

## BUILDING STATISTICS

### ADDITION SQUARE FOOTAGE

|                                                   |          |
|---------------------------------------------------|----------|
| Upper Level Square Footage Breakdown (Gross s.f.) |          |
| Living:.....                                      | 71 s.f.  |
| Decks:.....                                       | 254 s.f. |
| Total Main Level Square Footage: .....            | 180 s.f. |

|                                                   |          |
|---------------------------------------------------|----------|
| Lower Level Square Footage Breakdown (Gross s.f.) |          |
| Living:.....                                      | 489 s.f. |
| Concrete Pad: .....                               | 46 s.f.  |
| Total Lower Level Square Footage: .....           | 489 s.f. |

|                                               |          |
|-----------------------------------------------|----------|
| Total Deck Addition Square Footage: . . .     | 254 s.f. |
| Total Cone Pad Addition Square Footage: . . . | 46 s.f.  |
| Total Building Addition Square Footage: . . . | 560 s.f. |

### EXISTING SQUARE FOOTAGE

|                                                   |            |
|---------------------------------------------------|------------|
| Upper Level Square Footage Breakdown (Gross s.f.) |            |
| Living:.....                                      | 2,222 s.f. |
| Covered Decks:.....                               | 608 s.f.   |
| Total Main Level Square Footage: .....            | 2,222 s.f. |

|                                                   |            |
|---------------------------------------------------|------------|
| Lower Level Square Footage Breakdown (Gross s.f.) |            |
| Living:.....                                      | 2,222 s.f. |
| Total Lower Level Square Footage: .....           | 2,222 s.f. |

|                                      |            |
|--------------------------------------|------------|
| Total Deck Square Footage: .....     | 608 s.f.   |
| Total Building Square Footage: ..... | 4,444 s.f. |

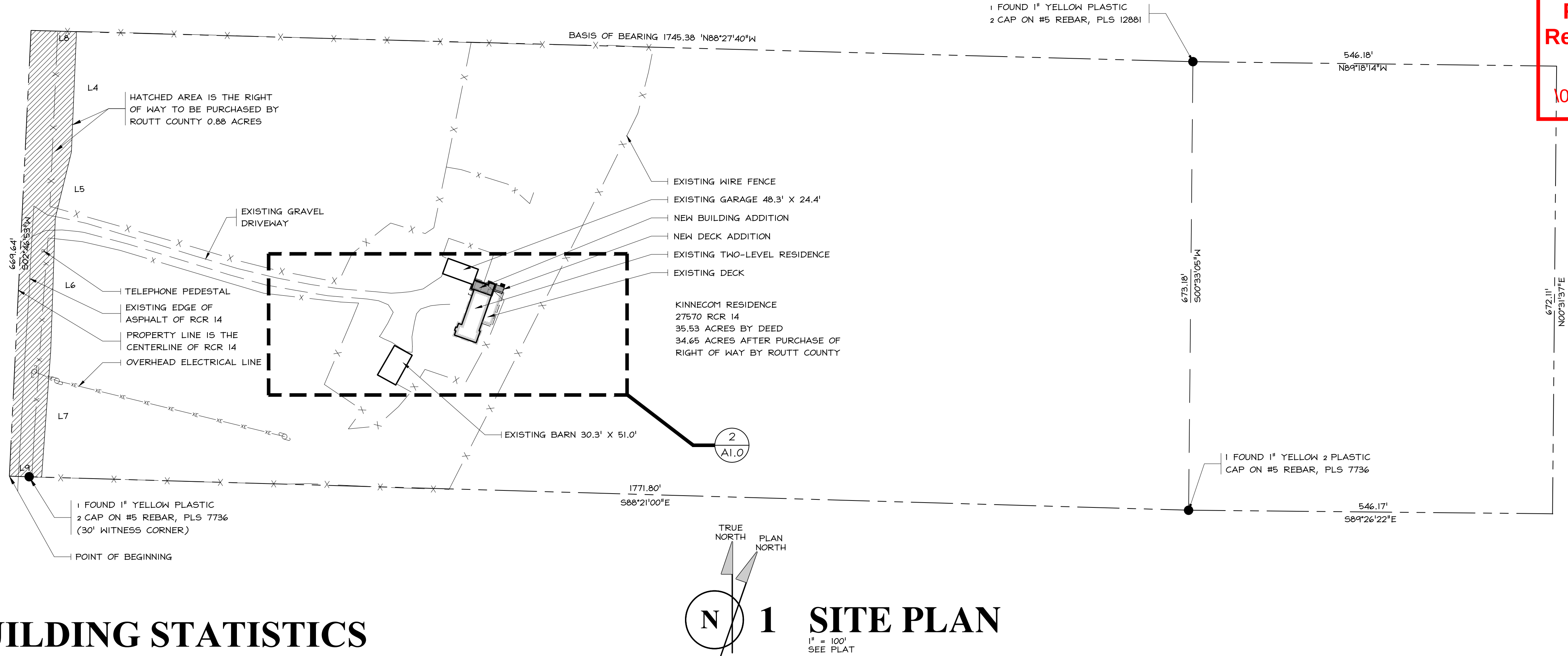
### TOTAL SQUARE FOOTAGE

|                                                   |            |
|---------------------------------------------------|------------|
| Upper Level Square Footage Breakdown (Gross s.f.) |            |
| Living:.....                                      | 2,293 s.f. |
| Decks:.....                                       | 862 s.f.   |
| Total Main Level Square Footage: .....            | 2,293 s.f. |

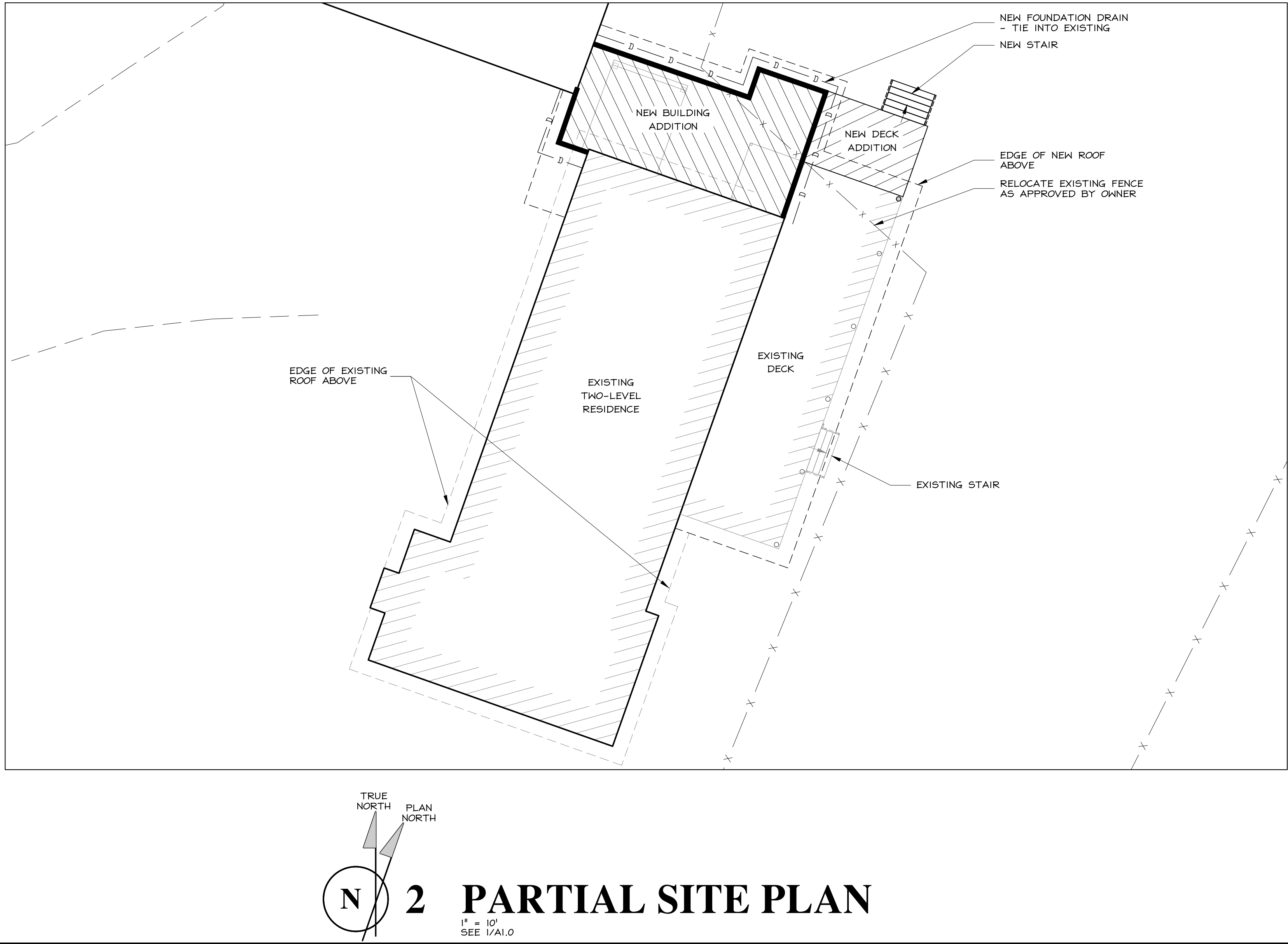
|                                                   |            |
|---------------------------------------------------|------------|
| Lower Level Square Footage Breakdown (Gross s.f.) |            |
| Living:.....                                      | 2,711 s.f. |
| Concrete Pad: .....                               | 46 s.f.    |
| Total Lower Level Square Footage: .....           | 2,711 s.f. |

|                                      |            |
|--------------------------------------|------------|
| Total Deck Square Footage: .....     | 862 s.f.   |
| Total Conc Pad Square Footage: ..... | 46 s.f.    |
| Total Building Square Footage: ..... | 5,004 s.f. |

|                                             |         |
|---------------------------------------------|---------|
| Building Height:                            |         |
| Max. Allowable Envelope Height To Ridge: .  | 40'-0"  |
| Actual Building Height: . (1/A3.1). . . . . | 32'-11" |



