

LOT 4 EAGLES VISTA SUBDIVISION

scott myller. architect

36255 County Rd 179

Steamboat Springs, CO 80487

7/17/21

970.846.1700

STATE OF COLORADO

SCOTT MYLLER

C-5015

LICENSED ARCHITECT

PROJECT DATA TABLE LOT 4		
STANDARDS	ZONE DISTRICT RN-2	PROPOSED PLAN
LOT AREA	6,000sf Min	10,052 SF
LOT COVERAGE	35% Max	2,773sf/10,052 = 27.6%
FLOOR AREA RATIO	NO LIMIT FOR RN-2	NA
BUILDING HEIGHT	AVERAGE PLATE HEIGHT: 28.0'	AVERAGE PLATE HEIGHT: VARIES
	MAX HEIGHT: 40.0'	MAX HEIGHT: 34.5'
FRONT SETBACK	15' MINIMUM / 20' GARAGE	40.0 PRINCIPAL, 25.09' GARAGE
SIDE SETBACK	10' MINIMUM	11.2' SOUTH LINE, 12.77 NORTH
REAR SETBACK	10' MINIMUM	11.67'
NUMBER OF UNITS	ONE WITH 10,000 SF	1 PROPOSED
PARKING	(2) PER UNIT	2 + 2 PROVIDED

ALL SURVEY DATA PROVIDED HAS BEEN INCORPORATED FROM FINAL PLAT AND RECORD CIVIL DRAWINGS BY LANDMARK CONSULTANTS

CONTOURS ARE SHOWN IN 2' INCREMENTS

Structural Engineer

1863 RIVER QUEEN LLC

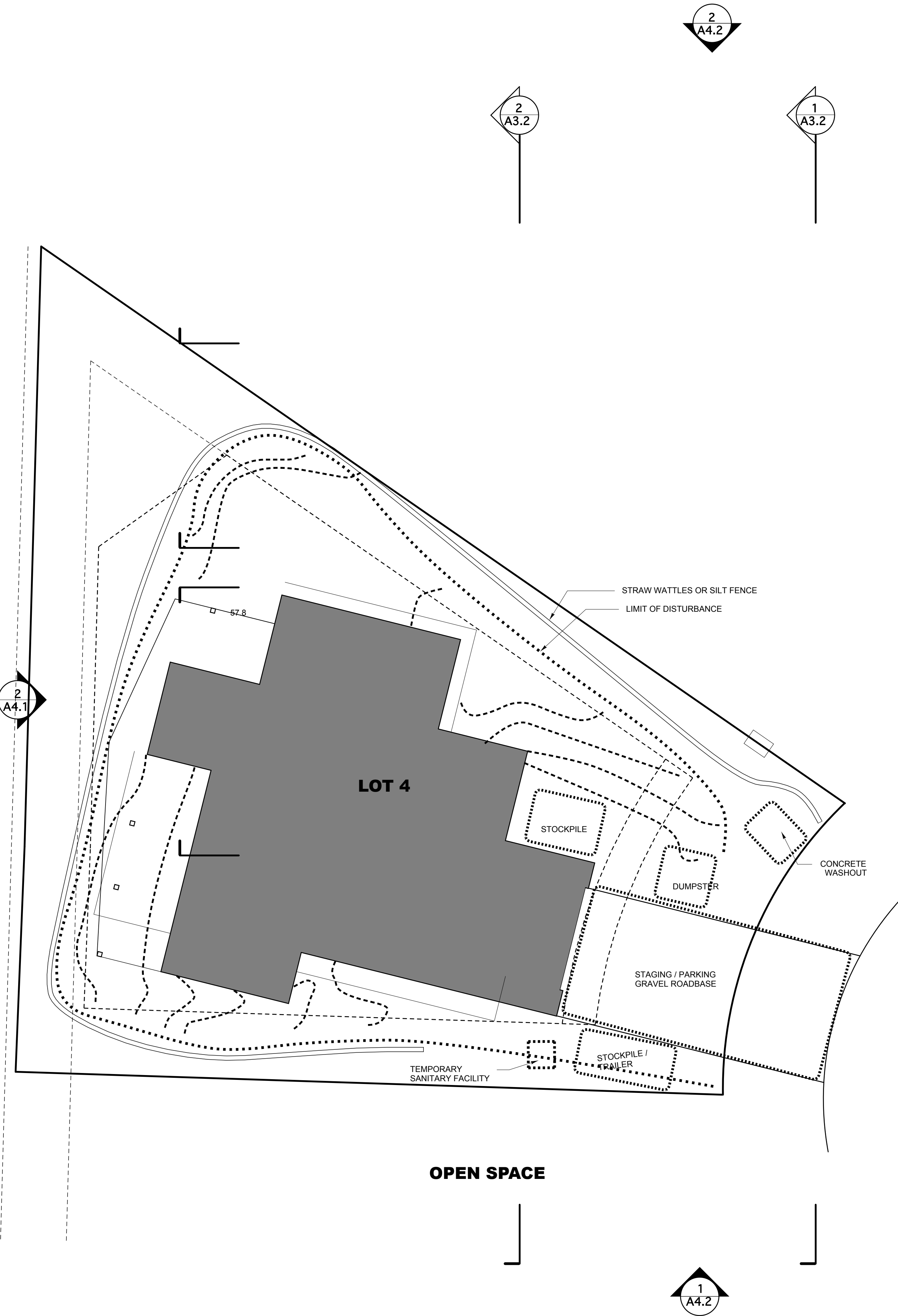
1863 RIVER QUEEN LN
STEAMBOAT SPRINGS
COLORADO

REVISIONS:		
REV. DATE:	REV. NAME:	REV. NO.:

SITE PLAN

date: 17 JULY 2021
scale: 1" = 10'-0"

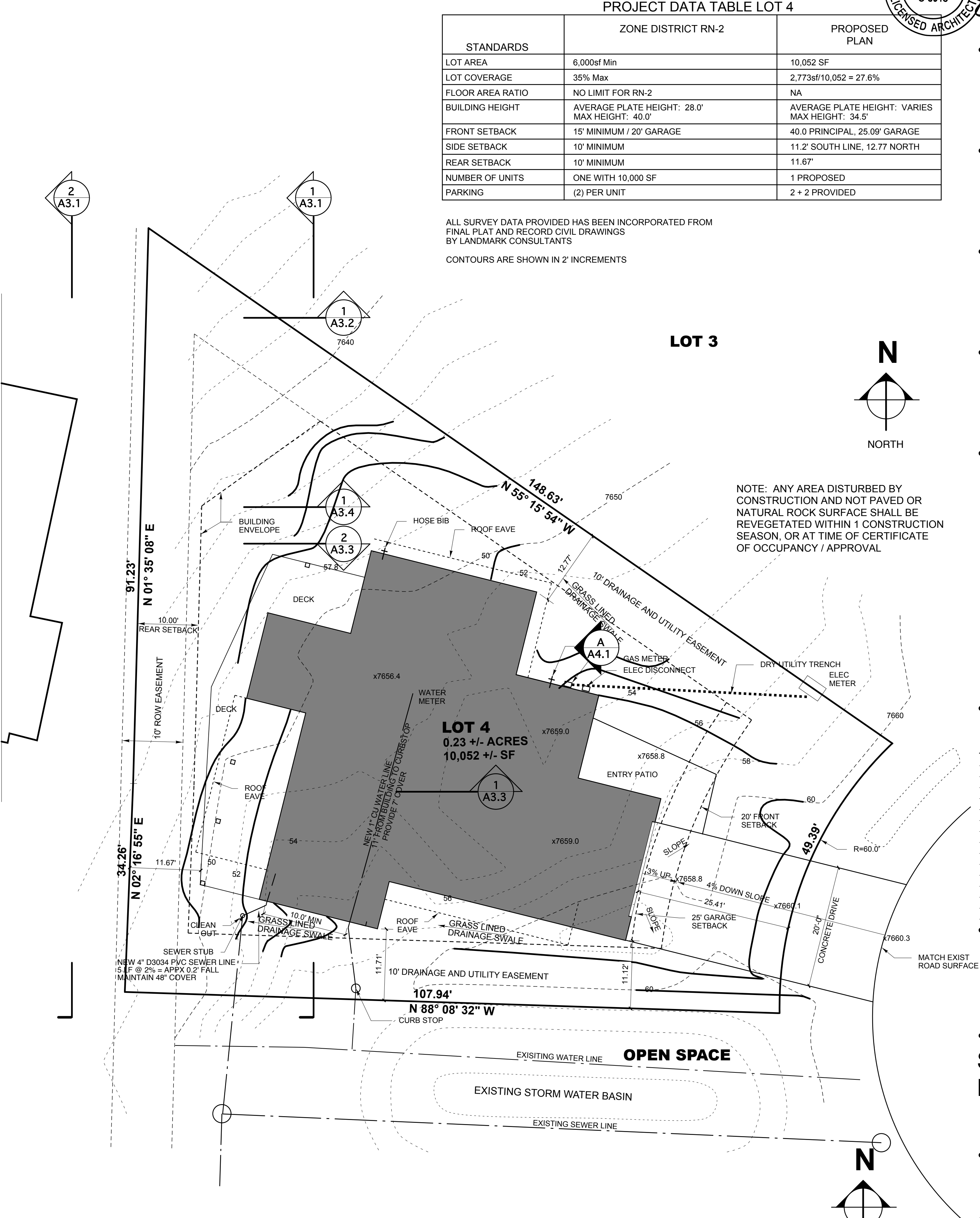
A1.1



2 CONSTRUCTION SITE MANAGEMENT PLAN

A1.1

1" = 10'-0"



1 SITE PLAN

A1.1

1" = 10'-0"

