CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987

CALL 2 BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

DEMOLITION NOTES
HAZ MAT NOTES

DEMOLITION NOTES

1. Provide all labor, material, equipment, and supplies required for the complete performance of all demolition work unless described otherwise.
2. Site inspection is necessary prior to submitting bid. Any visible work not specifically noted on drawings shall be included as part of the bid at no additional cost to the Owner. Only concealed conditions will be allowed beyond base bid.
3. Remove or reroute all existing utility services as shown on plans, called for in the description of the Work, and uncovered by demolition to the extent and manner satisfactory to the utility companies and building department involved.
4. Demolition includes the complete removal of specified building elements and disposal of all demolished materials, as shown on drawings and herein specified. Divert non-hazardous building materials from disposal as allowed, including but not limited to concrete, clean wood, gypsum wallboard, carpet and insulation. Disposal diversion may include donation of materials to charitable organizations or home resource re-use organizations.
5. Protect adequately the construction site, all adjoining property, and utility services as work proceeds through all stages.
6. All work shall comply with the requirements of the local building code, job safety and fire prevention regulations.
7. Do not interfere with normal traffic on roads, walks, and other adjacent occupied or used facilities. Provide alternate routes around closed or obstructed traffic ways. Keep required exits open for safe exit.
8. Contractor shall be responsible for application to Colorado Department of Health and Environment for State Required Demolition Permit. The Owner will be responsible for asbestos and lead inspections and reports by a certified asbestos inspector as required by the Colorado Department of Health and Environment. Any hazardous materials shall be removed, disposed of, or abated by the contractor in accordance with Colorado Department of Health and Environment and Federal Regulations. Comply with Colorado Department of Public Health and Environment, Air Quality Control Commission, Regulation Number 19, The Control of Lead Hazards, 5 CCR 1001-23 for lead paint and Colorado Revised Statute Title 25, Article 7, Part 5 and Regulation No. 8, Part B: Asbestos for asbestos.

REMODEL/ADDITION/REHABILITATION NOTES:
In remodeling or rehabilitation of existing structures, certain design and technical designs are made on assumptions based upon readily available documents, visual observations of existing conditions and reasonable interpretations of the building code requirements to modify the building to current codes. The Architect has not performed any destructive testing or open concealed portions of the building in order to ascertain its actual condition or warrant that building officials or others will not require modifications beyond minimum code requirements. Superimposed loads on existing structures will be attempted within standard engineering practice but without warrant.

HAZARDOUS MATERIAL NOTES

The architect shall have no responsibility for the discovery, presence, handling, removal or disposal of or exposure to persons to hazardous materials in any form at the project site, including, but not limited to asbestos products, polychlorinated biphenyl (PCB) or other toxic substances. All materials shall be disposed of in the appropriate manner as described by law and common practice as recommended by the Environmental Protection Agency or other jurisdictional agencies.

REGULATORY REQUIREMENTS

REGULATORY REQUIREMENTS

1. All construction shall conform to the current edition of the following codes and standards as adopted by the Routt County Regional Building Department. The following pub be considered a part of these contract documents (drawings and specifications) to the same extent as if herein written out in full and shall apply to all Contractors and Subcon equally. Provide public notices and comply with laws, ordinances, rules and regulations and orders of any public authority bearing on the performance of the work.

International Building Code
International Residential Code for One- and Two-family Dwellings
International Existing Building Code
International Plumbing Code
International Mechanical Code
National Electrical Code and International Electrical Code, Administrative Provisions
International Fuel Gas Code
International Energy Conservation Code
International Fire Code
Uniform Code for the Abatement of Dangerous Buildings
City of Steamboat Springs Site Management Plan - Municipal Code Section 5-5, Chapter 36
Routt County Regional Building Department "General Requirements for Building Permits"
City of Steamboat Springs Ordinance and Routt County Resolution adopting Building Codes with Amendments to the Model Codes
Local Utility Regulations
Local Codes/Regulations/Covenants and Declarations/Deed Restrictions
 a. All Town, City, County and State codes, ordinances and resolutions governing construction and currently in effect shall apply as requirements for construction.
 b. All work executed in any public right-of-way or on public property shall be completed according to the specifications and requirements of that governing body.
 c. Applicable Protective Covenants, Declarations and Deed Restrictions of the subdivision or parcel of land as recorded in the County Clerk Office
State of Colorado - Department of Public Health and Environment - Stormwater Quality Requirements
State of Colorado - Department of Public Health and Environment - Demolition and Asbestos Compliance Requirements
State of Colorado - Department of Public Health and Environment - Demolition and Lead Based Paint Compliance Requirements
State of Colorado - Division of Labor - Boiler Inspection Section Requirements.
U.S. Department of Housing and Urban Development - 24 CFR - Federal Fair Housing Act and Accessibility Guidelines
U.S. Department of Justice - 28 CFR - American's with Disabilities Act Accessibility Guidelines
American National Standards Institute 117.1
National Fire Protection Association Standards
The American Institute of Architects - Architectural Graphic Standards

GENERAL NOTES

GENERAL NOTES

1. General Conditions of the Contract, American Institute of Architects Document A201 - Latest Edition, shall govern as applicable to the same extent as if herein written out in full and shall apply to all Contractors and Subcontractors equally. Copies of said document are on file and available at the Architect's office and shall either act as the basis for, or in conjunction with any and all agreements and contracts, along with the Architect's drawings, notes and specifications.
2. All work connected with this project by any trade involved shall be done in a workmanship like manner in accordance with the best practice of the trade.
3. All dimensioning and existing conditions are to be verified in the field and shall be the responsibility of the contractor.
4. Verify location of all utilities before proceeding with construction.
5. The Contractor and each Subcontractor shall be responsible for all cutting, fitting and patching that may be required to complete the work or to make its several parts fit together properly.
6. The Contractor and each Subcontractor shall give all notices and comply with all laws, ordinances, rules, regulations and lawful orders of any public authority bearing on the performance of the work.
7. These drawing are only diagrams of foreseen construction requirements and are not meant to be exact in every detail. Actual field conditions may require that some of the work should be done differently than shown on these diagrams. Verify with Owner and Architect.
8. All dimensions face of stud unless otherwise shown.
9. Provide for positive drainage away from site, and to all area and roof drains. All areas receiving snow deposited from roofs shall be graded away from and around the structure at a minimum of one foot in ten feet for a distance of at least ten feet from the structure. Drainage to be planned to prevent ice sheets from forming on critical areas of driveway and walkways.
10. These drawings do not include the necessary components for jobsite safety. These requirements remain the sole liability and responsibility of the Contractor and each Subcontractor.
11. Before submitting proposal, Contractors, Subcontractors, and Suppliers shall examine drawings and specifications and should any materials and/or its installation be indicated or specified in a manner not approved by the material manufacturer or not indicated or approved by the appropriate industry or regulatory requirements, shall notify Architect and receive his instructions. Failing to do so, Contractor shall provide equivalent materials, suitable for the installation, as selected by the Architect, or if not discovered until after installation, Contractor shall replace materials, with such other equivalent and suitable materials, and either event at no additional cost to the Owner. Adhere strictly to all manufacturer installation recommendations and regulatory requirements.
12. The Owner and Architect explicitly reserve the right to reject any or all bids. Bidding irregularities will result in automatic rejection of bid.
13. A Colorado certified land surveyor, as indicated on the site plan shall verify location of all improvements.
14. Contractor shall provide for jobsite cleanup. Sort and recycle jobsite debris, to the fullest extent possible, including concrete, steel, wood, and gypsum plaster. Clean and remove construction debris from the site on a daily basis. Upon job completion, the Contractor is to sweep the site of nails and all other construction debris.
15. Contractors shall be responsible for prior storage of materials, tools and equipment. Materials shall be protected from the weather and shall be stored off the ground for protection against standing water or snow, as necessary.
16. Upon completion of the work and prior to final payment, the Contractor shall provide Owner with AIA Documents G706 and G706A - "Contractor's Affidavit of Payment of Debts and Claims" and "Contractor's Affidavit of Release of Liens", along with lien releases for the contractor, all subcontractors, material suppliers and manufacturers. Provide partial lien releases for the above, if required by the Owner, for progress payments as work proceeds.
Contractor to provide accounting records as requested and satisfactory to the Owner and Architect to certify payment requests. All Payment Requests to be submitted on AIA Document G702 and G703.
17. Provide Owner with Certificate of Occupancy and 1 year warranty for all work.

NOTICE - DUTY OF COOPERATION

Release of these drawings contemplates further cooperation among the Owner, his Contractor, and the Architect. Design and construction are complex. Although the Architect and his Consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the Architect. Failure to notify the Architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the Architect shall relieve the Architect from responsibility for all consequences. Changes made from the plans without the consent of the Architect are unauthorized, and shall relieve the Architect of responsibility for all consequences arriving out of such changes.

NOTICE - BUILDER'S SET

This set of drawings consists of a "Builder's Set" and includes only the minimum architectural information required by the Routt County Building Department to acquire a building permit. These requirements are described in information from the Routt County Regional Building Department, "General Requirements for Building Permits". Interior finishes, fixture selection, appliances, detailing, final site utilities engineering, etc. not required by these documents, become the Owner and Contractor's responsibility to design, verify, negotiate and complete. Unless otherwise agreed, the Contractor shall provide all labor, materials, equipment, supplies, subcontractors, taxes, insurance, tap fees, site utilities, grading etc., to provide a complete job for a certificate of occupancy.

INSURANCE REQUIREMENTS

1. All contractors, subcontractors, material suppliers, and contract laborers shall carry the minimum insurance to hold the Owner and Architect harmless, including but not limited to Workman's Compensation (or Medical and Disability) and Liability Insurance in accordance with Article 11 of the American Institute of Architects Document A201, "General Conditions of the Contract", Latest Edition. Proof of Workman's Compensation will be required at the Building Department in addition to providing copies of all proof of insurance to the Owner by each contractor, sub-contractor, material supplier and contract laborer, prior to the commencement of the work. To qualify for exempt status under the Colorado State Worker's Compensation Act each independent contractor must comply with, complete, and submit to the Owner or General Contractor a Colorado Compensation Insurance Authority Independent Contractor Notification Form.

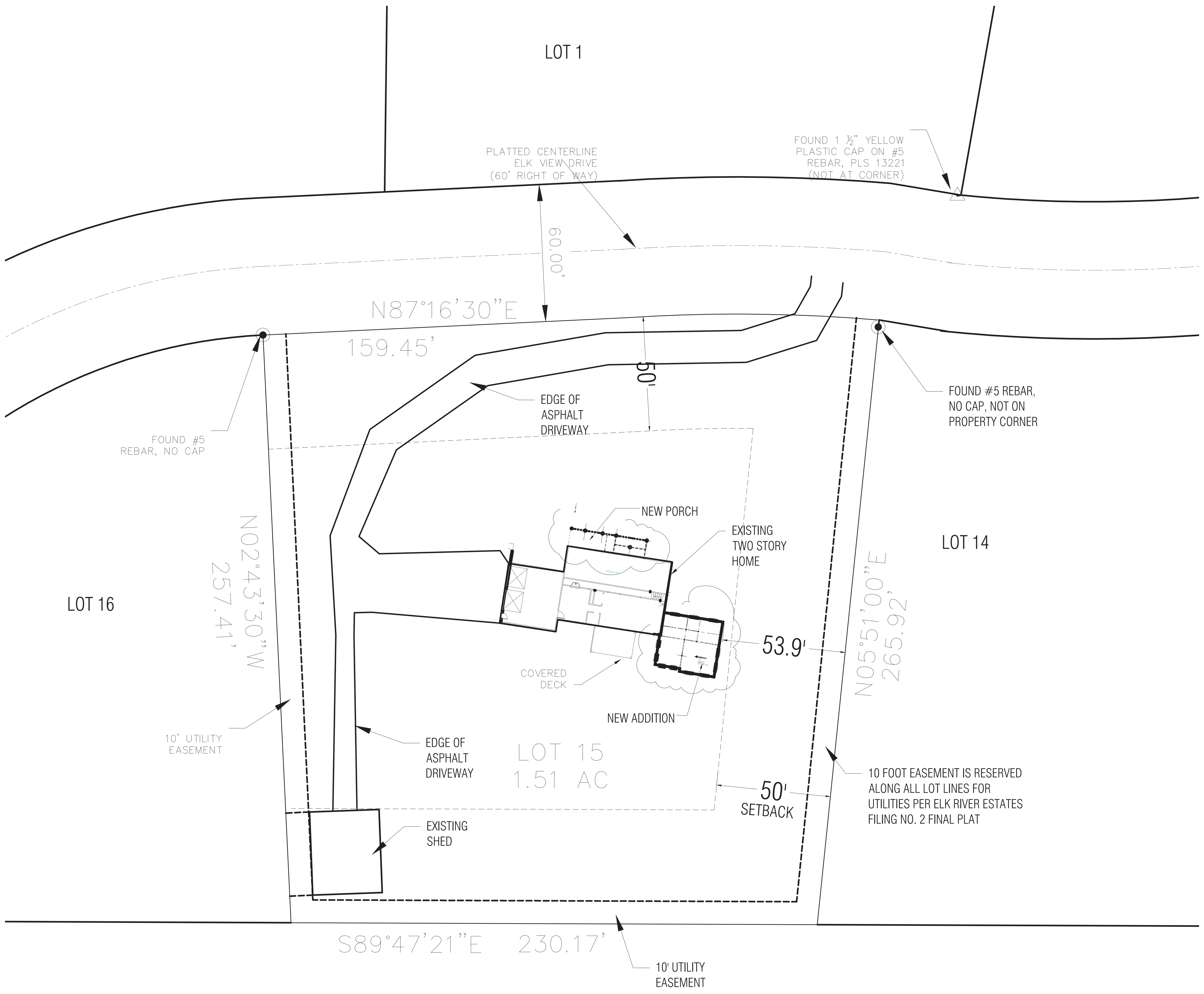
2. The Owner shall carry the minimum insurance including but not limited to liability and property insurance in accordance with Article 11 of the American Institute of Architects Document A201, "General Conditions of the Contract", latest edition. Property insurance shall be on an all-risk policy form and shall insure against the perils of fire and extended coverage and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, false work, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements.

OWNERSHIP AND USE OF ARCHITECT'S DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS

Drawings, Specifications, and other documents prepared by the Architect for this Project are instruments of the Architect's service for use solely with respect to this Project; and the Architect shall be deemed the author of these documents and shall retain all ownership, common law, statutory, and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Architect's Drawings, Specifications, and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Architect's Drawings, Specifications, and other documents shall not be used by the Owner or by others on other projects, for additions to this project, or completion of this project by others, except by agreement in writing and with appropriate compensation to the Architect.

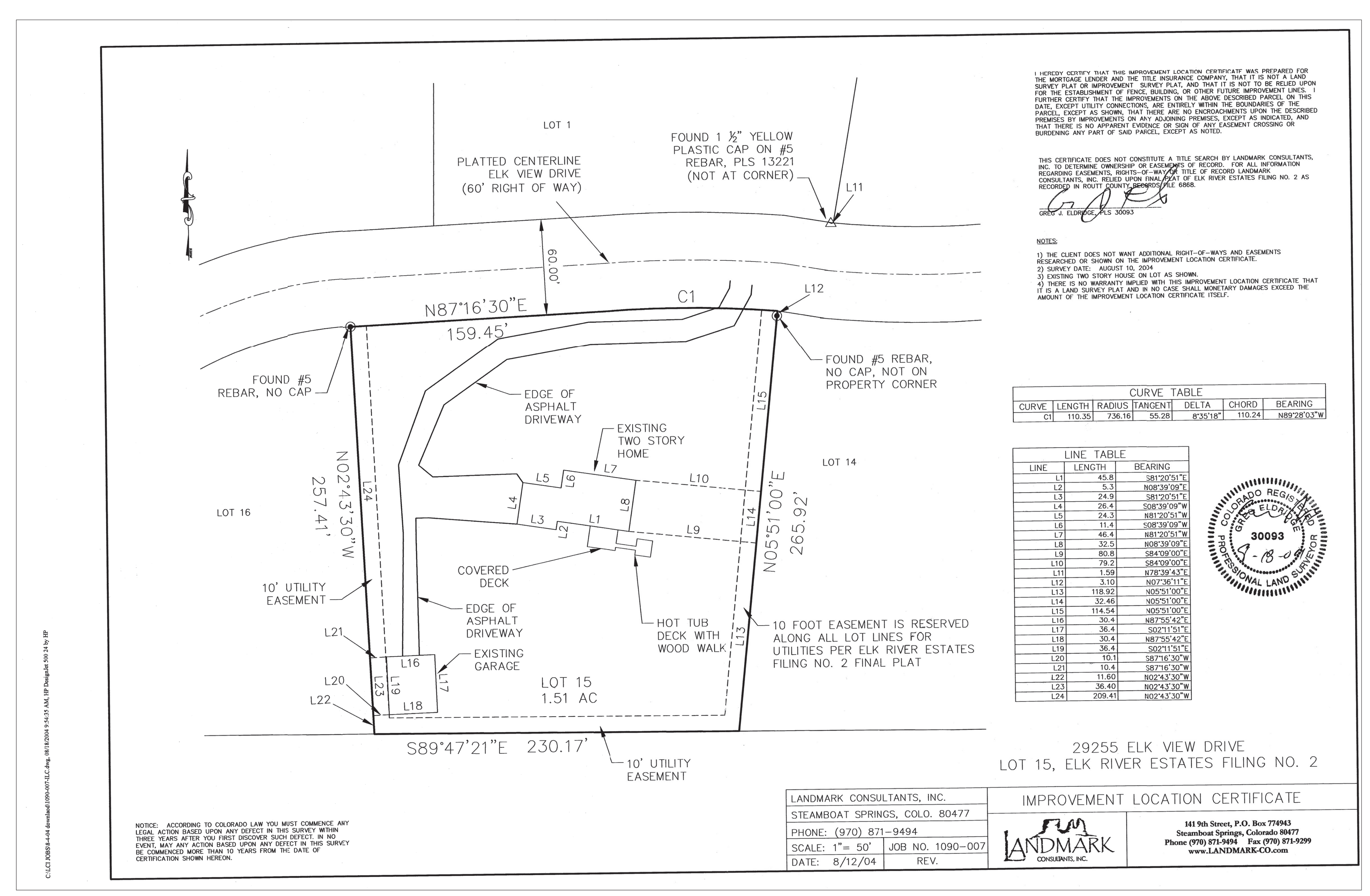
LANDSCAPE:

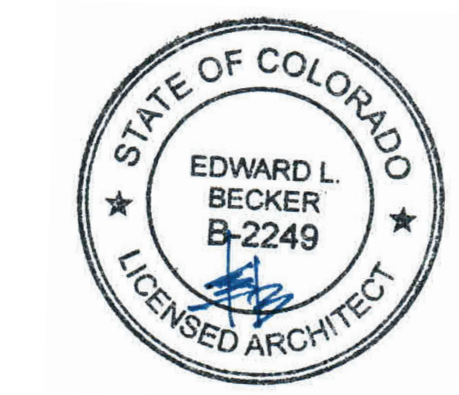
1. The source of fertilizer is restricted to organic matter.
2. Plantings shall be compatible with native plant communities.
3. Use mulch obtained from chemical-free shredded hardwood, obtained from a sustainable managed forestry operation. Mulch all planting beds to the greater of two inches.
4. 100% of excavated topsoil to be reused on site.
5. All excavated site rock to be reused on site.
6. Use fire-safe landscaping techniques per FireWise.
7. All turf area to have a water requirement less than or equal to tall fescue, buffalo grass and blue gamma.
8. Turf shall not be installed on slopes exceeding 10% or in areas less than 8' wide.
9. All new plants to have trunk, base or stem located at least 36" from building foundation.
10. Group plant by water needs.
11. Install only high efficiency irrigation systems such as low-flow drip, bubblers or low flow sprinklers.



