PROJECT DESCRIPTION

1. Project consists of five levels above grade. Foundations consist of continuous shallow footings and isolated spread footings. Superstructure is wood sheathing over floor and roof trusses spanning to wood stud bearing walls. Lateral systems are wood sheathed walls rated for shear and intermediate concrete masonry shear walls.
2. This description is for general orientation only. The General Contractor is responsible for all scope items described in the drawings and project specifications as well as for all material and labor that can reasonably be inferred therefrom.

GENERAL APPLICATION

1. These drawings must be used in conjunction with the architectural drawings on the project to clearly define all requirements for construction.
2. No Contractor should attempt to bid nor construct any portion of this project without consulting the project architectural, mechanical, and electrical documents.
3. All things which, in the opinion of the Contractor, appear to be deficiencies, omissions, contradictions, or ambiguities in the drawings shall be brought to the attention of the Structural Engineer. Corrections or written interpretations shall be issued before affected work may proceed.
4. The Contractor shall inform the Structural Engineer, clearly and explicitly in writing of any deviation or substitution from requirements of the contract documents. Contractor shall not be relieved of any requirement of the contract documents by virtue of the Structural Engineer's review of shop drawings, project data, etc., unless the Contractor has clearly and explicitly informed the Structural Engineer in writing of any deviations or substitutions at time of submission.

MISCELLANEOUS NOTES

1. The Contractor is solely responsible for all safety regulations, programs, and precautions related to all work on this project.
2. The Contractor is solely responsible for the protection of persons and property either on or adjacent to the project and shall protect it against injury, damage, or loss.
3. Means and methods of construction and erection of structural materials are solely the Contractor's responsibility.
4. The structure is designed to function as a unit upon completion of construction of the project and then, only to support the design loads indicated. The Contractor is responsible for means, methods and sequence of construction, and the adequacy of the structure to support loads occurring during construction of the project. Furnish all temporary bracing, shoring, and/or support as may be required.
5. No openings, nor any change in size, dimension or location shall be made in any structural element without written approval of the Structural Engineer.
6. Where dimensions or weights of MEP equipment or systems are variable from manufacturer to manufacturer, verify dimensions and weights shown on drawings with selected manufacturer prior to ordering materials. Notify Structural Engineer of discrepancies.
7. Do not place equipment when shipping or operating weight exceeds weight indicated on structural drawings.
8. Openings 1'-4" or less on a side are generally not shown on the structural drawings. Refer to drawings of other consultants for such openings.
9. Openings through floors and/or roofs for passage of utilities are not located nor dimensioned on structural drawings. Contractor shall obtain and coordinate such locations and dimensions with the contractor requiring the opening.
10. Show all openings through structural members on shop drawings and submit for review. Openings not shown on structural drawings are subject to acceptance and shall be specifically indicated for review and acceptance.
11. Verify elevator and escalator pit dimensions, locations, loadings, and details with the elevator/escalator supplier prior to the fabrication and/or installation of any material.
12. Fireproofing of structural elements is not shown on the structural drawings. Refer to the specifications and architectural documents.
13. Do not scale these drawings, use the dimensions shown. In case of conflict, request clarification from Architect and Structural Engineer.
14. No structural modifications, alterations, or repairs shall be made without prior review by Structural Engineer. Submit details and calculations prepared by a professional engineer registered in state where project is located and employed by Contractor.
15. Where structure is to be used for staging or temporary storage area, the Contractor shall verify that unit loads do not exceed the design loads for the structure.

QUALITY ASSURANCE AND QUALITY CONTROL

1. The Contractor is responsible for assuring quality, including workmanship and materials furnished by subcontractors and suppliers.
2. Inspection or testing by the Owner does not relieve the Contractor of the responsibility to perform the work in accordance with the Contract Documents.
3. Workmanship: The Contractor is responsible and shall bear the cost of correcting work which does not conform to the specified requirements.
4. Correct deficient work by means acceptable to the Architect. The cost of extra work incurred by the Architect to approve corrective work shall be borne by the Contractor.
5. The Owner's Testing Agency shall perform testing and special inspections required by the structural documents, building code, and the local authority. The Testing Agency shall comply with ASTM E329 and upon completion of work, the Testing Agency shall furnish a certificate of compliance, signed by the professional engineer overseeing special inspections and testing. The professional engineer must be registered and licensed in the state where the project is located.
6. The individual employed by the Testing Agency, responsible for overseeing testing and inspection of soils and foundations shall be a professional engineer practicing the discipline of geotechnical engineering, referred to as the Geotechnical Engineer in the structural portion of the construction documents. The Geotechnical Engineer is responsible for testing and inspections of soils, earthwork, and foundations for conformance to the foundation design and the geotechnical report. See foundation section of the General Notes.
7. See special inspections section of the General Notes for required testing and inspection.

STRUCTURAL DESIGN CRITERIA

Building Code:	2021 International Building Code with Routt County Amendments	(Note 1)	
Local Jurisdiction: Routt County Building Department			
Risk Category: II			
Wind Loading			
Basic Wind Speed	Vult= 115 MPH	Vasd= 86.1 MPH	
Exposure Category	C		
GCpi	+/-0.18		
Ground Elevation Factor, Ke	0.7855		
Elevation used for Ke (feet above sea level)	6,680 ft		
Ultimate Wind Base Shear			
East/West	161 kips		
North/South	184 kips		
Ultimate Wind Design Pressure Components &...	20ft²	50ft²	100ft²
Interior Roof Zone (Zone 1)	16.6 /-56.1	16.0 /-34.1	16.0 /-17.5
Roof End Zone (Zone 2)	16.6 /-70.7	16.0 /-56.1	16.0 /-45.0
Corner Roof Zone (Zone 3)	16.6 /-83.3	16.0 /-64.9	16.0 /-50.9
Interior Wall Zone (Zone 4)	29.0 /-31.6	27.2 /-29.7	25.8 /-28.4
Wall end Zone (Zone 5)	29.0 /-37.9	27.2 /-34.3	25.8 /-31.6
Parapet	89.2 /-50.6	73.0 /-47.0	60.7 /-44.3
Width of corner zone, a	11 ft		
Seismic Loading			
Seismic Importance Factor, Ie	1.0		
Mapped Spectral Response Acceleration			
Ss	0.3		
S_1	0.06		
Site Class	C		
Spectral Response Coefficients			
Sds	0.2		
Sd_1	0.048		
Seismic Design Category	B		
Basic Seismic Force Resisting System	Intermediate Reinforced Masonry Shear Walls		
Response Modification Factor, R	3.5		
Over-Strength Factor, Ω_0	2		
Redundancy Factor, ρ	1.0		
Deflection Amplification Factor, Cd	2.25		
Seismic Response Coefficient, Cs	0.032		
Analysis Procedure Used	ELFP		
Ultimate Seismic Base Shear			
East/West	106 kips		
North/South	106 kips		
Snow Loading	(Notes 2,3,5)		
Ground Snow Load, Pg	104 psf		
Importance Factor, Is	1.0		
Surface Roughness Category	Obstructed		
Exposure Factor, Ce	1.0		
Thermal Factor, Ct	1.0		
Slope Factor, Cs	1.0		
Live Loads and Superimposed Dead Loads	(Notes 4,5)		
Foundations			
Geotechnical Engineer Information:	Brian D. Len, PE#25750		
	NorthWest Colorado Consultants, Inc.		
	2580 Copper Ridge Drive		
	Steamboat Springs, CO 80487		
	(970) 879-7888		
	Geotech Project 20-11961		
	Date of Report: 12/26/2025		
Design Water Table Elevation	Not Encountered		
Active Equivalent Fluid Pressure	45 psf/ft		
At-Rest Equivalent Fluid Pressure	55 psf/ft		
Passive Equivalent Fluid Pressure	250 psf/ft		
Sliding Friction Coefficient	0.4		
Allowable Bearing Capacity	3,000 psf		
Minimum Frost Depth	48 in		
Foundation Schedule Located on:	S0501		
Referenced Datum	100'-0" = Level 1 SOG Elevation =6673.59 USGS		

NOTES:

1. The governing building code defines the applicable edition of referenced codes and standards. Where governing building code does not define referenced codes and standards, the latest edition shall be used.
2. Ground snow load is according to the Routt County Snow Load Mapper provided by the Routt County Building Department on 11/17/2025.
3. All snow loads on the structure for both flat and sloped roofs are calculated in accordance with the 2021 IBC code and the ground snow load stated above. Roof snow loads consider the following load conditions: partial loading, unbalanced roof snow loads, snow drifting, and sliding snow.
4. Minimum uniform and concentrated live loads as well as partition loads and applicable live load reductions are determined according to Section 1607 of the IBC.
5. See Load Keys for numerical definition and area designation of snow, live, and other gravity loads used in design.
6. Seismic loads are based upon the ASCE 7-22 Hazard Map in accordance with the Routt County 2021 ICC Building Code Policy Amendment for Seismic Design Category

PLAN KEYS AND SYMBOLS

- 1 / S101 — ELEVATION VIEW: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- 1 / S101 — WALL / BUILDING SECTION: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- 1 / S101 — SECTION CUT: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- 1 / S101 — DETAIL CALL OUT: 1 = DRAFTING NUMBER, S101 = SHEET NUMBER
- 00 — ADDENDUM NUMBER
- YY" — STEPS AND SLOPES IN DECKS & SLABS: YY" = STEP HEIGHT
- REFERENCE XXX'-YY" — ELEVATION CALLOUT: REFERENCE = T/OBJECT OR B/OBJECT, XXX'-YY" = OBJECT ELEVATION
- GB1 — GRADE BEAM TYPE: GB1 = GRADE BEAM TYPE, RE: SCHEDULE
- MX — MASONRY WALL TYPE: M1= MASONRY WALL TYPE, RE: SCHEDULE
- CX, BPX, xxK — COLUMN TYPE: CX = COLUMN TYPE, RE: SCHEDULE; BPX = BASE PLATE, RE: SCHEDULE; xxK = TRANSFER LOAD
- SPLICE IN BEAM/GIRDER, RE: TYPICAL DETAILS
- MOMENT CONNECTIONS THROUGH BEAM
- MOMENT CONNECTIONS TO COLUMN
- OPX, e=x" — STEEL BEAM PENETRATION, RE: BEAM PENETRATION SCHEDULE; e = CENTER OF BEAM PENETRATION FROM TOP OF BEAM, WHEN EXCLUDED CENTER HOLE IN BEAM DEPTH
- DIRECTION OF DECK SPAN OR DIRECTION OF REINFORCING
- D# — DIRECTION OF DECK SPAN: D# = DECK TYPE, RE: SCHEDULE
- H1 — WOOD JOIST HANGER: H1 = JOIST HANGER TYPE, RE: SCHEDULE
- K — KEYED NOTE: K = KEYED NOTE, RE: SCHEDULE

WALLS AND COLUMNS

- CIP CONCRETE WALL ABOVE
- MASONRY WALL ABOVE
- WOOD FRAMED WALL ABOVE
- WOOD FRAMED WALL ABOVE FRAMED TO NON-PLATFORM HEIGHT
- WALL BELOW (ALL MATERIALS)
- WALL ABOVE W/ WINDOW *
- WALL ABOVE W/ DOOR *
- CIP CONCRETE COLUMN ABOVE
- STEEL COLUMN ABOVE
- WOOD COLUMN ABOVE
- COLUMNS BELOW (ALL MATERIALS)

*CIP CONCRETE SHOWN; GRAPHICS APPLY TO OTHER WALL MATERIALS

SECTIONS AND DETAILS

CIP CONCRETE | MASONRY | SOIL

STEEL FRAMING

RL SIZE(XX)c=Y" RR / XX'-YY" — BEAM / GIRDER NOTATION
RL = REACTION LEFT (K)
SIZE = MEMBER TYPE
(XX) = # OF STUDS
Y" = CAMBER SIZE
RR = REACTION RIGHT (K)
XX'-YY" = T/STL ELEVATION
RE: TYPICAL DETAILS FOR CONNECTION DETAILS/CAPACITIES

WOOD FRAMING

- BEAM / GIRDER
- JOIST / RAFTER
- PREMANUFACTURED FLOOR/ ROOF TRUSS

WOOD SHEAR WALL PLAN KEY

- SHEAR WALL ABOVE FLOOR/ROOF
- SHEAR WALL BELOW FLOOR/ROOF
- SHEAR WALL ABOVE & BELOW FLOOR/ROOF
- A 0" — WOOD SHEAR WALL DESIGNATION AND MINIMUM REQUIRED LENGTH RE: SHEAR WALL SCHEDULE
- HOLD DOWN — HOLD DOWN FOR WOOD SHEAR WALL, RE: HOLD DOWN SCHEDULE

FOUNDATIONS

F? XX'-XX" — FOOTING NOTATION
F? = FOOTIG TYPE RE: SCHEDULE
XX'-XX" = T/FTG ELEVATION

S — S — FOOTING / FOUNDATION STEP

SHEET LABEL KEY

SONNN
- STRUCTURAL DRAWING SHEET
- SHEET NUMBER
  - 0000 SERIES = GEN NOTES
  - 0010 SERIES = LOAD KEYS
  - 0020 SERIES = TYPICAL DETAILS
  - 0100 SERIES = AREA PLANS
  - 0200 SERIES = ENLARGED PLANS
  - 0300 SERIES = ELEVATIONS
  - 0400 SERIES = DETAILS
  - 0500 SERIES = SCHEDULES

NEW SHEET = ○ REVISED DRAWING = ◑
NO MODIFICATIONS = ● SHEET DELETED = ⊗

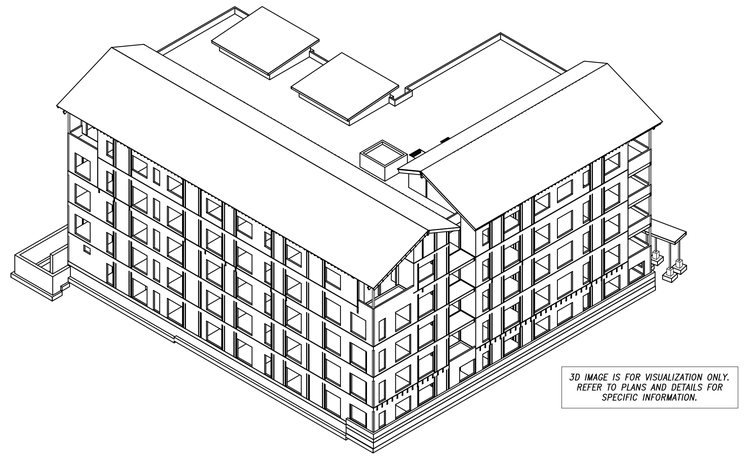
SHEET NO.	SHEET NAME	ISSUE DATE AND TITLE: 2026.03.13 - ISSUED FOR PERMIT
S0001	GENERAL NOTES	○
S0002	GENERAL NOTES	○
S0003	GENERAL NOTES	○
S0004	GENERAL NOTES	○
S0005	SPECIAL INSPECTIONS AND TESTS	○
S0011	LOAD KEYS	○
S0021	TYPICAL CONCRETE DETAILS	○
S0022	TYPICAL CONCRETE DETAILS	○
S0023	TYPICAL MASONRY DETAILS	○
S0024	TYPICAL STEEL DETAILS	○
S0025	TYPICAL WOOD DETAILS	○
S0026	TYPICAL WOOD DETAILS	○
S0027	TYPICAL WOOD DETAILS	○
S0100	FOUNDATION PLAN	○
S0101	LEVEL 1 FRAMING PLAN	○
S0102	LEVEL 2 FRAMING PLAN	○
S0103	LEVEL 3 FRAMING PLAN	○
S0104	LEVEL 4 FRAMING PLAN	○
S0105	LEVEL 5 FRAMING PLAN	○
S0106	LOFT AND ROOF FRAMING PLAN	○
S0107	HIGH ROOF FRAMING PLAN	○
S0201	ENLARGED PLANS - STAIR A & ELEVATOR	○
S0202	ENLARGED PLANS - STAIR B	○
S0203	ENLARGED PLANS - BALCONIES & CANOPY	○
S0301	CMU ELEVATOR CORE ELEVATIONS	○
S0401	FOUNDATION DETAILS	○
S0402	FOUNDATION DETAILS	○
S0411	FRAMING DETAILS	○
S0412	FRAMING DETAILS	○
S0413	FRAMING DETAILS	○
S0414	FRAMING DETAILS	○
S0415	FRAMING DETAILS	○
S0416	FRAMING DETAILS	○
S0421	ROOF FRAMING DETAILS	○
S0422	ROOF FRAMING DETAILS	○
S0501	SCHEDULES	○
S0502	SCHEDULES	○
S0503	SCHEDULES	○
S0504	SCHEDULES	○

ABBREVIATIONS

AB	anchor bolt
ADDNL	additional
AFF	above finish floor
ALT	alternate
ARCH	architectural
B, B/	bottom of
BLDG	building
BM	beam
BOT	bottom
BRG	bearing
BS	both sides
BTWN	between
CFS	cold-formed steel
CIP	cast-in-place concrete
CJ	construction / control joint
CJP	complete joint penetration
CLR	clear
CLT	cross laminated timber
CMU	concrete masonry unit
COL	column
CONC	concrete
CONN	connection
CONST	construction
CONT	continuous
D	depth
DIA, ϕ	diameter
DIM	dimension
DK	deck
DTL	detail
DWGS	drawings
DWL	dowel
(E)	existing construction
EA	each
EF	each face
EJ	expansion joint
ELEV	elevation
EOx	edge of (S=slab, C=conc, etc)
EW	each way
EXP	expansion
EXT	exterior
FDN	foundation
FLR	floor
FOx	face of (S=slab, C=conc, etc)
FS	far side
FTG	footing
GA	gage
GB	grade beam
GC	general contractor
GEN	general
GLB	glulam beam
GLC	glulam column
HDG	hot dip galvanize
HDR	header
HK	hook
HORIZ	horizontal
HP	high point
HR	hour
HSA	headed stud anchor
I/F	inside face
INT	interior
JST	joist
JT	joint
KIP, K	1000 pounds
KLF	1000 pounds per lineal foot

ABBREVIATIONS

L	length
LAT	lateral
LBS	pounds
LFRS	lateral force resisting system
LLH	long leg horizontal
LLV	long leg vertical
LONG	longitudinal
LP	low point
LSL	laminated strand lumber
LVL	laminated veneer lumber
LW, LWT	lightweight
MAS	masonry
MAX	maximum
MECH	mechanical
MFR	manufacturer
MIN	minimum
MTL	metal
(N)	new construction
No	Number
NOM	nominal
NS	near side
NW, NWT	normal weight
O/F	outside face
OC	on center
OH	opposite hand
OPNG	opening
PAF	powder actuated fastener
PC	precast concrete
PERP	perpendicular
PERT	pre-engineered roof truss
PJP	partial joint penetration
PL	plate
PLF	pounds per lineal foot
PMWT	Premanufactured Wood Truss
PSL	parallel strand lumber
PT	post-tensioning, post-tensioned
PT	pressure treated
RE:	reference
REINF	reinforcement
REQD	required
RET	retaining
SC	slip critical
SCHED	schedule
SCL	structural composite lumber
SIP	structural insulated panel
SOG	slab on grade
SOV	slab on void
SPA	spacing
STFNR	stiffener
STL	steel
T, T/	top of
THK	thickness
TL	transfer load
TRAN	transverse
TYP	typical
UNO	unless noted otherwise
UT	ultrasonic testing
VERT	vertical
VIF	verify in field
W	width
WF	wide flange
WP	work point
WWF	welded wire fabric



3D IMAGE IS FOR VISUALIZATION ONLY. REFER TO PLANS AND DETAILS FOR SPECIFIC INFORMATION.

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

GENERAL NOTES

SEAL

COLORADO LICENSED — PETER MAITLAND KELLEY — 64345 — PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0001**

Fri 03/13/2026 03:36:13 PM

SPECIAL INSPECTION

1. Special inspection and testing shall be performed as required by the local jurisdiction, the building code, and the construction documents. See quality assurance section of the General Notes.
2. Coordinate and schedule inspection and inspection prior to the start of work requiring inspection and testing while providing special inspector reasonable notice.
3. All deficiencies shall be corrected for acceptance by the Testing Agency.
4. Inspections performed by the local jurisdiction do not replace inspection or testing required by the Owner's Testing Agency.
5. Special inspection and testing is required for the items shown in the "Special Inspections and Testing" Table.

SPECIFICATIONS

1. General Notes are not a substitute nor a replacement for the project specifications. These notes are intended as a guide to the design and/or construction requirements established for this project.

SUBMITTALS

1. See Material sections of these General Notes for required shop drawings.
2. Submit one (1) copy of the required information (Manufacturers Data, Shop Drawings, Environmental Product Declaration, etc) via electronic media (PDF or similar).
3. Reproducible copies of contract documents shall not be used.
4. Submittals shall be sent directly to the Architect for review and distribution.
5. Submittals shall be reviewed by Contractor and Subcontractor prior to submission. Drawings shall bear Contractor's approval stamp accepting responsibility for coordination of dimensions shown in the contract documents, quantities, and coordination with other trades.
6. Allow 14 calendar days in the Structural Engineer's office for review of submittals.
7. Submittals will be returned to the Architect with Structural Engineer's review comments via electronic media.

DEFERRED SUBMITTALS

1. Submit shop drawings along with calculations noted to be signed by a registered Engineer in the state where the project is located when required by specification. These deferred submittals (shop drawings) shall first be submitted to the project Architect and/or Engineer of record for review and coordination. Following the completion of the review and coordination by the Architect/Engineer of record; a submittal may then be made by the Contractor to the local Building Department for review and approval, which shall include a letter stating this review and coordination has been performed and completed and plans and calculations for the deferred items are found to be acceptable (e.g., with regard to geometry, load conditions, etc.) with no exceptions.
2. The list of items for deferred submittals includes the following items:
   - Premanufactured wood trusses and their connections
   - Automatic Take-Up Tension Rod Systems at Wood Shear Wall Boundaries
   - Pre-fabricated stair units and their connections
   - Premanufactured hand/stair railings and their connections
   - Fall arrest systems and their connections to structure
   - All others required by the local jurisdiction

FOUNDATIONS

GENERAL:

1. The foundations have been designed based on the design criteria provided by the Geotechnical Engineer and the Geotechnical Report referenced in the Structural Design Criteria section. Earthwork and foundation soil preparation shall be performed to provide soil properties meeting the design criteria.
2. The Geotechnical Engineer shall inspect and test soils, earthwork and foundations - see special inspection and quality assurance sections of the General Notes. Prior to placing foundations and slabs on grade, obtain approval from the Geotechnical Engineer indicating earthwork and soil preparation has been performed adequately to conform to the foundation design criteria.
3. Bottom of exterior footings, grade beams, and walls shall bear below final exterior grade for frost protection - see structural design criteria section of the General Notes.
4. Foundation walls or grade beams having earth placed on each side shall have both sides filled simultaneously to maintain a common elevation.
5. Brace all foundation walls against movement while backfilling until floor slabs at the top and bottom of the wall are in place. Brace foundation walls as necessary to prevent movement and overstress due to equipment loading regardless of sequencing of top and bottom floor slabs.
6. Foundations have not been designed for bouyancy due to water table elevation.
7. Slab on grade movement is anticipated, see Geotechnical Report for magnitude of vertical movement. Isolate partition walls from slab-on-grade to allow for expected vertical movement.
8. Contractor shall provide continuous site drainage by a mechanical method to control surface and underground water as required to maintain a dry working site.
9. Foundation drainage and waterproofing is not shown or specified within the structural portion of the construction documents. Reference other portions of the construction documents for drainage, waterproofing and items associated with other disciplines.
10. No plumbing, vaults, tanks or other devices are to be placed below footings within zone of influence defined as a zone projecting 45 degrees outward from bottom edges of footing without acceptance by Structural Engineer and Geotechnical Engineer.

EMBEDDED ITEMS IN STRUCTURAL CONCRETE SLABS

GENERAL:

1. See mechanical, electrical and plumbing (MEP) drawings for miscellaneous plates, anchors, fittings, etc. required for MEP equipment and service.
2. See architectural drawings for miscellaneous plates, bolts, reglets, slots, etc. required for architectural items.
3. Channel and slot type embeds in slabs for support of MEP and other equipment are not allowed without prior approval of Structural Engineer.

POST INSTALLED ANCHORS IN CONCRETE AND MASONRY

GENERAL:

1. Holes are assumed to be dry unless otherwise noted on plans.
2. Holes to be hammer drilled with bit as specified by anchor manufacturer.
3. Anchors specified are based on the specific technical data published by the specified anchor manufacturer. Substitutions are not permitted without approval by the Structural Engineer of Record prior to use. Contractor shall provide calculations demonstrating that the substituted product is capable of achieving the performance values of the specified product. Substitutions will be evaluated by their having an ICC ESR showing compliance with the relevant building code for seismic uses, load resistance, installation category, and availability of comprehensive installation instructions. Adhesive anchor evaluations consider creep, in-service temperature and installation temperature.
4. Install anchors per the manufacturer instructions, as included in the anchor packaging. Installation shall adhere to ICC ESR. Reference plans and details for anchors that are to be installed with reduced torque.
5. Concrete should be allowed to cure a minimum of 21 days prior to adhesive anchor installation.
6. Prior to installation of anchors all installation and inspection personnel shall be instructed on site by a representative of the anchor manufacturer on proper installation techniques and equipment.
7. Anchor capacity is dependent upon spacing between adjacent anchors and proximity of anchors to edge of concrete. Install anchors in accordance with spacing and edge clearances indicated on the drawings.
8. Installation of anchors shall not damage existing reinforcement, which includes post-tensioned tendons (PT). Prior to drilling, care shall be taken to avoid damage by locating existing reinforcing and PT by use of GPR, X-Ray, or other means that avoids damage to the concrete and accurately predicts potential conflict of reinforcing and PT.
9. Post-installed anchors to be stainless steel where exposed to exterior and/or corrosive environments unless the anchor is protected.
10. All installers of post-installed anchors horizontally, vertically or upwardly inclined in concrete to support sustained tension loads shall be certified by ACI/CRSI adhesive anchor installer certification program, or equivalent as required by the IBC. Submit certificates for record.
11. All post-installed anchors in concrete shall be suitable for use in cracked concrete applications.
12. When doweling continuously deformed rebar into concrete use Hilti RE-500v3 or an adhesive that has been approved under ACI 355.4 and ACI 318 for development and lap splices.
13. Unless noted otherwise on plans/details all adhesive anchors shall be Hilti HIT-HY200 V3 for concrete and Hilti HY-270 for block and brick. Unless noted otherwise on plans/details all expansion anchors shall be Hilti Kwik-Bolt TZ2. See note 3 for substitutions.

CAST-IN-PLACE CONCRETE

GENERAL:

1. All concrete work shall conform to ACI 318 and ACI 301 and tolerances shall conform to ACI 117 unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
2. Concrete Compressive Strength – See "Concrete Mix Design Requirements" table.
3. Materials – See "Concrete Materials Designation" table.
4. Global Warming Potential - Refer to Specifications for GWP limits and environmental performance documentation and requirements, including submittal requirements. Submittals for each product shall include product-specific Type III Environmental Product Declaration.
5. Unless noted otherwise, the terms reinforcing and reinforcement refer to elements reinforced with deformed reinforcing as defined in ACI 318 and/or reinforcing conforming to deformed reinforcing.

TESTING:

1. Tests and inspections shall be performed in compliance with ACI 301 and Chapter 17 of the IBC. See Special Inspections.
2. Concrete shall not be placed until reinforcing and embedded items have been inspected by the owner's independent inspection agency and/or the special inspector.
3. See "Special Inspections and Testing" Table.

SUBMITTALS:

1. Submittals shall conform to ACI 301.
2. Submittals for all concrete shall include: mix designs, construction joint locations, reinforcing, embedded items, and MEP sleeves and penetrations.
3. Reinforcing shop drawings shall include placement drawings 1/8"=1'-0" minimum scale complete with wall elevations and slab plans. Include special reinforcement required at openings through concrete structure. Include all accessories specified and required to support reinforcement. Detailing of reinforcing shall conform to ACI SP-66.
4. Embed shop drawings shall include placement drawings 1/8"=1'-0" minimum scale locating all embed plates, anchors, and anchor bolts for structural and non-structural components attaching to concrete. Contractor is responsible for coordinating with all trades for determining the need for embeds and locations. Post installed anchors are not allowed unless approved by the structural engineer during the shop submittal process.

FORMING:

1. Unless noted otherwise, all formwork shall conform to Class B finish in accordance with ACI 117 unless noted otherwise by architectural drawings. Refer to architectural drawings for architectural finish concrete.
2. All construction joints shown on the drawings shall be incorporated into the structure unless elimination is approved by the Structural Engineer. Additional joints required to facilitate construction shall be located at points of minimum shear and shall be detailed on reinforcing shop drawings for review. Locate vertical joints in girders, beams, grade beams, joists, walls and slabs within the middle third between supports designed and detailed with dowels and keys for transfer of design shear, unless noted otherwise. Reinforcing shall pass continuously through construction joints. Where joints are shown as roughened, mechanically roughen surface to 1/4" amplitude clean and free of laitance.
3. Unless otherwise shown in the architectural drawings, provide chamfers at all columns, beams, walls, and slab edges that are exposed to view in the finished structure.
4. Unless otherwise shown in the architectural drawings, provide drip edges at the underside of all exposed slab edges.
5. Locate door openings, window openings, MEP openings, drip slots, reglets, brick ledges, curbs, and ledges per architectural drawings. For openings not dimensioned on structural drawings refer to architectural drawings.
6. Comply with requirements of ACI 301 for removal of formwork.

REINFORCING AND EMBEDDED ITEMS:

1. Provide standard hooks on bars terminating at a concrete face unless noted such as at edges of openings, slab edges, expansion joints, ends of beams, and ends of walls.
2. Unless noted otherwise, provide (2)#5's at each side of openings. Extend 2'-0" beyond edges of opening.
3. Unless noted, splice continuous top and bottom bars in grade beams and walls as follows: top bars at mid-span, bottom bars over support.
4. Splice bars with class B contact laps per the reinforcing contact lap splice length table, unless noted otherwise.
5. Splice welded wire fabric by lapping one full mesh space plus 2".
6. Unless noted, provide continuous reinforcing around corners and through construction joints, control joints, contraction joints, and joints between all abutting members. Provide epoxy coated reinforcing through construction joints at garage slabs and slabs exposed to de-icers.
7. Masonry Dowels: provide, place, and space to match masonry horizontal and vertical reinforcing.
8. Welding of reinforcing is prohibited, unless noted otherwise and shall conform to ASTM A706.
9. Provide embeds (including anchors) for all supporting structural and non-structural elements including but not limited to hand rails, canopies, window washing davits, miscellaneous steel, bollards, etc.

CAST-IN-PLACE CONCRETE

PLACING AND FINISHING:

1. Handling, placing, constructing, and curing shall conform to ACI 301 including placement of concrete in wet weather, cold weather, and hot weather.
2. For concrete thickness of 4'-0" or greater or when the cement content exceeds 600lb/cyd, conform to Mass Concrete of ACI 301.
3. Contractor shall furnish additional concrete due to wet concrete deflection of composite deck and support system.
4. Curing compounds should not be used on surfaces that are to receive additional concrete, paint, tile, or other material requiring a positive bond unless the contractor has demonstrated that the membrane can be satisfactorily removed before subsequent application is made, or the membrane dissipates or can serve satisfactorily as the base for the later application.

CONCRETE MATERIALS DESIGNATION

Material	Standard
Portland Cement	ASTM C150: Type I or Type II or ASTM C595 Type IL
Fly Ash	ASTM C618, Class C or F
Aggregate	ASTM C33
Water	ASTM C1602
Water Reducing Admixture	ASTM C494, Type A or Type D
High Range Water Reducing Admixture	ASTM C494, Type F or Type G
Accelerator Admixture	ASTM C494, Type C or Type E
Air Entraining Admixture	ASTM C260
Lightweight Aggregates	ASTM C330
Reinforcing Bars	ASTM A615-grade 60 (Specified Yield Strength = 60ksi)
Welded Reinforcing Bars	ASTM A706-grade 60 (Specified Yield Strength = 60ksi)
Epoxy Coated Reinforcing Bars	ASTM A775 or ASTM A954
Post-Tensioning Tendon Assembly	ACI 423.7
Post-Tensioning Prestressing Steel	ASTM A416-grade 270
Welded Wire Reinforcement	ASTM A1064

NOTES:

1. Type III Portland cement may be used if acceptable to the Architect.

CONCRETE MIX DESIGN REQUIREMENTS

Element	f'c (psi)	Cement Type (Note 6)	Max W/C	Max Agg	Air Content (Note 1,2)	Slump (Note 3)	Exposure Class
Footings	4000, NW	IL or I/II	.45	3/4"	-	-	F1 C0 S0 W03
Stem Walls and Pilasters	4500, NW	IL or I/II	.45	3/4"	-	-	F2 C0 S0 W0
Interior Slab-on-Grade (SOG)	4000, NW	IL or I/II	.45	3/4"	-	-	F0 C0 S0 P0
Exterior Slab-on-Grade, Slab on Deck on...	4500, NW	IL or I/II	.45	3/4"	-	-	F3 C0 S0 W0
Other [5]	5000,	IL or I/II	0.45	3/4"	6	-	F3 C0 S0 W0

TABLE FOOTNOTES:

1. For any concrete exposed to freezing temperatures and moisture, the air content shall be the greater of 5%, minimum required by ACI 318, or of that shown in the table.
2. Tolerance on air content as delivered shall be +/- 1.5%.
3. Slump tolerances as follows (ACI 117):
   Specified Slump not greater than 4"= +/- 1"
   Specified Slump more than 4"= +/- 1 1/2"
   Where Slump is specified as a range= No Tolerance
   See ACI 301 for slump of concrete before addition of plasticizers or high-range water reducing admixtures.
4. Unless otherwise approved by structural engineer.
5. Type I/II cement shall conform to ASTM C150, Type II cement shall conform to ASTM C150, Type IL cement shall conform to ASTM C595.

GENERAL CONCRETE MIX NOTES:

1. Strength (f'c) is the compressive strength at 28 days unless noted otherwise or compressive strength at the specified age.
2. Concrete is normal weight concrete unless noted otherwise. Normal weight concrete (NW) shall have a dry density of 145 ± 5 pcf unless noted otherwise. Lightweight concrete (LW) shall have a dry density of 110 ± 5 pcf unless noted otherwise.
3. Required minimum average splitting tensile strength = 6.7*√(f'c) regardless of concrete density.
4. Mix designs shall be in accordance with ACI 301.
5. Exposure Class indicates the severity of the anticipated exposure of concrete members for each exposure indicated below according to ACI 318 Table 19.3.1.1/ACI 301: *dv*
   Freeze Thaw Exposure noted thus: F0,F1,F2,F3
   Water-Soluble Sulfate in Soil Exposure noted thus: S0,S1,S2,S3
   Permeability Requirements noted thus: W0,W1
   Corrosion Protection of Reinforcement noted thus: C0,C1,C2
   Refer to ACI 301/ACI 318 for specific requirements based on the exposure category indicated in the mix design table above.
6. Corrosion Protection of Reinforcement requirements (C0,C1,C2):
   Maximum water-soluble choride ion (CL-) content in concrete, by % weight of cement:
   Reinforced Concrete: C0 = 1.0 C1 = 0.3 C2 = 0.15
   Prestressed Concrete: C0 = 0.06 C1 = 0.06 C2 = 0.06
7. Where concrete is exposed to F3 freeze thaw exposure, restrictions on maximum fly ash and/or other cementitious materials apply. Refer to Table 26.4.2.2(b) in ACI 318 for requirements.

REQUIRED CONCRETE COVER FOR NON-FIRE-RATED ASSEMBLIES

Assembly		Cover (in)
Concrete cast against & permanently exposed to earth		3
Concrete Exposed to Earth or Weather	#6-#18 (Non-post-tensioned)	2
	#5 and smaller (Non-post-tensioned)	1 1/2
Concrete not Exposed to Earth or Weather	Walls, slabs #14-#18 (Non-post-tensioned)	1 1/2
	Walls, slabs #11 and smaller (Non-post-tensioned)	3/4
	Columns, beams, girders (Non-post-tensioned)	1 1/2 (Note 2)

NOTES:

1. Cover for prestressed & non-prestressed reinforcement
2. Primary reinforcement, ties, stirrups, and spirals
3. Primary reinforcement
4. Ties and stirrups
5. See reinforcement plans for cover requirements of studrails.

CONCRETE REINFORCING DOWEL EMBEDMENT LENGTHS

Concrete Compression Strength	Tension Dowels: Standard Hook	Tension Dowels: Other	Compression Dowels
3000psi	22*db	Note 1	22*db
4000psi	19*db	Note 1	19*db
5000psi	17*db	Note 1	18*db
6000psi	16*db	Note 1	18*db
8000psi	14*db	Note 1	18*db
≥ 10000psi	12*db	Note 1	18*db

NOTES:

1. Refer to "Concrete Reinforcing Tension contact Lap Splice Lengths" table for tension dowels without standard hooks. Values for Class A tension splices are permitted to be used.
2. Embedment length shall not be less than 12 inches.
3. db is bar diameter.
4. Compression dowel embedment lengths are permitted only when dowel is noted in drawings as compression, otherwise use tension embedment length.
5. Extend dowels to far edge of member UNO.

CONCRETE REINFORCING TENSION CONTACT LAP SPLICE LENGTHS

				CONCRETE COMPRESSION STRENGTH (psi)					
				3,000	4,000	4,500	5,000	6,000	8,000
Class A	Case #1	Bars ≤ #6	Top	57 db	49 db	47 db	44 db	40 db	35 db
			Other	44 db	38 db	36 db	34 db	31 db	27 db
		Bars ≥ #7	Top	71 db	62 db	58 db	55 db	50 db	44 db
			Other	55 db	47 db	45 db	42 db	39 db	34 db
	Case #2	Bars ≤ #6	Top	85 db	74 db	70 db	66 db	60 db	52 db
			Other	66 db	57 db	54 db	51 db	46 db	40 db
		Bars ≥ #7	Top	107 db	92 db	87 db	83 db	76 db	65 db
			Other	82 db	71 db	67 db	64 db	58 db	50 db
Class B	Case #1	Bars ≤ #6	Top	74 db	64 db	60 db	57 db	52 db	45 db
			Other	57 db	49 db	47 db	44 db	40 db	35 db
		Bars ≥ #7	Top	93 db	80 db	76 db	72 db	65 db	57 db
			Other	71 db	62 db	58 db	55 db	50 db	44 db
	Case #2	Bars ≤ #6	Top	111 db	96 db	91 db	86 db	79 db	68 db
			Other	85 db	74 db	70 db	66 db	60 db	52 db
		Bars ≥ #7	Top	139 db	120 db	113 db	108 db	98 db	85 db
			Other	107 db	92 db	87 db	83 db	76 db	65 db

Where:

db:	Diameter of reinforcing bar
Class A:	Class A tension splice
Class B:	Class B tension splice
Case #1:	Clear spacing greater than or equal to 2*db AND cover greater than or equal to db
Case #2:	Clear spacing less than 2*db or cover less than db
Top:	Where horizontal reinforcement is placed such that more than 12 inches of fresh concrete is cast below the development length or splice
Other:	Other condition not satisfying Top qualification (bottom horizontal reinforcing)

NOTES:

1. All tension splices shall be contact class B splices unless noted otherwise. Splice length shall not be less than 12 inches.
2. Splice lengths in table are for single bar splices with maximum yield strength of 60ksi non-epoxy reinforcing bars.
3. For epoxy coated bars, zinc and epoxy coated bars, or epoxy coated wires, multiply "bot" reinforcing splice length by 1.5 and multiply "Top" reinforcing splice lengths by 1.31.
4. For lightweight concrete multiply splice length by 1.33.
5. For reinforcing with a specified yield strength greater than 60 ksi, multiply splice length by (specified yield strength/60ksi).
6. For individual bars within a bundle, lap lengths shall be multiplied by 1.33 for four bar bundles and 1.20 for three bar bundles. Individual splices within a bundle shall not overlap. Entire bundle shall not be lap spliced.
7. Bars larger than #11 shall not be lap spliced. For bars larger than #11, mechanical splice shall be used. Mechanical splices shall have strength greater than or equal to 125% the yield strength of the reinforcing bar. Mechanical splices shall be staggered.
8. Where bar of different size are lap spliced in tension, the minimum splice length shall be the larger of the length of a Class B tension splice of the smaller bar or the length of a Class A tension splice of the larger bar.
9. Lap splices are not permitted where minimum clearance between reinforcing cannot be maintained.
10. Lap splice lengths shall not be less than the larger of 12 inches multiplied by all applicable multipliers or the table length multiplied by all applicable multipliers.

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

GENERAL NOTES

SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO:

S0002

REINFORCED MASONRY

GENERAL:

1. All masonry work shall conform to TMS 602 unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
2. Masonry Strength – See Masonry Strength Table
3. Materials – See Masonry Materials Table
4. Global Warming Potential - Refer to Specifications for GWP limits and environmental performance documentation and requirements, including submittal requirements. Sumittals for each product shall include product-specific Type III Enviornmental Product Declaration.

TESTING:

1. Owner will engage a qualified Testing Agency, approved by the Architect and Engineer to perform tests and Special Inspections. Upon completion of work, Testing Agency shall furnish a certificate of compliance, signed by the Professional Engineer responsible for management of the Agency. The Professional Engineer must be registered in the state where the project is located. Tests and inspections shall be performed in compliance with TMS 602 and Chapter 17 of the IBC. Inspections include: proportions of site-prepared mortar, construction of mortar joints, location of reinforcement and connectors, grout space, grade and size of reinforcement, proportions of site-prepared grout, grout placement and curing. Testing includes: Grout strength, mortar strength, and prisms.
2. Masonry grout shall not be placed until reinforcing and connectors have been inspected by the owner's independent inspection agency and/or the special inspector.
3. See "Special Inspections and Testing" Table.

SUBMITTALS:

1. Submittals shall conform to TMS 602. All submittals shall be reviewed by the Contractor prior to Engineers/Architects review and shall bear Contractors review stamp. Contractor is responsible for reviewing submittals for conformance with all contract documents and coordination with all trades.
2. Information submittals for all masonry shall include: Mix designs for grout and mortar, material certificates for: reinforcing, anchors, ties, and metal accessories, masonry units, mortar materials, and grout materials.
3. Reinforcing shop drawings shall include placement drawings 1/8"=1'-0" minimum scale complete with wall elevations. Include special reinforcement required at openings through masonry structure. Include all accessories specified and required to support reinforcement. Include control joint locations, masonry pour heights, and lift heights.
4. Embed shop drawings shall include placement drawings 1/8"=1'-0" minimum scale locating all embed plates, anchors, and anchor bolts for structural and non-structural components attaching to masonry. Contractor is responsible for coordinating with all trades for determining the need for embeds and locations. Post installed anchors are not allowed unless approved by the structural engineer during the shop submittal process or specified in the structural drawings.

REINFORCING AND EMBEDDED ITEMS:

1. Vertical reinforcement shall extend the full height of the wall unless noted otherwise. Provide vertical reinforcement at all wall corners; end of walls; each side of openings and at each side of control and expansion joints.
2. Provide bond beams at sill lines, top and bottom edge of openings, top of walls, floor lines, and roof lines. Bond beams shall be continuous unless noted otherwise. See typical bond beam detail.
3. Reinforcement shall remain continous through control joints at floor lines, roof lines, lintels and top and bottom openings, all other horizontal reinforment shall be terminated at each side of the control joint.
4. Provide standard hooks on bars terminating at a masonry face unless noted. i.e.: edges of openings, ends of walls, heads, jambs, control joints, etc.
5. Splice bars with contact laps per the reinforcing splice and development length table, unless noted otherwise.
6. Vertical reinforcement shall have a minimum clearance of 3/4" from masonry and shall be supported and fastened together to prevent displacement.
7. Horizontal joint reinforcing shall be lapped no less than 6" at all splices including corners and tees where no control joint is used.
8. Dowels from concrete shall be furnished and placed by the concrete contractor.
9. Welding of reinforcing is prohibited, unless noted otherwise and shall conform to ASTM A706.
10. Provide embeds (including anchors) for supporting structural and non-structural elements including but not limited to: hand rails, canopies, miscellaneous steel, etc. As required, see deferred submittals.

MASONRY ERECTION:

1. Unless otherwise noted, lay masonry in running bond.
2. Unless noted provide control joints at 25 feet on center.
3. Coordinate blockouts, reveals, holes, openings, and built in items with all contract documents and trades.
4. Grout lift heights shall follow requirements of TMS 602 Sections 3.5C and 3.5D.
5. Grout cells solid at: reinforcing, bond beams, inserts, anchors, elevator guide rails, 24" below and 12" to each side of steel beam bearing points and below grade at exterior walls.
6. Consolidate grout pours 12" or less in height by mechanical vibration or puddling not more than five minutes after grouting.
7. Consolidate grout pours exceeding 12" in height by mechanical vibration not more than five minutes after grouting, and reconsolidate after initial water loss and settlement has occurred.
8. Grout in masonry beams shall be vibrated as it is placed. Where full depth grouting is required, the grouting shall extend to the end of the horizontal reinforcement.
9. Hot weather construction refer to TMS 602 Section 1.8D.
10. Cold weather construction refer to TMS 602 Section 1.8C.

MASONRY VENEER

1. Masonry veneer to be installed according to TMS 602/402. RE: architectural drawings for required finish and assembly.
2. Stone veneer to be installed according to TMS 602/402 and IBC Chapter 14. RE: architectural drawings for required finish and assembly.

STRUCTURAL STEEL

GENERAL:

1. All structural steel work shall conform to AISC 360 and tolerances shall conform to AISC 303 unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
2. Materials – See Steel Materials Table
3. Qualifications - Fabricator and Erector shall be experienced in fabrication and erection of projects of similar size and complexity.
4. Global Warming Potential - Refer to Specifications for GWP limits and environmental performance documentation and requirements, including submittal requirements. Sumittals for each product shall include product-specific Type III Enviornmental Product Declaration.

TESTING:

1. Tests and inspections shall be performed in compliance with AISC 360 and Chapter 17 of the IBC. Inspections include: Welding, high strength bolting, anchor rod placement, proper use of joint details, fabricated steel, and erected steel frame. Testing includes: UT of full penetration welds, bolt tensioning procedures, shear stud bend tests.
2. See "Special Inspections and Testing" Table.

SUBMITTALS:

1. Submittals shall conform to AISC 360.
2. Submittals for structural steel shall include erection drawings, shop drawings,EPD for structural steel, and mill test reports.
3. Erection drawings shall include plan drawings at 1/8"=1'-0" minimum scale complete with sections, elevations, and details as required to properly erect the structural steel frame.
4. Shop drawings shall include piece drawings which indicate cuts, connections, camber, holes, welds and dimensions as required for fabrication of the members. Part drawings are not required to be submitted unless specifically requested.

CONNECTIONS:

1. Engineer of Record (EOR) has designed all connections. If a connection design is inadvertently omitted from contract documents the contractor shall request specific connection design from the EOR.
2. Connection Design Forces: Factored LRFD values [Unfactored ASD values]
3. Simple Beam Connections: Select connections with capacities equal to or greater than beam reactions shown on the drawings. Single sided connections shall be detailed to use the maximum number of bolt rows that can fit into the supported beam web. Double sided connections shall be detailed such that the angle or bent plate length is at least 60% of the supported beam "T" dimension.
4. HSS Cap Plates: Provide 1/4" cap plates at top of all HSS columns, uno.
5. Unframed end of wide flange beams: At the end of wide flange beams without incoming framing or other means of restraint of rotation of the beam, provide a pair of 3/8" full depth stiffeners or a 3/8" full depth end plate at the end of the beam.

BOLTS:

1. Where indicated on the drawings as slip critical and where oversized or long-slotted holes are utilized in shear, bolted joints shall be slip critical. Faying surfaces shall be prepared to meet the requirements of a Class A surface, and bolts shall be installed to the fully tensioned condition.
2. Where bolts are subject to non-static loading, are utilized to interconnect parts of a built up compression member, or all Group B fasteners loaded in tension shall be installed to the fully tensioned condition.
3. Bolts not subject to the requirements for slip critical connections and not required to be fully tensioned may be installed to the snug-tight condition.
4. A307 bolts may be used only where indicated.

WELDS:

1. Fillet Welds: Size as indicated, but not less than AISC minimum size.
2. Groove Welds: Full penetration unless noted otherwise.
3. Welds are continuous unless noted otherwise.
4. Where welded threaded rod/studs or welded rebar are specified, they shall be welded with one of the below processes. Refer to Material Standards Table for acceptable materials.
   A. Drawn arc or capacitor discharge welding with a weld gun
   B. Fillet welding on solid body of stud/rod where threads have been ground off. Fillet weld size shall be the minimum required to develop the strength of the rod/stud/rebar. Refer to typical details for minimum fillet weld size.

COLUMN BASE PLATES:

1. Provide flowable grout with a minimum compressive strength tested in accordance with ASTM C109 to achieve a strength of 3,000 psi after one day and the minimum of two times the concrete strength that the base plate is bearing on or 10,000 psi after 28 days.
2. Grout shall show a minimum positive expansion of 0.03% when tested in accordance with ASTM C827.
3. For base plates greater than 21" in length, provide a single 3" diameter witness hole near the center of the plate.
4. Trim grout to 45 degrees where bearing surface allows. Finish vertical when edge of bearing surface aligns with edge of bearing plate.
5. Grout column bases prior to pouring any elevated slab on deck.

ACCESSORIES:

1. Headed Stud Anchors: Shop weld except where applied through metal deck or where shop installation would result in a tripping hazard.

STRUCTURAL STEEL (Cont)

SHOP CLEANING AND PAINTING:

1. Uncoated Steel: All steel not specifically indicated as painted steel, steel to receive spray-on-fireproofing or to be galvanized, and faying surfaces of slip critical connections shall be uncoated. Prepare surface per SSPC-SP1.
2. Primed Steel: Steel indicated to painted, with no specific paint requirements stated, shall have the surface prepared per SSPC-SP2 minimum and receive one coat of fabricator's standard rust-inhibitive primer paint applied to a minimum dry-film thickness of 1 mil.
3. Galvanized Steel: Steel indicated to be galvanized shall be cleaned, prepared, and galvanized in accordance with ASTM A123. Repair minor defects, damaged areas, and welded joints in accordance with ASTM A780. Provide vent holes as required in tube members. Provide vent hole plugs at all vertically oriented tubes.
4. Other specified coatings: Where indicated on the drawings, provide specified coating system as indicated. Clean and prepare steel as required by the specification or coating manufacture.

ERECTION:

1. No final bolting or welding shall be performed until as much of the structure which will be stiffened thereby has been properly aligned.
2. Field correction of fabrication or other errors will be permitted only when approved by the EOR. Finish gas-cut sections in accordance with AWS D1.1.

STEEL MATERIALS DESIGNATION

Material	Standard
W and WT Sections	ASTM A992 (50ksi) or ASTM A572 Gr. 50 (50ksi)
M, S, C, MC, L, MT, ST Sections	ASTM A36 (36ksi)
HP Sections	ASTM A572 Gr. 50 (50ksi)
Pipe	ASTM A53 Gr. B (35ksi)
Rectangular HSS	ASTM A500 Gr. C (50ksi)
Round HSS	ASTM A500 Gr. C (46ksi)
Plates and Bars - typical - when noted as 50ksi	 ASTM A36 (36ksi) ASTM A572 Gr. 50 (50ksi)
Anchor Rods	ASTM F1554 Gr. 55 w/ Supplement S1
Bolts - typical (Group A) - where noted as Group B - where indicated as A307	 ASTM F3125 Grade A325 or F1852 ASTM F3125 Grade A490 or F2280 ASTM A307 Gr. A
Nuts	ASTM A563, Heavy Hex
Washers	ASTM F436, except plate washers to be ASTM A36
Direct-Tension-Indicator Washers	ASTM F959
Headed Stud Anchors	ASTM A29 / WS D1.1 Type B
All Threaded Rod, UNO	ASTM A36
Capacitor Discharge / Drawn Arc Welded Threaded Studs	ASTM A29 / AWS D1.1 Type A
Welded Threaded Rod/Studs (Welded with fillet Welds)	ASTM A572 Gr. 50 Or F1554 Gr. 55 W/ S1
Welded Rebar (Welded with fillet welds)	ASTM A706
Drawn Arc Welded Deformed Bar Anchors...	ASTM A496/1064-18 / AWS D1.1 Type C
Weld Electrodes	E70 (70ksi)

BOLT GRADES

Standard	Bolt Size, Joint Type and Designation on Drawings
3/4"ø Bolt, ASTM F3125 Grade A325 or F1852	3/4"ø A325 Bolt
3/4"ø Bolt, ASTM F3125 Grade A325 or F1852 with Class A Faying Surface and Bolt tightened to Slip Critical	3/4"ø A325 SC-A Bolt
1/2"ø, 5/8"ø, or 3/4"ø Bolt, ASTM A307 Gr. A	1/2"ø, 5/8"ø, or 3/4"ø A307 Bolt

NOTES:

1. Reference plan, details, and connection tables for bolt size and joint type.
2. All bolts are snug tight, unless indicated on plan or details as slip critical or fully tensioned.
3. Holes may be short slotted transverse to applied load, unless plans, details, or connection tables indicate a standard or oversize hole.
4. Where bolts are indicated as slip critical or fully tensioned, pretension bolt as defined by AISC 360, Table J3.1.
5. Class A faying surfaces are unprimed surfaces or hot dip galvanized surfaces with hand wire brush roughening, as defined by AISC 360.
6. Class B faying surfaces are blast cleaned surfaces as defined by AISC 360.
7. Bolted connections to follow all requirements indicated in the Specification for Structural Joints Using High Strength Bolts (RCSC).

MASONRY MATERIALS TABLE

Material	Standard
Concrete Masonry Units	ASTM C 90
Grout	ASTM C 476
Mortar	ASTM C 270
Reinforcing	ASTM A615-grade 60
Welded Reinforcing Bars	ASTM A706-grade 60
Wire Reinforcing	ASTM A951

NOTES:

1. Provide lightweight hollow concrete masonry units for general use. Provide normal weight or solid units where indicated.
3. Mortar for concrete masonry shall be type S
4. Hydrated lime required in all mortar.
5. Wire joint reinforcing shall be ladder type.

GROUT AND MORTAR PROPORTIONING TABLE

Element	Proportions
Fine Grout	(1) Part Portland cement with not more than (1/10) part hydrated lime, and (2 1/4) to (3) parts sand.
Coarse Grout	(1) Part Portland cement with not more than (1/10) part hydrated lime, and (2 1/4) to (3) parts sand, and (1) to (2) parts gravel.
Mortar Type S Exterior Walls	(1) Part Portland cement with (1/4) to not more than (1/2) part hydrated lime and a damp aggregate ratio of not less than (2 1/4) and not more than (3) times the sum of the separate cementitious material volumes.
Mortar Type N Interior Walls	(1) Part Portland cement with (1/2) to not more than (1 1/4) part hydrated lime, and a damp aggregate ratio of not less than (2 1/4) and not more than (3) times the sum of the separate cementitios material volumes.

NOTES:

1. Add sufficient water to grout to provide proper consistency without segregation.

MASONRY STRENGTH TABLE

Element	Specified Compressive Strength
Concrete Masonry	f'm = 2000 psi
Grout for Concrete Masonry	f'g = 1.0*f'm (2000 psi minimum)

MASONRY REINFORCING SPLICE LENGTHS

Bar Size	Splice Length (in.)	
	Reinforcing Each Face	Centered Reinforcing
#3	13	12
#4	22	15
#5	35	23
#6	64	43
#7	87	64
#8	131	96

NOTES:

1. Laps in reinforcing bars in reinforced masonry shall have minimum lengths defined above unless noted otherwise on the drawings.
2. All splices to be wired together.
3. Splice and development lengths are the same value for horizontal and vertical bars.
4. F'm must be greater than or equal to 2,000 psi.
5. Masonry cover is measured from outside face of block.
   a) Masonry cover for Centered Reinforcing must be greater than 3" for bar sizes #3 to #6 and 2.75" for bar sizes #7 and #8. 6" width block shall utilize "Reinforcing Each Face" splice lengths.
   b) Masonry cover for Reinforcing Each Face must be greater than 2".

Fri 03/13/2026 03:36:14 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

GENERAL NOTES

SEAL

COLORADO LICENSED PETER MAITLAND KELLY III 64345 PROFESSIONAL ENGINEER
03/13/2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0003**

Fri 03/13/2026 03:36:15 PM

WOOD FRAMING

GENERAL:

1. All wood construction work shall conform to ANSI/AWC NDS unless noted otherwise. Contractor shall keep a copy of these references on site at all times.
2. Materials – See Wood Materials Tables
3. Qualifications – Carpenter shall be experienced in construction of projects of similar size and complexity and shall be knowledgeable of conventional light frame construction practices and minimum nailing requirements of the IBC.
4. Global Warming Potential - Refer to Specifications for GWP limits and environmental performance documentation and requirements, including submittal requirements. Submittals for each product shall include product-specific Type III Environmental Product Declaration.

SUBMITTALS:

1. All submittals shall be reviewed by the Contractor prior to Engineer/Architect review and shall bear Contractor's review stamp. Contractor is responsible for reviewing submittals for conformance with all contract documents and coordination with all trades.
2. Submittals, are required for the following wood framing elements: premanufactured wood trusses, heavy timber framing, log framing, glulam framing, and manufactured framing including I-joists, and open web joists.
3. Premanufactured truss submittals shall include dimensioned layout drawings that identify truss types, geometries, and locations as well as truss design calculations that indicate all design loads. Calculations shall be signed and sealed by the manufacturer's engineer licensed in the state where the project is located.
4. Glulam framing submittals shall include shop drawings for trusses including connections.
5. Manufactured framing submittals shall include dimensioned layout plans indicating joist and beam types, locations, and connection hardware.
6. Wood I-joist and wood open web joist submittals shall include dimensioned layout plans indicating joist types, locations, and connection hardware.
7. Rim Board: Rim Board shall conform to ANSI/APA PRR-410, grade B1 or better with a minimum thickness of 1 1/4" and match the floor or roof system depth.

PRODUCTS:

1. All wood framing shall be at a moisture content of 19% or less and shall be marked S-Dry (surface dried) or KD (kiln dried).
2. Unless noted otherwise, all sizes noted on these drawings are nominal. Actual sizes are based on "Minimum Dressed-Dry" dimensions according to American Softwood and Lumber Standard PS20-10. Members which the architect, engineer, or inspector judge to be misgraded shall be reinspected by a qualified lumber grader. Members which have permissible grade characteristics in such combination to affect the performance of the member are also subject to replacement at the discretion of the architect, engineer, or inspector.
3. Unless noted otherwise, all glulam framing sizes are minimum dressed dimensions in accordance with American Institute of Timber Construction AITC113.
4. Unless noted otherwise, all manufactured framing sizes are based on specified manufacturers published information.
5. Wall studs to be Douglas Fir-Larch (DFL) No2 @16"OC, unless noted otherwise in the drawings.
6. Wood I-joists: where framing members are noted TJI on the drawings, use engineered products by Weyerhaeuser or approved equal.
7. Wood open-web joists: where framing members are noted "Red-L", "Red-LT", " Red-W", "Red-S", "Red-M", and "RED-H", use engineered products by Red Built or approved equal.
8. Structural Panels: Sheathing for roofs and walls shall conform to APA PS-2 standards. All panels shall be Exposure 1, unless noted otherwise.
9. Sills: Sill plates shall be pressure treated Douglas Fir-Larch stamped to show compliance with AWPA standards.
10. Reference drawings for wood elements that require fire rated treatment.

PREMANUFACTURED PRODUCTS:

1. Premanufactured wood trusses shall be designed in accordance with the "Design Specification for light metal plate connected wood trusses" except where state and local codes are more stringent.
2. Premanufactured wood trusses shall be fabricated in accordance with the "ANSI/TPI 1 National Design Standard for Metal Plate Connected Wood Truss Construction."
3. Premanufactured wood trusses shall be installed in according to "Bracing Wood Trusses Commentary."
4. Design of wood elements in premanufactured wood trusses shall conform to NDS.
5. Wood utilized in premanufactured truss construction shall be stress graded bearing the mark of a recognized grading agency and shall conform to the rules and service requirements of the American Lumber Standards Committee PS-20.
6. Truss fabricator is responsible for all member and connection design and detailing and for all dimensioning, coordination, and erection of trusses. Contract documents show only basic dimensioning and configurations of trusses. Detailed positioning and spacing of trusses is the responsibility of the fabricator.
7. Trusses shall be designed to resist the dead loads of completed construction and the larger of live, snow, and wind-uplift loads specified
8. Bottom chords shall be designed for the live loads required by the applicable codes and standards.
9. Metal anchorage devices for the trusses shall be designed for specified wind uplift less 0.6 (allowable stress design) of the resisting dead load. Toe nailing of trusses is not permitted.

WOOD FRAMING (continued)

CONNECTORS:

1. All bolts, metal connectors, hangers, anchors, and fasteners in contact with preservative treated wood or used in wet conditions shall be hot dipped galvanized per ASTM A653 G185 or ASTM 153 or stainless steel type 304 or 316.
2. Provide 5/8" diameter anchor bolts @48"OC at the top of all foundation elements for attaching sill plates, except at shear walls. See Shear Wall Nailing Schedule for shear wall anchor bolt spacing. As a minimum, provide two bolts, each within 12" max and 5" min of the ends of each piece of sill plate.
3. J and L type bolts are allowed for anchorage of wood sills. Anchor material to be ASTM F1554 Grade 36 (min).
4. Anchor bolts shall be cast into concrete or grouted into masonry with a minimum embedment of 7".
5. Provide plate washers at all shear wall anchor bolt connections to wall plates. See "Typical Wood Shear Walls - Nailing Schedule and Details" for more information.
6. Nailing shall conform to the minimum requirements contained in Table 2304.10.1 of the IBC unless more stringent requirements are shown on these drawings or in these notes.
7. All nails are to be steel common wire nails and conform to ASTM F1667 or ESR-1539 for power driven nails.
8. Bolts shall conform to ASTM A307 Grade A.
9. Pre-drill nail holes when necessary to prevent splitting.
10. Steel plates for wood construction shall conform to ASTM A36.
11. All exposed bolts in wood structure which are not in contact with preservative treated wood shall be plain, uncoated steel.
12. Holes for bolts shall be 1/16" oversized.
13. Retighten all bolts prior to closing in.
14. Lag screws shall penetrate the main member a minimum of eight times the shaft diameter unless noted otherwise.
15. Diagonal (toe-nail) lag screws shall be installed with a minimum edge distance of four times the shaft diameter.

INSTALLATION:

1. Built-up Columns: Where hidden in a wall, at contractor's option, wood columns may be built-up from 2x laminations. Laminations shall be stitched nailed per typical details. Do not splice laminations.
2. Truss rods and connections shall be tightened after installation and leveling.
3. At roofs and floors, lay panels with long dimension perpendicular to supports with short edges staggered.
4. See plan notes for roof and floor sheathing nailing requirements.
5. See plans for areas of special blocking and nailing.
6. See plan notes for vertical sheathing nailing requirements.
7. Where shear walls are noted on the plans, the sheathing is used as part of the lateral load resisting system. See typical details for attachment of sheathing to supports for wood structural panel shear walls.
8. Where in contact with concrete or masonry, wood members shall be pressure treated or separated by a layer of moisture barrier.

FRAMING TOLERANCES:

1. Layout of walls and partitions: within 1/4" of intended position.
2. Plates and runners: 1/4" in 8' from a straight line.
3. Studs: 1/4" in 8' out of plumb, not cumulative.
4. Face of framing: 1/4" in 8' from a true plane.