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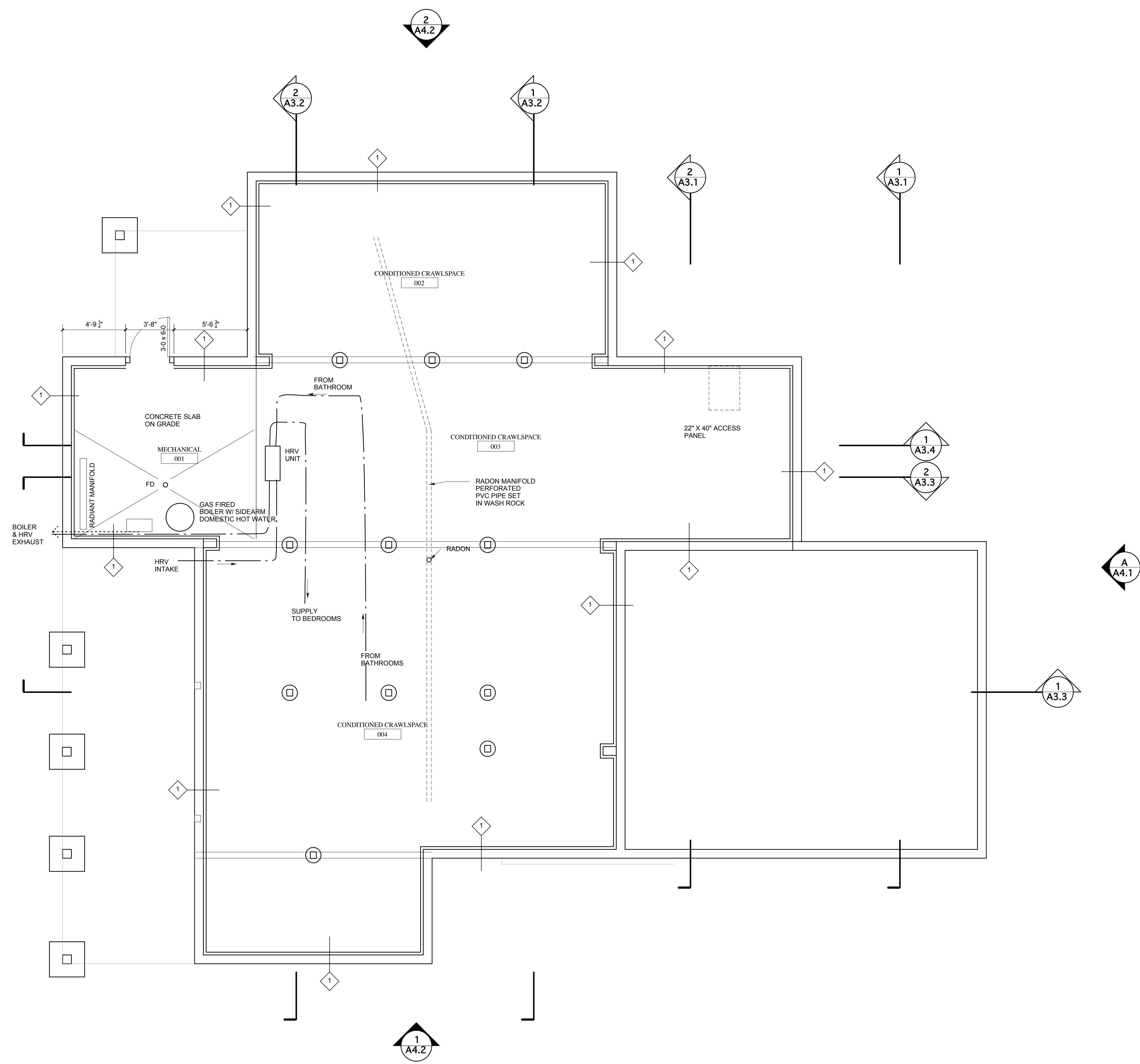
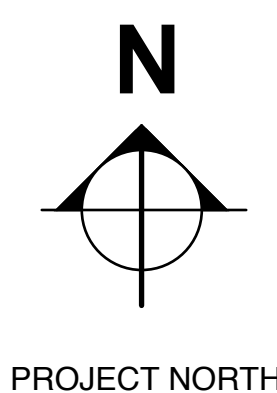
REVISIONS:
REV. DATE: REV. NAME: REV. NO.:

NOTES:

CRAWLSPACE
FLOOR PLAN

date: 17 JULY 2021
scale: 1/4" = 1'-0"

A2.1



1 CRAWLSPACE FLOOR PLAN

A2.1

1/4" = 1'-0"

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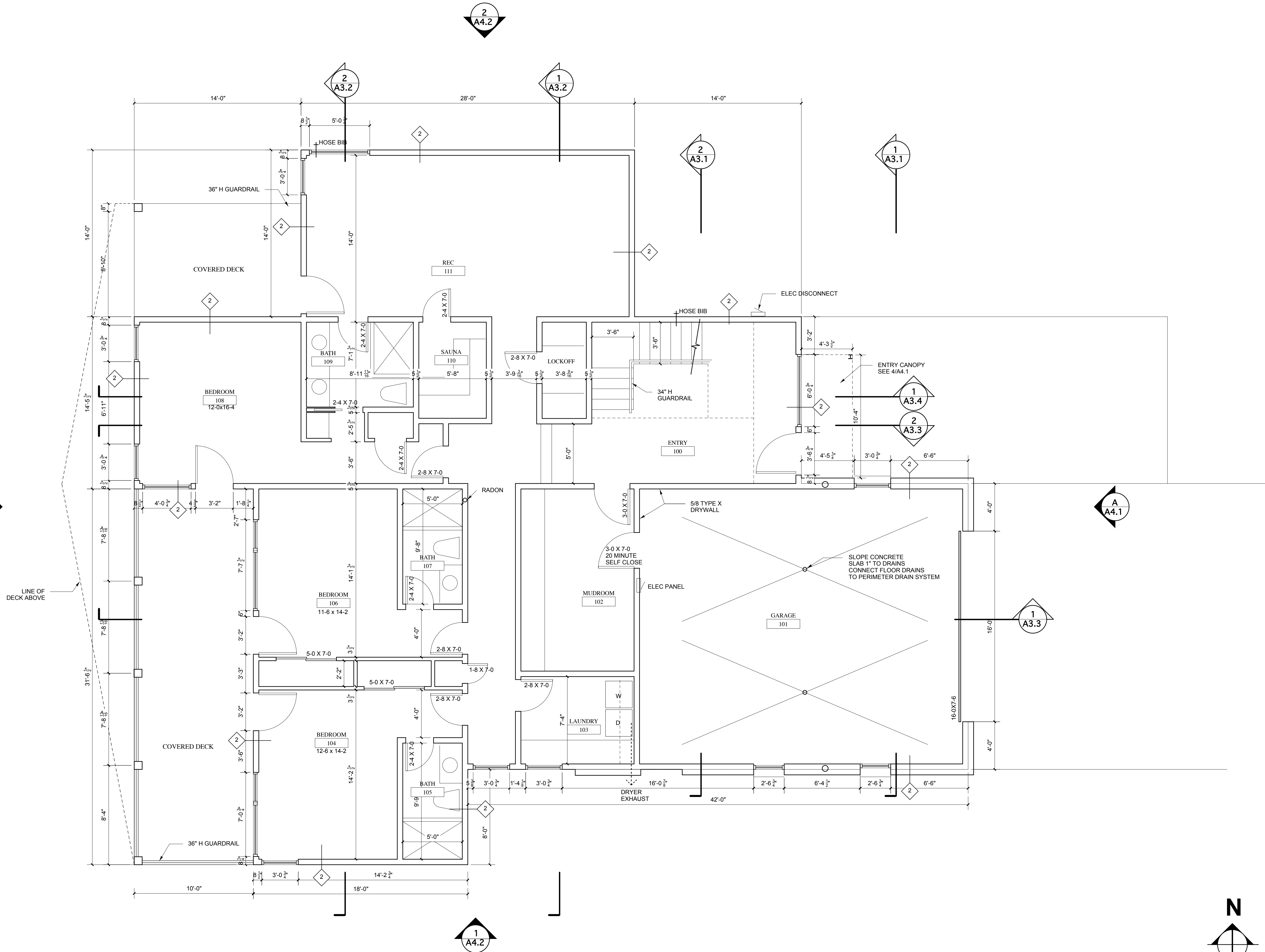
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REV. DATE:	REV. NAME:	REV. NO.:

NOTES:

LOWER LEVEL
FLOOR PLAN

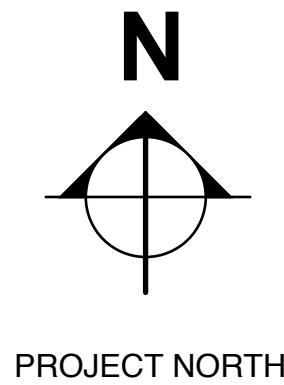
date: 17 JULY 2021
scale: 1/4" = 1'-0"

A2.2



1 LOWER LEVEL FLOOR PLAN

2103sf FINISHED
662sf GARAGE
449sf COVERED DECK



A2.2

1/4" = 1'-0"



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NOTES:

MAIN FLOOR PLAN

date: 17 JULY 2021
scale: 1/4" = 1'-0"



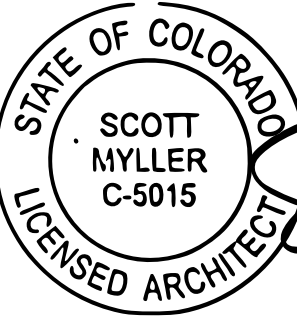
1 UPPER LEVEL FLOOR PLAN

A2.2

2272sf FINISHED
656sf COVERED DECK

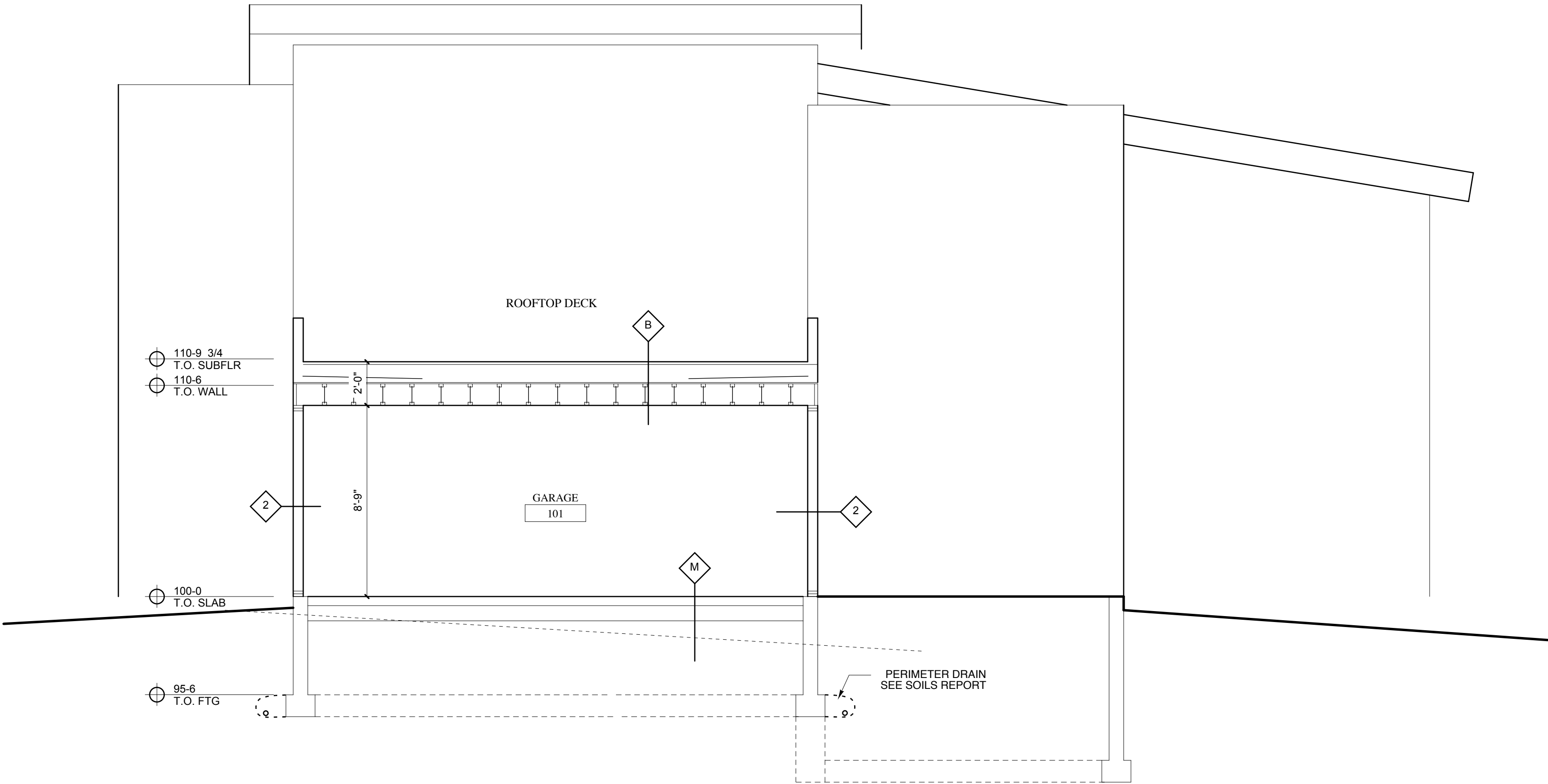
1/4" = 1' - 0"

