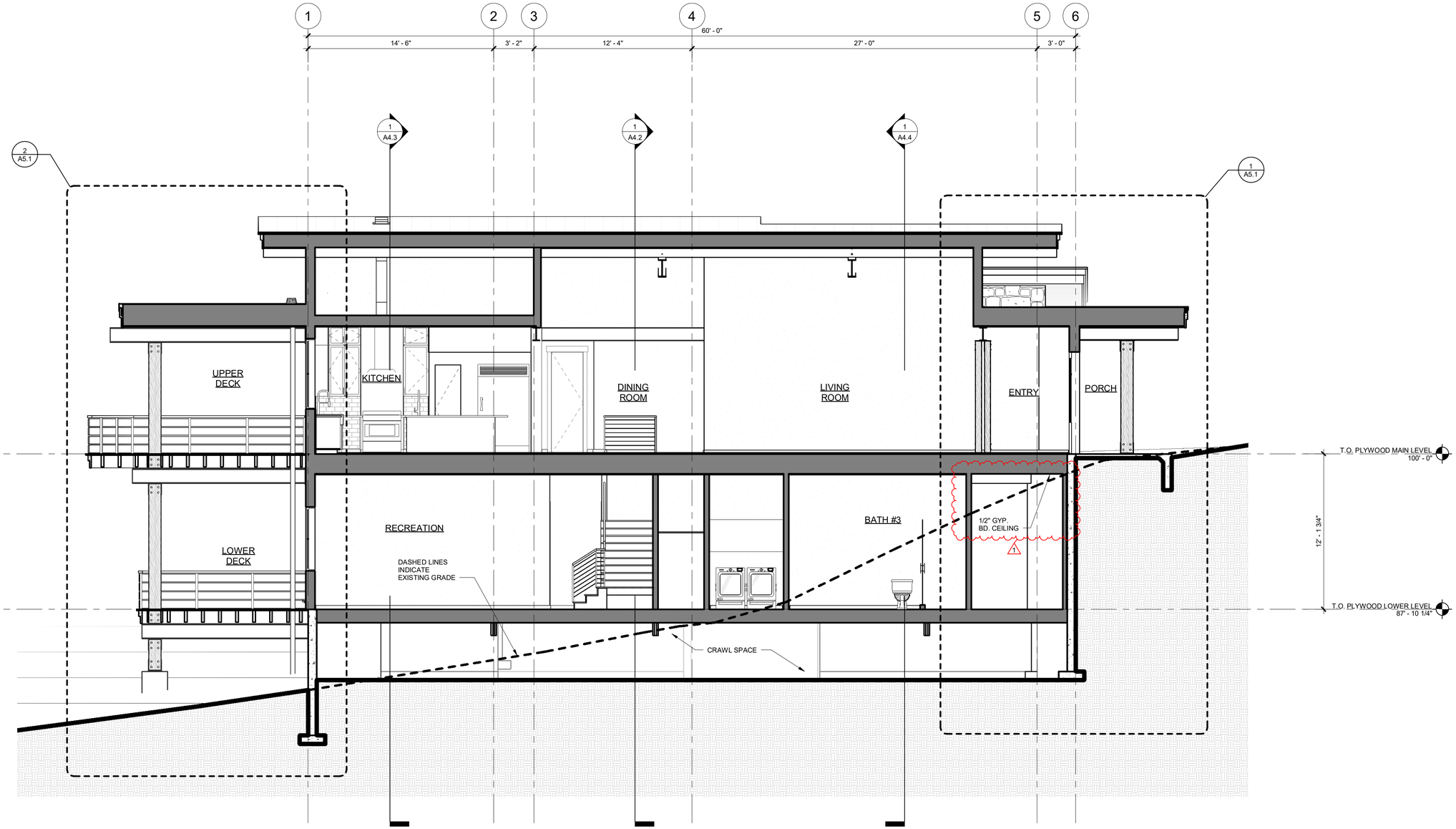
VERTICAL ARTS
ARCHITECTURE
Design | Planning | Interiors

Campbell Residence
Lot 5 - Eagle's Vista
Steamboat Springs, Colorado

ISSUE NAME	DATE
PERMIT SET	08.23.19
PERMIT SET	09.24.19

DRAWING TITLE
Site Plan and Landscape Plan

SHEET NO.
SP-1



1 BUILDING SECTION
1/4" = 1'-0"

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE

BUILDING SECTIONS

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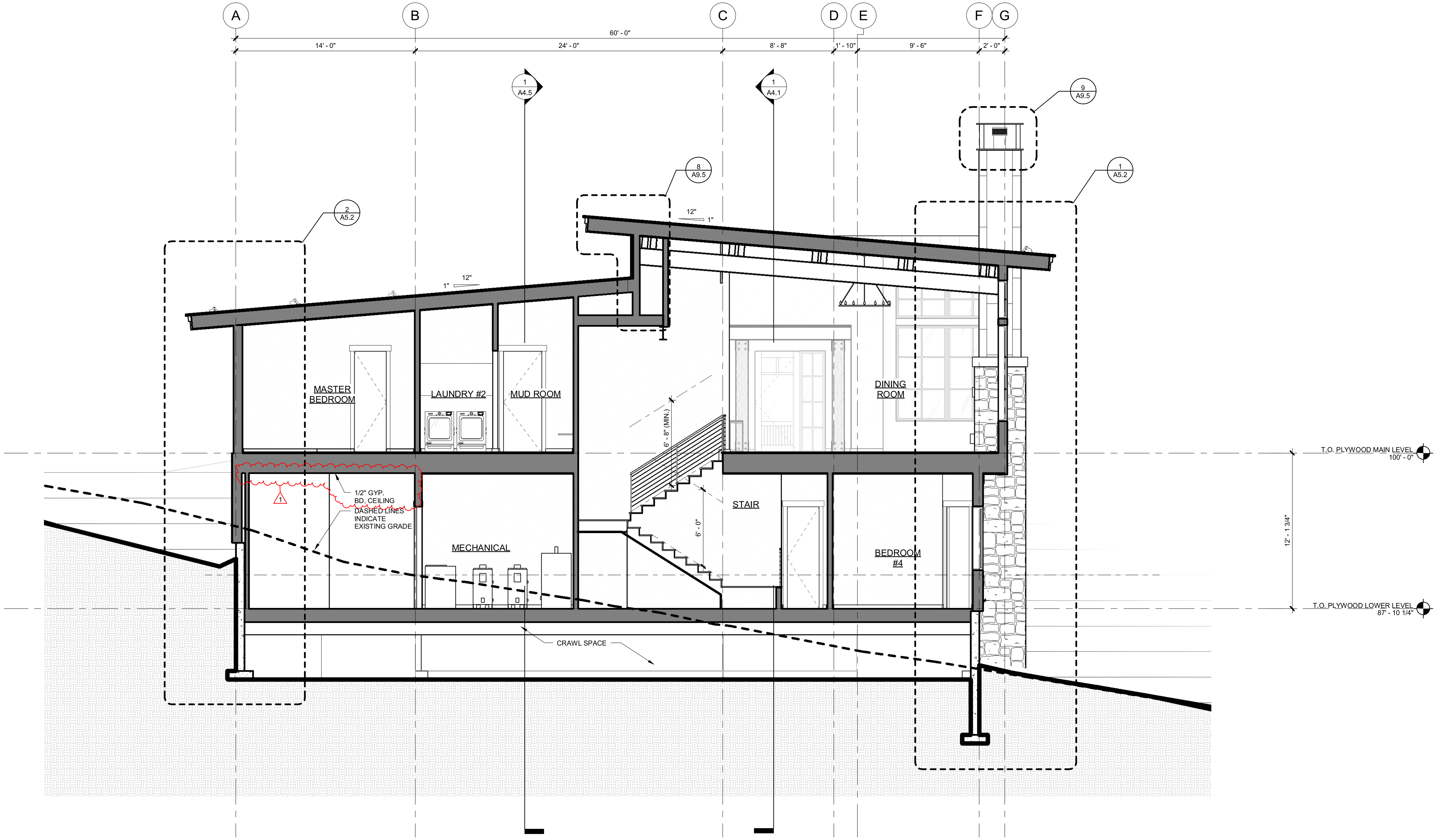

1 BUILDING SECTION
1/4" = 1'-0"

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
AUG 2 3 2019
LICENSED ARCHITECT

[illegible]

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE

BUILDING SECTIONS

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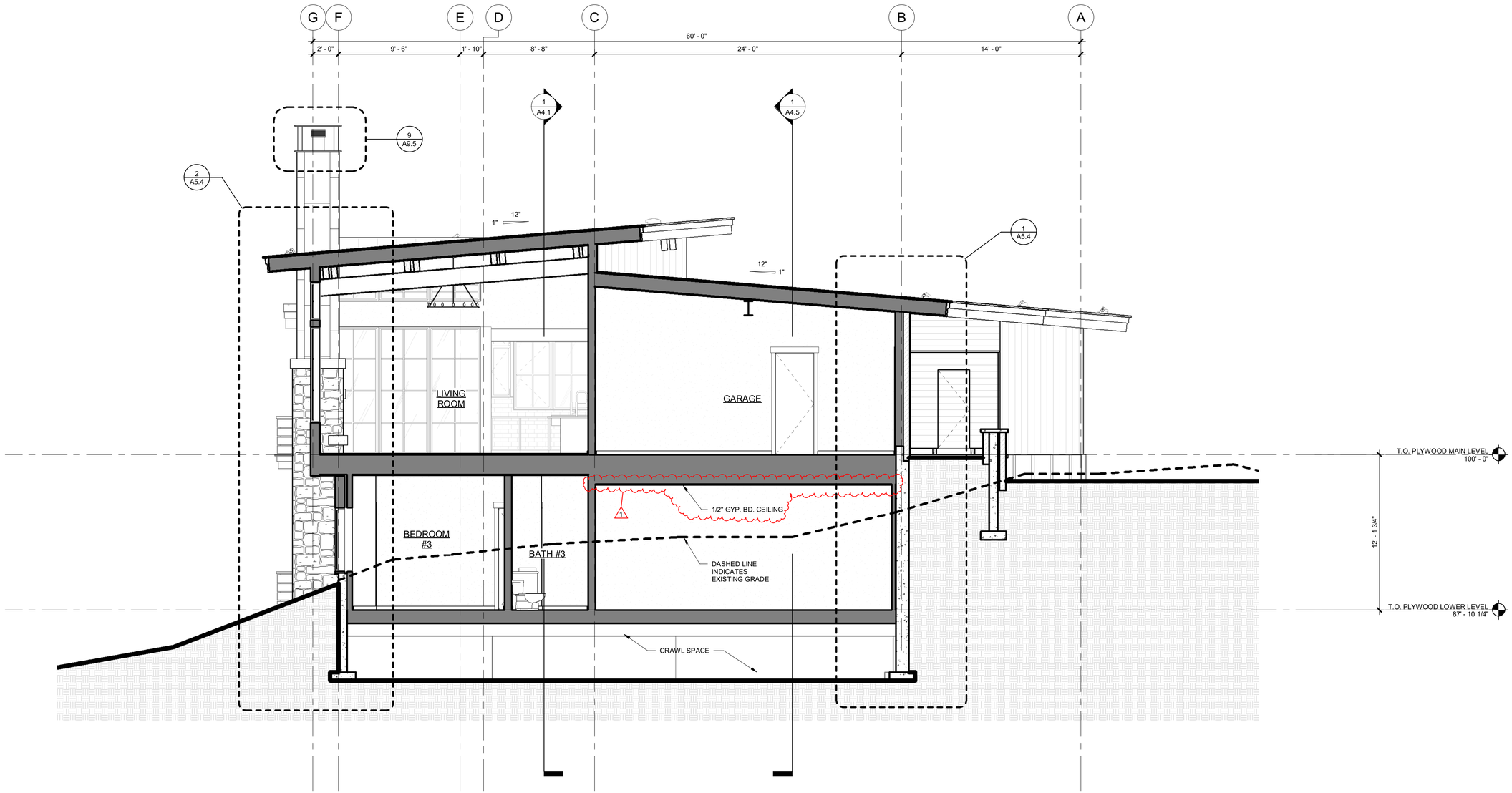


1 BUILDING SECTION
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

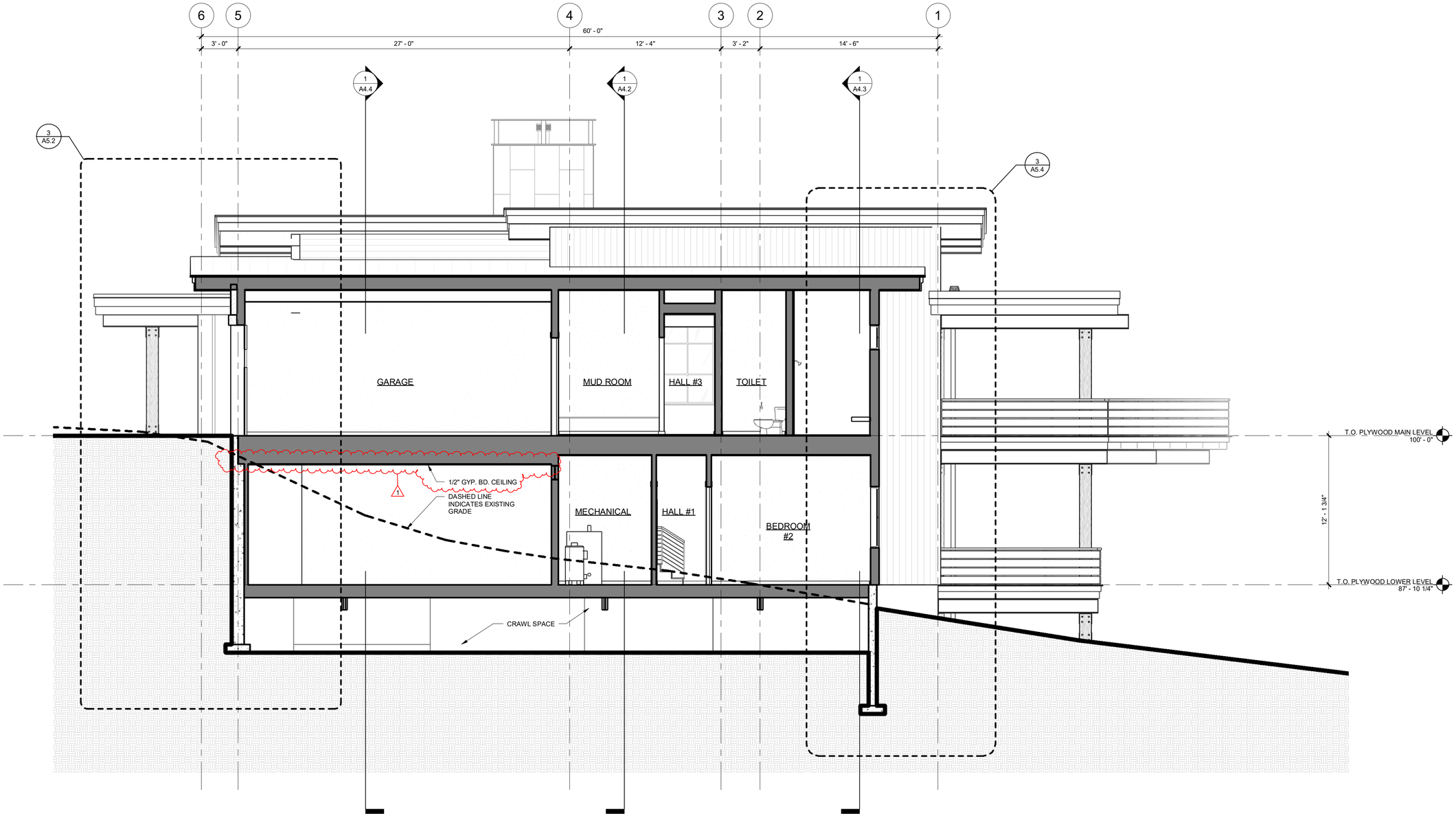
DRAWING TITLE

BUILDING SECTIONS

SHEET NO.

A4.4

9/24/2019 2:03:56 PM



1 BUILDING SECTION
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
409237
LICENSED ARCHITECT
EXPIRES: 2 9 2019

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE

BUILDING SECTIONS

SHEET NO.

A4.5

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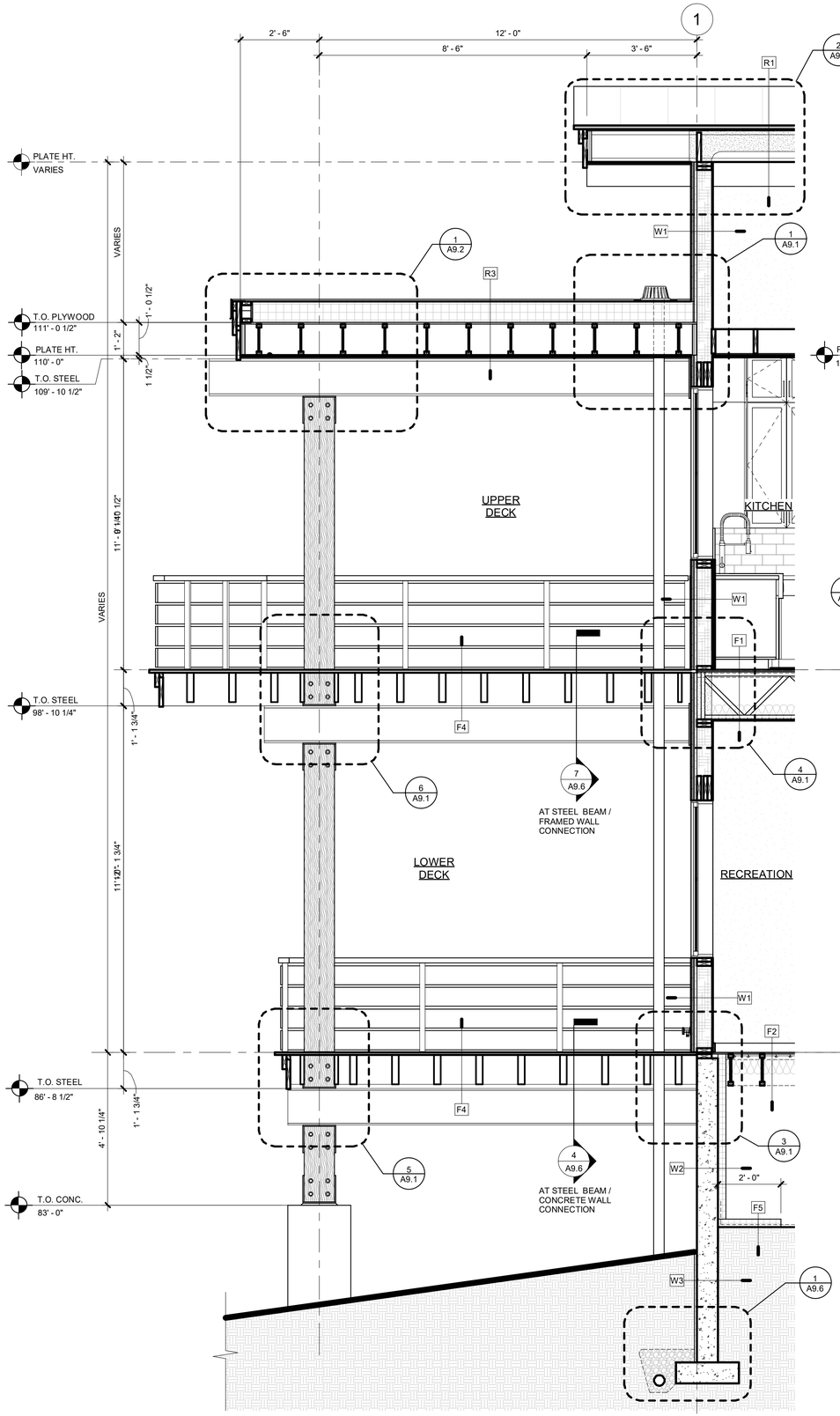
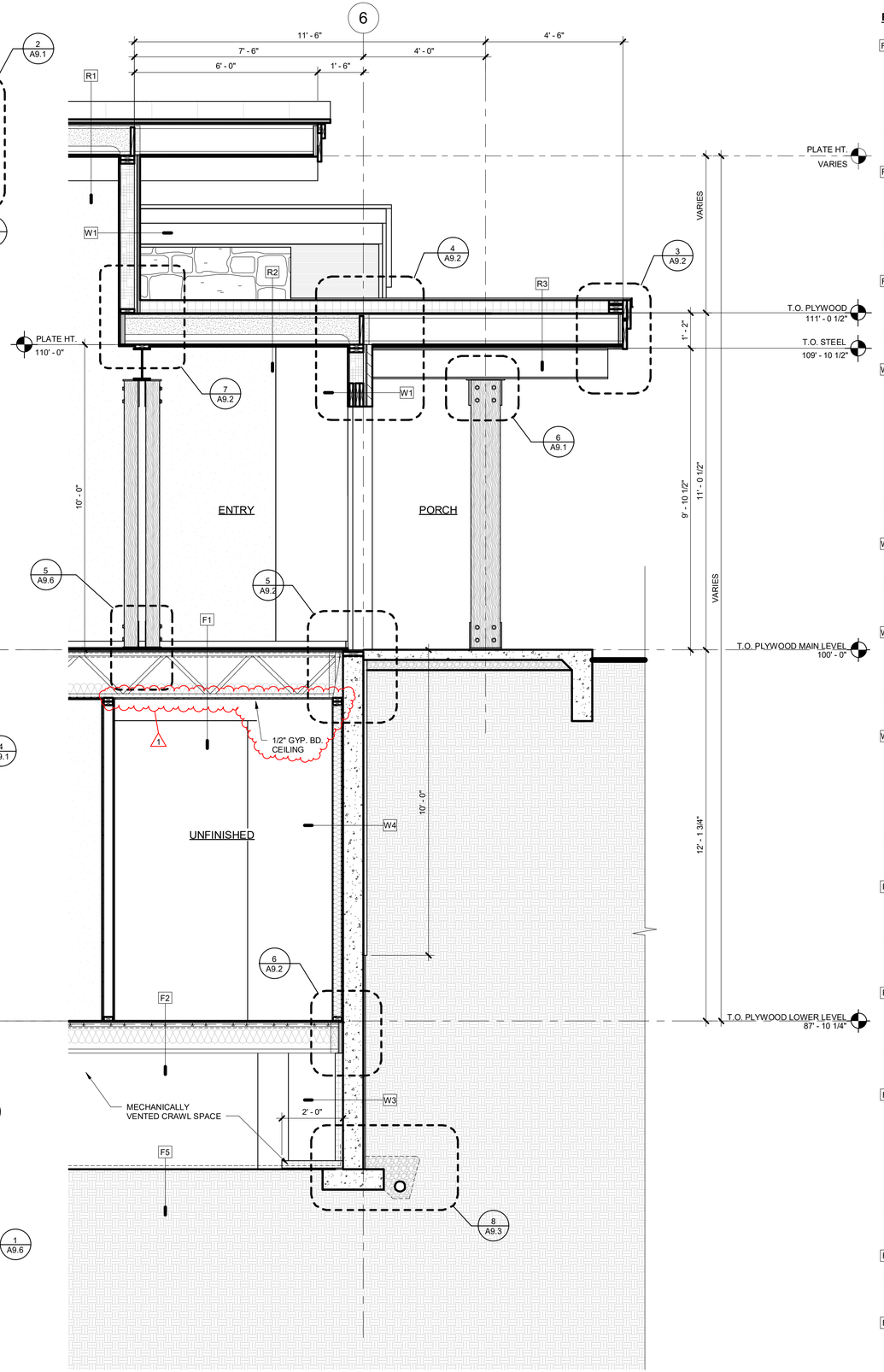


2 BEAM CONNECTION DETAIL
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

ROOF, WALL & FLOOR ASSEMBLY LEGEND

R1 ROOF ASSEMBLY - 1
- FLEECEBACK TPO WATERPROOFING MEMBRANE ROOFING (CARLISLE ROOFING)
  - a. PROVIDECONTOUR RIB PROFILE - 18" EXPOSURE
- ICE AND WATERSHIEID
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN. AS PER 2015 I.E.C.C.
- FINISH CEILING

R2 ROOF ASSEMBLY - 2
- TPO WATERPROOFING MEBRANE ROOFING
- TAPERED RIGIID INSULATION
- PLWOOD SHEATHING (REF. STRUCT.)
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN AS PER 2015 I.E.C.C.
- FINISHED CEILING

R3 ROOF ASSEMBLY - 3
- TPO WATERPROOFING MEBRANE ROOFING
- TAPERED RIGIID INSULATION
- PLWOOD SHEATHING (REF. STRUCT.)
- ROOF FRAMING (REF. STRUCT.)
- FINISHED SOFFIT

W1 EXTERIOR WALL ASSEMBLY - 1
- EXTERIOR FINISH MATERIAL
  - a. REFER ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
- INSULATED SHEATHING SYSTEM (1 1/2" THICK)
  - a. INTEGRAL WEATHER BARRIER
  - b. R-5 MIN. AS PER I.E.C.C.
- WOOD FRAMING (REF. STRUCT.)
  - a. FIREBLOCKING AS REQUIRED
  - b. 2x4 WOOD FURRING AS APPLICABLE AT LOWER LEVEL
- BLOW-IN BLANKET INSULATION (BIBS)
  - a. R-21 MIN. AS PER I.E.C.C.
- VAPOR BARRIER
- INTERIOR FINISH

W2 EXTERIOR WALL ASSEMBLY - 2
1. SPARAY APPLIED WATERPROOFING
   - a. AT BELOW GRADE LOCATIONS
2. CONCRETE FOUNDATION WALL (REF. STRUCT.)
3. RIGID INSULATION
   - a. R-15 MIN. AS PER 1.E.C.C.

W3 FOUNDATION WALL ASSEMBLY - 3
- DRAINAGE / PROTECTION BOARD
- SPRAY APPLIED WATERPROOFING
- CONCRETE FOUNDATION WALL (REF. STRUCT.)
- RIGID INSULATION
  - a. R-15 (AT CRAWL SPACE LOCATIONS

W4 EXTERIOR WALL ASSEMBLY - 4
- 1 1/2" INSULATED DRAINAGE / PROTECTION BOARD
  - a. 10'-0" DEPTH MIN. OR TO LOWER LEVEL FLOOR
  - b. R-5 MIN. AS PER I.E.C.C.
- SPRAY APPLIED WATERPROOFING
- CONCRETE FOUNDATION WALL (REF. STRUCT.)
- WOOD FRAMING (REF. STRUCT.)
  - a. FIREBLOCKING AS REQUIRED
- BATT INSULATION
  - a. R-13 MIN. AS PER I.E.C.C.
  - b. INTEGRAL VAPOR BARRIER AT INTERIOR SIDE
- 5/8" GYP BOARD (AS APPLICABLE)

F1 FLOOR ASSEMBLY - 1
- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  - a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION (R-19)
- FINISHED CEILING

F2 FLOOR ASSEMBLY - 2
- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  - a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION
  - a. R-19 MIN. AS PER I.E.C.C.

F3 FLOOR ASSEMBLY - 3
- 4" CONCRETE SLAB
- DRAINAGE BOARD
- EPDM WATRPROOFING MEMBRANE
- 3/4" PLYWOOD SHEATHING
- TAPERED WOOD SLEEPERS
  - a. 1/4" : 12" SLOPE MIN.
- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  - a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION (R-19)
- 5/8" GYP. BOARD (AS APPLICABLE)

F4 FLOOR ASSEMBLY - 4
- PRE-FABRICATED COMPOSITE DECKING
- WOOD FRAMING (REF. STRUCT.)

F5 FLOOR ASSEMBLY - 5
- CLASS I VAPOR RETARDER
  - a. OVERLAP ALL JOINTS 6" MIN., SEAL AND TAPE
  - b. EXTEND EDGES 6" MIN. UP STEM WALL AND ATTACH
- RIGID INSULATION
  - a. R-15 MIN. AS PER I.E.C.C.
  - b. EXTEND HORIZONTALLY 2'-0" AT GRADE

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
409237
LICENSED ARCHITECT
DATE: 9 9 2019

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.1

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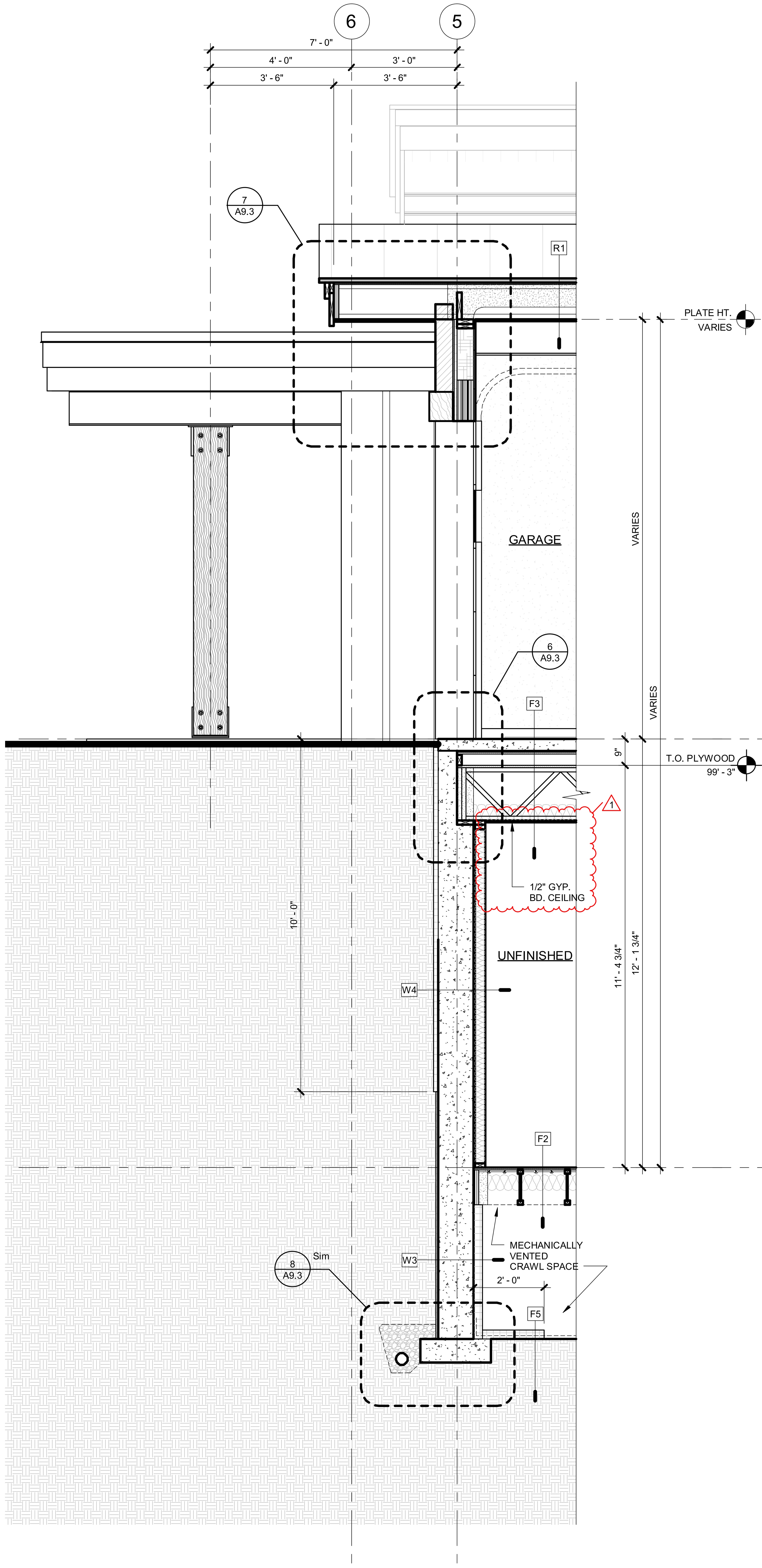
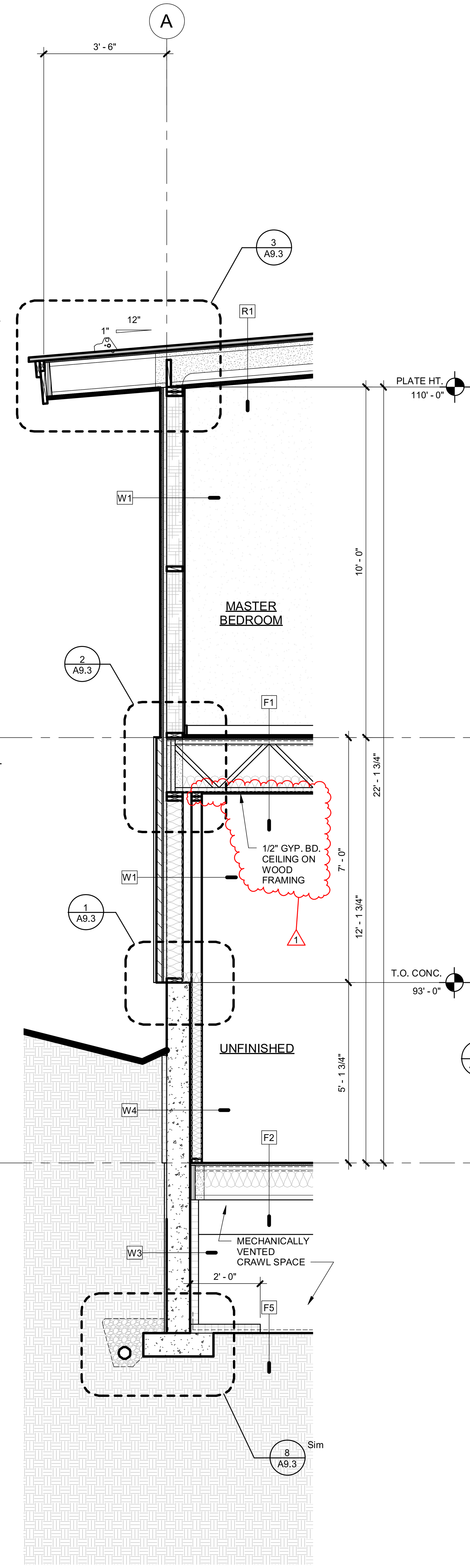
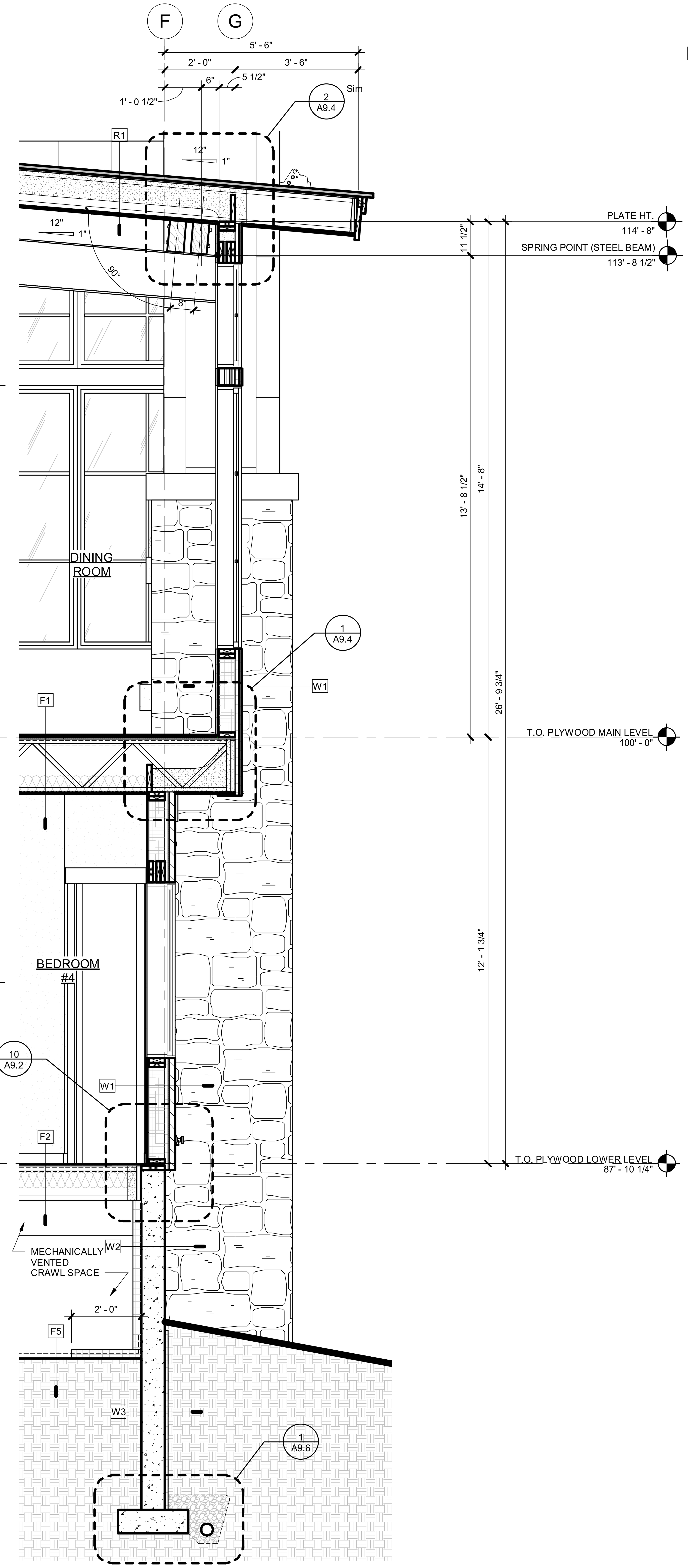


3 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

ROOF, WALL & FLOOR ASSEMBLY LEGEND

R1 ROOF ASSEMBLY - 1

- FLEECEBACK TPO WATERPROOFING MEMBRANE ROOFING (CARLISLE ROOFING)
  a. PROVIDECONTOUR RIB PROFILE - 18" EXPOSURE
- ICE AND WATERSHIEID
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  a. R-49 MIN. AS PER 2015 I.E.C.C.
- FINISH CEILING

R2 ROOF ASSEMBLY - 2

- TPO WATERPROOFING MEBRANE ROOFING
- TAPERED RIGID INSULATION
- PLWOOD SHEATHING (REF. STRUCT.)
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  a. R-49 MIN AS PER 2015 I.E.C.C.
- FINISHED CEILING

R3 ROOF ASSEMBLY - 3

- TPO WATERPROOFING MEBRANE ROOFING
- TAPERED RIGID INSULATION
- PLWOOD SHEATHING (REF. STRUCT.)
- ROOF FRAMING (REF. STRUCT.)
- FINISHED SOFFIT

W1 EXTERIOR WALL ASSEMBLY - 1

- EXTERIOR FINISH MATERIAL
  a. REFER ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
- INSULATED SHEATHING SYSTEM (1 1/2" THICK)
  a. INTEGRAL WEATHER BARRIER
  b. R-5 MIN. AS PER I.E.C.C.
- WOOD FRAMING (REF. STRUCT.)
  a. FIREBLOCKING AS REQUIRED
  b. 2x4 WOOD FURRING AS APPLICABLE AT LOWER LEVEL
- BLOW-IN BLANKET INSULATION (BIBS)
  a. R-21 MIN. AS PER I.E.C.C.
- VAPOR BARRIER
- INTERIOR FINISH

W2 EXTERIOR WALL ASSEMBLY - 2

1. SPARAY APPLIED WATERPROOFING
   a. AT BELOW GRADE LOCATIONS
2. CONCRETE FOUNDATION WALL (REF. STRUCT.)
3. RIGID INSULATION
   a. R-15 MIN. AS PER 1.E.C.C.