COMMON NAIL DIMENSIONS

Common Nail (Steel Wire)	Minimum Diameter (in)	Minimum Length (in)
6d	0.113	2
8d	0.131	2 1/2
10d	0.148	3
12d	0.148	3 1/4
16d	0.162	3 1/2
20d	0.192	4

DESIGN VALUES FOR DIMENSIONAL LUMBER

Species & Grade	Flexural Stress	Compressive Stress Parallel to Grain	Compressive Stress Perp to Grain	Horizontal Shear Stress	Modulus of Elasticity
DOUGLAS FIR-LARCH (DFL)					
Select Structural	1,500 psi	1,700 psi	625 psi	180 psi	1,900 ksi
No1	1,000 psi	1,500 psi	625 psi	180 psi	1,700 ksi
No2	900 psi	1,350 psi	625 psi	180 psi	1,600 ksi
Stud	700 psi	850 psi	625 psi	180 psi	1,400 ksi

DESIGN VALUES FOR GLUE-LAMINATED TIMBER

Member Type	Combo Symbol	Flexural Stress (Top)	Flexural Stress (Bottom)	Compressive Stress	Horizontal Shear Stress	Modulus of Elasticity (Ex)	Modulus of Elasticity (Ex,min)
Cont Beams, Cantilevers	24F-V8	2,400 psi	2,400 psi	1,650 psi	265 psi	1,800 ksi	950 ksi
Simple Beams	24F-V4	1,850 psi	2,400 psi	1,650 psi	265 psi	1,800 ksi	950 ksi
Columns	2	1,700 psi	1,700 psi	1,950 psi	265 psi	1,600 ksi	850 ksi

DESIGN VALUES FOR MANUFACTURED LUMBER

Type - E	Flexural Stress	Compressive Stress	Tensile Stress	Compressive Stress Perp	Horiz Shear Stress	Modulus of Elasticity
LAMINATED STRAND LUMBER (LSL)						
2x4 and 2x6 Studs - 1.3E	1,700 psi	1,400 psi	1,075 psi	435 psi	400 psi	1,300 ksi
2x8 Studs - 1.5E	2,250 psi	1,950 psi	1,500 psi	475 psi	400 psi	1,500 ksi
Headers and Beams - 1.55E	2,325 psi	1,350 psi	1,070 psi	800 psi	310 psi	1,550 ksi
LAMINATED VENEER LUMBER (LVL)						
Headers and Beams - 2.0E	2,600 psi	2,510 psi	1,555 psi	750 psi	285 psi	2,000 ksi
PARALLEL STRAND LUMBER (PSL)						
Columns - 1.8E	2,500 psi	2,500 psi	1,755 psi	600 psi	230 psi	1,800 ksi
Headers and Beams - 2.0E	2,900 psi	2,900 psi	2,025 psi	750 psi	290 psi	2,000 ksi

WOOD STRUCTURAL PANEL REQUIREMENTS

Structural Usage	APA Designation	Designation on Plan
Roof over Trusses/Rafters	APA Rated Sheathing 19/32 Performance Category 40/20 [48/24]	3/4"
Roof over T&G Decking	APA Rated Sheathing 3/8 Performance Category 24/0	3/8"
Floors	APA Rated STURD-I-FLOOR 23/32 Performance Category 24oc, T&G	3/4"
Exterior Walls	APA Rated Sheathing 15/32 Performance Category 32/16	1/2"
Shear Walls	APA Rated Sheathing 15/32 Performance Category 32/16	1/2"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

GENERAL NOTES

SEAL

COLORADO LICENSED
PETER WAITLAND KELLY III
64345
PROFESSIONAL ENGINEER
03.13.2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0004**

STATEMENT OF SPECIAL INSPECTIONS IBC 2021

Definitions:

1. Special Inspection: Inspection of construction requiring the expertise of an approved special inspector in order to ensure compliance with this code and the approved construction documents.

2. Continuous Special Inspection: Special Inspection by the special inspector who is present continuously when and where the work to be inspected is being performed.

3. Periodic Special Inspection: Special inspection by the special inspector who is intermittently present where the work to be inspected has been or is being performed.

4. Special Inspector: A qualified person employed or retained by an approved agency and approved by the building official as having the competence necessary to inspect a particular type of construction requiring special inspection.

STRUCTURAL STEEL SPECIAL INSPECTIONS

Definitions as Defined by AISC 360
QA: Indicates inspection tasks shall be performed by the quality assurance inspector (QAI)
QC: Indicates inspection tasks shall be performed by the fabricator's or erector's quality control inspector (QCI), as applicable.
Observe (O): Indicates the inspector observe these items on a random basis. Operations need not be delayed pending these inspections.
Perform (P): Indicates the inspector perform these tasks for each joint or member.

Notes:
1. All special inspections conform to the AISC 360 Specification, Chapter N
2. The fabricator and erector shall establish, maintain and implement QC procedures to ensure that their work is performed in accordance with the AISC 360 Specifications and the Construction documents. This shall include Material Identification, Fabricator Quality Control Procedures and Erector Quality Control Procedures as defined by Section N2 of AISC 360.
3. All non destructive testing (NDT) requirements defined by AISC Section N5 shall apply. NDT shall be performed on CJP groove welds 5/16" or greater in thickness.
4. QA inspection of shop fabricated items by the Special Inspector may be waived where the fabricator is certified through the AISC Certification program. Any non destructive testing shall be submitted to the Special Inspector per AISC N6.

Special Inspection of Structural Steel Items			
Inspection Task or Testing	Inspection Type		Criteria/Remarks
	QC	QA	
Galvanized Members	O	P	AISC 360 Table N5.7
Beam Camber	P	O	AISC 303 6.4.4
Connections with Thermal Break Pads	P	P	Verify thermal break pad size, thickness and material properties, hole size, washer and bushing types, bolt type and installation
Threaded studs welded with a drawn arc or fillet welded	O	P	Preproduction testing of drawn arc welded studs per AWS D1.1, 7.8.4 Torque test 10% of fillet welded studs per AWS D1.7.8.4
Grouting of baseplates at brace frames with anchor rods or shear lugs.	O	P	Criteria: Verify grout is placed at a flowable or fluid consistency as specified. Observe placement at each location.
Special Inspection - Prior to Welding			
Inspection Task or Testing	Inspection Type		Criteria/Remarks
	QC	QA	
Welder qualification records and continuity records	P	O	AISC 360 Table N5.4-1
Welding procedure specifications (WPS) available	P	P	AISC 360 Table N5.4-1
Manufacturer certifications for welding consumables available	P	P	AISC 360 Table N5.4-1
Material identification (type/grade)	O	O	AISC 360 Table N5.4-1
Welder identification system	O	O	AISC 360 Table N5.4-1
Fit-up of groove welds (including joint geometry): a. Joint preparation b. Dimensions (alignment, root opening, root face, bevel) c. Cleanliness (condition of steel surfaces) d. Tracking (tack weld quality and location) - Backing type and fit (if applicable).	O	O	AISC 360 Table N5.4-1
Fit-up of CJP groove welds of HSS T-,Y-&K-joints without backing (including joint geometry): a. Joint preparation b. Dimensions (alignment, root opening, root face, bevel) c. Cleanliness (condition of steel surfaces) d. Tacking (tack weld quality and location).	P	O	AISC 360 Table N5.4-1
Configuration and finish of access holes.	O	O	AISC 360 Table N5.4-1
Fit-up of fillet welds a. Dimensions (alignment, gaps at root) b. Cleanliness (condition of steel surfaces) c. Tacking (tack weld quality and location).	O	O	AISC 360 Table N5.4-1
Check welding equipment	O	-	
Special Inspection - During Welding			
Control and handling of welding consumables a. Packaging b. Exposure control	O	O	AISC 360 Table N5.4-2
No welding over cracked tack welds	O	O	AISC 360 Table N5.4-2
Environmental conditions a. Wind speed within limits b. Precipitation and temperature	O	O	AISC 360 Table N5.4-2
WPS followed a. Settings on welding equipment b. Travel speed c. Selected welding materials d. Shielding gas type/flow rate e. Preheat applied f. Interpass temperature maintained (min./max.) g. Proper position (F, V, H, OH)	O	O	AISC 360 Table N5.4-2
Welding techniques a. Interpass and final cleaning b. Each pass within profile limitations c. Each pass meets quality requirements	O	O	AISC 360 Table N5.4-2
Placement and installation of steel headed stud anchors	P	P	AISC 360 Table N5.4-2
Special Inspection - After Welding			
Welds cleaned	O	O	AISC 360 Table N5.4-3
Size, length and location of welds	P	P	AISC 360 Table N5.4-3
Welds meet visual acceptance criteria a. Crack prohibition b. Weld/base-metal fusion c. Crater cross section d. Weld profiles e. Weld size f. Undercut g. Porosity	P	P	AISC 360 Table N5.4-3
Arc strikes	P	P	AISC 360 Table N5.4-3
k-area	P	P	AISC 360 Table N5.4-3
Weld access holes in rolled heavy shapes and built-up heavy shapes	P	P	AISC 360 Table N5.4-3
Backing removed and weld tabs removed (if required)	P	P	AISC 360 Table N5.4-3
Repair activities	P	P	AISC 360 Table N5.4-3
Document acceptance or rejection of welded joint or member	P	P	AISC 360 Table N5.4-3
No prohibited welds have been added without the approval of the EOR	O	O	AISC 360 Table N5.4-3

STRUCTURAL STEEL SPECIAL INSPECTIONS (Continued)

Special Inspection - Prior to Bolting			
Manufacturer's certifications available for fastener materials	O	P	AISC Table N5.6-1
Fasteners marked in accordance with ASTM requirements	O	O	AISC Table N5.6-1
Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O	AISC Table N5.6-1
Correct bolting procedure selected for joint detail	O	O	AISC Table N5.6-1
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O	AISC Table N5.6-1
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O	AISC Table N5.6-1
Protected storage provided for bolts, nuts, washers and other fastener components	O	O	AISC Table N5.6-1
Special Inspection - During Bolting			
Fastener assemblies placed in all holes and washers and nuts are positioned as required	O	O	AISC Table N5.6-2
Joint brought to the snug-tight condition prior to the pretensioning operation	O	O	AISC Table N5.6-2
Fastener component not turned by the wrench prevented from rotating	O	O	AISC Table N5.6-2
Fasteners are pretensioned in accordance with the RCSC Specification, progressing systematically from the most rigid point toward the free edges	O	O	AISC Table N5.6-2
Special Inspection - After Bolting			
Document acceptance or rejection of bolted connections	P	P	AISC Table N5.6-3

CONCRETE SPECIAL INSPECTIONS

Notes:
1. Minimum inspections conform to IBC 1705.3

Special Inspection of Concrete Elements			
Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Inspect Reinforcement and verify placement		X	Inspect rebar size, grade, quantity, spacing, hook length, splice length, cover, support, and surface condition
Reinforcing bar welding 1. Verify weldability of reinforcing bars other than ASTM A706 2. Inspect single pass fillet welds, maximum 5/16"		X	
Inspect all welds that do not conform to the above inspections	X		
Inspect anchors and embedded structural plates cast in concrete		X	
Inspect post installed anchors: Adhesive anchors installed in horizontally or upwardly inclined orientations to resist sustained tension loads	X		ACI 318 17.8.2.4 Installation shall be performed by a certified person per ACI 17.8.2.2
Inspect post installed anchors: All others not included above		X	
Verify use of required design mix		X	ACI 301 1.7.3.4(d)
Prior to concrete placement, fabricate specimens for strength test, perform slump and air content tests, and determine the temperature of the concrete	X		ACI 301 1.7.3.3(d)
Inspect concrete placement for proper application techniques	X		ACI 301 1.7.3.4(b)
Inspect in situ concrete strength prior to removal of shores and forms from beams and structural slabs		X	Samples to be used for determination of strength for removal of forms are to be field cured in the same condition as the corresponding slab
Inspect formwork for shape, location and dimensions of the concrete member being formed		X	ACI 301 1.7.3.4(b)

MASONRY (LEVEL 2) SPECIAL INSPECTIONS

Notes:
1. Minimum levels of special inspection conform to IBC 1705.4 and TMS 602 1.6
2. Where R is noted in the Periodic column, the test/inspection is Required prior to or during construction

Special Inspection of Structural Masonry			
Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Prior to construction, verification of compliance of submittals.		R	TMS 602 - 1.5
Prior to construction, verification of f'm		R	TMS 602 - 1.4 B
During construction, verification of Slump flow and Visual Stabiltiy Index (VSI) when self-consolidating grout is delivered to the project site		R	TMS 602 -1.5 & 1.6.3
As masonry construction begins, verify that the following are in compliance:			
Proportions of site-prepared mortar		X	TMS 602 - 2.1, 2.6 A, & 2.6C
Grade, type and size of reinforcement, connectors and anchor bolts		X	TMS 602 - 2.4 B, & 2.4 H
Sample panel construction		X	TMS 602 - 1.6 D
Prior to grouting, verify that the following are in compliance:			
Grout space		X	TMS 602 - 3.2 D, & 3.2 F
Placement of reinforcement, connectors, and anchor bolts		X	TMS 602 - 3.2 E & 3.4 TMS 402 6.1, 6.3.1, 6.3.6 & 6.3.7
Proportions of site-prepared grout		x	TMS 602 - 2.6 B & 2.4 G.1.b
Verify compliance of the following during construction:			
Materials and procedures with the approved submittals		X	TMS 602 - 1.5
Placement of masonry units and mortar joint construction		X	TMS 602 - 3.3 B
Size and location of structural members		X	TMS 602 - 3.3 F
Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction		X	TMS 402 - 1.2.1e & 6.2.1 & 6.3.1
Welding of reinforcement	X		TMS 402 - 6.1.6.1.2
Preparation, construction, and protection of masonry during cold weather (temperature below 40 deg F (4.4 deg C)) or hot weather (temperature above 90 deg F (32.2 deg C)).		X	TMS 602 - 1.8 C & 1.8 D
Placement of grout is in compliance	X		TMS 602 3.5 & 3.6 C
Observe preparation of grout specimens, mortar specimens, and/or prisms		X	TMS 602 - 1.4 B.2, 1.4 B.3 & 1.4 B.4

WOOD SPECIAL INSPECTIONS

Notes:
1. Where wood members and connections are shop fabricated, special inspections of the shop fabricated element shall be completed by the Special Inspector, unless the wood fabricator's quality control program meets the IBC 1704.2.5.1 Fabricator Approval section. Programs implemented by the APA- The Engineered Wood Association, Truss Plate Institute, or International Accreditation Service (IAS), shall be considered to meet the quality assurance special inspection requirements.

Special Inspection of Wood Elements			
Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Interior and Exterior Bearing Walls		X	Size, species and spacing of members
Joist and beam framing		X	Size, type and spacing of members
Prefabricated trusses and joists		X	Size and spacing of members. Fabricator meets Fabricator Approval indicated in Notes.
Hangers and connections		X	Connections types match construction documents
Metal strapping and drag strut nailing and screw connections		X	
Shear wall framing: Sheathing type, nailing, strapping and holddowns		X	Verify nails are not overdriven
Floor and roof sheathing: Sheathing type, nailing and strapping		X	Verify grade, thickness, nailing type, spacing, and nominal framing size at ajoining panel edges
Mechanical, electrical and plumbing penetrations		X	Verify penetrations do not compromise integrity of wood structural members

SOILS AND FOUNDATIONS SPECIAL INSPECTIONS

Notes:
1. Special inspections and tests of existing site soil conditions, fill placement and load bearing requirements shall be performed in accordance with this table. The approved geotechnical report and the construction documents shall be used to determine compliance. During fill placement, the special inspector shall verify that proper materials and procedures are used in accordance with the provisions of the approved geotechnical report.

Special Inspection of soils with shallow foundations			
Inspection Task or Testing	Frequency		Criteria/Remarks
	Continuous	Periodic	
Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	-	X	
Verify excavations are extended to proper depth and have reached proper material.	-	X	
Perform classification and testing of compacted fill materials.	-	X	
During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	X	-	
Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	-	X	
For Rammed Aggregate Pier			

Fri 03/13/2026 03:36:15 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
KASA
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

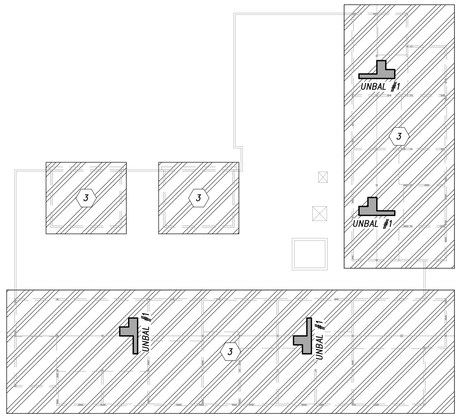
PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
SPECIAL INSPECTIONS AND TESTS

SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER
PETER MAITLAND KELLY III
64345
03/13/2026

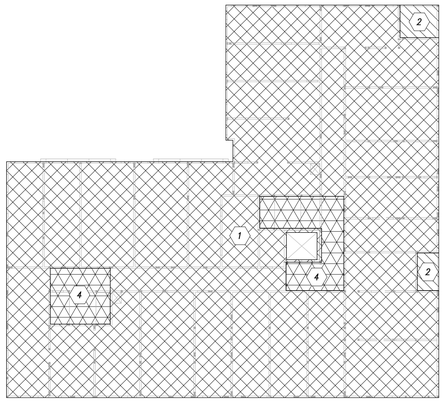
DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO:
S0005



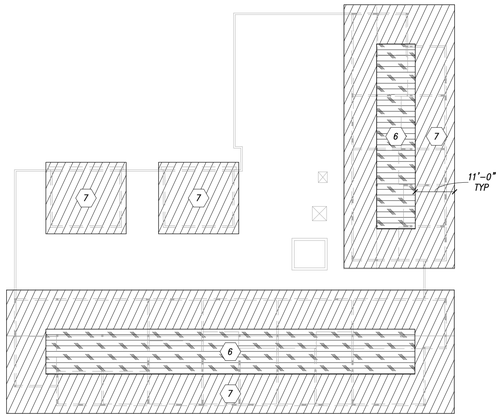
8 S0011 HIGH ROOF LOD KEY

1" = 20'-0"



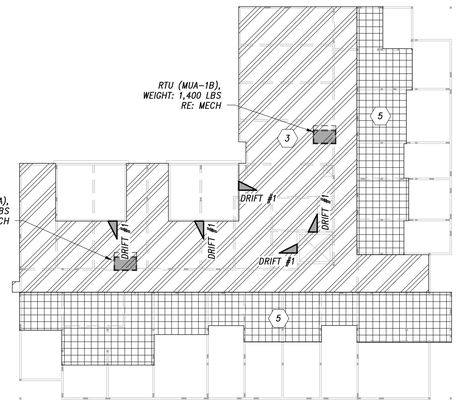
5 S0011 LEVEL 4 LOAD KEY

1" = 20'-0"



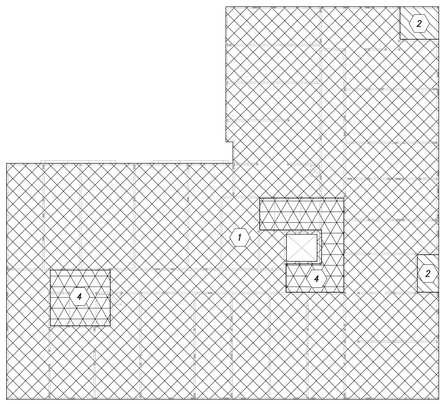
2 S0011 HIGH ROOF WIND UPLIFT LOAD KEY

1" = 20'-0"



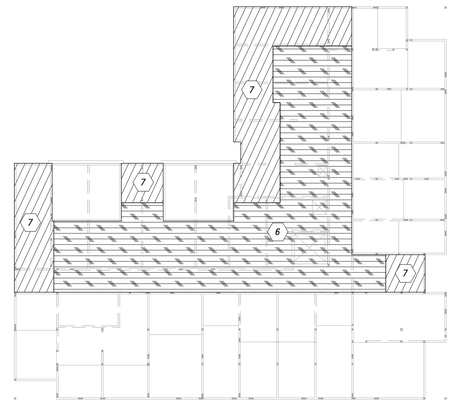
7 S0011 LOFT AND ROOF LOAD KEY

1" = 20'-0"



4 S0011 LEVEL 3 LOAD KEY

1" = 20'-0"



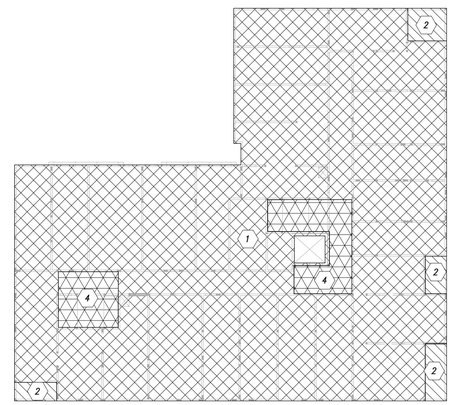
1 S0011 ROOF WIND UPLIFT LOAD KEY

1" = 20'-0"

WIND UPLIFT LOAD KEY LEGEND			
LOAD AREA	PATTERN	UPLIFT (NOTES 8&10)	EFFECTIVE WIND AREA (sf)
6		−28, 16	66
7		−60, 16	66

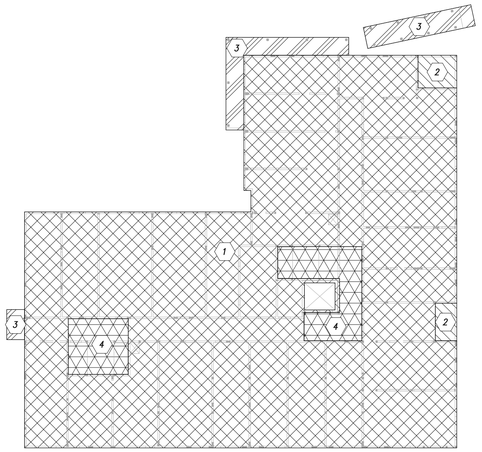
NOTES:

1. VERTICAL WIND LOADS ARE C&C LOADS AND HAVE NOT BEEN REDUCED BY DEAD LOADS.
2. NEGATIVE LOADS ARE UPLIFT PRESSURES AND ARE BASED ON THE EFFECTIVE WIND AREA SHOWN IN THE TABLE



6 S0011 LEVEL 5 LOAD KEY

1" = 20'-0"



3 S0011 LEVEL 2 LOAD KEY

1" = 20'-0"

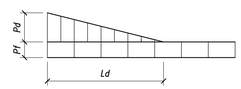
LOAD KEY LEGEND										
LOAD AREA	PATTERN	SELF WEIGHT (psf) (NOTES 1&2)	SUPERIMPOSED LOADS: DEAD LOAD (psf) (NOTE 3)	LIVE LOAD (psf) (NOTES 5&7)	SNOW LOAD (psf) (NOTES 6&7)	VERT WIND LOAD (psf) (NOTES 8&10)	HYDROSTATIC UPLIFT LOAD (NOTES 8&10)	LIVE LOAD REDUCTION	DESCRIPTION OF LOAD	NOTES
1		7	35	40	--	--	--	YES	TYPICAL RESIDENTIAL FLOOR	--
2		6	40	60	--	--	--	YES	TYPICAL BALCONY	SEE NOTES 1,2,4,5
3		6	20	20	73 + Drift	--	--	YES	TYPICAL ROOF	
4		5	35	100	--	--	--	NO	STAIRS/COMMONS	
5		5	30	40	--	--	--	YES	LOFT SPACE	

NOTES:

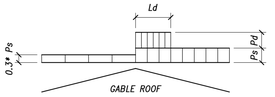
1. REPORTED SELF-WEIGHT INCLUDES THE FOLLOWING:
   A. AT WOOD FRAMED ROOFS: WEIGHT OF ROOF DECK + 5 PSF ASSUMED WEIGHT OF FRAMING.
   B. AT WOOD FRAME FLOORS: THE WEIGHT OF SHEATHING AND FLOOR FRAMING HAS BEEN CONSIDERED.
2. DRIFTING SNOW LOADS ARE DEFINED BY DIAGRAM TO THE RIGHT AND TABLE BELOW.
3. ROOF LIVE AND SNOW LOADS DO NOT ACT CONCURRENTLY.
4. FOR VERTICAL WIND LOADS, SEE WIND UPLIFT LOAD KEY
5. WHERE PREMANUFACTURED ROOF TRUSSES OCCUR, APPLY LOADS AS FOLLOWS:
   CASE #1: APPLY TABULATED LOADS TO TOP CHORDS.
   CASE #2: APPLY TABULATED LOADS TO TOP CHORDS W/ 8 PSF DEAD LOAD REDUCTION. APPLY 8 PSF DEAD LOAD AND 8 PSF LIVE LOAD TO BOTTOM CHORD.
6. UNBALANCED SNOW LOADS DO NOT OCCUR CONCURRENTLY BUT MAY OCCUR ON EITHER ROOF FACE

SNOW LOAD KEY				
TYPE	Pd (psf)	Pf (psf)	Ld (ft)	Ps (psf)
DRIFT #1	38	73	11	--
UNBAL #1	43	--	10	73

DRIFTING SNOW LOAD DIAGRAM



UNBALANCED SNOW LOAD DIAGRAMS



THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

Fri 03/13/2026 03:36:20 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

LOAD KEYS

SEAL

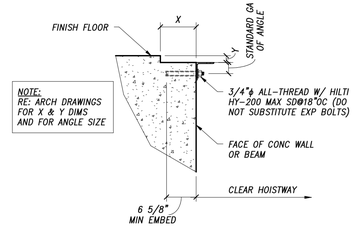
COLORADO LICENSED
PETER WAITLAND KELLY III
64345
PROFESSIONAL ENGINEER
03.13.2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0011**

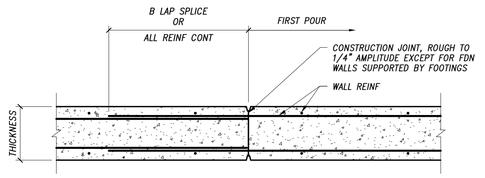
TYPICAL DETAIL SHEET NOTES

1. *It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.*
2. *Typical details on this sheet are generally not referenced from any other drawing on the project.*
3. *Typical details on this sheet MAY be referenced on plans or details to clarify or identify a particular condition. The presence of such a reference does not alter the obligation of the contractor to apply the detail(s) as needed even if they are not referenced.*

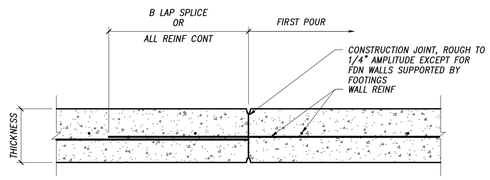


6 S0021 TYPICAL ELEVATOR SILL ANGLE

NTS



DOUBLE MAT REINFORCING

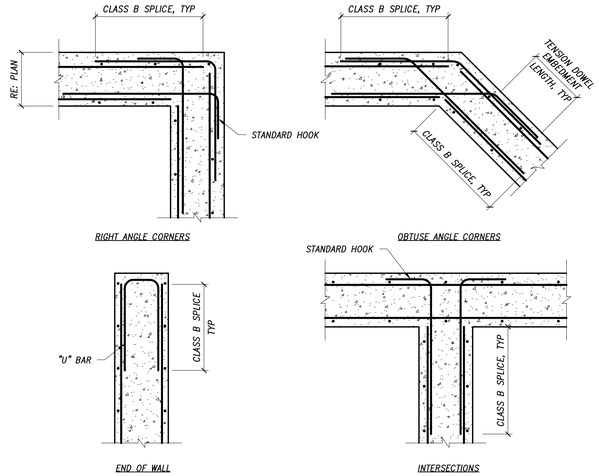


SINGLE MAT REINFORCING

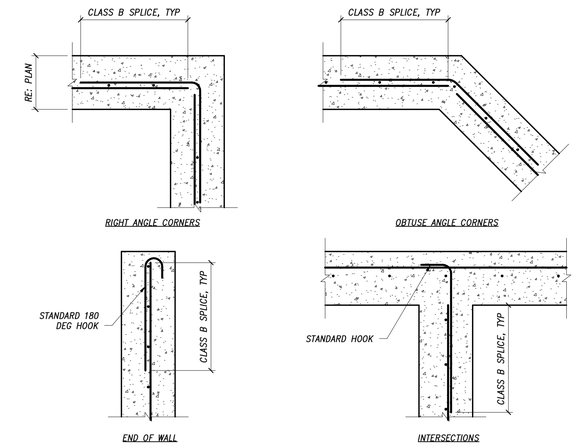
NOTES:
1. *CHAMFER AT EXPOSED JOINTS UNO, RE: ARCH*
2. *LOCATION OF CONSTRUCTION JOINTS IN FDN WALLS BELOW GRADE: SUPPORTED ON CONTINUOUS FOOTINGS AT CONTRACTOR OPTION.*
3. *LOCATE CONSTRUCTION JOINTS IN WALLS ACTING AS GRADE BEAMS AT MIDDLE THIRD OF SPANS, UNO.*

5 S0021 TYPICAL WALL CONSTRUCTION JOINTS

NTS



DOUBLE MAT REINFORCING

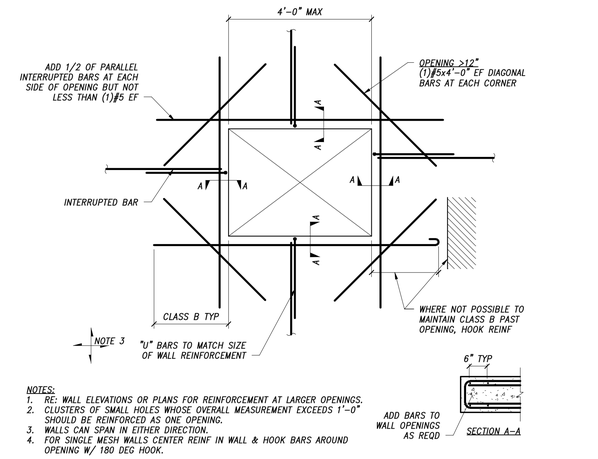


SINGLE MAT REINFORCING

NOTES:
1. *DOWELS AND CORNER BARS MATCH HORIZONTAL REINF EXCEPT USE ϕ5 DOWELS & CORNER BARS FOR HORIZONTAL BARS ϕ6 AND LARGER*
2. *SEQUENCING OF VERTICAL AND HORIZONTAL REINFORCING PER DETAILS CUT ON PLAN, UNO*

4 S0021 TYPICAL REINFORCING AT WALL AND FOOTING INTERSECTIONS

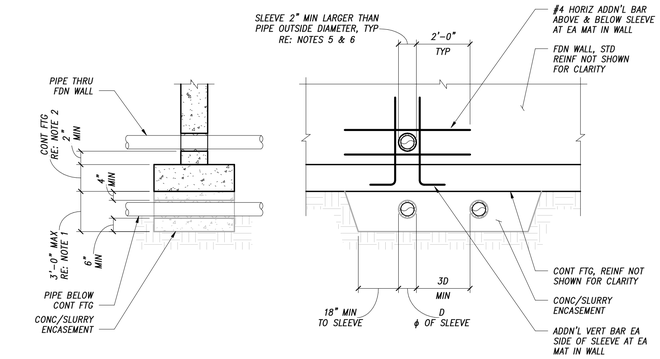
NTS



NOTES:
1. *RE: WALL ELEVATIONS OR PLANS FOR REINFORCEMENT AT LARGER OPENINGS.*
2. *CLUSTERS OF SMALL HOLES WHOSE OVERALL MEASUREMENT EXCEEDS 1'-0" SHOULD BE REINFORCED AS ONE OPENING.*
3. *WALLS CAN SPAN IN EITHER DIRECTION.*
4. *FOR SINGLE MESH WALLS CENTER REINF IN WALL & HOOK BARS AROUND OPENING W/ 180 DEG HOOK.*

3 S0021 TYPICAL WALL OPENING REINFORCING

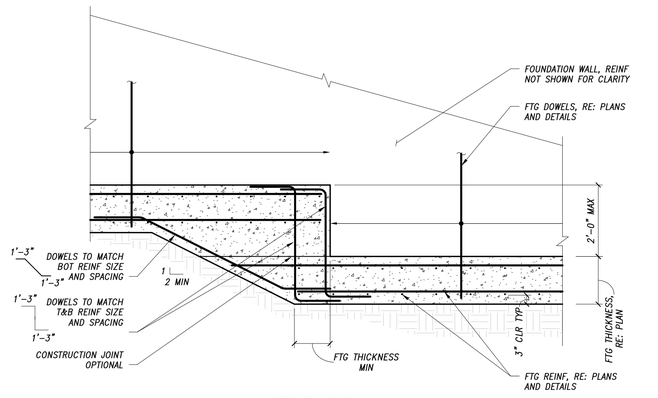
NTS



NOTES:
1. *FOOTINGS SHALL BE STEPPED SO THAT ENCASEMENT THICKNESS DOES NOT EXCEED 3'-0".*
2. *NO PIPES PERMITTED WITHIN CONTINUOUS FOOTING. FOR PIPES IN THIS AREA, STEP FOOTING DOWN SO PIPES PASS THRU STEM WALL, RE: 1/S-021. CONTACT SEOR IF FOOTING CANNOT BE STEPPED.*
3. *CONTRACTOR SHALL COORDINATE ALL PIPE LOCATIONS WITH BUILDING FOUNDATION REQUIREMENTS.*
4. *TRENCH BELOW FOOTING SHALL BE FILLED WITH CONCRETE OR 3-SACK SLURRY BEFORE POURING FOOTING. CONCRETE FILL SHALL BE SAME WIDTH AS FOOTING AND FULL WIDTH OF PIPE TRENCH.*
5. *PIPES MAY BE WRAPPED IN 1" THICK LOOSE FOAM IN LIEU OF SLEEVING.*
6. *MAXIMUM ROUGH OPENING PENETRATION SIZE THROUGH STEM WALL = 12". FOR LARGER PENETRATIONS, CONTACT ARCHITECT AND STRUCTURAL ENGINEER, UNO ON PLANS.*
7. *CONDUIT MAY BE RUN THRU STEM OR ENCASEMENT UNDER FOOTING WITHOUT SLEEVES OR FOAM WRAP.*

2 S0021 PIPES PERPENDICULAR TO FOOTINGS

NTS



STEPPED FOOTING

1 S0021 TYPICAL FOOTING STEP DETAILS

NTS

Fri 03/13/2026 03:36:21 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

TYPICAL CONCRETE DETAILS

SEAL

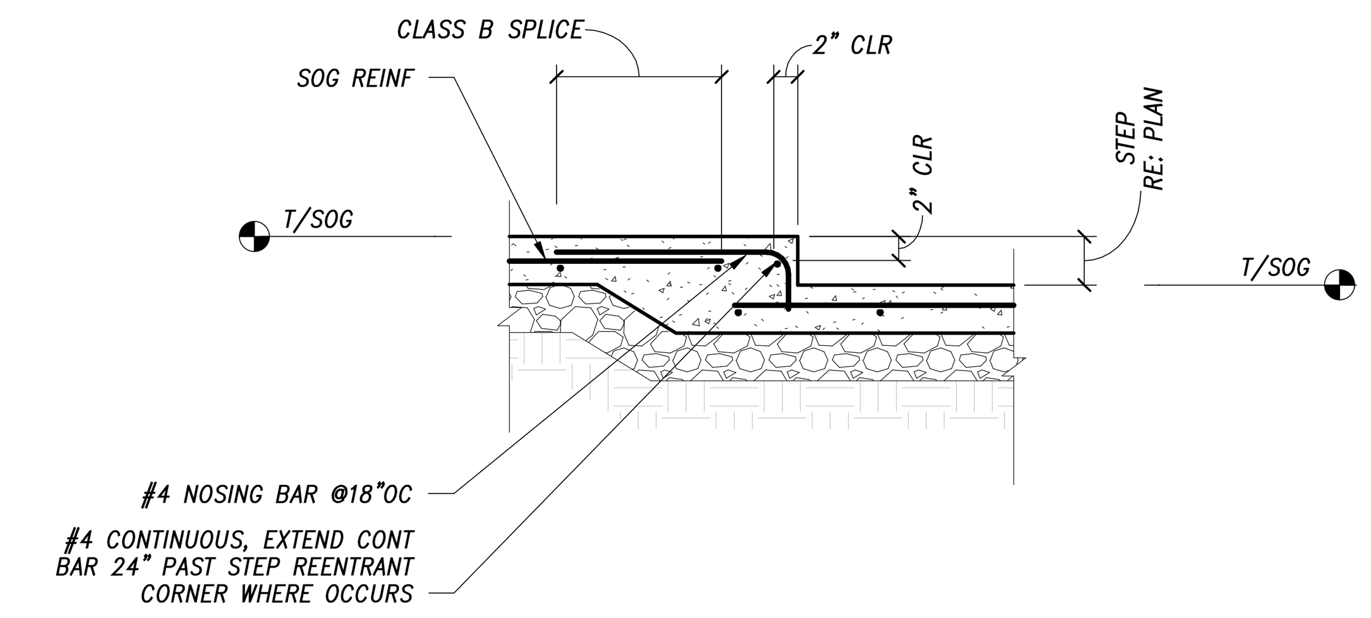
COLORADO LICENSED PETER MAITLAND KELLY 64345 PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

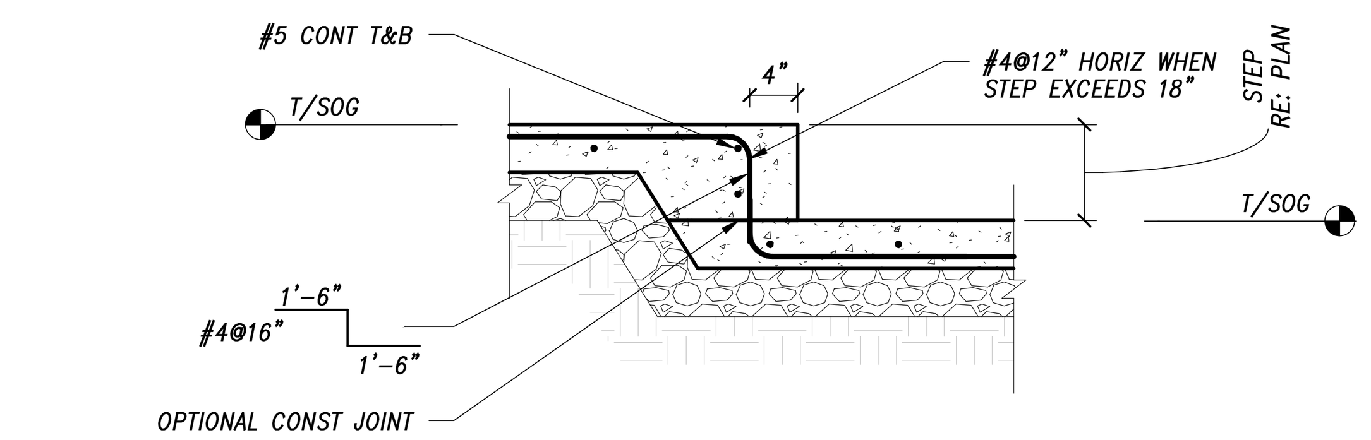
DRAWING NO: **S0021**

TYPICAL DETAIL SHEET NOTES

1. It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.
2. Typical details on this sheet are generally not referenced from any other drawing on the project.
3. Typical details on this sheet MAY be referenced on plans or details to clarify or identify a particular condition. The presence of such a reference does not alter the obligation of the contractor to apply the detail(s) as needed even if they are not referenced.



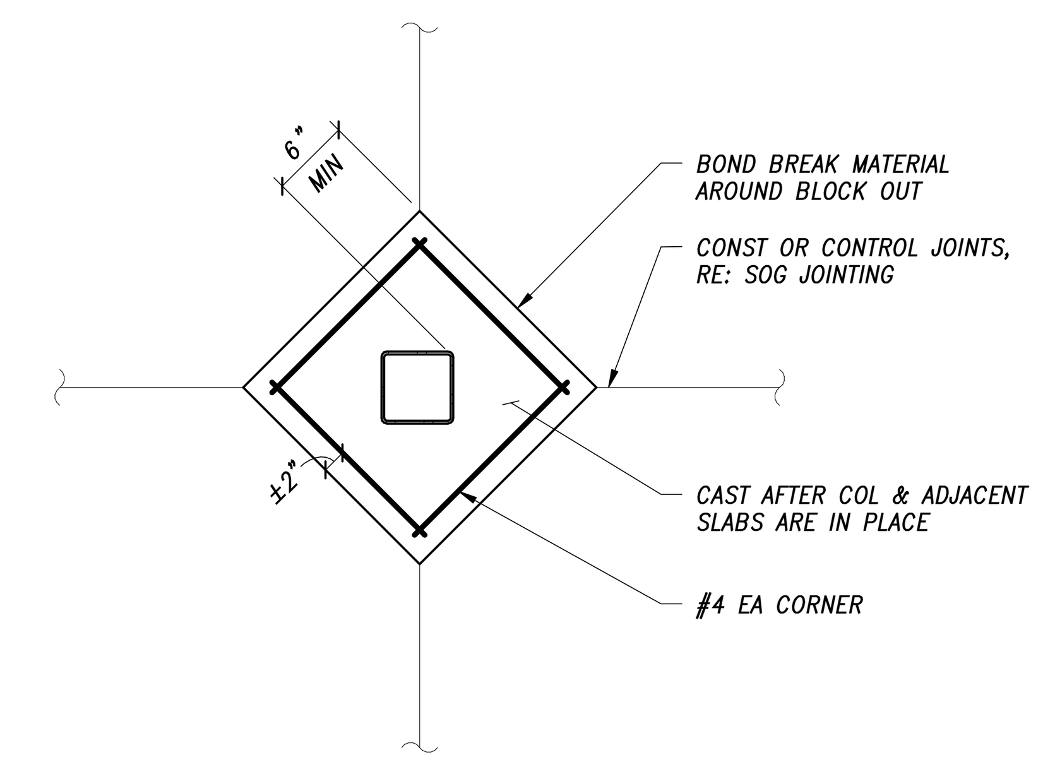
STEP = 8" OR LESS

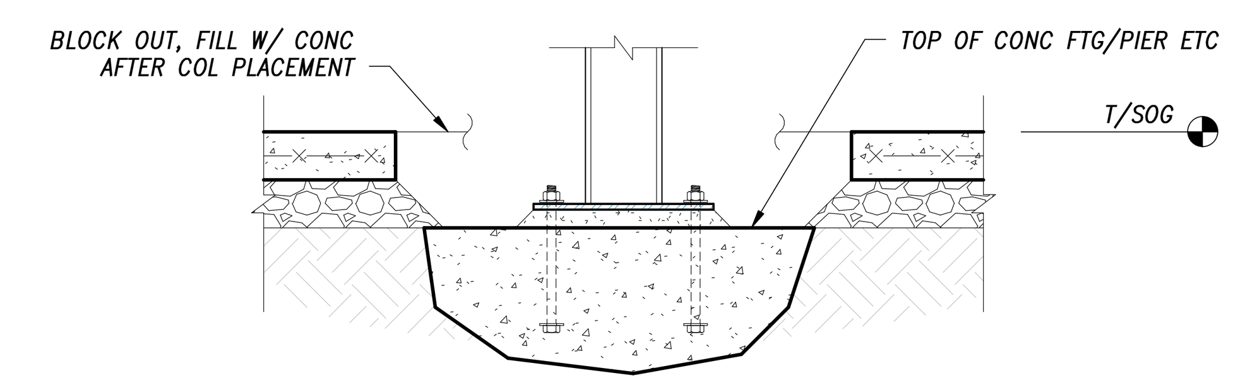


STEP MORE THAN 8" TO 24" MAX

3 / S0022 — TYPICAL SLAB ON GRADE STEPS

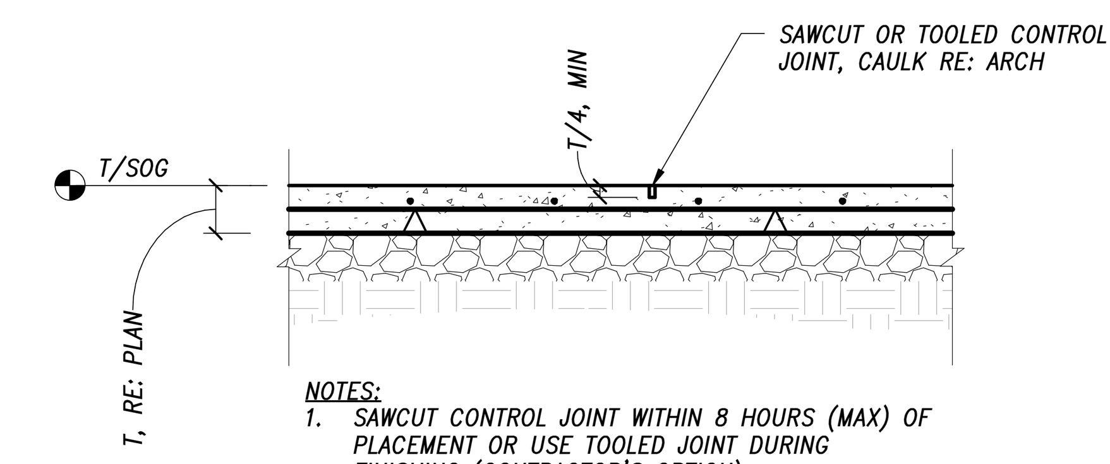
NTS





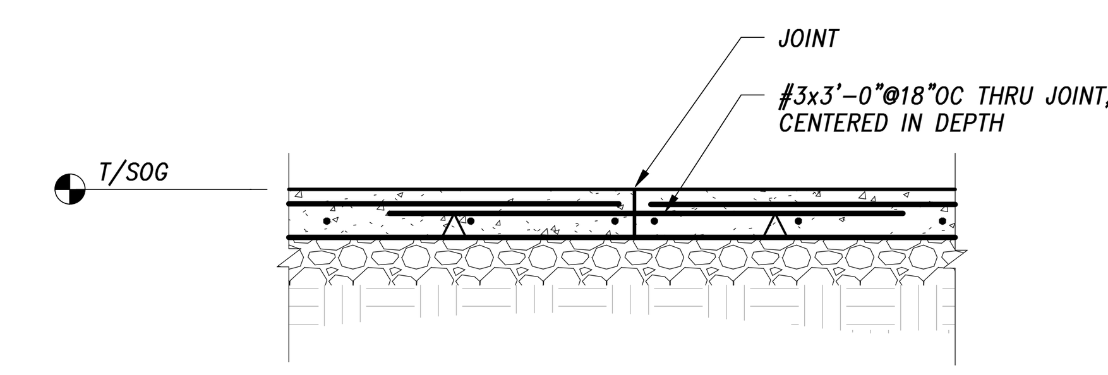
5 / S0022 — TYPICAL SLAB-ON-GRADE BLOCKOUT AT STEEL COLUMNS

NTS



NOTES:
1. SAWCUT CONTROL JOINT WITHIN 8 HOURS (MAX) OF PLACEMENT OR USE TOOLED JOINT DURING FINISHING (CONTRACTOR'S OPTION)
2. PROVIDE CONTROL JOINTS AT 15 FT OC EACH WAY MAXIMUM SPACING, UNO. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.

TYPICAL SOG CONTROL JOINT

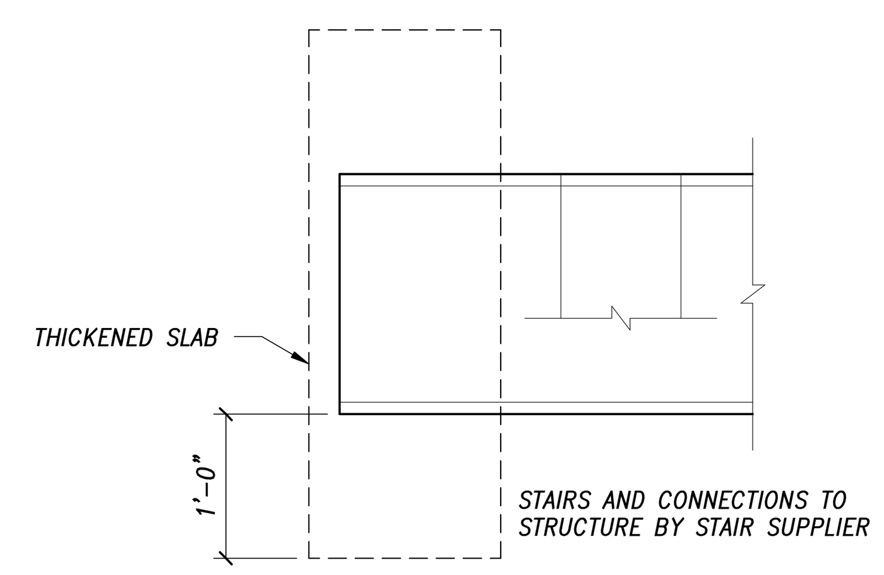


NOTES:
1. STOP REINF AT EACH SIDE OF CONSTRUCTION JOINT
2. PROVIDE CONTROL JOINTS AT 15 FT OC EACH WAY MAXIMUM SPACING, UNO. CONSTRUCTION JOINTS CAN REPLACE CONTROL JOINTS.
3. UNO AT GARAGES, REINFORCING PASSING THROUGH CONSTRUCTION JOINTS SHALL BE EPOXY COATED.

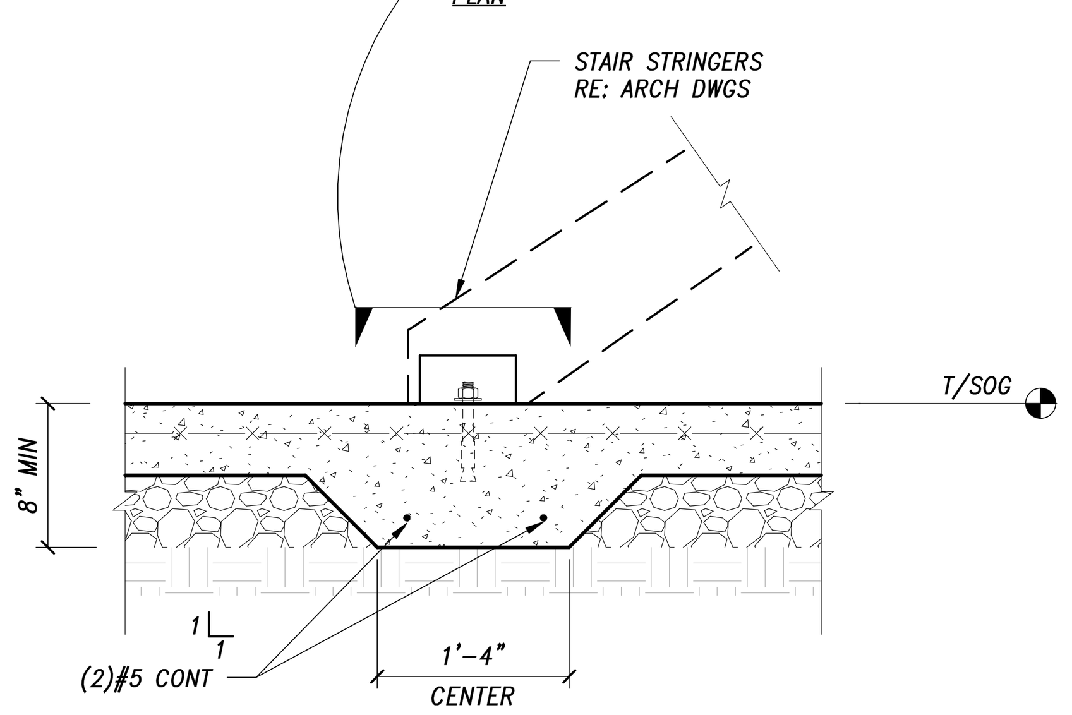
TYPICAL SOG CONSTRUCTION JOINT

2 / S0022 — TYPICAL SLAB ON GRADE JOINTING

NTS



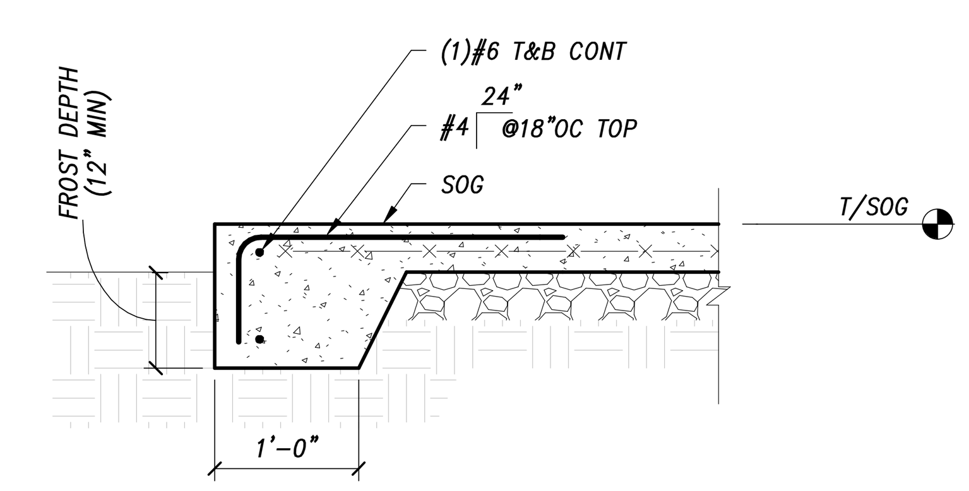
PLAN



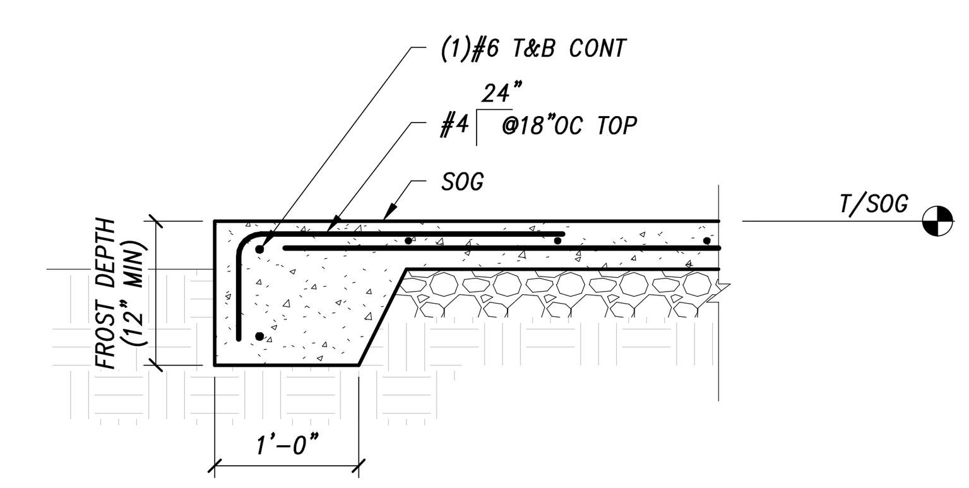
SECTION

6 / S0022 — TYPICAL THICKENED SLAB ON GRADE AT STAIR

NTS



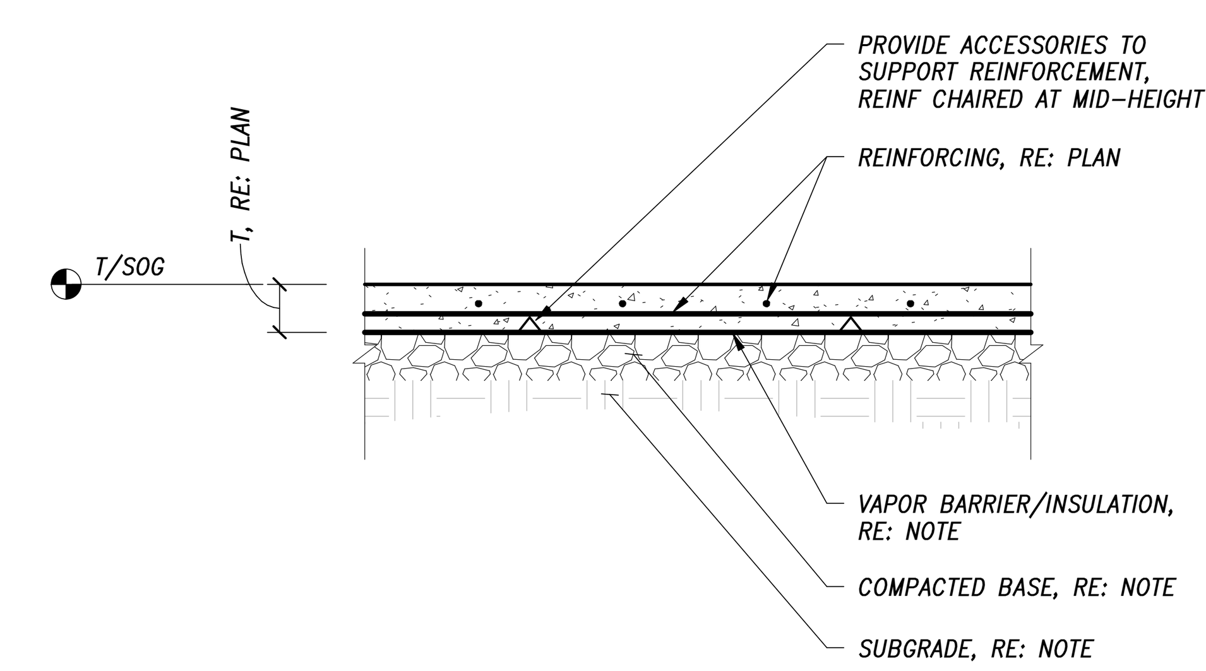
AT SOG W/ WWR



AT SOG W/ REINF

4 / S0022 — SLAB ON GRADE TURNDOWN

NTS



NOTES:
1. RE: ARCH FOR VAPOR BARRIER AND INSULATION REQUIREMENTS. UNO RE: ARCH: PROVIDE VAPOR BARRIER BELOW SLABS WITH FLOOR FINISHES SUSCEPTIBLE TO MOISTURE.
2. SOG SHALL BEAR ON SUITABLE SUBGRADE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER & GEOTECHNICAL REPORT.
3. PROVIDE MIN 4" FREE DRAINAGE COMPACTED BASE TYPICAL UNO BY GEOTECHNICAL ENGINEER & GEOTECHNICAL REPORT.

1 / S0022 — TYPICAL SLAB ON GRADE

NTS

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

TYPICAL CONCRETE DETAILS

SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER 64345

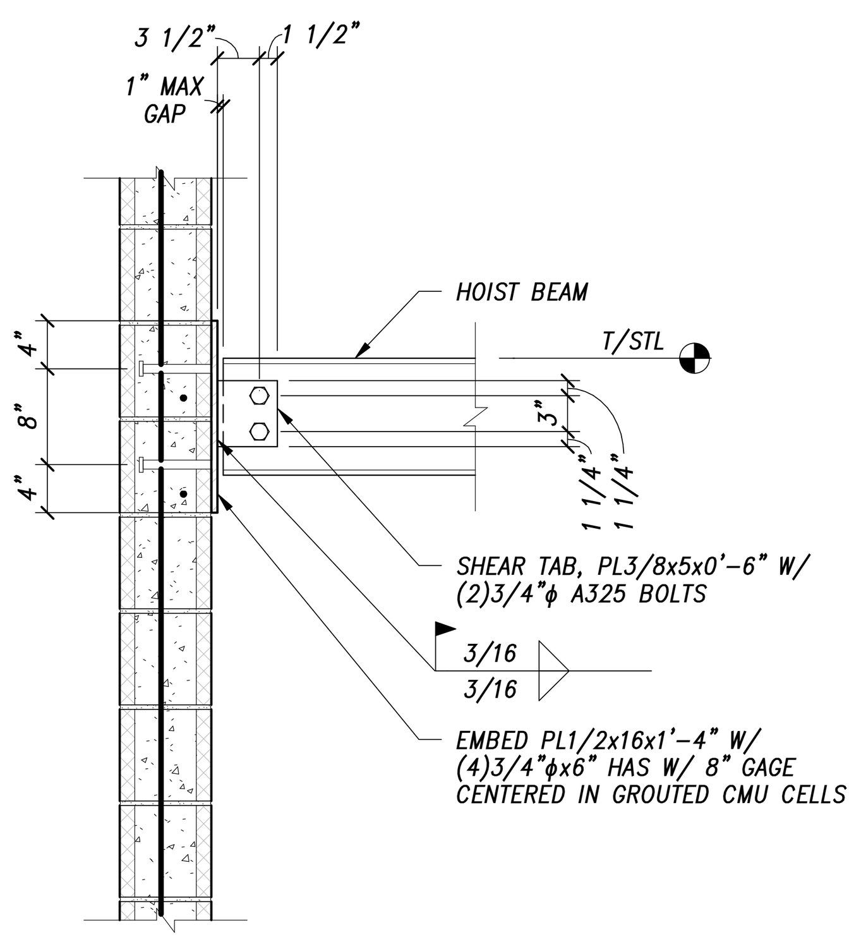
DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO:

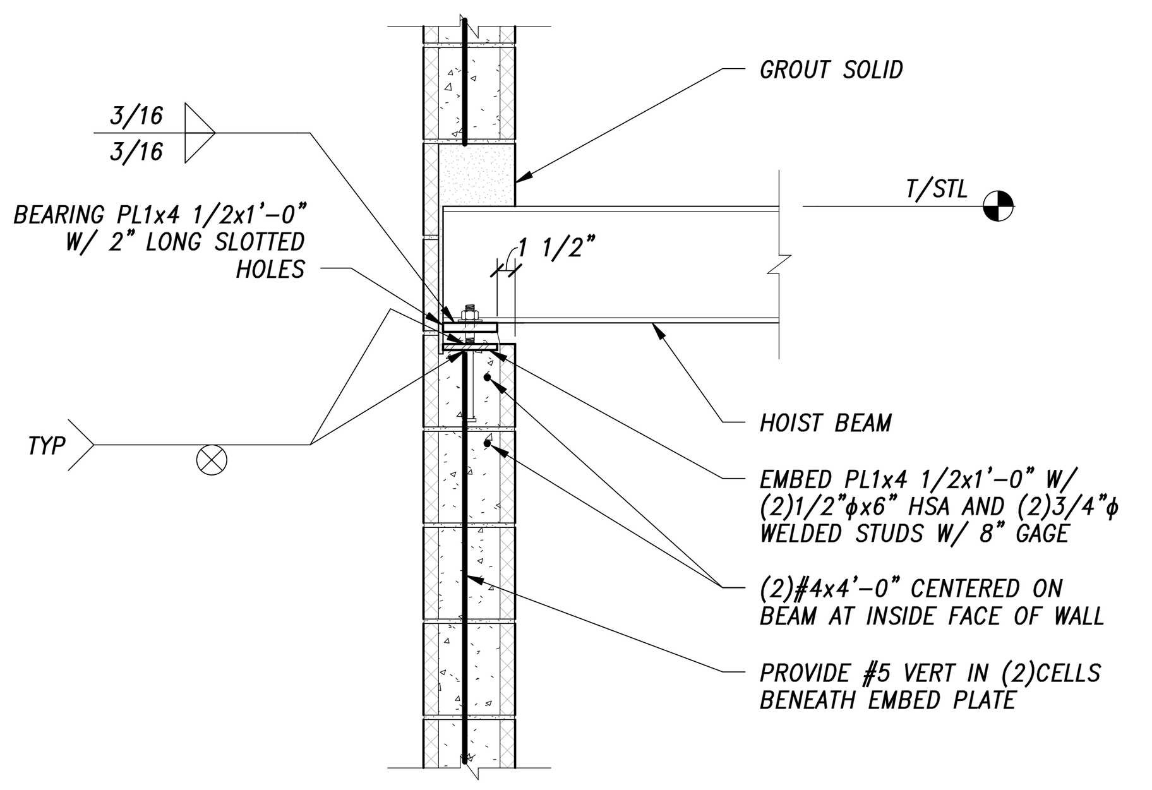
S0022

TYPICAL DETAIL SHEET NOTES

1. It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.
2. Typical details on this sheet are generally not referenced from any other drawing on the project.
3. Typical details on this sheet MAY be referenced on plans or details to clarify or identify a particular condition. The presence of such a reference does not alter the obligation of the contractor to apply the detail(s) as needed even if they are not referenced.



