

REVIEWED
FOR
CODE
COMPLIANCE
02/28/2023

Robb
Studio
Inc.

6197 S. GALLUP ST. LITTLETON, CO 80120
970-303-908-4430

rob.studio@gmail.com



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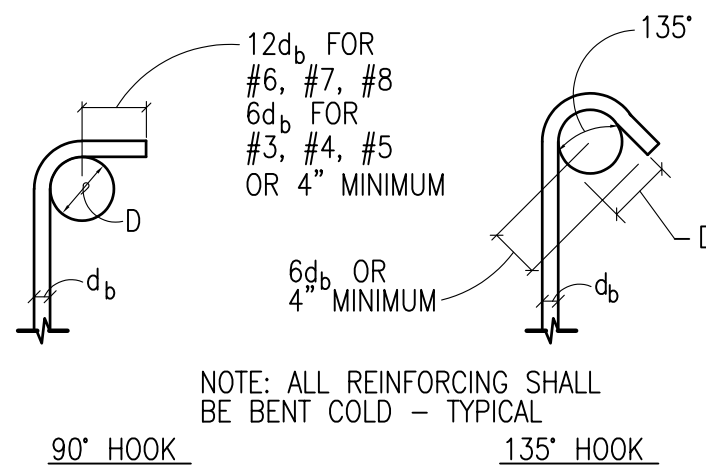
STRUCTURAL NOTES:

- ALL WORK SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE.
- NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. WHERE NO SPECIFIC DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO SIMILAR WORK ON THE PROJECT.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION - RESOLVE ANY DISCREPANCY WITH ARCHITECT. DO NOT SCALE DRAWINGS. FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. FOR FRAMING AT OPENINGS, SEE TYPICAL STRUCTURAL DETAILS. VERIFY ALL SIZES, WEIGHTS AND LOCATIONS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT. DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, BRACING, SHORING, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SCAFFOLDING, BRACING AND SHORING. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS. THE STRUCTURAL ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OF CONSTRUCTION SITE SAFETY, OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.
- THE CONTRACT STRUCTURAL DRAWINGS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION.
- ALL SLABS SHALL BEAR ON FIRM, UNDISTURBED NATIVE SOIL. ALL SOIL BELOW SLABS SHALL BE COMPACTED TO 95% MINIMUM IN ACCORDANCE TO ASTM D698. THE STRUCTURAL ENGINEER ACCEPTS NO RESPONSIBILITY FOR EXISTING SOIL CONDITIONS. FOUNDATION PIER DESIGN IS BASED UPON A SOILS REPORT BY NORTH WEST COLORADO CONSULTANTS #21-12388 DATED 5-9-2022. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY WHETHER UNSUITABLE SOIL CONDITIONS (I.E. EXPANSIVE OR COLLAPSIBLE SOILS, LOOSE FILL, ETC.) EXIST.
- ALL NAILS SHALL BE COMMON NAILS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO TABLE 2304.9.1 OF THE IBC. SIZE AND NUMBER OF NAILS IN JOIST HANGERS AND MISCELLANEOUS FRAMING ANCHORS SHALL BE ACCORDING TO THE MANUFACTURER'S LATEST CATALOG.

MATERIALS OF CONSTRUCTION:

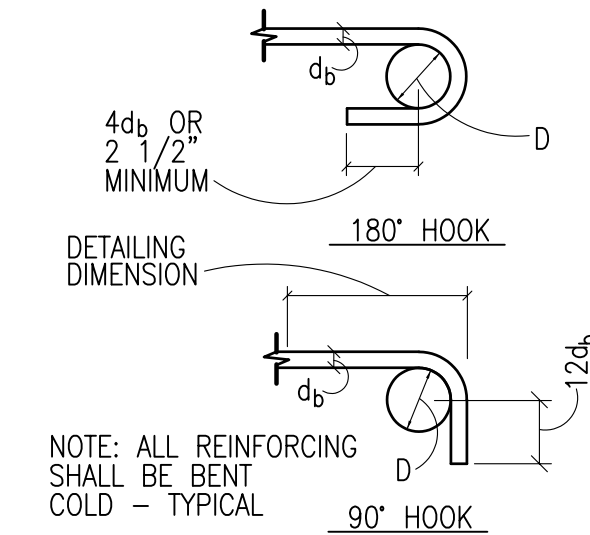
CONCRETE	-	ASTM C94, f'c = 4000 PSI AT 28 DAYS PROVIDE AIR-ENTAINING ADMIXTURE AT ALL EXPOSED CONCRETE AT RATE ADEQUATE TO PROVIDE 5.0% AIR AT POINT OF PLACEMENT.
REINFORCING	-	ASTM A615 GRADE 60
STRUCTURAL STEEL	-	ASTM A992 (Fy = 50 KSI) FOR PLATE AND SHAPES. ASTM A500 GRADE B (Fy = 46 KSI) FOR TUBES.
BOLTS	-	ASTM A307
ANCHOR BOLTS	-	ASTM A36 OR ASTM A307, GRADE A
EXPANSION BOLTS IN CONCRETE	-	SIMPSON STRONG-BOLT 2 WEDGE ANCHOR INSTALLED IN ACCORDANCE WITH ICC-ES ESR-3037
EPOXY BOLTS IN BRICK MASONRY	-	THREADED ROD INSTALLED WITH SIMPSON ET-HP EPOXY ADHESIVE, INSTALLED IN ACCORDANCE WITH ICC-ES ESR-3638 REPORT
WELDING	-	E70 SERIES LOW HYDROGEN RODS, E90 SERIES FOR ASTM A615 GRADE 60 REINFORCING
FRAMING LUMBER	-	WWPA OR WCLB STAMPED, 19% MAXIMUM MOISTURE CONTENT, DOUGLAS FIR-LARCH OF THE FOLLOWING GRADES: TYPICAL U.N.O. - #2 6 X POSTS AND BEAMS - #1 2 X 4 STUDS - STUD GRADE
LVL BEAMS	-	INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY MANUFACTURER. MINIMUM DESIGN STRESSES: Fb = 2600 PSI Fv = 285 PSI E = 1,900,000 PSI
PLYWOOD	-	APA STAMPED WITH AN EXTERIOR OR EXPOSURE 1 DURABILITY CLASSIFICATION NAILED WITH COMMON NAILS. APA RATED OSB SHEATHING CONFORMING TO NER-108 AND WITH THE EQUIVALENT EXPOSURE DURABILITY CLASSIFICATION, THICKNESS AND SPAN INDEX RATIO MAY BE SUBSTITUTED FOR PLYWOOD IF APPROVED IN WRITING BY THE ARCHITECT. LAY-UP PLYWOOD WITH LONG DIMENSION PERPENDICULAR TO SUPPORTS AND STAGGER JOINTS. PROVIDE PLYCLIPS AT MIDSPAN OF UNSUPPORTED EDGES

BAR SIZE	BEND DIA "D" (INSIDE OF BAR)
#3 THRU #5	4d _b
#6 THRU #8	6d _b

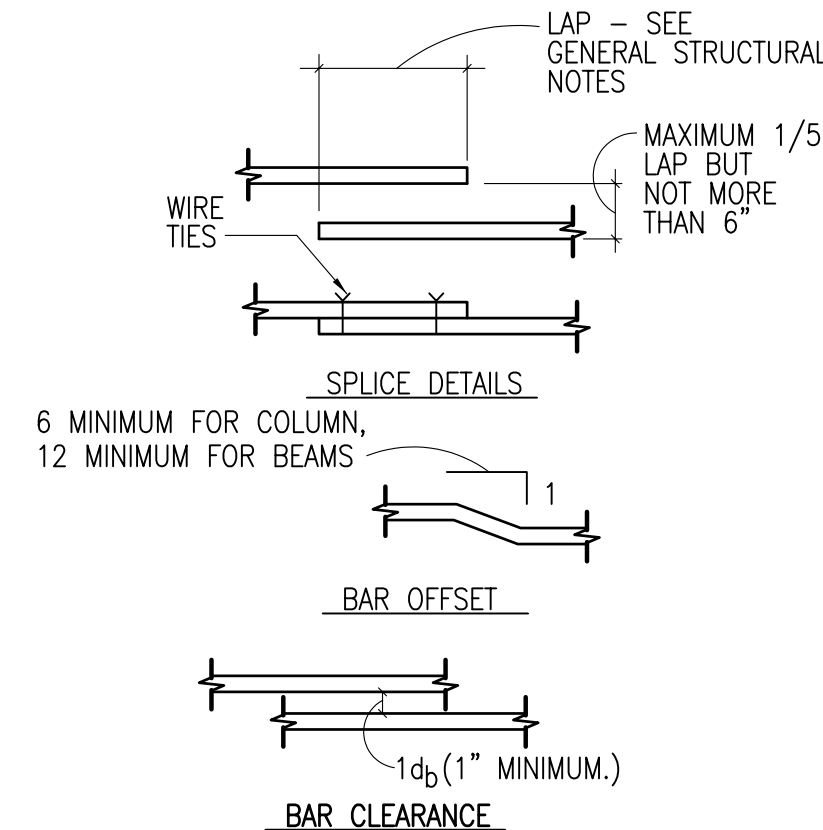


STANDARD HOOKS FOR STIRRUPS AND TIE REINFORCING

BAR SIZE	BEND DIA "D" (INSIDE OF BAR)
#3 THRU #8	6d _b
#9, #10, #11	8d _b
#14 AND #18	10d _b

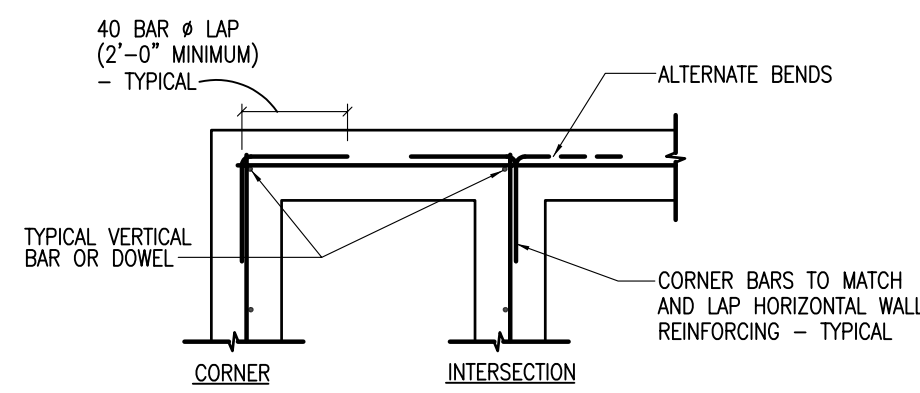


STANDARD HOOKS FOR PRIMARY REINFORCING

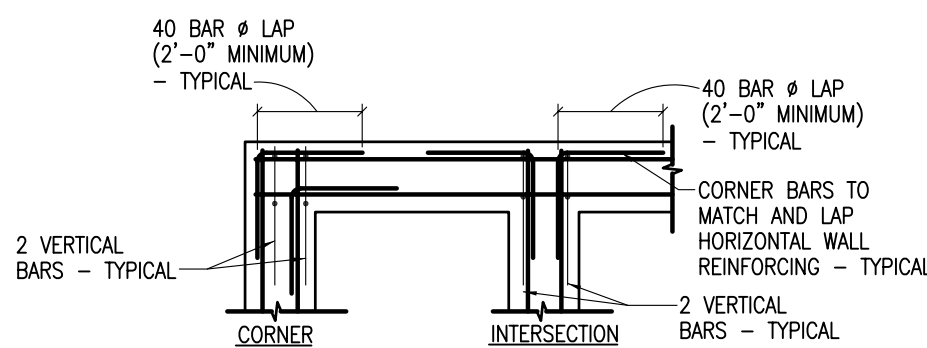


100 TYPICAL REINFORCING BAR DETAILS

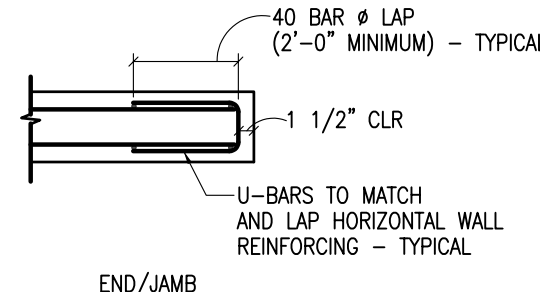
3/4" = 1'-0"



END/JAMB



MULTIPLE LAYERS



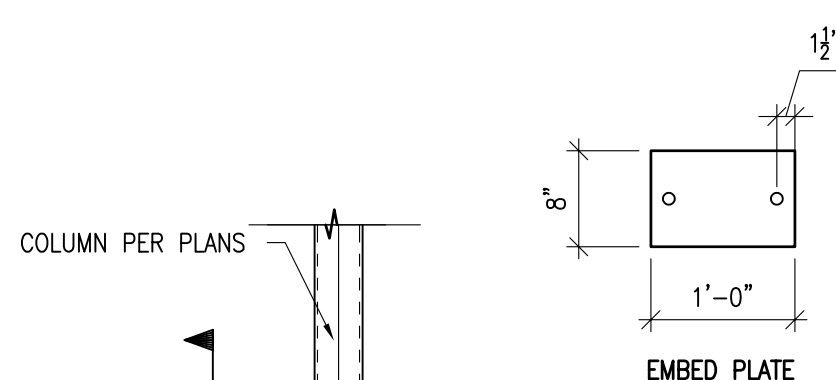
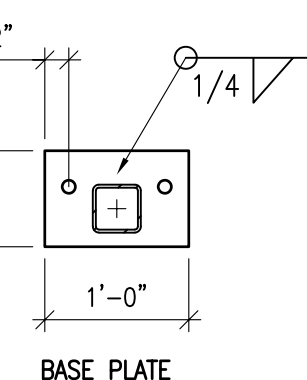
END/JAMB

102 TYPICAL CONCRETE WALL REINFORCING- PLAN VIEW

3/4" = 1'-0"

103 TYPICAL CONCRETE SLAB DETAILS

3/4" = 1'-0"



DESIGN LOADS:

STRUCTURAL LIVE LOADING:

The structure has been designed in accord with the building code and/or more restrictive requirements for loads as given below unless specific areas of the drawings indicate different loading criteria. Refer to drawings for load schedules.

Gravity Loading RESIDENTIAL	Uniform Live Load 40 psf
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SNOW DESIGN DATA (IBC 1603-1.3):

The structure and its components have been designed in accord with the building code for a ground snow load of 110 psf. The following design criteria components are provided for reference.

Flat Roof Load: P = 60 psf Importance Factor: I = 1	Exposure: C = 1 Thermal Factor: C = 1
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WIND DESIGN DATA (IBC 1603-1.4):

The structure and its components have been designed in accord with the building code for a wind load criteria as follows.

V = 115 mph, Exposure "B"	I = 1.0
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SEISMIC DESIGN DATA (IBC 1603-1.5):

The structure and its components have been designed in accord with the building code for a seismic load criteria as follows.

Site Class: C Seismic Design Category: C Basic Seismic Force Resisting System: Bearing Wall System Importance Factor: I = 1.0	Seismic Risk Category: II
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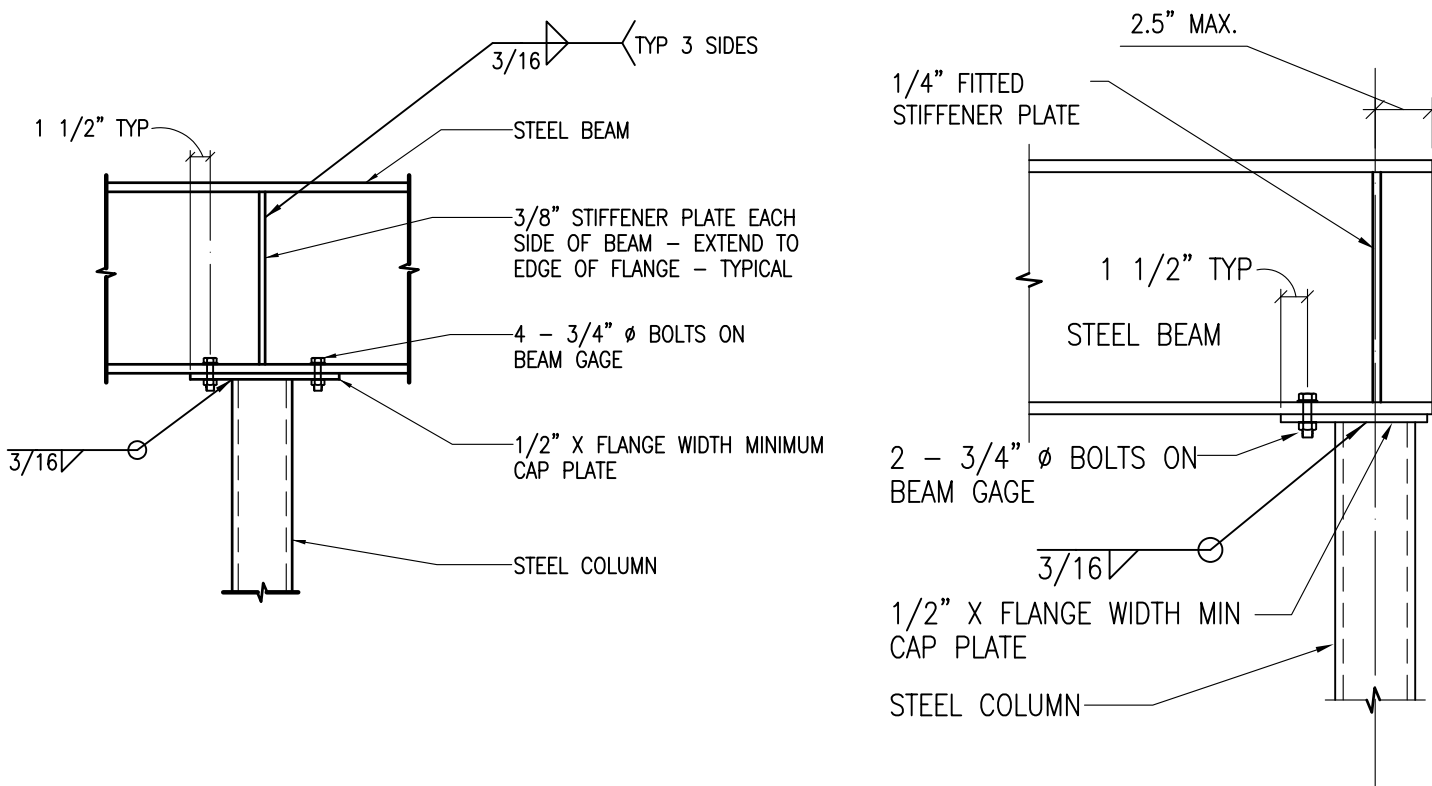
Spectral Acceleration (1 sec): S = 0.103 Spectral Acceleration (short): S = 0.69

CS = 0.065	V = 5.39K
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BAR SIZE	POSITION	CONCRETE f'c (PSI) AND LAP CLASS				LAP SPLICES IN INCHES
		3000 A	4000 B	4000 A	5000 B	
#3	TOP	18	21	18	18	18
	OTHER	18	18	18	18	18
#4	TOP	24	28	24	24	24
	OTHER	24	24	24	24	24
#5	TOP	27	35	24	30	27
	OTHER	24	27	24	24	24
#6	TOP	32	42	28	36	25
	OTHER	25	32	24	28	25
#7	TOP	38	49	33	42	29
	OTHER	29	38	25	33	24
#8	TOP	45	59	39	51	35
	OTHER	35	45	30	39	27
#9	TOP	57	74	50	64	44
	OTHER	44	57	38	50	34
#10	TOP	73	94	63	82	56
	OTHER	56	73	48	63	43
#11	TOP	89	116	77	100	69
	OTHER	69	89	59	77	53

REBAR LAP SPLICE TABLE NOTES:

- "d_b" DENOTES BAR DIAMETER.
- ALL SPLICES SHALL BE CLASS B UNLESS OTHERWISE NOTED.
- VALUES APPLY TO ALL BARS WITH MINIMUM CONCRETE COVER OF 2d AND MINIMUM CENTER-TO-CENTER SPACING OF 4d.
- FOR BARS WITH COVER BETWEEN d AND 2d, MULTIPLY VALUES BY 1.4.
- FOR BARS WITH CENTER-TO-CENTER SPACING BETWEEN 3d AND 4d, MULTIPLY VALUES BY 1.4.
- FOR BARS NOT MEETING ABOVE REQUIREMENTS, MULTIPLY BY 2.0.
- FOR LIGHTWEIGHT CONCRETE, MULTIPLY BY 1.3.
- TOP BAR IS DEFINED AS HORIZONTAL BAR WITH MORE THAN 12 INCHES OF CONCRETE BELOW.
- FOR VERTICAL BARS, USE VALUES FOR "OTHER" POSITION.
- ALL SPLICE LOCATIONS SUBJECT TO APPROVAL AND SHALL BE MADE ONLY WHERE INDICATED ON THE DRAWINGS.
- EXTEND ALL HORIZONTAL REINFORCING CONTINUOUS AROUND CORNERS AND INTERSECTIONS OR PROVIDE BENT CORNER BARS TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTIONS OF FOOTINGS AND WALLS. SEE DETAILS 5/53 AND 7/53.
- LAP WELDED WIRE FABRIC SO THAT THE OVERLAP BETWEEN OUTERMOST CROSS WIRES OF EACH SHEET IS NOT LESS THAN THE CROSS WIRE SPACING PLUS 2 INCHES.



