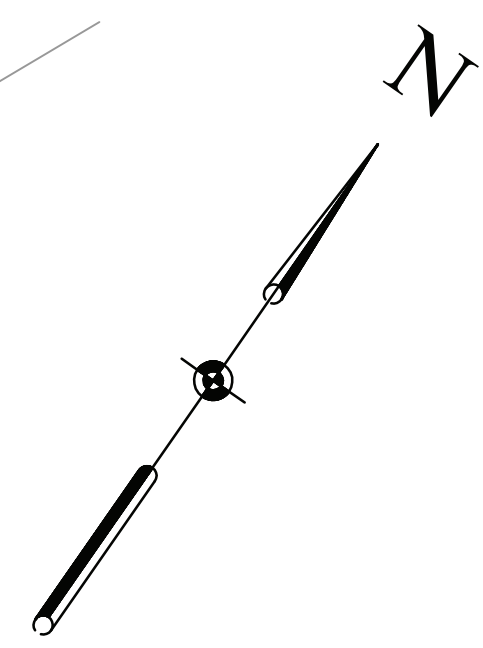
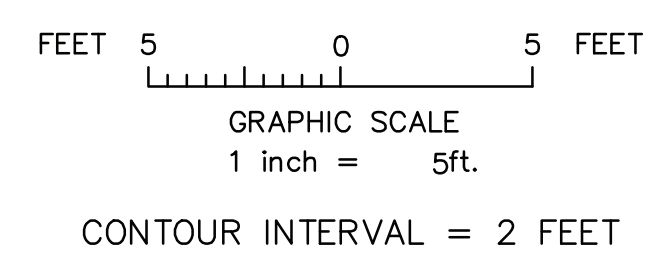


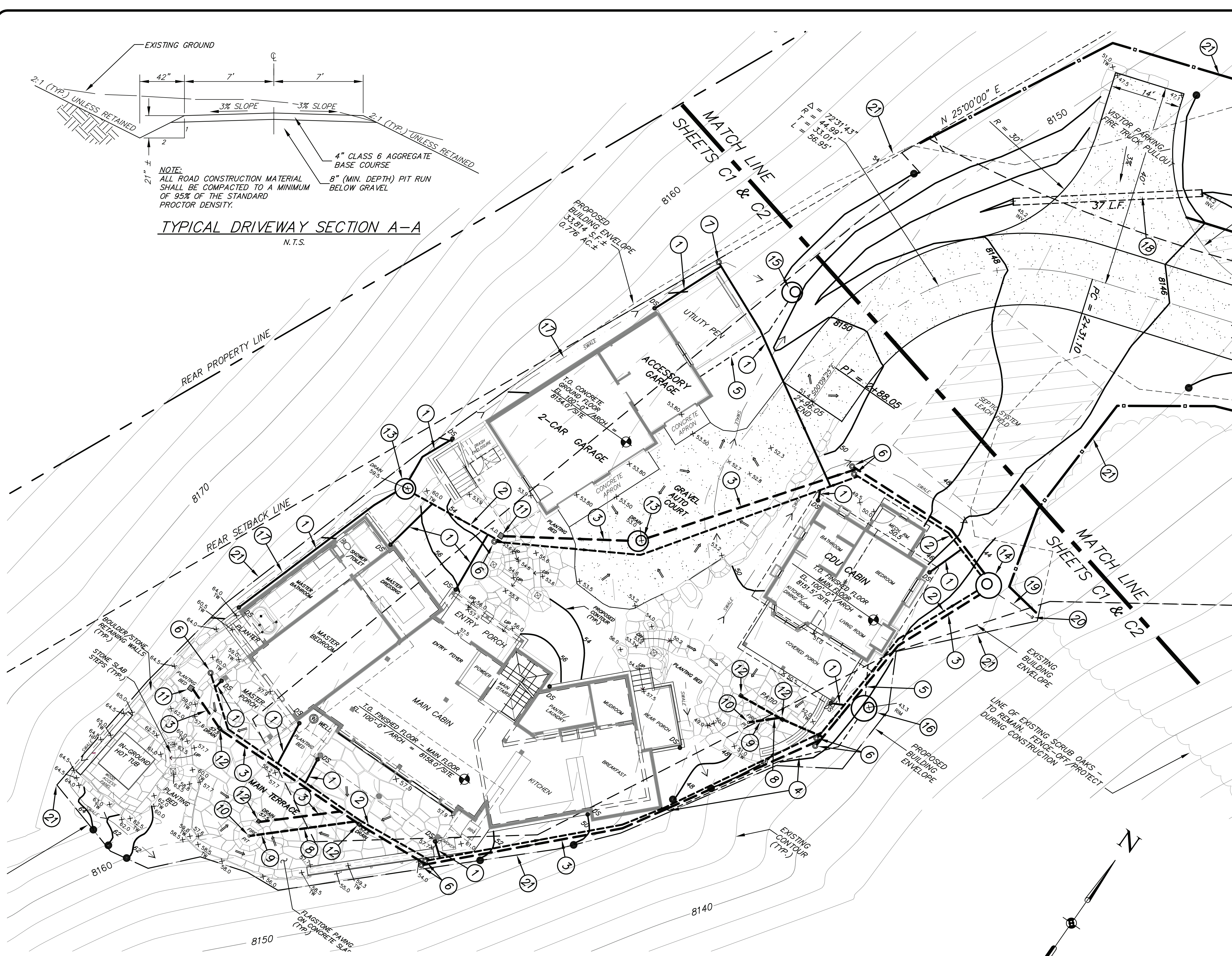
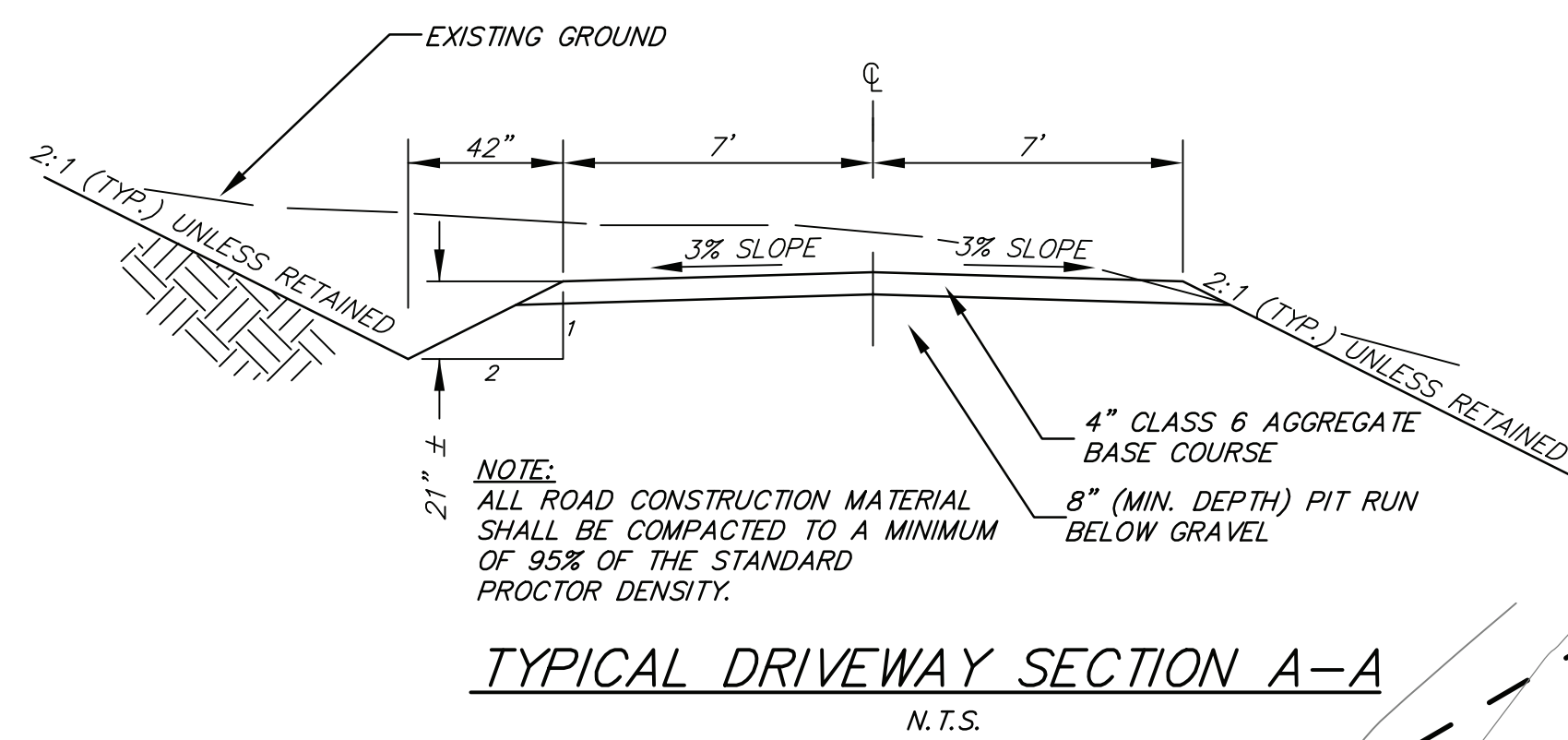
**TYPICAL FRENCH DRAIN DETAIL**  
N.T.S.

**GENERAL NOTES:**

1. THE BASE INFORMATION FOR THIS PLAN WAS TAKEN FROM AN IMPROVEMENT AND TOPOGRAPHIC SURVEY PREPARED BY ALPINE SURVEYS, INC.
2. THE LOCATIONS OF UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR FIELD UTILITY LOCATES, 48 HOURS PRIOR TO CONSTRUCTION.
3. THE TRACKING OF MUD AND DEBRIS ONTO SHIELD O ROAD SHALL NOT BE PERMITTED.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODES, STANDARDS, RULES, AND REGULATIONS.



DRAWN & DESIGNED BY: H.E.B.	REVIEWED BY: _____	<b>PINNACLE DESIGN CONSULTING GROUP, INC.</b> CONSULTING ENGINEERS • 0805 BUCK POINT ROAD CARBONDALE, CO 81623 • (970) 963-2170	REVISION	DATE	DESCRIPTION	BY	CH'D	TIMBER CREEK WEST	PITKIN COUNTY, COLORADO	SCALE: 1" = 5'	JOB NO: 2010.01	DATE: 4-13-10
CHECKED BY: H.E.B.	DATE: _____ FOR _____								<b>300 SHIELD O ROAD - DRIVEWAY DRIVEWAY FRENCH DRAIN AND DETAIL</b>		SHEET NO: <b>1 OF 1</b>	



**CONSTRUCTION KEY NOTES**

- 1 4" ASTM D 3034 PVC @ 2% MIN. GRADE (DOWN SPOUT CONNECTION PIPE TYP.) CONNECT TO MAIN LINE PIPE OR DRYWELL AS SHOWN.
- 2 6" ASTM D 3034 PVC PIPE @ 2% MIN. GRADE (DOWN SPOUT COLLECTION PIPE OR DRYWELL OVERFLOW PIPE AS SHOWN).
- 3 6" ASTM D 3034 PVC PIPE @ 2% MIN. GRADE (AREA DRAIN COLLECTION PIPE OR DRYWELL OVERFLOW PIPE AS SHOWN).
- 4 6" SDR-35 PVC @ 2% MIN. GRADE CONNECT FOUNDATION DRAIN(S) TO FOUNDATION DRYWELL.
- 5 4" SDR-35 PVC @ 2% MIN. GRADE CONNECT FOUNDATION DRAIN(S) TO FOUNDATION DRYWELL.
- 6 6" CLEAN-OUT
- 7 4" CLEAN-OUT
- 8 4" ASTM D 3034 PVC @ 2% MIN. GRADE (CONNECT FIRE PIT AREA DRAIN CAST IRON PIPE TO COLLECTION MAIN).
- 9 4 L.F. OF 4" CAST IRON PIPE (CONNECT AREA DRAIN TO 4" PVC PIPE @ 2% MIN. GRADE).
- 10 6" CAST IRON AREA DRAIN.
- 11 12" AREA DRAIN (NDS OR APPROVED EQUAL).
- 12 8" SQUARE AREA DRAIN (COORDINATE MAKE AND MODEL WITH ARCHITECT).
- 13 48" DIAMETER CONCRETE DRYWELL WITH CAST IRON RING AND OPEN GRATE COVER (H= 10' MIN.).
- 14 60" DIAMETER CONCRETE DRYWELL WITH CAST IRON RING AND SOLID COVER (H= 10' MIN.).
- 15 48" DIAMETER CONCRETE DRYWELL WITH CAST IRON RING AND SOLID COVER SET DRYWELL BOTTOM 48" MIN. BELOW LOWEST ADJACENT BOTTOM OF FOOTING ELEVATION.
- 16 60" DIAMETER CONCRETE DRYWELL WITH CAST IRON RING AND SOLID COVER SET DRYWELL BOTTOM 48" MIN. BELOW LOWEST ADJACENT BOTTOM OF FOOTING ELEVATION.
- 17 INSTALL DRAINAGE SWALE AROUND STRUCTURE AND WITHIN BUILDING ENVELOPE. PROVIDE POSITIVE SLOPE AWAY FROM FOUNDATION IN ACCORDANCE WITH FINAL SOILS REPORT.
- 18 15" C.M.P.
- 19 8" ADS N-12 OVERFLOW PIPE @ 2% MIN. GRADE.
- 20 PROVIDE RODENT PROOF SCREEN AT END OF OVERFLOW PIPE.
- 21 INSTALL SILT FENCE ALONG BUILDING ENVELOPE WHERE NOTED OR AS SHOWN.

**GENERAL NOTES:**

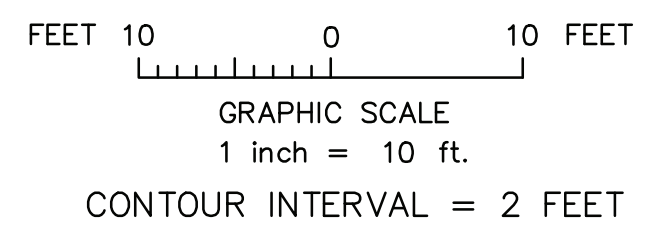
1. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN HEREON PRIOR TO CONSTRUCTION IN ACCORDANCE WITH THE DETAIL SHOWN ON SHEET C3.
2. IN NATIVE AREAS, FOUR TO SIX INCHES OF TOPSOIL SHALL BE PLACED TO REESTABLISH FINISHED GRADE.
3. THE FOLLOWING SEED MIX HAS BEEN FORMULATED SPECIFICALLY FOR REVEGETATION WORK IN PITKIN COUNTY. ANY DEVIATION FROM THIS RECOMMENDATION MUST BE AUTHORIZED BY PITKIN COUNTY PUBLIC WORKS STAFF.
4. SEED MIXTURES AND FERTILIZER SHALL BE APPLIED BY HYDROSEEDING THEM IN AN AQUEOUS MIXTURE.
5. THE BASE INFORMATION FOR THIS PLAN WAS TAKEN FROM A IMPROVEMENT AND TOPOGRAPHIC SURVEY PREPARED BY ALPINE SURVEYS, INC.
6. THE LOCATIONS OF UNDERGROUND UTILITIES ARE NOT SHOWN HEREON. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL UTILITY COMPANIES FOR FIELD UTILITY LOCATES, 48 HOURS PRIOR TO CONSTRUCTION.
7. THE TRACKING OF MUD AND DEBRIS ONTO SHIELD-O ROAD SHALL NOT BE PERMITTED.
8. ALL CULVERTS AND OPEN GRATE MANHOLE INLETS SHALL INCLUDE INLET PROTECTION IN ACCORDANCE WITH THE DETAILS ON SHEET C3.
9. SEE TYPICAL SECTIONS AND DETAILS ON SHEET C3 FOR ALL GRADING, DRAINAGE AND EROSION CONTROL DETAILS.

**TYPICAL SEED MIX NATIVE SEED MIX**

COMMON NAME	SCIENTIFIC NAME	PURE LIVE SEED LBS/ACRE
WESTERN WHEATGRASS	AGROPYRON	10
MOUNTAIN BROME	BROMUS MARGINATUS	6
SLENDER WHEATGRASS	AGROPYRON TRACHYCAULUM	6
THICKSPIKE WHEATGRASS	AGROPYRON DASYSTACHYUM	6
INDIAN RICE GRASS	ORYZOPSIS HYMENOIDES	4
BLUE FLAX	LINUM LEWISII	0.5
ROCKY MTN. PENSTEMON	PENSTEMON STRICTUS	1
<b>TOTAL LBS. PER LIVE SEED/ACRE (BROADCAST)</b>		<b>33.5</b>

**LEGEND**

- DS DOWN SPOUT AS DESCRIBED & CONNECTION PIPE AS DESCRIBED
- ← SURFACE DRAINAGE DIRECTION ARROW



DRAWN & DESIGNED BY: H.E.B.

CHECKED BY: H.E.B.