EMBED OPTION

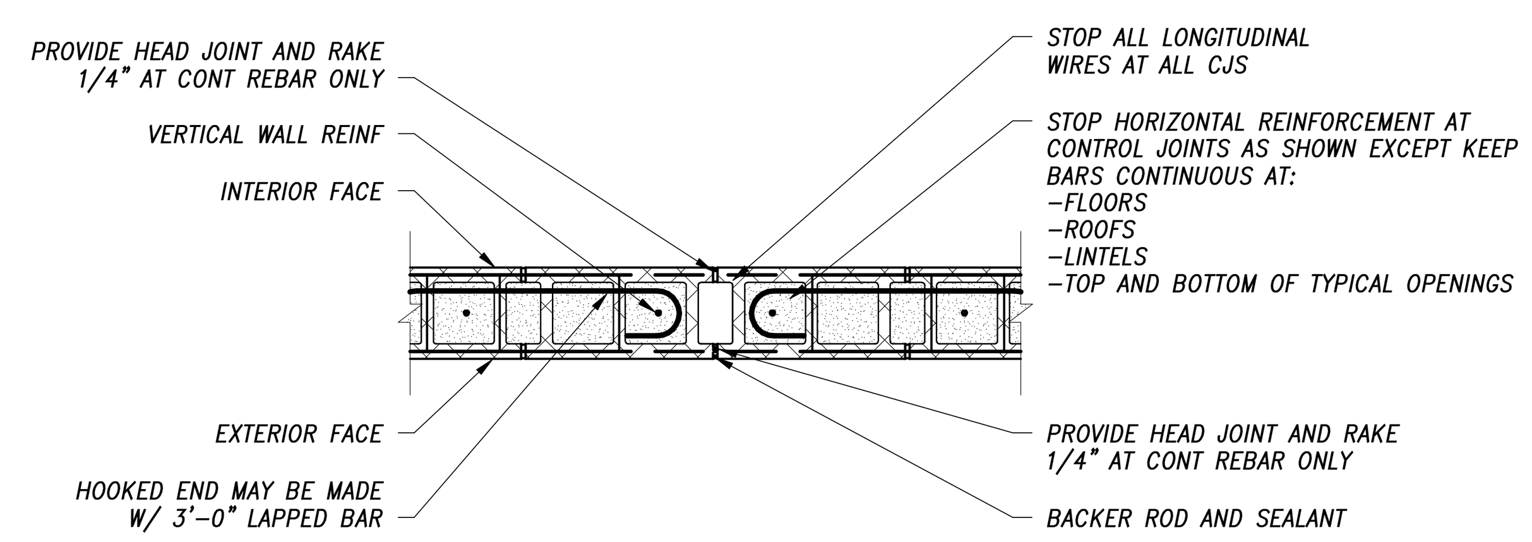


BEARING OPTION

ELEVATOR HOIST BEAM TO REINFORCED MASONRY WALL CONNECTION

8 / S0023

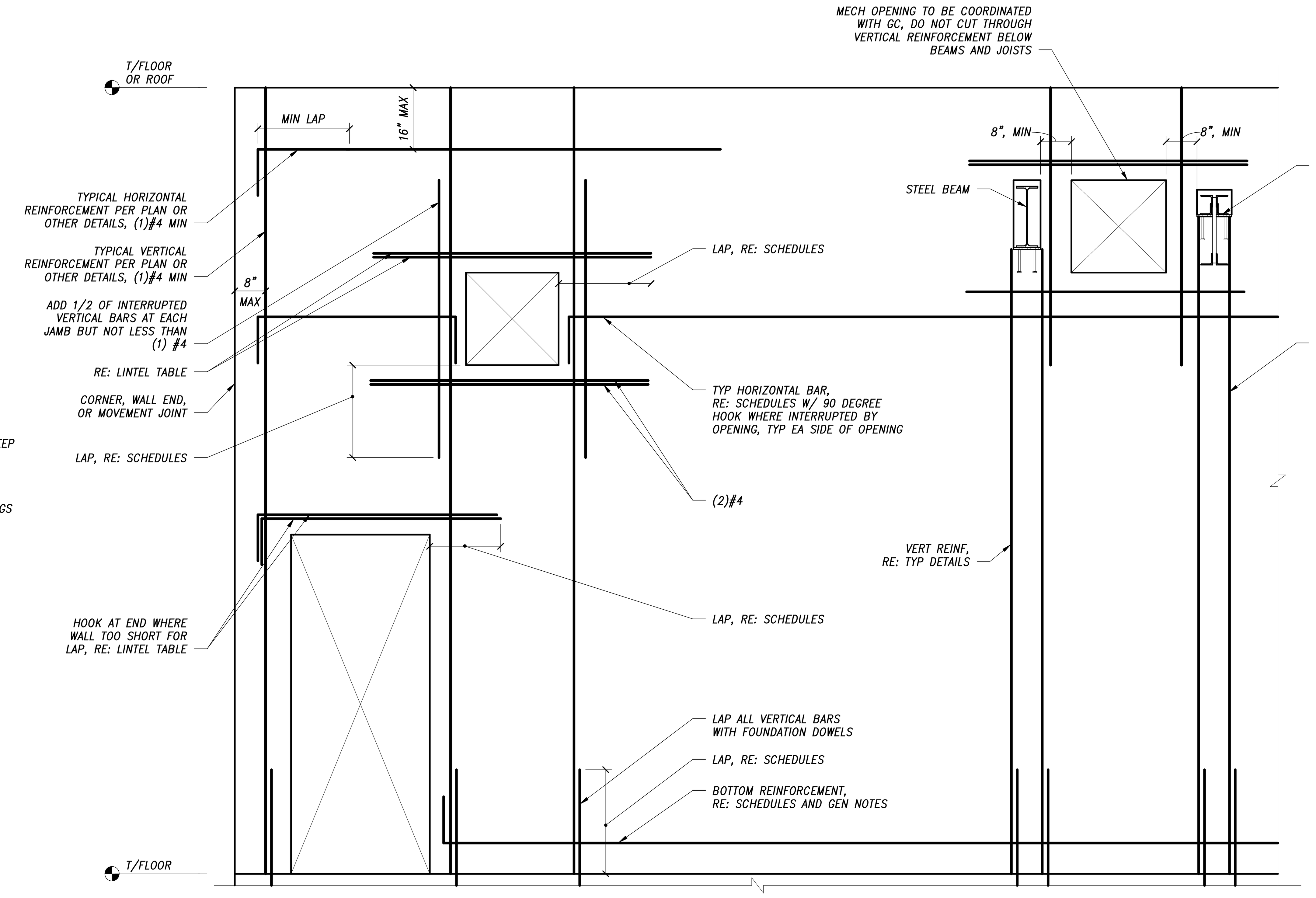
NTS



TYPICAL REINFORCED MASONRY WALL CONTROL JOINT

6 / S0023

NTS

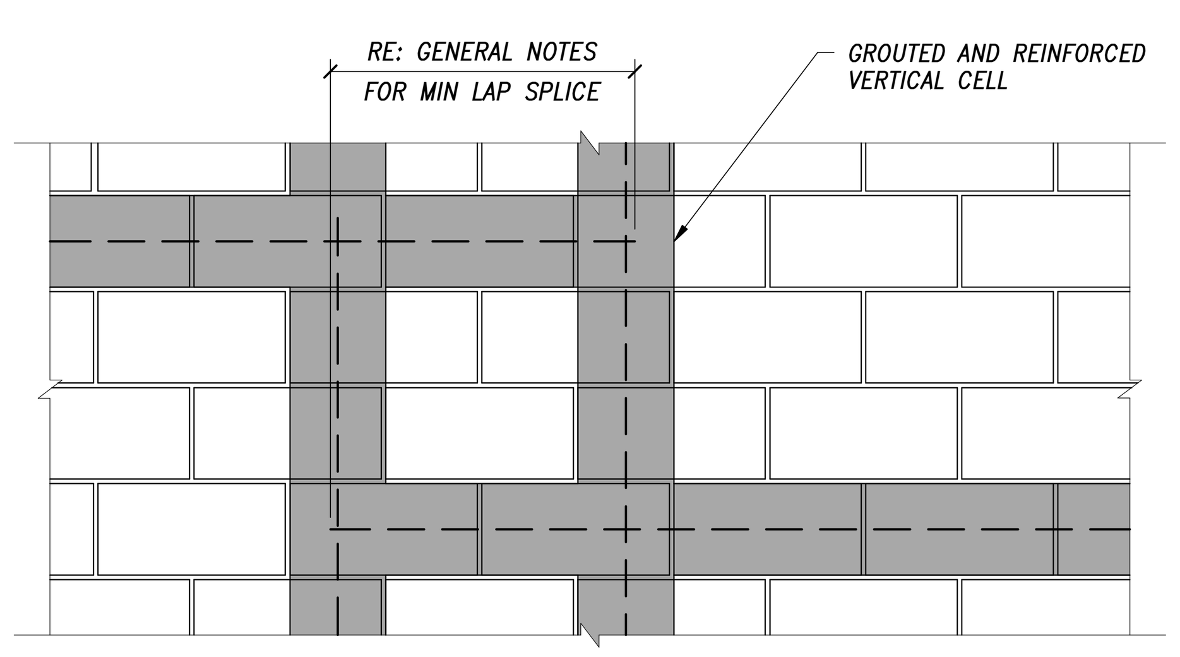


NOTE:
TYPICAL MASONRY WALL REINFORCEMENT FOR OPENINGS SHOWN HERE APPLIES TO ALL OPENINGS IN STRUCTURAL AND EXTERIOR WALLS AS WELL AS OPENINGS IN NON-STRUCTURAL PARTITIONS UP TO 10'-0" WIDE NOT SPECIFICALLY ADDRESSED IN PLAN OR ELEVATION. CONTACT STRUCTURAL ENGINEER FOR OPENINGS LARGER THAN 10'-0" IN WIDTH IF REINFORCEMENT IS NOT INDICATED IN PLANS. RE: GEN NOTES FOR MINIMUM REINFORCING

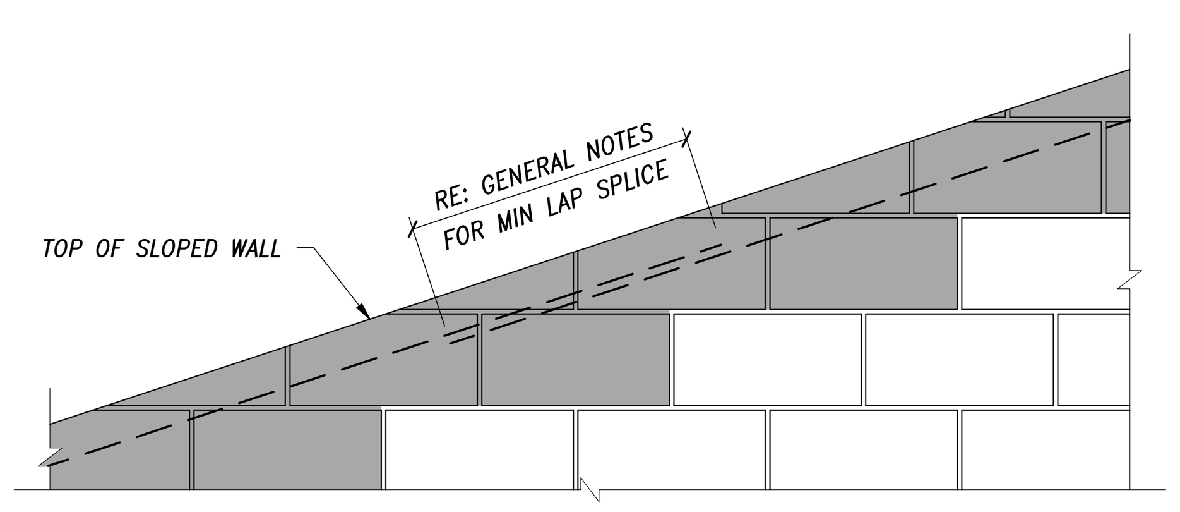
TYPICAL MINIMUM REINFORCEMENT AT MASONRY WALLS

4 / S0023

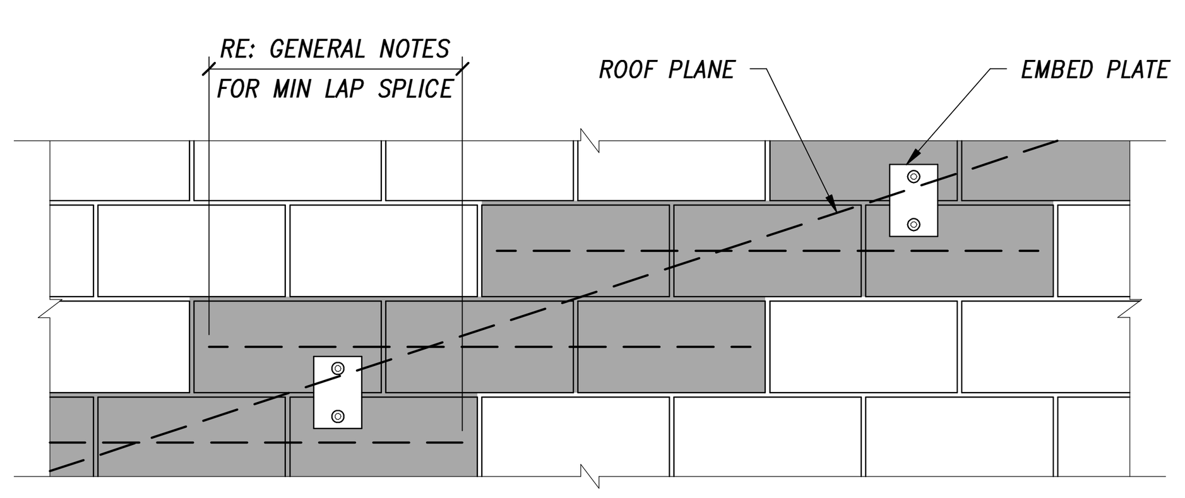
NTS



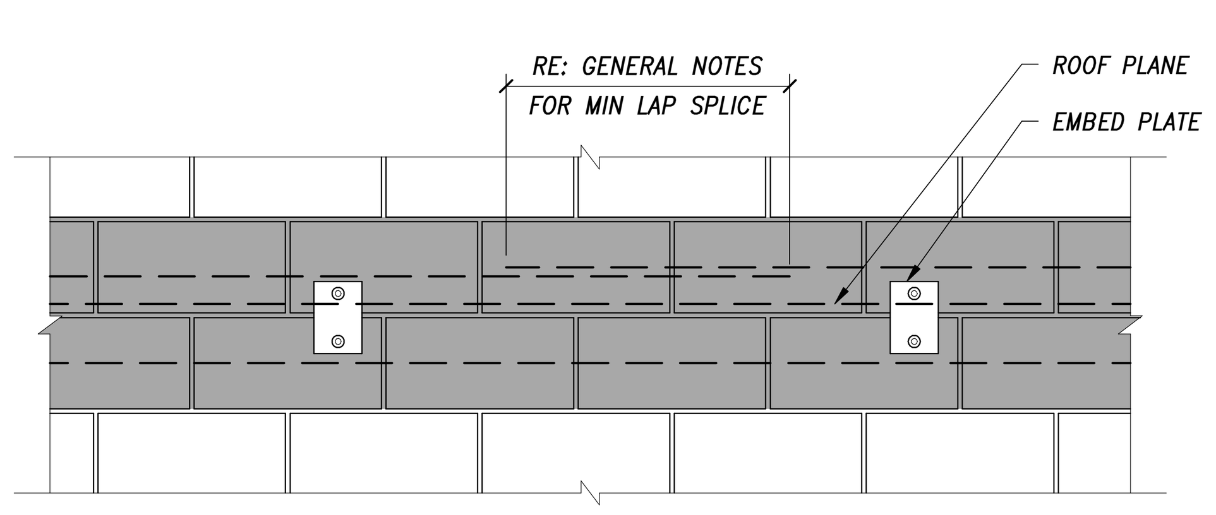
LAPPED BOND BEAMS



BOND BEAM AT TOP OF SLOPED WALL



BOND BEAM AT SLOPED ROOF WITH WALL ABOVE

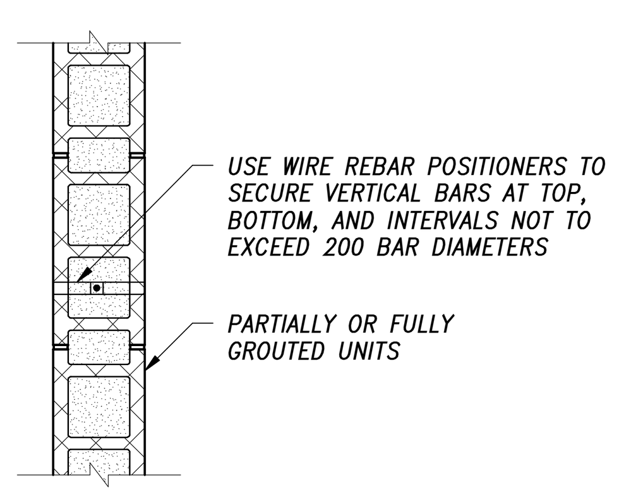


BOND BEAM AT FLAT ROOF OR TOP OF WALL

TYPICAL REINFORCED MASONRY BOND BEAM

5 / S0023

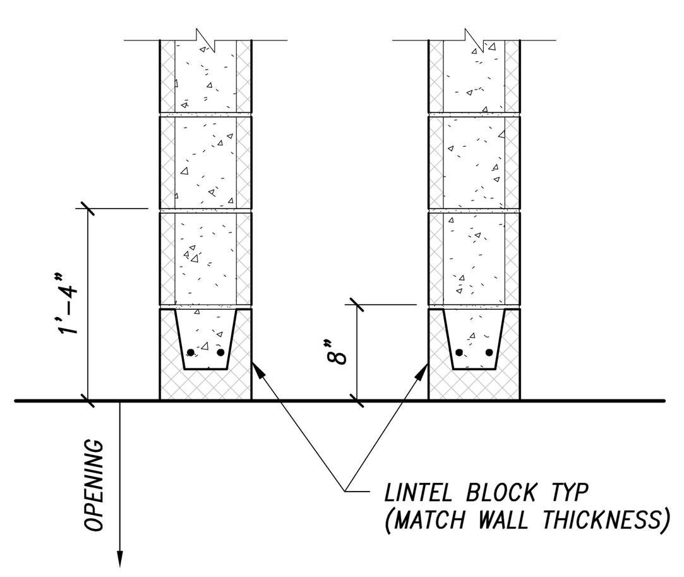
NTS



TYPICAL REINFORCED MASONRY VERTICAL BAR POSITIONERS

3 / S0023

NTS

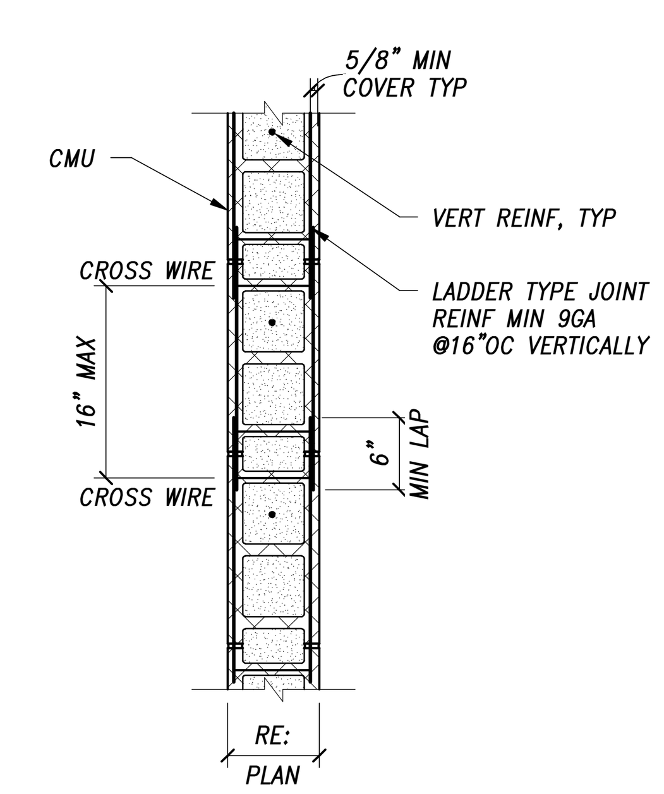


REINFORCED CMU LINTEL TABLE					
MASONRY OPENING WIDTH	NOMINAL BLOCK WIDTH				MINIMUM BEARING EACH END
	6"	8"	10"	12"	
TO 4'-0"	8" DEEP W/ (1)#4	8" DEEP W/ (2)#4	8" DEEP W/ (2)#4	8" DEEP W/ (2)#4	8"
TO 8'-0"	16" DEEP W/ (1)#5	16" DEEP W/ (2)#4	16" DEEP W/ (2)#4	16" DEEP W/ (2)#5	8"
TO 10'-0"	16" DEEP W/ (1)#6	16" DEEP W/ (2)#5	16" DEEP W/ (2)#5	16" DEEP W/ (2)#6	8"
FULL DEPTH OF BOND BEAM TO BE GROUTED SOLID. RE: "TYP CMU REINF AT OPENINGS" DETAIL FOR VERTICAL REBAR AT EA SIDE OF OPENINGS					

TYPICAL REINFORCED MASONRY LINTEL TABLE

7 / S0023

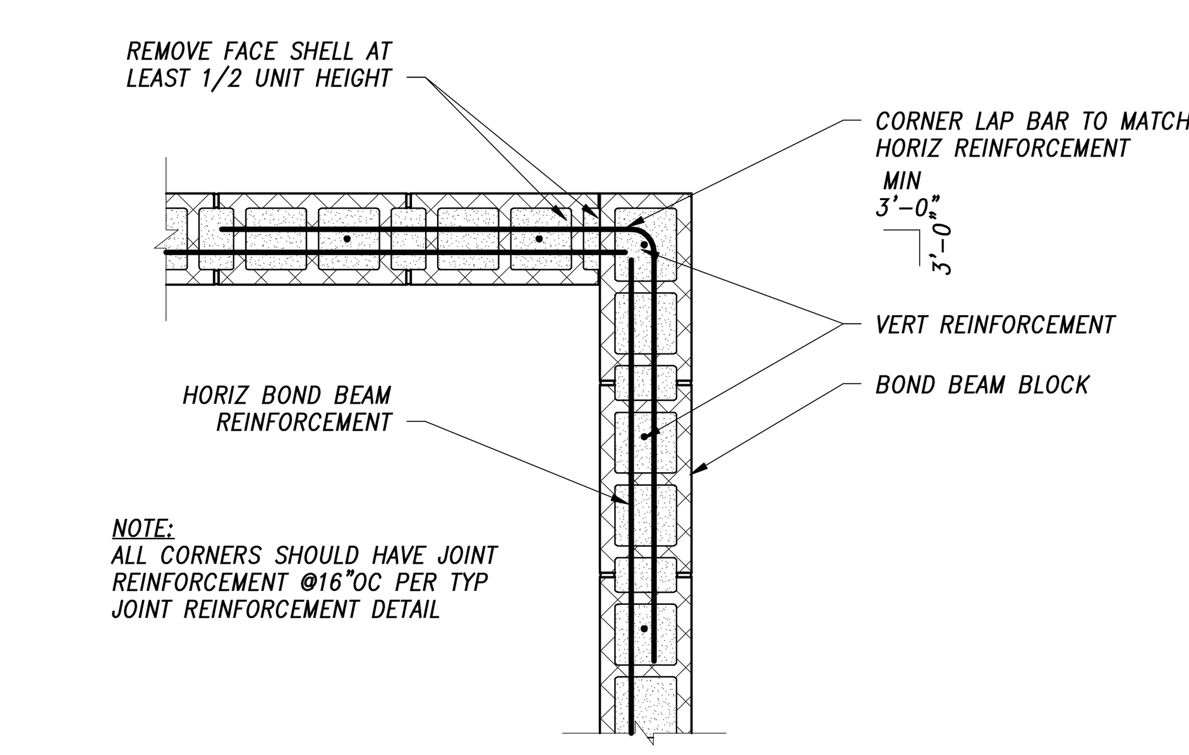
NTS



TYPICAL REINFORCED MASONRY WALL JOINT REINFORCEMENT

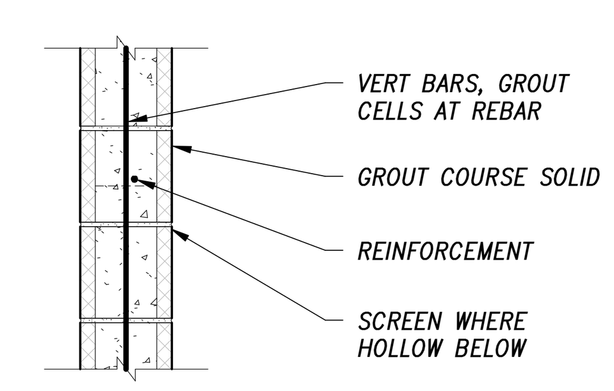
2 / S0023

NTS

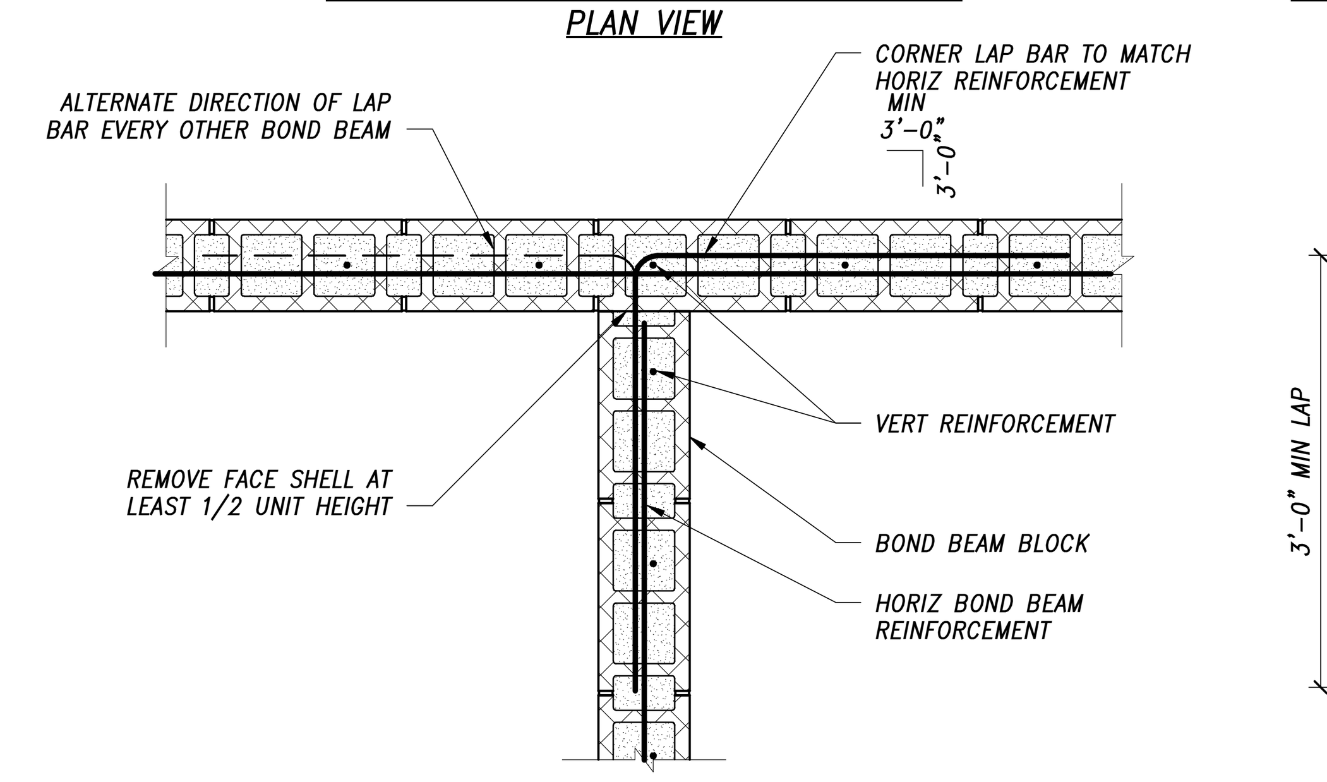


NOTE:
ALL CORNERS SHOULD HAVE JOINT REINFORCEMENT @16"OC PER TYP JOINT REINFORCEMENT DETAIL

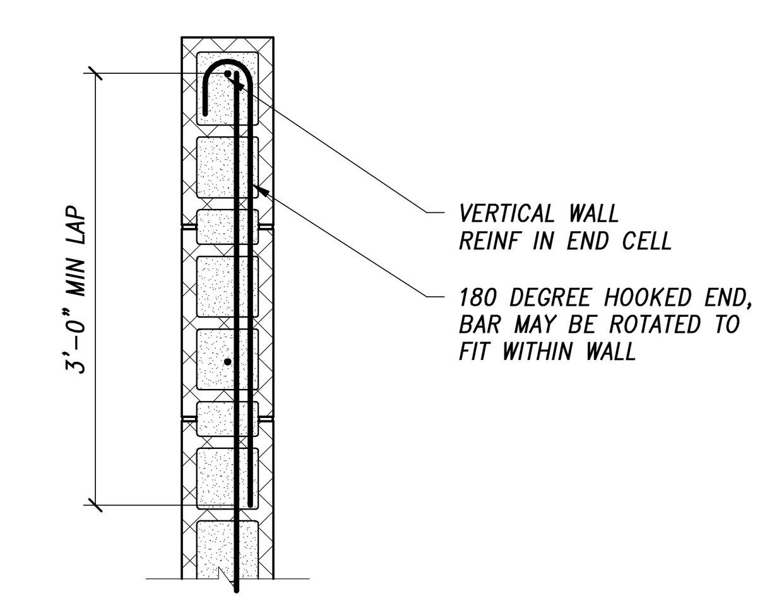
RIGHT ANGLE AND ACUTE ANGLE CORNERS PLAN VIEW



WALL REINFORCEMENT SECTION VIEW



INTERSECTIONS PLAN VIEW



END OF WALL PLAN VIEW

TYPICAL REINFORCED MASONRY WALL HORIZONTAL REINFORCEMENT CORNERS

1 / S0023

NTS

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

Fri 03/13/2026 03:36:22 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

TYPICAL MASONRY DETAILS

SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26

DRAWN BY: CGC

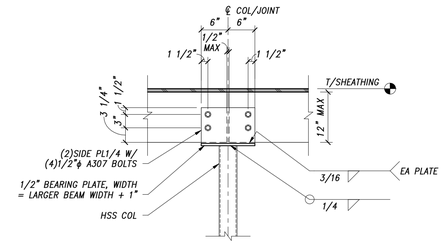
CHECKED BY: PMK

PROJECT NO:

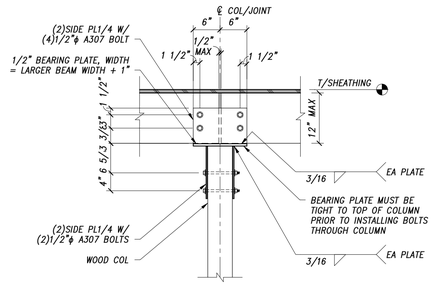
DRAWING NO:

S0023

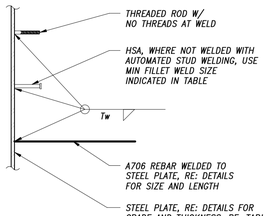
TYPICAL DETAIL SHEET NOTES
1. It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.
2. Typical details on this sheet are generally not referenced from any other drawing on the project.
3. Typical details on this sheet MAY be referenced on plans or details to clarify or identify a particular condition. The presence of such a reference does not alter the obligation of the contractor to apply the detail(s) as needed even if they are not referenced.



6 S0024 STEEL BUCKET CONN AT HSS COL
NTS



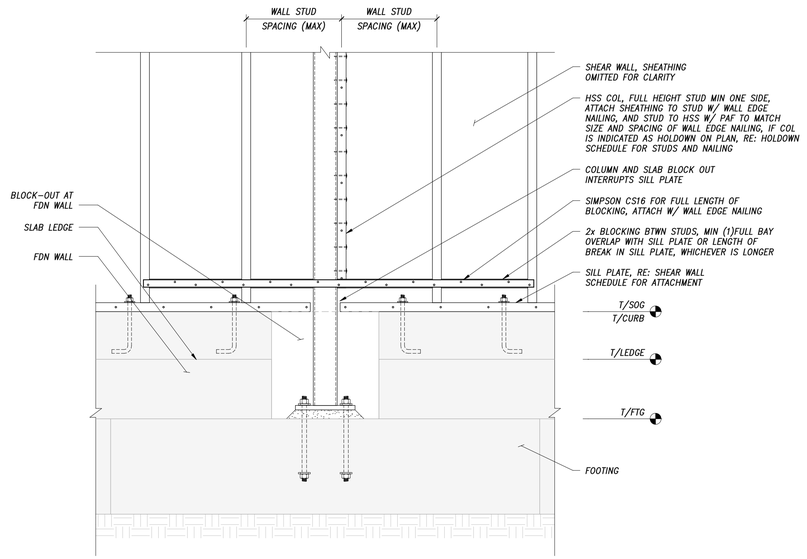
5 S0024 STEEL BUCKET CONN AT WOOD POST
NTS



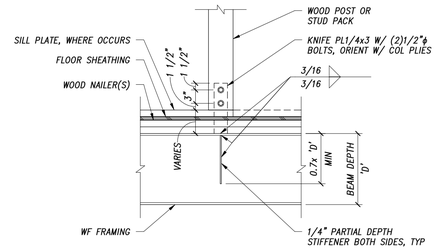
BAR SIZE/ ROD DIAMETER	MIN WELD SIZE Tw	MIN PLATE THICKNESS GRADE 36	MIN PLATE THICKNESS GRADE 50
#3 / 3/8"	3/16	1/4	1/4
#4 / 1/2"	1/4	1/4	1/4
#5 / 5/8"	5/16	1/4	1/4
#6 / 3/4"	3/8	5/16	1/4
#7 / 7/8"	7/16	3/8	5/16
#8 / 1"	1/2	7/16	5/16
#9 / 1 1/8"	9/16	1/2	3/8
#10 / 1 1/4"	5/8	1/2	3/8
#11 / 1 3/8"	11/16	9/16	7/16

NOTES:
1. REBAR IS GRADE 60 ASTM A706
2. WELDING ELECTRODES ARE E70 KSI MINIMUM
3. FOLLOW ALL REQUIREMENTS OF AWS D1.4 – STRUCTURAL WELDING CODE FOR REINFORCING STEEL
4. WELD SIZE AND MINIMUM PLATE THICKNESS DEVELOPS STRENGTH OF REINFORCEMENT
5. DEFORMED BAR ANCHORS (DBA) SHALL USE WELDS INDICATED WHERE NOT WELDED BY AUTOMATED WELDING PROCEDURE

TYPICAL CONNECTORS WELDED TO STEEL
7 S0024
NTS

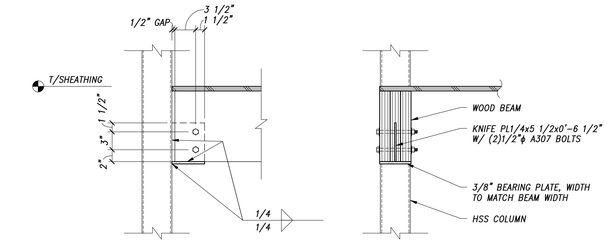


4 S0024 SHEAR WALL SILL PLATE NAILING AT STEEL COLUMNS
NTS



WOOD COL ON STL BM

3 S0024 WOOD POST ON STEEL BEAM DETAIL
NTS



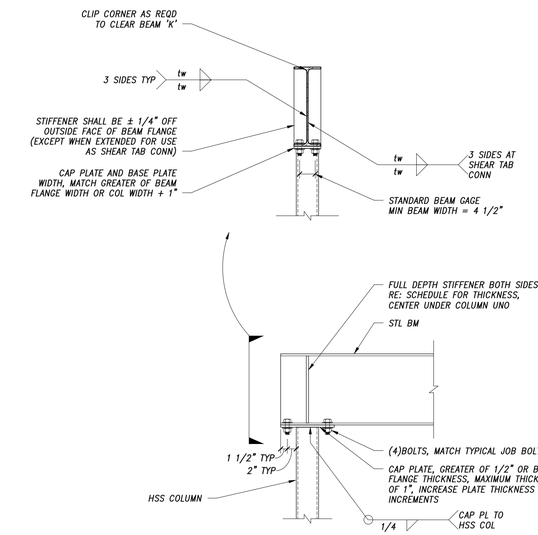
NOTES:
1. WOOD BEAM MAY BE SLOPED, RE: PLANS.
2. MULTIPLE CONNECTIONS MAY OCCUR, RE: PLANS.
3. HSS COLUMN TO HAVE 1/4" WALL THICKNESS, MIN.

2 S0024 WOOD BEAM TO STEEL COLUMN CONNECTION
NTS

STIFFENER TABLE		
FLANGE WIDTH	STIFFENER THICKNESS tpl	tw
6" OR LESS	3/8"	1/4"
> 6" TO 9"	5/8"	3/8"
> 9" TO 12"	3/4"	3/8"
> 12" TO 15"	1"	3/8"
> 15"	SPECIAL DESIGN REQUIRED	

# OF BOLTS	HOLE TYPE	MAX WEB THICKNESS
2 TO 5	SSL	NO MAX
2 TO 5	STD	d/2 + 1/16"
6 TO 12	SSL	d/2 + 1/16"
6 TO 12	STD	d/2 – 1/16"

NOTES:
1. WHERE STIFFENER THICKNESS EXCEEDS 3/8", BEAM WEB THICKNESS MUST BE LESS THAN INDICATED IN THE TABLE ABOVE, OTHERWISE CONTACT ENGINEER
2. SSL IS A SHORT SLOTTED HOLE, AND d IS THE BOLT DIAMETER. REFER TO TYPICAL SHEAR TAB SCHEDULE FOR ADDITIONAL INFORMATION



1 S0024 TYPICAL BEAM STIFFENERS AT COLUMNS
NTS

Fri 03/13/2026 03:36:23 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
KASA
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
TYPICAL STEEL DETAILS

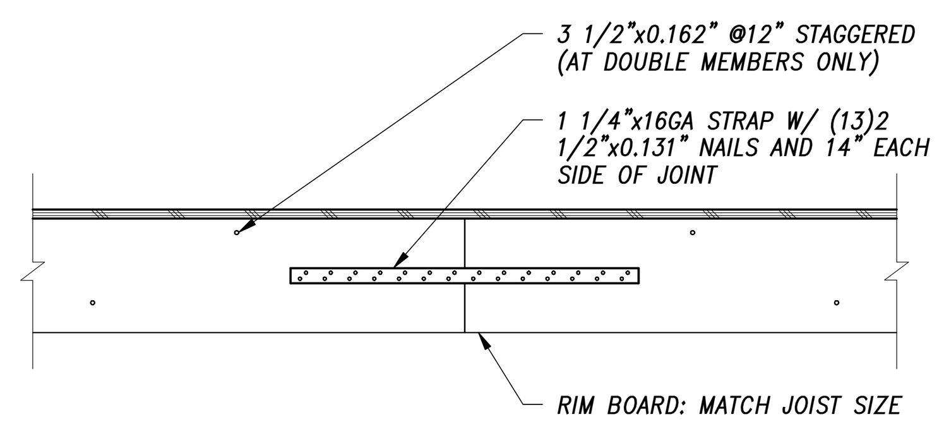
SEAL
COLORADO LICENSED PETER WAITLAND KELLY 64345 PROFESSIONAL ENGINEER
03.13.2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0024**

TYPICAL DETAIL SHEET NOTES

1. It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.
2. Typical details on this sheet are generally not referenced from any other drawing on the project.
3. Typical details on this sheet MAY be referenced on plans or details to clarify or identify a particular condition. The presence of such a reference does not alter the obligation of the contractor to apply the detail(s) as needed even if they are not referenced.

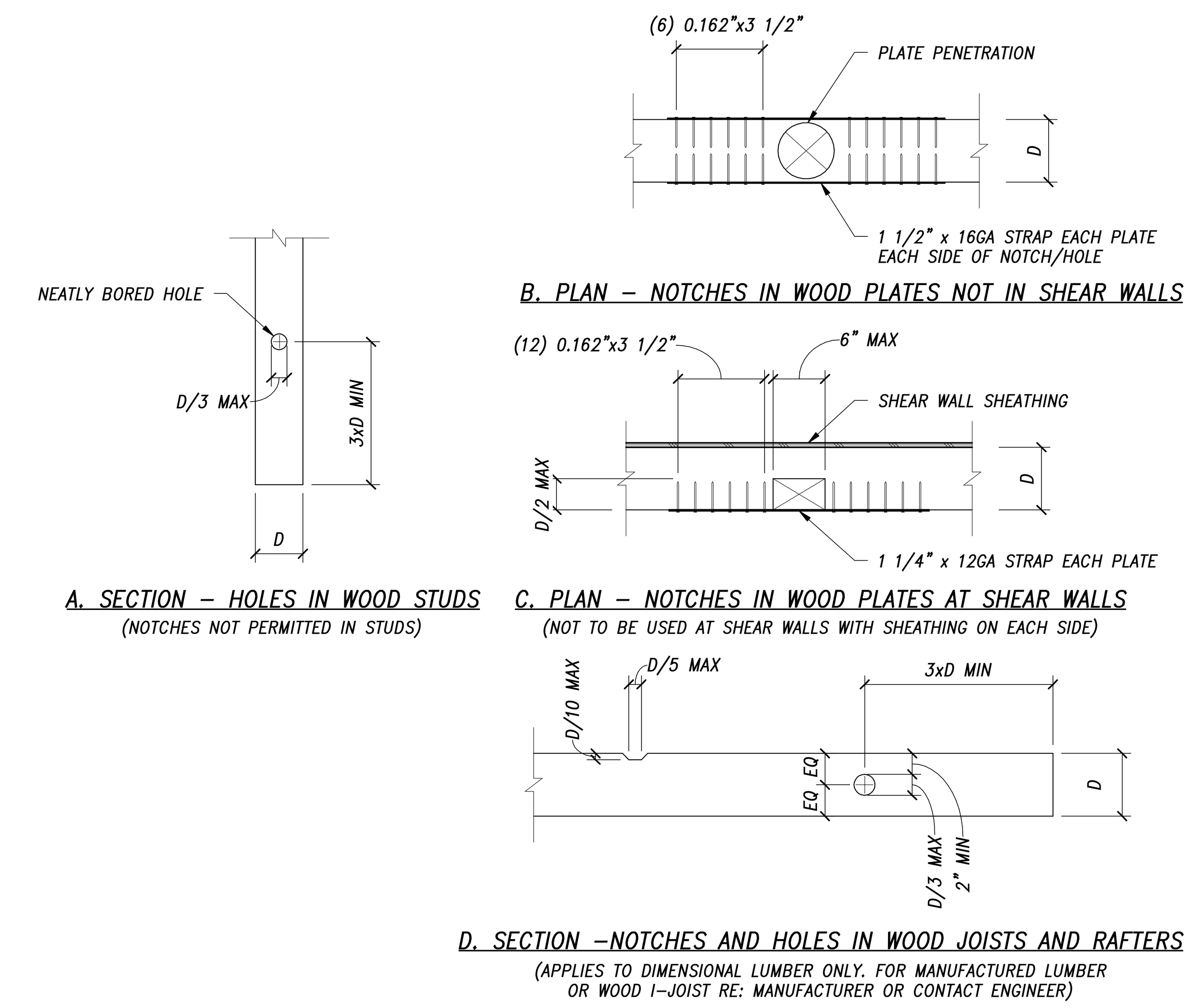


ELEVATION

NOTES:
1. STAGGER SPLICES 10'-0" (MIN).
2. WHERE PLAN CALLS FOR DOUBLE MEMBER USE SPLICE FOR BOTH.
3. ALLOWABLE TENSION THROUGH THE SPLICE IS 1705 LB.

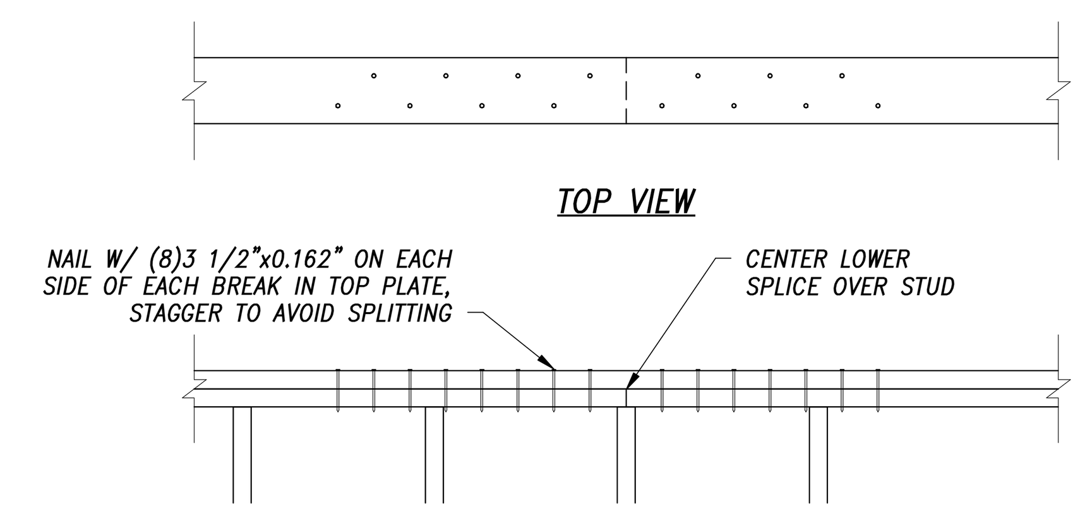
5 / S0025 TYPICAL RIM BOARD SPLICE

NTS



2 / S0025 TYPICAL REQUIREMENTS FOR HOLES AND NOTCHES IN WOOD MEMBERS

NTS

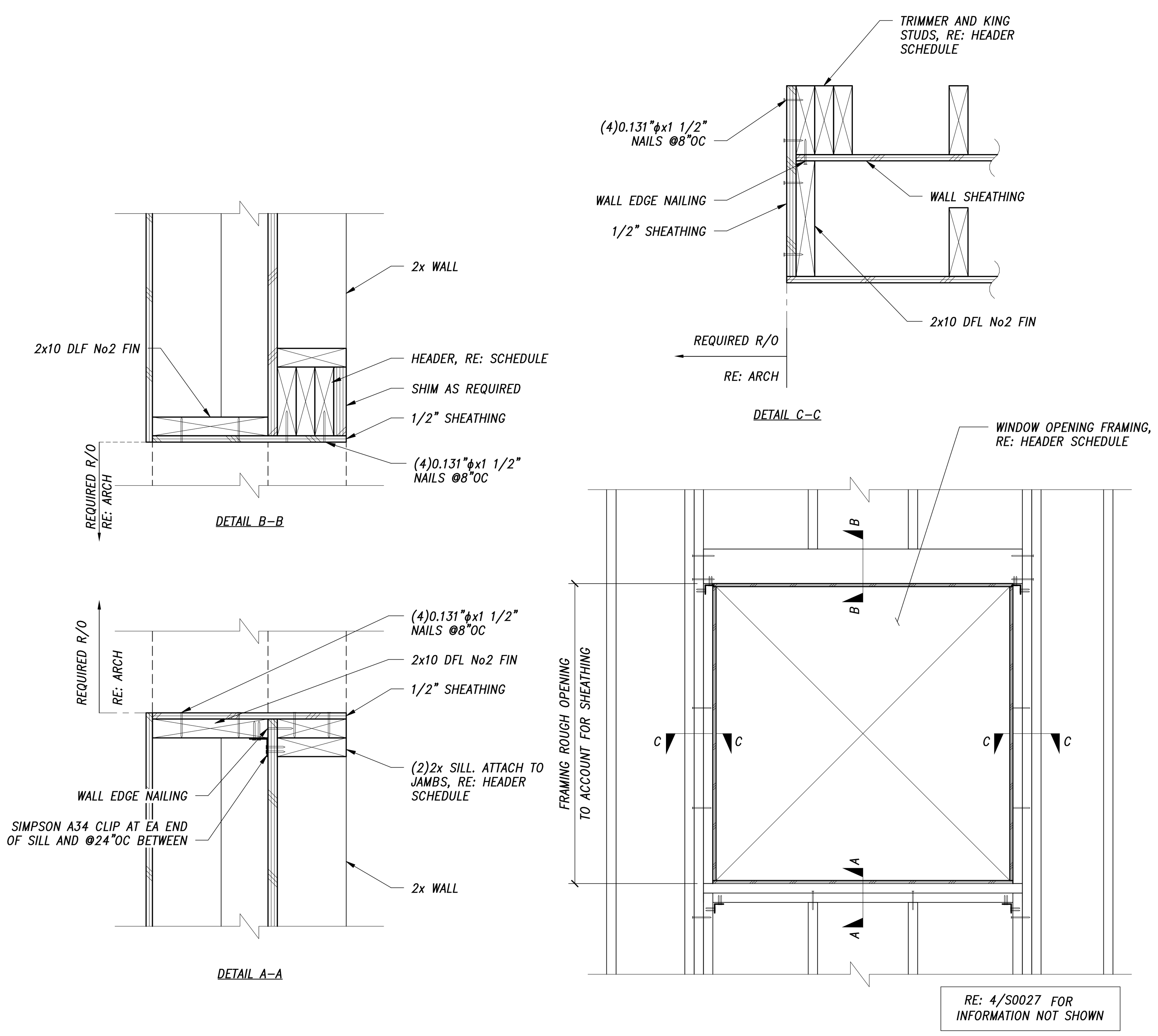


ELEVATION

NOTES:
1. NAILING APPLIES AT SPLICE OF BOTH UPPER AND LOWER TOP PLATES.
2. ALLOWABLE TENSION ACROSS SPLICE IS 3610 LB FOR DFL.
3. ALLOWABLE TENSION ACROSS SPLICE IS 3124 LB FOR HF/SPF.
4. TYPICAL NAILING AWAY FROM SPLICE IS 3 1/2"x0.162"@16"OC.
5. 4'-0" MINIMUM SPACING BETWEEN SPLICES.
6. CODE REFERENCE: [IBC 2015/2018, TABLE 2304.10.2 AND 2308.5.3.2] [IBC 2021, TABLE 2304.10.2 AND 2308.5.3.2] [IBC 2024, TABLE 2304.10.2 AND 2308.9.3.2]

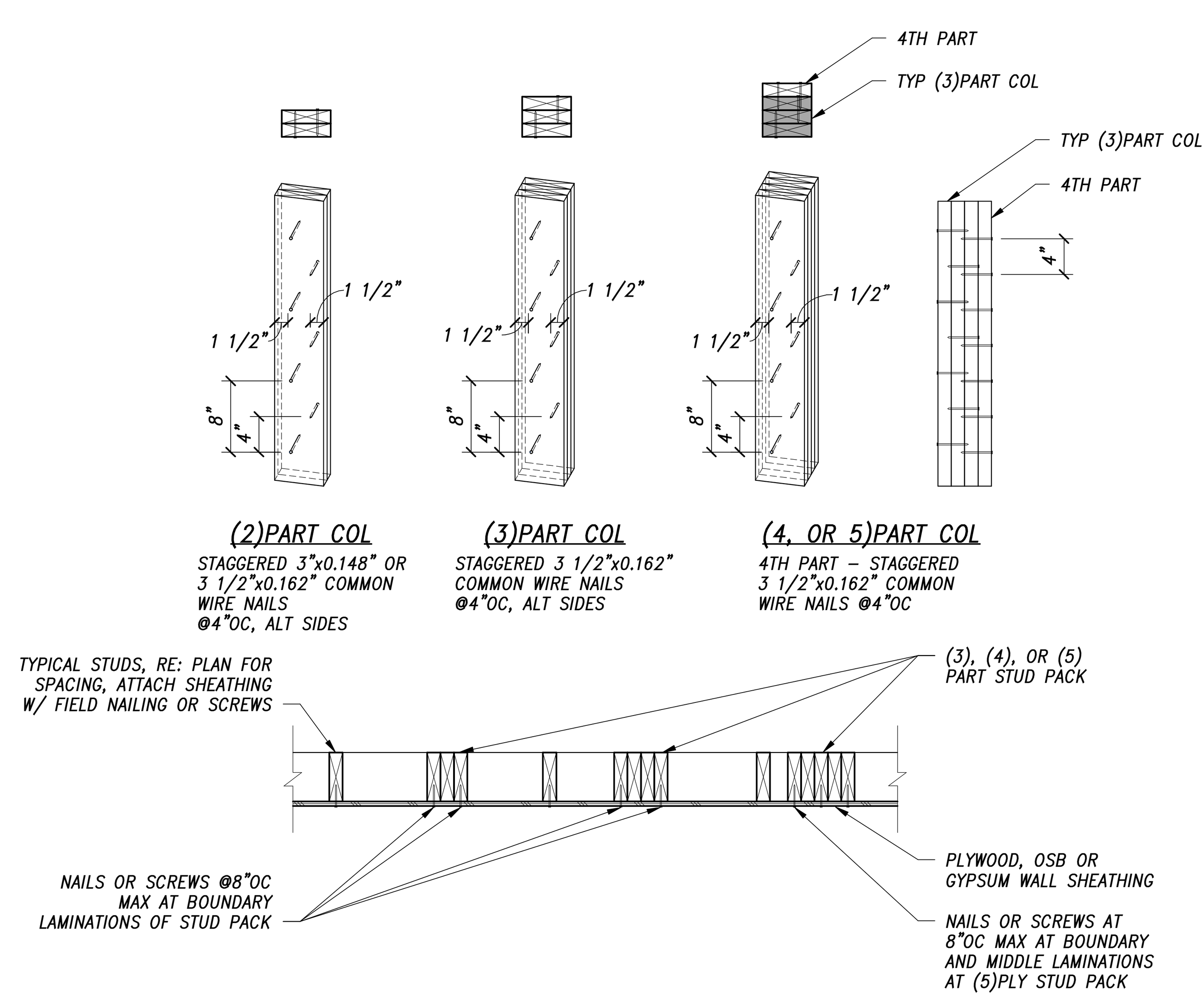
4 / S0025 TYPICAL TOP PLATE SPLICE

NTS



7 / S0025 TYPICAL WINDOW FINISH AT BUMP-OUT WALL

3/4" = 1'-0"

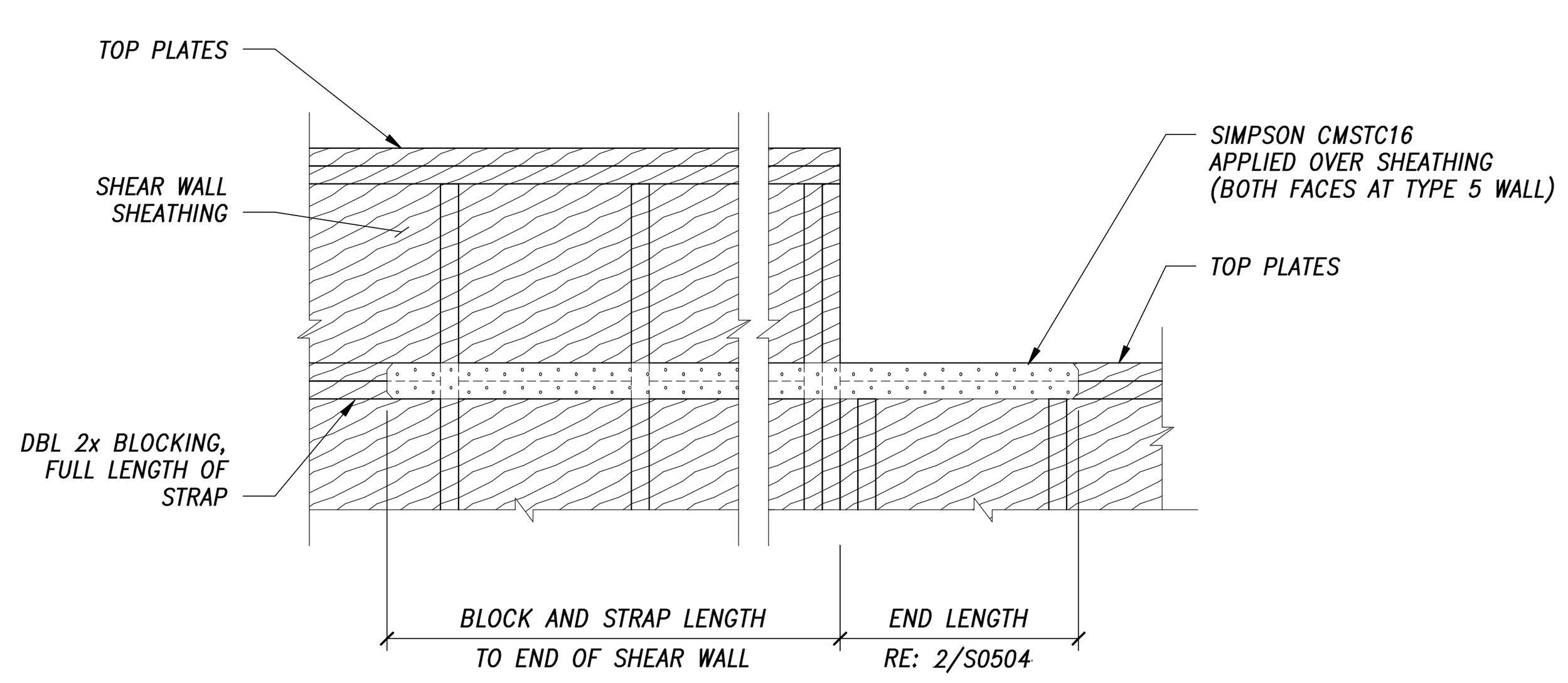


TYPICAL WALL SHEATHING TO STUD PACK ATTACHMENT

NOTE:
FOR COLUMNS WITH SHIMS UP TO AND INCLUDING 1/2" THICK, NAIL ADJACENT PILES ACROSS SHIM WITH 3 1/2"x0.162" AS SHOWN IN DETAIL ABOVE. WHERE SHIM IS >1/2" THICK, NAIL SHIM AS A COLUMN PLY.

