

Reviewed for code compliance

01/21/2026

GENERAL

- 1. DESIGN LIVE LOADS: Snow=117.5psf (ground per RCRBD), 90psf (roof), Floor=40psf, Wind, Vult=115 mph (3 Second Gust), Seismic Zone 5, Site Class C
- 2. RESPONSIBILITY: The contractor is responsible for cross referencing all plans and inspecting work placement at the site to assure that no omissions or discrepancies exist that might adversely affect construction or the integrity of the finished product. Job site and construction safety are not addressed in these plans and are the responsibility of the contractor. These responsibilities are industry standard.
- 3. These plans are intended to be in accordance with 2021 IBC and IRC codes. All construction to be in conformance with these codes.

FOUNDATION

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

- 7. All construction and materials to conform with ACI 318.
- 8. Reinforcing bar to be deformed 60 ksi steel (per ASTM A-615). Lap all rebar splices and corners 3 bar diameters minimum.
- 9. Minimum concrete 28 day compressive strength = 3500psi for walls, footers, and pads, and 4000psi for slabs.
- 10. Concrete cover: Concrete cast against and permanently exposed to earth: footing, pad = 3". Concrete exposed to earth or weather: walls, slabs = 1.5"
- 11. Consolidate concrete per ACI 309. Cast in place concrete shall be poured continuously so as to prevent cold joints.
- 12. Provide 1/2" diameter by 10" min anchor bolts at 32" on center with an embedment of 7" to connect framing to foundation (UNO). Anchor bolts to be located not more than 12" from foundation corner (TYP). Use galvanized anchor bolts with pressure treated plates. Finish all concrete wall tops to within 1/8" of specified elevations.
- 13. Foundation insulation and waterproofing to be specified and installed in accordance with the above mentioned soils report, IRC, local codes, and accepted construction practice.
- 14. Slabs to be 5" minimum thickness reinforced with #4 rebar mat at 16" on center.
- 15. Slab surfaces to be left free from trowel marks, uniform in appearance, and with a surface plane tolerance not exceeding 1/8" in 10'0" when tested with a 10' straightedge.
- 16. Provide 1" deep tooled (or cut) control joints at approximately 10' on center in each direction.
- 17. Provide 1/2" expansion joint material at all slab to wall, footing, or column interfaces. Provide a 5 mil poly barrier under all interior slabs for moisture protection and as a bond breaker. Provide an approved hardener and sealer to the surface of all slabs.
- 18. If foundation is to sit through winter without complete framing, we recommend the building achieve enough backfill, framing, and floor sheathing to protect foundation bearing soils from moisture accumulation and frost heave.

WOOD FRAMING

- 1. Framing plans show structural requirements only. Additional members may be required for blocking, nailing and code requirements.
- 2. Use Douglas Fir or Hem Fir "stud grade" (S4S) 2x6 for all wall studs(UNO). Use DF#2 (S4S) or better for all multi-stud posts, joists, rafters, headers, posts, beams and plates.
- 3. Sill plates and any other lumber in direct contact with concrete-Species Group B Pressure Treated Lumber. Use galvanized anchor bolts with pressure treated plates.
- 4. Maintain 6" clearance between untreated wood or siding and soils at finish grade.
- 5. Glulams (GL)- 24F-V8 manufactured in accordance with AITC 117-84. fb=2400psi. OK to use 24F-V4 for simple span applications only. All Glulams used in exterior applications must be sealed and protected from moisture with an appropriate preservative.
- 6. Laminated Veneer Lumber (LVL)- manufactured in accordance with APA criteria. fb=2600psi. Multiple LVL's glue and nail together with (2) rows 16d @12"oc (UNO).
- 7. Timbers- Douglas Fir (DF) #1 Fb>1300psi
- 8. Exterior Wall Ply- 7/16" OSB APA rated 24/16 min with 8d's @6"oc edge, 12" oc field. Manufactured in conformance with APA PS 1-83. Floor Ply- 3/4" T&S OSB APA rated 24/0 minimum, 8d's @6"oc edge, 10" oc field. Glue to joists. Roof Ply - 5/8" OSB APA rated 40/20 minimum, 8d's @6"oc edge, 12" oc field.
- 9. 7/16" OSB sheath 100% all exterior frame. Ply to lap floor rim, top plates and sill plate.
- 10. All floor and roof plywood place with 8' dimension perpendicular to framing with end joints staggered.
- 11. Wall studs to be continuous from floor to floor, or floor to roof. Balloon frame all gable walls where noted. Provide firestop blocking at 10' max intervals in any wall with studs over 10' height. Use LSL studs for all studs taller than 12'.
- 12. All load bearing headers in 2x6 wall (3)2x10; in 2x4 wall (2)2x10, (UNO). Use single trimmer and king stud each end for headers at

- openings 38" or less and double trimmers and king studs at openings greater than 38". UNO
- 13. Posts to stack over equal below (UNO). Trusses to stack over studs below (UNO). Provide end joint where studs above do not stack over studs below.
- 14. Solid block all bearing walls and posts for continuity to foundation.
- 15. Block all trusses, outlookers, rafters and joists at all bearing points.
- 16. Where full height foundation wall parallel to joists, block 1st joist space @24"oc.
- 17. Nailing, blocking, and all other construction details per IBC and IRC, such as Table R602.3(1). (UNO)
- 18. Connect joists to blocking with a minimum of (2)10d nails and connect joists to plate or beam below with a minimum of (3)10d toenails. Connect rim to plate below with 10d toenails @6"oc.
- 19. Nail exterior wall sole plate to joists below with (3)10d and to blocking, rim or end joist with 10d's @4"oc.
- 20. Connect all 2x or LVL rafters to blocking with (3)10d nails, and to plate or beam below with (4) 10d nails. Provide birdsmouth or seat cut bearing at all beams and wall plates UNO.
- 21. Roof Trusses- 90 psf snow load, 24"oc. Truss design and fabrication by others. No drop top gable truss adjacent to scissor truss without approval of Engineer. Trusses to stack over studs below. UNO
- 22. Connect trusses to all bearing points with Simpson H2.5 connectors (UNO).
- 23. Ventilate roof framing per local codes.
- 24. All connector calouts to be Simpson Strong-Tie or equal by Simpson Strong-Tie Company, Inc. Install per manufacturer's instructions.
- 25. TJI and MicroLam (ML) are products by Trus Joist MacMillan. Install per manufacturer's instructions.
- 26. If slab on grade is placed on expansive soils (i.e. minimum soil bearing required, see foundation note 1 above) all partition walls framed on slab to be slip jointed per soils report.

STRUCTURAL STEEL

- 1. All structural steel shall conform to ASTM specifications A36 except pipe columns which shall conform to ASTM A53 Grade B, and steel tube columns which shall conform to ASTM A500 Grade B. Steel to steel member connection bolts shall be A325 steel and miscellaneous wood embedded items shall be A36 steel.
- 2. Steel column base plates shall bear evenly to concrete below via 4000 psi non shrink grout.
- 3. Minimum welds to be per AISC and/or AWS, but not less than 3/16" continuous fillet unless otherwise noted. Welding quality control shall be per AWS. All welders shall have evidence of passing the American Welding Society Standard Qualifications Test as detailed in AWS D1.1.

TYPICAL ABBREVIATIONS

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

8-26-2025 Revisions:  
Added Sheet S13 with additional details



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JOB #: 25 WC  
DRAWN: CFE  
ENG: CBF  
REVISED: 8-26-25  
REVISED: 8-15-25

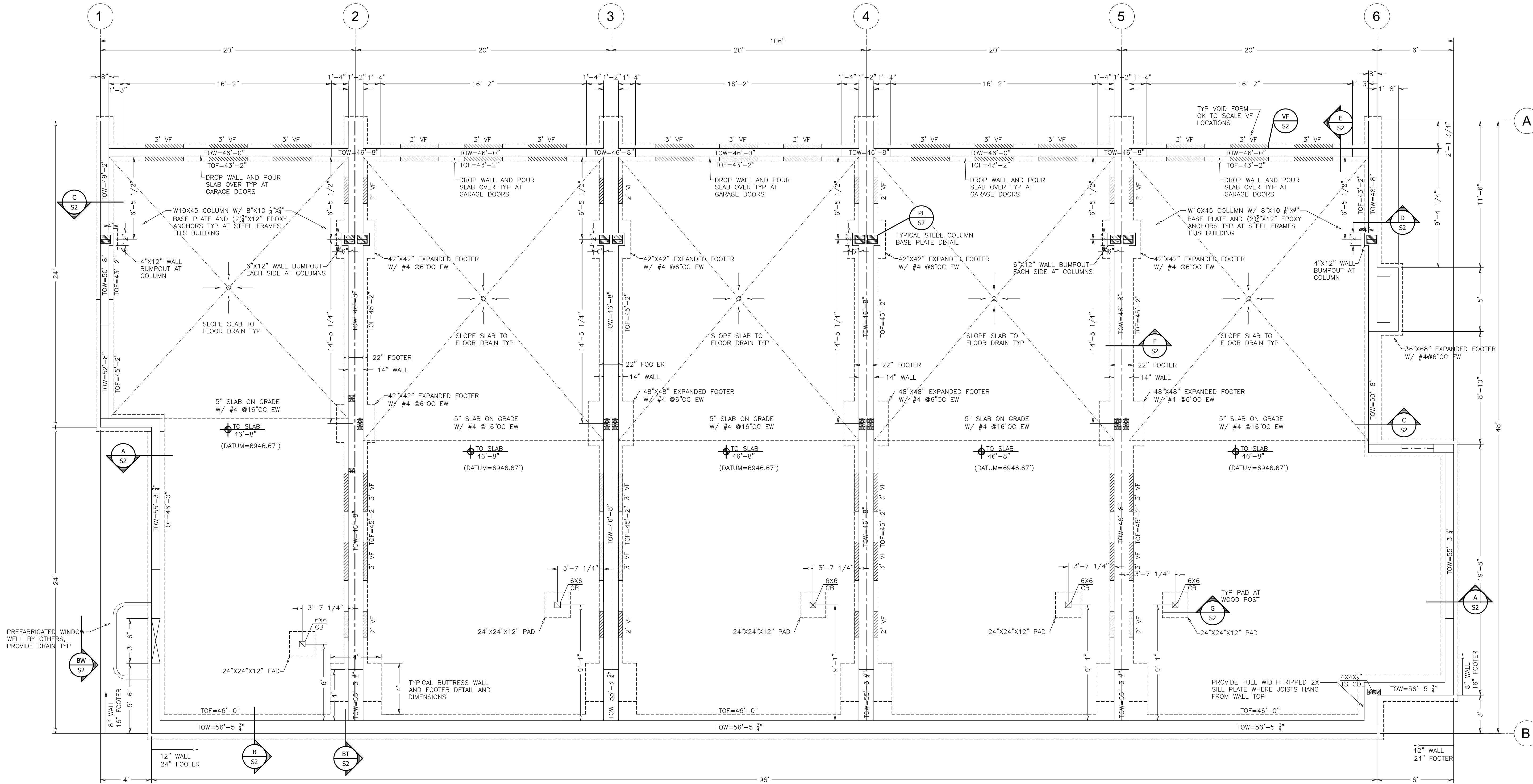
ISSUE: PERMIT SET

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

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

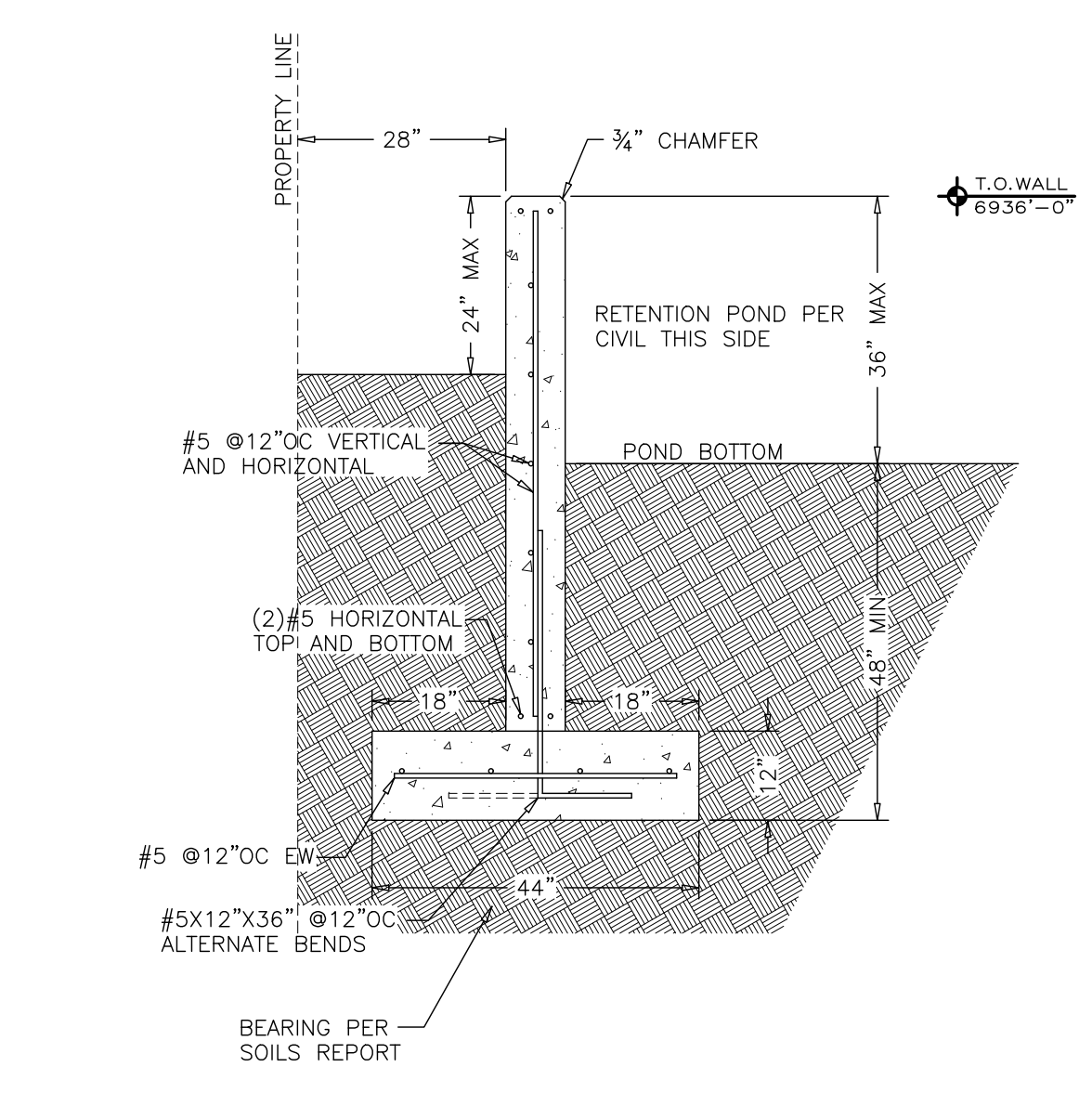


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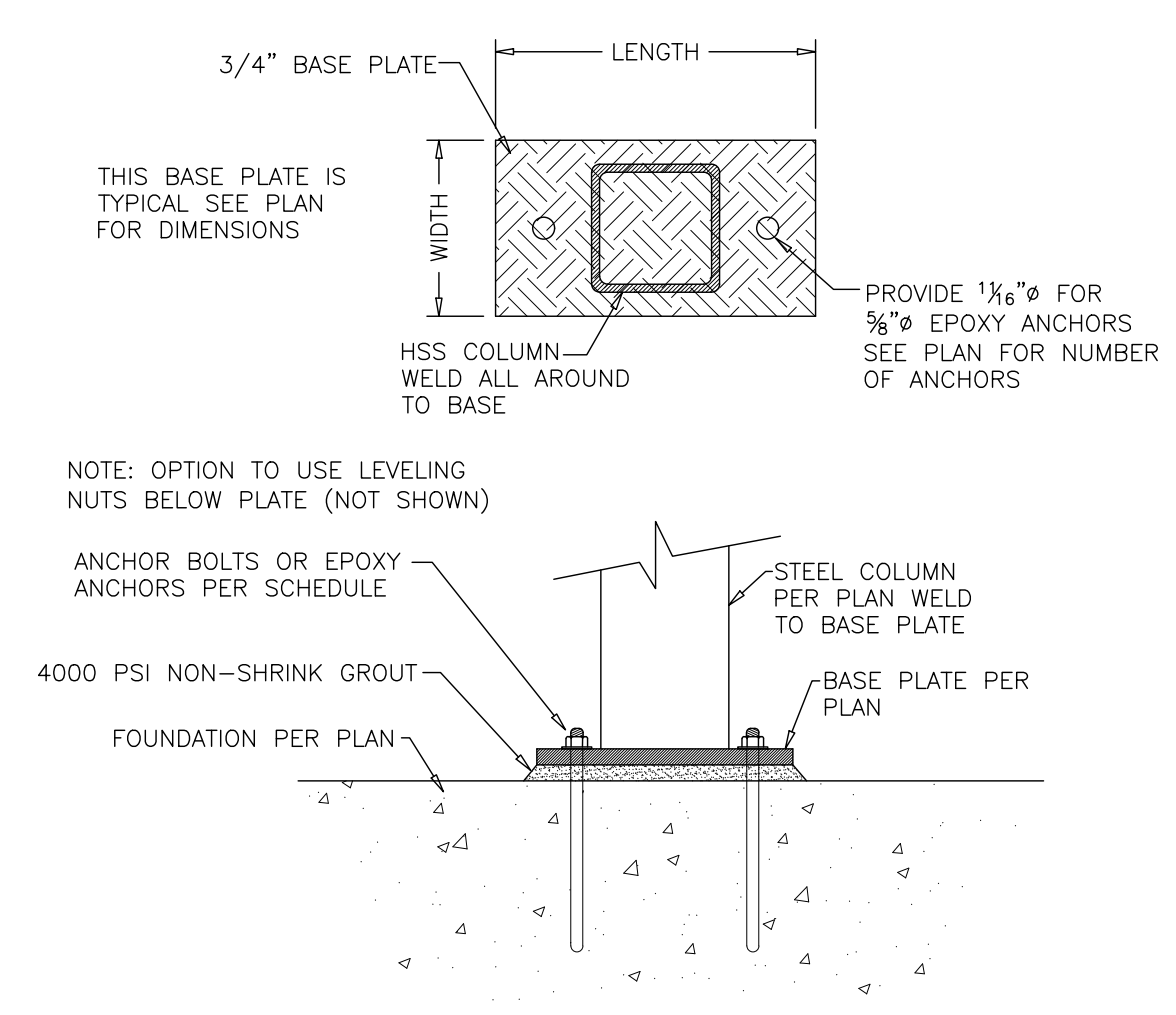
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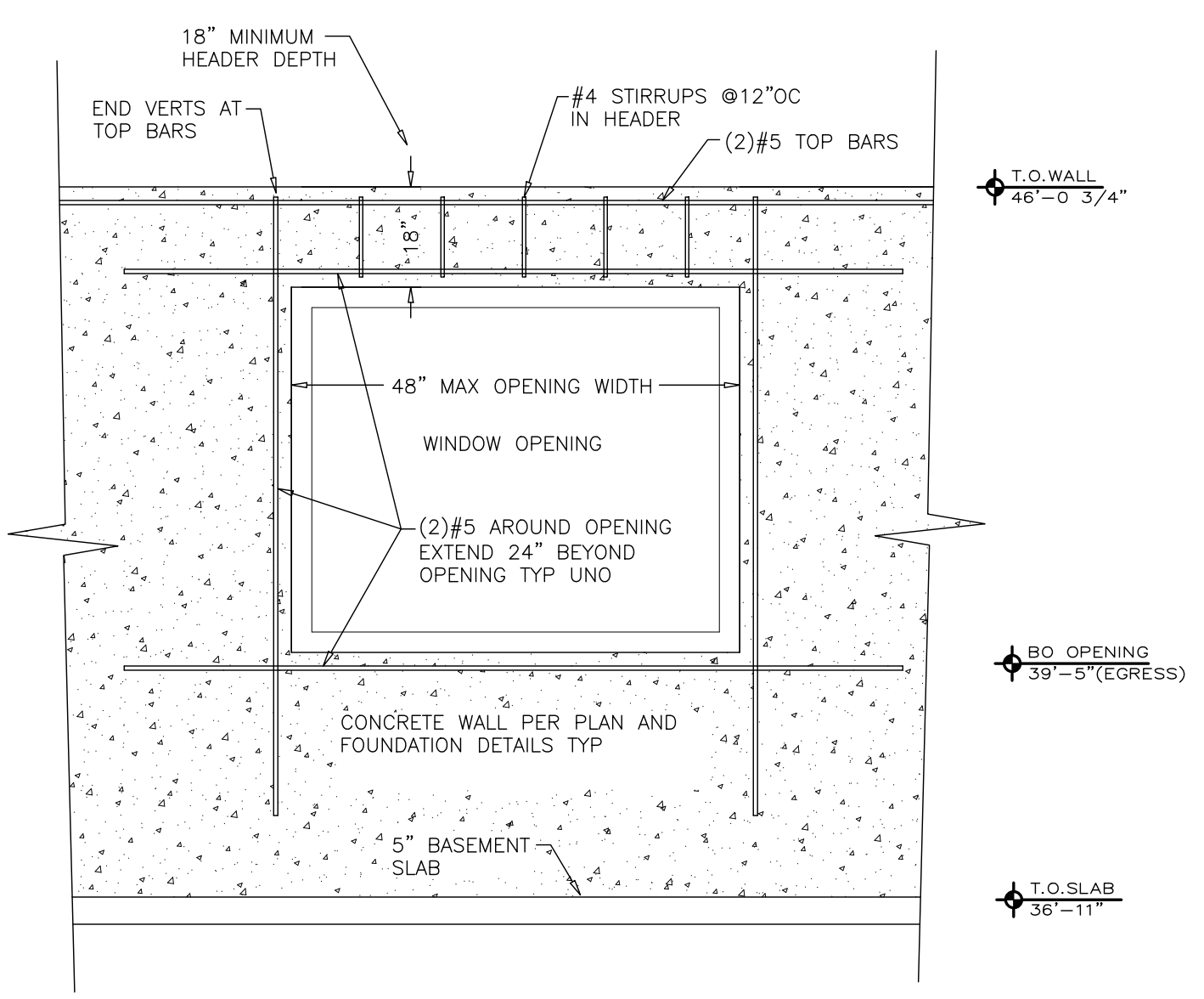
BUILDING 1 FOUNDATION DETAILS for the proposed:  
**WALTON CREEK TOWNHOMES**  
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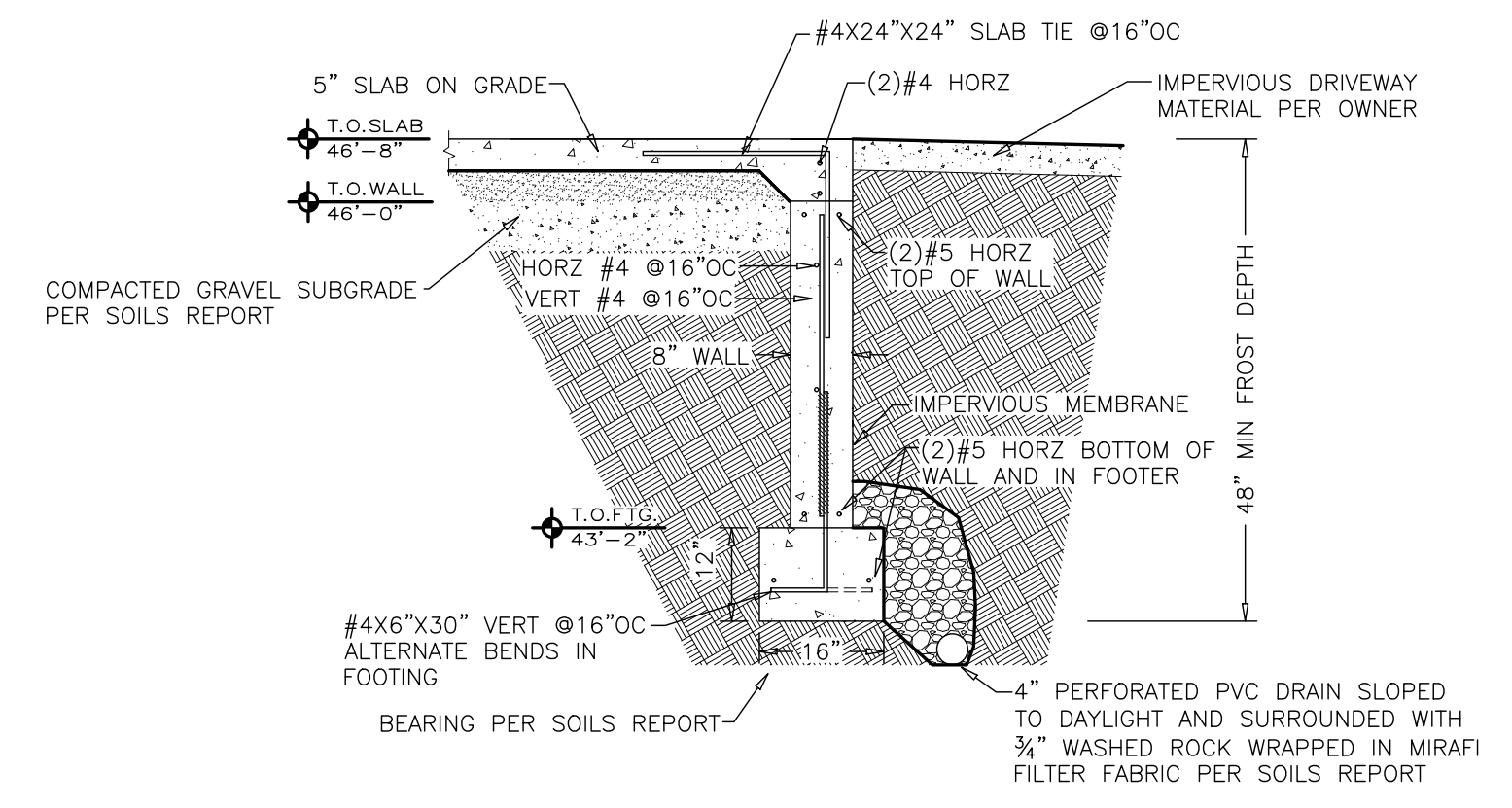
**RW** RETAINING WALL  
Scale: 1/2"=1'-0"



