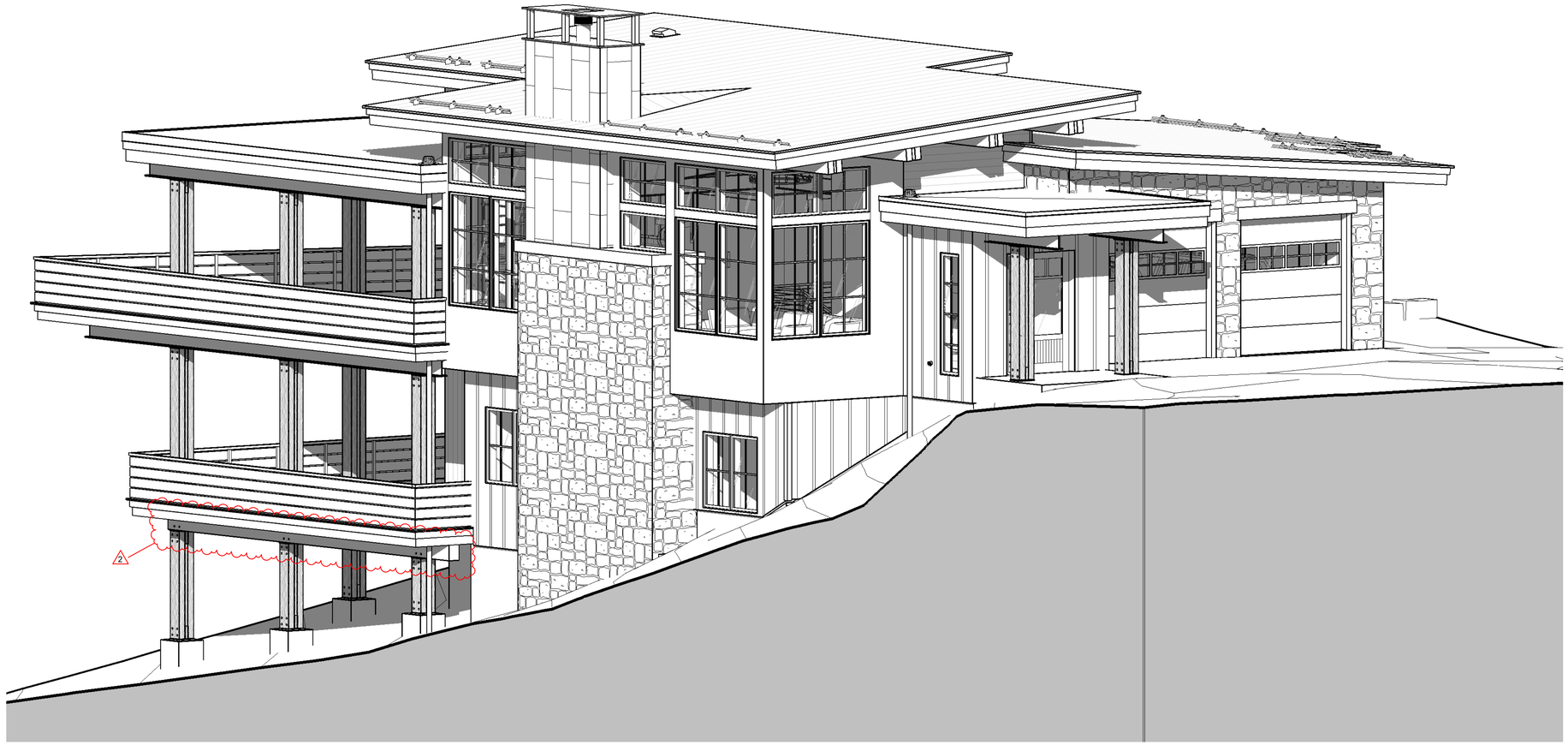


CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

VE REVISIONS 10.14.2019 (2)

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT
DATE: OCT 14 2019

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

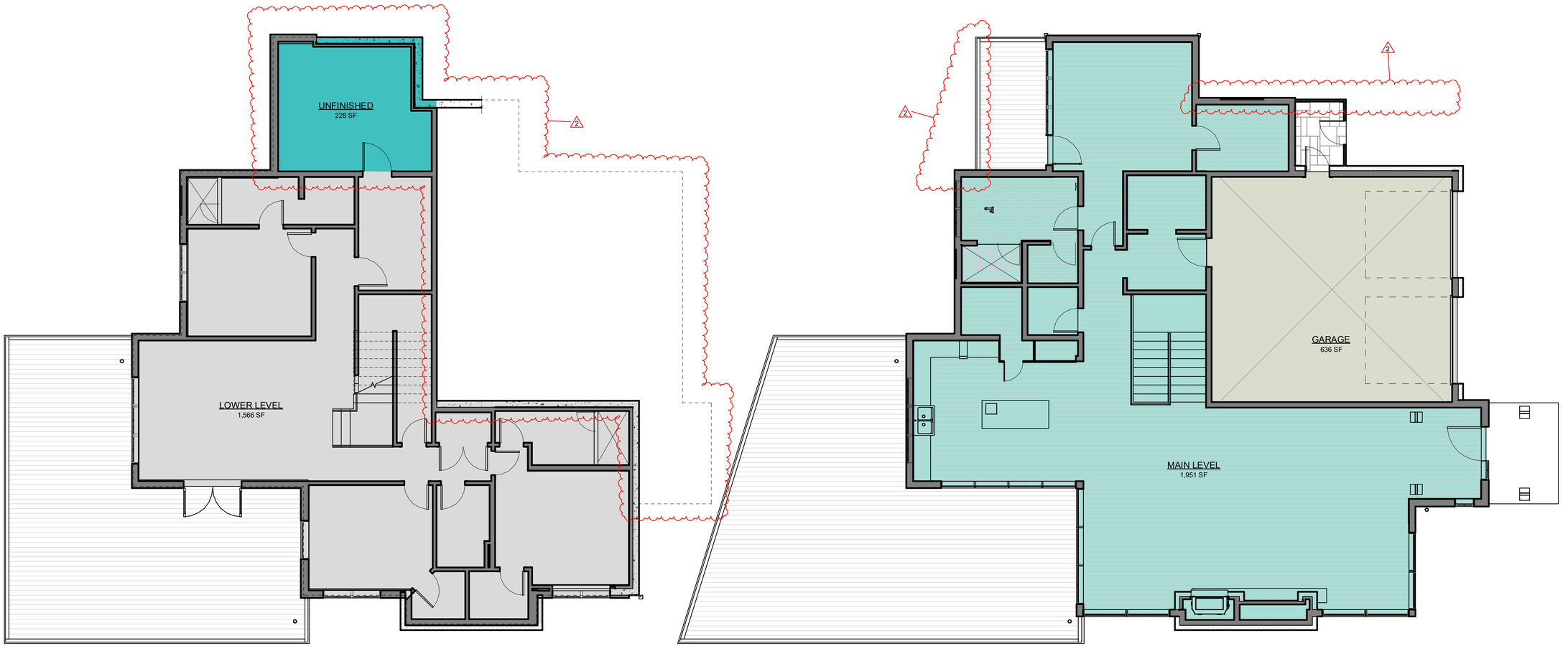
VE REVISIONS - OCTOBER 14, 2019 (2)

ISSUE NAME	DATE
PRICING SET	05.21.2019
REVISED PRICING SET	06.14.2019
50% DD	07.03.2019
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
COVER SHEET

SHEET NO.
A0.0

10/14/2019 7:36:06 AM



2 GROSS AREA LOWER LEVEL
3/16" = 1'-0"

TRUE NORTH

1 GROSS AREA MAIN LEVEL
3/16" = 1'-0"

TRUE NORTH

NAME	AREA
LOWER LEVEL	1,566 SF
MAIN LEVEL	1,951 SF
TOTAL	3,517 SF
GARAGE	636 SF
TOTAL	636 SF
UNFINISHED	228 SF
TOTAL	228 SF
GRAND TOTAL	4,381 SF

GARAGE
LOWER LEVEL
MAIN LEVEL
UNFINISHED

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
409237
LICENSED ARCHITECT

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

ISSUE NAME	DATE
PRICING SET	05.21.2019
REVISED PRICING SET	06.14.2019
50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
AREA PLANS

SHEET NO.
A0.7

10/14/2019 7:36:07 AM

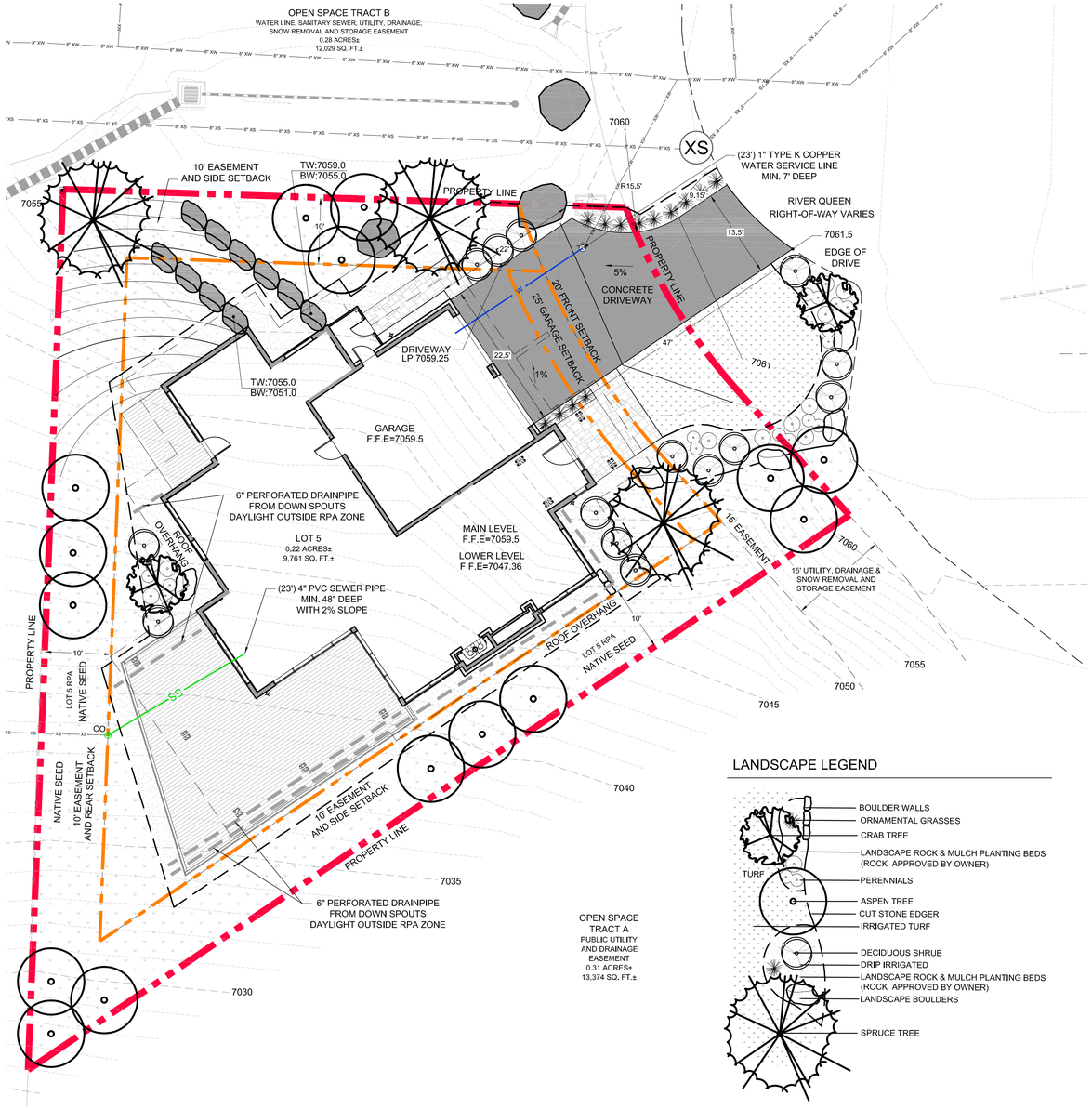
PROPOSED PLANT LIST

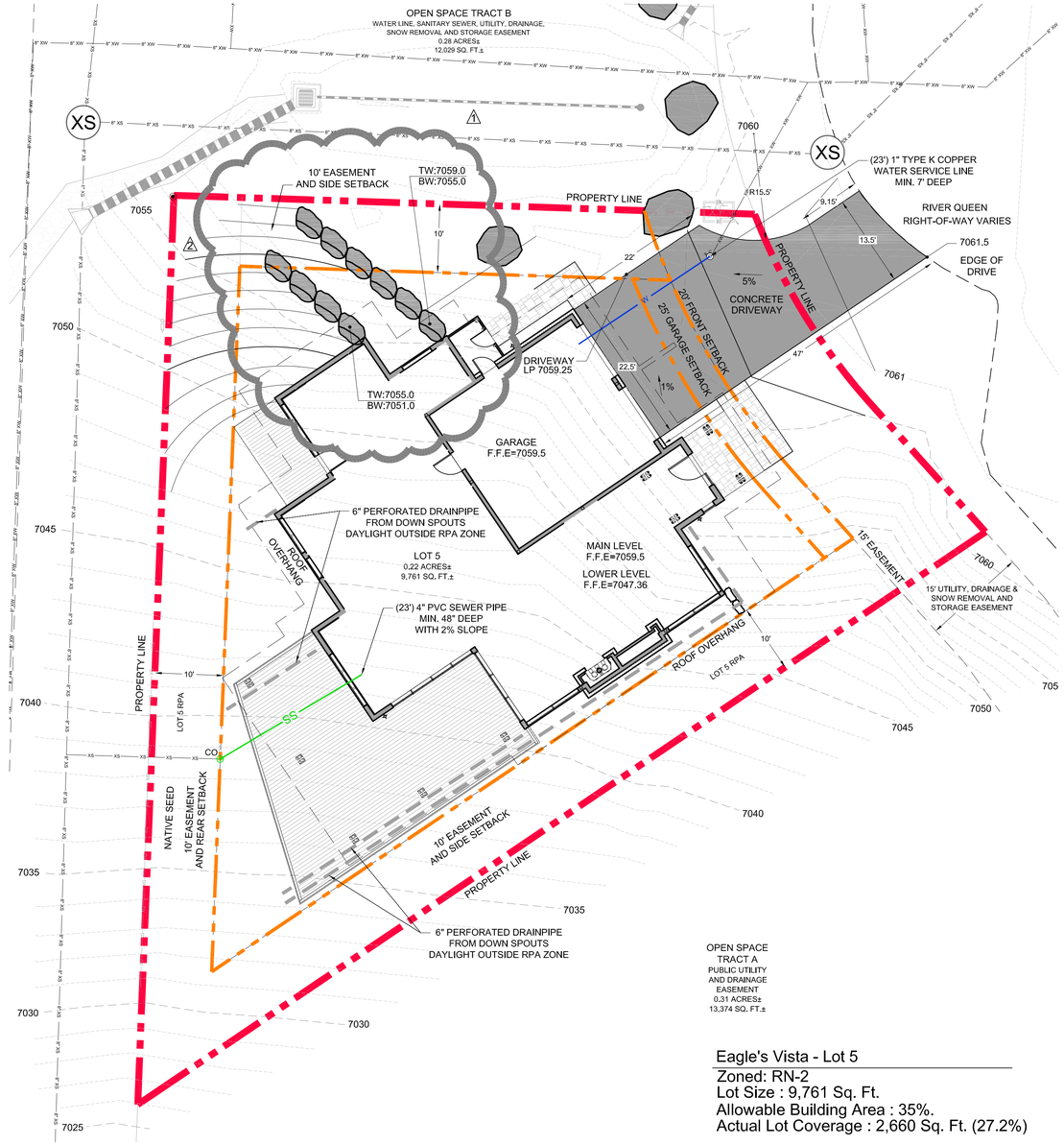
No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Trees:				
	ASP	Aspen/ Populus tremuloides	10' Tall/ Clump/ B&B	50' Ht. & 40' Spd.
	SSC	Spring Snow Crab	2" Caliper/ B&B	15' Ht. & 15' Spd.
Deciduous Shrubs:				
	GCU	Golden Currant/ Ribes aureum	18"-24" Spread/ #5	4' 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

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%)

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

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

NORTH

0 10' 20'

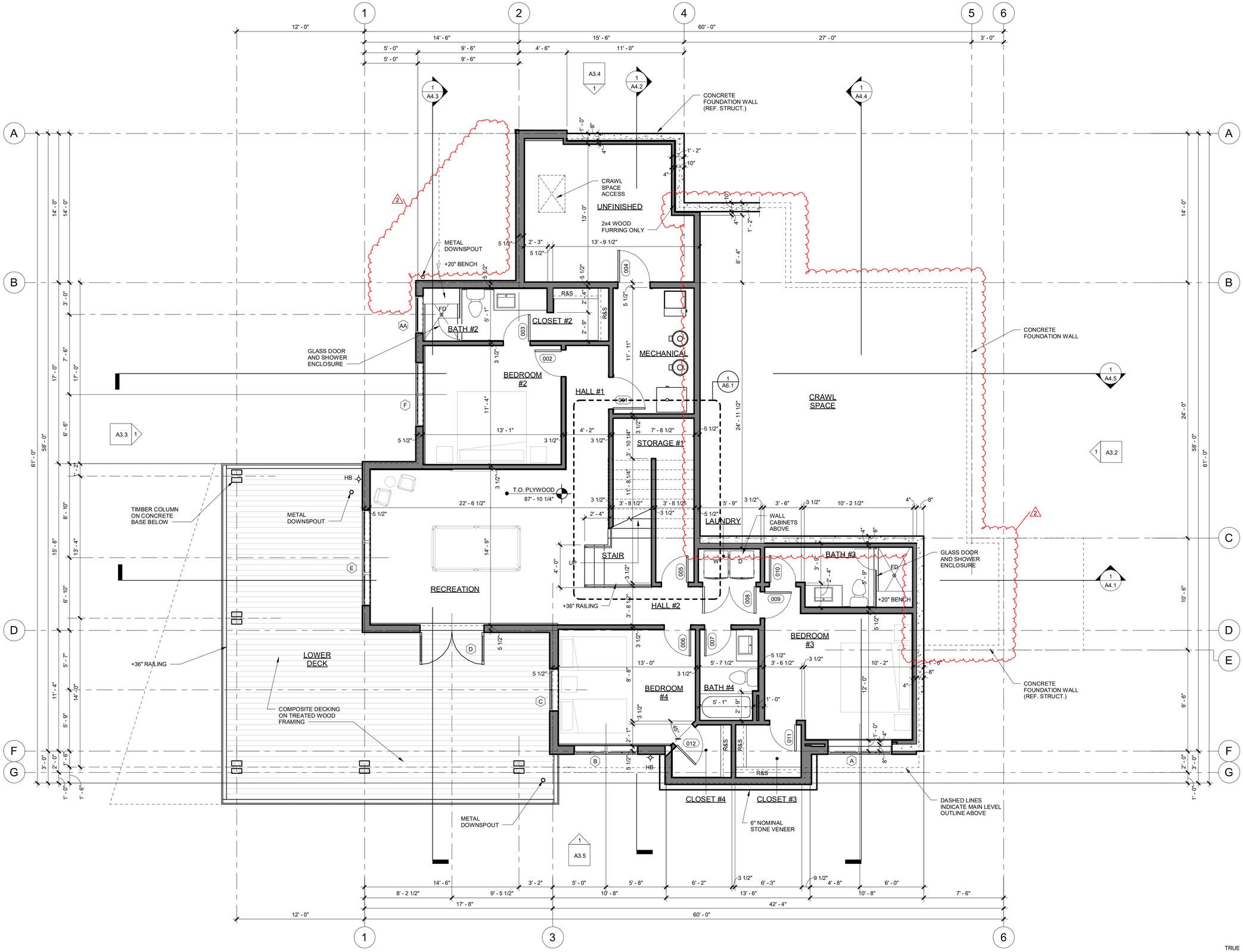
VERTICAL ARTS
ARCHITECTURE
Design | Planning | Interiors

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

ISSUE NAME	DATE
PERMIT SET	08.23.19
PERMIT SET	09.24.19
CD SET	09.30.19

DRAWING TITLE
Site Plan and Landscape Plan

SHEET NO.
SP-1



1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

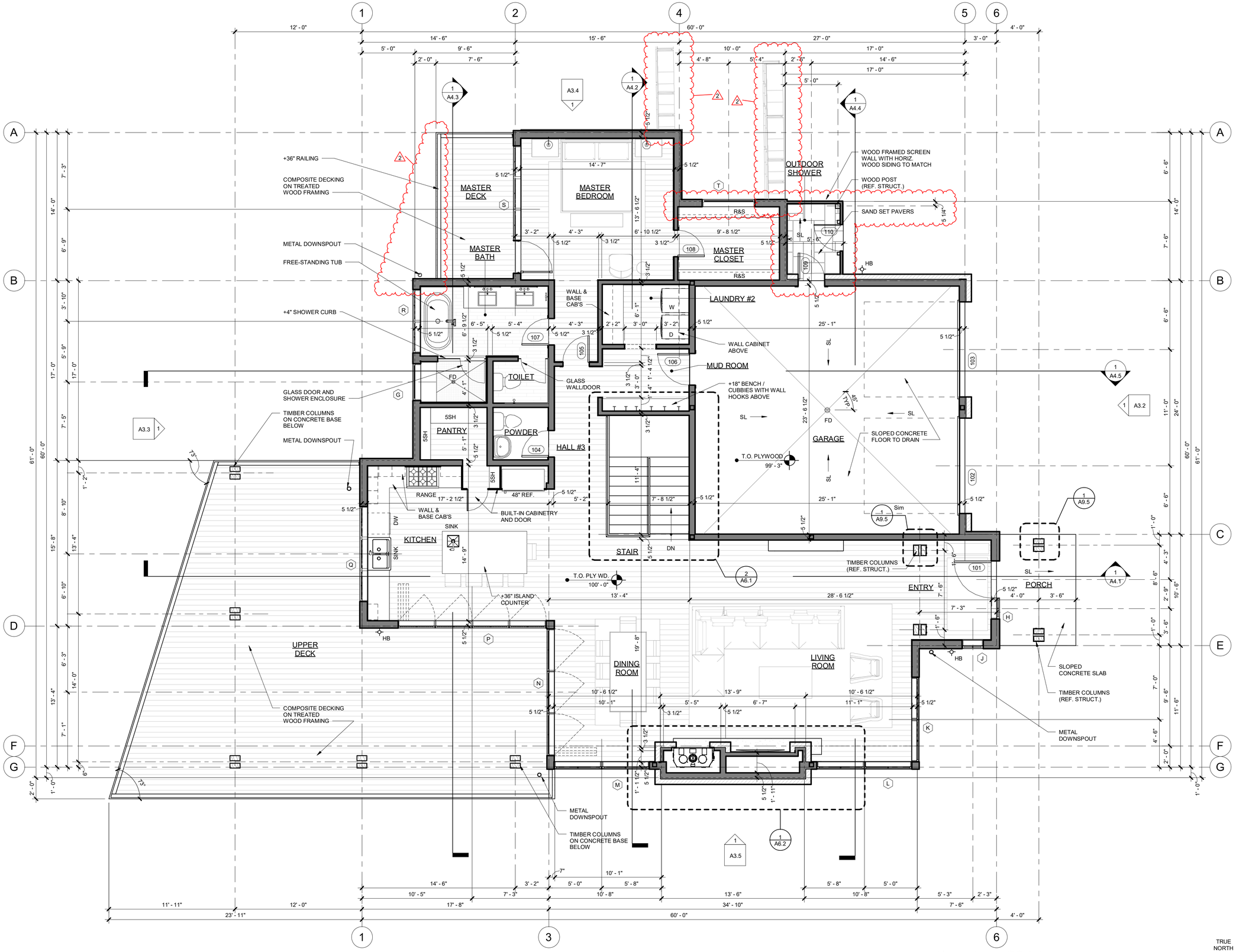
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
PRICING SET	05.21.2019
REVISED PRICING SET	06.14.2019
50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
LOWER LEVEL FLOOR PLAN

SHEET NO.
A2.1

10/14/2019 7:36:08 AM



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT
DATE: 2 5 2019

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

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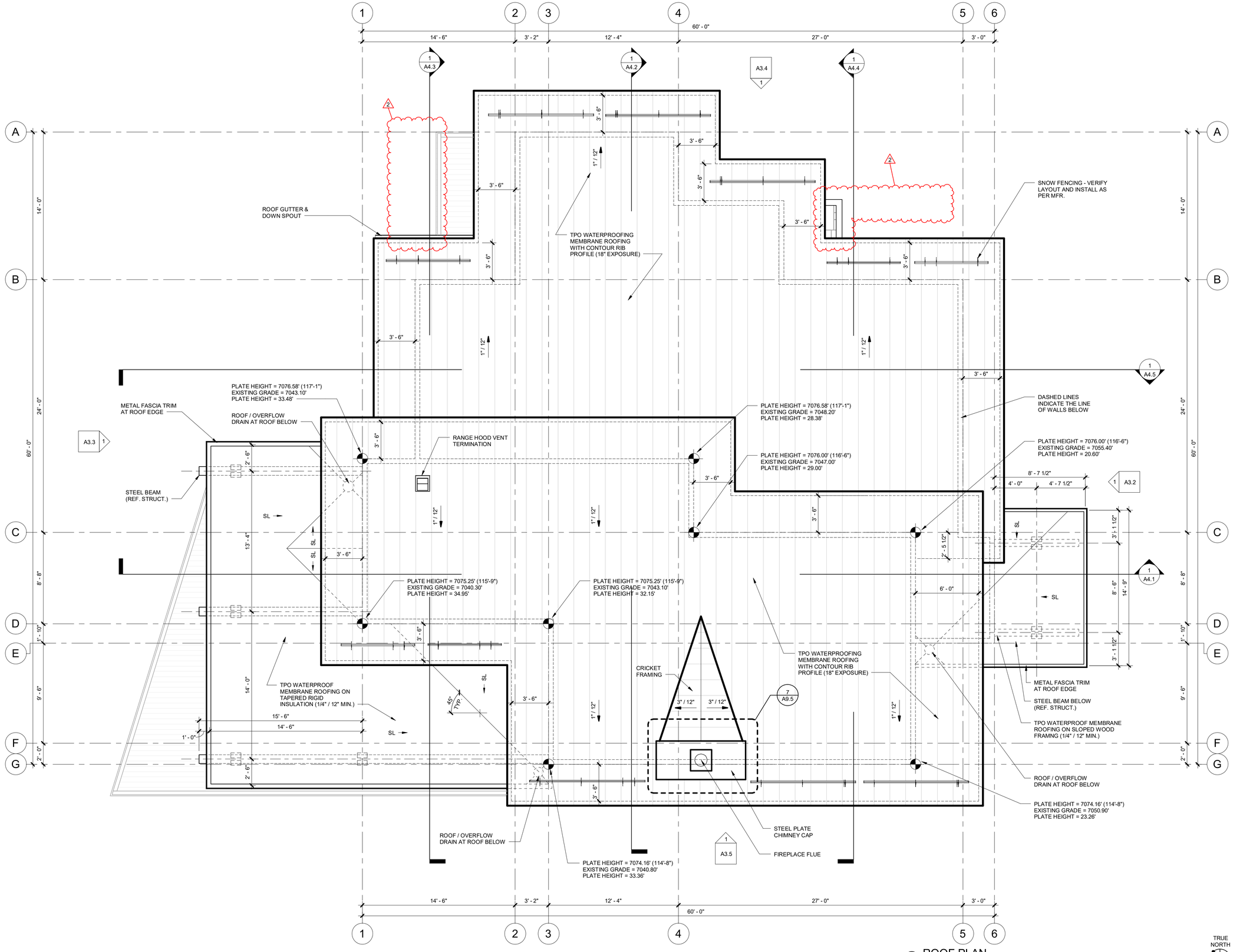
VE REVISIONS	10.14.2019

DRAWING TITLE
MAIN LEVEL FLOOR PLAN

SHEET NO.
A2.2

10/14/2019 7:36:09 AM



1 ROOF PLAN
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

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

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

ISSUE NAME	DATE
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BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
ROOF PLAN

SHEET NO.
A2.3

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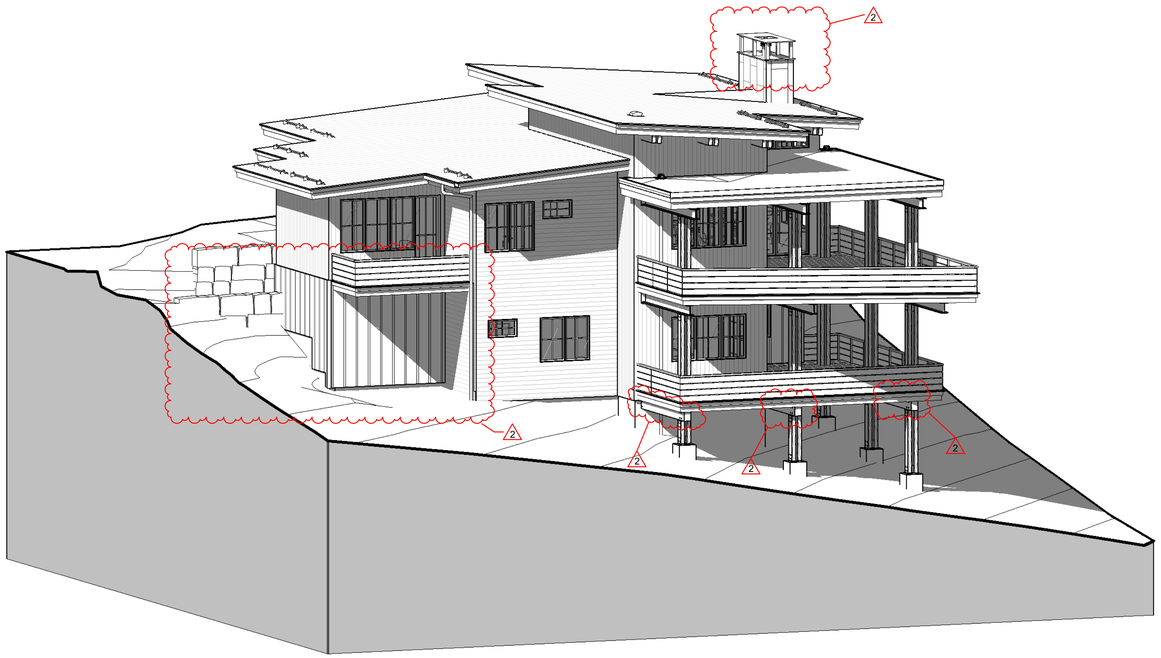
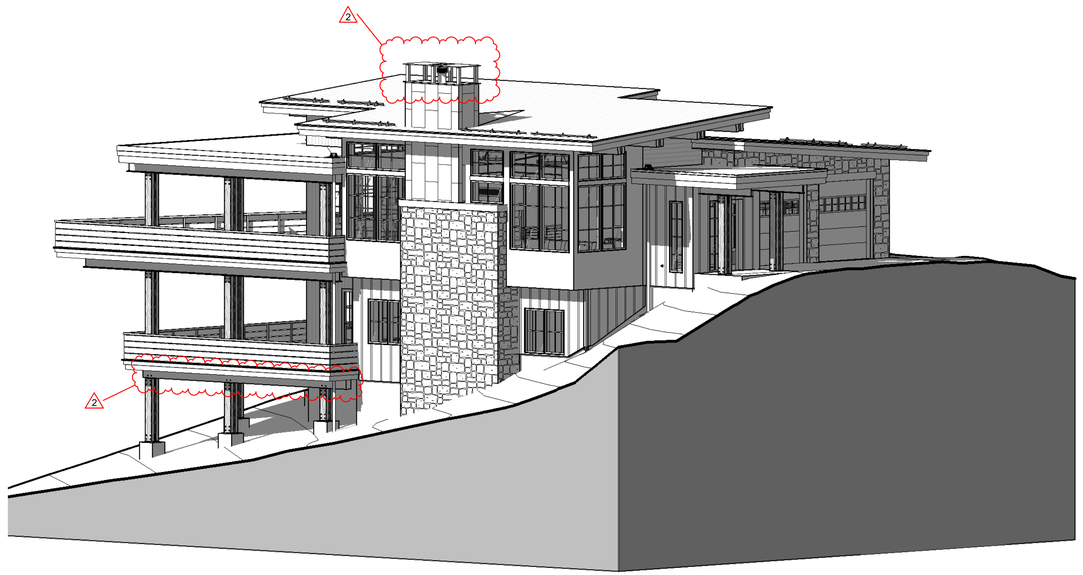
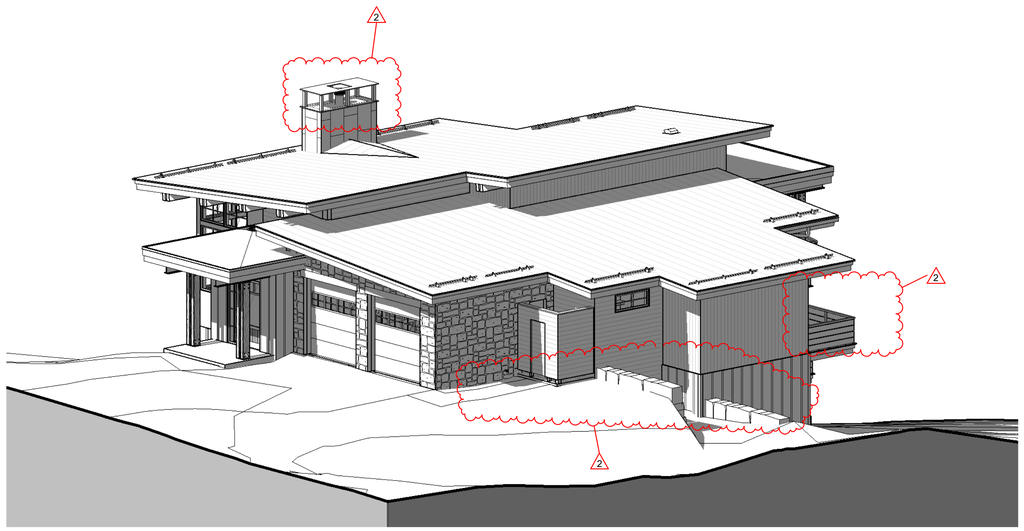


4 PERSPECTIVE #4



2 PERSPECTIVE #2



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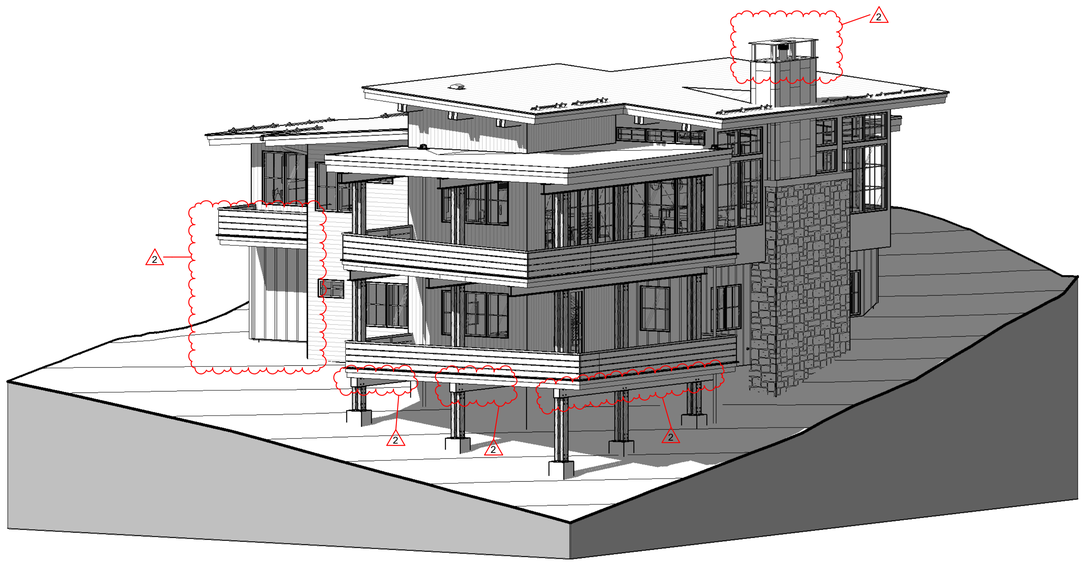

1 PERSPECTIVE #1

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT
DATE: 10/14/2019

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
VE REVISIONS	10.14.2019

DRAWING TITLE

PERSPECTIVES

SHEET NO.