3 / S0025 TYPICAL STUD PACK NAILING

NTS



6 / S0025 STRAPPING AT STEPPED TOP PLATES

3/4" = 1'-0"

TYPICAL MINIMUM NAILING REQUIREMENTS

THIS DETAIL CONFORMS TO ALL IBC 2015 (AND NEWER) REQUIREMENTS

CONNECTION	COMMON NAILS	ALTERNATE OPTION
1. 1"x6" sheathing to each bearing or joist; face nail	(2)2 1/2"x0.131"	--
2. 1"x8" and wider sheathing to each bearing; face nail	(3)2 1/2"x0.131"	--
3. 2" subfloor to joist, girder, or blocking; blind and face nail	(2)3 1/2"x0.162"	--
4. Blocking between ceiling joists, rafters or trusses to top plate or other framing below; each end, toenail	(3)2 1/2"x0.131"	(3)3"x0.131"
5. Blocking between rafters or truss to rafter or truss	(2)2 1/2"x0.131" toenail ea end or (2)3 1/2"x0.162" end nail	(2)3"x0.131" toenail ea end or (3)3"x0.131" end nail
6. Bottom plate to joist or blocking; face nail	3 1/2"x0.162"@16"OC	3"x0.131"@12"OC
7. Top or bottom plate to stud; end nail	(2)3 1/2"x0.162"	(3)3"x0.131"
8. Stud to top or bottom plate	(4)2 1/2"x0.131" toenail or (2)3 1/2"x0.162" end nail	(4)3"x0.131" toenail or (3)3"x0.131" end nail
9. Stud to stud; face nail	3 1/2"x0.162"@24"OC	3"x0.131"@16"OC
10. Top plate to top plate; face nail	3 1/2"x0.162"@16"OC	3"x0.131"@12"OC
11. Top plate to top plate at end joints; each side of end joint, face nail (min 24" lap splice length each side of end joint)	(8)3 1/2"x0.162"	(12)3"x0.131"
12. Top plate laps at corners and intersections; face nail	(2)3 1/2"x0.162"	(3)3"x0.131"
13. Rim joist or blocking to top plate, sill or other framing below; toenail	2 1/2"x0.131"@6"OC	3"x0.131"@6"OC
14. Built-up header (2" to 2"); face nail	3 1/2"x0.162"@16"OC each face	--
15. Continuous header to stud; toenail	(4)2 1/2"x0.131"	--
16. Ceiling joists to plate; toenail	(3)2 1/2"x0.131"	(3)3"x0.131"
17. Ceiling joists not attached to parallel rafter, laps over partitions; face nail	(3)3 1/2"x0.162"	(4)3"x0.131"
18. Ceiling joists attached to parallel rafter	RE: IBC Table 2308.7.3.1	
19. Joist at all bearings; toenail	(3)2 1/2"x0.131"	(3)3"x0.131"
20. Joist to rim joist; end nail	(3)3 1/2"x0.162"	(4)3"x0.131"
21. Rafter or roof truss to top plate; toenail	(3)3 1/2"x0.162"	(4)3"x0.131"
22. Roof rafters to ridge valley or hip rafters, or roof rafter to 2" ridge beam	(2)3 1/2"x0.162" end nail or (3)3"x0.148" toenail	(3)3"x0.131" end nail or (4)3"x0.131" toenail
23. 1" brace to each stud and plate; face nail	(2)2 1/2"x0.131"	(2)3"x0.131"
24. Built-up corner studs	3 1/2"x0.162"@24"OC	3"x0.131"@12"OC
25. Built-up girder and beams — Dimensional Lumber:	4"x0.192"@32"OC at top and bottom and staggered (2)4"x0.192" at ends and at each splice	3"x0.131"@24"OC at top and bottom and staggered (3)3"x0.131" at ends and at each splice
Manufactured Lumber:	As required by manufacturer but not less than nailing for Dimensional Lumber	
26. 2" planks; face nail	(2)3 1/2"x0.162" at each bearing	--
27. Bridging to joist — Blocking between joists and rafters – To joists or rafters – Toenails each side, each end	(2)2 1/2"x0.131"	(2)3"x0.131"
Blocking between studs, each end	(2)3 1/2"x0.162" end nail or (2)3"x0.148" toenail	(3)3"x0.131" end nail or (2)3"x0.131" toenail
28. Plywood Sheathing	At shear walls – RE: "Typical Wood Shear Walls – Nailing Schedule and Details" Other walls – RE: general or plan notes	

NOTE: RE: GENERAL NOTES FOR COMMON NAIL SIZE DEFINITION

1 / S0025 TYPICAL MINIMUM NAILING REQUIREMENTS

NTS

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
TYPICAL WOOD DETAILS

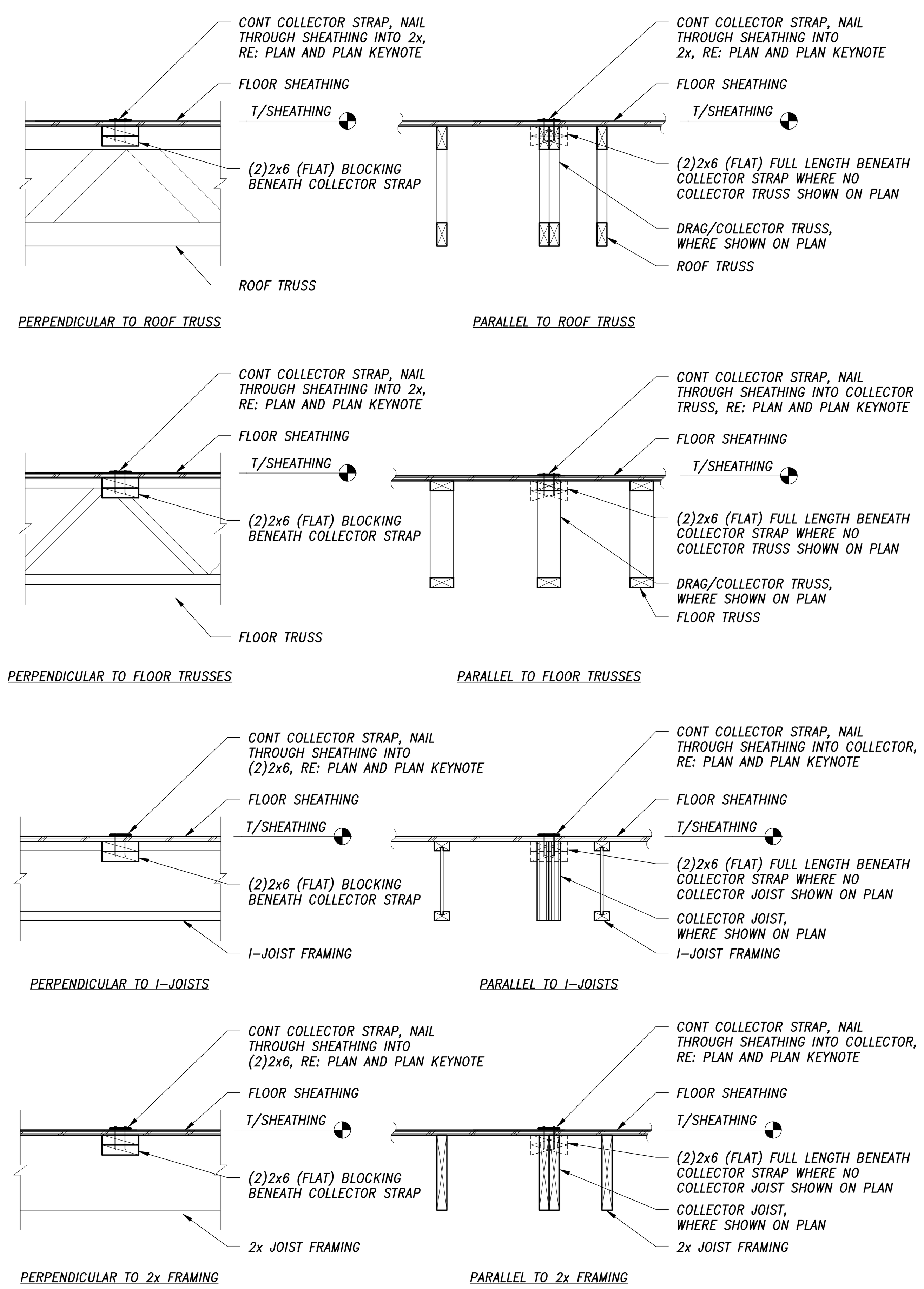
SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO:
S0025

TYPICAL DETAIL SHEET NOTES

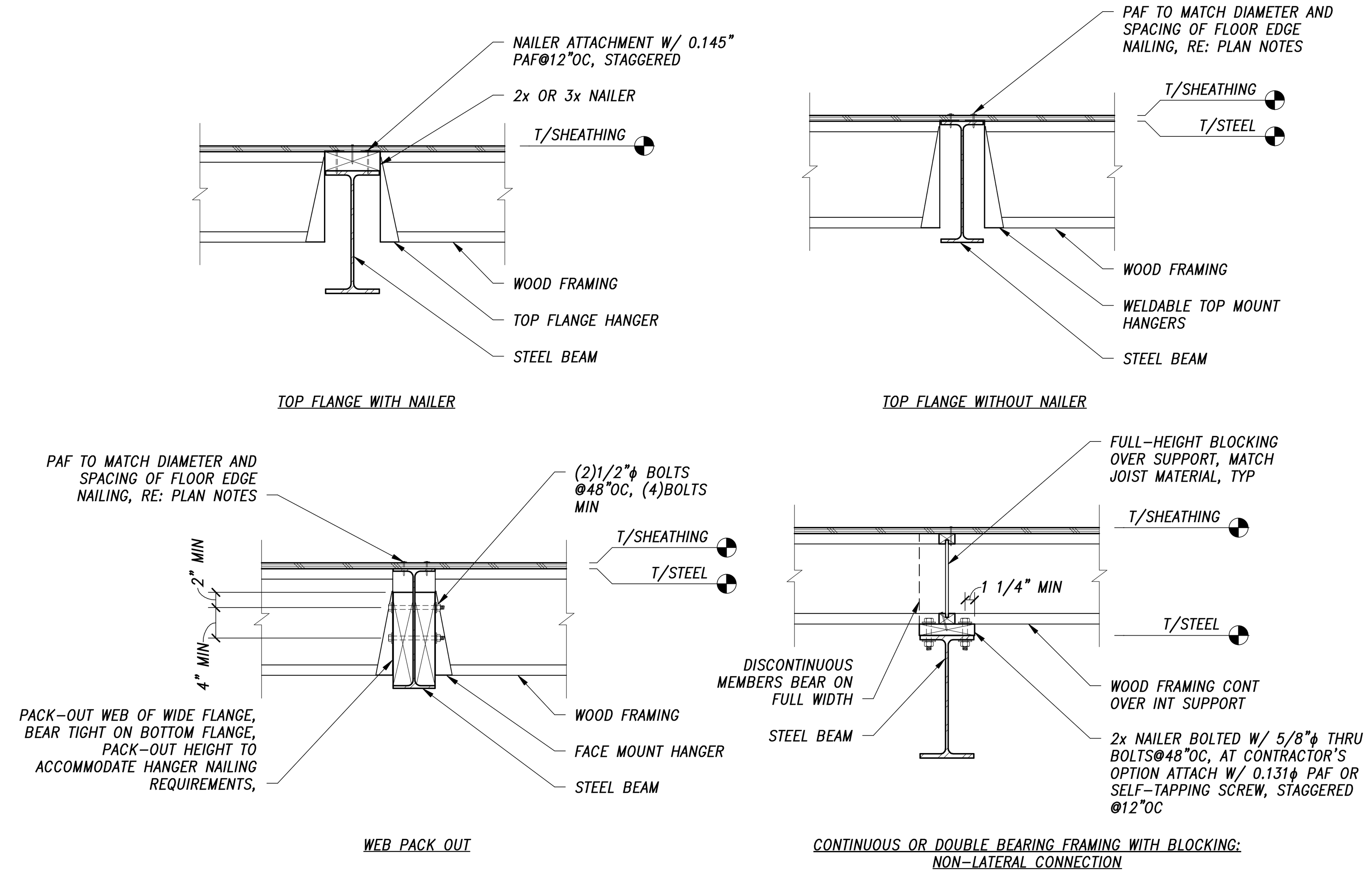
1. It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.
2. Typical details on this sheet are generally not referenced from any other drawing on the project.
3. Typical details on this sheet MAY be referenced on plans or details to clarify or identify a particular condition. The presence of such a reference does not alter the obligation of the contractor to apply the detail(s) as needed even if they are not referenced.



6 FRAMING COLLECTORS

S0026

NTS



NOTES:

1. PACKOUT MATERIAL MAY BE BUILT-UP, IT IS NOT REQID TO BE A SINGLE MEMBER
2. PACKOUT MATERIAL TO BE DFL No2 OR BETTER, SG=0.5 (MIN)
3. WHERE NOT CONTINUOS, EXTEND PACKOUT 6" MIN EACH SIDE OF HANGERS

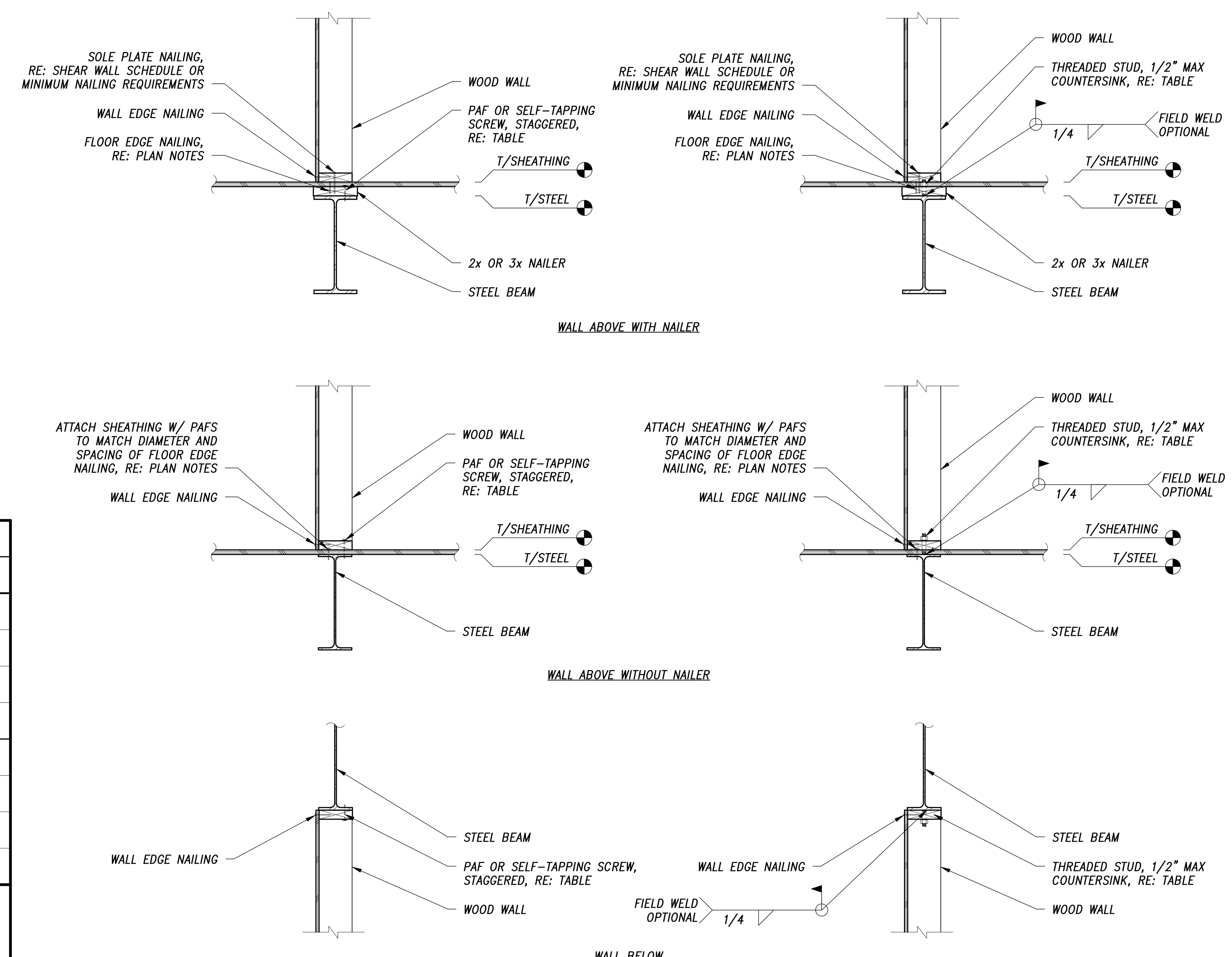
NOTES:

1. PAF AND SELF-TAPPING SCREW DIAMETERS ARE MINIMUMS AND MAY BE INCREASED AT CONTRACTOR'S OPTION.
2. CONTRACTOR TO VERIFY PAF LENGTH IS LONG ENOUGH TO PENETRATE THROUGH STEEL OR EMBED A MINIMUM OF 1/2" IN STEEL 3/4" AND THICKER.
3. RE: "WALL ATTACHMENT TO STEEL BEAM" FOR SHEATHING AND NAILER ATTACHMENT.

5 TYPICAL FRAMING SUPPORT AT STEEL BEAM

S0026

NTS



NAILER	ANCHOR	SPACING WHEN WOOD WALL ABOVE OR BELOW			
		NON-SHEAR WALL	TYPE A SHEAR WALL	TYPE B SHEAR WALL	TYPE C SHEAR WALL
2x DFL	5/8"ϕ THREADED STUD	48"OC	36"OC	24"OC	12"OC
2x DFL	0.131"ϕ PAF	12"OC	6"OC	4"OC	(2)4"OC
2x DFL	0.145"ϕ PAF	16"OC	6"OC	4"OC	(2)4"OC
2x DFL	#12 SELF-DRILLING SCREW	12"OC	6"OC	4"OC	(2)4"OC
3x DFL	5/8"ϕ THREADED STUD	48"OC	48"OC	32"OC	18"OC
3x DFL	0.131"ϕ PAF	12"OC	6"OC	4"OC	(2)4"OC
3x DFL	0.145"ϕ PAF	16"OC	6"OC	4"OC	(2)4"OC
3x DFL	#12 SELF-DRILLING SCREW	18"OC	10"OC	6"OC	(2)6"OC

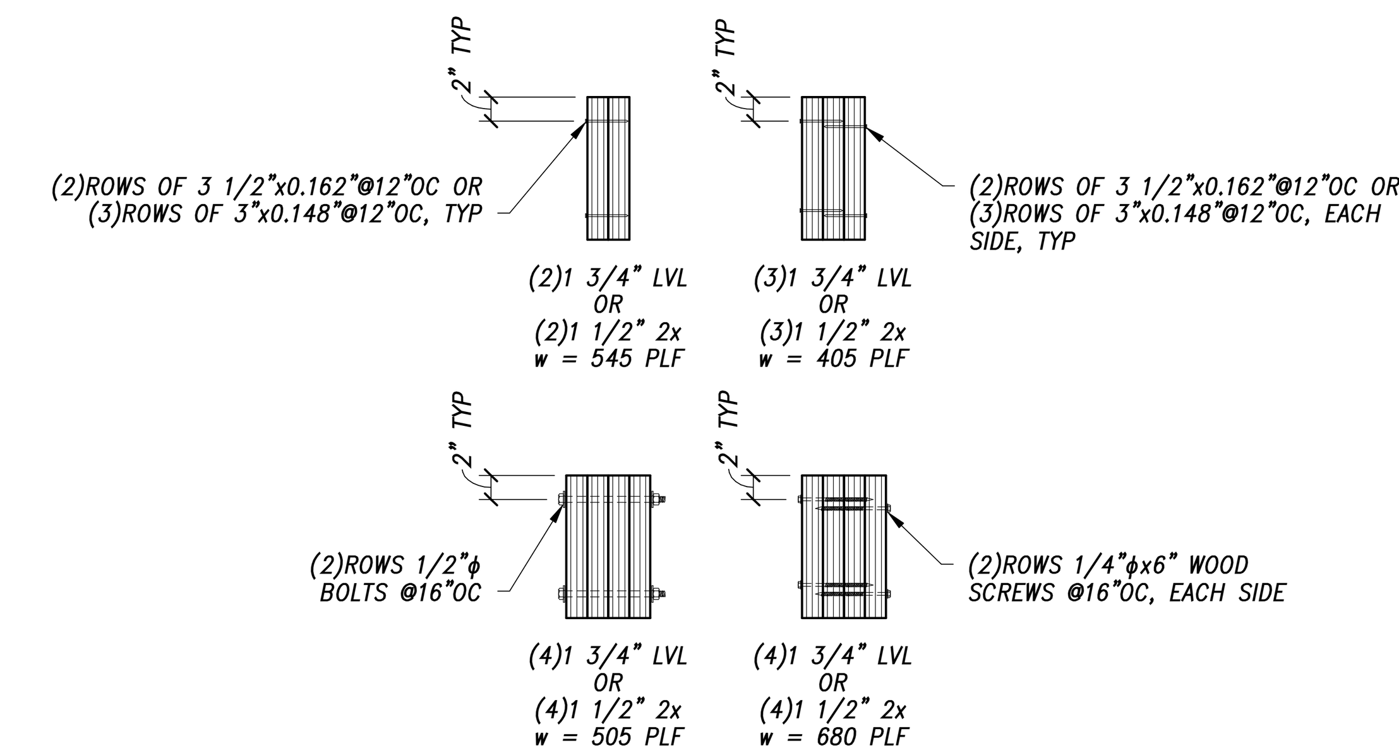
NOTES:

1. PAF AND SELF-TAPPING SCREW DIAMETERS ARE MINIMUMS AND MAY BE INCREASED AT CONTRACTOR'S OPTION.
2. CONTRACTOR TO VERIFY PAF LENGTH IS LONG ENOUGH TO PENETRATE THROUGH STEEL OR EMBED A MINIMUM OF 1/2" IN STEEL 3/4" AND THICKER.
3. WHERE NO NAILER IS BEING ATTACHED, SHEATHING IS ASSUMED TO BE MINIMUM OF 5/8" THICK.
4. ASSUMED SHEAR WALL ALLOWABLE CAPACITIES: TYPE A = 350 PLF, TYPE B = 600 PLF, AND TYPE C = 1200 PLF.
5. FRAMING TO STEEL BEAMS NOT SHOWN FOR CLARITY RE: FRAMING ATTACHMENT TO STEEL BEAM FOR ADDITIONAL INFORMATION

4 TYPICAL WALL ATTACHMENT TO STEEL BEAM

S0026

NTS



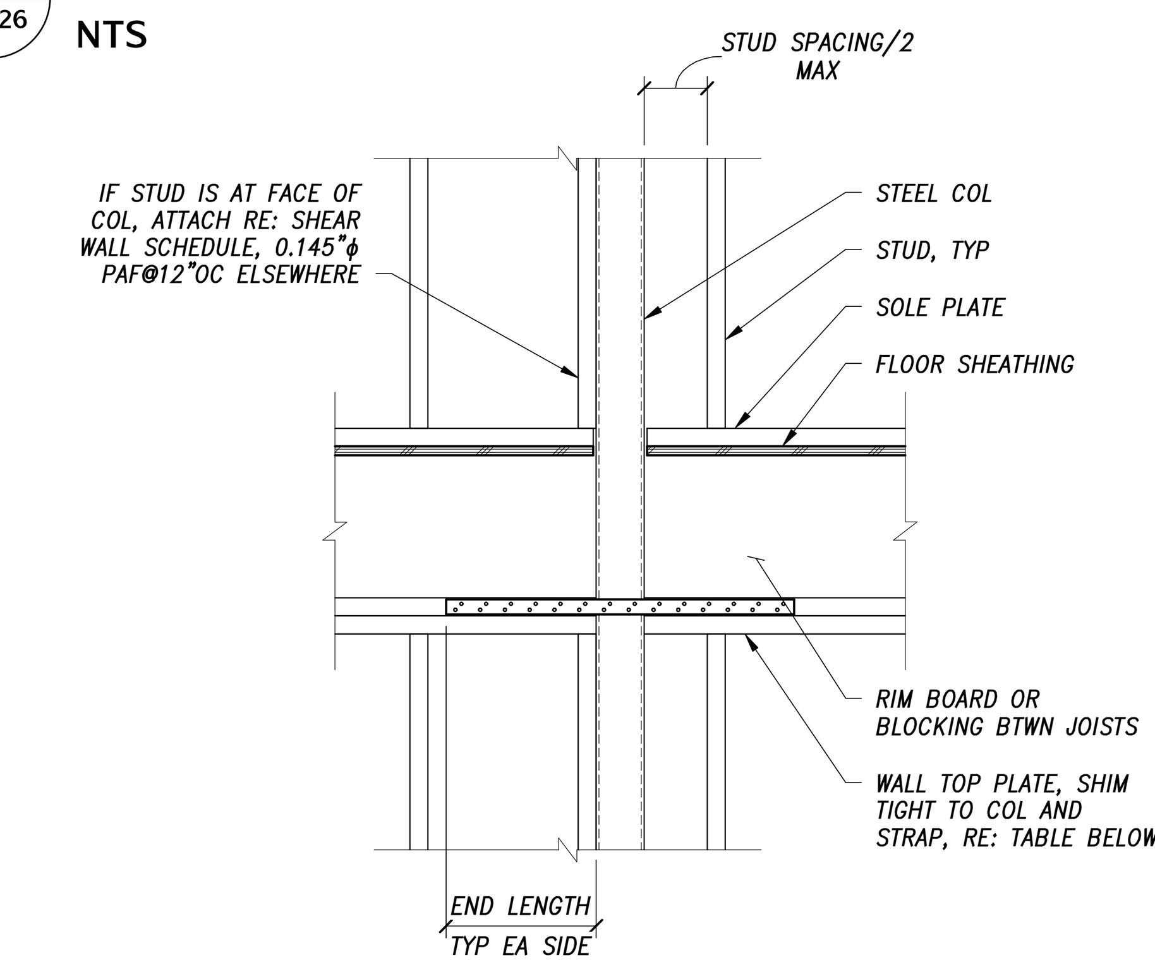
NOTES:

1. ALL MULTIPLE WOOD MEMBERS MUST BE FASTENED TOGETHER TO ACT AS A SINGLE UNIT.
2. LAMINATIONS SHALL BE CONTINUOUSLY GLUED WITH EXTERIOR GLUE.
3. LAMINATIONS SHALL BE DRY (LESS THAN 16% MOISTURE CONTENT) WHEN GLUED. DO NOT SPLICE LAMINATIONS
4. WHERE FASTENERS TO BE INSTALLED ON BOTH SIDES, STAGGER BY 1/2 THE REQUIRED CONNECTOR SPACING.
5. PSL MATERIAL OF EQUAL CROSS-SECTIONAL DIMENSIONS MAY BE SUBSTITUTED FOR BUILT-UP LVL BEAMS.
6. 7" WIDE BEAMS SHOULD BE SIDE-LOADED ONLY WHEN LOADS ARE APPLIED TO BOTH SIDES OF THE MEMBERS (TO MINIMIZE ROTATION).
7. w = MAXIMUM UNIFORM LOAD APPLIED TO EITHER OUTSIDE MEMBER.

3 BUILT-UP WOOD BEAM DETAIL

S0026

NTS



LOCATION	STRAP	TOTAL FASTENERS	END LENGTH
TYPICAL STRUCTURAL WALL	CS16	(22)2 1/2"x0.131"	13"
TYPE 1 SHEAR WALL	CMSTC16	(50)3 1/2"x0.162" SINKERS	20"
TYPE 2 SHEAR WALL	(2)CMSTC16 (1)EA SIDE	(50)3 1/2"x0.162" SINKERS EA STRAP	20"
TYPE 3 SHEAR WALL	(2)CMST12 (1)EA SIDE	(86)3"x0.148" EA STRAP	39"

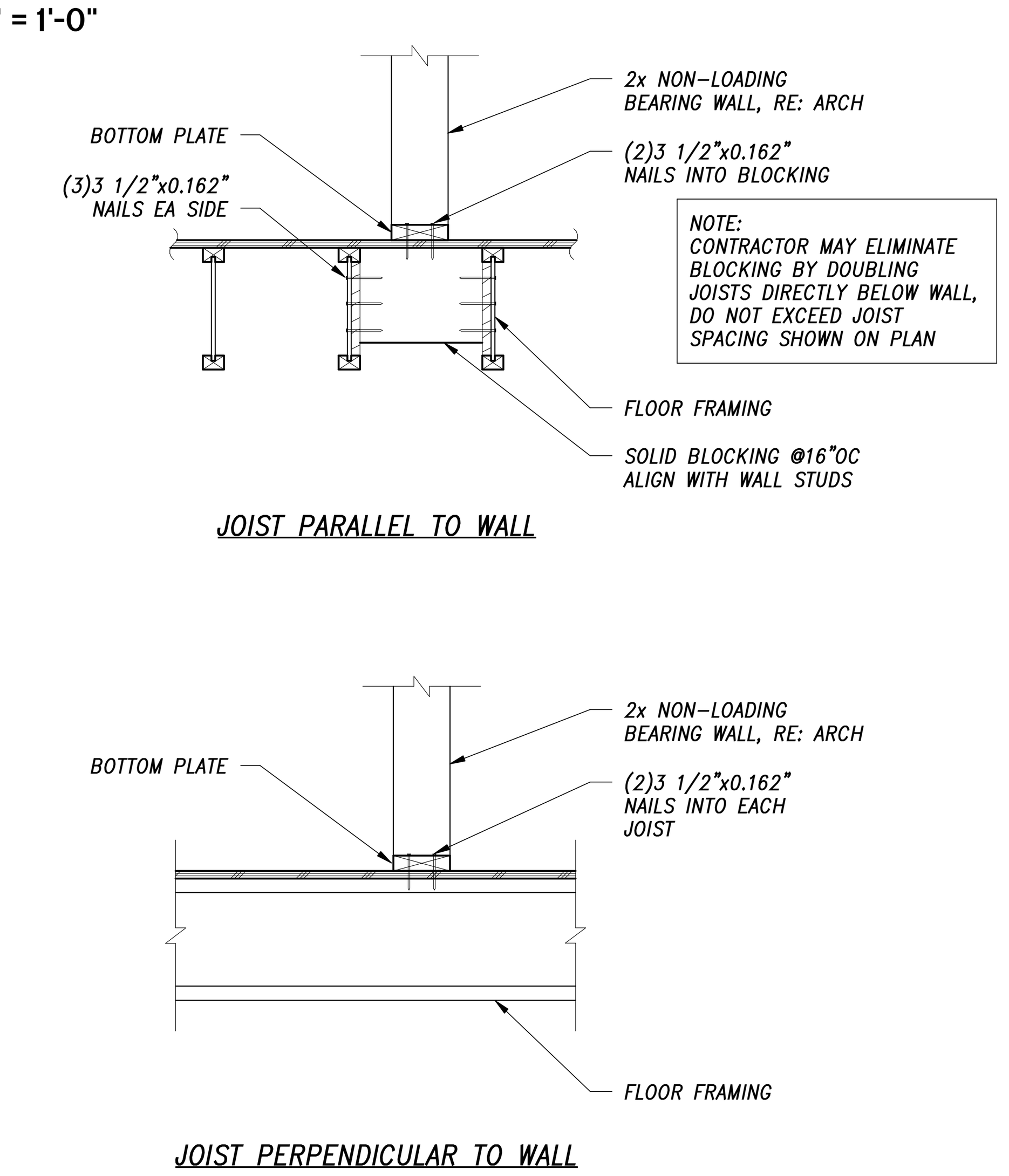
NOTES:

1. STRAP MANUFACTURER IS SIMPSON STRONG-TIE.
2. HALF OF "TOTAL FASTENERS" INSTALLED ON EACH SIDE OF COLUMN.

2 STEEL COLUMN IN WOOD WALL

S0026

3/4" = 1'-0"



1 TYPICAL NON-BEARING PARTITION WALL BASE SUPPORT

S0026

NTS

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

TYPICAL WOOD DETAILS

SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26

DRAWN BY: CGC

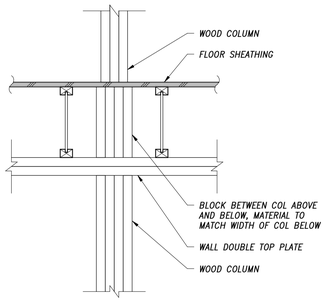
CHECKED BY: PMK

PROJECT NO:

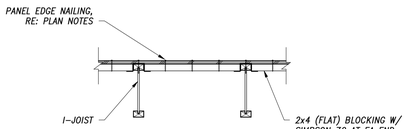
DRAWING NO:

S0026

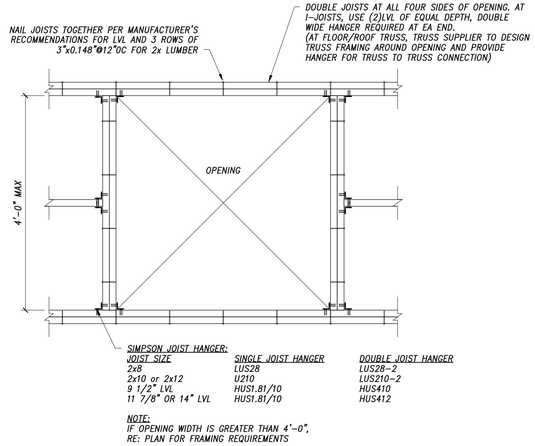
TYPICAL DETAIL SHEET NOTES
1. It is the contractor's responsibility to understand the typical details on this sheet and apply them as needed on the project.
2. Typical details on this sheet are generally not referenced from any other drawing on the project.
3. Typical details on this sheet MAY be referenced on plans or details to clarify or identify a particular condition. The presence of such a reference does not alter the obligation of the contractor to apply the detail(s) as needed even if they are not referenced.



8 S0027 COLUMN SQUASH BLOCK DETAIL
NTS



TYPICAL DIAPHRAGM BLOCKING AT 7 S0027 PANEL EDGES
NTS

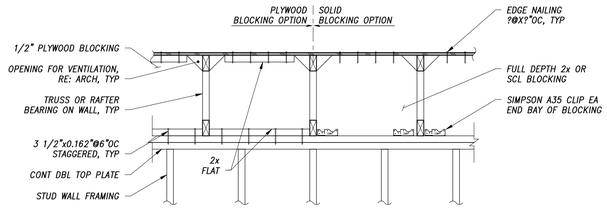


SIMPSON JOIST HANGER:

JOIST SIZE	SINGLE JOIST HANGER	DOUBLE JOIST HANGER
2x8	LUS28	LUS28-2
2x10 or 2x12	U210	LUS210-2
9 1/2" LVL	HUS1.81/10	HUS410
11 7/8" OR 14" LVL	HUS1.81/10	HUS412

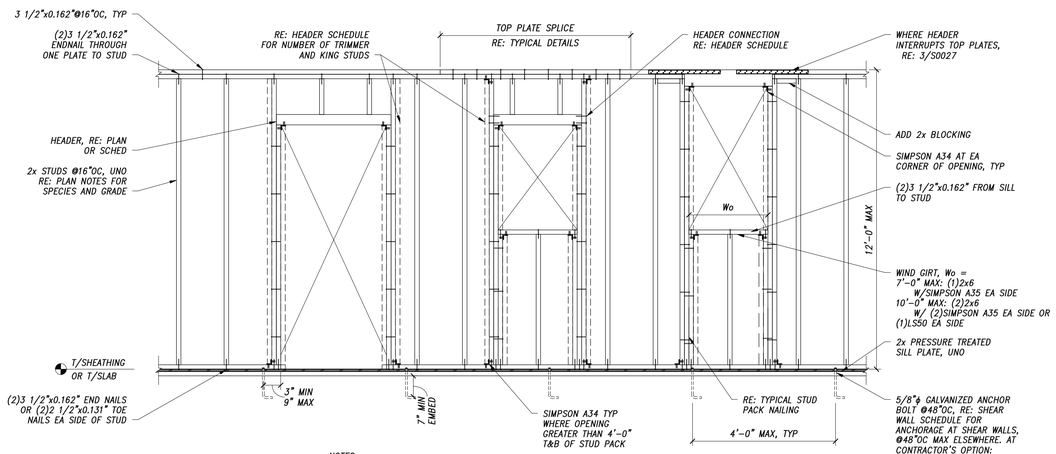
NOTE:
IF OPENING WIDTH IS GREATER THAN 4'-0", RE: PLAN FOR FRAMING REQUIREMENTS

6 S0027 TYPICAL FLOOR/ROOF OPENING FRAMING
NTS



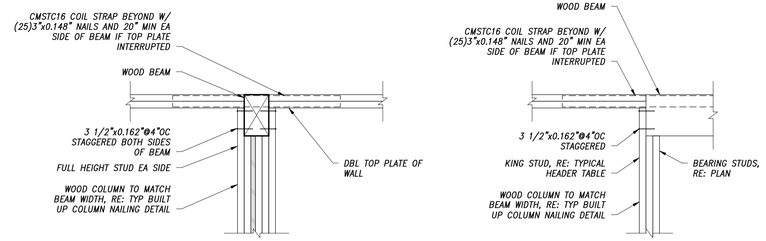
ELEVATION VIEW

5 S0027 TYPICAL TRUSS OR RAFTER BLOCKING
NTS



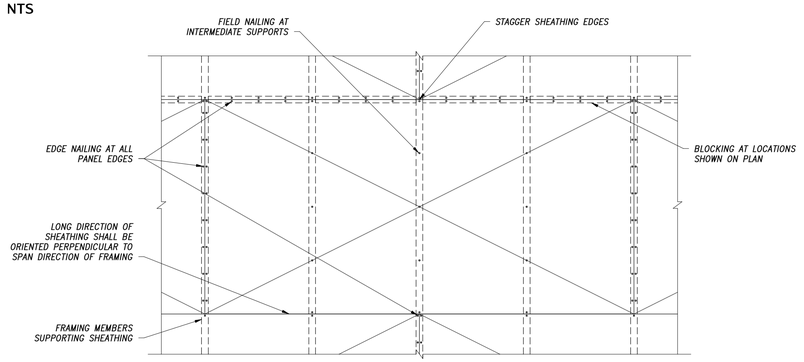
NOTES:
1. NOTES ON PLAN SUPERCEDE TYPICAL DETAIL.
2. RE: TYPICAL WOOD SHEAR WALL ELEVATION AND SHEAR WALL NAILING SCHEDULE FOR FRAMING CONDITIONS AT SHEAR WALLS.
3. WHERE WOOD BEARING WALLS ARE LOCATED BELOW, FASTEN BOTTOM PLATE TO RIM BOARD BELOW FLOOR SHEATHING WITH 3 1/2"x0.162"@8"OC.
4. DETAIL IS TYPICAL UNO ON PLAN, ELEVATIONS, SECTIONS, OR DETAILS.

4 S0027 TYPICAL BEARING WALL ELEVATION
NTS



BEAM PERPENDICULAR TO WALL | BEAM PARALLEL TO WALL

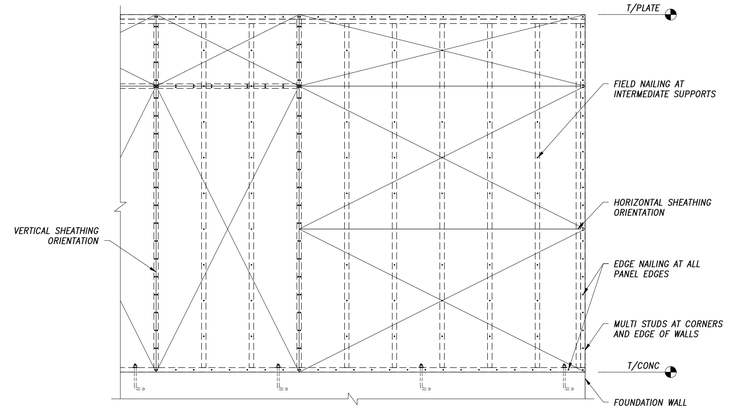
3 S0027 TYPICAL WOOD BEAM BEARING DETAIL
NTS



PLAN VIEW

NOTES:
1. MINIMUM EDGE DISTANCE SHALL BE 3/8"
2. PANELS SHALL NOT BE LESS THAN 4'-0"x8'-0" EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMMUM PANEL DIMENSION SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
3. NAILS SHALL BE COMMON WIRE NAILS OR APPROVED EQUAL AND SHALL NOT BE OVERDRIVEN
4. RE: GENERAL NOTES AND PLANS FOR ADDITIONAL INFORMATION

2 S0027 TYPICAL FLOOR AND ROOF SHEATHING DIAGRAM
NTS



ELEVATION VIEW

NOTES:
1. MINIMUM NAIL EDGE DISTANCE SHALL BE 3/8".
2. PANELS SHALL NOT BE LESS THAN 4'-0"x8'-0" EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING WHERE MINIMMUM PANEL DIMENSION SHALL BE 24" UNLESS ALL EDGES OF THE UNDERSIZED PANELS ARE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
3. NAILS SHALL BE COMMON WIRE NAILS OR APPROVED EQUAL AND SHALL NOT BE OVERDRIVEN.
4. SHEATHING MAY BE ORIENTED IN VERTICAL OR HORIZONTAL ORIENTATION
5. AT VERTICAL SHEATHING ORIENTATION, STUD SPACING SHALL NOT EXCEED 16" OC.
6. RE: GENERAL NOTES AND PLANS FOR ADDITIONAL INFORMATION.
7. RE: SHEAR WALL SCHEDULE FOR BLOCKING AT WALLS DESIGNATED AS SHEAR WALLS ON PLAN.

1 S0027 TYPICAL WALL SHEATHING DIAGRAM
NTS

Fri 03/13/2026 03:36:24 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
KASA
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

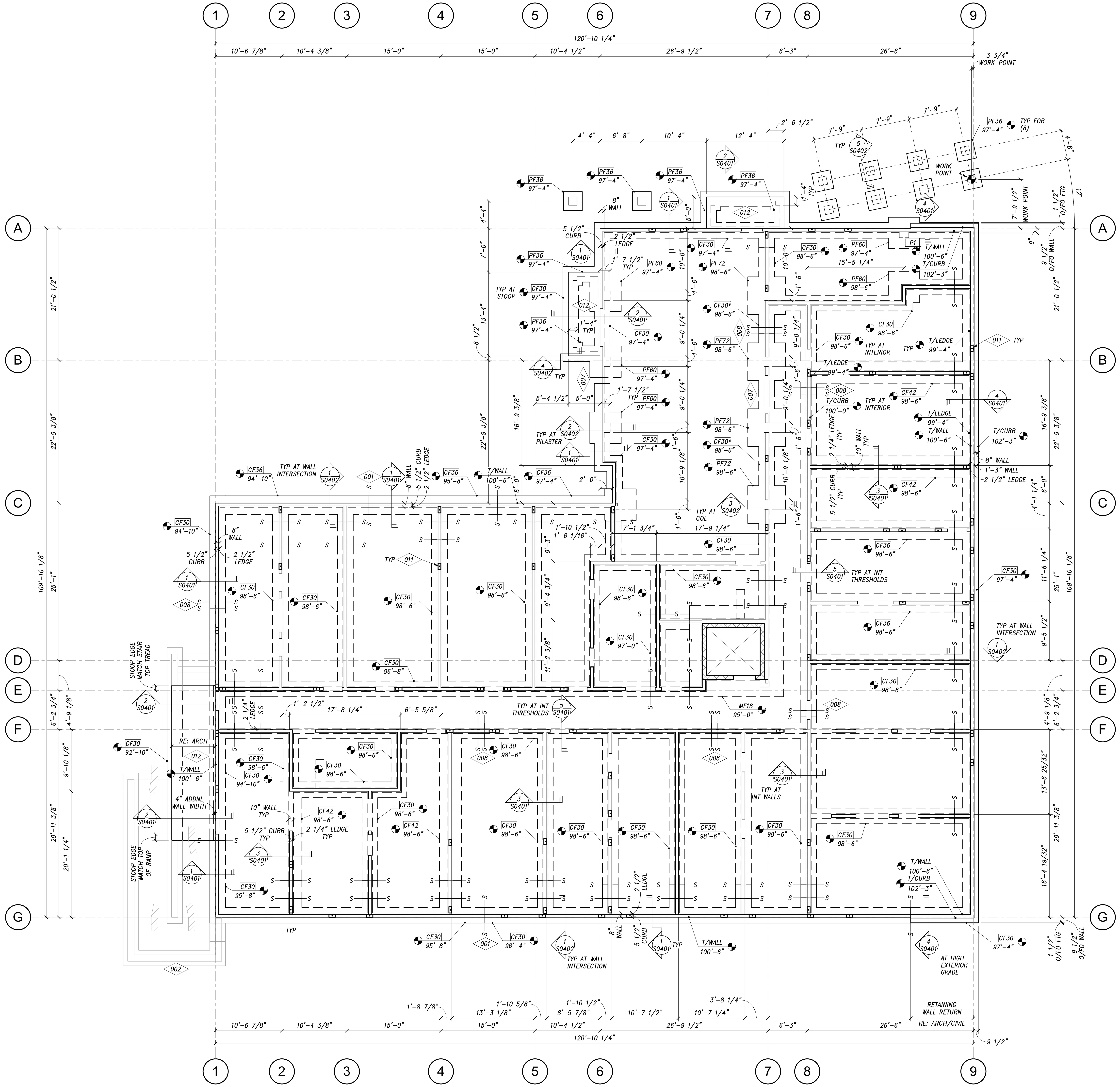
PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
TYPICAL WOOD DETAILS

SEAL: COLORADO LICENSED — PETER MAITLAND KELLY — 64345 — PROFESSIONAL ENGINEER — 03/13/2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0027**



1 / S0100 FOUNDATION PLAN

1/8" = 1'-0"

N

FOUNDATION PLAN NOTES:

1. FOUNDATIONS CONSIST OF SPREAD FOOTINGS WHERE SHOWN ON PLAN. UNLESS INDICATED OTHERWISE, FOOTINGS SHALL BE CENTERED BELOW WALLS AND COLUMNS. RE: FOOTING SCHEDULE AND TYPICAL DETAILS.
2. SOG (SLAB–ON–GRADE) WHERE SHOWN ON PLAN CONSISTS OF REINFORCED CAST–IN–PLACE CONCRETE SLAB PLACED ON FREE DRAINAGE COMPACTED BASE OVER SUITABLE SUBGRADE MATERIAL AS SPECIFIED BY THE GEOTECHNICAL ENGINEER AND GEOTECHNICAL REPORT. RE: PLAN FOR SOG THICKNESS, REINFORCING, AND ELEVATIONS. REINFORCING SHALL BE CHAIRED MID–HEIGHT OF THE SLAB, UNLESS NOTED OTHERWISE. RE: TYPICAL DETAILS AND GENERAL NOTES FOR CONTROL JOINT REQUIREMENTS.
3. TOP OF SLAB ELEVATION INDICATED ON PLAN.
4. TOP OF WALL ELEVATION INDICATED ON PLAN.
5. TOP OF PILASTER = 99'–4", UNO.
6. DRAIN LOCATIONS IN SLAB ARE SHOWN FOR REFERENCE ONLY. RE: ARCH FOR FINAL LOCATIONS.
7. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS
8. RE: SHEET S0005 FOR SPECIAL INSPECTIONS AND TESTS
9. RE: SHEET S0021 FOR TYPICAL DETAILS
10. RE: SHEET S0501 FOR SCHEDULES

#	KEYNOTE LEGEND
001	GC TO COORDINATE FOOTING STEP LOCATIONS WITH CIVIL GRADING PLAN TO ENSURE FROST DEPTH MAINTAINED AT LOW GRADE, TYP AROUND BUILDING PERIMETER. FOR FOOTING STEP REQUIREMENTS, RE: 1/S0021.
002	SITE RETAINING WALL AT RAMP, RE: RETAINING WALL SCHEDULE. FOR GRADE ELEVATIONS AT RAMP, RE: CIVIL. FOR WALL LAYOUT AND DIMENSIONS, RE: ARCH/LANDSCAPE.
007	PROVIDE 12" MAX WIDTH BREAK IN FOOTING FOR UNDERGROUND PLUMBING. TERMINATE LONGITUDINAL REINFORCING WITH U–BAR OR 180 DEGREE HOOK, RE: TYPICAL DETAILS. COORDINATE LOCATION WITH MEP.
008	STEP FOOTING DOWN FOR PLUMBING TO PASS THROUGH STEM WALL, RE: TYPICAL DETAILS 1/S0021 AND 2/S0021. BEND DOWN TOP REINFORCING AT 1:6 MAX SLOPE. COORDINATE LOCATION WITH MEP.
011	DOT INDICATES APPROXIMATE LOCATION OF SHEAR WALL TENSION ROD. GC TO COORDINATE WITH CONCRETE AND FRAMING CONTRACTORS TO PROPERLY LOCATE EMBED PLATES IN TOP OF FORMWORK PRIOR TO PLACING CONCRETE.
012	STRUCTURAL STOOP OVER VOID FORM. FOR ADDITIONAL INFORMATION, RE: FOUNDATION DETAIL.

Fri 03/13/2026 03:36:25 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

FOUNDATION PLAN

SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26

DRAWN BY: CGC

CHECKED BY: PMK

PROJECT NO:

DRAWING NO:

S0100

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

Fri 03/13/2026 03:36:28 PM

1 LEVEL 1 FRAMING PLAN

S0101

1/8" = 1'-0"

N

TYPICAL BEARING WALL SCHEDULE, UNO					
BEARING LEVEL	STUD SIZE		EXTERIOR WALLS	INTERIOR WALLS	CORRIDOR WALLS
ROOF/ LOFT	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 5	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 4	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 3	2x6	STUD SPACING	16" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 2	2x6	STUD SPACING	12" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(3)
LEVEL 1	2x6	STUD SPACING	12" OC	12" OC	12" OC
		TOP PLATE QUANTITY	(3)	(4)	(3)

NOTES:
1. USE THE SPACING AND TOP PLATE QUANTITY INDICATED IN THIS TABLE UNLESS NOTED OTHERWISE ON PLAN
2. AT EXTERIOR WALL PROVIDE 1/2" OSB/PLYWOOD WALL SHEATHING, ATTACH W/ 8d@6"OC EDGE, 12"OC FIELD
3. WHERE SHEATHING IS NOT PRESENT ON BOTH SIDES OF WALL, PROVIDE BLOCKING @ 4'-0" OC
4. ALL EXTERIOR WALL FRAMING (STUDS AND SHEATHING) SHALL BE FIRE RESISTANT TREATED WOOD, RE: SPECIFICATIONS. RE: ARCH FOR ALTERNATE NON-COMBUSTIBLE SHEATHING. ALTERNATE SHEATHING TO HAVE SAME NAIL SPACING REQUIRED IN THIS TABLE AND SHEAR WALL SCHEDULE – SCREWS NOT PERMITTED.

FRAMING PLAN NOTES:

1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 1 1/2" MAX GYPCRETE TOPPING SLAB OVER 3/4" T&G OSB/PLYWOOD FLOOR SHEATHING OVER PREMANUFACTURED WOOD FLOOR TRUSSES. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD, UNO.
2. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@ 6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
3. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.
4. TYPICAL COLUMN IS (4)2x6 DFL No2, UNO. COLUMN SIZES ARE TAGGED AT LOWEST LEVEL ONLY. MATCH SAME COLUMN SIZE AT LEVEL(S) ABOVE, UNO.
5. TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.
6. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
7. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
8. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
9. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
10. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
11. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
12. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.
13. RE: SHEET S0011 FOR LOAD KEYS.
14. RE: SHEET S0021 FOR TYPICAL DETAILS.
15. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.

◇#	KEYNOTE LEGEND
003	SOG BLOCKOUT AT COLUMN, TYP. RE: TYPICAL DETAIL 5/S0022.
004	SOG JOINTING, TYP. RE: TYPICAL DETAIL 2/S0022.
101	STUD WALL TOP PLATE ELEVATION CHANGE ABOVE. REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.
105	POST IS CONTINUOUS FROM LEVEL BELOW TO LEVEL ABOVE. DO NO SPLICE POST AT THIS BALCONY.

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT
BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

LEVEL 1 FRAMING
PLAN

SEAL

PETER MAITLAND KELLY
64345
03.13.2026

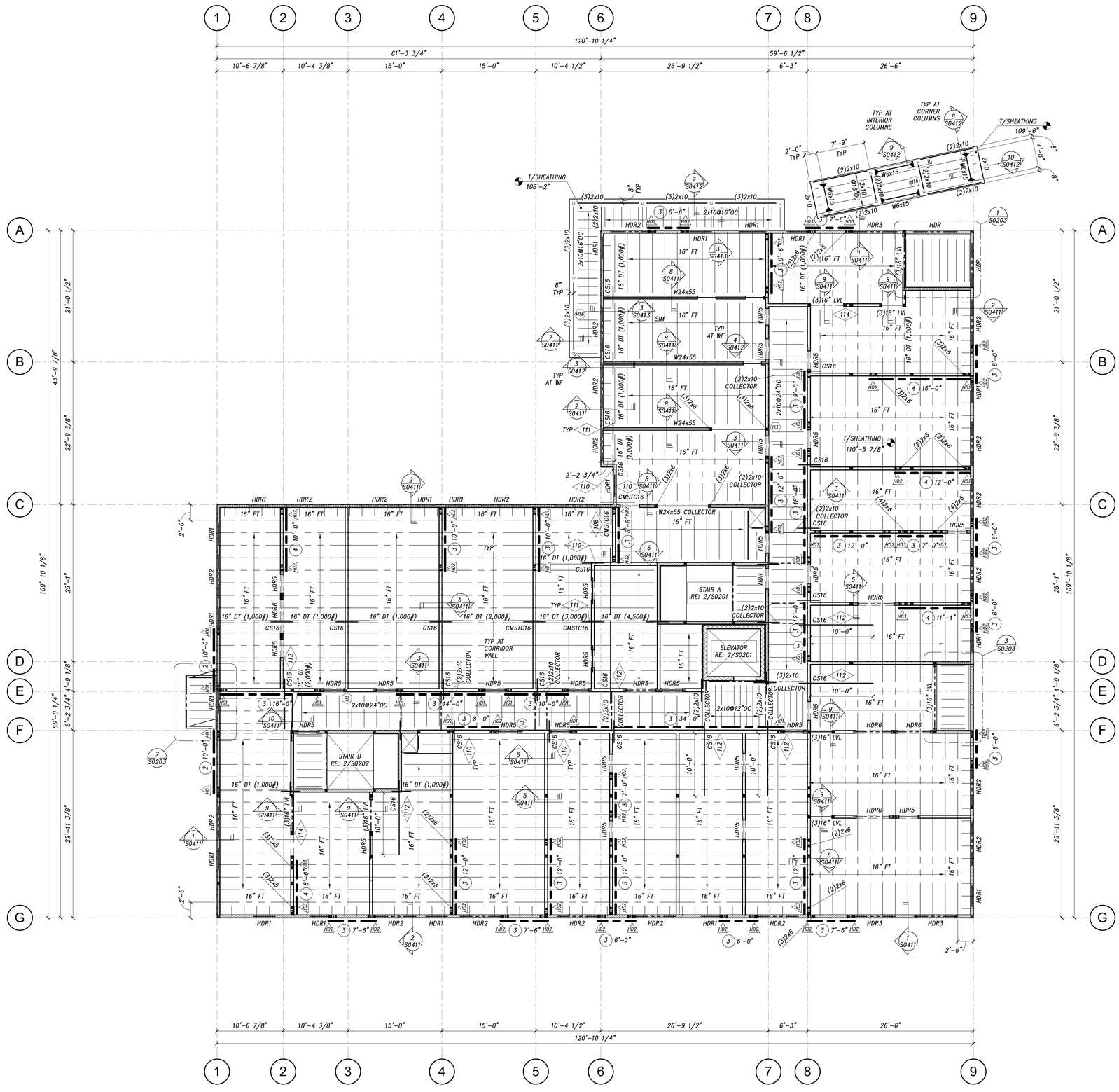
DATE:
03/13/26

DRAWN BY:
CGC

CHECKED BY:
PMK

PROJECT NO:

DRAWING NO:
S0101



TYPICAL BEARING WALL SCHEDULE, UNO

BEARING LEVEL	STUD SIZE		EXTERIOR WALLS	INTERIOR WALLS	CORRIDOR WALLS
ROOF/ LOFT	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 5	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 4	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 3	2x6	STUD SPACING	16" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 2	2x6	STUD SPACING	12" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(3)
LEVEL 1	2x6	STUD SPACING	12" OC	12" OC	12" OC
		TOP PLATE QUANTITY	(3)	(4)	(3)

NOTES:
1. USE THE SPACING AND TOP PLATE QUANTITY INDICATED IN THIS TABLE UNLESS NOTED OTHERWISE ON PLAN
2. AT EXTERIOR WALL PROVIDE 1/2" OSB/PLYWOOD WALL SHEATHING, ATTACH W/ 8d@6"OC EDGE, 12"OC FIELD
3. WHERE SHEATHING IS NOT PRESENT ON BOTH SIDES OF WALL, PROVIDE BLOCKING @ 4'-0" OC
4. ALL EXTERIOR WALL FRAMING (STUDS AND SHEATHING) SHALL BE FIRE RESISTANT TREATED WOOD, RE: SPECIFICATIONS. RE: ARCH FOR ALTERNATE NON-COMBUSTIBLE SHEATHING. ALTERNATE SHEATHING TO HAVE SAME NAIL SPACING REQUIRED IN THIS TABLE AND SHEAR WALL SCHEDULE - SCREWS NOT PERMITTED.

PREMANUFACTURED WOOD TRUSS SCHEDULE

MARK	DESCRIPTION	REMARKS
FT	FLOOR TRUSS (COMMON)	NOTES 1, 3, 5
RT	ROOF TRUSS (COMMON)	NOTES 1, 3, 5
GT	GIRDER TRUSS	NOTES 2, 3, 5
SGT	STRUCTURAL GABLE ROOF TRUSS	NOTES 1, 4, 5
MT	MONO PITCH ROOF TRUSS	NOTES 1, 4, 5
DT (#)	DRAG/COLLECTOR TRUSS	NOTES 1, 3, 5

NOTES:
1. MAXIMUM TRUSS SPACING IS 24"OC. ACTUAL SPACING AND TRUSS LAYOUT DETERMINED BY SUPPLIER.
2. GIRDER TRUSS PLY QUANTITY DETERMINED BY TRUSS SUPPLIER.
3. TRUSS-TO-TRUSS CONNECTORS TO BE DESIGNED, SPECIFIED, AND SUPPLIED BY TRUSS SUPPLIER.
4. MONO PITCH ROOF TRUSS DEPTH VARIES. TOP CHORD SLOPES WITH SHEATHING, BOTTOM CHORD FLAT, UNO.
5. TRUSSES DENOTED WITH (X.XXX#) INDICATE DRAG/COLLECTOR TRUSSES TO BE DESIGNED FOR AXIAL COLLECTOR FORCE IN LBS DENOTED IN ( ).

1 S0102 LEVEL 2 FRAMING PLAN

1/8" = 1'-0"

N

FRAMING PLAN NOTES:
1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 1 1/2" MAX GYPCRETE TOPPING SLAB OVER 3/4" T&G OSB/PLYWOOD FLOOR SHEATHING OVER PREMANUFACTURED WOOD FLOOR TRUSSES. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD, UNO.
2. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@ 6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
3. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.
4. TYPICAL COLUMN IS (4)2x6 DFL No2, UNO. COLUMN SIZES ARE TAGGED AT LOWEST LEVEL ONLY. MATCH SAME COLUMN SIZE AT LEVEL(S) ABOVE, UNO.
5. TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.
6. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
7. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
8. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
9. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
10. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
11. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
12. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.
13. RE: SHEET S0011 FOR LOAD KEYS.
14. RE: SHEET S0021 FOR TYPICAL DETAILS.
15. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.

KEYNOTE LEGEND

#	
108	STUD WALL TOP PLATE ELEVATION CHANGE AT COLLECTOR LINE. BLOCK AND STRAP ACROSS STEP IN TOP PLATES. RE: TYPICAL DETAIL 6/S0025.
110	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND TOP PLATES OR LEDGER. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
111	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAMS. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
112	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND DIAPHRAGM BLOCKING. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504. RE: TYPICAL FRAMING COLLECTORS DETAIL FOR ADDITIONAL INFORMATION.
114	BEAM PARALLEL TO WALL BELOW TO BEAR ON FULL WIDTH OF STUD PACK AT END OF WALL, 4 1/2" MIN BEARING LENGTH, TYP UNO.

Fri 03/13/2026 03:36:35 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KASA

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

LEVEL 2 FRAMING PLAN

SEAL

COLORADO LICENSED
64345
CHRISTOPHER MAITLAND KELLY
PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0102**

TYPICAL BEARING WALL SCHEDULE, UNO

BEARING LEVEL	STUD SIZE		EXTERIOR WALLS	INTERIOR WALLS	CORRIDOR WALLS
ROOF/ LOFT	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 5	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 4	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 3	2x6	STUD SPACING	16" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 2	2x6	STUD SPACING	12" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(3)
LEVEL 1	2x6	STUD SPACING	12" OC	12" OC	12" OC
		TOP PLATE QUANTITY	(3)	(4)	(3)

NOTES:
1. USE THE SPACING AND TOP PLATE QUANTITY INDICATED IN THIS TABLE UNLESS NOTED OTHERWISE ON PLAN
2. AT EXTERIOR WALL PROVIDE 1/2" OSB/PLYWOOD WALL SHEATHING, ATTACH W/ 8d@6"OC EDGE, 12"OC FIELD
3. WHERE SHEATHING IS NOT PRESENT ON BOTH SIDES OF WALL, PROVIDE BLOCKING @ 4'-0" OC
4. ALL EXTERIOR WALL FRAMING (STUDS AND SHEATHING) SHALL BE FIRE RESISTANT TREATED WOOD, RE: SPECIFICATIONS. RE: ARCH FOR ALTERNATE NON-COMBUSTIBLE SHEATHING. ALTERNATE SHEATHING TO HAVE SAME NAIL SPACING REQUIRED IN THIS TABLE AND SHEAR WALL SCHEDULE - SCREWS NOT PERMITTED.

PREMANUFACTURED WOOD TRUSS SCHEDULE

MARK	DESCRIPTION	REMARKS
FT	FLOOR TRUSS (COMMON)	NOTES 1, 3, 5
RT	ROOF TRUSS (COMMON)	NOTES 1, 3, 5
GT	GIRDER TRUSS	NOTES 2, 3, 5
SGT	STRUCTURAL GABLE ROOF TRUSS	NOTES 1, 4, 5
MT	MONO PITCH ROOF TRUSS	NOTES 1, 4, 5
DT (#)	DRAG/COLLECTOR TRUSS	NOTES 1, 3, 5

NOTES:
1. MAXIMUM TRUSS SPACING IS 24"OC. ACTUAL SPACING AND TRUSS LAYOUT DETERMINED BY SUPPLIER.
2. GIRDER TRUSS PLY QUANTITY DETERMINED BY TRUSS SUPPLIER.
3. TRUSS-TO-TRUSS CONNECTORS TO BE DESIGNED, SPECIFIED, AND SUPPLIED BY TRUSS SUPPLIER.
4. MONO PITCH ROOF TRUSS DEPTH VARIES. TOP CHORD SLOPES WITH SHEATHING. BOTTOM CHORD FLAT, UNO.
5. TRUSSES DENOTED WITH (X,XXX#) INDICATE DRAG/COLLECTOR TRUSSES TO BE DESIGNED FOR AXIAL COLLECTOR FORCE IN LBS DENOTED IN ( ).

1 S0103 LEVEL 3 FRAMING PLAN

1/8" = 1'-0"

N

FRAMING PLAN NOTES:
1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 1 1/2" MAX GYPCRETE TOPPING SLAB OVER 3/4" T&G OSB/PLYWOOD FLOOR SHEATHING OVER PREMANUFACTURED WOOD FLOOR TRUSSES. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD, UNO.
2. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@ 6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
3. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.
4. TYPICAL COLUMN IS (4)2x6 DFL No2, UNO. COLUMN SIZES ARE TAGGED AT LOWEST LEVEL ONLY. MATCH SAME COLUMN SIZE AT LEVEL(S) ABOVE, UNO.
5. TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.
6. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
7. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
8. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
9. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
10. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
11. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
12. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.
13. RE: SHEET S0011 FOR LOAD KEYS.
14. RE: SHEET S0021 FOR TYPICAL DETAILS.
15. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.

KEYNOTE LEGEND

#	
108	STUD WALL TOP PLATE ELEVATION CHANGE AT COLLECTOR LINE. BLOCK AND STRAP ACROSS STEP IN TOP PLATES. RE: TYPICAL DETAIL 6/S0025.
109	WINDOW AT BUMP-OUT WALL. FOR FRAMING AROUND OPENING, RE: TYPICAL DETAIL 7/S0025.
110	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND TOP PLATES OR LEDGER. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
111	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAMS. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
112	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND DIAPHRAGM BLOCKING. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504. RE: TYPICAL FRAMING COLLECTORS DETAIL FOR ADDITIONAL INFORMATION.
114	BEAM PARALLEL TO WALL BELOW TO BEAR ON FULL WIDTH OF STUD PACK AT END OF WALL, 4 1/2" MIN BEARING LENGTH, TYP UNO.

Fri 03/13/2026 03:36:42 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

LEVEL 3 FRAMING PLAN

SEAL

COLORADO LICENSED — 64345 — PETER WAITLAND KELLY III — PROFESSIONAL ENGINEER — 03/13/2026

DATE:	03/13/26
DRAWN BY:	CGC
CHECKED BY:	PMK
PROJECT NO:	

DRAWING NO:

S0103

1 LEVEL 4 FRAMING PLAN (S0104)

1/8" = 1'-0"

TYPICAL BEARING WALL SCHEDULE, UNO

BEARING LEVEL	STUD SIZE		EXTERIOR WALLS	INTERIOR WALLS	CORRIDOR WALLS
ROOF/ LOFT	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 5	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 4	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 3	2x6	STUD SPACING	16" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 2	2x6	STUD SPACING	12" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(3)
LEVEL 1	2x6	STUD SPACING	12" OC	12" OC	12" OC
		TOP PLATE QUANTITY	(3)	(4)	(3)

NOTES:
1. USE THE SPACING AND TOP PLATE QUANTITY INDICATED IN THIS TABLE UNLESS NOTED OTHERWISE ON PLAN
2. AT EXTERIOR WALL PROVIDE 1/2" OSB/PLYWOOD WALL SHEATHING, ATTACH W/ 8d@6"OC EDGE, 12"OC FIELD
3. WHERE SHEATHING IS NOT PRESENT ON BOTH SIDES OF WALL, PROVIDE BLOCKING @ 4'-0" OC
4. ALL EXTERIOR WALL FRAMING (STUDS AND SHEATHING) SHALL BE FIRE RESISTANT TREATED WOOD, RE: SPECIFICATIONS. RE: ARCH FOR ALTERNATE NON-COMBUSTIBLE SHEATHING. ALTERNATE SHEATHING TO HAVE SAME NAIL SPACING REQUIRED IN THIS TABLE AND SHEAR WALL SCHEDULE – SCREWS NOT PERMITTED.

PREMANUFACTURED WOOD TRUSS SCHEDULE

MARK	DESCRIPTION	REMARKS
FT	FLOOR TRUSS (COMMON)	NOTES 1, 3, 5
RT	ROOF TRUSS (COMMON)	NOTES 1, 3, 5
GT	GIRDER TRUSS	NOTES 2, 3, 5
SGT	STRUCTURAL GABLE ROOF TRUSS	NOTES 1, 4, 5
MT	MONO PITCH ROOF TRUSS	NOTES 1, 4, 5
DT (#)	DRAG/COLLECTOR TRUSS	NOTES 1, 3, 5

NOTES:
1. MAXIMUM TRUSS SPACING IS 24"OC. ACTUAL SPACING AND TRUSS LAYOUT DETERMINED BY SUPPLIER.
2. GIRDER TRUSS PLY QUANTITY DETERMINED BY TRUSS SUPPLIER.
3. TRUSS-TO-TRUSS CONNECTORS TO BE DESIGNED, SPECIFIED, AND SUPPLIED BY TRUSS SUPPLIER.
4. MONO PITCH ROOF TRUSS DEPTH VARIES. TOP CHORD SLOPES WITH SHEATHING. BOTTOM CHORD FLAT, UNO.
5. TRUSSES DENOTED WITH (X,XXX#) INDICATE DRAG/COLLECTOR TRUSSES TO BE DESIGNED FOR AXIAL COLLECTOR FORCE IN LBS DENOTED IN ( ).

N

FRAMING PLAN NOTES:

1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 1 1/2" MAX GYPCRETE TOPPING SLAB OVER 3/4" T&G OSB/PLYWOOD FLOOR SHEATHING OVER PREMANUFACTURED WOOD FLOOR TRUSSES. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD, UNO.
2. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@ 6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
3. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.
4. TYPICAL COLUMN IS (4)2x6 DFL No2, UNO. COLUMN SIZES ARE TAGGED AT LOWEST LEVEL ONLY. MATCH SAME COLUMN SIZE AT LEVEL(S) ABOVE, UNO.
5. TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.
6. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
7. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
8. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
9. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
10. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
11. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
12. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.
13. RE: SHEET S0011 FOR LOAD KEYS.
14. RE: SHEET S0021 FOR TYPICAL DETAILS.
15. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.

