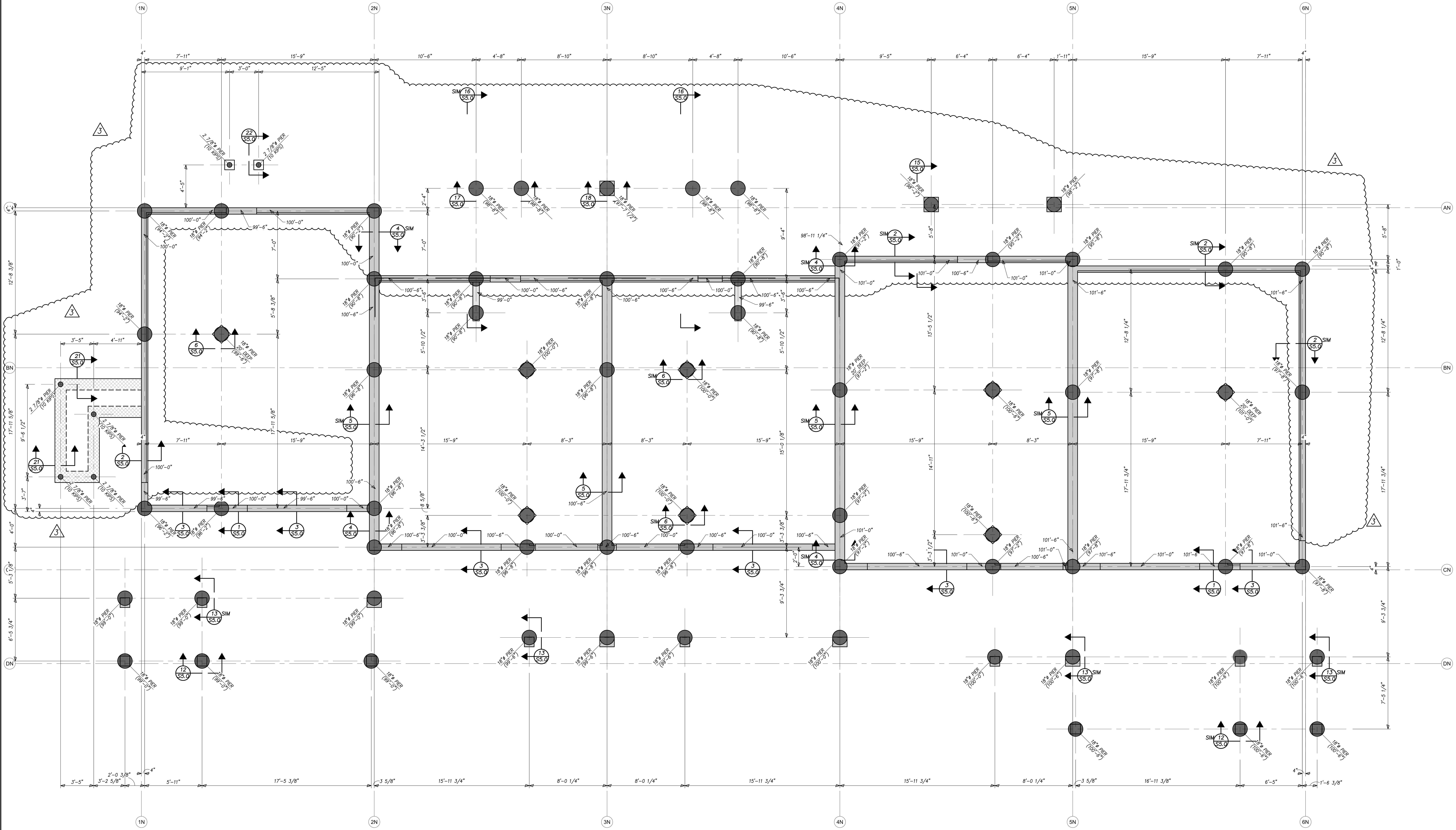

NORTH BUILDING PIER PLACEMENT PLAN

NORTH

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

ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV.

DRILLED PIER LOCATIONS, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS — PIER DIAMETER (ELEVATION)

HELICAL SCREW PILE LOCATION, SHAFT SIZE, AND MINIMUM SERVICE LOAD REQUIREMENT FOR HELICAL SCREW PILE, DEAD LOAD PLUS LIVE LOAD IN KIPS (1 KIP = 1000 lbs) INDICATED THUS — SHAFT SIZE (TOTAL LOAD)

3

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ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers
117 12th Street, P.O. Box 773501
Steamboat Springs, CO 80477
970.879.1181 alpengloweng.com

DRAWN BY: CAS
PROJECT# 21-059
NORTH PIER PLAN

COLORADO LICENSED BENJAMIN F. SCHUTT 40325 PROFESSIONAL ENGINEER

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development for
Walton Cr Rd / Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

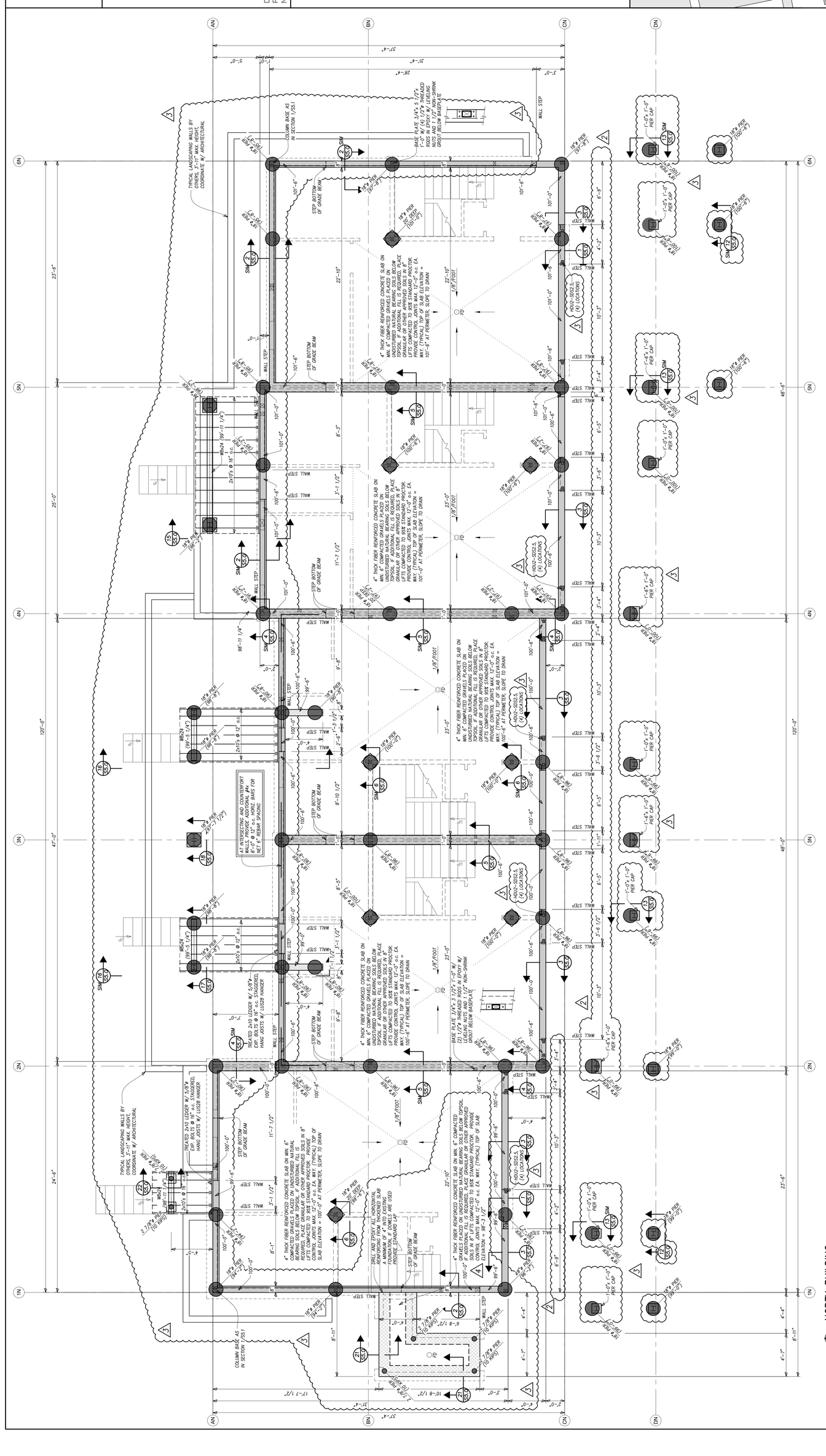
Date	Revision	No.
22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
23 OCT 23	LANDSCAPE WALL AND FRAMING REVISIONS	2
7 SEP 22	FRAMING REVISIONS	1
24 JUN 22		

S2.01

19-37

Benjamin Schutt

Digitally signed by Benjamin Schutt
Date: 2025.09.10 15:08:09 -06'00'



NORTH BUILDING FOUNDATION PLAN

NORTH

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

ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV.

(SIZE) ⊠ INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

DRILLED PIER LOCATIONS, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS ● PIER DIAMETER (ELEVATION)

HELICAL SCREW PILE LOCATION, SHAFT SIZE, AND MINIMUM SERVICE LOAD REQUIREMENT FOR HELICAL SCREW PILE, DEAD LOAD PLUS LIVE LOAD IN KIPS (1 KIP = 1000 lbs) INDICATED THUS ● SHAFT SIZE (TOTAL LOAD)

3

GENERAL NOTES FOR HELICAL PILES

3

FOUNDATION DESIGN

a. Design of helical screw piles is based upon the specifications for the PierTech Systems helical pile. Piles are to be installed as specified and as required by the soils engineer and the professional installer to carry the required loads as noted on the plan.
b. The contractor shall submit shop drawings for all helical pile components, including corrosion protection and pile top attachment to the Engineer and Regional Building Department for review and approval.
c. The contractor shall provide the Engineer and Regional Building Department copies of helical pile installation records.
d. Special inspection of helical pier installation is required and inspectors shall be employed by the owner or agent of the owner and not by the contractor.
e. Soils report 19-11700 by Northwest Colorado Consultants, Inc..

DETAIL 1/S2.02
1/4" = 1'-0"
3

DETAIL 2/S2.02
1/4" = 1'-0"
3

SECTION 3/S2.02
1/2" = 1'-0"
3

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ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers
117 12th Street, P.O. Box 773501
Steamboat Springs, CO 80477
970.879.1181 alpengloweng.com

DRAWN BY: CAS
PROJECT# 21-059
NORTH FOUNDATION

COLORADO LICENSED PROFESSIONAL ENGINEER
BENJAMIN F. SCHUTT
40325

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT
ARCHITECTURAL
ASSOCIATES

A Townhouse Development for
Walton Cr Rd / Village Dr
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Colorado 80487

10 SEP 25	MECH ROOM REVISIONS	4
22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
23 OCT 23	LANDSCAPE WALL AND FRAMING REVISIONS	2
7 SEP 22	FRAMING REVISIONS	1
24 JUN 22		

