JANES RESIDENCE

55950 HANNAHS WAY
CLARK, CO 80428

#1816

BLDG. PERMIT SUBMITTAL 09/20/19

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
REGISTERED
LICENSED ARCHITECT

JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

BUILDING PERMIT SUBMITTAL - SEPTEMBER 20, 2019

ISSUE NAME	DATE
SD VE PRICING SET	06/06/19
SKETCH PLAN DRC	07/26/19
50% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE

COVER SHEET

SHEET NO.

A0.0

9/20/2019 7:51:49 AM

ABBREVIATIONS

SYMBOLS

&	AND
∠	ANGLE
℄	CENTER LINE

A

A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ABV	ABOVE
ACP	ACOUSTICAL PANEL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADMIN	ADMINISTRATION
ADJ	ADJACENT
A.F.F.	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACCESS PANEL
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURE

B

BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLW	BELOW
BM	BEAM
B.O.	BOTTOM OF
BR	BRONZE

C

C	CASEMENT
CABT	CABINET
CLNG	CEILING
CI	CAST IRON
CJ	CONTROL JOINT
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONT	CONTINUOUS
CONC	CONCRETE
CONV	CONVECTOR
CPT	CARPET
CT	CERAMIC TILE
CU	CONDENSING UNIT

D

DTL	DETAIL
D.F.	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DO	DOUBLE WALL OVENS
DR	DOOR DRAWING
DW	DISHWASHER
DWG	DRAWING

E

EA	EACH
EF	EXHAUST FAN
ELEV	ELEVATION
ELEC	ELECTRIC
ENCL	ENCLOSURE
ENT	ENTRANCE
EQ	EQUAL
EQPT	EQUIPMENT
EXST	EXISTING

F

FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTENGUISHER
FIN	FINISH
FLR	FLOOR
F.O.W	FACE OF WALL (STUD, ETC.)
F.R.S.C.	FIRE RESISTANT SELF CLOSING
FR	FRAME
FS	FLOOR SINK
FTG	FOOTING

G

GA	GAUGE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GWB	GYPSUM WALL BOARD

H

HB	HOSE BIBB
HDCP	HANDICAPPED
HGT	HEIGHT
HM	HOLLOW METAL
H.P.	HIGH POINT
HR	HOUR
H&V	HEATING & VENTILATION
HVAC	HEATING, VENTILATION & AIR CONDITIONING

I

I.D.	INSIDE DIAMETER
INFO	INFORMATION
INSUL	INSULATION

J

JC	JANITOR CLOSET
JT	JOINT

K

KPL	KICKPLATE
KIT	KITCHEN
KB	KNEE BRACE
KC	KITCHEN CABINET
KO	KNOCKOUT

L

L.P.	LOW POINT
LT	LIGHT

M

MTL	METAL
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
M.O.	MASONRY OPENING
MTD	MOUNTED

N

NEC	NECESSARY
N.I.C.	NOT IN CONTRACT
NO	NUMBER
N.T.S.	NOT TO SCALE

O

O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE

P

PART	PARTITION
P&D	PLUMBING & DRAINAGE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLMB	PLUMBING
PLYWD	PLYWOOD
PR	PAIR
PT	PAINT
PTD	PAINTED

R

R	RADIUS/RISER
RAD	RADIATOR
RCP	REFLECTED CEILING PLAN
R.D.	ROOF DRAIN
REC	RECESS
REFL	REFLECTED
REQ	REQUIRED
REV	REVEAL
RM	ROOM
R.O.	ROUGH OPENING

S

S	SINK
SAD	SADDLE
SF	SQUARE FEET
SHT	SHEET
SIM	SIMILAR
SLNT	SEALANT
SPEC'D	SPECIFIED
SPEC	SPECIFICATION
S.O.G.	SLAB ON GRADE
STD	STANDARD
STL	STEEL
SS	STAINLESS STEEL
STOR	STORAGE
STF	STAFF

T

T	TREAD
T.B.S.	TO BE SELECTED
T.O.D.	TOP OF DRAIN
THK	THICK
TEL	TELEPHONE
T.O.	TOP OF
T.O.D.	TOP OF DECKING
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TYP	TYPICAL

U

U.N.O.	UNLESS NOTED OTHERWISE
UNF	UNFINISHED
U.V.	UNIT VENTILATION

V

V.	VARIES
VCT	VINYL COMPOSITE TILE
VENT.	VENTILATOR
V.I.F.	VERIFY IN FIELD
VP	VENT PIPE

W

W	WASHER
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
W/D	WASHER DRYER
WD	WOOD
WH	WATER HEATER
W.P.	WATERPROOF/WATERPROOFING
WT	WEIGHT

GENERAL NOTES:

1. ALL CONSTRUCTION AND MATERIALS SHALL BE AS SPECIFIED AND IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, LAWS, PERMITS AND THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT OF ALL NEW CONSTRUCTION ON THE SITE. ALL MATERIALS AND COMPONENTS SHALL BE INSTALLED PER MANUFACTURES INSTRUCTIONS AND SPECIFICATIONS WITH FULL WARRANTIES.

3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. SHOULD A DISCREPANCY APPEAR IN THE CONTRACT DOCUMENTS, OR BETWEEN THE CONTRACT DOCUMENTS AND EXISTING CONDITIONS, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTION ON HOW TO PROCEED.

4. CHANGES FROM THE PLANS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARRIVING OUT OF SUCH CHANGES.

5. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE UNLESS A WRITTEN DECISION FROM THE ARCHITECT HAS BEEN OBTAINED WHICH DESCRIBES A CLARIFICATION OR ALTERNATE METHOD AND/OR MATERIALS.

6. THE CONTRACTOR SHALL CONFINE HIS/HER OPERATIONS ON THE SITE TO AREAS PERMITTED BY THE OWNER.

7. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER AND SHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS/HER WORK SHALL REMOVE ALL TRASH AND DEBRIS AS OF RESULT OF HIS/HER OPERATION.

8. ALL MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.

9. THE CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF HIS/HER WORK THAT MAY BE REQUIRED TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY AND SHALL NOT ENDANGER ANY OTHER WORK BY CUTTING, EXCAVATING OR OTHERWISE ALTERING THE TOTAL WORK OR ANY OTHER PART OF IT. ALL PATCHING, REPAIRING AND REPLACING OF MATERIALS AND SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE WITH APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES.

10. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH REVIEWED SHOP DRAWINGS AND SAMPLES.

11. DIMENSIONS:
   A) ALL DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE OF DRAWINGS.
   B) ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF C.M.U. OR FACE OF CONCRETE U.N.O.
   C) CEILING HEIGHT DIMENSIONS ARE FROM FINISHED FLOOR TO FACE OF FINISH CEILING MATERIALS UNLESS NOTED OTHERWISE.

12. CONTRACTOR TO PROVIDE ALL NECESSARY BLOCKING, BACKING AND FRAMING FOR LIGHT FIXTURES, ELECTRICAL UNITS, A.C. EQUIPMENT, RECESSED ITEMS AND ALL OTHER ITEMS AS REQUIRED.

13. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER PIPING AND CONDUITS, THE LARGER STUD SIZE OR FURRING SHALL BE EXTENDED THE FULL SURFACE OF THE WALL WIDTH AND LENGTH WHERE THE FURRING OCCURS.

14. PROVIDE ALL ACCESS PANELS AS REQUIRED BY GOVERNING CODES TO ALL CONCEALED SPACES, VOIDS, ATTICS, ETC. VERIFY TYPE REQUIRED WITH ARCHITECT PRIOR TO INSTALLATION.

15. PROVIDE ACCESS AND MINIMUM VENTILATION REQUIREMENTS TO ALL CRAWL SPACES AS REQUIRED BY GOVERNING CODES.

16. INSTALL TEMPERED GLASS AS REQUIRED BY GOVERNING CODES.

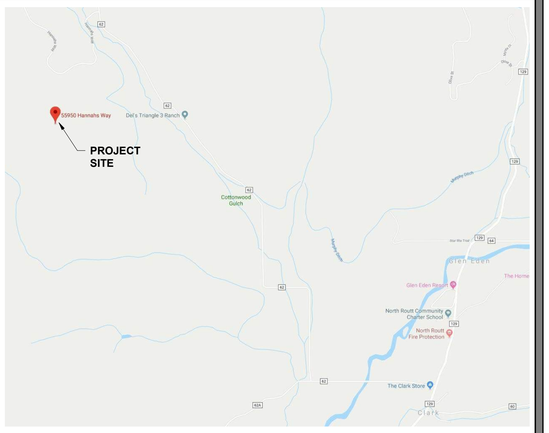
17. STRUCTURAL AND FIRE RESISTIVE INTEGRITY SHALL BE MAINTAINED AS REQUIRED BY GOVERNING CODES.

18. FIREBLOCKS AND DRAFT STOPS SHALL BE PROVIDED AS REQUIRED BY GOVERNING CODES.

19. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT AIR INFILTRATION PER I.E.C.C. R402.4

20. RECESSED LIGHT SHALL BE SEALED PER I.E.C.C. R402.4.5.

VICINITY MAP



DRAWING SYMBOLS

- 100'-0" T.O. PLYWOOD — FLOOR OR SPOT ELEVATION
- 100 — DOOR TAG
- 100 — WINDOW TAG
- 1 — WALL TAG
- CRPT / CRPT — FLOOR FINISH
- PROPOSED CONTOUR
- EXISTING CONTOUR
- 1 — REVISION SYMBOL
- 1 / 4 A8.1 2 / 3 — INTERIOR ELEVATION SYMBOL
- 1 SIM / A6.0 — DETAIL NO. / SHEET NO.
- 1 / A4.1 — SECTION NO. / SHEET NO.

GRAPHIC KEY TO MATERIALS

EARTH
- COMPACTED FILL
- POROUS FILL

CONCRETE
- CAST
- GROUT LIGHWEIGHT CONCRETE

MASONRY
- CONCRETE BLOCK
- BRICK
- STONE

INSULATION
- BATT
- RIGID

WOOD
- FINISH
- ROUGH
- BLOCKING
- GLU-LAM
- PLYWOOD

METAL
- STEEL

PROJECT TEAM

OWNER
JAN & ANDY JANES
642 S. BODIN STREET
HINSDALE, IL 60521
630.733.6155

ARCHITECT
VERTICAL ARTS, INC.
690 MARKETPLACE PLAZA
SUITE 1
STEAMBOAT SPRINGS, CO 80487
CONTACT: CHANDLER DEIMUND
970.871.0056

CONTRACTOR
FAIR & SQUARE CONSTRUCTION
2673 JACOB CIRCLE
UNIT 700
STEAMBOAT SPRINGS, CO 80487
CONTACT: RON DAVIES
970.879.7725

STRUCTURAL ENGINEER
ANTHEM STRUCTURAL ENGINEERS
2155 RESORT DRIVE
SUITE 245
STEAMBOAT SPRINGS, CO 80487
CONTACT: CHARLIE ROOS, PE
970.300.3338

SUSTAINABILITY CONSULTANT
SUSTAINABLY BUILT, LLC
1600 38TH. STREET, SUITE #101
BOULDER, COLORADO 80301
CONCTACT: ANDY MAZAL
303.447.0237

LIGHTING DESIGN
LS GROUP
931 SANTA FE DRIVE, SUITE 200
DENVER, COLORADO 80204
CONTACT: ELISE STREEB
303.573.0059

LANDSCAPE ARCHITECT
VERTICAL ARTS, INC.
690 MARKETPLACE PLAZA
SUITE 1
STEAMBOAT SPRINGS, CO 80487
CONTACT: MITCH REWOLD
970.871.0056

GEOTECHNICAL ENGINEER
WESTERN SLOPE GEOTECH, INC.
P.O. BOX 771330
STEAMBOAT SPRINGS, COLORADO 80477
CONTACT: HAROLD SCHLICHT, PE
970.875.4075

SHEET INDEX

CODE ANALYSIS

TYPE OF CONSTRUCTION	TYPE VB
OCCUPANCY	RESIDENTIAL GROUP: R-3
ZONING	AF - AGRICULTURE AND FORESTRY
BUILDING HEIGHT	ROUTT COUNTY ZONING: • STRUCTURE HEIGHT: 40' - 0" MURPHY - LARSON RANCH DESIGN GUIDELINES: • OVERALL BUILDING HEIGHT: 28' - 0"
ACTUAL BUILDING HEIGHT	28' - 0" (REFER SHEET A2.5)
BUILDING CODES	• 2015 INTERNATIONAL RESIDENTIAL CODE (I.R.C.) • 2015 INTERNATIONAL ENERGY CODE (I.E.C.C.) • ALL ROUTT COUNTY REGIONAL BUILDING DEPARTMENT'S CODE AMENDMENTS

DATUM

MAIN LEVEL 100'-0" (PROJECT) = 7651.56' (U.S.G.S.)

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO — ALFRED CHARLES LEISER — #03237 — REGISTERED ARCHITECT

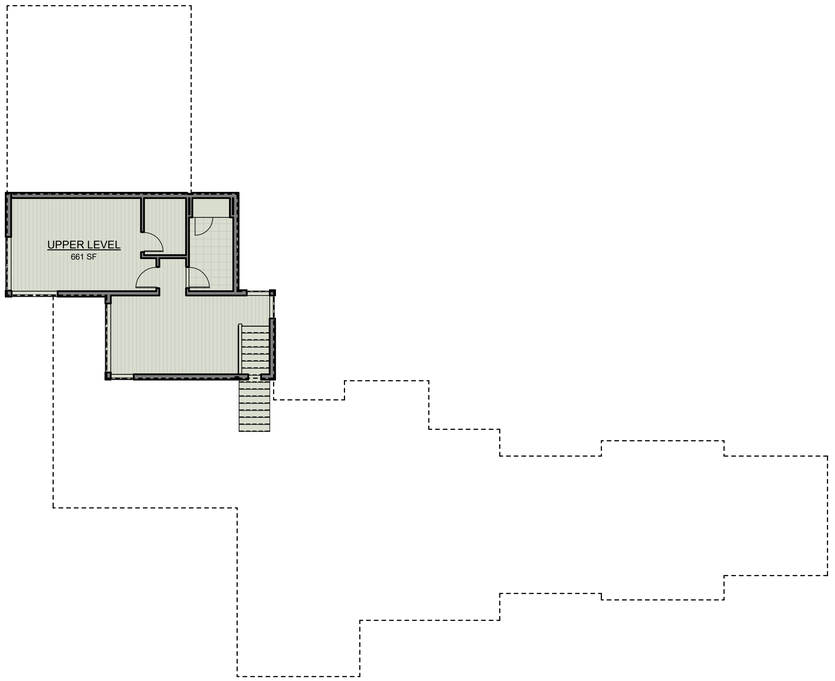
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
50% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
GENERAL INFORMATION SHEET

SHEET NO.
A0.1

9/20/2019 8:11:40 AM



3 UPPER LEVEL AREA PLAN
1/8" = 1'-0"

TRUE NORTH

2 MAIN LEVEL AREA PLAN
1/8" = 1'-0"

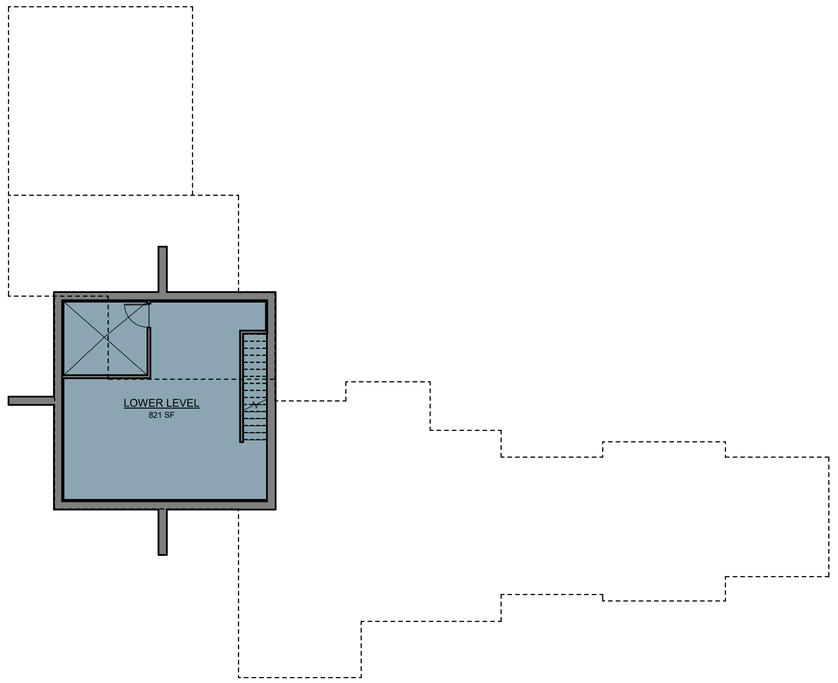
TRUE NORTH

GROSS AREA CALCULATIONS

MAIN LEVEL	2,607 SF
UPPER LEVEL	661 SF
LOWER LEVEL	821 SF
TOTAL	4,089 SF
GARAGE	985 SF
TOTAL	985 SF
GRAND TOTAL	5,074 SF

GROSS FLOOR AREA LEGEND

- GARAGE
- LOWER LEVEL
- MAIN LEVEL
- UPPER LEVEL



1 LOWER LEVEL AREA PLAN
1/8" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
REGISTERED
LICENSED ARCHITECT

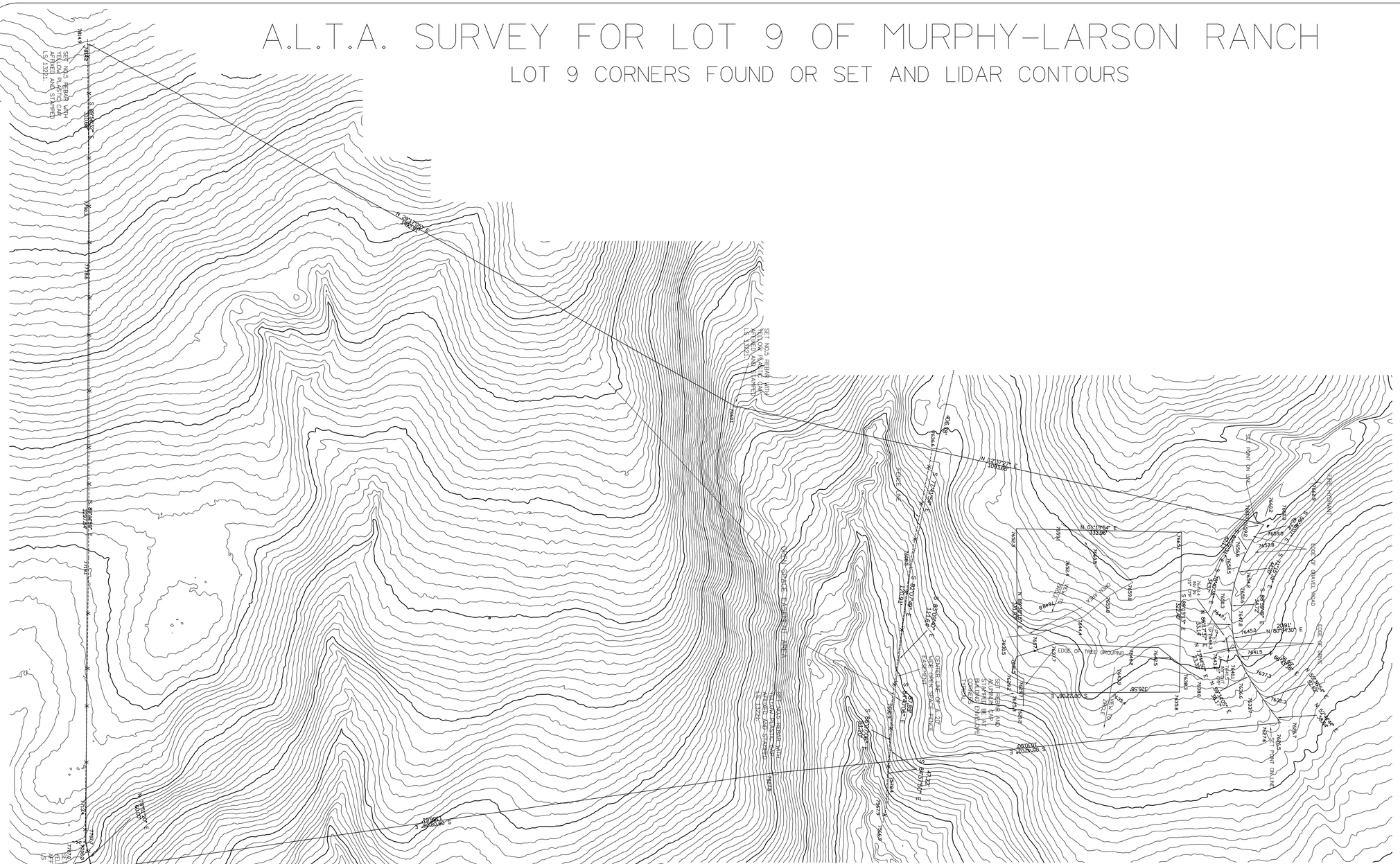
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
AREA PLANS

SHEET NO.
A0.2

9/20/2019 7:51:56 AM



A.L.T.A. SURVEY FOR LOT 9 OF MURPHY-LARSON RANCH

LOT 9 CORNERS FOUND OR SET AND LIDAR CONTOURS

LAND SURVEY PLAT OF LOT 9 OF MURPHY-LARSEN RANCH
LOCATED IN THE SE1/4 OF SECTION 18 AND IN THE
N1/2N1/2 OF SECTION 19, T9N, R85W, OF THE 6TH P.M.,
ROUTT COUNTY, COLORADO.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Revised	Description

Date: 11-15-2018
Drawn: JANALTS3.DWG
File: JANASPN.WO
ASPNGRV.WO
Scale: 1"=100'

JANICE J. JANES AND T. ANDREW JANES

A.L.T.A. SURVEY AND LAND SURVEY PLAT
OF LOT 9 OF MURPHY-LARSON RANCH,
ROUTT COUNTY, COLORADO.

D & D, Inc.
A PROFESSIONAL LAND SURVEYING & PLANNING CO.
P.O. Box 775008 Steamboat Springs, Co. 80477
(303) 879-2715

Sheet No.

Project No. 4894-1

C:\DWG12\JANALTS3 11/19/18 15:10

1 TREE REMOVAL AND EROSION CONTROL PLAN
SCALE: 1"=10'-0"

0 10' 20'

NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

Janes Residence
Lot 9 - Murphy Larsen Ranch
Routt County, Colorado

ISSUE NAME	DATE
DRC PLAN REVIEW	07.29.19
DRC PLAN REVIEW	08.22.19
DRC PLAN REVIEW	08.29.19
PERMIT SET	09.20.19

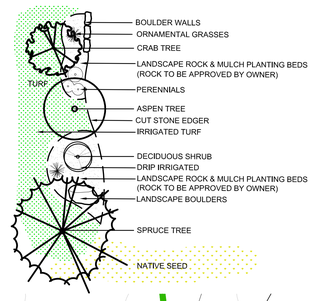
DRAWING TITLE

Tree Removal and Erosion Control Plan

SHEET NO.

L-1

LANDSCAPE LEGEND



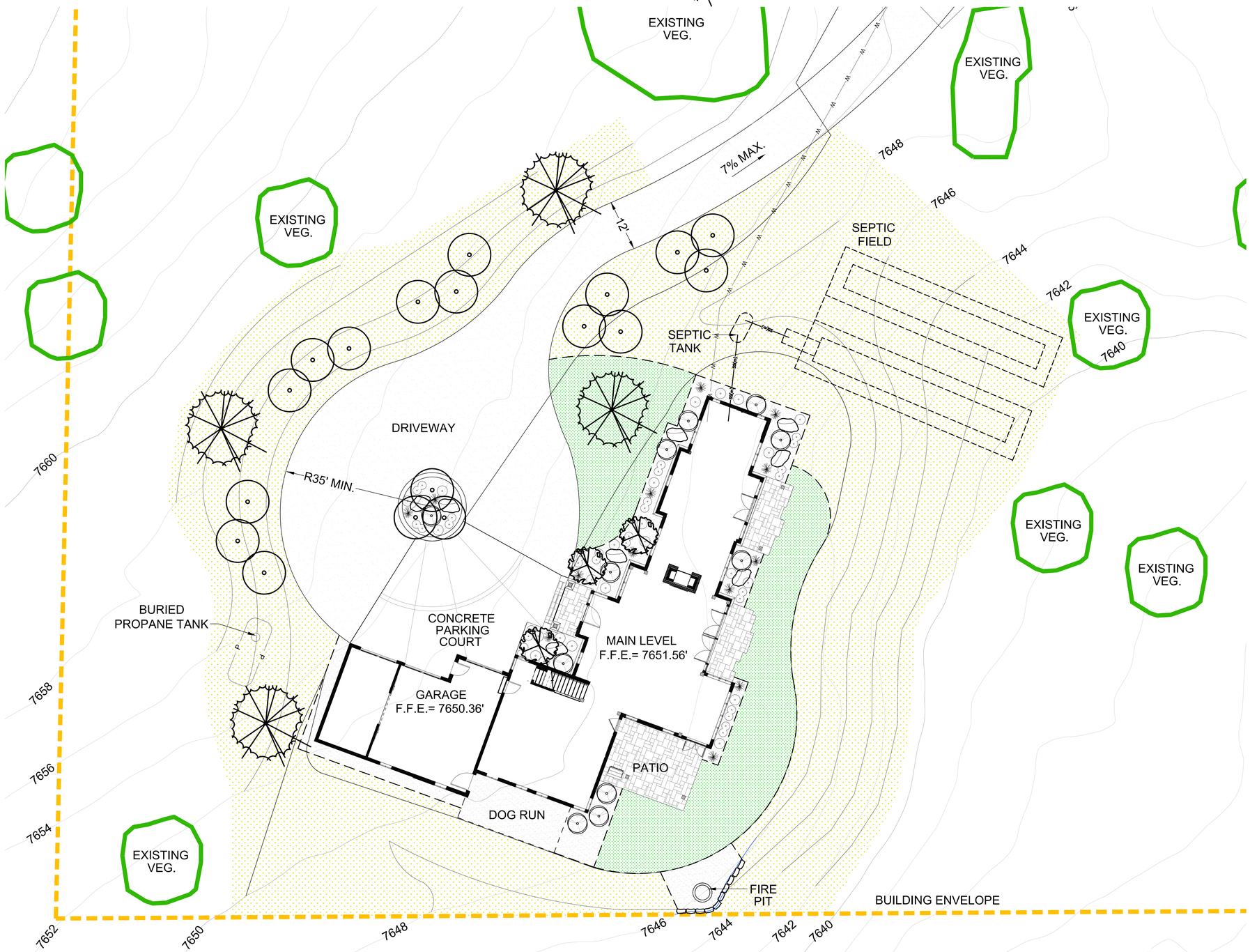
PROPOSED PLANT LIST

No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
Deciduous Trees:				
	ASP	Aspen/ Populus tremuloides	10' Tall/ Clump/ B&B	50' Ht. & 40' Spd.
	SSC	Spring Snow Crab	2" Caliper/ B&B	15' Ht. & 15' Spd.
Deciduous Shrubs:				
	GCU	Golden Currant/ Ribes aureum	18"-24" Spread/ #5	4' Ht. & 4' Spd.
	CHC	Native Chokecherry/ Prunus virginiana	18"-24" Spread/ #5	5' Ht. & 5' Spd.
	SRB	Serviceberry/ Amelanchier alnifolia	18"-24" Spread/ #5	6' Ht. & 6' Spd.
Spruce Trees:				
	CBS	Colorado Blue Spruce/ Picea pungens	8' Tall/ B&B	50' Ht. 25' Spd.

*LANDSCAPE CONTRACTOR TO SUBMIT FINAL PLANT LIST AND PERENNIAL SELECTIONS FOR OWNER APPROVAL.

LANDSCAPE AND IRRIGATION NOTES

1. PLANTING BEDS ARE TO HAVE 3" OF WESTERN RED CEDAR MULCH OR LANDSCAPE ROCK OVER LANDSCAPE FABRIC.
2. AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM WILL BE PROVIDED. ALL PLANTING BEDS ARE TO BE IRRIGATED WITH AN AUTOMATIC DRIP SYSTEM AND ALL TURF AREAS ARE TO BE IRRIGATED WITH A POP-UP SPRAY SYSTEM.
3. CUT STONE EDGING IS TO BE INSTALLED ALONG THE EDGE OF THE PLANTING BEDS.
4. CONTRACTOR WILL MAKE EVERY EFFORT TO MINIMIZE DISRUPTION TO THE EXISTING VEGETATION OUTSIDE THE IMMEDIATE CONSTRUCTION AREA.
5. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. ALL DISTURBED AREAS ARE TO BE RE-VEGETATED.



1 LANDSCAPE PLAN
SCALE: 1"=10'-0"

0 10' 20'

NORTH

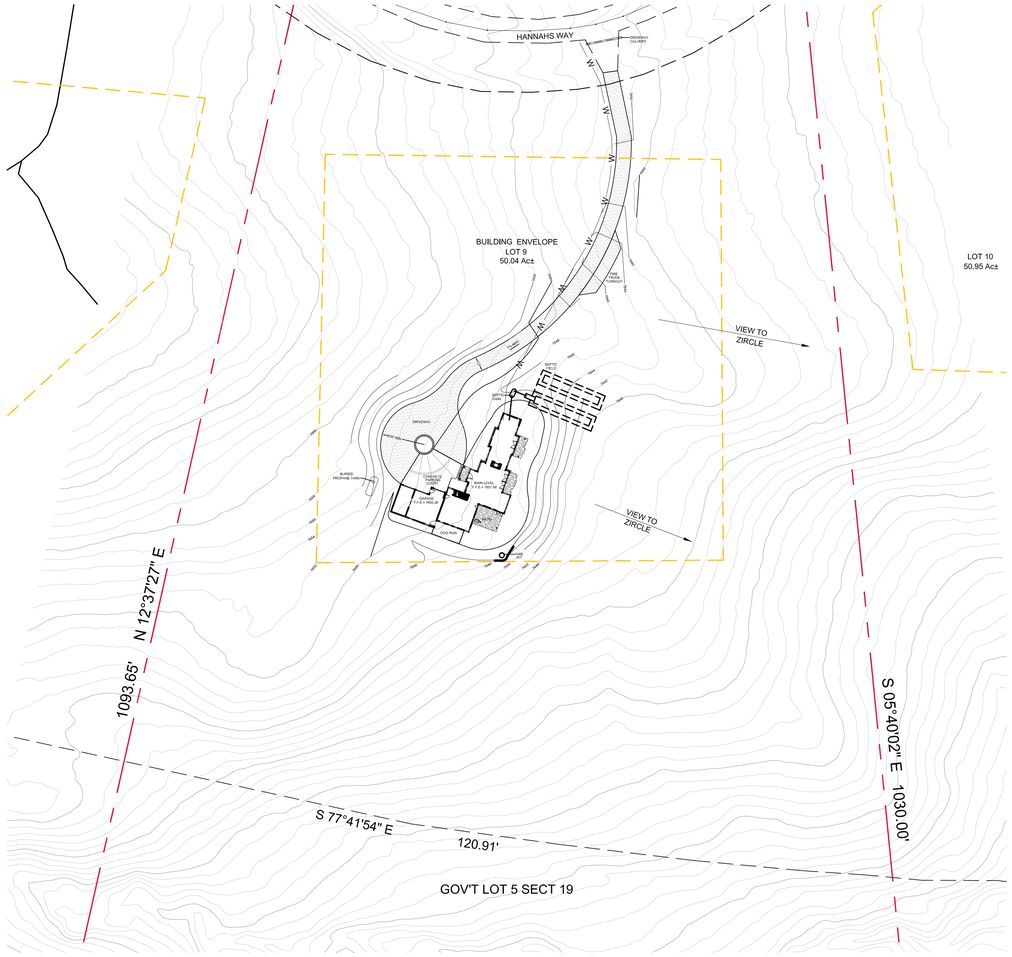
VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

Janes Residence
Lot 9 - Murphy Larsen Ranch
Routt County, Colorado

ISSUE NAME	DATE
DRC PLAN REVIEW	07.29.19
DRC PLAN REVIEW	08.22.19
DRC PLAN REVIEW	08.29.19
PERMIT SET	09.20.19

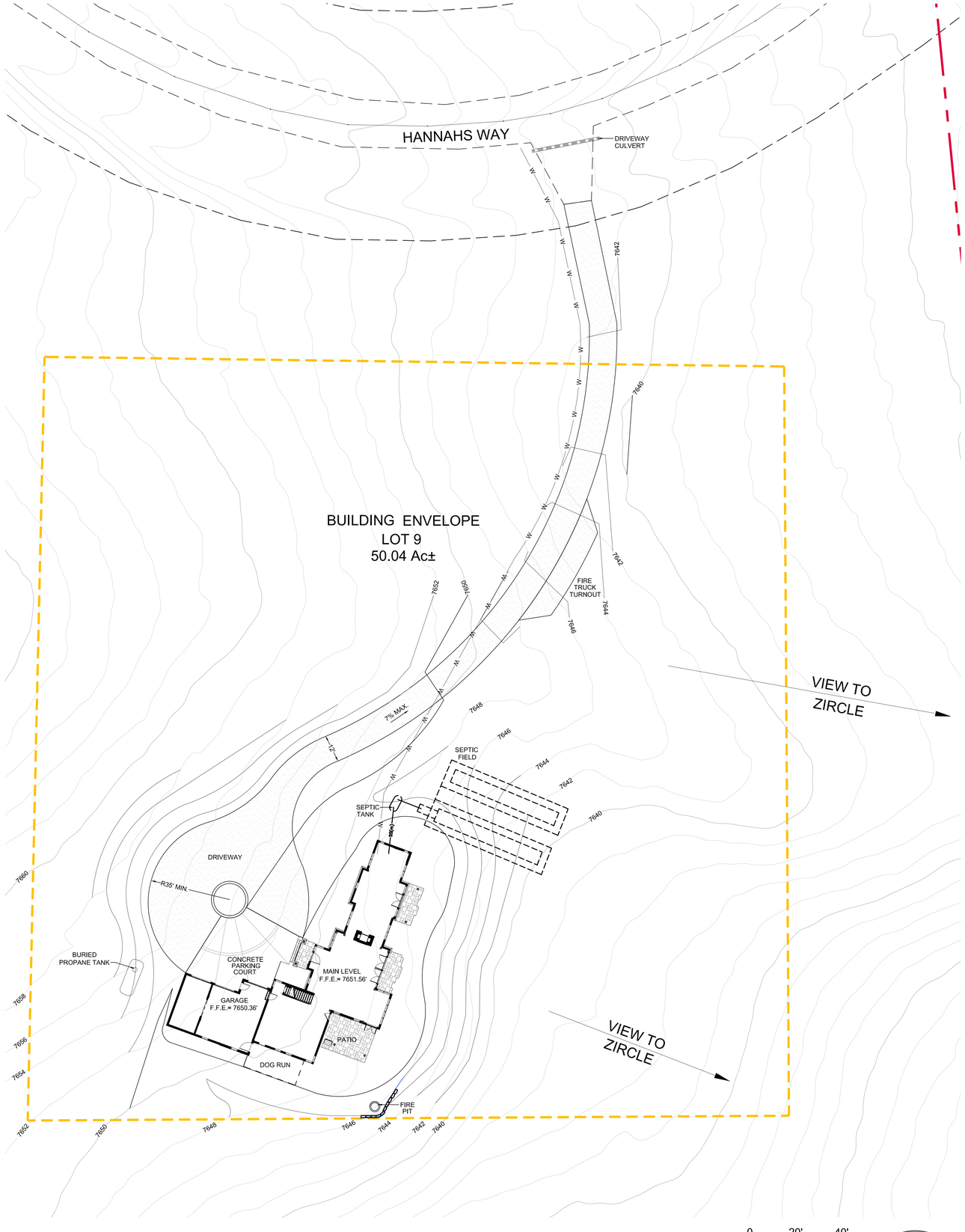
DRAWING TITLE
Landscape Plan

SHEET NO.
L-2



1 OVERALL SITE PLAN
SCALE: 1"=50'-0"

0 50' 100'



2 DRIVEWAY PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

Janes Residence
Lot 9 - Murphy Larsen Ranch
Routt County, Colorado

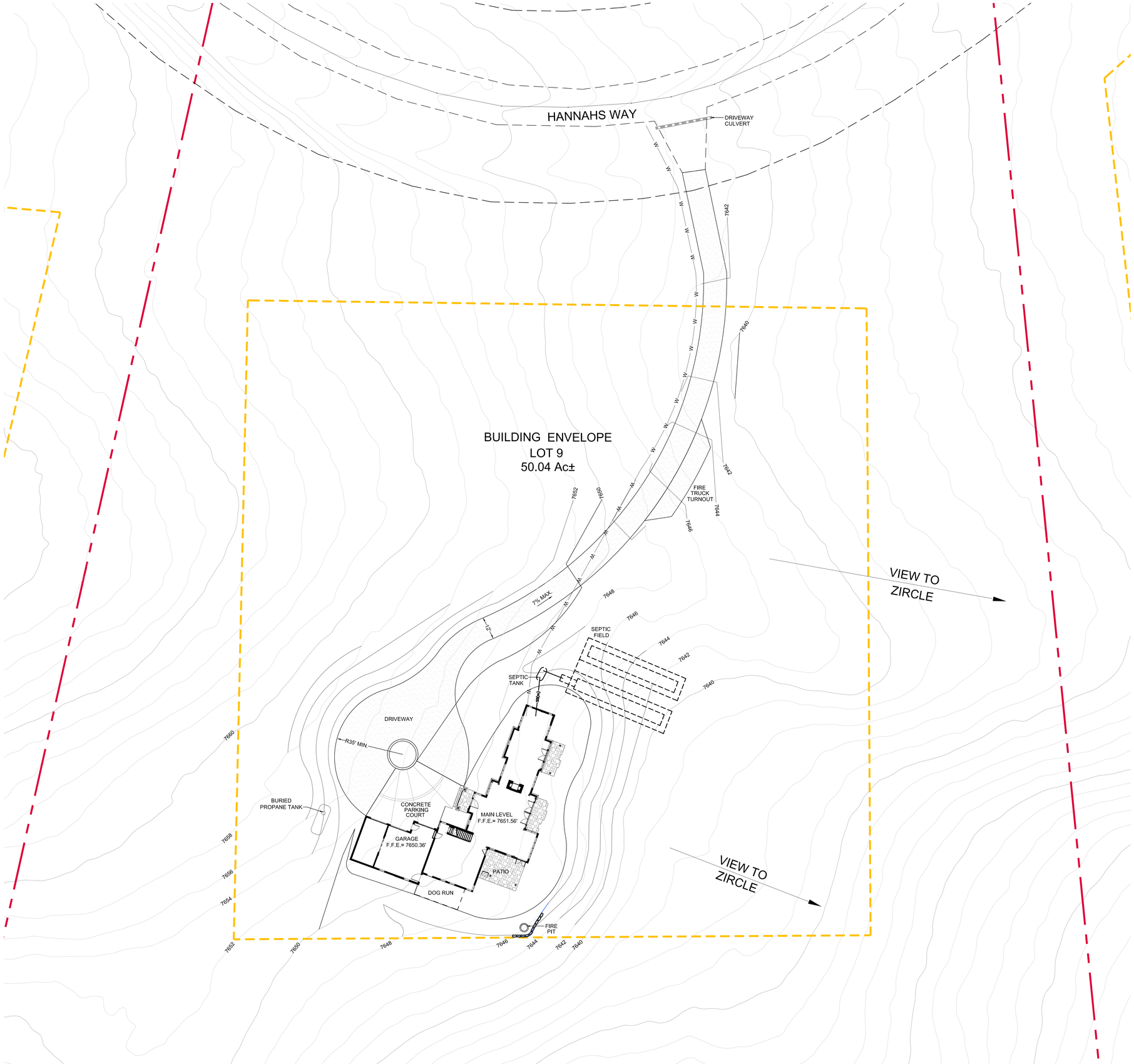
ISSUE NAME	DATE
DRC PLAN REVIEW	07.29.19
DRC PLAN REVIEW	08.22.19
DRC PLAN REVIEW	08.29.19
PERMIT SET	09.20.19

DRAWING TITLE

Overall Site Plan and Driveway Plan

SHEET NO.

SP-0



1 SITE AND GRADING PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

VERTICAL ARTS

ARCHITECTURE
PLANNING
LANDSCAPE
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Lot 9 - Murphy Larsen Ranch
Routt County, Colorado

ISSUE NAME	DATE
DRC PLAN REVIEW	07.29.19
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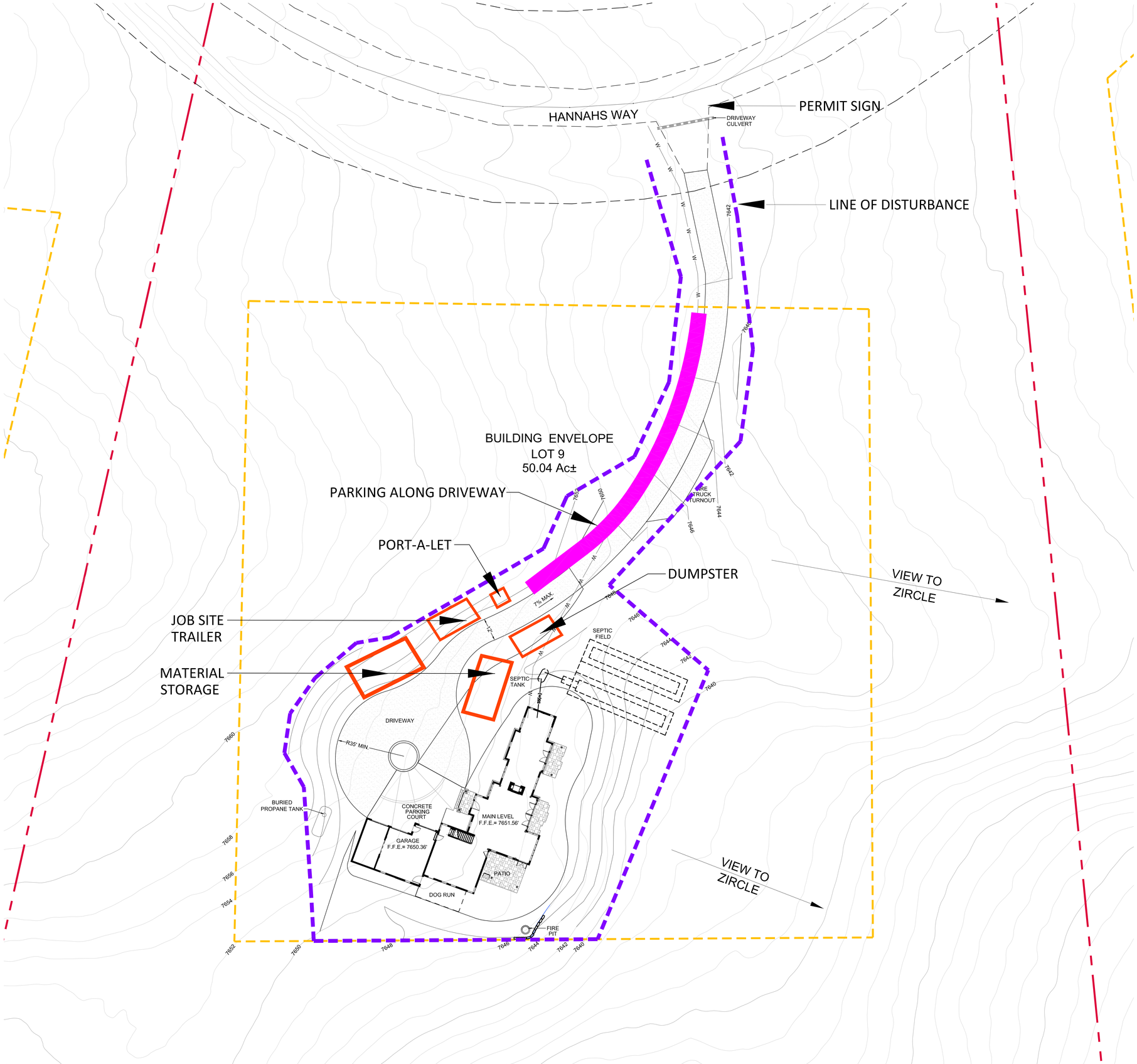
DRC PLAN REVIEW	08.29.19
PERMIT SET	09.20.19

DRAWING TITLE

Site and Grading Plan

SHEET NO.

