

ABBREVIATIONS	
SYMBOLS:	
•	FEET
+	INCHES
#	POUNDS) or NUMBER
±	PLUS OR MINUS
AT	AT
ABBREVIATIONS:	
ADJ	ADJACENT or ADJUSTABLE
AF	ADJACENT or ADJUSTABLE
ALT	ALTERNATE
APPL	APPLIANCE(s)
ARCH	ARCHITECT or ARCHITECTURAL
AUTO	AUTOMATIC
AWB	AIR AND WEATHER BARRIER
BD	BOARD
BET	BETWEEN
B/D	BOTTOM OF
CAB	CABINET
CEILING	CEILING
CL	CIRCLE
CL	CENTERLINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNITS
CNTR	COUNTER
CONC	CONCRETE
CTR	CENTER
CTRS	CENTERS
DBL	DOUBLE
DEMO	DEMOLITION or DEMOLISH
DEPT	DEPARTMENT
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DSC	DOWNSPOUT
DW	DISHWASHER
DWG	DRAWING
(E)	EXISTING
E	EAST
EA	ELECTRICAL or ELECTRICIAN
ELEC	ELECTRIC
EQ	EQUAL
EQUIP	EQUIPMENT
EXT	EXTERIOR
FD	FLOOR DRAIN
FLR	FLOOR
FO	FACE OF
FOUND	FOUNDATION
FRZ	FREEZER
FT	FOOT or FEET
FTG	FOOTING
FLUR	FLOORING
GA	GALVANIZED
GLV	GLASS
GC	GENERAL CONTRACTOR
GD	GARAGE DISPOSAL
GEOTECH	GEOTECHNICAL
GL	GLASS or GLAZING
GLU LAM	GLUE LAMINATED
GYP	GYPSON
HBT	HIGH BAY
HGT	HEIGHT
HORIZ	HORIZONTAL
HR	HOOR
IECC	INTERNATIONAL ENERGY CONSERVATION CODE
IN	INCH or INCHES
INCL	INCLUDING
INSUL	INSULATION
INT	INTERIOR
IPC	INTERNATIONAL PLUMBING CODE
LVL	LAMINATED STRAND LUMBER
LT	LIGHT
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINUTE or MINIMUM
MISC	MISCELLANEOUS
MPH	MILES PER HOUR
MTL	METAL
N	NORTH
NO	NEW
NDM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OSB	ORIENTED STRAND BOARD
PLY	PLYWOOD
PREFIN	PREFINISHED
PTD	PAINT
R	RADIUS
RCP	REFLECTED CEILING PLAN
REF	REFER or REFERENCE
REF	REFRIGERATOR
REIN	REINFORCED
RETD	REQUIRED
S	SCHEDULE
SECT	SECTION
SF	SQUARE FEET or SQUARE FOOTAGE
SIM	SIMILAR
SPEC	SPECIFICATIONS(s)
STRUCT	STRUCTURAL or STRUCTURE
SUB	SUBCONTRACTOR
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
THRU	THROUGH
T/O	TOP OF
TYP	TYPICAL
UNFIN	UNFINISHED
UND	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VF	VERIFY IN FIELD
W	WEST
W	WITH
W/O	WITHOUT
WD	WOOD
WF	WIDE FLANGE
WNO	WINDOW
WP	WATERPROOF or WATERPROOFING

CODE DATA	
CODES:	
2021	I-CODES w/ LOCAL AMMENDMENTS
2021	INTERNATIONAL RESIDENTIAL CODE (IRC)
2021	INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021	INTERNATIONAL PLUMBING CODE (IPC)
2021	INTERNATIONAL MECHANICAL CODE (IMC)
2020	NATIONAL ELECTRIC CODE (NECA 70)
ADDRESS:	
26105 CR 37B, HAYDEN, CO 81639	
NUMBER OF STORIES:	
TWO STORY	
APPLICATION TYPE:	
NEW SINGLE FAMILY DWELLING	
TYPE OF CONSTRUCTION:	
TYPE VB (UNPROTECTED)	
OCCUPANCY:	
R-3 RESIDENTIAL ONE AND TWO FAMILY	
CLIMATE:	
ZONE 7	
U-FACTOR:	
U-0.32 TYPICAL FENESTRATION	
R-VALUE:	
R-21 TYPICAL WOOD FRAME WALL	
R-49 TYPICAL CEILING	
R-38 TYPICAL FLOOR	
R-10.5FT TYPICAL SLAB	