A3.1

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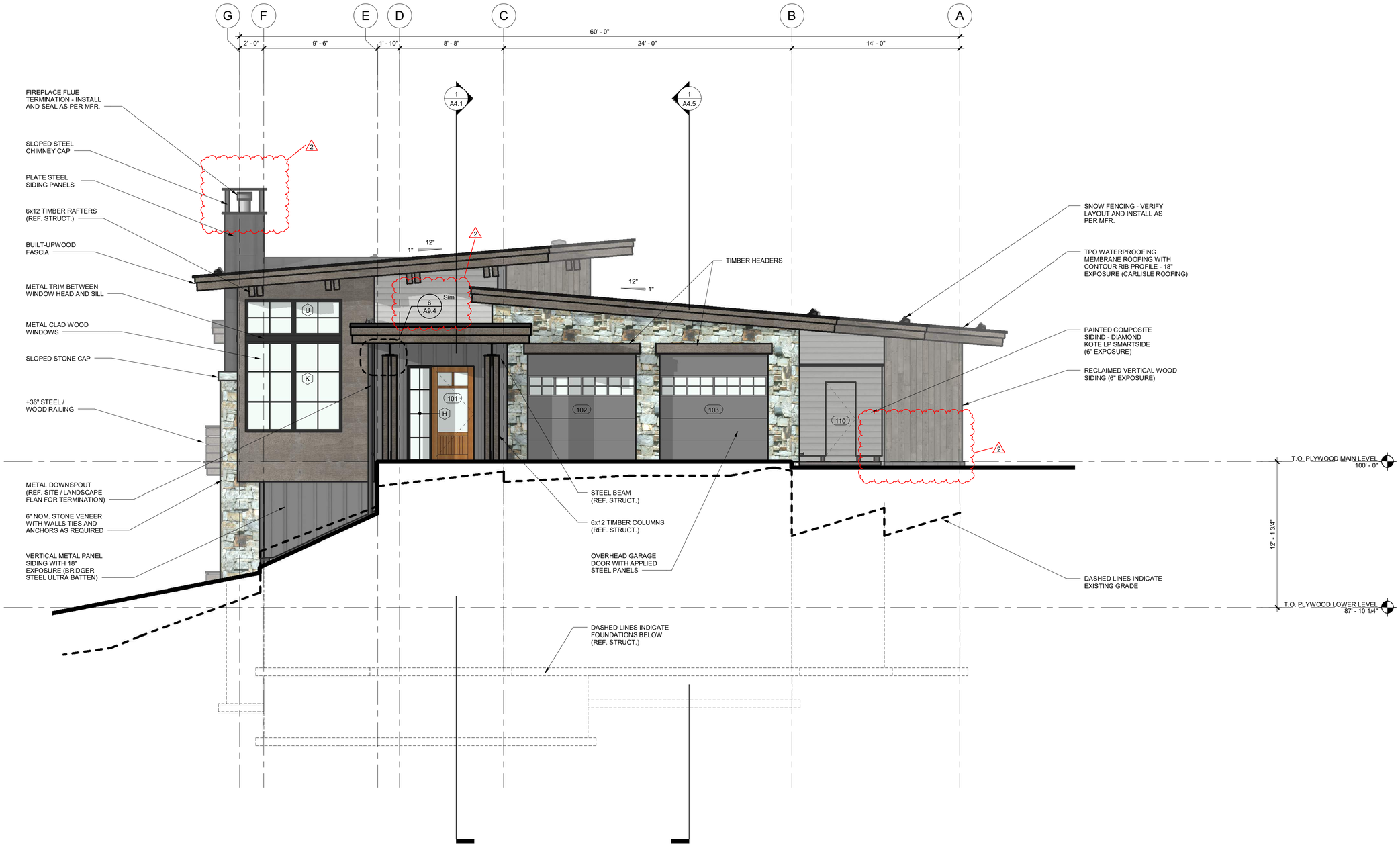

1 BUILDING ELEVATION - EAST
1/4" = 1'-0"

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
VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A3.2

10/14/2019 7:36:35 AM

1 BUILDING ELEVATION - WEST
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT
DATE: 10/14/2019

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

ISSUE NAME	DATE
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BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A3.3

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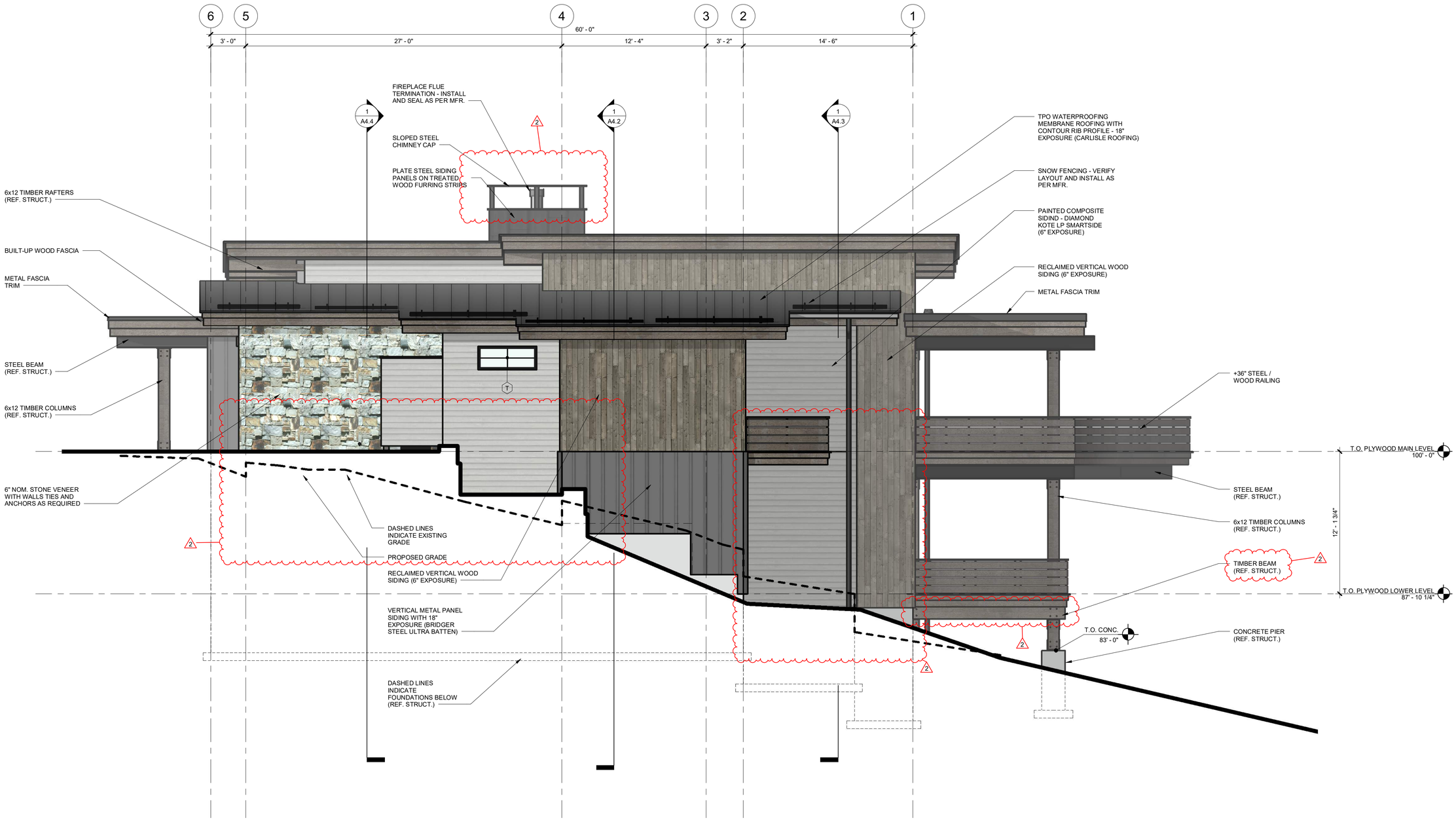

1 NORTH ELEVATION
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
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VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A3.4

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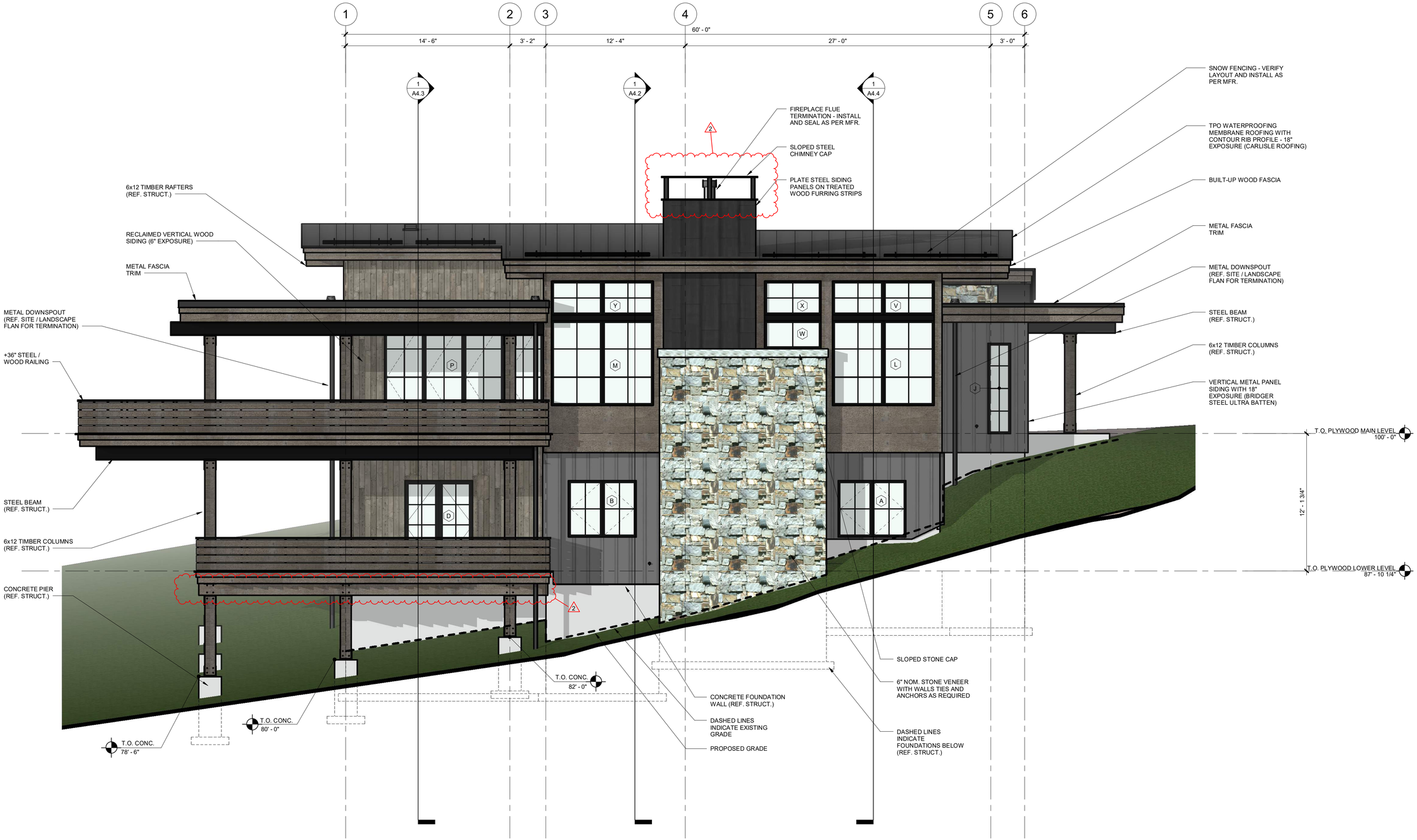

1 SOUTH ELEVATION
1/4" = 1'-0"

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
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BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING ELEVATIONS

SHEET NO.
A3.5

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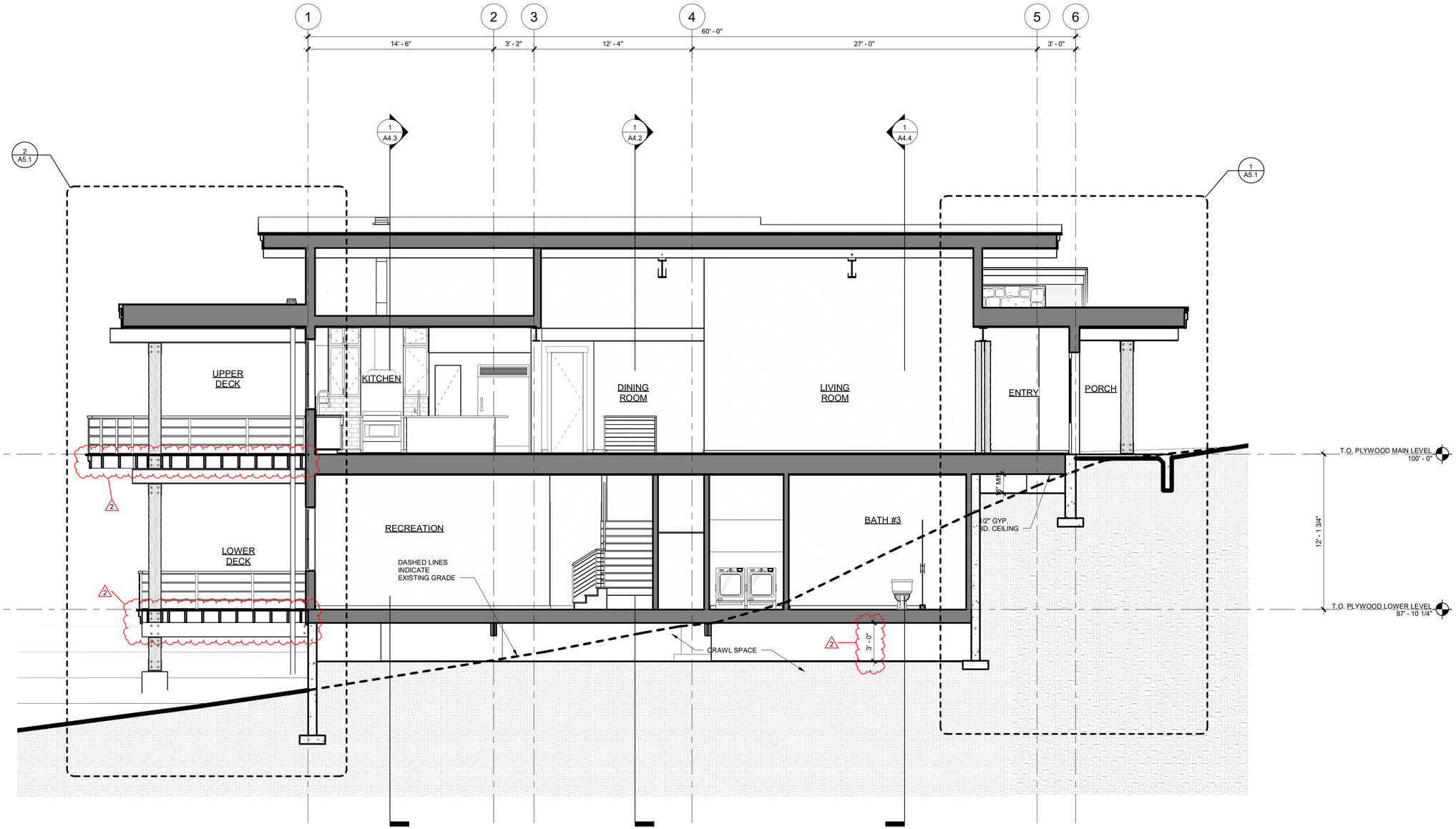

1 BUILDING SECTION
1/4" = 1'-0"

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
50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
A4.1

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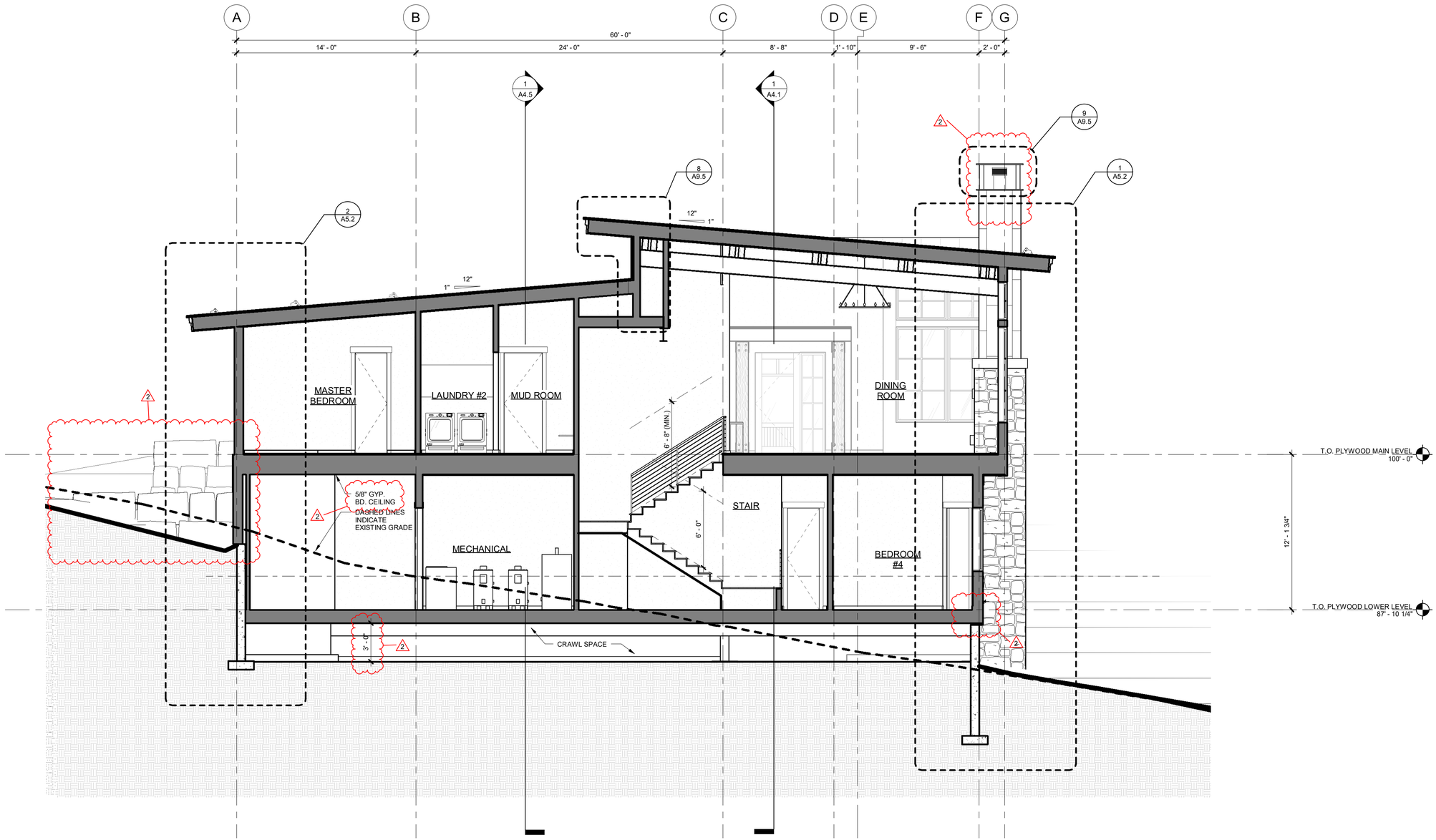

1 BUILDING SECTION
1/4" = 1'-0"

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
409237
LICENSED ARCHITECT

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
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#1907

ISSUE NAME	DATE
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PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

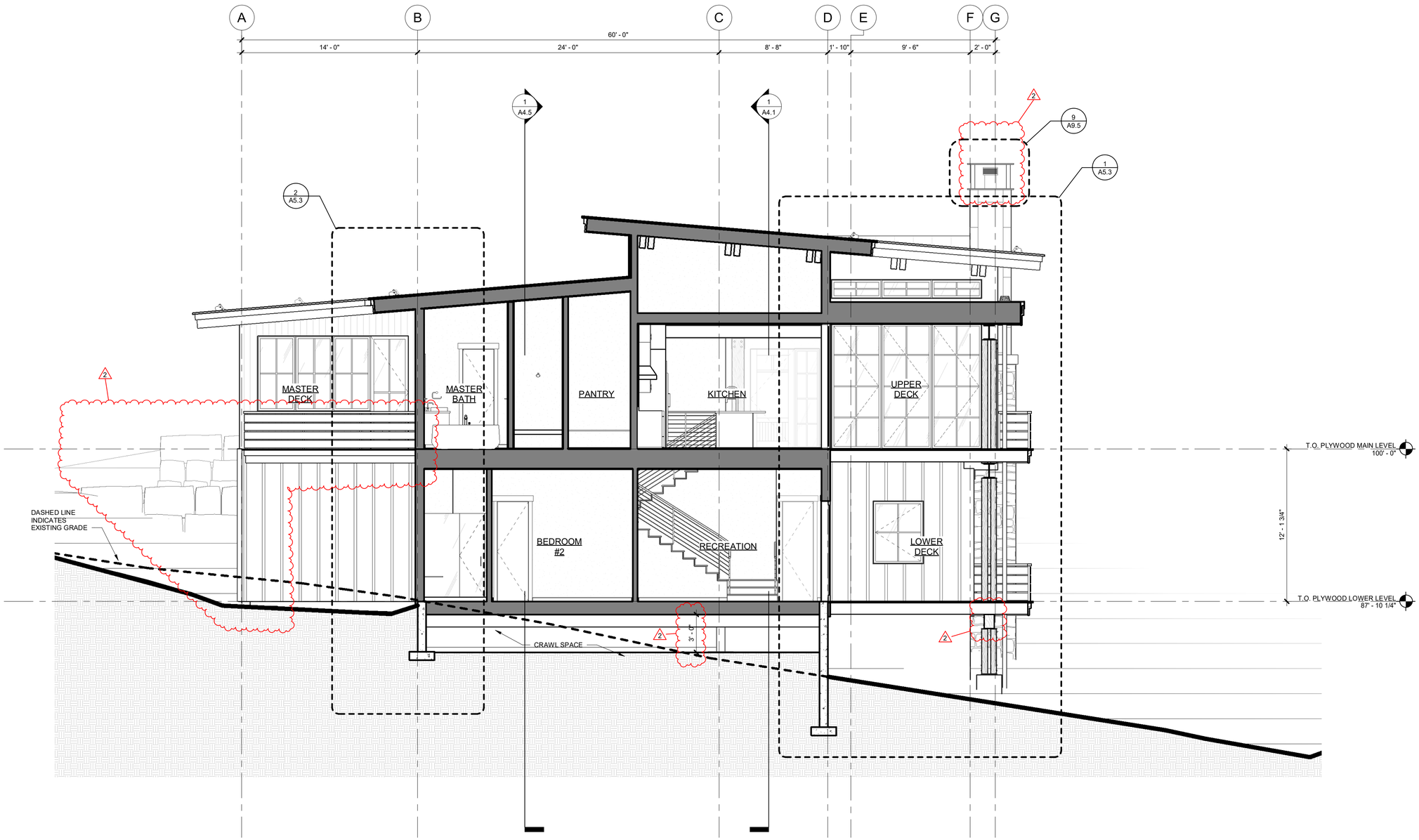
DRAWING TITLE

BUILDING SECTIONS

SHEET NO.

A4.2

10/14/2019 7:37:00 AM



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

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

CAMPBELL RESIDENCE
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STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
A4.3

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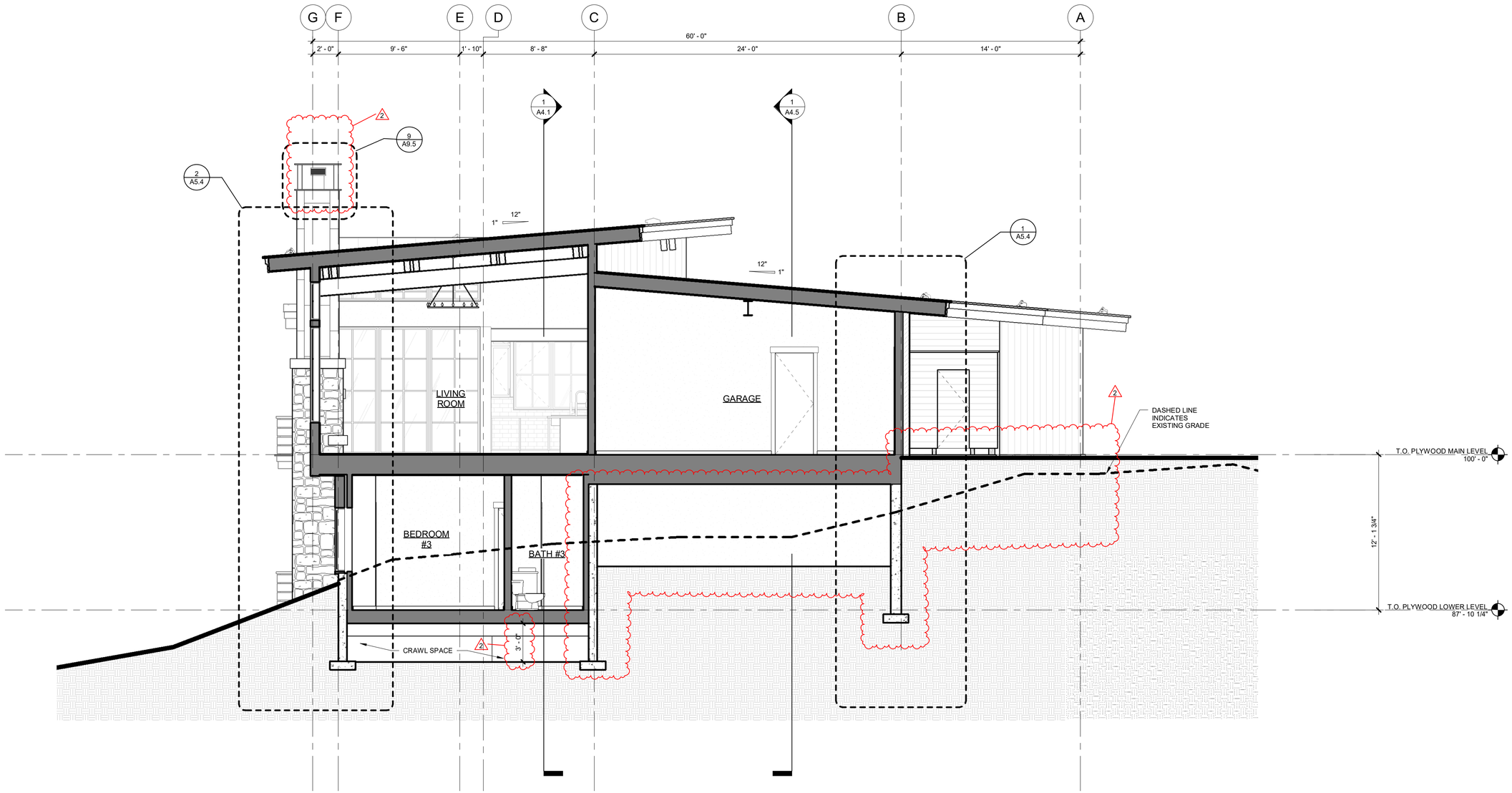

1 BUILDING SECTION
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

CAMPBELL RESIDENCE
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STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
A4.4

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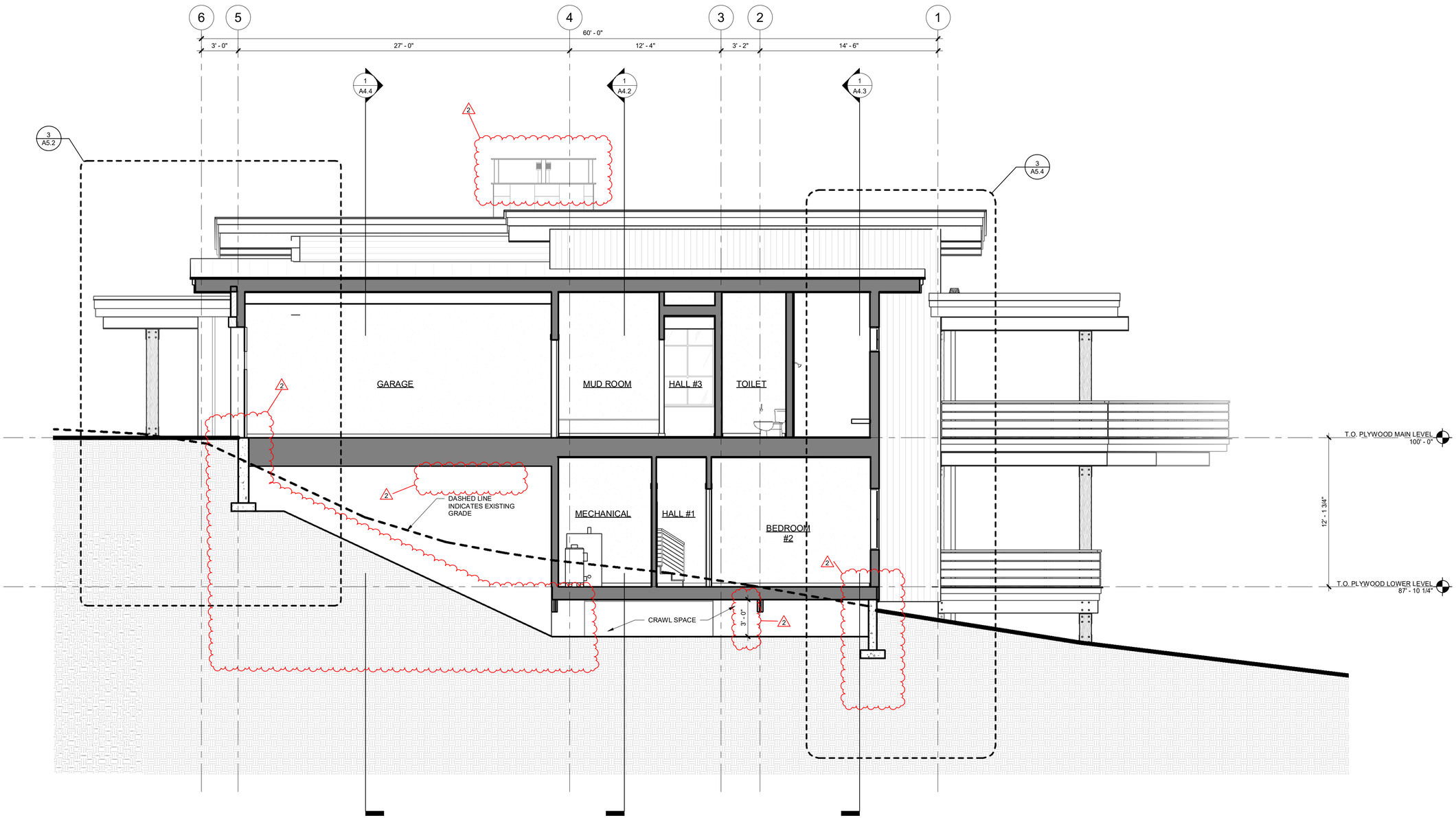

1 BUILDING SECTION
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT
EXPIRES: 9 9 2019

CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
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BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
A4.5

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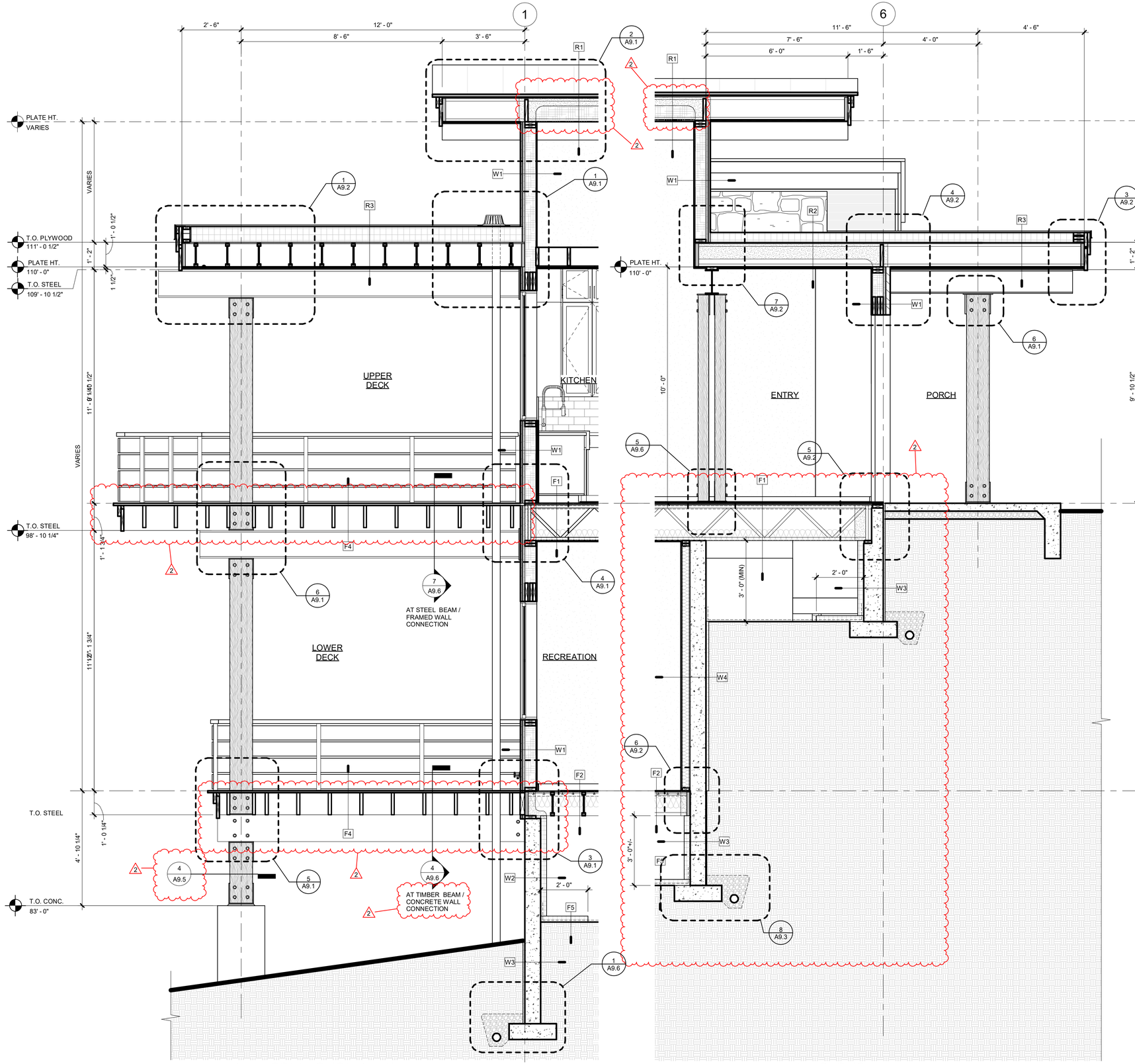


2 BEAM CONNECTION DETAIL
1/2" = 1'-0"

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.)
- INSULATION
  - a. 4" CLOSED CELL SPRAY FOAM INSULATION
  - b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  - c. OVERALL INSULATION VALUE: 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.)
- INSULATION
  - a. 4" CLOSED CELL SPRAY FOAM INSULATION
  - b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  - c. OVERALL INSULATION VALUE: 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

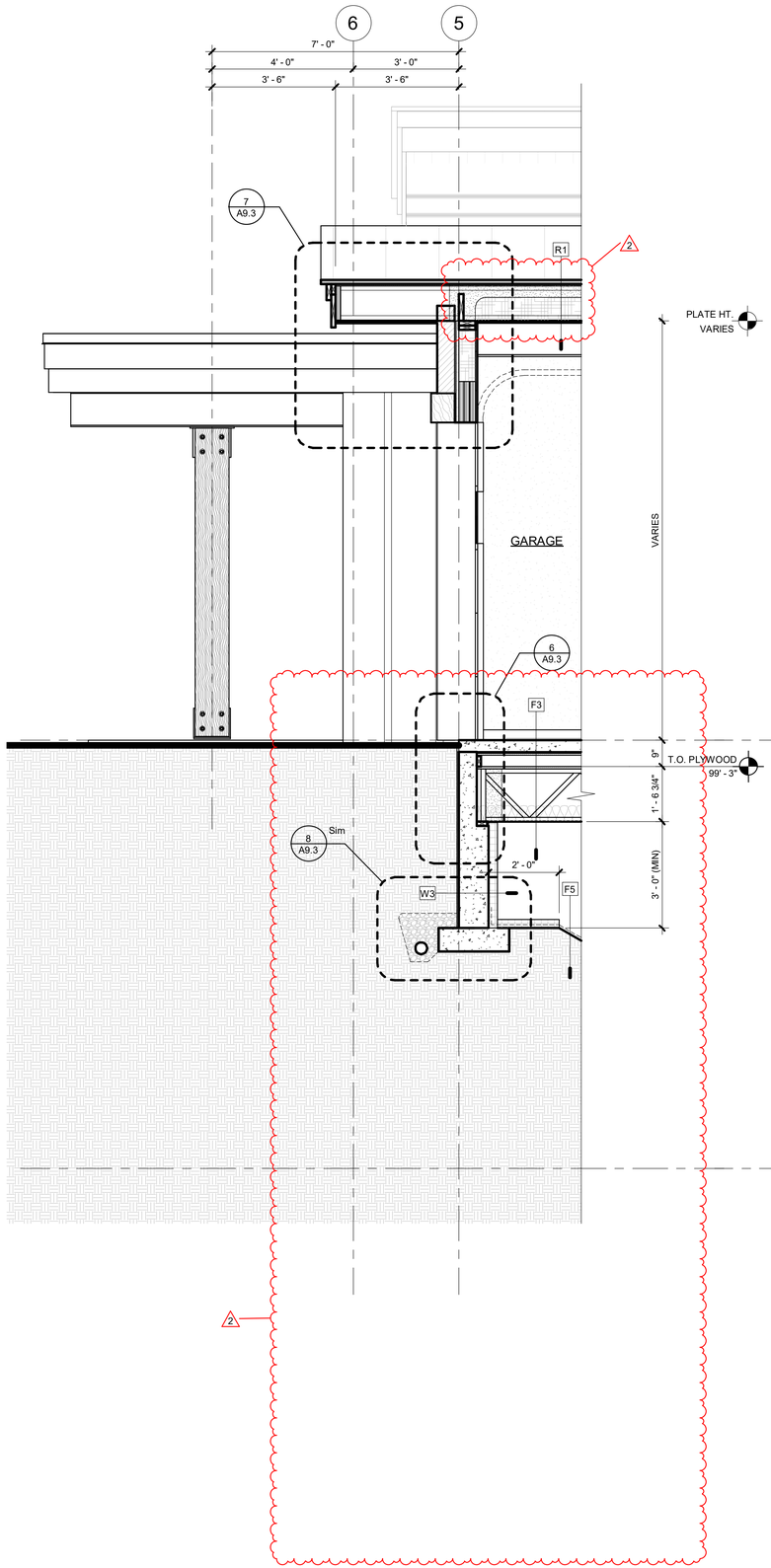
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

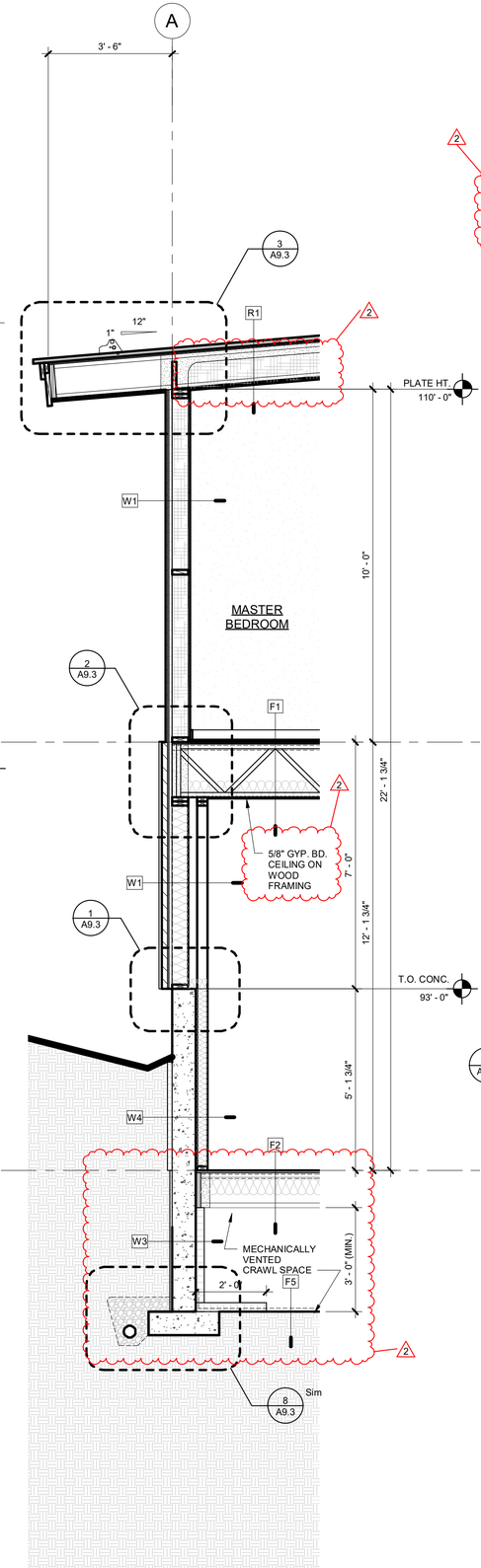
DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.1

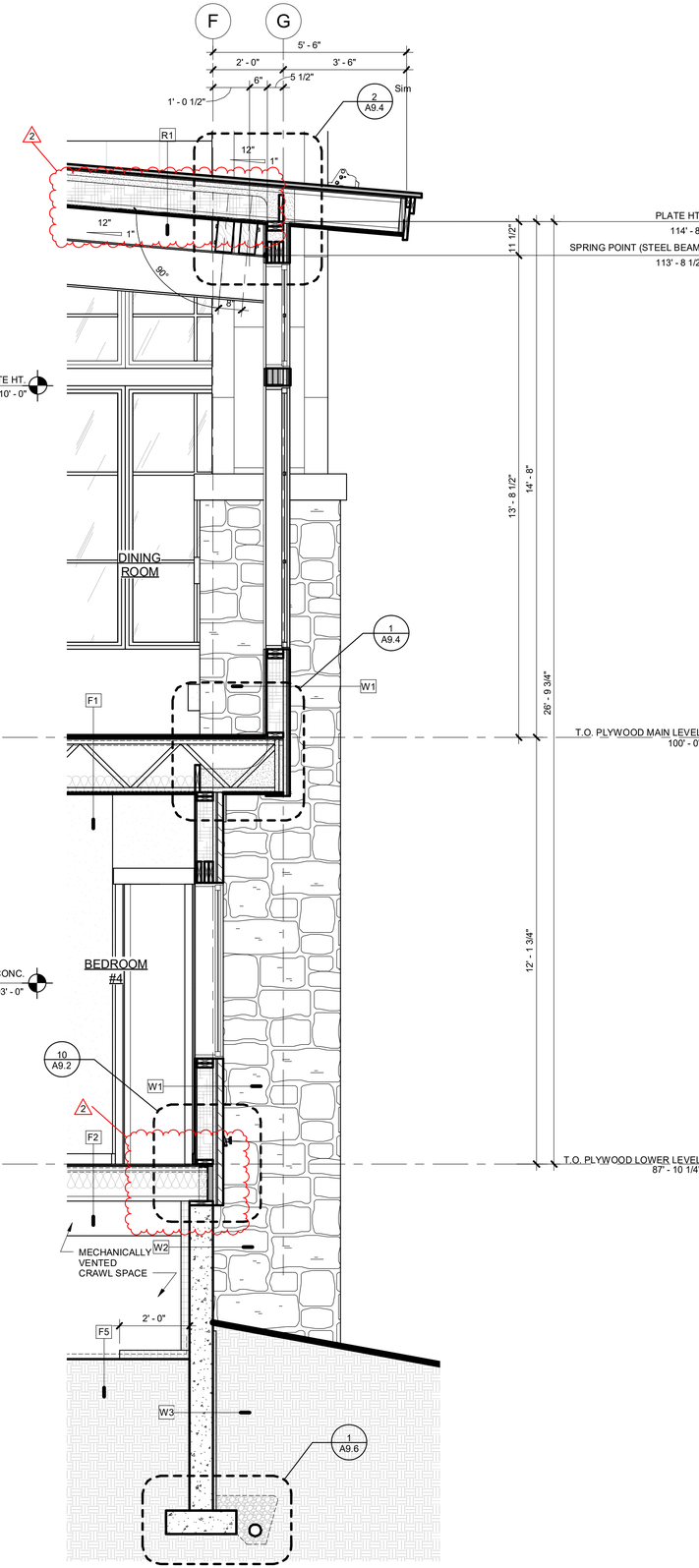
10/14/2019 7:37:13 AM



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 WATERSHIED
- ROOF FRAMING (REF. STRUCT.)
- INSULATION
  - a. 4" CLOSED CELL SPRAY FOAM INSULATION
  - b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  - c. OVERALL INSULATION VALUE: 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.)
- INSULATION
  - a. 4" CLOSED CELL SPRAY FOAM INSULATION
  - b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  - c. OVERALL INSULATION VALUE: 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
DATE: 10/14/2019