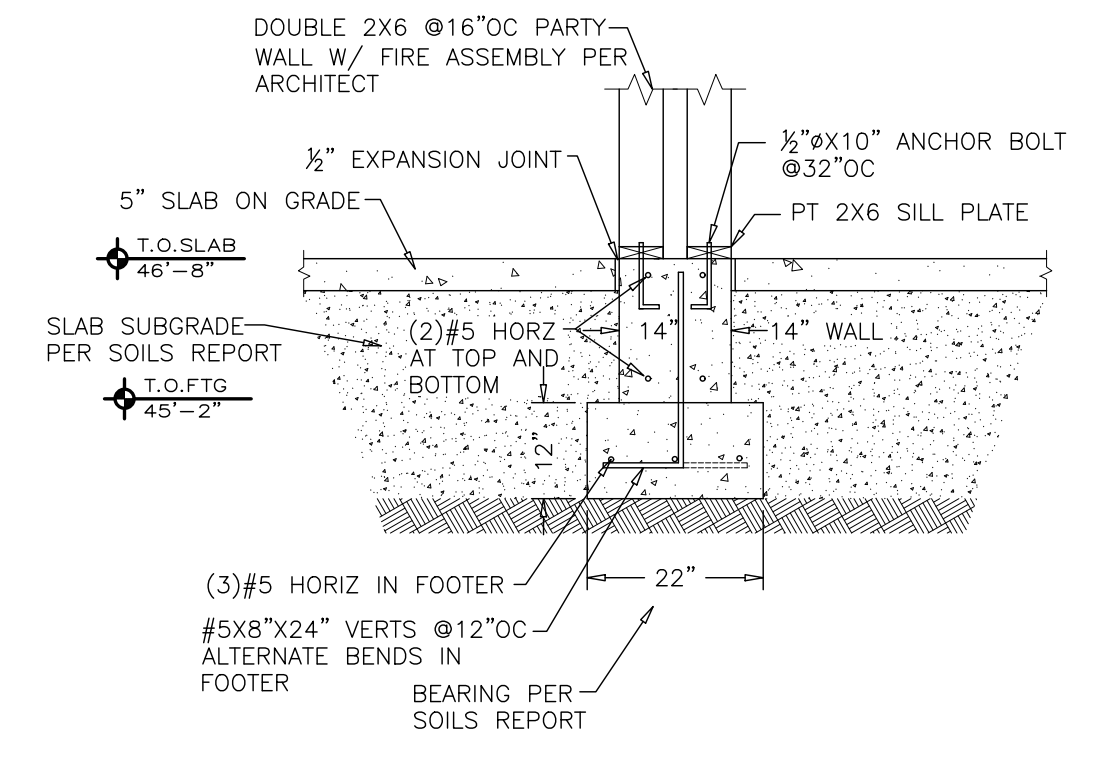
**PL** BASE PLATE DETAIL  
Scale: NTS



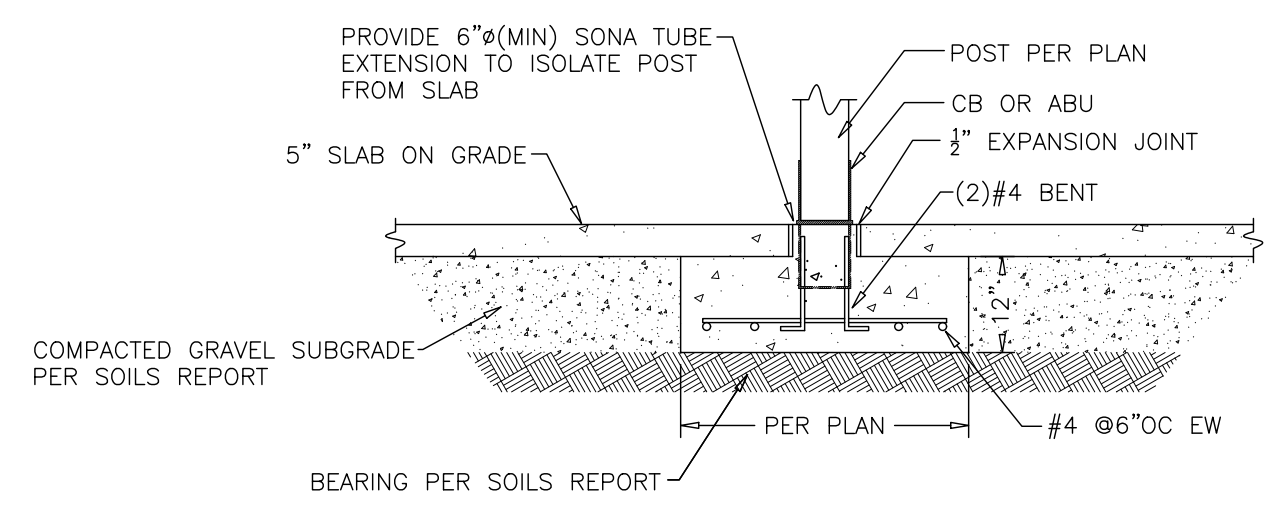
**WB** WINDOW BLOCKOUT DETAIL  
Scale: 1/2"=1'-0"



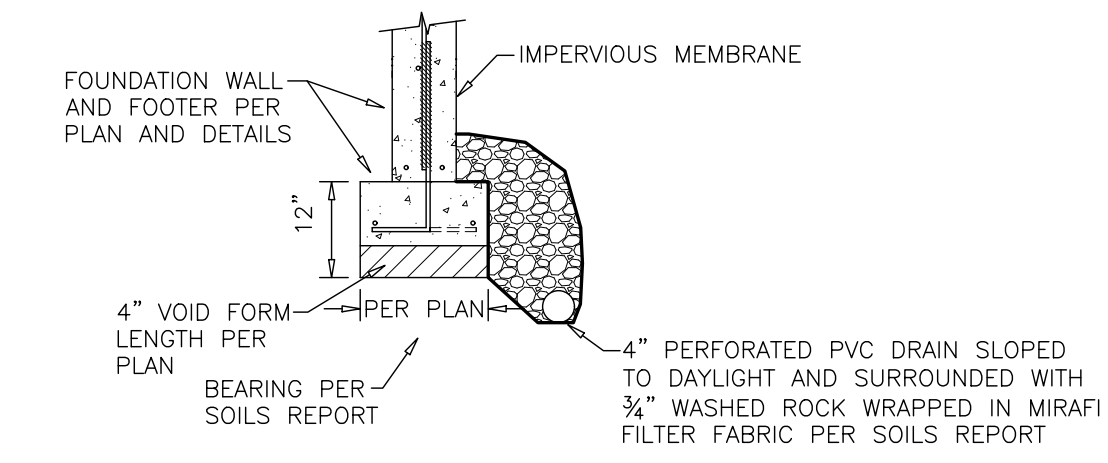
**E** WALL DETAIL E  
Scale: 1/2"=1'-0"



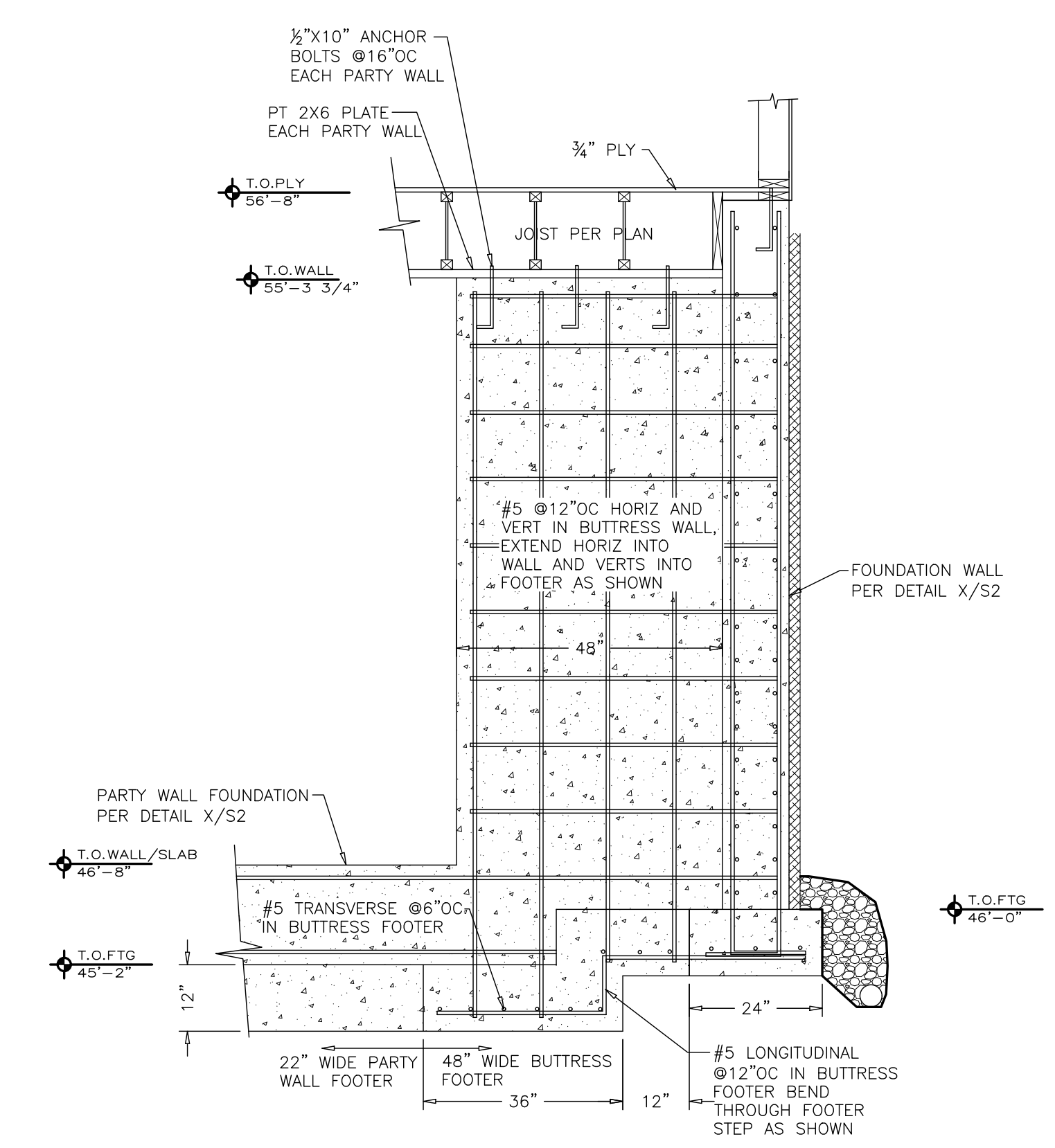
**F** WALL DETAIL F  
Scale: 1/2"=1'-0"



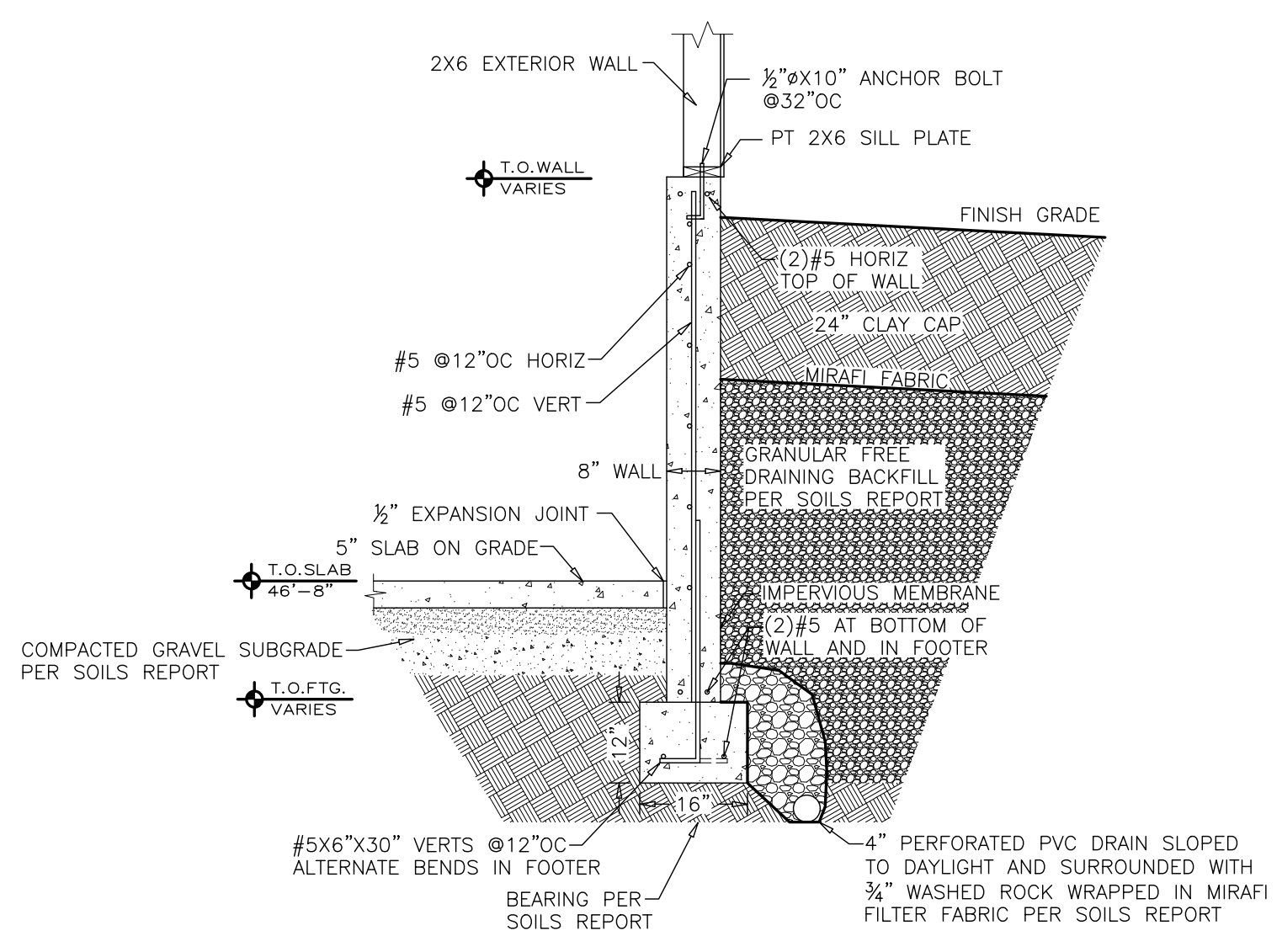
**G** INTERIOR PAD DETAIL G  
Scale: 1/2"=1'-0"



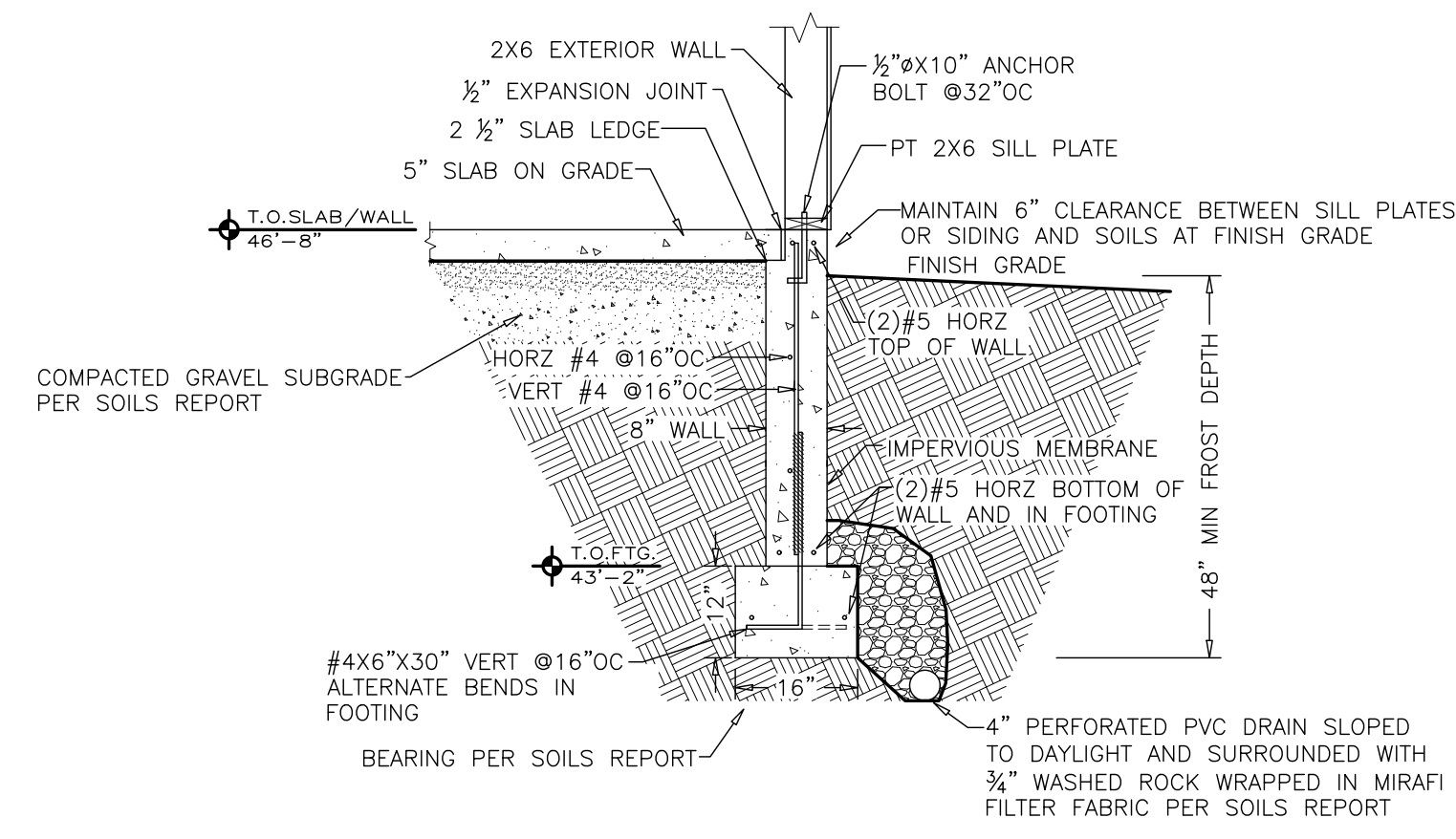
**VF** VOID FORM DETAIL  
Scale: 1/2"=1'-0"



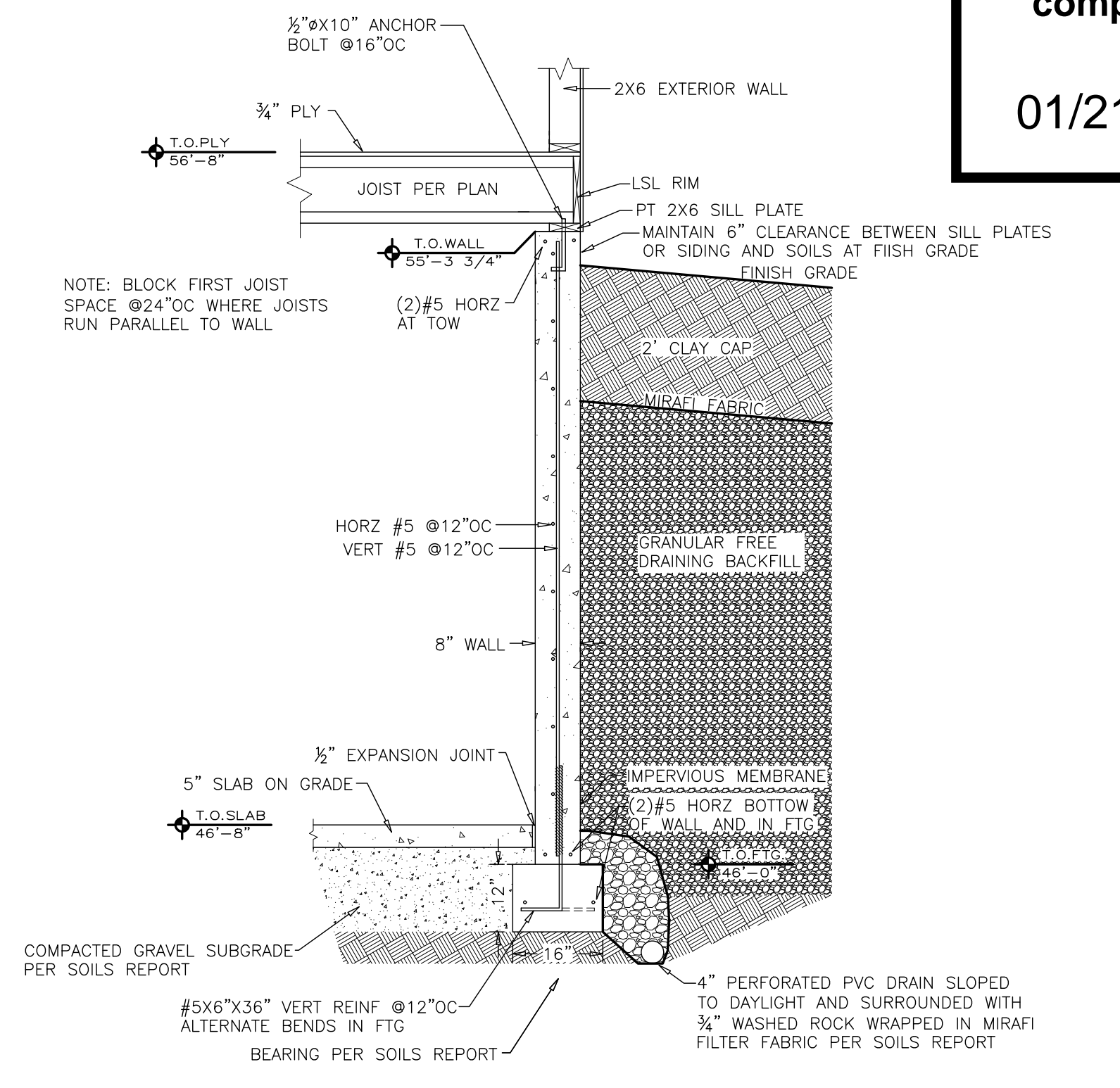
**BT** BUTTRESS WALL DETAIL BT  
Scale: 1/2"=1'-0"



