



May 5, 2020

Routt County Building Dept,

The following list summarizes the changes to the Campbell Residence Drawing Set as issued in ASI #2. It should not be considered an exhaustive list.

Lower Level:

- Plan changes to Mechanical/Storage area and stair
- New Stair off Deck

Main Level:

- Plan Changes to Kitchen, Master Bath, Pantry and Powder
- Removed Dropped Ceiling at Kitchen, added transom windows
- New fireplace design
- Added Wetbar
- Revised Stair Railing Detail

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TC
05/07/2020

Sincerely,

Sarah Tiedeken, AIA
Vertical Arts Architecture

VERTICAL ARTS I N C

ARCHITECTURE: PLANNING: LANDSCAPE ARCHITECTURE: INTERIORS

MOUNTAIN OFFICE (Steamboat Springs) 970.871.0056 CITY OFFICE (Denver) 720.378.5033 VAIL VALLEY OFFICE 970.594.0056

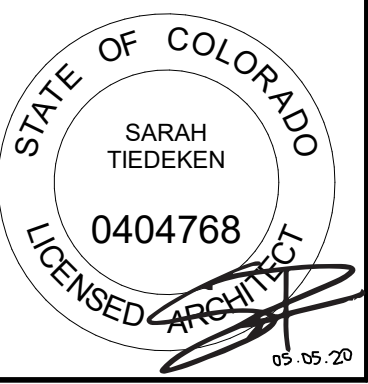
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CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#190

RECORDED
Record Set
TC
05/07/2020

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
REV. REVISIONS	10.14.2019
RFI #1	03.16.2020
RFI #2	05.01.2020

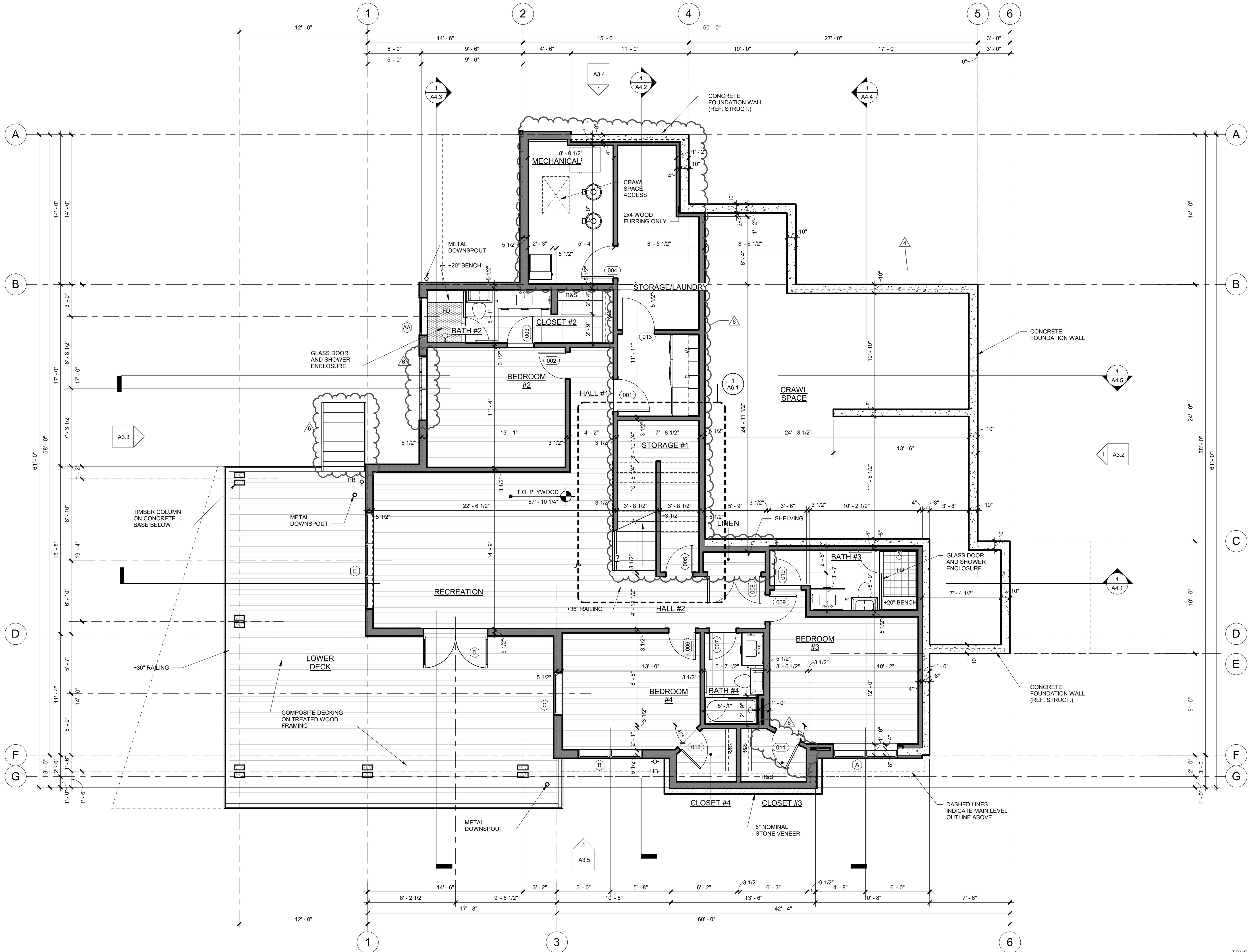
DRAWING TITLE

LOWER LEVEL FLOOR PLAN

SHEET NO.

A2.1

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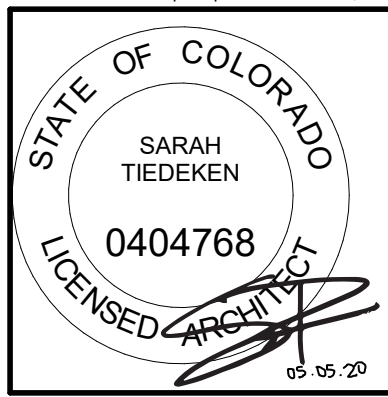


1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



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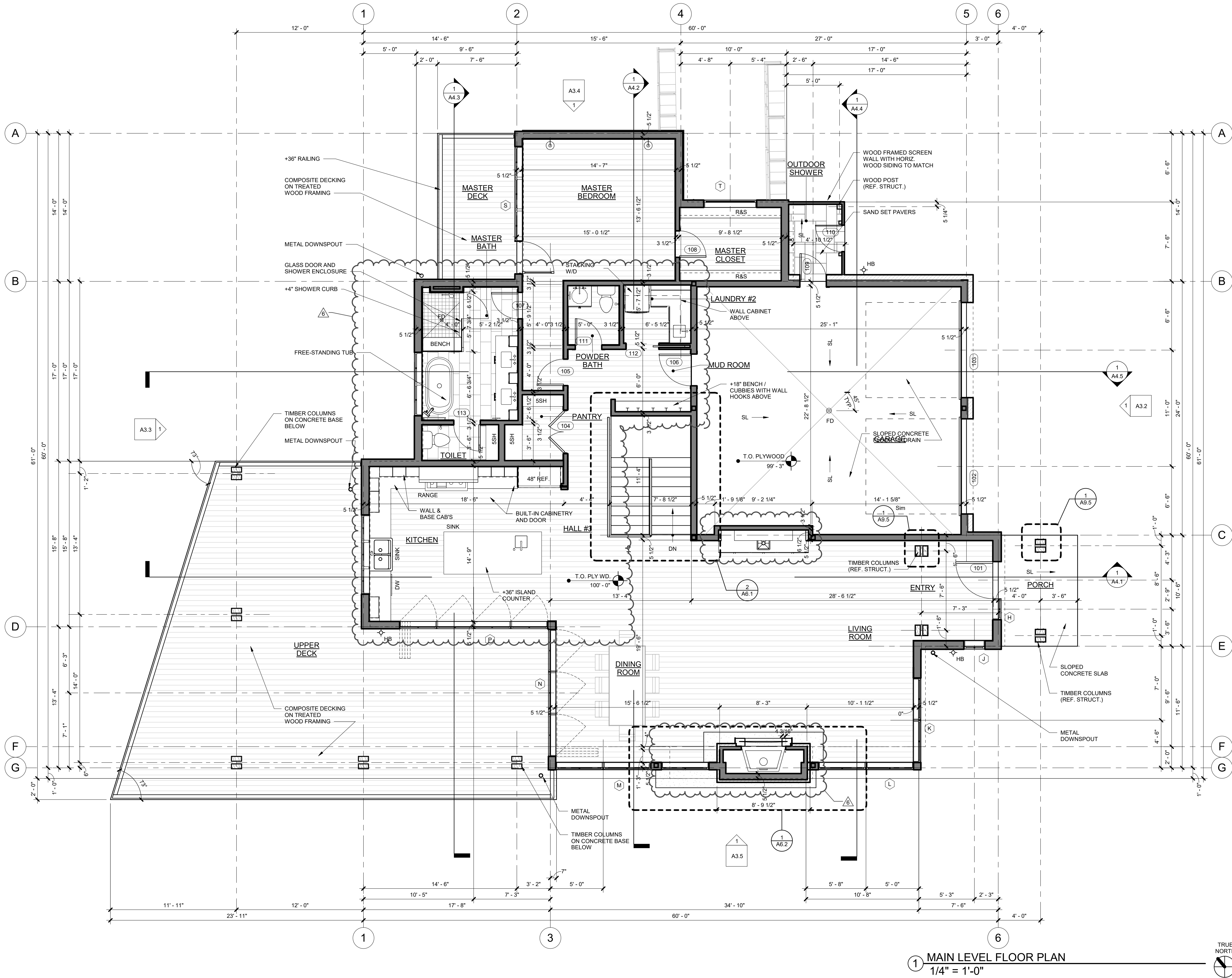
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MAIN LEVEL FLOOR PLAN

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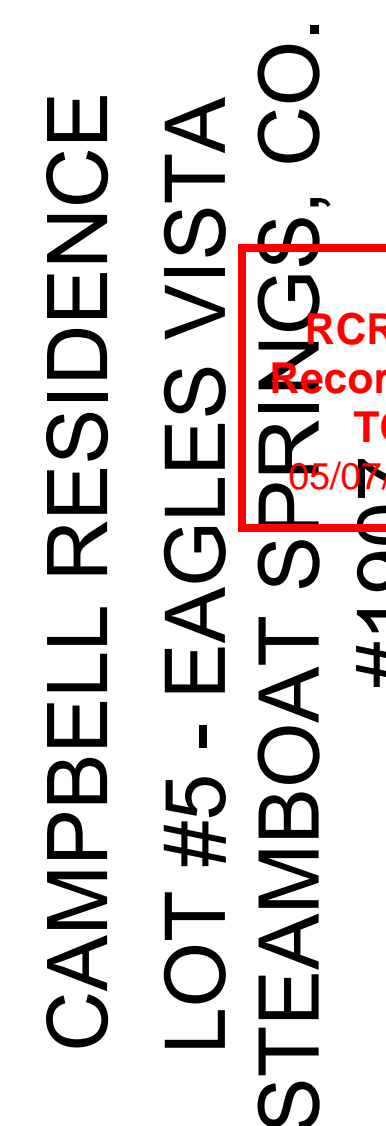
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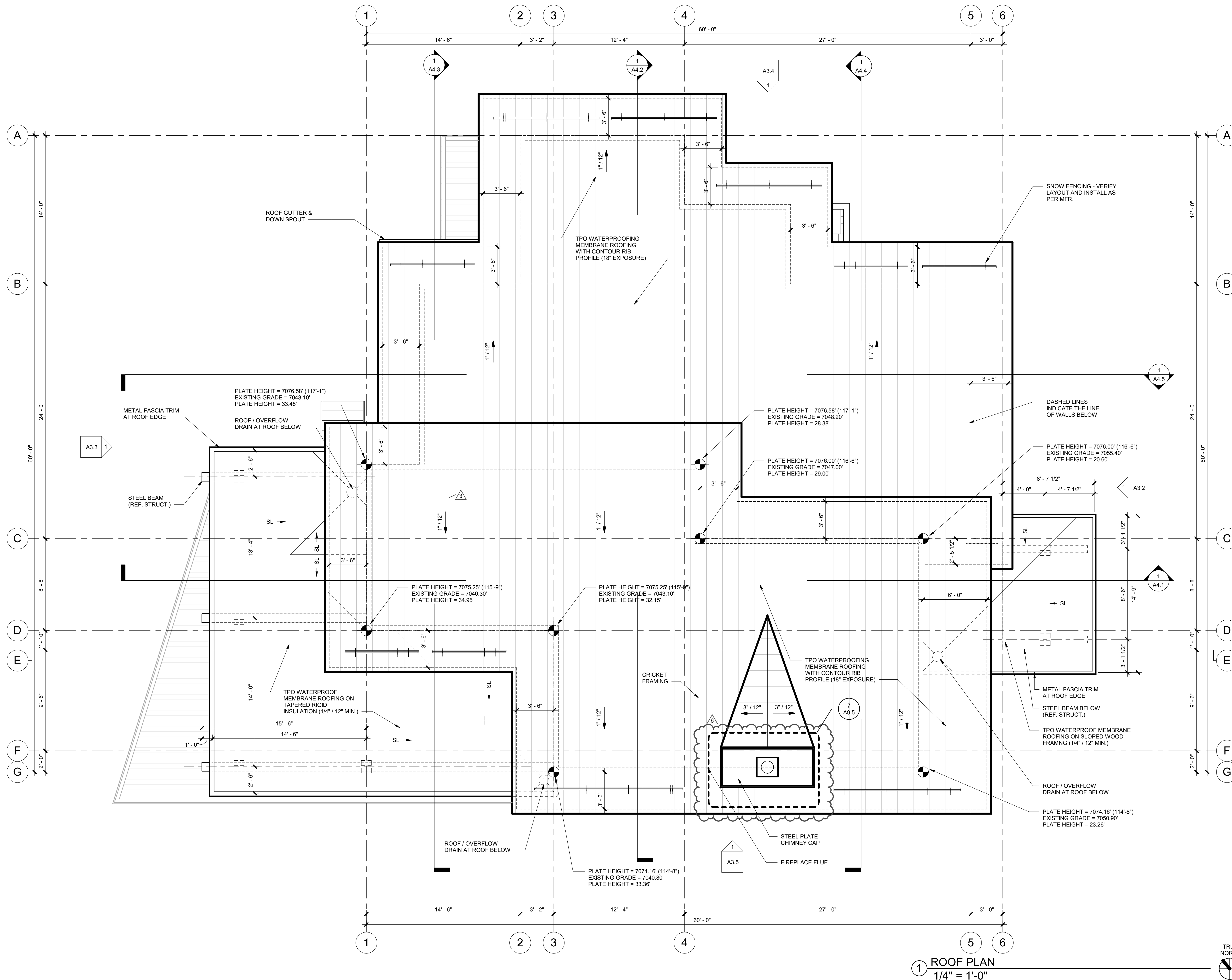
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▲	VE REVISIONS	10.14.20
▲	ASI #1	10.21.19
▲	ASI #2	05.01.20

ROOF PLAN

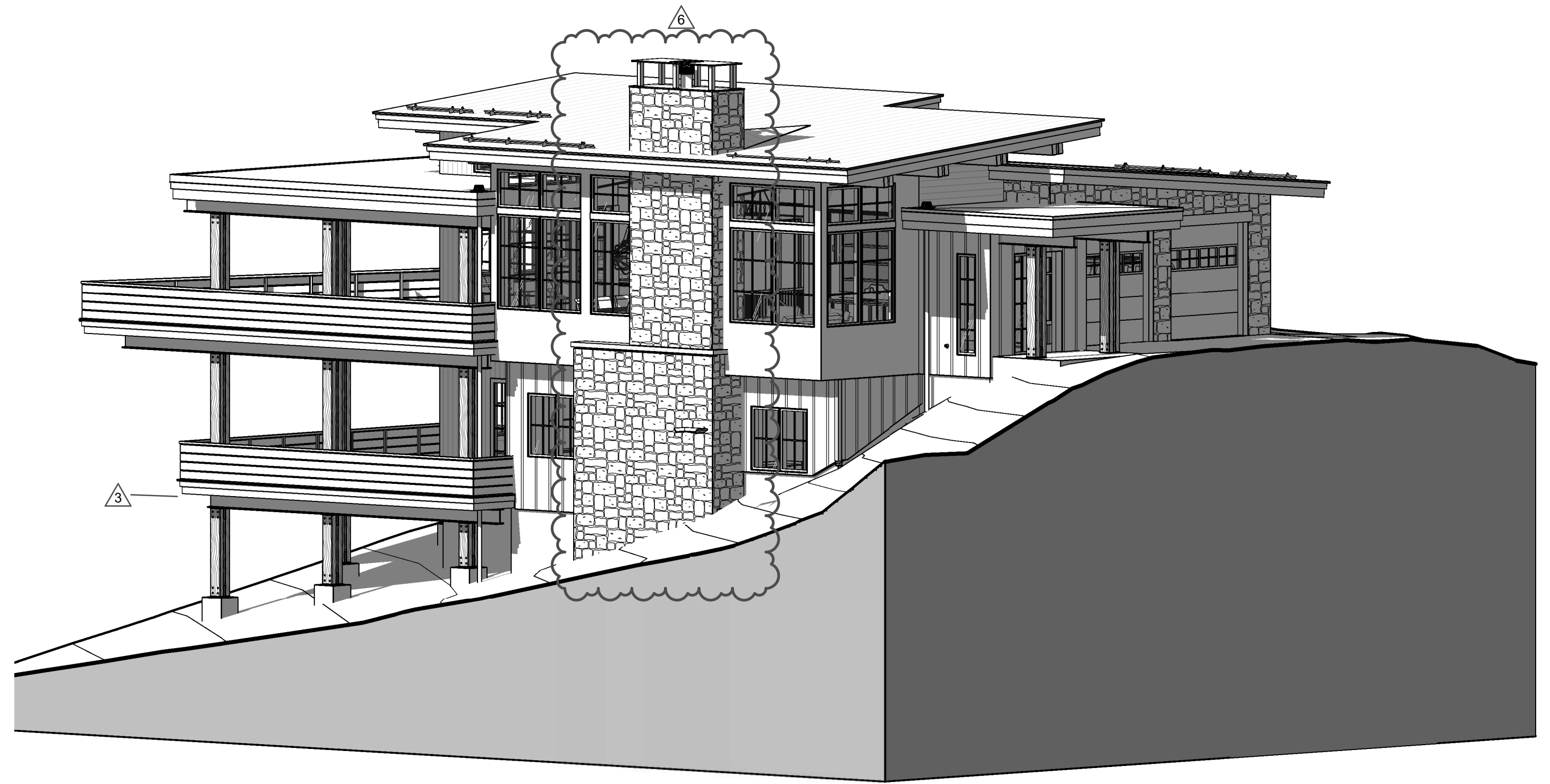
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④ PERSPECTIVE #4



② PERSPECTIVE #2



③ PERSPECTIVE #3

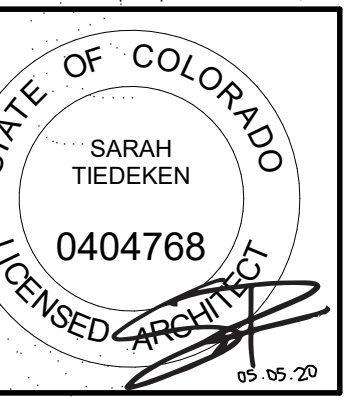


① PERSPECTIVE #1



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DRAWING TITLE
PERSPECTIVES

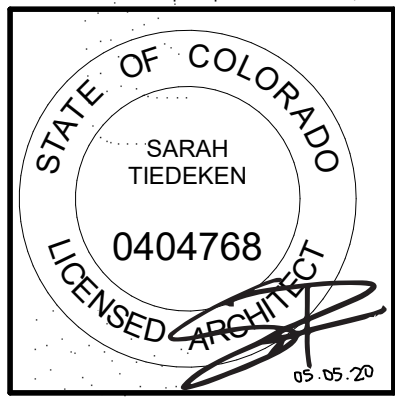
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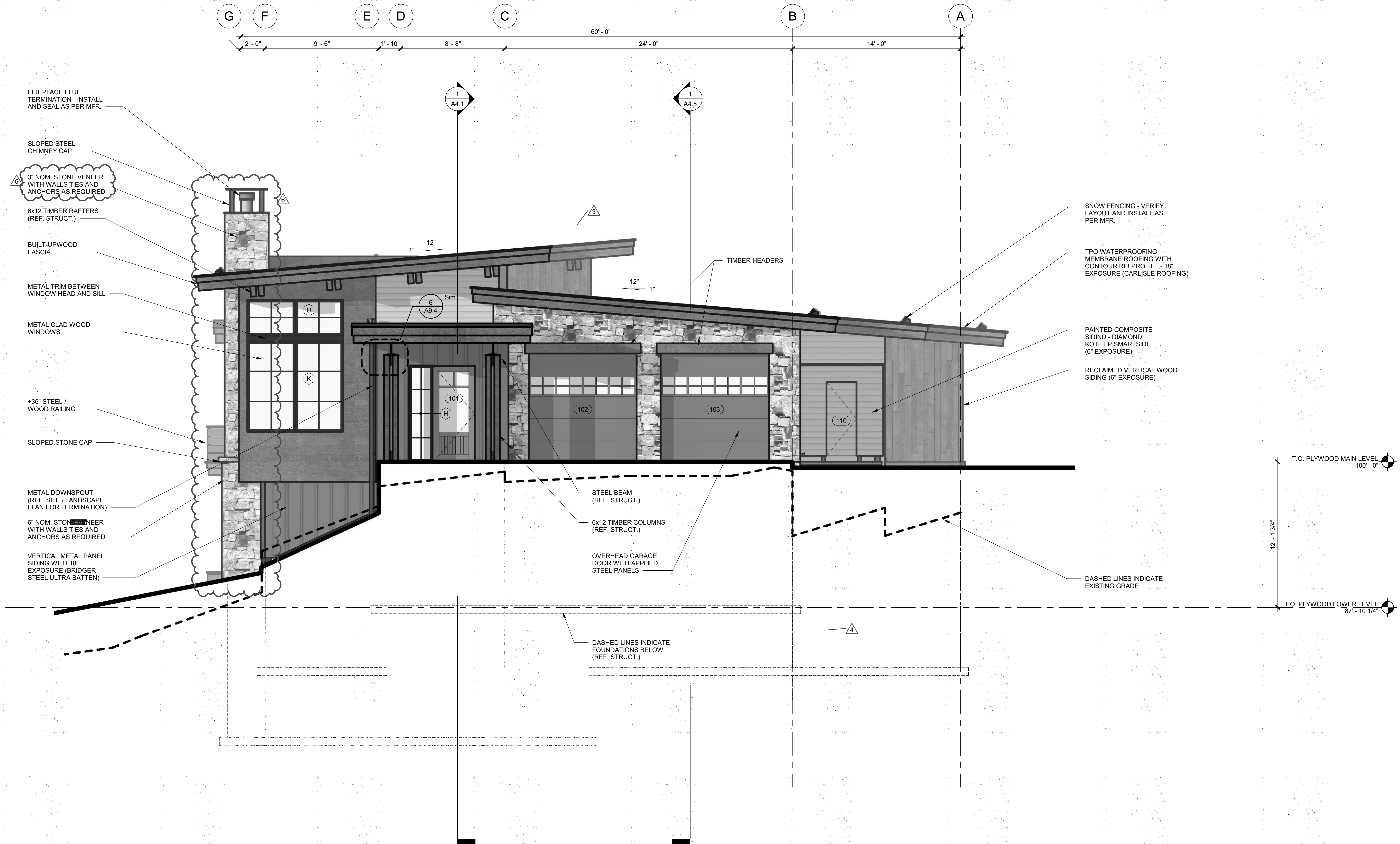
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DRAWING TITLE
BUILDING
ELEVATIONS

SHEET NO.

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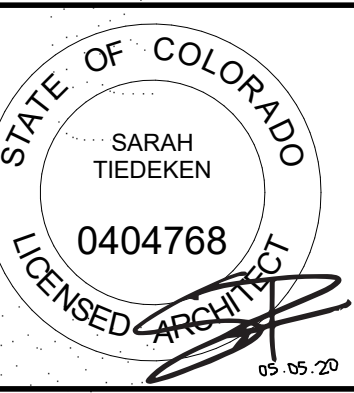
1 BUILDING ELEVATION - EAST
1/4" = 1'-0"



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DRAWING TITLE
BUILDING
ELEVATIONS

SHEET NO.

A3.3

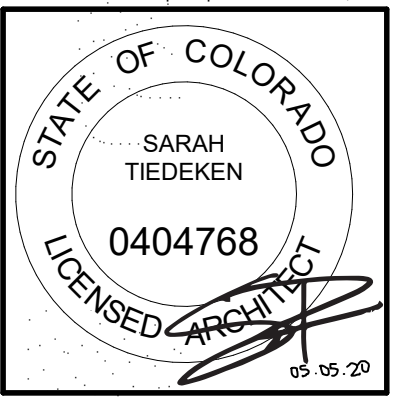
1 BUILDING ELEVATION - WEST
1/4" = 1'-0"

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REF #1	03.16.2020
ASI #2	10.01.2020

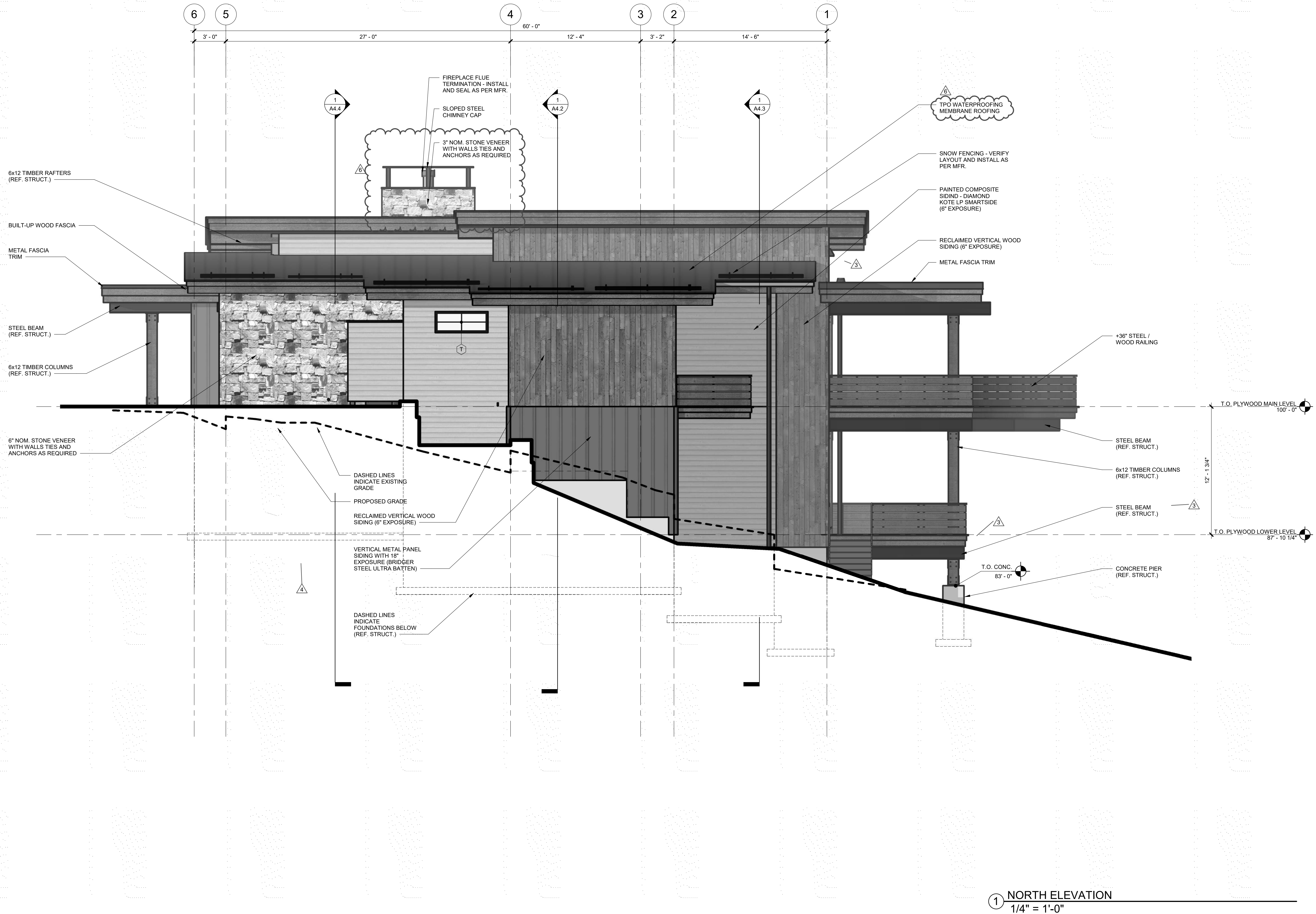
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BUILDING
ELEVATIONS

SHEET NO.

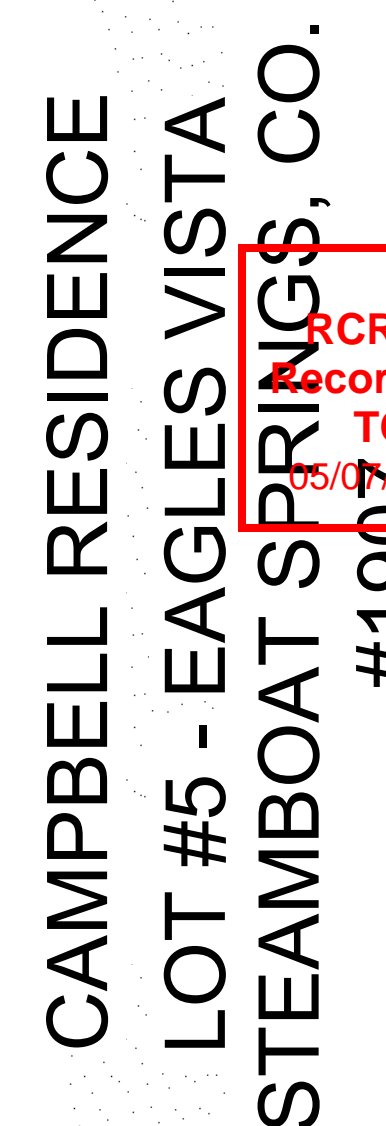
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STEAMBOAT SPRINGS, CO.

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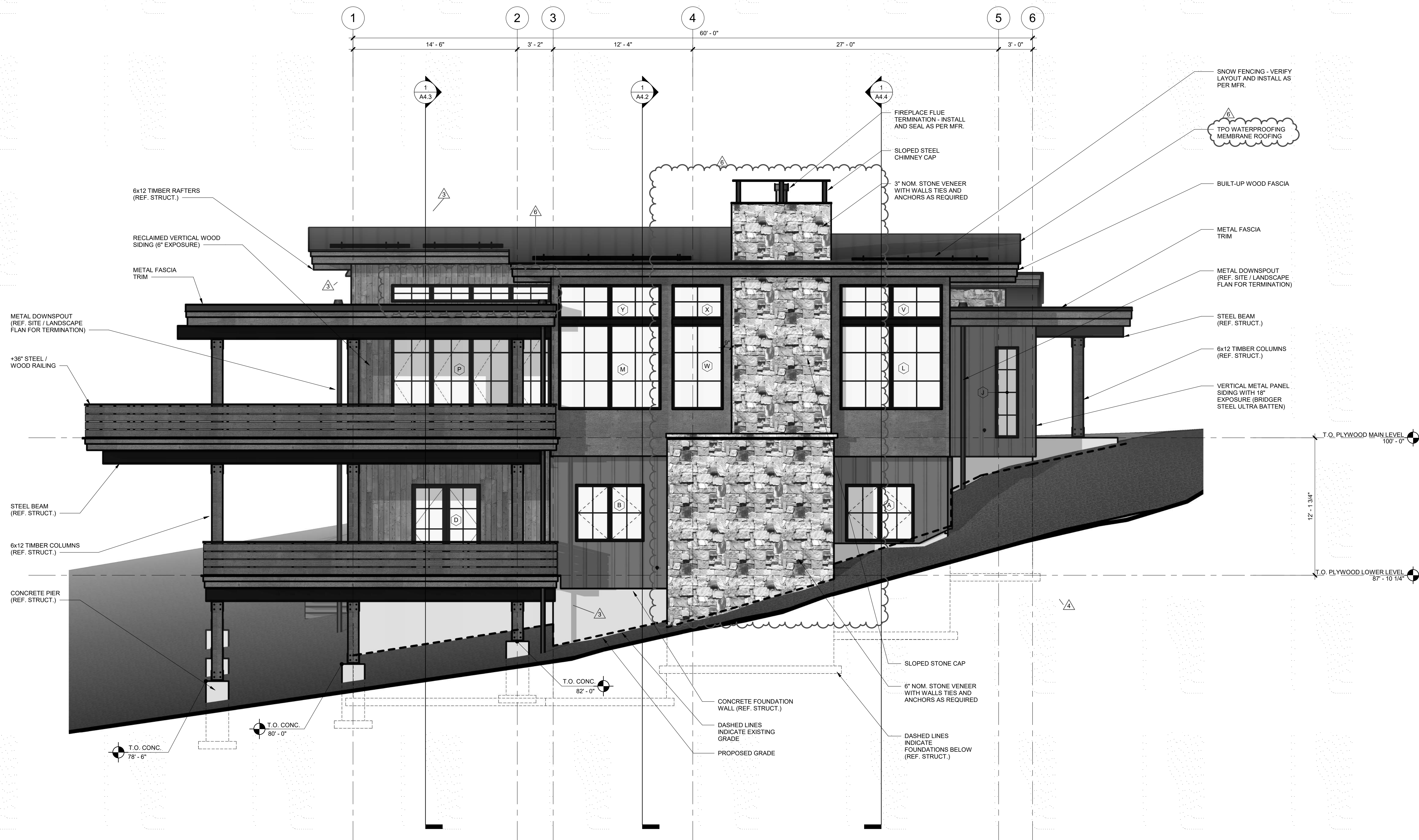
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BUILDING
ELEVATIONS

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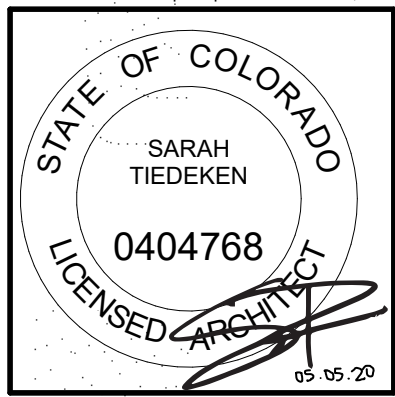


① SOUTH ELEVATION
1/4" = 1'-0"



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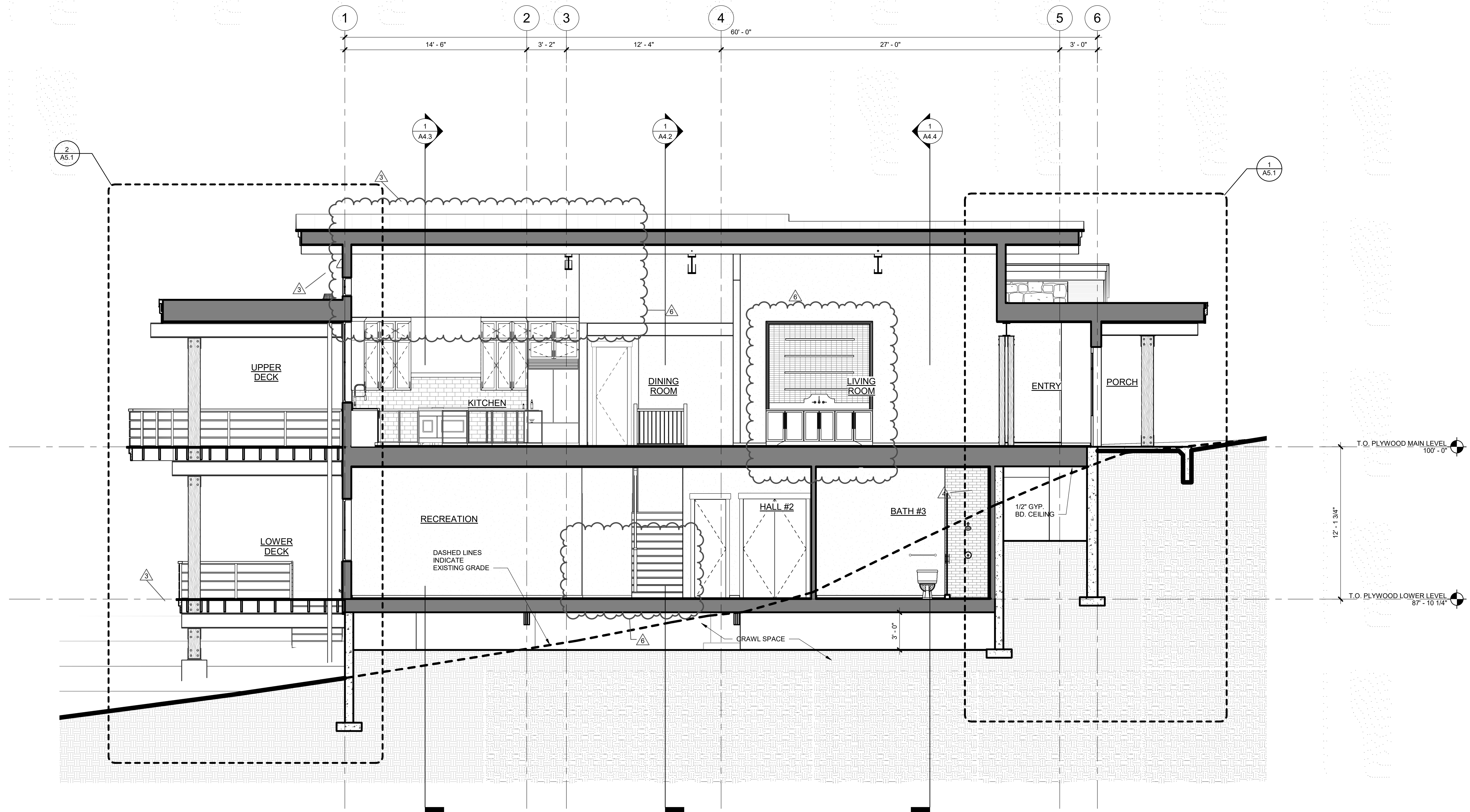
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PERMIT RE-SUBMITTAL	09.25.2019
VE REVISIONS	10.14.2019
ASI #1	10.21.19
RFI #1	03.16.2020
ASI #2	05.01.2020

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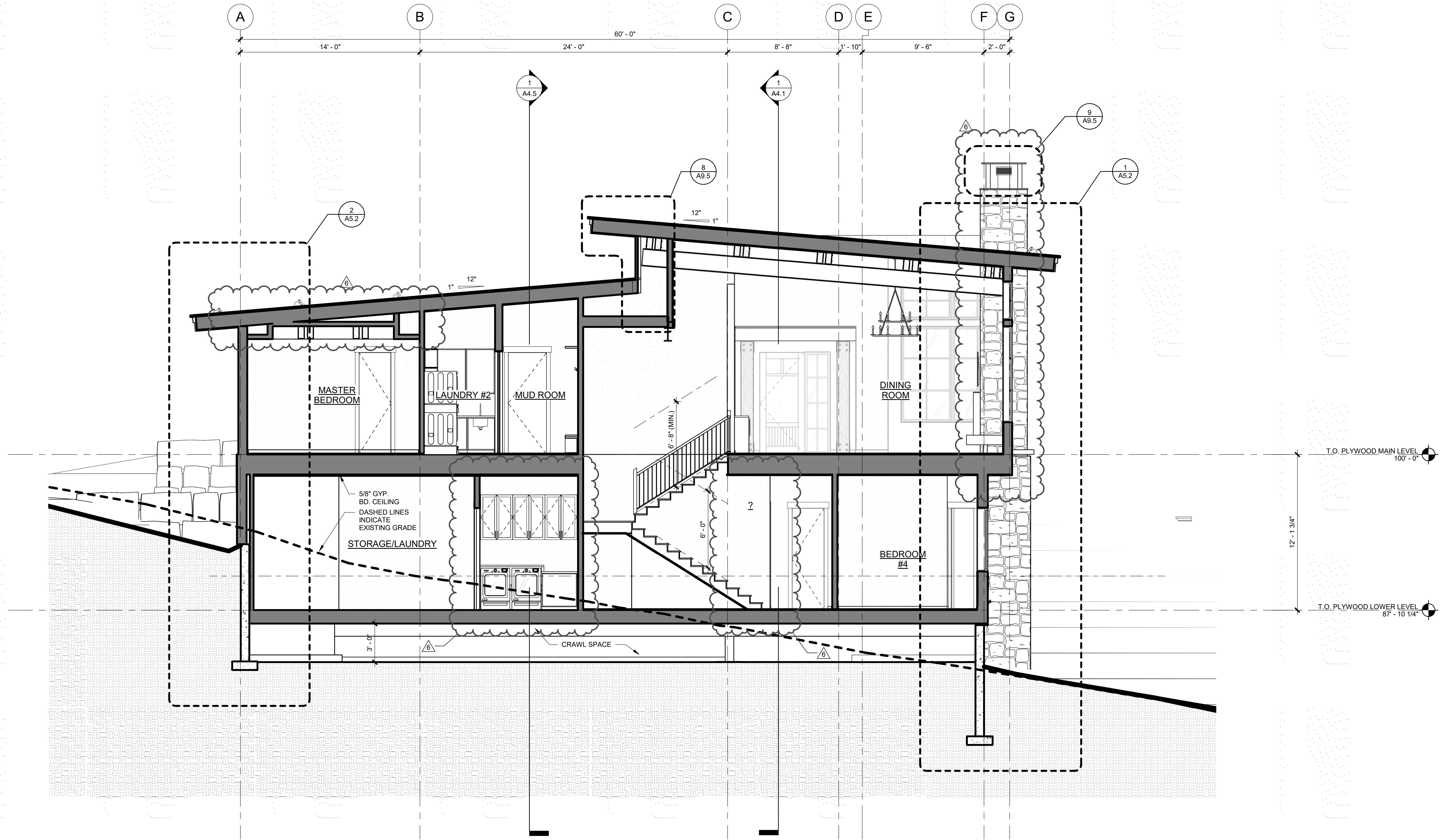
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1 BUILDING SECTION
1/4" = 1'-0"

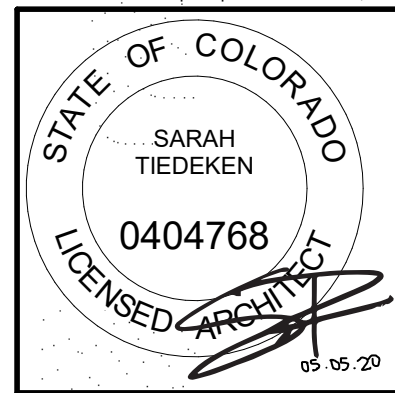


1 BUILDING SECTION
1/4" = 1'-0"



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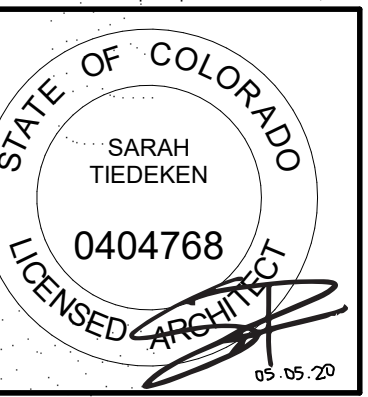
CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
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RCRBD
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05/07/2020

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VE REVISIONS	10.14.2019
ASI #2	05.01.2020

DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
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CAMPBELL RESIDENCE
LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#1907

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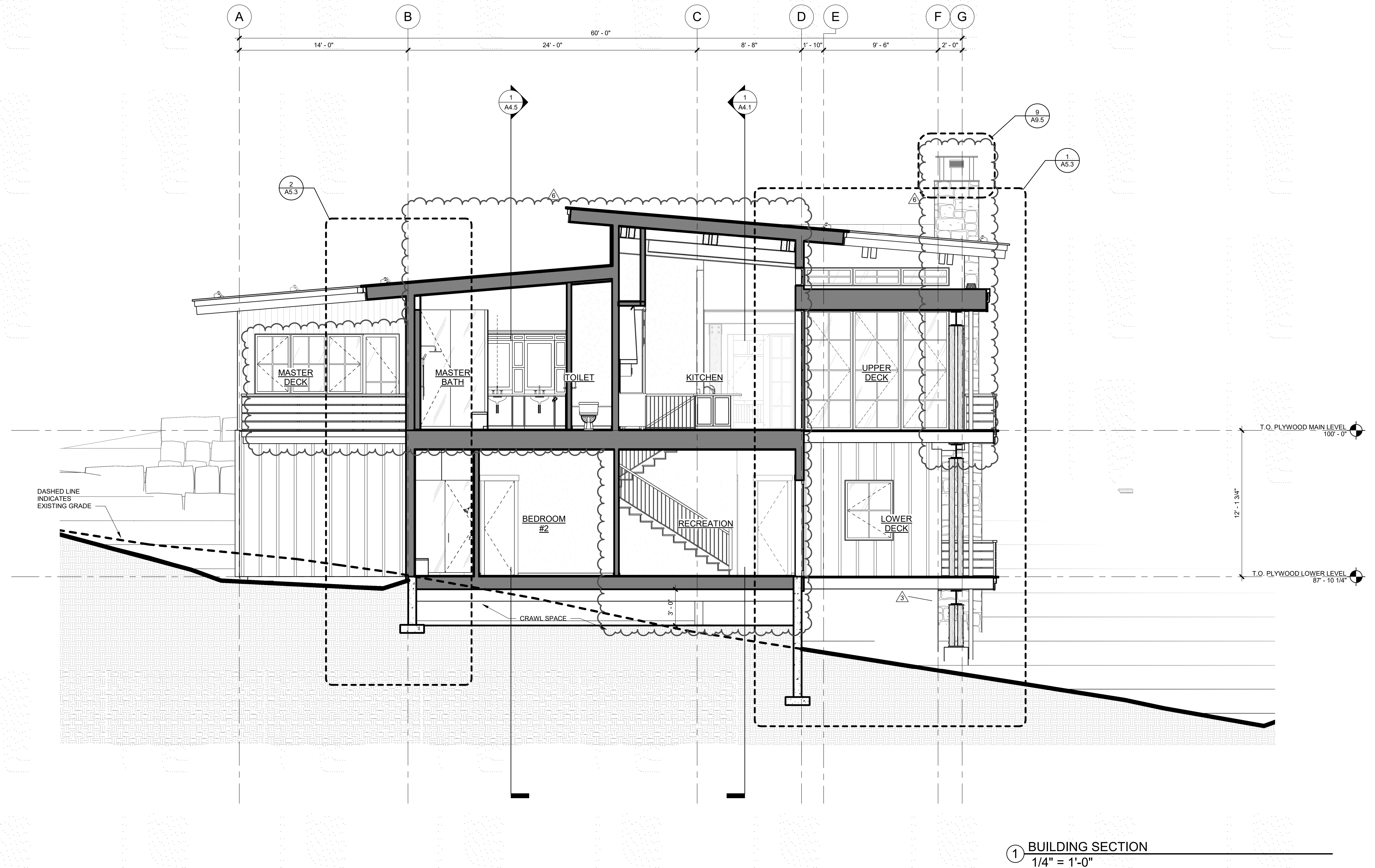
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BUILDING SECTIONS

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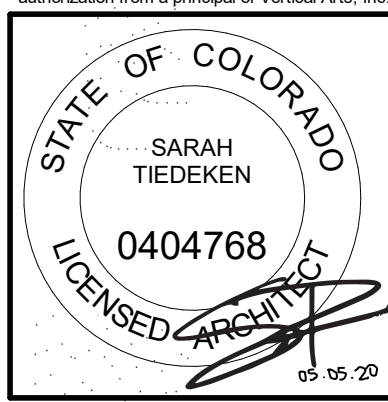
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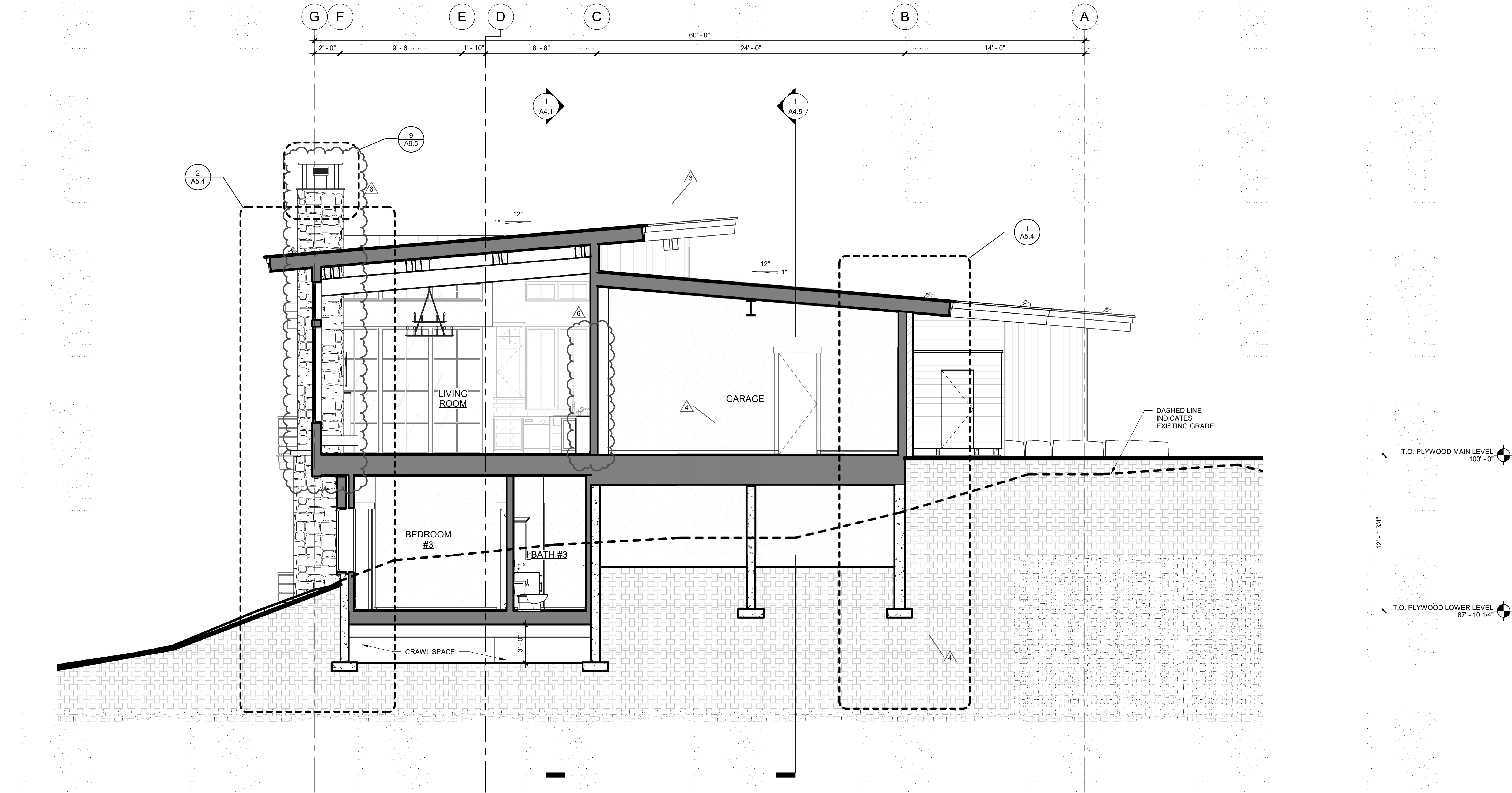
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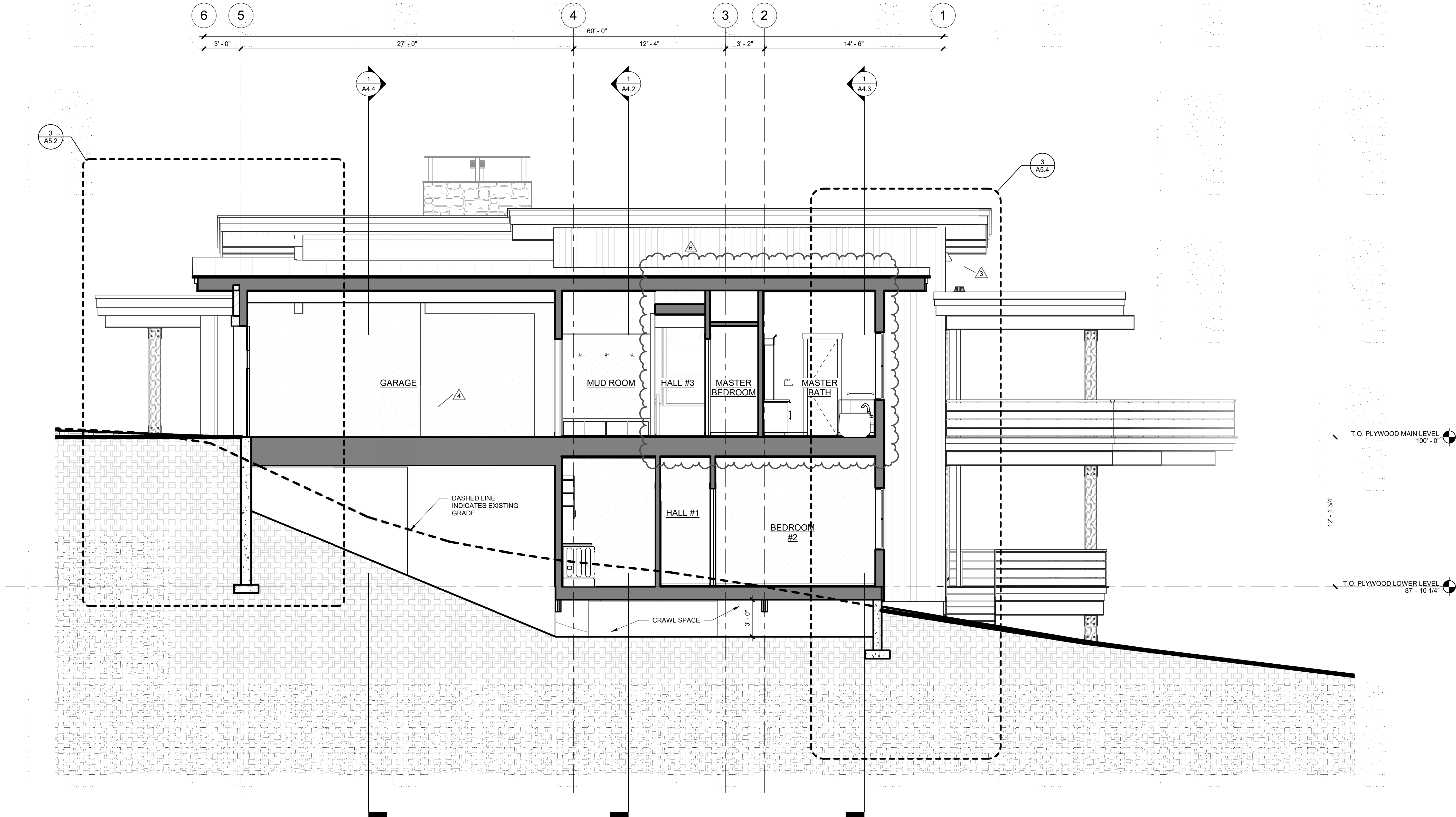
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1 BUILDING SECTION
1/4" = 1'-0"



