

WOOD RESIDENCE

FILING 3, LOT 29
GRANBY RANCH
GRAND COUNTY, COLORADO



GENERAL NOTES:

- 1) CODES:
 - A) THIS PROJECT IS GOVERNED BY THE INTERNATIONAL RESIDENTIAL CODE (IRC), 2009 EDITION AS ADOPTED BY THE TOWNS OF WINTER PARK, FRASER, AND GRANBY, COLORADO.
 - B) THIS PROJECT IS ALSO GOVERNED BY THE INTERNATIONAL ENERGY CONSERVATION CODE 2006 EDITION. CODE COMPLIANCE IS MANDATORY. THE DRAWINGS AND SPECIFICATIONS SHALL NOT PERMIT WORK THAT DOES NOT CONFORM TO THESE CODES. THE GENERAL CONTRACTOR (OR HOME OWNER) AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR SATISFYING ALL APPLICABLE CODES AND OBTAINING ALL PERMITS AND REQUIRED APPROVALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR (OR HOME OWNER) TO NOTIFY THE ARCHITECT OF ANY CORRECTIONS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AFTER THEY HAVE COMPLETED THEIR PLAN REVIEW.
- 2) FIELD VERIFICATION:
 - A) VERIFY ALL DIMENSIONS, CONDITIONS, AND UTILITY LOCATIONS ON THE JOB SITE PRIOR TO BEGINNING ANY WORK OR ORDERING ANY MATERIALS. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES IN THE DRAWINGS IMMEDIATELY.
- 3) DIMENSIONS:
 - A) WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - B) VERIFY ALL DIMENSIONS SHOWN PRIOR TO BEGINNING ANY WORK AND NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR INTERPRETATION OR CLARIFICATION. PLAN DIMENSIONS ARE TO THE FACE OF FRAMING MEMBERS, FACE OF FURRING OR FACE OF CONCRETE WALLS UNLESS NOTED OTHERWISE. SECTION OR ELEVATION DIMENSIONS ARE TO TOP OF CONCRETE, TOP OF PLYWOOD, OR TOP OF WALL PLATES. BEAM DIMENSIONS ARE TO BOTTOM OF BEAM POCKET.
- 4) DISCREPANCIES:
 - A) THE OWNER HAS REQUESTED THE ARCHITECT TO PROVIDE LIMITED ARCHITECTURAL AND ENGINEERING SERVICES. IN THE EVENT ADDITIONAL DETAILS OR GUIDANCE IS NEEDED BY THE CONTRACTOR FOR CONSTRUCTION OF ANY ASPECT OF THIS PROJECT, HE/SHE SHALL IMMEDIATELY NOTIFY THE ARCHITECT. FAILURE TO GIVE SIMPLE NOTICE SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY. DO NOT PROCEED IN AREAS OF DISCREPANCY UNTIL ALL SUCH DISCREPANCIES HAVE BEEN FULLY RESOLVED WITH WRITTEN DIRECTION FROM THE ARCHITECT.
- 5) COOPERATION:
 - A) RELEASE OF THESE DRAWINGS CONTEMPLATES FURTHER COOPERATION AMONG THE OWNER, HIS/HER CONTRACTOR, AND THE ARCHITECT. DESIGN AND CONSTRUCTION ARE COMPLEX. ALTHOUGH THE ARCHITECT AND HIS CONSULTANTS HAVE PERFORMED THEIR SERVICES WITH DUE CARE AND DILIGENCE, THEY CANNOT GUARANTEE PERFECTION. COMMUNICATION IS IMPERFECT, AND EVERY CONTINGENCY CANNOT BE ANTICIPATED. ANY AMBIGUITY OR DISCREPANCY DISCOVERED BY THE USE OF THESE PLANS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. FAILURE TO NOTIFY THE ARCHITECT CONSTITUTES MISUNDERSTANDING AND INCREASES CONSTRUCTION COSTS. A FAILURE TO COOPERATE BY A SIMPLE NOTICE TO THE ARCHITECT SHALL RELIEVE THE ARCHITECT FROM RESPONSIBILITY FOR ALL CONSEQUENCES.
- 6) COORDINATION:
 - A) COORDINATE FRAMING WITH MECHANICAL, ELECTRICAL AND OTHER SUBCONTRACTORS AND PROVIDE CUTS, HEADERS, CRIPPLES, CHASES, FURRING AND OTHER ADJUSTMENTS AS REQUIRED FOR A COMPLETE AND FINISHED PROJECT.
- 7) CHANGES TO THE WORK:
 - A) ANY ITEMS TO BE CHANGED, DESCRIBED HEREIN, THAT IMPACT THE PROJECT BUDGET OR TIME SHALL BE REQUESTED FROM THE CONTRACTOR TO THE OWNER VIA A WRITTEN CHANGE ORDER REQUEST PRIOR TO CONTINUING WITH SUCH WORK. PERFORMANCE OF SUCH WORK WITHOUT APPROVAL BY CHANGE ORDER INDICATES THE CONTRACTOR'S ACKNOWLEDGMENT OF NO INCREASE IN CONTRACT SUM OR TIME. CHANGES FROM THE PLANS OR SPECIFICATIONS MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.
- 8) WORKMANSHIP:
 - A) IT IS THE INTENT AND MEANING OF THESE DRAWINGS THAT THE CONTRACTOR AND EACH SUBCONTRACTOR PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, EQUIPMENT, ETC., TO OBTAIN A COMPLETE JOB WITHIN THE RECOGNIZED STANDARDS OF THE INDUSTRY.
- 9) CONSTRUCTION SAFETY:
 - A) THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION AND SHALL COMPLY WITH ALL STATE AND FEDERAL SAFETY REGULATIONS.
- 10) INSURANCE:
 - A) THE CONTRACTOR SHALL CARRY WORKMAN'S COMPENSATION, CONTRACTORS LIABILITY, PERSONAL INJURY, COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE. THE OWNER SHALL CARRY BUILDERS RISK AND FIRE INSURANCE ON COMPLETED WORK IN PROGRESS.
- 11) UTILITIES:
 - A) DO NOT EXCAVATE OR OTHERWISE DIG ON PROJECT UNTIL ALL UTILITIES HAVE BEEN LOCATED.
 - B) UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1981

FRAMING NOTES:

- 1) DESIGN LIVE LOADS:
 - A) ROOFS _____ 10 psf
 - B) FLOORS _____ 40 psf
 - C) WIND _____ 90 mph, exposure "B"
- 2) BLOCKING:
 - A) PROVIDE SOLID BLOCKING AT SUPPORTS AND WHERE COLUMNS PASS THRU FLOORS.
- 3) COORDINATION:
 - A) COORDINATE FRAMING WITH MECHANICAL, ELECTRICAL AND OTHER SUBCONTRACTORS AND PROVIDE CUTS, HEADERS, CRIPPLES, CHASES, FURRING AND OTHER ADJUSTMENTS AS REQUIRED FOR A COMPLETE AND FINISHED PROJECT.

ELECTRICAL/MECHANICAL/PLUMBING NOTES:

- 1) ELECTRICAL NOTE:
 - A) ELECTRICAL SUBCONTRACTOR TO SUPPLY LOAD CALCULATIONS AND ONE-LINE DRAWINGS IF REQUIRED.
- 2) MECHANICAL NOTE:
 - A) MECHANICAL SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS ON SYSTEM LAYOUT AND OUT SHEETS ON ALL EQUIPMENT IF REQUIRED.
- 3) PLUMBING NOTE:
 - A) PLUMBING SUBCONTRACTOR TO PROVIDE PLUMBING ISOMETRIC IF REQUIRED.

SOILS TEST:

- 1) THE ARCHITECT RECOMMENDS A SOILS TEST BE PERFORMED. IN LIEU OF A SOILS TEST THE FOUNDATION DESIGN IS BASED UPON 2,000 POUNDS PER SQUARE FOOT SOIL BEARING CAPACITY AND NON EXPANSIVE SOILS. UNDER NO CONDITION DOES THE ARCHITECT WARRANT THE FOUNDATION DESIGN FOR CONDITIONS LESS THAN HEREIN STATED.

FOUNDATION NOTES:

- 1) FOUNDATION DESIGNS:
 - A) DESIGN OF INDIVIDUAL AND CONTINUOUS FOOTINGS IS BASED ON A MAXIMUM ALLOWABLE BEARING OF 2000 psf. DEAD LOAD PLUS FULL LIVE LOAD PLACED ON THE NATURAL UNDISTURBED SOILS BELOW FROST DEPTH.
 - B) IT IS ADVISED THAT A SOILS TEST BE PROVIDED BY A LICENSED SOILS ENGINEER FOR EACH INDIVIDUAL PROJECT.
- 2) REINFORCED CONCRETE:
 - A) STRUCTURAL CONCRETE SHALL HAVE MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 psi.
 - B) REINFORCING BARS SHALL CONFORM TO "ASTM" SPECIFICATION A615-78 AND SHALL BE GRADE 40 OR BETTER.
 - C) AT SPLICES LAP BARS 3x DIAMETERS. AT CORNERS AND INTERSECTIONS, MAKE HORIZONTAL BARS CONTINUOUS OR PROVIDE MATCHING CORNER BARS. AROUND OPENINGS IN WALLS, PROVIDE 2-# BARS, EXTENDING 1'-0" BEYOND EDGE OF OPENING.
- 3) CONCRETE SLABS:
 - A) EXTERIOR CONG. SLABS ON GRADE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 psi.
 - B) EXTERIOR CONG. SLABS SHALL HAVE CONSTRUCTION JOINTS (OR SAW CUTS-MIN. 1" DEEP) PER 100 SQ. FT. OR LESS.
 - C) INTERIOR CONG. SLABS SHALL HAVE CONSTRUCTION JOINTS (OR SAW CUTS-MIN. 1" DEEP) PER 100 SQ. FT. OR LESS.
- 4) COLD WEATHER CONCRETE:
 - A) DO NOT POUR CONCRETE WHEN TEMPERATURES FALL BELOW 20° F. USE APPROVED COLD WEATHER CONCRETE METHODS AND TECHNIQUES.

BACK FILLING NOTE:

- 1) BACK FILLING:
 - A) DO NOT BACK FILL AGAINST BASEMENT OR RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED.

NOTE:

CALL BEFORE YOU DIG!
CALL BEFORE YOU BUILD!
CONTACT THE UTILITY NOTIFICATION CENTER AT LEAST TWO DAYS BEFORE YOU PLAN TO DIG GRADE OR BUILD
1-800-922-1981 FOR CENTURYLINK, XCEL ENERGY, CONCAST, AND MOUNTAIN PARKS ELECTRIC.

