

[illegible]

NEW MIXED USE BUILDING	
BUILDING AND SITE	
<u>ADDRESS:</u> 101 GARDEN LANE GRANDE LANE, CO BUNK 101 THURSWARD LANE 3011 COUNTY ROAD 13 FRASER, CO 80442	<u>ASSEMBLY TYPE:</u> R2
<u>LEGAL DESCRIPTION AND SURVEY:</u> GRANDE LANE 1/2 BLOCK 19 PARCEL NO. 1780000000010 SCHEDULED AND R2100001 <u>SECTION:</u> 3 STORY SLAB ON GRADE	
<u>FINISHED AREA 1ST FLOOR - COMMERCIAL:</u> 1619 SF	<u>TOTAL COMMERCIAL:</u> 1619 SF
<u>FINISHED AREA 2ND FLOOR - R2 RESIDENTIAL:</u> 2319 SF <u>DECKS:</u> 169 SF	<u>TOTAL R2 RESIDENTIAL:</u> 4762 SF
<u>FINISHED AREA 3RD FLOOR - R2 RESIDENTIAL:</u> 2319 SF <u>DECKS:</u> 116 SF	<u>TOTAL DECKS:</u> 284 SF

[illegible]

A0.0	
A0.1	SITE PLAN
A0.2	LANDSCAPING
S1	FOUNDATION
A1.1	FLOOR PLANS
A1.2	FLOOR PLANS
A1.3	FLOOR PLANS
A2.0	ROOF PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	WALL SECTIONS
S2	STRUCTURAL - 2ND LEVEL FRAMING
S3	STRUCTURAL - 3RD LEVEL FRAMING
S4	STRUCTURAL - ROOF FRAMING
S5	STRUCTURAL - DETAILS
S6	STRUCTURAL - DETAILS

A 3D architectural rendering of a modern, multi-story house. The house features a combination of stone and dark wood siding. On the ground floor, there is a large stone fireplace with a wide opening, and a large wooden deck extends from the side. A balcony with a dark wood railing is visible on the upper floor. In the foreground, there is a fire pit with a fire burning in it, and a set of wooden steps leading up to the deck. The overall style is contemporary and rustic.

[illegible]

COVER

FIRESIDE CORNER
900 GRAND AVE
GRAND LAKE, CO

DRAWINGS PROVIDED BY:

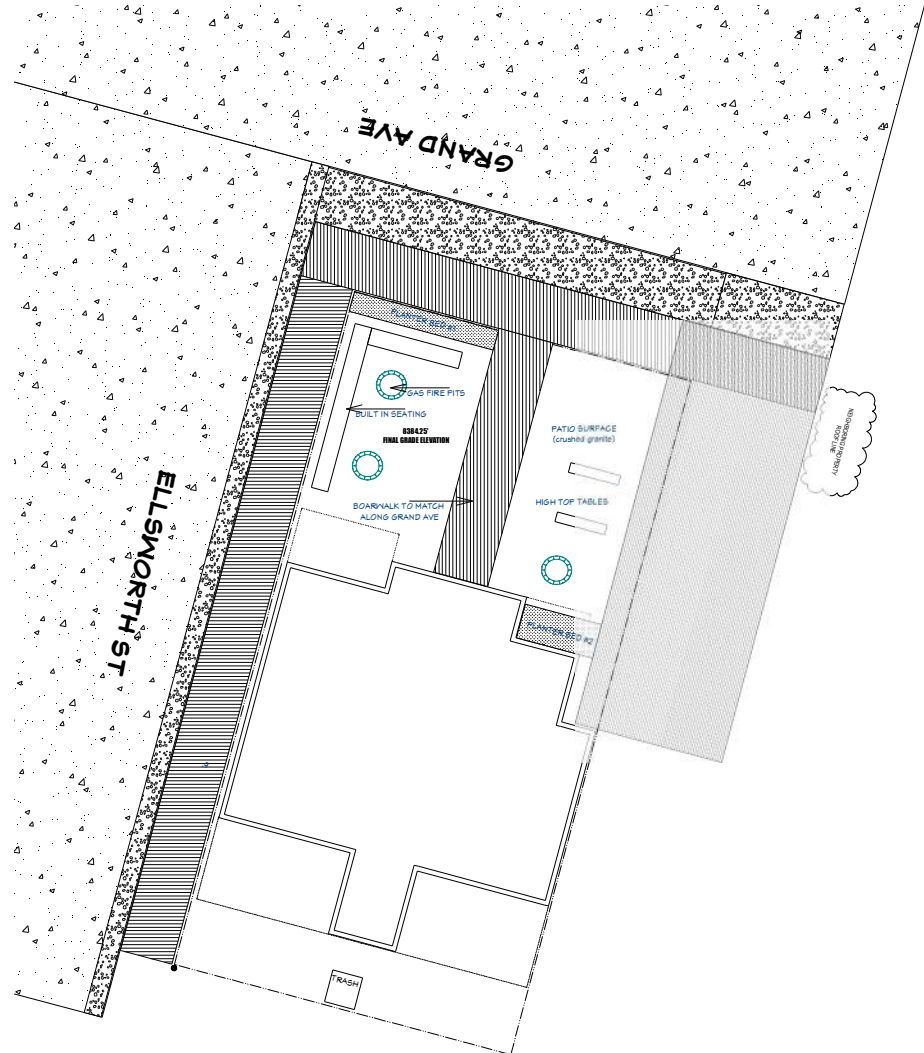
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SCALE:

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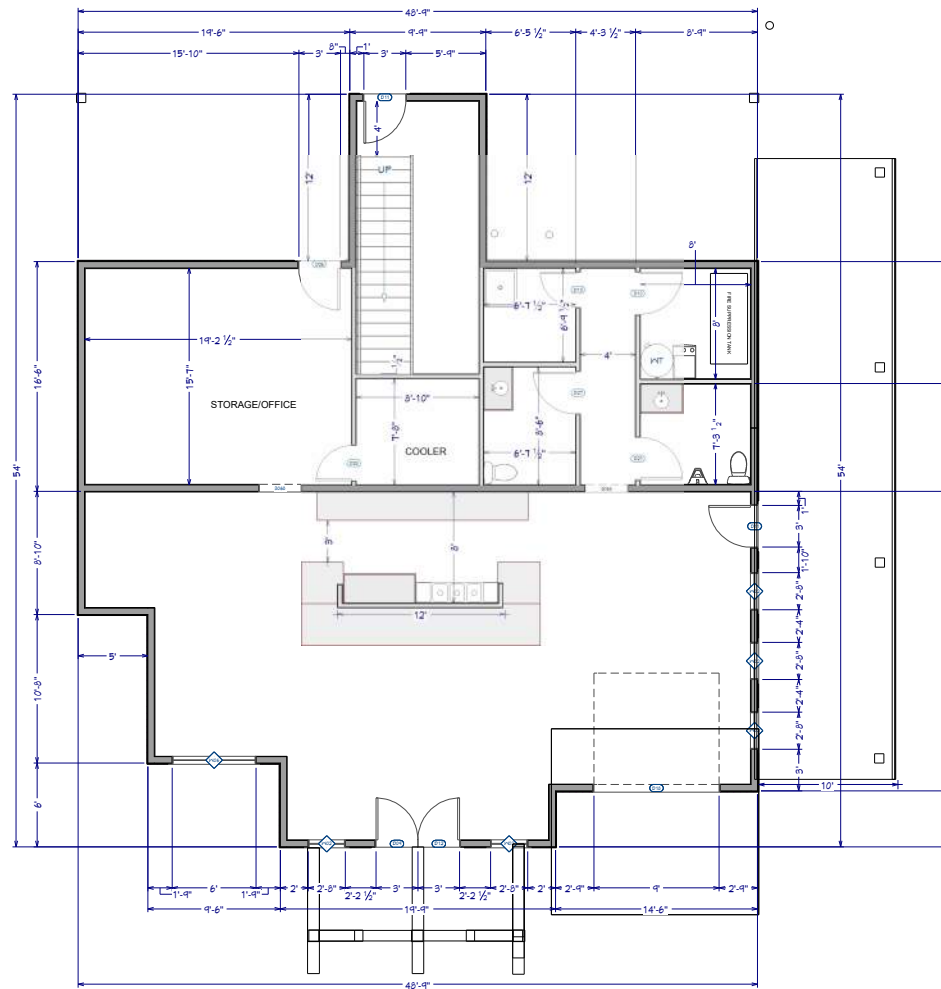
A 0.0