SP-1



Start date: October 1st, 2019
Completion date: April 1st, 2021
(18 months after start date)
Occupancy date: May 1st, 2021

1 MANAGEMENT PLAN
SCALE: 1"=20'-0"

0 20' 40'

NORTH

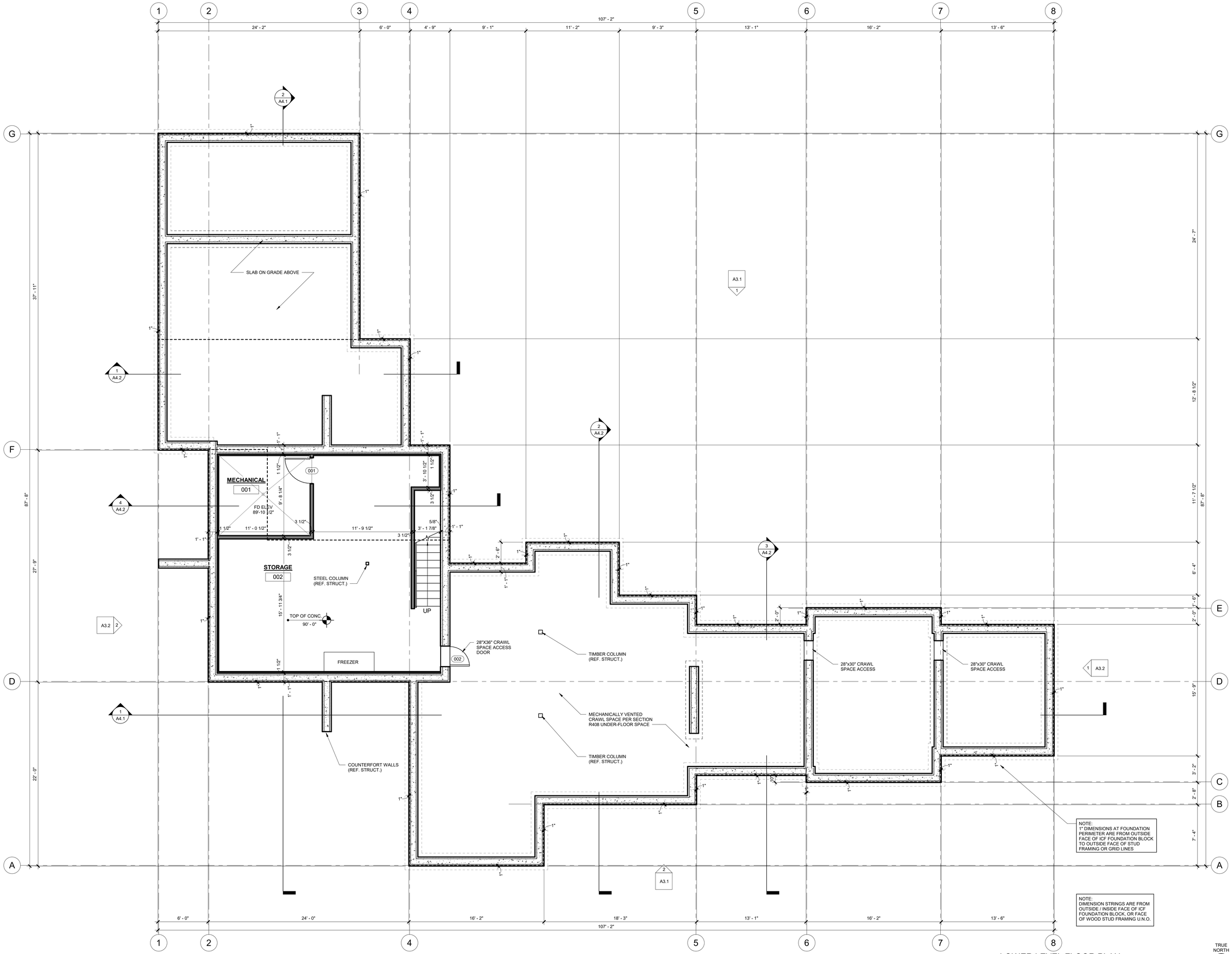
VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

Janes Residence
Lot 9 - Murphy Larsen Ranch
Routt County, Colorado

ISSUE NAME	DATE
DRC PLAN REVIEW	07.29.19
DRC PLAN REVIEW	08.22.19
DRC PLAN REVIEW	08.29.19
PERMIT SET	09.20.19

DRAWING TITLE
Management Plan

SHEET NO.
SP-2



1 LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

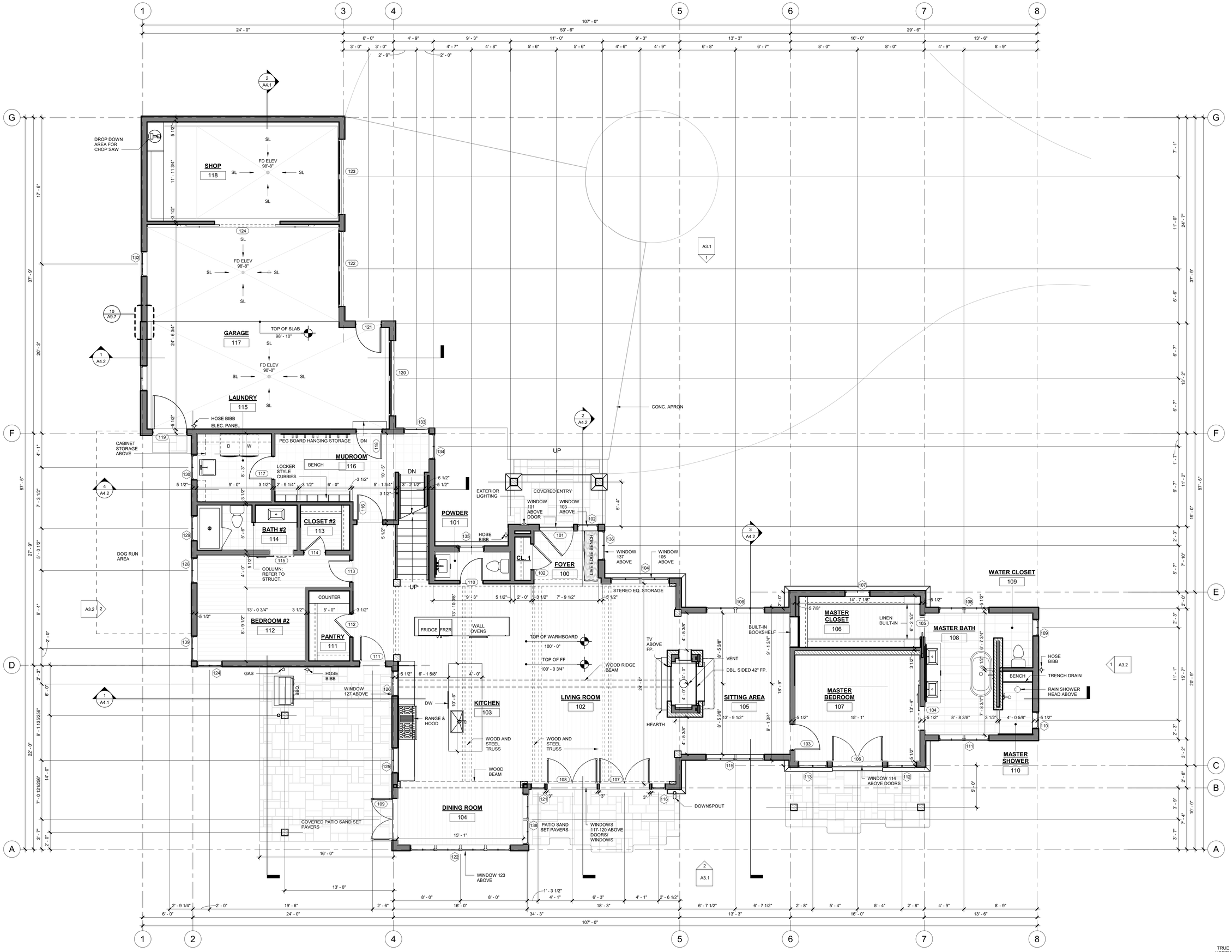
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
LOWER LEVEL
FLOOR PLAN

SHEET NO.
A2.1

9/20/2019 7:51:57 AM



1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

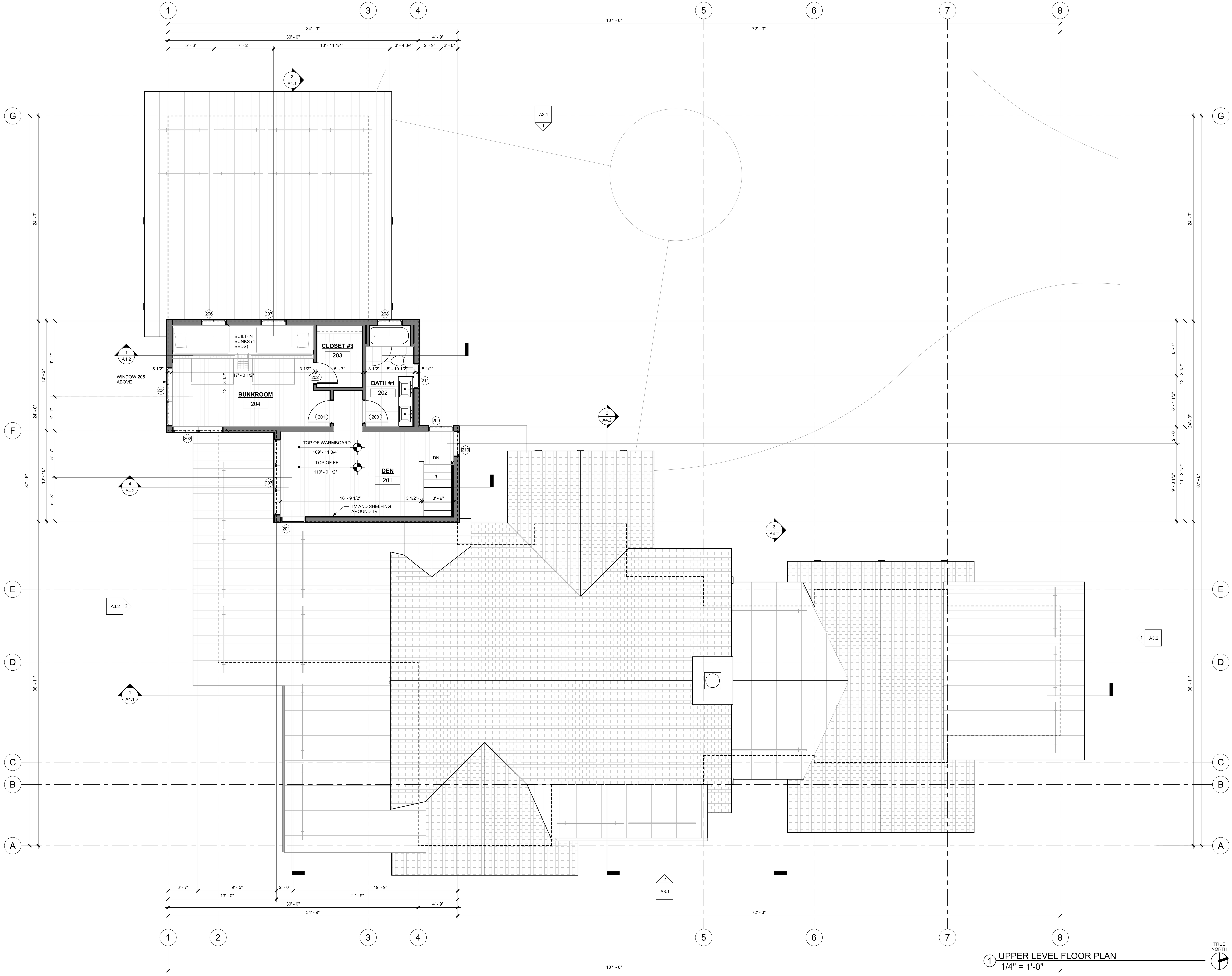
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
SD VE PRICING SET	06/26/19
SKETCH PLAN DRC	07/26/19
50% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
MAIN LEVEL FLOOR PLAN

SHEET NO.
A2.2

9/20/2019 7:52:02 AM



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO LICENSED ARCHITECT
ALFRED CHARLES LEISER
403237
SEP 20 2019

JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
SD VE PRICING SET	06/06/19
SKETCH PLAN DRC	07/26/19
50% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

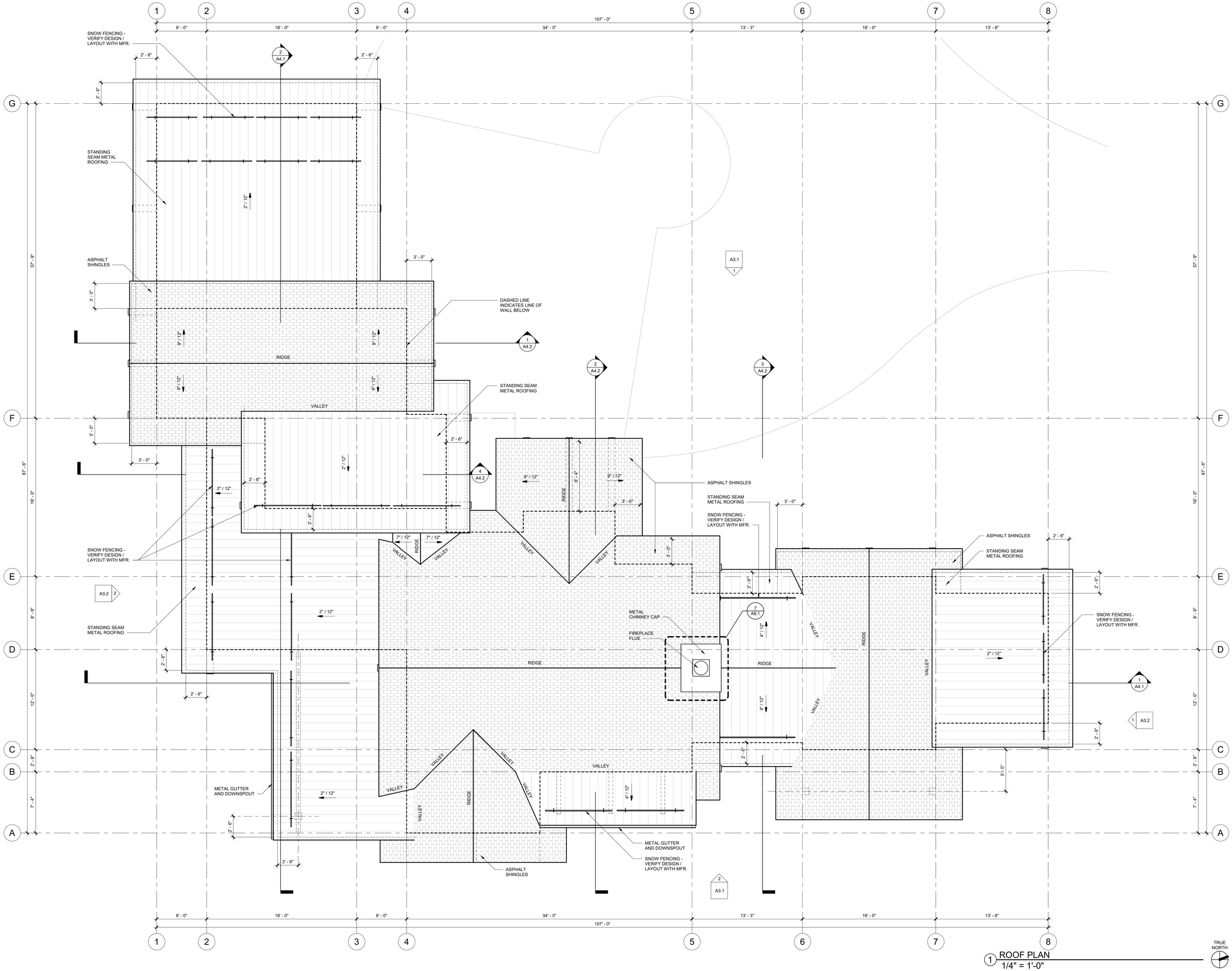
DRAWING TITLE

UPPER LEVEL FLOOR PLAN

SHEET NO.

A2.3

9/20/2019 7:52:05 AM



1 ROOF PLAN
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
REGISTERED
LICENSED ARCHITECT

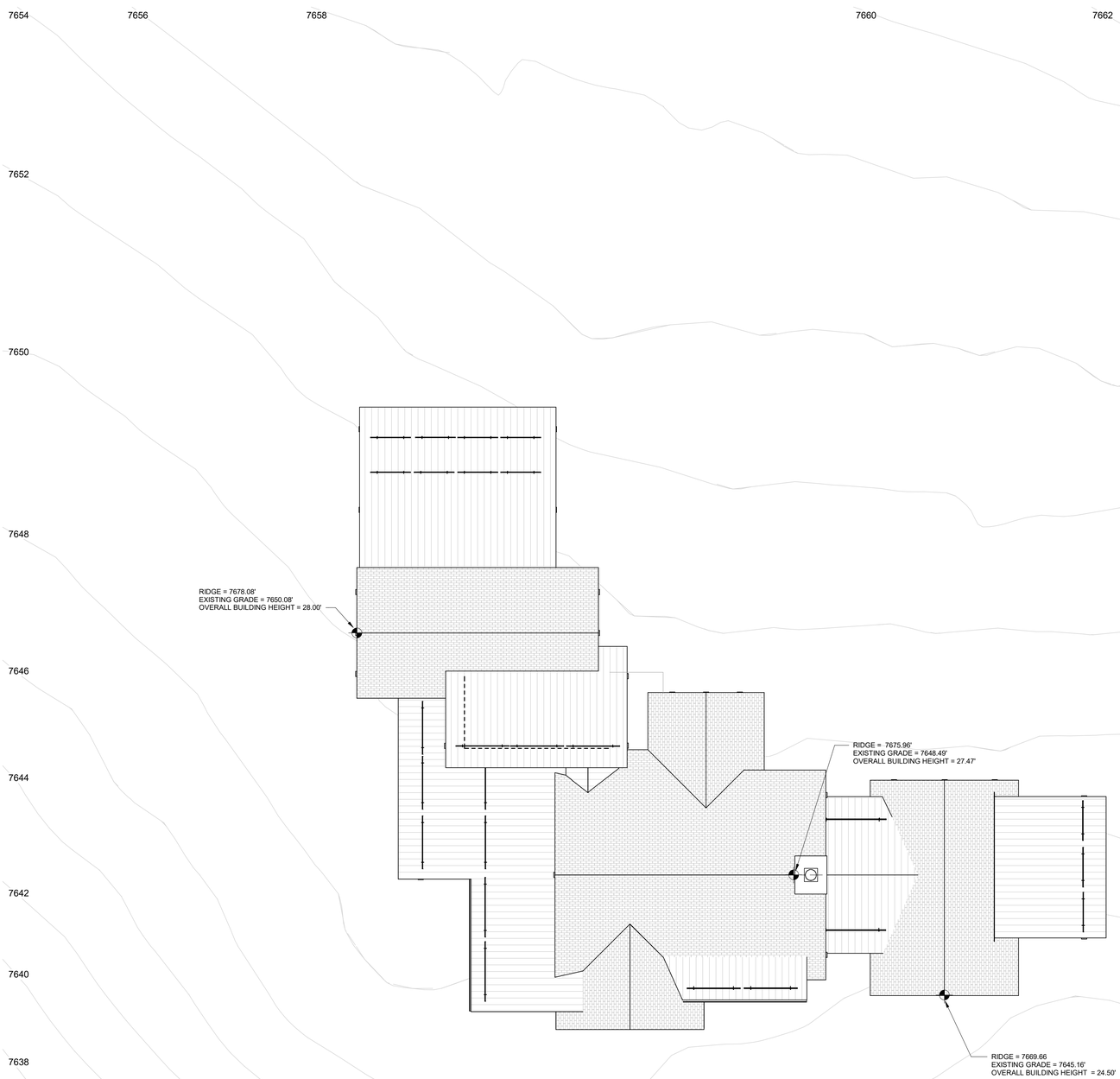
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
SD VE PRICING SET	06/06/19
SKETCH PLAN DRC	07/26/19
50% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
ROOF PLAN

SHEET NO.
A2.4

9/20/2019 7:52:07 AM



1 ROOF PLAN - BUILDING HEIGHT CALCULATION
1/8" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

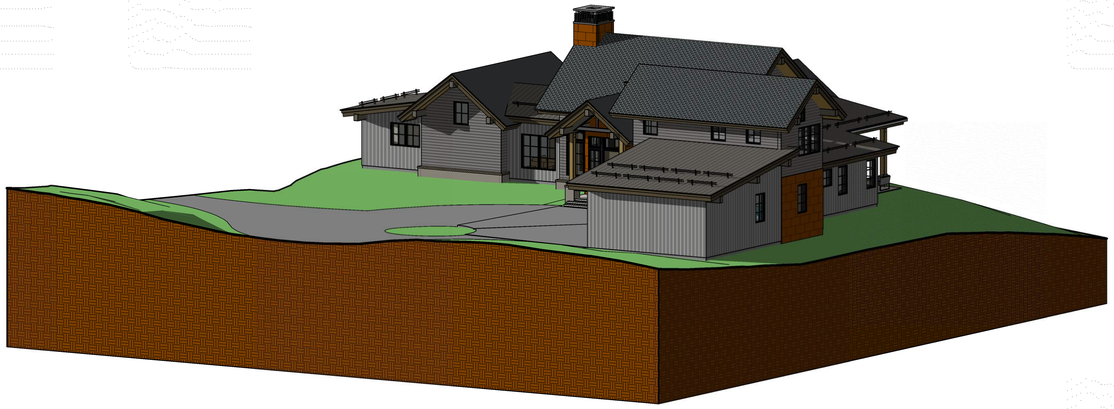
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

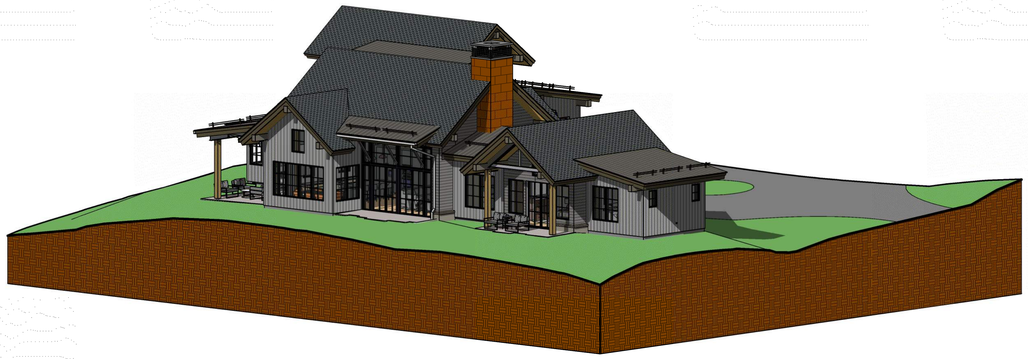
DRAWING TITLE
BUILDING HEIGHT CALCULATION

SHEET NO.
A2.5

9/20/2019 7:52:10 AM

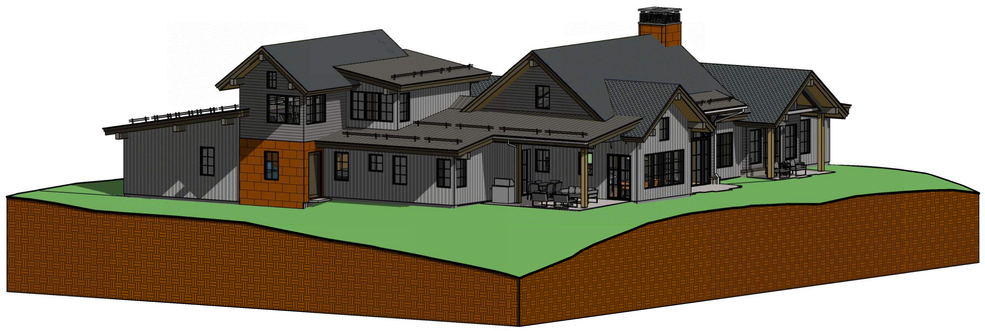


4 PERSPECTIVE - 4



2 PERSPECTIVE - 2

3 PERSPECTIVE - 3



1 PERSPECTIVE - 1

VERTICAL ARTS

ARCHITECTURE
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STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
50% DESIGN DEVELOPMENT	06/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE

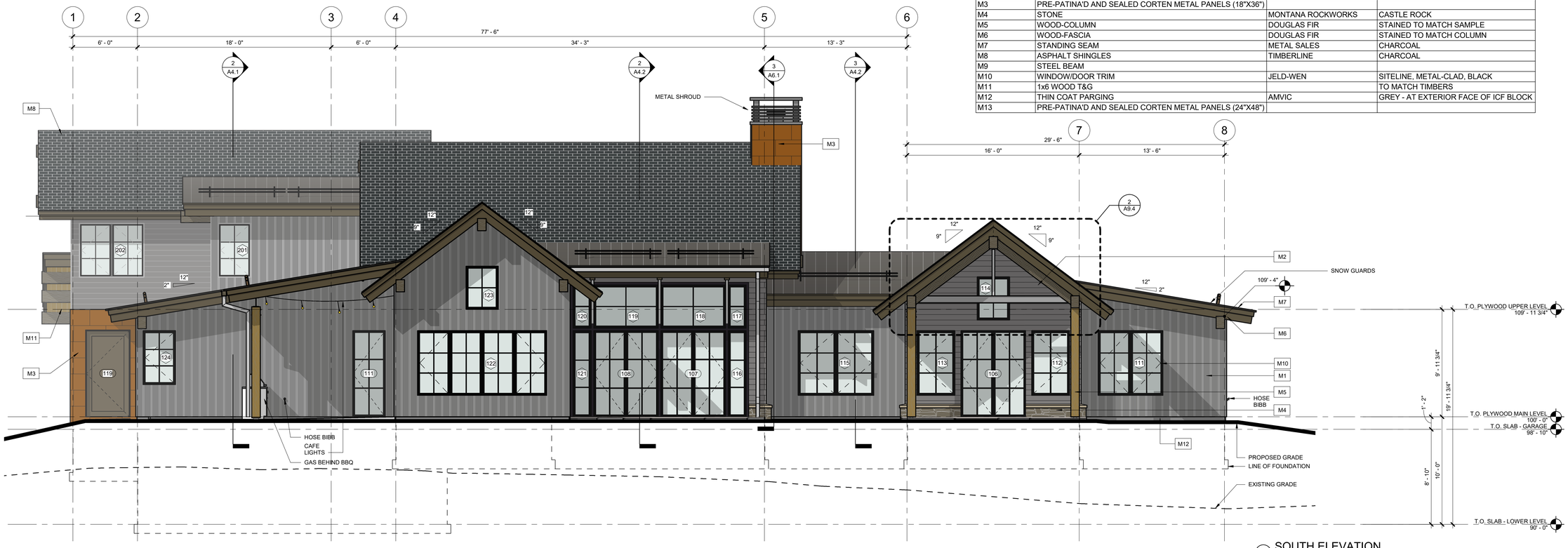
PERSPECTIVES

SHEET NO.

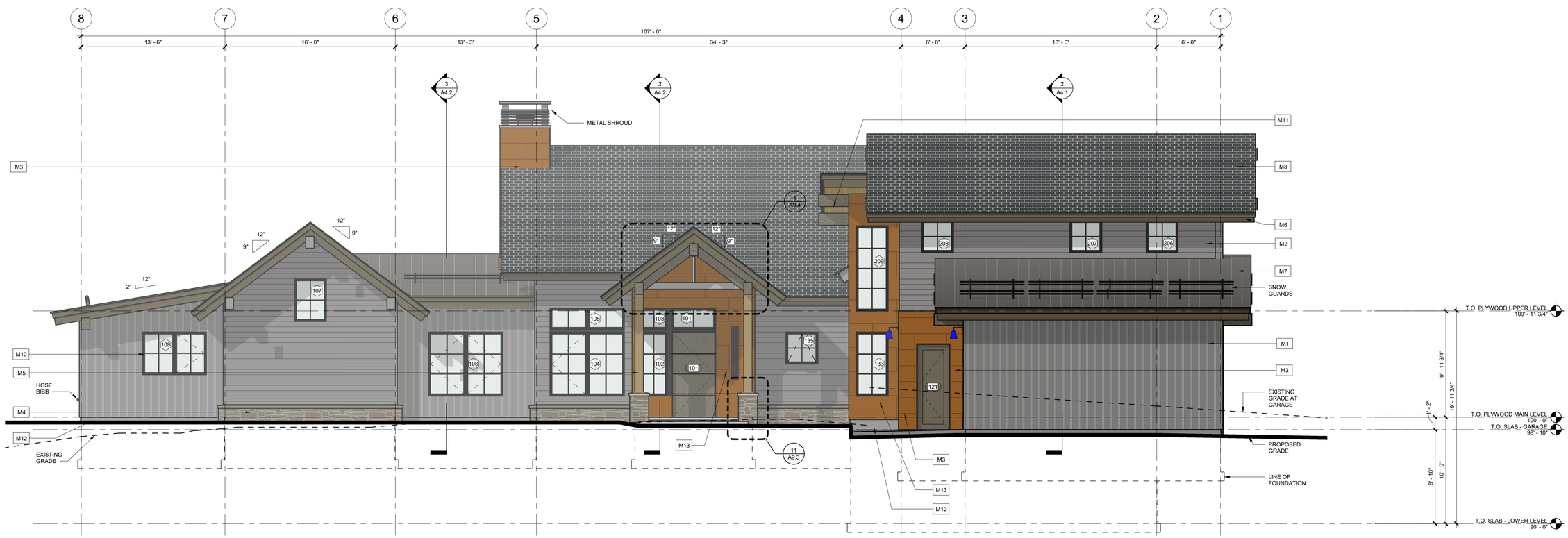
A3.0

9/20/2019 7:52:54 AM

EXTERIOR MATERIALS			
MARK	MATERIAL	MANUFACTURER	MODEL
M1	1x10 VERTICAL WOOD REVERSE BOARD AND BATTEN SIDING	HENDERSON CORPORATION	GREY WEATHERED
M2	1X6 HORIZONTAL WOOD SHIPLAP SIDING	HENDERSON CORPORATION	GREY WEATHERED
M3	PRE-PATINA'D AND SEALED CORTEN METAL PANELS (18"X36")		
M4	STONE	MONTANA ROCKWORKS	CASTLE ROCK
M5	WOOD-COLUMN	DOUGLAS FIR	STAINED TO MATCH SAMPLE
M6	WOOD-FASCIA	DOUGLAS FIR	STAINED TO MATCH COLUMN
M7	STANDING SEAM	METAL SALES	CHARCOAL
M8	ASPHALT SHINGLES	TIMBERLINE	CHARCOAL
M9	STEEL BEAM		
M10	WINDOW/DOOR TRIM	JELD-WEN	SITELINE, METAL-CLAD, BLACK
M11	1x6 WOOD T&G		TO MATCH TIMBERS
M12	THIN COAT PARGING	AMVIC	GREY - AT EXTERIOR FACE OF ICF BLOCK
M13	PRE-PATINA'D AND SEALED CORTEN METAL PANELS (24"X48")		



2 SOUTH ELEVATION
1/4" = 1'-0"



1 NORTH ELEVATION
1/4" = 1'-0"

VERTICAL ARTS
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STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
REGISTERED
LICENSED ARCHITECT

JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BID VE PRICING SET	06/26/19
SKETCH PLAN DRC	07/26/19
50% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

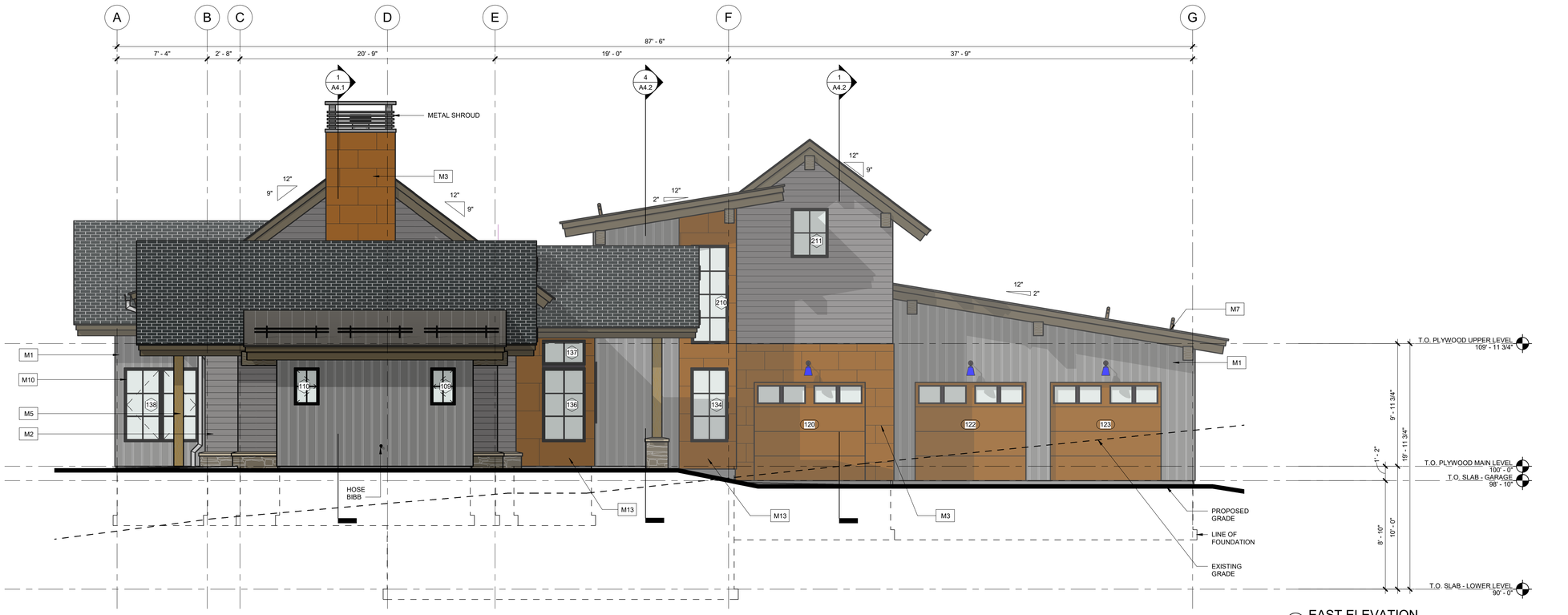
DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.1

9/20/2019 8:46:16 AM

EXTERIOR MATERIALS			
MARK	MATERIAL	MANUFACTURER	MODEL
M1	1x10 VERTICAL WOOD REVERSE BOARD AND BATTEN SIDING	HENDERSON CORPORATION	GREY WEATHERED
M2	1X6 HORIZONTAL WOOD SHIPLAP SIDING	HENDERSON CORPORATION	GREY WEATHERED
M3	PRE-PATINA'D AND SEALED CORTEN METAL PANELS (18"X36")		
M4	STONE	MONTANA ROCKWORKS	CASTLE ROCK
M5	WOOD-COLUMN	DOUGLAS FIR	STAINED TO MATCH SAMPLE
M6	WOOD-FASCIA	DOUGLAS FIR	STAINED TO MATCH COLUMN
M7	STANDING SEAM	METAL SALES	CHARCOAL
M8	ASPHALT SHINGLES	TIMBERLINE	CHARCOAL
M9	STEEL BEAM		
M10	WINDOW/DOOR TRIM	JELD-WEN	SITELINE, METAL-CLAD, BLACK
M11	1x6 WOOD T&G		TO MATCH TIMBERS
M12	THIN COAT PARGING	AMVIC	GREY - AT EXTERIOR FACE OF ICF BLOCK
M13	PRE-PATINA'D AND SEALED CORTEN METAL PANELS (24"X48")		

2 WEST ELEVATION
1/4" = 1'-0"



1 EAST ELEVATION
1/4" = 1'-0"

VERTICAL ARTS
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ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

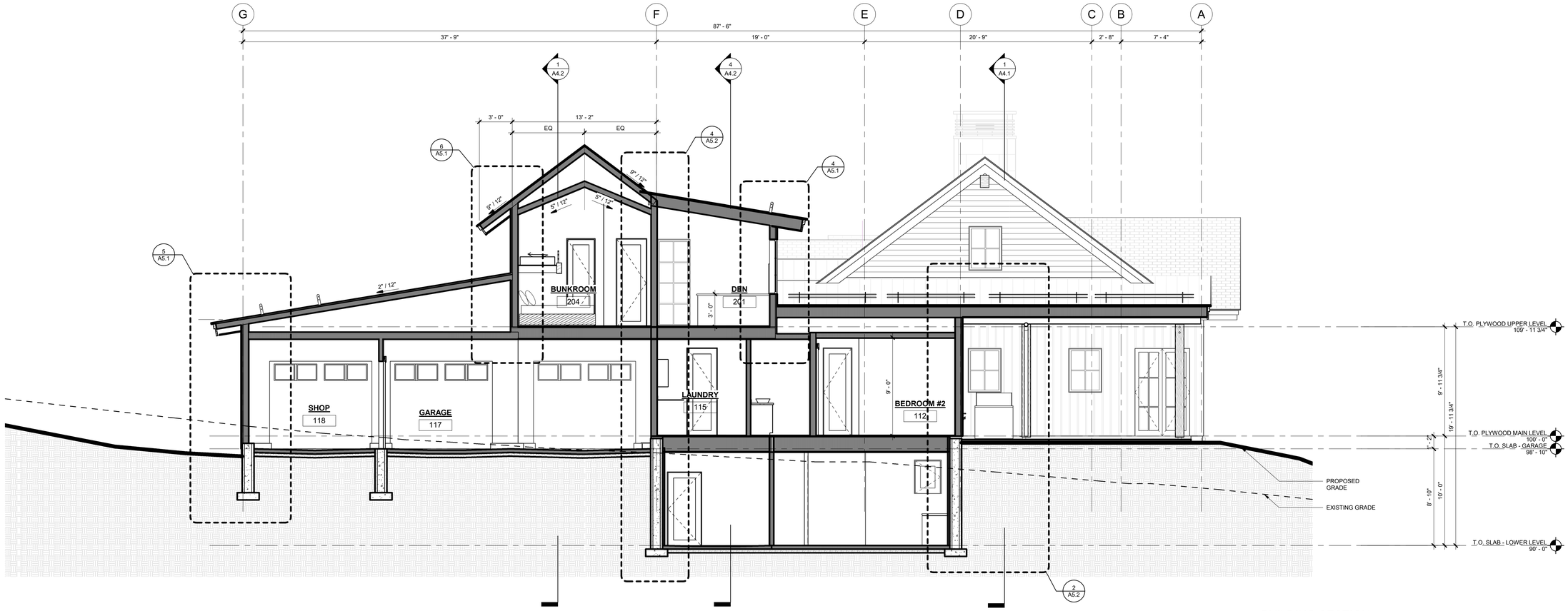
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
SD/ VE PRICING SET	06/06/19
SKETCH PLAN DRC	07/26/19
PWNL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

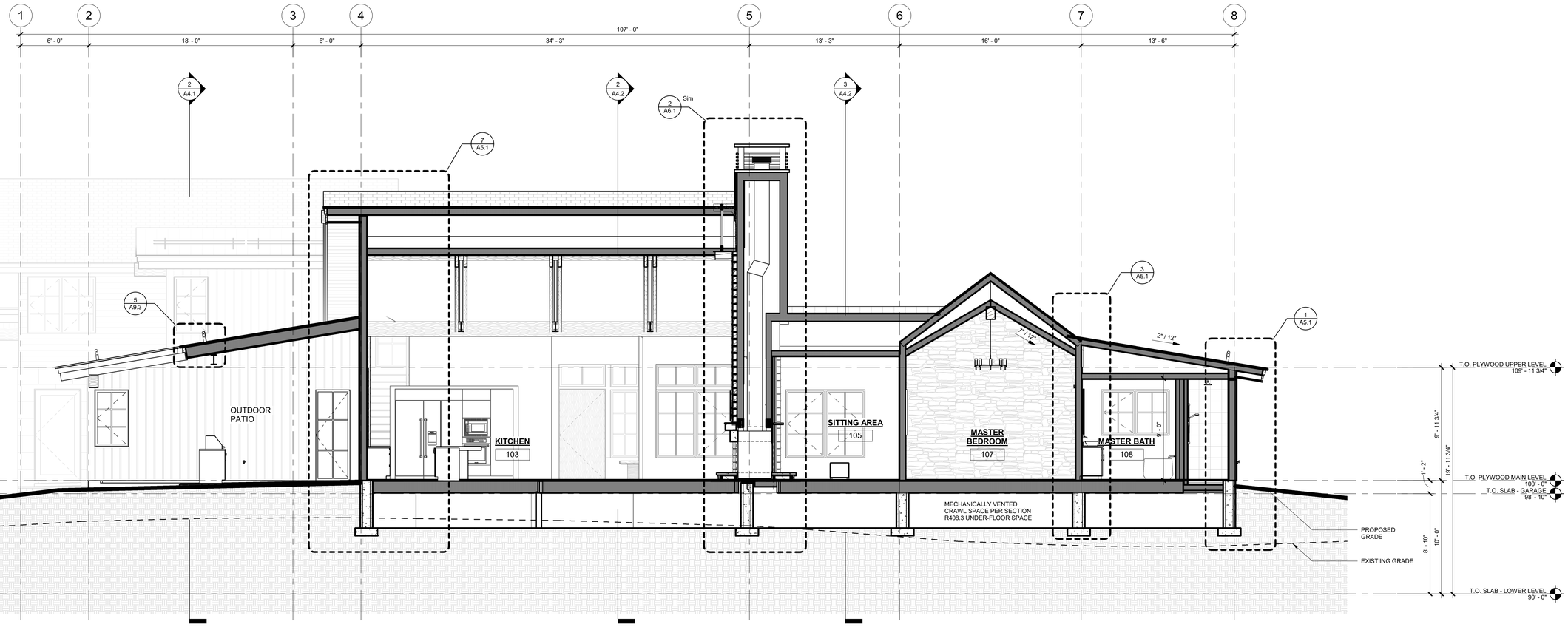
DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NO.
A3.2

9/20/2019 8:46:27 AM



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



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

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
803237
LICENSED ARCHITECT

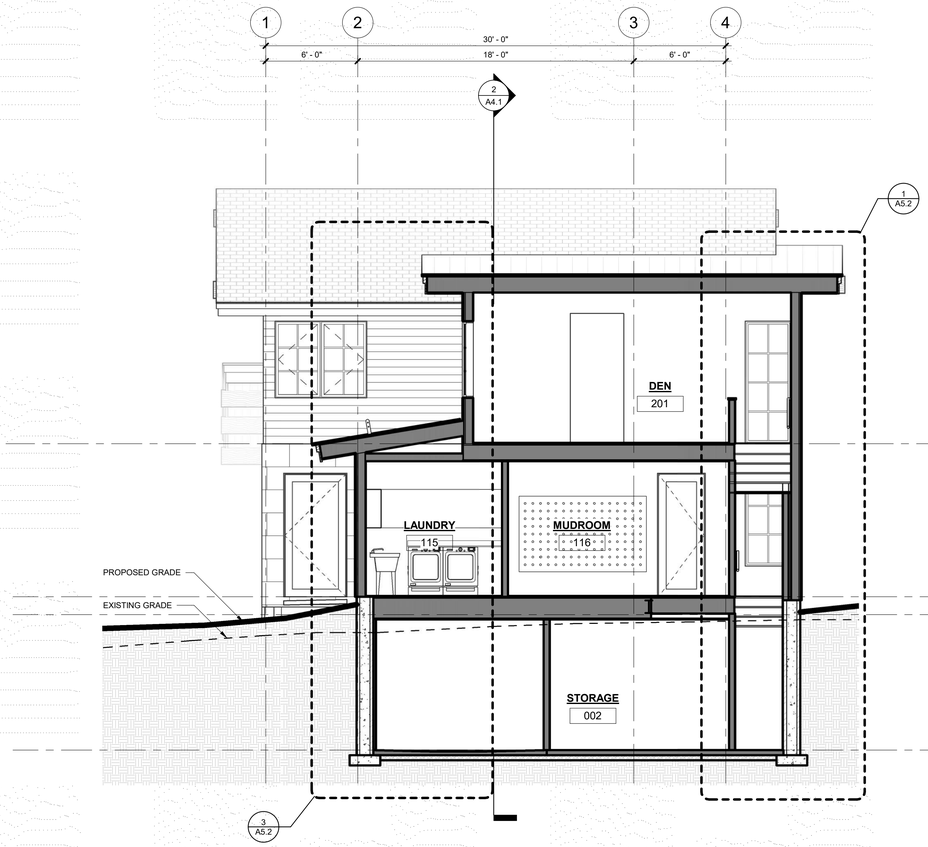
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
SKETCH PLAN DRC	07/29/19
50% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

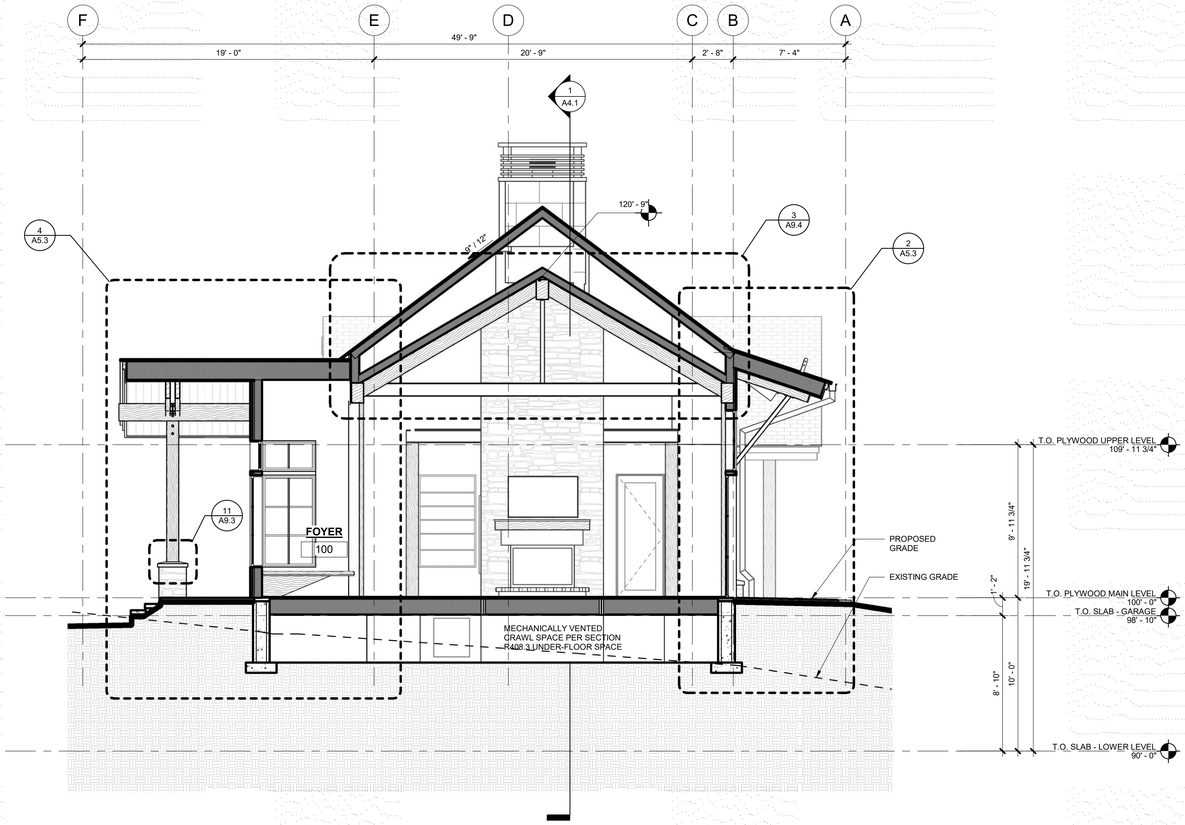
DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
A4.1

