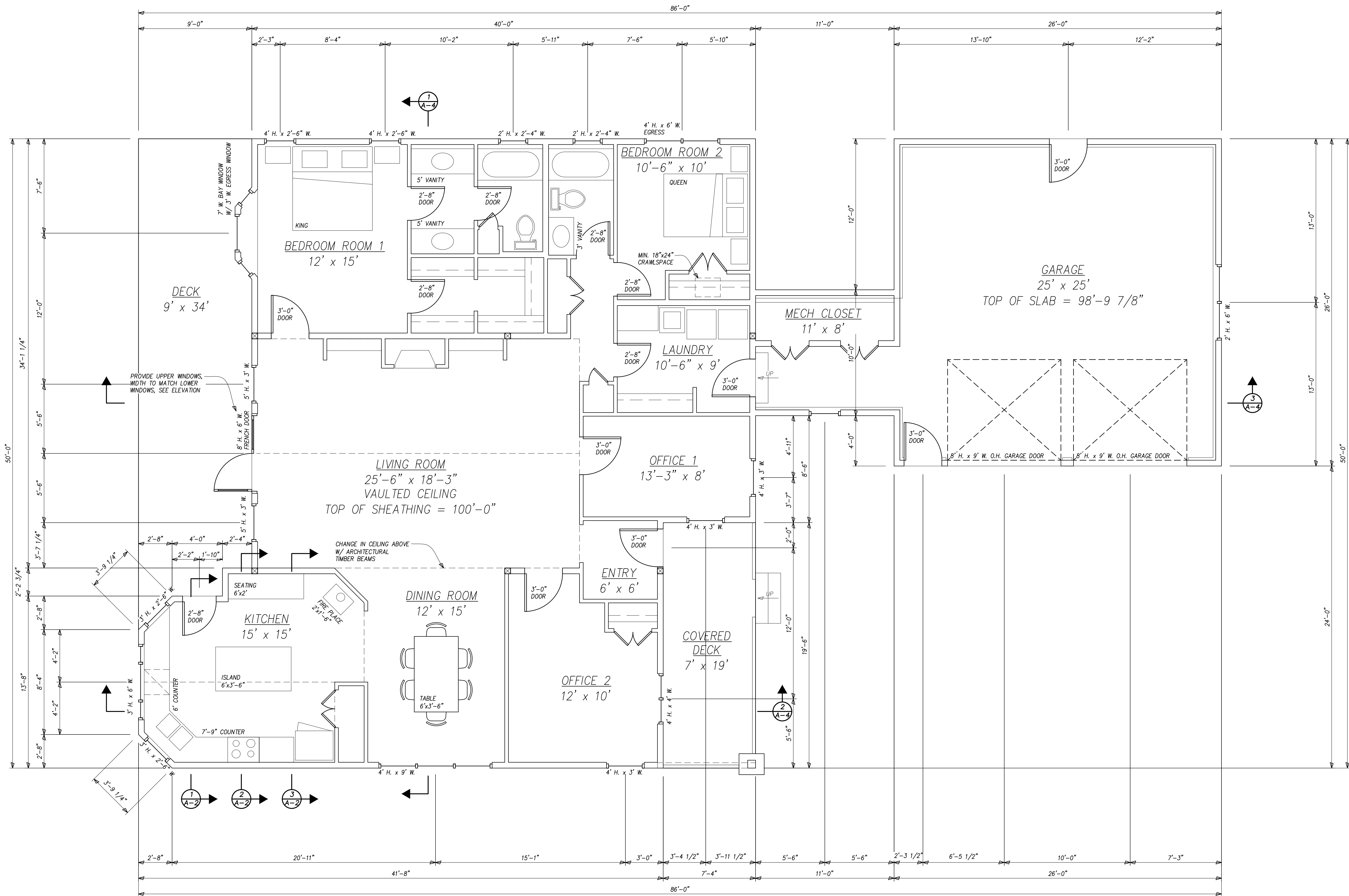
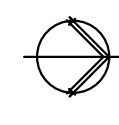




 **FLOOR PLAN**
Scale : 1/4" = 1'-0"
NORTH GARAGE SLAB ELEVATION = 98'-9 7/8"
MAIN FLOOR TOP OF SHEATHING ELEVATION = 100'-0"
TYPICAL EXTERIOR WALL TO BE 2x6.
TYPICAL INTERIOR WALL TO BE 2x4, EXCEPT AT INTERIOR BEARING WALL
AND PLUMBING WALLS

BUILDING SIZE
HOUSE: 1,978 sf
COVERED DECK: 144 sf
UNCOVERED DECK: 322 sf
GARAGE: 786 sf

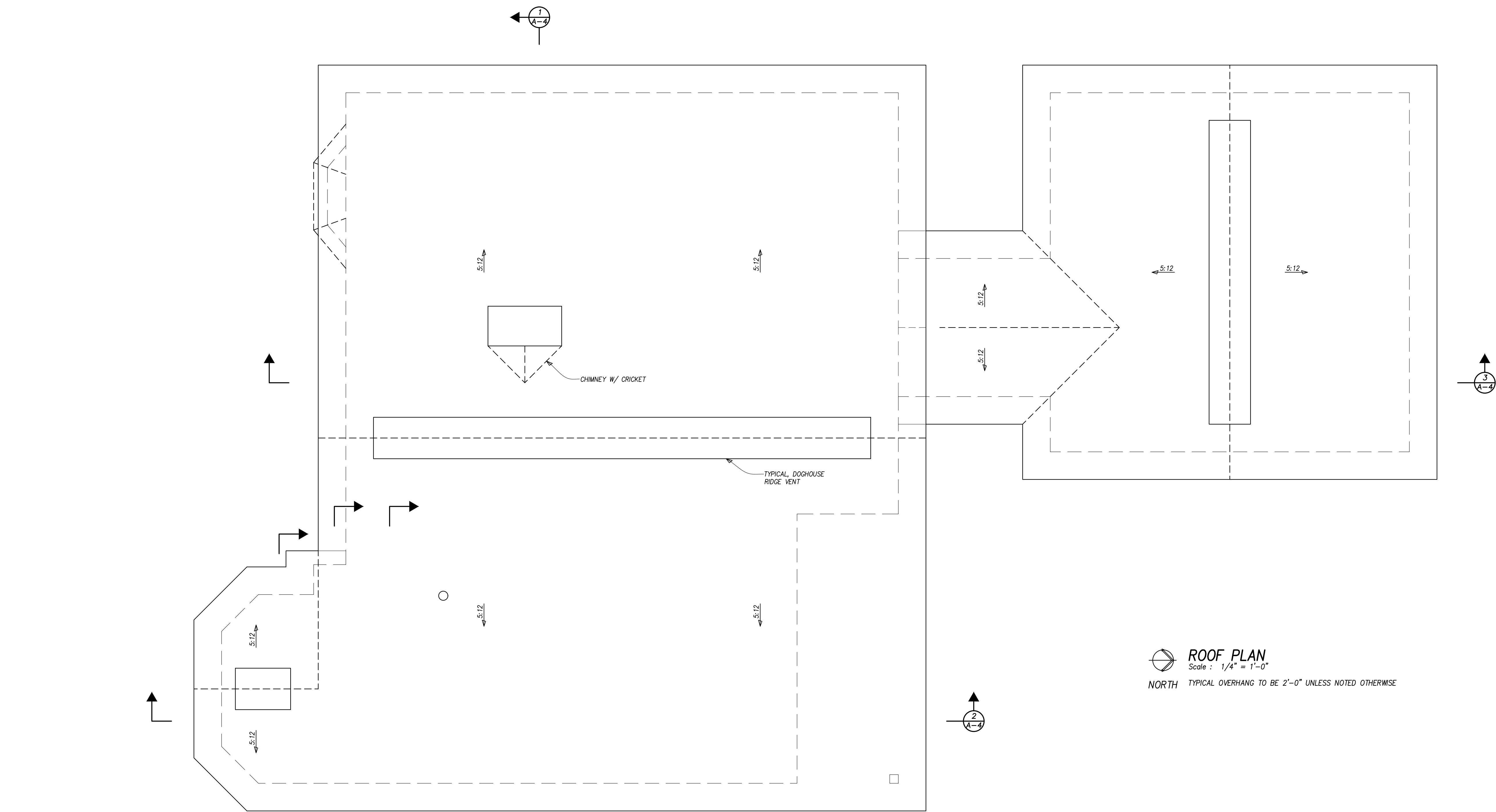
DATE	REVISIONS
12/16/20	
PROJECT #20-095	
DRAWN CAS	
CHECKED BFS	
FILE Kurtz_House_20095.dwg	
SCALE 1/4" = 1'-0"	

