4 STREETVIEW

MATERIAL LEGEND

CONCRETE

CONCRETE MASONRY UNIT

STONE

MTL. STUDS
FRAME WALL
WOOD STUDS

TILE

STEEL

ALUMINUM OR OR SHEET METAL

BATT INSULATION

GYP. WALL BD/ STUCCO/ PLASTER

PLYWOOD

SOIL/ COMPACTED FILL

UNDISTURBED SOIL
NON-COMPACTED FILL

SAND

FINISHED WOOD

ROUGH FRAMING OR ROUGH SAWN TRIM

WOOD BLOCKING

GLU-LAM WOOD

PARTICLE BD. OR WOOD FIBER BD.

RIGID INSULATION

CARPET

CODE SUMMARY

- 2015 INTERNATIONAL RESIDENTIAL CODE
- WOOD FRAME CONSTRUCTION
- SINGLE STORY - RESIDENTIAL OCCUPANCY
- NO FLOOD PLAIN

2009 INTERNATIONAL ENERGY CONSERVATION CODE

SHEET LIST

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S6	STRUCTURAL DETAILS

DRAWING SET INFO

BUILDING PERMIT REVIEW SET

PROJECT DIRECTORY:

OWNER: Ashby Holdings

ARCHITECTURAL DESIGNER:
Green Design Group
135 Ryler Drive
Durango, CO 81301

p - 970.769.0043
e - gdg81301@gmail.com

CONTRACTOR:
Skywalker Construction
1020 East 4th Ave
Durango, CO 81301

CONSULTANTS:
STRUCTURAL / MECH ENGINEER:
TBD

CIVIL ENGINEER
TBE

SURVEYOR
TBD

PROJECT NOTES

A. GREEN DESIGN GROUP MUST BE EMAILED, OR CALLED DIRECTLY BY TELEPHONE ON ALL DECISIONS, RESPONSIBILITIES, AND PROJECT CHANGES THAT ARE RELATED TO THE CONTRACT DOCUMENTS - OR ANY VALUE ENGINEERING DECISIONS BY OWNER AND/OR CONTRACTOR. GDG WILL NOT ACCEPT CC'D EMAILS (NON DIRECT CONTACT) OR TEXT MESSAGES RELATED TO THESE CONTRACT DOCUMENTS. ALL CHANGES MUST BE CONFIRMED AND DOCUMENTED IN WRITING BY THE DESIGNER AND OWNER PRIOR TO EXECUTION.

B. **INTERPRETATION / MODIFICATION DISCLAIMER :** CONSULTANT SHALL HAVE NO RESPONSIBILITY FOR THE MODIFICATION, CLARIFICATION, INTERPRETATION, OR ADDITION TO THESE DOCUMENTS BY ANYONE NOT UNDER ITS DIRECT CONTROL OR SUPERVISION EXCEPT WHERE CONSULTANT HAS EXPRESSLY AFFIRMED, APPROVED, OR RATIFIED SUCH MODIFICATION, CLARIFICATION, INTERPRETATION OR ADDITION IN WRITING IN ADVANCE OF THE WORK.

C. **CONTRACTOR SEPARATION AND CONTROL :** OWNER RECOGNIZES THAT THE CONTRACTOR AND SUBCONTRACTORS WILL BE IN CONTROL OF THE PROJECT SITE AND SOLELY REPSONSIBLE FOR CONSTRUCTION MEANS AND METHODS, SCHEDULING, SEQUENCING, JOBSITE SAFETY, AND COMPIANCE WITH CONTRACT DOCUMENTS AND OFFICIAL DIRECTIONS. ACCORDINGLY, OWNER SHALL REQUIRE ALL CONTRACTORS AND SUBS TO DEFEND, INDEMNIFY, AND HOLD HARMLESS OWNER AND ARCHITECT FROM ANY AND ALL CLAIMS, LOSSES, SUITS, DAMAGES, AND LIABILITIES ARISING IN ANY WAY FROM SUCH CONTRACTORS OR SUBS SERVICES OR WORK PRODUCT, EXCEPT TO THE EXTENT CAUSED BY THE ARCHITECTS SOLE NEGLIGENCE. IN SUPPORT OF THIS OBLIGATION, OWNER SHALL REQUIRE ALL CONTRACTORS AND SUBCONTRACTORS TO INCLUDE OWNER AND DESIGNER AS ADDITIONAL INSUREDS UNDER ITS INSURANCE POLICIES APPICABLE TO THE PROJECT. DESIGNER SHALL NOT BE RESPONSIBLE FOR DAMAGES, LOSSES, COSTS, OR CLAIMS CAUSED BY CONTRACTORS OR SUBCONTRACTORS, EXCEPT ONLY THE EXTENT CAUSED BY THE DESINGER'S SOLE NEGLIGENCE. FAILURE TO FOLLOW PROJECT NOTES SHALL RELEASE DESIGNER FROM LIABILITY ON ANY DECISIONS MADE WITHOUT HIS KNOWLEDGE.

D. **DESIGN DELIVERABLES CONTENT USE AND CONTROL :**
REITERATE : - INTENDED BENEFICIARIES AND DISCLAIMERS.
- RESTRICTIONS ON ASSIGNMENT OR TRANSFER.
- LIMITED DURATION OF USE AND APPICABILITY.
-DISCLAIMER FOR MEANS, METHODS, AND SEQUENCING..
ADD : -NON RESPONSIBILITY FOR INTERPRETATIONS AND MODIFICATIONS BY OTHERS.

GENERAL NOTES

A. THE AIA DOCUMENT 201, "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION", LATEST EDITION, ARE HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS. COPIES ARE ON FILE AND ARE AVAILABLE FOR INSPECTION AT THE OFFICES OF THE ARCHITECT.

B. THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, THE GENERAL NOTES, THE SPECIFICATION, AND THE DRAWINGS, WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCY BETWEEN THE DIFFERENT PARTS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

C. ALL WORK SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND ORDINANCES, AND SHALL BE PERFORMED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN OF THE APPROPRIATE TRADES.

D. THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE ALL WORK DESCRIBED HEREIN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITIONS WHICH WILL NOT PERMIT CONSTRUCTION ACCORDING TO THE INTENTIONS OF THESE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE DETAILS AND/OR DIRECTIONS REGARDING DESIGN INTENT WHERE IT IS ALTERED BY EXISTING CONDITIONS OR WHERE NEGLECTED IN THE DOCUMENTS.

E. ANY MATERIALS PROPOSED FOR SUBSTITUTION OF THOSE SPECIFIED OR CALLED OUT BY TRADE NAME IN THESE DOCUMENTS SHALL BE PRESENTED TO THE ARCHITECT FOR REVIEW. THE CONTRACTOR SHALL SUBMIT SAMPLES WHEN REQUIRED BY THE ARCHITECT, AND ALL SUCH SAMPLES SHALL BE REVIEWED BY THE ARCHITECT BEFORE THE WORK IS PERFORMED. WORK MUST CONFORM TO THE REVIEWED SAMPLES. ANY WORK WHICH DOES NOT CONFORM SHALL BE REMOVED AND REPLACED WITH WORK WHICH CONFORMS AT THE CONTRACTOR'S EXPENSE. SUBCONTRACTORS SHALL SUBMIT REQUESTS AND SAMPLES FOR REVIEW THROUGH THE GENERAL CONTRACTOR WHEN WORK IS LET THROUGH HIM OR HER. REQUIRED VERIFICATIONS AND SUBMITTALS TO BE MADE IN ADEQUATE TIME AS NOT TO DELAY WORK IN PROGRESS.

F. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS OR HER REVIEW WHERE CALLED FOR ANYWHERE IN THESE DOCUMENTS. REVIEW SHALL BE MADE BY THE ARCHITECT BEFORE WORK IS BEGUN, AND WORK SHALL CONFORM TO THE REVIEWED SHOP DRAWINGS, SUBJECT TO REPLACEMENT AS REQUIRED IN PARAGRAPH E, ABOVE.

WHEN THERE IS NEED OF INSPECTION AS REQUIRED BY THE UNIFORM BUILDING CODE OR ANY LOCAL CODE OR ORDINANCE.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, FOR COMPLIANCE WITH WITH FEDERAL AND STATE O.S.H.A. REGULATIONS, AND FOR THE PROTECTION OF ALL WORK UNTIL IT IS DELIVERED COMPLETED TO THE OWNER.

I. ALL DIMENSIONS NOTED TAKE PRECEDENCE OVER SCALED DIMS DIMENSIONS NOTED WITH "N.T.S." DENOTES NOT TO SCALE. DIMENSIONSIONAL ERRORS SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY.

J. CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS, AND WALLS WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS

K. CONTRACTOR WILL ASSUME RESPONSIBILITY OF ITEMS REQUIRING COORDINATION AND RESOLUTION DURING THE BIDDING PROCESS.

L. CONTRACTOR WILL ASSUME RESPONSIBILITY FOR STONE MASONRY SUBCONTRACTOR'S TAKE-OFFS.

M. SEE SPECIFICATIONS FOR DOOR, WINDOW, AND FINISH SCHEDULES

N. SEE SPECIFICATIONS FOR EXTERIOR FINISH MATERIALS AND COLORS

O. ALL DIMENSIONS ON STRUCTURAL DRAWINGS TO BE CHECKED AGAINST ARCH DRAWINGS. NOTIFY ENGINEER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.

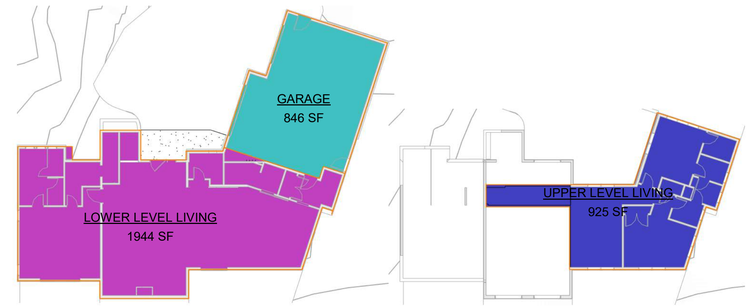
P. THE JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION, FREE OF DEBRIS AND LITTER, AND ASHALL NOT BE UNREASONABLY ENCUMBERED WITH ANY MATERIALS OR EQUIPMENT. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF WORK SHALL REMOVE HIS/HER TRASH AND DEBRIS.

Q. FIRE SPRINKLER SYSTEMS (WHEN APPLICABLE) SHOULD BE PROVIDED THROUGHOUT THE BUILDING BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE DRAWINGS AND OBTAINING THE THE PERMITS FOR THE REQUIRED SYSTEM. THE FIRE SPRINKLER SYTSTEM SHALL MEET THE REQUIREMENTS OF ALL APPLICABLE CODES.

R. ALL WELDING AND METAL WORK TO BE REVIEWED BY THE ARCHITECT. ANY INFERIOR WELDS OR METAL WORK THAT IS NOT ACCEPTED WILL BE RE-WORKED ACCORDING TO THE ARCHITECTS DIRECTION. CALL THE ARCHITECT TO INSPECT ALL STRUCTURAL EXPOSED STEEL, BRIDGES, STAIRS, GUARDRAILS, OR SPECIALTY DESIGN FEATURES LOCATED ANYWHERE WITHIN THE SCOPE OF THE WORK.

S. FOLLOWING ARE MINIMUM INSULATION REQUIREMENTS:
ROOF/CEILING= R-38
FRAMED EXTERIOR WALLS= R-20
CRAWL SPACE FLOORS= R-30

AREA SUMMARY



2 MAIN LEVEL
1/16" = 1'-0"

3 UPPER LEVEL
1/16" = 1'-0"

ABBREVIATIONS:

AOR	Area of Refuge
AGG	Aggregate
AFF	Above Finished Floor
ALT	Alternate
ARCH	Architectural
ASSY	Assembly
BM	Beam
BRG	Bearing
BET	Between
BD	Board
BS	Both Sides
BO	Bottom Of
BLDG	Building
CAB	Cabinet
CL	Centerline
CER	Ceramic
CLR	Clear
CLOS	Closet
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CJ	Construction Joint
CONT	Continuous
DP	Dampproofing
DET	Detail
DIA	Diameter
DIM	Dimension
DW	Dishwasher
DN	Down
DR	Drain
DS	Downspout
DRWG	Drawing
EA	Each
EL	Elevation
EQ	Equal
EXIST	Existing
EJ	Expansion Joint
EXT	Exterior
FE CABT	Fire Extinguisher Cabinet
FOC	Face Of Concrete
FOS	Face Of Stud
FIN	Finish
FP	Fireproof
FL	Floor
FD	Floor Drain
FTG	Footing
FDN	Foundation
GA	Guage
GR	Grade
GLB	Laminated Wood Beam
GYP	Gypsum
GWB	Gvosum Wallboard
HDW	Hardware
HD	Head
HVAC	Heating, Ventilating, and Air Conditioning
HT	Height
HWY	Highway
HOR	Horizontal
ID	Inside Diameter
INT	Interior
JT	Joint
LAM	Laminate
LAV	Lavatory
MFG	Manufacturer
MO	Masonry Opening
MTL	Material
MAX	Maximum
MC	Medicine Cabinet
MECH	Mechanical
MIN	Minimum
MISC	Miscellaneous
NIC	Not In Contract
NA	Not Applicable
NTS	Not to Scale
OC	On Center
OPG	Opening
OPP	Opposite
OPH	Opposite Hand
OD	Outside Diameter
d	Penny (nails, etc.)
PERF	Perforated (d)
PFSM	Prefinished Sheet Metal
PL	Plate
PLWD	Plywood
PROD	Product
PROJ	Project
PROP	Property
R	Radius or Riser
REF	Refer
REFR	Refrigerator
REINF	Reinforce (d)
REQD	Required
RHSM	Round Head Sheet Metal Screw
RM	Room
SECT	Section
SEW	Sewer
SHT	Sheet
SHLV	Shelves
SIM	Similar
SL	Sliding
SM	Sheet Metal
STC	Sound- Transmission Class
SPEC	Specification
SQ	Square
STD	Standard
STL	Steel
STRUCT	Structure (al)
SUB	Substitute
SUPPL	Supplement (al)
SUSP	Suspend (ed)
TEL	Telephone
TV	Television
TEMP	Tempered
IE	That Is
THK	Thick
TPH	Toilet Paper Holder
T&G	Tounge and Groove
T&B	Top and Bottom
TO	Top Of
T	Tread
TS	Tube Steel
TYP	Typical
UG	Underground
U.N.O.	Unless Noted Otherwise
UNFIN	Unfinished
UBC	Uniform Building Code
USG	United States Gage
VAR	Variable
VENT	Ventilate
VIF	Verify In Field
VERT	Vertical
VAT	Vinyl Asbestos Tile
V	Voltage
WC	Water Closet
WP	Waterproof
WT	Weight
WIN	Window
W/	With (comb. form)
W/O	Without
WD	Wood

VICINITY MAP:

LOCATION MAP:

Skywalker Construction LLC.
CUSTOM HOMES REMODELING ADDITIONS DESIGN BUILD COMMERCIAL
145 E 9TH STREET DURANGO, CO 81301

GR-6
ADH
DURANGO, COLORADO 81301

#	SUBMISSION	DATE
1	Schematic Des 1	18.07.16
2	Schematic Des 2	18.08.02
3	Des Dvlpmnt 1	18.08.21
4	Des Dvlpmnt 2	18.09.06
5	FP Layout Comp.	18.09.14
6	Permit Review	18.10.02
7	Loft Enlargement	18.11.15
8	PERMIT	18.12.19

PROJ #: 18102
DATE: 2018.12.19
MODELED BY: Author
CHECKED BY: Checker

G1.1

GENERAL INFORMATION

SCALE: As indicated

12/20/2018 8:20:07 AM

KEYED NOTES

KEY	NOTE

LEGAL DESCRIPTION:

Subdivision: SPRING CREEK VILLAGE Lot: 17 PER PLAT 1110618 46 SPRING CREEK VILLAGE PL DURANGO 81301

SITE PLAN GENERAL NOTES:

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.

B. CONTRACTOR SHALL STAKE OUT HOUSE LOCATION FOR OWNER / ARCHITECT REVIEW PRIOR TO STARTING EXCAVATION.

C. STOCKPILE EXCAVATED MATERIAL ON SITE AT A LOCATION DIRECTED BY OWNER / ARCHITECT TO USE FOR BACKFILL AT A LATER DATE. ALL EXCESS MATERIAL LEFT AFTER BACKFILL SHALL BE WASTED ON SITE AT A LOCATION DIRECTED BY OWNER. IF ADDITIONAL FILL MATERIALS ARE NEEDED CONTRACTOR SHALL VERIFY WITH OWNER BEFORE IMPORTATION.

D. ELECTRICAL SERVICE IS NEW.

E. WATER SERVICE IS NEW.

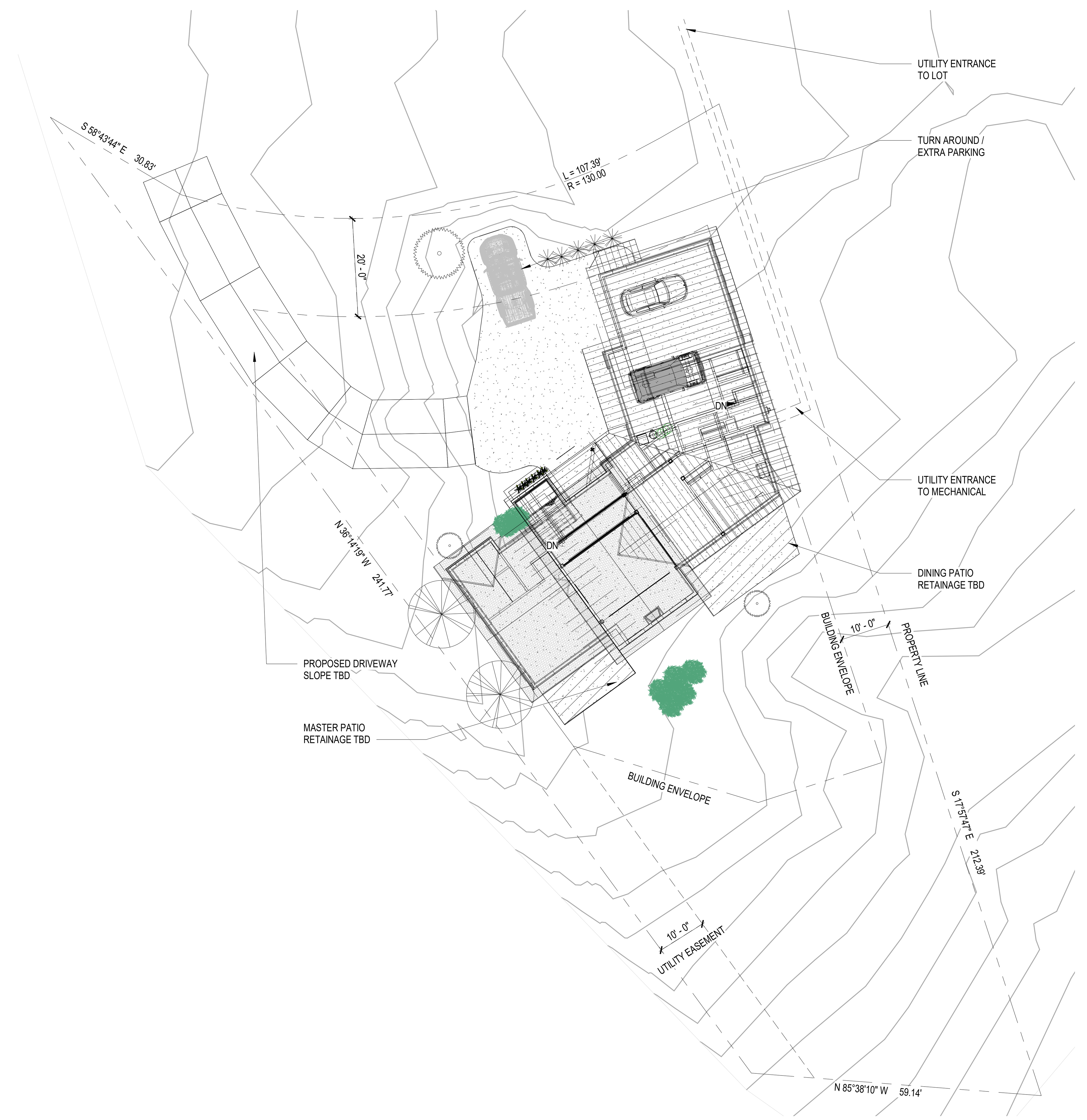
F. GAS SERVICE IS NEW.