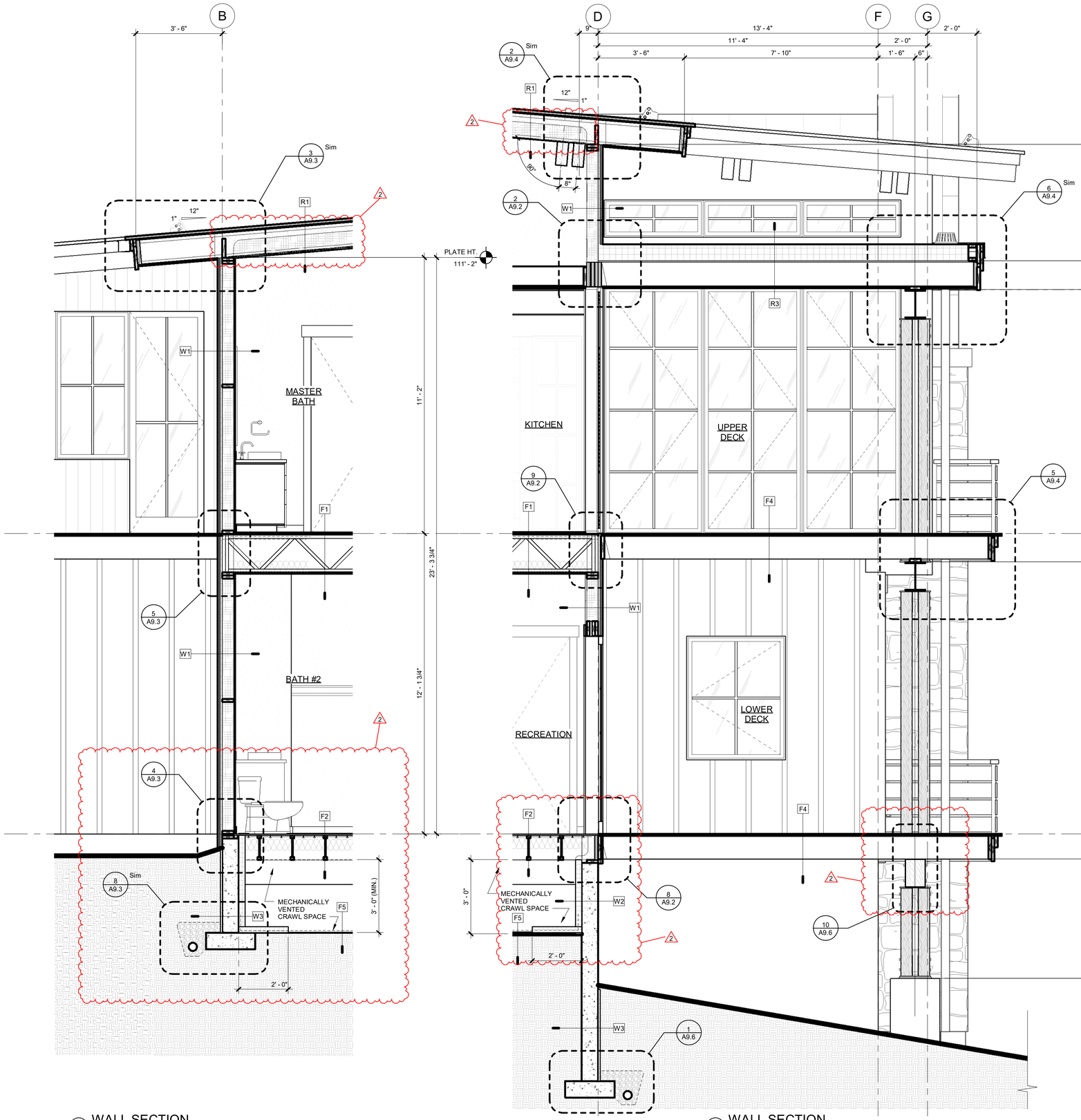
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.2

10/14/2019 7:37:17 AM



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.)
- INSULATION
  a. 4" CLOSED CELL SPRAY FOAM INSULATION
  b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  c. OVERALL INSULATION VALUE: 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.)
- INSULATION
  a. 4" CLOSED CELL SPRAY FOAM INSULATION
  b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  c. OVERALL INSULATION VALUE: 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
40237
LICENSED ARCHITECT

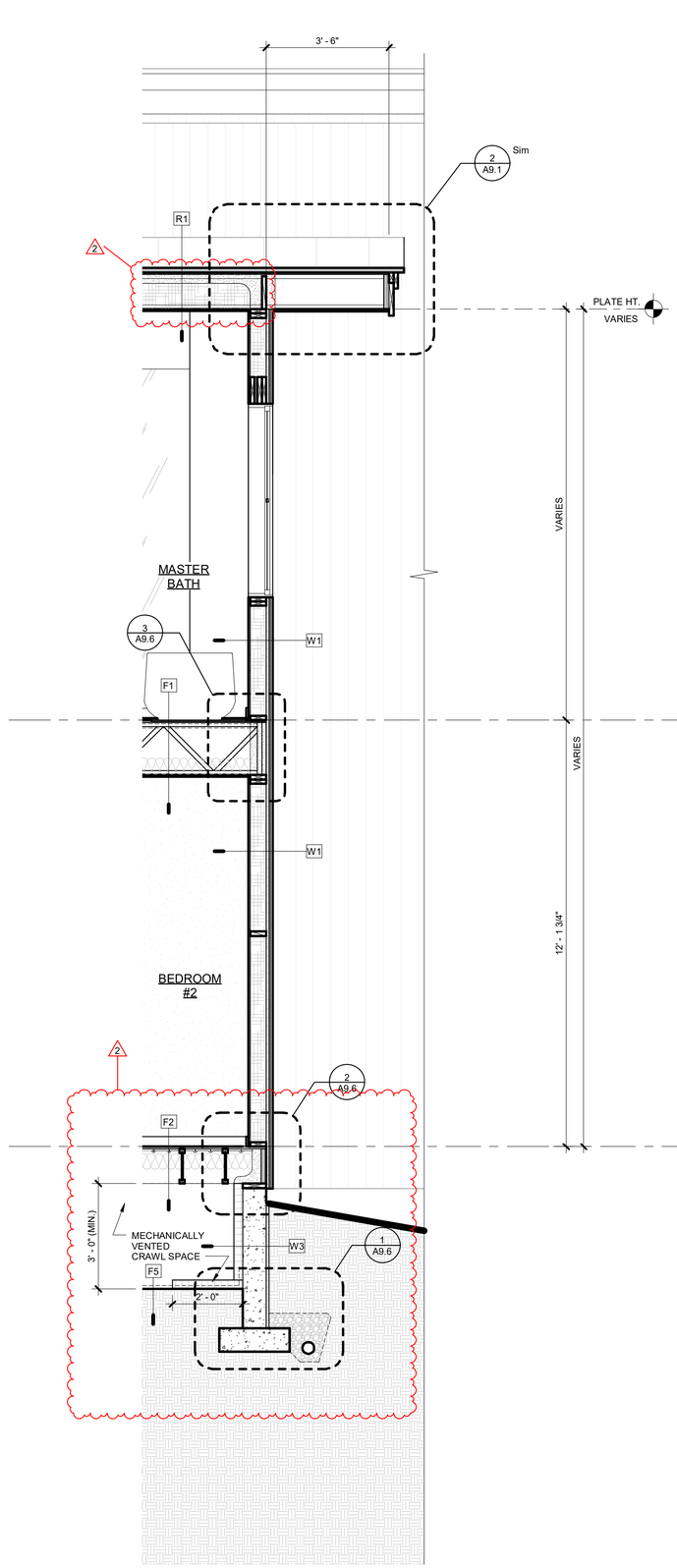
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

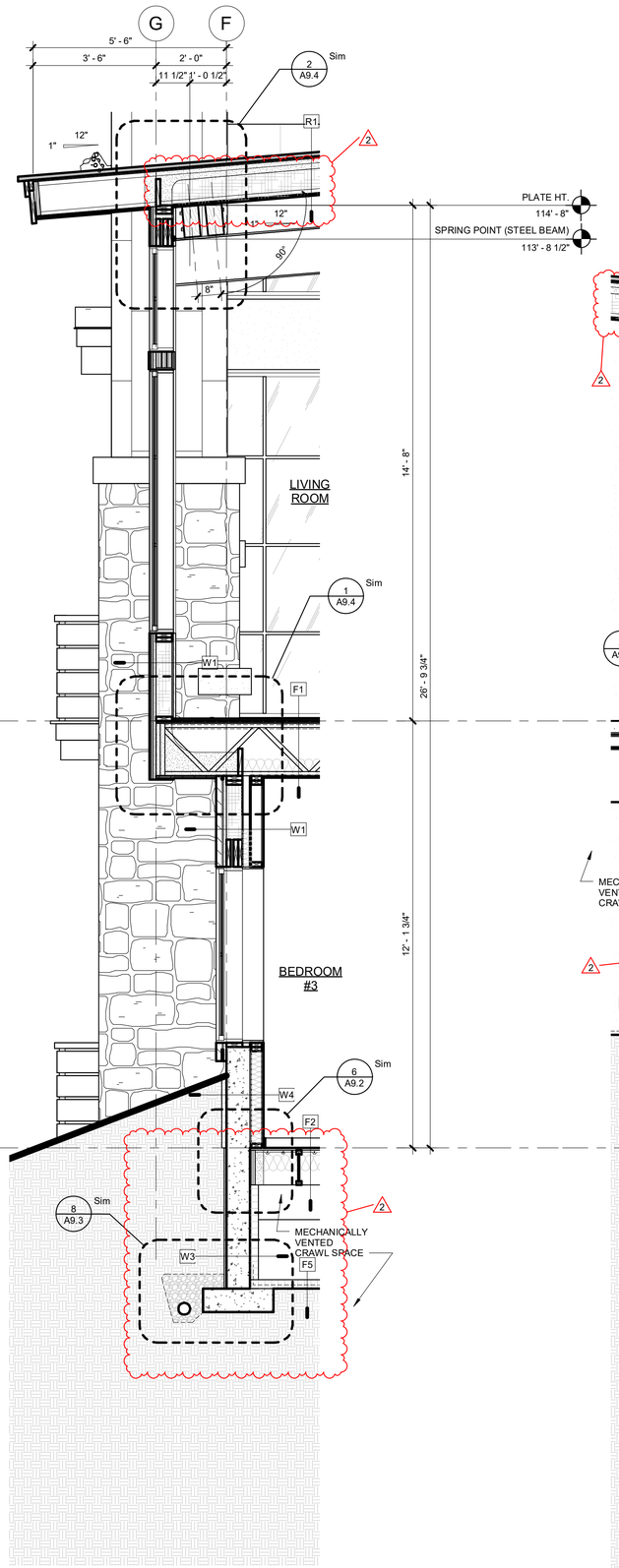
DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.3

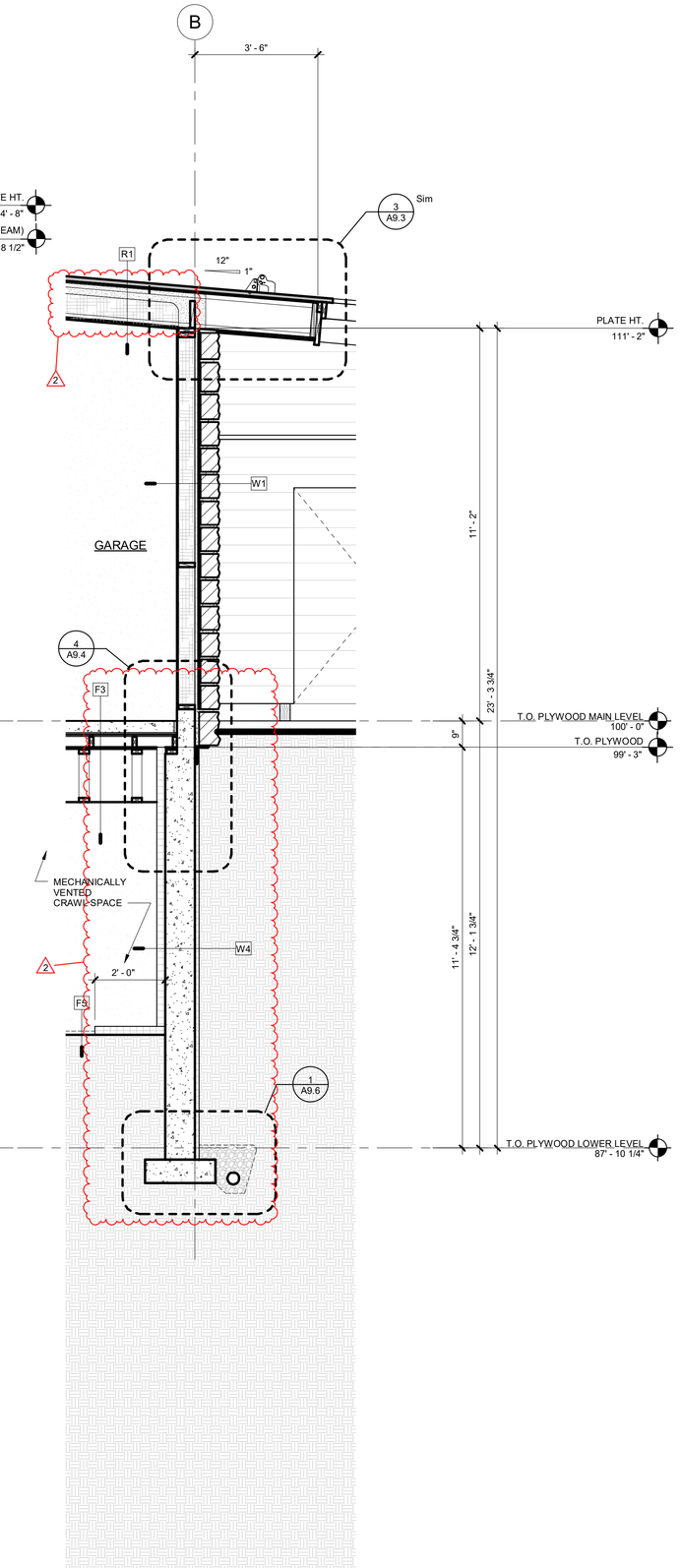
10/14/2019 7:37:21 AM



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.)
- INSULATION
  - a. 4" CLOSED CELL SPRAY FOAM INSULATION
  - b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  - c. OVERALL INSULATION VALUE: 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.)
- INSULATION
  - a. 4" CLOSED CELL SPRAY FOAM INSULATION
  - b. FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS)
  - c. OVERALL INSULATION VALUE: 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
409237
LICENSED ARCHITECT
DATE: 2019

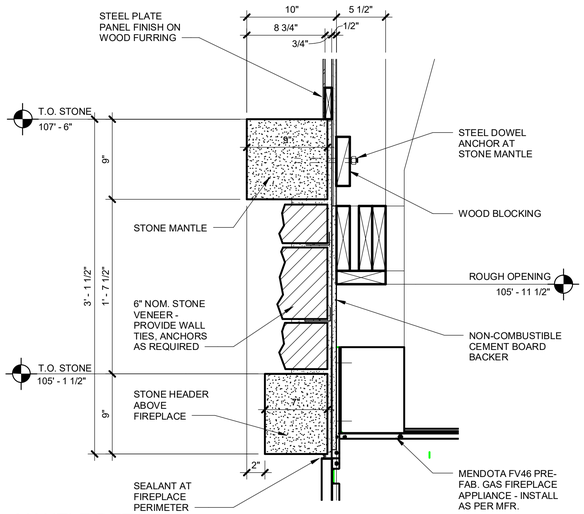
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

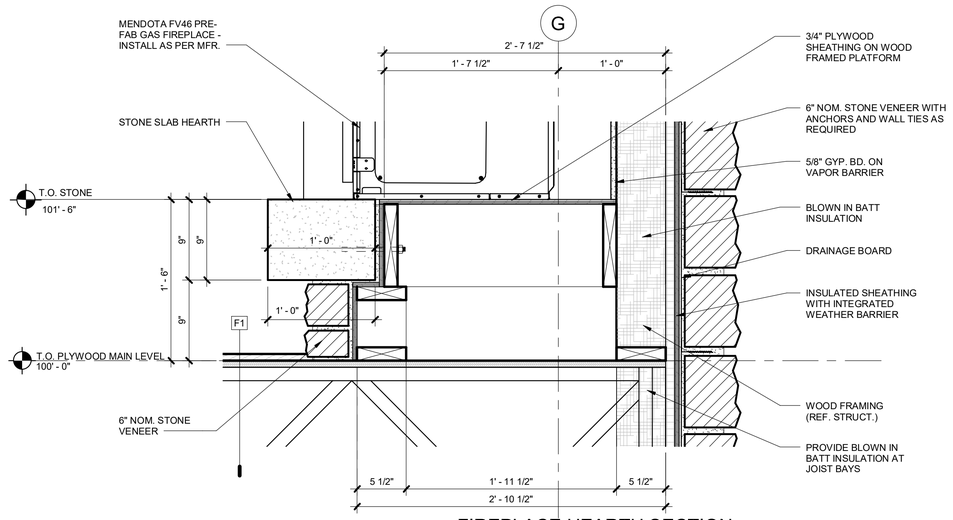
DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.4

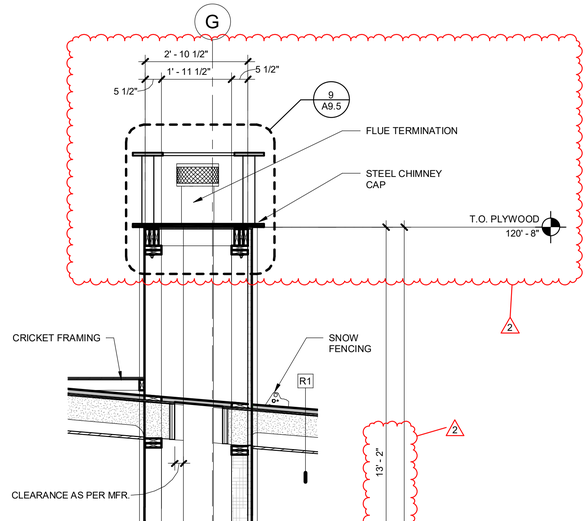
10/14/2019 7:37:25 AM



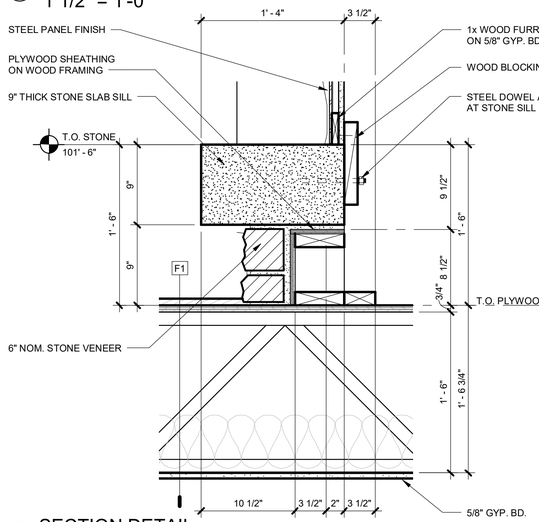
8 MANTLE DETAIL
1 1/2" = 1'-0"



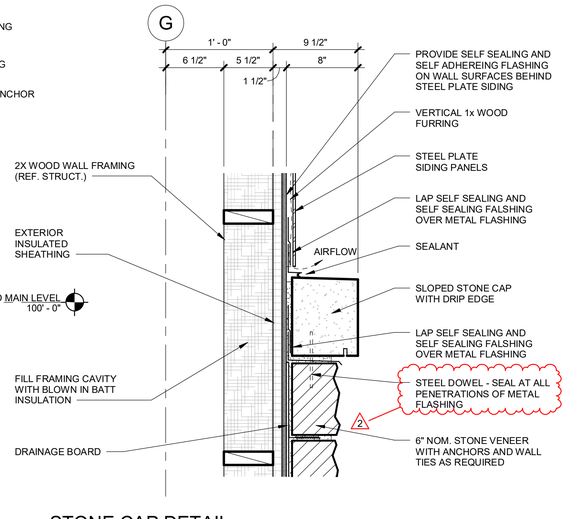
4 FIREPLACE HEARTH SECTION
1 1/2" = 1'-0"



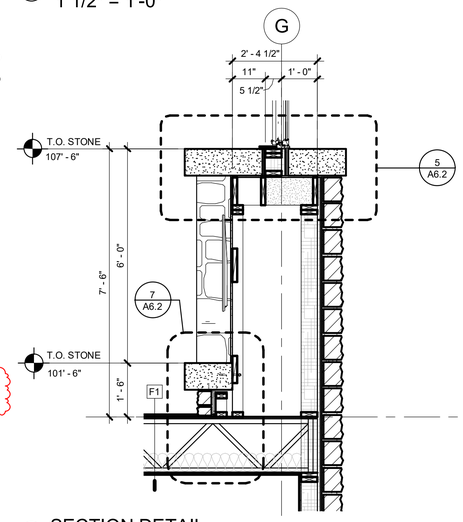
2 FIREPLACE / CHIMNEY SECTION
1/2" = 1'-0"



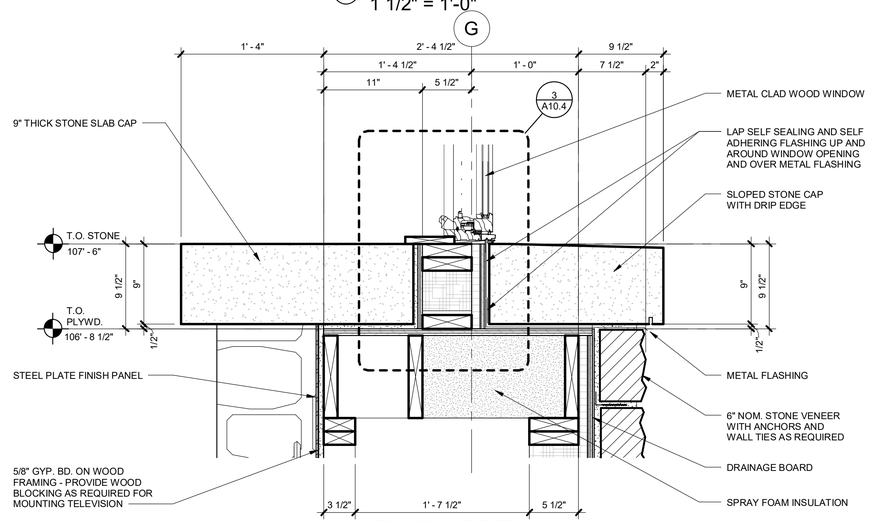
7 SECTION DETAIL
1 1/2" = 1'-0"



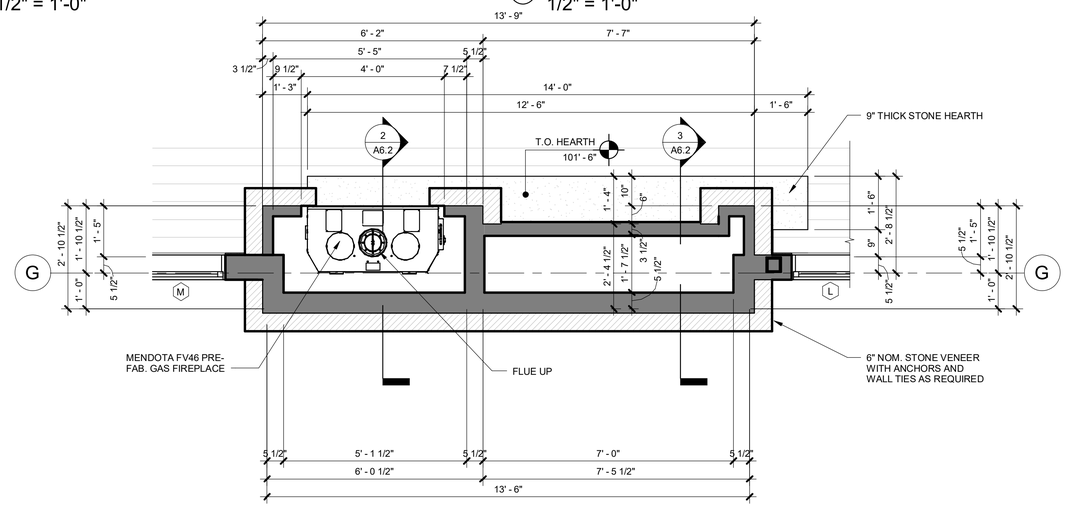
6 STONE CAP DETAIL
1 1/2" = 1'-0"



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



5 STONE CAP DETAIL
1 1/2" = 1'-0"



1 FIREPLACE PLAN DETAIL
1/2" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

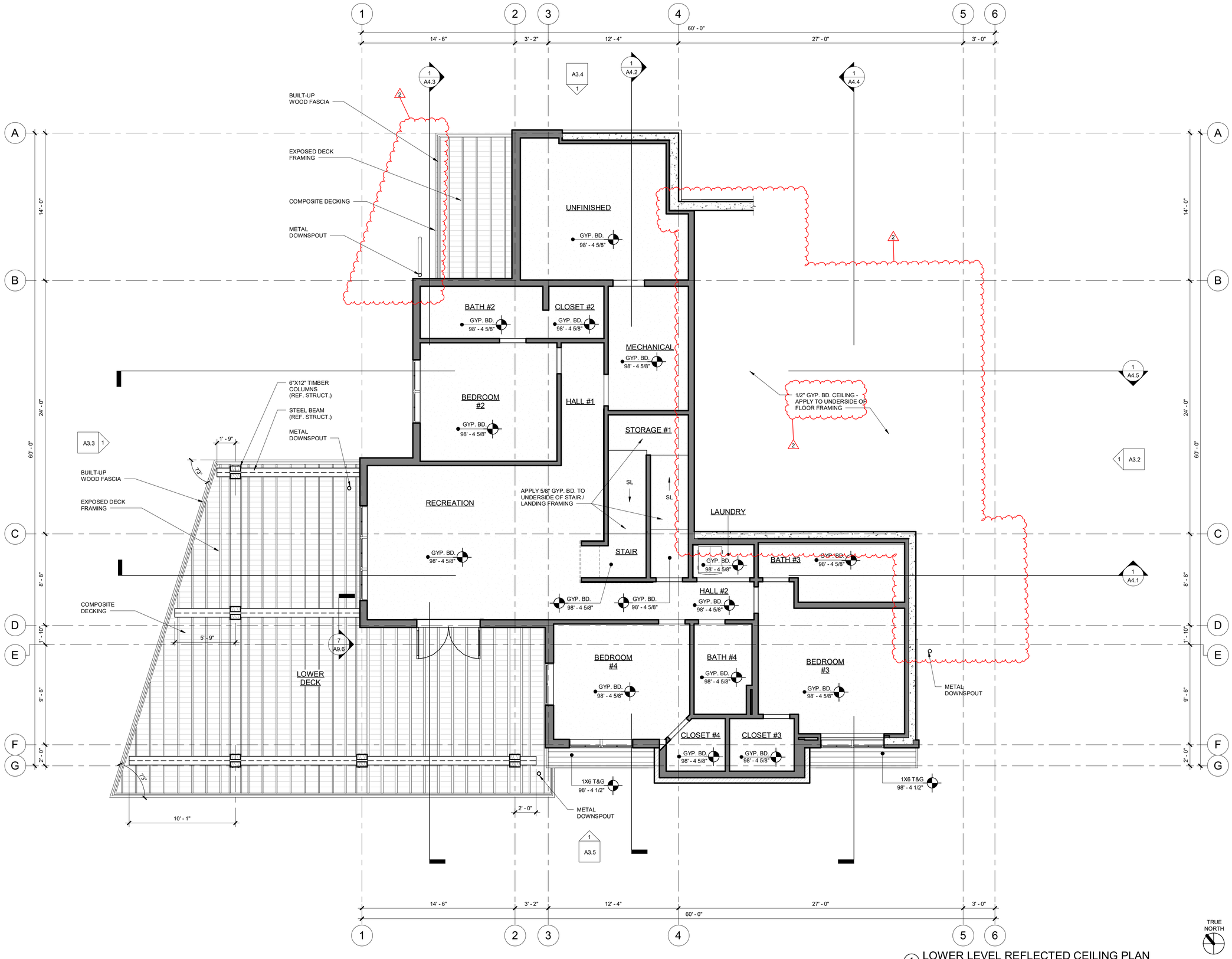
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
FIREPLACE DETAILS

SHEET NO.
A6.2

10/14/2019 7:37:26 AM



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

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
409237
LICENSED ARCHITECT

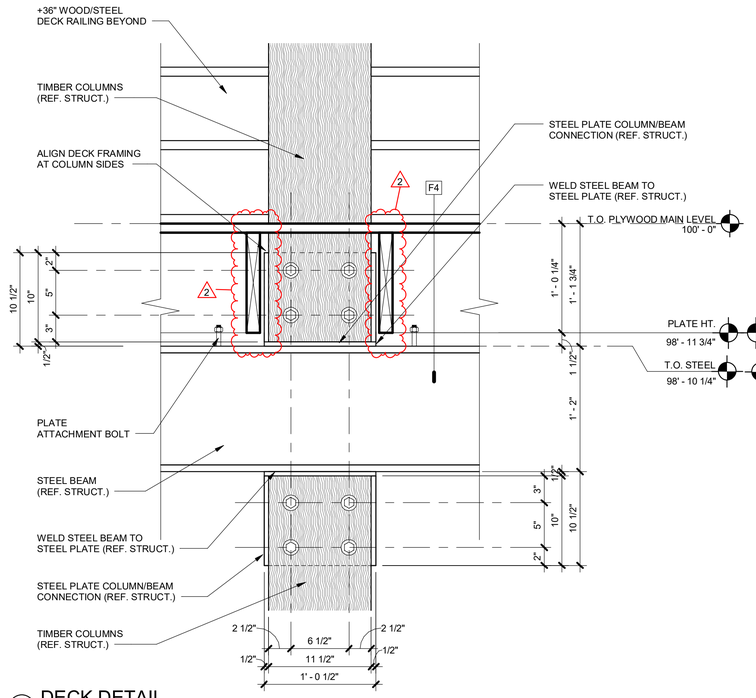
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

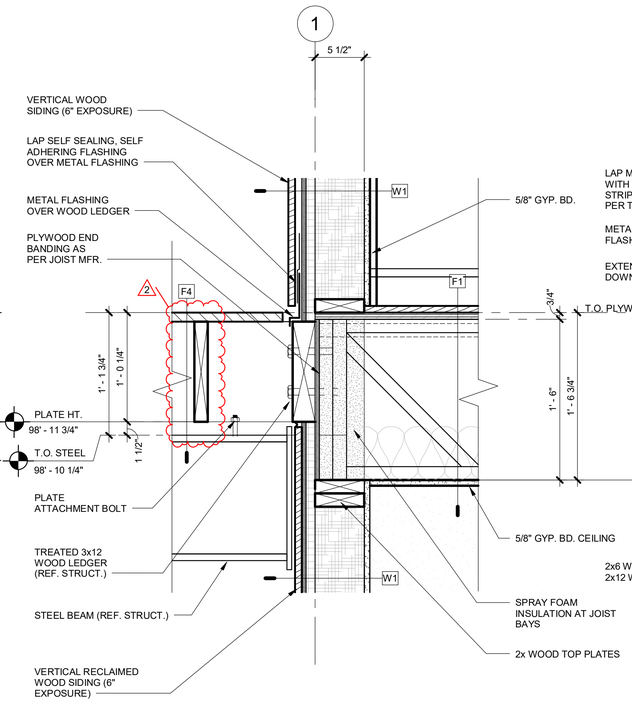
DRAWING TITLE
LOWER LEVEL REFLECTED CEILING PLAN

SHEET NO.
A7.1

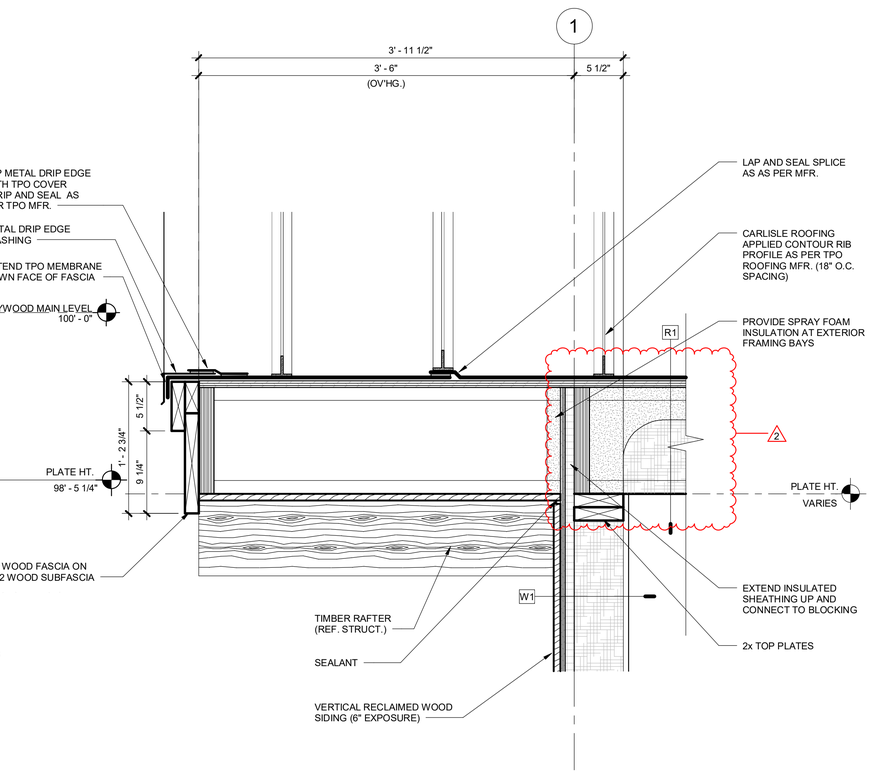
10/14/2019 7:37:27 AM



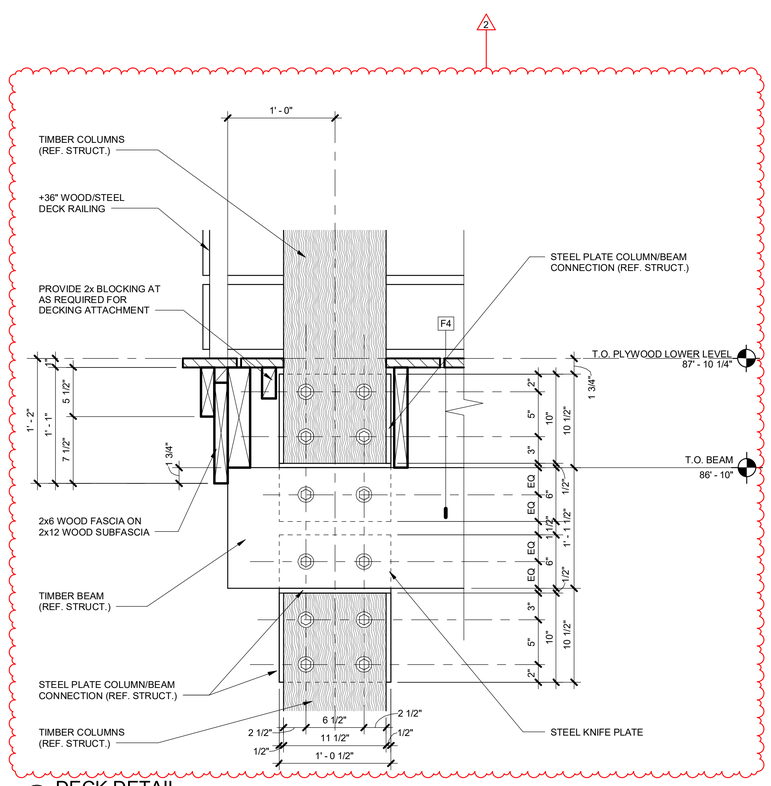
6 DECK DETAIL
1 1/2" = 1'-0"



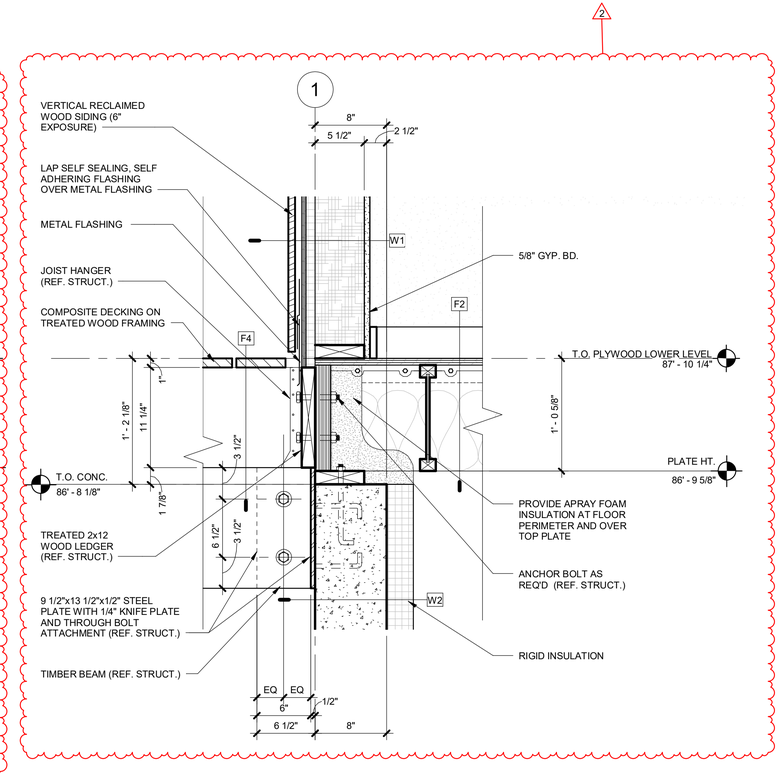
4 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



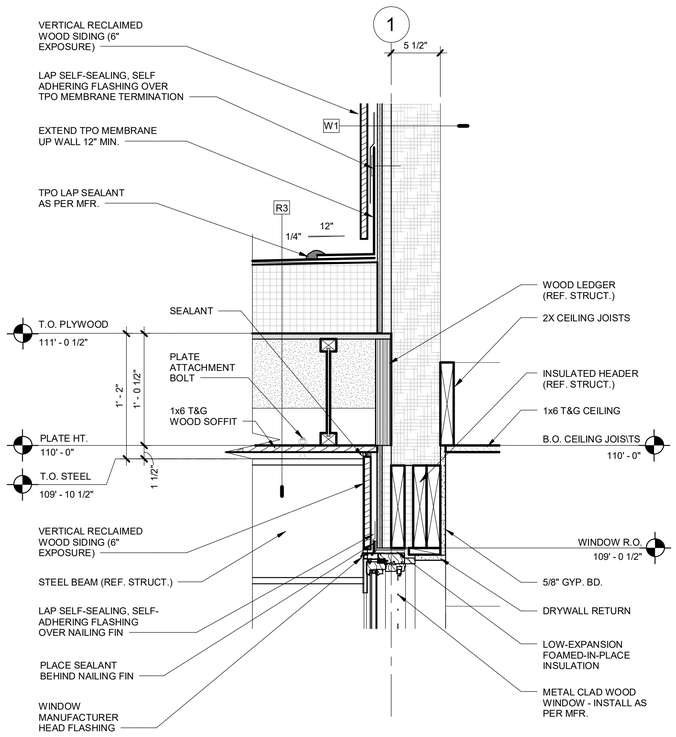
2 EAVE DETAIL
1 1/2" = 1'-0"



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



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



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

VERTICAL
ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT

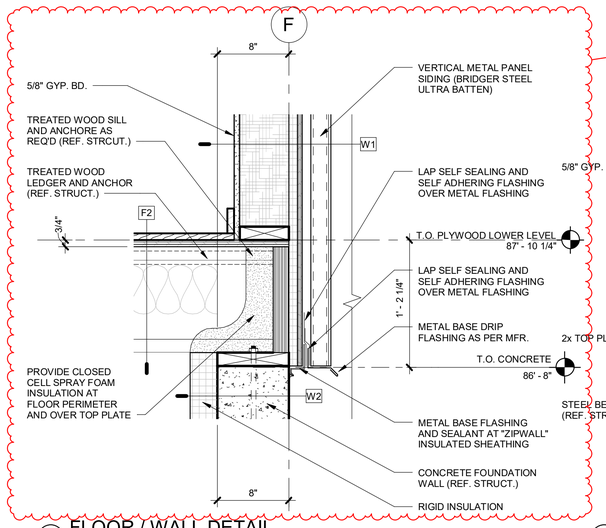
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