MARY AND PETER KURTZ
FLOOR PLAN
RANCH HOME
25545 COUNTY ROAD 56
STEAMBOAT SPRINGS, COLORADO 80487

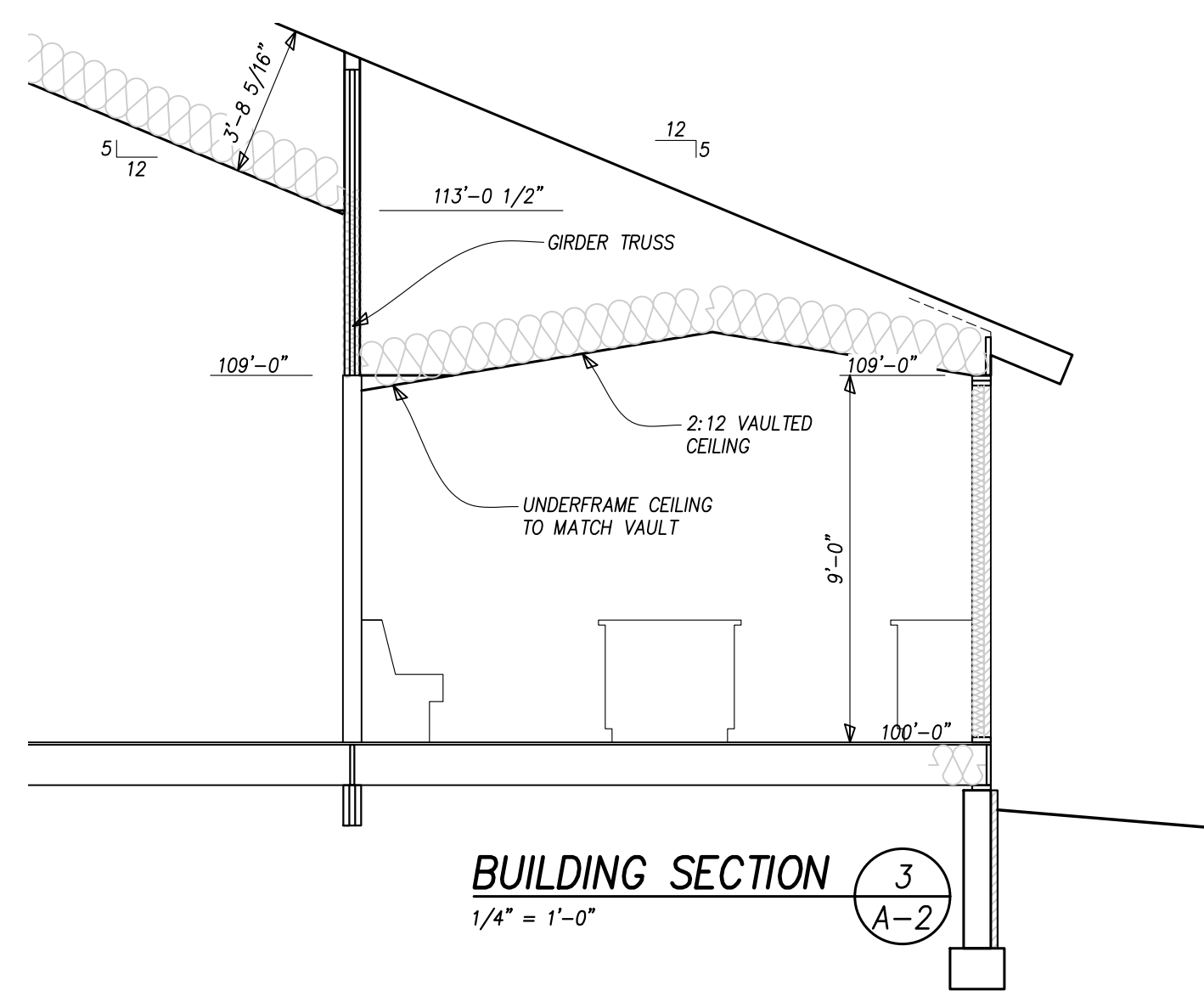
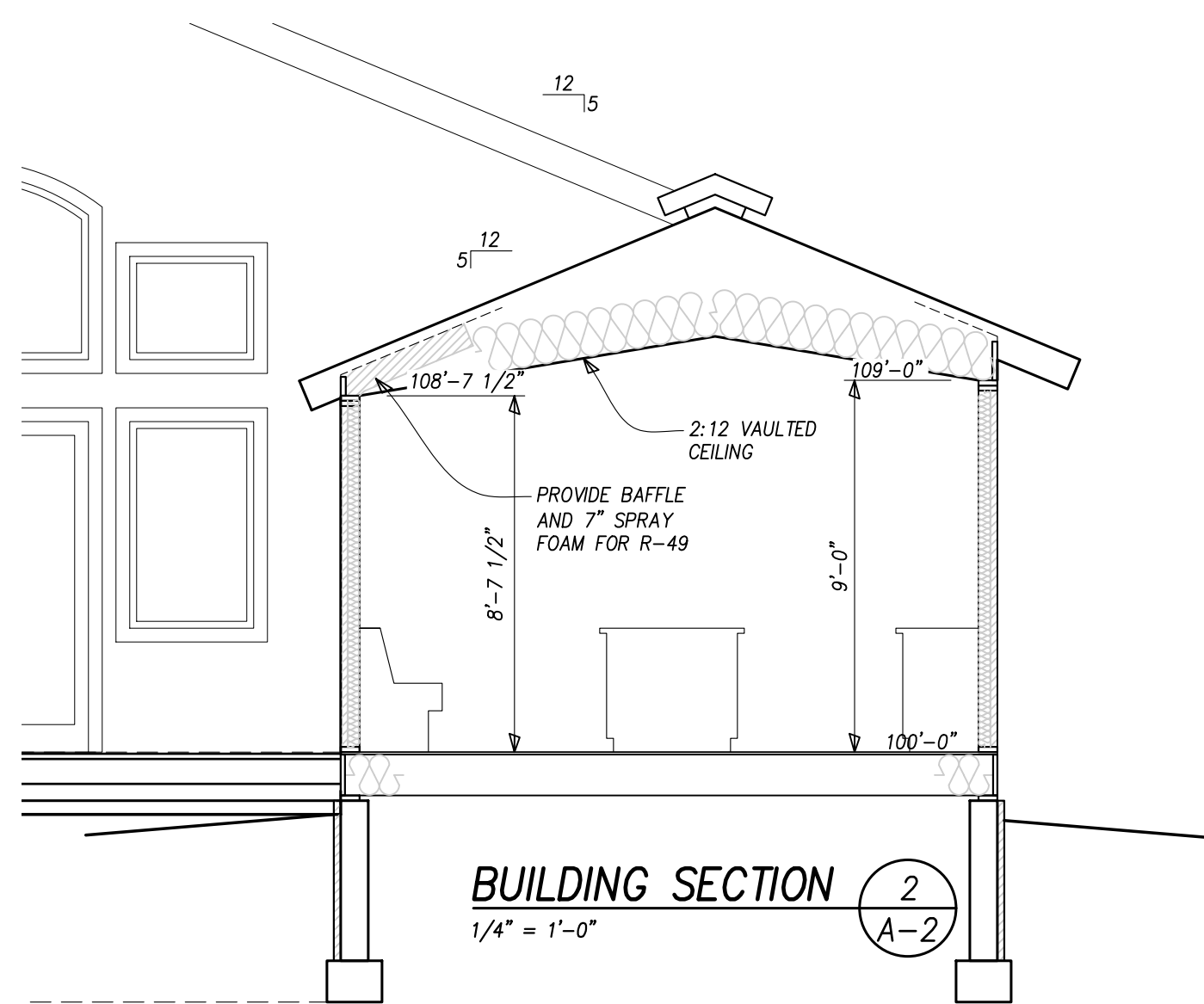
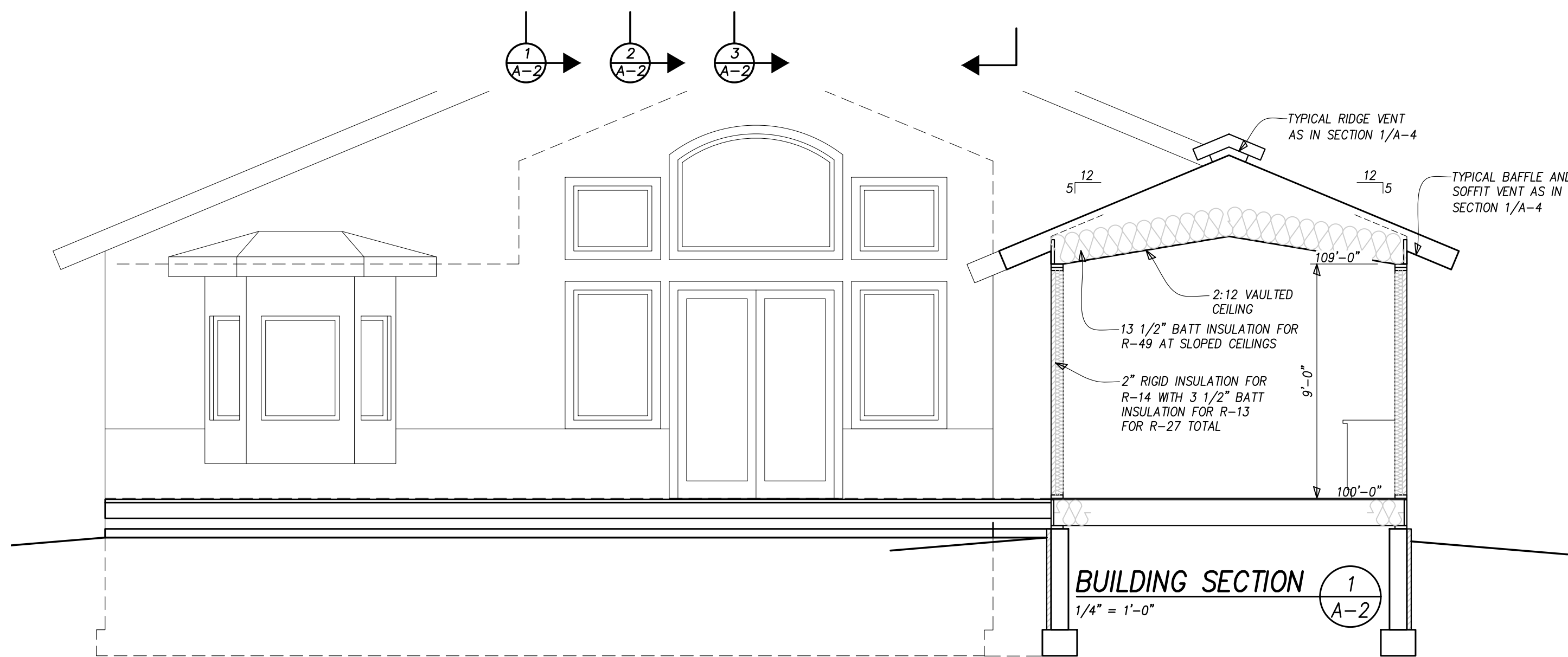
SHEET

A-1

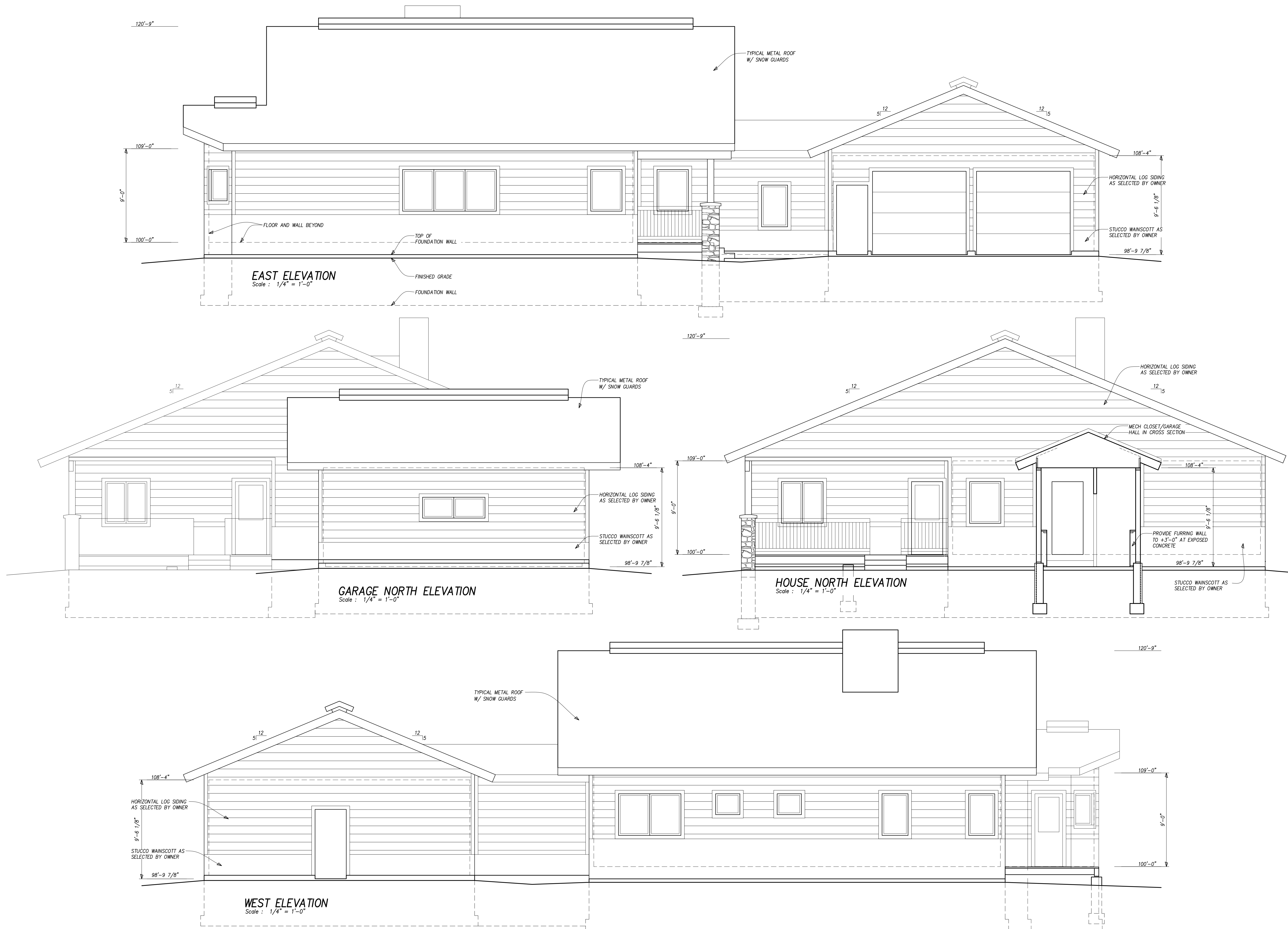
1 OF 4



ROOF PLAN
Scale : 1/4" = 1'-0"
NORTH TYPICAL OVERHANG TO BE 2'-0" UNLESS NOTED OTHERWISE

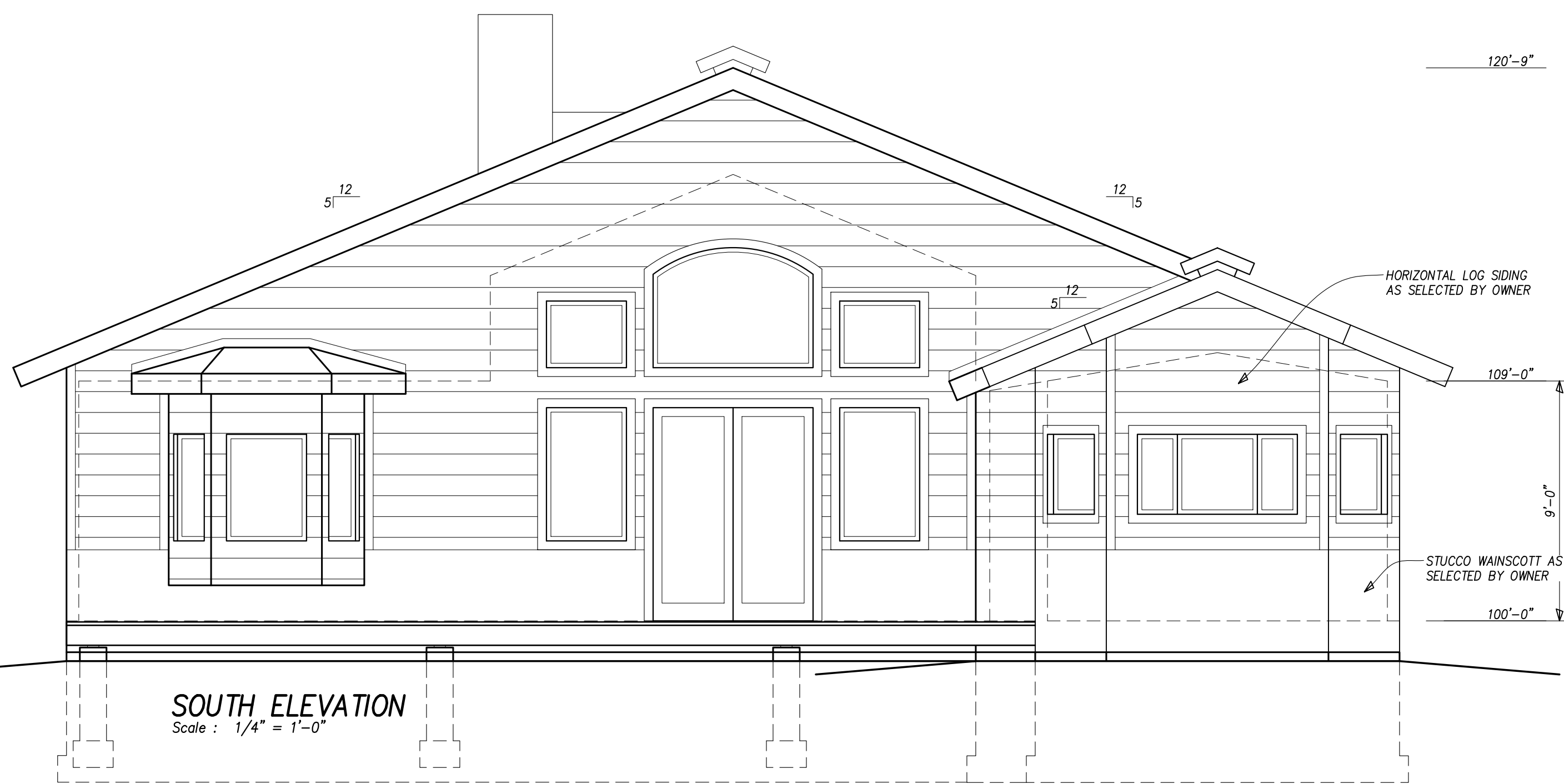


DATE	12/16/20	REVISIONS
PROJECT	#20-095	
DRAWN	CAS	
CHECKED	BFS	
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SCALE	1/4" = 1'-0"	