G. CONTRACTOR SHALL FINISH GRADE SITE, READY FOR SEEDING / LANDSCAPING. SEEDING AND LANDSCAPING NOT INCLUDED IN CONTRACT.

H. SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.

SITE DATA:

PARCEL NUMBER:	566514100039
SITE ZONING:	R
SITE AREA :	8,364 SF
MINIMUM REQUIRED SETBACKS:	BUILDING ENVELOPE
FRONT YARD :	N/A
SIDE YARD :	N/A
REAR YARD :	N/A
OCCUPANCY GROUP :	R-1
CONSTUCTION TYPE :	V-N
TOTAL SQUARE FOOTAGE:	3,638 SF
TOTAL FINISHED SQUARE FOOTAGE:	2,792 SF
UPPER LEVEL SF :	888 SF
LOWER LEVEL SF :	1,904 SF
GARAGE SF:	846 SF
DECK/PATIO SF :	TBD SF



A3 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"

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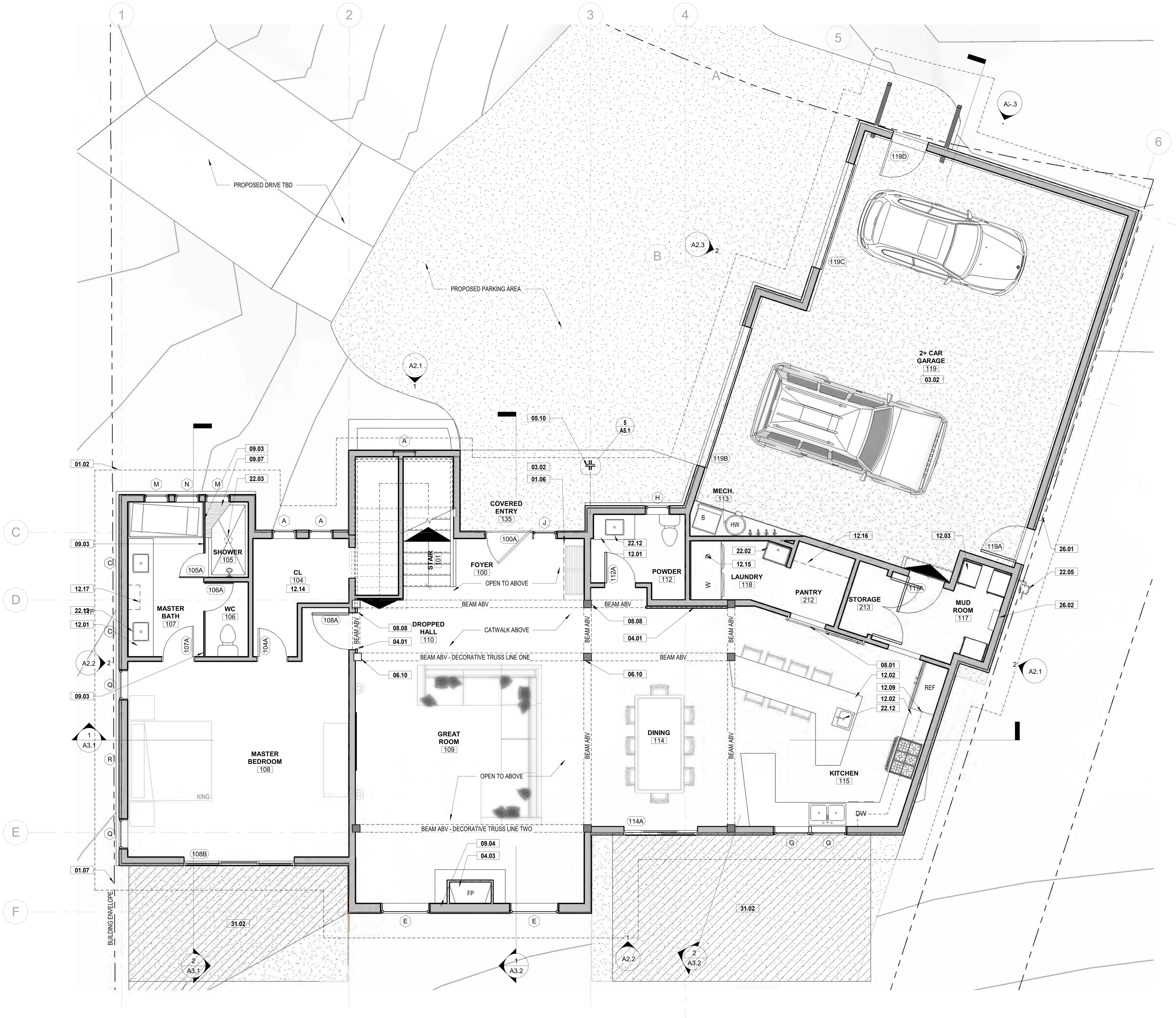
MODELED BY:	RVT
CHECKED BY:	AG

AS1.1

ARCHITECTURAL SITE PLAN

SCALE: As indicated



W N E S

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

0' 2' 4' 8' 16'

KEYED NOTES

KEY	NOTE
01.02	LINE OF ROOF ABOVE.
01.06	OPTIONAL ENTRY CLOSET LOCATION.
01.07	GENERAL CONTRACTOR TO STAKEOUT HOUSE PRIOR TO BUILDING TO CONFIRM LOCATION WITHIN LOT BUILDING ENVELOPE.
03.02	4" CONC. SLAB, SLOPED TO DRAIN, SEE STRUCTURAL.
04.01	MASONRY ACCENT WALL, POST TO POST.
04.03	MASONRY FIREPLACE TBD.
05.10	STEEL POST AND BEAM SYSTEM AS PER STRUCTURAL.
06.10	WOOD POST AND BEAM SYSTEM AS PER STRUCTURAL.
08.01	SLIDING RAIL BARN DOOR.
08.08	PORTAL OPENING IN MASONRY WALL TBD.
09.03	FROSTED GLASS WALL & DOOR SYSTEM.
09.04	WALL FURRED OUT TO 8" WIDTH.
09.07	FRAMED TILE SEAT @ SHOWER FROM TUB.
12.01	VANITY COUNTERTOP & CASEWORK AS SPEC'D BY OWNER.
12.02	BASE CABINET CASEWORK & COUNTERTOP AS SPEC'D BY OWNER.
12.03	MUD ROOM STORAGE UNITS TBD.
12.09	LINE OF UPPER CABINET UNITS AS SPEC'D BY OWNER.
12.14	MASTER CLOSET TO BE FINISHED AS PER OWNER SPEC.
12.15	41" HIGH (ABV. FF) COUNTER TOP - VIF.
12.16	PANTRY STORAGE UNITS TBD.
12.17	COUNTER TOP STORAGE TBD.
22.02	LAUNDRY UTILITY SINK LOCATION.
22.03	MASTER SHOWER TO HAVE WALL MOUNTED AND CEILING MOUNTED SHOWER HEADS.
22.05	PROPOSED GAS METER / SERVICE ENTRANCE.
22.12	PLUMBING FIXTURE(S) AS SPEC'D BY OWNER, TYP.
26.01	ELECTRICAL SERVICE ENTRANCE / MDP.
26.02	ELECTRICAL PANEL LOCATION.
31.02	FINAL SLOPE RETAINAGE AND PATIO DESIGN TBD.

GENERAL PLAN NOTES

LETTER	NOTE
A.	ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR MASONRY UNLESS NOTED OTHERWISE.
B.	REFERENCE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
C.	REFERENCE DOOR AND WINDOW DETAILS FOR TYPICAL CASING/TRIM DETAILS.
D.	REFERENCE REFLECTED CEILING PLANS FOR CEILING SLOPES, MATERIALS AND HEIGHTS.
E.	ALL GYPSUM BOARD IS 5/8" THICK UNLESS NOTED OTHERWISE.
F.	INTERIOR WALL PARTITIONS ARE TO INCLUDE R11 (3.5") OR R19 (5.5") ACOUSTIC FIBERGLASS BLANKET INSULATION TO MATCH WALL FRAMING SIZE.
G.	5/8" THICK GWB IS TO BE REPLACED WITH APPROPRIATE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS, AND TO BE REPLACED WITH MOISTURE RESISTANT GWB AT ALL WET LOCATIONS NOT TILED.

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CHECKED BY:	AG

A1.1

MAIN LEVEL FLOOR PLAN

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

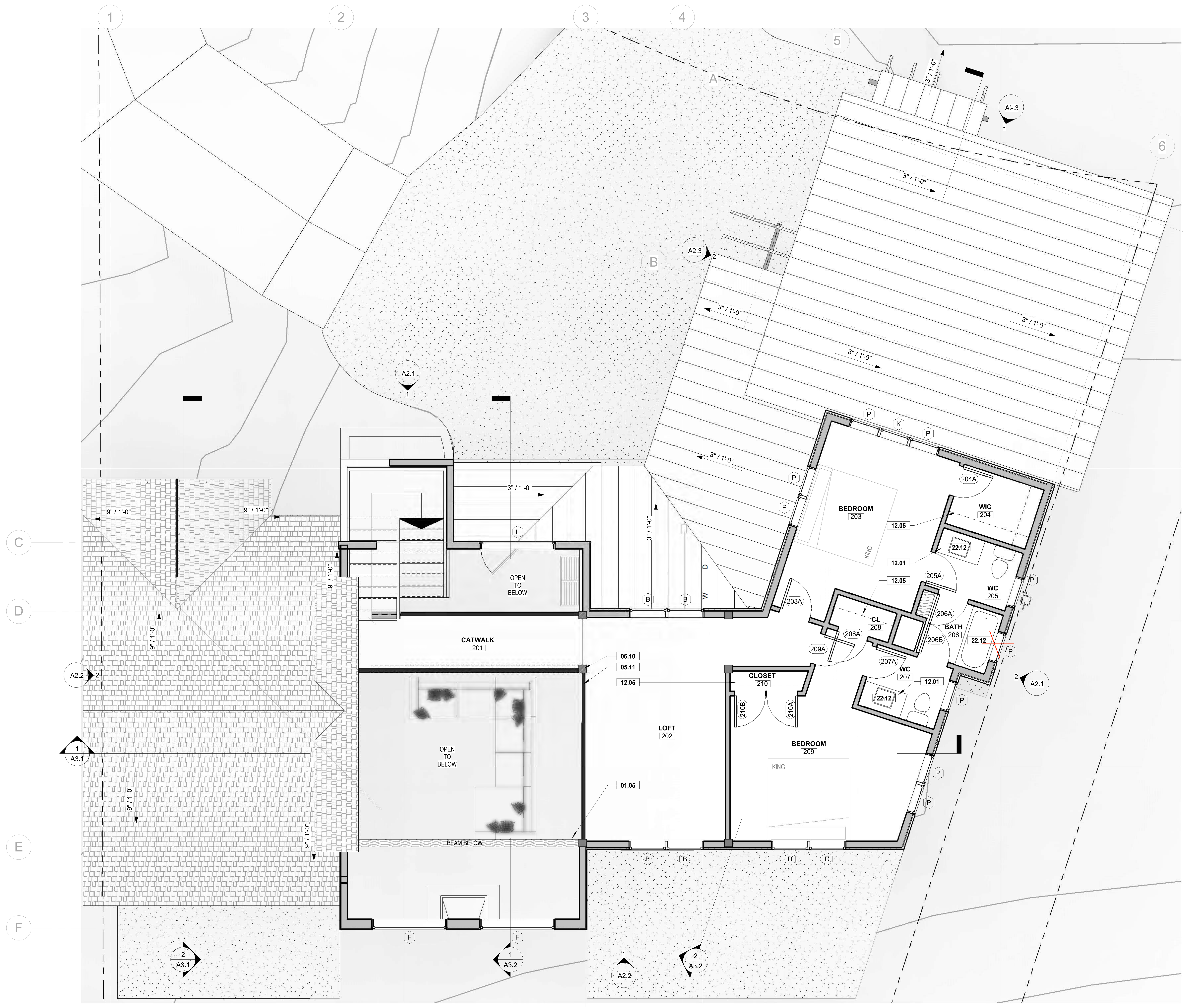
12/20/2018 6:29:42 AM

KEYED NOTES

KEY	NOTE
01.05	LINE OF TRUSS ABOVE.
05.11	METAL RAILING SYSTEM AS PER OWNER SPEC.
06.10	WOOD POST AND BEAM SYSTEM AS PER STRUCTURAL.
12.01	VANITY COUNTERTOP & CASEWORK AS SPEC'D BY OWNER.
12.05	CLOSET SHELF & ROD SYSTEM AS SPEC'D BY OWNER.
22.12	PLUMBING FIXTURE(S) AS SPEC'D BY OWNER, TYP.

GENERAL PLAN NOTES

LETTER	NOTE
A.	ALL DIMENSIONS TO FACE OF STUD, CONCRETE, OR MASONRY UNLESS NOTED OTHERWISE.
B.	REFERENCE ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
C.	REFERENCE DOOR AND WINDOW DETAILS FOR TYPICAL CASING/TRIM DETAILS.
D.	REFERENCE REFLECTED CEILING PLANS FOR CEILING SLOPES, MATERIALS AND HEIGHTS.
E.	ALL GYPSUM BOARD IS 5/8" THICK UNLESS NOTED OTHERWISE.
F.	INTERIOR WALL PARTITIONS ARE TO INCLUDE R11 (3.5") OR R19 (5.5") ACOUSTIC FIBERGLASS BLANKET INSULATION TO MATCH WALL FRAMING SIZE.
G.	5/8" THICK GWB IS TO BE REPLACED WITH APPROPRIATE CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS, AND TO BE REPLACED WITH MOISTURE RESISTANT GWB AT ALL WET LOCATIONS NOT TILED.



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

0' 2' 4' 8' 16'

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A1.3

UPPER LEVEL FLOOR PLAN

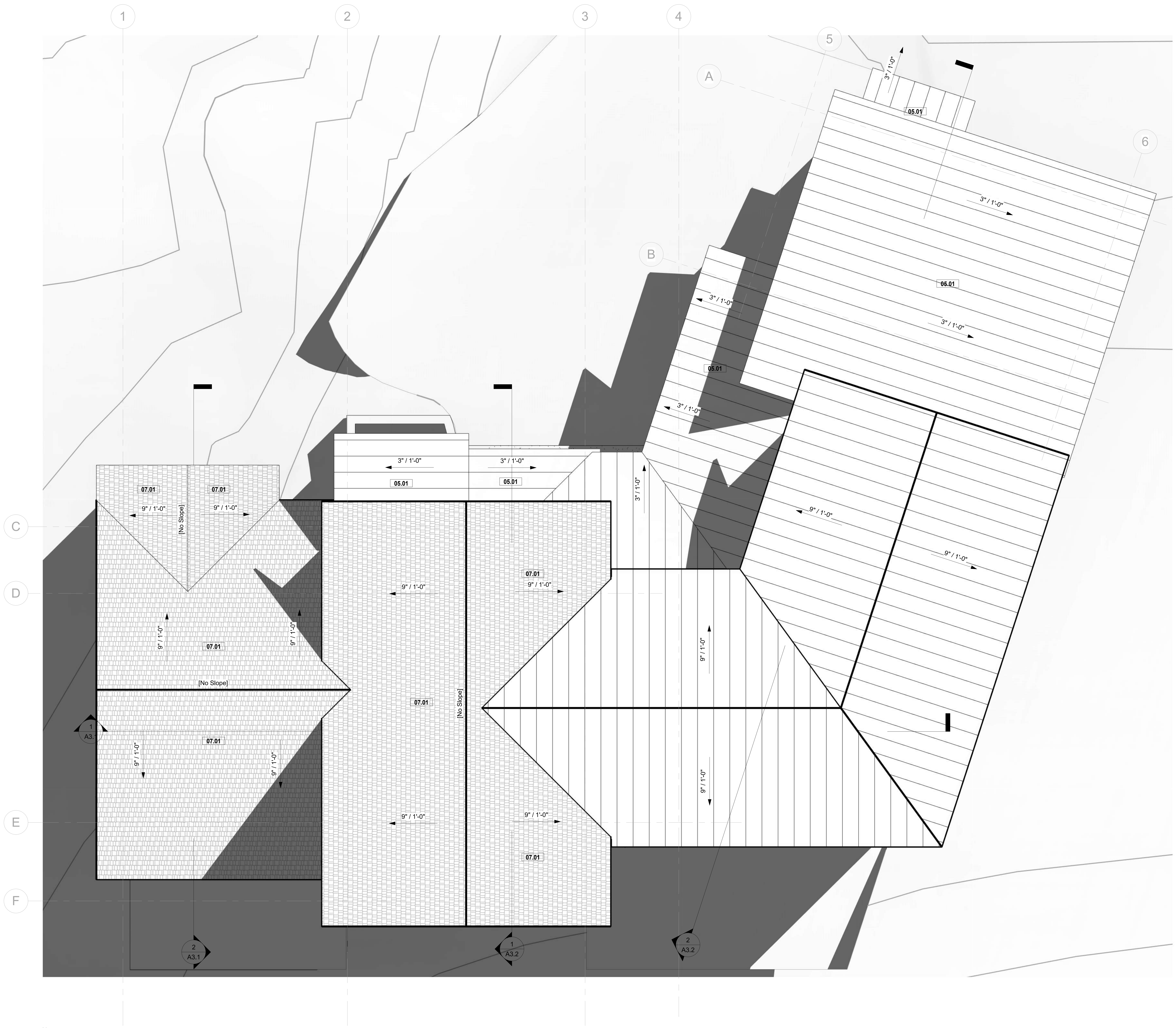
SCALE: 1/4" = 1'-0"

KEYED NOTES

KEY	NOTE
07.01	ASPHALT SHINGLE ROOFING SYSTEM AS PER OWNER SPEC, INSTALL PER MANUFACTURER'S REQUIREMENTS.