OPEN SPACE: 1967 +/-	
LOCATION: BED 1 1. DELPHINIUM (DELPHINIUM SPP.) • DESCRIPTION: TALL, STRIKING PERENNIALS KNOWN FOR THEIR SPIKED CLUSTERS OF VIBRANT FLOWERS. IDEAL FOR THE BACK OF FLOWER BEDS DUE TO THEIR HEIGHT AND VERTICAL INTEREST. ATTRACT HUMMINGBIRDS AND BUTTERFLIES. • SIZE: ◦ HEIGHT: 2 TO 4 FEET ◦ SPREAD: 1 TO 2 FEET 2. WHITE YAKKON (ACHILLEA MILLEFOLIUM 'WHITE') • DESCRIPTION: HARDY, DROUGHT-TOLERANT PERENNIAL WITH FLAT-TOPPED CLUSTERS OF SMALL WHITE FLOWERS AND FEATHERY, AROMATIC FOLIAGE. PERFORMS WELL IN POOR SOIL AND HOT, DRY CONDITIONS. EXCELLENT FOR POLLINATOR-FRIENDLY AND LOW-MAINTENANCE GARDENS. • SIZE: ◦ HEIGHT: 1.5 TO 2.5 FEET ◦ SPREAD: 1.5 TO 2 FEET 3. COREOPSIS (COREOPSIS SPP.) • DESCRIPTION: A LONG-BLOOMING, DROUGHT-TOLERANT PERENNIAL WITH DAISY-LIKE FLOWERS. THRIVES IN FULL SUN AND POOR SOIL, MAKING IT AN EXCELLENT CHOICE FOR LOW-WATER LANDSCAPES AND BUTTERFLY GARDENS. • SIZE: ◦ HEIGHT: 1.5 TO 3 FEET ◦ SPREAD: 1 TO 1.5 FEET 4. FEATHER REED GRASS (CALAMAGROSTIS 'ACUTIFLORA' KARL FOERSTER) • DESCRIPTION: AN UPRIGHT, CLUMP-FORMING ORNAMENTAL GRASS WITH FEATHERY FLOWER PLUMES. HIGHLY DROUGHT-TOLERANT ONCE ESTABLISHED, IT ADDS HEIGHT, TEXTURE, AND YEAR-ROUND STRUCTURE WITH MINIMAL CARE. • SIZE: ◦ HEIGHT: 2 TO 4 FEET (INCLUDING FLOWER PLUMES) ◦ SPREAD: 2 TO 3 FEET	
LOCATION: BED 2 1. HOSTA (PLANTAIN LILY) (HOSTA SPP.) • DESCRIPTION: SHADE-LOVING PERENNIALS GROWN FOR THEIR LUSH, DECORATIVE FOLIAGE IN A RANGE OF COLORS AND PATTERNS. A GREAT OPTION FOR GROUND COVERING IF MULTIPLES ARE PLANTED TOGETHER. • SIZE: ◦ HEIGHT: 1 TO 2.5 FEET (DEPENDING ON VARIETY) ◦ SPREAD: 2 TO 4 FEET	
TRASH/DUMPSTER ENCLOSURE - 6' TALL - WOOD TO MATCH BUILDING FACADE	



○ PLOT PLAN VIEW
1 IN = 8 FT

DRAWINGS PROVIDED BY:	
	
DATE:	6/28/2025
SCALE:	
SHEET:	A0.2



FLOOR PLAN VIEW DIMENSIONED
1/4 IN = 1 FT

REVISION TABLE			
NUMBER	DATE	REVISY BY	DESCRIPTION

FIRST FLOOR PLAN
UNIT 100

FIRESIDE CORNER
BLOOMINGDALE, ILL.
GRAND LANE CO.



DATE:

6/29/2025

SCALE:

SHEET:

A1.1



SIDE COR
900 GRAND AVE
GRAND LAKE, CO

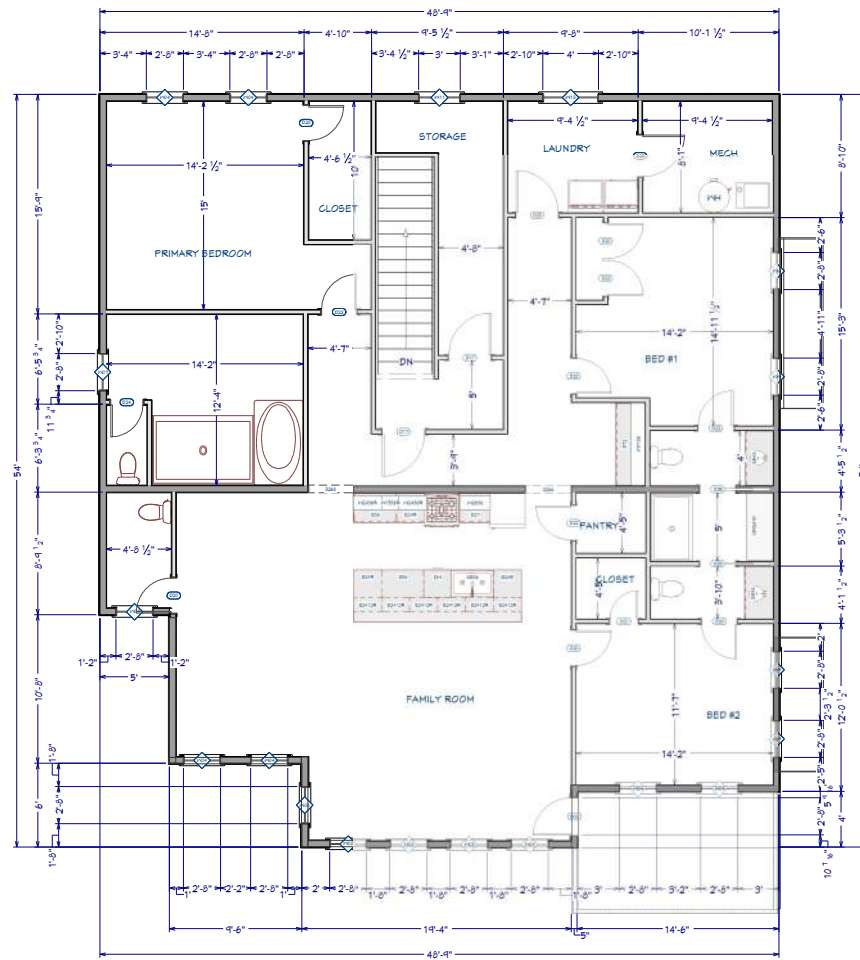
2ND FLOOR PLAN
UNIT 200

[illegible]

6/29/2025

SHEET:

A 1.2



3RD FLOOR
1/4 IN = 1 FT

REVISION TABLE	
NUMBER	DATE

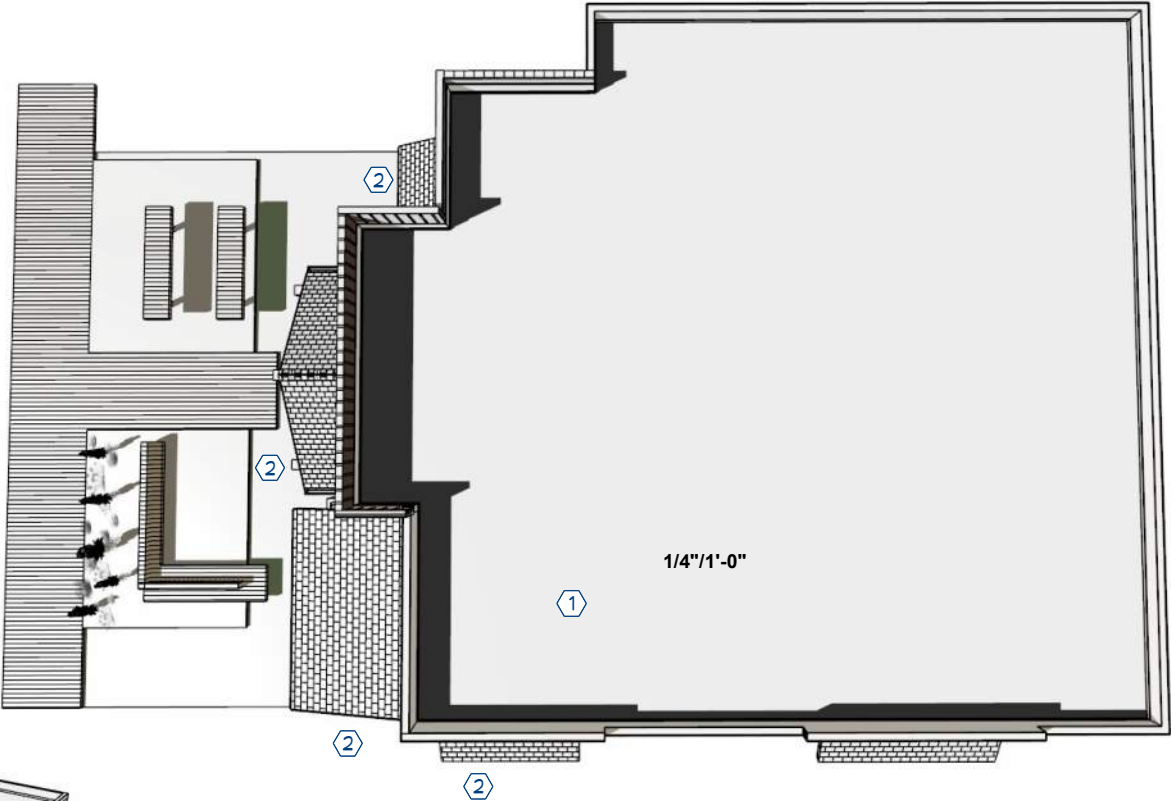
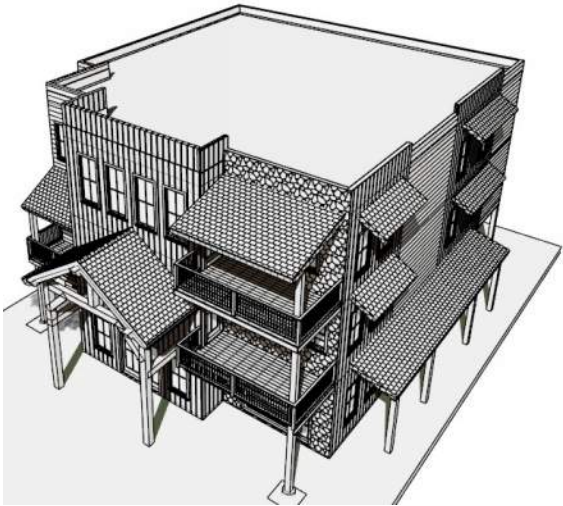
3RD FLOOR PLAN
UNIT 300

FIRESIDE CORNER
800 GRAND AVENUE
GRAND LANE, CO



DATE:
6/29/2025
SCALE:
SHEET:
A1.3

TYPICAL EXT. FINISHES	
①	EPDM ROOFING
②	ASPHALT SHINGLES



REVISION TABLE	
NUMBER	DATE

ROOF PLAN

FIRESIDE CORNER

800 GRAND AVE

GRAND LAKE, CO

DRAWINGS PROVIDED BY:

BUILT HOUSE

DESIGN + BUILD

DATE:

6/8/2025

SCALE:

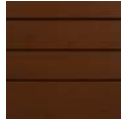
SHEET:

A2.0

TYPICAL EXT. FINISHES

Wood grain metal
shiplap siding
in "chestnut"

A



Corrugated metal siding
in "dark bronze"

B



Rustable standing seam
metal siding

C



Owens Corning
Duration
asphalt shingles in
"teak"

D



Telluride Stone Gold
Collection
in "Desert Tortoise
Random"

E



Typical Dark Sky
Compliant
Exterior Lighting

F



E1 ELEVATION 1
1/4 IN = 1 FT



E2 ELEVATION 2
1/4 IN = 1 FT

REVISION TABLE		
NUMBER	DATE	DESCRIPTION

ELEVATIONS

FIRESIDE CORNER
800 GRAND AVENUE
GRAND LANE, CO

DRAWINGS PROVIDED BY:



DATE:

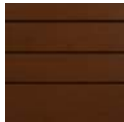
6/29/2025

SCALE:

SHEET:

A3.0

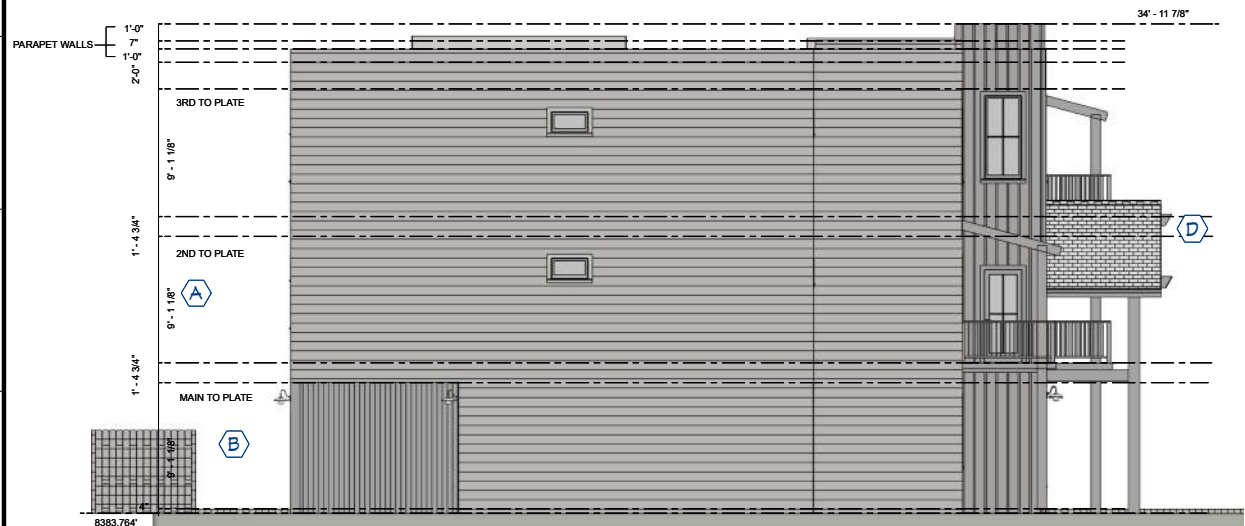
TYPICAL EXT. FINISHES

Wood grain metal shiplap siding in "chestnut"	A	
Corrugated metal siding in "dark bronze"	B	
Rustable standing seam metal siding	C	
Owens Corning Duration asphalt shingles in "teak"	D	
Telluride Stone Gold Collection in "Desert Tortoise Random"	E	
Typical Dark Sky Compliant Exterior Lighting	F	