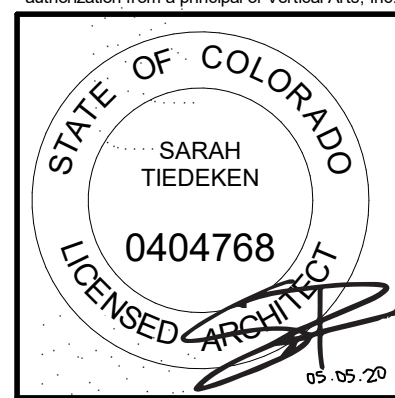
1 BUILDING SECTION
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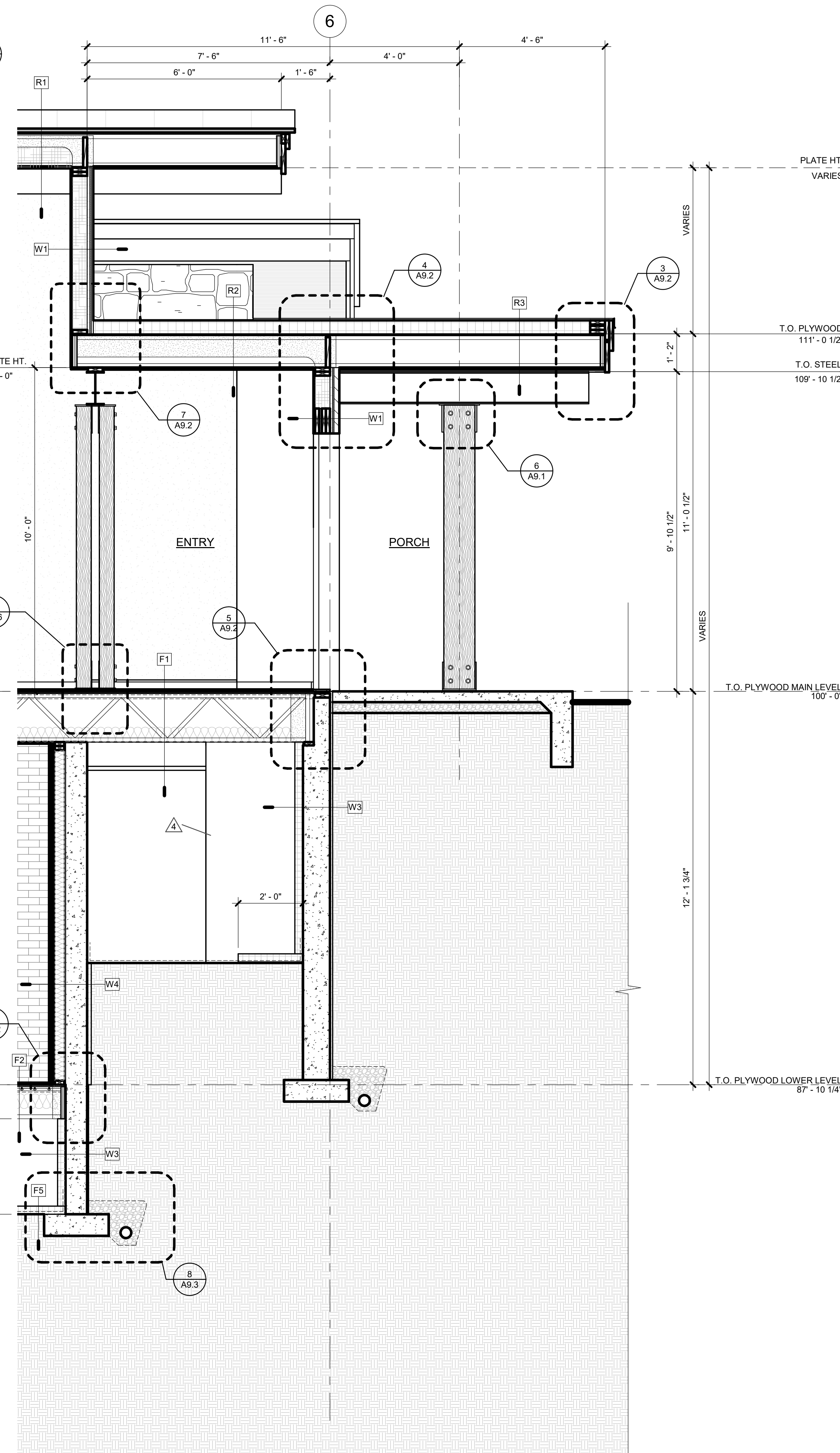
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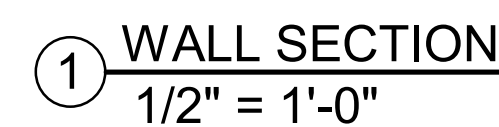
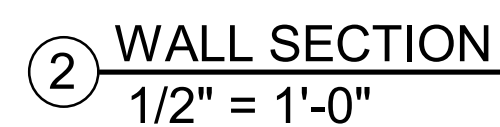
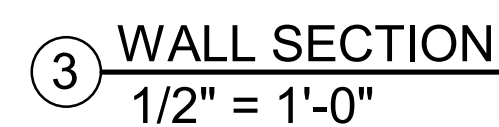
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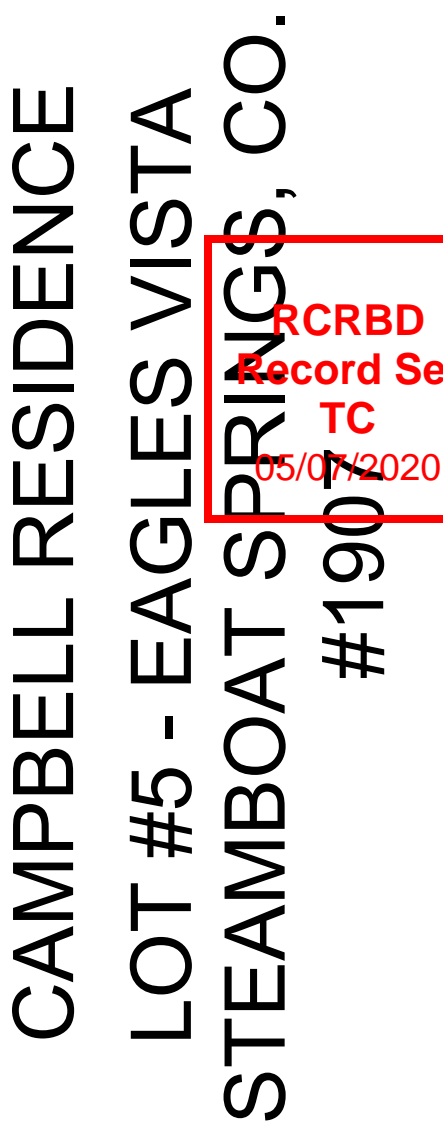
① WALL SECTION
1/2" = 1'-0"

- 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

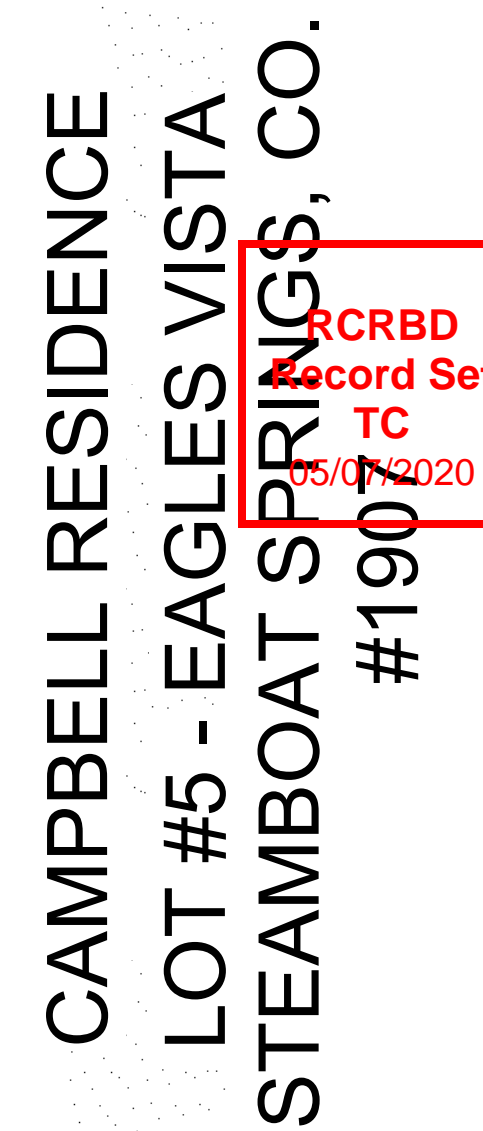
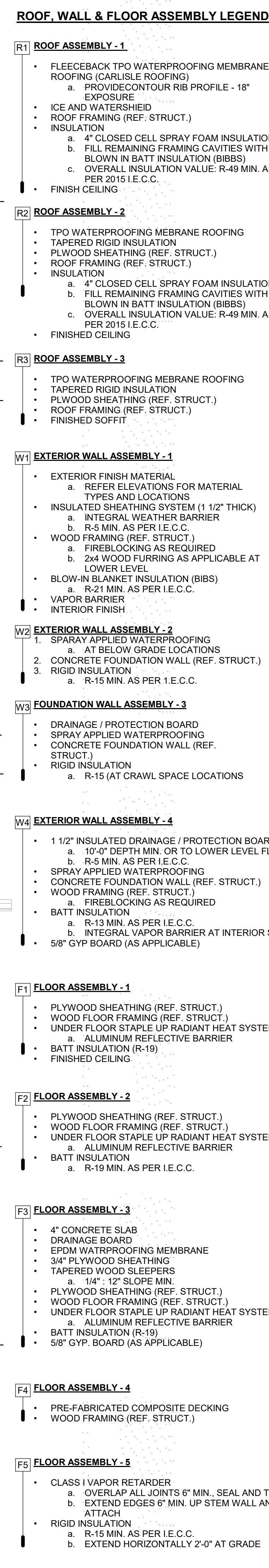
A5.1



R1	ROOF ASSEMBLY - 1 <ul style="list-style-type: none"> FLEECEBACK TPO WATERPROOFING MEMBRANE ROOFING (CARLISLE ROOFING) <ul style="list-style-type: none"> PROVIDE CONTOUR RIB PROFILE - 18" EXPOSURE ICE AND WATERSHIELD ROOF FRAMING (REF. STRUCT.) INSULATION <ul style="list-style-type: none"> 4" CLOSED CELL SPRAY FOAM INSULATION FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS) OVERALL INSULATION VALUE: R-49 MIN. AS PER 2015 I.E.C.C. FINISH CEILING
R2	ROOF ASSEMBLY - 2 <ul style="list-style-type: none"> TPO WATERPROOFING MEBRANE ROOFING TAPERED RIGID INSULATION PLWOOD SHEATHING (REF. STRUCT.) WOOD FRAMING (REF. STRUCT.) INSULATION <ul style="list-style-type: none"> 4" CLOSED CELL SPRAY FOAM INSULATION FILL REMAINING FRAMING CAVITIES WITH BLOWN IN BATT INSULATION (BIBBS) OVERALL INSULATION VALUE: R-49 MIN. AS PER 2015 I.E.C.C. FINISHED CEILING
R3	ROOF ASSEMBLY - 3 <ul style="list-style-type: none"> TPO WATERPROOFING MEBRANE ROOFING TAPERED RIGID INSULATION PLWOOD SHEATHING (REF. STRUCT.) ROOF FRAMING (REF. STRUCT.) FINISHED SOFFIT
W1	EXTERIOR WALL ASSEMBLY - 1 <ul style="list-style-type: none"> EXTERIOR FINISH MATERIAL <ul style="list-style-type: none"> REFER ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS INSULATED SHEATHING SYSTEM (1 1/2" THICK) <ul style="list-style-type: none"> INTEGRAL WEATHER BARRIER R-5 MIN. AS PER I.E.C.C. WOOD FRAMING (REF. STRUCT.) <ul style="list-style-type: none"> FIREBLOCKING AS REQUIRED 2x4 WOOD FURRING AS APPLICABLE AT LOWER LEVEL BLOW-IN BLANKET INSULATION (BIBS) <ul style="list-style-type: none"> R-21 MIN. AS PER I.E.C.C. VAPOR BARRIER INTERIOR FINISH
W2	EXTERIOR WALL ASSEMBLY - 2 <ol style="list-style-type: none"> SPRAY APPLIED WATERPROOFING <ul style="list-style-type: none"> AT BELOW GRADE LOCATIONS CONCRETE FOUNDATION WALL (REF. STRUCT.) RIGID INSULATION <ul style="list-style-type: none"> R-15 MIN. AS PER 1 E.C.C.
W3	FOUNDATION WALL ASSEMBLY - 3 <ul style="list-style-type: none"> DRAINAGE / PROTECTION BOARD SPRAY APPLIED WATERPROOFING CONCRETE FOUNDATION WALL (REF. STRUCT.) RIGID INSULATION <ul style="list-style-type: none"> R-15 (AT CRAWL SPACE LOCATIONS)
W4	EXTERIOR WALL ASSEMBLY - 4 <ul style="list-style-type: none"> 1 1/2" INSULATED DRAINAGE / PROTECTION BOARD <ul style="list-style-type: none"> 10'-0" DEPTH MIN. OR TO LOWER LEVEL FLOOR R-5 MIN. AS PER I.E.C.C. SPRAY APPLIED WATERPROOFING CONCRETE FOUNDATION WALL (REF. STRUCT.) WOOD FRAMING (REF. STRUCT.) <ul style="list-style-type: none"> FIREBLOCKING AS REQUIRED BATT INSULATION <ul style="list-style-type: none"> R-13 MIN. AS PER I.E.C.C. INTEGRAL VAPOR BARRIER AT INTERIOR SIDE 5/8" GYP BOARD (AS APPLICABLE)
F1	FLOOR ASSEMBLY - 1 <ul style="list-style-type: none"> PLYWOOD SHEATHING (REF. STRUCT.) WOOD FLOOR FRAMING (REF. STRUCT.) UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM <ul style="list-style-type: none"> ALUMINUM REFLECTIVE BARRIER BATT INSULATION (R-19) FINISHED CEILING
F2	FLOOR ASSEMBLY - 2 <ul style="list-style-type: none"> PLYWOOD SHEATHING (REF. STRUCT.) WOOD FLOOR FRAMING (REF. STRUCT.) UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM <ul style="list-style-type: none"> ALUMINUM REFLECTIVE BARRIER BATT INSULATION <ul style="list-style-type: none"> R-19 MIN. AS PER I.E.C.C.
F3	FLOOR ASSEMBLY - 3 <ul style="list-style-type: none"> 4" CONCRETE SLAB DRAINAGE BOARD EPDM WATRPROOFING MEMBRANE 3/4" PLYWOOD SHEATHING TAPERED WOOD SLEEPERS <ul style="list-style-type: none"> 1/4"; 12" SLOPE MIN. PLYWOOD SHEATHING (REF. STRUCT.) WOOD FLOOR FRAMING (REF. STRUCT.) UNDER FLOOR STAPLE UP RADIANT HEAT SYSTEM <ul style="list-style-type: none"> ALUMINUM REFLECTIVE BARRIER BATT INSULATION (R-19) 5/8" GYP. BOARD (AS APPLICABLE)
F4	FLOOR ASSEMBLY - 4 <ul style="list-style-type: none"> PRE-FABRICATED COMPOSITE DECKING WOOD FRAMING (REF. STRUCT.)
F5	FLOOR ASSEMBLY - 5 <ul style="list-style-type: none"> CLASS I VAPOR RETARDER <ul style="list-style-type: none"> OVERLAP ALL JOINTS 6" MIN., SEAL AND TAPE EXTEND EDGES 6" MIN. UP STEM WALL AND ATTACH RIGID INSULATION <ul style="list-style-type: none"> R-15 MIN. AS PER I.E.C.C. EXTEND HORIZONTALLY 2'-0" AT GRADE

[illegible]

A5.2

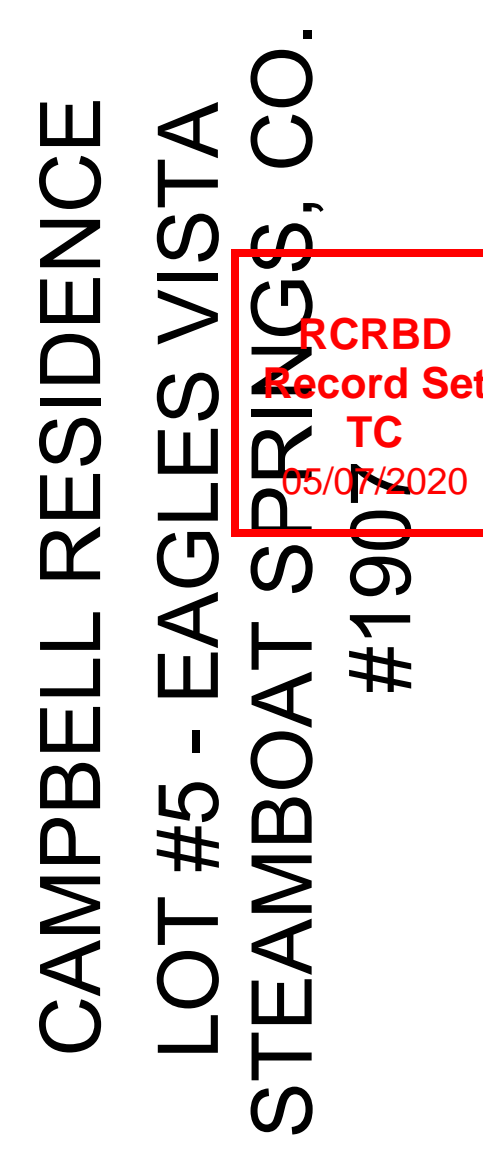
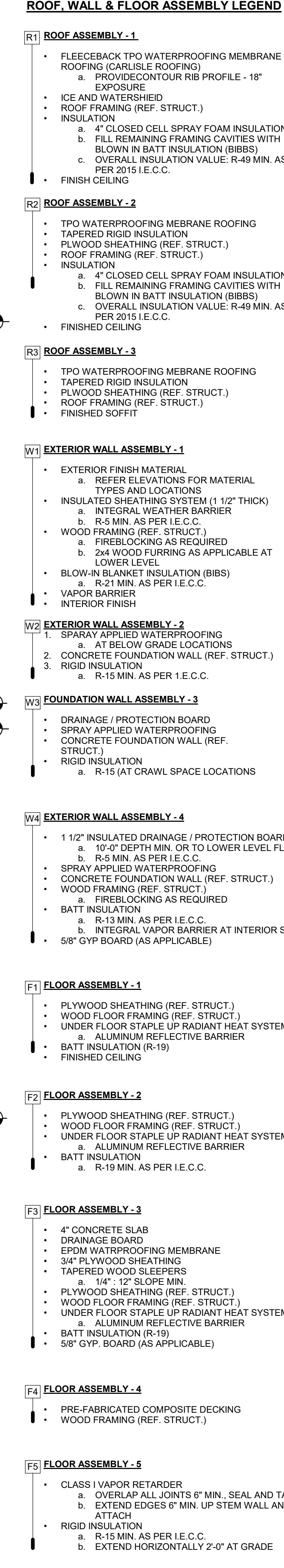
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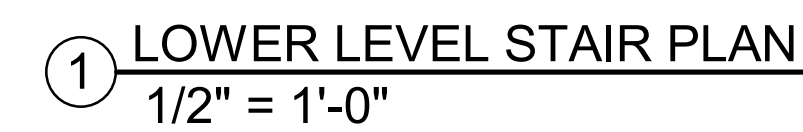
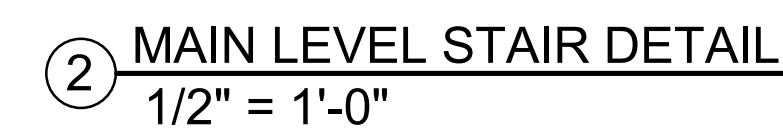
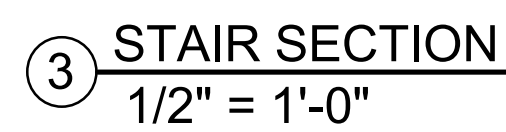
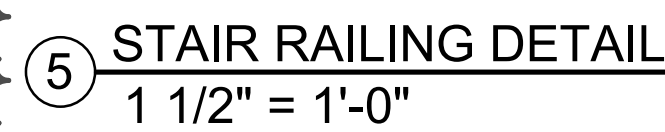
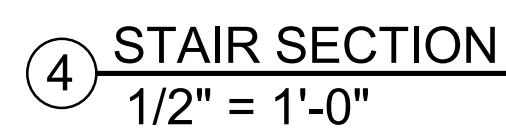
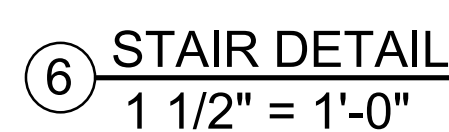
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WALL SECTIONS

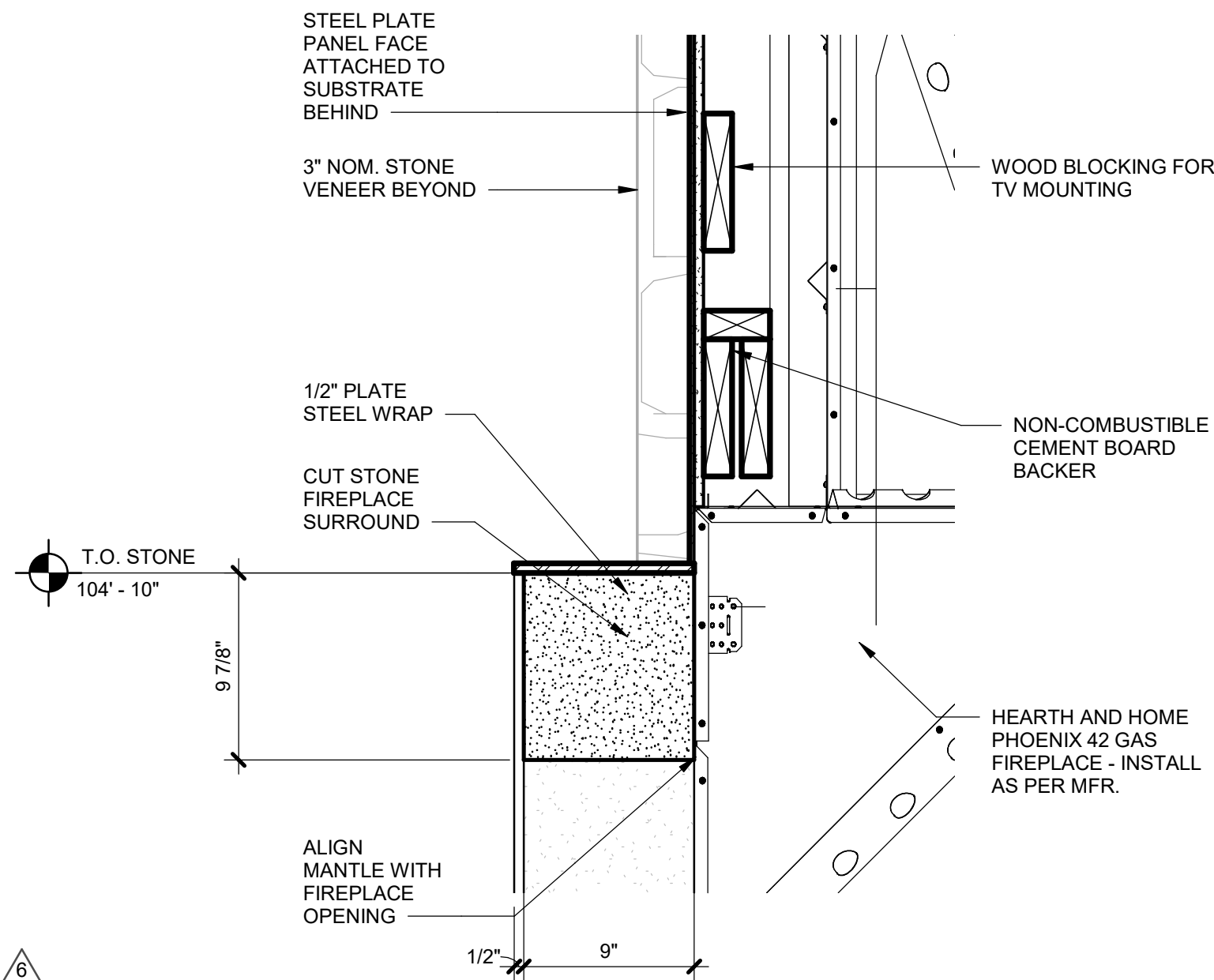
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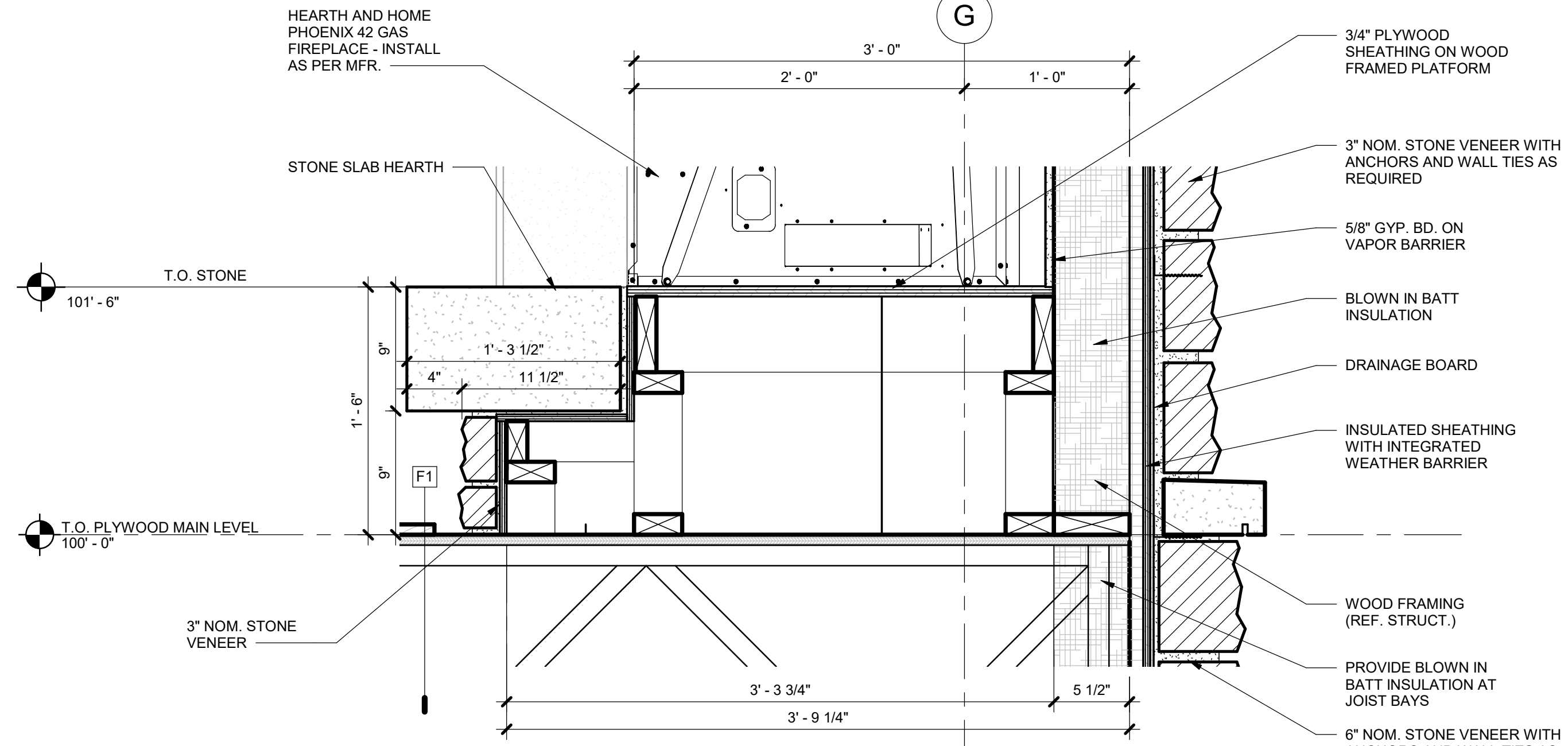
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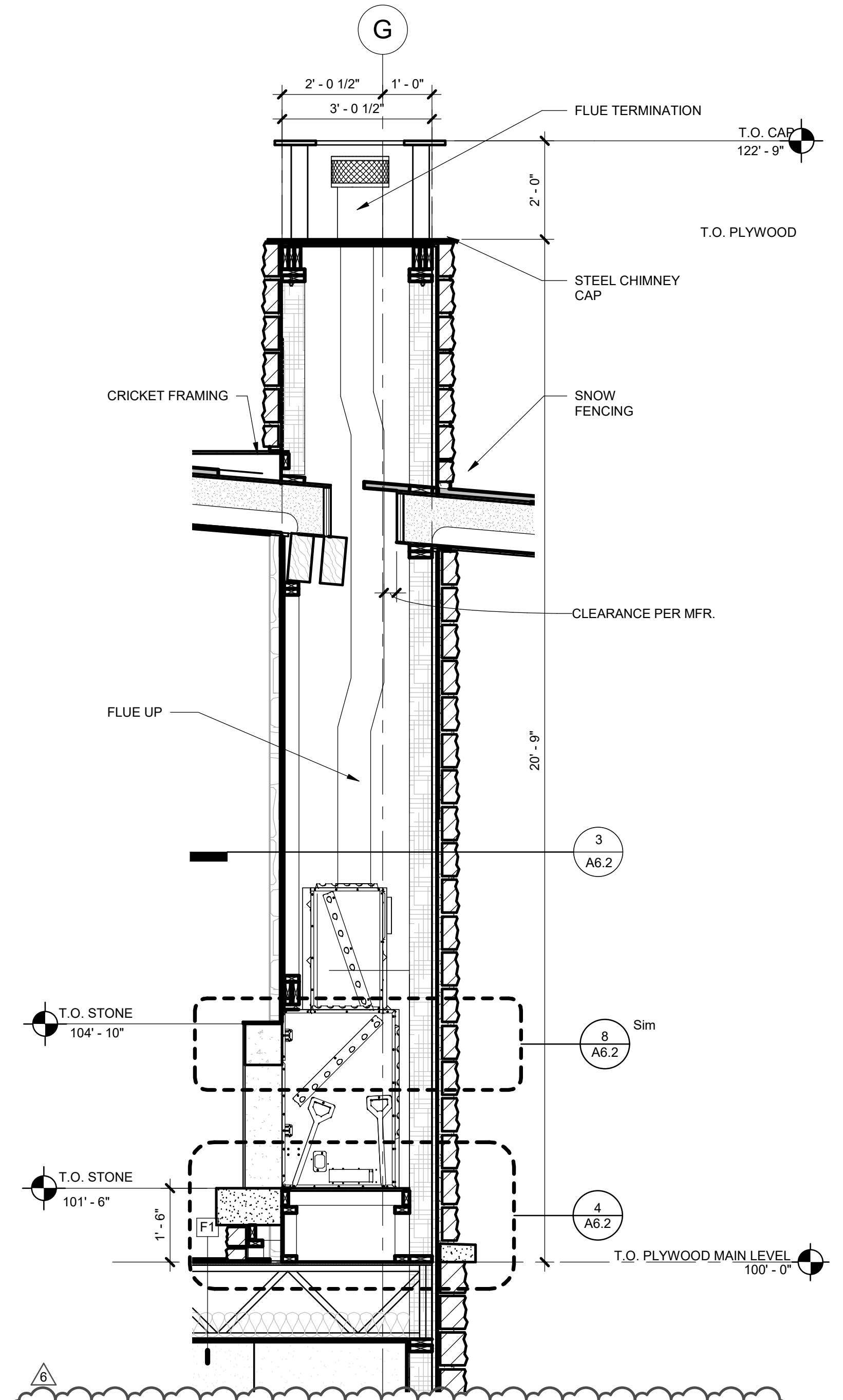
ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019
ASI #2	05.01.2020



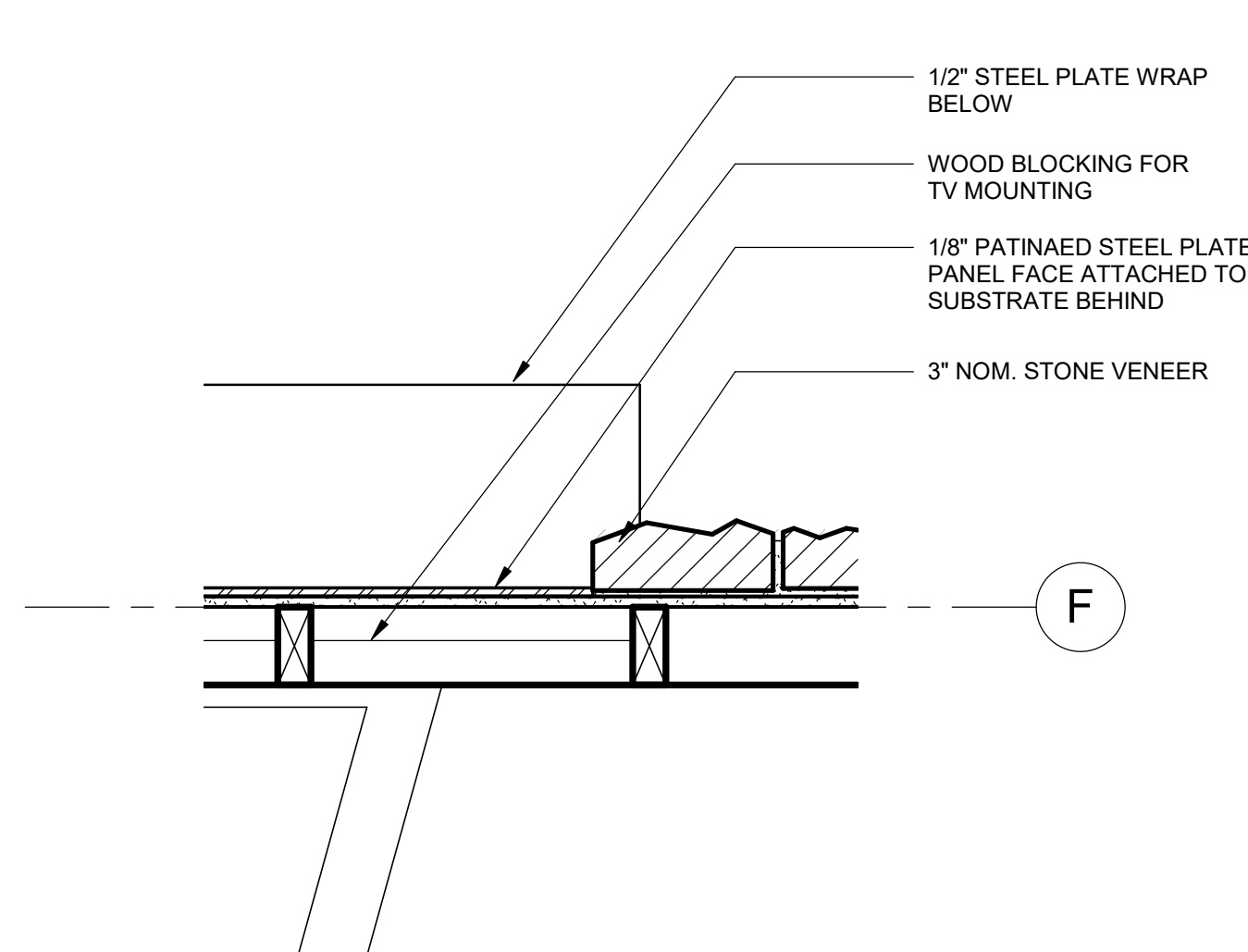
8 MANTLE DETAIL
1 1/2" = 1'-0"



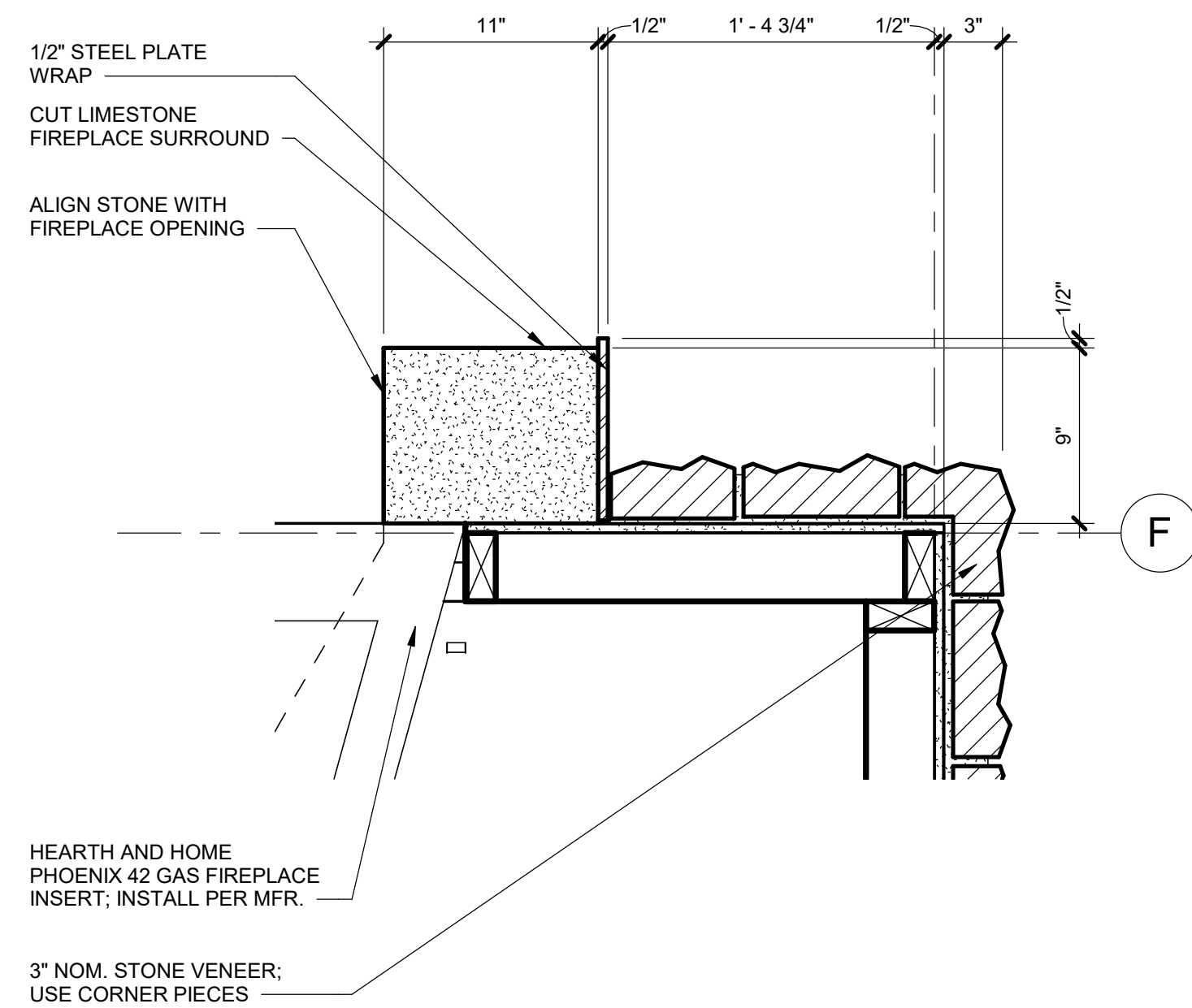
4 FIREPLACE HEARTH SECTION
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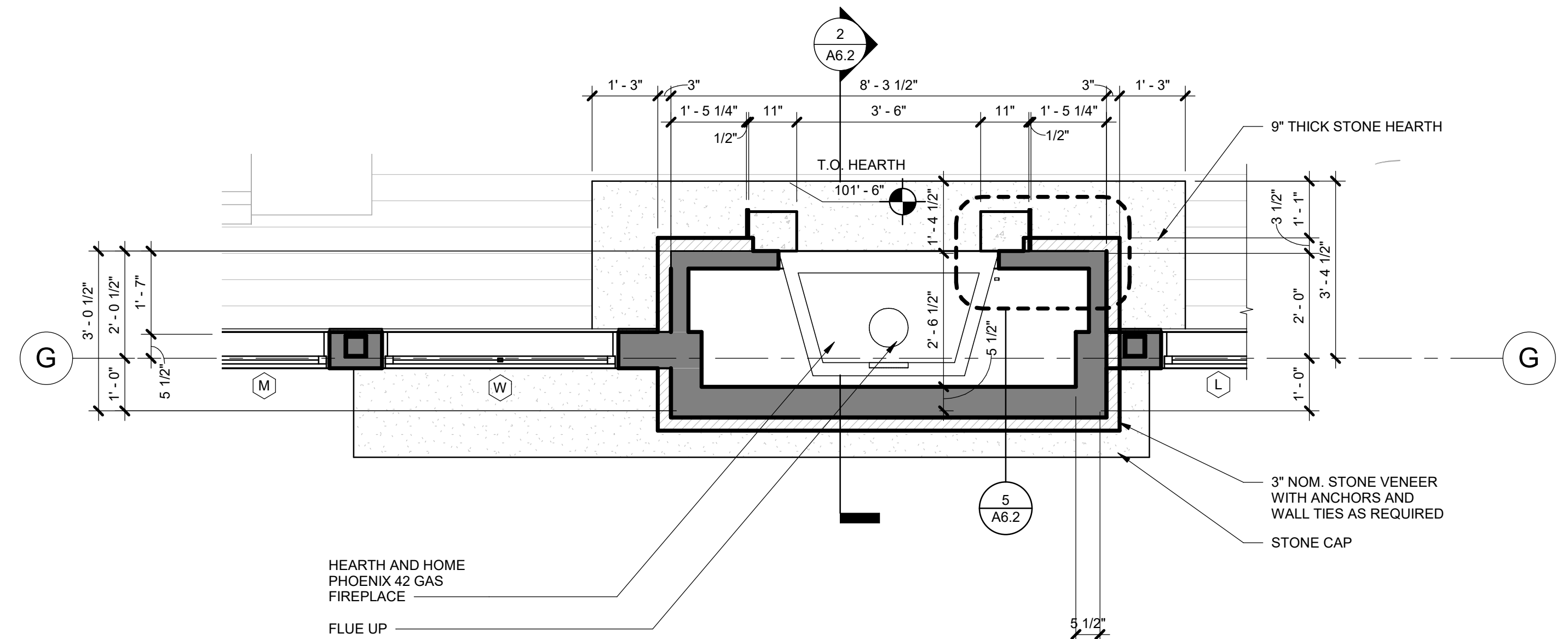
2 SECTION DETAIL
1/2" = 1'-0"



3 METAL PANEL DETAIL
1 1/2" = 1'-0"



5 FIREPLACE SURROUND DETAIL
1 1/2" = 1'-0"

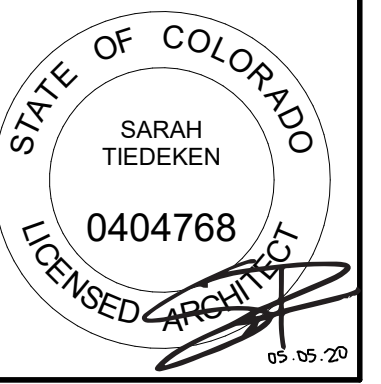


1 FIREPLACE PLAN DETAIL
1/2" = 1'-0"



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LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#190

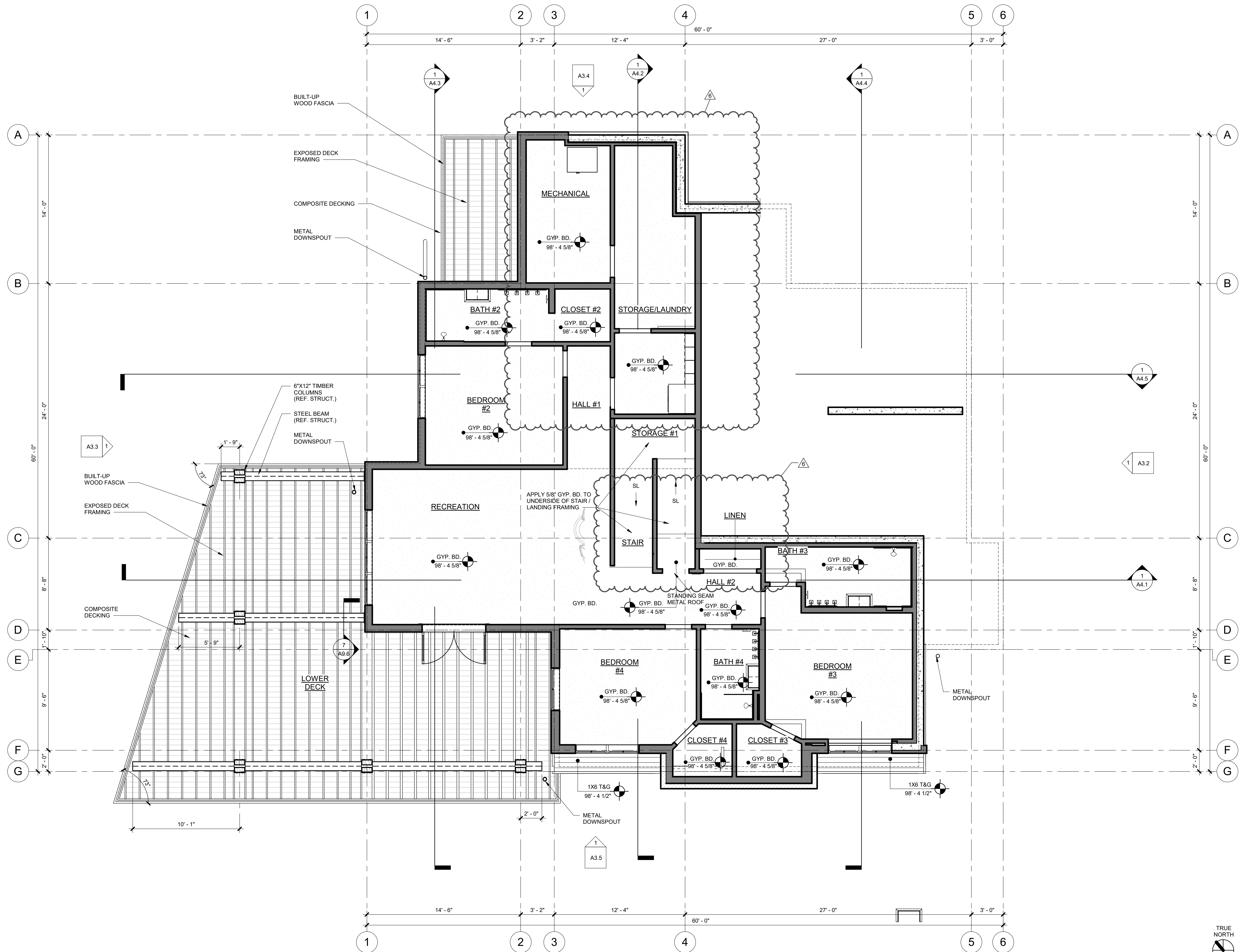
ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
REVISIONS	10.14.2019
ASHI #2	05.01.2020

DRAWING TITLE
FIREPLACE DETAILS

SHEET NO.

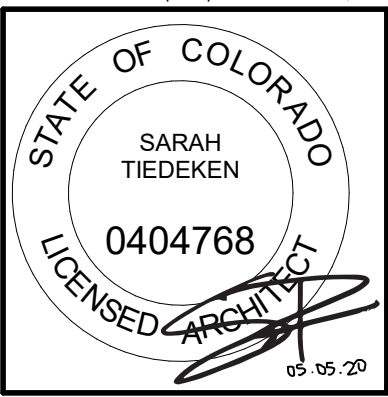
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5/1/2020 4:58:29 PM



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Record Set
TC
05/07/2020

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
ASI #2	05.01.2020

DRAWING TITLE
LOWER LEVEL
REFLECTED CEILING
PLAN

SHEET NO.

A7.1

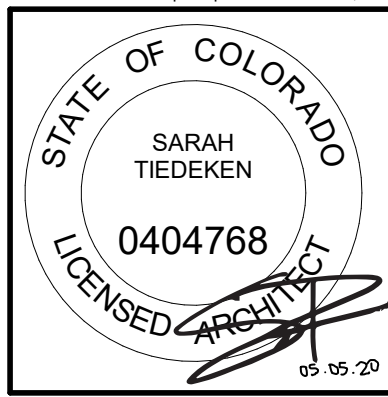
5/1/2020 4:58:31 PM

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



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#190

RECORDED
TC
05/07/2020

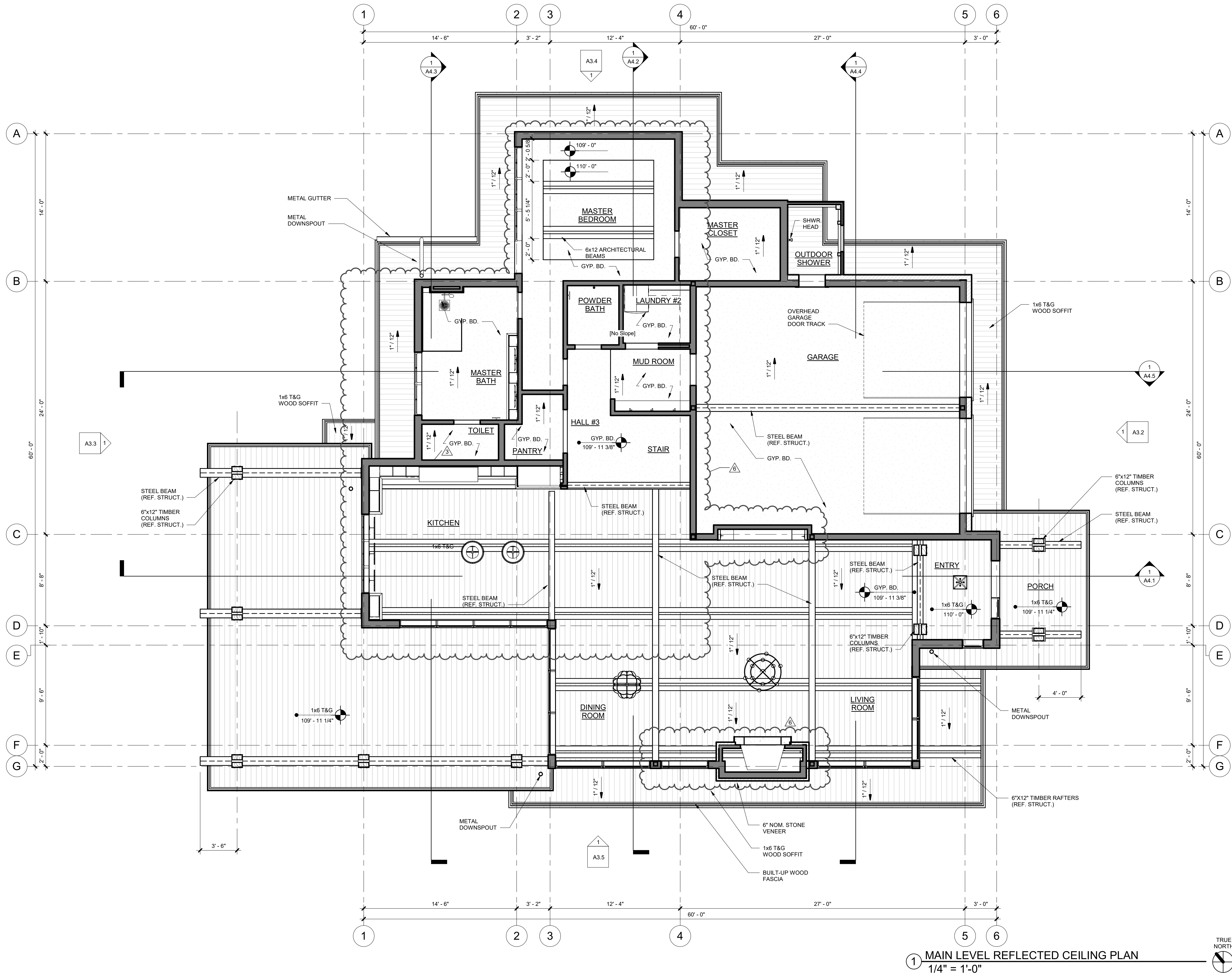
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50% DD	07.03.2019
MINOR ADJUSTMENT	07.12.2019
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019
ASI #1	10.21.19
ASI #2	05.01.2020

DRAWING TITLE
MAIN LEVEL
REFLECTED CEILING
PLAN

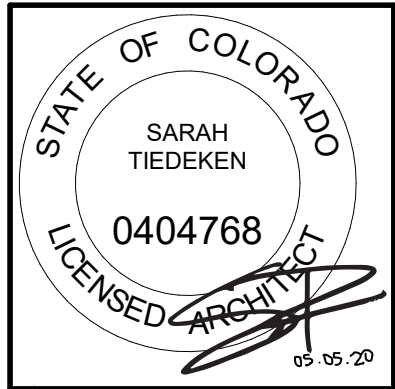
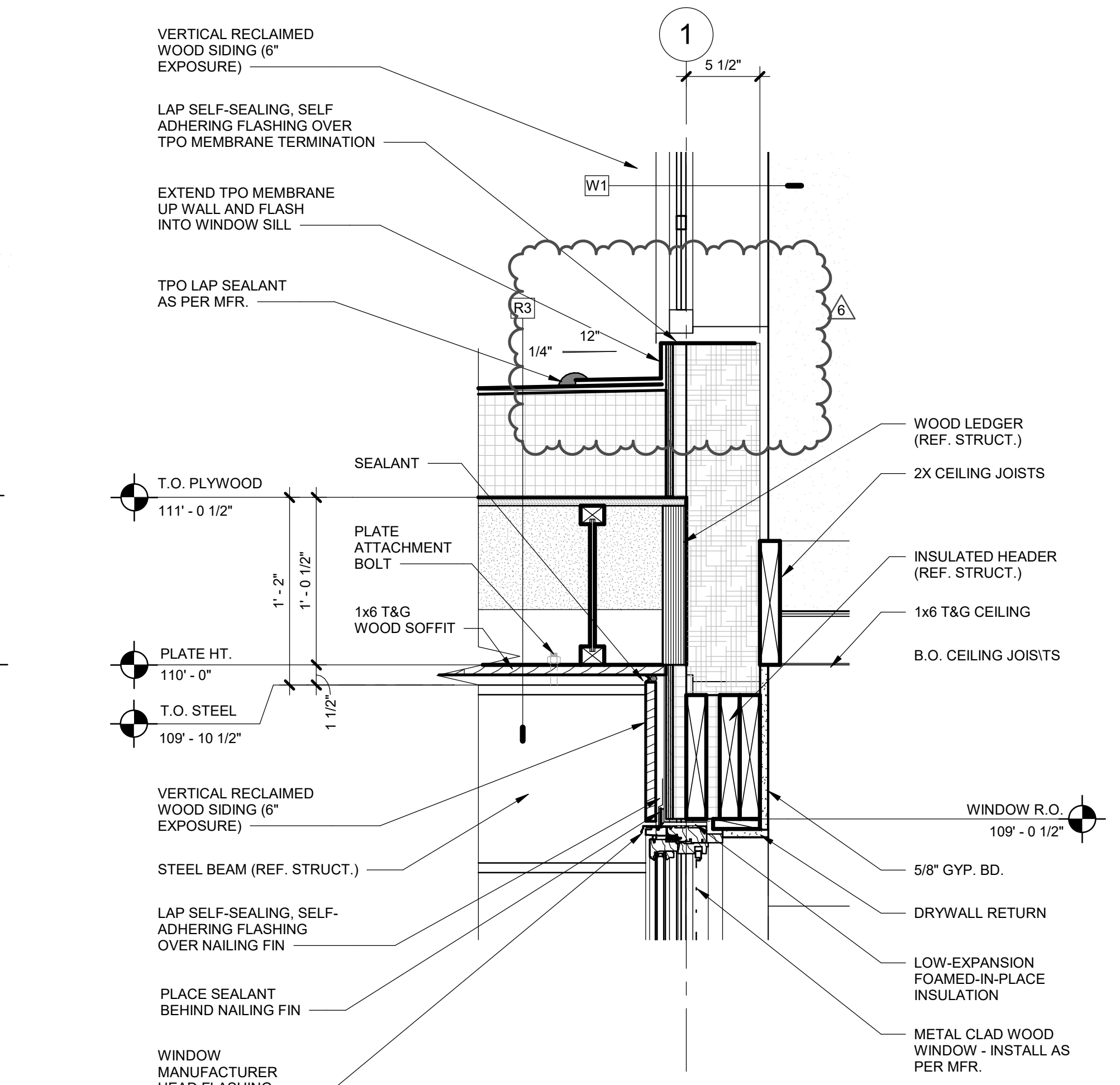
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A7.2

5/1/2020 4:58:33 PM



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



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LOT #5 - EAGLES VISTA
STEAMBOAT SPRINGS, CO.
#19010

[illegible]

DRAWING TITLE

DETAILS

SHEET NO.

A9.1

5/1/2020 4:58:36 PM



A circular professional seal for Sarah Tiedeken, a Licensed Architect in the State of Colorado. The seal features the text "STATE OF COLORADO" at the top and "LICENSED ARCHITECT" at the bottom. In the center, the name "SARAH TIEDEKEN" is printed above the license number "0404768". A signature is written across the bottom right of the seal, and the expiration date "05-05-20" is printed at the bottom right.