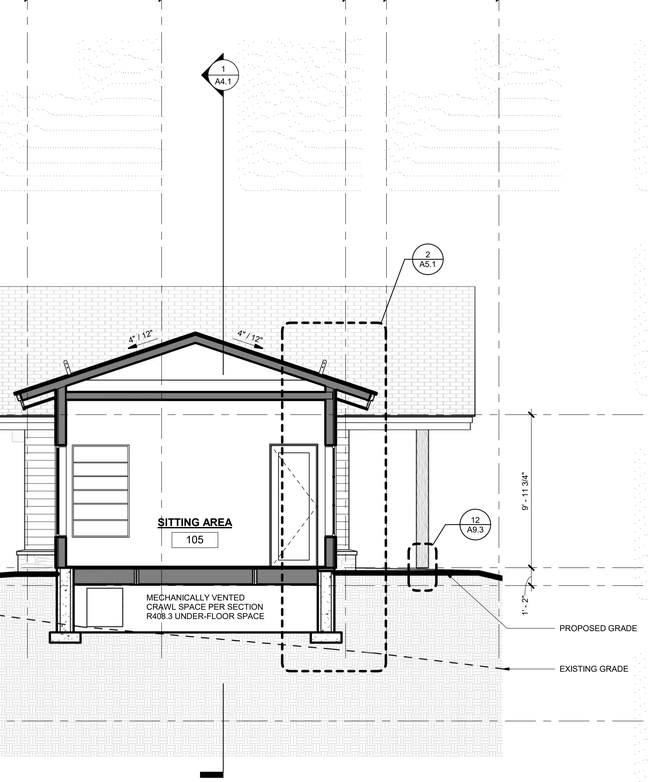
9/20/2019 8:53:23 AM



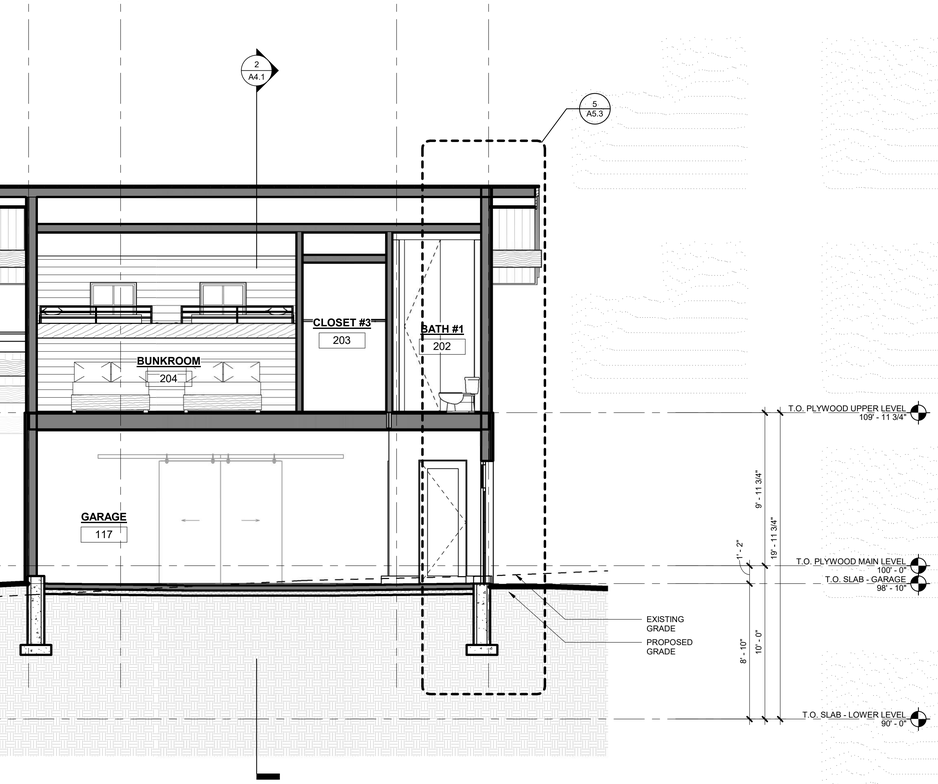
4 BUILDING SECTION
1/4" = 1'-0"



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



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



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

VERTICAL ARTS
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INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

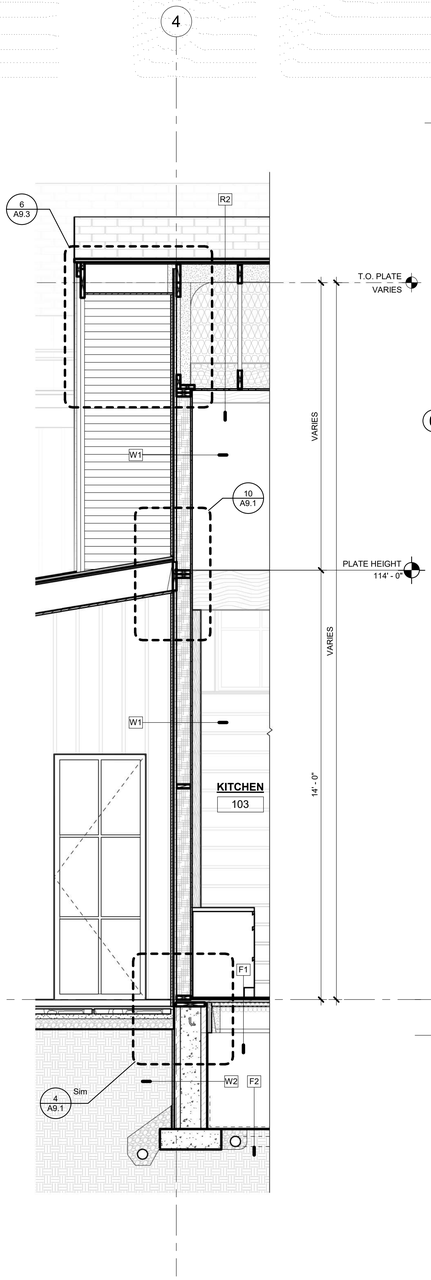
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
SKETCH PLAN DRC	07/26/19
90% DESIGN DEVELOPMENT	08/13/19
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

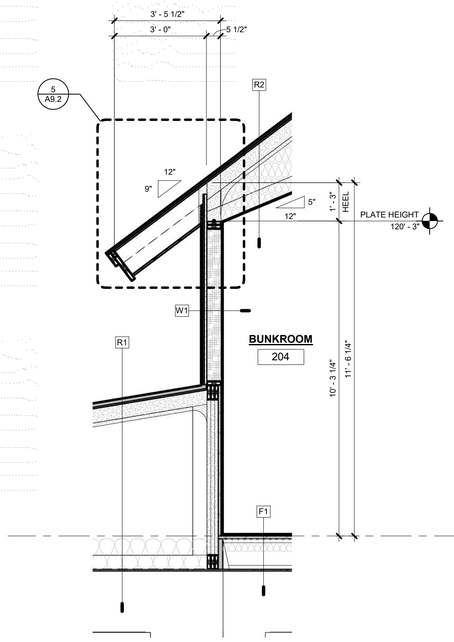
DRAWING TITLE
BUILDING SECTIONS

SHEET NO.
A4.2

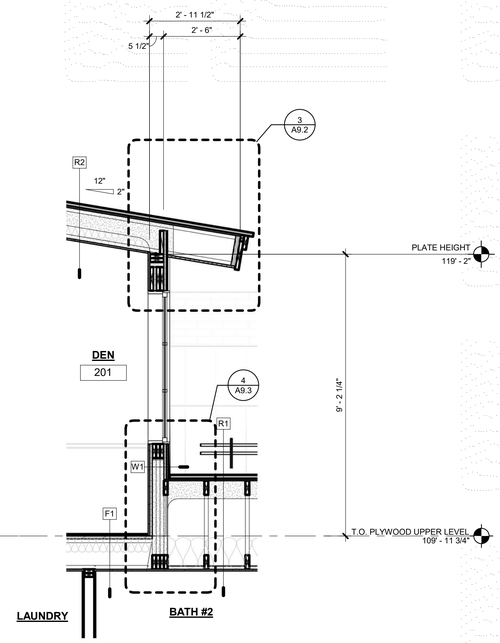
9/20/2019 7:53:43 AM



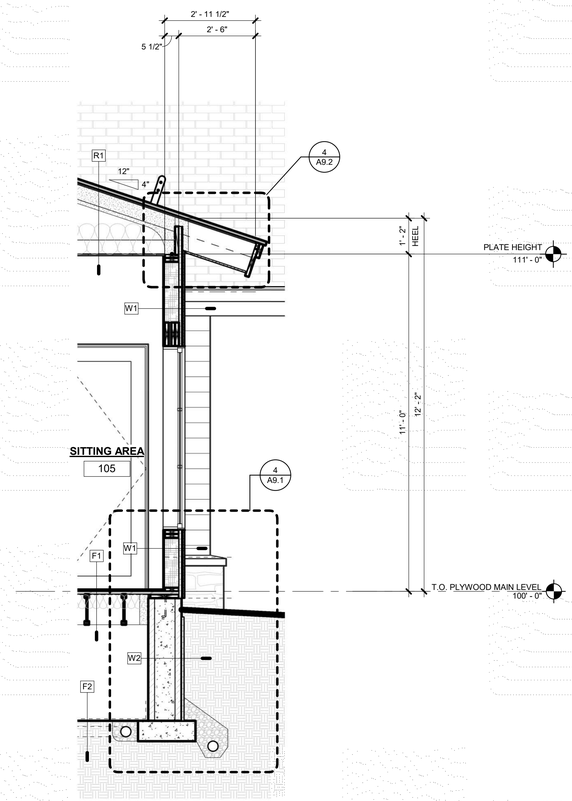
7 WALL SECTION
1/2" = 1'-0"



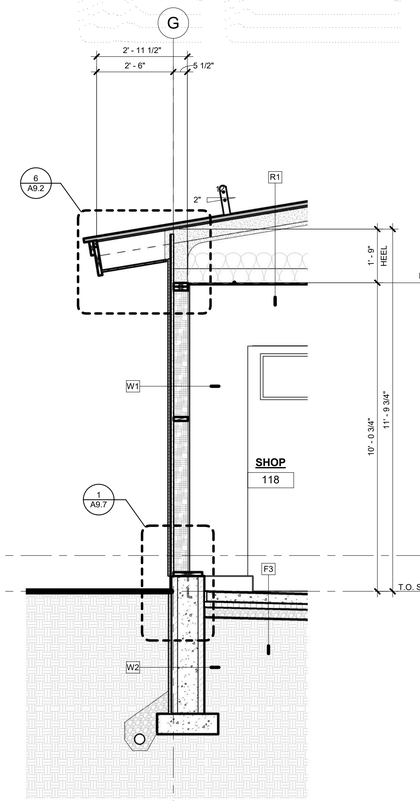
5 WALL SECTION
1/2" = 1'-0"



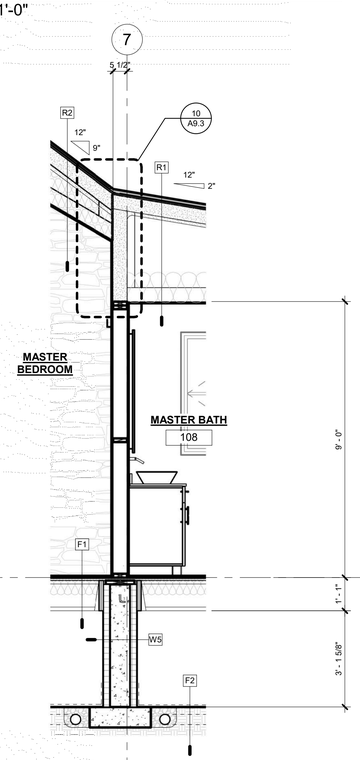
3 WALL SECTION
1/2" = 1'-0"



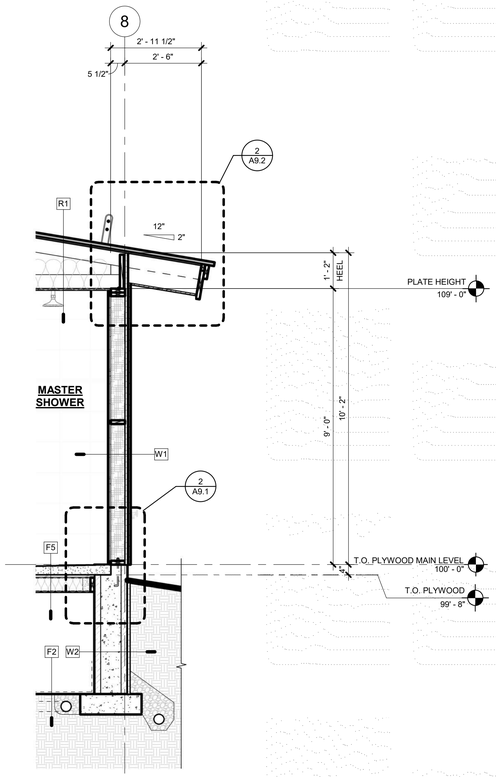
1 WALL SECTION
1/2" = 1'-0"



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



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



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

WALL, FLOOR AND ROOF ASSEMBLIES

R1 ROOF ASSEMBLY - 1

- ROOFING FINISH MATERIAL
  - a. REFER PLANS & ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
  - b. INSTALL ALL ROOFING MATERIAL AS PER MFR.
- ICE AND WATERSHIELD
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN. AS PER 2015 I.E.C.C.
- BATT INSULATION
  - a. PROVIDE 12" BATT INSULATION AT BOTTOM CHORD OF ROOF TRUSS
- FINISH CEILING

R2 ROOF ASSEMBLY - 2

- ROOFING FINISH MATERIAL
  - a. REFER PLANS & ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
  - b. INSTALL ALL ROOFING MATERIAL AS PER MFR.
- ICE AND WATERSHIELD
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN. AS PER 2015 I.E.C.C.
- BATT INSULATION
  - a. FILL ENTIRE VOID BETWEEN APPLIED CEILING/BOTTOM TRUSS CHORD WITH BATT INSULATION
- FINISH CEILING

W1 WALL ASSEMBLY - 1

- EXTERIOR FINISH MATERIAL
  - a. REFER ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
- INSULATED SHEATHING SYSTEM (1 1/2" THICK)
  - a. INTEGRAL WEATHER BARRIER
  - b. 1/2" SHEATHING
  - c. 1" RIGID INSULATION (R-5 MIN. AS PER 2015 I.E.C.C.)
- WOOD WALL FRAMING (REF. STRUCT.)
  - a. FIREBLOCKING AS REQ'D)
- BLOWN IN FIBERGLASS INSULATION
  - a. R-21 MIN. AS PER 2015 I.E.C.C.
- INTERIOR FINISH

W2 WALL ASSEMBLY - 2

- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-22 OVERALL VALUE OF WALL SYSTEM (R-15 / R-19 MIN. AS PER 2015 I.E.C.C.)

W3 WALL ASSEMBLY - 3

- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-22 OVERALL VALUE OF WALL SYSTEM (R-15 / R-19 MIN. AS PER 2015 I.E.C.C.)
- 2x WOOD FURRING WITH FIREBLOCKING AS APPLICABLE (REF. PLANS)
- 5/8" GYP. BD. (AS APPLICABLE)

W4 WALL ASSEMBLY - 4

- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-15 / R-19 MIN. AS PER 2015 I.E.C.C. (R-22 OVERALL VALUE OF WALL SYSTEM)

W5 WALL ASSEMBLY - 5

- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-15 / R-19 MIN. AS PER 2015 I.E.C.C. (R-22 OVERALL VALUE OF WALL SYSTEM)

F1 FLOOR ASSEMBLY - 1

- FINISH FLOORING
  - a. REFER PLANS FOR FINISH TYPES AND LOCATIONS
- 1 1/8" STRUCTURAL, T&G RADIANT SUBFLOOR PANEL (REFER STRUCT.)
- R-19 BATT INSULATION
- WOOD FLOOR FRAMING (REF. STRUCT.)
- FINISH CEILING (AS APPLICABLE)

F2 FLOOR ASSEMBLY - 2

- CLASS I VAPOR BARRIER
  - a. OVELAP ALL JOINTS 6" MIN., TAPE AND SEAL
  - b. EXTEND EDGES UP STEM WALL AND ATTACH
- INTERIOR CRAWL SPACE DRAINAGE SYSTEM
  - a. REFER SOILS REPORT

F3 FLOOR ASSEMBLY - 3

- 4" SLOPED AND SEALED CONCRETE SLAB (REF. STRUCT.)
- RIGID INSULATION
  - a. R-10 MIN. AS PER 2015 I.E.C.C.
- VAPOR BARRIER (REFER SOILD REPORT)
- GRANULAR FILL (REF. SOILS REPORT)

F4 FLOOR ASSEMBLY - 4

- 4" CONCRETE SLAB (REF. STRUCT.)
  - a. SLOPE TO DRAIN AT MECHANICAL ROOM
- RIGID INSULATION (R-10)
- VAPOR BARRIER (REFER SOILD REPORT)
- GRANULAR FILL (REF. SOILS REPORT)

F5 FLOOR ASSEMBLY - 5

- SHOWER FLOOR FINISH
- SLOPED MORTAR BED
- WIRE MESH REINFORCEMENT
- WATERPROOFING MEMBRANE
- SLOPED LATEX MODIFIED MORTAR BED
- BUILDING FELT
- PLYWOOD SHEATHING (REF. STRUCT.)
- DROPPED WOOD FLOOR FRAMING (REF. STRUCT.)
- BATT INSULATION

VERTICAL ARTS
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STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

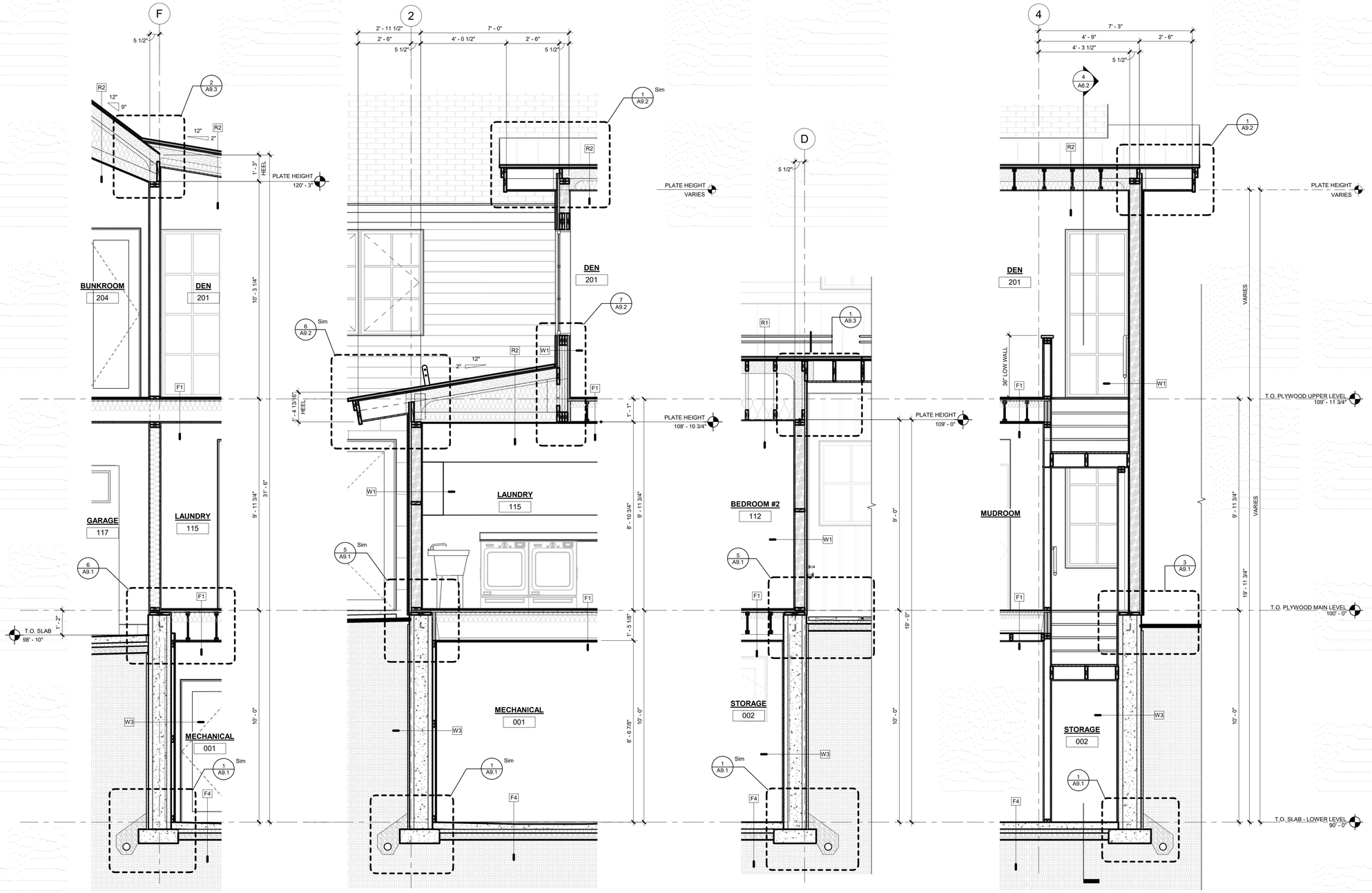
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.1

9/20/2019 7:53:52 AM



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

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

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

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

WALL, FLOOR AND ROOF ASSEMBLIES

R1 ROOF ASSEMBLY - 1
- ROOFING FINISH MATERIAL
  - a. REFER PLANS & ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
  - b. INSTALL ALL ROOFING MATERIAL AS PER MFR.
- ICE AND WATERSHIELD
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN. AS PER 2015 I.E.C.C.
- BATT INSULATION
  - a. PROVIDE 12" BATT INSULATION AT BOTTOM CHORD OF ROOF TRUSS
- FINISH CEILING

R2 ROOF ASSEMBLY - 2
- ROOFING FINISH MATERIAL
  - a. REFER PLANS & ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
  - b. INSTALL ALL ROOFING MATERIAL AS PER MFR.
- ICE AND WATERSHIELD
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  - a. R-49 MIN. AS PER 2015 I.E.C.C.
- BATT INSULATION
  - a. FILL ENTIRE VOID BETWEEN APPLIED CEILING/BOTTOM TRUSS CHORD WITH BATT INSULATION
- FINISH CEILING

W1 WALL ASSEMBLY - 1
- EXTERIOR FINISH MATERIAL
  - a. REFER ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
- INSULATED SHEATHING SYSTEM (1 1/2" THICK)
  - a. INTEGRAL WEATHER BARRIER
  - b. 1/2" SHEATHING
  - c. 1" RIGID INSULATION (R-5 MIN. AS PER 2015 I.E.C.C.)
- WOOD WALL FRAMING (REF. STRUCT.)
  - a. FIREBLOCKING AS REQ'D)
- BLOWN IN FIBERGLASS INSULATION
  - a. R-21 MIN. AS PER 2015 I.E.C.C.
- INTERIOR FINISH

W2 WALL ASSEMBLY - 2
- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-22 OVERALL VALUE OF WALL SYSTEM (R-15 / R-19 MIN. AS PER 2015 I.E.C.C.)

W3 WALL ASSEMBLY - 3
- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-22 OVERALL VALUE OF WALL SYSTEM (R-15 / R-19 MIN. AS PER 2015 I.E.C.C.)
- 2x WOOD FURRING WITH FIREBLOCKING AS APPLICABLE (REF. PLANS)
- 5/8" GYP. BD. (AS APPLICABLE)

W4 WALL ASSEMBLY - 4
- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-15 / R-19 MIN. AS PER 2015 I.E.C.C. (R-22 OVERALL VALUE OF WALL SYSTEM)

W5 WALL ASSEMBLY - 5
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  - a. R-15 / R-19 MIN. AS PER 2015 I.E.C.C. (R-22 OVERALL VALUE OF WALL SYSTEM)

F1 FLOOR ASSEMBLY - 1
- FINISH FLOORING
  - a. REFER PLANS FOR FINISH TYPES AND LOCATIONS
- 1 1/8" STRUCTURAL, T&G RADIANT SUBFLOOR PANEL (REFER STRUCT.)
- R-19 BATT INSULATION
- WOOD FLOOR FRAMING (REF. STRUCT.)
- FINISH CEILING (AS APPLICABLE)

F2 FLOOR ASSEMBLY - 2
- CLASS I VAPOR BARRIER
  - a. OVELAP ALL JOINTS 6" MIN., TAPE AND SEAL.
  - b. EXTEND EDGES UP STEM WALL AND ATTACH
- INTERIOR CRAWL SPACE DRAINAGE SYSTEM
  - a. REFER SOILS REPORT

F3 FLOOR ASSEMBLY - 3
- 4" SLOPED AND SEALED CONCRETE SLAB (REF. STRUCT.)
- RIGID INSULATION
  - a. R-10 MIN. AS PER 2015 I.E.C.C.
- VAPOR BARRIER (REFER SOILD REPORT)
- GRANULAR FILL (REF. SOILS REPORT)

F4 FLOOR ASSEMBLY - 4
- 4" CONCRETE SLAB (REF. STRUCT.)
  - a. SLOPE TO DRAIN AT MECHANICAL ROOM
- RIGID INSULATION (R-10)
- VAPOR BARRIER (REFER SOILD REPORT)
- GRANULAR FILL (REF. SOILS REPORT)

F5 FLOOR ASSEMBLY - 5
- SHOWER FLOOR FINISH
- SLOPED MORTAR BED
- WIRE MESH REINFORCEMENT
- WATERPROOFING MEMBRANE
- SLOPED LATEX MODIFIED MORTAR BED
- BUILDING FELT
- PLYWOOD SHEATHING (REF. STRUCT.)
- DROPPED WOOD FLOOR FRAMING (REF. STRUCT.)
- BATT INSULATION

VERTICAL ARTS
ARCHITECTURE
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STATE OF COLORADO
ALFRED CHARLES LEISER
803237
REGISTERED
LICENSED ARCHITECT

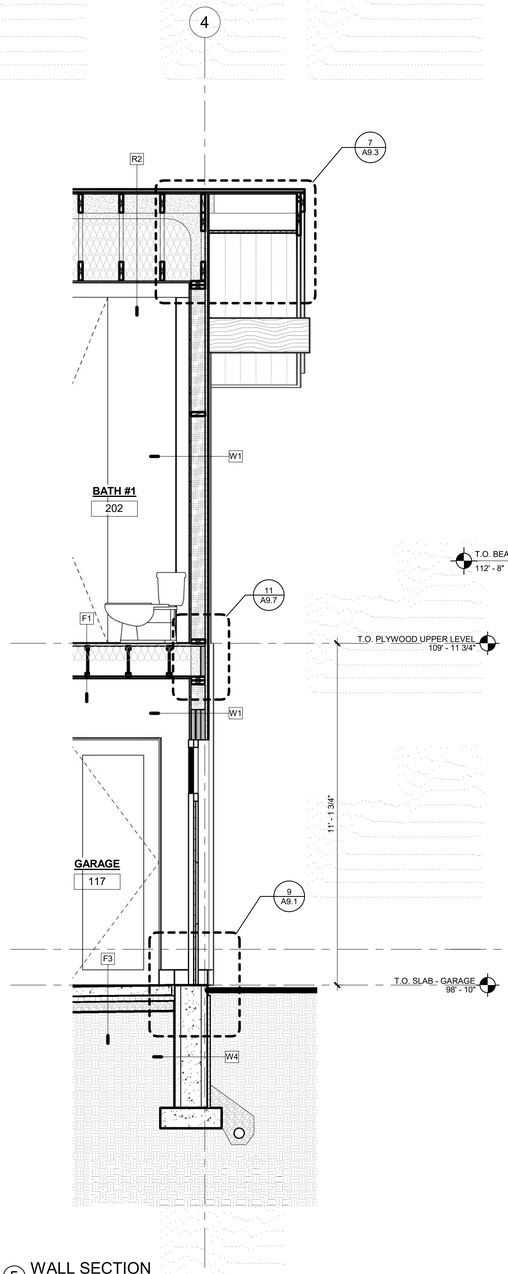
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/2019

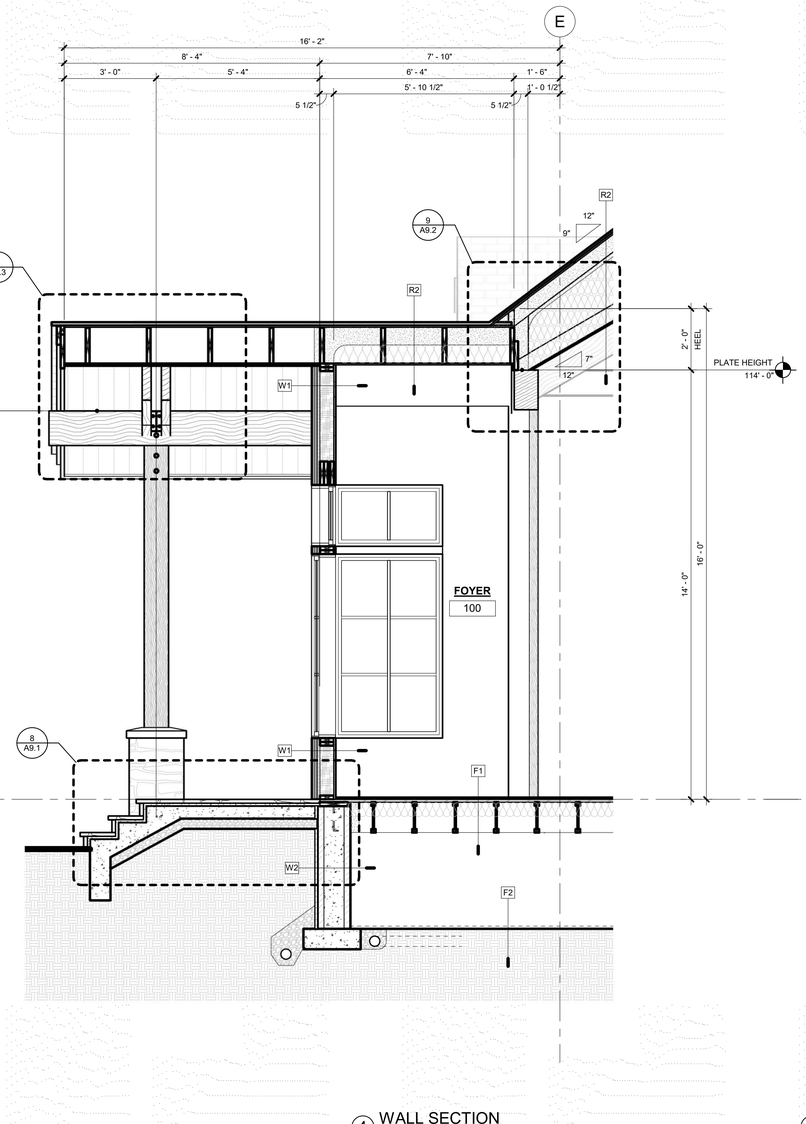
DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.2

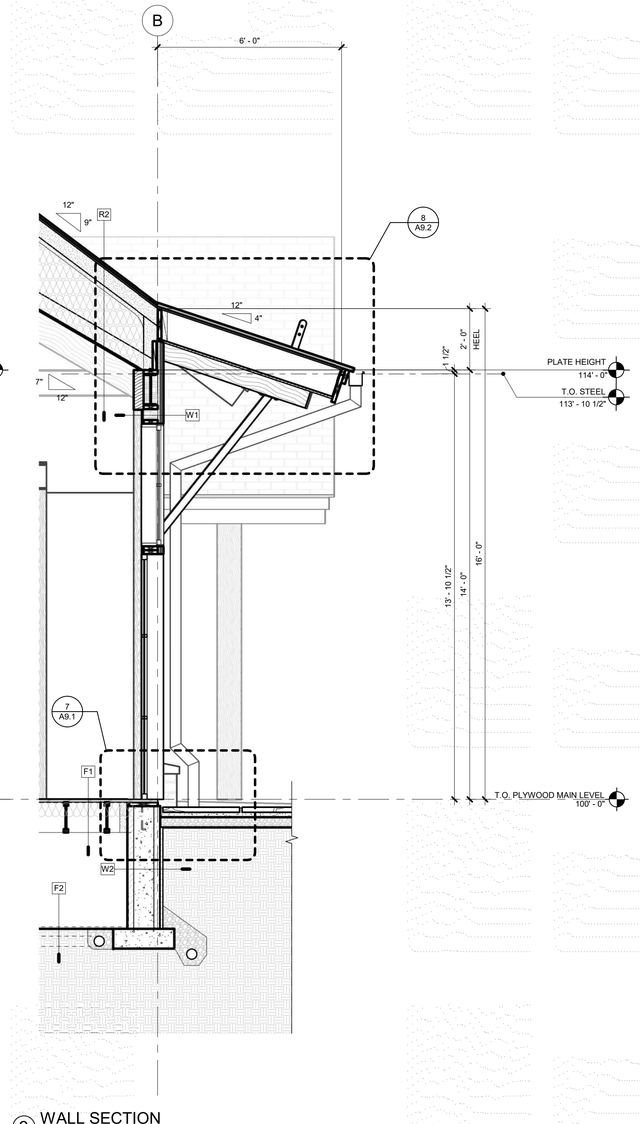
9/20/2019 7:54:00 AM



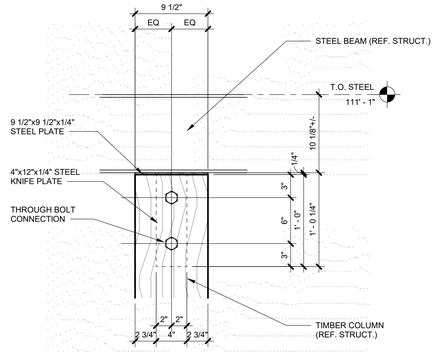
5 WALL SECTION
1/2" = 1'-0"



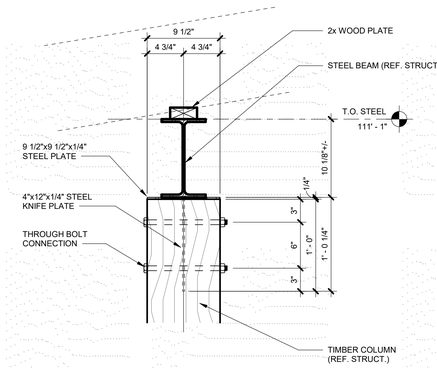
4 WALL SECTION
1/2" = 1'-0"



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



3 STEEL BEAM / WOOD COLUMN DETAIL - 2
1 1/2" = 1'-0"



1 STEEL BEAM / WOOD COLUMN DETAIL - 1
1 1/2" = 1'-0"

WALL, FLOOR AND ROOF ASSEMBLIES

R1 ROOF ASSEMBLY - 1
- ROOFING FINISH MATERIAL
  a. REFER PLANS & ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
  b. INSTALL ALL ROOFING MATERIAL AS PER MFR.
- ICE AND WATERSHIELD
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  a. R-49 MIN. AS PER 2015 I.E.C.C.
- BATT INSULATION
  a. PROVIDE 12" BATT INSULATION AT BOTTOM CHORD OF ROOF TRUSS
- FINISH CEILING

R2 ROOF ASSEMBLY - 2
- ROOFING FINISH MATERIAL
  a. REFER PLANS & ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
  b. INSTALL ALL ROOFING MATERIAL AS PER MFR.
- ICE AND WATERSHIELD
- ROOF FRAMING (REF. STRUCT.)
- CLOSED CELL SPRAY FOAM INSULATION
  a. R-49 MIN. AS PER 2015 I.E.C.C.
- BATT INSULATION
  a. FILL ENTIRE VOID BETWEEN APPLIED CEILING/BOTTOM TRUSS CHORD WITH BATT INSULATION
- FINISH CEILING

W1 WALL ASSEMBLY - 1
- EXTERIOR FINISH MATERIAL
  a. REFER ELEVATIONS FOR MATERIAL TYPES AND LOCATIONS
- INSULATED SHEATHING SYSTEM (1 1/2" THICK)
  a. INTEGRAL WEATHER BARRIER
  b. 1/2" SHEATHING
  c. 1" RIGID INSULATION (R-5 MIN. AS PER 2015 I.E.C.C.)
- WOOD WALL FRAMING (REF. STRUCT.)
  a. FIREBLOCKING AS REQ'D)
- BLOWN IN FIBERGLASS INSULATION
  a. R-21 MIN. AS PER 2015 I.E.C.C.
- INTERIOR FINISH

W2 WALL ASSEMBLY - 2
- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  a. R-22 OVERALL VALUE OF WALL SYSTEM (R-15 / R-19 MIN. AS PER 2015 I.E.C.C.)

W3 WALL ASSEMBLY - 3
- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  a. R-22 OVERALL VALUE OF WALL SYSTEM (R-15 / R-19 MIN. AS PER 2015 I.E.C.C.)
- 2x WOOD FURRING WITH FIREBLOCKING AS APPLICABLE (REF. PLANS)
- 5/8" GYP. BD. (AS APPLICABLE)

W4 WALL ASSEMBLY - 4
- DRAINAGE / PROTECTION BOARD
- MEMBRANE WATERPROOFING AS PER ICF MANUFACTURER
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  a. R-15 / R-19 MIN. AS PER 2015 I.E.C.C. (R-22 OVERALL VALUE OF WALL SYSTEM)

W5 WALL ASSEMBLY - 5
- INSULATED CONCRETE FOUNDATION WALL (ICF)
  a. R-15 / R-19 MIN. AS PER 2015 I.E.C.C. (R-22 OVERALL VALUE OF WALL SYSTEM)

F1 FLOOR ASSEMBLY - 1
- FINISH FLOORING
  a. REFER PLANS FOR FINISH TYPES AND LOCATIONS
- 1 1/8" STRUCTURAL, T&G RADIANT SUBFLOOR PANEL (REFER STRUCT.)
- R-19 BATT INSULATION
- WOOD FLOOR FRAMING (REF. STRUCT.)
- FINISH CEILING (AS APPLICABLE)

F2 FLOOR ASSEMBLY - 2
- CLASS I VAPOR BARRIER
  a. OVELAP ALL JOINTS 6" MIN., TAPE AND SEAL.
  b. EXTEND EDGES UP STEM WALL AND ATTACH
- INTERIOR CRAWL SPACE DRAINAGE SYSTEM
  a. REFER SOILS REPORT

F3 FLOOR ASSEMBLY - 3
- 4" SLOPED AND SEALED CONCRETE SLAB (REF. STRUCT.)
- RIGID INSULATION
  a. R-10 MIN. AS PER 2015 I.E.C.C.
- VAPOR BARRIER (REFER SOILD REPORT)
- GRANULAR FILL (REF. SOILS REPORT)

F4 FLOOR ASSEMBLY - 4
- 4" CONCRETE SLAB (REF. STRUCT.)
  a. SLOPE TO DRAIN AT MECHANICAL ROOM
- RIGID INSULATION (R-10)
- VAPOR BARRIER (REFER SOILD REPORT)
- GRANULAR FILL (REF. SOILS REPORT)

F5 FLOOR ASSEMBLY - 5
- SHOWER FLOOR FINISH
- SLOPED MORTAR BED
- WIRE MESH REINFORCEMENT
- WATERPROOFING MEMBRANE
- SLOPED LATEX MODIFIED MORTAR BED
- BUILDING FELT
- PLYWOOD SHEATHING (REF. STRUCT.)
- DROPPED WOOD FLOOR FRAMING (REF. STRUCT.)
- BATT INSULATION

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
REGISTERED
LICENSED ARCHITECT

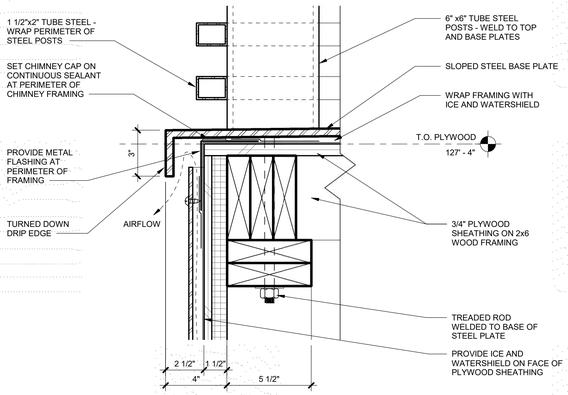
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/20/19

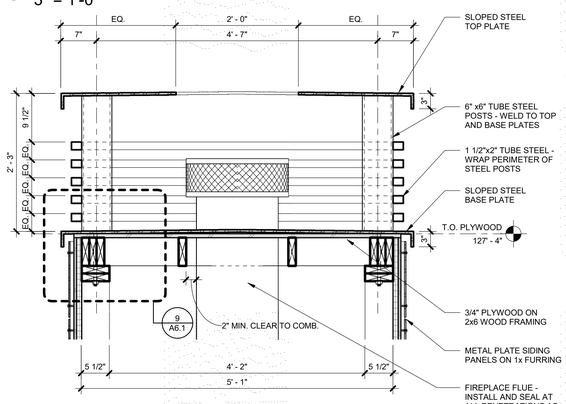
DRAWING TITLE
WALL SECTIONS

SHEET NO.
A5.3

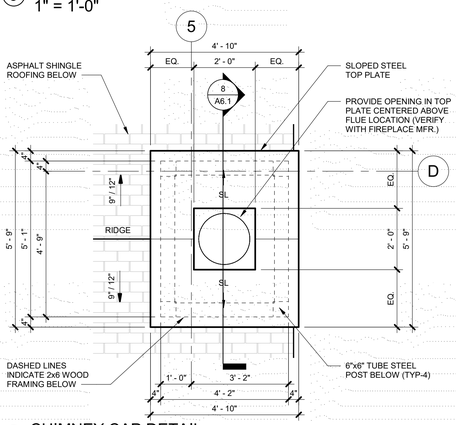
9/20/2019 7:54:06 AM



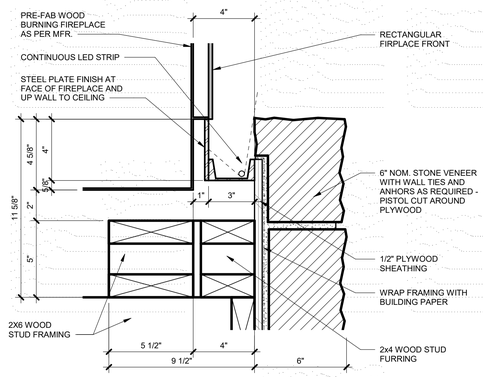
9 CHIMNEY CAP SECTION - 2
3" = 1'-0"



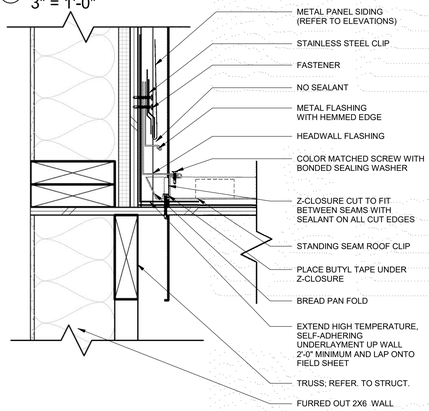
8 CHIMNEY CAP SECTION - 1
1" = 1'-0"



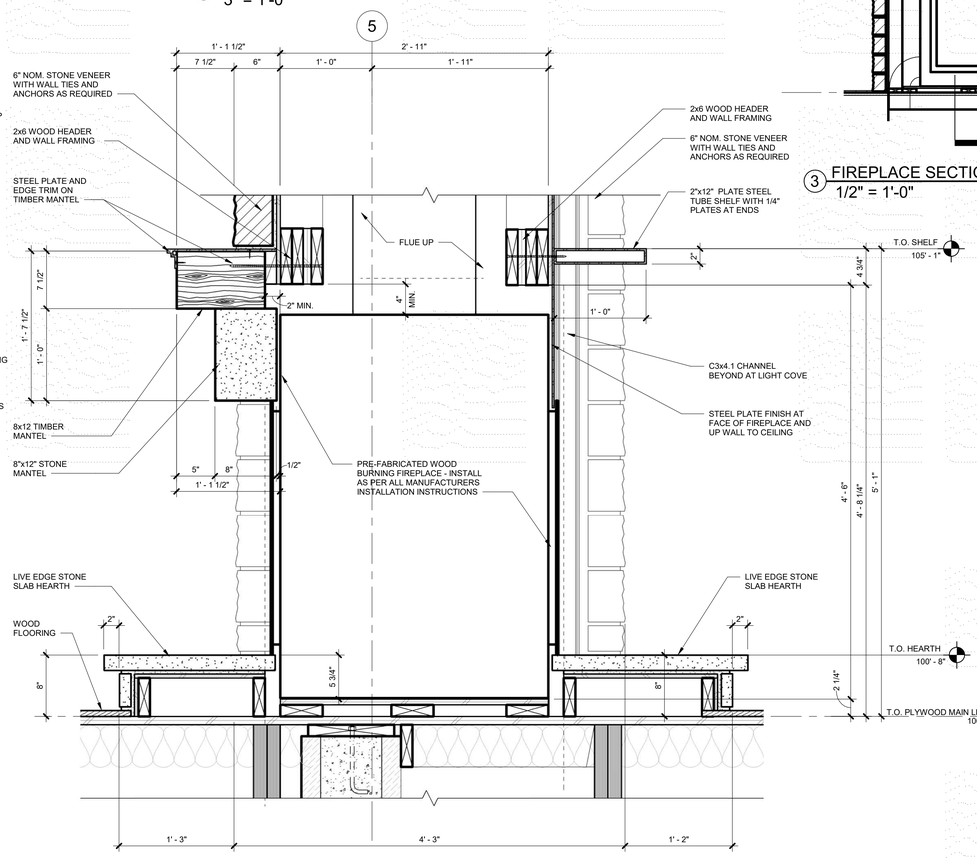
7 CHIMNEY CAP DETAIL
1/2" = 1'-0"



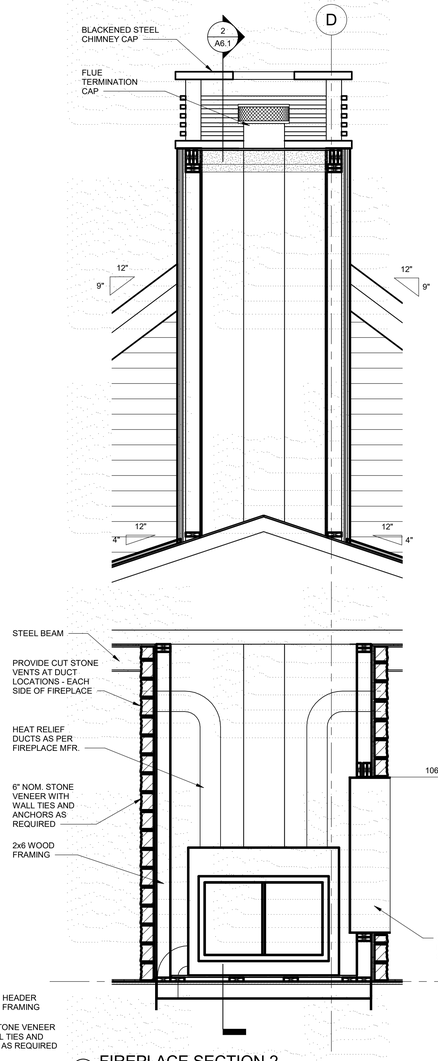
6 LIGHT COVE DETAIL
3" = 1'-0"



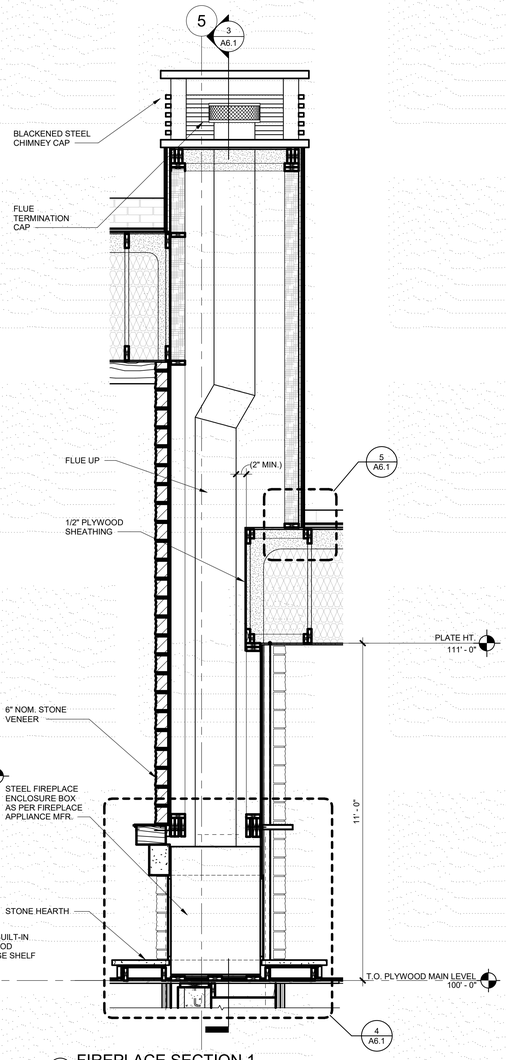
5 CHIMNEY TO LOWER ROOF DETAIL
3" = 1'-0"