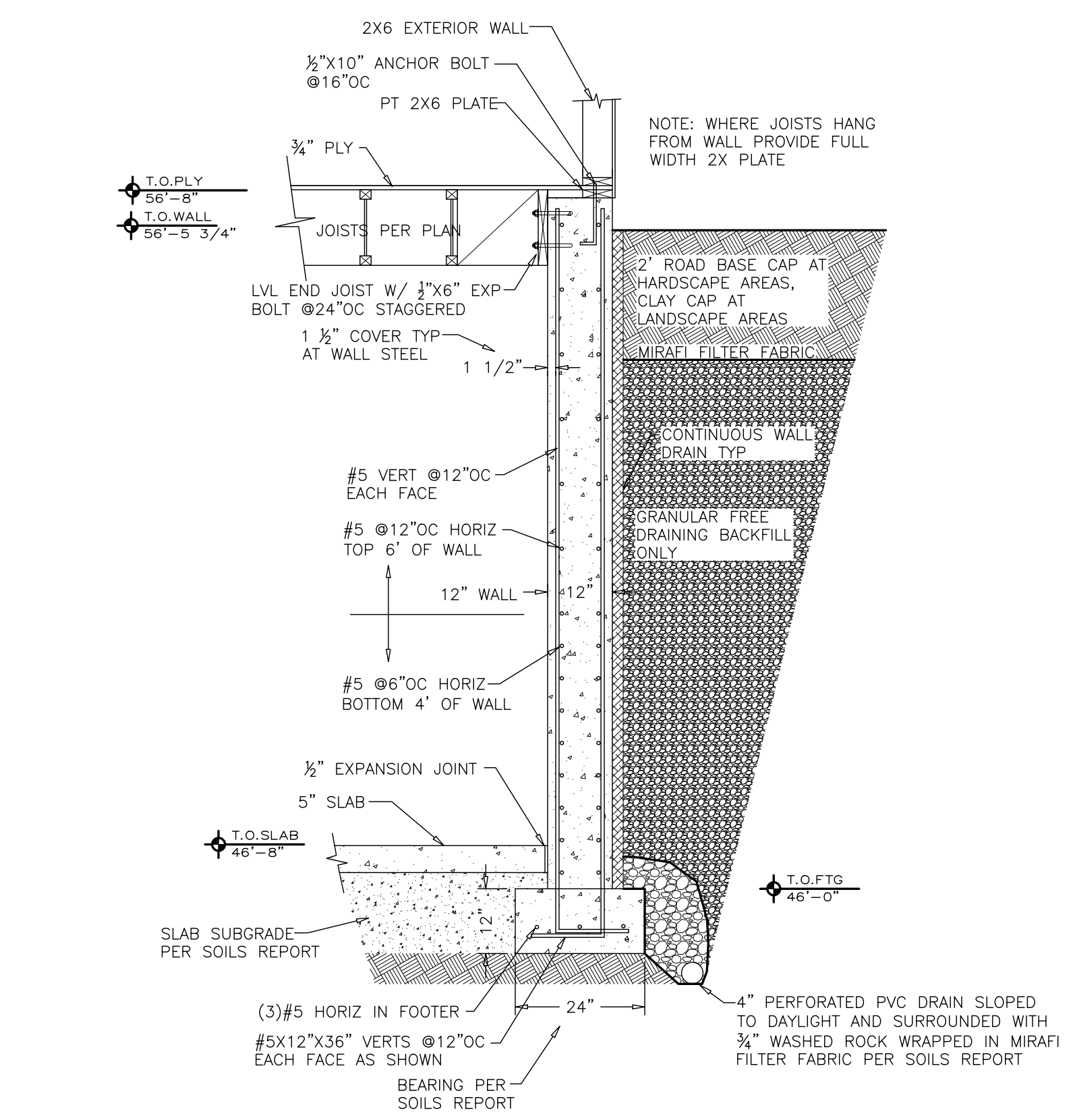
**C** WALL DETAIL C  
Scale: 1/2"=1'-0"



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



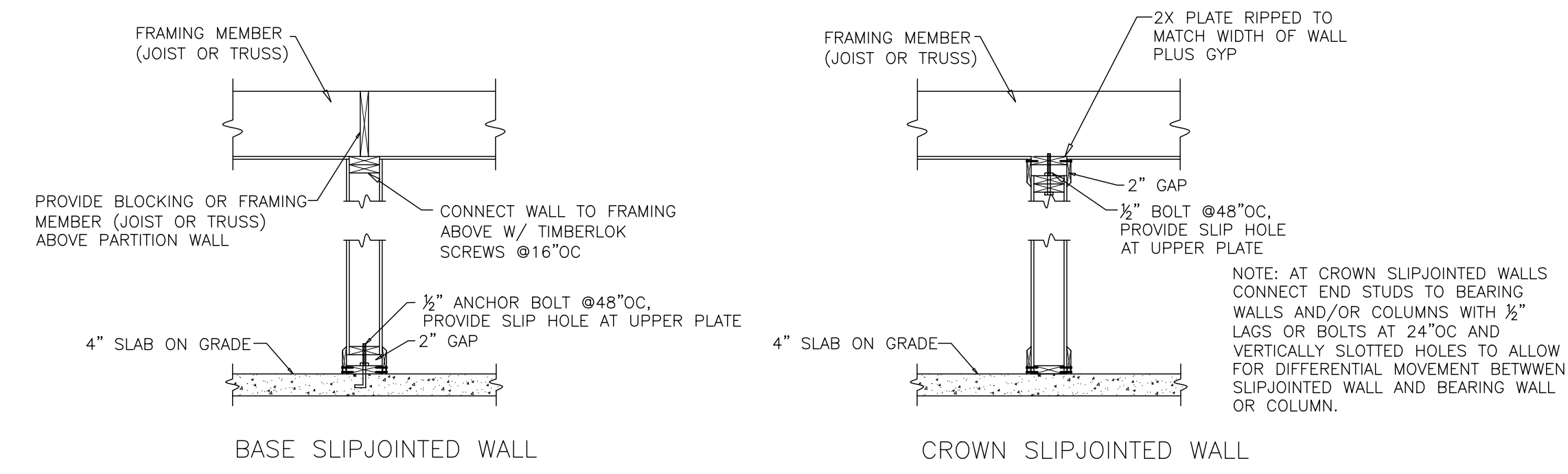
**A** WALL DETAIL A  
Scale: 1/2"=1'-0"



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

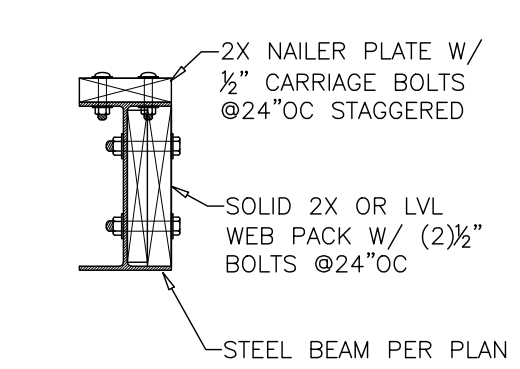
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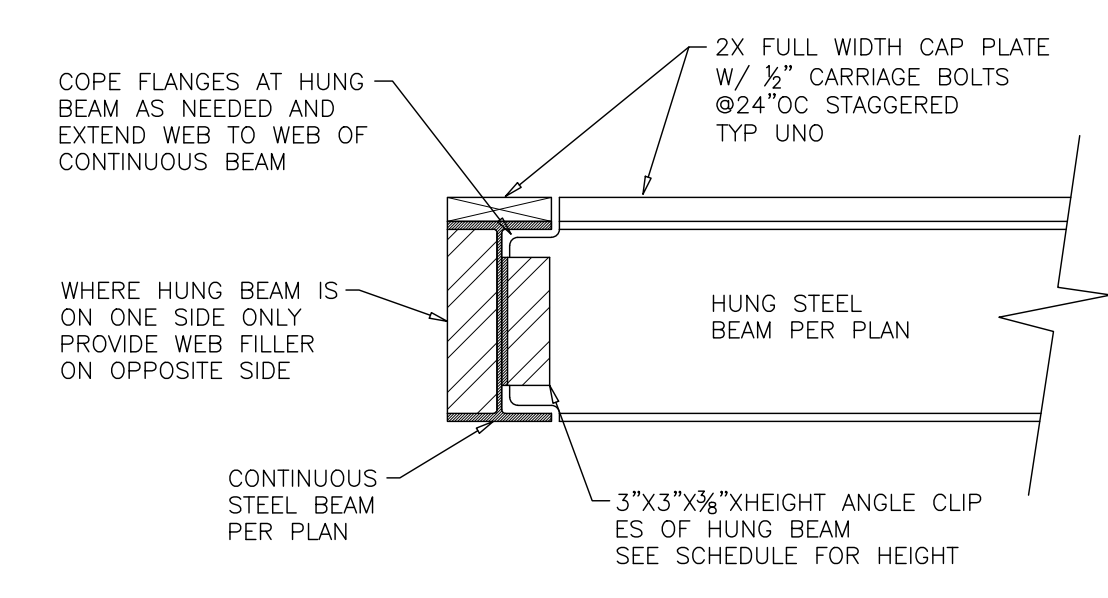


**SJ** TYPICAL SLIP JOINT PARTITION WALL DETAIL  
**S3** 1/2"=1'-0" (TYPICAL ALL WALLS FRAMED ON SLABS)

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



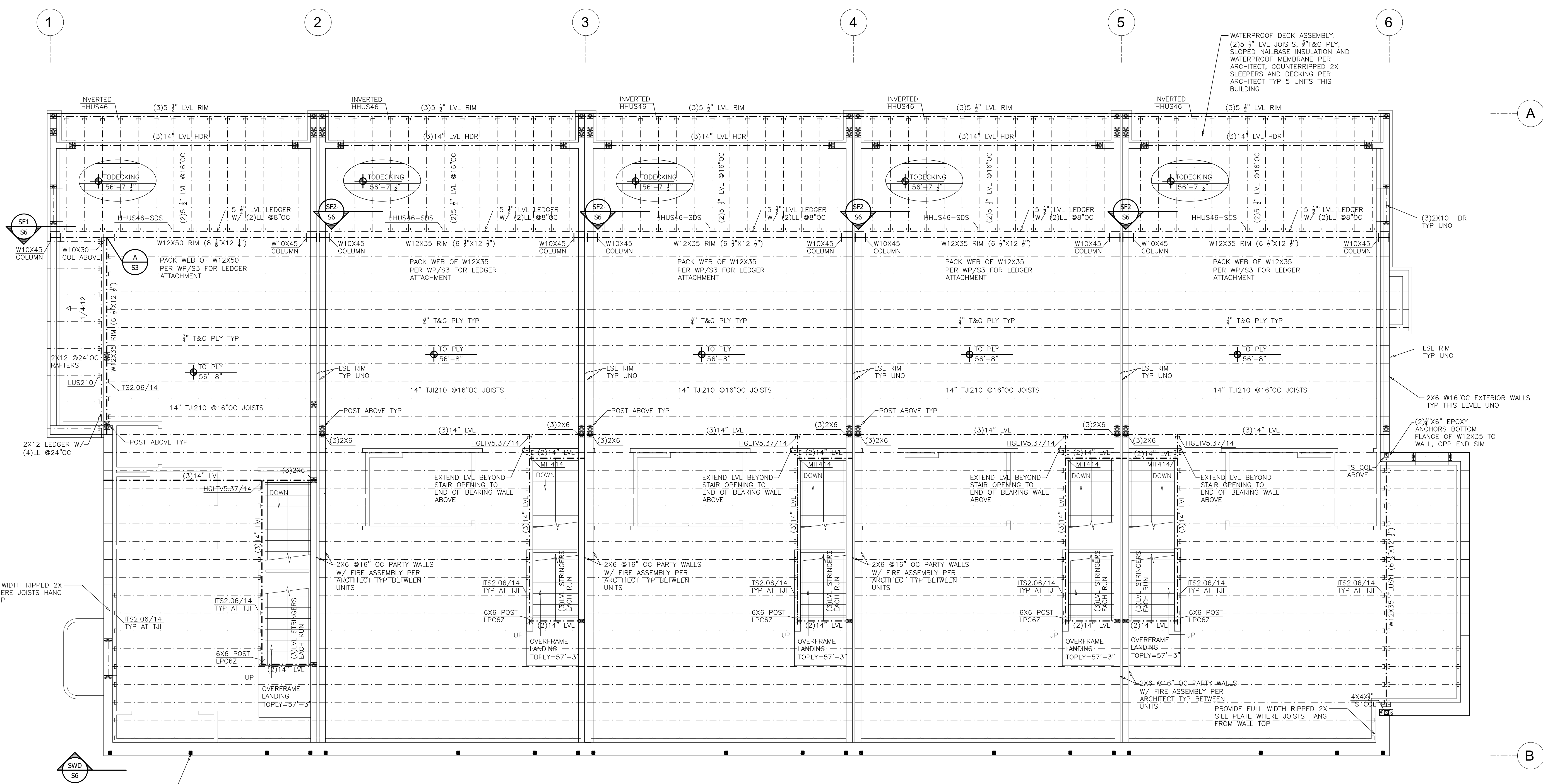
**WP** WEB PACK DETAIL  
**S3** Scale: 1"=1'-0"



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

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

CLIP SIZES ARE TYPICAL UNO ON PLAN



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

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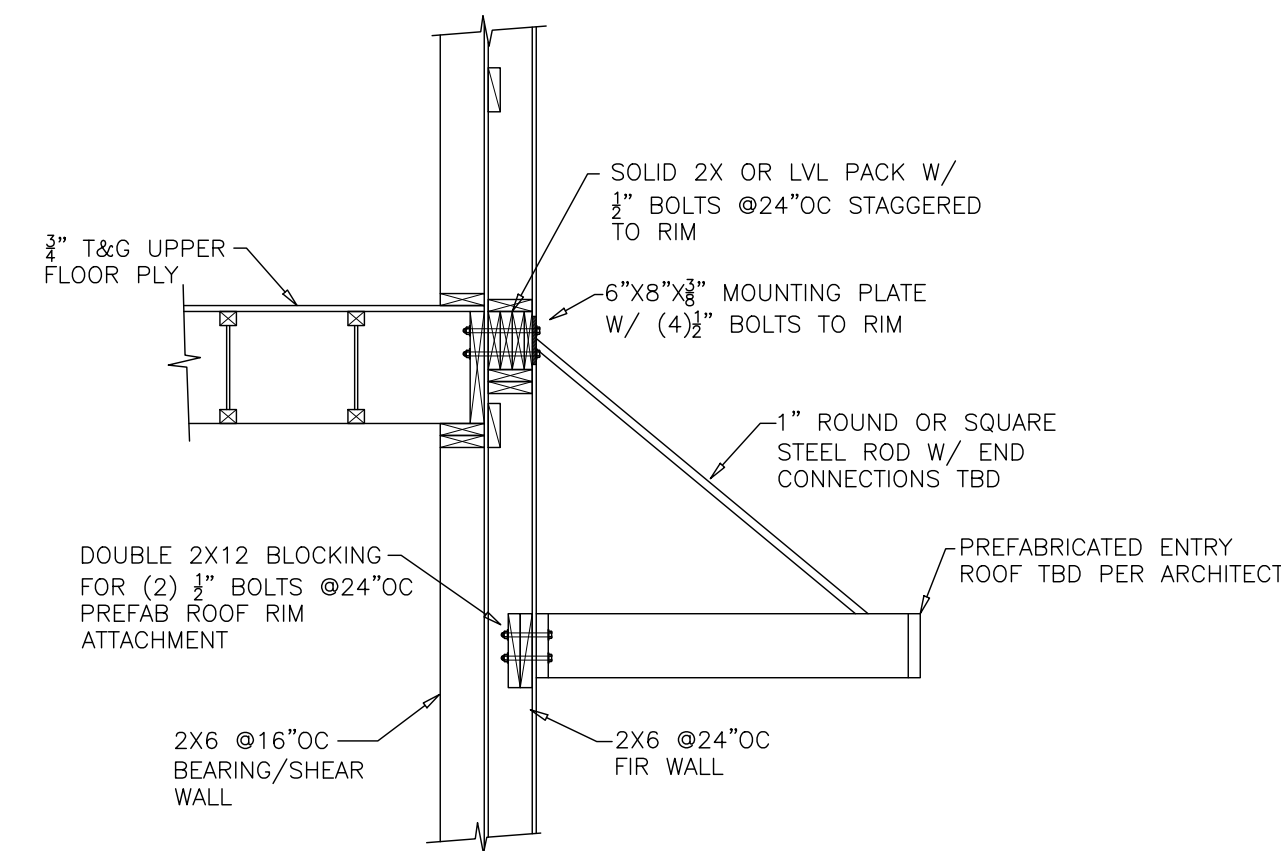
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BUILDING 1 MAIN FLOOR FRAMING for the proposed:  
**WALTON CREEK TOWNHOMES**  
 2075 WALTON CREEK ROAD  
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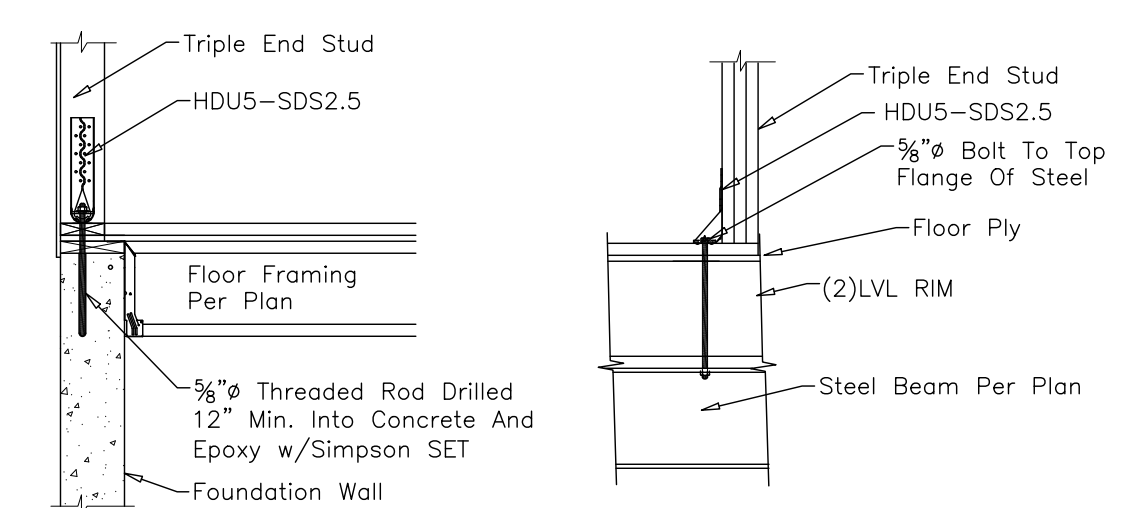
SHEAR WALL FRAMING NOTES

SHEAR WALLS INDICATED WITH SW1 CALLOUTS, 2X6 @16" OC FRAMING AT ALL SHEAR WALLS, PROVIDE TRIPLE END STUDS, BLOCK ALL PANEL EDGES AND USE 5/8" OSB STRUCTURAL SHEATHING ONLY WITH 8D NAILS AT 3" OC EDGE AND 6" OC FIELD, ORIENT PLY WITH LONG DIMENSION ACROSS STUDS.

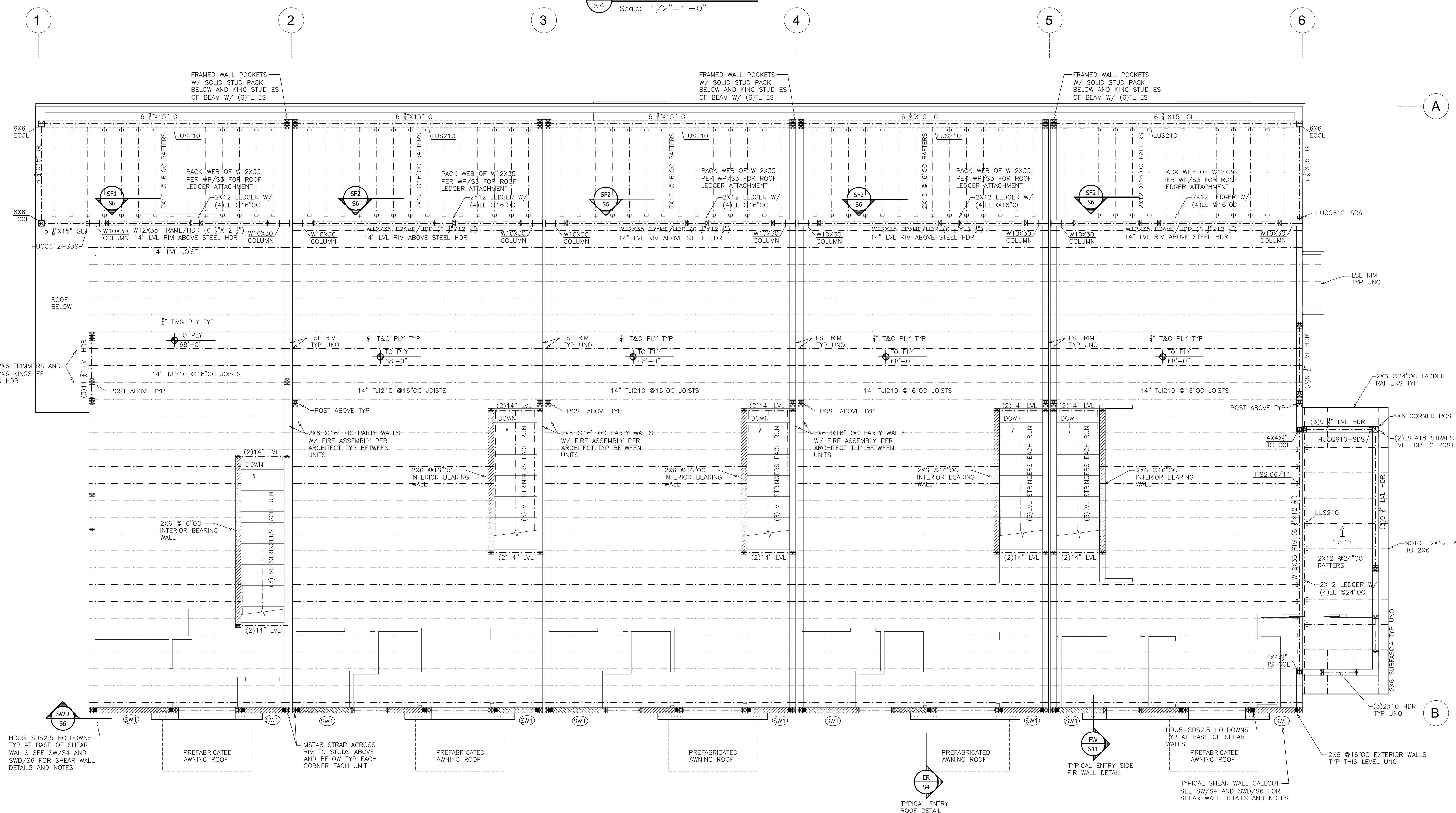
CONNECT INTERIOR 1/2" OR 5/8" GYP WITH 1 1/2" TYPE W OR S SCREWS AT 7" OC EDGE AND FIELD, ORIENT PANELS WITH LONG DIMENSION ACROSS STUDS.