W3 FOUNDATION WALL ASSEMBLY - 3

- DRAINAGE / PROTECTION BOARD
- SPRAY APPLIED WATERPROOFING
- CONCRETE FOUNDATION WALL (REF. STRUCT.)
- RIGID INSULATION
  a. R-15 (AT CRAWL SPACE LOCATIONS

W4 EXTERIOR WALL ASSEMBLY - 4

- 1 1/2" INSULATED DRAINAGE / PROTECTION BOARD
  a. 10'-0" DEPTH MIN. OR TO LOWER LEVEL FLOOR
  b. R-5 MIN. AS PER I.E.C.C.
- SPRAY APPLIED WATERPROOFING
- CONCRETE FOUNDATION WALL (REF. STRUCT.)
- WOOD FRAMING (REF. STRUCT.)
  a. FIREBLOCKING AS REQUIRED
- BATT INSULATION
  a. R-13 MIN. AS PER I.E.C.C.
  b. INTEGRAL VAPOR BARRIER AT INTERIOR SIDE
- 5/8" GYP BOARD (AS APPLICABLE)

F1 FLOOR ASSEMBLY - 1

- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION (R-19)
- FINISHED CEILING

F2 FLOOR ASSEMBLY - 2

- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION
  a. R-19 MIN. AS PER I.E.C.C.

F3 FLOOR ASSEMBLY - 3

- 4" CONCRETE SLAB
- DRAINAGE BOARD
- EPDM WATRPROOFING MEMBRANE
- 3/4" PLYWOOD SHEATHING
- TAPERED WOOD SLEEPERS
  a. 1/4" : 12" SLOPE MIN.
- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION (R-19)
- 5/8" GYP. BOARD (AS APPLICABLE)

F4 FLOOR ASSEMBLY - 4

- PRE-FABRICATED COMPOSITE DECKING
- WOOD FRAMING (REF. STRUCT.)

F5 FLOOR ASSEMBLY - 5

- CLASS I VAPOR RETARDER
  a. OVERLAP ALL JOINTS 6" MIN., SEAL AND TAPE
  b. EXTEND EDGES 6" MIN. UP STEM WALL AND ATTACH
- RIGID INSULATION
  a. R-15 MIN. AS PER I.E.C.C.
  b. EXTEND HORIZONTALLY 2'-0" AT GRADE

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
AUG 2 3 2019
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

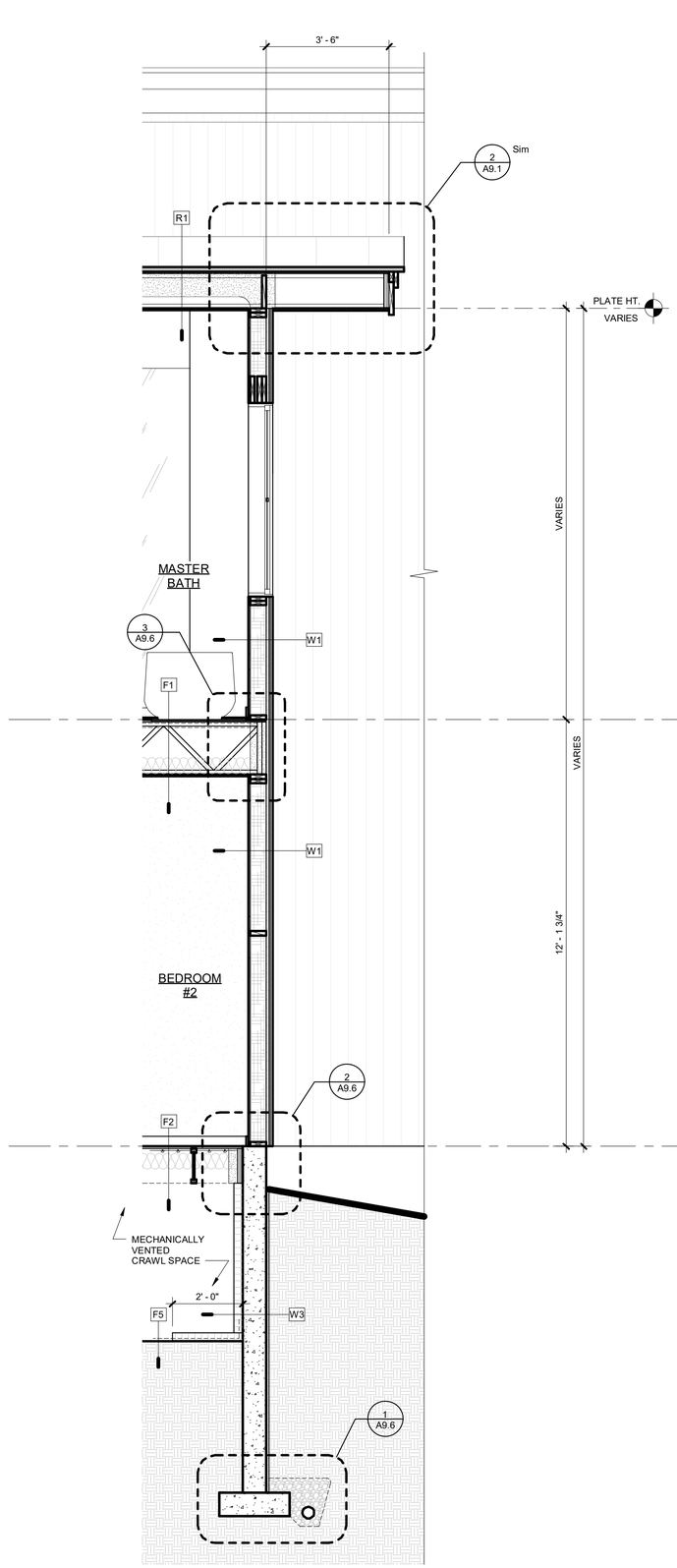
DRAWING TITLE

WALL SECTIONS

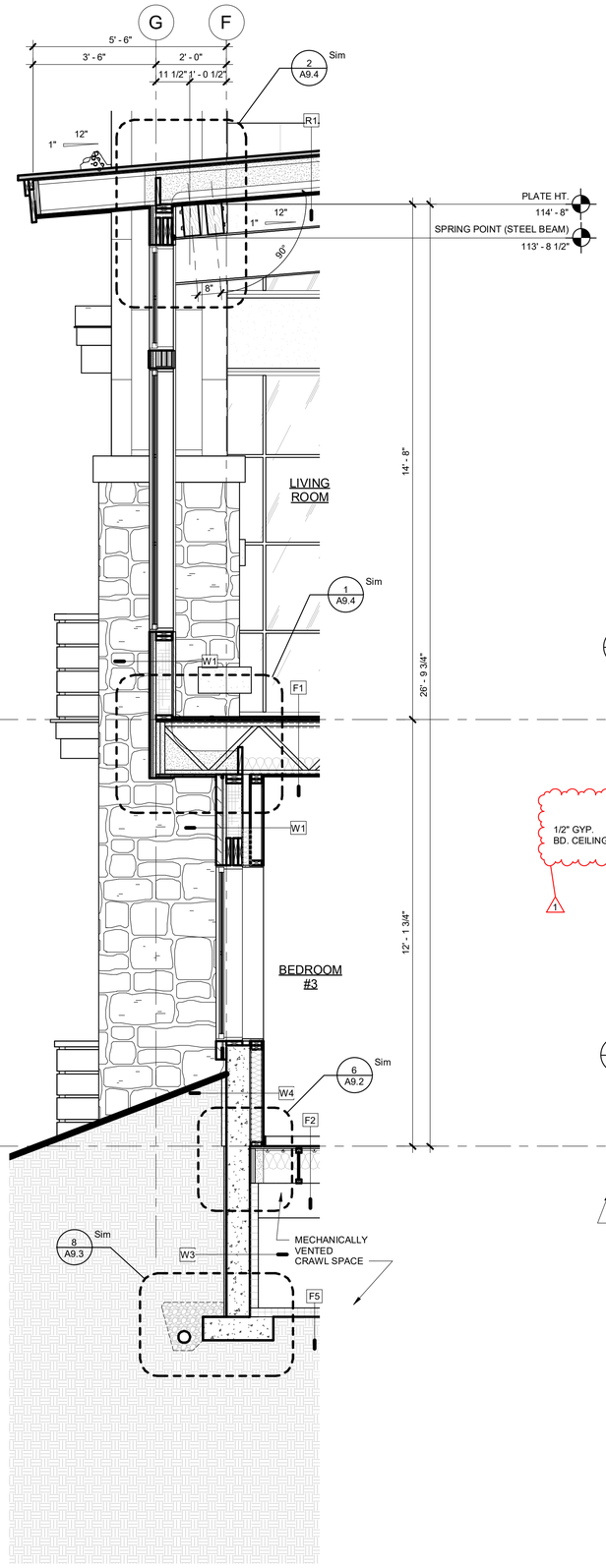
SHEET NO.

A5.2

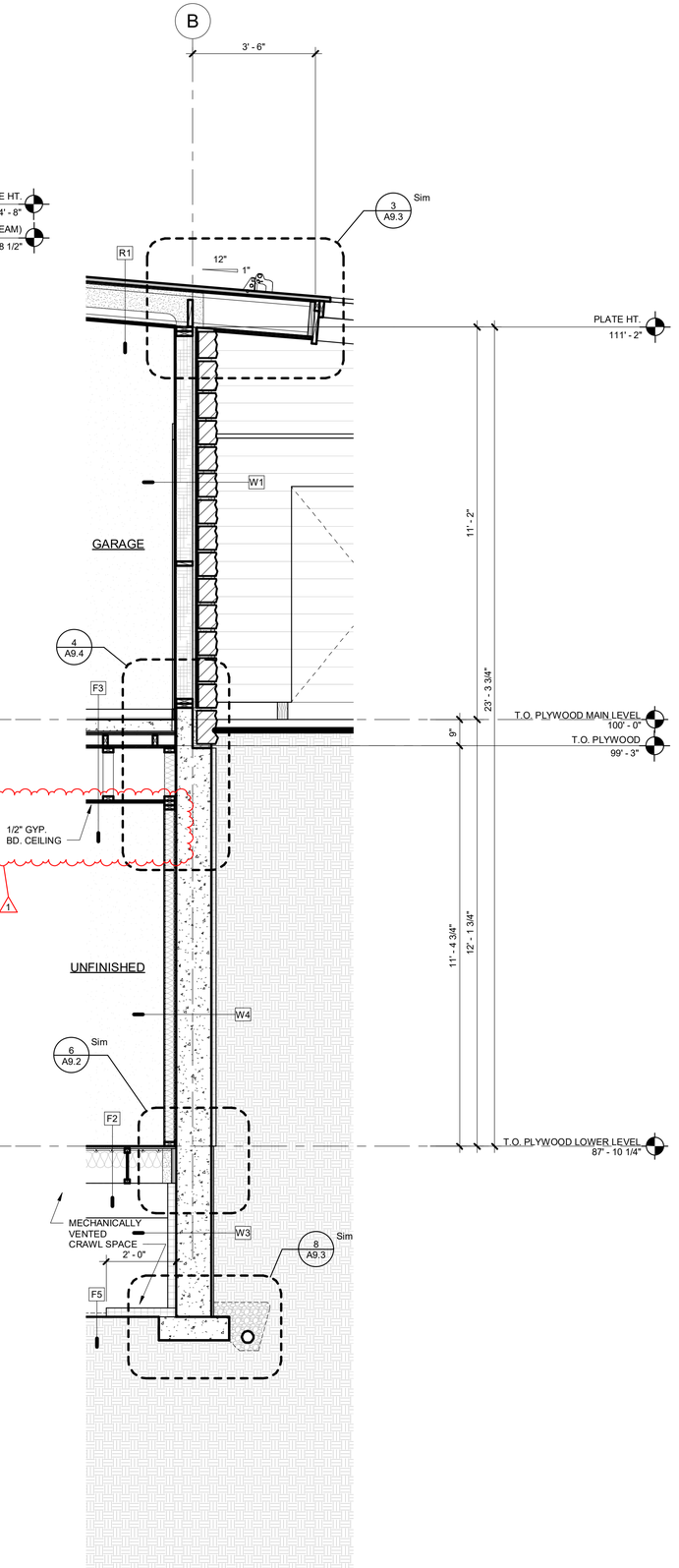
9/24/2019 2:04:06 PM



3 WALL SECTION
1/2" = 1'-0"



2 WALL SECTION
1/2" = 1'-0"



1 WALL SECTION
1/2" = 1'-0"

ROOF, WALL & FLOOR ASSEMBLY LEGEND

R1 ROOF ASSEMBLY - 1
- FLEECEBACK TPO WATERPROOFING MEMBRANE ROOFING (CARLISLE ROOFING)
  - a. PROVIDECONTOUR RIB PROFILE - 18" EXPOSURE
- ICE AND WATERSHIEID
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN. AS PER 2015 I.E.C.C.
- FINISH CEILING

R2 ROOF ASSEMBLY - 2
- TPO WATERPROOFING MEBRANE ROOFING
- TAPERED RIGID INSULATION
- PLWOOD SHEATHING (REF. STRUCT.)
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN AS PER 2015 I.E.C.C.
- FINISHED CEILING

R3 ROOF ASSEMBLY - 3
- TPO WATERPROOFING MEBRANE ROOFING
- TAPERED RIGID INSULATION
- PLWOOD SHEATHING (REF. STRUCT.)
- ROOF FRAMING (REF. STRUCT.)
- FINISHED SOFFIT

W1 EXTERIOR WALL ASSEMBLY - 1
- EXTERIOR FINISH MATERIAL
  - a. REFER ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
- INSULATED SHEATHING SYSTEM (1 1/2" THICK)
  - a. INTEGRAL WEATHER BARRIER
  - b. R-5 MIN. AS PER I.E.C.C.
- WOOD FRAMING (REF. STRUCT.)
  - a. FIREBLOCKING AS REQUIRED
  - b. 2x4 WOOD FURRING AS APPLICABLE AT LOWER LEVEL
- BLOW-IN BLANKET INSULATION (BIBS)
  - a. R-21 MIN. AS PER I.E.C.C.
- VAPOR BARRIER
- INTERIOR FINISH

W2 EXTERIOR WALL ASSEMBLY - 2
1. SPARAY APPLIED WATERPROOFING
   - a. AT BELOW GRADE LOCATIONS
2. CONCRETE FOUNDATION WALL (REF. STRUCT.)
3. RIGID INSULATION
   - a. R-15 MIN. AS PER I.E.C.C.

W3 FOUNDATION WALL ASSEMBLY - 3
- DRAINAGE / PROTECTION BOARD
- SPRAY APPLIED WATERPROOFING
- CONCRETE FOUNDATION WALL (REF. STRUCT.)
- RIGID INSULATION
  - a. R-15 (AT CRAWL SPACE LOCATIONS

W4 EXTERIOR WALL ASSEMBLY - 4
- 1 1/2" INSULATED DRAINAGE / PROTECTION BOARD
  - a. 10'-0" DEPTH MIN. OR TO LOWER LEVEL FLOOR
  - b. R-5 MIN. AS PER I.E.C.C.
- SPRAY APPLIED WATERPROOFING
- CONCRETE FOUNDATION WALL (REF. STRUCT.)
- WOOD FRAMING (REF. STRUCT.)
  - a. FIREBLOCKING AS REQUIRED
- BATT INSULATION
  - a. R-13 MIN. AS PER I.E.C.C.
  - b. INTEGRAL VAPOR BARRIER AT INTERIOR SIDE
- 5/8" GYP BOARD (AS APPLICABLE)

F1 FLOOR ASSEMBLY - 1
- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  - a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION (R-19)
- FINISHED CEILING

F2 FLOOR ASSEMBLY - 2
- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  - a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION
  - a. R-19 MIN. AS PER I.E.C.C.

F3 FLOOR ASSEMBLY - 3
- 4" CONCRETE SLAB
- DRAINAGE BOARD
- EPDM WATRPROOFING MEMBRANE
- 3/4" PLYWOOD SHEATHING
- TAPERED WOOD SLEEPERS
  - a. 1/4" : 12" SLOPE MIN.
- PLYWOOD SHEATHING (REF. STRUCT.)
- WOOD FLOOR FRAMING (REF. STRUCT.)
- UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM
  - a. ALUMINUM REFLECTIVE BARRIER
- BATT INSULATION (R-19)
- 5/8" GYP. BOARD (AS APPLICABLE)

F4 FLOOR ASSEMBLY - 4
- PRE-FABRICATED COMPOSITE DECKING
- WOOD FRAMING (REF. STRUCT.)

F5 FLOOR ASSEMBLY - 5
- CLASS I VAPOR RETARDER
  - a. OVERLAP ALL JOINTS 6" MIN., SEAL AND TAPE
  - b. EXTEND EDGES 6" MIN. UP STEM WALL AND ATTACH
- RIGID INSULATION
  - a. R-15 MIN. AS PER I.E.C.C.
  - b. EXTEND HORIZONTALLY 2'-0" AT GRADE

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
409237
LICENSED ARCHITECT
09 23 2019

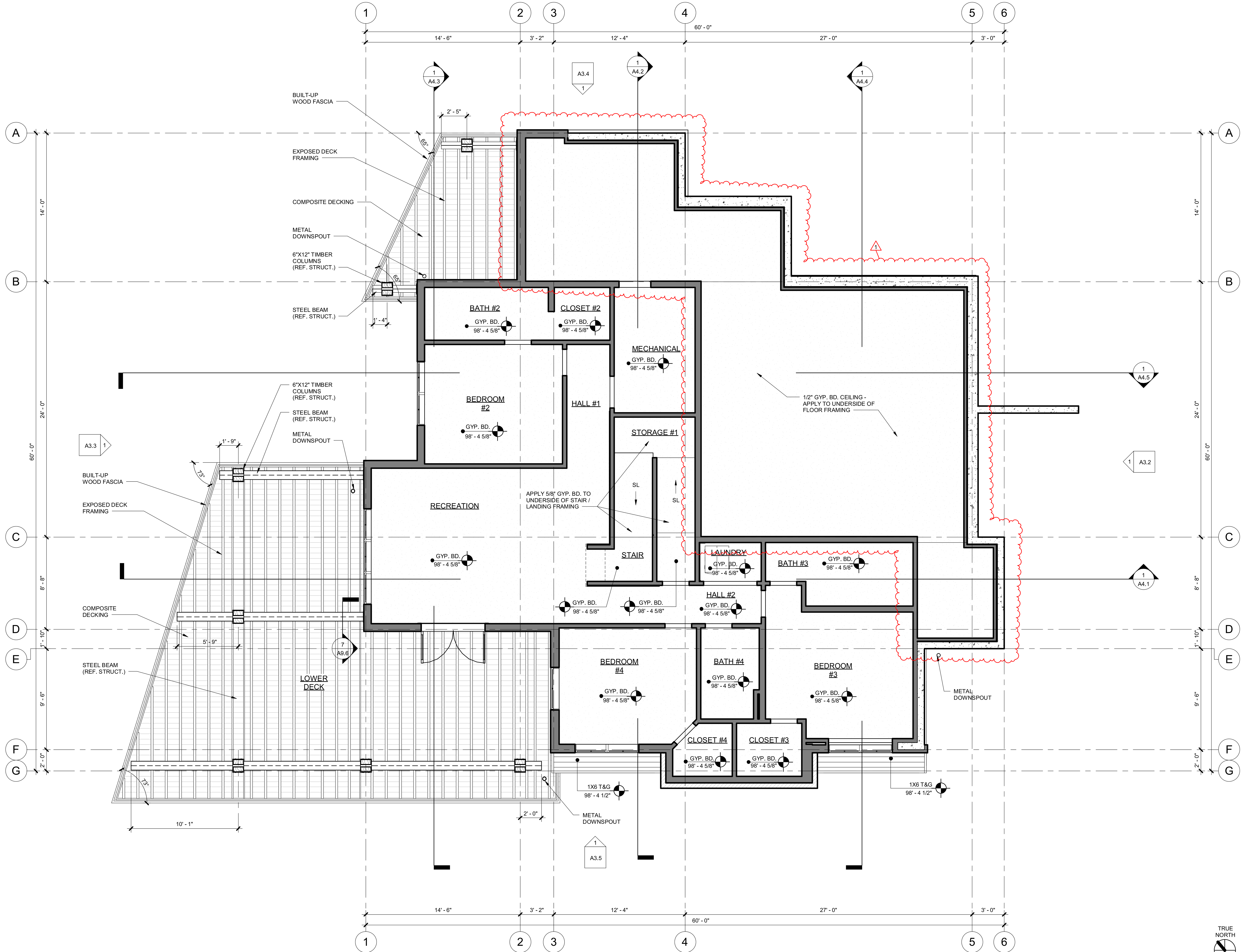
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.4

9/24/2019 2:04:10 PM



1 LOWER LEVEL REFLECTED CEILING PLAN
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
AUG 2 3 2019
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

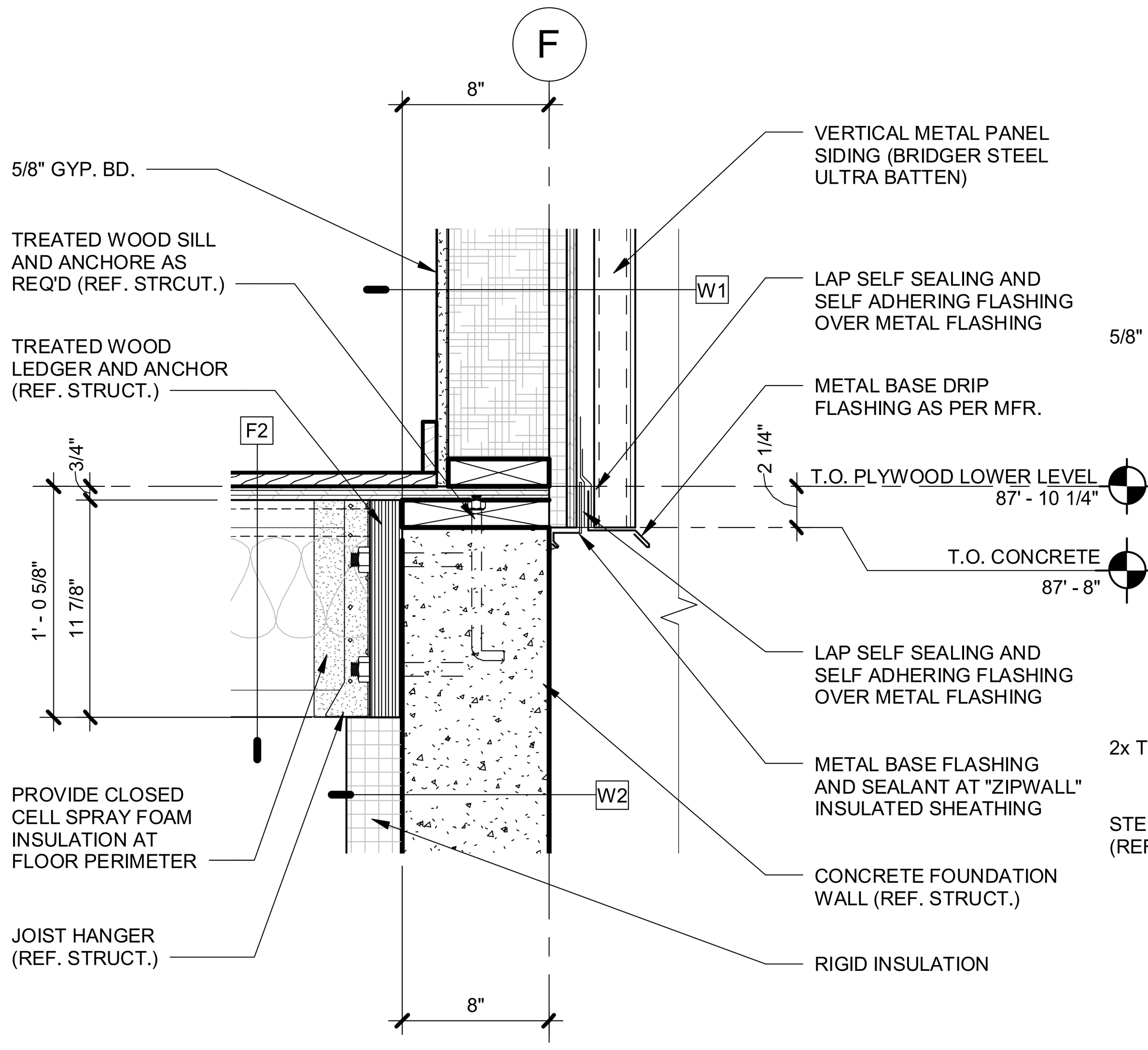
DRAWING TITLE

LOWER LEVEL REFLECTED CEILING PLAN

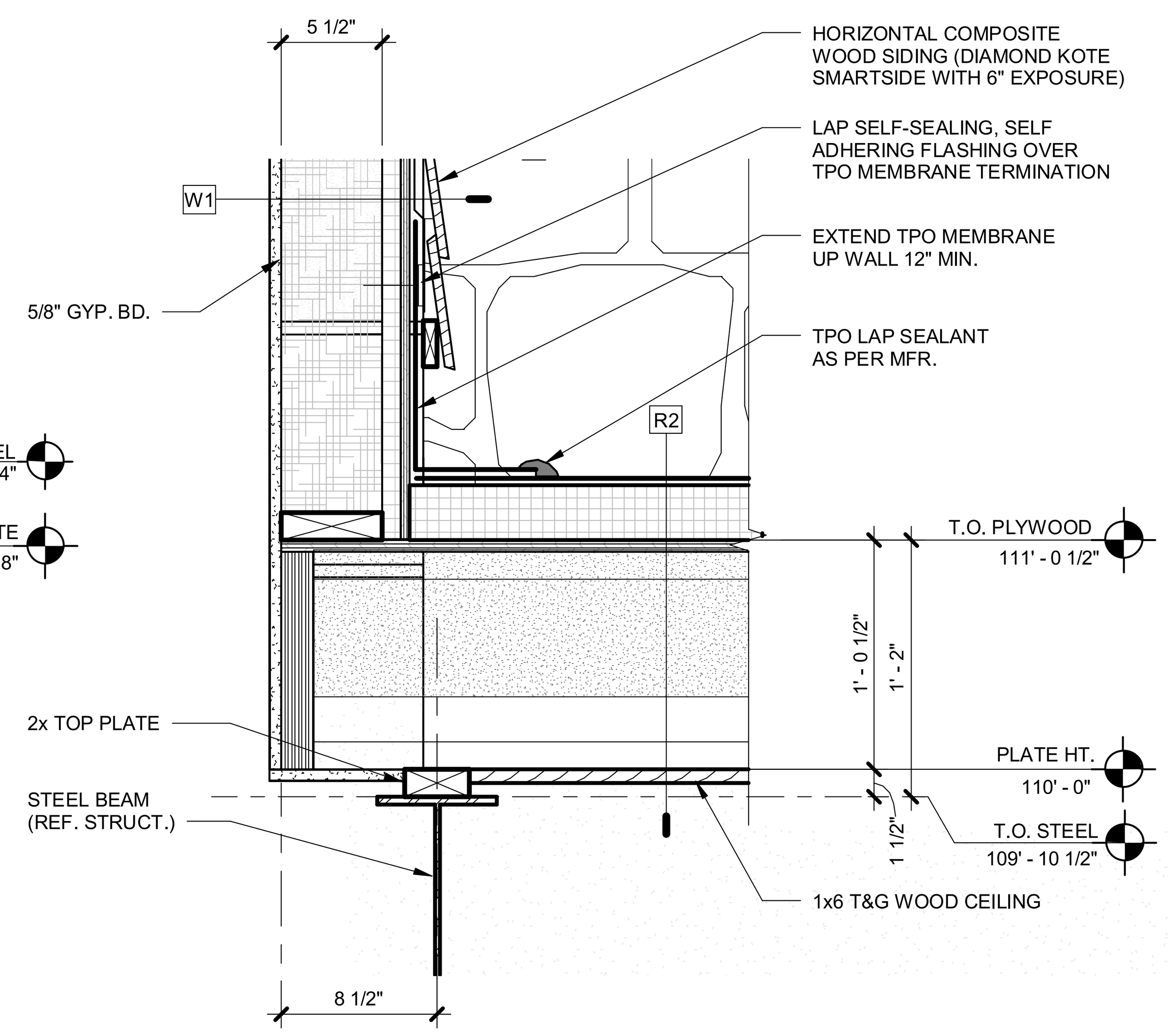
SHEET NO.