KEYNOTE LEGEND

#	KEYNOTE LEGEND
101	STUD WALL TOP PLATE ELEVATION CHANGE ABOVE. REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.
108	STUD WALL TOP PLATE ELEVATION CHANGE AT COLLECTOR LINE. BLOCK AND STRAP ACROSS STEP IN TOP PLATES. RE: TYPICAL DETAIL 6/S0025.
109	WONDOW AT BUMP-OUT WALL. FOR FRAMING AROUND OPENING, RE: TYPICAL DETAIL 7/S0025.
110	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND TOP PLATES OR LEDGER. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
111	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAMS. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
112	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND DIAPHRAGM BLOCKING. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504. RE: TYPICAL FRAMING COLLECTORS DETAIL FOR ADDITIONAL INFORMATION.

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
LEVEL 4 FRAMING PLAN

SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO:
S0104

LEVEL 5 FRAMING PLAN

1 / S0105

1/8" = 1'-0"

TYPICAL BEARING WALL SCHEDULE, UNO					
BEARING LEVEL	STUD SIZE		EXTERIOR WALLS	INTERIOR WALLS	CORRIDOR WALLS
ROOF/ LOFT	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 5	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 4	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 3	2x6	STUD SPACING	16" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 2	2x6	STUD SPACING	12" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(3)
LEVEL 1	2x6	STUD SPACING	12" OC	12" OC	12" OC
		TOP PLATE QUANTITY	(3)	(4)	(3)

NOTES:
1. USE THE SPACING AND TOP PLATE QUANTITY INDICATED IN THIS TABLE UNLESS NOTED OTHERWISE ON PLAN
2. AT EXTERIOR WALL PROVIDE 1/2" OSB/PLYWOOD WALL SHEATHING, ATTACH W/ 8d@6"OC EDGE, 12"OC FIELD
3. WHERE SHEATHING IS NOT PRESENT ON BOTH SIDES OF WALL, PROVIDE BLOCKING @ 4'-0" OC
4. ALL EXTERIOR WALL FRAMING (STUDS AND SHEATHING) SHALL BE FIRE RESISTANT TREATED WOOD, RE: SPECIFICATIONS. RE: ARCH FOR ALTERNATE NON-COMBUSTIBLE SHEATHING. ALTERNATE SHEATHING TO HAVE SAME NAIL SPACING REQUIRED IN THIS TABLE AND SHEAR WALL SCHEDULE – SCREWS NOT PERMITTED.

PREMANUFACTURED WOOD TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
FT	FLOOR TRUSS (COMMON)	NOTES 1, 3, 5
RT	ROOF TRUSS (COMMON)	NOTES 1, 3, 5
GT	GIRDER TRUSS	NOTES 2, 3, 5
SGT	STRUCTURAL GABLE ROOF TRUSS	NOTES 1, 4, 5
MT	MONO PITCH ROOF TRUSS	NOTES 1, 4, 5
DT (#)	DRAG/COLLECTOR TRUSS	NOTES 1, 3, 5

NOTES:
1. MAXIMUM TRUSS SPACING IS 24"OC. ACTUAL SPACING AND TRUSS LAYOUT DETERMINED BY SUPPLIER.
2. GIRDER TRUSS PLY QUANTITY DETERMINED BY TRUSS SUPPLIER.
3. TRUSS–TO–TRUSS CONNECTORS TO BE DESIGNED, SPECIFIED, AND SUPPLIED BY TRUSS SUPPLIER.
4. MONO PITCH ROOF TRUSS DEPTH VARIES. TOP CHORD SLOPES WITH SHEATHING. BOTTOM CHORD FLAT, UNO.
5. TRUSSES DENOTED WITH (X,XXX#) INDICATE DRAG/COLLECTOR TRUSSES TO BE DESIGNED FOR AXIAL COLLECTOR FORCE IN LBS DENOTED IN ( ).

FRAMING PLAN NOTES:

1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 1 1/2" MAX GYPCRETE TOPPING SLAB OVER 3/4" T&G OSB/PLYWOOD FLOOR SHEATHING OVER PREMANUFACTURED WOOD FLOOR TRUSSES. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD, UNO.
2. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@ 6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
3. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.
4. TYPICAL COLUMN IS (4)2x6 DFL No2, UNO. COLUMN SIZES ARE TAGGED AT LOWEST LEVEL ONLY. MATCH SAME COLUMN SIZE AT LEVEL(S) ABOVE, UNO.
5. TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.
6. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
7. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
8. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
9. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
10. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
11. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
12. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.
13. RE: SHEET S0011 FOR LOAD KEYS.
14. RE: SHEET S0021 FOR TYPICAL DETAILS.
15. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.

#	KEYNOTE LEGEND
101	STUD WALL TOP PLATE ELEVATION CHANGE ABOVE. REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.
108	STUD WALL TOP PLATE ELEVATION CHANGE AT COLLECTOR LINE. BLOCK AND STRAP ACROSS STEP IN TOP PLATES. RE: TYPICAL DETAIL 6/S0025.
109	WONDOW AT BUMP–OUT WALL. FOR FRAMING AROUND OPENING, RE: TYPICAL DETAIL 7/S0025.
110	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND TOP PLATES OR LEDGER. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
111	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAMS. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.
112	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND DIAPHRAGM BLOCKING. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504. RE: TYPICAL FRAMING COLLECTORS DETAIL FOR ADDITIONAL INFORMATION.
115	PROVIDE 2x6 LSL (1.3E) MANUFACTURED LUMBER STUDS AT RAKED WALLS THAT EXTEND FROM LEVEL 5 TO HIGH ROOF.
116	PROVIDE STRAPPING PER DETAIL 11/S0412 AT POST

Fri 03/13/2026 03:36:55 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

LEVEL 5 FRAMING PLAN

SEAL

COLORADO LICENSED PETER MAITLAND KELLY 64345 PROFESSIONAL ENGINEER 03.13.2026

DATE: 03/13/26

DRAWN BY: CGC

CHECKED BY: PMK

PROJECT NO:

DRAWING NO:

S0105

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

Fri 03/13/2026 03:37:00 PM

1 LOFT AND ROOF FRAMING PLAN
S0106

1/8" = 1'-0"

TYPICAL BEARING WALL SCHEDULE, UNO					
BEARING LEVEL	STUD SIZE		EXTERIOR WALLS	INTERIOR WALLS	CORRIDOR WALLS
ROOF/ LOFT	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 5	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 4	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 3	2x6	STUD SPACING	16" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 2	2x6	STUD SPACING	12" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(3)
LEVEL 1	2x6	STUD SPACING	12" OC	12" OC	12" OC
		TOP PLATE QUANTITY	(3)	(4)	(3)

NOTES:
1. USE THE SPACING AND TOP PLATE QUANTITY INDICATED IN THIS TABLE UNLESS NOTED OTHERWISE ON PLAN
2. AT EXTERIOR WALL PROVIDE 1/2" OSB/PLYWOOD WALL SHEATHING, ATTACH W/ 8d@6"OC EDGE, 12"OC FIELD
3. WHERE SHEATHING IS NOT PRESENT ON BOTH SIDES OF WALL, PROVIDE BLOCKING @ 4'-0" OC
4. ALL EXTERIOR WALL FRAMING (STUDS AND SHEATHING) SHALL BE FIRE RESISTANT TREATED WOOD, RE: SPECIFICATIONS. RE: ARCH FOR ALTERNATE NON-COMBUSTIBLE SHEATHING. ALTERNATE SHEATHING TO HAVE SAME NAIL SPACING REQUIRED IN THIS TABLE AND SHEAR WALL SCHEDULE - SCREWS NOT PERMITTED.

PREMANUFACTURED WOOD TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
FT	FLOOR TRUSS (COMMON)	NOTES 1, 3, 5
RT	ROOF TRUSS (COMMON)	NOTES 1, 3, 5
GT	GIRDER TRUSS	NOTES 2, 3, 5
SGT	STRUCTURAL GABLE ROOF TRUSS	NOTES 1, 4, 5
MT	MONO PITCH ROOF TRUSS	NOTES 1, 4, 5
DT (#)	DRAG/COLLECTOR TRUSS	NOTES 1, 3, 5

NOTES:
1. MAXIMUM TRUSS SPACING IS 24"OC. ACTUAL SPACING AND TRUSS LAYOUT DETERMINED BY SUPPLIER.
2. GIRDER TRUSS PLY QUANTITY DETERMINED BY TRUSS SUPPLIER.
3. TRUSS-TO-TRUSS CONNECTORS TO BE DESIGNED, SPECIFIED, AND SUPPLIED BY TRUSS SUPPLIER.
4. MONO PITCH ROOF TRUSS DEPTH VARIES. TOP CHORD SLOPES WITH SHEATHING. BOTTOM CHORD FLAT, UNO.
5. TRUSSES DENOTED WITH (X,XXX#) INDICATE DRAG/COLLECTOR TRUSSES TO BE DESIGNED FOR AXIAL COLLECTOR FORCE IN LBS DENOTED IN ( ).

LOFT AND ROOF FRAMING PLAN NOTES:

1. TYPICAL FLOOR IS ARCHITECTURAL FINISHES OVER 1 1/2" MAX GYPCRETE TOPPING SLAB OVER 3/4" T&G OSB/PLYWOOD FLOOR SHEATHING OVER PREMANUFACTURED WOOD FLOOR TRUSSES. TYPICAL FLOOR SHEATHING ATTACHMENT IS GLUE AND NAIL WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD, UNO.
2. TYPICAL ROOF IS FINISHES AND INSULATION OVER 3/4" OSB/PLYWOOD ROOF SHEATHING OVER PREMANUFACTURED WOOD ROOF TRUSSES. ATTACH ROOF SHEATHING WITH 8d@6"OC AT EDGES AND 8d@12"OC IN FIELD, UNO.
3. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@ 6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
4. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.
5. TYPICAL COLUMN IS (4)2x6 DFL No2, UNO.
6. TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.
7. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
8. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
9. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
10. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
11. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
12. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
13. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.
14. RE: SHEET S0011 FOR LOAD KEYS.
15. RE: SHEET S0021 FOR TYPICAL DETAILS.
16. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.

#	KEYNOTE LEGEND
108	STUD WALL TOP PLATE ELEVATION CHANGE AT COLLECTOR LINE. BLOCK AND STRAP ACROSS STEP IN TOP PLATES. RE: TYPICAL DETAIL 6/S0025.
109	WONDOW AT BUMP-OUT WALL. FOR FRAMING AROUND OPENING, RE: TYPICAL DETAIL 7/S0025.
112	SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND DIAPHRAGM BLOCKING. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504. RE: TYPICAL FRAMING COLLECTORS DETAIL FOR ADDITIONAL INFORMATION.
113	PROVIDE INVERTED SIMPSON CCQ-SDS2.5 COLUMN CAP AT BASE OF POST TO BEAM BELOW W/ SDS25212 SCREWS TO ALL ROUND HOLES. PROVIDE I-JOIST BLOCKING EACH SIDE OF COLUMN.
114	BEAM PARALLEL TO WALL BELOW TO BEAR ON FULL WIDTH OF STUD PACK AT END OF WALL, 4 1/2" MIN BEARING LENGTH, TYP UNO.
116	PROVIDE STRAPPING PER DETAIL 11/S0412 AT POST
203	SHADED REGION INDICATES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL UNIT. FOR SIZE, LOCATION, AND WEIGHT OF RTU, RE: MEP. TRUSS DESIGNER TO DESIGN ROOF TRUSSES TO SUPPORT WEIGHT OF RTU.

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT
BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

LOFT AND ROOF
FRAMING PLAN

SEAL

PETER MAITLAND KELLY
64345
03.13.2026

DATE: 03/13/26

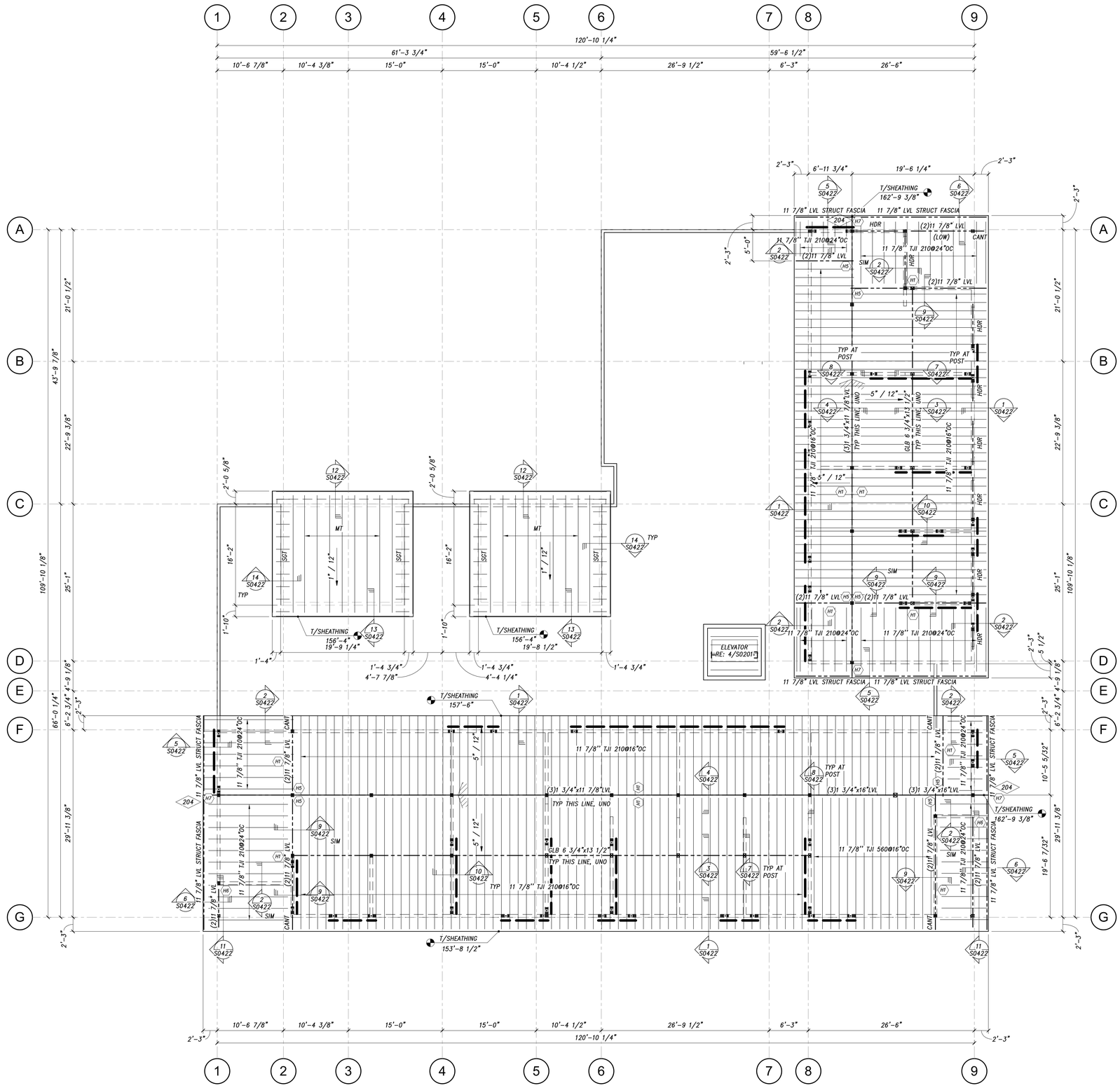
DRAWN BY: CGC

CHECKED BY: PMK

PROJECT NO:

DRAWING NO:

S0106



TYPICAL BEARING WALL SCHEDULE, UNO

BEARING LEVEL	STUD SIZE		EXTERIOR WALLS	INTERIOR WALLS	CORRIDOR WALLS
ROOF/ LOFT	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 5	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(2)	(2)
LEVEL 4	2x6	STUD SPACING	16" OC	16" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 3	2x6	STUD SPACING	16" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(2)
LEVEL 2	2x6	STUD SPACING	12" OC	12" OC	16" OC
		TOP PLATE QUANTITY	(3)	(3)	(3)
LEVEL 1	2x6	STUD SPACING	12" OC	12" OC	12" OC
		TOP PLATE QUANTITY	(3)	(4)	(3)

NOTES:
1. USE THE SPACING AND TOP PLATE QUANTITY INDICATED IN THIS TABLE UNLESS NOTED OTHERWISE ON PLAN
2. AT EXTERIOR WALL PROVIDE 1/2" OSB/PLYWOOD WALL SHEATHING, ATTACH W/ 8d@6"OC EDGE, 12"OC FIELD
3. WHERE SHEATHING IS NOT PRESENT ON BOTH SIDES OF WALL, PROVIDE BLOCKING @ 4'-0" OC
4. ALL EXTERIOR WALL FRAMING (STUDS AND SHEATHING) SHALL BE FIRE RESISTANT TREATED WOOD, RE: SPECIFICATIONS. RE: ARCH FOR ALTERNATE NON-COMBUSTIBLE SHEATHING. ALTERNATE SHEATHING TO HAVE SAME NAIL SPACING REQUIRED IN THIS TABLE AND SHEAR WALL SCHEDULE - SCREWS NOT PERMITTED.

PREMANUFACTURED WOOD TRUSS SCHEDULE

MARK	DESCRIPTION	REMARKS
FT	FLOOR TRUSS (COMMON)	NOTES 1, 3, 5
RT	ROOF TRUSS (COMMON)	NOTES 1, 3, 5
GT	GIRDER TRUSS	NOTES 2, 3, 5
SGT	STRUCTURAL GABLE ROOF TRUSS	NOTES 1, 4, 5
MT	MONO PITCH ROOF TRUSS	NOTES 1, 4, 5
DT (#)	DRAG/COLLECTOR TRUSS	NOTES 1, 3, 5

NOTES:
1. MAXIMUM TRUSS SPACING IS 24"OC. ACTUAL SPACING AND TRUSS LAYOUT DETERMINED BY SUPPLIER.
2. GIRDER TRUSS PLY QUANTITY DETERMINED BY TRUSS SUPPLIER.
3. TRUSS-TO-TRUSS CONNECTORS TO BE DESIGNED, SPECIFIED, AND SUPPLIED BY TRUSS SUPPLIER.
4. MONO PITCH ROOF TRUSS DEPTH VARIES. TOP CHORD SLOPES WITH SHEATHING. BOTTOM CHORD FLAT, UNO.
5. TRUSSES DENOTED WITH (X,XXX#) INDICATE DRAG/COLLECTOR TRUSSES TO BE DESIGNED FOR AXIAL COLLECTOR FORCE IN LBS DENOTED IN ( ).

1 S0107 HIGH ROOF FRAMING PLAN

1/8" = 1'-0"

N

HIGH ROOF FRAMING PLAN NOTES:
1. TYPICAL ROOF IS FINISHES AND INSULATION OVER 3/4" OSB/PLYWOOD ROOF SHEATHING OVER PREMANUFACTURED WOOD ROOF TRUSSES. ATTACH ROOF SHEATHING WITH 8d@6"OC AT EDGES AND 8d@12"OC IN FIELD, UNO.
2. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
3. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
4. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
5. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
6. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
7. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS
8. RE: SHEET S0011 FOR LOAD KEYS
9. RE: SHEET S0021 FOR TYPICAL DETAILS
10. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, AND HANGER SCHEDULES

#	KEYNOTE LEGEND
204	COPE BOTTOM OF RIDGE BEAM TO MATCH FRAMING DEPTH AT OVERHANG, TYP

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

Fri 03/13/2026 03:37:03 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

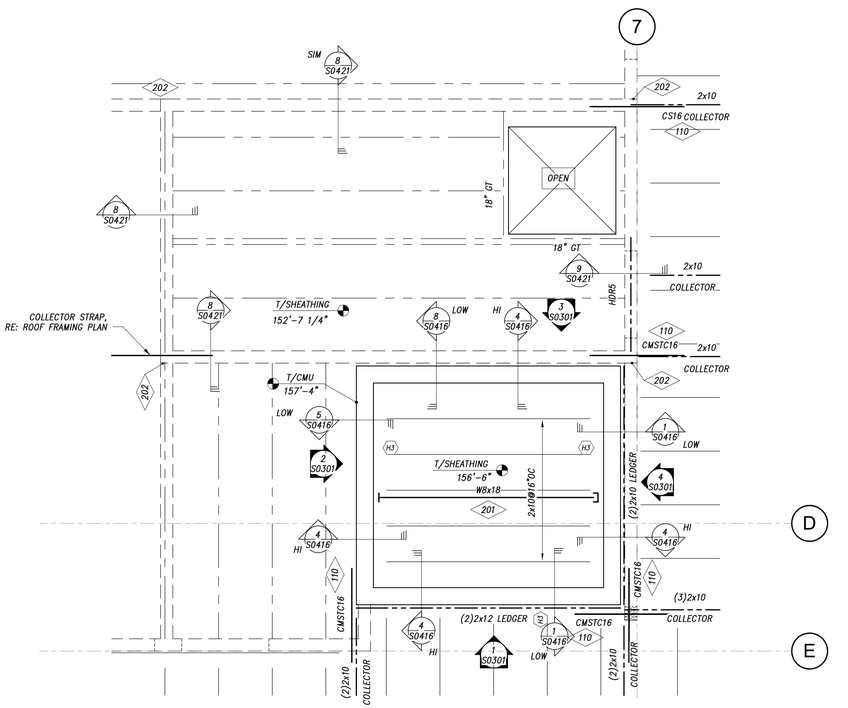
HIGH ROOF FRAMING PLAN

SEAL

COLORADO LICENSED 64345 PETER WAITLAND KELLY III PROFESSIONAL ENGINEER

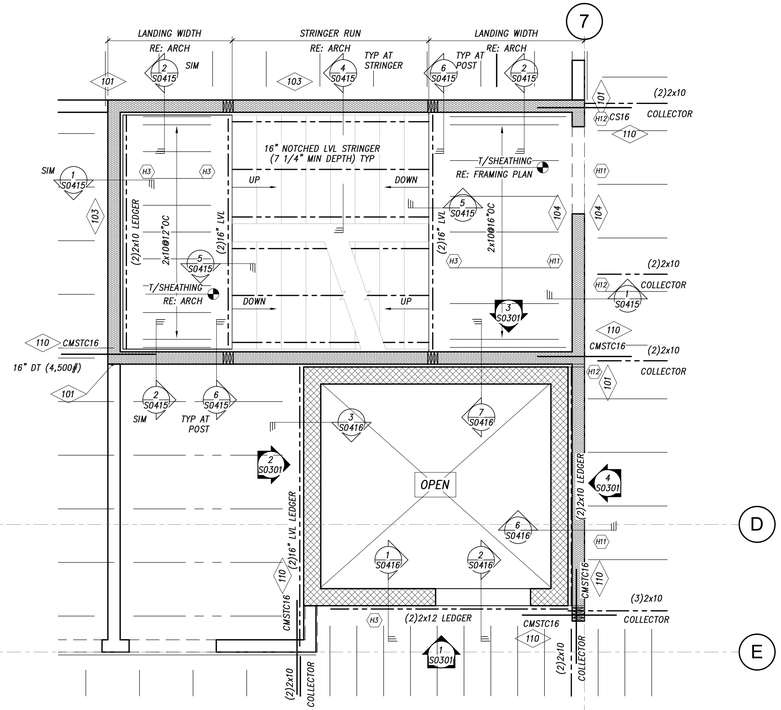
DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0107**



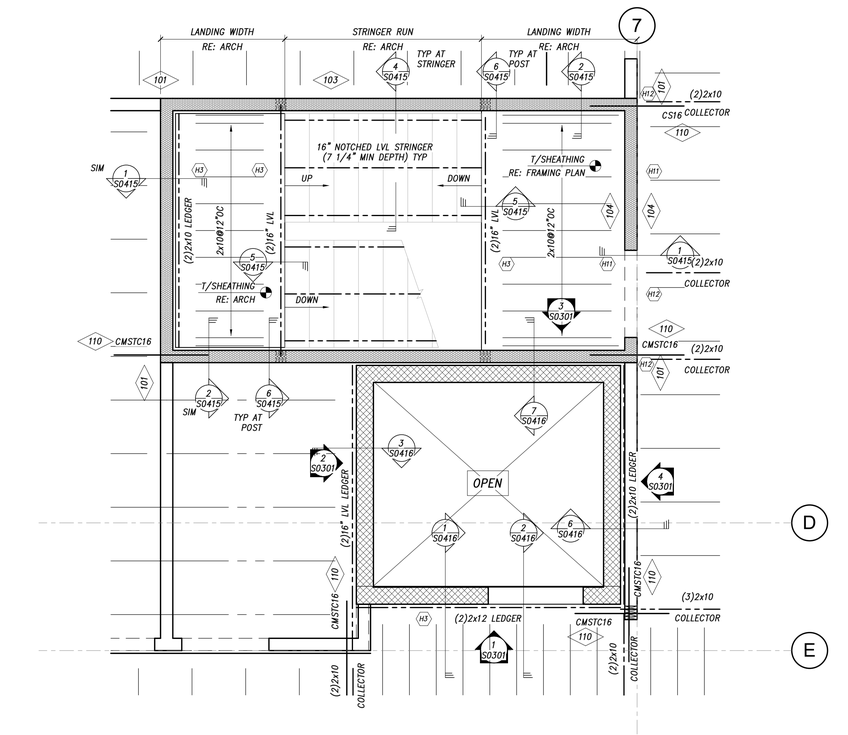
4 S0201 STAIR A AND ELEVATOR ENLARGED FRAMING PLAN - ROOF

3/8" = 1'-0"



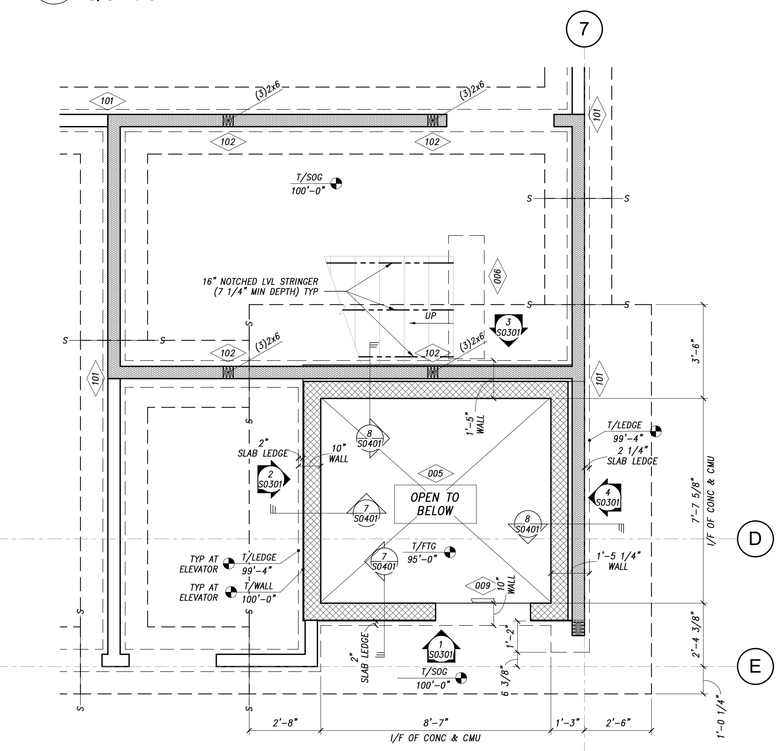
2 S0201 STAIR A & ELEVATOR ENLARGED FRAMING PLAN - LEVELS 2, 3, 4

3/8" = 1'-0"



3 S0201 STAIR A & ELEVATOR ENLARGED FRAMING PLAN - LEVEL 5

3/8" = 1'-0"



1 S0201 STAIR A & ELEVATOR ENLARGED FRAMING PLAN - LEVEL 1

3/8" = 1'-0"

ENLARGED FRAMING PLAN NOTES:

1. *RE: FOUNDATION PLAN FOR FOOTING SIZE, ELEVATION AND REINFORCING AND SLAB-ON-GRADE INFORMATION.*
2. *RE: FRAMING PLANS FOR FLOOR AND ROOF SHEATHING AND NAILING.*
3. *TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.*
4. *TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.*
5. *TYPICAL COLUMN IS (4)2x6 DFL No2, UNO.*
6. *TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.*
7. *ALL LVL MATERIAL IS 1 3/4" THICK, UNO.*
8. *ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.*
9. *RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.*
10. *WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.*
11. *RE: ARCH FOR WINDOW AND DOOR LOCATIONS.*
12. *COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.*
13. *RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.*
14. *RE: SHEET S0011 FOR LOAD KEYS.*
15. *RE: SHEET S0021 FOR TYPICAL DETAILS.*
16. *RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.*

#	KEYNOTE LEGEND
005	*COORDINATE ELEVATOR SUMP LOCATION WITH ELEVATOR MANUFACTURER REQUIREMENTS.*
006	*THICKENED SLAB ON GRADE AT STAIR BOTTOM, RE: TYPICAL DETAIL 10/S0022.*
009	*ELEVATOR SILL ANGLE AT THRESHOLD AS REQUIRED BY ELEVATOR MANUFACTURER. RE: TYPICAL DETAIL 6/S0021.*
101	*STUD WALL TOP PLATE ELEVATION CHANGE ABOVE. REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.*
102	*POST CENTERED ON BEAM AT LEVEL ABOVE. REFER TO FRAMING PLAN FOR BEAM LOCATION TO LOCATE POST.*
103	*FIRE HANGERS AT WOOD TRUSS CONNECTION TO SHAFT WALL BY TRUSS SUPPLIER.*
104	*FIRE HANGERS AT 2x FRAMING TO SHAFT WALL, RE: HANGER SCHEDULE.*
110	*SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND TOP PLATES OR LEDGER. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.*
201	*ELEVATOR HOIST BEAM. GC TO COORDINATE ORIENTATION, LOCATION AND ELEVATION WITH ELEVATOR MANUFACTURER REQUIREMENTS. FOR CONNECTION TO CMU WALL, RE: TYPICAL DETAILS.*
202	*STUD WALL TOP PLATE ELEVATION CHANGE. REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.*

Fri 03/13/2026 03:37:05 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KASA

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

ENLARGED PLANS - STAIR A & ELEVATOR

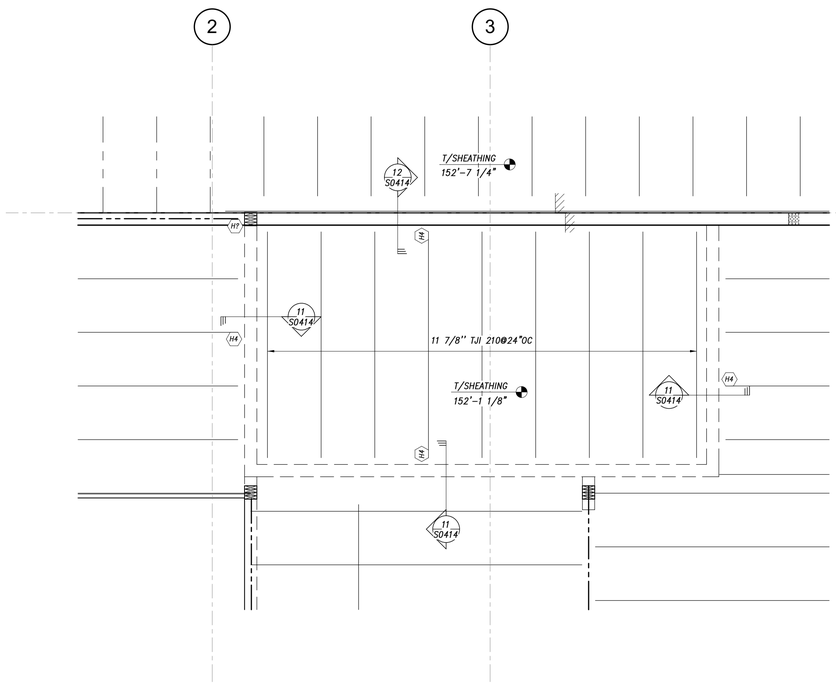
SEAL

COLORADO LICENSED PETER MAITLAND KELLEY 64345 PROFESSIONAL ENGINEER 03.13.2026

DATE:	03/13/26
DRAWN BY:	CGC
CHECKED BY:	PMK
PROJECT NO:	

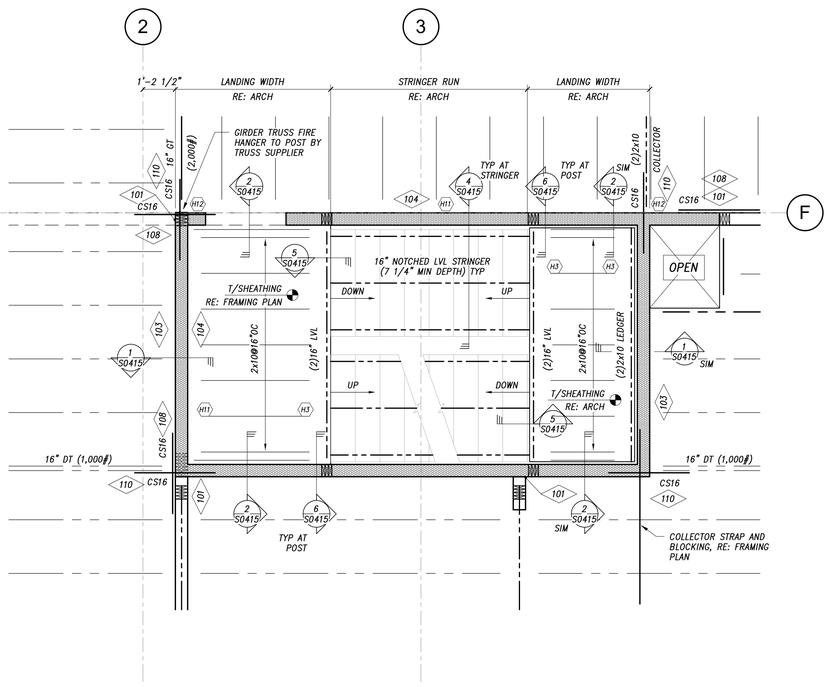
DRAWING NO:

S0201



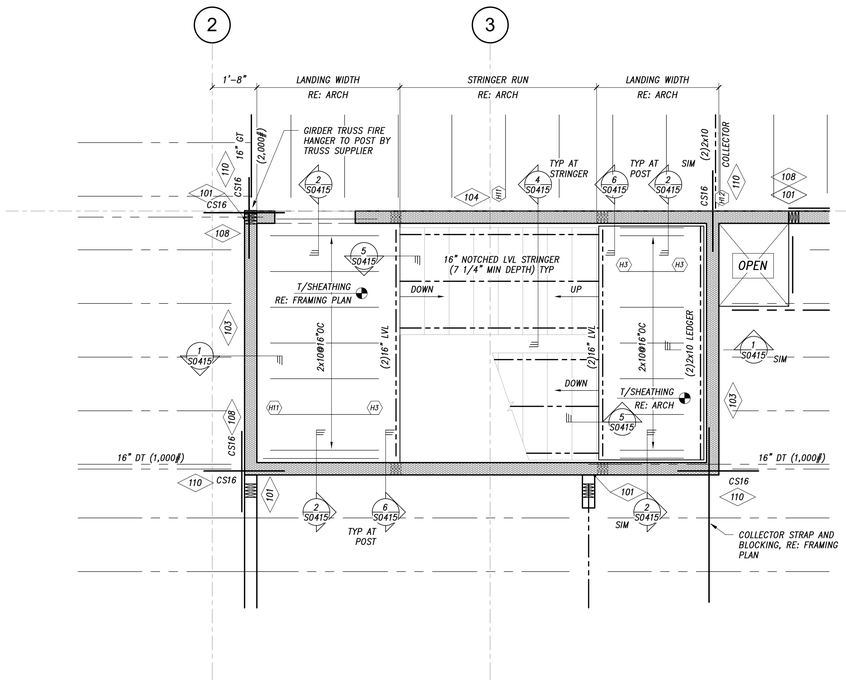
4 S0202 STAIR B ENLARGED FRAMING PLAN - ROOF

3/8" = 1'-0"



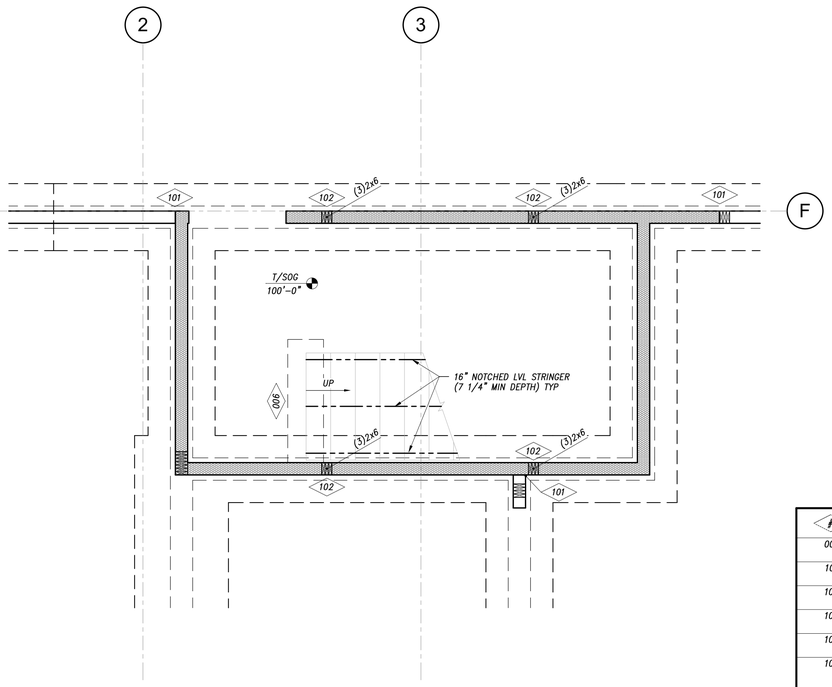
2 S0202 STAIR B ENLARGED FRAMING PLAN - LEVELS 2, 3, 4

3/8" = 1'-0"



3 S0202 STAIR B ENLARGED FRAMING PLAN - LEVEL 5

3/8" = 1'-0"



1 S0202 STAIR B ENLARGED FRAMING PLAN - LEVEL 1

3/8" = 1'-0"

ENLARGED FRAMING PLAN NOTES:

1. *RE: FOUNDATION PLAN FOR FOOTING SIZE, ELEVATION AND REINFORCING AND SLAB-ON-GRADE INFORMATION.*
2. *RE: FRAMING PLANS FOR FLOOR AND ROOF SHEATHING AND NAILING.*
3. *TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No.2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8d@6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.*
4. *TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No.2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.*
5. *TYPICAL COLUMN IS (4)2x6 DFL No2, UNO.*
6. *TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.*
7. *ALL LVL MATERIAL IS 1 3/4" THICK, UNO.*
8. *ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.*
9. *RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.*
10. *WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.*
11. *RE: ARCH FOR WINDOW AND DOOR LOCATIONS.*
12. *COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.*
13. *RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.*
14. *RE: SHEET S0011 FOR LOAD KEYS.*
15. *RE: SHEET S0021 FOR TYPICAL DETAILS.*
16. *RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.*

#	KEYNOTE LEGEND
006	*THICKENED SLAB ON GRADE AT STAIR BOTTOM, RE: TYPICAL DETAIL 10/S0022.*
101	*STUD WALL TOP PLATE ELEVATION CHANGE ABOVE. REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.*
102	*POST CENTERED ON BEAM AT LEVEL ABOVE. REFER TO FRAMING PLAN FOR BEAM LOCATION TO LOCATE POST.*
103	*FIRE HANGERS AT WOOD TRUSS CONNECTION TO SHAFT WALL BY TRUSS SUPPLIER.*
104	*FIRE HANGERS AT 2x FRAMING TO SHAFT WALL, RE: HANGER SCHEDULE.*
108	*STUD WALL TOP PLATE ELEVATION CHANGE AT COLLECTOR LINE. BLOCK AND STRAP ACROSS STEP IN TOP PLATES. RE: TYPICAL DETAIL 6/S0025.*
110	*SIMPSON COLLECTOR STRAP BETWEEN COLLECTOR BEAM AND TOP PLATES OR LEDGER. FOR REQUIRED END LENGTH AND NAILS, RE: 2/S0504.*

Fri 03/13/2026 03:37:07 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

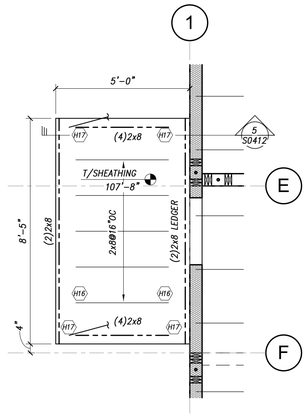
ENLARGED PLANS - STAIR B

SEAL

COLORADO LICENSED
64345
PETER WAITLAND KELLY III
PROFESSIONAL ENGINEER

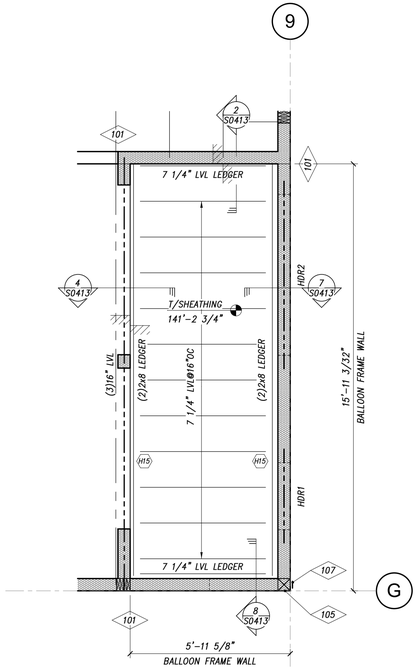
DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0202**



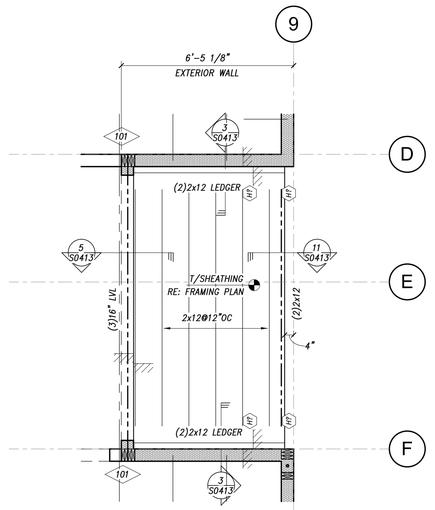
7 S0203 CANOPY FRAMING PLAN

3/8" = 1'-0"



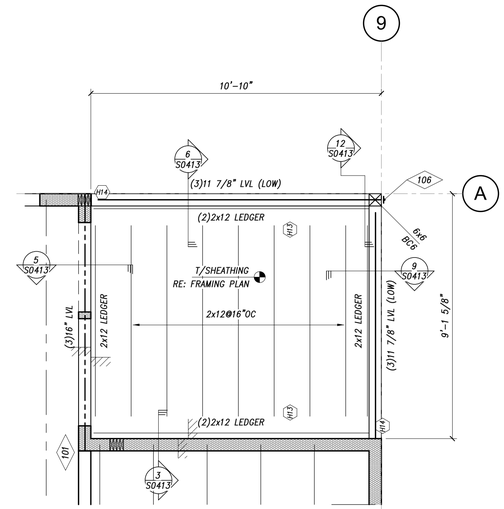
6 S0203 SOUTHEAST BALCONY FRAMING PLAN - LEVEL 5

3/8" = 1'-0"



4 S0203 EAST BALCONY ENLARGED FRAMING PLAN - LEVELS 3, 4, 5

3/8" = 1'-0"



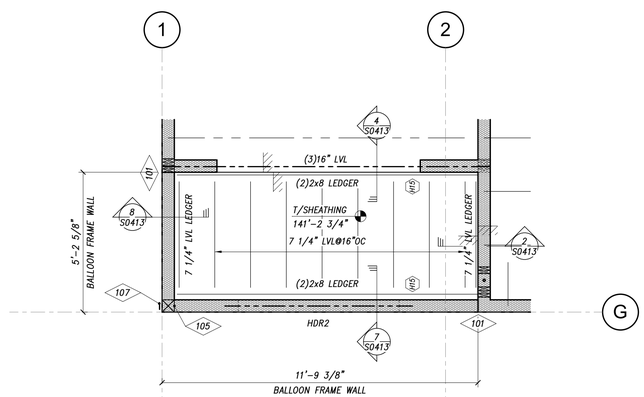
2 S0203 NORTHEAST BALCONY ENLARGED FRAMING PLAN - LEVELS 3, 4, 5

3/8" = 1'-0"

ENLARGED FRAMING PLAN NOTES:

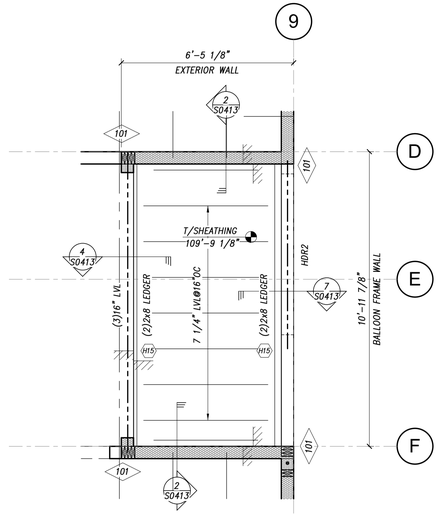
1. RE: FOUNDATION PLAN FOR FOOTING SIZE, ELEVATION AND REINFORCING AND SLAB-ON-GRADE INFORMATION.
2. RE: FRAMING PLANS FOR FLOOR AND ROOF SHEATHING AND NAILING.
3. TYPICAL EXTERIOR WALL IS 1/2" OSB/PLYWOOD WALL SHEATHING ON FRT 2x6 DFL No2@SPACING SHOWN IN BEARING WALL SCHEDULE, UNO. ATTACH WALL SHEATHING WITH 8@6"OC AT EDGES AND @12"OC IN FIELD UNLESS DESIGNATED AS A SHEAR WALL. RE: SHEAR WALL SCHEDULE FOR SHEAR WALL NAILING.
4. TYPICAL INTERIOR STRUCTURAL WALL IS 2x6 DFL No2 @SPACING SHOWN IN BEARING WALL SCHEDULE, UNO.
5. TYPICAL COLUMN IS (4)2x6 DFL No2, UNO.
6. TYPICAL SHEAR WALL BOUNDARY IS (2)2x6 DFL No2 EACH SIDE OF TENSION ROD, (4)2x6 TOTAL, UNLESS NOTED OTHERWISE ON PLAN. MATCH SAME BOUNDARY POST QUANTITY AT LEVEL(S) ABOVE, UNO.
7. ALL LVL MATERIAL IS 1 3/4" THICK, UNO.
8. ALL FRAMING INDICATED AS "COLLECTOR" TO RECEIVE TWO ROWS OF EDGE NAILING ALONG LENGTH.
9. RE: "TYPICAL WOOD HEADER TABLE" FOR HEADER SIZING AND NUMBER OF TRIMMER STUDS WHERE INDICATED "HDR" ON PLAN.
10. WHEN NOT SPECIFIED AS "HDR", MINIMUM NUMBER OF KING STUDS EACH SIDE OF OPENING IS EQUAL TO HALF THE NUMBER OF STUDS INTERRUPTED BY HEADER PLUS ONE, (2) MIN. RE: "TYPICAL WOOD HEADER TABLE" FOR ATTACHMENT OF HEADER TO KING STUDS.
11. RE: ARCH FOR WINDOW AND DOOR LOCATIONS.
12. COORDINATE FRAMING LAYOUT WITH LIGHTING LOCATIONS, RE: ARCH.
13. RE: SHEET S0001 FOR GENERAL NOTES AND LEGENDS.
14. RE: SHEET S0011 FOR LOAD KEYS.
15. RE: SHEET S0021 FOR TYPICAL DETAILS.
16. RE: SHEET S0501 FOR SHEAR WALL, HOLDOWN, HANGER, AND BASE PLATE SCHEDULES.

#	KEYNOTE LEGEND
101	STUD WALL TOP PLATE ELEVATION CHANGE ABOVE. REFER TO FRAMING DETAILS FOR ADDITIONAL INFORMATION.
105	POST IS CONTINUOUS FROM LEVEL BELOW TO LEVEL ABOVE. DO NO SPLICE POST AT THIS BALCONY.
106	SIMPSON STRAP BETWEEN POSTS ABOVE AND BELOW. FOR ADDITIONAL INFORMATION, REFER TO FRAMING DETAIL.
107	SIMPSON CMST12 STRAP FROM BOTTOM OF POST TO POST IN LEVEL BELOW W/ (37)2 1/2"x0.162"ø NAILS TO EACH POST, 33" MINIMUM END LENGTH TO EACH POST, 1 5/8" MINIMUM EDGE DISTANCE TO FIRST NAIL.



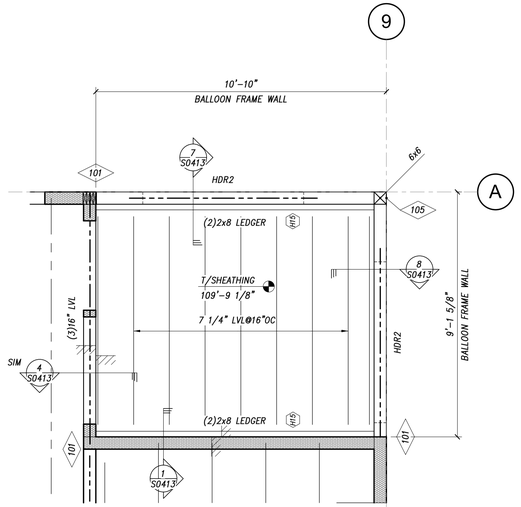
5 S0203 SOUTHWEST BALCONY FRAMING PLAN - LEVEL 5

3/8" = 1'-0"



3 S0203 EAST BALCONY ENLARGED FRAMING PLAN - LEVEL 2

3/8" = 1'-0"



1 S0203 NORTHEAST BALCONY ENLARGED FRAMING PLAN - LEVEL 2

3/8" = 1'-0"

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

Fri 03/13/2026 03:37:09 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KASA

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

ENLARGED PLANS - BALCONIES & CANOPY

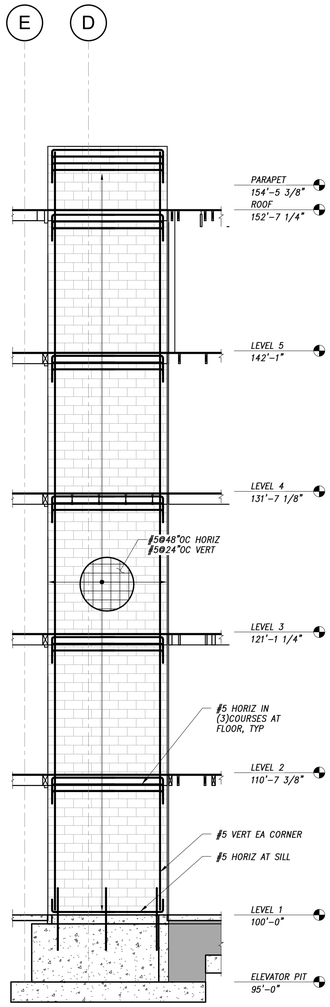
SEAL

COLORADO LICENSED
PETER WAITLAND KELLY
64345
PROFESSIONAL ENGINEER
03.13.2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0203**

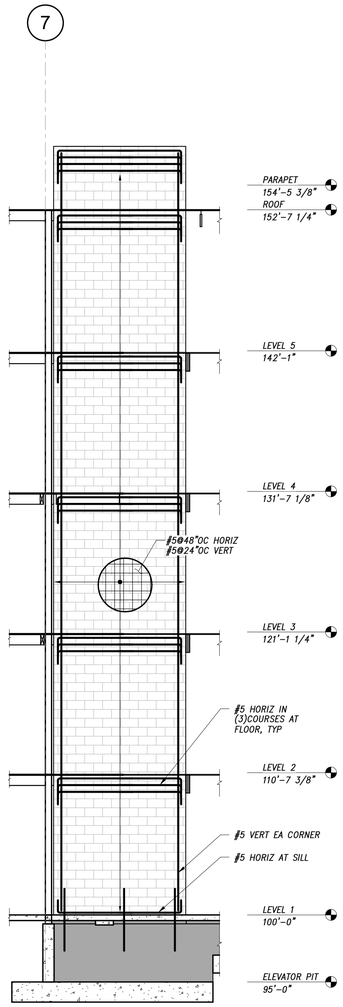
Fri 03/13/2026 03:37:10 PM



CMU ELEVATOR CORE EAST ELEVATION

4 S0301

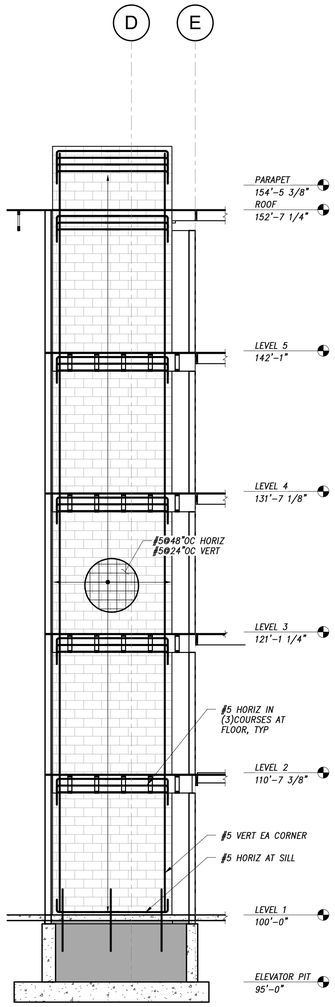
3/16" = 1'-0"



CMU ELEVATOR CORE NORTH ELEVATION

3 S0301

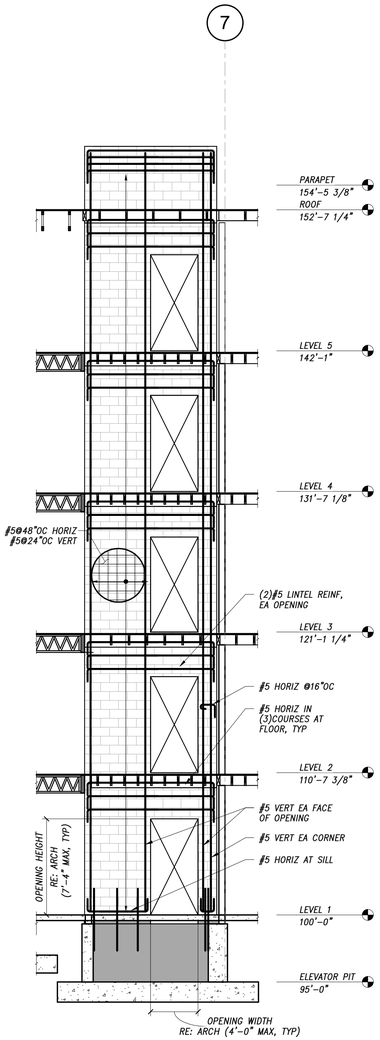
3/16" = 1'-0"



CMU ELEVATOR CORE WEST ELEVATION

2 S0301

3/16" = 1'-0"



CMU ELEVATOR CORE SOUTH ELEVATION

1 S0301

3/16" = 1'-0"

CORE WALL ELEVATION NOTES:

1. ALL WALLS THIS SHEET ARE 8" CMU, UNO.
2. VERTICAL REINFORCEMENT IS REQUIRED AT EACH CORNER, ENDS OF WALLS, EACH SIDE OF OPENING, AND AT A MAXIMUM SPACING NOTED ON ELEVATIONS.
3. BOND BEAMS SHALL BE LOCATED AT SILL LINES, TOP AND BOTTOM EDGES OF OPENINGS, TOPS OF WALLS, FLOOR AND ROOF LINES, AND AT HORIZONTAL SPACING NOTED ON ELEVATIONS. BOND BEAMS SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE.
4. VERIFY OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO ERECTION. VERIFY ROUGH OPENING REQUIREMENTS WITH DOOR OR WINDOW SUPPLIER. NOTIFY STRUCTURAL ENGINEER IF OPENINGS REQUIRED DO NOT CONFORM TO ALLOWABLE DIMENSIONS PROVIDED
5. NOTIFY STRUCTURAL ENGINEER IF ADDITIONAL OPENINGS ARE REQUIRED NOT EXPLICITLY SHOWN IN THE ELEVATIONS.
6. NOTES INDICATED AS "TYP UNO" ON ONE ELEVATION APPLY TO ALL ELEVATIONS ON THIS SHEET.
7. RE: SHEET S0001 THRU S0005 FOR GENERAL NOTES, GENERAL LEGENDS, AND SPECIAL INSPECTIONS
8. RE: SHEET S0023 FOR MASONRY TYPICAL DETAILS

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

CMU ELEVATOR CORE ELEVATIONS

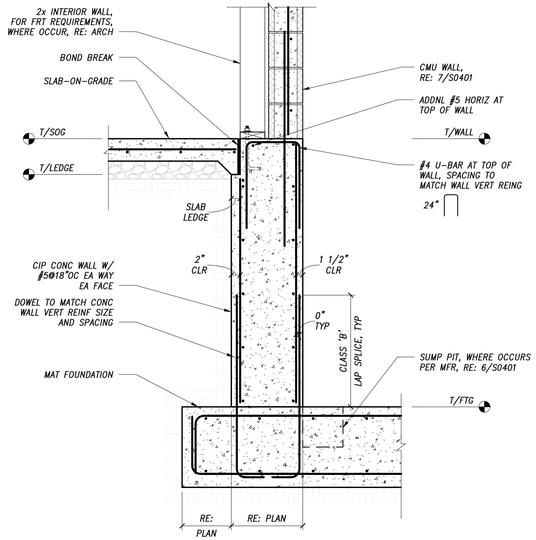
SEAL

COLORADO LICENSED
PETER MAITLAND WELLER
64345
PROFESSIONAL ENGINEER
03.13.2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

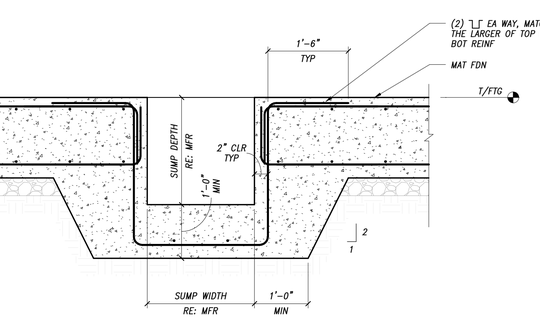
DRAWING NO: **S0301**

Fri 03/13/2026 03:37:11 PM



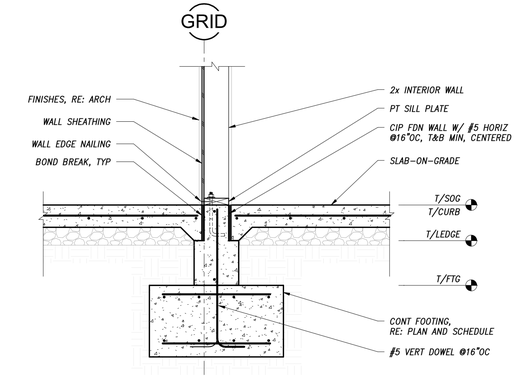
8 S0401 ELEVATOR FOUNDATION DETAIL

3/4" = 1'-0"



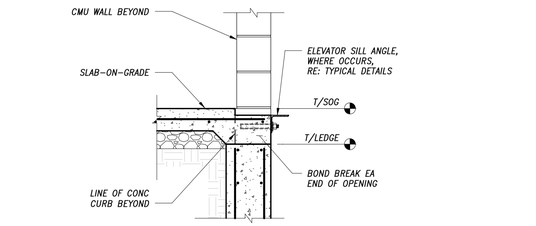
6 S0401 ELEVATOR SUMP DETAIL

3/4" = 1'-0"

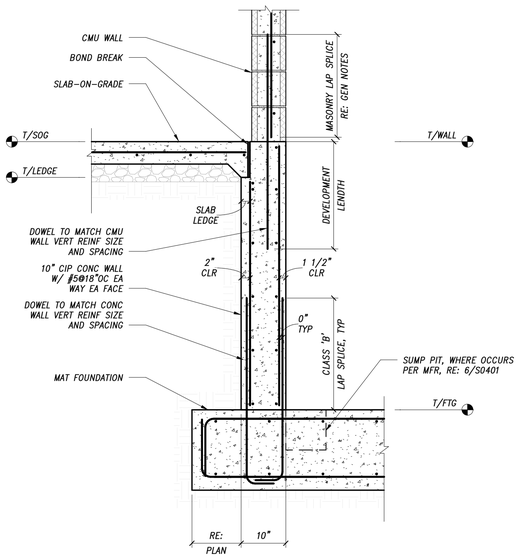


3 S0401 FOUNDATION AT INTERIOR WALL

3/4" = 1'-0"

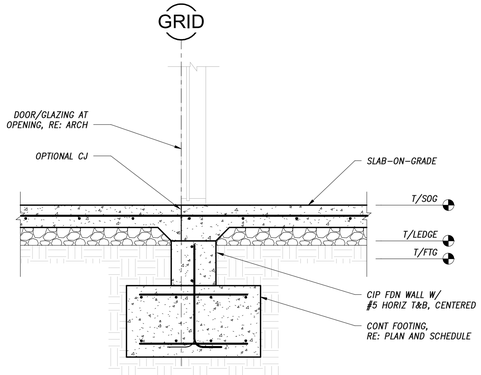


SECTION AT THRESHOLD



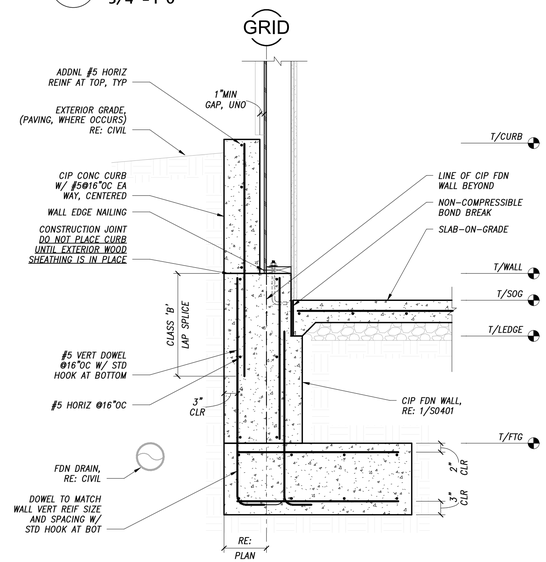
7 S0401 ELEVATOR FOUNDATION DETAIL

3/4" = 1'-0"



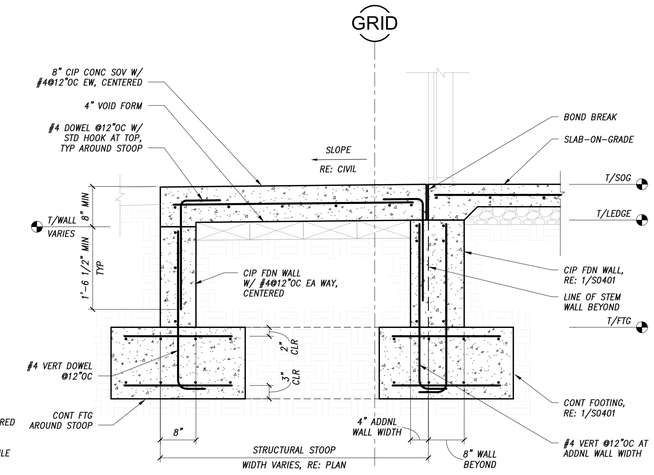
5 S0401 FOUNDATION AT INTERIOR OPENING

3/4" = 1'-0"