SITE PLAN
SCALE: 1" = 30'-0"

SCALE: 1" = 30





MOUNTAIN
ARCHITECTURE
DESIGN
GROUP
P.C.

EDWARD L. BECKER, V.P. ARCHITECT

P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-5764
(970) 879-5766 - FAX
ed@mtnarch.com - Email

©

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 Elk View Drive
LOT 15, Elk river Estates, F2
Steamboat Springs, Colorado

TITLE

SITE PLAN

JOB NO. 1710
DRAWN elb
CHECKED
DATE 06.27.17
REVISIONS:

NO.	DATE

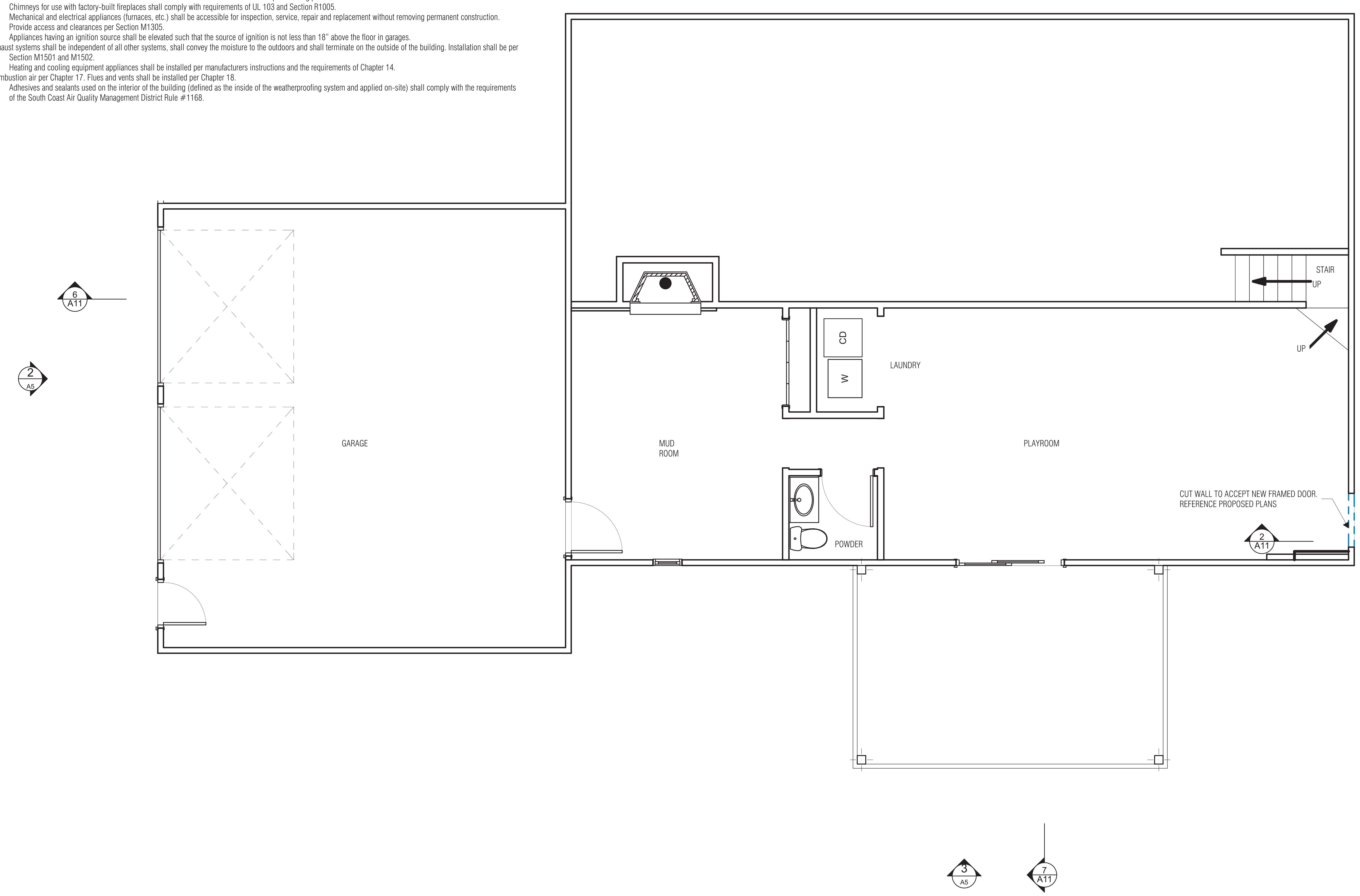
DRAWING NUMBER
A1

OF DRAWINGS

GENERAL RESIDENTIAL BUILDING CODE REQUIREMENTS

All referenced Sections are from the 2009 International Residential Code (IRC) unless noted otherwise.

1. Sec R302.5 — Openings between a private garage and residence shall be equipped with solid wood doors not less than 1-3/8" in thickness, solid or honeycomb core steel doors not less than 1-3/8" in thickness, or 20-minute fire-rated doors. Openings from a garage directly into a room used for sleeping purposes shall not be permitted.
2. Sec R302.5 — The garage shall be separated from the residence and its attic area by fire-resistant construction per Section R309.2.
3. Sec R302.7 — Enclosed accessible space under stairs shall have walls, under stair surface, and any soffits protected on the enclosed side with ½" gypsum board.
4. Sec R303 — All habitable rooms are required to have glazed openings having an aggregate area equal to not less than 8% of the floor area and operable exterior openings having an area equal to 4% or more of the floor area being ventilated.
5. Sec R303.3 and R303.4: In the absence of an operable window, laundry rooms, toilet rooms and bathrooms are to be mechanically ventilated. The ventilation equipment shall be installed per Section M1507. Exhaust ducts shall comply with Chapter 15 and16 and be located per Section R303.4.
6. Sec R308 — Each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturers or installers label, designating the type and thickness of glass and the safety glazing standard with which it complies.
7. Sec R310 — All sleeping rooms and basements with habitable space shall have at least one operable emergency escape and rescue opening.
8. Sec R311.6 — Hallway minimum required width is 36".
9. Sec R311.7.1 — Stair minimum required clear width is 36".
10. Sec R311.7.2 — Minimum vertical headroom for stairs shall be 6'-8" from the nosing line.
11. Sec R311.7.3 and R311.7.4.2: Winder treads shall have a minimum tread depth of 10" measured at a point 12" from the side where treads are narrower. Winder treads shall have a minimum tread depth of 6" at any point. Within any flight of stairs, the greatest winder tread depth at the 12" walk line shall not exceed the smallest by more than 3/8".
12. Sec R311.7.4 — Maximum riser height is 7-3/4" and minimum tread depth is 10".
13. Sec R311.7.7 — Handrails shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Height shall be 34 to 38" above the nosing of the steps per Sec R311.7.7.1.
14. Sec R311.8 — Ramps, where present, shall meet the requirements of Section R311.8 and ICC/ANSI A117.1-2003.
15. Sec R312 — Provide minimum 36" high guardrails at all locations where step is greater than 30" vertically to floor or grade at any point within 36" horizontally to the edge of the open side. Required guardrails shall have intermediate rails or ornamental closures which do not allow passage of a sphere 4" or more in diameter per Sec R312.3 .
16. Sec R314 — Provide smoke detectors in all sleeping rooms, in the immediate vicinity outside each sleeping area and in each additional story, including basements.
17. Sec R316 — Insulating materials, including facings such as vapor barriers shall comply with the requirements of Section R316. Cellulose loose-fill insulation shall comply with, and be clearly labeled per CPSC 16 CFR, Parts 1209 and 1404. All other insulation materials, including facings, such as vapor barriers or breather papers installed within floor-ceiling assemblies, roof-ceiling assemblies, walls, crawl spaces or attics, shall have a flame-spread index of not more than 75 and a smoke-developed index of not more than 450 when tested in accordance with ASTM E 84 or UL 723. Foam plastic materials and insulation shall comply with Section R316. Batt insulation shall have no added formaldehyde. Rigid foam insulation shall be HCFC free. Quality of insulation installation to be inspected prior to vapor barrier application.
18. Sec R319 — Contractor shall provide premises identification in the form of approved numbers or addresses as indicated in Section R319.
19. Sec R401.4 — Owner or Applicant shall submit a foundation and soils investigation to the Building Official where required per Section R401.4.
20. Sec R408.1 and 408.2: Provide ventilation for under-floor spaces per Sections R408.1 and R408.2.
21. Sec R408.4 — Provide access to all under-floor spaces. Access openings through the floor shall be 18"x24" min., openings through a perimeter wall shall be 16"x24" min.
22. Sec R602.8 and R502.12: Fire blocking shall be installed per Section R602.8 and draft stops shall be provided per Section R502.12.
23. Sec R703 — Exterior walls shall provide the building with a weather-resistive exterior wall envelope per Section R703. Include flashing as described in Sec R703.8. Provide a water-resistant barrier behind the exterior veneer as required by Sec R703.2.
24. Sec R703.5 — Wood shakes and shingles for exterior walls shall conform to the requirements of Section R703.5.
25. Sec R802.10 — Truss design drawings, prepared in conformance with Section R802.10.1, shall be provided to the building official and approved prior to installation. Horizontal deflection of scissor trusses to be maximum of 1/2". Provide slip joint.
26. Sec R806 — Provide cross ventilation to enclosed attic and rafter spaces of not less than 1/150 of the area ventilated (1/300 with vapor barrier on warm side of insulation).
27. Sec R807 — An attic access opening of 22" x 30" min. with 30" min. clear headroom at some point above the access opening shall be provided to each attic area.
28. Sec R905.2.7.1 — Provide minimum Bituthene, Grace "Ice and Water Shield" or equal at all roof overhangs extending from edge of eave to a point 24" (min.) interior of exterior wall line. Provide valley linings per Section R905.2.8.2 for asphalt shingles. Refer to Sec R905 for underlayment with other roof coverings.
29. Sec R1001.11 — Woodwork or other combustible materials shall not be placed within 2" from the front faces and sides of masonry fireplaces and not less than 4" from the back faces of masonry fireplaces; and all combustible materials within 12" of the fireplace opening shall not project more than 1/8" per each 1-inch distance from such opening.
30. Sec R1003.18 — Any portion of a masonry chimney located in the interior of a building or within the interior wall of a building shall have a minimum air space clearance to combustibles of 2". Exterior chimneys shall have a minimum air space clearance to combustibles of 1".
31. Sec R1003.9 — All masonry chimneys shall extend 2 feet higher than any portion of a building within 10', but shall not be less than 3 feet above the highest point where the chimney passes through the roof.
32. Sec R1004 — All factory-built fireplaces shall be listed and labeled and shall be installed in accordance with the listing per Section R1004. Factory-built fireplaces shall be tested in accordance with UL127. Hearth extensions shall be installed in accordance with the fireplace listing per Section R1004.2.
33. Sec R1005 — Chimneys for use with factory-built fireplaces shall comply with requirements of UL 103 and Section R1005.
34. Sec M1305 — Mechanical and electrical appliances (furnaces, etc.) shall be accessible for inspection, service, repair and replacement without removing permanent construction. Provide access and clearances per Section M1305.
35. Sec M1307.3 — Appliances having an ignition source shall be elevated such that the source of ignition is not less than 18" above the floor in garages.
36. Sec M1501 and M1502: Dryer exhaust systems shall be independent of all other systems, shall convey the moisture to the outdoors and shall terminate on the outside of the building. Installation shall be per Section M1501 and M1502.
37. Chapter 14 — Heating and cooling equipment appliances shall be installed per manufacturers instructions and the requirements of Chapter 14.
38. Chapter 17 and 18: Provide for combustion air per Chapter 17. Flues and vents shall be installed per Chapter 18.
39. Adhesives and sealants used on the interior of the building (defined as the inside of the weatherproofing system and applied on-site) shall comply with the requirements of the South Coast Air Quality Management District Rule #1168.
40. Paints and Coatings used on the interior of the building (defined as the inside of the weather-prooofing system and applied on-site) shall comply with the following criteria:
    - Architectural paints, coatings and primers shall not exceed the VOC content limits established in Green Seal Standard GS-11, Paints, First Edition.
      Flats: 50 g/L
      Non-Flats: 150 g/L
    - Anti-corrosive and anti-rust paints applies to interior ferrous metal substrates shall not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints, Second Edition.
    - Clear wood finishes, floor coatings, stains, sealers, and shellacs shall not exceed the VOC content limits established in South Coast Air Quality Management District Rule 1113.
      Clear wood finishes: varnish 350 g/L; lacquer 550 g/L
      Floor coatings: 100 g/L
      Sealers: waterproofing sealers 250 g/L; sanding sealers 275 g/L; all other sealers 200g/L
      Shellac: clear 730 g/L; pigmented 550 g/L
      Stains: 250 g/L
41. LPG appliances may be installed in a pit or basement provided the following conditions are met:
    * There shall be installed an approved gas detection device that is interlocked to an approved solenoid valve located so as to shut off the supply of gas to the building in the event of an alarm.
    * There shall be installed an approved exhaust system for the purpose of removing unburned gases (size system to provide 5 air changes per hour). The exhaust system shall be interlocked so as to operate automatically in the event of an alarm. (Local adoption).
42. Contractor shall provide soffits to cover all exposed ductwork, piping and utility chases.
43. Plumbing vent piping shall be run to roof ridge location as high as possible or to roof / wall intersection below overhang as required and permitted.
44. Range hoods, bath fans and other mechanical exhausts shall be run to sidewalls or exterior soffits rather than roof where possible and permitted. In cases where exhaust must be accomplished through the roof, run ductwork to highest point at ridge or to roof/wall intersection below overhang. Piping and cap shall be located away from all roof shedding where possible. Provide roof cap similar to Nutone 845 with weather seal and roof crickets where necessary and as approved by architect.
45. All non-foundation concrete to contain a minimum of 35% fly ash.
46. Concrete curing process shall not use any propane or additional energy unless conditions require.
47. All low voltage garage door control wiring shall be concealed in walls.



5 BASEMENT DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

STATE OF COLORADO ★ LICENSED ARCHITECT ★ EDWARD L. BECKER B-2249

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle
P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
970.879.5764 t | .5766 f
www.mtnarch.com
ed@mtnarch.com

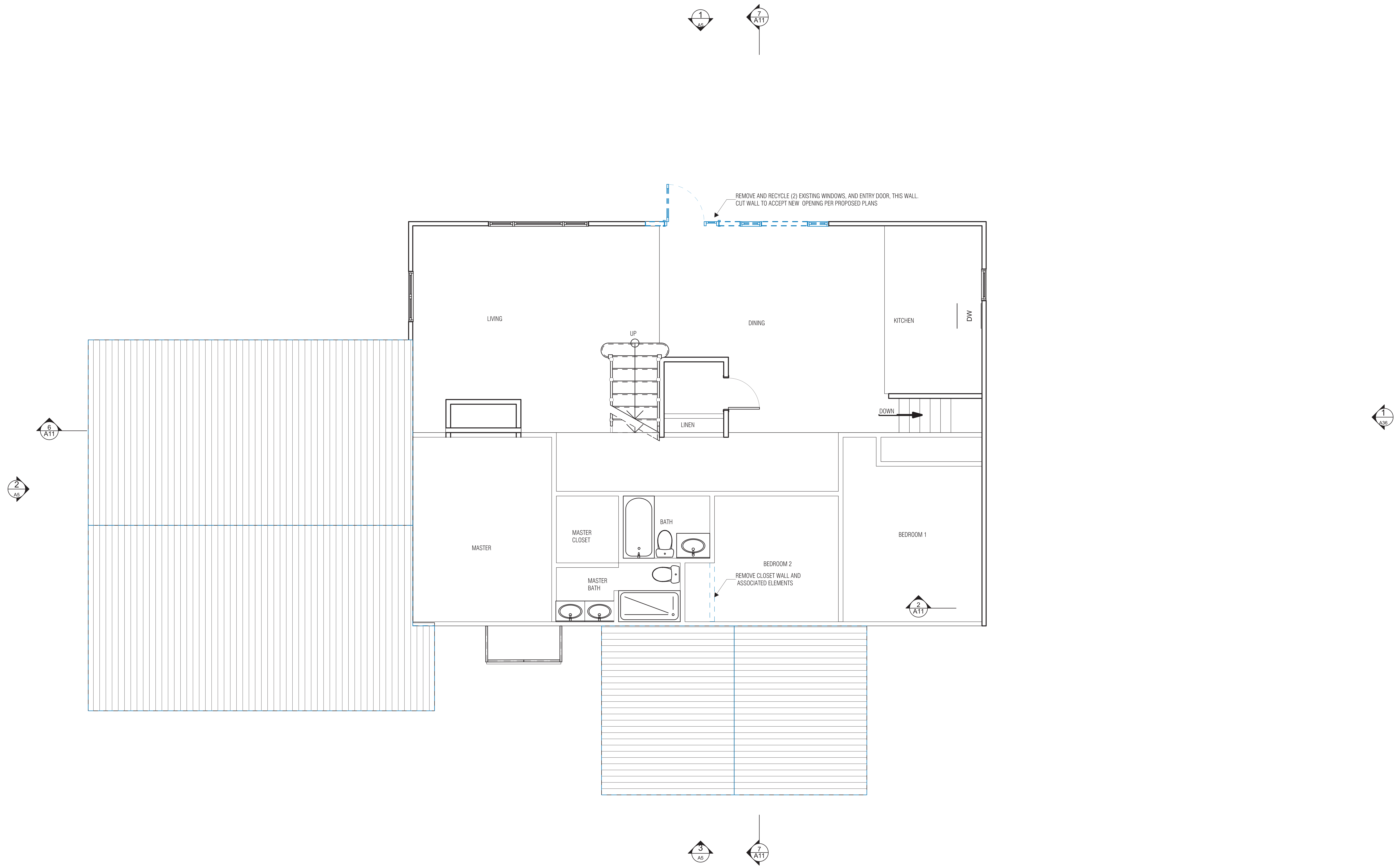
Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE
BASEMENT DEMOLITION PLAN

JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:
| DATE

DRAWING NUMBER
A2



2 MAIN FLOOR DEMOLITION PLAN

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

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

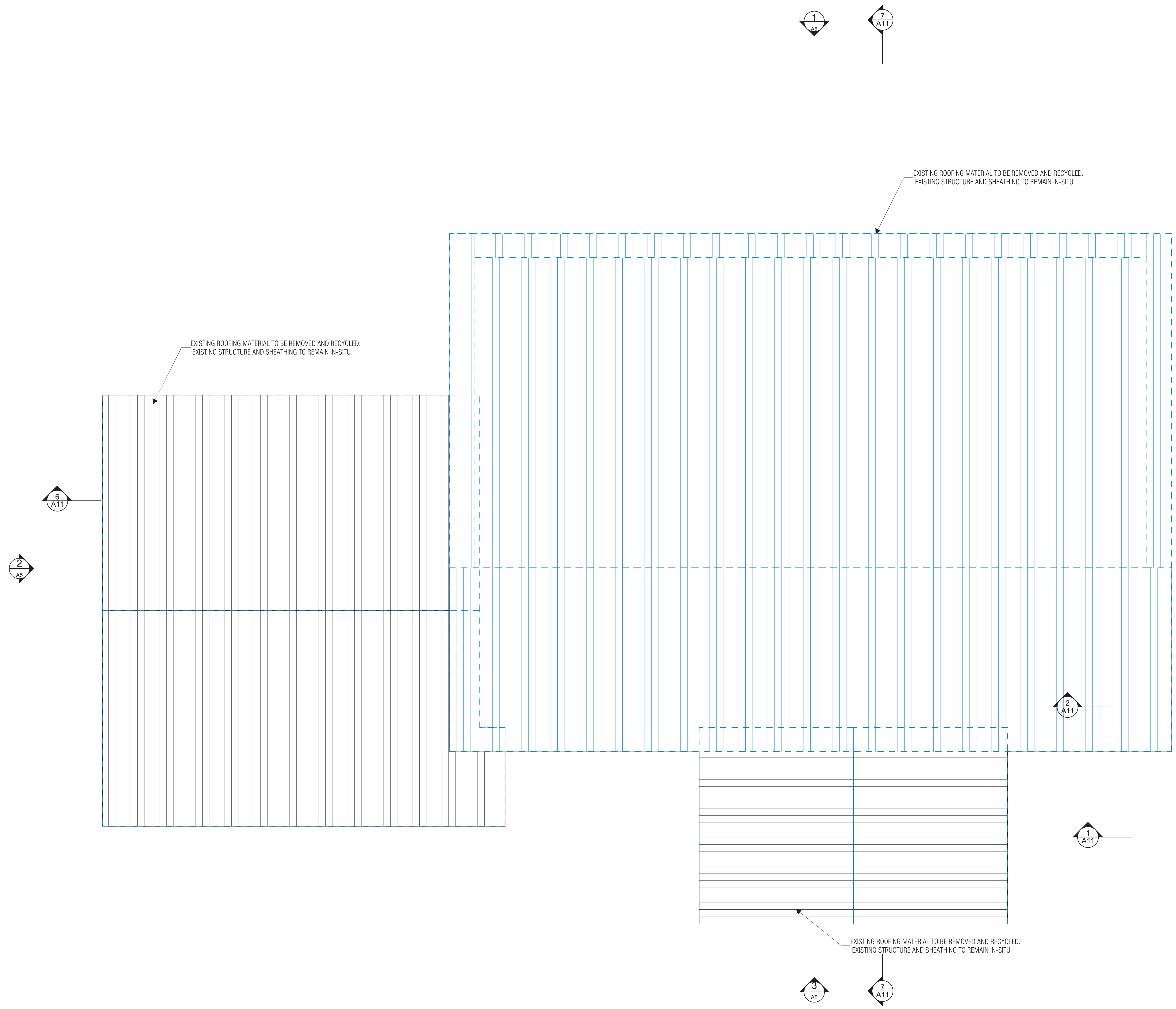
TITLE
MAIN FLOOR DEMOLITION PLAN

JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:

	DATE

DRAWING NUMBER
A3



1 ROOF DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

EDWARD L. BECKER B-249 STATE OF COLORADO LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle
P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
970.879.5764 t | .5766 f
www.mtnarch.com
ed@mtnarch.com

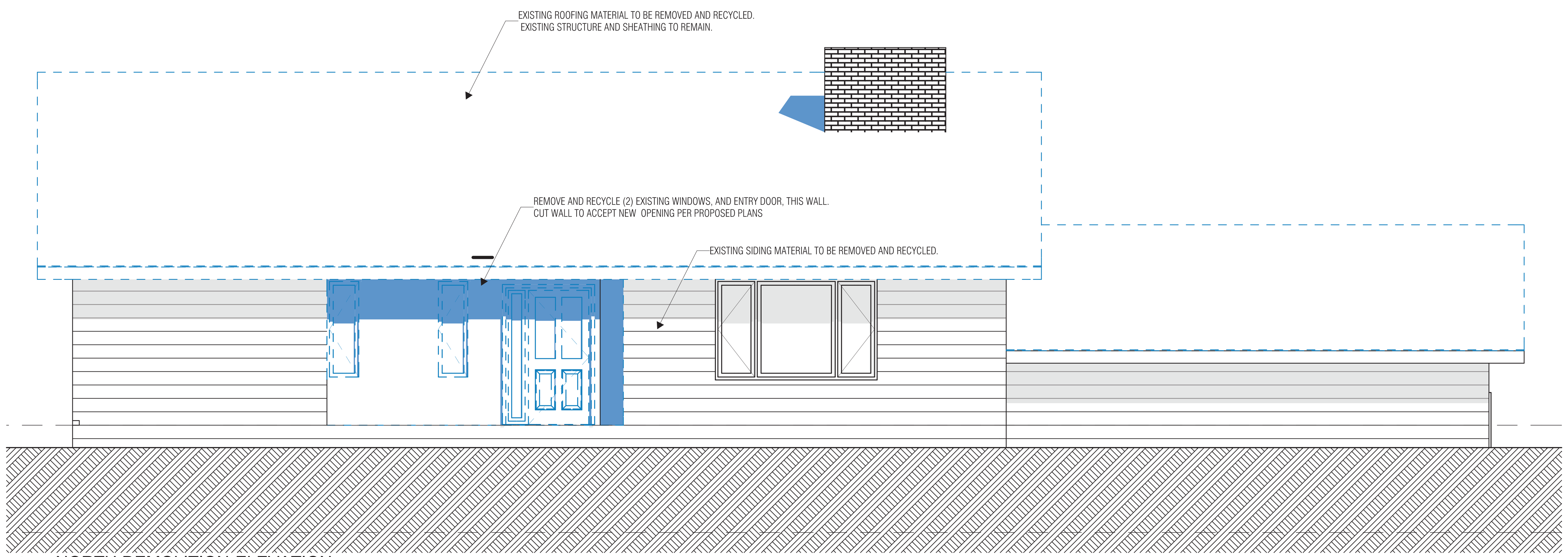
Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE
ROOF DEMOLITION PLAN

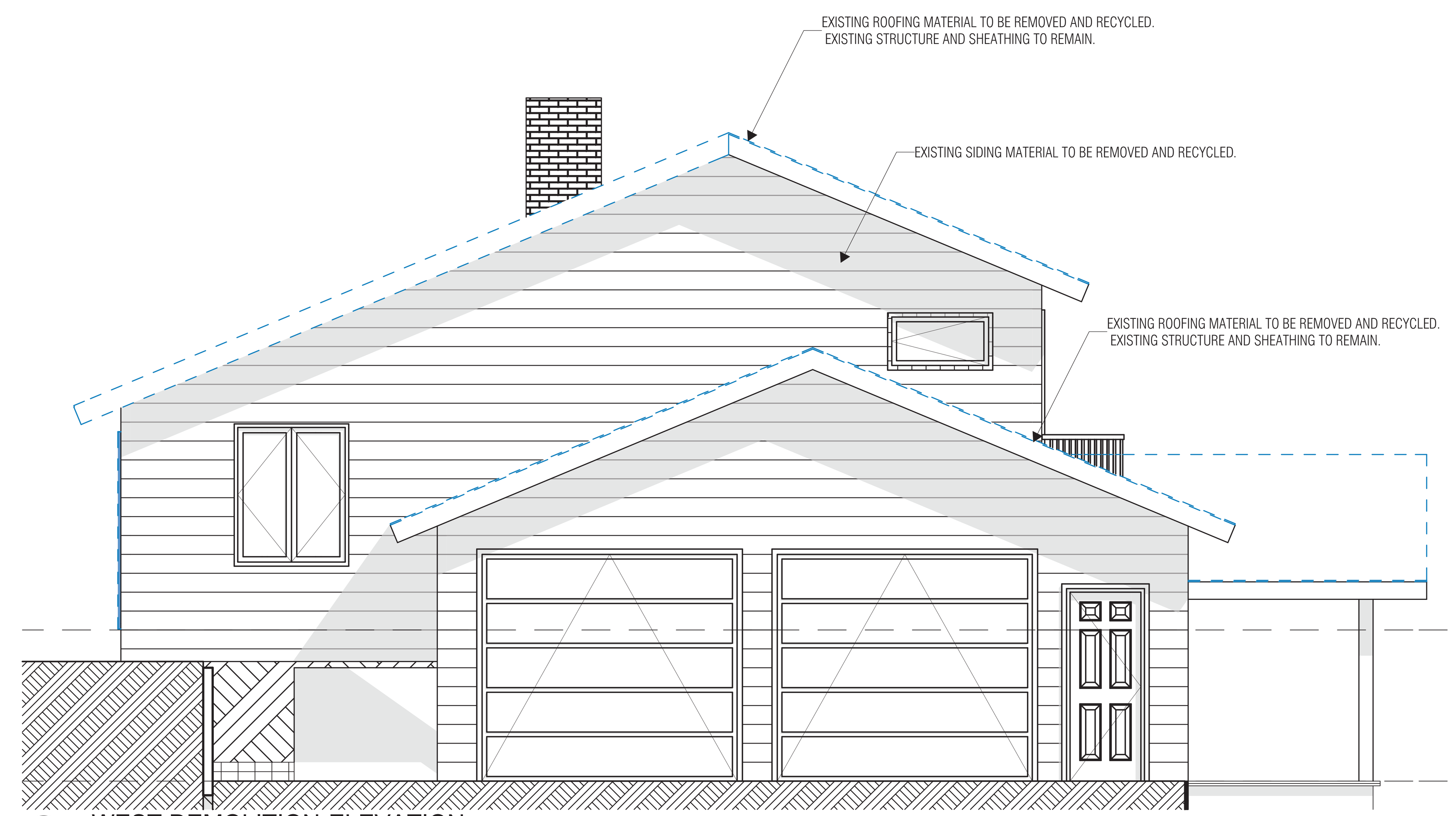
JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:
| DATE

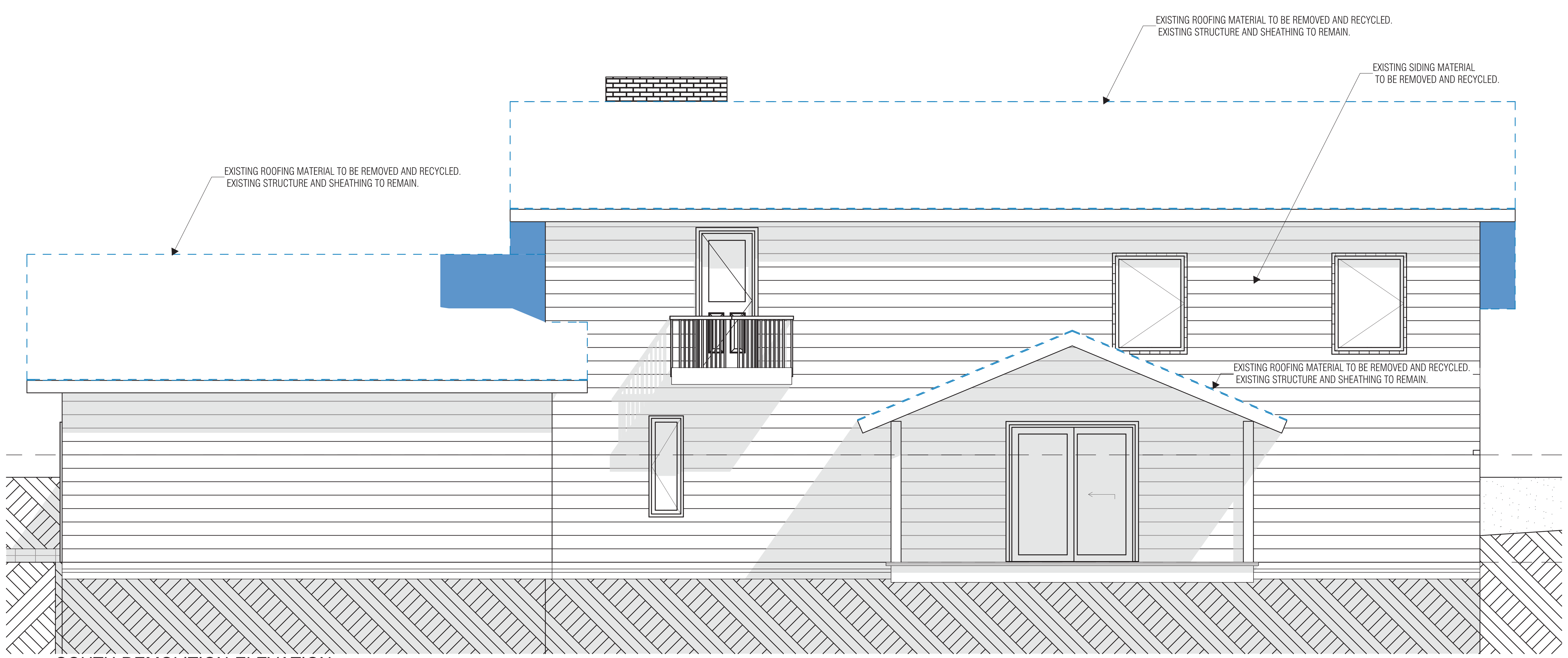
DRAWING NUMBER
A4



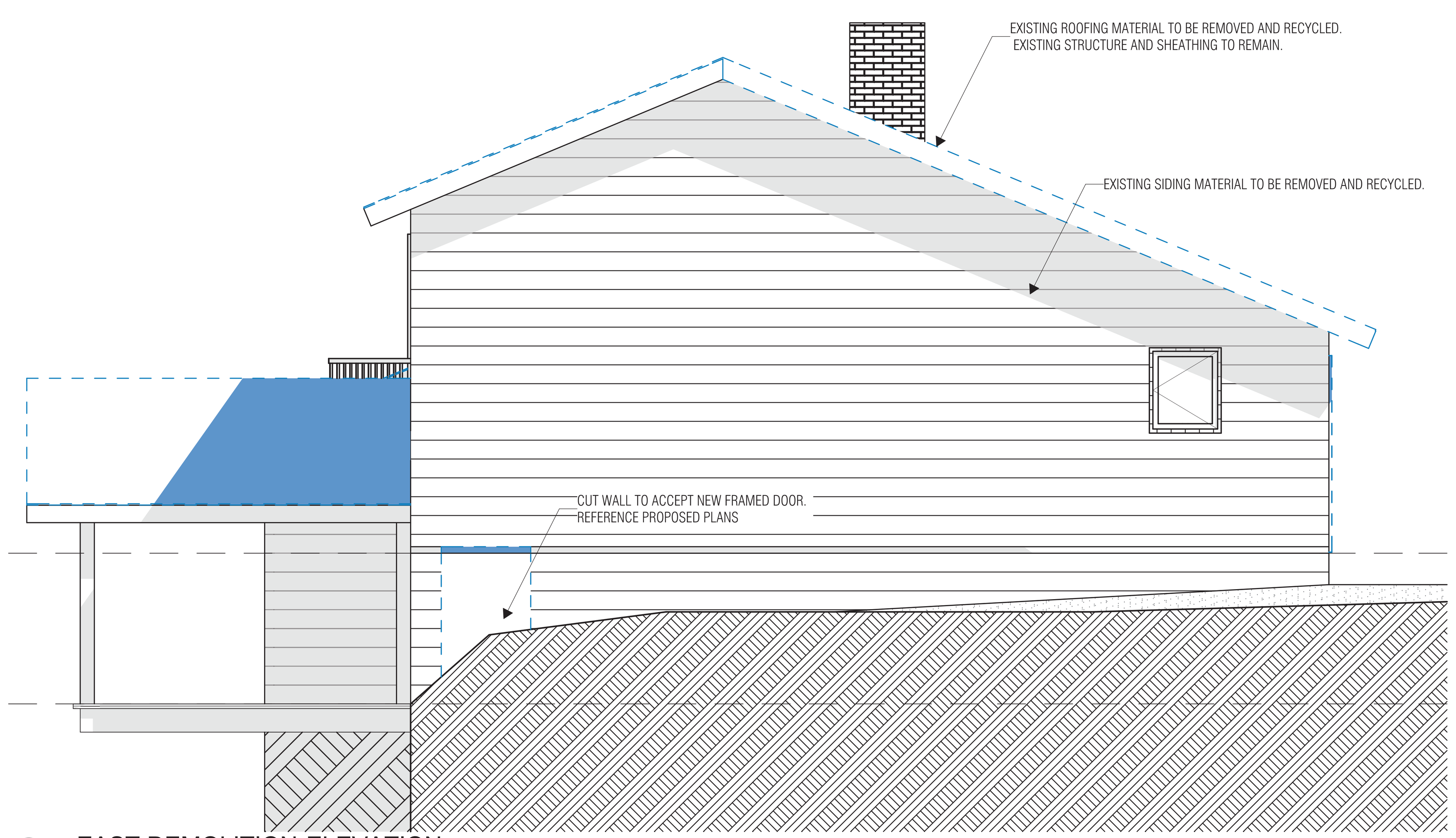
1 NORTH DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"



3 SOUTH DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST DEMOLITION ELEVATION
SCALE: 1/4" = 1'-0"

STATE OF COLORADO ★ LICENSED ARCHITECT ★ EDWARD L. BECKER B-2249

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle
P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
970.879.5764 t | .5766 f
www.mtnarch.com
ed@mtnarch.com

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE
DEMOLITION ELEVATIONS

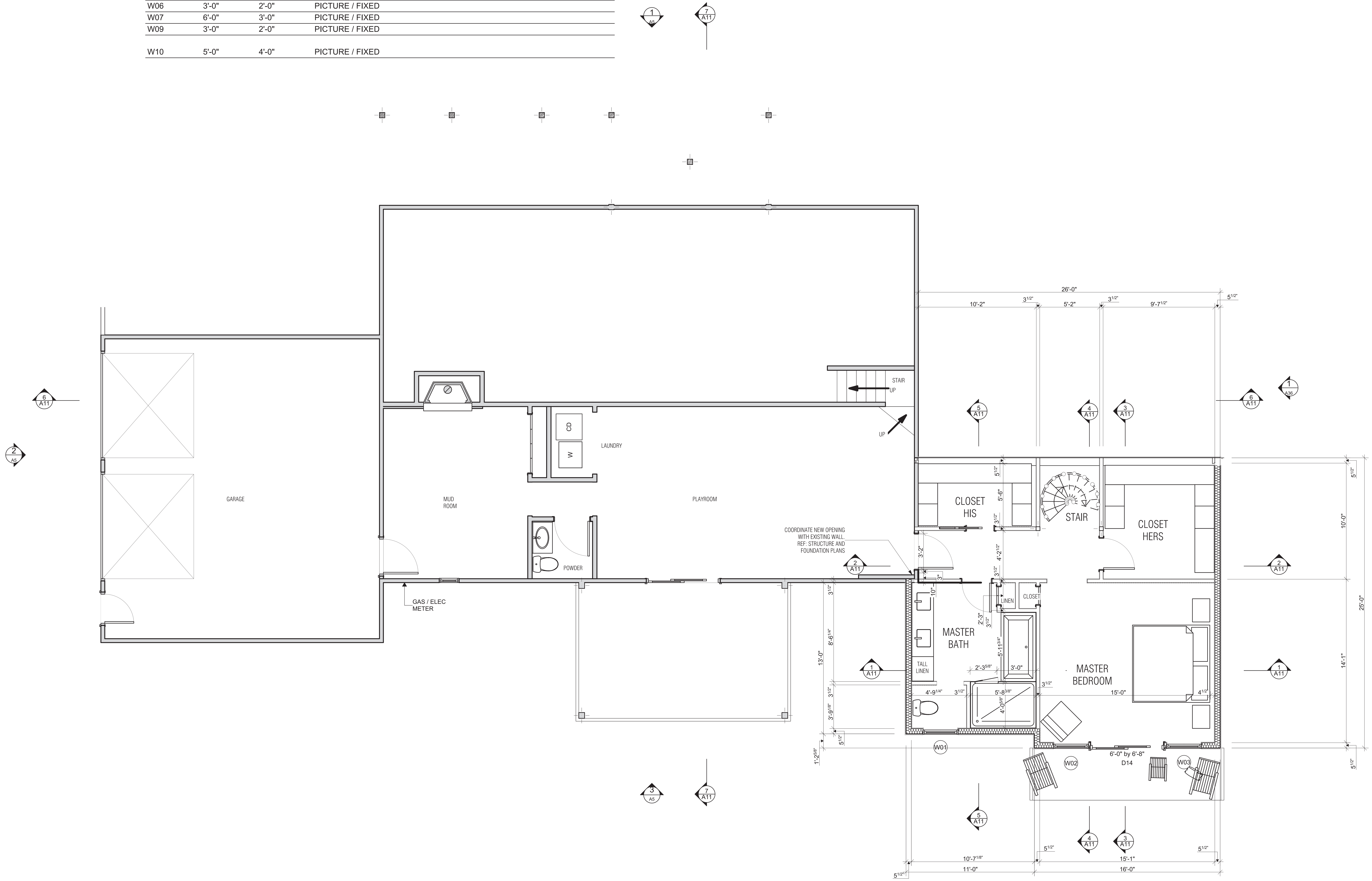
JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:

	DATE

DRAWING NUMBER
A5

WINDOW SCHEDULE					
ROOM	ID	WIDTH	HEIGHT	OPERATION	NOTES/REMARKS
BASEMENT/FOUNDATIONS,					
	W01	3'-0"	5'-8"	Casement/confirm with owner	
	W02	3'-0"	5'-0"	Casement/confirm with owner	
	W03	3'-0"	5'-0"	Casement/confirm with owner	
MAIN FLOOR,					
	W04	3'-0"	2'-0"	PICTURE / FIXED	
	W05	6'-0"	2'-0"	PICTURE / FIXED	
	W06	3'-0"	2'-0"	PICTURE / FIXED	
	W07	6'-0"	3'-0"	PICTURE / FIXED	
	W09	3'-0"	2'-0"	PICTURE / FIXED	
	W10	5'-0"	4'-0"	PICTURE / FIXED	



1 BASEMENT FLOOR PLAN

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

STATE OF COLORADO ★ LICENSED ARCHITECT ★ EDWARD L. BECKER B-2249

MOUNTAIN ARCHITECTURE DESIGN GROUP P.C.