A7.1

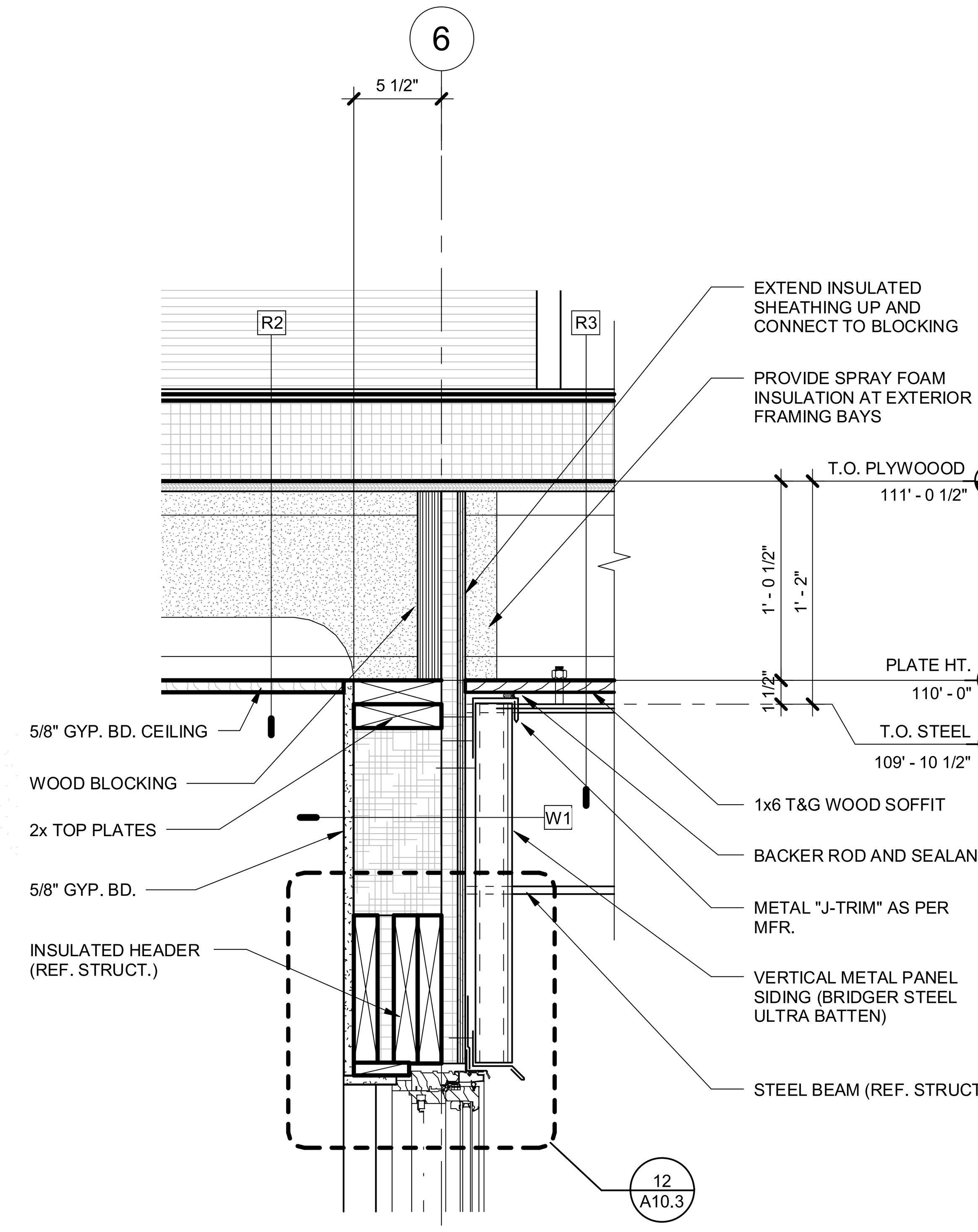
9/24/2019 2:04:14 PM


F
8"
5/8" GYP. BD.
TREATED WOOD SILL AND ANCHORE AS REQ'D (REF. STRCUT.)
TREATED WOOD LEDGER AND ANCHOR (REF. STRUCT.)
F2
W1
W2
3/4"
1' - 0 5/8"
11 7/8"
2 1/4"
VERTICAL METAL PANEL SIDING (BRIDGER STEEL ULTRA BATTEN)
LAP SELF SEALING AND SELF ADHERING FLASHING OVER METAL FLASHING
METAL BASE DRIP FLASHING AS PER MFR.
T.O. PLYWOOD LOWER LEVEL
87' - 10 1/4"
T.O. CONCRETE
87' - 8"
LAP SELF SEALING AND SELF ADHERING FLASHING OVER METAL FLASHING
METAL BASE FLASHING AND SEALANT AT "ZIPWALL" INSULATED SHEATHING
CONCRETE FOUNDATION WALL (REF. STRUCT.)
RIGID INSULATION
PROVIDE CLOSED CELL SPRAY FOAM INSULATION AT FLOOR PERIMETER
JOIST HANGER (REF. STRUCT.)
8"

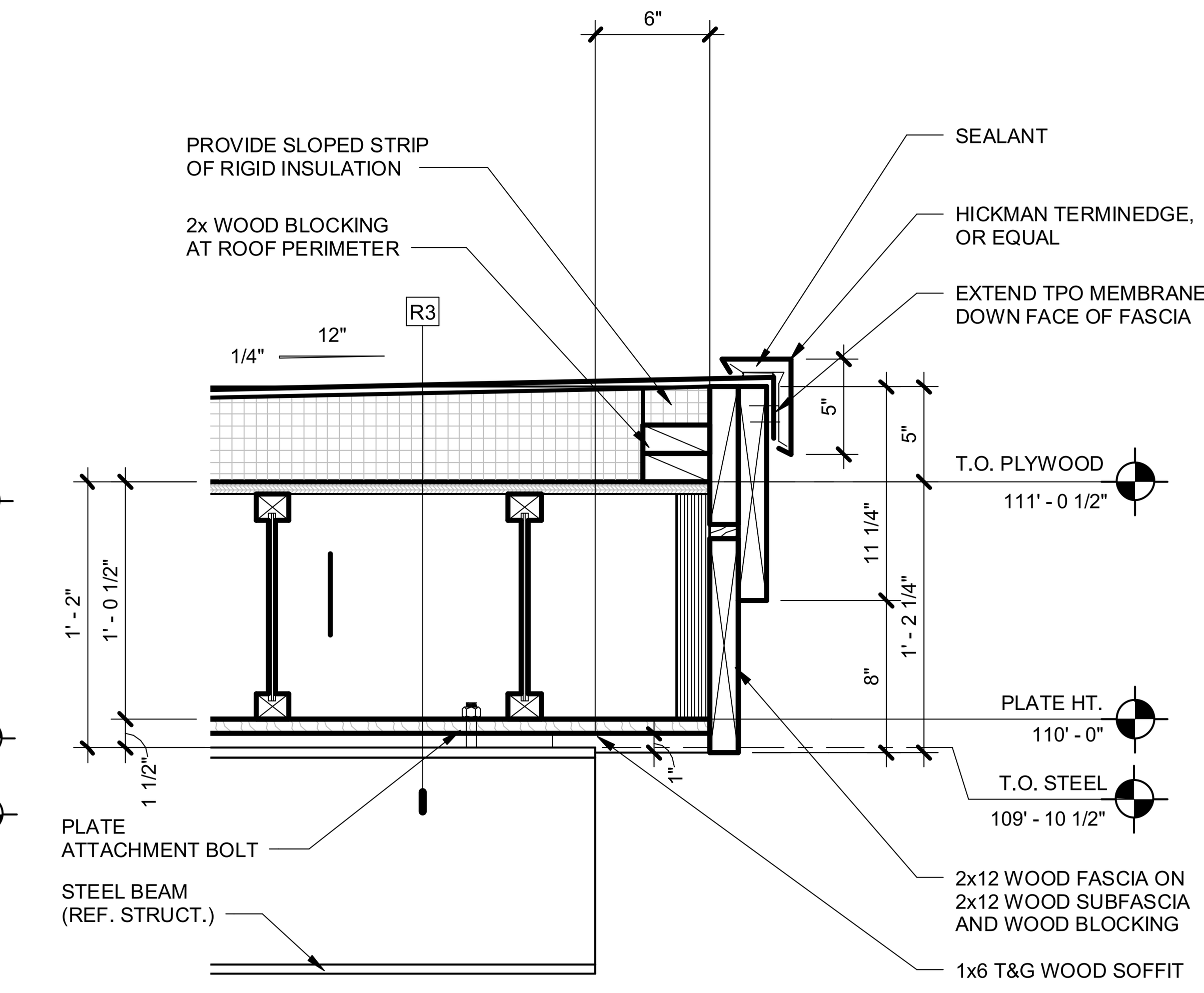
10 FLOOR / WALL DETAIL
1 1/2" = 1'-0"


5 1/2"
W1
5/8" GYP. BD.
HORIZONTAL COMPOSITE WOOD SIDING (DIAMOND KOTE SMARTSIDE WITH 6" EXPOSURE)
LAP SELF-SEALING, SELF ADHERING FLASHING OVER TPO MEMBRANE TERMINATION
EXTEND TPO MEMBRANE UP WALL 12" MIN.
TPO LAP SEALANT AS PER MFR.
R2
T.O. PLYWOOD
111' - 0 1/2"
1' - 0 1/2"
1' - 2"
PLATE HT.
110' - 0"
1 1/2"
T.O. STEEL
109' - 10 1/2"
2x TOP PLATE
STEEL BEAM (REF. STRUCT.)
1x6 T&G WOOD CEILING
8 1/2"

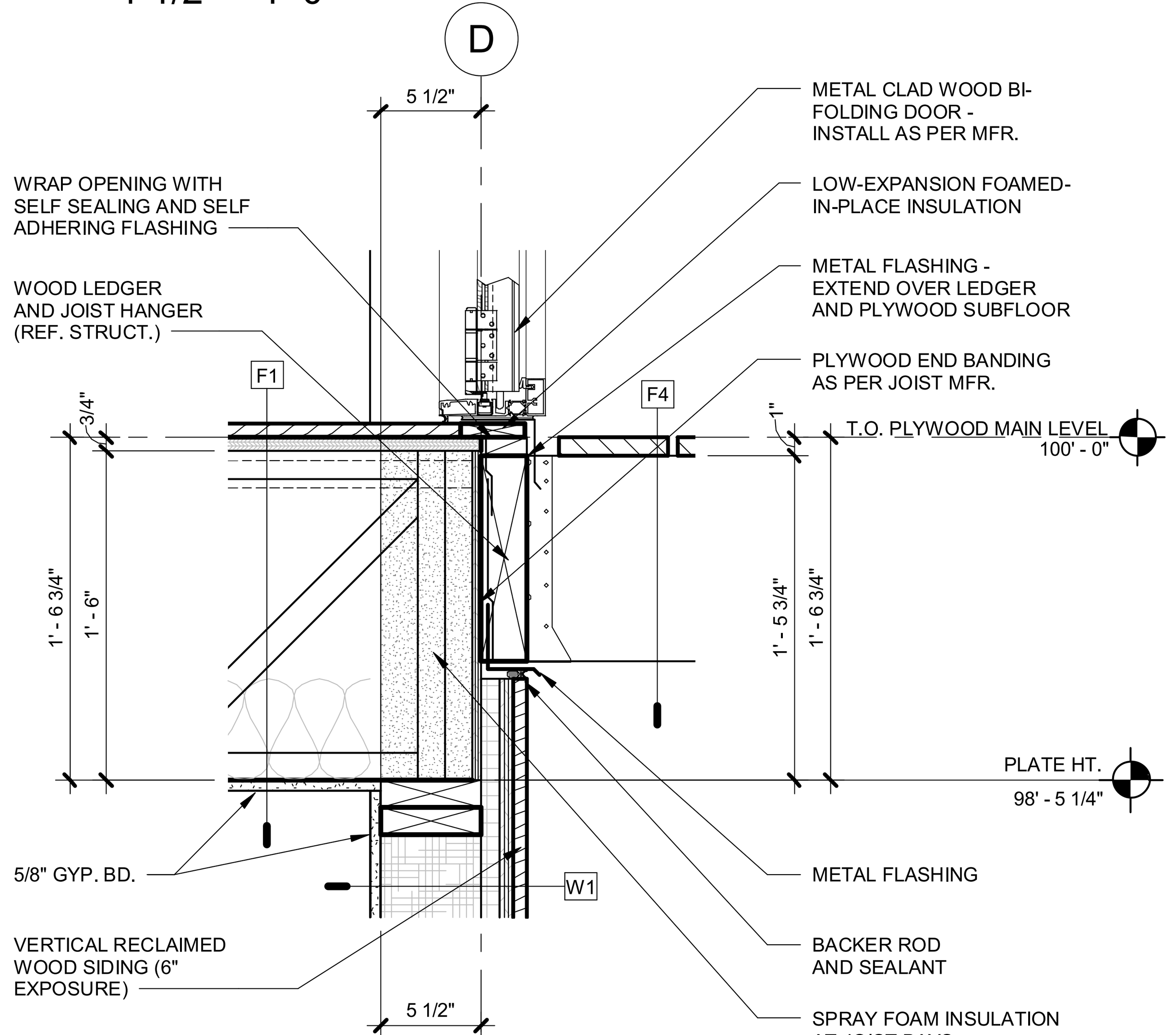
7 ROOF / WALL DETAIL
1 1/2" = 1'-0"


6
5 1/2"
R2
R3
EXTEND INSULATED SHEATHING UP AND CONNECT TO BLOCKING
PROVIDE SPRAY FOAM INSULATION AT EXTERIOR FRAMING BAYS
T.O. PLYWOOOD
111' - 0 1/2"
1' - 0 1/2"
1' - 2"
PLATE HT.
110' - 0"
1 1/2"
T.O. STEEL
109' - 10 1/2"
5/8" GYP. BD. CEILING
WOOD BLOCKING
2x TOP PLATES
5/8" GYP. BD.
INSULATED HEADER (REF. STRUCT.)
W1
1x6 T&G WOOD SOFFIT
BACKER ROD AND SEALANT
METAL "J-TRIM" AS PER MFR.
VERTICAL METAL PANEL SIDING (BRIDGER STEEL ULTRA BATTEN)
STEEL BEAM (REF. STRUCT.)
12
A10.3

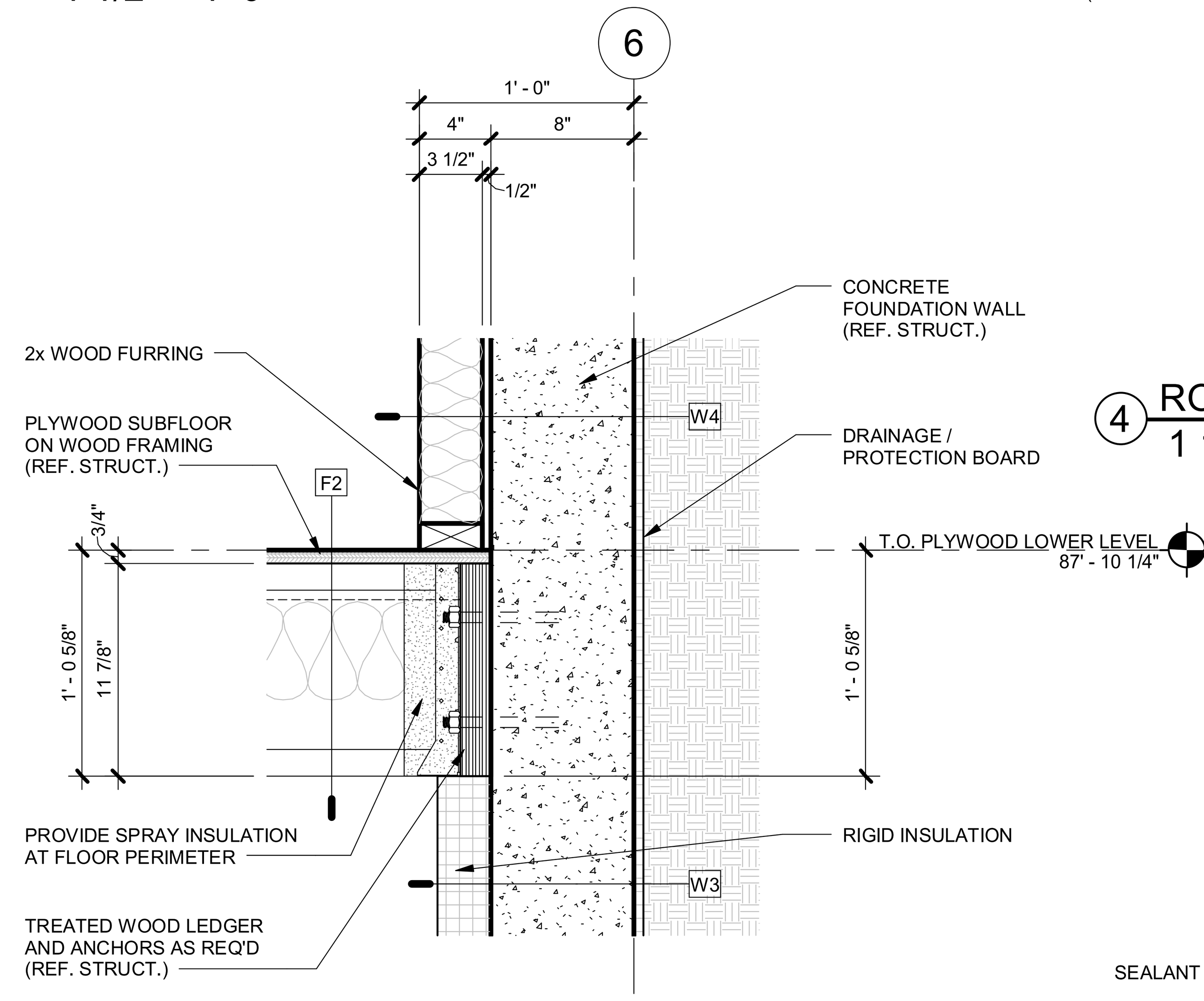
4 ROOF / WALL DETAIL
1 1/2" = 1'-0"


6"
PROVIDE SLOPED STRIP OF RIGID INSULATION
2x WOOD BLOCKING AT ROOF PERIMETER
R3
12"
1/4"
SEALANT
HICKMAN TERMINEDGE, OR EQUAL
EXTEND TPO MEMBRANE DOWN FACE OF FASCIA
5"
5"
T.O. PLYWOOD
111' - 0 1/2"
11 1/4"
1' - 2 1/4"
8"
1' - 2"
1' - 0 1/2"
PLATE HT.
110' - 0"
1 1/2"
1"
T.O. STEEL
109' - 10 1/2"
PLATE ATTACHMENT BOLT
STEEL BEAM (REF. STRUCT.)
2x12 WOOD FASCIA ON 2x12 WOOD SUBFASCIA AND WOOD BLOCKING
1x6 T&G WOOD SOFFIT

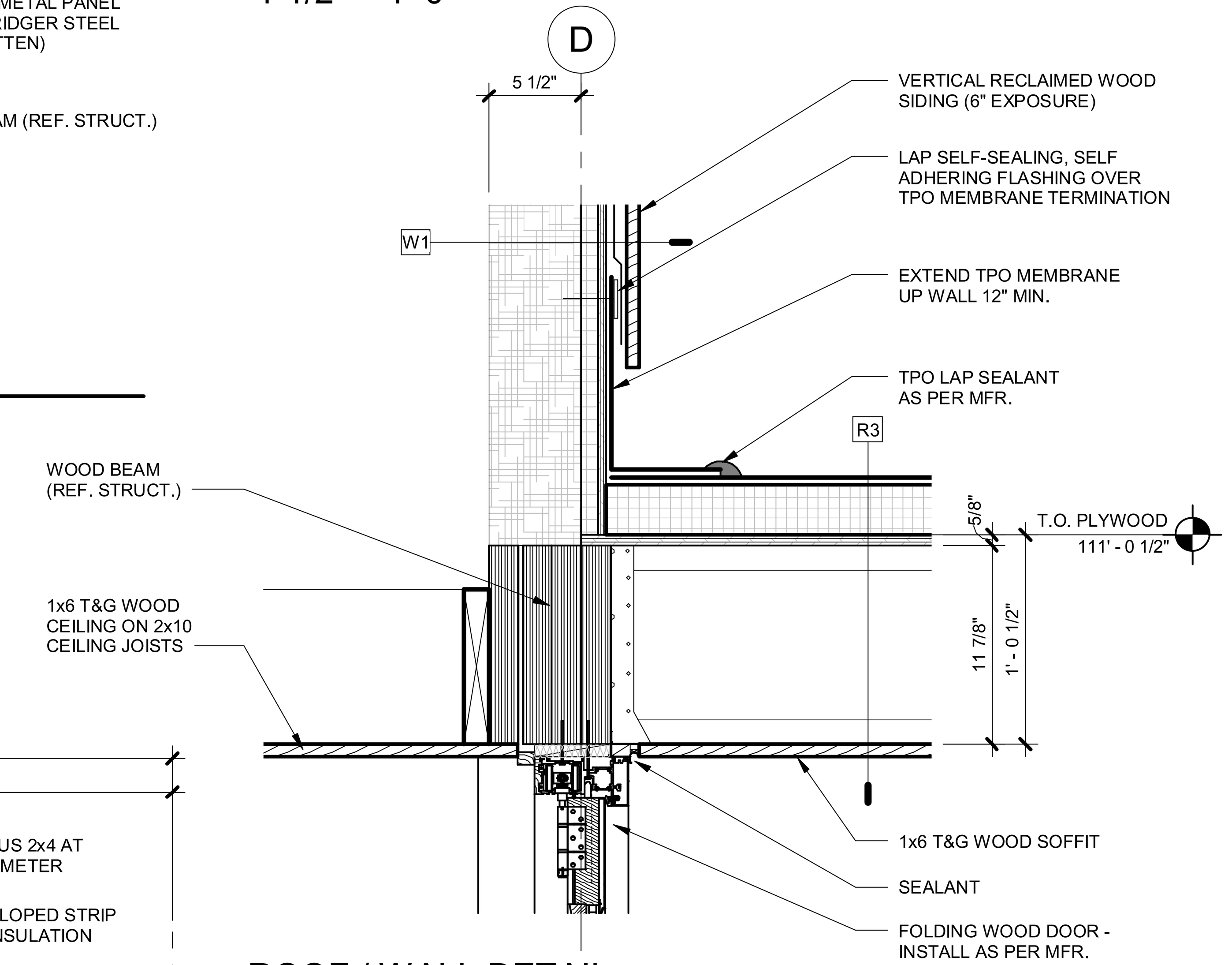
3 EAVE DETAIL
1 1/2" = 1'-0"


D
5 1/2"
WRAP OPENING WITH SELF SEALING AND SELF ADHERING FLASHING
WOOD LEDGER AND JOIST HANGER (REF. STRUCT.)
F1
F4
3/4"
1"
METAL CLAD WOOD BI-FOLDING DOOR - INSTALL AS PER MFR.
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
METAL FLASHING - EXTEND OVER LEDGER AND PLYWOOD SUBFLOOR
PLYWOOD END BANDING AS PER JOIST MFR.
T.O. PLYWOOD MAIN LEVEL
100' - 0"
1' - 6 3/4"
1' - 6"
1' - 5 3/4"
1' - 6 3/4"
PLATE HT.
98' - 5 1/4"
5/8" GYP. BD.
W1
VERTICAL RECLAIMED WOOD SIDING (6" EXPOSURE)
METAL FLASHING
BACKER ROD AND SEALANT
SPRAY FOAM INSULATION AT JOIST BAYS
5 1/2"

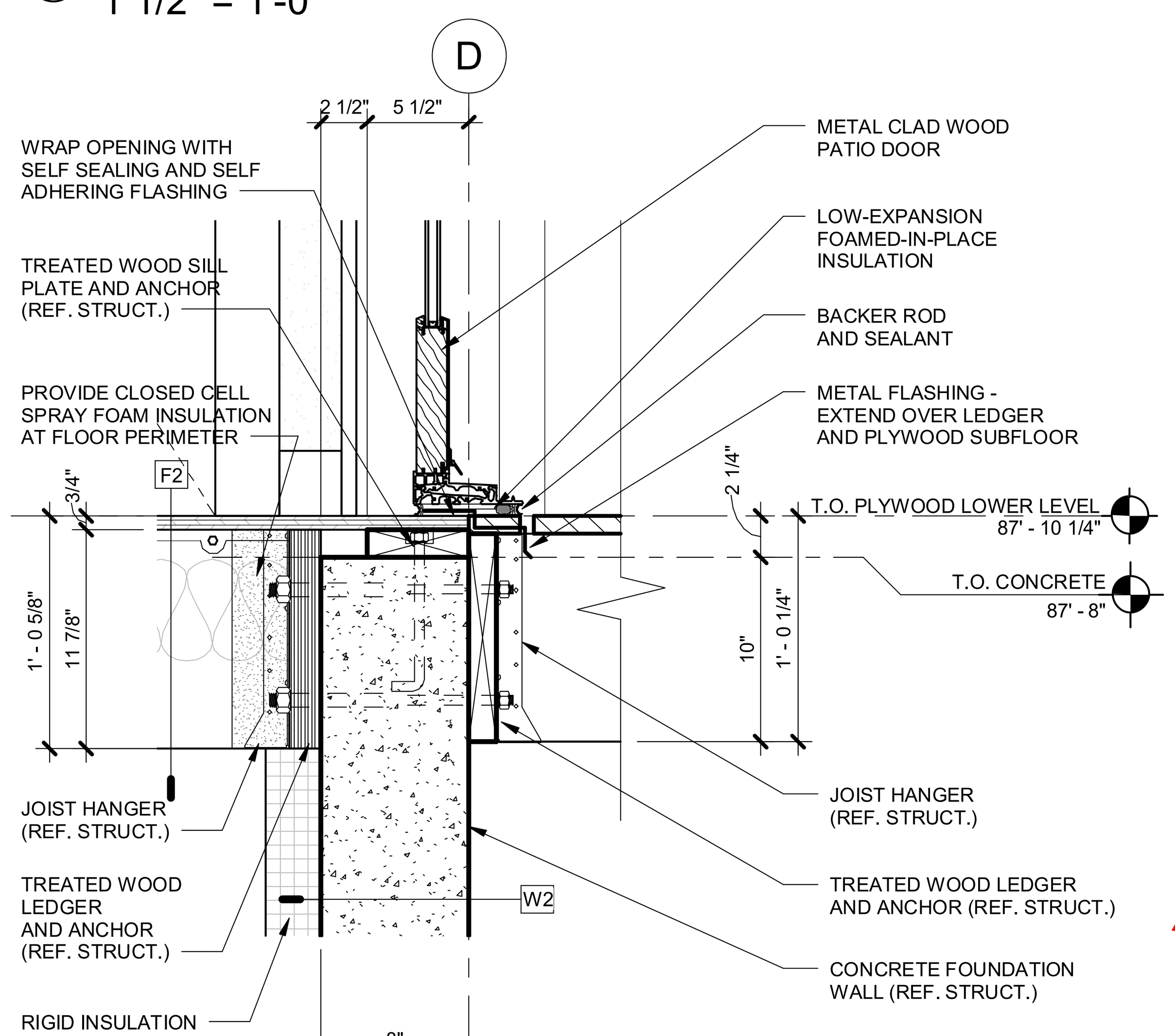
9 FLOOR / WALL DETAIL
1 1/2" = 1'-0"


6
1' - 0"
4"
8"
3 1/2"
1/2"
2x WOOD FURRING
PLYWOOD SUBFLOOR ON WOOD FRAMING (REF. STRUCT.)
F2
W4
W3
CONCRETE FOUNDATION WALL (REF. STRUCT.)
DRAINAGE / PROTECTION BOARD
3/4"
T.O. PLYWOOD LOWER LEVEL
87' - 10 1/4"
1' - 0 5/8"
11 7/8"
1' - 0 5/8"
PROVIDE SPRAY INSULATION AT FLOOR PERIMETER
TREATED WOOD LEDGER AND ANCHORS AS REQ'D (REF. STRUCT.)
RIGID INSULATION

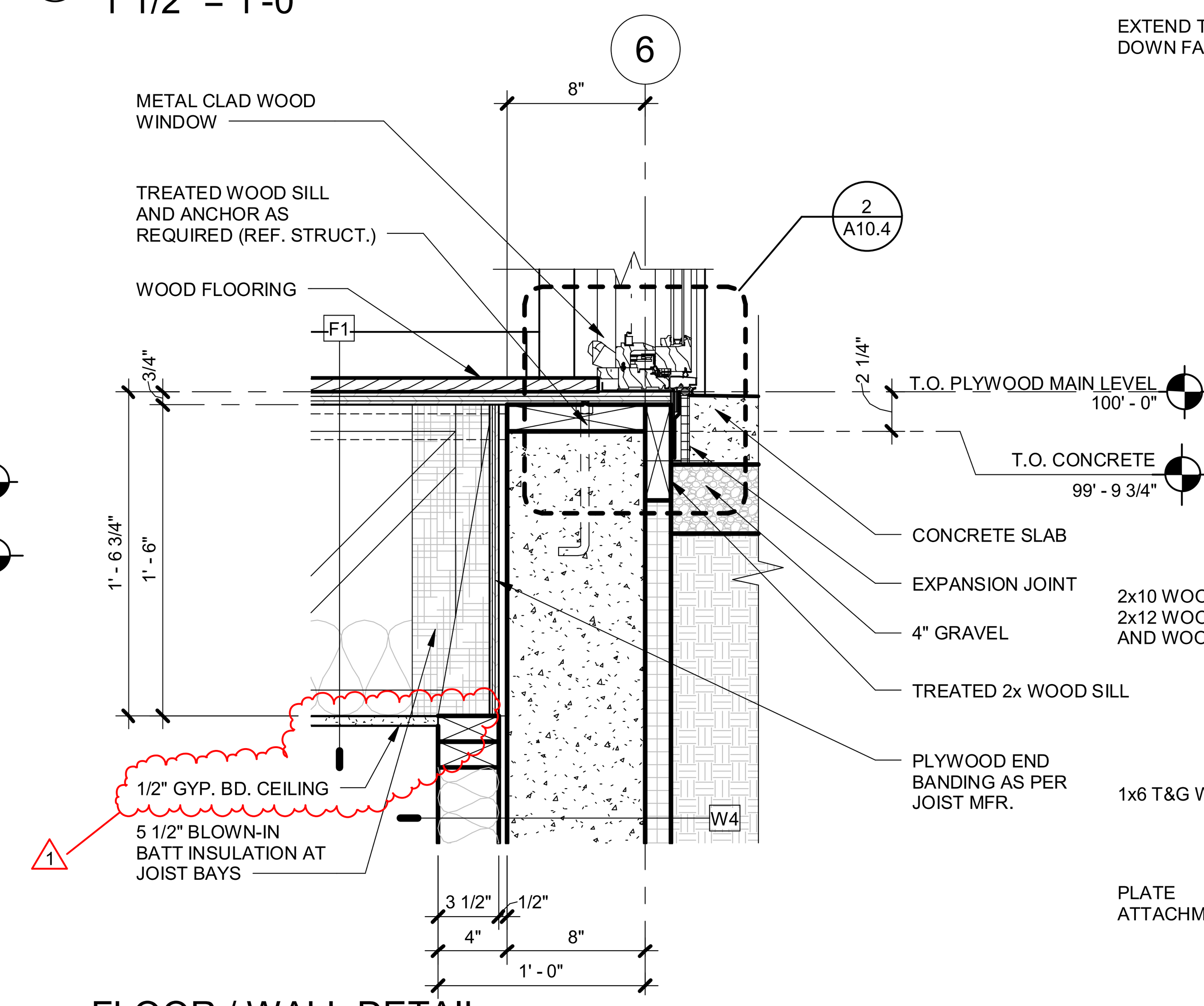
6 FLOOR / WALL DETAIL
1 1/2" = 1'-0"


D
5 1/2"
VERTICAL RECLAIMED WOOD SIDING (6" EXPOSURE)
LAP SELF-SEALING, SELF ADHERING FLASHING OVER TPO MEMBRANE TERMINATION
W1
EXTEND TPO MEMBRANE UP WALL 12" MIN.
TPO LAP SEALANT AS PER MFR.
R3
5/8"
T.O. PLYWOOD
111' - 0 1/2"
WOOD BEAM (REF. STRUCT.)
1x6 T&G WOOD CEILING ON 2x10 CEILING JOISTS
11 7/8"
1' - 0 1/2"
1x6 T&G WOOD SOFFIT
SEALANT
FOLDING WOOD DOOR - INSTALL AS PER MFR.

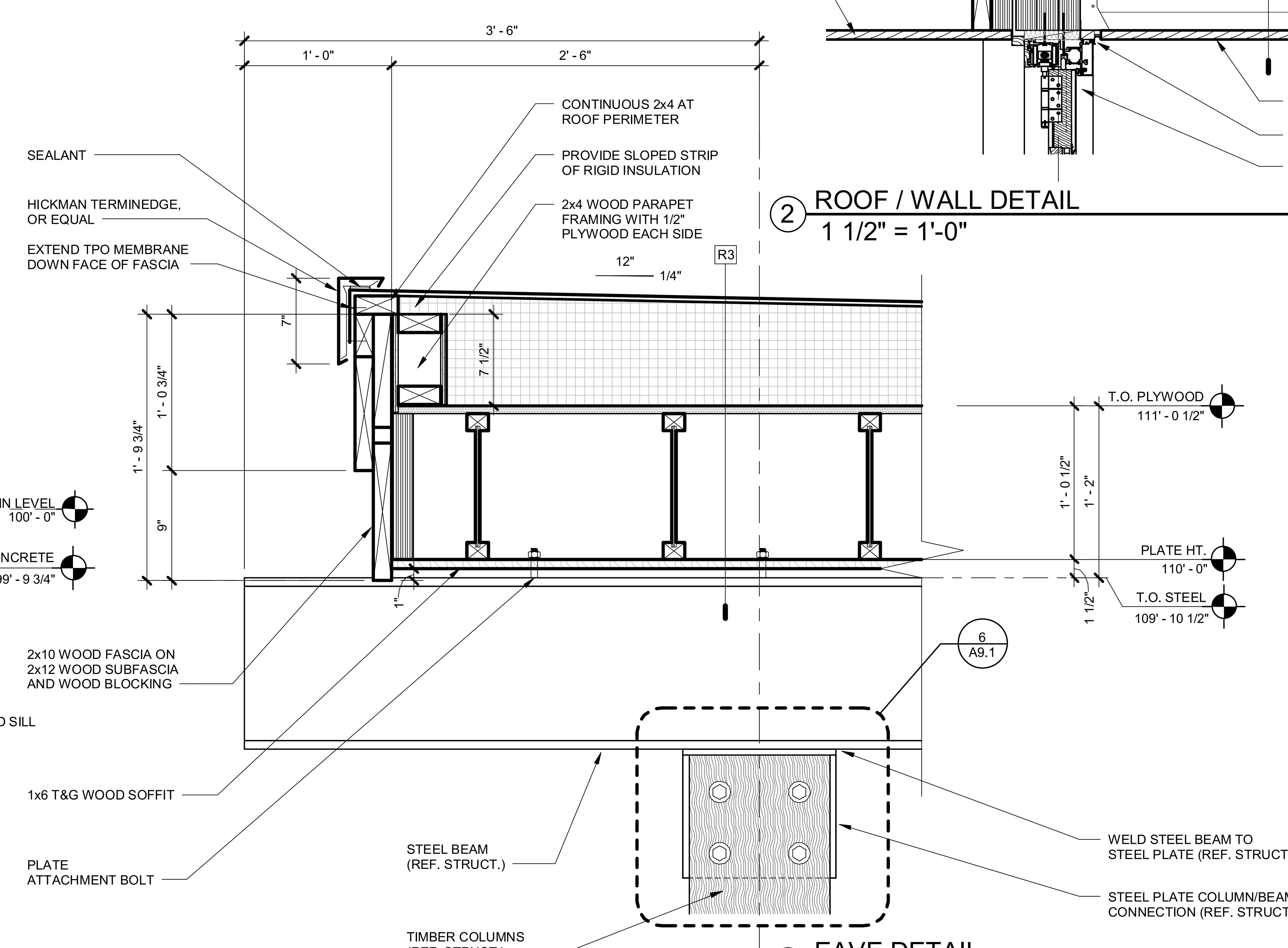
2 ROOF / WALL DETAIL
1 1/2" = 1'-0"


D
2 1/2"
5 1/2"
WRAP OPENING WITH SELF SEALING AND SELF ADHERING FLASHING
TREATED WOOD SILL PLATE AND ANCHOR (REF. STRUCT.)
PROVIDE CLOSED CELL SPRAY FOAM INSULATION AT FLOOR PERIMETER
F2
3/4"
1' - 0 5/8"
11 7/8"
METAL CLAD WOOD PATIO DOOR
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
BACKER ROD AND SEALANT
METAL FLASHING - EXTEND OVER LEDGER AND PLYWOOD SUBFLOOR
2 1/4"
T.O. PLYWOOD LOWER LEVEL
87' - 10 1/4"
T.O. CONCRETE
87' - 8"
10"
1' - 0 1/4"
JOIST HANGER (REF. STRUCT.)
TREATED WOOD LEDGER AND ANCHOR (REF. STRUCT.)
JOIST HANGER (REF. STRUCT.)
TREATED WOOD LEDGER AND ANCHOR (REF. STRUCT.)
W2
CONCRETE FOUNDATION WALL (REF. STRUCT.)
RIGID INSULATION
8"

8 FLOOR / WALL DETAIL
1 1/2" = 1'-0"


6
8"
METAL CLAD WOOD WINDOW
TREATED WOOD SILL AND ANCHOR AS REQUIRED (REF. STRUCT.)
WOOD FLOORING
2
A10.4
F1
3/4"
2 1/4"
T.O. PLYWOOD MAIN LEVEL
100' - 0"
T.O. CONCRETE
99' - 9 3/4"
1' - 6 3/4"
1' - 6"
CONCRETE SLAB
EXPANSION JOINT
4" GRAVEL
TREATED 2x WOOD SILL
PLYWOOD END BANDING AS PER JOIST MFR.
1/2" GYP. BD. CEILING
5 1/2" BLOWN-IN BATT INSULATION AT JOIST BAYS
1
W4
3 1/2"
1/2"
4"
8"
1' - 0"

5 FLOOR / WALL DETAIL
1 1/2" = 1'-0"


3' - 6"
1' - 0"
2' - 6"
CONTINUOUS 2x4 AT ROOF PERIMETER
PROVIDE SLOPED STRIP OF RIGID INSULATION
2x4 WOOD PARAPET FRAMING WITH 1/2" PLYWOOD EACH SIDE
SEALANT
HICKMAN TERMINEDGE, OR EQUAL
EXTEND TPO MEMBRANE DOWN FACE OF FASCIA
12"
1/4"
R3
7"
7 1/2"
1' - 9 3/4"
1' - 0 3/4"
9"
1"
T.O. PLYWOOD
111' - 0 1/2"
1' - 0 1/2"
1' - 2"
PLATE HT.
110' - 0"
1 1/2"
T.O. STEEL
109' - 10 1/2"
2x10 WOOD FASCIA ON 2x12 WOOD SUBFASCIA AND WOOD BLOCKING
1x6 T&G WOOD SOFFIT
PLATE ATTACHMENT BOLT
6
A9.1
STEEL BEAM (REF. STRUCT.)
TIMBER COLUMNS (REF. STRUCT.)
WELD STEEL BEAM TO STEEL PLATE (REF. STRUCT.)
STEEL PLATE COLUMN/BEAM CONNECTION (REF. STRUCT.)