PROVIDE HOLDOWNS AND ANCHORS PER PLAN AND DETAILS.

(SW1) SW1 - 5/8" OSB AT EXTERIOR AND 1/2" OR 5/8" GYP AT INTERIOR



(SW) SHEAR WALL FRAMING DETAILS  
S4 Scale: 1/2"=1'-0"



(1) UPPER FLOOR FRAMING  
S4 Scale: 1/4"=1'-0"

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BUILDING 1 UPPER FLOOR FRAMING for the proposed:  
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SUPPLEMENTAL ROOF FRAMING NOTES

See framing notes page S1 for additional information.

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

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

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

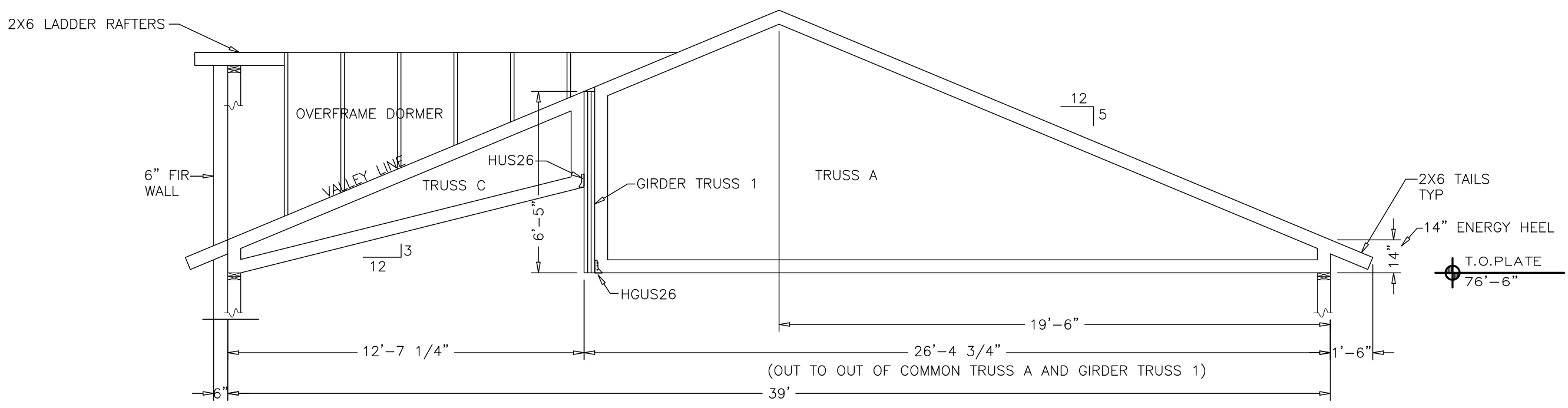
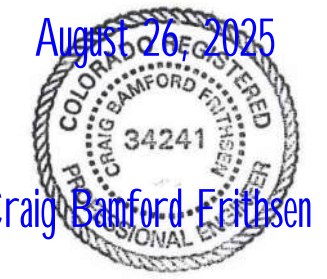
Ladder Rafters to be 2x6 at 24"oc w/ (3)16d at inboard end (use LUS26 where ladder rafter connects to double ply truss or double rafter)

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

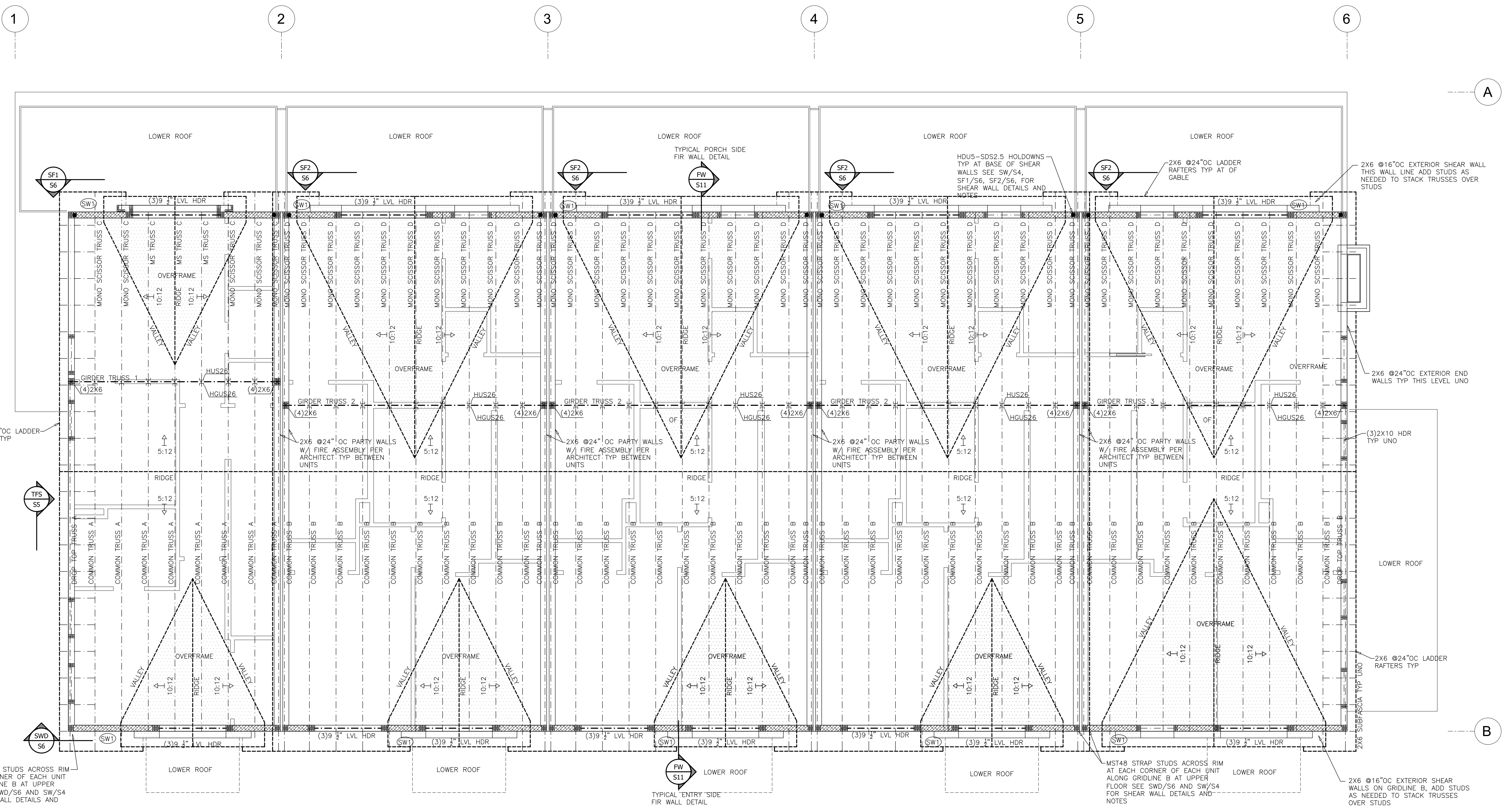
Subfascia to be 2x6 continuous 12' min from all corners. Provide LS50 connector at subfascia corners where overhang is greater than 2'.

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

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



TFS S5 TRUSS FRAMING SECTION DETAIL  
Scale: 1/4"=1'-0"



1 ROOF FRAMING PLAN  
S5 Scale: 1/4"=1'-0"

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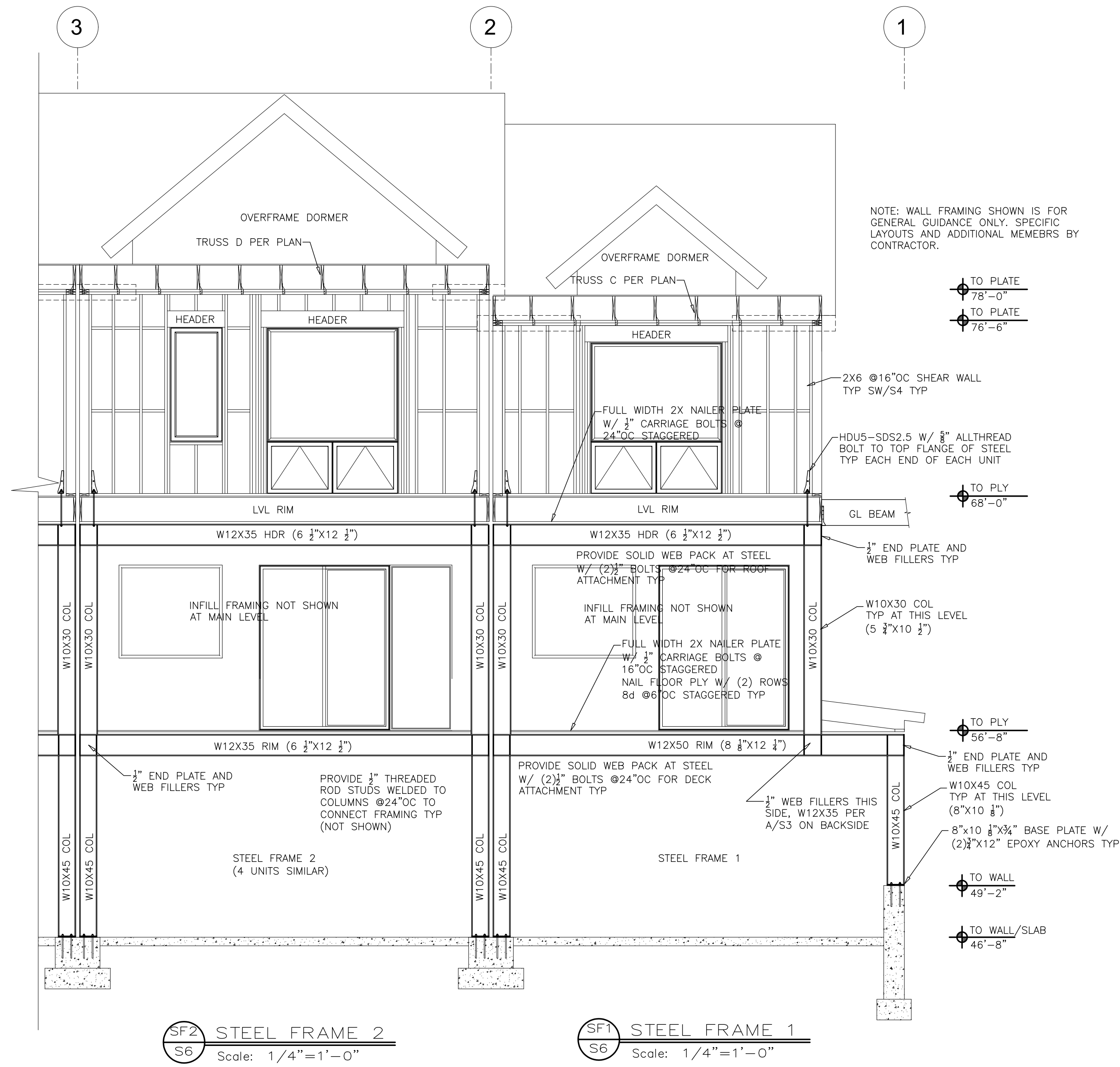
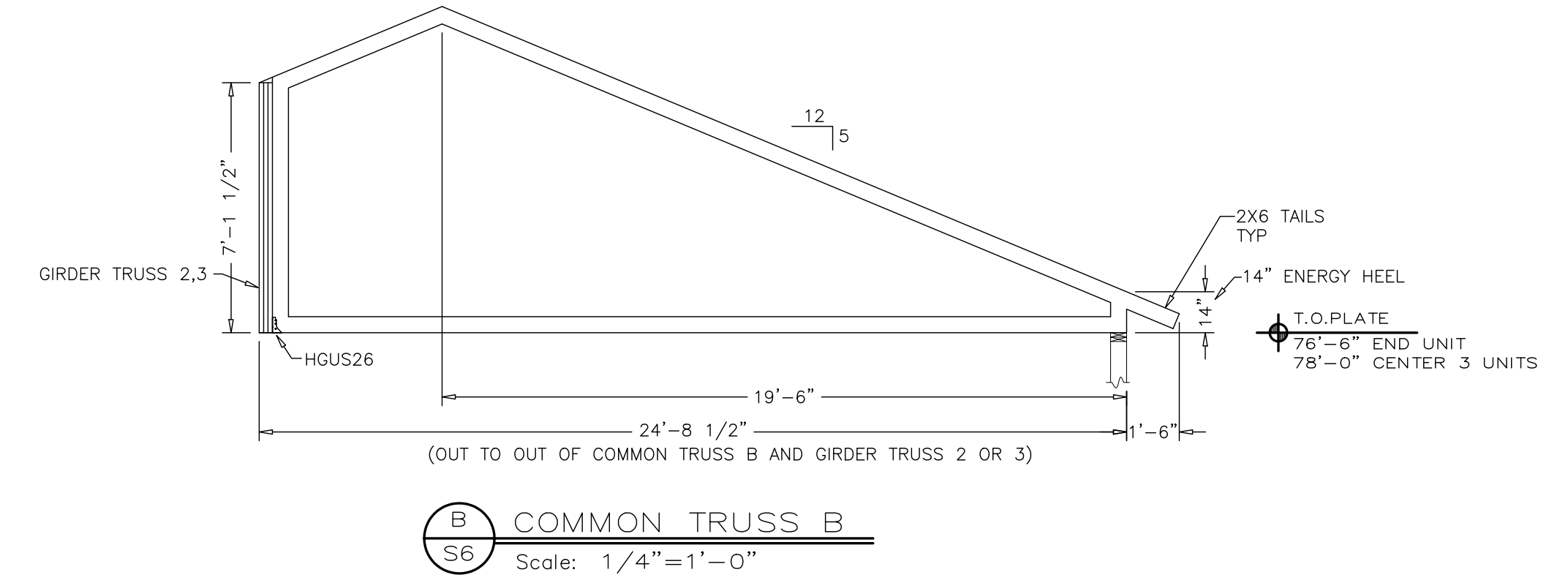
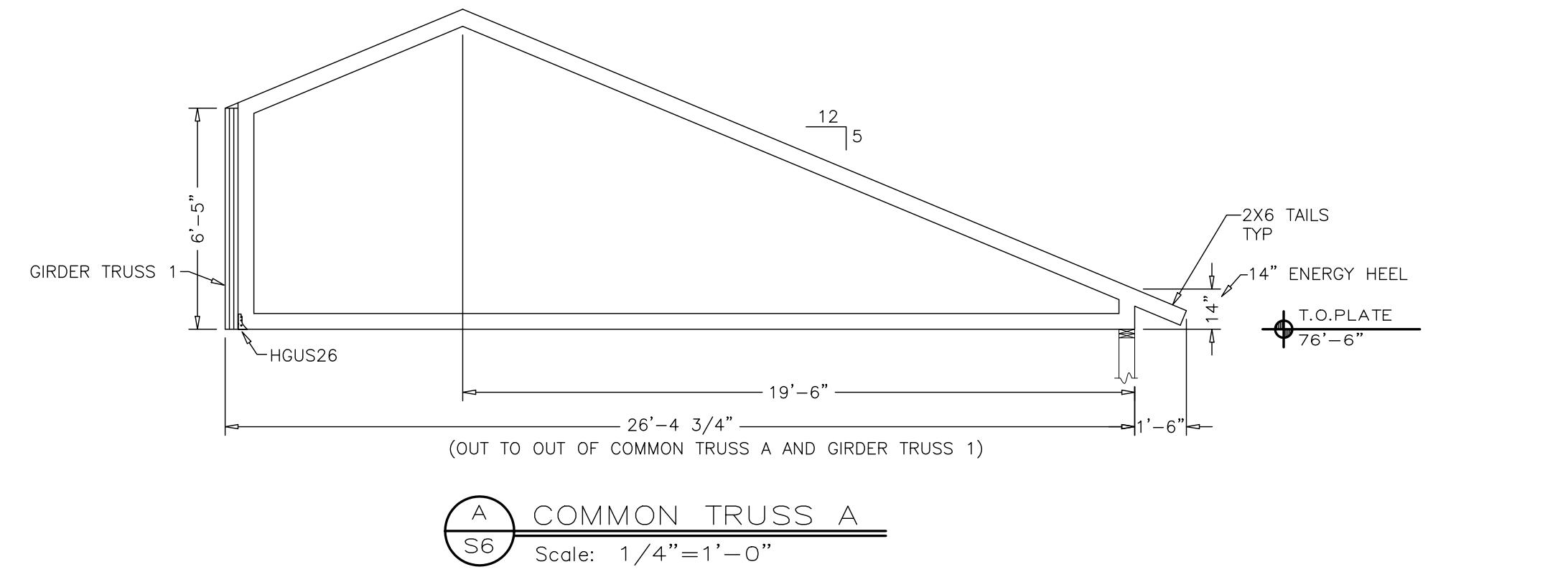
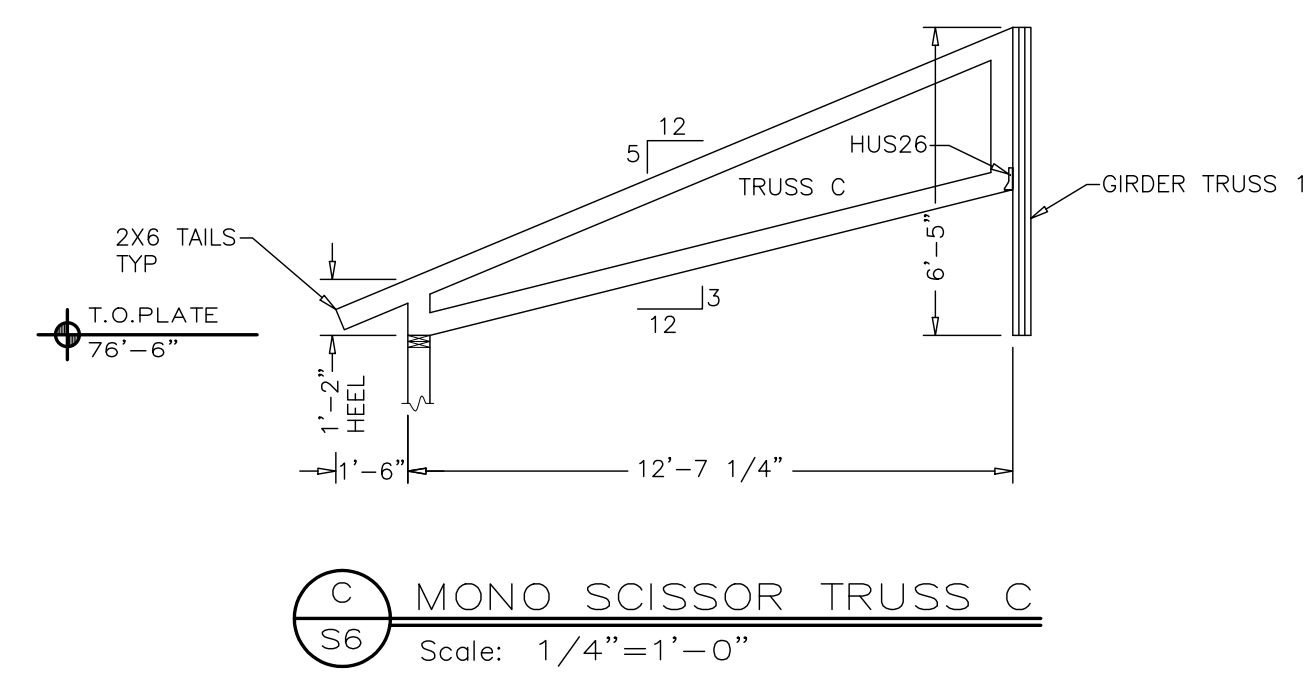
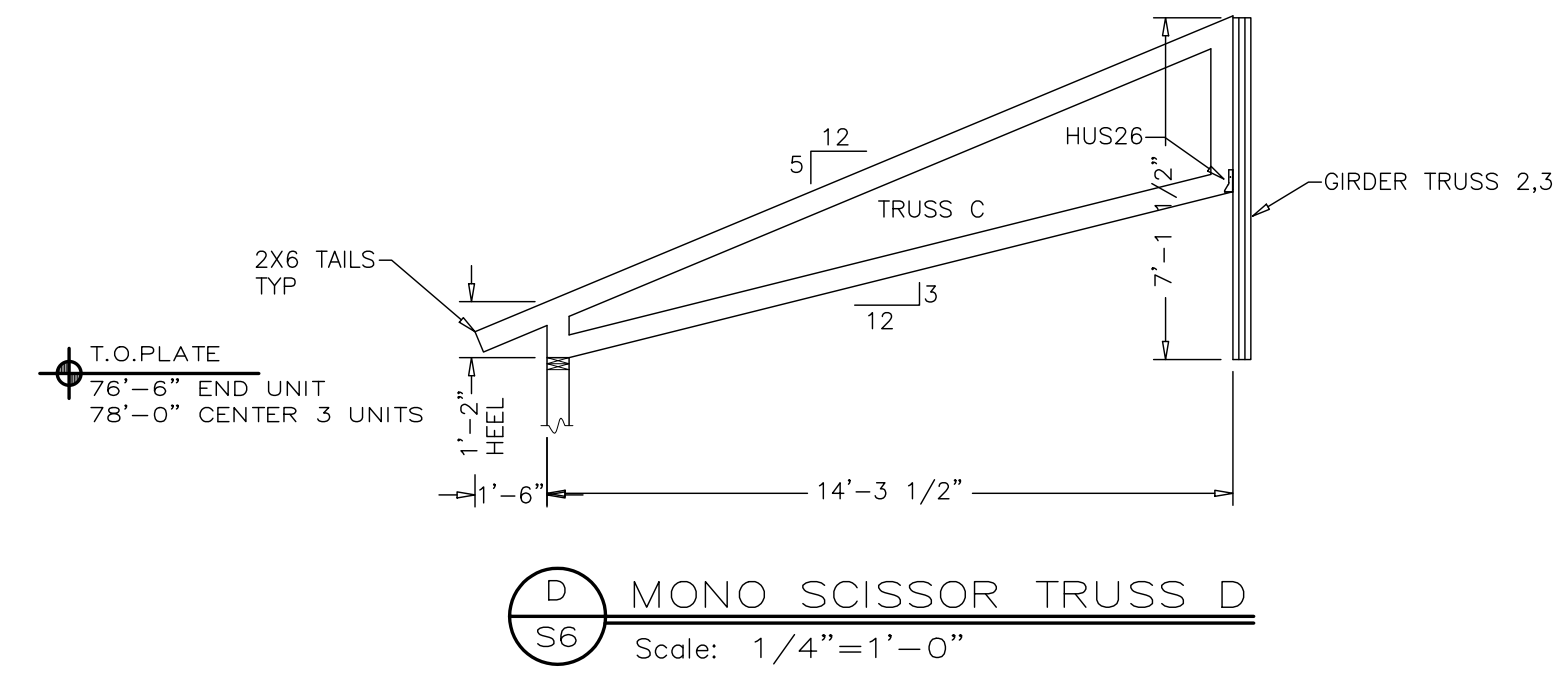
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REVISED: 8-15-25