105 TYPICAL COLUMN CONNECTIONS

3/4" = 1'-0"

106 TYPICAL BOLTED BASE PLATE

3/4" = 1'-0"

107 TYPICAL WELDED EMBED PLATE

3/4" = 1'-0"

104 TYPICAL REINFORCING BAR LAP SPLICE TABLE

3/4" = 1'-0"

Notes and
Details

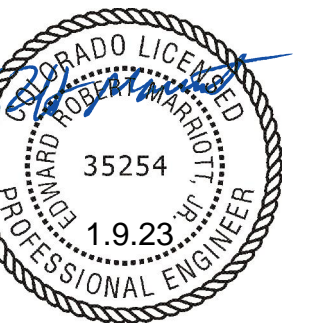
S1.0

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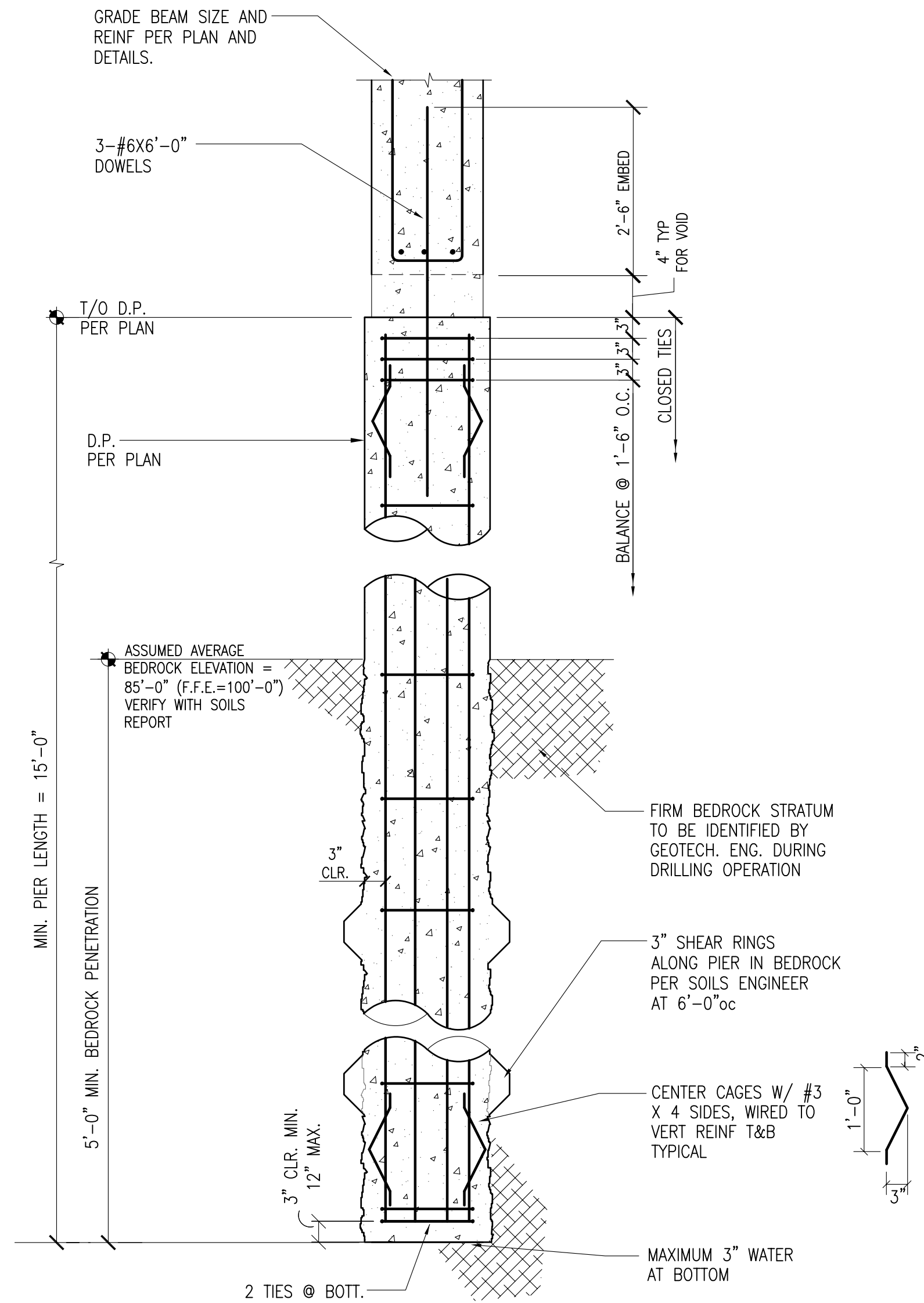


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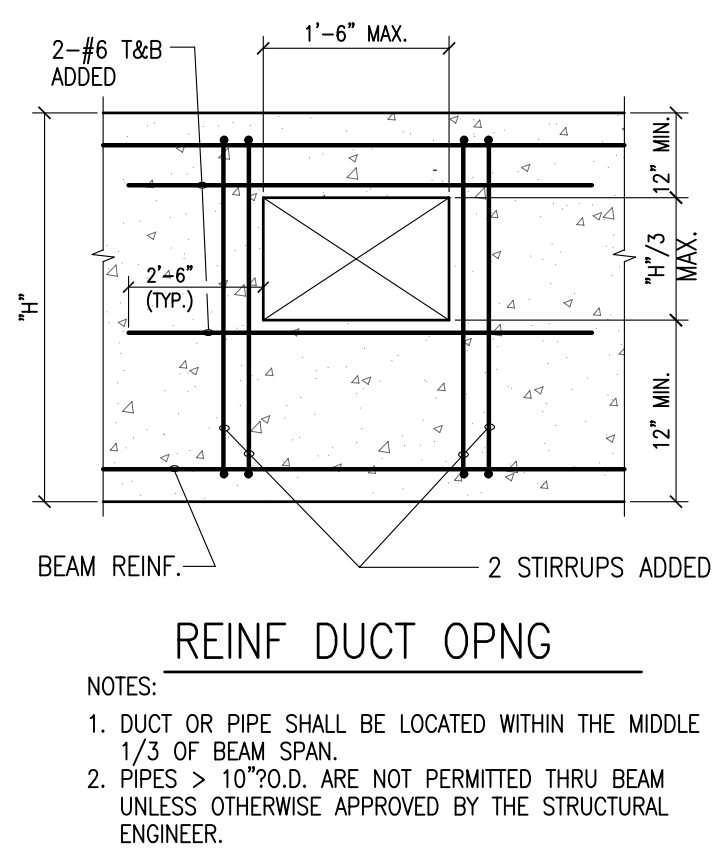
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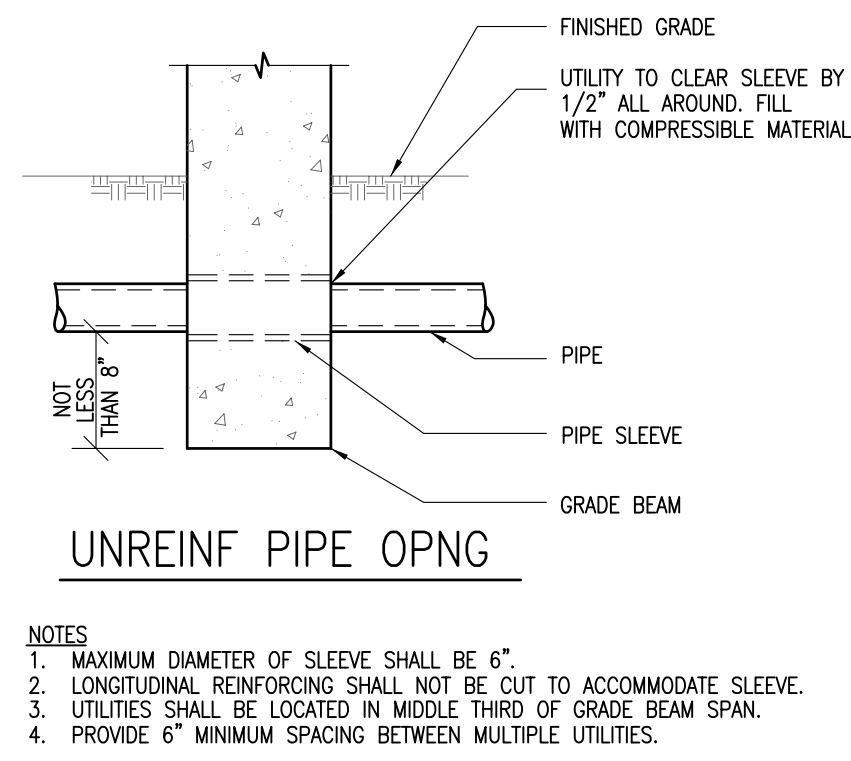
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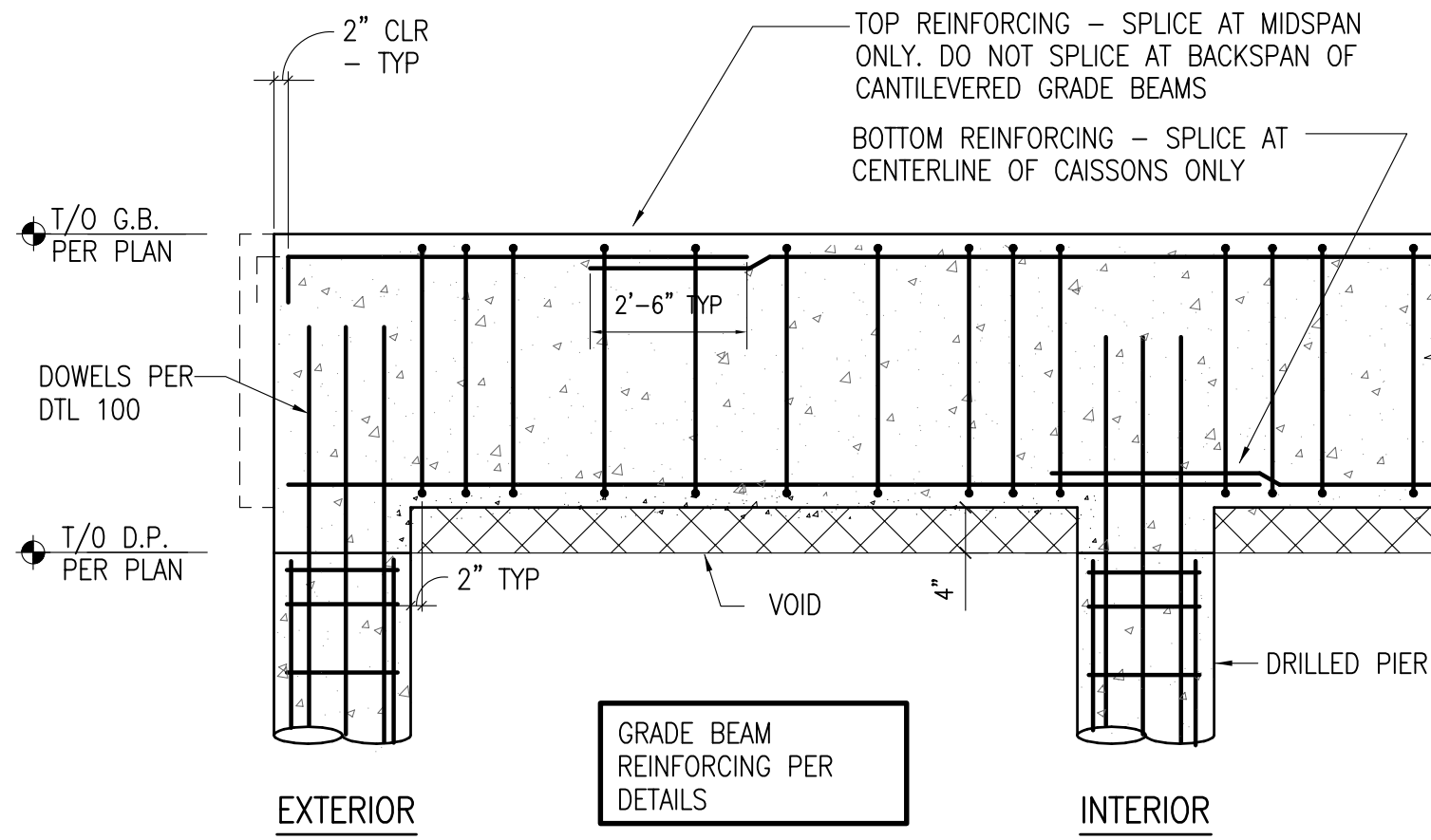
100 DRILLED PIER PROFILE AND REINFORCING
TYPICAL DETAIL



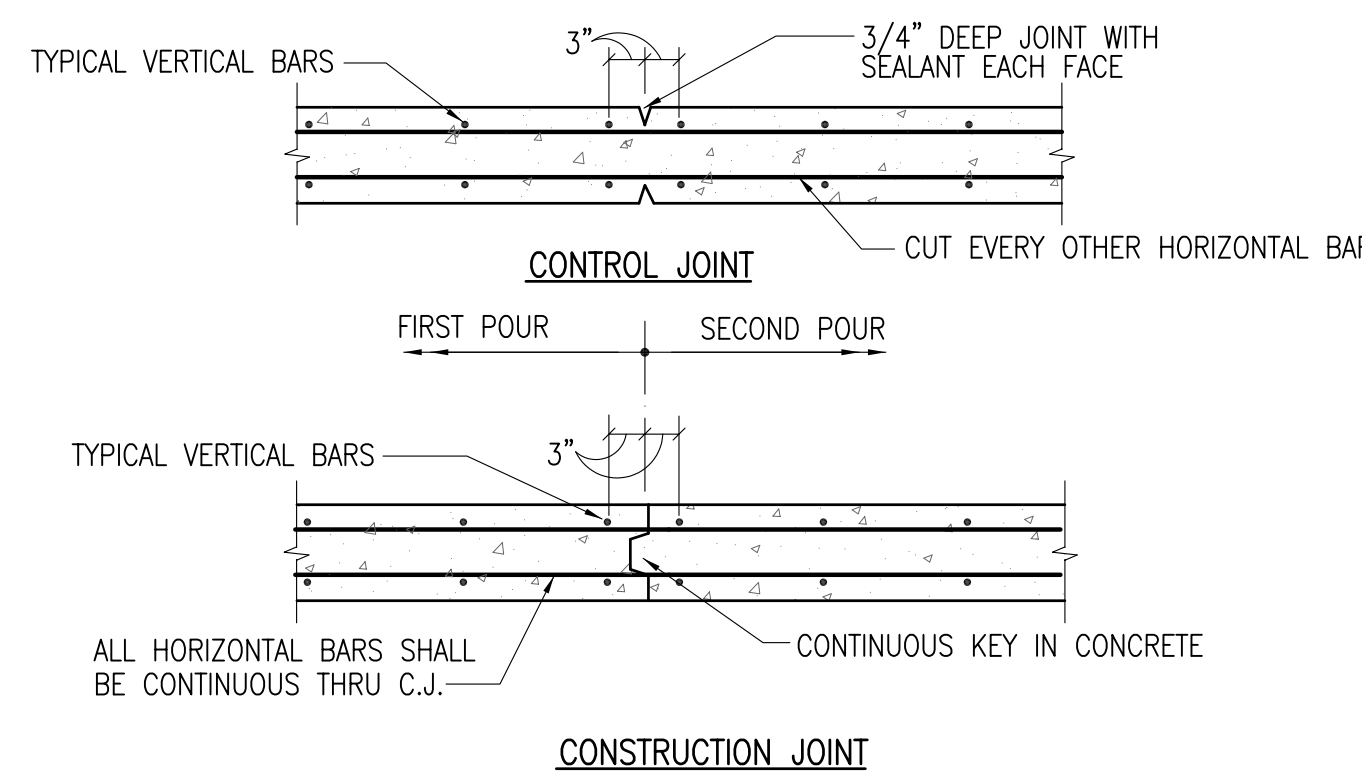
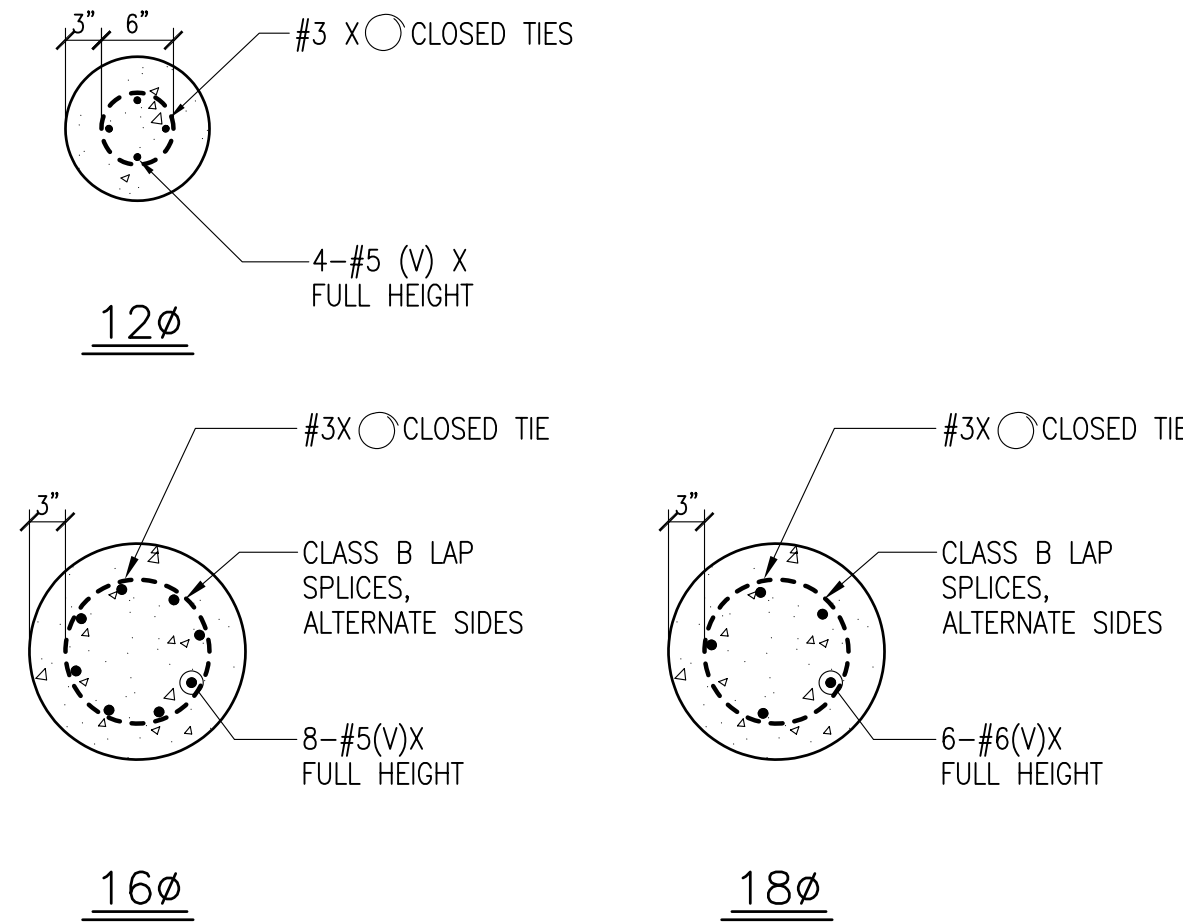
104 DUCT AND PIPE OPENING THROUGH CAST-IN-PLACE GRADE BEAM
TYPICAL DETAIL



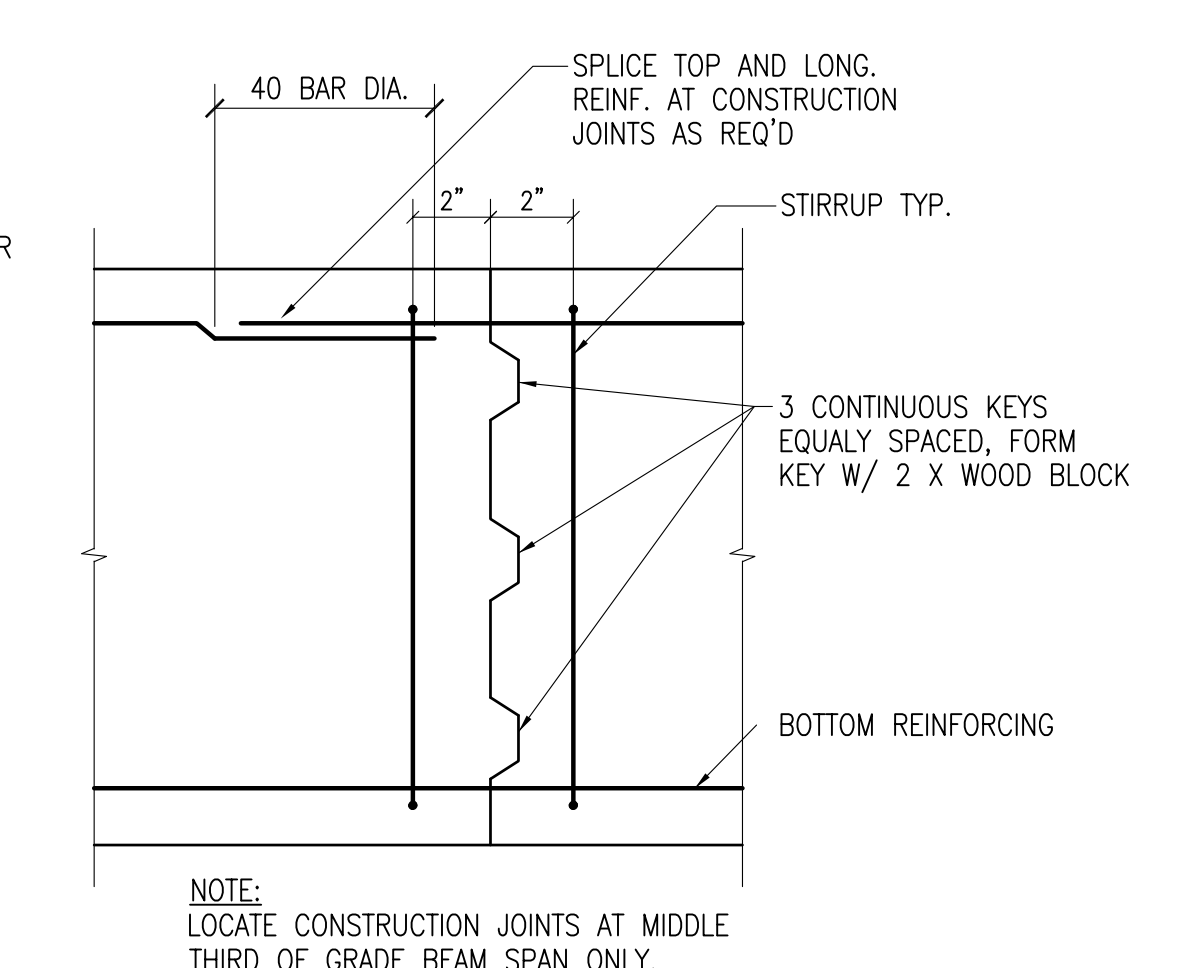
105 GRADE BEAM CORNER REINF.
TYPICAL DETAIL