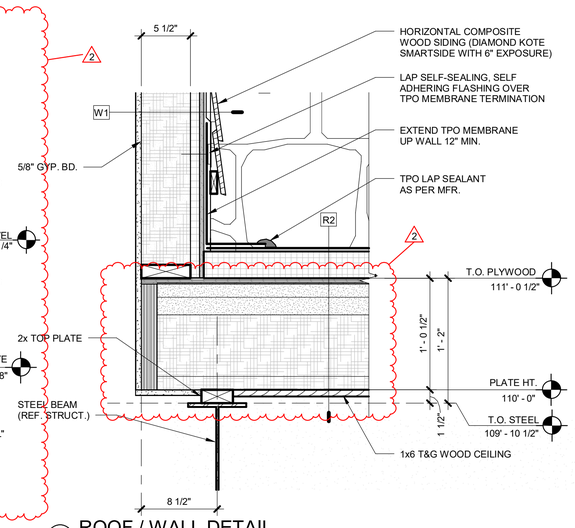
DRAWING TITLE
DETAILS

SHEET NO.
A9.1

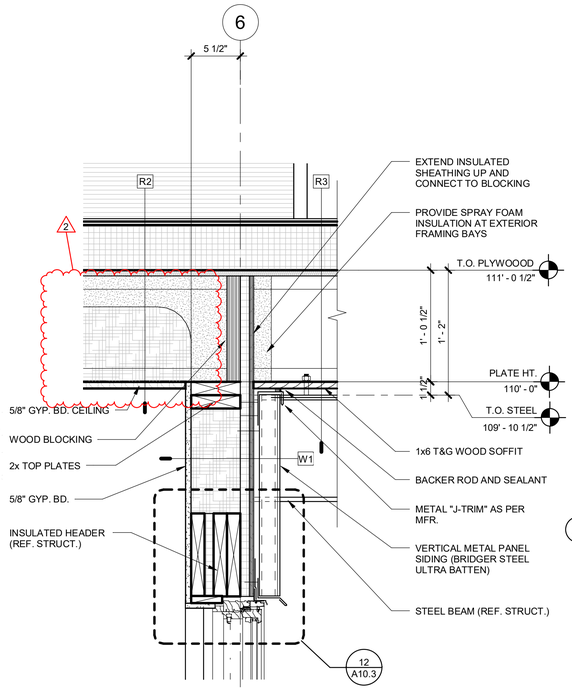
10/14/2019 7:37:31 AM



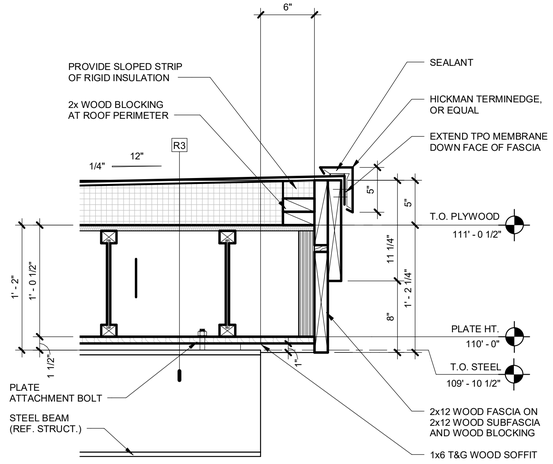
10 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



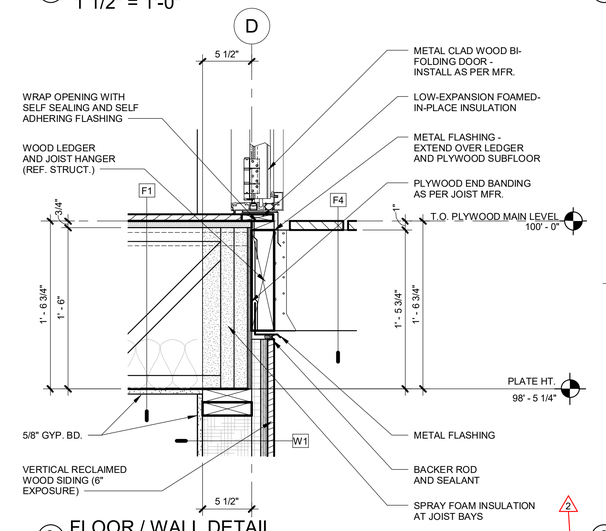
7 ROOF / WALL DETAIL
1 1/2" = 1'-0"



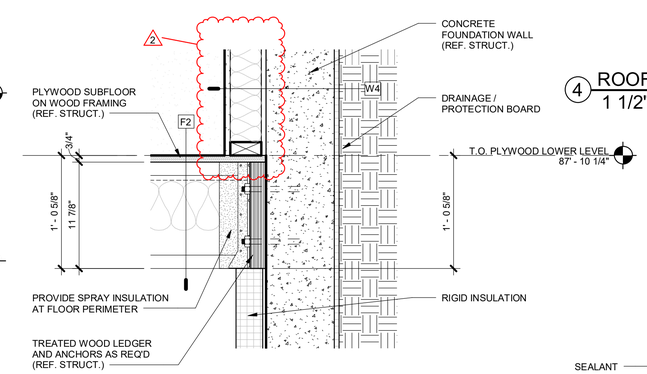
4 ROOF / WALL DETAIL
1 1/2" = 1'-0"



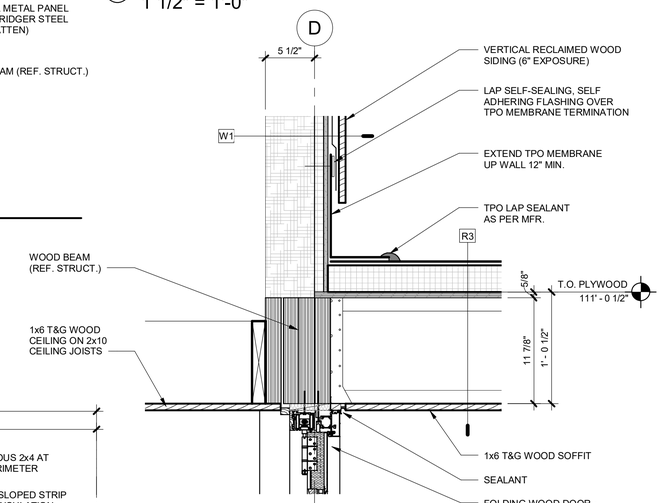
3 EAVE DETAIL
1 1/2" = 1'-0"



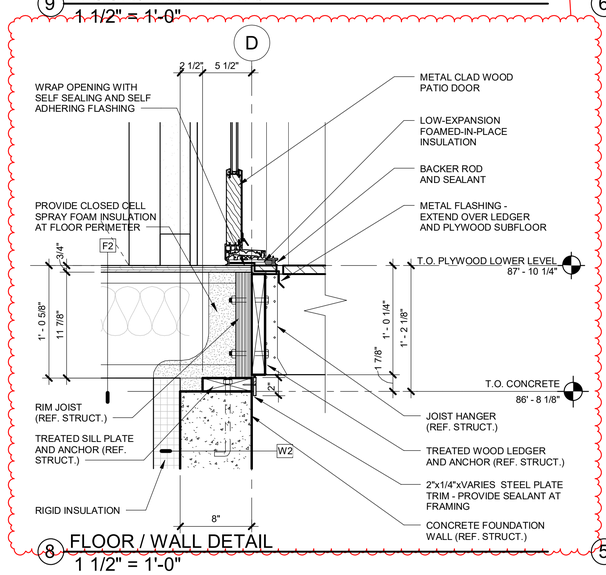
9 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



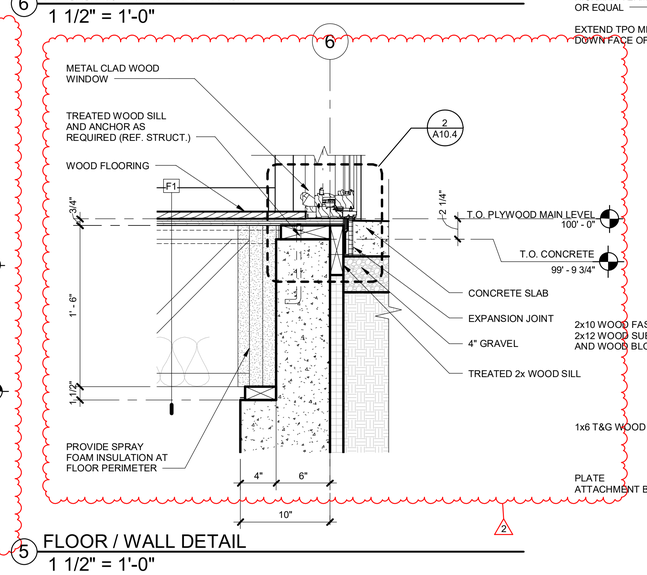
6 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



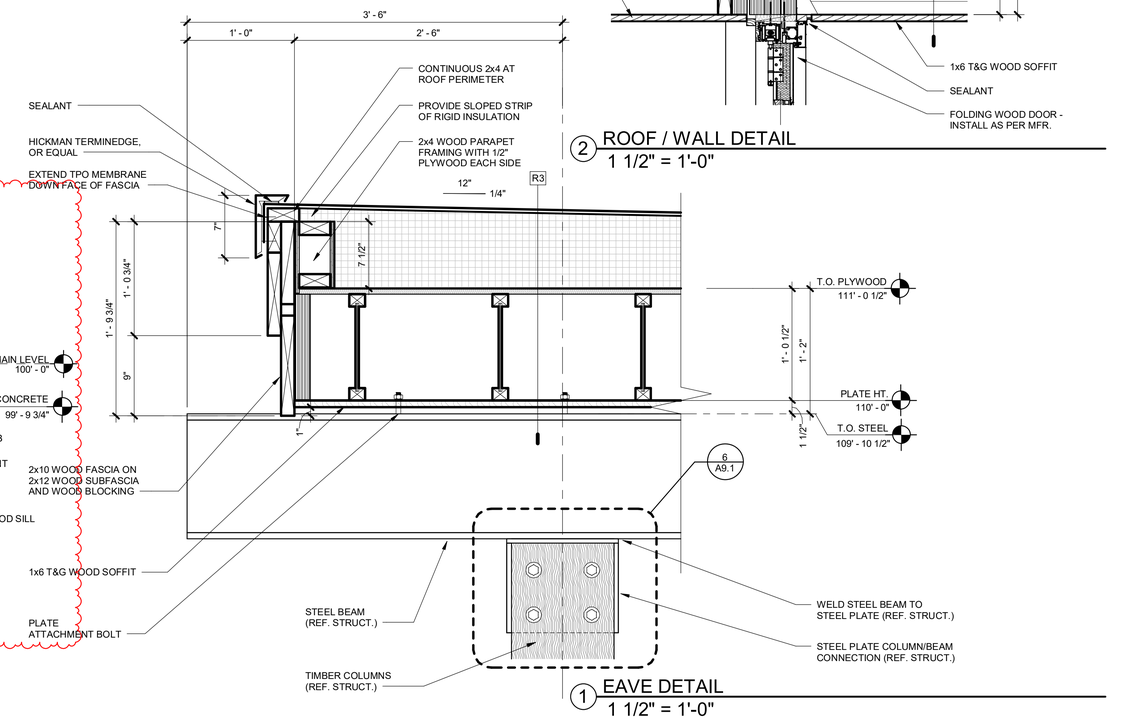
2 ROOF / WALL DETAIL
1 1/2" = 1'-0"



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



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



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

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

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

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

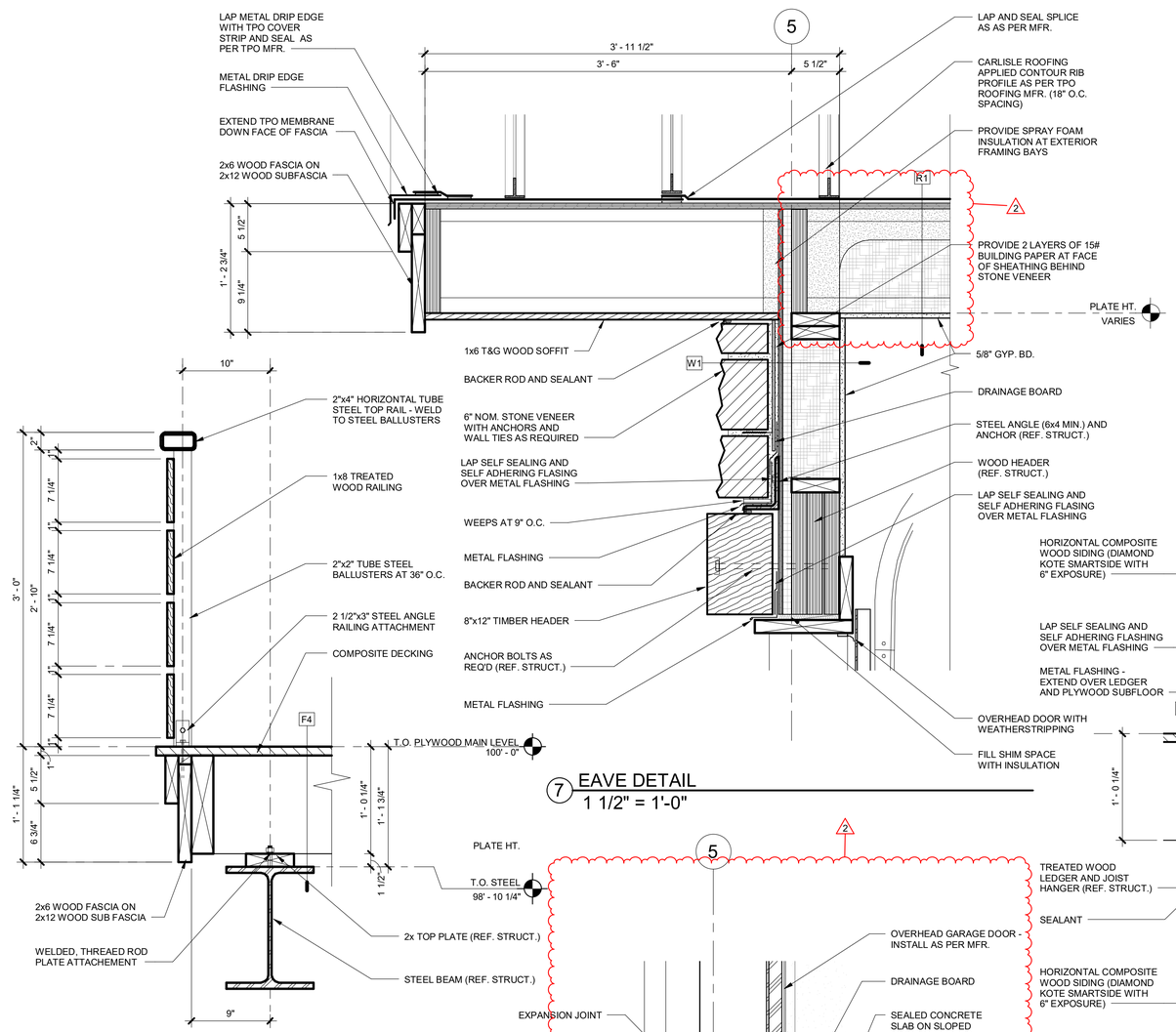
DRAWING TITLE

DETAILS

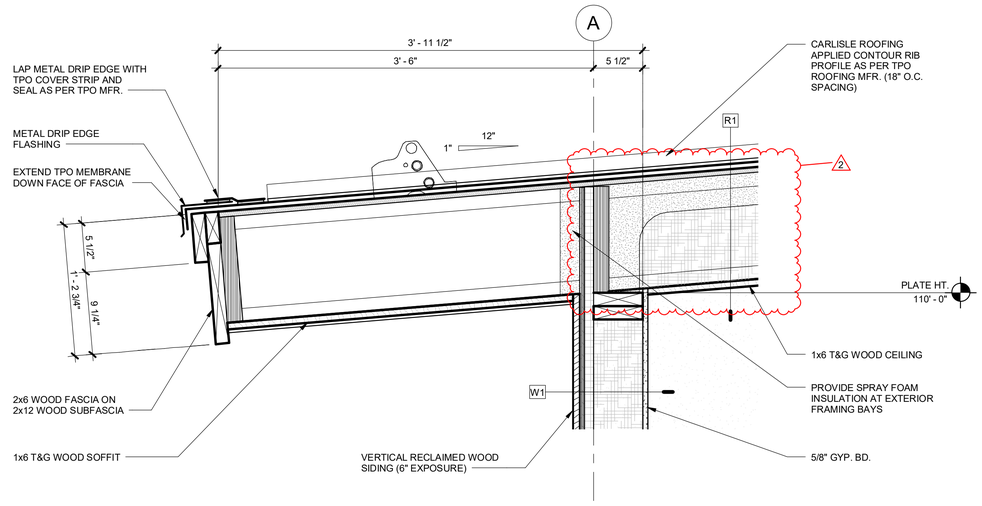
SHEET NO.

A9.2

10/14/2019 7:37:36 AM

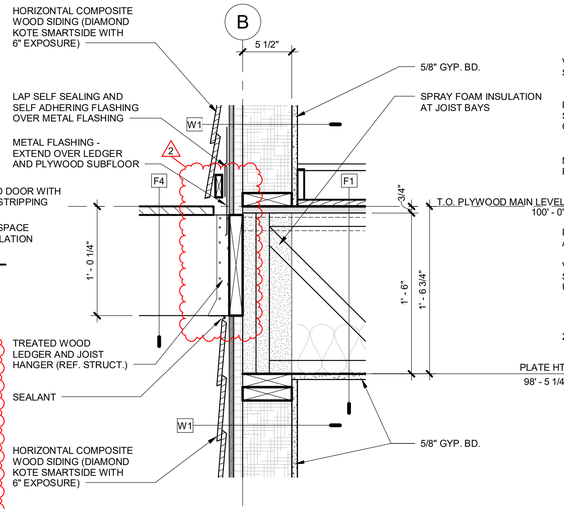


7 EAVE DETAIL
1 1/2" = 1'-0"

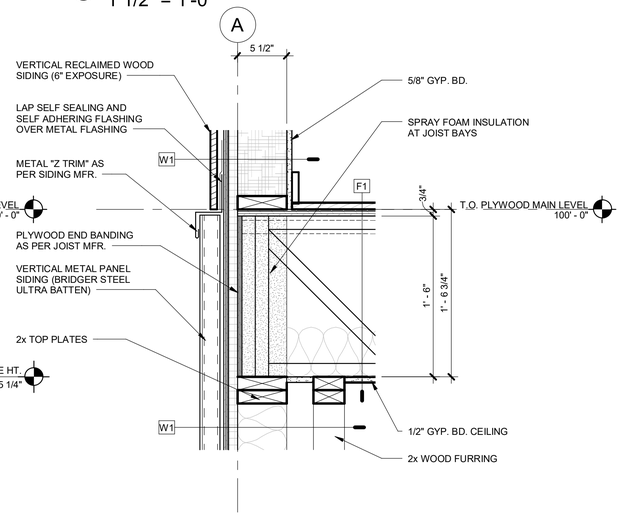


3 EAVE DETAIL
1 1/2" = 1'-0"

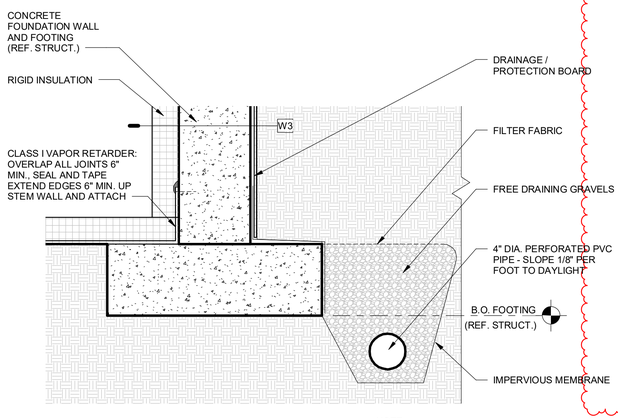
9 DECK RAILING DETAIL
1 1/2" = 1'-0"



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

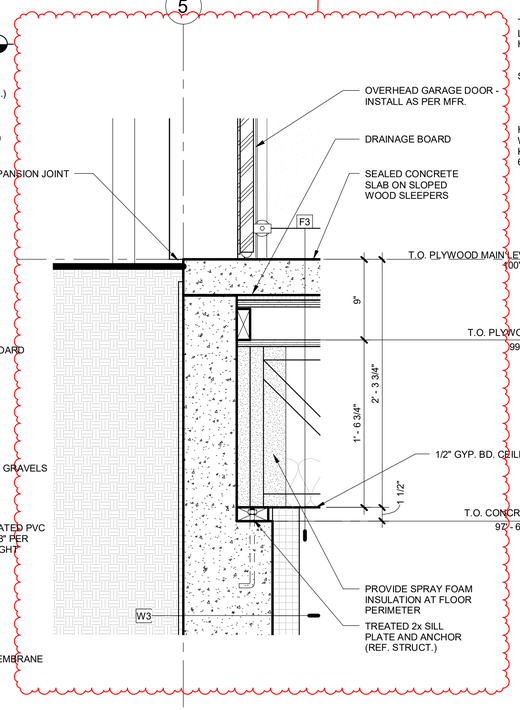


2 FLOOR / WALL DETAIL
1 1/2" = 1'-0"

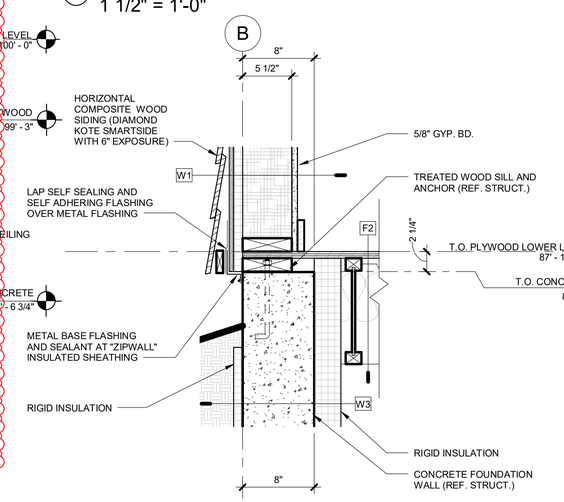


NOTE:
REFER SOILS REPORT FOR FOUNDATION AND DRAINAGE DESIGN INFORMATION

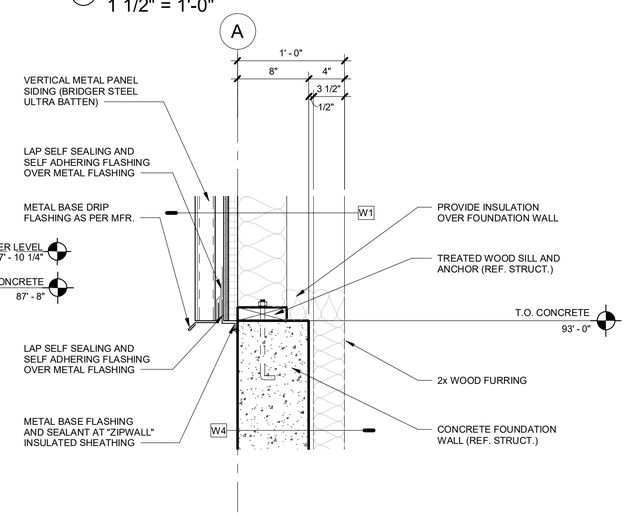
8 FOUNDATION DETAIL
1 1/2" = 1'-0"



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
40237
REGISTERED
LICENSED ARCHITECT

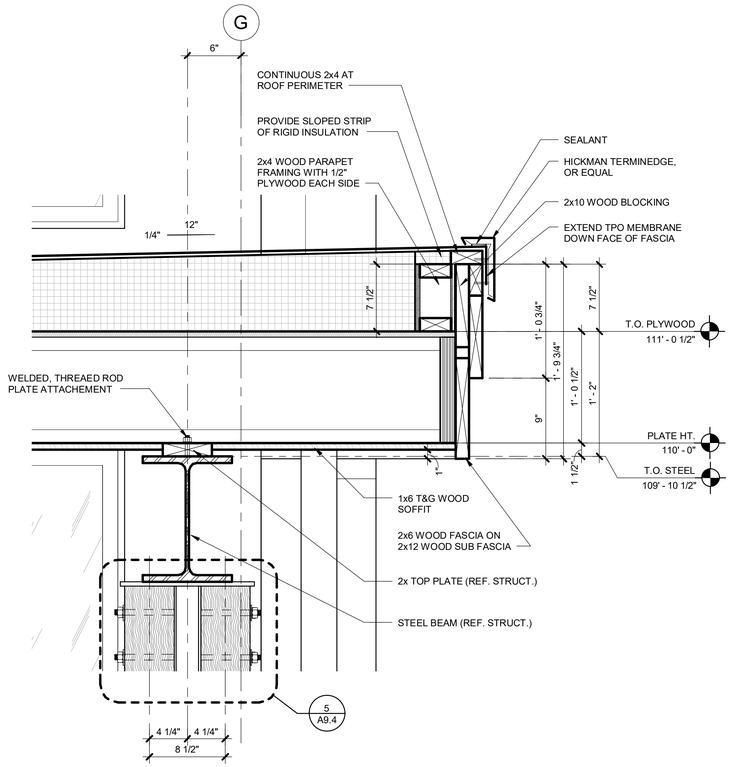
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

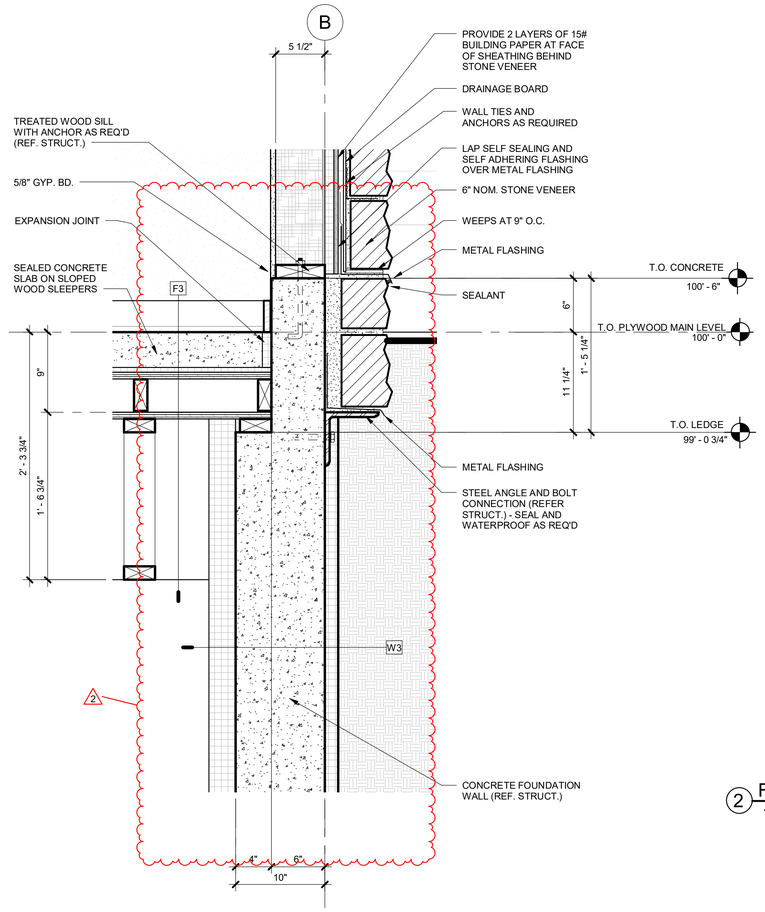
DRAWING TITLE
DETAILS

SHEET NO.
A9.3

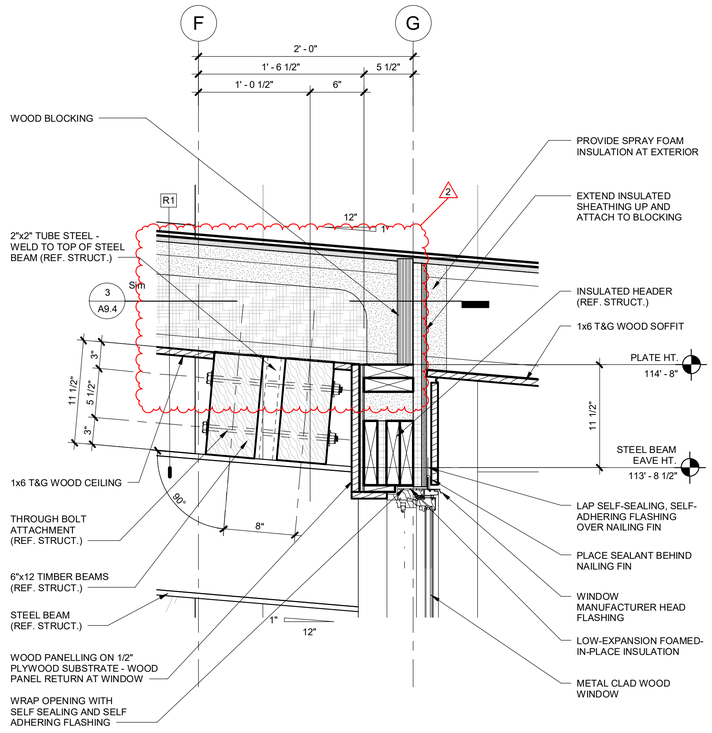
10/14/2019 7:37:40 AM



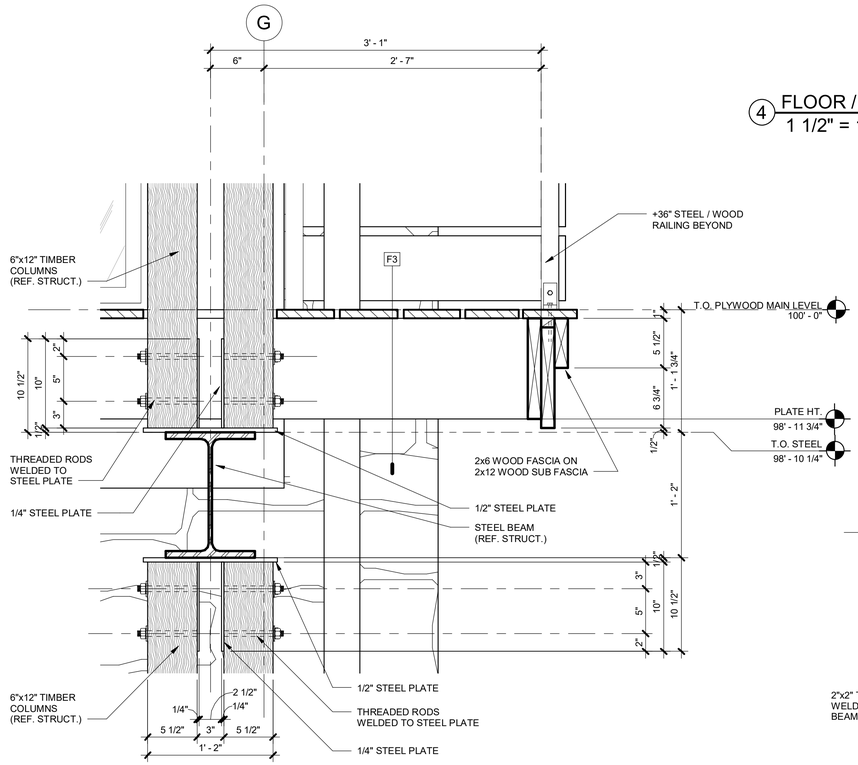
6 EAVE DETAIL
1 1/2" = 1'-0"



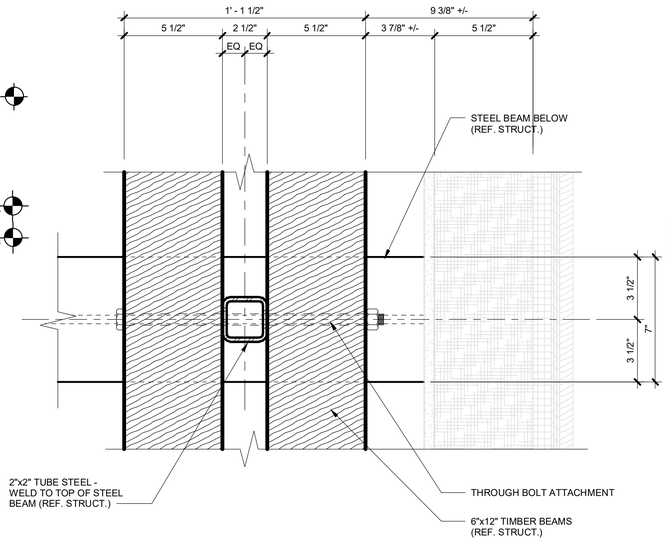
4 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



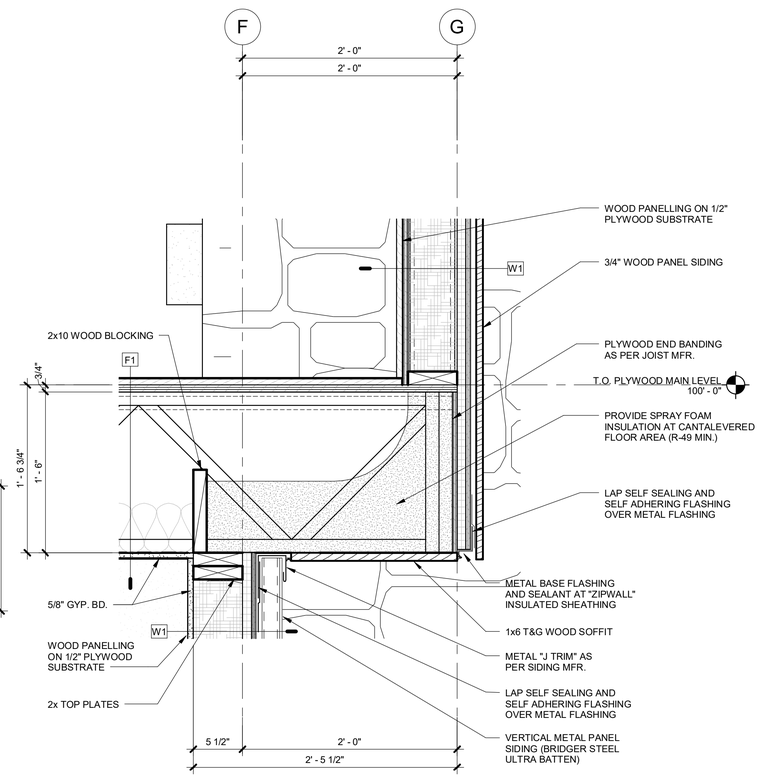
2 FRAMING DETAIL
1 1/2" = 1'-0"



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



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



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

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

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

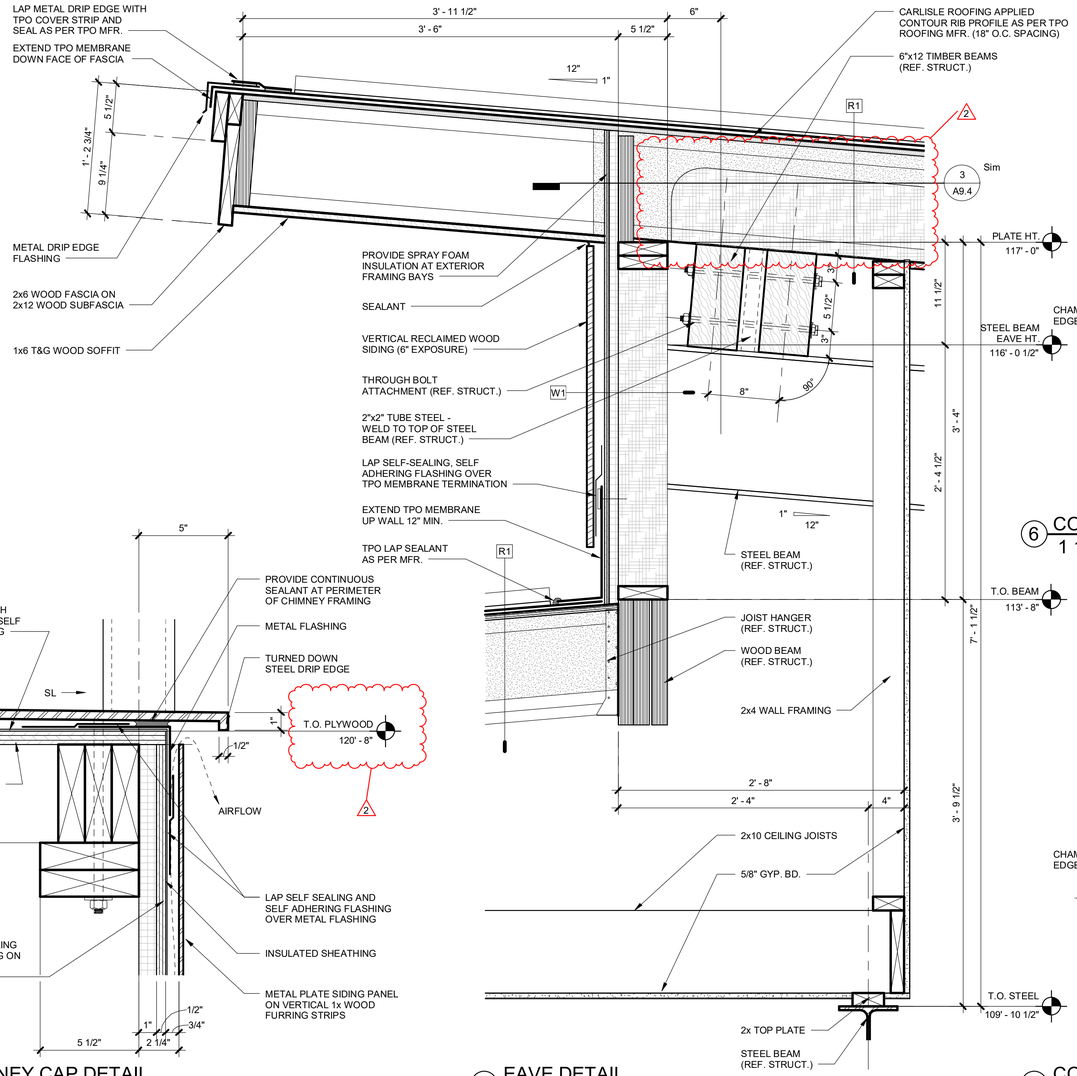
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

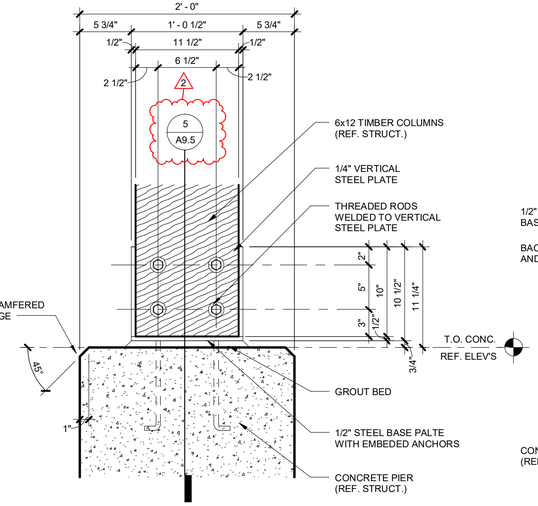
ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
DETAILS

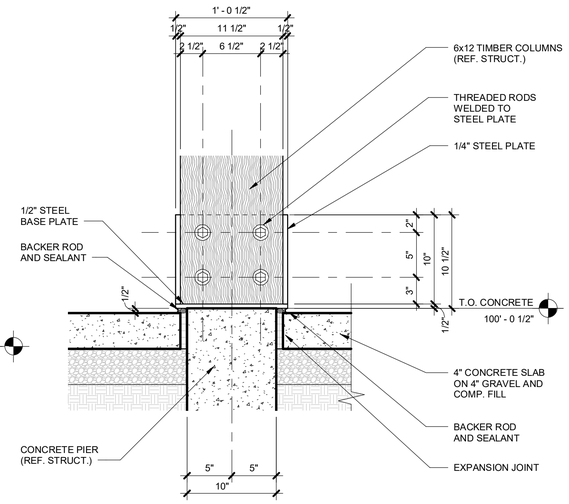
SHEET NO.
A9.4

10/14/2019 7:37:44 AM

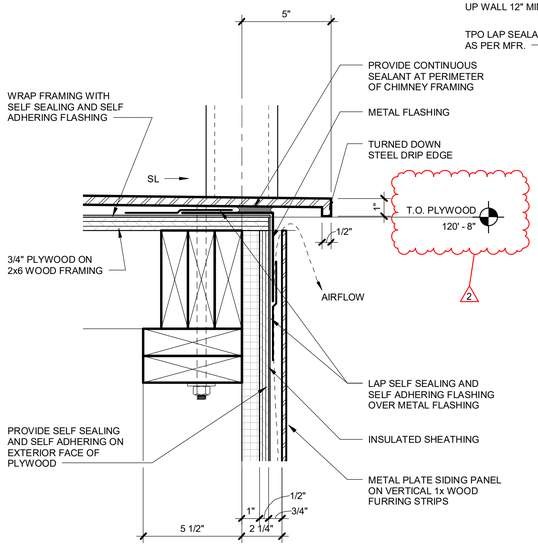




6 COLUMN BASE DETAIL
1 1/2" = 1'-0"

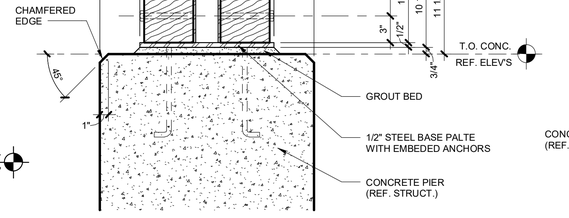


3 COLUMN BASE DETAIL
1 1/2" = 1'-0"

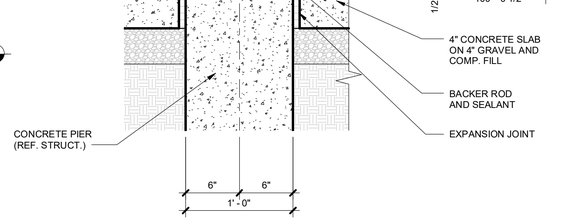


10 CHIMNEY CAP DETAIL
3" = 1'-0"

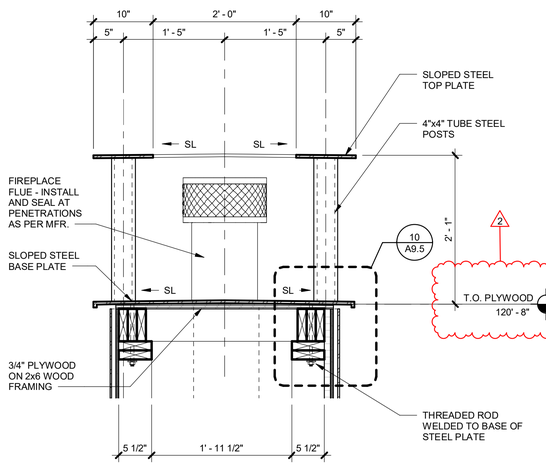
8 EAVE DETAIL
1 1/2" = 1'-0"



