

PROPOSED
NEW HOUSE

FOR

ELAM SWARY
6996 COUNTY ROAD FF
LA JARA, CO 81140

BUILDING CODE SUMMARY

1. LOCATION:

2. PROPOSED USE:

3. CODES USED:

4. CONSTRUCTION TYPE:

5. SPRINKLERS:

6. STANDPIPES:

7. FIRE DISTRICT:

8. BUILDING HEIGHT:

9. GROSS BUILDING AREA:

10. PRIMARY OCCUPANCY:
- TOPONAS, CO

RESIDENCE

2021 INTERNATIONAL RESIDENTIAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL WILD-LAND URBAN INTERFACE CODE

VB

NO

NO

NO

17' - 6" T.O. CONCRETE FLOOR TO RIDGE

1600 SQUARE FEET

SHEET INDEX

- CS-1

A-200

A-300

A-400

S-1

S-2
- Cover Sheet

Floor & Roof Plan

Exterior Elevations

Sections

Foundation

Roof Framing Plan

DESIGN CRITERIA

GENERAL

1. DESIGN LIVE LOADS: Roof Live Load - 90 psf, Wind Speed - 100 mph, Exposure C, Seismic Design Category B.

2. RESPONSIBILITY: The contractor is responsible for cross referencing all plans and inspecting work placement at the site to assure that no omissions or discrepancies exist that might adversely affect construction or the integrity of the finished product.

3. These plans are intended to be in accordance with the 2021 International Residential Code. All construction is to be in conformance with these codes.

4. All plan dimensions shown are to face of framing or face of foundation wall unless noted otherwise. Do not scale drawings. It is the responsibility of the contractor to verify all dimensions prior to commencing work.

5. All on site construction safety and construction means and methods are the responsibility of the contractor. There is no implication of the construction safety requirements or building methods contained in these drawings. These responsibilities are industry standard.

6. Location of the utilities (electrical, telephone, cable TV, gas, water, sewer) shall be verified before construction begins.

7. Actual site conditions may require that some of the components of the work should be done differently than shown on these drawings. All dimensions and conditions to be verified by the contractor prior to construction. Verify changes with the designer and/or engineer.

8. Building is not conditioned. Electric, water, and heat are not provided by the contractor recorded on these plans.

WOOD FRAMING

1. Framing plans show structural requirements only. Additional members may be required for blocking, nailers and code requirements.

2. Sill plates and any other lumber in direct contact with concrete- California Foundation Grade Redwood or Species Group B Pressure Treated Lumber. Use galvanized anchor bolts with pressure treated plates.

3. Maintain 6" clearance between untreated wood or siding and soils at finish grade.

4. All floor and roof plywood place with 8' dimension perpendicular to framing with end joints staggered.

5. Wall studs to be continuous from floor to floor, or floor to roof. Balloon frame all gable walls. Provide firestop blocking at 10' max intervals in any wall with studs over 10' height.

6. All connector callouts to be Simpson Strong-Tie or equal by Simpson Strong-Tie Company, Inc. Install per manufacturer's instructions.

7. Lumber:

All lumber shall comply with the requirements of the American Society of Timber Construction and the National Forest Products Association's "National Design Specification for Wood Construction."

All lumber shall be #2 SPF or better for load supporting identified by the grade marks and complying with COC PS 20.

All lumber exposed to ground contact or insect infestation shall be treated according to the the American Wood Preservers' Association Standards, .60 ACQ MIN.

Treated lumber is dried to 19% moisture content after treating.

All pre-engineered components, i.e. trusses, floor joists, etc., shall be installed per manufacturer specifications.

TJI and MicroLam (ML) are products by Trus Joist MacMillan. Install per manufacturer's instructions. Multiple ML's glue and nail together with (2) rows 16d @12"oc (UNO).

Fastening schedule shall be in accordance with Table R602.3(1), unless noted otherwise.

FOUNDATION

1. Maximum allowable soil bearing pressure = 2000 psf. When soils report has been obtained, proper authorization for use of the report or its recommendations are the responsibility of the owner. Changing soil values and requirements may affect grading, concrete. We recommend a soils engineer verify during excavation (and before construction of any part of the foundation) that soils types and conditions warrant assumed values. Delineators Plus is not responsible for structural issues resulting from the placement of foundation on improperly assumed soils.

2. Drainage and grading details shall divert surface drainage at least 10' away from the structure. Do not backfill against any foundation or retaining wall until all supporting floor and slab systems are in place and securely anchored, or other adequate wall support is provided.

3. All construction and materials to conform with ACI 318.

4. Reinforcing bar to be deformed 60 ksi steel (per ASTM A-615). Lap all rebar splices and corners 38 bar diameters minimum.

5. Minimum concrete 28 day compressive strength = 3500psi for walls, footers, and pads, and 4000psi for slabs.

6. Consolidate concrete per ACI 309. Cast in place concrete shall be poured continuously so as to prevent cold joints.

7. Provide 1/2" diameter by 10"min anchor bolts at 24" on center with an embedment of 7" to connect framing to foundation (UNO). Anchor bolts to be located not more than 12" from foundation corner (TYP). Use galvanized anchor bolts with pressure treated plates. Finish all concrete wall tops to within 1/8" of specified elevations.

8. Slab surfaces to be left free from trowel marks, uniform in appearance, and with a surface plane tolerance not exceeding 1/8" in 10'0" when tested with a 10' straightedge.

9. Provide 1" deep tooled (or cut) control joints at approximately 10' on center in each direction.

Design Company:

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10 COUNTY ROAD 22
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PH. (970) 291-8457
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Engineering Consultant:

Stamp & Signature:

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08/15/2024

Owner Name & Address:

ELAM SWARY
6996 COUNTY ROAD FF
LAJARA, CO 81140

Project Address:

32755 COUNTY ROAD 5
TOPONAS, CO 80479

Contractor Name & Address:

General Notes

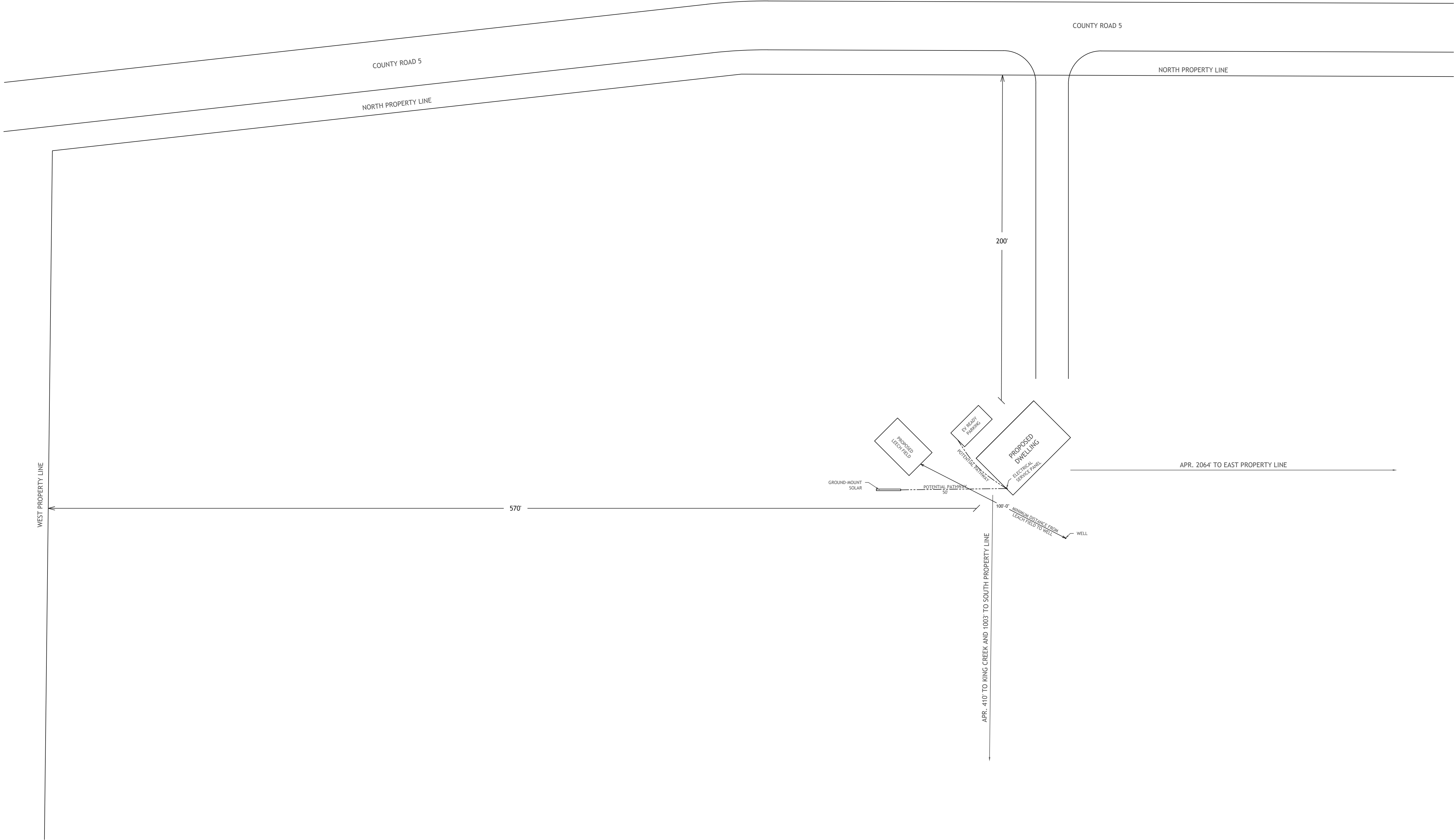
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Drawn By: IVAN ZOOK