1 EAVE DETAIL
1 1/2" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
AUG 2 3 2019
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

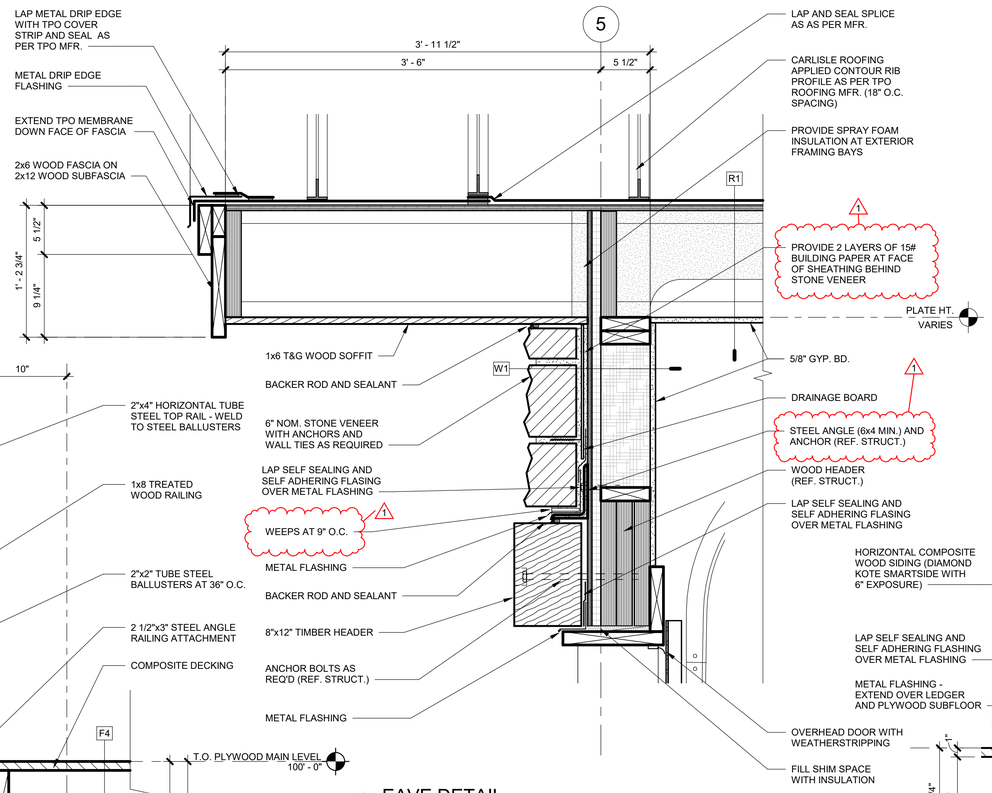
DRAWING TITLE

DETAILS

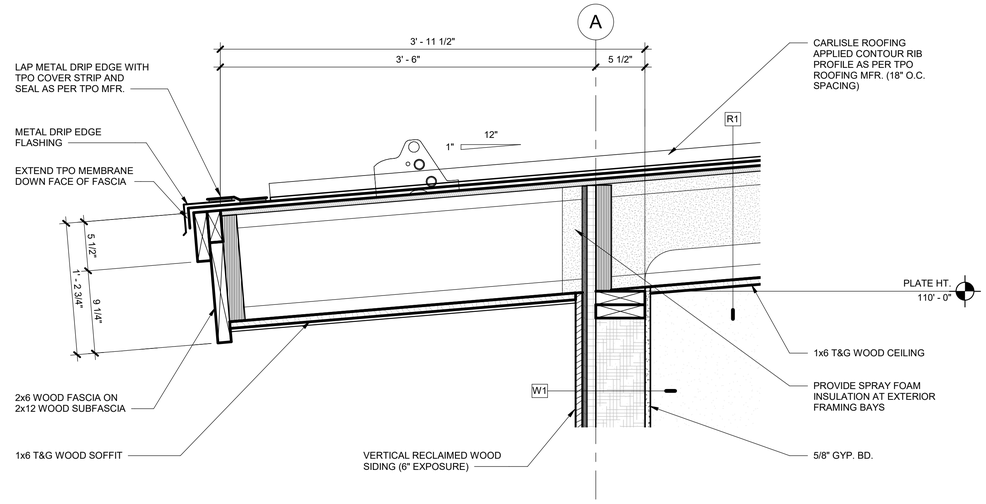
SHEET NO.

A9.2

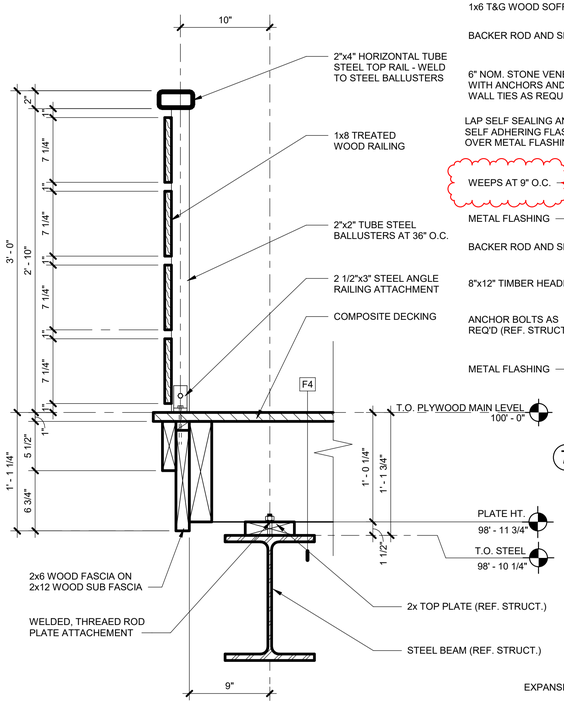
9/24/2019 2:04:19 PM



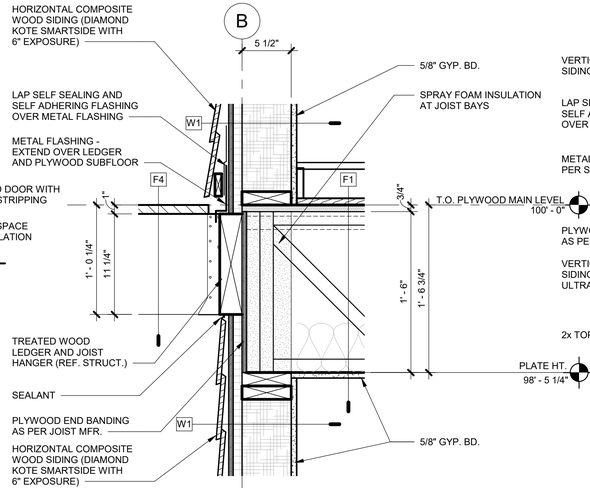
7 EAVE DETAIL
1 1/2" = 1'-0"



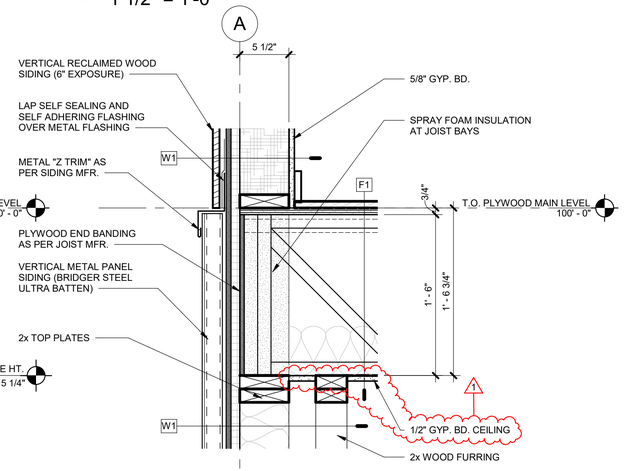
3 EAVE DETAIL
1 1/2" = 1'-0"



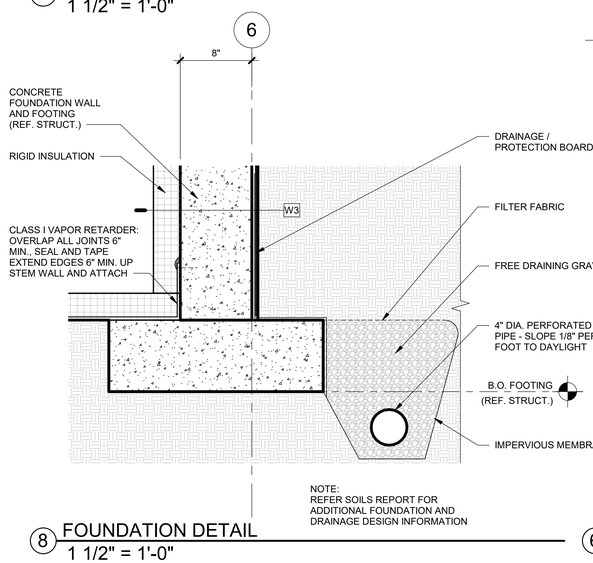
9 DECK RAILING DETAIL
1 1/2" = 1'-0"



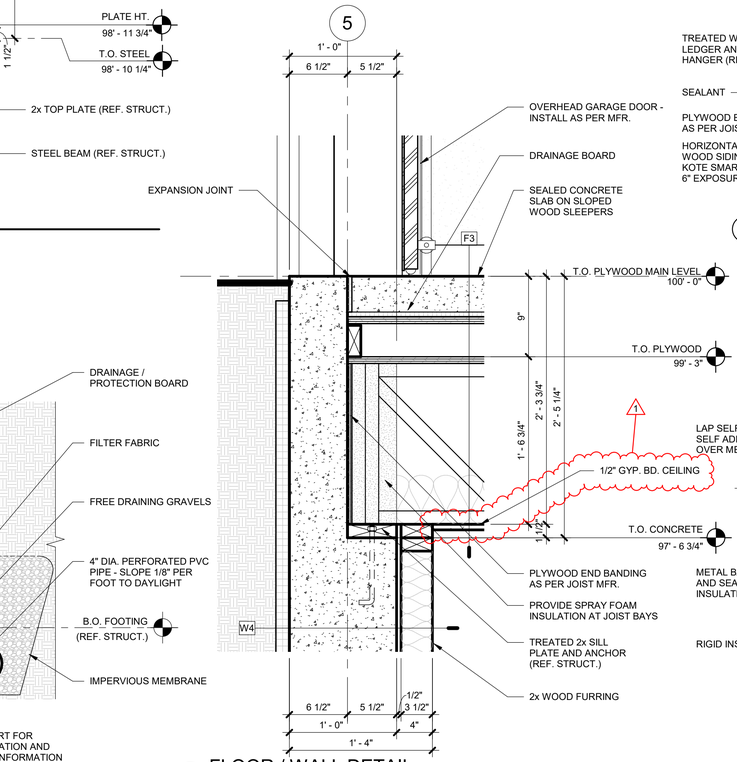
5 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



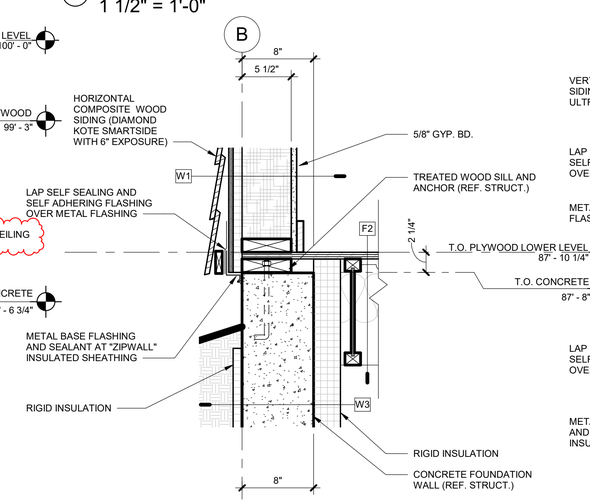
2 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



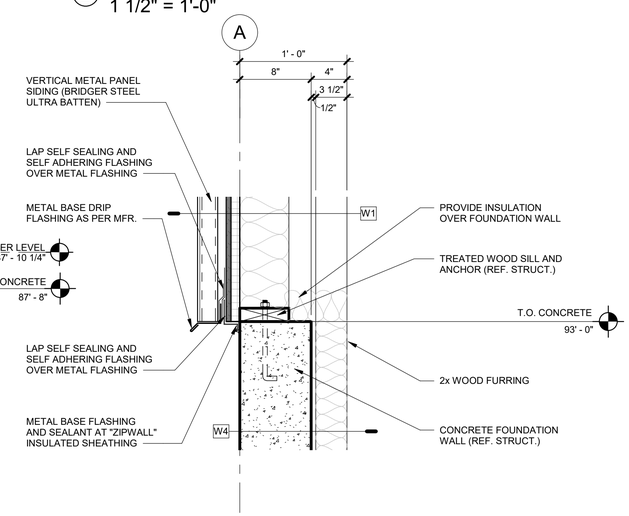
8 FOUNDATION DETAIL
1 1/2" = 1'-0"



6 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



4 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



1 WALL DETAIL
1 1/2" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
409237
REGISTERED ARCHITECT

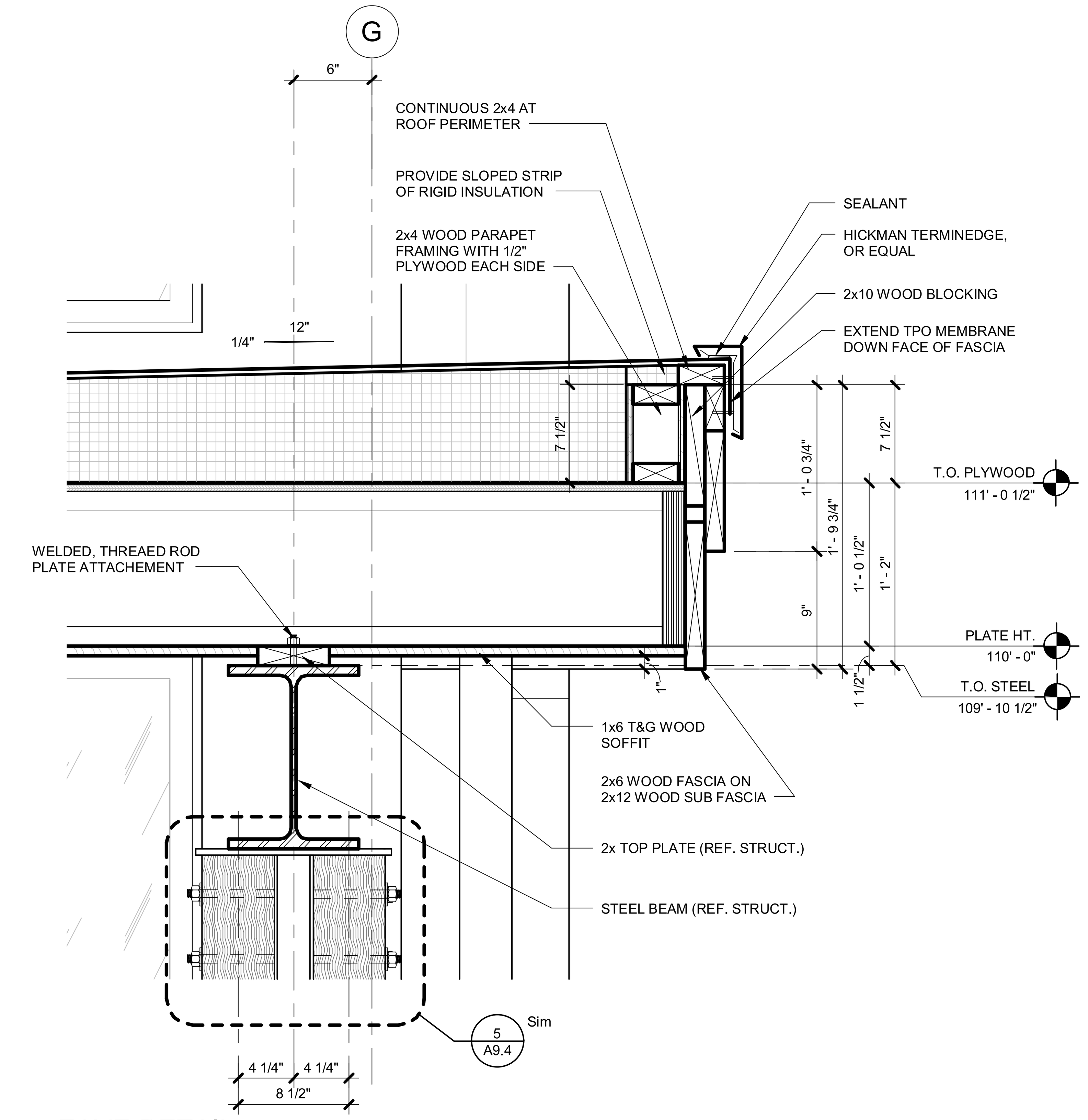
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

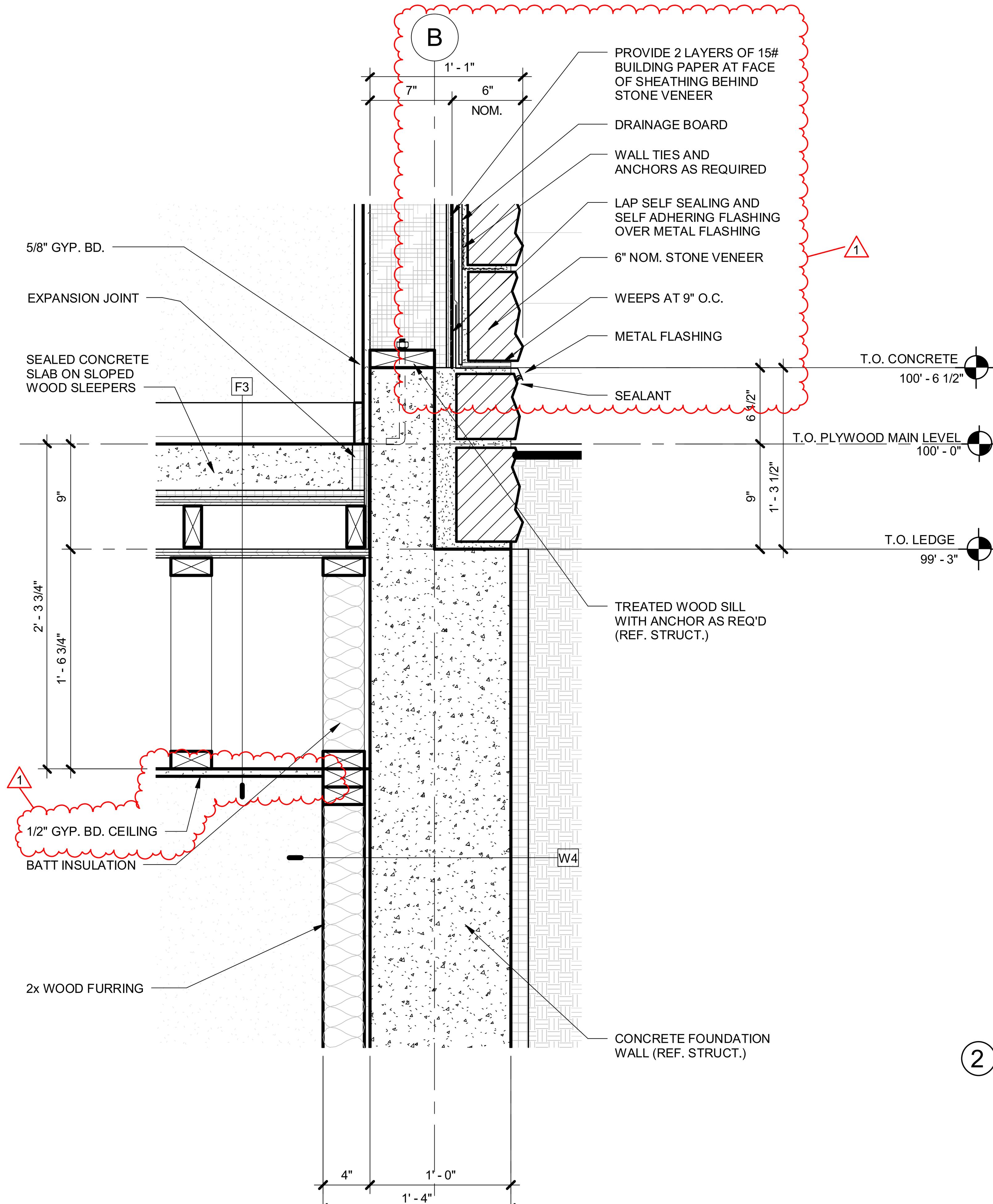
DRAWING TITLE
DETAILS

SHEET NO.
A9.3

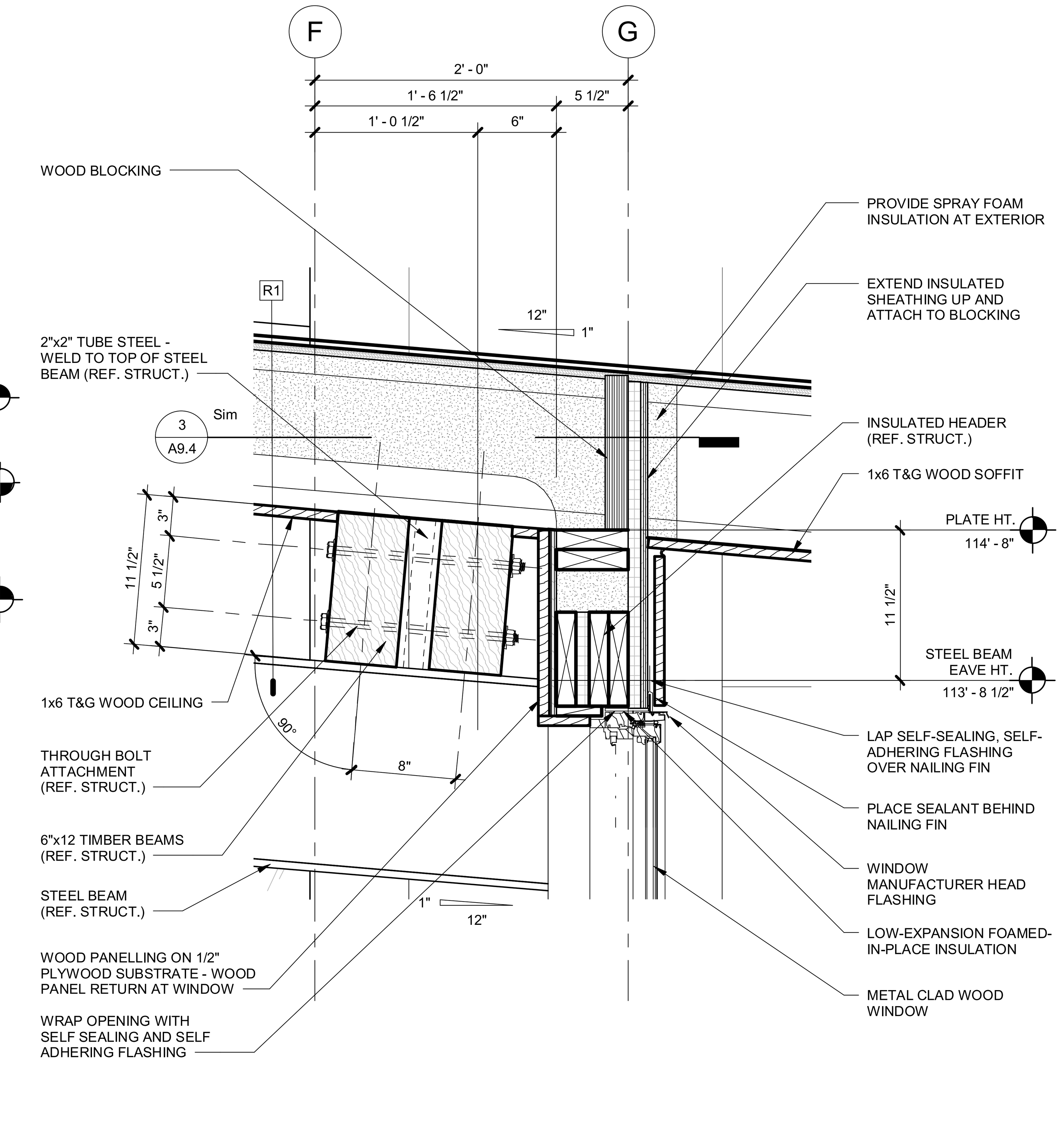
9/24/2019 3:17:27 PM


G
6"
CONTINUOUS 2x4 AT ROOF PERIMETER
PROVIDE SLOPED STRIP OF RIGID INSULATION
2x4 WOOD PARAPET FRAMING WITH 1/2" PLYWOOD EACH SIDE
SEALANT
HICKMAN TERMINEDGE, OR EQUAL
2x10 WOOD BLOCKING
EXTEND TPO MEMBRANE DOWN FACE OF FASCIA
12"
1/4"
7 1/2"
1' - 0 3/4"
1' - 9 3/4"
1' - 0 1/2"
1' - 2"
9"
1 1/2"
1"
T.O. PLYWOOD
111' - 0 1/2"
PLATE HT.
110' - 0"
T.O. STEEL
109' - 10 1/2"
WELDED, THREAED ROD PLATE ATTACHEMENT
1x6 T&G WOOD SOFFIT
2x6 WOOD FASCIA ON 2x12 WOOD SUB FASCIA
2x TOP PLATE (REF. STRUCT.)
STEEL BEAM (REF. STRUCT.)
5
A9.4
Sim
4 1/4"
4 1/4"
8 1/2"

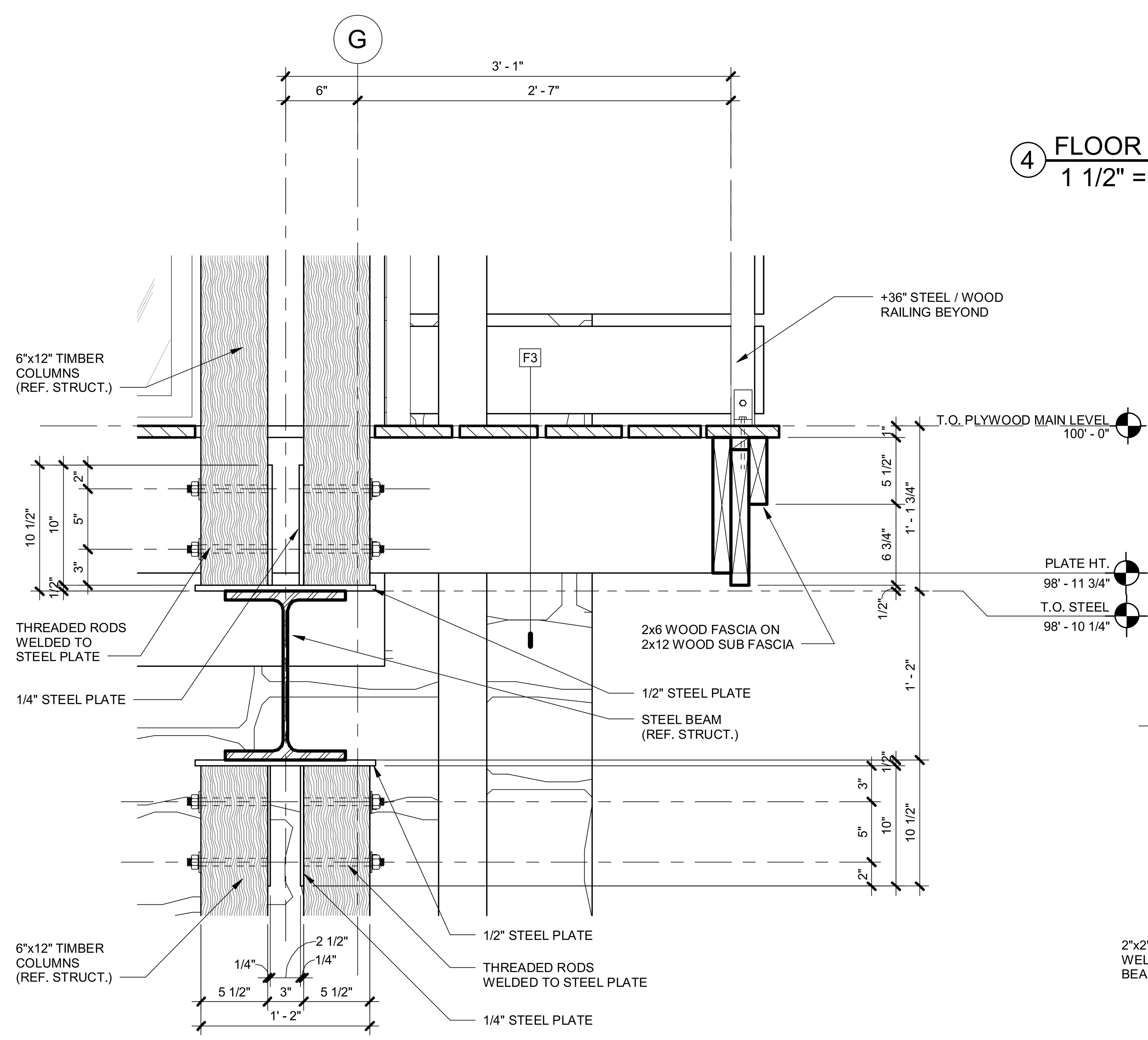
6 EAVE DETAIL
1 1/2" = 1'-0"


B
1' - 1"
7"
6"
NOM.
PROVIDE 2 LAYERS OF 15# BUILDING PAPER AT FACE OF SHEATHING BEHIND STONE VENEER
DRAINAGE BOARD
WALL TIES AND ANCHORS AS REQUIRED
LAP SELF SEALING AND SELF ADHERING FLASHING OVER METAL FLASHING
6" NOM. STONE VENEER
WEEPS AT 9" O.C.
METAL FLASHING
SEALANT
1
5/8" GYP. BD.
EXPANSION JOINT
SEALED CONCRETE SLAB ON SLOPED WOOD SLEEPERS
F3
T.O. CONCRETE
100' - 6 1/2"
T.O. PLYWOOD MAIN LEVEL
100' - 0"
T.O. LEDGE
99' - 3"
6 1/2"
9"
1' - 3 1/2"
2' - 3 3/4"
1' - 6 3/4"
TREATED WOOD SILL WITH ANCHOR AS REQ'D (REF. STRUCT.)
1
1/2" GYP. BD. CEILING
BATT INSULATION
W4
2x WOOD FURRING
CONCRETE FOUNDATION WALL (REF. STRUCT.)
4"
1' - 0"
1' - 4"

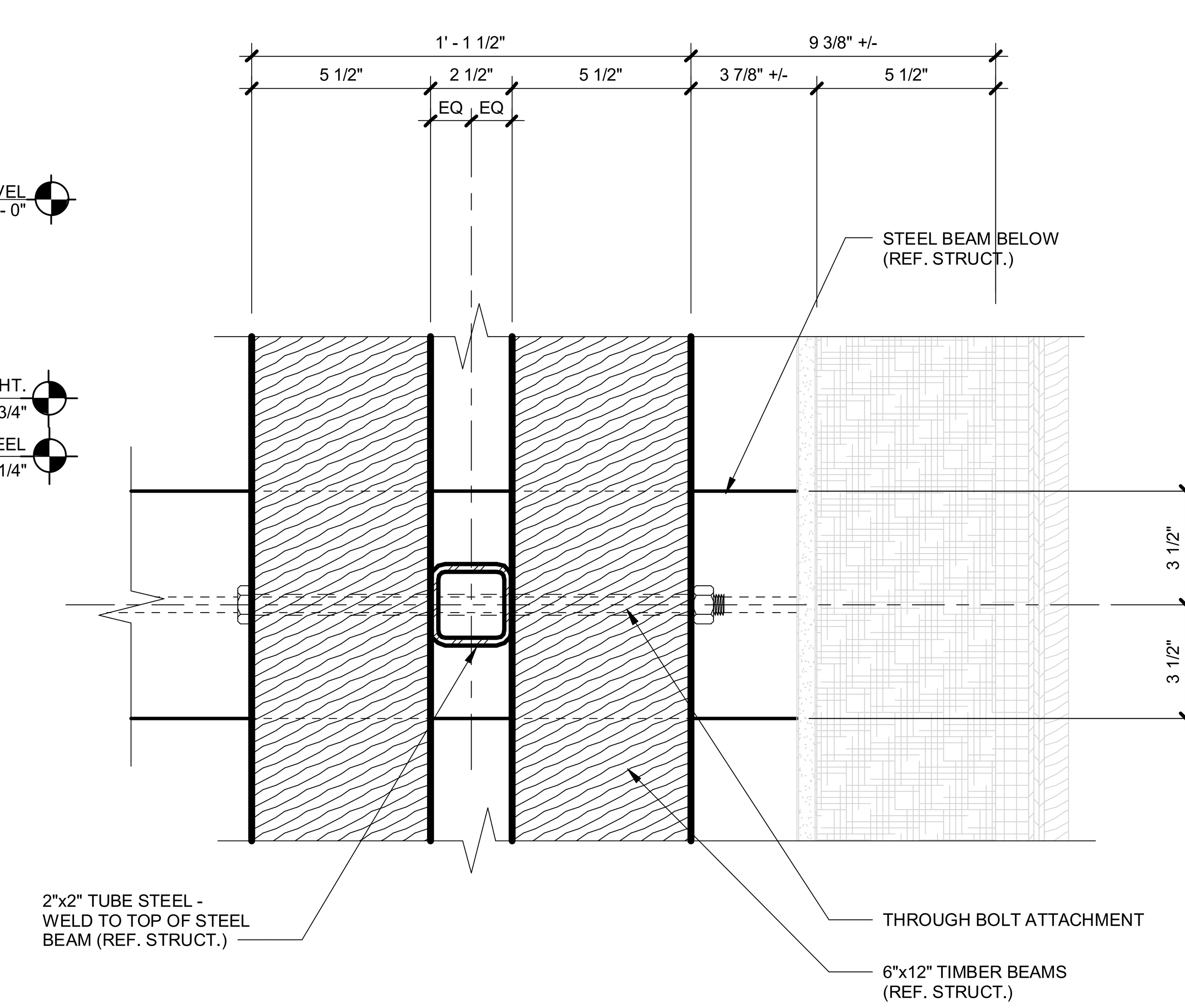
4 FLOOR / WALL DETAIL
1 1/2" = 1'-0"


F
G
2' - 0"
1' - 6 1/2"
5 1/2"
1' - 0 1/2"
6"
WOOD BLOCKING
R1
12"
1"
2"x2" TUBE STEEL - WELD TO TOP OF STEEL BEAM (REF. STRUCT.)
3
A9.4
Sim
PROVIDE SPRAY FOAM INSULATION AT EXTERIOR
EXTEND INSULATED SHEATHING UP AND ATTACH TO BLOCKING
INSULATED HEADER (REF. STRUCT.)
1x6 T&G WOOD SOFFIT
PLATE HT.
114' - 8"
11 1/2"
STEEL BEAM EAVE HT.
113' - 8 1/2"
3"
5 1/2"
3"
11 1/2"
1x6 T&G WOOD CEILING
90°
8"
THROUGH BOLT ATTACHMENT (REF. STRUCT.)
6"x12 TIMBER BEAMS (REF. STRUCT.)
STEEL BEAM (REF. STRUCT.)
1"
12"
WOOD PANELLING ON 1/2" PLYWOOD SUBSTRATE - WOOD PANEL RETURN AT WINDOW
WRAP OPENING WITH SELF SEALING AND SELF ADHERING FLASHING
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
PLACE SEALANT BEHIND NAILING FIN
WINDOW MANUFACTURER HEAD FLASHING
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
METAL CLAD WOOD WINDOW

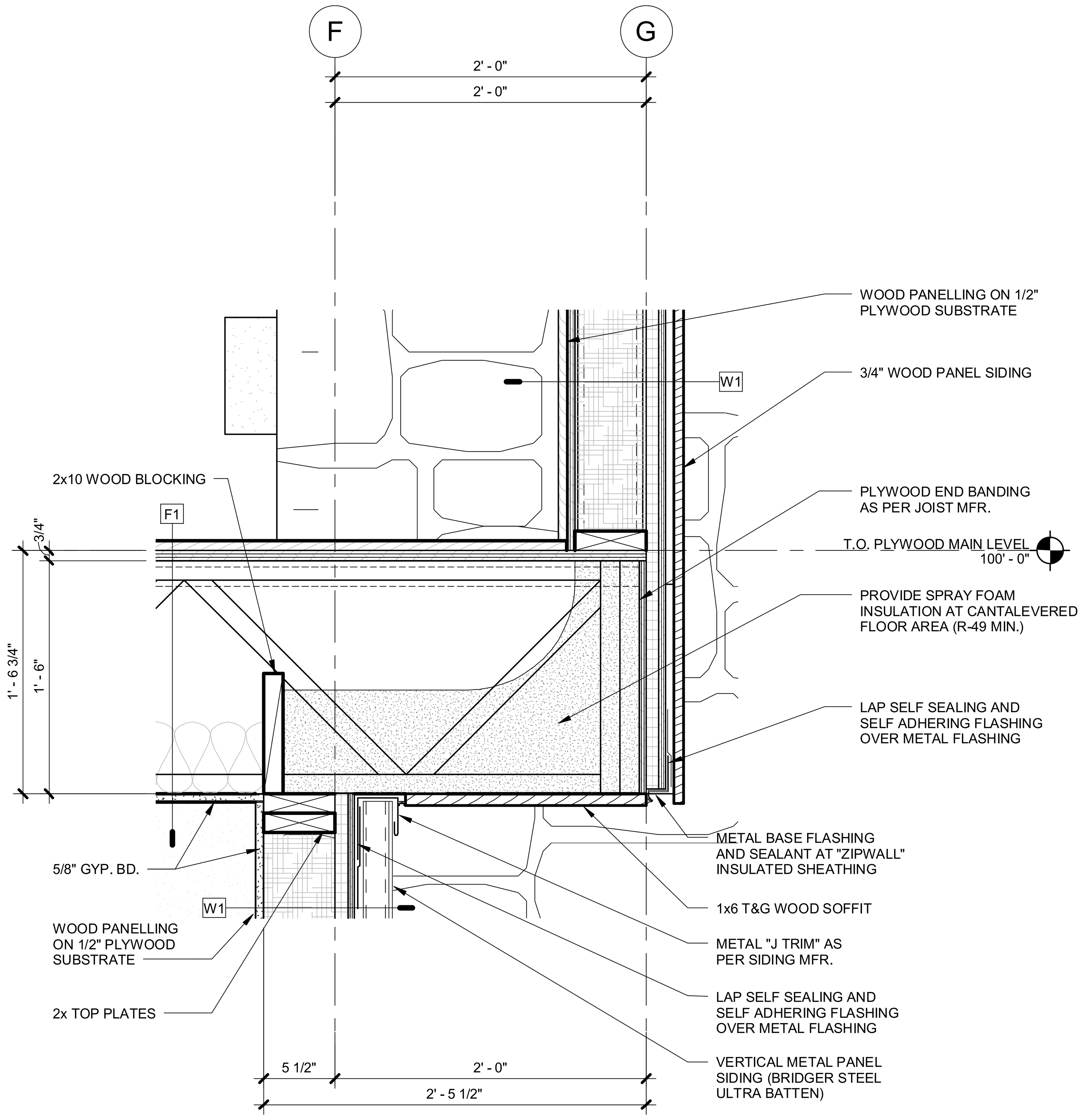
2 FRAMING DETAIL
1 1/2" = 1'-0"


G
3' - 1"
6"
2' - 7"
+36" STEEL / WOOD RAILING BEYOND
6"x12" TIMBER COLUMNS (REF. STRUCT.)
F3
T.O. PLYWOOD MAIN LEVEL
100' - 0"
1"
5 1/2"
6 3/4"
1' - 1 3/4"
PLATE HT.
98' - 11 3/4"
T.O. STEEL
98' - 10 1/4"
1/2"
1' - 2"
10 1/2"
10"
2"
5"
3"
THREADED RODS WELDED TO STEEL PLATE
1/4" STEEL PLATE
2x6 WOOD FASCIA ON 2x12 WOOD SUB FASCIA
1/2" STEEL PLATE
STEEL BEAM (REF. STRUCT.)
6"x12" TIMBER COLUMNS (REF. STRUCT.)
1/2" STEEL PLATE
THREADED RODS WELDED TO STEEL PLATE
1/4" STEEL PLATE
2 1/2"
1/4"
1/4"
5 1/2"
3"
5 1/2"
1' - 2"

5 DECK FRAMING DETAIL
1 1/2" = 1'-0"



3 BEAM CONNECTION DETAIL
3" = 1'-0"


F
G
2' - 0"
2' - 0"
WOOD PANELLING ON 1/2" PLYWOOD SUBSTRATE
W1
3/4" WOOD PANEL SIDING
2x10 WOOD BLOCKING
F1
PLYWOOD END BANDING AS PER JOIST MFR.
T.O. PLYWOOD MAIN LEVEL
100' - 0"
3/4"
1' - 6 3/4"
1' - 6"
PROVIDE SPRAY FOAM INSULATION AT CANTALEVERED FLOOR AREA (R-49 MIN.)
LAP SELF SEALING AND SELF ADHERING FLASHING OVER METAL FLASHING
5/8" GYP. BD.
METAL BASE FLASHING AND SEALANT AT "ZIPWALL" INSULATED SHEATHING
W1
WOOD PANELLING ON 1/2" PLYWOOD SUBSTRATE
1x6 T&G WOOD SOFFIT
METAL "J TRIM" AS PER SIDING MFR.
2x TOP PLATES
LAP SELF SEALING AND SELF ADHERING FLASHING OVER METAL FLASHING
VERTICAL METAL PANEL SIDING (BRIDGER STEEL ULTRA BATTEN)
5 1/2"
2' - 0"
2' - 5 1/2"

1 FLOOR DETAIL
1 1/2" = 1'-0"

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
AUG 2 3 2019
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE

DETAILS

SHEET NO.