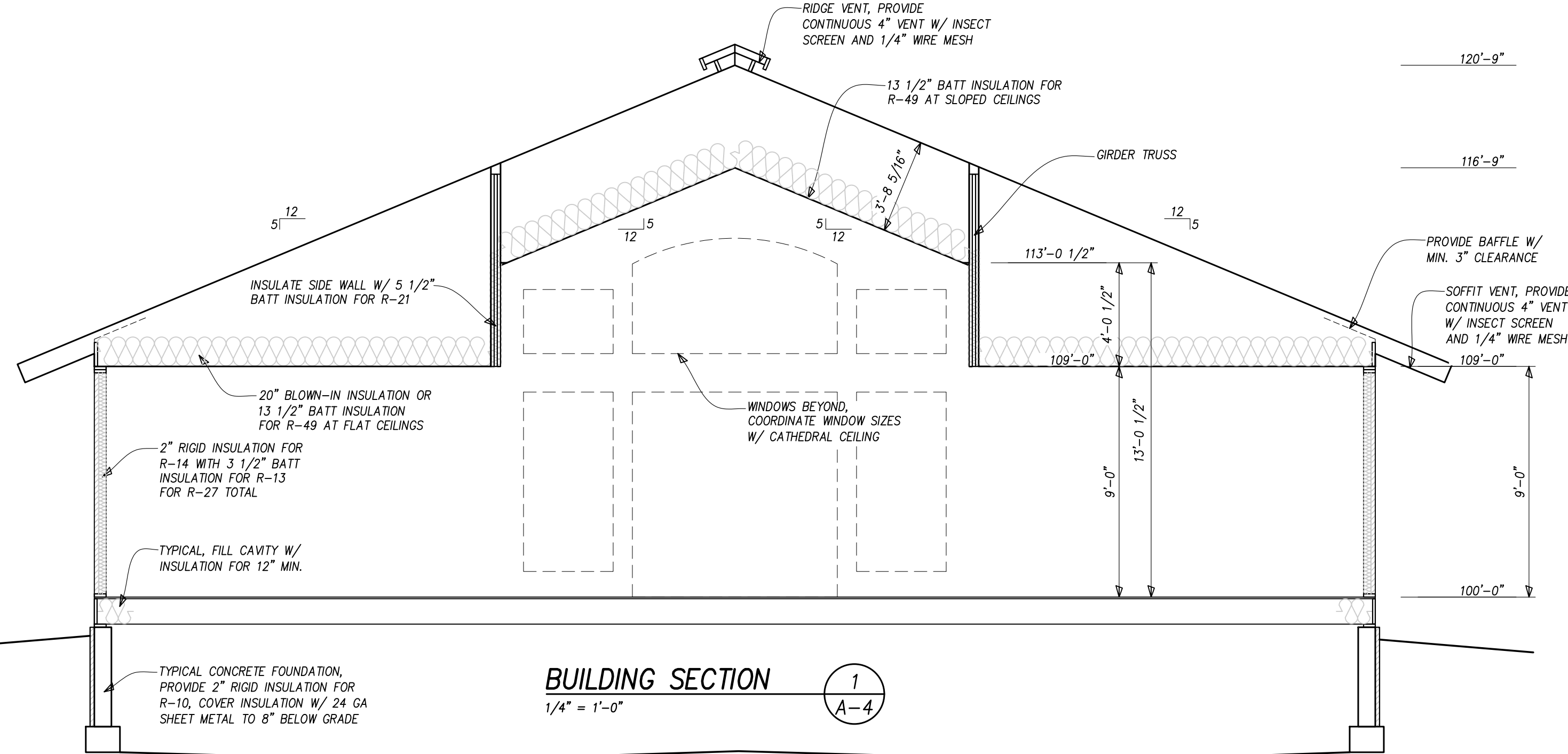


DATE	REVISIONS
12/16/20	
PROJECT #20-095	
DRAWN CAS	
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SCALE 1/4" = 1'-0"	

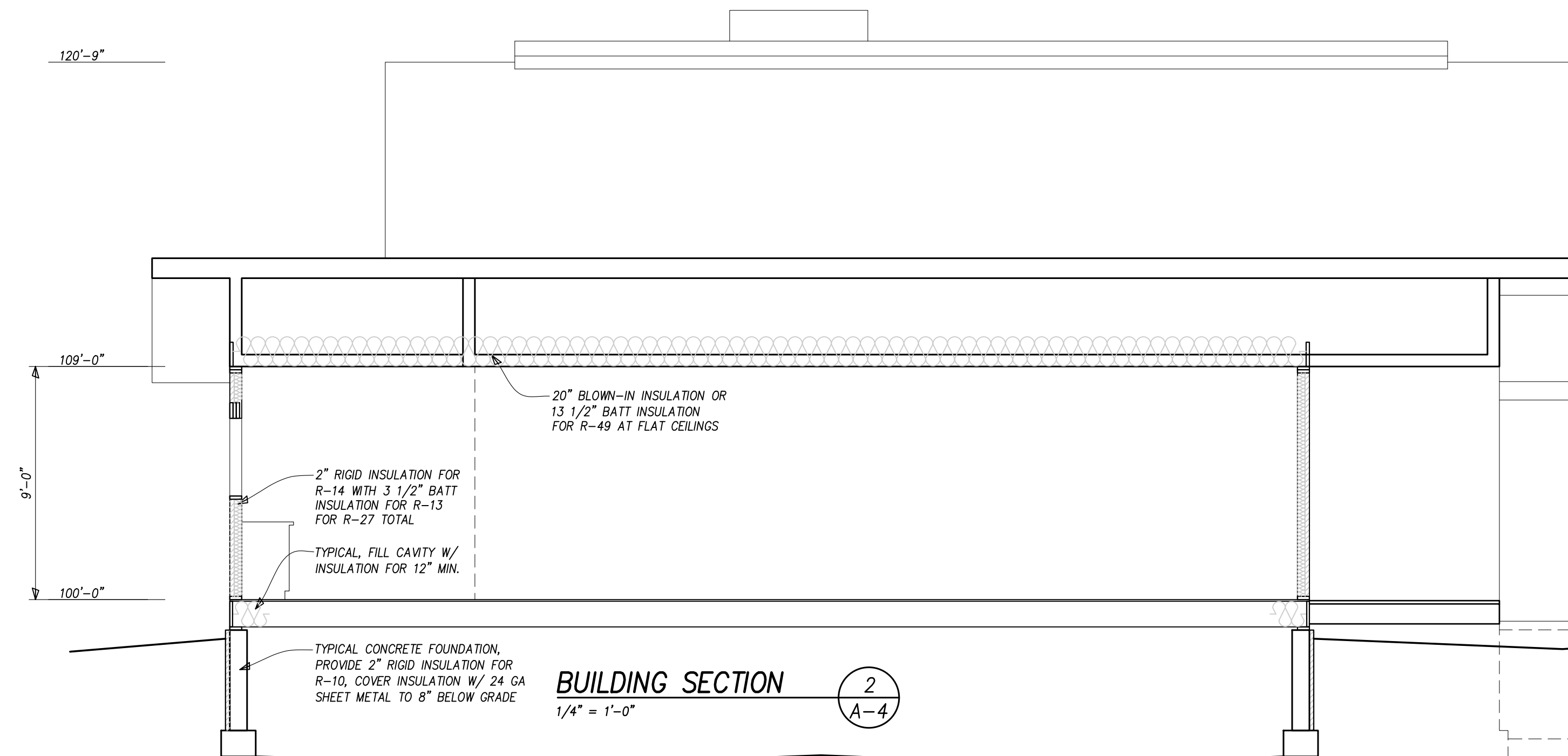
MARY AND PETER KURTZ
ELEVATIONS
RANCH HOME
25545 COUNTY ROAD 56
STEAMBOAT SPRINGS, COLORADO 80487



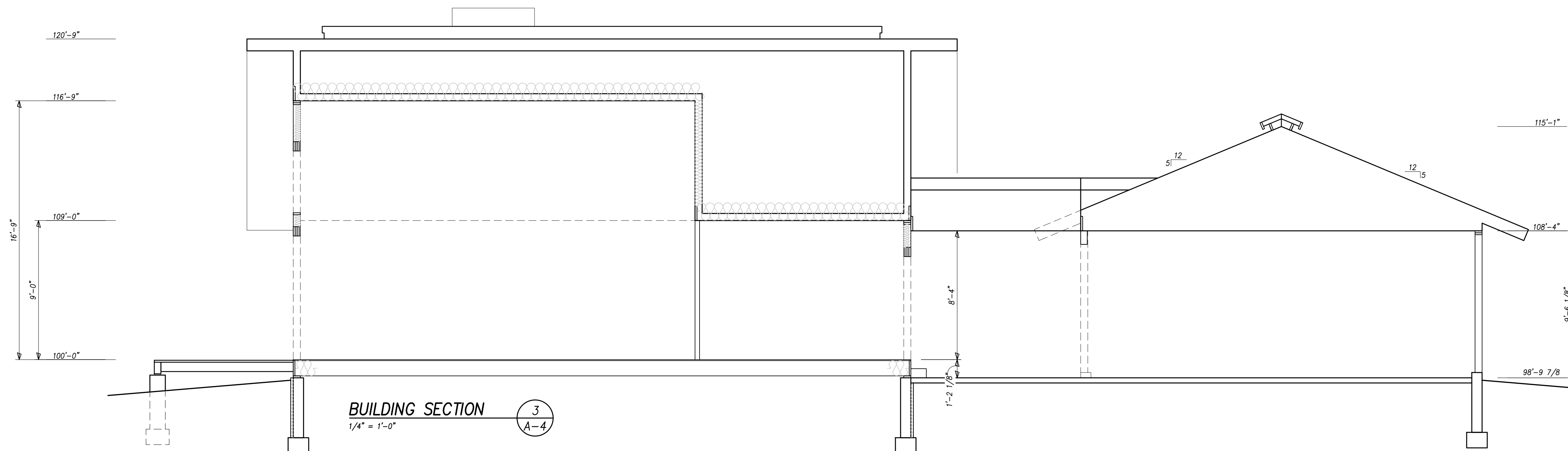
SOUTH ELEVATION
Scale : 1/4" = 1'-0"



BUILDING SECTION 1
1/4" = 1'-0" A-4



BUILDING SECTION 2
1/4" = 1'-0" A-4



BUILDING SECTION 3
1/4" = 1'-0" A-4

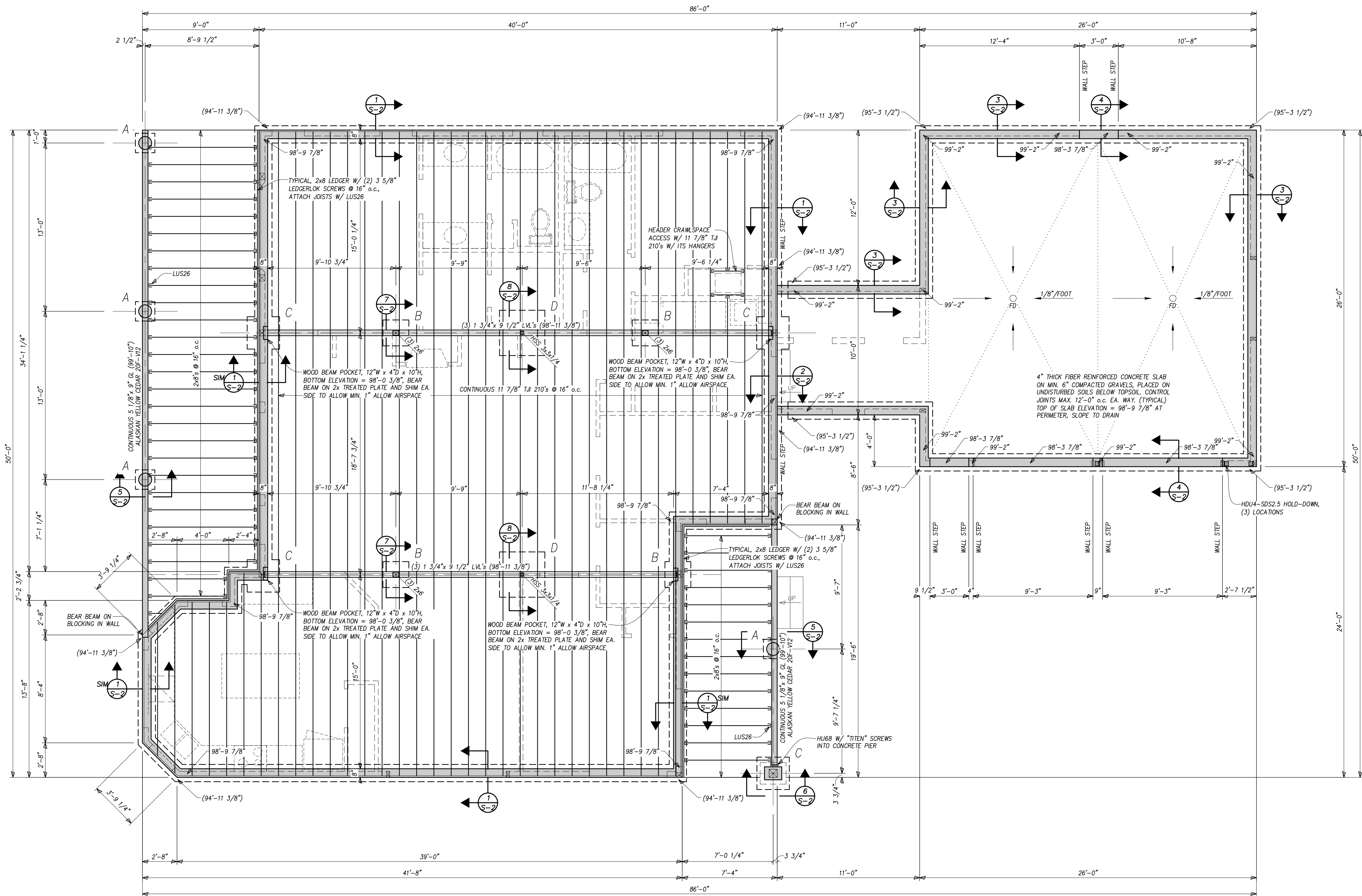
DATE	REVISIONS
12/16/20	
PROJECT #20-095	
DRAWN CAS	
CHECKED BFS	
FILE Kurtz_House_20095.dwg	
SCALE 1/4" = 1'-0"	