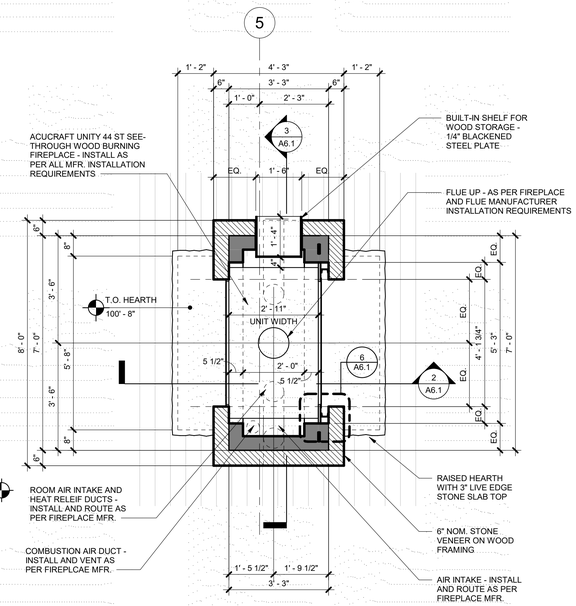
4 FIREPLACE SECTION DETAIL
1 1/2" = 1'-0"



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



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



1 FIREPLACE PLAN DETAIL
1/2" = 1'-0"

VERTICAL ARTS
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STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
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JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

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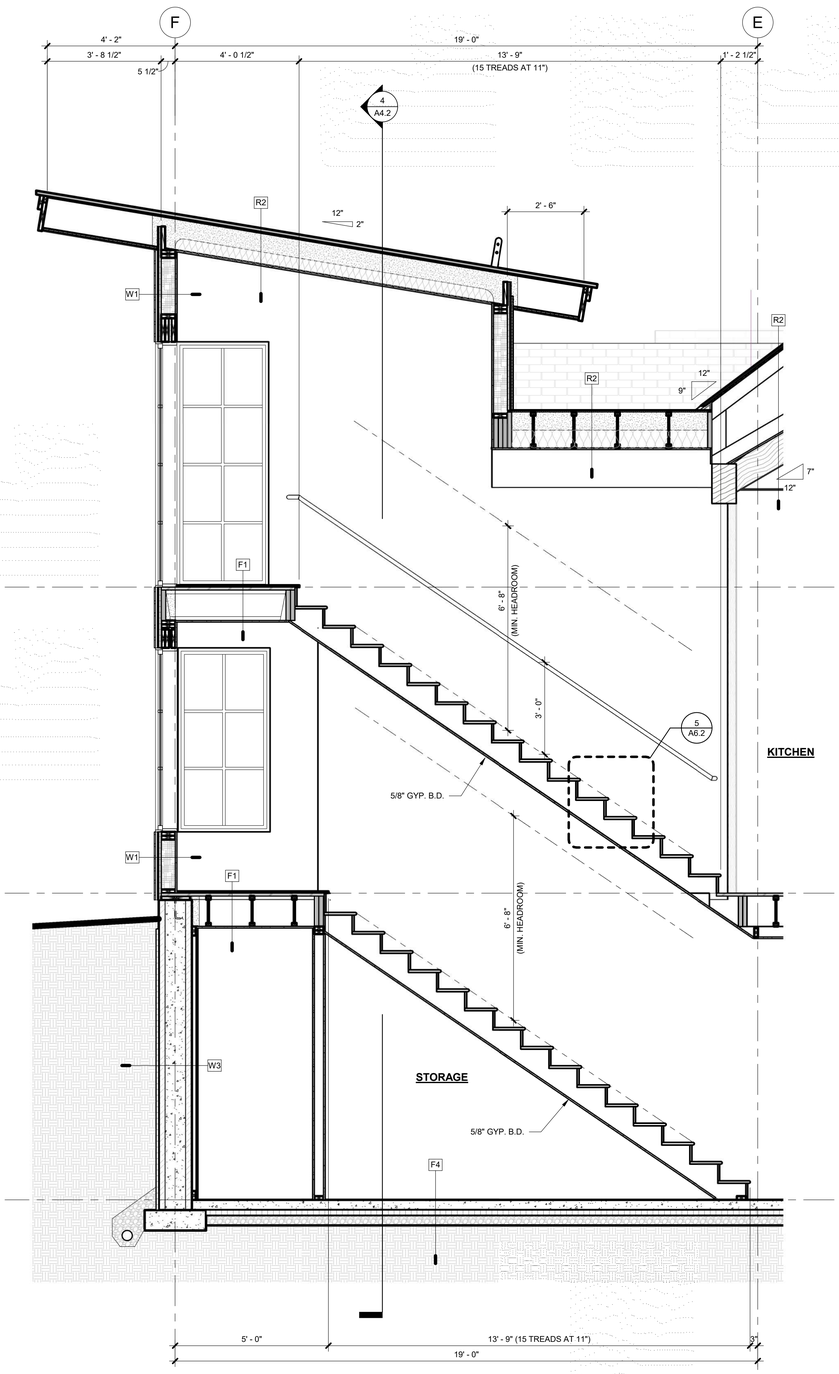
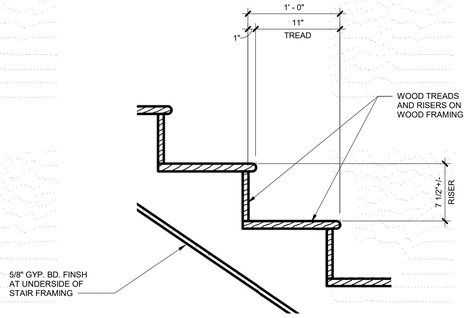
DRAWING TITLE
FIREPLACE DETAILS

SHEET NO.
A6.1

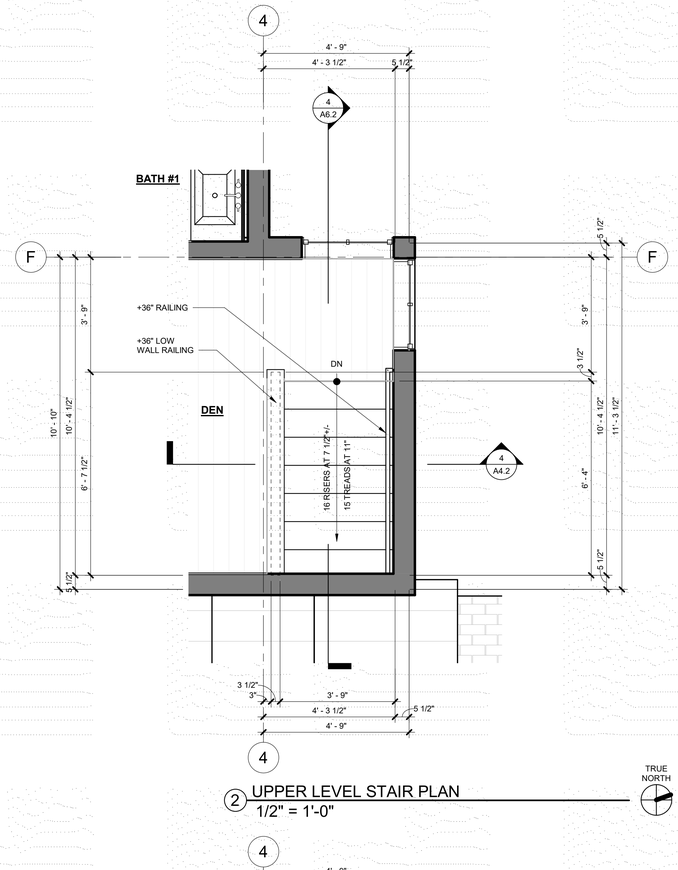
9/20/2019 7:54:13 AM



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

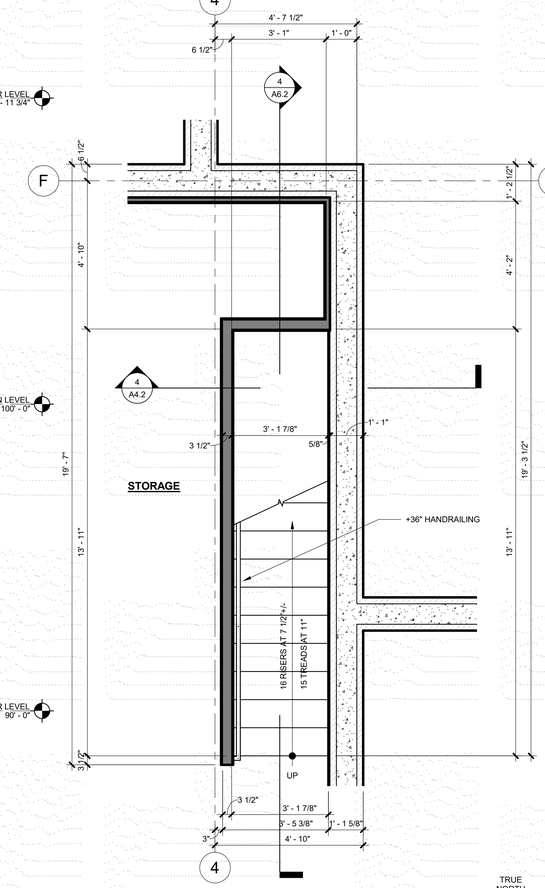


5 STAIR DETAIL
1 1/2" = 1'-0"



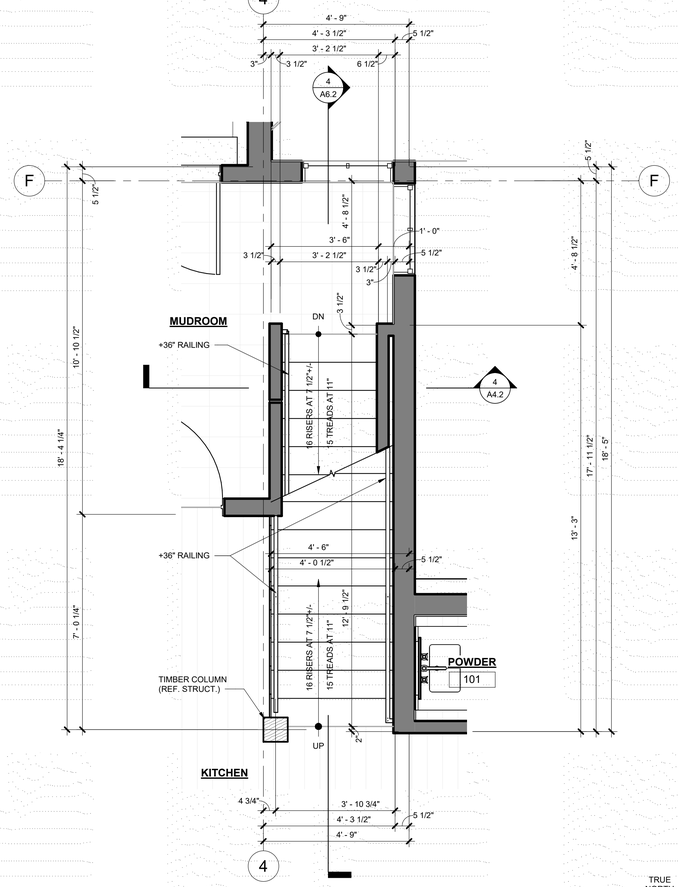
2 UPPER LEVEL STAIR PLAN
1/2" = 1'-0"

TRUE NORTH



3 LOWER LEVEL STAIR PLAN
1/2" = 1'-0"

TRUE NORTH



1 MAIN LEVEL STAIR PLAN
1/2" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
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STATE OF COLORADO
ALFRED CHARLES LEISER
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CLARK, CO 80428
#1816

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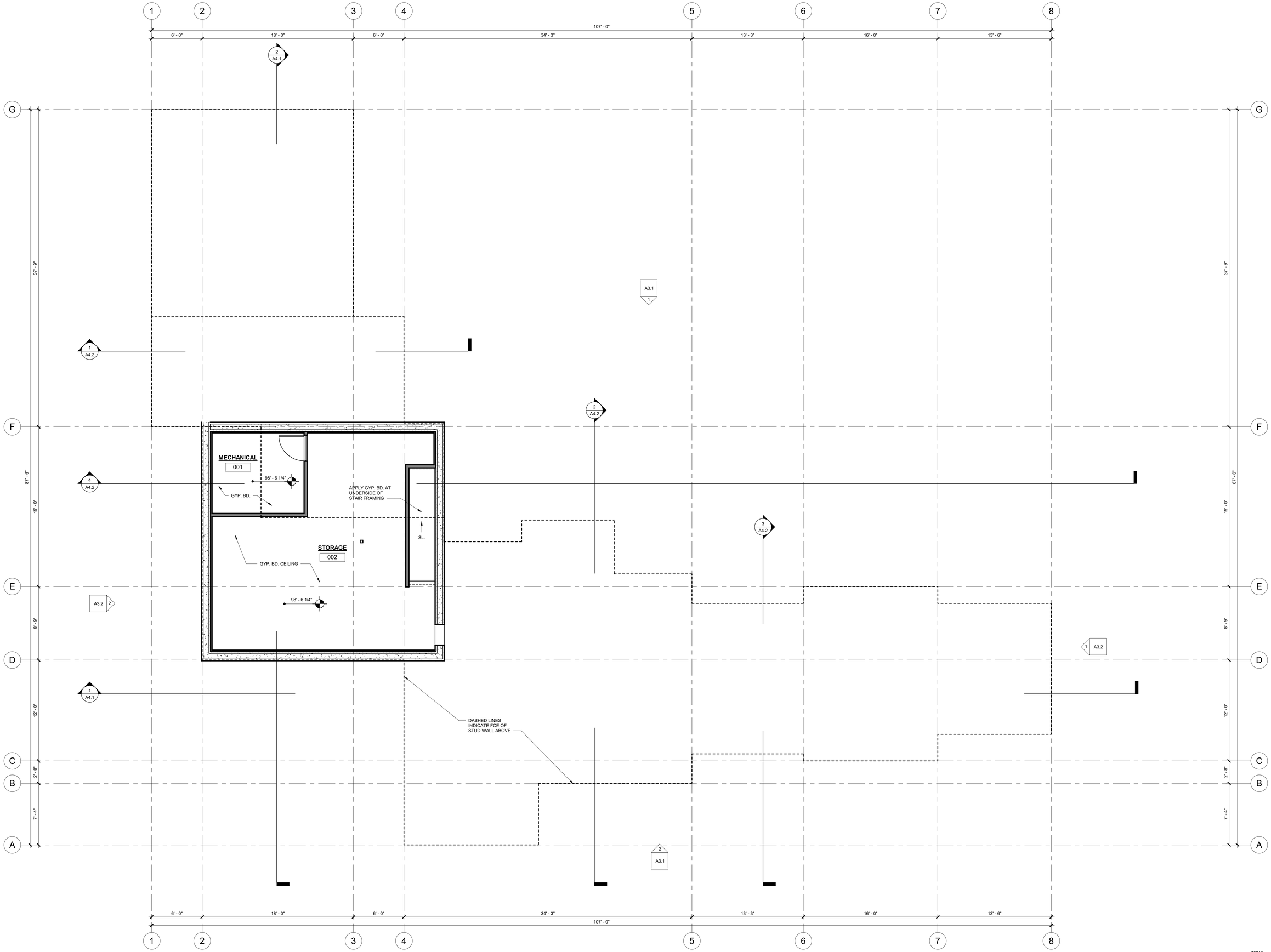
DRAWING TITLE
STAIRWAY PLANS & DETAILS

SHEET NO.
A6.2

9/20/2019 7:54:20 AM



1 RCP LOWER LEVEL
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
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STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
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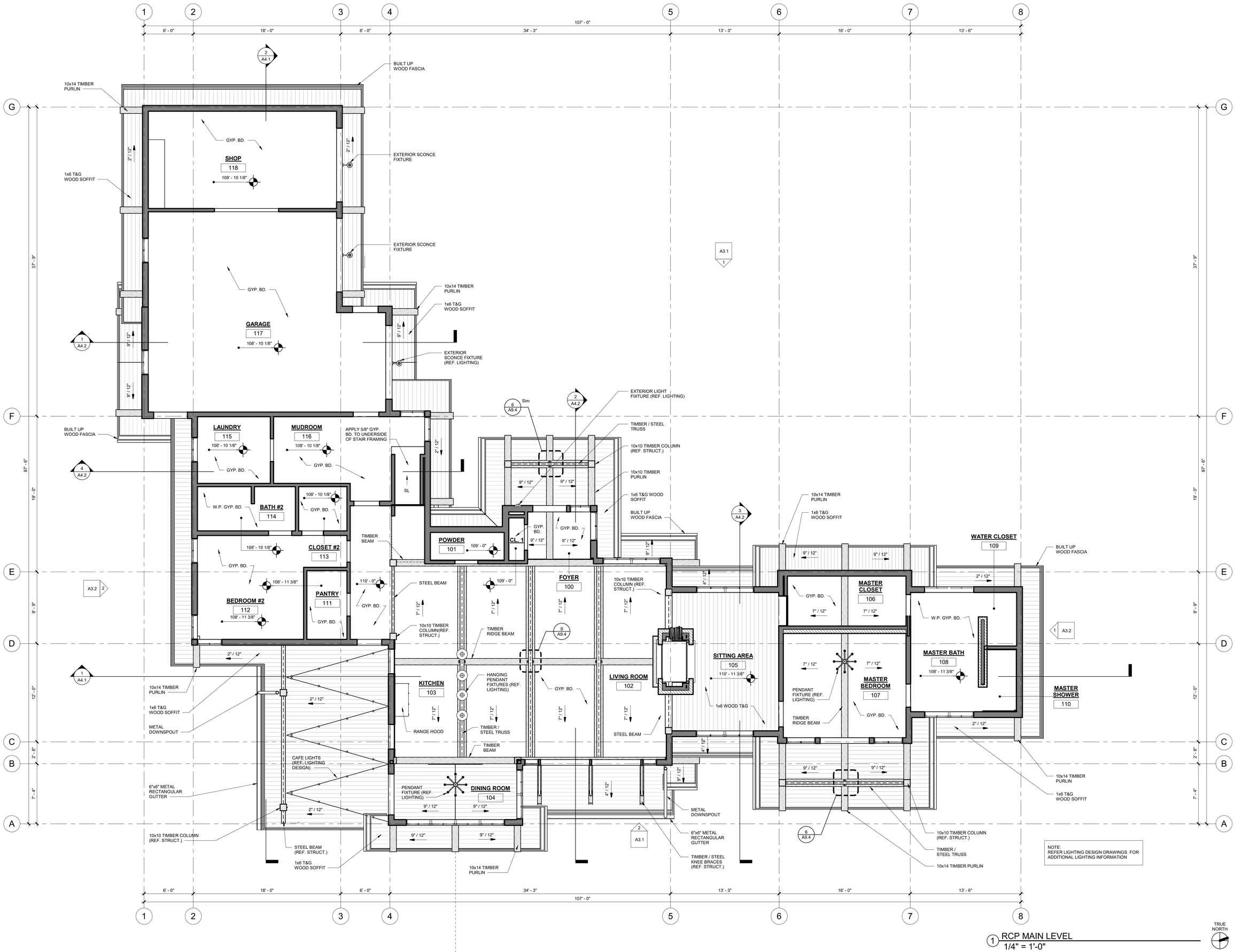
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
LOWER LEVEL REFLECTED CEILING PLAN

SHEET NO.
A7.1

9/20/2019 7:54:20 AM



1 RCP MAIN LEVEL
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

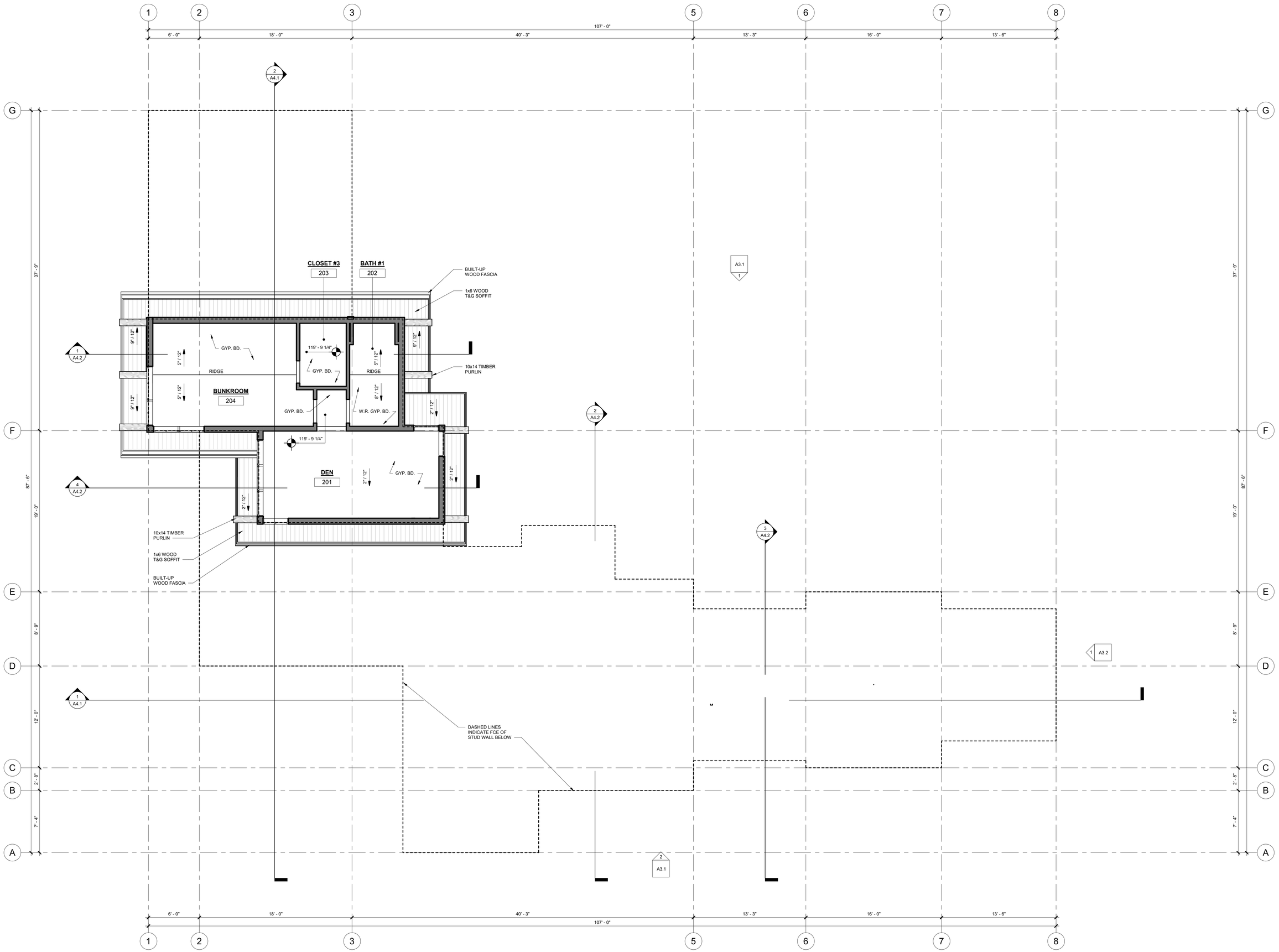
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
MAIN LEVEL REFLECTED CEILING PLAN

SHEET NO.
A7.2

9/20/2019 7:54:24 AM



1 RCP UPPER LEVEL
1/4" = 1'-0"

TRUE NORTH

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
REGISTERED
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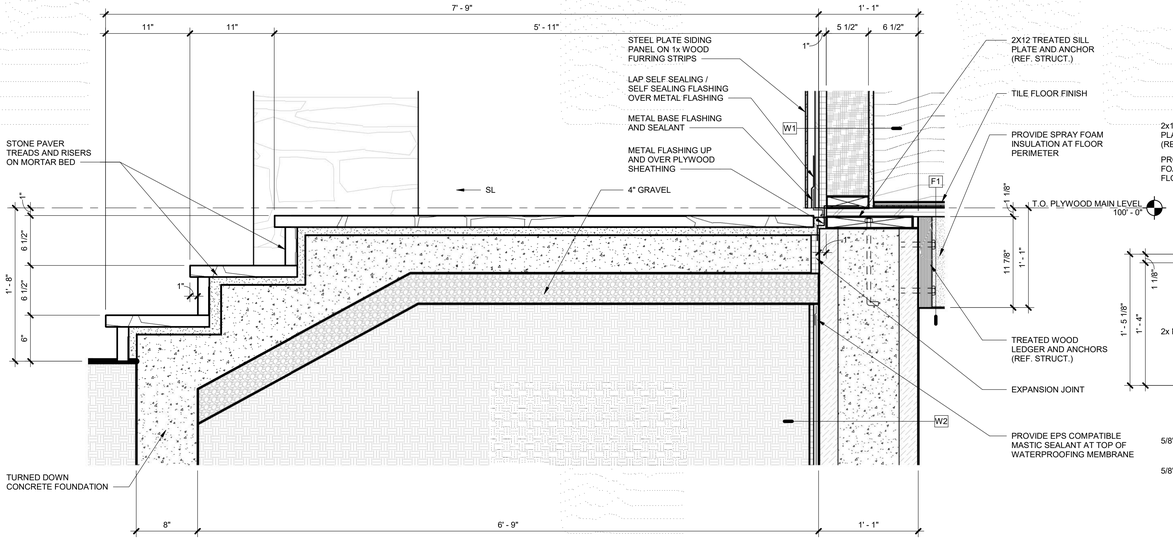
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/2019

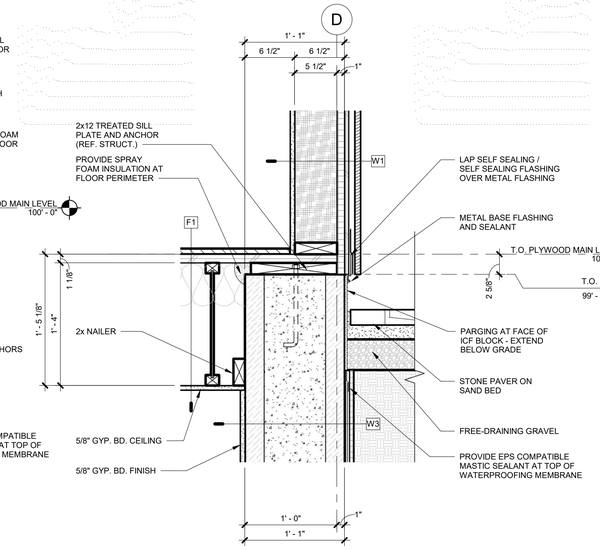
DRAWING TITLE
UPPER LEVEL
REFLECTED CEILING
PLAN

SHEET NO.
A7.3

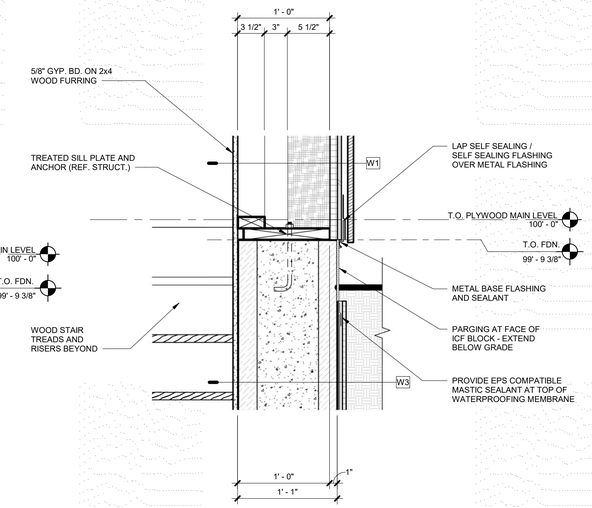
9/20/2019 7:54:25 AM



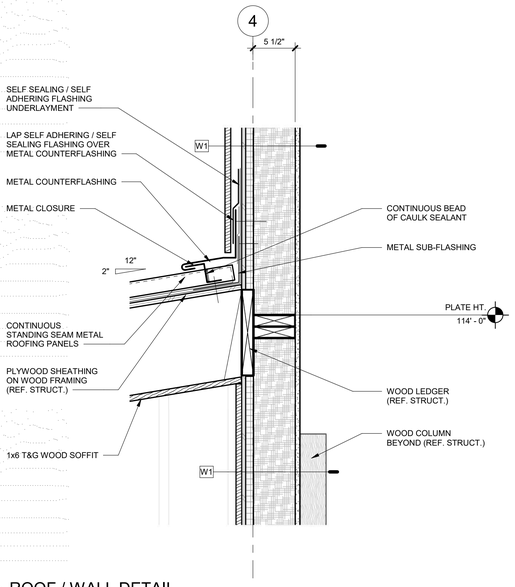
8 ENTRY STEPS DETAIL
1 1/2" = 1'-0"



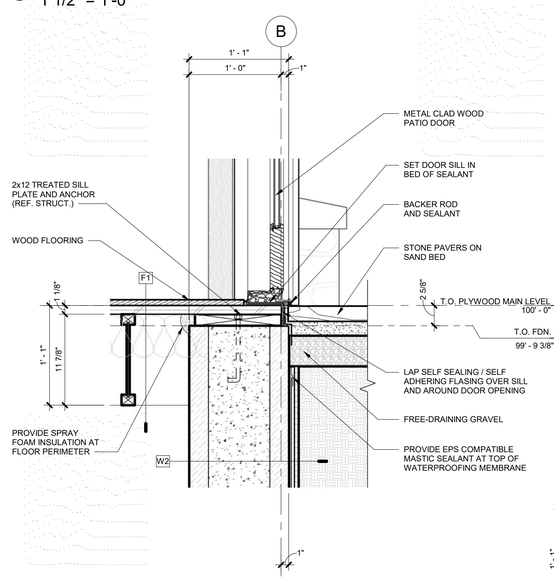
5 FLOOR DETAIL - 1
1 1/2" = 1'-0"



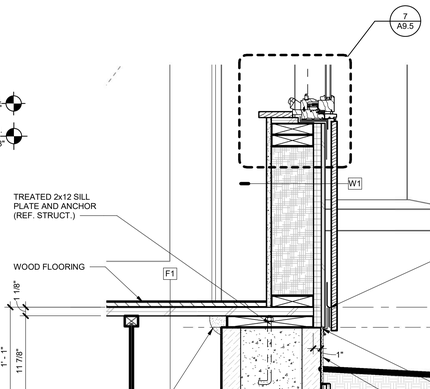
3 WALL DETAIL - 1
1 1/2" = 1'-0"



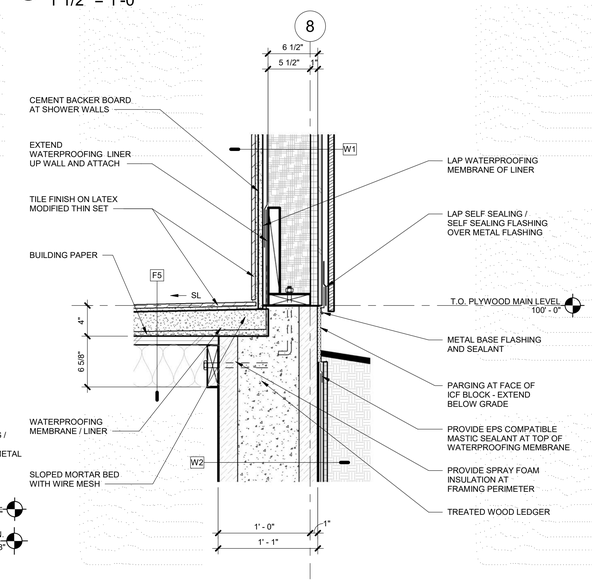
10 ROOF / WALL DETAIL
1 1/2" = 1'-0"



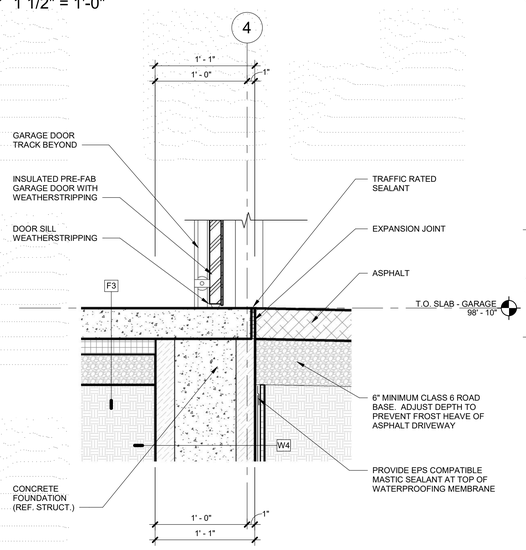
7 PATIO DOOR SILL DETAIL
1 1/2" = 1'-0"



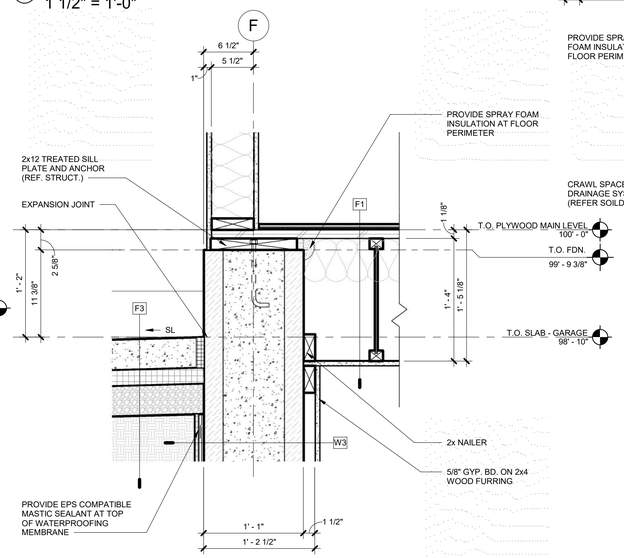
4 CRAWL SPACE DETAIL
1 1/2" = 1'-0"



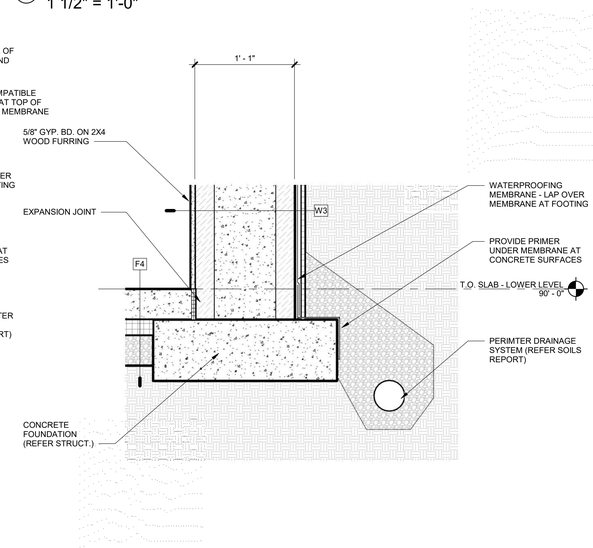
2 SHOWER FLOOR DETAIL
1 1/2" = 1'-0"



9 GARAGE DOOR SILL DETAIL
1 1/2" = 1'-0"



6 FLOOR DETAIL - 2
1 1/2" = 1'-0"



1 FOUNDATION DETAIL - 1
1 1/2" = 1'-0"

VERTICAL ARTS
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STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
REGISTERED
LICENSED ARCHITECT

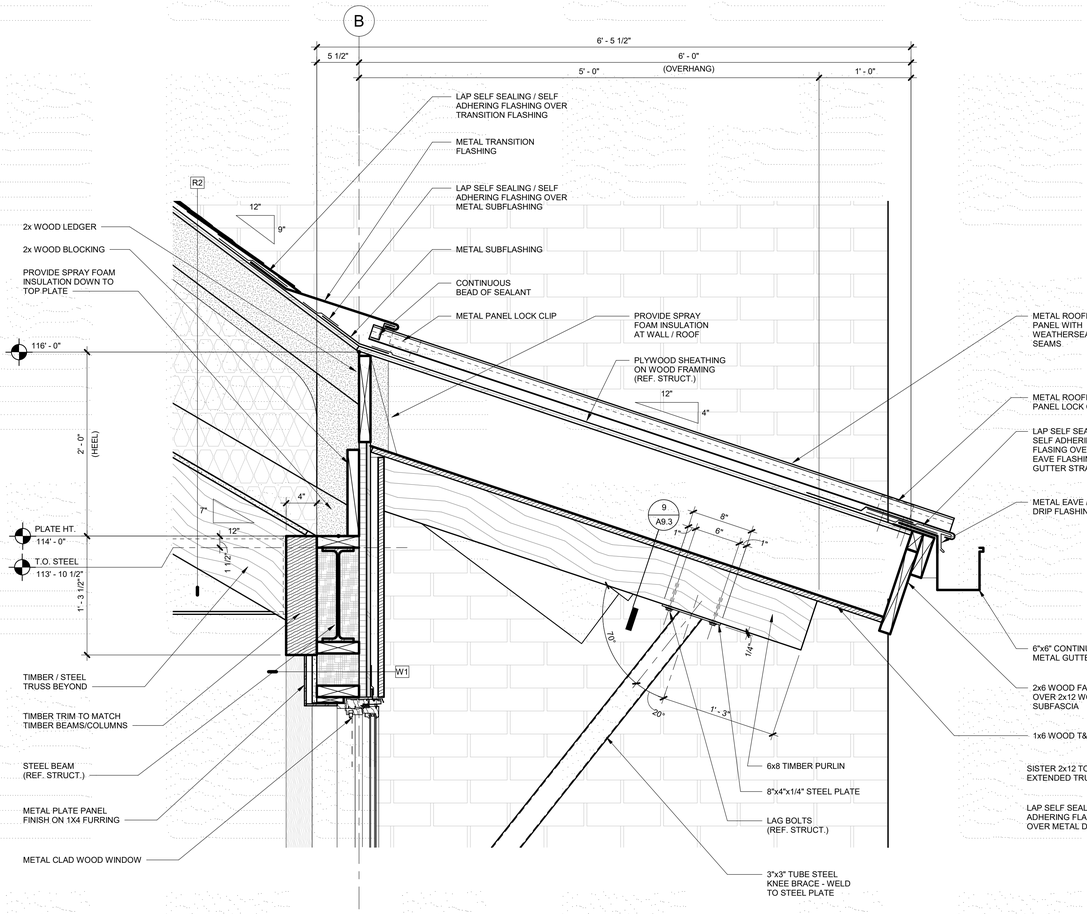
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/2019

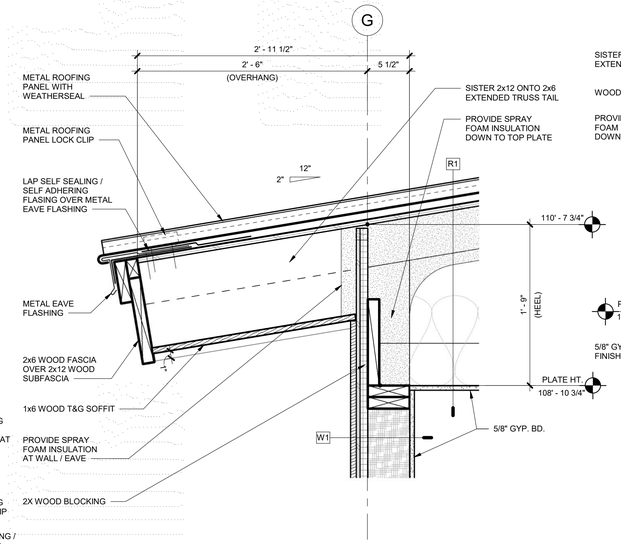
DRAWING TITLE
DETAILS

SHEET NO.
A9.1

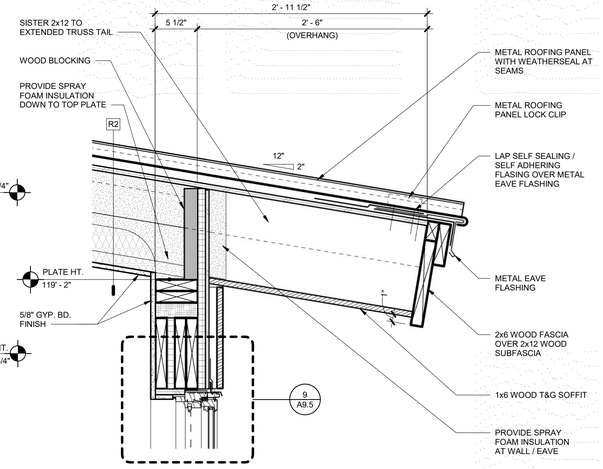
9/20/2019 7:54:30 AM

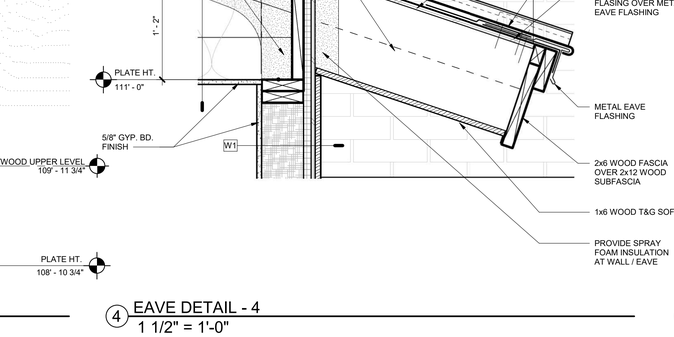


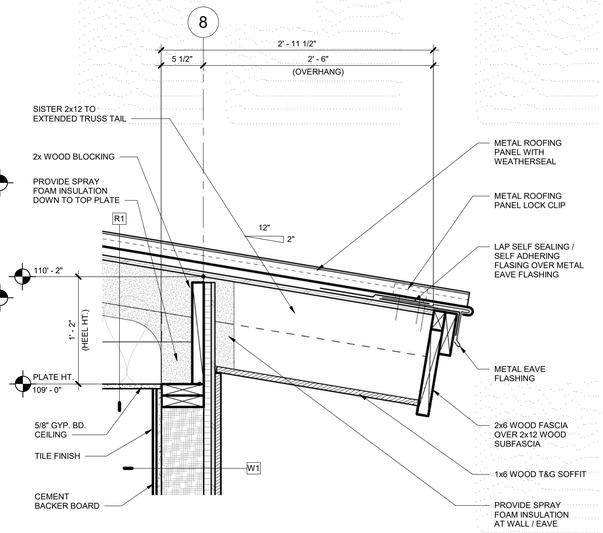
6 DETAIL - 8
1 1/2" = 1'-0"



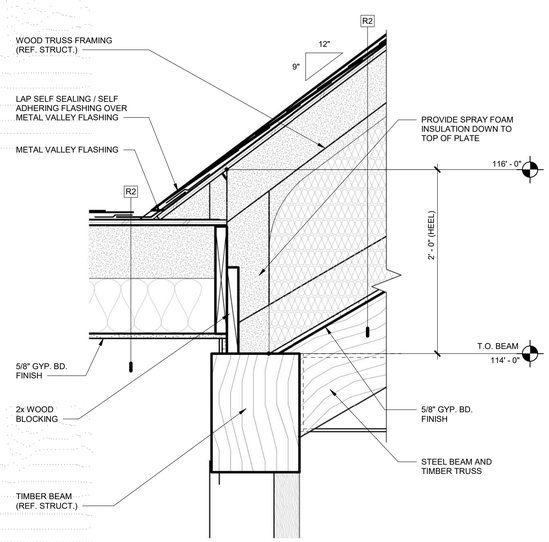
3 EAVE DETAIL - 3
1 1/2" = 1'-0"



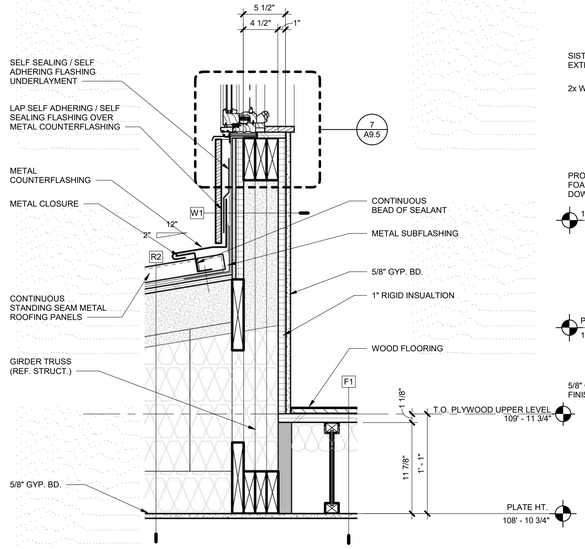




8 ROOF DETAIL - 1
1 1/2" = 1'-0"



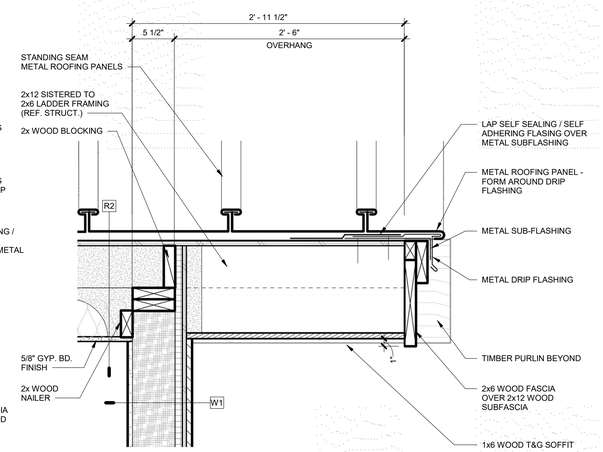
9 ROOF DETAIL - 2
1 1/2" = 1'-0"



7 ROOF / WALL DETAIL - 1
1 1/2" = 1'-0"

5 DETAIL - 9
1 1/2" = 1'-0"

4 EAVE DETAIL - 4
1 1/2" = 1'-0"



1 EAVE DETAIL - 1
1 1/2" = 1'-0"

VERTICAL ARTS
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ALFRED CHARLES LEISER
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JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
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ISSUE NAME	DATE
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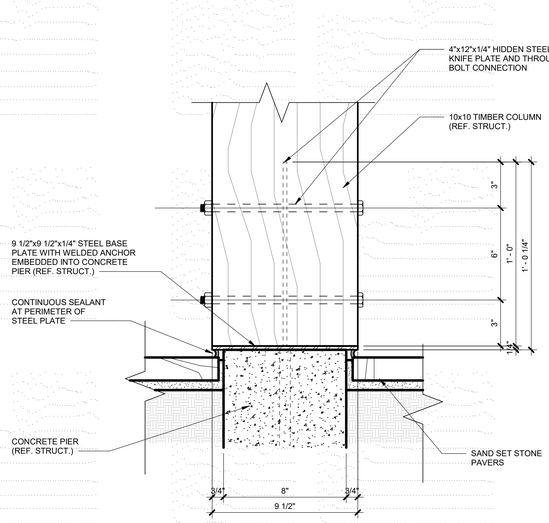
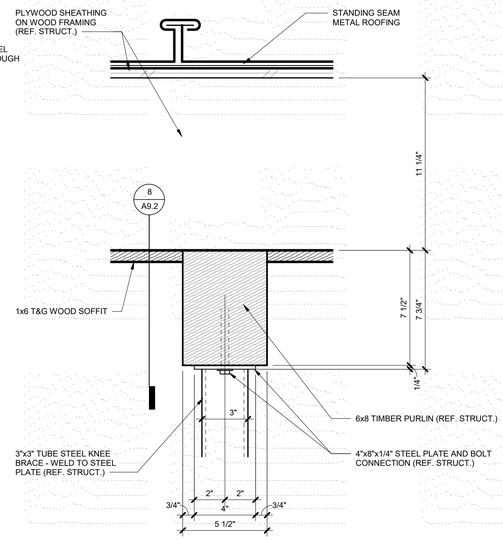
DRAWING TITLE
DETAILS