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SYMBOLS / ABBREVIATIONS

TW	TOP CONC. WALL
TF	TOP CONC. FOOTING
TS	TOP CONC. SLAB
TD	TOP DRAIN
SM	SIMILAR
TYP.	TYPICAL
HW	HOT WATER HEATER
WP	WATERPROOF
GA	GAUGE
G1	GALVANIZED IRON
Ø	DIAMETER
±	CENTER LINE
DW	DISH WASHER
REF.	REFRIGERATOR
FD	FLOOR DRAIN
GYP. BD.	GYP. BOARD
LL	LIVE LOAD
DL	DEAD LOAD
NTS	NOT TO SCALE
PLYD	PLYWOOD

SEAL

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TYPE OF DOCUMENT _____ DATE _____

- PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION
- BID DOCUMENTS NOT FOR CONSTRUCTION
- PERMIT DRAWINGS

9/18/2015

JOB # 15-053 WOOD

DRAWN BY: SM5-MJS

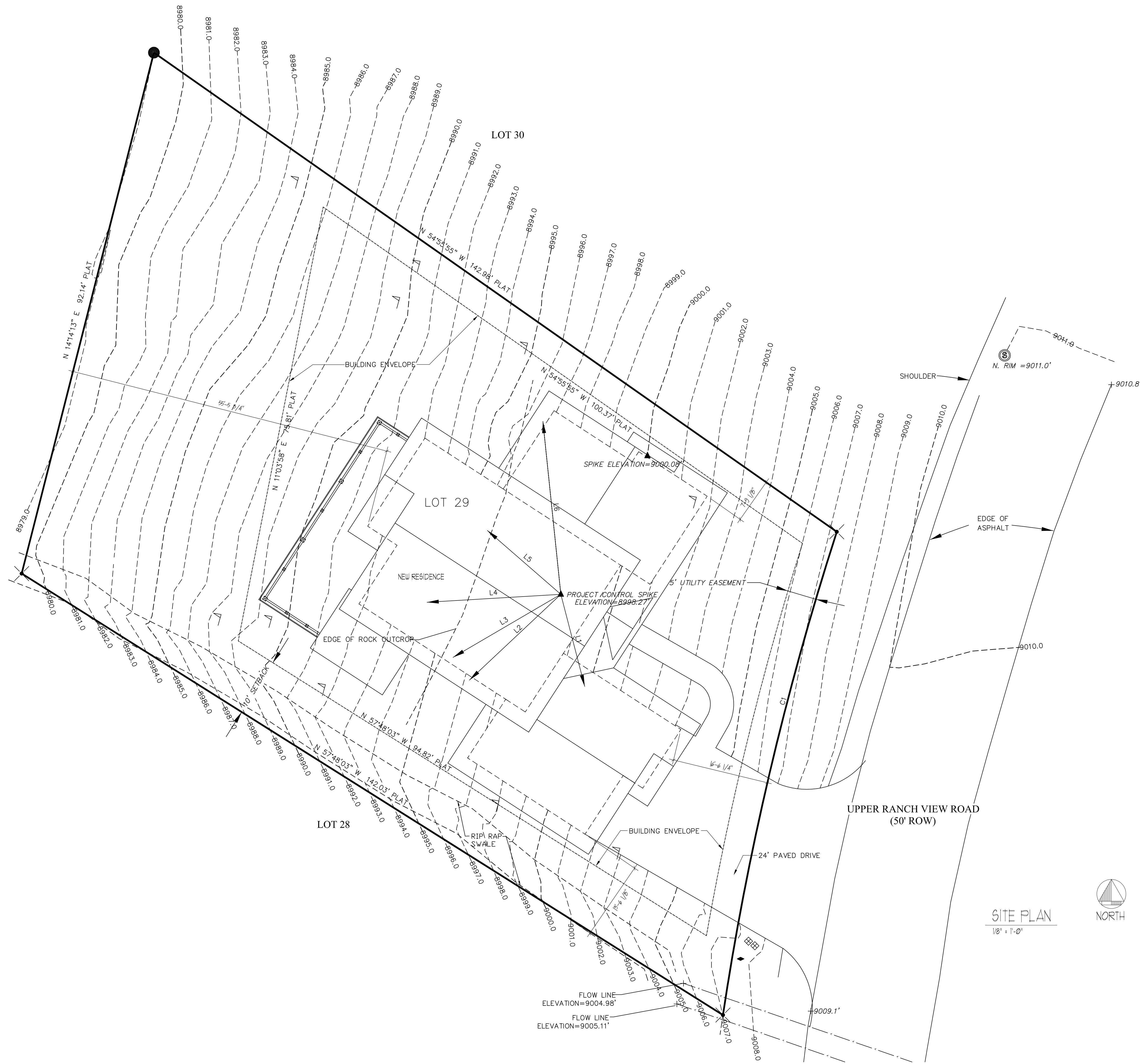
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A NEW RESIDENCE FOR
PHILIP WOOD
FILING 3, LOT 29
GRANBY RANCH
GRAND COUNTY, COLORADO

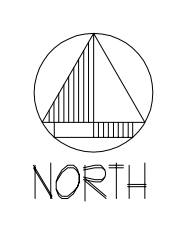
SHEET

CS1.1

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



SITE PLAN
1/8" = 1'-0"



LEGAL DESCRIPTION:
 FILING 3 LOT 29
 GRANBY RANCH
 GRAND COUNTY, COLORADO

NOTE:
 RE-VEGETATION PLAN
 RE-SEED DISTURBED AREA
 W/ MANHAR SMOOTH BROOM
 MIXED W/ LUNA PUBESCENT WHEAT GRASS

DRIVEWAY NOTE:
 INSTALL DRIVEWAY PER SUBDIVISION REGULATIONS.

NOTE:
 THIS IS A SITE PLAN ONLY. IT IS NOT INTENDED AS
 A SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND
 IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
 OF ANY IMPROVEMENTS.

SEAL

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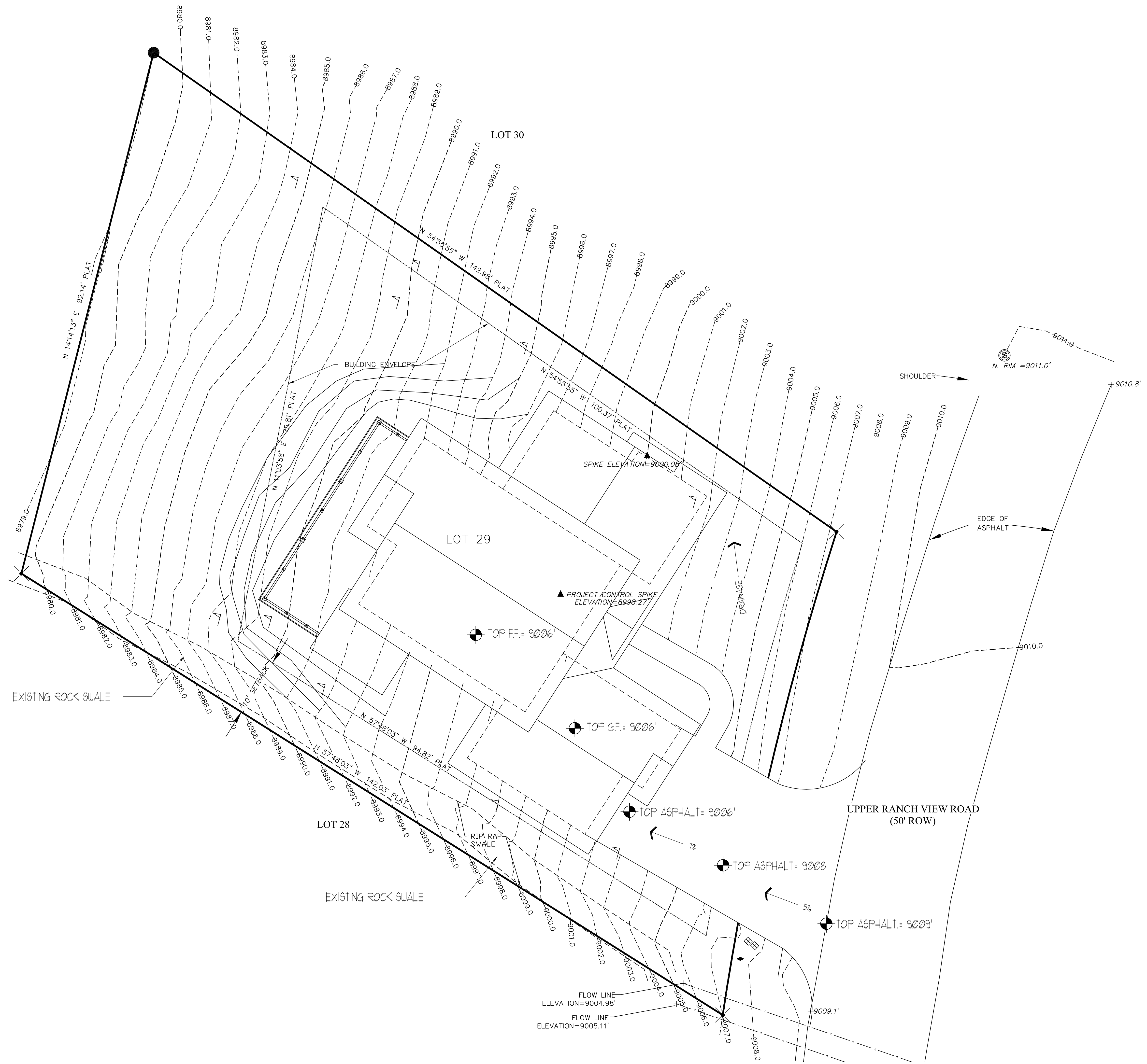
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DRAWN BY: SM-S-MJS	CHECKED BY: BFD
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A NEW RESIDENCE FOR
PHILIP WOOD
 FILING 3, LOT 29
 GRANBY RANCH
 GRAND COUNTY, COLORADO

SHEET
SP1.1

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



GRADING PLAN
1/8" = 1'-0"