A9.4

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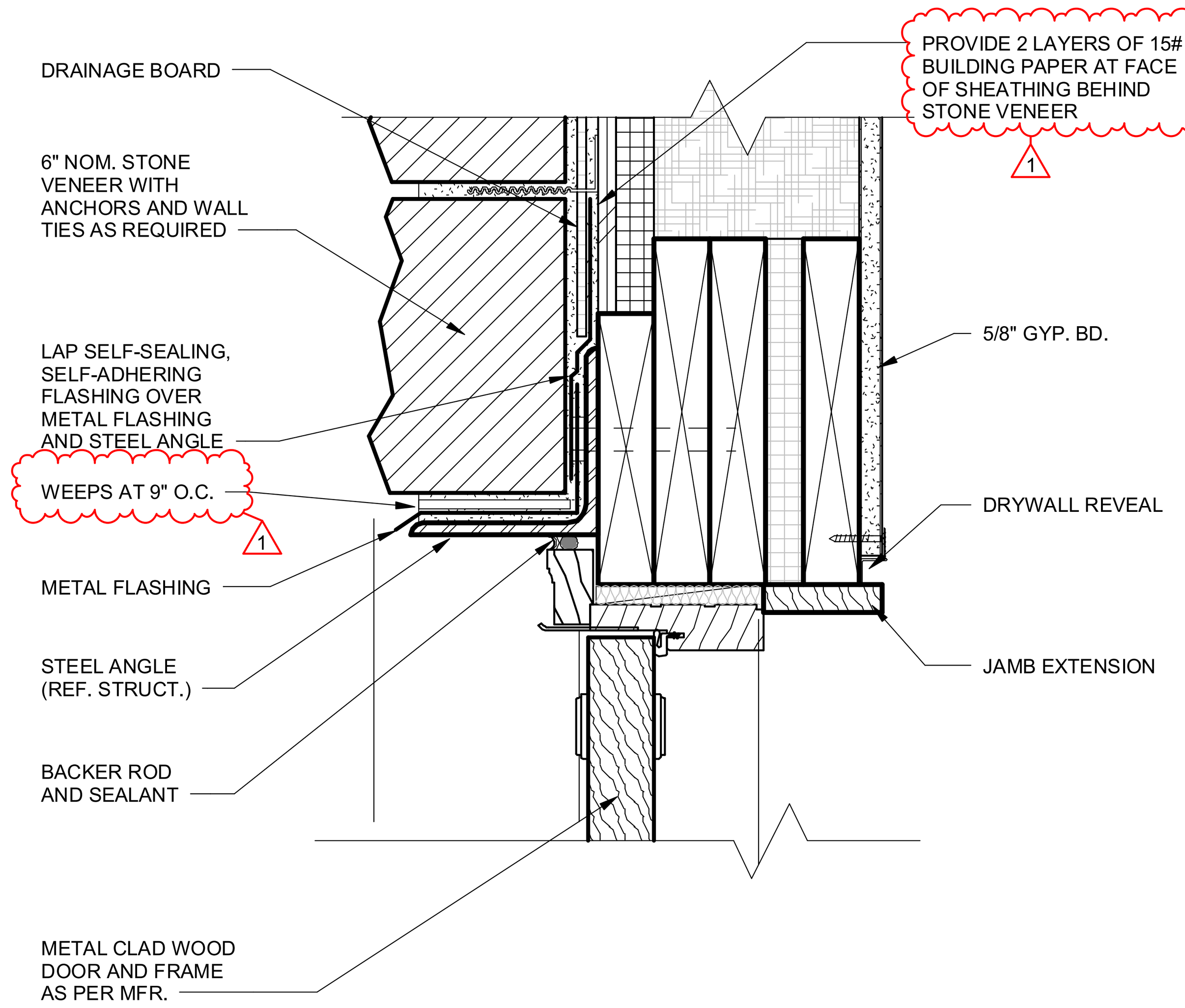
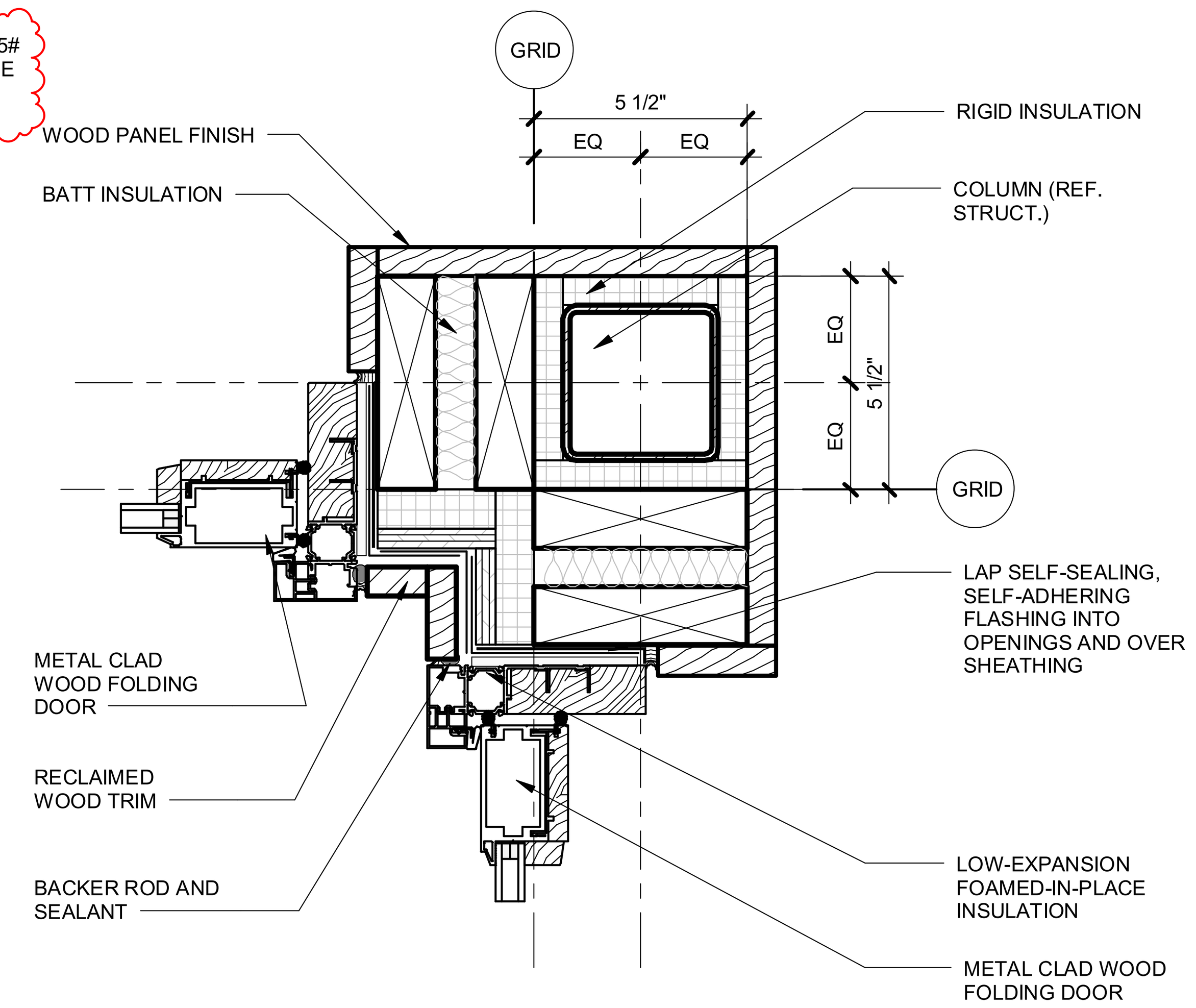
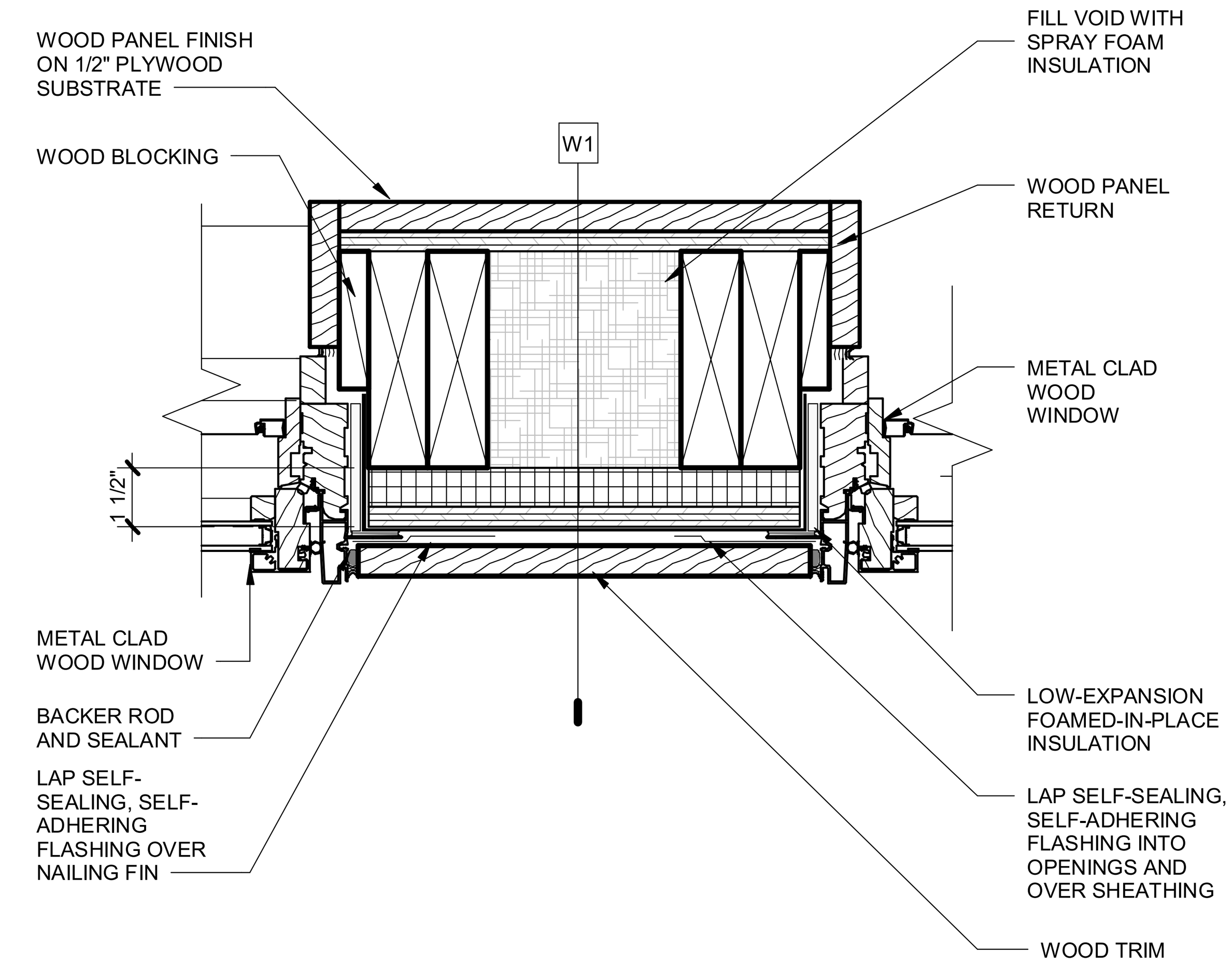

PROVIDE 2 LAYERS OF 15# BUILDING PAPER AT FACE OF SHEATHING BEHIND STONE VENEER
1
DRAINAGE BOARD
6" NOM. STONE VENEER WITH ANCHORS AND WALL TIES AS REQUIRED
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER METAL FLASHING AND STEEL ANGLE
WEEPS AT 9" O.C.
1
METAL FLASHING
STEEL ANGLE (REF. STRUCT.)
BACKER ROD AND SEALANT
METAL CLAD WOOD DOOR AND FRAME AS PER MFR.
5/8" GYP. BD.
DRYWALL REVEAL
JAMB EXTENSION

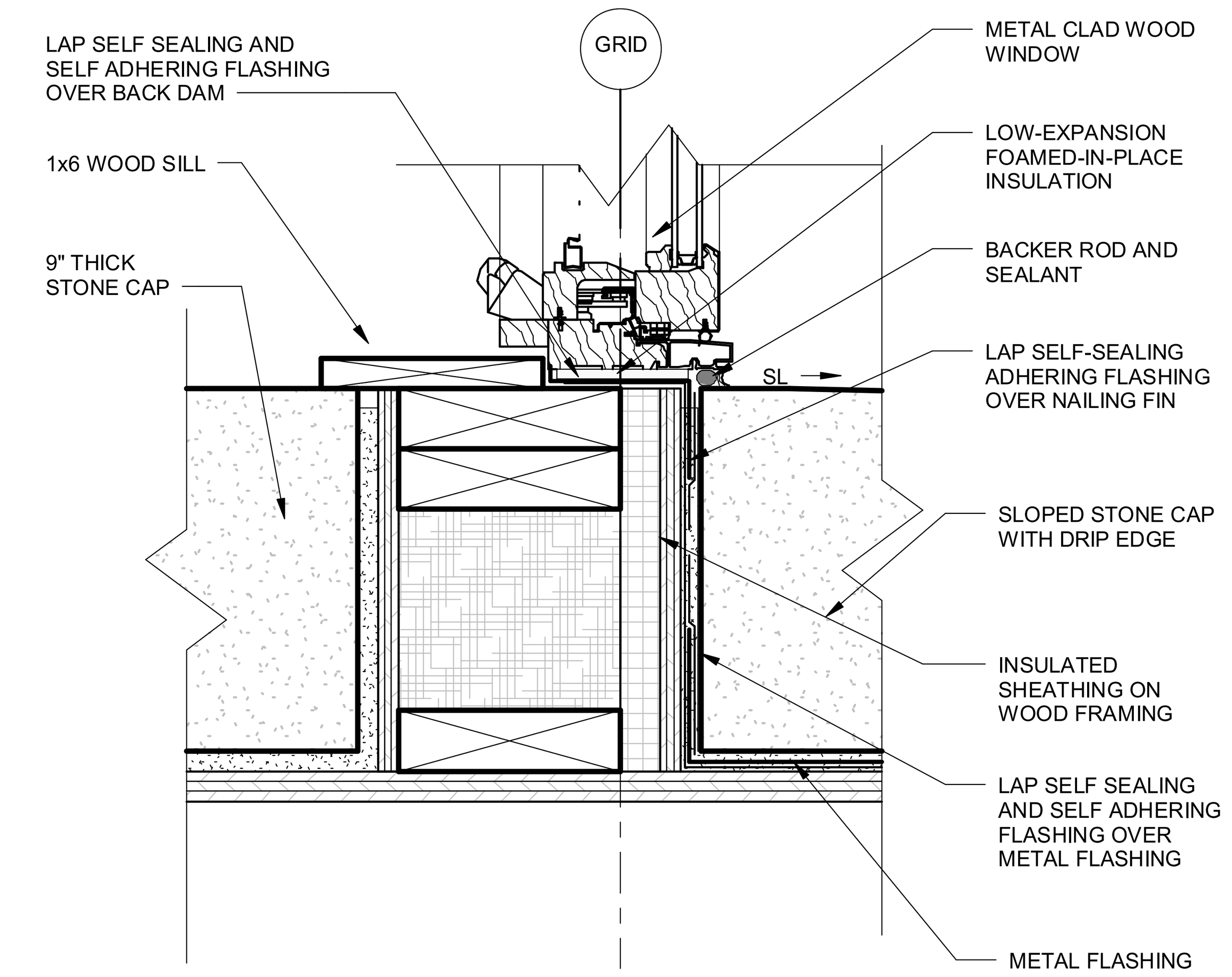
12 HEAD DETAIL
3" = 1'-0"


GRID
5 1/2"
EQ
EQ
WOOD PANEL FINISH
BATT INSULATION
RIGID INSULATION
COLUMN (REF. STRUCT.)
EQ
5 1/2"
EQ
GRID
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS AND OVER SHEATHING
METAL CLAD WOOD FOLDING DOOR
RECLAIMED WOOD TRIM
BACKER ROD AND SEALANT
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
METAL CLAD WOOD FOLDING DOOR

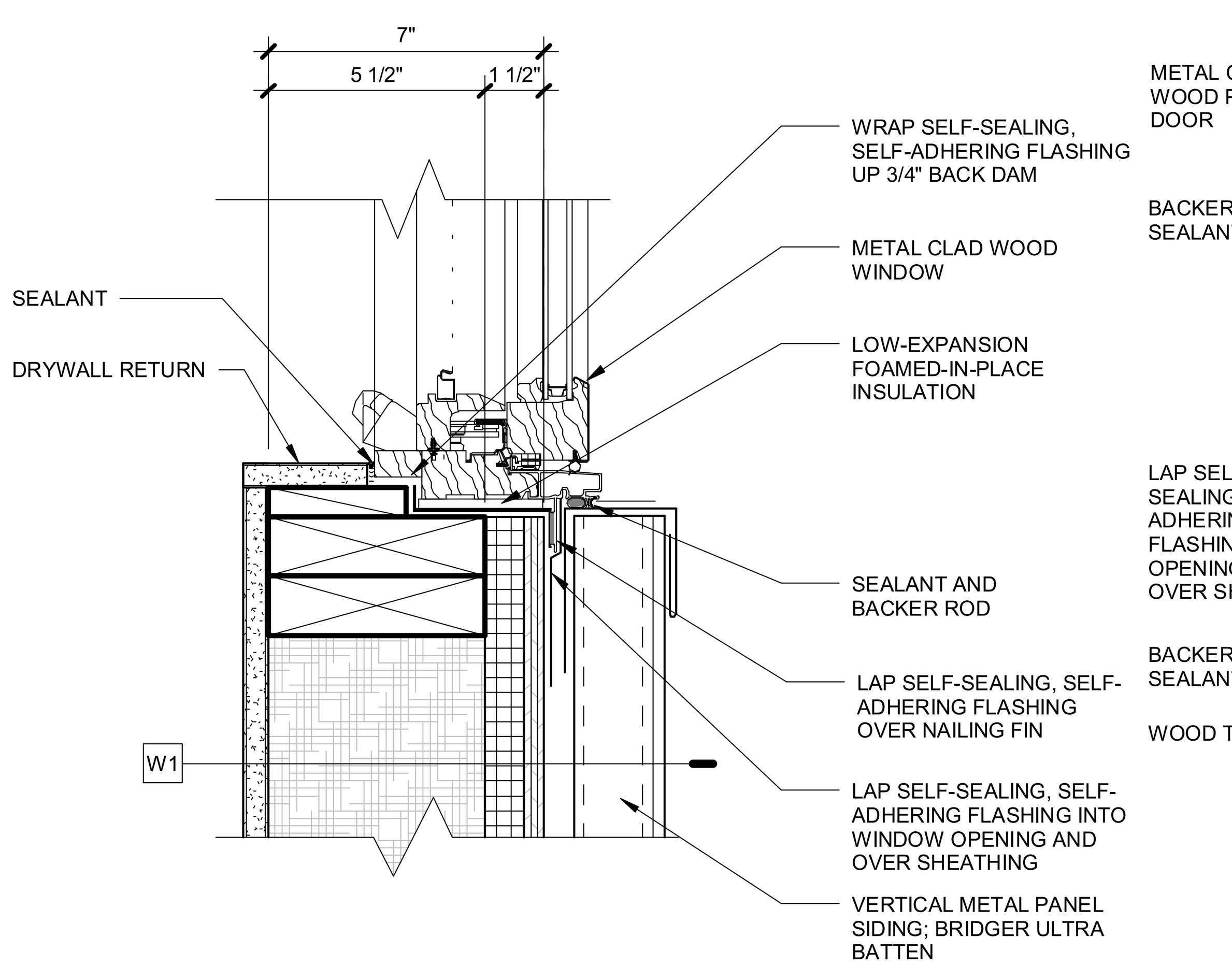
9 CORNER JAMB DETAIL
3" = 1'-0"


WOOD PANEL FINISH ON 1/2" PLYWOOD SUBSTRATE
WOOD BLOCKING
W1
FILL VOID WITH SPRAY FOAM INSULATION
WOOD PANEL RETURN
METAL CLAD WOOD WINDOW
1 1/2"
METAL CLAD WOOD WINDOW
BACKER ROD AND SEALANT
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS AND OVER SHEATHING
WOOD TRIM

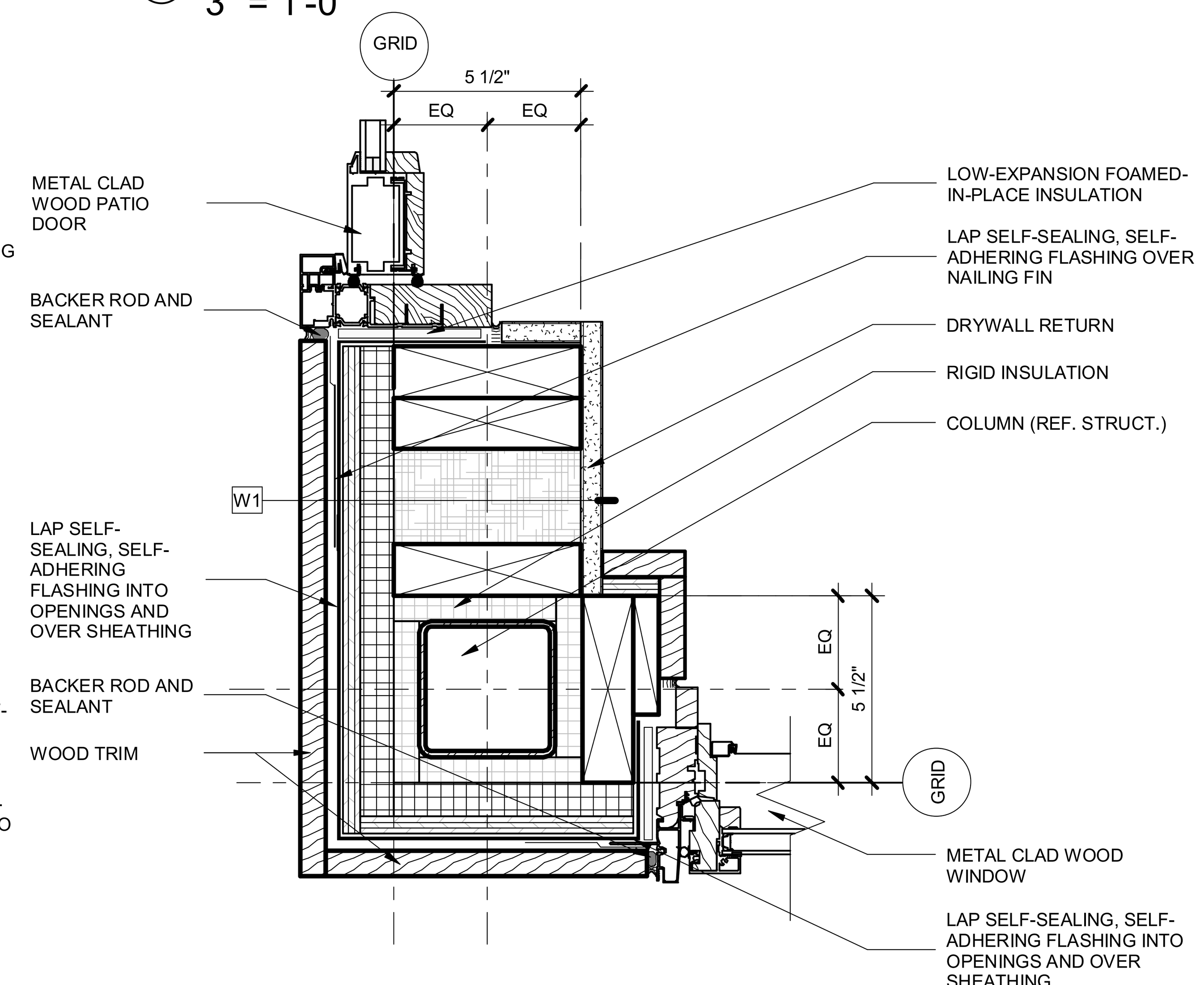
6 JAMB DETAIL
3" = 1'-0"


LAP SELF SEALING AND SELF ADHERING FLASHING OVER BACK DAM
GRID
1x6 WOOD SILL
9" THICK STONE CAP
SL
METAL CLAD WOOD WINDOW
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
BACKER ROD AND SEALANT
LAP SELF-SEALING ADHERING FLASHING OVER NAILING FIN
SLOPED STONE CAP WITH DRIP EDGE
INSULATED SHEATHING ON WOOD FRAMING
LAP SELF SEALING AND SELF ADHERING FLASHING OVER METAL FLASHING
METAL FLASHING

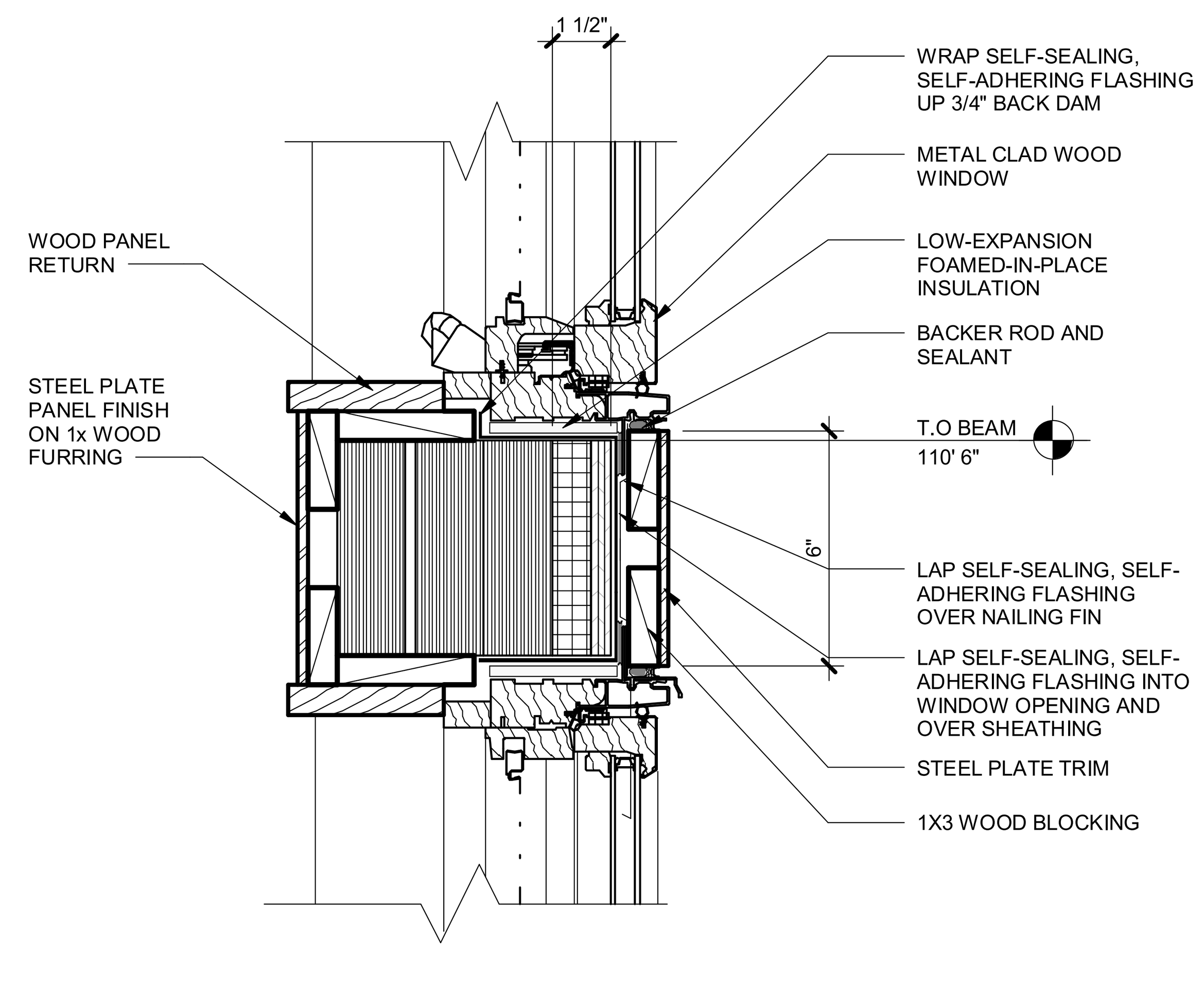
3 SILL DETAIL
3" = 1'-0"


7"
5 1/2"
1 1/2"
SEALANT
DRYWALL RETURN
W1
WRAP SELF-SEALING, SELF-ADHERING FLASHING UP 3/4" BACK DAM
METAL CLAD WOOD WINDOW
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
SEALANT AND BACKER ROD
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO WINDOW OPENING AND OVER SHEATHING
VERTICAL METAL PANEL SIDING; BRIDGER ULTRA BATTEN

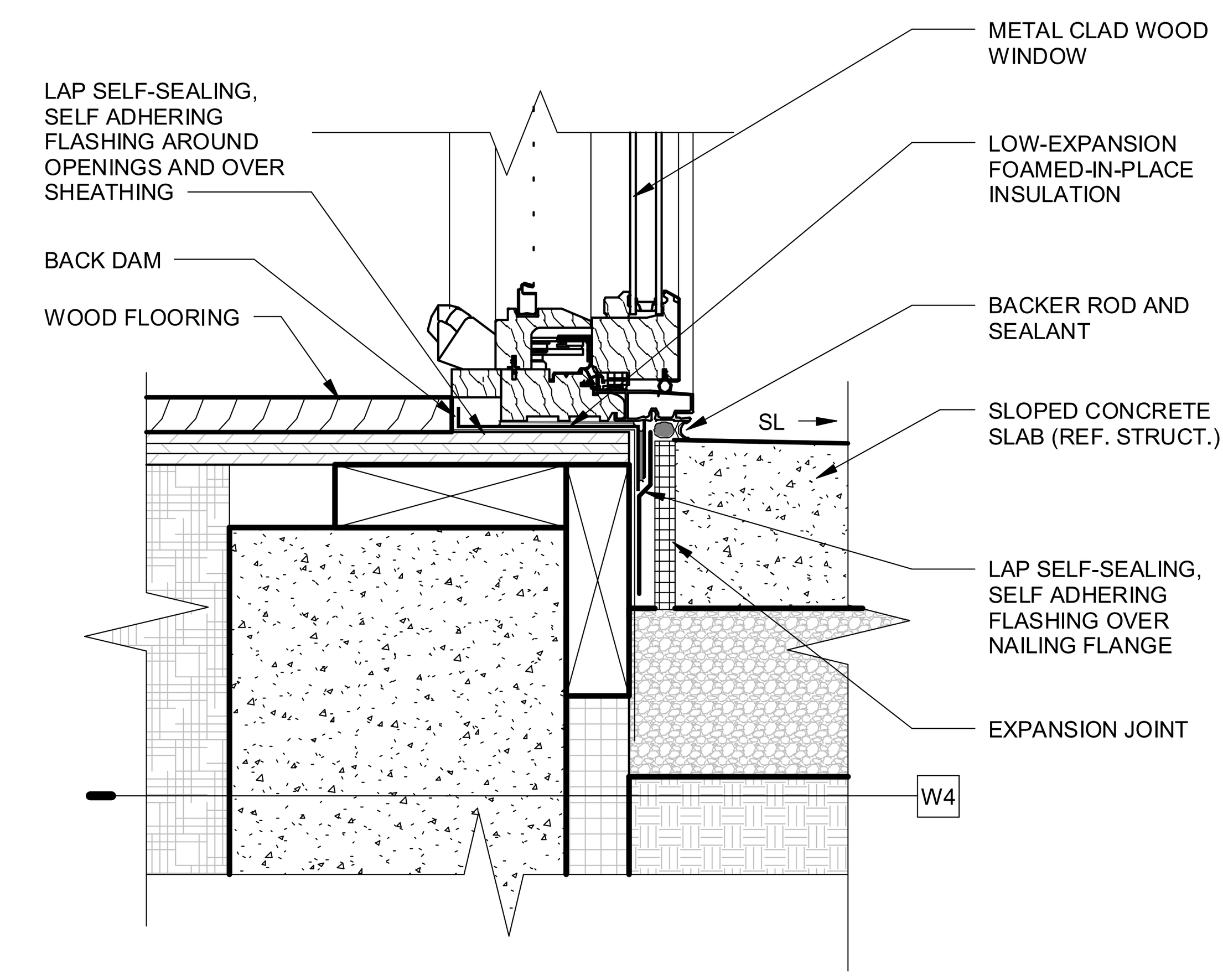
11 SILL DETAIL
3" = 1'-0"