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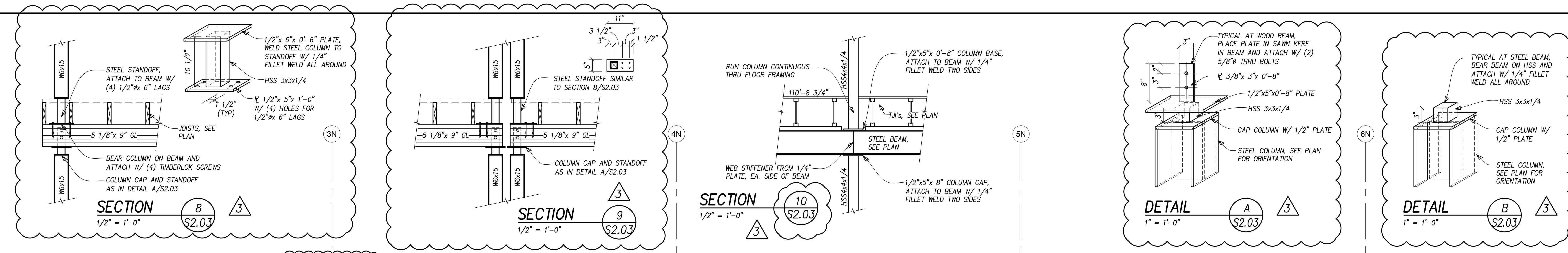
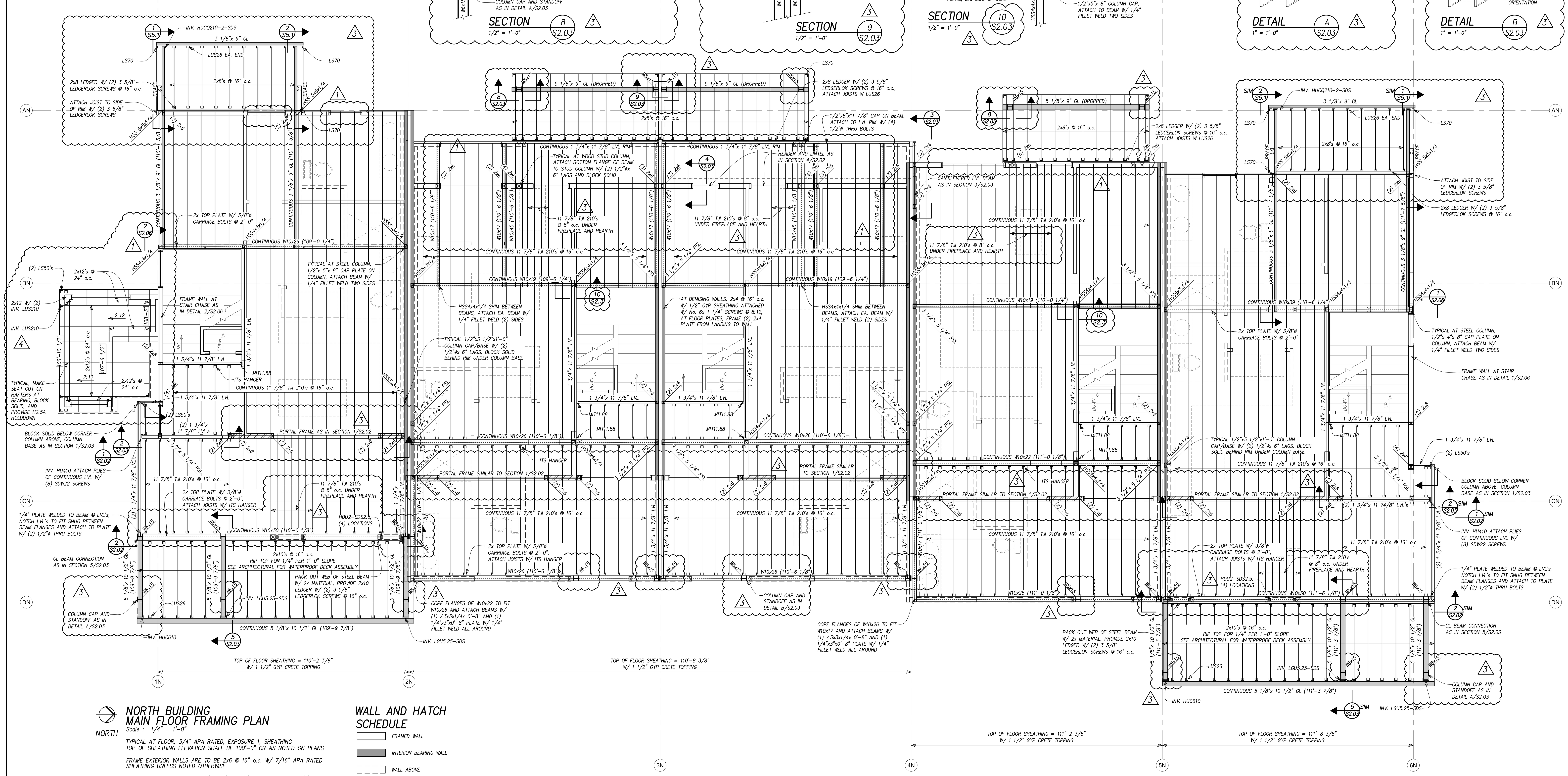




NORTH BUILDING MAIN FLOOR FRAMING PLAN

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

NORTH

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE 100'-0" OR AS NOTED ON PLANS

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY (XX'-XX")

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

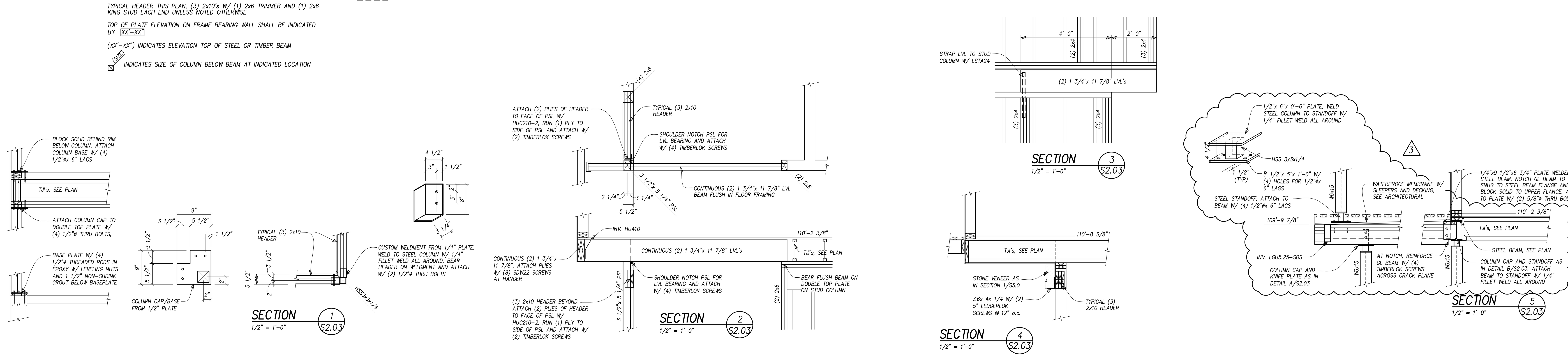
INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

WALL AND HATCH SCHEDULE

FRAMED WALL

INTERIOR BEARING WALL

WALL ABOVE



ALPENGLOW ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers
117 12th Street, P.O. Box 775501
Steamboat Springs, CO 80477
970.879.1181 alpenglowinc.com

DRAWN BY: CAS
PROJECT# 21-059
NORTH LOWER FLOOR

COLORADO LICENSED BENJAMIN F. SCHMIT 40325 PROFESSIONAL ENGINEER

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development for
Walton Cr Rd / Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

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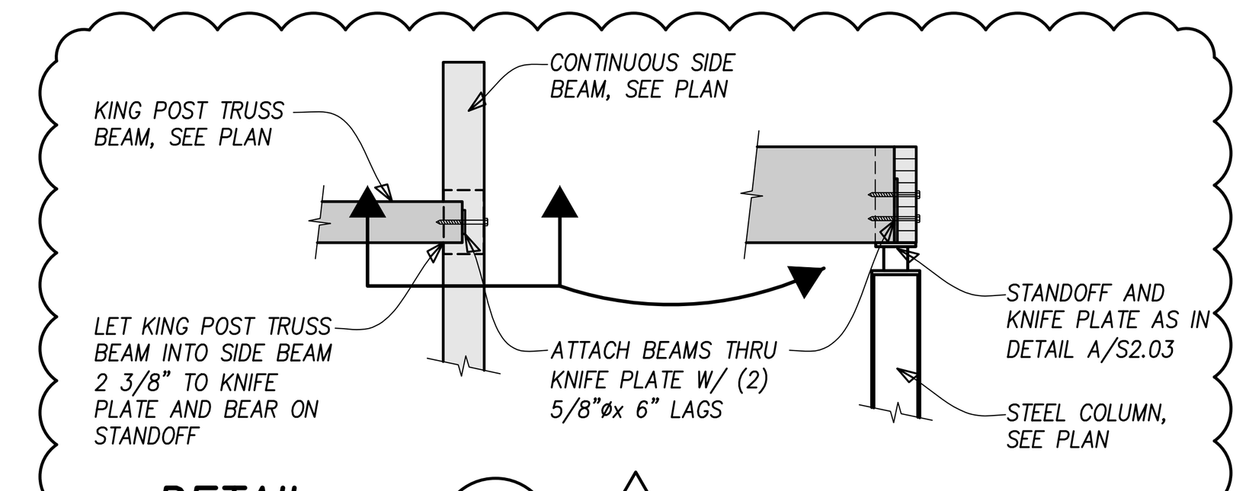
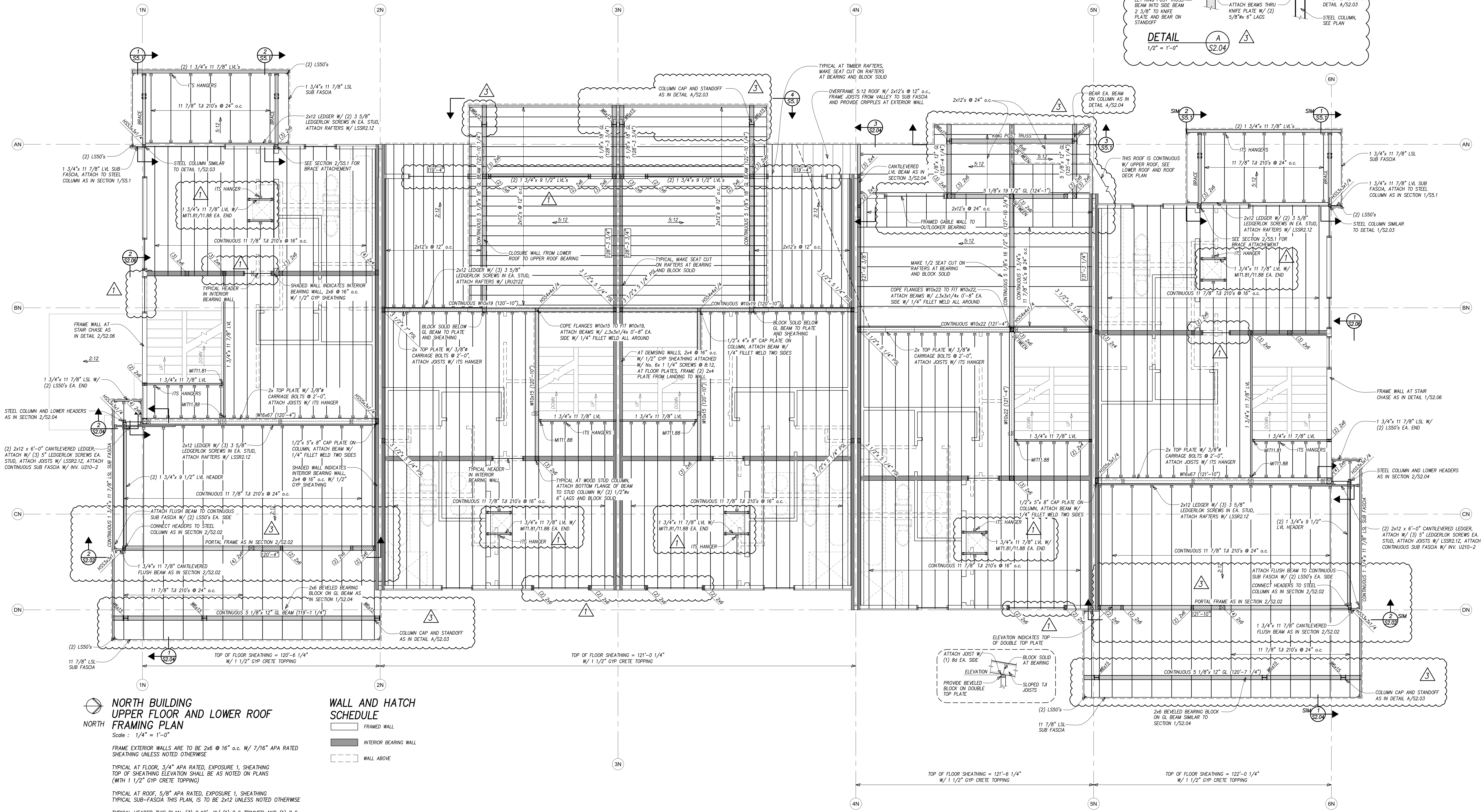
7 SEP 22	FRAMING REVISIONS	1
24 JUN 22		

S2.03

19-37



DETAIL A/S2.04
1/2" = 1'-0"



NORTH BUILDING UPPER FLOOR AND LOWER ROOF FRAMING PLAN

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

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE AS NOTED ON PLANS (WITH 1 1/2" GYP CRETE TOPPING)