GENERAL ROOF PLAN NOTES

LETTER	NOTE
A.	ALL ROOF AREAS TO BE COVERED WITH ICE AND WATER SHIELD MEMBRANE. LAP PER MANUFACTURER'S REQUIREMENTS.
B.	ROOFING TO BE AS NOTED IN KEYED NOTES, INSTALL PER MANUFACTURER'S SPECIFICATIONS. ORDER OVERAGE FOR DAMAGE. FIELD CUTS TO BE CLEAN WITHOUT ROUGH OR RAGED EDGES TO 1/8", AND INSTALL IN PLACE WHERE NOT SEEN. INSTALL ALL ROOFING WITHOUT MARRING, FOLDING, TEARING, OR STAINING.
C.	PROVIDE ALL GALVANIZED NAILS, SEALANTS AND FASTENERS TO MEET MANUFACTURERS RECOMMENDATIONS FOR WIND AND CAPILLARY ACTION CONTROL AND WARRANTY.
D.	FLASHING TO BE INSTALLED WITHOUT MARRING, SCRATCHING, BENDING OR RIPPLES. LEAVE NO ROUGH OR RAGGED EDGES, COLOR TO BE SELECTED BY OWNER.
E.	CONFIRM EXISTING CONDITIONS BEFORE ORDERING MATERIALS. PROVIDE CLEAN ROOF SURFACE FREE FROM DEBRIS, GREASE AND DUST BEFORE INSTALLING ROOFING.
F.	CRICKETS : CRICKETS TO BE METAL, COLOR AND TEXTURE TO MATCH OTHER ROOF AREAS, INSTALL AS PER MANUFACTURER'S REQUIREMENTS OVER ICE AND WATER SHIELD.
G.	REFERENCE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL REQUIRED ROOF PENETRATIONS.



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

0' 2' 4' 8' 16'

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GR-6

ADH
DURANGO, COLORADO 81301

#	SUBMISSION	DATE
1	Schematic Des 1	18.07.16
2	Schematic Des 2	18.08.02
3	Des Dvlpmnt 1	18.08.21
4	Des Dvlpmnt 2	18.09.06
5	FP Layout Comp.	18.09.14
6	Permit Review	18.10.02
7	Loft Enlargement	18.11.15
8	PERMIT	18.12.19

PROJ #:	18102
DATE:	2018.12.19
MODELED BY:	Author
CHECKED BY:	Checker

A1.5

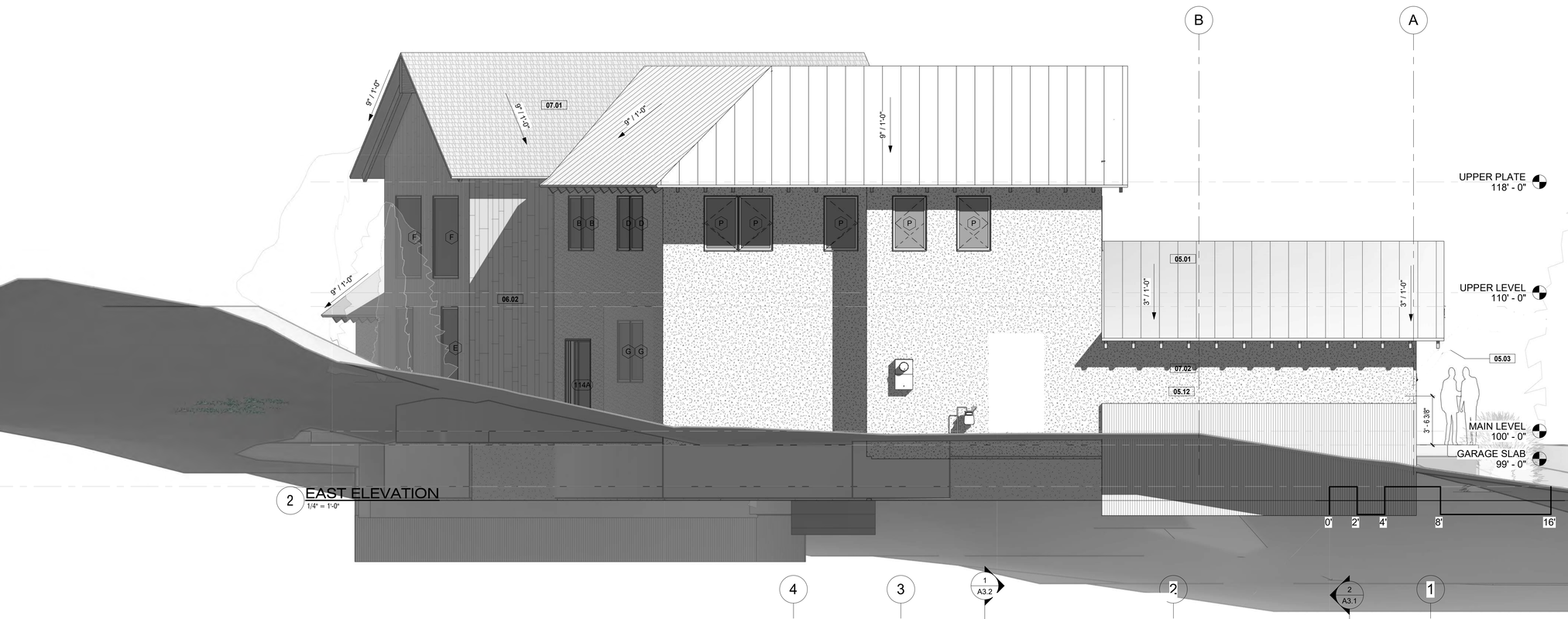
SCALE: 1/4" = 1'-0"

ROOF PLAN

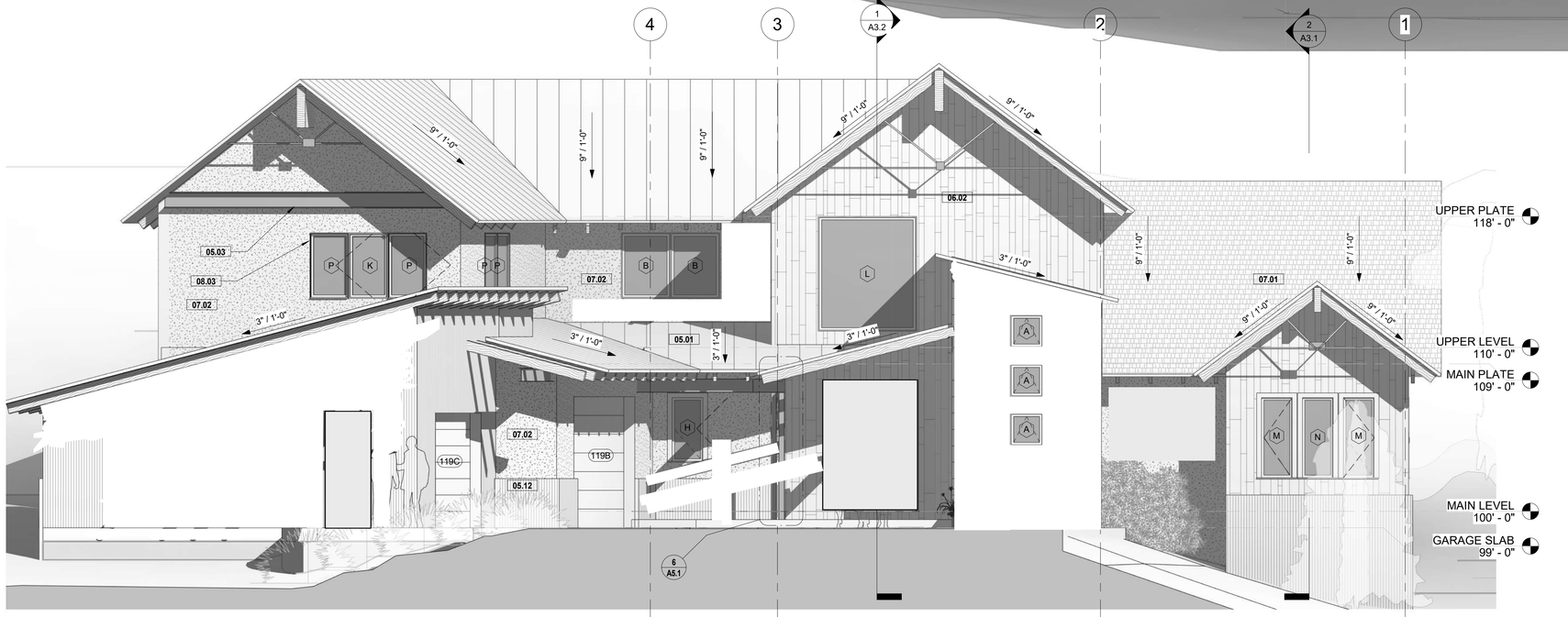
12/20/2018 6:29:47 AM

KEYED NOTES

KEY	NOTE
05.01	RUSTY STANDING SEAM METAL ROOFING PANELS.
05.03	METAL BRACING AND ACCENTS AS PER STRUCT.
05.04	1/4" STEEL PLATE VENEER.
05.12	CORRUGATED RUSTY METAL SIDING WITH J-CHANNEL SURROUND.
06.02	VERTICAL BARNWOOD SIDING SYSTEM.
06.03	EXPOSED RAFTER TAILS.
07.01	ASPHALT SHINGLE ROOFING SYSTEM AS PER OWNER SPEC, INSTALL PER MANUFACTURER'S REQUIREMENTS.
07.02	2 COAT STUCCO SYSTEM, COLOR AND TEXTURE AS SPEC'D BY OWNER.
08.03	METAL CLAD WINDOW UNITS, TYP.



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



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

Skywalker Construction LLC.
CUSTOM HOMES REMODELING ADDITIONS DESIGN BUILD COMMERCIAL
145 E 9TH STREET DURANGO, CO 81301

GR-6 ADH
DURANGO, COLORADO 81301

#	SUBMISSION	DATE
1	Schematic Des 1	18.07.16
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8	PERMIT	18.12.19

PROJ #:	18102
DATE:	2018.12.19
MODELED BY:	RVT
CHECKED BY:	AG

A2.1

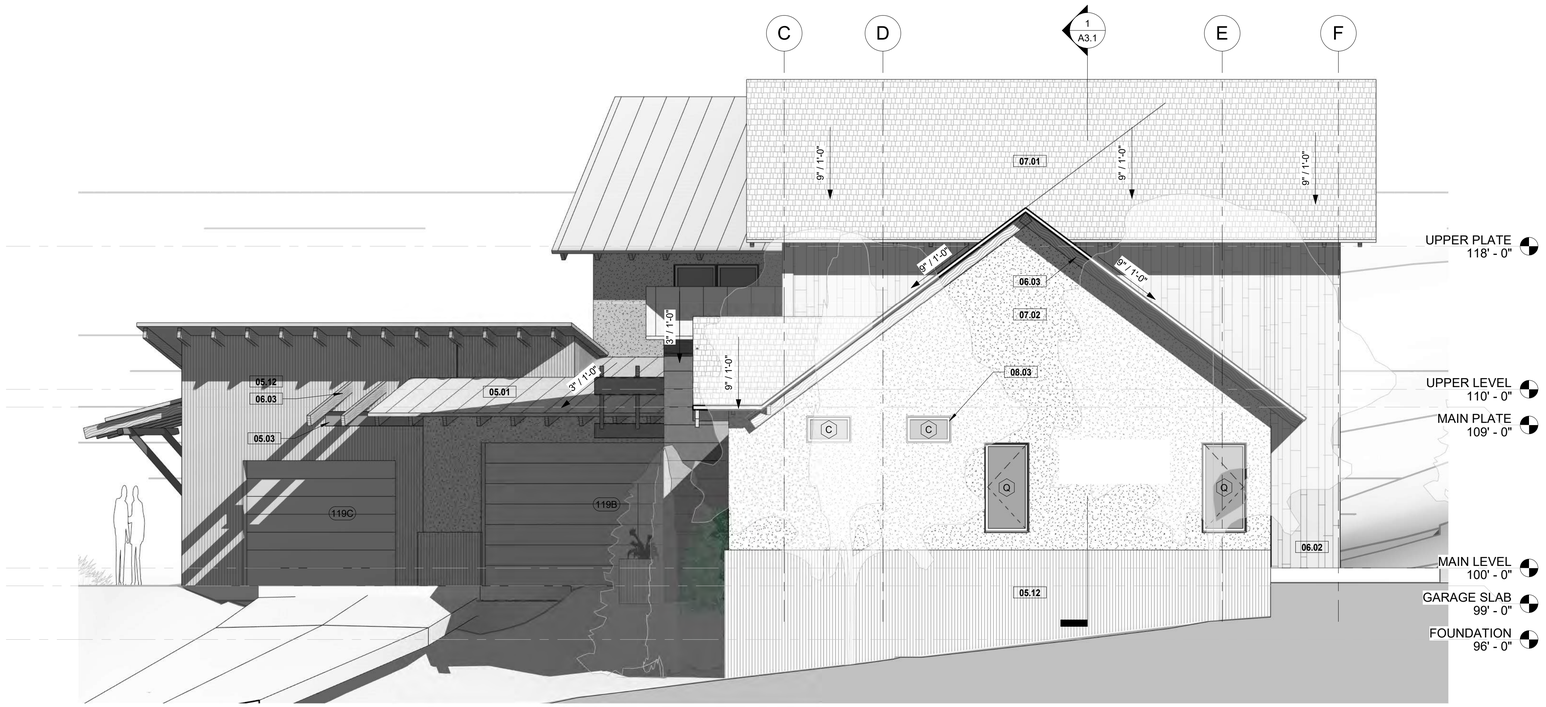
SCALE: 1/4" = 1'-0"

ELEVATIONS

12/20/2018 9:29:53 AM

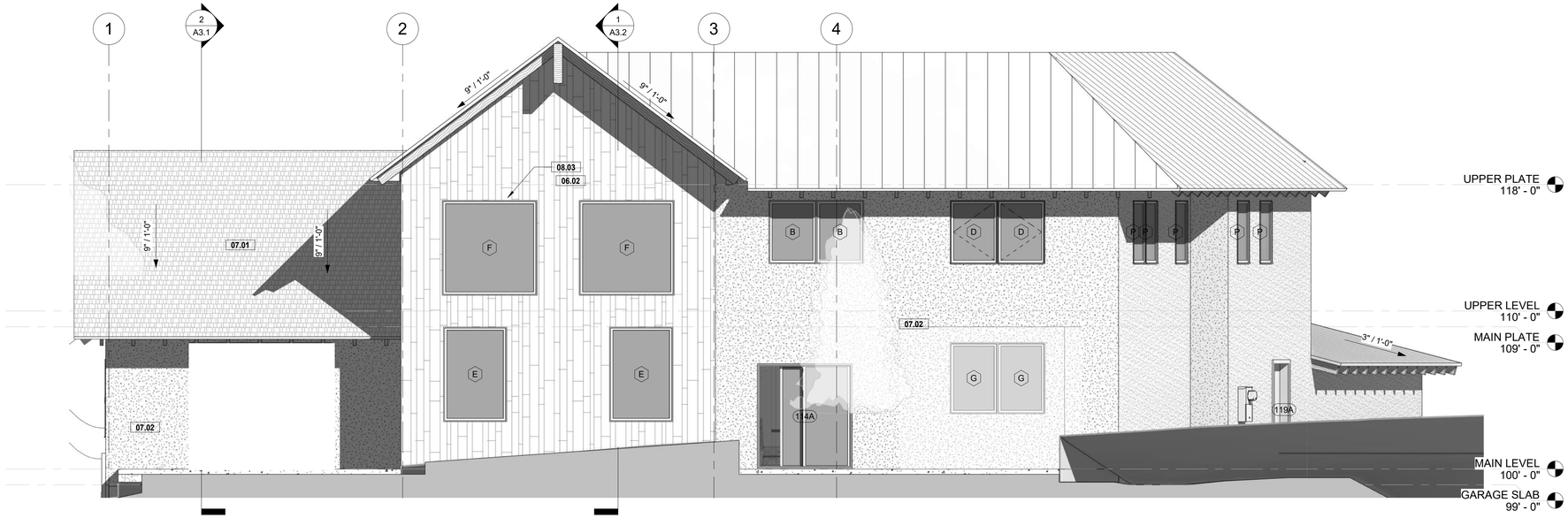
KEYED NOTES

KEY	NOTE
05.01	RUSTY STANDING SEAM METAL ROOFING PANELS.
05.03	METAL BRACING AND ACCENTS AS PER STRUCT.
05.12	CORRUGATED RUSTY METAL SIDING WITH J-CHANNEL SURROUND.
06.02	VERTICAL BARNWOOD SIDING SYSTEM.
06.03	EXPOSED RAFTER TAILS.
07.01	ASPHALT SHINGLE ROOFING SYSTEM AS PER OWNER SPEC, INSTALL PER MANUFACTURER'S REQUIREMENTS.
07.02	2 COAT STUCCO SYSTEM, COLOR AND TEXTURE AS SPEC'D BY OWNER.
08.03	METAL CLAD WINDOW UNITS, TYP.



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

0' 2' 4' 8' 16'



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

0' 2' 4' 8' 16'

Skywalker Construction LLC.
CUSTOM HOMES REMODELING ADDITIONS DESIGN BUILD COMMERCIAL
145 E 9TH STREET DURANGO, CO 81301

GR-6

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DURANGO, COLORADO 81301

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DATE:	2018.12.19
MODELED BY:	RVT
CHECKED BY:	AG

A2.2

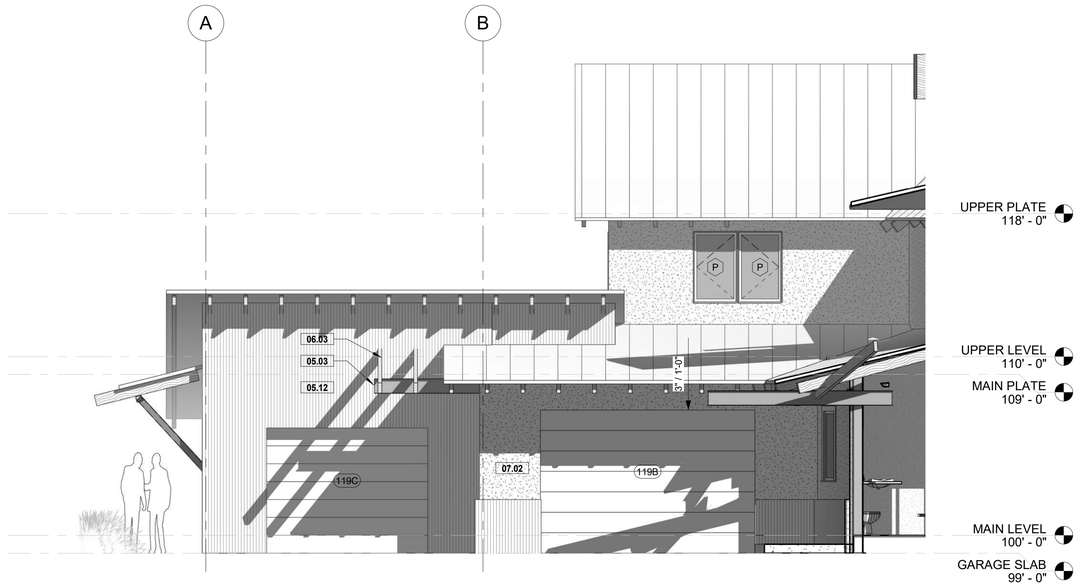
SCALE: 1/4" = 1'-0"