Date Issued: 4/17/2024

Drawing Number:

CS-1



1

SITE PLAN (DEPICTING NORTHWEST PORTION OF 61.852 ACRE TRACT OWNED BY ELAM SWARY)

SCALE: 1/32" = 1'-0"

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A-100

WALL STYLES DEFINED	
	TYPICAL EXTERIOR WALL - 2X6 STUDS @ 16" O.C., w/ 4" CLOSED CELL FOAM (R-7/INCH = R28 TOTAL). ½" GYPSUM WALL BOARD ON INTERIOR SIDE OF WALL.
	FIRE RATED WALL - 2X6 STUDS @ 16" O.C., w/ 4" CLOSED CELL FOAM (R-7/INCH = R28 TOTAL). WALL COVERING SHALL BE ½" TYPE X FIRE RESISTANT GYPSUM WALL BOARD ON INTERIOR SIDE.
	TYPICAL INTERIOR WALL - 2X4 STUDS @ 16" O.C., NO INSULATION. ½" GYPSUM WALL BOARD ON BOTH SIDES OF WALL.
	FIRE RATED WALL - 2X4 STUDS @ 16" O.C., OPTIONAL INSULATION. WALL COVERING SHALL BE ½" TYPE X FIRE RESISTANT GYPSUM WALL BOARD ON BOTH SIDES.

DOOR SCHEDULE (Refer to floor plan for door handing & operation)						
ID	SIZE	NOTES	LOCKSET TYPE	GLAZING	RATING	HEADER
D01	3'-0"W X 6'-8"H	EXTERIOR	KEYED ENTRY w/ OPTIONAL DEAD BOLT	HALF LITE		(3) 2X10 w/ SINGLE JACK STUDS
D03	3'-0"W X 6'-8"H	EXTERIOR	KEYED ENTRY w/ OPTIONAL DEAD BOLT	NO GLASS		(3) 2X10 w/ SINGLE JACK STUDS
D04	3'-0"W X 6'-8"H	INTERIOR	PRIVACY/PASSAGE	NO GLASS		
D05	2'-8"W X 6'-8"H	INTERIOR, BARN STYLE SLIDER	PASSAGE	NO GLASS		
D06	4'-0"W X 6'-8"H	INTERIOR, BY-PASS SLIDER	PASSAGE	NO GLASS		

WINDOW SCHEDULE			
	SIZE	TYPE	HEADER
W01	7'-0"W X 4'-6"H	3 LITE - 3'-6" X 5'-0" STATIONARY PICTURE CENTERED, HORIZONTAL SLIDES LEFT AND RIGHT	3-PLY 11 ½" LVL w/ TRIPLE JACK STUDS
W02	3'-0"W X 3'-0"H	HORIZONTAL SLIDE	(3) 2X10 w/ SINGLE JACK STUDS
W03	4'-0"W X 4'-0"H	HORIZONTAL SLIDE, EGRESS	(3) 2X10 w/ SINGLE JACK STUDS

- FLOOR PLAN NOTES
1.

FIRE RATED WALLS AS SPECIFIED ON THESE FLOOR PLANS ARE PROVIDED IN PREPARATION FOR A FUTURE ADDITION TO THIS STRUCTURE IN WHICH THIS STRUCTURE WILL THEN BECOME A GARAGE.
2.

BUILDING DIMENSIONS SHOWN ARE TO FACE OF FRAMING OR FACE OF FOUNDATION WALL UNLESS NOTED OTHERWISE. DIMENSIONS FOR WINDOW AND DOOR PLACEMENTS ARE FROM FACE OF FRAMING TO CENTER, OR CENTER TO CENTER OF WINDOWS AND DOORS.
3.

ALL EXTERIOR WALL FRAMING - 2X6 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. ALL INTERIOR WALL FRAMING - 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE. ALLOW 4 ½" FOR TOTAL WALL THICKNESS.
4.

COORDINATE ALL INTERIOR FINISHES, CABINETS, FIXTURES AND EQUIPMENT WITH THE OWNER.
5.

PROVIDE MOISTURE RESISTANT GYPSUM WALL BOARD AT ALL DAMP LOCATIONS.
6.

PROVIDE LOW V.O.C. FINISH COATINGS AND FORMALDEHYDE-FREE SUBSTRATES WHERE POSSIBLE.
7.

PROVIDE BLOCKING IN WALLS FOR ALL SHELVING, CABINETS AND ACCESSORIES.
8.

ALL GLAZING SHALL BE LOW-E, DUAL GLAZED INSULATED GLASS UNITS, MAX. U-FACTOR: 0.35
9.

PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY CODE.
10.

PROVIDE EGRESS WINDOWS IN ALL BEDROOMS AS REQUIRED BY CODE.
11.

INSULATE ALL GAPS AND SHIM SPACES IN EXTERIOR WALLS.
12.

INSTALL ALL INTERIOR DOOR R.O. 3" FROM PERPENDICULAR WALL, U.N.O., TYPICAL.

- ROOF PLAN NOTES
1.

PROVIDE CLASS-A RATED ROOFING, INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2.

PROVIDE WATERPROOF MEMBRANE UNDERLAYMENT OVER 100% OF ROOF DECK. INSTALL HIGH-TEMP COMPATIBLE MEMBRANE UNDER METAL ROOFING.
3.

PROVIDE CONTINUOUS VENT STRIP AT ALL EAVES, CONTINUOUS PRE-MANUFACTURED RIDGE VENTS AND CONTINUOUS PRE-MANUFACTURED SIDE WALL VENTS TO ALLOW FOR ROOF VENTILATION. MAINTAIN AIR FLOW ACROSS VALLEYS AND PITCH CHANGES, TYP.
4.

ALL EXPOSED FLASHING AND DRIP EDGE SHALL BE PRE-FINISHED TO MATCH METAL ROOFING.