ED BECKER
Architect, Principle

P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
www.mtnarch.com
ed@mtnarch.com

Master Bedroom addition for

MARK AND AUTUM SLOOP

29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE

BASEMENT FLOOR PLAN & MASTER ADDITION

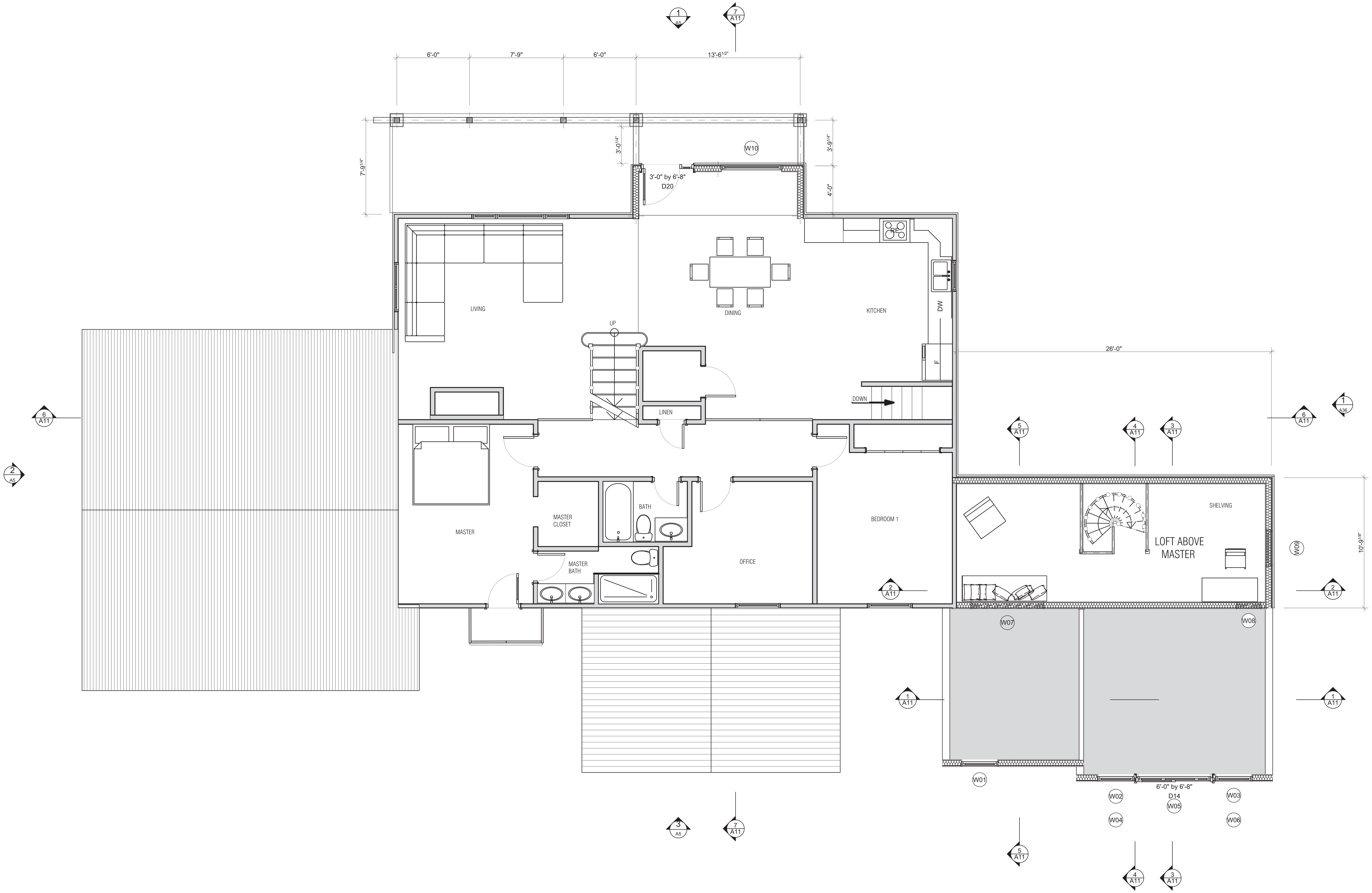
JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:

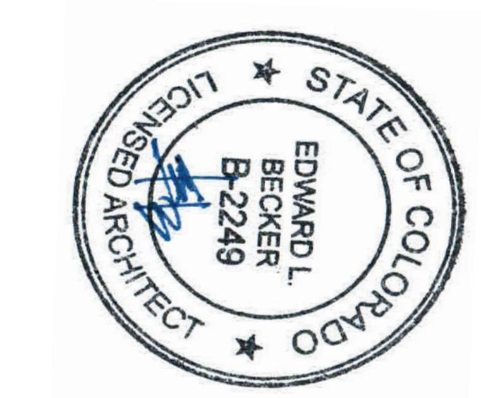
| DATE |

DRAWING NUMBER

A6



1 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle
P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
970.879.5764 t | .5766 f
www.mtnarch.com
ed@mtnarch.com

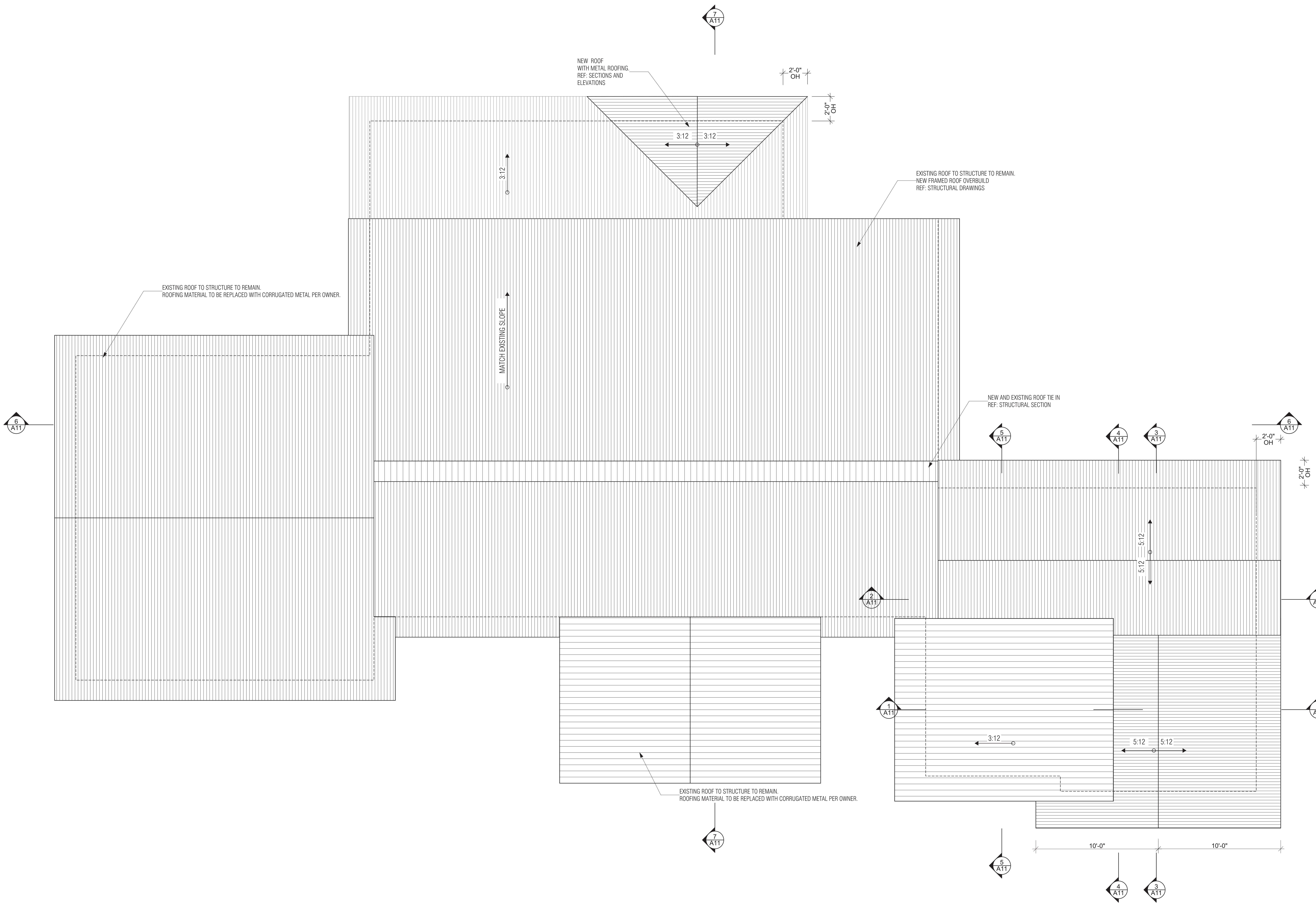
Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE
MAIN FLOOR PLAN & ENTRY ADDITION

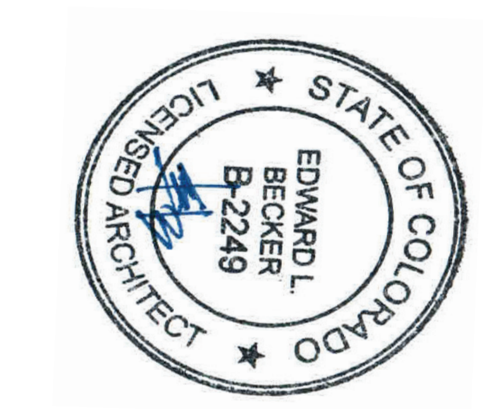
JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:
| DATE

DRAWING NUMBER
A7



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



MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.

ED BECKER
Architect, Principle

P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
970.879.5764 t | .5766 f
www.mtnarch.com
ed@mtnarch.com

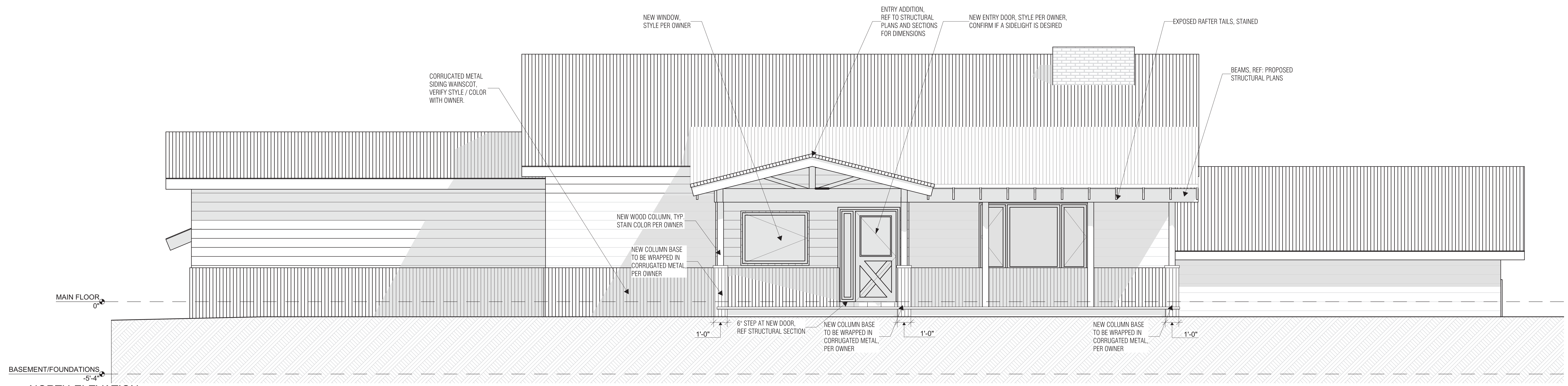
Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE
ROOF PLAN

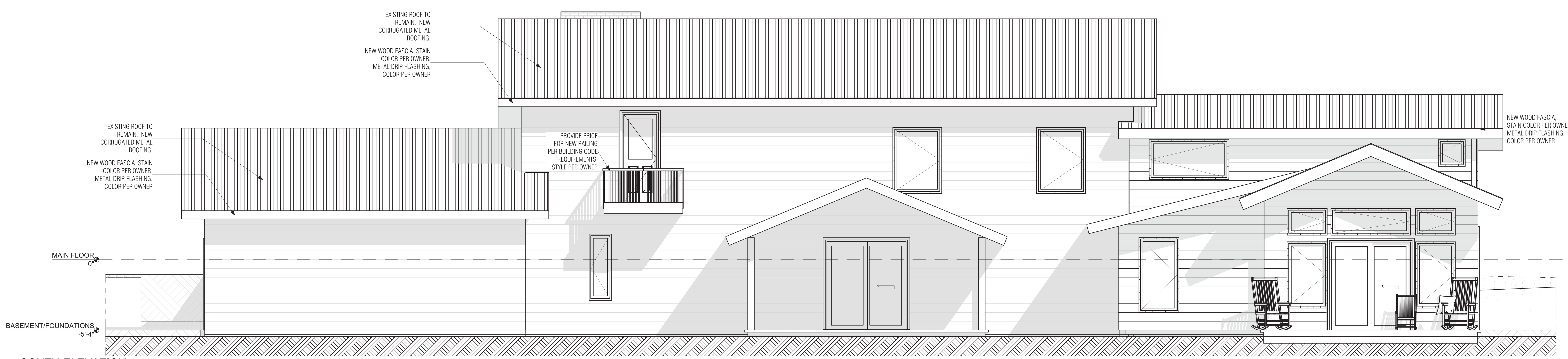
JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:
| DATE

DRAWING NUMBER
A8



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



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

STATE OF COLORADO
EDWARD L. BECKER
B-2249
LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle

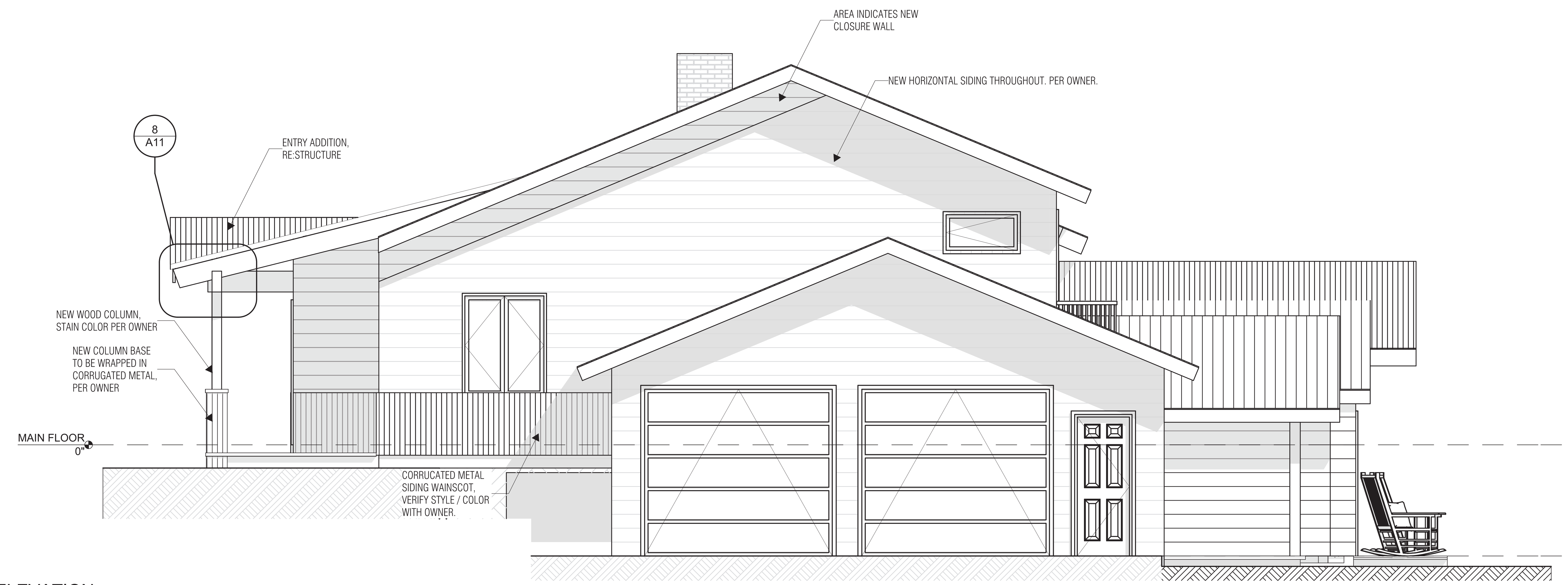
Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE
ELEVATIONS