REVIEWED BY: \_\_\_\_\_

DATE: \_\_\_\_\_ FOR \_\_\_\_\_

**PINNACLE DESIGN CONSULTING GROUP, INC.**  
CONSULTING ENGINEERS • 0805 BUCK POINT ROAD  
CARBONDALE, CO 81623 • (970) 963-2170

REVISION	DATE	DESCRIPTION	BY	CHKD

300 SHIELD-O ROAD SNOWMASS, COLORADO

**GRADING, DRAINAGE, AND EROSION CONTROL PLAN**

FOR PERMIT 1-05-10

SCALE: 1" = 10'

JOB NO: 2010.01

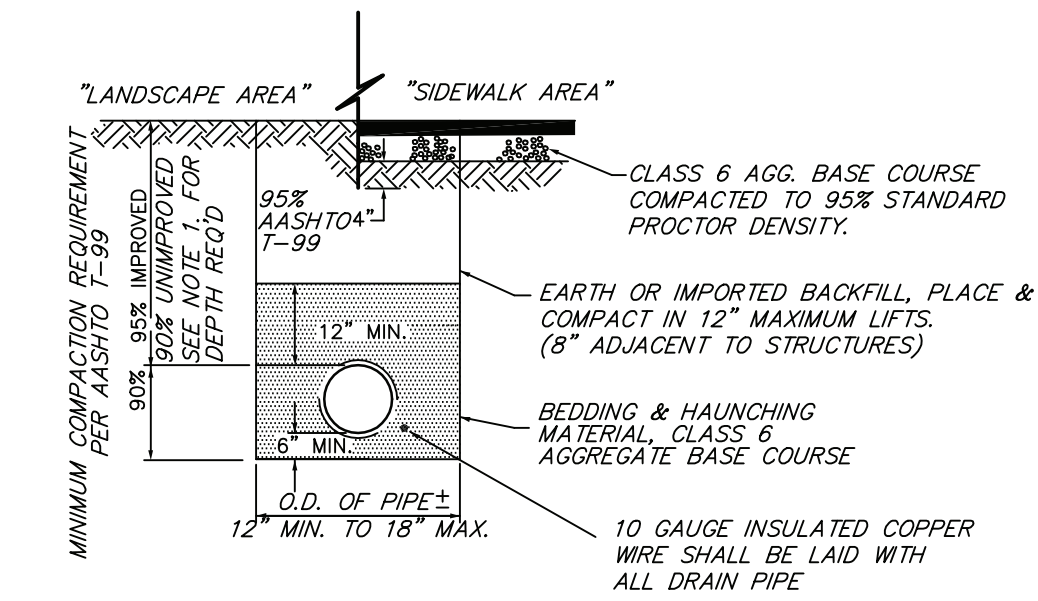
DATE: 1-05-10

SHEET NO: **C1**



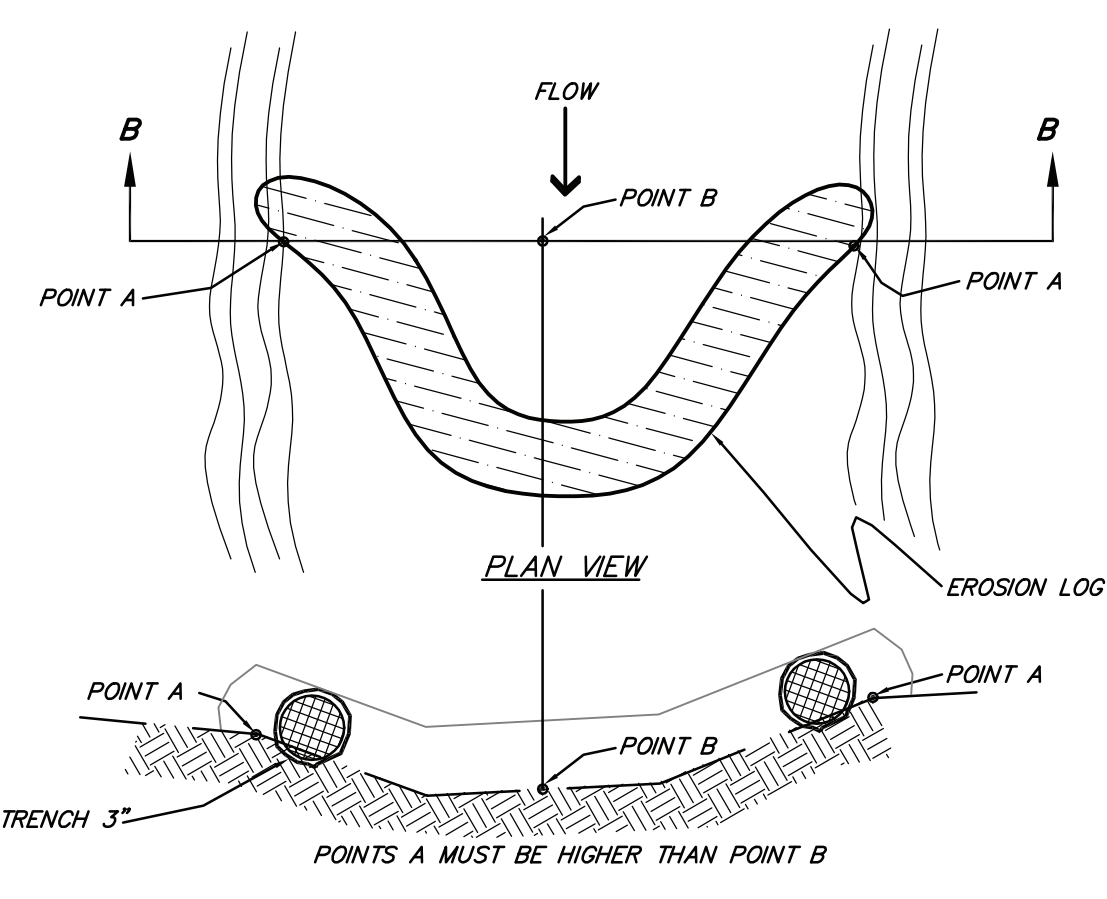
**TRENCH DETAIL NOTES:**

1. MINIMUM PIPE COVER 30" ALL SURFACES



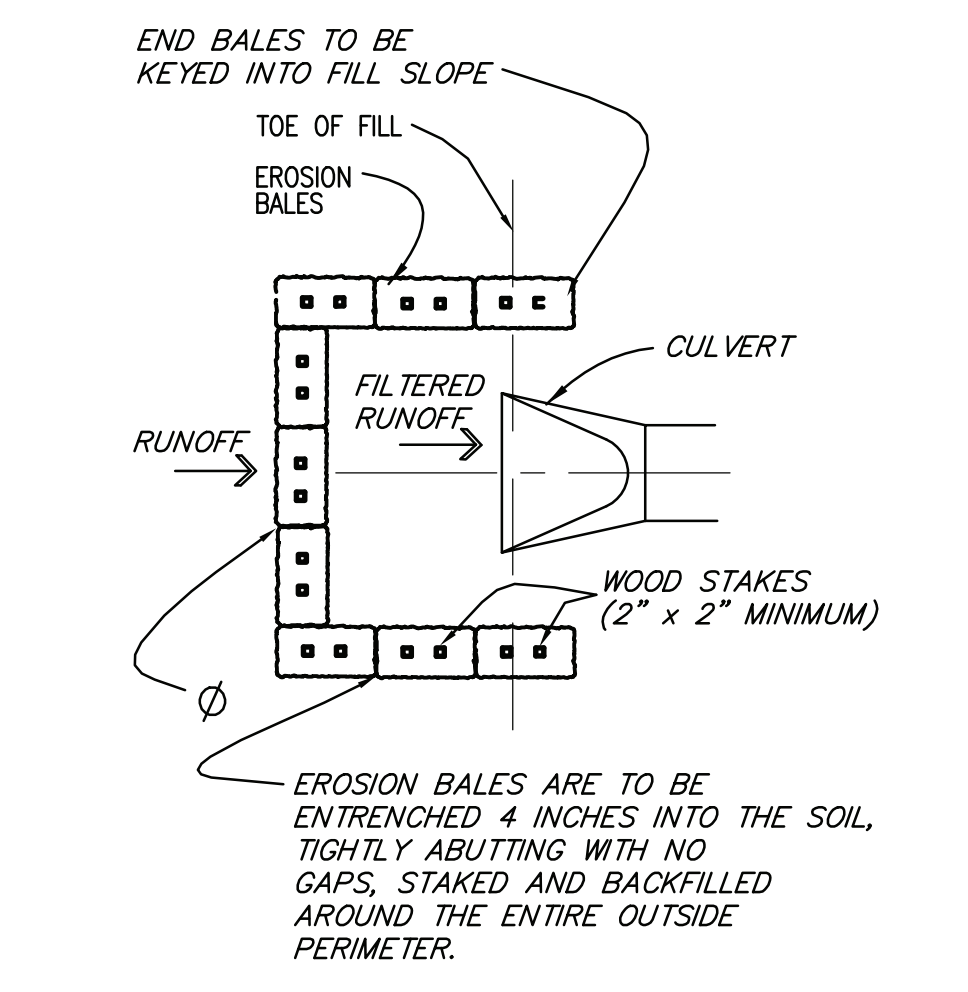
**TYPICAL TRENCH DETAIL**

N.T.S.



**EROSION LOG CHANNEL/SWALE DETAIL**

N.T.S.



**PLAN VIEW CULVERT EROSION BALE INLET PROTECTION**

N.T.S.

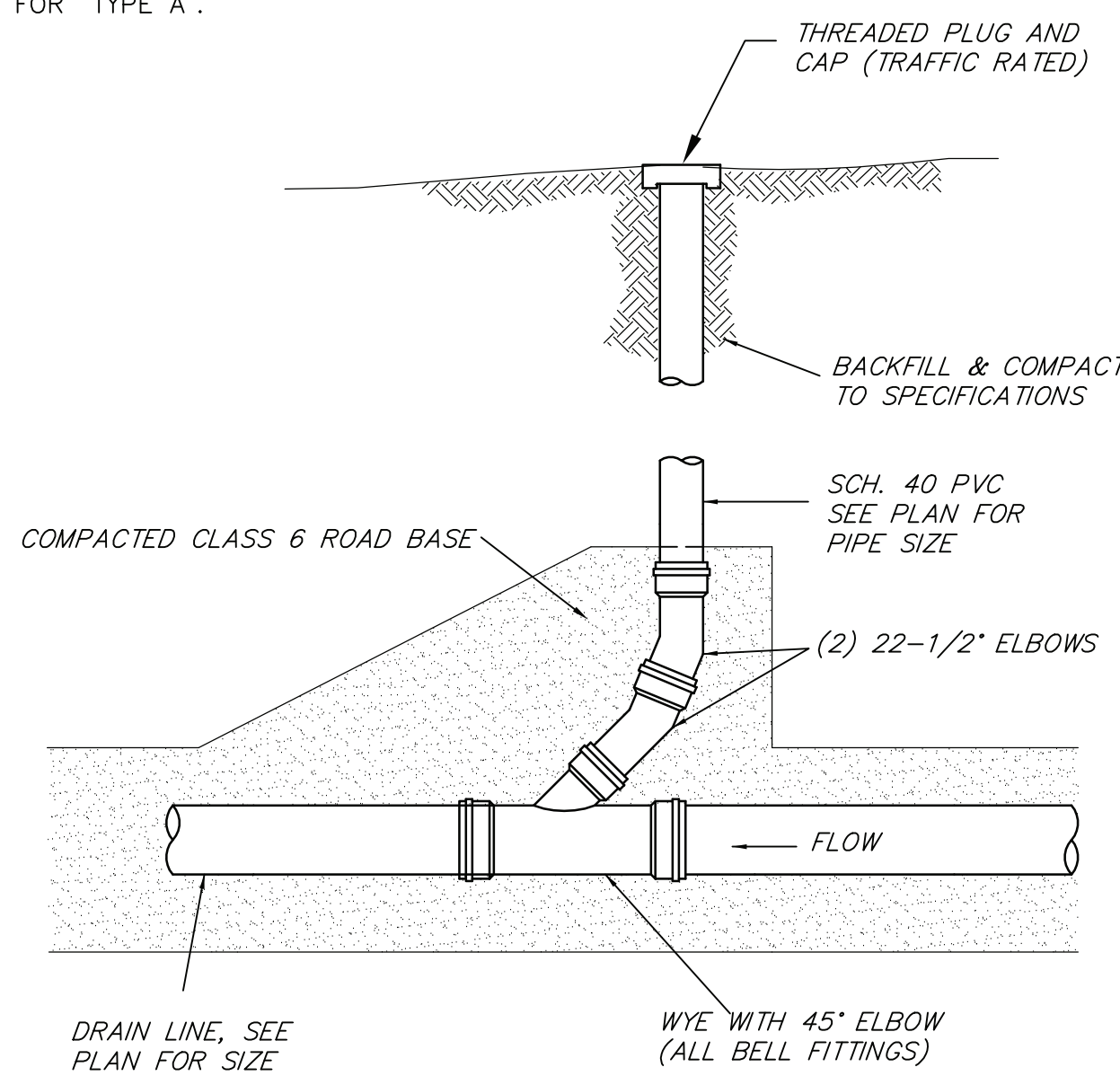
SEDIMENT REMOVAL SHALL BE PERFORMED CONTINUOUSLY FOR PROPER FUNCTION.

SIEVE SIZE	MAXIMUM PERCENT BY WEIGHT PASSING SQUARE MESH SIEVES		
	PIPE BEDDING & HAUNCHING MATERIAL (TYPE A)	GRANULAR STABILIZATION MATERIAL (SCREENED OR CRUSHED ROCK TYPE B)	IMPORTED MATERIAL (TO BE USED WHERE SPECIFIED OR DIRECTED BY THE ENGINEER)
12 INCH	---	---	100
2 INCH	---	100	---
1 INCH	100	---	---
NO 4	---	15 MAX	---
NO 200	20 MAX	---	3% - 20%

IMPORTED MATERIAL SHALL ALSO MEET HAZEN UNIFORMITY COEF. (C<sub>u</sub>) > 6 AND COEFFICIENT OF CURVATURE (C<sub>c</sub>) 1 TO 8 AND PLASTICITY INDEX (PI) MAXIMUM OF 7.

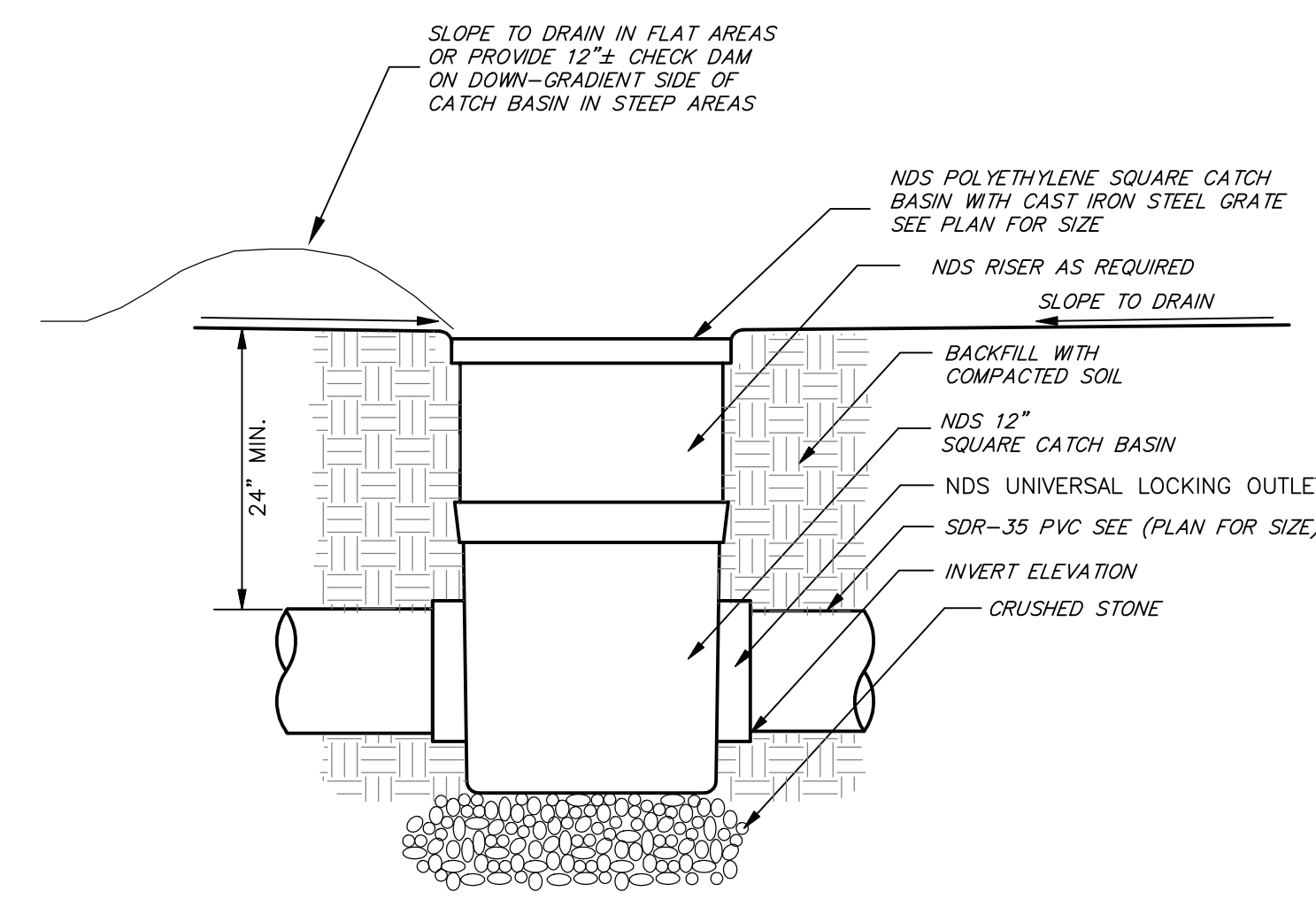
ALL BACKFILL MATERIAL SHALL BE PLACED FULL WIDTH IN 12" MAX. LIFTS (8" LIFTS ADJACENT TO STRUCTURES) AND COMPACTED TO THE MIN. RELATIVE DENSITIES SHOWN

NOTE: NATIVE MATERIAL MAY BE USED IN LIEU OF GRANULAR BEDDING & HAUNCHING MATERIAL IF APPROVED BY THE ENGINEER AND THE NATIVE MATERIAL IS IN COMPLIANCE WITH SIZE REQUIREMENTS FOR "TYPE A".



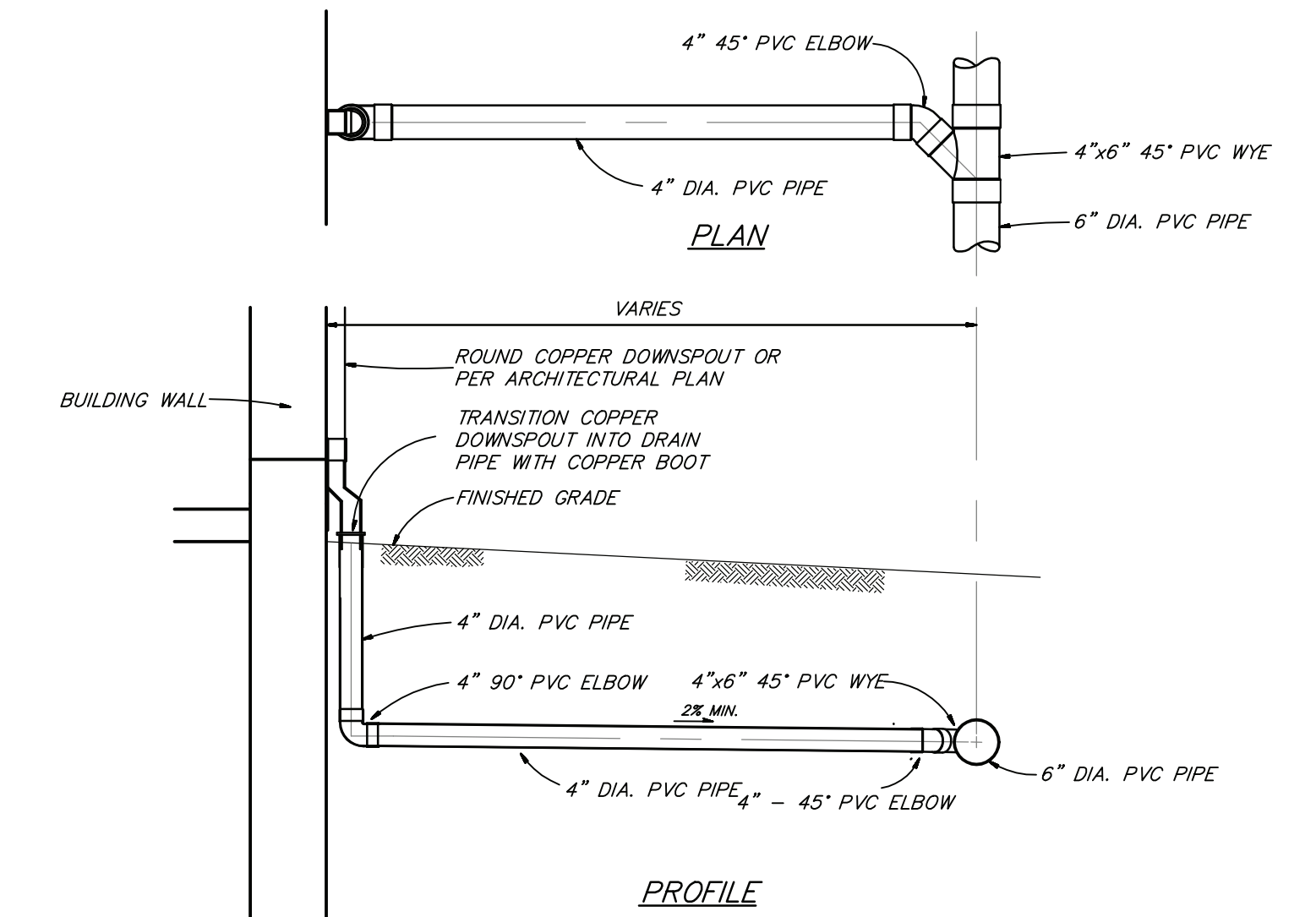
**TYPICAL "INLINE" STORM WATER CLEAN-OUT DETAIL**

N.T.S.