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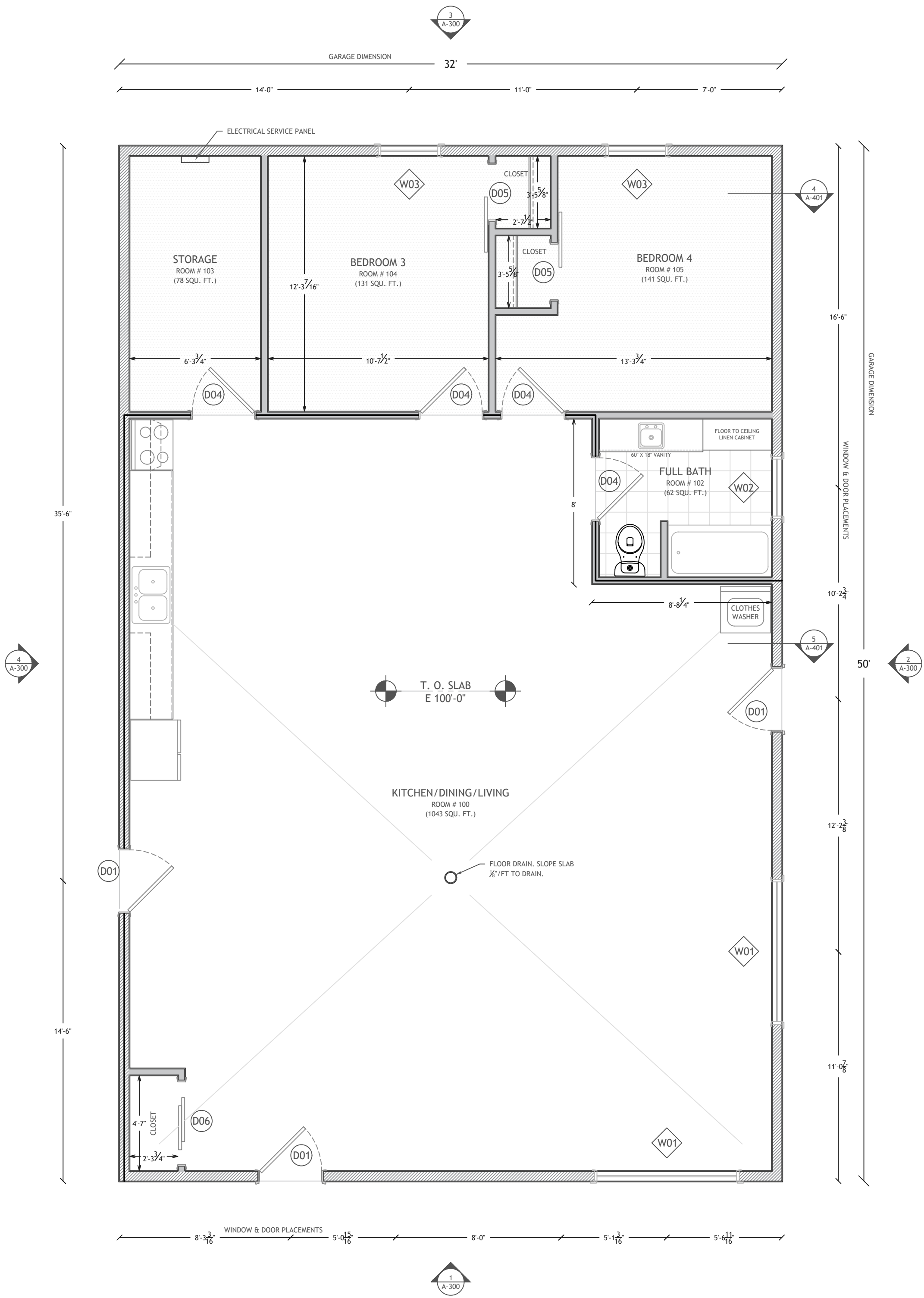
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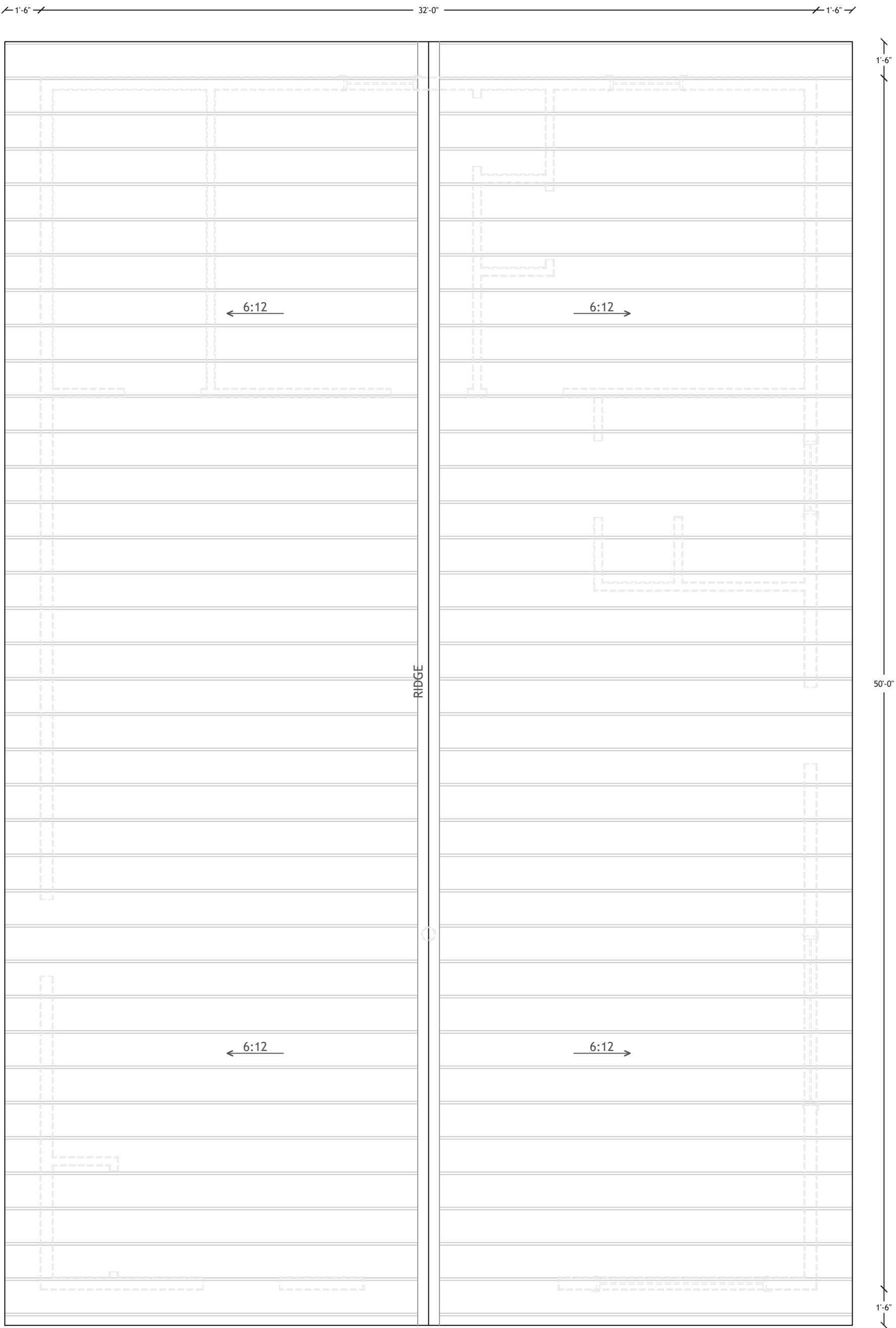
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A-200



1 LOWER LEVEL FLOOR PLAN

SCALE: ¼" = 1'-0"



2 ROOF PLAN

SCALE: ¼" = 1'-0"

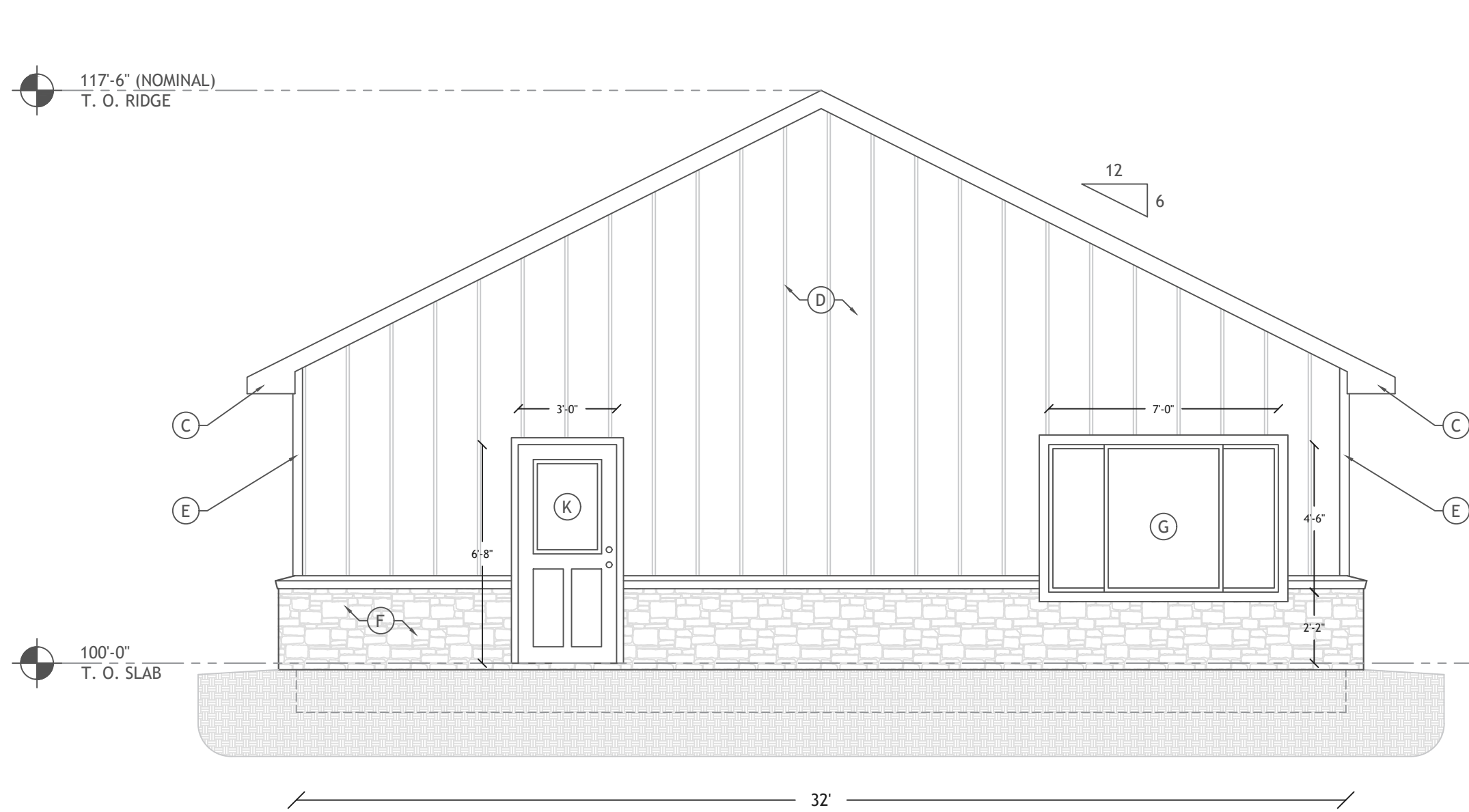
EXTERIOR FINISH LEGEND

- (A) VENTED RIDGE.
(B) METAL ROOF. COLOR - TBD.
(C) FASCIA / VENTED SOFFIT. COLOR - TBD
(D) METAL BOARD & BATTEN SIDING. COLOR - TBD.
(E) STANDARD METAL TRIM @ CORNERS AND AROUND WINDOWS & DOORS. COLOR - TBD.
(F) WAINSCOTING STONE VENEER FACE PER CUSTOMER, 32" HIGH.

- (G) 7'-0" X 4'-6" WINDOW, COMBINATION PICTURE/HORIZONTAL SLIDE. LOW-E, DUAL GLAZED INSULATED GLASS UNIT, MAX U-FACTOR: 0.35. COLOR - TBD.
(H) 4'-0" X 4'-0" WINDOW, HORIZONTAL SLIDE, EGRESS. LOW-E, DUAL GLAZED INSULATED GLASS UNIT, MAX U-FACTOR: 0.35. COLOR - TBD.
(I) 3'-0" X 3'-0" WINDOW, HORIZONTAL SLIDE. LOW-E, DUAL GLAZED INSULATED GLASS UNIT, MAX U-FACTOR: 0.35. COLOR - TBD.
(K) 3'-0" X 6'-8" ENTRANCE DOOR, ½ LITE. COLOR - TBD.