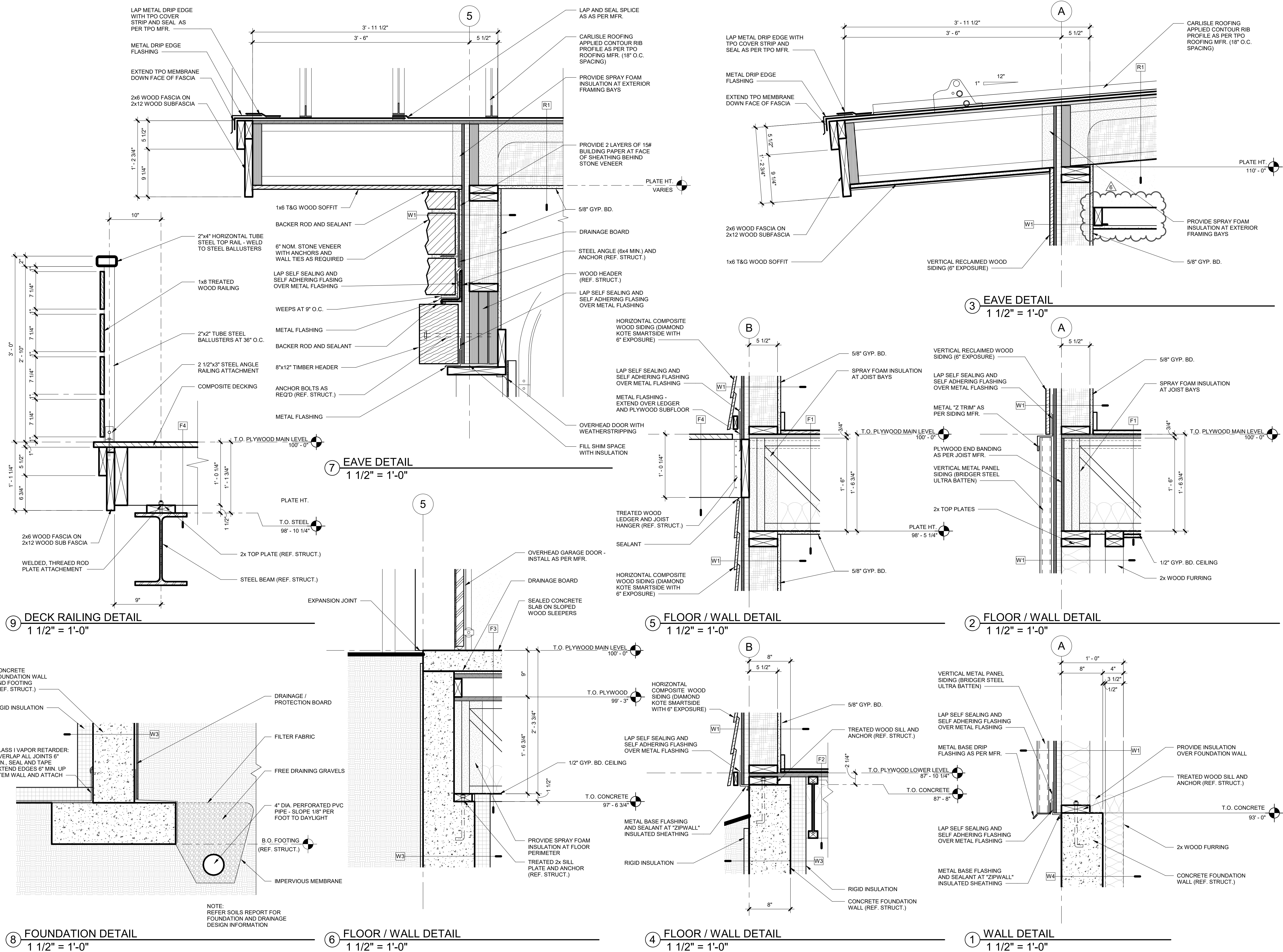
RCRBD
Record Se
TC
05/07/2020

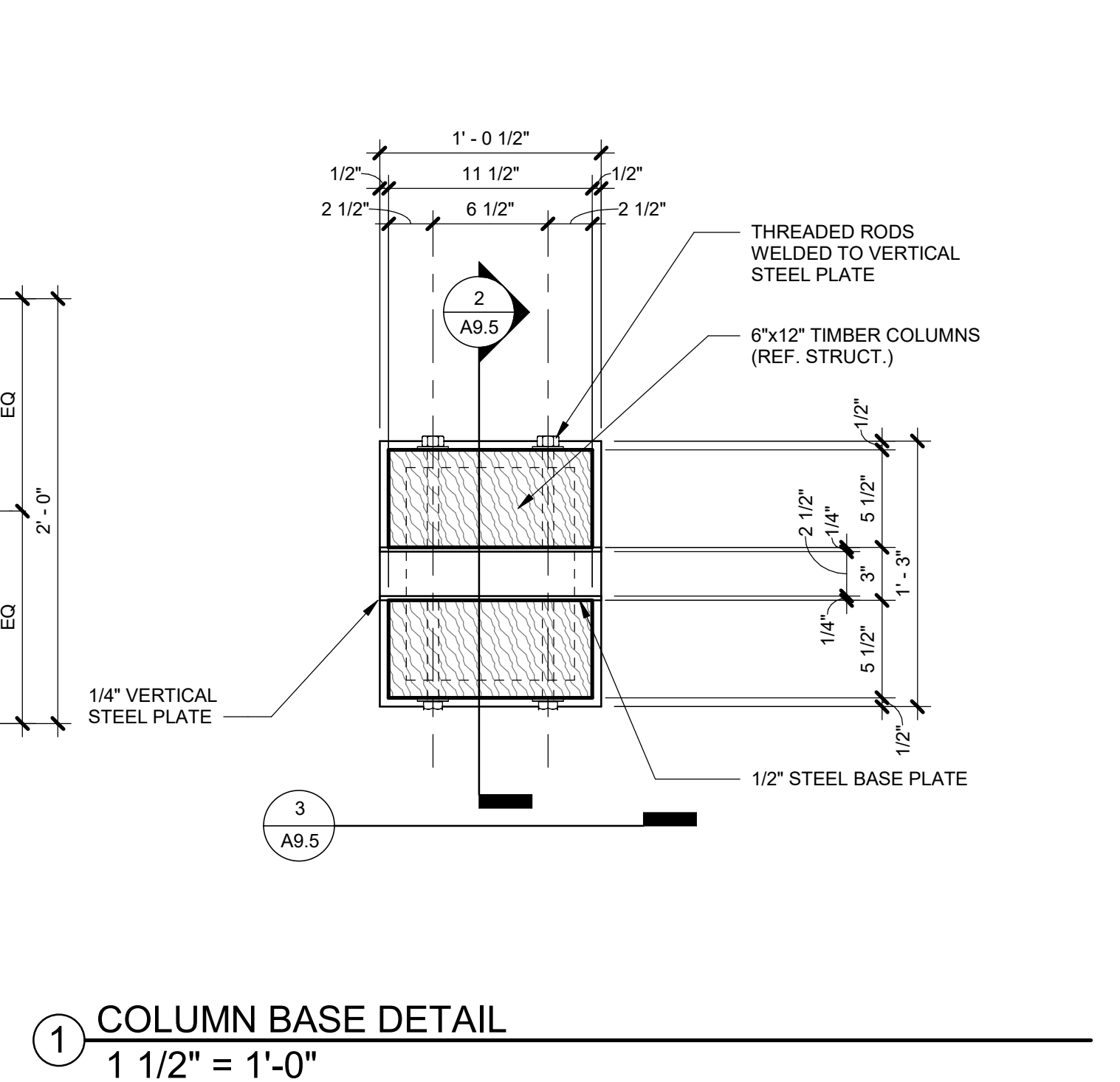
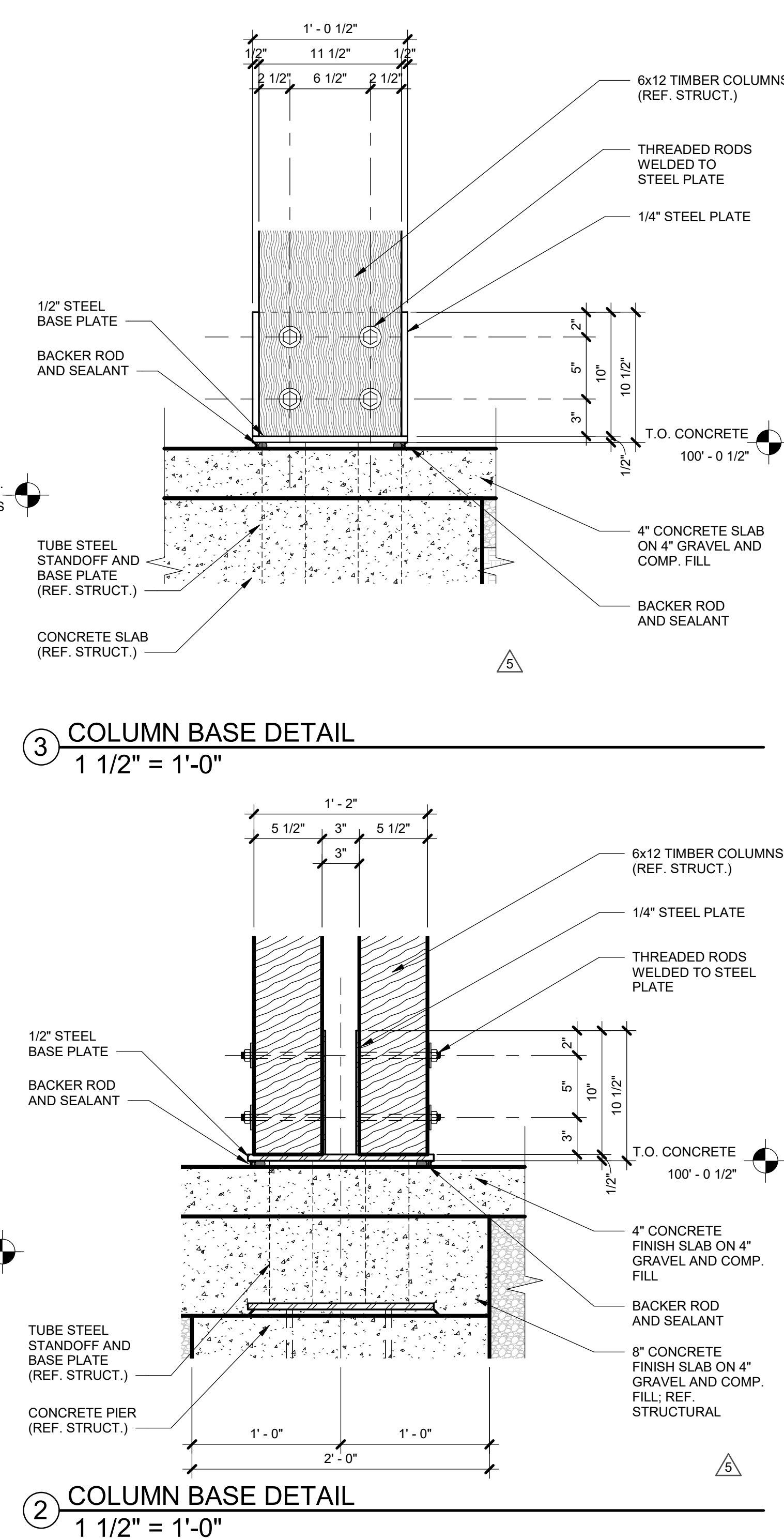
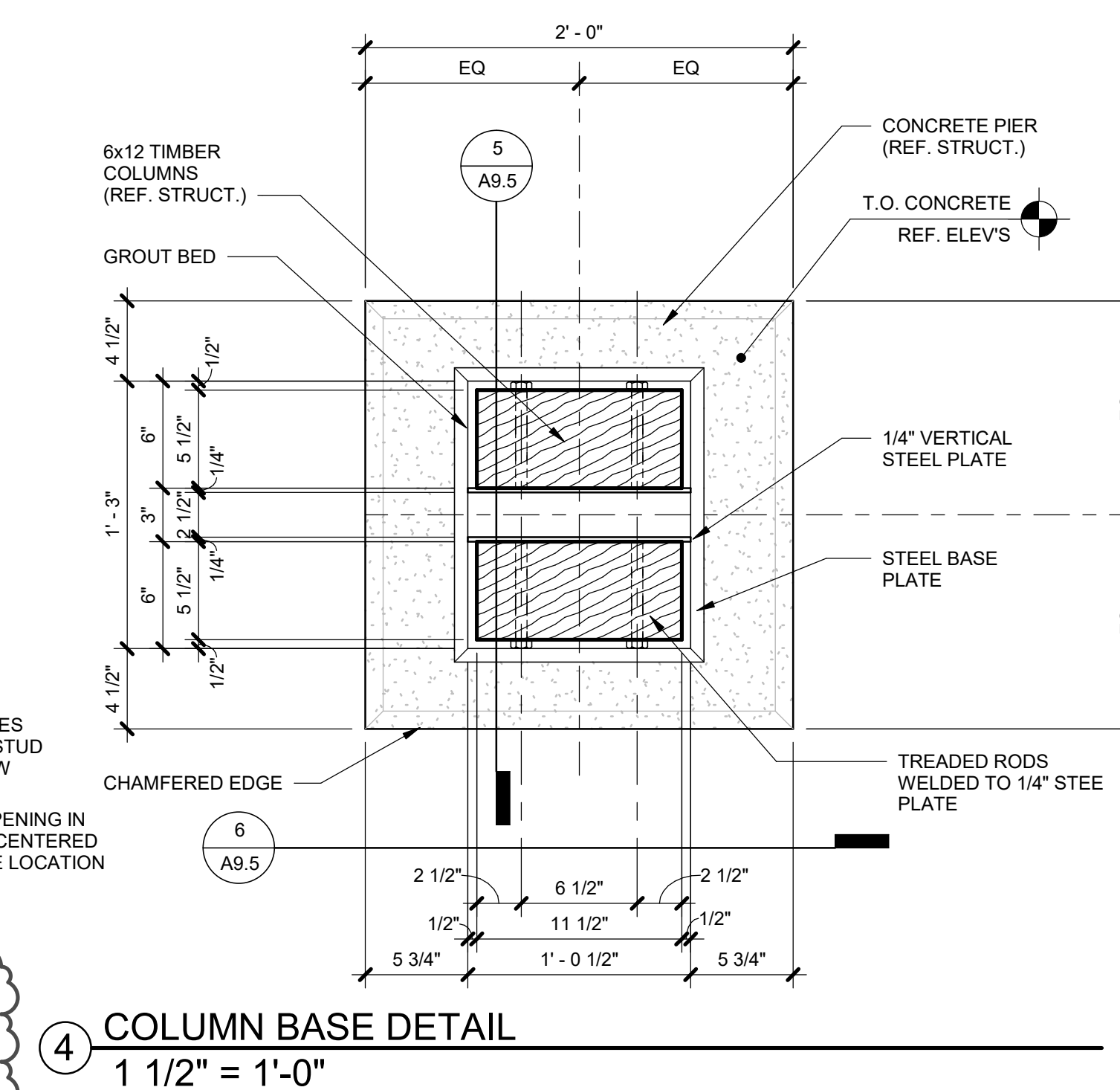
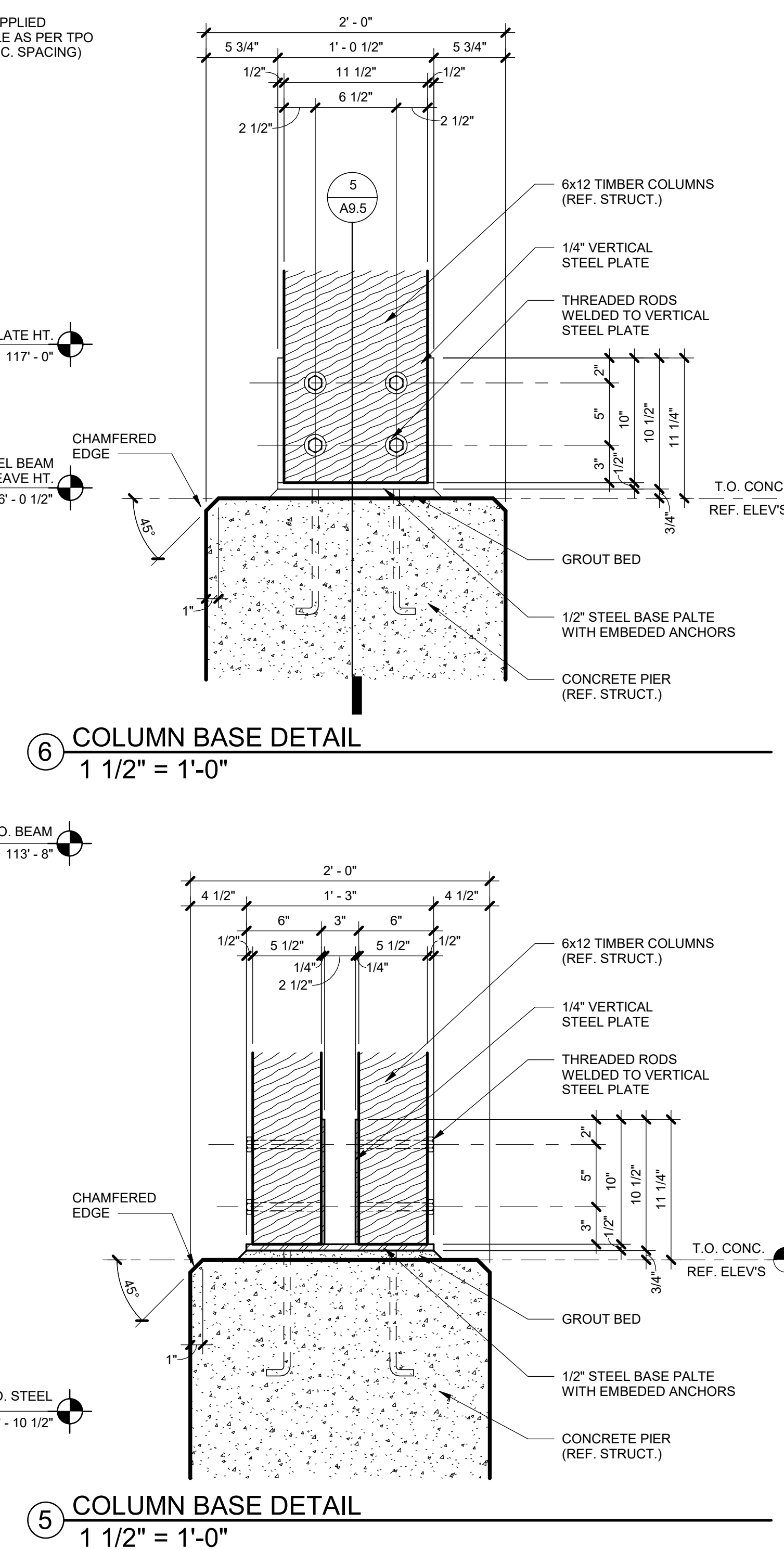
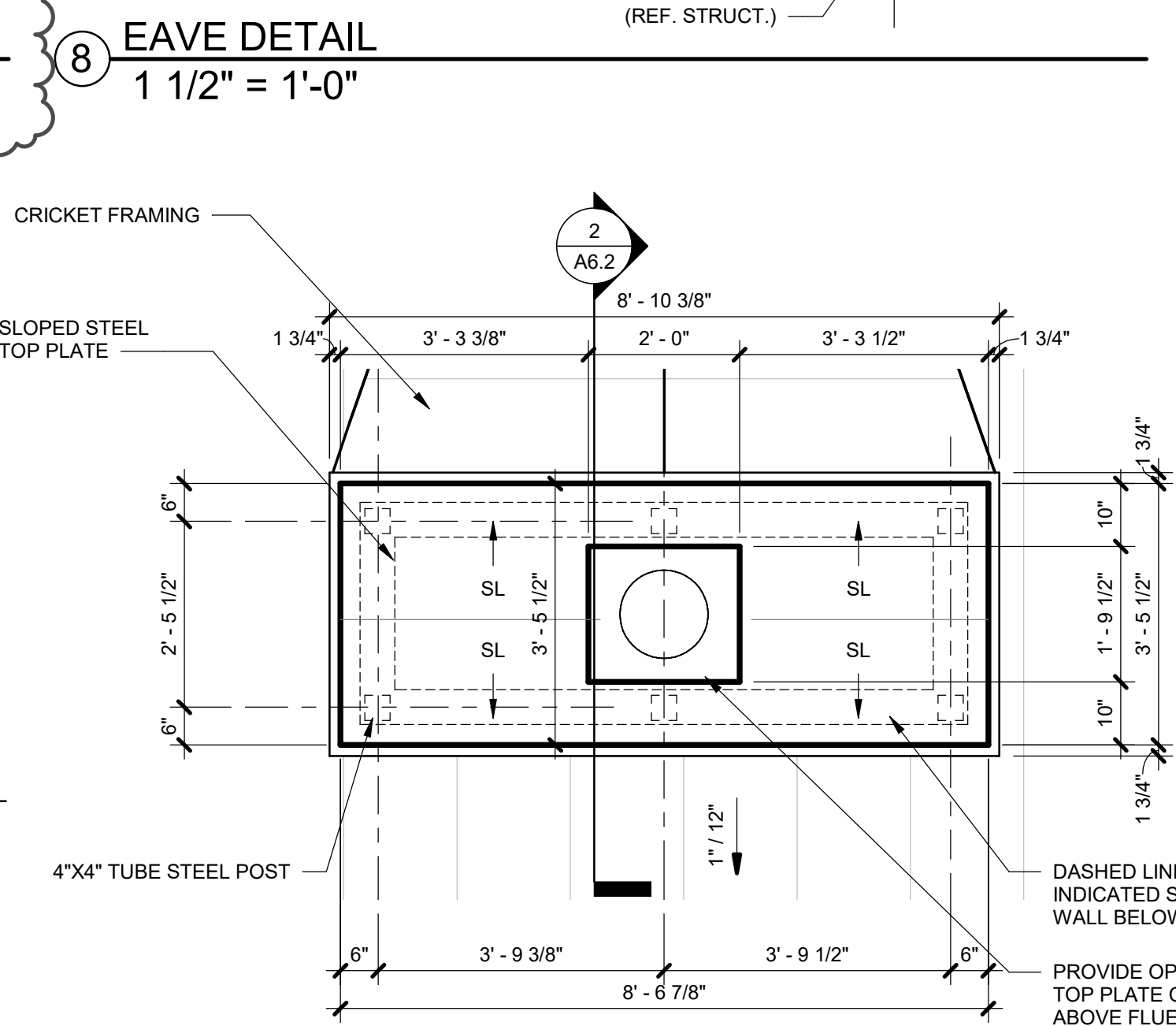
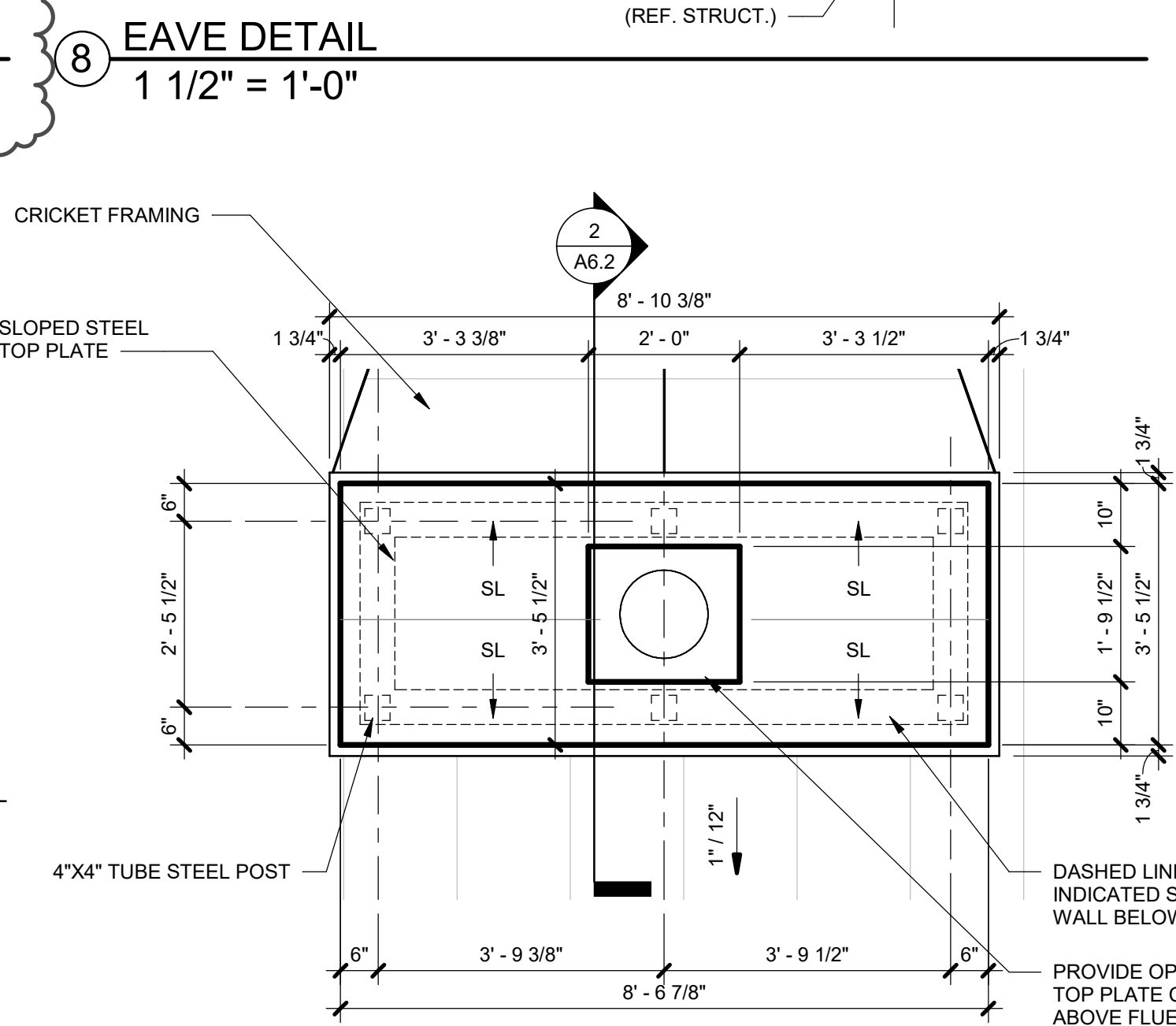
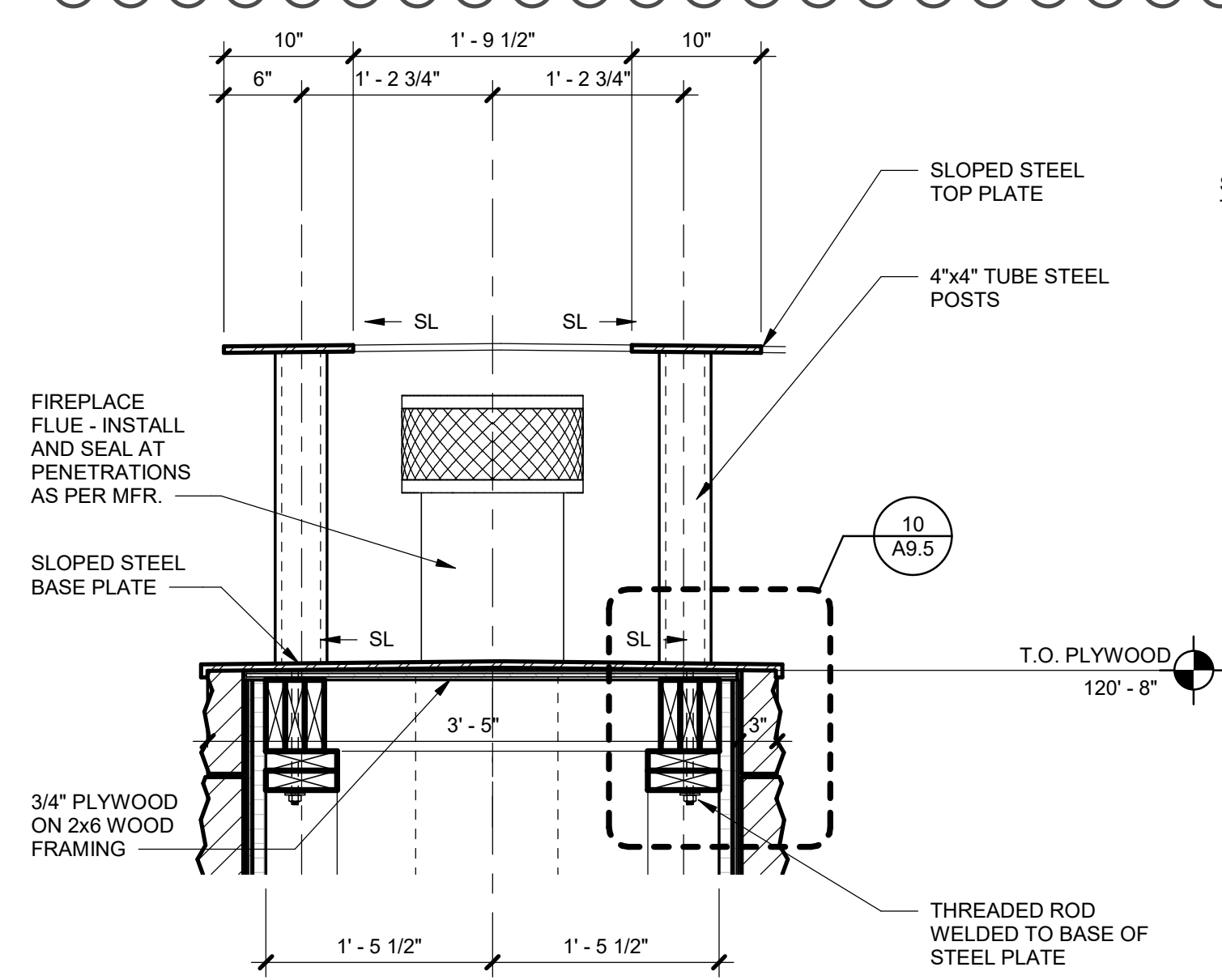
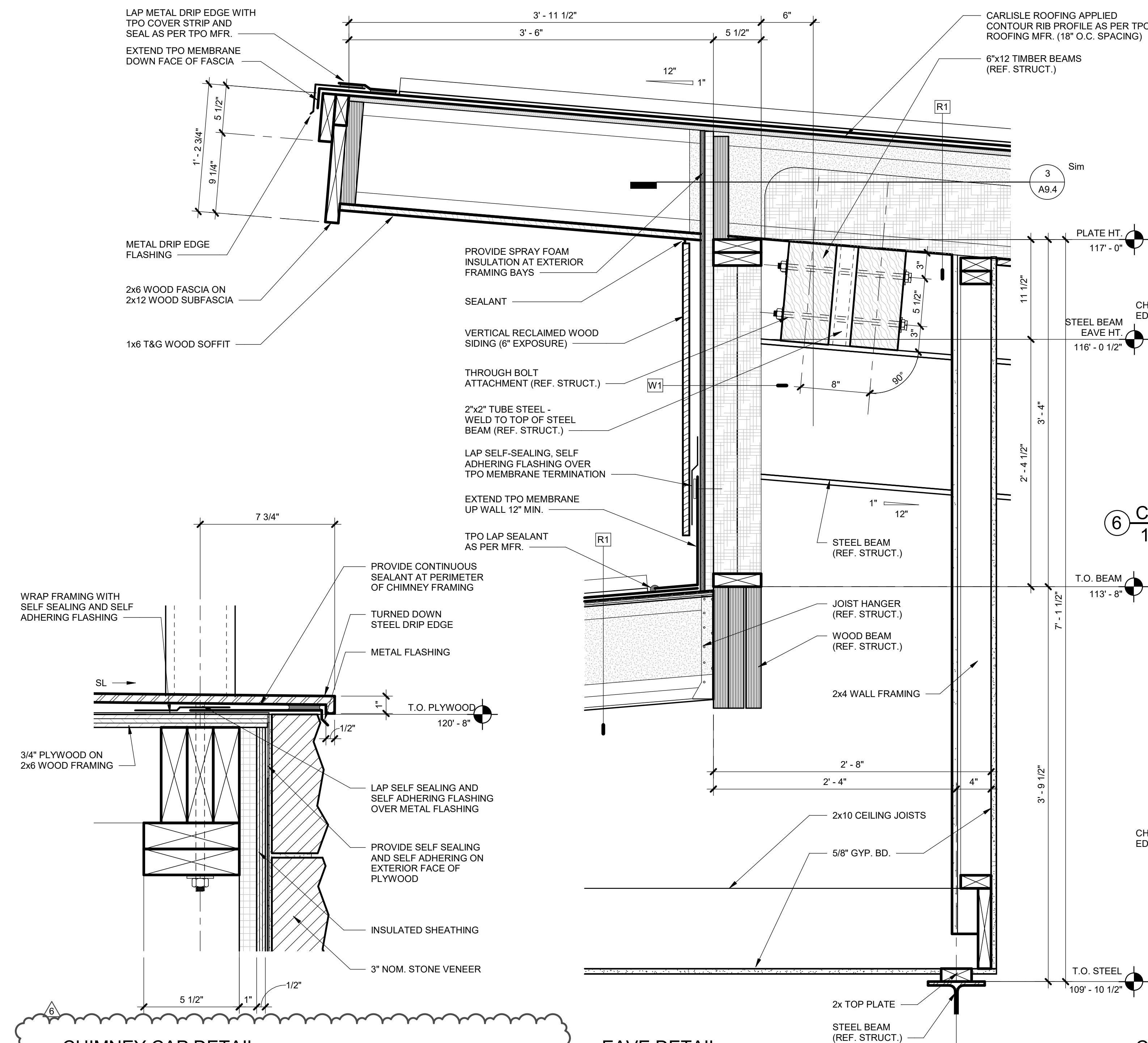
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DETAILS

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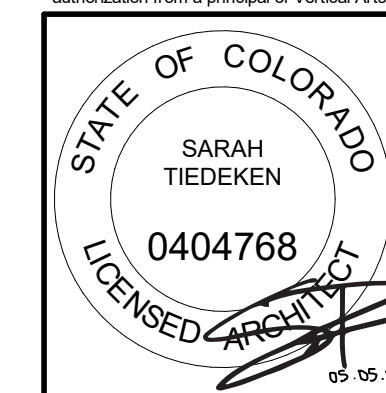




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STEAMBOAT SPRINGS, CO.
#1907

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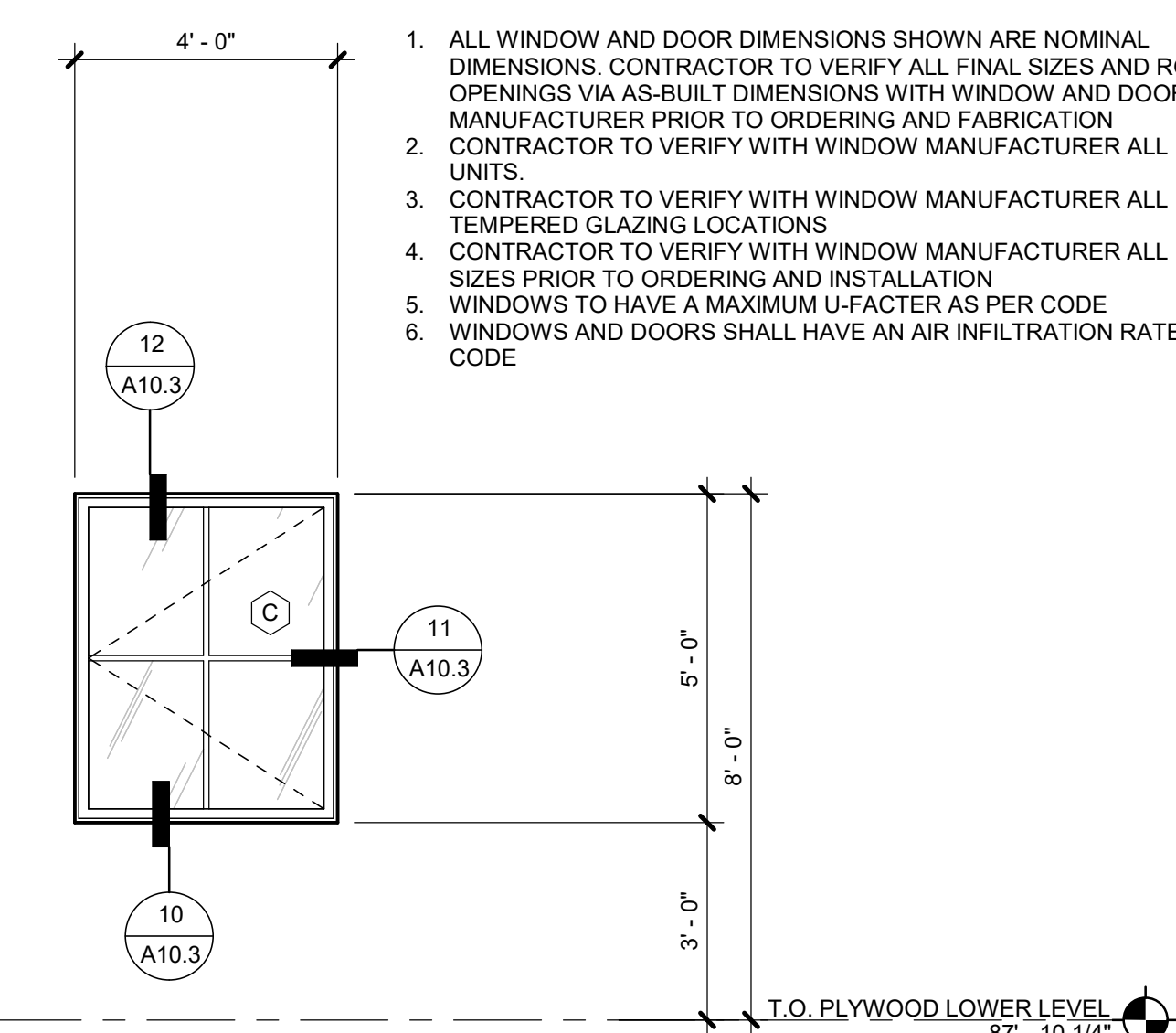
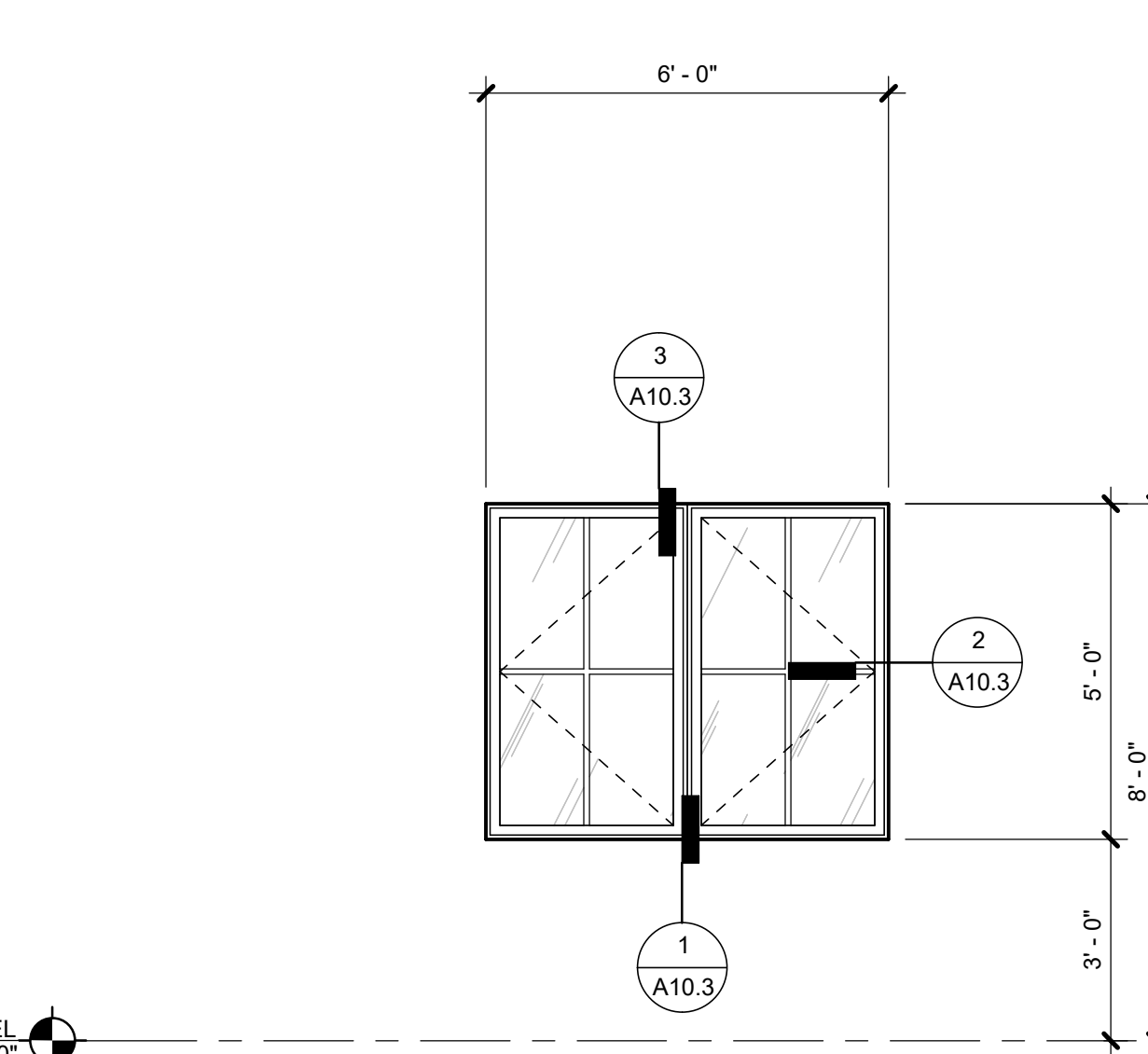
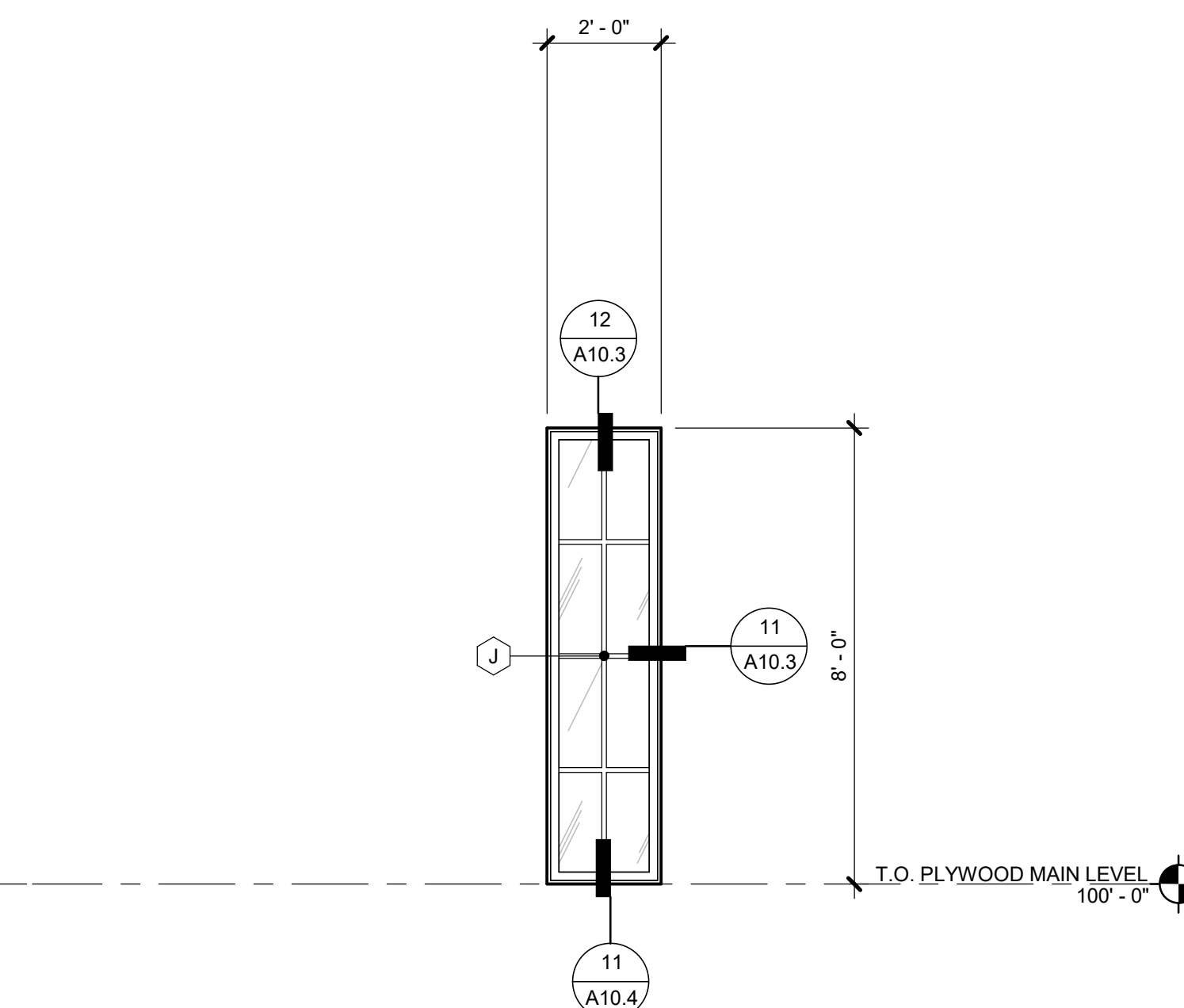
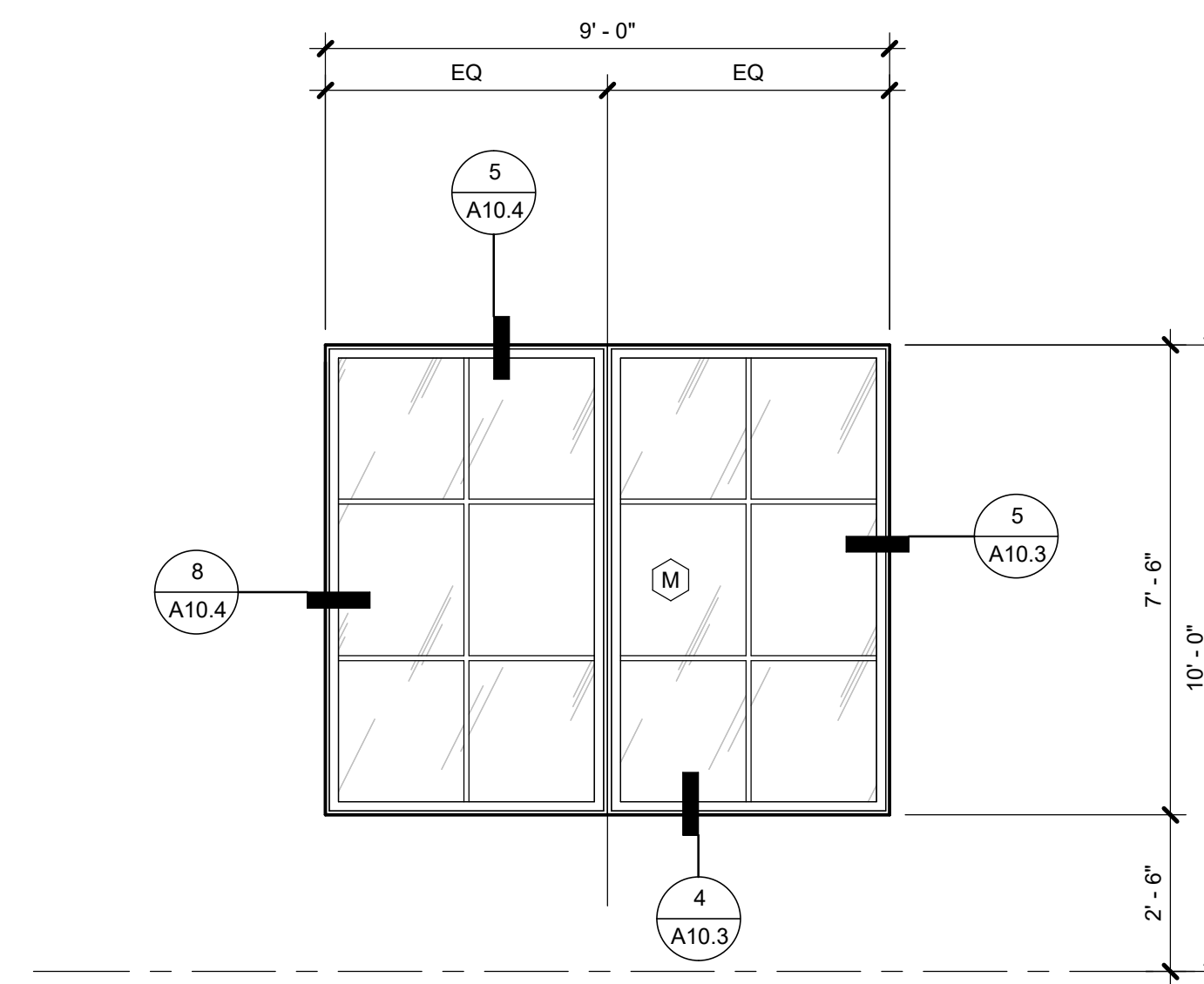
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DETAILS

SHEET NO

A9.5

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TYPICAL WINDOW ELEVATION NOTES:

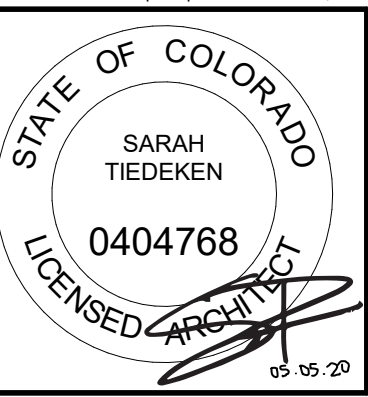
1. ALL WINDOW AND DOOR DIMENSIONS SHOWN ARE NOMINAL DIMENSIONS. CONTRACTOR TO VERIFY ALL FINAL SIZES AND ROUGH OPENINGS VIA AS-BUILT DIMENSIONS WITH WINDOW AND DOOR MANUFACTURER PRIOR TO ORDERING AND FABRICATION
2. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER ALL EGRESS UNITS.
3. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER ALL TEMPERED GLAZING LOCATIONS
4. CONTRACTOR TO VERIFY WITH WINDOW MANUFACTURER ALL FRAME SIZES PRIOR TO ORDERING AND INSTALLATION
5. WINDOWS TO HAVE A MINIMUM U-FACTOR PER CODE
6. WINDOWS AND DOORS SHALL HAVE AN AIR INFILTRATION RATE AS PER CODE