SHEET NO.
A9.2

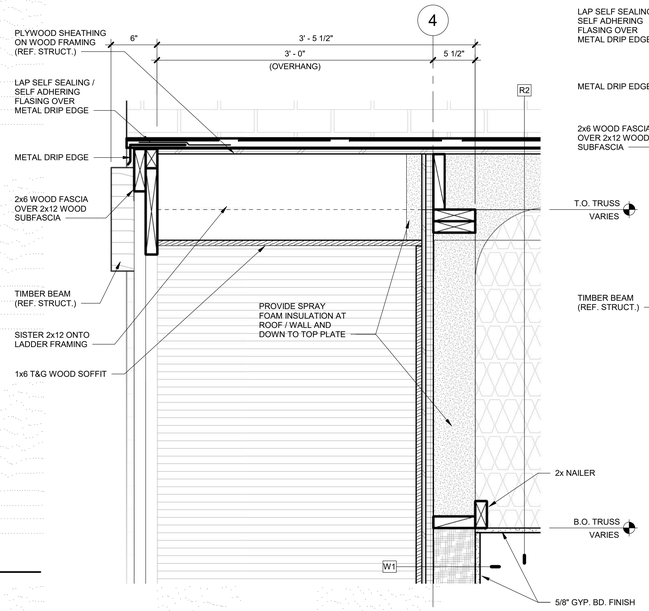
9/20/2019 7:54:35 AM



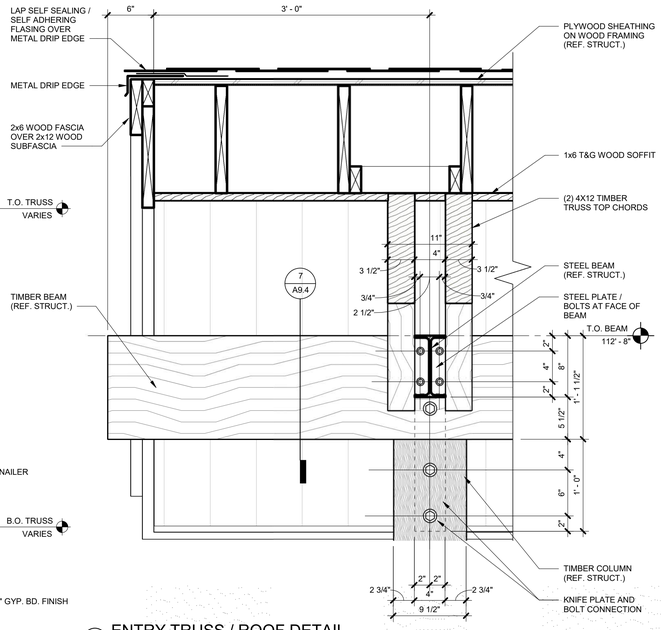
12 TIMBER COLUMN BASE DETAIL AT PATIOS
3" = 1'-0"



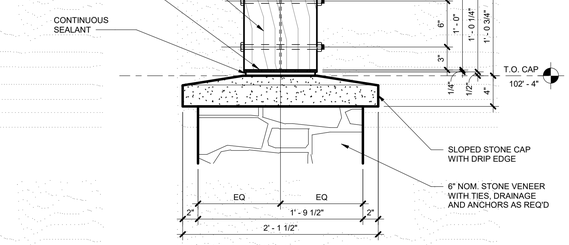
9 DETAIL - 28
3" = 1'-0"



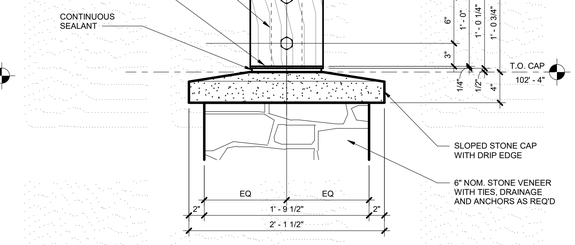
6 EAVE DETAIL - 6
1 1/2" = 1'-0"



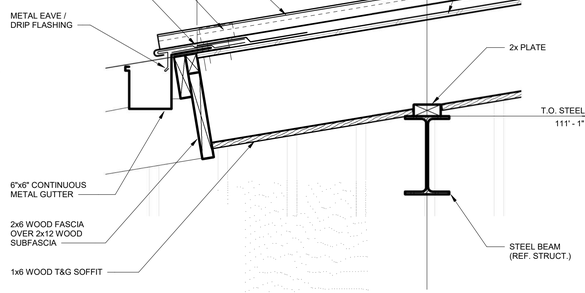
3 ENTRY TRUSS / ROOF DETAIL
1 1/2" = 1'-0"



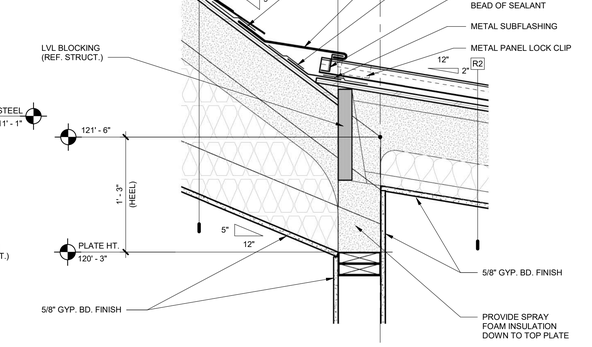
11 TIMBER COLUMN BASE DETAIL AT ENTRY
1 1/2" = 1'-0"



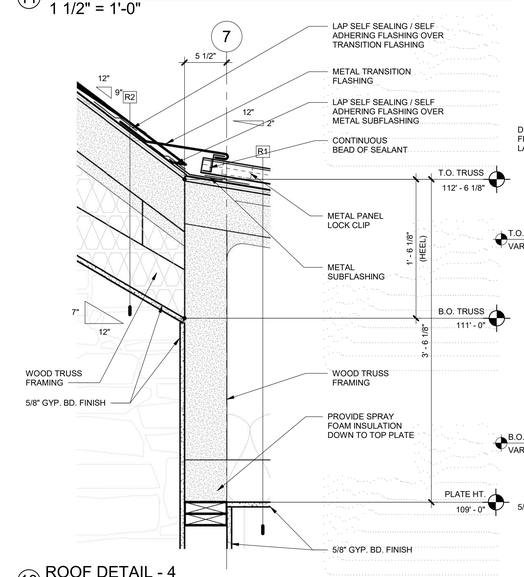
8 TIMBER COLUMN BASE DETAIL AT ENTRY Copy 1
1 1/2" = 1'-0"



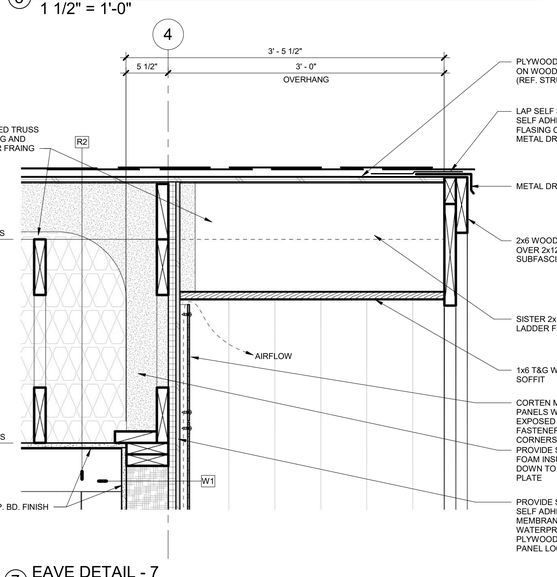
5 EAVE DETAIL - 5
1 1/2" = 1'-0"



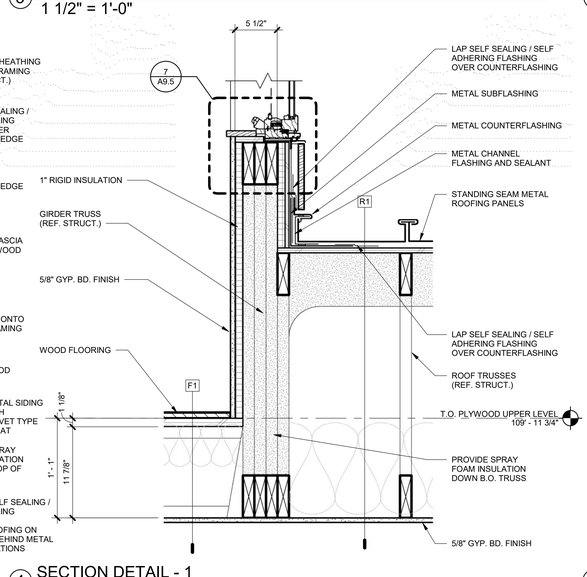
2 ROOF DETAIL - 3
1 1/2" = 1'-0"



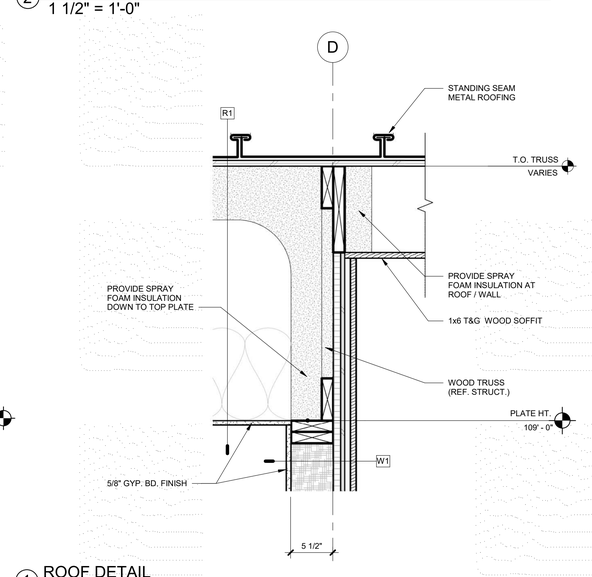
10 ROOF DETAIL - 4
1 1/2" = 1'-0"



7 EAVE DETAIL - 7
1 1/2" = 1'-0"



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



1 ROOF DETAIL
1 1/2" = 1'-0"

VERTICAL ARTS
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JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
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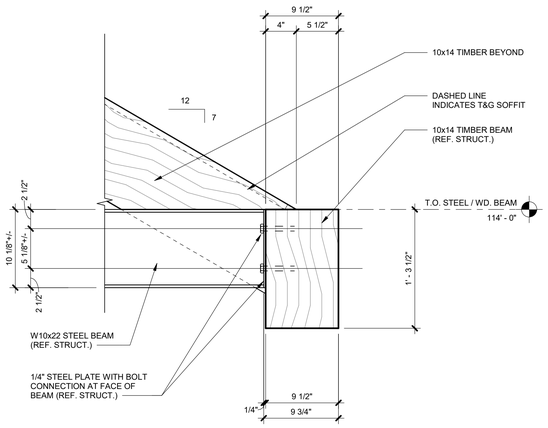
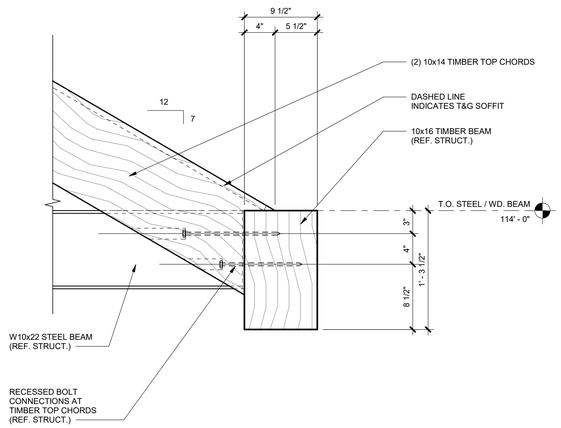
DETAILS

SHEET NO.
A9.3

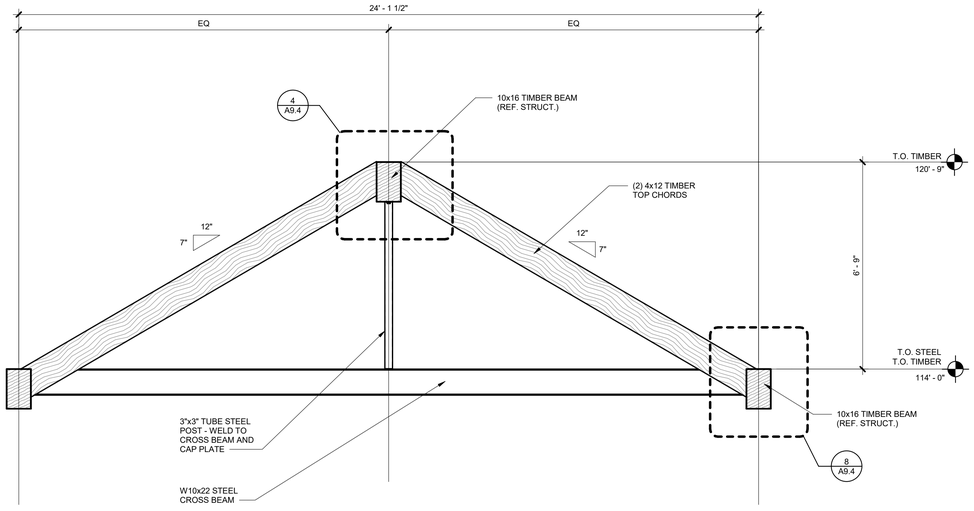
9/20/2019 7:54:41 AM



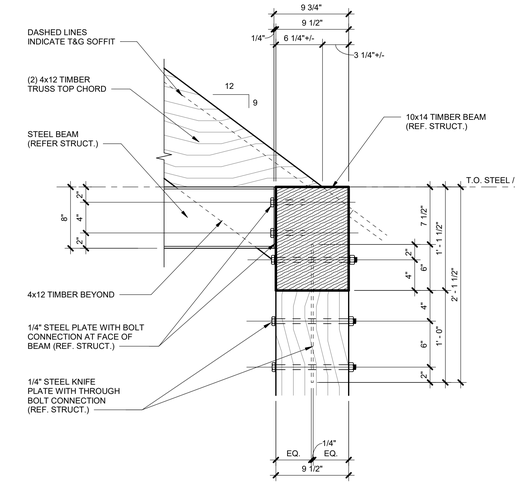
11 TRUSS / POST DETAIL - 2
1 1/2" = 1'-0"



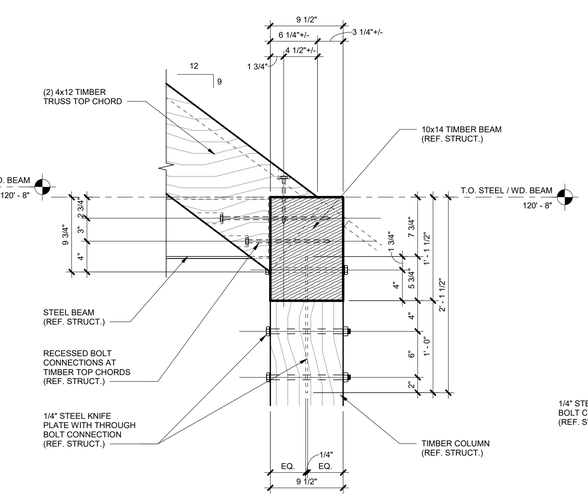
8 TRUSS / BEAM DETAIL - 1
1 1/2" = 1'-0"



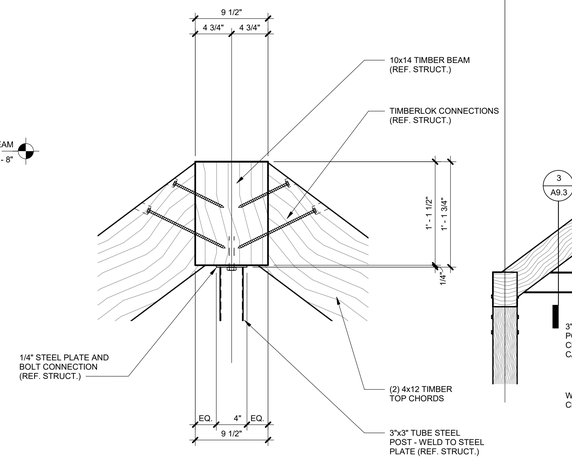
3 LIVING ROOM TRUSS ELEVATION
1/2" = 1'-0"



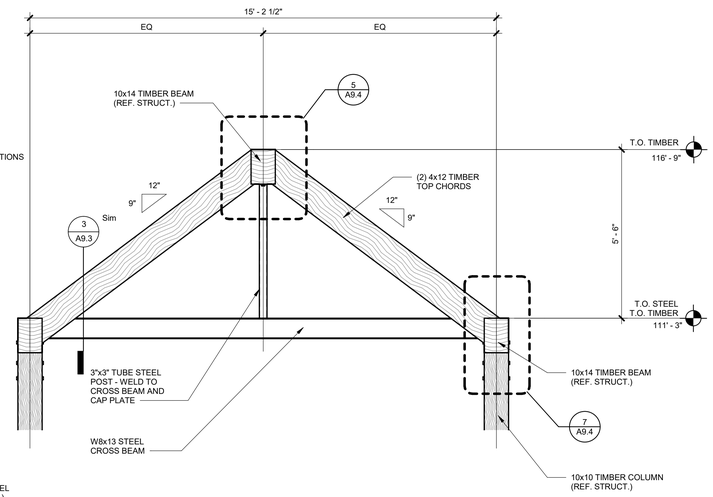
10 TIMBER / STEEL TRUSS AT ENTRY - 1
1 1/2" = 1'-0"



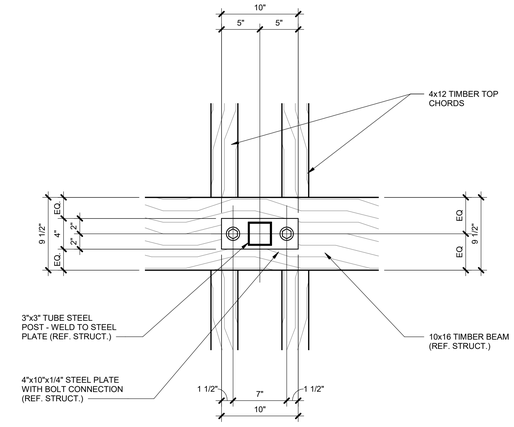
7 TIMBER / STEEL TRUSS AT ENTRY - 2
1 1/2" = 1'-0"



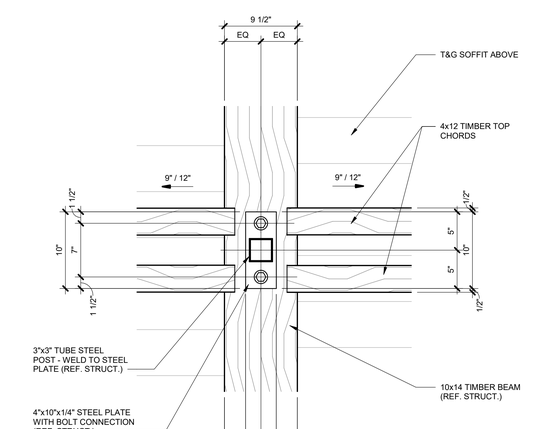
5 TRUSS / POST DETAIL - 3
1 1/2" = 1'-0"



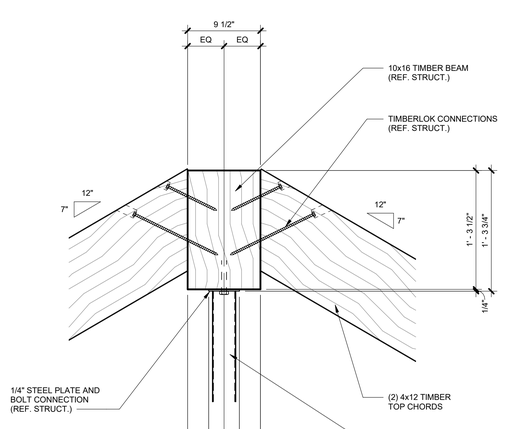
2 MASTER PATIO TRUSS ELEVATION
1/2" = 1'-0"



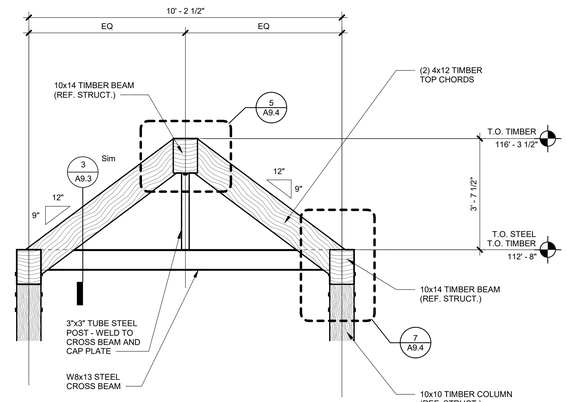
9 TRUSS / POST DETAIL - 2
1 1/2" = 1'-0"



6 TRUSS / POST DETAIL - 1
1 1/2" = 1'-0"



4 TRUSS / POST DETAIL - 4
1 1/2" = 1'-0"



1 ENTRY TRUSS ELEVATION
1/2" = 1'-0"

VERTICAL ARTS
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JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
50% DESIGN DEVELOPMENT	06/13/19
BLDG. PERMIT SUBMITTAL	09/20/19

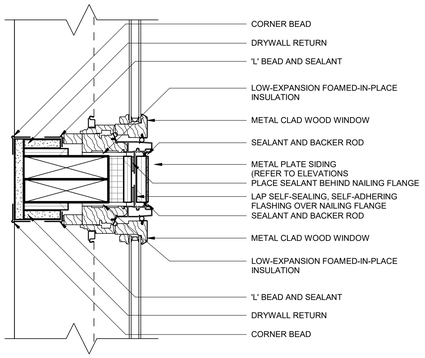
DRAWING TITLE

DETAILS

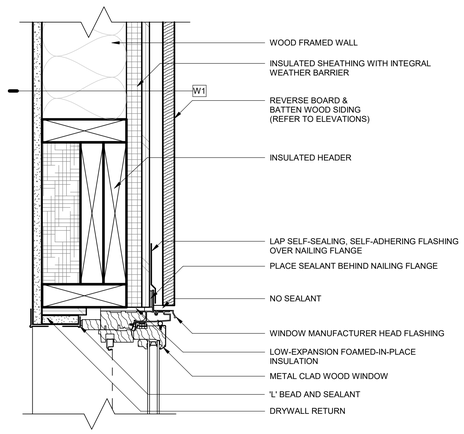
SHEET NO.

A9.4

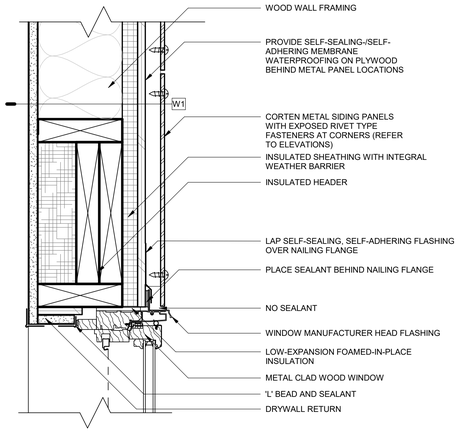
9/20/2019 7:54:42 AM



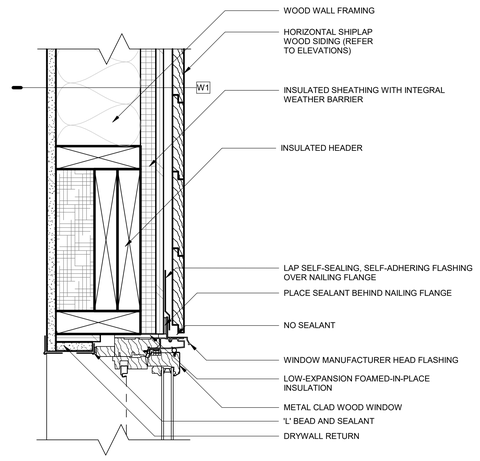
12 WINDOW JAMB BLACK METAL
3" = 1'-0"



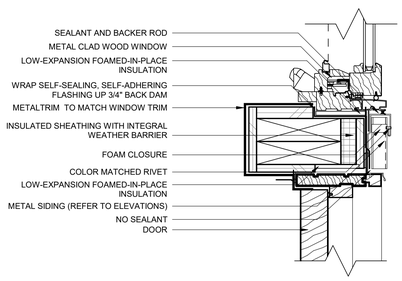
9 WINDOW HEAD AT REVERSE BOARD & BATTEN SIDING
3" = 1'-0"



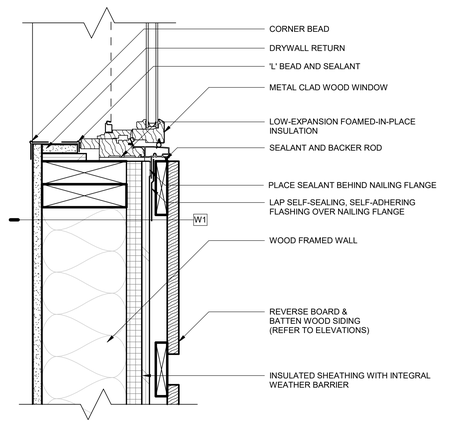
6 WINDOW HEAD AT CORTEN METAL SIDING PANELS
3" = 1'-0"



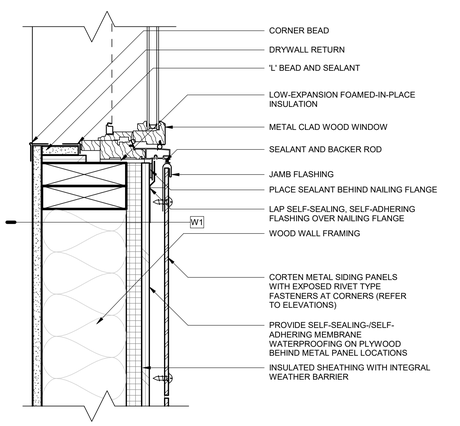
3 WINDOW HEAD AT HORIZONTAL SHIPLAP SIDING
3" = 1'-0"



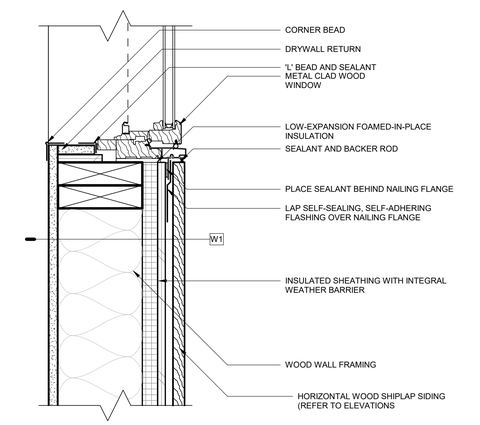
11 WINDOW SILL/HEAD AT DOOR BLACK METAL
3" = 1'-0"



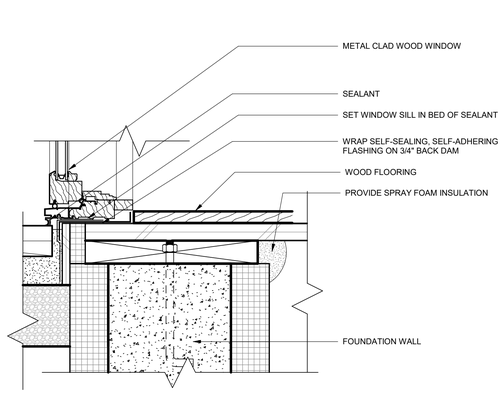
8 WINDOW JAMB AT REVERSE BOARD & BATTEN SIDING
3" = 1'-0"



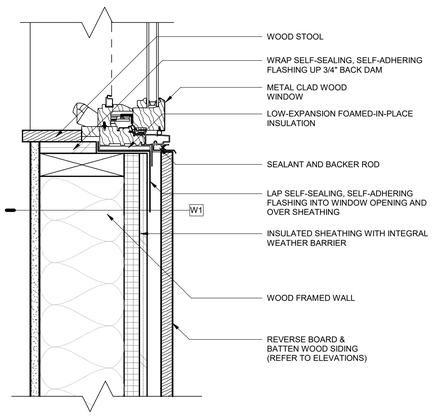
5 WINDOW JAMB AT CORTEN METAL SIDING PANEL
3" = 1'-0"



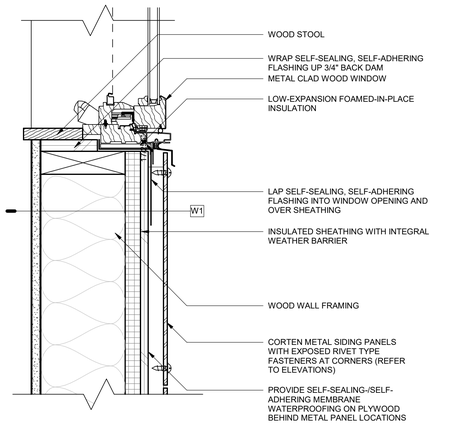
2 WINDOW JAMB AT HORIZONTAL SHIPLAP SIDING
3" = 1'-0"



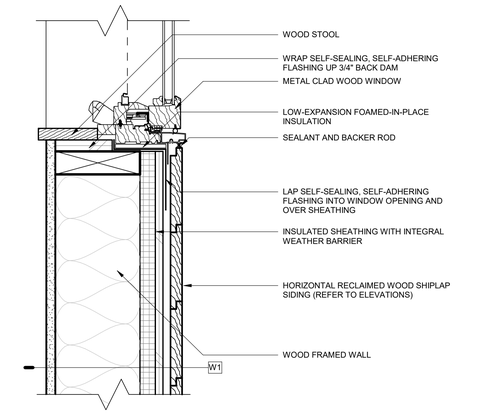
10 WINDOW SILL AT PATIO
3" = 1'-0"



7 WINDOW SILL AT REVERSE BOARD & BATTEN SIDING
3" = 1'-0"



4 WINDOW SILL AT CORTEN METAL SIDING PANELS
3" = 1'-0"



1 WINDOW SILL AT HORIZONTAL SHIPLAP SIDING
3" = 1'-0"

VERTICAL ARTS
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ALFRED CHARLES LEISER
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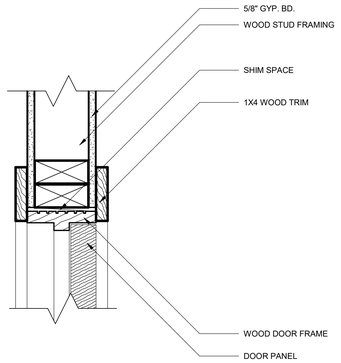
JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
FINAL REVIEW DRC/100% DD	08/23/19
BLDG. PERMIT SUBMITTAL	09/20/19

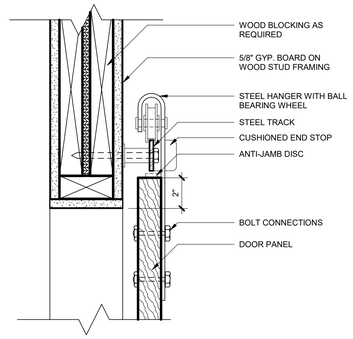
DRAWING TITLE
DETAILS

SHEET NO.
A9.5

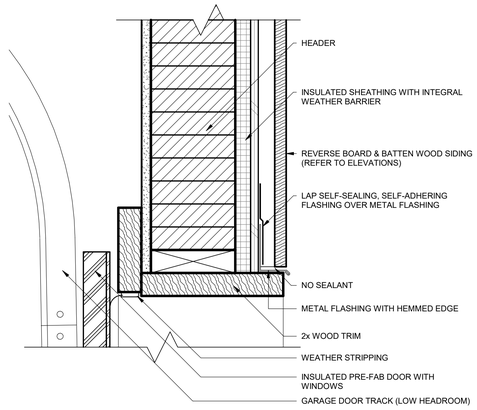
9/20/2019 7:54:43 AM



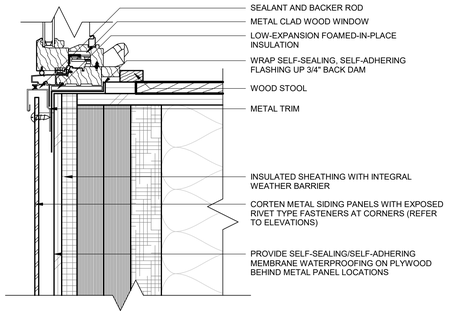
12 INT. DOOR HEAD
3" = 1'-0"



9 INT. DOOR HEAD @ BARN DOOR
3" = 1'-0"



6 GARAGE DOOR HEAD BOARD & BATTEN SIDING
3" = 1'-0"



3 WINDOW SILL CORTEN METAL SIDING PANEL 2ND FLOOR
3" = 1'-0"

VERTICAL ARTS
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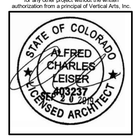
INTERIORS



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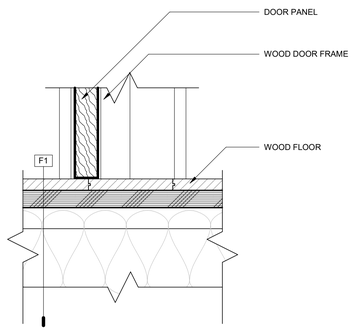
11 INT. DOOR JAMB
3" = 1'-0"

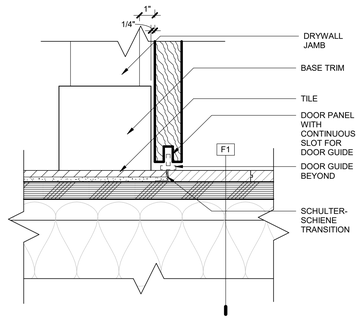
8 INT. DOOR JAMB @ BARN DOOR
3" = 1'-0"

5 GARAGE DOOR JAMB REVERSE BOARD & BATTEN
3" = 1'-0"

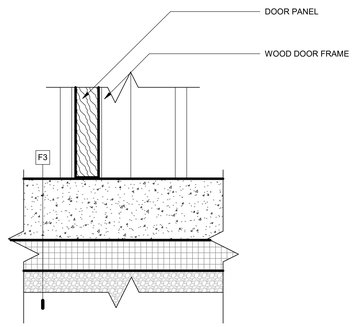
2 GARAGE DOOR HEAD CORTEN METAL SIDING PANEL
3" = 1'-0"



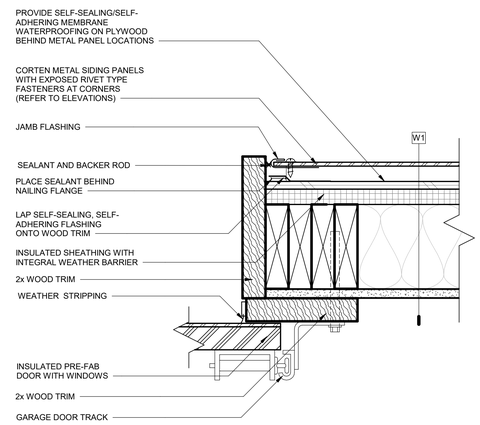
10 INT. DOOR SILL @ WOOD
3" = 1'-0"



7 INT. DOOR SILL @ BARN DOOR, TILE & WOOD
3" = 1'-0"



4 INT. DOOR SILL @ SLAB ON GRADE
3" = 1'-0"



1 GARAGE DOOR JAMB CORTEN METAL SIDING PANELS
3" = 1'-0"

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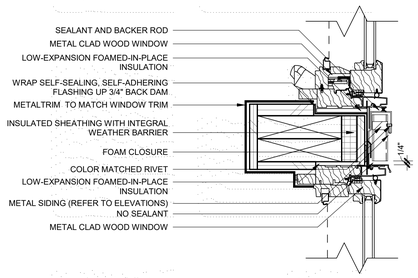
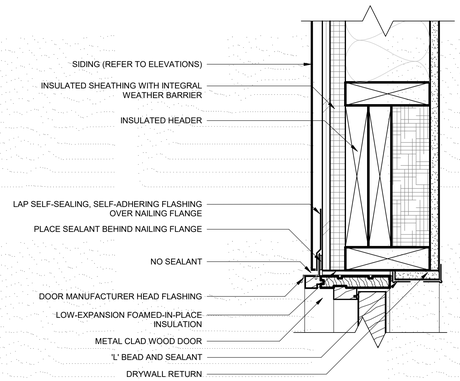
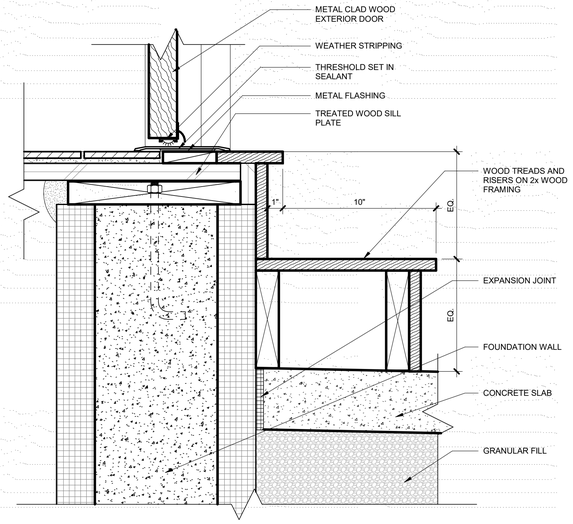


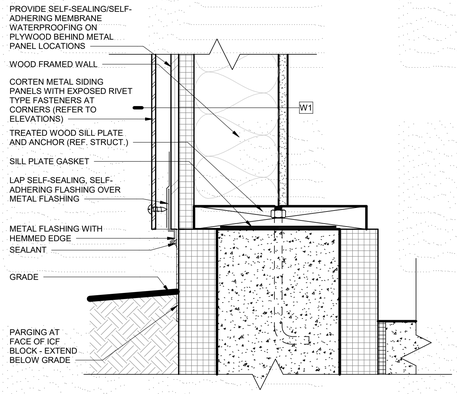
12 WINDOW SILL/HEAD AT BLACK METAL SIDING
3" = 1'-0"



9 EXT. DOOR HEAD
3" = 1'-0"



6 DOOR 118 IN GARAGE SILL
3" = 1'-0"



3 FOUNDATION WALL TO CORTEN METAL SIDING PANEL
3" = 1'-0"

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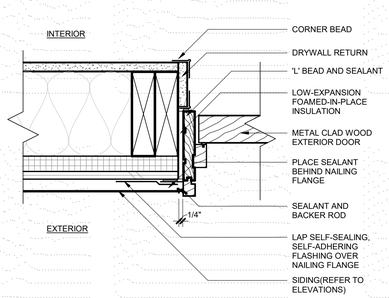
11 SHIPLAP / METAL PANEL TRANSITION
3" = 1'-0"



8 EXT. DOOR JAMB
3" = 1'-0"

5 DOOR 119 IN GARAGE @ DOG RUN SILL
3" = 1'-0"

2 HORIZONTAL SHIPLAP SIDING TO STONE VENEER
3" = 1'-0"

10 REVERSE BOARD & BATTEN / METAL PANEL TRANSITION
3" = 1'-0"

7 EXT. DOOR SILL @ PATIO
3" = 1'-0"

4 DOOR 121 IN GARAGE SILL
3" = 1'-0"

1 FOUNDATION WALL TO REV. BOARD & BATTEN WOOD SIDING
3" = 1'-0"

JANES RESIDENCE
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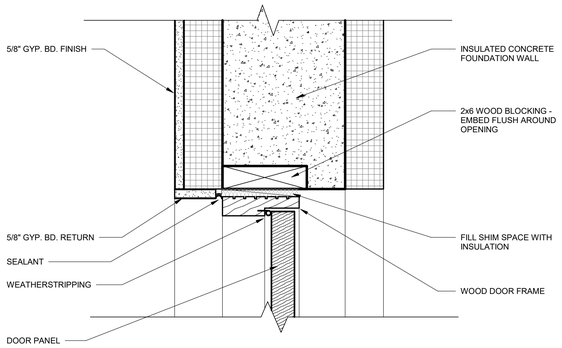
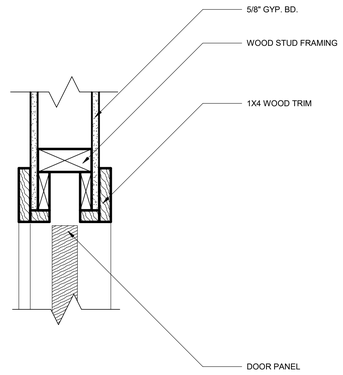
DRAWING TITLE
DETAILS

SHEET NO.
A9.7

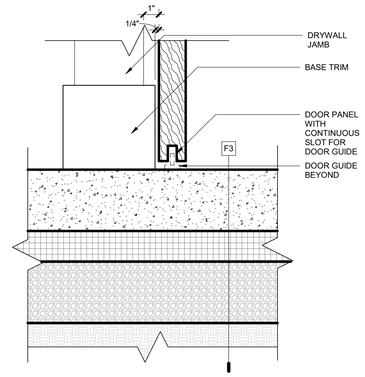
9/20/2019 7:54:49 AM



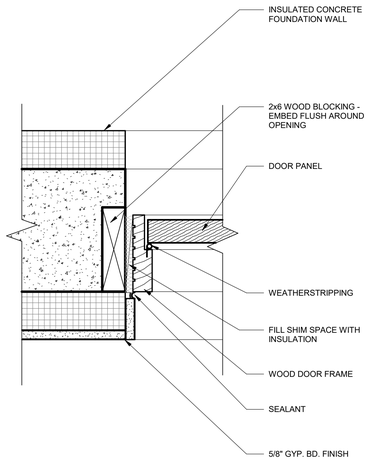
9 ACCESS DOOR HEAD DETAIL
3" = 1'-0"



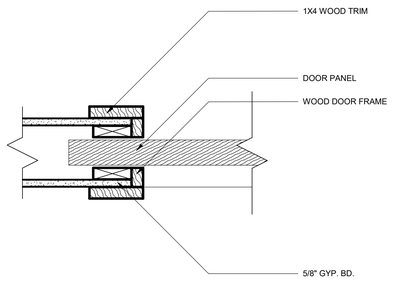
6 INT. POCKET DOOR HEAD
3" = 1'-0"



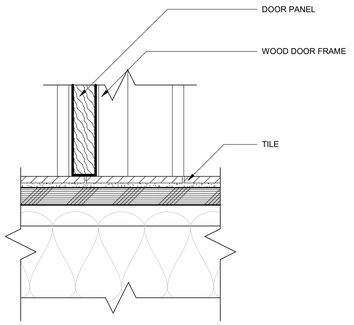
3 INT. DOOR SILL @ BARN DOOR SLAB ON GRADE
3" = 1'-0"



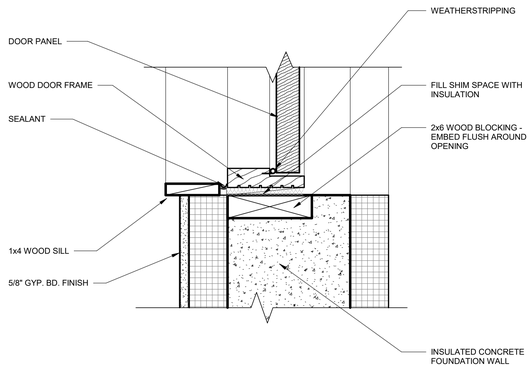
8 ACCESS DOOR JAMB DETAIL
3" = 1'-0"



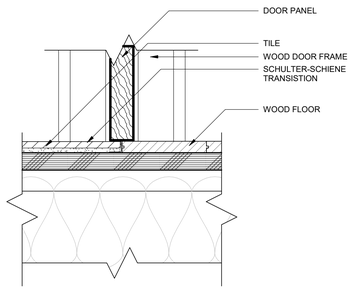
5 INT. POCKET DOOR JAMB
3" = 1'-0"



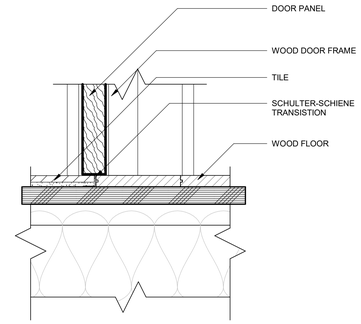
2 INT. DOOR SILL @ TILE
3" = 1'-0"



7 ACCESS DOOR SILL DETAIL
3" = 1'-0"



4 INT. POCKET DOOR SILL @ TILE & WOOD
3" = 1'-0"



1 INT. DOOR SILL @ TILE & WOOD
3" = 1'-0"

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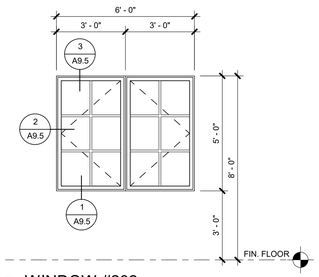
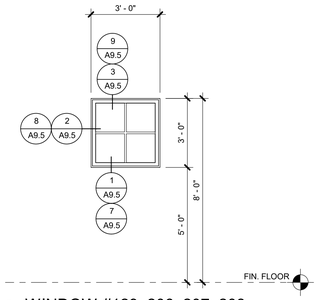
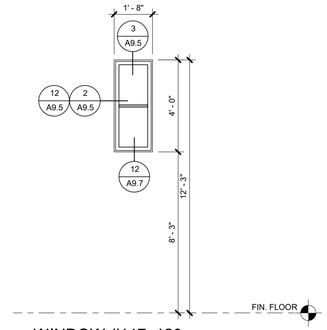


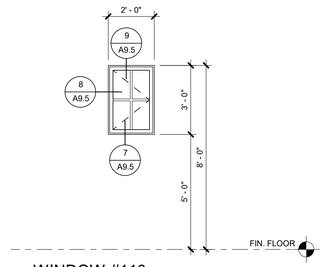
25 WINDOW #202
3/8" = 1'-0"



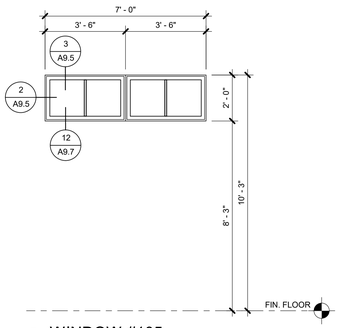
20 WINDOW #129, 206, 207, 208
3/8" = 1'-0"



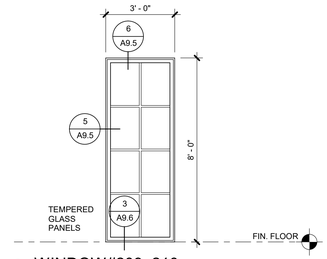
15 WINDOW #117, 120
3/8" = 1'-0"



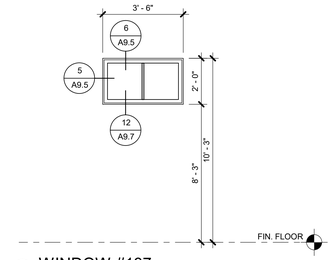
10 WINDOW #110
3/8" = 1'-0"