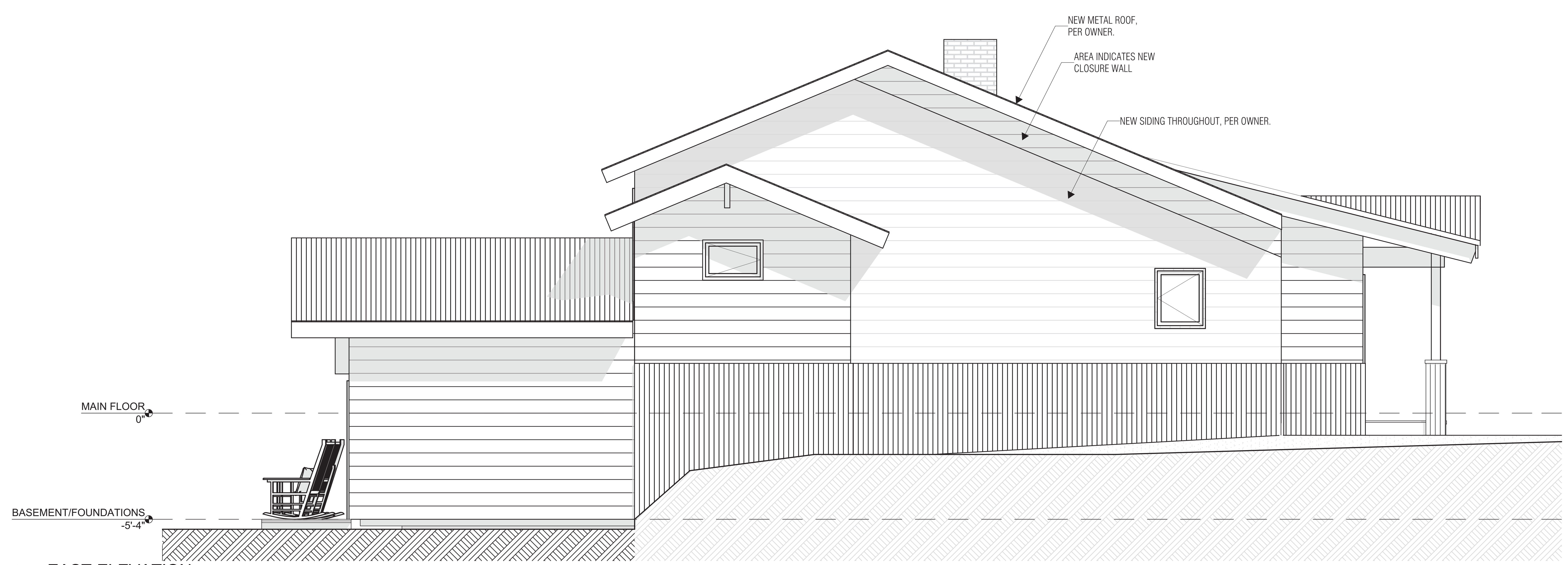
JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

REVISIONS:
| DATE

DRAWING NUMBER
A9



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



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle
P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
970.879.5764 t | .5766 f
www.mtnarch.com
ed@mtnarch.com

©

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

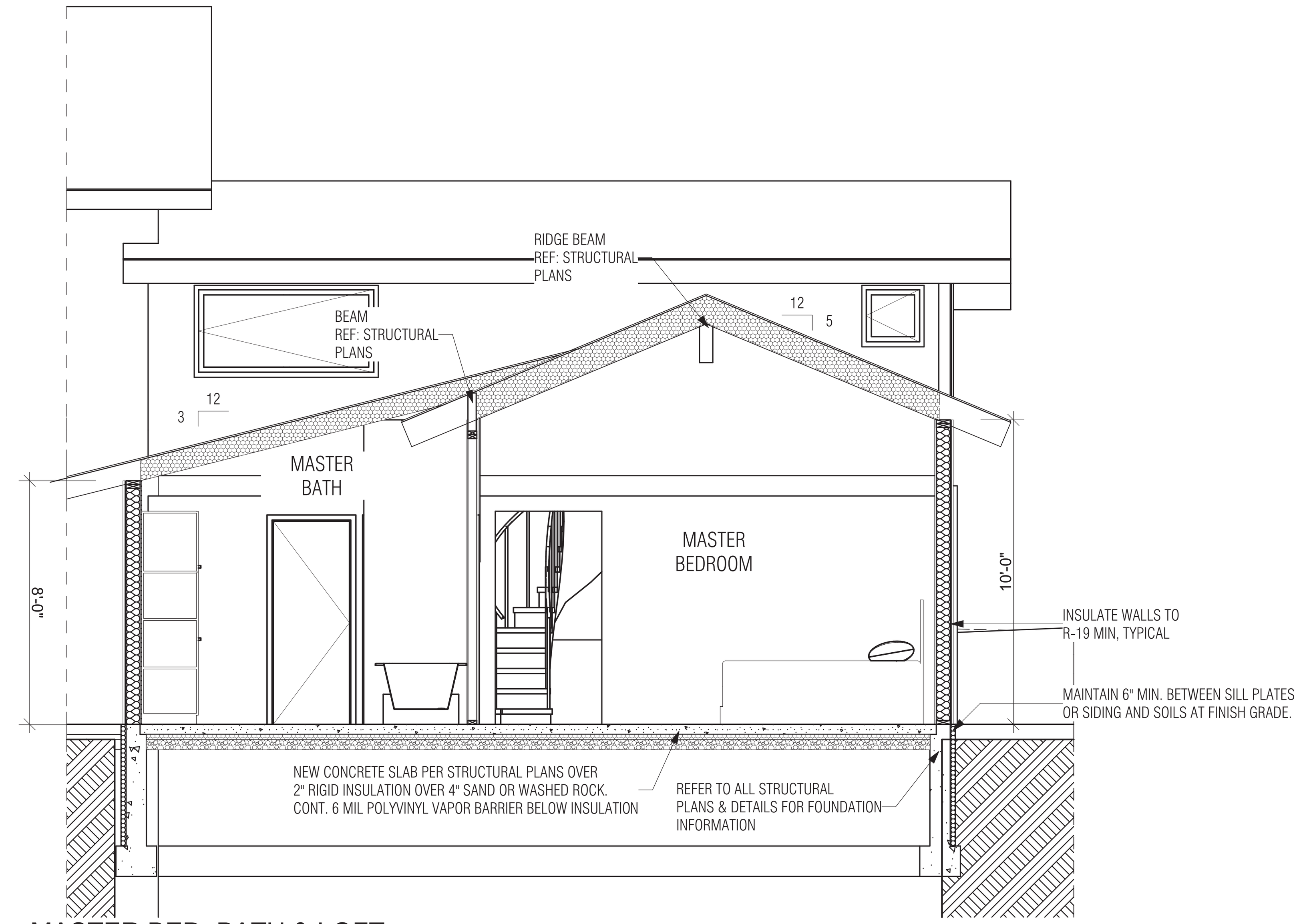
TITLE
ELEVATIONS

JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017

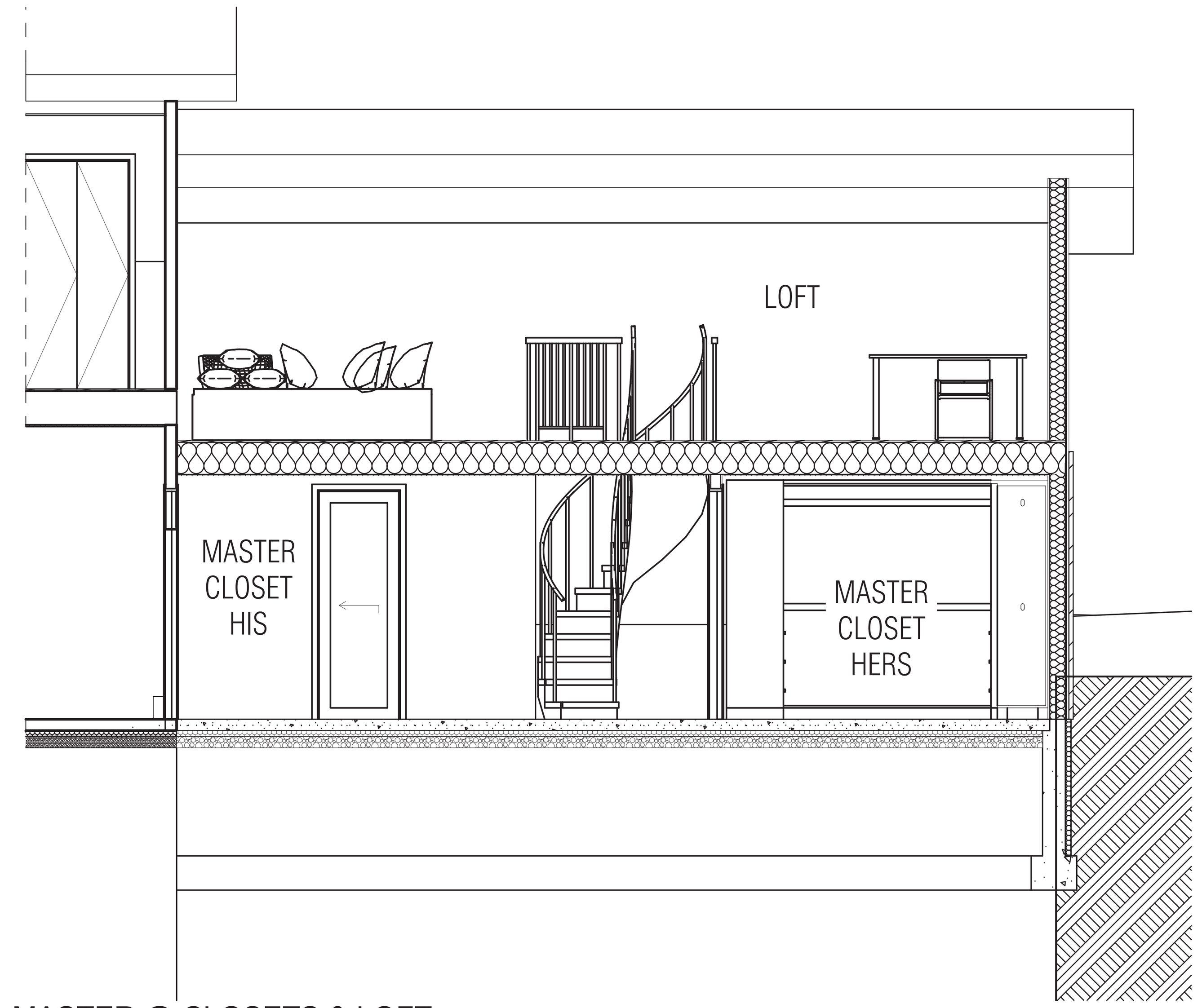
REVISIONS:

	DATE

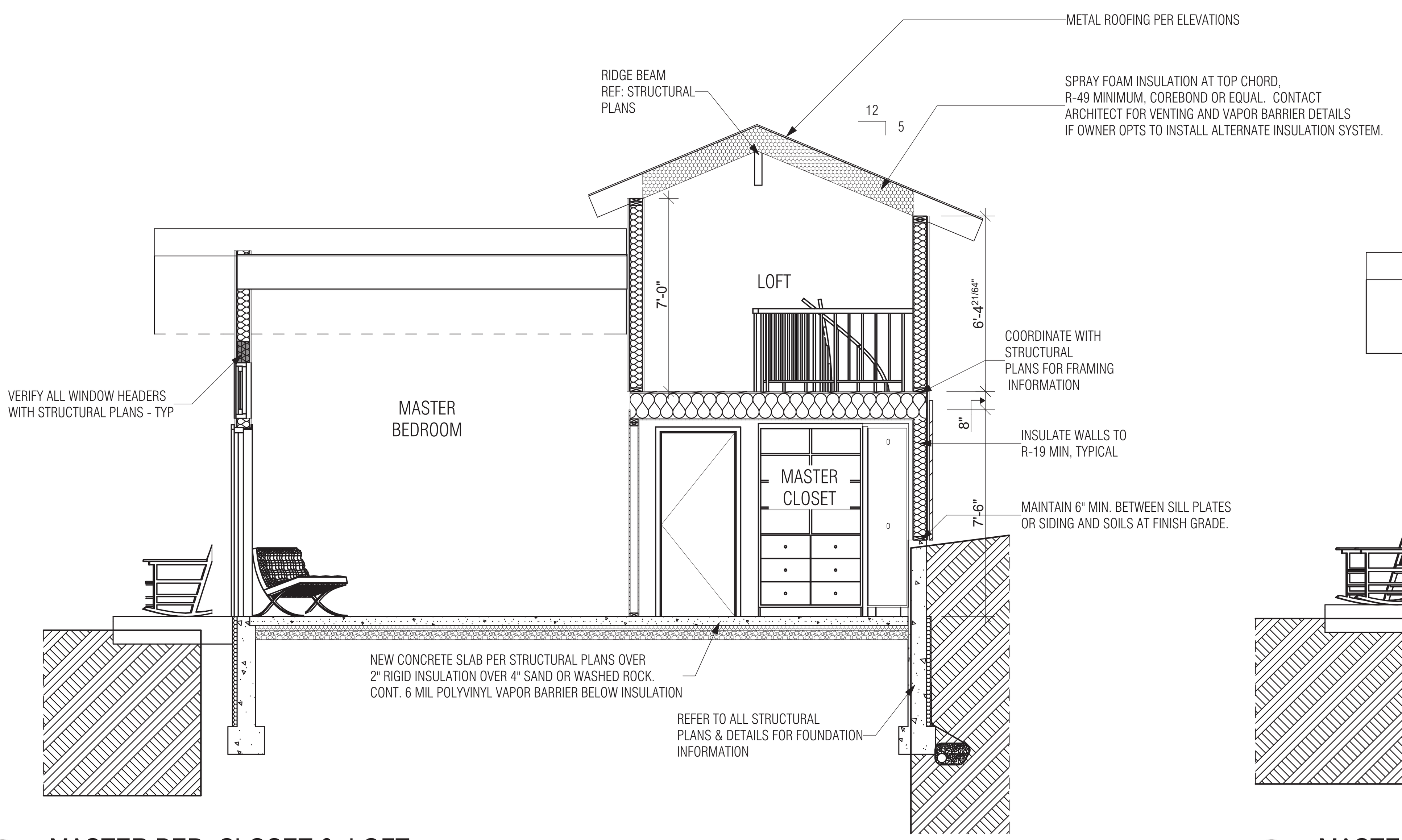
DRAWING NUMBER
A10



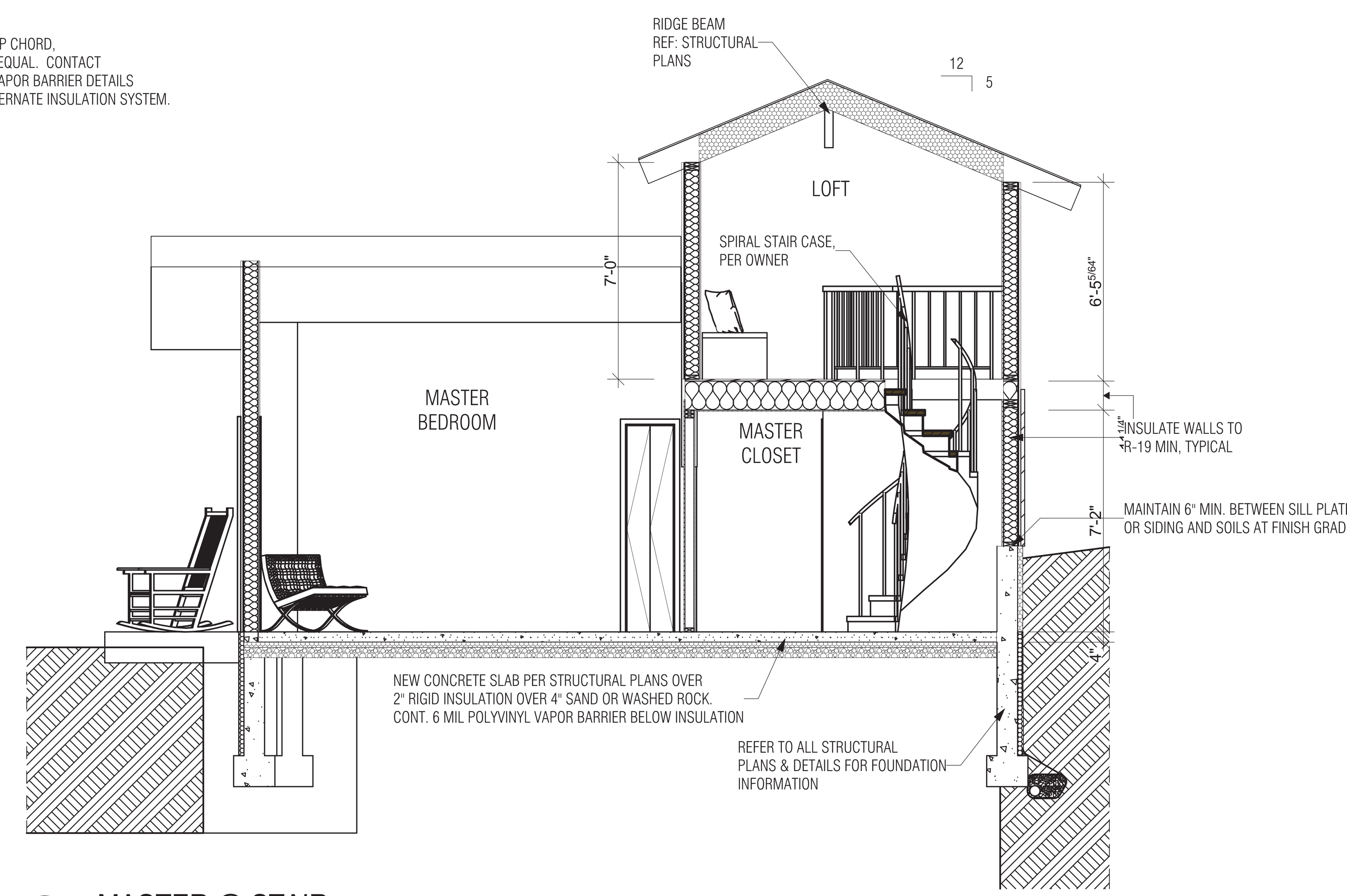
1 MASTER BED, BATH & LOFT
SCALE: 1/4" = 1'-0"