## 1 SITE PLAN



## 2 PARTIAL SITE PLAN

## PROJECT NOTES

- ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
- TEMPORARY SPACE HEATING SHALL BE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE IN A SAFE, SENSIBLE MANNER WITH PERIODIC CHECKS TO ALL SYSTEMS.
- CONTRACTORS SHALL CARRY BUILDERS RISK, WORKMAN'S COMPENSATION, CONTRACTOR'S LIABILITY, PERSONAL INJURY, COMPREHENSIVE AUTOMOBILE, AND PROPERTY DAMAGE INSURANCE. OWNER SHALL CARRY FIRE INSURANCE ON FRAMED STRUCTURE AND COMPLETED WORK IN PROGRESS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN OF THESE DRAWINGS WITH THOSE AT SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO ATTENTION OF ARCHITECT.
- THESE DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE RESPONSIBILITY OF CONTRACTOR.
- DO NOT DIG - VERIFY LOCATION OF ALL UTILITIES BEFORE DIGGING.
- STRIP SITE OF TOP SOIL AND STOCKPILE BEFORE CONSTRUCTION BEGINS.
- ORGANIZATION OF DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES, AND ARRANGEMENT OF DRAWINGS SHALL NOT CONTROL CONTRACTOR IN DIVIDING WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING WORK PERFORMED BY ANY TRADE.
- CONTRACTOR TO INVESTIGATE EXISTING CONDITIONS PRIOR TO PERFORMING ANY REMOVALS. PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURE AS REQUIRED
- CONTRACTOR TO COORDINATE AS REQUIRED FOR REMODEL AND ADDITIONS, CUT, PATCH AND REPAIR AS REQUIRED FOR REMODEL AND ADDITIONS.

## SITE NOTES

NOT A CERTIFIED PLAT

**CAUTION:**  
CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES BEFORE DIGGING.

## SHEET INDEX

### ARCHITECTURAL DRAWINGS

- A1.0 Site Plans, Project Notes, Site Notes
- A2.0 Lower Level Plan, Door Schedule
- A2.1 Upper Level Plan
- A3.0 Elevations, Window Schedule
- A3.1 Elevations
- A4.0 Sections, Section Notes
- A4.1 Sections, Details

### STRUCTURAL DRAWINGS

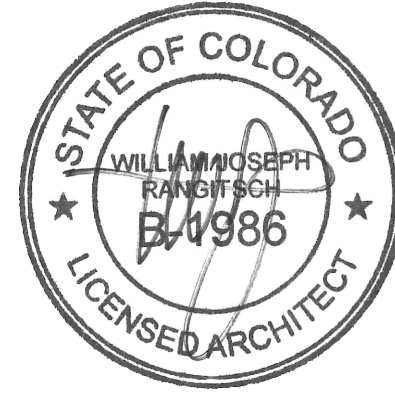
- S1.0 Foundation Plan, Foundation Details, General Notes
- S1.1 Upper Floor and Lower Roof Framing Plan
- S1.2 Roof Framing Plan, Truss Profiles, Details

PJ4076-1  
Fire Prevention  
In: 04/21/2020  
Out: 04/22/2020

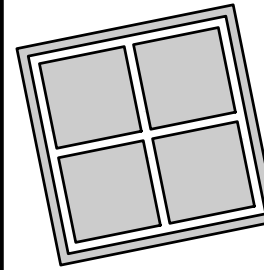
THESE DRAWINGS  
DO NOT INCLUDE  
THE COMPONENTS  
NECESSARY FOR  
CONSTRUCTION  
SAFETY.

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SITE PLAN  
PARTIAL SITE PLAN  
PROJECT NOTES  
SITE NOTES



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STEAMBOAT  
ASSOCIATES  
ARCHITECTURAL

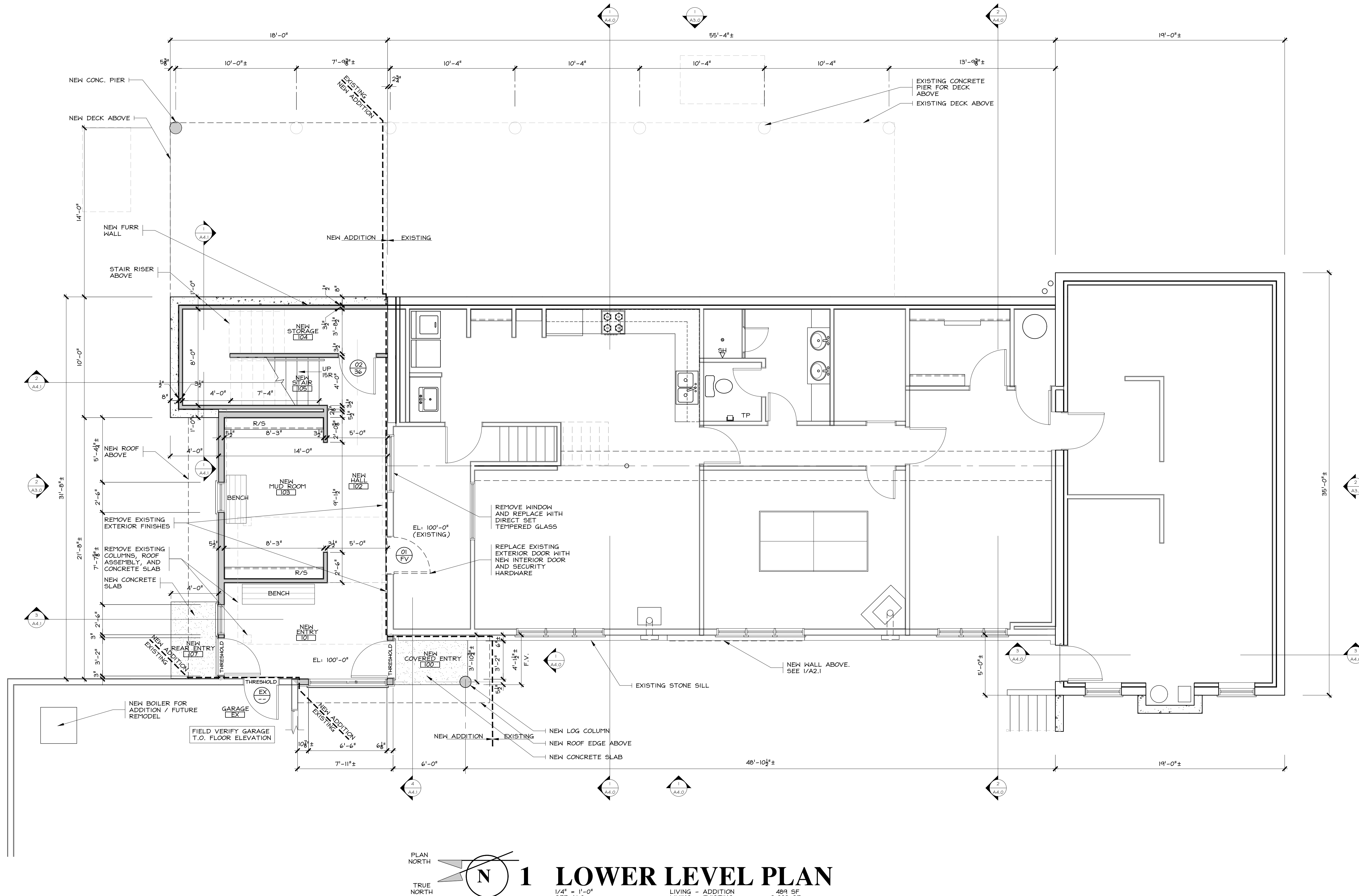
A Remodel and Addition for  
**Chris and Nora Weyand**  
27270 RCR 14  
Oak Creek, Colorado

28 FEB 20

A1.0

18-27

| DOOR SCHEDULE |      |       |     |       |   |       |   |   |        |      |                                                    |
|---------------|------|-------|-----|-------|---|-------|---|---|--------|------|----------------------------------------------------|
| MARK          | ELEV | FRAME | HDW | SIZE  |   |       |   |   | ROOM   |      | REMARKS                                            |
|               |      |       |     | W     | X | H     | X | T | NUMBER | NAME |                                                    |
| 01            |      |       |     | FV    | X | FV    | X | 1 | 3/4"   | 104  | NEW DOOR IN EXISTING FRAME, COORDINATE AS REQUIRED |
| 02            |      |       |     | 3'-0" | X | 6'-8" | X | 1 | 3/4"   |      | NEW STORAGE                                        |
| 03            |      |       |     | FV    | X | FV    | X | 1 | 3/4"   |      | NEW DOOR IN EXISTING FRAME, COORDINATE AS REQUIRED |

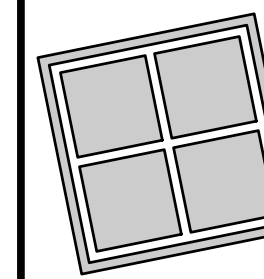


LOWER LEVEL PLAN  
DOOR SCHEDULE



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STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