SCONCE



E3 ELEVATION 3
1/4 IN = 1 FT



E4 ELEVATION 4
1/4 IN = 1 FT

NUMBER	DATE	REVISED BY	DESCRIPTION

ELEVATIONS

FIRESIDE CORNER
800 GRAND AVE
GRAND LAFAYETTE, CO

DRAWINGS PROVIDED BY:

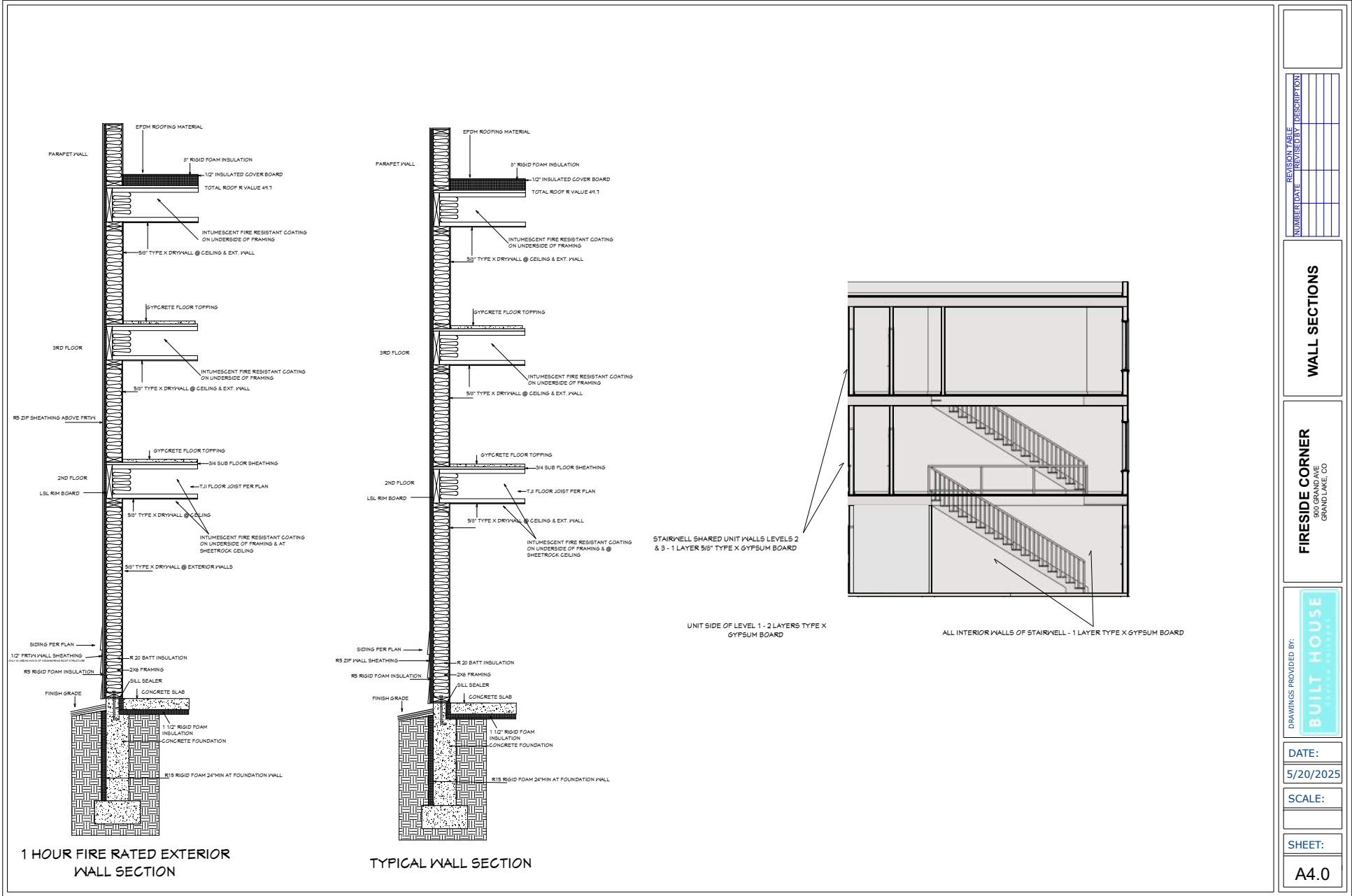
BUILT HOUSE
ARCHITECTS

DATE:
6/29/2025

SCALE:

SHEET:

A3.1



REVISION TABLE	
NUMBER	DESCRIPTION

WALL SECTIONS

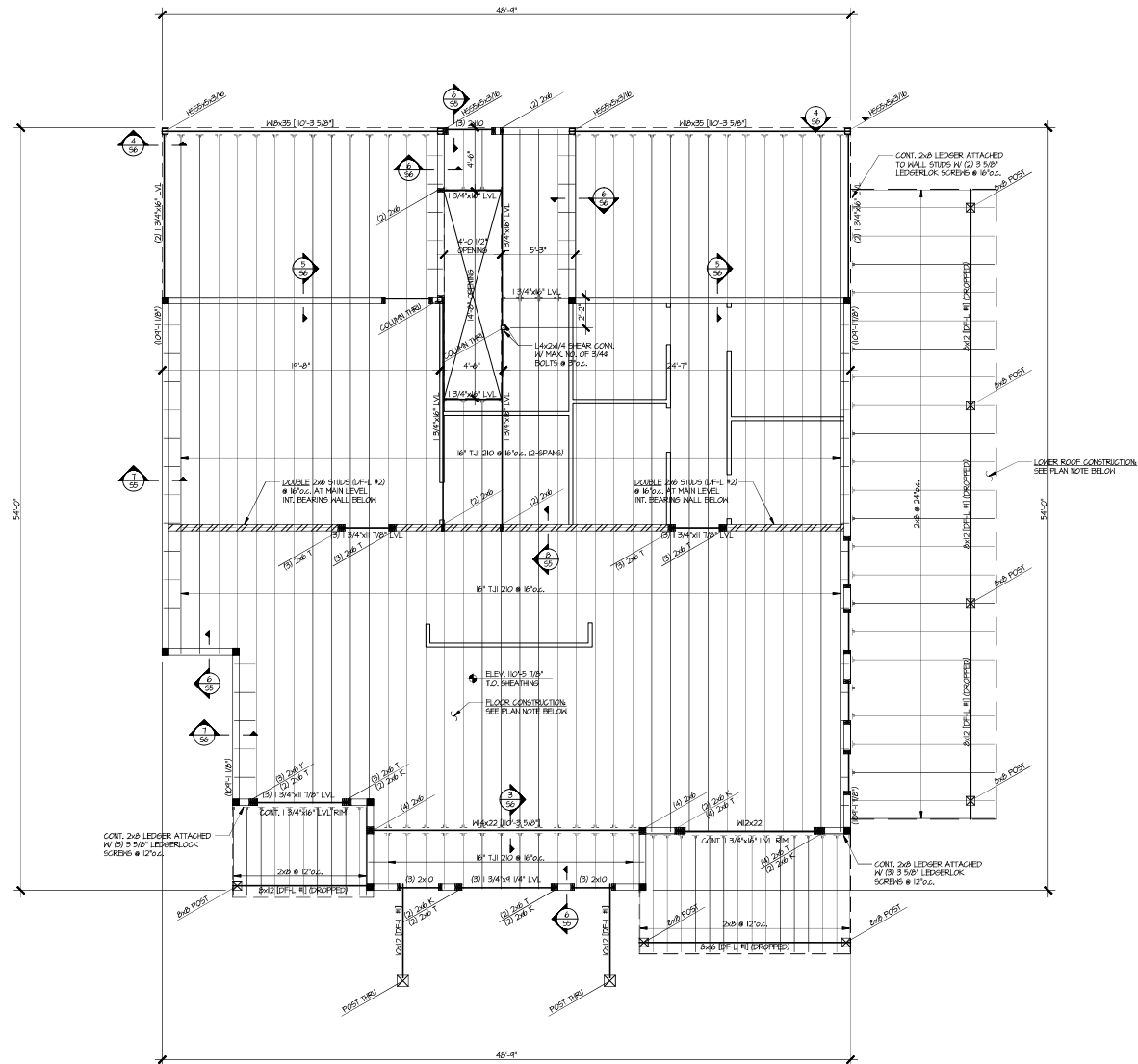
FIRESIDE CORNER
800 GRAND AVENUE
GRAND LANE, CO