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12 UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

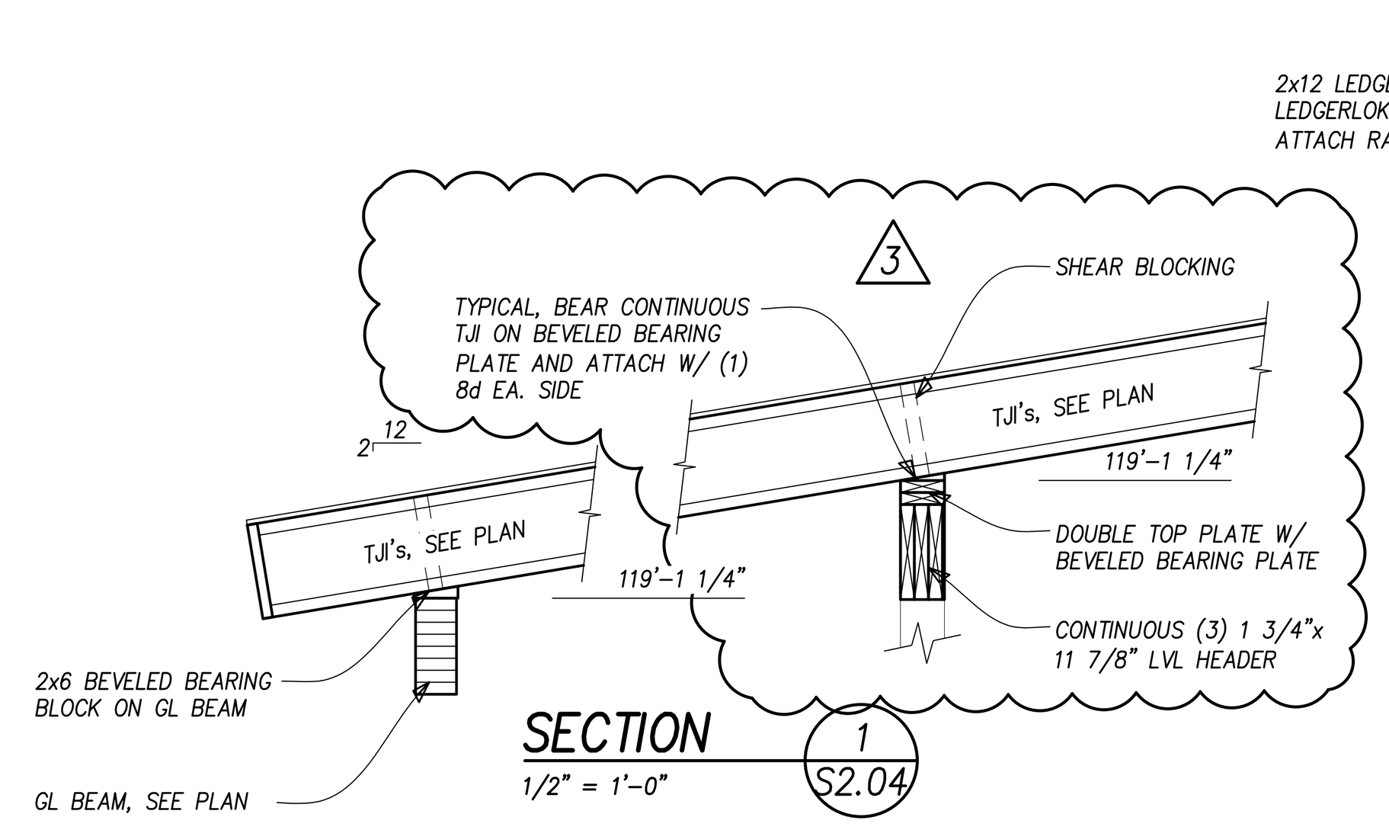
TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX'-XX"

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

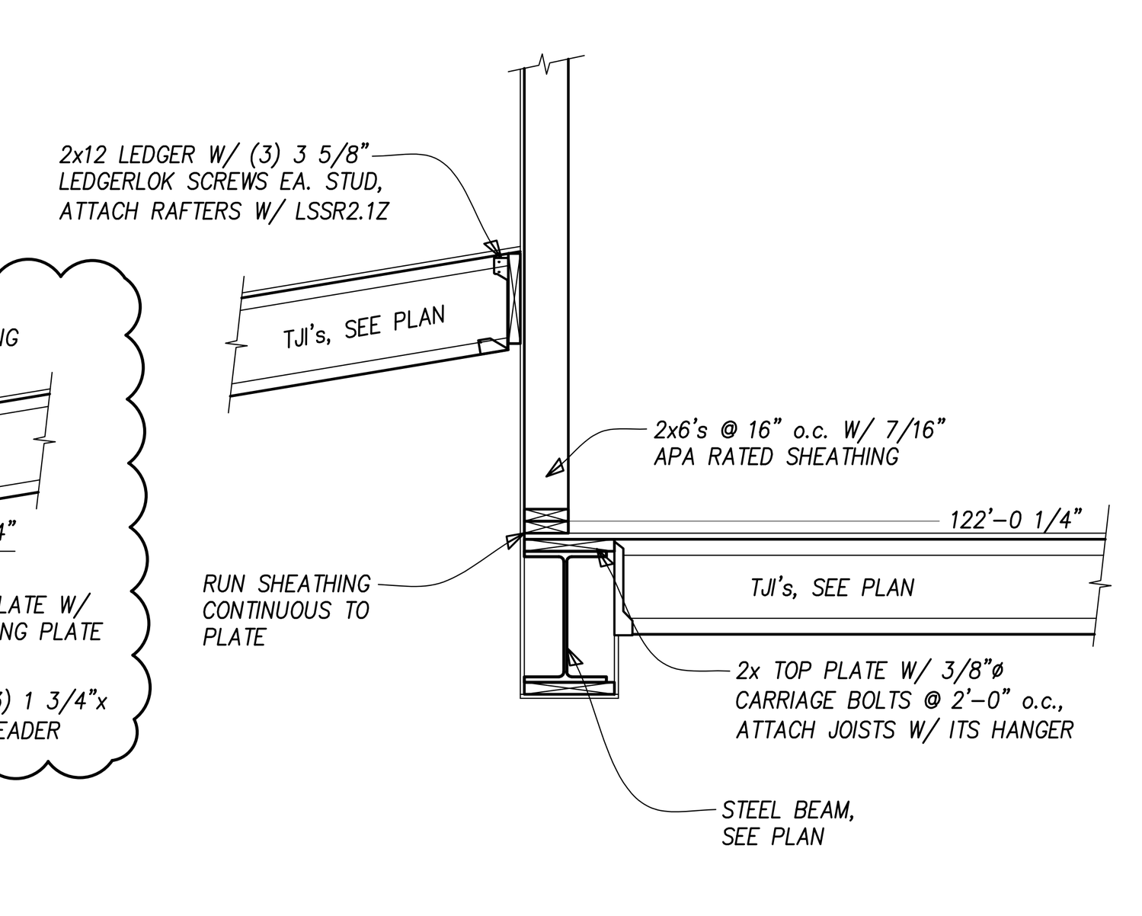
INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

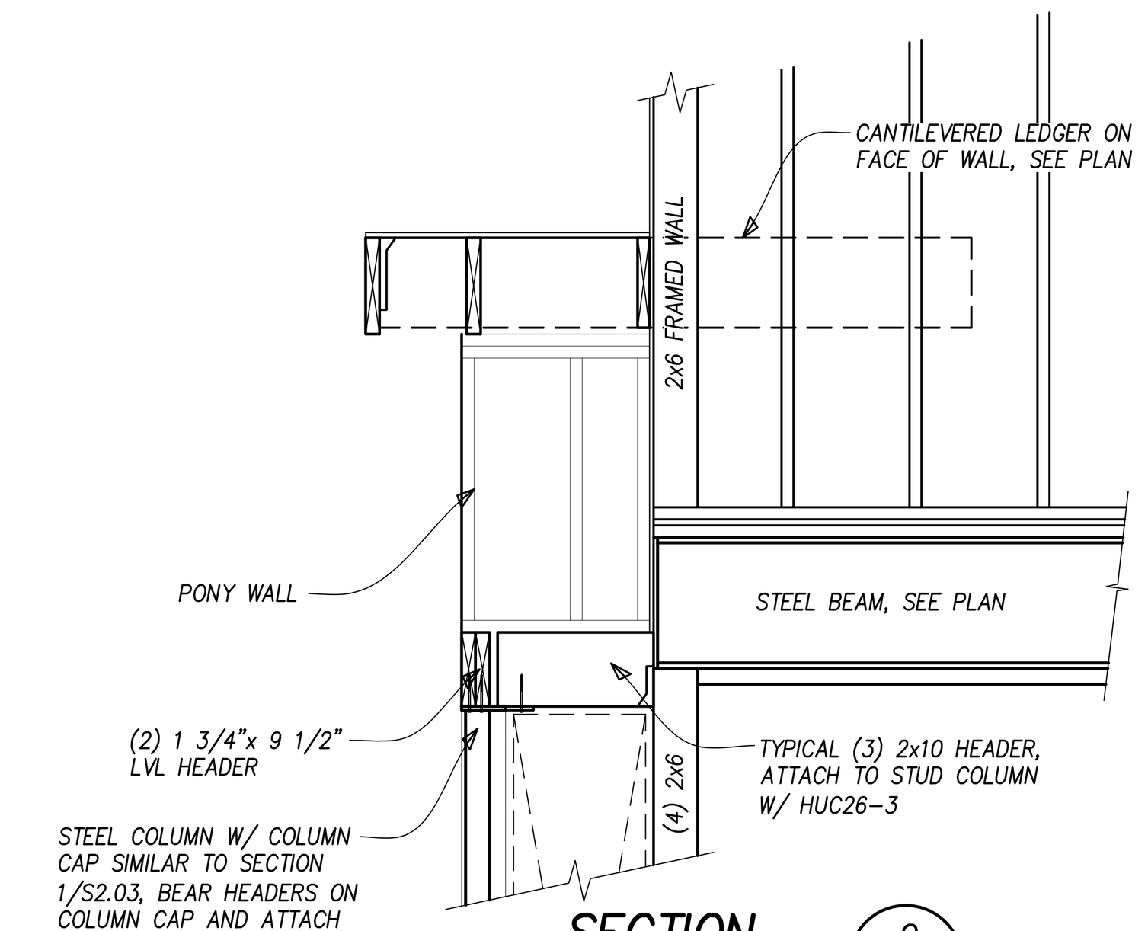
WALL AND HATCH SCHEDULE

- FRAMED WALL
- INTERIOR BEARING WALL
- WALL ABOVE

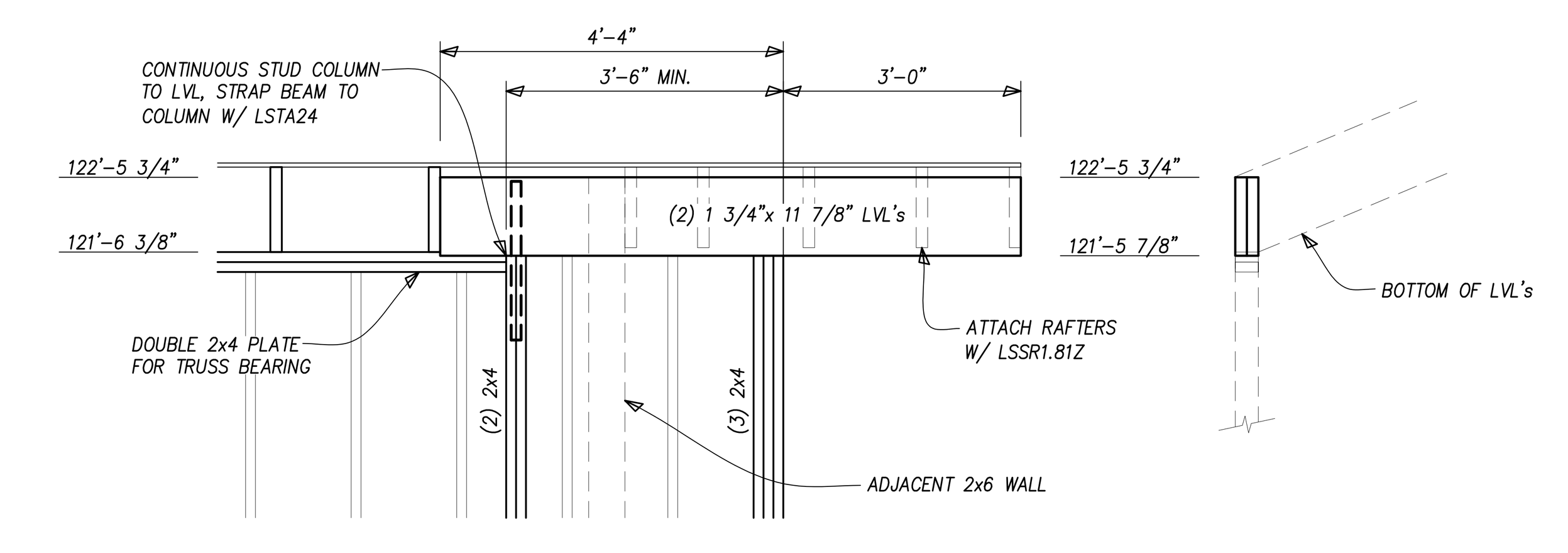


SECTION 1/S2.04
1/2" = 1'-0"





SECTION 2/S2.04
1/2" = 1'-0"



SECTION 3/S2.04
1/2" = 1'-0"

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY.