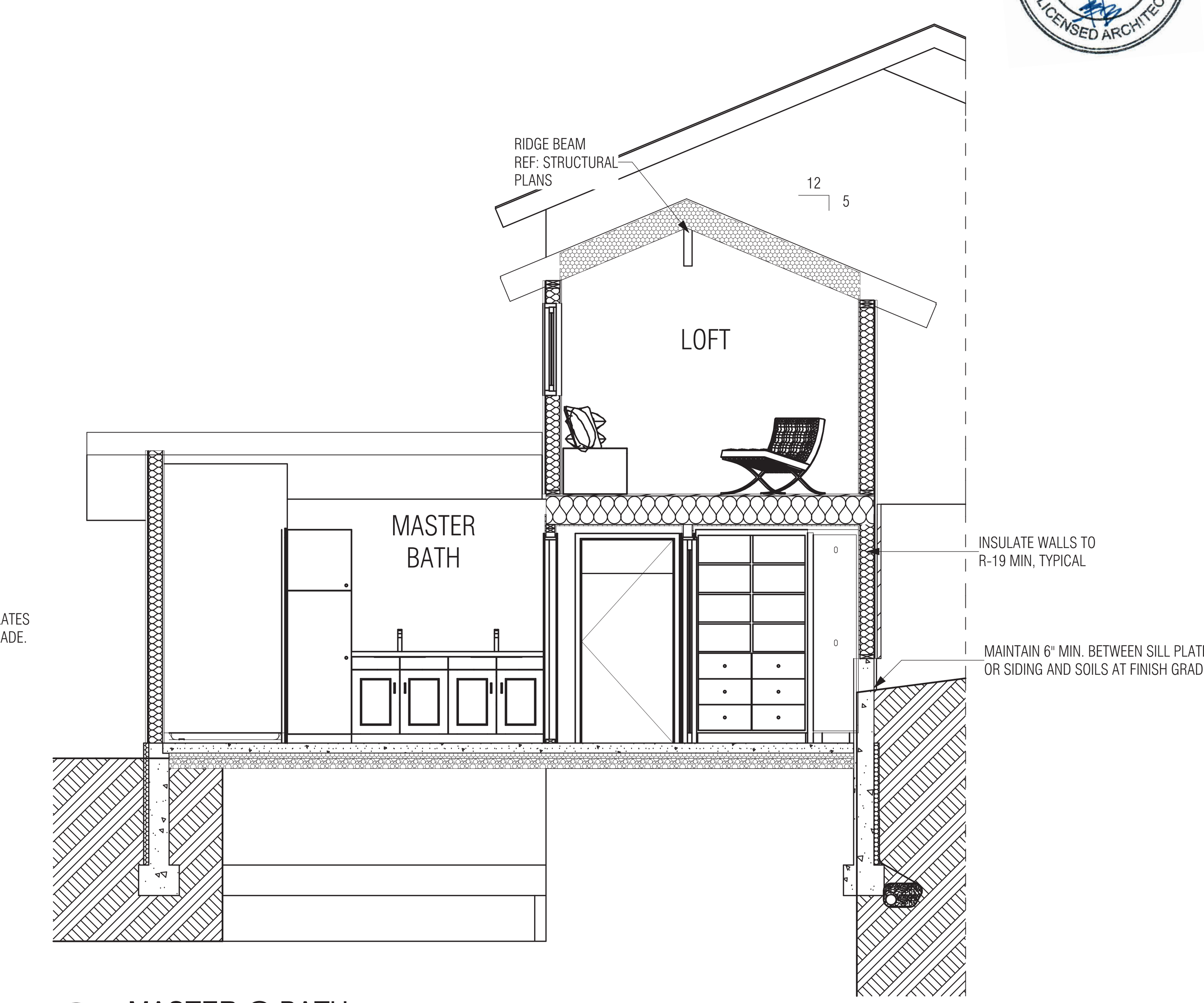
2 MASTER @ CLOSETS & LOFT
SCALE: 1/4" = 1'-0"



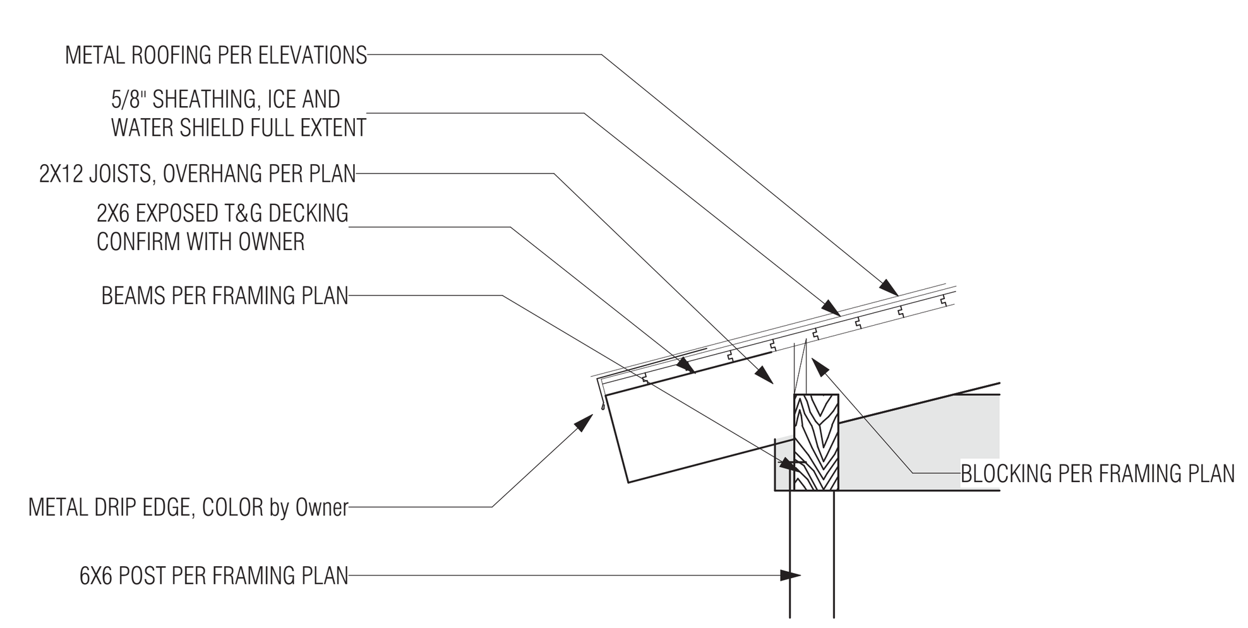
3 MASTER BED, CLOSET & LOFT
SCALE: 1/4" = 1'-0"



4 MASTER @ STAIR
SCALE: 1/4" = 1'-0"



5 MASTER @ BATH
SCALE: 1/4" = 1'-0"



8 ENTRY FACIA DETAIL
SCALE: 1/2" = 1'-0"

STATE OF COLORADO
EDWARD L. BECKER
B-2249
LICENSED ARCHITECT

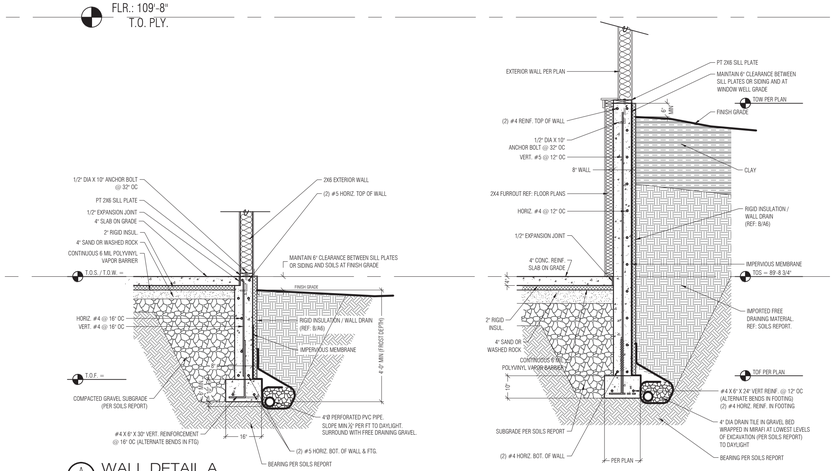
MOUNTAIN ARCHITECTURE
DESIGN GROUP P.C.
ED BECKER
Architect, Principle

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 ELK VIEW DRIVE
LOT 15, ELK RIVER ESTATES, F2
STEAMBOAT SPRINGS, CO

TITLE
BUILDING SECTIONS

JOB NO. 1710
DRAWN BY LRR
CHECKED BY ELB
ISSUE DATE 6/28/2017
REVISIONS:
| DATE

DRAWING NUMBER
A11



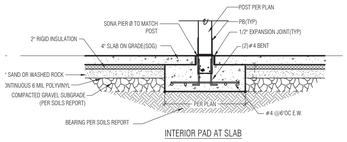
A S1 WALL DETAIL A

SCALE: 3/8" = 1'-0"

NOTE: WHERE THIS WALL IS 4'-8' USE #4 @ 12"OC WALL STEEL.
TALLER THAN 8' USE #3 @ 12"OC

B S1 INTERMEDIATE SLAB

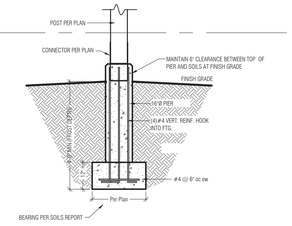
SCALE: 3/8" = 1'-0"



INTERIOR PAD AT SLAB

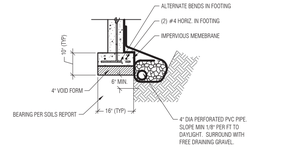
C S1 INTERIOR PAD DETAIL F

SCALE: 3/8" = 1'-0"



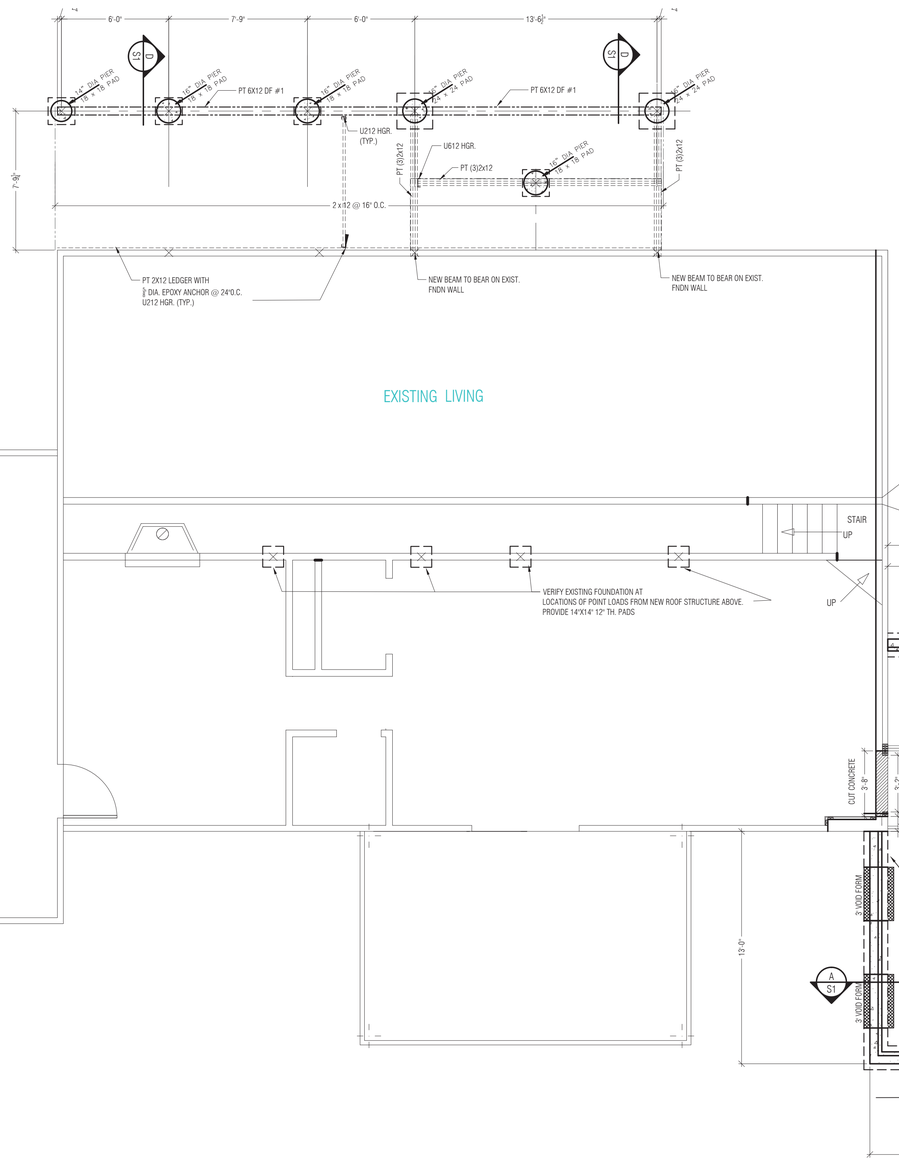
D S1 EXTERIOR PAD / PIER DETAIL

SCALE: 3/8" = 1'-0"



VF S2 VOID FORM DETAIL

SCALE: 3/8" = 1'-0"



1 S1 FOUNDATION PLAN

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

GENERAL STRUCTURAL NOTES

1. GENERAL

A. Verify all openings through floors, roof and walls with mechanical and electrical contractors. Verification of locations sizes, lintels, and required connections are the responsibility of the Contractor.
B. Provide all embedded items in structure as noted on the drawings and as may be required, including rebar, welded wire fabric, anchor bolts, weld plates and connectors.
C. The contractor is responsible for cross-referencing all plans to assure that no omissions or discrepancies exist that will adversely affect construction or the integrity of the finished product.

FOUNDATION NOTES

1. LIVE LOADS USED IN DESIGN

A. Roof 85 PSF
B. Floors 40 PSF + 10 PSF partitions
C. Wind 90 MPH Exp. B
(residential:) D. Seismic Zone 1
(commercial:) D. Earthquake Design Data:
1. Seismic Importance Factor, *I*, Occupancy Category
2. Mapped Spectral Response Accelerations, *Ss* and *S1*
3. Site Class
4. Spectral Response Coefficients, *Sds and Sd1*
5. Seismic Design Category
6. Basic Seismic-force-resisting System(s)
7. Design Base Shear
8. Seismic Response Coefficient(s), *Cs*
9. Response modification Factor(s), *R*
10. Analysis Procedure Used
E. Equivalent fluid pressure 45 pcf for imported
55 pcf for on-site

2. SOILS: soil bearing pressure to be 3500 PSF. and a minimum dead load of 1100 PSF.

2. SOILS:

Refer to soils report Number 17-10774 by NWCC, dated JUNE 23,2017, for information regarding soil bearing pressure. Contractor shall be responsible for complete compliance with sub-soil investigation and foundation recommendations to the same extent as if herein written out in full. Copies available at the office of the Architect. In the absence of a soil report, fill to be compacted to 100% standard proctor below footings, 95% below slabs and paving, and 90% for foundation backfill. Place fill in uniform 8" lifts at optimum moisture content with proper compaction equipment. Remove topsoil, organic material, and any questionable material below slabs, pads or footers.

3. CONCRETE

A. All concrete shall conform to ACI 318 and 309.
B. All concrete for foundation walls and footings shall develop 3000-psi compressive strength in 28 days. All concrete shall be made with a minimum of 5 sacks of cement per cubic yard. Concrete for slabs shall have a minimum cement factor of 51/2 sacks per cubic yard of concrete. Exposed concrete shall have 5% ± entrapped air content, and shall be placed with 4" maximum slump.
C. All walls are 8" thick unless otherwise noted on plans.
D. Unless otherwise noted, all footings shall be 1'-4" wide x 10" thick under 8" walls and 1'-8" wide x 10" thick under 10" walls.
E. Form footings to exact widths noted. Provide void forms under all foundation walls where "void" is dimensioned on plans.
F. T.O.F. denotes top of footing elevation.
G. T.O.W. denotes top of concrete wall.
H. T.O.S. denotes top of slab.
I. Do not backfill against any foundation or retaining wall until supporting floor systems are in place and securely anchored, or adequate wall support is provided. Backfill to be granular free draining material. Before placing finish topsoil, we recommend capping backfill with a Mirafi fabric under 12" of water impermeable material (e.g. clay). Refer to soils report.
J. Inspect soils during excavation and before construction of any part of the foundation to verify assumed bearing pressure values.
K. Provide 1/2" diameter x 10" long anchor bolts at 32" o.c. to connect framing to top of wall and where not otherwise shown. Galvanized bolts required for pressure treated plates. Anchor bolts and/or expansion anchors for sill plates and ledgers shall extend the distance required to bolt wood members shown without countersinking. Expansion anchors shall be *Anke-tite* "Wej-It", Hilti "Kwik Bolt", or an approved equal.
L. Cast in place concrete shall be poured continuously so as to prevent cold joints. Slabs, beams, and walls shall not have joints in a horizontal plane. Any stop in concrete work will be made with vertical bulkheads, keys and dowels, unless otherwise shown. Construction joints shall be as detailed, or as approved by the Architect. In the absence, provide tooled construction joints in slabs with no dimension greater than 15 feet and no area greater than 150 S.F.
M. All piers, walls, footings, etc. to bear on unweathered underlying undisturbed natural soils while maintaining the minimum 4'-0" frost depth. Concrete shall not be placed on frozen, muddy, or saturated soil and shall be protected from freezing for 7 days.
N. Provide an approved hardener and sealer to the surface of all slabs.
O. Provide minimum 2" rigid insulation (R-10-13 min) over foundation waterproofing and concrete wall unless shown otherwise. Foundation insulation and waterproofing to be installed in accordance with the soils report, IBC/IRC and local codes, and accepted construction practice.
P. Drain all exterior footings with 4" diameter rigid drain tile to daylight in a 12" X 12" washed rock envelope at lowest levels of excavation and cover with mirafi filter fabric. Provide clean-outs and cover daylighted ends with wire screening. Slope minimum 1/8" per foot. Exercise caution that drain tile is not damaged while compacting fills. Test drain tile before and after backfilling. Refer to soils report.
Q. Provide bond breaker or expansion joint material at perpendicular concrete interfaces for proper slippage.
R. Provide beam pockets as necessary for the proper bearing of all beams.
S. Slab surfaces to be left free from trowel marks, uniform in appearance, and with a surface plane tolerance not exceeding 1/8" in 10'-0" when tested with a 10' straightedge.
T. Finish all concrete wall tops to within 1/8" of specified elevations.
U. Provide a 1/2" expansion joint material at all slab to wall, footing, or column interfaces to allow for proper slip jointing.
V. Provide a 6 mil poly barrier under all interior slabs for moisture protection and as a bond breaker.

4. REINFORCING STEEL

A. All reinforcing bars shall be ASTM A615 - Grade 40 unless specifically noted on plans.
B. All welded wire fabric to be ASTM A185.
C. Assure proper protection of reinforcement steel per ASTM, ACI and IBC.
At a minimum:
Concrete cast against and permanently exposed to earth 3"
Concrete exposed to weather 1 1/2"
Other 1 1/2"

D. All reinforcing shall lap 36 bar diameters (1'-0" min.) unless otherwise noted.
E. When the contractor requires construction joints other than those shown on the drawings, the reinforcing shall run continuously through the joint and adequate shear transfer reinforcing shall be added.
F. Welded wire fabric shall lap so that the crosswires lap one space plus 2". Welded wire fabric shall be placed on top of all bars, sleeves, conduits, etc.
G. Provide minimum 6x6-W1.4xW1.4 WWF or polyfiber reinforcement in all slabs per manufacturer's instructions.
H. Provide minimum (2) #5 bars parallel to and extending 24" beyond each side of openings 1'-0" and larger in slabs and walls unless otherwise noted.
I. Make all bars continuous around corners or provides corner bars of equal size and spacing.
J. Provide all accessories necessary to support reinforcing at the positions indicated. Detail bars in accordance with the latest edition of the ACI Detailing manual and ACI Building Code Requirements.