ISSUE: PERMIT SET

BUILDING 1 ROOF FRAMING for the proposed:  
**WALTON CREEK TOWNHOMES**  
2075 WALTON CREEK ROAD  
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BUILDING 1 FRAMING DETAILS for the proposed:  
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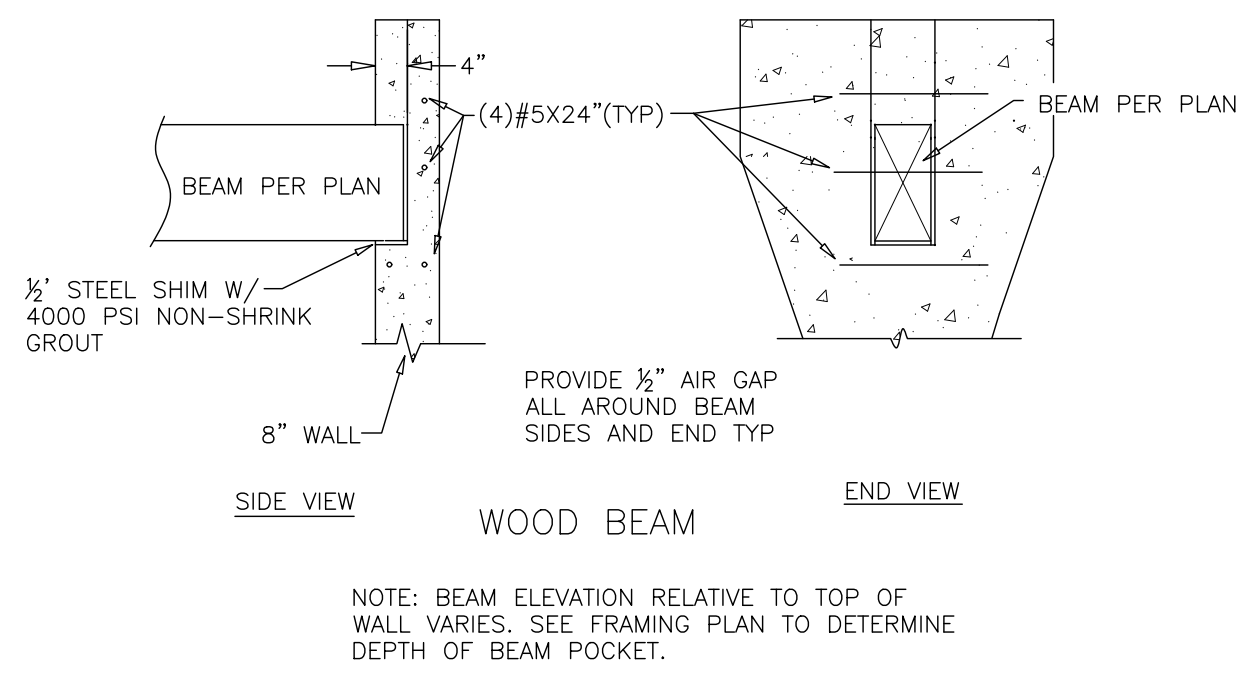
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BUILDING 2 FOUNDATION DETAILS for the proposed:  
**WALTON CREEK TOWNHOMES**  
2075 WALTON CREEK ROAD  
STEAMBOAT SPRINGS, CO

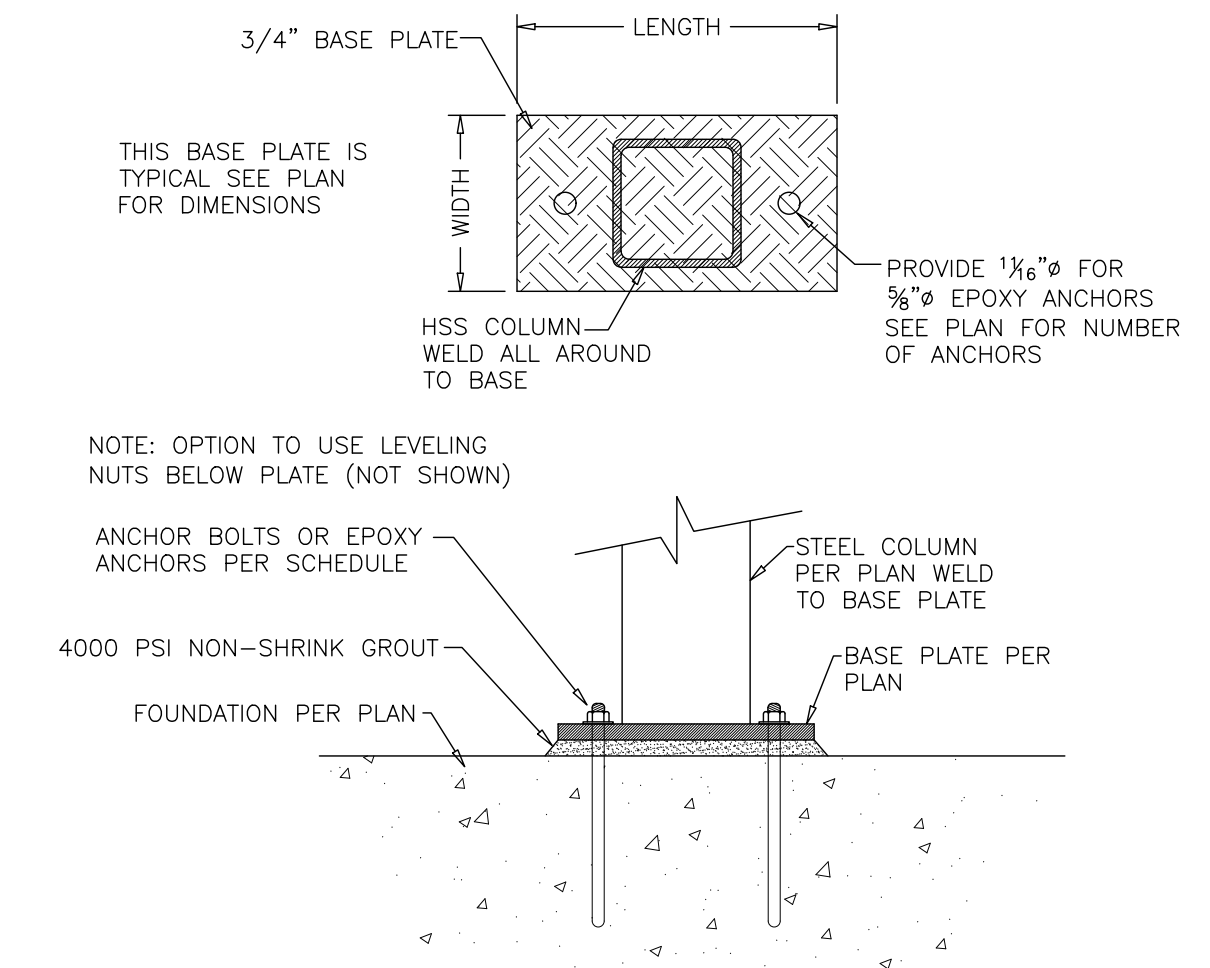
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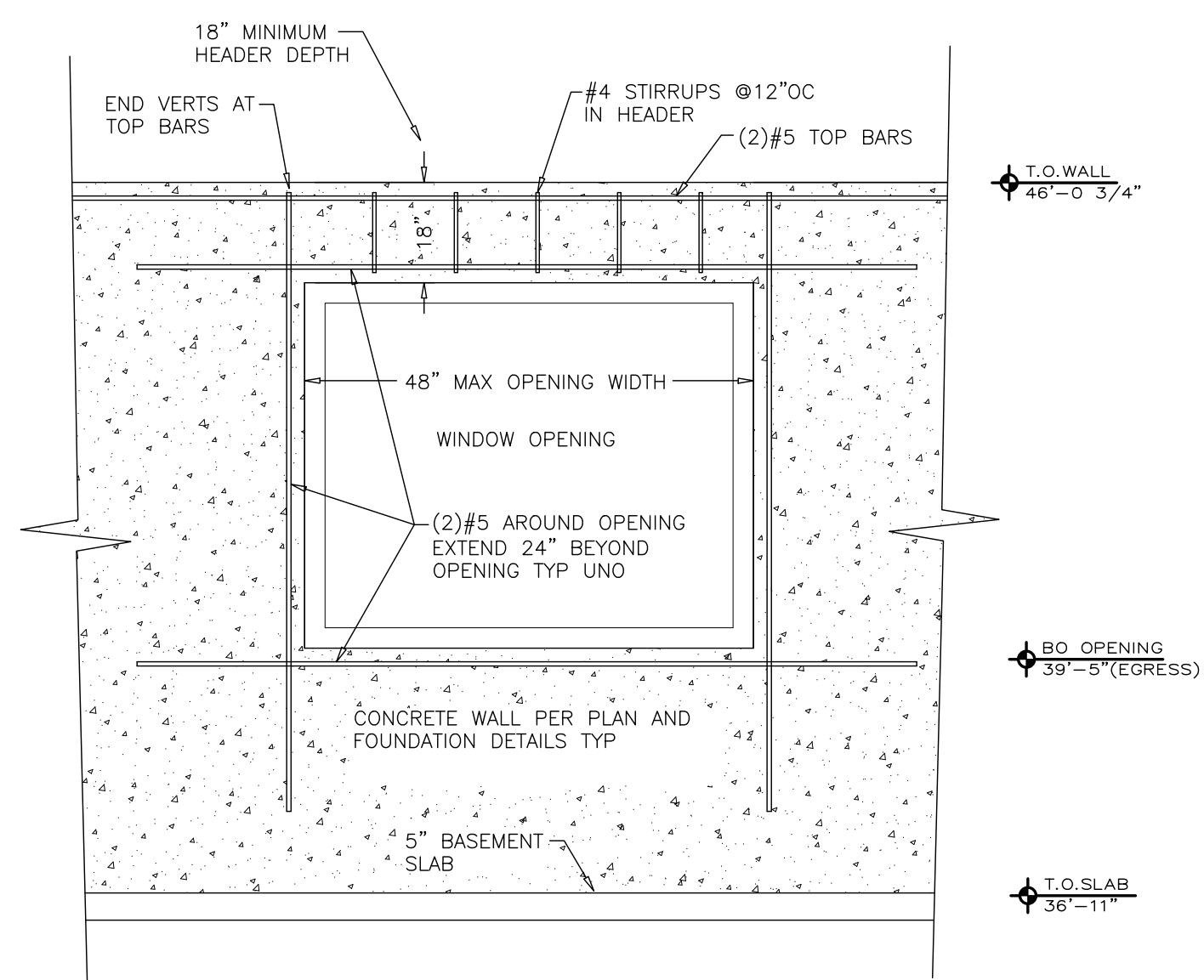
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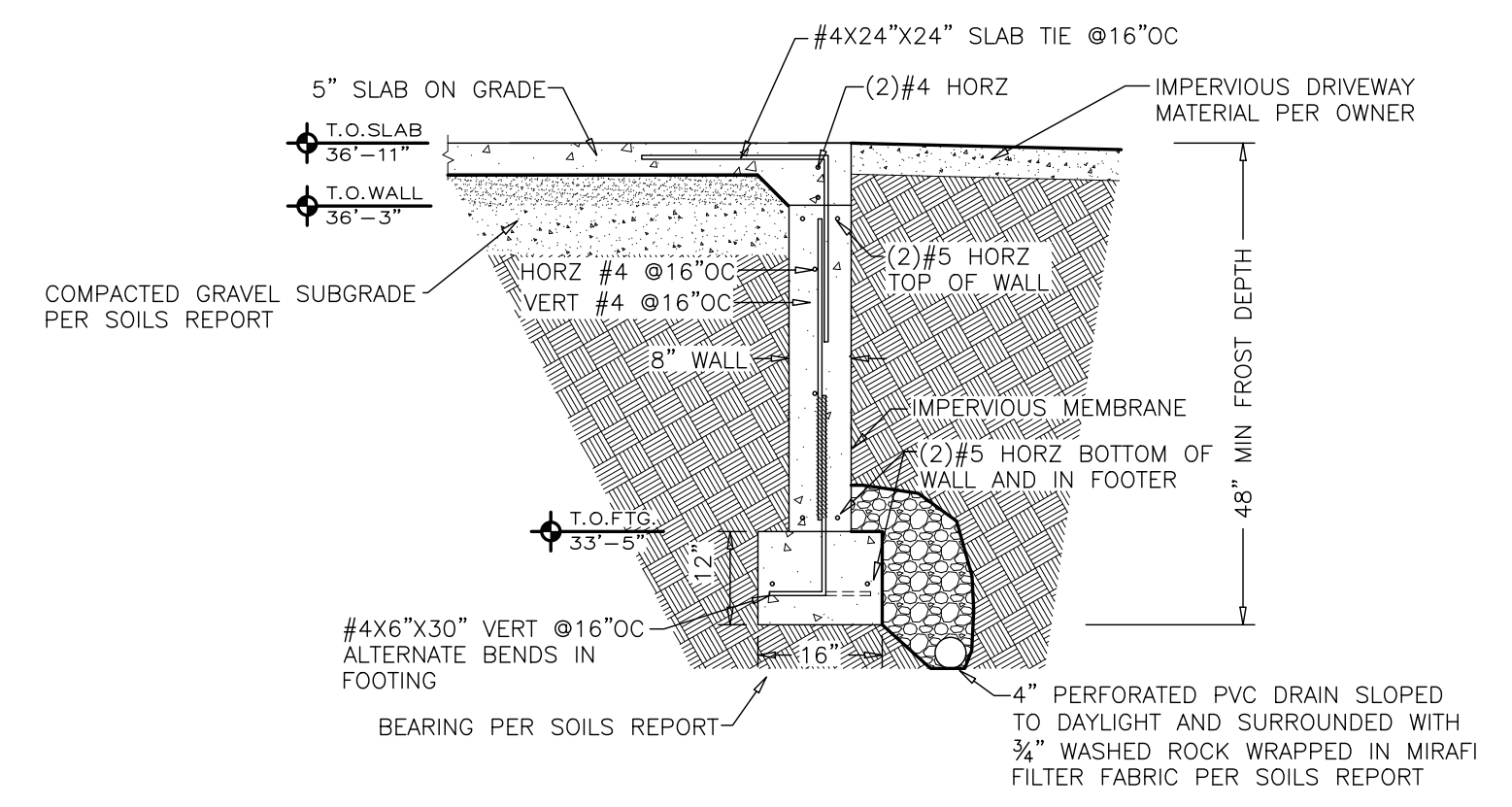
BP S8 BEAM POCKET DETAIL  
Scale: 1/2"=1'-0"



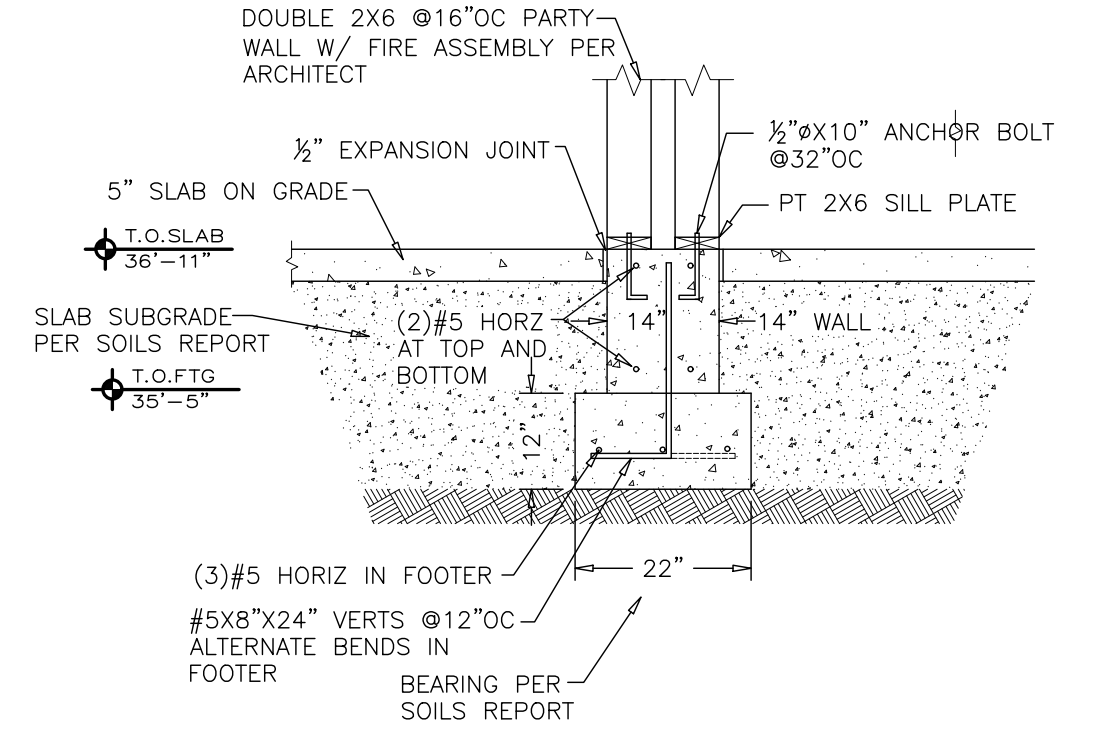
PL S8 BASE PLATE DETAIL  
Scale: NTS



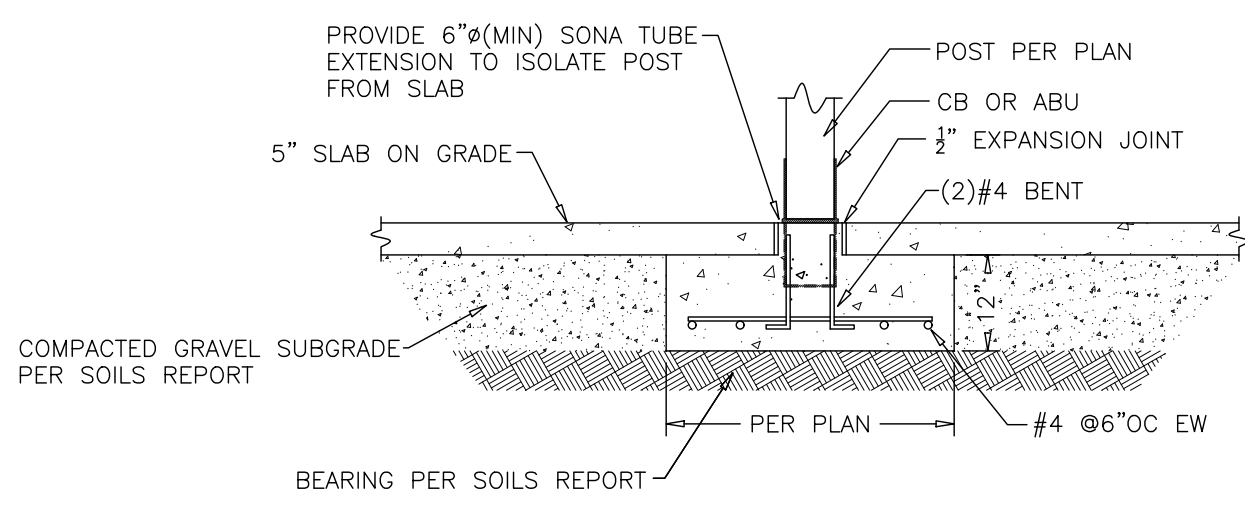
WB S8 WINDOW BLOCKOUT DETAIL  
Scale: 1/2"=1'-0"



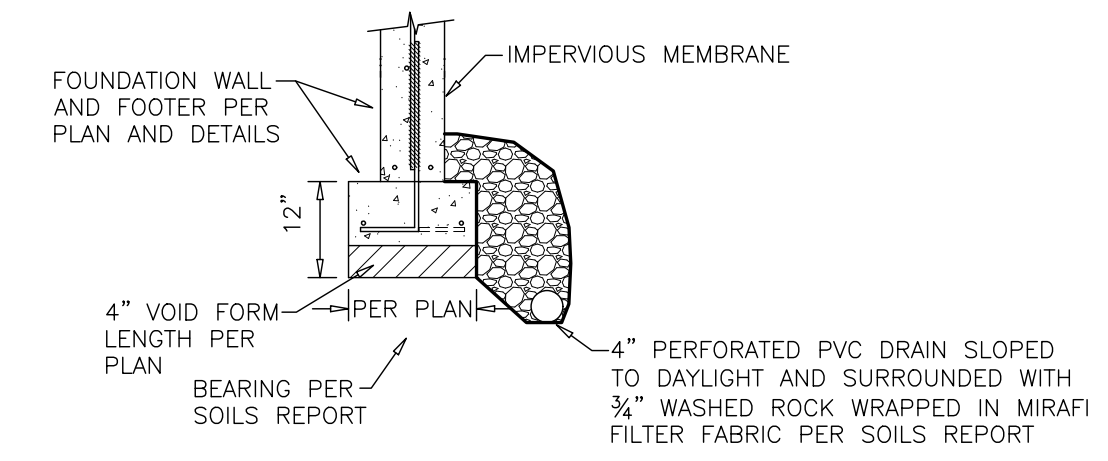
E S8 WALL DETAIL E  
Scale: 1/2"=1'-0"