ARCHITECTURE
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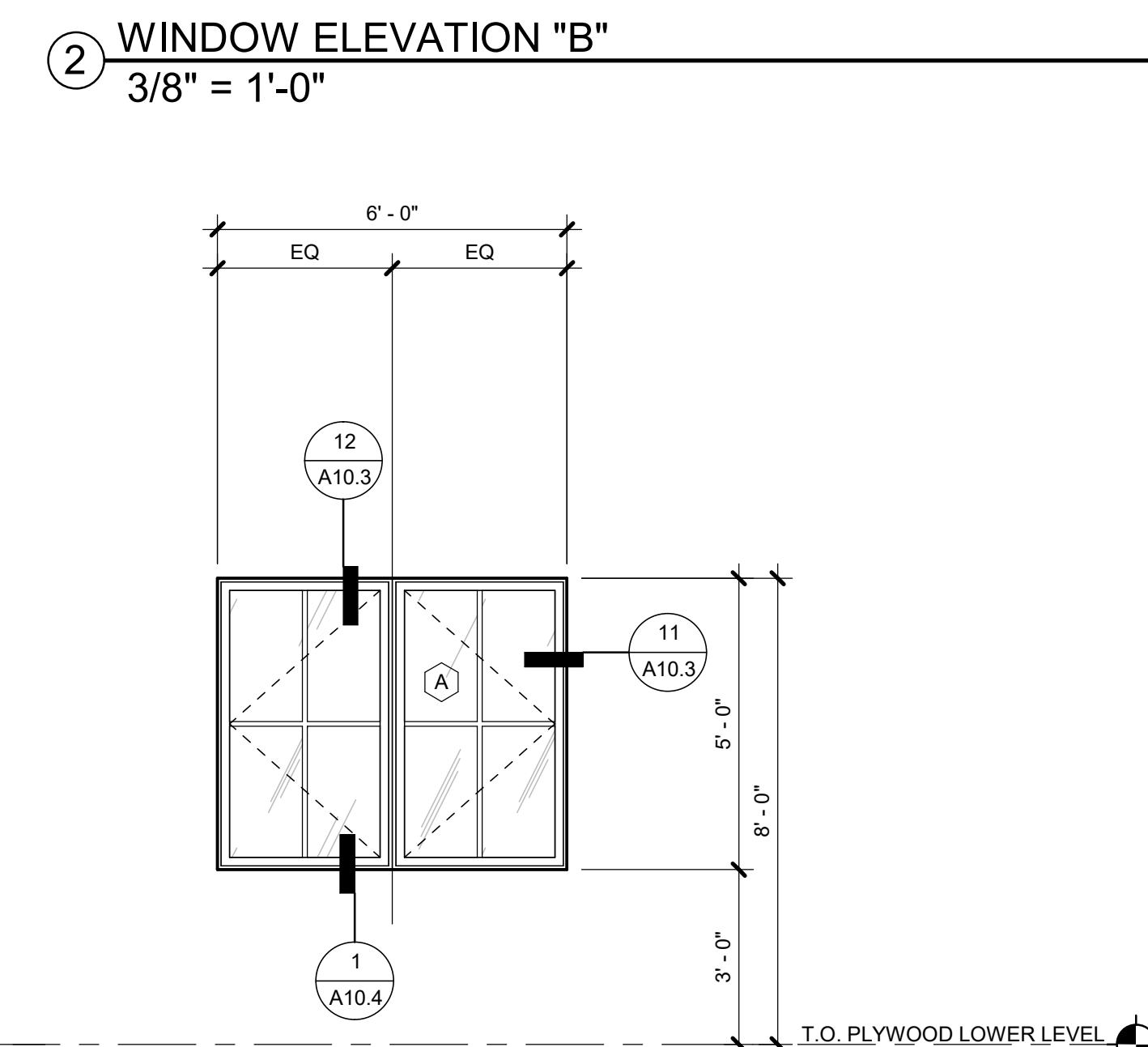
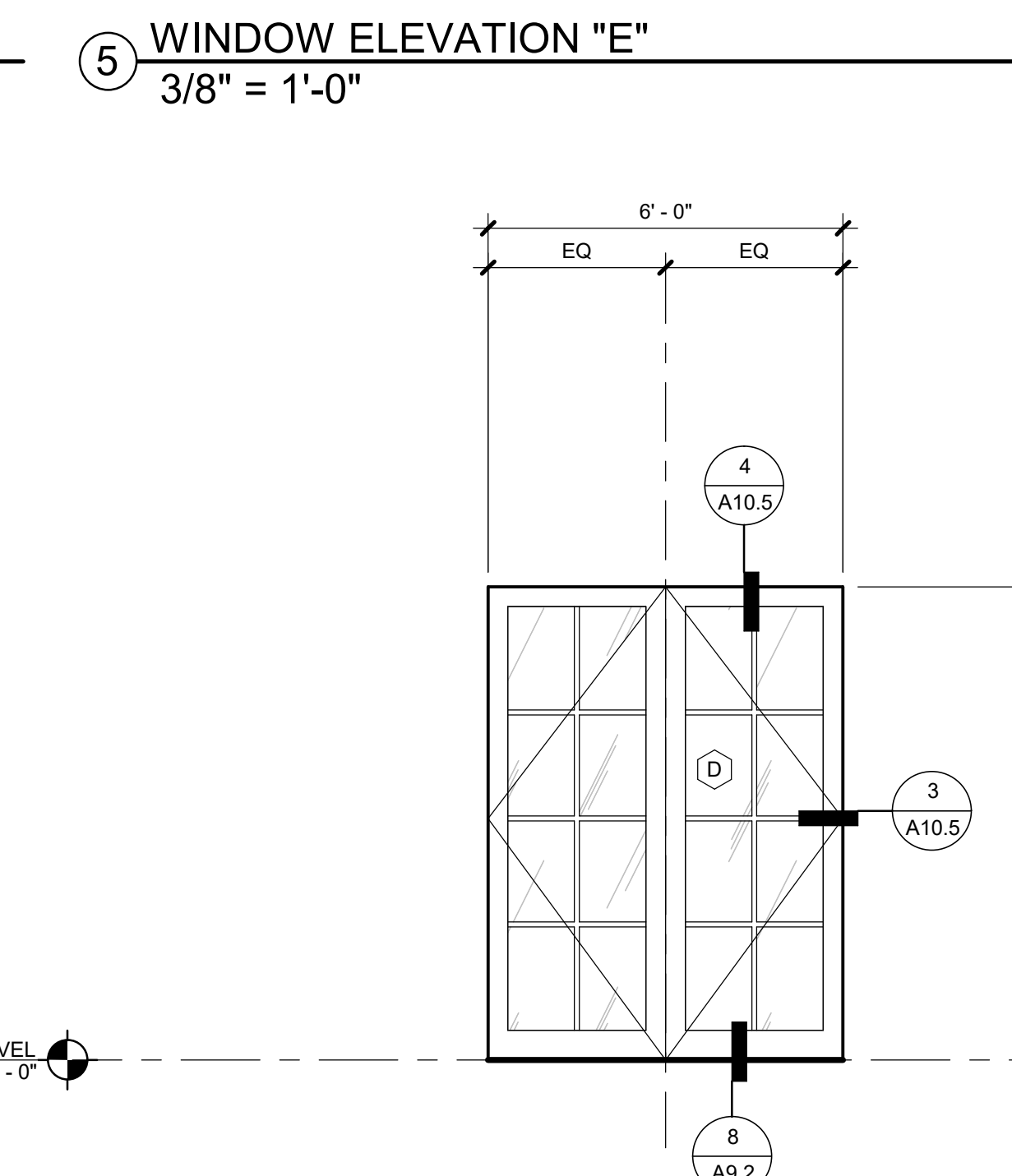
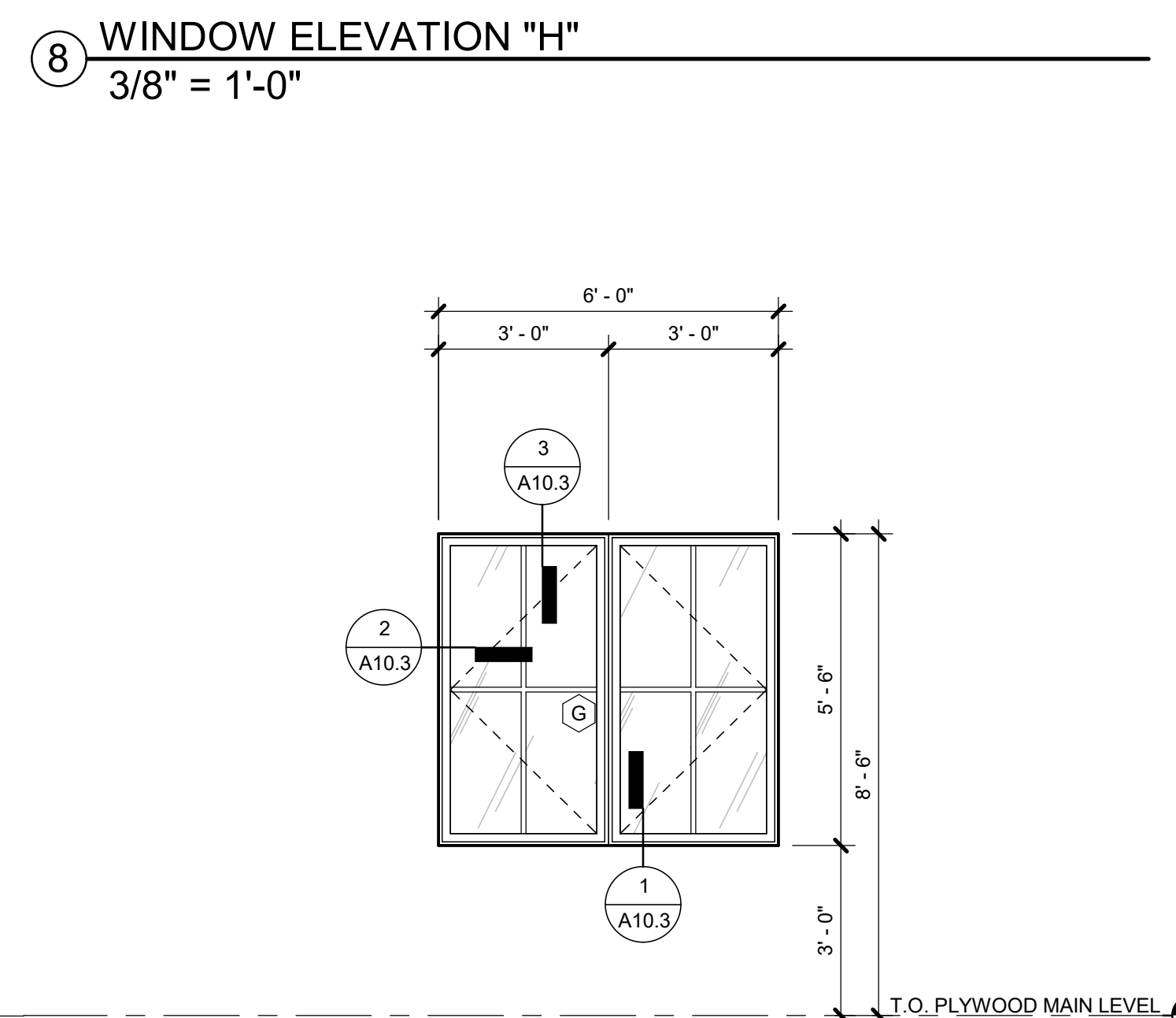
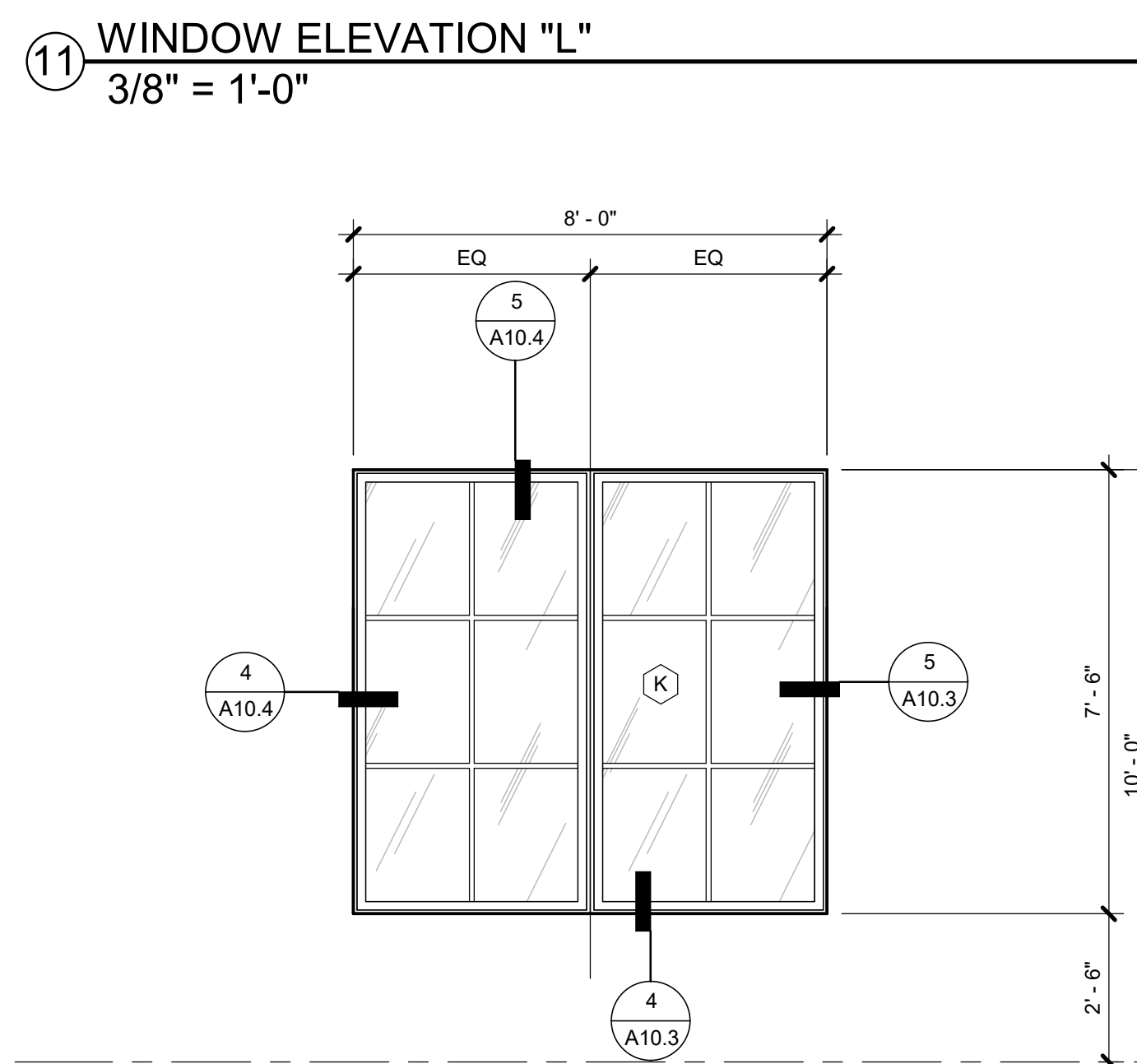
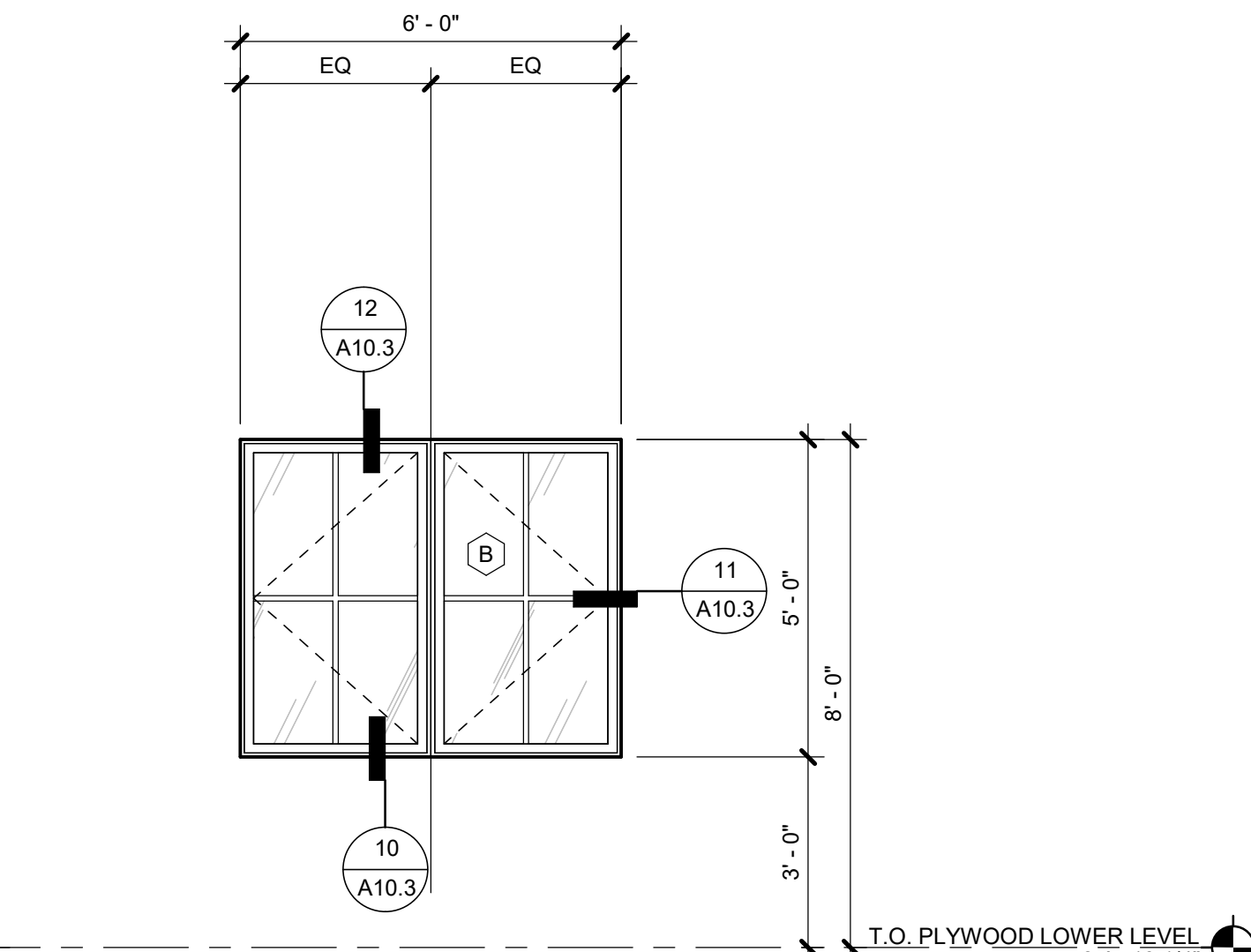
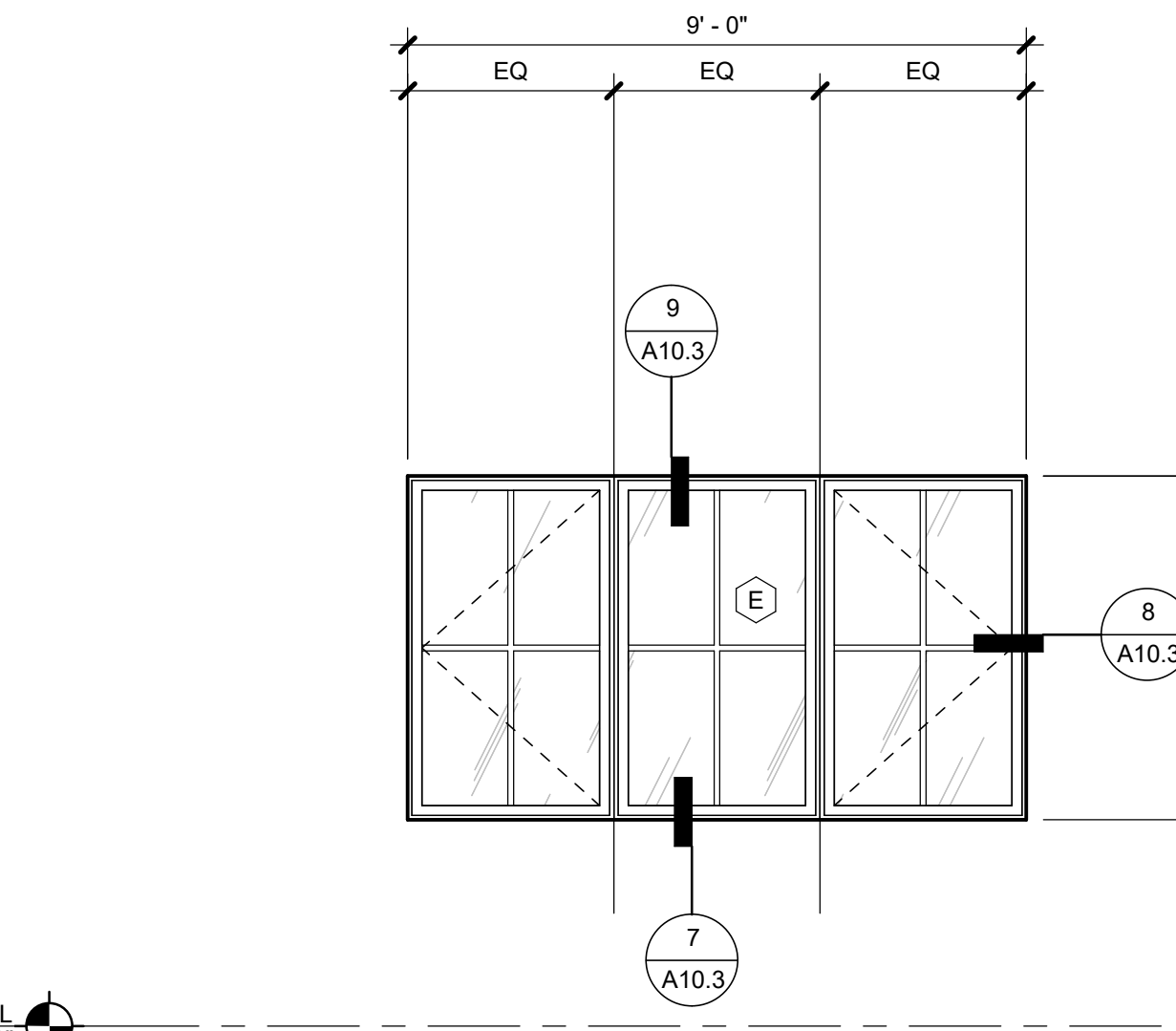
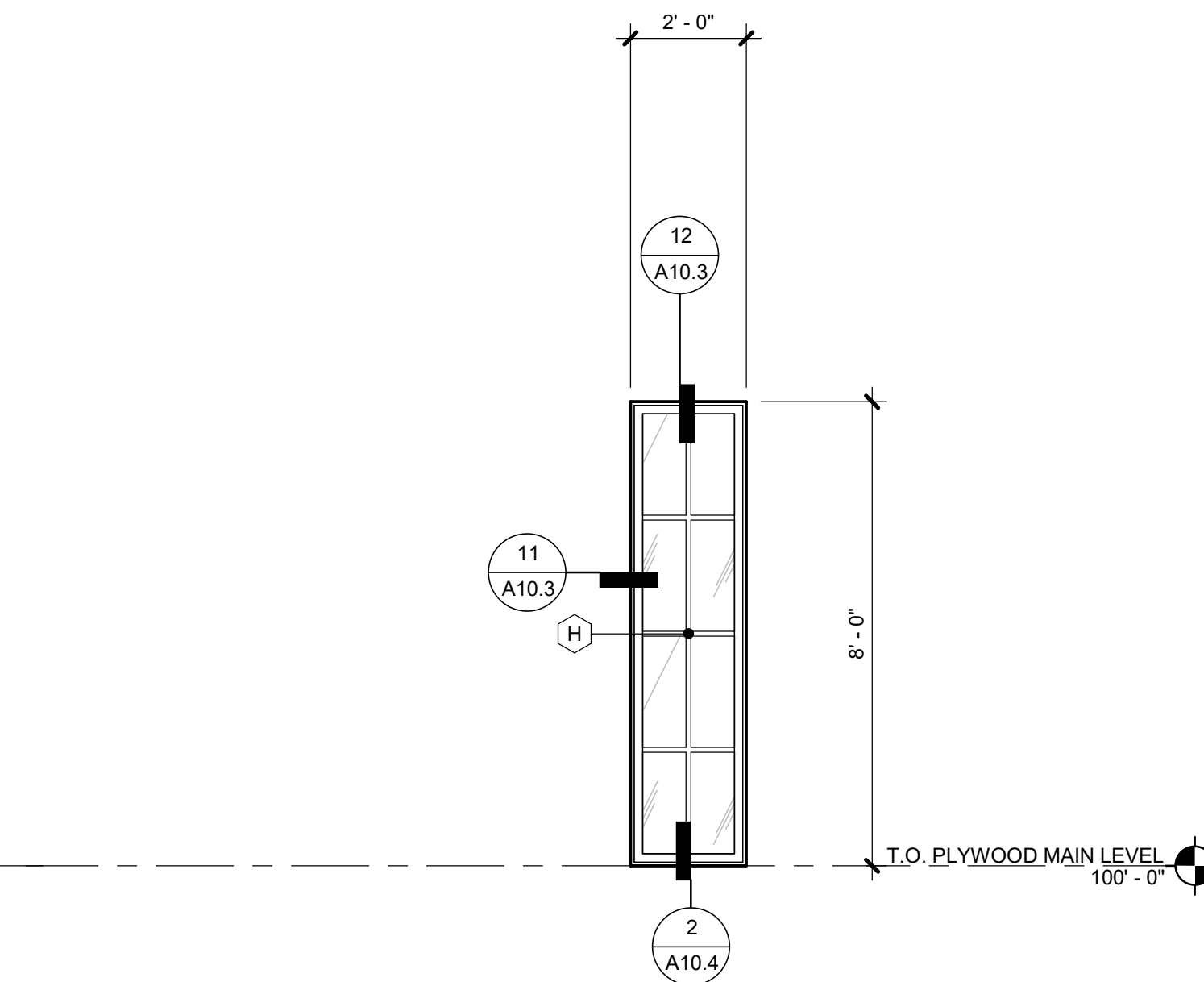
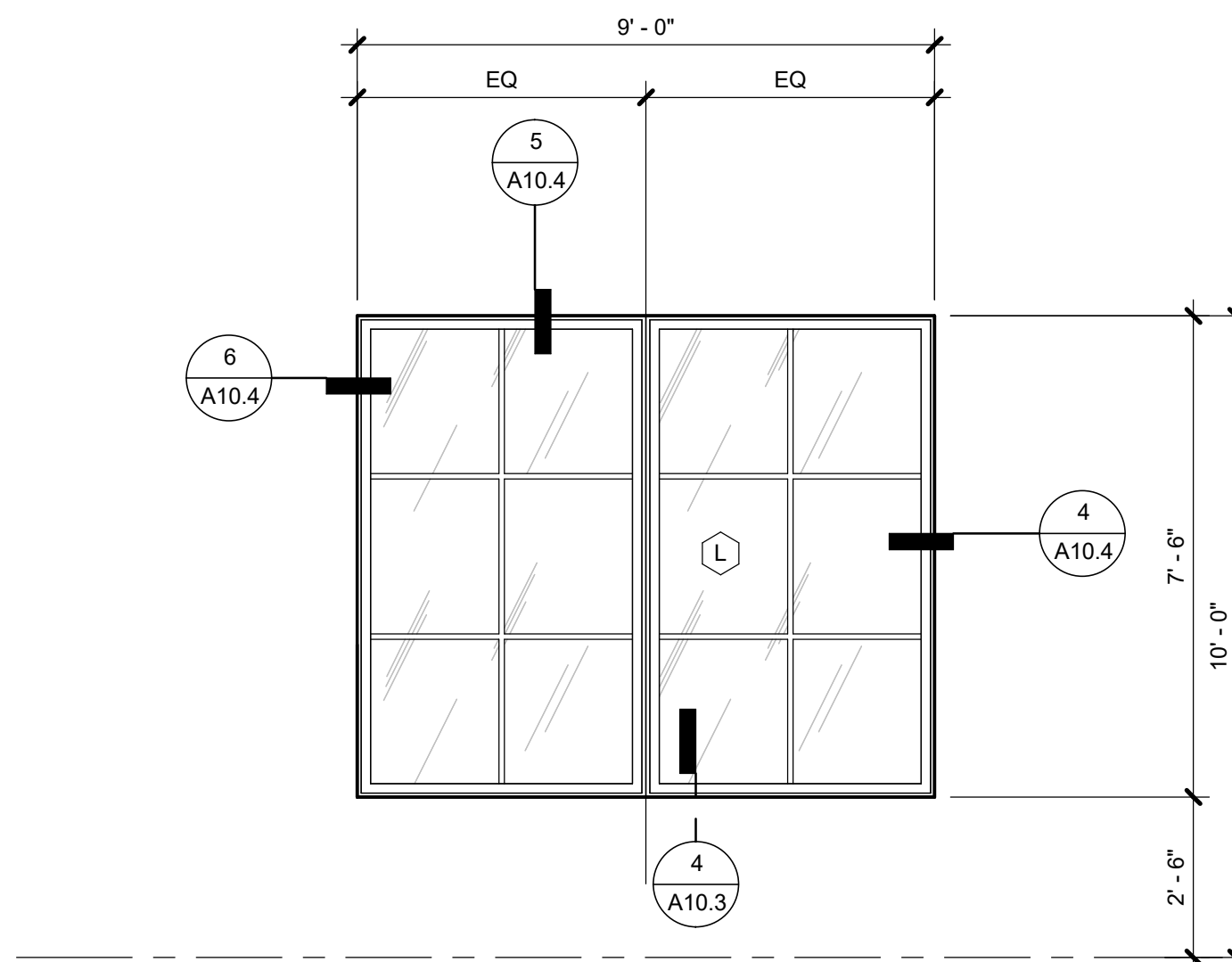
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05/07/2020



ISSUE NAME	DATE
BUILDING PERMIT	08.23.2019
VE REVISIONS	10.14.2019
ASI #2	05.01.2020

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WINDOW ELEVATIONS

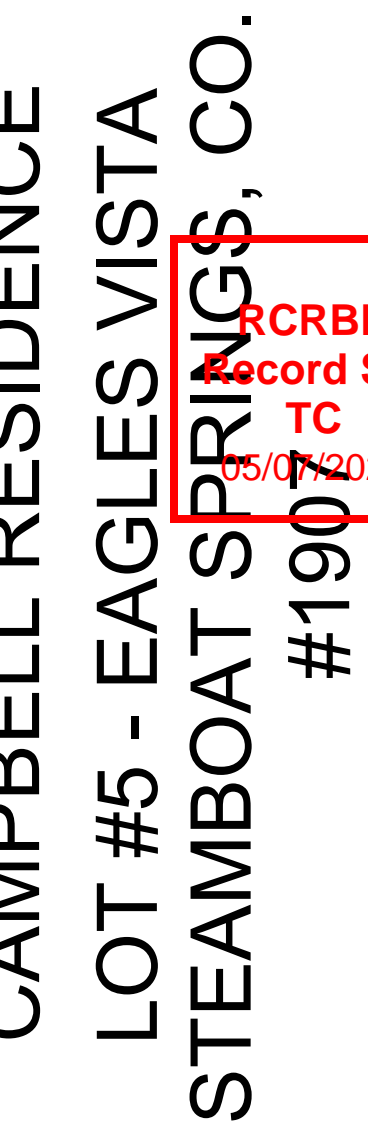
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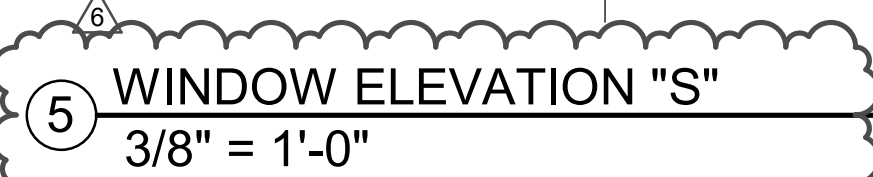
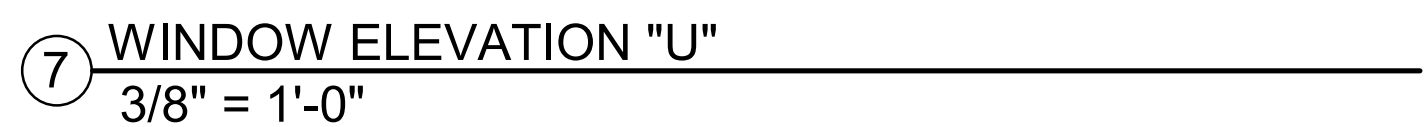
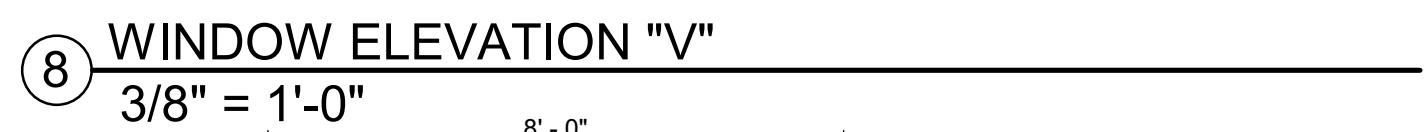
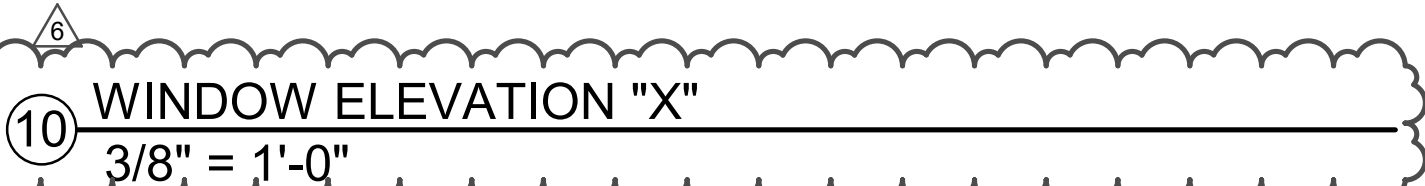
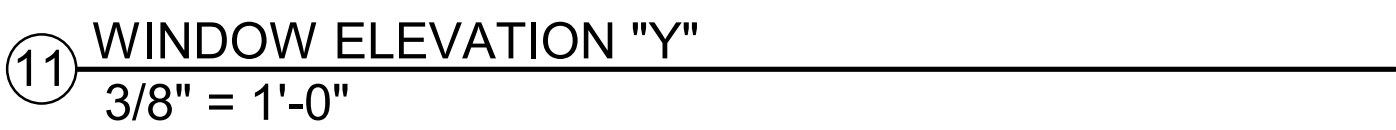
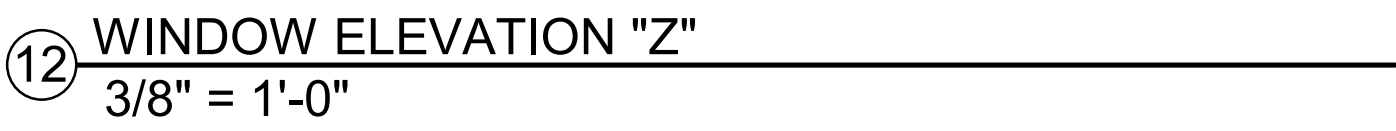
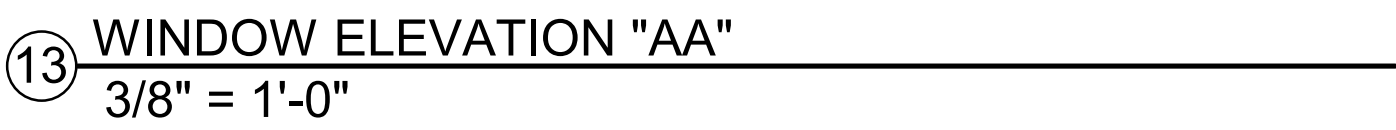
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WINDOW
ELEVATIONS

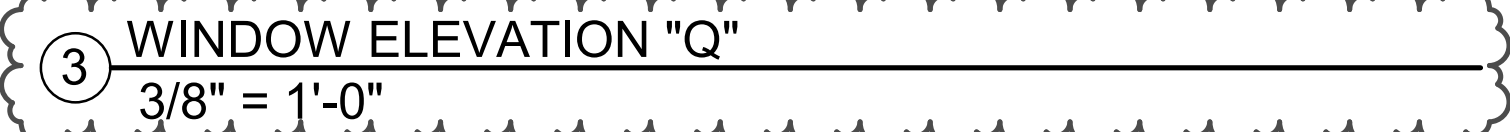
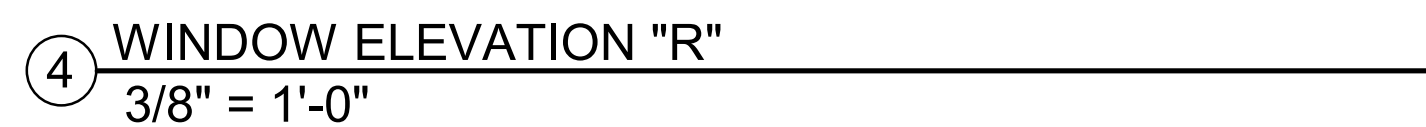
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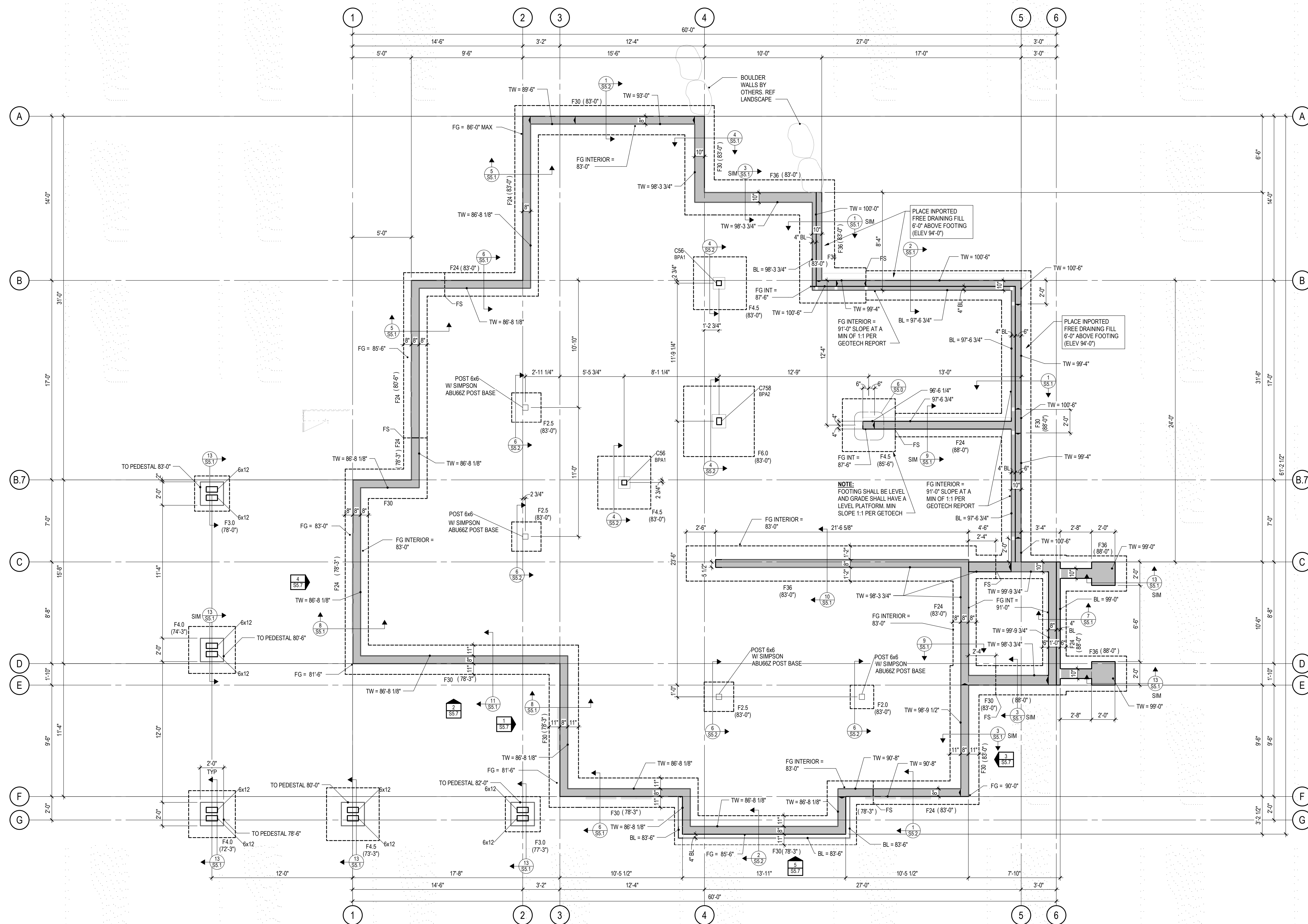
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FOUNDATION PLAN

S2.1

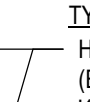
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FOOTING SCHEDULE				
MARK	WIDTH	LENGTH	THICKNESS	REINFORCING
F2.0	2'-0"	2'-0"	1'-0"	(3) #5 EACH WAY, BOTTOM
F2.5	2'-0"	2'-6"	1'-0"	(3) #5 EACH WAY, BOTTOM
F3.0	3'-0"	3'-0"	1'-0"	(4) #5 EACH WAY, BOTTOM
F4.0	4'-0"	4'-0"	1'-0"	(5) #5 EACH WAY, BOTTOM
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

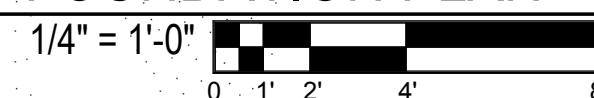
FOOTING NOTES:

- 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

<u>COLUMN SCHEDULE</u>	
<p>TYPICAL COLUMN MARKS:</p> <p>HSS COLUMN WALL THICKNESS in 16ths of AN INCH (EXAMPLE: "5" INDICATES 5/16" WALL THICKNESS, "10" INDICATES 5/8", ETC.,...)</p> <p>SQUARE OR RECTANGULAR HSS COLUMN SIZE (EXAMPLE: "6" INDICATES HSS6x6, "75" INDICATES HSS7x5)</p>	
	
<u>STEEL COLUMN SCHEDULE</u>	
MARK	SIZE
C44	HSS44X41/4
C58	HSS55X51/2
C54	HSS55X51/4
C56	HSS55X53/8
C758	HSS75X51/2
C1034	HSS103X31/4



FOUNDATION PLAN



- 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



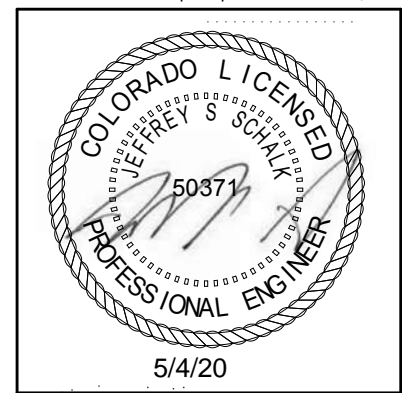
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Fort Collins, CO 80524 970.225.9099
www.jvajva.com
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CAMPBELL RESIDENCE

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

RCRBD
Record Set
TC
5/07/2020

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
VE REVISIONS	10/15/2019
FOUNDATION REVISIONS	03/13/2020
RFI #3	04/08/2020
ASI #2	05/01/2020

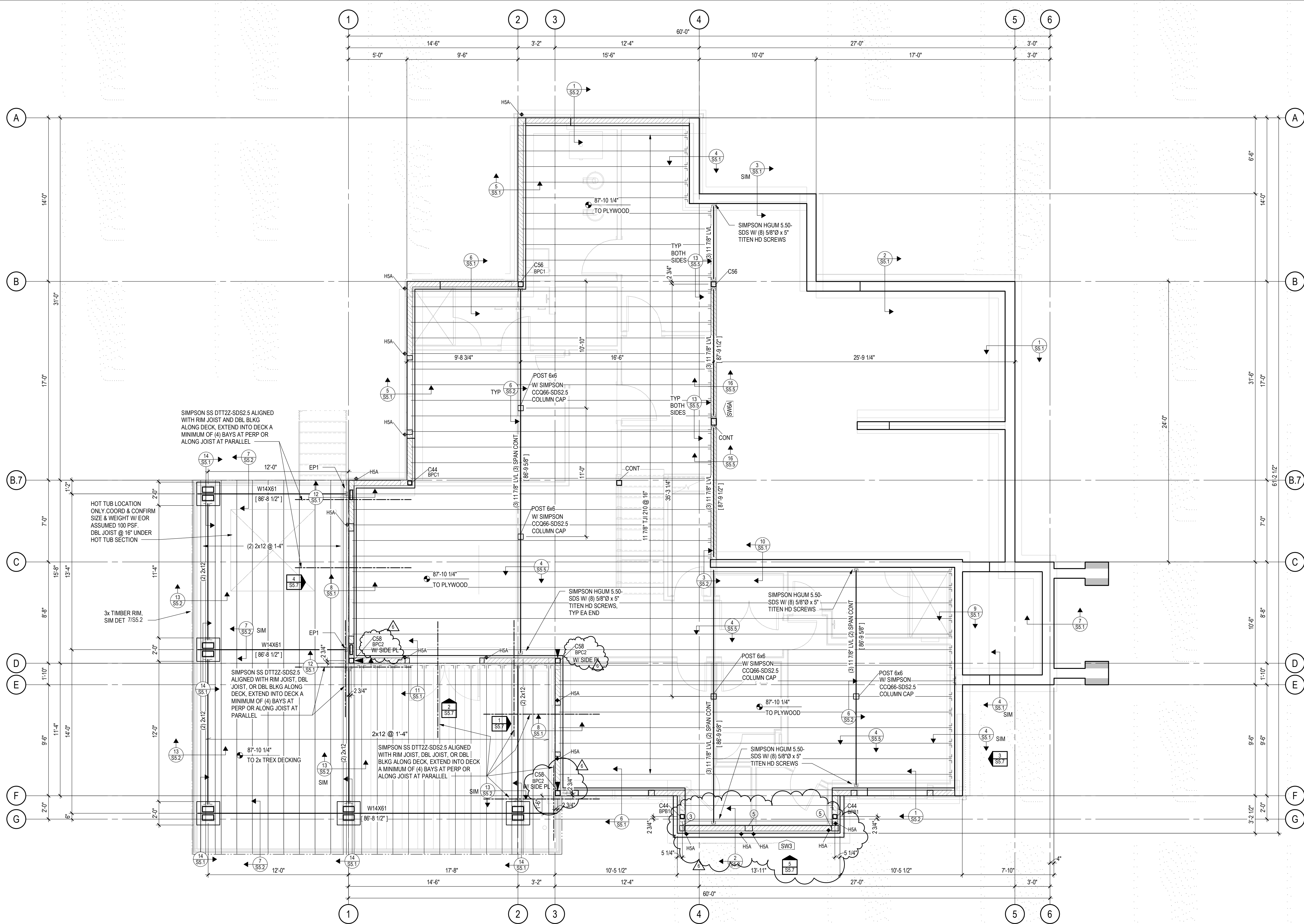
DRAWING TITLE

LOWER LEVEL
FRAMING PLAN

SHEET NO.

S2.2

5/1/2020 4:40:58 PM



HOLD-DOWNS:
• HOLD-DOWNS ARE INDICATED ON PLAN THUS: HDX
• HOLD-DOWNS INDICATED ARE LOCATED AT THE FLOOR LEVEL
• SEE HOLD-DOWN SCHEDULE ON SHEET S5.3

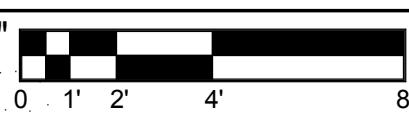
TYPICAL WOOD FRAMED WALLS & WALL SHEATHING:
• ALL EXTERIOR WALLS HATCHED THUS: ARE [SW6] 2x6 @ 16\"/>

TYPICAL FLOOR SHEATHING:
3/4\"/>



LOWER LEVEL FRAMING PLAN

1/4" = 1'-0"



- 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



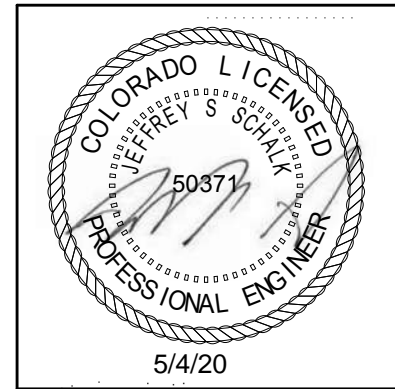
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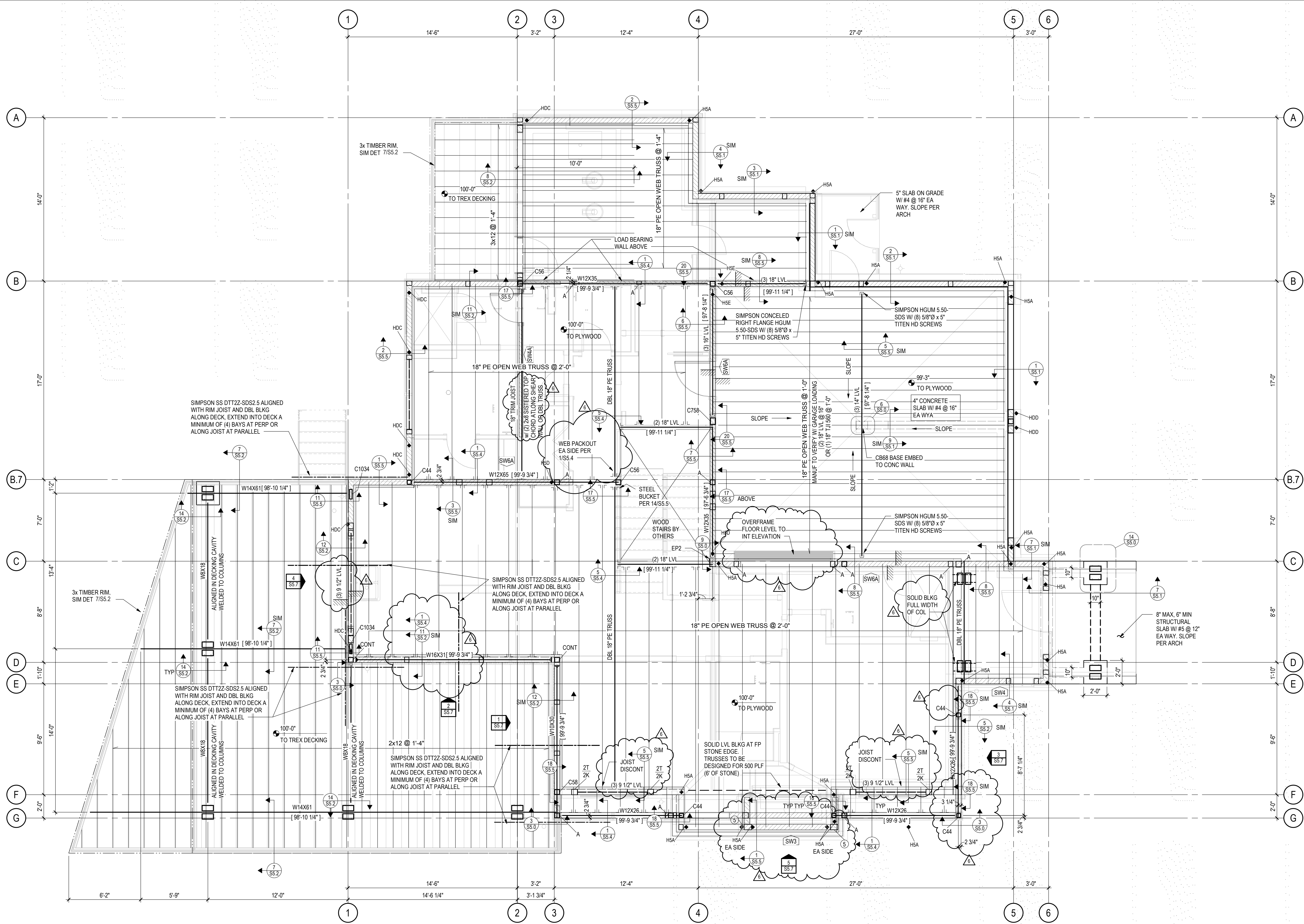
DRAWING TITLE

MAIN LEVEL FLOOR
FRAMING PLAN

SHEET NO.

S2.3

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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 SHIT 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 ps). USE MULTIPLE PILES, BEARING BLOCKS, OR BEARING ENHANCERS TO ACCOMMODATE 5-12" 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.

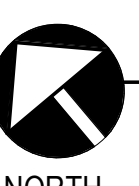
HOLD-DOWNS:
• HOLD-DOWNS ARE INDICATED ON PLAN THUS:
• HOLD-DOWNS INDICATED ARE LOCATED AT THE FLOOR LEVEL
• SEE HOLD-DOWN SCHEDULE ON SHEET S5.3

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"X2.31" @ 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"X2 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"X2 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

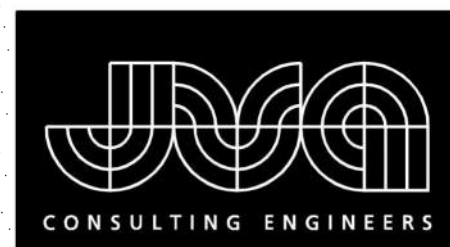
KX
XT
XX
KX
K INDICATES NUMBER OF 2x KING STUDS T INDICATES NUMBER OF 2x TRIM STUDS (EQUAL TO WALL STUD WIDTH)
XX INDICATES NUMBER OF 2x6 STUDS IN A STUDPACK
KX INDICATES NUMBER OF 2x8 STUDS IN A STUDPACK



MAIN LEVEL FLOOR FRAMING PLAN

1/4" = 1'-0"
0 1' 2' 4' 8'

• USGS ELEVATION 7059.59' = 100'-0" DRAWING ELEVATION
• TOP OF FLOOR SHEATHING = 100'-0" UNLESS NOTED THUS:
• 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



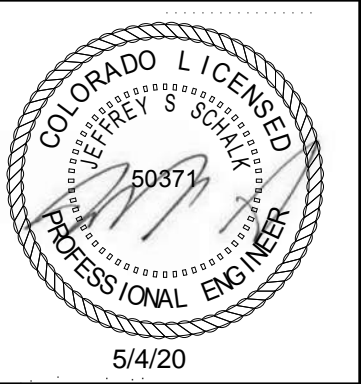
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CAMPBELL RESIDENCE

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Steamboat Springs, CO 80487
1907

RCRBD
Record Set
TC
5/07/2020

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
VE REVISIONS	10/15/2019
RFI #3	04/08/2020
ASI #2	05/01/2020

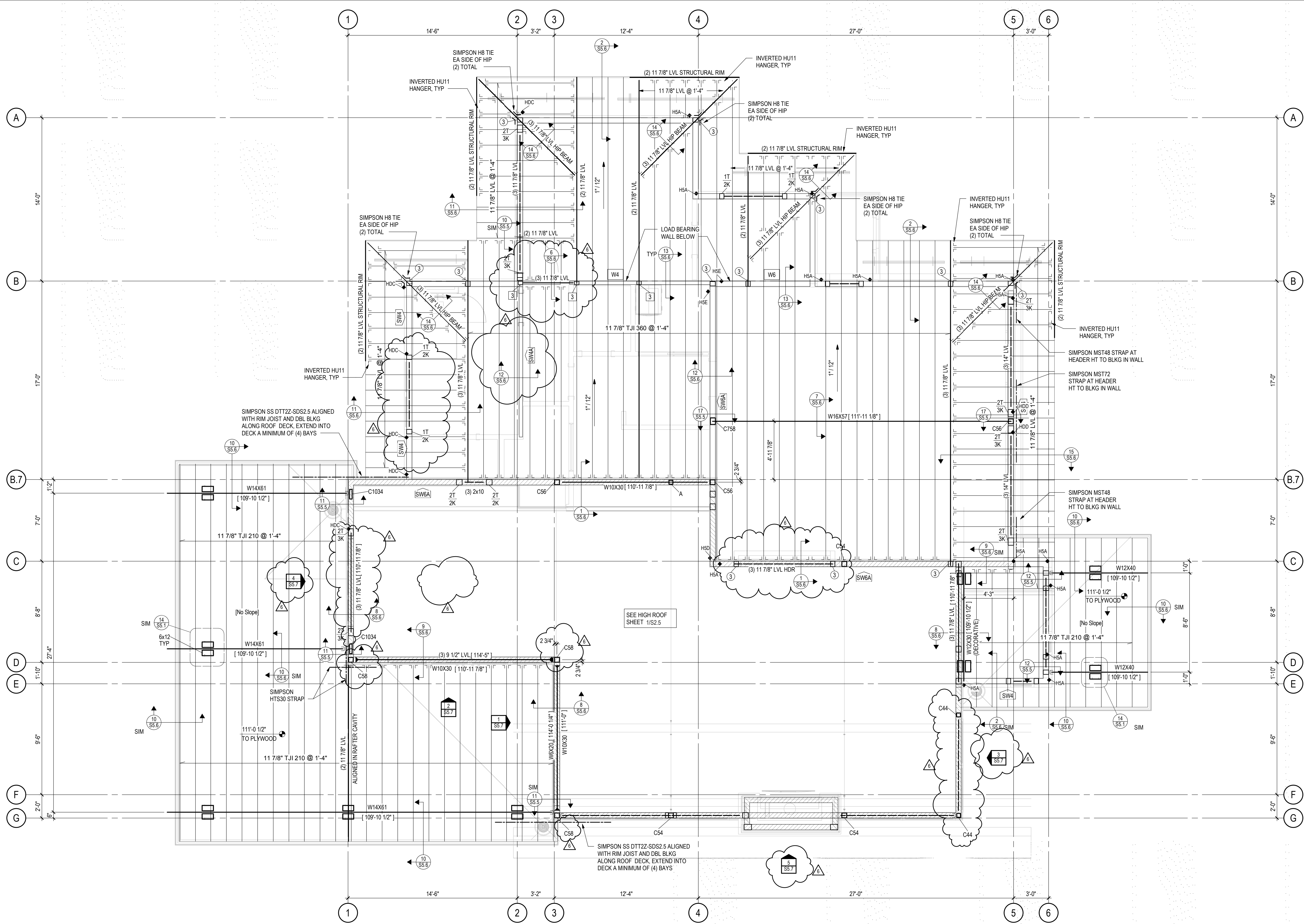
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LOW ROOF FRAMING
PLAN

SHEET NO.

S2.4

5/1/2020 6:45:41 PM



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

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

HOLD-DOWNS:
• HOLD-DOWNS ARE INDICATED ON PLAN THUS: HDX
• HOLD-DOWNS INDICATED ARE LOCATED AT THE FLOOR LEVEL
• SEE HOLD-DOWN SCHEDULE ON SHEET S5.3

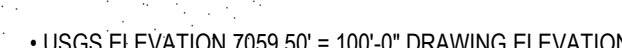
TYPICAL WOOD FRAMED WALLS & WALL SHEATHING:
• ALL EXTERIOR WALLS HATCHED THUS: ARE [SW6] 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH ZIP SYSTEM R-6 SHEATHING OR EQUIVALENT (7/16" APA LAMINATED TO 1" RIGID INSULATION) NAILED WITH 10d SHANK (0.131"x3") @ 3" AT PANEL EDGES AND 12" IN FIELD OF PANEL; BLOCK 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 9d COM (0.131"x2 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
• ALL INTERIOR WALLS HATCHED THUS: 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"x2 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"

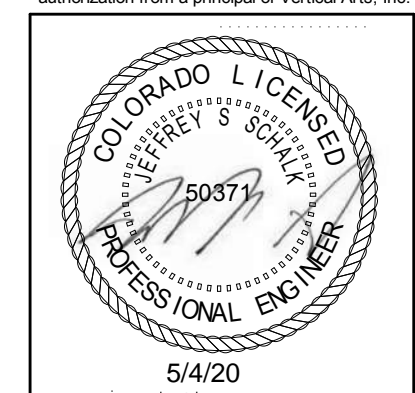


- USGS ELEVATION 7059.50' = 100'-0" DRAWING ELEVATION
- ALL BEAMS ARE FLASH, UNLESS NOTED OTHERWISE ON PLAN
- ALL HEADERS ARE DROPPED, UNLESS NOTED OTHERWISE ON PLAN
- ALL COLUMNS ARE BELOW
- ALL EXTERIOR HEADERS ARE (3) 2x10 HEADERS UNLESS NOTED OTHERWISE ON PLAN
- ALL INTERIOR HEADERS ARE (3) 2x10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



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

RCRBD
Record Se
TC
05/07/2020

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
PERMIT RE-SUBMITTAL	10/2/19
VE REVISIONS	10/15/2019
RFI #3	04/08/2020
ASI #2	05/01/2020

DRAWING TITLE

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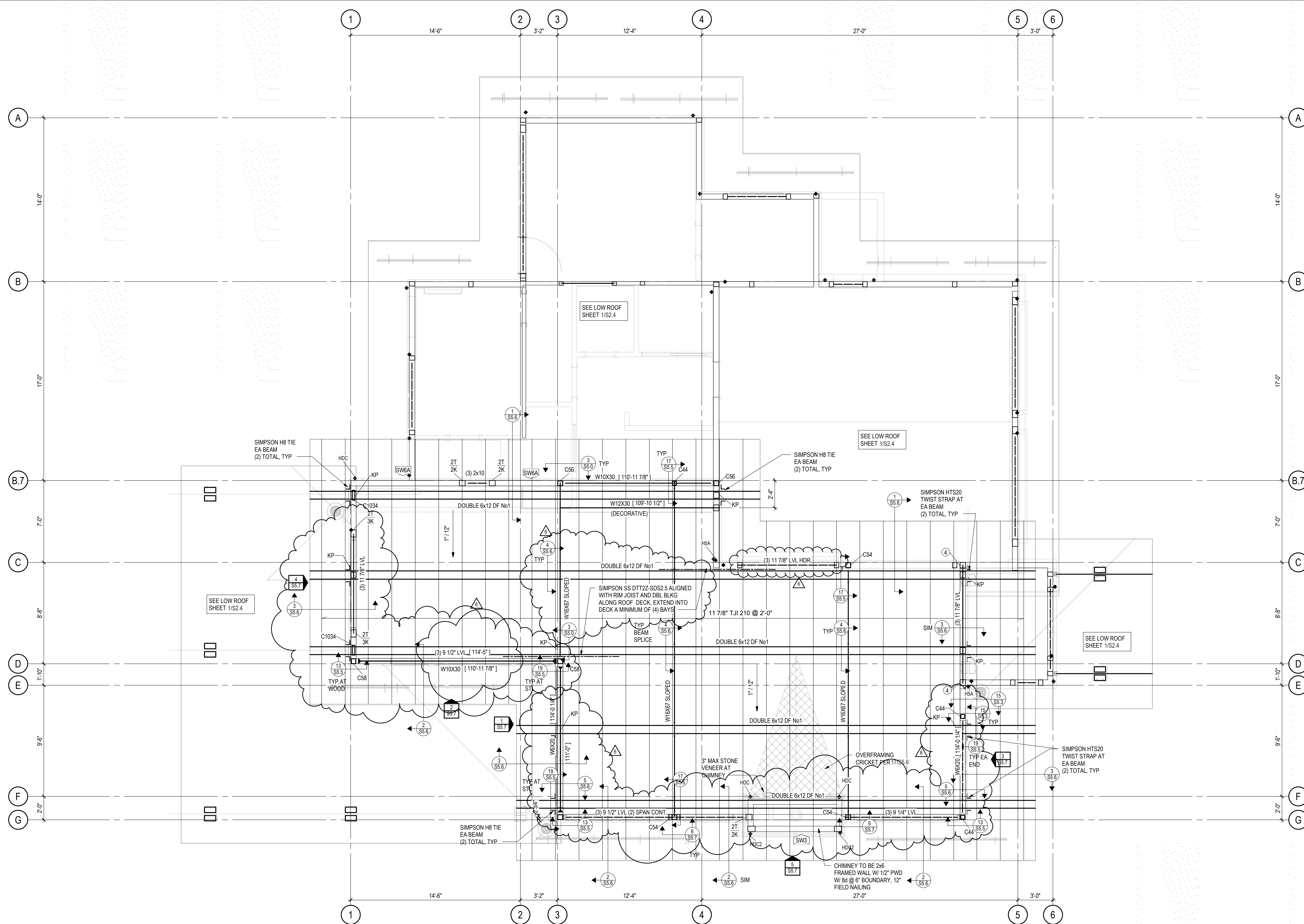
HIGH ROOF FRAMING

PLAN

SHEET NO.

S2.5

5/1/2020 4:41:13 PM




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

HOLD DOWNS:

- HOLD DOWNS ARE INDICATED ON PLAN THUS:  HDX
- HOLD DOWNS INDICATED ARE LOCATED AT THE FLOOR LEVEL
- SEE HOLD DOWN 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"x0x3") ALL EDGES AT PANEL EDGES AND 12" IN FIELD OF PANEL. BLOCK AND NAILED AT ALL BETWEEN STUDS
- ALL INTERIOR WALLS HATCHED THUS:  ARE SW8A 2x6 @ 16" STUD SHEAR WALLS SHEATHED WITH 7/16" APA LAMINATED TO 2" COM. EPS (0.131"x0x3") ALL EDGES AND 12" IN FIELD OF PANEL. BLOCK AND NAILED AT ALL EDGES BETWEEN STUDS; EXPOSED SURFACE TO BE NAILED CAREFULLY FOR FINISHED APPEARANCE
- ALL INTERIOR WALLS HATCHED THUS:  ARE W4 2x4 @ 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.