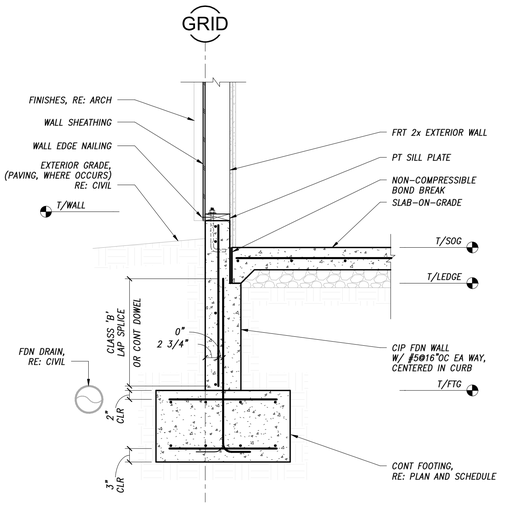
4 S0401 FOUNDATION AT EXTERIOR WALL

3/4" = 1'-0"



2 S0401 FOUNDATION AT EXTERIOR STOOP

3/4" = 1'-0"



1 S0401 FOUNDATION AT EXTERIOR WALL

3/4" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

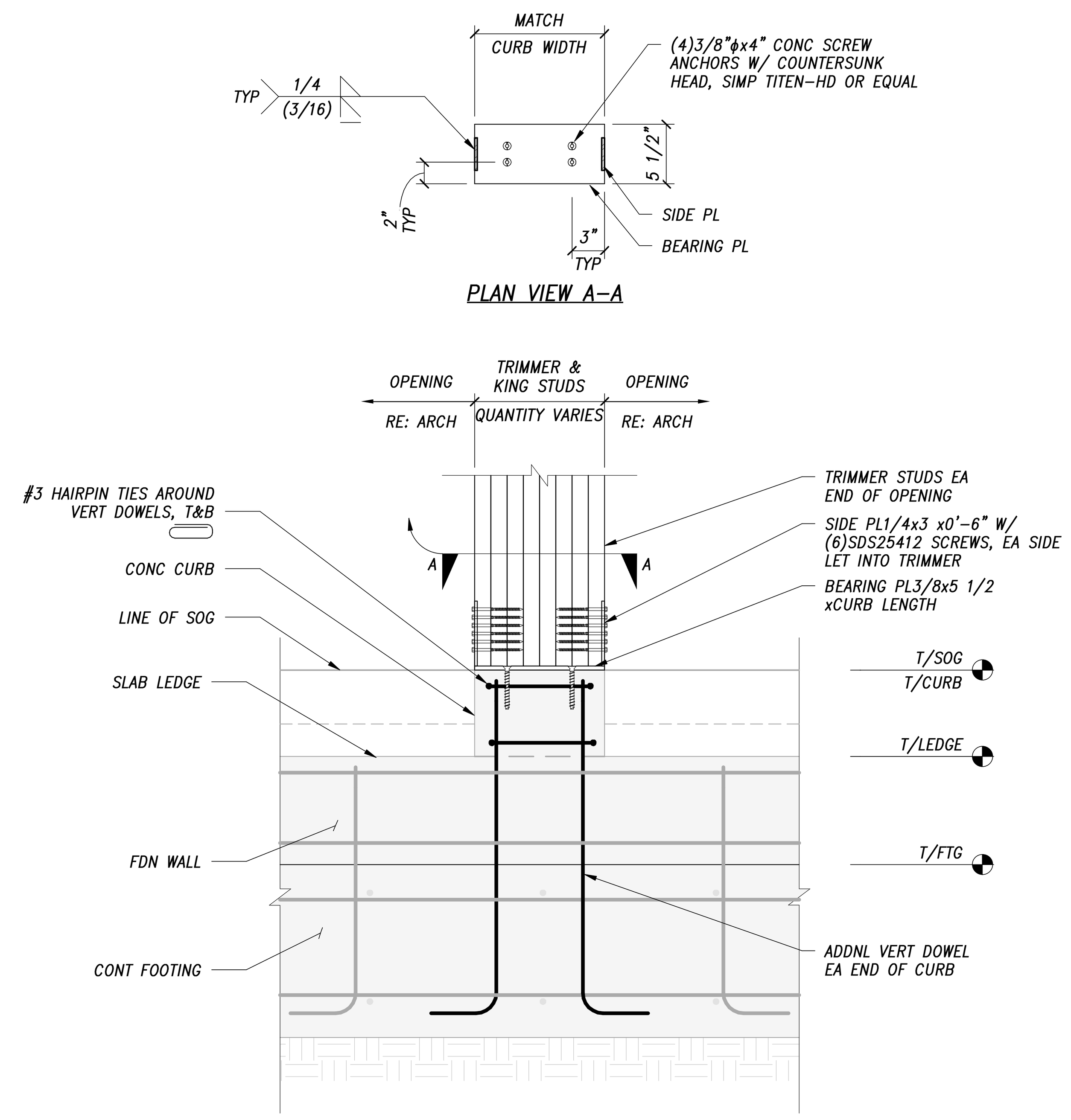
FOUNDATION DETAILS

SEAL

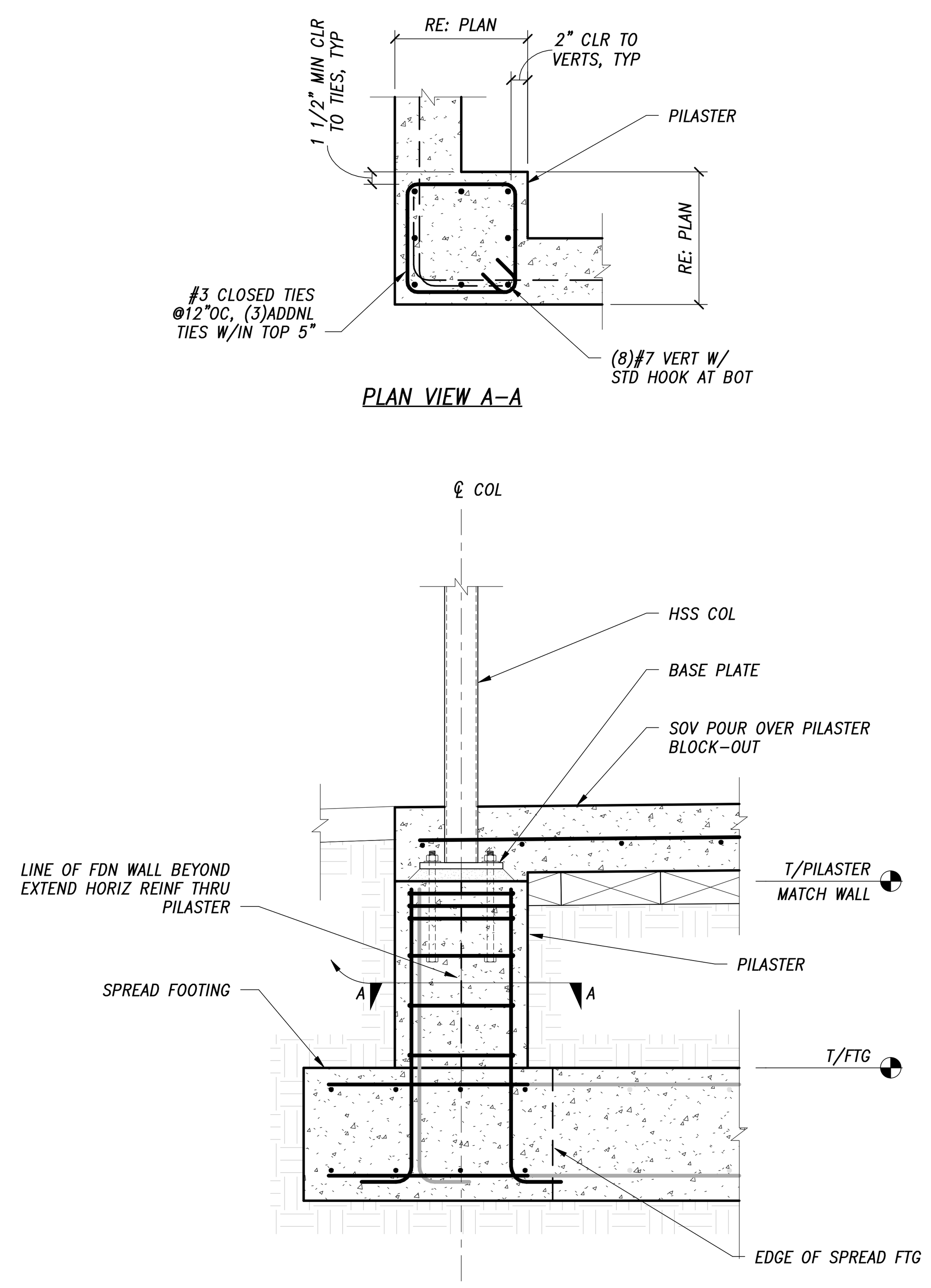
COLORADO LICENSED
PETER WAITLAND KELLY III
64345
PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

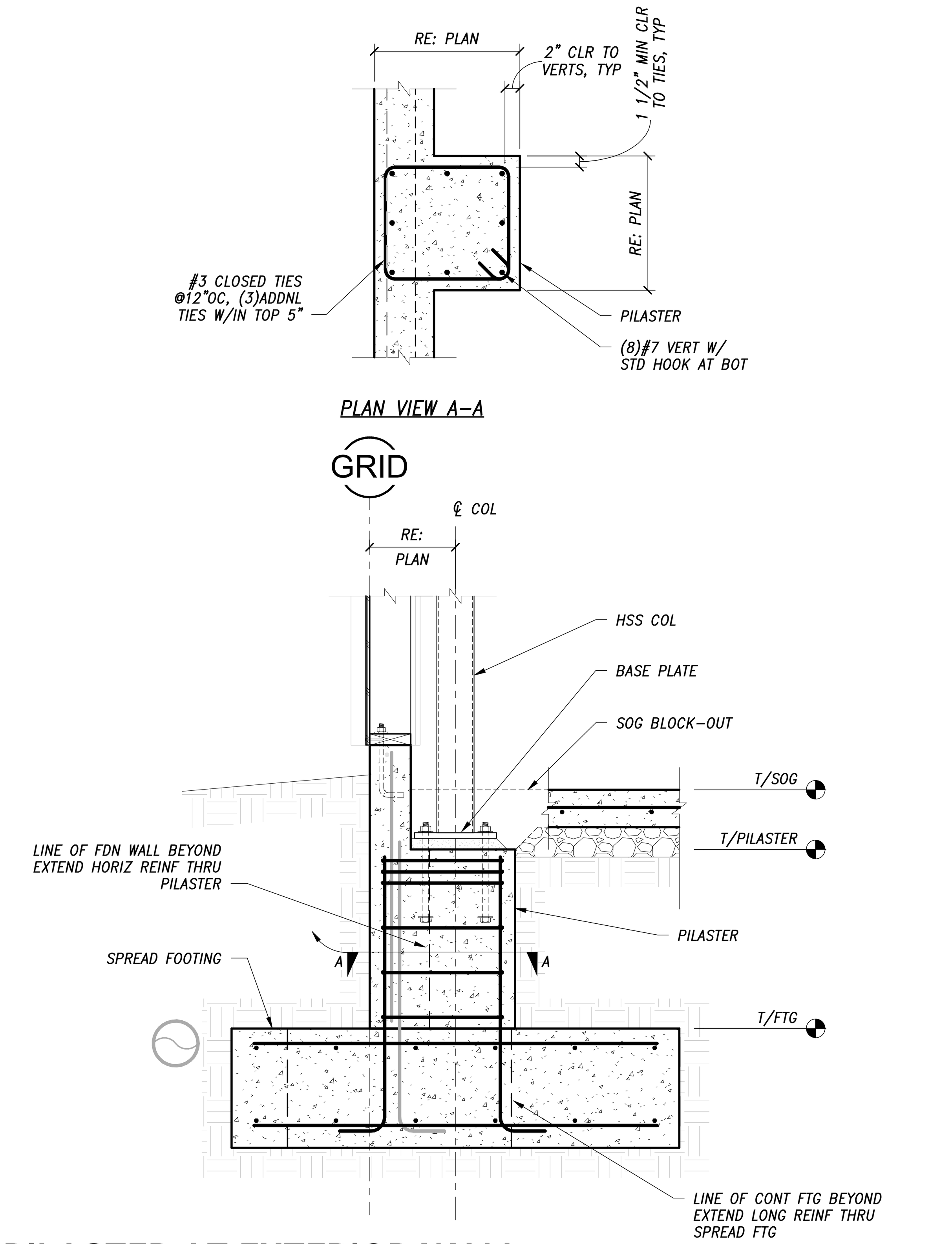
DRAWING NO: **S0401**



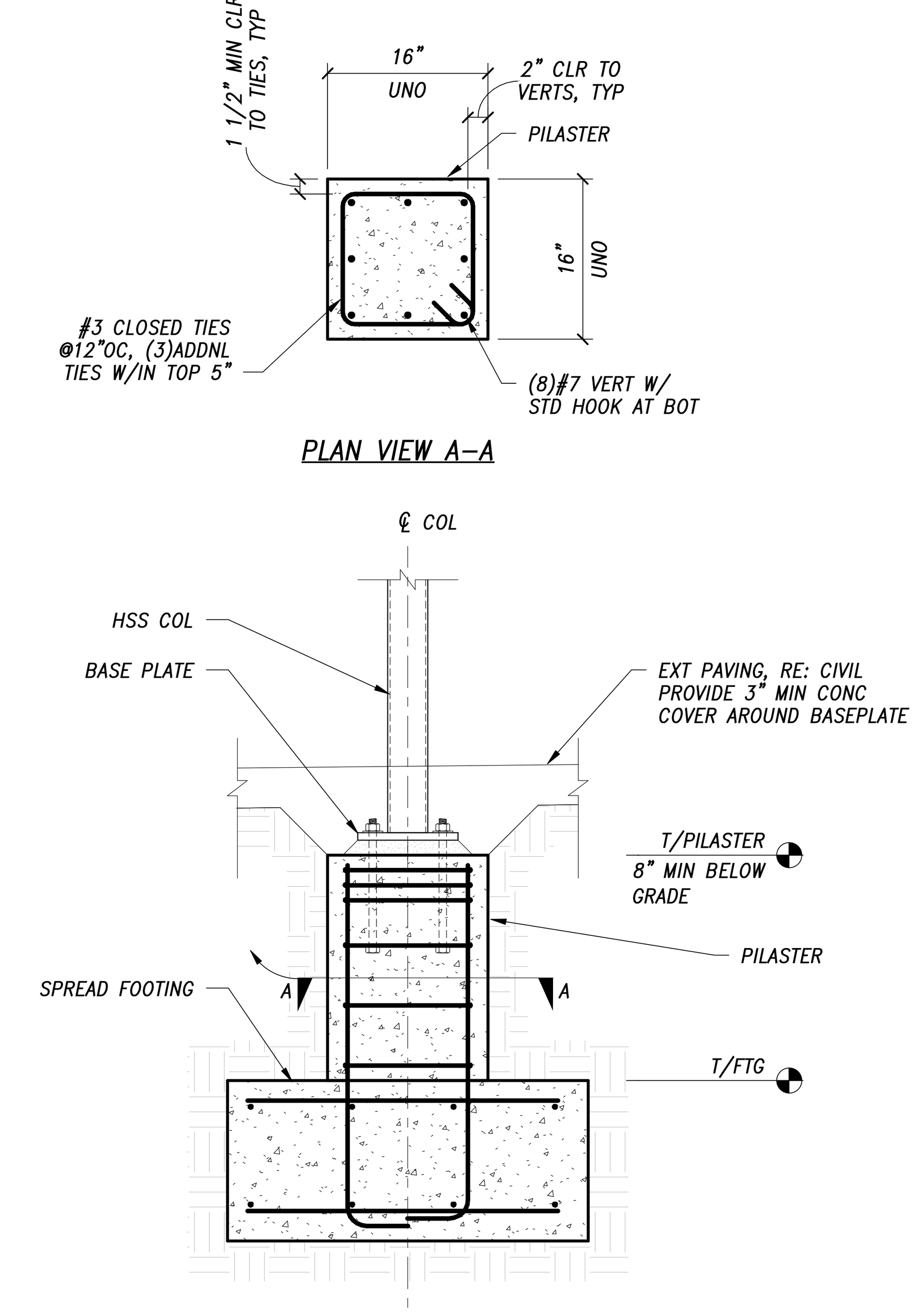
6 S0402 **STUD PACK ON ISOLATED CURB**
NTS



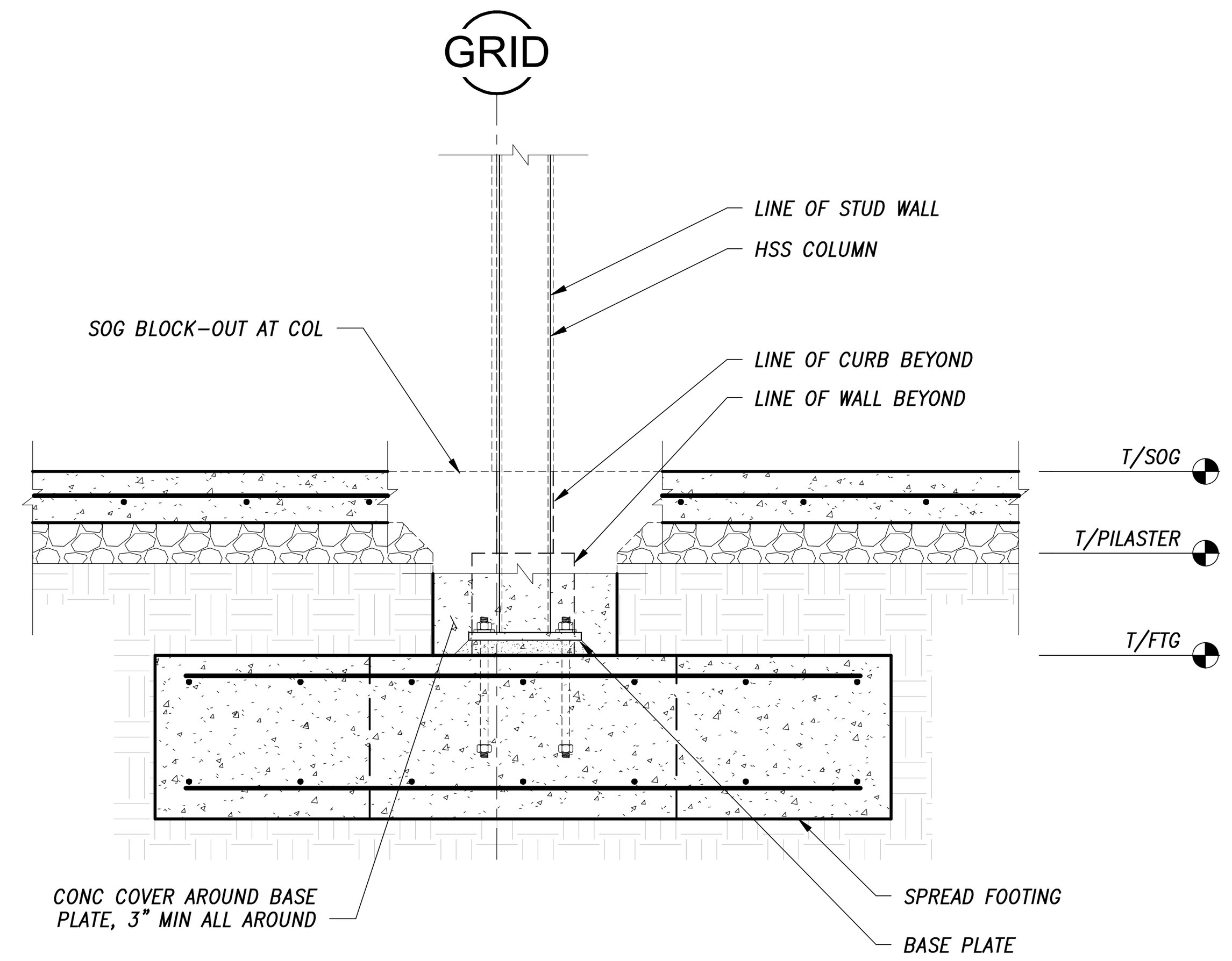
4 S0402 **PILASTER AT EXTERIOR WALL**
3/4" = 1'-0"



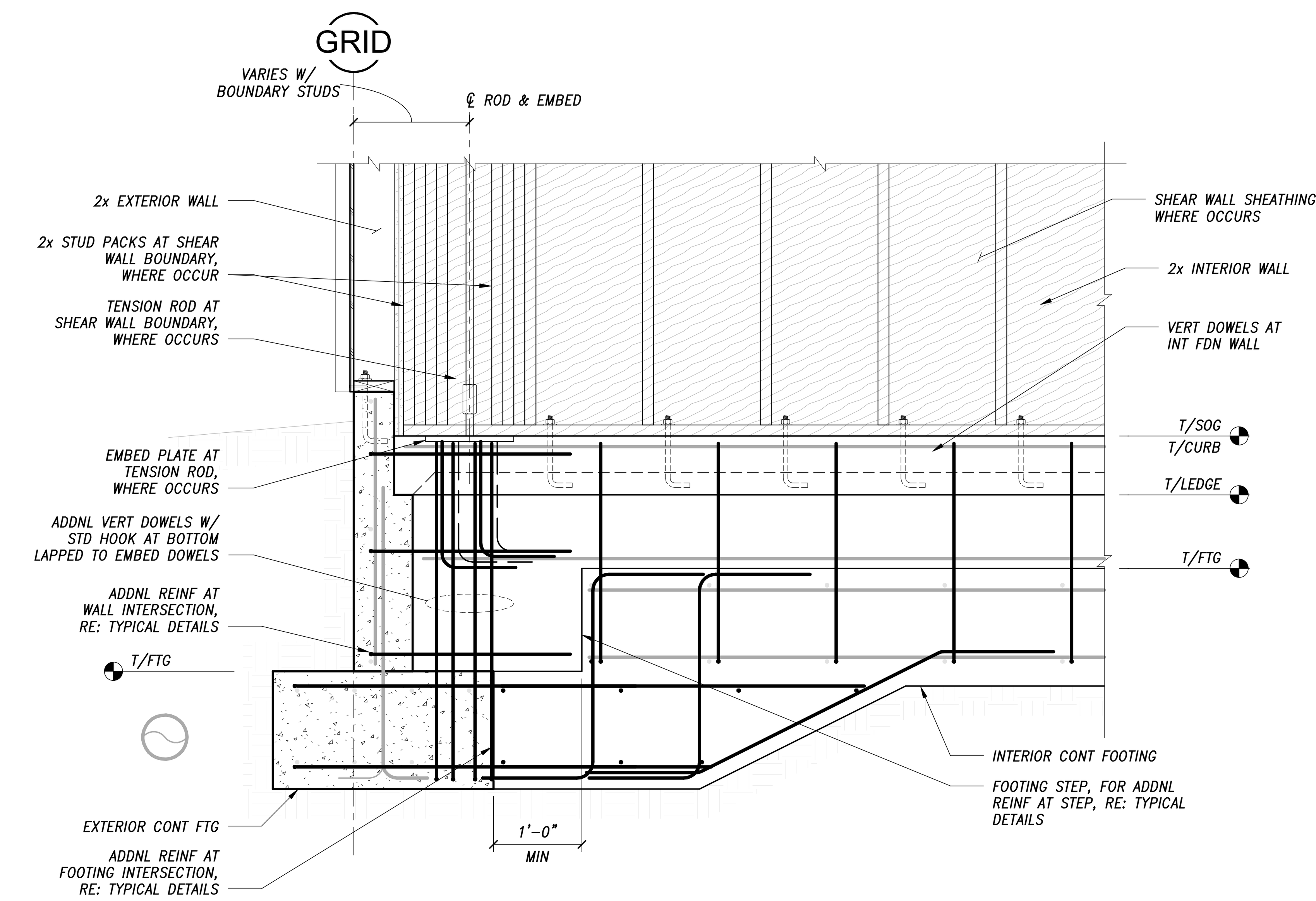
2 S0402 **PILASTER AT EXTERIOR WALL**
3/4" = 1'-0"



5 S0402 **PILASTER AT EXTERIOR WALL**
3/4" = 1'-0"



3 S0402 **INTERIOR COLUMN AT FOOTING**
3/4" = 1'-0"



1 S0402 **INTERSECTION AT INT FDN TO EXT FDN**
3/4" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Denver, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

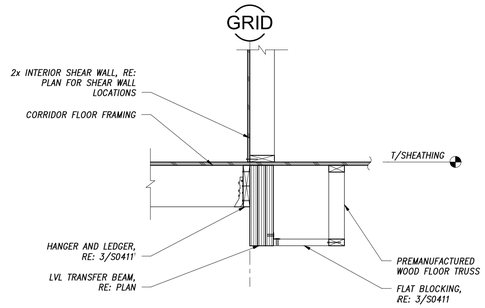
DRAWING TITLE
FOUNDATION DETAILS

SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

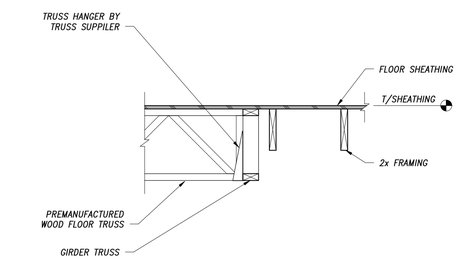
DRAWING NO:
S0402

Fri 03/13/2026 03:37:12 PM



11 S0411 LVL BEAM AT CORRIDOR FRAMING

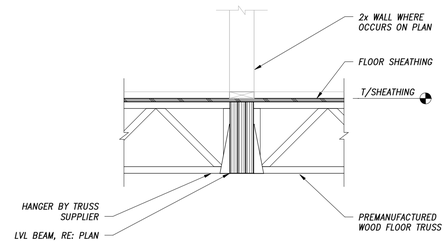
3/4" = 1'-0"



FLOOR TRUSS SUPPORT AT FRAMING DIRECTION CHANGE

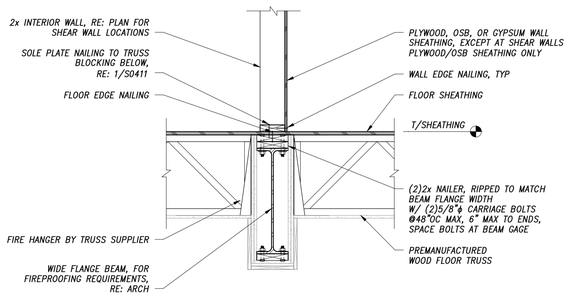
10 S0411

3/4" = 1'-0"



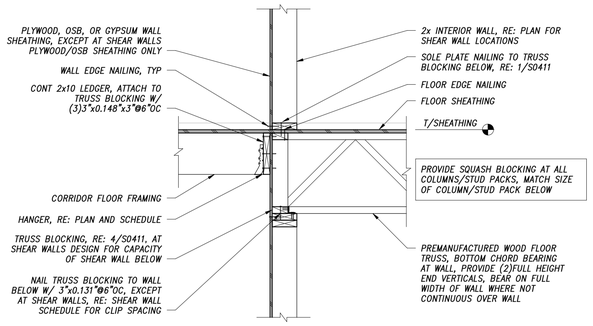
9 S0411 FLOOR TRUSS SUPPORT AT LVL BEAM

3/4" = 1'-0"



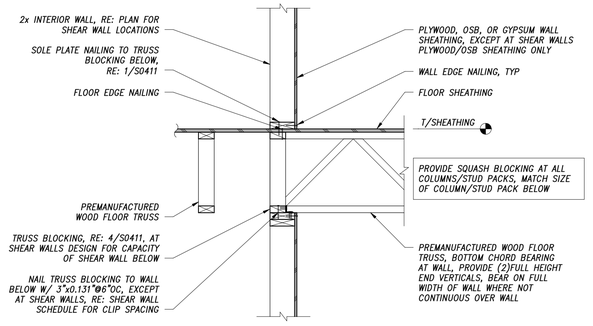
8 S0411 FLOOR TRUSS FRAMING AT WIDE FLANGE BEAM

3/4" = 1'-0"



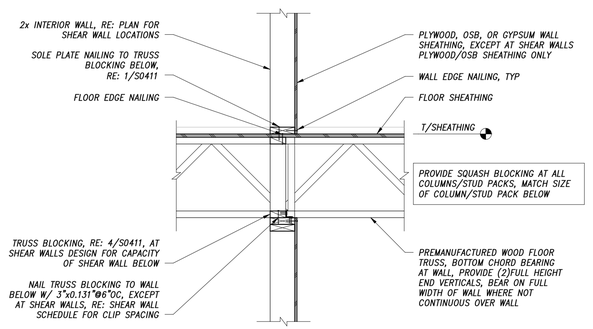
7 S0411 FLOOR TRUSS FRAMING AT UNIT INTERIOR BEARING WALL

3/4" = 1'-0"



6 S0411 FLOOR TRUSS FRAMING AT UNIT INTERIOR BEARING WALL

3/4" = 1'-0"

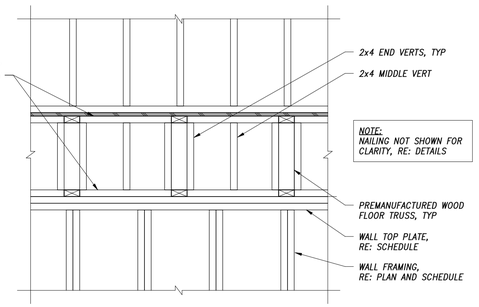


5 S0411 FLOOR TRUSS FRAMING AT UNIT INTERIOR BEARING WALL

3/4" = 1'-0"

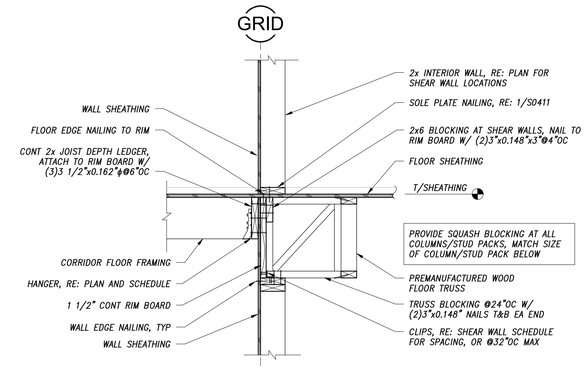
TRUSS BLOCKING VERTICAL LOADING			
LEVEL	DEAD LOAD DL (plf)	LIVE LOAD LL (plf)	SNOW LOAD SL (plf)
5	557	280	232
4	1,193	790	232
3	1,828	1,300	232
2	2,464	1,810	232

NOTES:
1. ALL LOADS ARE UNFACTORED AND UNREDUCED.
2. LOADS AT EACH LEVEL ARE CUMULATIVE.



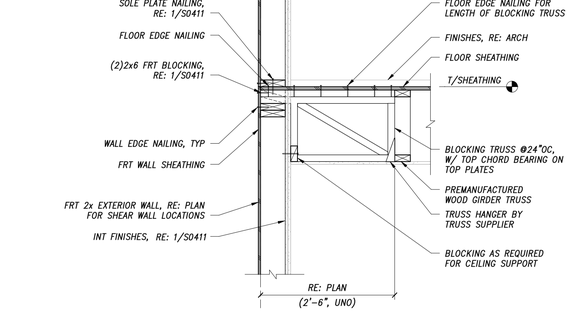
4 S0411 FLOOR TRUSS FRAMING TYPICAL BLOCKING PANEL

3/4" = 1'-0"



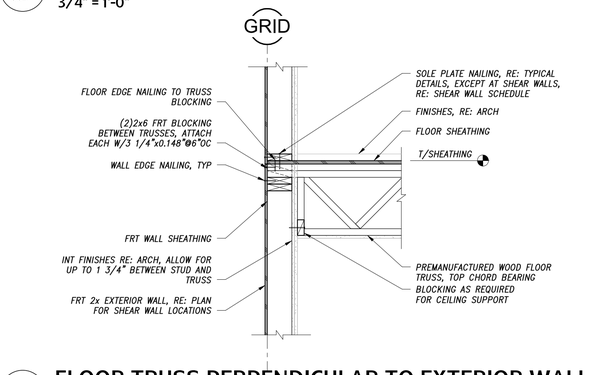
3 S0411 FLOOR TRUSS FRAMING AT CORRIDOR

3/4" = 1'-0"



2 S0411 FLOOR TRUSS PARALLEL TO EXTERIOR WALL

3/4" = 1'-0"



1 S0411 FLOOR TRUSS PERPENDICULAR TO EXTERIOR WALL

3/4" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

FRAMING DETAILS

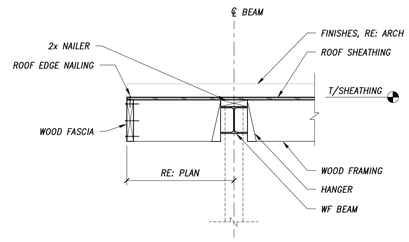
SEAL

COLORADO LICENSED 64345 PETER MAITLAND KELLY III PROFESSIONAL ENGINEER
03/13/2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

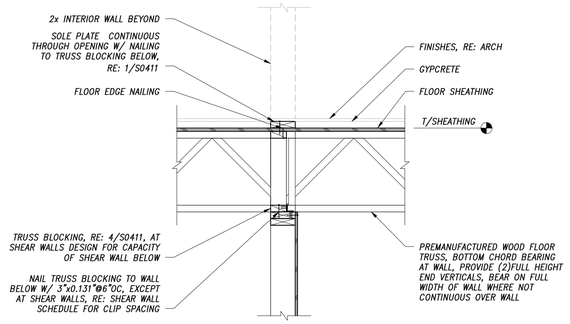
DRAWING NO: **S0411**

Fri 03/13/2026 03:37:13 PM



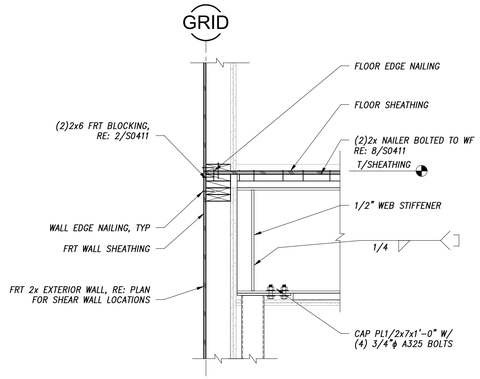
10 S0412 EDGE OF CANOPY DETAIL

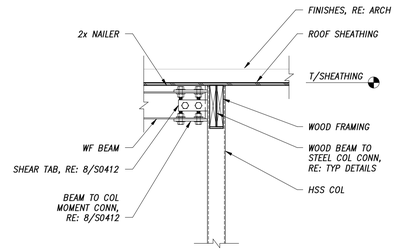
3/4" = 1'-0"



6 S0412 FLOOR TRUSS FRAMING AT INTERIOR OPENING

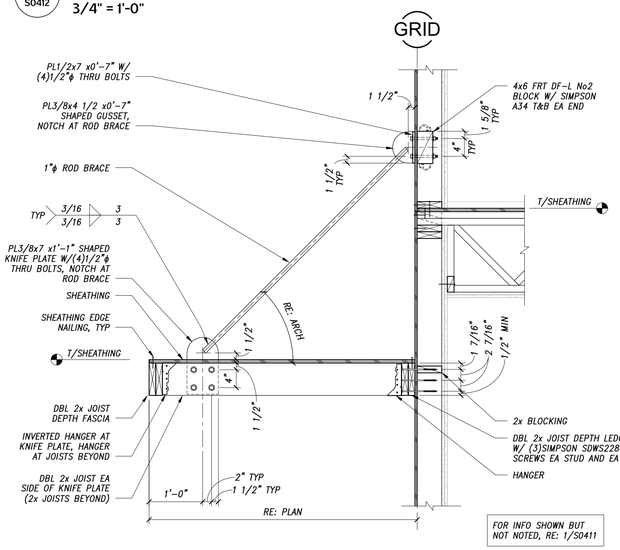
3/4" = 1'-0"





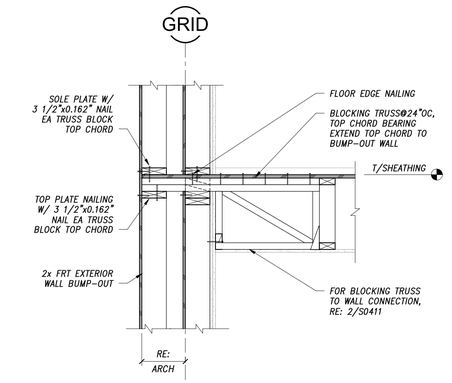
9 S0412 INTERIOR COLUMN AT CANOPY DETAIL

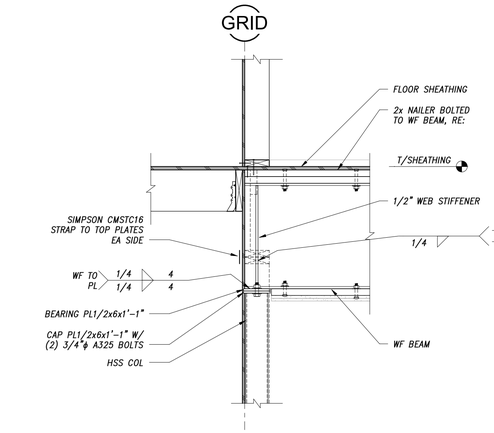
3/4" = 1'-0"



3 S0412 WF BEAM TO HSS COL AT EXT WALL

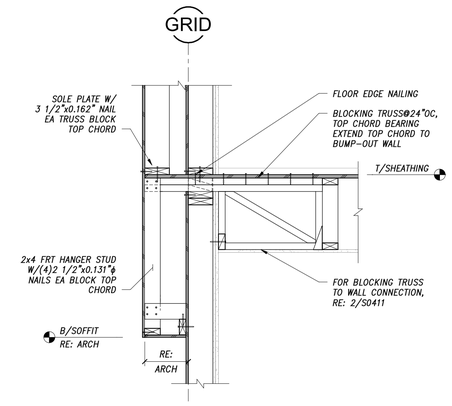
3/4" = 1'-0"





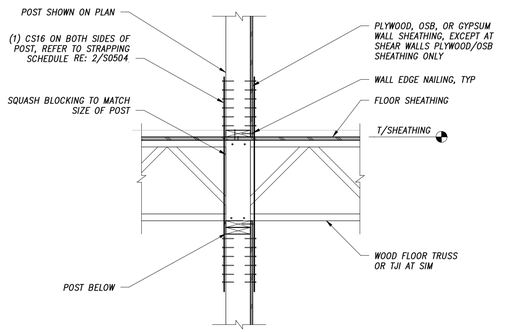
5 S0412 CANOPY AT EXTERIOR WALL

3/4" = 1'-0"



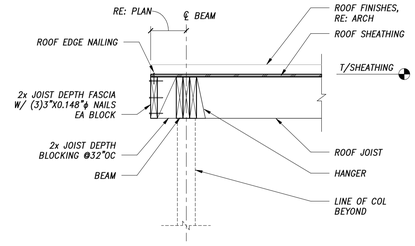
2 S0412 EXTERIOR WALL BUMP-OUT WALL

3/4" = 1'-0"



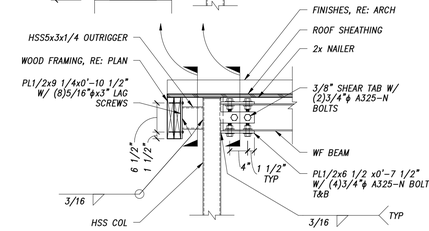
11 S0412 COLMN UPLIFT STRAPPING

3/4" = 1'-0"



8 S0412 CORNER COLUMN AT CANOPY DETAIL

3/4" = 1'-0"



7 S0412 CANOPY EDGE DETAIL

3/4" = 1'-0"

4 S0412 WF BEAM TO HSS COL AT CORRIDOR

3/4" = 1'-0"

1 S0412 EXTERIOR WALL BUMP-OUT WALL

3/4" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KASA

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

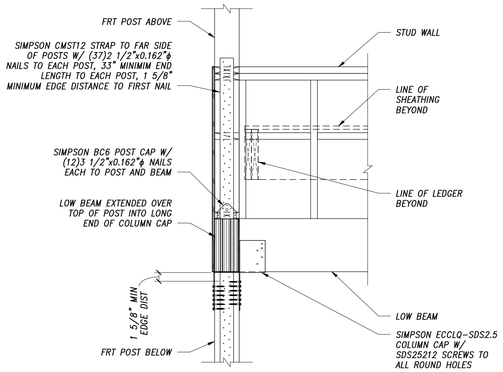
FRAMING DETAILS

SEAL

COLORADO LICENSED CHRISTOPHER WAITLAND KELLY 64345 PROFESSIONAL ENGINEER

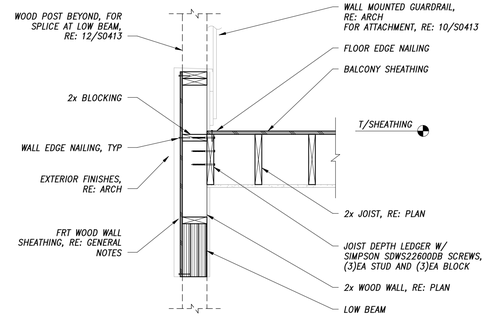
DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0412**



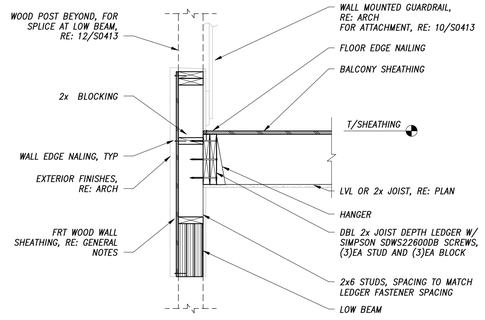
12 S0413 POST AT BALCONY CORNER

3/4" = 1'-0"



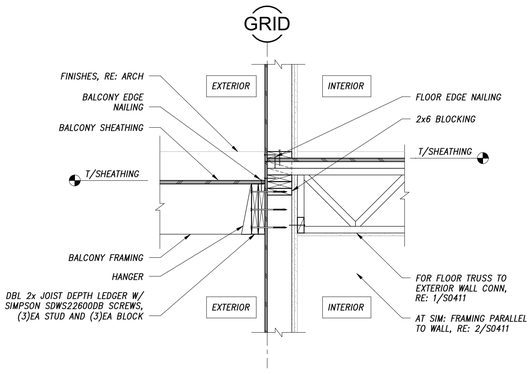
9 S0413 BALCONY FRMG PARALLEL TO EXT WALL

3/4" = 1'-0"



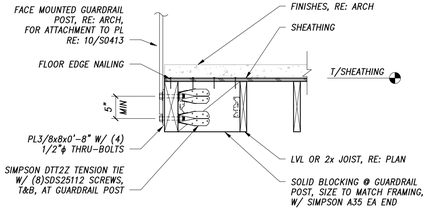
6 S0413 BALCONY FRMG PERP TO EXT WALL

3/4" = 1'-0"



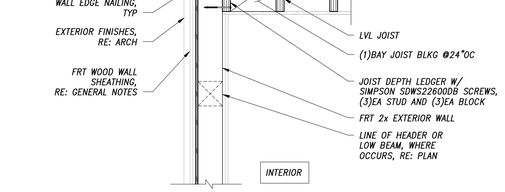
3 S0413 BALCONY FRAMING AT EXTERIOR WALL

3/4" = 1'-0"



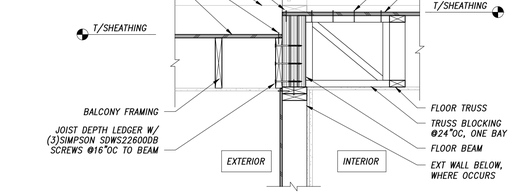
11 S0413 BALCONY EDGE

3/4" = 1'-0"



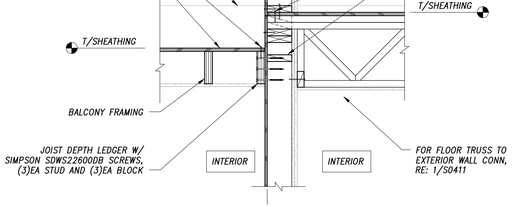
8 S0413 EXTERIOR WALL AT BALCONY ABOVE INTERIOR

3/4" = 1'-0"



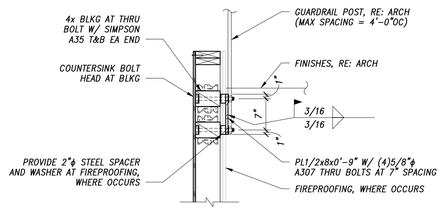
5 S0413 BALCONY FRAMING AT EXT WALL ABOVE

3/4" = 1'-0"



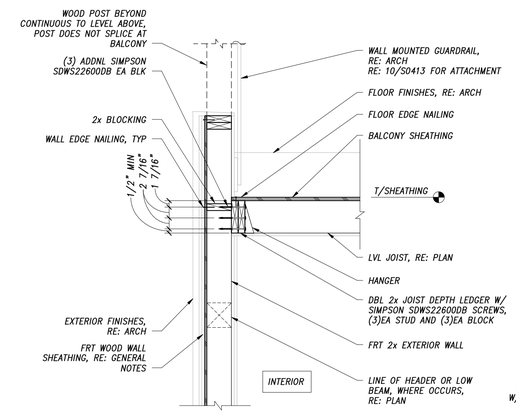
2 S0413 BALCONY FRAMING AT EXTERIOR WALL

3/4" = 1'-0"



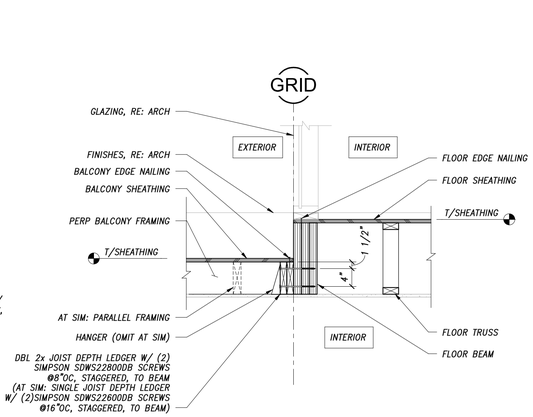
10 S0413 GUARDRAIL POST TO WALL

3/4" = 1'-0"



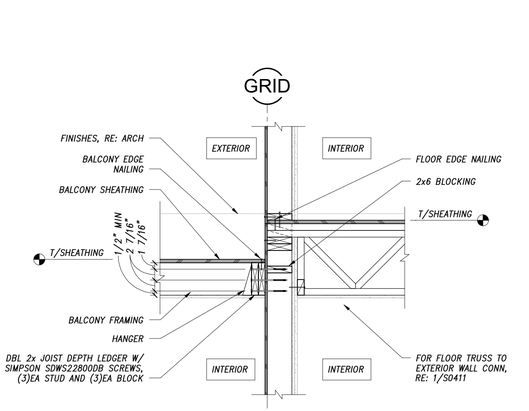
7 S0413 EXTERIOR WALL AT BALCONY ABOVE INTERIOR

3/4" = 1'-0"



4 S0413 BALCONY FRAMING AT EXT WALL ABOVE

3/4" = 1'-0"



1 S0413 BALCONY FRAMING AT EXTERIOR WALL

3/4" = 1'-0"

Fri 03/13/2026 03:37:14 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

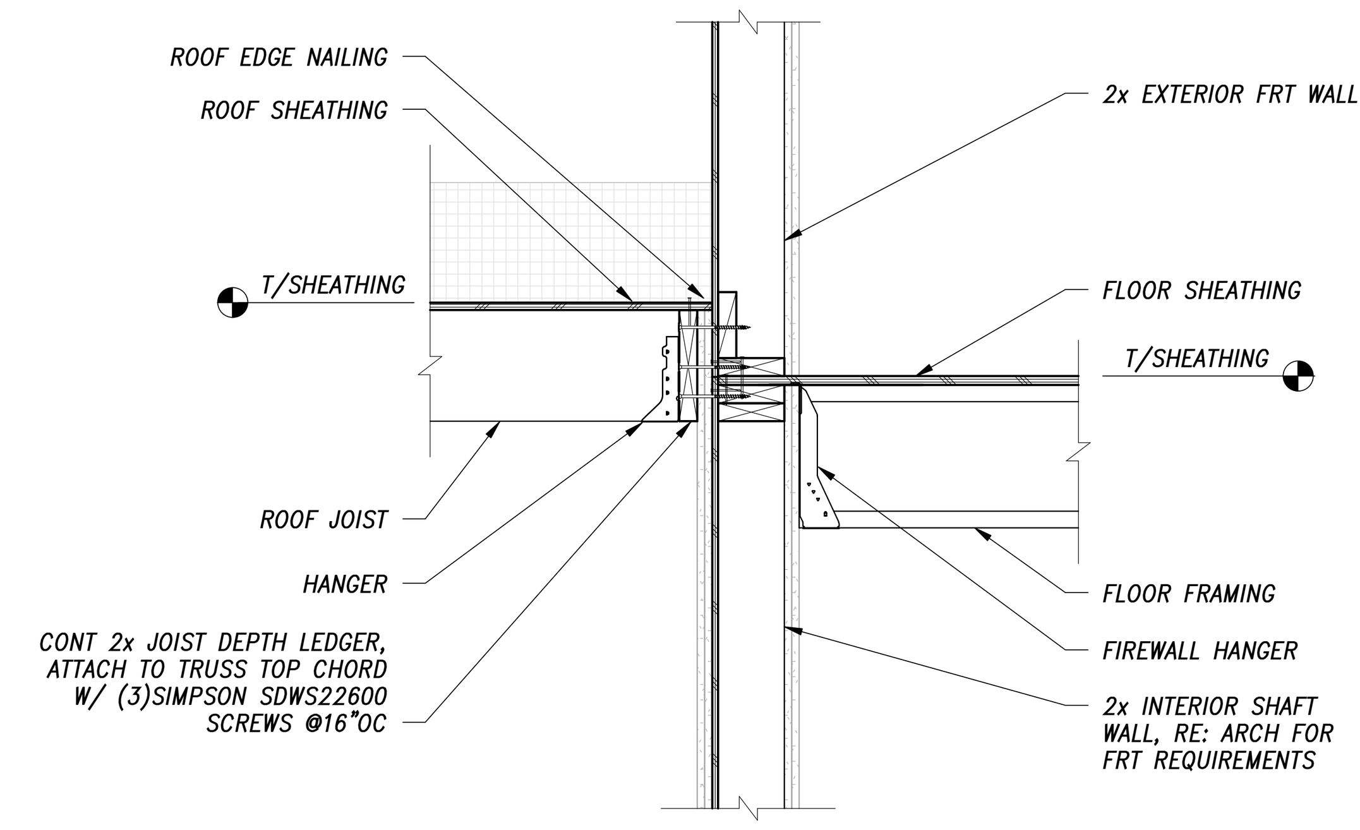
FRAMING DETAILS

SEAL

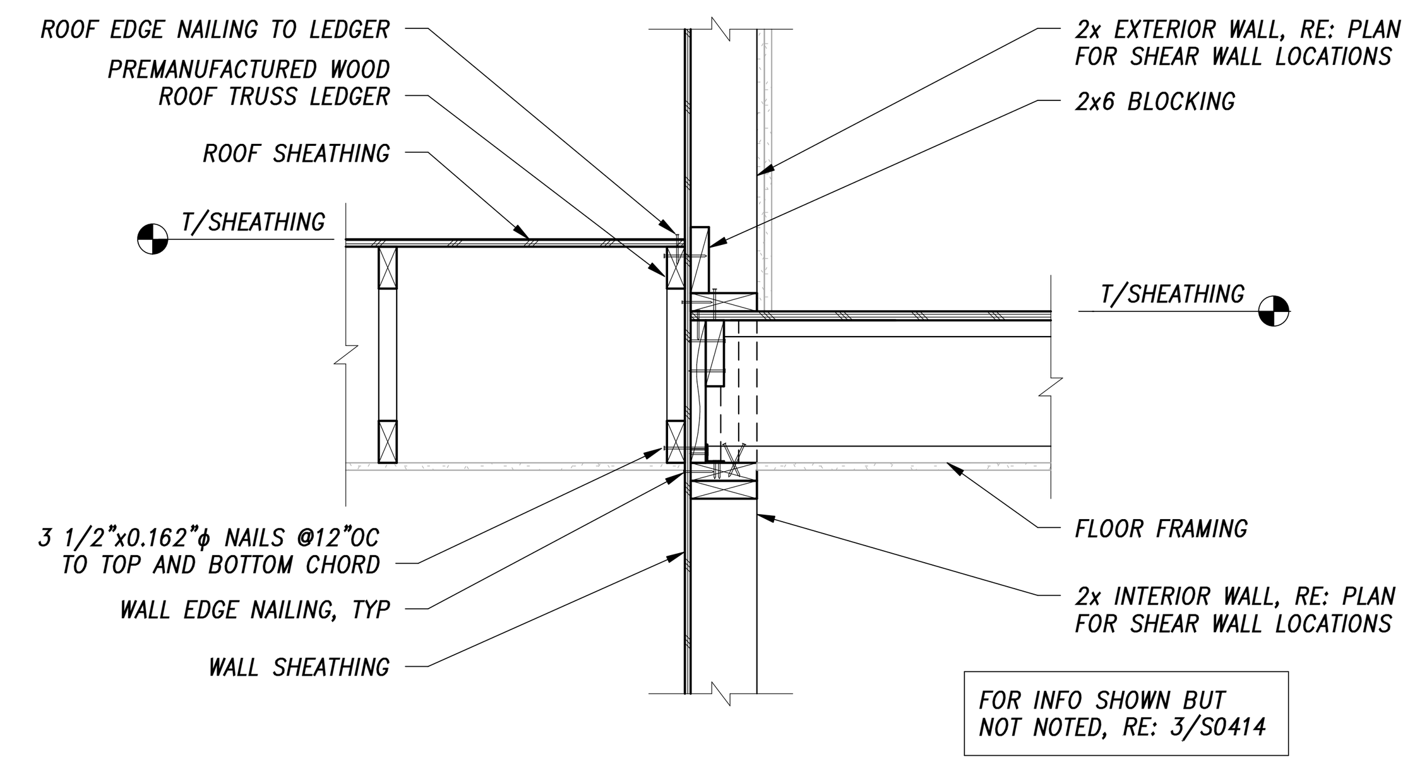
COLORADO LICENSED PETER WAITLAND KELLY III 64345 PROFESSIONAL ENGINEER
03.13.2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

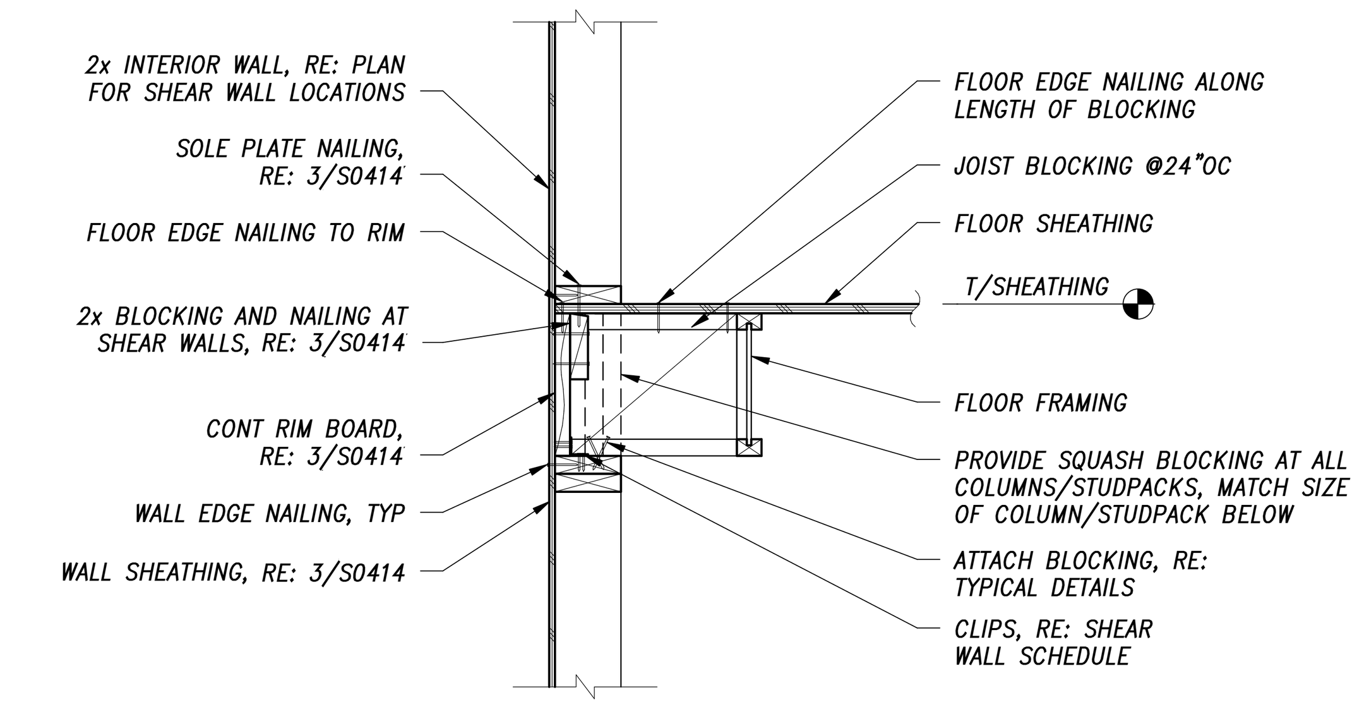
DRAWING NO: **S0413**



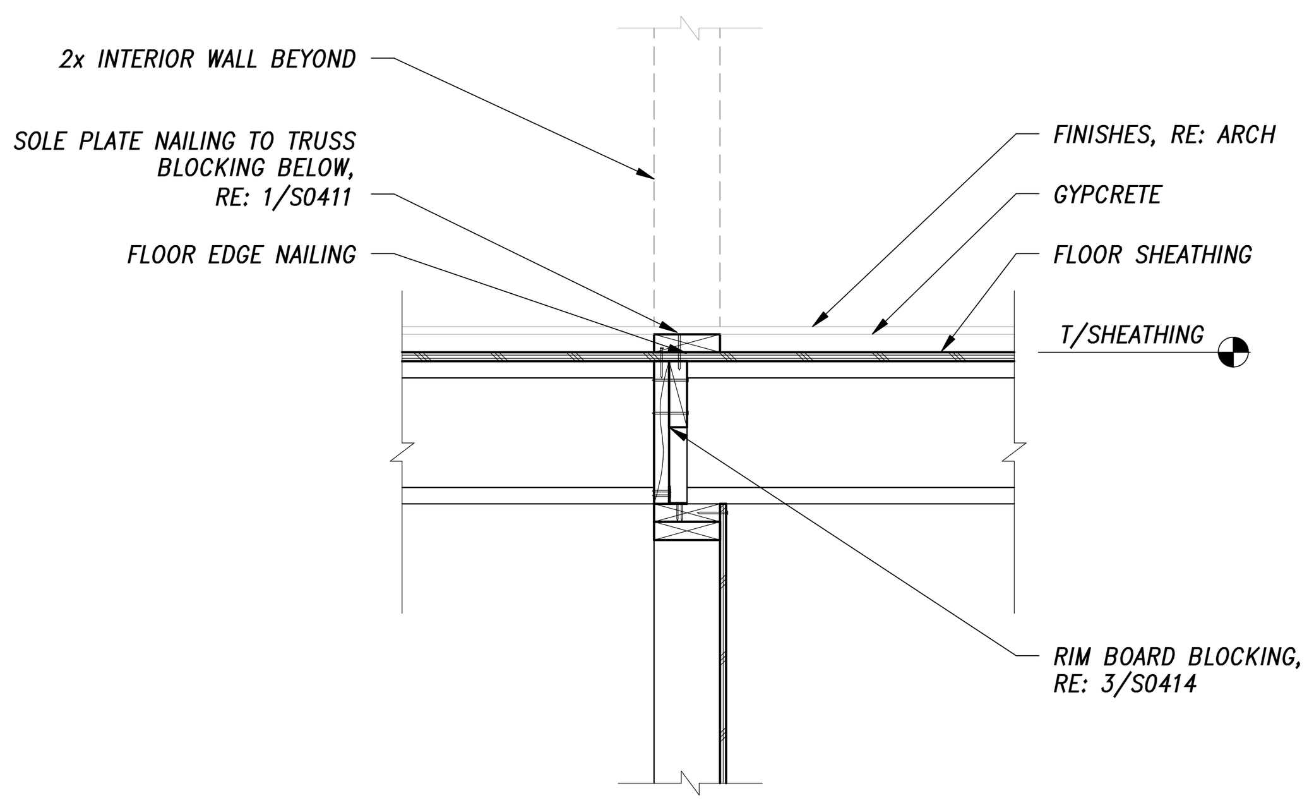
12 (S0414) FLOOR FRAMING PERP TO EXT WALL
3/4" = 1'-0"



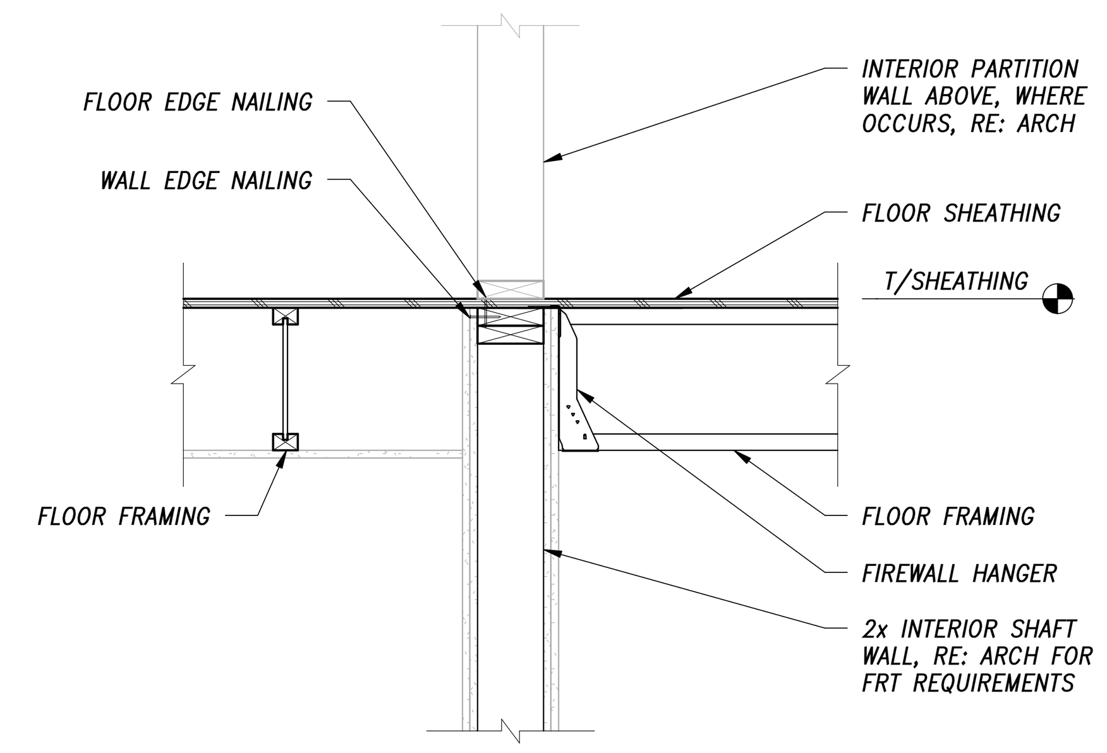
8 (S0414) FLOOR FRAMING PERP TO WALL
3/4" = 1'-0"