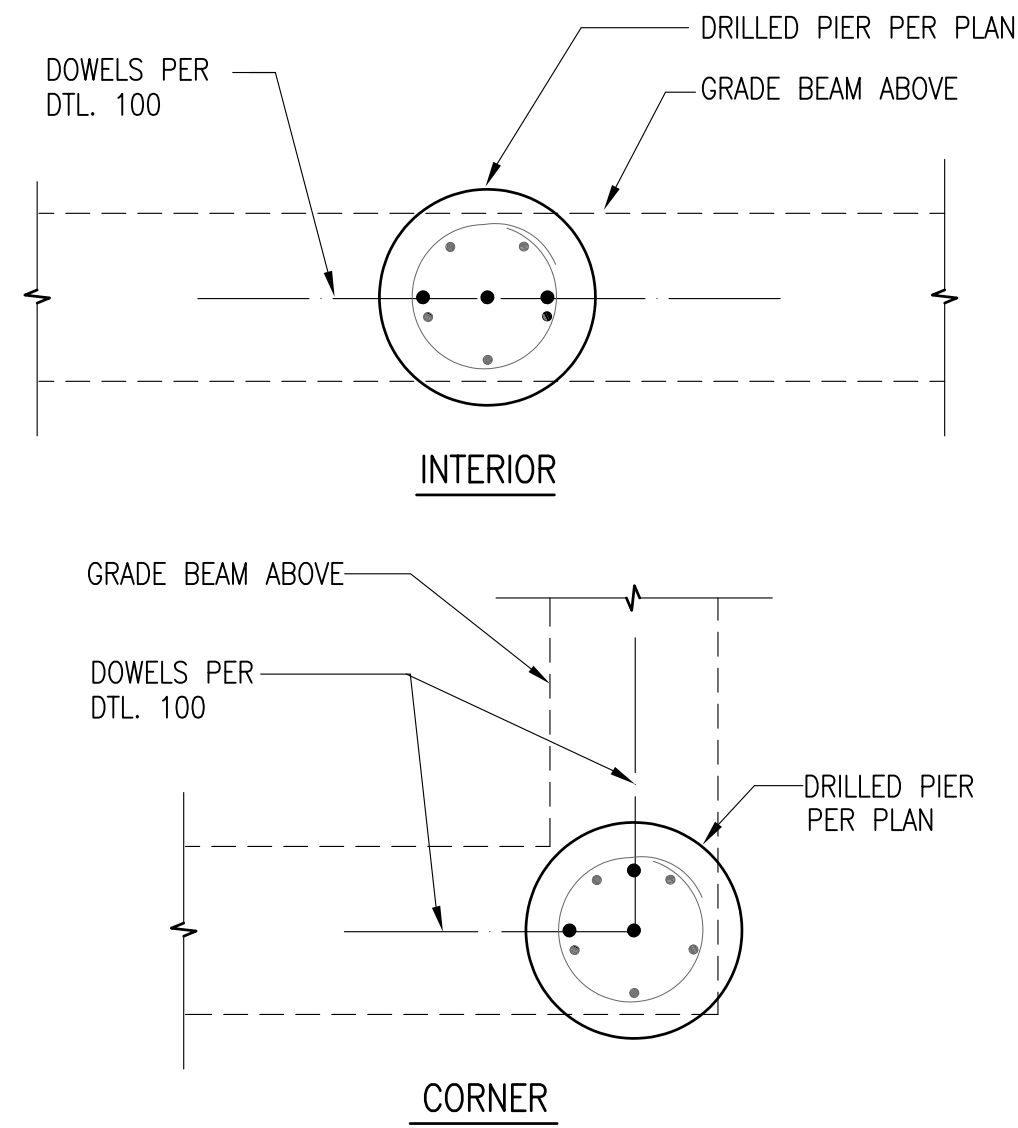
101 TYPICAL CAST-IN-PLACE CONCRETE GRADE BEAM ELEVATION
TYPICAL DETAIL



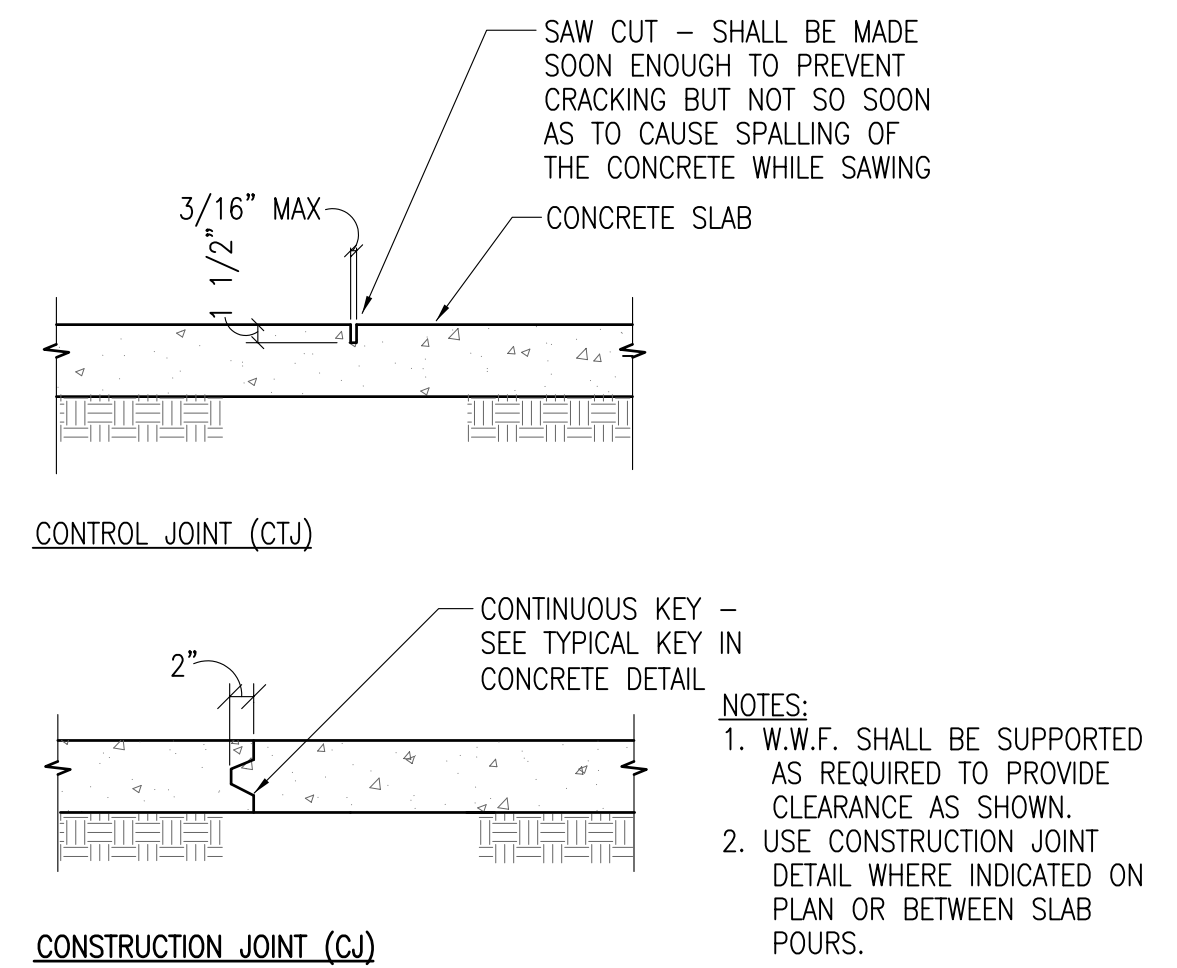
102 CAST-IN-PLACE CONCRETE WALL
CONTROL AND CONSTRUCTION JOINTS
TYPICAL DETAIL



103 TYP. CONSTRUCTION JOINT
IN C.I.P. CONC. GRADE BM.
TYPICAL DETAIL



106 DRILLED PIER DOWEL REINFORCING
TYPICAL DETAIL



107 JOINTS IN CONCRETE SLAB ON GRADE
TYPICAL DETAIL

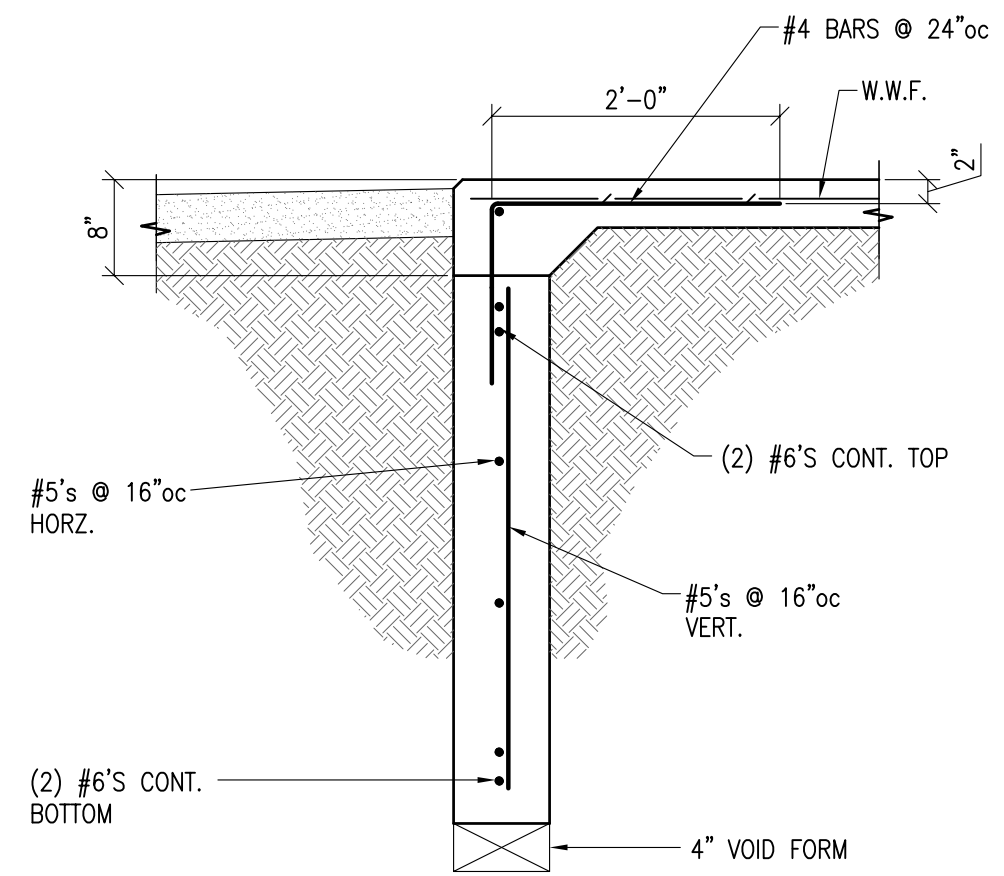
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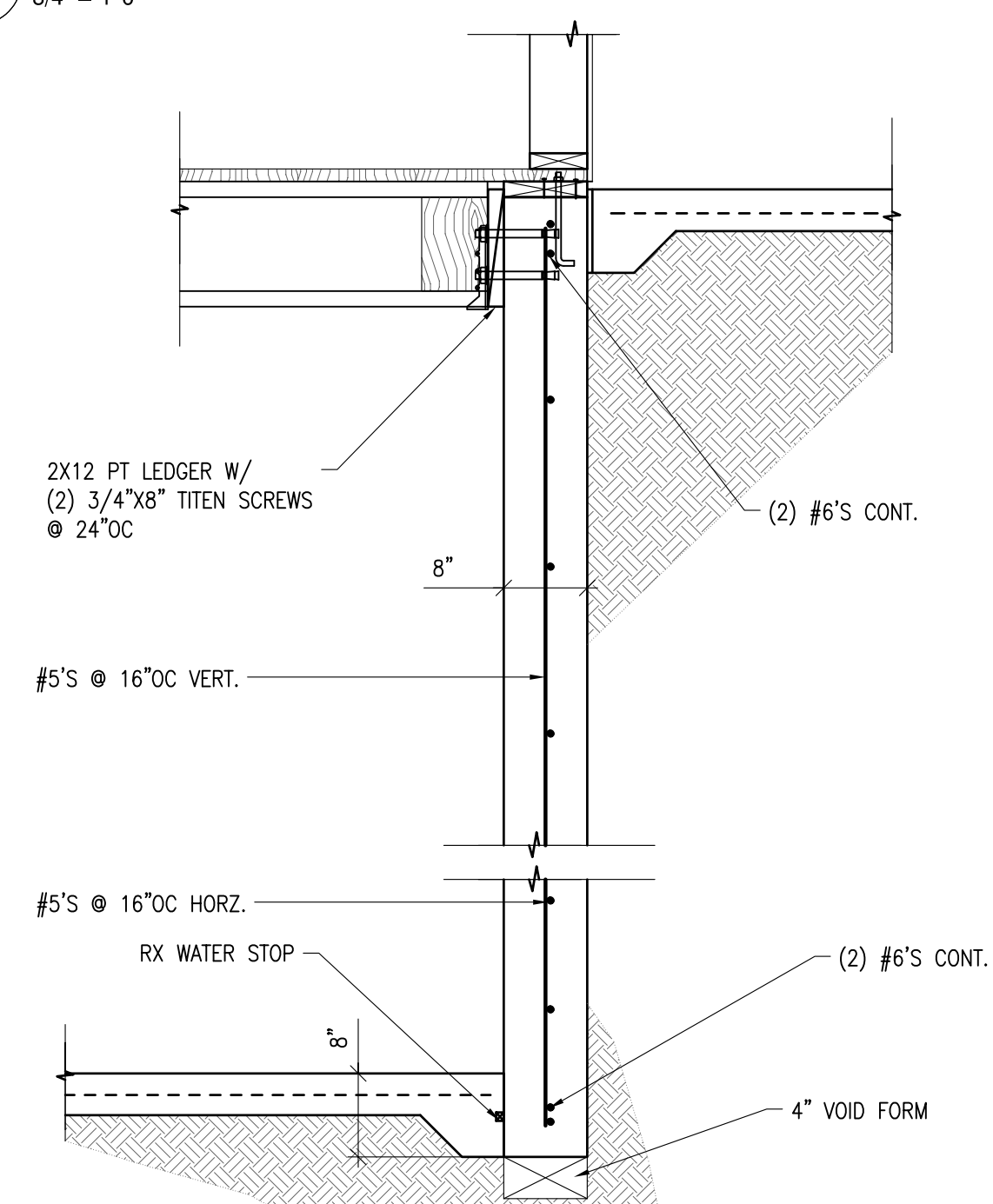
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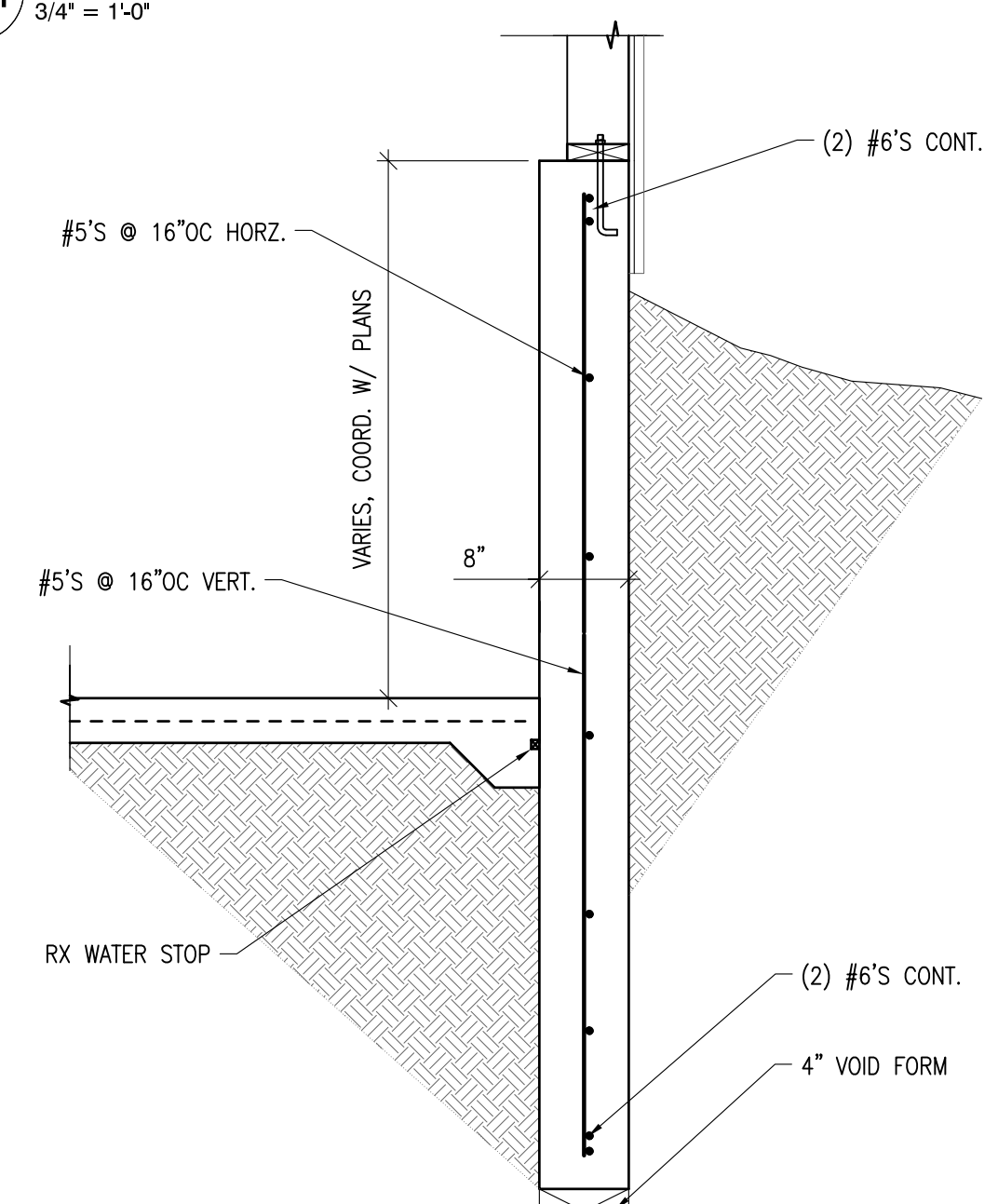
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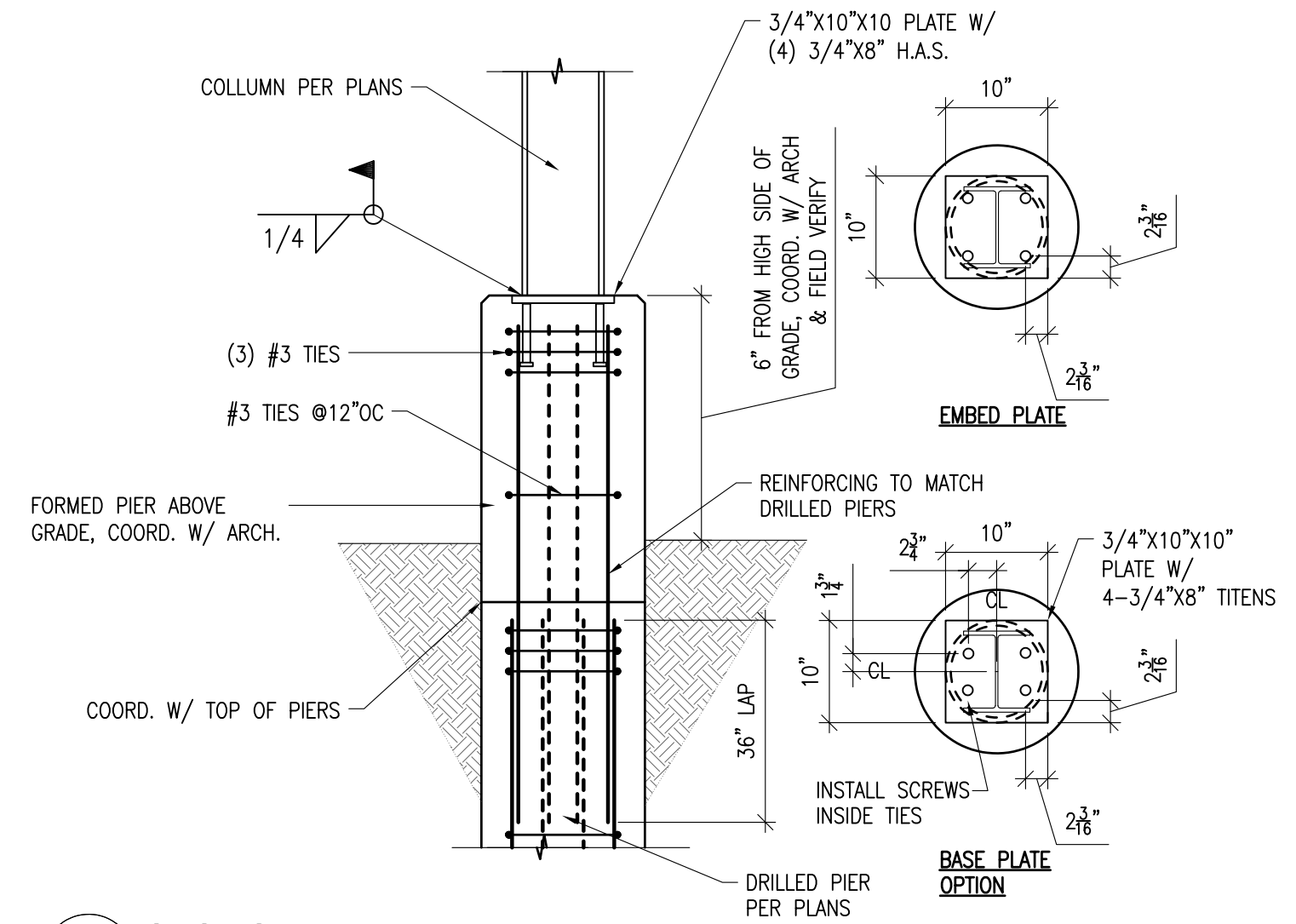
130 SECTION
3/4" = 1'-0"



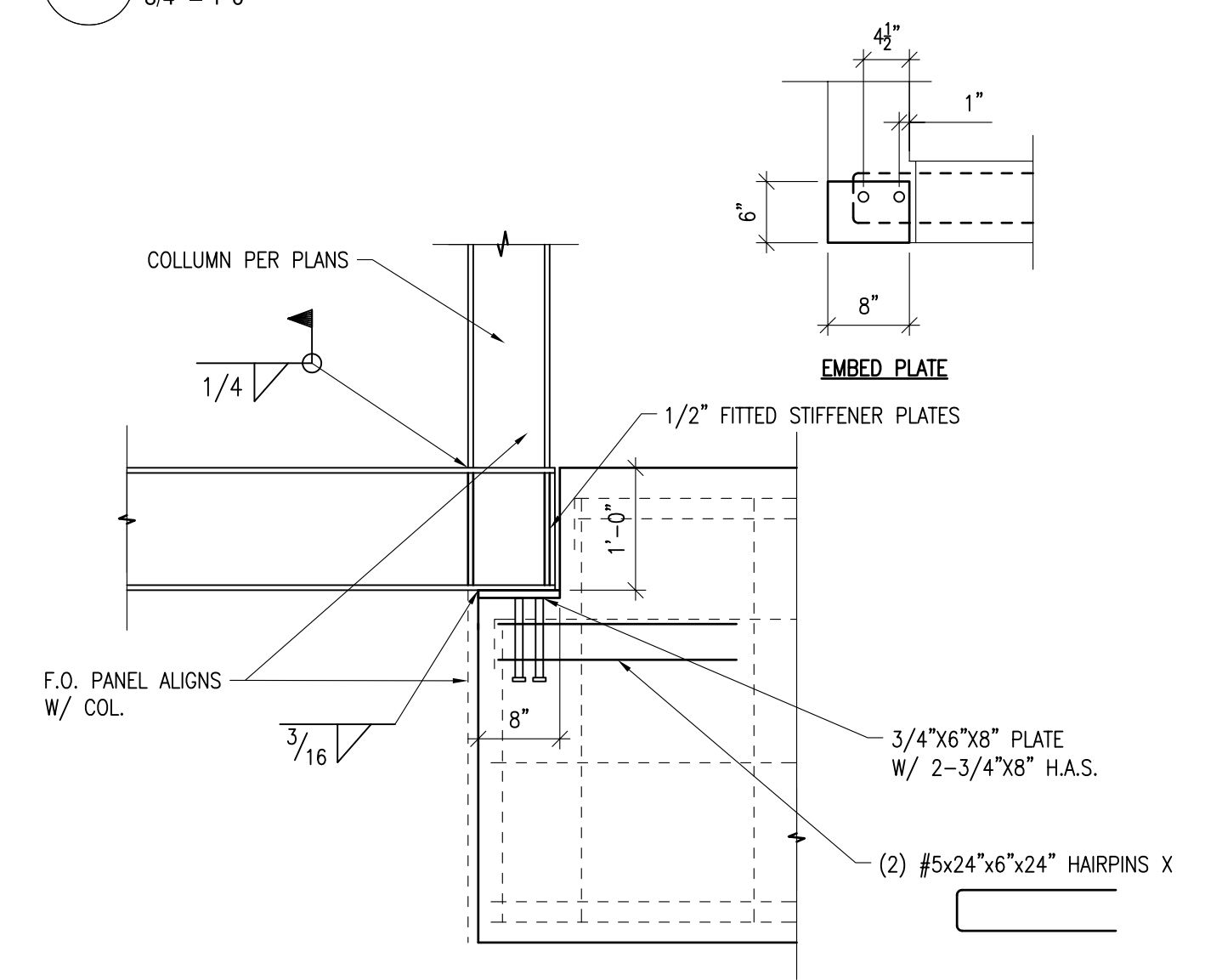
134 SECTION
3/4" = 1'-0"



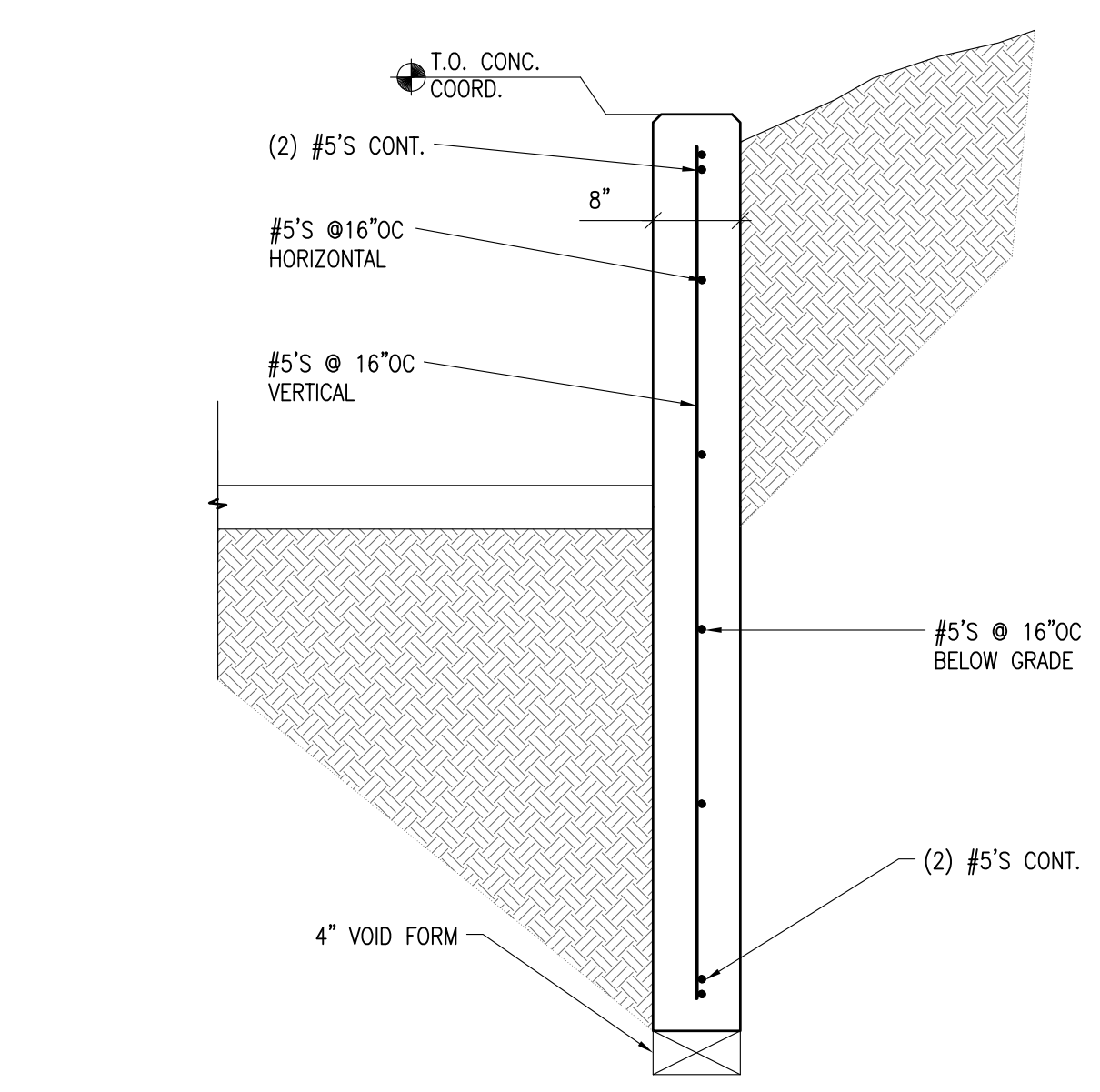
138 SECTION
3/4" = 1'-0"