MARY AND PETER KURTZ
BUILDING SECTIONS
RANCH HOME
25545 COUNTY ROAD 56
STEAMBOAT SPRINGS, COLORADO 80487

SHEET

A-4

4 OF 4



FOUNDATION AND MAIN FLOOR FRAMING PLAN
 Scale : 1/4" = 1'-0"

NORTH

ELEVATION TOP OF CONCRETE WALL SHALL BE INDICATED THUS ELEV. →
 ELEVATION TOP OF CONCRETE FOOTING SHALL BE INDICATED THUS (ELEV.) →

TYPICAL AT FLOOR, 3/4" APA RATED, EXPOSURE 1, SHEATHING
 TOP OF SHEATHING ELEVATION SHALL BE 100'-0" UNLESS NOTED OTHERWISE

INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION

SPREAD FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
A	1'-6" x 1'-6" x 1'-0"	(2) #5'S EA. WAY, BOTTOM
B	2'-0" x 2'-0" x 1'-0"	(3) #5'S EA. WAY, BOTTOM
C	2'-6" x 2'-6" x 1'-0"	(4) #5'S EA. WAY, BOTTOM
D	3'-6" x 3'-6" x 1'-0"	(5) #5'S EA. WAY, BOTTOM



DATE	REVISIONS
12/16/20	
PROJECT #20-095	
DRAWN CAS	
CHECKED BFS	
FILE Kurtz_House_20095.dwg	
SCALE 1/4" = 1'-0"	

MARY AND PETER KURTZ
FOUNDATION AND FLOOR FRAMING PLAN
 RANCH HOME
 25545 COUNTY ROAD 56
 STEAMBOAT SPRINGS, COLORADO 80487

SHEET

S-1

1 OF 4

GENERAL NOTES

DESIGN LIVE LOADS

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

FOUNDATION DESIGN

- a. Design of individual and continuous footings is based on a maximum allowable bearing pressure of 3000 psf dead load plus live load placed on the natural undisturbed soils below frost depth as described in soils report.
b. Soils report 06-0512 by Northwest Colorado Consultants, Inc.

REINFORCED CONCRETE

- a. Structural concrete shall have a minimum 28 day compressive strength of 3000 psi Type I.
b. Reinforcing bars shall conform to ASTM Specification A615-79 and shall be Grade 60.
c. All anchor bolts are to meet ASTM Specification F1554 Grade 36.
d. At splices, lap bars 36 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 STEEL

- a. Structural steel rolled shapes shall conform to ASTM A572, Grade 50. Plates and angles shall conform to ASTM A36. Tube shapes shall conform to ASTM A500 Grade B, 46 ksi yield. Pipe shapes shall conform to ASTM A53, Grade B.
b. All bolts shall conform to ASTM Specification A307.
c. Expansion bolts called for on the drawings shall be "HLTI" "WEG-IT", "RED HEAD", or approved wedge type, with the following minimum embedments: 5/8" diameter bolts - 2 3/4", 1/2" diameter bolts - 2 1/4".
d. All welding shall be done by a certified welder.

STRUCTURAL WOOD FRAMING

- a. 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.
b. 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.
c. 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.
d. 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.
e. Glued Laminated timber shall be of such stress grade to provide glued laminated beams with combination symbol 24F-V4.
f. 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.
g. Parallel Strand Lumber used in header or beam conditions shall be of such stress grade to provide member with allowable fiber stress in bending = 2900 psi, modulus of elasticity of 2.0x10(6) psi, and allowable shear stress parallel to the glue line = 290 psi. Parallel Strand Lumber used in column conditions shall be of such stress grade to provide members with allowable fiber stress in bending = 2400 psi, modulus of elasticity of 1.8x10(6) psi, and allowable shear stress parallel to the glue line = 190 psi.
h. 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.
i. 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.

BACK FILLING

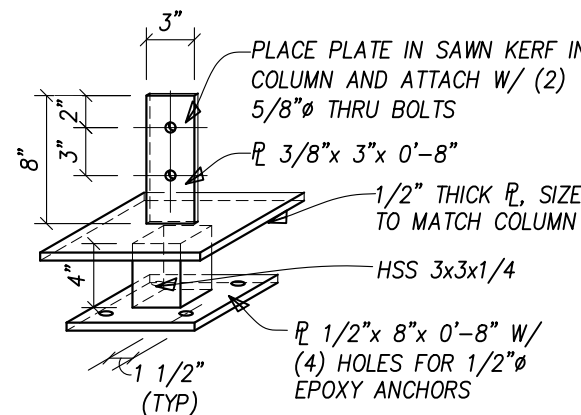
- a. Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored.

EPOXY ADHESIVE ANCHORING SYSTEM

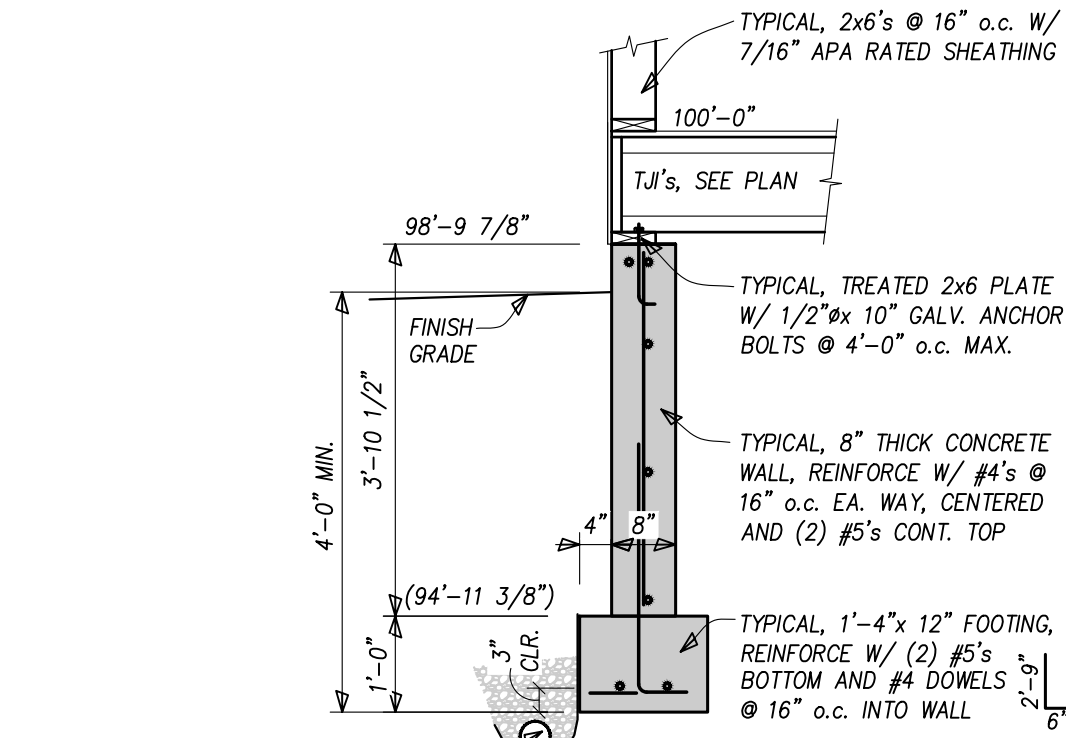
- a. Epoxy adhesive anchoring system shall be Hilti HIT-RE 500 V3 or approved equal.
b. Anchor rods shall be furnished with chamfered ends so that either end will accept a nut and washer and meet the requirements of ISO 898 Class 5.8.
c. Anchors shall have the following minimum embedments: 3/4" - 6 3/4", 5/8" - 5 5/8", 1/2" - 4 1/2".

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

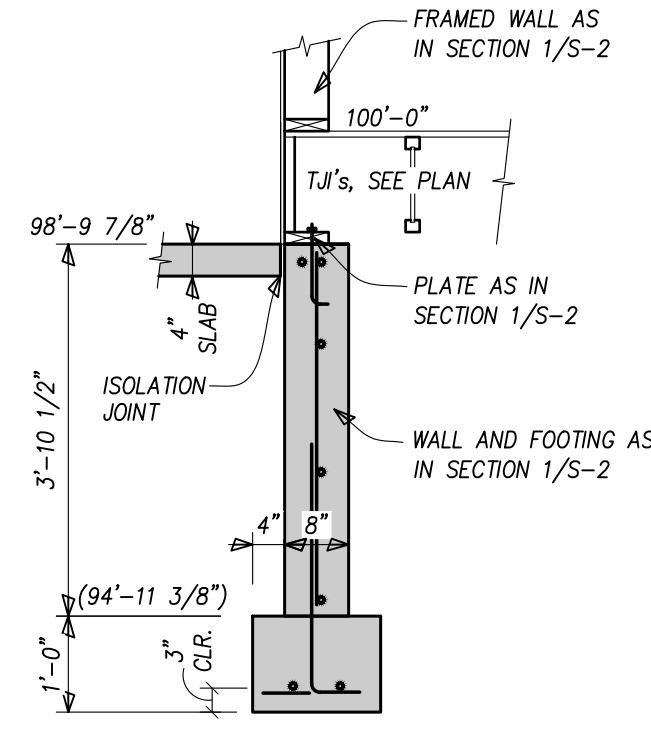
- a. The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
b. The Contractor, in the proper sequence, shall provide proper shoring and bracing as may be required during construction to achieve the final completed structure.



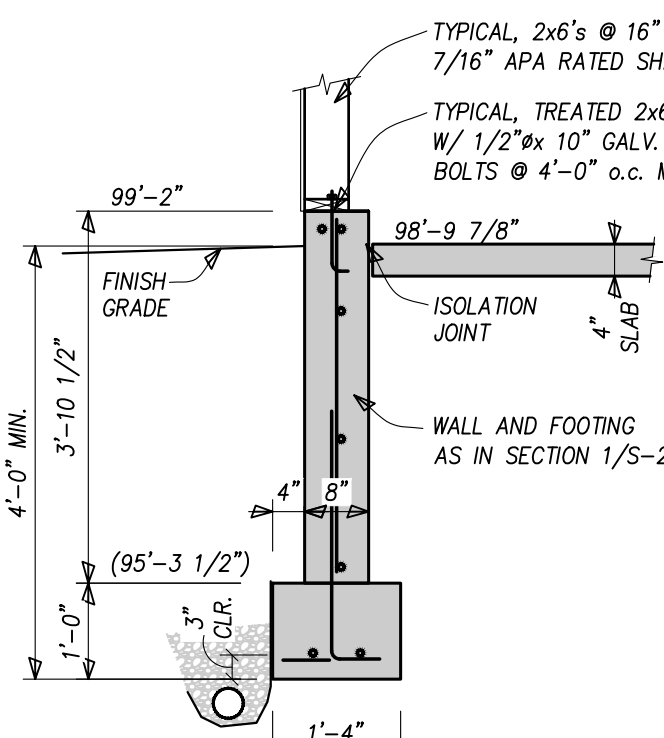
DETAIL A
1" = 1'-0"



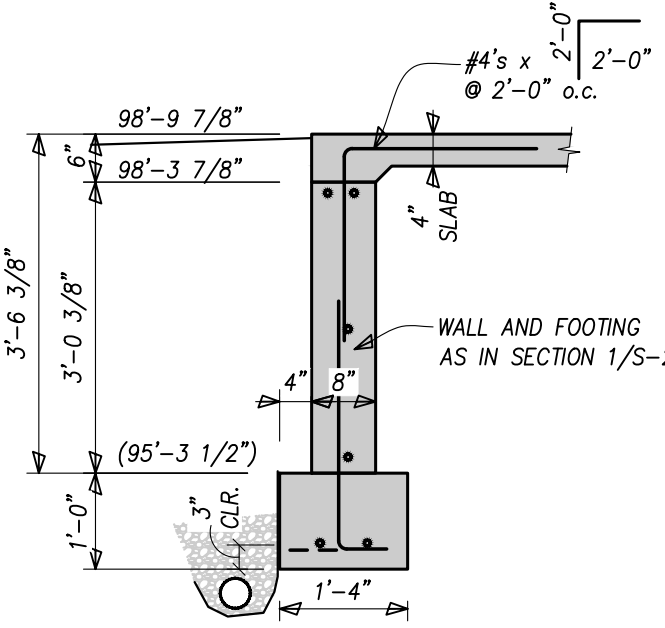
SECTION 1
1/2" = 1'-0"