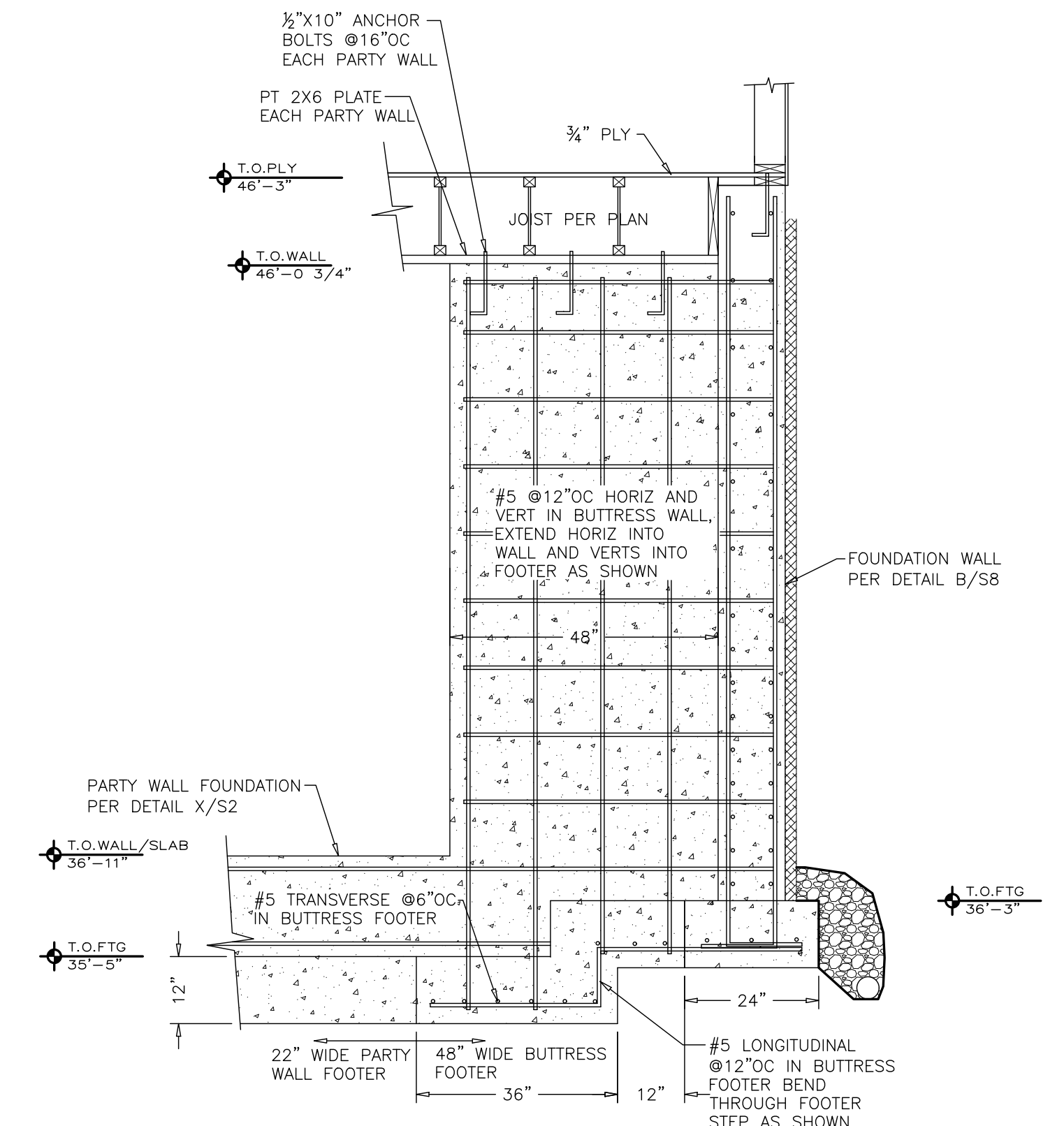
F S8 WALL DETAIL F  
Scale: 1/2"=1'-0"



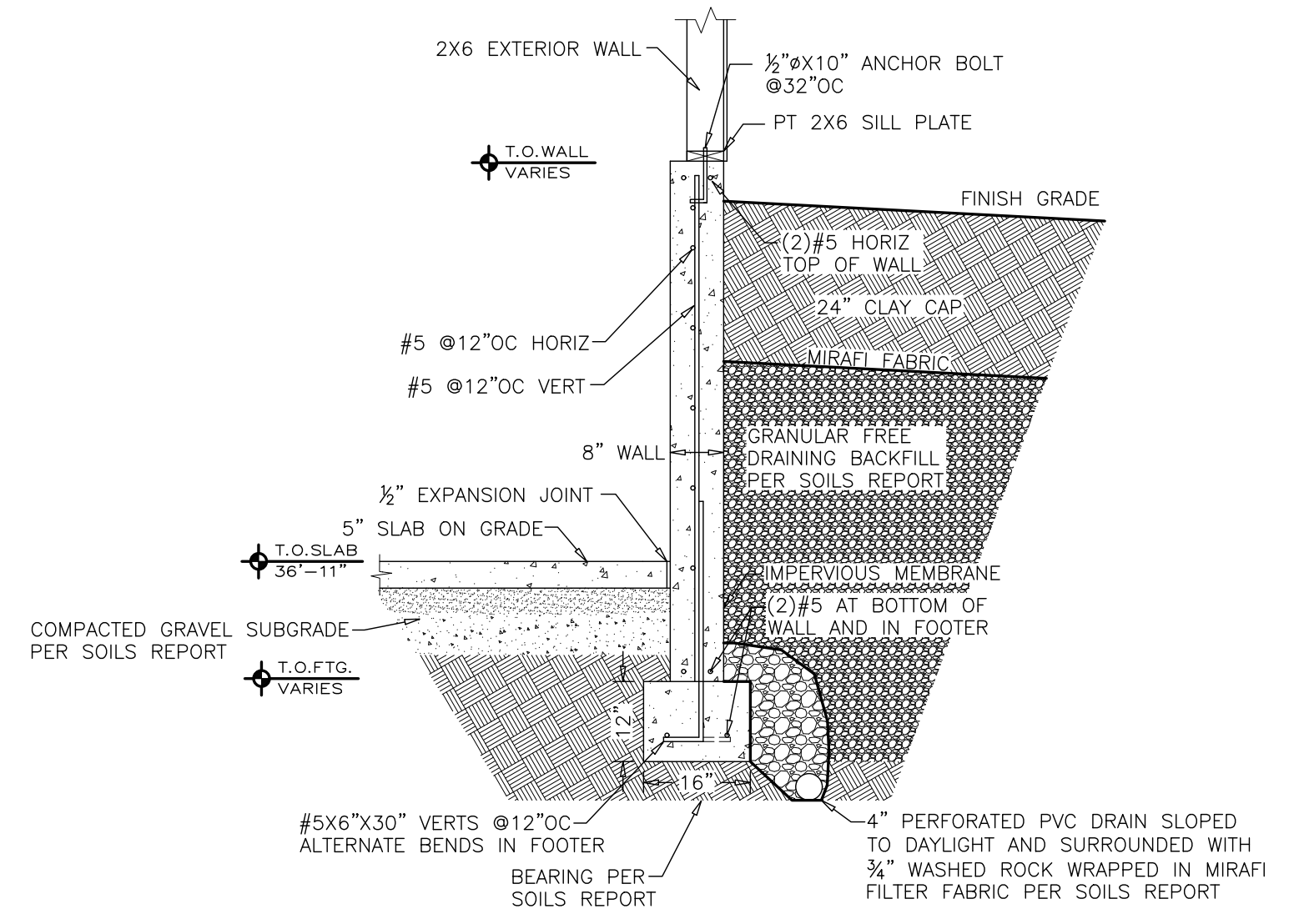
G S8 INTERIOR PAD DETAIL G  
Scale: 1/2"=1'-0"



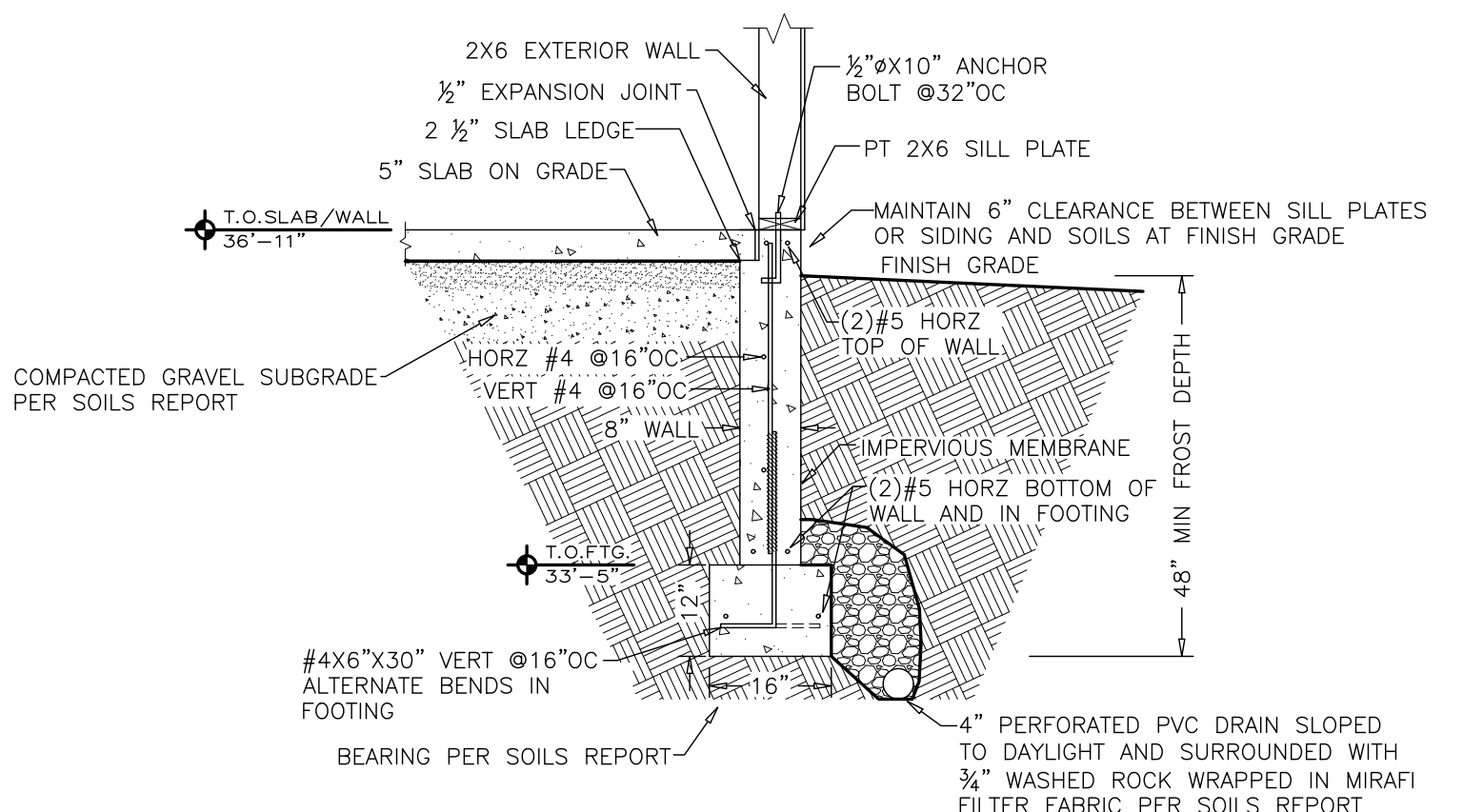
VF S8 VOID FORM DETAIL  
Scale: 1/2"=1'-0"



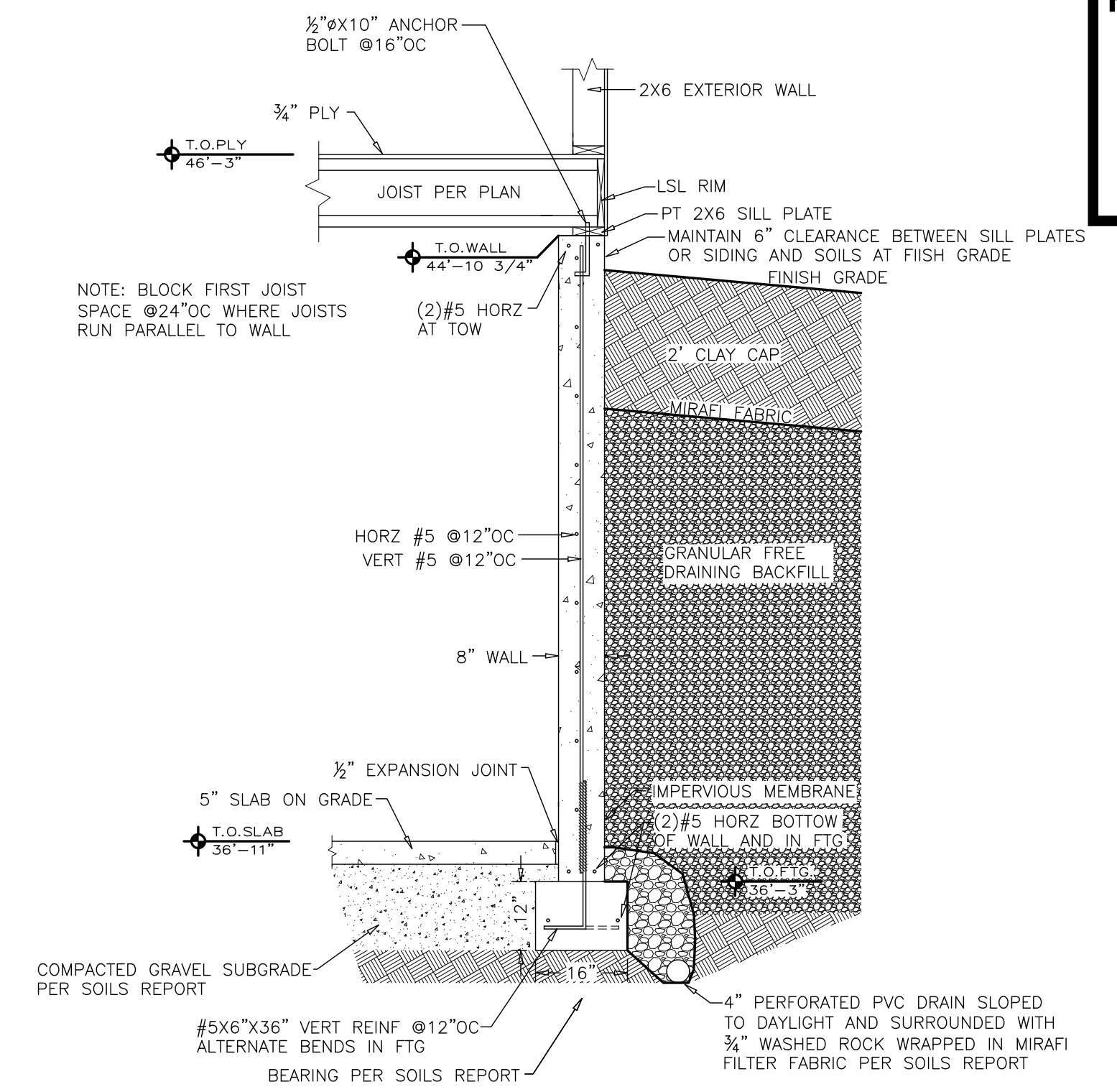
BT S8 BUTTRESS WALL DETAIL BT  
Scale: 1/2"=1'-0"



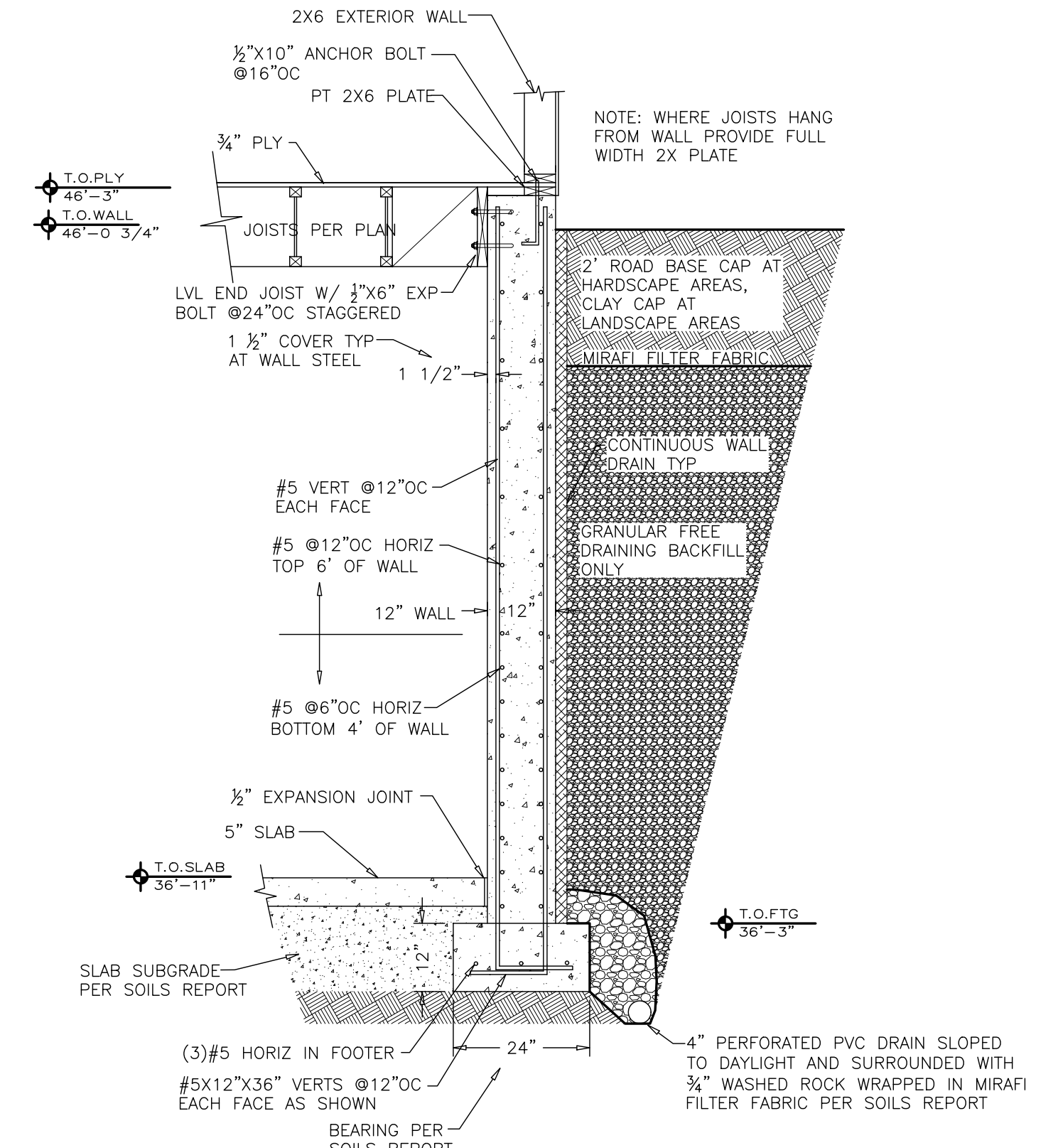
C S8 WALL DETAIL C  
Scale: 1/2"=1'-0"



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

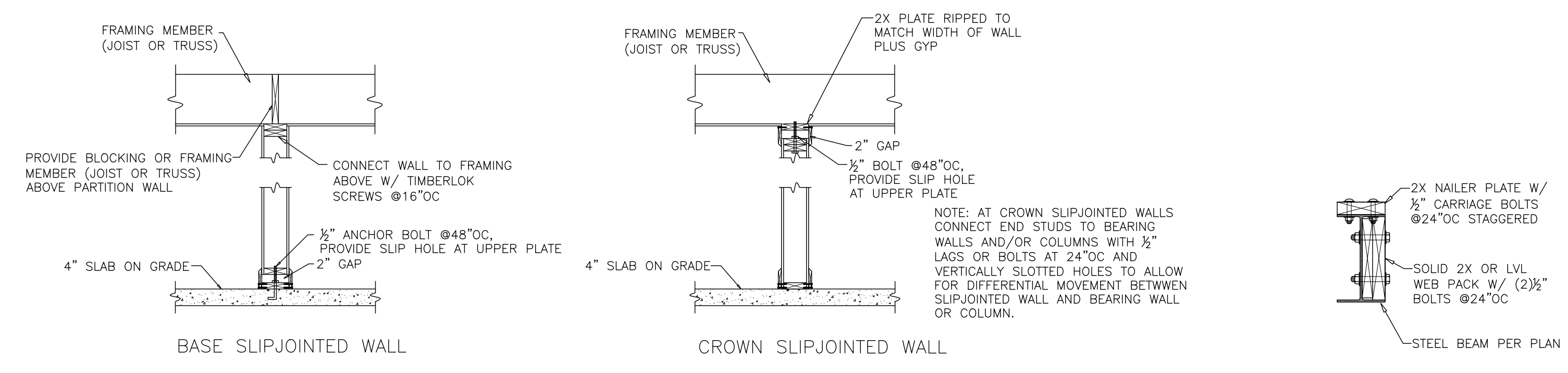


A S8 WALL DETAIL A  
Scale: 1/2"=1'-0"



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

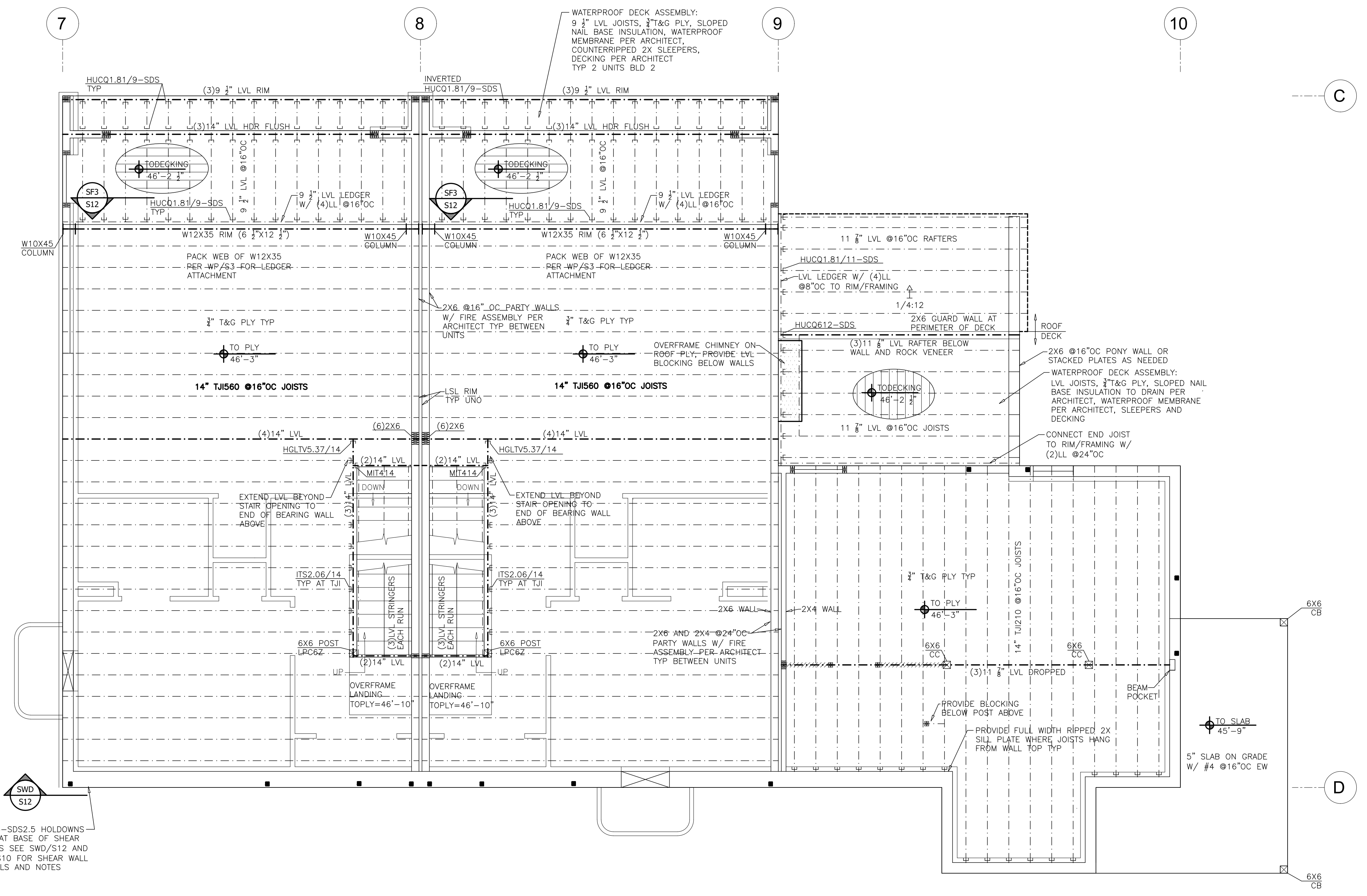
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**SJ** TYPICAL SLIP JOINT PARTITION WALL DETAIL  
**S9** 1/2"=1'-0" (TYPICAL ALL WALLS FRAMED ON SLABS)