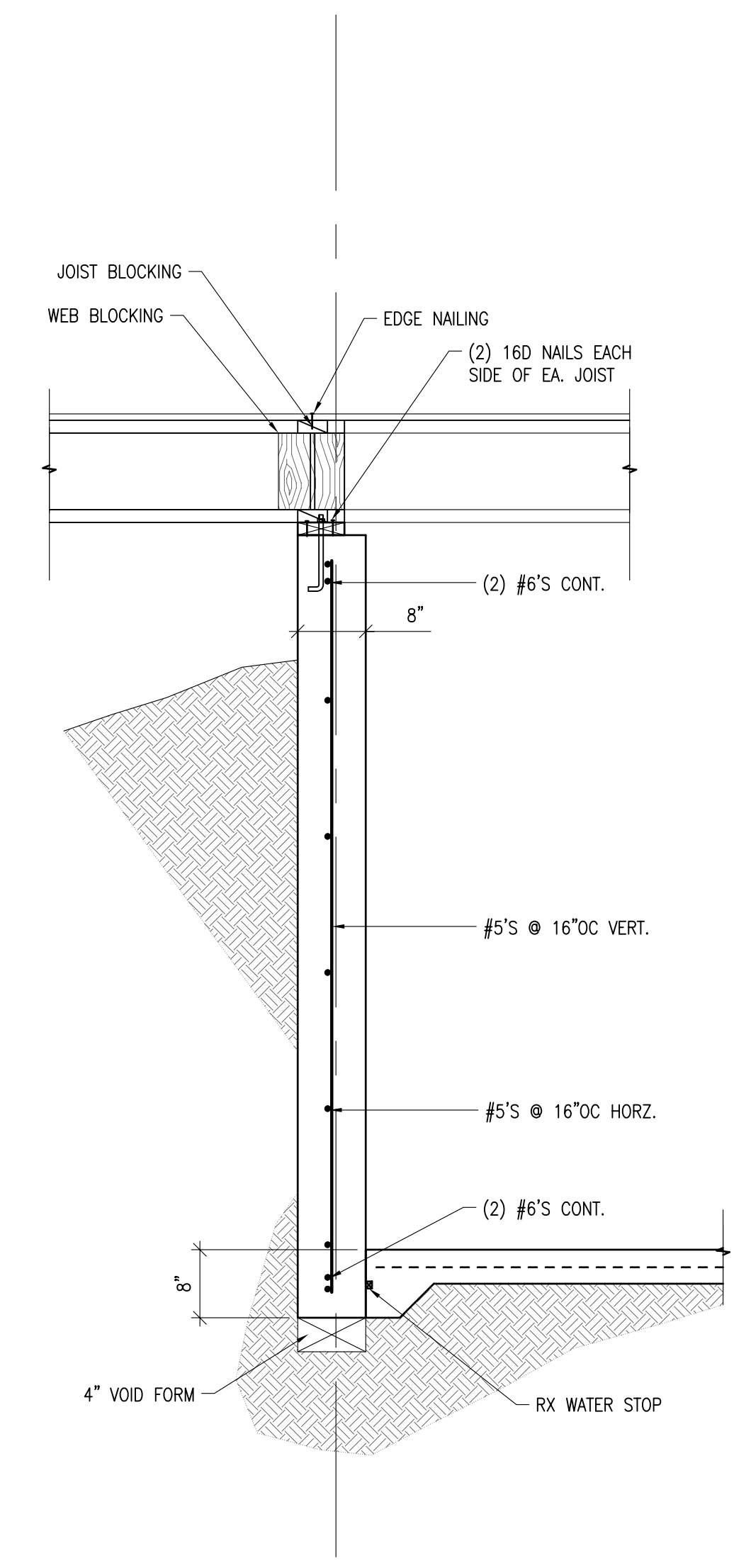
131 SECTION
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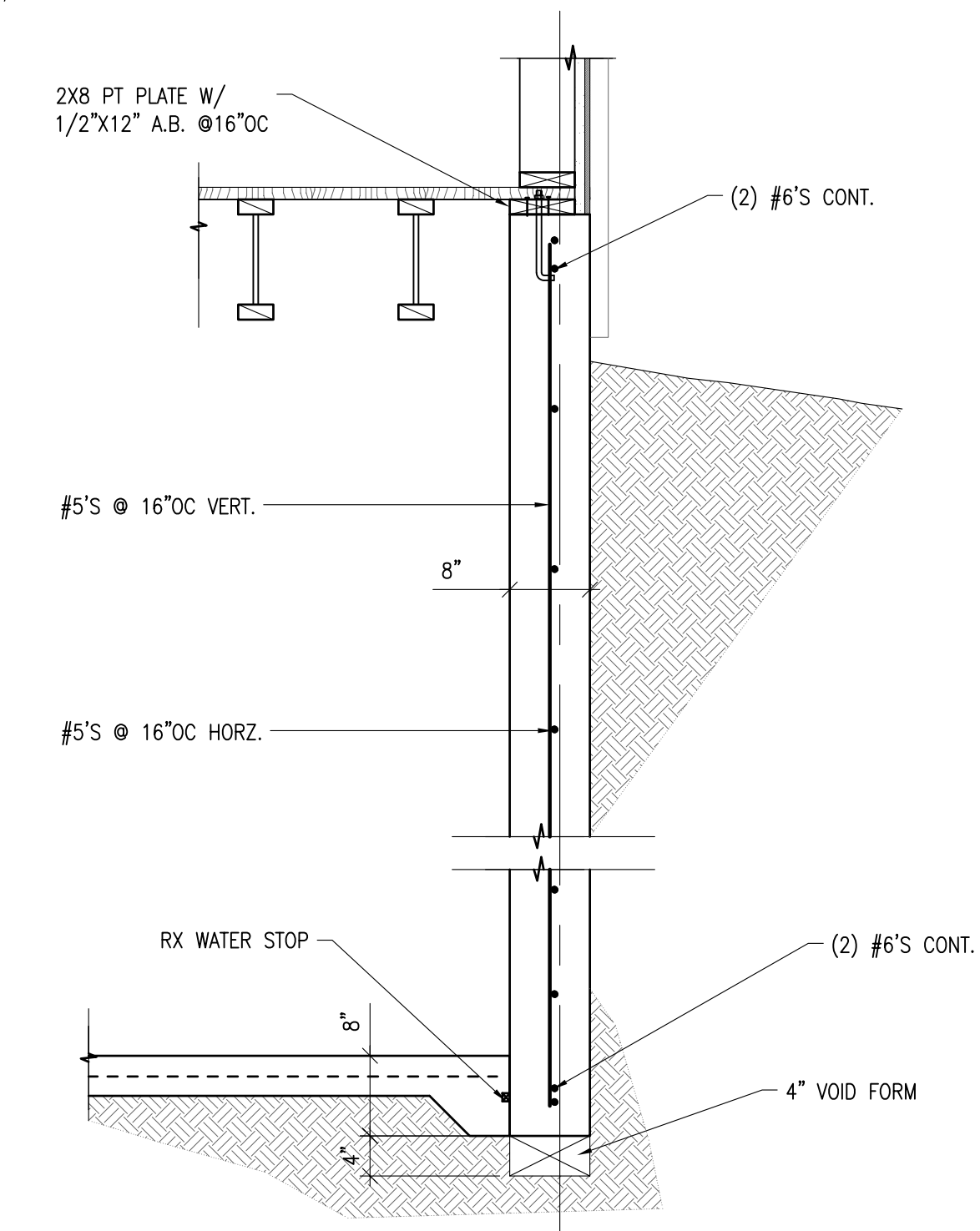
135 CONNECTION DETAIL
3/4" = 1'-0"



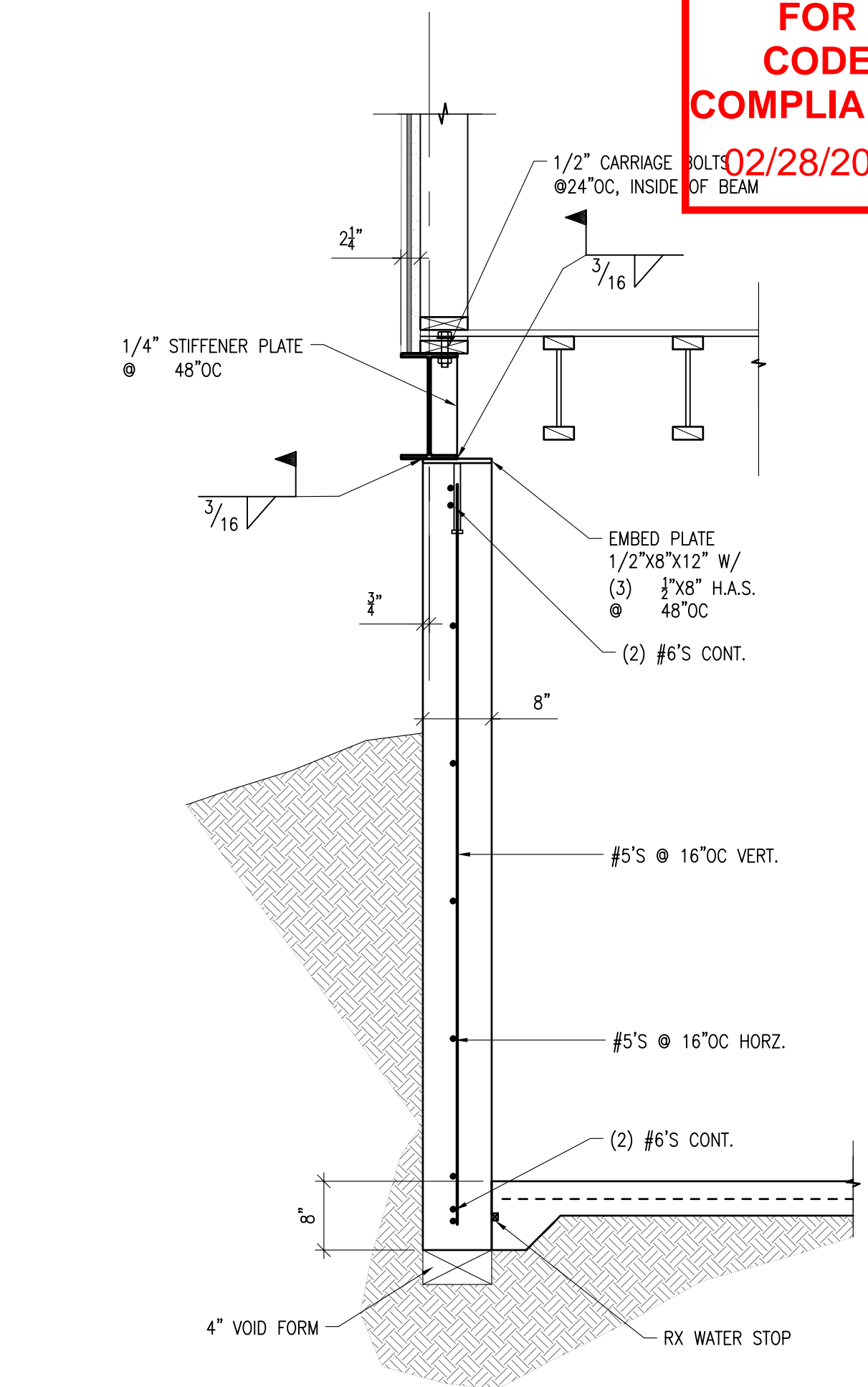
139 SECTION
3/4" = 1'-0"



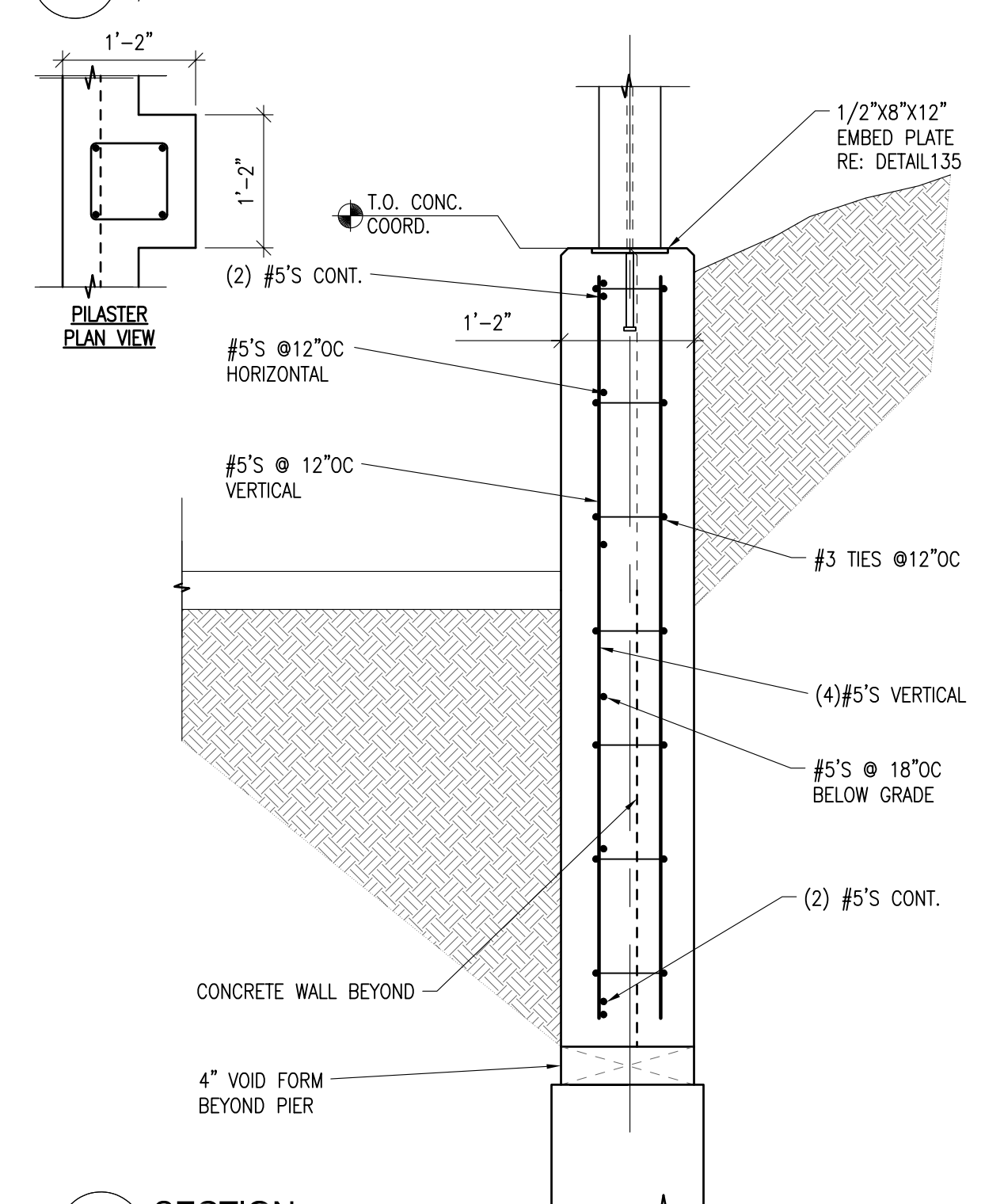
136 SECTION
3/4" = 1'-0"



140 SECTION
3/4" = 1'-0"



137 SECTION
3/4" = 1'-0"



141 SECTION
3/4" = 1'-0"

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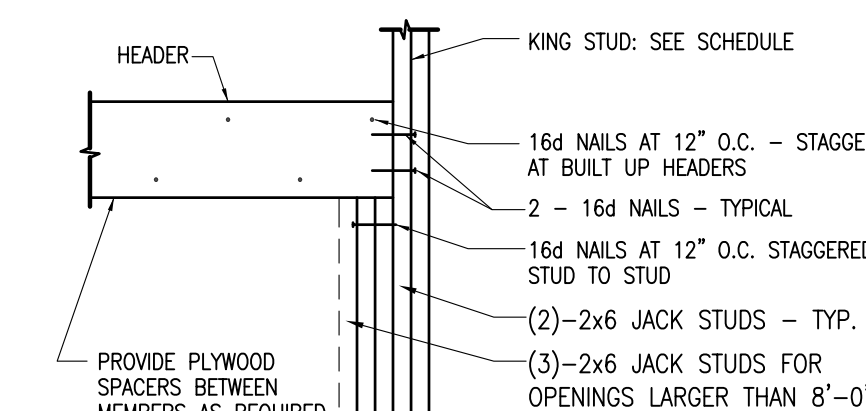
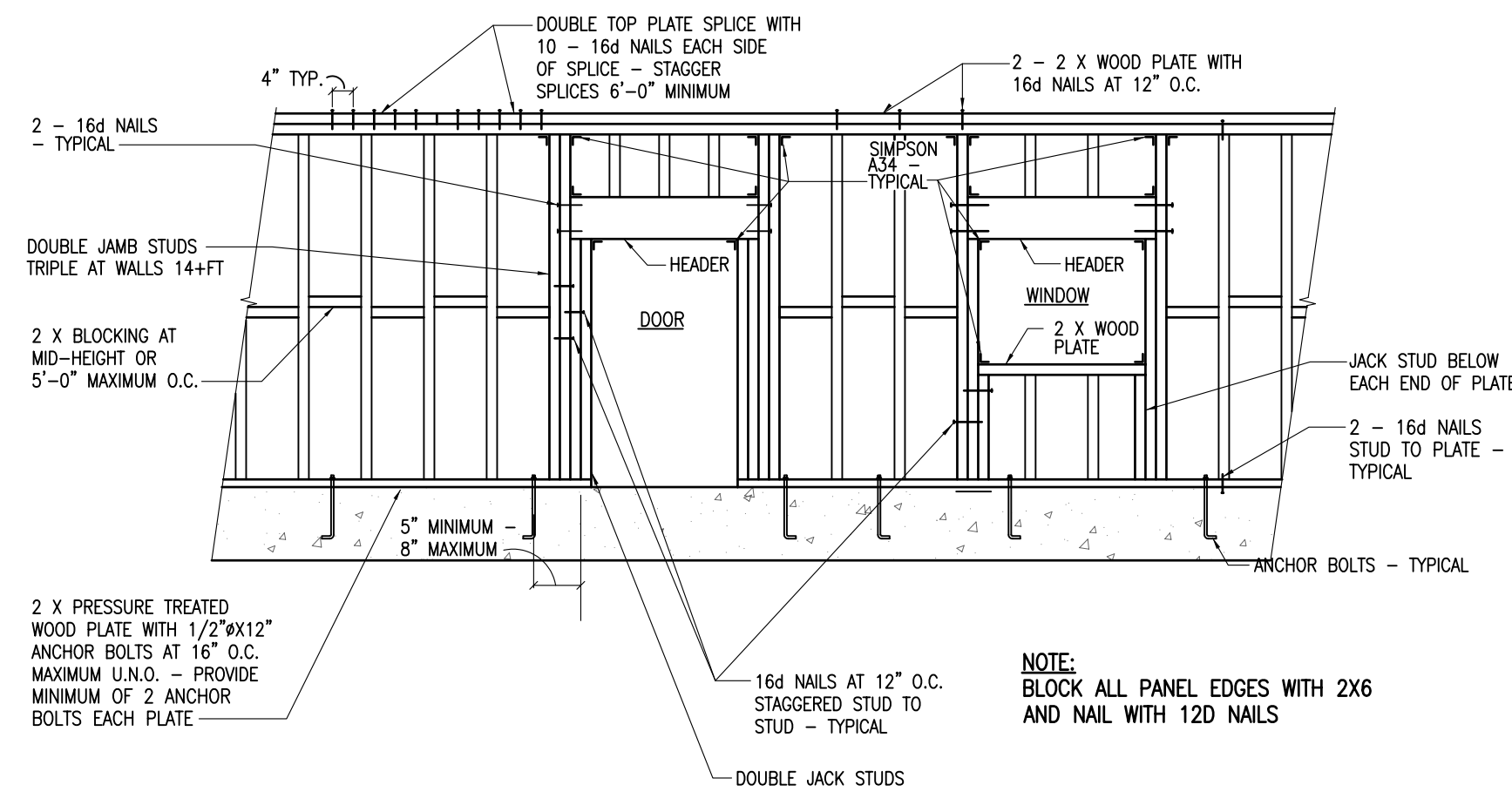
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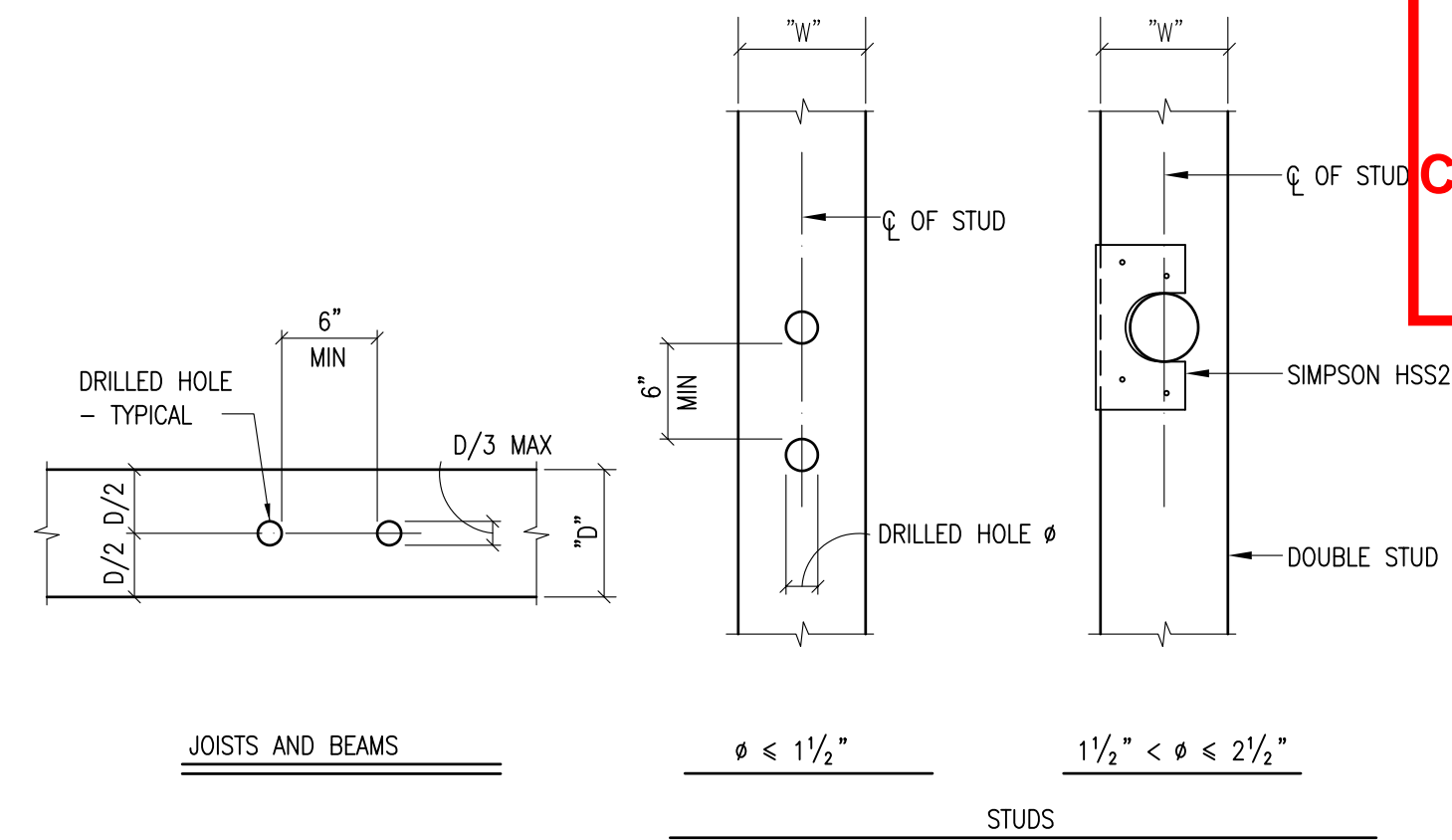


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OPENING WIDTH	HEADER AT BEARING WALL OR SHEAR WALL	HEADER AT OTHER WALLS	NUMBER OF KING STUDS
0'-0" TO 4'-0"	3 - 2 X 8	2 - 2 X 6	2 - 2 X 6
4'-1" TO 6'-0"	3 - 2 X 10	2 - 2 X 8	3 - 2 X 6
6'-1" TO 8'-0"	3 - 9 1/2" LVL	2 - 2 X 10	4 - 2 X 6

SCHEDULE APPLIES UNLESS OTHERWISE NOTED ON FRAMING PLANS.
SEE TYPICAL WOOD STUD WALL FRAMING DETAIL.



- NOTES:
- DO NOT NOTCH JOISTS, BEAMS OR STUDS.
 - HOLES SHALL BE INSTALLED AT MID-DEPTH OF THE MEMBER
 - HOLES IN WOOD "I" JOISTS ARE ONLY AS ALLOWED PER JOIST MANUFACTURER.