ELEVATIONS

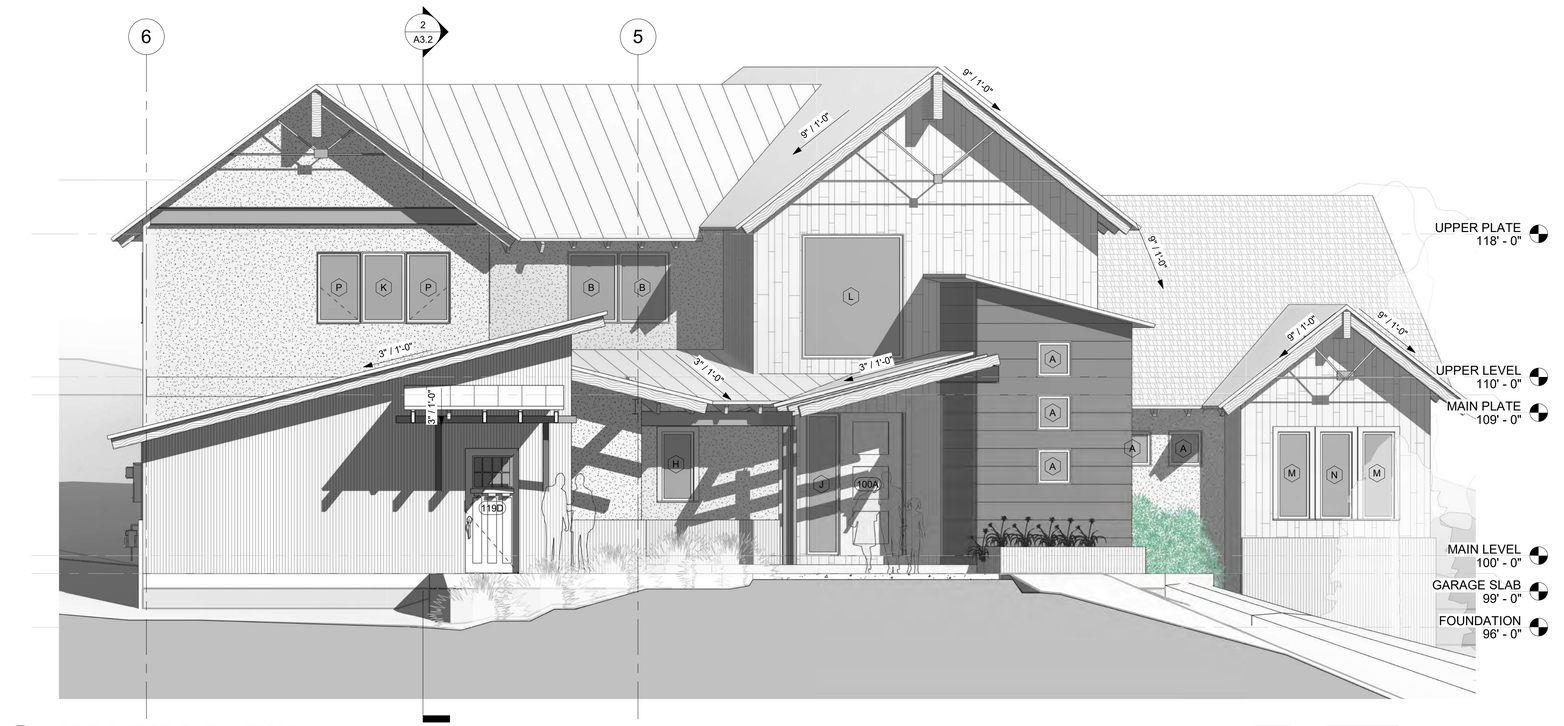
12/20/2018 9:29:58 AM

KEYED NOTES

KEY	NOTE
05.03	METAL BRACING AND ACCENTS AS PER STRUCT.
05.12	CORRUGATED RUSTY METAL SIDING WITH J-CHANNEL SURROUND.
06.03	EXPOSED RAFTER TAILS.
07.02	2 COAT STUCCO SYSTEM, COLOR AND TEXTURE AS SPEC'D BY OWNER.



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



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

Skywalker Construction LLC.
CUSTOM HOMES REMODELING ADDITIONS DESIGN BUILD COMMERCIAL
145 E 9TH STREET DURANGO, CO 81301

GR-6
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DURANGO, COLORADO 81301

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8	PERMIT	18.12.19

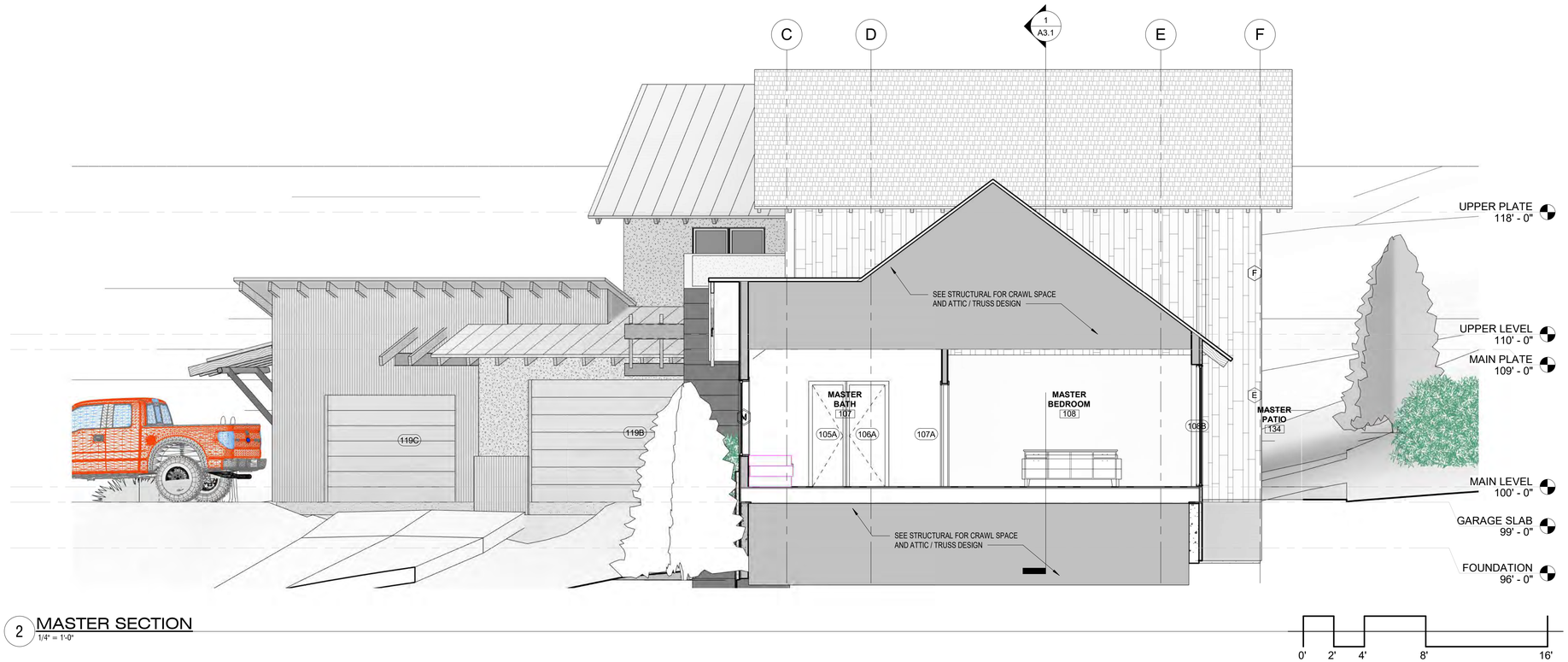
PROJ #:	18102
DATE:	2018.12.19
MODELED BY:	RVT
CHECKED BY:	AG

A2.3

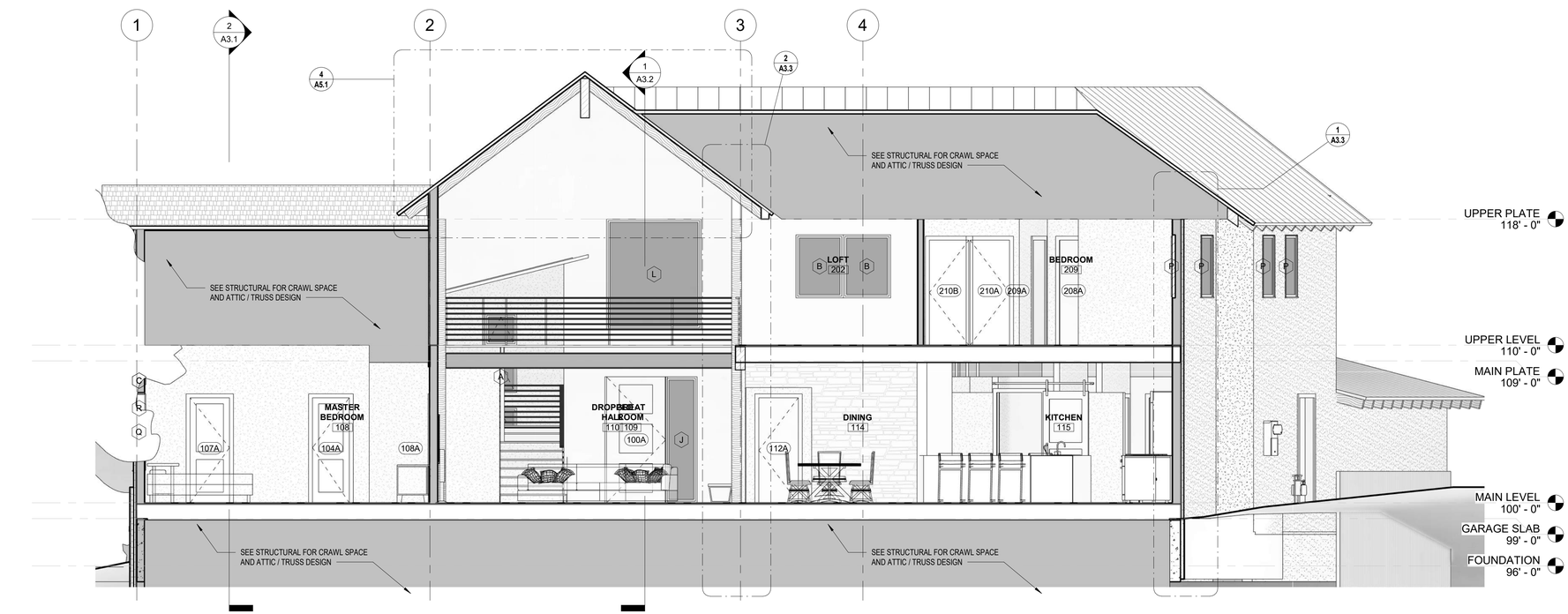
SCALE: 1/4" = 1'-0"

ELEVATIONS

12/20/2018 8:30:01 AM



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



1 EAST WEST SECTION ONE
1/4" = 1'-0"

Skywalker Construction LLC.
CUSTOM HOMES REMODELING ADDITIONS DESIGN BUILD COMMERCIAL
145 E 9TH STREET DURANGO, CO 81301

GR-6

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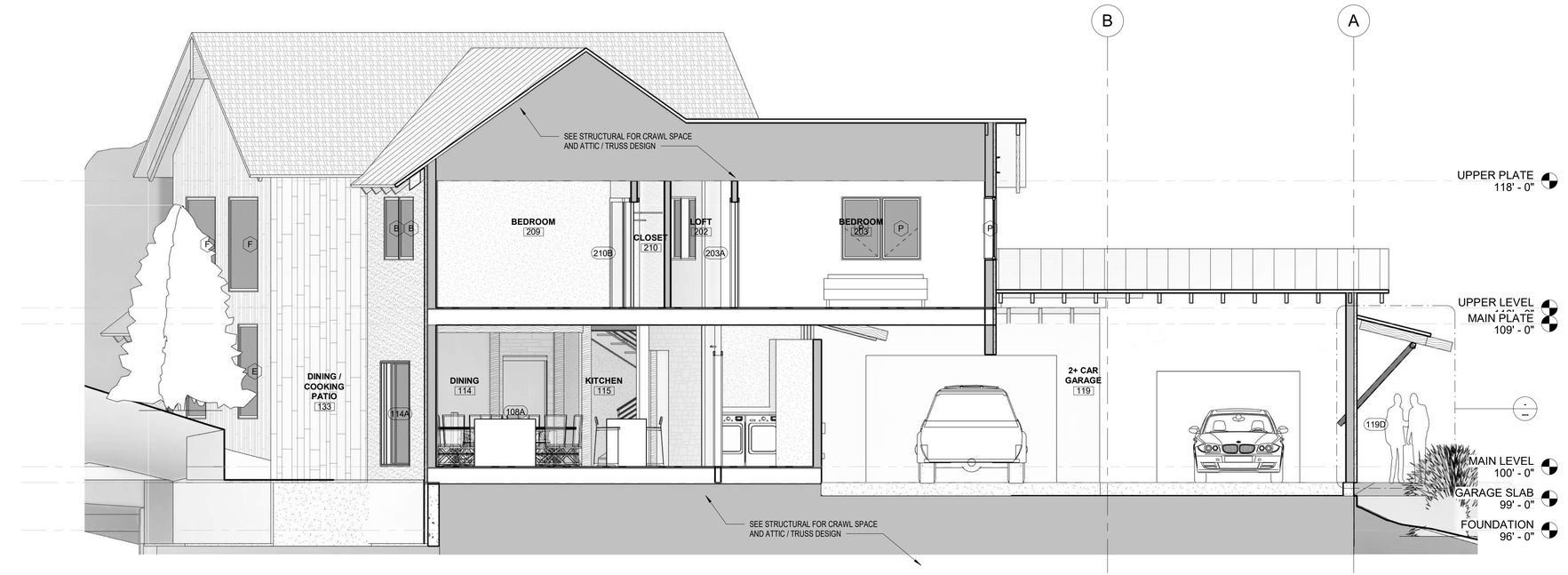
DATE:	2018.12.19
MODELED BY:	RVT
CHECKED BY:	AG

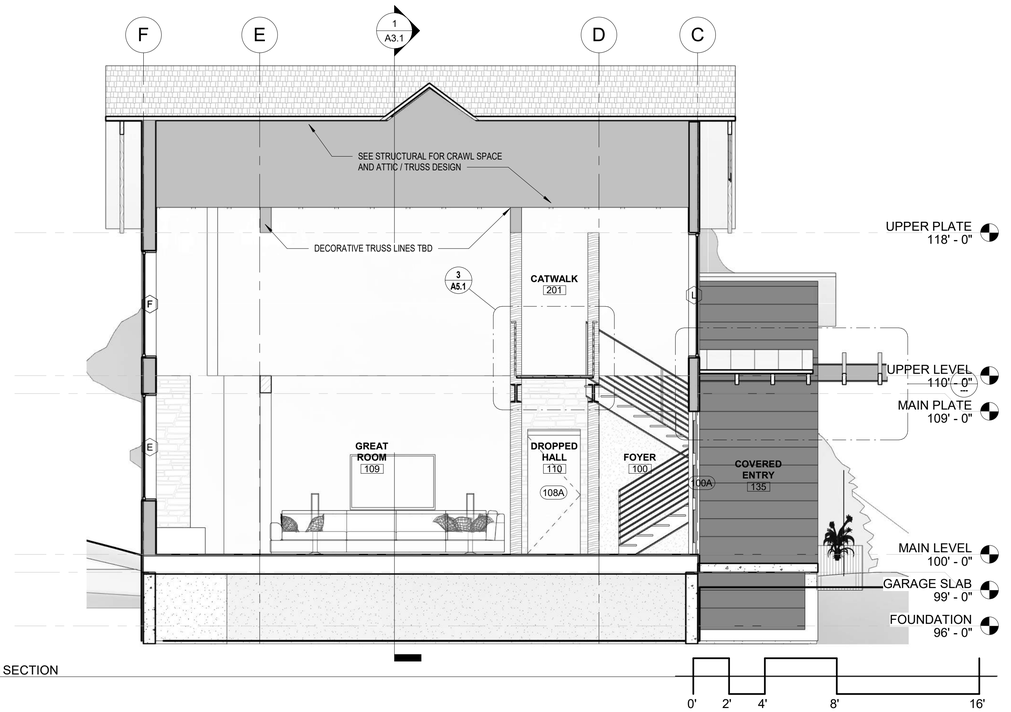
A3.1

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

BUILDING SECTIONS



2 GARAGE / KITCHEN SECTION
1/4" = 1'-0"



1 GREAT ROOM SECTION
1/4" = 1'-0"

Skywalker Construction LLC.
CUSTOM HOMES REMODELING ADDITIONS DESIGN BUILD COMMERCIAL
145 E 9TH STREET DURANGO, CO 81301

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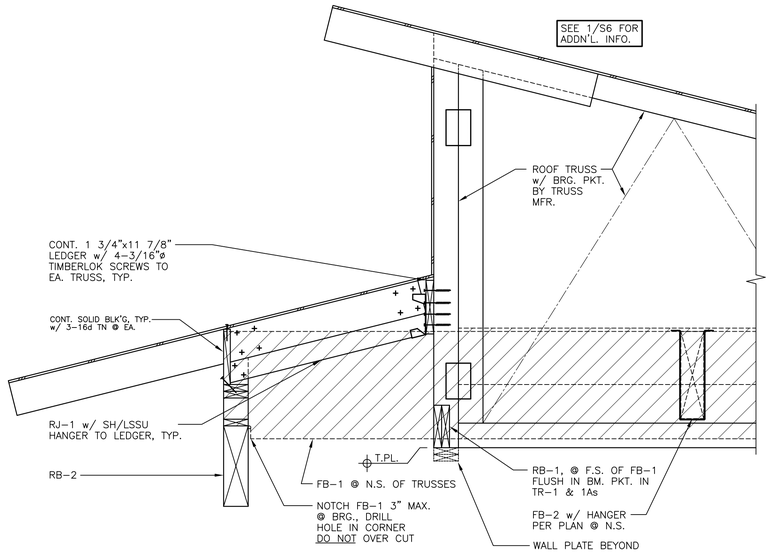
DATE:	2018.12.19
MODELED BY:	Author
CHECKED BY:	Checker

A3.2

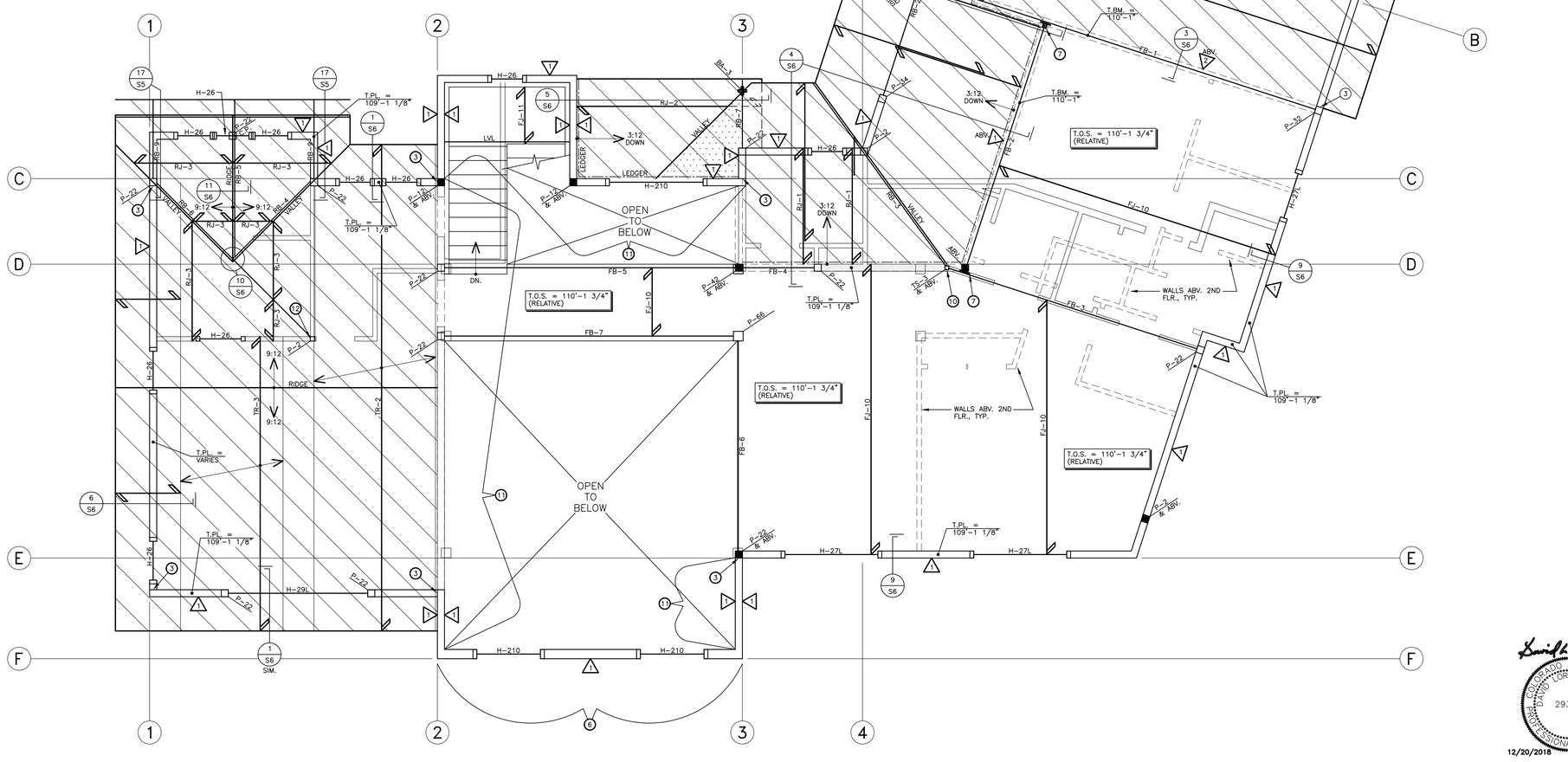
BUILDING SECTIONS

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

12/20/2018 8:30:08 AM



1/S2 ROOF BMs./FLR. BMs. @ GARAGE ROOF FRMG.