## A Remodel and Addition for

# Chris and Nora Weyand

27270 RCR 14

**Oak Creek, Colorado**

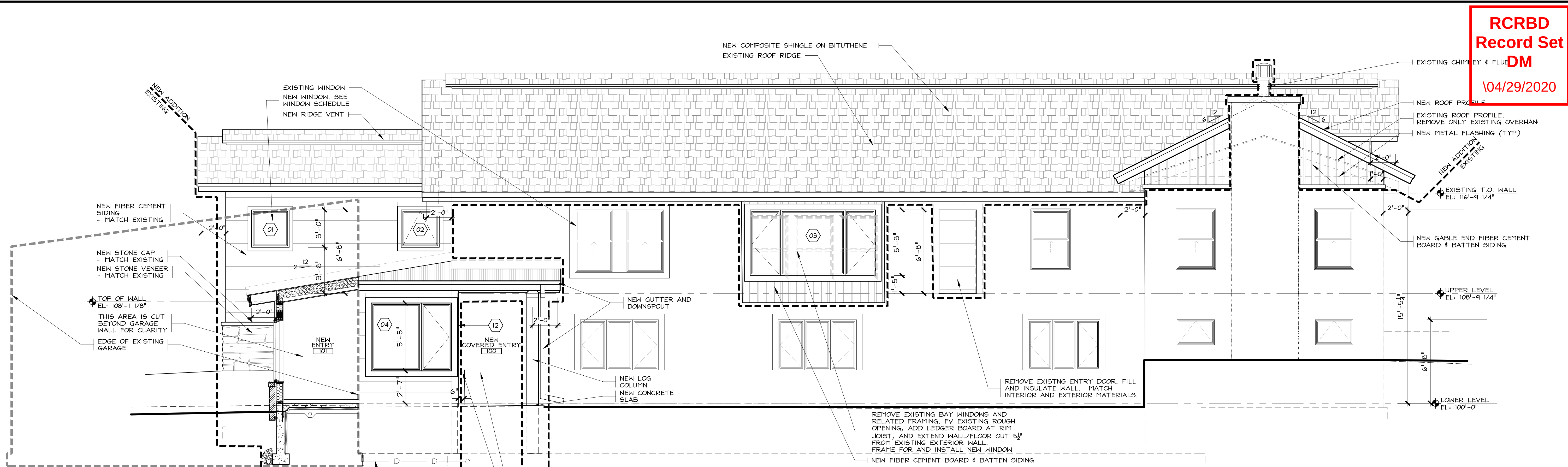
28 FEB 20

# A2.0

18-27

|              |                   |          |
|--------------|-------------------|----------|
| 1/4" = 1'-0" | LIVING - ADDITION | 71 SF    |
| SEE A2.0     | LIVING - EXISTING | 2,222 SF |
|              | DECK - ADDITION   | 254 SF   |
|              | DECK - EXISTING   | 608 SF   |

4/2/2020 3:03 AM C:\Users\Weyand\Documents\A3.0\Drawings\14-2\Remodel\14-2\Remodel.dwg Project 14-2 Weyand\14-2\Remodel.dwg A3.0

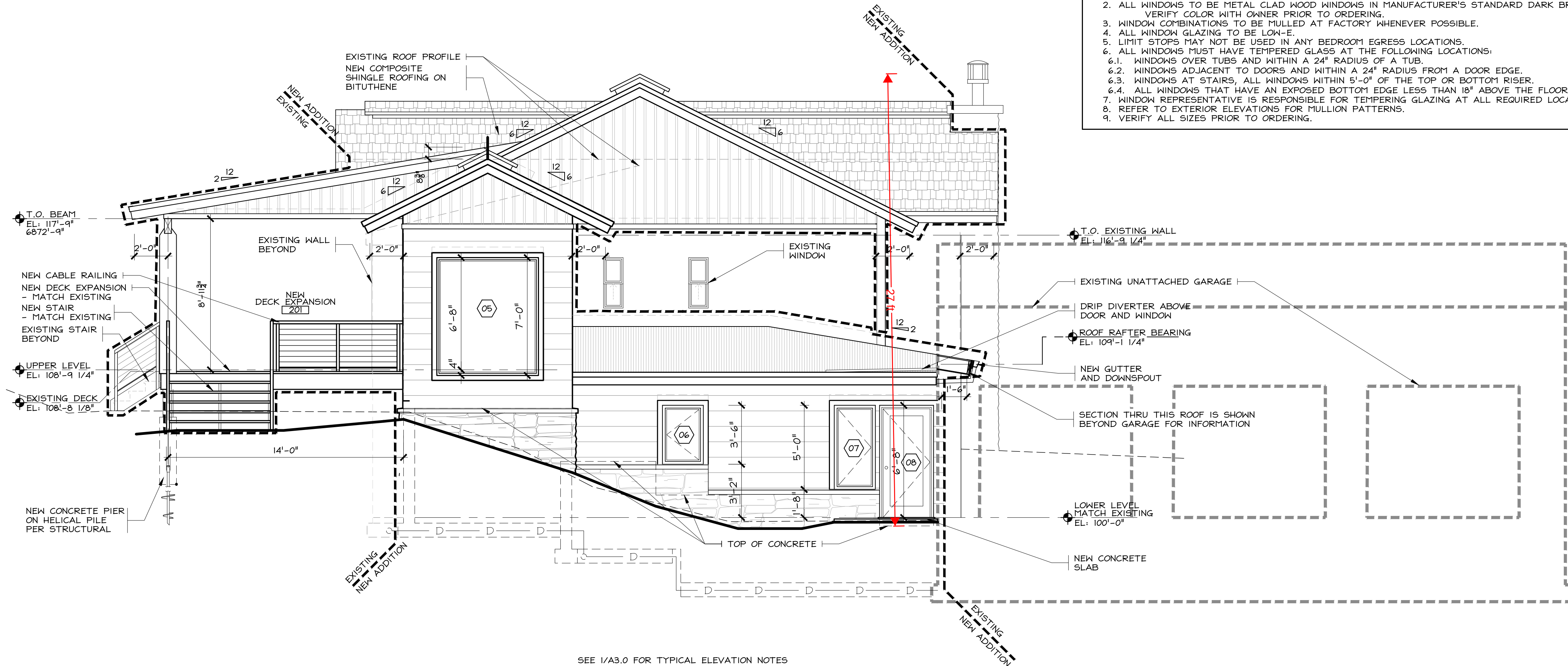


# 1 WEST ELEVATION

ELEVATION NOTES TYPICAL THIS ELEVATION

1/4" = 1'-0"  
SEE A1.0

| WINDOW SCHEDULE                                                                                                      |                               |                           |                       |               |      |         |         |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------|---------------------------|-----------------------|---------------|------|---------|---------|
| MARK                                                                                                                 | TYPE                          | MANUFACTURER NUMBER       |                       | ROUGH OPENING |      |         | REMARKS |
|                                                                                                                      |                               | MFG. WINDOW NUMBERS SHOWN |                       | WIDTH         | X    | HEIGHT  |         |
| 01                                                                                                                   | FIXED                         |                           |                       | 3'-0"         | X    | 3'-0"   |         |
| 02                                                                                                                   | AWNING                        |                           |                       | 3'-0"         | X    | 3'-0"   |         |
| 03                                                                                                                   | CASEMENT - PICTURE - CASEMENT | 2'-5 1/2"                 | 5'-2 1/2" - 2'-5 1/2" | 10'-0         | 3/4" | X 5'-3" |         |
| 04                                                                                                                   | PICTURE - CASEMENT            | 4'-0 1/2"                 | 2'-5 1/2"             | 6'-6"         | X    | 5'-5"   |         |
| 05                                                                                                                   | PICTURE                       |                           |                       | 6'-0"         | X    | 7'-0"   |         |
| 06                                                                                                                   | CASEMENT                      |                           |                       | 2'-6"         | X    | 3'-0"   |         |
| 07                                                                                                                   | CASEMENT                      |                           |                       | 2'-6"         | X    | 5'-0"   |         |
| 08                                                                                                                   | SLIDING DOOR                  |                           |                       | 3'-2"         | X    | 6'-8"   |         |
| 09                                                                                                                   | SLIDING DOOR                  |                           |                       | 11'-9"        | X    | 6'-8"   |         |
| 10                                                                                                                   | SLIDING DOOR                  |                           |                       | 3'-2"         | X    | 6'-8"   |         |
| 11                                                                                                                   | FIXED                         |                           |                       | 3'-0"         | X    | 3'-0"   |         |
| 12                                                                                                                   | SLIDING DOOR                  |                           |                       | 3'-2"         | X    | 8'-0"   |         |
| GENERAL NOTES:                                                                                                       |                               |                           |                       |               |      |         |         |
| 1. ALL WINDOW INFORMATION BASED ON ANDERSEN RENEWAL WINDOWS.                                                         |                               |                           |                       |               |      |         |         |
| 2. ALL WINDOWS TO BE METAL CLAD WOOD WINDOWS IN MANUFACTURER'S STANDARD DARK BRONZE COLOR.                           |                               |                           |                       |               |      |         |         |
| 3. WINDOW COMBINATIONS TO BE MULLED AT FACTORY WHENEVER POSSIBLE.                                                    |                               |                           |                       |               |      |         |         |
| 4. ALL WINDOW GLAZING TO BE LOW-E.                                                                                   |                               |                           |                       |               |      |         |         |
| 5. LIMIT STOPS MAY NOT BE USED IN ANY BEDROOM EGRESS LOCATIONS.                                                      |                               |                           |                       |               |      |         |         |
| 6. ALL WINDOWS MUST HAVE TEMPERED GLASS AT THE FOLLOWING LOCATIONS:                                                  |                               |                           |                       |               |      |         |         |
| 6.1. WINDOWS OVER TUBS AND WITHIN A 24" RADIUS OF A TUB                                                              |                               |                           |                       |               |      |         |         |
| 6.2. WINDOWS ADJACENT TO DOORS AND WITHIN A 24" RADIUS FROM A DOOR EDGE.                                             |                               |                           |                       |               |      |         |         |
| 6.3. WINDOWS AT STAIRS. ALL WINDOWS WITHIN 5'-0" OF THE TOP OR BOTTOM RISER.                                         |                               |                           |                       |               |      |         |         |
| 6.4. ALL WINDOWS THAT HAVE AN EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR.                                     |                               |                           |                       |               |      |         |         |
| 7. WINDOW REPRESENTATIVE IS RESPONSIBLE FOR TEMPERING GLAZING AT ALL REQUIRED LOCATIONS PER 2015 IRC, SECTION R308.4 |                               |                           |                       |               |      |         |         |
| 8. REFER TO EXTERIOR ELEVATIONS FOR MULLION PATTERNS.                                                                |                               |                           |                       |               |      |         |         |
| 9. VERIFY ALL SIZES PRIOR TO ORDERING.                                                                               |                               |                           |                       |               |      |         |         |