GRID
5 1/2"
EQ
EQ
METAL CLAD WOOD PATIO DOOR
BACKER ROD AND SEALANT
W1
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS AND OVER SHEATHING
BACKER ROD AND SEALANT
WOOD TRIM
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
DRYWALL RETURN
RIGID INSULATION
COLUMN (REF. STRUCT.)
EQ
5 1/2"
EQ
GRID
METAL CLAD WOOD WINDOW
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS AND OVER SHEATHING

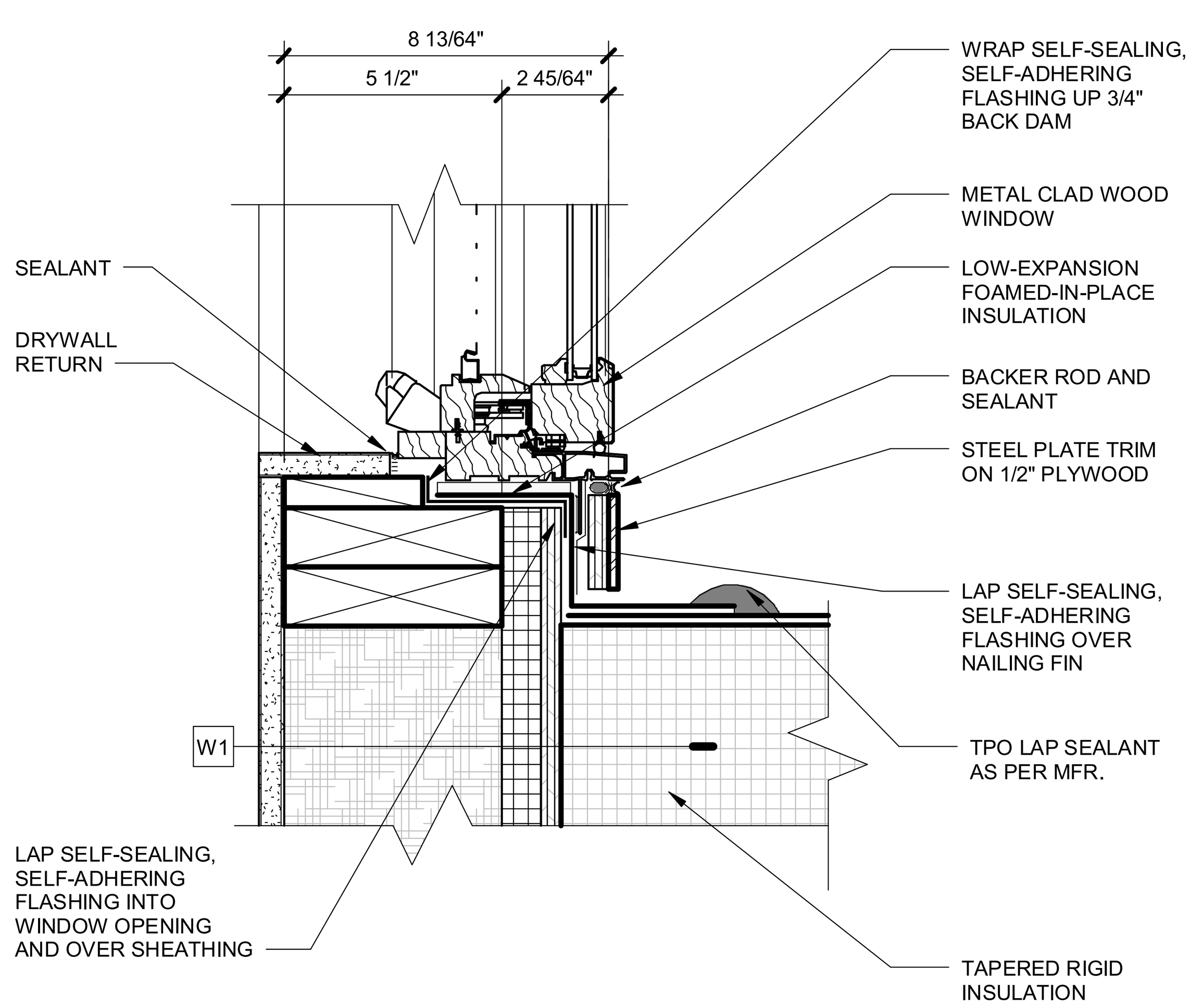
8 CORNER JAMB DETAIL
3" = 1'-0"


1 1/2"
WOOD PANEL RETURN
STEEL PLATE PANEL FINISH ON 1x WOOD FURRING
WRAP SELF-SEALING, SELF-ADHERING FLASHING UP 3/4" BACK DAM
METAL CLAD WOOD WINDOW
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
BACKER ROD AND SEALANT
T.O BEAM
110' 6"
6"
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO WINDOW OPENING AND OVER SHEATHING
STEEL PLATE TRIM
1X3 WOOD BLOCKING

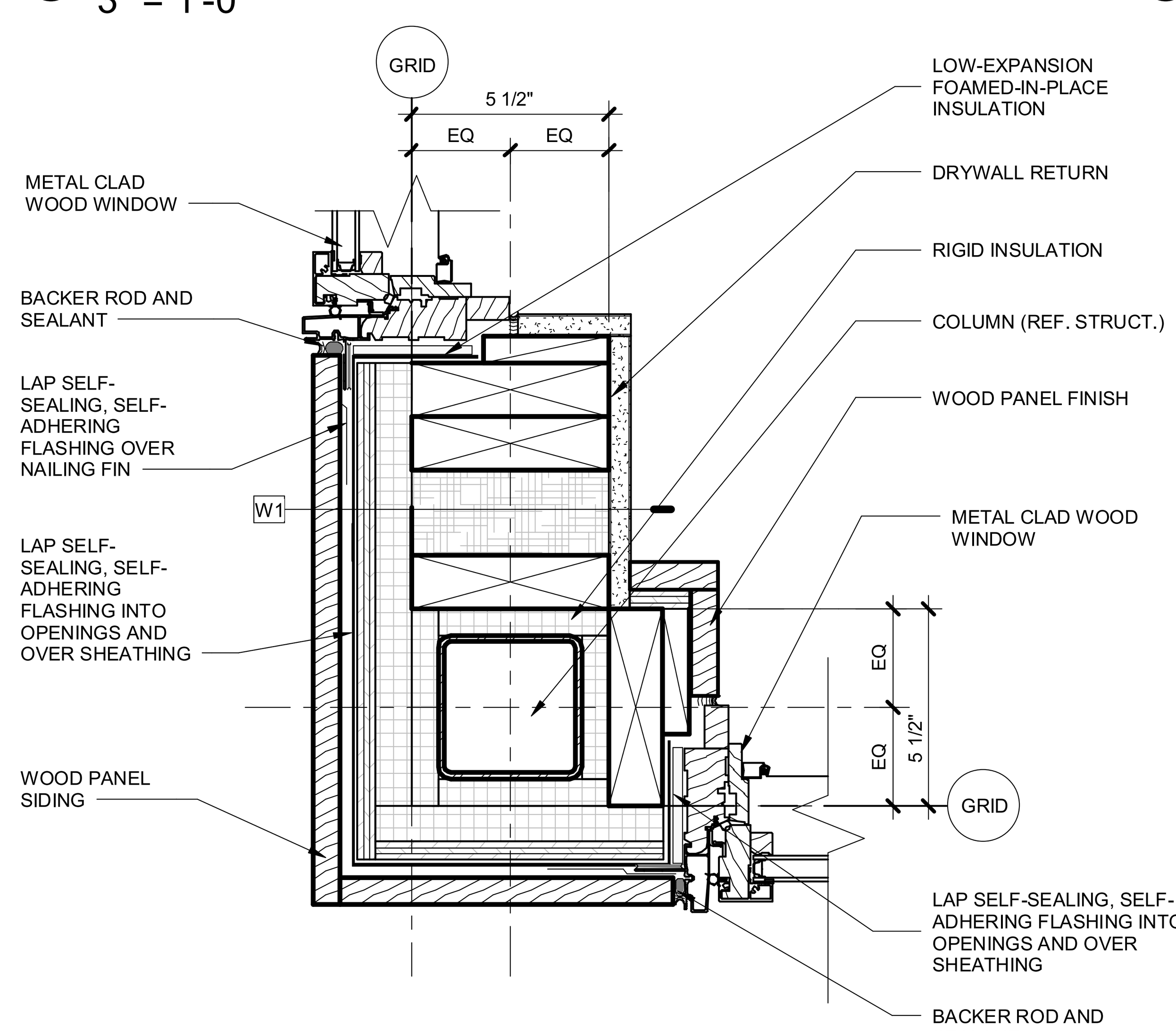
5 HEAD / SILL DETAIL
3" = 1'-0"


LAP SELF-SEALING, SELF ADHERING FLASHING AROUND OPENINGS AND OVER SHEATHING
BACK DAM
WOOD FLOORING
SL
W4
METAL CLAD WOOD WINDOW
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
BACKER ROD AND SEALANT
SLOPED CONCRETE SLAB (REF. STRUCT.)
LAP SELF-SEALING, SELF ADHERING FLASHING OVER NAILING FLANGE
EXPANSION JOINT

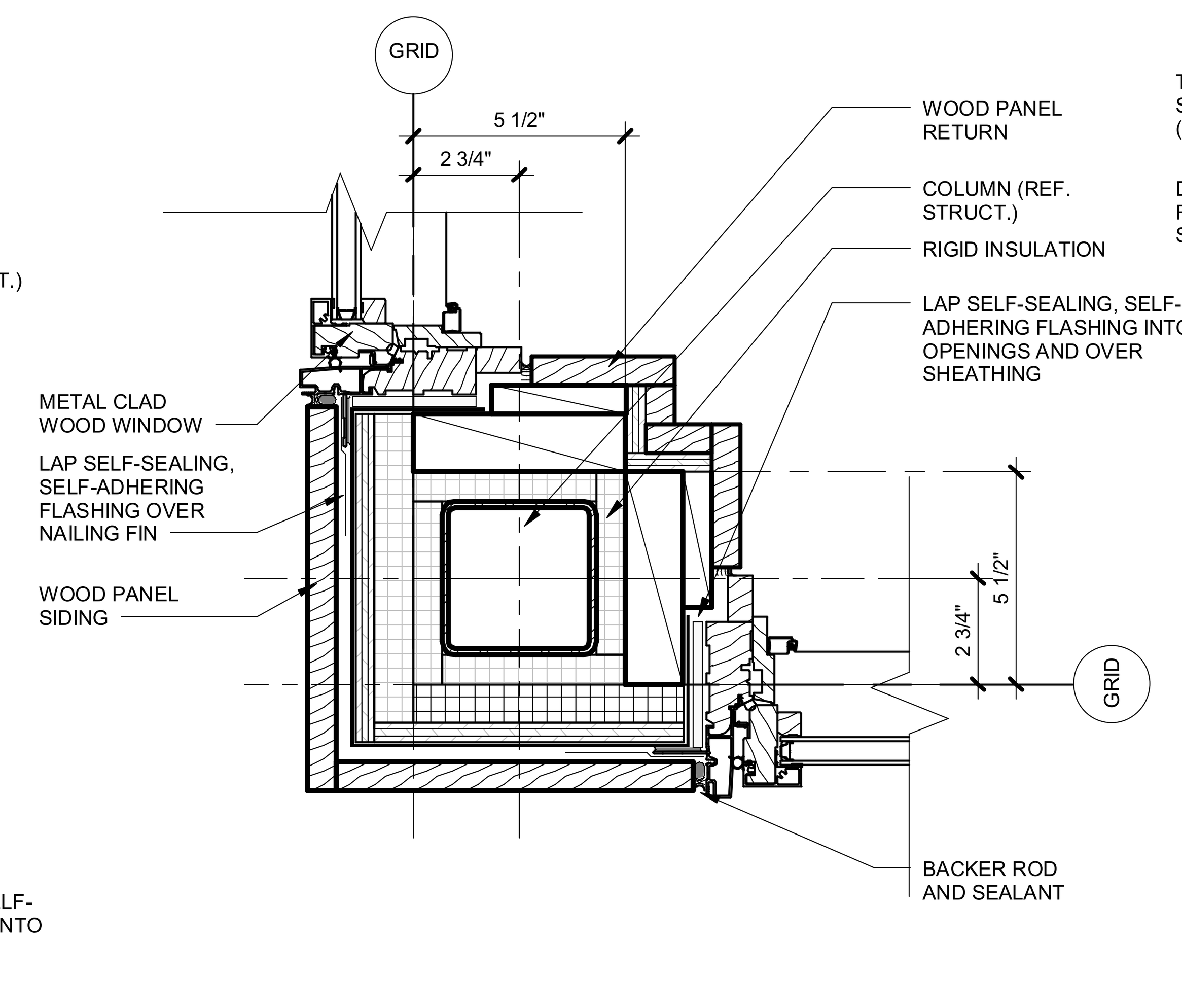
2 SILL DETAIL
3" = 1'-0"


8 13/64"
5 1/2"
2 45/64"
SEALANT
DRYWALL RETURN
W1
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO WINDOW OPENING AND OVER SHEATHING
WRAP SELF-SEALING, SELF-ADHERING FLASHING UP 3/4" BACK DAM
METAL CLAD WOOD WINDOW
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
BACKER ROD AND SEALANT
STEEL PLATE TRIM ON 1/2" PLYWOOD
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
TPO LAP SEALANT AS PER MFR.
TAPERED RIGID INSULATION

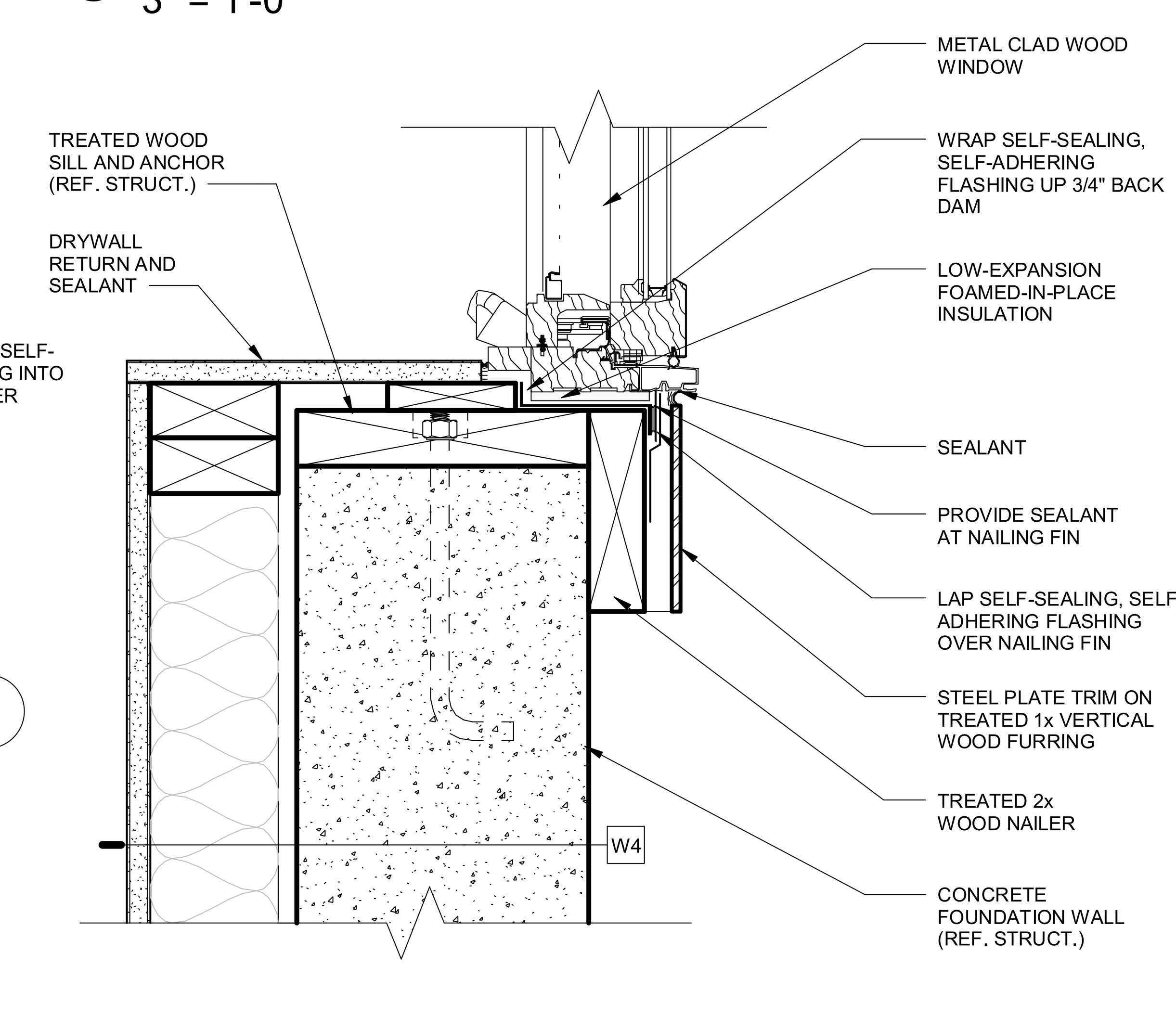
10 SILL DETAIL
3" = 1'-0"


GRID
5 1/2"
EQ
EQ
METAL CLAD WOOD WINDOW
BACKER ROD AND SEALANT
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
W1
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS AND OVER SHEATHING
WOOD PANEL SIDING
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
DRYWALL RETURN
RIGID INSULATION
COLUMN (REF. STRUCT.)
WOOD PANEL FINISH
METAL CLAD WOOD WINDOW
EQ
5 1/2"
EQ
GRID
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS AND OVER SHEATHING
BACKER ROD AND SEALANT

7 CORNER JAMB DETAIL
3" = 1'-0"


GRID
5 1/2"
2 3/4"
METAL CLAD WOOD WINDOW
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
WOOD PANEL SIDING
WOOD PANEL RETURN
COLUMN (REF. STRUCT.)
RIGID INSULATION
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS AND OVER SHEATHING
2 3/4"
5 1/2"
GRID
BACKER ROD AND SEALANT

4 CORNER JAMB DETAIL
3" = 1'-0"


TREATED WOOD SILL AND ANCHOR (REF. STRUCT.)
DRYWALL RETURN AND SEALANT
W4
METAL CLAD WOOD WINDOW
WRAP SELF-SEALING, SELF-ADHERING FLASHING UP 3/4" BACK DAM
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
SEALANT
PROVIDE SEALANT AT NAILING FIN
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
STEEL PLATE TRIM ON TREATED 1x VERTICAL WOOD FURRING
TREATED 2x WOOD NAILER
CONCRETE FOUNDATION WALL (REF. STRUCT.)

1 SILL DETAIL
3" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
AUG 2 3 2019
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE

WINDOW/DOOR DETAILS

SHEET NO.

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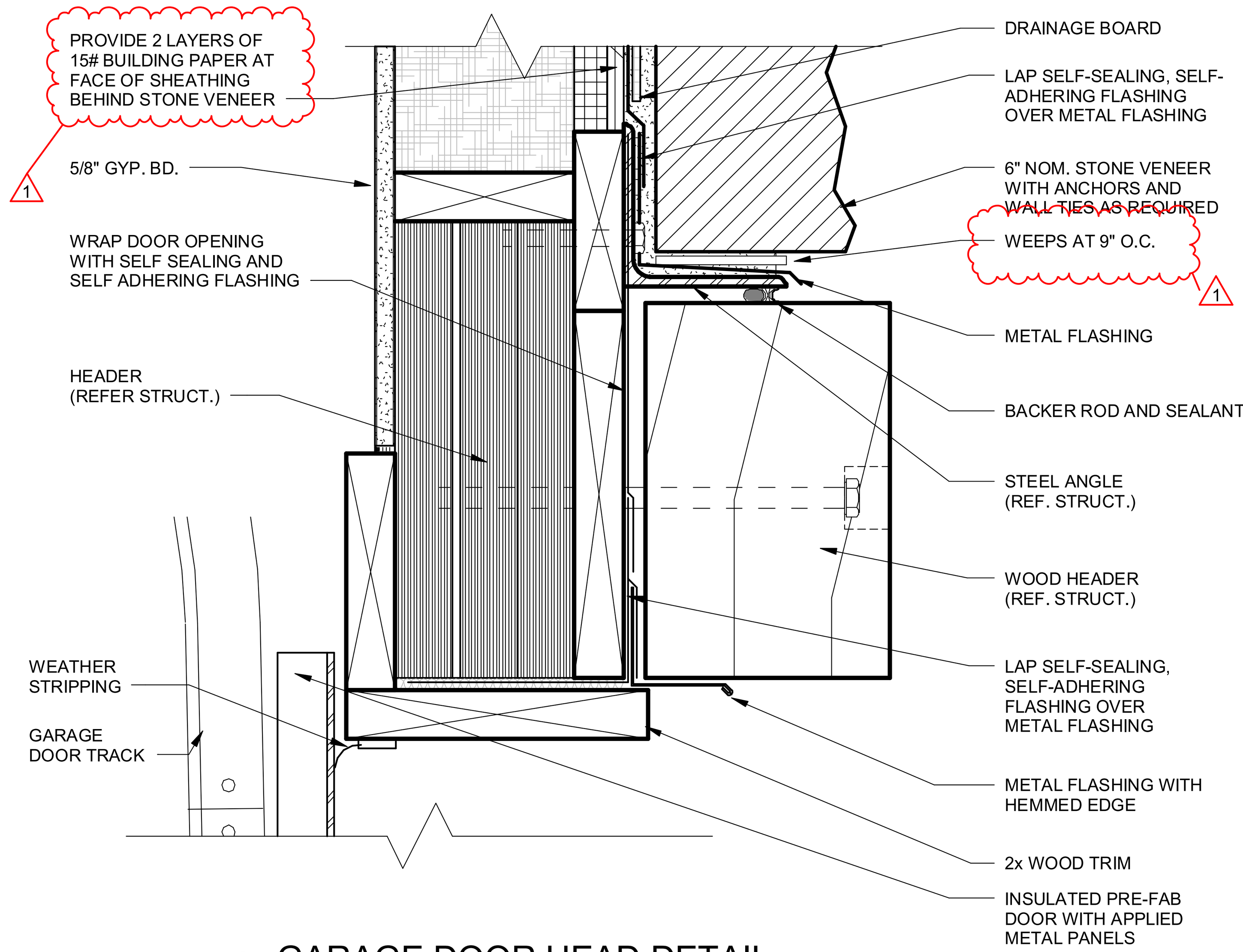
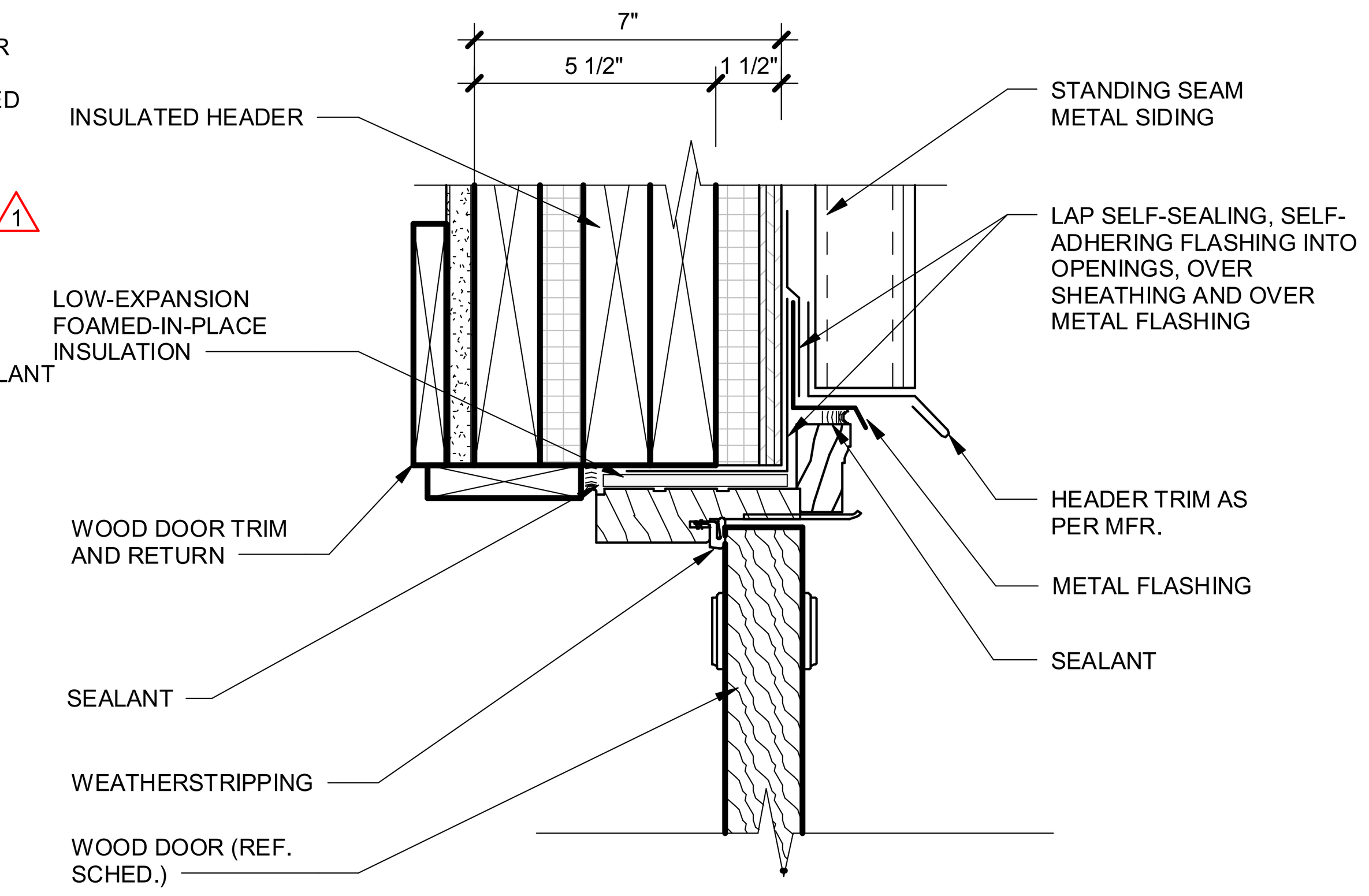
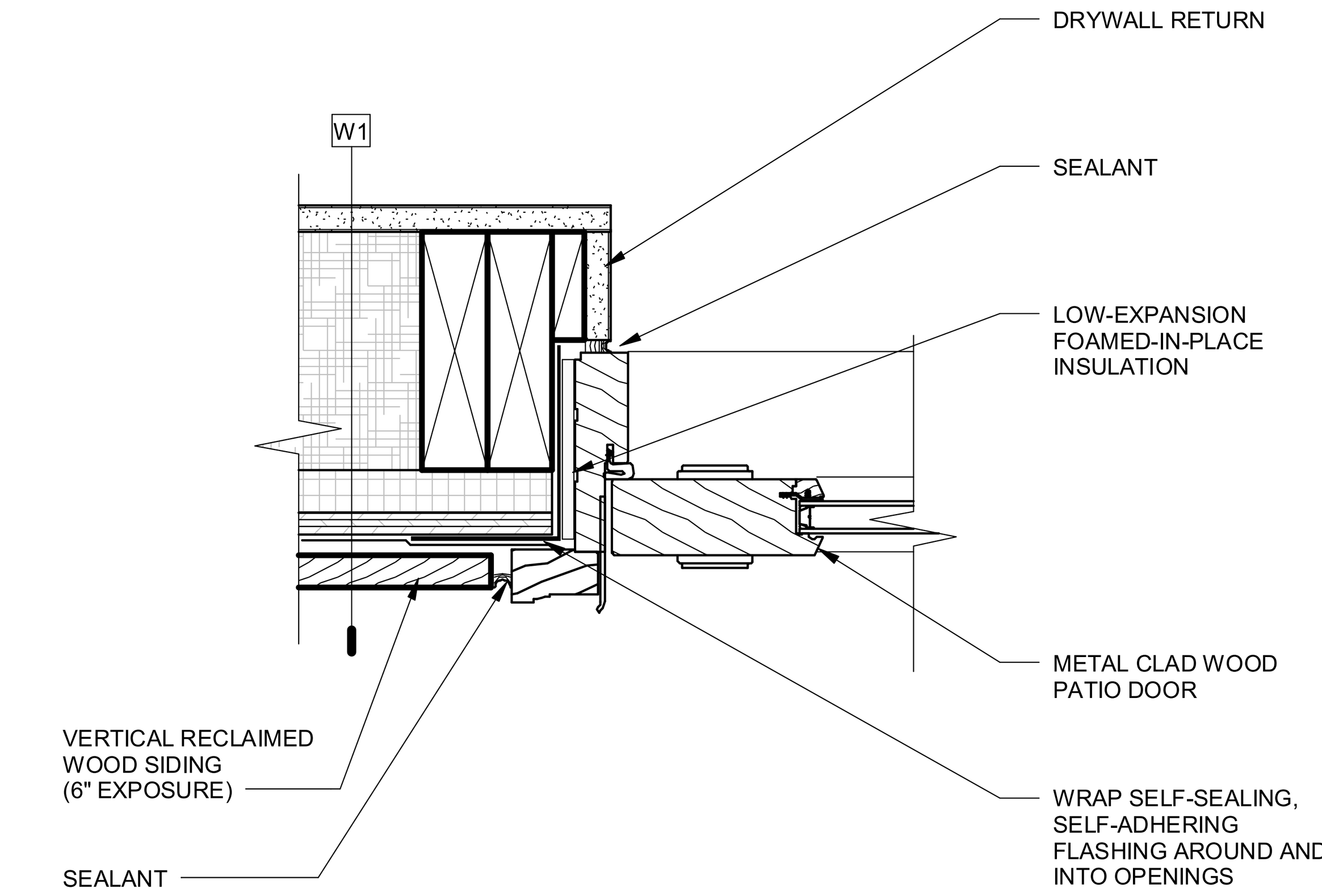

PROVIDE 2 LAYERS OF 15# BUILDING PAPER AT FACE OF SHEATHING BEHIND STONE VENEER
1
5/8" GYP. BD.
WRAP DOOR OPENING WITH SELF SEALING AND SELF ADHERING FLASHING
HEADER (REFER STRUCT.)
WEATHER STRIPPING
GARAGE DOOR TRACK
DRAINAGE BOARD
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER METAL FLASHING
6" NOM. STONE VENEER WITH ANCHORS AND WALL TIES AS REQUIRED
WEEPS AT 9" O.C.
1
METAL FLASHING
BACKER ROD AND SEALANT
STEEL ANGLE (REF. STRUCT.)
WOOD HEADER (REF. STRUCT.)
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER METAL FLASHING
METAL FLASHING WITH HEMMED EDGE
2x WOOD TRIM
INSULATED PRE-FAB DOOR WITH APPLIED METAL PANELS

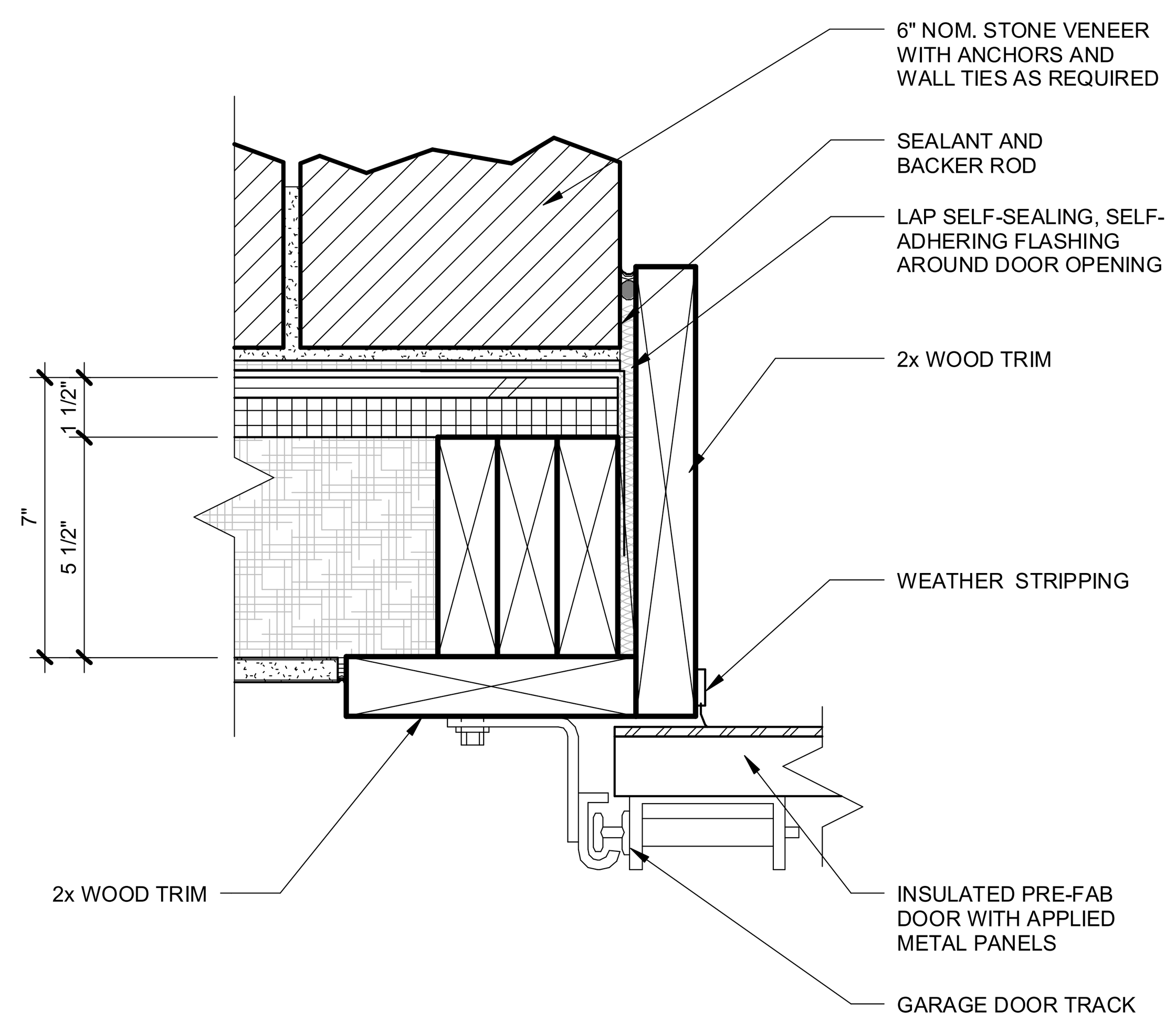
9 GARAGE DOOR HEAD DETAIL
3" = 1'-0"


7"
5 1/2"
1 1/2"
INSULATED HEADER
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
WOOD DOOR TRIM AND RETURN
SEALANT
WEATHERSTRIPPING
WOOD DOOR (REF. SCHED.)
STANDING SEAM METAL SIDING
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO OPENINGS, OVER SHEATHING AND OVER METAL FLASHING
HEADER TRIM AS PER MFR.
METAL FLASHING
SEALANT