UPPER FLOOR/LOW ROOF FRAMING PLAN

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

UPPER FLOOR/LOW ROOF FRAMING NOTES:

1. SEE SHEET S4 FOR GENERAL STRUCTURAL NOTES, DESIGN LOADS, MATERIAL DESCRIPTIONS, CONSTRUCTION REQUIREMENTS, RECOMMENDED OBSERVATIONS, AND TYPICAL DETAILS NOT SPECIFICALLY REFERENCED BUT WHICH SHALL APPLY TO THE APPROPRIATE CONDITIONS.
2. △ : SHEARWALL SEE SCHEDULE ON SHEET S4. SW SHEATHING SHALL BE CONT. ON THE WALL INDICATED AND NOT INTERRUPTED BY INTERSECTING WALLS.
3. WHERE NO POST DESIGNATION IS SHOWN UNDER HEADERS, THE POST SHALL BE A P-11.
4. ABV. ■ : POST OR COLUMN ABOVE UPPER FLOOR PER HIGH ROOF FRAMING PLAN
5. ▨ : INDICATES AREA OF LOW ROOFS
6. T.PL. = TOP-OF-PLATE ELEVATION, T.O.S. = TOP OF SHEATHING ELEVATION, T.BM. = TOP OF BEAM ELEVATION, B.O.BM. = BOTTOM OF BEAM ELEVATION
7. ALL WOOD FLR. SHTG. SHALL BE 1 1/8" 'WARMBOARD' APA RATED SHEATHING AS DESCRIBED ON S4, UNLESS NOTED OTHERWISE.
8. ALL WOOD ROOF SHTG. SHALL BE 5/8" APA RATED SHEATHING AS DESCRIBED ON S4, UNLESS NOTED OTHERWISE.
9. SEE ARCHITECTURAL PLANS, BUILDING SECTIONS AND DETAILS FOR CEILINGS / TRUSS CONFIGURATIONS, PLATE HT's. AND ROOF OVERHANG DIMENSIONS.
10. ⋰⋰⋰: INDICATES AREA TO BE OVERFRAMED w/ 2x6 @ 24"o.c.

UPPER FLOOR/LOW ROOF FRAMING KEYED NOTES:

1. 3x8 OUTLOOKERS @ 24"o.c.
2. KNOCK-DOWN GABLE END TRUSS ABV. WALL TOP PL's.
3. STEP TOP OF PL.
4. SH/LBV HANGER
5. PARTIAL STRUCTURAL KNOCK-DOWN GABLE END TRUSS
6. 1 3/4"x7 1/4" LSL's @ 16"o.c. BALLOON FRAMED
7. SH/EG7 TOP FLANGE HANGER
8. SH/LGU3.63-SDS FACE MOUNT HANGER
9. SH/MSTC40 STRAP FROM TOP PL's. TO HDR., THUS:
10. SH/ECCO COL. CAP WELDED ALL-AROUND TO HSS COL.
11. BALLOON FRAME w/ 2x6 @ 16"o.c.
12. P-2 POST AT RB-6 BRG. ADJACENT TR-2A. CONN. RB-6 TO TR-2A w/ 2-1/2"ø THRU-BOLTS, CONN. P-2 TO TR-2A w/ 2-16d @ T&B & 6"o.c.
13. LET BM. INTO WALL FLUSH WITH TOP PL., WELD 1/4" END PL. ALL AROUND TO BM. & CONN. TO B.U. POST w/ 4-1/2"ø THRU-BOLTS

UPPER FLOOR FRAMING MEMBERS:

FLOOR JOISTS:
FJ-10: 11 7/8" TJI 360 @ 16"o.c.
FJ-11: 2x6 @ 16"o.c. w/ SH/LUS @ E.E. TO LEDGER & BM.
LVL: 1 3/4"x11 7/8" LAMINATED VENEER LUMBER

FLOOR BEAMS:
FB-1: 6 3/4"x24" GL., FLUSH IN FLR. FRMG.
FB-2: 5 1/8"x19 1/2" GL., FLUSH IN FLR. FRMG.
FB-3: 6 3/4"x18" GL., FLUSH IN FLR. FRMG.
FB-4: 2-1 3/4"x11 7/8" LVL's., FLUSH
FB-5: 2-1 3/4"x11 7/8" LVL's., FLUSH
FB-6: 2-1 3/4"x11 7/8" LVL's., FLUSH
FB-7: 2-1 3/4"x11 7/8" LVL's., FLUSH

COLUMNS:
P-66: 6x6 DF #1 POST
TS-3: HSS 3x3x1/4" TUBE STL. COL.
BA-3: 4-<3x3x1/4" B.U. ANGLE COL. PER X/SX

LOW ROOF FRAMING MEMBERS:

ROOF JOISTS:
RJ-1: 11 7/8" TJI 210 @ 24"o.c. w/ 3x8 DF#1 EXPOSED TAILS @ OVERHANGS
RJ-2: 3x8 DF#1 @ 24"o.c.
RJ-3: 2x12 @ 24"o.c. w/ SH/LSSU HANGER TO FLUSH BM's.
RJ-4: 3x8 @ 12"o.c. DF#1 EXPOSED RAFTERS

ROOF BEAMS:
RB-1: 2-1 3/4"x9 1/2" LVL's
RB-2: 5 1/8"x18" GL.
RB-3: 1 3/4"x11 7/8" LVL
RB-4: 1 3/4"x11 7/8" LVL
RB-5: 5 1/8"x12" GL., FLUSH w/ EXPOSED END TO EXTERIOR
RB-6: 2-1 3/4"x11 7/8" LVL's
RB-7: W10x33 WIDE FLANGE BM.
RB-8: W10x33 WIDE FLANGE BM.
RB-9: 5 1/8"x12" GL. EXPOSED BM. & CONN. PER X/SX

ROOF TRUSSES:
TR-1: FLAT BOT. CHORD MONO-PITCHED TRUSSES @ 24"o.c., 2 PT. BRG.
TR-1A: SAME AS TR-1 w/ BRG. PKT. @ RB-1
TR-2: DUAL-PITCHED SYMMETRICAL SCISSOR TRUSSES @ 24"o.c., 2 PT. BRG.
~~TR-2A: SAME AS TR-2 w/ VERTICAL WEBS @ 24"o.c. MAX.~~
TR-3: DUAL-PITCHED NON-SYMMETRICAL SCISSOR TRUSSES @ 24"o.c., 2 PT. BRG.
NOTE TO TRUSS MFR.: PROVIDE HEELS ON ALL ROOF TRUSSES PER ARCHT'L., TYP. U.N.O.

HEADER SCHEDULE

H-26. . . . . .2 – 2x6 HF #2
H-36. . . . . .3 – 2x6 HF #2
H-28. . . . . .2 – 2x8 HF #2
H-38. . . . . .3 – 2x8 HF #2
H-210. . . . . .2 – 2x10 HF #2
H-310. . . . . .3 – 2x10 HF #2
H-27L. . . . . .2 – 1 3/4"x7 1/4" LVL
H-37L. . . . . .3 – 1 3/4"x7 1/4" LVL
H-29L. . . . . .2 – 1 3/4"x9 1/2" LVL
H-39L. . . . . .3 – 1 3/4"x9 1/2" LVL
H-211L. . . . . .2 – 1 3/4"x11 7/8" LVL
H-311L. . . . . .3 – 1 3/4"x11 7/8" LVL
H-214L. . . . . .2 – 1 3/4"x14" LVL
H-314L. . . . . .3 – 1 3/4"x14" LVL

BUILT-UP POST SCHEDULE:

P-2: 2 TYPICAL WALL HEIGHT STUDS
P-3: 3 TYPICAL WALL HEIGHT STUDS
P-4: 4 TYPICAL WALL HEIGHT STUDS
P-11: 1 TRIM STUD + 1 KING STUD
P-12: 1 TRIM STUD + 2 KING STUDS
P-21: 2 TRIM STUDS + 1 KING STUD
P-22: 2 TRIM STUDS + 2 KING STUDS
P-31: 3 TRIM STUDS + 1 KING STUD
P-32: 3 TRIM STUDS + 2 KING STUDS
P-42: 4 TRIM STUDS + 1 KING STUD
P-52: 5 TRIM STUDS + 2 KING STUDS
GENERAL: P-__ (# OF KING STUDS / # OF TRIM STUDS)

12/20/2018

FINAL FOR CONSTRUCTION 12-20-2018

WILSON STRUCTURAL ENGINEERING, INC.
1235 THOROUGHBRED RD.
DURANGO, CO 81303
Phone: (970) 385-6774

A PROPOSED STRUCTURAL DESIGN FOR THE NEW:

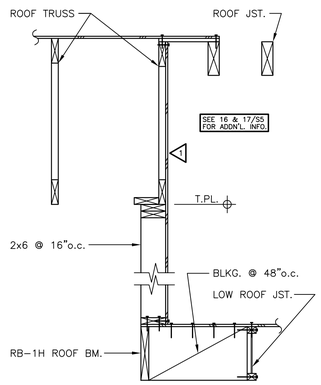
GR-6

22 MANITOU LN.
DURANGO, COLORADO

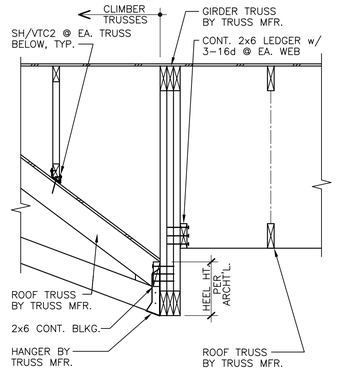
UPPER FLOOR/LOW ROOF FRAMING PLAN

DRAWN:	CHECKED:	DATE:
GW	DW	12-20-2018

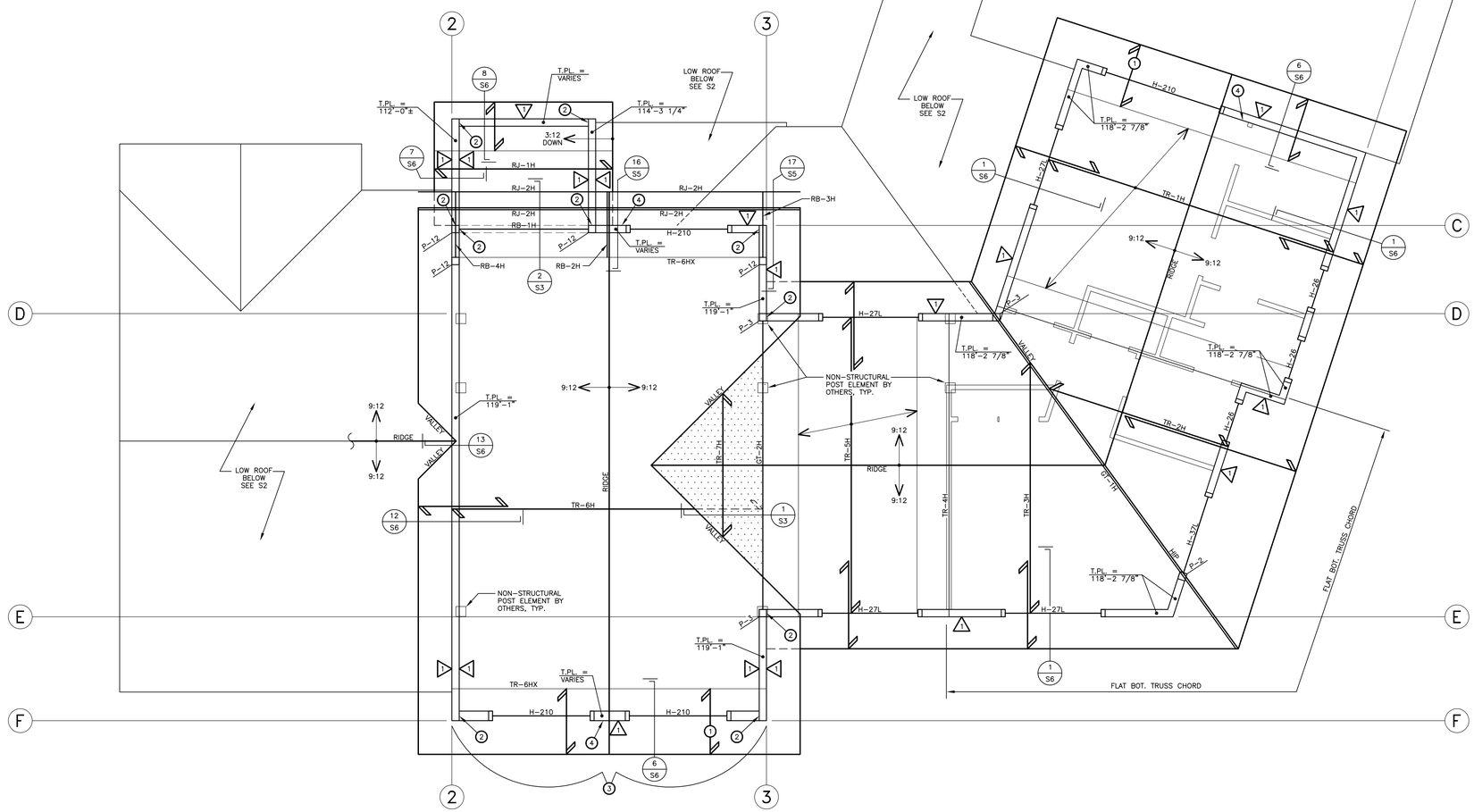
FILE NAME: 11718.S2
PROJECT: 11718
SHEET: S2
OF S6



2 S3 TRUSSED GABLE END ROOF o/ STICK FRMG. @ STAIRWELL



1 S3 ROOF TRUSS DIRECTION CHANGE



HIGH ROOF FRAMING PLAN

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

HIGH ROOF FRAMING NOTES:

1. SEE SHEET S4 FOR GENERAL STRUCTURAL NOTES, DESIGN LOADS, MATERIAL DESCRIPTIONS, CONSTRUCTION REQUIREMENTS, RECOMMENDED OBSERVATIONS, AND TYPICAL DETAILS NOT SPECIFICALLY REFERENCED BUT WHICH SHALL APPLY TO THE APPROPRIATE CONDITIONS.
2. WHERE NO POST DESIGNATION IS SHOWN UNDER HEADERS, THE POST SHALL BE A P-11.
3. △ : SHEARWALL SEE SCHEDULE ON SHEET S4, SW SHEATHING SHALL BE CONT. ON THE WALL INDICATED AND NOT INTERRUPTED BY INTERSECTING WALLS.
4. ALL ROOF DECK SHALL BE 5/8" APA RATED SHEATHING AS DESCRIBED ON S4, UNLESS NOTED OTHERWISE.
5. SEE ARCHITECTURAL PLANS, BUILDING SECTIONS AND DETAILS FOR CEILINGS / TRUSS CONFIGURATIONS AND ROOF OVERHANG DIMENSIONS.
6. [. . . .]: INDICATES AREA TO BE OVERFRAMED w/ CLIMBER TRUSSES @ 24"o.c.

HIGH ROOF FRAMING KEYED NOTES:

1. 3x8 OUTLOOKERS @ 24"o.c.
2. STEP TOP OF PLATE
3. 1 3/4"x7 1/4" LSL's @ 16"o.c. BALLOON FRAMED
4. KNOCK-DOWN GABLE END TRUSS ABV. CONT. DBL. TOP PLs.

HIGH ROOF FRAMING MEMBERS:

ROOF JOISTS:

RJ-1H: 11 7/8" TJI 210 @ 24"o.c. w/ 3x8 DF#1 EXPOSED TAILS
RJ-2H: 3x8 DF#1 @ 12"o.c. EXPOSED RAFTERS (CONN. & WEATHER-PROOFING BY OTHERS, TYP. FOR RJ-1H AND RJ-2H)

ROOF BEAMS:

RB-1H: 1 3/4"x11 7/8" LVL's
RB-2H: 5 1/8"x12" GL. EXPOSED BM. & CONN. PER X/SX
RB-3H: 5 1/8"x12" GL. EXPOSED BM. & CONN. PER X/SX
RB-4H: 5 1/8"x12" GL. EXPOSED BM. & CONN. PER X/SX

ROOF TRUSSES:

TR-1H: DUAL-PITCHED SYMMETRICAL SCISSOR TRUSSES @ 24"o.c., 2 PT. BRG.
(FLAT BOT. CHORD) TR-2H: DUAL-PITCHED NON-SYMMETRICAL PROGRESSIVE TRUSSES @ 24"o.c., 2 PT. BRG.
(FLAT BOT. CHORD) TR-3H: DUAL-PITCHED NON-SYMMETRICAL PROGRESSIVE TRUSSES @ 24"o.c., 2 PT. BRG.
(FLAT BOT. CHORD) TR-4H: FLAT BOT. CHORD DUAL-PITCHED SYMMETRICAL GABLE END TRUSS
TR-5H: DUAL-PITCHED SYMMETRICAL SCISSOR TRUSSES @ 24"o.c., 2 PT. BRG.
TR-6H: DUAL-PITCHED SYMMETRICAL SCISSOR TRUSSES @ 24"o.c., 2 PT. BRG.
TR-7H: DUAL-PITCHED SYMMETRICAL CLIMBER TRUSSES @ 24"o.c.
NOTE TO TRUSS MFR.: PROVIDE HEELS ON ALL ROOF TRUSSES PER ARCHT'L, TYP. U.N.O.

GIRDER TRUSSES (GT):

ALL GIRDER TRUSSES ARE TO BE FLAT BOT CHORD, 2 PT. BRG. CONFIGURATION AS DICTATED BY ROOF FRAMING PLAN. TRUSS MFR. SHALL PROVIDE ALL REQ'D HANGERS.

TRUSS SHOP DRAWING NOTE: TRUSS MFR. SHALL PROVIDE ALL MECHANICAL CONNECTIONS FOR ALL TRUSSES. TRUSS MFR. SHALL VERIFY ALL TRUSS CONFIGURATIONS & PROVIDE SHOP DRAWINGS TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE TRUSSES ARE FABRICATED.