A2.3



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1 SECTION LOOKING WEST

A3.1

1/4" = 1'- 0"

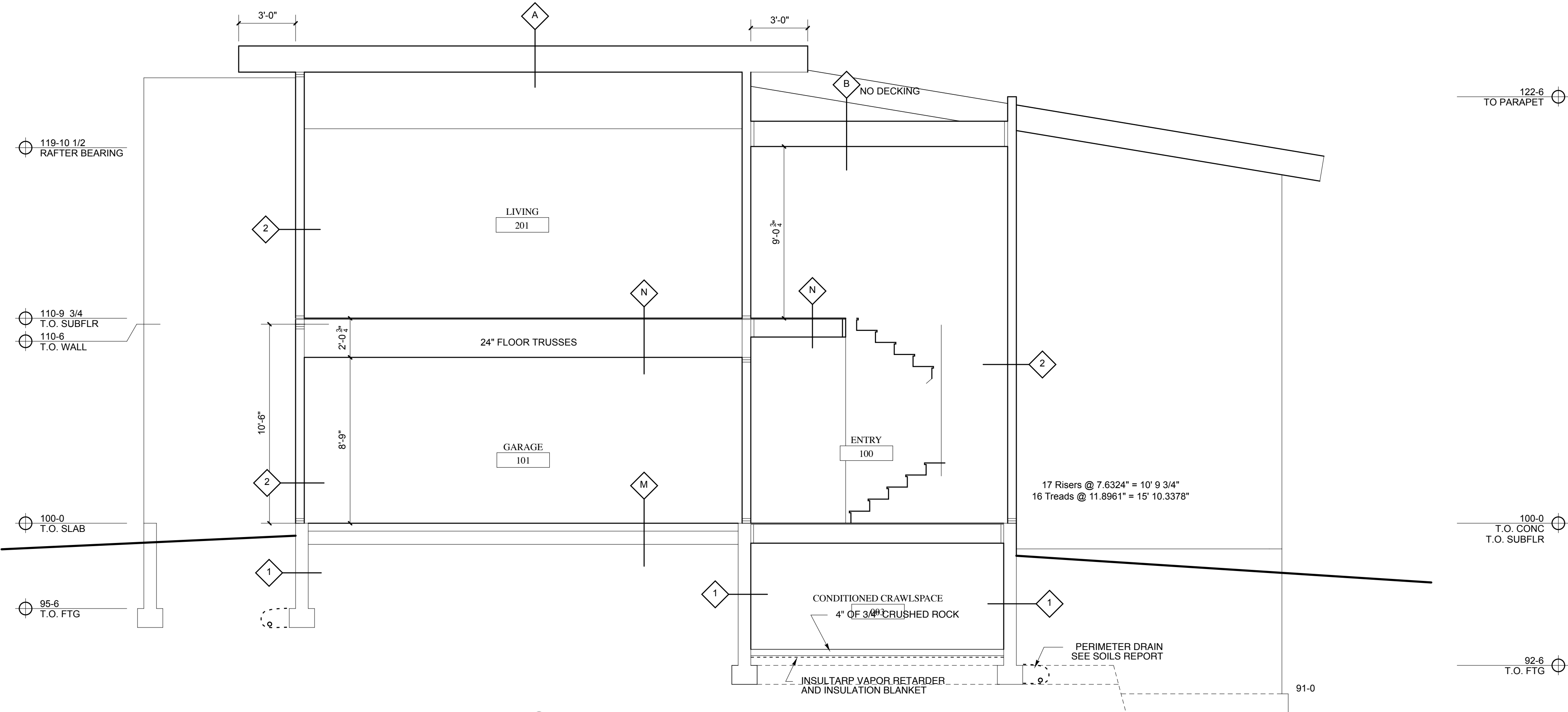
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NOTES:



2 SECTION LOOKING WEST

A3.1

1/4" = 1'- 0"

SECTIONS

date: 17 JULY 2021
scale: 1/4" = 1'-0"

A3.1



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1/4" = 1'- 0"



1/4" = 1'- 0"

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REVISIONS:

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NOTES:

SECTIONS

date: 17 JULY 2021
scale: 1/4" = 1'-0"

A3.2

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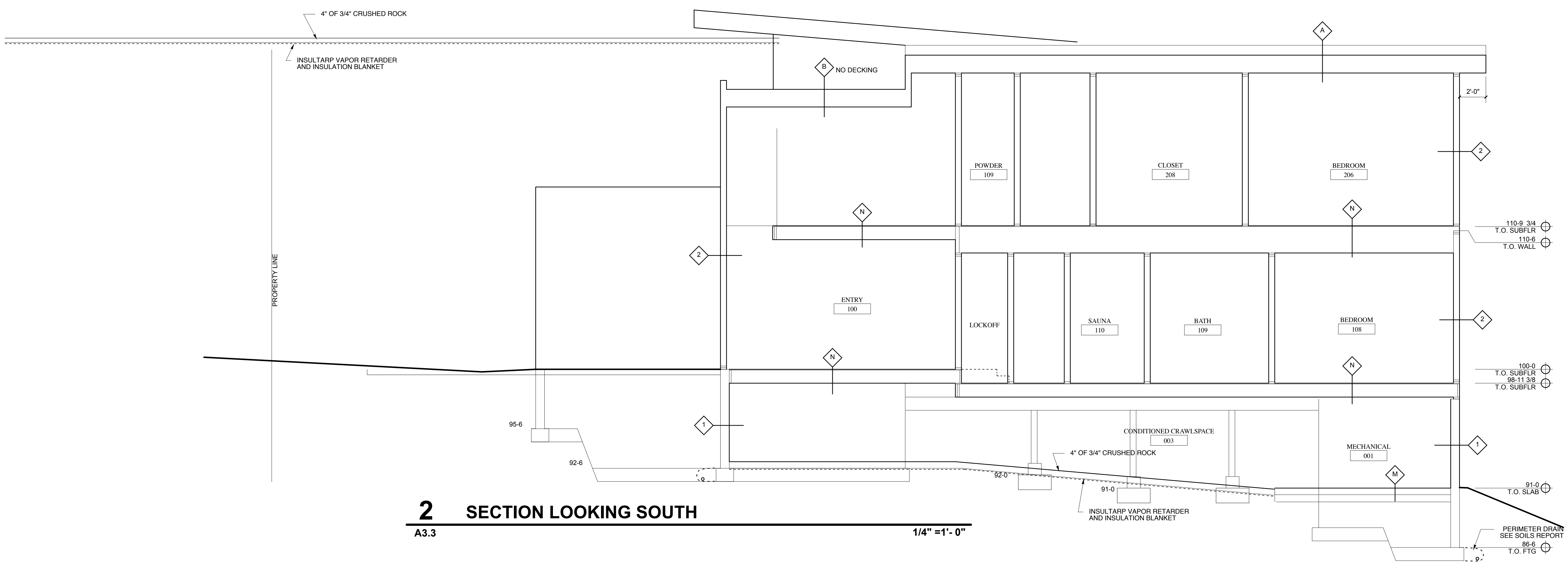
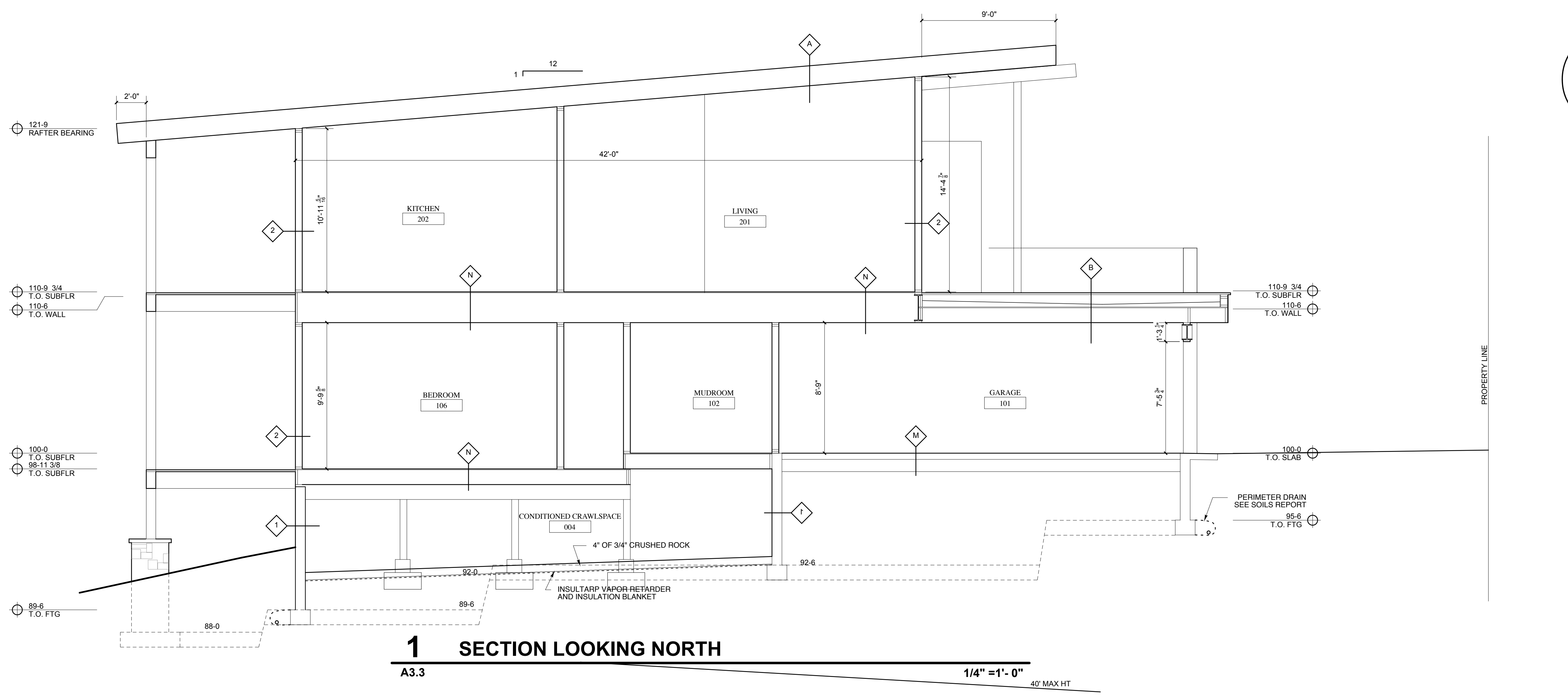
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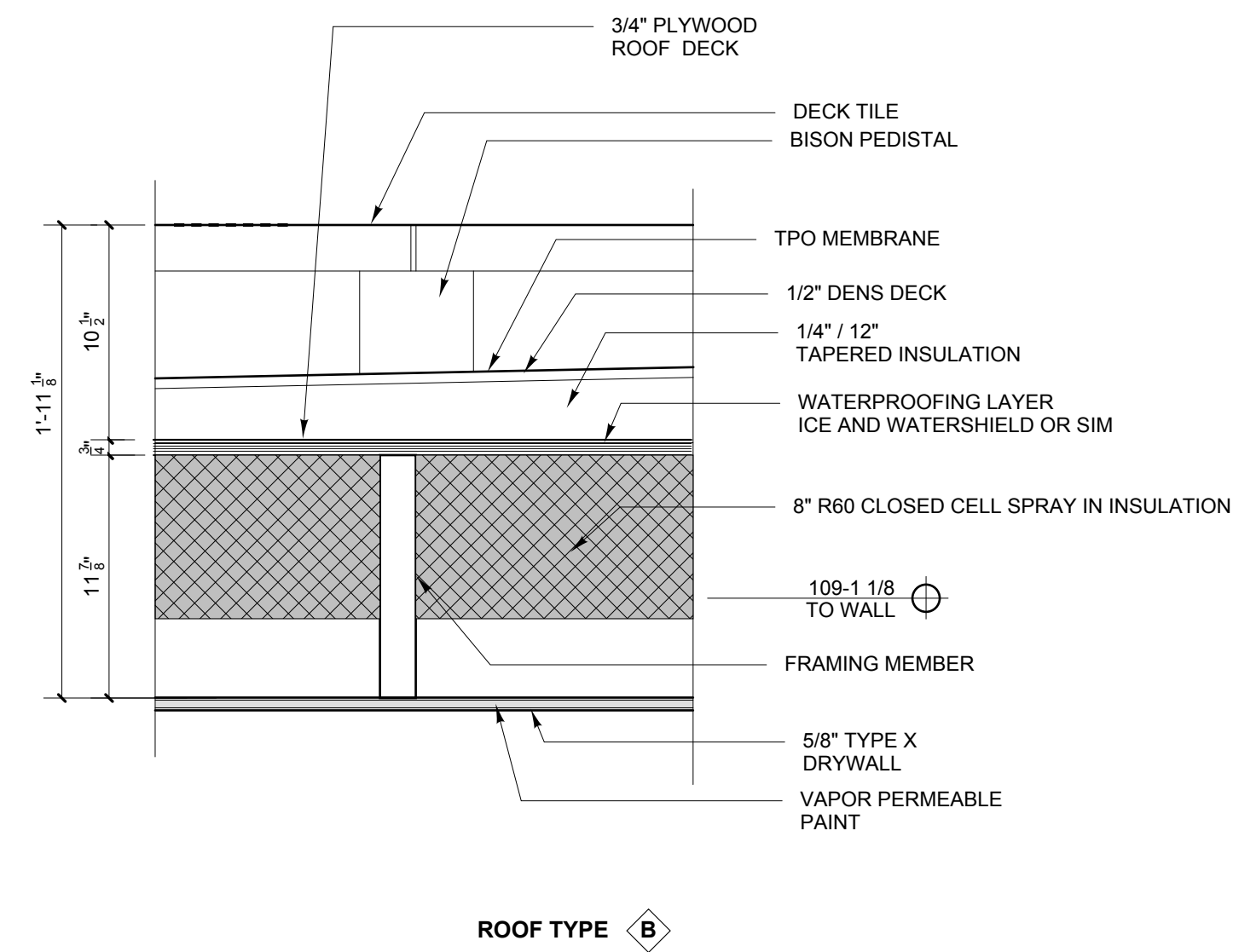
NOTES:

SECTIONS

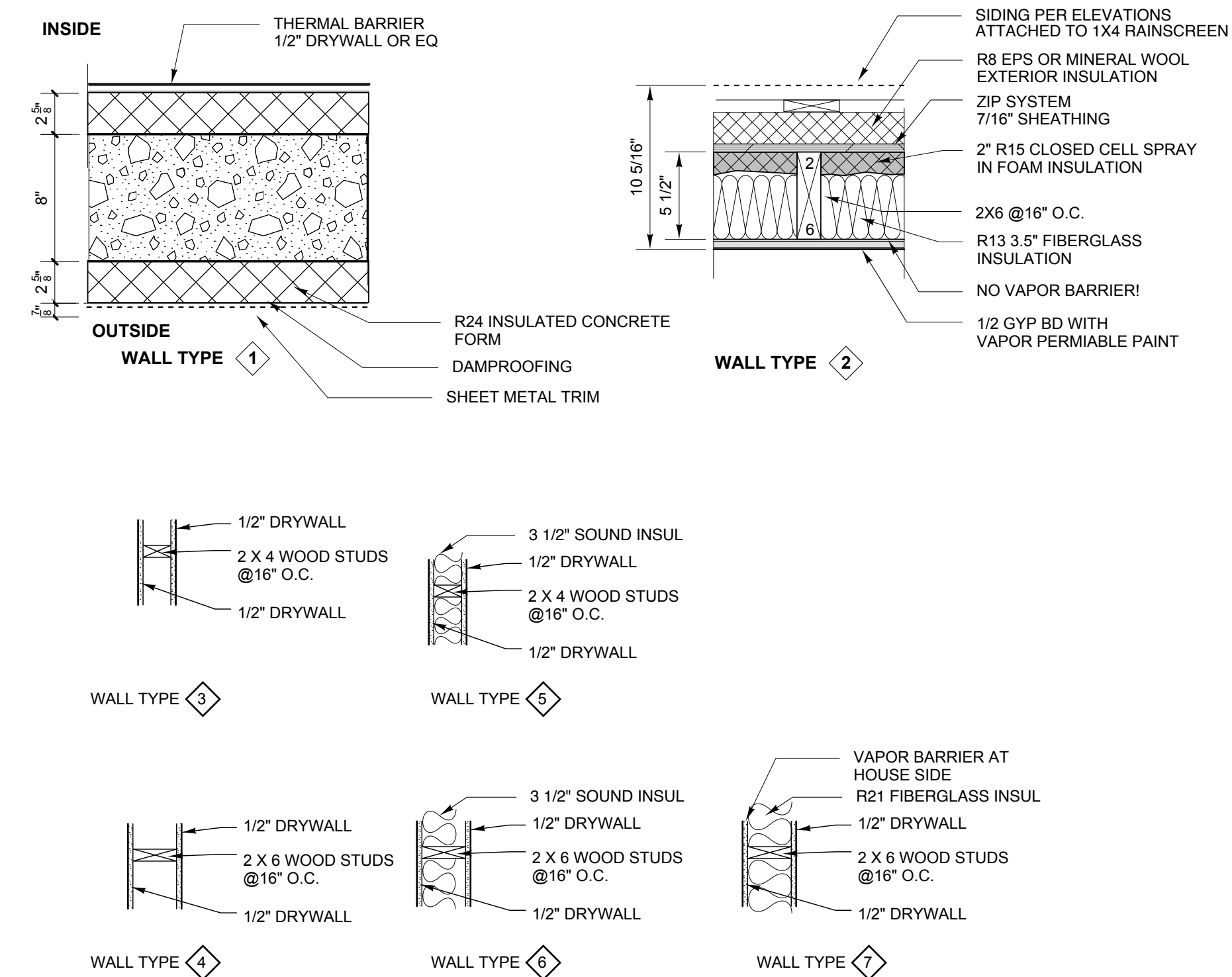
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scale: 1/4" = 1'-0"