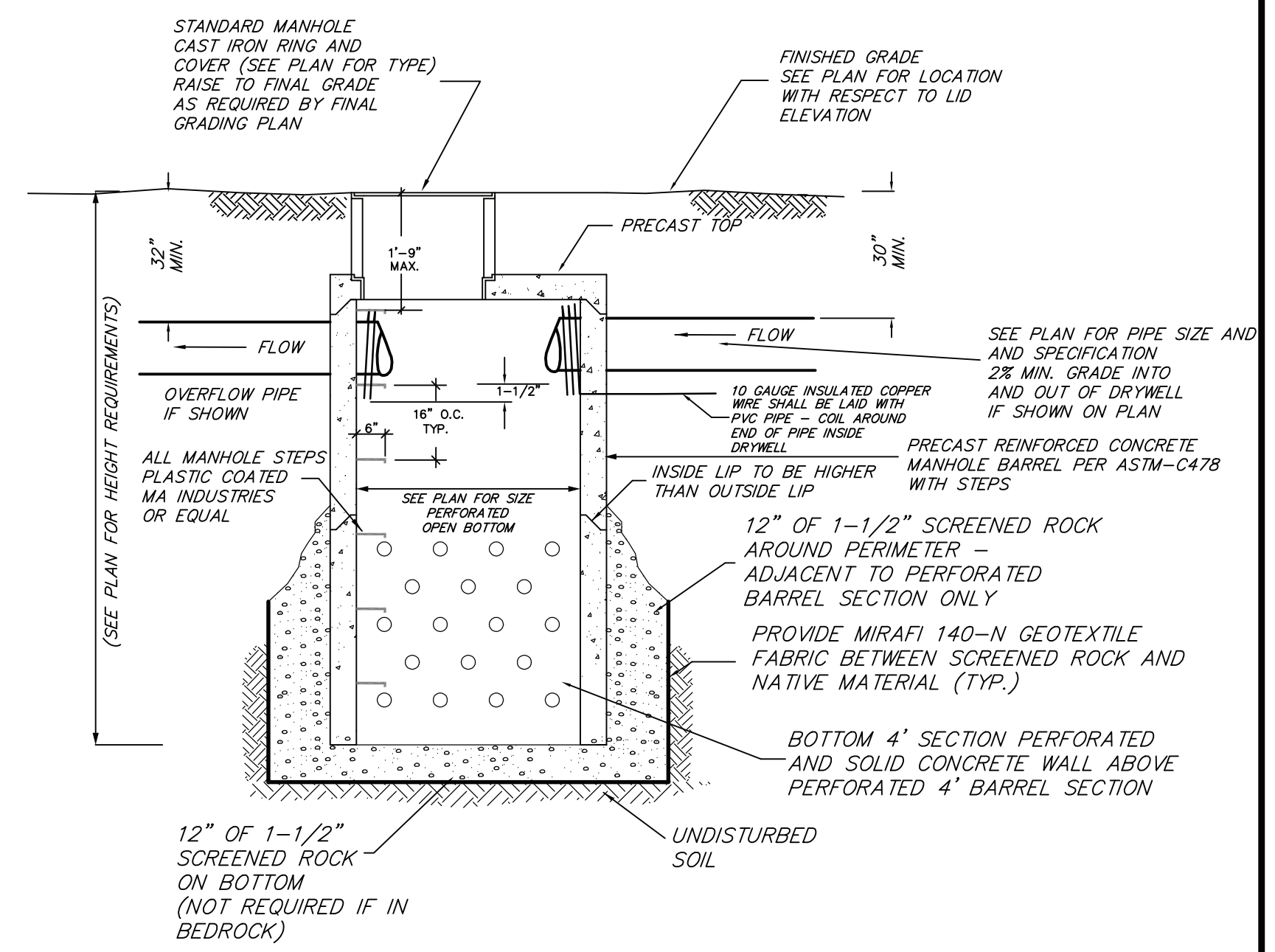
**NDS SQUARE GRATE WITH NDS SQUARE CATCH BASIN**

N.T.S.



**TYPICAL DOWNSPOUT DRAIN DETAIL**

N.T.S.

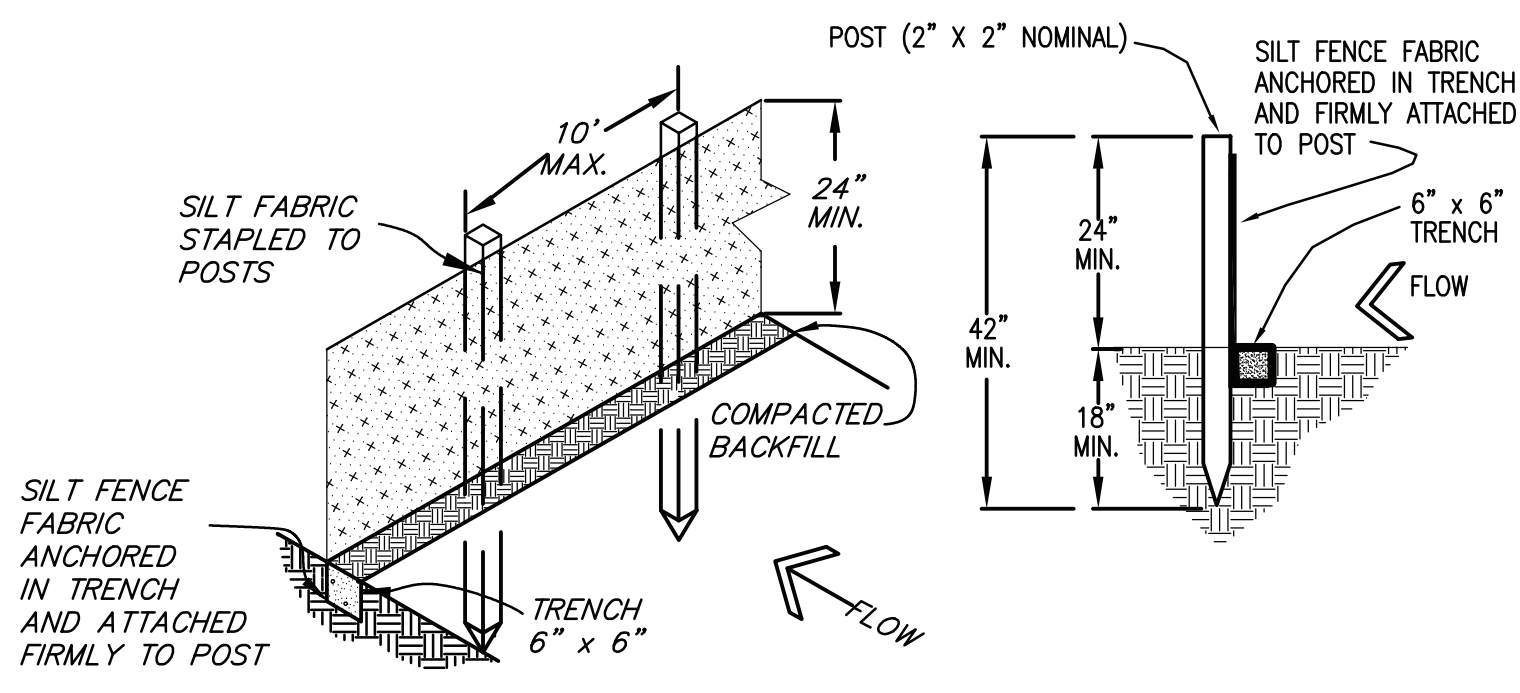


**DRYWELL NOTES:**

1. INLET AND OUTLET PIPES SHOULD ENTER DRYWELL AWAY FROM DRYWELL STEPS.
2. USE LINK SEAL OR NO-SHRINK GROUT BETWEEN DRAIN PIPES AND MANHOLE
3. LOCATE MANHOLE COVER ON DOWN-GRADE SIDE OF DRYWELL.

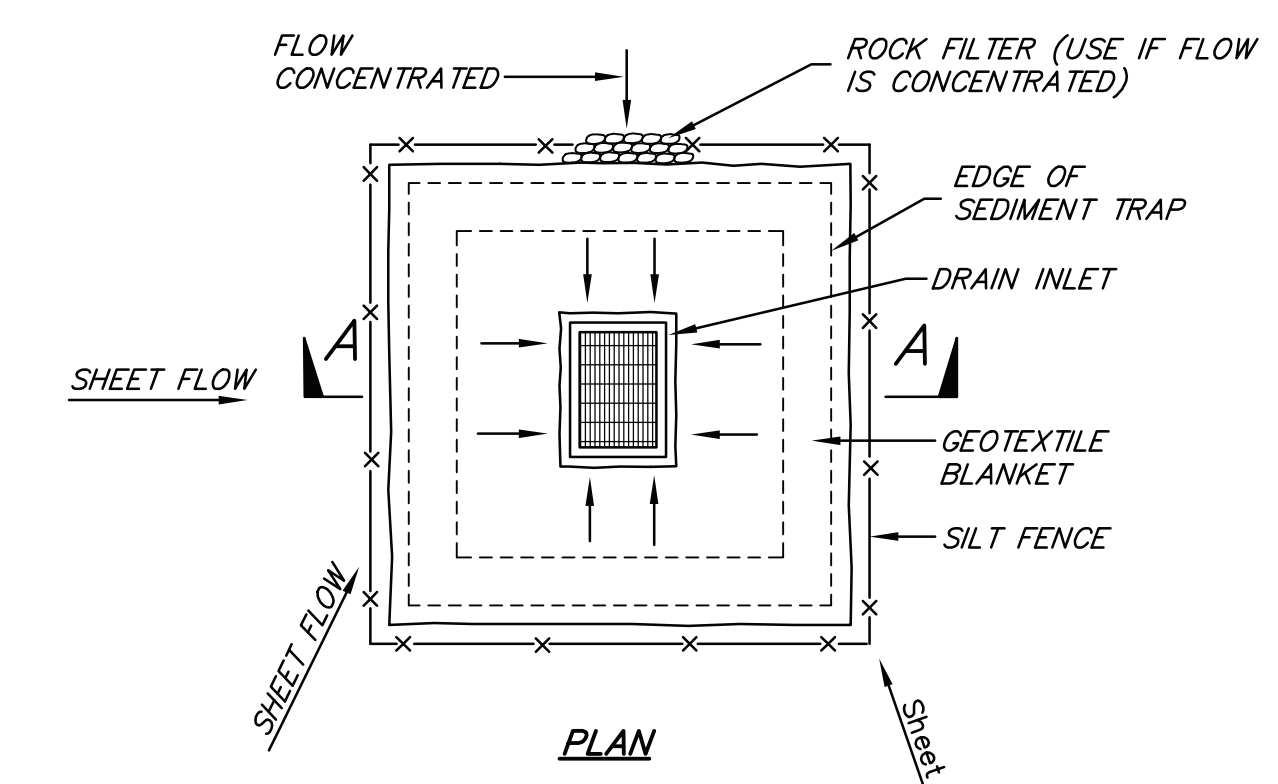
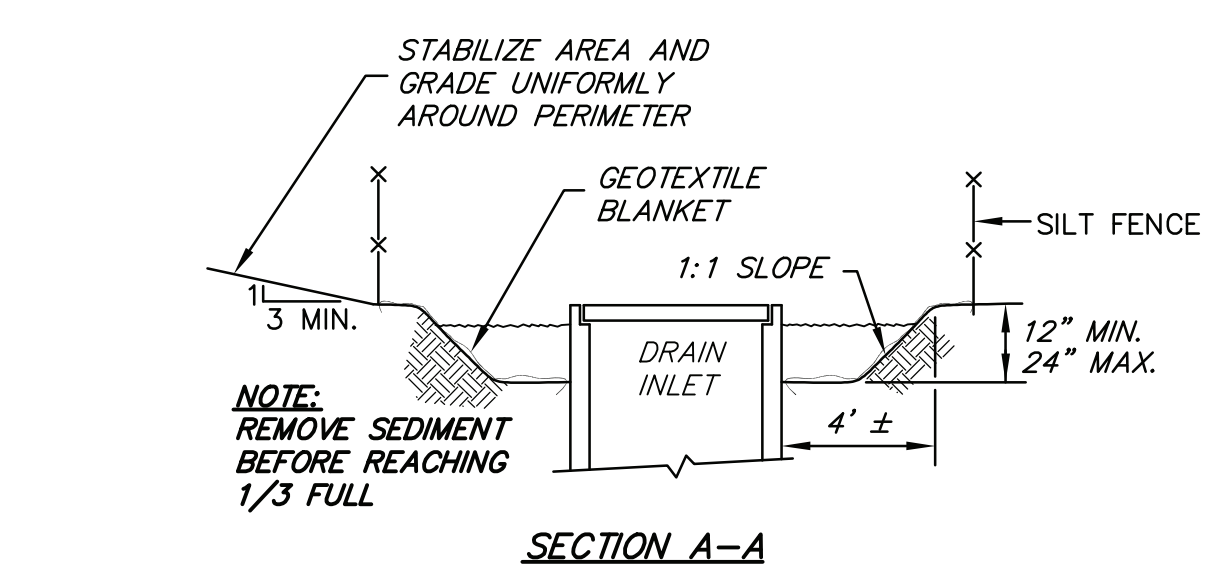
**DRYWELL DETAIL**

N.T.S.



**SILT FENCE**

N.T.S.



**NOTES**

1. FOR USE IN CLEARED AND GRUBBED AREAS AND IN GRADED AREAS.
2. SHAPE BASIN SO THAT LONGEST INFLOW AREA FACES LONGEST LENGTH OF TRAP.
3. FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENT TOWARDS DIRECTION OF FLOW.

**INLET PROTECTION**

N.T.S.

DRAWN & DESIGNED BY: H.E.B.	REVIEWED BY: _____
CHECKED BY: H.E.B.	DATE: _____ FOR _____

**PINNACLE DESIGN CONSULTING GROUP, INC.**  
CONSULTING ENGINEERS • 0805 BUCK POINT ROAD  
CARBONDALE, CO 81623 • (970) 963-2170