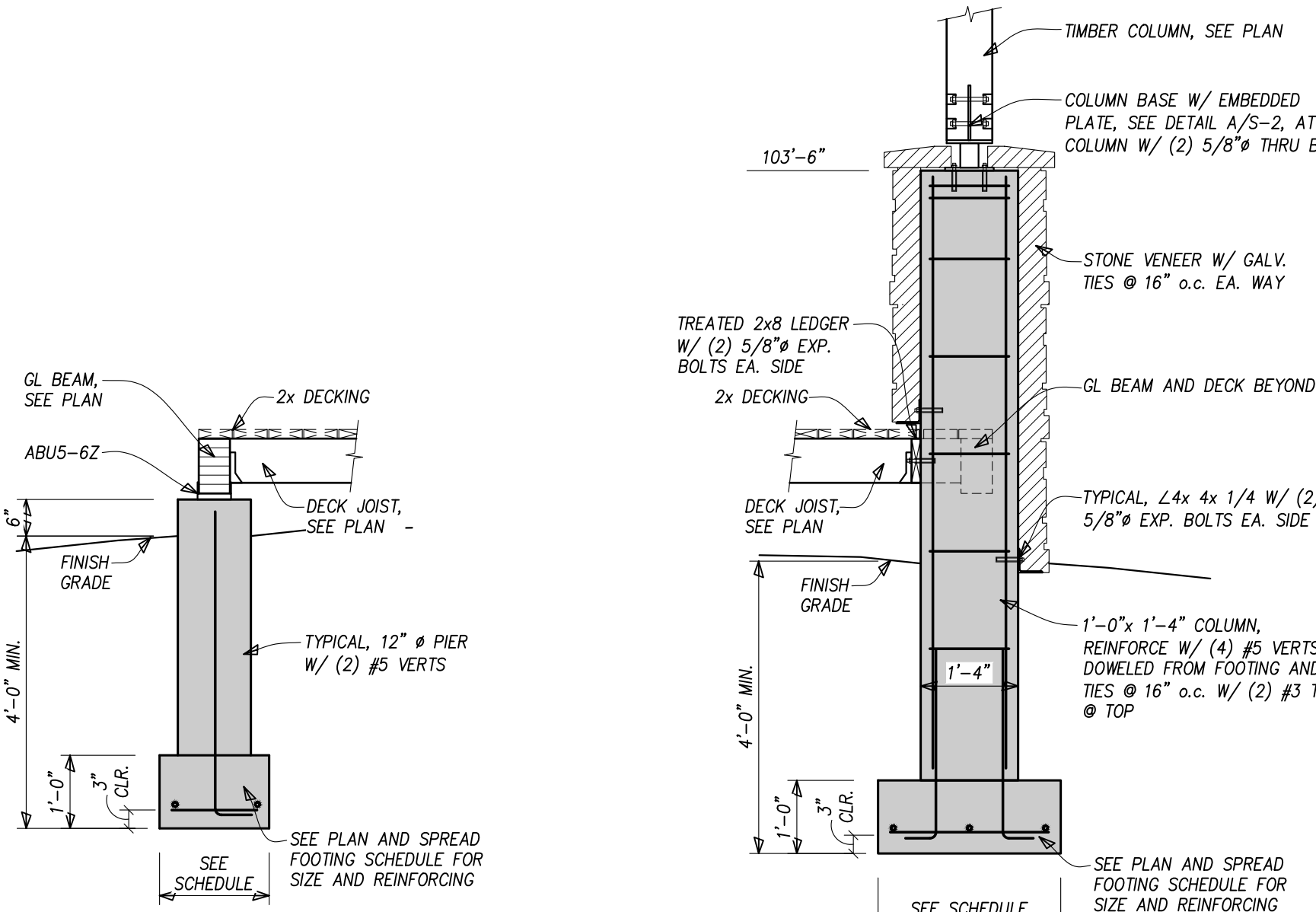
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1/2" = 1'-0"



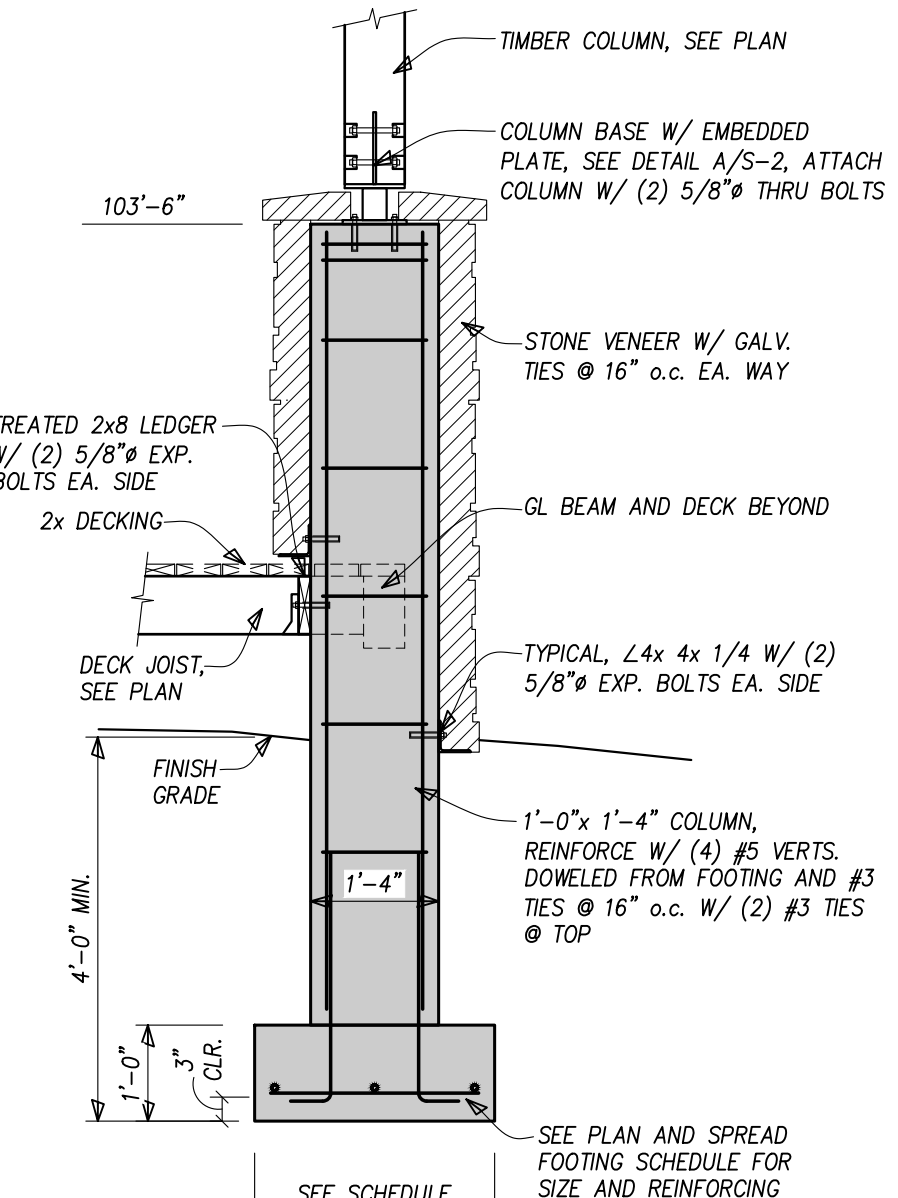
SECTION 3
1/2" = 1'-0"



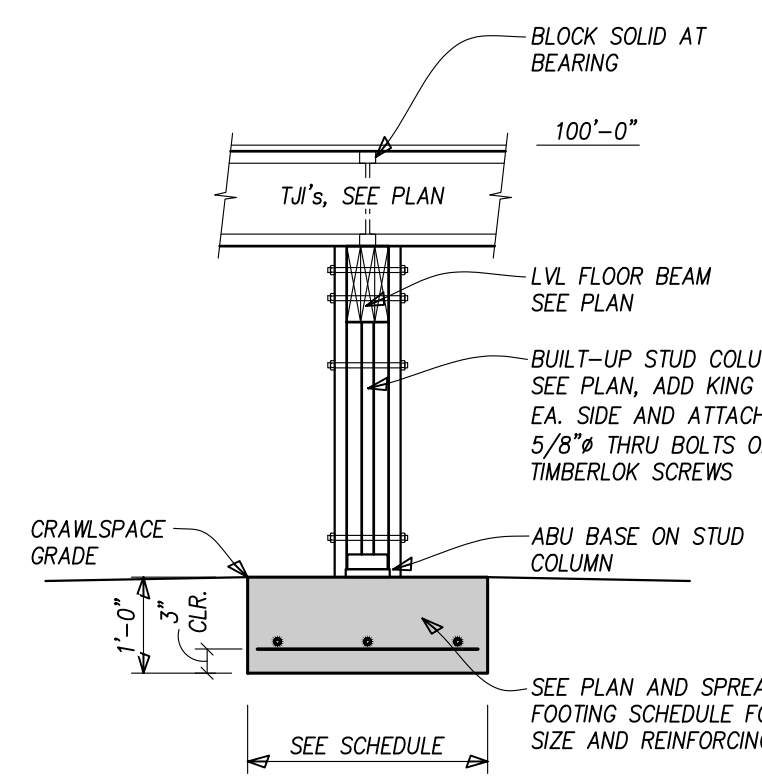
SECTION 4
1/2" = 1'-0"



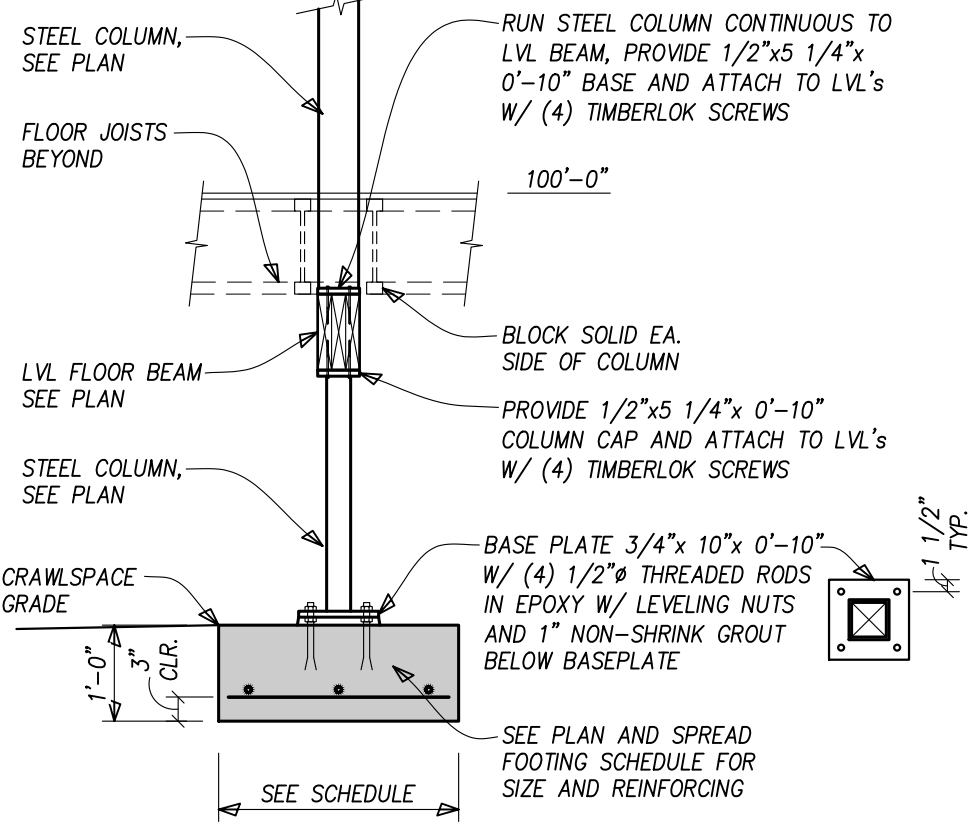
SECTION 5
1/2" = 1'-0"



SECTION 6
1/2" = 1'-0"



SECTION 7
1/2" = 1'-0"

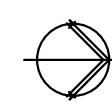


SECTION 8
1/2" = 1'-0"



REVISIONS	DATE	DATE	PROJECT	DRAWN	CHECKED	FILE	SCALE
			#20-095	CAS	BFS	Kurtz_House_20095.dwg	1/4" = 1'-0"

MARY AND PETER KURTZ
FOUNDATION DETAILS
RANCH HOME
25545 COUNTY ROAD 56
STEAMBOAT SPRINGS, COLORADO 80487



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

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

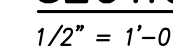
FRAME EXTERIOR WALLS ARE TO BE 2x6 @ 16" o.c. W/ 7/16" APA
RATED SHEATHING UNLESS NOTED OTHERWISE