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

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



HDU5-SDS2.5 HOLD-DOWNS TYP AT BASE OF SHEAR WALLS SEE SWD/S12 AND SW/S10 FOR SHEAR WALL DETAILS AND NOTES

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

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JOB #: 25 WC  
DRAWN: CFB  
ENG: CFB  
REVISED: 8-26-25  
REVISED: 8-15-25

ISSUE: PERMIT SET

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

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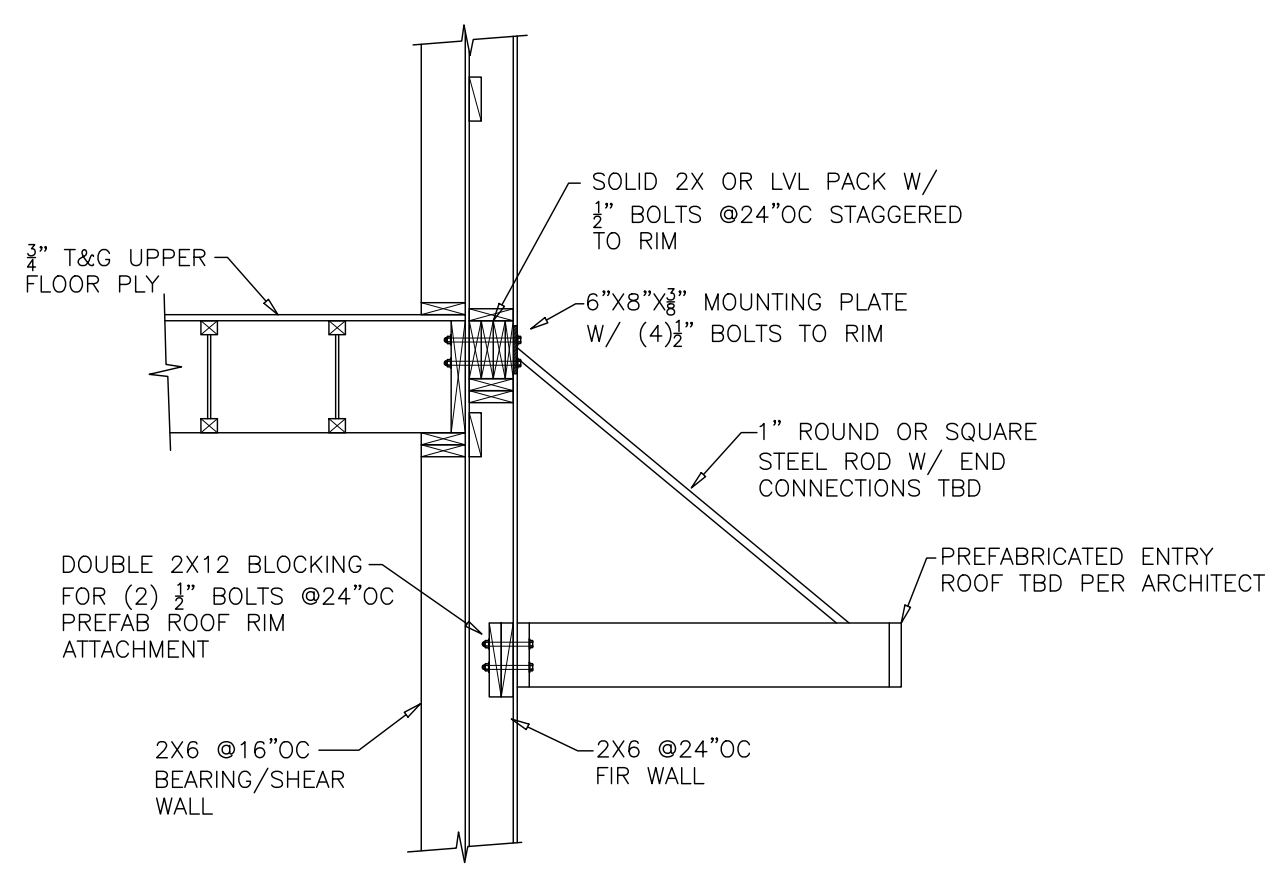
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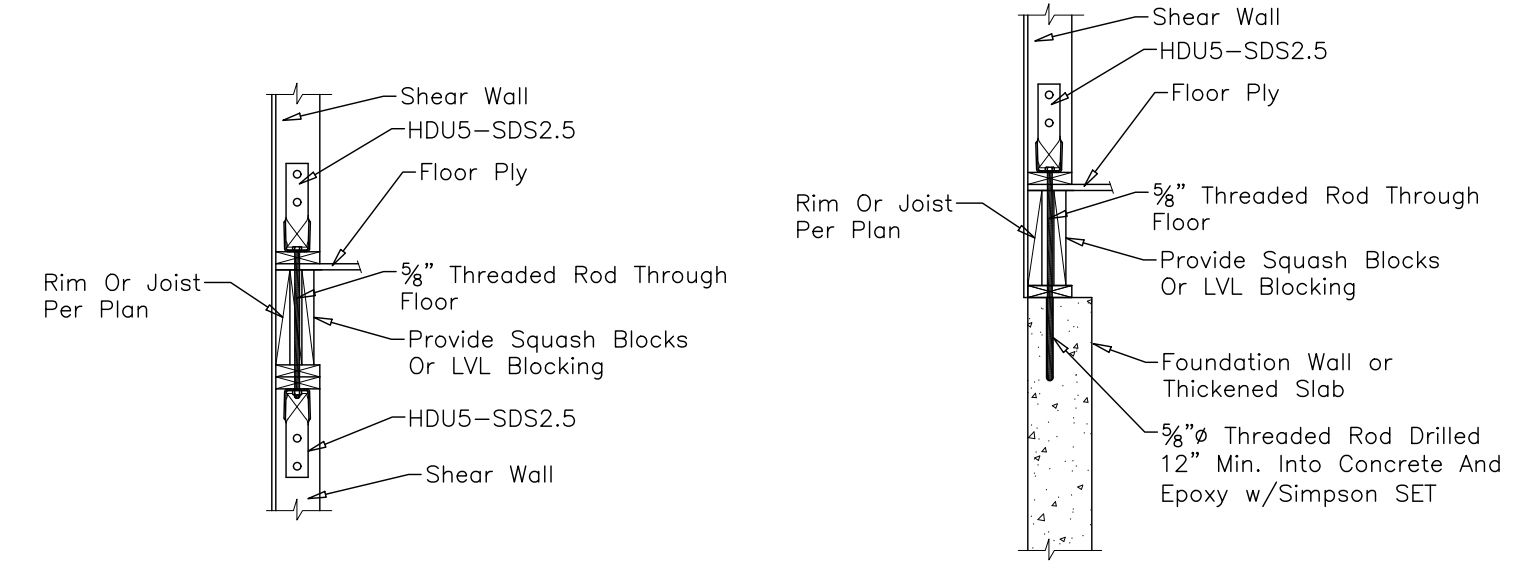
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BUILDING 2 UPPER FLOOR FRAMING for the proposit:  
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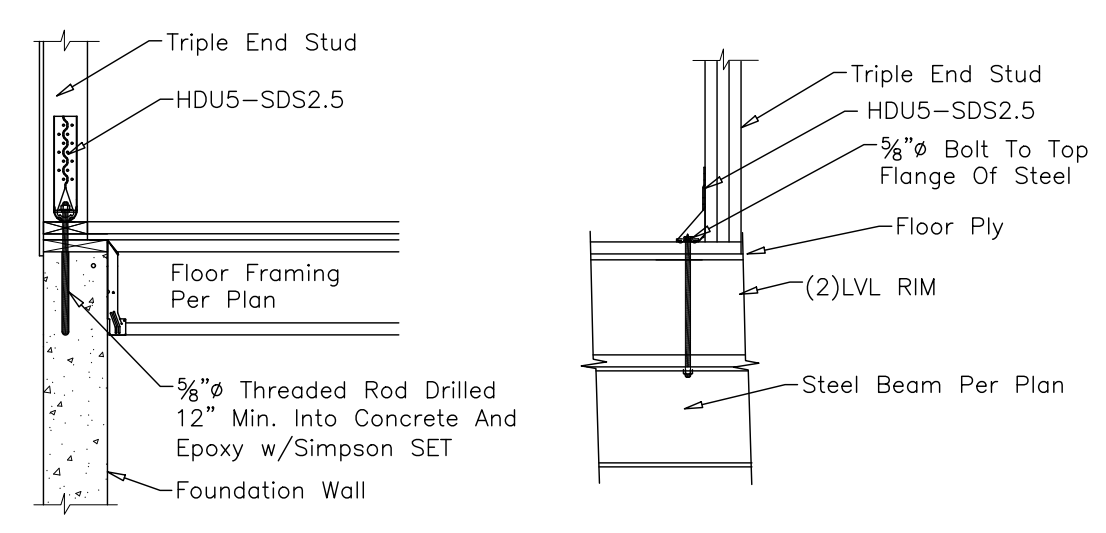


ER S11 ENTRY ROOF DETAIL  
Scale: 1/2"=1'-0"

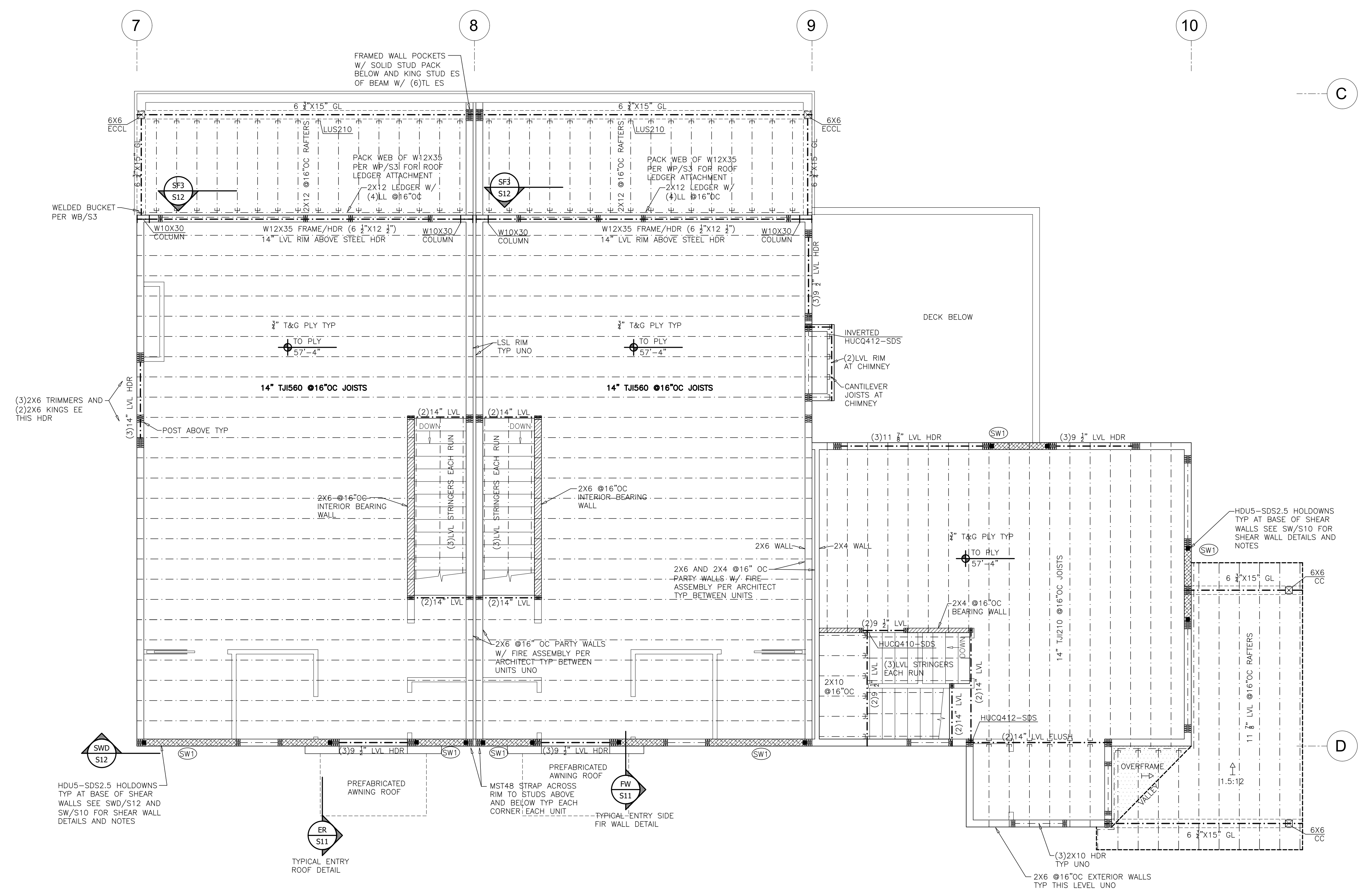


SHEAR WALL FRAMING NOTES

SHEAR WALLS INDICATED WITH SW1 CALLOUTS. 2X6 @16"OC FRAMING AT ALL SHEAR WALLS. PROVIDE TRIPLE END STUDS. BLOCK ALL PANEL EDGES AND USE 1/2" OSB STRUCTURAL SHEATHING ONLY WITH 8D NAILS AT 3" OC EDGE AND 6" OC FIELD. ORIENT PLY WITH LONG DIMENSION ACROSS STUDS.  
CONNECT INTERIOR 1/2" OR 3/4" GYP WITH 1 1/4" TYPE W OR S SCREWS AT 7" OC EDGE AND FIELD. ORIENT PANELS WITH LONG DIMENSION ACROSS STUDS.  
PROVIDE HOLDDOWNS AND ANCHORS PER PLAN AND DETAILS.  
SW1 - 1/2" OSB AT EXTERIOR AND 1/2" OR 3/4" GYP AT INTERIOR



SW S10 SHEAR WALL FRAMING DETAILS  
Scale: 1/2"=1'-0"



1 S10 UPPER FLOOR FRAMING  
Scale: 1/4"=1'-0"

SUPPLEMENTAL ROOF FRAMING NOTES

See framing notes page S1 for additional information.

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

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

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

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

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

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

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

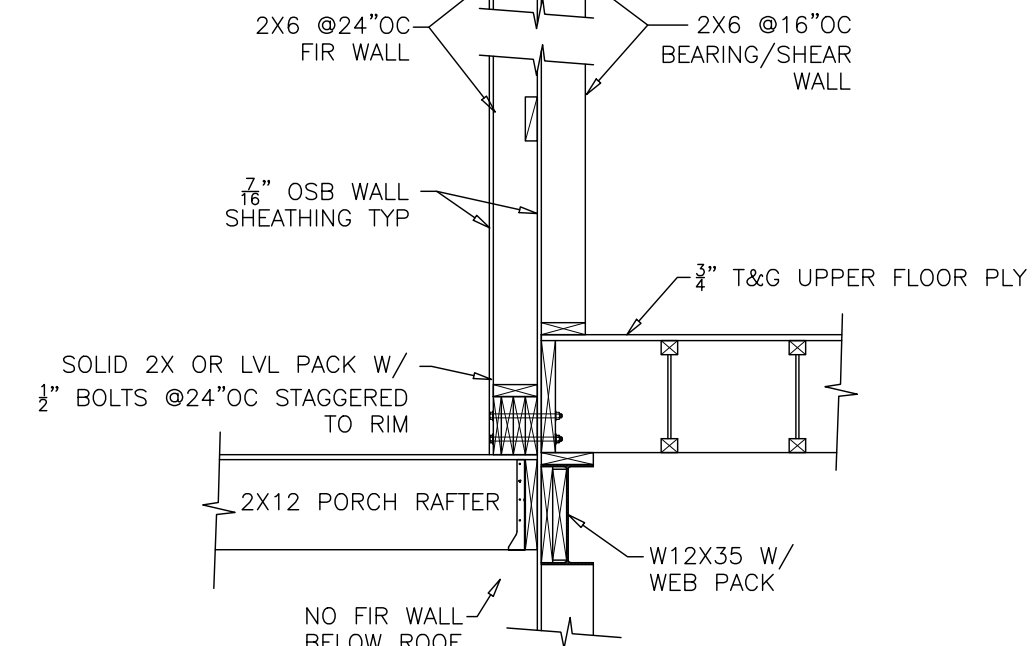
Connect any architectural timbers to roof framing members or double 2x blocking with Timberlok screws at 48" oc UNO. Provide (3) screws min each member and (1) screw within 12" of each end of member.



Craig Frithsen Engineering

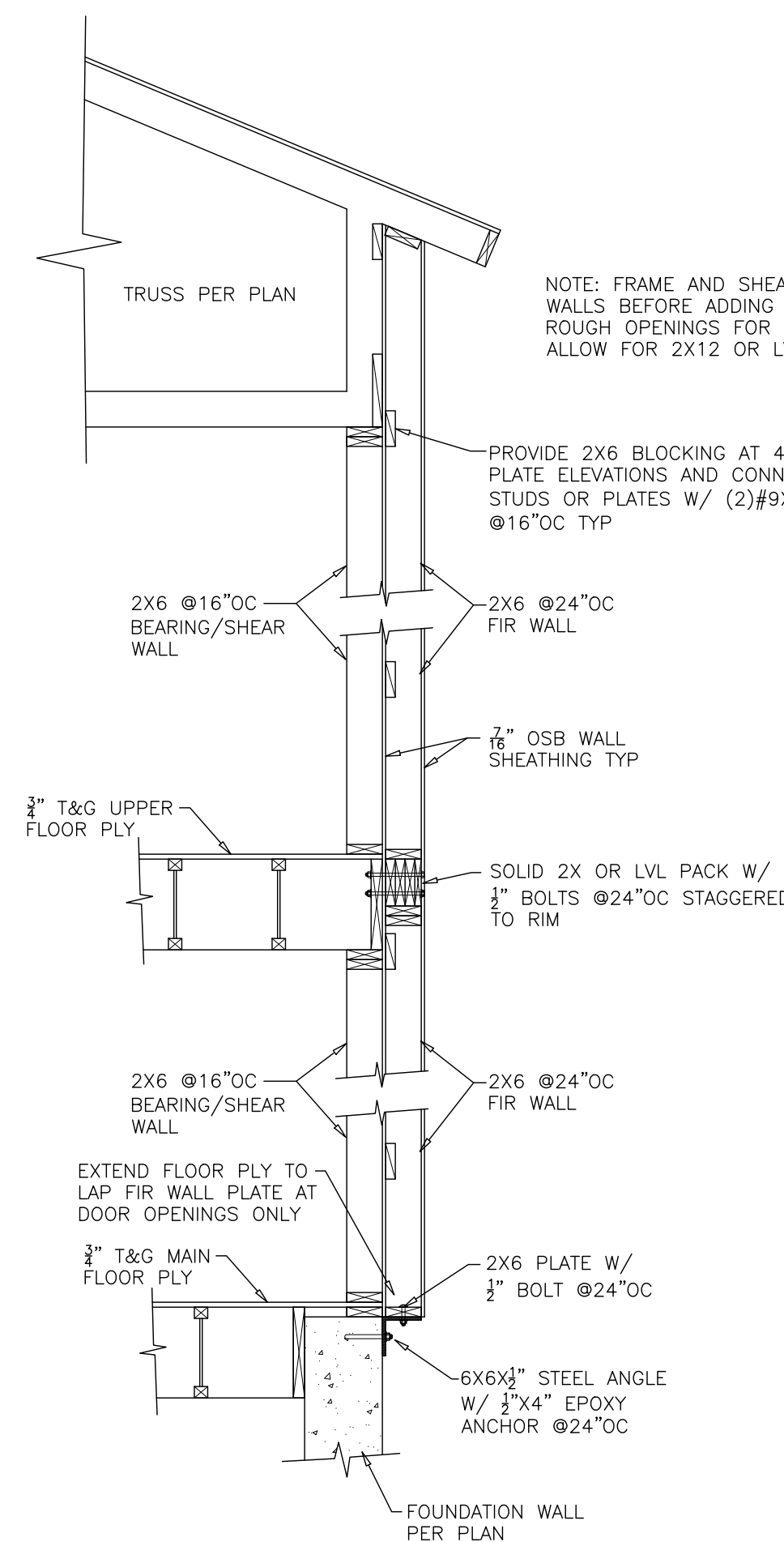
NOTE: FRAME AND SHEATH BEARING/SHEAR WALLS BEFORE ADDING FIR WALLS, OVERSIZE ROUGH OPENINGS FOR DOORS AND WINDOWS TO ALLOW FOR 2X12 OR LVL WINDOW NAILERS TYP

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



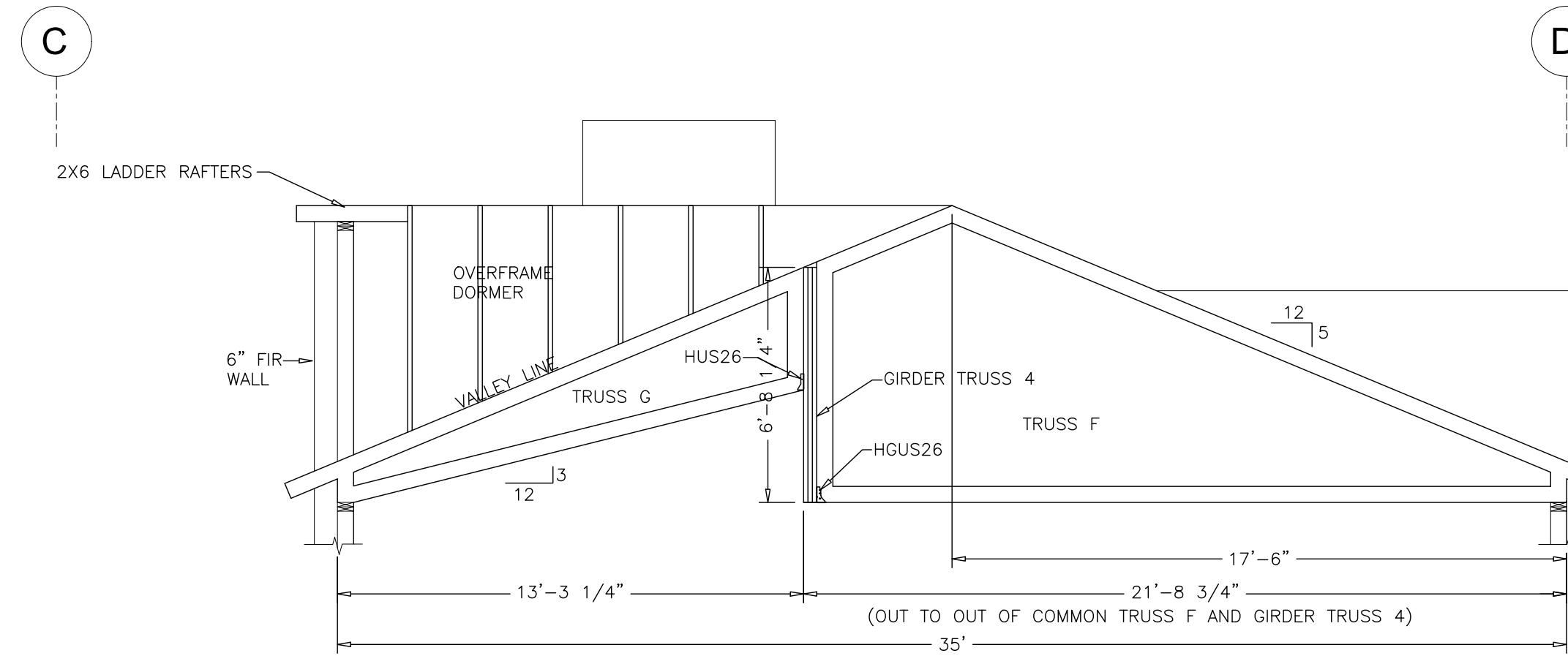
TYPICAL UPPER LEVEL FIR WALL AT PORCH SIDE