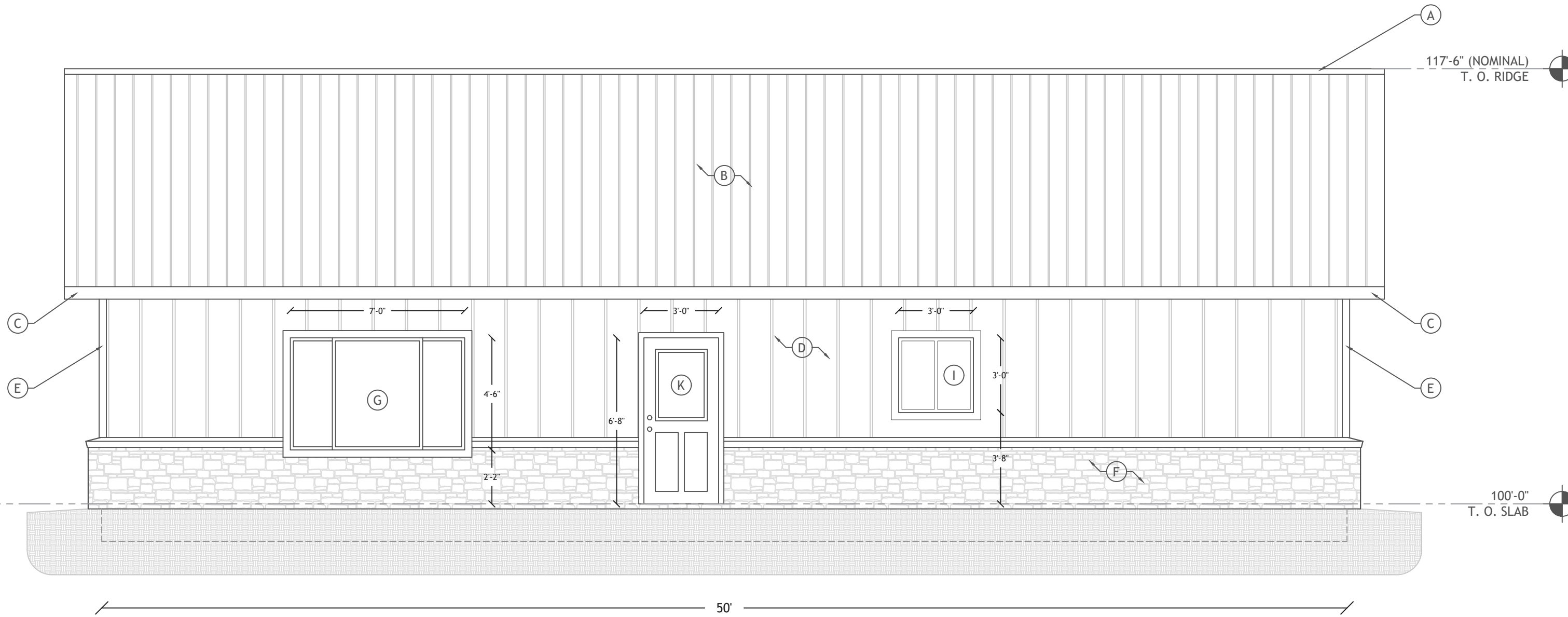
BUILDING ELEVATION NOTES

- THESE ELEVATIONS TYPICAL. FINAL DOOR AND WINDOW SIZE/STYLE TO BE DETERMINED BY OWNER.
- PROVIDE GLAZING THAT MEETS LOCAL ENERGY CODE REQUIREMENTS.
- VERIFY ROUGH OPENING DIMENSIONS AND REQUIREMENTS WITH WINDOW & DOOR MANUFACTURERS PRIOR TO FRAMING OPENINGS.
- VERIFY JAMB WIDTHS AND WALL THICKNESSES PRIOR TO ORDERING WINDOWS AND DOORS.
- PROVIDE SAFETY GLAZING IN COMPLIANCE WITH CURRENT BUILDING CODES.
- INSULATE ALL SHIM SPACES AT EXTERIOR DOORS & WINDOWS.
- WRAP ALL EXTERIOR OPENINGS WITH BUILDING WRAP PRIOR TO INSTALLING WINDOW OR DOOR.
- PROVIDE SELF-ADHESIVE FLASHING ALONG ALL NAIL FLANGES PER MANUFACTURER'S INSTALLATION REQUIREMENTS.
- SEE FLOOR PLAN FOR WINDOW / DOOR OPERATION.



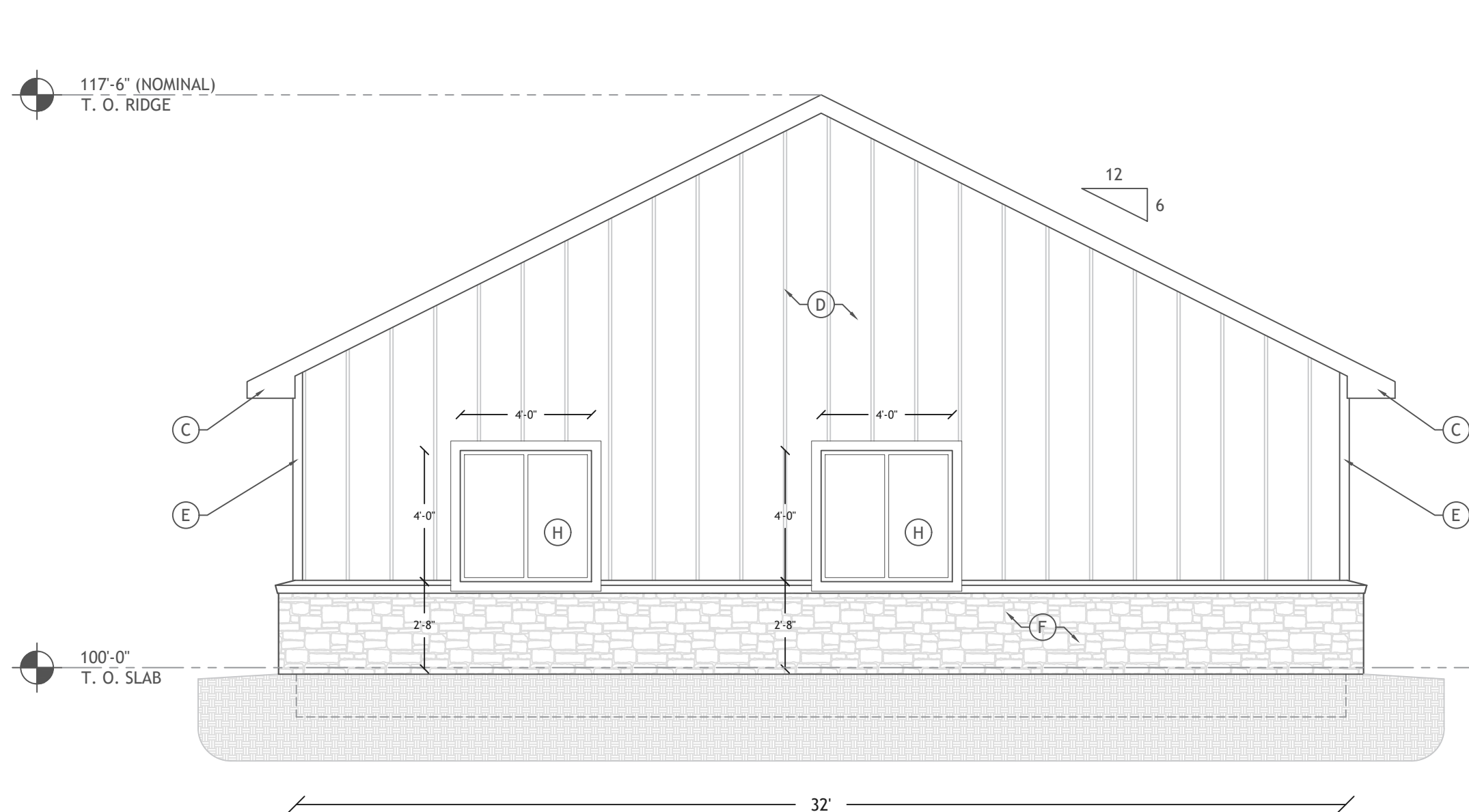
1 NORTHEAST ELEVATION

SCALE: ¼" = 1'-0"