REVISION	DATE	DESCRIPTION	BY	CHKD

FOR PERMIT 1-05-10

TIMBER CREEK WEST      PITKIN COUNTY, COLORADO

SCALE: N.T.S.      JOB NO: 2010.01      DATE: 1-05-10

SHEET NO: **C3**

**DRAINAGE, & EROSION CONTROL DETAILS**

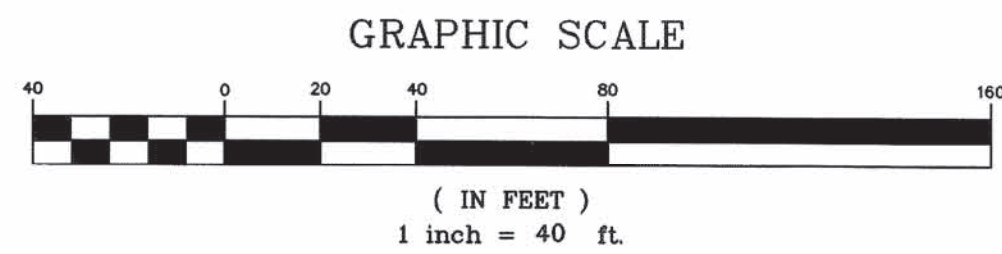
300 SHIELD-0 ROAD SNOWMASS, COLORADO

# IMPROVEMENT SURVEY

## LOT 21 OF THE SHIELD-O-TERRACES SUBDIVISION

### PARCEL ID.# 264527201001

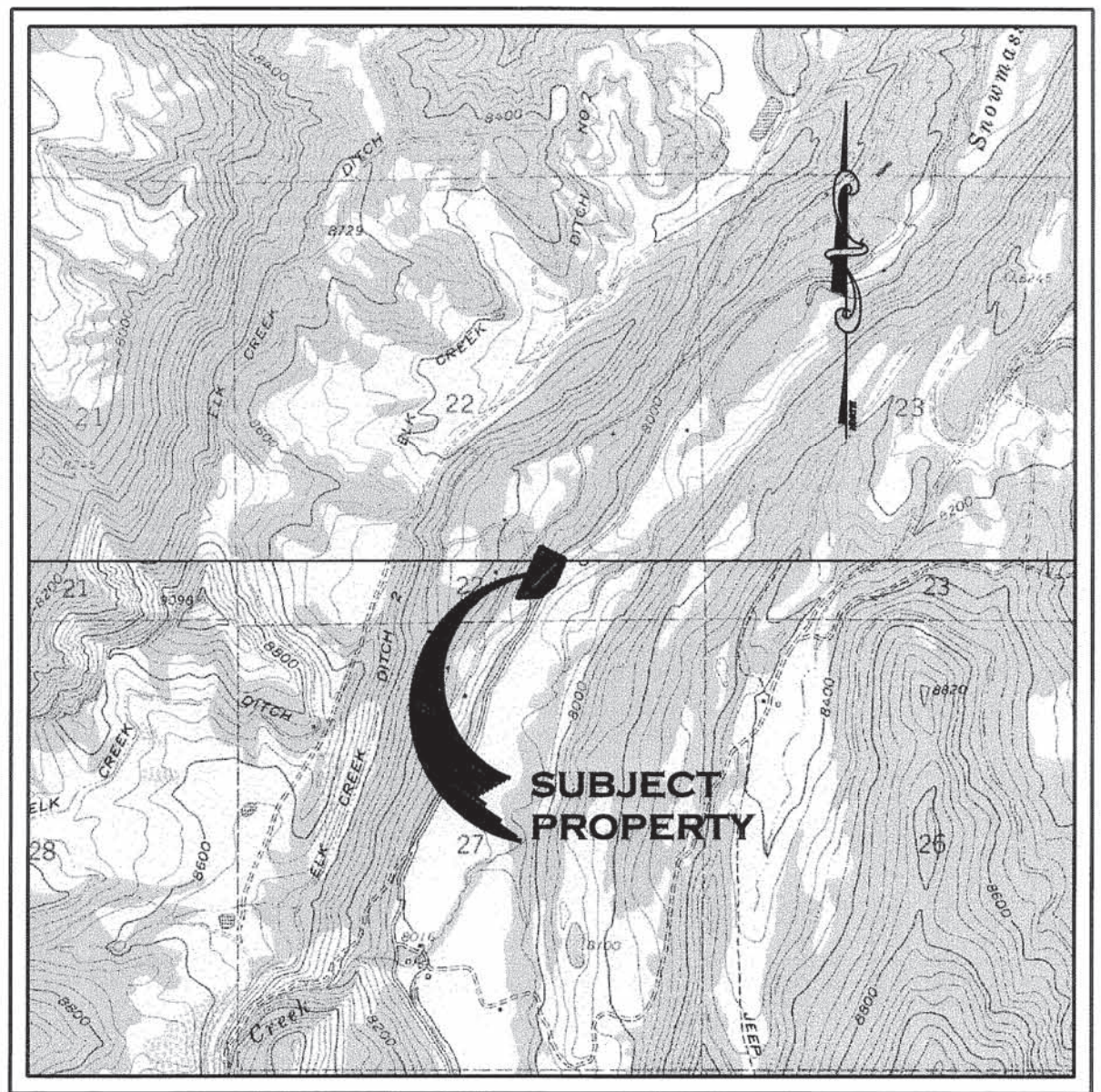
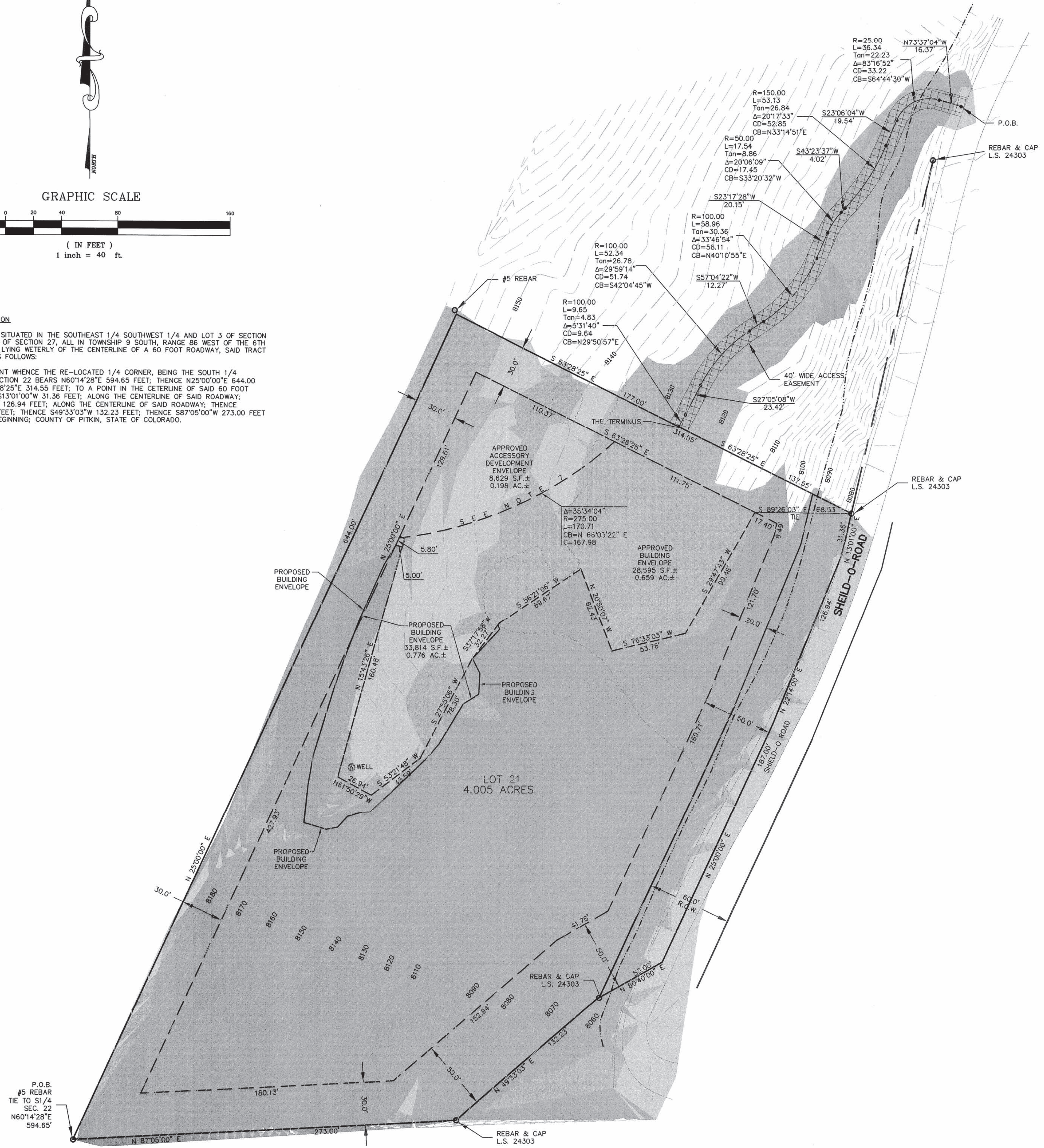
### COUNTY OF PITKIN, STATE OF COLORADO



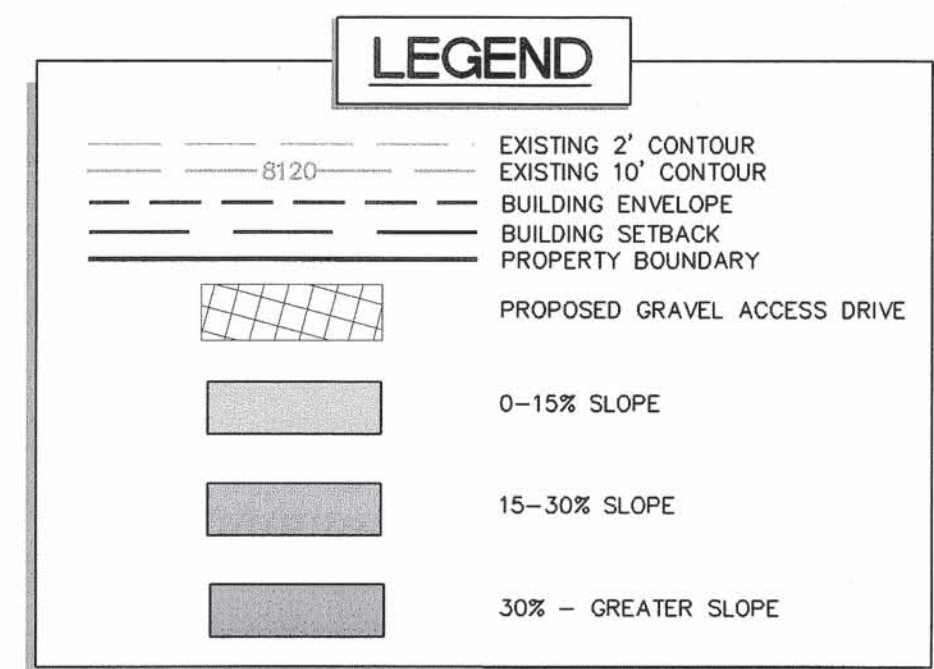
**PROPERTY DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 SOUTHWEST 1/4 AND LOT 3 OF SECTION 22, ALSO IN LOT 15 OF SECTION 27, ALL IN TOWNSHIP 9 SOUTH, RANGE 86 WEST OF THE 6TH PRINCIPAL MERIDIAN LYING WESTERLY OF THE CENTERLINE OF A 60 FOOT ROADWAY, SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHENCE THE RE-LOCATED 1/4 CORNER, BEING THE SOUTH 1/4 CORNER OF SAID SECTION 22 BEARS N60°14'28"E 594.65 FEET; THENCE N25°00'00"E 644.00 FEET; THENCE S63°28'25"E 314.55 FEET; TO A POINT IN THE CENTERLINE OF SAID 60 FOOT ROADWAY; THENCE S13°01'00"W 31.36 FEET; ALONG THE CENTERLINE OF SAID ROADWAY; THENCE S22°14'00"W 128.94 FEET; ALONG THE CENTERLINE OF SAID ROADWAY; THENCE S60°40'00"W 53.00 FEET; THENCE S49°33'03"W 132.23 FEET; THENCE S87°05'00"W 273.00 FEET TO THE POINT OF BEGINNING; COUNTY OF PITKIN, STATE OF COLORADO.



SCALE 1"=2000'



**NOTES**

1. THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD OR IN PLACE.
2. DATE OF THIS SURVEY WAS APRIL 2002.
3. BASIS OF BEARINGS FOR THIS SURVEY IS A BEARING OF N89°15'43"E BETWEEN THE NORTHWEST CORNER OF SECTION 27, A BLM CAP IN PLACE, AND THE NORTH QUARTER CORNER OF SAID SECTION 27, A 3/4" X 30" BAR AND 3 1/4" ALUMINUM CAP, LS 19598, IN PLACE.
4. THIS SURVEY IS BASED ON EXISTING MONUMENTS FOUND IN PLACE, DOCUMENTS OF RECORD AND ORIGINAL WORK SHEETS PREPARED BY SCARROW AND WALKER, INC., DEPICTING SHIELD-O-TERRACE SUBDIVISION.
5. THE TOPOGRAPHY SHOWN WAS PROVIDED BY HIRED GUN SURVEYING LTD. AND WAS NOT VERIFIED BY HIGH COUNTRY ENGINEERING, INC. AS TO ITS ACCURACY.
6. THE CONTOUR INTERVAL EQUALS 2 FEET.
7. THIS ARC IS BASED ON A DISTANCE OF 275 FEET FROM THE CLOSEST ROOF CORNER OF PARCEL ID #264522300018 AS PER THE 1996 AERIAL PHOTOGRAPHY (HIGH COUNTRY ENGINEERING, INC. JOB NO. 96648.01).

**IMPROVEMENT SURVEY STATEMENT**

I HEREBY STATE THAT THIS IMPROVEMENT SURVEY WAS PREPARED BY HIGH COUNTRY ENGINEERING, INC., FOR MARC S. SPARKS. I FURTHER STATE THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, SEPTEMBER 24, 2007, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENTS CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED, ARE SHOWN HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY: FRANK W. HARRINGTON

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER ANY DEFECT IN THIS SURVEY IS COMPLETED MORE THAN TEN YEARS FROM THE DATE OF COMPLETION SHOWN HEREON.

DRAWN BY:	MARB	CHECKED BY:	FWH	DATE:	7/6/04	FILE:	1041
NO.	1	DATE	9/14/09	REVISION	UPDATE BUILDING ENVELOPE.	BY	RPK
CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 OR 303-467-0000 IN METRO DENVER CALL BUSINESS DAYS IN ADVANCE TO LOCATE AND MARK UTILITIES EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES							

**HIGH COUNTRY ENGINEERING, INC.**  
 1517 BLAKE AVENUE, STE 101  
 GLENWOOD SPRINGS, CO 81601  
 PHONE (970) 945-8676 FAX (970) 945-2555  
 WWW.HCENG.COM

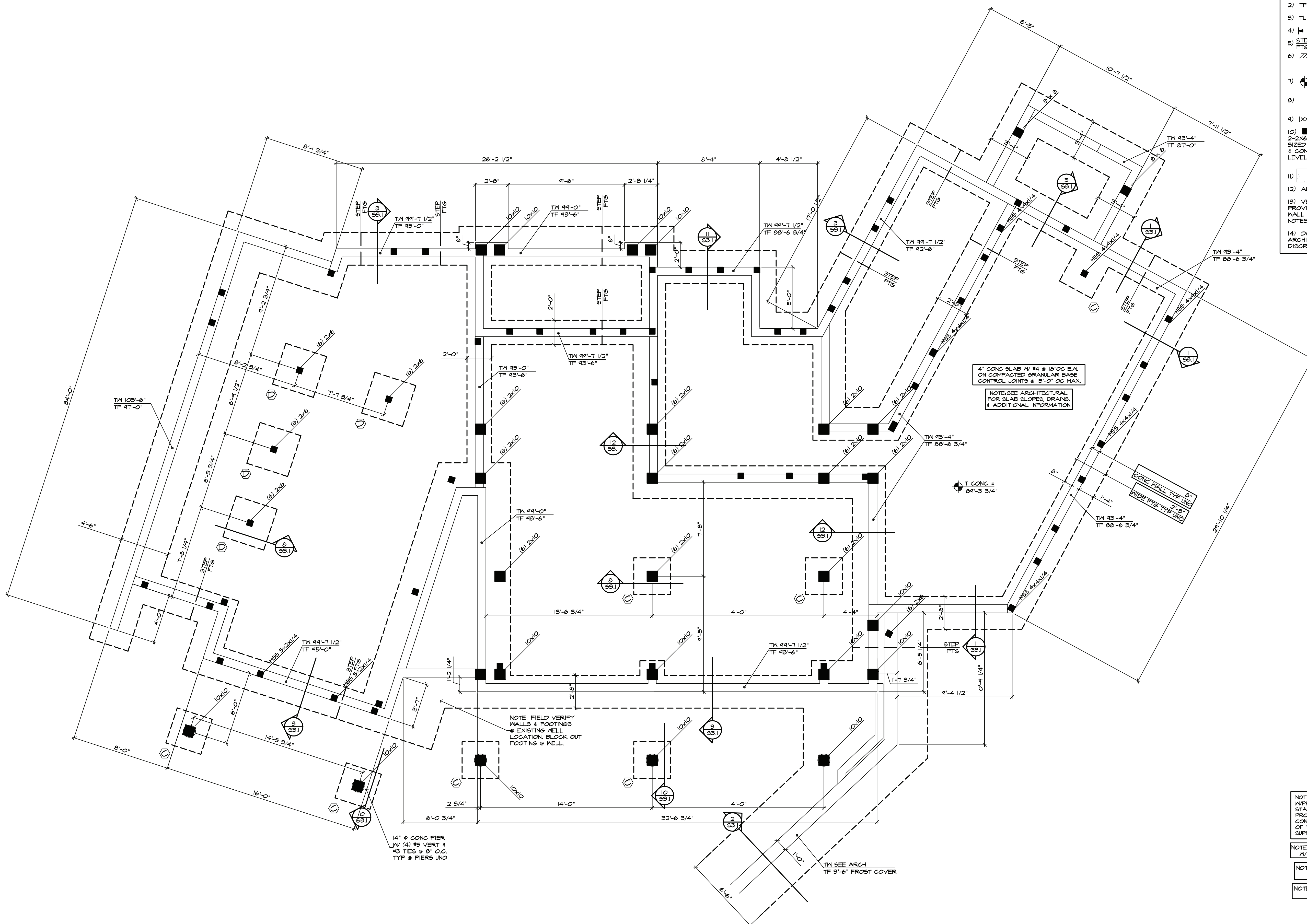
MARC SPARKS  
 PITKIN COUNTY, COLORADO

PROJECT NO.  
**2031040.00**  
**0327**

1

**FOUNDATION PLAN NOTES:**

- 1) TM - TOP OF CONCRETE WALL ELEVATION
- 2) TF - TOP OF CONCRETE FOOTING ELEVATION
- 3) TL - TOP OF CONCRETE LEDGE ELEVATION
- 4) STEP - TOP OF WALL
- 5) STEP FTG - STEP CONCRETE FOOTING
- 6) STEP CONG OR PLYWOOD SURFACE
- 7) T CONG = 100'-0" BUILDING ELEVATION
- 8) PAD FOOTING SYMBOL
- 9) [XXX'-XX"] BEAM ELEVATION
- 10) [ ] COLUMN FROM ABOVE  
2-2X6 TYP UNO COLUMN  
SIZED AT LOWEST LEVEL  
& CONSISTANT FOR EACH  
LEVEL UNLESS CHANGED BY NOTE
- 11) [ ] OVERFRAMING
- 12) ALL CONCRETE WALLS 8" THICK UNO
- 13) VENT CRAWL SPACE PER IBC  
PROVIDE BLOCKOUTS IN FOUNDATION  
WALL AS REQUIRED SEE GENERAL  
NOTES FOR REINFORCEMENT
- 14) DO NOT SCALE DRAWINGS CONTACT  
ARCHITECT OR ENGINEER FOR  
DISCREPANCIES OR MISSING DIMENSIONS

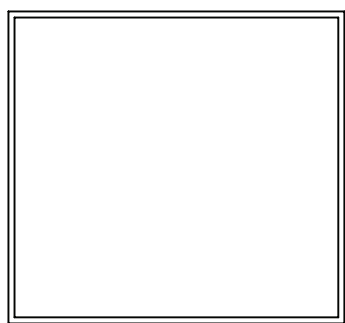


- NOTE: ALL HEAVY TIMBER BEAMS TO BE DOUG-FIR LARGH#1 TYPICAL UNO
- NOTE: ALL CONNECTORS IN CONTACT W/PRESSURE TREATED WOOD TO BE STAINLESS STEEL ZMAX OR HDG PRODUCTS MAY BE SUBSTITUTED IF THE CONTRACTOR CONFIRMS REQUIREMENTS OF THE PRESSURE TREATED WOOD SUPPLIER.
- NOTE: ALL DIMENSIONS TO BE VERIFIED W/ ARCH PRIOR TO CONSTRUCTION
- NOTE: BUILDING ELEVATION 100'-0" = SITE ELEVATION SEE ARCH
- NOTE: SEE ARCH FOR DIMENSIONS AND ELEVATIONS NOT INDICATED

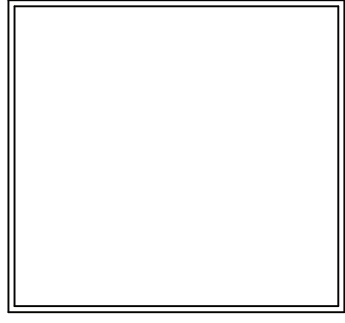
PAD FOOTING SCHEDULE			
MARK	SIZE	REINFORCEMENT	REMARKS
(A)	2'-0"X2'-0"X10"	3-#5 EA BOT	---
(B)	2'-6"X2'-6"X10"	4-#5 EA BOT	---
(C)	3'-0"X3'-0"X10"	4-#5 EA BOT	---
(D)	3'-6"X3'-6"X10"	4-#5 EA BOT	---
(E)	4'-0"X4'-0"X10"	5-#5 EA BOT	---