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Consulting Structural Engineers
117 12th Street, P.O. Box 773501
Steamboat Springs, CO 80477
970.879.1181 alpenglowsg.com

DRAWN BY: CAS
PROJECT# 21-059
NORTH UPPER FLOOR

COLORADO LICENSED PROFESSIONAL ENGINEER 40325

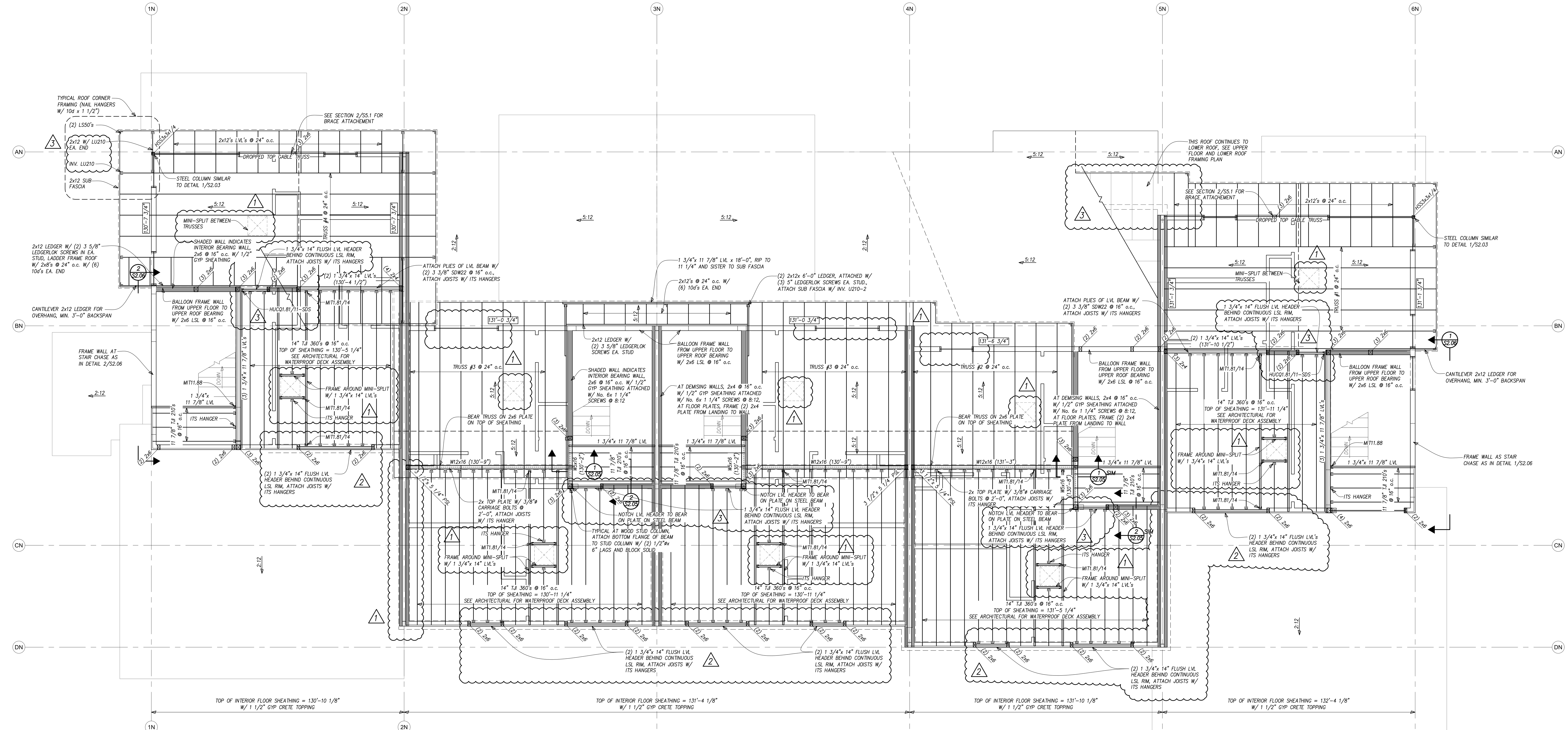
William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477
STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development for
Walton Cr Rd / Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
23 OCT 23	LANDSCAPE WALL AND FRAMING REVISIONS	2
7 SEP 22	FRAMING REVISIONS	1
24 JUN 22		

S2.04

19-37



NORTH BUILDING LOWER ROOF AND ROOF DECK FRAMING PLAN

NORTH

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

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE AS NOTED ON PLANS (WITH 1 1/2" GYP CRETE TOPPING)

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 11 7/8" LSL

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

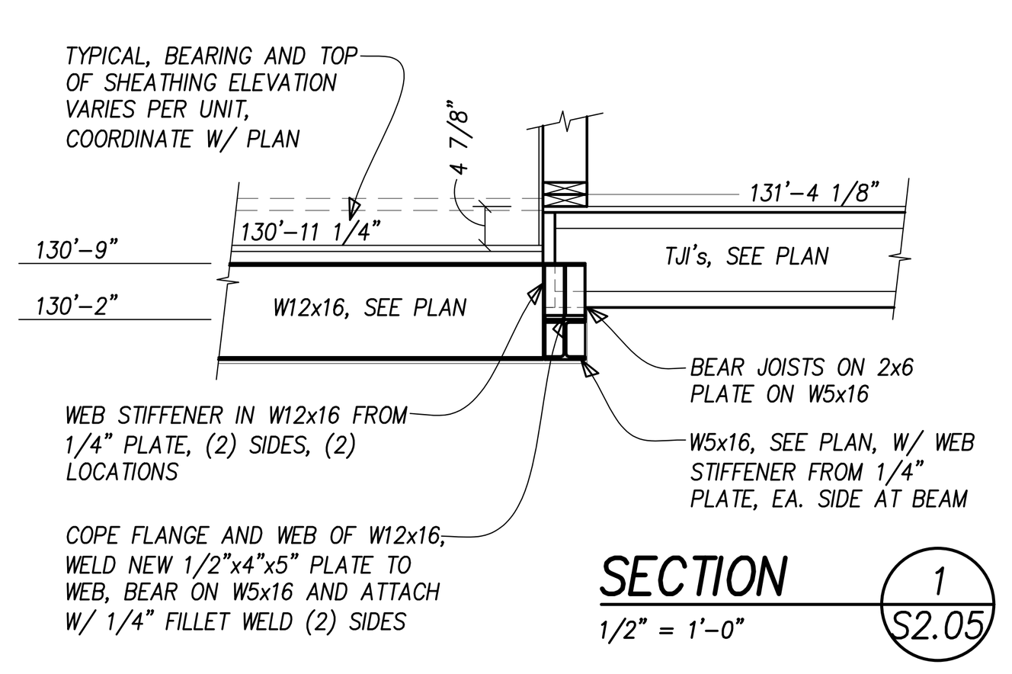
TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX'-XX"

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

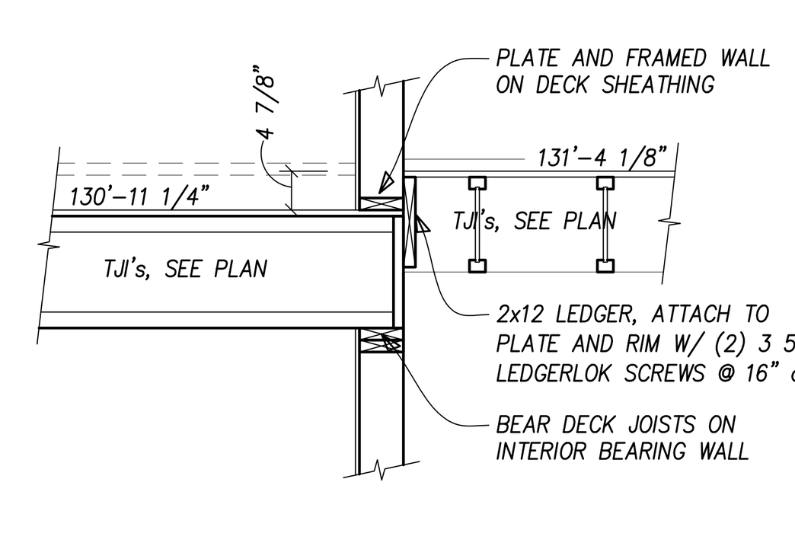
(SIZE) INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

WALL AND HATCH SCHEDULE

- FRAMED WALL
- INTERIOR BEARING WALL
- WALL ABOVE



SECTION 1/S2.05
1/2" = 1'-0"



SECTION 2/S2.05
1/2" = 1'-0"

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Consulting Structural Engineers
117 12th Street, P.O. Box 773501
Steamboat Springs, CO 80477
970.879.1181 alpenglоweng.com

DRAWN BY: CAS
PROJECT# 21-059
NORTH ROOF DECK

COLORADO LICENSED BENJAMIN F. SCHUTT 40325 PROFESSIONAL ENGINEER

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development for
Walton Cr Rd / Village Dr
1805 Walton Creek Road, Steamboat Springs, Colorado 80487

Date	Revision	No.
22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
23 OCT 23	LANDSCAPE WALL AND FRAMING REVISIONS	2
7 SEP 22	FRAMING REVISIONS	1
24 JUN 22		

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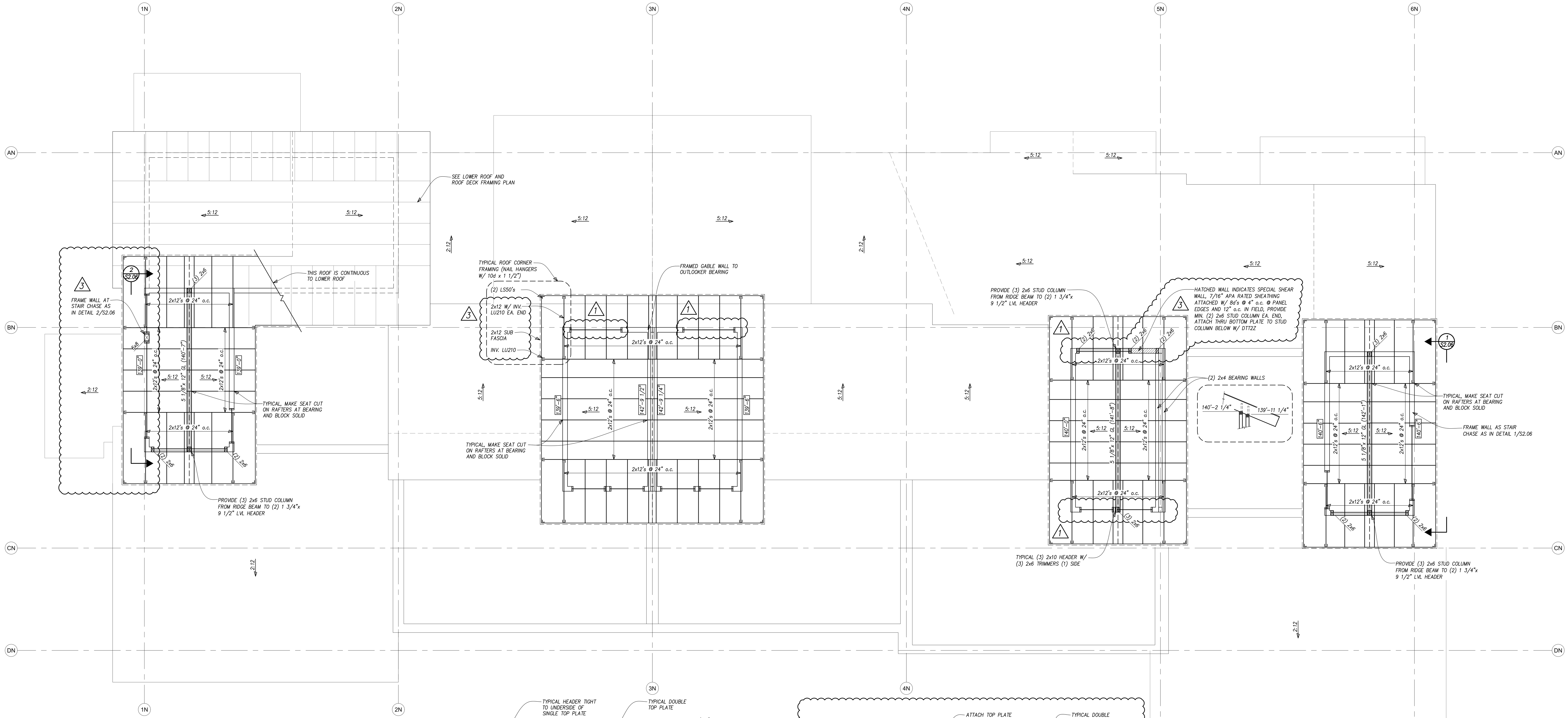
19-37