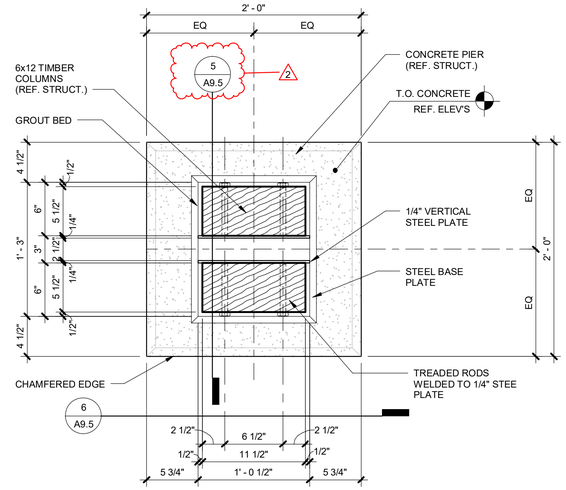
5 COLUMN BASE DETAIL
1 1/2" = 1'-0"



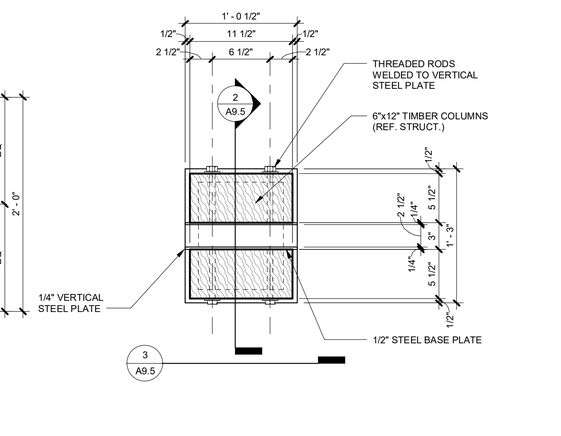
2 COLUMN BASE DETAIL
1 1/2" = 1'-0"



9 CHIMNEY CAP DETAIL
1" = 1'-0"



4 COLUMN BASE DETAIL
1 1/2" = 1'-0"



1 COLUMN BASE DETAIL
1 1/2" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
LICENSED ARCHITECT
DATE: 2 9 2019

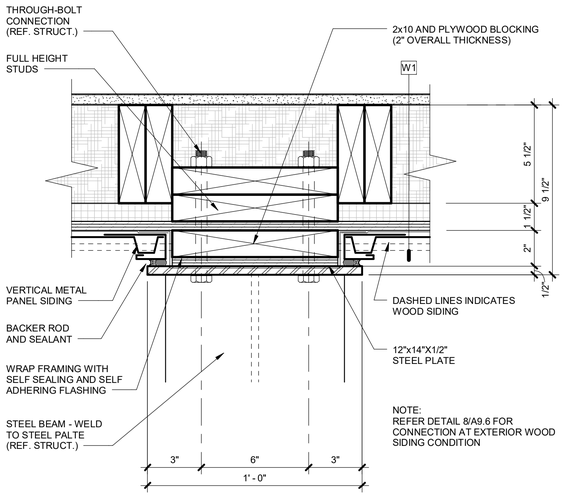
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

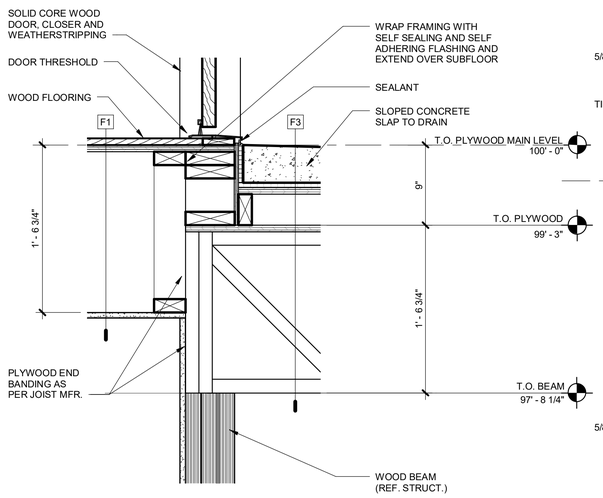
DRAWING TITLE
DETAILS

SHEET NO.
A9.5

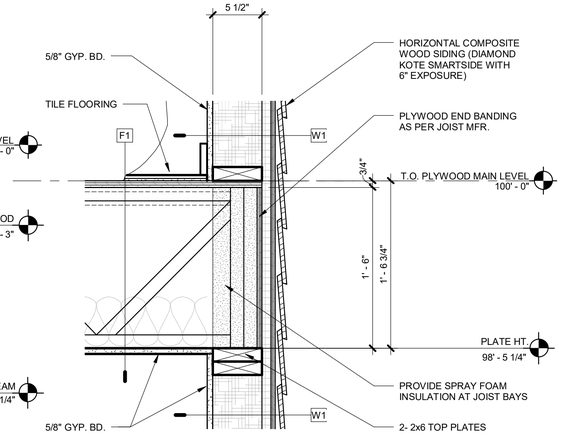
10/14/2019 7:37:48 AM



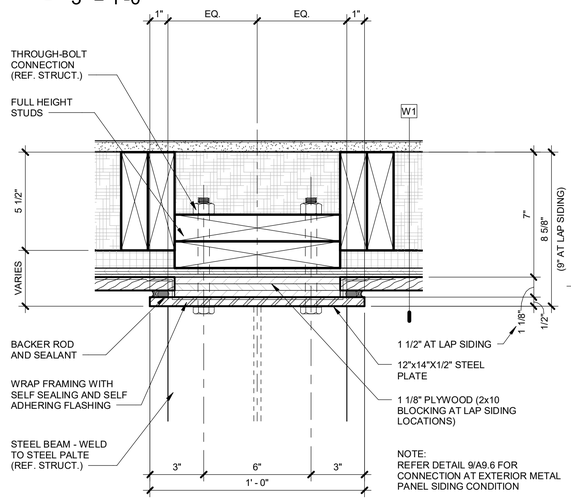
9 SECTION DETAIL (VERT. METAL PANEL SIDING)
3" = 1'-0"



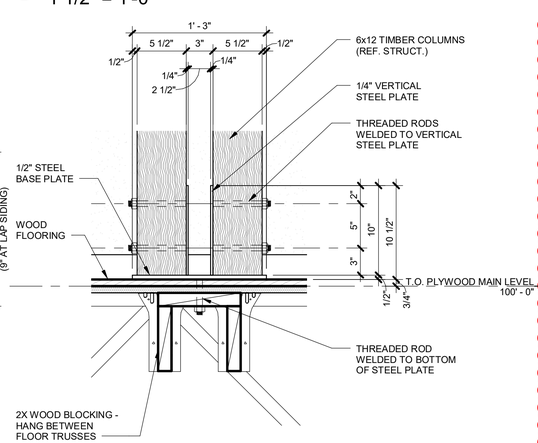
6 SECTION DETAIL
1 1/2" = 1'-0"



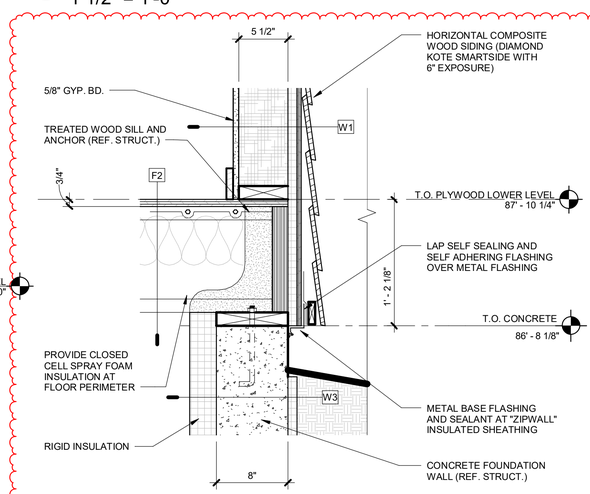
3 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



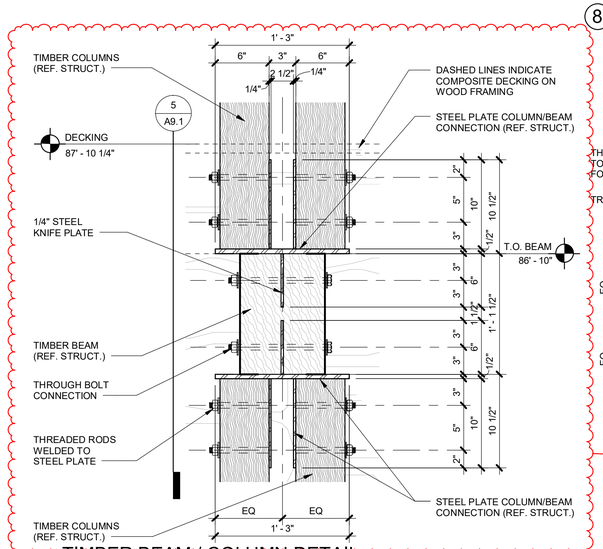
8 SECTION DETAIL (WOOD SIDING)
3" = 1'-0"



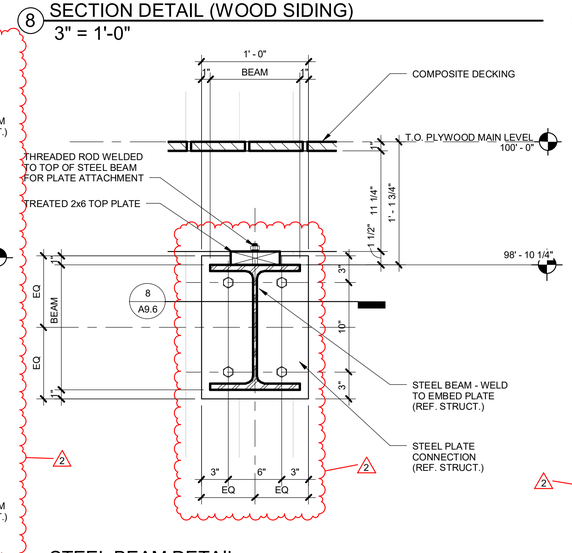
5 COLUMN BASE DETAIL
1 1/2" = 1'-0"



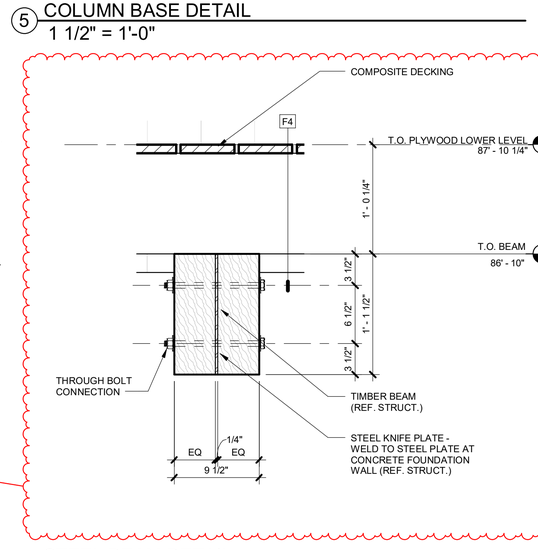
2 FLOOR / WALL DETAIL
1 1/2" = 1'-0"



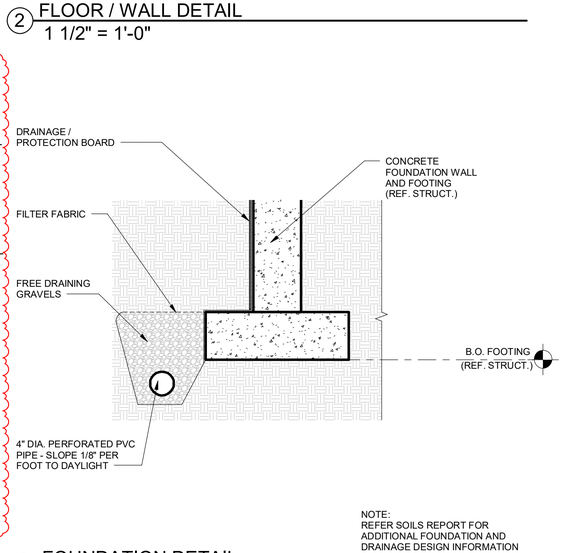
10 TIMBER BEAM / COLUMN DETAIL
1 1/2" = 1'-0"



7 STEEL BEAM DETAIL
1 1/2" = 1'-0"



4 STEEL BEAM DETAIL
1 1/2" = 1'-0"



1 FOUNDATION DETAIL
1" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
REGISTERED ARCHITECT

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

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
DETAILS

SHEET NO.
A9.6

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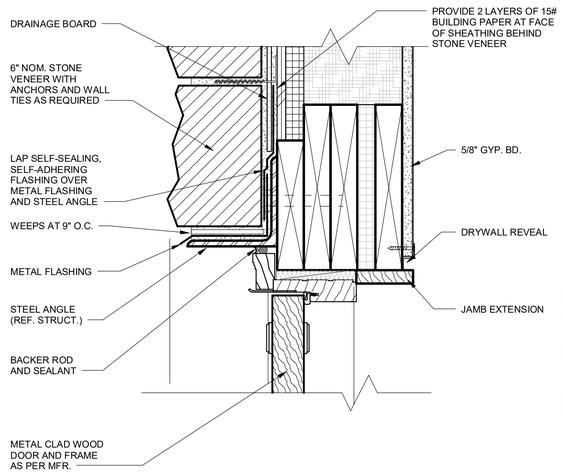
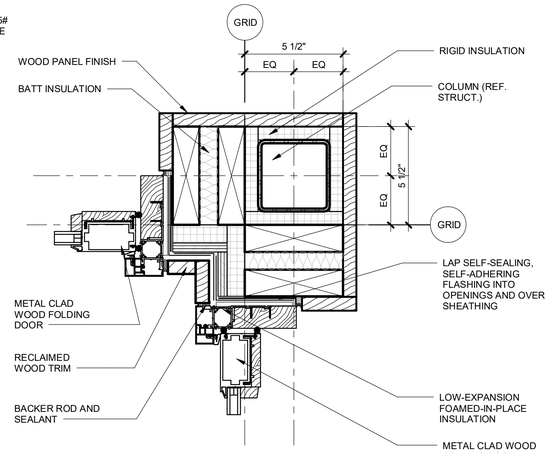
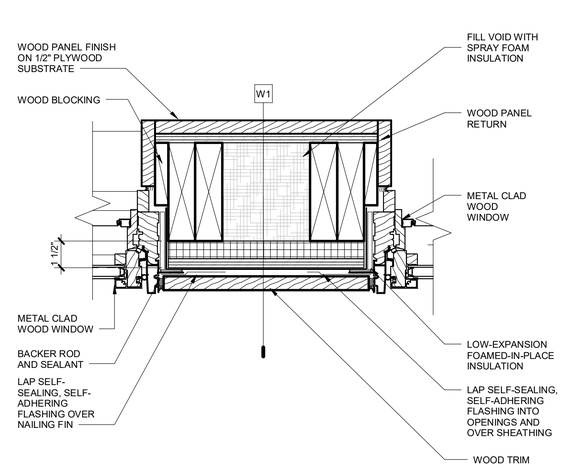


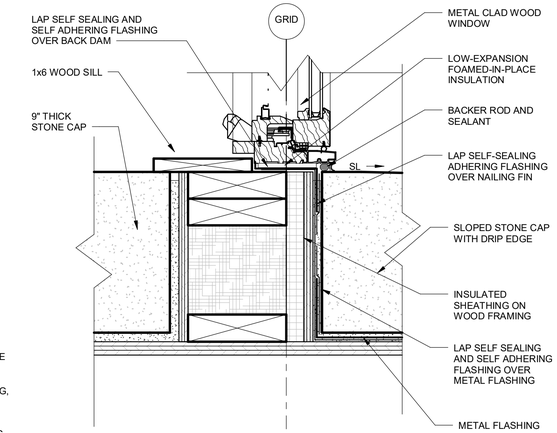
12 HEAD DETAIL
3" = 1'-0"



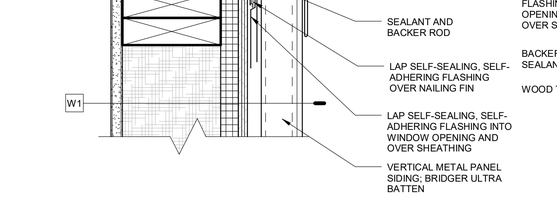
9 CORNER JAMB DETAIL
3" = 1'-0"



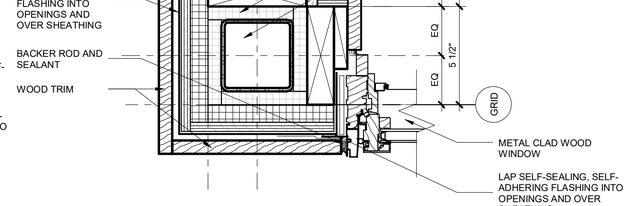
6 JAMB DETAIL
3" = 1'-0"



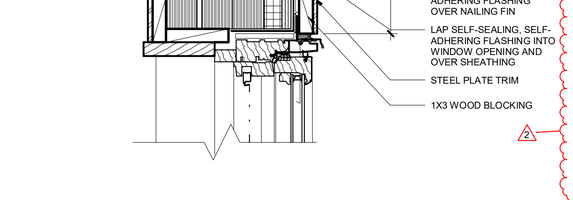
3 SILL DETAIL
3" = 1'-0"



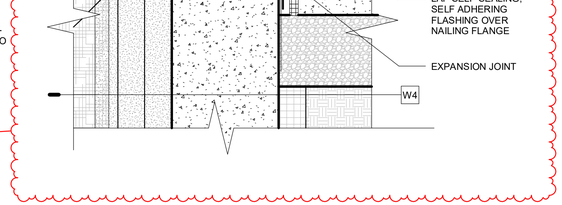
11 SILL DETAIL
3" = 1'-0"



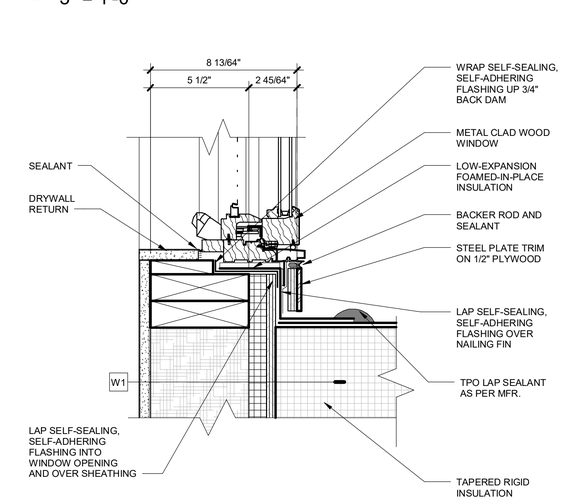
8 CORNER JAMB DETAIL
3" = 1'-0"



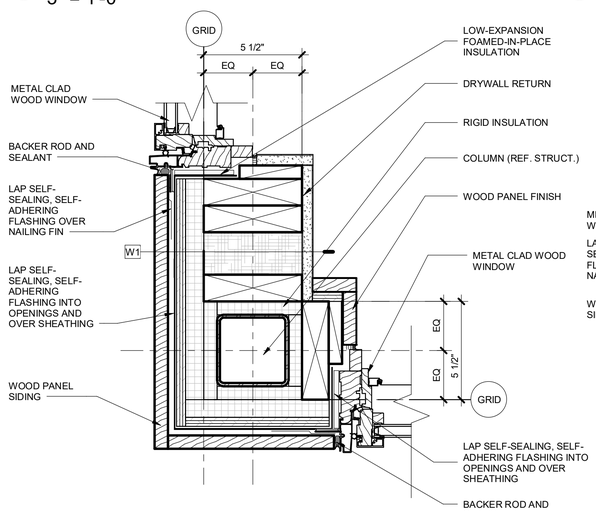
5 HEAD / SILL DETAIL
3" = 1'-0"



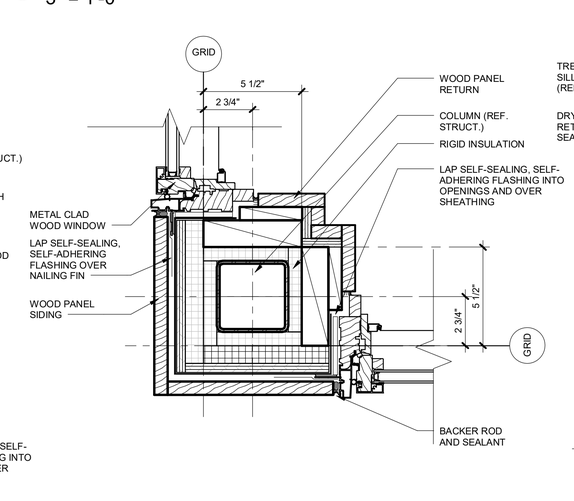
2 SILL DETAIL
3" = 1'-0"



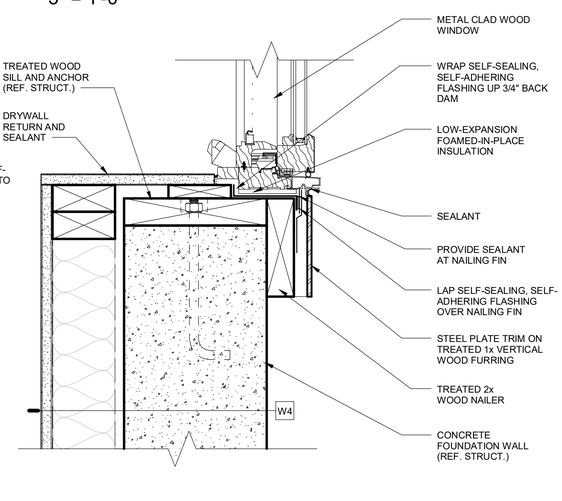
10 SILL DETAIL
3" = 1'-0"



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



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



1 SILL DETAIL
3" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
40237
LICENSED ARCHITECT
DATE: 2 5 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
VE REVISIONS	10.14.2019

DRAWING TITLE
WINDOW/DOOR DETAILS

SHEET NO.
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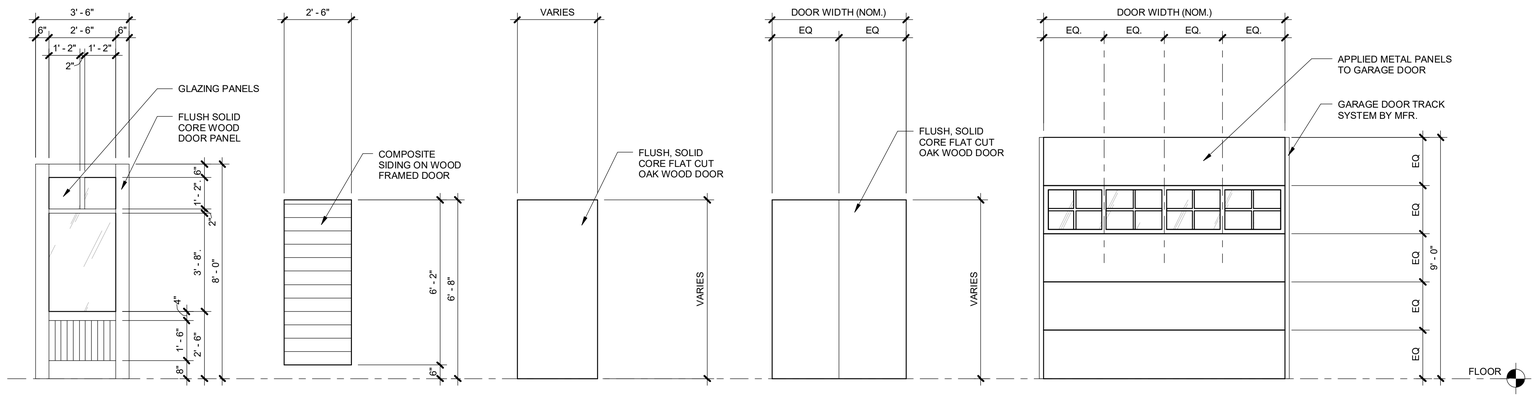
10/14/2019 7:37:53 AM



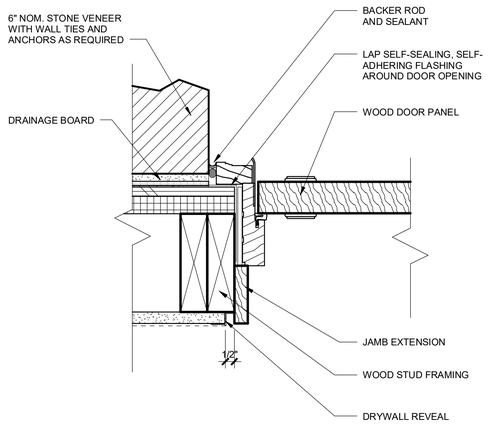
DOOR SCHEDULE

MARK	NOMINAL WIDTH	NOMINAL HEIGHT	TYPE	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	REMARKS
001	3' - 0"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	PROVIDE WEATHERSTRIPPING AND DOOR SWEEP
002	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
003	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
004	3' - 0"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	PROVIDE WEATHERSTRIPPING AND DOOR SWEEP
005	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
006	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
007	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
008	5' - 0"	8' - 0"	T	6/A10.6	5/A10.6	4/A10.6	
009	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
010	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
011	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
012	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
101	3' - 6"	8' - 0"	A	6/A10.5	-	5/A10.5	PROVIDE WEATHERSTRIPPING - MULLED WITH ADJACENT WINDOW
102	9' - 0"	9' - 0"	E	9/A10.5	8/A10.5	7/A10.5	PROVIDE WEATHERSTRIPPING
103	9' - 0"	9' - 0"	E	9/A10.5	8/A10.5	7/A10.5	PROVIDE WEATHERSTRIPPING
104	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
105	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
106	3' - 0"	8' - 0"	C	6/A10.6	5/A10.6	6/A9.6	20 MINUTE RATED DOOR WITH CLOSER. PROVIDE WEATHERSTRIPPING AND DOOR SWEEP
107	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
108	2' - 6"	8' - 0"	C	6/A10.6	5/A10.6	4/A10.6	
109	2' - 6"	8' - 0"	C	12/A10.4	8/A10.6	7/A10.6	PROVIDE WEATHERSTRIPPING AND DOOR SWEEP
110	2' - 6"	6' - 2"	B	3/A10.6	2/A10.6	1/A10.6	

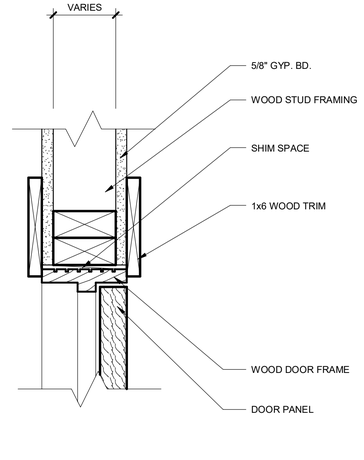
DOOR SCHEDULE NOTES:

1. ALL DOORS TO BE SOLID CORE WOOD DOORS, U.N.O.
2. CONTRACTOR TO VERIFY FINAL DOOR DESIGNS WITH OWNER.
3. CONTRACTOR TO VERIFY ALL DOOR SIZES AND ROUGH OPENINGS VIA AS-BUILT DIMENSIONS PRIOR TO ODERING, FABRICATION AND INSTALLATION

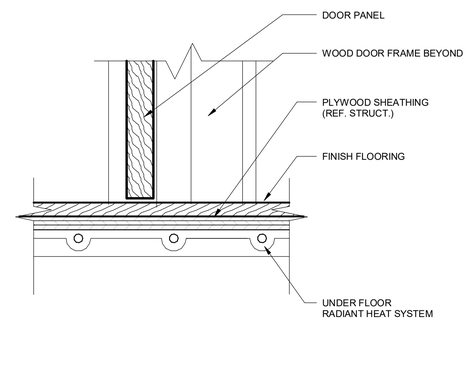
DOOR TYPE LEGEND
3/8" = 1'-0"



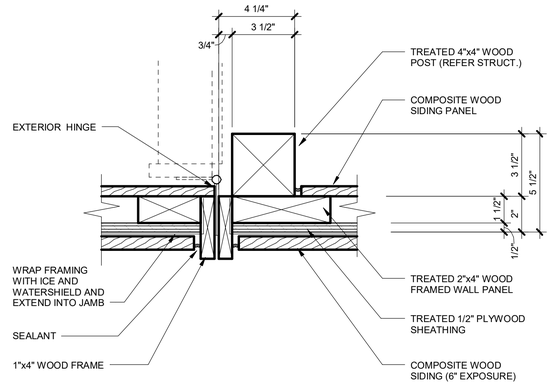
8 JAMB DETAIL
3" = 1'-0"



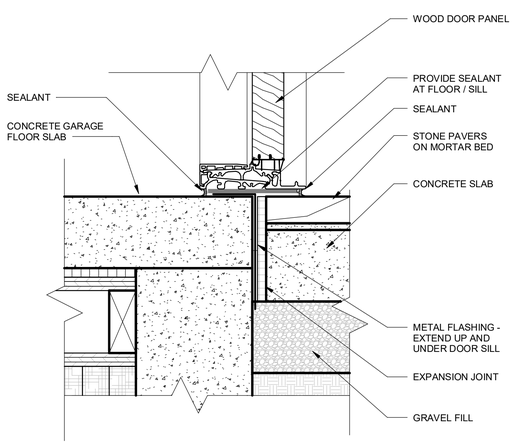
6 HEAD DETAIL
3" = 1'-0"



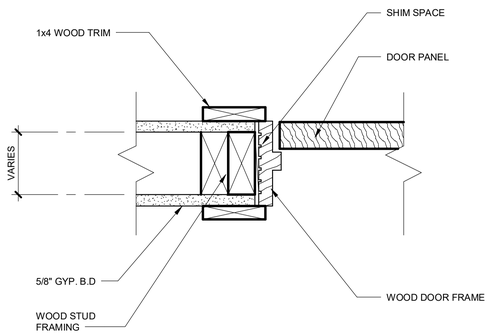
4 SILL DETAIL
3" = 1'-0"



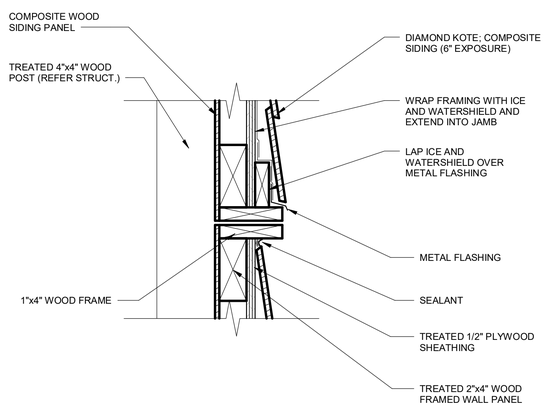
2 EXTERIOR SHOWER DOOR JAMB DETAIL
3" = 1'-0"



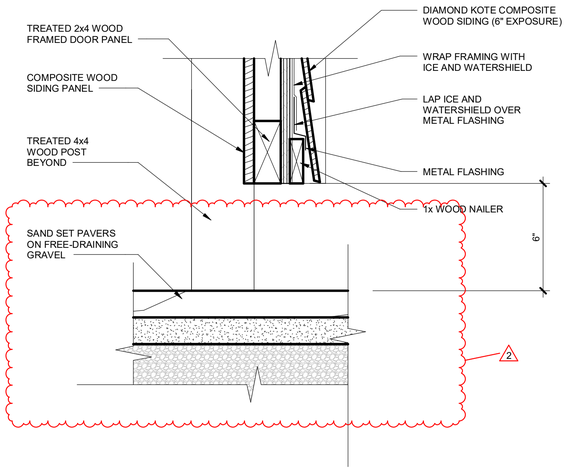
7 SILL DETAIL
3" = 1'-0"



5 JAMB DETAIL
3" = 1'-0"



3 EXTERIOR SHOWER DOOR HEAD
3" = 1'-0"



1 EXTERIOR SHOWER DOOR SILL DETAIL
3" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
403237
LICENSED ARCHITECT
10.14.2019

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

ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019

DRAWING TITLE
DOOR SCHEDULE

SHEET NO.
A10.6

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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 - GARAGE	F0-S0-W0-C0	4000	0.45	3/4" STONE	4	3%	I/II	
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. 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)

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 DOUG 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 DOUG 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 2304.10.5 IN 2015 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 2304.10.1 "FASTENING SCHEDULE" IN 2015 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, 7/16" 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)

LIGHT-METAL-PLATE-CONNECTED WOOD TRUSSES:

1. TRUSS MANUFACTURER SHALL COMPLY WITH ALL REQUIREMENTS AS STATED IN SECTION 2303.4 OF THE IBC.
2. ALL PRE-ENGINEERED GABLE END TRUSSES OR TRUSSES WITH INTEGRATED PARAPETS SHALL BE DESIGNED FOR WIND FORCES PERPENDICULAR TO THE TRUSS.
3. ALL PRE-ENGINEERED TRUSSES SHALL BE FABRICATED SUCH THAT THEY INCORPORATE ALL ROOF PLANES. AT CONTRACTOR'S OPTION, STANDARD SHAPE TRUSSES MAY BE USED IN CONJUNCTION WITH OVERFRAMING.
4. FULL HEIGHT BLOCKING SHALL BE PLACED BETWEEN TRUSSES AT ALL SUPPORTS.
5. CROSS BRIDGING DESIGN SHALL BE PROVIDED BY TRUSS MANUFACTURER AS REQUIRED FOR LATERAL EFFECTS.
6. TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
7. MANUFACTURE AND INSTALLATION OF METAL PLATED WOOD TRUSSES SHALL COMPLY WITH ANSI/TPI 1 "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION," BCSI (BUILDING COMPONENT SAFETY INFORMATION) "GUIDE TO GOOD PRACTICE FOR HANDLING,
8. INSTALLING & BRACING OF METAL PLATE CONNECTED WOOD TRUSSES," AND DSB-89 "RECOMMENDED DESIGN SPECIFICATION FOR TEMPORARY BRACING OF METAL PLATE CONNECTED WOOD TRUSSES."
9. PRE-ENGINEERED, PREFABRICATED TRUSSES SHALL BE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE IN WHICH TO PROJECT IS LOCATED TO CARRY THE LOADS INDICATED ON THE STRUCTURAL DRAWINGS IN WHICH THE PROJECT IS LOCATED.
10. TRUSSES SHALL BE DESIGNED TO SUPPORT THE FULL DEAD LOADS AND THE SUPERIMPOSED DESIGN LOADS NOTED ABOVE OR ON THE DRAWINGS.
11. STRESSES SHALL NOT EXCEED THOSE LISTED IN THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (AF&PA NDS). <NO INCREASES IN STRESS ARE ALLOWED FOR DURATION OF LOAD.>
12. SCISSOR TYPE TRUSSES SHALL BE DESIGNED FOR A MAXIMUM OF 1/2" TOTAL HORIZONTAL DEFLECTION UNDER DEAD PLUS LIVE LOADS.
13. THE FABRICATOR SHALL DETERMINE TRUSS WEB ARRANGEMENTS AND MEMBER FORCES.
14. TRUSS TO TRUSS CONNECTIONS SPECIFIED SHALL BE BY TRUSS SUPPLIER, UNLESS SPECIFICALLY NOTED ON THE DRAWINGS.
15. TRUSSES SHALL BE DESIGNED IN BEARING TO NOT EXCEED THE PERPENDICULAR TO GRAIN BEARING VALUES FOR THE TOP PLATE GRADES INDICATED IN THE "STRUCTURAL WOOD FRAMING" GENERAL NOTES. WHERE TRUSS BEARING EXCEED THIS VALUE THE TRUSS MANUFACTURER SHALL PROVIDE BEARING ENHANCERS TO COMPENSATE FOR OVERSTRESSES. TRUSS MANUFACTURER SHALL SPECIFY SIZE, SPECIES, AND NAILING FOR BEARING BLOCKS.
16. TRUSS FABRICATOR SHALL SPECIFY ALL FLOOR AND ROOF TRUSS BRACING AND BRIDGING.
17. CALCULATIONS AND SHOP DRAWINGS, INCLUDING MEMBER SIZES, LUMBER SPECIES AND GRADES, AND SUBSTANTIATING DATA FOR CONNECTOR CAPACITIES, SHALL BE SUBMITTED TO THE ARCHITECT, GC, AND STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION.
18. TRUSS DESIGN SHALL INCLUDE A 250 LBS LOAD PER NFPA TO SUPPORT SPRINKLER LOADS LOCATED ANYWHERE ALONG THE BOTTOM CHORD OF THE TRUSS.
19. DEFLECTION LIMITS FOR TRUSSES SHALL NOT EXCEED THE FOLLOWING DEFLECTION CRITERIA:
    A. FLOOR LIVE LOAD = L/480
    B. FLOOR TOTAL LOAD = L/240 (1" MAXIMUM)

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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. 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.
4. 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. 1705.5 WOOD CONSTRUCTION
      5. 1705.6 SOILS
   C. 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.