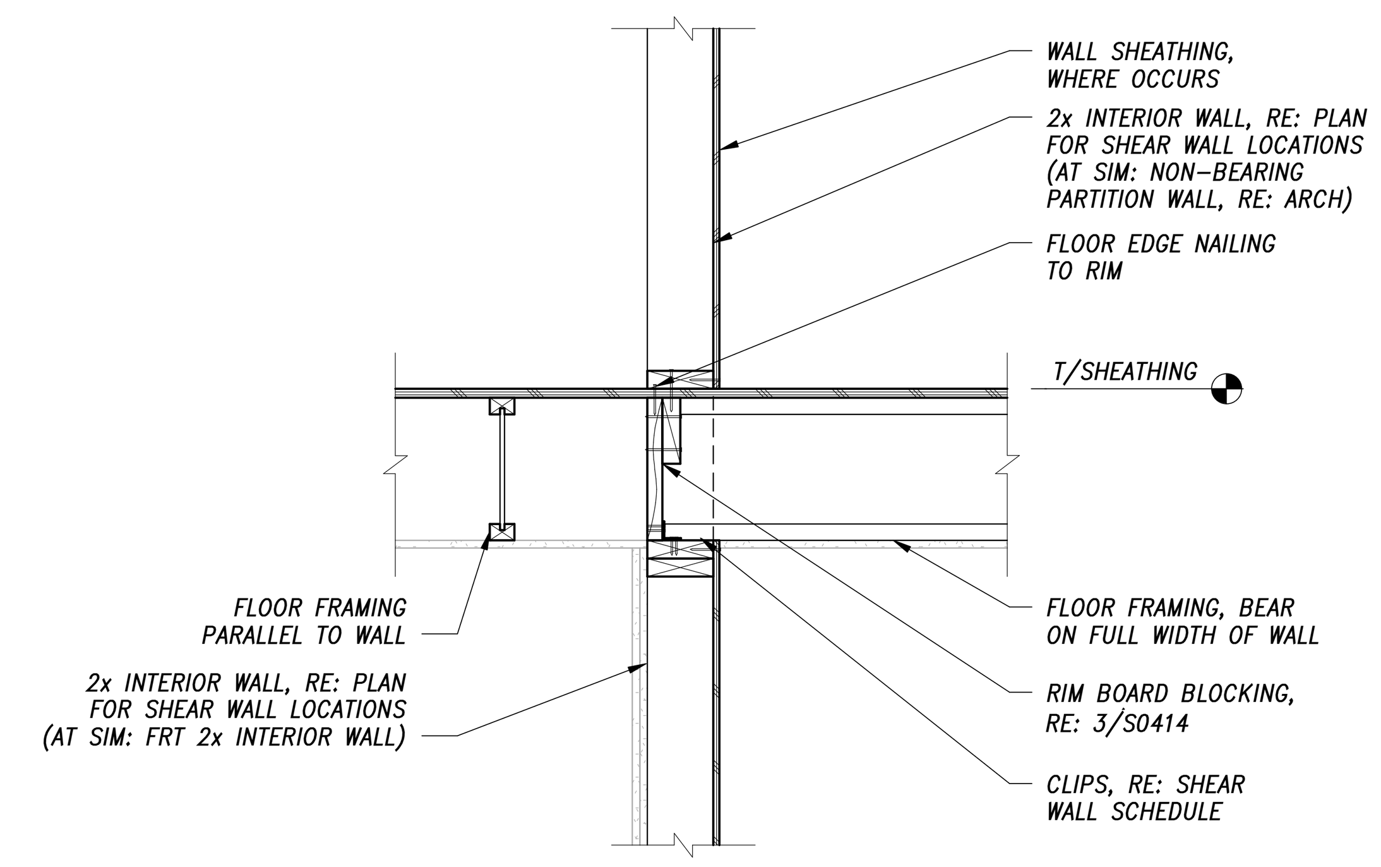
4 (S0414) FLOOR FRAMING PARALLEL TO WALL
3/4" = 1'-0"



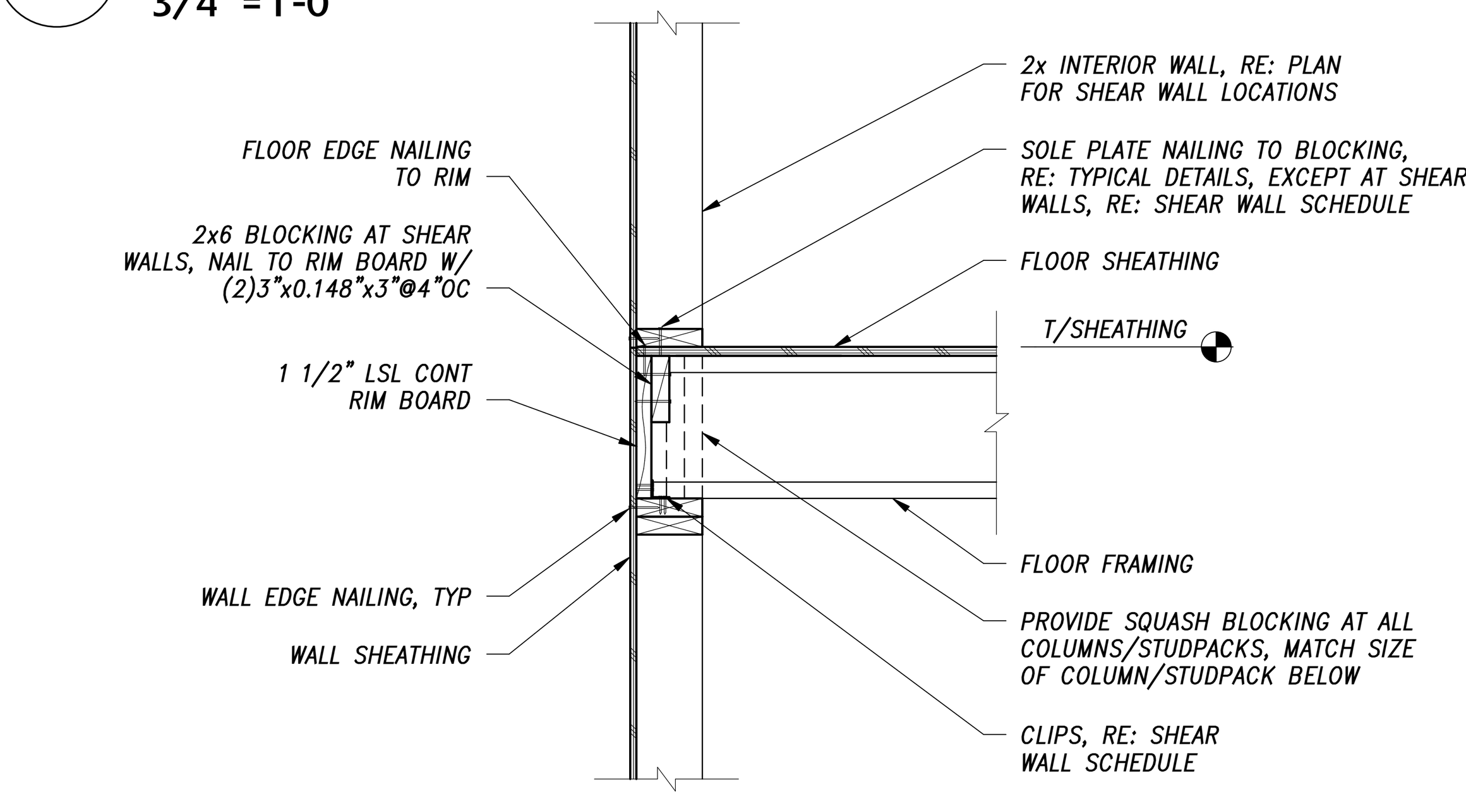
15 (S0414) LOFT FRAMING AT INTERIOR OPENING
3/4" = 1'-0"



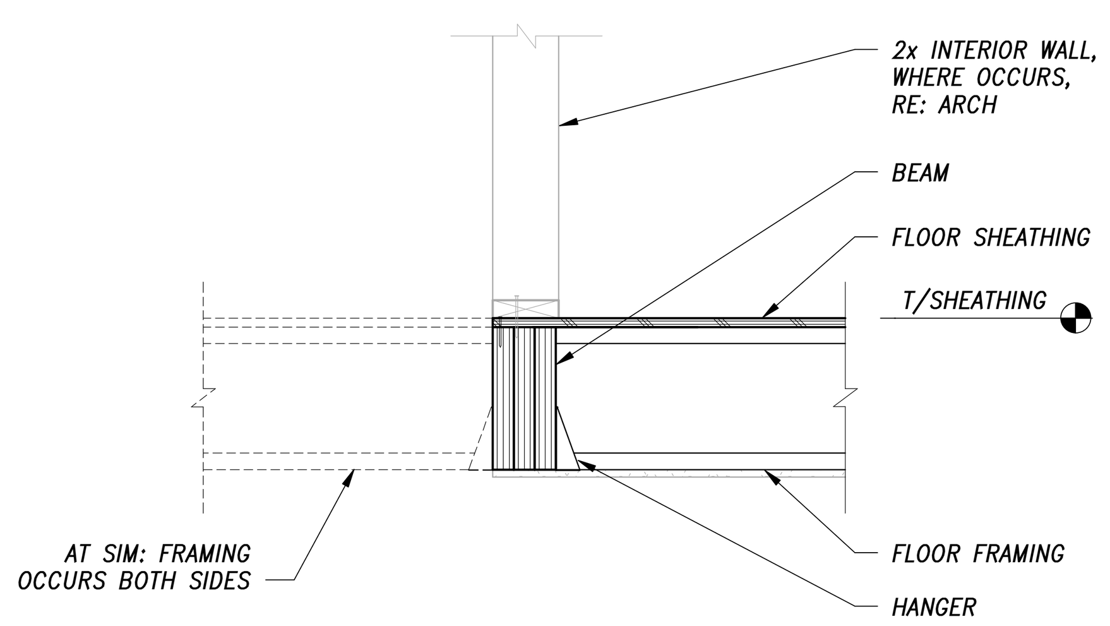
11 (S0414) FLOOR FRAMING PERP TO SHAFT WALL
3/4" = 1'-0"



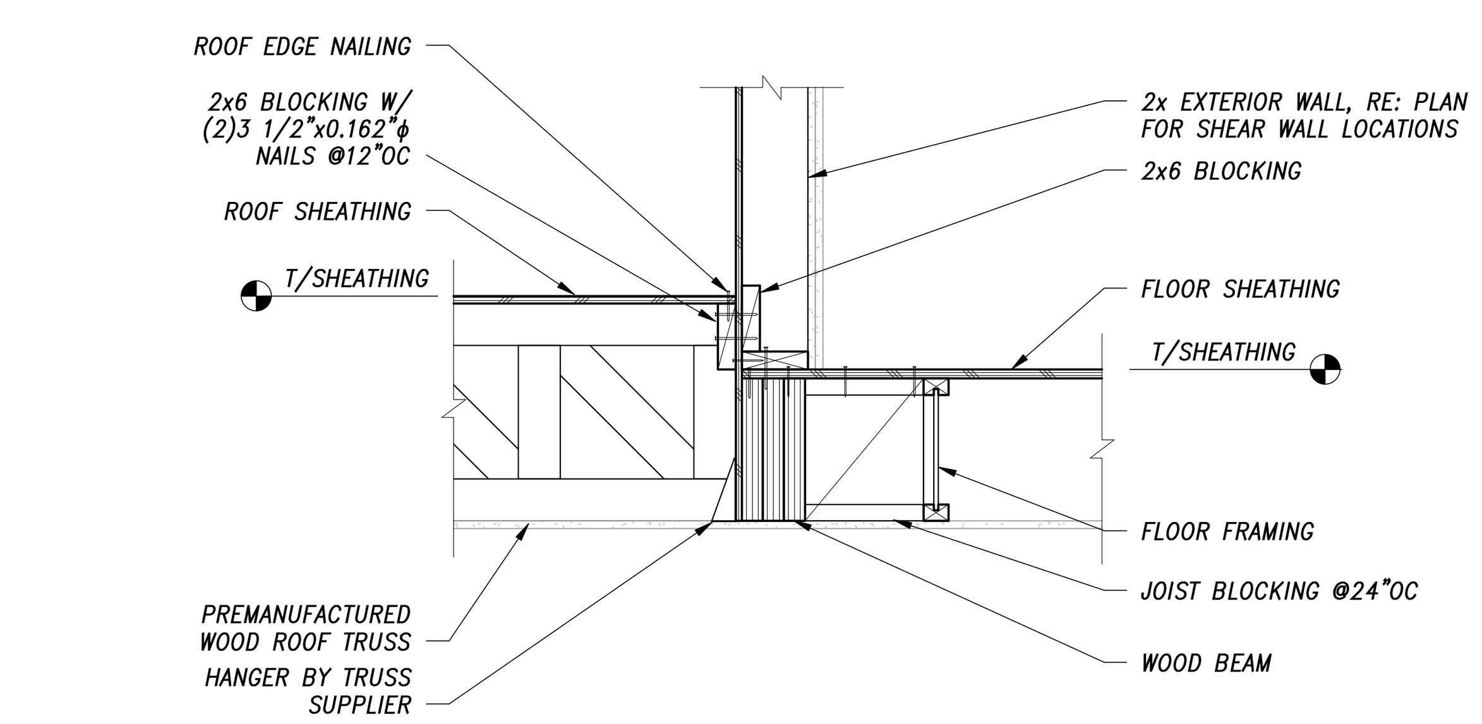
7 (S0414) FLOOR FRAMING AT DEMISING WALL
3/4" = 1'-0"



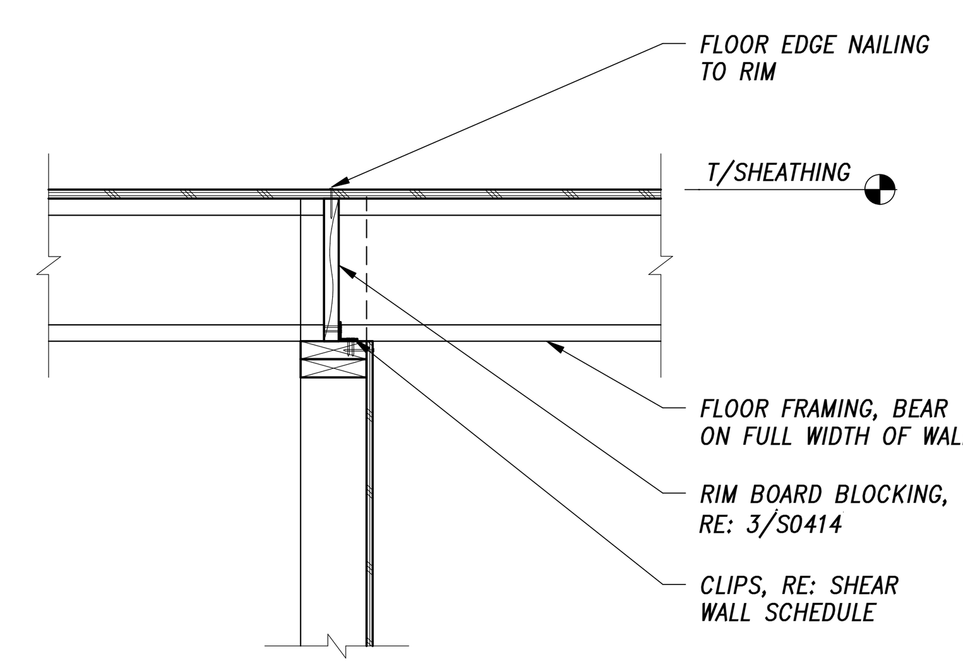
3 (S0414) FLOOR FRAMING PERPENDICULAR TO WALL
3/4" = 1'-0"



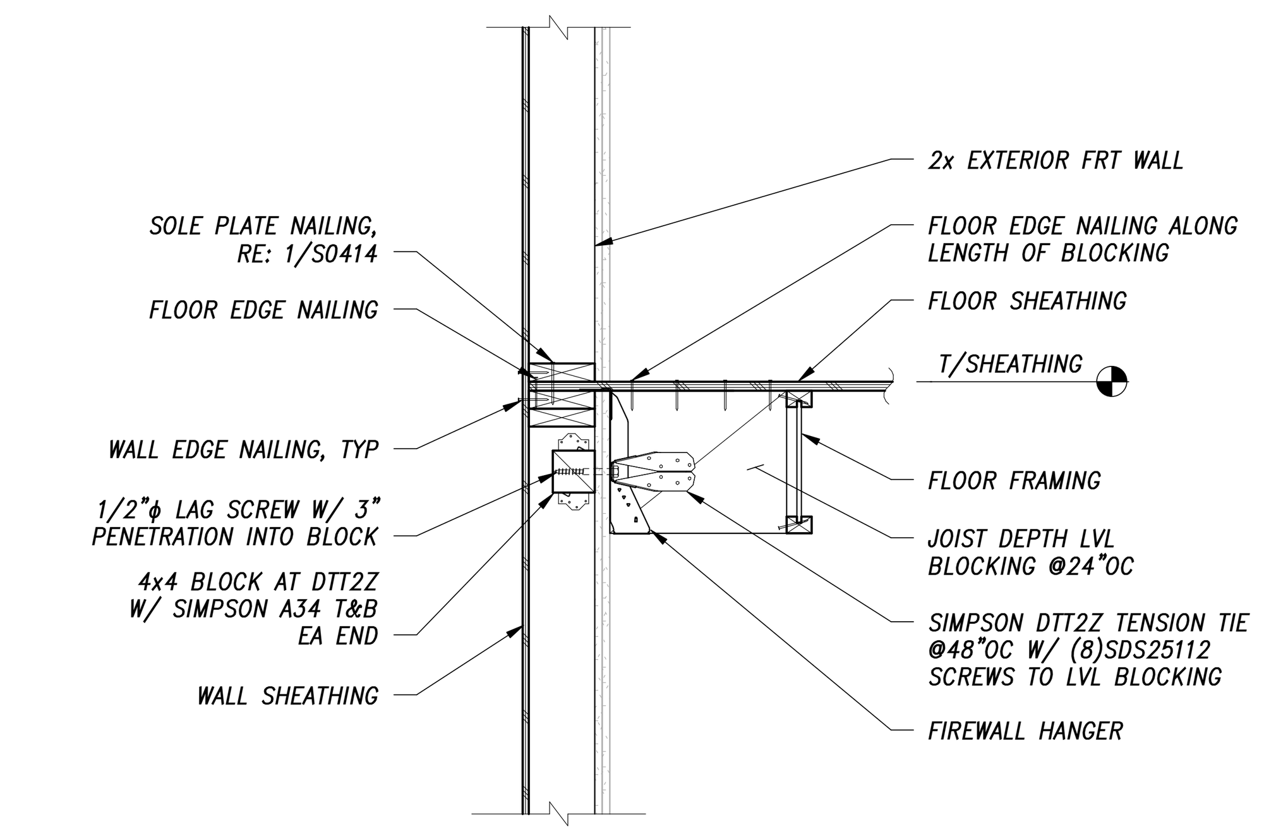
14 (S0414) FLOOR FRAMING PERP TO BEAM
3/4" = 1'-0"



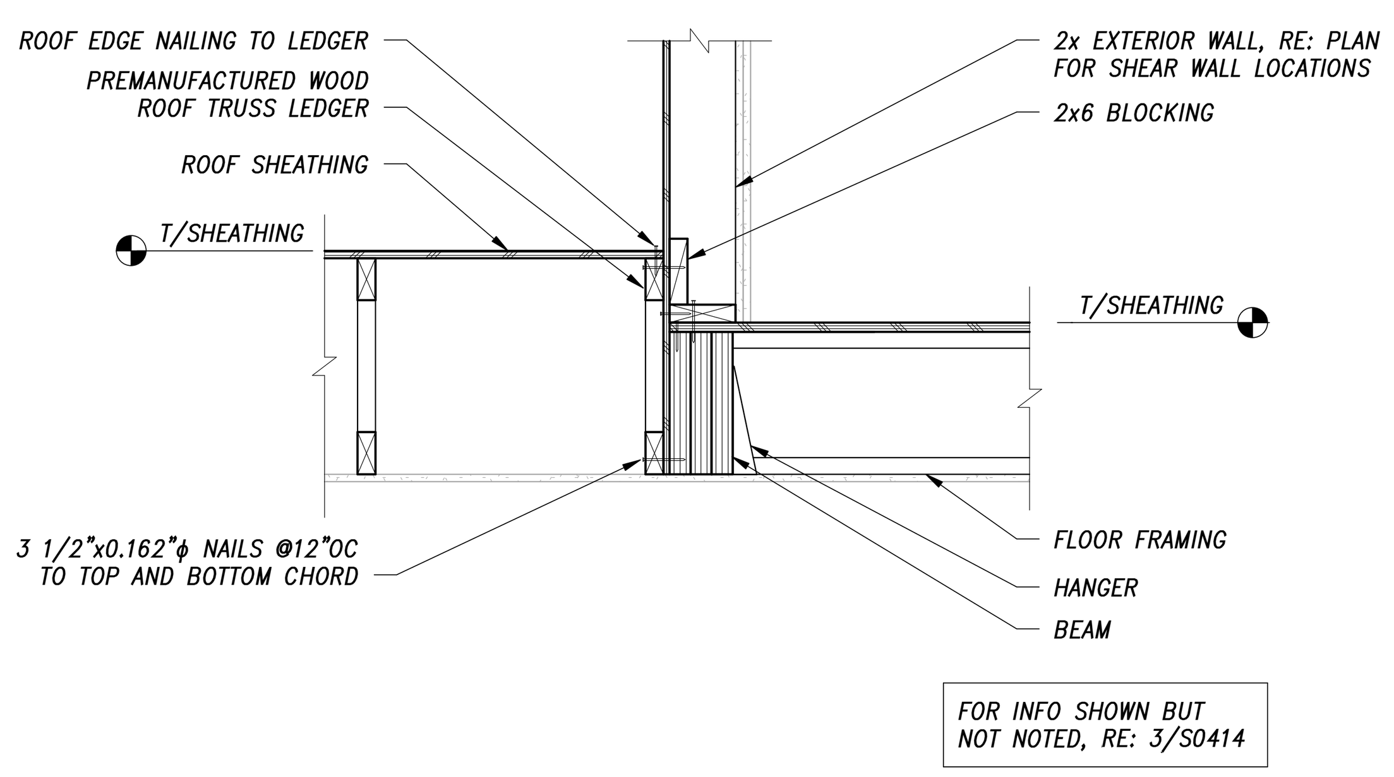
10 (S0414) FLOOR FRAMING PARALLEL TO BEAM
3/4" = 1'-0"



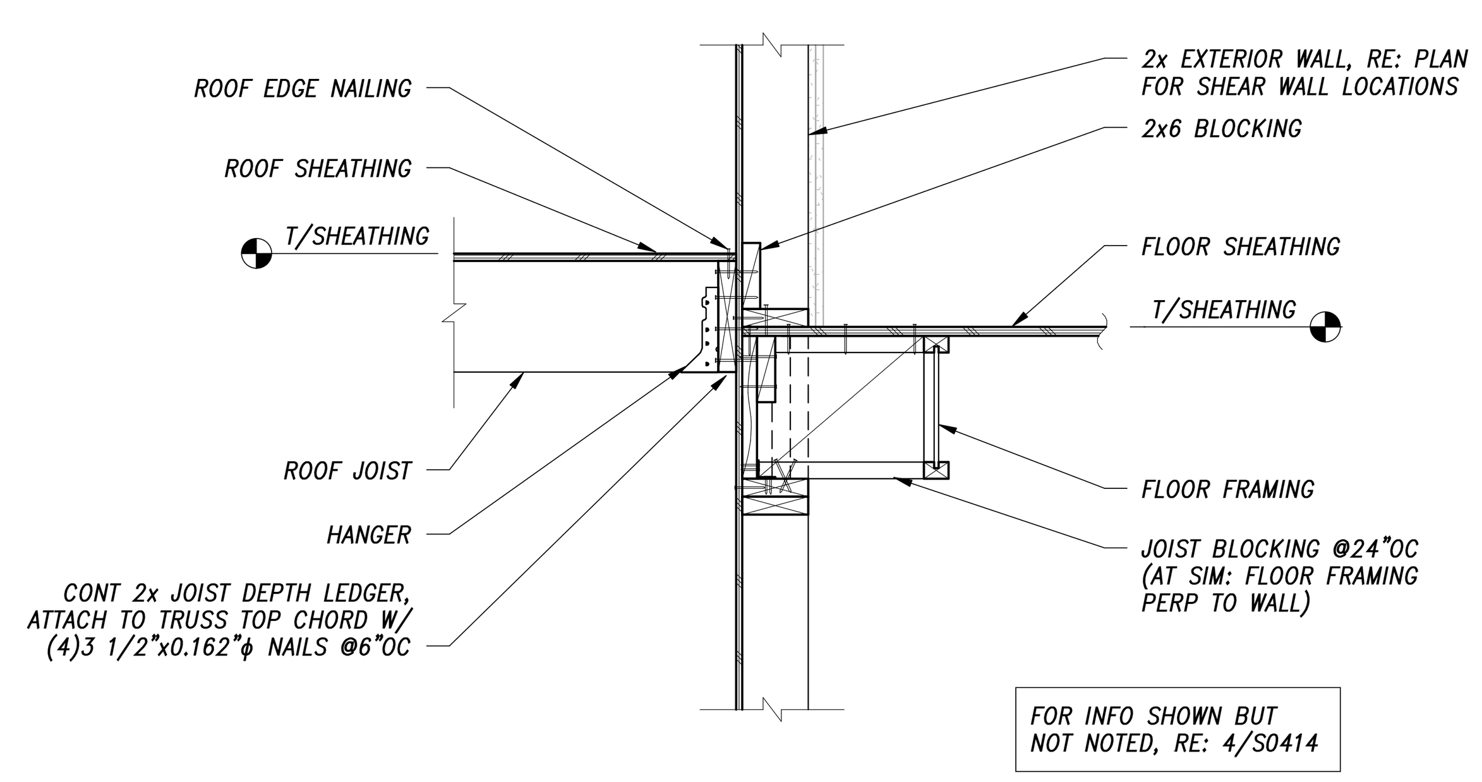
6 (S0414) FLOOR FRAMING AT DEMISING WALL
3/4" = 1'-0"



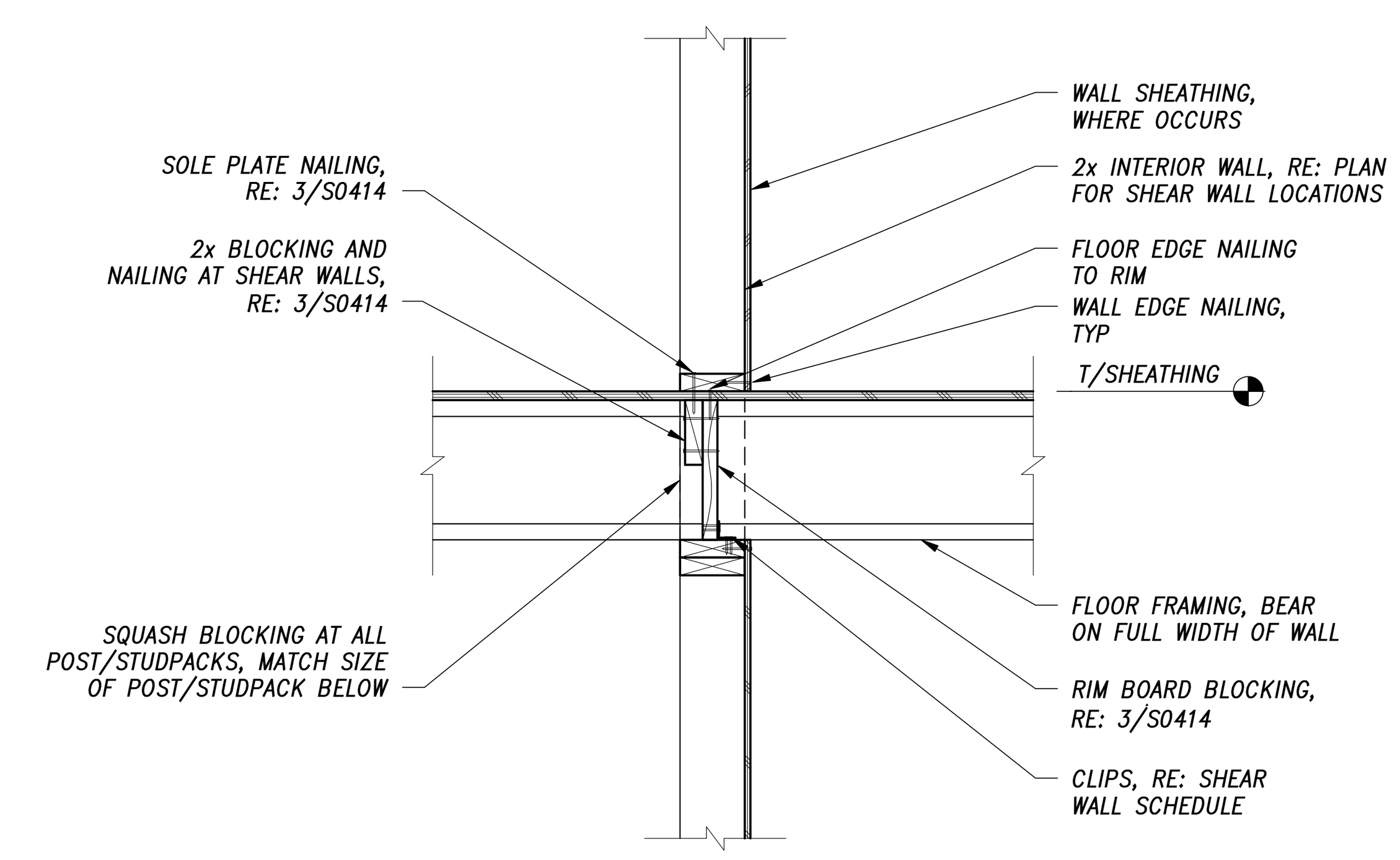
2 (S0414) FLOOR FRAMING PARALLEL TO WALL
3/4" = 1'-0"



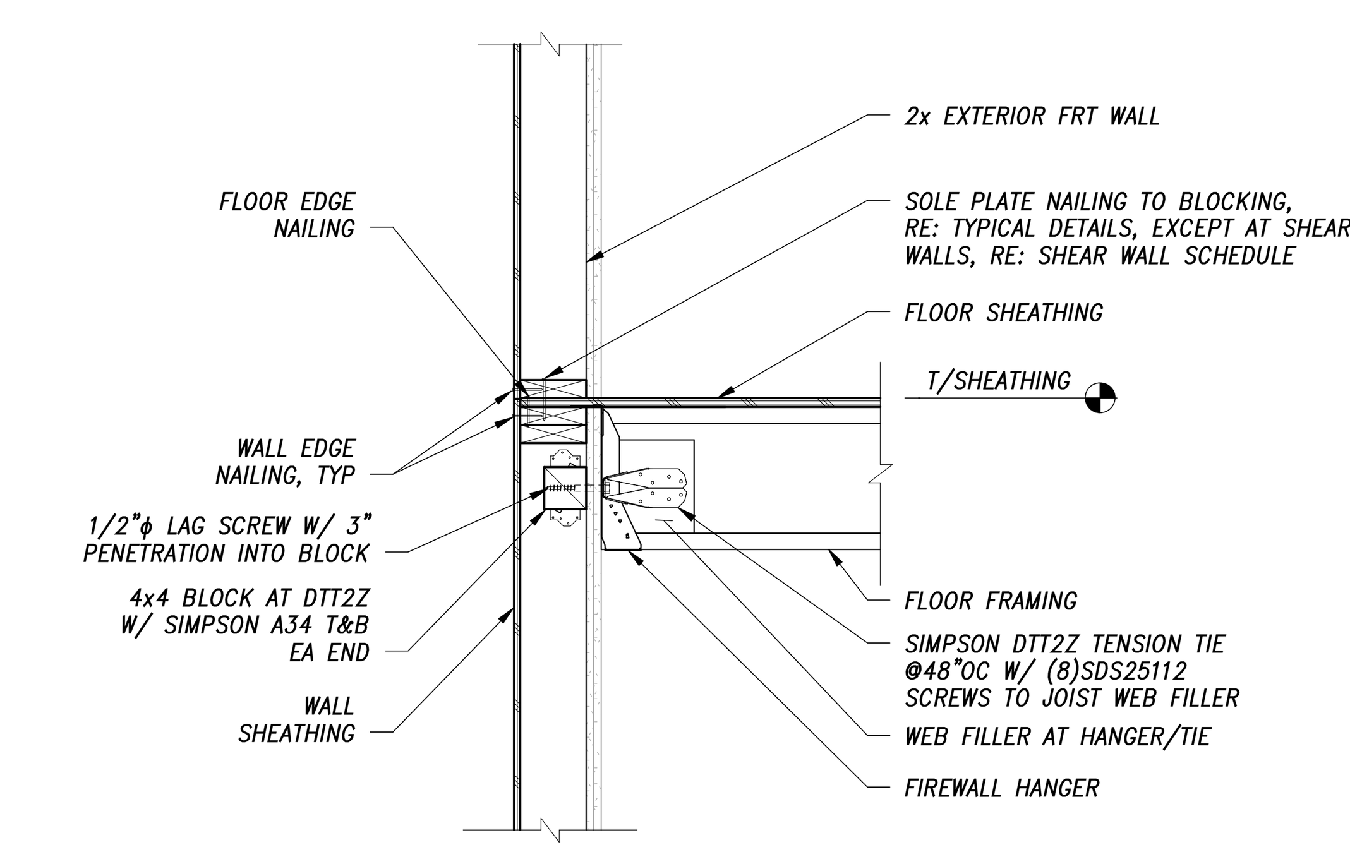
13 (S0414) FLOOR FRAMING PERP TO WALL
3/4" = 1'-0"



9 (S0414) FLOOR FRAMING PARALLEL TO WALL
3/4" = 1'-0"



5 (S0414) FLOOR FRAMING AT DEMISING WALL
3/4" = 1'-0"



1 (S0414) FLOOR FRAMING PERP TO EXT WALL
3/4" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910
© 2026 KL&A, INC

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
FRAMING DETAILS

SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

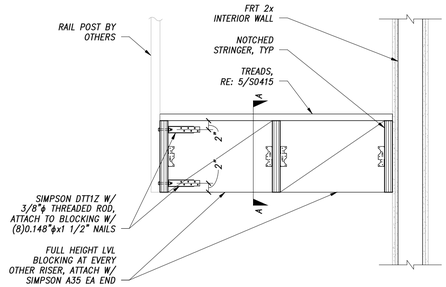
DRAWING NO:
S0414

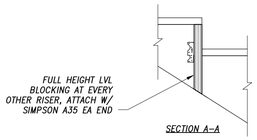
THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

Fri 03/13/2026 03:37:15 PM

Fri 03/13/2026 03:37:16 PM

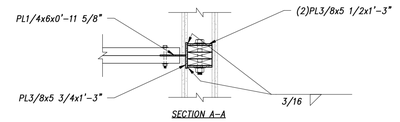




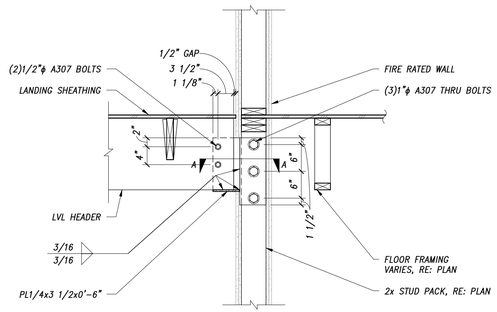
SECTION A–A

4 S0415 STAIR STRINGER FRAMING DETAIL

3/4" = 1'-0"

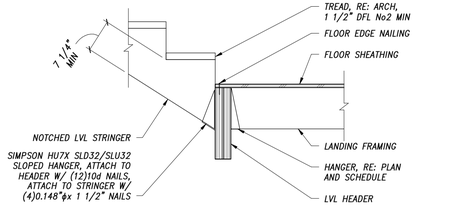


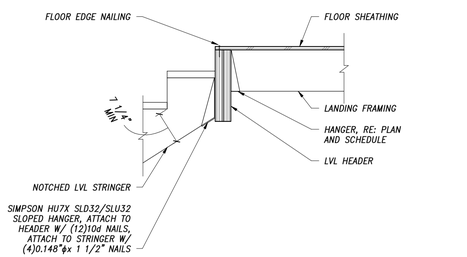
SECTION A–A



6 S0415 LANDING HEADER CONNECTION DETAIL

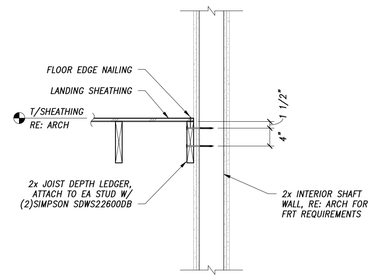
3/4" = 1'-0"



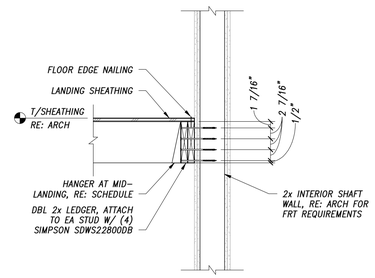


5 S0415 STAIR STRINGER CONNECTION DETAIL

3/4" = 1'-0"



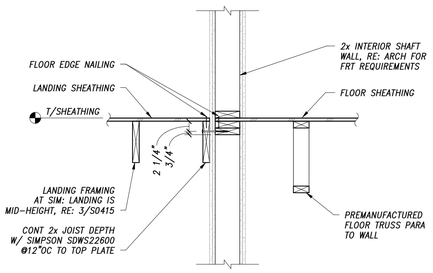
PARALLEL TO WALL



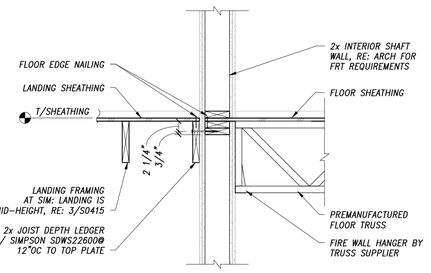
PERPENDICULAR TO WALL

3 S0415 STAIR MID LANDING FRAMING TO SHAFT WALL

3/4" = 1'-0"



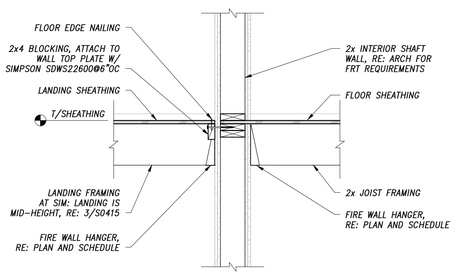
AT TRUSS PARA TO WALL



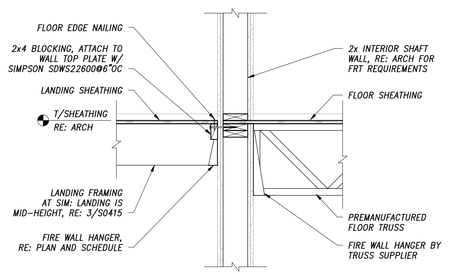
AT TRUSS PERP TO WALL

2 S0415 STAIR LANDING FRAMING PARALLEL TO SHAFT WALL

3/4" = 1'-0"



AT 2x JOIST PERP TO WALL



AT TRUSS PERP TO WALL

1 S0415 STAIR LANDING FRAMING PERPENDICULAR TO SHAFT WALL

3/4" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

FRAMING DETAILS

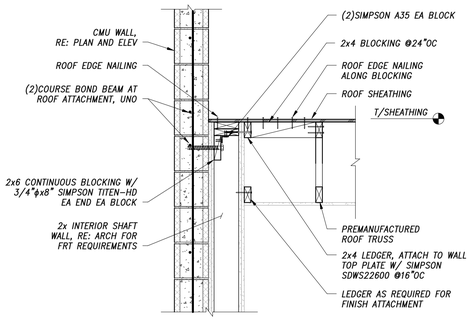
SEAL

COLORADO LICENSED KEVIN MAITLAND KELLY 64345 PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

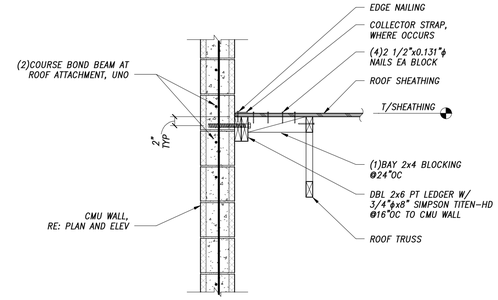
DRAWING NO: **S0415**

Fri 03/13/2026 03:37:17 PM

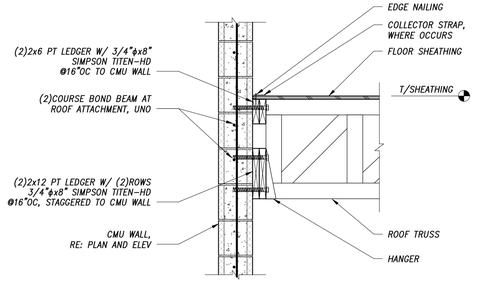


8 S0416 ROOF FRAMING AT CMU WALL

3/4" = 1'-0"



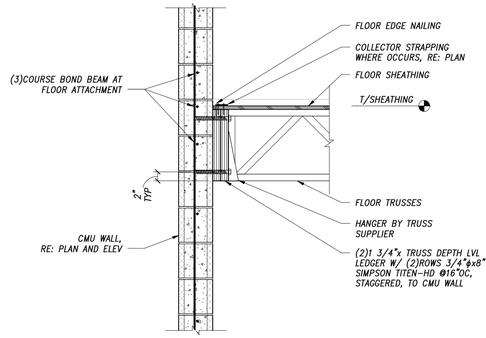
FRAMING PARALLEL TO WALL



FRAMING PERP TO WALL

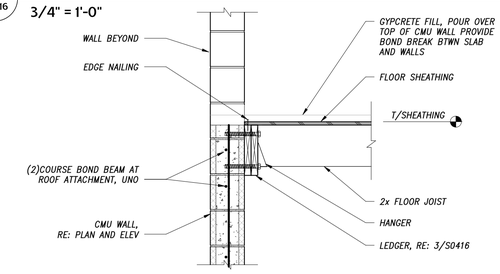
5 S0416 ROOF TRUSS PARALLEL TO CMU CORE

NTS



3 S0416 FLOOR TRUSS PERP TO CMU WALL

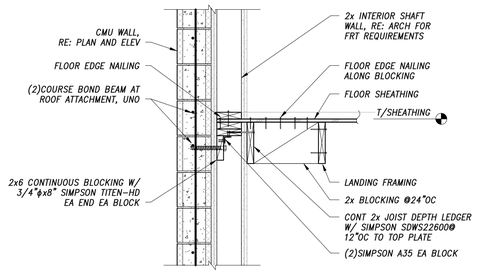
3/4" = 1'-0"



FRAMING PERP TO WALL

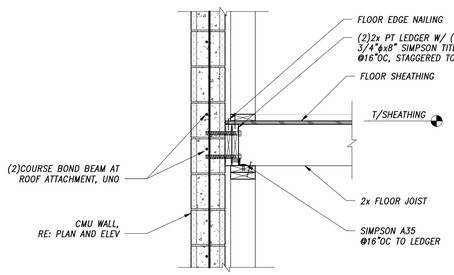
2 S0416 CMU CORE THRESHOLD

NTS



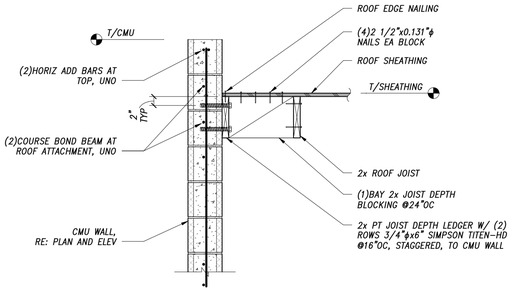
7 S0416 FLOOR FRAMING AT CMU WALL

3/4" = 1'-0"

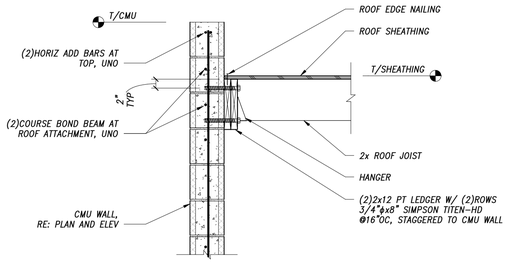


6 S0416 FLOOR FRAMING AT CMU WALL

3/4" = 1'-0"



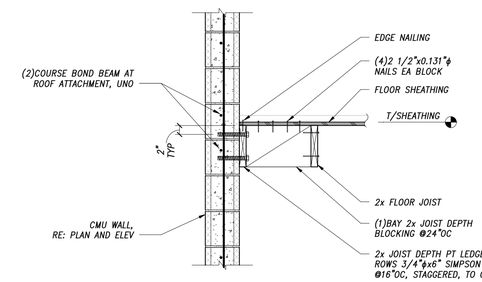
FRAMING PARALLEL TO WALL



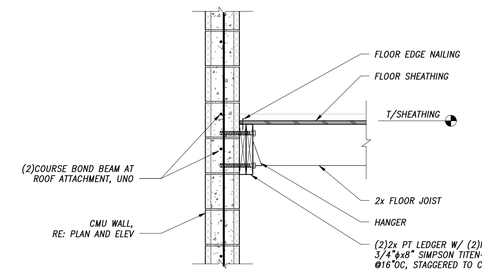
FRAMING PERP TO WALL

4 S0416 ROOF FRAMING AT CMU PARAPET

3/4" = 1'-0"



FRAMING PARALLEL TO WALL



FRAMING PERP TO WALL

1 S0416 FLOOR FRAMING AT CMU WALL

3/4" = 1'-0"

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KASA

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

FRAMING DETAILS

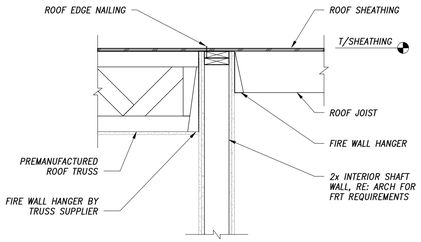
SEAL

COLORADO LICENSED
64345
PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

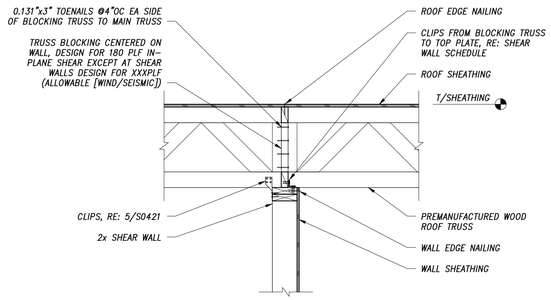
DRAWING NO: **S0416**

Fri 03/13/2026 03:37:17 PM



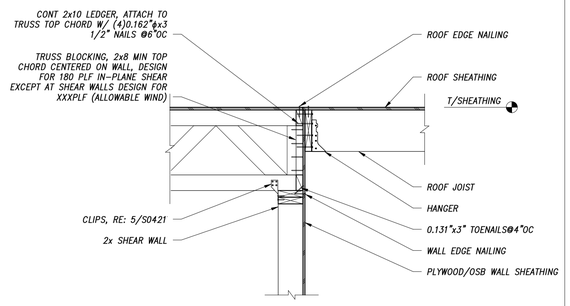
9 S0421 ROOF FRAMING AT SHAFT WALL

3/4" = 1'-0"



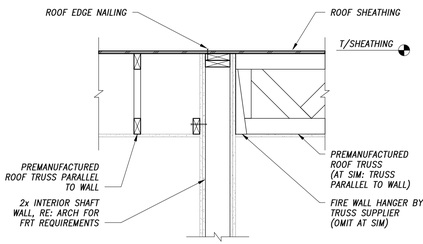
6 S0421 ROOF TRUSS PERP TO SHEAR WALL BELOW

3/4" = 1'-0"



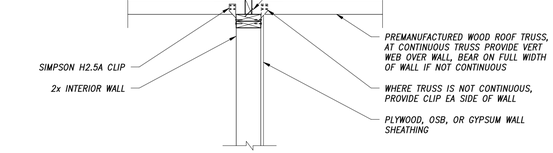
3 S0421 ROOF FRAMING OVER CORRIDOR

3/4" = 1'-0"



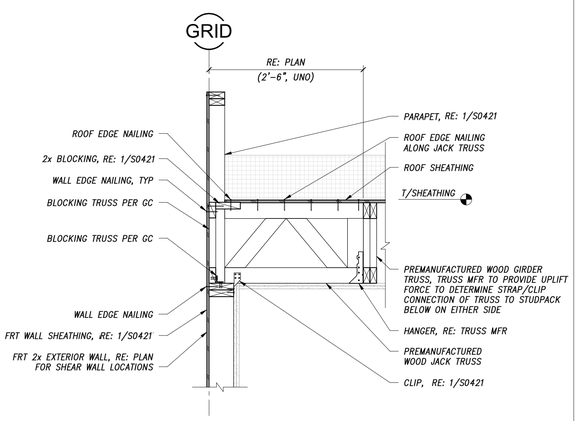
8 S0421 ROOF FRAMING AT SHAFT WALL

3/4" = 1'-0"



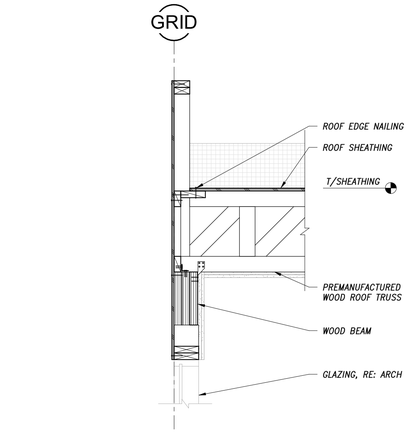
5 S0421 ROOF TRUSS PERP TO BEARING WALL BELOW

3/4" = 1'-0"



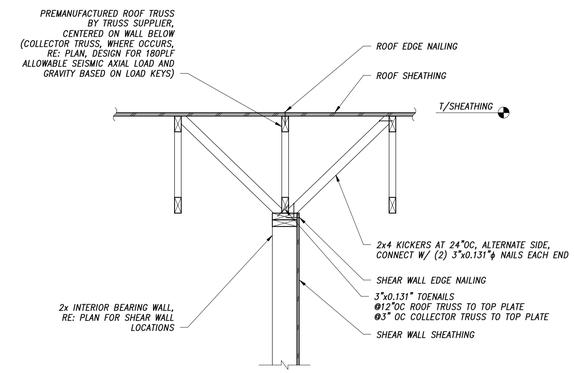
2 S0421 ROOF TRUSS PARALLEL TO WALL

NTS



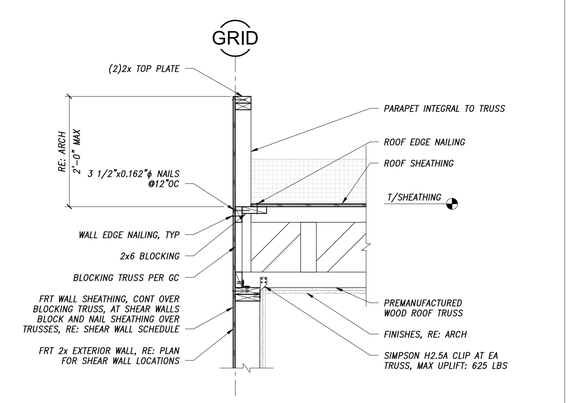
7 S0421 ROOF TRUSS PERP TO BEAM IN EXT WALL

NTS



4 S0421 ROOF TRUSS PARALLEL TO WALL BELOW

3/4" = 1'-0"



1 S0421 ROOF TRUSS PERPENDICULAR TO WALL

NTS

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

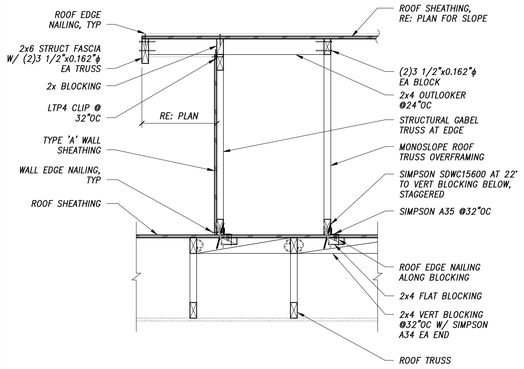
ROOF FRAMING DETAILS

SEAL

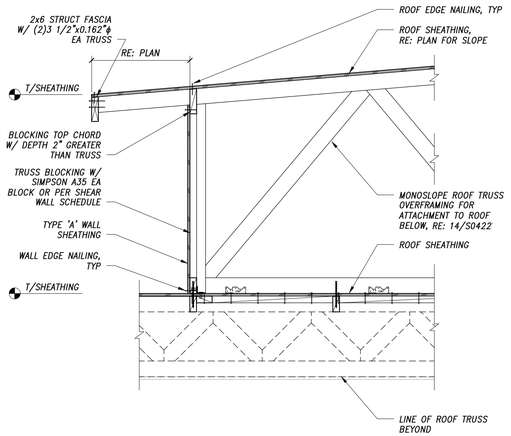
COLORADO LICENSED JEFFREY WAITLAND KELLEY 64345 PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

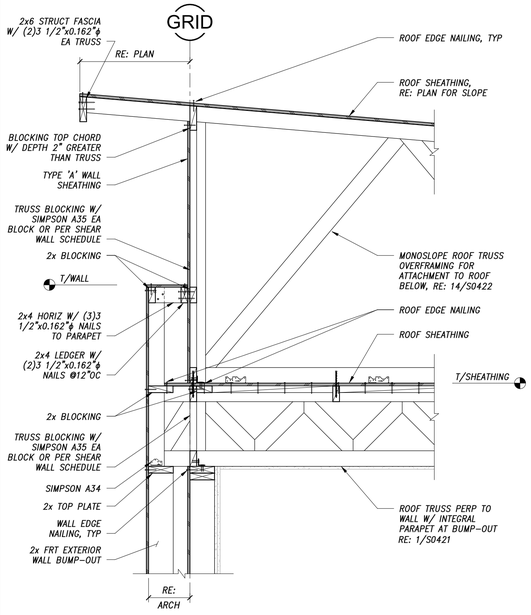
DRAWING NO: **S0421**



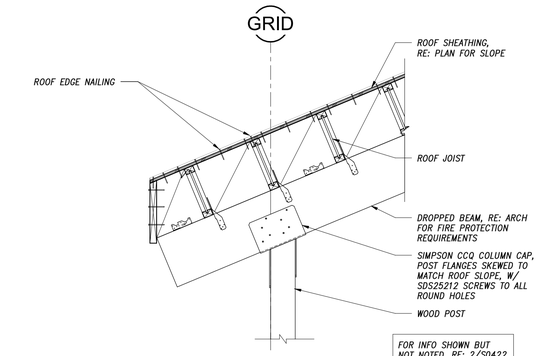
14 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



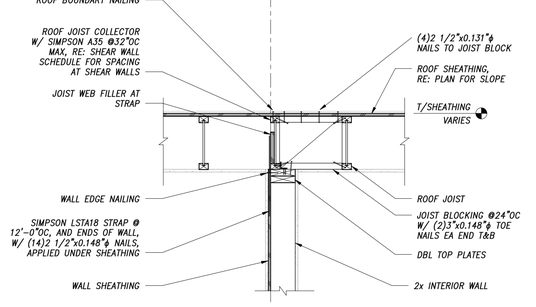
13 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



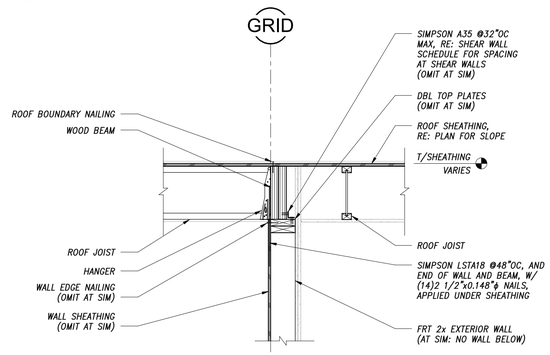
12 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



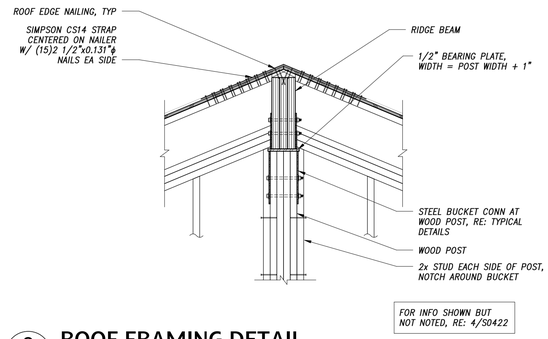
11 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



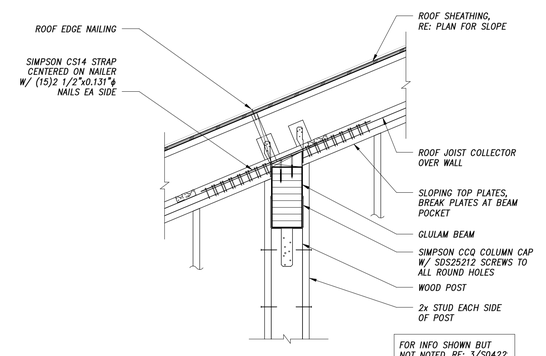
10 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



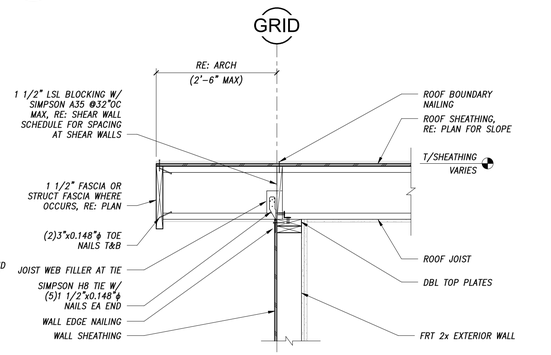
9 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



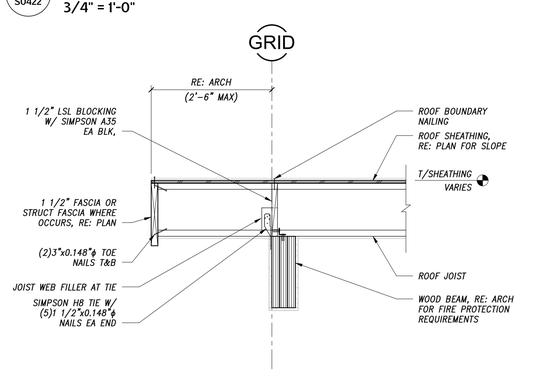
8 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



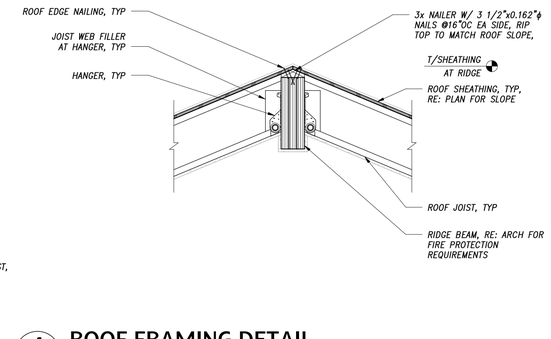
7 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



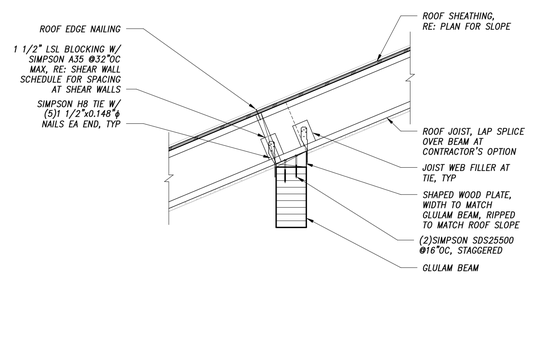
6 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



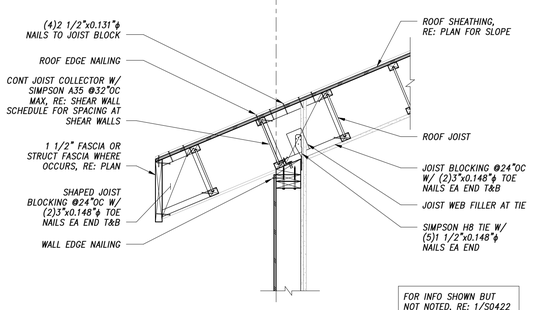
5 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



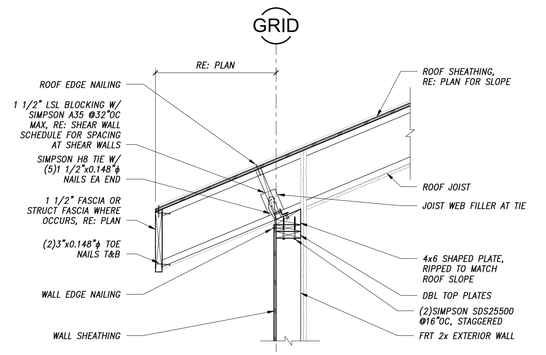
4 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



3 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



2 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"



1 ROOF FRAMING DETAIL
S0422 — 3/4" = 1'-0"

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN, AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

Fri 03/13/2026 03:37:18 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

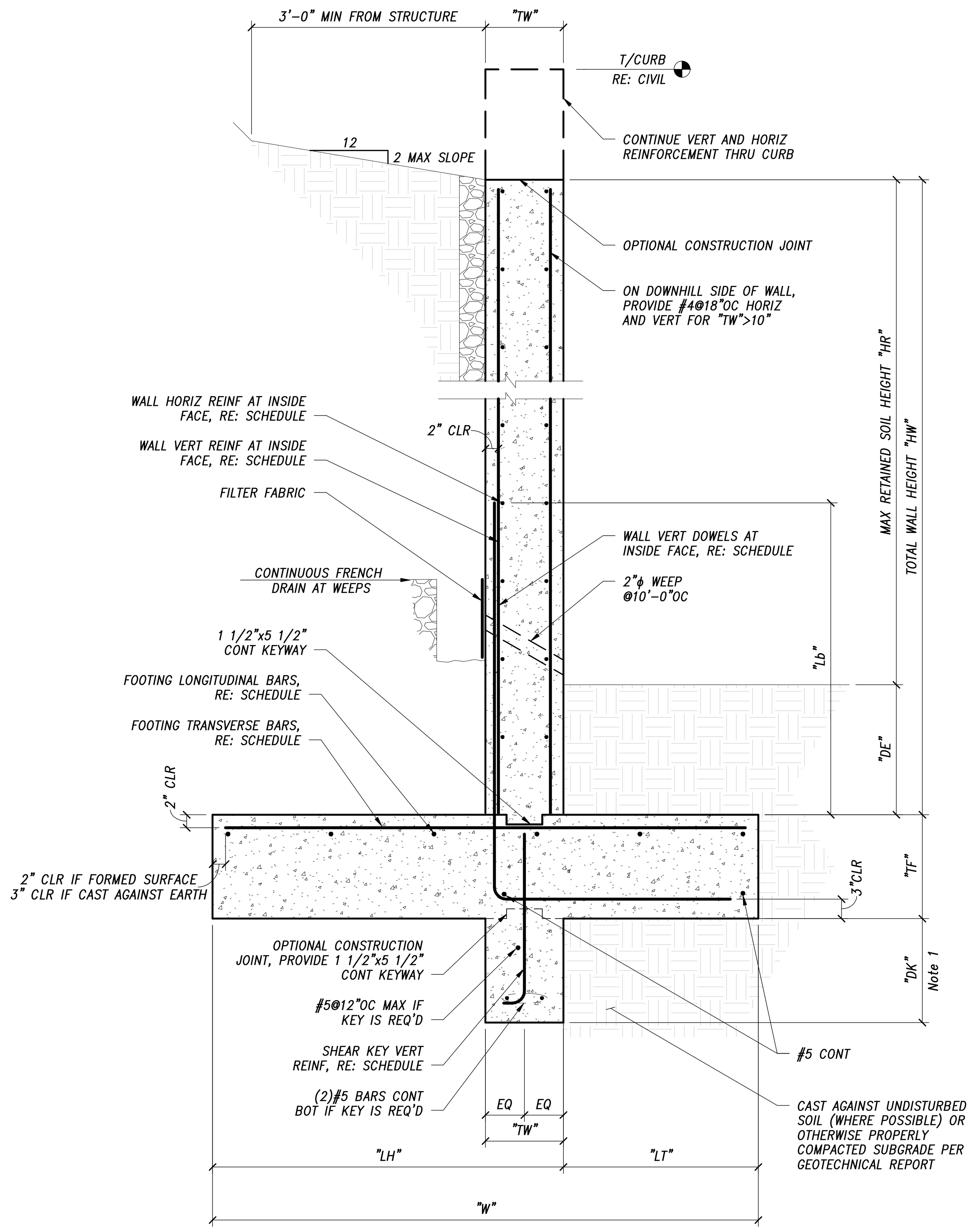
ROOF FRAMING DETAILS

SEAL

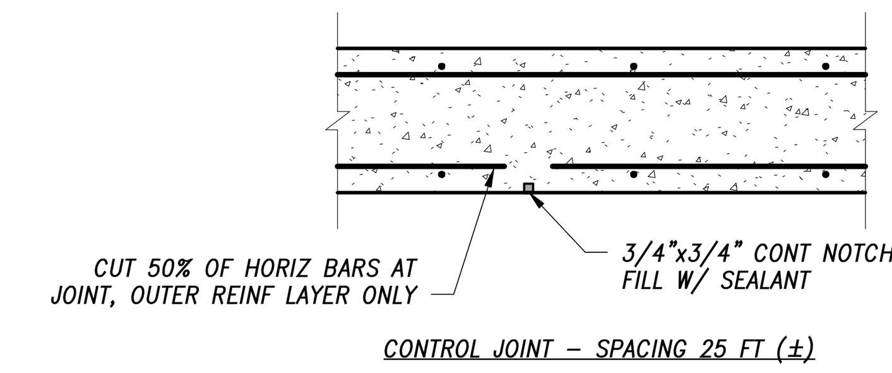
COLORADO LICENSED — 64345 — PROFESSIONAL ENGINEER — 03/13/2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

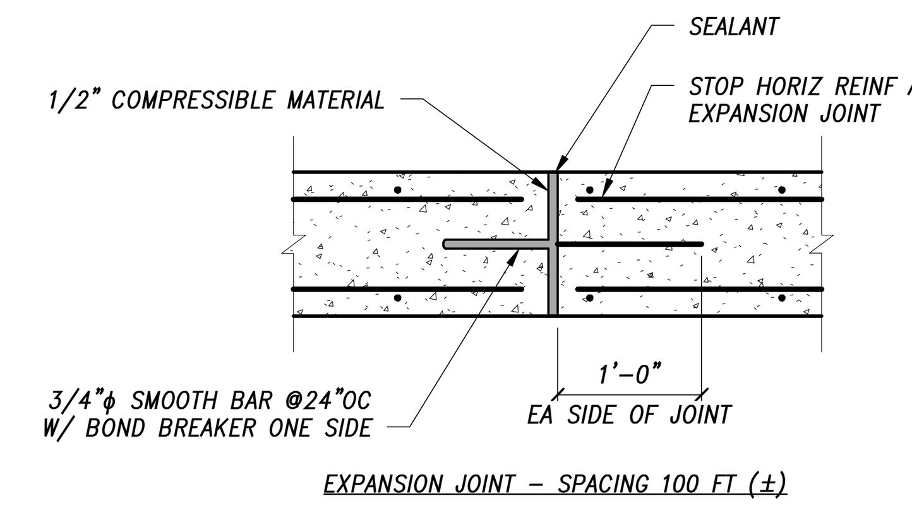
DRAWING NO: **S0422**



2 SITE RETAINING WALL SCHEDULE
S0501
NTS



CONTROL JOINT – SPACING 25 FT (±)



EXPANSION JOINT – SPACING 100 FT (±)

SITE CANTILEVERED RETAINING WALL TABLE

WALL DIMENSIONS									WALL REINFORCING			FOOTING REINFORCING	
"HR"	"HW"	"DE"	"TF"	"LH"	"LT"	"W"	"Lb"	"TW"	VERT DOWELS	HORIZ REINF	VERT REINF	TRANSVERSE REINF	LONGITUDINAL REINF
2'-0"	4'-0"	2'-0"	12"	2'-0"	1'-3"	3'-3"	4'-0"	8"	#5@14"	#5@18"	--	#5@14"	(3)#5
4'-0"	6'-0"	2'-0"	16"	3'-0"	1'-9"	4'-9"	2'-11"	8"	#6@14"	#5@18"	#6@14"	#5@10"	(6)#5
6'-0"	8'-0"	2'-0"	16"	7'-0"	4'-6"	11'-6"	2'-11"	10"	#6@14"	#6@18"	#6@14"	#6@14"	(13)#5
8'-0"	10'-0"	2'-0"	22"	10'-0"	5'-3"	15'-3"	2'-11"	12"	#6@10"	#4@18"	#6@10"	#6@10"	(17)#6

SITE CANTILEVERED RETAINING WALL TABLE W/ SHEAR KEY OPTION

WALL DIMENSIONS										WALL REINFORCING			FOOTING REINFORCING		SHEAR KEY VERT REINF
"HR"	"HW"	"DE"	"TF"	"DK"	"LH"	"LT"	"W"	"Lb"	"TW"	VERT DOWELS	HORIZ REINF	VERT REINF	TRANSVERSE REINF	LONGITUDINAL REINF	
6'-0"	8'-0"	2'-0"	16"	1'-0"	4'-4"	2'-4"	6'-8"	2'-11"	10"	#6@14"	#6@18"	#6@14"	#6@14"	(8)#5	#4@9"
8'-0"	10'-0"	2'-0"	22"	1'-0"	5'-9"	3'-6"	9'-3"	2'-11"	12"	#6@10"	#4@18"	#6@10"	#6@10"	(10)#6	#4@9"

NOTES:
1. EITHER TABLE MAY BE USED AT CONTRACTOR'S DISCRETION.