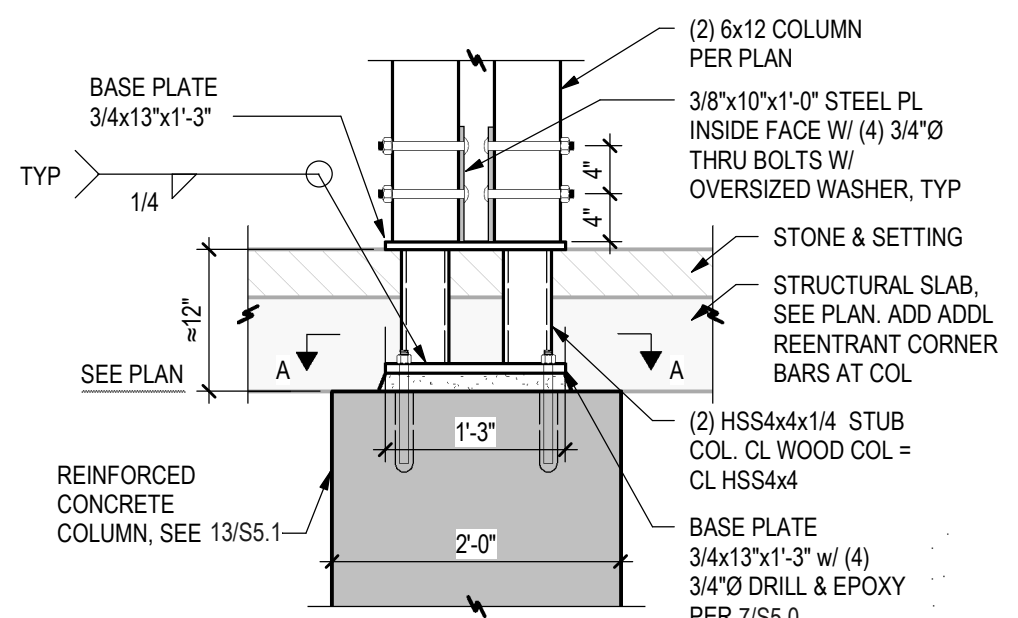
HIGH ROOF FRAMING PLAN

$\frac{1}{4}'' = 1'-0''$

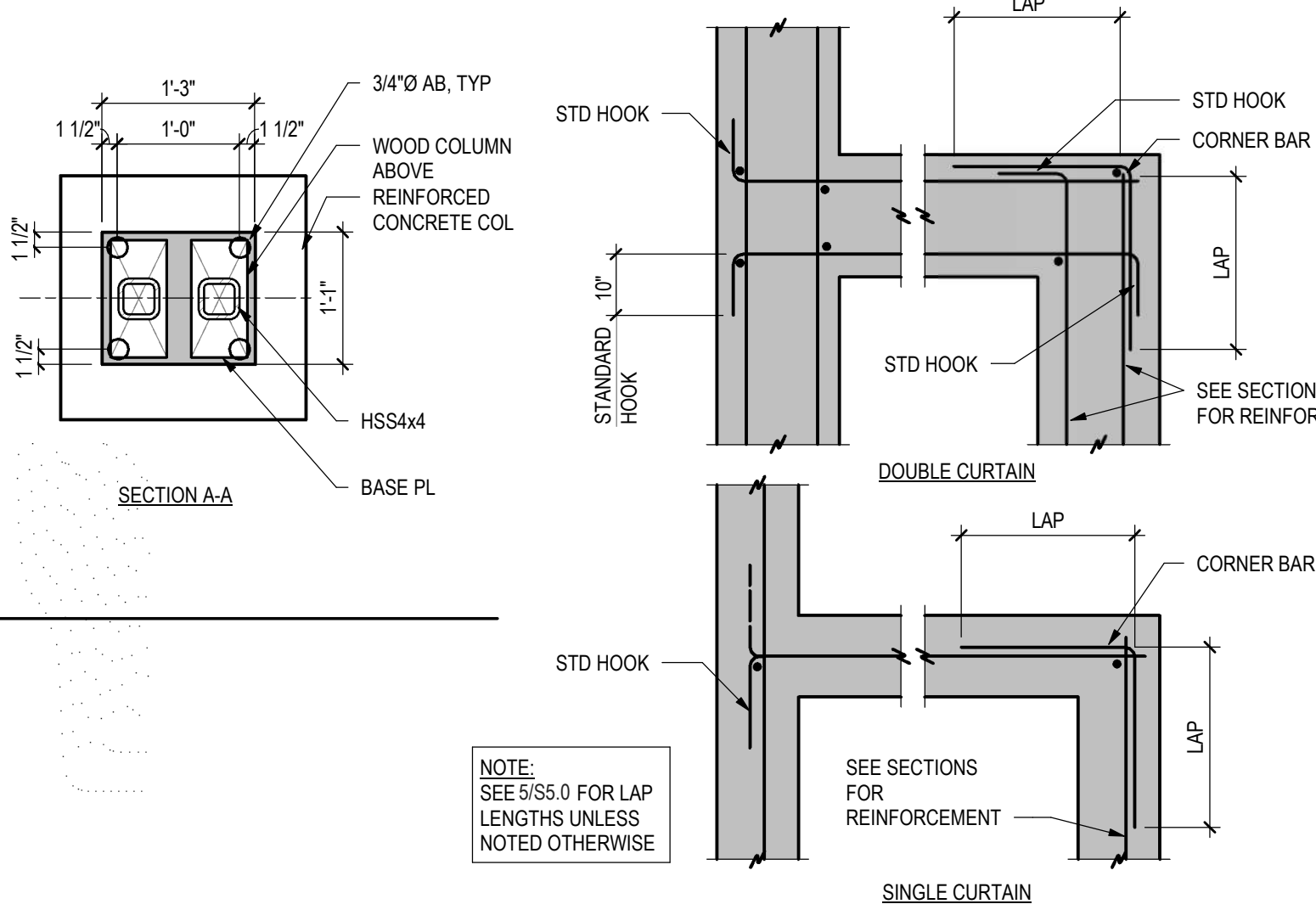


A horizontal scale bar with alternating black and white segments. Below the bar are markings for 0, 1', 2', 4', and 8 feet.

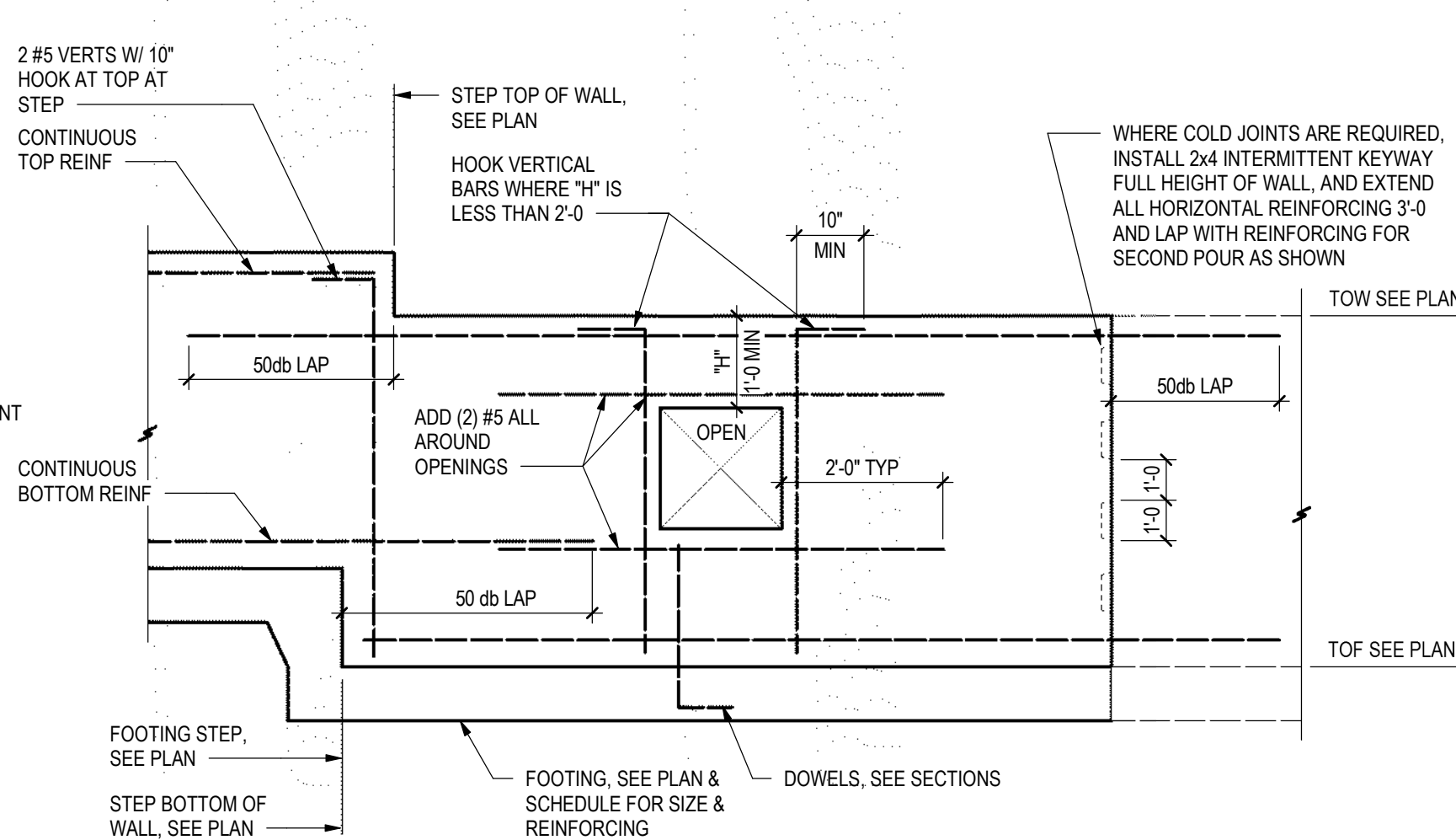
- USGS ELEVATION 7059.50' = 100'-0" DRAWING ELEVATION
- ALL BEAMS ARE FLUSH, UNLESS NOTED OTHERWISE ON PLAN
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- ALL COLUMNS ARE BELOW
- ALL EXTERIOR HEADERS ARE (3) 2x10 HEADERS UNLESS NOTED OTHERWISE ON PLAN
- ALL INTERIOR HEADERS ARE (3) 2x8 UNLESS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



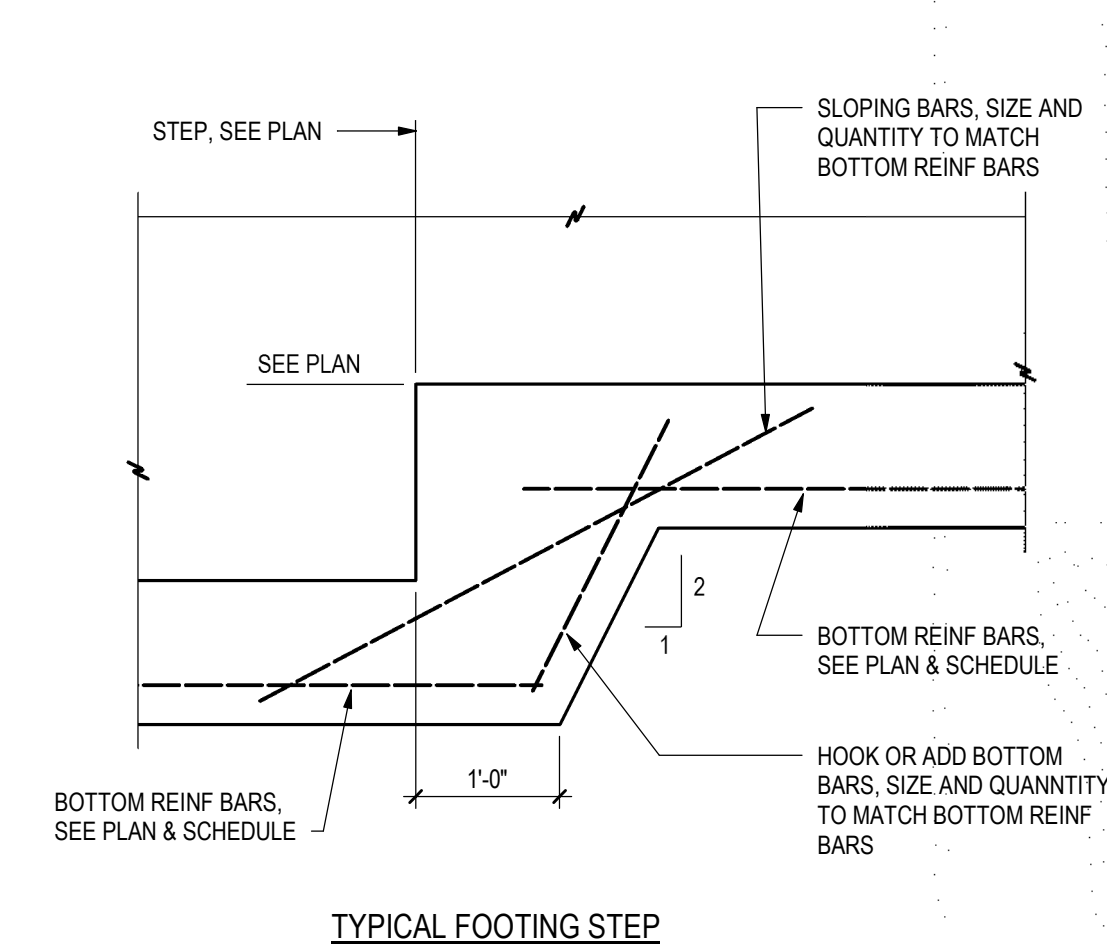
14
S5.0 FRONT ENTRY COLUMN
3/4" = 1'-0"



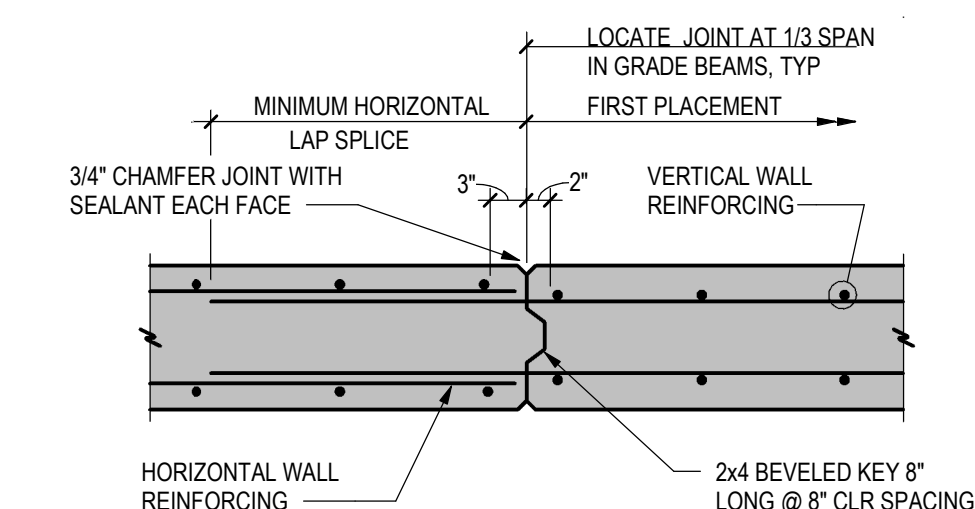
8
S5.0 TYP WALL INTERSECTIONS
3/4" = 1'-0"



12
S5.0 TYP WALL REINFORCEMENT AT STEPS & OPENINGS
1/2" = 1'-0"

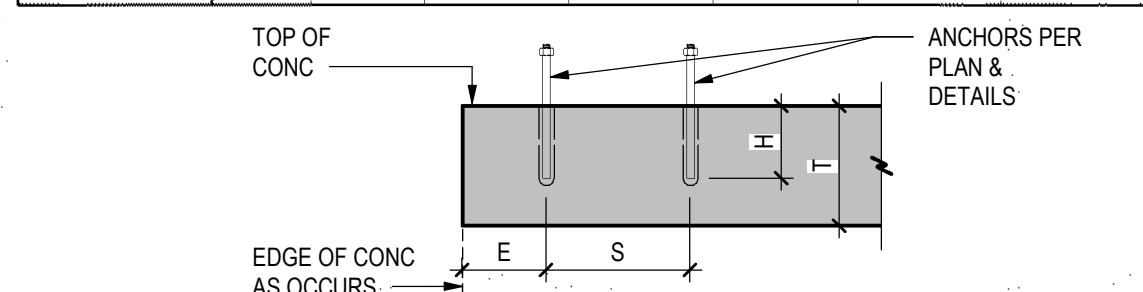


13
S5.0 TYP FOOTING STEP DETAIL
3/4" = 1'-0"



11
S5.0 WALL CONSTRUCTION JOINT
3/4" = 1'-0"

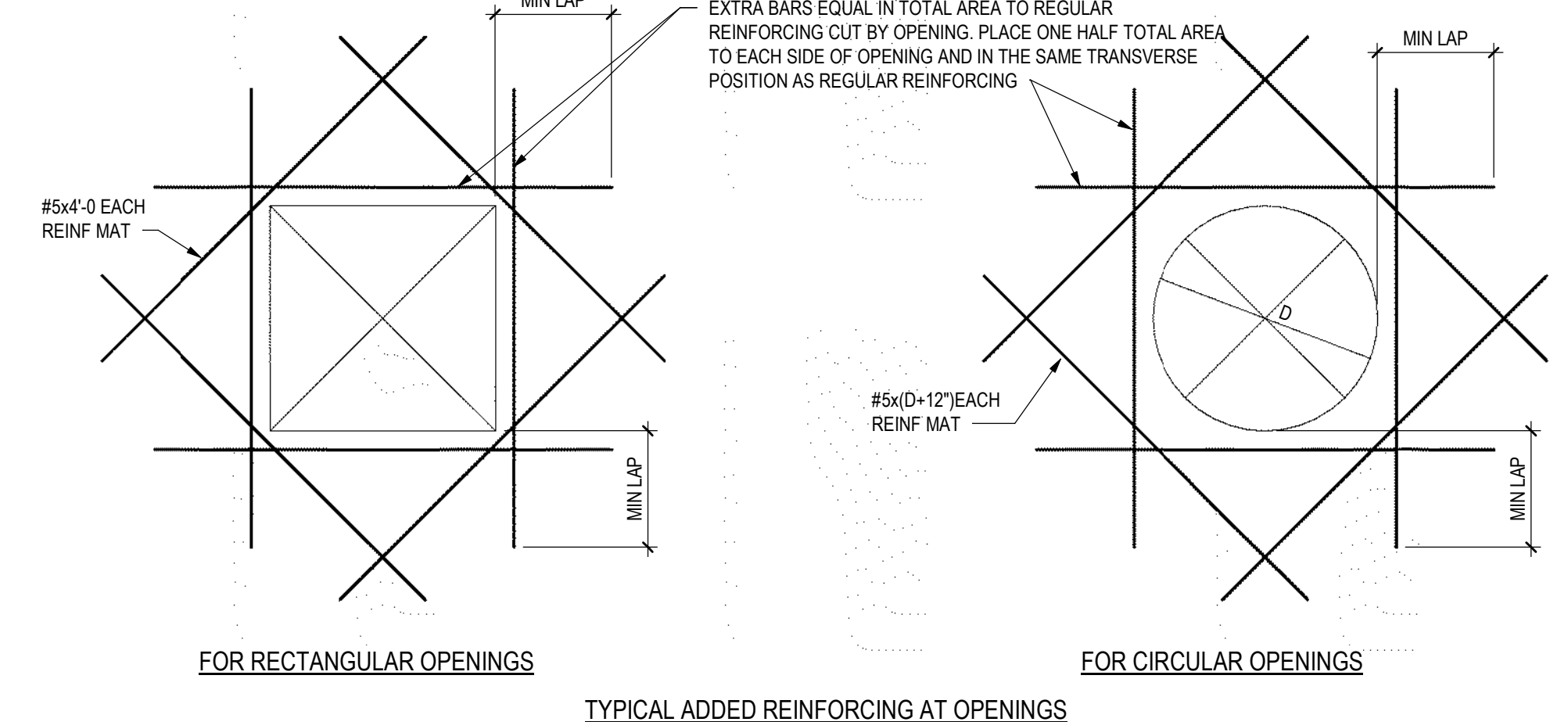
ADHESIVE ANCHOR IN 2500 PSI MIN & 21 DAY AGE MIN CONCRETE							
ADHESIVE TYPE	THRD ROD	REBAR	PILOT HOLE	MIN EMBED UNO H	MIN EDGE DISTANCE E	MIN SPACING S	MIN CONC THICKNESS T
SIMPSON SET-XP (ICC-ESR 2508)	3/8"	#3	1/2"	3"	1 3/4"	3"	5"
	1/2"	#4	5/8"	4"	1 3/4"	3"	6 1/2"
	5/8"	#5	3/4"	5"	1 3/4"	3"	8 1/4"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



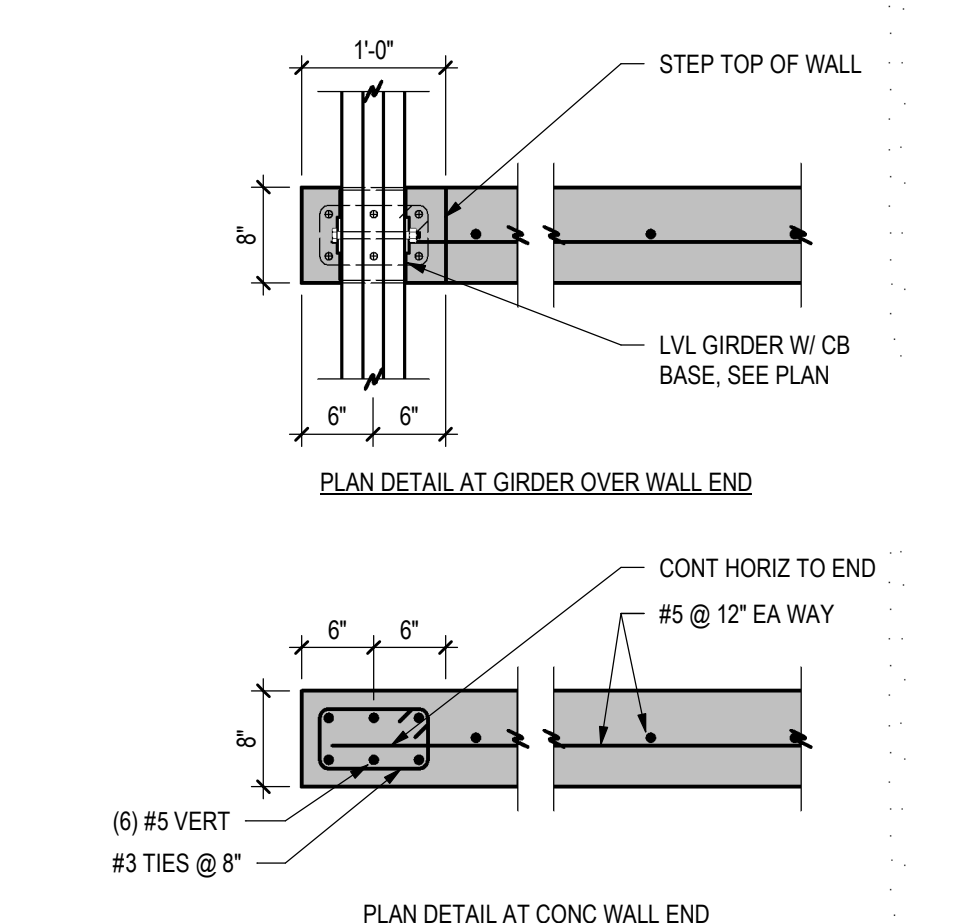
- NOTES:**
- INSTALL ADHESIVE ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT.
 - CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE WITH SCHEDULE PRIOR TO INSTALLING ANCHOR.
 - HOLES TO BE DRILLED WITH ROTARY DRILL ONLY. WHEN DRILLING HOLES IN EXISTING CONCRETE, 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.
 - 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.

EMBEDDED PLATE SCHEDULE							
MARK	LENGTH	WIDTH	THICKNESS	NUMBER	DIAMETER	LENGTH	COLUMN
EP1	12"	8"	5/8"	4	1/2" Ø	6"	4"
EP2	18"	8"	5/8"	6	1/2" Ø	6"	4"

9
S5.0 SCHEDULE
3/4" = 1'-0"



10
S5.0 TRIM REINFORCING DETAIL
3/4" = 1'-0"



6
S5.0 COUNTERFORT WALL END
3/4" = 1'-0"

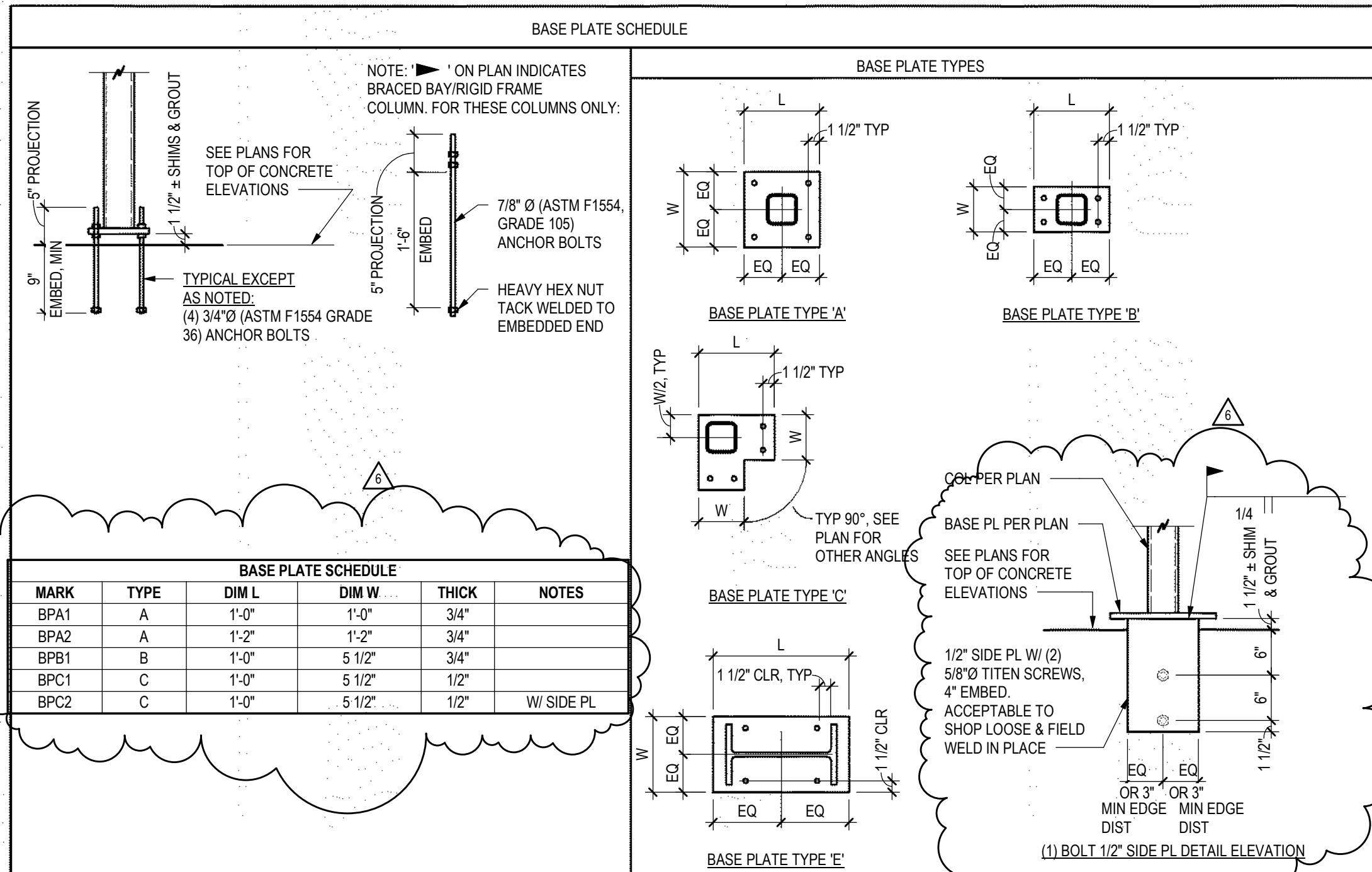
7
S5.0 ADHESIVE ANCHORS
3/4" = 1'-0"

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"

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

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

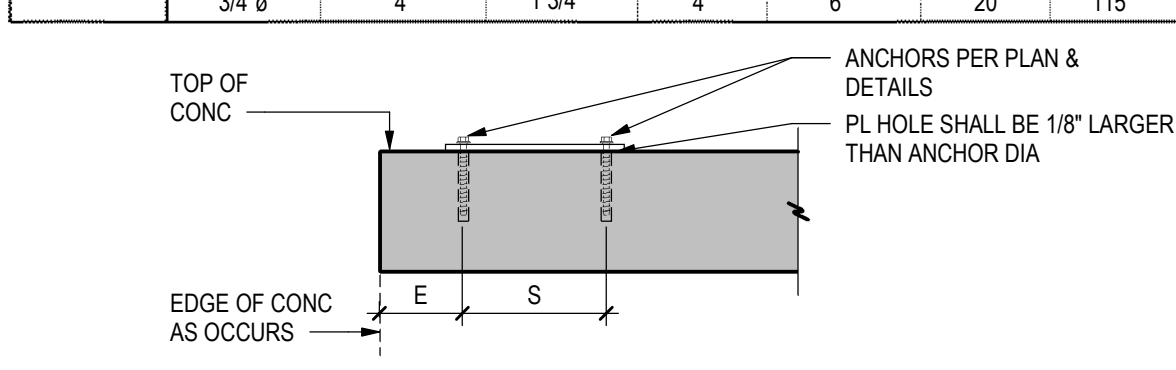


2
S5.0 TYPICAL COLUMN BASE DETAILS
3/4" = 1'-0"

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"

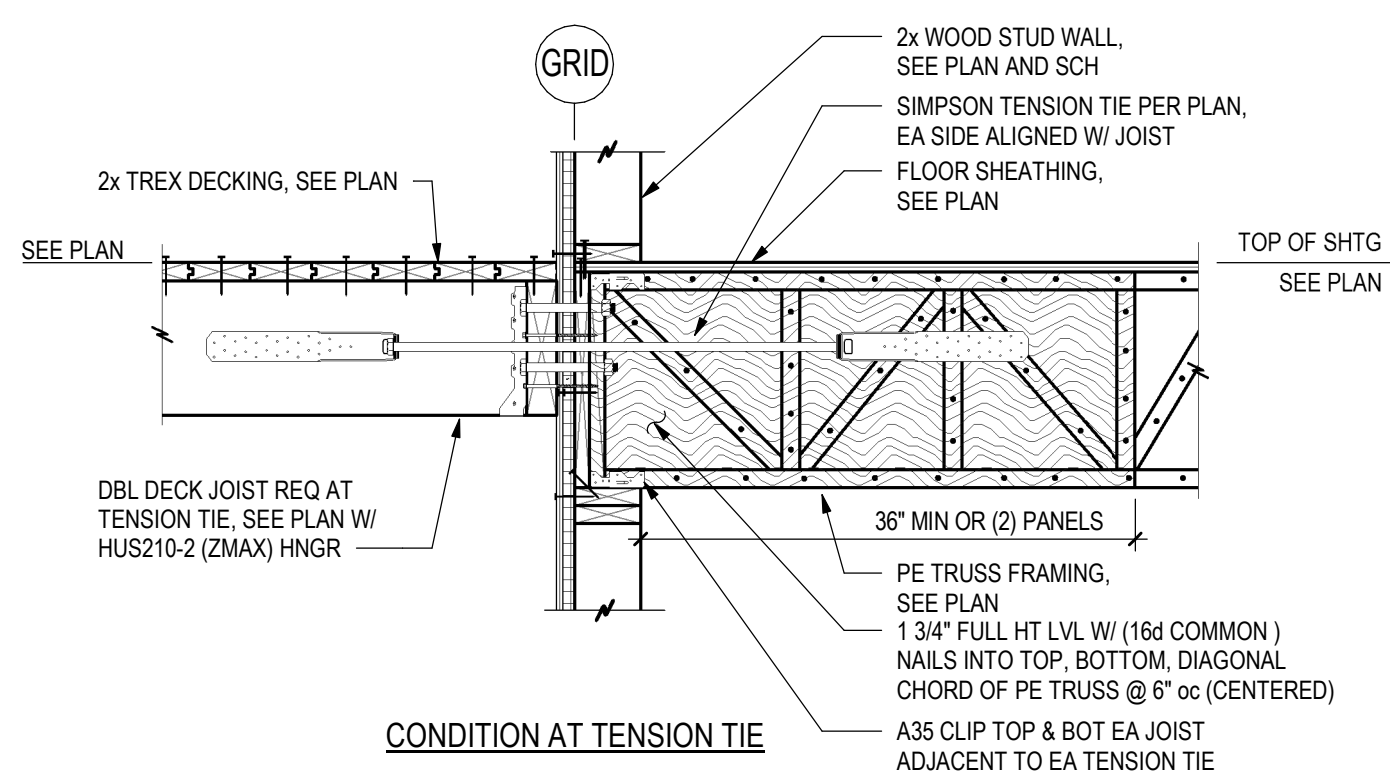
3
S5.0 SCHEDULE
3/4" = 1'-0"

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"	2 1/2"	1 3/4"	3"	4"	10	50
	1/2"	3 1/4"	1 3/4"	3"	5"	10	65
	5/8"	4"	1 3/4"	3"	6"	10	100
HILTI KH-EZ (ICC-ESR 3027)	3/4"	5 1/2"	1 3/4"	3"	8 3/4"	20	150
	3/8"	2 1/2"	1 1/2"	3"	4"	10	40
	1/2"	3"	1 3/4"	3"	4 3/4"	10	45
	5/8"	3 1/4"	1 3/4"	4"	5"	10	85
	3/4"	4"	1 3/4"	4"	6"	20	115

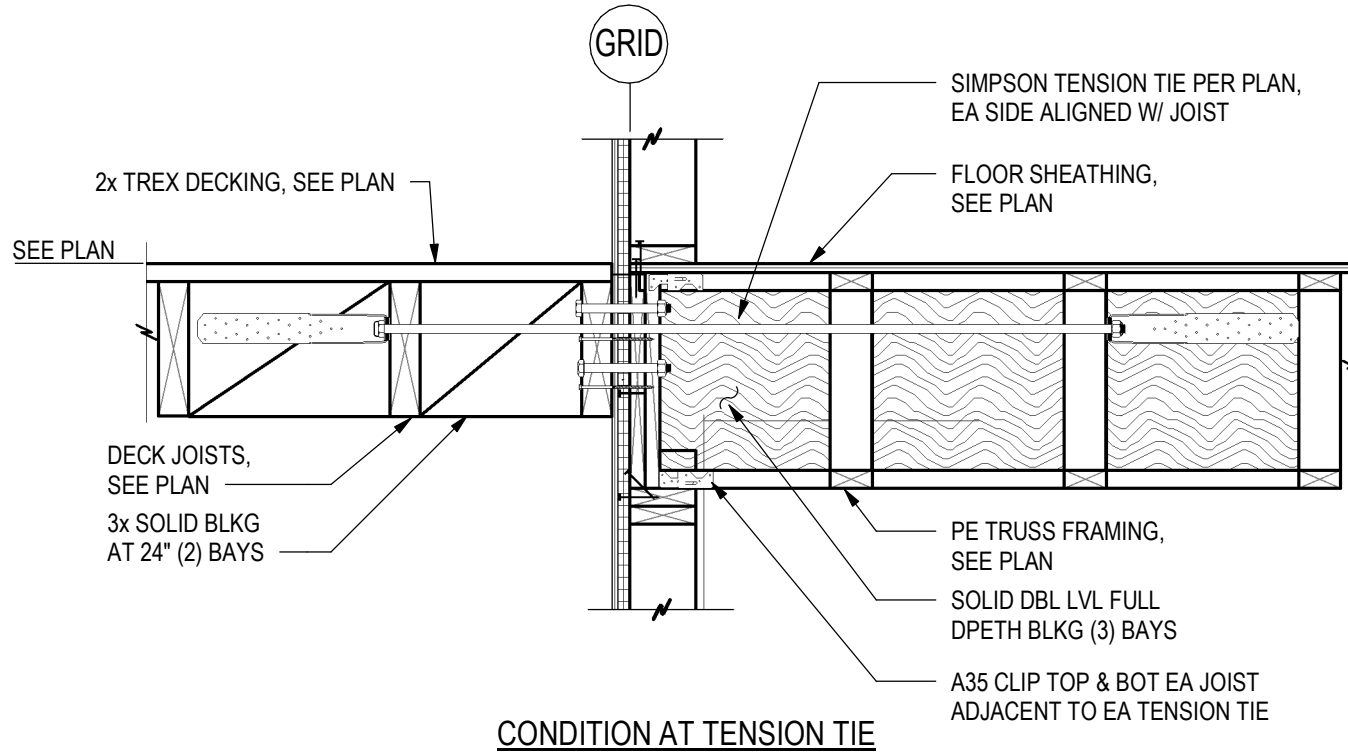


- NOTES:**
- INSTALL SCREW ANCHORS PER MANUFACTURER'S INFORMATION AND ICC REPORT INSTRUCTIONS. SPECIAL INSPECTION IS REQUIRED PER SECTION 1705 OF THE IBC AND THE REQUIREMENTS OF THE ICC REPORTS. INSTALLED ANCHORS SHALL BRING CONNECTED PLIES INTO FIRM CONTACT, MEETING THE INSTALL TORQUE BUT NOT EXCEEDING THE MAXIMUM INSTALL TORQUE.
 - CONTRACTOR TO VERIFY MINIMUM EDGE DISTANCES, SPACING AND THICKNESS ARE IN ACCORDANCE WITH SCHEDULE PRIOR TO INSTALLING ANCHOR.
 - 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.
 - 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.

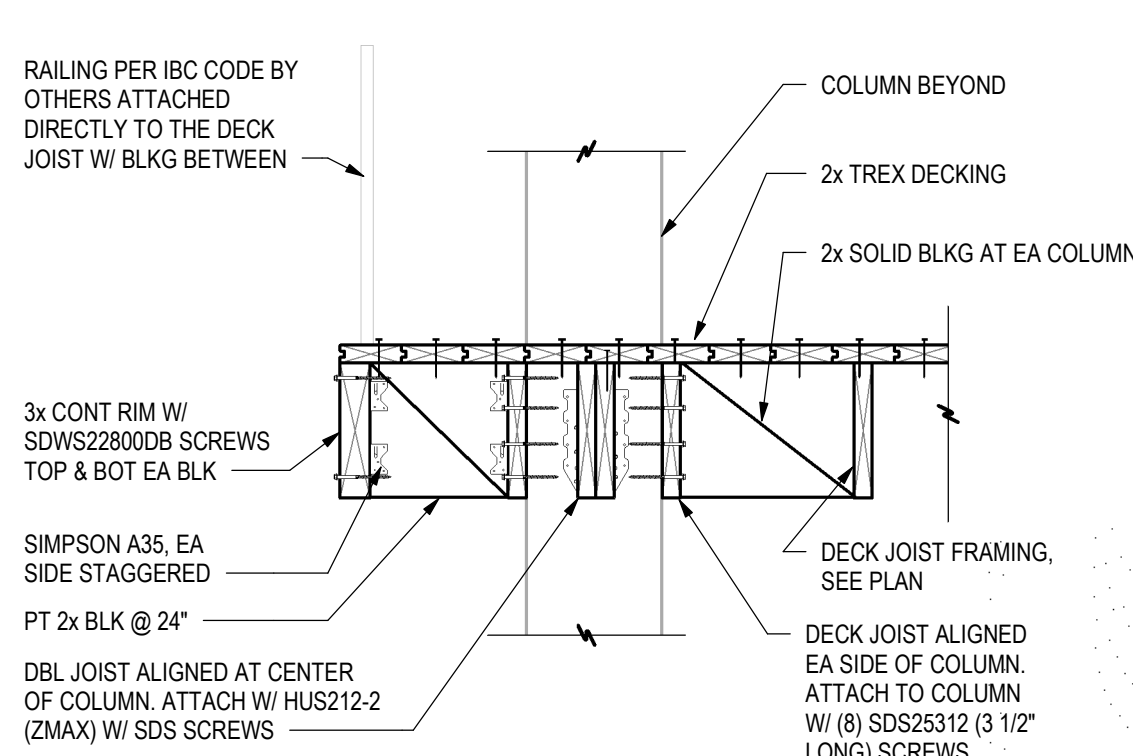
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S5.0 SCREW ANCHOR DETAIL
3/4" = 1'-0"



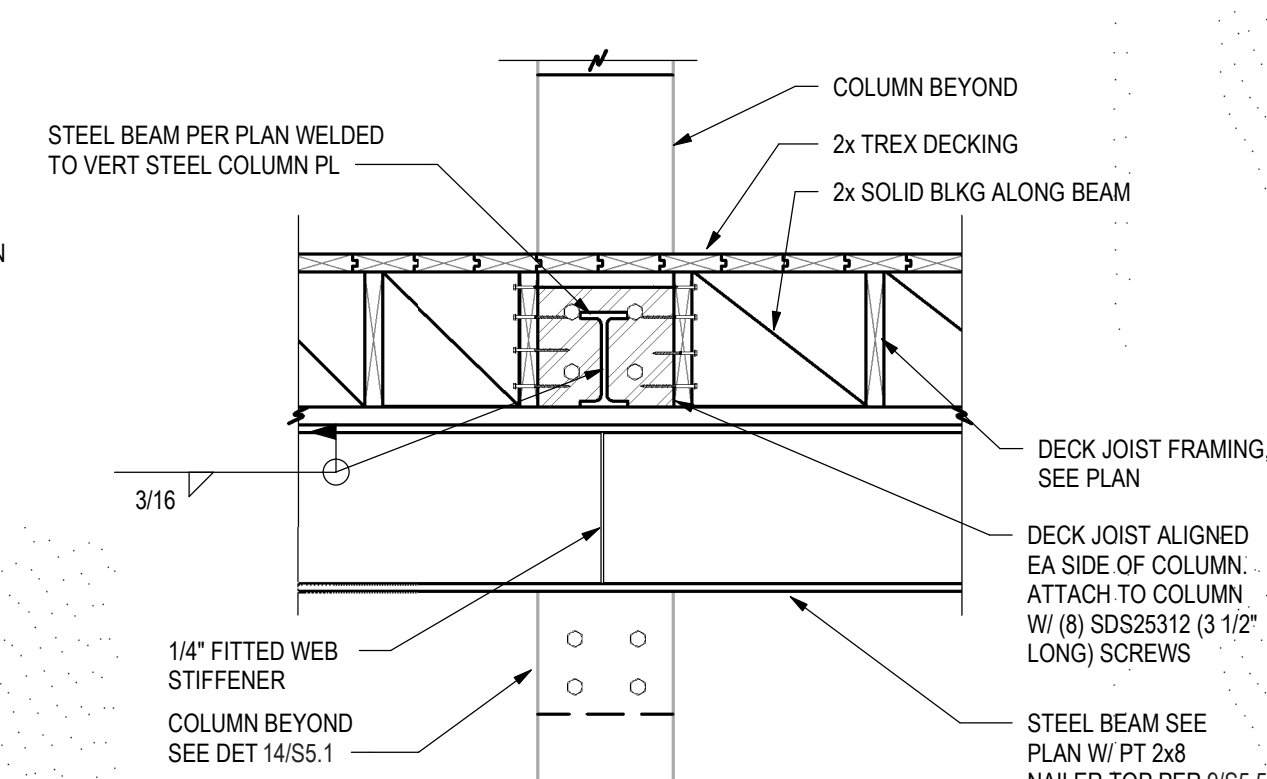
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S5.2
WALL PERP TO WALL
3/4" = 1'-0"



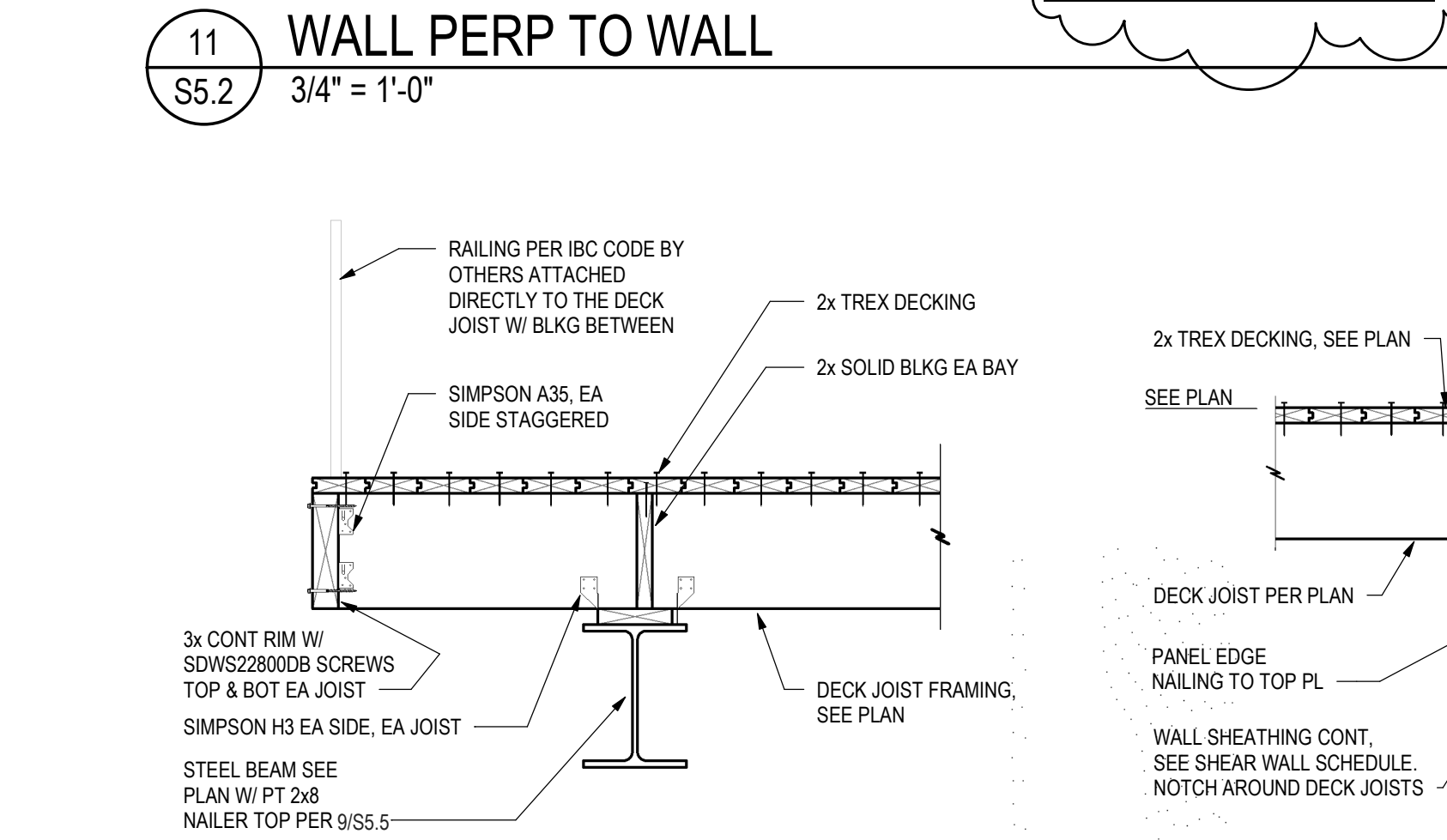
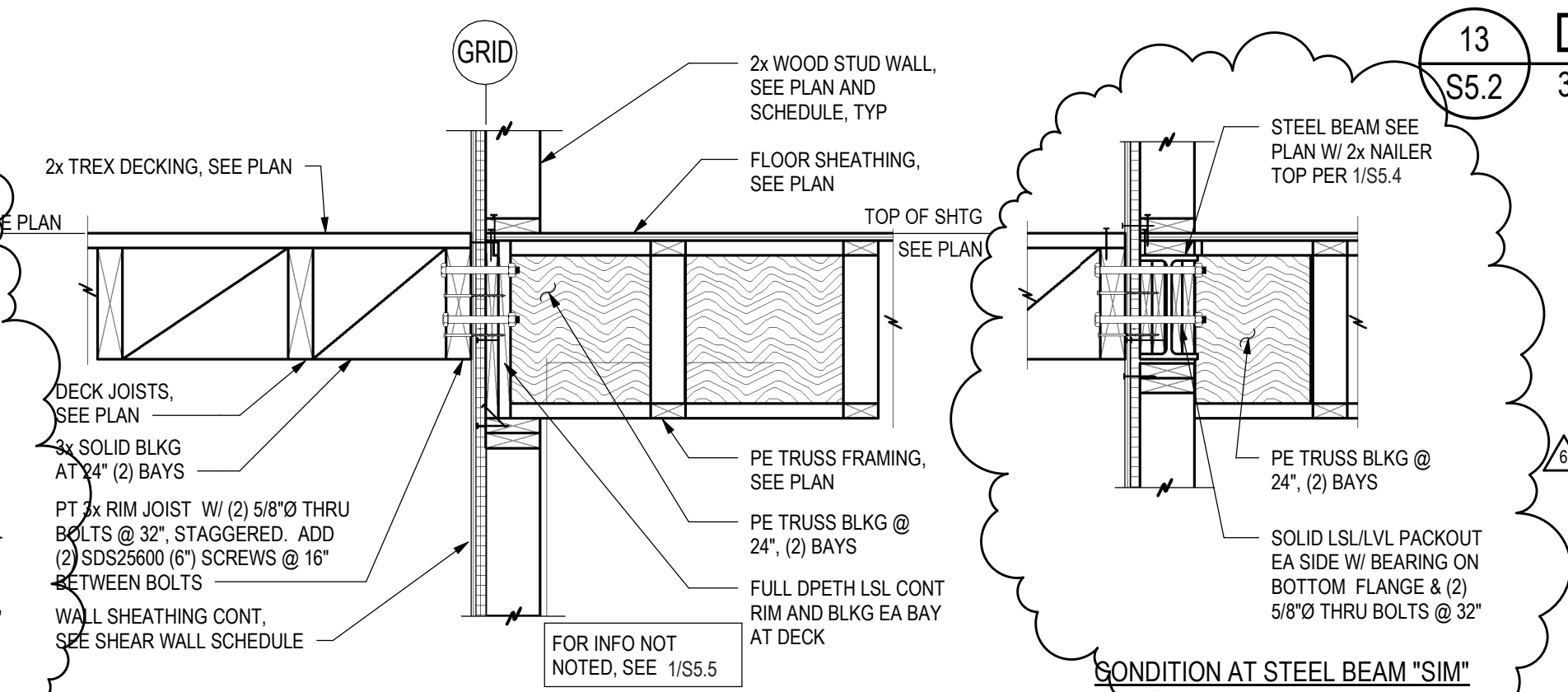
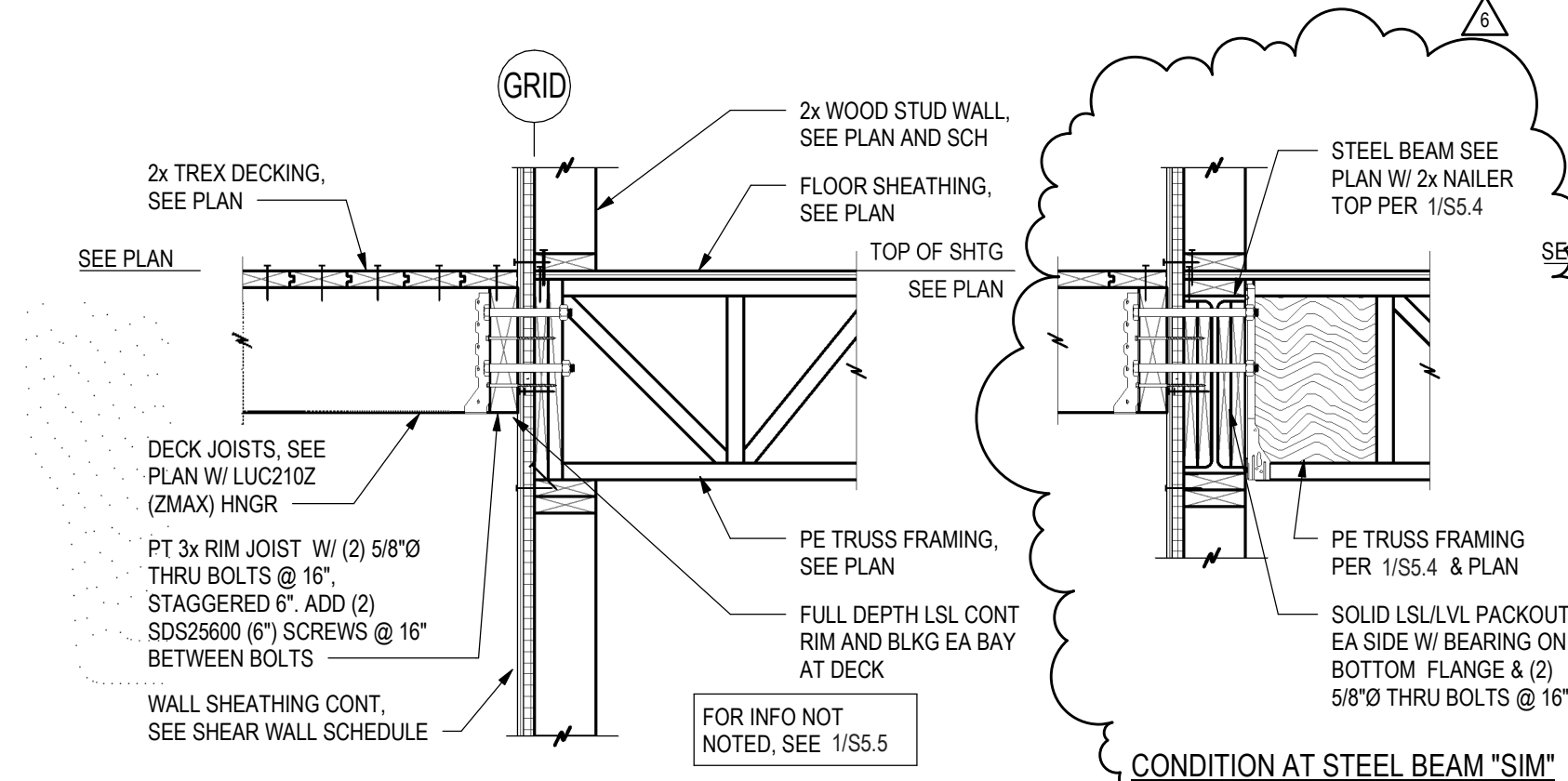
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S5.2
WALL PARALLEL TO WALL
3/4" = 1'-0"



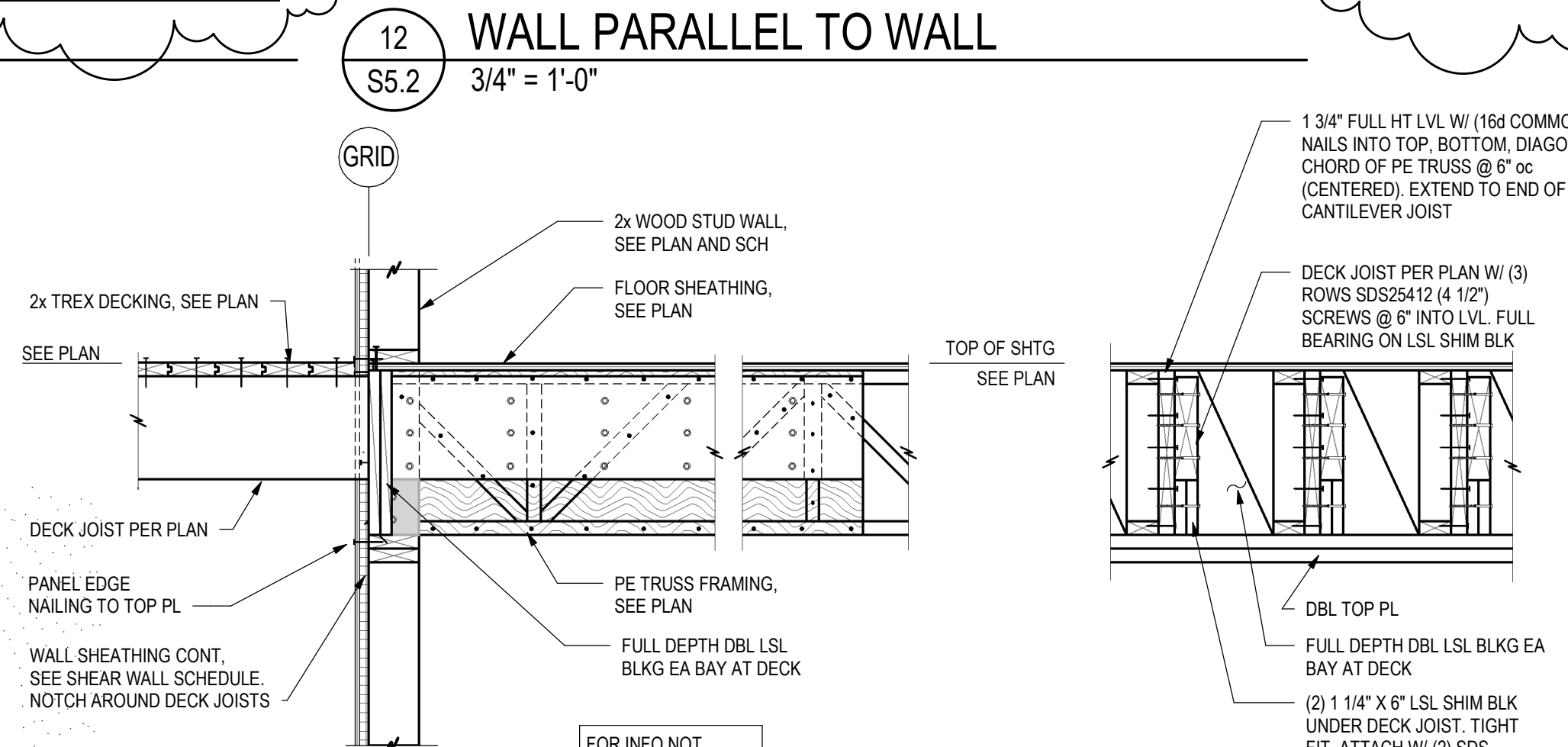
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S5.2
DETAIL
3/4" = 1'-0"