NORTH

NORTH BUILDING UPPER ROOF FRAMING PLAN

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

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING
TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX'-XX"

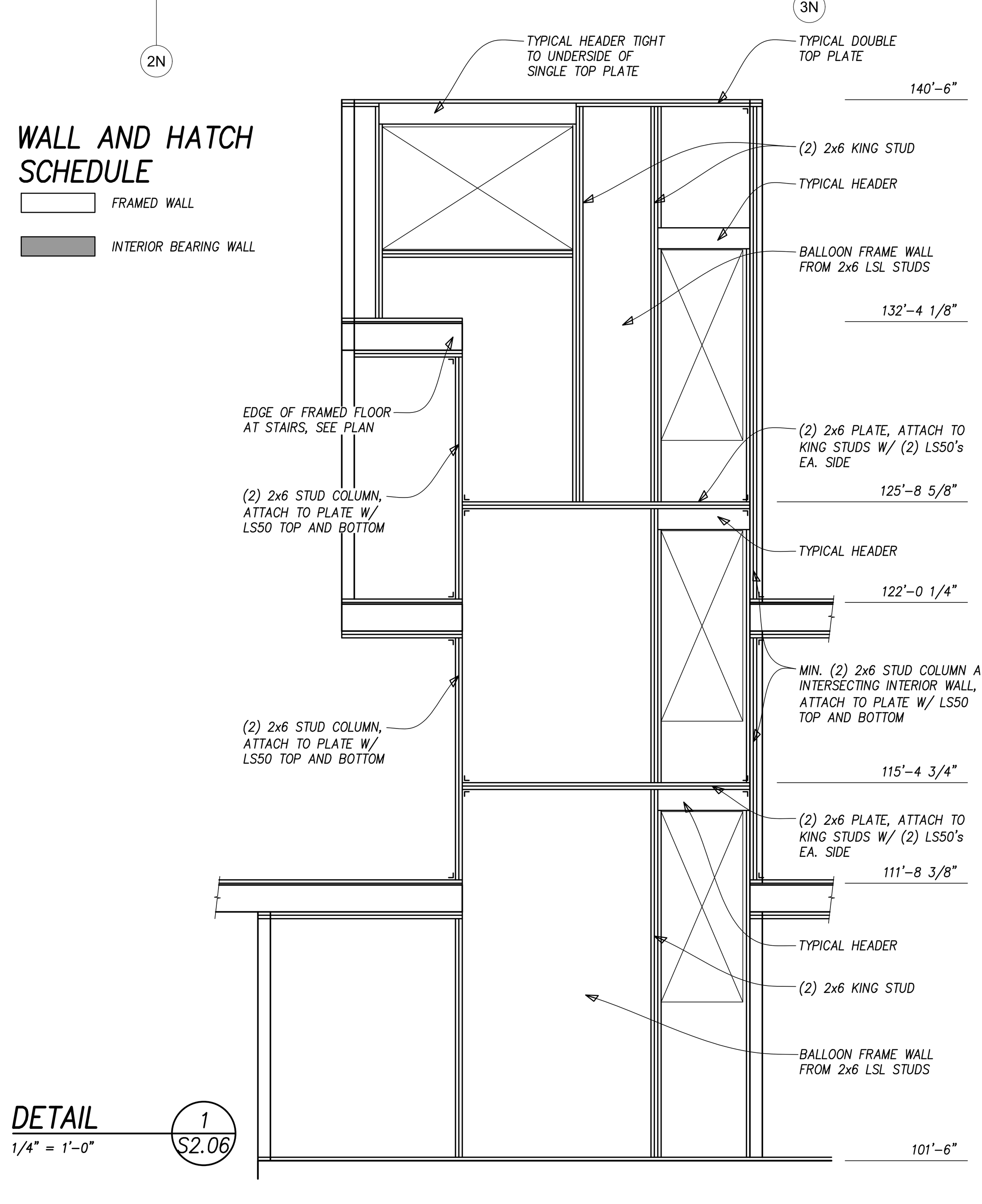
(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

(SIZE) INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

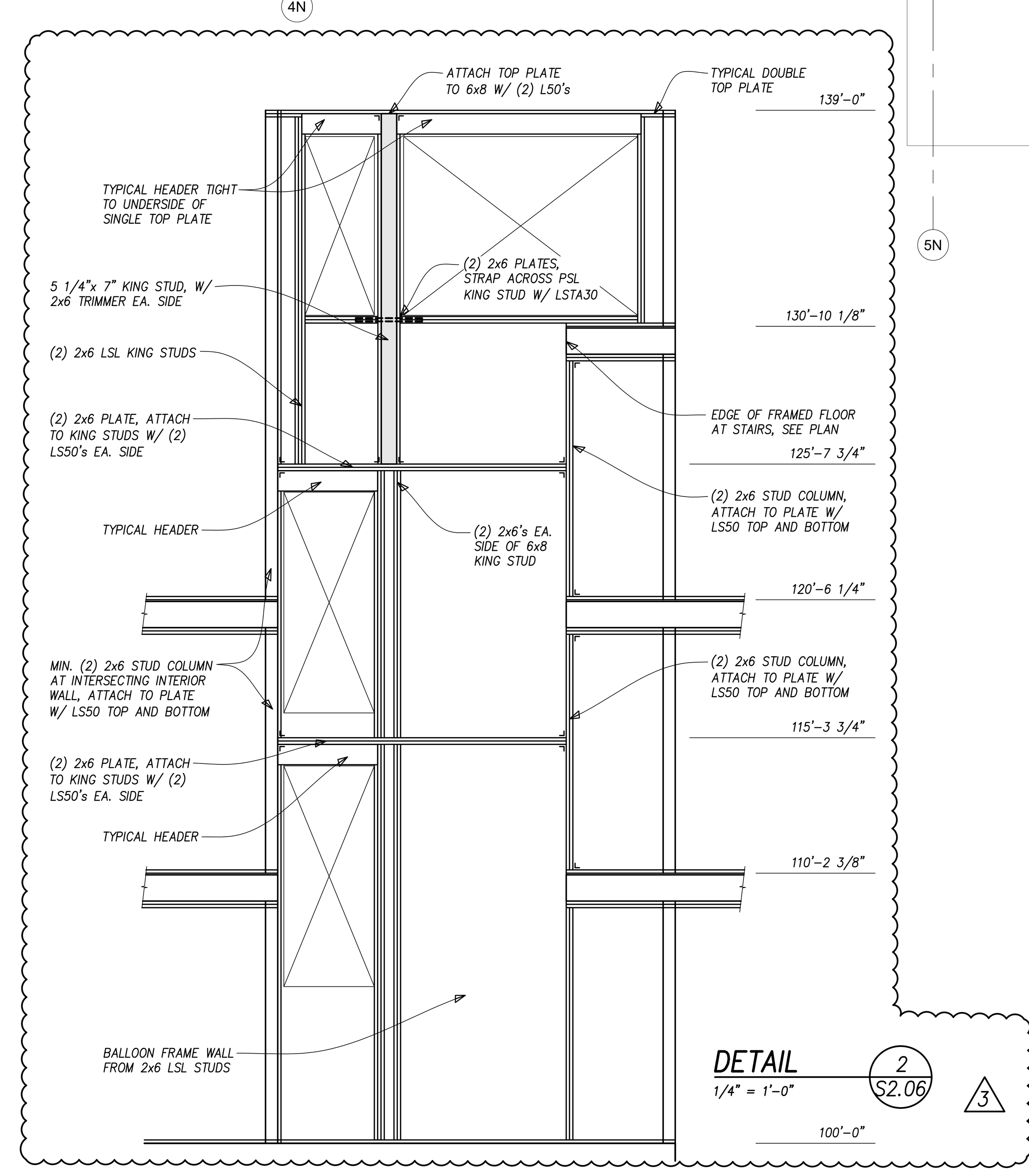
WALL AND HATCH SCHEDULE

FRAMED WALL

INTERIOR BEARING WALL



DETAIL 1/S2.06
1/4" = 1'-0"



DETAIL 2/S2.06
1/4" = 1'-0"

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY.

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Consulting Structural Engineers
117 12th Street, P.O. Box 772031
Steamboat Springs, CO 80477
970.879.1181 alpenglowsg.com

DRAWN BY: CAS
PROJECT# 21-059
NORTH ROOF FRAMING

COLORADO LICENSED BENJAMIN F. SCHMITT 40325 PROFESSIONAL ENGINEER

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste. 200
steamboat springs, co. 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

A Townhouse Development for
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1805 Walton Creek Road, Steamboat Springs, Colorado 80487

22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
7 SEP 22	FRAMING REVISIONS	1
24 JUN 22		

S2.06

19-37

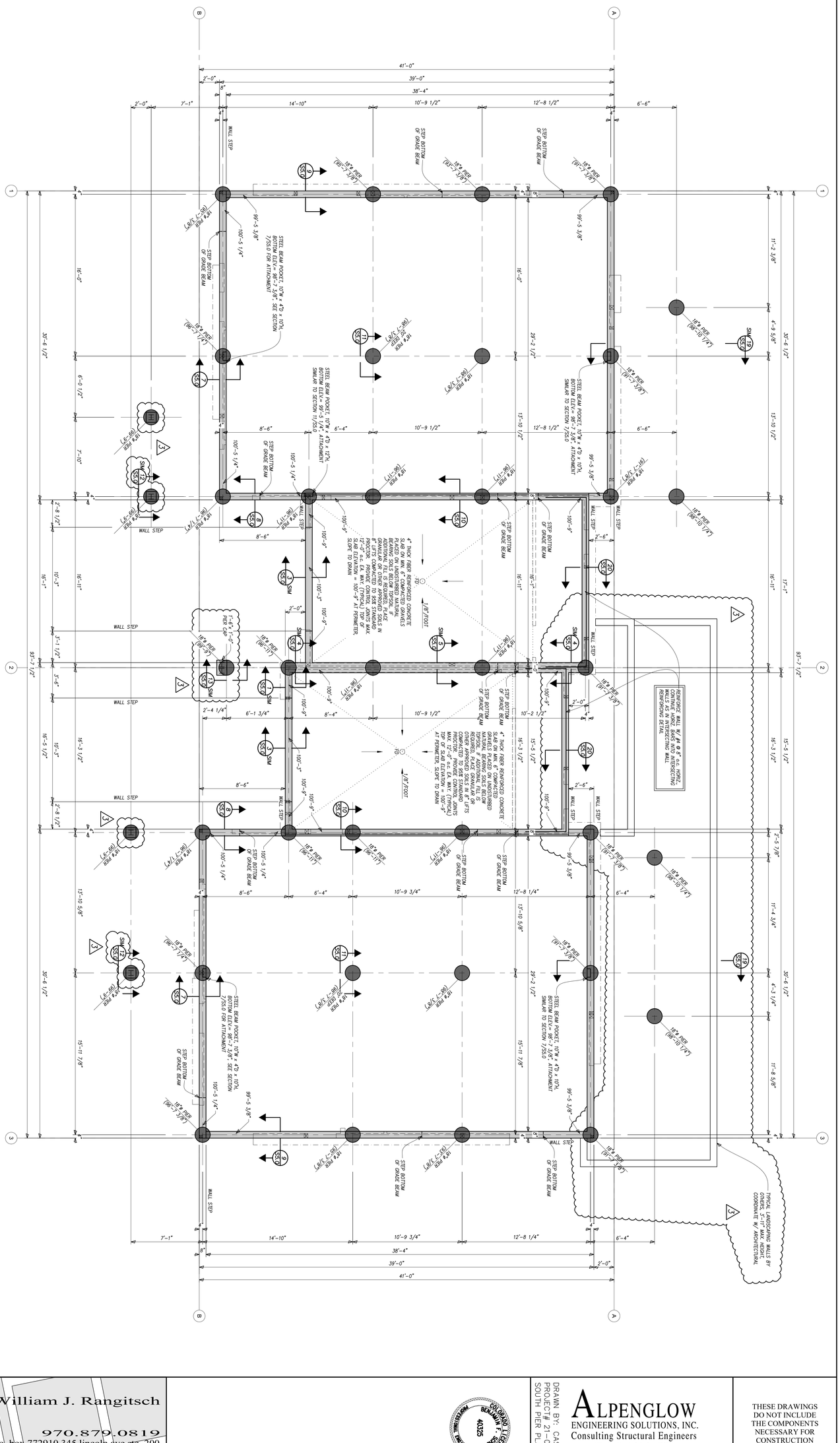
SOUTH BUILDING FOUNDATION AND PIER PLACEMENT PLAN

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

NORTH

ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV.