200 TYPICAL WOOD STUD WALL FRAMING

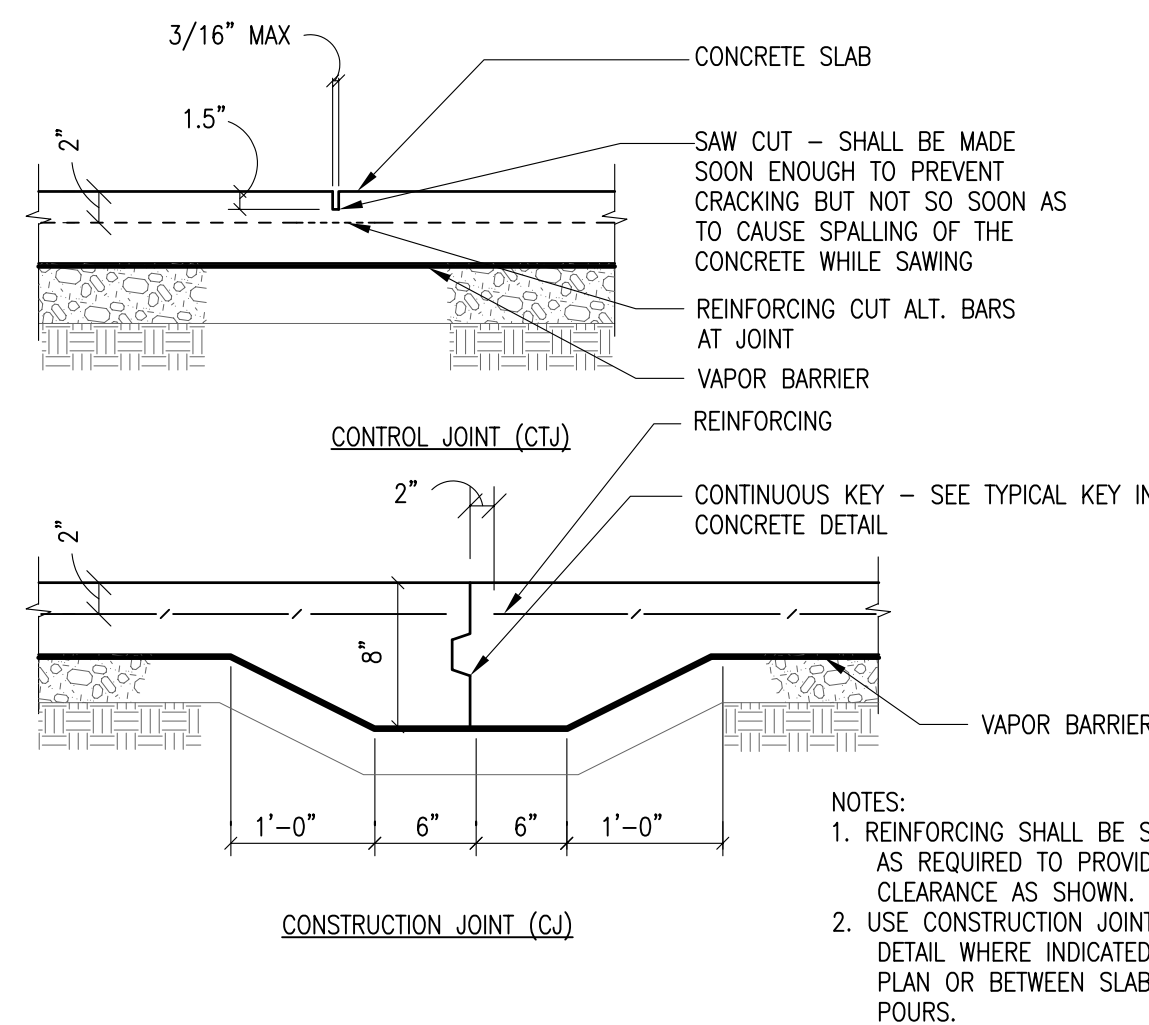
3/4" = 1'-0"

201 WOOD HEADER SCHEDULE

3/4" = 1'-0"

202 DRILLED HOLES IN WOOD MEMBERS

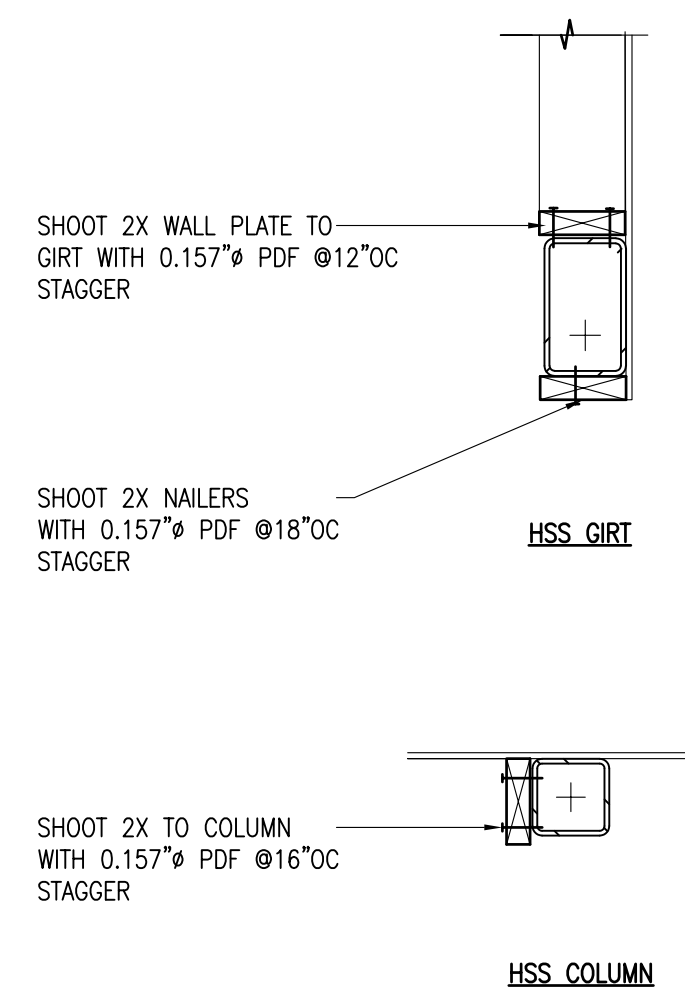
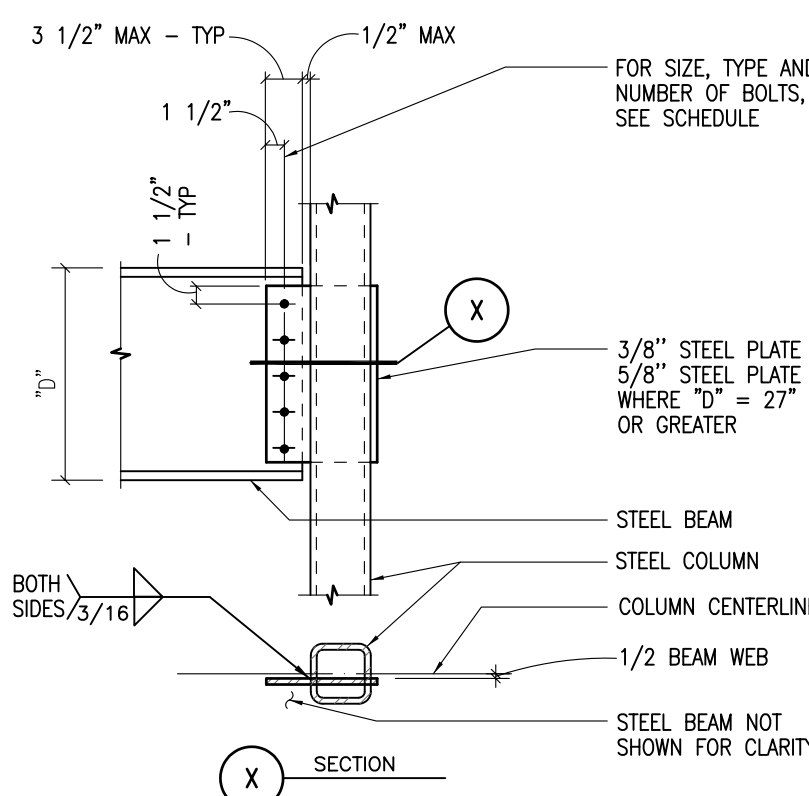
3/4" = 1'-0"



TYPICAL SHEAR CONNECTIONS

BEAM SIZE	PLATE LENGTH	# OF BOLTS	CAPACITY
W8	6 in.	2	8.2 K
W10	9 in.	3	16.3 K
W12	9 in.	3	16.3 K
W14	12 in.	4	26.1 K
W16	12 in.	4	26.1 K
W18	15 in.	5	36.3 K
W21	18 in.	6	46.3 K
W24	21 in.	7	56.4 K

- NOTES:
- BOLTS ARE 3/4" A325-N
 - WELDS ARE 3/16" FILLET W/ E70XX ELECTRODES
 - PLATES ARE 3/8" THICK A36 STEEL, U.N.O.



SHEAR WALL (SW) SCHEDULE				
MARK	SHEATHING	NAILING ATTACHMENT	HOLDOWN TO CONCRETE	STRAPPING BETWEEN FLOORS
SW1	1.5" ZIP PANELS EDGES BLOCKED	12D NAILS @ 12" O.C. FIELD @ 4" O.C. EDGE	SIMPSON HDUS W/ DOUBLE STUD	SIMPSON MST W/ DOUBLE STUD
SW2	1.5" ZIP PANELS EXTERIOR 15/32" OSB INTERIOR EDGES BLOCKED	12D NAILS @ 12" O.C. FIELD @ 4" O.C. EDGE	SIMPSON HDUS W/ DOUBLE STUD	SIMPSON MST W/ DOUBLE STUD

NOTE:

- SHEARWALLS SHOWN ON PLANS ARE FOR THE WALLS BELOW.
- NAILS SHALL BE 8d COMMON, UNLESS NOTED OTHERWISE.
- HOLDOWNS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- FASTEN DOUBLE STUDS TOGETHER WITH 10d NAILS @ 16"OC SAGGERED EACH FACE.
- WELD THREADED BOLT TO BEAMS FOR HOLDOWNS.
- SHEATHING IS DIRECTLY APPLIED TO STUDS.
- 12D NAILS ARE 0.131" DIA X 3.25" MIN.

203 TYP. CONCRETE SLAB JOINTS

3/4" = 1'-0"

204 TYPICAL STEEL BEAM SHEAR PLATE CONNECTIONS

3/4" = 1'-0"

205 TYPICAL WOOD NAILER TO HSS CONNECTION

3/4" = 1'-0"

206 TYPICAL SHEAR WALL SCHEDULE

3/4" = 1'-0"

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOENAIL	3 - 8d
BRIDGING TO JOIST, TOENAIL EACH END	2 - 8d
PLATE TO JOIST OR BLOCKING, FACE NAIL	16d AT 12" O.C.
TOP PLATE TO STUD, END NAIL	2 - 16d
STUD TO PLATE	2 - 16d END NAIL
DOUBLED STUDS, FACE NAIL	16d AT 12" O.C.
DOUBLED TOP PLATES, FACE NAIL	16d AT 12" O.C.
TOP PLATE, LAPS AND INTERSECTIONS, FACE NAIL	2 - 16d
CONTINUOUS HEADER, TWO PIECES	16d AT 12" O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3 - 8d
CONTINUOUS HEADER TO STUDS, TOENAIL	4 - 8d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3 - 16d
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	3 - 16d
RAFTER TO PLATE, TOENAIL	3 - 8d
BUILT-UP CORNER STUDS	16d AT 12" O.C.

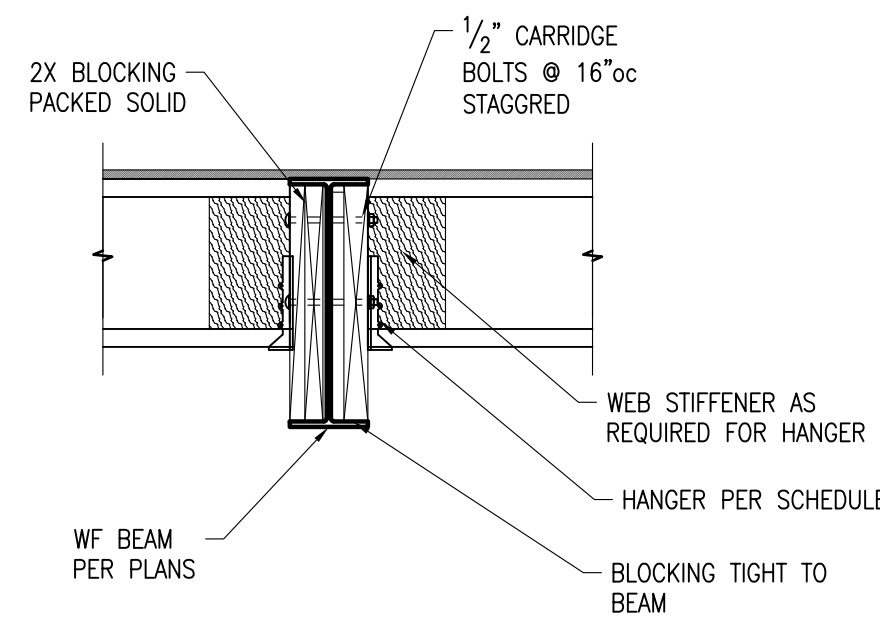
THIS SCHEDULE SHALL APPLY UNLESS NOTED OTHERWISE.

207 TYPICAL NAILING SCHEDULE

3/4" = 1'-0"

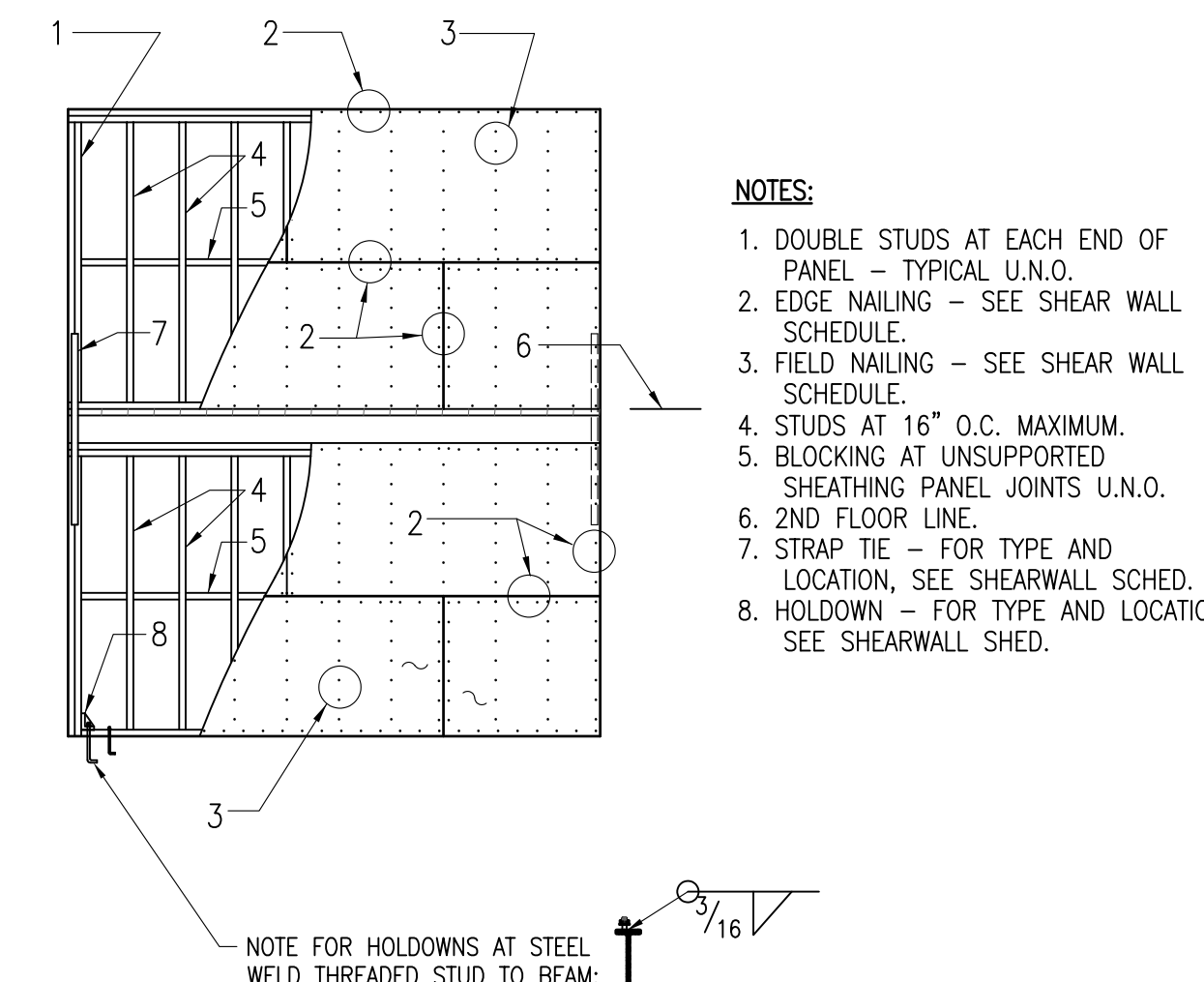
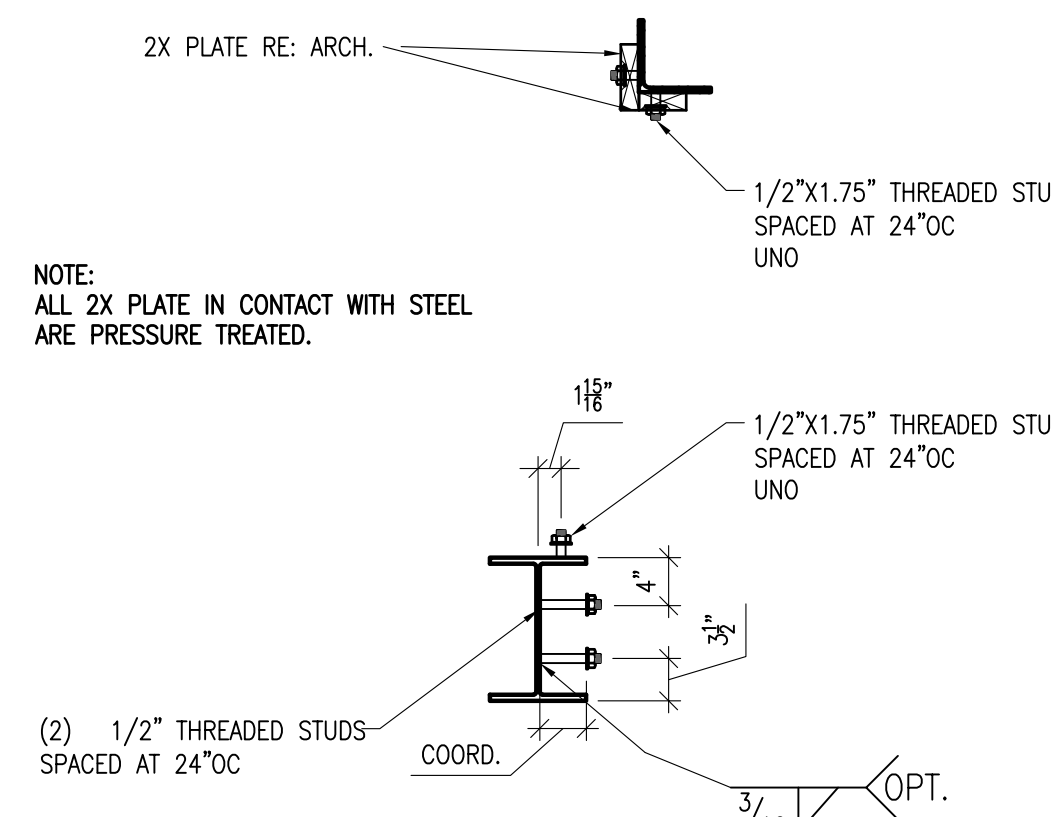
208 TYPICAL BEAM SECTION

3/4" = 1'-0"



209 TYPICAL HIDDEN 2X PLATE CONNECTION TO STEEL

3/4" = 1'-0"



210 TYPICAL SHEAR WALL DETAIL

3/4" = 1'-0"

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**26730 County Road 14
Steamboat Springs, CO 80487**

**Details
S1.3**

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robb.studio@gmail.com

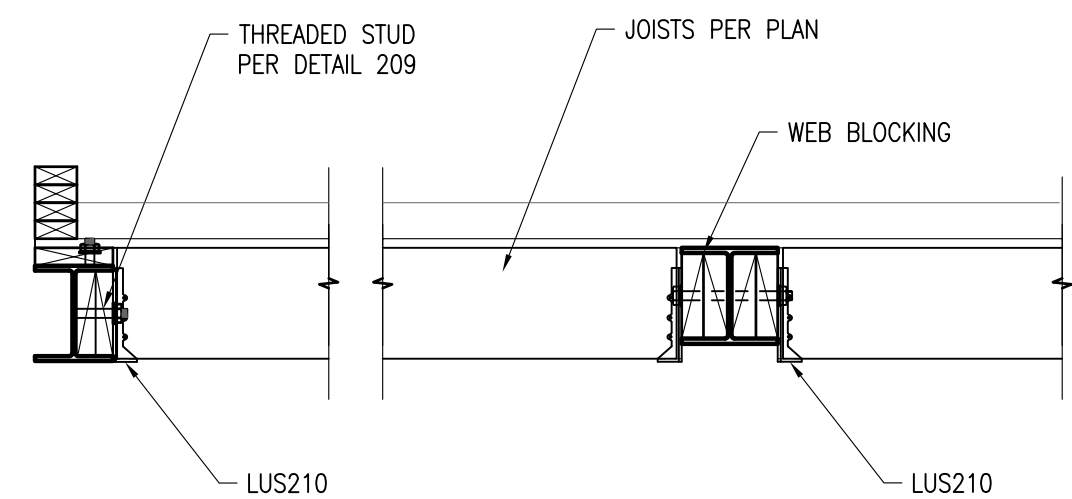


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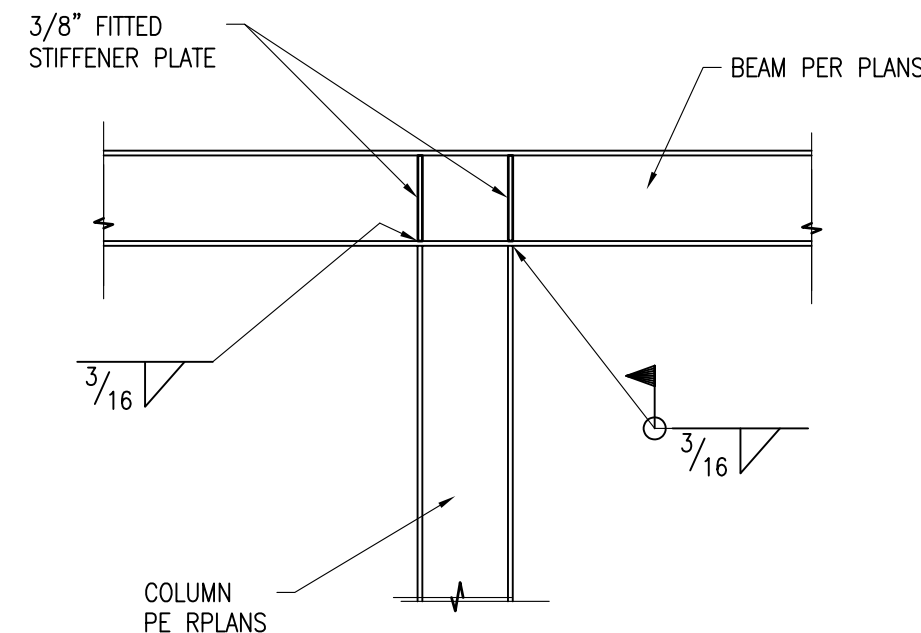
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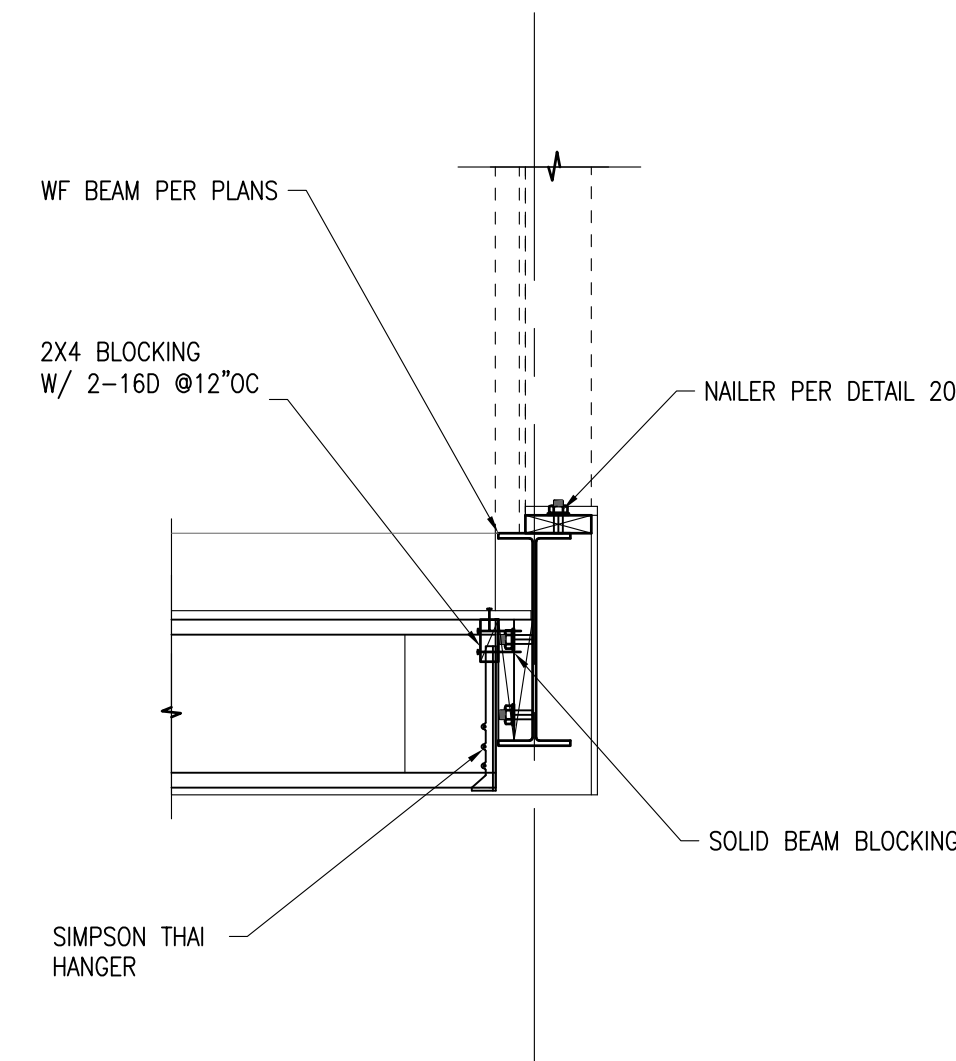
Details
S1.4