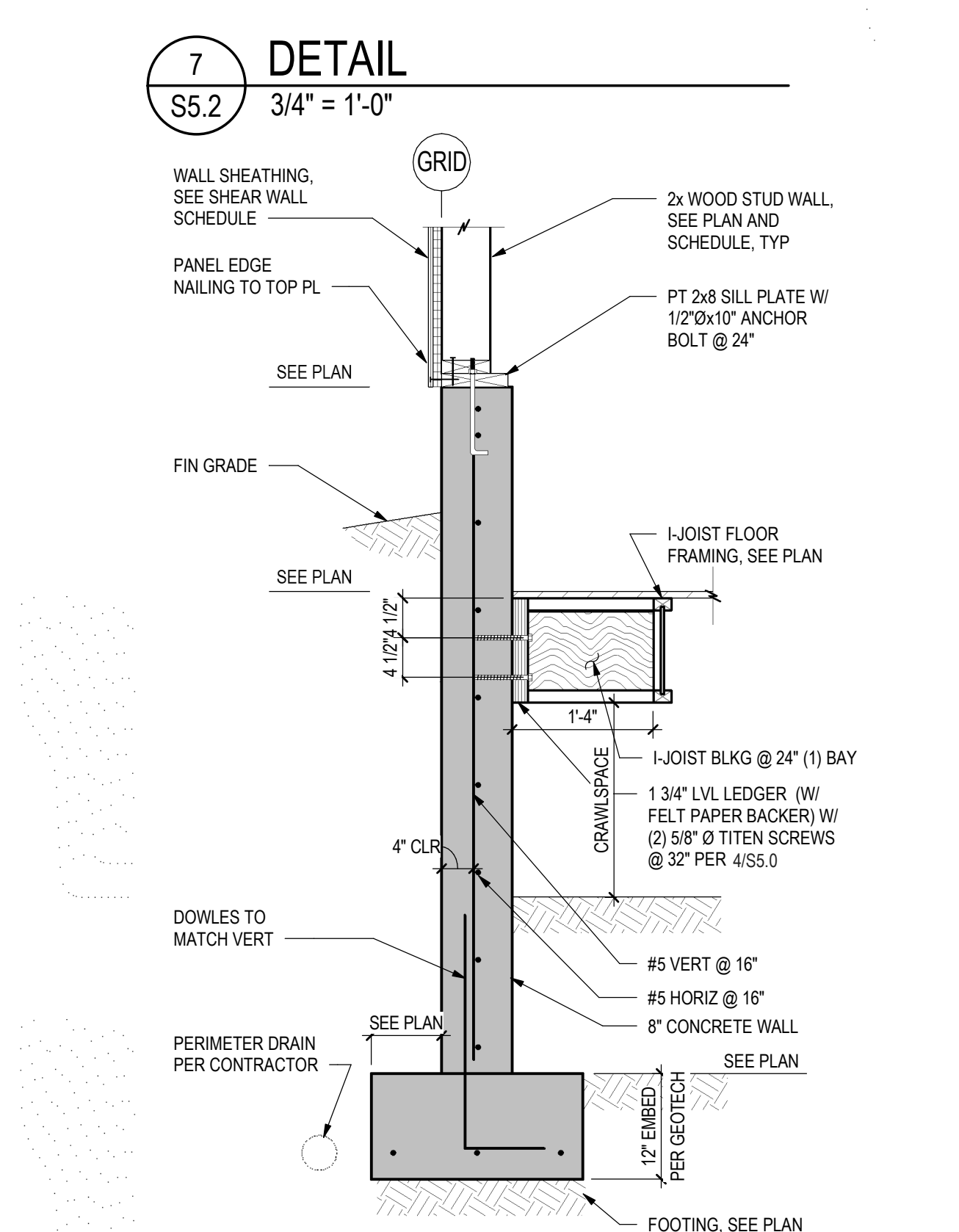
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S5.2
DETAIL
3/4" = 1'-0"



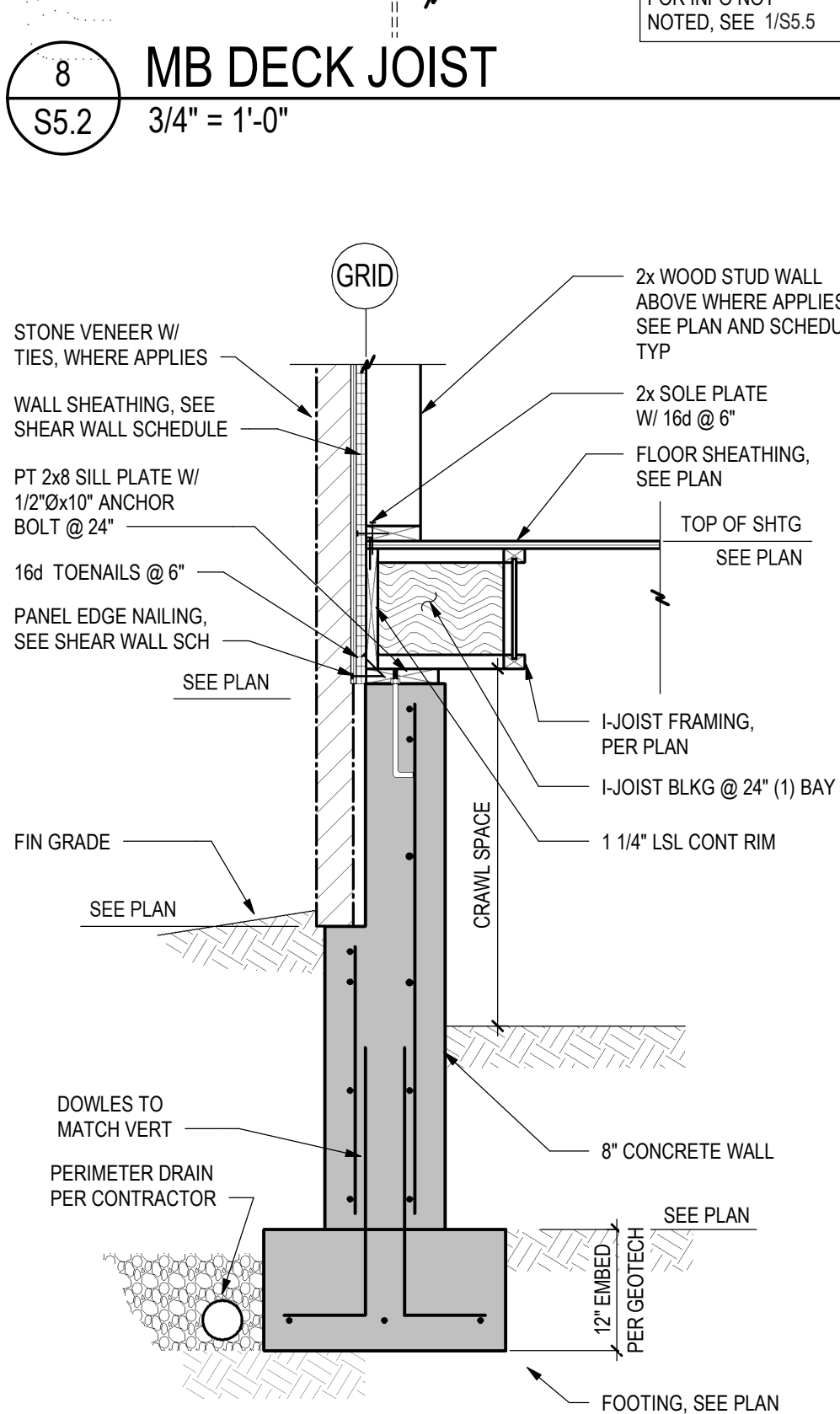
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S5.2
DETAIL
3/4" = 1'-0"



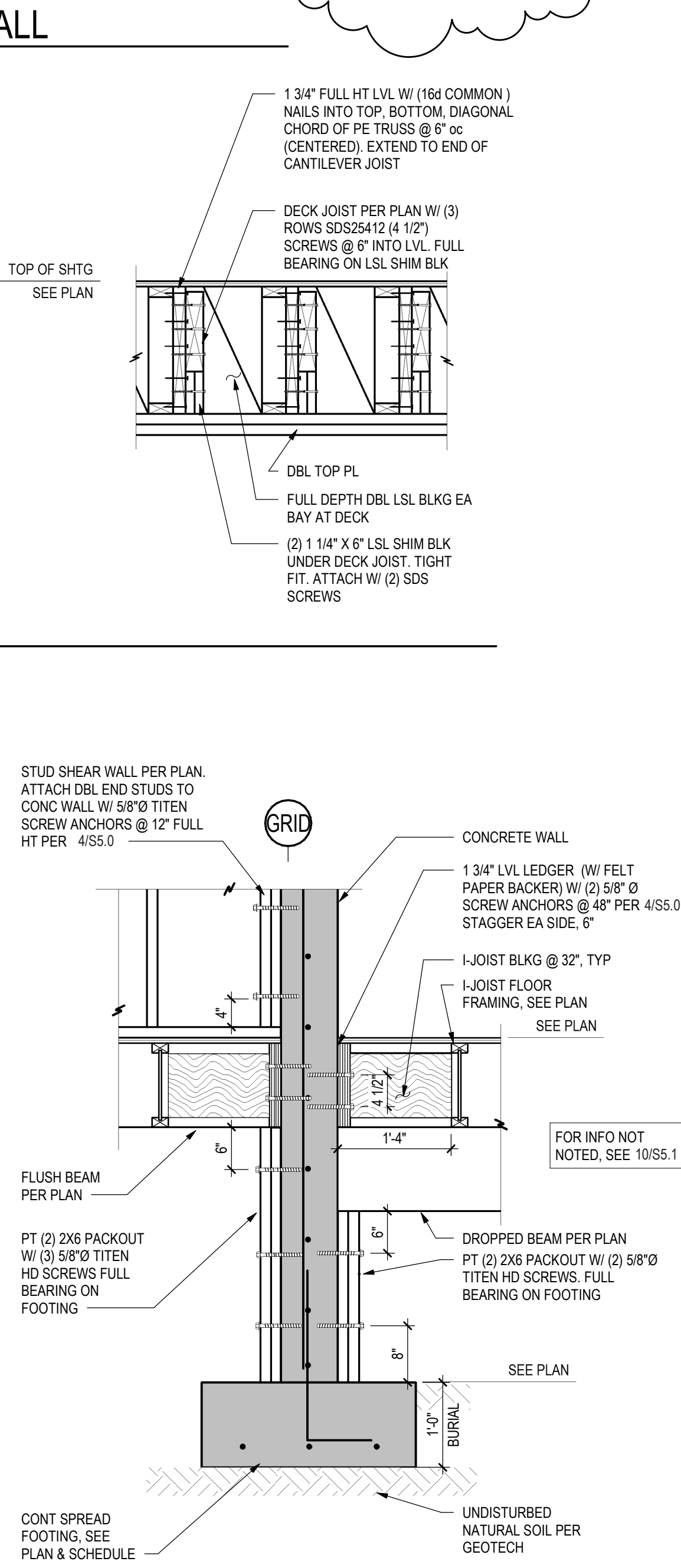
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S5.2
MB DECK JOIST
3/4" = 1'-0"



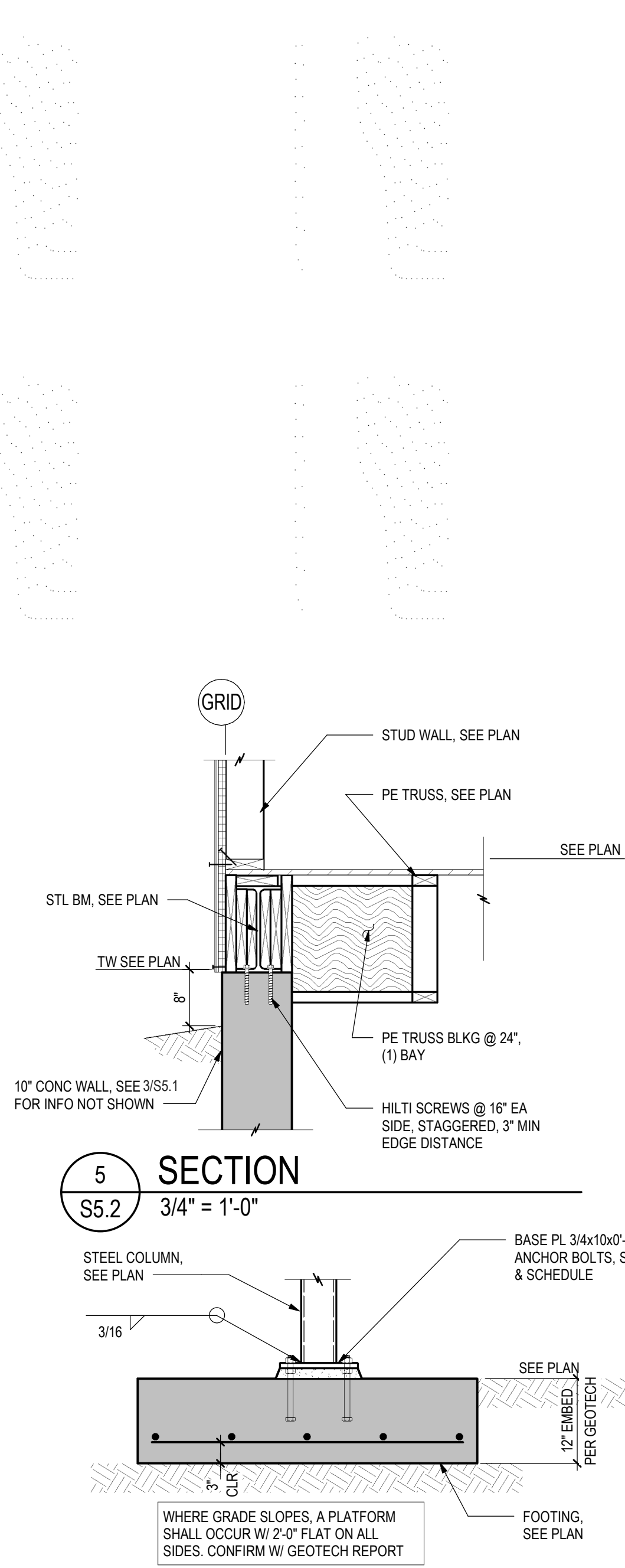
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S5.2
DETAIL
3/4" = 1'-0"



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

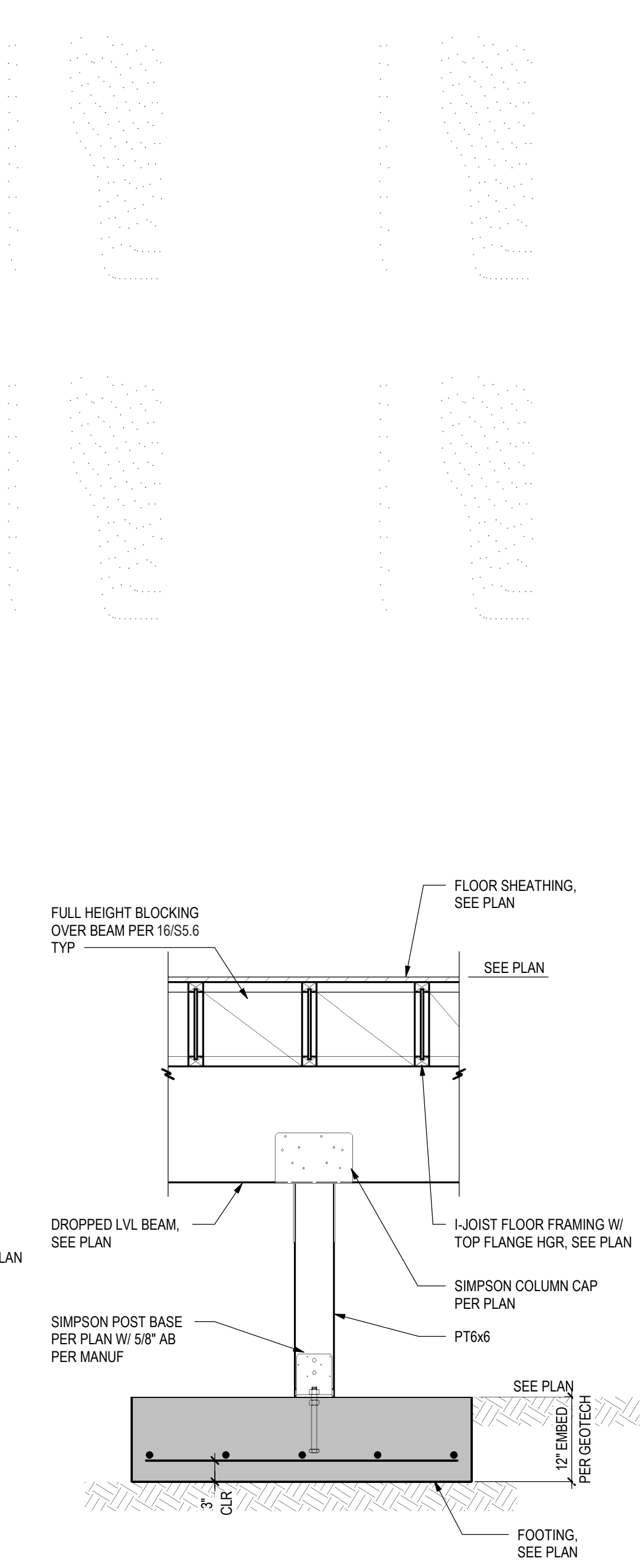


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S5.2
EXT FDN, BM SUPPORT
3/4" = 1'-0"

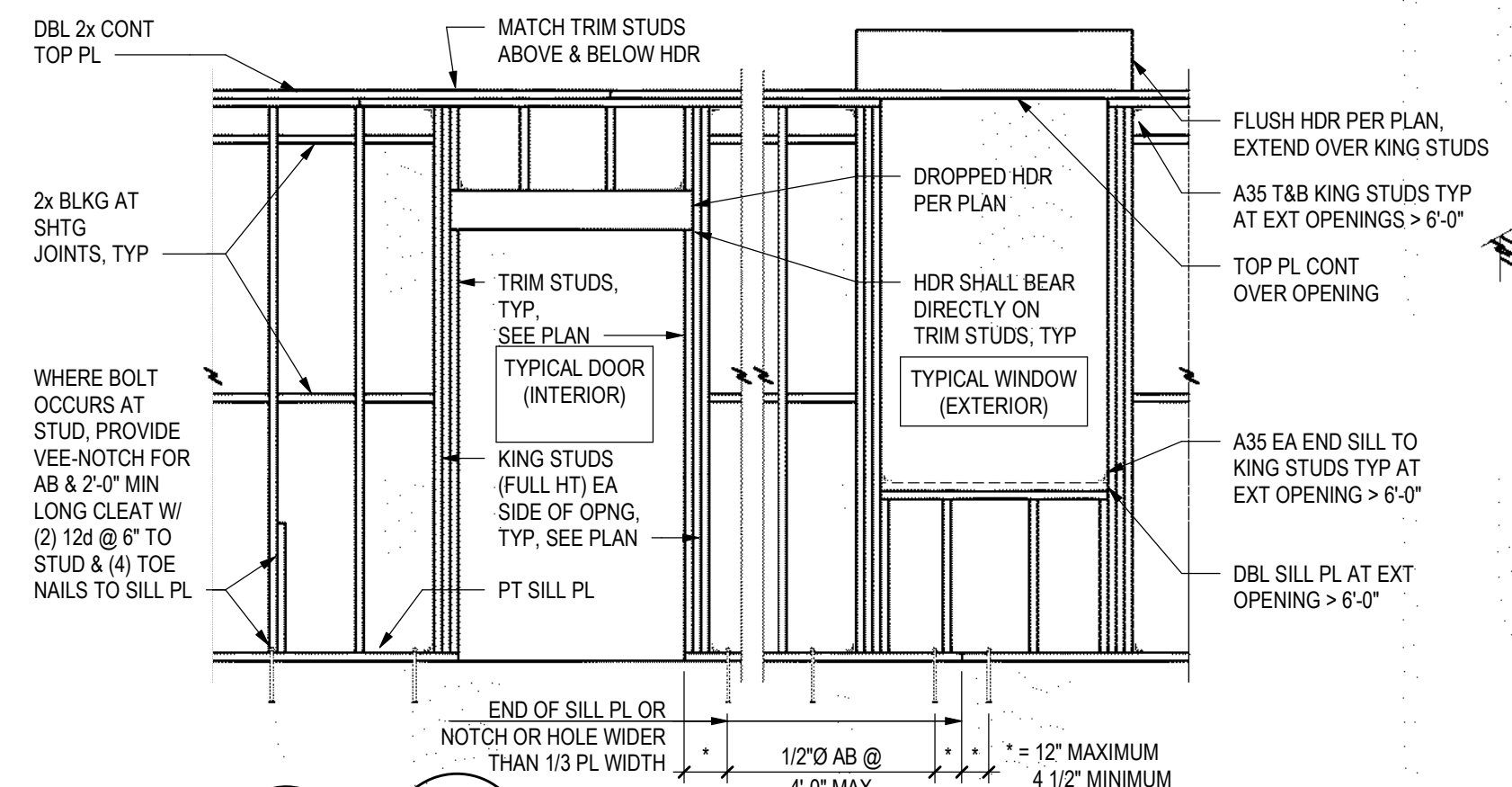


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S5.2
SECTION
3/4" = 1'-0"

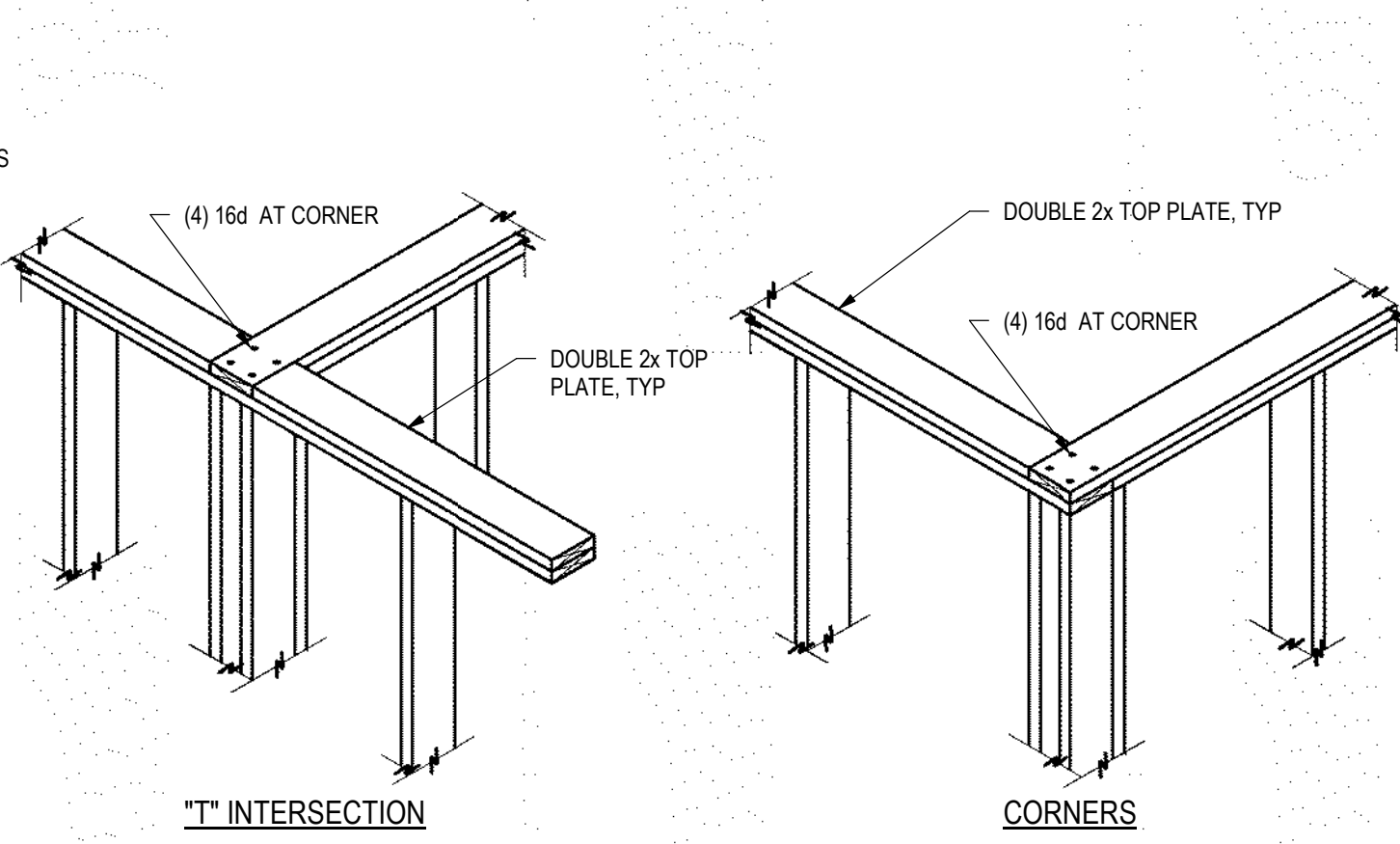
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S5.2
DETAIL
3/4" = 1'-0"



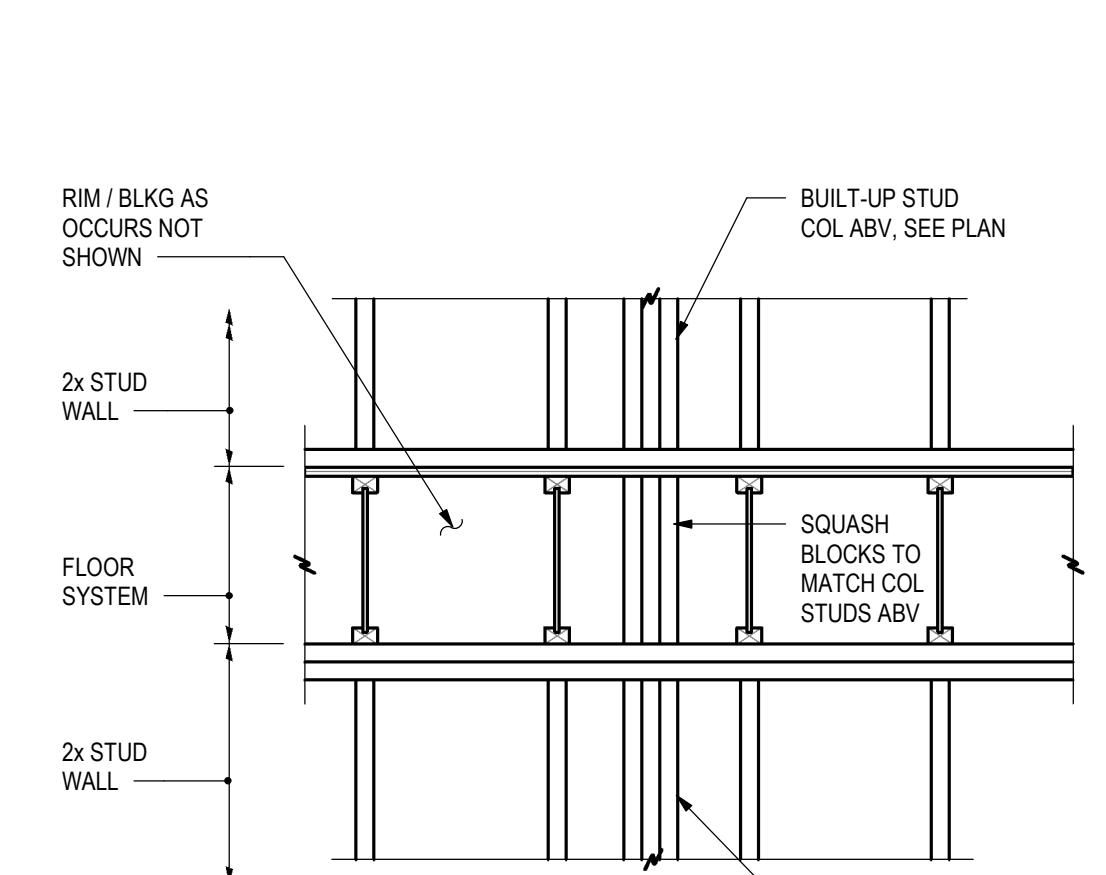
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S5.2
SECTION
3/4" = 1'-0"



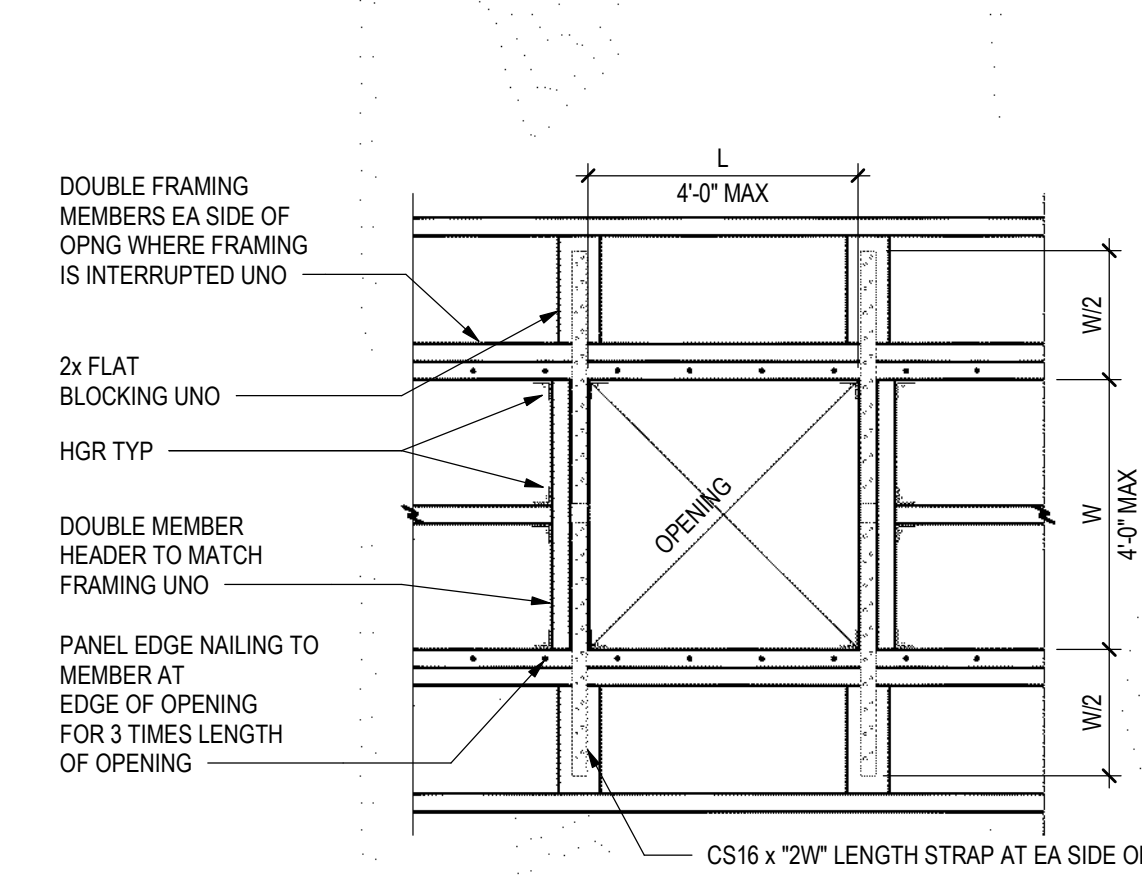
11 STUD WALL ELEVATION
S5.3 3/4" = 1'-0"



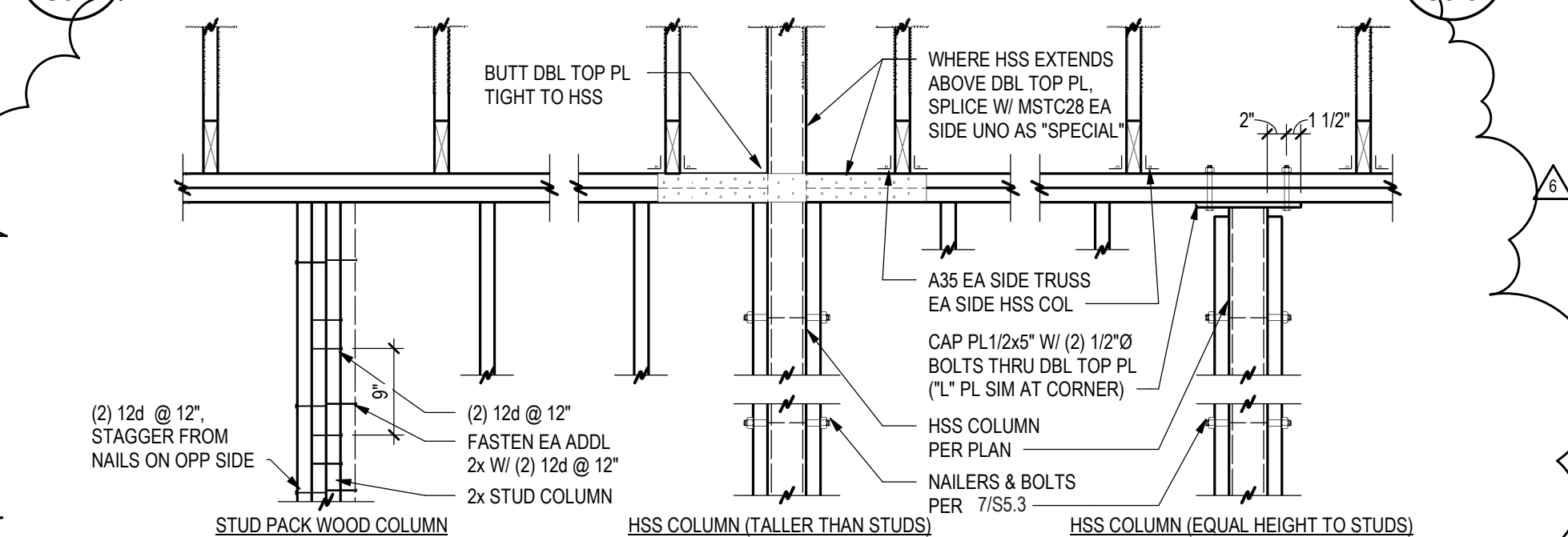
12 TOP PLATE LAP ISO
S5.3 NO SCALE



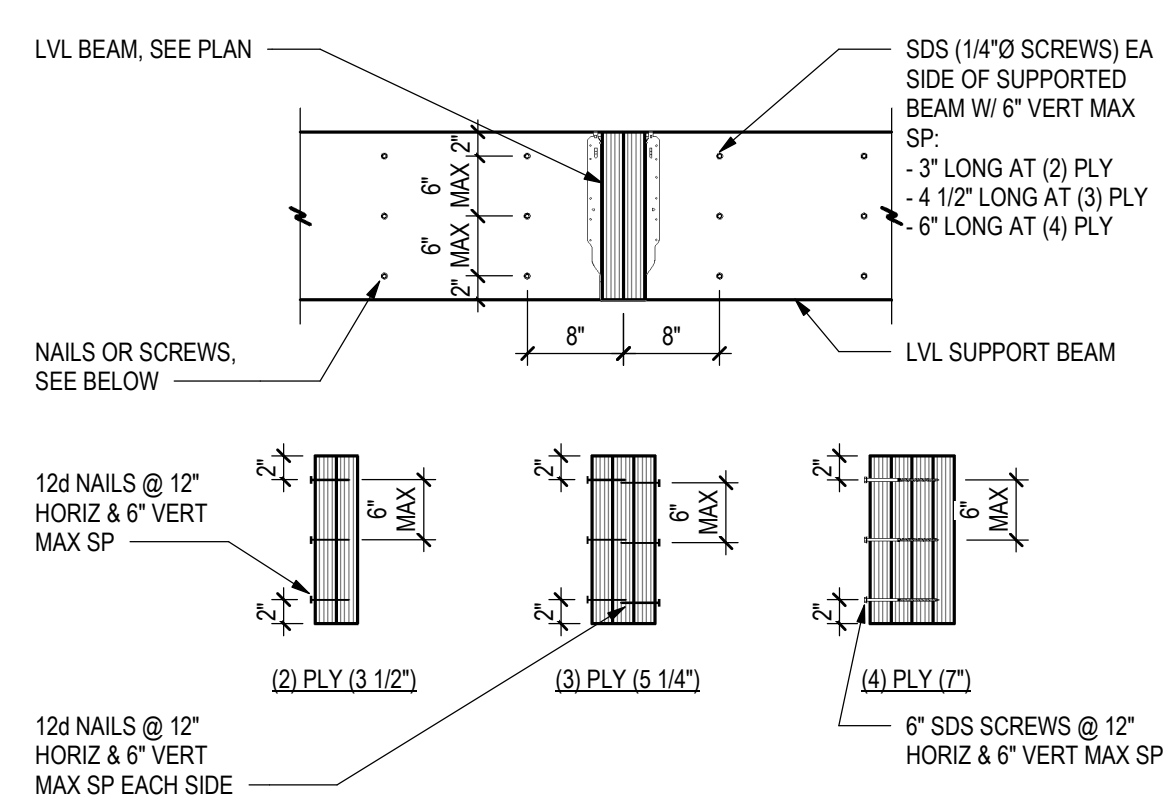
13 TYP SQUASH BLOCKING
S5.3 3/4" = 1'-0"



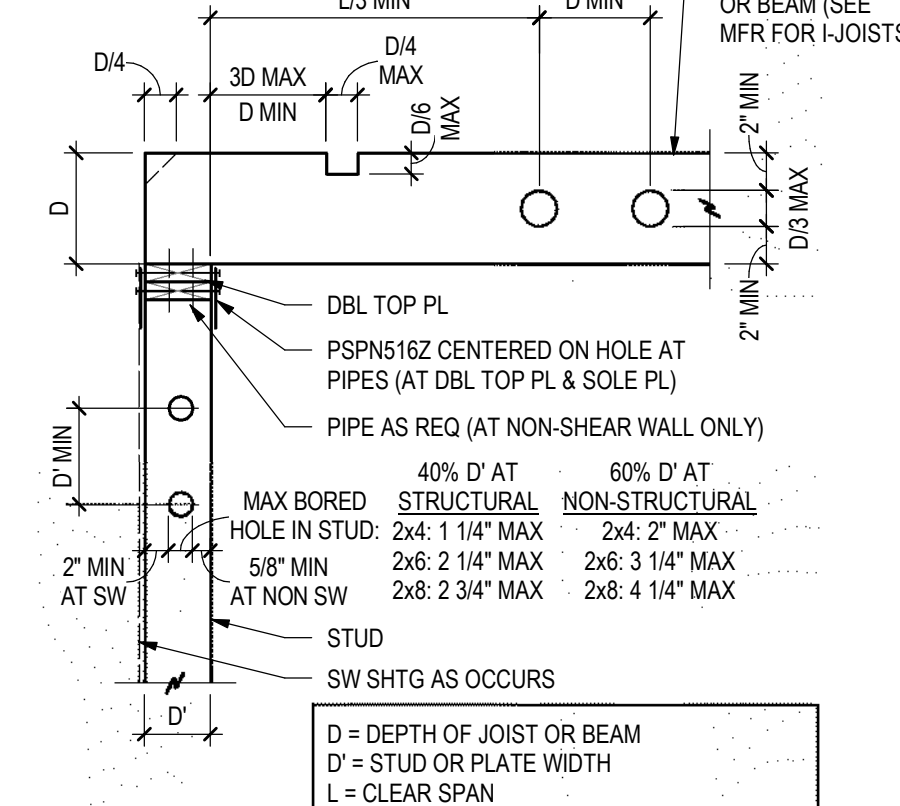
14 DIAPHRAGM OPENING DETAIL
S5.3 3/4" = 1'-0"



15 TYPICAL COLUMN AT STUD WALL
S5.3 3/4" = 1'-0"



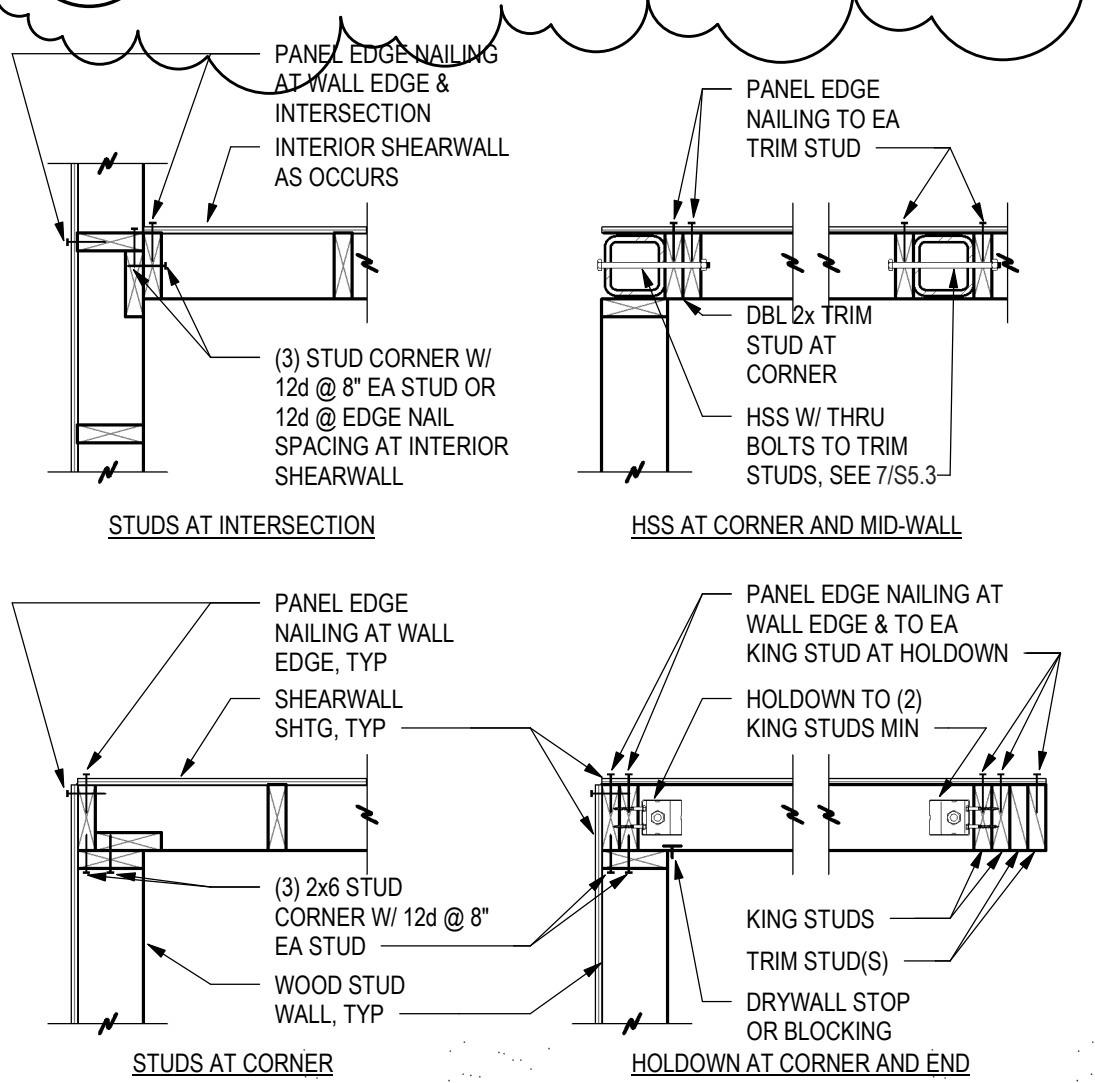
8 TYPICAL BUILT UP BEAM
S5.3 3/4" = 1'-0"



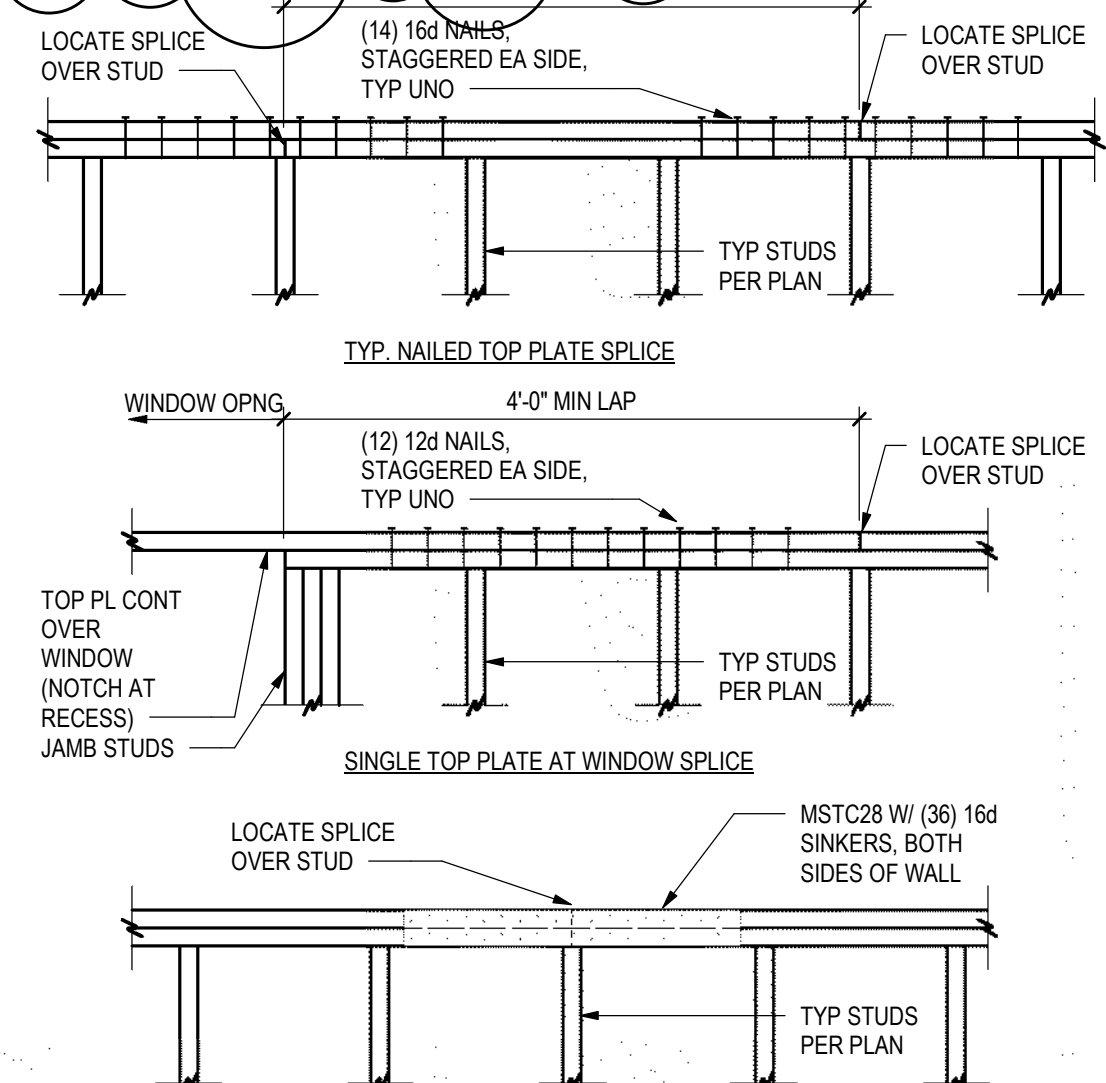
9 STUD & JOIST HOLE DETAIL
S5.3 3/4" = 1'-0"

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
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

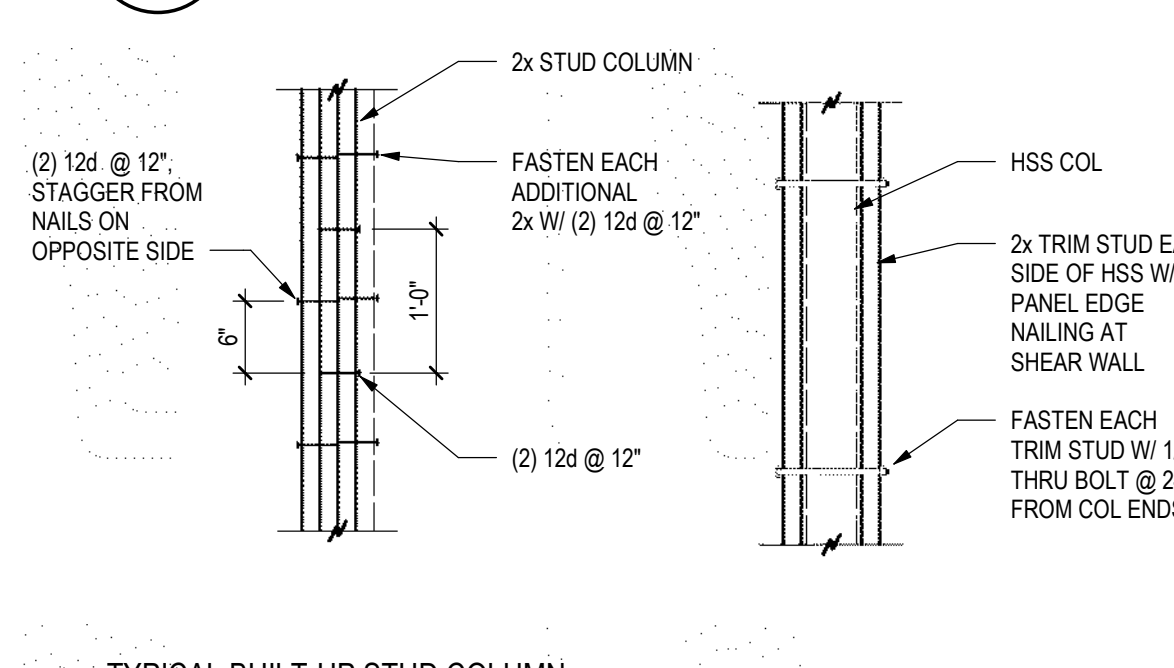
10 FASTENING SCHEDULE
S5.3 3/4" = 1'-0"



TYPICAL PLAN VIEW OF STUD WALL INTERSECTIONS



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



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

WOOD SHEAR WALL SCHEDULE							
MARK	STUDS	SHEATHING	SHEATHING NAILS	PANEL EDGE NAIL SPACING	FIELD NAIL SPACING	ANCHOR BOLTS	WASHERS
SW3	2x6 @ 16", WALLS OVER 14'-0" TALL USE 1 1/2" x 1.5E LSL STUDS @ 16"	7/16" APA (24/16) INTERIOR & ZIP SYSTEM R-6 SHEATHING, BLOCK ALL EDGES	8d COMMON NAILS (0.131"x2 1/2") INT & 10d SHANK NAILS (0.131"x3") AT ZIP SYSTEM EXT ALL EDGES	4" INTERIOR & 3" AT ZIP SYSTEM BLOCK & NAIL EDGES	12"	1/2"x10" @ 24"	0.229"x3" PL (BPS12-6)
SW4	2x6 @ 16", WALLS OVER 14'-0" TALL USE 1 1/2" x 1.5E LSL STUDS @ 16"	7/16" APA (24/16) INTERIOR & ZIP SYSTEM R-6 SHEATHING, BLOCK ALL EDGES	8d COMMON NAILS (0.131"x2 1/2") INT & 10d SHANK NAILS (0.131"x3") AT ZIP SYSTEM EXT ALL EDGES	4" INTERIOR & 3" AT ZIP SYSTEM BLOCK & NAIL EDGES	12"	1/2"x10" @ 24"	0.229"x3" PL (BPS12-6)
SW4A	2x4 @ 16"	7/16" APA (24/16)	8d COMMON NAILS (0.131"x2 1/2")	4" INTERIOR & 3" AT ZIP SYSTEM BLOCK & NAIL EDGES	12"	1/2"x10" @ 32"	STANDARD
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"	12"	1/2"x10" @ 32"	STANDARD
SW6A	2x6 @ 16"	7/16" APA (24/16)	8d COMMON NAILS (0.131"x2 1/2")	6"	12"	1/2"x10" @ 32"	STANDARD

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 12"x12" 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 PL WOOD/OSS 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
1/2" MAX
PLATE WASHER, DIAGONALLY SLOTTED HOLES ARE ACCEPTABLE UP TO 3/16" LARGER THAN HOLE DIAMETER, SLOT LENGTH NOT TO EXCEED 1 3/4" BP OR BPS MAY BE USED

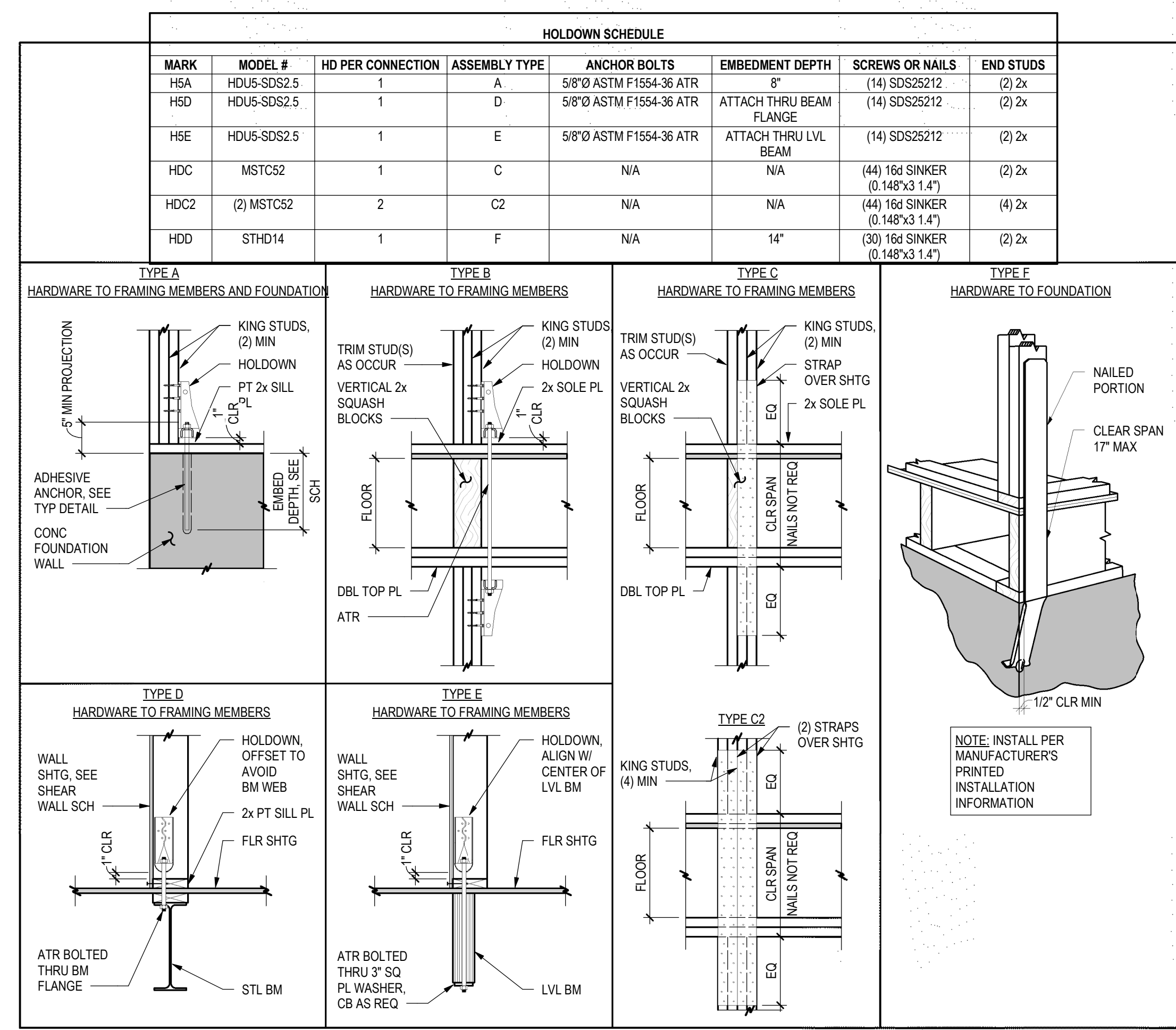
1 SHEAR WALL SCHEDULE
S5.3 3/4" = 1'-0"

WOOD WALL	
TYPE	STUDS & SPACING
SW3	2x6 @ 16", WALLS OVER 14'-0" TALL USE 1 1/2" x 1.5E LSL STUDS @ 16"
SW4	2x6 @ 16", WALLS OVER 14'-0" TALL USE 1 1/2" x 1.5E LSL STUDS @ 16"
SW4A	2x4 @ 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"

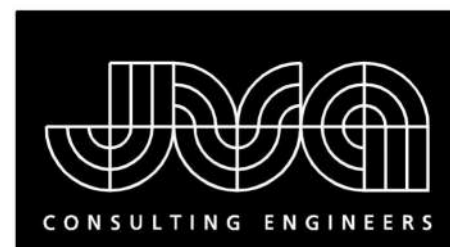
2 BEARING WALL SCHEDULE
S5.3 3/4" = 1'-0"

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
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	TH4422	TH4422

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



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



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CAMPBELL RESIDENCE

Lot 5 - Eagle's Vista

Steamboat Springs, CO 80487

1907

Record Set
TC
05/07/2020

ISSUE NAME	DATE
BUILDING PERMIT	08/23/2019
VE REVISIONS	10/15/2019
RFI #3	04/08/2020
ASI #2	05/01/2020

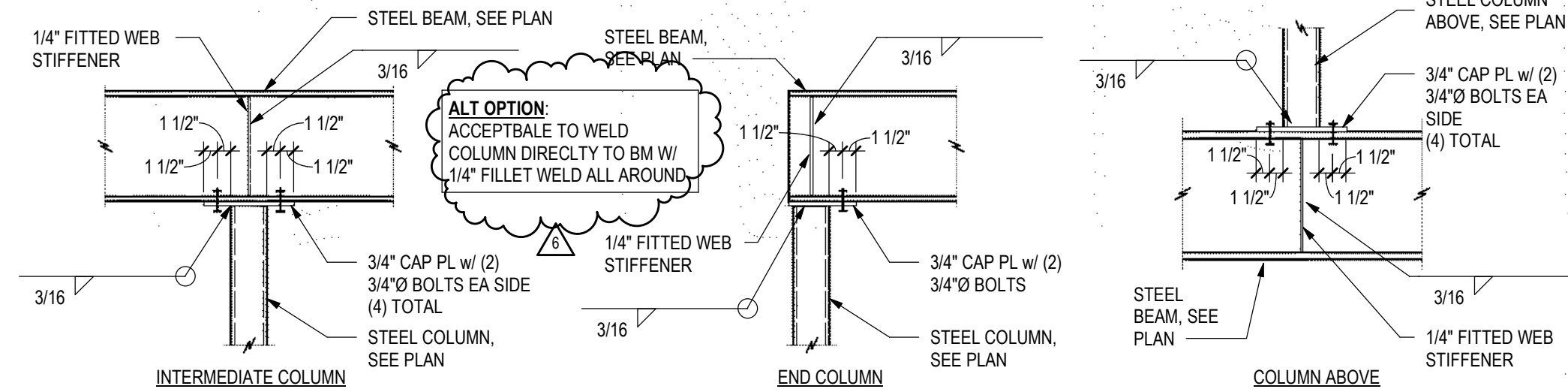
DRAWING TITLE

FRAMING DETAILS

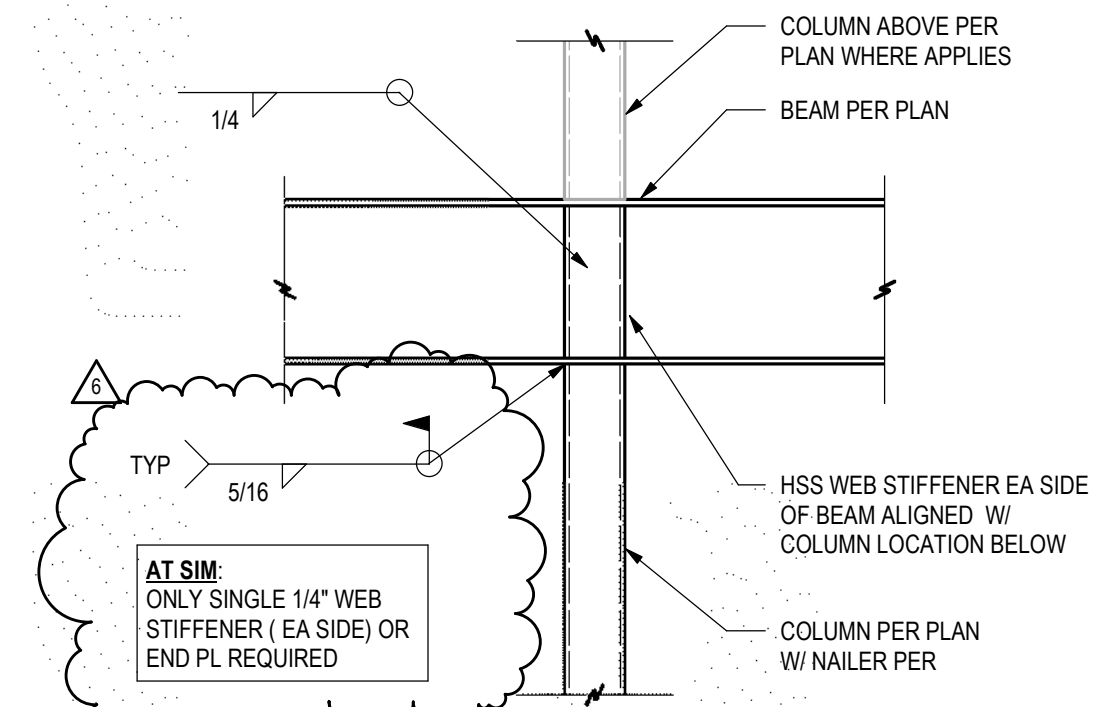
SHEET NO.