DRILLED PIER LOCATION, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS PIER DIAMETER (ELEVATION)



22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
23 OCT 23	LANDSCAPE WALL AND FRAMING REVISIONS	2
7 SEP 22	FRAMING REVISIONS	1

24 JUN 22

S2.11

19-37

A Townhouse Development for

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1805 Walton Creek Road, Steamboat Springs, Colorado 80487

STEAMBOAT ARCHITECTURAL ASSOCIATES

William J. Rangitsch

970.879.0819

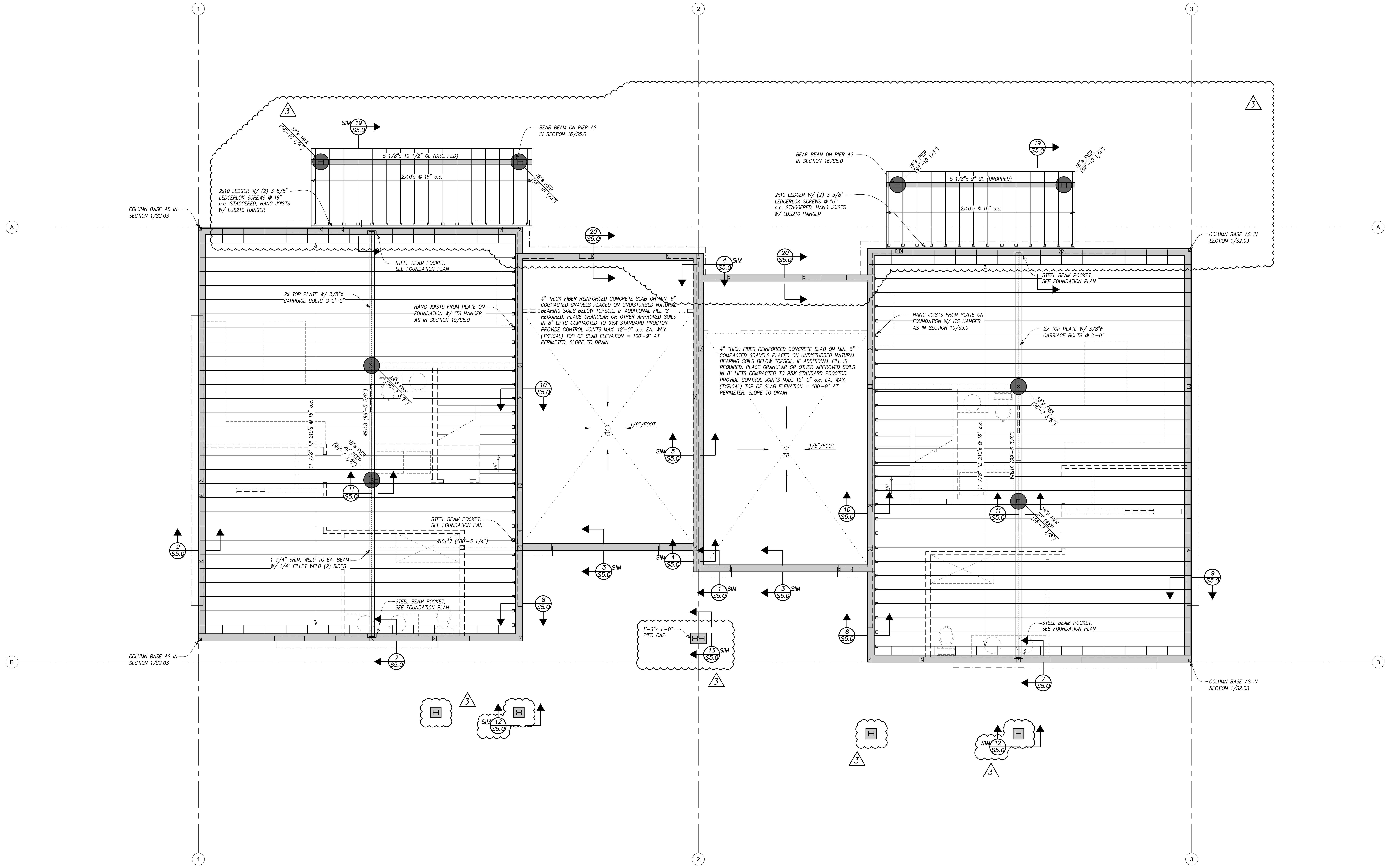
p.o. box 772910 345 lincoln ave ste. 200 steamboat springs, co. 80477

COLORADO BENJAMIN F. GRANT 40325 REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: CAS
PROJECT# 21-059
SOUTH PIER PLAN

ALPENGLOW
ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers
117 12th Street, P.O. Box 773501
Steamboat Springs, CO 80477
970.879.1181 alpengloweng.com

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY.



SOUTH BUILDING MAIN FLOOR FRAMING PLAN

NORTH

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

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING
TOP OF SHEATHING ELEVATION SHALL BE 100'-7 1/2" UNLESS NOTED OTHERWISE
(TOP OF 1 1/2" GYP CRETE = 100'-9")

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

(SIZE) INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

DRILLED PIER LOCATIONS, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS — PIER DIAMETER (ELEVATION)

ALPENGLOW ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers
117 12th Street, P.O. Box 772501
Steamboat Springs, CO 80477
970.879.1181 alpenglowse.com

DRAWN BY: CAS
PROJECT# 21-059
SOUTH FOUNDATION

COLORADO LICENSED BENJAMIN F. SCHUTT 40325 PROFESSIONAL ENGINEER

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste 200
steamboat springs, co 80477

STEAMBOAT ARCHITECTURAL ASSOCIATES

22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
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A Townhouse Development for
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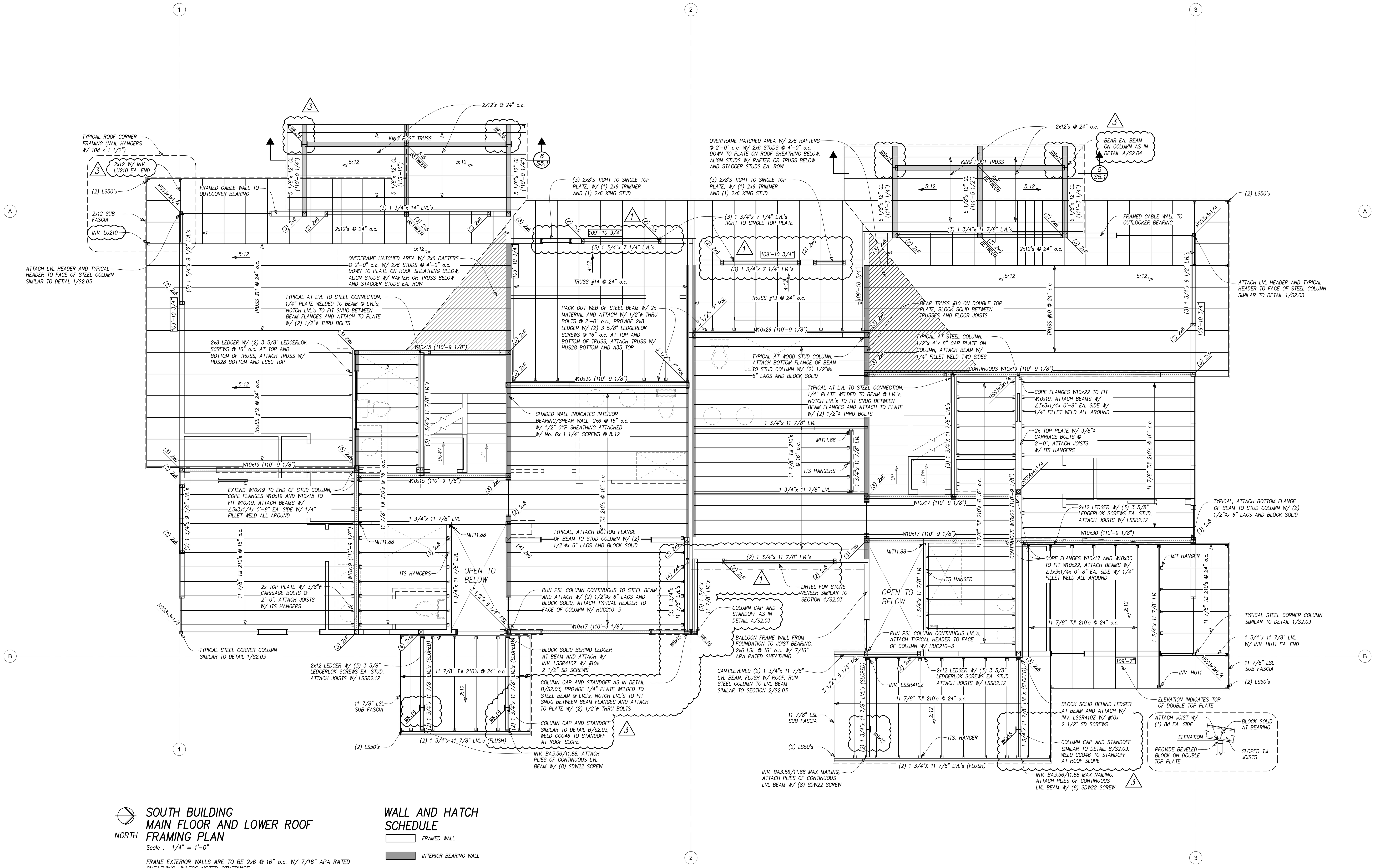
S2.12

19-37



SOUTH BUILDING MAIN FLOOR AND LOWER ROOF FRAMING PLAN

NORTH

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

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING
TOP OF SHEATHING ELEVATION SHALL BE 110'-11 3/8" OR AS NOTED ON PLANS
(TOP OF 1 1/2" GYP CRETE = 111'-0 7/8")

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING
TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12 UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX'-XX"

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

WALL AND HATCH SCHEDULE

FRAMED WALL

INTERIOR BEARING WALL

WALL ABOVE

ALPENGLOW ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers

DRAWN BY: CAS
PROJECT# 21-059
SOUTH FLOOR FRAMING

COLORADO LICENSED PROFESSIONAL ENGINEER 40325

William J. Rangitsch
970.879.0819
p.o. box 772910 345 lincoln ave ste 200
steamboat springs, co 80477

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24 JUN 22		

S2.13

19-37

SOUTH BUILDING LOWER ROOF AND ROOF DECK FRAMING PLAN

NORTH

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

FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING TOP OF SHEATHING ELEVATION SHALL BE 121'-1 1/4" OR AS NOTED ON PLANS (TOP OF 1 1/2" CYP CRETE = 121'-4 3/4")

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING

TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x12

TYPICAL HEADER THIS PLAN, (3) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX'-XX"