DRAWINGS PROVIDED BY:
BUILT HOUSE
FOUNDED 2015

DATE: 5/20/2025

SCALE:

SHEET: A4.0



2nd LEVEL FRAMING PLAN

PLAN NOTES

- SEE SHEET GENERAL NOTES ON SHEET 55.
- LOWER ROOF CONSTRUCTION: 1/2" APA RATED SHEATHING, 40/20, EXPOSURE 1, NAIL TO SUPPORTS WITH 8d @ 6" O.C. AT PANEL EDGES AND 8d @ 12" O.C. AT INTERMEDIATE SUPPORTS. SEE ARCH. DRAWINGS FOR ROOF SLOPE.
- 2ND LEVEL FLOOR CONSTRUCTION: 1 1/2" LIGHTWEIGHT CONCRETE TOPPING OR EPOXYCRETE OVER 25/50 APA RATED STUD-FLOOR SHEATHING, 24/8, EXPOSURE 1, 1/4" GULF AND NAIL TO SUPPORTS WITH 8d @ 6" O.C. AT PANEL EDGES AND 8d @ 12" O.C. AT INTERMEDIATE SUPPORTS.
- EXTERIOR WALL CONSTRUCTION: 2x6 STUDS @ 16" O.C. TYPICALLY, UNLESS NOTED OTHERWISE ON PLAN. PROVIDE 7/16" APA RATED SHEATHING, 24/8, EXPOSURE 1 ATTACHED TO EXTERIOR FACE OF STUDS WITH 8d NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES. PROVIDE 1/2" MIN. GUTSPR WALLBOARD ATTACHED TO INTERIOR FACE OF STUDS WITH NO. 6 x 1 1/4" SCREWS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- ALL MAIN LEVEL FLOOR FRAMING MEMBERS SHALL BE FRAMED FLUSH TYPICALLY, UNLESS NOTED OTHERWISE (DROPPED).
- ALL POSTS AND COLUMNS ARE SHOWN BELOW UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE (2) 2x10 DROPPED, WITH (1) 2x6 TRIM STUD AND (1) 2x6 KING STUD BEACH SIDE OF OPENING TYPICALLY, UNLESS NOTED OTHERWISE.
- AT BEAM BEARING LOCATIONS IN STUD WALLS, PROVIDE MULTIPLE STUDS TO EQUAL OR EXCEED WIDTH OF MEMBER UNLESS NOTED OTHERWISE.
- WITHIN FLOOR JOIST SPACES BENEATH SOLID OR BUILT-UP COLUMNS, BLOCKING OF AREA EQUIVALENT TO POST ABOVE SHALL BE PROVIDED FOR PROPER LOAD TRANSFER.
- TOP OF WALL PLATE ELEVATIONS SHALL BE NOTED ON PLAN THIS: (ELEVATION)
- TOP OF WOOD/STEEL BEAM ELEVATIONS SHALL BE NOTED ON PLAN THIS: (ELEVATION)
- SEE ARCH. DRAWINGS FOR ADDITIONAL OVERSIGHTS.