A3.3

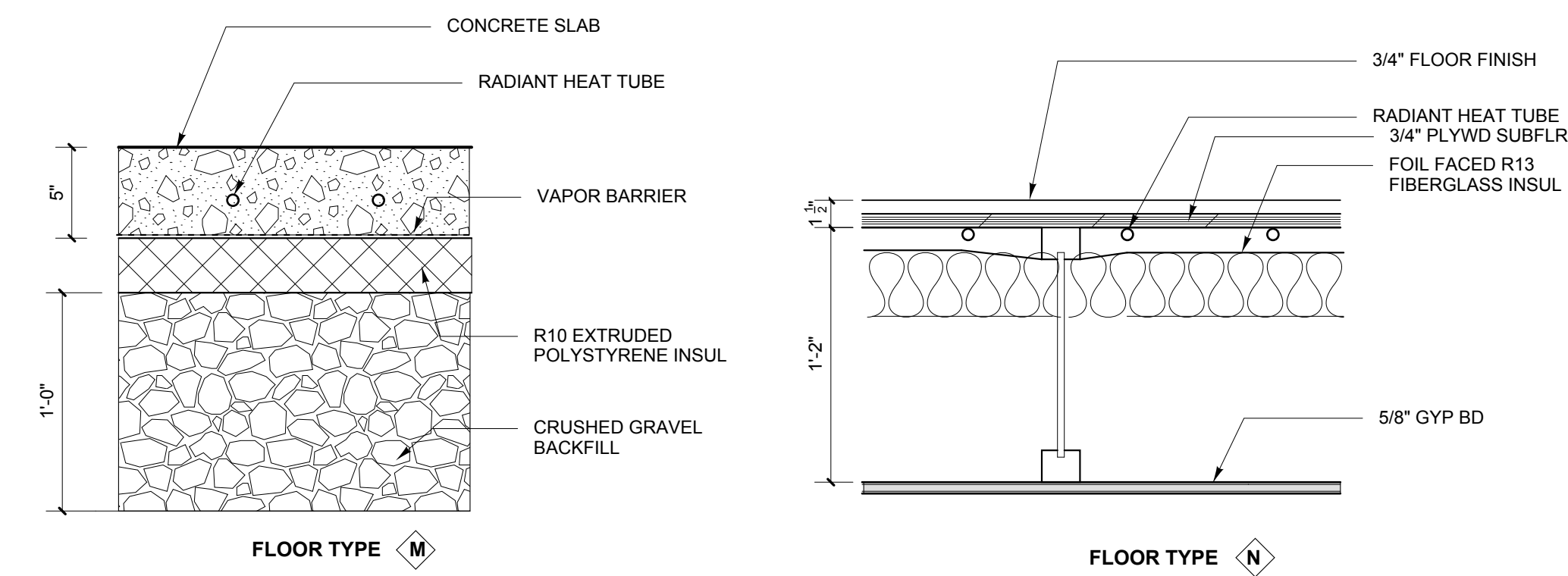




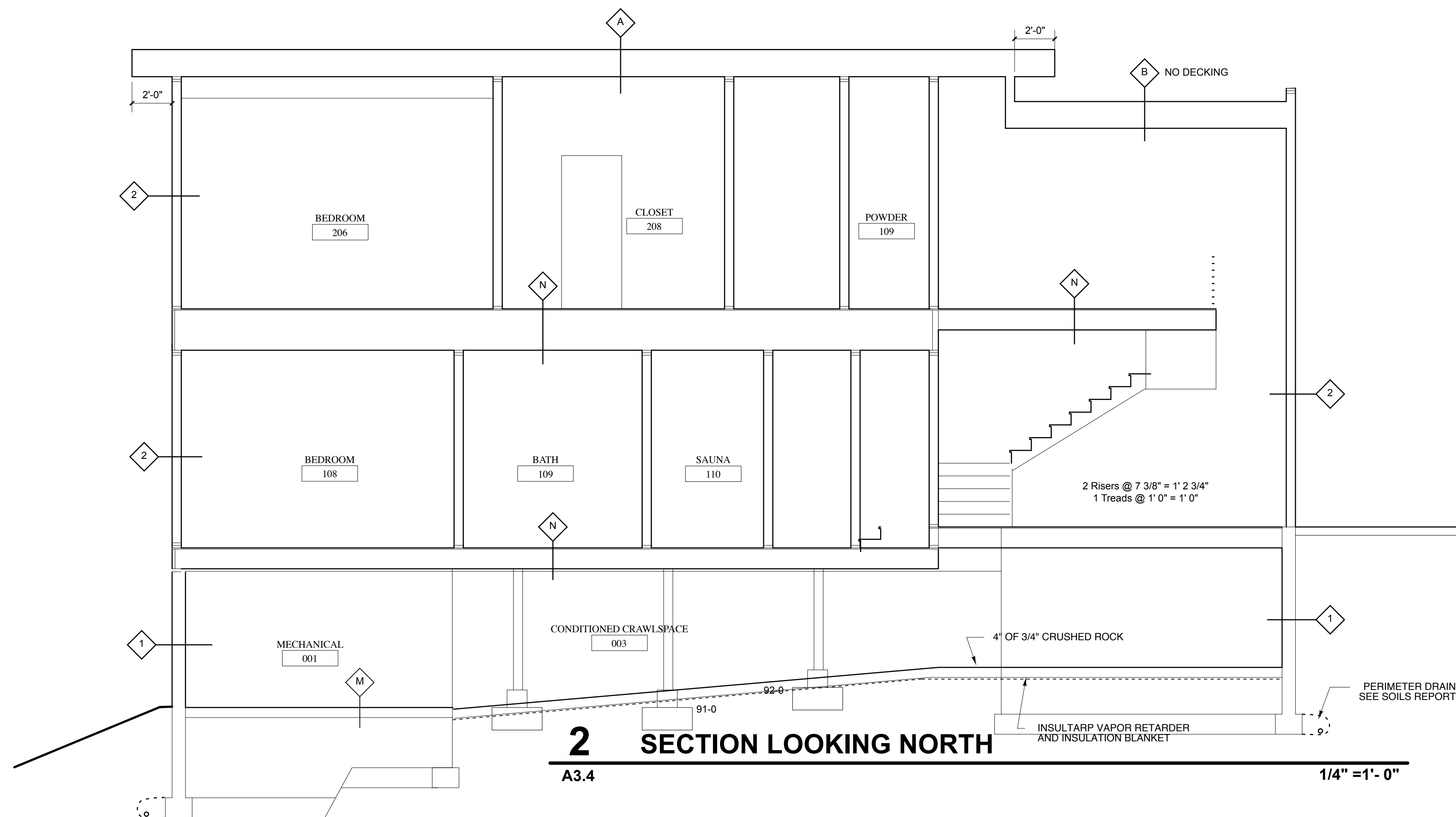
A3.4 **1 1/2" = 1' - 0"**



A3.4 **1 1/2" = 1'- 0"**

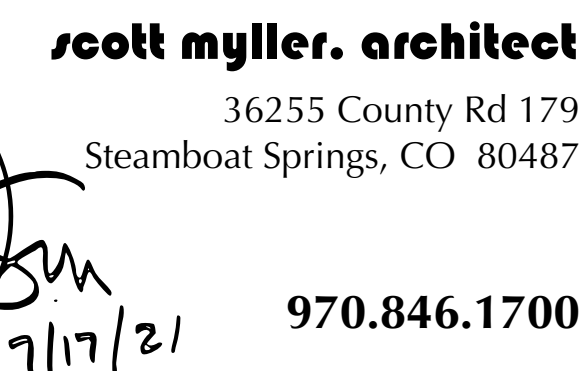


A3.4 1 1/2" = 1'- 0"



Structural Engineer

A3.4

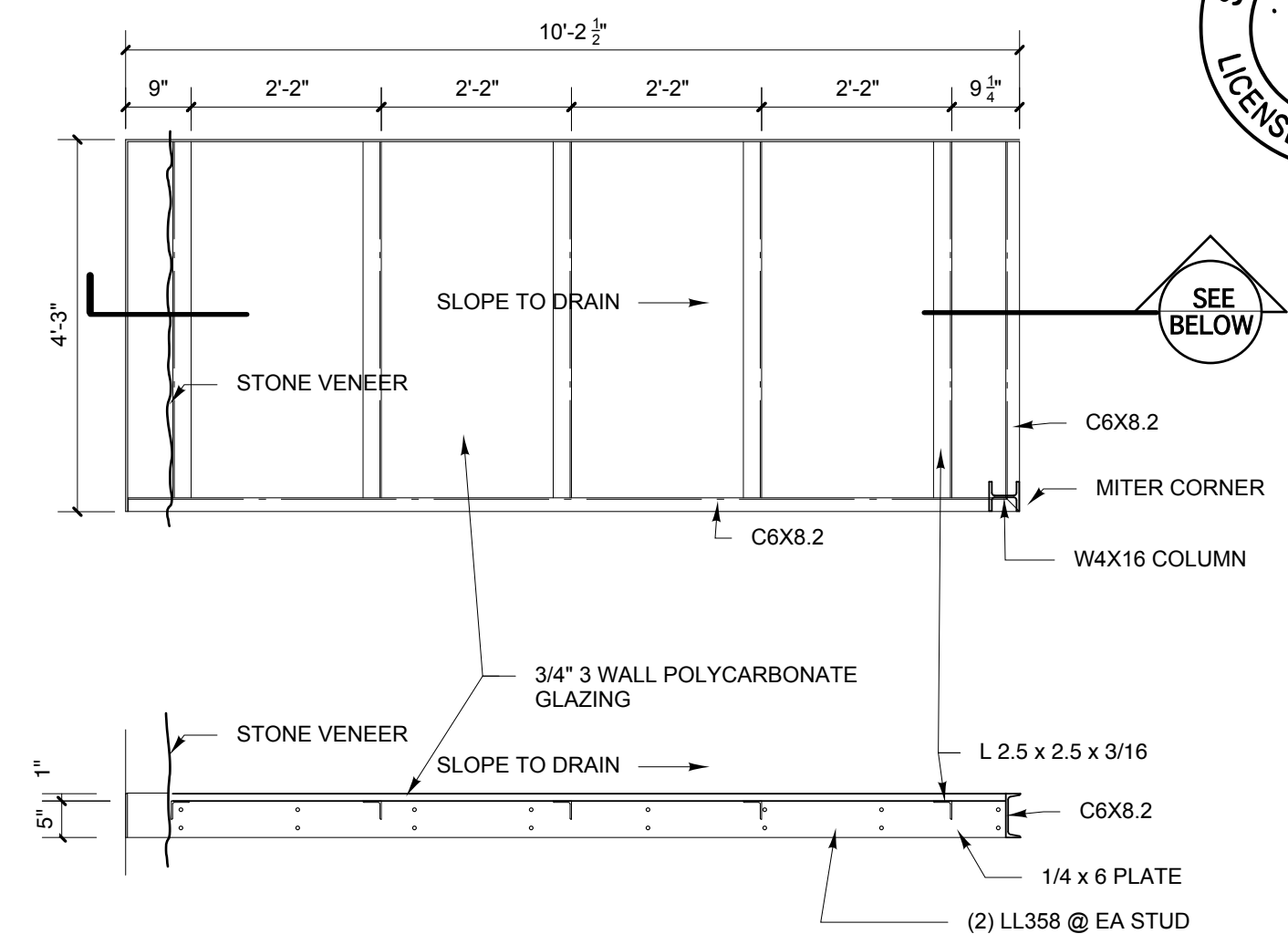


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date: 17 JULY 2021
scale: 1/4" = 1'-0"