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

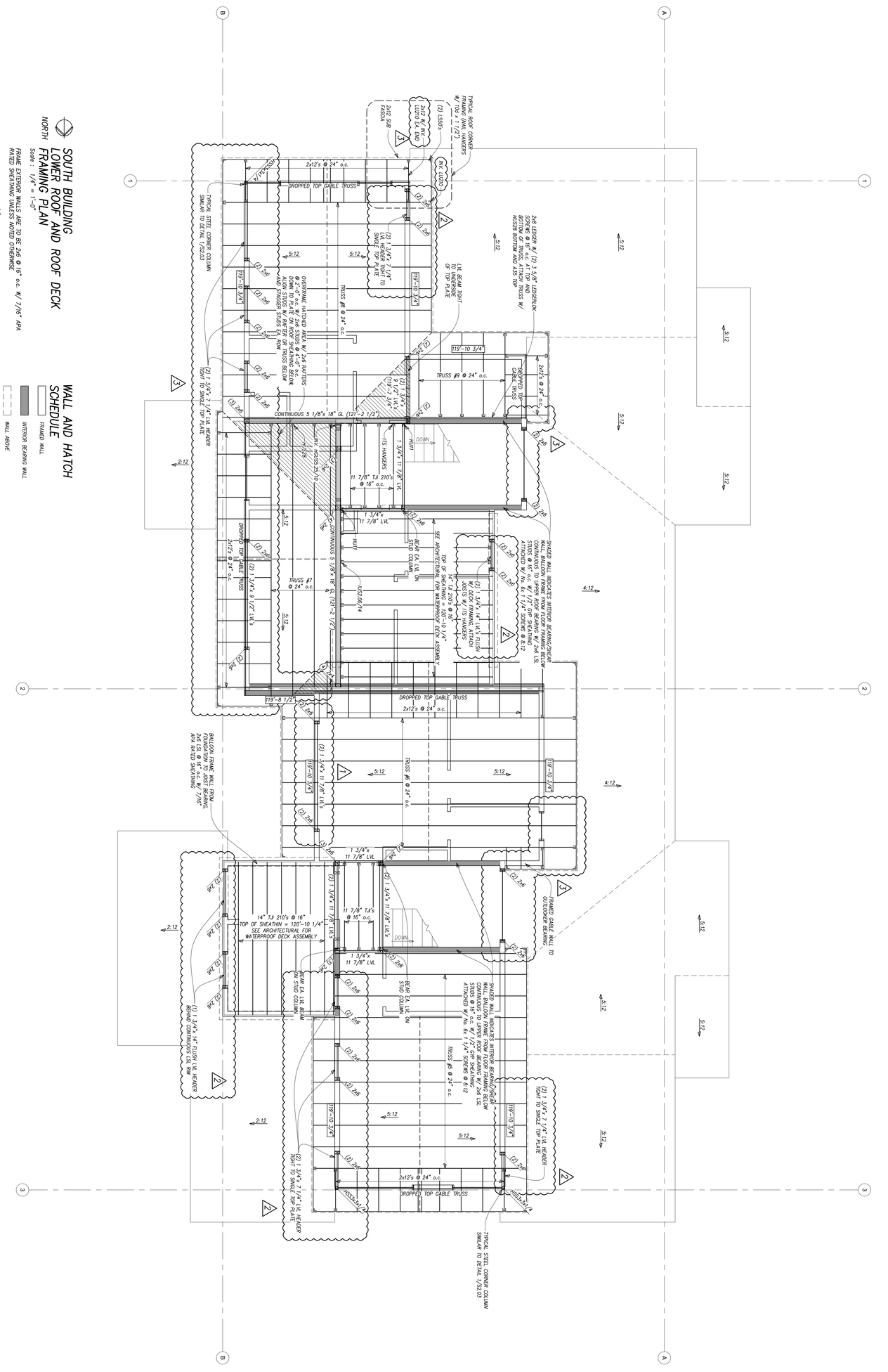
(XXX) INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

WALL AND HATCH SCHEDULE

FRAMED WALL

INTERIOR BEARING WALL

WALL ABOVE



22 AUG 25	ADDENDUM 1 RE-ISSUE DECK, COLUMN, ROOF AND MECH ROOM REVISIONS	3
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S2.14

19-37

A Townhouse Development for

Walton Cr Rd / Village Dr

1805 Walton Creek Road, Steamboat Springs, Colorado 80487

STEAMBOAT ARCHITECTURAL ASSOCIATES

William J. Rangitsch

970.879.0819

p.o. box 772910 345 lincoln ave ste. 200 steamboat springs, co. 80477

COLORADO REGISTERED BENJAMIN T. LINGENFELTER 40325 PROFESSIONAL ENGINEER

DRAWN BY: CAS
PROJECT# 21-059
SOUTH ROOF DECK

ALPENGLOW
ENGINEERING SOLUTIONS, INC.
Consulting Structural Engineers
117 12th Street, P.O. Box 773501
Steamboat Springs, CO 80477
970.879.1181 alpengloweng.com

THESE DRAWINGS DO NOT INCLUDE THE COMPONENTS NECESSARY FOR CONSTRUCTION SAFETY.

SOUTH BUILDING UPPER ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

TYPICAL ROOF SHEATHING: 7/16" APA RATED SHEATHING, EXPOSURE 1, SHEATHING TYPICAL SUB-FASCIA AT APA RATED SHEATHING: THIS PLAN IS TO BE 2x12

FRAME EXTERIOR WALLS ARE TO BE @ 16" o.c. W/ 7/16" APA RATED SHEATHING UNLESS NOTED OTHERWISE

TYPICAL HEADER THIS PLAN: (2) 2x10's W/ (1) 2x6 TRIMMER AND (1) 2x6 KING STUD EACH END UNLESS NOTED OTHERWISE

TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY XX'-XX"

(XX'-XX") INDICATES ELEVATION TOP OF STEEL OR TIMBER BEAM

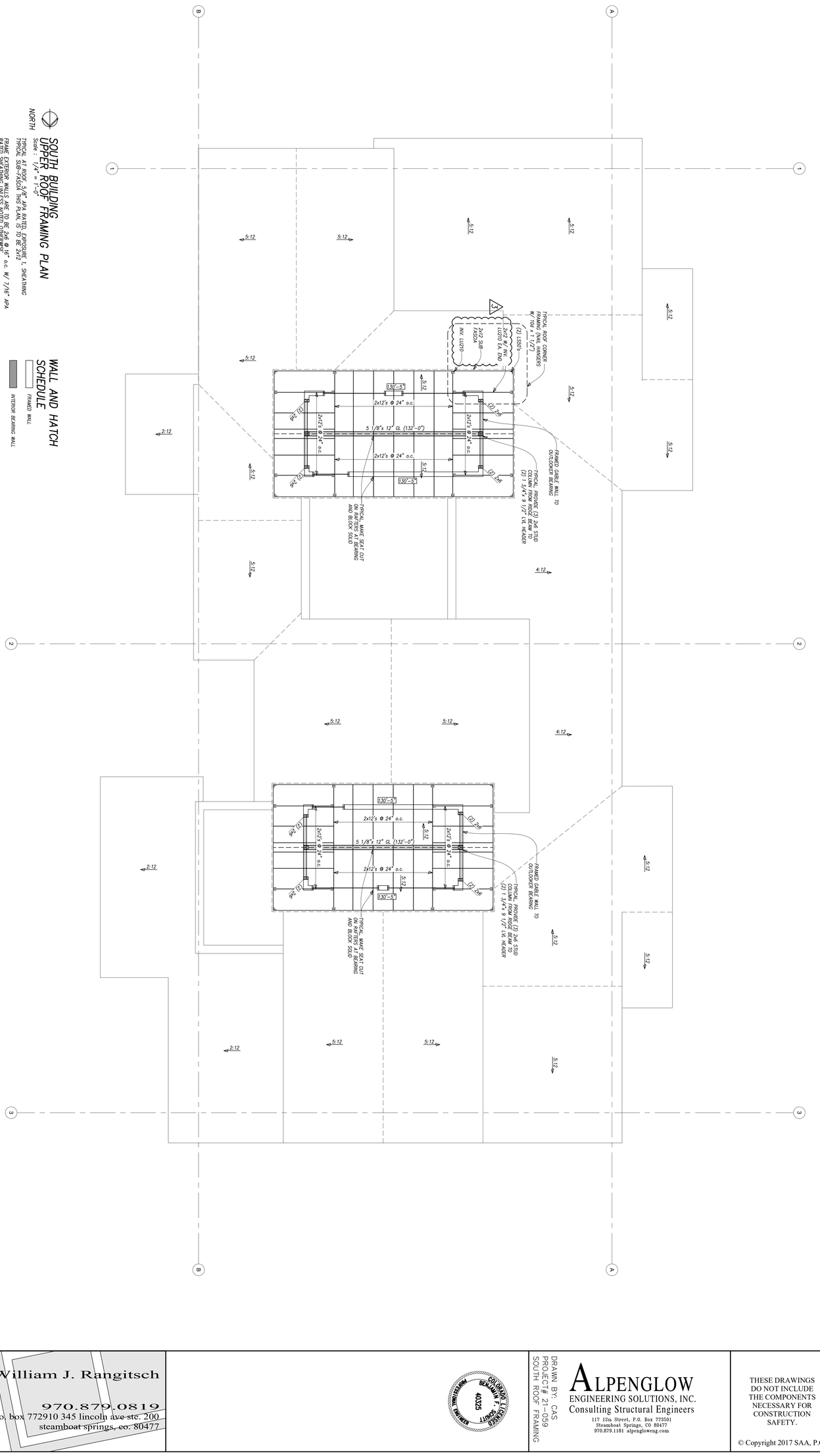
(GRID) INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

NORTH

WALL AND HATCH SCHEDULE

FRAMED WALL

INTERIOR BEARING WALL



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GENERAL NOTES

DESIGN LIVE LOADS

a. Roofs .... 75 psf
b. Floors.. 40 psf
c. Covered Porch............................ 60 psf
d. Wind.. Risk Category II, 115 mph Ultimate Wind Speed, Exposure "B"
e. Seismic.. IBC Design Category C

FOUNDATION DESIGN

a. Design of individual was based upon Subsoil and Foundation Investigation provided by Northwest Colorado Consultants, Inc. and all design values shall be field verified prior to construction.
b. Design of straight–shaft drilled piers is based on a maximum allowable skin friction value of 900 psf, neglecting the top 5'–0".
c. Soil report 19–11700 by Northwest Colorado Consultants, Inc.

REINFORCED CONCRETE

a. Structural concrete shall have a minimum 28 day compressive strength of 3000 psi Type I.
b. Reinforcing bars shall conform to ASTM Specification A615–79 and shall be Grade 60.
c. All anchor bolts are to meet ASTM Specification F1554 Grade 36.
d. At splices, lap bars 38 diameters. At corners and intersections, make horizontal bars continuous or provide matching corner bars. Around openings in walls and slabs, provide 2–#5, extending 2'–0" beyond edge of opening.

STRUCTURAL STEEL

a. Structural steel rolled shapes shall conform to ASTM A572, Grade 50. Plates and angles shall conform to ASTM A36. Tube shapes shall conform to ASTM A500 Grade B., 46 ksi yield. Pipe shapes shall conform to ASTM A53, Grade B.
b. All bolts shall conform to ASTM Specification A307.
c. Expansion bolts called for on the drawings shall be "HILTI" "WEG–IT", "RED HEAD", or approved wedge type, with the following minimum embedments: 5/8" diameter bolts – 2 3/4", 1/2" diameter bolts – 2 1/4".
d. All welding shall be done by a certified welder.