HANGER SCHEDULE*	
MEMBER	TYPE
6" T.J. 210	1752.0A/N6
1 3/4"x6" LVL	1144
2x6	LS228
	LS228

*UNLESS NOTED OTHERWISE ON PLAN

FIRESIDE CORNER

900 GRAND AVENUE
 GRAND LAKE, COLORADO 80447

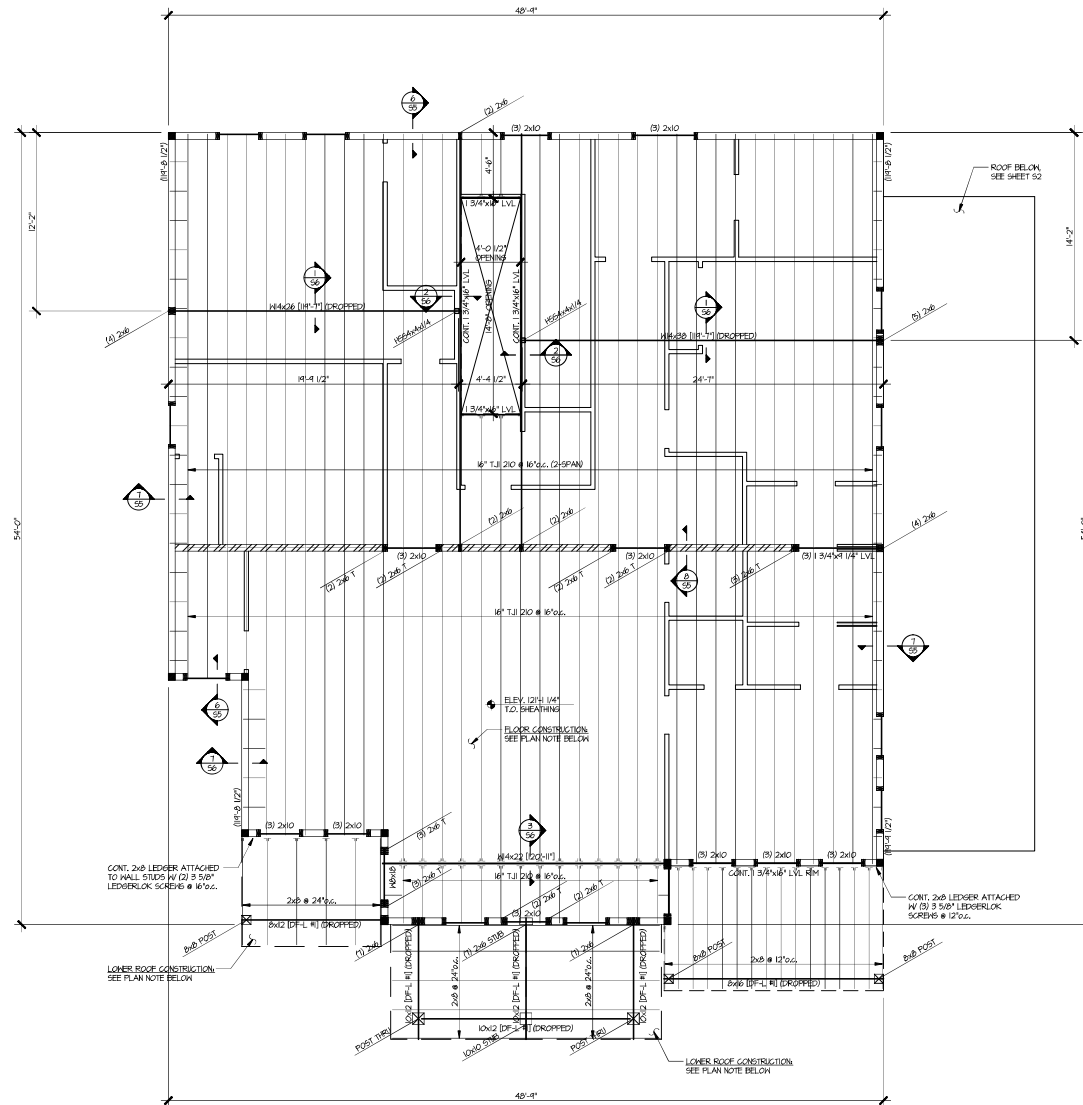
NO.	DATE	DESCRIPTION

JOB NO.:	26005
DATE:	6/26/23
DRAWN:	MS
CHECKED:	MS

SHEET TITLE
STRUCTURAL PLANS

SHEET NUMBER

S2



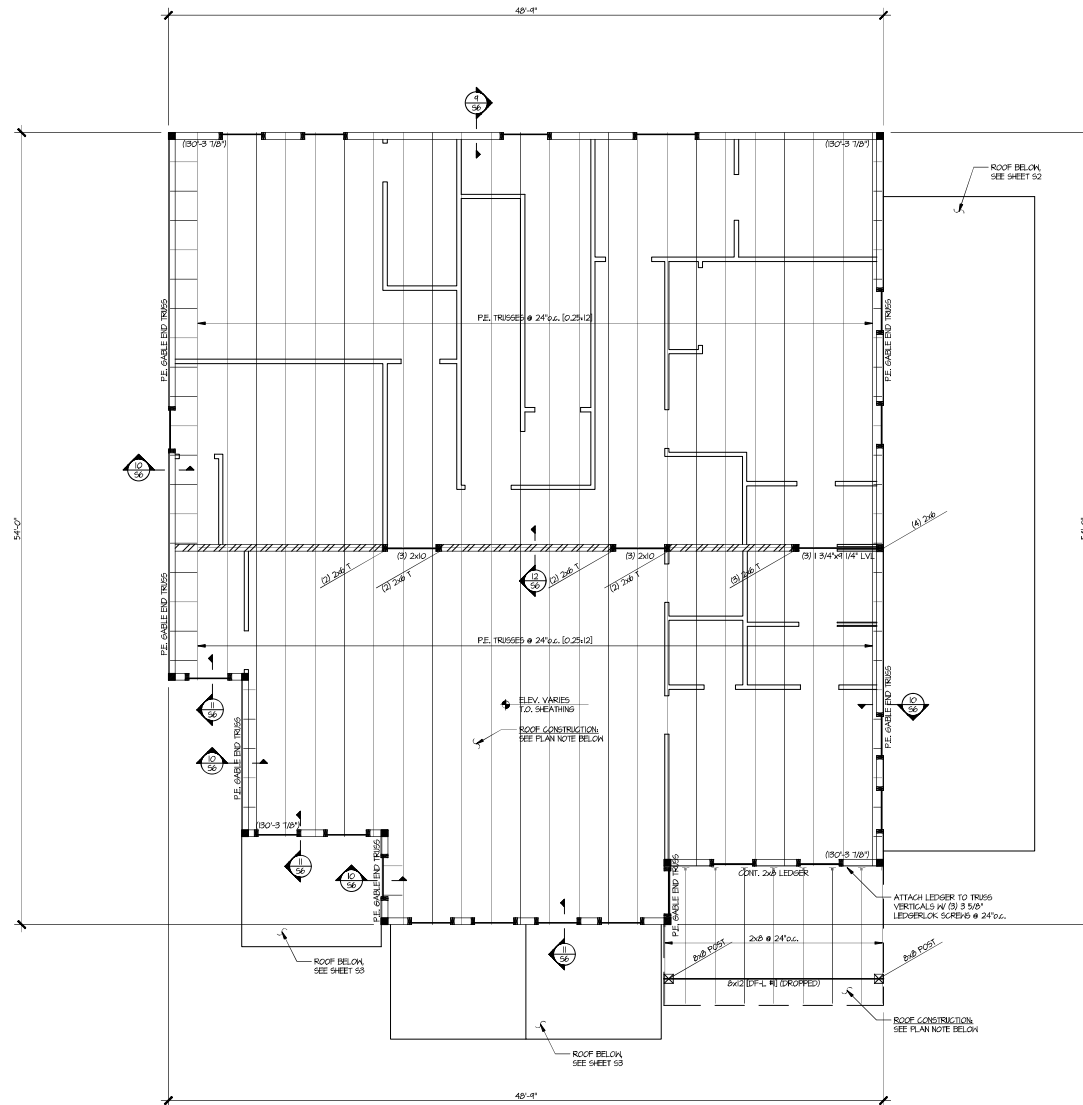
FIRESIDE CORNER
 900 GRAND AVENUE
 GRAND LAKE, COLORADO 80447

NO.	DATE	DESCRIPTION

JOB NO.:	28005
DATE:	6/26/23
DRAWN:	MS
CHECKED:	MS

SHEET TITLE
STRUCTURAL PLANS

SHEET NUMBER
S3



ROOF FRAMING PLAN

1/4" = 1'-0"



PLAN NOTES

- SEE SHEET GENERAL NOTES ON SHEET 55.
- ROOF CONSTRUCTION: 1/2" APA RATED SHEATHING, 40/30 EXPOSURE 1 NAIL TO SUPPORTS WITH 8d @ 6" o.c. AT PANEL EDGES AND 8d @ 12" o.c. AT INTERMEDIATE SUPPORTS. SEE ARCH'L DRAWINGS FOR ROOF SLOPE.
- EXTERIOR WALL CONSTRUCTION: 2x6 STUDS @ 16" o.c. TYPICALLY, UNLESS NOTED OTHERWISE ON PLAN. PROVIDE 1/2" APA RATED SHEATHING, 2x6 EXPOSURE 1 ATTACHED TO EXTERIOR FACE OF STUDS W/ 8d NAILS @ 6" o.c. AT PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS. BLOCK ALL PANEL EDGES. PROVIDE 1/2" MIN. GYPSUM HALDBOARD ATTACHED TO INTERIOR FACE OF STUDS W/ NO. 6 x 1 1/4" SCREWS @ 8" o.c. AT PANEL EDGES AND 12" o.c. AT INTERMEDIATE SUPPORTS.
- ALL ROOF LEVEL FLOOR FRAMING MEMBERS SHALL BE FRAMED FLUSH TYPICALLY, UNLESS NOTED OTHERWISE THIS (DROPPED).
- ALL POSTS AND COLLARS ARE SHOWN BELOW UNLESS NOTED OTHERWISE.
- ALL EXTERIOR DOOR AND WINDOW HEADERS SHALL BE (2) 2x6 TRIM STUD AND (1) 2x6 KING STUD EACH SIDE OF OPENING TYPICALLY, UNLESS NOTED OTHERWISE.
- AT BEAM BEARING LOCATIONS IF STUD WALLS PROVIDE MULTIPLE STUDS TO EQUAL OR EXCEED WIDTH OF MEMBER UNLESS NOTED OTHERWISE.
- WITHIN FLOOR, JOIST SPACES BENEATH SOLID OR BUILT-UP COLLUMS, BLOCKING OF AREA EQUIVALENT TO POST ABOVE SHALL BE PROVIDED FOR PROPER LOAD TRANSFER.
- TOP OF WALL PLATE ELEVATIONS SHALL BE NOTED ON PLAN THIS (ELEVATION)
- TOP OF WOOD/STEEL BEAM ELEVATIONS SHALL BE NOTED ON PLAN THIS (ELEVATION)
- SEE ARCH'L DRAWINGS FOR ADDITIONAL DIMENSIONS.