HEADER SCHEDULE

H-26. . . . . .2 – 2x6 HF #2
H-36. . . . . .3 – 2x6 HF #2
H-28. . . . . .2 – 2x8 HF #2
H-38. . . . . .3 – 2x8 HF #2
H-210. . . . . .2 – 2x10 HF #2
H-310. . . . . .3 – 2x10 HF #2
H-27L. . . . . .2 – 1 3/4"x7 1/4" LVL
H-37L. . . . . .3 – 1 3/4"x7 1/4" LVL
H-29L. . . . . .2 – 1 3/4"x9 1/2" LVL
H-39L. . . . . .3 – 1 3/4"x9 1/2" LVL
H-211L. . . . . .2 – 1 3/4"x11 7/8" LVL
H-311L. . . . . .3 – 1 3/4"x11 7/8" LVL
H-214L. . . . . .2 – 1 3/4"x14" LVL
H-314L. . . . . .3 – 1 3/4"x14" LVL

BUILT-UP POST SCHEDULE:

P-2: 2 TYPICAL WALL HEIGHT STUDS
P-3: 3 TYPICAL WALL HEIGHT STUDS
P-4: 4 TYPICAL WALL HEIGHT STUDS
P-11: 1 TRIM STUD + 1 KING STUD
P-12: 1 TRIM STUD + 2 KING STUDS
P-21: 2 TRIM STUDS + 1 KING STUD
P-22: 2 TRIM STUDS + 2 KING STUDS
P-31: 3 TRIM STUDS + 1 KING STUD
P-32: 3 TRIM STUDS + 2 KING STUDS
P-42: 4 TRIM STUDS + 1 KING STUD
P-52: 5 TRIM STUDS + 2 KING STUDS
GENERAL: P-__ (# OF KING STUDS / # OF TRIM STUDS)

David L. Wilson
COLORADO REGISTERED DAVID LOREN WILSON 29350 PROFESSIONAL ENGINEER
12/20/2018

FINAL FOR CONSTRUCTION 12-20-2018

WILSON STRUCTURAL ENGINEERING, INC.
1235 THOROUGHBRED RD.
DURANGO, CO 81303
Phone: (970) 385-6774

A PROPOSED STRUCTURAL DESIGN FOR THE NEW:

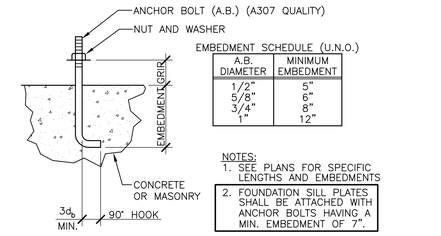
GR-6

22 MANITOU LN.
DURANGO, COLORADO

HIGH ROOF FRAMING PLAN

DRAWN:	CHECKED:	DATE:
GW	DW	12-20-2018

FILE NAME: 11718.S3
PROJECT: 11718
SHEET: S3
OF S6

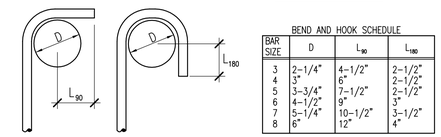


1 S4 TYPICAL ANCHOR BOLTS

A. LAP SPLICES

LAP SPLICE SCHEDULE

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



BEND AND HOOK SCHEDULE

BAR SIZE	D	L_90	L_180
3	2-1/4"	4-1/2"	2-1/2"
4	3"	6"	2-1/2"
5	3-3/4"	7-1/2"	2-1/2"
6	4-1/2"	9"	3"
7	5-1/4"	10-1/2"	3-1/2"
8	6"	12"	4"

B. BENDS AND HOOKS

2 S4 TYPICAL REINFORCING DETAILS FOR CONCRETE REINFORCEMENTS

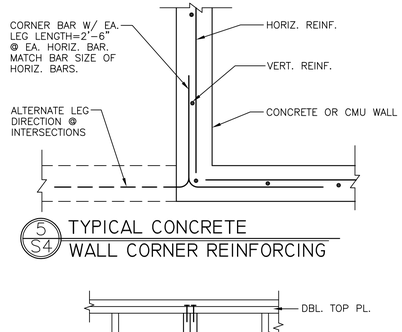
ABBREVIATIONS

A.A. = Adhesive anchor
A.B. = anchor bolt
AB = post above
ABC = aggregate base course
ABV. = above
ADJ = adjacent
AGG = aggregate
ARCHIT = architect
B.B. = bond beam
B.F. = bottom of footing
elev., or = backfill
BLK = block
BLDG = building
BLKG. = blocking
BM = beam
BRG = bearing
BTWN = between
B.U. = built-up
CJ = construction joint or, = contraction joint or = ceiling joist
CLG. = ceiling
CMU = concrete masonry unit
COL. = column
CONC. = concrete
CONN. = connection
CONT. = continuous
CONTR. = contractor
CTR. = center
CTR'D = centered
DAS = deformed anchor stud
DBL. = double
D.F. = Douglas Fir - Larch
DIA. = diameter
DL = dead load
DTL. = detail
DWG. = drawing
DWL. = dowel
EA = each
EE = each end
E.F. = each face
E.J. = expansion joint
ENGR. = engineer
EQ. = equal
E.S. = each side
E.W. = each way
EXP = expansion
EXT = exterior
FDN = foundation
FF = finished floor elevation
F.J. = floor joist
FG = finished grade elevation
F.O. = face of
FOC = face of concrete
FOS = face of stud
FOM = face of masonry
FRMG = framing
F.S. = far side
FTG. = footing
GA = gage
GALV = galvanized
G.B. = Grade Beam
GL = glue laminated beam
GR = grade
HAS = headed anchor stud
HDR. = header
H.F. = Hem-fir
HORIZ = horizontal
H.S. = high strength
INFO = information
INT = interior
JST. = joist
JT. = joint
KS = king stud
LD = load
LL = live load
LLH = long leg horizontal
LLV = long leg vertical
LVL = laminated veneer lumber
MAS = masonry
MAT = material
MAX = maximum
M.B.M. = metal building mfr.
Mfr. = manufacturer
MIN = minimum
NA = not applicable
NLG = nailing
N.S. = near side
NTS = not to scale
O/ = over
O.C. = on center
O.H. = opposite hand
OPNG. = opening
OSB = oriented strand board
P/C = precast
PL = plate
PLYWD = plywood
PNL = panel
P.T. = pressure treated
REINF. = reinforcing
R.J. = roof joist
SH/ = Simpson hardware
SHT. = sheet
SHTG. = sheathing
SIM = similar
SPA = space
STL = steel
SL = snow load
S.O.G. = slab-on-grade
S.S. = steel stud
SW = shearwall
T.B. = top of beam
T.J. = top of joist
T.L. = top of ledger
T.M. = top of masonry
TN = toe nail
T.O. = top of
T.O.C. = top of concrete
T.O.S. = top of steel
T.O.SHTG. = top of sheathing
T.O.W. = top of wall
T.P. = top of parapet
T. PL = top of plate
T.R. = threaded rod
TS = trim studs or, = tube steel
TYP = typical
UNO = unless noted otherwise
VERT = vertical
WWF = welded wire fabric

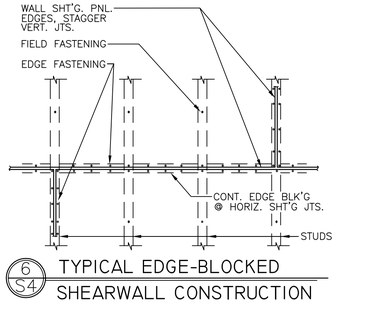
3 S4 TYPICAL PIPING AND TRENCHING AT FOUNDATIONS

NOTE: TYPICAL JT. SPACING SHALL BE 15'–0" O.C. (+,–) AND 20'–0" MAX. w/ ENGINEER'S APPROVAL, U.N.O. ON PLANS.

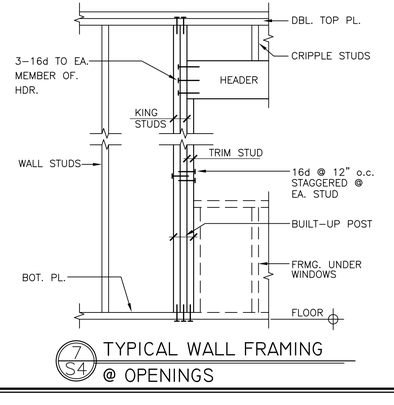
4 S4 TYP. JOINTS IN CONC. SLABS



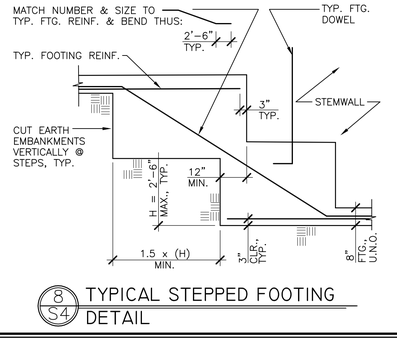
5 S4 TYPICAL CONCRETE WALL CORNER REINFORCING



6 S4 TYPICAL EDGE-BLOCKED SHEARWALL CONSTRUCTION



7 S4 TYPICAL WALL FRAMING @ OPENINGS



8 S4 TYPICAL STEPPED FOOTING DETAIL

WOOD FRAMING AND SHEATHING

1. These notes do not represent all framing requirements. The builder shall do the work in a conscientious workmanlike fashion and conform to the requirements of the International Residential Code.
2. Wood bearing on Concrete or Masonry shall be pressure treated.
3. Wood sills shall be fastened to concrete or masonry with 5/8" diameter anchor bolts spaced at a maximum of 4'-0" o.c. unless detailed otherwise. There shall be at least 2 bolts per each wood member and bolts shall be located within 8" of each end of each member. The anchor bolts shall be embedded in the concrete or masonry 7 inches minimum UNO.
4. Structural lumber shall be grade stamped by a certified agency. Lumber shall be manufactured to S-Dry and seasoned for 60 days.
5. Lumber Species and Grades: (unless noted otherwise in the drawings)
   1. Sill Plates: Hem-Fir #2 pressure treated or foundation grade redwood
   2. Rafters and Joists: Hem-Fir #2 except for 2x12s which shall be Douglas Fir #2
   3. Headers, Beams, Miscellaneous Framing : Hem-Fir #2 (UNO)
   4. Blocking: Hem-Fir #2
   5. Posts: Douglas-Fir #1
   6. 4 x Beams: Douglas-Fir #2
   7. 6 x Beams: Douglas-Fir #1
6. Firestop all stud walls with 2x lumber at ea. floor and roof level and at 8'-0" o.c. max. in between.
7. All jsts. and rafters shall have continuous 2x solid blocking provided btwn. them at all brg. pts. Floor joists shall have continuous bridging lines placed at midspan or at 8'-0" maximum o.c. The lesser dimension shall govern.
8. Nails shall be box nails unless noted otherwise in the plans. Nails for exterior uses shall be galvanized.
9. All lag bolts shall be placed in sub-drilled holes.
10. Bolts shall be placed thru holes drilled 1/32" larger than the bolt diameter.
11. All bolts and lag bolts shall have flat washers under nut and bolt head.
12. Built-up wood members (multiple members assembled to form one member) shall be progressively fastened as follows:
    1. 3-1/2" to 9'1/4" depth.....2-10d @ 8"o.c., in 2 staggered rows
    2. 9-1/4" to 11-1/4" depth.....3-16d @ 6"o.c. in 3 staggered rows
    3. 11-1/4" to 18" depth.....2 rows of 1/2" diameter bolts @ 32" o.c., staggered.
13. When rafters or joists are @ 24" oc, they shall fall within 4" of a stud below. Studs shall be added as required.
14. Wall top plates shall be lapped 4'-0" minimum and nailed with 18-10d minimum. Top plates shall be lapped at all corners and nailed with 3-10d.
15. Wood connection hardware shall be fully fastened to wood members as required by hardware manufacturer.
16. Metal hangers for floor joists shall have a bead of construction adhesive applied to the points of contact with the joist immediately before the joists are installed in the hanger.
17. Sheathing for floors, roofs, and walls shall be American Plywood Association (APA) stress rated sheathing.

    Sheathing Schedule (U.N.O. in plans): Min. Span Rating
    Floor Sheathing.....3/4"T & G 48/24
    Roof Sheathing.....5/8" 40/20
    Wall Sheathing.....7/16" 24/0

    Floor and roof sheathing shall be applied with long dimension perpendicular to framing and end joints shall be staggered 4'-0". Use plyclips with roof sheathing spans of 24" or more. Wall sheathing per this schedule shall be applied to direcng to framing at 16" o.c. Wall sheathing behind stucco shall be applied horizontally. All sheathing shall be rated Exposure 1 (and conform to NRB-108). See plans for fastening, blocking and other requirements.
18. Glue-Laminated Beams:
    Species.....Douglas Fir/Douglas Fir
    Fb.....2400 psi
    Fs.....165 psi
    Combination:
    Continuous or Cantilevered Beams.....24F-V8
    Simple Span Beams.....24F-V4
19. Glue-Laminated Posts:
    Species.....Douglas Fir
    Fc.....1650 psi
20. Coat ends of cut glue-laminated members with sealer. Shop drawings and factory certification of specification compliance for glue-laminated members shall be provided prior to fabrication unless approved otherwise by the Engineer.
21. Wood Nailing Schedule:
    1. Joists/Rafters to bearing plates.....1-16d TN @ E.S.
    2. Stud to sill plate.....2-16d end nails
    3. Blocking/Bridging to Rafters/Joists.....3-16d @ E.E.
    4. Top plates to Stud.....2-16d end nails
    5. Double top/bottom Plates.....10d @ 12" o.c. (staggered)
    6. Multiple Studs.....16 d @ 12" o.c. from ea. stud to the previous stud, staggered.

WOOD ROOF DECK

1. Roof sheathing shall be 5/8" APA stress rated sheathing with a minimum span rating of 40/20. Sheathing shall have an Exposure 1 rating. Sheathing shall be laid out with the long dimension perpendicular to the framing. Stagger the ends of the sheets 4'-0" in each consecutive row of sheathing. Layout sheathing so the smallest pieces make two continuous spans. Provide plyclips at midspan or edge blocking when the framing is spaced at more than 24" oc. Provide 1/8" joint between all sheets at edges. Nail sheathing to all supports with 10d box nails at 5" oc at all sheet edges and 10" oc in the field of each sheet.
2. Before beginning sheathing, check framing elevations and roof slopes. Also verify parapet heights when they exist. Verify the information with the architectural plans. Notify the Architect/Engineer of any discrepancies before beginning. Correct any mistakes before beginning.
3. Verify adequate attic or framing space ventilation before beginning sheathing. Correct if necessary before beginning sheathing.
4. Fasteners other than those described may be used if approved by the Engineer (such as staples). Contact the Engineer for equivalent fastener schedule.

RECOMMENDED OBSERVATIONS

1. The agreement for the design of these structural plans does not include a fee for construction observation or inspections of any kind to verify compliance. However, it is recommended that the owner/contractor contract with the Engineer or other qualified third party observer to make the following observations.
2. Exposed native bearing soils shall be observed and approved by the Soils Engineer before placing structural fill or forming for concrete.
3. Material for structural backfill shall be observed and approved by the Soils Engineer before use. Structural backfill placement and compaction shall be observed, tested, and approved by the Soils Engineer before placing foundations.
4. Concrete reinforcing and formwork shall be observed and approved before placing concrete
5. Framing and sheathing shall be observed and approved before covering.
6. Contractor shall provide 24 hour notice for observations.

WOOD FLOOR DECK:

1. Floor sheathing shall be 3/4" Tongue and Groove APA stress rated sheathing with a minimum span rating of 48/24 and an Exposure 1 rating. Layout sheathing with the long dimension perpendicular to the framing and with end joints staggered 4'-0" and 1/8" joints between all panel edges. All floor sheathing shall make a minimum of 2 continuous spans. Glue sheathing continuously to all framing members with a 3/8" diameter bead of construction adhesive meeting requirements of specification AFG-01. Nail sheathing to all support members with 8d ring shank nails at 4"oc at all sheet edges and 8" oc in the field of each sheet.
2. Verify all framing before beginning. Repair all mistakes. Notify Architect/Engineer of any discrepancies before beginning.
3. Fasteners other than those described may be used if approved by the Engineer (such as staples). Contact the Engineer for equivalent fastener schedule.

SHEARWALL SCHEDULE

SHEARWALL TYPE	SHEATHING MATERIAL	FASTENING EDGES	FASTENING FIELD	SILL PLATE ANCHOR BOLTS	SILL PLATE NAILING	EDGE BLOCKING
1	7/16" OSB	10d NAILS @ 4" o.c.	10d NAILS @ 10" o.c.	5/8" ø A.B. @ 32" o.c.	16d NAILS @ 6" o.c.	YES, SEE 6/S4
2	7/16" OSB	10d NAILS @ 6" o.c.	10d NAILS @ 12" o.c.	5/8" ø A.B. @ 48" o.c.	16d NAILS @ 8" o.c.	YES, SEE 6/S4

SHEARWALL NOTES:
1. UNSCHEDULED EXTERIOR WALLS SHALL BE CONSTRUCTED PER SHEARWALL 2 WHERE NOT INDICATED OTHERWISE.
2. PLYWOOD OF SAME THICKNESS MAY BE SUBSTITUTED FOR OSB.
3. SHEATHING SHALL BE APA RATED: 24/0 MINIMUM.
4. WALL SHEATHING MAY BE ORIENTED HORIZONTALLY OR VERTICALLY FOR STUDS @ 16"o.c. MAX SPACING. ALL SHEATHING SHALL BE ORIENTED HORIZONTALLY FOR STUDS SPACED @ 24"o.c.
5. SILL PLATE NAILING IS TO RIM JOIST BELOW WHERE APPLICABLE.
6. NAILS INDICATED HERE SHALL BE BOX NAILS.