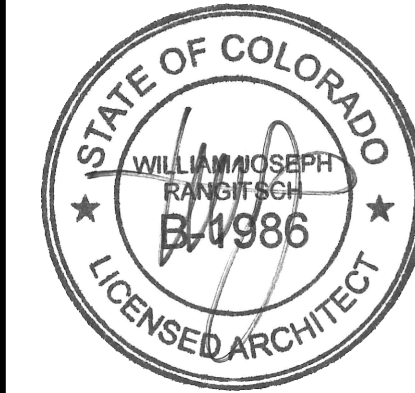
# 2 NORTH ELEVATION

SEE 1/A3.0 FOR TYPICAL ELEVATION NOTES

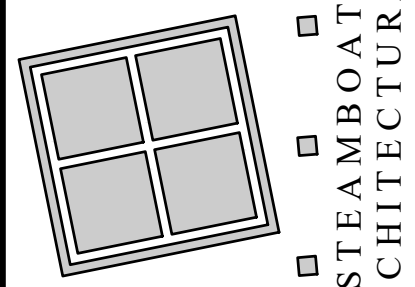
1/4" = 1'-0"  
SEE A1.0

RCRBD  
Record Set  
DM  
104/29/2020

ELEVATIONS  
WINDOW SCHEDULE



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A Remodel and Addition for  
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27270 RCR 14  
Oak Creek, Colorado

28 FEB 20

A3.0

18-27

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THESE DRAWINGS  
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THE COMPONENTS  
NECESSARY FOR  
CONSTRUCTION  
SAFETY.

## ELEVATIONS

A circular professional seal for the State of Colorado. The outer ring contains the text "STATE OF COLORADO" at the top and "LICENSED ARCHITECT" at the bottom, separated by two stars. The center of the seal contains the name "WILLIAM JOSEPH RANGITSCH" and the license number "B-1986". A stylized signature is written across the center text.

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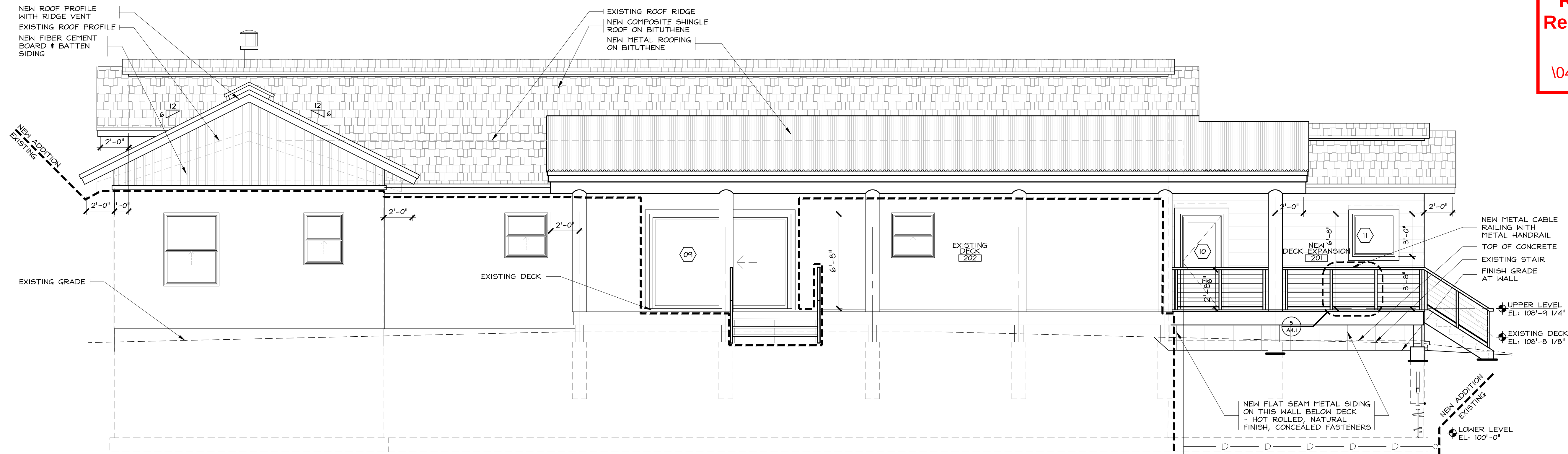