SEAL

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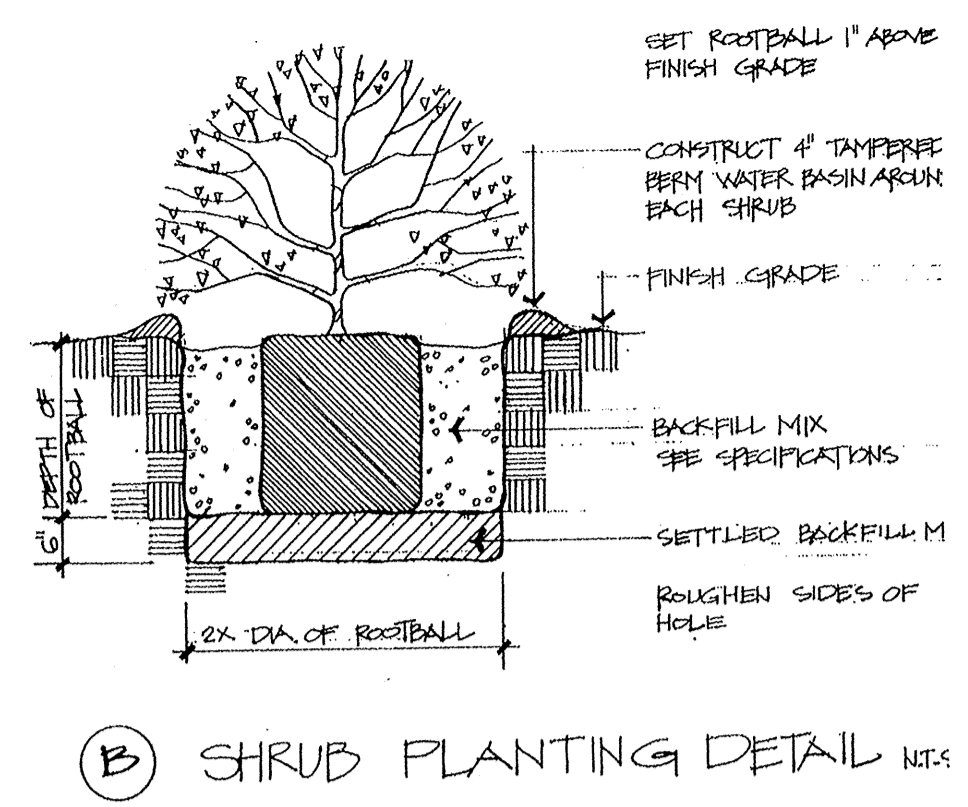
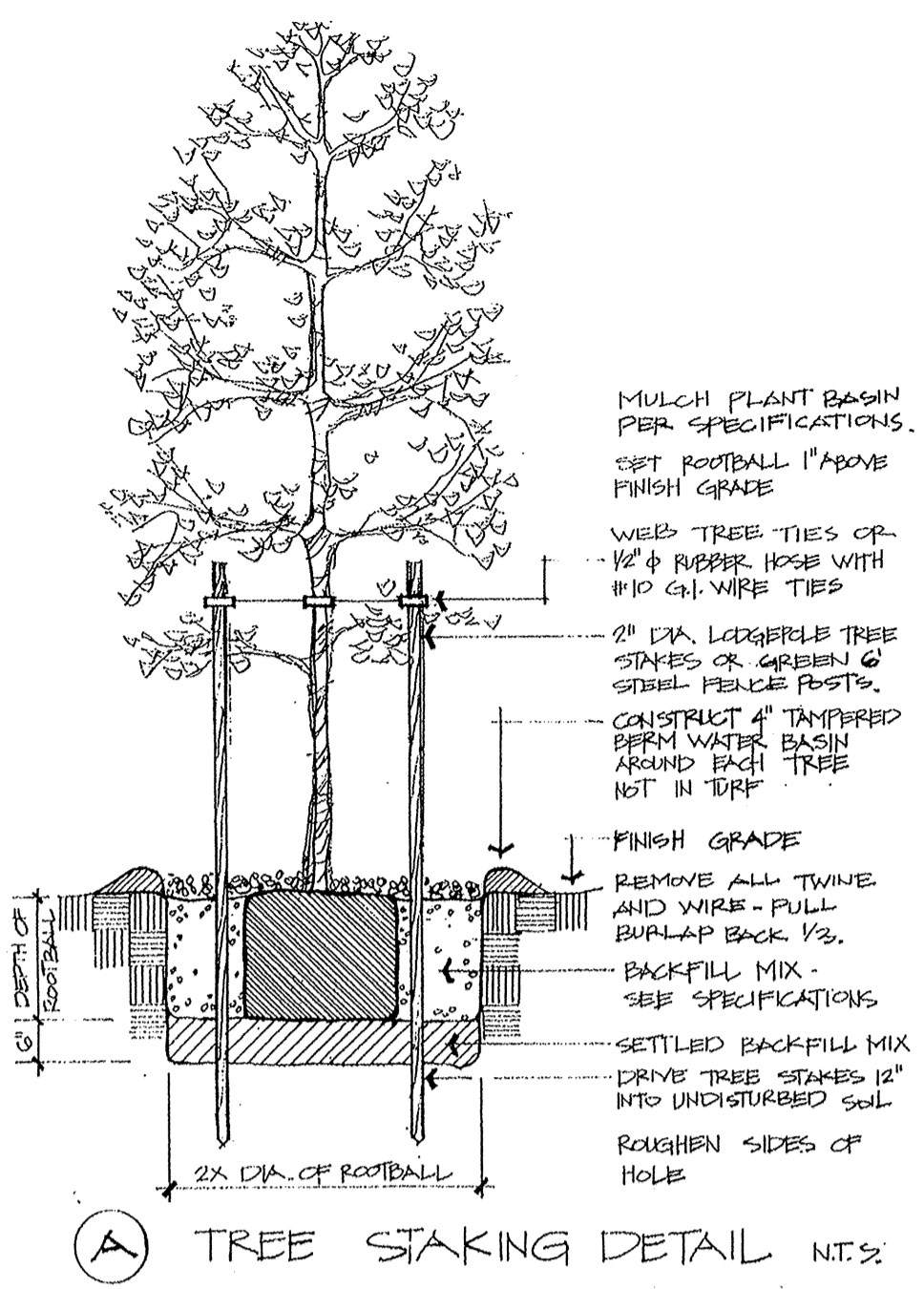
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A NEW RESIDENCE FOR
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GRANBY RANCH
GRAND COUNTY, COLORADO

SHEET
GP1.1

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



IRRIGATION

All new native trees and shrubs shall be irrigated with a drip irrigation system until they have become established and can survive on their own with natural precipitation. All drip irrigation components shall be drained and blown dry by October 1st each fall.

OR

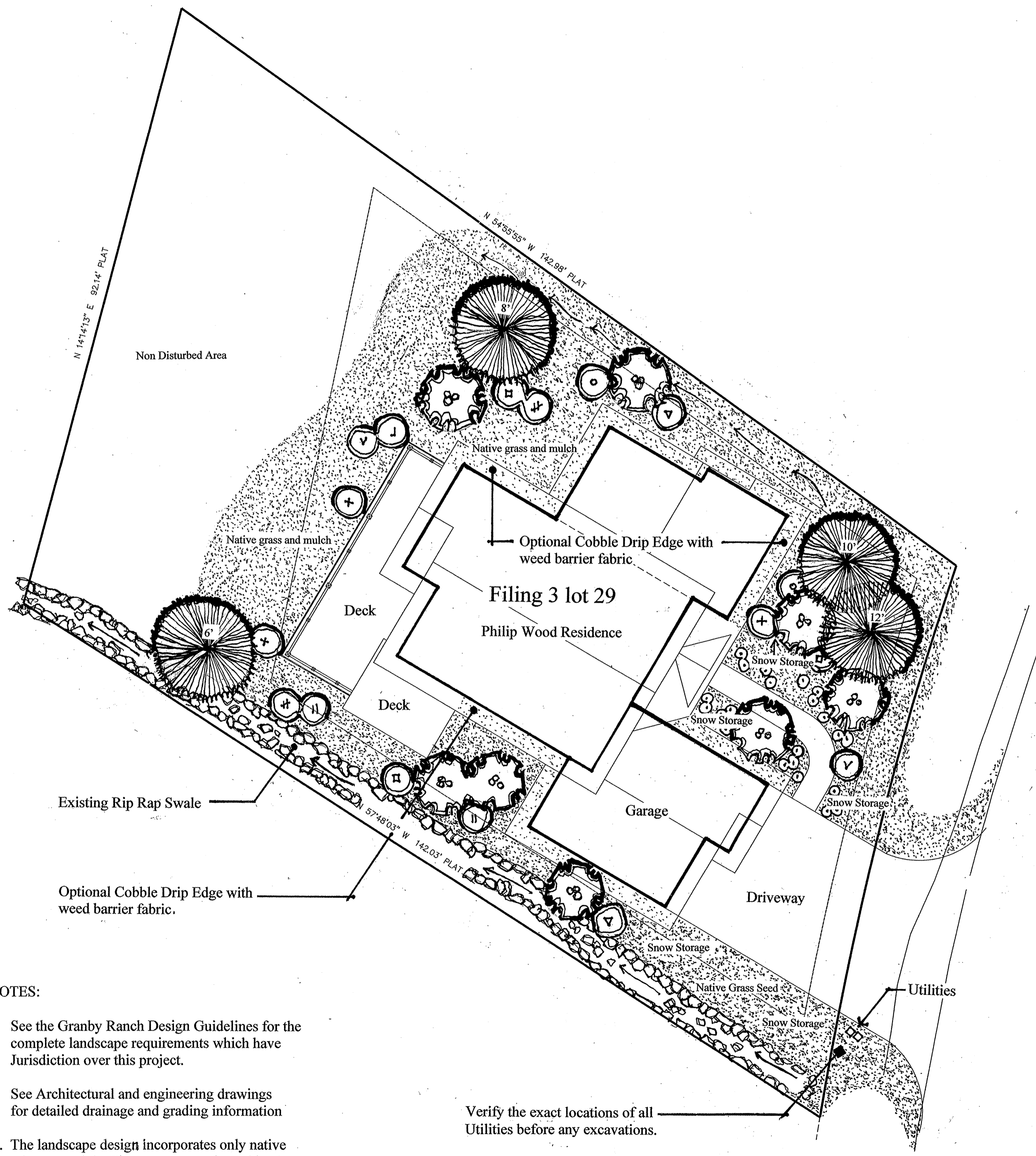
All new native trees and shrubs shall be hand watered according to the following schedule as a minimum. If dry conditions persist more frequent watering may be required.

Year one - Once per week
 Year two - Once every 2 weeks
 Year three - Once every 3 weeks
 Year four - Once every 4 weeks

Planting Specifications

- The work to be performed under this contract shall include furnishing all labor, materials, tools, and machinery necessary to install the plant materials as indicated on the planting plan.
- The contractor shall comply with all state and local codes, ordinances, and regulations having jurisdiction over this project. The contractor to call for utility locates for all proposed tree locations.
- All plant material shall be healthy, well established, vigorous, of normal growth form, and be free of disease and insect infestation.
- All plants shall have normal, healthy root systems filling their containers but without being rootbound.
- All plants which do not comply with the above criteria shall be rejected and removed from the site immediately. Plants shall be replaced at no additional cost to the owner.
- Plants shall not be installed until the soil preparation has been completed.
- Soil preparation for shrub and tree backfill mix shall consist of:
 - 33% well rotted barnyard manure, coarse sphagnum peat moss, or approved equal.
 - 67% native soil of site.
 Mix the above materials thoroughly outside the planting pit. After setting the plants in the planting pit, the backfill materials shall be soaked to settle. After the plant has settled, the top of the rootball shall be approximately 1" above the surrounding finish grade. Construct a 4" tampered berm watering basin around the plant and add 2"-3" layer of mulch over the root zone.
- The contractor shall remove excess waste material daily when planting in an area is complete. Clear the area of debris, spoil piles, and containers.
- Project acceptance: Within 10 days of contractor's notification that the entire project is complete, owner will inspect the installation and if final acceptance is not given, will prepare a "punch list" which, upon completion by contractor, will signify final acceptance by the owner. The "punch list" must be completed within 20 calendar days from the date issued. Acceptance is based on furnishing by the contractor, a complete as-built plan which reflects all approved changes made during installation.
- All plant materials shall be guaranteed for 1 full year after project acceptance, unless otherwise agreed prior to commencement of work.

- NOTES:**
- See the Granby Ranch Design Guidelines for the complete landscape requirements which have Jurisdiction over this project.
 - See Architectural and engineering drawings for detailed drainage and grading information.
 - The landscape design incorporates only native plant materials. There are no manicured landscape areas.