COLORADO REGISTERED CARL JOHN WINKE 6217 5114 PROFESSIONAL ENGINEER

STATE OF COLORADO EDWARD L. BECKER B-2249 LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE DESIGN GROUP P.C.
EDWARD L. BECKER, V.P. ARCHITECT
P.O. BOX 773420
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-5764
(970) 879-5766 - FAX
edb@mtnarch.com - Email

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 Elk View Drive
LOT 15, Elk river Estates, F2
Steamboat Springs, Colorado

TITLE

FOUNDATION

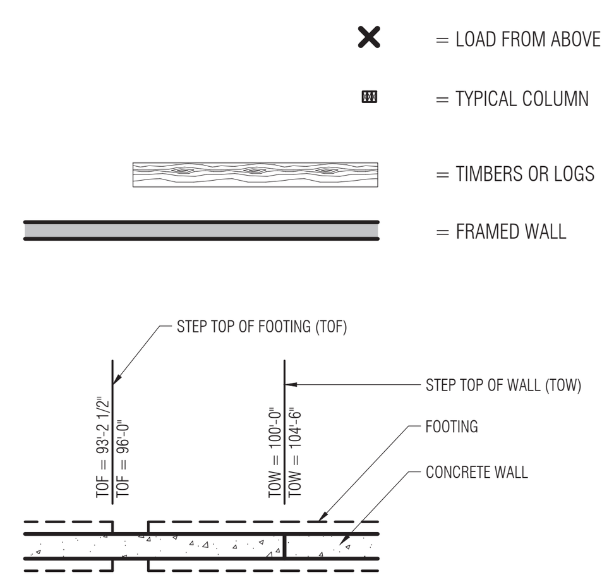
JOB NO. 1710
DRAWN elb
CHECKED
DATE 06.27.17
REVISIONS:
NO. DATE

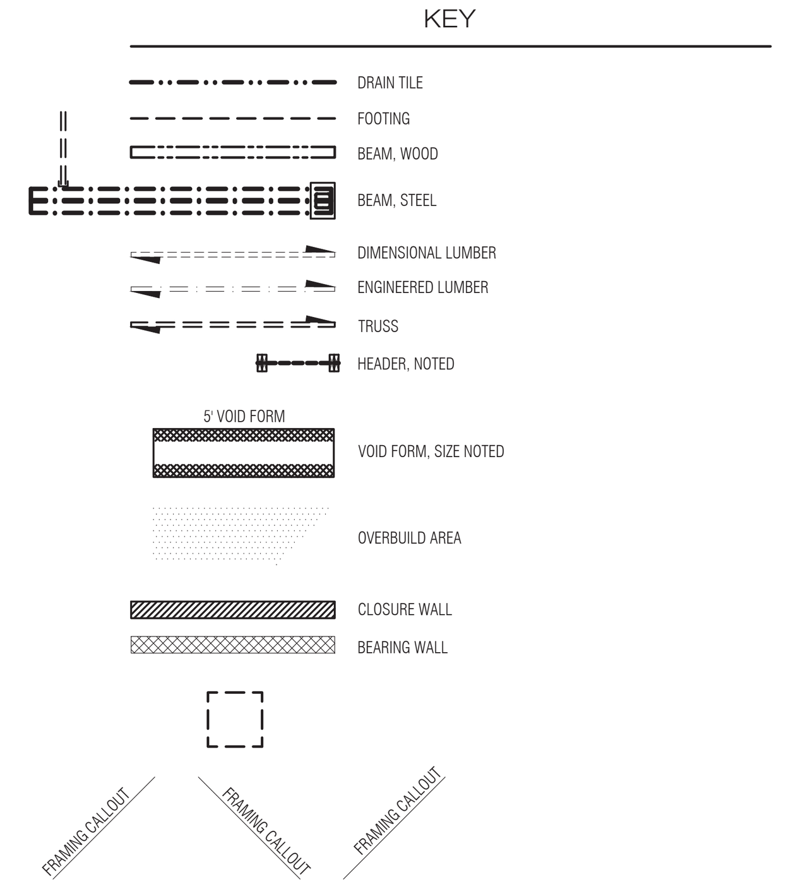
DRAWING NUMBER

S1

OF DRAWINGS

STRUCTURAL PLANS TEMPLATE





FRAMING / VAPOR / OTHER MATERIALS

FRAMING NOTES

1. STRUCTURAL WOOD FRAMING

A. Framing plans show structural requirements only. Additional members may be required for blocking, nailers and code requirements.
B. Except where noted otherwise; all 2" lumber shall be Douglas Fir-Larch S4S No. 2 and better.
C. 2x4 non-bearing studs may be Standard grade and better Douglas Fir-Larch. Finger jointed studs, if used, shall be of equivalent grade and species required of non-finger jointed studs, and shall not be used at exterior walls.
D. Top and bottom plates shall be Douglas Fir-Larch No.2. Provide pressure treated or redwood plates where wood comes in contact with concrete. Galvanized bolts required for pressure treated plates.
J. Provide sill sealer under the sill plate on all floors prior to standing the wall.
E. Provide solid blocking at supports for wood floor and joists and 1x3 cross-bridging at mid-span or at lines of 8'-0" maximum spacing.
F. Except as noted otherwise, minimum nailing shall be provided as specified in Table No. 2304.9.1 "Fastening Schedule" of the I.B.C., 2009 edition.
G. Where light gauge framing anchors, column bases, or caps are shown or required, they shall be Simpson "Strong Tie" or equal ICBO approved connectors and shall be installed with the number and the type of nails or bolts recommended by the manufacture to develop the rated capacity.
H. Multiple studs called for on the drawings may bear on the wall plate if full width solid blocking is provided through framing system. Headers and/or beams shall bear fully on all studs called for, cripple studs are additional.
I. Maintain 6" clearance between untreated wood or siding and soils at finish grade.
J. Provide (2) studs under each end of all load bearing beams or headers >38" in width (UNO).
K. Connect trusses to all bearing points with Simpson H3 connectors @ 48" o.c. (UNO). Connect all rafters and trusses to blocking with (3) 16d nails. Trusses and 2x rafters to plate below with (3) 16d toenails. Connect blocking to plate below with (3) 16d toenails minimum.
L. Solid block all bearing walls and posts for continuity to foundation.
M. Block all trusses, outlookers, rafters and joists at all bearing points.
N. All joists, trusses, and rafters to stack over studs below. Provide end joist where studs above do not stack over studs below. Posts to stack over equal below (UNO).
O. Wall studs to be continuous from floor to floor, or floor to roof.
P. Connect joists to blocking with a minimum of (2) 16d nails and connect joists to plate or beam below with a minimum of (4) 16d toenails.
Q. Connect floor and roof ply to joists below with 8d nails at 6" o.c. edge, 10" o.c. intermediate.
R. OSB (preferred over plywood) sheath 100% all exterior walls. Nail with 8d's 6" o.c. edge, 12" o.c. field.
S. All headers (3) 2x10 min unless noted otherwise.
T. Provide joists or blocking under all interior walls.
U. Shear wall sheath one side fully with 1/2" CD ply with 8d's at 6" o.c. edge, 12" o.c. field. Double studs at each end of shear wall. Connect to log walls with 3/4" x 14" lag bolt each course. At 2x6 T&G roof decking, connect to shear wall single top plate with 10d's @ 4" o.c. Connect bottom plate to floor ply with 8d's at 4" o.c.
V. Logs - 12" diameter Engleman Spruce or Lodgepole Pine full rounds with moisture content at or below 19%. Fb >875 psi. Spike double log beams with #4 rebar @ 24"oc. Contractor should anticipate and allow for any log shrinkage.
W. Connect log rafters and beams to log bearing points with a minimum of (2) 5/8" Lag-bolts with 8" minimum penetration (TYP, UNO). Use 2" washers (UNO).
X. Lag all stud wall end studs to D logs with 3/8" diameter Lags @ 24" o.c.
Y. Log construction shall employ standard proven construction methods which will ensure the stability of logs under the floor, roof and wind loading shown on these drawings. The following recommendations are not intended to dictate construction methods or modify proven methods by established reputable contractors.

1. Subsequent lays of logs in walls shall be spiked together, not over 4'-0" on center, with spikes which will penetrate the lower level of logs to at least 1/2 of the log depth.
2. Logs shall be lapped at corners with lateral support provided by spikes, bolts or scribed log cuts.
3. Vertical jamb members attached to each log layer with spikes or bolts shall stabilize all log openings.
4. Where noted on plans, logs under vertical loads shall be stiffened by vertical stiffeners attached to the upper and lower framing and to the log wall, as noted or as appropriate.
5. Do not splice logs above openings. The minimum number of un-spliced logs over openings is noted on the drawings.

2. STRUCTURAL GLUED LAMINATED TIMBER

A. Lumber shall be of such stress grade to provide glued laminated beams with allowable stress values of 2400 psi in bending. 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. Micro-lam (LVL) beams to be 2600 psi and Parallam (PSL) beams to be 2900 psi in bending. Multiple LVL and PSL to be assembled with Fastenmaster TrussLOK II connectors.
B. Members shall be Architectural Appearance Grade.
C. Adhesives shall meet the requirements for wet conditions of service.
D. 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.
E. All Parrallam beams are PSL 2.0E to have allowable bending stress of 2900 psi and allowable shear stress of 290 psi. Parrallam columns are PSL 1.8E to have allowable compressive stress of 2500 psi parallel to grain.

3. PLYWOOD

DFPA Grade-Trademarked "C-D Exterior" conforming to American Plywood Association Standard PS 1-83, unless otherwise noted below or on the Drawings. See Drawings for thickn and/or panel index.
1. Floor sheathing shall be sanded, tongue and grooved plywood.
2. Interior stair treads and risers may be DFPA "C-D Interior".
3. All floor plywood to be glued and nailed.
4. Place plywood with 8'-0" dimension perpendicular to framing with end joints staggered.
5. Horizontal joints of all wall sheathing and gypsum board shear walls shall be blocked and edge nailed.

4. MANUFACTURED JOISTS

A. "Trus Joists" shall be joists using plywood web with micro/lam flange or pinned tubular steel web with kiln dried wood as noted on framing plans, and as manufactured by Trus Joi (a Weyerhaeuser Business), Boise Idaho. Materials and methods used in the erection and bracing of "Trus Joist" members shall comply with recommendations presented in the "Tr Joist Design Manual". Alternate systems to be approved by Architect. Provide approved Microlam LVL or Timberstrand LSL rim system. Shop drawings to be provided by manufacturer to Building Department.
B. "BCI-joists" shall be joists using plywood web with micro-lam or solid wood flange or pinned tubular steel web with kiln-dried wood as noted on framing plans, and as manufacture by Boise Cascade Corp. Materials and methods used in the erection and bracing of "BCI-Joists" members shall comply with recommendations of the manufacturer and the U.B.C. Alternate systems to be approved by Architect. Provide approved rim joist system.

5. TRUSSES

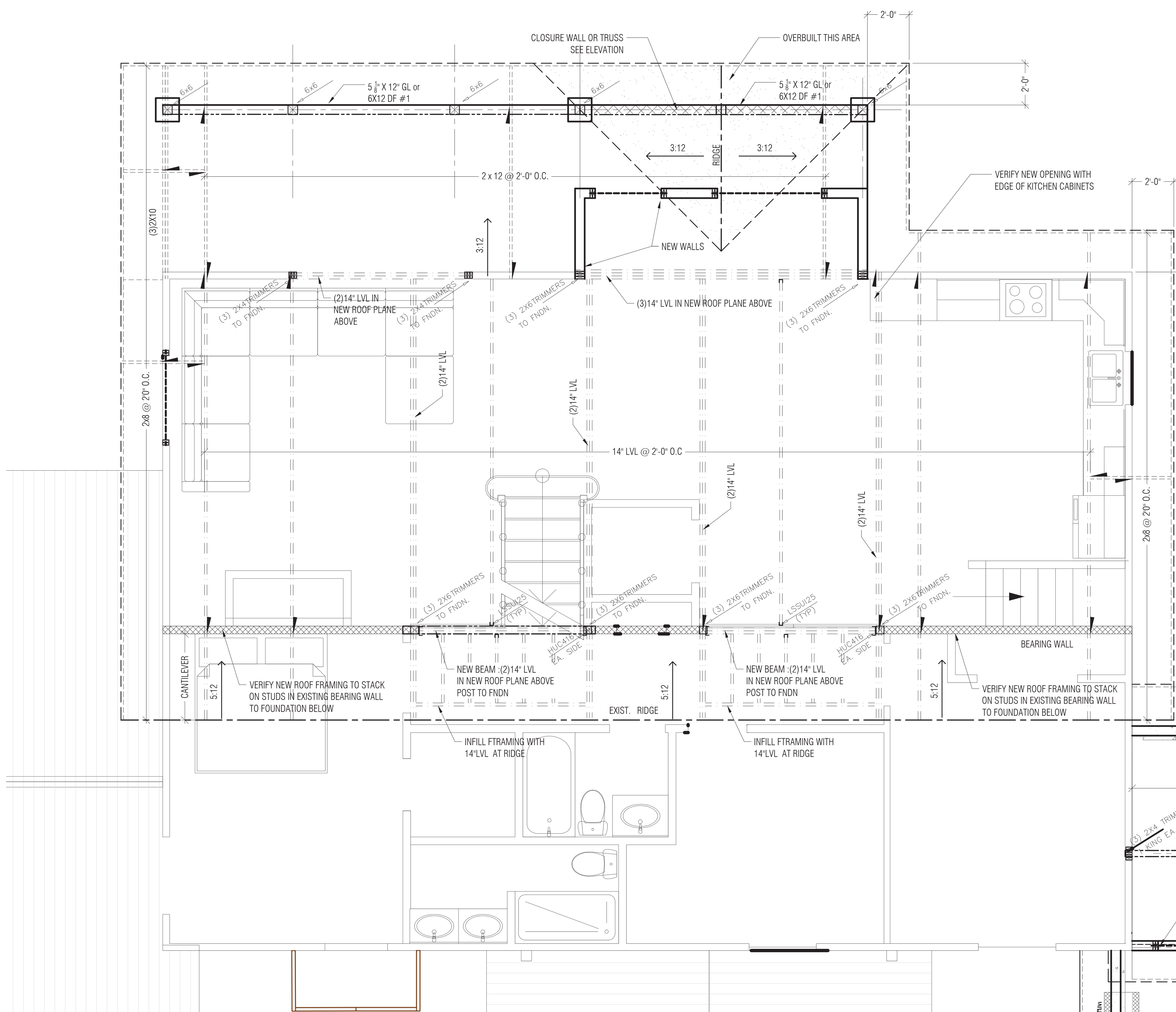
A. Roof trusses shall be fabricated from 2x wood members and metal connectors to the sizes and slopes on the drawings.
B. Design calculations, truss layout and shop drawings shall be submitted and approved prior to fabrication. Ceiling live load of 10 PSF shall be applied to bottom chords.
C. Member layout and sizes shall be at the discretion of the truss designer, except that no member shall be less than 2x4 and the minimum chord size will be met.
D. Blocking and bracing shall be installed according to the approved design, and as detailed on the drawings.
E. Multiple trusses to be assembled with Fastenmaster TrussLOK-Z connectors.

6. VAPOR BARRIER

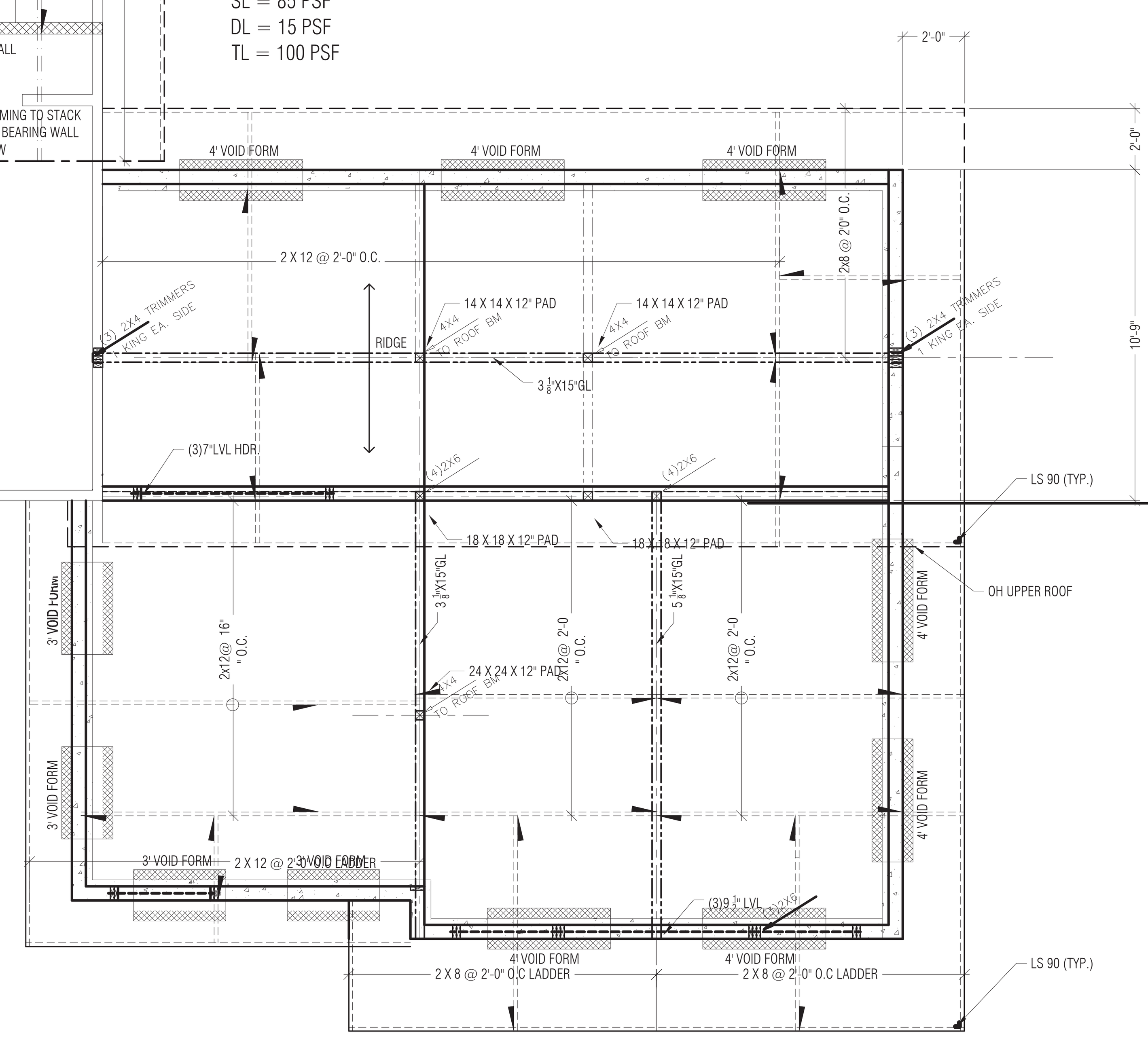
A. The Contractor is to insure that the building is to be constructed as airtight as possible, and that all penetrations and vapor barriers within the exterior walls and roof cavities are sealed.
B. All vapor barrier is to be 6 mil. cross-laminated poly.
C. Install vapor barrier in widest sheets to avoid splices and overlap. At ceilings, overlap wall vapor barrier where joints must occur; lap and ensure that poly joints occur at a framing member or other solid backing.
D. All seams must be sealed with 3M #8086 Contractor Sheathing Tape or 3M Super 77 Poly Spray Adhesive.
E. At windows and doors, seal vapor barrier to trimmer studs of windows and doors with 3M Super 77 Poly Spray Adhesive or Tremco Acoustical Sealant.
F. After doors and windows are set in openings, fill the rough opening joint between the trimmer stud and frame with non-expanding polyurethane foam sealant, or equivalent.
G. To seal the ceiling vapor barrier to an interior partition, spray 3M Super 77 Poly Spray Adhesive to interior portion wall top plate (edges) and overlap vapor barrier down a minimum of 6".
H. All outside wall or ceiling electrical boxes should be set within an air/vapor box (Essco). Tu-Tuff to be sealed to those boxes with acrylic latex adhesive tape (3M 8086).
I. All wire penetrations into insulated spaces to be caulked with an expanding urethane caulk.