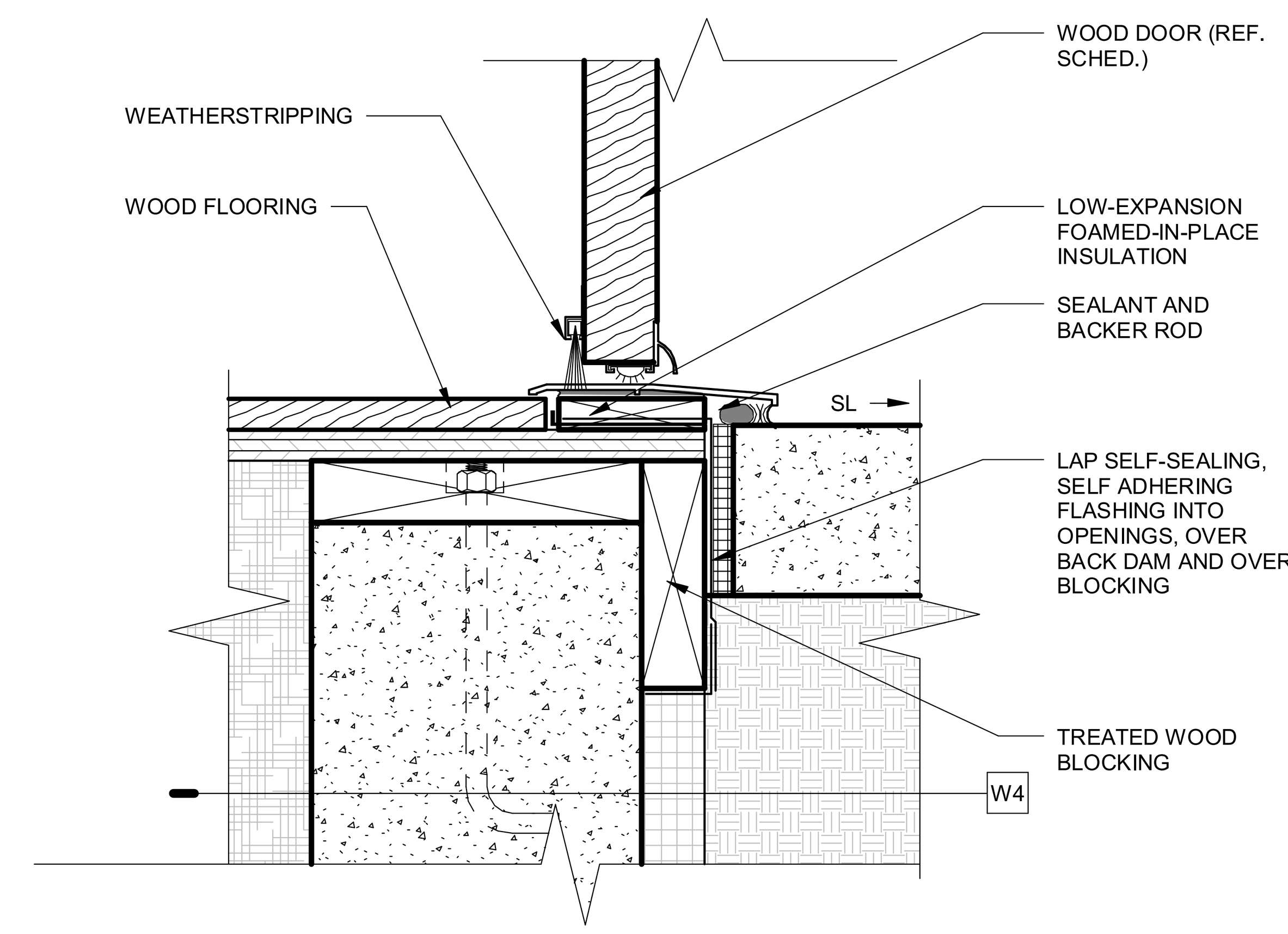
6 FRONT DOOR HEAD DETAIL
3" = 1'-0"



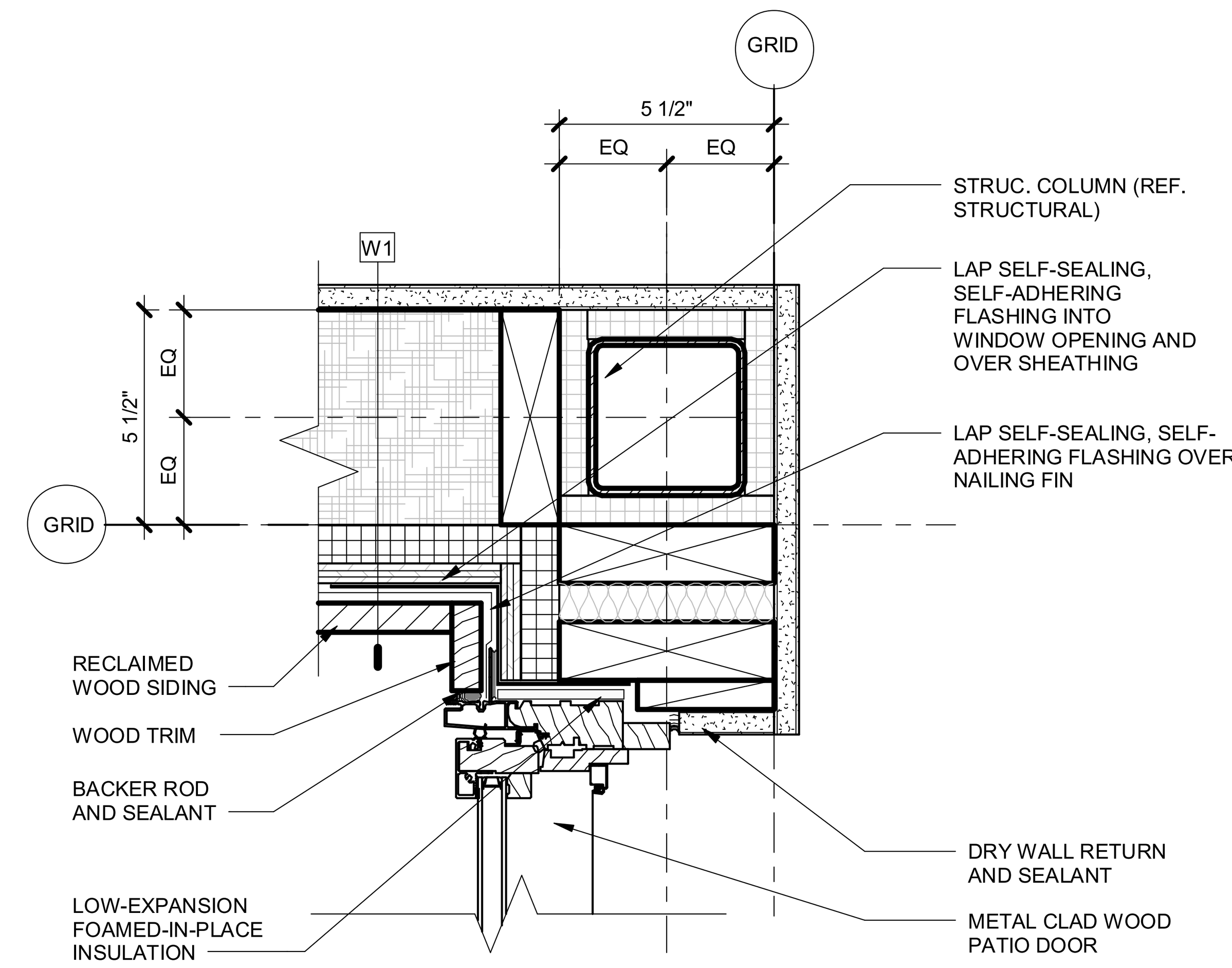
3 DOOR JAMB DETAIL
3" = 1'-0"


6" NOM. STONE VENEER WITH ANCHORS AND WALL TIES AS REQUIRED
SEALANT AND BACKER ROD
LAP SELF-SEALING, SELF-ADHERING FLASHING AROUND DOOR OPENING
2x WOOD TRIM
1 1/2"
7"
5 1/2"
WEATHER STRIPPING
2x WOOD TRIM
INSULATED PRE-FAB DOOR WITH APPLIED METAL PANELS
GARAGE DOOR TRACK

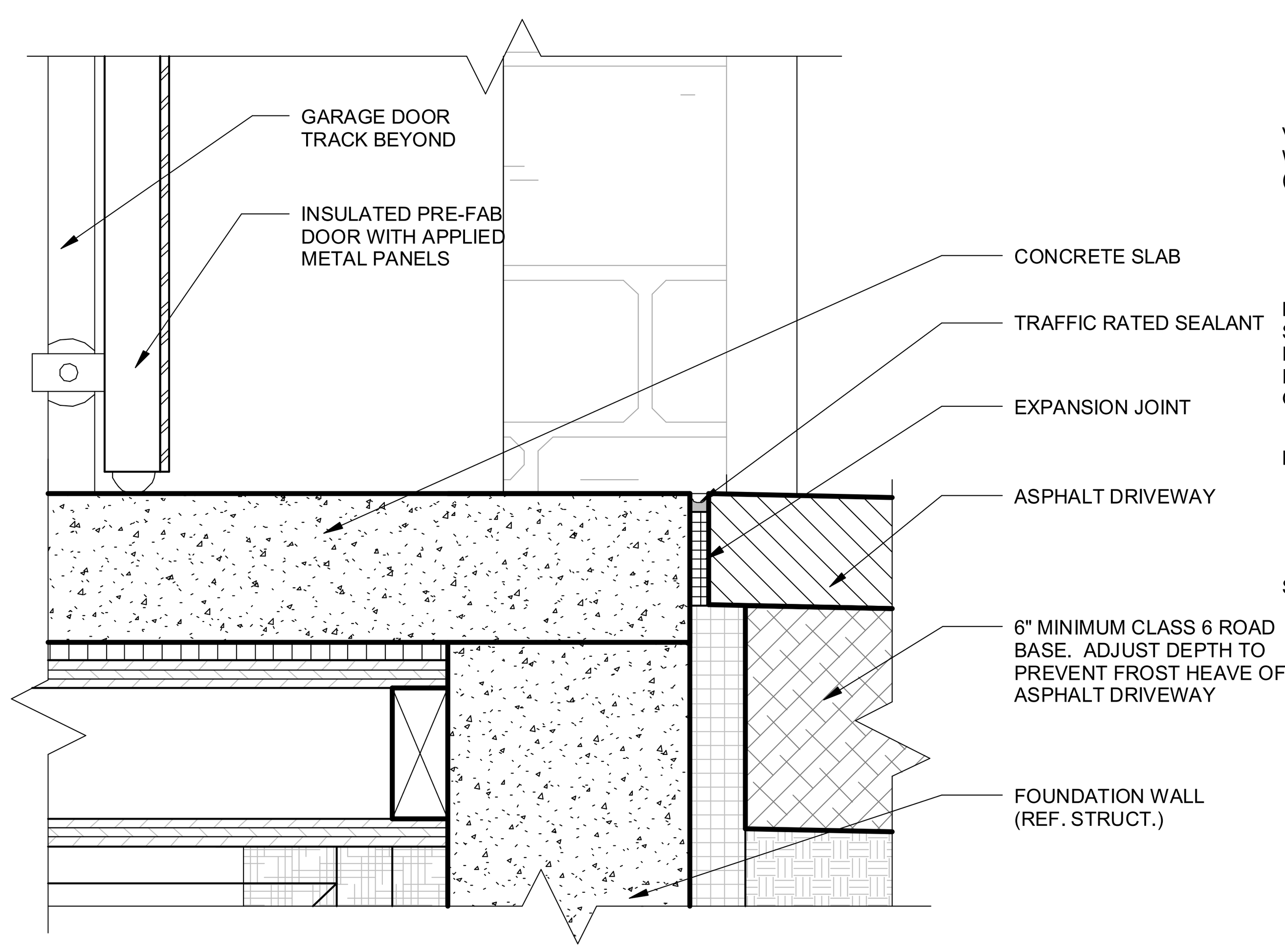
8 GARAGE DOOR JAMB DETAIL
3" = 1'-0"



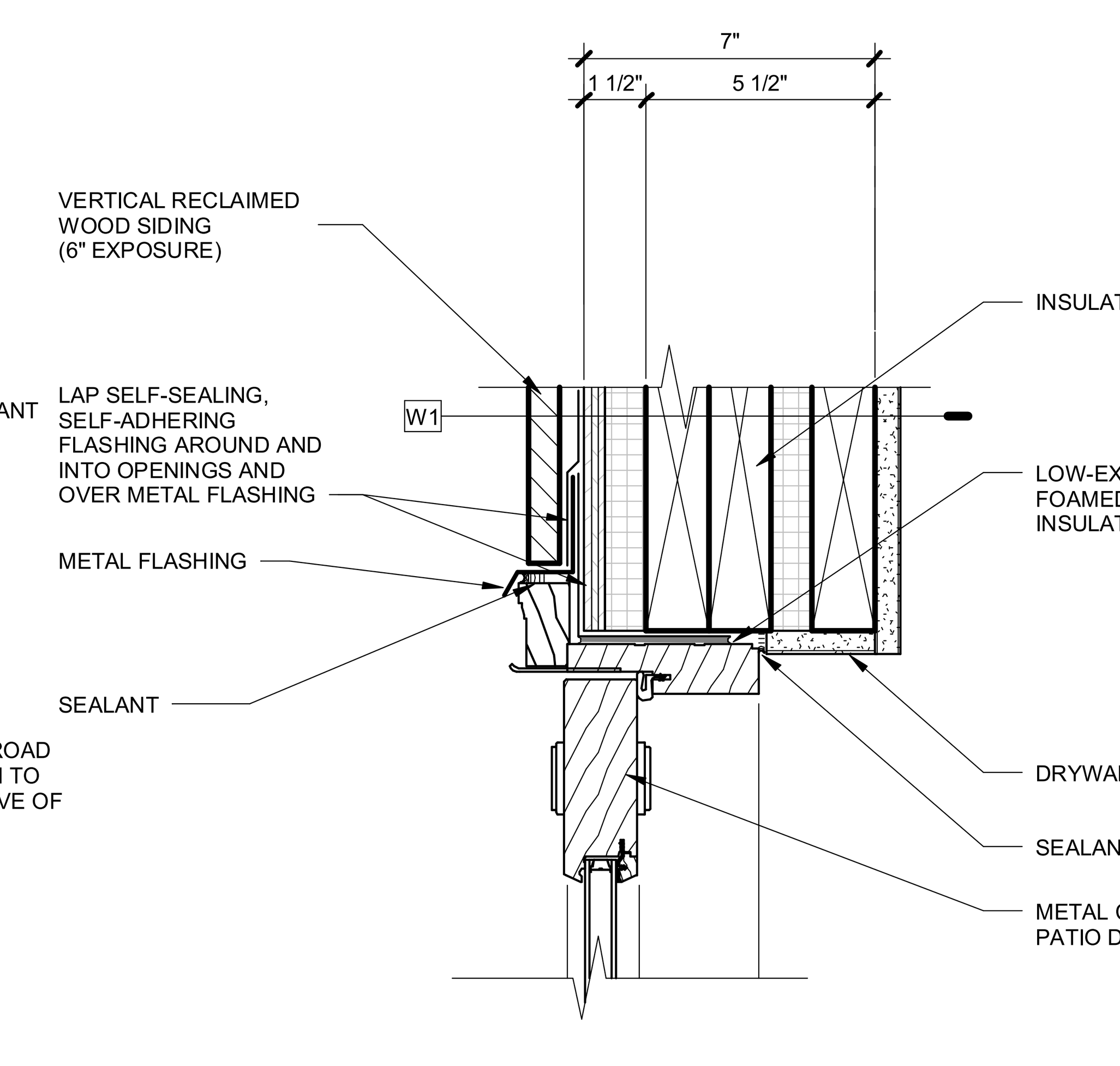
5 FRONT DOOR SILL DETAIL
3" = 1'-0"


GRID
5 1/2"
EQ
EQ
W1
STRUC. COLUMN (REF. STRUCTURAL)
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO WINDOW OPENING AND OVER SHEATHING
LAP SELF-SEALING, SELF-ADHERING FLASHING OVER NAILING FIN
5 1/2"
EQ
EQ
GRID
RECLAIMED WOOD SIDING
WOOD TRIM
BACKER ROD AND SEALANT
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
DRY WALL RETURN AND SEALANT
METAL CLAD WOOD PATIO DOOR

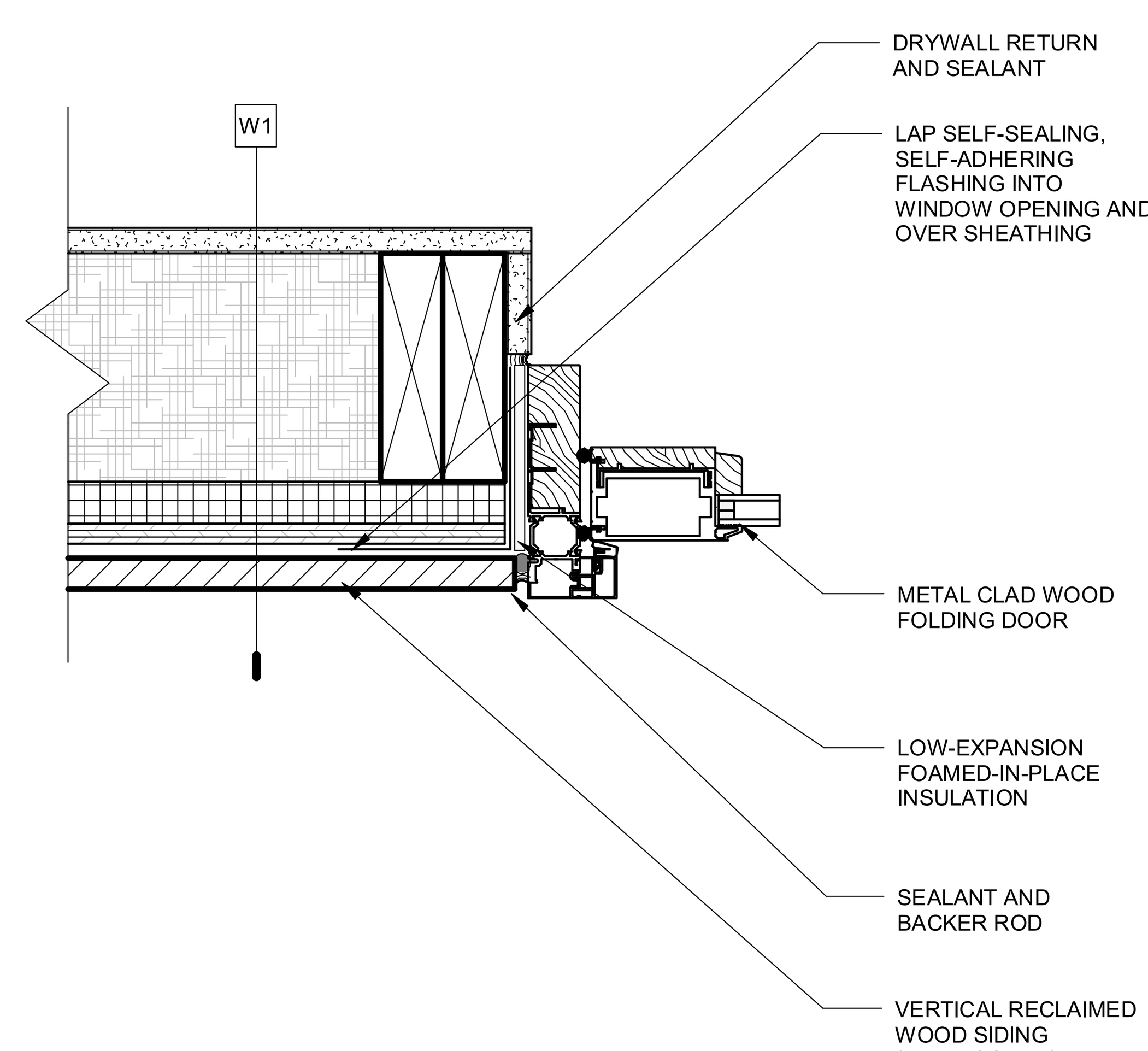
2 CORNER JAMB DETAIL
3" = 1'-0"


GARAGE DOOR TRACK BEYOND
INSULATED PRE-FAB DOOR WITH APPLIED METAL PANELS
CONCRETE SLAB
TRAFFIC RATED SEALANT
EXPANSION JOINT
ASPHALT DRIVEWAY
6" MINIMUM CLASS 6 ROAD BASE. ADJUST DEPTH TO PREVENT FROST HEAVE OF ASPHALT DRIVEWAY
FOUNDATION WALL (REF. STRUCT.)

7 GARAGE DOOR SILL DETAIL
3" = 1'-0"


7"
1 1/2"
5 1/2"
VERTICAL RECLAIMED WOOD SIDING (6" EXPOSURE)
W1
LAP SELF-SEALING, SELF-ADHERING FLASHING AROUND AND INTO OPENINGS AND OVER METAL FLASHING
METAL FLASHING
SEALANT
INSULATED HEADER
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
DRYWALL RETURN
SEALANT
METAL CLAD WOOD PATIO DOOR

4 HEAD DETAIL
3" = 1'-0"


W1
DRYWALL RETURN AND SEALANT
LAP SELF-SEALING, SELF-ADHERING FLASHING INTO WINDOW OPENING AND OVER SHEATHING
METAL CLAD WOOD FOLDING DOOR
LOW-EXPANSION FOAMED-IN-PLACE INSULATION
SEALANT AND BACKER ROD
VERTICAL RECLAIMED WOOD SIDING (6" EXPOSURE)

1 JAMB DETAIL
3" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

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STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019

DRAWING TITLE

WINDOW/DOOR DETAILS

SHEET NO.

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9/24/2019 2:04:33 PM

STRUCTURAL GENERAL NOTES

DESIGN LOADS:
1. DESIGN LOADS: 2015 INTERNATIONAL BUILDING CODE WITH ROUTT COUNTY AMENDMENTS, ASCE 7-10
2. RISK CATEGORY: II STANDARD
3. SITE LOCATION:
   A. ELEVATION: 7070.0'
4. ROOFS:
   A. ROOF DEAD LOAD 20 PSF
   B. ROOF LIVE LOAD 20 PSF, 300 LBS
   C. GROUND SNOW LOAD, Pg 115 PSF (PER ROUTT COUNTY REGIONAL BLDG DEPT)
   D. FLAT-ROOF SNOW LOAD, Pf 90 PSF (FOR DESIGN)
   E. SNOW EXPOSURE FACTOR, Ce 1.0
   F. SNOW IMPORTANCE FACTOR, Is 1.0
   G. THERMAL FACTOR, Ct 1.1
5. FLOOR LOADS:

OCCUPANCY OR USE	UNIFORMLY DISTRIBUTED (PSF)	CONCENTRATED LOAD (LBS)	LIVE LOAD REDUCTION
RESIDENTIAL LIVE LOAD	40	N/A	YES
BALCONIES & DECKS (COVERED) LIVE LOAD	1.5 TIMES LL FOR THE OCCUPANCY SERVED (100 MAX)	N/A	NO
BALCONIES & DECKS (UNCOVERED) LIVE LOAD	90	N/A	NO
RESIDENTIAL DEAD LOAD	20 (NO GYPCRETE)	N/A	NO
RESIDENTIAL DECK DEAD LOAD	15	N/A	NO
RESIDENTIAL GARAGE LIVE LOAD	40	3000	NO
RESIDENTIAL GARAGE DEAD LOAD	65	N/A	NO

6. WIND:
   A. ULTIMATE DESIGN WIND SPEED, V_{ULT}, (3-SECOND GUST) 115 MPH
   B. NOMINAL DESIGN WIND SPEED, V_{ASD}, (3-SECOND GUST) 90 MPH
   C. INTERNAL PRESSURE COEFFICIENT 0.18 (ENCLOSED)
   D. WIND EXPOSURE C
   E. AIR DENSITY COEFFICIENT .81
   F. COMPONENTS AND CLADDING ULTIMATE DESIGN WIND PRESSURES
      1. WALLS:
         a. WITHIN 12 FEET OF CORNERS +23 PSF -31 PSF
         b. AWAY FROM CORNERS +23 PSF -25 PSF
      2. ROOFS:
         a. WITHIN 12 FEET OF CORNERS +16 PSF -43 PSF
         b. WITHIN 12 FEET OF EDGES +16 PSF -38 PSF
         c. AWAY FROM EDGES +16 PSF -28 PSF
      3. OVERHANGS:
         a. WITHIN 6 FEET OF CORNERS +16 PSF -36 PSF
         b. AWAY FROM CORNERS +16 PSF -23 PSF
      4. PRESSURES MAY BE REDUCED FOR EFFECTIVE WIND AREAS LARGER THAN 10 SQUARE FEET, BUT NOT BELOW 16 PSF.
7. SEISMIC:
   A. SPECTRAL RESPONSE ACCELERATION PARAMETERS
      1. SHORT PERIOD
         a. S_S 0.27g
         b. S_{DS} 0.285g
      2. ONE SECOND
         a. S_1 0.074g
         b. S_{D1} 0.119g
   B. SOILS SITE CLASS D
   C. SEISMIC IMPORTANCE FACTOR 1.0
   D. SEISMIC DESIGN CATEGORY B
   E. BASIC SEISMIC-FORCE-RESISTING SYSTEM(S)
      • PER IBC SECTION 1613.1 EXCPETION 1- SEISMIC DESIGN NOT REQUIRED
   F. ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

FOUNDATION DESIGN:
1. REFER TO SOILS REPORT NO. 17-10640 BY NORTHEST COLORADO COSULTNACTS (NWCC), DATED SEPTEMBER 5,2017.
2. GEOTECHNICAL ENGINEER SHALL VERIFY SOIL CONDITIONS AND TYPES DURING EXCAVATION AND PRIOR TO PLACEMENT OF FORMWORK OR CONCRETE.
3. MINIMUM FROST DEPTH SHALL BE 4'-0" BELOW EXTERIOR GRADE.

FOOTINGS:
1. DESIGN OF FOOTINGS IS BASED ON
   A. MAXIMUM ALLOWABLE BEARING PRESSURE 3,000 PSF
   B. MINIMUM DEAD LOAD PRESSURE 700 PSF.
2. BEAR ON THE NATURAL UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL. EXTERIOR FOOTINGS SHALL BEAR BELOW FROST DEPTH.

EARTH RETAINING STRUCTURES:
1. EARTH EQUIVALENT FLUID LATERAL PRESSURE:
   A. WALLS RESTRAINED AT TOP (AT REST) 55 PCF - ON-SITE SOILS
   B. WALLS RESTRAINED AT TOP (AT REST) 45 PCF - IMPORTED FREE DRAINING MATERAIL
   C. CANTILEVERED WALLS (ACTIVE) 45 PCF - ON-SITE SOILS
   D. CANTILEVERED WALLS (ACTIVE) 35 PCF - IMPORTED FREE DRAINING MATERAIL
   E. PASSIVE RESISTING 250 PCF (ASSUMED)
2. COEFFICIENT OF SLIDING FRICTION 0.4

REINFORCED CONCRETE:
1. DESIGN IS BASED ON ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE."
2. CONCRETE WORK SHALL CONFORM TO ACI 301 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE."
3. STRUCTURAL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES:

INTENDED USE	EXPOSURE CLASS	f'c, PSI 28 DAYS	MAX W/CM RATIO	MAXIMUM AGGREGATE	SLUMP, INCHES (+/- 1")	AIR CONTENT PERCENT (+/- 1.5%)	CEMENT TYPE	ADMIXTURES / COMMENTS
FOOTINGS	F0-S0-W0-C1	3000	0.52	3/4" STONE	5	2%	I/II	
STEM WALLS	F2-S0-W0-C1	4500	0.45	3/4" STONE	4	6%	I/II	
WALLS	F0-S0-W0-C0	4000	0.45	3/4" STONE	4	3%	I/II	
INTERIOR SLAB ON GRADE	F0-S0-W0-C0	4000	0.45	3/4" STONE	4	3%	I/II	FIBER
EXTERIOR SLAB ON GRADE	F3-S0-W0-C2	5000	0.40	3/4" STONE	4	6%	I/II	25% MAX FLY ASH

4. DETAILING, FABRICATION, AND PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.
6. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60, EXCEPT TIES OR BARS SHOWN TO BE FIELD-BENT, WHICH SHALL BE GRADE 40.
7. EPOXY COATED REINFORCING BARS SHALL CONFORM TO ASTM A775 (STRAIGHT BARS) AND ASTM A934 (PRE-FABRICATED BARS).
8. ZINC COATED (GALVANIZED) REINFORCING BARS SHALL CONFORM TO ASTM A767.
9. BARS TO BE WELDED SHALL CONFORM TO ASTM A706.
10. UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS, LAP BARS 50 DIAMETERS (MINIMUM).
11. AT CORNERS AND INTERSECTIONS, MAKE HORIZONTAL BARS CONTINUOUS OR PROVIDE MATCHING CORNER BARS FOR EACH LAYER OF REINFORCEMENT.
12. TRIM OPENINGS IN WALLS AND SLABS WITH (2) #5 FOR EACH LAYER OF REINFORCEMENT, FULLY DEVELOPED BY EXTENSION OR HOOK.
13. IN CONTINUOUS MEMBERS, SPLICE TOP BARS AT MID-SPAN AND SPLICE BOTTOM BARS OVER SUPPORTS.
14. FORM INTERMITTENT SHEAR KEYS AT ALL CONSTRUCTION JOINTS AND AS SHOWN ON THE STRUCTURAL DRAWINGS.
15. EXCEPT AS NOTED ON THE DRAWINGS, CONCRETE PROTECTION FOR REINFORCEMENT IN CAST-IN-PLACE CONCRETE SHALL BE AS FOLLOWS:
    A. CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
       1. EXPOSED TO EARTH OR WEATHER:
          a. #6 THROUGH #18 BARS 2"
          b. #5 BAR, W31 OR D31 WIRE, AND SMALLER 1-1/2"
    B. NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
       1. SLABS, WALLS, JOISTS: #11 BARS AND SMALLER 3/4"
       2. BEAMS AND COLUMNS:
          a. PRIMARY REINFORCEMENT 1-1/2"
          b. STIRRUPS, TIES, SPIRALS 1-1/2"
16. FIBER ADMIXTURE SHALL BE 100% VIRGIN POLYPROPYLENE, FIBRILLATED FIBERS, TYPE III 4.1.3, PERFORMANCE LEVEL ONE, PER ASTM C1116.
17. ANCHOR BOLTS AND RODS FOR BEAM AND COLUMN-BEARING PLATES SHALL BE PLACED WITH SETTING TEMPLATES.

POST-INSTALLED ANCHORS
1. ALL CAST IN PLACE ANCHORS DESIGNED IN ACCORDANCE WITH ACI 318.
2. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER-OF-RECORD PRIOR TO INSTALLING POST-INSTALLED ANCHORS IN PLACE OF MISSING OR MISPLACED CAST-IN-PLACE ANCHORS.
3. CARE SHALL BE TAKEN IN PLACING POST-INSTALLED ANCHORS TO AVOID CONFLICTS WITH EXISTING REBAR. EXISTING REINFORCING BARS SHALL NOT BE CUT UNLESS APPROVED BY THE EOR.
4. ALL ANCHORS MUST BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INFORMATION (MPII) IN CONJUNCTION WITH EDGE DISTANCE, SPACING, AND EMBEDMENT DEPTH AS INDICATED ON THE DRAWINGS. HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MPII.
5. SUBSTITUTION REQUESTS, FOR PRODUCTS OTHER THAN THOSE SPECIFIED, SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ENGINEER-OF-RECORD ALONG WITH CALCULATIONS THAT ARE PREPARED & SEALED BY A REGISTERED PROFESSIONAL ENGINEER; REGISTRATION MUST BE IN THE STATE IN WHICH THE PROJECT IS LOCATED. THE CALCULATIONS SHALL DEMONSTRATE THAT THE SUBSTITUTED PRODUCT IS CAPABLE OF ACHIEVING EQUIVALENT PERFORMANCE VALUES (MINIMUM) OF THE SPECIFIED PRODUCT USING THE APPROPRIATE DESIGN PROCEDURE AND/OR STANDARD(S) AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL ARRANGE FOR A MANUFACTURER'S FIELD REPRESENTATIVE TO PROVIDE INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED, PRIOR TO THE ANCHOR INSTALLATION. A RECORD OF TRAINING SHALL BE KEPT ON SITE AND MADE AVAILABLE TO THE EOR/ SPECIAL INSPECTOR AS REQUESTED.
7. ADHESIVE ANCHORS INSTALLED IN HORIZONTAL TO VERTICALLY OVERHEAD ORIENTATION THAT SUPPORT SUSTAINED TENSION LOADS SHALL BE DONE BY A CERTIFIED ANCHOR INSTALLER (AAI) AS CERTIFIED THROUGH ACI/CRSI (ACI 318-11 D 9.2.2, ACI 318-14 17.8.2.2). PROOF OF CURRENT CERTIFICATION SHALL BE SUBMITTED TO THE EOR FOR APPROVAL PRIOR TO COMMENCEMENT OF INSTALLATION.
8. ADHESIVE ANCHORS MUST BE INSTALLED IN CONCRETE AGED A MINIMUM OF 21 DAYS (ACI 318-11 D 2.2, ACI 318-14 17.1.2)
9. ALL POST INSTALLED ANCHORS SHALL BE INSTALLED IN DRY HOLES THAT HAVE BEEN DRILLED, CLEANED, AND PREPARED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INFORMATION AND THE RESPECTIVE ICC-ES EVALUATION REPORTS.
10. PROVIDE SPECIAL INSPECTION FOR ALL MECHANICAL AND ADHESIVE ANCHORS PER THE APPLICABLE BUILDING CODE AND PER THE CURRENT ICC-ES REPORT (IBC 2012/2015 TABLE 1705.3 NOTE B).

CONCRETE POST INSTALLED ANCHORS			
ANCHOR TYPE	DEWALT	HILTI	SIMPSON
EXPANSION	POWER-STUD+ SD2 (ICC ESR-2502)	KWIK BOLT TZ (ICC ESR-1917)	STRONG-BOLT 2 (ICC ESR-3037)
CONCRETE SCREW	SCREW-BOLT+ (ICC ESR 3889)	KWIK HUS-EZ (ICC ESR-3027)	TITEN HD (ICC ESR 2713)
ADHESIVE	AC200+ (ICC ESR-4027)	HIT-HY 200 (ICC ESR-3187)	AT-XP (UES ER-263)

MASONRY POST INSTALLED ANCHORS			
ANCHOR TYPE	DEWALT	HILTI	SIMPSON
EXPANSION	POWER-STUD+ SD1 (ICC ESR-2966)	KWIK BOLT 3 (ICC ESR-1385)	WEDGE-ALL (ICC ESR-1396)
SCREW	SCREW-BOLT+ (ICC ESR-4042)	HUS-EZ (ICC ESR-3056)	TITEN HD (ICC ESR-1056)
ADHESIVE	AC100+ GOLD (ICC ESR-3200)	HIT HY-70 (ICC ESR-2682)	AT-XP (UES ER-281)

STRUCTURAL STEEL:
1. STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH THE "SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS" (AISC 360) AND THE "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" (AISC 303) BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
2. STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL CONFORM TO ASTM A992, 50 KSI YIELD.
3. ROLLED STEEL FLOOR PLATES SHALL CONFORM TO ASTM A786, COMMERCIAL GRADE.
4. OTHER ROLLED SHAPES, INCLUDING PLATES, CHANNELS, WTS, AND ANGLES SHALL CONFORM TO ASTM A36, 36 KSI YIELD.
5. HOLLOW STRUCTURAL SECTION (HSS) RECTANGULAR SHAPES SHALL CONFORM TO ASTM A500, GRADE C, 50 KSI YIELD.
6. HSS ROUND SHAPES SHALL CONFORM TO ASTM A500, GRADE C, 46 KSI YIELD.
7. PIPE SHAPES SHALL CONFORM TO ASTM A53, GRADE B, 35 KSI YIELD.
8. EXCEPT AS NOTED, FRAMED BEAM CONNECTIONS SHALL BE BEARING-TYPE WITH 3/4" DIAMETER, SNUG TIGHT, ASTM A325 BOLTS, DETAILED IN CONFORMANCE WITH THE STRUCTURAL DRAWINGS AND THE "STEEL CONSTRUCTION MANUAL" BY THE AISC. INSTALL BOLTS IN ACCORDANCE WITH AISC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
9. ALL BEAMS SHALL HAVE FULL DEPTH WEB STIFFENERS EACH SIDE OF WEBS ABOVE AND BELOW COLUMNS.
10. ANCHOR RODS SHALL CONFORM TO ASTM F1554, GRADE (36, 55 WITH WELDABILITY SUPPLEMENT S1, AND/OR 105) AS NOTED ON THE STRUCTURAL DRAWINGS.
11. HEADED ANCHOR STUDS (HAS) SHALL CONFORM TO ASTM A108 AND SHALL BE CONNECTED TO STRUCTURAL STEEL WITH EQUIPMENT APPROVED BY THE STUD MANUFACTURER ACCORDING TO THE STUD MANUFACTURER'S RECOMMENDATIONS.
12. WELDING SHALL BE DONE BY A CERTIFIED WELDER IN ACCORDANCE WITH THE AISC DOCUMENTS LISTED ABOVE, THE AMERICAN WELDING SOCIETY (AWS) D1.1: STRUCTURAL WELDING CODE, AND THE RECOMMENDATIONS FOR USE OF WELD E70 ELECTRODES. WHERE NOT SPECIFICALLY NOTED, MINIMUM WELD SHALL BE 3/16" FILLET BY LENGTH OF CONTACT EDGE.
13. GROUT BENEATH COLUMN BASE AND BEAM BEARING PLATES SHALL HAVE A MINIMUM 28-DAY, COMPRESSIVE STRENGTH OF 7,500 PSI AND SHALL BE NON-SHRINK, NON-METALLIC, AND TESTED IN ACCORDANCE WITH ASTM C1107.