UTILITIES	
WATER TREATMENT	
TOWN OF HAYDEN	
178 W Jefferson Av, Hayden, CO 81639	
+1 (970) 276-3741	
WASTE & STORM TREATMENT	
TOWN OF HAYDEN	
178 W Jefferson Av, Hayden, CO 81639	
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ELECTRIC	
XCEL ENERGY	
13125 US-40, Hyden, CO 81639	
+1 (800) 895-4999 xcelenergy.com	

MATERIALS LEGEND	
	BATT INSULATION
	BLOWN-IN INSULATION
	BRICK
	CONCRETE
	CONCRETE MASONRY UNIT
	COUNTERTOP
	EARTH
	GRAVEL
	GYPSUM BOARD
	OSB
	PLYWOOD
	RIGID INSULATION
	SPRAY FOAM INSULATION
	STONE OR SYNTHETIC STONE
	STUCCO
	WALL/PARTITION (N)
	WALL/PARTITION (E)
	WOOD FINISH LUMBER

DRAFTING SYMBOLS	
DRAWING INDICATOR	
	1 MAIN LEVEL FLOOR PLAN
BUILDING SECTION	
	1 AD. D
ELEVATION TAGS	
	1 AD. D
COLUMN GRIDS	
	01
CEILING TAG	
	CI
WALL SECTION/DETAIL	
	1 AD. D
DOOR TAG INFO	
	26-66-A
WINDOW TAG INFO	
	50-50-A
SYSTEM TAG	
	S1
ACCESSORY TAG	
	A1
ROOM TAG INFO	
	101
FLOORING	
	HARDWOOD - OAK
INFO	
	999 SF



PROJECT DIRECTORY	
FEATHERED ELK RANCH	
OWNER	
26105 CR 37B Hayden, CO 81639	
CONTACT: Robert Miller +1 (914) 400-5249 rbmills88@gmail.com	
MODERNURBANITY ARCHITECTURAL DESIGN	
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JLJ CUSTOM HOMES, LLC	
CONTRACTOR	
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CONTACT: Jason James +1 (307) 575-9608 jjhomes@hotmail.com	
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INTERIOR DESIGNER	
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CDS ENGINEERING, CORP.	
STRUCTURAL ENGINEER	
165 2nd St SW, Loveland, CO 80537	
CONTACT: TBD +1 (800) 933-8011	



DRAWING INDEX	
GENERAL	
G1.0	INDEX SHEET
ARCHITECTURE	
A1.1	MAIN LEVEL FLOOR PLAN
A1.2	UPPER LEVEL FLOOR PLAN
A-03	EXTERIOR ELEVATIONS
A-04	EXTERIOR ELEVATIONS
A-05	ROOF PLAN
INTERIORS	
STRUCTURAL	

SYSTEM NOTES	
23RD FEBRUARY, 2024	
DISCLAIMER: SYSTEM NOTES ARE MEANT TO BE A BASIS OF DESIGN - CONTRACTOR(S) ULTIMATELY RESPONSIBLE FOR THE STRUCTURAL AND OTHERWISE INTEGRITY OF THE PRESCRIBED SYSTEMS OUTLINED ABOVE	

MD

MODERNURBANITY
ARCHITECTURAL DESIGN
+ CONSULTING

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CUSTOM HOMES, LLC

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FEATHERED ELK RANCH

NEW CONSTRUCTION

26105 CR 37B HAYDEN, CO 81639

DESIGN DEVELOPMENT

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ISSUED FOR CONSTRUCTION:

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24-001

INDEX SHEET

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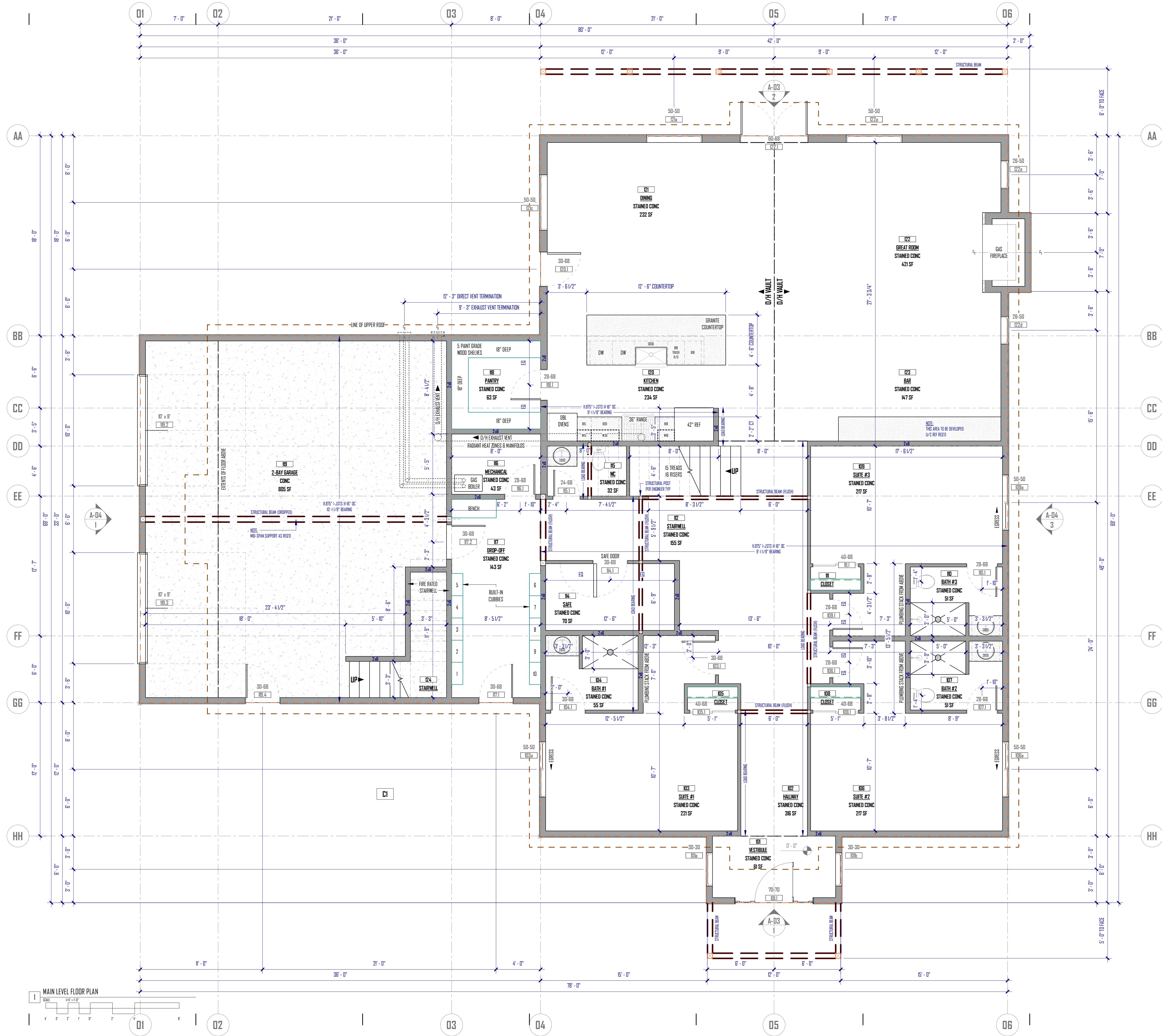
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MAIN LEVEL FLOOR PLAN