S5.5

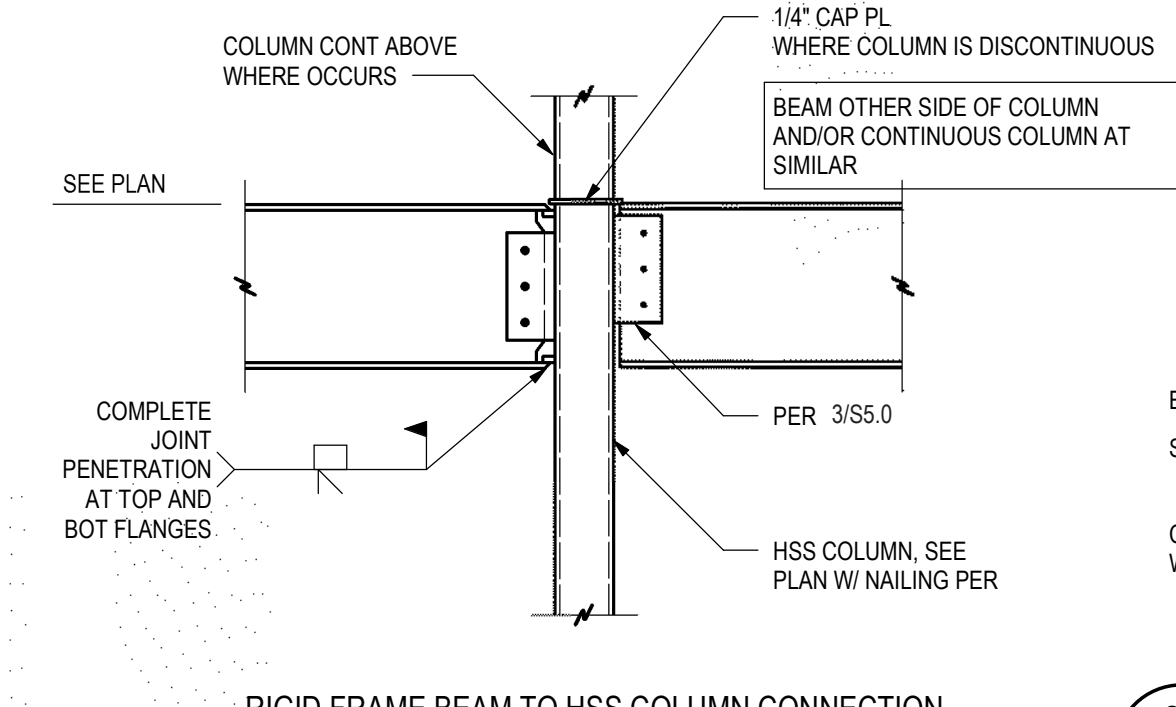
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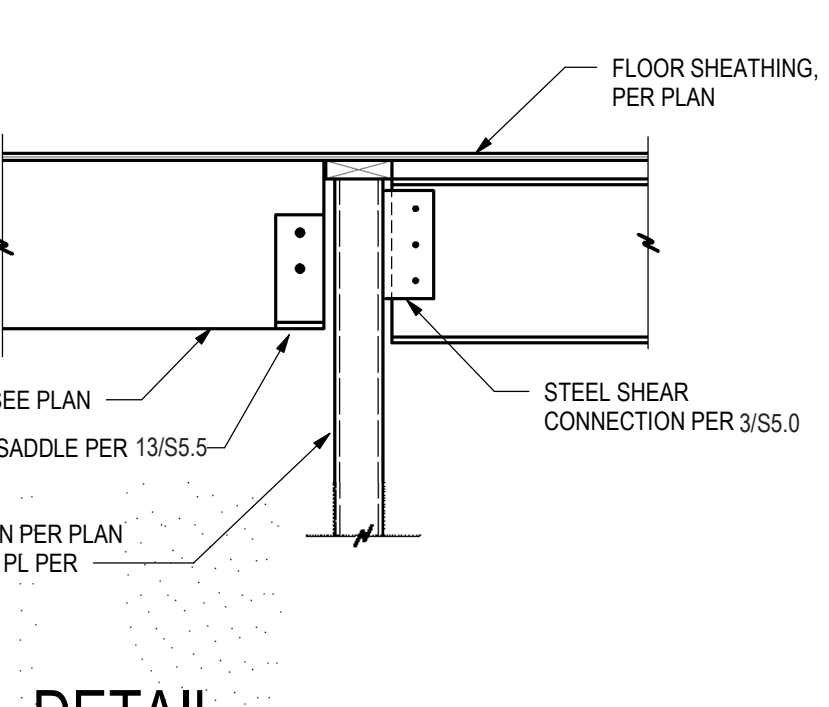
17 STEEL COLUMN CONNECTIONS
S5.5 3/4" = 1'-0"



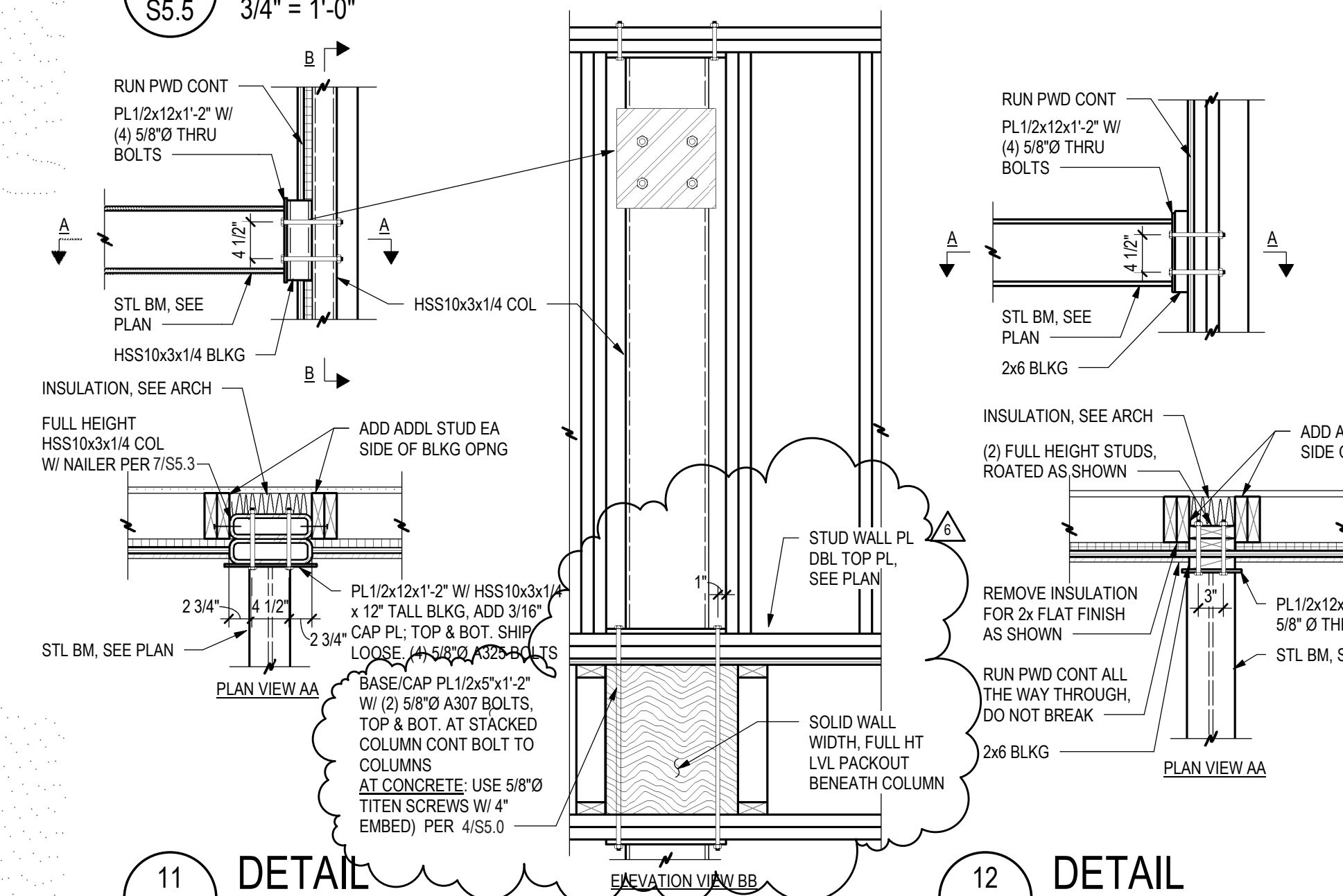
18 RIGID FRAME BM TO COL CONN
S5.5 3/4" = 1'-0"



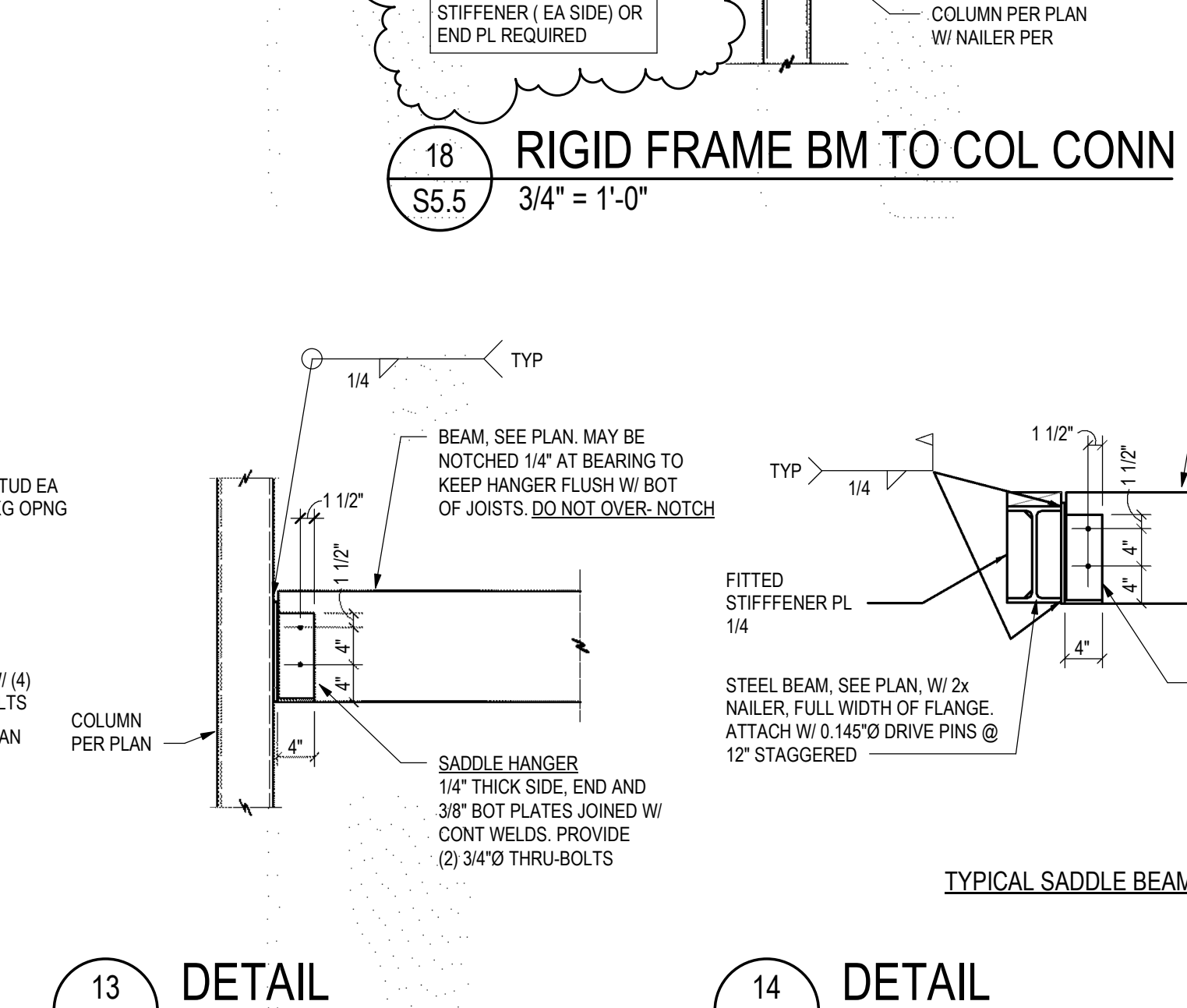
19 RIGID FRAME BEAM TO HSS COLUMN CONNECTION
S5.5 3/4" = 1'-0"



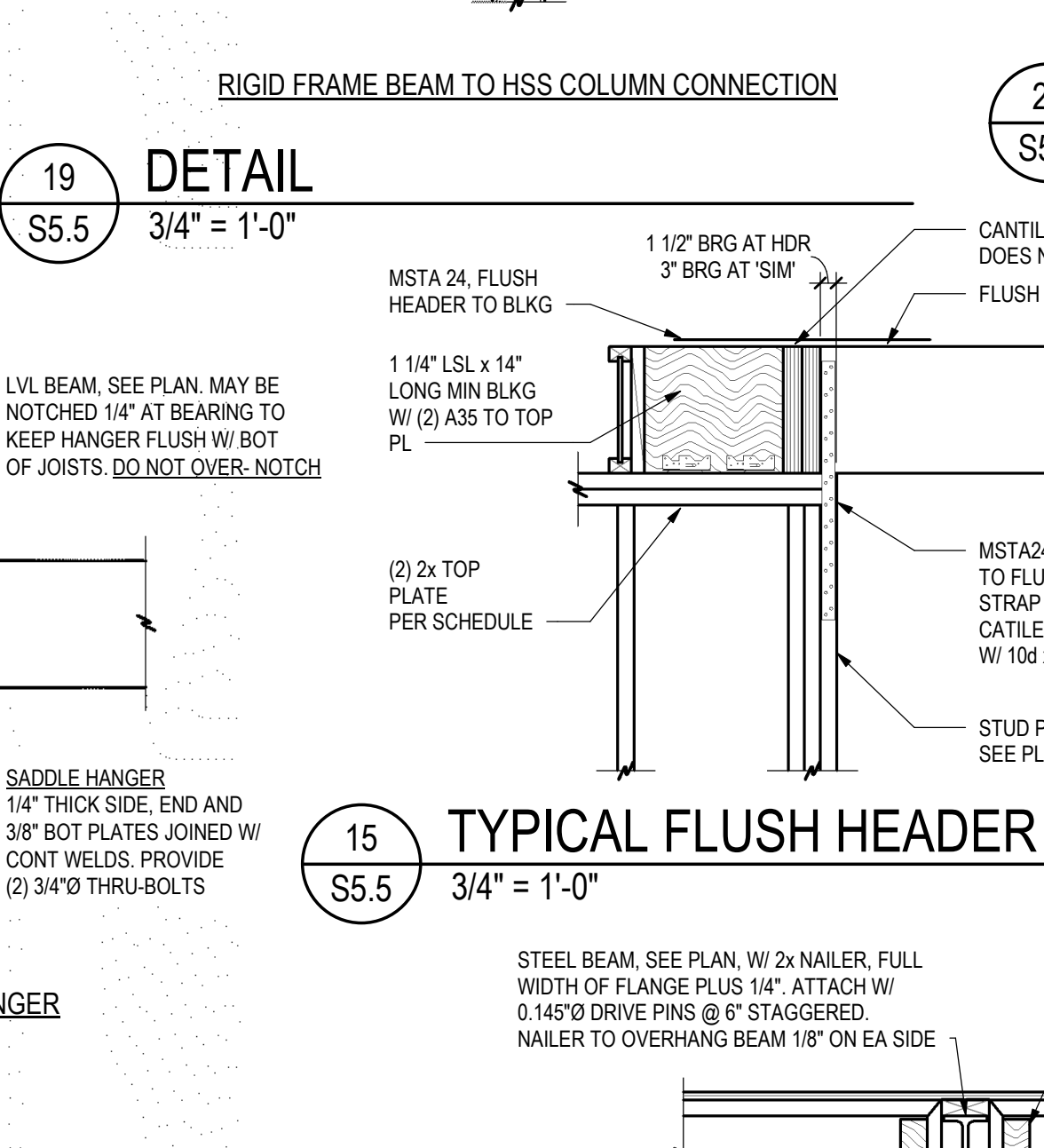
20 DETAIL
S5.5 3/4" = 1'-0"



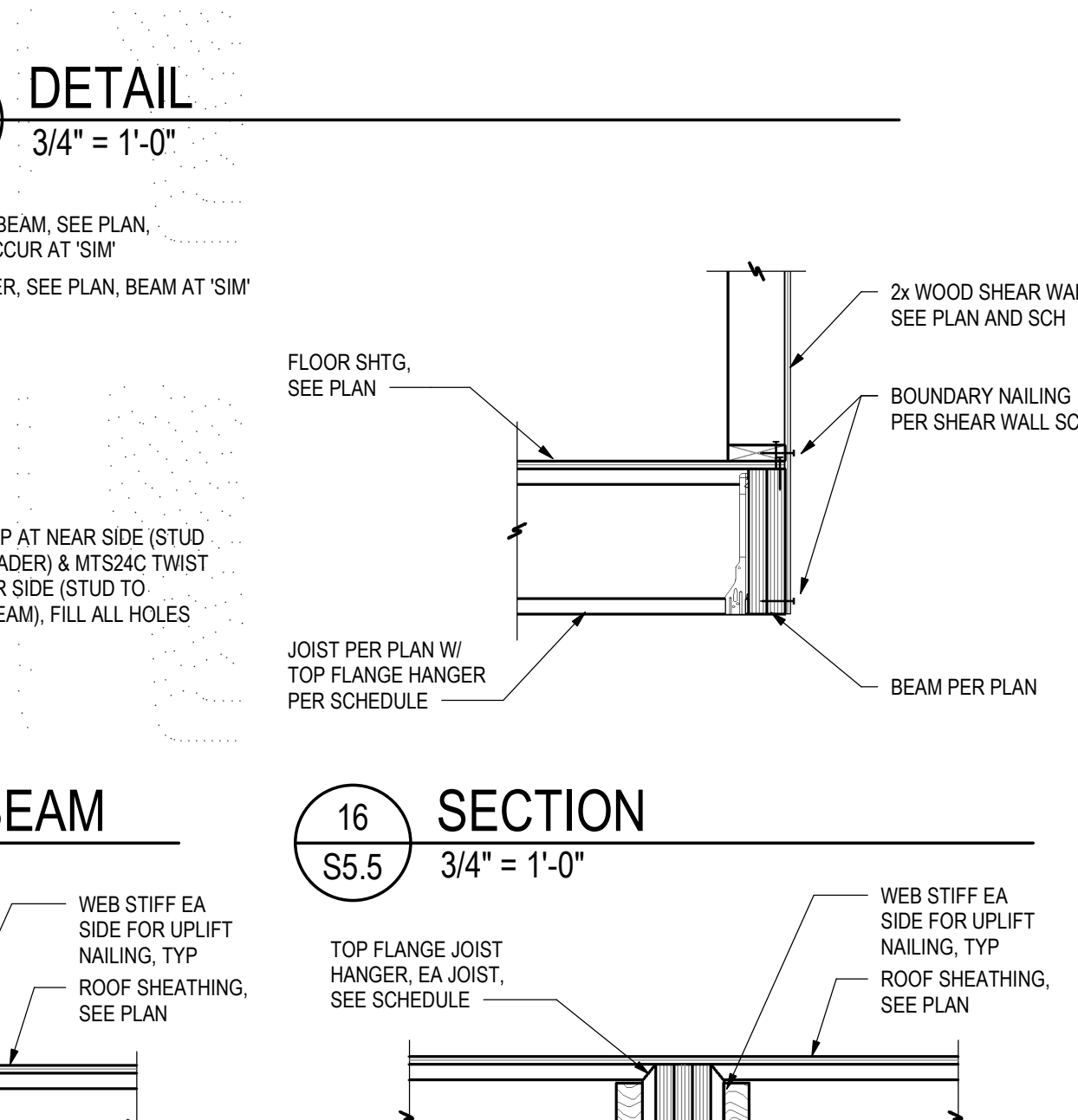
11 DETAIL
S5.5 3/4" = 1'-0"



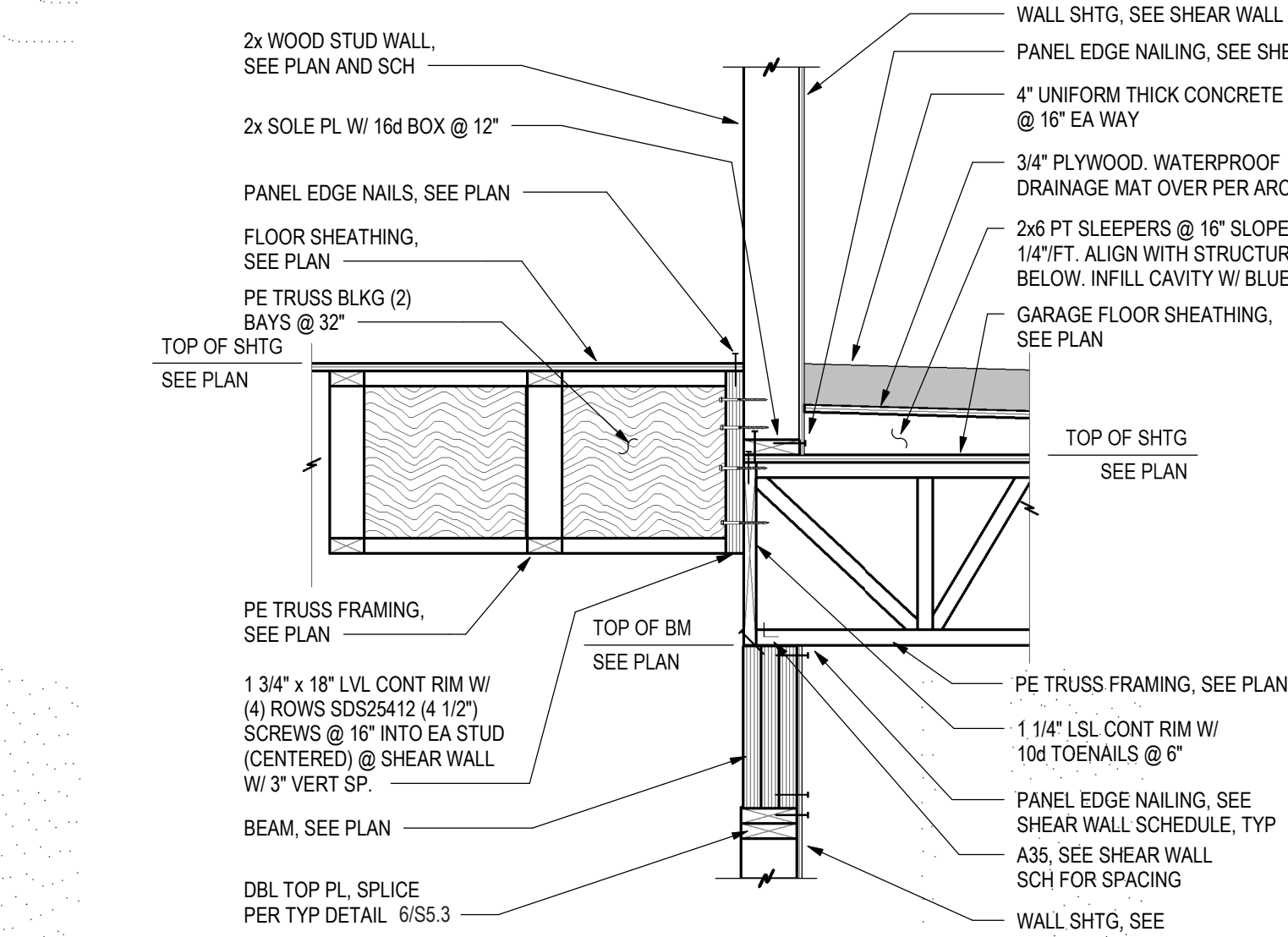
12 DETAIL
S5.5 3/4" = 1'-0"



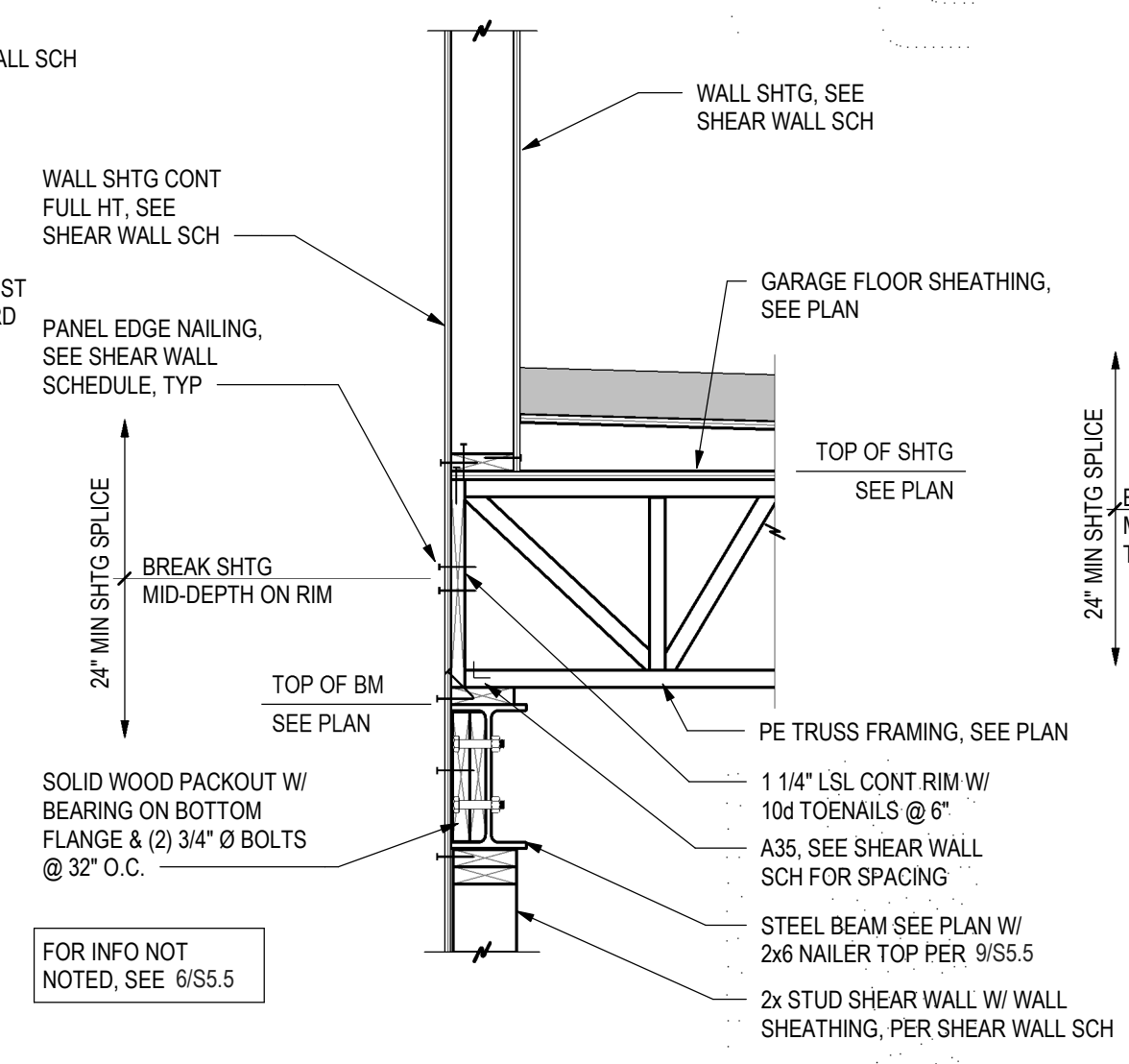
15 TYPICAL FLUSH HEADER / BEAM
S5.5 3/4" = 1'-0"



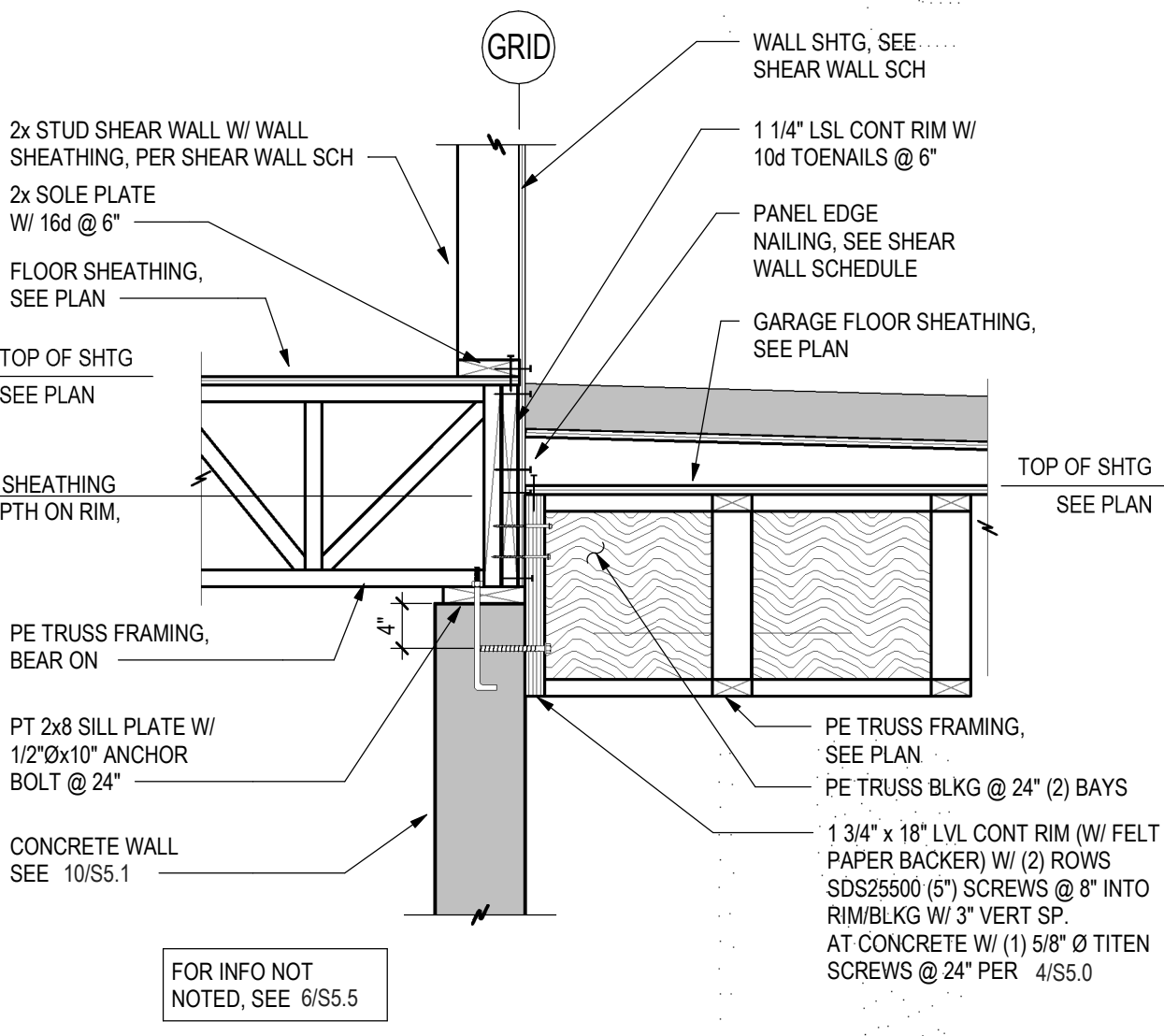
16 SECTION
S5.5 3/4" = 1'-0"



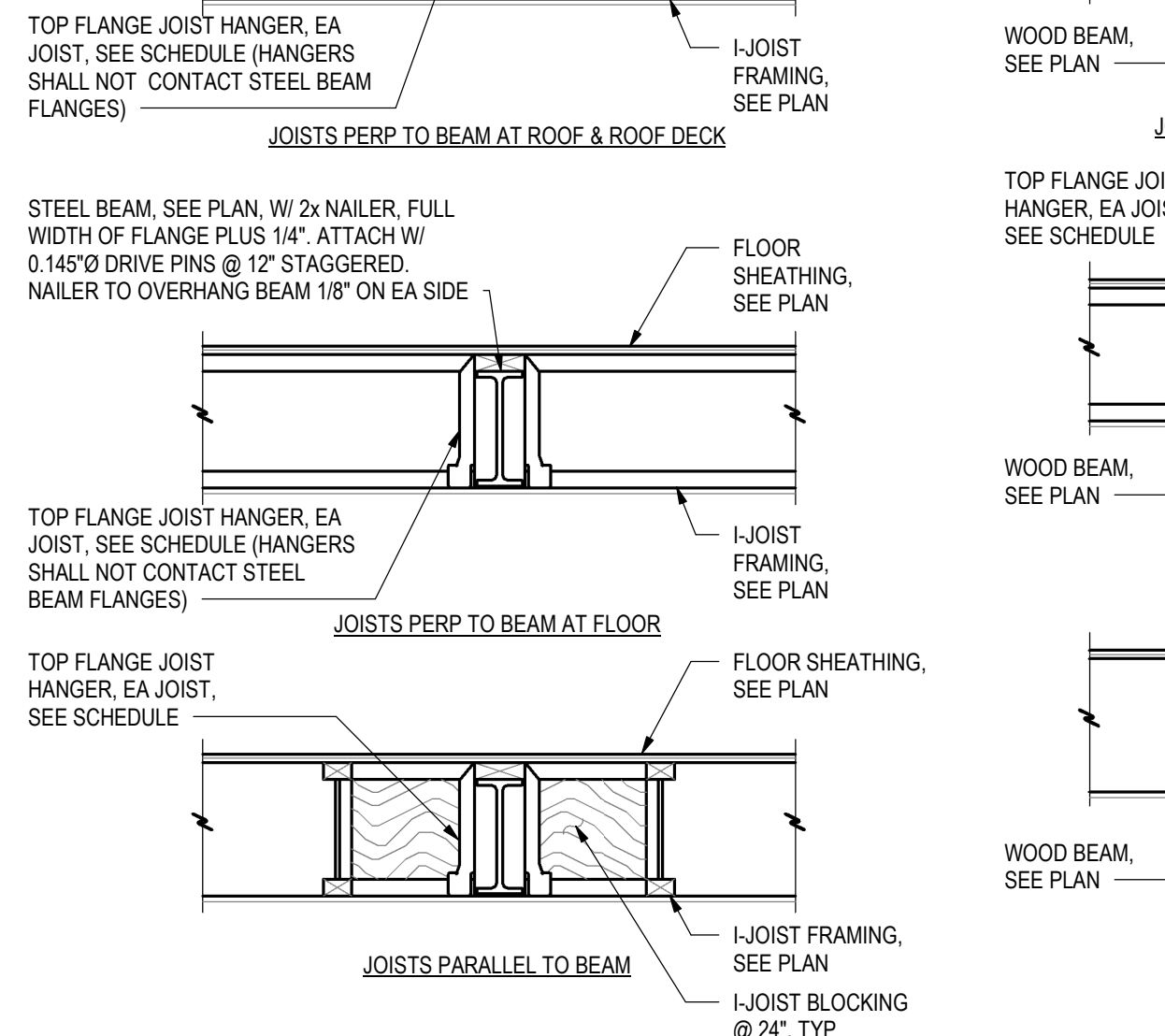
6 SHEAR WALL AT GARAGE
S5.5 3/4" = 1'-0"



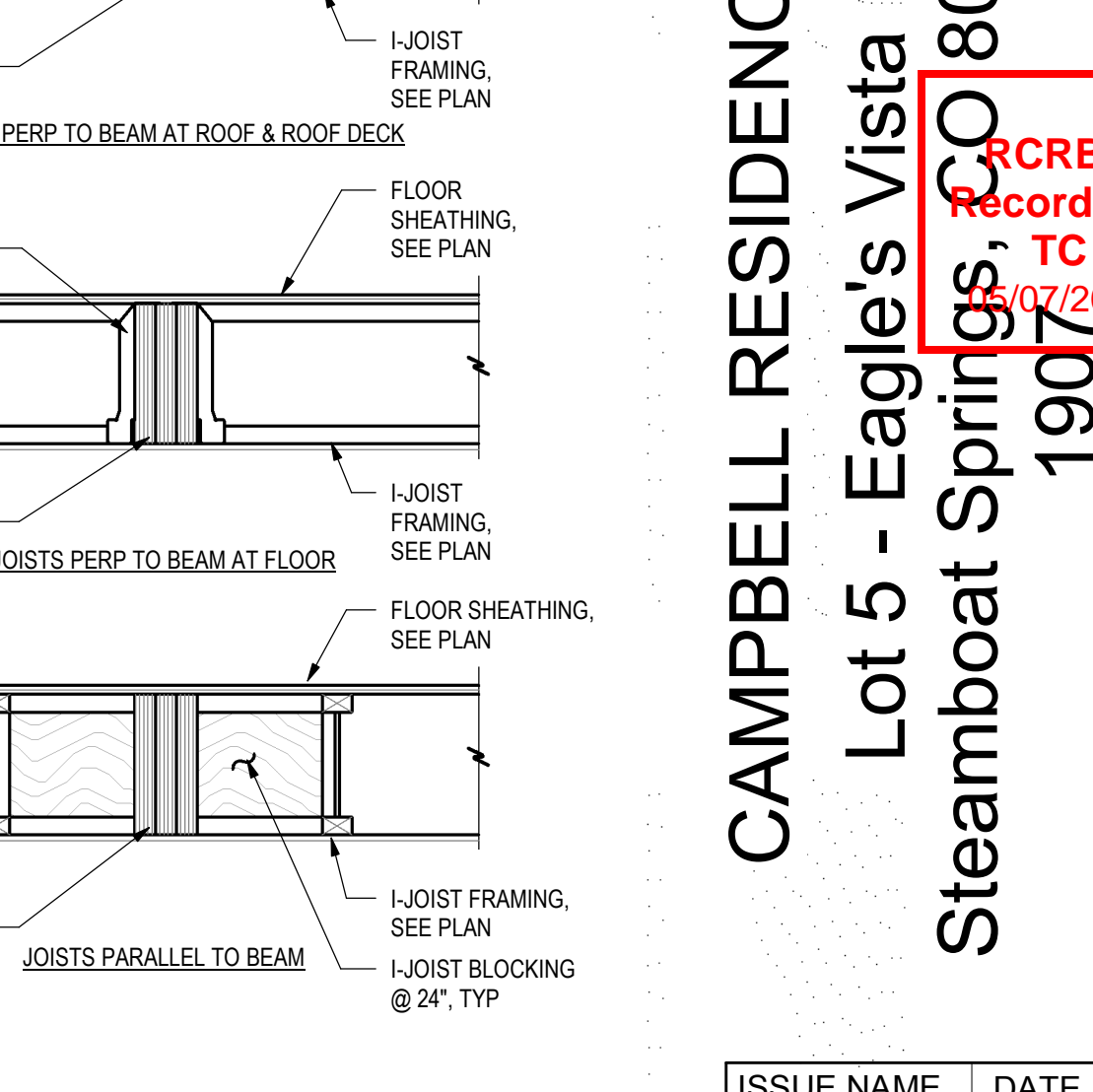
7 SHEAR WALL AT GARAGE
S5.5 3/4" = 1'-0"



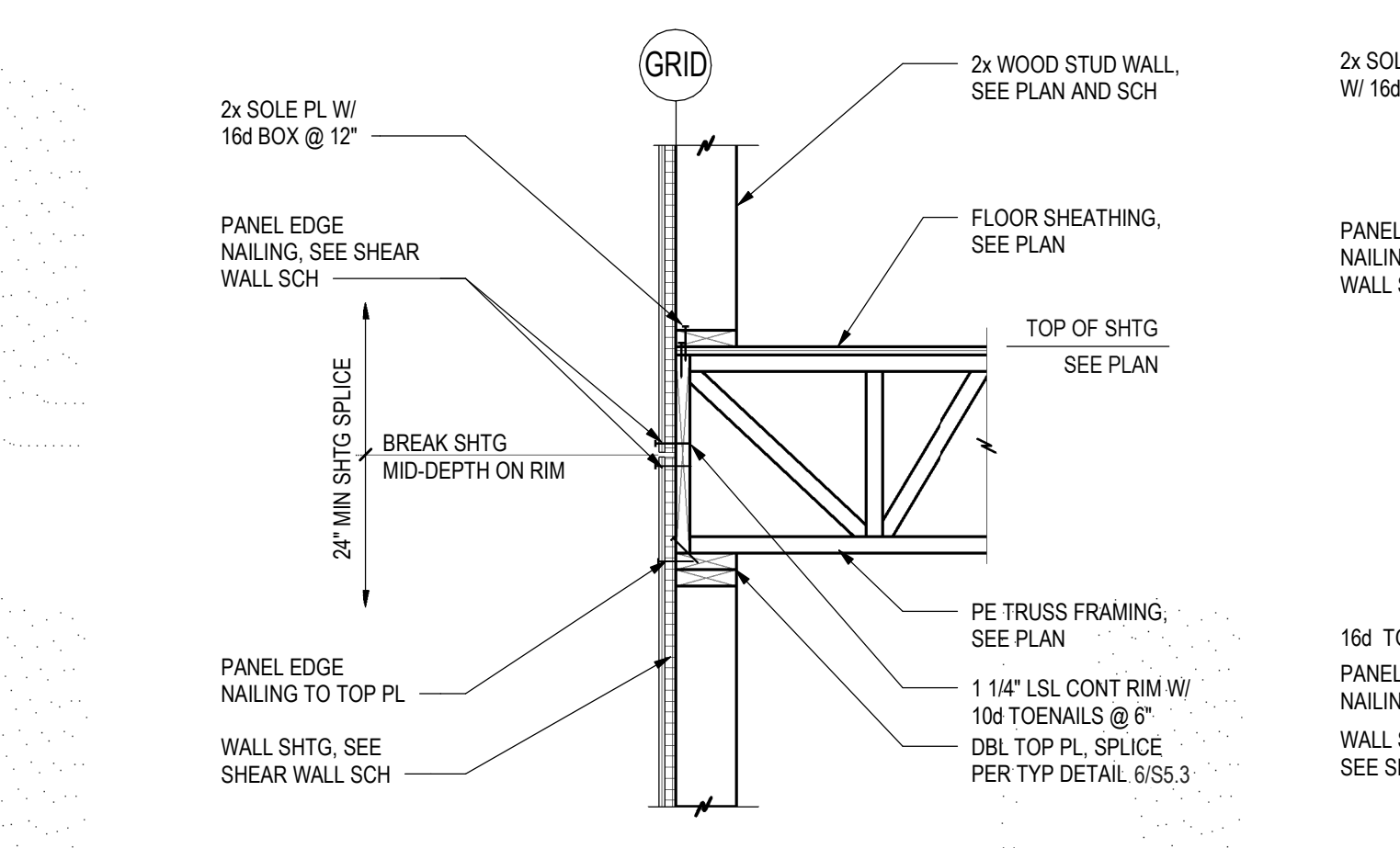
8 SHEAR WALL AT GARAGE
S5.5 3/4" = 1'-0"



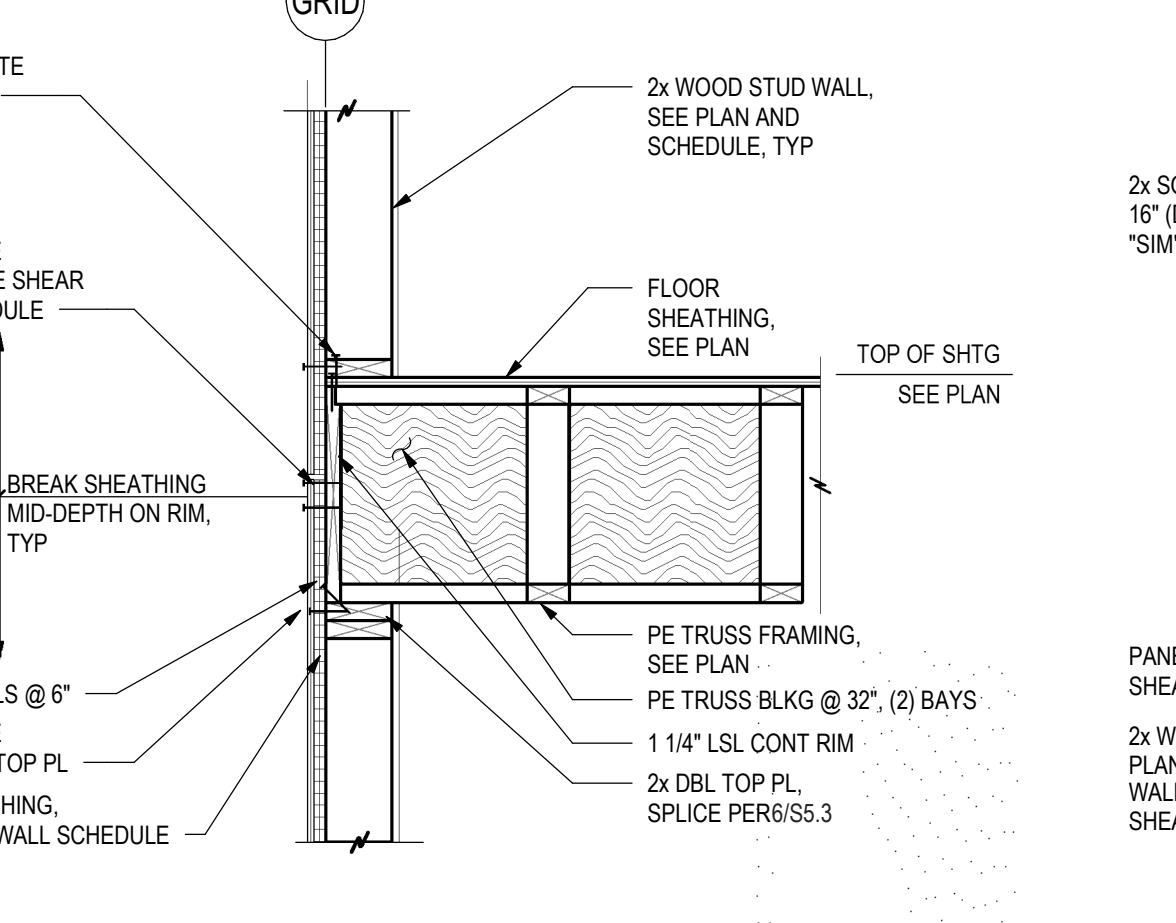
9 TYPICAL FLUSH STEEL BEAM
S5.5 3/4" = 1'-0"



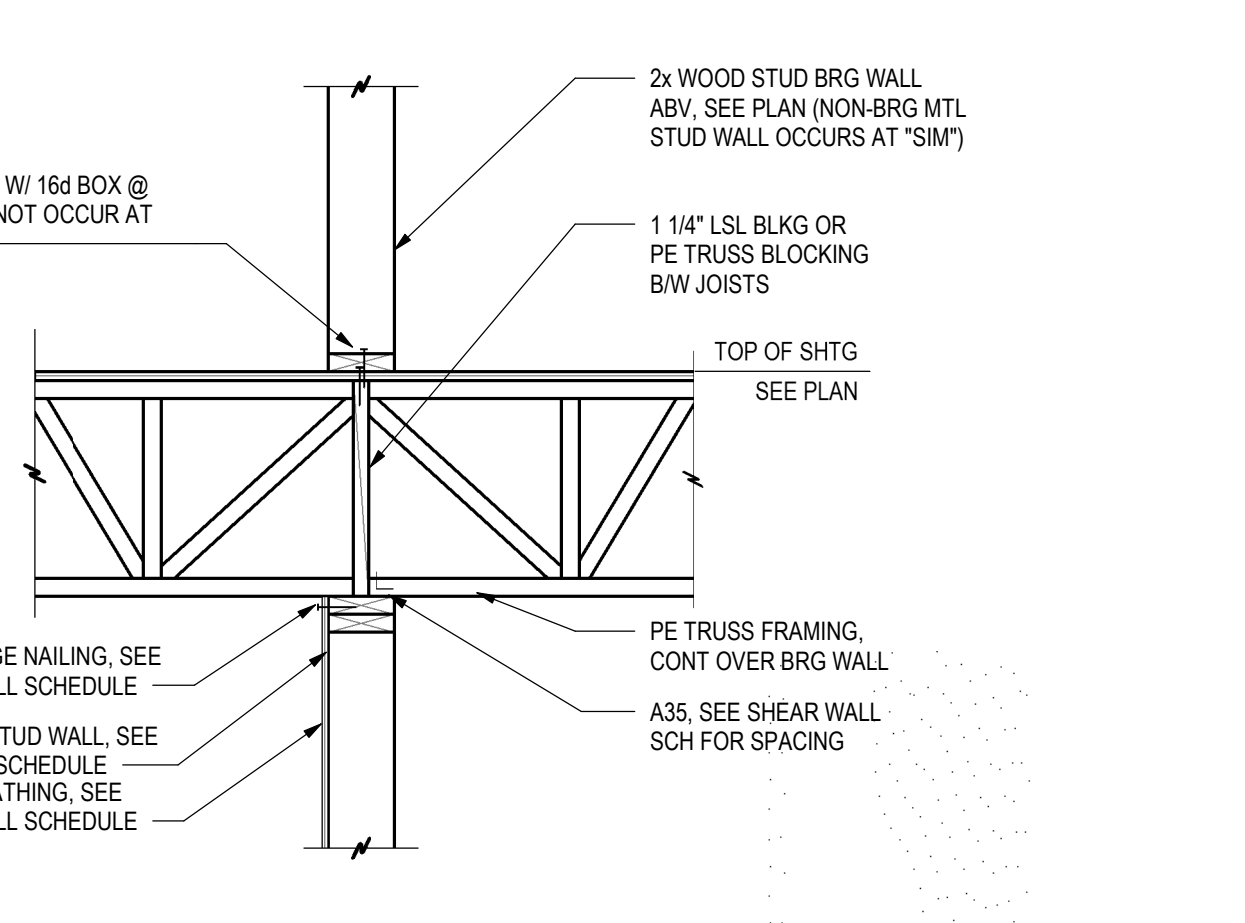
10 TYPICAL FLUSH WOOD BEAM
S5.5 3/4" = 1'-0"



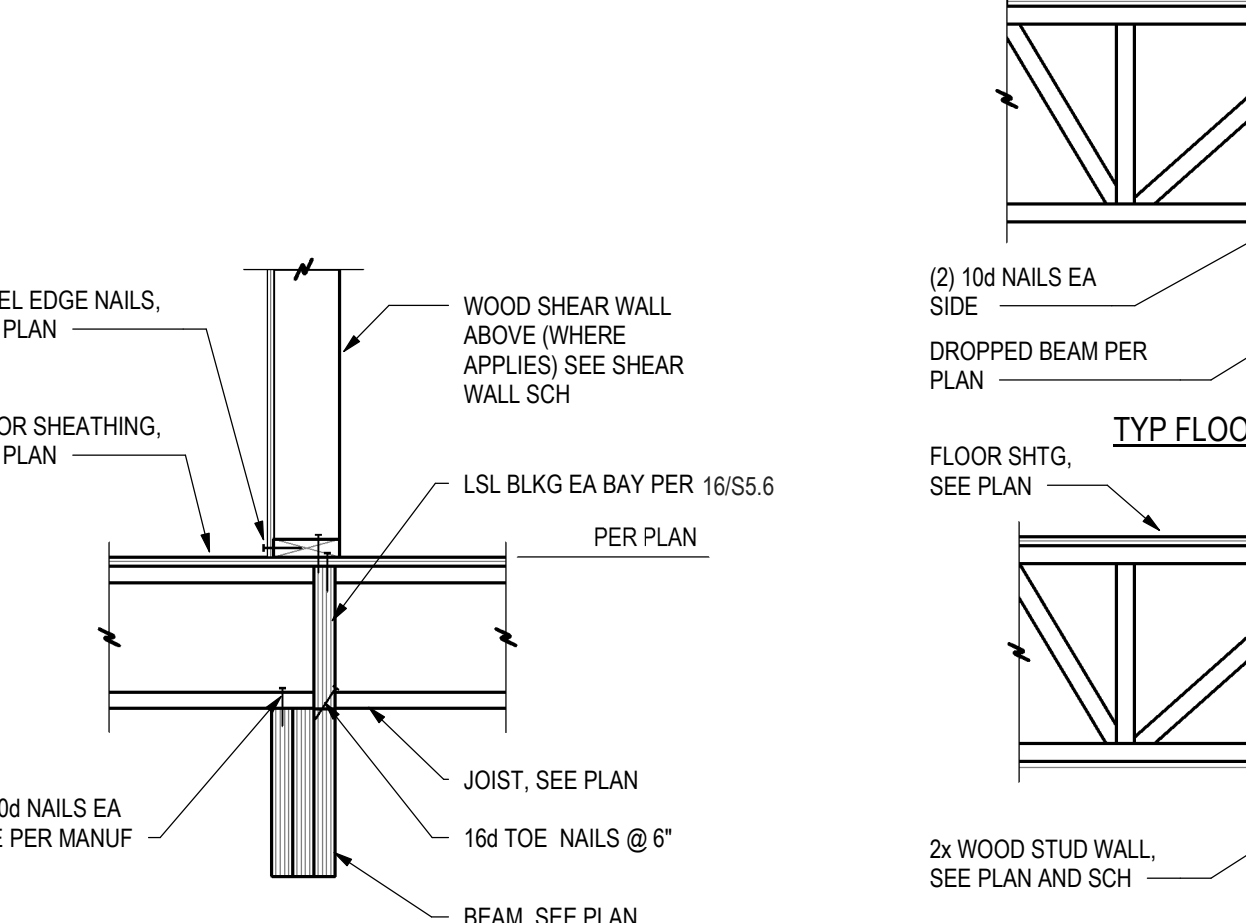
1 TYP SHEAR WALL PERP TO WALL
S5.5 3/4" = 1'-0"