**FOUNDATION & LOWER FLOOR FRAMING PLAN**  
 @ 1/4" = 1'-0"

**KAUP ENGINEERING, INC.**  
 125 GRAND AVE.  
 GLENWOOD SPRINGS, CO 81601  
 T: 970 448-4613  
 email: kaupengr@net



**TIMBER CREEK WEST  
 MAIN CABIN**  
 800 SHIELD-O ROAD  
 SNOWMASS, CO



DATE: 8-30-10  
 9-1-10  
 4-28-10

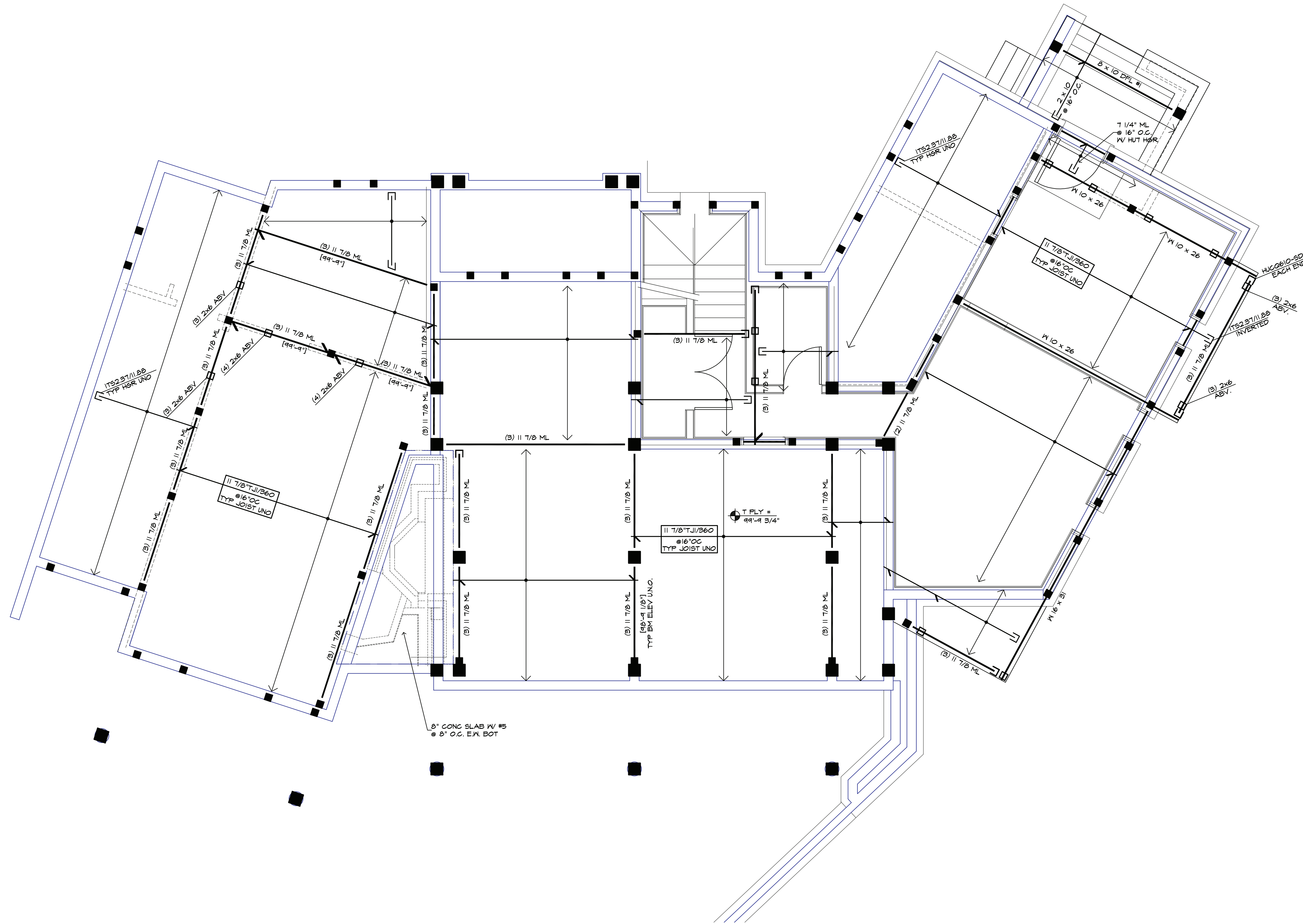
ISSUE/REV:  
 PRELIM  
 PERMIT  
 REVISIONS

JOB #: 10015

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

FOUNDATION &  
 LOWER FLOOR  
 FRAMING PLAN

S.I.



- FLOOR PLAN NOTES:**
- 1) ■ COL BELOW OR COL ABOVE AND BELOW
  - 2) □ COL ABOVE
  - 3) — JOIST HANGER
  - 4) — JOIST BEARING
  - 5) ● T CONC = BUILDING ELEVATION  
100'-0"
  - 6) ▨ STEP OF CONCRETE OR PLYWOOD SURFACE
  - 7) [XXX-XX] BEAM ELEVATION
  - 8) [ ] OVERFRAMING
  - 4) — DISCONTINUOUS BEAM
  - 10) — CONTINUOUS BEAM
  - 11) T PLATE = TOP OF 2X PLATE  
110'-0"
- (2) ALL SUBFLOORS TO BE 3/4" T&G PLYWOOD SLUE-NAILED TYP UNO SEE GENERAL NOTES FOR NAILING
- (3) ALL COLUMNS (2)-2X6 TYP UNO
- (4) ALL HEADERS (2)-2X12 TYP UNO
- (5) DO NOT SCALE DRAWINGS CONTACT ARCHITECT OR ENGINEER FOR DISCREPANCIES OR MISSING DIMENSIONS

**KAUF ENGINEERING, INC.**  
 1124 GRAND AVE.  
 GLENWOOD SPRINGS, CO 81601  
 T: 970 445-4613  
 F: 970 445-4633  
 email: kaupt@springsnet.net

**TIMBER CREEK WEST  
 MAIN CABIN**  
 900 SHIELD-O ROAD  
 SNOWMASS, CO

DATE:	ISSUE/REV:
8-30-10	PRELIM
9-1-10	PERMIT
9-28-10	REVISIONS

JOB #: 10015

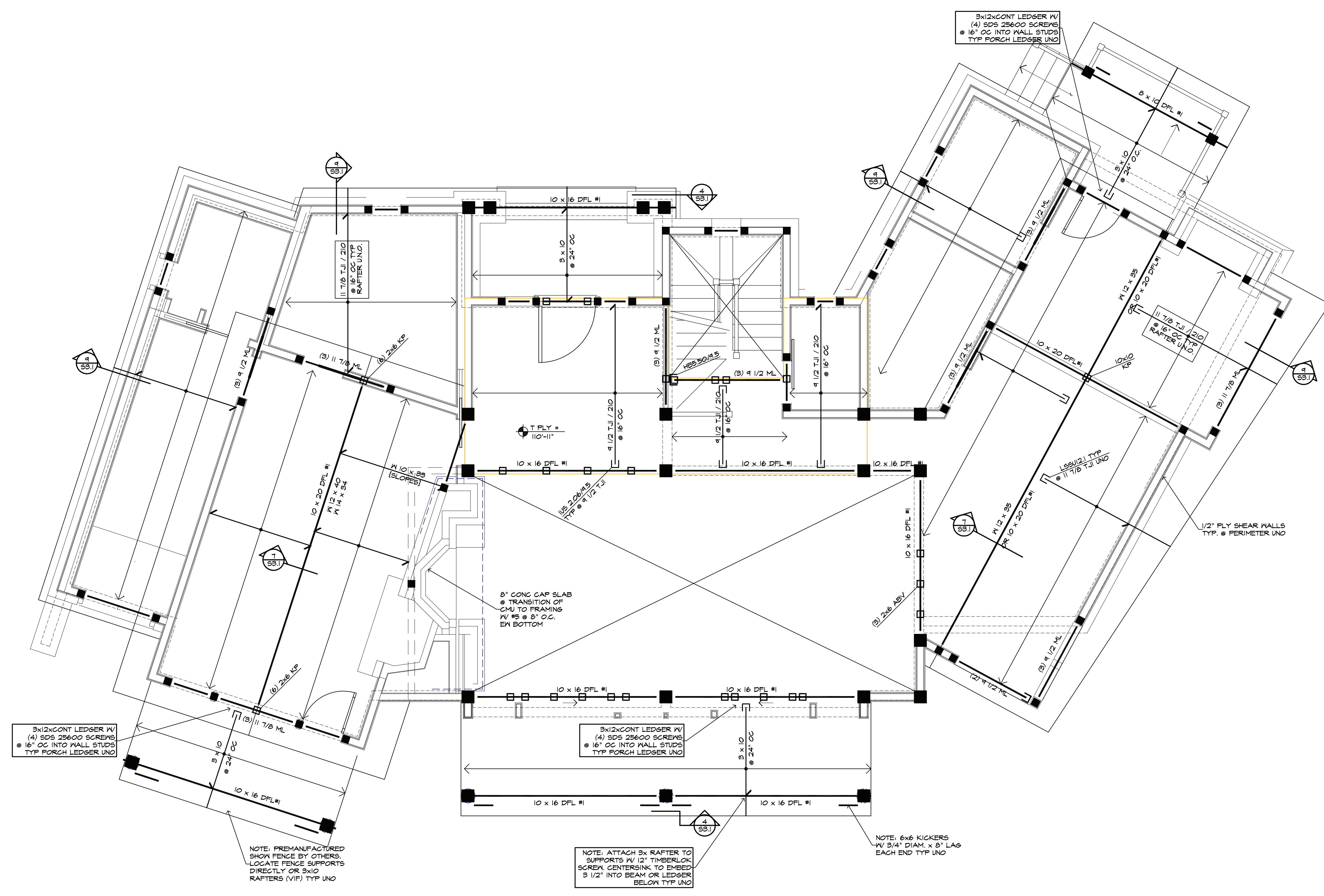
SCALE: 1/4" = 1'-0"

MAIN FLOOR  
FRAMING PLAN

S2.I

**MAIN FLOOR FRAMING PLAN**  
 @ 1/4" = 1'-0"

NOTE: ALL HEAVY TIMBER BEAMS TO BE DOUG-FIR LARCH#1 TYPICAL UNO



- FLOOR PLAN NOTES:**
- 1) ■ COL BELOW OR COL ABOVE AND BELOW
  - 2) □ COL ABOVE
  - 3) — JOIST HANGER
  - 4) — JOIST BEARING
  - 5) — T CONG 2 100'-0" BUILDING ELEVATION
  - 6) ▨ STEP OF CONCRETE OR PLYWOOD SURFACE
  - 7) [XXX'-XX"] BEAM ELEVATION
  - 8) [---] OVERFRAMING
  - 9) — DISCONTINUOUS BEAM
  - 10) — CONTINUOUS BEAM
  - 11) — T PLATE 10'-0" TOP OF 2X PLATE
- 12) ALL SUBFLOORS TO BE 3/4" T&G PLYWOOD GLUE-NAILED TYP UNO SEE GENERAL NOTES FOR NAILING
- 13) ALL COLUMNS (2)-2x6 TYP UNO
- 14) ALL HEADERS (2)-2x12 TYP UNO
- 15) DO NOT SCALE DRAWINGS CONTACT ARCHITECT OR ENGINEER FOR DISCREPANCIES OR MISSING DIMENSIONS

3x12x60T LEDGER W/ (4) SDS 25600 SCREWS @ 16" OC INTO WALL STUDS TYP FORCH LEDGER UNO

3x12x60T LEDGER W/ (4) SDS 25600 SCREWS @ 16" OC INTO WALL STUDS TYP FORCH LEDGER UNO

NOTE: PREMANUFACTURED SHOW FENCE BY OTHERS. LOCATE FENCE SUPPORTS DIRECTLY OR 3x10 RAFTERS (M/F) TYP UNO

NOTE: ATTACH 3x12 RAFTER TO SUPPORTS W/ 12" TIMBERLOK SCREWS. CENTERSINK TO EMBED 3 1/2" INTO BEAM OR LEDGER BELOW TYP UNO

NOTE: 6x6 KICKERS W/ 3/4" DIAM. x 8" LAGS EACH END TYP UNO

6" CONG CAP SLAB @ TRANSITION OF CMU TO FRAMING W/ 15" @ 8" OC. EN BOTTOM

1/2" PLY SHEAR WALLS TYP. @ PERIMETER UNO

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**TIMBER CREEK WEST  
 MAIN CABIN**  
 5000 SHIELD-0 ROAD  
 SNOWMASS, CO

DATE:	ISSUE/REV:
8-30-10	PRELIM
4-7-10	PERMIT
4-29-10	REVISIONS

JOB #: 10015

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

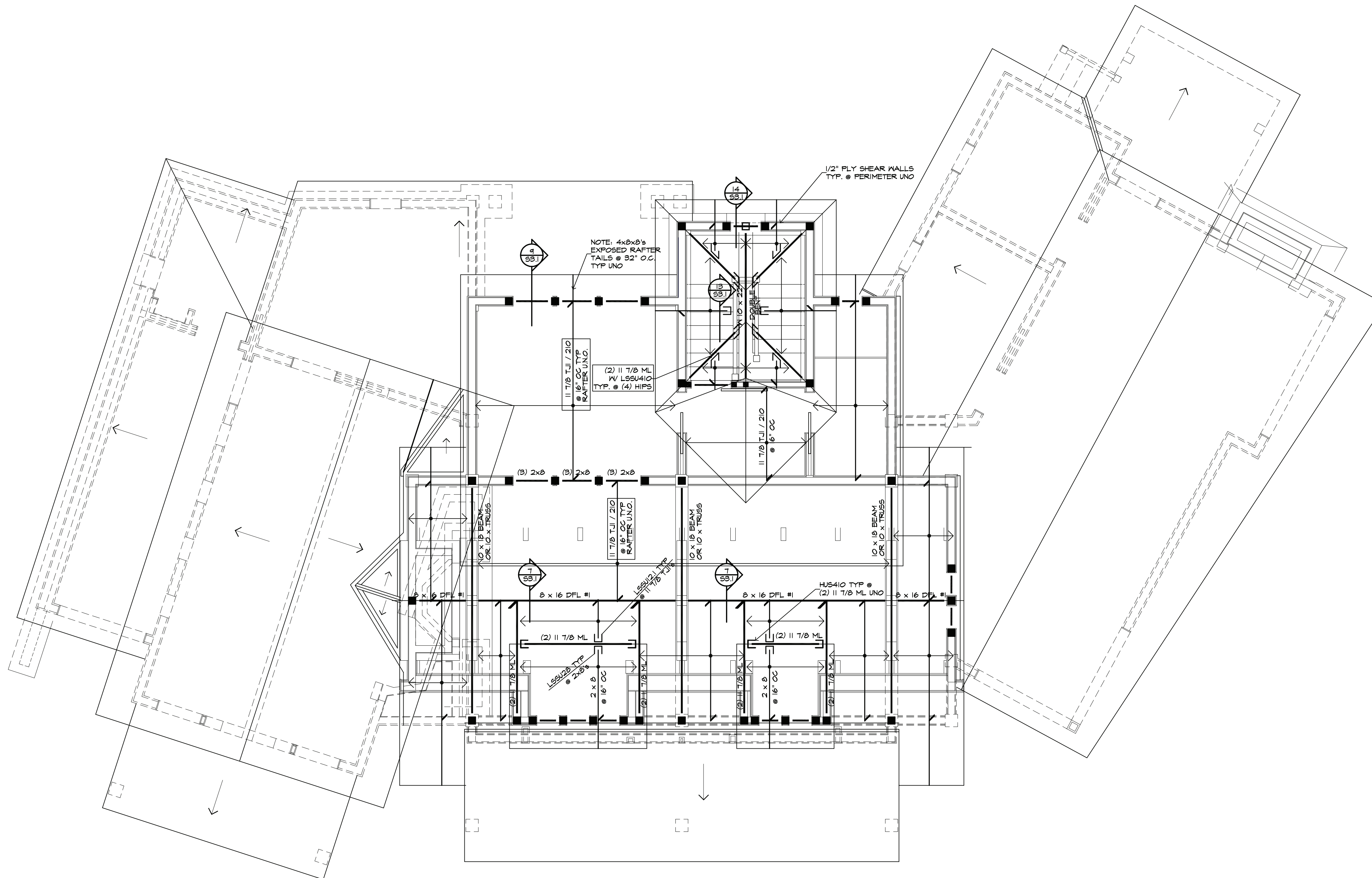
UPPER FLOOR & LOW ROOF FRAMING PLAN

S2.2

UPPER FLOOR & LOW ROOF FRAMING PLAN  
 @ 1/4" = 1'-0"

NOTE: ALL HEAVY TIMBER BEAMS TO BE DOUG-FIR LARGH#1 TYPICAL UNO





- ROOF PLAN NOTES:**
- 1) ■ COL BELOW OR COL ABOVE AND BELOW
  - 2) □ COL ABOVE
  - 3) — JOIST HANSER
  - 4) — JOIST BEARING
  - 5) ● T CONC 100'-0" BUILDING ELEVATION
  - 6) ▨ STEP OF CONCRETE OR PLYWOOD SURFACE
  - 7) [XXX'-XX"] BEAM ELEVATION
  - 8) [ ] OVERFRAMING
  - 9) — DISCONTINUOUS BEAM
  - 10) — CONTINUOUS BEAM
  - 11) — T PLATE 10'-0" TOP OF 2X PLATE
- 12) ALL ROOF SHEATHING WITH A 3:12 SLOPE OR GREATER TO BE 5/8" CDX PLYWOOD. ALL ROOF SHEATHING WITH LESS THAN A 3:12 SLOPE TO BE 3/4" CDX PLYWOOD. SEE GENERAL NOTES FOR NAILING.
- 13) ALL COLUMNS (2)-2x6 TYP UNO
- 14) ALL HEADERS (2)-2x12 TYP UNO
- 15) DO NOT SCALE DRAWINGS. CONTACT ARCHITECT OR ENGINEER FOR DISCREPANCIES OR MISSING DIMENSIONS.

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TIMBER CREEK WEST  
 MAIN CABIN  
 800 SHIELD-0 ROAD  
 SNOWMASS, CO

DATE: 8-30-10  
 4-7-10  
 4-28-10

ISSUE/REV:  
 PRELIM  
 PERMIT  
 REVISIONS

JOB #: 10015

HIGH ROOF  
 FRAMING PLAN

52.3

**STRUCTURAL GENERAL NOTES**  
TIMBER CREEK WEST  
4/17/20

**A. DESIGN LIVE LOADS**

1.	SNOW	TS	PSF		
2.	RESIDENTIAL	40	PSF		
3.	WIND	WIND SPEED	40	MPH (3 SECOND GUST)	EXPOSURE B
4.	SEISMIC	CATEGORY	B		

**B. DESIGN CODES**

- INTERNATIONAL RESIDENTIAL CODE (2003)
- CONCRETE BUILDING CODE (ACI 318-08)
- AISC STEEL CONSTRUCTION MANUAL (4th Edition)
- AITC TIMBER CONSTRUCTION MANUAL (4th Edition)

NEW BUILDING FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF, PLACED ON UNDISTURBED SOIL. SEE SOILS REPORT # 106625A DATED NOVEMBER 20, 2009 BY HNTB FOR ADDITIONAL SOIL DATA. CONTROL ON REQUIREMENTS AND INFORMATION. THE OWNER SHALL RETAIN A SOILS ENGINEER TO INSPECT THE BEARING SOILS EXPOSED DURING EXCAVATION TO VERIFY BEARING SOILS AND CONDITIONS. PROVIDE FOUNDATION DRAIN AND UNDERDRAIN SYSTEMS AS RECOMMENDED BY THE SOILS ENGINEER. PRECAUTIONS SHOULD BE TAKEN TO PREVENT SETTLING OF THE BEARING SOILS. PROVIDE UNDER SLAB DEWATERING PER SOILS REPORT.