A1.1

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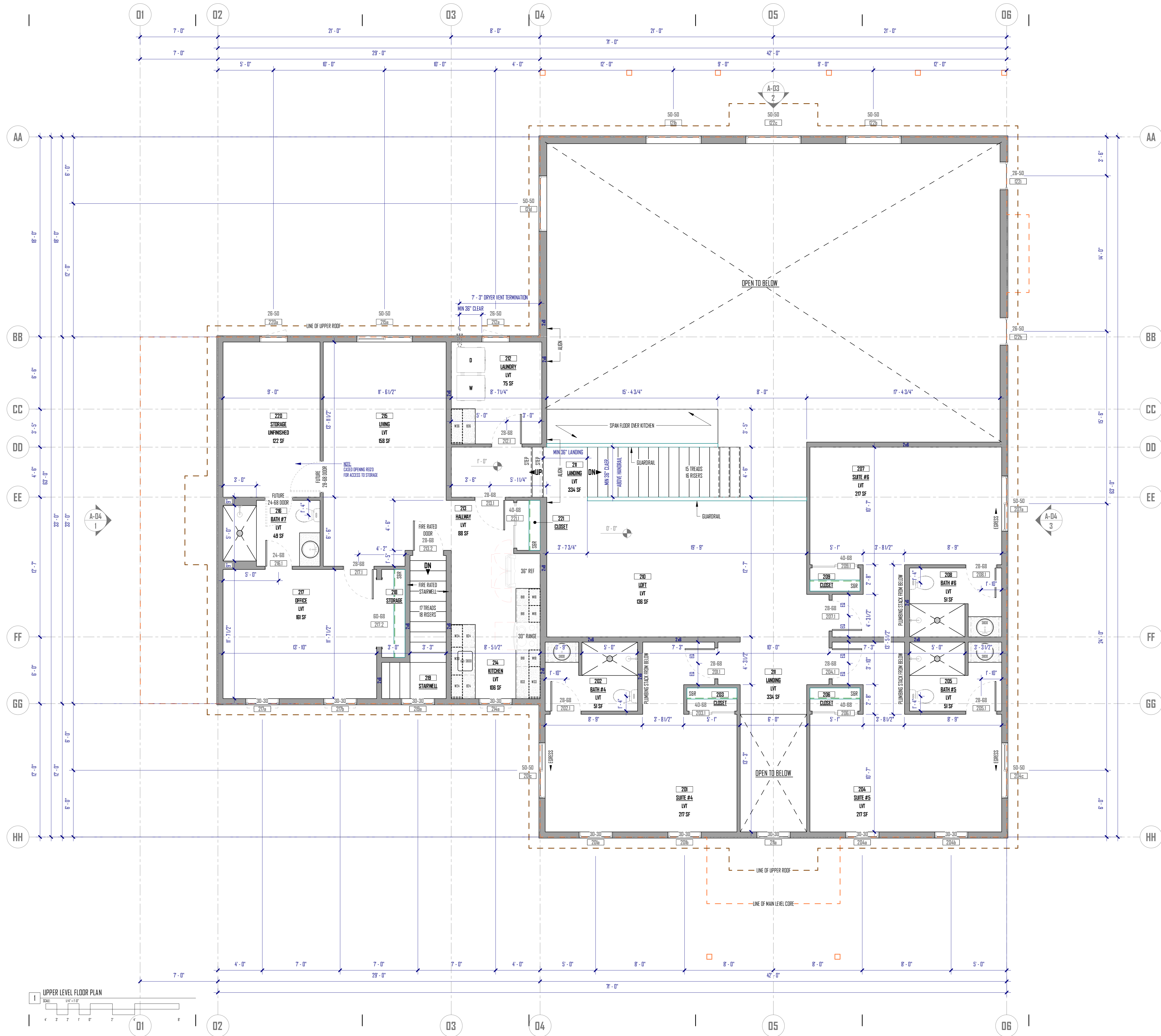
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UPPER LEVEL FLOOR PLAN

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EXTERIOR ELEVATIONS

A-03

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BUILDING KEY NOTES:

- TYPICAL ROOF SYSTEM
 - CORRUGATED METAL ROOF
 - CONTINUOUS RIDGE VENT
 - WEATHER BARRIER ROOF UNDERLAYMENT
 - 5/8" T&G OSB ROOF SHEATHING
 - R-48 MIN INSULATION
 - P.E. ROOF TRUSSES @ 24" OC
- TYPICAL SOFFIT FASCIA SYSTEM
 - 5" K-STYLE CONTINUOUS GUTTER SYSTEM
 - 5/4"x10" HD BO FASCIA
 - 2x- SUB FASCIA.
 - 4x8"x3/8" HD BO SOFFIT SHEETS
 - 2" CONTINUOUS VENT SYSTEM
- TYPICAL EXTERIOR WALL SYSTEM
 - CLADDING PER PLAN
 - CONTINUOUS AIR & VAPOR BARRIER
 - 1/2" OSB SHEATHING
 - R-27 MIN INSULATION TYPICAL 2x6
 - R-38 MIN INSULATION TYPICAL 2x8
 - 1/2" GYPSUM WALL BOARD
- TYPICAL WINDOW SYSTEM
 - VINYL WINDOWS PER PLAN
 - LOW-E GLASS
 - TEMPERED AS REQUIRED PER CODE
 - DRIP FLASHING
 - MEMBRANE WRAP
 - CAULK AS REQUIRED BY MANUFACTURER
 - ALL EGRESS TO BE VERIFIED BY SUPPLIER