Planting Legend

	Common Name	Botanical Name	Size	Quantity
Trees				
	Aspen	Populus tremuloides	14'-16' (2"-3" cal.)	8
	Colorado Spruce	Picea pungens	6' 8' 10' 12' (B&B)	1 1 1 1
Shrubs				
	Colorado Redtwig Dogwood	Cornus serica	5 gal	3
	Native Wild Rose	Rosa woodsii	5 gal	2
	Alpine Currant	Ribes alpinium	5 gal	3
	Chokecherry	Prunus virginiana	5 gal	2
	Buffaloberry	Shepherdia canadensis	5 gal	2
	Mountain Snowberry	Symphoricarpos oreoph.	5 gal	2
	Bush Cinquefoil	Potentilla fruticosa	5 gal	2
	Twinberry Honeysuckle	Lonicera involucrata	5 gal	1
			Total Shrubs	17
	Native Wildflowers (Columbine, Indian Paintbrush, Lupine, etc.)		2-1/4" pots	22

Ground Covers

All soil areas disturbed during construction must conform to the Grand County Noxious Weed Control Plan, and must be revegetated to blend with the existing landscape.

As recommended by the Natural Resource Conservation Service. (Middle Park Soil Conservation District)

All disturbed soil areas to be revegetated by seeding with 10 lbs / acre of Sheep Fescue Bunch Grass. Mulch with 1/2" of shredded bark mulch, natural forest duff, or chopped weed-free hay. Apply seed within 14 days of final finished grade. If required for complete germination, hand broadcast additional seed as required in fall after October 15th, or in spring before May 15th.

Notes:

The exact location of all trees and shrubs to be flagged by the Landscape Architect.

All existing trees not in the construction zone shall be protected throughout the construction process.

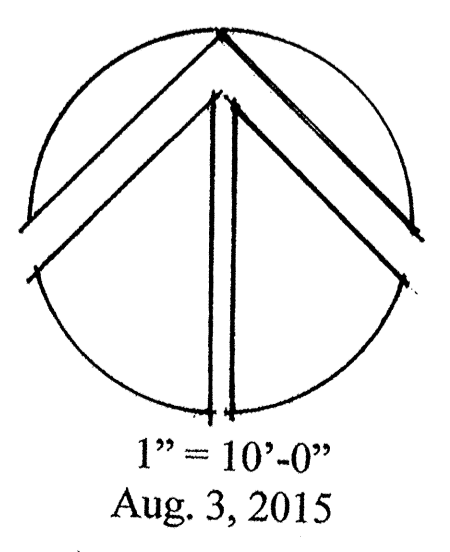
Natural forest duff mulch to be stockpiled from within the proposed construction zone for use as landscape material.

Topsoil from within the proposed construction zone shall be stockpiled for landscape purposes.

See landscape specifications for additional information.

Landscape Plan

Gary Roessler
 Landscape Architecture / Site Planning
 P.O. Box 1681
 Grand Lake, Colorado 80447
 Phone and Fax: 970-627-9423

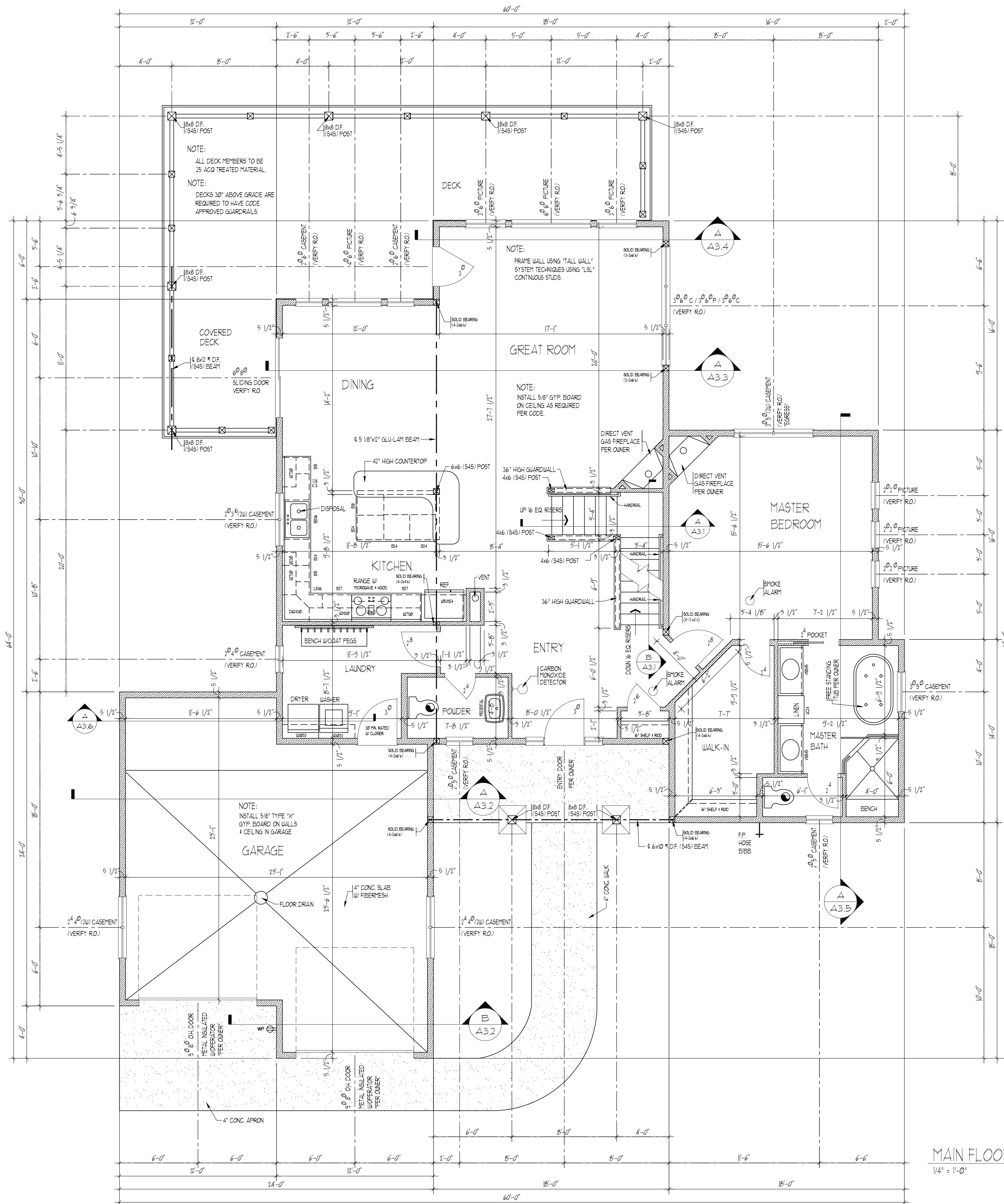


Calif. Registered Landscape Architect 2029 (1981-2011)
 Colorado Licensed Landscape Architect 796 (2009-Present)

Filing 3 lot 29
 Upper Ranch View Road
 Granby Ranch, Colorado

Landscape Plan

PHILIP WOOD
 RESIDENCE



NOTE:
 * THIS PROJECT SHALL COMPLY WITH IECC 2006 EDITION AS ADOPTED BY TOWNS OF INTER PARK TRAILER & GRANBY COLORADO, CLIMATE ZONE 1. MINIMUM EXTERIOR WALL INSULATION SHALL BE R-21. MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-38 WHERE FULL HEIGHT INSULATION EXTENDS TO THE WALL TOP PLATE AT THE EAVES (SEE SECTION 402.21 IECC 2006). ALL UNDOOS SHALL MEET EXCEED A U-VALUE OF 0.35. REFER TO TABLE 402.11 FOR MORE INFORMATION.

NOTE:
 * CONTRACTOR TO VERIFY ALL DIMENSIONS, SPECIFICATIONS & DETAILS. IF QUESTIONS ARISE, CONTACT ARCHITECT.

NOTE:
 * CONTRACTOR/OWNER TO PROVIDE ARCHITECT WITH COPY OF GRAND COUNTY BUILDING DEPARTMENT PLAN CORRECTION SHEET.

NOTE:
 * VERIFY WINDOW BRAND NAME & ROUGH OPENINGS.
 * UNDOOS NOTED ARE TO BE "LOW-E" AS MANUFACTURED AS "PER OWNER".
 * ALL UNDOOS W/ GLAZING LESS THAN 18" ABOVE THE FLOOR CLOSER THAN 24" FROM A DOOR OR LOCATED IN ANY STAIRWELL SHALL BE SAFETY GLASS.
 * ALL UNDOOS TO BE INSTALLED W/ FLEXIBLE ADHESIVE BACKED FLASHING AT ALL SILLS, SIDES AND HEADS. ALL UNDOOS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

NOTE:
 * INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.
 * ALL BATH 1 DRYER VENTS TO BE VENTED TO OUTSIDE.

NOTE:
 * INSTALL MIRROR TP HOLDER, TOWEL BARS, & TOWEL RINGS PER OWNERS REQUEST IN EACH BATH.

NOTE:
 * INSTALL 1/2" CEMENT BOARD * ALL UET LOCATIONS.

NOTE:
 * INSTALL ELECTRICAL OUTLETS IN SPOTS * ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

NOTE:
 * ALL DECK MEMBERS WITH-IN 8" OF GRADE TO BE 2S ACQ TREATED MATERIAL.

NOTE:
 * INSTALL STAIR SYSTEM PER 2009-IRC.
 * INSTALL HANDRAILS PER 2009-IRC. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR SYSTEM. ENDS OF HANDRAILS SHALL BE RETURNED TO WALL OR TERMINATE AT NEUEL POSTS OR SAFETY TERMINALS.
 * HANDRAIL GRIP SIZE = 1 1/2" MAX.
 * MAX. RISE = 7 3/4"
 * MIN. RUN = 10"

NOTE:
 * STANDARD HEADER HEIGHT FOR UNDOOS & DOORS SHALL BE 83" TO BOTTOM OF HEADER. IF QUESTIONS ARISE, CONTACT ARCHITECT.

HEADER SCHEDULE: (MINIMUM REQUIREMENTS)

- WINDOW & DOOR OPENINGS UP TO 4'-0" WIDE: USE MINIMUM (1) 3 1/4"x3 1/2" "LVL" W/ (1) TRIMMER OR MINIMUM (2) 2x10's W/ (1) TRIMMER.
- WINDOW & DOOR OPENINGS UP TO 7'-0" WIDE: USE MINIMUM (2) 3 1/4"x3 1/2" "LVL" W/ (2) TRIMMERS.
- WINDOW & DOOR OPENINGS 7'-0" AND WIDER: AS INDICATED.
- GARAGE DOOR HEADERS: USE MINIMUM (3) 3 1/4"x7 1/8" "LVL" BEAMS W/ (2) TRIMMERS OR AS INDICATED.