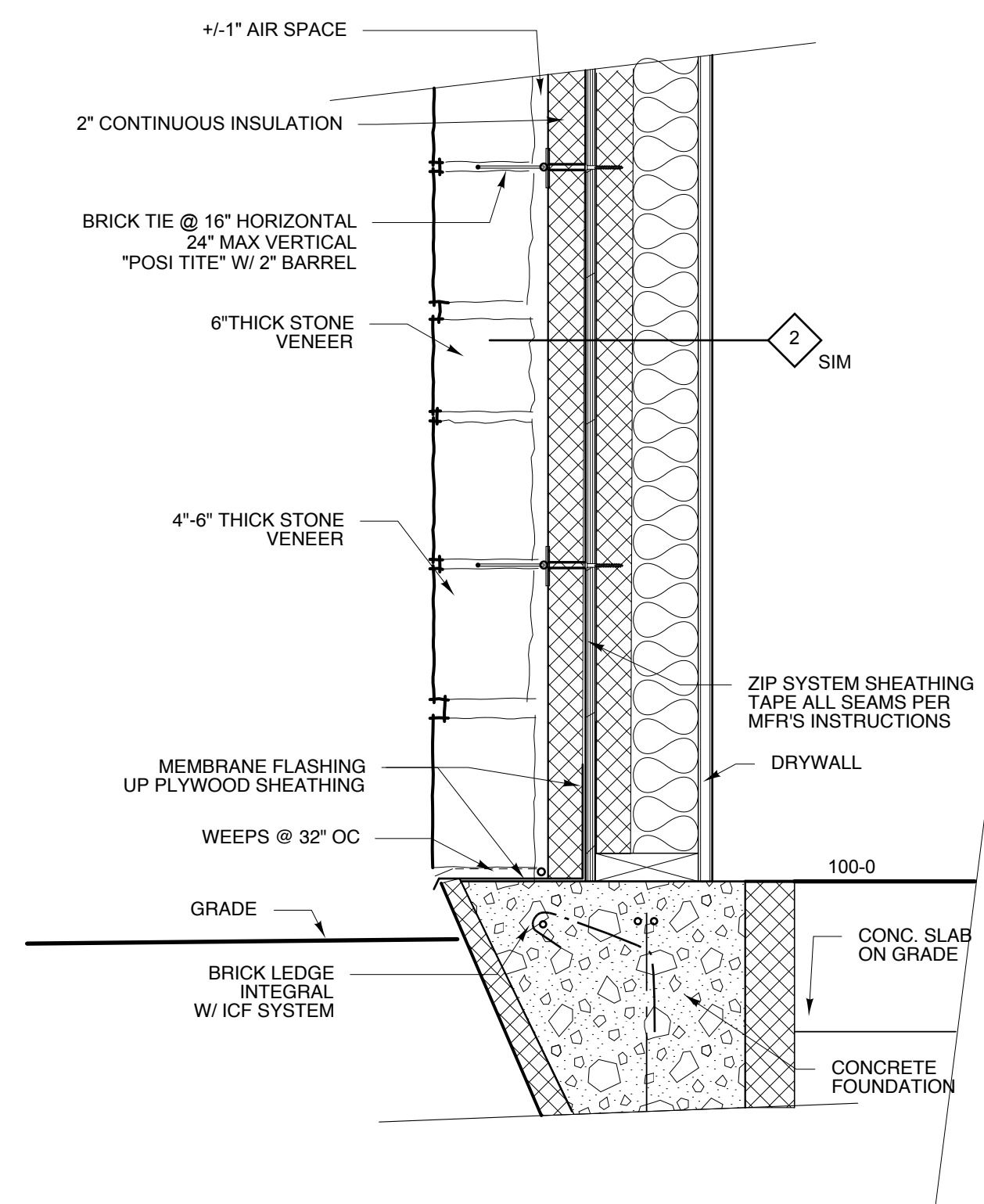
A4.1



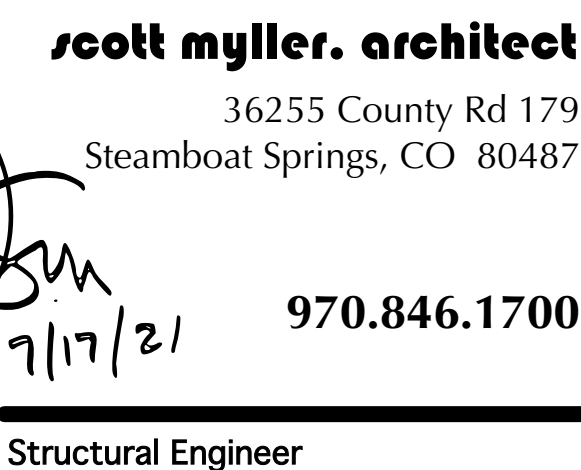
A4.1 **1/2" = 1' - 0"**

A4.1 1/4" = 1'- 0"

WINDOWS AND SLIDING GLASS DOORS
SHALL HAVE NO MORE THAN 0.3CFM/SF AIR LEAKAGE
SWINGING DOOR SHALL HAVE NO MORE THAN 0.5CFM/SF
AIR LEAKAGE



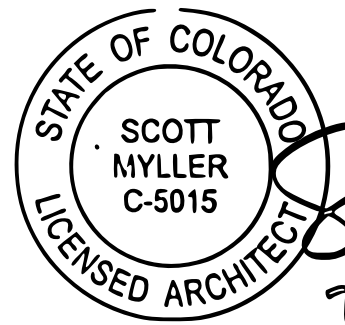
A4.1 1 1/2" = 1'- 0"



WINDOWS AND SLIDING GLASS DOORS
SHALL HAVE NO MORE THAN 0.3CFM/SF AIR LEAKAGE
SWINGING DOOR SHALL HAVE NO MORE THAN 0.5CFM/SF
AIR LEAKAGE



A4.2



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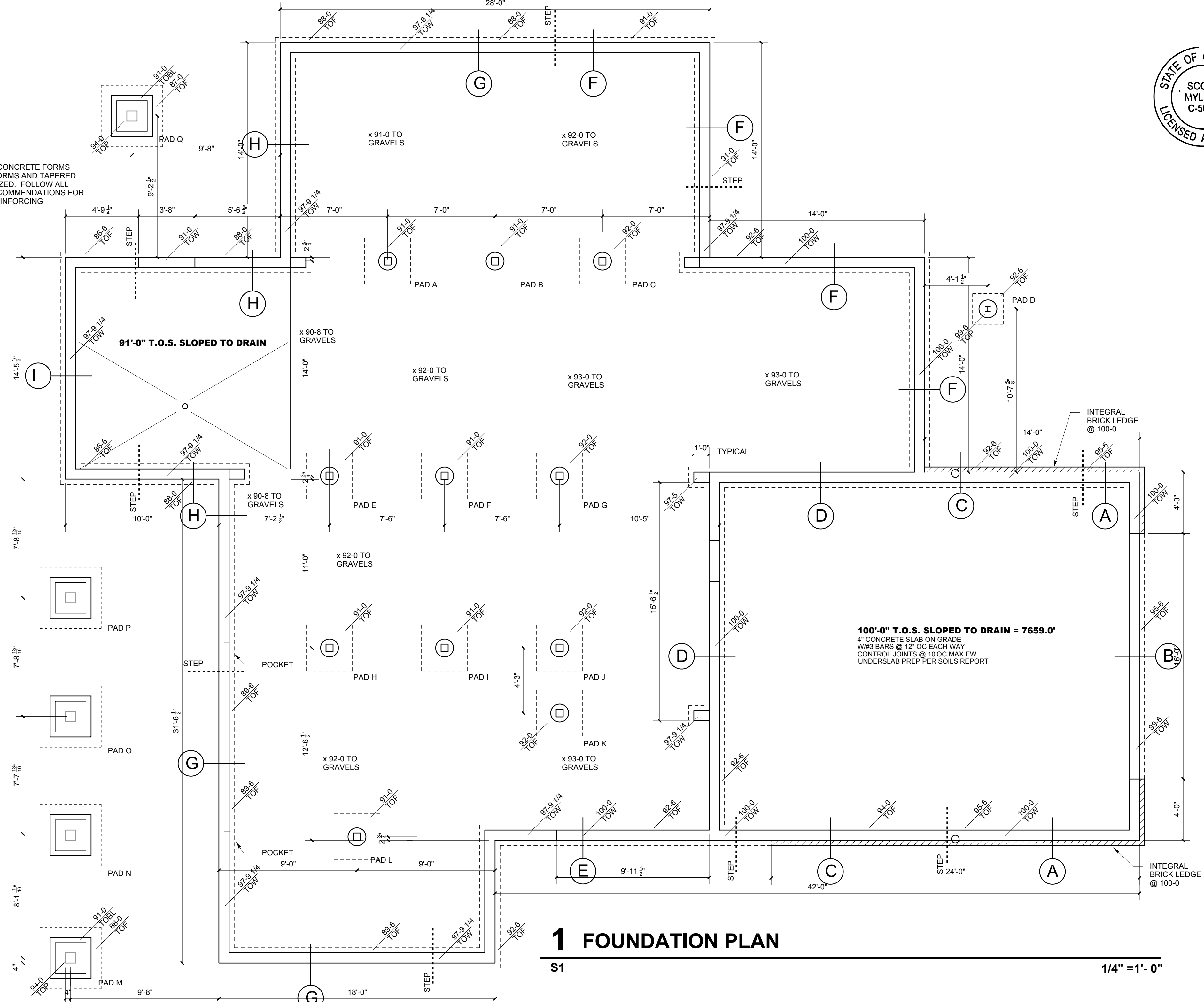
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REV. DATE: REV. NAME: REV. NO.:

NOTES:

FOUNDATION PLAN

date: 17 JULY 2021
scale: VARIES

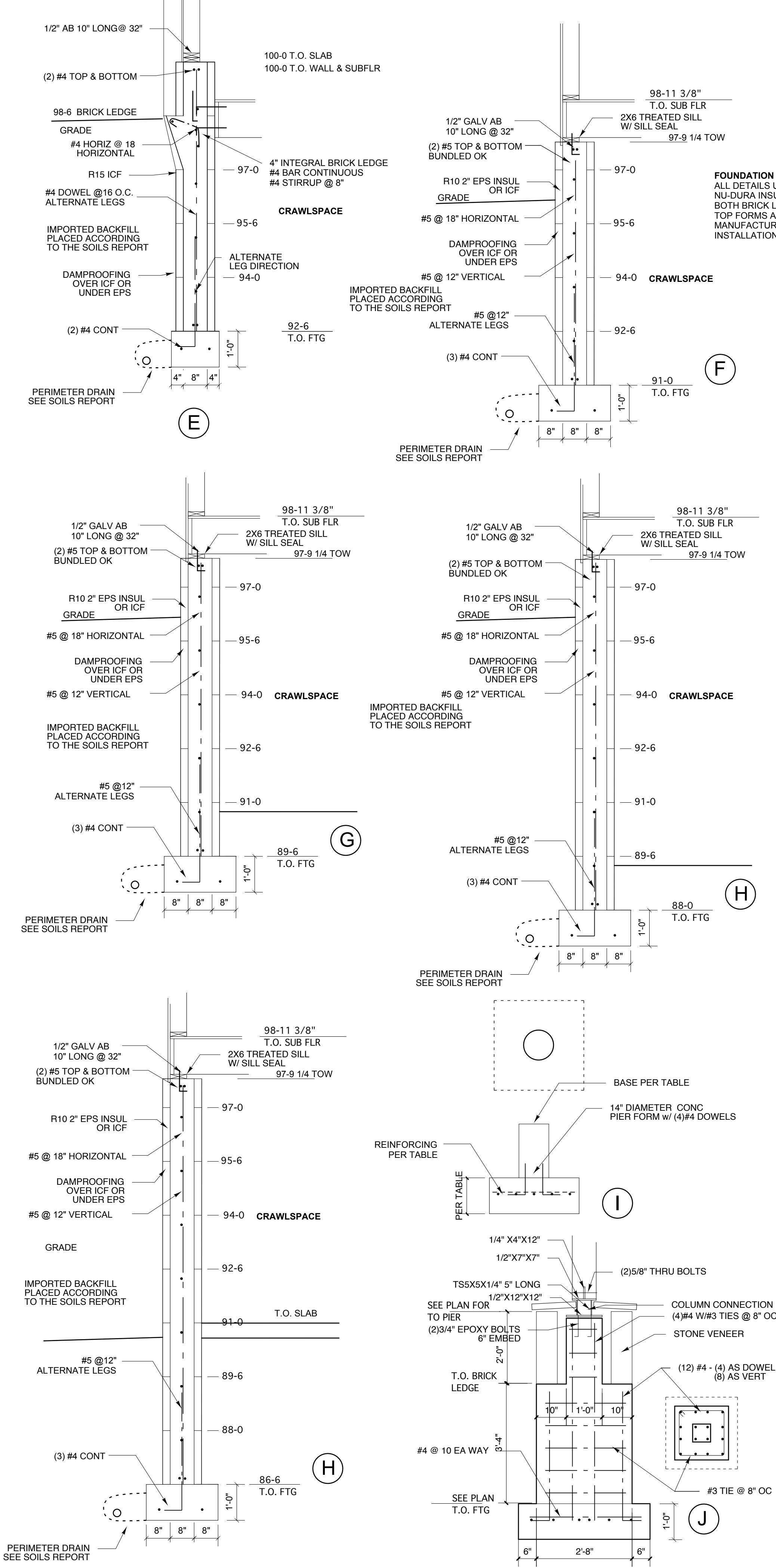
S1



1 FOUNDATION PLAN

S1

1/4" = 1'-0"