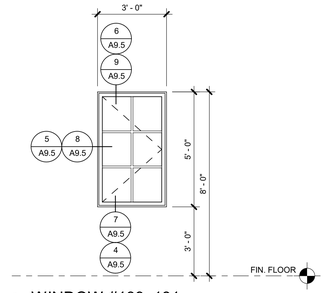
5 WINDOW #105
3/8" = 1'-0"



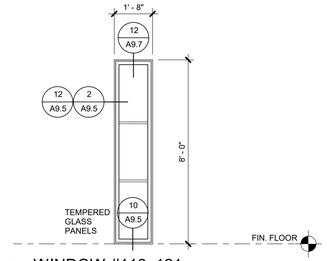
29 WINDOW#209, 210
3/8" = 1'-0"



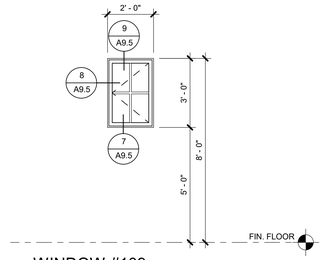
24 WINDOW #137
3/8" = 1'-0"



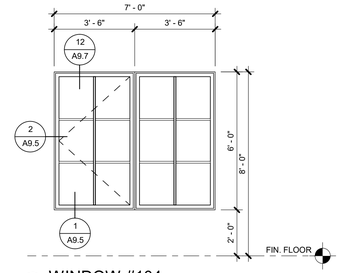
19 WINDOW #139, 131
3/8" = 1'-0"



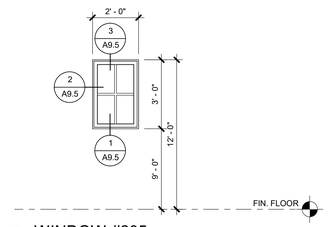
14 WINDOW #116, 121
3/8" = 1'-0"



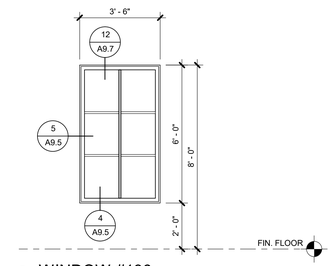
9 WINDOW #109
3/8" = 1'-0"



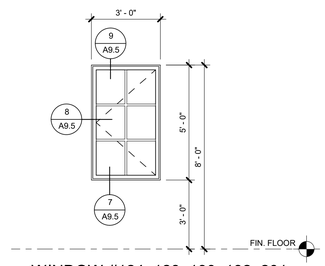
4 WINDOW #104
3/8" = 1'-0"



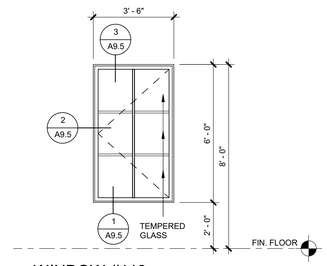
28 WINDOW #205
3/8" = 1'-0"



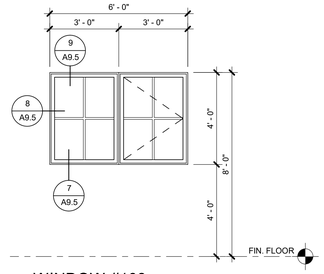
23 WINDOW #136
3/8" = 1'-0"



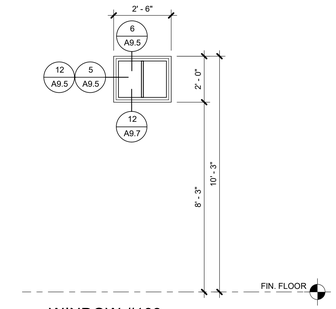
18 WINDOW #124, 128, 130, 132, 201
3/8" = 1'-0"



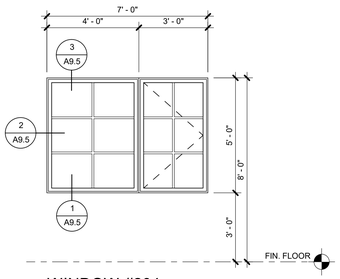
13 WINDOW #113
3/8" = 1'-0"



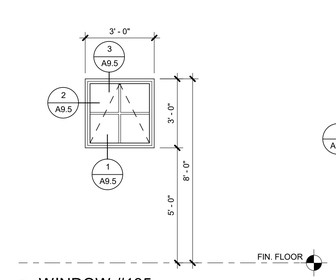
8 WINDOW #108
3/8" = 1'-0"



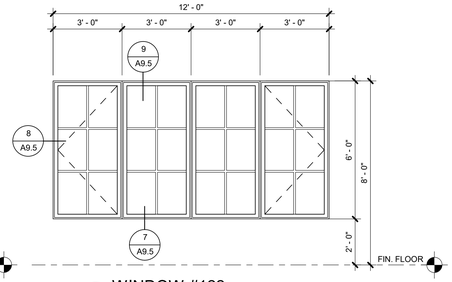
3 WINDOW #103
3/8" = 1'-0"



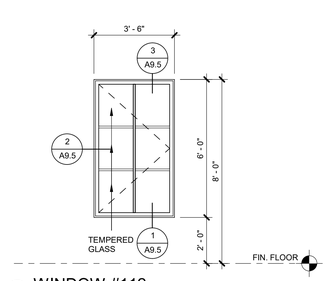
27 WINDOW #204
3/8" = 1'-0"



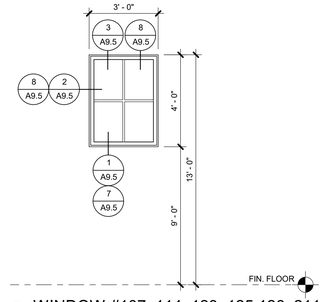
22 WINDOW #135
3/8" = 1'-0"



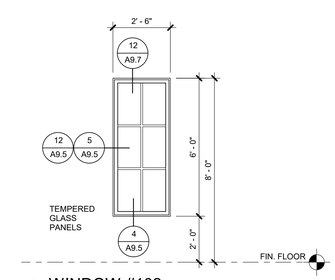
17 WINDOW #122
3/8" = 1'-0"



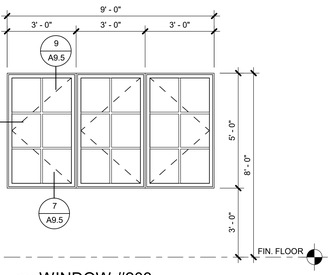
12 WINDOW #112
3/8" = 1'-0"



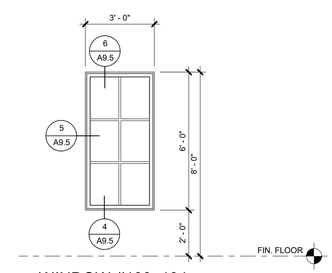
7 WINDOW #107, 114, 123, 125 126, 211
3/8" = 1'-0"



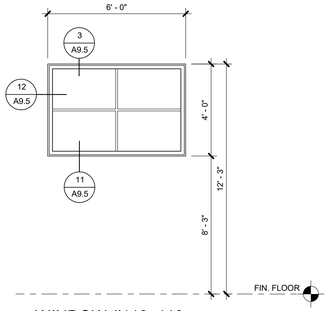
2 WINDOW #102
3/8" = 1'-0"



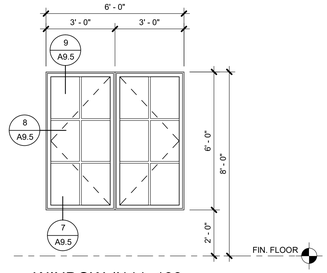
26 WINDOW #203
3/8" = 1'-0"



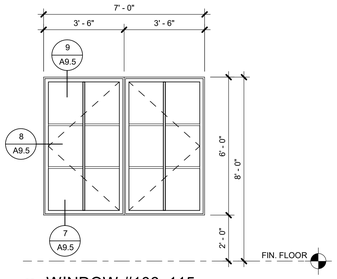
21 WINDOW #133, 134
3/8" = 1'-0"



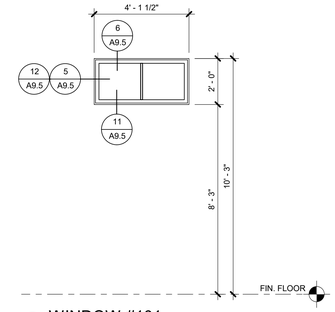
16 WINDOW #118, 119
3/8" = 1'-0"



11 WINDOW #111, 138
3/8" = 1'-0"



6 WINDOW #106, 115
3/8" = 1'-0"



1 WINDOW #101
3/8" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT

JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/20/19

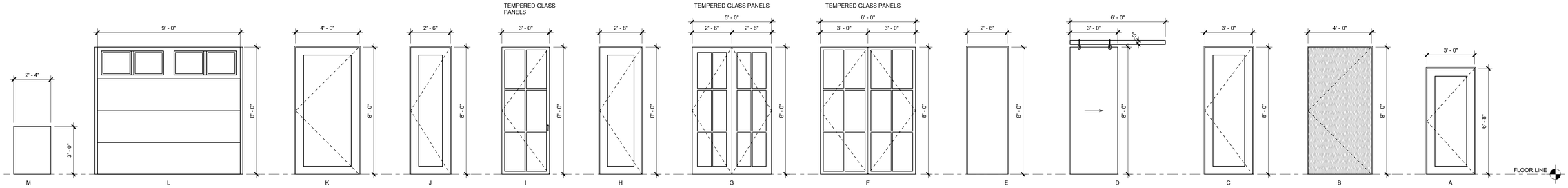
DRAWING TITLE
WINDOW ELEVATIONS

SHEET NO.
A10.1

9/20/2019 7:54:52 AM

DOOR SCHEDULE

NUMBER	NOMINAL WIDTH	NOMINAL HEIGHT	TYPE	DETAILS			REMARKS
				HEAD	JAMB	SILL	
001	3' - 0"	6' - 8"	A	12/A9.6	11/A9.6	4/A9.6	INTERIOR DOOR
002	2' - 4"	3' - 0"	R	9/A10.8	8/A10.8	7/A10.8	CRAWL SPACE ACCESS DOOR
101	4' - 0"	8' - 0"	B	9/A9.7	8/A9.7	8/A9.1	EXTERIOR CUSTOM WOOD AND METAL FRONT DOOR
102	3' - 0"	8' - 0"	C	12/A9.6	11/A9.6	1/A9.8	INTERIOR DOOR
103	3' - 0"	8' - 0"	C	12/A9.6	11/A9.6	10/A9.6	INTERIOR DOOR, MASTER SUITE TBD
104	3' - 0"	8' - 0"	D	9/A9.6	8/A9.6	7/A9.6	BARN DOOR
105	2' - 6"	8' - 0"	E	6/A9.8	5/A9.8	4/A9.8	POCKET DOOR
106	6' - 0"	8' - 0"	F	9/A9.7	8/A9.7	7/A9.1	EXTERIOR DOUBLE FRENCH DOORS
107	6' - 0"	8' - 0"	F	9/A9.7	8/A9.7	7/A9.1	EXTERIOR DOUBLE FRENCH DOORS
108	6' - 0"	8' - 0"	F	9/A9.7	8/A9.7	7/A9.1	EXTERIOR DOUBLE FRENCH DOORS
109	5' - 0"	8' - 0"	G	9/A9.7	8/A9.7	7/A9.1	EXTERIOR DOUBLE FRENCH DOORS
110	2' - 8"	8' - 0"	H	12/A9.6	11/A9.6	10/A9.6	INTERIOR DOOR
111	3' - 0"	8' - 0"	I	9/A9.7	8/A9.7	7/A9.1	EXTERIOR SINGLE FRENCH DOOR
112	2' - 8"	8' - 0"	H	12/A9.6	11/A9.6	10/A9.6	INTERIOR DOOR
113	2' - 6"	8' - 0"	J	12/A9.6	11/A9.6	10/A9.6	INTERIOR DOOR
114	2' - 6"	8' - 0"	J	12/A9.6	11/A9.6	10/A9.6	INTERIOR DOOR
115	3' - 0"	8' - 0"	D	9/A9.6	8/A9.6	7/A9.6	BARN DOOR
116	3' - 0"	8' - 0"	C	12/A9.6	11/A9.6	1/A9.8	INTERIOR DOOR
117	2' - 8"	8' - 0"	H	12/A9.6	11/A9.6	2/A9.8	INTERIOR DOOR
118	3' - 0"	8' - 0"	C	12/A9.6	11/A9.6	9/A9.8	INTERIOR DOOR (20 MINUTE RATED DOOR WITH WEATHERSTRIPPING)
119	4' - 0"	8' - 0"	K	9/A9.7	8/A9.7	8/A9.8	EXTERIOR DOOR
120	9' - 0"	8' - 0"	L	2/A9.6	1/A9.6	9/A9.1	GARAGE DOOR
121	3' - 0"	8' - 0"	C	9/A9.7	8/A9.7	7/A9.8	EXTERIOR DOOR
122	9' - 0"	8' - 0"	L	6/A9.6	5/A9.6	9/A9.1	GARAGE DOOR
123	9' - 0"	8' - 0"	L	6/A9.6	5/A9.6	9/A9.1	GARAGE DOOR
124	4' - 0"	8' - 0"	0	9/A9.6	8/A9.6	3/A9.8	DOUBLE BARN DOOR
201	2' - 8"	8' - 0"	H	12/A9.6	11/A9.6	10/A9.6	INTERIOR DOOR
202	2' - 6"	8' - 0"	J	12/A9.6	11/A9.6	10/A9.6	INTERIOR DOOR
203	2' - 8"	8' - 0"	H	12/A9.6	11/A9.6	1/A9.8	INTERIOR DOOR



DOOR TYPE LEGEND
3/8" = 1'-0"

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

STATE OF COLORADO
ALFRED CHARLES LEISER
#03237
LICENSED ARCHITECT
9/20/19

JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE
BLDG. PERMIT SUBMITTAL	09/20/19

DRAWING TITLE
DOOR SCHEDULE

SHEET NO.
A10.2

9/20/2019 7:54:52 AM

anthem
structural engineers
BOULDER | STEAMBOAT SPRINGS
303-848-8497 970-300-3338
anthemstructural.com Job #19-112

STRUCTURAL GENERAL NOTES

GOVERNING CODE: 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AND ALL LOCAL AMENDMENTS, EXCEPT AS NOTED; ANY STRUCTURAL ELEMENTS (IF ANY) NOT DESIGNED IN CONFORMANCE WITH THE IRC HAVE BEEN DESIGNED PER THE 2015 IBC PER IRC R301.1.3

DESIGN LOADS:

RISK CATEGORY:	II, Standard
ROOF LIVE LOADS:	
Ground Snow Load:	138 psf
Flat Roof Snow Load:	96.6+drift psf
FLOOR LIVE LOADS:	
Residential:	40 psf
Exterior Decks:	Same as occupancy served
ROOF AND FLOOR DEAD LOADS:	
Roof - Asphalt Shingle:	20 psf
Floor - Carpet or Hardwood:	25 psf
WIND LOADS (ASCE 7 per IRC R301.2.1.1):	
Basic Wind Speed:	70 mph
Ultimate Wind Speed:	90 mph
Wind Exposure:	C
SEISMIC LOADS:	
Seismic Design Category:	Design not required per IRC R301.2.2 exception and IBC 1613.1 exception 1

FOUNDATION DESIGN:
Foundation design is in accordance with recommendations contained in soils investigation Report Number 19-1035 prepared by Western Slope Geotech dated 9/4/2019.
Soil conditions shall be verified by the Geotechnical Engineer prior to placement of formwork or concrete. If different soil conditions exist the structural engineer shall be notified to re-evaluate the foundation design at additional expense to the owner.
Slope final grades down and away from foundation walls a minimum of 12 inches in first 10 feet.

FOOTINGS:
Footings shall bear on the natural undisturbed soils or approved compacted structural fill.
Exterior footings shall bear below frost depth; minimum frost depth shall be 4'-0" below adjacent exterior finished grade.
Design of footings is based on:

Maximum allowable bearing pressure:	2500 psf
Minimum dead load pressure:	750 psf.

EARTH RETAINING STRUCTURES:
Earth equivalent fluid lateral pressure:

Walls restrained at top (at rest):	70 pcf
Cantilevered walls (active):	60 pcf
Passive resisting:	250 pcf
Coefficient of sliding friction:	0.3

REINFORCED CONCRETE:
Concrete design is based on the American Concrete Institute "Building Code Requirements for Reinforced Concrete" (ACI 318) and shall be constructed in accordance with the "Standard Specifications for Structural Concrete" (ACI 301).
STRUCTURAL CONCRETE SHALL HAVE THE FOLLOWING PROPERTIES (normal weight concrete unless noted otherwise):
Minimum 28 day compressive strength (f'c) as follows:

Cement Type:	I/II
Maximum Aggregate Size:	3/4"
Footings:	3,500 psi (Max W/C Ratio 0.52); Entrained Air 1.5% (± 1.5%); Slump 5 inches (± 1")
Walls:	4,000 psi (Max W/C Ratio 0.50); Entrained Air 3.0% (± 1.5%); Slump 4 inches (± 1")
Exterior Slabs-on-Grade (excludes flatwork):	3,500 psi (Max W/C Ratio 0.45); Entrained Air 6.0% (± 1.5%); Slump 4 inches (± 1")
Interior Slabs-on-Grade:	3,500 psi (Max W/C Ratio 0.50); Entrained Air 3.0% (± 1.5%); Slump 4 inches (± 1")

Reinforcing steel shall be fabricated and placed in accordance with ACI 315 "Details and Detailing of Concrete Reinforcement."
When cold weather conditions exist, place and cure concrete in accordance with ACI 306.
Welded wire fabric shall conform to ASTM A185.
Deformed reinforcement shall be domestic new billet steel conforming to ASTM A615, Grade 60 including stirrups and ties, except that reinforcing which is required to be welded shall conform to ASTM A706.
Unless otherwise noted on the structural drawings, lap bars 50 diameters (50*Bar Diameter minimum).
Reinforcing at all abutting concrete (including footings) shall be continuous through or around all corners and intersections OR use matching corner bars of equal size and spacing to reinforcing in the abutting members.
Install 2-#5 bars (minimum) around all sides of all openings in concrete and extend 2'-0" past edges of openings, unless otherwise noted.
In continuous members, splice top bars at mid-span between supports and splice bottom bars over supports.
Form intermittent shear keys at all construction joints and as shown on the structural drawings.
Unless otherwise noted on the drawings, minimum concrete cover over reinforcing shall be as follows:

Unformed surface cast against and permanently exposed to earth:	3"
Formed surface exposed to earth or weather:	1-1/2"
Formed surface not exposed to weather or in contact with ground:	3/4"

Install chairs, bolsters, additional reinforcement, and accessories necessary to support reinforcement at position shown on drawings. Support of reinforcement on wood, brick, or other unacceptable materials shall not be permitted.
Keep reinforcement clean and free of dirt and oil. Oil forms prior to placing reinforcement.
Fiber admixture shall be 100% virgin polypropylene, fibrillated fibers, type 111 4.1.3, performance level one, per ASTM C1116.
Properly place, accurately position and maintain securely in place all embedded items prior to and during concrete placement.
Anchor bolts and rods for beam and column-bearing plates shall be placed with setting templates.
Unless otherwise shown in the architectural drawings, provide 3/4" chamfers at all exposed concrete edges.

STRUCTURAL STEEL:
Structural steel shall be detailed, fabricated and erected in accordance with the "Specification for Structural Steel Buildings" (AISC 360) and the "Code of Standard Practice for Steel Buildings and Bridges" (AISC303) by the American Institute of Steel Construction (AISC).
All structural steel shall conform to the ASTM Standards and grades indicated below; unless noted otherwise on the drawings or details.

Structural steel wide flange beams and WTs:	ASTM A992, 50 ksi yield
Other rolled shapes, including plates, channels, and angles:	ASTM A36, 36 ksi yield.
Hollow structural section (HSS) rectangular shapes:	ASTM A500, Grade B, 46 ksi yield
HSS round shapes:	ASTM A500, Grade B, 42 ksi yield

Unless otherwise noted, framed beam connections shall be bearing-type with 3/4" diameter, snug tight, ASTM A325 bolts, detailed in conformance with the structural drawings and the "Steel Construction Manual" by the AISC. Install bolts in accordance with AISC's "Specification for Structural Joints Using ASTM A325 or A490 bolts."
All beams shall have full depth web stiffeners each side of webs above and below columns (1/4" plate or as noted).
Anchor rods shall conform to ASTM F1554, Grade (36, 55, and/or 105) as noted on the structural drawings with weldability supplement S1.
Headed anchor studs (HAS) shall conform to ASTM A108 and shall be connected to structural steel with equipment approved by the stud manufacturer according to the stud manufacturer's recommendations.
Welding shall be done by a certified welder in accordance with the AISC documents listed above, the American Welding Society (AWS) D1.1: 2006 Structural Welding Code, and the recommendations for use of E70XX electrodes. Where not specifically noted, minimum weld shall be 3/16" fillet by length of contact edge.
All post-installed anchors shall have current International Code Council Evaluation Service (ICC-ES) reports and shall be installed in accordance with the manufacturer's requirements.
Expansion anchors shall be approved "wedge" type unless specifically noted to be "sleeve" type as noted on the structural drawings.
Chemical anchors shall be approved epoxy or similar adhesive type as appropriate for installation in solid and non-solid base materials.
Grout beneath column base and beam bearing plates shall have a minimum 28-day, compressive strength of 5,000 psi and shall be non-shrink, non-metallic, and tested in accordance with ASTM C1107.

STRUCTURAL WOOD & TIMBER:
Design is based on ANSI/AF&PA NDS "National Design Specification for Wood Construction with Supplement: Design Values for Wood Construction" and ANSI/AF&PA SDPWS "Special Design Provisions for Wind and Seismic."
2x framing lumber shall be S4S Doug-Fir No. 2 and better unless noted otherwise.
All lumber shall be 19% or less maximum moisture content, unless noted otherwise.
Solid timber beams and posts shall be Kiln Dried Douglas Fir-Larch No. 1.
2x stud bearing walls shall be 2x6 @ 16" (UNO) Doug-Fir Stud Grade or better.
2x top and bottom plates shall be Doug-Fir No. 2 or better.
Use of wood bearing walls shown on drawings with laterally unsupported heights in excess of that shown in IBC Table 2308.9.1 have been justified by Anthem's analysis.
Fasteners for use with treated wood shall comply with 2015 IRC.
Wood in contact with concrete shall be pressure-treated Douglas Fir-Larch or Southern Yellow Pine.
Preservative treated wood shall be treated in accordance with AWPA U1 and AWPA M4.
Conventional light framing shall comply with IRC Sections R502, R602, and R802.
Minimum nailing shall be provided as specified in IRC Table R602.3(1) "Fastener Schedule for Structural Members."
Metal framing anchors shown or required, shall be Simpson Strong-Tie or equal code approved connectors and installed with the number and type of nails recommended by the manufacturer to develop the maximum rated capacity. Note that heavy-duty hangers and skewed hangers may not be stocked locally and require special order from the factory.
Glue wood nailer plates to steel beams and attach with either 10"20 bolts @ 32" o.c., staggered or 0.145"ø powder actuated drive pins @ 16" o.c. staggered. Width of nailer plate shall match beam width + 1/8" min (1/4" max) overhang each side.
Lead holes for lag screws shall be 40%-70% of the shank diameter at the threaded section and equal to the shank diameter at the unthreaded section per NDS Section 11.1.3.
Connector bolts and Lag screws shall conform to ANSI/ASME B18.2.1 and ASTM SAE J429 Grade 1.
Nails and Spikes shall conform to ASTM F1667.
Wood Screws shall conform to ANSI/ASME B18.6.1.

WOOD FRAMING NOTES:
Install solid blocking between joists under jamb studs of openings.
Columns must have a continuous load path to foundation.
Unless noted otherwise, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads.
Built-up stud columns shall consist of 2x4, 2x6, or 2x8 studs with number of laminations noted on plans and each lamination shall be nailed together with (2) rows of 12d gun nails (0.131"Ø x 3 1/4") @ 6" full height of column. Do not splice laminations.
All beams and trusses shall be braced against rotation at points of bearing.
Unless noted otherwise, lower chord of gable end trusses shall be anchored to wall plate with framing anchors at 4'-0" spacing and laterally braced to roof framing at 8'-0" spacing.
Provide continuous wall studs each side of openings equal to one-half or greater the number of studs interrupted by opening unless noted otherwise.
All wall studs shall be continuous from floor to floor or from floor to roof.
Provide solid blocking or rim joists at all joist supports and joist ends.
Sole plate at all perimeter walls and at designated shear walls shall be nailed with (4) 0.131"Øx3" nails at 16" minimum.
All roof rafters, joists, trusses, beams shall be anchored to supports with metal framing anchors.

WOOD SHEATHING:
Plywood and Oriented Strand Board (OSB) floor, roof, and wall sheathing shall be APA rated with stamp including APA trademark and panel span rating.
Minimum Floor Sheathing: 23/32" APA Sturd-I-Floor rated 24 inch o.c. tongue & groove, glued and nailed.
Minimum Roof Sheathing: 5/8" OSB or CDX plywood, APA 40/20, nailed.
Minimum Wall Sheathing: 7/16" OSB or CDX plywood, APA 24/16, blocked and nailed.
Nail wall sheathing with minimum 8d gun or sinker nail @ 4" at panel edges, and @ 8" at intermediate framing except as noted. Nail ZIP sheathing with minimum 10d gun or sinker nail @ 4" at panel edges, and @ 8" at intermediate framing except as noted. Block and nail ALL edges between studs. Minimum (3) 8d nails per stud. Nail all plates using panel edge nail spacing indicated.
Sheathe all exterior walls. Sheathe interior walls as shown on the drawings.
Sheathing shall be continuous from bottom plate to top plate. cut in "L" and "T" shapes around openings. Lap sheathing over rim joists a minimum 4" at all floors to tie upper and lower stud walls together.
Minimum height of sheathing panels shall be 16" to ensure that plates are tied to studs.
Machine Applied Nailing (i.e. Gun Nailing): The use of machine applied nailing is subject to satisfactory jobsite demonstration and the approval by the project structural engineer. The approval is subject to continued satisfactory performance. If nail heads penetrate the outer ply more than would be normal for a hand hammer or if minimum allowable edge distances are not maintained the performance will be deemed unsatisfactory.

PLANT FABRICATED / PRE-ENGINEERED WOOD FRAMING:
I-series roof and floor joists shall be manufactured by Level Trus Joist with structural wood flanges and webs designed for structural capacities and design provisions according to ASTM D 5055. Substitution of equivalent series by other manufacturer is acceptable with engineer approval.
I-series roof and floor joists shall be installed per the manufacturer's recommendations. Do not cut or notch chords in any manner. Holes in webs shall not exceed manufacturer's published limit criteria.
Members noted as LVL (Laminated Veneer Lumber) on plan shall be 1 3/4" wide x depth indicated, plant-fabricated, and have the following minimum allowable design values:
F_b = 2600 psi F_v = 285 psi $F_{c\perp}$ = 2510 psi $F_{c\parallel}$ = 750 psi E = 2000 ksi
Members noted as LSL (Laminated Strand Lumber) on plan shall be plant-fabricated and have the following minimum allowable design values:
1 1/2" F_b = 1700 psi F_v = 400 psi $F_{c\perp}$ = 1400 psi $F_{c\parallel}$ = 680 psi E = 1300 ksi
1 3/4" F_b = 2325 psi F_v = 310 psi $F_{c\perp}$ = 2325 psi $F_{c\parallel}$ = 800 psi E = 1550 ksi
Bridging and blocking shall be installed according to the fabricator's requirements.

OPEN-WEB WOOD TRUSSES:
Manufacture and installation of metal plated wood trusses shall comply with ANSI/TPI 1 "National Design Standard for Metal-Plate-Connected Wood Truss Construction," BCSI (Building Component Safety Information) "Guide to Good Practice for Handling, Installing & Bracing of Metal Plate Connected Wood Trusses," and DSB-89 "Recommended Design Specification for Temporary Bracing of Metal Plate Connected Wood Trusses."
Pre-engineered, prefabricated trusses shall be designed by an engineer registered in the State of Colorado, and shall comply with code requirements.
Trusses shall be designed to support the full dead loads and the superimposed design loads noted above or on the drawings.
Stresses shall not exceed those listed in the National Design Specification for Wood Construction with Supplement (AF&PA NDS).
The fabricator shall determine truss web arrangements and member forces.
Truss to truss connections specified shall be by truss supplier, unless specifically noted on the drawings.
Unless otherwise indicated, trusses shall be designed for perpendicular to grain bearing on Hem Fir plates (405 psi).
End grain bearing is not allowed unless accepted in writing by ANTHEM.
Design truss for bearing blocks or truss bearing enhancers as required to compensate for overstresses. specify size, species, and nailing for bearing blocks.
Truss fabricator shall specify all floor and roof truss bracing and bridging.
Calculations and shop drawings, including member sizes, lumber species and grades, and substantiating data for connector capacities, shall be submitted to the architect and engineer for review prior to fabrication.

SHOP DRAWINGS:
The structural drawings are copyrighted and shall not be copied for use as erection plans or shop details. Use of Anthem's electronic files as the basis for shop drawings requires prior approval by Anthem, a signed release of liability by the general contractor and/or his subcontractors, and deletion of Anthem's name and logo from all sheets so used.
The general contractor shall submit in writing any requests to modify the structural drawings or project specifications.
All shop and erection drawings shall be checked and stamped (after having been checked) by the general contractor prior to submission for structural engineer's review; shop drawing submittals not checked by the general contractor prior to submission to the structural engineer will be returned without review.
Furnish two (2) prints of shop and erection drawings to the structural engineer for review prior to fabrication for:
reinforcing steel,
structural steel,
plant fabricated wood joists,
pre-engineered wood trusses.
Submit in a timely manner to permit 10 working days for review by the structural engineer.
Shop drawings submitted for review do not constitute "request for change in writing" unless specific suggested changes are clearly marked, in any event, changes made by means of the shop drawing submittal process become the responsibility of the one initiating the change.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS:
The structural drawings illustrate and describe the completed structure with elements in their final positions, properly supported, connected, and/or braced.
The structural drawings illustrate typical and representative details to assist the general contractor. Details shown apply at all similar conditions unless otherwise indicated. Although due diligence has been applied to make the drawings as complete as possible, not every detail is illustrated and not every exceptional condition is addressed.
All proprietary connections and elements shall be installed in accordance with the manufacturers' recommendations.
All work shall be accomplished in a workmanlike manner and in accordance with the applicable codes and local ordinances.
The general contractor is responsible for coordination of all work, including layout and dimension verification, materials coordination, shop drawing review, and the work of subcontractors. Any discrepancies or omissions discovered in the course of the work shall be immediately reported to the architect and structural engineer for resolution. Continuation of work without notification of discrepancies relieves the architect and structural engineer from all consequences.
Unless otherwise specifically indicated, the structural drawings do not describe methods of construction.
The general contractor, in the proper sequence, shall perform or supervise all work necessary to achieve the final completed structure, and to protect the structure, workmen, and others during construction. Such work shall include, but not be limited to temporary bracing, shoring for construction equipment, shoring for excavation, formwork, scaffolding, safety devices and programs of all kinds, support and bracing for cranes and other erection equipment.
Do not backfill against basement or retaining walls until supporting slabs and floor framing are in place and securely anchored, unless adequate temporary bracing is installed.
Temporary bracing shall remain in place until all floors, walls, roofs and any other supporting elements are in place.
The architect and structural engineer bear no responsibility for the above items, and observation visits to the site do not in any way include inspections of these items.
These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at ANY OTHER building site. Plans shall not be used for construction at any other building site without specific review by the engineer.

PRECAUTIONARY NOTES ON STRUCTURAL BEHAVIOR:
Interior architectural finish detailing must accommodate the relative differential movements of supporting structural elements.
Where the roof framing element spans are long, applied loading will naturally cause substantial deflection. Interior elements hung from the roof structure will deflect with the roof.
The floor is a floating concrete slab-on-grade and may experience movements independent of the structural foundations. Interior elements supported on the slab-on-grade floor will move with the floor. Interior elements supported on foundations and columns will not experience similar or measurable movements.
Exterior/perimeter wall assemblies hung from the edge of the building structure will be directly affected (to some degree) by changes in external temperature and floor deflection.
Exterior/perimeter and interior architectural finish details should allow for relative movements between elements with different support conditions.
The foundation design shown assumes that the owner/builder is aware of the presence of expansive soils, and that he has read the previously referenced soils report. Use of these plans is indication that the owner/builder accepts the risks associated with building on this site, especially those related to slab on grade construction in finished areas. Anthem, LLC will not be held liable for damages caused by slab movement.

LETTERS OF CONSTRUCTION COMPLIANCE:
The general contractor shall determine from the local building authority, at the time the building permit is obtained, whether any letters of construction compliance will be requested from the structural engineer.
The contractor shall notify the structural engineer of all such requirements in writing prior to the start of construction.
Two day advance notice shall be given when requesting site visits necessary as the basis for the compliance letter.
The general contractor shall provide copies of all third-party testing and inspection reports to the architect and structural engineer a minimum of one week prior to the date that the compliance letter is needed.

INSPECTIONS:
Inspections and Testing shall be performed by a qualified Inspector in accordance with IRC section R109.
The Inspector shall be a qualified person who shall demonstrate competence, to the satisfaction of the building official, for inspection of the particular type of construction or operation requiring inspection.
Except as noted, the inspections outlined in the IRC are in addition to, and beyond the scope of, periodic Structural Observations. Structural Observations are included in the structural engineering design and construction administration services provided by the structural engineer.

NAIL SIZES:

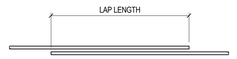
PENNYWEIGHT	TYPE	DIAMETER	LENGTH
6d	COOLER	0.092"	1-7/8"
8d	COMMON	0.131"	2-1/2"
	BOX	0.113"	2-1/2"
	SINKER	0.113"	2-3/8"
	GUN	0.113"	2-3/8"
10d	COMMON	0.148"	3"
	BOX	0.128"	3"
	SINKER	0.120"	2-7/8"
	GUN	0.131"	3"
12d	COMMON	0.148"	3-1/4"
	BOX	0.128"	3-1/4"
	SINKER	0.135"	3-1/8"
	GUN	0.131"	3-1/4"
16d	COMMON	0.162"	3-1/2"
	BOX	0.135"	3-1/2"
	SINKER	0.148"	3-1/4"

ABBREVIATIONS KEY

AB	Anchor Rod (Bolt)	EF	Each Face	LVL	Laminated Veneer Lumber (generic)	RO	Rough Opening
ADDL	Additional	EJ	Expansion Joint	LW	Light Weight	SC	Slip Critical
AFF	Above Finished Floor	EL	Elevation	MASY	Masonry	SCH	Schedule
ALT	Alternative	EN	Edge Nailing	MATL	Material	SDST	Self Drilling Self Tapping
AMT	Amount	ENGR	Engineer	MAX	Maximum	SECT	Section
APPROX	Approximate	EQ	Equal	MECH	Mechanical	SF	Square Feet
ARCH	Architect, Architectural	EQUIP	Equipment	MEZZ	Mezzanine	SHT	Sheet
ASD	Allowable Stress Design	EQUIV	Equivalent	MFR	Manufacture, -er, -rd	SHTG	Sheathing
AVG	Average	ES	Each Side	MIN	Minimum	SIM	Similar
BC	Bottom of Concrete	EST	Estimate	MTL	Metal	SL	Sloped
BL	Brick Ledge	E-W	East to West	NIC	Not In Contact	SOG	Slab On Grade
BLK	Block	EXC	Excavate	N-S	North to South	SP	Space, -s
BLKG	Blocking	EXP	Expansion	NTS	Not to Scale	SPEC	Specifications
BM	Beam	EXT	Exterior	OD	Outside Diameter	SQ	Square
BOT	Bottom	FDN	Foundation	OF	Outside Face	STD	Standard
BRG	Bearing	FF	Finished Floor	OH	Opposite Hand	STL	Steel
CANT	Cantilever	FIG	Figure	OPNG	Opening	STIFF	Stiffener
CF	Cubic Foot	FL	Flush	OPP	Opposite	STRUCT	Structure (Structural)
CIP	Cast In Place	FLR	Floor	OSB	Oriented Strand Board	SY	Square Yard
CJ	Construction Joint (Control Joint)	FP	Full Penetration	PAF	Powder Actuated Fastener	SYM	Symmetrical
CLG	Ceiling	FTG	Footing	PC	Precast	T&B	Top and Bottom
CLR	Clear	GA	Gage (Gauge)	PE	Pre-engineered (trusses)	T&G	Tongue and Groove
CMU	Concrete Masonry Unit	GALV	Galvanized	PEN	Penetration	TB	Top of Beam
COL	Column	GC	General Contractor	PERP	Perpendicular	TC	Top of Concrete
COM	Common	GEN	General	PKT	Pocket	TJ	Top of Joist
CONC	Concrete	GL	Glue Laminated (Glu-lam)	PL	Property Line	TL	Total Load, Top of Ledge
CONN	Connection	GR	Grade	PLF	Pounds per Linear Foot	TM	Top of Masonry
CONT	Continue (Continuous)	GT	Girder Truss	PSF	Pounds per Square Foot	T.O	Top of
CONSTR	Construction	GYP BD	Gypsum Board	PSI	Pounds per Square Inch	TRANS	Transverse
COORD	Coordinate, Coordination	HAS	Headed Anchor Stud	PSL	Parallel Strand Lumber (generic)	TYP	Typical
CS	Countersink	HNGR	Hanger	PT	Pressure Treated	ULT	Ultimate
CTR	Center	HORIZ	Horizontal	P.T	Post Tensioned	UNO	Unless Noted Otherwise
CY	Cubic Yard	HT	Height or Heavy Timber	PV	Photovoltaic	VERT	Vertical
DAB	Deformed Anchor Bar	ID	Inside Diameter	QTY	Quantity	VIF	Verify In Field
DIAG	Diagonal	INT	Interior	R	Radius	WA	Wedge Anchor
DIM	Dimension	K	Kip (1,000 lbs)	RE	Reference (refer to)	WF	Wide Flange
DL	Dead Load	LGS	Light Gage Stud	RECT	Rectangle	WP	Work Point
DN	Down	LL	Live Load	REINF	Reinforcement	WT	Weight
DP	Drilled Pier	LLH	Long Leg Horizontal	REQ	Required	WWF	Welded Wire Fabric
DWG	Drawing	LLV	Long Leg Vertical	REQMT	Requirement	XS	Extra Strong
EA	Each	LSH	Long Side Horizontal	RET	Retaining Wall	XSECT	Cross Section
ECC	Eccentric	LSV	Long Side Vertical	RM	Room	XXS	Double Extra Strong
E-E	End to End	LT	Light	RMO	Rough Masonry Opening		

LEGEND

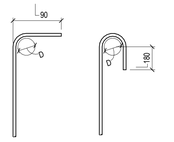
XX, YT	"X" King studs, "Y" Trimmer studs, studs to match wall thickness		CMU
C	Indicates column continuous through level shown		Concrete
A	Indicates column above level shown, see next level framing plan for size; install squash blocking in floor cavity of equal size and equal column size below to foundation - unless noted otherwise		Earth fill
XXXX	Indicates column type below level shown		Porous fill (i.e. gravel)
	Indicates dropped header or beam		Interior wood bearing wall
	Beam, Joist, or Truss bears on wall or beam below		Wood shear wall
	Beam, Joist, or Truss connected to support with metal hanger	<E>	Indicates 'existing'
	Beam, Joist, or Truss connected to support with concealed hanger	<N>	Indicates 'new'
	Indicates span direction	<R>	Indicates 'to be removed'
	Indicates step in floor elevation		Indicates location of bend in bent beam
XX'-XX"	Indicates top of concrete slab or wood subfloor elevation	SWX	Indicates shear wall. See schedule for sheathing type and nailing
(XX'-XX") (XX'-XX")	Indicates top of footing or pier elevation Indicates minimum pier penetration into bedrock	HDX	Indicates holdown. See schedule for description
FXX	Continuous spread footing. See schedule for size and reinforcing	MFX	Indicates rigid frame
FX.X	Isolated pad footing. See schedule for size and reinforcing		Moment connection
TC=XX'-XX" BC=XX'-XX"	Indicates top of concrete elevation Indicates bottom of concrete elevation	BX	Indicates braced frame
STEP BC	Indicates step in bottom of concrete elevation	[XX'-XX"]	Indicates top of steel beam elevation
TL=XX'-XX"	Indicates top of concrete ledge elevation	FD	Indicates floor drain
PKT XxYxZ XX'-XX"	Indicates beam pocket in concrete wall (X=width, Y=height, Z= ledge depth in inches) with bottom of pocket elevation		Indicates shoring
STEP TL	Indicates step in top of concrete ledge elevation	SLOPE	Indicates direction of slope
	Indicates brace location	BWX	Indicates Building wall type
	Indicates step in top of concrete elevation		



A. LAP SPLICES

LAP SPLICE SCHEDULE

BAR SIZE	LAP LENGTH
#3	18"
#4	24"
#5	30"
#6	40"
#7	54"
#8	70"



B. BENDS AND HOOKS

BEND & HOOK SCHEDULE

BAR SIZE	D	90	180
#3	2-1/4"	6"	2-1/2"
#4	3"	8"	2-1/2"
#5	3-3/4"	10"	2-1/2"
#6	4-1/2"	12"	3"
#7	5-1/4"	14"	3-1/2"
#8	6"	16"	4"

TYPICAL REINFORCING FOR CONCRETE

SHEET LIST

SHEET NUMBER	SHEET NAME
S 0.01	STRUCTURAL COVER SHEET
S 0.02	3D VIEWS
S 1.01	FOUNDATION PLAN
S 1.02	MAIN LEVEL FRAMING PLAN
S 1.03	UPPER LEVEL & LOW ROOF FRAMING PLAN
S 1.04	HIGH ROOF FRAMING PLAN
S 5.01	TYPICAL DETAILS
S 5.02	TYPICAL DETAILS
S 5.03	DETAILS
S 6.01	SCHEDULES

VERTICAL ARTS
ARCHITECTURE
PLANNING
LANDSCAPE
INTERIORS

COLORADO LICENSED PROFESSIONAL ENGINEER 49866 2019-09-20 PROFESSIONAL ENGINEER

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ISSUE NAME	DATE

DRAWING TITLE
STRUCTURAL COVER SHEET

SHEET NO.
S 0.01

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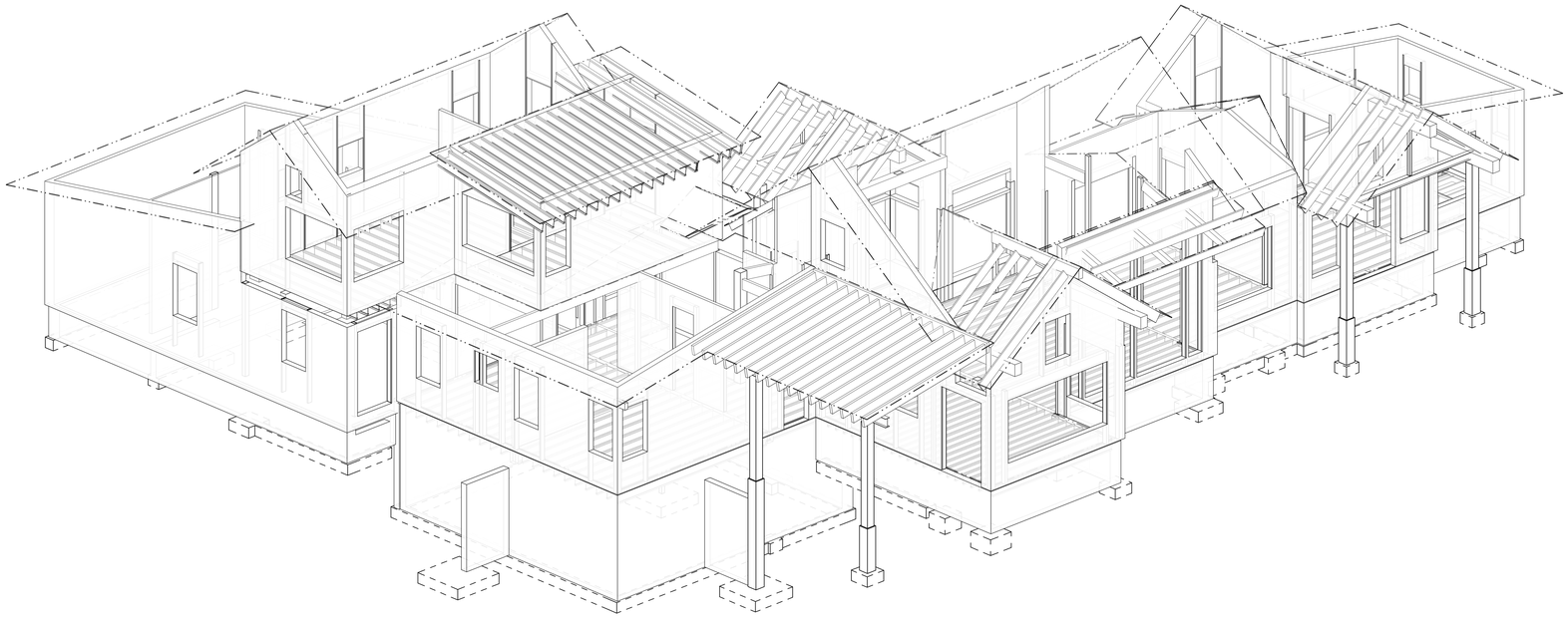

3D VIEW 1

FOR ILLUSTRATIVE PURPOSES ONLY

3D VIEW 2

FOR ILLUSTRATIVE PURPOSES ONLY

VERTICAL ARTS

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3D VIEWS

SHEET NO.