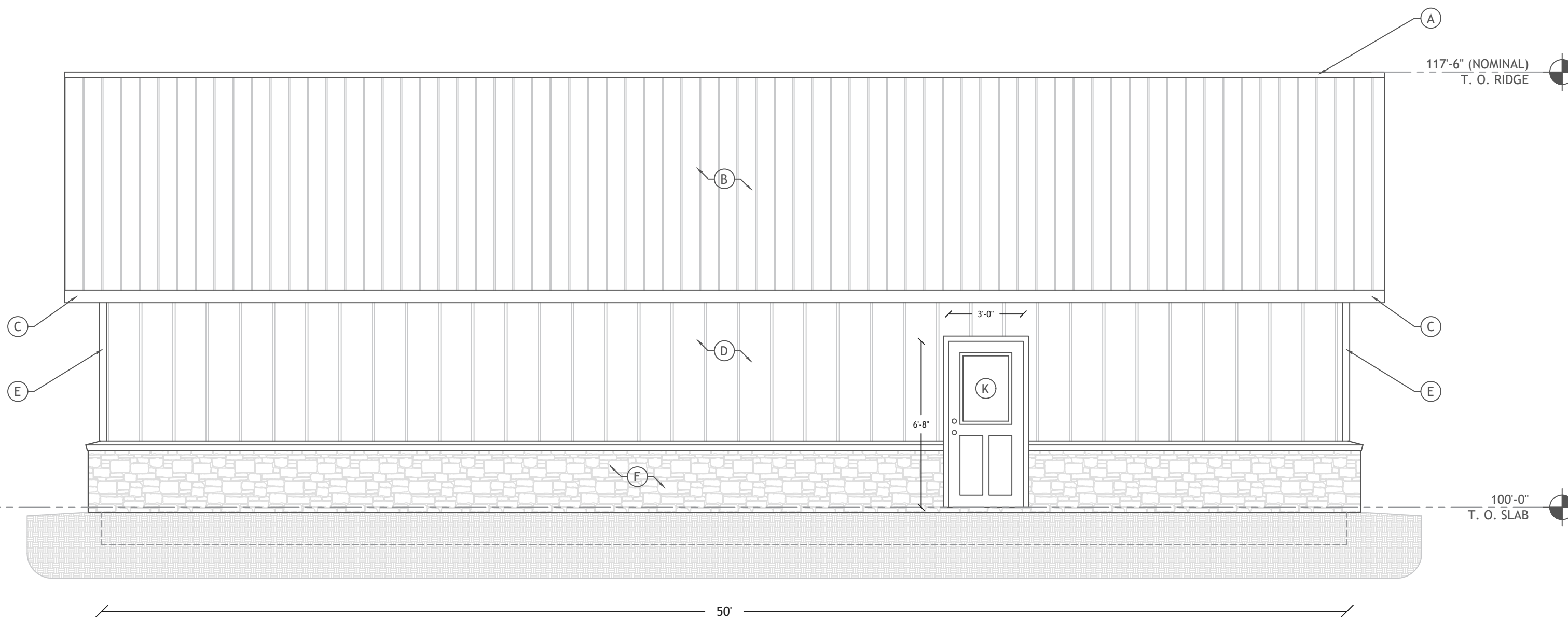
2 NORTHWEST ELEVATION

SCALE: ¼" = 1'-0"



3 SOUTHWEST ELEVATION

SCALE: ¼" = 1'-0"



4 SOUTHEAST ELEVATION

SCALE: ¼" = 1'-0"

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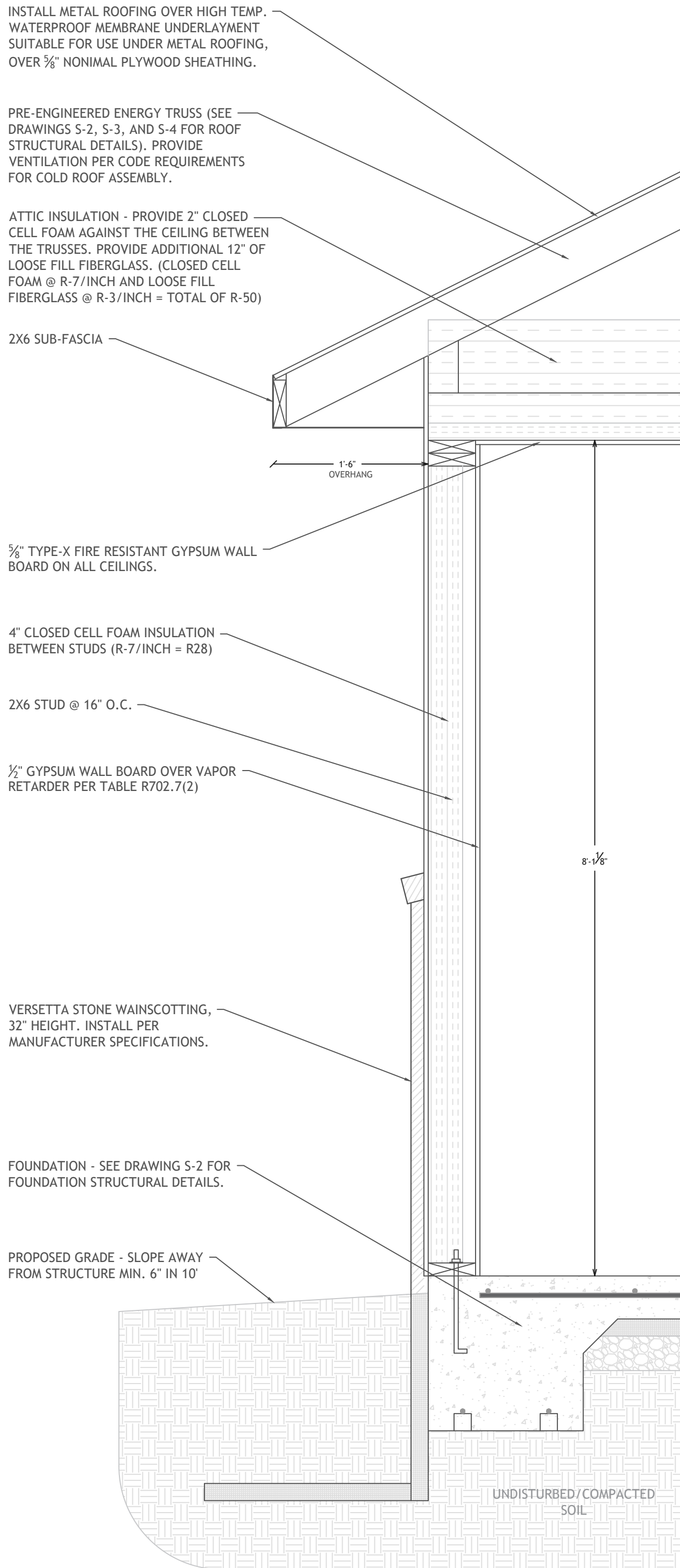
IVAN ZOOK

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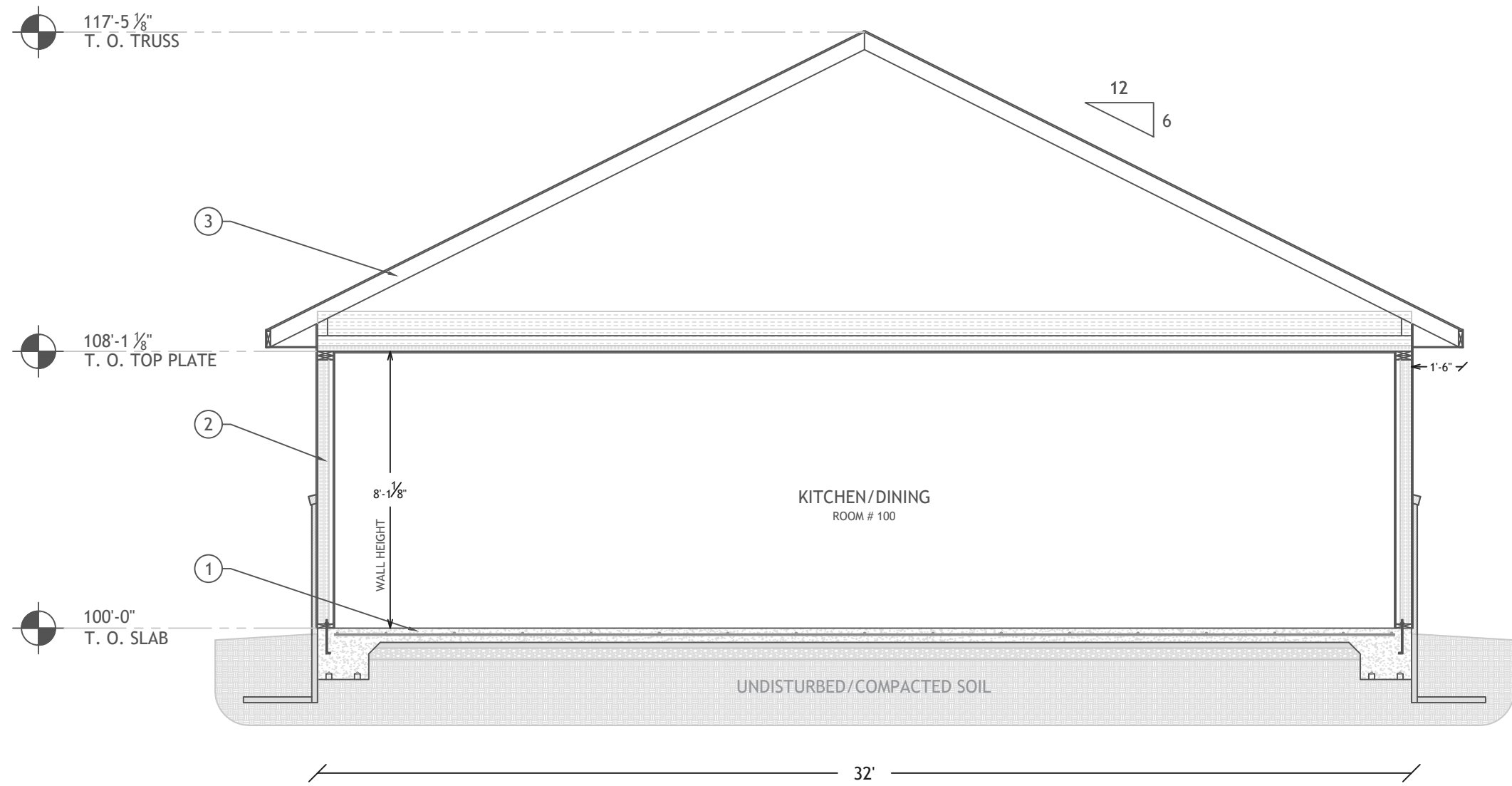
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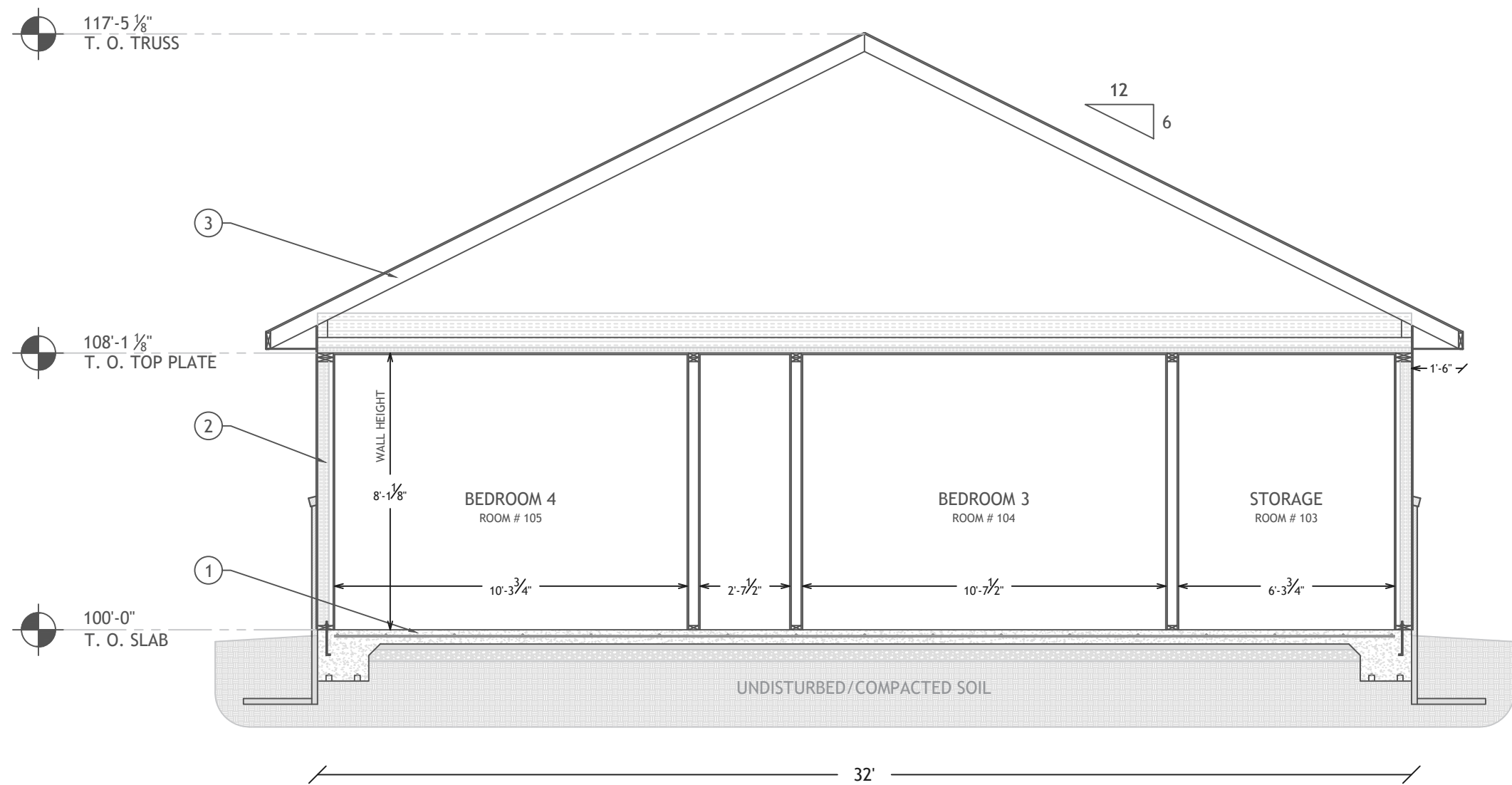
A-300