HANGER SCHEDULE*	
MEMBER	TYPE
2x6	LR2B

*UNLESS NOTED OTHERWISE ON PLAN

FIRESIDE CORNER 900 GRAND AVENUE GRAND LAKE, COLORADO 80447

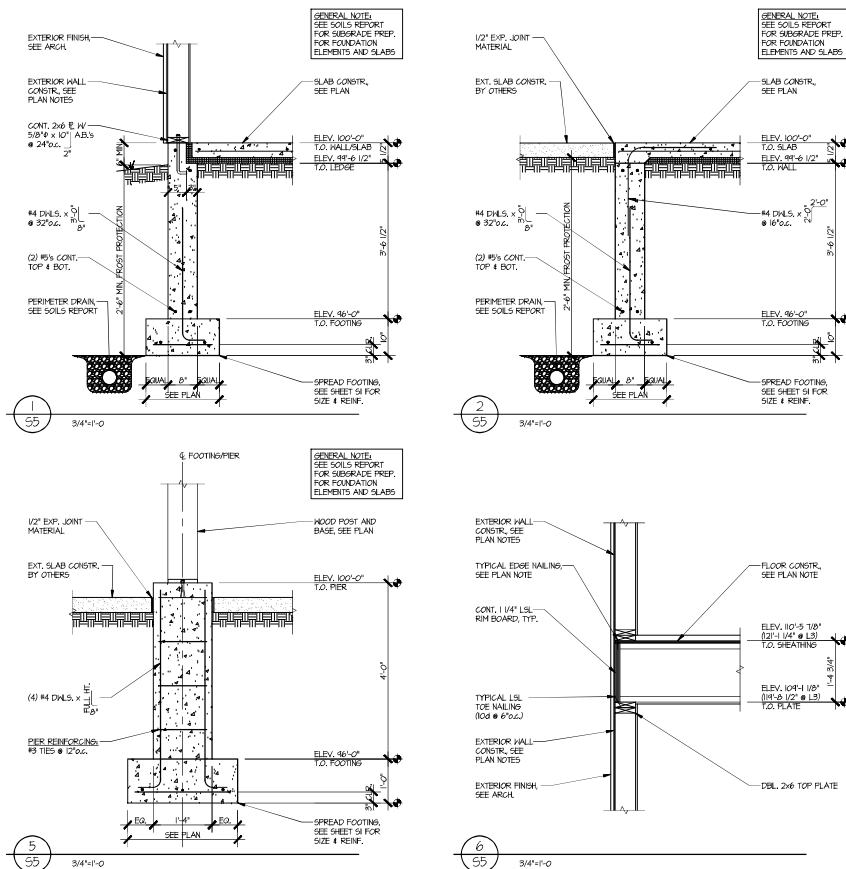
NO.	DATE	DESCRIPTION

JOB NO.:	28005
DATE:	6/28/23
DRAWN:	MS
CHECKED:	MS

SHEET TITLE
STRUCTURAL PLANS

SHEET NUMBER

S4



GENERAL NOTES: Fireside Corner
1500 Grand Avenue
Grand Lake, Colorado 80441
Job No. 28005

DESIGN LOADS:

- a. Roof Dead Load — 5 PSF
- b. Roof Snow Load — 10 PSF
- c. Floor Dead Load — 40 PSF
- d. Floor Live Load — 40 PSF
- e. Deck Live Load (Flat Top) — 120 PSF
- f. Deck Live Load (Flat Top) — 40 PSF
- g. Basic Wind Speed (MI) — 115 MPH (Cat. C)
- h. Seismic Design Category — B
- i. Code — 2015 IBC/ASCE

OVERALL NOTES:

- a. All materials and workmanship shall conform to governing building code.
- b. Plans, sections, and details are not to be scaled for determination of quantities, lengths, or R's of materials.

FOUNDATION DESIGN:

- a. Refer to soils report number 246-246 by Kumar & Associates.
- b. Soil conditions and types shall be verified by a representative of the Geotechnical Engineer during excavation.
- c. Follow all recommendations in geotechnical report for adequate preparation under slabs on-grade and foundation elements.
- d. Design of individual and continuous footings is based on a maximum allowable bearing pressure of 2000 lbs. per square foot (dead load plus live load) on undisturbed native soil below frost depth.
- e. Design of foundation and retaining walls is based on an equivalent fluid pressure of 45 pcf.

CAST-IN-PLACE CONCRETE:

- a. All concrete design is based on the "Building Code Requirements for Reinforced Concrete" (ACI 308-11M/BSR-11).
- b. All structural concrete shall have minimum 28-day compressive strengths as follows:
 - Footings — 3500 psi
 - Slabs on grade — 3500 psi
 - Foundation walls — 3500 psi
- c. Concrete shall be proportioned using Type I cement except, concrete exposed directly to soil shall use Type II cement. Concrete susceptible to freezing shall be formulated for maximum frost resistance in accordance with the ACI Manual of Concrete Practice.
- d. Cold weather and/or hot weather concreting procedures shall be provided if conditions warrant, as recommended in the ACI Manual of Concrete Practice.
- e. All anchor bolts for beam and column bearing plates shall be placed with setting templates.
- f. Pipe or ducts one-third the slab or wall thickness shall not be placed in structural concrete unless specifically detailed.
- g. Pipe may pass through structural concrete in sleeves, but not be embedded therein.

DETAILS:

- a. All girth beneath column base plates shall be non-shrink, "flexure" "flex-tite" or equal. All exposed girth, such as at machinery base plates shall be non-shrink, non-metallic, "flex-tite", or equal.

STRUCTURAL SECTION AND BRACING REQUIREMENTS:

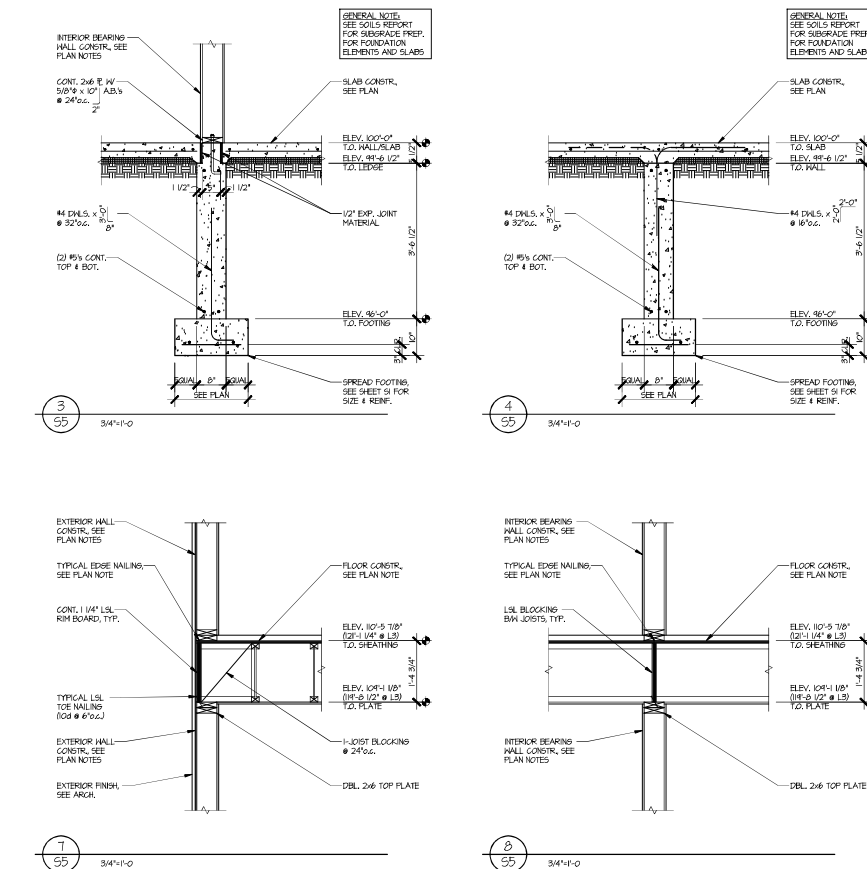
- a. The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced.
- b. The contractor, in the proper sequence, shall provide shoring and bracing as may be required during construction to achieve the final completed structure.
- c. Observation visits to the site by the Structural Engineer shall not include inspection of the shoring and bracing elements.