**Chris and Nora Weyand**  
A Remodel and Addition for  
27270 RCR 14  
Oak Creek, Colorado

28 FEB 20

## A3.1

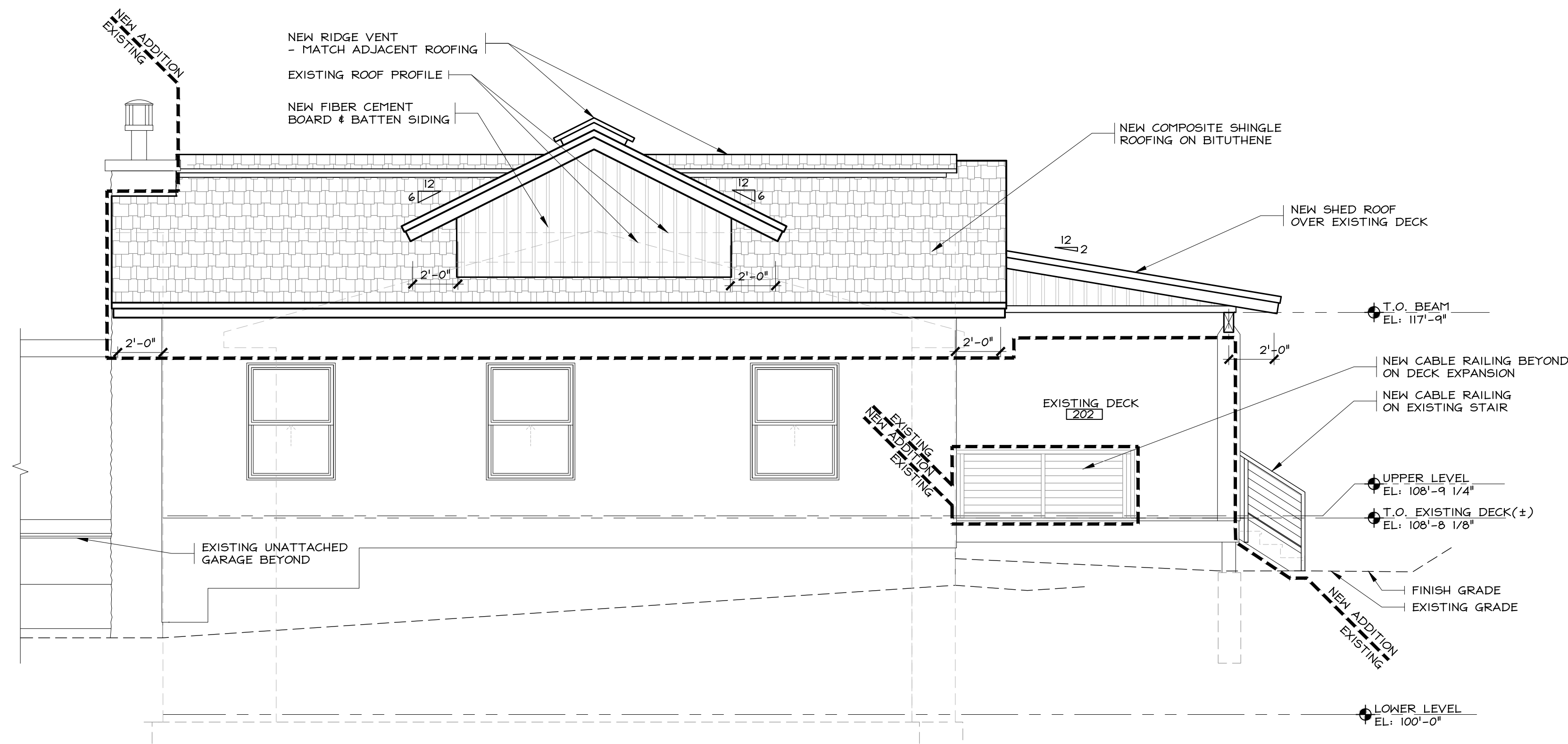
18-27



SEE 1/A3.0 FOR TYPICAL ELEVATION NOTES

**1 EAST ELEVATION**

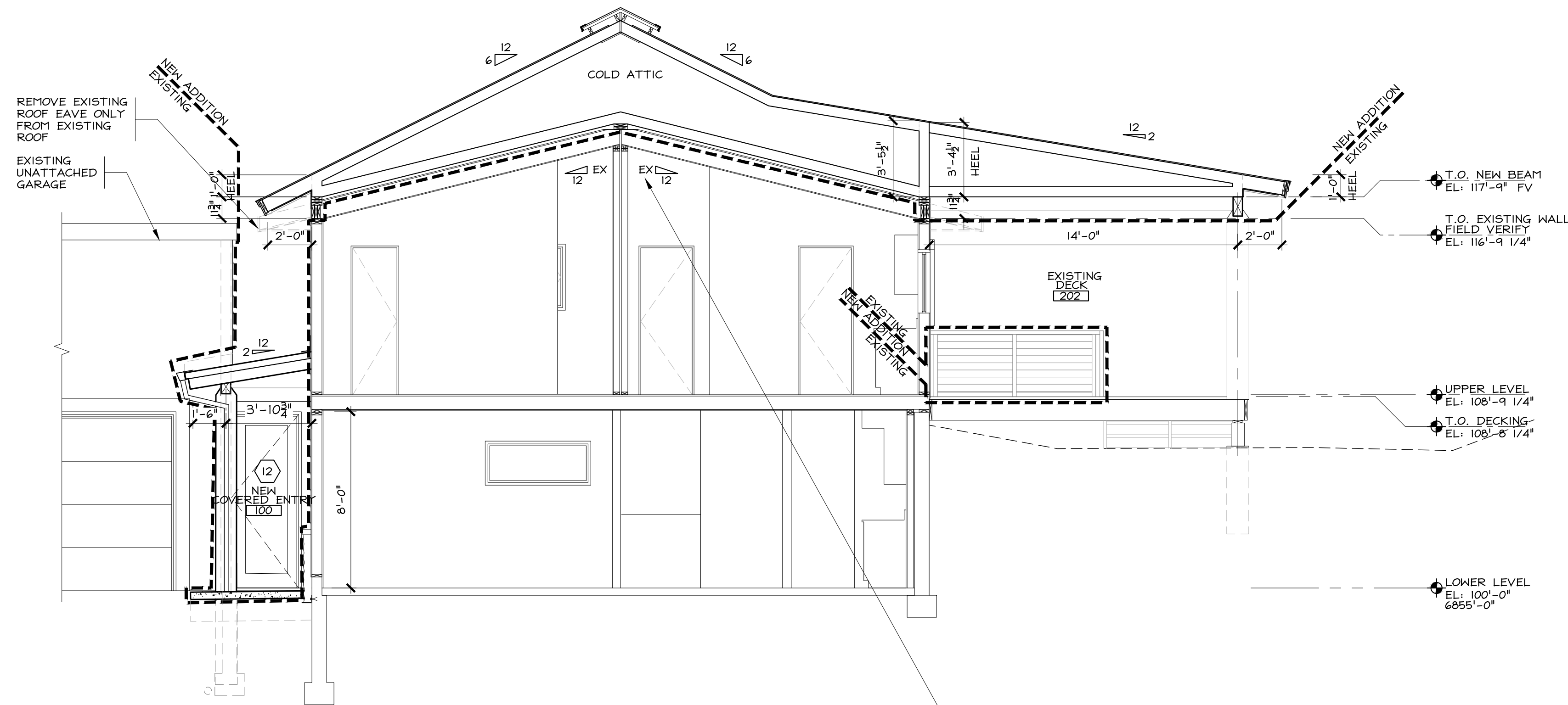
1/4" = 1'-0" NEW DECK AREA: 728 SF  
SEE A1.0



SEE 1/A3.0 FOR TYPICAL ELEVATION NOTES

**2 SOUTH ELEVATION**

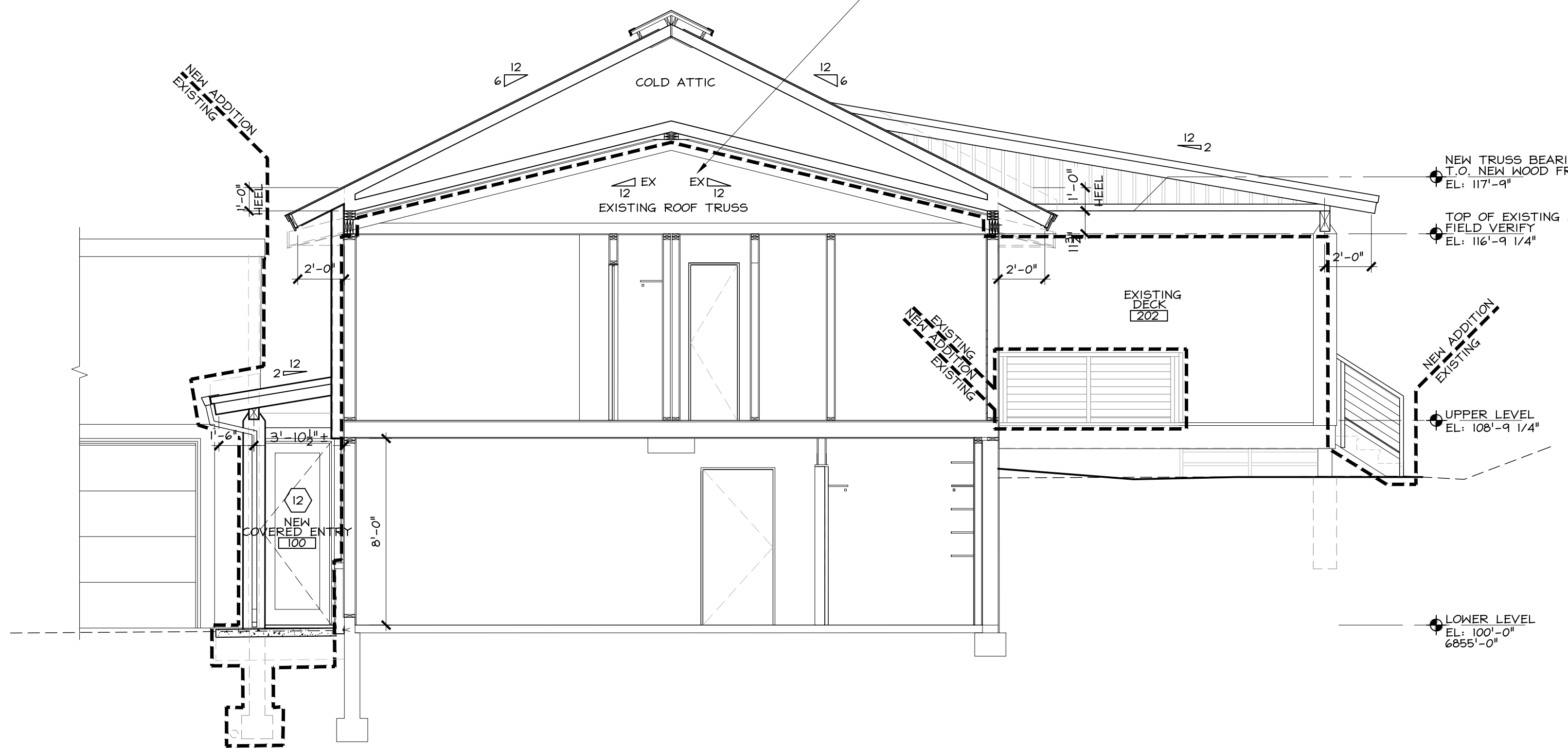
1/4" = 1'-0"  
SEE A1.0



## 1 SECTION

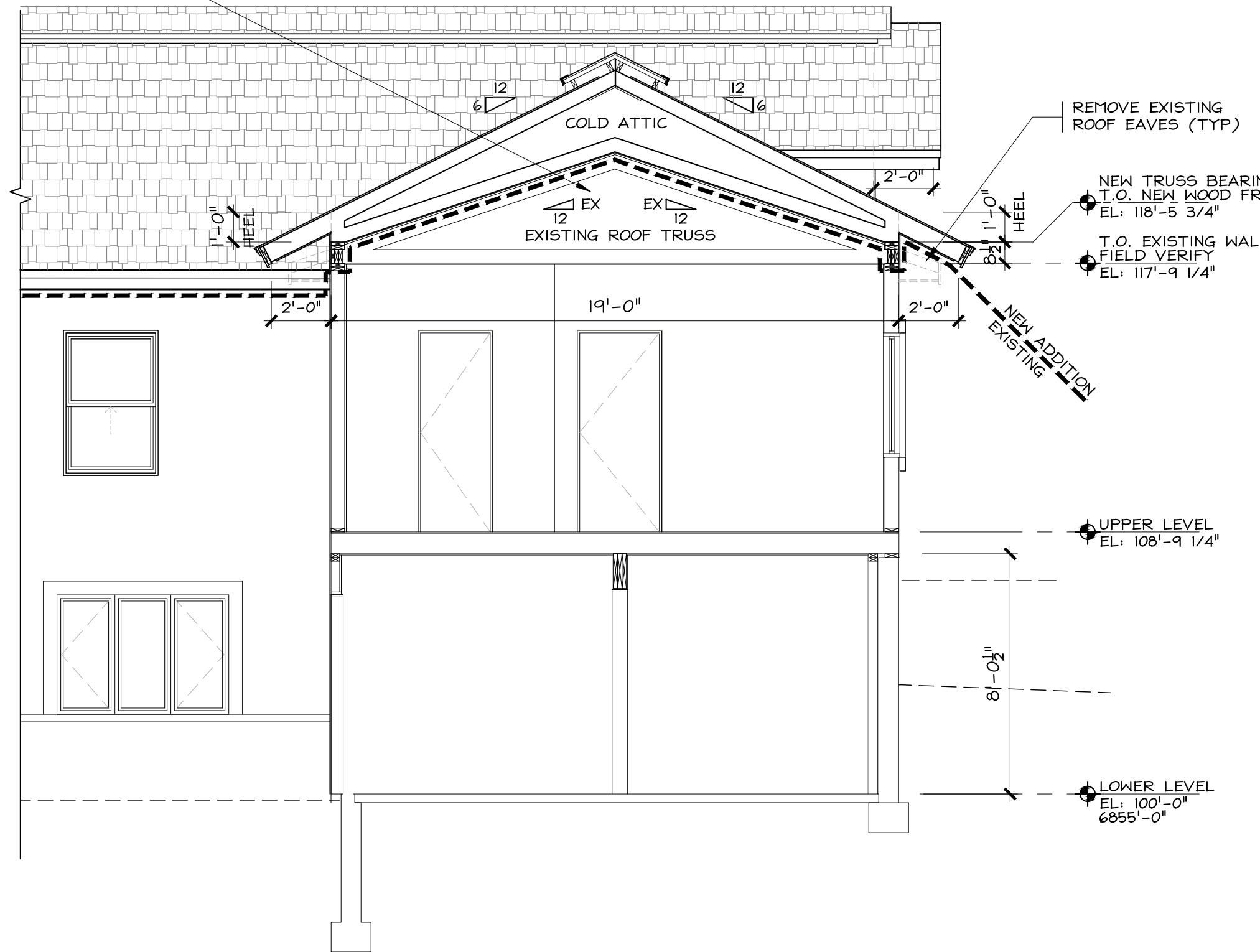
SEE 1/A4.1 FOR TYPICAL SECTION NOTES  
1/4" = 1'-0"  
SEE A1.0