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. CONCRETE MIX DESIGNS
   B. CONCRETE REINFORCING STEEL
   C. PLANT FABRICATED WOOD JOISTS
   D. PRE-ENGINEERED WOOD TRUSSES
   E. STRUCTURAL STEEL
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 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 PE TRUSS JOIST DETAILS
S5.5	FRAMING DETAILS
S5.6	ROOF DETAILS

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50371
10/15/19

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Steamboat Springs, CO 80487
1907

	ISSUE NAME	DATE
	BUILDING PERMIT	08/23/2019
1	PERMIT RE-SUBMITTAL	10/2/19
2	VE REVISIONS	10/15/2019

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GENERAL NOTES

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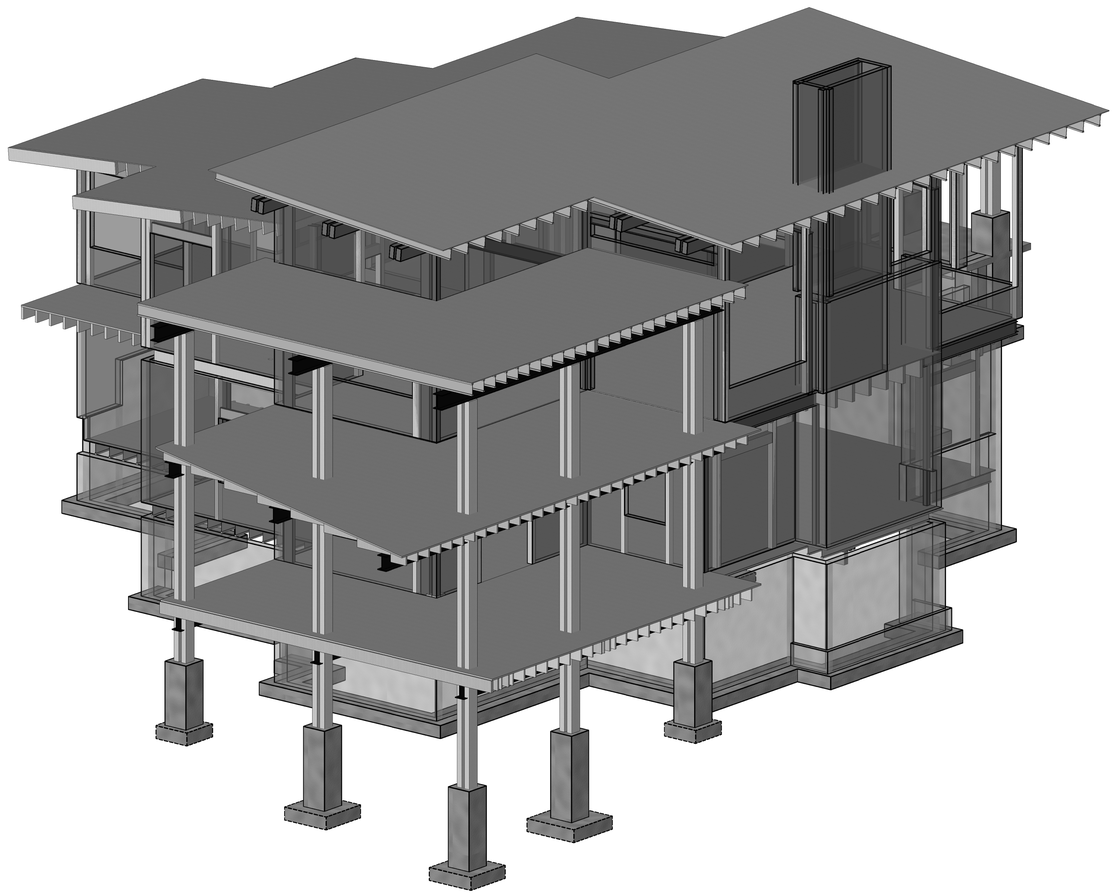

3D Building

ABBREVIATIONS KEY							
@	ON CENTER SPACING	DWG	DRAWING	LGS	LIGHT GAGE STEEL	REINF	REINFORCE, -ED, -ING
(E)	EXISTING	DWL	DOWEL	LL	LIVE LOAD	REQ	REQUIRED
(N)	NEW	EA	EACH	LLH	LONG LEG HORIZONTAL	REQMT	REQUIREMENT
(R)	REMOVE	ECC	ECCENTRIC	LLV	LONG LEG VERTICAL	RET	RETAINING
AB	ANCHOR ROD (BOLT)	E-E	END TO END	LOC	LOCATION	RM	ROOM
ADDL	ADDITIONAL	EF	EACH FACE	LP	LOW POINT	RMO	ROUGH MASONRY OPENING
ADJ	ADJUSTABLE	EJ	EXPANSION JOINT	LSL	LAMINATED STRAND LUMBER (GENERIC TERM)	RO	ROUGH OPENING
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	EL	ELEVATION	LT	LIGHT	SC	SLIP-CRITICAL
AFF	ABOVE FINISHED FLOOR	ELEC	ELECTRIC, ELECTRICAL	LVL	LAMINATED VENEER LUMBER (GENERIC TERM)	SCH	SCHEDULE
ALT	ALTERNATE	EMBED	EMBEDMENT	MACH	MACHINE	SDST	SELF-DRILLING/ SELF-TAPPING
AMT	AMOUNT	ENGR	ENGINEER	MASY	MASONRY	SECT	SECTION
ANCH	ANCHOR, ANCHORAGE	EQ	EQUAL	MATL	MATERIAL	SF	SQUARE FEET, SUB-FLOOR
APPROX	APPROXIMATE	EQUIP	EQUIPMENT	MAX	MAXIMUM	SHT	SHEET
ARCH	ARCHITECT, -URAL	EQUIV	EQUIVALENT	MB	MACHINE BOLT	SHTG	SHEATHING
ATR	ALL THREAD ROD	ES	EACH SIDE	MECH	MECHANICAL	SIM	SIMILAR
AVG	AVERAGE	EST	ESTIMATE	MEZZ	MEZZANINE	SLH	SHORT LEG HORIZONTAL
BC	BOTTOM OF CONCRETE	E-W	EAST TO WEST	MFR	MANUFACTURE, -ER, -ED	SLV	SHORT LEG VERTICAL
BL	BRICK LEDGE	EXC	EXCAVATE	MIN	MINIMUM	SOG	SLAB ON GRADE
BLK	BLOCK	EXP	EXPANSION	ML	MICROLLAM (TRUS-JOIST BRAND LVL)	SP	SPACES, SPACED
BLKG	BLOCKING	EXT	EXTERIOR	MO	MASONRY OPENING	SPEC	SPECIFICATIONS
BM	BEAM	FD	FLOOR DRAIN	MTL	METAL	SQ	SQUARE
BOT	BOTTOM	FDN	FOUNDATION	NF	NEAR FACE	ST	SNUG-TIGHT
BRG	BEARING	FF	FINISHED FLOOR, FAR FACE	NIC	NOT IN CONTRACT	STD	STANDARD
BW	BOTTOM OF WALL	F-F	FACE TO FACE	NS	NEAR SIDE	STIFF	STIFFENER
CB	COUNTERBORE	FIG	FIGURE	N-S	NORTH TO SOUTH	STL	STEEL
CF	CUBIC FOOT	FL	FLUSH	NTS	NOT TO SCALE	STRUCT	STRUCTURE, -AL
CG	CENTER OF GRAVITY	FLG	FLANGE	OCJ	OSHA COLUMN JOIST	SUPT	SUPPORT
CIP	CAST-IN-PLACE	FLR	FLOOR	OD	OUTSIDE DIAMETER	SY	SQUARE YARD
CJ	CONSTRUCTION JOINT, CONTROL JOINT	FO	FACE OF	OH	OPPOSITE HAND	SYM	SYMMETRICAL
CJP	COMPLETE JOINT PENETRATION	FP	FULL PENETRATION	OPNG	OPENING	T&B	TOP AND BOTTOM
CL	CENTER LINE	FS	FOOT STEP, FAR SIDE	OPP	OPPOSITE	T&G	TONGUE AND GROOVE
CLG	CEILING	FTG	FOOTING	OSB	ORIENTED STRAND BOARD	TB	TOP OF BEAM
CLR	CLEAR	GA	GAGE, GAUGE	PAF	POWDER ACTUATED FASTENER	TC	TOP OF CONCRETE
CM	CONSTRUCTION MANAGER, -MENT	GALV	GALVANIZED	PC	PRECAST	TCA	TORQUE-CONTROLLED ANCHOR
CMU	CONCRETE MASONRY UNIT	GC	GENERAL CONTRACTOR	PCF	POUNDS PER CUBIC FOOT	TD	TOP OF DECK
COL	COLUMN	GEN	GENERAL	PE	PRE-ENGINEERED	THD	THREAD
COM	COMMON	GL	GLUED LAMINATED, GLULAM	PEN	PENETRATION	THK	THICK, -NESS
COMB	COMBINATION	GND	GROUND	PERP	PERPENDICULAR	TJ	TOP OF JOIST
CONC	CONCRETE	GR	GRADE	PJP	PARTIAL JOINT PENETRATION	TL	TOTAL LOAD
CONN	CONNECTION	GT	GIRDER TRUSS	PL	PLATE, PROPERTY LINE	TPG	TOPPING
CONT	CONTINUOUS, CONTINUE	GYP BD	GYPSUM BOARD	PLF	POUND PER LINEAR FOOT	TRANS	TRANSVERSE
COORD	COORDINATE, COORDINATION	HAS	HEADED ANCHOR STUD	PNL	PANEL	TW	TOP OF WALL
CS	COUNTERSINK	HDG	HOT-DIP GALVANIZED	PP	PANEL POINT	TYP	TYPICAL
CTR	CENTER	HDR	HEADER	PS	PRESTRESSED	ULT	ULTIMATE
CY	CUBIC YARD	HORIZ	HORIZONTAL	PSF	POUNDS PER SQUARE FOOT	UNO	UNLESS NOTED OTHERWISE
DAB	DEFORMED ANCHOR BAR	HP	HIGH POINT	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
DET	DETAIL	HT	HEIGHT	PSL	PARALLEL STRAND LUMBER (GENERIC TERM)	VIF	VERIFY IN FIELD
DEV	DEVELOP	ID	INSIDE DIAMETER	PT	POST TENSIONED, PRESSURE TREATED	WP	WORK POINT
DIAG	DIAGONAL	INT	INTERIOR, INTERMEDIATE	PTN	PARTITION	WT	WEIGHT
DIM	DIMENSION	IT	INVERTED TEE	PWD	PLYWOOD	WWF	WELDED WIRE FABRIC
DL	DEAD LOAD	JB	JOIST BEARING	QTY	QUANTITY	XS	EXTRA STRONG
DN	DOWN	JST	JOIST	R	RADIUS	XSECT	CROSS SECTION
DP	DRILLED PIER	JT	JOINT	RE	REFERENCE, REFER TO	XXS	DOUBLE EXTRA STRONG
DT	DOUBLE TEE	K	KIP (1,000 LBS)	RECT	RECTANGLE		

SYMBOLS KEY

	DIRECTION OF DECK SPAN
GRID	GRID DESIGNATION
X	REVISION
SWx	SHEAR WALL
	SHORING
	STEP IN FLOOR ELEVATION
	CMU (CONCRETE MASONRY UNIT)
	BRICK
	CIP CONCRETE
	EXISTING STONE
	EXISTING CONCRETE
	EARTH
FX.X	ISOLATED SPREAD FOOTING MARK
FXX	SPREAD FOOTING MARK
STEP	STEP IN BOTTOM OF WALL/GRADE BEAM
XX:12	ROOF SLOPE
SLOPE	DIRECTION OF SLOPE (DOWN)
DN UP	STAIR OR RAMP DIRECTION

BUILDING COLUMN DESIGNATIONS	
XXX'-X	TOP OF CONCRETE OR MASONRY ELEVATION
[XXX'-X]	TOP OF BEAM ELEVATION
JB XXX'-X	JOIST BEARING ELEVATION
BL XXX'-X	BRICK LEDGE ELEVATION
(XXX'-X)	TOP OF FOOTING ELEVATION
XXX'-X	TOP OF FLOOR ELEVATION
CONT C	COLUMN CONTINUOUS FROM LEVEL BELOW
CXX	COLUMN STARTING AT THIS LEVEL
B	COLUMN STOPPING BELOW THIS LEVEL, SEE FRAMING PLAN AT NEXT LOWER LEVEL
CXX STUB	COLUMN STARTING AND ENDING AT THIS LEVEL OF FRAMING
CXX HGR	COLUMN CONNECTING A LOWER BEAM TO A HIGHER BEAM AT THIS LEVEL OF FRAMING
XXX'-X	TOP OF CONCRETE OR MASONRY ELEVATION
	STEP TOP OF WALL
BL XXX'-X	BRICK LEDGE ELEVATION
(XXX'-X)	TOP OF FOOTING ELEVATION
XXX'-X	TOP OF FLOOR ELEVATION

BUILDING COLUMN DESIGNATIONS	
	WOOD BEARING WALL
	WOOD SHEAR WALL
A	COLUMN ABOVE
XXx	COLUMN OR OTHER ELEMENT BELOW SEE SCHEDULES & NOTES Cx = COLUMN BPx = BASE PLATE EPx = EMBED PLATE ABx = ANCHOR BOLT HDx = HOLDOWN
CONT C	COLUMN CONTINUOUS FROM LEVEL BELOW
XX YY	"X" NUMBER OF KING STUDS BELOW "Y" NUMBER OF TRIMMER STUDS BELOW
X	"X" NUMBER OF BUILT-UP 2x6 STUDS IN COLUMN BELOW
X	"X" NUMBER OF BUILT-UP 2x4 STUDS IN COLUMN BELOW
	HOLDOWN
	WOOD HEADER
	WOOD JOIST OR BEAM SUPPORTED BY METAL HANGER
	WOOD JOIST CONTINUOUS OVER INTERMEDIATE SUPPORT
	WOOD JOIST BEARING ON TOP OF SUPPORT

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ABBREVIATIONS, SYMBOLS KEY & 3D VIEW

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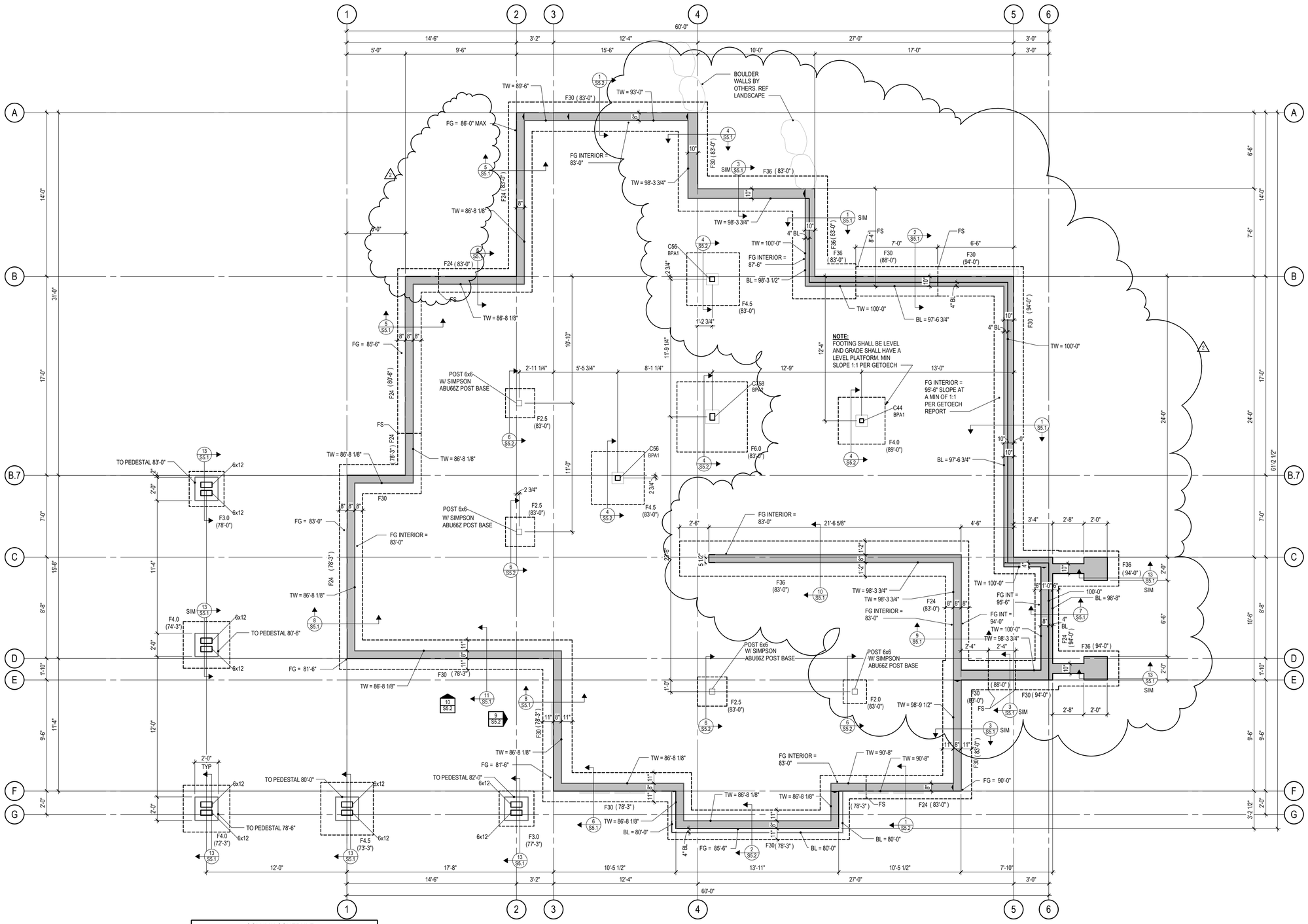

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING
F2.0	2'-0"	2'-0"	1'-0"	(3) #5 EACH WAY, BOTTOM
F2.5	2'-6"	2'-6"	1'-0"	(3) #5 EACH WAY, BOTTOM
F3.0	3'-0"	3'-0"	1'-0"	(4) #5 EACH WAY, BOTTOM
F4.0	4'-0"	4'-0"	1'-0"	(5) #5 EACH WAY, BOTTOM
F4.5	4'-6"	4'-6"	1'-0"	(5) #5 EACH WAY, BOTTOM
F6.0	6'-0"	6'-0"	1'-2"	(7) #5 EACH WAY, BOTTOM
F24	2'-0"	CONT	1'-0"	(3) #5 CONT, #5 @ 16" TRANSVERSE
F30	2'-6"	CONT	1'-0"	(3) #5 CONT, #5 @ 16" TRANSVERSE
F36	3'-0"	CONT	1'-0"	(4) #5 CONT, #5 @ 16" TRANSVERSE

FOOTING NOTES:
- CENTER FOOTINGS UNDER STEMWALLS, PILASTERS, & COLUMNS, TYPICAL UNLESS NOTED OTHERWISE
- FOOTING WIDTHS SHALL NOT VARY IN THE FIELD FROM SIZE NOTED; OVERSIZE FOOTINGS ARE NOT ALLOWED
- LAPPED BOARD FORMING NOT ALLOWED
- TRENCH FORMING NOT ALLOWED

COLUMN SCHEDULE

TYPICAL COLUMN MARKS:

CXX OR CXXX

HSS COLUMN WALL THICKNESS IN 16ths OF AN INCH (EXAMPLE: '5' INDICATES 5/16" WALL THICKNESS, '10' INDICATES 5/8", ETC...)

SQUARE OR RECTANGULAR HSS COLUMN SIZE (EXAMPLE: '6' INDICATES HSS6x6, '75' INDICATES HSS7x5)

STEEL COLUMN SCHEDULE

MARK	SIZE
C44	HSS4X4X1/4
C54	HSS5X5X1/4
C56	HSS5X5X3/8
C758	HSS7X5X1/2
C1034	HSS10X3X1/4

FOUNDATION PLAN

1/4" = 1'-0"

NORTH

0 1' 2' 4' 8'

- USGS ELEVATION 7059.50' = 100'-0" ARCH, TOP OF MAIN LEVEL INTERIOR FLOOR
- LOCATION OF STEP BOTTOM OF WALL PER 13/S5.0 NOTED THUS: FS
- INTERIOR AND PERIMETER STEEL COLUMNS BEAR ON FOOTINGS, PEDESTALS, OR PILASTERS NOTED ON PLAN

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FOUNDATION PLAN

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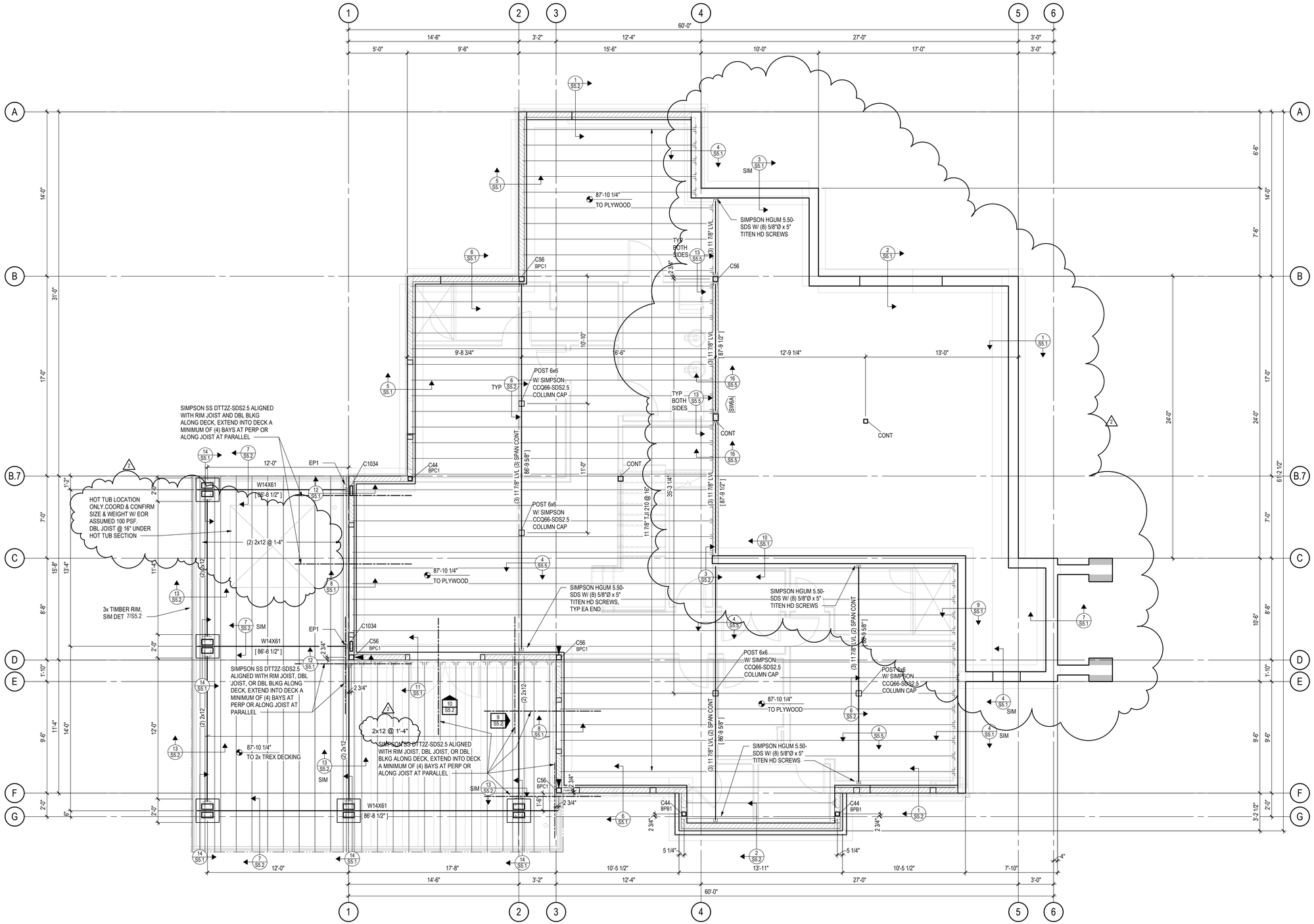

HOLDOWNS:
- HOLDOWNS ARE INDICATED ON PLAN THUS: ◆ HDX
- HOLDOWNS INDICATED ARE LOCATED AT THE FLOOR LEVEL
- SEE HOLDOWN SCHEDULE ON SHEET S5.3

TYPICAL WOOD FRAMED WALLS & WALL SHEATHING:
- ALL EXTERIOR WALLS HATCHED THUS: [ ] ARE SW6 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH ZIP SYSTEM R-6 SHEATHING OR EQUIVALENT (7/16" APA LAMINATED TO 1" RIGID INSULATION) NAILED WITH 10d SHANK (0.131"Øx3") @ 3" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK AND NAIL ALL EDGES BETWEEN STUDS
- ALL INTERIOR WALLS HATCHED THUS: [ ] ARE SW6A 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH 15/32" APA NAILED WITH 8d COM (0.131"Øx2 1/2") @ 6" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK AND NAIL ALL EDGES BETWEEN STUDS; EXPOSED SURFACE TO BE NAILED CAREFULLY FOR FINISHED APPEARANCE
- ALL INTERIOR WALLS HATCHED THUS: [ ] W4 ARE 2x4 @ 16" STUD BEARING WALLS. W6 ARE 2x6 @ 16" STUD BEARING WALLS

TYPICAL FLOOR SHEATHING:
3/4" STURD-I-FLOOR, APA RATED 24" O.C. TONGUE & GROOVE SHEATHING GLUED AND NAILED 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.

LOWER LEVEL FRAMING PLAN

1/4" = 1'-0"

0 1' 2' 4' 8'

NORTH

- USGS ELEVATION 7059.50' = 100'-0" DRAWING ELEVATION
- TOP OF FLOOR SHEATHING = 87'-10 1/4" UNLESS NOTED THUS: ◆ XXX'-X"
- ALL BEAMS ARE FLUSH, UNLESS NOTED OTHERWISE ON PLAN
- ALL HEADERS ARE FLUSH, 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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LOWER LEVEL FRAMING PLAN

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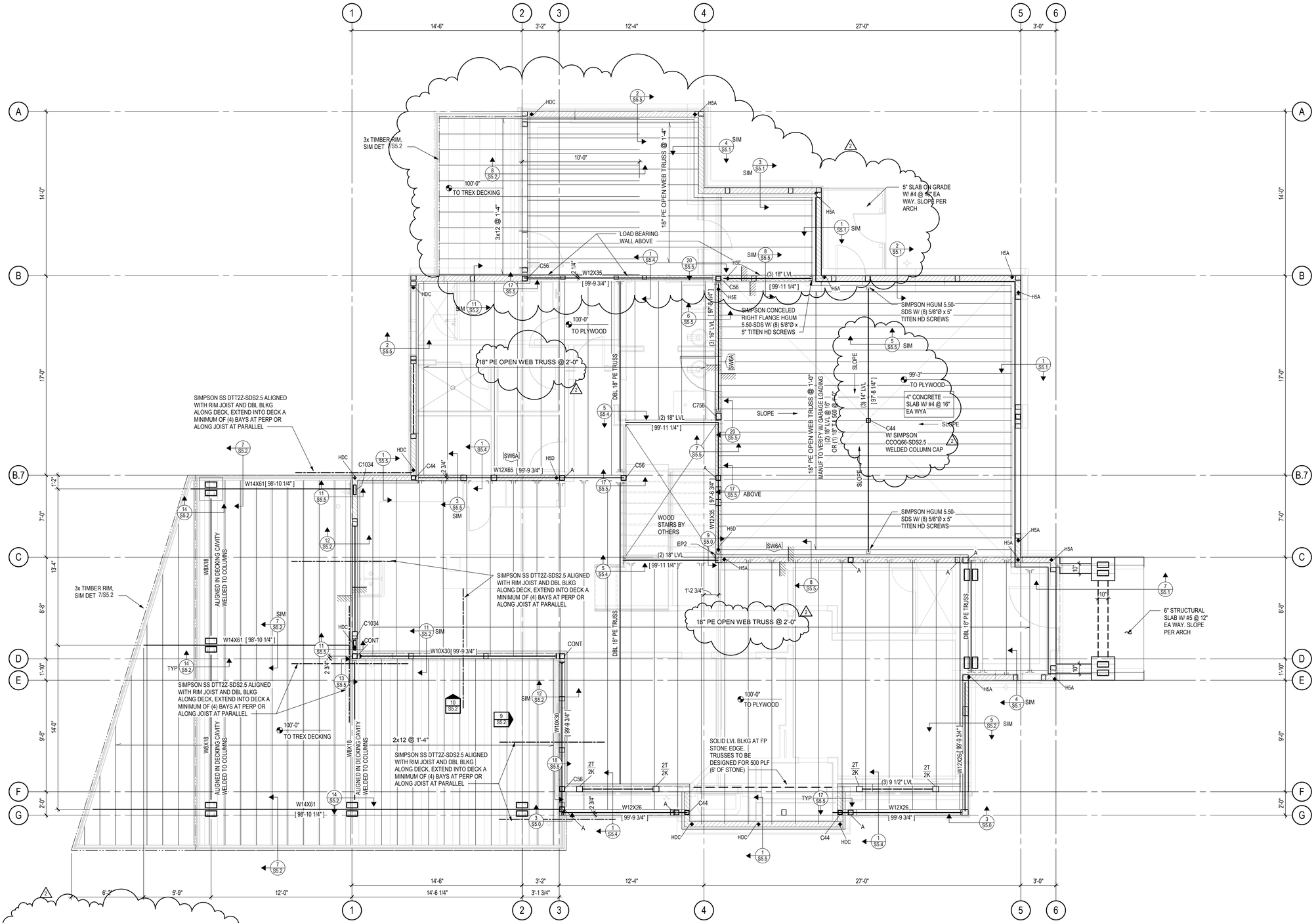

FLOOR TRUSS SUPPLIER NOTE:
DESIGN ALL FLOOR TRUSSES TO CLEAR SPAN TO BEARING WALLS/ BEAMS INDICATED ON PLAN.
DESIGN LOADS ARE AS FOLLOWS:
- DEAD LOAD BOTTOM CHORD = 10 PSF
- DEAD LOAD TOP CHORD = 15 PSF
- LIVE LOAD TOP CHORD = 40 PSF
- GARAGE DEAD LOAD TOP CHORD = 65 PSF
- GARAGE LIVE LOAD TOP CHORD = 40 PSF
- GARAGE LIVE LOAD POINT LOAD = 3000 LB

LIMIT DEFLECTION TO:
- SPAN/480 FOR LIVE LOAD
- SPAN/360 (LIMIT TO 1" MAXIMUM) FOR TOTAL LOAD

ALL TRUSS-TO-TRUSS CONNECTIONS TO BE DESIGNED AND SUPPLIED BY TRUSS MANUFACTURER, SEE DET SHT S5.4 FOR REFERENCE. TRUSS FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED BY A COLORADO REGISTERED ENGINEER TO ARCHITECT FOR REVIEW BEFORE FABRICATION.

DO NOT ALTER TRUSS LAYOUT. BEARING DESIGN SHALL ASSUME HEM FIR WALL TOP PLATES (405 psi). USE MULTIPLE PLIES, BEARING BLOCKS, OR BEARING ENHANCERS TO ACCOMMODATE 5-1/2" BEARING LENGTHS PER PLAN. THE USE OF DOUGLAS FIR OR END GRAIN BEARING IS NOT ACCEPTABLE UNLESS SPECIFICALLY APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT.

HOLDOWNS:
- HOLDOWNS ARE INDICATED ON PLAN THUS: HDX
- HOLDOWNS INDICATED ARE LOCATED AT THE FLOOR LEVEL
- SEE HOLDOWN SCHEDULE ON SHEET S5.3

TYPICAL WOOD FRAMED WALLS & WALL SHEATHING:
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- ALL INTERIOR WALLS HATCHED THUS: ARE SW6A 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH 15/32" APA NAILED WITH 8d COM (0.131"0x2 1/2") @ 6" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK AND NAIL ALL EDGES BETWEEN STUDS; EXPOSED SURFACE TO BE NAILED CAREFULLY FOR FINISHED APPEARANCE
- ALL INTERIOR WALLS HATCHED THUS: W4 ARE 2x4 @ 16" STUD BEARING WALLS. W6 ARE 2x6 @ 16" STUD BEARING WALLS

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3/4" STURDI-FLOOR, APA RATED 24" O.C. TONGUE & GROOVE SHEATHING GLUED AND NAILED 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.

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

MAIN LEVEL FLOOR FRAMING PLAN

1/4" = 1'-0"

0 1' 2' 4' 8'

NORTH

- USGS ELEVATION 7059.50' = 100'-0" DRAWING ELEVATION
- TOP OF FLOOR SHEATHING = 100'-0" UNLESS NOTED THUS: XXX'-X"
- ALL BEAMS ARE FLUSH, UNLESS NOTED OTHERWISE ON PLAN
- ALL HEADERS ARE FLUSH, 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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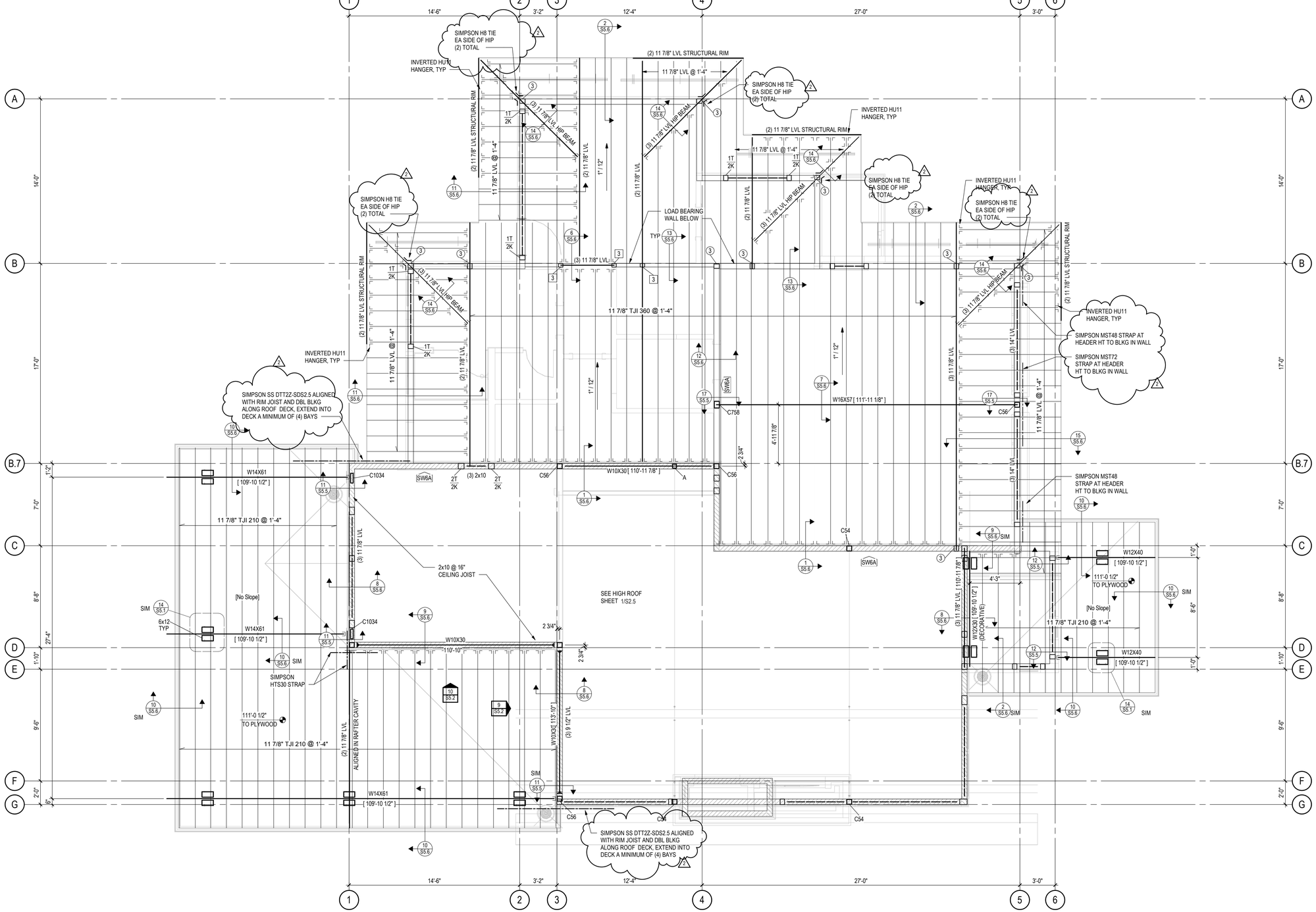
Steamboat Springs, CO 80487
1907

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
2 VE REVISIONS	10/15/2019

DRAWING TITLE
MAIN LEVEL FLOOR FRAMING PLAN

SHEET NO.
S2.3

10/15/2019 11:23:14 AM



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 S5.3

TYPICAL WOOD FRAMED WALLS & WALL SHEATHING:
- ALL EXTERIOR WALLS HATCHED THUS: ARE SW6 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH ZIP SYSTEM R-6 SHEATHING OR EQUIVALENT (7/16" APA LAMINATED TO 1" RIGID INSULATION) NAILED WITH 10d SHANK (0.131"Øx3") @ 3" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK AND NAIL ALL EDGES BETWEEN STUDS
- ALL INTERIOR WALLS HATCHED THUS: ARE SW6A 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH 15/32" APA NAILED WITH 8d COM (0.131"Øx2 1/2") @ 6" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK AND NAIL ALL EDGES BETWEEN STUDS; EXPOSED SURFACE TO BE NAILED CAREFULLY FOR FINISHED APPEARANCE
- ALL INTERIOR WALLS HATCHED THUS: W4 ARE 2x4 @ 16" STUD BEARING WALLS. W6 ARE 2x6 @ 16" STUD BEARING WALLS

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.

LOW ROOF FRAMING PLAN

1/4" = 1'-0"

0 1' 2' 4' 8'

NORTH

- 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) 2x10 UNLESS NOTED OTHERWISE ON PLAN

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10/15/19

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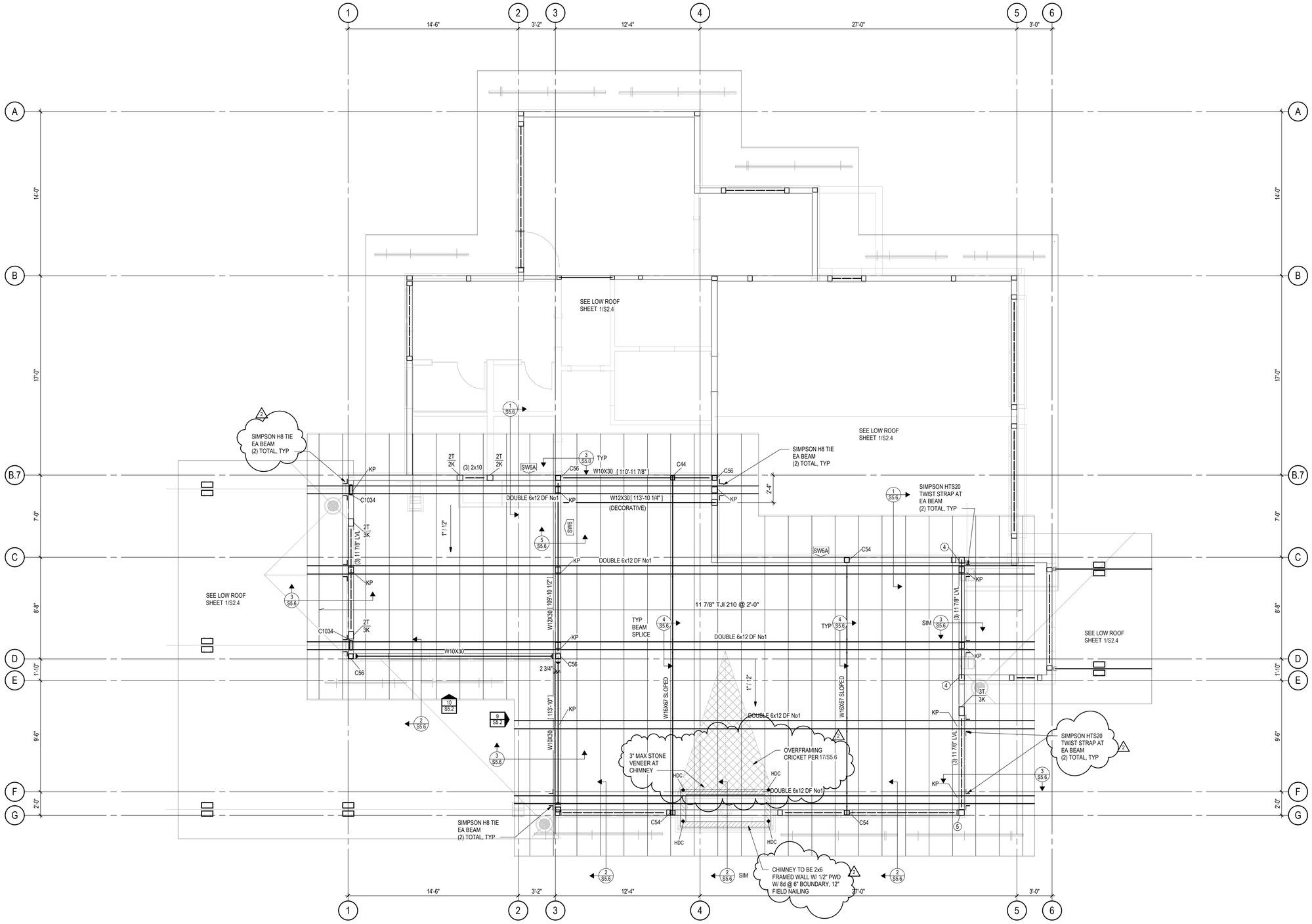
Lot 5 - Eagle's Vista
Steamboat Springs, CO 80487
1907

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
2 VE REVISIONS	10/15/2019

DRAWING TITLE
LOW ROOF FRAMING PLAN

SHEET NO.
S2.4

10/15/2019 11:30:56 AM



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 S5.3

TYPICAL WOOD FRAMED WALLS & WALL SHEATHING:
- ALL EXTERIOR WALLS HATCHED THUS: ARE SW6 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH ZIP SYSTEM R-6 SHEATHING OR EQUIVALENT (7/16" APA LAMINATED TO 1" RIGID INSULATION) NAILED WITH 10d SHANK (0.131"0x3") @ 3" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK AND NAIL ALL EDGES BETWEEN STUDS
- ALL INTERIOR WALLS HATCHED THUS: ARE SW6A 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH 15/32" APA NAILED WITH 8d COM (0.131"0x2 1/2") @ 6" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK AND NAIL ALL EDGES BETWEEN STUDS; EXPOSED SURFACE TO BE NAILED CAREFULLY FOR FINISHED APPEARANCE
- ALL INTERIOR WALLS HATCHED THUS: W4 ARE 2x4 @ 16" STUD BEARING WALLS. W6 ARE 2x6 @ 16" STUD BEARING WALLS

TYPICAL ROOF SHEATHING:
19/32" APA 40/20 RATED TONGUE & GROOVE SHEATHING FASTENED WITH 8d NAILS (0.113"0 x 2 3/8") @ 6" ALONG PANEL EDGES AND @ 12" ALONG INTERMEDIATE FRAMING MEMBERS. LAY PANELS PERPENDICULAR TO FRAMING MEMBERS AND STAGGER PANEL JOINTS.