9 S4 SHEARWALL SCHEDULE

CONCRETE AND REINFORCING

1. Concrete shall be made from an approved commercial mix of aggregates, potable water and Portland Cement (type II) meeting ASTM C150 specifications. Admixtures meeting appropriate ASTM requirements may be used when approved by the Engineer.
2. The Concrete shall have a minimum of 517 lb. of Portland Cement per yard and have a maximum water to cementitious material ratio of 0.52. Fly ash meeting ASTM specifications maybe substituted for up to 25% of the Portland Cement in the mix designs at ratio of 1.0 lb. of fly ash for 1.0 lb. of Portland Cement.
3. Concrete shall achieve the following minimum compressive strengths (f 'c) in 28 days:
   footings, stemwalls, and interior slabs-on-grade..... 3000 psi
   exterior slabs-on-grade..... 4000 psi
4. Provide the following minimum thickness of concrete coverage around reinforcement:
   footings:
   to earth.....3"
   to formed surfaces.....2"
   slabs:
   to earth.....1"
   walls:
   interior face.....3/4"
   exterior face.....1 1/2"
   face exposed to earth.....2"
5. Maximum allowable slump of concrete at the point of placement shall be 4 1/2" unless specifically approved otherwise by the Engineer and designed accordingly.
6. All concrete shall be thoroughly consolidated by mechanical vibration.
7. Reinforcing bars shall conform to ASTM A615. Reinforcing to be welded shall conform to ASTM A706:
   #3 to #5.....grade 40 (U.N.O.)
   #6 to #11.....grade 60
8. Welded Wire Fabric (WWF) shall conform to ASTM A185 and shall be provided in flat sheets. WWF in rolls shall not be used. WWF shall be chaired in place within 2" of the concrete final surface U.N.O.
9. All reinforcing, anchorages and embedments shall be securely wired in place during concrete placement.
10. Reinforcing shall not be heated to be bent.
11. See typical details for reinforcing bending and splicing requirements. Welded Wire Fabric shall be lapped a minimum of 1-1/2 wire spaces.
12. Reinforcing shall be held above earth on concrete adobes, chairs or by suspension. Bars driven into the earth shall not be used to support reinforcing.
13. All openings in slabs or walls shall be reinforced with a minimum of 2-#5 on 4 sides extending 2'-0" minimum beyond opening corners.
14. Chamfer all exposed concrete edges unless detailed or noted otherwise.
15. Openings in concrete shall be formed, cored or sawcut. Chipping and breaking out shall not be done unless specifically approved.
16. Concrete exposed to freezing environment either during construction or in place shall be air entrained. Air entrainment of the mix shall be 4% minimum to 8% maximum based on volume.
17. Typical slab on grade, unless noted otherwise: 4 1/2" of concrete with #4@24"o.c. ea. way at centerline of slab thickness over 4" of compacted aggregate base course.
18. All concrete slabs shall have contraction joints provided in the slabs according to the placement shown in plan or at approximately 15 feet on center each way if not indicated otherwise. The joints shall be cut the same day as the slab is placed and as soon as the concrete can be cut without unraveling the aggregate from the surface. If the joints are not cut as soon as possible on the same day as the concrete placement the joints may be of little value because the greatest shrinkage has already occurred. The joints shall be made according to the detail.
19. Concrete Curing: Final concrete quality is highly dependant on curing. Inadequate curing can cause excessive shrinkage, cracking, low strength, slab curling and other detrimental effects. Concrete shall be cured as follows: slabs shall be moist cured with water and an impermeable barrier or with a water saturated cover. No portion of the slab shall be allowed to dry for 7 days. Other concrete shall be moist cured or cured with a curing compound conforming to ASTM C309 applied immediately after formwork is removed. Special protection measures shall be provided during windy and or hot conditions to prevent rapid drying before curing procedures can be begun. Inadequately cured concrete will be adequate cause for rejection.
20. Cold weather protection: Concrete shall not be allowed to freeze. Concrete temperature shall be maintained above 39 degrees for the first 7 days. The criteria presented in these notes and the specifications are minimum requirements for the concrete mix design. These minimums will not be adequate in all conditions of cold weather concreting. It shall be the responsibility of the General Contractor to provide additional means to insure the concrete doesn't freeze, remains above 39 degrees for a minimum of 7 days, achieves the minimum required strength and remains durable and servicable. Additional measures which may used include, but are not limited to: Insulation and protection blankets, tenting and heating, accelerating admixtures, addition of Portland Cement above the minimum required for the mix design.

MANFACTURED COMPOSITE JOIST PRODUCTS

1. Joists shall have current ICBO approvals.
2. Joist substitutions shall be approved by the Engineer and shall provide equivalent performance characteristics of those specified. Substitutions shall adequately support all design loads in all conditions.
3. Nail each joist to bearing plate with 3-8d box nails.
4. Metal hangers for floor joists shall have a bead of construction adhesive applied to the points of contact with the joist immediately before the joists are installed in the hanger.
5. Joist flanges shall not be cut between joist ends. Joist webs may only be penetrated according to manufacturer requirements and Engineers approval.
6. Joist manufacturer shall provide all joist blocking and shaped bearing plates.
7. Web fillers and stiffeners shall be of APA rated sheathing in a thickness equal to the offset distance from the joist web to the outside of the flanges. Hold the top of the filler/stiffener 1/8" below the bottom of the top flange and set tight to the top of the bottom flange. Fasten to the joist web with a minimum of 4-8d nails unless detailed otherwise. Apply to both sides of the web unless detailed otherwise. Length of filler/stiffener shall be as detailed or otherwise as required for the intent of the application. If the filler/ stiffener length is greater than 8", fasten to joist web with 2-8d at 12" on center.
8. Joists shall be maintained in a dry condition and stored off of the ground.
9. Joists shall be stored, handled, shipped and erected according to manufacturers requirements. Joists shall not be handled such that they will be allowed to bend in their weak direction. Damaged products shall not be used in the work.
10. Joist uses, details, sizes or spacings other than those shown on the plans shall not be allowed without specific approval and a stamped design/shop drawings from a registered Engineer licensed in the State of the product's use and approval from the Engineer of Record.
11. Check and verify all joist bearing elevations with Structural and Architectural drawings before installing joists. Notify Architect immediately of problems or discrepancies. Do not proceed without direction from the Designer or Engineer.

LAMINATED VENEER LUMBER (LVL)

1. Framing of LVL shall be of sizes, numbers and lengths as required in plans.
2. LVL provided shall have current ICBO approvals.
3. Minimum bearing length shall be 3" U.N.O.
4. Built-up member assembly:
   2 Members (less than 14" deep).....3 rows of 16d @ 12"oc from one side
   2 Members (14" or deeper).....3 rows of 16d @ 12"oc from one side
   3 Members (less than 14" deep).....3 rows of 16d @ 8" oc from each side
   3 Members (14" or deeper).....3 rows of 16d @ 6"oc from each side
   4 Members (all).....2 rows of 1/2" diameter thru bolts @ 24" oc
   note: Nails shall be 16d common. Nails and bolts shall be staggered from adjacent rows
5. Design Properties (minimums):
   Fb = 2600 psi
   Fv = 220 psi
   E = 1,800,000 psi
6. LVL shall be maintained in a dry condition and stored off of the ground. Do not remove protective wrappings until ready for use.

STRUCTURAL STEEL

1. All structural steel wide flanges shall conform to ASTM A992 (Fy=50 ksi) and all other structural steel and miscellaneous metals not listed below shall conform to ASTM A36 (Fy=36 ksi) unless noted otherwise.
2. Tube steel shall conform to ASTM A500 Grade B (Fy=46 ksi).
3. Steel pipe shall conform to ASTM A501 (Fy=36 ksi). Steel pipe shall be schedule 40 unless noted otherwise.
4. All structural steel fabrication, erection and detailing not included in these plans shall conform to the latest AISC 'Manual of Steel Construction,' the AISC detailing standards and the International Building Code. Either the AISC LFRD or ASD manuals of steel design may be used for the design method.
5. E-70 electrodes shall be used for welding unless approved otherwise. Unless specifically detailed or noted otherwise, welds shall be a fillet type. The size shall be 5/16", or equal in thickness to the thinnest member being joined, governed by whichever is smaller.
6. All anchor bolts shall be ASTM A307 quality.
7. All other bolted connections shall be High Strength (H.S.) bearing type with ASTM A325 quality bolts. All nuts/bolts shall be tightened by the 'snug tight joint' method unless noted or approved otherwise.
8. All welders shall be currently certified by AWS for the type of welding required.
9. All welds shall conform to the latest AWS D1.1 structural welding code.
10. Structural steel not embedded in concrete shall be painted with an approved shop coat.

GENERAL NOTES

1. In the absence of specific details refer to appropriate typical details or similar details for information. If any questions remain call the Engineer for clarification.
2. The plans and details in some areas represent assumptions made of existing conditions. The Contractor shall notify the Engineer immediately if conditions are found different from those assumed. The Engineer shall also be notified if field conditions necessitate changes from the plans. In either case detail changes may be required before work can proceed.
3. The plans shall not be scaled to obtain working dimensions. If dimensions are missing from the plans get clarification from the Engineer. Cross-check all dimensions with the architectural plans. All layout dimensions shall be closed from both directions.
4. See architectural plans for all other non-structural information.
5. All openings or modifications to structure not shown on the structural plans shall be verified with the Engineer before doing the work.
6. The Contractor shall repair or replace all damaged materials.
7. The Contractor shall notify the Engineer of any discrepancies found in the contract documents (plans and specifications). Clarifications shall be received from the Engineer before proceeding with the work. The most restrictive condition shall govern when clarification is not obtained.
8. These plans represent a design for final in-place conditions. It shall be the Contractors' responsibility to account for all construction conditions, loads, sequences, temporary bracing requirements, all safety considerations, OSHA regulations, and all other applicable standards.
9. Construction shall follow the plans, details, notes and specifications. The Contractor shall be directly responsible for uncorrected errors or deviations from the plans without the Engineers approval. The Engineer will be available for considerations and repairs. Excessive repair detailing or revision to the contract documents shall be paid for by the Contractor.
10. Each sub-contractor shall inspect the conditions and work in place before they begin. Errors, problems and unacceptable conditions shall be repaired before beginning the new work. Beginning the new work shall be interpreted as acceptance of the previous work and conditions.

DESIGN CRITERIA

1. Superimposed Loads:
   Floor DL = 15 psf (includes 1 1/8" warmboard w/ hydronic heat)
   Floor LL = 40 psf
   Partition DL = 5 psf
   Roof DL = 15 psf
   Roof Snow Load = 56 psf (Base)
2. Applicable Building Code = 2015 International Residential Code
3. Basic Wind Speed = 115 mph (3 sec. gusts), exposure 'B'
4. Seismic Load = 10.4% g @ 1.0 sec. spectral response acceleration
5. See 'Earthwork For Foundations' for foundation bearing requirements

SPECIALTY CONNECTIONS / ANCHORAGES / FASTENERS

1. Expansion bolts, adhesive anchors, shotpins, headed anchor studs (HAS), self-tapping screws and other proprietary devices shall have ICBO approvals. These approvals along with load capacities and use information shall be submitted to the Engineer when materials other than those specified are proposed.
2. Devices shall be used in full accordance with manufacturer's requirements.
3. Headed anchor studs shall be welded all around the base of the stud with a 5/16" fillet unless noted otherwise. Stud guns may be used provided the attachment will develop the strength of the stud.
4. Typical acceptable anchors (when called out in plans) unless noted otherwise:
   Expansion Bolts: 5/8" diameter by Hilti or Redhead with a minimum embedment of 4"
   Shotpins: 0.145" diameter minimum by Hilti or Ramset with 1" minimum embedment in concrete and a minimum safe working load in shear of 200 lb.
   Headed Anchor Studs: 1/2" diameter x 6" long by Nelson Stud
   Adhesive Anchors: Hilti HIT or HVA system sized for bolts required
   Self-Tapping Screws: #10 TEK screws

EARTHWORK FOR FOUNDATIONS

1. The foundation designs are based on table R401.4.1 of the 2015 International Residential Code. Allowable soil bearing pressure on native soils: @ 3'-0" minimum depth below lowest adjacent ext. grade = 1500 psf
2. All foundations shall bear entirely on approved structural fill. See minimum earthwork detail A/S1 on this sheet for specifics. Existing soils exposed after excavation shall be proof-compacted before placing footings.
3. Unless noted otherwise footings shall bear a minimum of 32" below lowest adjacent exterior grade for exterior footings and 12" min. below adjacent grade for interior footings. Specific foundation elevations and depths indicated on plans and details shall govern over these minimums.
4. All earthwork cuts and fills shall be made in level benches.
5. All structural backfill materials shall be approved by the Soils Engineer. Unless noted otherwise, structural (or engineered) backfill shall be granular non-expansive material meeting the following minimum criteria: no more than 5% shall pass a 200 screen, 100 % shall pass a 6 inch screen, and the material shall be well graded unless it is sand or 3/4 inch washed gravel.
6. Structural backfill shall be moisture conditioned, placed in thin lifts and mechanically compacted. Lifts shall not exceed 8" in uncompacted depth and shall be of depths compatible with the capabilities of the machinery used.
7. Backfill shall be uniformly moisture controlled to maintain specified compaction densities.
8. Unless noted otherwise all backfill shall be compacted to a minimum of 90% of the maximum density as determined by ASTM method D1557. All compaction densities noted in the plans are relative to maximum density per ASTM D1557 at optimum moisture content unless noted otherwise.
9. Foundations shall be constructed of concrete cast in secure formwork. Concrete may be cast in trenches against stable earth banks when approved by the Engineer.
10. Reinforcement for concrete foundations shall be supported 3" minimum from earth on all sides. Reinforcement shall not be supported on bars driven into the earth. It shall be supported on approved chairs or adobes or suspended from above.
11. Foundations shall not be placed on frozen earth or unstable conditions. Frozen earth shall be thawed and re-compacted before placing foundations. All soft materials discovered shall be over-excavated and replaced with compacted engineered material. Geotextile fabric shall be provided for stabilization when conditions dictate.
12. Water shall not be allowed from any source to accumulate in excavations. The Contractor shall provide drainage to prevent run-off water from entering excavations and de-watering when necessary. If water does accumulate in the excavations and causes additional earthwork, the additional work shall be paid for by the contractor.
13. The Contractor shall be responsible for safely retaining all earth embankments.
14. Exterior grades adjacent structures shall slope away from the structure on all sides at a minimum slope of 6" in 10 feet and at 2% minimum for the next 10 feet. A positive water flow shall be provided for all locations to natural water courses. Provide swales where necessary. No ponding of water shall be allowed.
15. Planters shall not be adjacent structure except when a design is specifically provided.
16. Roof drains shall not empty onto exterior grade within five feet of the foundations. Splash blocks, leaders, concrete swales, or other means shall be used to direct water away from the structure for at least 5'-0" from the structure.
17. All backfill at retaining walls shall be granular, free-draining, non-expansive material compacted to 90%. Slabs shall be in place before walls are backfilled.
18. Deep rooted vegetation shall not be placed closer than 8-0" to the structure.
19. Backfill shall be tested for compaction by the Soils Engineer. Material failing the tests shall be re-compacted and then re-tested. Failing tests shall be paid for by the earthwork contractor. One compaction test shall be provided for every 32 cubic yards of backfill material. Compaction densities shall also be made under all foundations where the native earth is scarified and re-compacted. One compaction test shall be made for every 50 linear feet of footing. Deviations from this schedule shall require the approval of the Engineer.

12/20/2018

FINAL FOR CONSTRUCTION 12–20–2018

WILSON STRUCTURAL ENGINEERING, INC.
1235 THOROUGHBRED RD.
DURANGO, CO 81303
Phone: (970) 385–6774

A PROPOSED STRUCTURAL DESIGN FOR THE NEW:

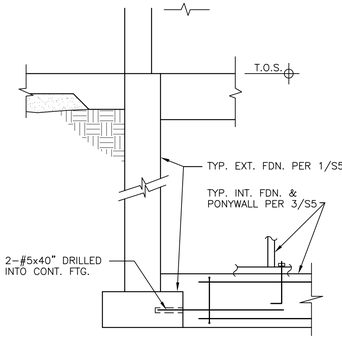
GR-6

22 MANITOU LN.
DURANGO, COLORADO

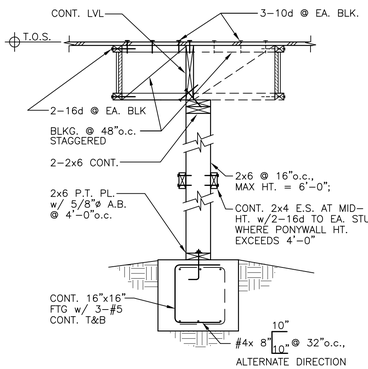
GENERAL STRUCTURAL NOTES AND TYPICAL UN–REFERENCED DETAILS

FILE NAME: 11718.NOT
PROJECT: 11718
SHEET: S4 OF S6

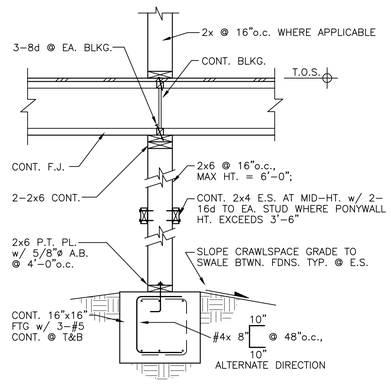
DRAWN: TS | CHECKED: DW | DATE: 12–20–2018



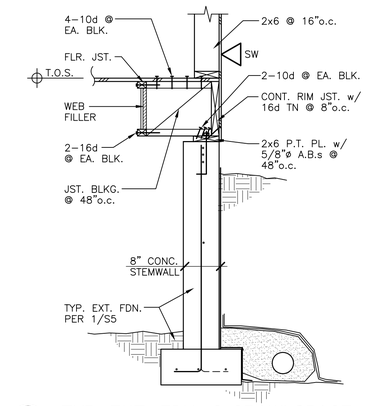
5 S5 TYP. INT. / EXT. FDN. INTERSECTION



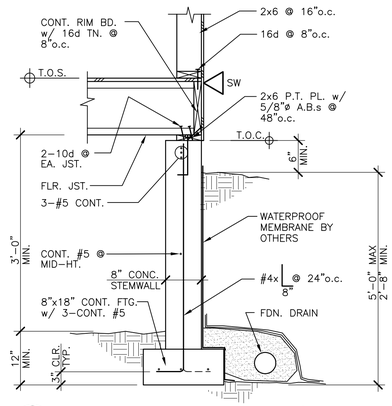
4 S5 INT. PONYWALL PARALLEL w/ FLR. JST.



3 S5 TYP. INT. PONYWALL FDN. IN CRAWLSPACE



2 S5 TYP. EXT. FDN. @ CRAWLSPACE (JST. NON-BRG. COND.)



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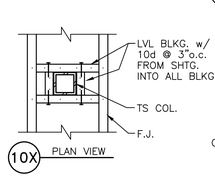
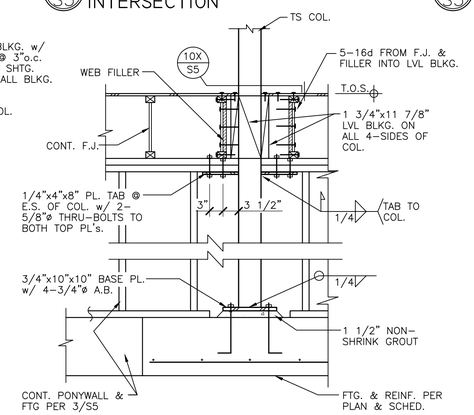
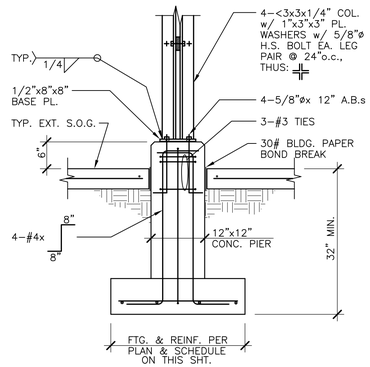
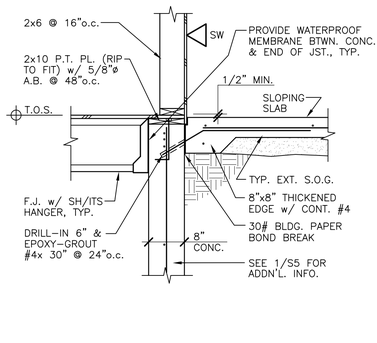




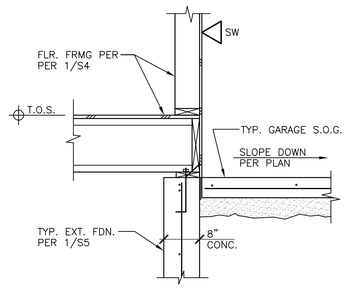
10 S5 INT. TS COL. @ MAIN FLR.