MAIN FLOOR PLAN MAIN FLOOR = 1636 SQ. FT.
 GARAGE = 254 SQ. FT.
 1/4" = 1'-0"

SEAL

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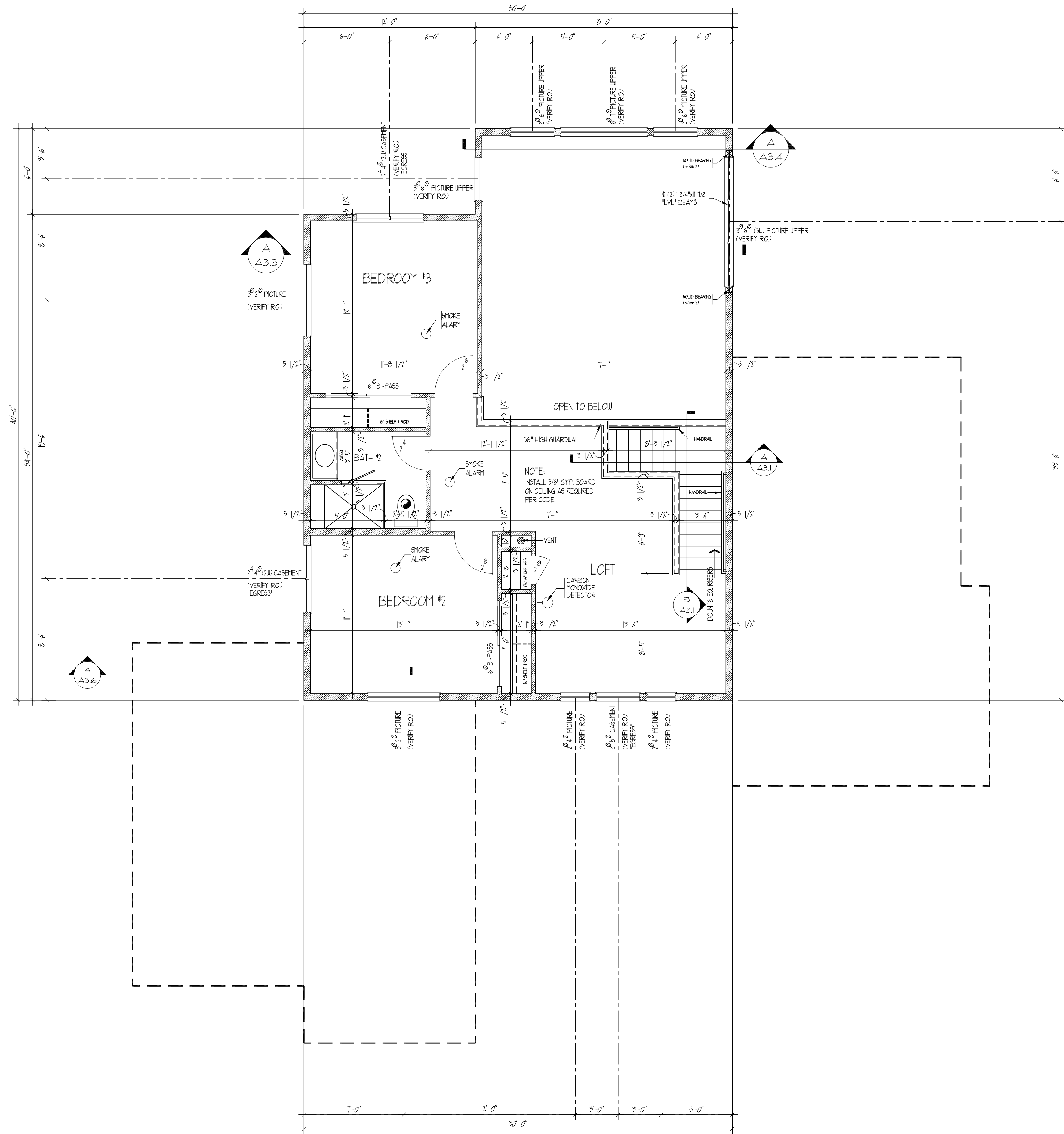
DRAWN BY:
 SWS-MJS

CHECKED BY:
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UPPER FLOOR PLAN UPPER FLOOR - 691 SQ. FT.
1/4" = 1'-0"

NOTE:
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 - ALL WINDOWS TO BE INSTALLED W/ FLEXIBLE ADHESIVE BACKED FLASHING AT ALL SILL, SIDES AND HEADS. ALL WINDOWS TO BE INSTALLED PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS.

NOTE:
 - INSTALL SOUND INSULATION IN ALL WALLS AND FLOORS OF ALL BATHROOMS.

NOTE:
 - ALL BATH & DRYER VENTS TO BE VENTED TO OUTSIDE.

NOTE:
 - INSTALL MIRROR TOP HOLDER, TOWEL BARS, & TOWEL RINGS PER OWNERS REQUEST IN EACH BATH.

NOTE:
 - INSTALL 1/2" CEMENT BOARD @ ALL WET LOCATIONS.

NOTE:
 - INSTALL ELECTRICAL OUTLETS IN SORTIS & ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

NOTE:
 - ALL DECK MEMBERS WITH-IN 18" OF GRADE TO BE 25 ACC TREATED MATERIAL.

NOTE:
 - INSTALL STAIR SYSTEM PER 2009-IRC.
 - INSTALL HANDRAILS PER 2009-IRC. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR SYSTEM. ENDS OF HANDRAILS SHALL BE RETURNED TO WALL OR TERMINATE AT NEUEL POSTS OR SAFETY TERMINALS.
 - HANDRAIL GRIP SIZE = 1 1/2" MAX.
 - MAX. RISE = 1 3/4"
 - MIN. RUN = 10"

NOTE:
 - STANDARD HEADER HEIGHT FOR WINDOWS & DOORS SHALL BE 83" TO BOTTOM OF HEADER. IF QUESTIONS ARISE, CONTACT ARCHITECT.

HEADER SCHEDULE: (MINIMUM REQUIREMENTS)

- WINDOW & DOOR OPENINGS UP TO 4'-0" WIDE. USE MINIMUM (1) 3/4"x3/2" "L.V.L." W/ (1) TRIMMERS OR MINIMUM (2) 2x10's W/ (1) TRIMMER.
- WINDOW & DOOR OPENINGS UP TO 1'-0" WIDE. USE MINIMUM (2) 3/4"x3/2" "L.V.L." W/ (2) TRIMMERS.
- WINDOW & DOOR OPENINGS 1'-0" AND WIDER. AS INDICATED.
- GARAGE DOOR HEADERS: USE MINIMUM (3) 1 3/4"x11 1/8" "L.V.L." BEAMS W/ (2) TRIMMERS OR AS INDICATED.

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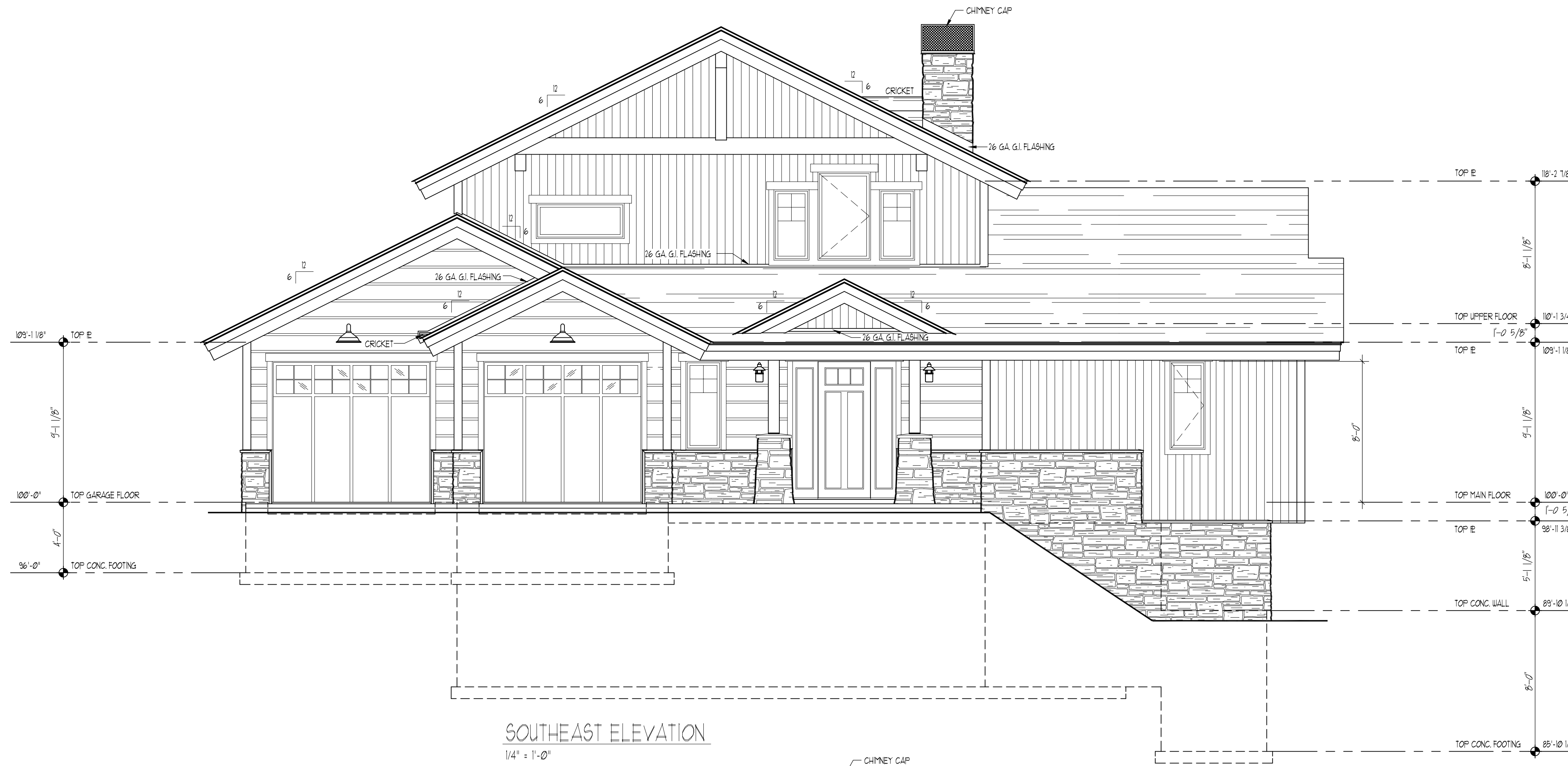
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JOB #	15-053 WOOD
DRAWN BY:	SMIS-MJS
CHECKED BY:	BFD

A NEW RESIDENCE FOR
PHILIP WOOD
 FILING 3, LOT 29
 GRANBY RANCH
 GRAND COUNTY, COLORADO

SHEET
A1.2

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



ELEVATION NOTES:

- 1) SIDING TO BE 1" FIR CHANNEL 4 VERTICAL SIDING IN THE GABLES (MONTANA TIMBER 'SOUTHERN EXPOSURE' IN COLOR)
- 2) FASCIA TO BE 1/2" CEDAR OVER 2x10 CEDAR (MONTANA TIMBER 'SOUTHERN EXPOSURE' IN COLOR)
- 3) CORNER TRIM TO BE 2x6 CEDAR (MONTANA TIMBER 'SOUTHERN EXPOSURE' IN COLOR)
- 4) WINDOW AND DOOR TRIM TO BE 2x4 CEDAR W/ 2x6 HEAD DETAIL (MONTANA TIMBER 'SOUTHERN EXPOSURE' IN COLOR)
- 5) SHINGLES TO BE 40 YR. ARCHITECTURAL GRADE SHINGLES
- 6) TIMBERS WILL BE MONTANA TIMBER 'WESTERN EXPOSURE' IN COLOR
- 7) SEE BUILDING SECTIONS FOR SPECIFIC DETAILS.

NOTE:

- STANDARD HEADER HEIGHT FOR WINDOWS & DOORS SHALL BE 83" TO BOTTOM OF HEADER
- IF QUESTIONS ARISE, CONTACT ARCHITECT.