STRUCTURAL WOOD FRAMING:
1. IN-GRADE BASE VALUES HAVE BEEN USED FOR DESIGN.
2. DIMENSIONAL LUMBER FRAMING SHALL BE S4S HEM FIR NO. 2 AND BETTER UNO.
3. SOLID TIMBER BEAMS AND POSTS SHALL BE DOUGLAS FIR-LARCH NO. 1 AND BETTER UNO.
4. STUDS SHALL BE HEM FIR STUD GRADE AND BETTER UNO.
5. TOP AND BOTTOM PLATES SHALL BE DOUGLAS FIR-LARCH NO. 2 AND BETTER UNO.
6. ALL LUMBER SHALL BE 19% MAXIMUM MOISTURE CONTENT AT THE TIME OF INSTALLATION UNO.
7. ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR-LARCH OR SOUTHERN YELLOW PINE. PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN ACCORDANCE WITH AWPA STANDARDS U1 AND M4. TREATMENTS SHALL HAVE NO AMMONIA ADDED AND SHALL BE THE FOLLOWING USE CATEGORY:
   A. UC2 AT INTERIOR
   B. UC3B AT EXTERIOR WITH NO GROUND CONTACT
   C. UC4B AT EXTERIOR WITH GROUND CONTACT
8. FASTENERS FOR USE WITH TREATED WOOD SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH SECTION 2304.9.5 (2304.10.5 IN 2015 IBC) OF THE IBC.
9. ALL CONNECTORS USED WITH PRESSURE-TREATED MATERIAL SHALL BE STAINLESS STEEL ASTM 304 OR 316, OR HAVE A SIMPSON Z-MAX (G185) OR HDG COATING. STANDARD COATING (G90) IS ACCEPTABLE AT INTERIOR CONDITIONS WITH NON PRESSURE-TREATED LUMBER ONLY. CONNECTORS ARE TO BE IN ACCORDANCE WITH ASTM A653 OR ASTM 123.
10. ALL IRON AND STEEL PRODUCTS ATTACHED TO TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED IN ACCORDANCE WITH ASTM A123 OR SHALL BE TYPE 304 OR 316 STAINLESS STEEL.
11. STRUCTURAL MEMBERS SHALL NOT BE CUT FOR PIPES, ETC. UNLESS SPECIFICALLY NOTED OR DETAILED ON THE STRUCTURAL DRAWINGS.
12. ALL BOLTS SHALL BE RETIGHTENED PRIOR TO CLOSING IN OF WALLS, FLOORS, AND ROOFS.
13. ALL BOLTS BEARING ON WOOD SHALL HAVE STANDARD CUT WASHERS UNDER HEAD AND/OR NUT, UNO.
14. METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH ALL HOLES FILLED (ROUND AND TRIANGULAR) WITH THE MAXIMUM SIZE NAIL RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY.
15. CONNECTOR BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME B18.2.1 AND ASTM SAE J429 GRADE 1.
16. NAILS AND SPIKES SHALL CONFORM TO ASTM F1667.
17. WOOD SCREWS SHALL CONFORM TO ANSI/ASME B18.6.1.
18. LEAD HOLES FOR LAG SCREWS SHALL BE 40%-70% OF THE SHANK DIAMETER AT THE THREADED SECTION AND EQUAL TO THE SHANK DIAMETER AT THE UNTHREADED SECTION.
19. CONVENTIONAL LIGHT FRAMING SHALL COMPLY WITH IBC SECTION 2308.
20. COLUMNS / MULTIPLE STUDS IN BEARING WALLS SUPPORTING ALL BEAMS AND HEADERS SHALL OCCUR CONTINUOUSLY THROUGH EACH FLOOR LEVEL DOWN TO THE FOUNDATION OR ANOTHER SUPPORT BEAM. SOLID SQUASH BLOCKING EQUIVALENT IN AREA TO THE COLUMN/MULTIPLE STUDS ABOVE SHALL BE PROVIDED WITHIN THE JOIST SPACE BENEATH THE COLUMN/MULTIPLE STUDS.
21. ALL BEAMS AND TRUSSES SHALL BE BRACED AGAINST ROTATION AT POINTS OF BEARING.
22. 2X BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS, UNO.
23. CROSS-BRIDGING OR SOLID BLOCKING SHALL BE PROVIDED AT 8'-0" MAX. FOR ALL JOISTS AND RAFTERS MORE THAN 10" IN DEPTH, 2X3 OR APPROVED METAL TYPE BRIDGING MAY BE USED.
24. PROVIDE A MINIMUM OF (3) STUDS AT EACH CORNER, UNO.
25. ALL JOISTS AND BEAMS (EXCLUDING I-JOISTS) SHALL BE SEAT-CUT FOR FULL UNIFORM BEARING AT SUPPORTS, SEATS, CAPS, ETC.
26. VENTING IS REQUIRED IN ALL ENCLOSED ROOF AND CRAWL SPACE FRAMING CAVITIES, SEE ARCHITECTURAL DRAWINGS.
27. EXCEPT AS NOTED OTHERWISE, MINIMUM NAILING SHALL BE PROVIDED AS SPECIFIED IN TABLE 2304.9.1 "FASTENING SCHEDULE" (2304.10.1 IN 2015 IBC) OF THE IBC.
28. ALL MULTIPLE MEMBER BEAMS SHALL BE NAILED TOGETHER WITH MAX NUMBER OF 10D NAILS VERTICALLY @ 3" AND HORIZONTALLY @ 12" PER PLY.
29. TONGUE AND GROOVE DECKING SHALL BE INSTALLED IN ACCORDANCE WITH THE "STANDARD FOR TONGUE AND GROOVE HEAVY TIMBER ROOF DECKING", AITC 112. WHERE DECKING MUST BE NAILED FROM THE BOTTOM SIDE, USE (2) 16D GALVANIZED FINISH NAILS AT EACH SUPPORT, COUNTERSUNK AND FILLED.
30. ALL ROOF RAFTERS, JOISTS, TRUSSES, AND BEAMS SHALL BE ANCHORED TO SUPPORTS WITH H2.5A METAL FRAMING ANCHORS UNO. PROVIDE (2) WITHIN 4'-0" OF ALL CORNERS.

WOOD SHEATHING:
1. PLYWOOD AND ORIENTED STRAND BOARD (OSB) FLOOR AND ROOF SHEATHING SHALL BE APA RATED WITH STAMP INCLUDING APA TRADEMARK AND PANEL SPAN RATING.
   A. MINIMUM FLOOR SHEATHING: 23/32" APA STURD-I-FLOOR RATED 24 INCH O.C. TONGUE & GROOVE, GLUED AND NAILED.
   B. MINIMUM ROOF SHEATHING: 15/32" OSB OR CDX PLYWOOD, APA 32/16, NAILED.
   C. MINIMUM WALL SHEATHING: 7/16" OSB OR CDX PLYWOOD, APA 24/16, BLOCKED AND NAILED.
      a. OPTIONAL WALL SHEATHING: ZIP SYSTEM R6 SHEATING OR EQUIVALENT, 7 1/16" APA LAMINATED TO 1" RIGID INSULATION) NAILED WITH 10d SHANK NAIL (0.131"Ø x3") AT 3" PANEL EDGES AND 12" IN FIELD OF PANEL; BLCOK AND NAIL ALL EDGES BETWEEN STUDS
2. NAIL WALL SHEATHING WITH MINIMUM 8D COMMON OR 10D BOX AT 6" AT PANEL EDGES, AND 12" AT INTERMEDIATE FRAMING EXCEPT AS NOTED. BLOCK AND NAIL ALL EDGES BETWEEN STUDS.
3. MINIMUM (3) 8D NAILS PER STUD. NAIL ALL PLATES USING EDGE NAIL SPACING INDICATED.
4. SHEATHE ALL EXTERIOR WALLS. SHEATHE INTERIOR WALLS AS DESIGNATED ON THE DRAWINGS.
5. SHEATHING SHALL BE CONTINUOUS FROM BOTTOM PLATE TO TOP PLATE. CUT IN "L" AND "T" SHAPES AROUND OPENINGS. LAP SHEATHING OVER SINGLE 2X PLATE MEMBER AT RIM JOIST. AT RIM JOIST PROVIDE A MINIMUM OF 3" BETWEEN SHEATHING EDGE AND TOP/BOTTOM EDGE OF RIM.
6. MINIMUM HEIGHT OF SHEATHING PANELS SHALL BE 16" TO ENSURE THAT PLATES ARE TIED TO STUDS.
7. ALL SHEATHING SHEETS SHALL HAVE 1/8" GAP AT ALL EDGES AND JOINTS.
8. FULLY NAIL FLOOR SHEATHING IMMEDIATELY AFTER GLUING (DO NOT SPOT NAIL).
9. PROVIDE (1) PANEL SHEATHING CLIP AT ALL UNSUPPORTED ROOF SHEATHING PANEL EDGES. WHERE SPANS ARE GREATER THAN 32" PROVIDE (2) CLIPS.

ENGINEERED LUMBER:
1. STRUCTURAL CAPACITIES OF STRUCTURAL COMPOSITE LUMBER SHALL BE IN CONFORMANCE WITH SECTION 2303.1.9 (2303.1.10 OF THE 2015 IBC) OF THE IBC.
2. MANUFACTURER OF STRUCTURAL COMPOSITE LUMBER PRODUCTS SHALL HAVE PROPER CODE EVALUATION REPORTS FOR ALL PRODUCTS AND SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
3. THE CONTRACTOR SHALL NOT CUT, NOTCH, OR OTHERWISE ALTER STRUCTURAL COMPOSITE LUMBER MEMBERS WITHOUT WRITTEN PERMISSION OF THE STRUCTURAL ENGINEER AND THE MANUFACTURER; HOWEVER, HOLES MAY BE CUT IN MEMBERS IN ACCORDANCE WITH THE MANUFACTURER'S ALLOWABLE HOLE CHART.
4. MEMBERS NOTED AS LVL (LAMINATED VENEER LUMBER) ON PLAN SHALL BE 1-3/4" WIDE X DEPTH INDICATED, PLANT-FABRICATED, AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
   A. F_b = 2600 PSI
   B. F_v = 285 PSI
   C. F_{cPAR} = 2460 PSI
   D. F_{cPERP} = 750 PSI
   E. E = 1900 KSI
5. MEMBERS NOTED AS PSL (PARALLEL STRAND LUMBER) ON PLAN SHALL BE PLANT-FABRICATED AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
   A. F_b = 2900 PSI
   B. F_v = 290 PSI
   C. F_{cPAR} = 2900 PSI
   D. F_{cPERP} = 750 PSI
   E. E = 2000 KSI
6. MEMBERS NOTED AS LSL (LAMINATED STRAND LUMBER) ON PLAN SHALL BE PLANT-FABRICATED AND HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
   A. F_b = 1700 PSI
   B. F_v = 400 PSI
   C. F_{cPAR} = 1400 PSI
   D. F_{cPERP} = 680 PSI
   E. E = 1300 KSI
7. BRIDGING AND BLOCKING SHALL BE INSTALLED ACCORDING TO THE FABRICATOR'S REQUIREMENTS.
8. WOOD I-JOISTS SHALL HAVE THE DEPTH, SPACING, SPAN, AND LAYOUT SHOWN ON THE DRAWINGS. MEMBERS SHALL BE FACTORY MANUFACTURED WITH ORIENTED STRAND BOARD (OSB) WEBS, LAMINATED VENEER LUMBER (LVL) OR MACHINE STRESS RATED (MSR) LUMBER FLANGES PER CODE APPROVAL BY ICB OR NER. STRUCTURAL WOOD FLANGES AND WEBS SHALL BE DESIGNED FOR STRUCTURAL CAPACITIES AND DESIGN PROVISIONS ACCORDING TO ASTM D 5055. SUBSTITUTION OF EQUIVALENT SERIES BY OTHERS SHALL BE SUBMITTED TO THE STRUCUTRAL ENGINEER FOR APPROVAL.
9. JOISTS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. HOLES IN WEBS SHALL NOT EXCEED MANUFACTURER'S PUBLISHED LIMIT CRITERIA.
10. OPEN WEB TRUSSES SHALL HAVE THE DEPTH, SPACING, SPAN, AND LAYOUT SHOWN ON THE DRAWINGS. MEMBERS SHALL BE FACTORY MANUFACTURED WITH TUBULAR STEEL WEBS, AND LAMINATED VENEER LUMBER (LVL) OR MACHINE STRESS RATED (MSR) LUMBER CHORDS PER CODE APPROVAL BY ICB OR NER.
11. OPEN WEB JOISTS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED TO CARRY THE LOADS INDICATED ON THE STRUCTURAL DRAWINGS.
12. MEMBER FORCES SHALL BE DETERMINED BY THE FABRICATOR. STRESSES SHALL NOT EXCEED THOSE ALLOWED BY THE IBC.
13. DEFLECTION LIMITS FOR WOOD I-JOISTS AND OPEN WEB JOISTS SHALL NOT EXCEED THE FOLLOWING DEFLECTION CRITERIA:
    A. ROOF LIVE LOAD = L/360
    B. ROOF TOTAL LOAD = L/240 (1" MAXIMUM)
    C. FLOOR LIVE LOAD = L/480
    D. FLOOR TOTAL LOAD = L/240 (1" MAXIMUM)

STRUCTURAL GLUED LAMINATED TIMBER:
1. MATERIALS, MANUFACTURE, AND QUALITY CONTROL SHALL BE IN CONFORMANCE WITH ANSI/AITC A 190.1 "STRUCTURAL GLUED LAMINATED TIMBER" AND AITC 117 "STANDARD SPECIFICATIONS FOR STRUCTURAL GLUED LAMINATED TIMBER OF SOFTWOOD SPECIES, DESIGN AND MANUFACTURING REQUIREMENTS."
2. GLUED LAMINATED DOUGLAS FIR BEAMS SHALL HAVE THE FOLLOWING MINIMUM ALLOWABLE DESIGN VALUES:
   A. F_b = 2400 PSI
   B. F_v = 190 PSI
   C. F_{cPAR} = 1600 PSI
   D. F_{cPERP} = 650 PSI
   E. E = 1800 KSI
3. SIMPLE SPAN BEAMS SHALL BE COMBINATION SYMBOL 24F-V4 WITH <NO CAMBER> <CAMBER TO 100-FOOT RADIUS>.
4. CONTINUOUS AND CANTILEVERED MEMBERS SHALL BE COMBINATION SYMBOL 24F-V8 WITH NO CAMBER.
5. COLUMNS SHALL BE COMBINATION #2 OR BETTER.
6. MEMBERS SHALL BE ARCHITECTURAL APPEARANCE GRADE.
7. ADHESIVES SHALL MEET THE REQUIREMENTS FOR WET CONDITIONS OF SERVICE.
8. SEAL CUT EDGES AND ENDS EXPOSED TO WEATHERING.
9. THE FABRICATOR SHALL FURNISH ALL ITEMS OF CONNECTION STEEL AND HARDWARE FOR JOINING TIMBER MEMBERS TO EACH OTHER AND TO THEIR SUPPORTS, EXCLUSIVE OF ANCHORAGE EMBEDDED IN MASONRY, SETTING PLATES, AND ITEMS FIELD-WELDED TO STRUCTURAL STEEL.

SHOP DRAWINGS:
1. THE STRUCTURAL DRAWINGS ARE COPYRIGHTED AND SHALL NOT BE COPIED FOR USE AS ERECTION PLANS OR SHOP DETAILS. USE OF JVA'S ELECTRONIC FILES AS THE BASIS FOR SHOP DRAWINGS REQUIRES PRIOR APPROVAL BY JVA, A SIGNED RELEASE OF LIABILITY BY THE GENERAL CONTRACTOR AND/OR HIS SUBCONTRACTORS, AND DELETION OF JVA'S NAME AND LOGO FROM ALL SHEETS SO USED.
2. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO MODIFY THE STRUCTURAL DRAWINGS OR PROJECT SPECIFICATIONS.
3. ALL SHOP AND ERECTION DRAWINGS SHALL BE CHECKED AND STAMPED (AFTER HAVING BEEN CHECKED) BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION FOR STRUCTURAL ENGINEER'S REVIEW; SHOP DRAWING SUBMITTALS NOT CHECKED BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION TO THE STRUCTURAL ENGINEER WILL BE RETURNED WITHOUT REVIEW.
4. FURNISH ELECTRONIC VERSION (PDF) OF SHOP AND ERECTION DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION FOR:
   A. COLD-FORMED STEEL FRAMING
   B. CONCRETE MIX DESIGNS
   C. CONCRETE REINFORCING STEEL
   D. GLUED-LAMINATED TIMBER
   E. MASONRY REINFORCING STEEL
   F. PLANT FABRICATED WOOD JOISTS
   G. POST-TENSIONING TENDONS AND SUPPORTS
   H. PRECAST CONCRETE
   I. PRE-ENGINEERED WOOD TRUSSES
   J. PRE-ENGINEERED COLD-FORMED STEEL TRUSSES
   K. STRUCTURAL STEEL
   L. STEEL JOISTS AND JOIST GIRDERS
   M. STEEL FORM, FLOOR, AND ROOF DECK
   N. TILT-UP CONCRETE
   O. TIMBER LOGS
5. SUBMIT IN A TIMELY MANNER TO PERMIT 10 WORKING DAYS FOR REVIEW BY THE STRUCTURAL ENGINEER.
6. SHOP DRAWINGS SUBMITTED FOR REVIEW DO NOT CONSTITUTE "REQUEST FOR CHANGE IN WRITING" UNLESS SPECIFIC SUGGESTED CHANGES ARE CLEARLY MARKED. IN ANY EVENT, CHANGES MADE BY MEANS OF THE SHOP DRAWING SUBMITTAL PROCESS BECOME THE RESPONSIBILITY OF THE ONE INITIATING THE CHANGE.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:
1. THE STRUCTURAL DRAWINGS ILLUSTRATE AND DESCRIBE THE COMPLETED STRUCTURE WITH ELEMENTS IN THEIR FINAL POSITIONS, PROPERLY SUPPORTED, CONNECTED, AND/OR BRACED.
2. THE STRUCTURAL DRAWINGS ILLUSTRATE TYPICAL AND REPRESENTATIVE DETAILS TO ASSIST THE GENERAL CONTRACTOR. DETAILS SHOWN APPLY AT ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED. ALTHOUGH DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT EVERY DETAIL IS ILLUSTRATED AND NOT EVERY EXCEPTIONAL CONDITION IS ADDRESSED.
3. ALL PROPRIETARY CONNECTIONS AND ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' RECOMMENDATIONS.
4. ALL WORK SHALL BE ACCOMPLISHED IN A WORKMANLIKE MANNER AND IN ACCORDANCE WITH THE APPLICABLE CODES AND LOCAL ORDINANCES.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL WORK, INCLUDING LAYOUT AND DIMENSION VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF SUBCONTRACTORS. ANY DISCREPANCIES OR OMISSIONS DISCOVERED IN THE COURSE OF THE WORK SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR RESOLUTION.
6. CONTINUATION OF WORK WITHOUT NOTIFICATION OF DISCREPANCIES RELIEVES THE ARCHITECT AND STRUCTURAL ENGINEER FROM ALL CONSEQUENCES.
7. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE STRUCTURAL DRAWINGS DO NOT DESCRIBE METHODS OF CONSTRUCTION.
8. THE GENERAL CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO TEMPORARY BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.
9. DO NOT BACKFILL AGAINST BASEMENT OR RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE TEMPORARY BRACING IS PROVIDED.
10. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND ANY OTHER SUPPORTING ELEMENTS ARE IN PLACE.
11. THE ARCHITECT AND STRUCTURAL ENGINEER BEAR NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND OBSERVATION VISITS TO THE SITE DO NOT IN ANY WAY INCLUDE INSPECTIONS OF THESE ITEMS.

PRECAUTIONARY NOTES ON STRUCTURAL BEHAVIOR:
1. INTERIOR ARCHITECTURAL FINISH DETAILING MUST ACCOMMODATE THE RELATIVE DIFFERENTIAL MOVEMENTS OF SUPPORTING STRUCTURAL ELEMENTS.
2. WHERE THE ROOF FRAMING ELEMENT SPANS ARE LONG, APPLIED LOADING WILL NATURALLY CAUSE SUBSTANTIAL DEFLECTION. INTERIOR ELEMENTS HUNG FROM THE ROOF STRUCTURE WILL DEFLECT WITH THE ROOF.
3. THE FLOOR IS A FLOATING CONCRETE SLAB-ON-GRADE AND MAY EXPERIENCE MOVEMENTS INDEPENDENT OF THE STRUCTURAL FOUNDATIONS. INTERIOR ELEMENTS SUPPORTED ON THE SLAB-ON-GRADE FLOOR WILL MOVE WITH THE FLOOR. INTERIOR ELEMENTS SUPPORTED ON FOUNDATIONS AND COLUMNS WILL NOT EXPERIENCE SIMILAR OR MEASURABLE MOVEMENTS.
4. EXTERIOR/PERIMETER WALL ASSEMBLIES HUNG FROM THE EDGE OF THE BUILDING STRUCTURE WILL BE DIRECTLY AFFECTED (TO SOME DEGREE) BY CHANGES IN EXTERNAL TEMPERATURE AND FLOOR DEFLECTION.
5. EXTERIOR/PERIMETER AND INTERIOR ARCHITECTURAL FINISH DETAILS SHOULD ALLOW FOR RELATIVE MOVEMENTS BETWEEN ELEMENTS WITH DIFFERENT SUPPORT CONDITIONS.

LETTERS OF CONSTRUCTION COMPLIANCE:
1. THE GENERAL CONTRACTOR SHALL DETERMINE FROM THE LOCAL BUILDING AUTHORITY, AT THE TIME THE BUILDING PERMIT IS OBTAINED, WHETHER ANY LETTERS OF CONSTRUCTION COMPLIANCE WILL BE REQUESTED FROM THE STRUCTURAL ENGINEER.
2. THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ALL SUCH REQUIREMENTS IN WRITING PRIOR TO THE START OF CONSTRUCTION.
3. TWO-DAY ADVANCE NOTICE SHALL BE GIVEN WHEN REQUESTING SITE VISITS NECESSARY AS THE BASIS FOR THE COMPLIANCE LETTER.
4. THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF ALL THIRD-PARTY TESTING AND INSPECTION REPORTS TO THE ARCHITECT AND STRUCTURAL ENGINEER A MINIMUM OF ONE WEEK PRIOR TO THE DATE THAT THE COMPLIANCE LETTER IS NEEDED.

SPECIAL INSPECTIONS - 2012:
1. THE FOLLOWING SPECIAL INSPECTIONS AND TESTING SHALL BE PERFORMED BY A QUALIFIED SPECIAL INSPECTOR, RETAINED BY THE OWNER, IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF IBC CHAPTER 17:
   A. SECTION 1704 SPECIAL INSPECTIONS, CONTRACTOR RESPONSIBILITY, AND STRUCTURAL OBSERVATIONS AND THE FOLLOWING SUB-SECTIONS:
      1. 1704.2 SPECIAL INSPECTIONS
      2. 1704.3 STATEMENT OF SPECIAL INSPECTIONS
   B. SECTION 1705 REQUIRED VERIFICATION AND INSPECTION AND THE FOLLOWING SUB-SECTIONS:
      1. 1705.1.1 SPECIAL CASES
      2. 1705.2 STEEL CONSTRUCTION
      3. 1705.3 CONCRETE CONSTRUCTION
      4. 1705.4 MASONRY CONSTRUCTION, LEVEL <A, B, OR C> SPECIAL INSPECTION
      5. 1705.5 WOOD CONSTRUCTION
      6. 1705.6 SOILS
      7. 1705.7 DRIVEN DEEP FOUNDATIONS
      8. 1705.8 CAST-IN-PLACE DEEP FOUNDATIONS
      9. 1705.9 HELICAL PILE FOUNDATIONS
      10. SECTION 1705.10 SPECIAL INSPECTIONS FOR WIND RESISTANCE AND THE FOLLOWING SUB-SECTIONS:
          a. 1705.10.1 STRUCTURAL WOOD
          b. 1705.10.2 COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION
          c. 1705.10.3 WIND-RESISTING COMPONENTS
      11. SECTION 1705.11 SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE AND THE FOLLOWING SUB-SECTIONS:
          a. 1705.11.1 STRUCTURAL STEEL
          b. 1705.11.2 STRUCTURAL WOOD
          c. 1705.11.3 COLD-FORMED STEEL LIGHT-FRAME CONSTRUCTION
          d. 1705.11.4 DESIGNATED SEISMIC SYSTEM
          e. 1705.11.8 SEISMIC ISOLATION SYSTEM
      12. SECTION 1705.12 STRUCTURAL TESTING AND QUALIFICATION FOR SEISMIC RESISTANCE AND THE FOLLOWING SUB SECTIONS:
          a. 1705.12.1 CONCRETE REINFORCEMENT
          b. 1705.12.2 STRUCTURAL STEEL
          c. 1705.12.4 SEISMICALLY ISOLATED STRUCTURES
   C. SECTION 1706 DESIGN STRENGTHS OF MATERIALS
   D. SECTION 1707 ALTERNATIVE TEST PROCEDURES
   E. SECTION 1708 TEST SAFE LOAD
   F. SECTION 1709 IN-SITU LOAD TESTS
   G. SECTION 1710 PRECONSTRUCTION LOAD TESTS
   H. SECTION 1711 MATERIAL AND TEST STANDARDS
2. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION. THE APPROVED INSPECTOR MUST BE INDEPENDENT FROM THE CONTRACTOR RESPONSIBLE FOR THE WORK BEING INSPECTED.
3. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO INSPECT AND/OR TEST THE WORK OUTLINED ABOVE AND WITHIN THE STATEMENT OF SPECIAL INSPECTIONS IN ACCORDANCE WITH CHAPTER 17 OF THE IBC FOR CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS.
4. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
5. PER SECTION 1704.2.4 THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL AND THE STRUCTURAL ENGINEER. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, CORRECTION OF PREVIOUSLY REPORTED DEFICIENCIES, AND CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE STRUCTURAL ENGINEER OF RECORD.
6. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN 10 DAYS OF THE FINAL SPECIAL INSPECTION STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE IBC. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.
7. THE CONTRACTOR SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON A MAIN WIND- OR SEISMIC-FORCE-RESISTING SYSTEM PER SECTION 1704.4. THE STATEMENT SHALL ACKNOWLEDGE THE AWARENESS OF THE SPECIAL LISTED REQUIREMENTS OF DESIGNATED SEISMIC SYSTEM OR A WIND- OR SEISMIC-RESISTING COMPONENT IN THE STATEMENT OF SPECIAL INSPECTIONS PER SECTION 1705.
8. EXCEPT AS NOTED, THE SPECIAL INSPECTIONS OUTLINED ABOVE ARE IN ADDITION TO, AND BEYOND THE SCOPE OF, PERIODIC STRUCTURAL OBSERVATIONS AS DEFINED IN SECTION 1704.5. STRUCTURAL OBSERVATIONS ARE INCLUDED IN THE STRUCTURAL ENGINEERING DESIGN AND CONSTRUCTION ADMINISTRATION SERVICES PROVIDED BY THE STRUCTURAL ENGINEER.

STRUCTURAL DRAWING LIST	
S0.0	GENERAL NOTES
S0.1	ABBREVIATIONS, SYMBOLS KEY & 3D VIEW
S2.1	FOUNDATION PLAN
S2.2	LOWER LEVEL FRAMING PLAN
S2.3	MAIN LEVEL FLOOR FRAMING PLAN
S2.4	LOW ROOF FRAMING PLAN
S2.5	HIGH ROOF FRAMING PLAN
S5.0	SCHEDULES & TYPICAL DETAILS
S5.1	FOUNDATION DETAILS
S5.2	DETAILS & ELEVATIONS
S5.3	TYP WOOD DETAILS
S5.4	TYP TRIM JOIST DETAILS
S5.5	FRAMING DETAILS
S5.6	ROOF DETAILS

JVA CONSULTING ENGINEERS
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JVA #19872

VERTICAL ARTS
ARCHITECTURE
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LANDSCAPE
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COLORADO LICENSED PROFESSIONAL ENGINEER
JEFFREY S SCHALK
50371
8/23/19

CAMPBELL RESIDENCE
Lot 5 - Eagle's Vista
Steamboat Springs, CO 80487
1907

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
PERMIT RE-SUBMITTAL (1)	10/2/19

DRAWING TITLE

GENERAL NOTES

SHEET NO.

S0.0

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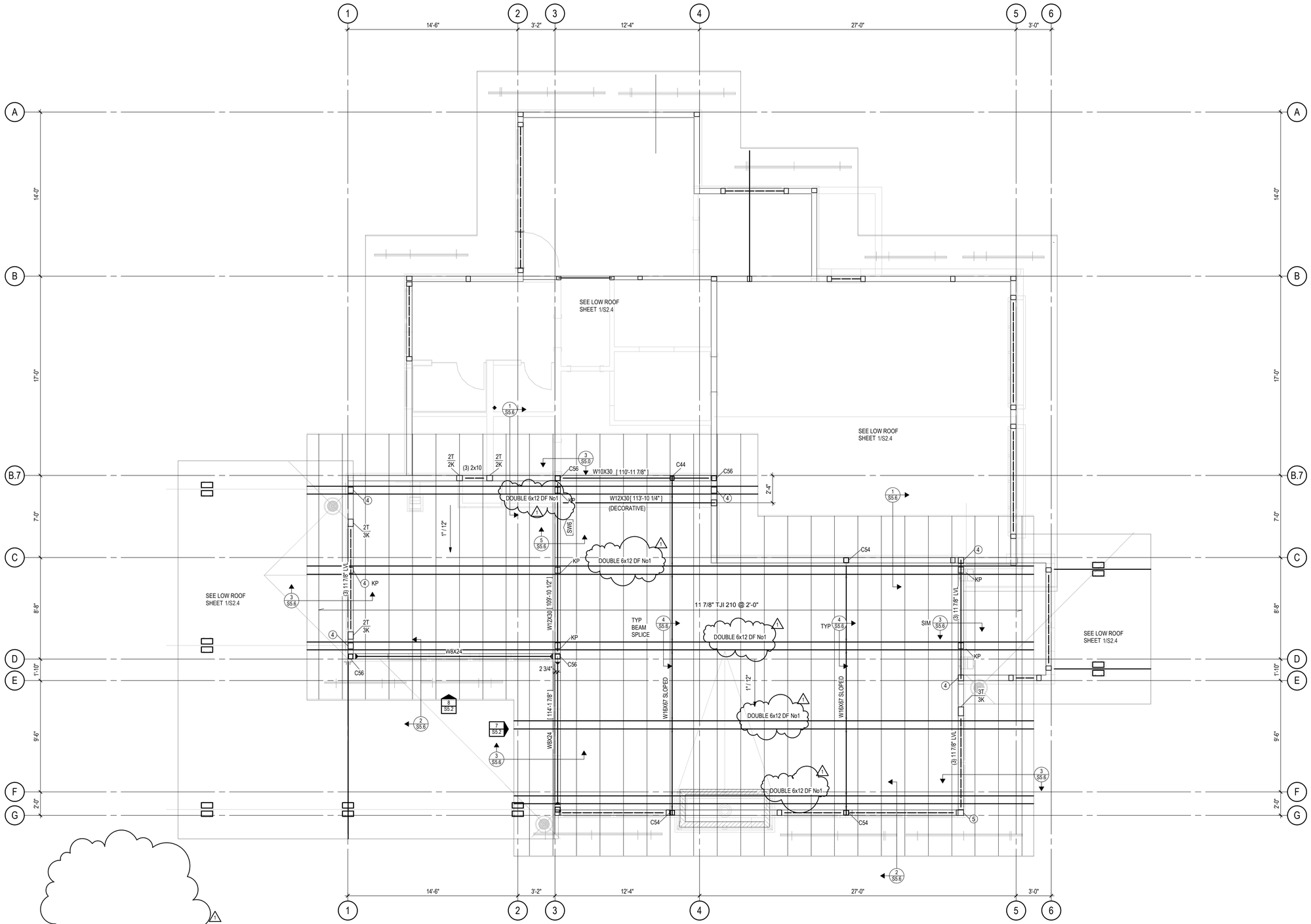

TYPICAL HEADERS AND TRIM / KING STUDS:
- PROVIDE (3) 2x10 HEADERS WITH (2) KING STUDS (2K) AND (1) TRIM STUD (1T) AT ALL WOOD OPENINGS, TYP UNO
- AT OPENINGS EQUAL TO OR SMALLER THAN 3'-0", (1) KING STUD (1K) AND (1) TRIM STUD (1T) MAY BE USED

XK / XT — K INDICATES NUMBER OF 2x KING STUDS T INDICATES NUMBER OF 2x TRIM STUDS (EQUAL TO WALL STUD WIDTH)

(XX) — INDICATES NUMBER OF 2x6 STUDS IN A STUDPACK

[XX] — INDICATES NUMBER OF 2x8 STUDS IN A STUDPACK

HOLDOWNS:
- HOLDOWNS ARE INDICATED ON PLAN THUS: HDX
- HOLDOWNS INDICATED ARE LOCATED AT THE FLOOR LEVEL
- SEE HOLDOWN SCHEDULE ON SHEET S5.0

TYPICAL WOOD FRAMED WALLS:
- ALL EXTERIOR WALLS HATCHED THUS: ARE SW6
  2X6 @ 16" SHEAR WALLS PER SCH, TYP UNO.
- WALLS LESS THAN 4'-0" ARE NOT CONSIDERED PART OF THE MFWRS
- SEE SHEET 1/S3.3 FOR SHEAR WALL SCHEDULES

TYPICAL ROOF SHEATHING:
19/32" APA 40/20 RATED TONGUE & GROOVE SHEATHING FASTENED WITH 8d NAILS (0.113"Ø x 2 3/8") @ 6" ALONG PANEL EDGES AND @ 12" ALONG INTERMEDIATE FRAMING MEMBERS. LAY PANELS PERPENDICULAR TO FRAMING MEMBERS AND STAGGER PANEL JOINTS.

NORTH

HIGH ROOF FRAMING PLAN

1/4" = 1'-0"

0 1' 2' 4' 8'

- USGS ELEVATION 7059.50' = 100'-0" DRAWING ELEVATION
- ALL BEAMS ARE FLUSH, UNLESS NOTED OTHERWISE ON PLAN
- ALL HEADERS ARE DROPPED, UNLESS NOTED OTHERWISE ON PLAN
- ALL COLUMNS ARE BELOW
- ALL EXTERIOR HEADERS ARE (3) 2x10 HEADERS UNLESS NOTED OTHERWISE ON PLAN
- ALL INTERIOR HEADERS ARE (3) 2x8 UNLESS NOTED OTHERWISE ON PLAN

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DRAWING TITLE
HIGH ROOF FRAMING PLAN

SHEET NO.
S2.5

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