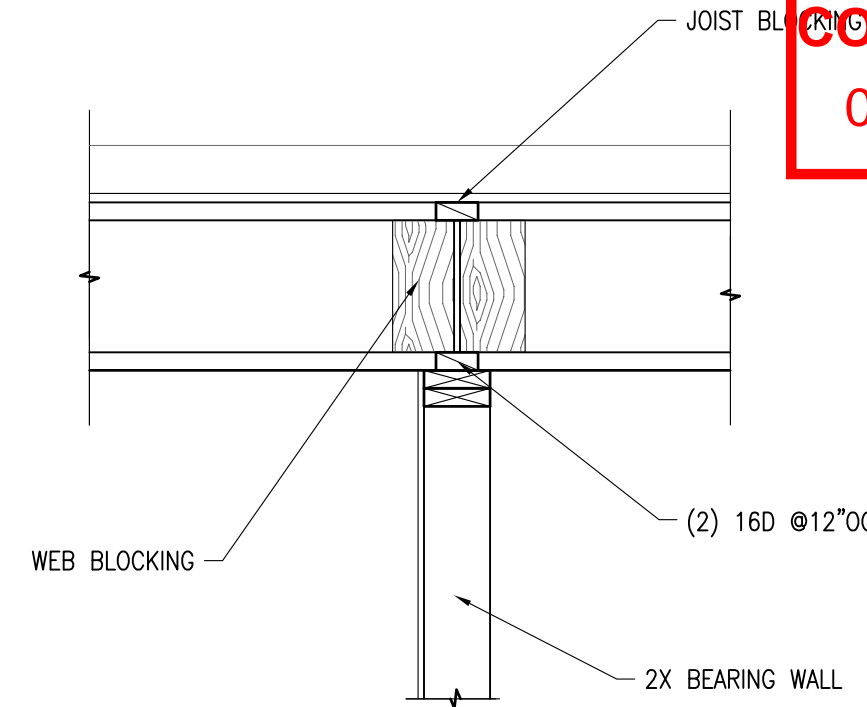
221 SECTION
3/4" = 1'-0"



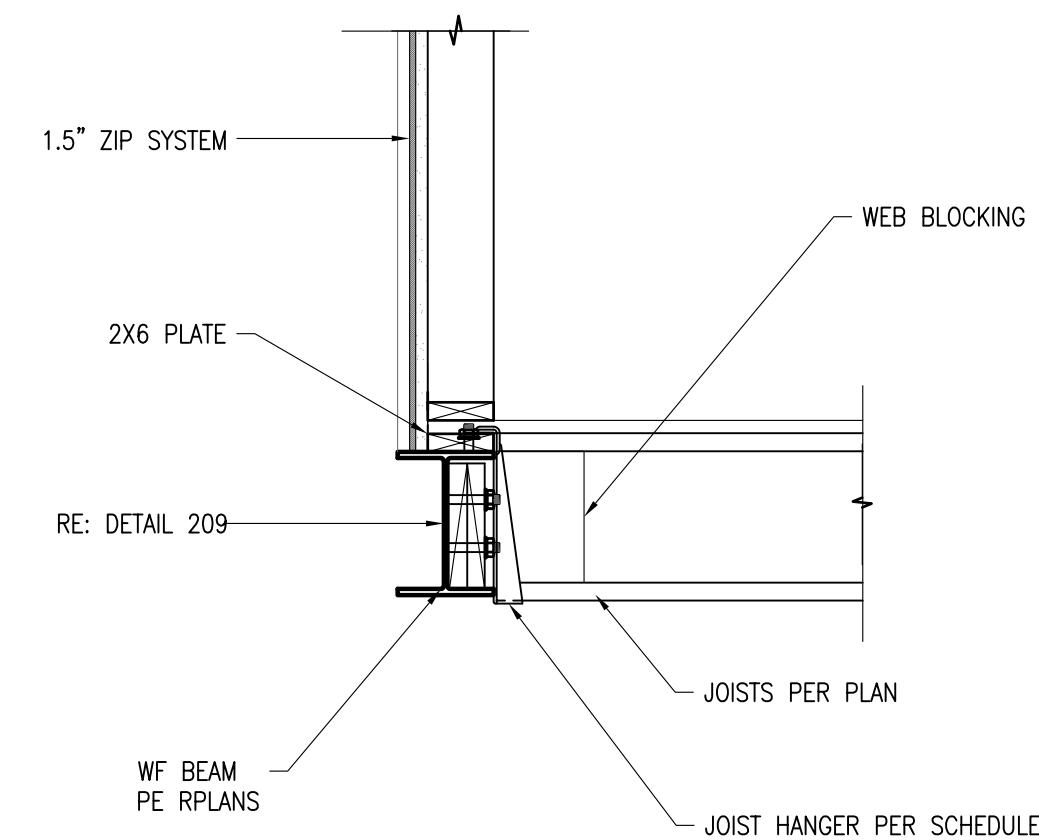
222 TYPICAL STIFFENERS AT BEAM COLUMN CONNECTION
3/4" = 1'-0"



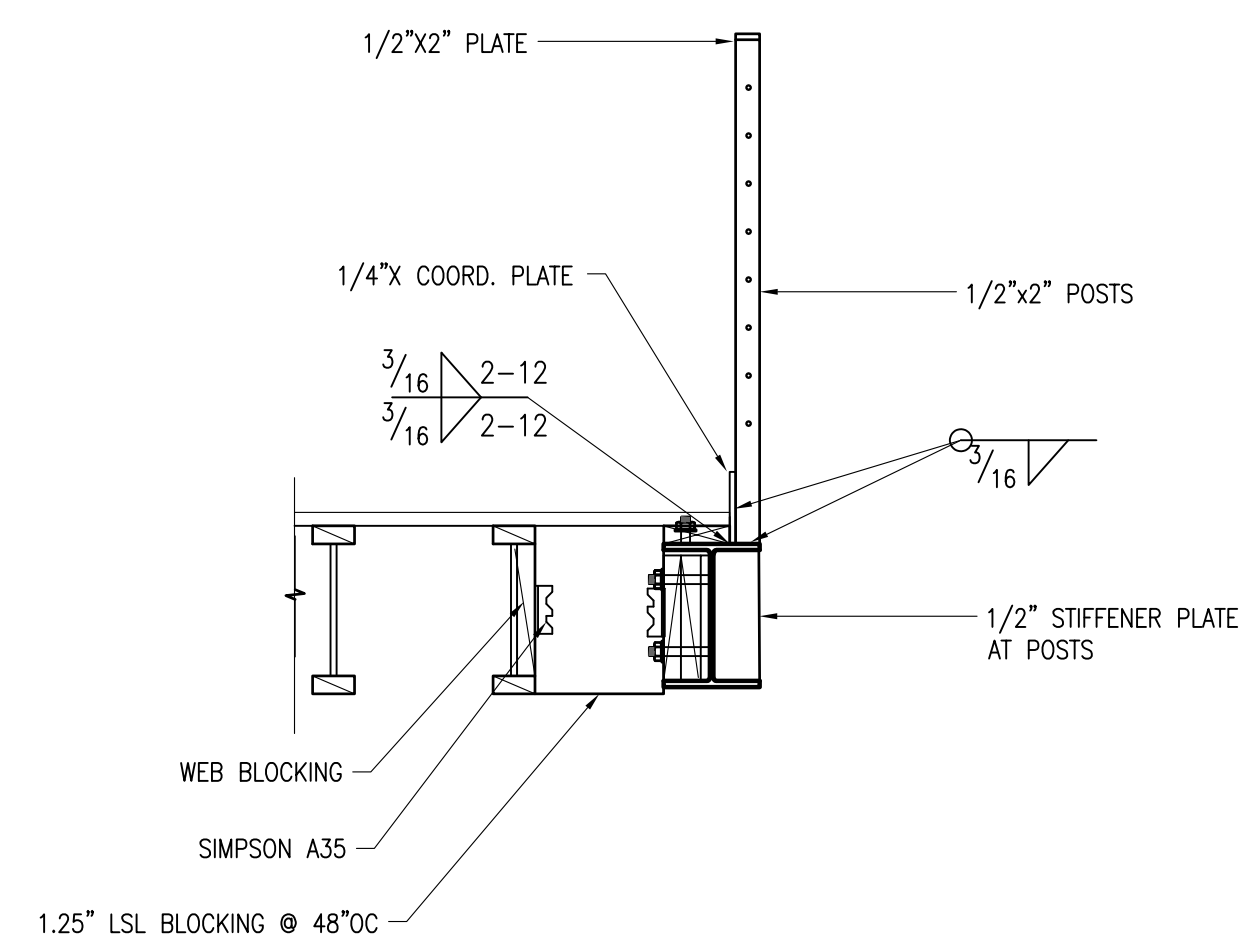
223 SECTION
3/4" = 1'-0"



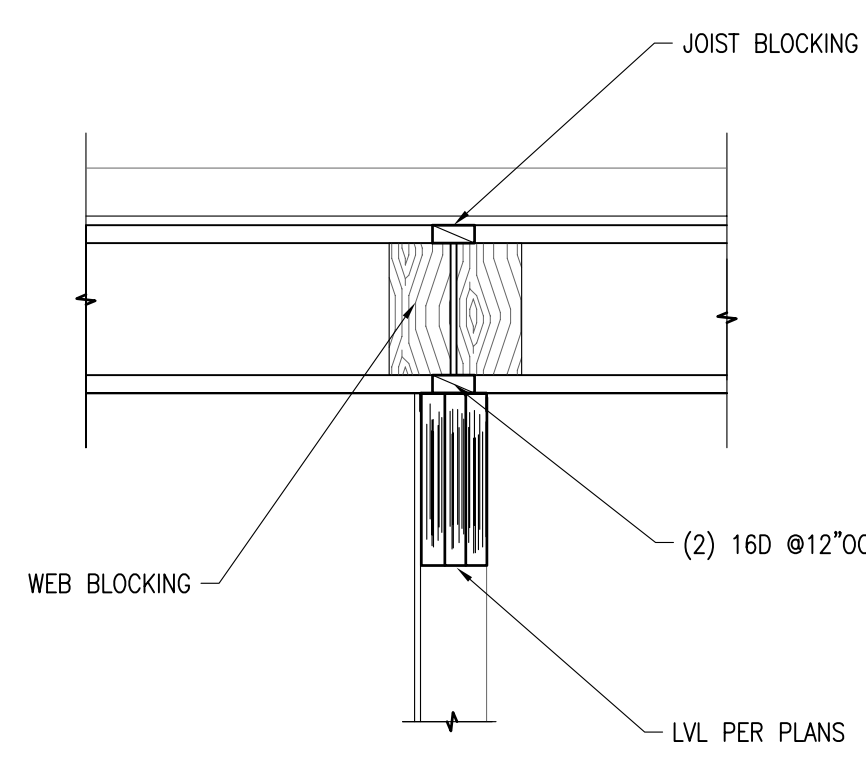
224 SECTION
3/4" = 1'-0"



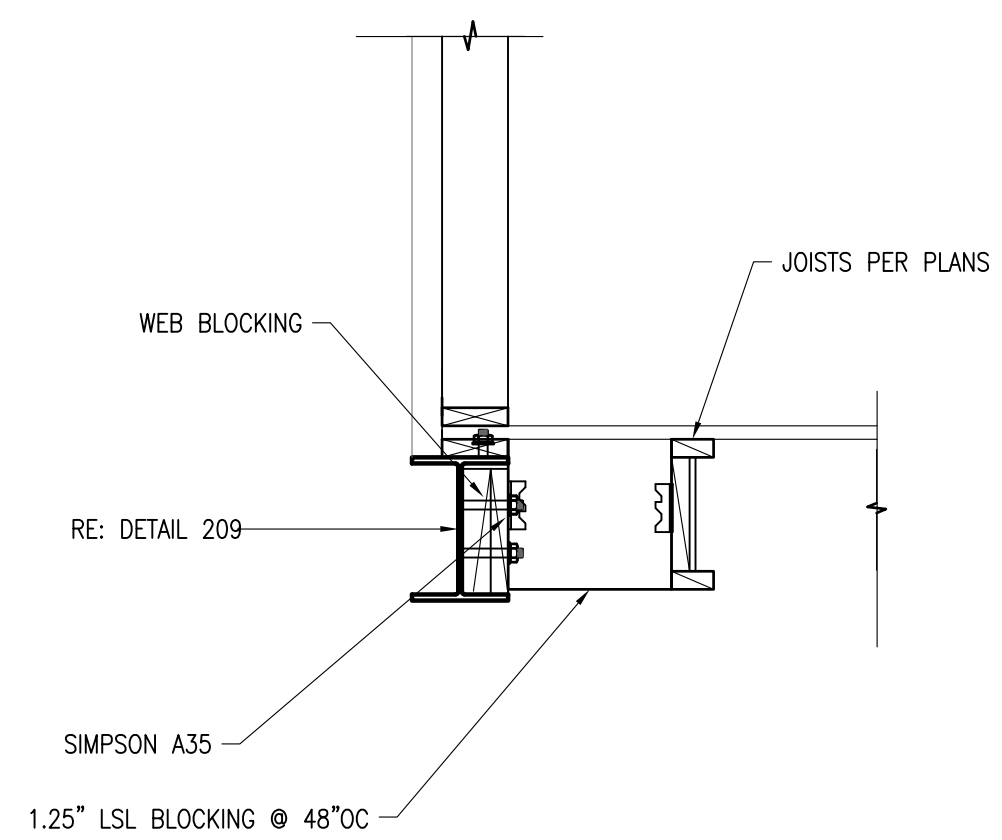
225 SECTION
3/4" = 1'-0"



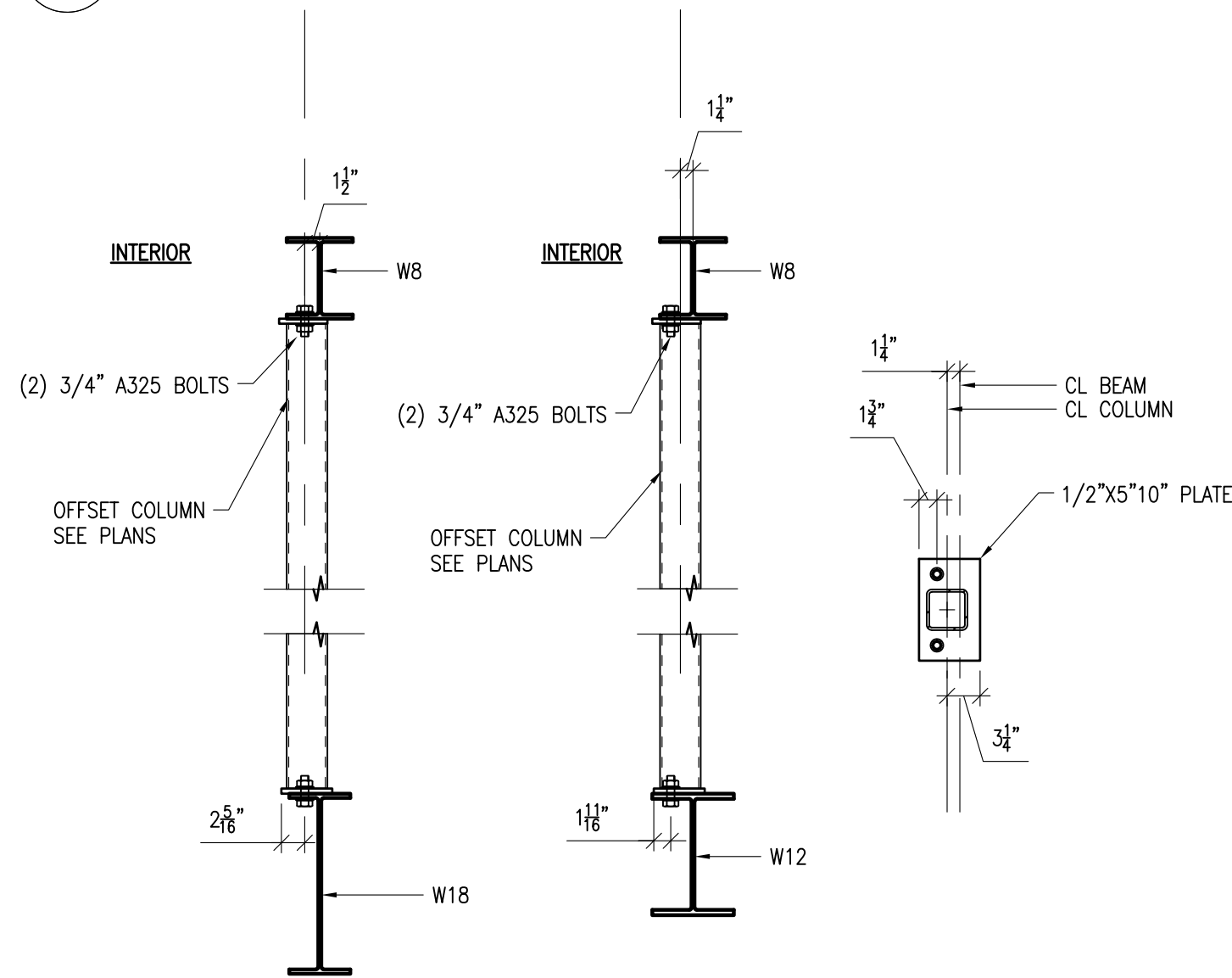
226 SECTION
3/4" = 1'-0"



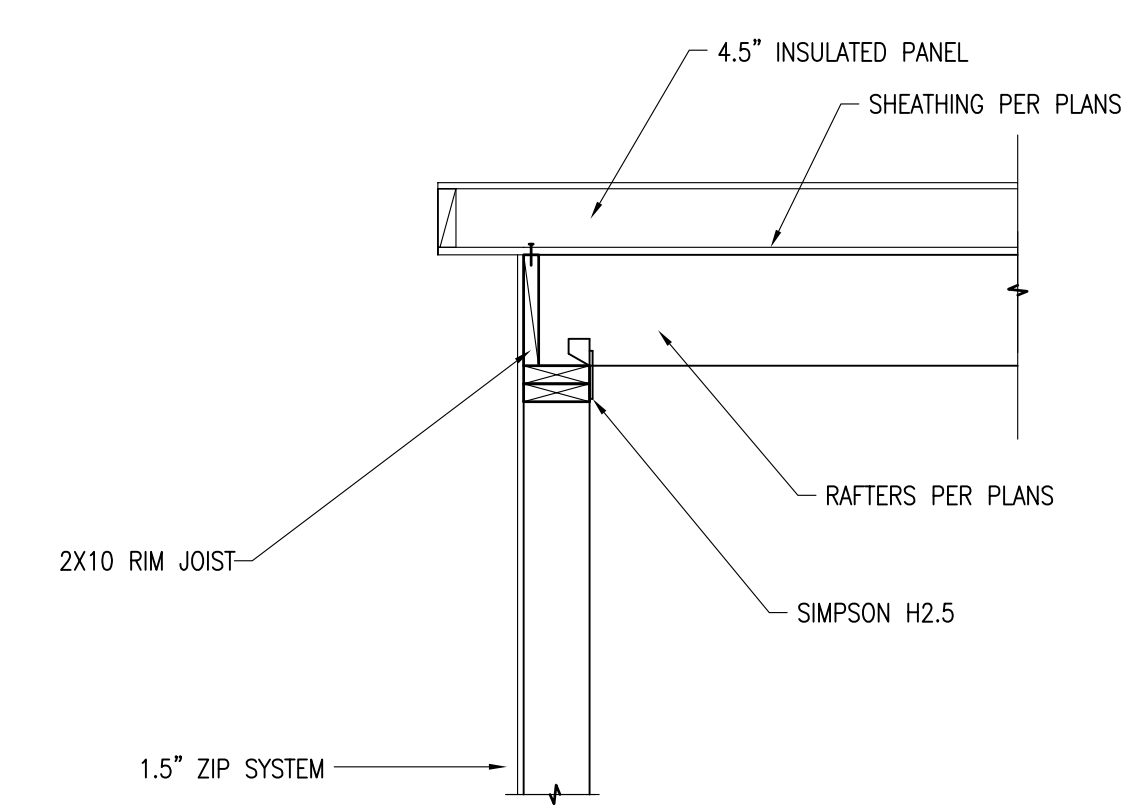
227 SECTION
3/4" = 1'-0"



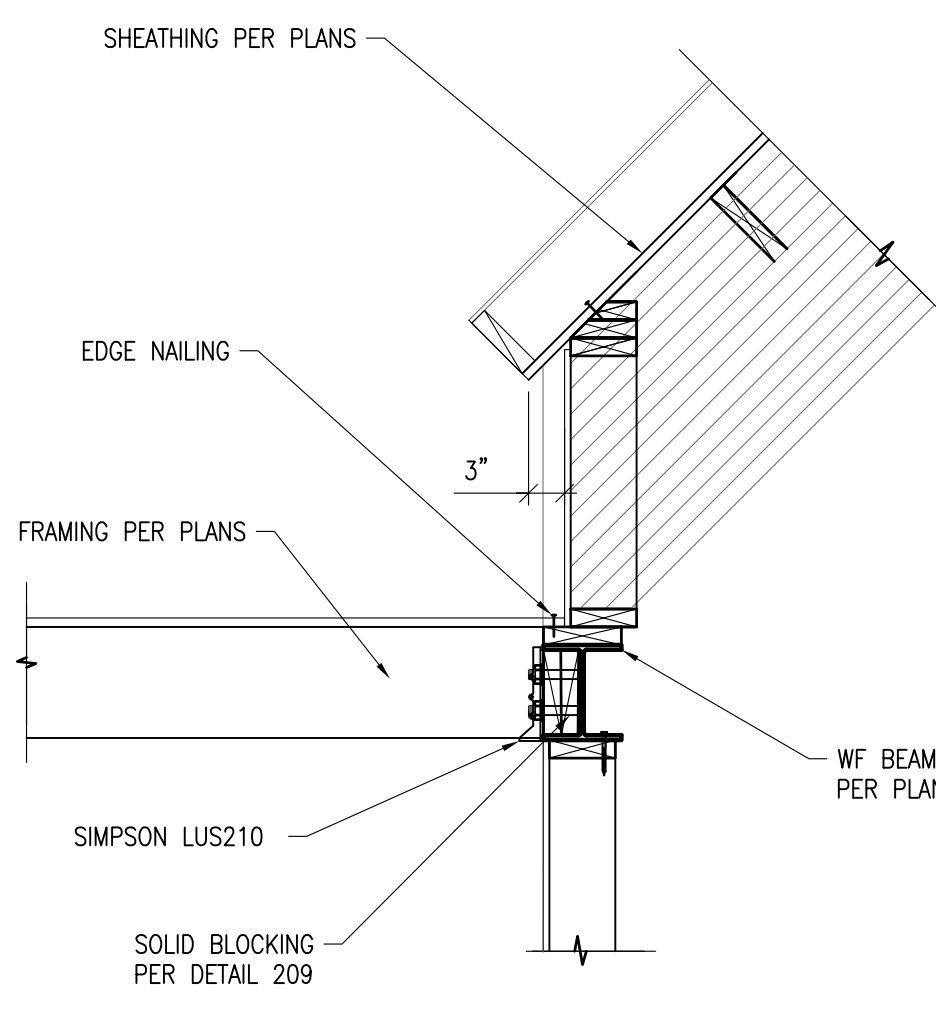
228 SECTION
3/4" = 1'-0"



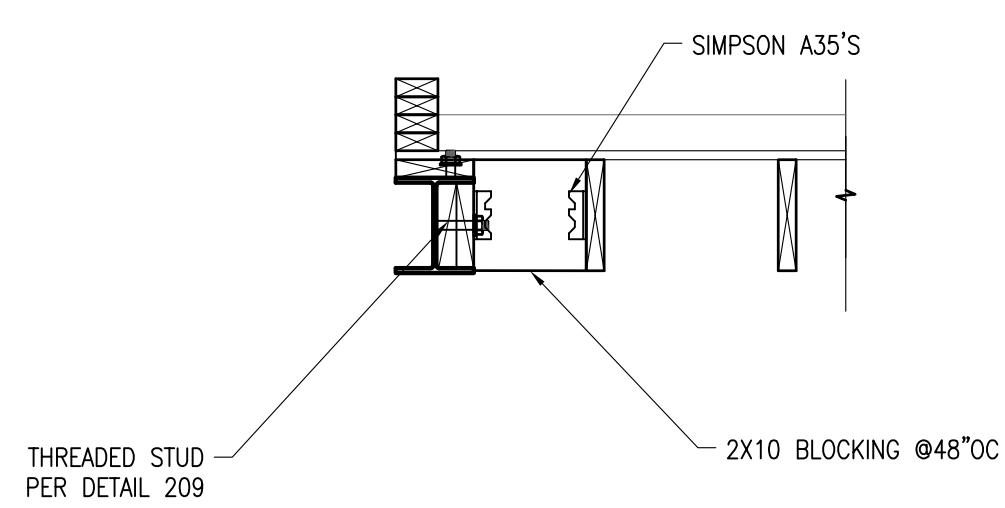
229 SECTION
3/4" = 1'-0"