S 0.02

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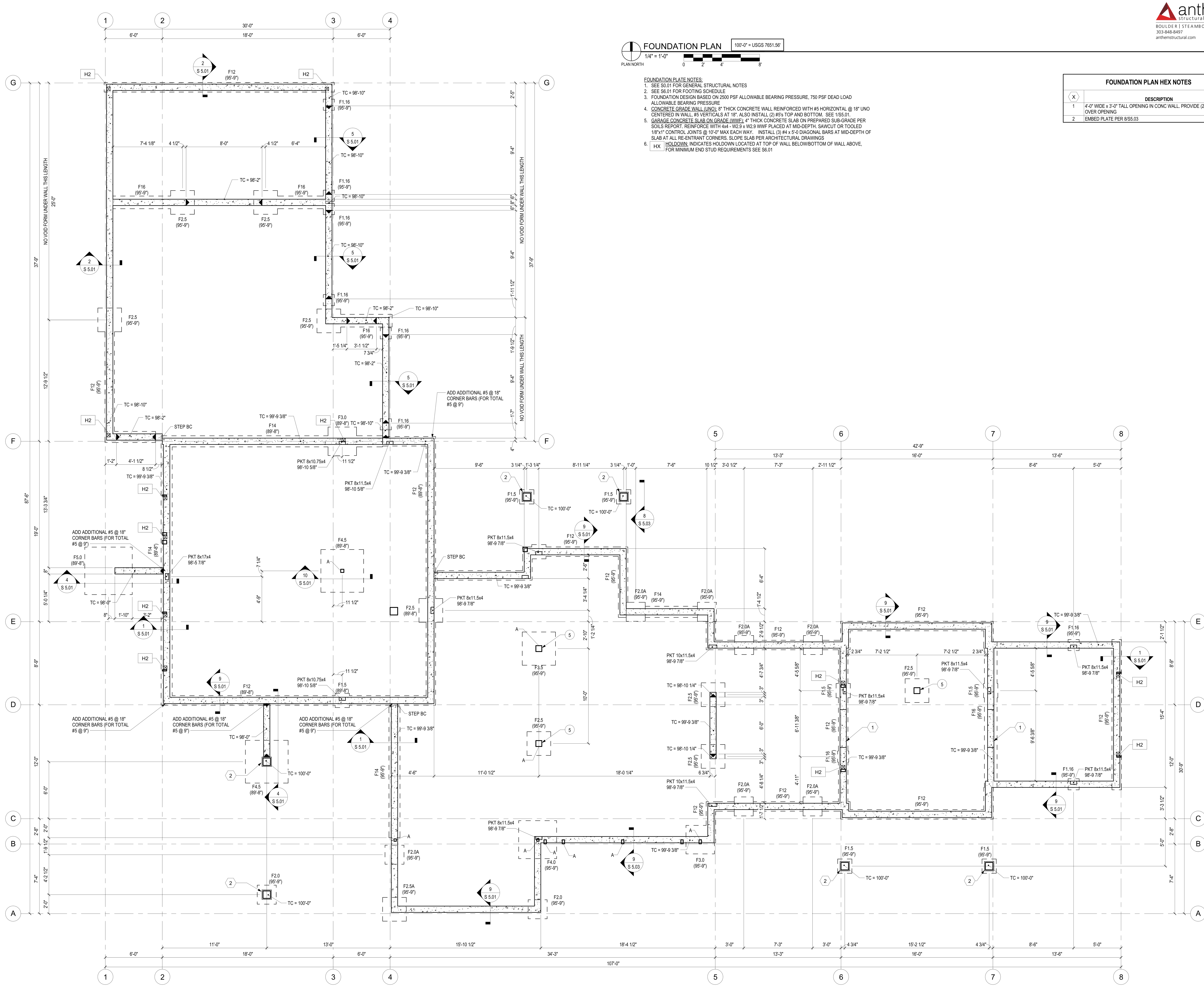
FOUNDATION PLAN

1/4" = 1'-0"

PLAN NORTH

100'-0" = USGS 7651.56'

0 2' 4' 8'



FOUNDATION PLATE NOTES:

1. SEE S0.01 FOR GENERAL STRUCTURAL NOTES
2. SEE S6.01 FOR FOOTING SCHEDULE
3. FOUNDATION DESIGN BASED ON 2500 PSF ALLOWABLE BEARING PRESSURE, 750 PSF DEAD LOAD ALLOWABLE BEARING PRESSURE
4. CONCRETE GRADE WALL (UNO): 8" THICK CONCRETE WALL REINFORCED WITH #5 HORIZONTAL @ 18" UNO CENTERED IN WALL, #5 VERTICALS AT 18". ALSO INSTALL (2) #5's TOP AND BOTTOM. SEE 1/S5.01.
5. GARAGE CONCRETE SLAB ON GRADE (WWF): 4" THICK CONCRETE SLAB ON PREPARED SUB-GRADE PER SOILS REPORT. REINFORCE WITH 4x4 - W2.9 x W2.9 WWF PLACED AT MID-DEPTH. SAWCUT OR TOOLED 1/8"x1" CONTROL JOINTS @ 10'-0" MAX EACH WAY. INSTALL (3) #4 x 5'-0 DIAGONAL BARS AT MID-DEPTH OF SLAB AT ALL RE-ENTRANT CORNERS. SLOPE SLAB PER ARCHITECTURAL DRAWINGS
6. HX HOLDOWN: INDICATES HOLDOWN LOCATED AT TOP OF WALL BELOW/BOTTOM OF WALL ABOVE, FOR MINIMUM END STUD REQUIREMENTS SEE S6.01

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FOUNDATION PLAN HEX NOTES

X	DESCRIPTION
1	4'-0" WIDE x 3'-0" TALL OPENING IN CONC WALL. PROVIDE (2) #5 BARS OVER OPENING
2	EMBED PLATE PER 8/S5.03

VERTICAL ARTS
ARCHITECTURE
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INTERIORS

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49368
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FOUNDATION PLAN

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MAIN LEVEL FRAMING PLAN

1/4" = 1'-0"

PLAN NORTH

0 2' 4' 8

MAIN LEVEL PLAN NOTES:

1. SEE S0.01 FOR GENERAL STRUCTURAL NOTES
2. SEE S5.01 &S5.02 FOR TYPICAL FRAMING AND STEEL CONNECTION DETAILS
3. SEE S6.01 FOR WOOD SCHEDULES & HANGER SCHEDULE
4. FLOOR CONSTRUCTION (UNO): 1 1/8" WARM BOARD SHEATHING, OVER WOOD I JOISTS WITH 1 1/4" LSI, RIM, SEE PLAN. GLUE AND FASTEN SHEATHING TO JOISTS, RIMS, FLUSH BEAMS, AND LEDGERS WITH 8d GUN NAILS (0.113"Ø x 2 3/8") @ 4" O.C. ALONG PANEL EDGES AND @ 8" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. LAY PANELS PERPENDICULAR TO FRAMING MEMBERS AND STAGGER PANEL JOINTS.
5. FACE MOUNT HANGERS AT FLUSH STEEL BEAMS (UNO): PACK OUT WEB WITH 2x AND PLYWOOD/OSB TIGHT TO TOP AND BOTTOM FLANGES AS REQUIRED (MIN 2'-0") FOR FACE MOUNT HANGERS, SECURE WITH (4) 0.145"Ø DRIVE PINS AND GLUE.
6. HX HOLDOWN: INDICATES HOLDOWN LOCATED AT TOP OF WALL BELOW/BOTTOM OF WALL ABOVE, FOR MINIMUM END STUD REQUIREMENTS SEE S6.01
7. CONCRETE SLAB ON GRADE (WWF): 4" THICK CONCRETE SLAB ON PREPARED SUB-GRADE PER SOILS REPORT. REINFORCE WITH 4x4 - W2.9 x W2.9 WWF PLACED AT MID-DEPTH. SAWCUT OR TOOLED 1/8"x1" CONTROL JOINTS @ 10'-0" MAX EACH WAY. INSTALL (3) #4 x 5'-0 DIAGONAL BARS AT MID-DEPTH OF SLAB AT ALL RE-ENTRANT CORNERS. SLOPE SLAB PER ARCHITECTURAL DRAWINGS

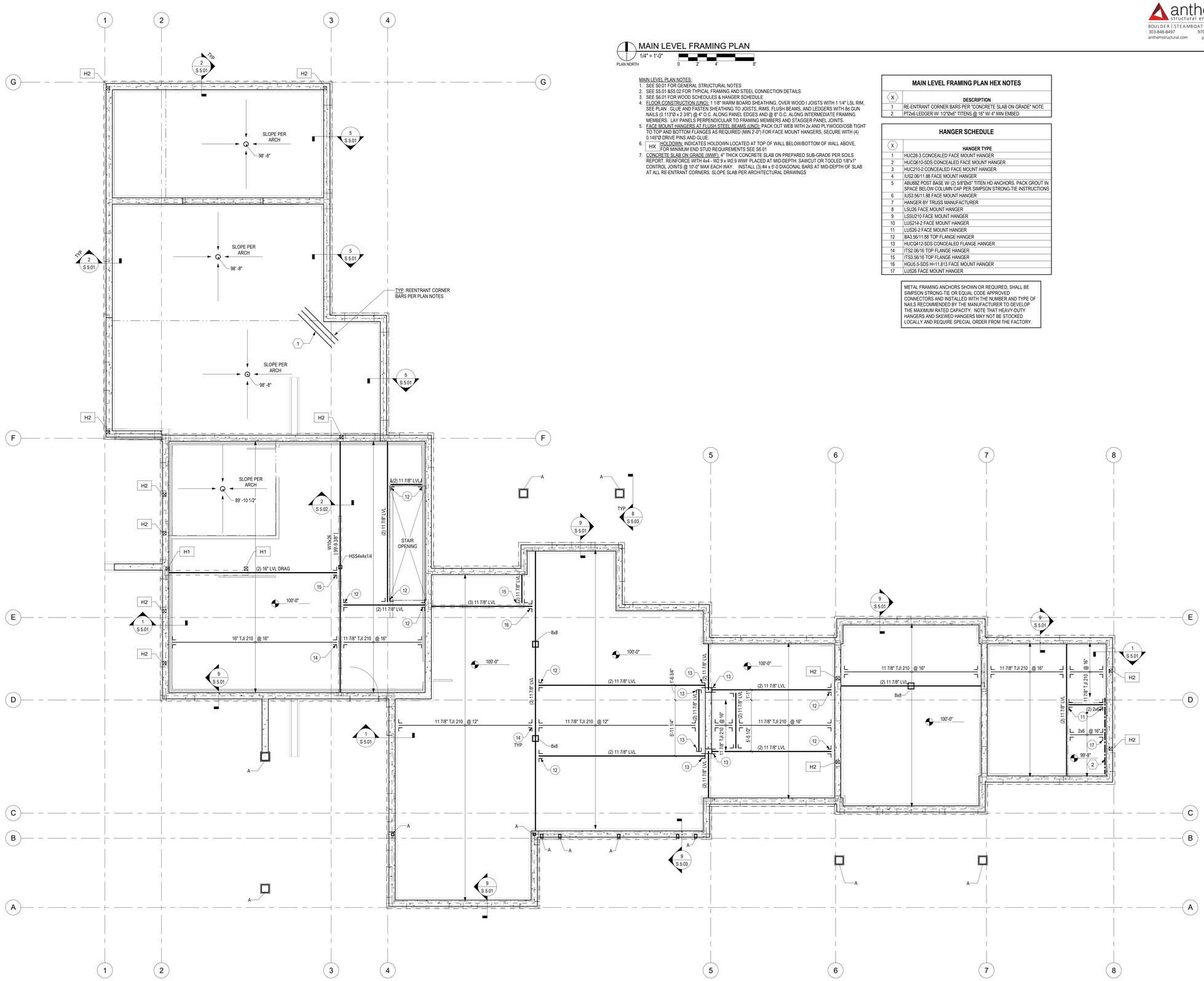
MAIN LEVEL FRAMING PLAN HEX NOTES

X	DESCRIPTION
1	RE-ENTRANT CORNER BARS PER "CONCRETE SLAB ON GRADE" NOTE
2	PT2x6 LEDGER W/ 1/2"Ø x6" TITENS @ 16" W/ 4" MIN EMBED

HANGER SCHEDULE

X	HANGER TYPE
1	HUC28-3 CONCEALED FACE MOUNT HANGER
2	HUCQ610-SDS CONCEALED FACE MOUNT HANGER
3	HUC210-2 CONCEALED FACE MOUNT HANGER
4	IUS2.06/11.88 FACE MOUNT HANGER
5	ABU88Z POST BASE W/ (2) 5/8"Ø x5" TITEN HD ANCHORS. PACK GROUT IN SPACE BELOW COLUMN CAP PER SIMPSON STRONG-TIE INSTRUCTIONS
6	IUS3.56/11.88 FACE MOUNT HANGER
7	HANGER BY TRUSS MANUFACTURER
8	LSU26 FACE MOUNT HANGER
9	LSSU210 FACE MOUNT HANGER
10	LUS214-2 FACE MOUNT HANGER
11	LUS26-2 FACE MOUNT HANGER
12	BA3.56/11.88 TOP FLANGE HANGER
13	HUCQ412-SDS CONCEALED FLANGE HANGER
14	ITS2.06/16 TOP FLANGE HANGER
15	ITS3.56/16 TOP FLANGE HANGER
16	HGUS.5-SDS H=11.813 FACE MOUNT HANGER
17	LUS26 FACE MOUNT HANGER

METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OF NAILS RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY. NOTE THAT HEAVY-DUTY HANGERS AND SKEWED HANGERS MAY NOT BE STOCKED LOCALLY AND REQUIRE SPECIAL ORDER FROM THE FACTORY.



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ISSUE NAME	DATE

DRAWING TITLE
MAIN LEVEL FRAMING PLAN

SHEET NO.
S 1.02

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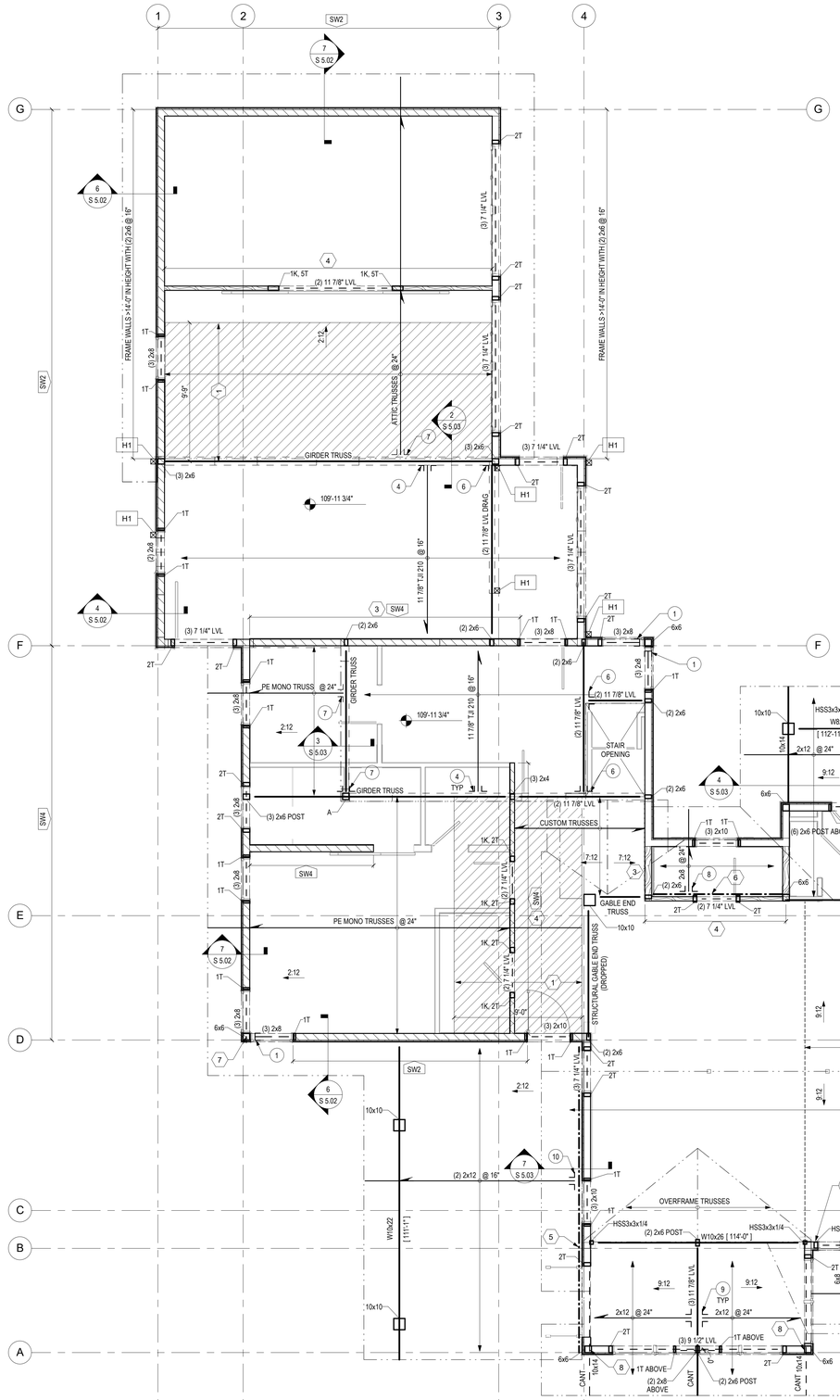

UPPER LEVEL FRAMING PLAN

PLAN NORTH

1/4" = 1'-0"

0 2' 4' 8'

UPPER LEVEL PLAN NOTES:

1. SEE S0.01 FOR GENERAL STRUCTURAL NOTES
2. SEE S1.04 FOR ROOF FRAMING PLAN NOTES
3. SEE S5.02 FOR TYPICAL FRAMING AND STEEL CONNECTION DETAILS
4. SEE S6.01 FOR WOOD SCHEDULES AND HANGER SCHEDULE
5. EXTERIOR FRAMED WALLS (UNO): 2x6 STUDS @ 16" SHEATHED WITH R-6 ZIP SHEATHING PANELS ON EXTERIOR FACE. NAIL ZIP SHEATHING W/ 10d GUN NAILS (0.131"Ø x 3") @ 4" AT PANEL EDGES AND BOUNDARIES AND @ 8" IN FIELD OF PANEL. BLOCK AND NAIL ALL EDGES BETWEEN STUDS.
6. FLOOR CONSTRUCTION (UNO): 1 1/8" WARM BOARD SHEATHING, OVER WOOD I JOISTS WITH 1 1/4" LSL RIM, SEE PLAN. GLUE AND FASTEN SHEATHING TO JOISTS, RIMS, FLUSH BEAMS, AND LEDGERS WITH 8d GUN NAILS (0.113"Ø x 2 3/8") @ 4" O.C. ALONG PANEL EDGES AND @ 8" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. LAY PANELS PERPENDICULAR TO FRAMING MEMBERS AND STAGGER PANEL JOINTS.
7. WALL OPENING CONSTRUCTION (UNO): (2) 2x6 HEADER WITH MINIMUM (1) 2x6 TRIM AND (1) 2x6 KING STUD EACH END. SEE SHEET S6.01 FOR KING STUD AND SILL PL SCHEDULE.
8. RAFTER/TRUSS TIE DOWN: (UNO): H2.5T CLIP AT BEARING AT EACH RAFTER/TRUSS. INSTALL (2) CLIPS WITHIN 6'-0" OF CORNERS.
9. SWX SHEAR WALL: INDICATES SHEAR WALL TO BE SHEATHED ON SIDE INDICATED BY ARROW (UNO) WITH WOOD SHEATHING PER SHEAR WALL SCHEDULE. SEE SHEET S6.01
10. HX HOLDOWN: INDICATES HOLDOWN LOCATED AT TOP OF WALL BELOW/BOTTOM OF WALL ABOVE, FOR MINIMUM END STUD REQUIREMENTS SEE S6.01
11. FACE MOUNT HANGERS AT FLUSH STEEL BEAMS (UNO): PACK OUT WEB WITH 2x AND PLYWOOD/OSB TIGHT TO TOP AND BOTTOM FLANGES AS REQUIRED (MIN 2'-0") FOR FACE MOUNT HANGERS, SECURE WITH (4) 0.145"Ø DRIVE PINS AND GLUE.

UPPER LEVEL FRAMING PLAN HEX NOTES

X	DESCRIPTION
1	SNOW DRIFT AREA AT HATCH, DESIGN TRUSSES FOR ADDITIONAL 67 PSF SNOW DRIFT LOAD
2	SNOW DRIFT AREA AT HATCH, DESIGN TRUSSES FOR ADDITIONAL 58 PSF SNOW DRIFT LOAD
3	2x6 @ 16" INTERIOR BEARING WALL
4	DOUBLE 2x4 @ 16" INTERIOR BEARING WALL
5	2x12 LEDGER W/ (3) 1/4"Ø x4 1/2" SDS SCREWS @ 6"
6	2x8 LEDGER W/ (2) 1/4"Ø x4 1/2" SDS SCREWS @ 24"
7	BEAR BEAM (ALONG GRID 2) ON 6x6 & HANG PERPENDICULAR BEAM FROM BEAM ALONG GRID 2
8	NOTCH 10x14 AS REQUIRED TO FIT IN 2x6 WALL

HANGER SCHEDULE

X	HANGER TYPE
1	HUC28-3 CONCEALED FACE MOUNT HANGER
2	HUCQ610-SDS CONCEALED FACE MOUNT HANGER
3	HUC210-2 CONCEALED FACE MOUNT HANGER
4	IUSZ.06/11.88 FACE MOUNT HANGER
5	ABU88Z POST BASE W/ (2) 5/8"Ø x5" TITEN HD ANCHORS. PACK GROUT IN SPACE BELOW COLUMN CAP PER SIMPSON STRONG-TIE INSTRUCTIONS
6	IUS3.56/11.88 FACE MOUNT HANGER
7	HANGER BY TRUSS MANUFACTURER
8	LSU26 FACE MOUNT HANGER
9	LSSU210 FACE MOUNT HANGER
10	LUS214-2 FACE MOUNT HANGER
11	LUS26-2 FACE MOUNT HANGER
12	BA3.56/11.88 TOP FLANGE HANGER
13	HUCQ412-SDS CONCEALED FLANGE HANGER
14	ITS2.06/16 TOP FLANGE HANGER
15	ITS3.56/16 TOP FLANGE HANGER
16	HGU5.5-SDS H=11.813 FACE MOUNT HANGER
17	LUS26 FACE MOUNT HANGER

METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OF NAILS RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY. NOTE THAT HEAVY-DUTY HANGERS AND SKEWED HANGERS MAY NOT BE STOCKED LOCALLY AND REQUIRE SPECIAL ORDER FROM THE FACTORY.

TRUSS SUPPLIER NOTE:
DESIGN ALL ROOF TRUSSES TO CLEAR SPAN TO BEARING WALLS AND SUPPORT BEAMS AS INDICATED ON PLAN.

DESIGN LOADS ARE AS FOLLOWS:

DEAD LOAD BOTTOM CHORD:	10 PSF
DEAD LOAD TOP CHORD:	10 PSF
SNOW LOAD TOP CHORD:	96.6 + DRIFT PSF
UNINHABITABLE ATTIC WITH STORAGE LIVE LOAD:	20 PSF

LIMIT DEFLECTIONS TO:
SPAN/360 FOR LIVE LOAD
SPAN/240 FOR TOTAL LOAD

ALSO DESIGN TRUSSES FOR DRAG, POINT AND UNIFORM LOADS CALLED OUT ON PLANS.

ALL TRUSS TO TRUSS CONNECTIONS TO BE DESIGNED AND SUPPLIED BY THE TRUSS MANUFACTURER UNO. TRUSS FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE IN WHICH THE PROJECT IS LOCATED TO ENGINEER OF RECORD (EOR) FOR REVIEW PRIOR TO FABRICATION.

REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS HEEL HEIGHTS AND PROFILES.

DO NOT ALTER TRUSS LAYOUT WITHOUT EOR PRIOR APPROVAL.

BEARING DESIGN SHALL ASSUME DOUG-FIR WALL TOP PLATES (625 psi). USE MULTIPLE PLIES, BEARING BLOCKS, OR BEARING ENHANCERS TO ACCOMMODATE BEARING LENGTHS PER PLAN. THE USE OF END GRAIN BEARING IS NOT ACCEPTABLE, UNLESS SPECIFICALLY APPROVED BY THE EOR FOR THE PROJECT.

VERTICAL ARTS
ARCHITECTURE
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INTERIORS

COLORADO LICENSED PROFESSIONAL ENGINEER 49966 2019-09-20 PROFESSIONAL ENGINEER

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#1816

ISSUE NAME	DATE

DRAWING TITLE
UPPER LEVEL & LOW ROOF FRAMING PLAN

SHEET NO.
S 1.03

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ROOF FRAMING PLAN

PLAN NORTH 1/4" = 1'-0" (0, 2, 4, 8')

ROOF FRAMING PLAN NOTES:
1. SEE S0.01 FOR GENERAL STRUCTURAL NOTES
2. SEE S5.02 FOR TYPICAL FRAMING AND STEEL CONNECTION DETAILS
3. SEE S6.01 FOR WOOD SCHEDULES AND HANGER SCHEDULE
4. ROOF CONSTRUCTION (UNO): 5/8" NOMINAL APA 40/20 RATED SHEATHING OVER PE TRUSSES / RAFTERS, SEE PLAN. FASTEN SHEATHING TO TRUSSES / RAFTERS, RIMS, FLUSH BEAMS, AND LEDGERS WITH 8d GUN NAILS (0.113"Ø x 2 3/8") @ 4" O.C. ALONG PANEL EDGES AND @ 8" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. LAY PANELS PERPENDICULAR TO FRAMING MEMBERS AND STAGGER PANEL JOINTS.
5. EXTERIOR FRAMED WALLS (UNO): 2x6 STUDS @ 16" SHEATHED WITH R-6 ZIP SHEATHING PANELS ON EXTERIOR FACE. NAIL ZIP SHEATHING W/ 10d GUN NAILS (0.131"Ø x 3") @ 4" AT PANEL EDGES AND BOUNDARIES AND @ 8" IN FIELD OF PANEL. BLOCK AND NAIL ALL EDGES BETWEEN STUDS.
6. WALL OPENING CONSTRUCTION (UNO): (2) 2x8 HEADER WITH MINIMUM (1) 2x6 TRIM AND (1) 2x6 KING STUD EACH END. SEE SHEET S6.01 FOR KING STUD AND SILL PL SCHEDULE
7. RAFTER/TRUSS TIE DOWN: (UNO): H2.5T CLIP AT BEARING AT EACH RAFTER/TRUSS. INSTALL (2) CLIPS WITHIN 6"-0" OF CORNERS.
8. ROOF BEAM /GIRDER TIE DOWN (UNO): (2) HTS20 OR (2) ST22 STRAPS AT BEARING
9. SWX SHEAR WALL: INDICATES SHEAR WALL TO BE SHEATHED ON SIDE INDICATED BY ARROW (UNO) WITH WOOD SHEATHING PER SHEAR WALL SCHEDULE. SEE SHEET S6.01
10. FACE MOUNT HANGERS AT FLUSH STEEL BEAMS (UNO): PACK OUT WEB WITH 2x AND PLYWOOD/OSB TIGHT TO TOP AND BOTTOM FLANGES AS REQUIRED (MIN 2'-0") FOR FACE MOUNT HANGERS. SECURE WITH (4) 0.145"Ø DRIVE PINS AND GLUE..

ROOF FRAMING PLAN HEX NOTES

X	DESCRIPTION
1	2x6 @ 16" BEARING WALL

HANGER SCHEDULE

X	HANGER TYPE
1	HUC28-3 CONCEALED FACE MOUNT HANGER
2	HUCQ610-SDS CONCEALED FACE MOUNT HANGER
3	HUC210-2 CONCEALED FACE MOUNT HANGER
4	IUS2.06/11.88 FACE MOUNT HANGER
5	ABU88Z POST BASE W/ (2) 5/8"Ø x5" TITEN HD ANCHORS. PACK GROUT IN SPACE BELOW COLUMN CAP PER SIMPSON STRONG-TIE INSTRUCTIONS
6	IUS3.56/11.88 FACE MOUNT HANGER
7	HANGER BY TRUSS MANUFACTURER
8	LSU26 FACE MOUNT HANGER
9	LSSU210 FACE MOUNT HANGER
10	LUS214-2 FACE MOUNT HANGER
11	LUS26-2 FACE MOUNT HANGER
12	BA3.56/11.88 TOP FLANGE HANGER
13	HUCQ412-SDS CONCEALED FLANGE HANGER
14	ITS2.06/16 TOP FLANGE HANGER
15	ITS3.56/16 TOP FLANGE HANGER
16	HGUS.5-SDS H=11.813 FACE MOUNT HANGER
17	LUS26 FACE MOUNT HANGER

METAL FRAMING ANCHORS SHOWN OR REQUIRED, SHALL BE SIMPSON STRONG-TIE OR EQUAL CODE APPROVED CONNECTORS AND INSTALLED WITH THE NUMBER AND TYPE OF NAILS RECOMMENDED BY THE MANUFACTURER TO DEVELOP THE MAXIMUM RATED CAPACITY. NOTE THAT HEAVY-DUTY HANGERS AND SKEWED HANGERS MAY NOT BE STOCKED LOCALLY AND REQUIRE SPECIAL ORDER FROM THE FACTORY.

TRUSS SUPPLIER NOTE:
DESIGN ALL ROOF TRUSSES TO CLEAR SPAN TO BEARING WALLS AND SUPPORT BEAMS AS INDICATED ON PLAN.

DESIGN LOADS ARE AS FOLLOWS:
- DEAD LOAD BOTTOM CHORD: 10 PSF
- DEAD LOAD TOP CHORD: 10 PSF
- SNOW LOAD TOP CHORD: 96.6 + DRIFT PSF
- UNINHABITABLE ATTIC WITH STORAGE LIVE LOAD: 20 PSF

LIMIT DEFLECTIONS TO:
- SPAN/360 FOR LIVE LOAD
- SPAN/240 FOR TOTAL LOAD

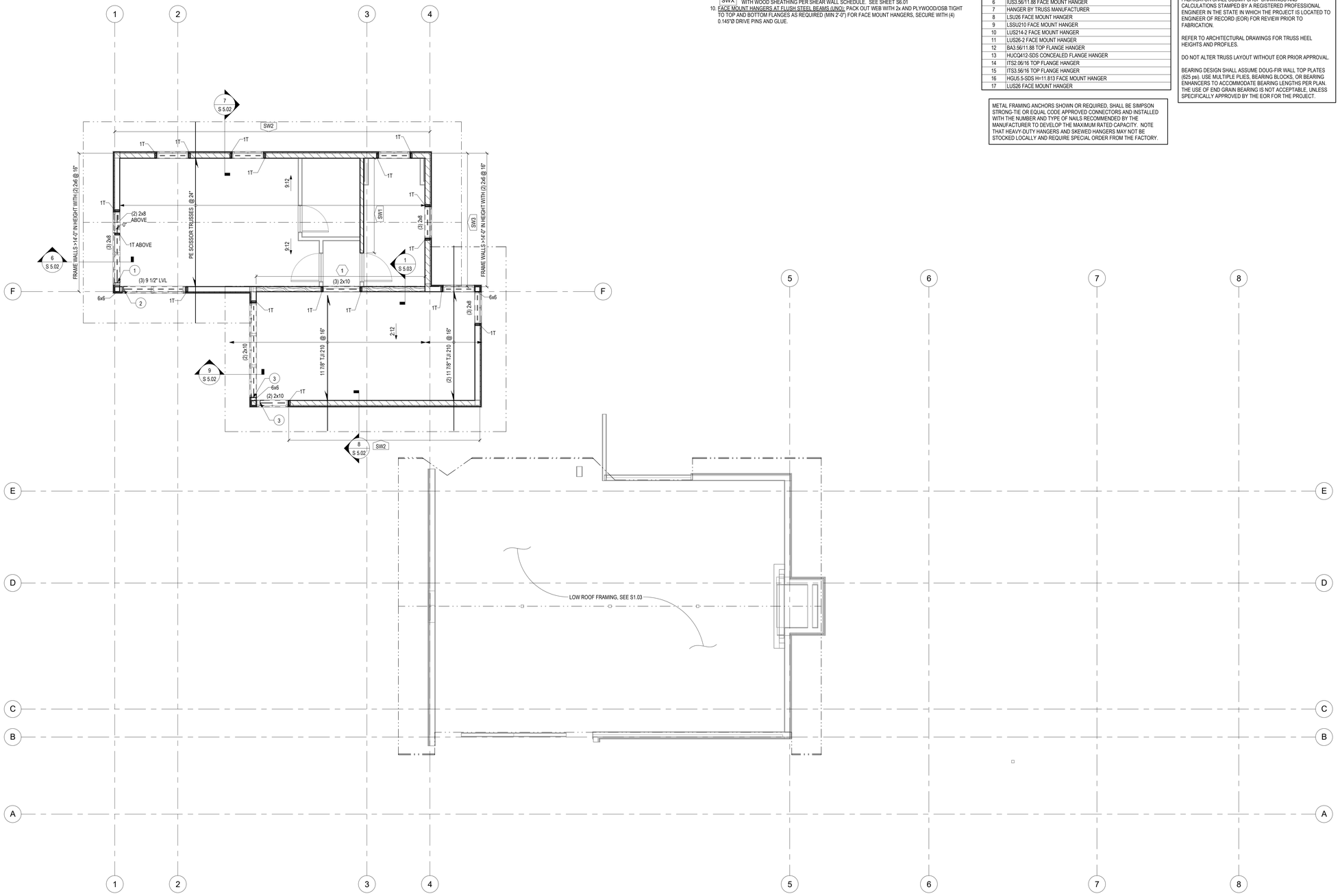
ALSO DESIGN TRUSSES FOR DRAG, POINT AND UNIFORM LOADS CALLED OUT ON PLANS.

ALL TRUSS TO TRUSS CONNECTIONS TO BE DESIGNED AND SUPPLIED BY THE TRUSS MANUFACTURER UNO. TRUSS FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS STAMPED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE IN WHICH THE PROJECT IS LOCATED TO ENGINEER OF RECORD (EOR) FOR REVIEW PRIOR TO FABRICATION.

REFER TO ARCHITECTURAL DRAWINGS FOR TRUSS HEEL HEIGHTS AND PROFILES.

DO NOT ALTER TRUSS LAYOUT WITHOUT EOR PRIOR APPROVAL.

BEARING DESIGN SHALL ASSUME DOUG-FIR WALL TOP PLATES (625 psi). USE MULTIPLE PLIES, BEARING BLOCKS, OR BEARING ENHANCERS TO ACCOMMODATE BEARING LENGTHS PER PLAN. THE USE OF END GRAIN BEARING IS NOT ACCEPTABLE. UNLESS SPECIFICALLY APPROVED BY THE EOR FOR THE PROJECT.



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2019-09-20
PROFESSIONAL ENGINEER

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HIGH ROOF FRAMING PLAN

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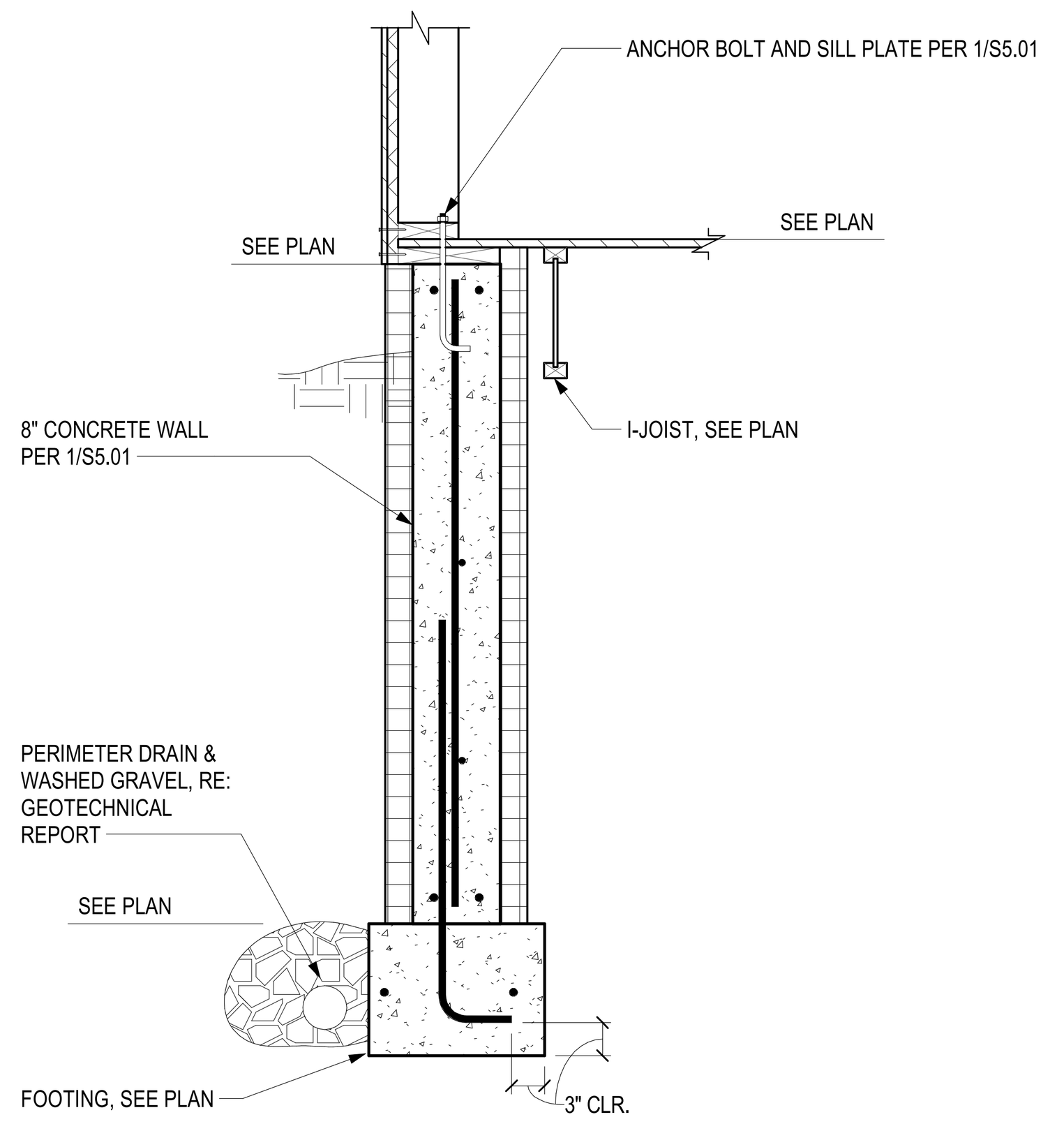
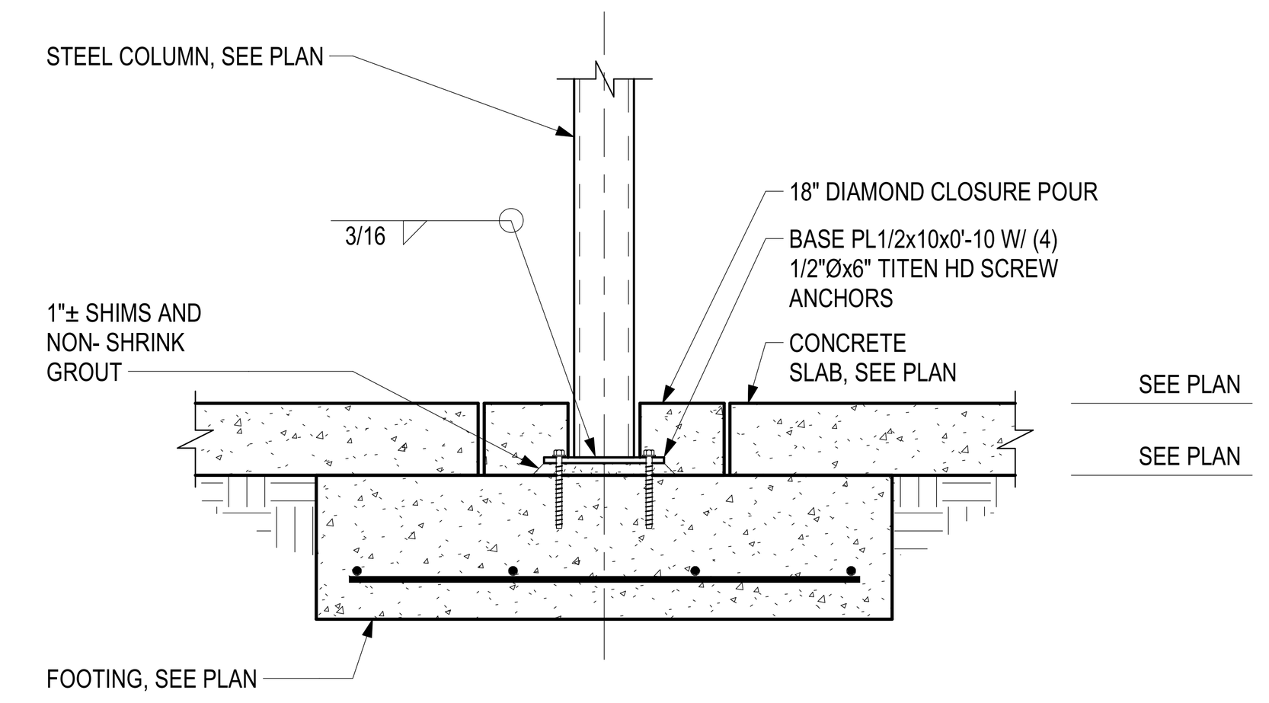


9 DETAIL
3/4" = 1'-0"



TYPICAL STEEL COLUMN AT INTERIOR FOOTING

10 DETAIL
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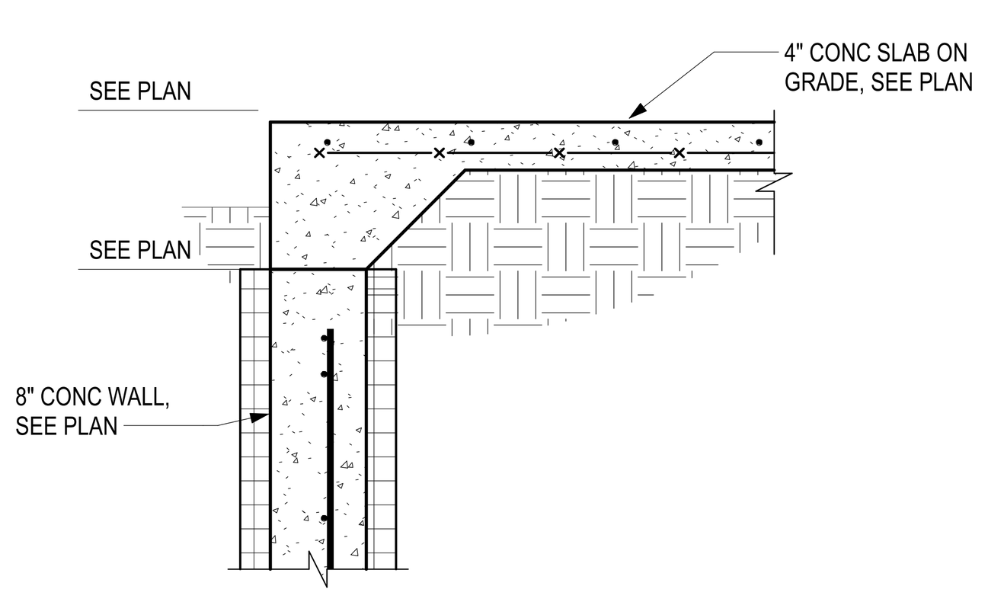

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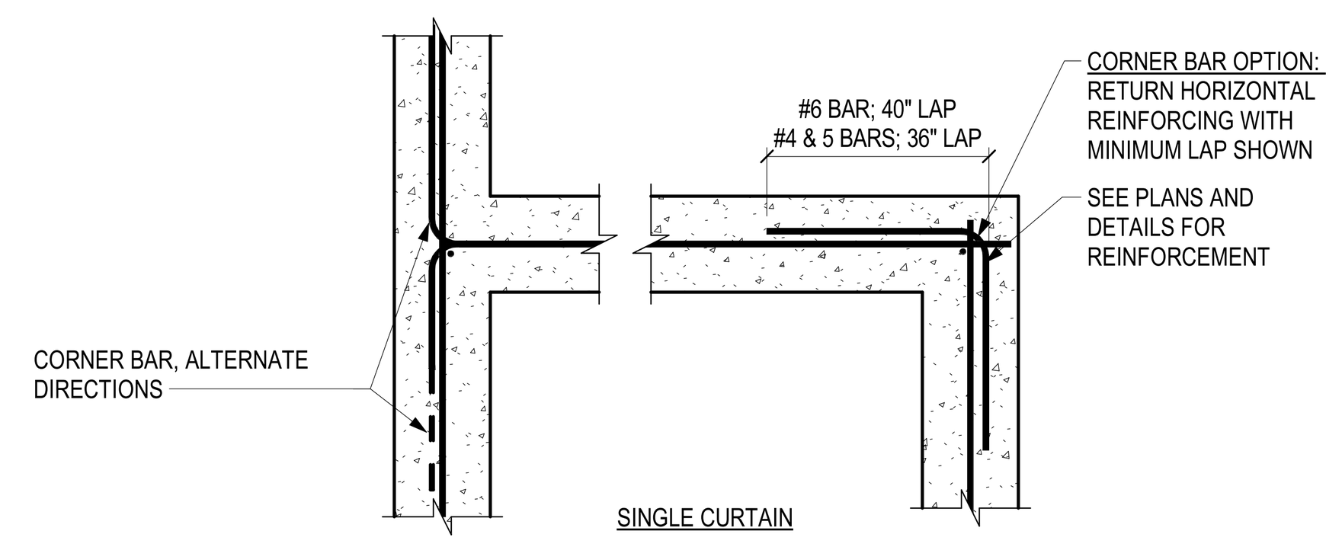
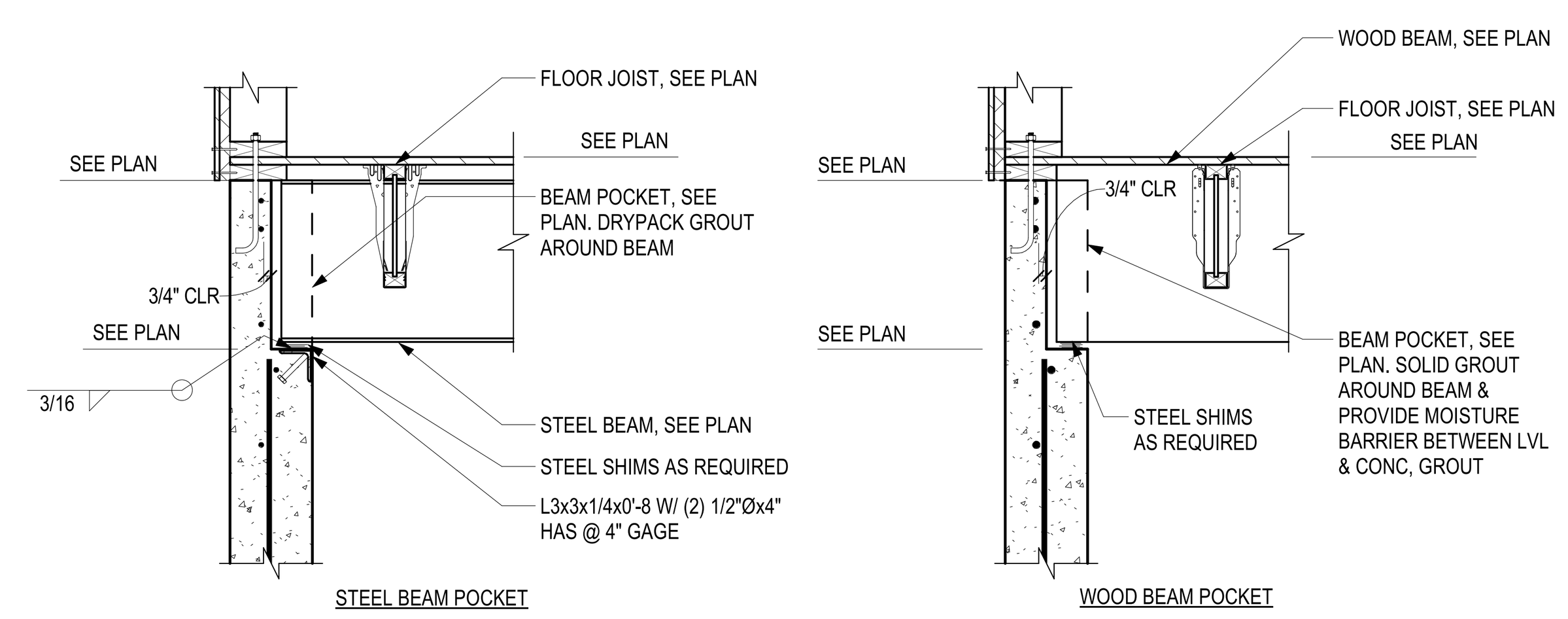
3/4" = 1'-0"