NOTE:  
1. FIELD VERIFY EXISTING ROOF PITCHES BEFORE ORDERING NEW ROOF TRUSSES - ADJUST BOTTOM CHORD PITCH AS REQUIRED - COORDINATE AS REQUIRED  
2. EXISTING ROOF PITCHES SHOWN IN THESE DRAWINGS ARE BASED ON ASSUMPTIONS AND MUST BE CONFIRMED



## 2 SECTION

SEE 1/A4.1 FOR TYPICAL SECTION NOTES  
1/4" = 1'-0"  
SEE A1.0



## 3 SECTION

SEE 1/A4.1 FOR TYPICAL SECTION NOTES  
1/4" = 1'-0"  
SEE A1.0

## SECTION NOTES

- REFER TO FRAMING PLANS FOR STRUCTURAL REQUIREMENTS.
- REFER TO FRAMING PLANS FOR STRUCTURAL REQUIREMENTS.
- REFER TO WINDOW SCHEDULE FOR SIZE AND DESCRIPTION.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS PER IRC 2015.
- SOLID BLOCKING IS REQUIRED PER IRC 2015 AND FOR HORIZONTAL MEMBERS AT SUPPORTS WHERE COLUMNS PASS THROUGH FLOORS, FOR VERTICAL MEMBERS AT MID-HEIGHT, FOR FIRE BLOCKING, AND AS BACKING FOR CABINETS, SHELVES, FIXTURES, VERTICAL PANELING, HARDWARE AND MISCELLANEOUS ATTACHMENTS.
- PROVIDE BITUTHENE "ICE & WATER GUARD" BELOW ALL ROOFING. UP-SLOPE MATERIALS MUST LAP OVER DOWN-SLOPE MATERIAL BY MINIMUM 2".
- INSULATION REQUIREMENTS:
  - COMPLY WITH 2015 INTERNATIONAL ENERGY CONSERVATION CODE CLIMATE ZONE 7.  
  
WHERE UNCOMPRESSED INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES (EXCEPTION AS NOTED IN IECC SECTION R402.2.1):

|            |         |                        |
|------------|---------|------------------------|
| ROOF/ATTIC | R-38    | 11" BATTS              |
| ROOF       | R-43.75 | 7" SPRAYED-ON URETHANE |

  
WHERE UNCOMPRESSED INSULATION DOES NOT EXTEND OVER THE WALL TOP PLATE AT EAVES:

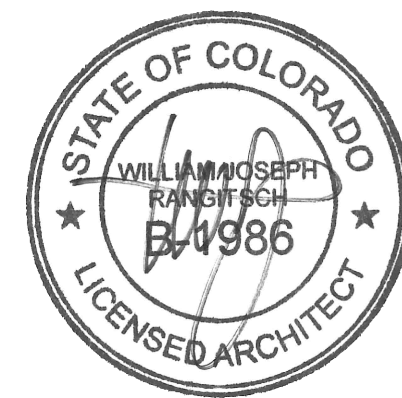
|            |      |                        |
|------------|------|------------------------|
| ROOF/ATTIC | R-49 | 14" BATTS              |
| ROOF       | R-50 | 8" SPRAYED-ON URETHANE |

  
COMBINE THE FOLLOWING FOR COMPLETE THERMAL ENVELOPE:

|                             |      |                              |
|-----------------------------|------|------------------------------|
| EXTERIOR WALLS (CAVITY)     | R-20 | 5 1/2" BATTS                 |
| AND (CONTINUOUS INSULATION) | R-5  | INSULATED EXTERIOR SHEATHING |
- PROVIDE CAULKING, GASKETING, WEATHERSTRIPPING OR OTHER SEALANT IN ACCORDANCE WITH AIR LEAKAGE REQUIREMENTS OF SECTION R402.4 OF 2015 INTERNATIONAL ENERGY CONSERVATION CODE.
- ONE-HOUR TYPE "X" DRYWALL BELOW STAIRS
- SLOPE FINISH GRADE AWAY FROM BUILDING.
- 30# FELT BEHIND ALL STONE VENEERS.
- PROVIDE AND INSTALL 3" CORRUGATED PERFORATED POLYETHYLENE PIPING FOR RADON VENTING SYSTEM. STUB UP AND CAP IN LOCATION AS APPROVED.

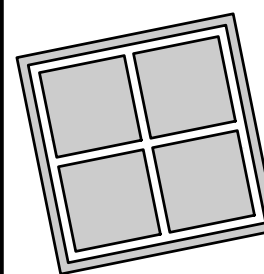
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SECTIONS  
SECTION NOTES



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A4.0

28 FEB 20

18-27

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SECTION NOTES THIS SECTION ARE TYPICAL

1/4" = 1'-0"  
SEE A10

SEE 1/A4.1 FOR TYPICAL SECTION NOTES

1/4" = 1'-0"  
SEE A10

SEE 1/A4.1 FOR TYPICAL SECTION NOTES

1/4" = 1'-0"  
SEE A1.0

SEE 1/A4.1 FOR TYPICAL SECTION NOTES

1/4" = 1'-0"  
SEE A1.0

AT EXTERIOR RAILINGS

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

## AT EXTERIOR HAND RAIL DETAIL

6<sup>1</sup> = 1<sup>1</sup>-0<sup>1</sup>  
SEE 5/A4.1

AT INTERIOR RAILINGS

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

## AT INTERIOR HAND RAIL DETAIL

6<sup>1</sup> = 1<sup>1</sup>-0<sup>1</sup>  
SEE 7/A4

## GENERAL NOTES

### DESIGN LIVE LOADS

- Roofs ..... 85 psf
- Floors..... 40 psf
- Covered Porch..... 60 psf
- Wind..... Risk Category II, 115 mph Ultimate Wind Speed, Exposure "B"
- Seismic..... IBC Design Category B

### FOUNDATION DESIGN

- Design of individual and continuous footings is based on an assumed maximum allowable bearing pressure of 2500 psf dead load plus live load placed on the natural undisturbed soils below frost depth and shall be field verified by a Qualified Soils Engineer prior to construction.
- Design of helical screw piles is based upon the specifications for the I.M.R. HELI-PILE Helical Piers. Piles are to be installed as specified and as required by the soils engineer and the professional installer to carry the required loads as noted on the plan.
- The contractor shall submit shop drawings for all helical pile components, including corrosion protection and pile top attachment to the Engineer and Regional Building Department for review and approval.
- The contractor shall provide the Engineer and Regional Building Department copies of helical pile installation records.
- Special inspection of helical pier installation is required and inspectors shall be employed by the owner or agent of the owner and not by the contractor.

### REINFORCED CONCRETE

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

### STRUCTURAL WOOD FRAMING

- Except where noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S No.2 or better, and all solid timber beams and posts shall be Douglas Fir-Larch No. 1. All studs over 12'-0" in length shall be 1.3E LSL with allowable fiber stress in bending = 1700 psi, modulus of elasticity of 1.3x10(6) psi, and allowable shear stress = 425 psi. Except as noted otherwise, minimum nailing shall be provided as specified in Table 2304.10.1 "Fastening Schedule" of the I.B.C., 2015 edition.
- Wall, floor, and roof sheathing shall be APA rated Structural I sheathing with exterior glue and graded in accordance with APA standards. Panel identification and thickness shall be as noted on the drawings.
- Where light gage framing anchors are shown or required, they shall be Simpson "Strong Tie" or equal ICC-ES approved connectors and shall be installed with the number and type of nails recommended by the manufacturer to develop the rated capacity.
- Glued Laminated timber shall be of such stress grade to develop the rated capacity.
- Laminated Veneer Lumber shall be of such stress grade to provide members with allowable fiber stress in bending = 2600 psi, modulus of elasticity of 1.9x10(6) psi, and allowable shear stress parallel to the glue line = 285 psi.
- Trussed rafters shall be designed by a Professional Engineer licensed in the state of Colorado to support the full dead and live loads of the roof, ceiling, and any other superimposed loads. Calculations and shop drawings, including member sizes, lumber species and grades, and substantiating data for connector capacities, shall be submitted to the Architect or Engineer for review and approval prior to fabrication.
- Roof and floor joists shall be plant-fabricated I-series with LVL wood flanges and plywood or OSB webs, and carry ICBO approval for the composite section. Joists shall be designed to carry the full dead and live loads of the roof and floor and any other superimposed loads. Bridging and blocking shall be installed according to the fabricator's requirement.