STRUCTURAL WOOD FRAMING

a. Except where noted otherwise, all 2" lumber shall be Douglas Fir–Larch S4S No.2 or better, and all solid timber beams and posts shall be Douglas Fir–Larch No. 1. All studs over 12'–0" in length shall be 1.3E LSL with allowable fiber stress in bending = 1700 psi, modulus of elasticity of 1.3x10(6) psi, and allowable shear stress = 425 psi.
b. Except as noted otherwise, minimum nailing shall be provided as specified in Table 2304.10.1 "Fastening Schedule" of the I.B.C., 2018 edition.
c. Floor and roof sheathing shall be APA rated Structural I sheathing with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
d. Where light gage framing anchors are shown or required, they shall be Simpson "Strong Tie" or equal ICC–ES approved connectors and shall be installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
e. Glued Laminated timber shall be of such stress grade to provide glued laminated beams with combination symbol 24F–V4.
f. Laminated Veneer Lumber shall be of such stress grade to provide members with allowable fiber stress in bending = 2600 psi, modulus of elasticity of 1.9x10(6) psi, and allowable shear stress parallel to the glue line = 285 psi.
g. Parallel Strand Lumber used in header or beam conditions shall be of such stress grade to provide member with allowable fiber stress in bending = 2900 psi, modulus of elasticity of 2.0x10(6) psi, and allowable shear stress parallel to the glue line = 290 psi. Parallel Strand Lumber used in column conditions shall be of such stress grade to provide members with allowable fiber stress in bending = 2400 psi, modulus of elasticity of 1.8x10(6) psi, and allowable shear stress parallel to the glue line = 190 psi.
h. Trussed rafters shall be designed by a Professional Engineer licensed in the state of Colorado to support the full dead and live loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species and grades, and substantiating data for connector capacities, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
i. Roof and floor joists shall be plant–fabricated I–series with LVL wood flanges and plywood or OSB webs, and carry ICBO approval for the composite section. Joists shall be designed to carry the full dead and live loads of the roof and floor and any other superimposed loads. Bridging and blocking shall be installed according to the fabricator's requirement.

BACK FILLING

a. Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored.

EPOXY ADHESIVE ANCHORING SYSTEM

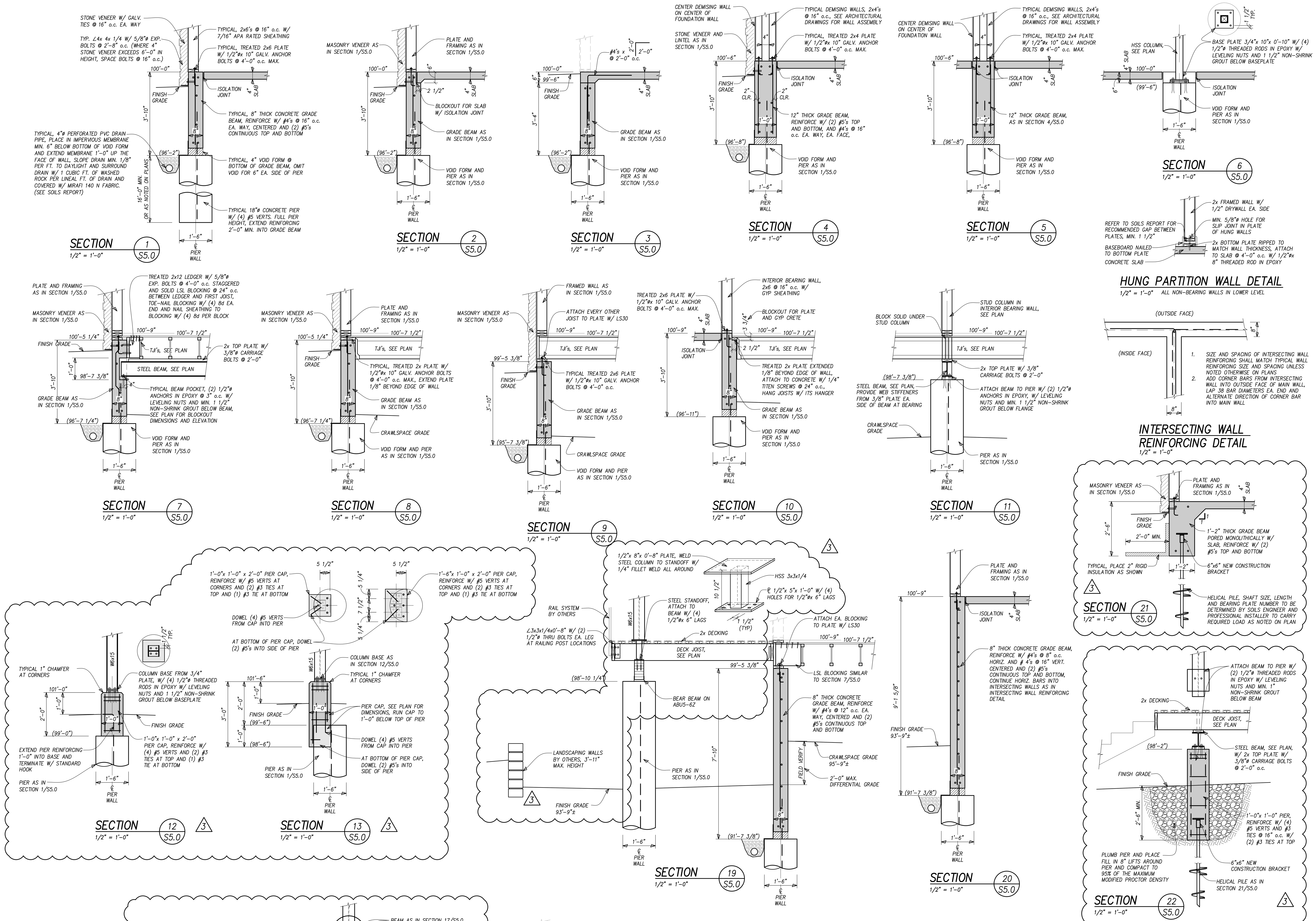
a. Epoxy adhesive anchoring system shall be Hilti HIT–RE 500 V3 or approved equal.
b. Anchor rods shall be furnished with chamfered ends so that either end will accept a nut and washer and meet the requirements of ISO 898 Class 5.8.
c. Anchors shall have the following minimum embedments: 3/4"ø – 6 3/4", 5/8"ø – 5 5/8", 1/2"ø – 4 1/2".

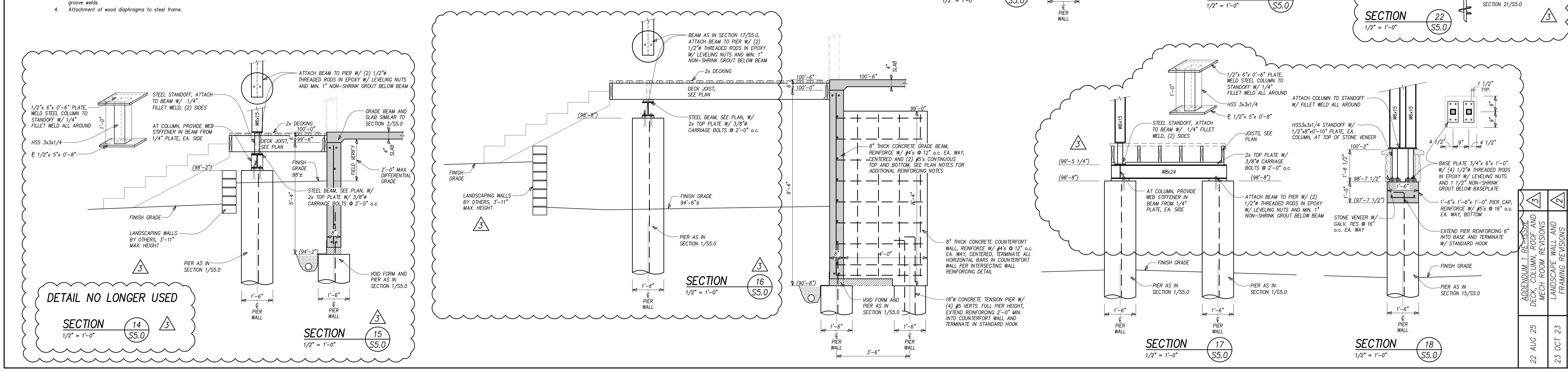
STRUCTURAL ERECTION AND BRACING REQUIREMENTS

a. The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
b. The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required during construction to achieve the final completed structure.

SPECIAL INSPECTIONS

a. All special inspections shall comply with chapter 17 of the International Building Code (IBC). These inspections are in addition to the inspections specified in Section 109 of the IBC.
b. The Special Inspector and testing agent shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work.
c. 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.
d. The credentials of all inspectors, administrators and testing technicians shall be provided if requested.
e. The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge.
f. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge.
g. The Special Inspection program does not relieve the Contractor of his or her responsibilities.
h. A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.
i. Job site safety and means and methods of construction are solely the responsibility of the Contractor.
j. The Special Inspection program does not relieve the Contractor or any other entity of any contractual duties, including quality control, quality assurance, or safety.
k. The Contractor is solely responsible for construction means, methods, and job site safety.
l. Special inspection is required for the off site fabrication of structural steel load–bearing members and assemblies unless the work is done on the premises of a fabricator registered and approved to perform such work without special inspection.
m. In addition to special inspections required by chapter 17 of the IBC and those required by the Building Official the following site specific inspections are required:
   1. Installation of Epoxy Adhesive Anchors.
   2. Installation and tightening of high strength bolts.
   3. Visual inspection of all welds and continuous inspection of all complete and partial penetration groove welds.
   4. Attachment of wood diaphragms to steel frame.





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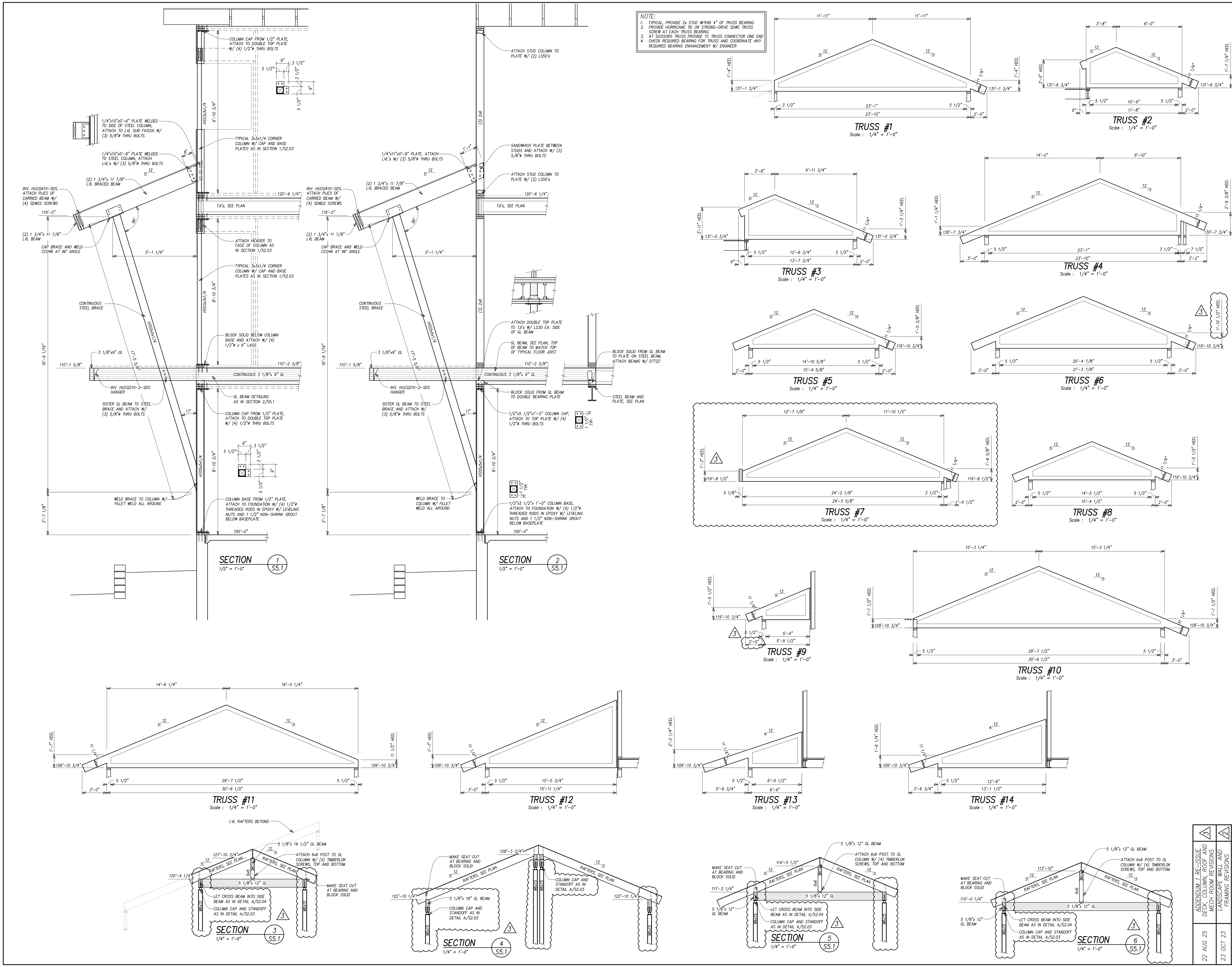

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