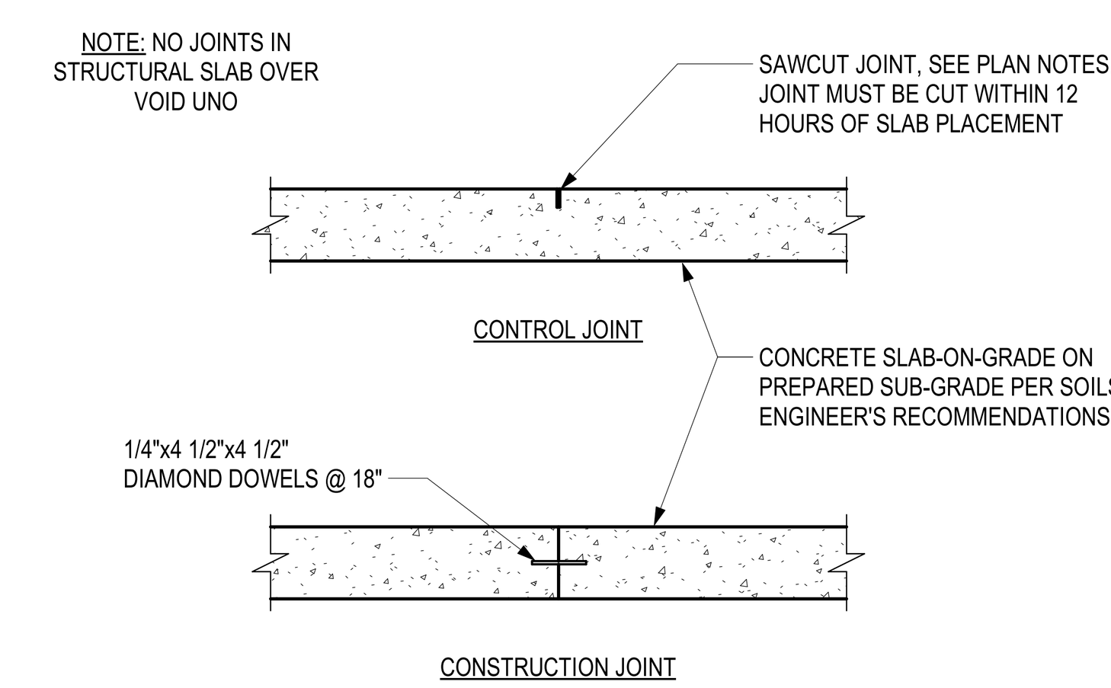
TYPICAL WALL INTERSECTIONS

6 DETAIL
3/4" = 1'-0"



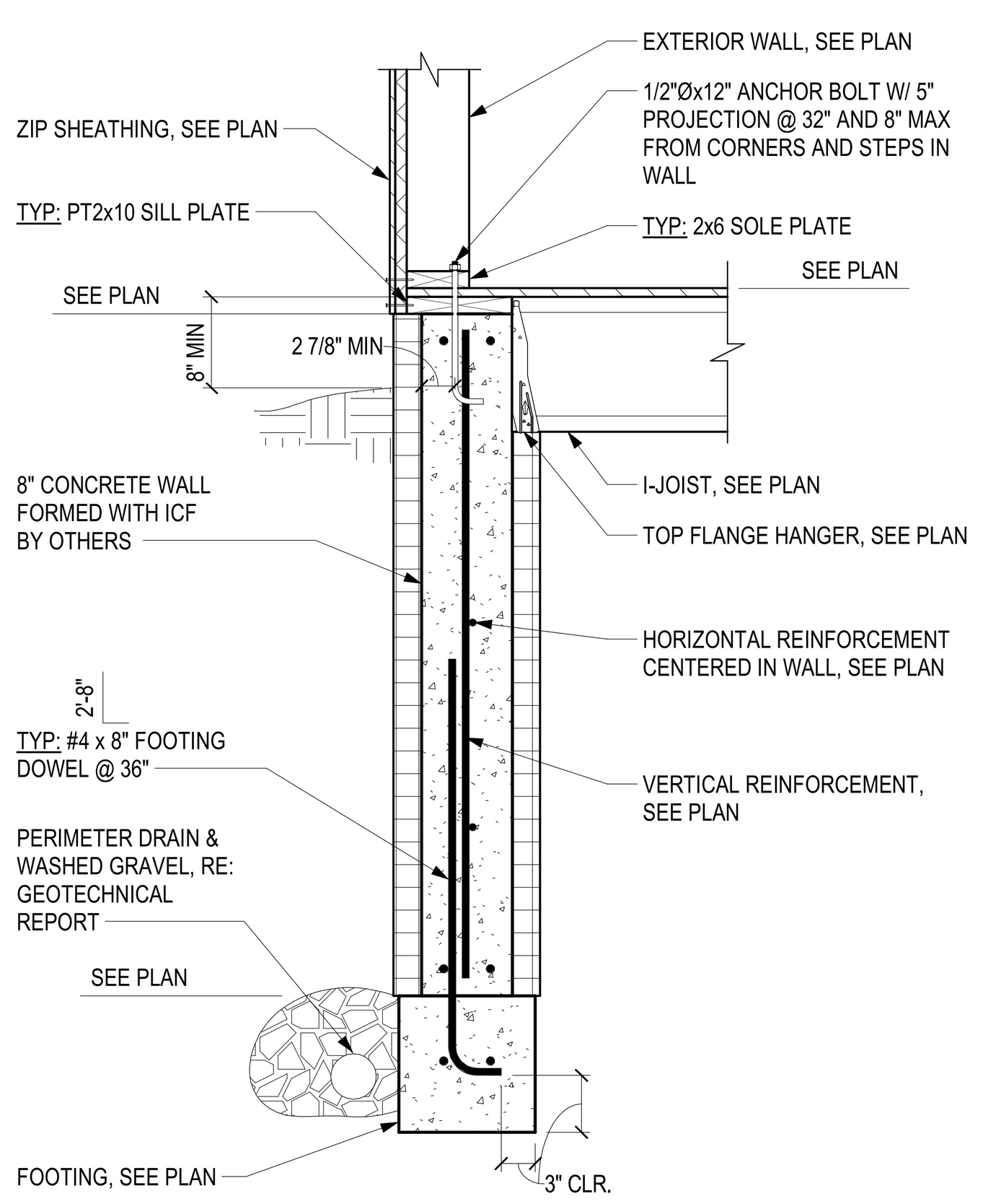
TYPICAL BEAM POCKET

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



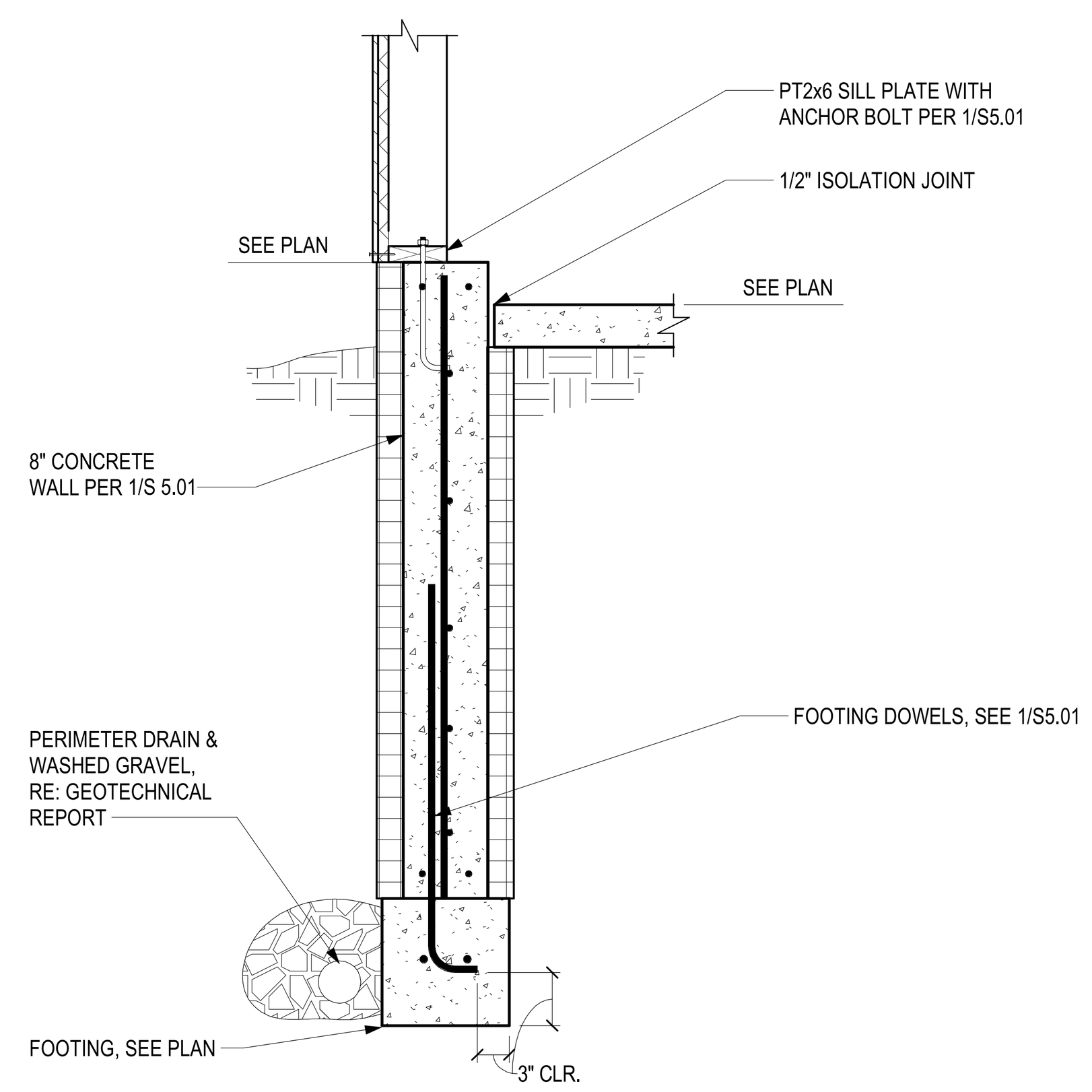
TYPICAL JOINTS AT CONCRETE SLAB-ON-GRADE

8 DETAIL
3/4" = 1'-0"



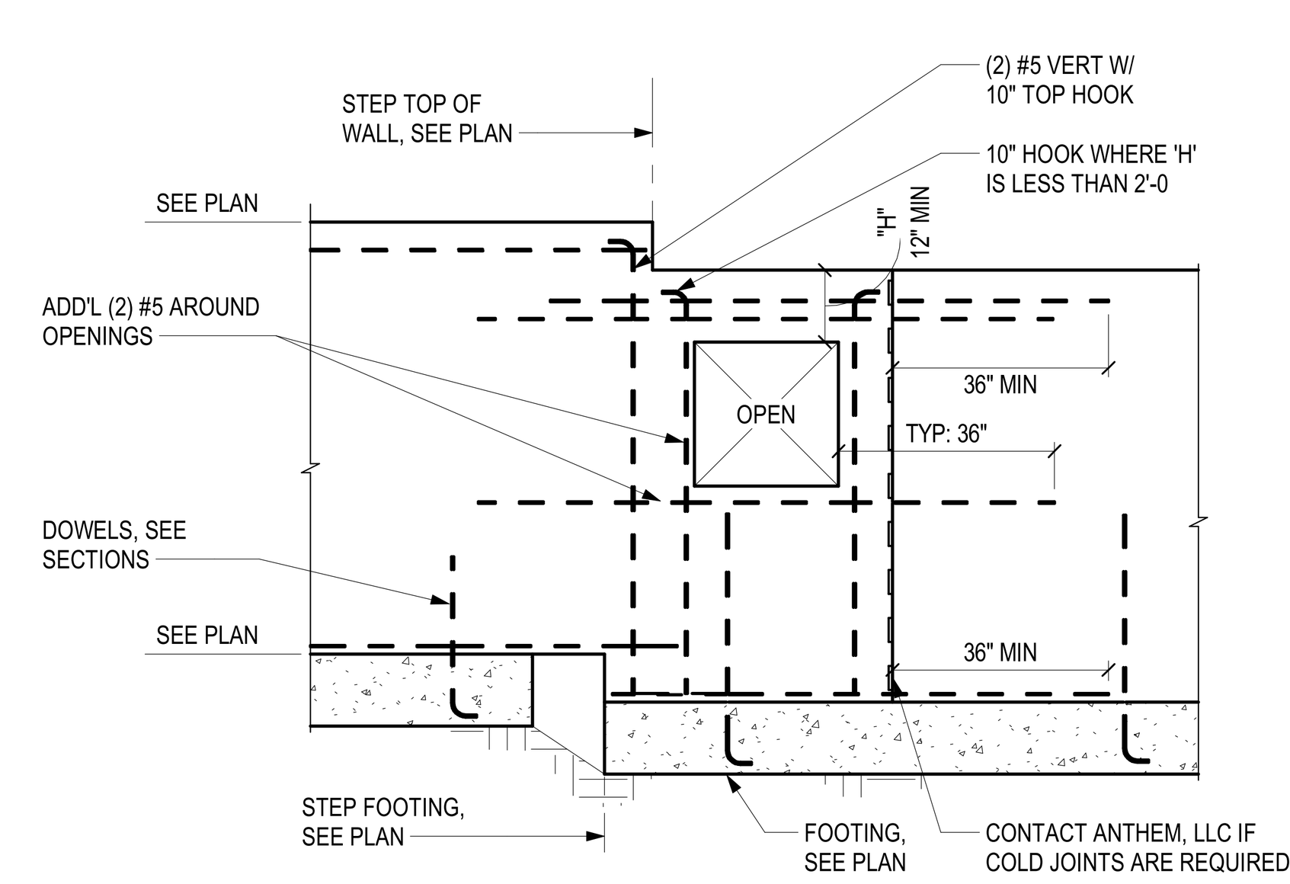
TYPICAL CRAWLSPACE FOUNDATION WALL

1 DETAIL
3/4" = 1'-0"
0 6" 1' 2' 3'



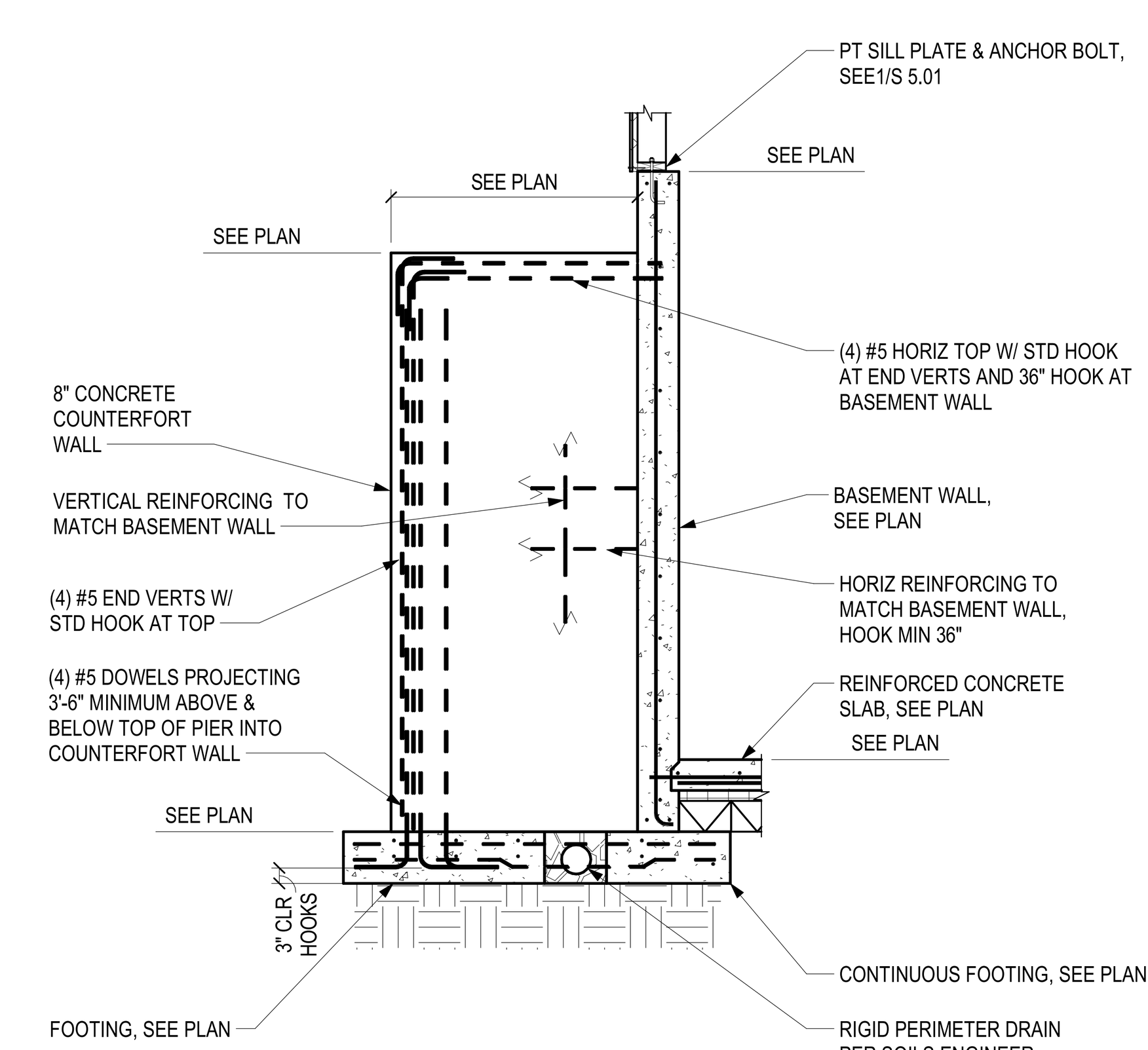
TYPICAL GARAGE FOUNDATION WALL

2 DETAIL
3/4" = 1'-0"



TYPICAL REINFORCING AT WALL OPENINGS AND STEPS

3 DETAIL
3/8" = 1'-0"
0 1' 2' 4' 6'



TYPICAL COUNTERFORT

4 DETAIL
3/8" = 1'-0"

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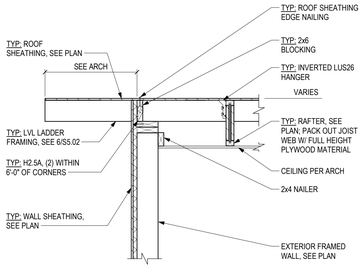
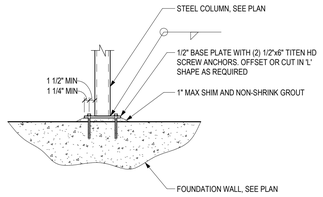


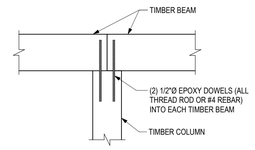
TYPICAL GABLE END WALL FRAMING AT RAFTERS

9 DETAIL 3/4" = 1'-0"



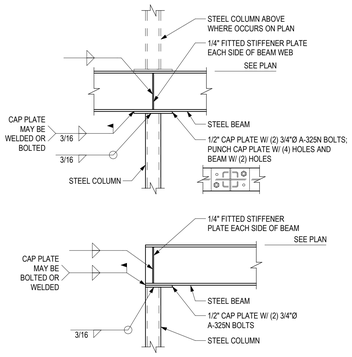
TYPICAL COLUMN BASE ON GROUT

10 DETAIL 3/4" = 1'-0"



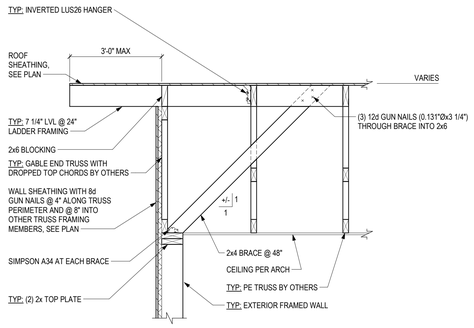
TYPICAL TIMBER BEAM TO COLUMN CONNECTION

11 DETAIL 3/4" = 1'-0"



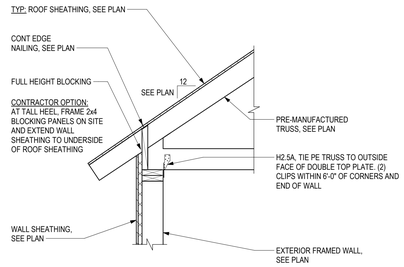
TYPICAL STEEL BEAM TO COLUMN CONNECTION

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



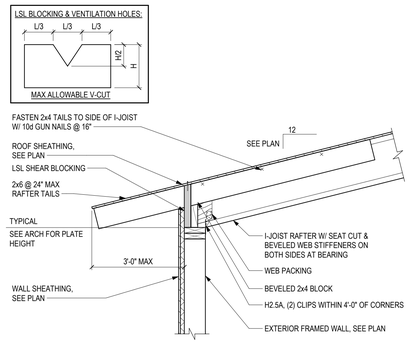
TYPICAL GABLE END WALL FRAMING AT PE TRUSSES

6 DETAIL 3/4" = 1'-0"



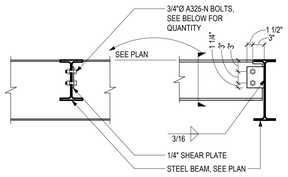
TYPICAL TRUSS BEARING

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



TYPICAL I-JOIST RAFTER BEARING

8 DETAIL 3/4" = 1'-0"

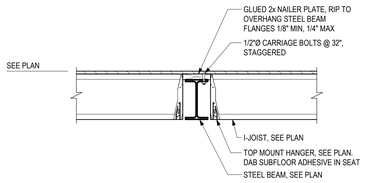


SUPPORTED BEAM SIZE	# OF 3/4"Ø BOLTS	SHEAR CAPACITY (kips)
W8, W10	2	16.3
W12, W14	3	25.6
W16	4	34.7
W18	5	42.8
W21	6	50.9
W24	7	59.0

NOTES:
1. FLEXIBLE SUPPORT USING A325-N BOLTS IN HORIZONTAL SHORT SLOTTED HOLES, SNUG TIGHT
2. E70XX ELECTRODES
3. FIN PLATE F_y = 36 KSI
4. MINIMUM WEB THICKNESS, t_w, FOR WIDE FLANGE BEAMS IS 3/16

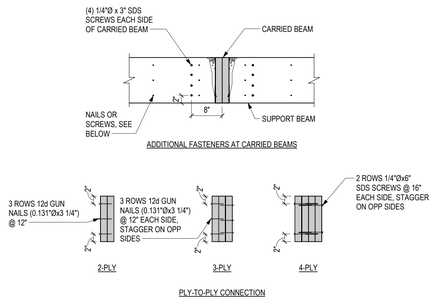
TYPICAL SINGLE PLATE SHEAR CONNECTION

1 DETAIL 3/4" = 1'-0"
0 6" 1' 2' 3'



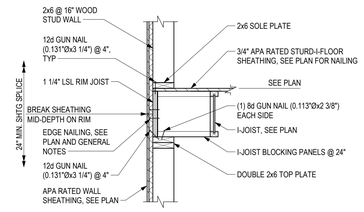
TYPICAL I-JOIST TO FLUSH STEEL BEAM

2 DETAIL 3/4" = 1'-0"



TYPICAL MULTI-MEMBER CONNECTIONS FOR BUILT UP BEAMS

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



TYPICAL FLOOR FRAMING AT EXTERIOR WALL: JOIST PARALLEL TO WALL

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

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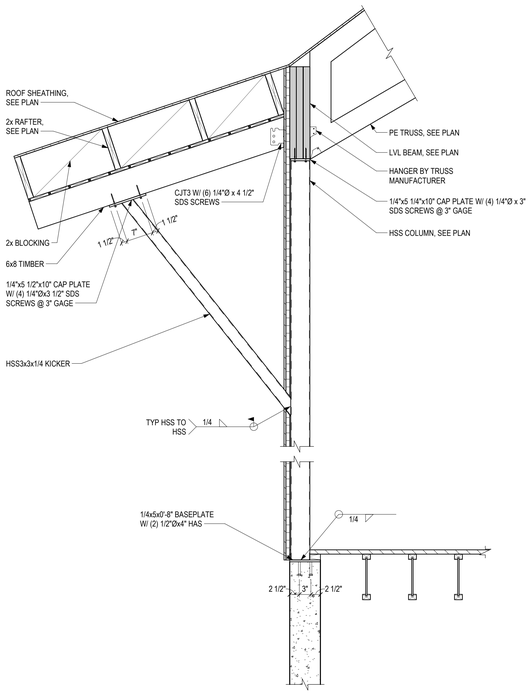

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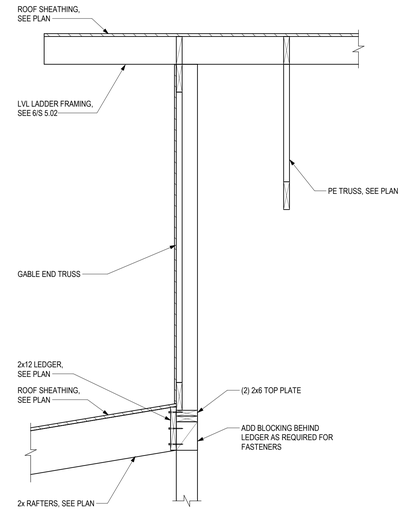
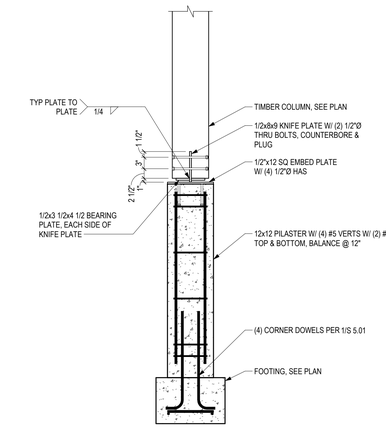
3/4" = 1'-0"



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



8 DETAIL
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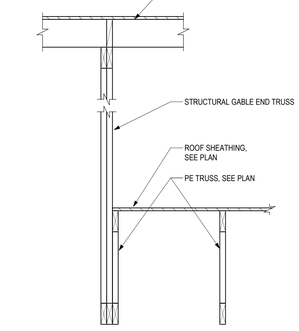
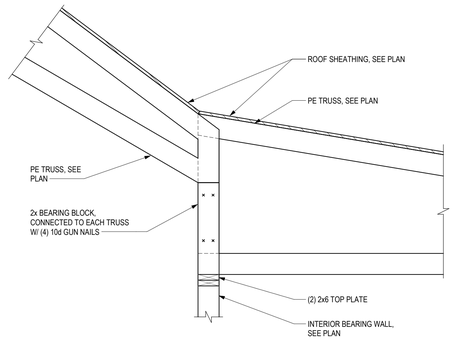
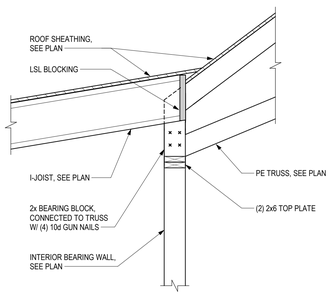


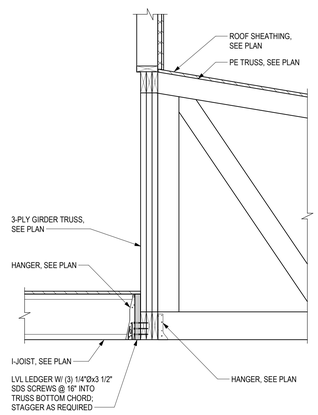
5 DETAIL
3/4" = 1'-0"



6 DETAIL
3/4" = 1'-0"



1 DETAIL
3/4" = 1'-0"
0 6" 1' 2' 3'



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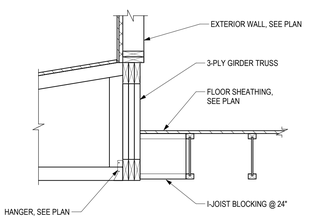

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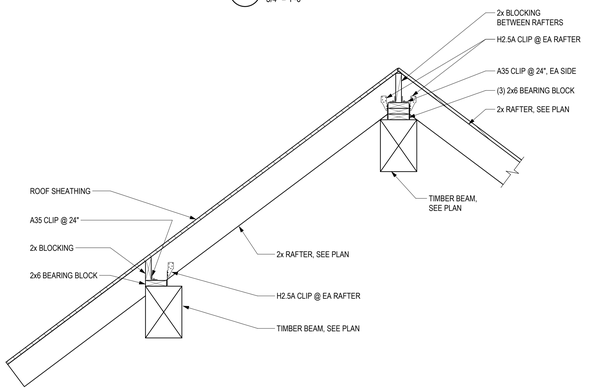

4 DETAIL
3/4" = 1'-0"

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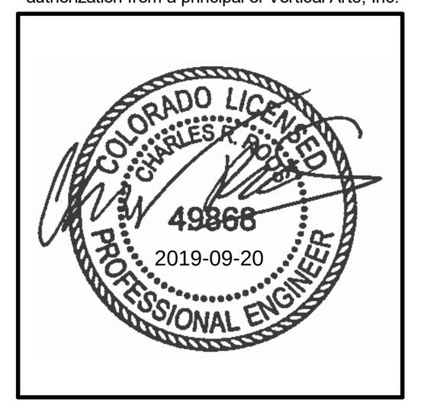


CONCRETE FOOTING SCHEDULE (CONT)			
MARK	WIDTH	THICKNESS	REINFORCEMENT
F12	1'-0"	1'-0"	(2) #5's
F14	1'-2"	1'-0"	(2) #5's
F16	1'-4"	1'-0"	(3) #5's

1 CONCRETE FOOTING SCHEDULE (CONT)
NOT TO SCALE

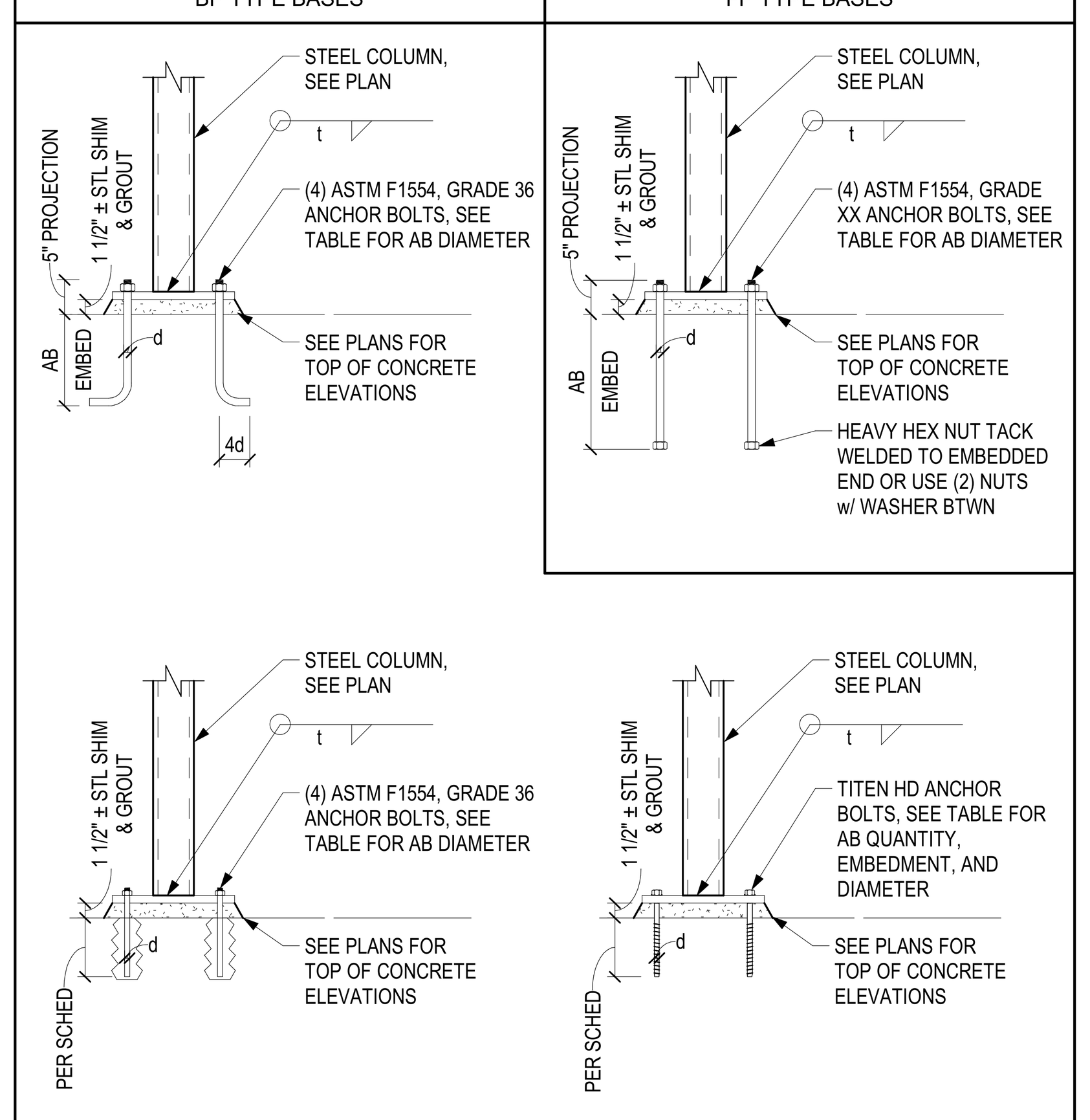
CONCRETE FOOTING SCHEDULE (ISOLATED PADS)				
MARK	LENGTH	WIDTH	THICKNESS	TOP REINFORCEMENT
F1.5	1'-6"	1'-6"	1'-0"	(3) #5's EA WAY
F1.16	1'-2"	1'-2"	1'-0"	(3) #5's EA WAY
F2.0	2'-0"	2'-0"	1'-0"	(4) #5's EA WAY
F2.0A	2'-0"	2'-0"	1'-6"	(4) #5's EA WAY
F2.5	2'-6"	2'-6"	1'-0"	(4) #5's EA WAY
F2.5A	2'-6"	2'-6"	1'-6"	(4) #5's EA WAY
F3.0	3'-0"	3'-0"	1'-0"	(4) #5's EA WAY
F3.5	3'-6"	3'-6"	1'-0"	(4) #5's EA WAY
F4.0	4'-0"	4'-0"	1'-0"	(4) #5's EA WAY
F4.5	4'-6"	4'-6"	1'-0"	(4) #5's EA WAY
F5.0	5'-0"	5'-0"	1'-0"	(5) #5's EA WAY

2 CONCRETE FOOTING SCHEDULE (ISOLATED PADS)
NOT TO SCALE

BASE PLATE SCHEDULE							
MARK	BASE TYPE	DIM 'L'	DIM 'W'	THICK	WELD TO PLATE 't'	AB DIAMETER 'd'	AB EMBED

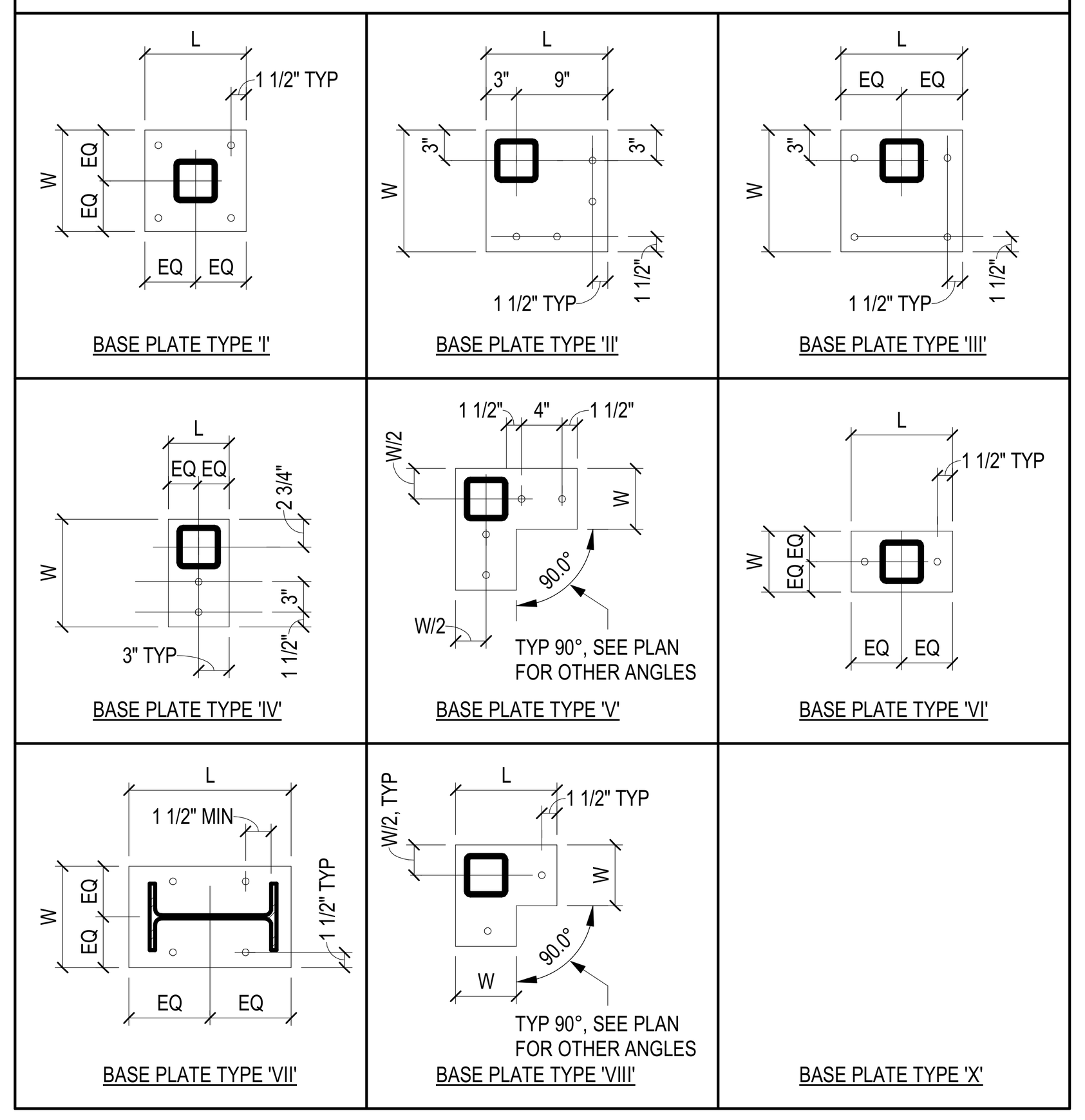
ANCHOR BOLTS

BP TYPE BASES | FP TYPE BASES



1. HOLE SIZE TO BE 1/16" LARGER THAN ANCHOR BOLT DIAMETER
2. USE OF 2x SQUARE x 1/4" PLATE WASHERS PER AISC IS ACCEPTABLE FOR BP TYPE BASES ONLY
3. BP TYPE BASE ANCHOR BOLTS MY BE SUBSTITUTED WITH WEDGE ANCHOR W/ 6" EMBEDMENT OF THE SAME DIAMETER AS SPECIFIED
4. WHERE BRACES INTERSECT BASES (FP BASES) PROVIDE ADDITIONAL DETAILING AS SHOWN IN SECTION X/XX

BASE PLATE TYPES



3 SCHEDULE
NOT TO SCALE

KING STUD TABLE	
KING STUDS	OPENING WIDTH
(2)	2'-1"
(3)	6-'4"
(4)	14'-9"
(5)	19'-0"

SILL PLATE TABLE	
SILL	OPENING WIDTH
(1) 2x6	6'-6"
(2) 2x6	9'-2"
(3) 2x6	11'-3"
(4) 2x6	13'-0"

6 KING STUD & SILL PLATE SCHEDULE
NOT TO SCALE

HANGER SCHEDULE	
X	HANGER TYPE
1	HUC28-3 CONCEALED FACE MOUNT HANGER
2	HUCQ610-SDS CONCEALED FACE MOUNT HANGER
3	HUC210-2 CONCEALED FACE MOUNT HANGER
4	IUS2.06/11.88 FACE MOUNT HANGER
5	ABU88Z POST BASE W/ (2) 5/8"Øx5" TITEN HD ANCHORS. PACK GROUT IN SPACE BELOW COLUMN CAP PER SIMPSON STRONG-TIE INSTRUCTIONS
6	IUS3.56/11.88 FACE MOUNT HANGER
7	HANGER BY TRUSS MANUFACTURER
8	LSU26 FACE MOUNT HANGER
9	LSSU210 FACE MOUNT HANGER
10	LUS214-2 FACE MOUNT HANGER
11	LUS26-2 FACE MOUNT HANGER
12	BA3.56/11.88 TOP FLANGE HANGER
13	HUCQ412-SDS CONCEALED FLANGE HANGER
14	ITS2.06/16 TOP FLANGE HANGER
15	ITS3.56/16 TOP FLANGE HANGER
16	HGU5.5-SDS H=11.813 FACE MOUNT HANGER
17	LUS26 FACE MOUNT HANGER

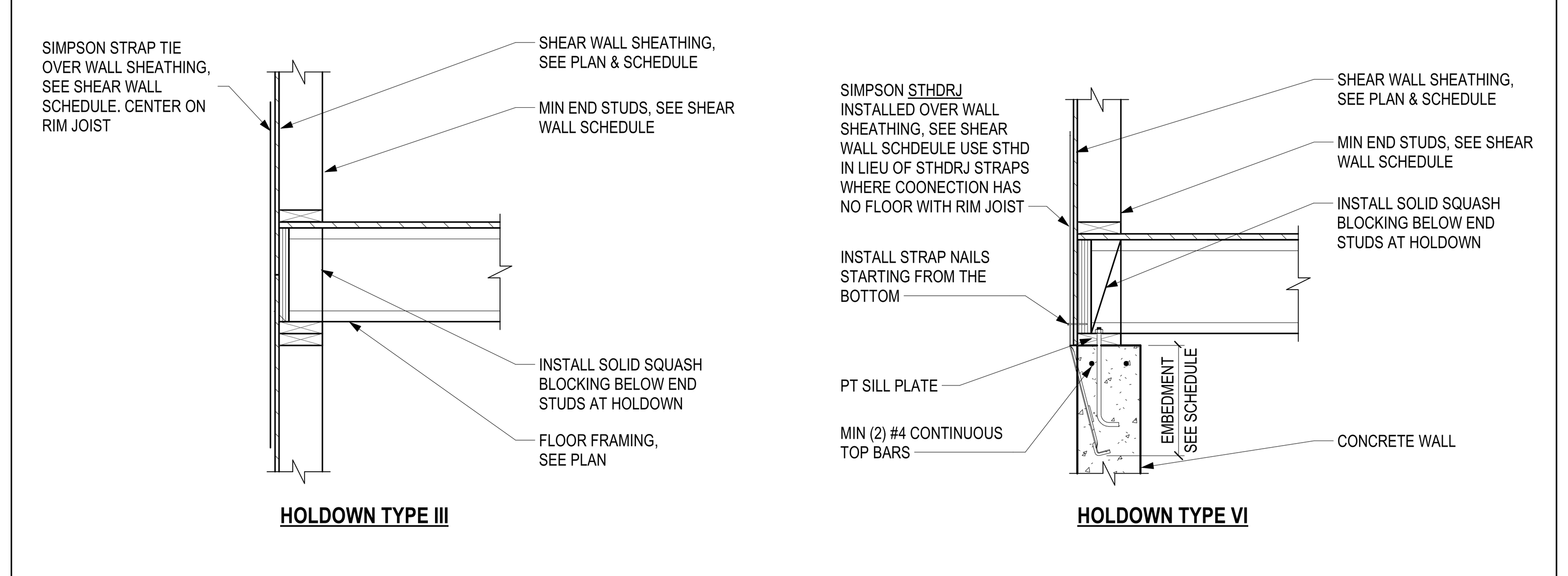
7 HANGER SCHEDULE
NOT TO SCALE

WOOD SHEAR WALL SCHEDULE						
		FASTENERS		SOLE PLATE CONNECTION (UNO)		TOP OF WALL CONN TO BLKG OR FRAMING (UNO)
TAG	SHEATHING	TYPE/SIZE	PANEL EDGE SPACING	ANCHORS TO CONCRETE	CONNECTION TO FRAMING	
SW1	1/2" GYP BD (BOTH SIDES)	#6x1 1/4" DRYWALL SCREW	8"	1/2"Ø @ 48"	12d GUN NAILS @ 8"	A35 CLIPS @ 16"
SW2	R-6 ZIP SHEATHING	10d GUN NAIL	4"	1/2"Ø @ 24" OR 5/8"Ø @ 32"	12d GUN NAILS @ 3"	A35 CLIPS @ 12"
SW3	R-6 ZIP SHEATHING	10d GUN NAIL	3"	1/2"Ø @ 24" OR 5/8"Ø @ 32"	12d GUN NAILS @ 3"	A35 CLIPS @ 12"
SW4	7/16" (ONE SIDE)	8d GUN NAIL	4"	1/2"Ø @ 24" OR 5/8"Ø @ 32"	12d GUN NAILS @ 3"	A35 CLIPS @ 12"

5 SHEAR WALL SCHEDULE
NOT TO SCALE

HOLDOWN SCHEDULE					
MARK	DESCRIPTION	TYPE	ANCHOR ABOVE FRAMING	ANCHOR BELOW FRAMING	MIN END STUDS
H1	MSTC28	III	(36) 16d SINKERS	(36) 16d SINKERS	(2) 2x
H2	STHD14RJ	VI	(30) 16d SINKER NAILS	14" STRAP EMBED	(2) 2x

1. COORDINATE HOLDOWN LOCATIONS WITH ARCHITECTURAL FLOOR PLANS AT DOOR/WINDOW LOCATIONS FOR PROPER PLACEMENT AT TRIM/KING STUD ASSEMBLIES.
2. REFER TO THE DETAIL FOR TYPE INDICATED FOR INSTALLATION REQUIREMENTS AND COMPLY WITH ADDITIONAL MANUFACTURER'S INSTALLATION RECOMMENDATIONS.
3. WHERE CS STRAPS ARE INSTALLED OVER SHEATHING, USE MINIMUM 2 1/2" LONG FASTENERS. 10d SHORT (0.148" DIA x 1 1/2"). ACCEPTABLE ONLY AT STRAPS DIRECTLY ATTACHED TO FRAMING.



4 HOLDOWN SCHEDULE
NOT TO SCALE

JANES RESIDENCE
55950 HANNAHS WAY
CLARK, CO 80428
#1816

ISSUE NAME	DATE

DRAWING TITLE
SCHEDULES

SHEET NO.
S 6.01

9/20/2019 10:20:02 AM