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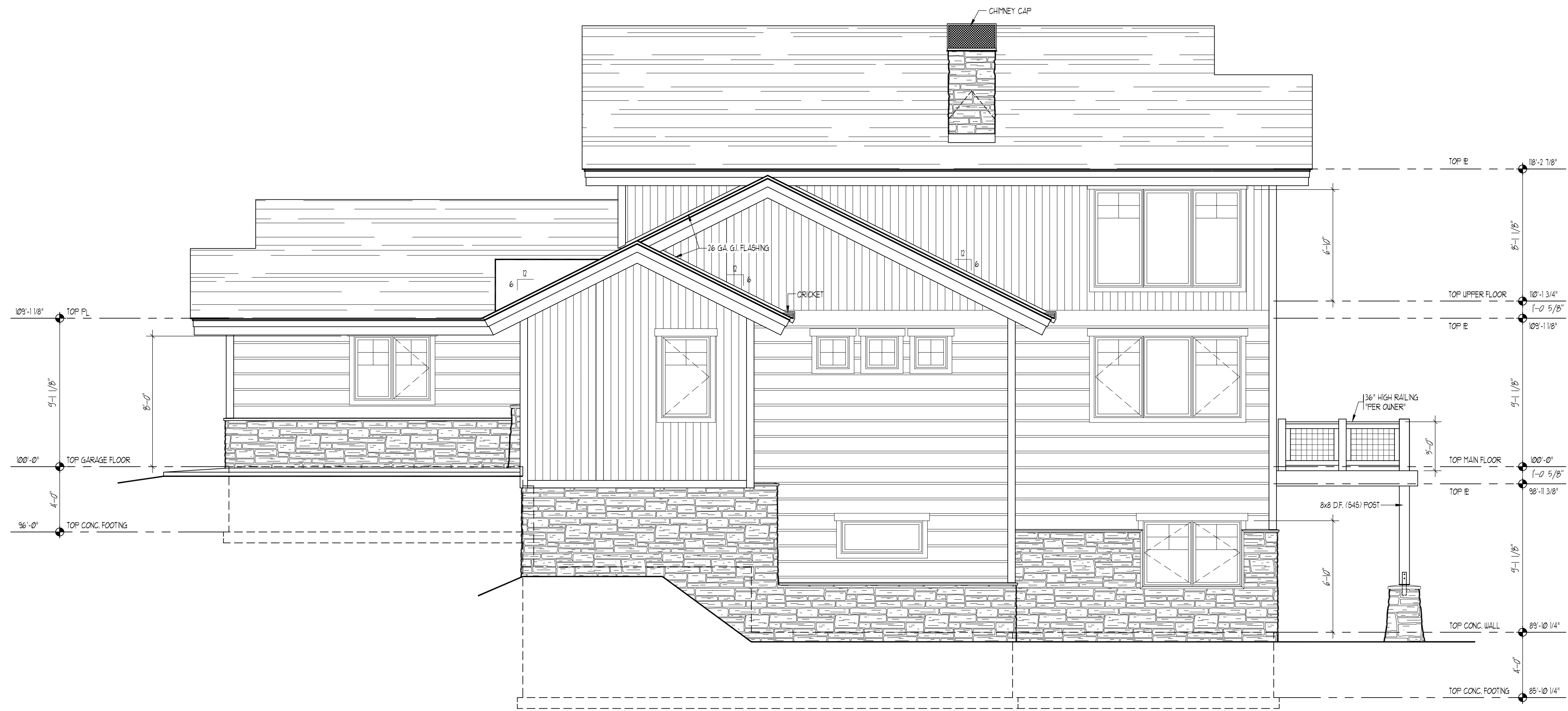
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JOB # 15-053 WOOD
 DRAWN BY: SWS-MJS
 CHECKED BY: BFD

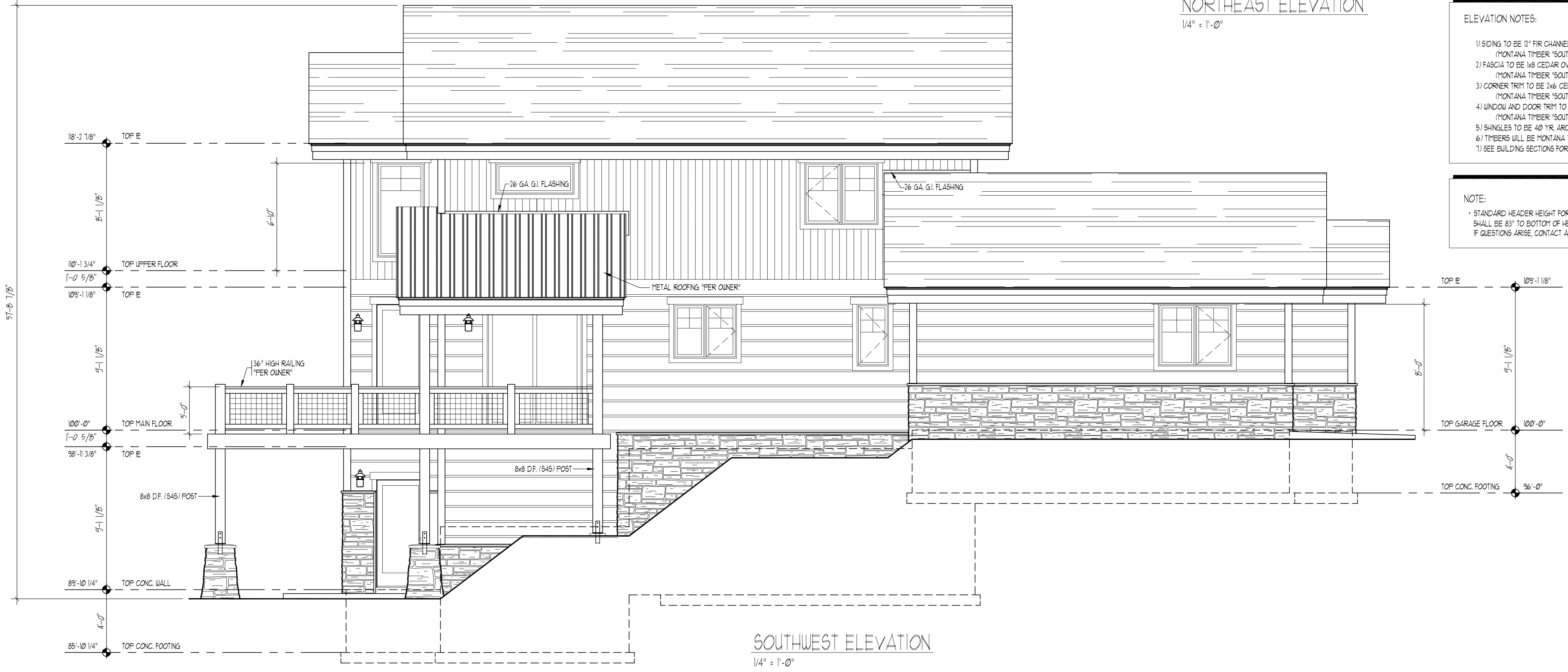
A NEW RESIDENCE FOR
PHILIP WOOD
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 GRANBY RANCH
 GRAND COUNTY, COLORADO

SHEET
A2.1

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



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

- ELEVATION NOTES:
- 1) SIDING TO BE 1" FIR CHANNEL 4 VERTICAL SIDING IN THE GABLES (MONTANA TIMBER "SOUTHERN EXPOSURE" IN COLOR)
 - 2) FASCIA TO BE 1/2" CEDAR OVER 2x6 CEDAR (MONTANA TIMBER "SOUTHERN EXPOSURE" IN COLOR)
 - 3) CORNER TRIM TO BE 2x6 CEDAR (MONTANA TIMBER "SOUTHERN EXPOSURE" IN COLOR)
 - 4) WINDOW AND DOOR TRIM TO BE 2x4 CEDAR W/ 2x6 HEAD DETAIL (MONTANA TIMBER "SOUTHERN EXPOSURE" IN COLOR)
 - 5) SHINGLES TO BE 40 YR ARCHITECTURAL GRADE SHINGLES.
 - 6) TIMBERS WILL BE MONTANA TIMBER "WESTERN EXPOSURE" IN COLOR.
- 1) SEE BUILDING SECTIONS FOR SPECIFIC DETAILS.

NOTE:
• STANDARD HEADER HEIGHT FOR WINDOWS & DOORS SHALL BE 83" TO BOTTOM OF HEADER.
• IF QUESTIONS ARISE, CONTACT ARCHITECT.

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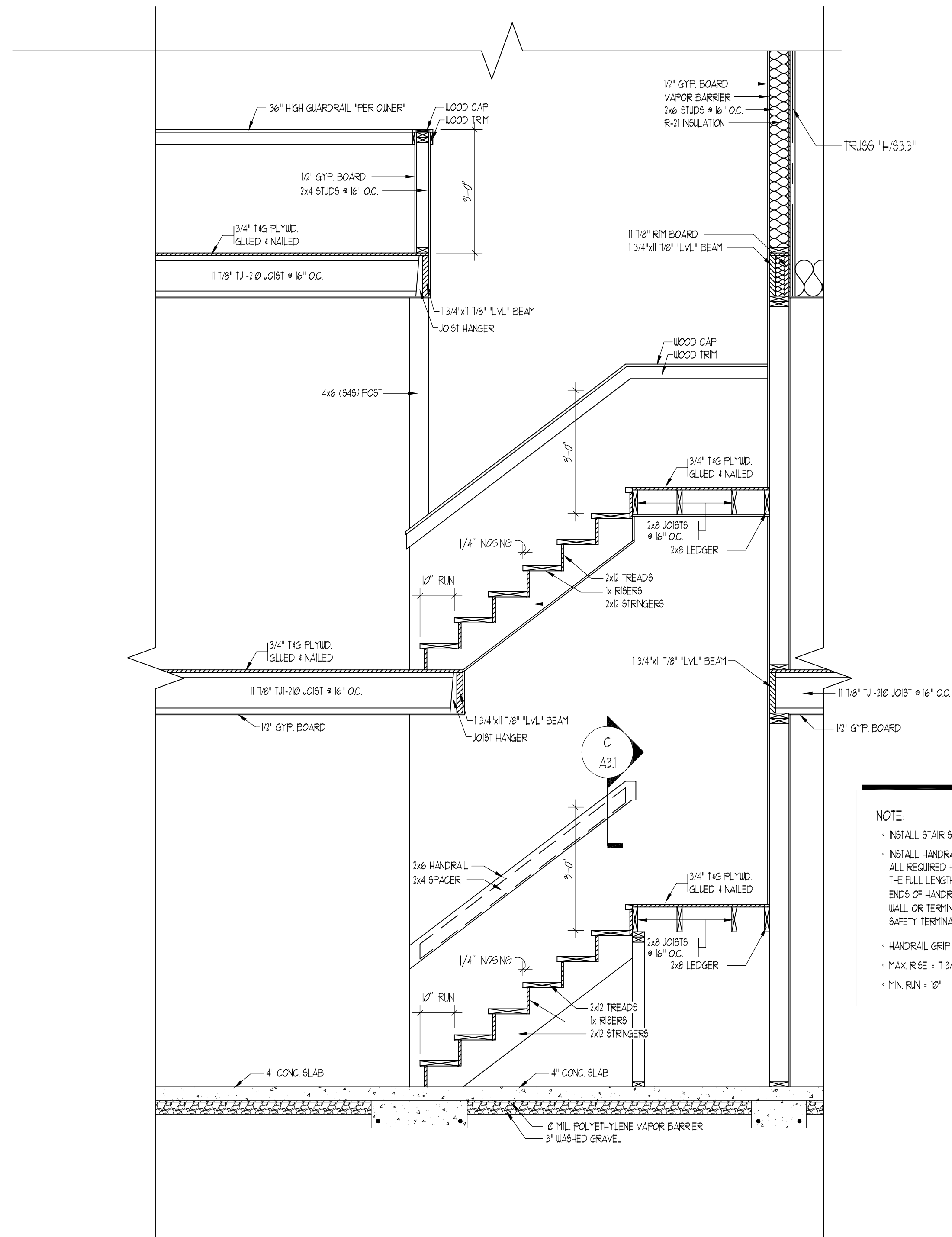
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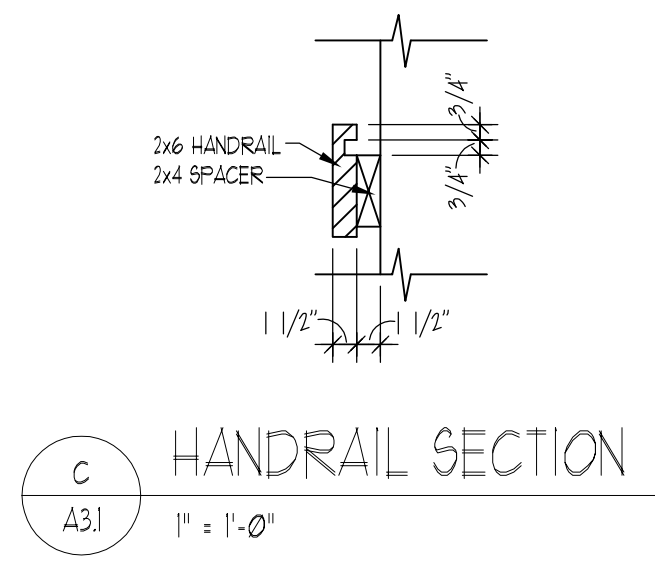
A NEW RESIDENCE FOR
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GRAND COUNTY, COLORADO