**D. CONCRETE**

CONCRETE HAS BEEN DESIGNED AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 318-08). ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 5000 PSI IN 28 DAYS, MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED EXCEPT SLABS ON GRADE. ALL SLABS ON GRADE SHALL HAVE CONTROL JOINTS (KEYED OR SAW CUT) AT MAX 20'-0" O.C. EACH WAY UNLESS SHOWN OTHERWISE ON PLAN. REINFORCING BARS SHALL BE ASTM A615 - GRADE 60. NO SPLICES OF REINFORCING SHALL BE MADE AND NO WELDING OF REINFORCING SHALL BE PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE STRUCTURAL ENGINEER. LAP SPICES, WHERE PERMITTED, SHALL BE A MINIMUM OF 36 BAR DIAMETERS. PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING AROUND ALL CORNERS. PROVIDE 2 #5 BARS WITH A MINIMUM OF 2'-0" PROJECTION BEYOND THE SIDES OF ALL BEAMS AND SLABS. PROVIDE ALL ACCESSORIES NECESSARY TO SUPPORT REINFORCING AT POSITIONS SHOWN ON THE PLANS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A615. LAP WIRE FABRIC REINFORCEMENT ONE FULL MESH PLUS 2" AT SIDES AND ENDS AND WIRE TOGETHER. ANCHOR BOLTS FOR BEAM AND COLUMN BEARING PLATES SHALL CONFORM TO ASTM A307 AND BE PLACED WITH SETTING TEMPLATES.

**E. CONCRETE MASONRY**

ALL CMUS SHALL CONFORM TO ASTM C40. CMUS USED BELOW GRADE AND ALL EXTERIOR WALLS SHALL BE GRADE N-1. INTERIOR CONCRETE MASONRY UNITS NOT EXPOSED TO WEATHER OR EARTH MAY BE GRADE N-1 OR S-1. ALL MORTAR FOR EXTERIOR WALLS AND INTERIOR BEARING WALLS SHALL CONFORM TO ASTM C270.5. GROUT FOR BEAMS AND PLASTERS SHALL BE MADE WITH STONE AGGREGATE AND SHALL DEVELOP 3000 PSI COMPRESSIVE STRENGTH IN 28 DAYS. MASONRY SHALL BE DEVELOPED TO 150% OF ULTIMATE COMPRESSIVE STRENGTH (H) IN 28 DAYS. ROD GROUT IN VERTICAL SPACES IMMEDIATELY AFTER POURING AND AGAIN 5 MINUTES LATER. FLASHER CONTROL JOINTS IN CMU WALLS MAXIMUM 24'-0" O.C. EXCEPT CMU FOUNDATION WALLS. HORIZONTAL REINFORCING SHALL BE STANDARD TYPICAL OR AUTHORIZED EQUIVALENT SPACED AT 16" O.C. EXCEPT AS NOTED. VERTICAL REINFORCING SHALL EXTEND FOR THE FULL HEIGHT OF THE WALL IN GROUDED CELLS. GROUT LIFTS SHALL NOT EXCEED 4'-0" UNLESS CLEAN OUTS ARE PROVIDED IN EACH CASE. GROUT LIFTS SHALL BE PROVIDED 1 #5 IN CENTER OF GROUDED CELL AT ALL CORNERS, INTERSECTIONS, WALL ENDS, BEAM BEARINGS, JAMBS, EACH SIDE OF CONTROL JOINTS AND AT INTERVALS NOT TO EXCEED 48" UNLESS NOTED OTHERWISE ON PLAN. DO NOT ALL VERTICAL REINFORCING TO FOUNDATION WITH DONNELS TO MATCH WALL REINFORCING. PROVIDE 2 #5 BARS HORIZONTAL ON EACH BEAM AT EACH FLOOR AND ROOF LEVELS AND MIN 48" LONG BELOW ALL BEAM BEARINGS. REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60. AT SPLICES, LAP BARS 40 DIAMETERS. AT CORNERS AND INTERSECTIONS, MAKE HORIZONTAL BARS CONTIGUOUS. PROVIDE MATCHING CORNER BARS. AROUND OPENINGS IN WALLS, PROVIDE 1 #4 TO EXTEND A MINIMUM OF 24" BEYOND EDGE OF OPENING.

**F. STEEL**

ALL STEEL SHALL CONFORM TO ASTM A36 EXCEPT TUBE COLUMNS WHICH SHALL CONFORM TO ASTM A500 (GRADE B) LATEST EDITION. PIPE SHAPES SHALL CONFORM TO ASTM A53 (GRADE B). ALL SHOP CONNECTIONS SHALL BE WELDED. WELD CONNECTIONS SHALL BE STANDARD FRAMED BEAM CONNECTIONS WITH MAXIMUM NUMBER OF ASTM A53 3/4" DIA BOLTS TO FIT IN SINGLE ROW AND SHALL CONFORM TO ASTM A53, UNLESS OTHERWISE NOTED. ANCHOR BOLTS SHALL CONFORM TO ASTM A307. STRUCTURE SHALL BE DETAILED, FABRICATED AND ERECTED IN ACCORDANCE WITH LATEST PROVISIONS OF THE AISC MANUAL OF STEEL CONSTRUCTION AND AISC CODE OF STANDARD PRACTICE. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER FOR REVIEW PRIOR TO FABRICATION. SHOP DRAWINGS SHALL DETAIL EACH BEAM, APPLICABLE CONNECTIONS, LAYOUT, AND BRACING. USE WELDERS MEETING THE REQUIREMENTS OF THE AISC QUALIFICATION PROCEDURES TO QUALIFY. PROVIDE BRACING AT NOT MORE THAN 6'-0" O.C. FOR STUD WALLS NOT COVERED BY SHEATHING OR WALL COVERINGS MEETING UBC MINIMUM REQUIREMENTS PER UBC SECTION 1617. CONNECTORS SHOWN ON THE PLANS ARE MANUFACTURED BY THE SIMPSON COMPANY. CONNECTORS BY OTHER MANUFACTURERS SHALL BE DEEMED AS EQUIVALENT IF THEIR RATED CAPACITY IS EQUAL TO OR GREATER THAN THAT OF THE CONNECTOR SPECIFIED. REFER TO THE AISC MANUAL FOR NAILING AND BOLTING REQUIREMENTS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO TABLE 23-II-B-1 OF THE UNIFORM BUILDING CODE. PLYWOOD FOR ROOFS, FLOORS, AND SHEAR WALL SHEATHING SHALL BE APA GRADE TRADEMARKED CDX WITH EXTERIOR SUE. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STASHER JOINTS. ALL NAILING COMMON WALLS RING SHANKED FOR ROOF AND FLOOR SHEATHING. REFER TO TABLE BELOW FOR USE REQUIREMENTS.

HEAVY TIMBER FRAMING (DOUGLAS FIR NO. 1)	F <sub>b</sub> = 1300 PSI	F <sub>v</sub> = 85 PSI	E = 1600000 PSI
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SIZES SHOWN FOR STRUCTURAL WOOD FRAMING ARE NOMINAL SIZES. PROVIDE SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT SUPPORTS AND MINIMUM 1 X 4 CROSS BRIDGING AT NOT MORE THAN 8'-0" O.C. BETWEEN SUPPORTS EXCEPT AS OTHERWISE NOTED. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING UNDER ALL PARTITIONS RUNNING PERPENDICULAR TO JOISTS. PROVIDE BRIDGING AT NOT MORE THAN 6'-0" O.C. FOR STUD WALLS NOT COVERED BY SHEATHING OR WALL COVERINGS MEETING UBC MINIMUM REQUIREMENTS PER UBC SECTION 1617. CONNECTORS SHOWN ON THE PLANS ARE MANUFACTURED BY THE SIMPSON COMPANY. CONNECTORS BY OTHER MANUFACTURERS SHALL BE DEEMED AS EQUIVALENT IF THEIR RATED CAPACITY IS EQUAL TO OR GREATER THAN THAT OF THE CONNECTOR SPECIFIED. REFER TO THE AISC MANUAL FOR NAILING AND BOLTING REQUIREMENTS. ALL NAILING NOT NOTED SHALL BE ACCORDING TO TABLE 23-II-B-1 OF THE UNIFORM BUILDING CODE. PLYWOOD FOR ROOFS, FLOORS, AND SHEAR WALL SHEATHING SHALL BE APA GRADE TRADEMARKED CDX WITH EXTERIOR SUE. LAY UP PLYWOOD WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STASHER JOINTS. ALL NAILING COMMON WALLS RING SHANKED FOR ROOF AND FLOOR SHEATHING. REFER TO TABLE BELOW FOR USE REQUIREMENTS.

USE	THICKNESS	SPAN/INDEX	EDGE NAILING	INTER-MEDIATE NAILING
FLAT ROOF	5/4"	48/24	8d @ 6" O.C.	8d @ 12" O.C.
SLOPED ROOF	5/8"	32/16	8d @ 6" O.C.	8d @ 12" O.C.
FLOOR	3/4" T&G	48/24	8d @ 6" O.C.	8d @ 12" O.C.
SHEAR WALL	1/2"	24/0	8d @ 4" O.C.	8d @ 10" O.C.

ALL EDGES OF SHEAR WALL SHEATHING SHALL BE BLOCKED. SLUE LAMINATED BEAMS SHALL BE FABRICATED WITH LUMBER OF EITHER DOUGLAS FIR/LARCH OR SOUTHERN PINE. LAMINATED MEMBERS SHALL BE DESIGNED AND FABRICATED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR THE DESIGN AND FABRICATION OF STRUCTURAL SLUE LAMINATED LUMBER. PLYWOOD SHALL BE PROVIDED BY THE AITC AND THE APPROPRIATE LUMBER PROCESSORS' ASSOCIATION. APPEARANCE GRADE SHALL BE INDUSTRIAL, EXCEPT MEMBERS TO BE EXPOSED SHALL BE ARCHITECTURAL AND SUPPLIED INDIVIDUALLY HEAPPED. LAMINATED MEMBERS SHALL BE BUILT UP USING 2" NOMINAL MATERIAL. SIZES SHOWN ARE NET FOR SLUE LAMINATED MEMBERS. ALLOWABLE UNIT STRESSES FOR DRY CONDITIONS OF USE REQUIRED SHALL BE AS FOLLOWS: MEMBERS STRESSED PRINCIPALLY IN BENDING (BEAMS, GIRDER) - COMBINATION 24F (F<sub>b</sub> = 2400 PSI, F<sub>v</sub> = 165 PSI, E = 1800000 PSI). PROVIDE SAME PROPERTIES TOP AND BOTTOM FOR CANTILEVERED BEAMS.

FABRICATED WOOD JOISTS: I SERIES FABRICATED JOISTS WITH STRUCTURAL WOOD FLANGES AND PLYWOOD KESB CALLED FOR ON THE DRAWINGS AS "I" ARE AS MANUFACTURED BY THE TRUS-JOIST CORPORATION OF BOISE, IDAHO. FABRICATED WOOD JOISTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. SUPPLY ALL PLATES, BLOCKS, BRIDGING, BRACING, STIFFENERS AND OTHER RELATED ITEMS AS RECOMMENDED BY THE MANUFACTURER. CONTINUOUS BLOCKING SHALL BE INSTALLED AT ALL INTERIOR SUPPORTS. PROVIDE DOUBLE JOISTS UNDER ALL PARTITIONS RUNNING PARALLEL TO JOISTS AND SOLID BLOCKING UNDER ALL PARTITIONS RUNNING PERPENDICULAR TO JOISTS.

MICRO-LAM LUMBER BEAMS: VERTICALLY LAMINATED VENEER HEADERS AND BEAMS 1 3/4" THICK CALLED FOR ON THE DRAWINGS AS "M" ARE AS MANUFACTURED BY THE TRUS-JOIST CORPORATION OF BOISE, IDAHO. MICRO-LAM BEAMS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHEN MORE THAN ONE THICKNESS IS REQUIRED, THE MEMBERS SHALL BE FASTENED TOGETHER WITH TWO ROWS OF 16-PENNY COMMON NAILS SPACED 12" O.C. FOR MEMBERS WITH 1/4" AND GREATER DEPTH USE THREE ROWS.

FABRICATED WOOD TRUSSES: PROVIDE ENGINEERED OPEN WEB ROOF TRUSSES AS PROFILED BY DRAWINGS. DESIGN TO CARRY LIVE LOADS INDICATED BY STRUCTURAL DRAWINGS. FOLLOW REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE WITH A LOAD DURATION FACTOR OF 1.0 & WITH A MAXIMUM ALLOWABLE TOTAL LOAD DEFLECTION OF L/360. SHOP DRAWINGS, AN ERECTION PLAN, AND SEALED STRUCTURAL CALCULATIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION. CALCULATIONS SHALL BE SEALED BY AN ENGINEER REGISTERED IN THE STATE OF COLORADO. SHOP DRAWINGS SHALL DETAIL EACH TRUSS TYPE, APPLICABLE CONNECTIONS, TRUSS LAYOUT & BRACING. TRUSSES TO TRUSS CONNECTIONS TO BE DESIGNED & SUPPLIED BY TRUSS MANUFACTURER. SUPPLY ALL PLATES, BLOCKS, BRIDGING, BRACING, STIFFENERS, BEARING ENHANCERS & OTHER RELATED ITEMS AS RECOMMENDED BY THE FABRICATOR.

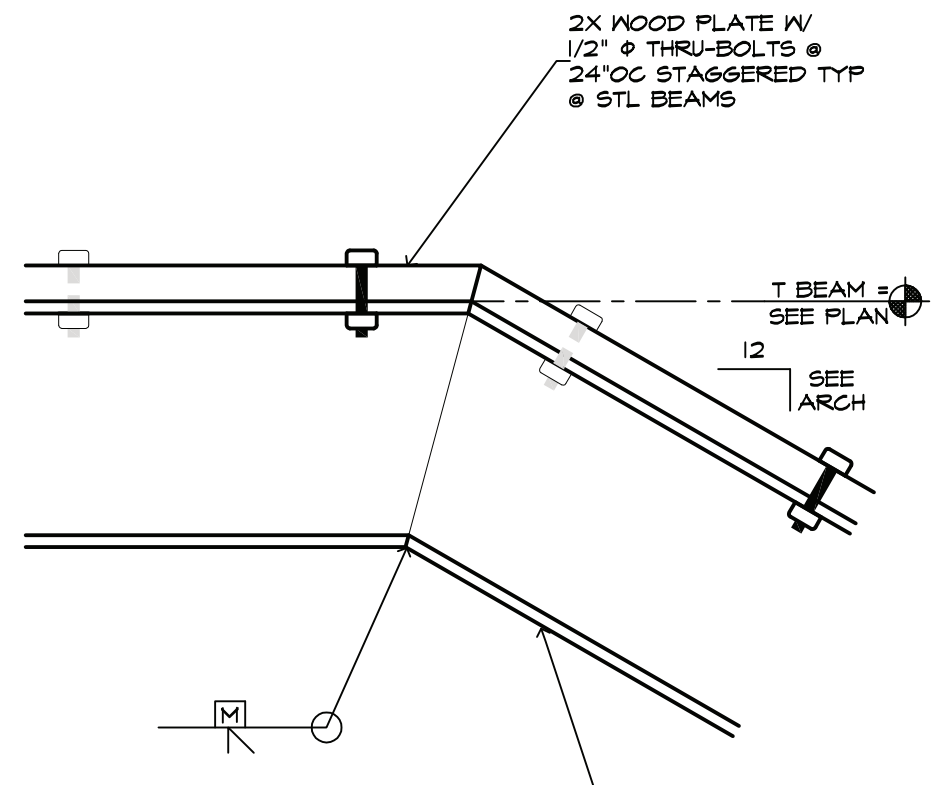
H. THE ARCHITECT MUST AUTHORIZE ALL SUBSTITUTIONS. SUCH AUTHORIZATION DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

I. COORDINATE ALL OPENINGS THROUGH FLOORS, WALLS AND ROOFS WITH THE MECHANICAL AND ELECTRICAL CONTRACTORS.

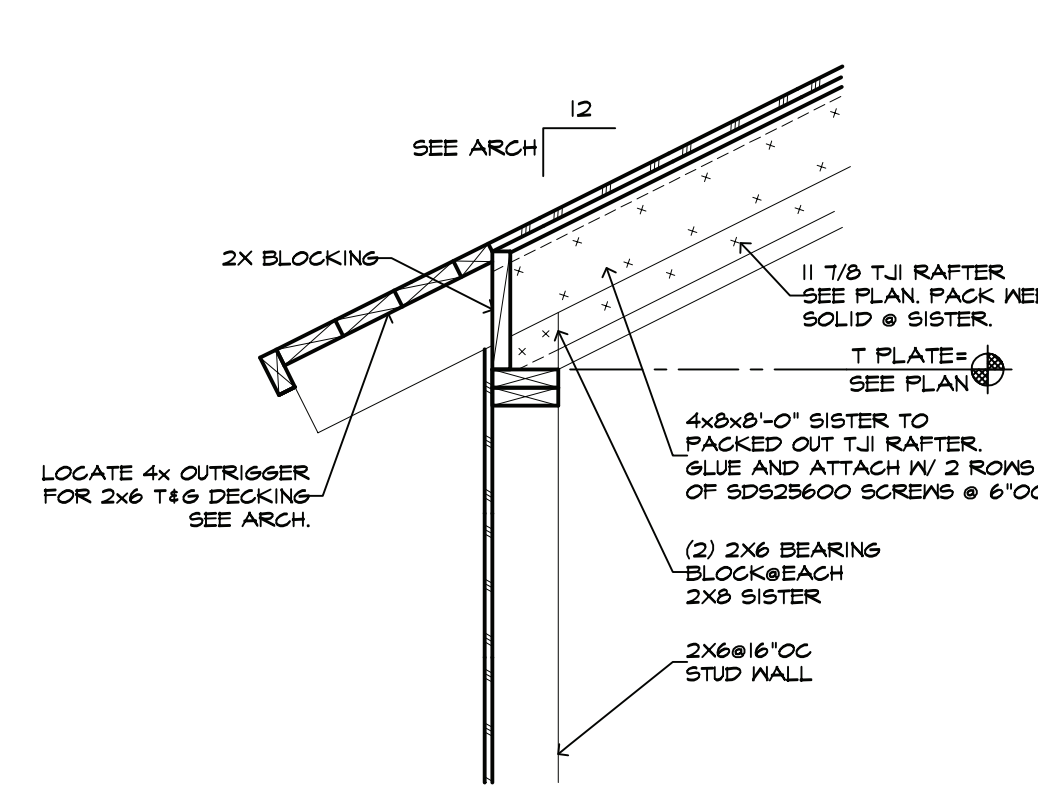
J. DO NOT BACKFILL AGAINST WALLS UNTIL FLOOR AND ROOF SYSTEMS BRACING THOSE WALLS ARE IN PLACE.

K. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED CONSTRUCTION. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.

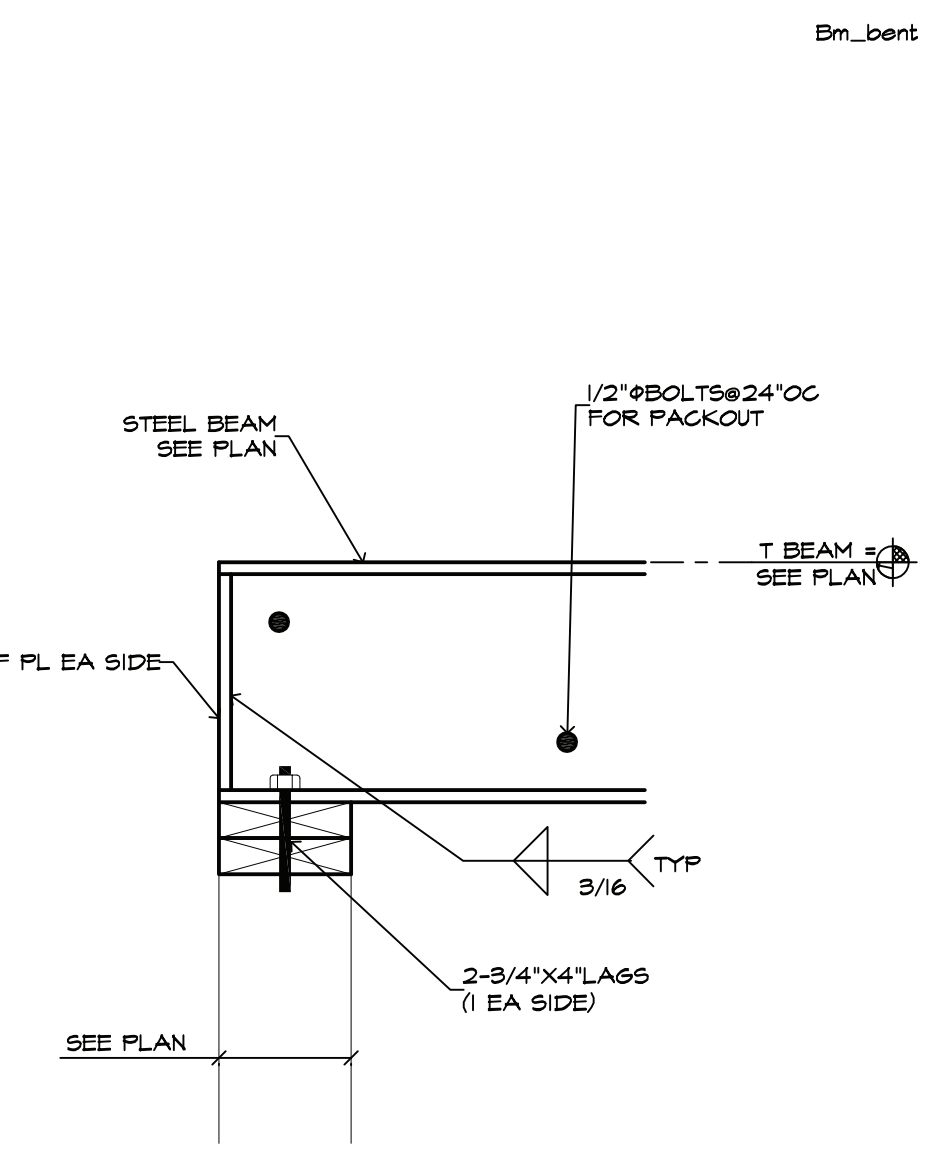
L. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS NOR WILL THE STRUCTURAL ENGINEER BE RESPONSIBLE FOR FINISHES, METHODS, TECHNIQUES, REQUIREMENTS FOR PROCEDURE OF CONSTRUCTION OR THE SAFETY PRECAUTIONS AND THE PROGRAMS INCIDENT THERETO.



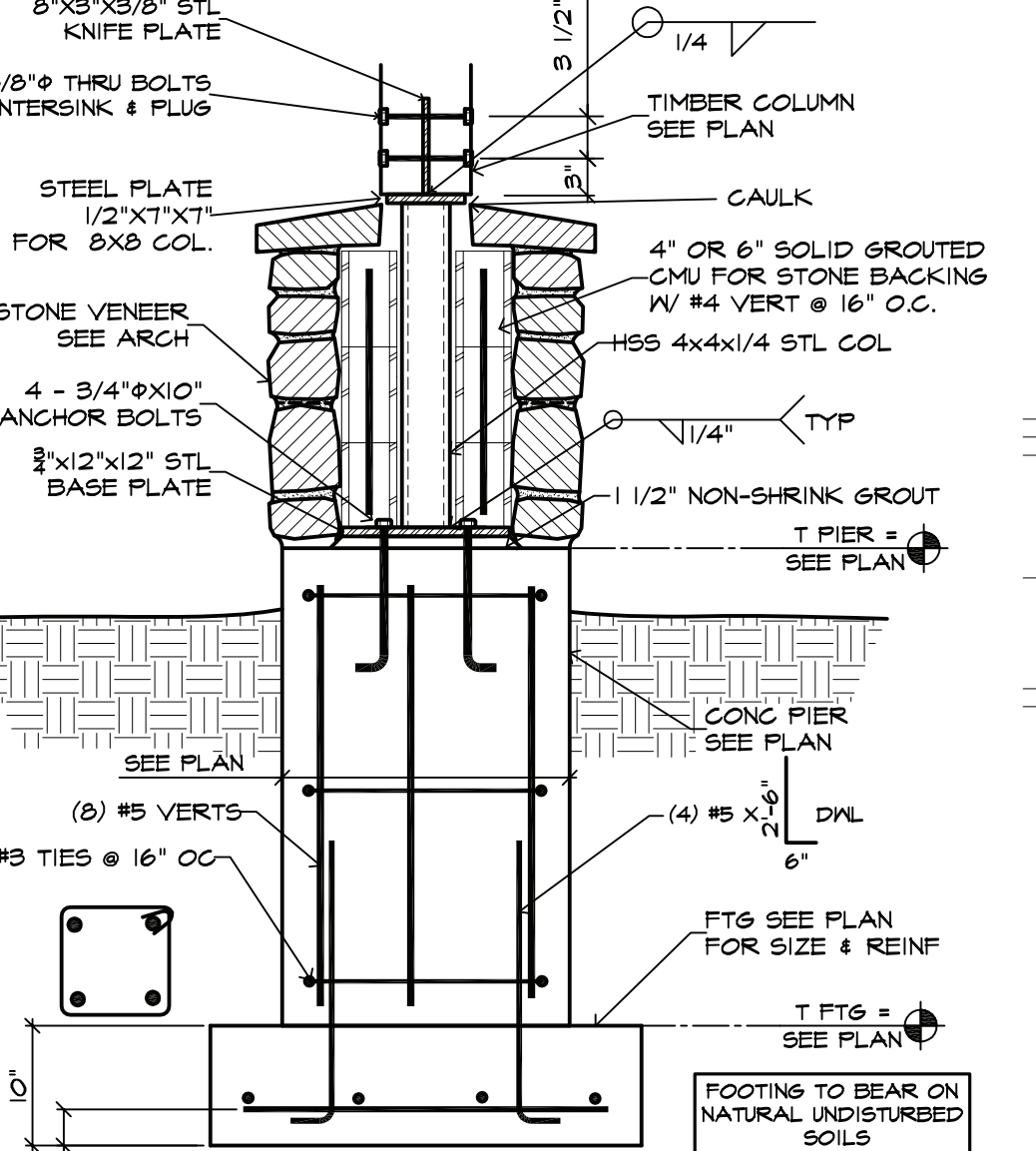
1 STEEL BENT BEAM  
3/4" = 1'-0"



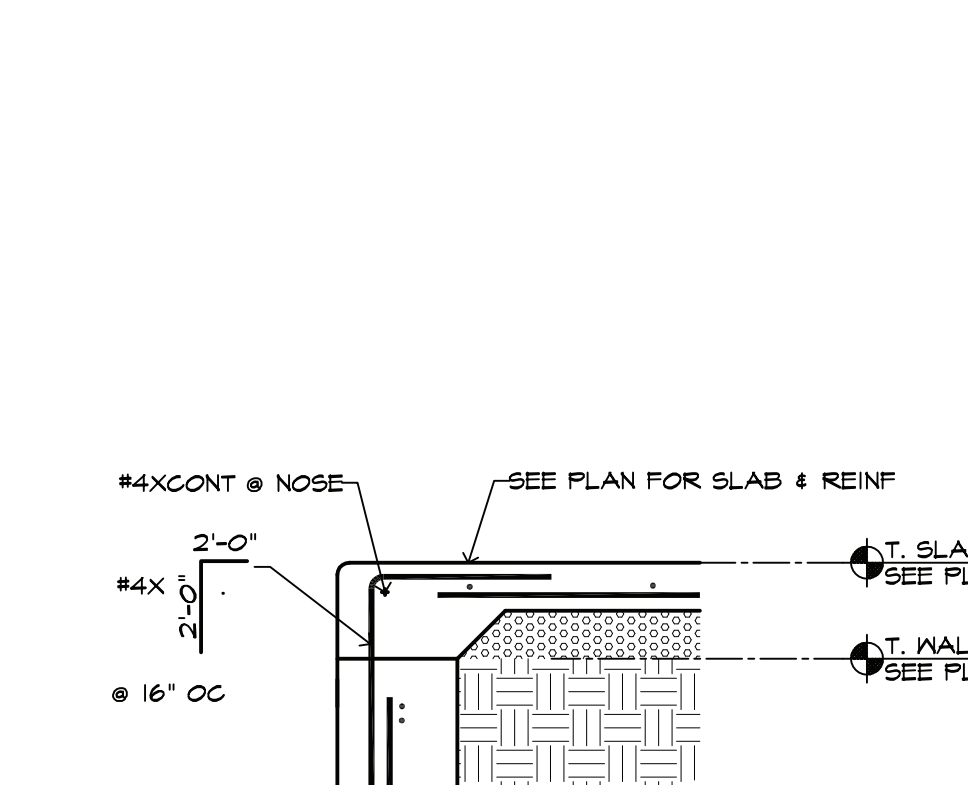
2 EXPOSED RAFTER TAIL  
3/4" = 1'-0"



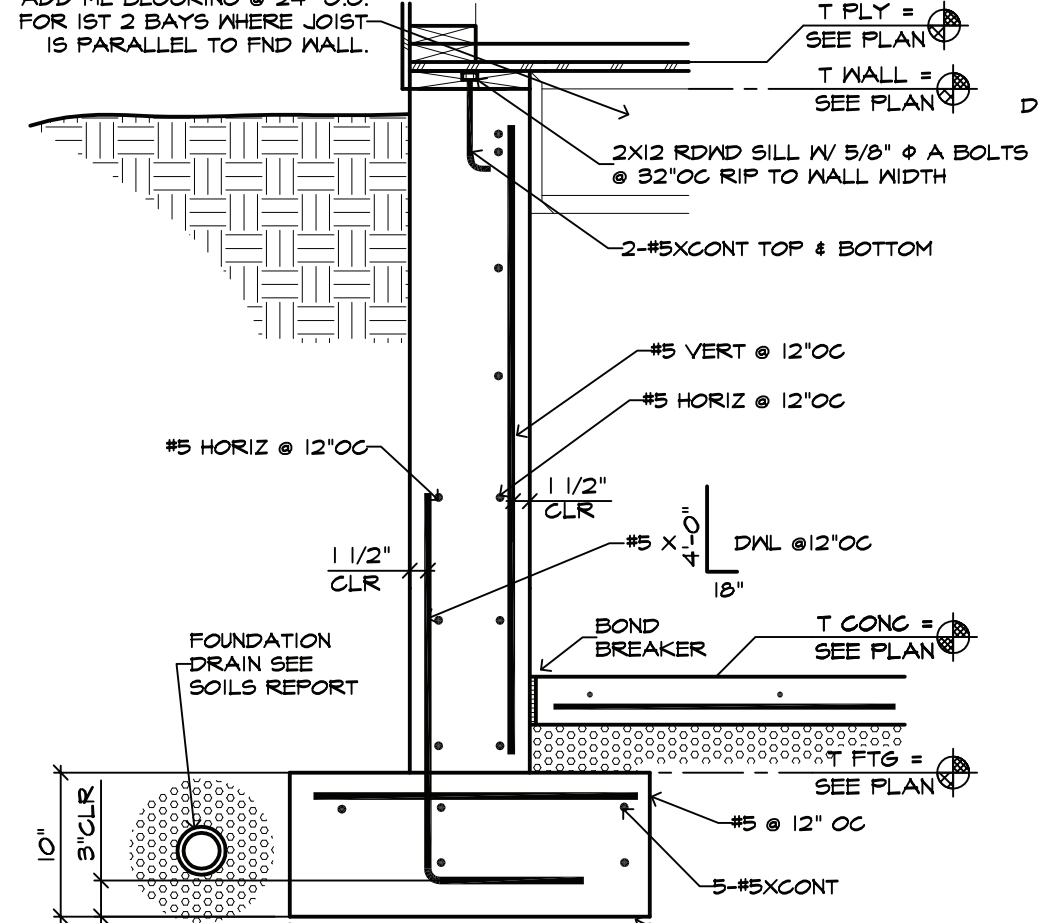
3 STEEL BEAM @ WOOD BEARING  
3/4" = 1'-0"



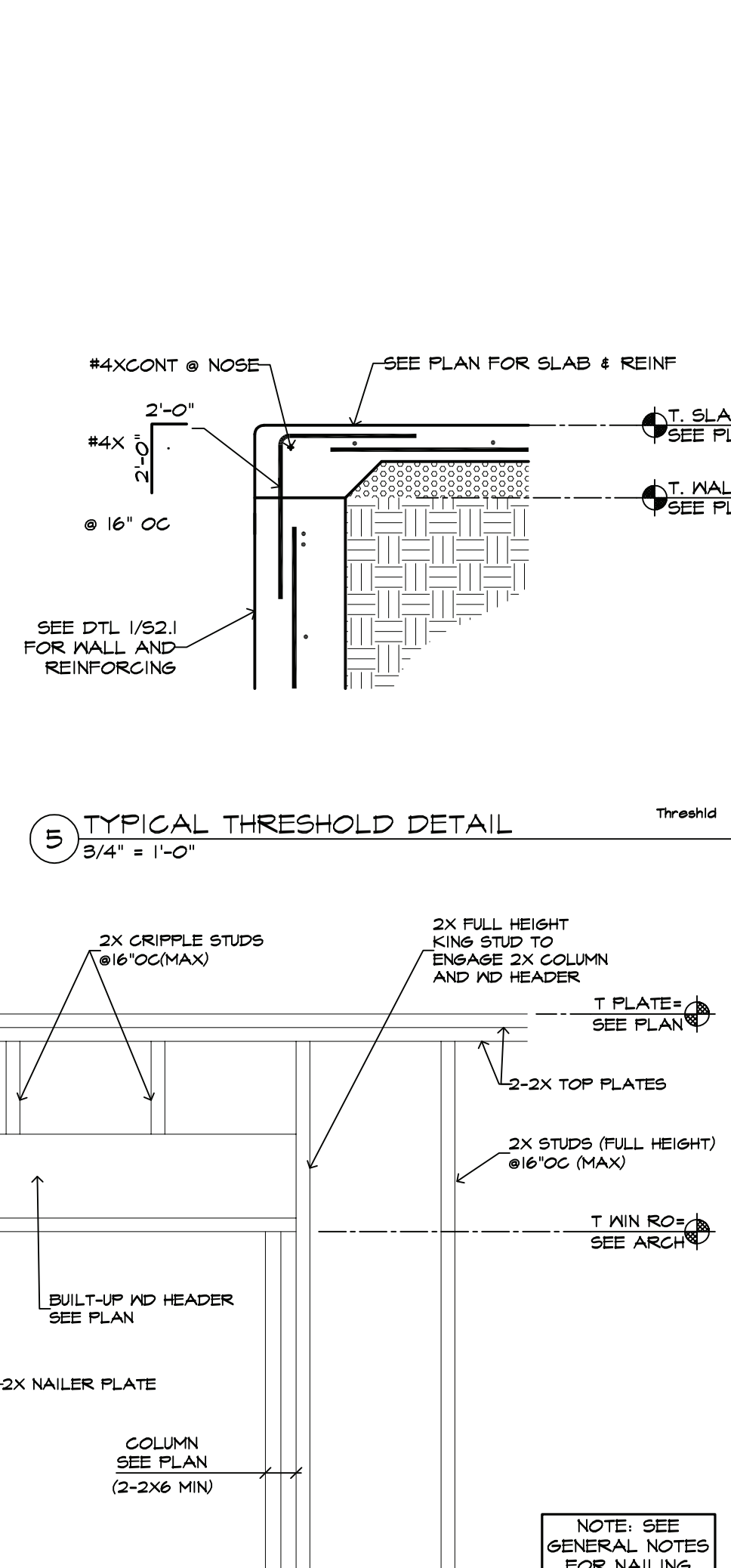
4 PIER & CUSTOM BASE  
3/4" = 1'-0"