CONTINUOUS FOOTING SCHEDULE

MARK	WIDTH "B"	THICKNESS "T"	REINFORCING	COMMENTS
	2'-10"	1'-0"		
CF30	2'-6"	1'-4"	(6)#6 CONT TOP&BOT, #5@18"OC TRANSVESE TOP&BOT	
CF30*	2'-6"	1'-4"	(8)#6 CONT TOP&BOT, #5@18"OC TRANSVESE TOP&BOT	
CF36	3'-0"	1'-4"	(7)#6 CONT TOP&BOT, #5@18"OC TRANSVESE TOP&BOT	
CF42	3'-6"	1'-4"	(8)#6 CONT TOP&BOT, #5@18"OC TRANSVESE TOP&BOT	

PAD FOOTING SCHEDULE

MARK	LENGTH	WIDTH	THICKNESS	REINFORCING	COMMENTS
PF36	3'-0"	3'-0"	1'-4"	(4) #5 EW, BOT	
PF60	5'-0"	5'-0"	1'-4"	(6) #6 EW, BOT	
PF72	6'-0"	6'-0"	1'-4"	(7) #6 EW, BOT	

FOOTING NOTES:

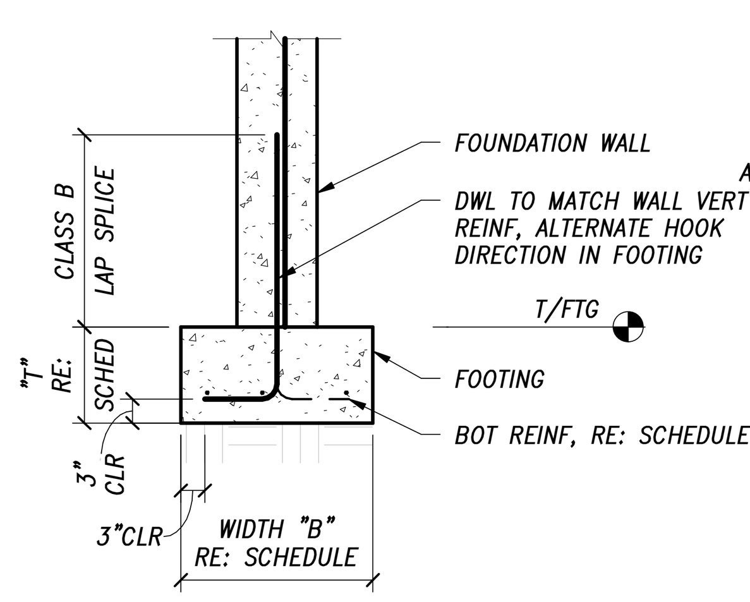
1. ALL BEARING MATERIAL SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT. THE GEOTECHNICAL ENGINEER SHALL BE THE SOLE JUDGE AS TO THE SUITABILITY OF THE BEARING MATERIAL.
2. FOOTINGS DESIGNED FOR ALLOWABLE BEARING PRESSURE OF X.X KSF.
3. CENTER CONTINUOUS FOOTING UNDER WALLS AND CENTER COLUMN FOOTINGS UNDER COLUMNS, UNO.
4. BEARING ELEVATIONS ARE SUBJECT TO ADJUSTMENT AS REQUIRED BY SUITABILITY OF BEARING MATERIAL.
5. RE: GENERAL NOTES FOR ADDITIONAL INFORMATION.

MAT FOUNDATION SCHEDULE

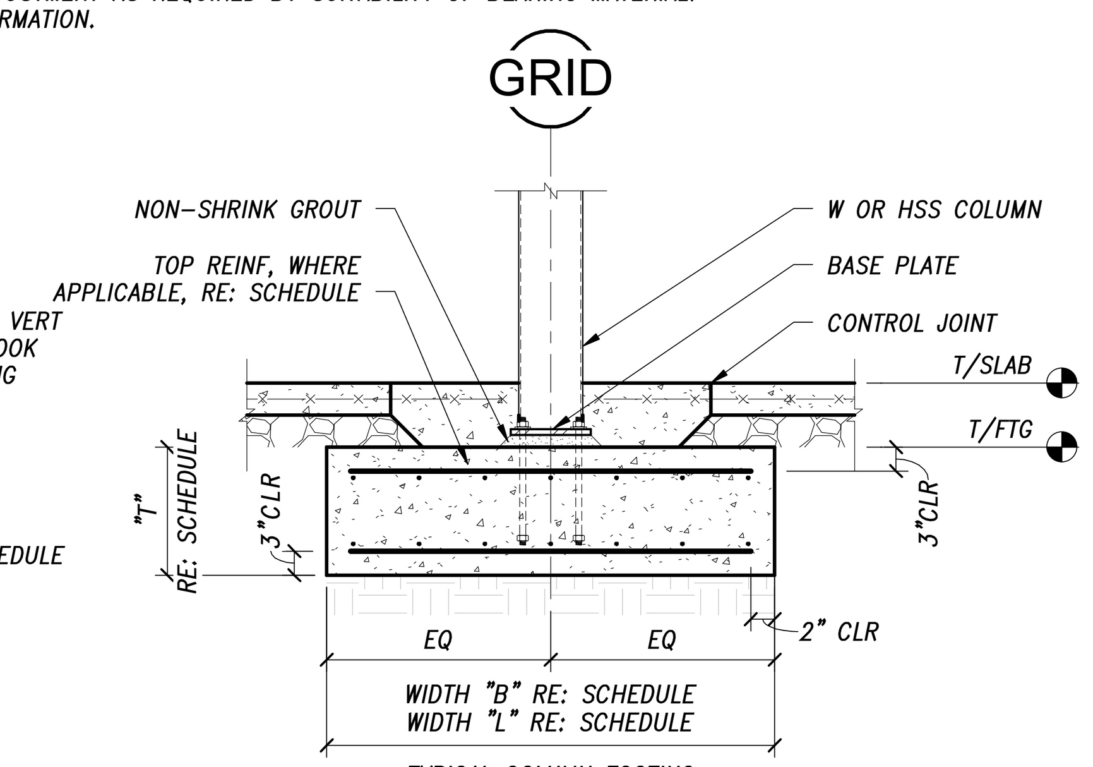
MARK	THICKNESS "T"	REINFORCING	COMMENTS
MF18	1'-6"	#6@12"OC EW T&B	

MAT FOUNDATION NOTES:

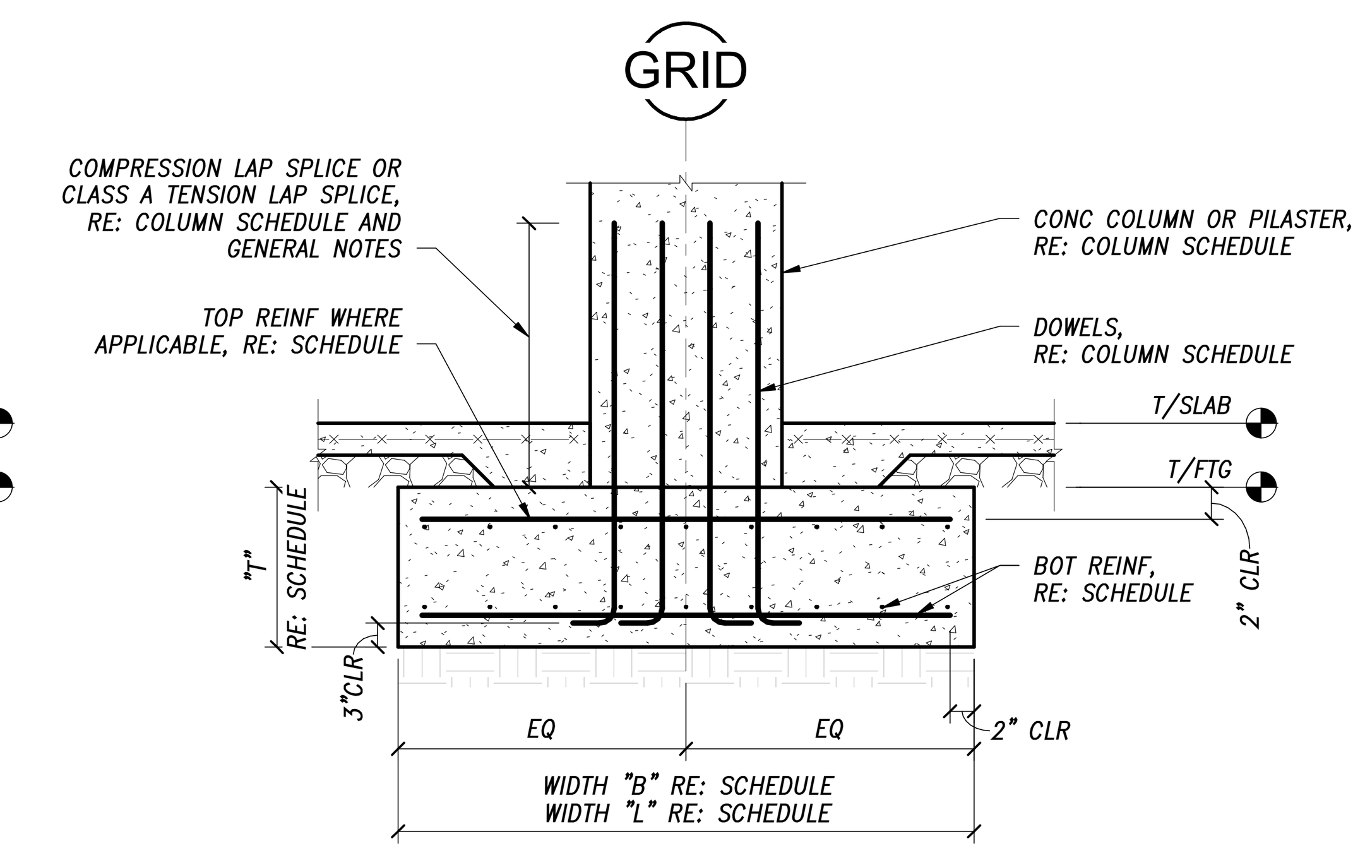
1. RE: PLAN FOR MAT FOUNDATION DIMENSIONS AND LAYOUT



TYPICAL WALL FOOTING



TYPICAL COLUMN FOOTING



COLUMN FOOTING AT CIP CONCRETE COLUMN

1 FOOTING SCHEDULE AND DETAILS
S0501
NTS

BASE PLATE SCHEDULE

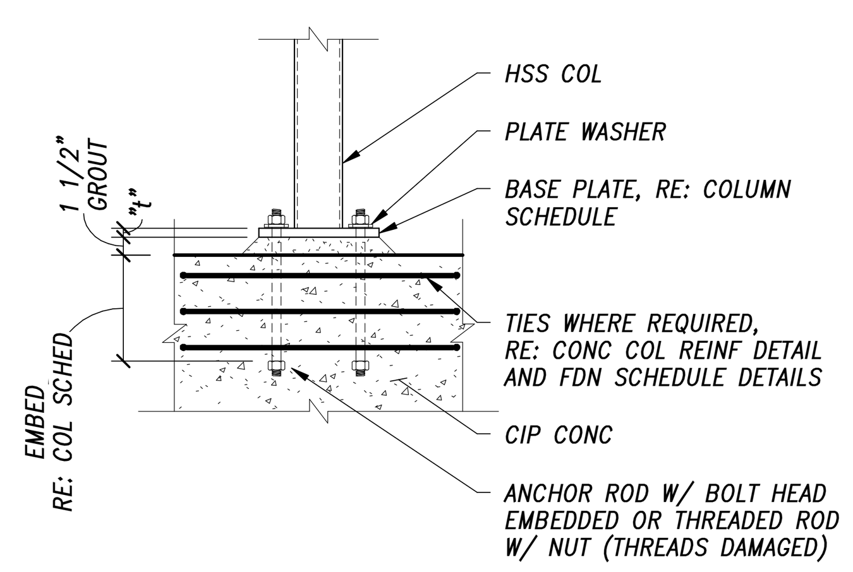
BASE PLATE					ANCHOR RODS		
MARK	TYPE	DIM L	DIM W	THICKNESS	NUMBER	SIZE	EMBED
BP4A	A	10"	10"	3/4"	4	3/4"ϕ	9"
BP5A	A	11"	11"	3/4"	4	3/4"ϕ	9"

NOTE: ALL BASE PLATE MATERIAL IS A572 GR50 STEEL, UNO

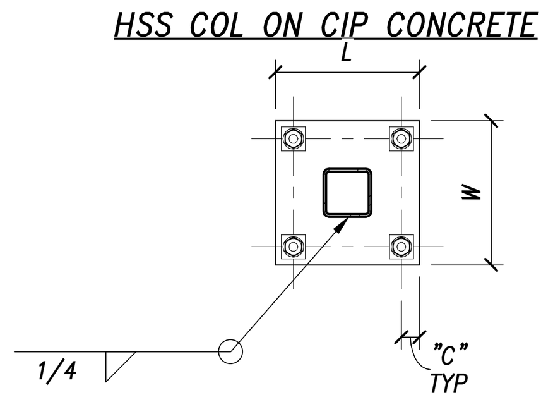
ANCHOR ROD REQUIREMENTS

ANCHOR ROD ϕ (IN)	MAX HOLE ϕ (IN)	MIN PLATE WASHER SIZE (IN)	MIN PLATE WASHER THICKNESS (IN)	MIN EMBED (IN)	EDGE DISTANCE "C" (IN)
3/4	1 5/16	2	1/4	9	1 1/2

NOTE: ALL ANCHOR RODS ARE F1554 GRADE 55 WITH S1 SUPPLEMENT. ALL ANCHOR NUTS ARE A563 GRADE A HEAVY HEX FOR GRADE 55 ANCHOR RODS AND GRADE DH FOR GRADE 105 ANCHOR RODS.



HSS COL ON CIP CONCRETE



TYPE A

3 BASE PLATE SCHEDULE AND DETAILS
S0501
NTS

THE STRUCTURAL ENGINEERS SEAL ON THIS DRAWING INDICATES THAT THE INFORMATION SHOWN AND THE CALCULATIONS PERTAINING TO THAT INFORMATION HAVE BEEN PREPARED BY QUALIFIED PEOPLE UNDER THE DIRECTION OF THE ENGINEER-OF-RECORD. THE SEAL DOES NOT IMPLY RESPONSIBILITY FOR INFORMATION PREPARED BY OTHERS NOR FOR ANY INFORMATION NOT SHOWN ON THIS DRAWING AND SUCH RESPONSIBILITY IS SPECIFICALLY DISCLAIMED. ON PHASED PROJECTS, DRAWINGS THAT ARE ISSUED BUT NOT SEALED SHALL BE CONSIDERED TO BE PRELIMINARY IN NATURE AND ARE ISSUED FOR INFORMATION ONLY.

THESE DRAWINGS ARE TO BE USED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS ON THE PROJECT TO CLEARLY DEFINE ALL OF THE REQUIREMENTS FOR THE CONSTRUCTION. WHERE CONFLICTS OCCUR CONTACT ARCHITECT FOR CLARIFICATION.

Fri 03/13/2026 03:37:19 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

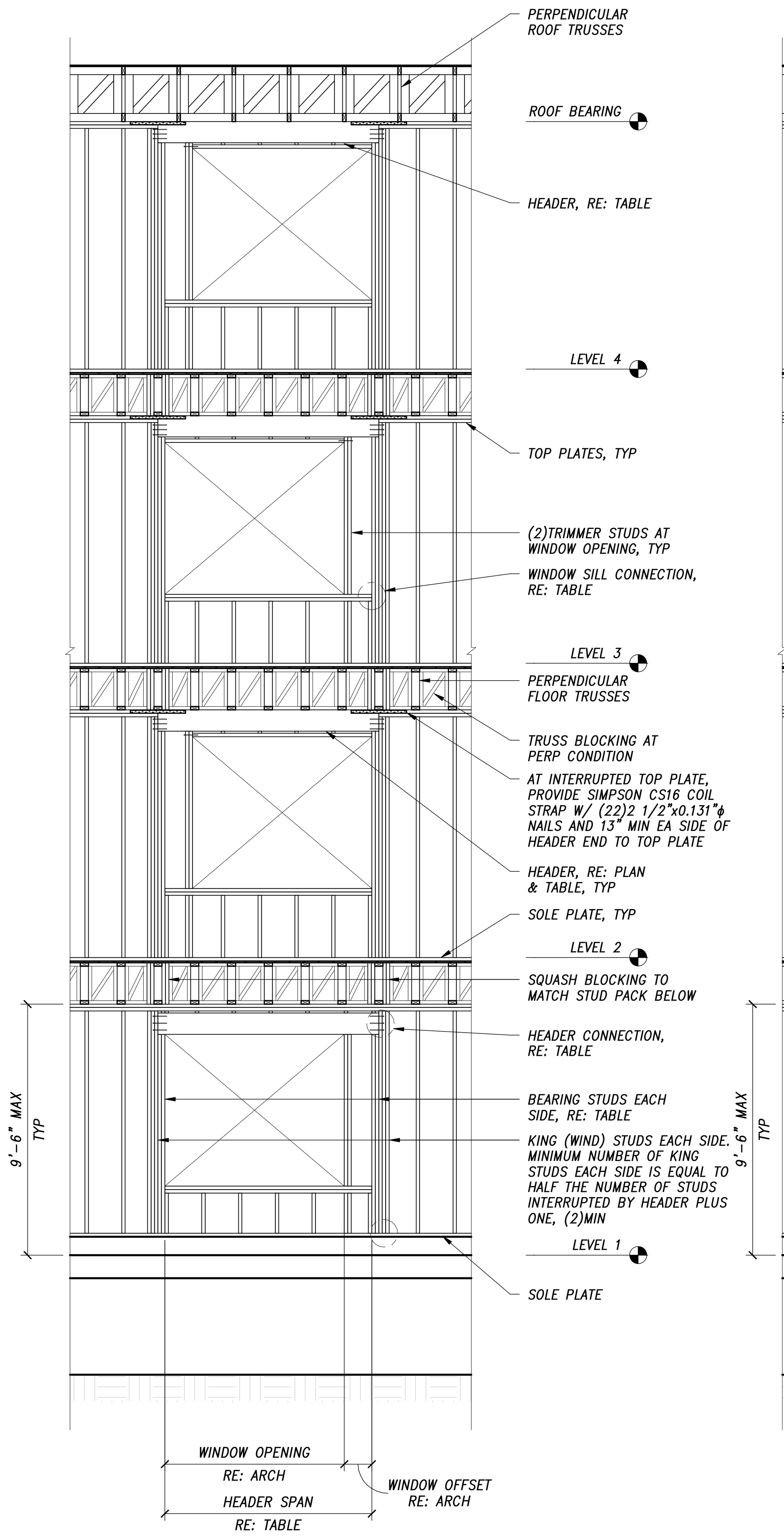
PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
SCHEDULES

SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER 64345

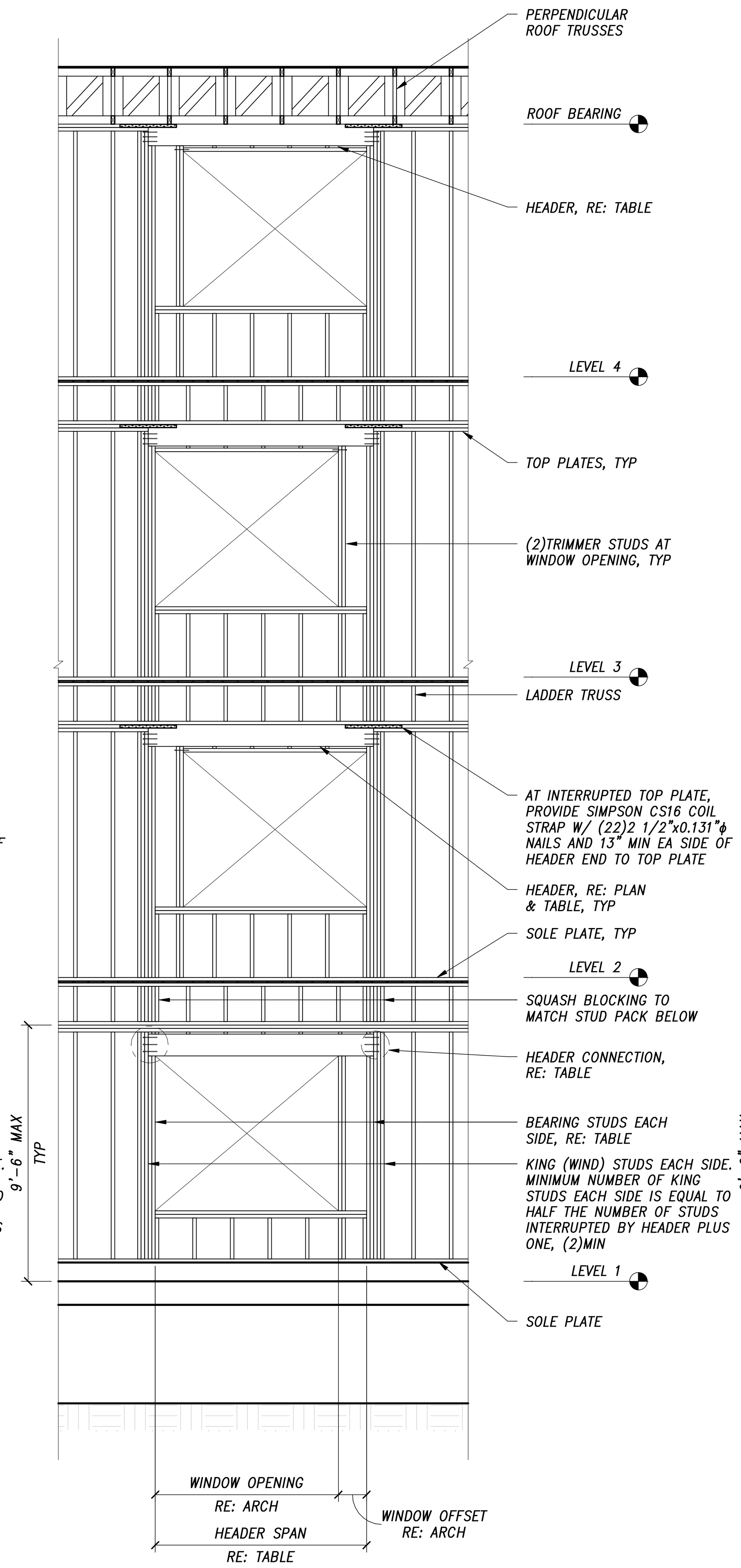
DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO:
S0501



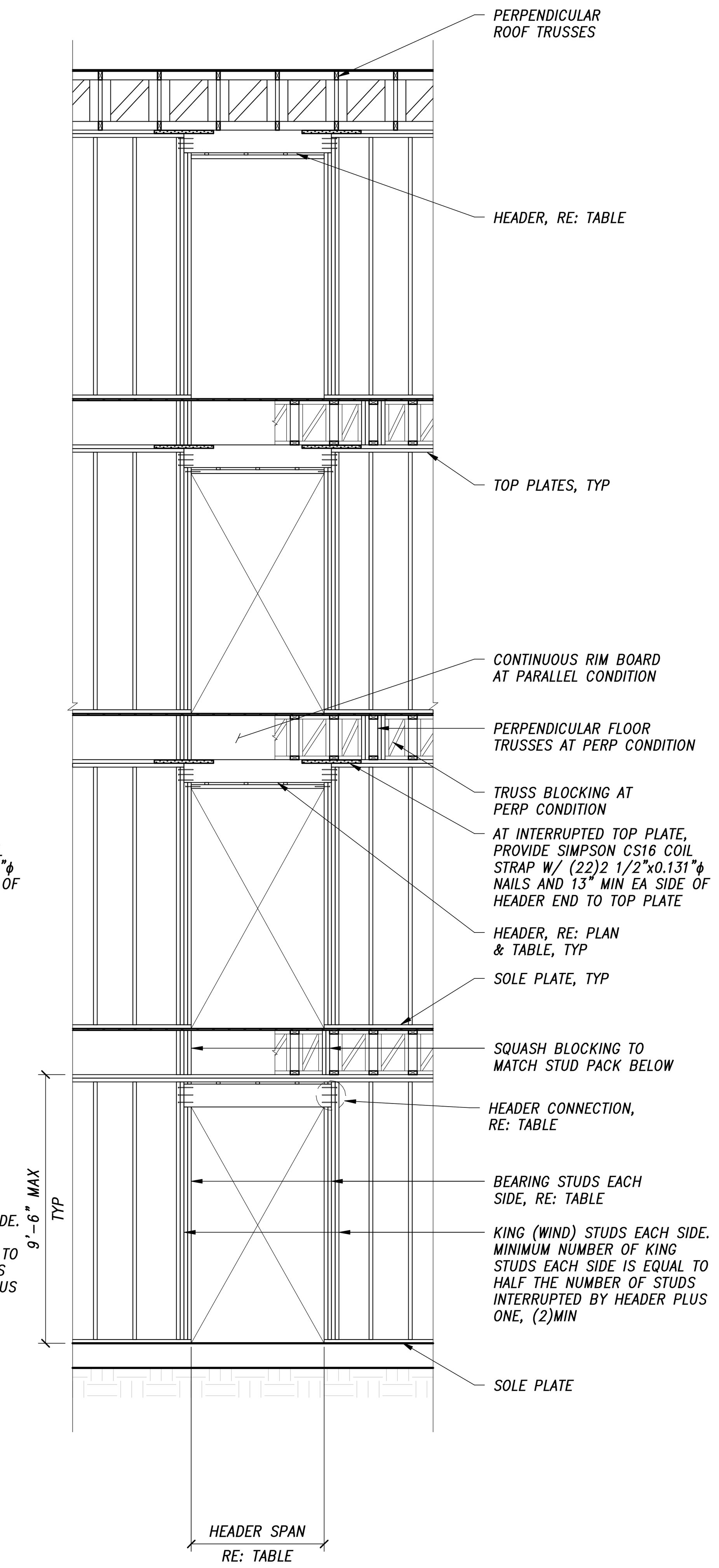
HEADER TYPE 'A'

EXTERIOR WALL
ROOF FRAMING PERPENDICULAR
FLOOR FRAMING PERPENDICULAR



HEADER TYPE 'B'

EXTERIOR WALL
ROOF FRAMING PERPENDICULAR
FLOOR FRAMING PARALLEL



HEADER TYPE 'C'

DOORS AT INTERIOR WALLS

WOOD HEADER SCHEDULE											
HEADER MARK	TYPE	MAX SPAN	HEADER SIZE	NO. OF TRIMMER STUDS EA SIDE BELOW LEVEL: R	4	3	2	NO. OF KING STUDS EA SIDE	HANGER OPTION (NOTE 6)	HEADER CONNECTION	COMMENTS
HDR1	A/B	3'-6"	(3)2x6	1	1	1	1	2	H9	(4)3"x0.148"	
HDR2	A/B	6'-0"	(3)2x6	1	1	1	1	2	H9	(6)3"x0.148"	
HDR3	A/B	6'-6"	(3)2x12	2	2	2	2	2	H10	(6)3"x0.148"	
HDR4	A/B	8'-0"	(3)9 1/2" LVL	2	2	2	2	2	--	(8)3"x0.148"	
HDR5	C	4'-0"	(3)2x8	1	1	1	1	2	H9	(4)3"x0.148"	INTERIOR 4'-0" MAX DOOR
HDR6	C	6'-0"	(3)2x12	2	2	2	2	2	H10	(6)3"x0.148"	INTERIOR POCKET OR CLOSET DOOR, 6'-0" MAX

NOTE:
1. ALL WOOD MATERIAL DFL No2 OR BETTER, UNO
2. ALL STUDS ARE 2x6 DFL No2 OR BETTER, UNO
3. WINDOW SILLS SHALL BE (1)2x FOR SPANS UP TO 5'-0" AND (2)2x FOR SPANS UP TO 7'-6".
4. THIS SCHEDULE APPLIES TO HEADERS IN LOAD BEARING WALLS WHICH ARE NOT EXPLICITLY CALLED OUT ON PLAN WITH SPANS OF 10'-0" OR LESS.
5. LIVE LOAD DEFLECTION CRITERIA IS $\Delta \leq L/360$.
6. PROVIDE HANGER OPTION AT HEADER TO SHEAR WALL BOUNDARY STUDS WHERE TRIMMER STUDS NOT PERMITTED.

2 / S0502 TYPICAL WOOD HEADER SCHEDULE

1/4" = 1'-0"

JOIST & BEAM HANGER SCHEDULE									
MARK	SIMPSON HANGER FOR TJI OR OTHER JOIST	FASTENERS: SUPPORTING MEMBER	FASTENERS: TOP FLANGE	FASTENERS: SUPPORTED MEMBER	MEMBERS: SUPPORTING MEMBER	MEMBERS: SUPPORTED MEMBER	ALLOWABLE LOADS: BEARING CAPACITY	ALLOWABLE LOADS: UPLIFT CAPACITY	REMARKS
H1	BA2.1/11.88	(8) 3 1/2x0.162	(8)3 1/2x0.162	(4) 1 1/2x0.148	(3) 11 7/8 LVL	11 7/8 TJI 210	4095	510	VARIABLE SLOPED SEAT, WEB STIFFENER REQ.
H2	HGUS6.88/10	(46) 3 1/2x0.162	--	(16) 3 1/2x0.162	(9) 2x STUDS	6 3/4" GLB	9,100	4,095	--
H3	JB210A	(2) 3 1/2x0.162	(4) 3 1/2x0.162	(2) 1 1/2x0.148	2x LEDGER	2x10	1685	260	--
H4	DGT2.1/11.88	(6)1 1/2x0.148	(2)1 1/2x0.148	(6)1 1/2x0.148	2x TOP PLATE	11 7/8 TJI 210	1620	500	WEB STIFFENER REQ. W/ 2 LAYERS OF GYP
H5	BA3.56/11.88	(10) 3 1/2x0.162	(6)3 1/2x0.162	(8)1 1/2x0.148	(3) 11 7/8 LVL	(2) 11 7/8 LVL	4100	1275	SLOPED SEAT
H6	HHUS410	(30) 3 1/2x0.162	--	(10) 3 1/2x0.162	2x STUDS	(2) 11 7/8 LVL	6380	3565	SLOPED SEAT
H7	BA1.81/11.88	(8)3 1/2x0.162	(8)3 1/2x0.162	(8)1 1/2x0.148	(3) 16" LVL	11 7/8 LVL	4500	1275	SLOPED SEAT
H8	ITS2.06/16	(2) 3x0.148	(4) 3x0.148	--	(3) 11 7/8 LVL	11 7/8 TJI 210	1550	120	--
H9	HUC26-3	(8) 3 1/2x0.162	--	(4) 3x0.148	2x STUDS	(3) 2x6	1190	755	--
H10	HUC212-3	(22) 3 1/2x0.162	--	(10) 3x0.148	2x STUDS	(3) 2x12	3275	1895	
H11	DGT210	(6)1 1/2x0.148	(2)1 1/2x0.148	(6)1 1/2x0.148	2x TOP PLATE	2x10	1650	500	--
H12	DGT3.62/9.5	(6)1 1/2x0.148	(2)1 1/2x0.148	(6)1 1/2x0.148	2x TOP PLATE	(2) 2X10	1650	500	--
H13	JB212A	(2)3 1/2x0.162	(4)3 1/2x0.162	(2)1 1/2x0.148	2x LEDGER	2x12	1685	260	--
H14	HU612	(16)3 1/2x0.162	--	(6)3 1/2x0.162	2x STUDS	(3) 11 7/8 LVL	2685	1345	--
H15	BA1.81/7.25	(4)1 1/2x0.148	(6)1 1/2x0.148	(2)1 1/2x0.148	2x LEDGER	7 1/4 LVL	3205	255	--
H16	BA28	(4)1 1/2x0.148	(6)1 1/2x0.148	(2)1 1/2x0.148	WF BEAM W/ NAILER	2x8	1970	255	--
H17	HU28-4	(14)3 1/2x0.162	--	(6)3 1/2x0.162	(2) 2x8	(4) 2x8	2350	1135	--
H18	DHU3.56/11.88	(8)3 1/2x 1/4 SDS	--	(2)1 1/2x0.148	2x STUDS	(2) 11 7/8 LVL	1410	95	--
H19	IUS3.56/11.88	(12)3x0.148	--	--	2x STUDS	(2) 11 7/8 LVL	1615	70	--

NOTES:
1. HANGERS AS NOTED ON PLAN. FOR ANY HANGER NOT CALLED OUT ON PLAN, CONTACT STRUCTURAL ENGINEER.
2. SUBSTITUTION OF HANGER MANUFACTURER AND/OR HANGER TYPE ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.
3. HANGERS TO BE HOT DIPPED GALVANIZED STEEL.
4. FOR CONTACT WITH PRESERVATIVE TREATED WOOD IN EXPOSED LOCATIONS, PROVIDE MINIMUM G185 GALVANIZING.
5. SOME HANGERS SHOWN IN SCHEDULE MAY NOT BE USED ON PROJECT.
6. 10d NAIL SIZE = 0.148"ϕx3", UNO. 16d NAIL SIZE = 0.162"ϕx3 1/2". FOR 10d AND 16d, 2 1/2" LENGTH ACCEPTABLE FOR CONNECTIONS THAT ARE NOT IN UPLIFT. CONTACT ENGINEER FOR REDUCED CAPACITIES FOR NAILS OF LESSER DIAMETERS.

1 / S0502 HANGER SCHEDULE

NTS

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT
K A S A
KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR
DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER
LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER
KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS
BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:
JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

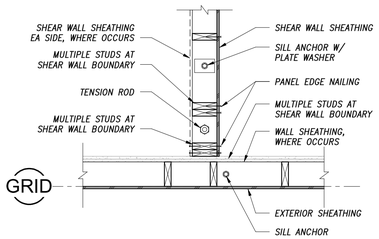
PROJECT LOCATION
STEAMBOAT BASECAMP II
STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE
SCHEDULES

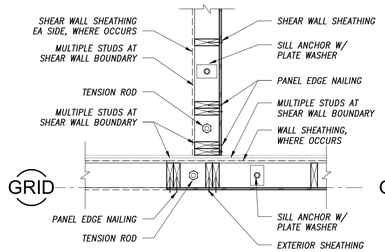
SEAL
COLORADO LICENSED PROFESSIONAL ENGINEER 64345

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

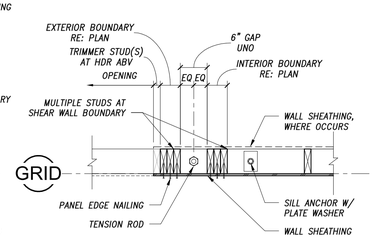
DRAWING NO:
S0502



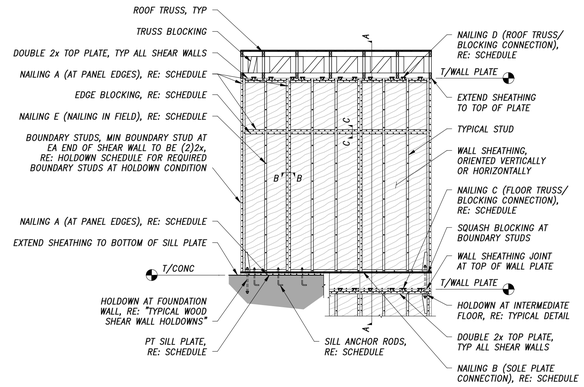
'TEE' INTERSECTION AT EXTERIOR BEARING NON-SHEAR WALL



'TEE' INTERSECTION AT EXTERIOR SHEAR WALL BOUNDARY



SHEAR WALL BOUNDARY AT END



CONCEPTUAL SHEATHING LAYOUT AT SHEAR WALLS

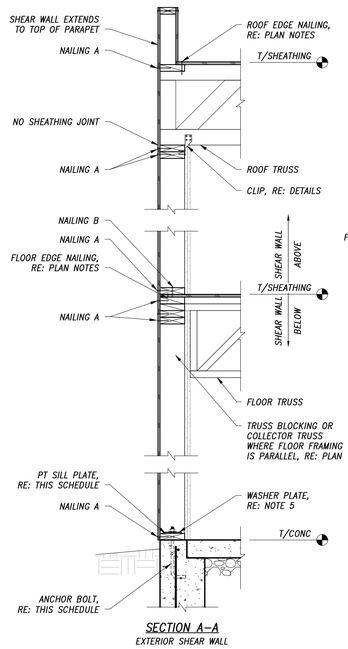
2 S0503 SHEAR WALL INTERSECTION DETAILS

NTS

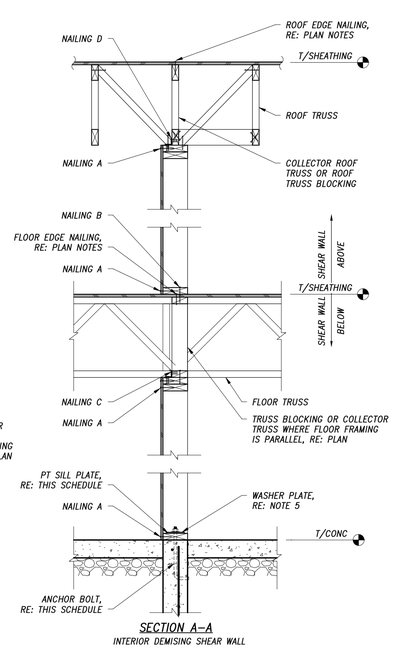
SHEAR WALL SCHEDULE

SHEAR WALL TYPE AND CAPACITY	NAILING					SILL PLATE AT CONCRETE		PANEL EDGE SUPPORT		
	A	B	C	D	E	SIZE (SEE NOTE 4)	ATTACHMENT (SEE NOTE 13)	FRAMING MEMBERS AT VERTICAL EDGE NAILING	SECTION B–B	SECTION C–C
	WALL PANEL EDGE	SOLE PLATE	FLOOR TRUSS BLOCKING	ROOF TRUSS	IN FIELD (AWAY FROM EDGES)					
1 156 PLF	3"x0.131" @6"OC	3 1/2"x0.162" @10"OC	SIMPSON A35 @32"OC OR SIMPSON LTP4 @24"OC (1)CLIP MIN PER BAY OF BLOCKING	TOENAIL 3"x0.131" @6"OC OR SIMPSON A35 @32"OC OR SIMPSON LTP4 @24"OC	3"x0.131" @12"OC	(1)2x PT SILL	5/8"ϕ@48"OC	(1)2x	VERTICAL FRAMING MEMBER EDGE NAILING EA SIDE OF JOINT	BLOCKING NOT REQUIRED AT HORIZ PANEL JOINTS HORIZ PANEL JOINT Cub=0.6
2 350 PLF	3"x0.131" @4"OC	3 1/2"x0.162" @4"OC	SIMPSON A35 @12"OC OR SIMPSON LTP4 @12"OC (1)CLIP MIN PER BAY OF BLOCKING	TOENAIL 3"x0.131" @3"OC OR SIMPSON A35 @12"OC OR SIMPSON LTP4 @12"OC	3"x0.131" @12"OC	(1)2x PT SILL	5/8"ϕ@32"OC	(1)2x	VERTICAL FRAMING MEMBER EDGE NAILING EA SIDE OF JOINT	EDGE NAILING, EA SIDE OF JOINT FLAT 2x EDGE BLOCKING
3 490 PLF	3"x0.131" @3"OC	3 1/2"x0.162" @3"OC	SIMPSON A35 @8"OC OR SIMPSON LTP4 @8"OC (1)CLIP MIN PER BAY OF BLOCKING	SIMPSON A35 @8"OC OR SIMPSON LTP4 @8"OC	3"x0.131" @12"OC	(1)2x PT SILL	5/8"ϕ@16"OC	(2)2x GLUED AND NAILED OR (1)3x	VERTICAL FRAMING MEMBER 16d@4"OC STAGGERED EDGE NAILING EA SIDE OF JOINT, STAGGERED	FLAT 2x EDGE BLOCKING EDGE NAILING, EA SIDE OF JOINT ALT: (2)ON EDGE 2x AS SHOWN IN B–B DETAIL IN LIEU OF FLAT BLOCKING
4 640 PLF	3"x0.131" @2"OC	3 1/2"x0.162" @2"OC	SIMPSON A35 @6"OC OR SIMPSON LTP4 @6"OC (1)CLIP MIN PER BAY OF BLOCKING	SIMPSON A35 @8"OC OR SIMPSON LTP4 @6"OC	3"x0.131" @12"OC	(1)2x PT SILL	5/8"ϕ@16"OC	(2)2x GLUED AND NAILED OR (1)3x	VERTICAL FRAMING MEMBER 16d@4"OC STAGGERED EDGE NAILING EA SIDE OF JOINT, STAGGERED	FLAT 2x EDGE BLOCKING EDGE NAILING, EA SIDE OF JOINT ALT: (2)ON EDGE 2x AS SHOWN IN B–B DETAIL IN LIEU OF FLAT BLOCKING
5 1280 PLF DOUBLE SIDED	3"x0.131" @2"OC	(2)3 1/2"x0.162" @2"OC	SIMPSON A35 AND LPT4 @6"OC OR (2)SIMPSON LTP4 @6"OC (1)CLIP MIN PER BAY OF BLOCKING	(2)SIMPSON A35 @8"OC OR (2)SIMPSON LPT4 @6"OC OR SIMPSON A35 AND LTP4 @6"OC	3"x0.131" @12"OC	(1)2x PT SILL	5/8"ϕ@8"OC	(2)2x GLUED AND NAILED OR (1)3x	DO NOT LOCATE PANEL JOINTS ON SAME FRAMING MEMBER VERTICAL FRAMING MEMBER (2)16d@4"OC STAGGERED EDGE NAILING EA SIDE OF JOINT, STAGGERED	(2)3 1/2"x0.162" @4"OC STAGGERED STAGGERED EDGE NAILING, EA SIDE OF JOINT (2)2x OR (1)3x EDGE BLOCKING

NOTES:
1. ALL SHEAR WALL STUD FRAMING @16"OC UNLESS TIGHTER SPACING NOTED ON PLAN.
2. ALL FRAMING IS DOUGLAS FIR-LARCH MATERIAL
3. ALL SHEAR WALLS TO BE WOOD SHEATHED WITH 32/16 SPAN RATED PLYWOOD OR OSB (15/32" MINIMUM THICKNESS). 7/16" THICKNESS PERMITTED PROVIDED PANELS ARE APPLIED WITH LONG DIMENSION ACROSS STUDS AND SPACING OF NAILING 'E' (NAILING IN FIELD) IS DECREASED TO 6"O.C.
4. FOR SINGLE 2x SILL PLATE, COUNTERSINKING ANCHOR BOLT WASHER AND NUT IS NOT ALLOWED. FOR 3x SILL PLATE, 1" MAX COUNTERSINK OF ANCHOR BOLT WASHER AND NUT.
5. PROVIDE SLOTTED WASHER PLATE AND STANDARD WASHER AT ANCHOR BOLT CONNECTIONS. SLOTTED PLATE TO BE NO FURTHER THAN 1/2" FROM SHEATHED SIDE OF WALL PLATE. USE SIMPSON BPS5/8-3 AT 2x4 WALLS AND BPS5/8-6 AT 2x6 WALLS OR EQUIVALENT.
6. RE: "TYPICAL REQUIREMENTS FOR HOLES AND NOTCHES IN WOOD MEMBERS" FOR REINFORCING OF WALL PLATES WITH NOTCHES.
7. RE: GENERAL NOTES FOR MINIMUM DIMENSIONS FOR NOTED NAIL SIZES.
8. NAILS SHALL NOT BE OVERDRIVEN; RE: GENERAL NOTES.
9. ALL CAPACITIES SHOWN ARE ASD VALUES AND DO NOT INCLUDE INCREASES FOR WIND.
10. DO NOT BEND A35 CLIPS.
11. AT INTERIOR WALLS WHERE JOISTS/RAFTERS ARE PERPENDICULAR TO THE WALL, BLOCK BETWEEN JOISTS/RAFTERS OVER WALL AND ATTACH CFS CLIP PER SCHEDULE.
12. AT INTERIOR WALLS WHERE JOISTS/RAFTERS ARE PARALLEL TO THE WALL, ALIGN A JOIST/RAFTER OVER WALL AND ATTACH WITH CFS CLIPS PER SCHEDULE.
13. RE: TYPICAL DETAILS FOR ADDITIONAL ANCHOR BOLT INFORMATION INCLUDING EMBEDMENT AND END SPACING.
14. NO HOLES SHOULD BE CUT IN SHEAR WALLS WITHOUT PRIOR WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.



SECTION A–A
EXTERIOR SHEAR WALL



SECTION A–A
INTERIOR DEMISING SHEAR WALL

1 S0503 TYPICAL WOOD SHEAR WALLS - NAILING SCHEDULE AND DETAILS

NTS

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KASA

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

SCHEDULES

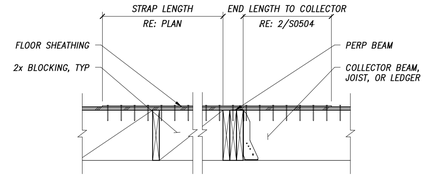
SEAL

COLORADO LICENSED PROFESSIONAL ENGINEER
PETER MAITLAND KELLY III
64345
03/13/2026

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0503**

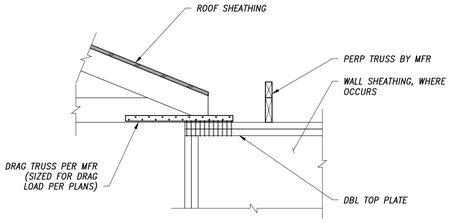
Fri 03/13/2026 03:37:21 PM



BLOCK AND STRAPPING AT FRAMING DIRECTION CHANGE

5 S0504

NTS

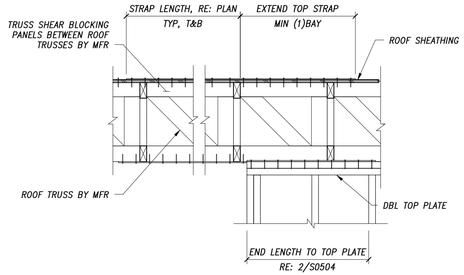


MODEL	LENGTH (IN)	FASTENERS	ALLOWABLE TENSION LOADS	
			COMPRESSION	TENSION
DSC2R/L-SDS3	16	(20) 1/4" x 3" SDS	2,590	845
DSC5R/L-SDS3	21	(24) 1/4" x 3" SDS	4,745	1,030

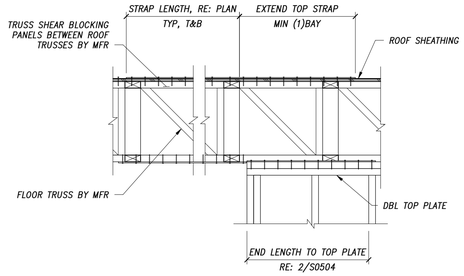
DRAG TRUSS TO WALL CONNECTION

3 S0504

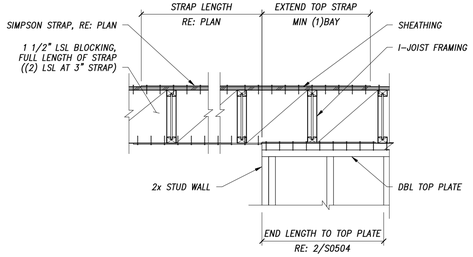
NTS



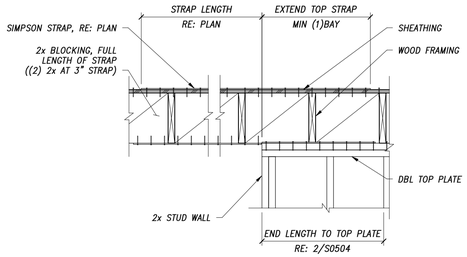
ROOF TRUSS FRAMING



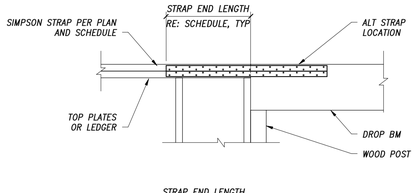
FLOOR TRUSS FRAMING

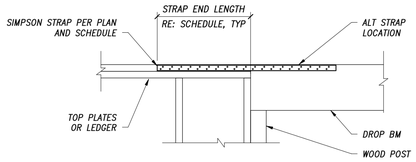


I-JOIST FRAMING

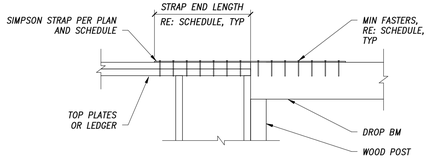


SOLID SAWN FRAMING

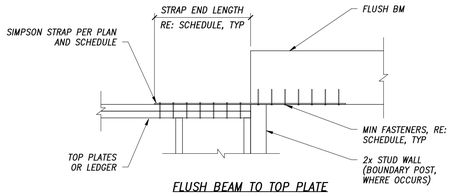




DROP BEAM TO TOP PLATE



FLUSH BEAM TO TOP PLATE



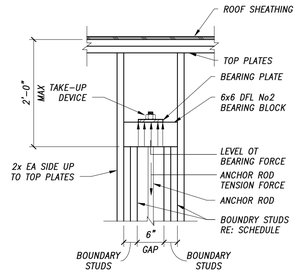
FLUSH BEAM TO TOP PLATE

STRAP MODEL	FASTENERS	STRAP END LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
CS22	(12)2 1/2"x0.131"ϕ	7	845
CS20	(14)2 1/2"x0.131"ϕ	9	1,030
CS18	(18)2 1/2"x0.131"ϕ	11	1,370
CS16	(22)2 1/2"x0.131"ϕ	13	1,705
CS14	(30)2 1/2"x0.131"ϕ	16	2,490
CMSTC16	(50)3 1/4"x0.148"ϕ	20	4,690
CMST14	(66)2 1/2"x0.148"ϕ	30	6,475
	(56)2 1/2"x0.162"ϕ	26	
CMST12	(86)2 1/2"x0.148"ϕ	39	9,215
	(74)2 1/2"x0.162"ϕ	33	

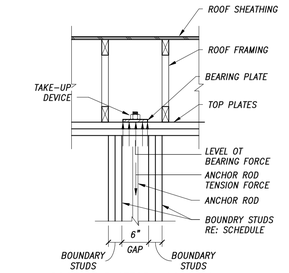
COLLECTOR BEAM TO TOP PLATE OR LEDGER SCHEDULE

2 S0504

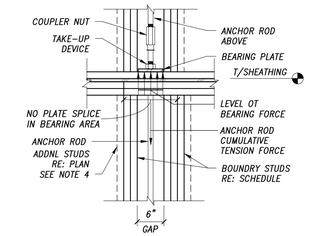
NTS



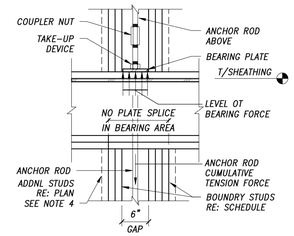
ROOF WITH TOP PLATES AT SHEATHING



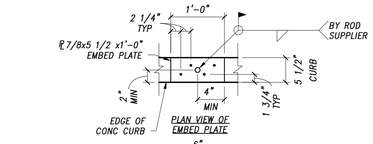
ROOF AT PLATFORM CONDITION

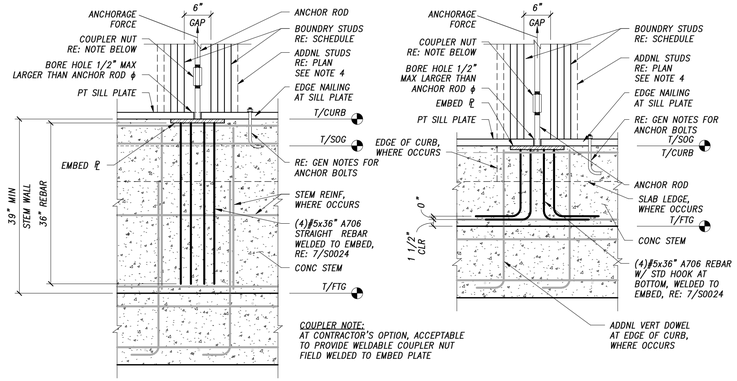


FLOOR WITH TOP PLATES AT SHEATHING



FLOOR AT PLATFORM CONDITION





FOUNDATION W/ STEM WALL >39"

FOUNDATION W/ STEM WALL < 39"

WOOD SHEARWALL TENSION ROD HOLD DOWN SCHEDULE

LEVEL	ALLOWABLE DESIGN FORCES	MARK			NOTES
		HD3	HD2	HD1	
TOP LEVEL (MAIN ROOF) OR (HIGH ROOF)	CUMULATIVE TENSION FORCE	N/A	N/A	N/A	NOTE 5
	LEVEL OT BEARING FORCE (FORCE ON BEARING PLATE)	6,250 LBS	6,250 LBS	5,000 LBS	NOTE 5
LOFT	CUMULATIVE TENSION FORCE	4,000 LBS	4,200 LBS	2,250 LBS	NOTE 5
	LEVEL OT BEARING FORCE (FORCE ON BEARING PLATE)	10,000 LBS	6,250 LBS	5,000 LBS	NOTE 5
LEVEL 5	CUMULATIVE TENSION FORCE	6,600 LBS	4,000 LBS	2,250 LBS	NOTE 5
	LEVEL OT BEARING FORCE (FORCE ON BEARING PLATE)	10,000 LBS	6,500 LBS	6,500 LBS	NOTE 5
LEVEL 4	CUMULATIVE TENSION FORCE	13,500 LBS	6,500 LBS	4,000 LBS	NOTE 5
	LEVEL OT BEARING FORCE (FORCE ON BEARING PLATE)	10,000 LBS	10,000 LBS	6,500 LBS	NOTE 5
LEVEL 3	CUMULATIVE TENSION FORCE	19,600 LBS	13,500 LBS	6,500 LBS	NOTE 5
	LEVEL OT BEARING FORCE (FORCE ON BEARING PLATE)	12,000 LBS	10,000 LBS	6,500 LBS	NOTE 5
LEVEL 2	CUMULATIVE TENSION FORCE	27,000 LBS	19,500 LBS	6,500 LBS	NOTE 5
	LEVEL OT BEARING FORCE (FORCE ON BEARING PLATE)	15,250 LBS	15,250 LBS	6,500 LBS	NOTE 5
LEVEL 1	ANCHORAGE TENSION FORCE	27,000 LBS	19,500 LBS	6,500 LBS	NOTE 5
	LEVEL OT BEARING FORCE (FORCE ON BEARING PLATE)	N/A	N/A	N/A	NOTE 5

NOTES:
1. TENSION ROD SYSTEM IS A DELEGATED DESIGN BY SYSTEM SUPPLIER. DELEGATED DESIGN SHALL BE PROVIDED FOR COMPONENTS AT EACH LEVEL, INCLUDING TENSION ROD DIAMETER AND GRADE, COUPLER, TAKE UP DEVICE, BEARING PLATE, AND ALL OTHER ASSOCIATED COMPONENTS.
2. RE: "TYPICAL WOOD WALL SCHEDULE" THIS SHEET FOR WALL MINIMUM REQUIREMENTS NOT INCLUDED ABOVE.
3. FOR SINGLE 2x SILL PLATE, COUNTERSINKING ANCHOR BOLT WASHER AND NUT IS NOT ALLOWED. RE: GENERAL NOTES FOR ANCHOR BOLT REQUIREMENT AT SHEAR WALLS.
4. ALL DESIGN FORCES SHOWN ARE ASD VALUES.
5. REFER TO PLAN FOR QUANTITY OF BOUNDARY STUDS EACH SIDE OF TENSION ROD. CONTINUE SAME QUANTITY FOR LEVELS ABOVE, UNLESS NOTED OTHERWISE. IF NOT INDICATED ON PLAN, PROVIDE (2)2x STUDS EACH SIDE OF TENSION ROD. EXTEND SHEATHING TO EDGE OF ALL BOUNDARY STUDS.

WOOD SHEARWALL TENSION ROD HOLD DOWN SCHEDULE

1 S0504

NTS

Fri 03/13/2026 03:37:22 PM

APPROVAL STAMPS:

No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER

MAY REIGLER PROPERTIES
2201 Wisconsin Ave NW Suite 200
Washington, DC 20007
www.mayriegler.com

ARCHITECT

KASA

KEVIN & ASAKO SPERRY ARCHITECTURE
3318 N. Columbus Street
Arlington, VA 22207
T.312.636.3248 / 312.636.4252
www.kasa-arch.com

GENERAL CONTRACTOR

DENEUVE CONSTRUCTION
2344 Spruce Street
Boulder, CO 80302
T: 303.444.6633

CIVIL ENGINEER

LANDMARK ENGINEERING
141 9th Street, PO Box 774943
Steamboat Springs, CO 80477
T.970.871.9494

LANDSCAPE ARCHITECT

STRUCTURAL ENGINEER

KL&A ENGINEERS & BUILDERS
1717 Washington Ave.
Golden, CO 80401
T. 303.384.9910

M.E.P. & F.P. ENGINEERS

BOULDER ENGINEERING
1717 15th Street
Boulder, CO 80302
T. 303.444.6038

INTERIOR DESIGNER:

JOHNSON NATHAN STROHE
1600 Wynkoop St., Suite 100
Denver, CO 80202
T.303.892.7062

PROJECT LOCATION

STEAMBOAT BASECAMP II

STEAMBOAT BASECAMP, LOT 2
STEAMBOAT SPRINGS, CO 80487

DRAWING TITLE

SCHEDULES

SEAL

COLORADO LICENSED CHRISTOPHER MAITLAND KELLY 64345 PROFESSIONAL ENGINEER

DATE: 03/13/26
DRAWN BY: CGC
CHECKED BY: PMK
PROJECT NO:

DRAWING NO: **S0504**