FEATHERED ELK RANCH

NEW CONSTRUCTION

26105 CR 378 HAYDEN, CO 81639

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EXTERIOR ELEVATIONS

A-04

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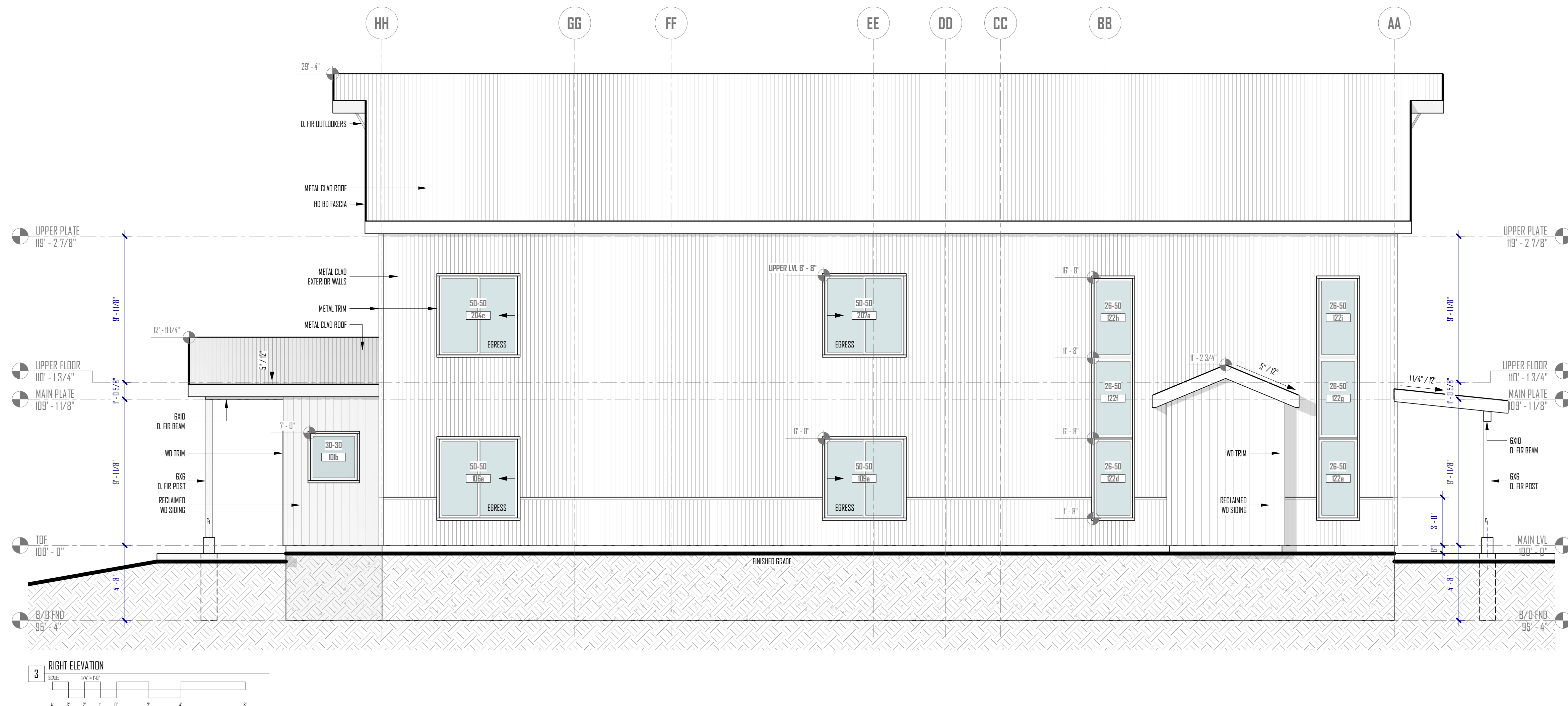
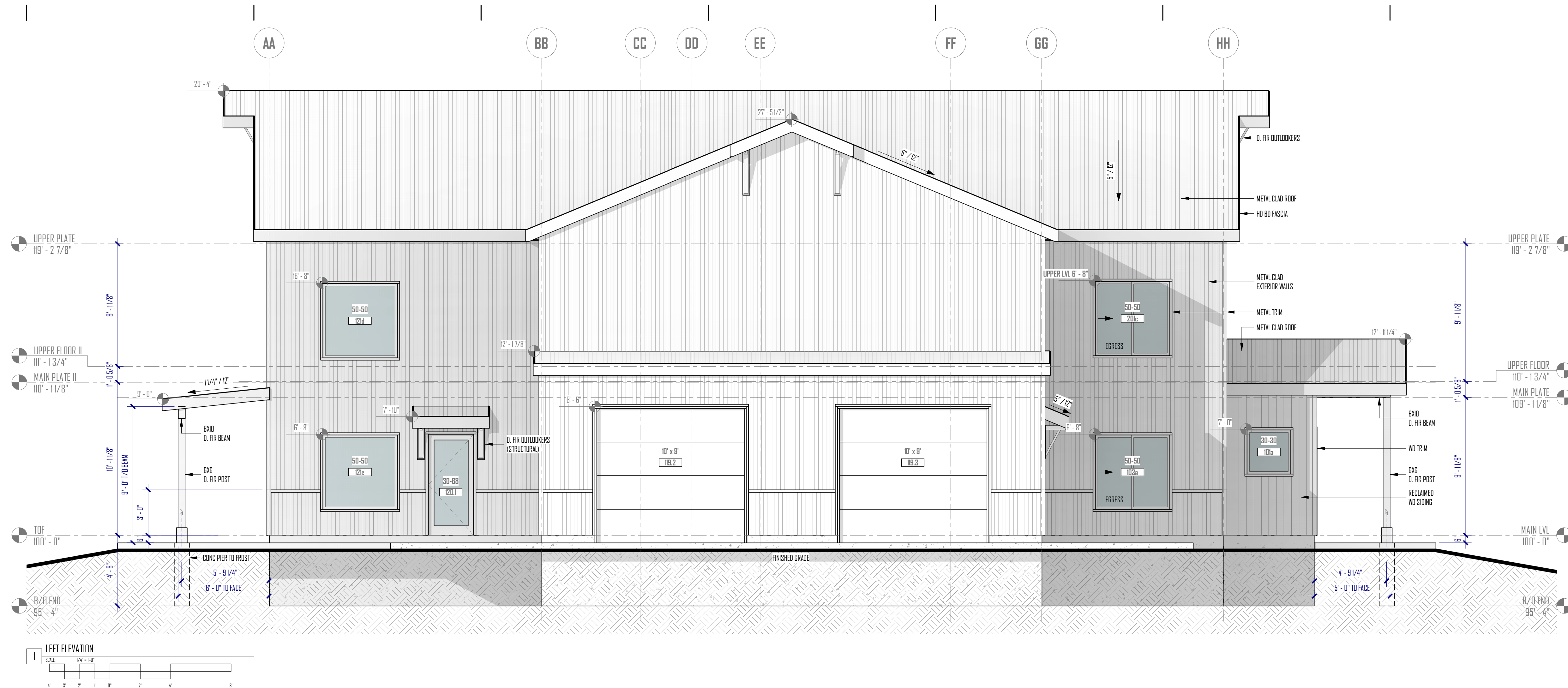
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- TYPICAL WINDOW SYSTEM**
- VINYL WINDOWS PER PLAN
 - LOW-E GLASS
 - TEMPERED AS REQUIRED PER CODE
 - DRIP FLASHING
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 - CAULK AS REQUIRED BY MANUFACTURER
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ROOF PLAN

A-05

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ROOF NOTES:

- STAMPED STRUCTURAL DRAWINGS ALWAYS SUPERSEDE NON-STAMPED DRAWINGS.
- ALL BEAM, COLUMN, JOIST, AND HEADER SIZES TO BE SPECIFIED BY STRUCTURAL ENGINEER.
- CONTRACTOR TO FLASH ROOF AS REQ'D BY CODE.
- CONTRACTOR TO PROVIDE A WEATERTIGHT CONDITION.
- TRUSS HEELS TO BE 14" PER PLAN (12" MINIMUM FOR ENERGY CODE.)
- ALL OVERHANGS ARE 12" U.N.O. ON THIS DRAWING.
- SEE ELEVATIONS FOR WALL HEIGHTS AND LOAD BEARING.
- ALL SOFFITS TO BE HORIZONTAL AND FASCIA PLUMB.