2 FOUNDATION TYPES

S1

1/2" = 1'-0"

FOOTING PADS

36255 County Rd 179
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5m
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NOTES:



S2

1/4" = 1' - 0"

S2

$$1'' = 1' - 0''$$

LOWER FLOOR FRAMING PLAN

date: 17 JULY 2021
scale: VARIES

S2

DESIGN LIVE & SNOW LOADS

a. ROOF, UNCOVERED DECK.....75 psf snow

b. FLOORS.....40 psf LL

c. COVERED DECK.....60 psf LL

c. WIND.....115 mph, Exp B

d. SEISMIC.....SDS=0.33g S1=0.13g Group I Category II

- a. Foundation design based on spread footings with a soil bearing pressure of 3000psf and a 700psf minimum dead load per NWCC soils report 17-10640 dated 9/5/2017.
Retaining wall design based on equivalent fluid pressure of 55 pcf for onsite materials. Refer to soils report for additional recommendations.
- b. The owner should review the soils report for limitations and risks.
All issues involving soils, settlement, drainage, & slope stability should be addressed to the soils engineer.
- c. The structural design is for the house and permanent foundation only.
Detached retaining walls including rock retaining walls are by others.
The structural engineer is not responsible for slope stability, excavation, shoring, drainage, soils issues, or construction methods. The structural engineer's duties are limited to design only and is not project geotechnical.
- d. Not used

e. The foundation design & details depicted are conceptual in nature and show general structural requirements. Actual conditions will vary based on excavation and soils conditions encountered, as well as fit up of beams, beam pockets columns, and baseplates. Complete construction details are not part of this package. Contractor to provide concrete, rebar placement & steel shop drawings to engineer for approval depicting actual construction details.

- a. Except where noted otherwise all lumber shall be Douglas Fir-Larch No. 2 or better.
- b. Except as noted otherwise minimum nailing shall be provided as specified in Table R602.3(1) Fastener Schedule of the IRC 2018 edition.
- c. Floor and roof sheathing shall be APA rated with exterior glue and graded in accordance with APA Standards.
 FLAT ROOF: 3/4" 48/24 8d/6 edge nail 8d/12 field nail
 SLOPED ROOF: 5/8" 40/20 8d/6 edge nail 8d/12 field nail
 FLOOR: 3/4" T&G 48/24 8d/6 edge nail 8d/12 field nail
 SHEAR WALL: 1/2" 24/10 8d/4 edge nail 8d/12 field nail
- d. Where light gauge framing anchors are shown or required they shall be Simpson "Strong Tie" or equal IBCO approved connectors and shall be installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
- e. Glue laminated timber shall be of such stress grade to provide glue laminated beams with combination symbol 24F-V4. Beams in cantilevered or reverse bending shall be 24F-V8.
- f. Floor joists shall be plant fabricated I series with LVL wood flanges and plywood or OSB webs and carry IBCO approval for the composite section. Joists shall be designed to carry the full dead load and live loads of the floor and any other superimposed loads. Bridging and blocking shall be installed according to the fabricator's requirements.
- g. All timber logs to be Spruce-Fir-Pine No. 2 or better per TPI (Timber Product Inspection Inc) Log Program Technical Guide dated 2/1/08.
- h. All microlam to be LVL 1.9E WS or equal, allowable bending stress 2600 psi and an allowable shear stress 285 psi. Nail 2 or 3 LVL's with 3 rows 16d @ 12", thru bolt 4 or more LVL's with 2 rows 1/2" @ 24, UNO.
 - i. All rim board to be Timber Strand LSL 1 1/4" x 11 7/8" Grade 1.3 with allowable bending stress of 1700 psi and allowable shear stress of 400 psi parallel to grain.
 All Timber Strand LSL beams & rafters to be Grade 1.55 with allowable bending stress of 2325 psi and allowable shear stress of 310 psi parallel to grain.
- j. All Parrallam beams are PSL 2.0E to have allowable bending stress of 2900 psi and allowable shear stress of 290 psi.
- k. All unlisted headers to be 2-x-8.
 Parrallam columns are PSL 1.8E to have allowable compressive stress of 2500 psi parallel to grain.

- a. Concrete to have a minimum compressive strength of 3000 psi and be reinforced with Grade 60 bar as noted on drawing.
- b. All bars continuous unless noted. Additional lap splices permitted with written approval only.
All splices to be a minimum of 38 bar diameters.

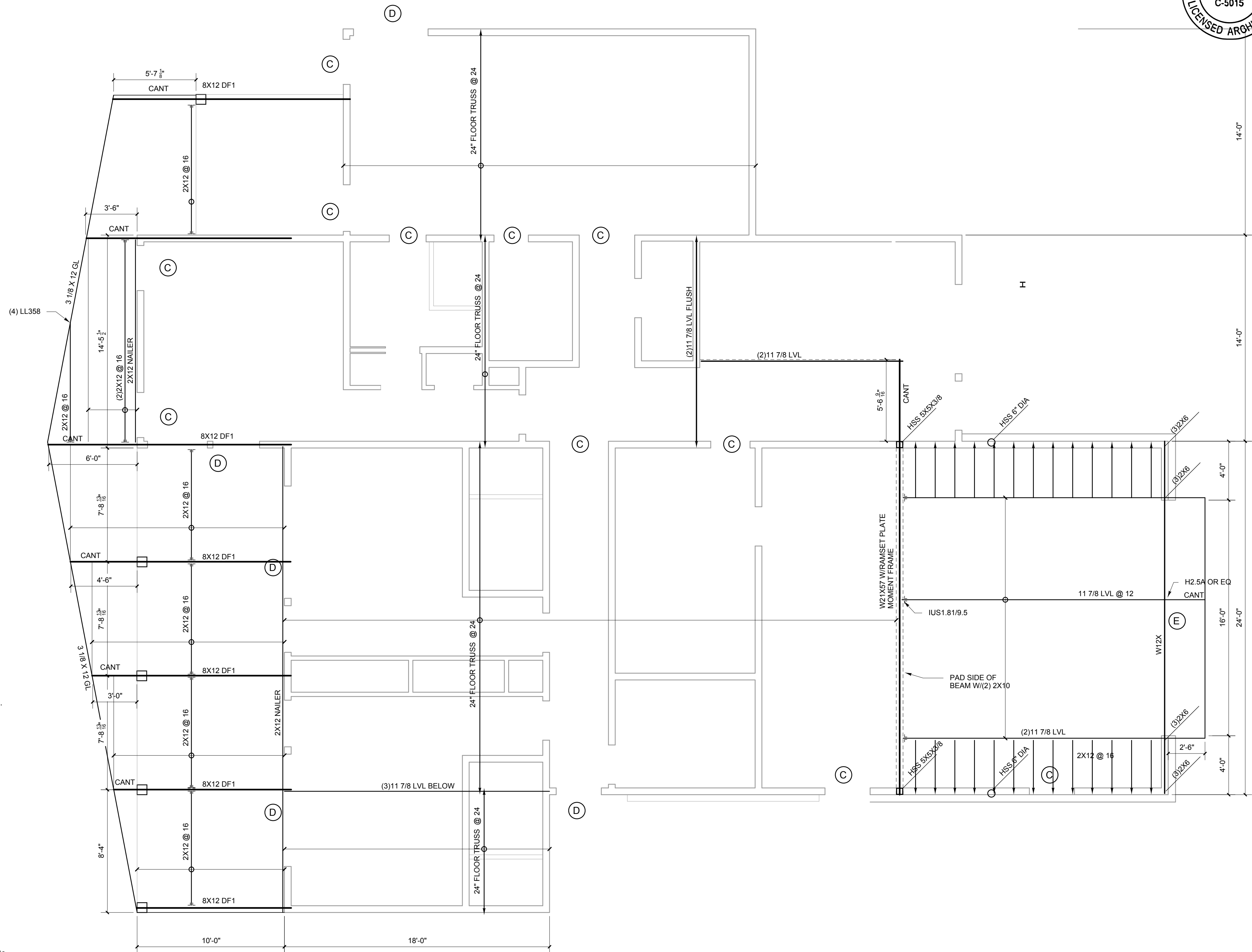
a. Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored.

- a. All bolts, including anchor bolts, shall conform to ASTM Specification A307.
- b. Structural steel rolled shapes, including plates and angles shall be ASTM A36.
Tube shapes shall conform to ASTM A500 Grade B, 46 ksi yield. Pipe shapes shall conform to ASTM A53 Grade B.
- c. Except as noted, expansion bolts shall be "WEG-IT", "RED HEAD", or approved welding nut with the following minimum embedments: 5/8" dia: 2", 1/2" dia: 1-1/2".
- d. Except as noted, all Type "HD" tie-downs to concrete shall be secured with 5/8"x10"
- e. Special Inspection by the structural engineer is required for all field welds.
galvanized anchor bolts.

The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure during construction. Such measures shall include, but not be limited to bracing and shoring for loads due to excavation, sliding soil, or construction equipment. Observation visits to the site by the structural engineer shall not include inspection of the above items, nor will the structural engineer be responsible for the contractor's means, methods, techniques, sequences for procedure of construction, or the safety precautions and the programs incident thereto.