REINFORCING STEEL:

- a. All detailing, fabrication, and placement of reinforcing steel shall be in accordance with the ACI Manual of Concrete Practice.
- b. Reinforcing bars shall conform to ASTM A631-14 and shall be grade 60.
- c. All reinforcing steel splices in concrete, lap bars 40 diameters. At corners, make horizontal bars continuous or provide corner bars.
- d. Around openings and steps in walls, provide (2) #5, extending 2'-0" beyond edge of opening or step in all directions.
- e. Except as noted on the drawings, minimum concrete protection for reinforcement shall be in accordance with ACI 308-11M/BSR-11.
- f. No. 5 or larger reinforcing bars shall not be re-bent.
- g. Welding of rebar is not permitted unless procedure is approved by the Structural Engineer.

STRUCTURAL STEEL:

- a. Structural steel shall be detailed, fabricated, and erected in accordance with AISC specification for Structural Steel Buildings - Allowable Stress Design and Plastic Design - "AISC and Code of Standard Practice", 2005.
- b. Structural steel shall conform to the following grades:
 - H- & W- Shapes — ASTM A36, A572
 - Plates 4" Angles — ASTM A36
 - HSS — ASTM A500 gr. B
 - Steel Pipe — ASTM A53 gr. B
- c. All bolts shall conform to ASTM A325 except anchor bolts which shall conform to ASTM A307. Bolt size shall be 3/4" unless noted otherwise on the drawings.
- d. Details of connection steel and hardware used for joining timber members to each other and to their supports shall be coordinated with the timber supplier.
- e. All welding shall be done by a certified welder in accordance with AISC and AWS specifications and recommendations.
- f. Detail girding within 3" of field welds until welds are completed.
- g. All drive pins shall be 1/2" diameter HSS KCON for approved equal. Drive pins shall have 1/2" min. embedment in concrete base material. Drive pins shall penetrate completely through steel base material.



STRUCTURAL WOOD FRAMING:

- a. Except where noted otherwise, all 2" lumber shall be Douglas Fir-Larch S4S No. 2 and better.
- b. Studs shall be Douglas Fir-Larch No. 2 or better.
- c. Top and bottom plates shall be Douglas Fir-Larch No. 2 or better.
- d. Provide solid blocking at supports for wood joists. Within floor joists spaces beneath solid or built-up columns noted on plans, blocking of area equivalent to column depth shall be provided for proper load transfer.
- e. Provide windbrakes, anchors at supports for all roof joists and trussed rafters. Anchor type shall be approved by the Structural Engineer.
- f. Except as noted otherwise, minimum nailing shall be provided as specified in Table No. 2304.4J "Fastening Schedule" of the IBC. All nails shall be common type, unless noted otherwise.
- g. All multiple members shall be girded 4 nailed together.
- h. Lead holes for top bolts shall be drilled in accordance with Table 6.2.3 of the AISC Timber Construction Manual, 3rd edition.
- i. Overlayment shall be 2x6 rafters and 2x6 ridge boards. Provide 2x4 posts at 48" o.c. under all rafters down to main roof members. Posts shall be staggered. Main roof sheathing shall be installed completely under overlayment. Overlayment shall be sheathed to match main roof.
- j. All wood in contact with concrete or exposed to weather, shall be pressure treated Douglas Fir-Larch No. 2 or equal.
- k. Structural members shall not be cut for pipes, etc., unless specifically noted or detailed.
- l. Nailing for joists shall be based 192" to 1/8" larger than the nominal bolt diameter.
- m. All bolts bearing on wood shall have washers under head and/or nut.
- n. 2x blocking shall be placed between joists or rafters at supports.
- o. Provide a Min. of 2 studs at each corner, UNO.

CONNECTORS / FASTENERS:

- a. Except as noted otherwise, minimum nailing shall be provided as specified in Table No. 2304.4J "Fastening Schedule" of the IBC.
- b. All nails shall be common type, unless noted otherwise.
- c. All wood members shall have steel connections, such as those manufactured by the Simpson Company, to join rafters, trusses, joists, or beams to other members at full-frame conditions. Connector conditions shall utilize Type I, Type II or Type III hangers of a size specifically designed for the member supported, as shown in manufacturer's published tables. See maximum number and size indicated in manufacturer's tables, UNO. All nail holes shall be filled.
- d. All anchors shall be as follows with the manufacturer's specified standard embedments:
 - Expansion — Hilti Halk Bolt 5
 - Capsule — Hilti HVA + HAGE STD rod
 - Injection — Hilti HIT 150 + HAGE STD rod

STRUCTURAL COMPOSITE LUMBER:

- a. Structural capacities of structural composite lumber shall be in accordance with section 2303.11 of the IBC.
- b. Manufacturer of structural composite lumber products shall have proper code evaluation reports for all products and shall be approved by the Structural Engineer.
- c. Laminated veneer lumber (designated LVL on the drawings) shall be 100 Tru-Joist Tru-Joist LVL, or equal, of the size indicated on the plans.
- d. The contractor shall not cut, notch, or otherwise alter structural composite lumber without written permission of the structural engineer and the manufacturer. Holes may be cut in structural composite lumber in accordance with the manufacturer's hole chart.

ROOF JOISTS:

- a. Wood joists shall be by TJI/Trus Joist Corp. or approved equal and shall have the depth, spacing, span, and layout shown on the drawings. Members shall be factory manufactured with Oriented Strand Board (OSB) webs. Laminated Veneer Lumber (LVL) or machine stress rated (MSR) lumber langes per code approval by ICC or NIBS.
- b. Joists shall be designed by a Colorado registered engineer to carry the loads and dead loads indicated. Member loads shall be determined by the fabricator. Stresses shall not exceed those allowed by the IBC.
- c. Suppliers shall furnish all joists, web stiffeners, blocking, joist hangers, and shall also furnish shop drawings for approval prior to fabrication of joists.
- d. The contractor shall not cut, notch, or otherwise alter joists without written permission of the structural engineer and the manufacturer. Holes may be cut in the joist web in accordance with the manufacturer's hole chart.

BACKFILLING:

- a. Do not backfill against basement and/or retaining walls until all supporting slabs and/or adjacent floor framing are in place and securely anchored or until adequate temporary shoring is installed.
- b. Verify type of fill with Geotechnical Engineer and Structural Engineer prior to backfilling.

ZIEHLER ENGINEERING INC.
30879
NATIONAL ENGINEERING

Digitally signed by Michael S Ziehler
Date: 2023.06.27 01:06:21 -0600

FIRESIDE CORNER
900 GRAND AVENUE
GRAND LAKE, COLORADO 80447

NO.	DATE	DESCRIPTION

JOB NO.: 28005
DATE: 6/28/23
DRAWN: MSE
CHECKED: MSE

SHEET TITLE
STRUCTURAL DETAILS & GENERAL NOTES

SHEET NUMBER
S5