### EPOXY ADHESIVE ANCHORING SYSTEM

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

### STRUCTURAL ERECTION AND BRACING REQUIREMENTS

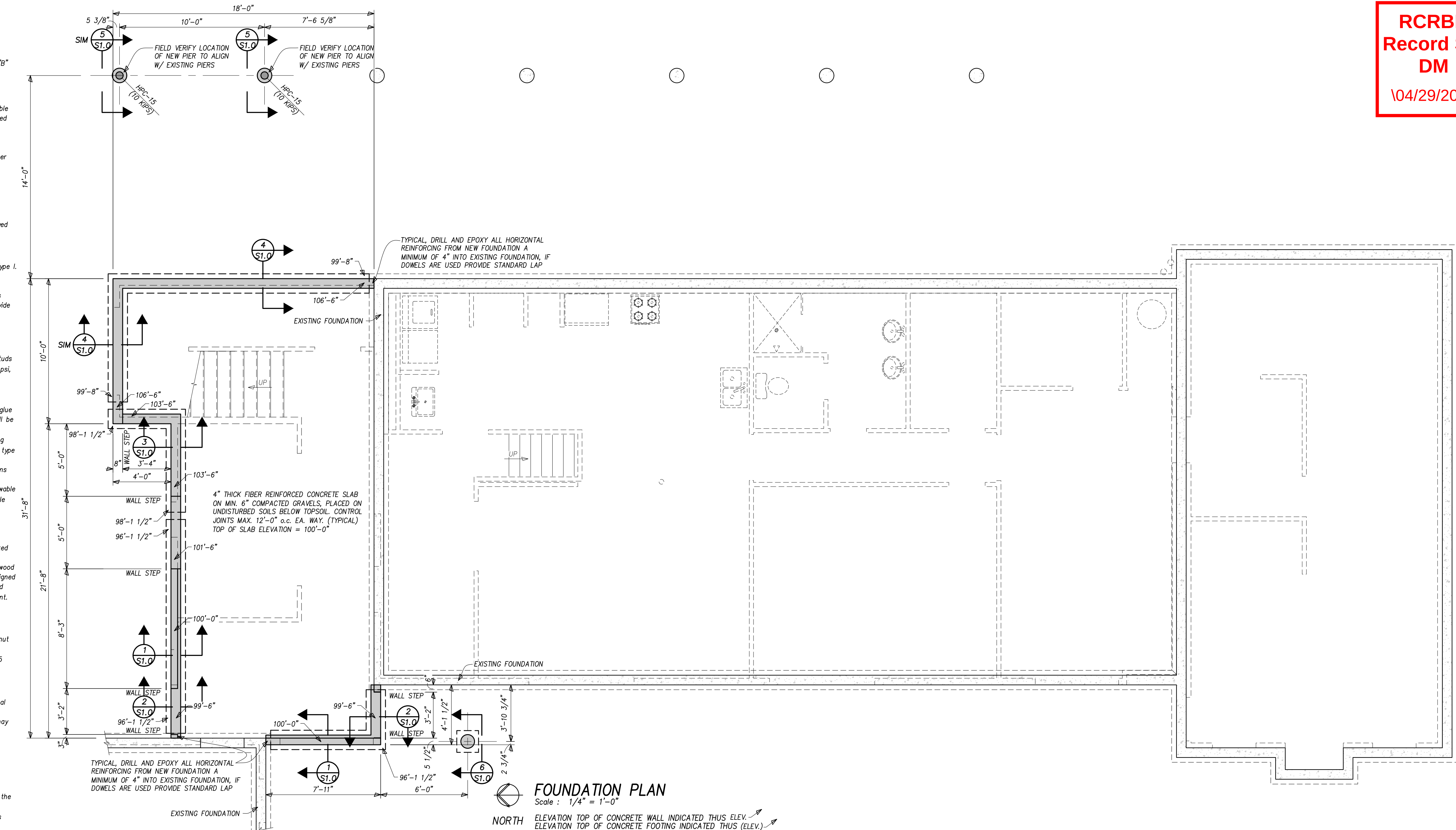
- The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
- The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required during construction to achieve the final completed structure.
- The Contractor shall submit a shoring plan for approval prior to construction and all shoring shall be inspected and approved by Engineer prior to demolition.

### SPECIAL INSPECTIONS

- All special inspections shall comply with chapter 17 of the International Building Code (IBC). These inspections are in addition to the inspections specified in Section 109 of the IBC.
- The Special Inspector and testing agent shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official prior to commencing work.
- The Special Inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official, for inspection of the particular type of construction or operation requiring special inspection.
- The credentials of all inspectors, administrators and testing technicians shall be provided if requested.
- The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge.
- Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge.
- The Special Inspection program does not relieve the Contractor of his or her responsibilities.
- A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.
- Job site safety and means and methods of construction are solely the responsibility of the Contractor.
- The Special Inspection program does not relieve the Contractor or any other entity of any contractual duties, including quality control, quality assurance, or safety.
- The Contractor is solely responsible for construction means, methods, and job site safety.
- Special inspection is required for the off site fabrication of structural steel load-bearing members and assemblies unless the work is done on the premises of a fabricator registered and approved to perform such work without special inspection.
- In addition to special inspections required by chapter 17 of the IBC and those required by the Building Official the following site specific inspections are required:

### NOTE FOR ADDITIONS TO EXISTING STRUCTURES:

- ALL PARTIES INVOLVED SHOULD BE AWARE THAT ADDITIONS TO EXISTING STRUCTURES CARRY THE POTENTIAL RISK OF DIFFERENTIAL MOVEMENT FROM SETTLEMENT AND SHRINKAGE BETWEEN THE NEW AND EXISTING STRUCTURES. THESE POTENTIAL MOVEMENTS CAN RESULT IN APPARENT DISTRESS IN THE FINISHES SOON AFTER COMPLETION OF THE PROJECT, HOWEVER SHOULD NOT RESULT IN ANY SIGNIFICANT STRUCTURAL DISTRESS.
- THE CONTRACTOR SHALL TAKE THESE FACTORS INTO CONSIDERATION DURING CONSTRUCTION AND TAKE APPROPRIATE MEASURES TO MINIMIZE THE POTENTIAL DIFFERENTIAL MOVEMENTS BY PROPERLY ATTACHING THE NEW STRUCTURE TO THE EXISTING STRUCTURE, USING FRAMING MATERIALS WITH LOW MOISTURE CONTENT TO LESSEN THE SHRINKAGE POTENTIAL, AND PLACING NEW FOUNDATIONS ON PROPERLY COMPACTED NATURAL SOILS OR APPROVED COMPACTED STRUCTURAL FILL AS REQUIRED. NOTE THAT EVEN WITH PROPER MEASURES THERE WILL STILL BE SOME RISK OF DIFFERENTIAL SETTLEMENT.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS THAT MAY POTENTIALLY AFFECT THE PERFORMANCE OF THE NEW STRUCTURE OR MAY LEAD TO DIFFERENTIAL MOVEMENTS IN THE NEW STRUCTURE OR BETWEEN THE NEW AND EXISTING STRUCTURES.