1 UPPER LEVEL FLOOR FRAMING PLAN

HEADER SCHEDULE		
(A)	(2) 2X10	SINGLE 2X6 TRIMMER
(B)	(3) 2X10	SINGLE 2X6 TRIMMER
(C)	(2) 9 1/2 LVL	SINGLE 2X6 TRIMMER
(D)	(3) 9 1/2 LVL	DOUBLE 2X6 TRIMMER
(E)	(2) 11 7/8 LVL	DOUBLE 2X6 TRIMMER
(F)	(3) 11 7/8 LVL	DOUBLE 2X6 TRIMMER
(G)	(3) 14" LVL	TRIPLE 2X6 TRIMMER & DOUBLE 2X6 KINGS



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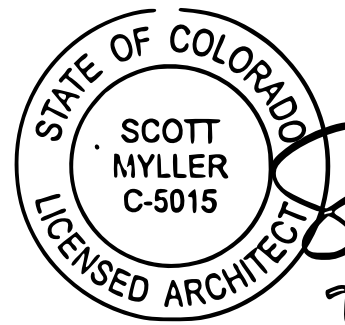
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NOTES:

UPPER FLOOR FRAMING PLAN

date: 17 JULY 2021
scale: VARIES

S3



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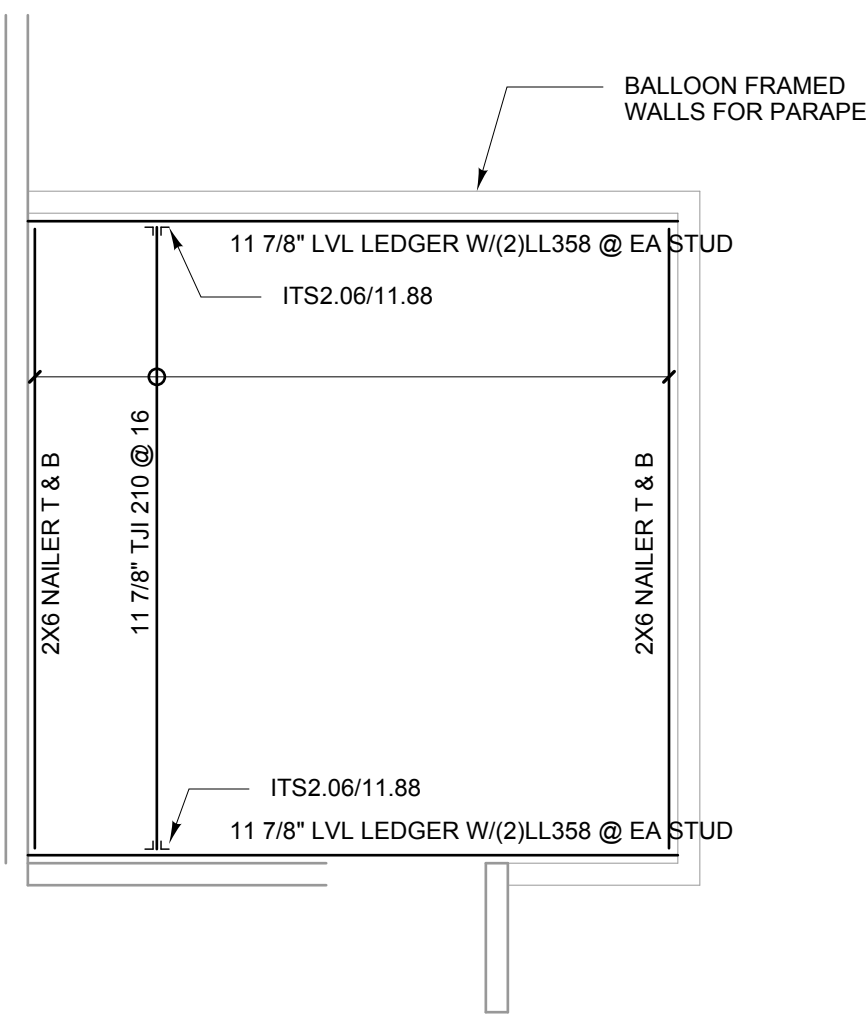
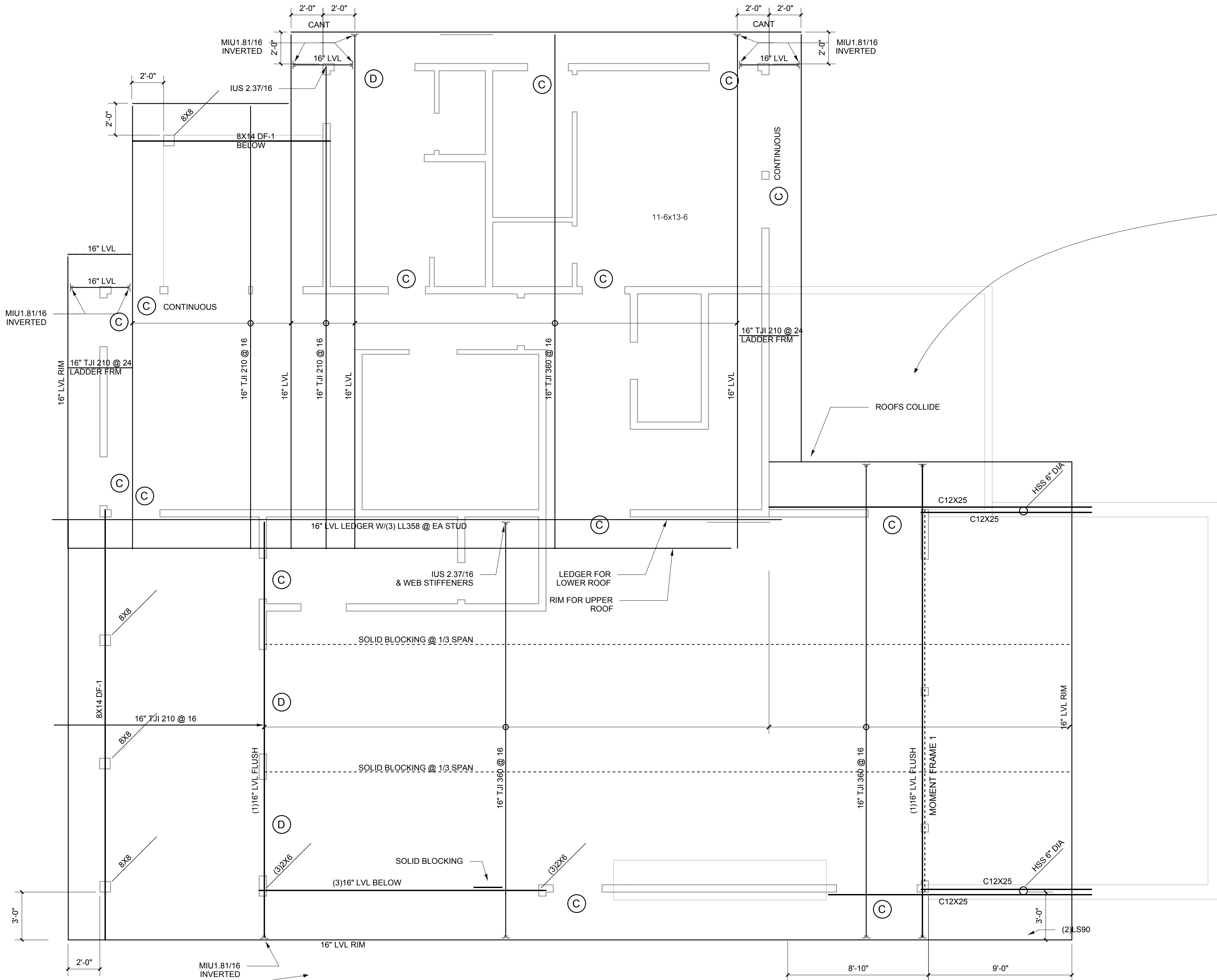
1787 SUNLIGHT DR
STEAMBOAT SPRINGS
COLORADO

REVISIONS:
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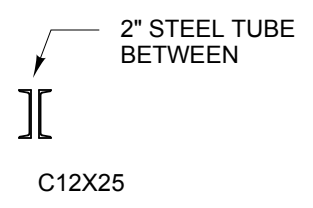
**ROOF FRAMING
PLAN**

date: 17 JULY 2021
scale: VARIES

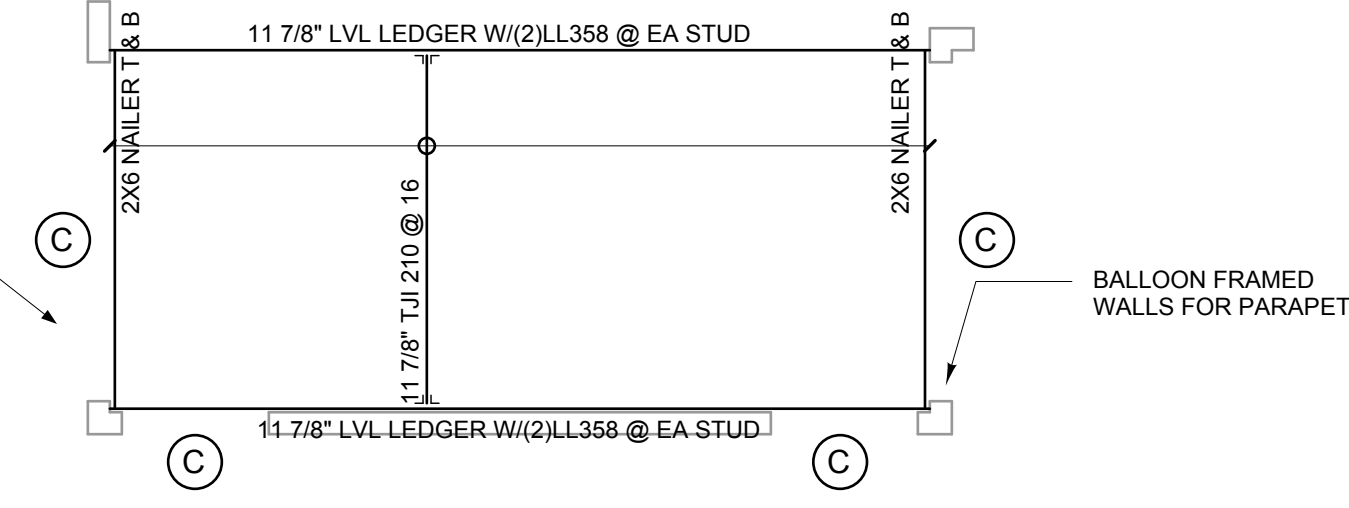
S4



2 LOWER ROOF FRAMING PLAN
S4 1/4" = 1'- 0"



1 UPPER ROOF FRAMING PLAN
S4 1/4" = 1'- 0"



3 LOWER ROOF FRAMING PLAN
S4 1/4" = 1'- 0"

HEADER SCHEDULE		
(A)	(2) 2X10	SINGLE 2X6 TRIMMER
(B)	(3) 2X10	SINGLE 2X6 TRIMMER
(C)	(2) 9 1/2 LVL	SINGLE 2X6 TRIMMER
(D)	(3) 9 1/2 LVL	DOUBLE 2X6 TRIMMER
(E)	(2) 11 7/8 LVL	DOUBLE 2X6 TRIMMER
(F)	(3) 11 7/8 LVL	DOUBLE 2X6 TRIMMER
(G)	(3) 14" LVL	TRIPLE 2X6 TRIMMER & DOUBLE 2X6 KINGS