1 TYPICAL EXTERIOR WALL SECTION
SCALE: 1/2" = 1'-0"



5 SECTION @ KITCHEN/DINING
SCALE: 1/2" = 1'-0"



4 SECTION @ STORAGE, BEDROOM 3, & BEDROOM 4
SCALE: 1/2" = 1'-0"

SECTION NOTES

NOTE: FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) UNLESS NOTED OTHERWISE.

- 1 CONCRETE FLOOR: NOTE: SEE DRAWING S-1 FOR FOUNDATION DESIGN AND SPECIFICATIONS. PT BOTTOM PLATES OF THE WALLS SHALL BE ANCHORED ONTO SOLID CONCRETE WITH 1/2" DIAMETER ANCHORS HAVING 7" MINIMUM EMBEDMENT @ 4" O.C., AND WITHIN 12" OF DOOR JAMBS, CORNERS, AND SPLICES. MINIMUM (2) ANCHORS REQUIRED PER WALL STRUCTURAL PANEL SECTION.
- 2 EXTERIOR STUD WALL: VERSETTA STONE/METAL SIDING COMBINATION OVER BREATHABLE WEATHER BARRIER OVER 1/4" OSB SHEATHING ON 2X6 STUDS @ 16" O.C.. INSULATE WALL WITH 4" CLOSED CELL FOAM (R-7/INCH = R28 TOTAL) BETWEEN STUDS. PROVIDE 1/2" GYPSUM WALL BOARD OVER VAPOR RETARDER IN COMPLIANCE WITH TABLE R702.7(2) ON INTERIOR SIDE OF STUDS. FILL ALL VOIDS IN FRAMING WITH INSULATION AND SEAL ALL GAPS AROUND WINDOWS & DOORS. PROVIDE PT BOTTOM PLATE W/ APPROVED SILL SEALER BETWEEN PLATE AND CONCRETE. BRACING METHOD: WOOD STRUCTURAL PANEL WALL SHEATHING IN ACCORDANCE WITH 2018 INTERNATIONAL RESIDENTIAL CODE, TABLE R602.3(3).
- 3 ROOF ASSEMBLY: INSTALL METAL ROOFING OVER HIGH-TEMP. WATERPROOF MEMBRANE UNDERLAYMENT SUITABLE FOR USE UNDER METAL ROOFING. OVER 3/8" NOMINAL PLYWOOD SHEATHING ON WOOD TRUSSES @ 24" O.C. (SEE DRAWING S-2 FOR ROOF STRUCTURAL DETAILS). INSULATE CEILING WITH 2" CLOSED CELL FOAM AND 12" OF LOOSE FILL FIBERGLASS. (CLOSED CELL FOAM @ R-7/INCH AND LOOSE FILL FIBERGLASS @ R-3/INCH = TOTAL OF R-50). PROVIDE H10A HURRICANE TIES FOR ALL TRUSS TO PLATE CONNECTIONS. SUB-FASCIA - 2X6 @ 12" GABLE AND EAVE OVERHANGS. PROVIDE VENTILATION PER CODE REQUIREMENTS FOR COLD ROOF ASSEMBLY.