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

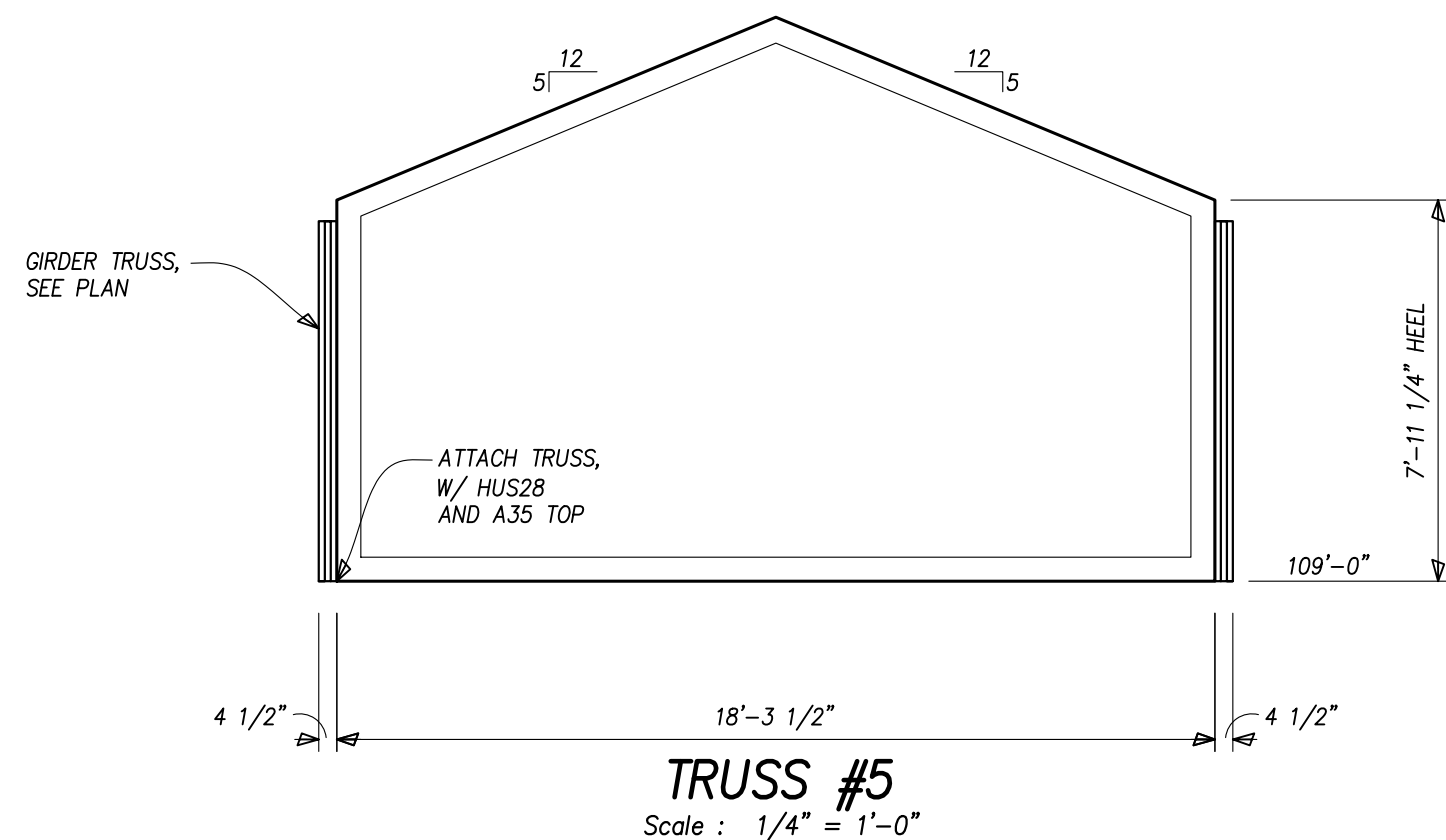
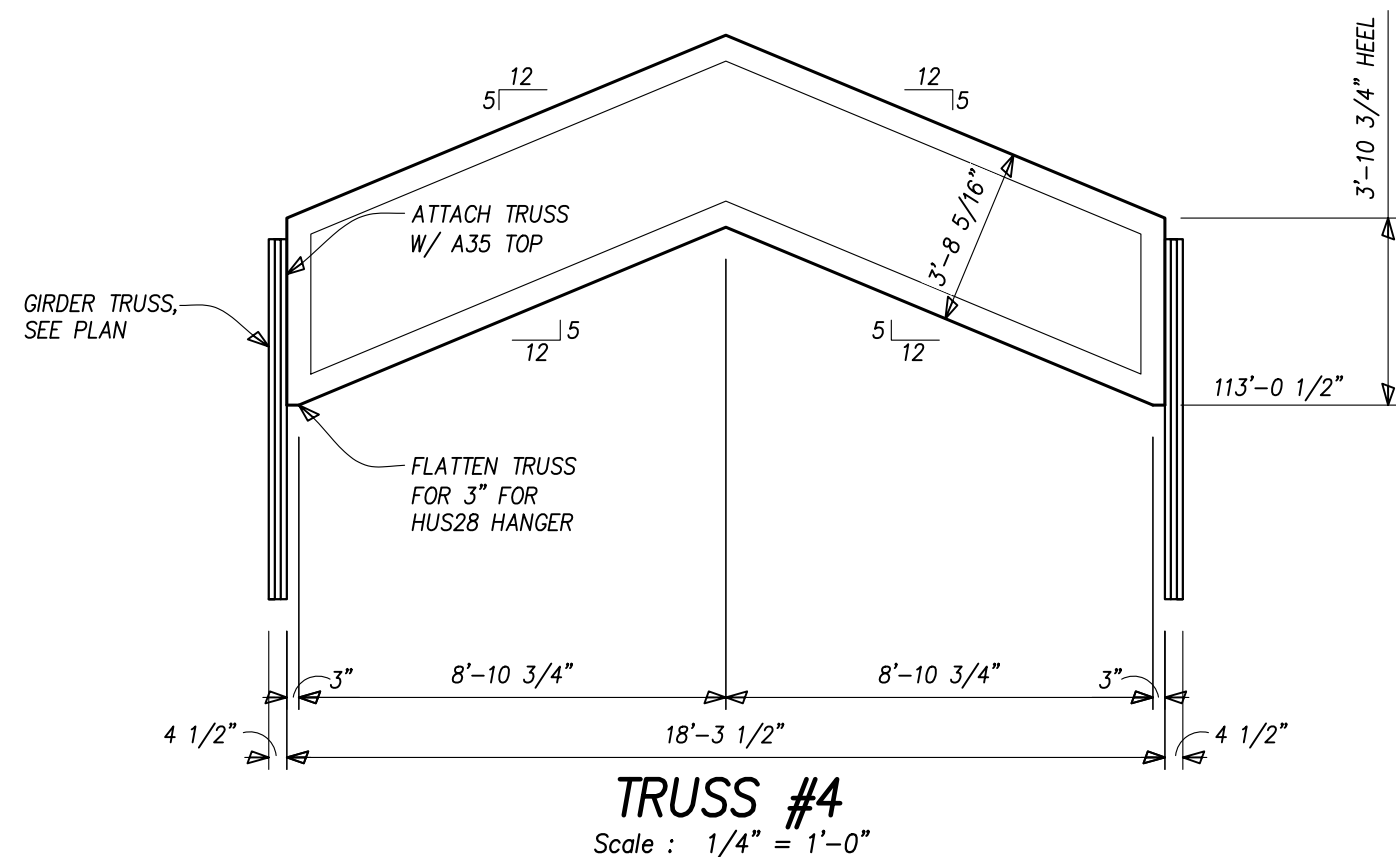
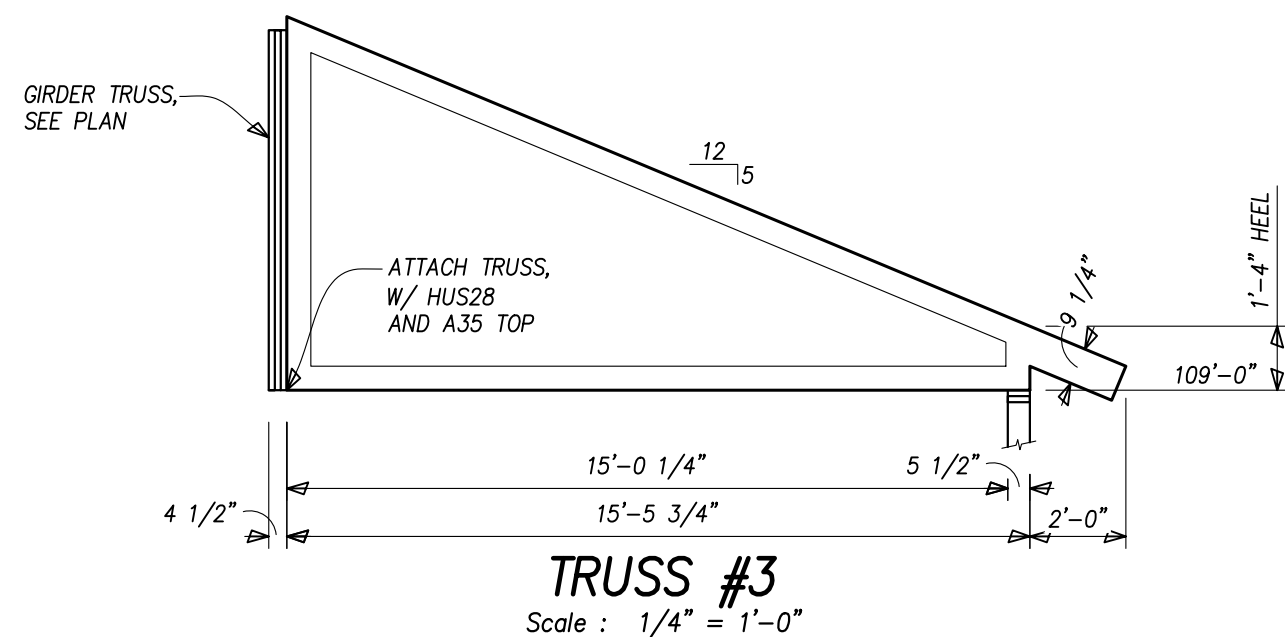
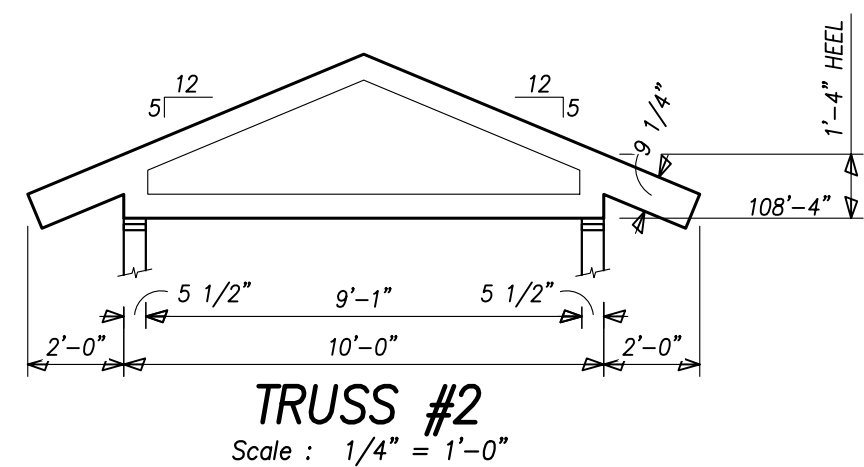
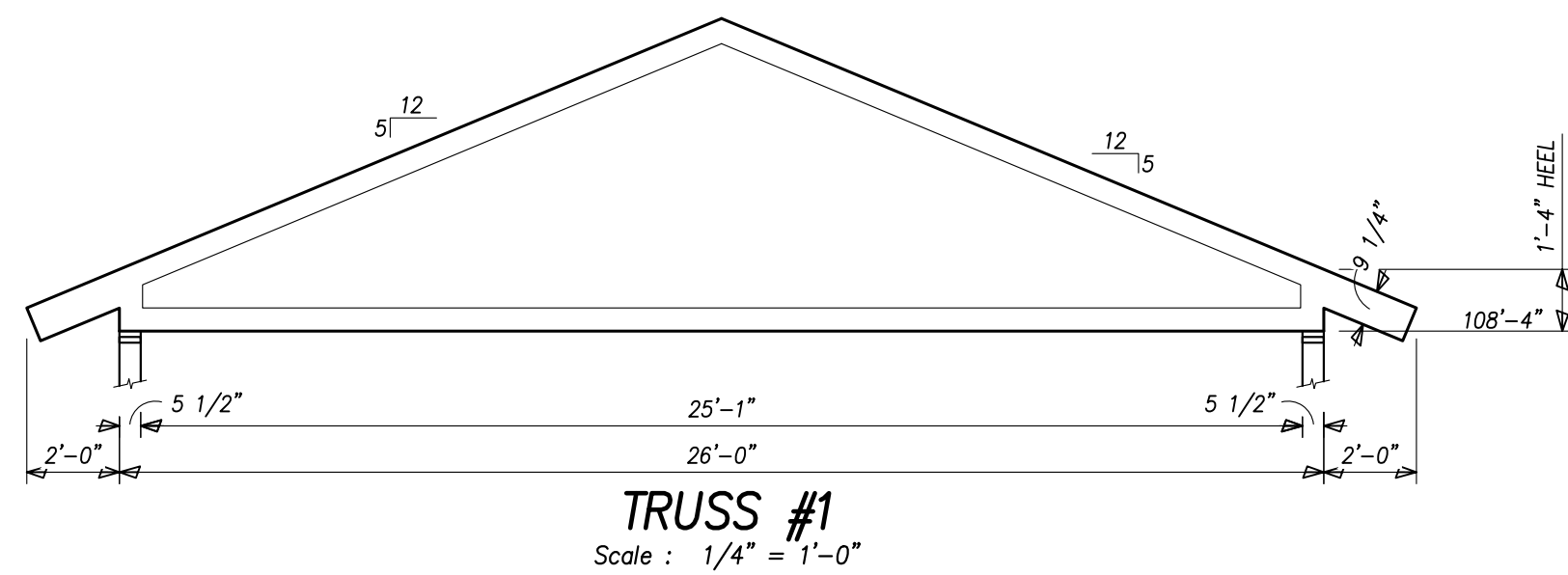
TOP OF PLATE ELEVATION ON FRAME BEARING WALL SHALL BE INDICATED BY $XX'-XX''$