230 SECTION
3/4" = 1'-0"



231 SECTION
3/4" = 1'-0"



232 SECTION
3/4" = 1'-0"

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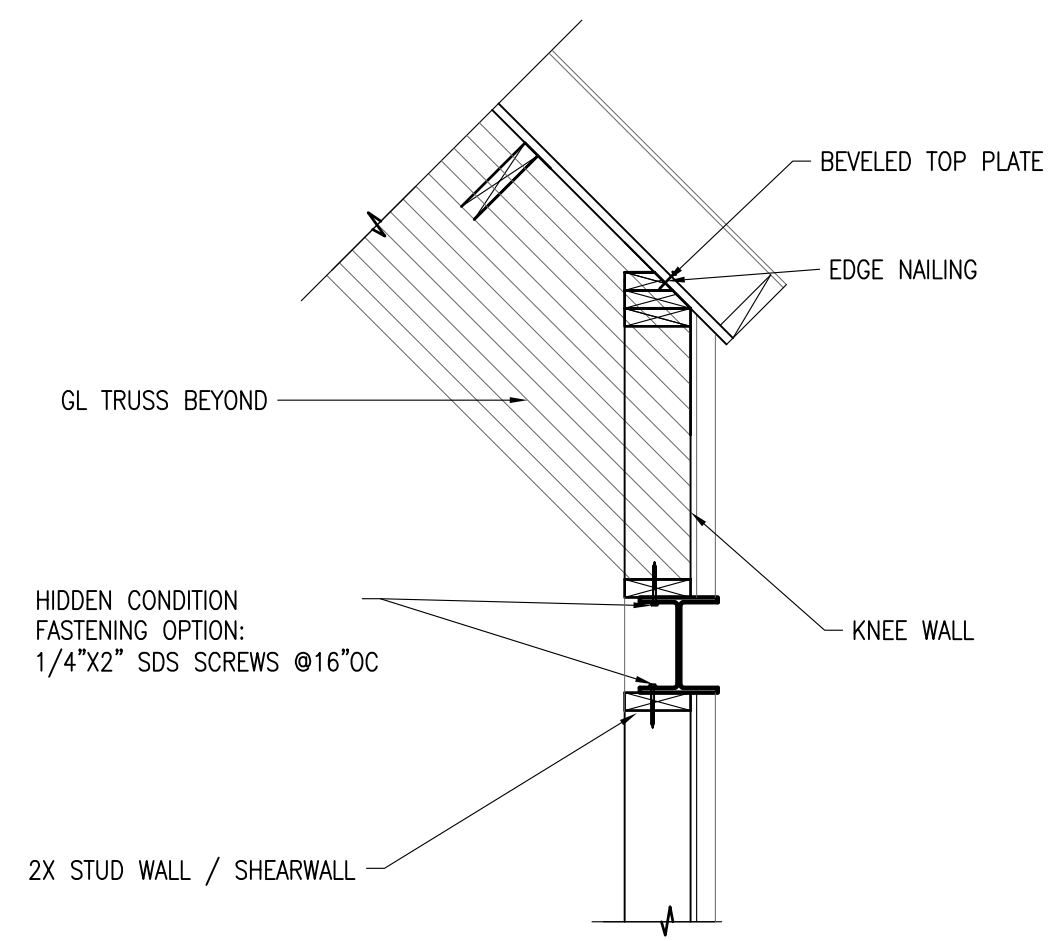


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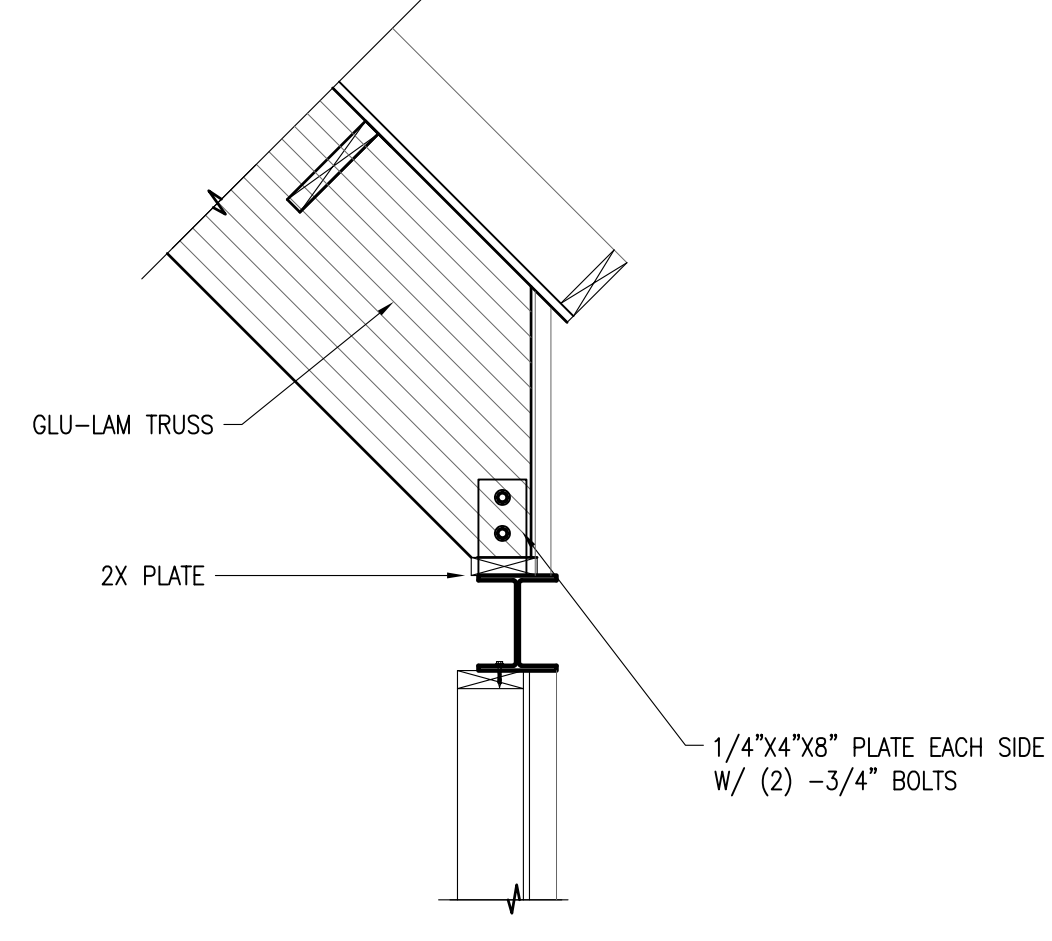
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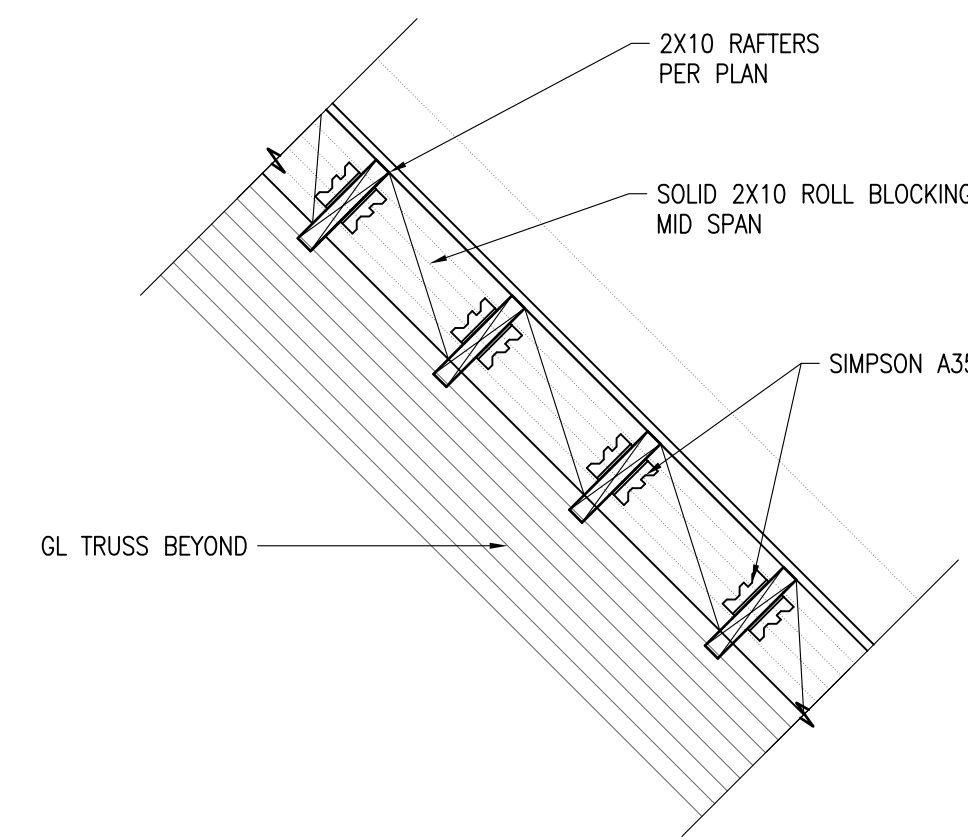
Details
S1.5



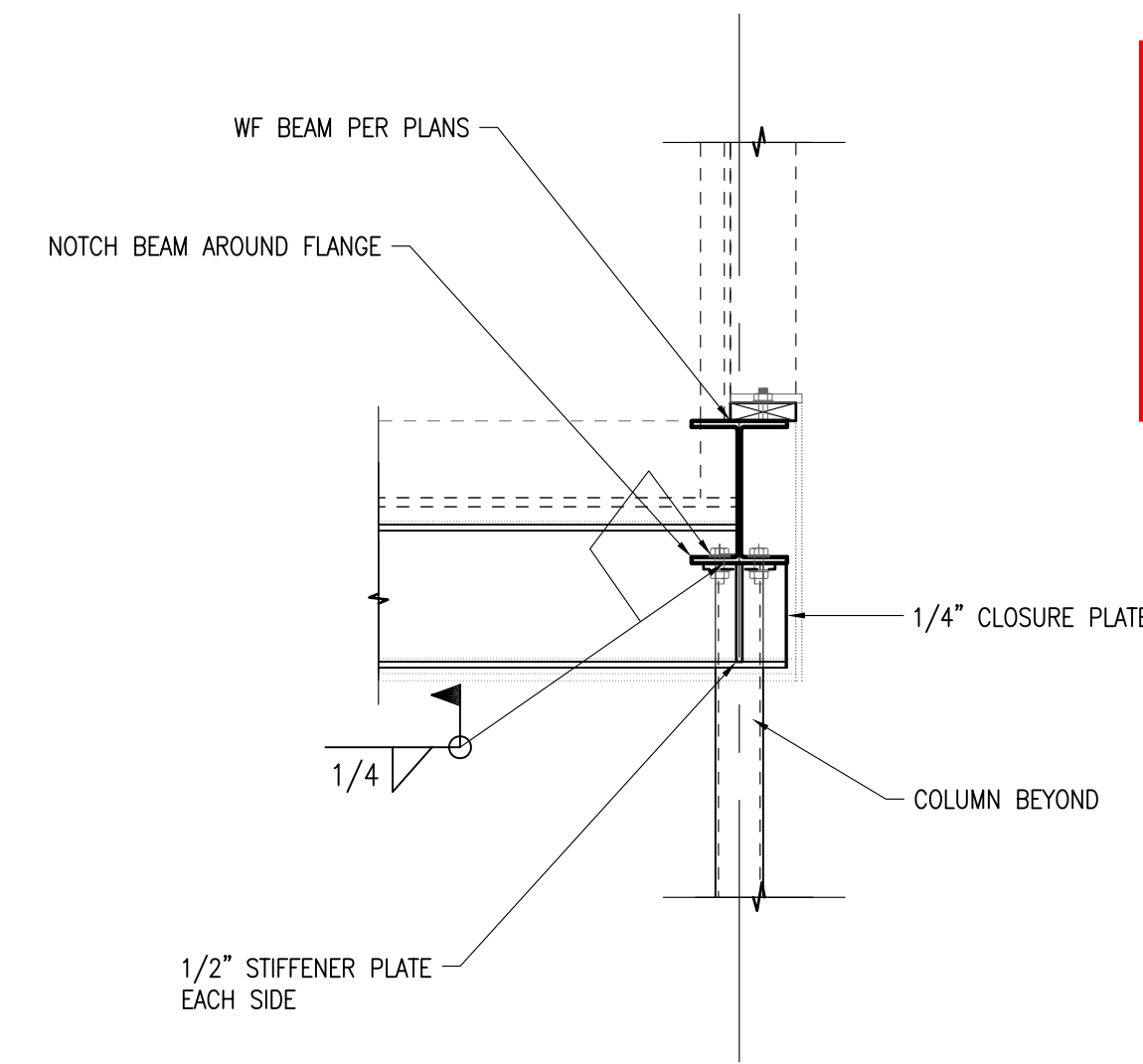
240 SECTION
3/4" = 1'-0"



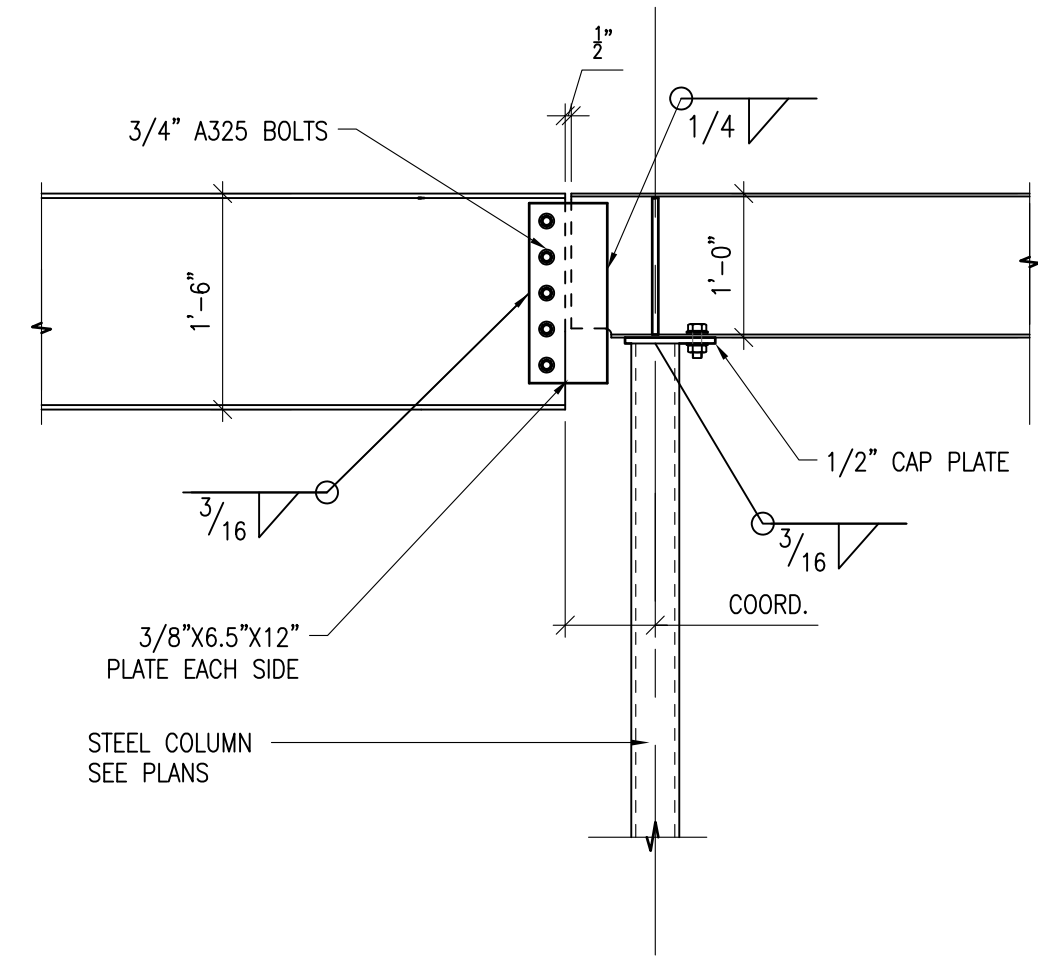
241 SECTION
3/4" = 1'-0"



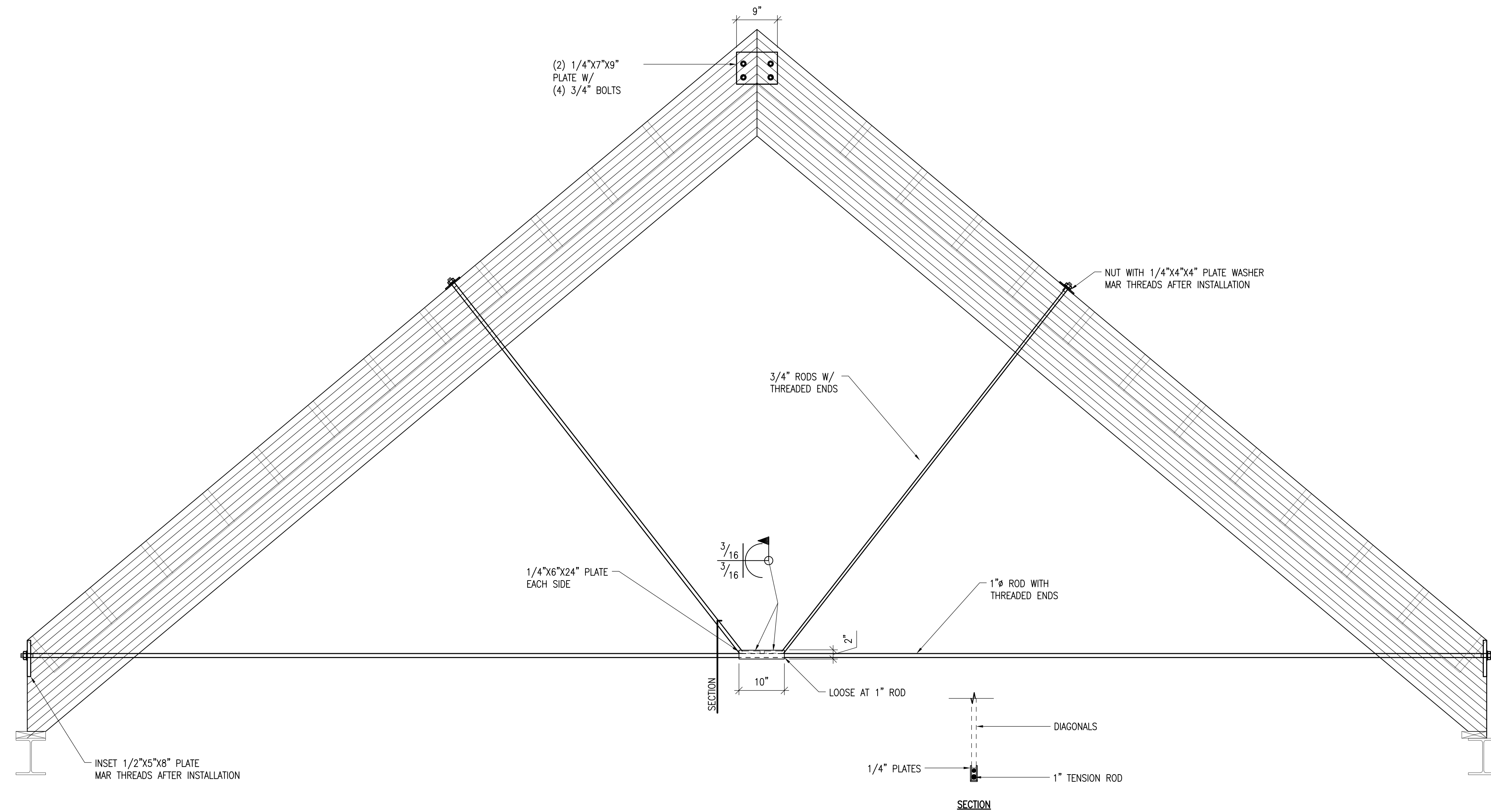
242 SECTION
3/4" = 1'-0"



243 SECTION
3/4" = 1'-0"



244 SECTION
3/4" = 1'-0"




248 TRUSS ELEVATION
3/4" = 1'-0"

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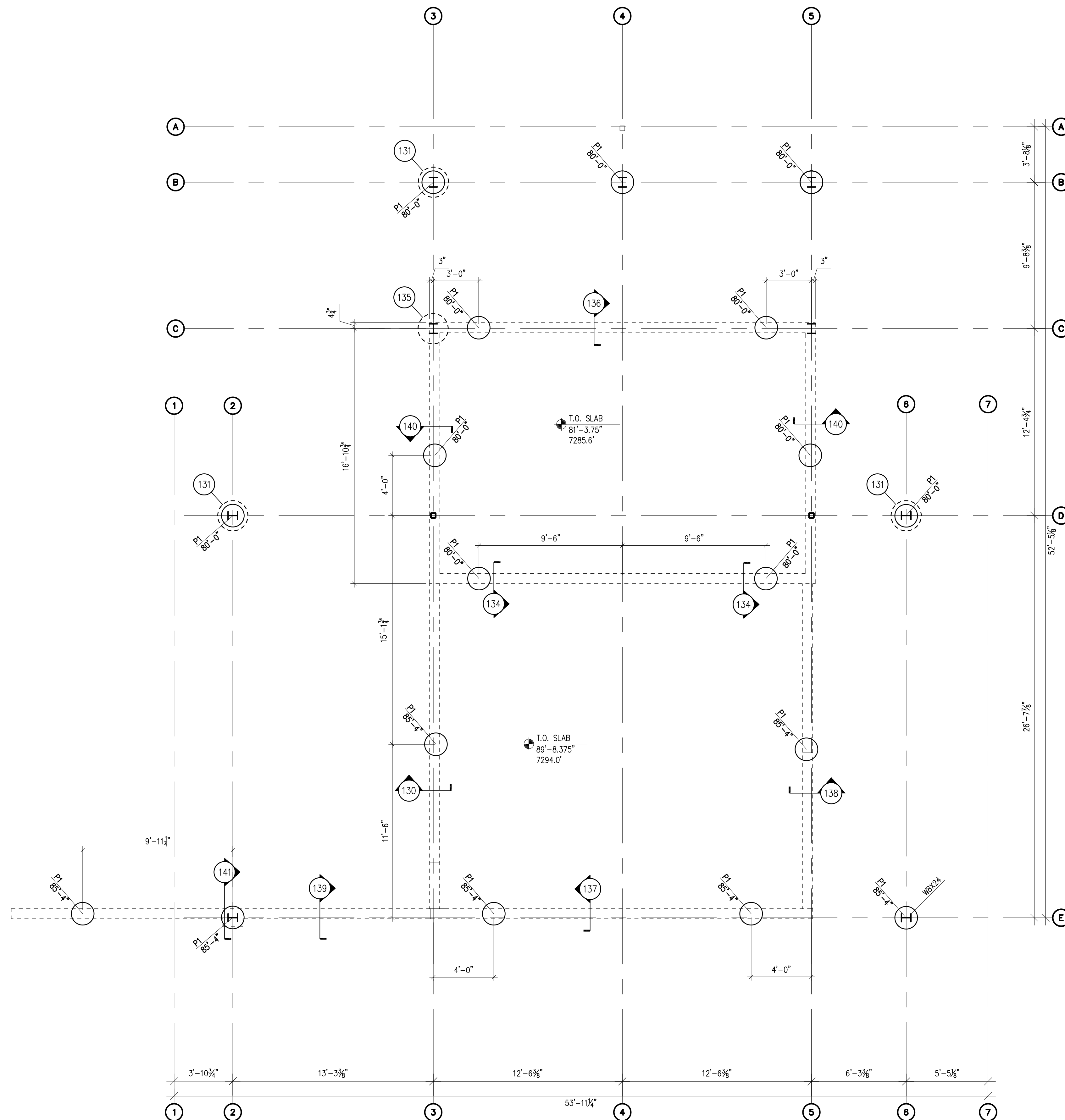