HIGH ROOF FRAMING PLAN

1/4" = 1'-0"

0 1' 2' 4' 8'

NORTH

- 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) 2x6 UNLESS NOTED OTHERWISE ON PLAN

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50377
PROFESSIONAL ENGINEER
10/15/19

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

ISSUE NAME	DATE
1 BUILDING PERMIT	08/23/2019
PERMIT RE-SUBMITTAL	10/2/19
2 VE REVISIONS	10/15/2019

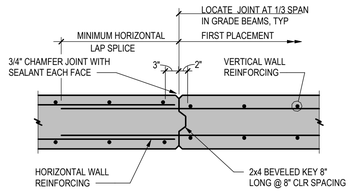
DRAWING TITLE

HIGH ROOF FRAMING PLAN

SHEET NO.

S2.5

10/15/2019 11:30:58 AM

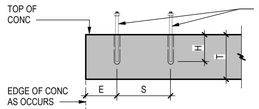


TYPICAL VERTICAL CONSTRUCTION JOINT IN WALL

11 S5.0 WALL CONSTRUCTION JOINT

3/4" = 1'-0"

ADHESIVE ANCHOR IN 2500 PSI MIN & 21 DAY AGE MIN CONCRETE							
ADHESIVE TYPE	ANCHOR		PILOT HOLE	MIN EMBED UNO H	MIN EDGE DISTANCE E	MIN SPACING S	MIN CONC THICKNESS T
	THRD ROD	REBAR					
SIMPSON SET-XP (ICC-ESR 2508)	3/8"ø	#3	1/2"ø	3"	1 3/4"	3"	5"
	1/2"ø	#4	5/8"ø	4"	1 3/4"	3"	6 1/2"
	5/8"ø	#5	3/4"ø	5"	1 3/4"	3"	8 1/4"
	3/4"ø	#6	7/8"ø	6"	1 3/4"	3"	9 1/4"
	7/8"ø	#7	1"ø	7"	1 3/4"	3"	11 1/2"
	1"ø	#8	1 1/8"ø	8"	1 3/4"	3"	13"
HILTI HIT-RE 500-SD (ICC-ESR 2322)	3/8"ø	#3	1/2"ø	3"	1 7/8"	1 7/8"	4 1/4"
	1/2"ø	#4	5/8"ø	4"	2 1/2"	2 1/2"	5 1/4"
	5/8"ø	#5	3/4"ø	5"	3 1/8"	3 1/8"	6 1/4"
	3/4"ø	#6	7/8"ø	6"	3 3/4"	3 3/4"	7 1/2"
	7/8"ø	#7	1"ø	7"	4 3/8"	4 3/8"	8"
	1"ø	#8	1 1/8"ø	8"	5"	5"	10"

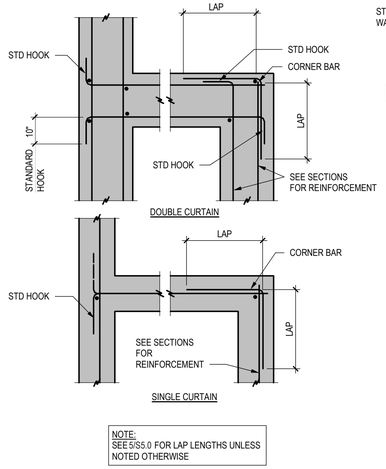


NOTES:

1. INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE WITH SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED WITH ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A REASONABLE CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES WITH HIGH STRENGTH GROUT.
4. SPECIAL INSPECTION IS REQUIRED PER IBC SECTION 1705 AND THE REQUIREMENTS OF THE ICC REPORTS. THE SPECIAL INSPECTOR MUST BE ON THE JOB SITE PERIODICALLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND ADHESIVE INJECTION.

7 S5.0 ADHESIVE ANCHORS

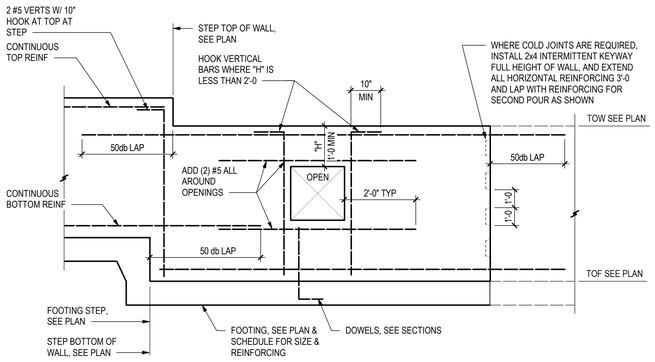
3/4" = 1'-0"



NOTE:
SEE S/S5.0 FOR LAP LENGTHS UNLESS NOTED OTHERWISE

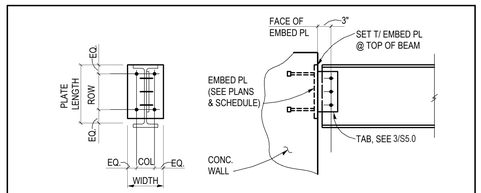
8 S5.0 TYP WALL INTERSECTIONS

3/4" = 1'-0"



12 S5.0 TYP WALL REINFORCEMENT AT STEPS & OPENINGS

1/2" = 1'-0"



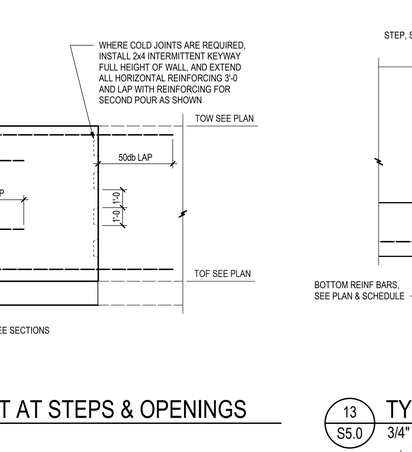
EMBEDDED PLATE SCHEDULE

MARK	PLATE			HEADED ANCHOR STUDS					
	LENGTH	WIDTH	THICKNESS	NUMBER	DIAMETER	LENGTH	COLUMN	ROW	
EP1	12"	8"	5/8"	4	1/2" Ø	6"	4"	8"	
EP2	18"	8"	5/8"	6	1/2" Ø	6"	4"	8"	

* ALL EMBEDDED PLATES SHALL BE PLACED WITH EXPOSED FACE FLUSH TO EXPOSED FACE OF CONCRETE WALL.

9 S5.0 SCHEDULE

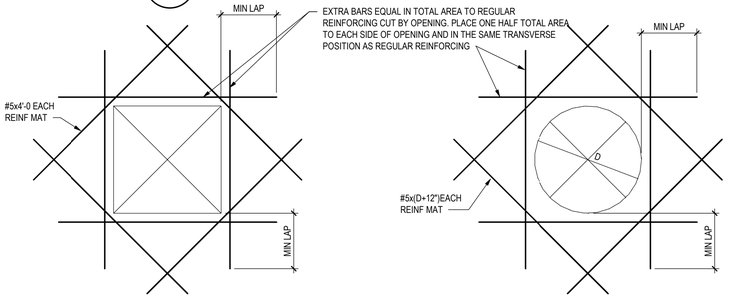
3/4" = 1'-0"



TYPICAL FOOTING STEP

13 S5.0 TYP FOOTING STEP DETAIL

3/4" = 1'-0"



FOR RECTANGULAR OPENINGS FOR CIRCULAR OPENINGS

TYPICAL ADDED REINFORCING AT OPENINGS

10 S5.0 TRIM REINFORCING DETAIL

3/4" = 1'-0"

MINIMUM LAP SPLICE LENGTH AND STANDARD HOOK		
BAR SIZE	MINIMUM LAP SPLICE LENGTH	90° DEGREE HOOK DIMENSION
4	2'-8"	9"
5	3'-4"	12"
6	4'-0"	14"
7	5'-10"	16"
8	6'-8"	18"
9	7'-6"	23"
10	8'-6"	26"

5 S5.0 LAP SCHEDULE

3/4" = 1'-0"

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	THICKNESS	REINFORCING
F2.0	2'-0"	2'-0"	1'-0"	(3) #5 EACH WAY, BOTTOM
F2.5	2'-6"	2'-6"	1'-0"	(3) #5 EACH WAY, BOTTOM
F3.0	3'-0"	3'-0"	1'-0"	(4) #5 EACH WAY, BOTTOM
F4.0	4'-0"	4'-0"	1'-0"	(5) #5 EACH WAY, BOTTOM
F4.5	4'-6"	4'-6"	1'-0"	(5) #5 EACH WAY, BOTTOM
F6.0	6'-0"	6'-0"	1'-2"	(7) #5 EACH WAY, BOTTOM
F24	2'-0"	CONT	1'-0"	(3) #5 CONT, #5 @ 16" TRANSVERSE
F30	2'-6"	CONT	1'-0"	(3) #5 CONT, #5 @ 16" TRANSVERSE
F36	3'-0"	CONT	1'-0"	(4) #5 CONT, #5 @ 16" TRANSVERSE

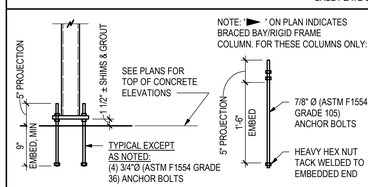
FOOTING NOTES:
- CENTER FOOTINGS UNDER STEMWALLS, PILASTERS, & COLUMNS, TYPICAL UNLESS NOTED OTHERWISE
- FOOTING WIDTHS SHALL NOT VARY IN THE FIELD FROM SIZE NOTED; OVERSIZE FOOTINGS ARE NOT ALLOWED
- LAPPED BOARD FORMING NOT ALLOWED
- TRENCH FORMING NOT ALLOWED

1 S5.0 FOOTING SCHEDULE

3/4" = 1'-0"

0 6" 1' 2' 3'

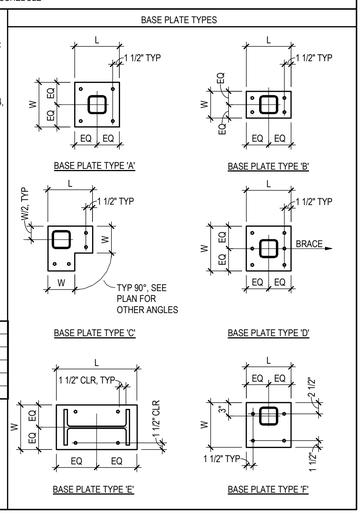
BASE PLATE SCHEDULE



NOTE: ' ' ON PLAN INDICATES BRACED BAY/RIGID FRAME COLUMN. FOR THESE COLUMNS ONLY:

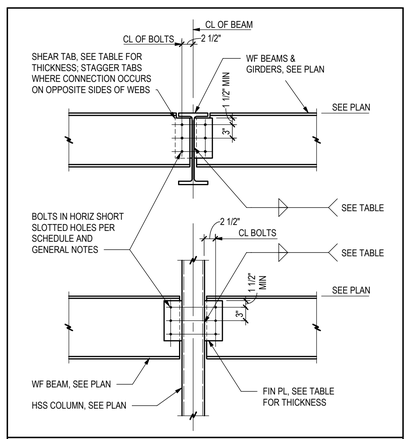
BASE PLATE SCHEDULE					
MARK	TYPE	DIM L	DIM W	THICK	NOTES
BPA1	A	1'-0"	1'-0"	3/4"	
BPA2	A	1'-2"	1'-2"	3/4"	
BPB1	B	1'-0"	5 1/2"	3/4"	
BPC1	C	1'-0"	5 1/2"	1/2"	

BASE PLATE TYPES



2 S5.0 TYPICAL COLUMN BASE DETAILS

3/4" = 1'-0"



SHEAR TAB / BEAM TO HSS COLUMN CONNECTION SCHEDULE

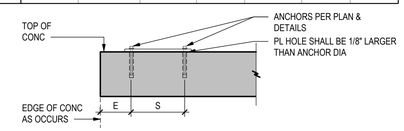
BEAM SIZE	# OF BOLTS	FIN PL THICKNESS, t	WELD	MINIMUM HSS WALL THICKNESS
W8, W10	2	3/8"	1/4"	3/16"
W12, W14	3	3/8"	1/4"	3/16"
W16	4	3/8"	1/4"	3/16"
W18	5	3/8"	1/4"	3/16"
W21	6	3/8"	1/4"	1/4"

1. FLEXIBLE SUPPORT USING A325-N BOLTS IN SHORT SLOTTED HOLES
2. BOLTS ARE TO BE 3/4"Ø EXCEPT WHERE NOTED ON PLAN THAT 1"Ø BOLTS ARE REQUIRED
3. bf < 37.3 FOR 46ksi TUBE STEEL
4. E70XX WELD ELECTRODES
5. Fy = 36 ksi FOR FIN PLATES
6. BLOCK SHEAR AND BENDING CAPACITY OF COPED MEMBERS MAY GOVERN CAPACITY AND IS CHECKED SEPARATELY
7. MINIMUM WEB THICKNESS, tw, FOR WIDE FLANGE BEAMS IS 3/16"
8. FIN PL THICKNESS IN SCHEDULE SHALL NOT BE INCREASED FOR CONVENIENCE OF FABRICATOR

3 S5.0 SCHEDULE

3/4" = 1'-0"

SCREW ANCHOR IN 2500 PSI MIN & 21 DAY AGE MIN DRY CONCRETE							
ANCHOR TYPE	ANCHOR AND PILOT HOLE DIA	MINIMUM EMBEDMENT H	MINIMUM EDGE DIST E	MINIMUM SPACING S	MINIMUM CONCRETE THICKNESS T	INSTALL TORQUE (FT-LB)	MAX INSTALL TORQUE (FT-LB)
SIMPSON TITEN HD (ICC-ESR 2713)	3/8"ø	2 1/2"	1 3/4"	3"	4"	10	50
	1/2"ø	3 1/4"	1 3/4"	3"	5"	10	65
	5/8"ø	4"	1 3/4"	3"	6"	10	100
	3/4"ø	5 1/2"	1 3/4"	3"	8 3/4"	20	150
HILTI KH-EZ (ICC-ESR 3027)	3/8"ø	2 1/2"	1 1/2"	3"	4"	10	40
	1/2"ø	3"	1 3/4"	3"	4 3/4"	10	45
	5/8"ø	3 1/4"	1 3/4"	4"	5"	10	85
	3/4"ø	4"	1 3/4"	4"	6"	20	115



NOTES:

1. INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE IBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
2. CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE WITH SCHEDULE PRIOR TO INSTALLING ANCHOR.
3. HOLES TO BE DRILLED WITH ROTARY DRILL ONLY. WHEN INSTALLING DRILLED-IN ANCHORS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS. MAINTAIN A REASONABLE CLEARANCE BETWEEN REINFORCEMENT AND THE DRILLED-IN ANCHOR. FILL ABANDONED HOLES WITH HIGH STRENGTH GROUT.
4. THE SPECIAL INSPECTOR MUST BE ON THE JOBSITE PERIODICALLY DURING ANCHOR INSTALLATION TO VERIFY ANCHOR TYPE, ANCHOR DIMENSIONS, HOLE CLEANLINESS, EMBEDMENT DEPTH, CONCRETE TYPE, CONCRETE COMPRESSIVE STRENGTH, DRILL BIT DIAMETER, HOLE DEPTH, EDGE DISTANCE(S), ANCHOR SPACING(S), CONCRETE THICKNESS, AND TIGHTENING TORQUE.

4 S5.0 SCREW ANCHOR DETAIL

3/4" = 1'-0"

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1907

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
2 VE REVISIONS	10/15/2019

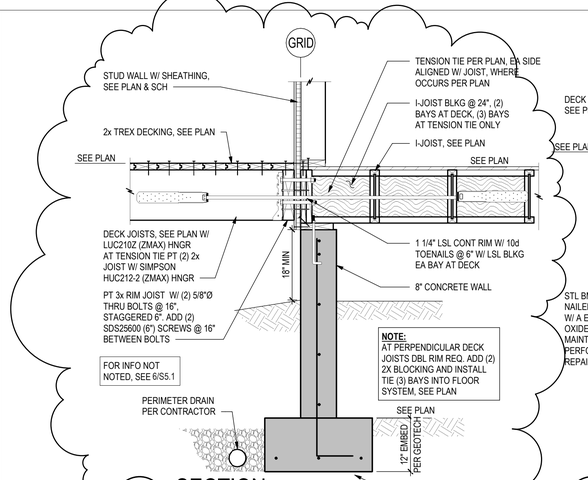
DRAWING TITLE

SCHEDULES & TYPICAL DETAILS

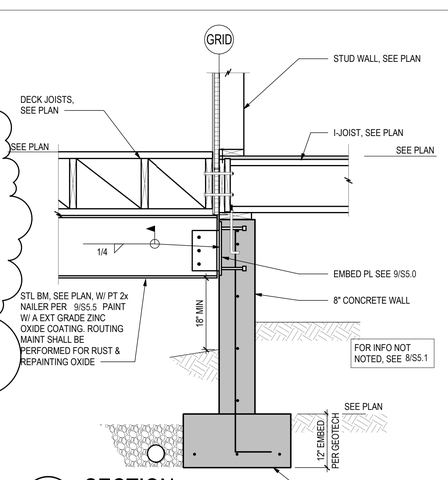
SHEET NO.

S5.0

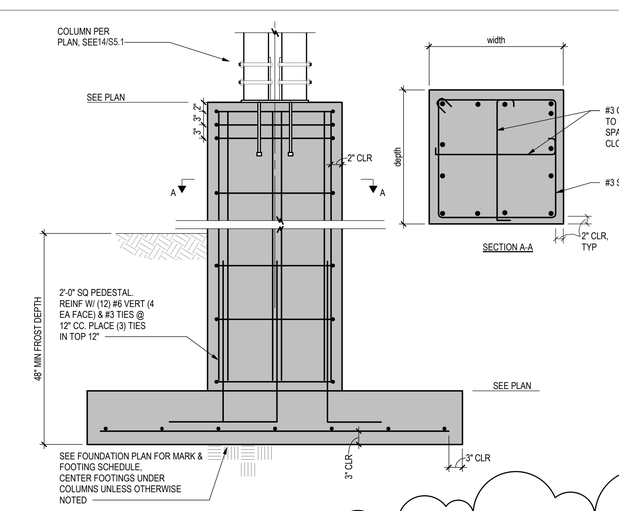
10/15/2019 11:15:06 AM



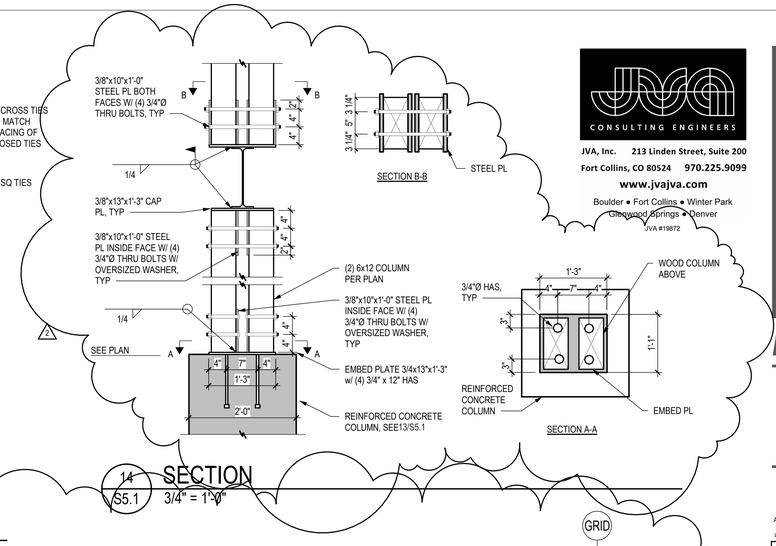
11 S5.1 SECTION 3/4" = 1'-0"



12 S5.1 SECTION 3/4" = 1'-0"



13 S5.1 PEDESTAL SECTION 3/4" = 1'-0"



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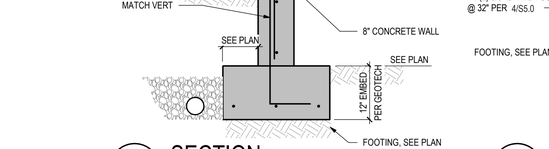

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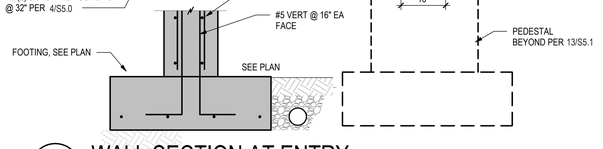
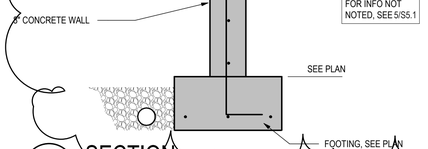


7 S5.1 WALL SECTION AT ENTRY 3/4" = 1'-0"



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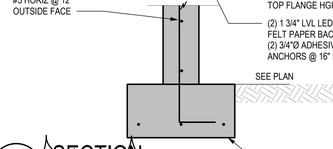

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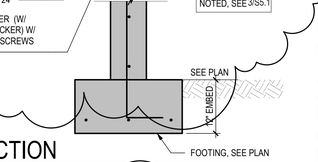

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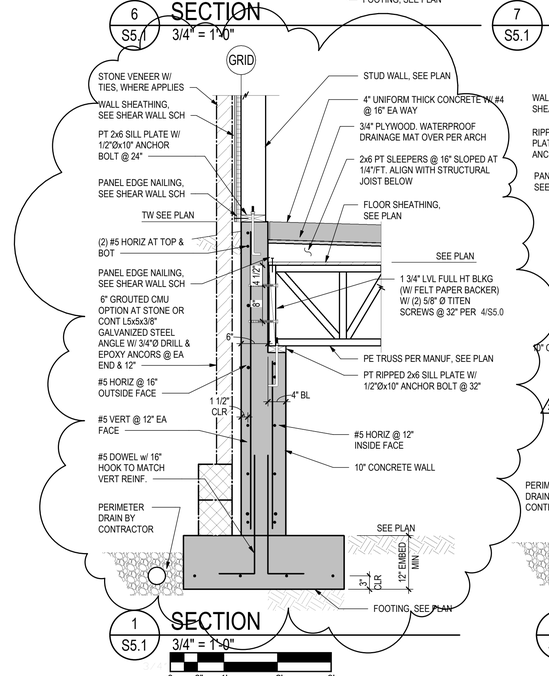

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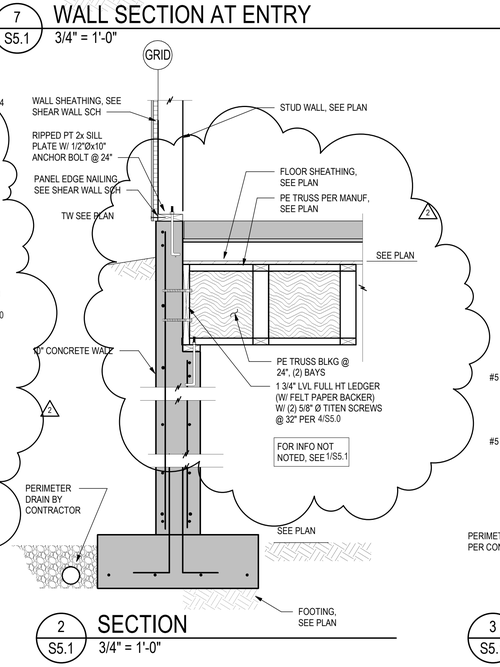

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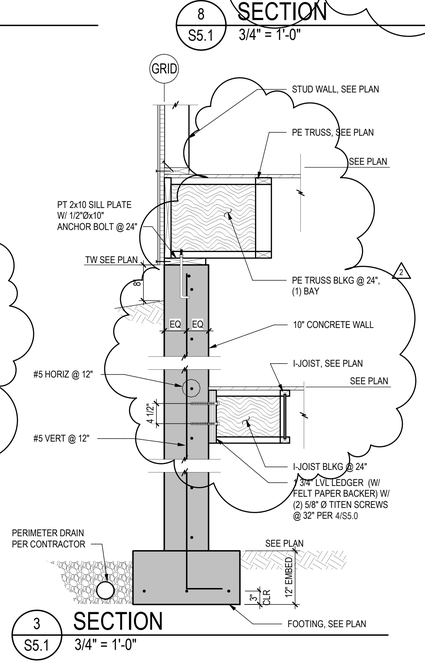

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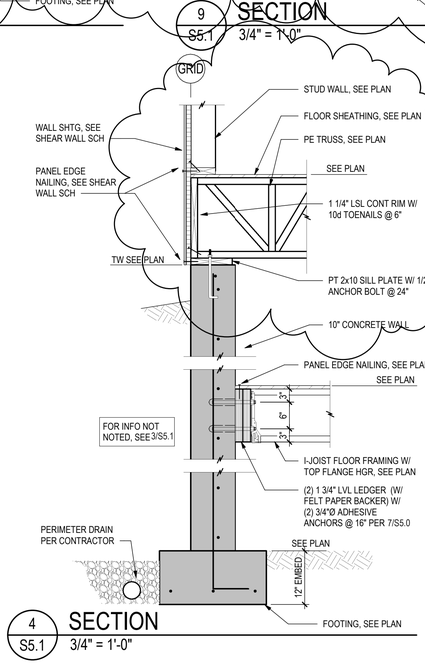
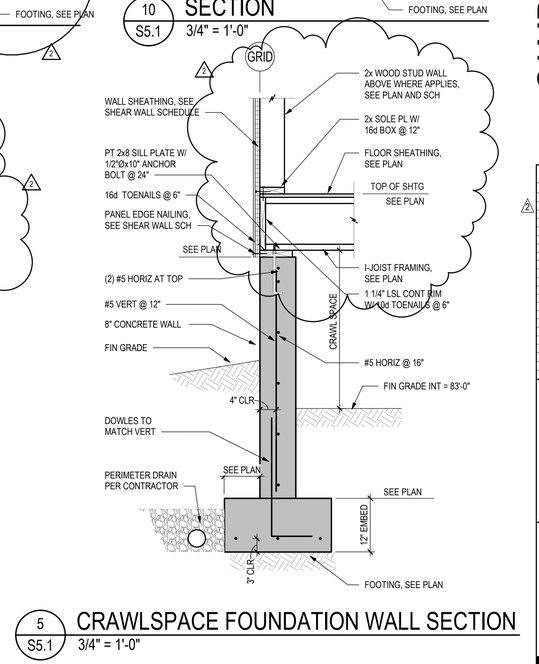


4 S5.1 SECTION 3/4" = 1'-0"



5 S5.1 CRAWLSPACE FOUNDATION WALL SECTION

JVA CONSULTING ENGINEERS
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10/15/19

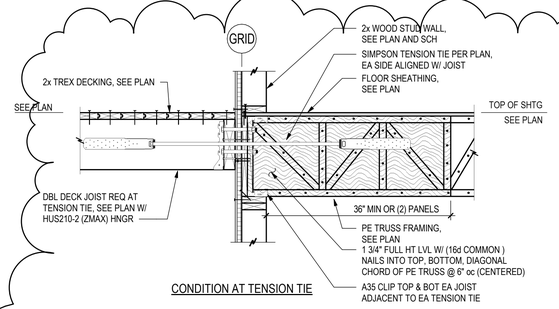
CAMPBELL RESIDENCE
Lot 5 - Eagle's Vista
Steamboat Springs, CO 80487
1907

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
2 VE REVISIONS	10/15/2019

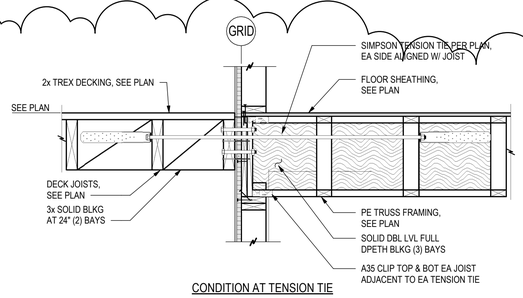
DRAWING TITLE
FOUNDATION DETAILS

SHEET NO.
S5.1

10/15/2019 11:15:08 AM



CONDITION AT TENSION TIE



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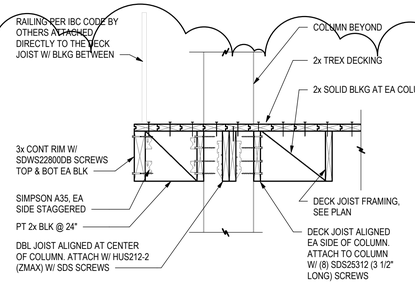

13 S5.2 DETAIL
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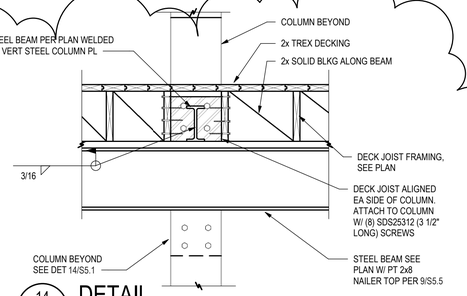

14 S5.2 DETAIL
3/4" = 1'-0"

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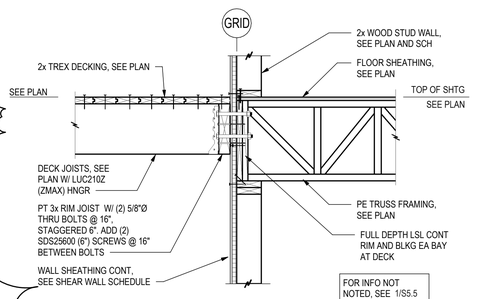
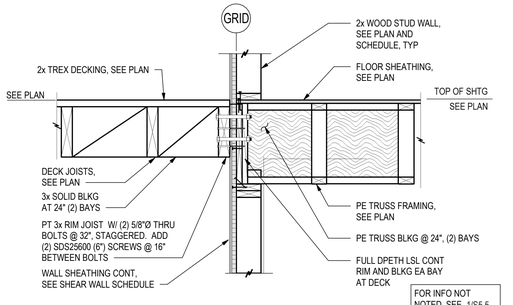
Steamboat Springs, CO 80487
1907



11 S5.2 WALL PERP TO WALL
3/4" = 1'-0"



12 S5.2 WALL PARALLEL TO WALL
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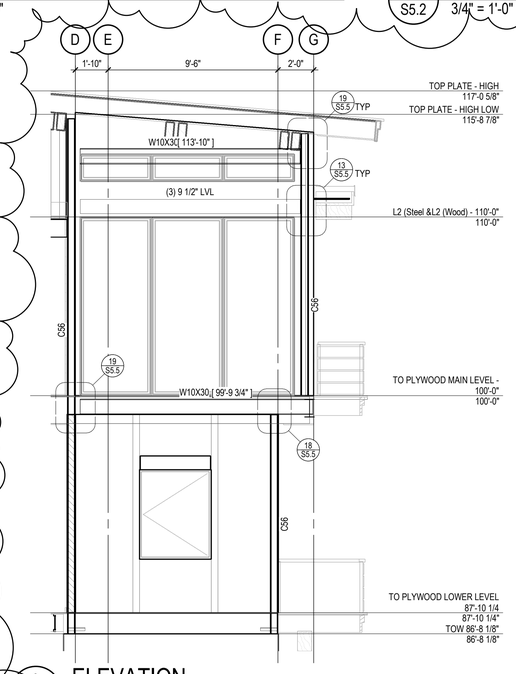
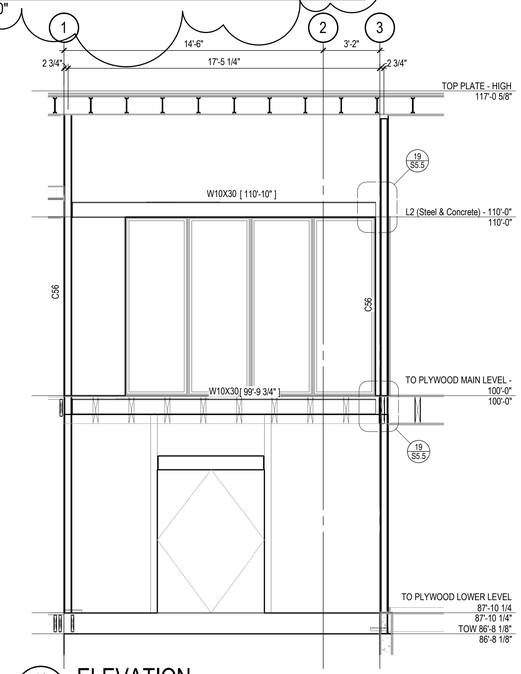
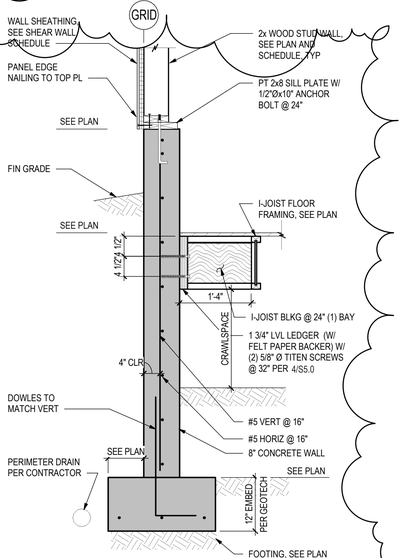


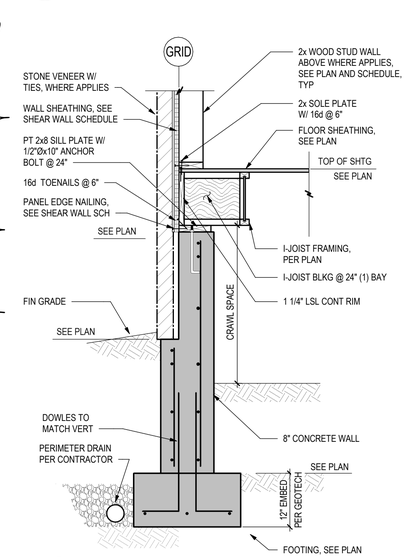
9 S5.2 ELEVATION
1/4" = 1'-0"
0 1" 2" 4" 8"



10 S5.2 ELEVATION
1/4" = 1'-0"



1 S5.2 DETAIL
3/4" = 1'-0"
0 6" 1' 2' 3'



2 S5.2 SECTION
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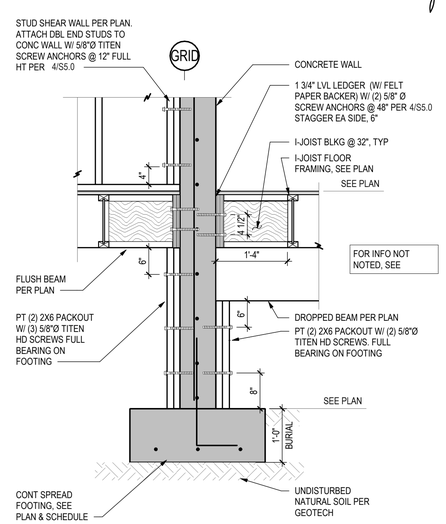
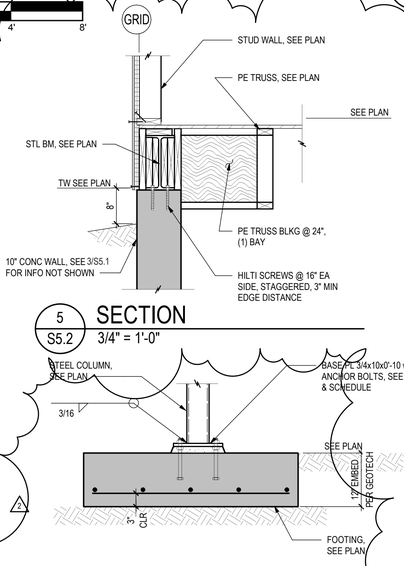
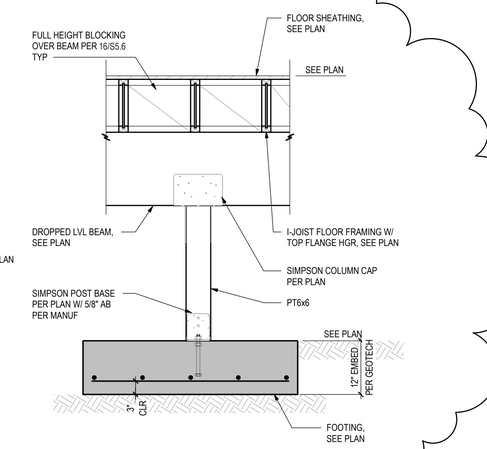


3 S5.2 EXT FDN, BM SUPPORT
3/4" = 1'-0"



5 S5.2 SECTION
3/4" = 1'-0"

4 S5.2 DETAIL
3/4" = 1'-0"



6 S5.2 SECTION
3/4" = 1'-0"

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
2 VE REVISIONS	10/15/2019

DRAWING TITLE
DETAILS & ELEVATIONS

SHEET NO.
S5.2

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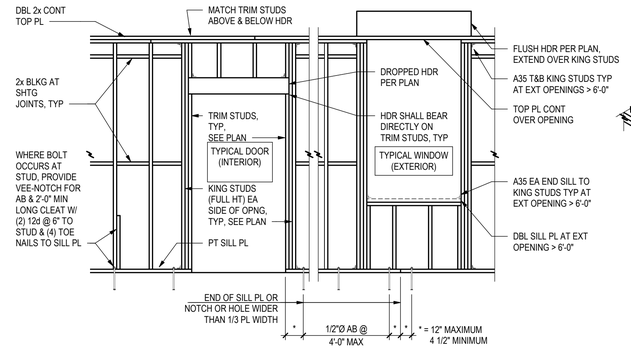
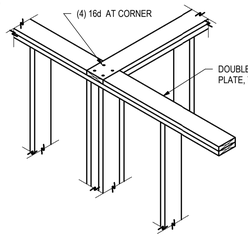
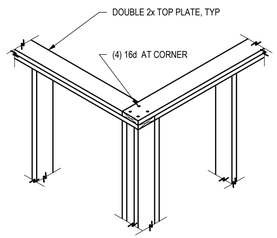
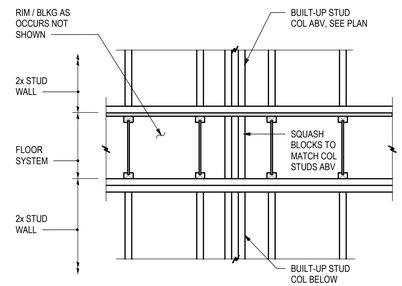


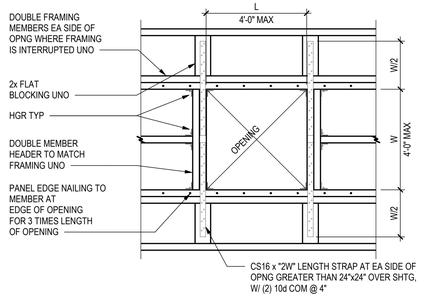


"T" INTERSECTION



CORNERS





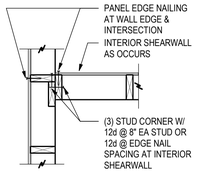
TYPICAL PLAN VIEW OF DIAPHRAGM OPENING UP TO 4'-0" SQUARE

11 S5.3 STUD WALL ELEVATION
3/8" = 1'-0"

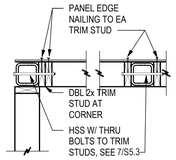
12 S5.3 TOP PLATE LAP ISO
NO SCALE

13 S5.3 TYP SQUASH BLOCKING
3/4" = 1'-0"

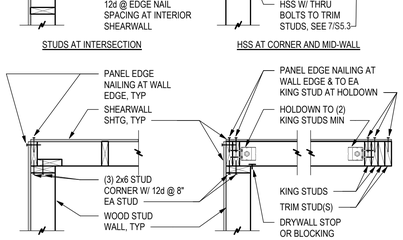
14 S5.3 DIAPHRAGM OPENING DETAIL
3/4" = 1'-0"



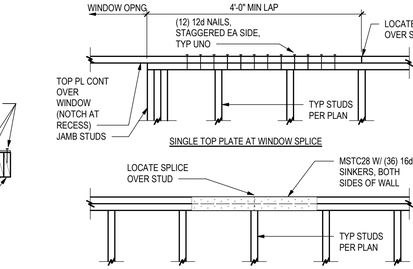
STUDS AT INTERSECTION



HSS AT CORNER AND MID-WALL



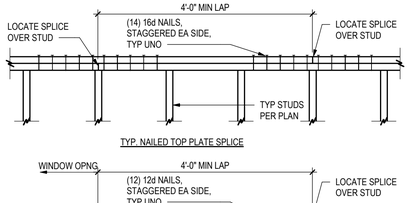
STUDS AT CORNER



HOLDOWN AT CORNER AND END

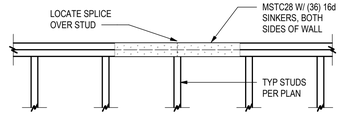
TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS

5 S5.3 STUD WALL PLAN DETAILS
3/4" = 1'-0"



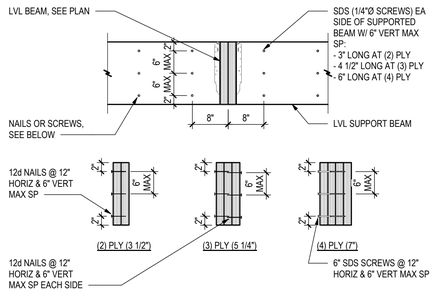
TYP. NAILED TOP PLATE SPLICE

SINGLE TOP PLATE AT WINDOW SPLICE

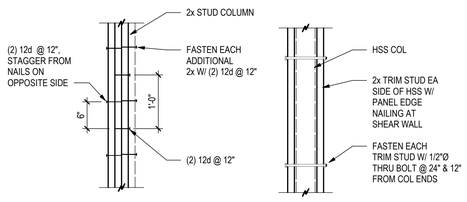


BOTH PLATES SPLICE OVER SAME STUD

6 S5.3 TOP PLATE SPLICE DETAIL
3/4" = 1'-0"



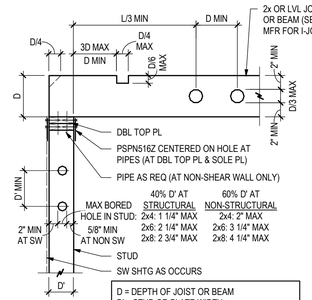
8 S5.3 TYPICAL BUILT UP BEAM
3/4" = 1'-0"



TYPICAL BUILT-UP STUD COLUMN

TYPICAL HSS COLUMN IN STUD WALL

7 S5.3 COLUMN DETAILS
3/4" = 1'-0"



D = DEPTH OF JOIST OR BEAM
D' = STUD OR PLATE WIDTH
L = CLEAR SPAN
NOTE: DO NOT NOTCH OR DRILL STUDS AND JOISTS WITHIN D' OR D OF KNOTS IN WOOD

TYPICAL HOLES IN STUDS & JOISTS

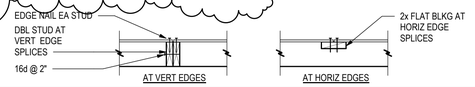
9 S5.3 STUD & JOIST HOLE DETAIL
3/4" = 1'-0"

10 S5.3 FASTENING SCHEDULE
3/4" = 1'-0"

WOOD FRAMING FASTENING SCHEDULE		
CONNECTION	FASTENING	LOCATION
1. JOIST/RAFTER/BLOCKING TO BEARING SUPPORT	(3) 8d COMMON [OR] (3) 12d SINKER	TOENAIL
2. BRIDGING/BLOCKING TO JOIST	(2) 8d COMMON [OR] (2) 12d SINKER	TOENAIL, EACH END
6. SOLE PLATE TO JOIST OR BLOCKING	16d COMMON @ 16" [OR] 12d SINKER @ 8"	FACE NAIL
7. STUD TO TOP AND SOLE PLATE	(2) 16d COMMON [OR] (3) 12d SINKER	END NAIL
8. STUD TO SOLE PLATE	(4) 8d COMMON [OR] (4) 12d SINKER	TOENAIL
9. DOUBLE STUDS AND BUILT-UP CORNER STUDS	16d COMMON @ 24" [OR] 12d SINKER @ 8"	FACE NAIL, EACH STUD
10. DOUBLE TOP PLATES	16d COMMON @ 16" [OR] 12d SINKER @ 12"	TYPICAL FACE NAIL
	(8) 16d COMMON [OR] (12) 12d SINKER	LAP SPLICE FACE NAIL
12. RIM JOIST AND JOIST BLOCKING TO TOP PLATE	8d COMMON @ 6" [OR] 12d SINKER @ 6"	TOENAIL
13. TOP PLATE INTERSECTION	(2) 16d COMMON [OR] (3) 12d SINKER	FACE NAIL
14. BUILT UP HEADER	16d COMMON @ 16" [OR] 12d SINKER @ 12"	FACE NAIL ALONG EACH EDGE, EACH 2x
16. HEADER TO KING STUD	(4) 8d COMMON" [OR] (4) 12d SINKER	TOENAIL

GENERAL NOTES:
1. REFER TO IBC TABLE 2304.9.1 FOR MORE INFORMATION.
2. ALL FASTENINGS ARE TYPICAL UNLESS NOTED OTHERWISE.