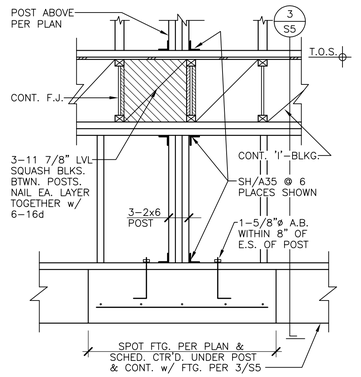
9 S5 B.U. STL. ANGLE POST FTG. @ COVERED PORCH



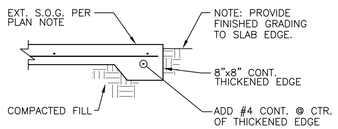
8 S5 CONC. S.O.G. PATIO ADJ. EXT. FDN.



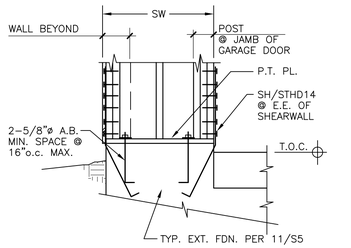
7 S5 FLOOR JST. BRG. @ FDN. ADJ. GARAGE



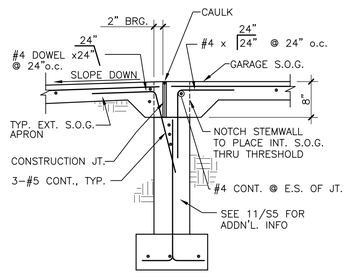
6 S5 TYP. INT. WOOD POST FTG.



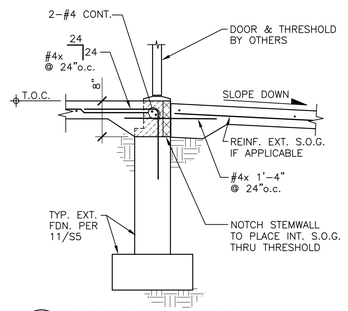
15 S5 TYP. EXTERIOR SLAB EDGE



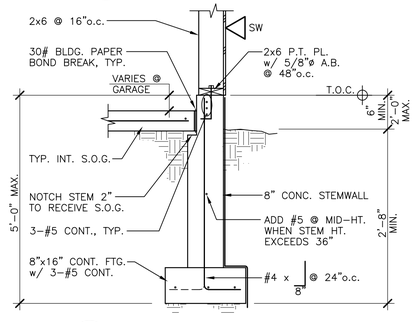
14 S5 HOLDOWN ANCHOR @ EA. SIDE OF GARAGE DOOR PIER



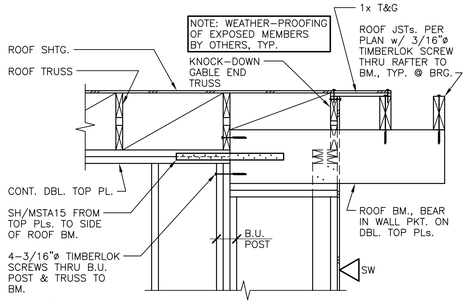
13 S5 FDN. @ GARAGE DOOR THRESHOLD



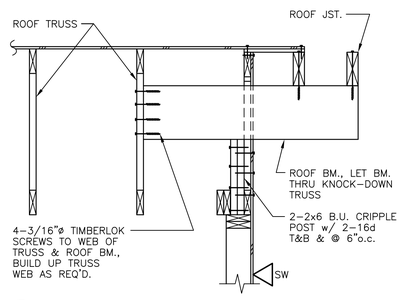
12 S5 TYP. ENTRY THRESHOLD



11 S5 TYP. EXT. FDN. @ BASEMENT & GARAGE



17 S5 GABLE END EAVE BM. BRG. & CONN. @ EXPOSED RAFTER LOCATIONS



16 S5 GABLE END RIDGE BM. BRG. & CONN. @ EXPOSED RAFTER LOCATIONS

FINAL FOR CONSTRUCTION 12-20-2018

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A PROPOSED STRUCTURAL DESIGN FOR THE NEW:

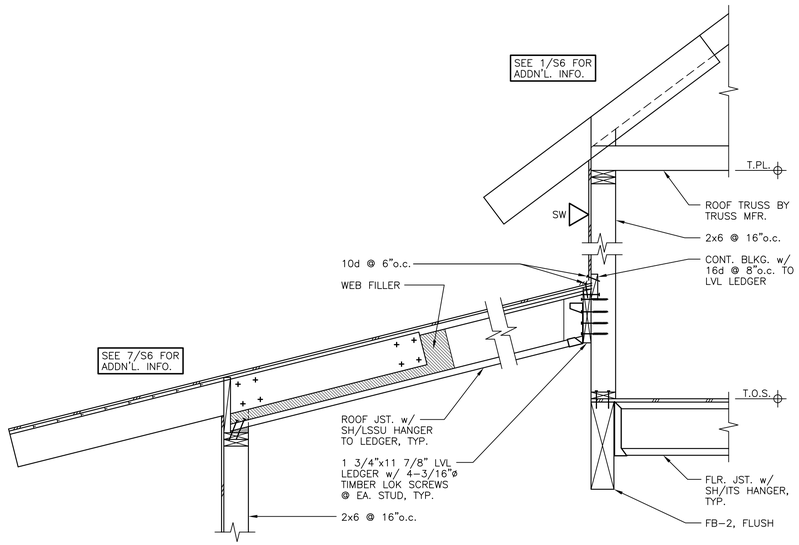
GR-6

22 MANITOU LN.
DURANGO, COLORADO

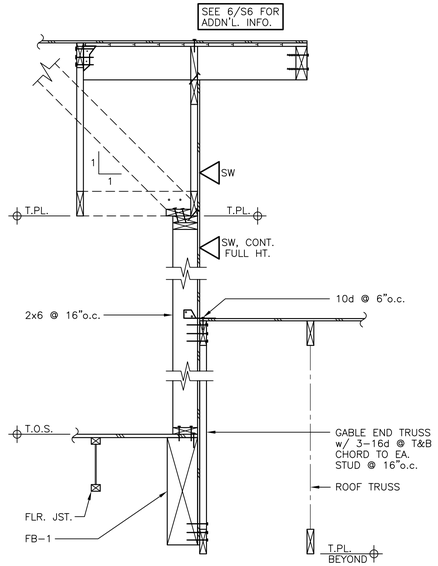
FOUNDATION/MAIN FLR. FRAMING DETAILS

DRAWN:	CHECKED:	DATE:
GW	DW	12-20-2018

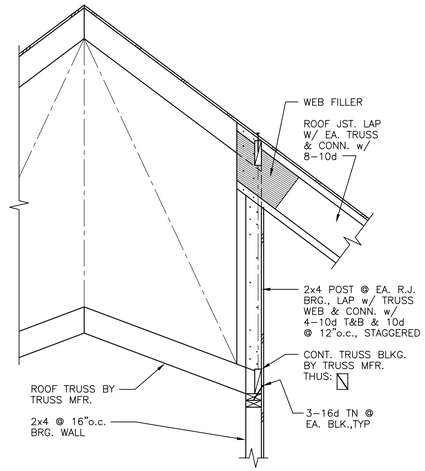
FILE NAME: 11718.S5
PROJECT: 11718
SHEET: S5
OF S6



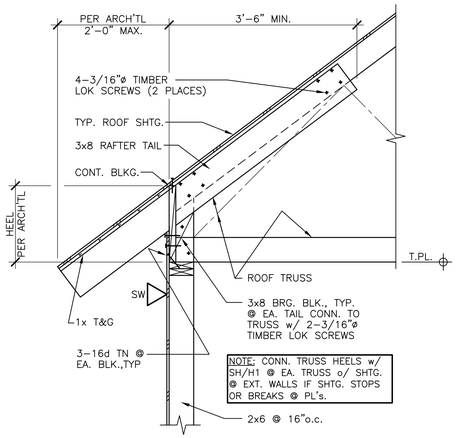
4 S6 LOW ROOF/HIGH ROOF TRANSITION @ MAIN FLR./SECOND FLR.



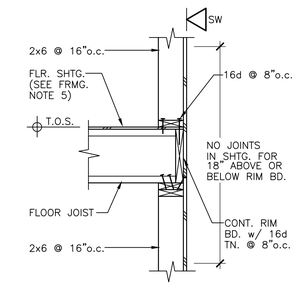
3 S6 UPPER FLR. ADJACENT LOW GARAGE ROOF



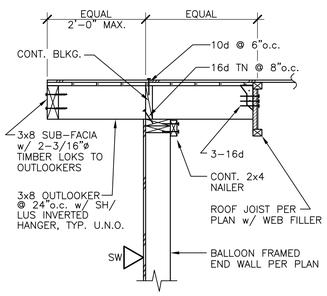
2 S6 ROOF FRMG. TRANSITION @ TRUSS/ ROOF JST. BRG. ON INT. WALL



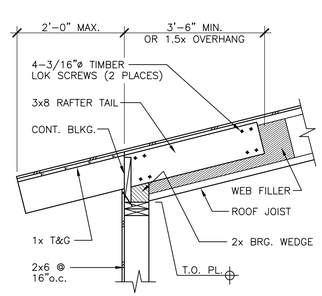
1 S6 EAVE @ TRUSSED ROOF w/ FLAT CEILING



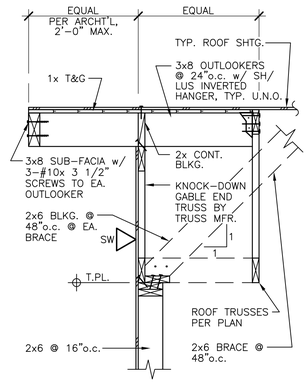
9 S6 FLR. JST. BRG. ON EXT. STUD WALL



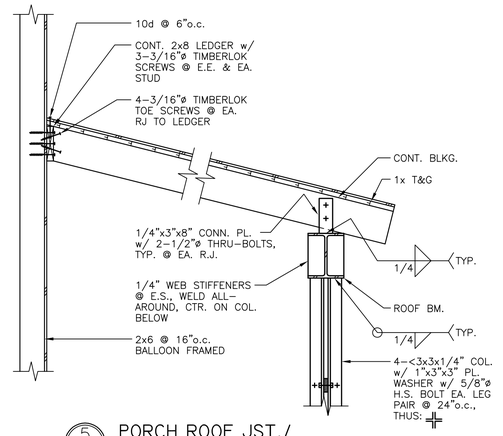
8 S6 TYP. GABLE END @ STICK FRAMED ROOF



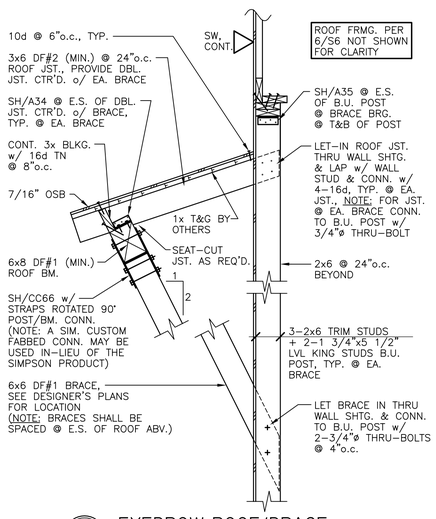
7 S6 TYPICAL EAVE @ STICK FRAMED ROOF



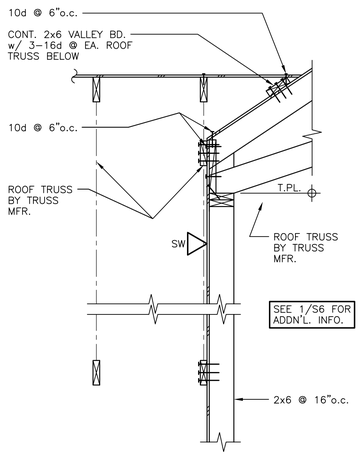
6 S6 GABLE END @ TRUSSED ROOF



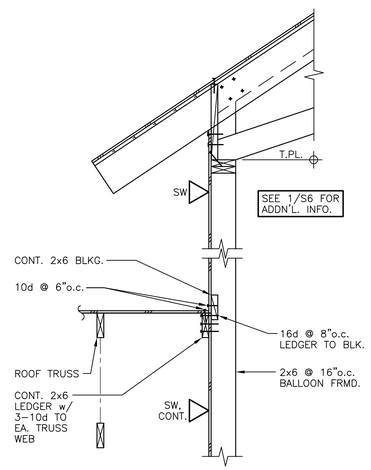
5 S6 PORCH ROOF JST./ ROOF BM./COL. CONN.



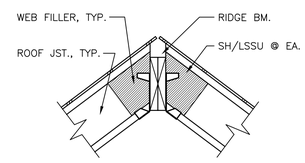
14 S6 EYEBROW ROOF/BRACE FRMG. & CONN.



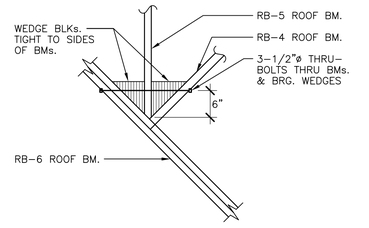
13 S6 ROOF FRMG. @ LOW ROOF OVERFRAMING HIGH ROOF



12 S6 HIGH/LOW ROOF CONN. @ ROOF TRANSITION/STEP



11 S6 TYP. FLUSH RIDGE BM./ROOF JST. CONN.



10 S6 VALLEY/RIDGE BMs. BRG. CONN. TO CONT. VALLEY BM.

12/20/2018

FINAL FOR CONSTRUCTION 12–20–2018

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A PROPOSED STRUCTURAL DESIGN FOR THE NEW:

GR–6

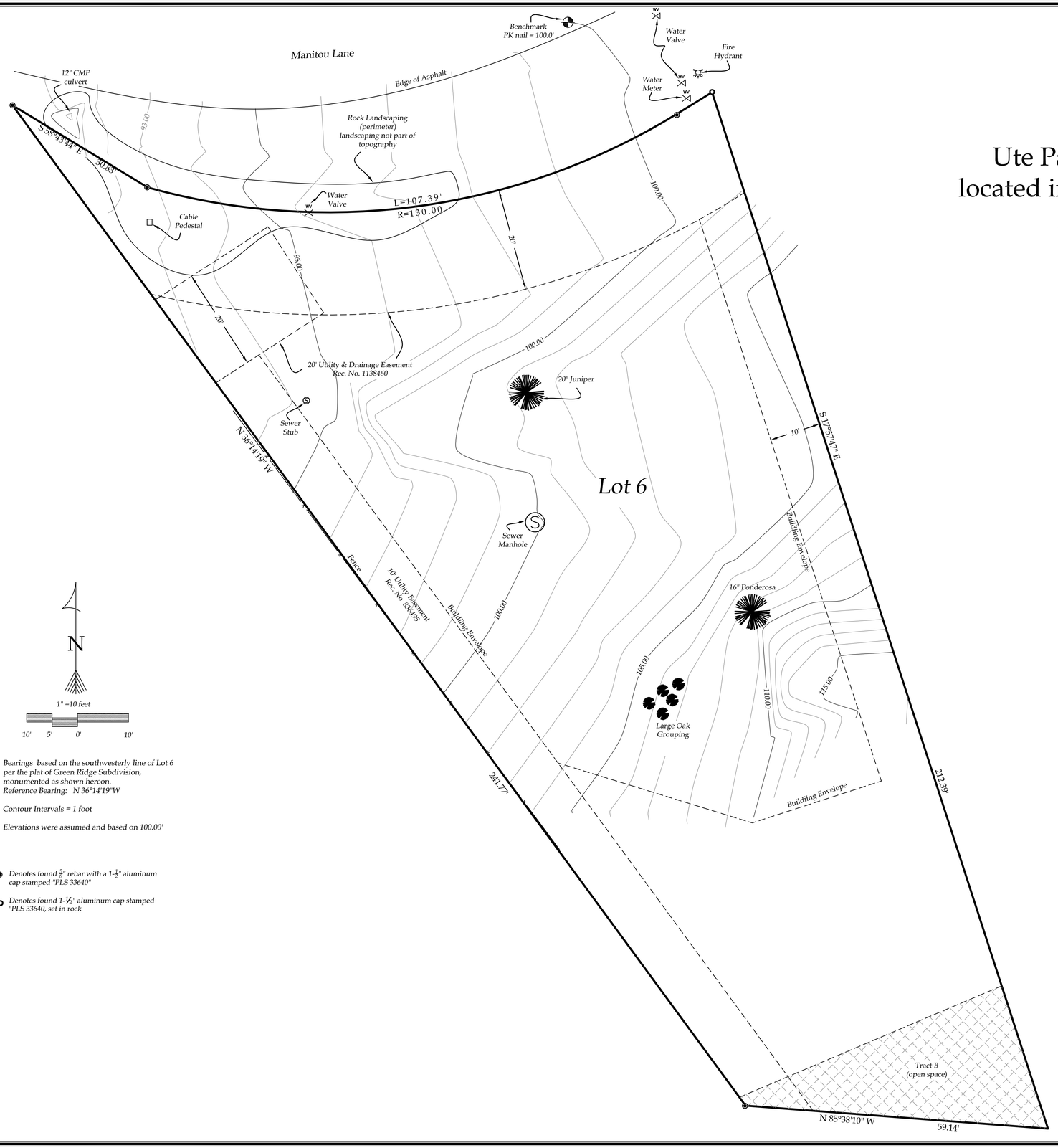
22 MANITOU LN.
DURANGO, COLORADO

ROOF FRAMING DETAILS

DRAWN:	CHECKED:	DATE:
GW	DW	12–20–2018

FILE NAME: 11718.S6
PROJECT: 11718
SHEET: S6
OF S6

Topographic Survey
a portion of Lot 6
Green Ridge Subdivisiion
Ute Pass Ranch, Project No. 2016-0174
located in Section 14, T35N, R9W, N.M.P.M.
La Plata County, Colorado



Bearings based on the southwesterly line of Lot 6 per the plat of Green Ridge Subdivision, monumented as shown hereon.
Reference Bearing: N 36°14'19"W

Contour Intervals = 1 foot

Elevations were assumed and based on 100.00'

◉ *Denotes found ⅝" rebar with a 1-½" aluminum cap stamped "PLS 33640"*

○ *Denotes found 1-½" aluminum cap stamped "PLS 33640, set in rock*

LEGAL DESCRIPTION:
Lot 6, GREEN RIDGE SUBDIVISION, Ute Pass Ranch, Project No. 2016-0174, according to the plat thereof being filed for record in the Office of the La Plata County, Colorado, Clerk and Recorder on January 1, 2018 under Reception No. 1138460.

At the request of the client, research for record easements was not conducted by Mountain Man Surveying and was limited to the plat of Green Ridge Subdivision.

SURVEYOR'S CERTIFICATION:
I hereby state that this survey and plat was prepared by me or under my direct responsibility, supervision and checking, and that, in my professional opinion, it is true and correct to the best of my knowledge, belief and information based on the standards of care of Professional Land Surveyors practicing in the State of Colorado and is not a guarantee or warranty, either expressed or implied.

John E. Mower, P.L.S.
Colorado Registration No. 37060

Mountain Man Surveying

P.O. Box 636
Durango, Co. 81302
Phone: 970-375-6358
Cell: 970-946-1886

Topographic Survey
a portion of Lot 6
Green Ridge Subdivisiion
Ute Pass Ranch, Project No. 2016-0174
located in Section 14, T35N, R9W, N.M.P.M.
La Plata County, Colorado

Prepared By: J.E.M.	*Scale:* 1"=10'
Checked By: J.E.M.	*Project No:* 18433
Date: 10-26-18	*Page 1 of 1*

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.	2020	Designed: 9/18/2018 Printed: 3/12/2020
GR-6 KITCHEN	All	Drawing #: 1

Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.	2020	Designed: 9/18/2018 Printed: 3/12/2020
GR-6 KITCHEN	All	Drawing #: 1