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Pier Plan
S2.0P



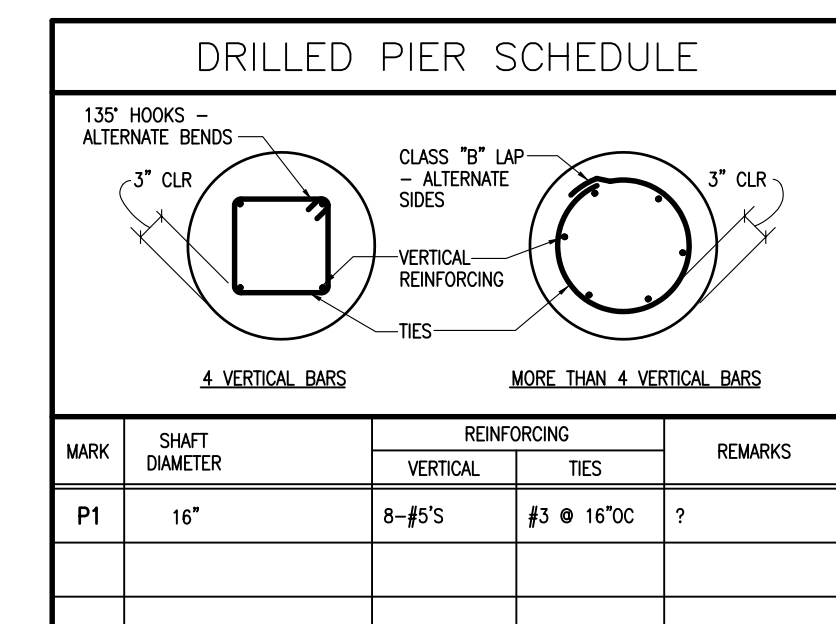
PIER LAYOUT PLAN

GENERAL NOTES:

- FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS,
- SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION
- RESOLVE ANY DISCREPANCIES WITH ARCHITECT. DO NOT SCALE DRAWINGS.
- FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. VERIFY ALL MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE OUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① PLACE SLAB ON 6" GRAVEL ON 15MIL VAPOR RETARDER, OVER 3FT OF STRUCTURAL FILL,
- ② 1 1/8" WARMBOARD T & G SHEATHING
- ③ 5/8" T&G PLYWOOD SHEATHING
- ④ JOIST BLOCKING PER MNFR.
- ⑤ PRE-ENGINEERED STAIRS BY OTHERS



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

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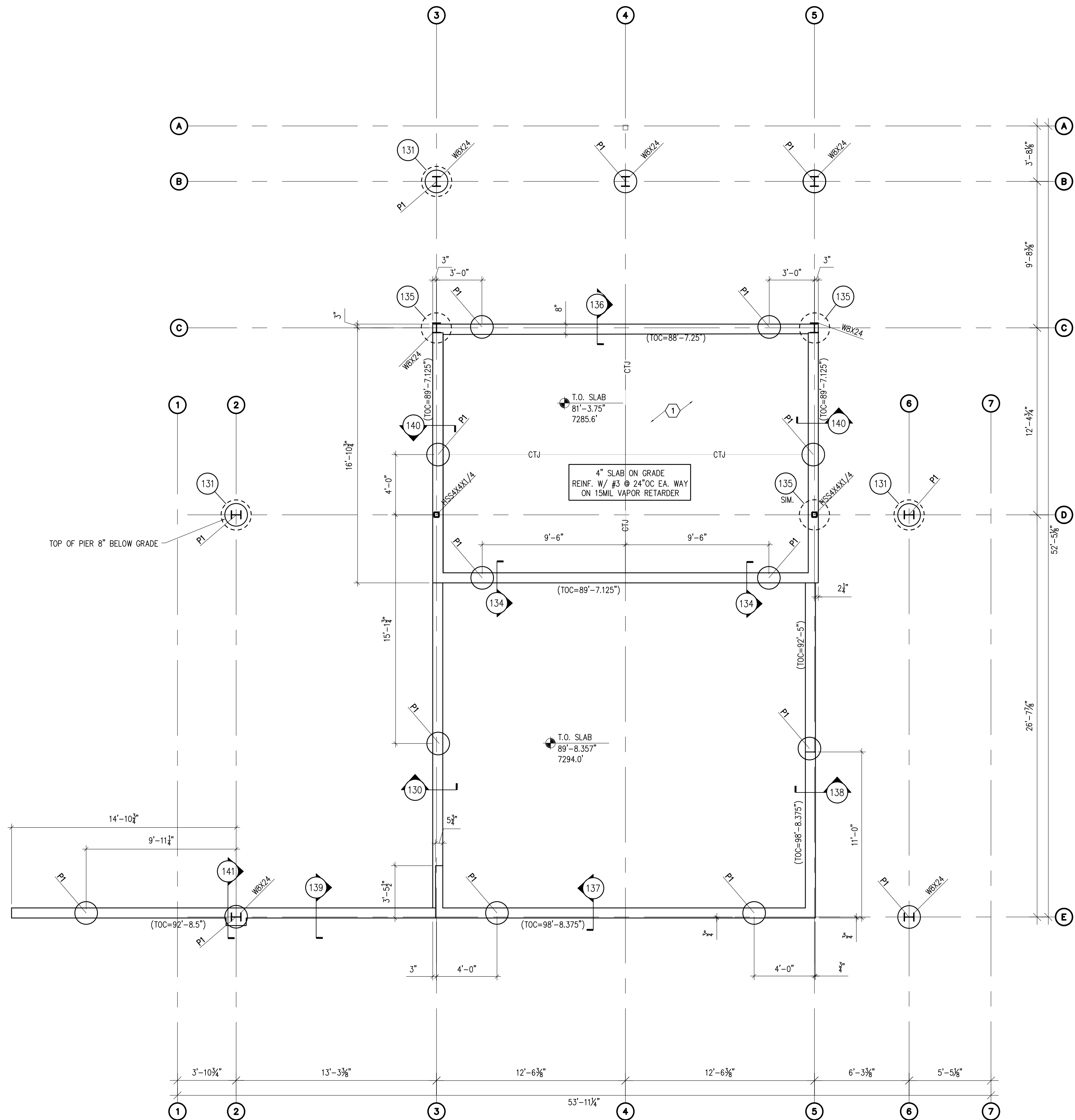
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FOUNDATION PLAN

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- FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCIES WITH ARCHITECT. DO NOT SCALE DRAWINGS.
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- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1 PLACE SLAB ON 6" GRAVEL ON 15MIL VAPOR RETARDER, OVER 3FT OF STRUCTURAL FILL.
- 2 1 1/8" WARMBOARD T & G SHEATHING
- 3 5/8" T&G PLYWOOD SHEATHING
- 4 JOIST BLOCKING PER MNFR.
- 5 PRE-ENGINEERED STAIRS BY OTHERS

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

DRILLED PIER SCHEDULE				
<div> <div> 135° HOOKS - ALTERNATE BENDS 3" CLR </div> <div> CLASS "B" LAP - ALTERNATE SIDES VERTICAL REINFORCING TIES 3" CLR </div> </div>				
4 VERTICAL BARS		MORE THAN 4 VERTICAL BARS		
MARK	SHAFT DIAMETER	REINFORCING		REMARKS
		VERTICAL	TIES	
P1	16"	8-#5'S	#3 @ 16"OC	?

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For Construction

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Foundation
Plan

S2.0

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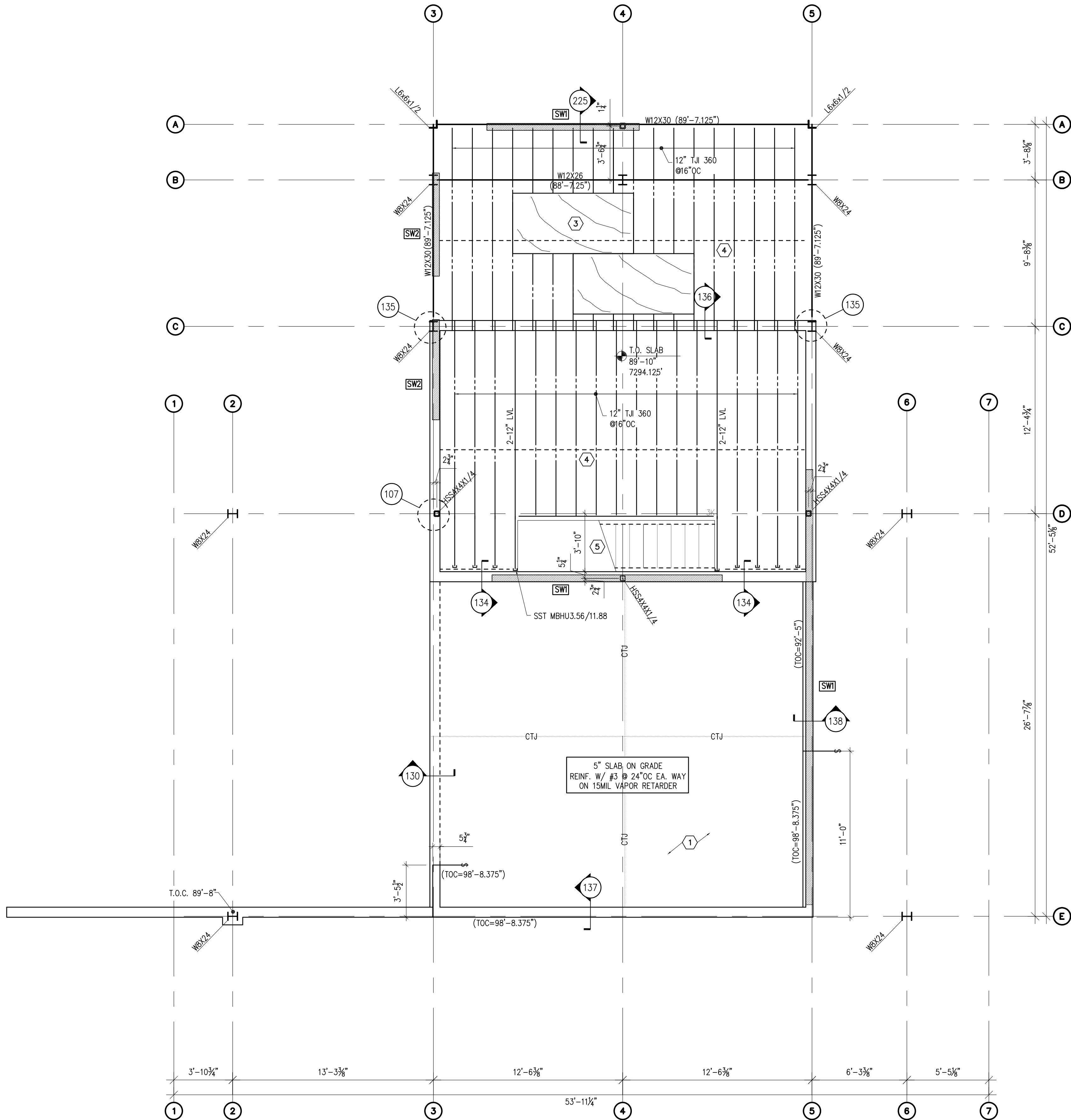
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GROUND LEVEL PLAN

GENERAL NOTES:

- FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCIES WITH ARCHITECT. DO NOT SCALE DRAWINGS.
- FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. VERIFY WEIGHTS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

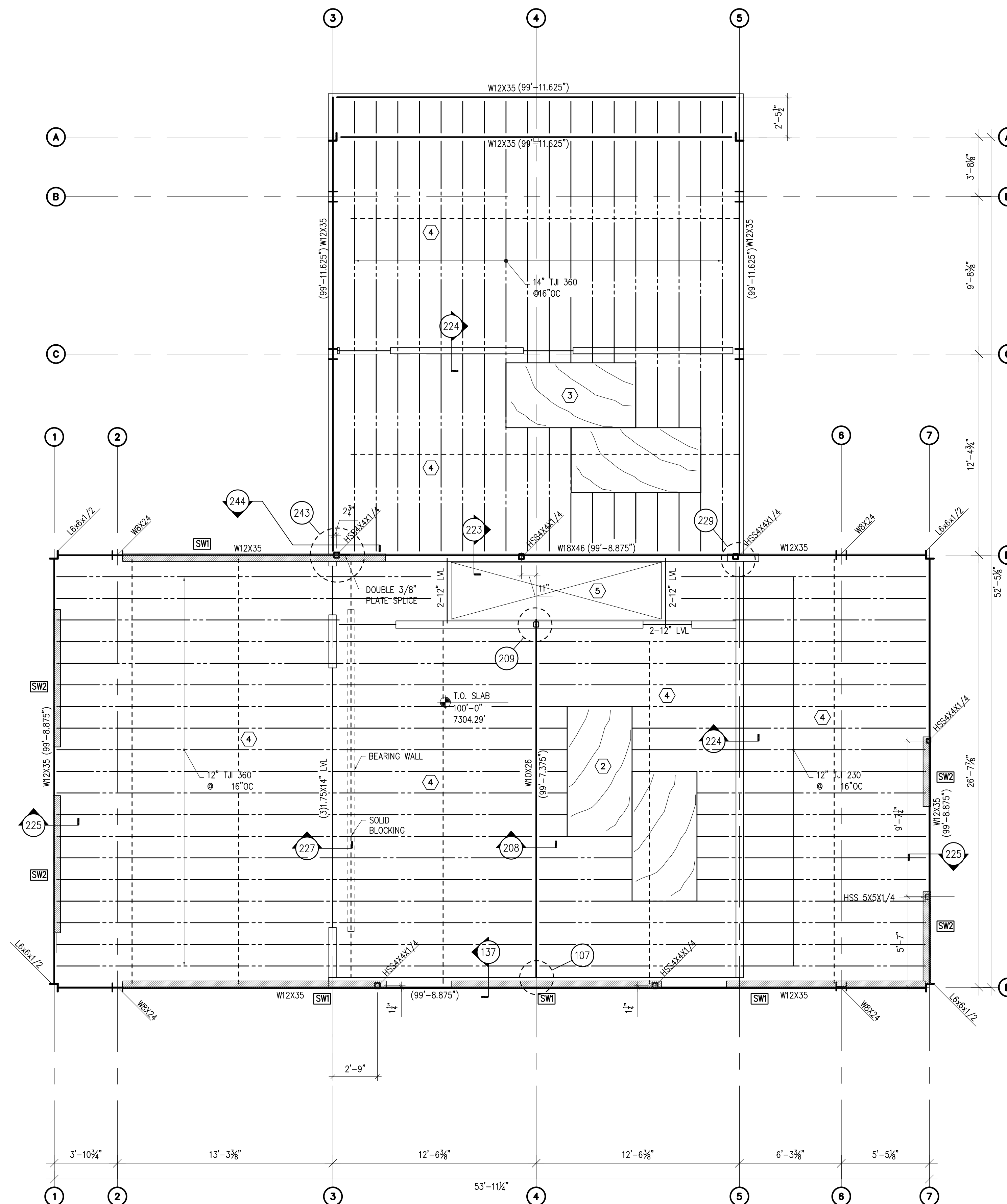
- 1) PLACE SLAB ON 6" GRAVEL ON 15MIL VAPOR RETARDER, OVER 3FT OF STRUCTURAL FILL.
- 2) 1 1/8" WARMBOARD T & G SHEATHING
- 3) 5/8" T&G PLYWOOD SHEATHING
- 4) JOIST BLOCKING PER MNFR.
- 5) PRE-ENGINEERED STAIRS BY OTHERS

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

Framing Plan

S2.1

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UPPER LEVEL PLAN

GENERAL NOTES:

- FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS,
- SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION
- RESOLVE ANY DISCREPANCIES WITH ARCHITECT. DO NOT SCALE DRAWINGS.
- FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. VERIFY ALL MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

- ① PLACE SLAB ON 6" GRAVEL ON 15ML VAPOR RETARDER, OVER 3FT OF STRUCTURAL FILL
- ② 1 1/8" WARMBOARD T & G SHEATHING
- ③ 5/8" T&G PLYWOOD SHEATHING
- ④ JOIST BLOCKING PER MNFR.
- ⑤ PRE-ENGINEERED STAIRS BY OTHERS

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

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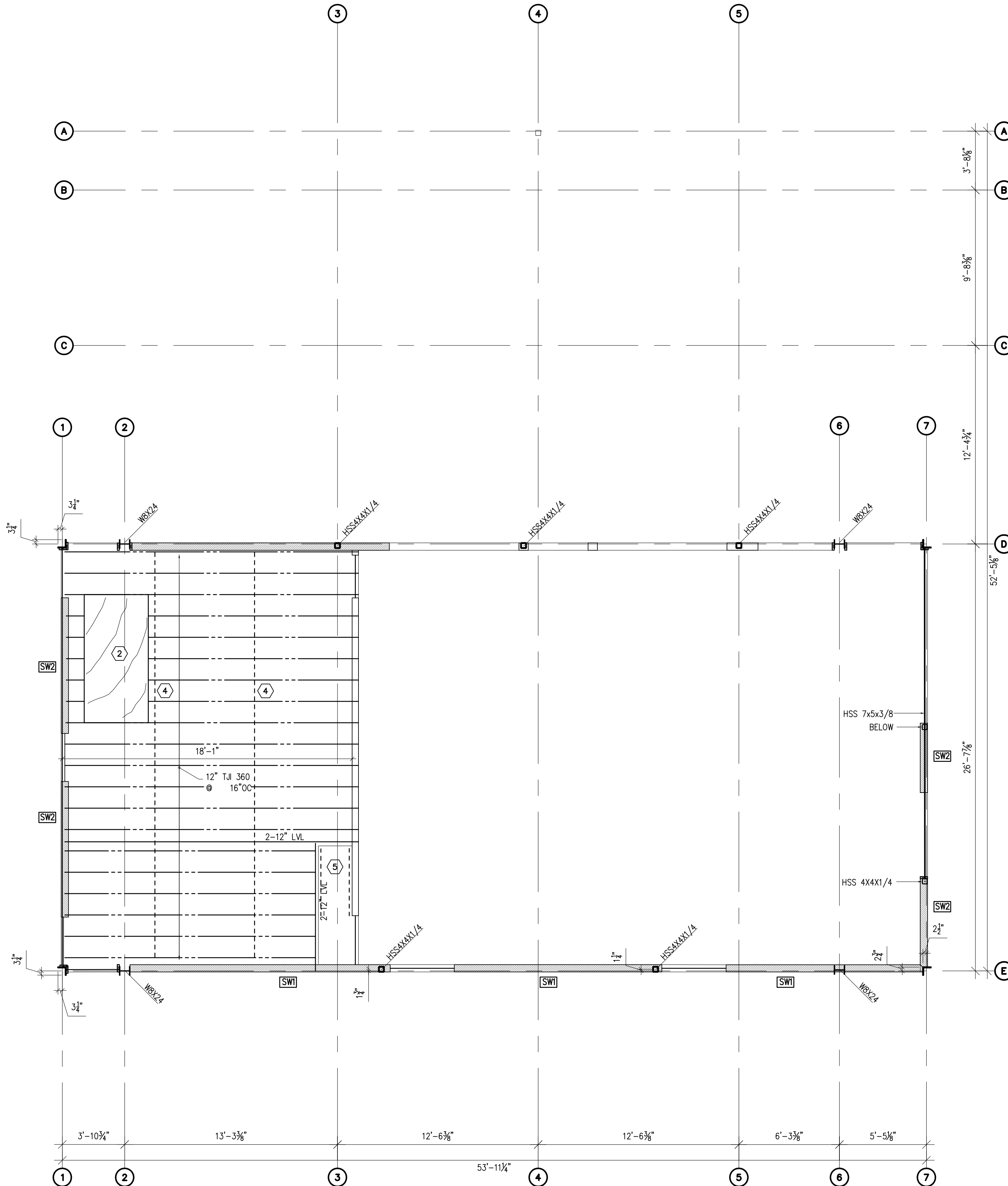
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Framing Plan

S2.3



MEZZANINE FRAMING PLAN

GENERAL NOTES:

- FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCIES WITH ARCHITECT. DO NOT SCALE DRAWINGS.
- FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. VERIFY WEIGHTS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1 PLACE SLAB ON 6" GRAVEL ON 15MIL VAPOR RETARDER, OVER 3FT OF STRUCTURAL FILL.
- 2 1 1/8" WARMBOARD T & G SHEATHING
- 3 5/8" T&G PLYWOOD SHEATHING
- 4 JOIST BLOCKING PER MNFR.
- 5 PRE-ENGINEERED STAIRS BY OTHERS

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

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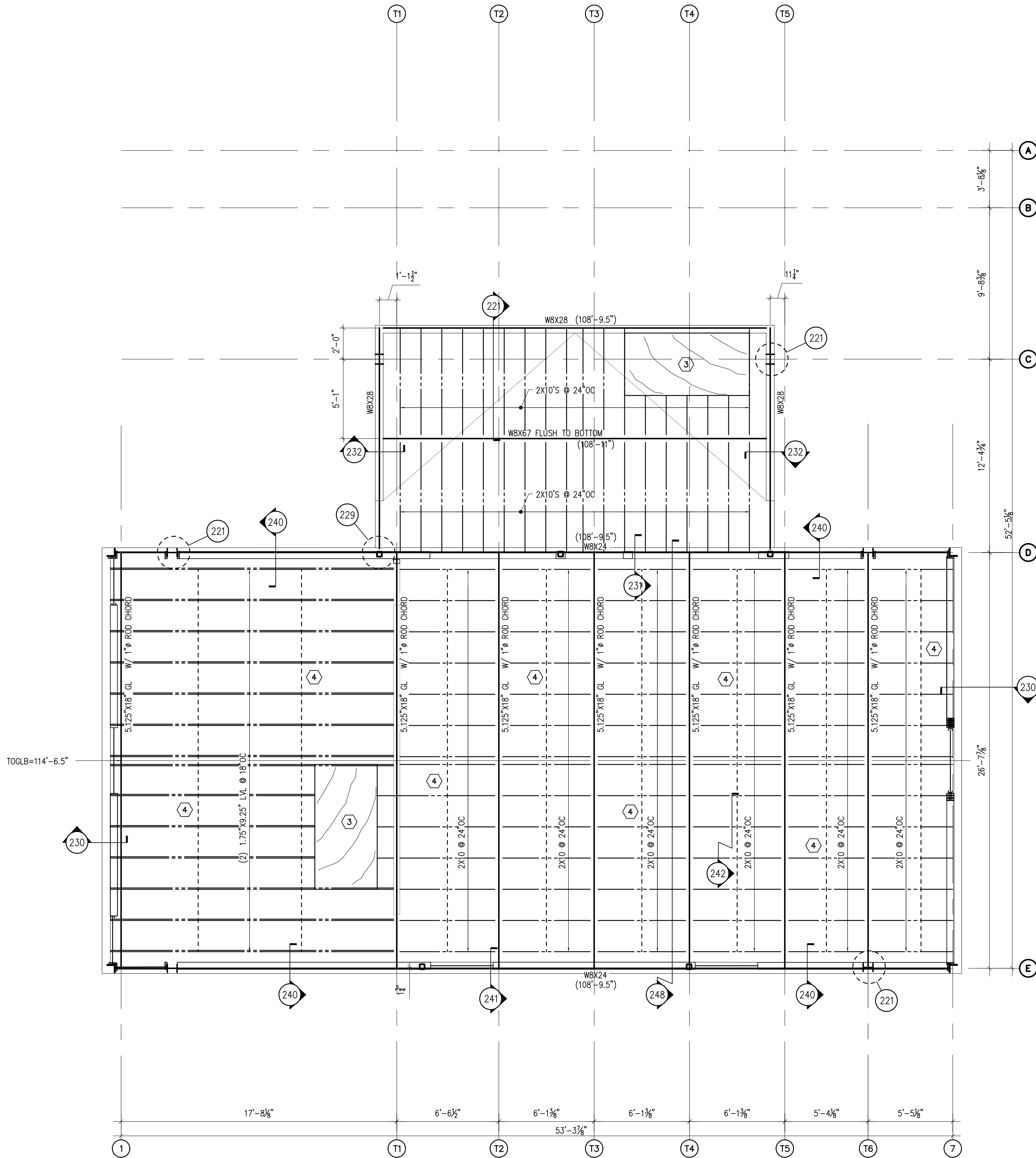
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Framing Plan

S2.4



ROOF FRAMING PLAN

GENERAL NOTES:

- FOR APPLICABLE CODES AND STANDARDS, MATERIAL STRENGTHS AND CONSTRUCTION REQUIREMENTS, SEE GENERAL STRUCTURAL NOTES AND SPECIFICATIONS.
- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO START OF CONSTRUCTION. RESOLVE ANY DISCREPANCIES WITH ARCHITECT. DO NOT SCALE DRAWINGS.
- FOR CLARITY, ALL ROOF, FLOOR AND WALL OPENINGS MAY NOT BE SHOWN ON STRUCTURAL DRAWINGS. FOR EXACT SIZE, NUMBER AND LOCATION OF OPENINGS, SEE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS. VERIFY WEIGHTS OF MECHANICAL AND ELECTRICAL EQUIPMENT, DUCTS, ETC. WITH MECHANICAL AND ELECTRICAL ENGINEERS THROUGH ARCHITECT.
- DETAILS MARKED "TYPICAL" MAY OR MAY NOT BE CUT ON PLANS, BUT SHALL APPLY UNLESS NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1 PLACE SLAB ON 6" GRAVEL ON 15MIL VAPOR RETARDER, OVER 3FT OF STRUCTURAL FILL.
- 2 1 1/8" WARMBOARD T & G SHEATHING
- 3 5/8" T&G PLYWOOD SHEATHING
- 4 SOLID JOIST BLOCKING.
- 5 PRE-ENGINEERED STAIRS BY OTHERS

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