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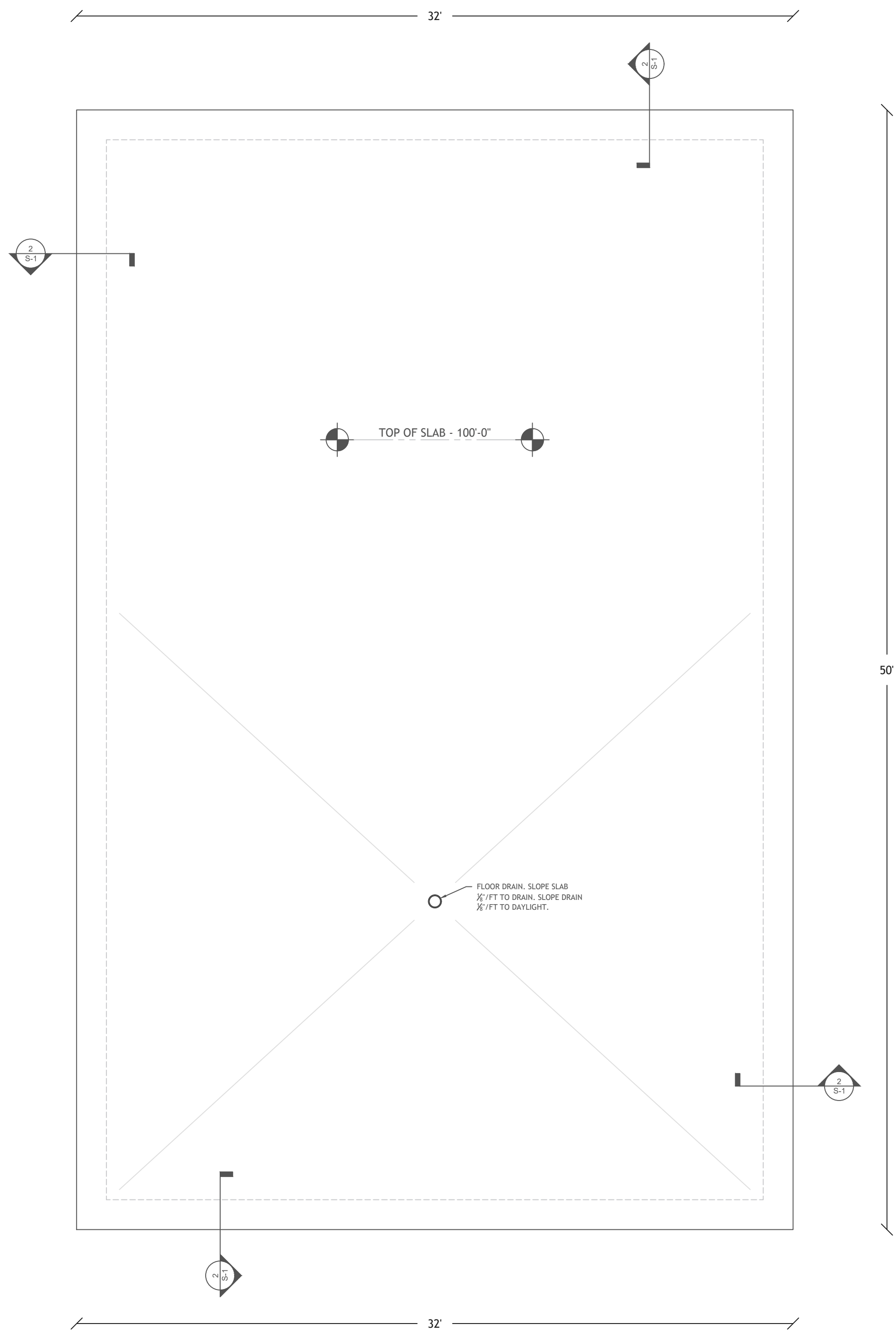
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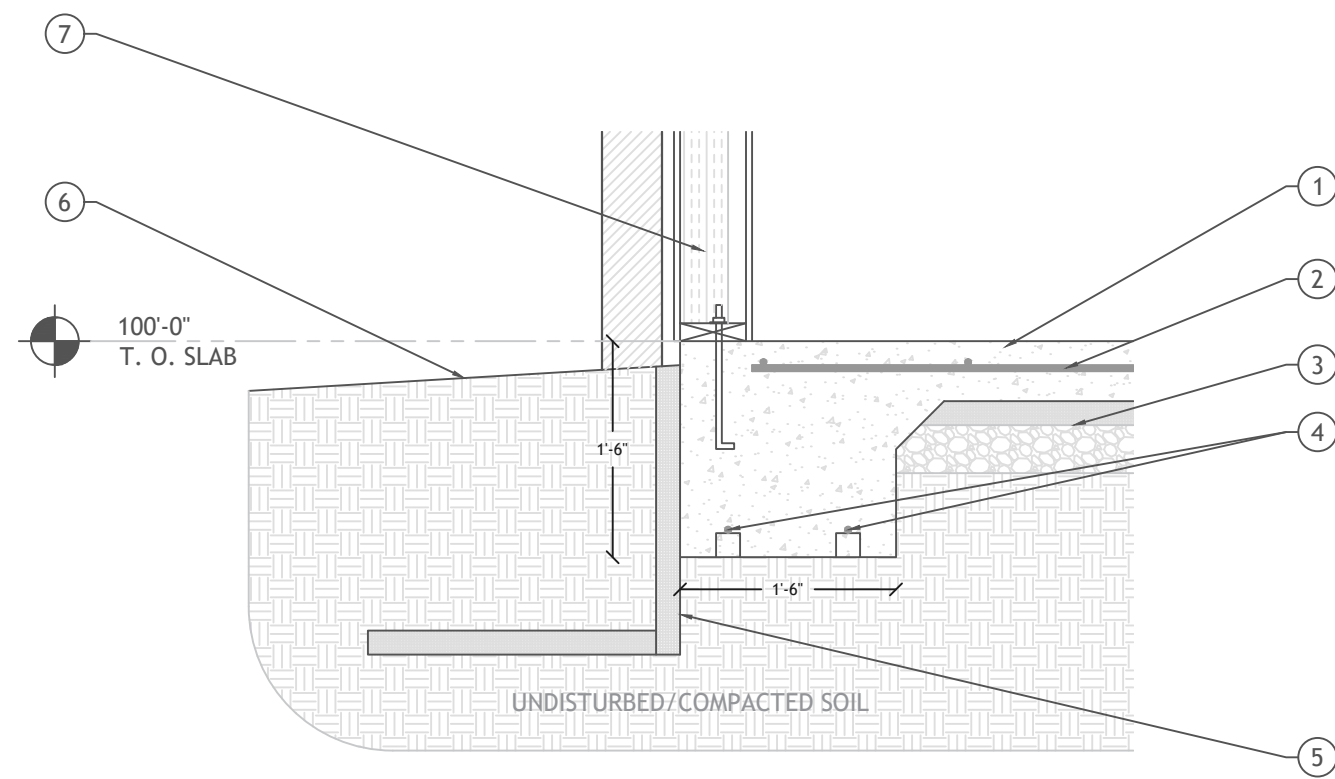
A-400



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

STRUCTURAL NOTES

- 1 MONOLITHIC CONCRETE SLAB/FOOTER - 5" THICK SLAB, 18" WIDE X 18" DEEP FOOTER. PT BOTTOM PLATES OF THE WALLS SHALL BE ANCHORED WITH 1/2" DIAMETER ANCHORS HAVING 7" MINIMUM EMBEDMENT @ 4' O.C., AND WITHIN 12" OF DOOR JAMBS, CORNERS, AND SPLICES. ALL PANELS ARE CONTINUOUSLY SHEATHED AND EACH PANEL SHALL HAVE MINIMUM (2) ANCHORS.
- 2 #4 REBAR GRID - 24" O.C. EACH WAY, PLACED MIDWAY VERTICALLY IN ENTIRE SLAB.
- 3 2" FOAM INSULATION OVER 4" GRAVEL BASE.
- 4 (2) #4 REBAR ON CHAIR SUPPORTS AT BOTTOM OF FOOTER.
- 5 PROVIDE MIN. R-14 INSULATION AT FOUNDATION PERIMETER AS SHOWN, 24" DOWN FROM TOP OF SLAB AND 24" OUT. A PROTECTIVE COVERING SHALL COVER THE EXPOSED EXTERIOR INSULATION AND EXTEND NOT LESS THAN 6" BELOW GRADE AS PER R303.2.1, PROTECTION OF EXPOSED FOUNDATION INSULATION.
- 6 PROPOSED GRADE. MAY NOT REFLECT ACTUAL SITE CONDITIONS. SLOPE GRADE AWAY FROM STRUCTURE MIN. 6" IN THE FIRST 10'.
- 7 TYPICAL EXTERIOR WALL - 7/16" APA RATED EXP. 1 SHEATHING OVER 2X6 STUDS @ 24" O.C.