5 TYPICAL THRESHOLD DETAIL  
3/4" = 1'-0"



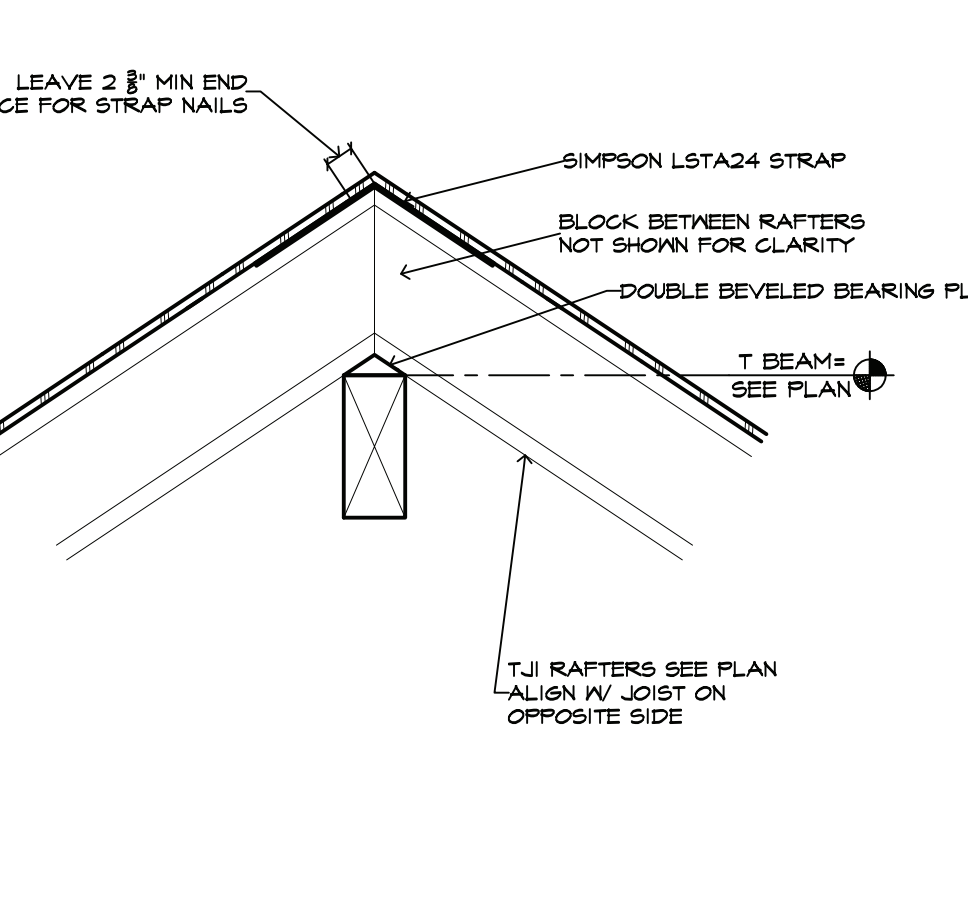
6 TALL CONCRETE WALL  
3/4" = 1'-0"



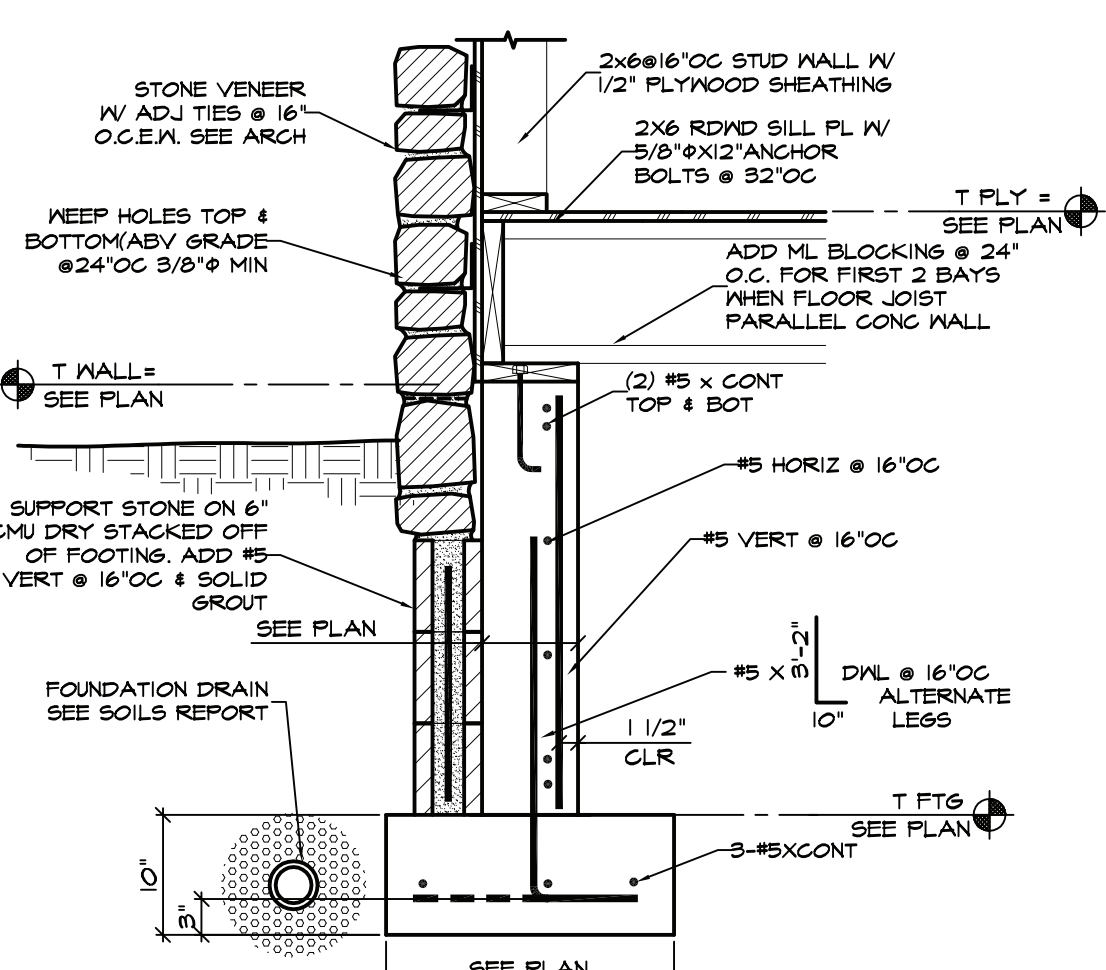
7 RIDGE DETAIL  
3/4" = 1'-0"



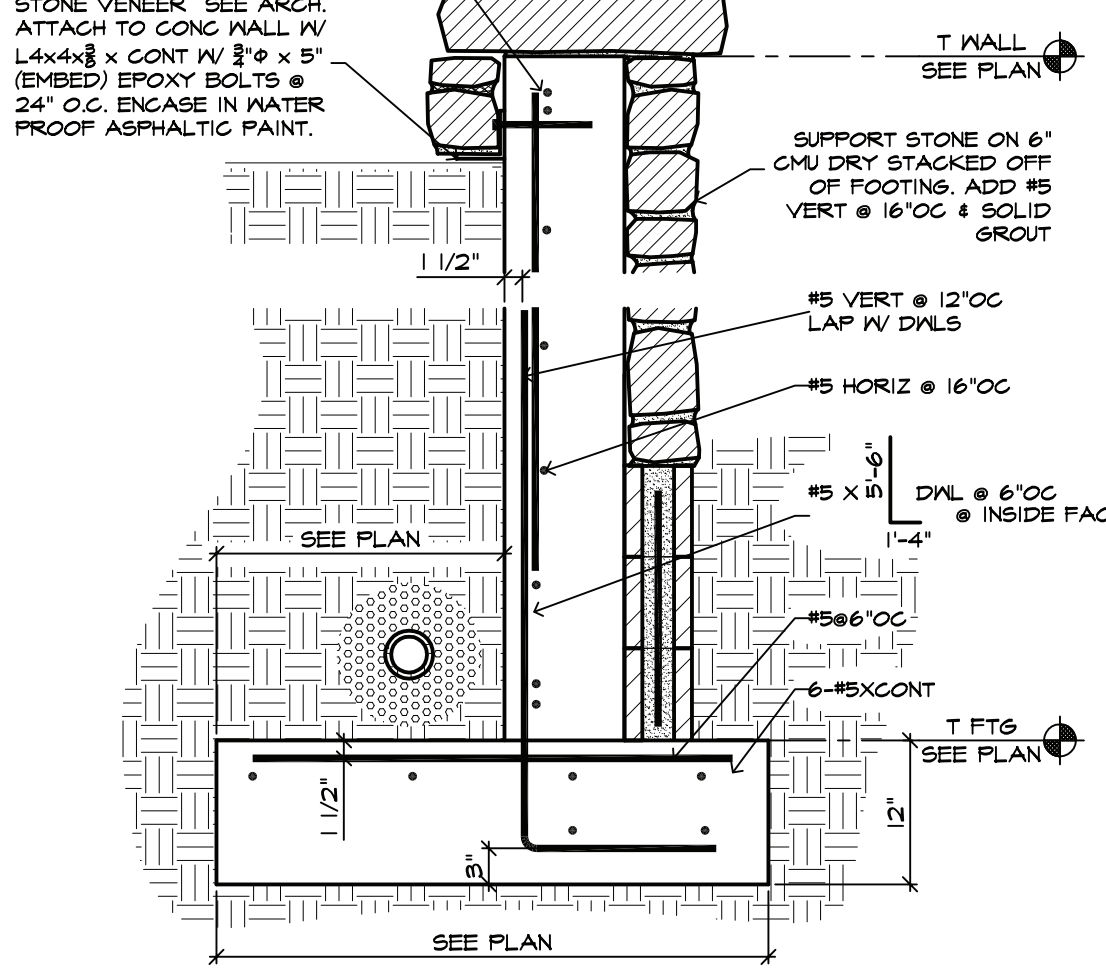
8 LOW WALL @ CRAWL SPACE  
3/4" = 1'-0"



9 COLUMN & FOOTING @ CRAWLSPACE  
1 1/2" = 1'-0"



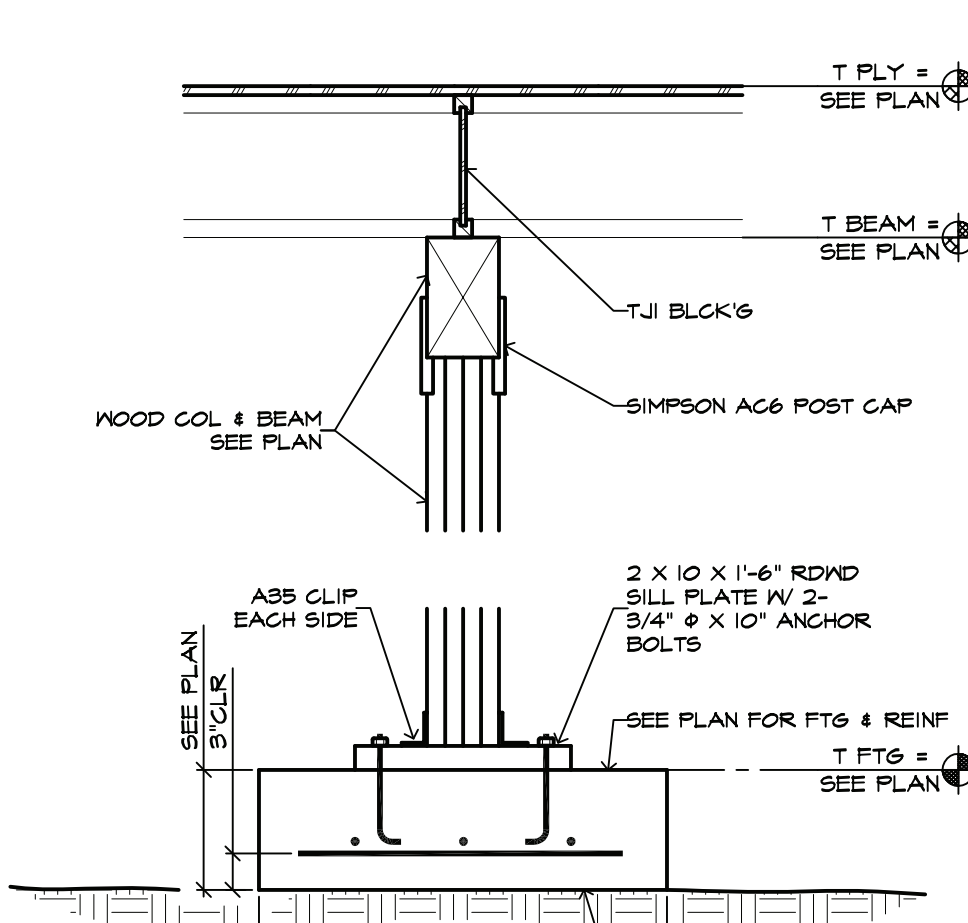
10 LOW FOUNDATION WALL W/ BEARING JOISTS  
3/4" = 1'-0"



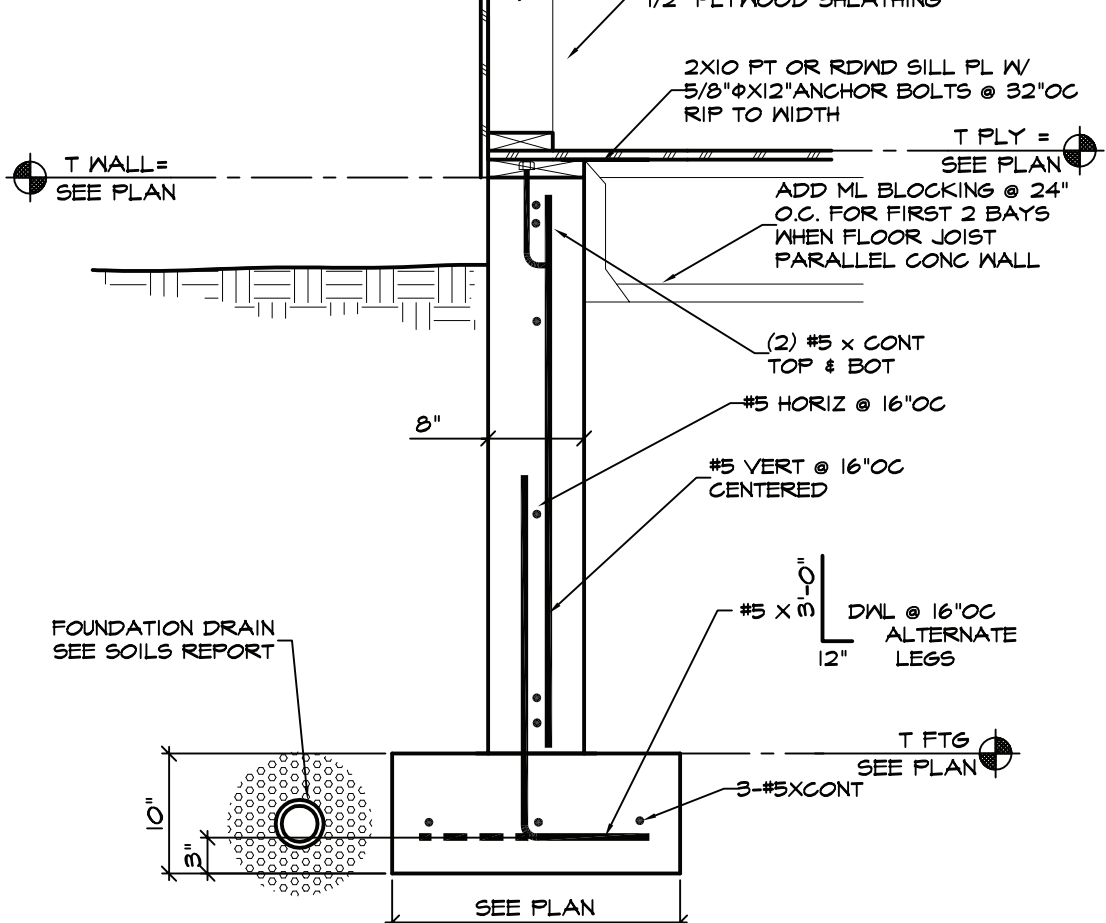
11 RETAINING WALL @ MAIN TERRACE  
3/4" = 1'-0"



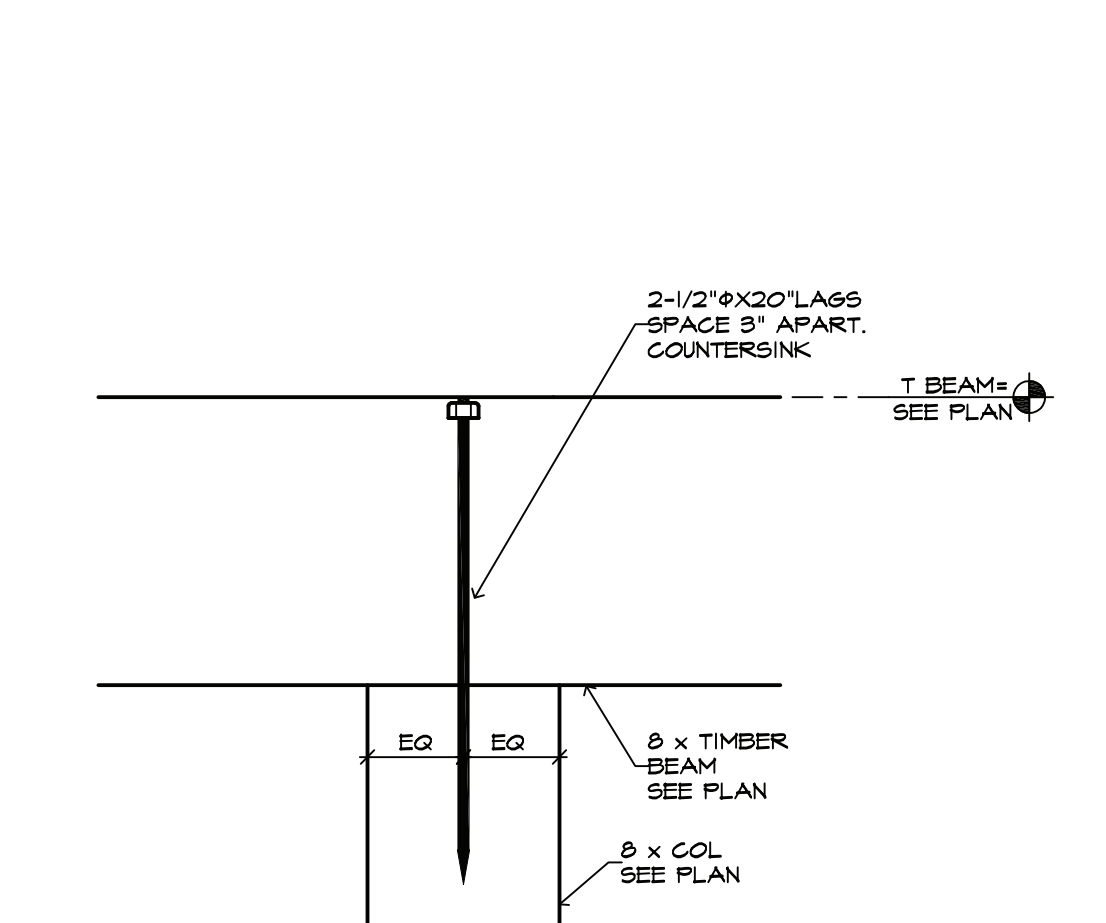
12 LOW WALL @ CRAWL SPACE  
3/4" = 1'-0"



13 COLUMN & FOOTING @ CRAWLSPACE  
1 1/2" = 1'-0"



14 CONCRETE WALL W/ HANGING JOISTS  
3/4" = 1'-0"



15 TIMBER BEAM TO COLUMN  
3/4" = 1'-0"

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**TIMBER CREEK WEST  
MAIN CABIN**  
300 SHIELD-O ROAD  
SNOWMASS, CO

DATE: 8-30-10  
9-1-10  
ISSUE/REV:  
PRELIM  
PERMIT  
JOB #: 10015

SCALE:  
AS INDICATED

DETAILS AND  
GENERAL NOTES

53.1