SHEET
A2.2

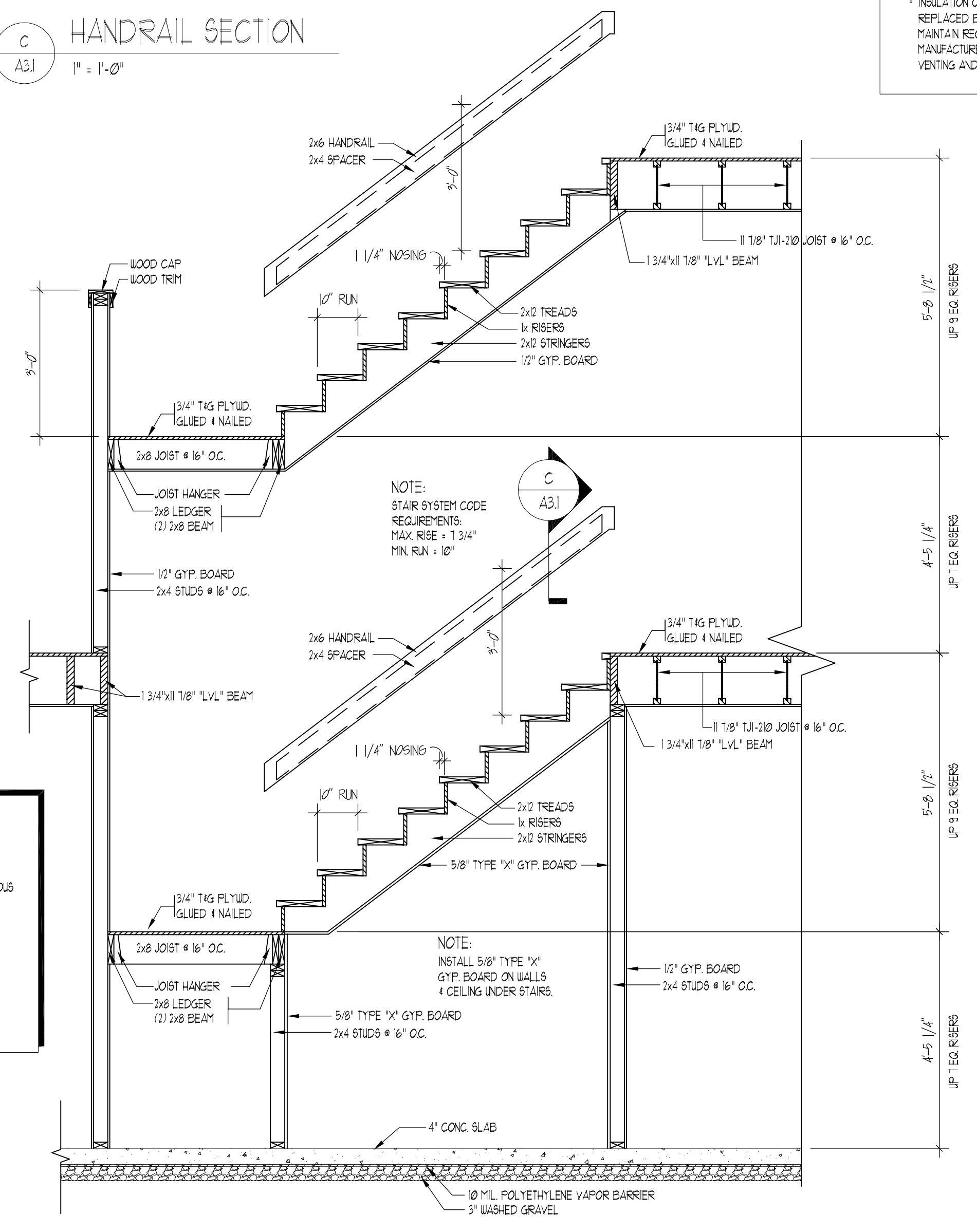
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A
A3.1
1/2" = 1'-0"



C
A3.1
1" = 1'-0"



B
A3.1
1/2" = 1'-0"

NOTE:

- THIS PROJECT SHALL COMPLY WITH IECC 2006 EDITION AS ADOPTED BY THE TOWNS OF WINTER PARK, FRASER & GRANBY COLORADO, CLIMATE ZONE 1.
- MINIMUM EXTERIOR WALL INSULATION SHALL BE R-21
- MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49
- MINIMUM U-VALUE FOR ALL WINDOWS SHALL MEET OR EXCEED U-VALUE @.35
- MINIMUM UNDER-SLAB INSULATION SHALL BE R-10 W/ R-5 WITHIN 4'-0" OF EXTERIOR WALL W/ IN FLOOR HEATING.
- REFER TO TABLE 402.1 FOR MORE INFORMATION.

NOTE:

- INSULATION OPTION: BATT INSULATION MAY BE REPLACED BY SPRAY FOAM INSULATION. MAINTAIN REQUIRED R-VALUES AND FOLLOW MANUFACTURERS REQUIREMENTS REGARDING VENTING AND PROPER INSTALLATION.

NOTE:

- INSTALL STAIR SYSTEM PER 2009-IRC.
- INSTALL HANDRAILS PER 2009-IRC. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR SYSTEM. ENDS OF HANDRAILS SHALL BE RETURNED TO WALL OR TERMINATE AT NEEL POSTS OR SAFETY TERMINALS.
- HANDRAIL GRIP SIZE = 1 1/2" MAX.
- MAX. RISE = 1 3/4"
- MIN. RUN = 10"

NOTE:
STAIR SYSTEM CODE REQUIREMENTS:
MAX. RISE = 1 3/4"
MIN. RUN = 10"

NOTE:
INSTALL 5/8" TYPE "X"
GYF. BOARD ON WALLS
& CEILING UNDER STAIRS.

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.

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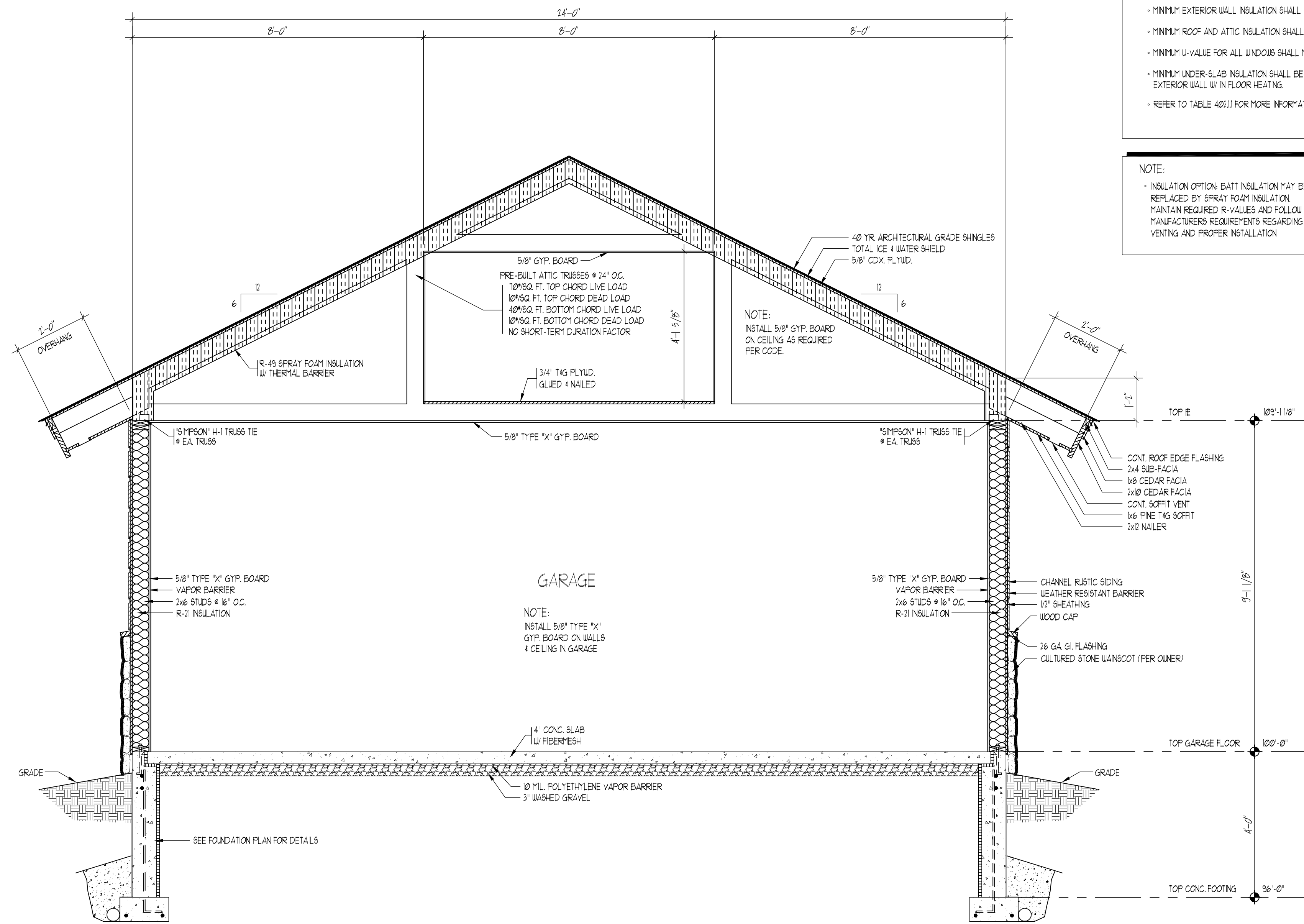
JOB #	15-053 WOOD
DRAWN BY:	SM-S-MJS
CHECKED BY:	BFD