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

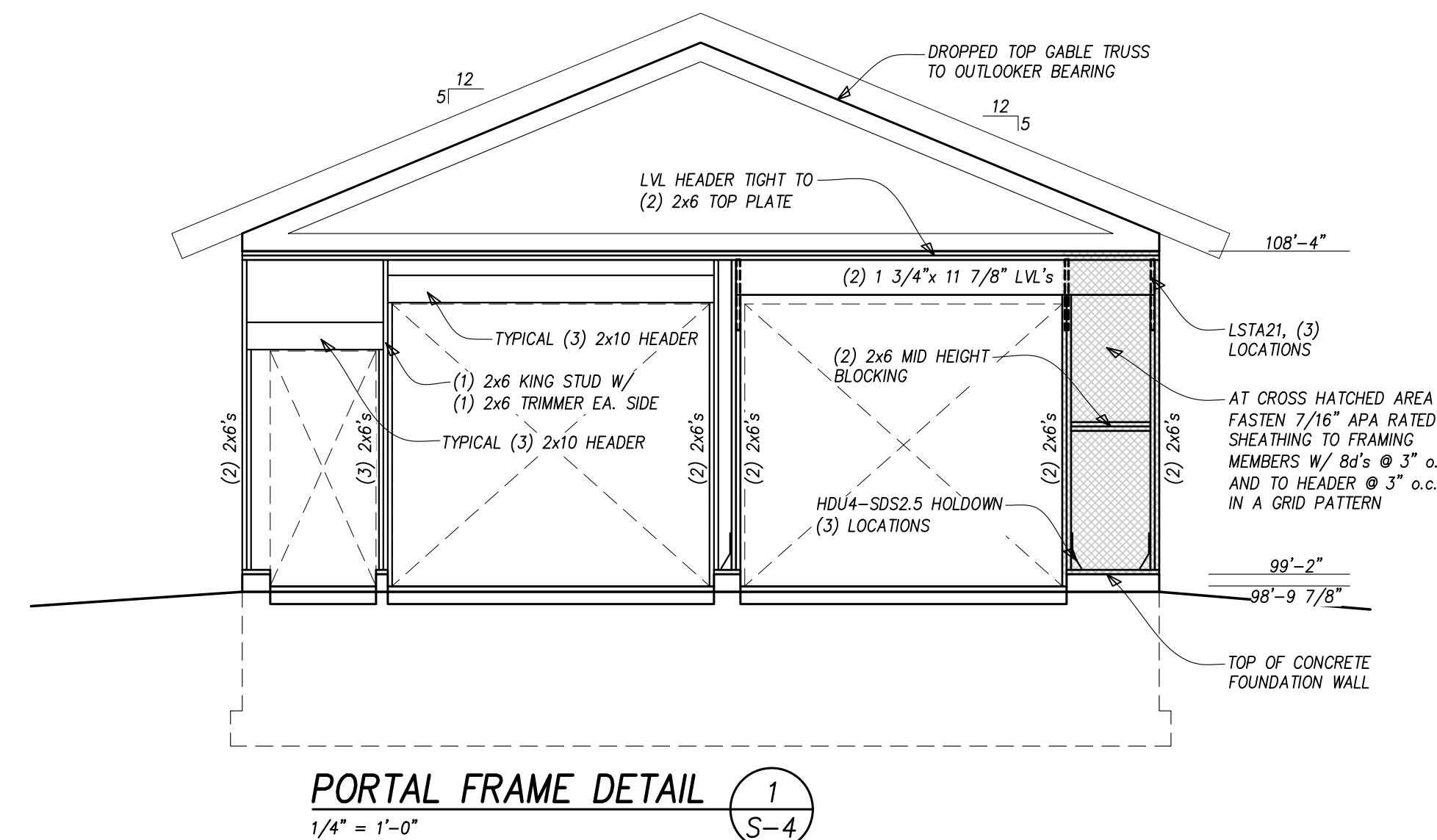
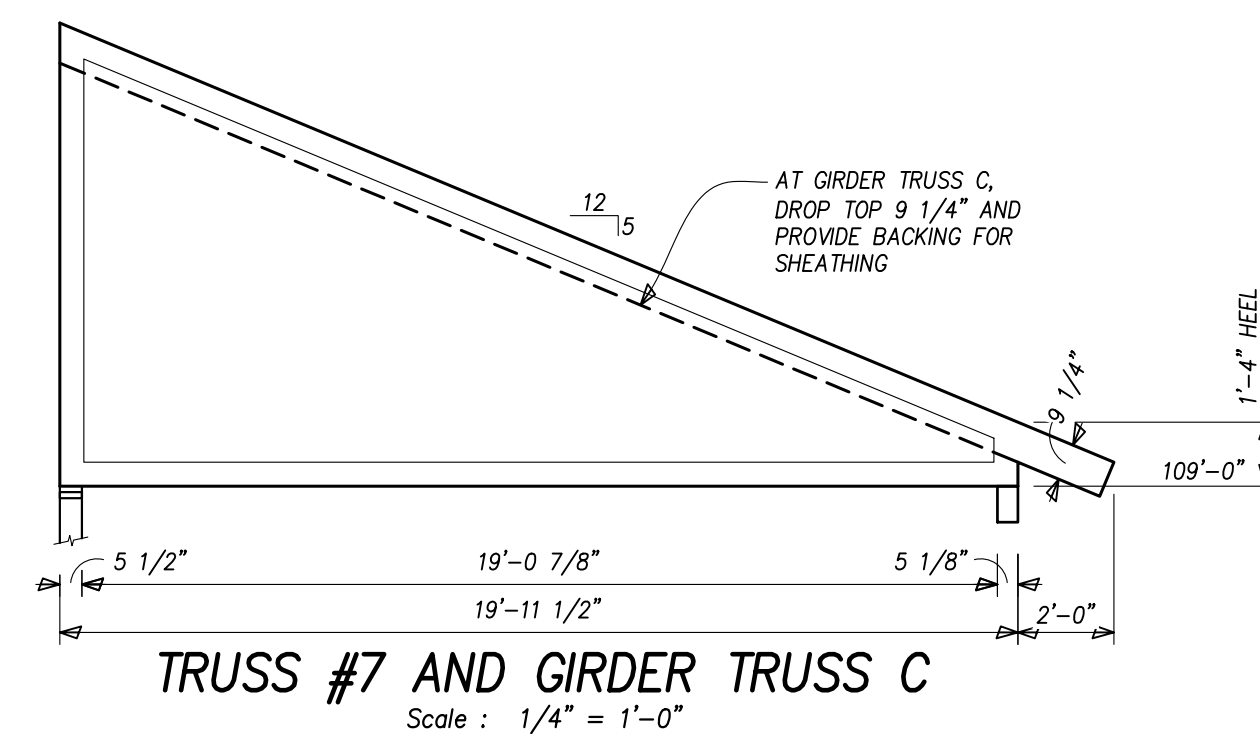
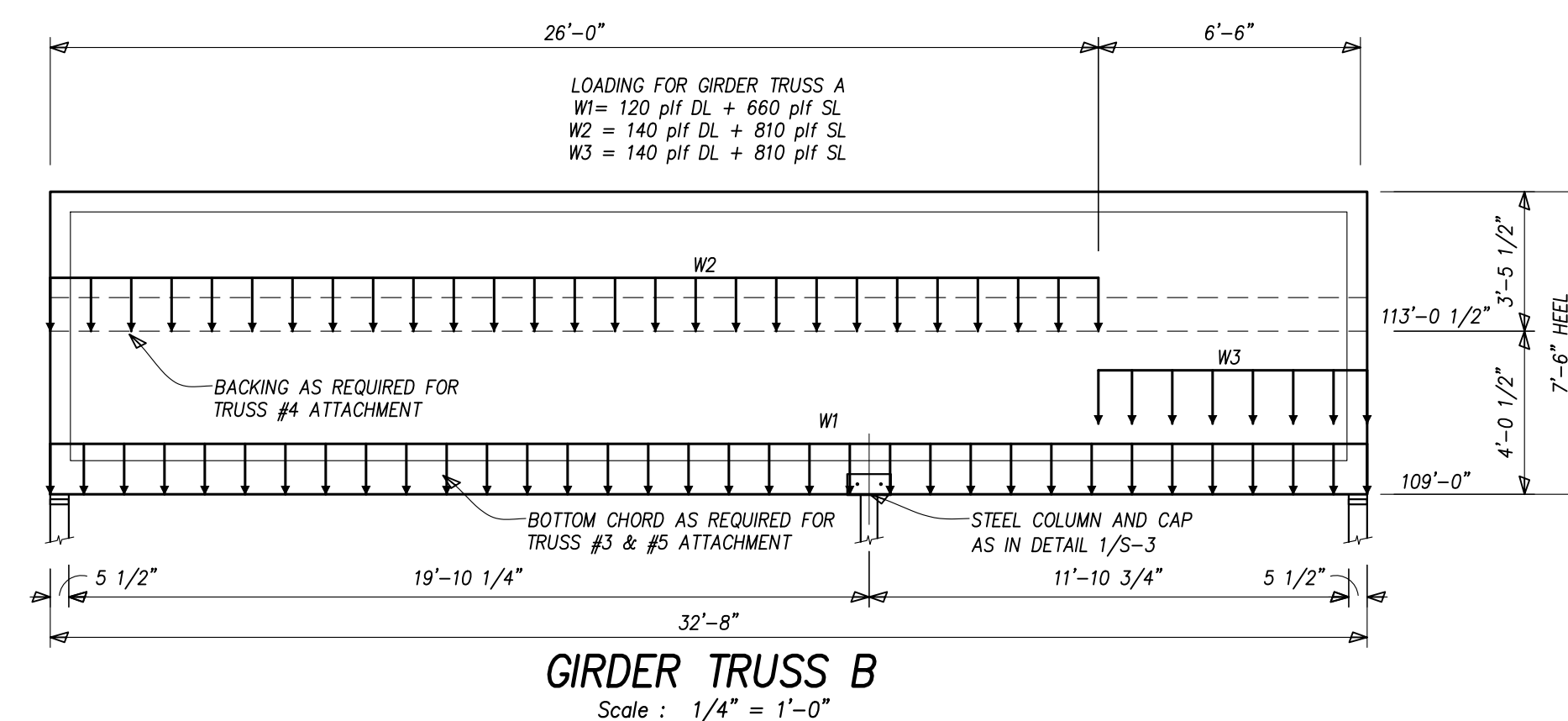
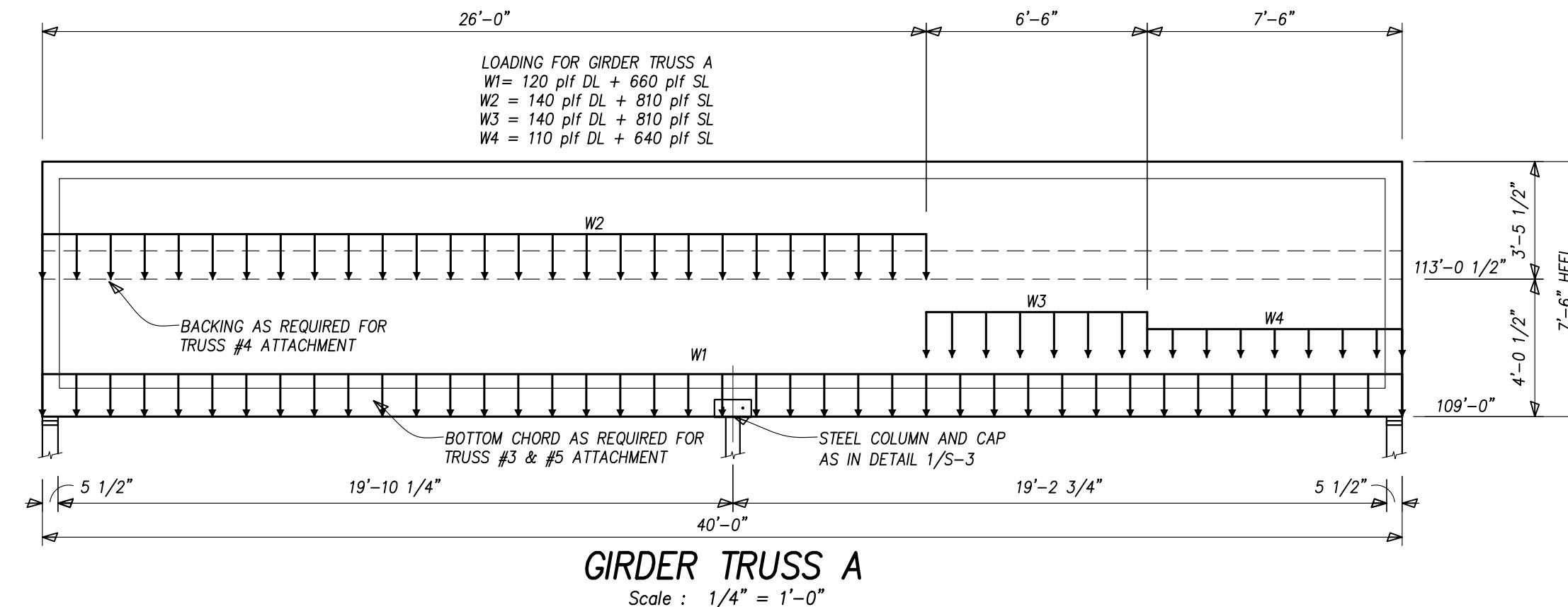
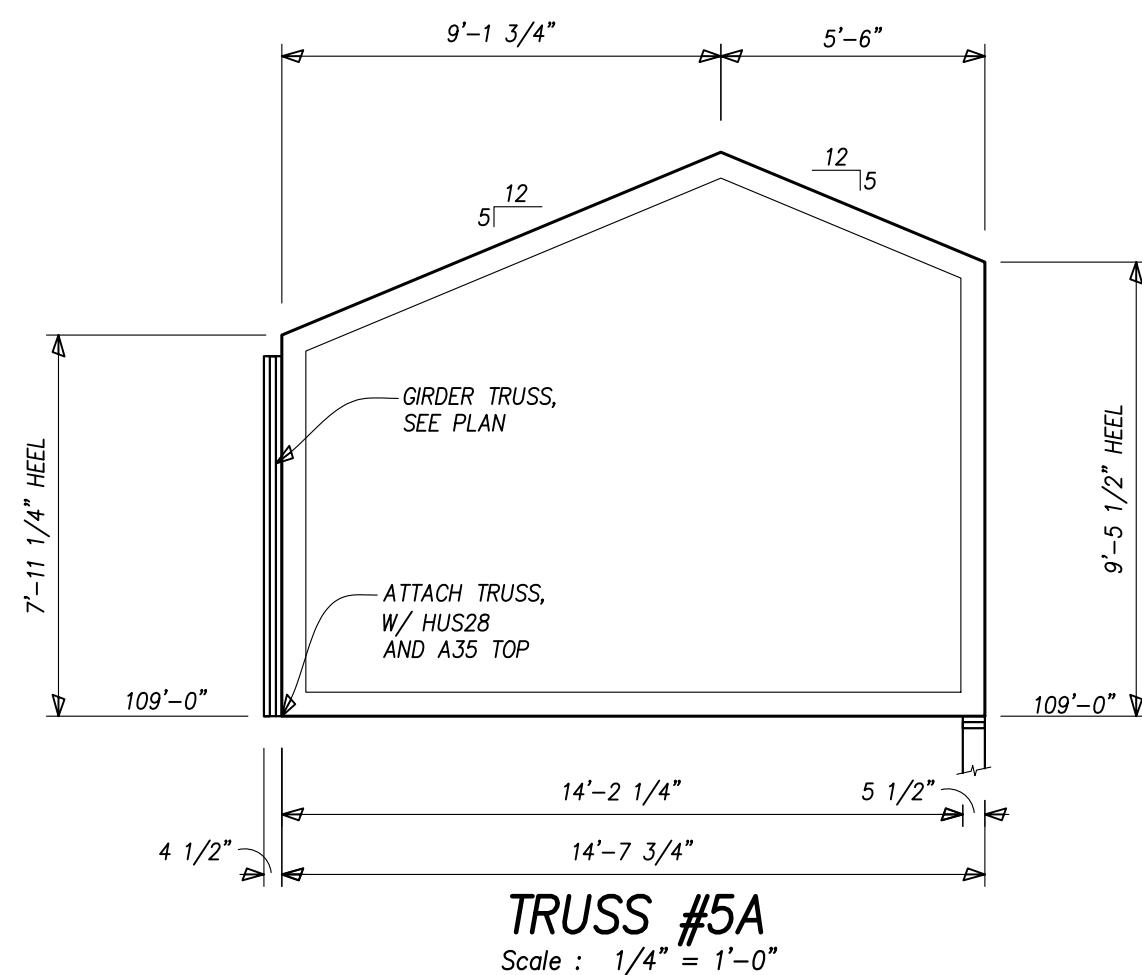
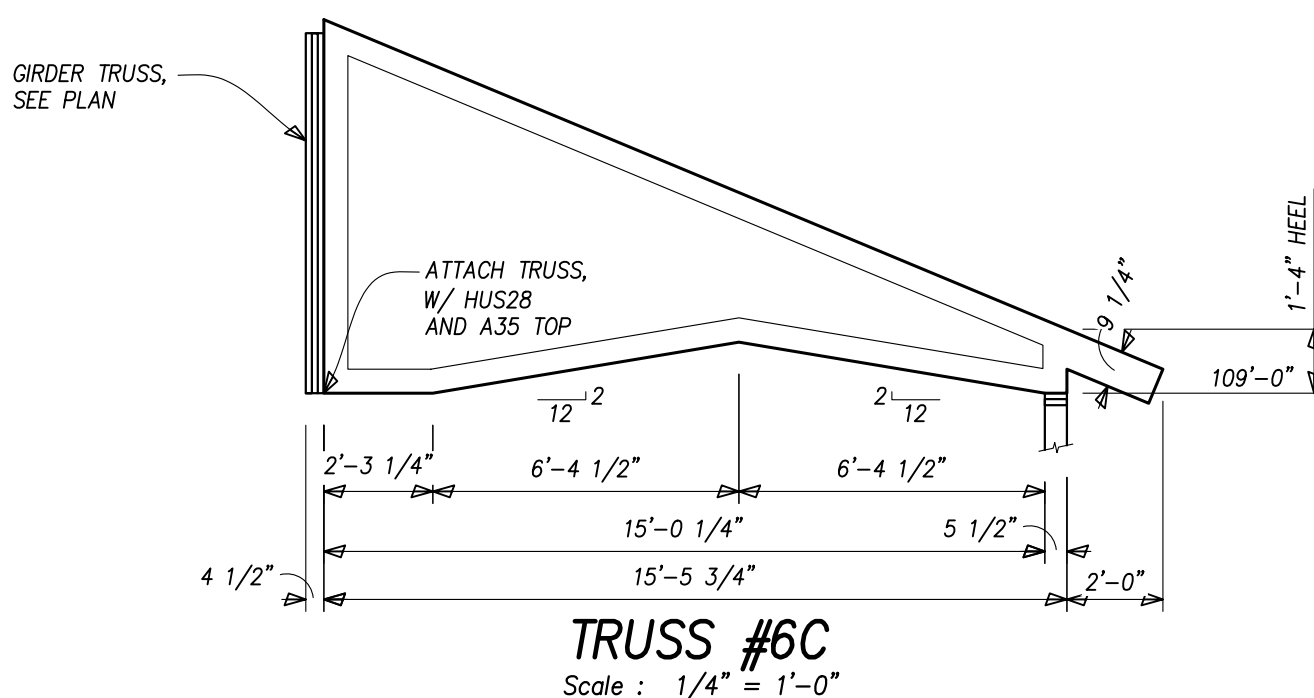
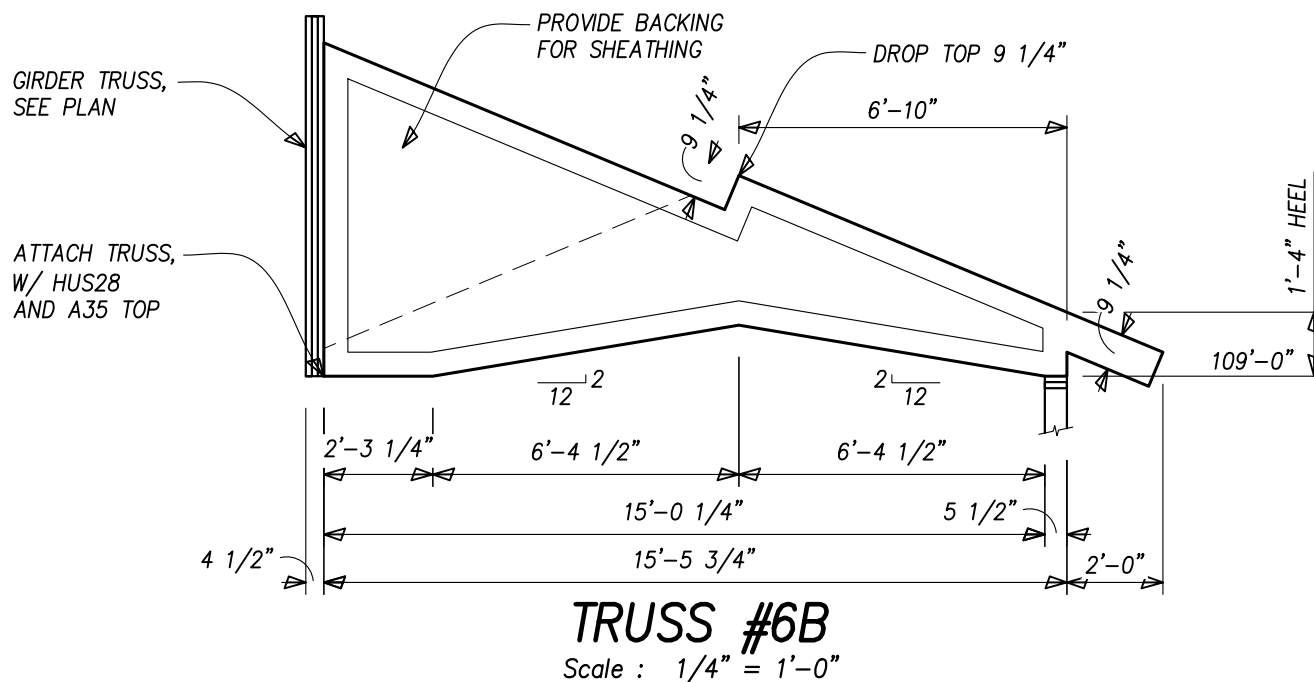
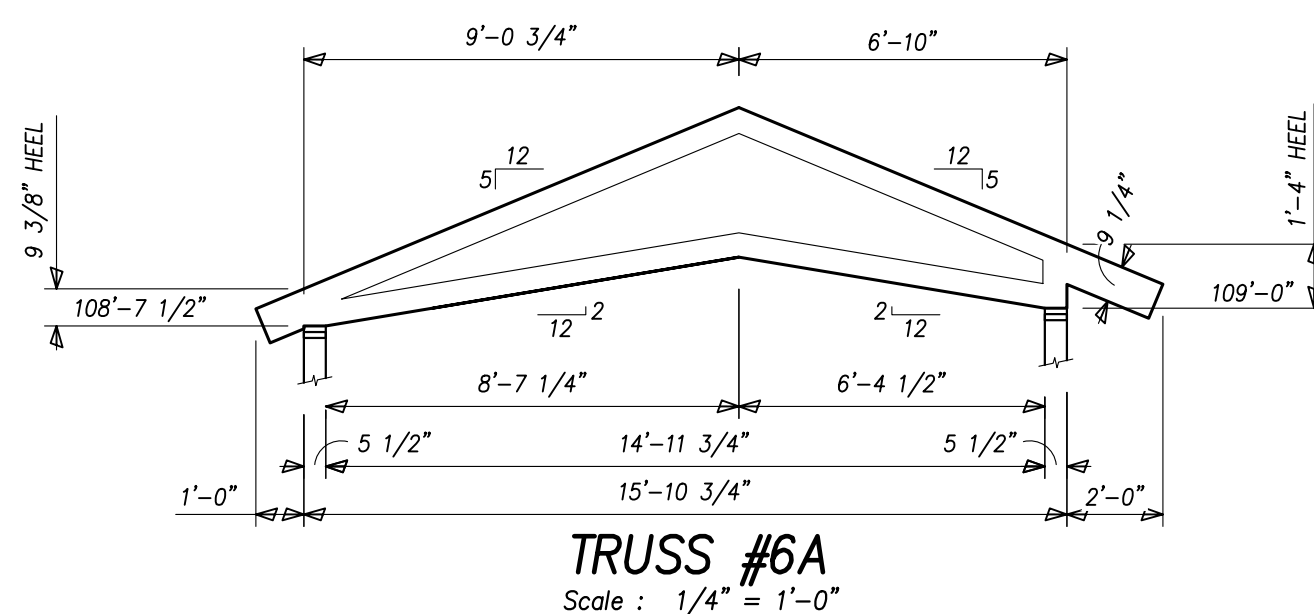
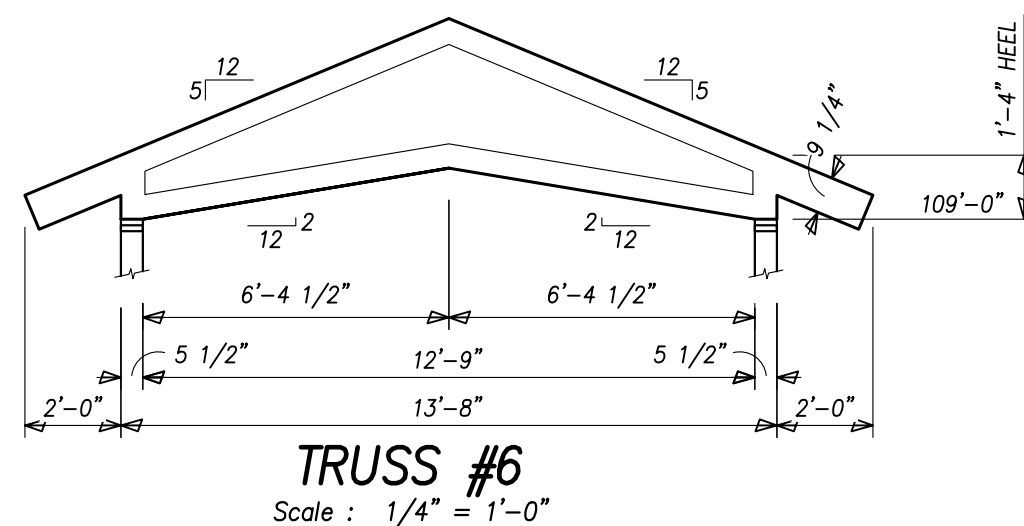
 INDICATES SIZE OF COLUMN BELOW BEAM AT INDICATED LOCATION



5-3



NOTE:
1. TYPICAL PROVIDE 2x STUD WITHIN 4" OF TRUSS BEARING
2. PROVIDE HURRICANE TIE OR STRONG-DRIVE SOWC TRUSS SCREW AT EACH TRUSS BEARING
3. AT SCISSORS TRUSS PROVIDE TC TRUSS CONNECTOR ONE END
4. CHECK REQUIRED BEARING FOR TRUSS AND COORDINATE ANY REQUIRED BEARING ENHANCEMENT W/ ENGINEER



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