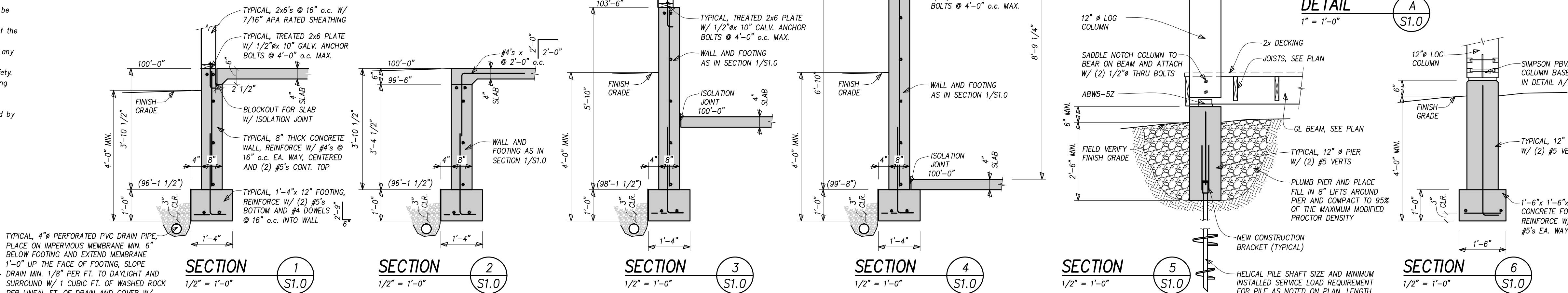
### FOUNDATION PLAN

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

ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV. -  
ELEVATION TOP OF CONCRETE FOOTING INDICATED THUS (ELEV.) -

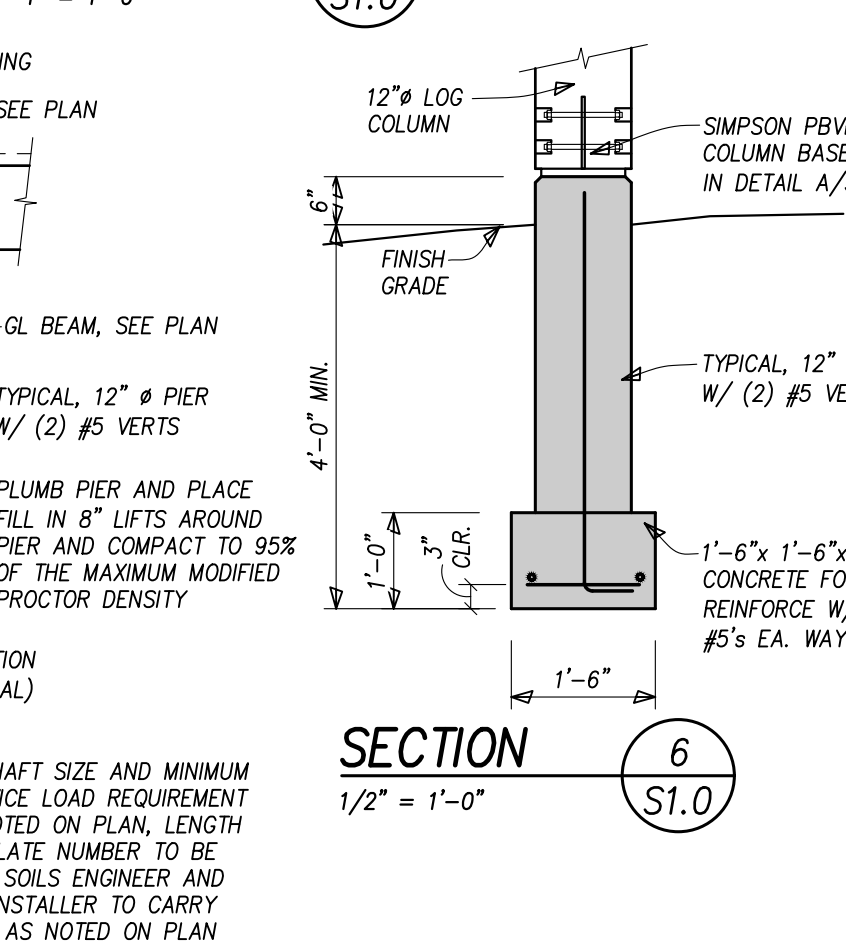
HELICAL SCREW PILE LOCATION, SHAFT SIZE, AND MINIMUM SERVICE LOAD REQUIREMENT FOR HELICAL SCREW PILE, DEAD LOAD PLUS LIVE LOAD IN KIPS (1 KIP = 1000 lbs), INDICATED THUS

NOTE:  
ALL EXISTING FRAMING MEMBER SIZES SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. ALL DIMENSIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR AT TIME OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF DISCREPANCIES BETWEEN FIELD CONDITIONS AND THOSE SHOWN ON DRAWINGS PRIOR TO CONSTRUCTION.



### DETAIL

1" = 1'-0"



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

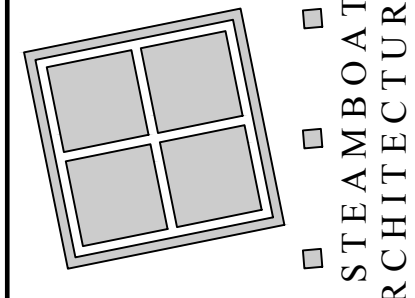
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DRAWN BY: CAS  
PROJECT# 19-050  
FOUNDATION PLAN



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steamboat-springs-co-80477



A Remodel and Addition for  
**Chris and Nora Weyand**  
27270 RCR 14  
Oak Creek, Colorado

28 FEB 20

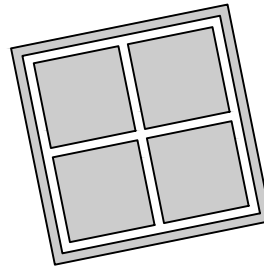
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18-27



William J. Rangitsch

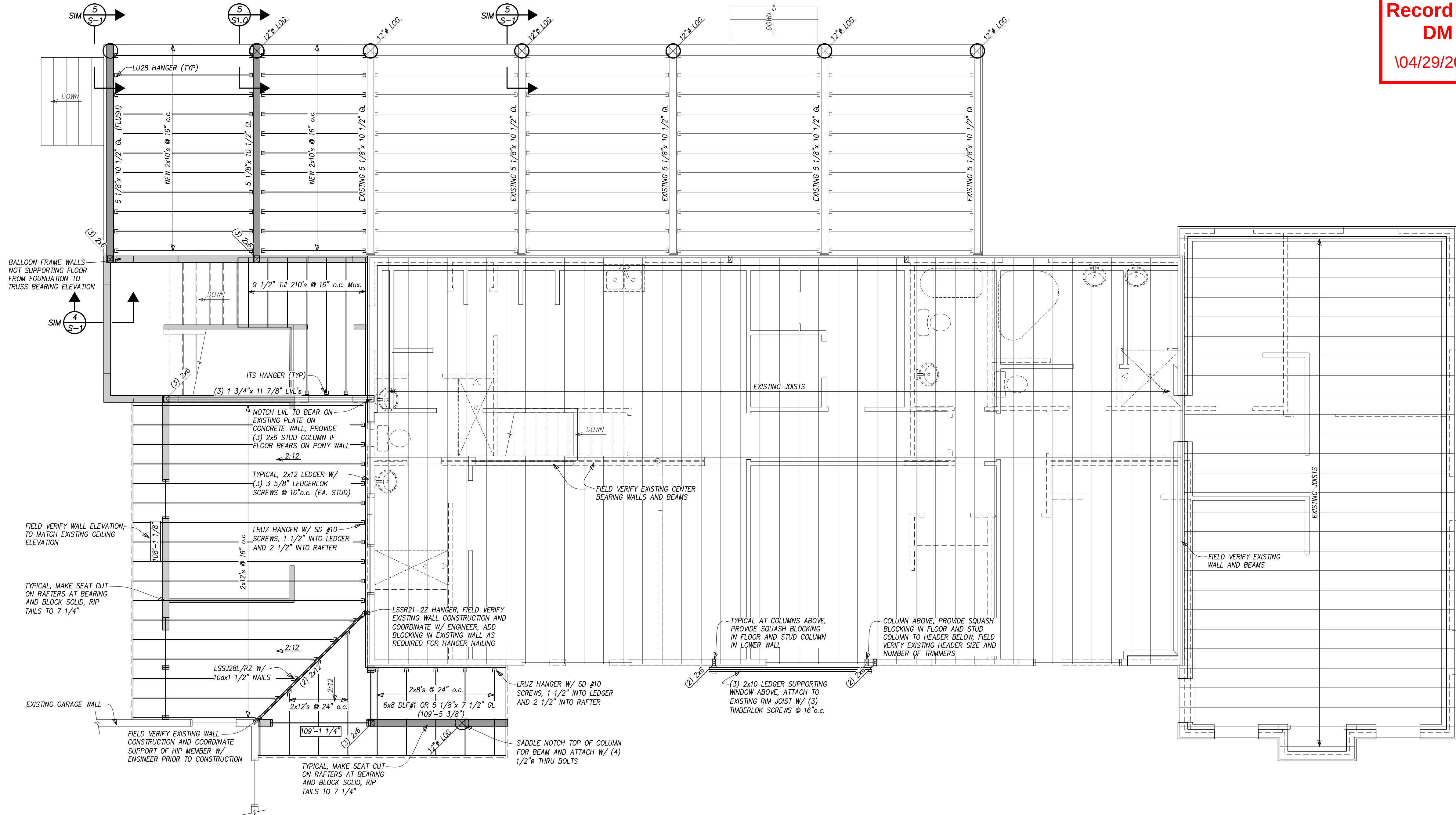
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STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

A Remodel and Addition for  
**Chris and Nora Weyand**

27270 RCR 14  
Oak Creek, Colorado



**UPPER FLOOR AND LOWER ROOF FRAMING PLAN**  
Scale : 1/4" = 1'-0"

NORTH

TYPICAL AT EXISTING FLOOR, 3/4" TOP OF SHEATHING ELEVATION TO MATCH EXISTING, ASSUMED TO BE 108'-9 1/4" (FIELD VERIFY PRIOR TO CONSTRUCTION)

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

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

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

TYPICAL AT ROOF, 5/8" APA RATED, EXPOSURE 1, SHEATHING  
TYPICAL SUB-FASCIA THIS PLAN, IS TO BE 2x10

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

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

[EX-] INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

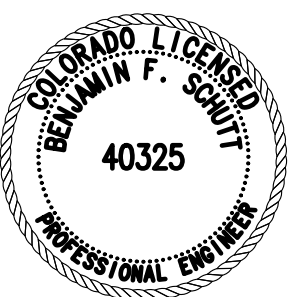
NOTE:  
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RCRBD  
Record Set  
DM  
10/4/29/2020

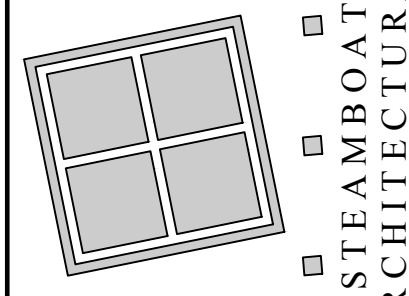
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DRAWN BY: CAS  
PROJECT# 19-050  
ROOF FRAMING PLAN



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