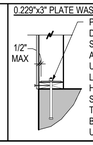
WOOD SHEAR WALL SCHEDULE									
MARK	STUDS	SHEATHING	SHEATHING NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	ANCHOR BOLTS	WASHERS	WIND CAPACITY	A35 SPACING AT INT WALLS
SW4	2x6 @ 16"	7/16" APA (24/16) INTERIOR & ZIP SYSTEM R-6 SHEATHING	8d COMMON NAILS (0.131"x2 1/2") INT & 10d SHANK NAILS (0.131"x3") AT ZIP SYSTEM EXT	6" INTERIOR & 3" AT ZIP SYSTEM	12"	1/2"x10" @ 24"	0.229"x3" PL (BPS1/2-6)	730 PLF	1'-4"
SW6	2x6 @ 16", WALLS OVER 14'-0" TALL USE 1 1/2" x 1.5E LSL STUDS @ 16"	7/16" APA (24/16) OR ZIP SYSTEM R-6 SHEATHING	8d COMMON NAILS (0.131"x2 1/2") OR 10d SHANK NAILS (0.131"x3") AT ZIP SYSTEM EXT	6" OR 3" AT ZIP SYSTEM	12"	1/2"x10" @ 32"	STANDARD	365 PLF	2'-8"
SW6A	2x6 @ 16"	7/16" APA (24/16)	8d COMMON NAILS (0.131"x2 1/2")	6"	12"	1/2"x10" @ 32"	STANDARD	365 PLF	2'-8"



TYPICAL FOR ALL SHEAR WALL NAILING:
PER IBC / AWC SDPWS, SHEATHING NAILS SHALL BE DRIVEN FLUSH BUT SHALL NOT FRACTURE THE SURFACE OF THE SHEATHING. SHEATHING PANEL NAILING NOT CONFORMING TO THIS SECTION WILL NOT BE ACCEPTABLE AND WILL HAVE TO BE REINSTALLED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE NAIL GUNS USED FOR FASTENING ARE SET AT THE PROPER DEPTH AND/OR AIR PRESSURE TO ACHIEVE THE REQUIRED PENETRATION

GENERAL NOTES:
1. VALUES ARE BASED ON DOUGLAS FIR-LARCH FRAMING, SEE GENERAL NOTES
2. SEE PLAN FOR HOLDOWN TYPE AND LOCATION
3. UNLESS NOTED OTHERWISE, NUMBER OF STUDS AT EACH END OF SHEAR WALLS IS CALLED OUT ON PLAN
4. NO PENETRATIONS GREATER THAN 1'2"x 1'2" IN SHEAR WALLS, BLOCK AND NAIL ALL EDGES
5. NO MECHANICAL OR PLUMBING PENETRATIONS IN TOP AND BOTTOM PLATES
6. ALL EDGES SHALL BE BLOCKED WITH 2x MEMBERS AT PLYWOOD/OSB SHEATHED WALLS
7. ALL WALLS HAVE (2) 2x TOP PLATES AND (1) 2x BOTTOM PLATE EQUAL TO WIDTH OF STUD SIZE, TYP UNO
8. MINIMUM WIDTH OF SHEATHING PANELS AT ENDS OF SHEAR WALLS SHALL BE 4'-0 TO ENSURE END STUDS ARE ENGAGED
9. SEE DETAILS FOR ATTACHMENT OF DIAPHRAGMS TO SHEARWALL PLATES, TYPICAL

0.229"x3" PLATE WASHER DETAIL



1 S5.3 SHEAR WALL SCHEDULE
3/4" = 1'-0"

WOOD WALL	
TYPE	STUDS & SPACING
SW4	2x6 @ 16"
SW6	2x6 @ 16", WALLS OVER 14'-0" TALL USE 1 1/2" x 1.5E LSL STUDS @ 16"
SW6A	2x6 @ 16"
W4	2x4 @ 16"
W6	2x6 @ 16"

GENERAL NOTES:
1. ALL WALLS TO BE DOUGLAS FIR-LARCH, SEE GENERAL NOTES
2. WALLS TO HAVE (2) 2x TOP PLATES AND (1) 2x BOTTOM PLATE
3. PLATES EQUAL TO WIDTH OF STUDS
4. DEMISING WALLS TO HAVE MID HEIGHT 2x4 BLOCKING

2 S5.3 BEARING WALL SCHEDULE
3/4" = 1'-0"

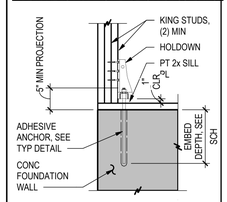
JOIST / BEAM HANGER SCHEDULE (UNLESS NOTED OTHERWISE ON PLAN)		
JOIST / BEAM	FACE MOUNT	TOP FLANGE
7 1/4" LVL	HU7 (MAX)	NOT ALLOWED
11 7/8" LVL	HU11	ITS1.81/11.88
(2) 11 7/8" LVL	HU412	BA3.56/11.88
(3) 11 7/8" LVL	HU612	HB5.50/11.88
16" LVL	IUS1.81/16	ITS1.81/16
14" LVL	HU416	BA3.56/16
14" LVL	HU616	HB5.50/16
9 1/2" TJI 210	IUS2.06/9.5	ITS2.06/9.5
11 7/8" TJI 210	IUS2.06/11.88	ITS2.06/11.88 LBV 2.06/11.88 AT WELD CONN
11 7/8" TJI 560	IUS3.56/11.88	ITS3.56/11.88
14" TJI 210	IUS2.06/14	ITS2.06/14
14" TJI 360	IUS2.37/14	ITS2.56/14
14" TJI 560	IUS3.56/14	ITS3.56/14
(2) 14" LVL	HHUS410	HB3.56/14
(3) 14" LVL	HHUS5.50/10	HB5.50/14
2x4	LUS24	
(2) 2x4	LUS24-2	
(2) 18" LVL	HUCQ412-SDS	HB3.56/18
18" PE TRUSS	THA422	THA422

GENERAL NOTES:
1. ALL HANGERS SHALL HAVE ALL NAIL HOLES FILLED
2. HANGERS ATTACHED TO TREATED LUMBER SHALL BE GALVANIZED
3. WEB STIFFENERS ARE REQUIRED AT I-JOIST HANGERS AT ALL ROOF & ROOF DECK LOCATIONS TO ALLOW FOR UPLIFT NAILING THRU THE WEB
4. WHERE TOP FLANGE HANGERS ARE SHOWN TO BE WELDED TO STEEL BEAMS, PROVIDE 1/8" x 2" FILLET WELD EACH SIDE OF EACH TOP FLANGE TAB

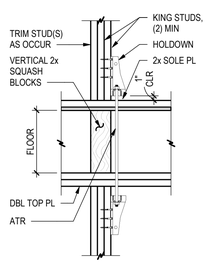
3 S5.3 JOIST HANGER SCHEDULE
3/4" = 1'-0"

HOLDOWN SCHEDULE							
MARK	MODEL #	HD PER CONNECTION	ASSEMBLY TYPE	ANCHOR BOLTS	EMBEDMENT DEPTH	SCREWS OR NAILS	END STUDS
H5A	HDU5-SDS2.5	1	A	5/8"Ø ASTM F1554-36 ATR	8"	(14) SDS25212	(2) 2x
H5D	HDU5-SDS2.5	1	D	5/8"Ø ASTM F1554-36 ATR	ATTACH THRU BEAM FLANGE	(14) SDS25212	(2) 2x
H5E	HDU5-SDS2.5	1	E	5/8"Ø ASTM F1554-36 ATR	ATTACH THRU LVL BEAM	(14) SDS25212	(2) 2x
HDC	MSTC52	1	C	N/A	N/A	(44) 16d SINKER (0.148"x3 1.4")	(2) 2x

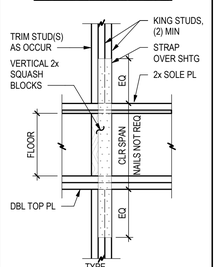
TYPE A
HARDWARE TO FRAMING MEMBERS AND FOUNDATION



TYPE B
HARDWARE TO FRAMING MEMBERS



TYPE C
HARDWARE TO FRAMING MEMBERS



TYPE D
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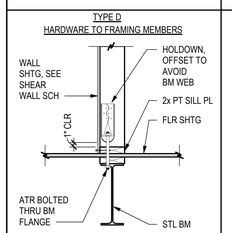

TYPE E
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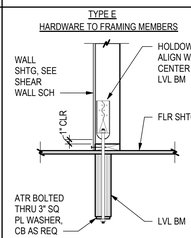
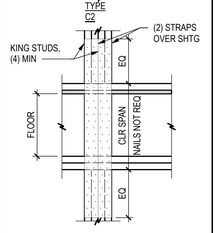


TYPE G2



4 S5.3 HOLDOWN SCHEDULE & DETAILS
3/4" = 1'-0"

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10/15/19

CAMPBELL RESIDENCE
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Steamboat Springs, CO 80487
1907

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
PERMIT RE-SUBMITTAL	10/2/19
VE REVISIONS	10/15/2019

DRAWING TITLE
TYP WOOD DETAILS

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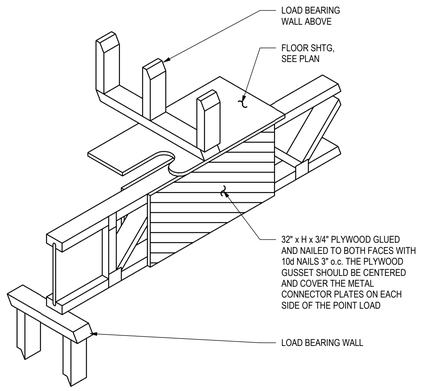
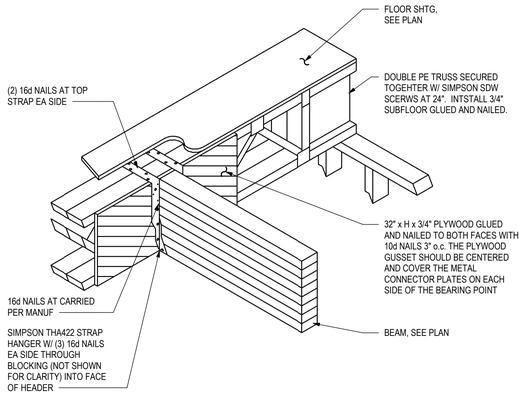
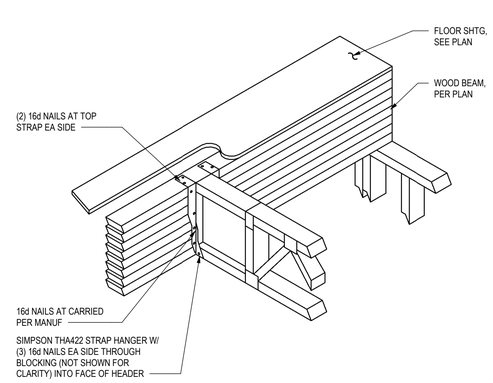


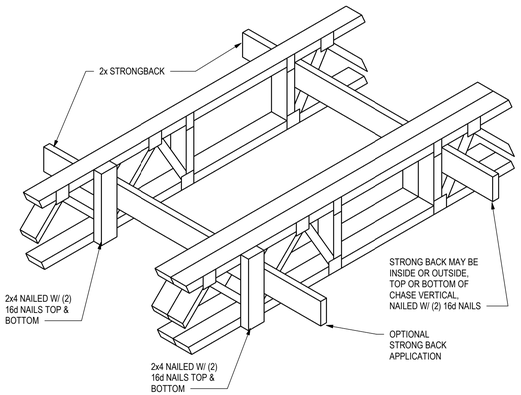
9 / S5.4 PE TRUSS JOIST AT LOAD BERING WALL ABOVE
3/4" = 1'-0"



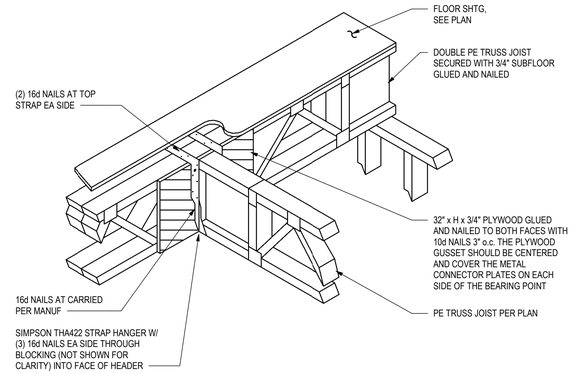
5 / S5.4 BEAM TO DOUBLE PE TRUSS JOIST BEAM
3/4" = 1'-0"



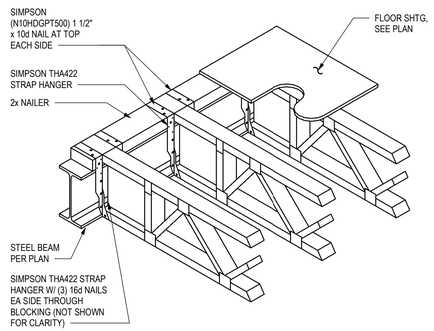
6 / S5.4 PE TRUSS JOIST FLUSH TO WOOD BEAM
3/4" = 1'-0"



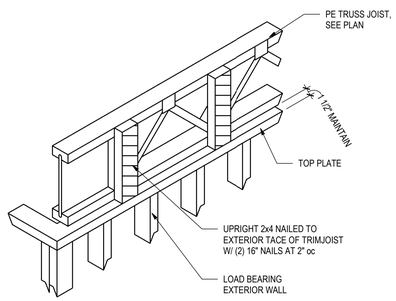
7 / S5.4 PE TRUSS JOIST STRONGBACK BRACING DETAIL
3/4" = 1'-0"



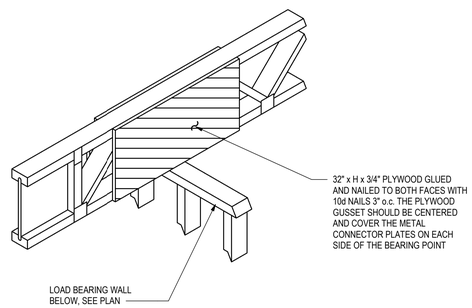
8 / S5.4 PE TRUSS JOIST TO DOUBLE TRIM JOIST BEAM
3/4" = 1'-0"



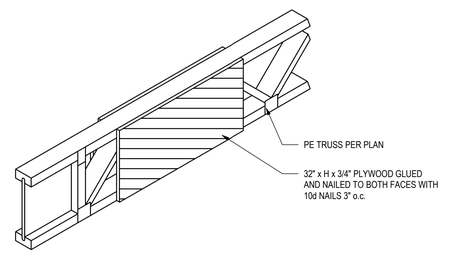
1 / S5.4 PE TRUSS JOIST FLUSH TO STEEL BEAM
3/4" = 1'-0"



2 / S5.4 PE TRUSS JOIST FLUSH PARALLEL TO EXT WALL
3/4" = 1'-0"



3 / S5.4 PE TRUSS JOIST CANTILEVER DETAIL
3/4" = 1'-0"



4 / S5.4 PE TRUSS JOIST PLWYOOD GUSSET DETAIL
3/4" = 1'-0"

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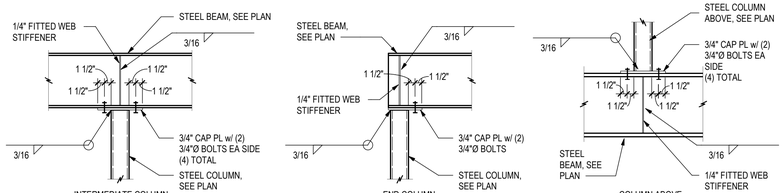
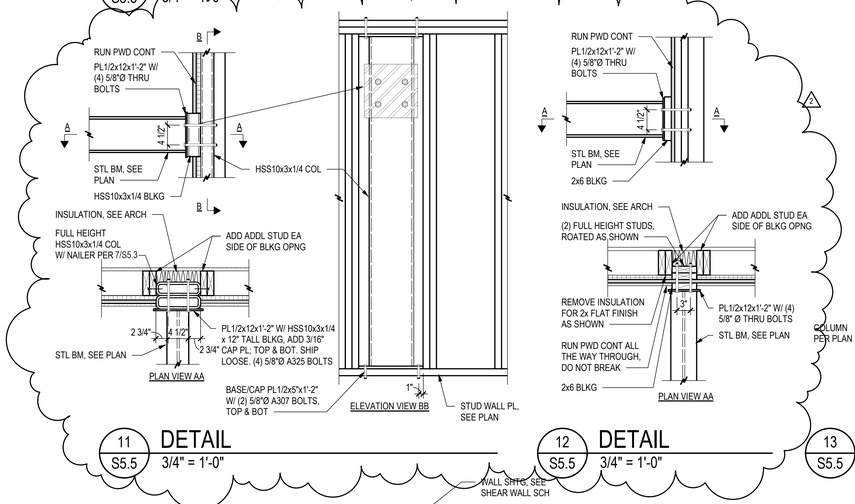
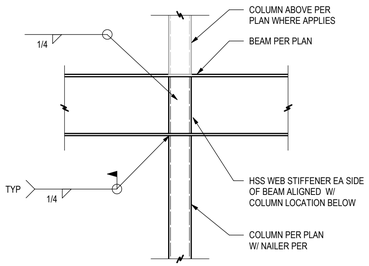


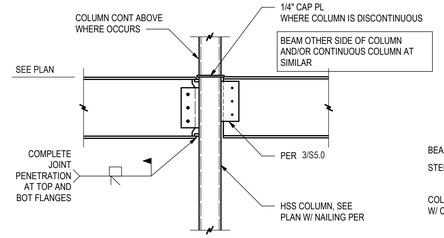
17 S5.5 STEEL COLUMN CONNECTIONS
3/4" = 1'-0"



18 S5.5 RIGID FRAME BM TO COL CONN
3/4" = 1'-0"

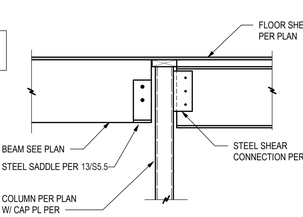


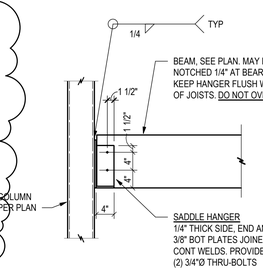
19 S5.5 DETAIL
3/4" = 1'-0"

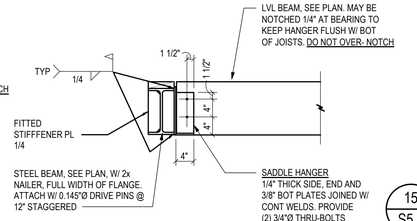


RIGID FRAME BEAM TO HSS COLUMN CONNECTION

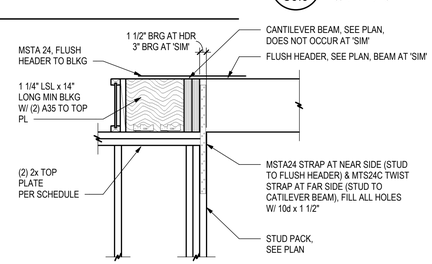
20 S5.5 DETAIL
3/4" = 1'-0"



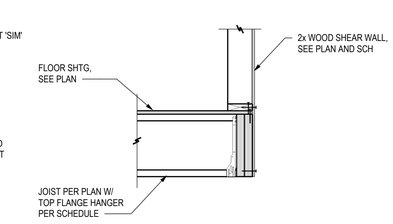




TYPICAL SADDLE BEAM HANGER

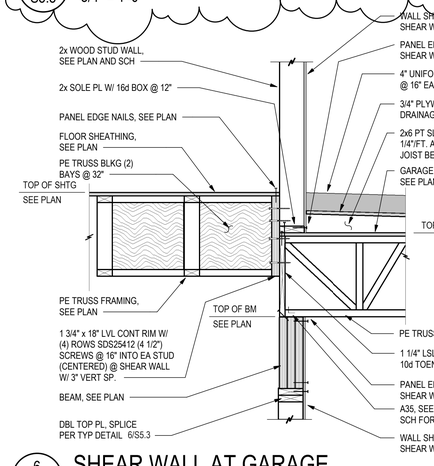


15 S5.5 TYPICAL FLUSH HEADER / BEAM
3/4" = 1'-0"

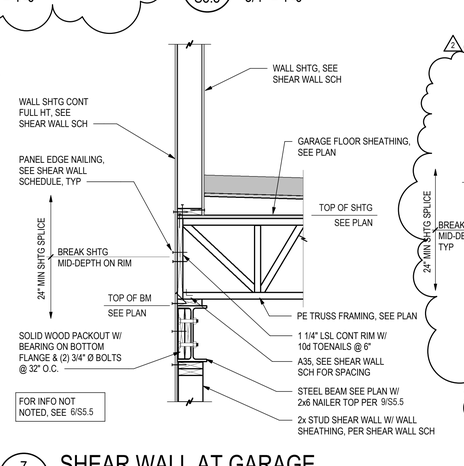


16 S5.5 SECTION
3/4" = 1'-0"

11 S5.5 DETAIL
3/4" = 1'-0"

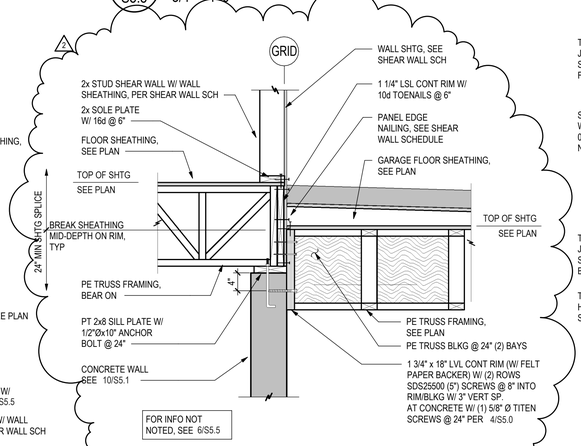


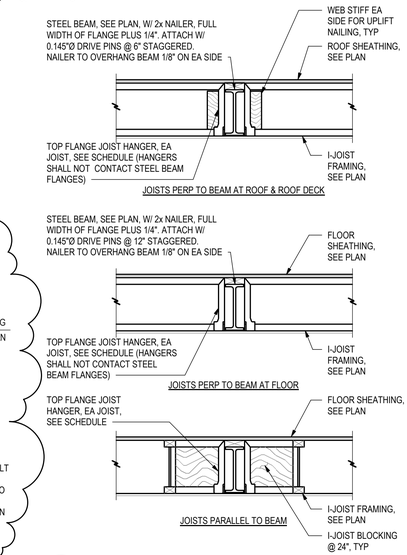
12 S5.5 DETAIL
3/4" = 1'-0"



13 S5.5 DETAIL
3/4" = 1'-0"

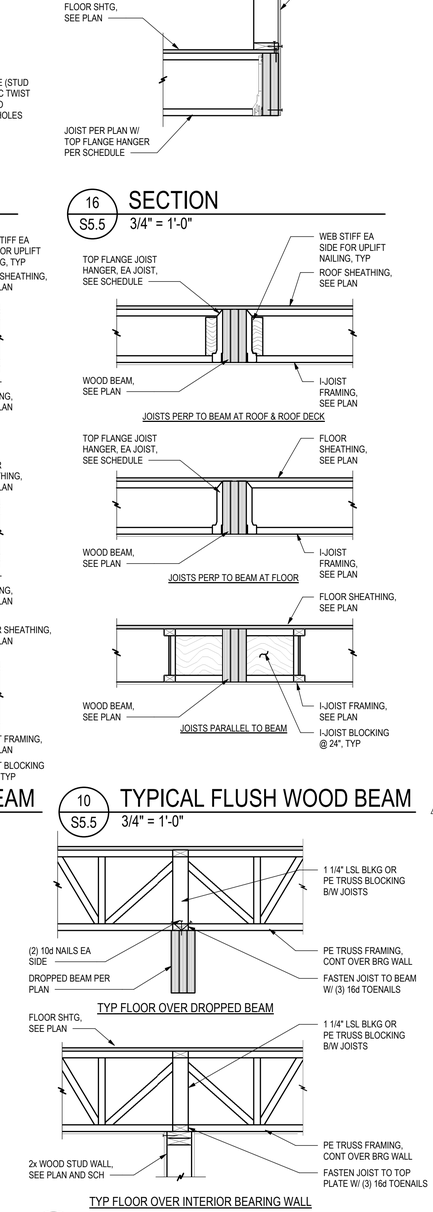
14 S5.5 DETAIL
3/4" = 1'-0"





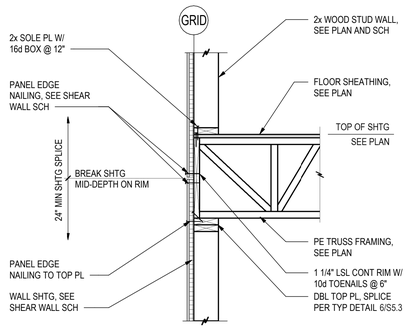
9 S5.5 TYPICAL FLUSH STEEL BEAM
3/4" = 1'-0"

10 S5.5 TYPICAL FLUSH WOOD BEAM
3/4" = 1'-0"

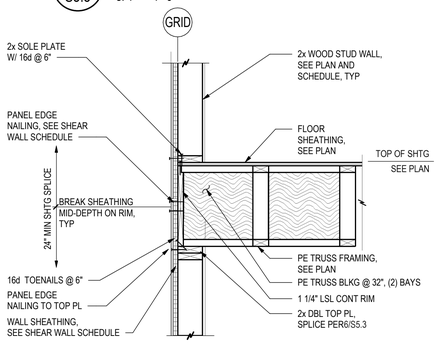


1 S5.5 TYP SHEAR WALL PERP TO WALL
3/4" = 1'-0"

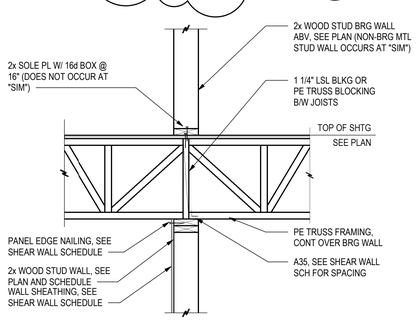
0 6" 1' 2' 3'



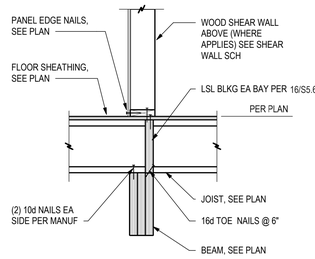
2 S5.5 TYP SHEAR WALL PARALLEL TO WALL
3/4" = 1'-0"



3 S5.5 DETAIL
3/4" = 1'-0"



4 S5.5 DETAIL
3/4" = 1'-0"



5 S5.5 DETAIL
3/4" = 1'-0"

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FRAMING DETAILS

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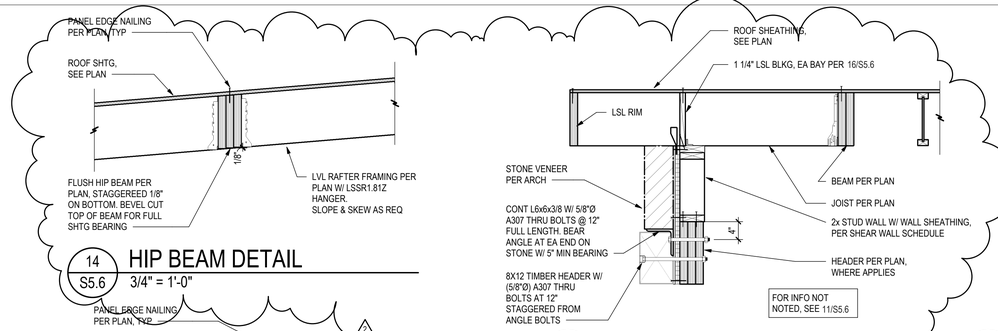
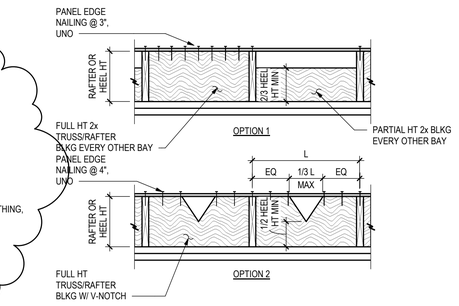
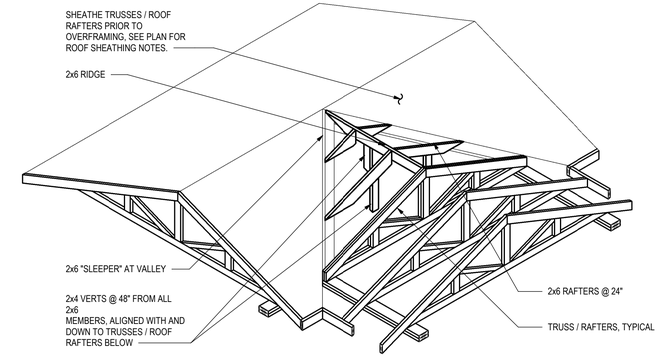


14 S5.6 **HIP BEAM DETAIL**
3/4" = 1'-0"

15 S5.6 **DETAIL**
3/4" = 1'-0"



16 S5.6 **TRUSS/RAFTER BLOCKING AT HEEL**
3/4" = 1'-0"



17 S5.6 **TYPICAL OVERFRAMING**
3/4" = 1'-0"

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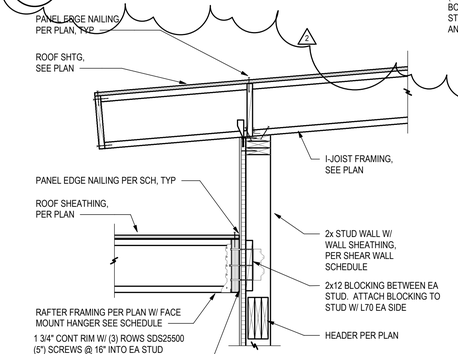
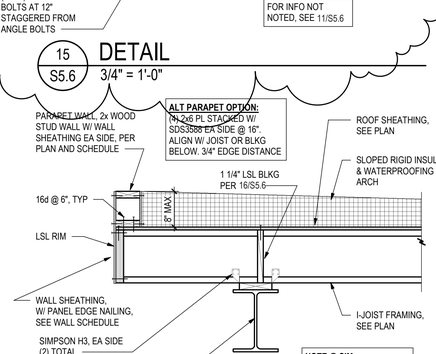
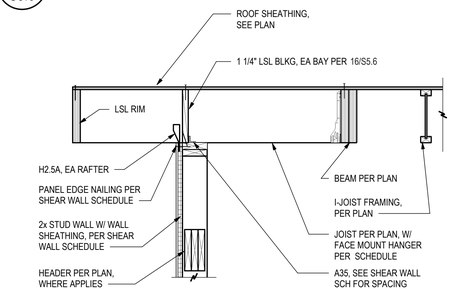


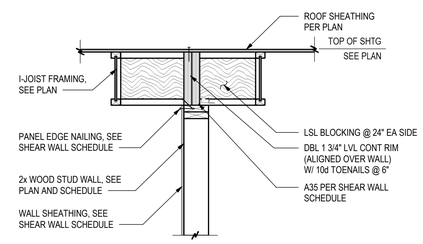
9 S5.6 **DETAIL**
3/4" = 1'-0"



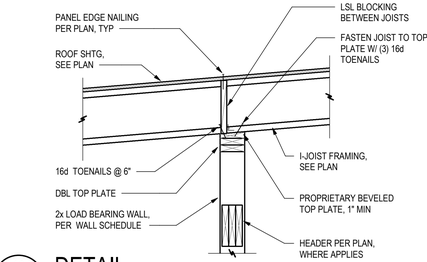
10 S5.6 **DETAIL**
3/4" = 1'-0"



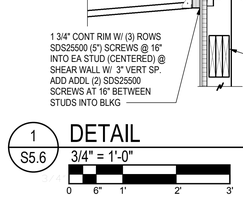
11 S5.6 **DETAIL**
3/4" = 1'-0"



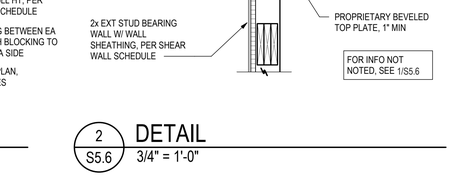
12 S5.6 **DETAIL**
3/4" = 1'-0"

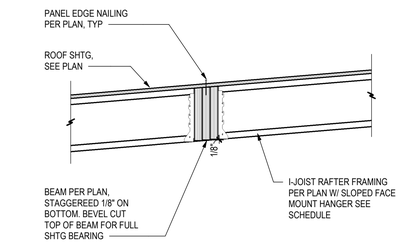


13 S5.6 **DETAIL**
3/4" = 1'-0"

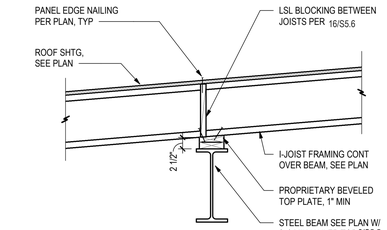


5 S5.6 **DETAIL**
3/4" = 1'-0"



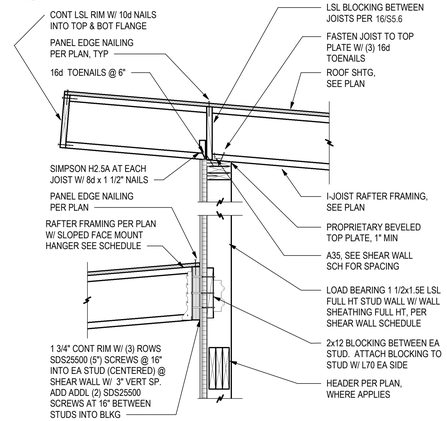


6 S5.6 **DETAIL**
3/4" = 1'-0"



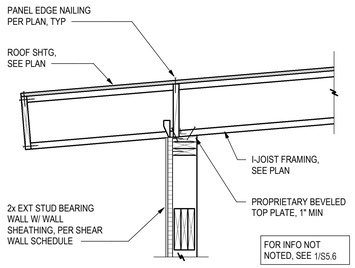
7 S5.6 **DETAIL**
3/4" = 1'-0"

8 S5.6 **DETAIL**
3/4" = 1'-0"

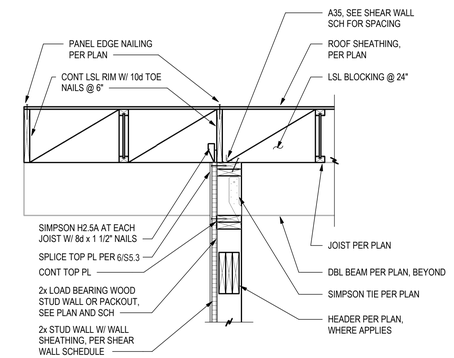


1 S5.6 **DETAIL**
3/4" = 1'-0"

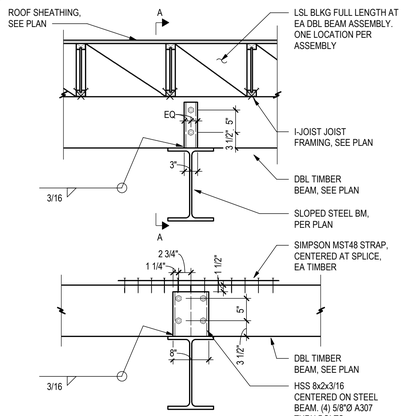
0 6" 1' 2' 3'



2 S5.6 **DETAIL**
3/4" = 1'-0"

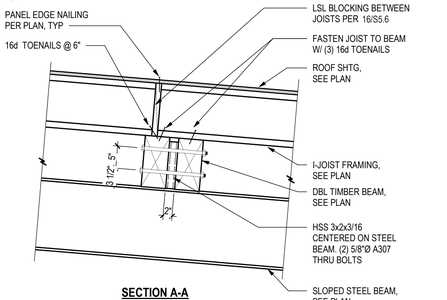


3 S5.6 **DETAIL**
3/4" = 1'-0"



CONDITION AT TIMBER BEAM SPLICE

4 S5.6 **DETAIL**
3/4" = 1'-0"



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

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
PERMIT RE-SUBMITTAL	10/2/19
2 VE REVISIONS	10/15/2019

DRAWING TITLE
ROOF DETAILS

SHEET NO.
S5.6

10/15/2019 11:15:22 AM