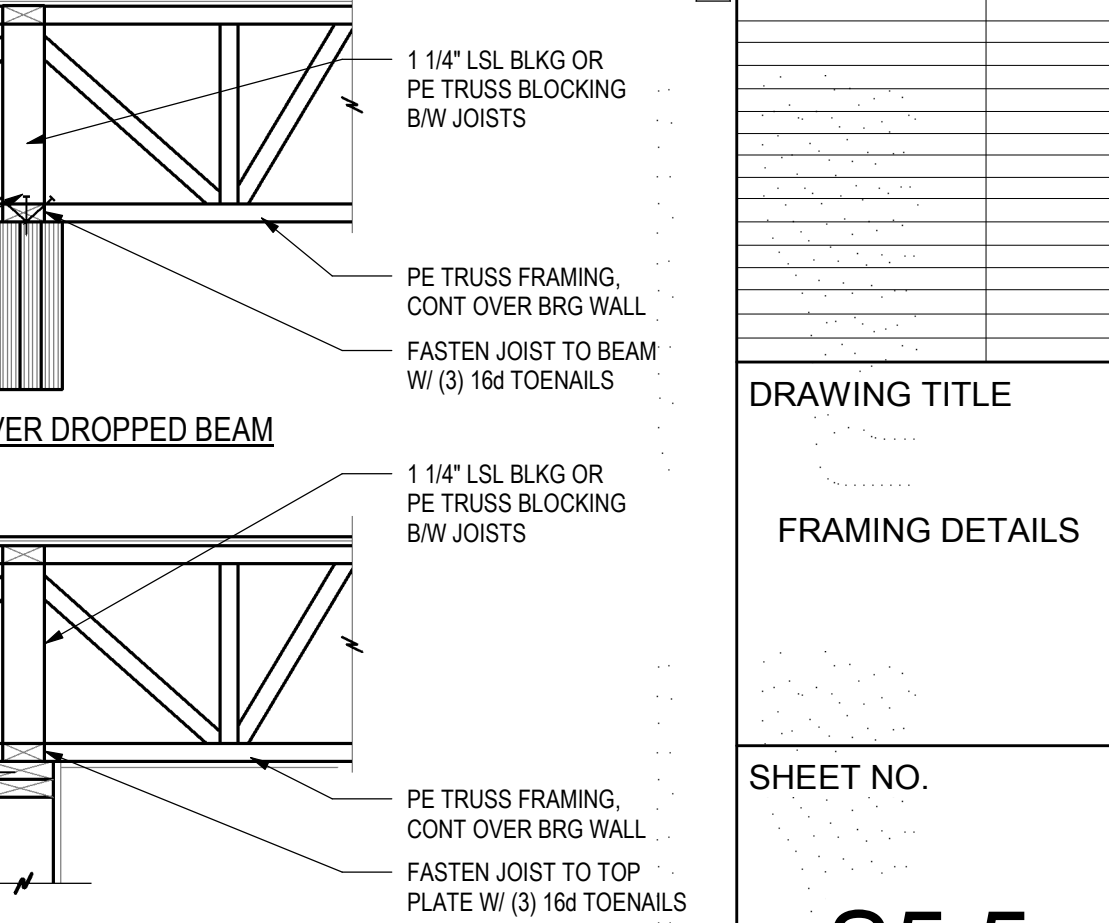
2 TYP SHEAR WALL PARALLEL TO WALL
S5.5 3/4" = 1'-0"



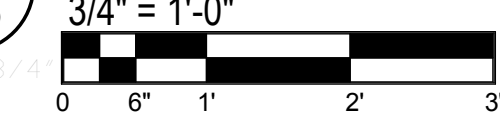
3 DETAIL
S5.5 3/4" = 1'-0"



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

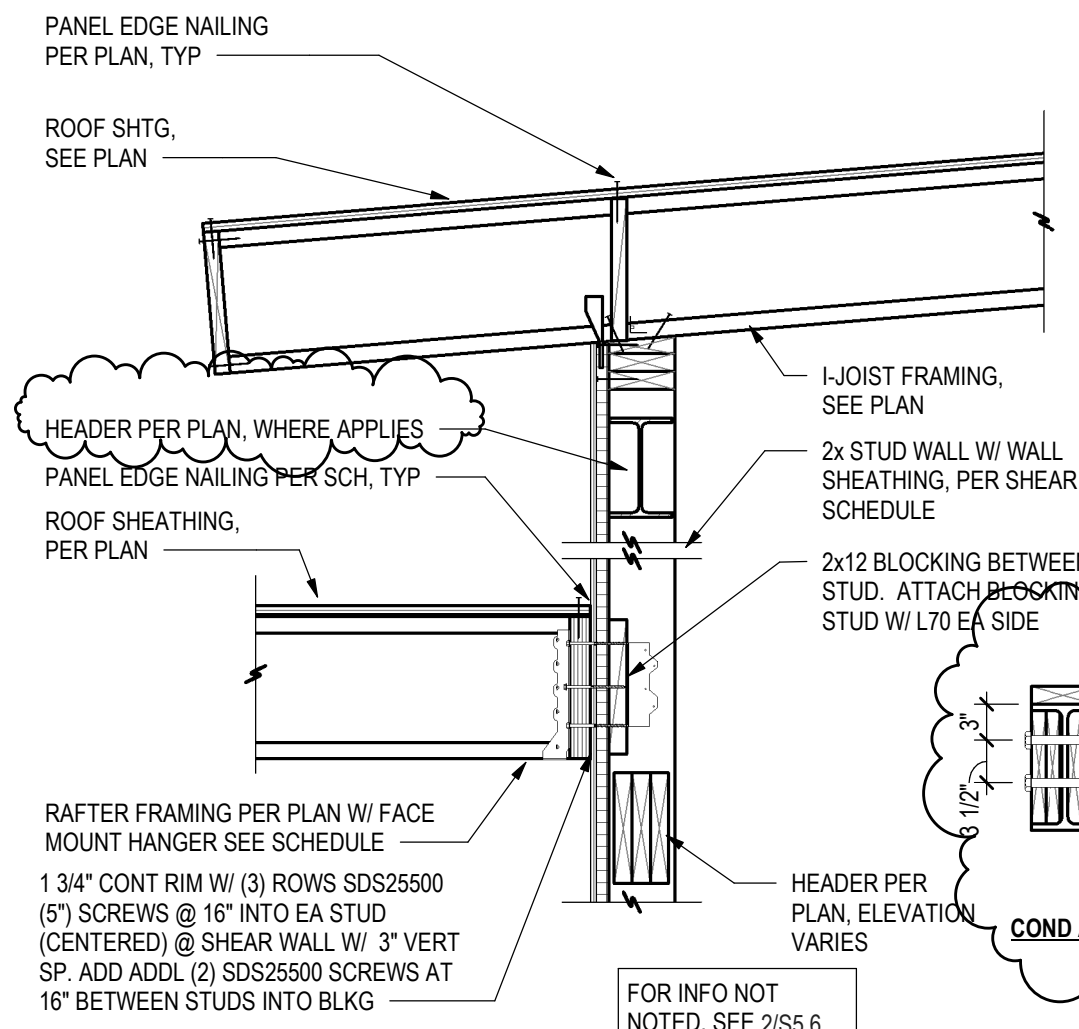


5 DETAIL
S5.5 3/4" = 1'-0"

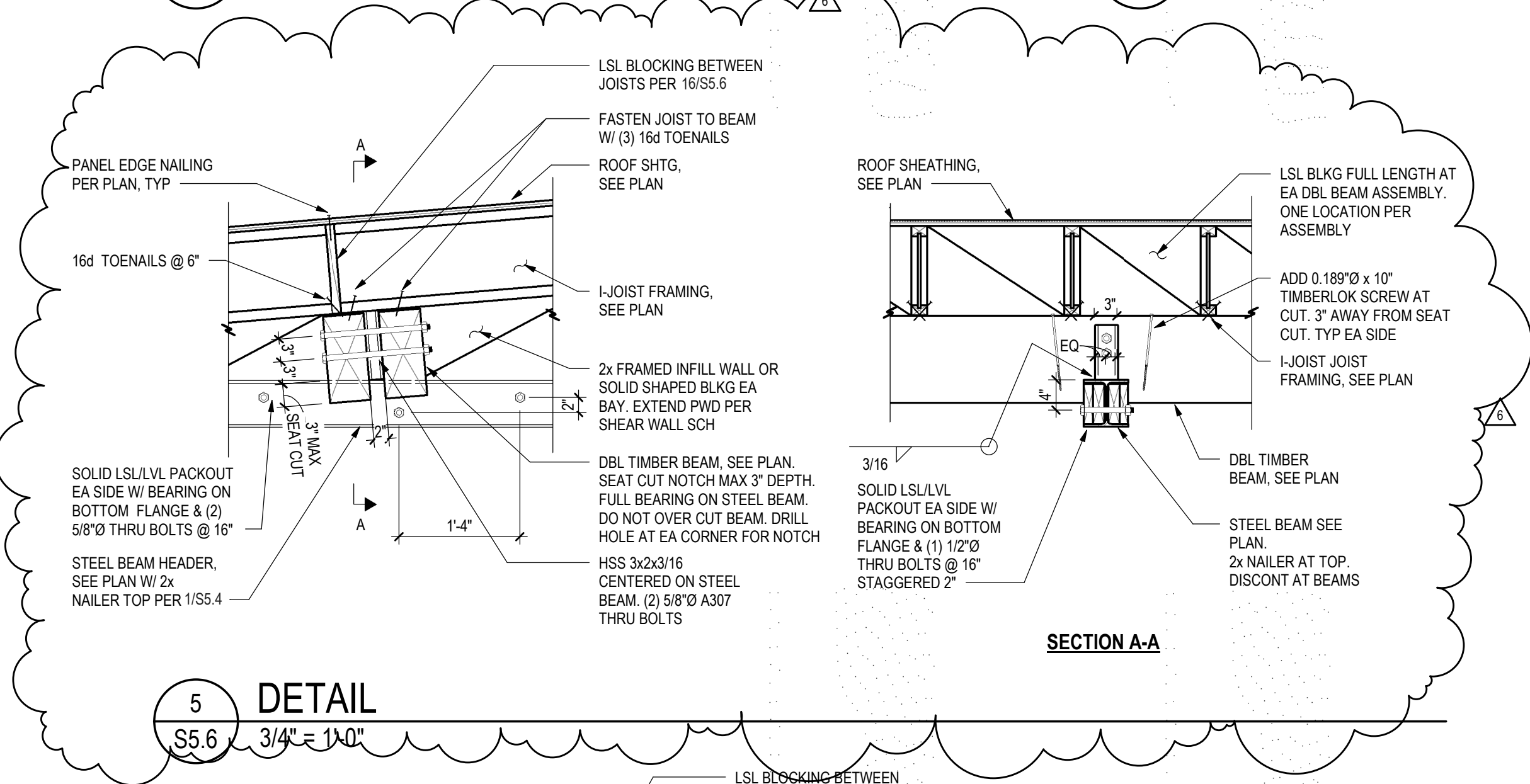


14 HIP BEAM DETAIL

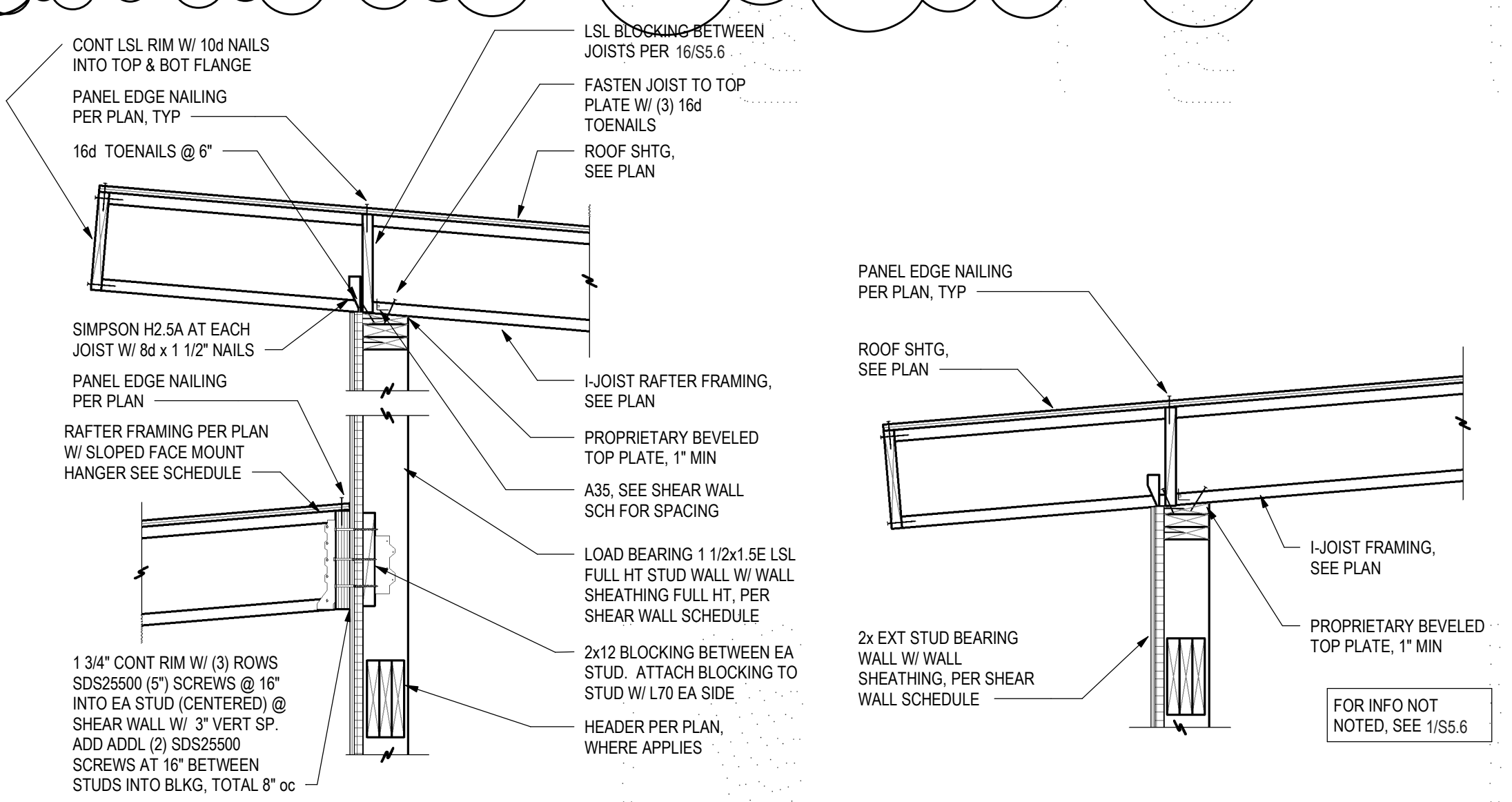
S5.6 3/4" = 1'-0"



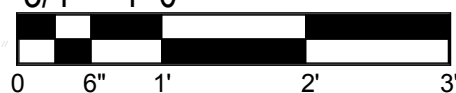
9 DETAIL
S5.6 3/4" = 1'-0"



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

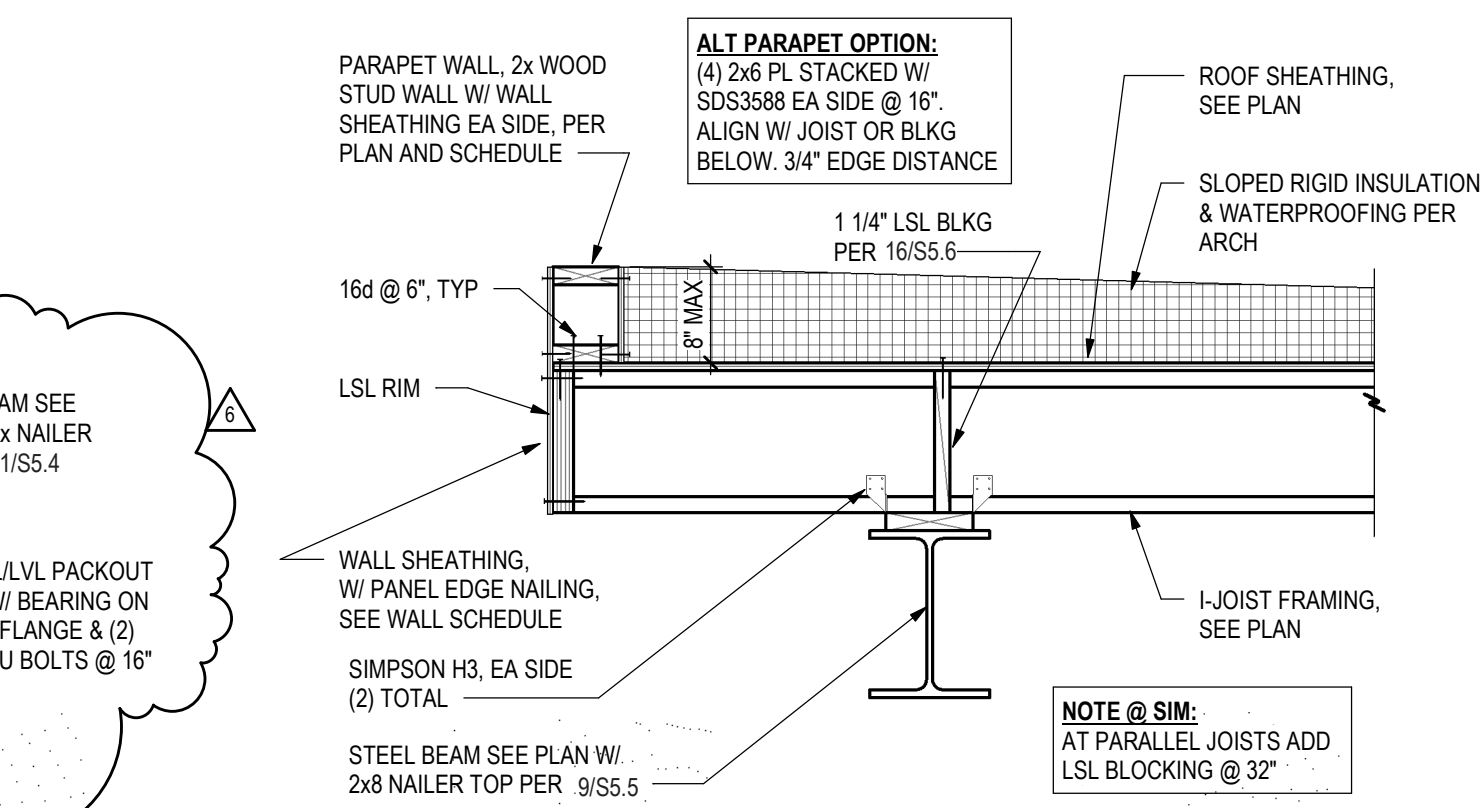


1 DETAIL
S5.6 3/4" = 1'-0"

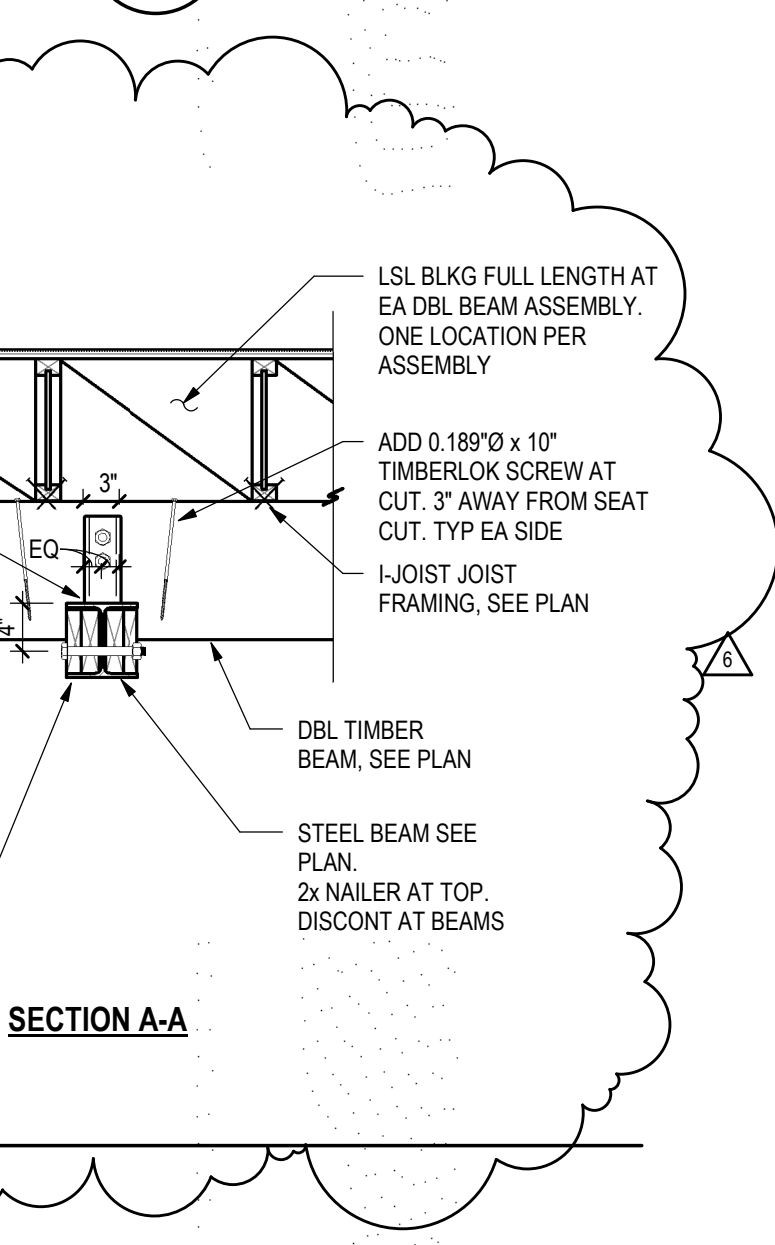


15 DETAIL

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

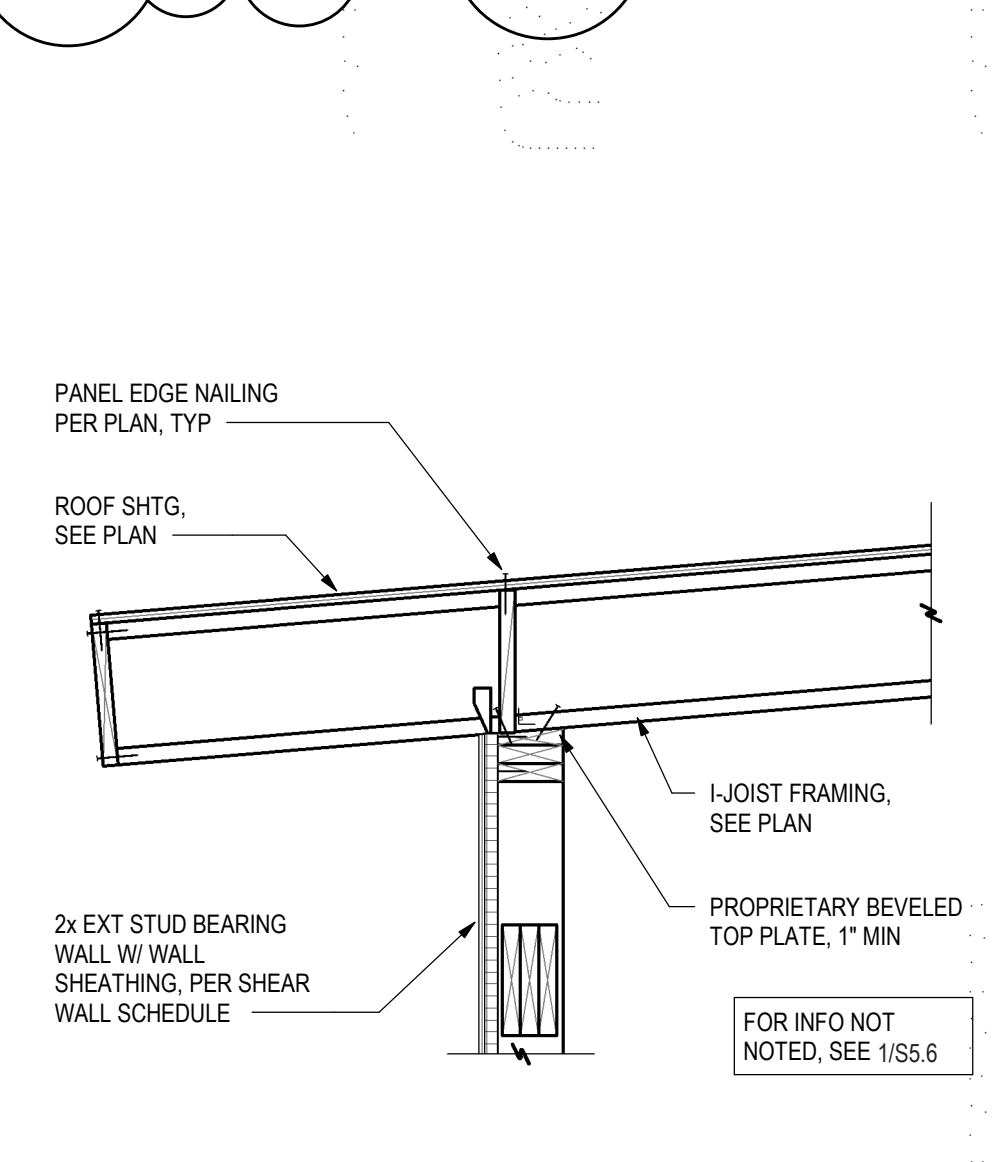


10 DETAIL
S5.6 3/4" = 1'-0"



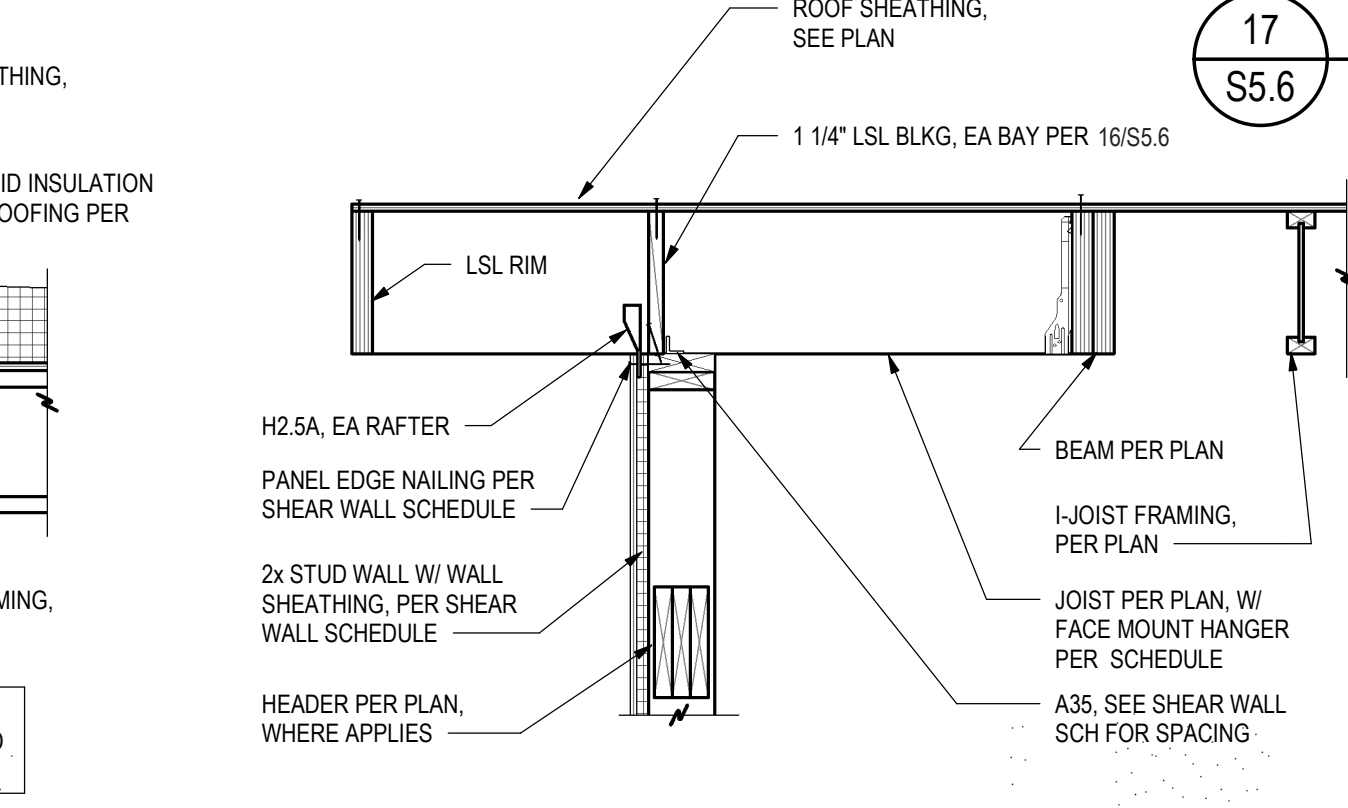
SECTION A-A

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

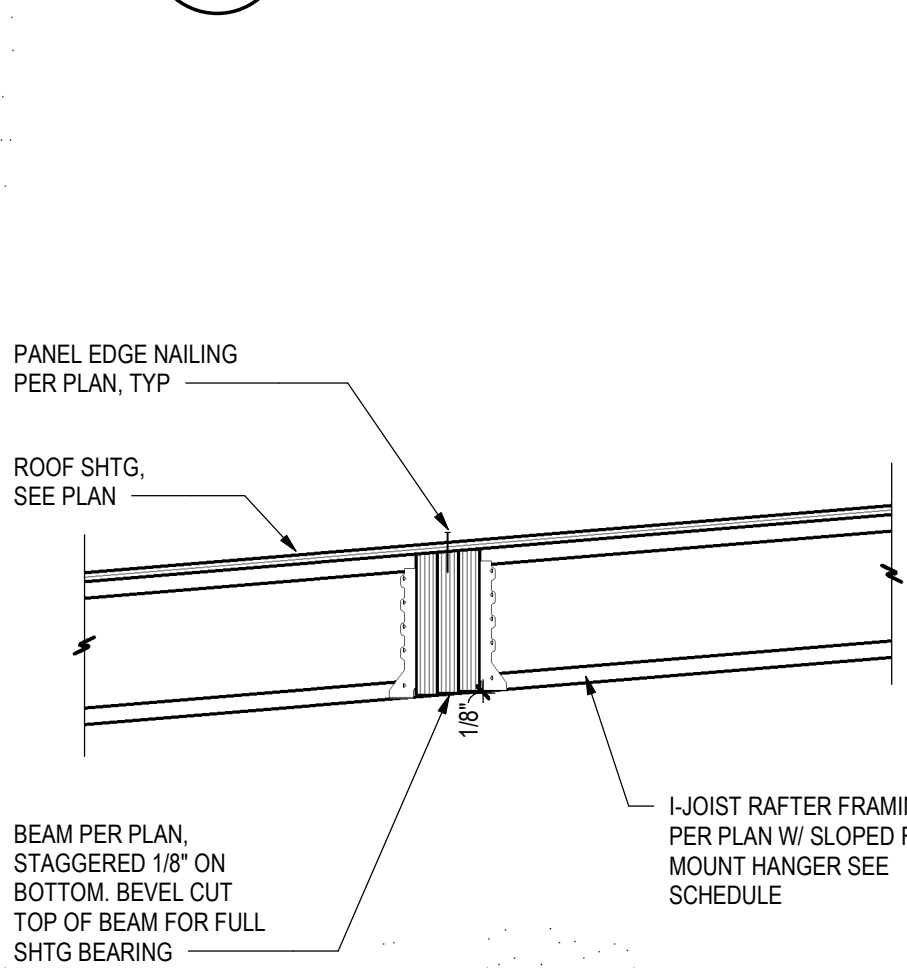


16 TRUSS/RAFTER BLOCKING AT HEEL

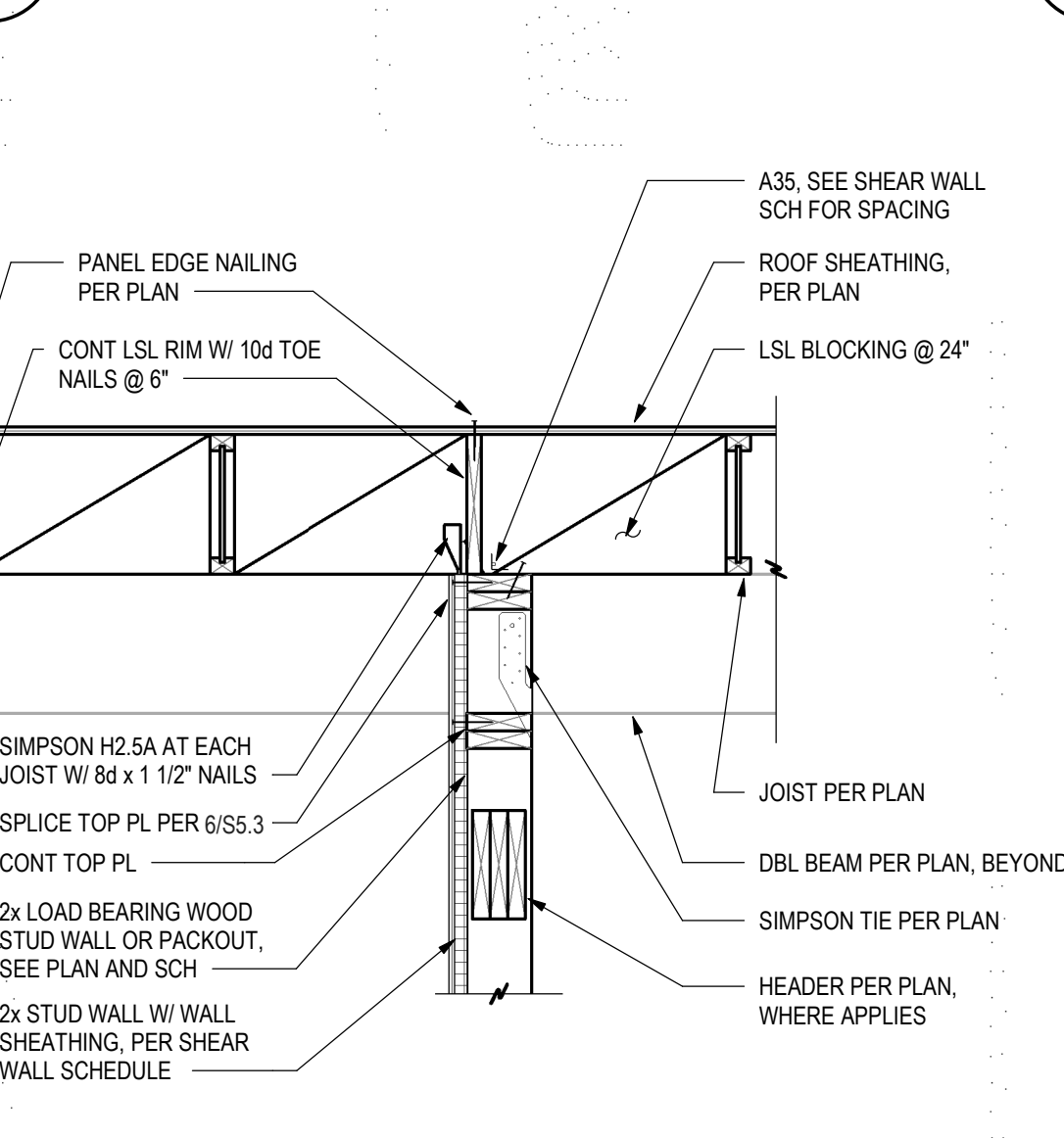
S5.6 3/4" = 1'-0"



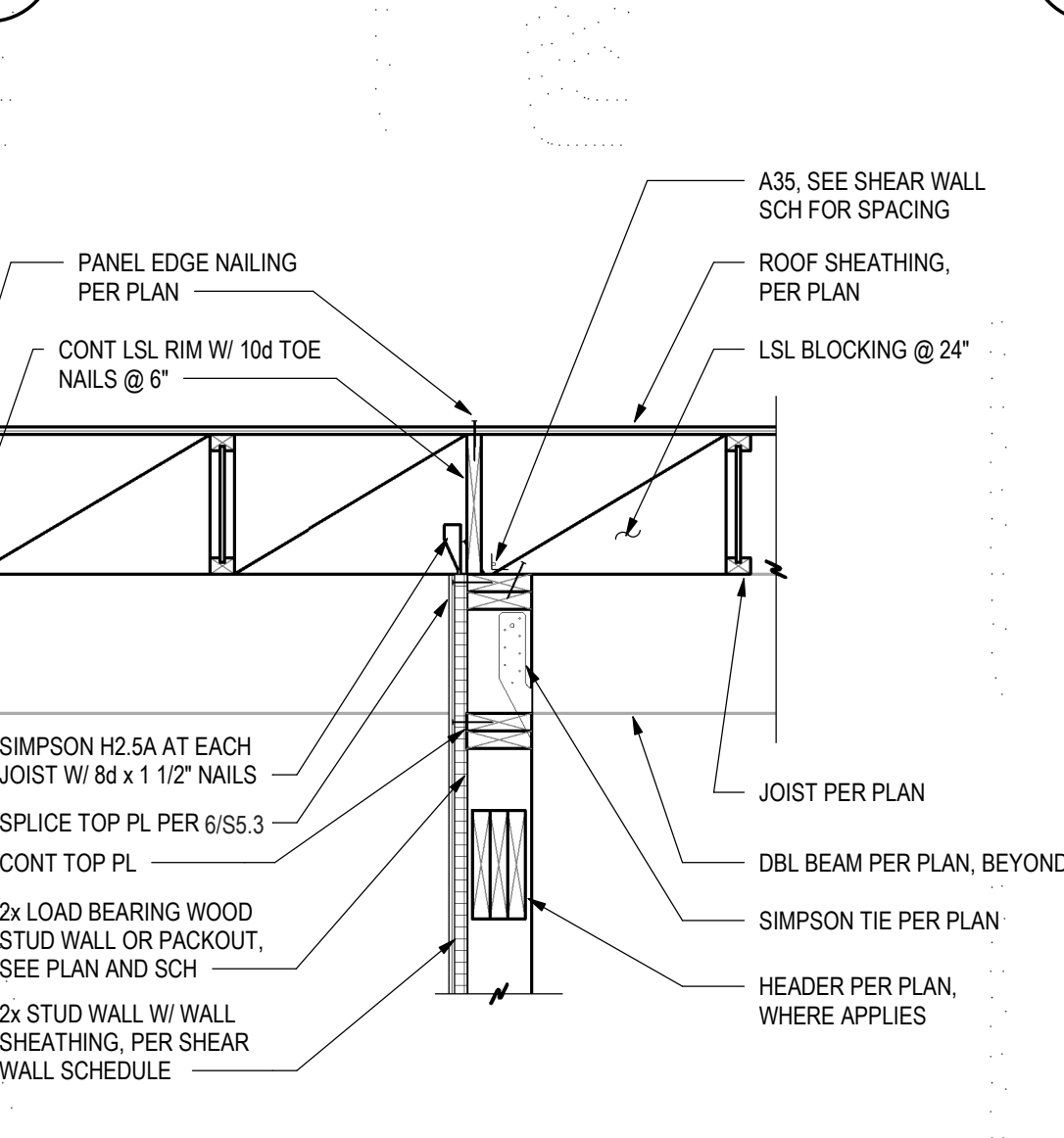
11 DETAIL
S5.6 3/4" = 1'-0"



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



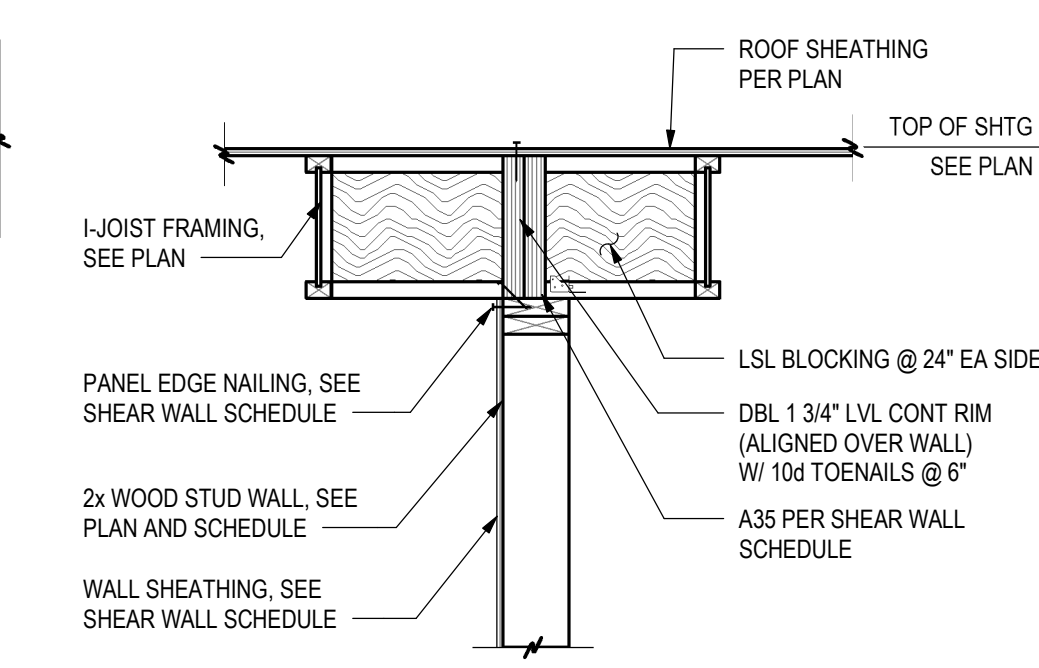
3 DETAIL
S5.6 3/4" = 1'-0"



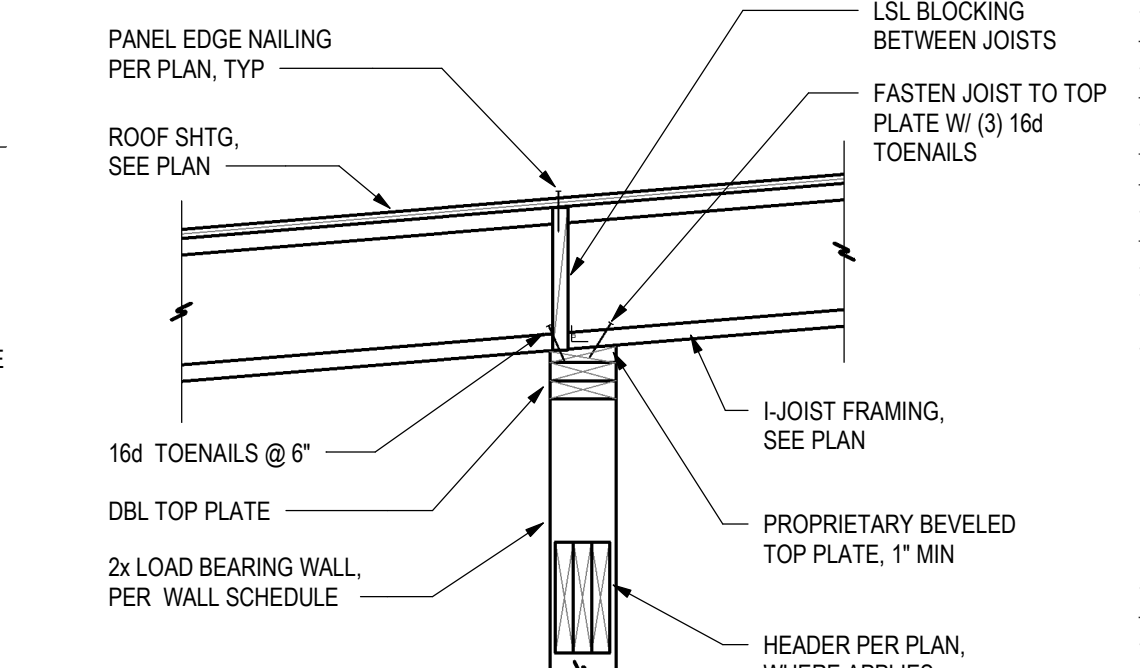
17 TYPICAL OVERFRAMING

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

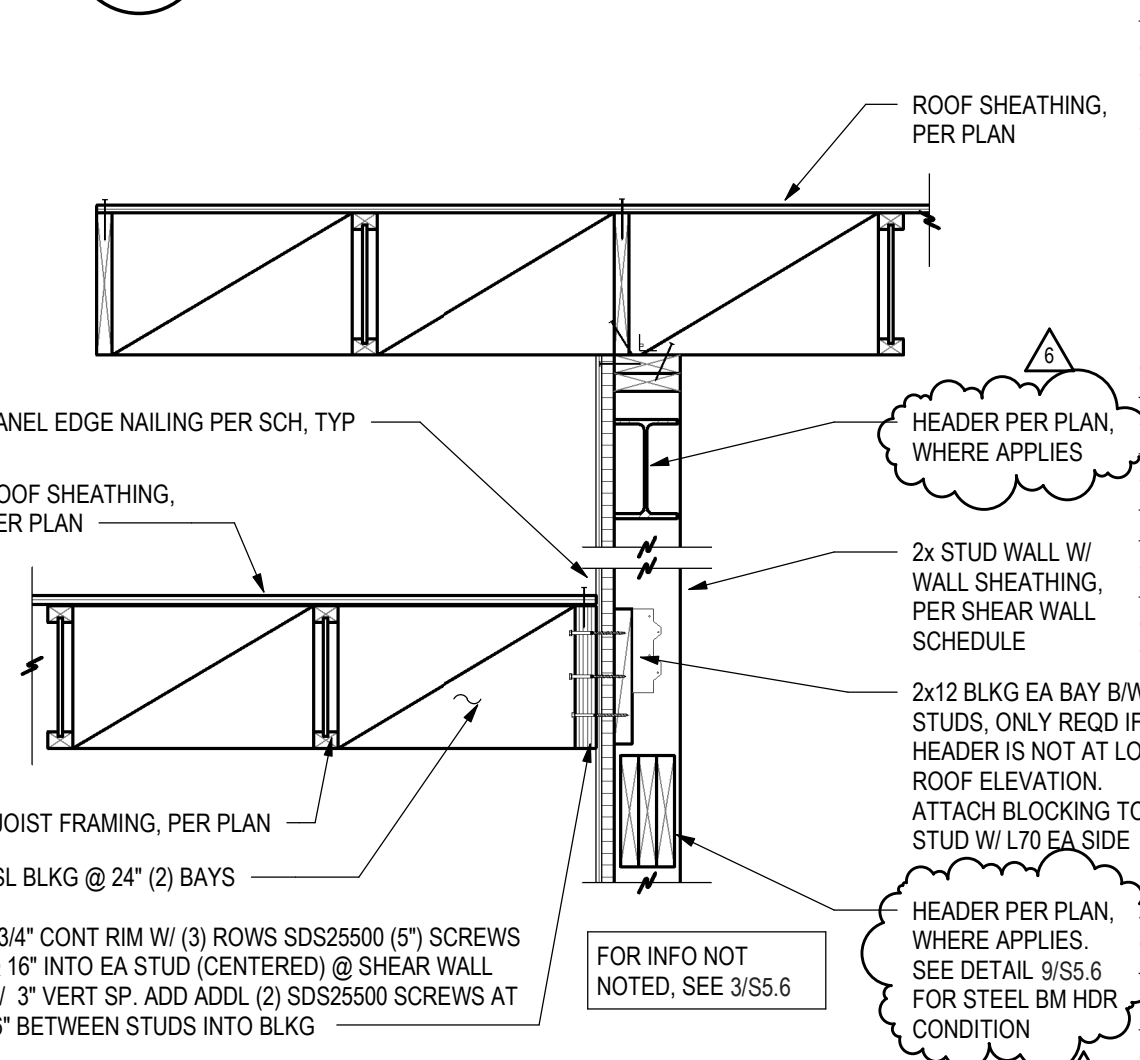
12 DETAIL
S5.6 3/4" = 1'-0"



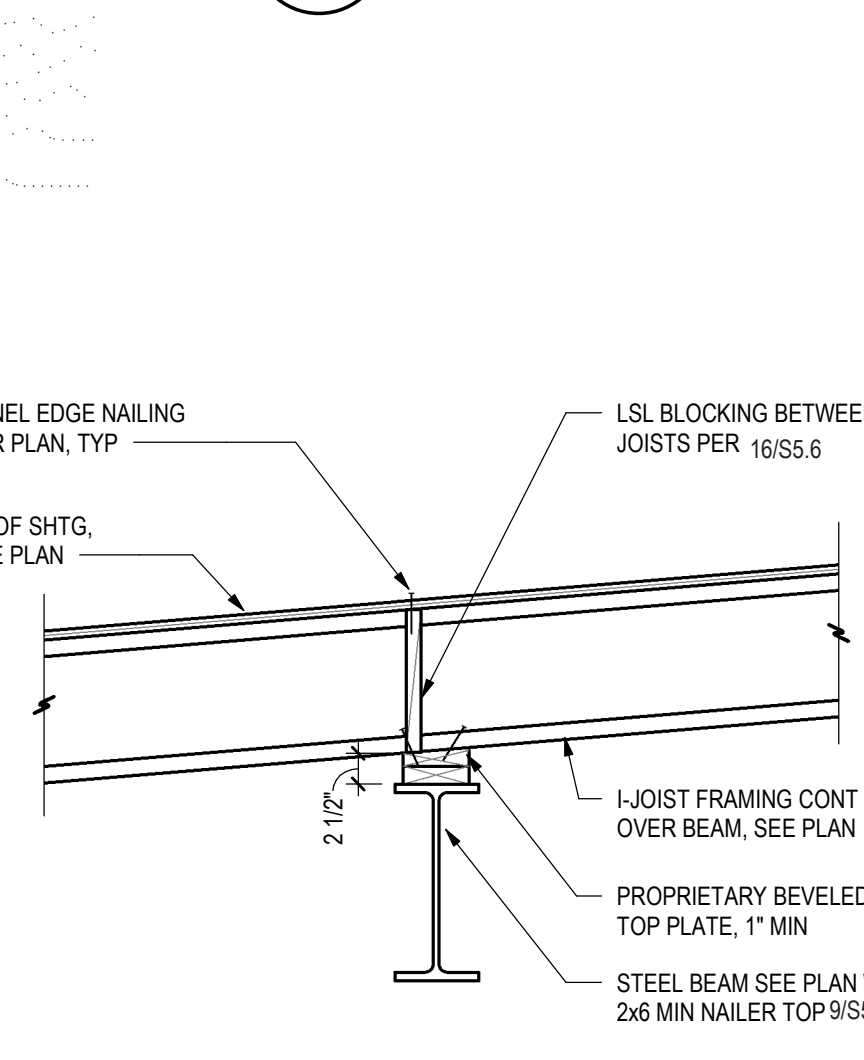
13 DETAIL
S5.6 3/4" = 1'-0"



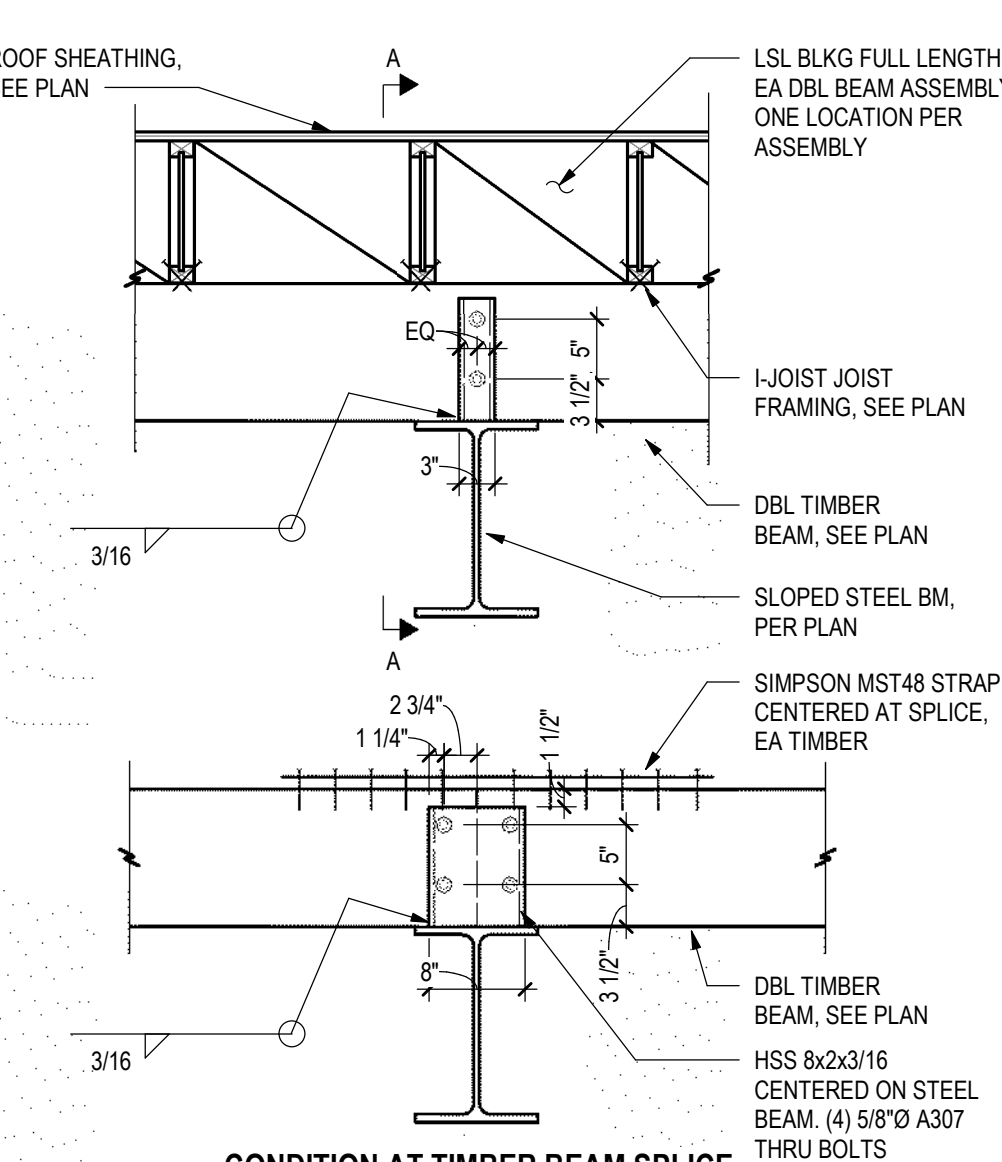
8 DETAIL
S5.6 3/4" = 1'-0"



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



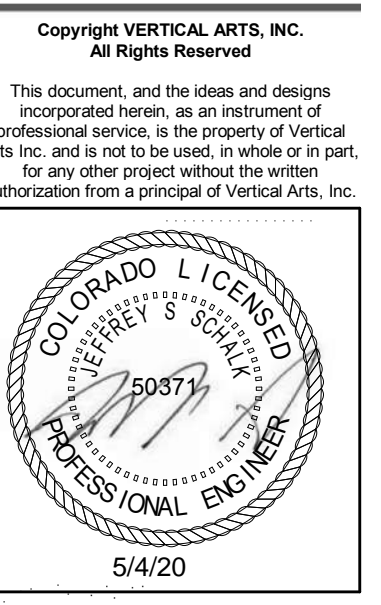
4 DETAIL
S5.6 3/4" = 1'-0"



CONDITION AT TIMBER BEAM SPLICE



ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS



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
VE REVISIONS	10/15/2019
RFI #3	04/08/2020
ASI #2	05/01/2020

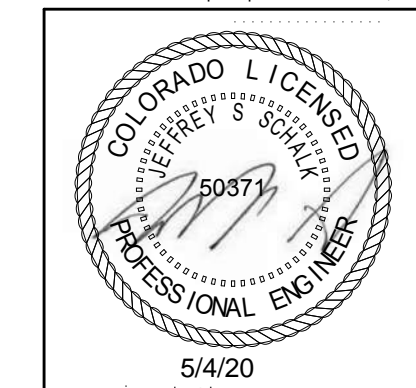
DRAWING TITLE
ROOF DETAILS

SHEET NO.
S5.6



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Re⁵

[illegible]

DRAWING TITLE

DETAILS & ELEVATIONS

SHEET NO.

S5.7

5/1/2020 4:41:42 PM