7. OTHER MATERIALS

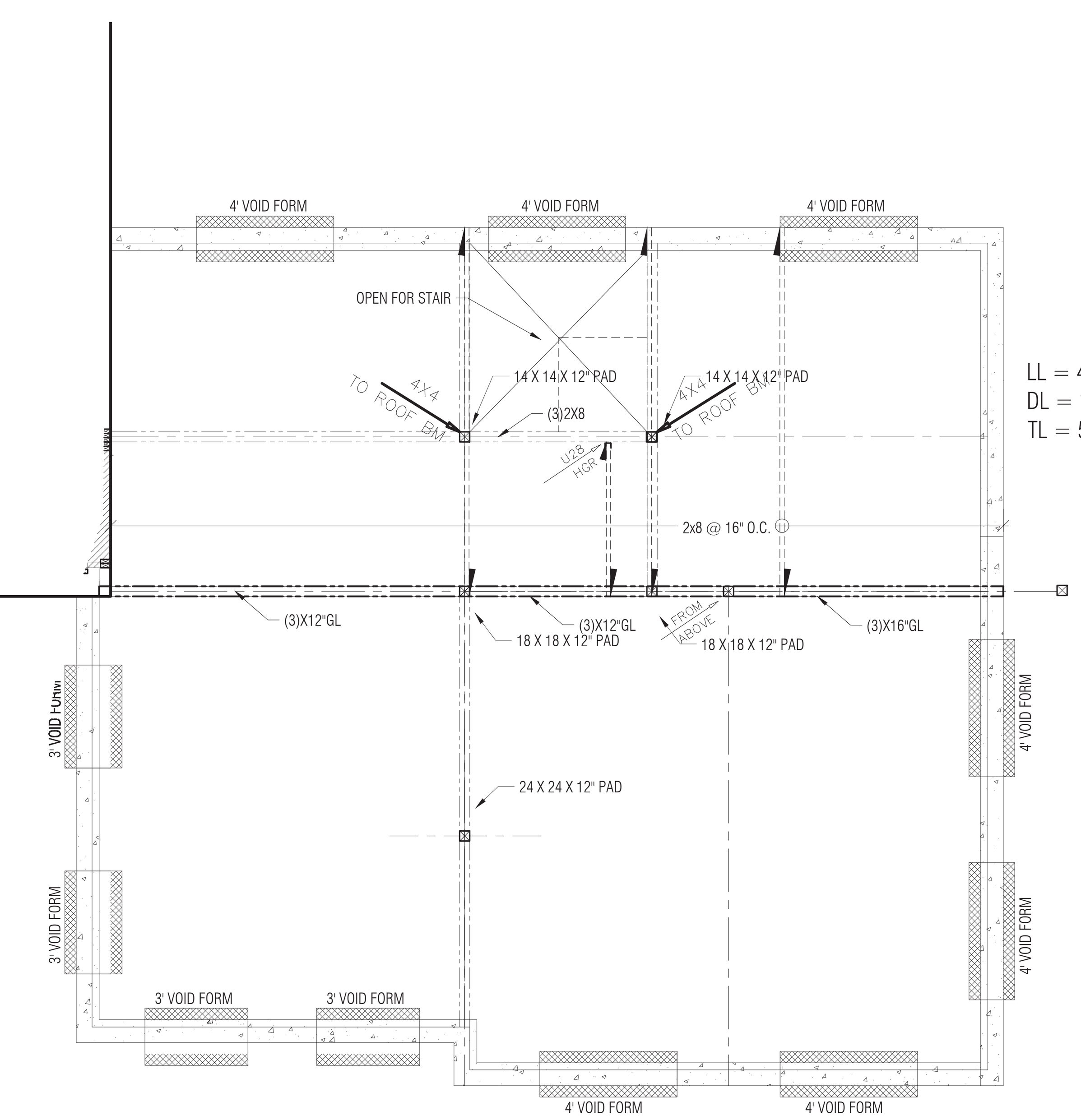
A. Exterior wall sheathing where required shall be 1/2" CDX Plywood or exterior grade OSB. "Tyvek" air infiltration barrier to be installed behind all siding.
B. Bolts shall conform to ASTM A307. Lag bolts shall be fabricated from ASTM A307 steel to the standard dimensions outlined in the AITC Manual. Provide washers for all bolts bearing directly on wood.
C. Box nails, staples, and power driven nails may be substituted for common nails only upon approval of the Architect. Submit samples and manufacturer's supportive data for approv at least 2 weeks prior to their anticipated use on the project.
D. Adhesives for gluing floor plywood shall conform to Specification AFG-01 of the American Plywood Association.
E. Adhesives for assembly of fabricated timber members, except glue laminated structural members, shall be a casein type or resorcinol resin type, waterproof glue, conforming to ANSI/AITC Specification A190.1-1983.
F. Wood preservative shall be zinc naphthanate 6% (copper naphthanate as alternate).
G. Wood products treated with pentachlorophenol, arsenic or chromium shall not be used.
H. Redwood decking to be back-primed clear or select grade and attached with 3" coated deck screws.



SL = 85 PSF
DL = 15 PSF
TL = 100 PSF



1 / S2 ROOF FRAMING
SCALE: 1/4" = 1'-0"



LL = 40 PSF
DL = 10 PSF
TL = 50 PSF

1 / S2 LOFT FLOOR FRAMING
SCALE: 1/4" = 1'-0"

COLORADO REGISTERED PROFESSIONAL ENGINEER CARL JOHN WANKE 35114 6-27-17

STATE OF COLORADO LICENSED ARCHITECT EDWARD L. BECKER B-2249

MOUNTAIN ARCHITECTURE DESIGN GROUP P.C.
EDWARD L. BECKER, V.P. ARCHITECT
P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-5764
(970) 879-5766 - FAX
ed@mtnarch.com - Email

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 Elk View Drive
LOT 15, Elk river Estates, F2
Steamboat Springs, Colorado

TITLE
FRAMING PLANS

JOB NO.	1710
DRAWN	elb
CHECKED	
DATE	06.27.17
REVISIONS:	
NO.	DATE

DRAWING NUMBER
S2

OF DRAWINGS

IECC 2009 NOTES
CLIMATE AND GEOGRAPHIC DESIGN

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA*

SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS
WEATHERING	FROST LINE DEPTH	TERMITE			
SEVERE	48" (1220mm)	NONE - SLIGHT	-15° F / -26° C	YES	FIRM FEBRUARY 4, 2005

* ADOPTED BY CITY OF STEAMBOAT SPRINGS AND ROUTT COUNTY, COLORADO

1. Residential occupancies up to 4 stories in height to meet the requirements of Chapter 4
2. Commercial occupancies to meet the requirements of Chapter 5
3. All occupancies 4 stories and above in height to meet Chapter 5
4. Building of mixed occupancy up to 4 stories shall meet the requirements of the respective chapter for occupancy per Section 101.4.6 with the exception of building insulation and fenestration requirements. The Routt County Regional Building Department allows the use of Table 402.1.1 and Section 402.4 air leakage, for mixed occupancy buildings up to 4 stories in height.

IECC 2009 NOTES
RESIDENTIAL

IECC 2009 NOTES (Prescriptive Method)
RESIDENTIAL - CHAPTER 4

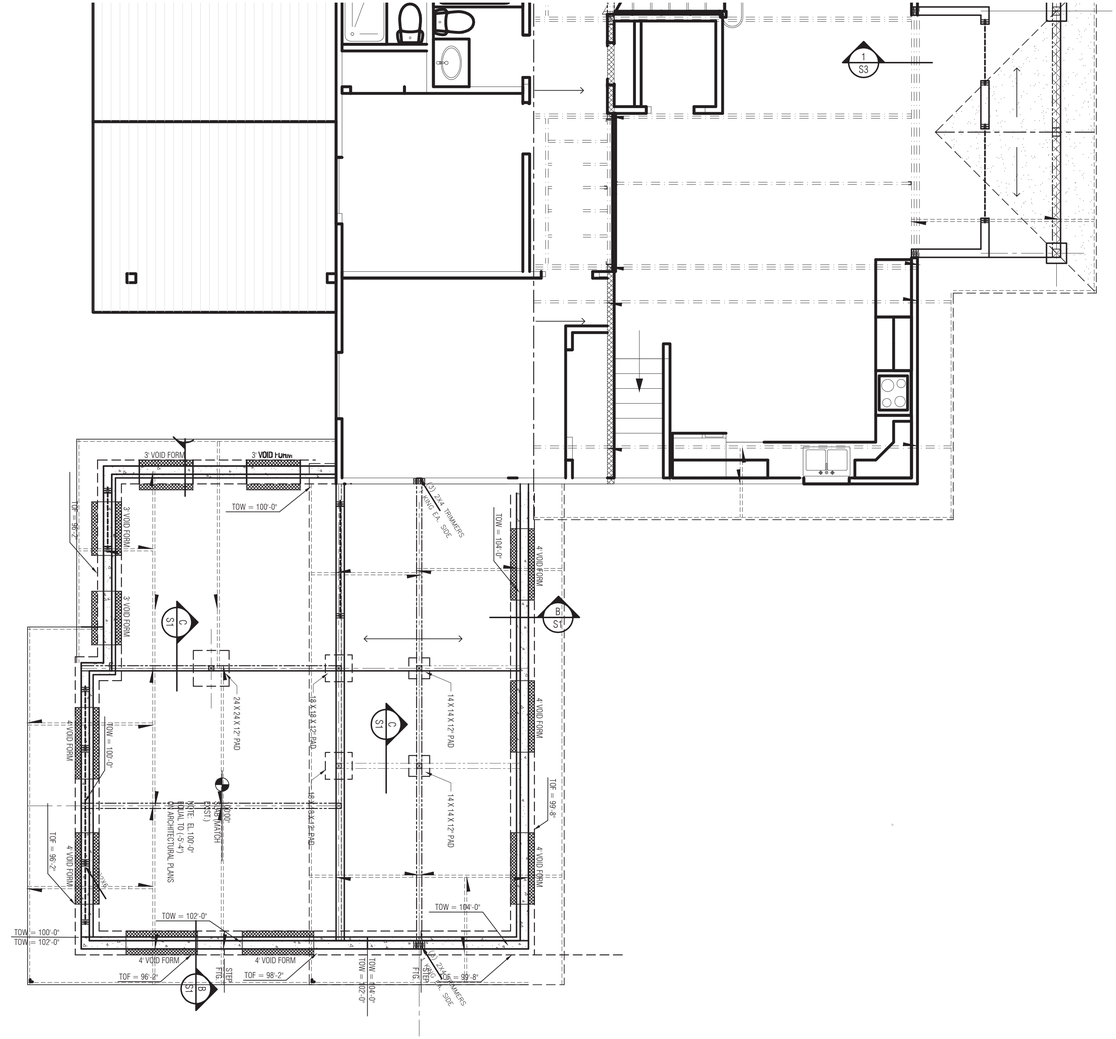
ZONE 7, DRY

INSULATION & FENESTRATION REQUIREMENTS (Table 402.1.1):
- Fenestration U-Factor: 0.35 min. (0.60 for Skylights)
- Ceiling R-Value: R-49 min.
- Walls (Wood Framed) R-Value: R-21 min.
- Walls (Basement) R-Value: R-15 min. continuous, R-19 min. Cavity Wall
- Floor R-Value: R-38 min. over unconditioned space
- Slab-on-Grade (Foundation): R-10 min. - 4' Depth (R-15 min. at heated slab)*
- Heated Slab-on-Grade R-5 continuous below piping in addition to Slab-on-Grade(Foundation) per IRC Section M2103.2.1
- Foundation Walls
  - (Unventilated Crawl Space): R-10 min.**
    - * Slab-on-Grade insulation can be in conjunction with IECC - Code and Commentary Figure 402.2.8 SLAB INSULATION METHODS
    - ** Unventilated crawl space insulation can be in conjunction with IECC - Code and Commentary Figure 402.2.9 CRAWL SPACE INSULATION METHODS

GENERAL NOTES - RESIDENTIAL - CHAPTER 4:

1. Sec 402.4.1 All joints, seams and penetrations to be sealed against air leakage in accordance with IECC 2009 sec 402.4.1. The building thermal envelope shall be durably sealed to limit infiltration for:
   1. All joints, seams and penetrations.
   2. Site-built windows, doors and skylights.
   3. Openings between window and door assemblies and their respective jambs and framing.
   4. Utility penetrations.
   5. Dropped ceilings or chases adjacent to the thermal envelope.
   6. Knee walls.
   7. Walls and ceilings separating a garage from conditioned spaces.
   8. Behind tubs and showers on exterior walls.
   9. Common walls between dwelling units.
   10. Attic access openings.
   11. Rim joist junction.
   12. Other sources of infiltration.

   Provide weather-stripping at all exterior doors, and weather tight seal at all openings between window & door assemblies & their respective jambs & framing.
2. Sec 402.4.2 Air barrier and insulation shall be demonstrated to comply with Chapter 4 by 3rd party blower testing or visual inspection under table 402.4.2
3. Sec 402.4.3 Fireplaces shall have gasketed doors
4. Sec 402.4.4 All windows & sliding glass doors shall have an air infiltration rate of no more than 0.3 cfm per square foot, and swinging doors no more than 0.5 cfm per square foot per IECC 2009 Sec 402.4.4
5. Sec 402.4.5 Recessed lighting in the building thermal envelope shall be ic-rated and labeled per Sec. 402.4.5 with no more than 2.0 cfm air movement from conditioned space to the ceiling cavity. Fixtures shall be sealed between the housing and interior wall / ceiling covering with a gasket or caulk.
6. Sec 403.1 Programmable thermostat required
7. Sec 403.2.1 Supply and return ducts in attics shall be insulated to a minimum of R-8. all other ducts shall be insulated to a minimum of R-6.
8. Sec 403.2.2 All ducts, air handlers, filter boxes, and building cavities used as ducts shall be sealed. Joints and seams shall comply with Section M1601.4.1 of the International Residential Code.
   Note: Duct joints shall be made substantially air tight. The definition for substantially air tight is maximum duct leakage of 10% for ducts within the building envelope and 5% for ducts outside the building envelope.
9. Sec 403.2.3 Building framing cavities shall not be used as supply ducts.
10. Sec 403.3 Mechanical system piping capable of carrying fluids >105° F or <55° F shall be insulated to R-3 minimum.
11. Sec 403.4 Circulating hot water piping shall be insulated to R-2 minimum and system to include automatic on/off switch.
12. Sec 403.5 Outdoor air intakes and exhausts shall have automatic or gravity dampers that close when ventilation system is not operating.
13. Sec 403.6 Heating and cooling equipment shall be sized by mechanical contractor in accordance with 2009 IRC Section M1401.3 and submitted top building department prior to issuance of permit.
14. Sec 403.7 Systems serving multiple dwelling units shall comply with 2009 IECC Sections 503 and 504 in lieu of Section 403
15. Sec 403.8 Snow melt systems shall have automatic shut off when pavement temperature is >50° F, no precipitation is falling and / or outdoor temperature is >40° F.
16. Sec 404.1 A minimum of 50% of lamps permanently installed must be high efficacy.
17. Sec 401.3 A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall not cover or obstruct the visibility of the circuit directory label, service disconnect label or other required labels. The certificate shall be completed by the builder or registered design professional. The certificate shall list the predominant r-values of insulation installed in or on ceiling/roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces; U-factors for fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for each component, the certificate shall list the value covering the largest area. The certificate shall list the types and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired un-vented room heater, electric furnace, or baseboard electric heater is installed in the residence, the certificate shall list "gas-fired un-vented room heater", "electric furnace" or "baseboard electric heater", as appropriate. An efficiency shall not be listed for gas-fired un-vented room heaters, electric furnaces or electric baseboard heaters.



1 S2 ROOF FRAMING
SCALE: 1/4" = 1'-0"

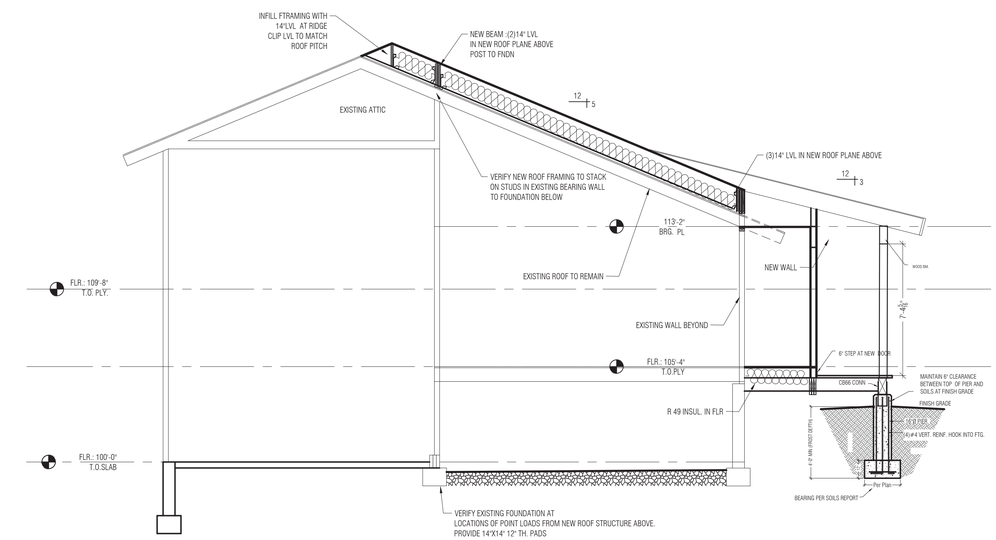
TYPICAL RAFTER ROOF CONSTRUCTION:

METAL (REF: ELEVATIONS)
ICE AND WATER SHIELD - FULL EXTENT
5/8" OSB SHEATHING
RAFTERS PER FRAMING PLAN
R-49 MIN SPRAY FOAM INSULATION
COREBOND OR EQUAL - TYP UNO
5/8" GYP. BD. CEILING

TYPICAL EXTERIOR WALL CONSTRUCTION:

SIDING PER OWNER
AIR INFILTRATION BARRIER
½" CDX PLY OR OSB SHEATHING
2x6 STUDS PER FRAMING PLAN
R-21 FIBERGLASS BATT INSUL.*
4 MIL POLY VAPOR BARRIER
5/8" GYP. BD.
REF: E/A9

*NOTE: 5½" CORBOND AS ALTERNATE



1 S3 SECTION THRU EXISTING HOUSE
SCALE: 1/4" = 1'-0"

COLORADO REGISTERED CARLTON WAYNE BECKER 6-2117 PROFESSIONAL ENGINEER

STATE OF COLORADO EDWARD L BECKER B-2249 LICENSED ARCHITECT

MOUNTAIN ARCHITECTURE + DESIGN GROUP P.C.
EDWARD L. BECKER, V.P. ARCHITECT
P.O. BOX 770420
STEAMBOAT SPRINGS, COLORADO 80477
(970) 879-5764
(970) 879-5766 - FAX
edc@mtnarch.com - Email

Master Bedroom addition for
MARK AND AUTUM SLOOP
29255 Elk View Drive
LOT 15, Elk river Estates, F2
Steamboat Springs, Colorado

TITLE
SECTION/DETAILS

JOB NO.	1710
DRAWN	elb
CHECKED	
DATE	06.27.17

REVISIONS:

NO.	DATE

DRAWING NUMBER
S3

OF DRAWINGS