2 PERIMETER SECTION
SCALE: 3/4" = 1'-0"

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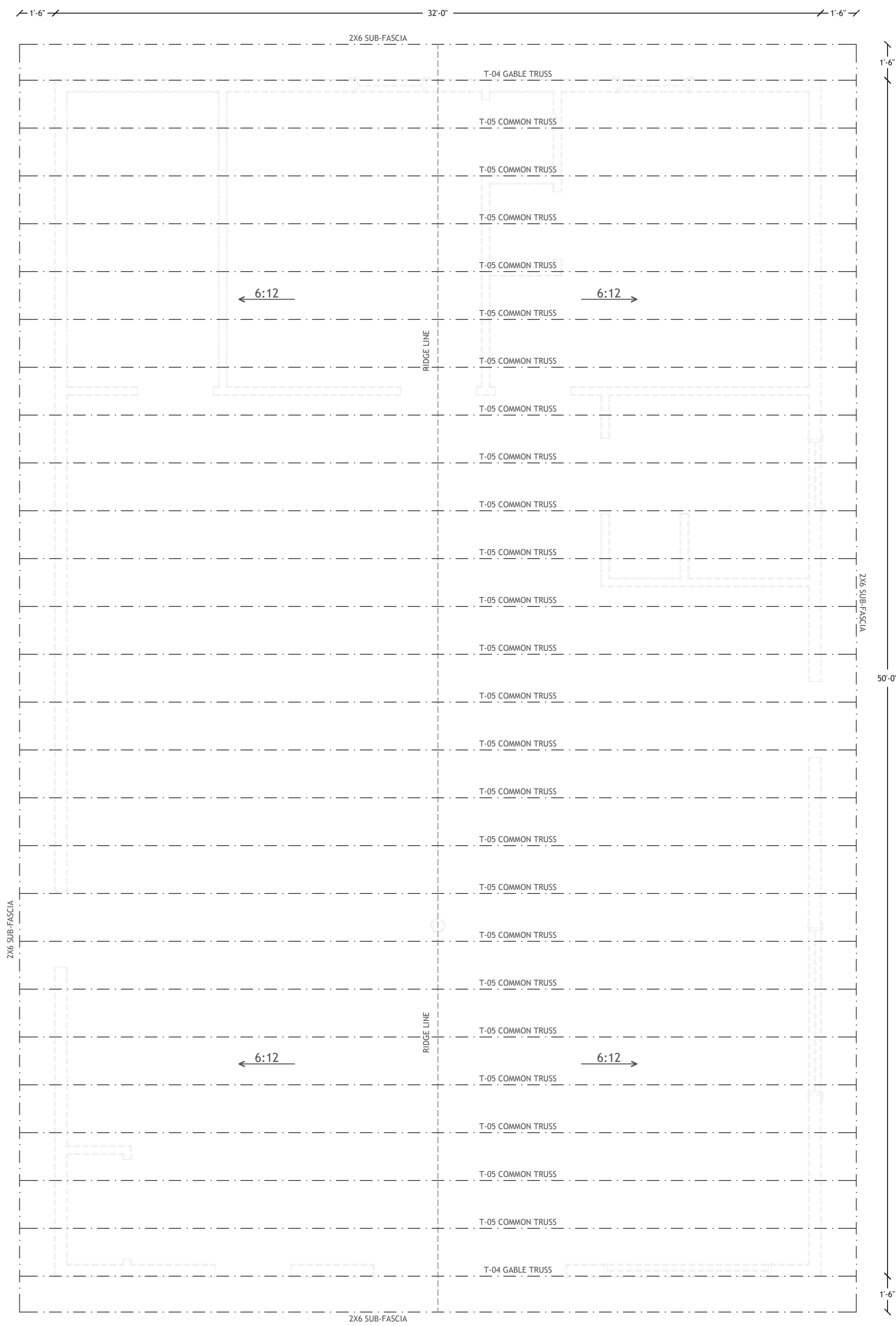
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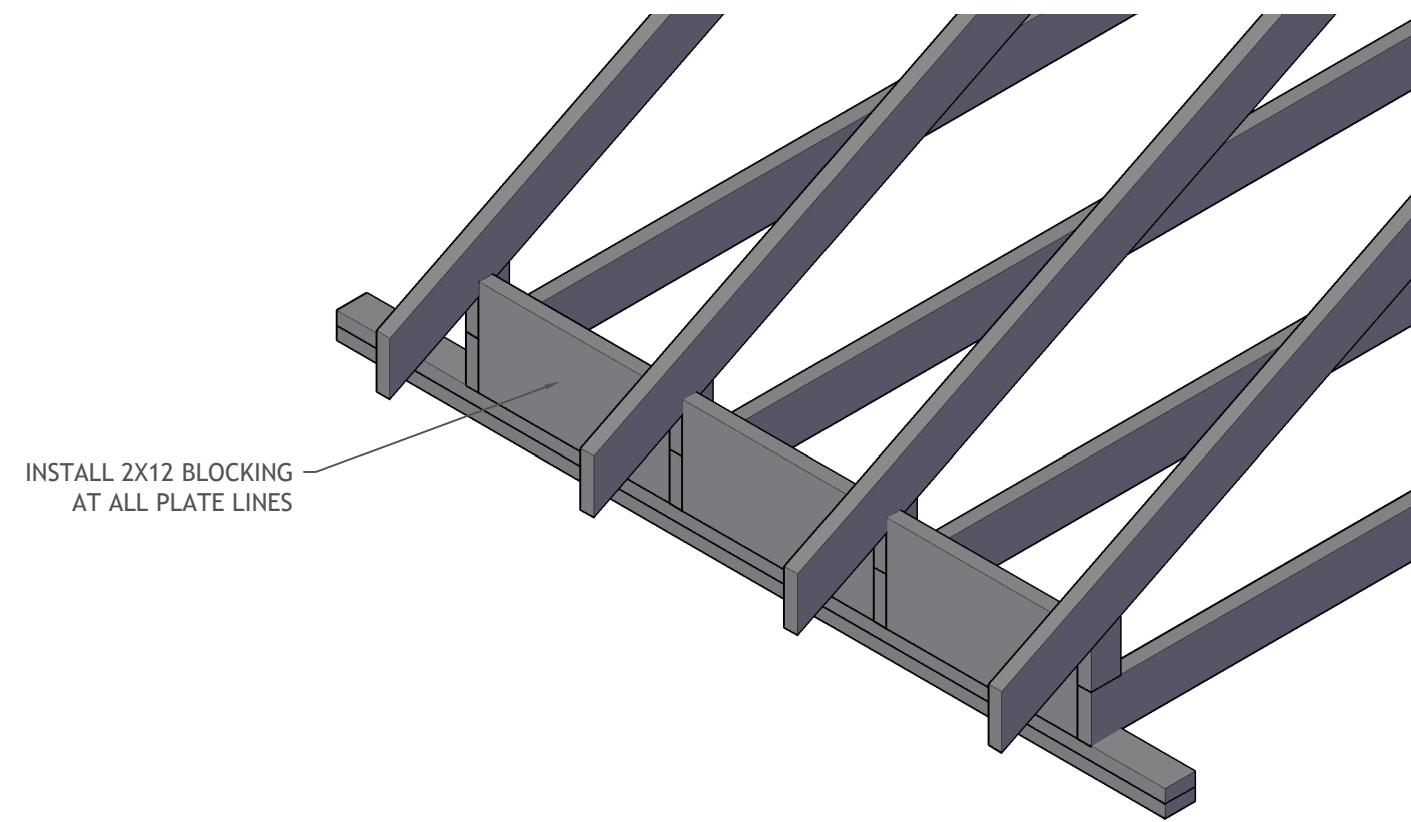
Drawing Number:

S-1



1 ROOF FRAMING PLAN

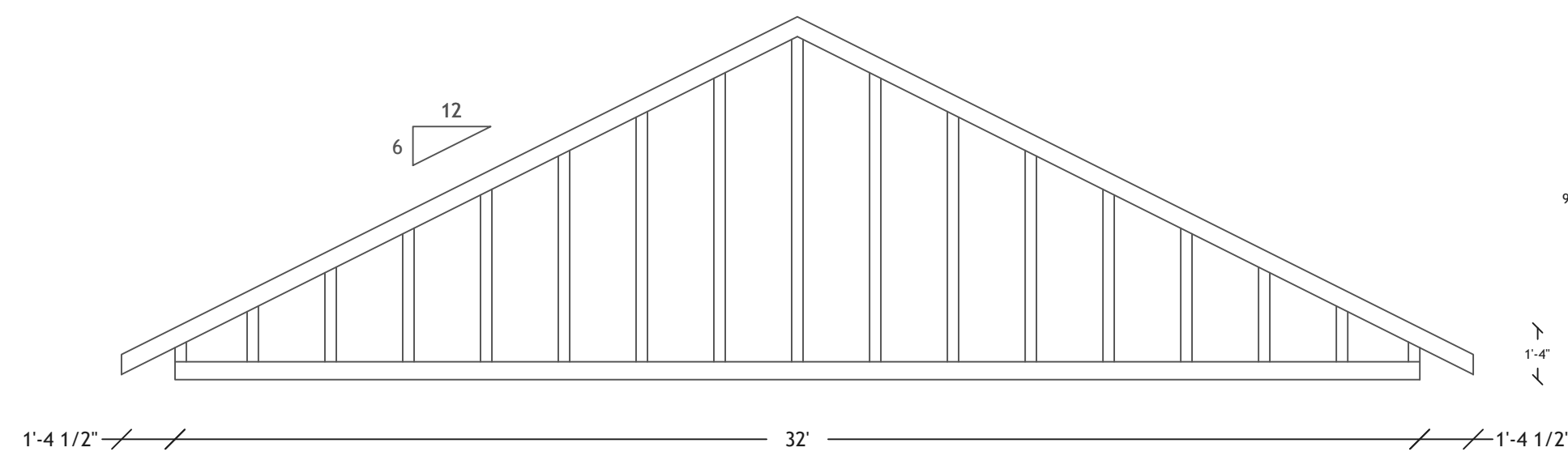
SCALE: 1/4" = 1'-0"



INSTALL 2X12 BLOCKING
AT ALL PLATE LINES

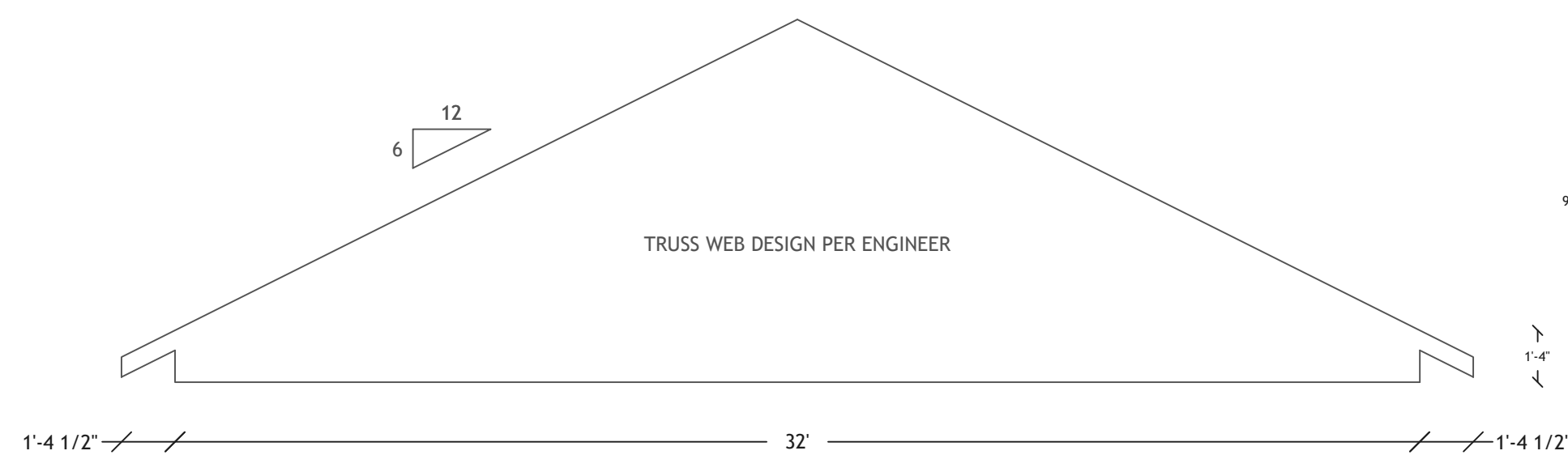
4 TRUSS BLOCKING DETAIL

SCALE: 3/4" = 1'-0"



3 T-04 GABLE TRUSS (2 COUNT)

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



2 T-05 COMMON TRUSS (24 COUNT)

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

STRUCTURAL NOTES

ALL STRUCTURAL LUMBER SHALL BE #2 OR BETTER. FASTENING SCHEDULE SHALL BE IN ACCORDANCE WITH TABLE R602.3(1) UNLESS NOTED OTHERWISE.

ALL TRUSS SPACINGS - 24" O.C.

BLOCK ALL TRUSSES AT ALL PLATE LINES.

PROVIDE ROOF VENTILATION PER CODE.

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