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

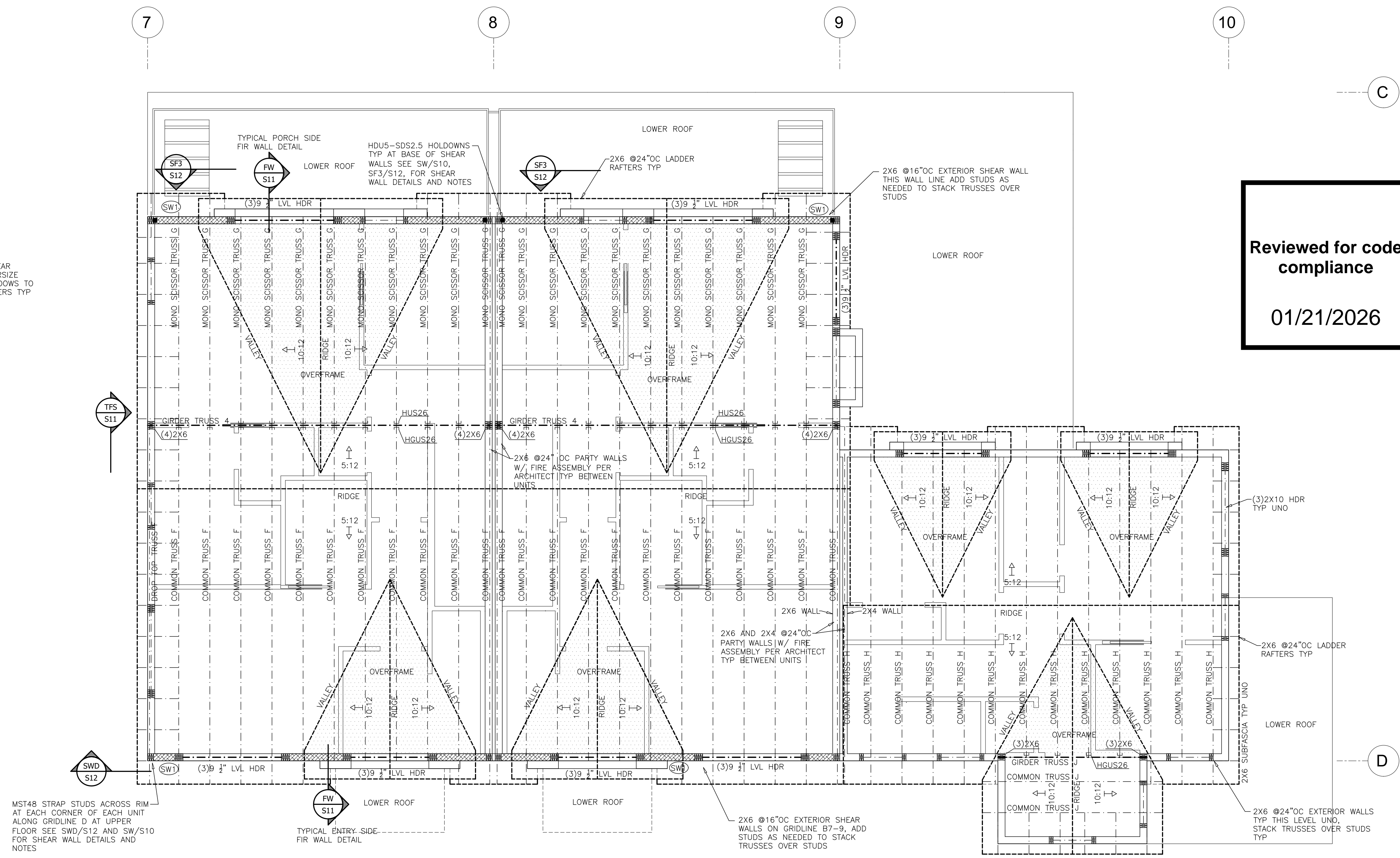


TYPICAL MAIN AND UPPER LEVEL FIR WALL AT ENTRY SIDE

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



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



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

TYPICAL ENTRY-SIDE FIR WALL DETAIL

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

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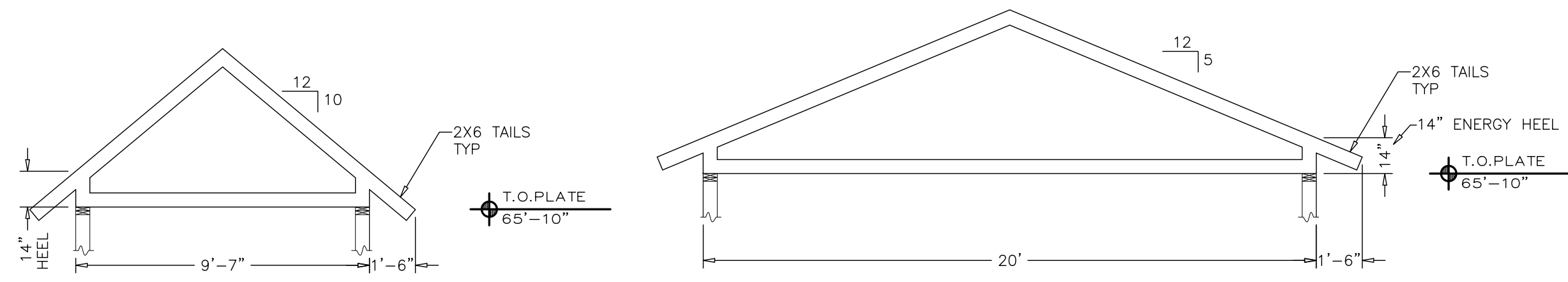
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BUILDING 2 ROOF FRAMING for the proposed:  
**WALTON CREEK TOWNHOMES**  
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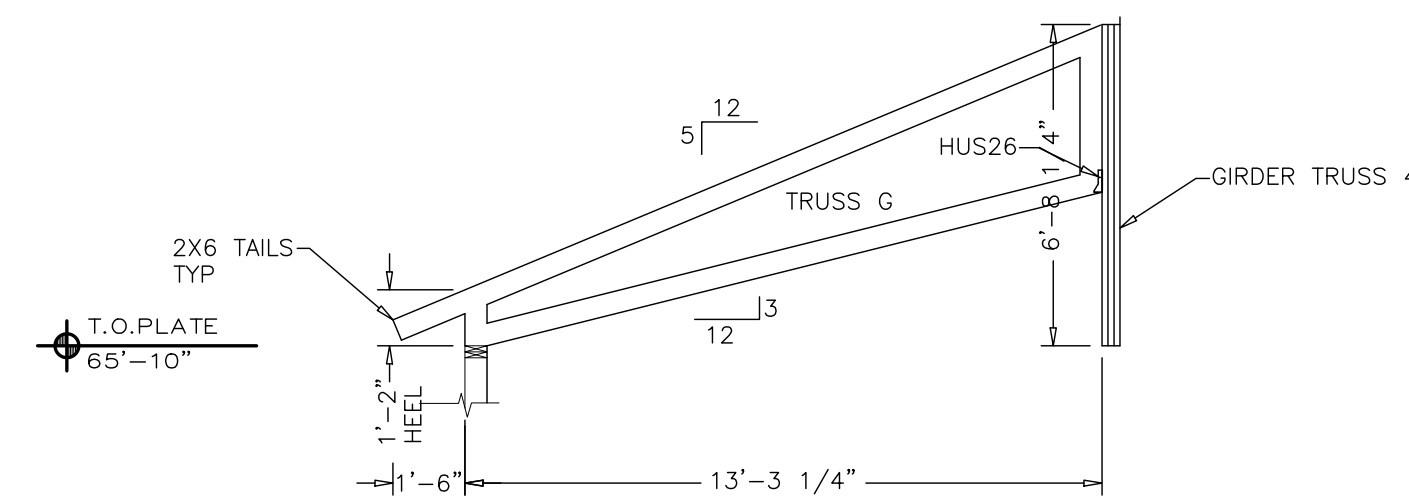
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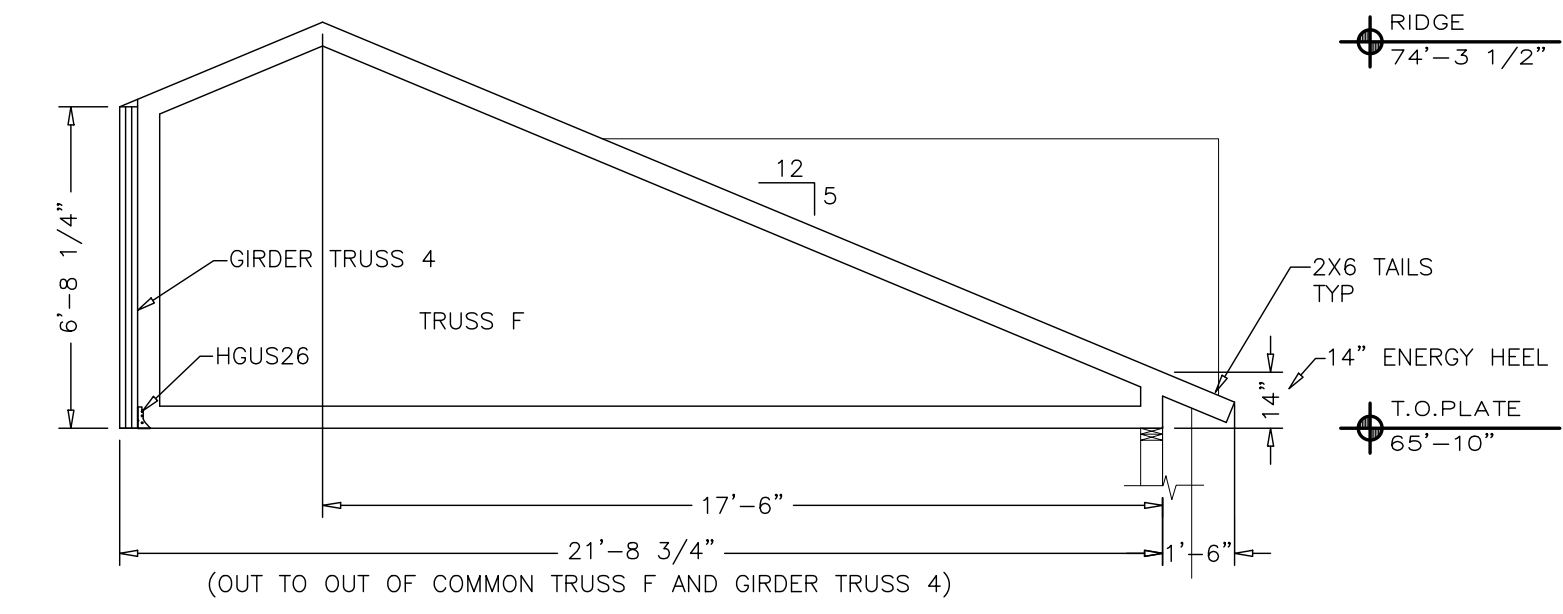


J COMMON TRUSS J Scale: 1/4"=1'-0"

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



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



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

7

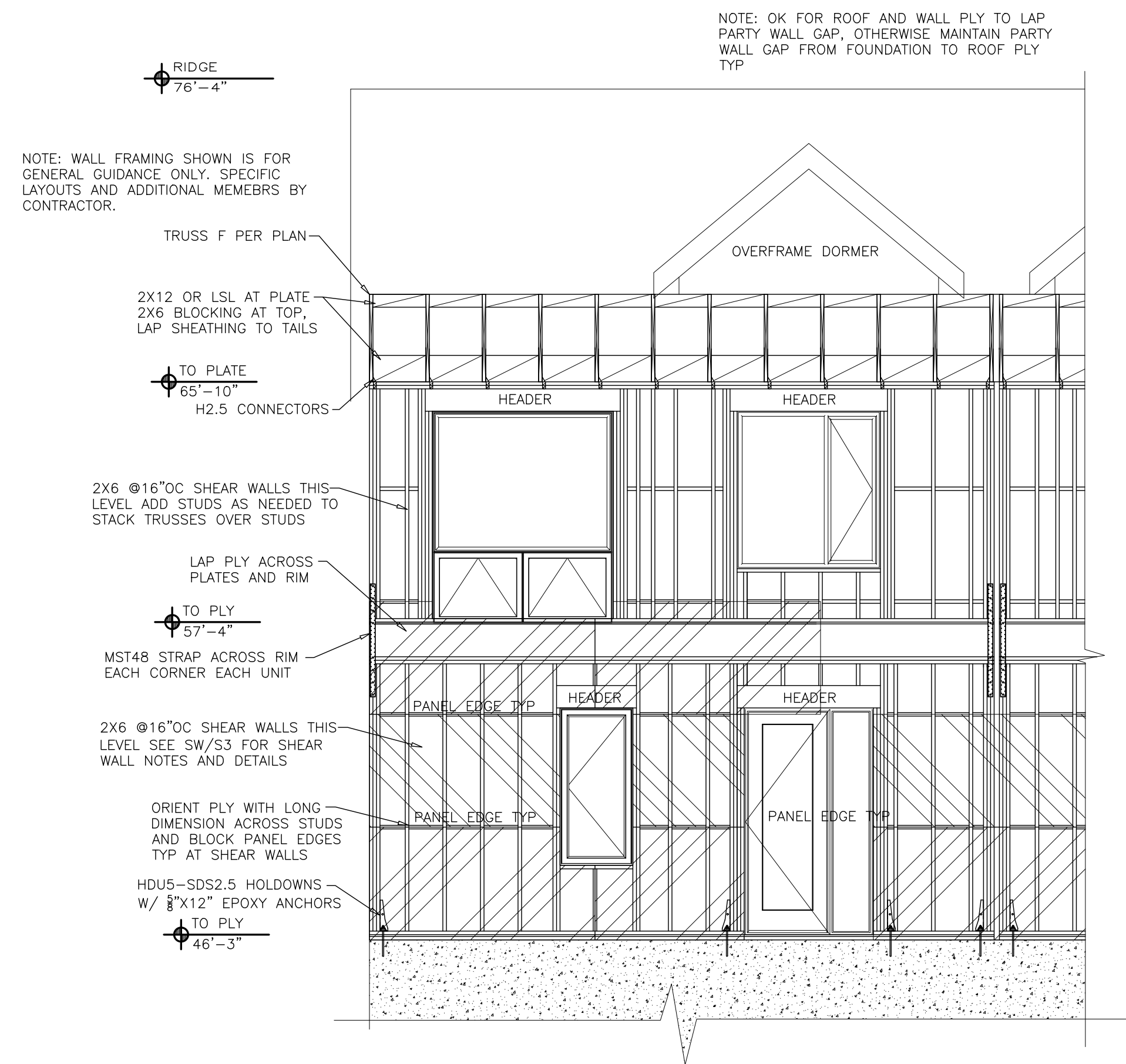
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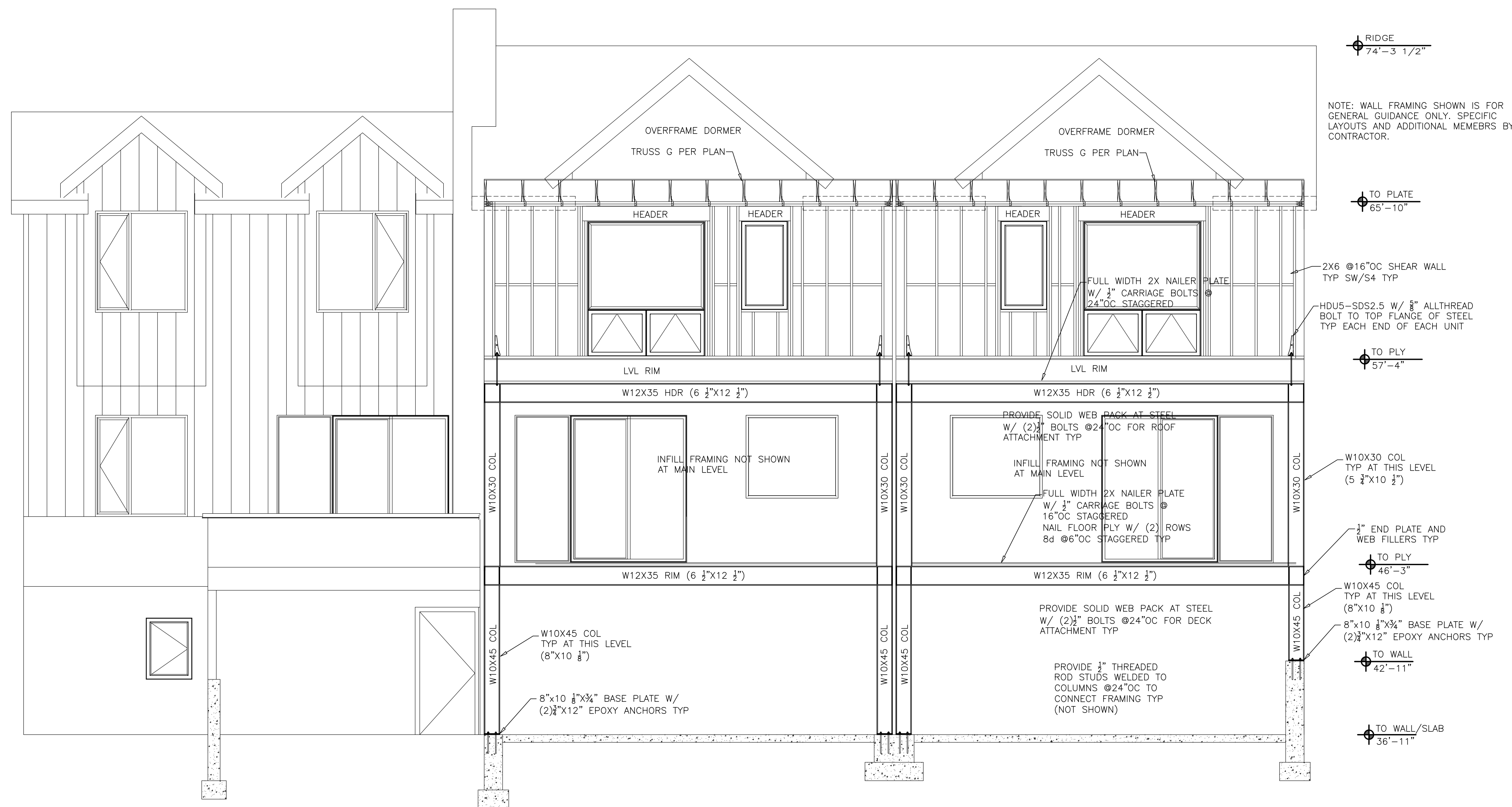
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7



SWD S12 SHEAR WALL FRAMING DETAIL Scale: 1/4"=1'-0"



SF3 S12 STEEL FRAME 3 Scale: 1/4"=1'-0"



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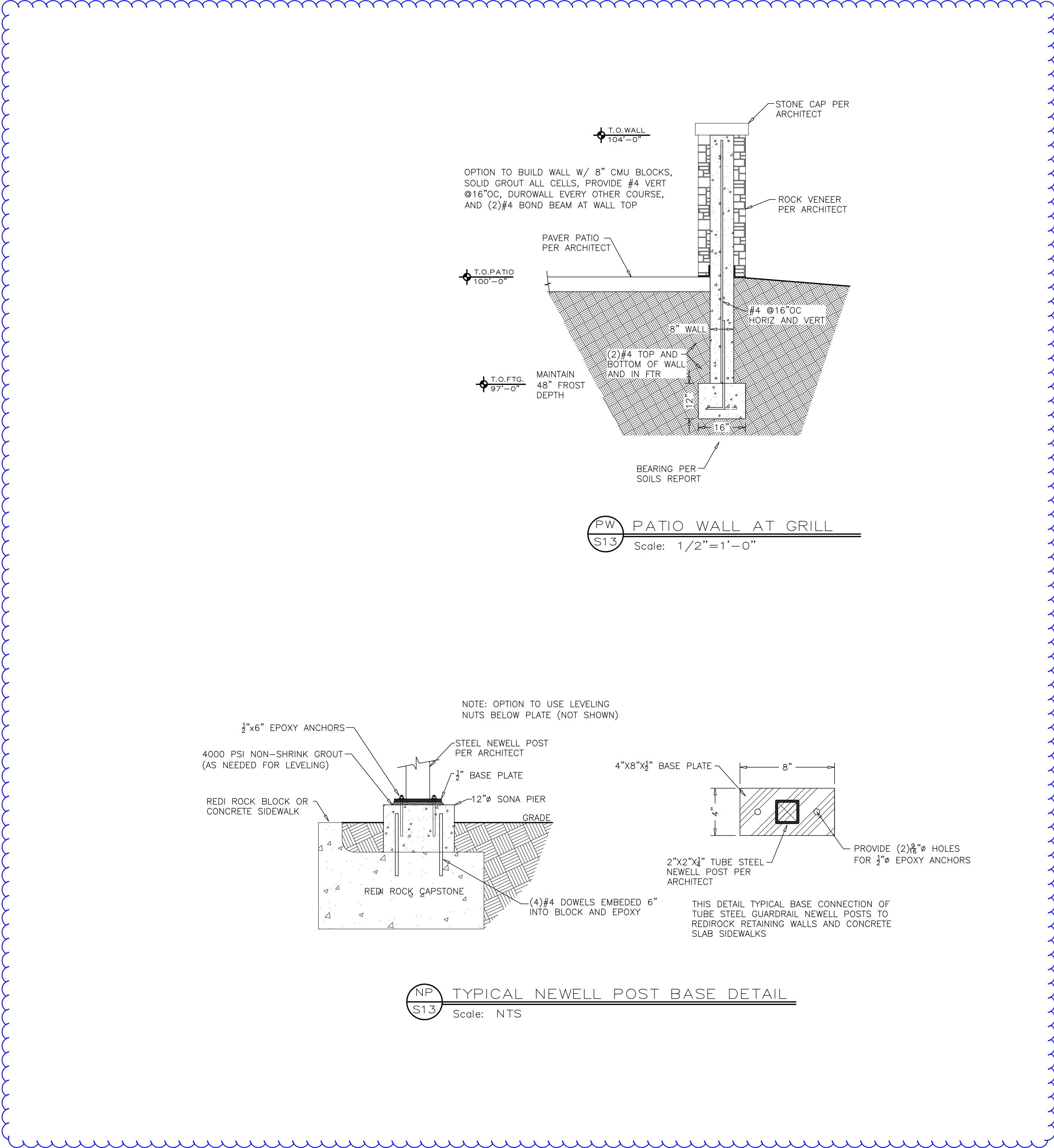
BUILDING 2 FRAMING DETAILS for the proposed:  
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MISC. PROJECT DETAILS for the proposed:  
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