**A NEW RESIDENCE FOR
 PHILIP WOOD
 FILING 3, LOT 29
 GRANBY RANCH
 GRAND COUNTY, COLORADO**

SHEET
A3.1

SEAL

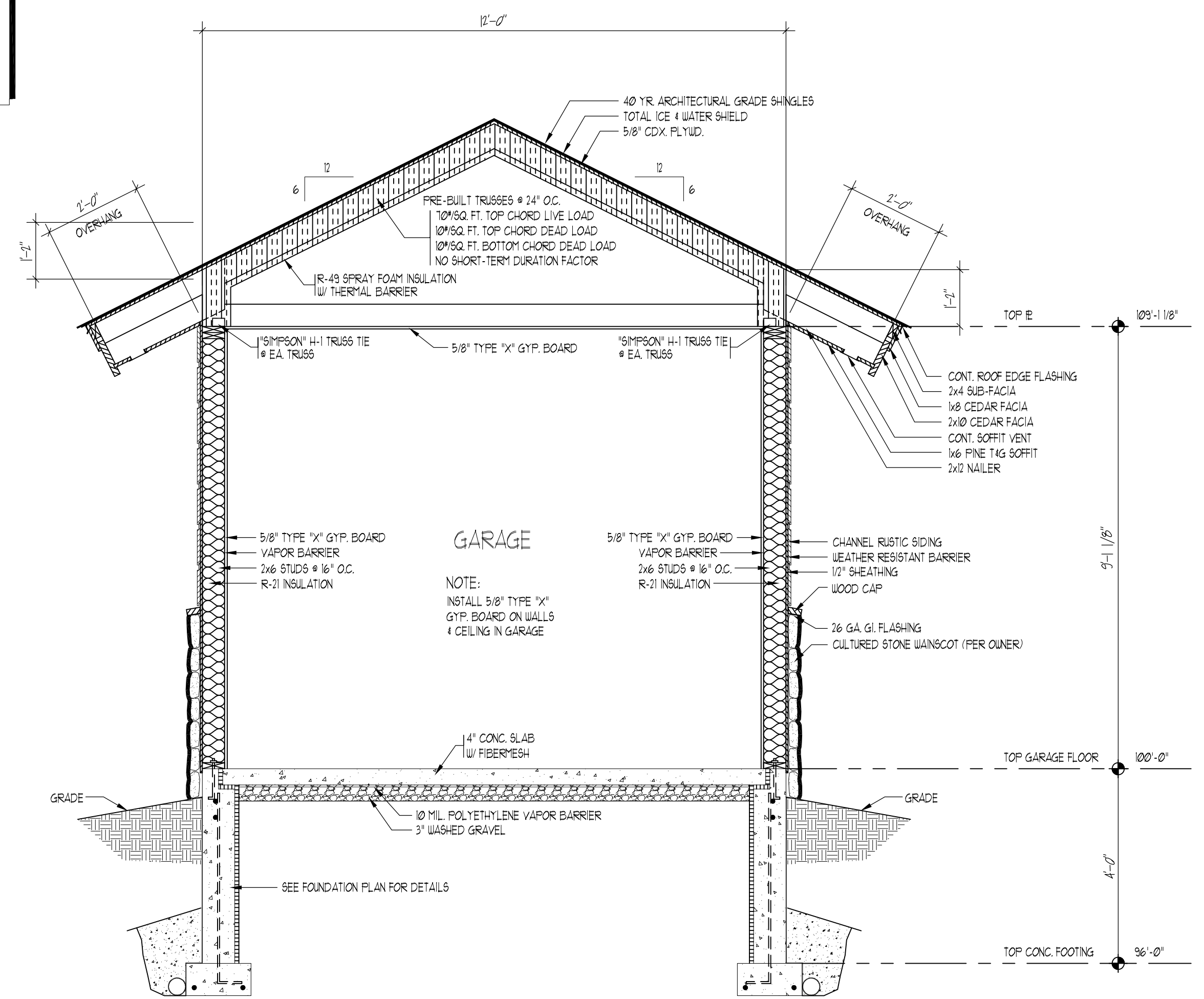
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A GARAGE SECTION
A32 1/2" = 1'-0"

NOTE:
 • THIS PROJECT SHALL COMPLY WITH IBCG 2006 EDITION AS ADOPTED BY THE TOWNS OF WINTER PARK, FRASER, & GRANBY COLORADO, CLIMATE ZONE 1.
 • MINIMUM EXTERIOR WALL INSULATION SHALL BE R-21
 • MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49
 • MINIMUM U-VALUE FOR ALL WINDOWS SHALL MEET OR EXCEED U-VALUE @.35
 • MINIMUM UNDER-SLAB INSULATION SHALL BE R-10 W/ R-5 WITHIN 4'-0" OF EXTERIOR WALL W/ IN FLOOR HEATING.
 • REFER TO TABLE 402.1.1 FOR MORE INFORMATION.

NOTE:
 • INSULATION OPTION BATT INSULATION MAY BE REPLACED BY SPRAY FOAM INSULATION. MAINTAIN REQUIRED R-VALUES AND FOLLOW MANUFACTURERS REQUIREMENTS REGARDING VENTING AND PROPER INSTALLATION.



B GARAGE SECTION
A32 1/2" = 1'-0"

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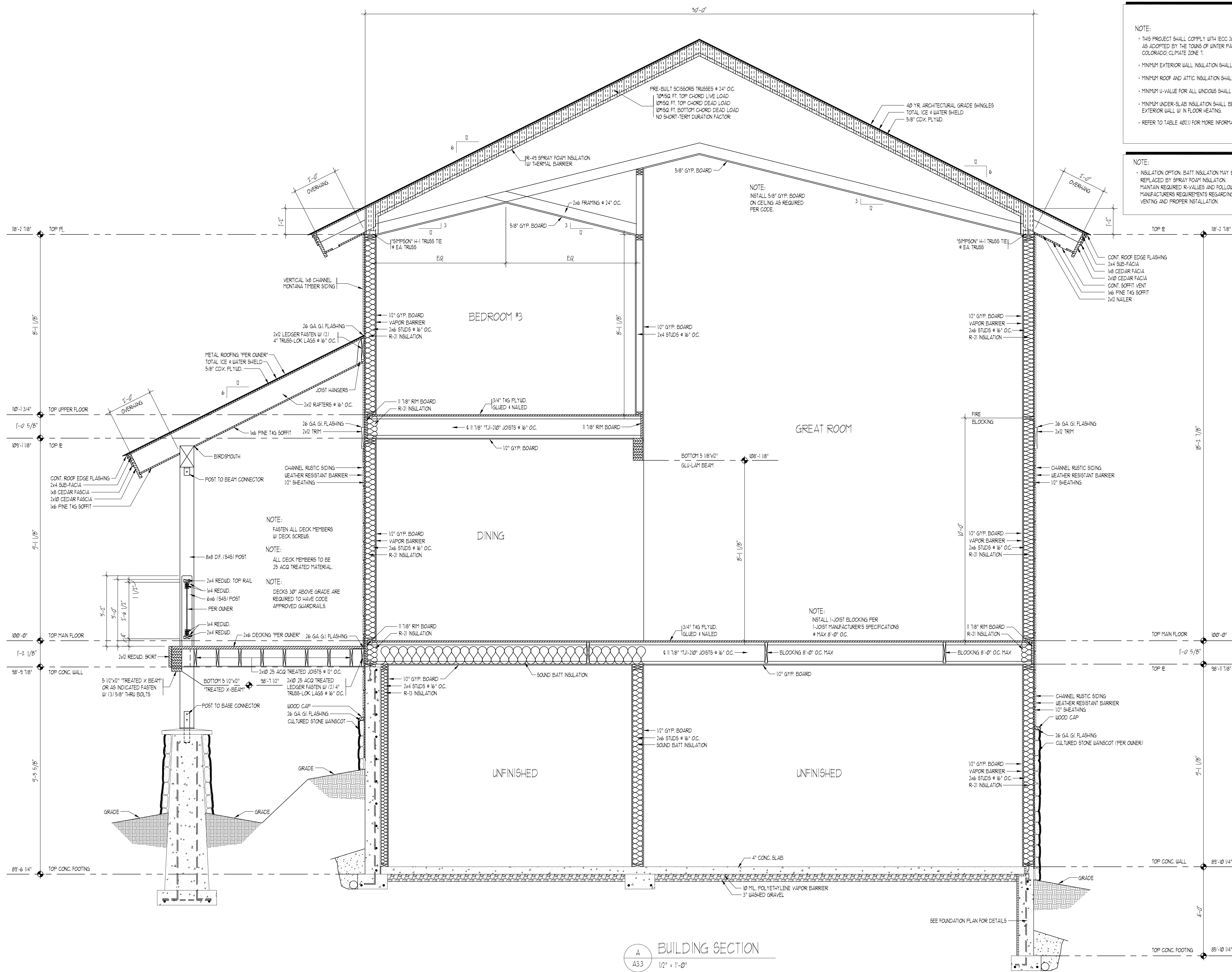
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A NEW RESIDENCE FOR
PHILIP WOOD
 FILING 3, LOT 29
 GRANBY RANCH
 GRAND COUNTY, COLORADO

SHEET
A3.2



NOTE:
 • THIS PROJECT SHALL COMPLY WITH ICC 2006 EDITION AS ADOPTED BY THE TOWNS OF UNTER PARK, FRASER, & GRANBY COLORADO, CLIMATE ZONE 1.
 • MINIMUM EXTERIOR WALL INSULATION SHALL BE R-21
 • MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49
 • MINIMUM U-VALUE FOR ALL WINDOWS SHALL MEET OR EXCEED U-VALUE 0.35
 • MINIMUM UNDER-SLAB INSULATION SHALL BE R-10 W/ R-5 WITHIN 4'-0" OF EXTERIOR WALL W/ IN FLOOR HEATING.
 • REFER TO TABLE 402.11 FOR MORE INFORMATION.

NOTE:
 • INSULATION OPTION: BATT INSULATION MAY BE REPLACED BY SPRAY FOAM INSULATION. MAINTAIN REQUIRED R-VALUES AND FOLLOW MANUFACTURERS REQUIREMENTS REGARDING VENTING AND PROPER INSTALLATION.

NOTE:
 FASTEN ALL DECK MEMBERS W/ DECK SCREWS.
 NOTE:
 ALL DECK MEMBERS TO BE 25 ACQ TREATED MATERIAL.
 NOTE:
 DECKS 30" ABOVE GRADE ARE REQUIRED TO HAVE CODE APPROVED GUARDRAILS.

NOTE:
 INSTALL 5/8" GYP. BOARD ON CEILING AS REQUIRED PER CODE.

NOTE:
 INSTALL 1-JOIST BLOCKING PER 1-JOIST MANUFACTURERS SPECIFICATIONS # MAX 8'-0" O.C.

A BUILDING SECTION
 A33 1/2" = 1'-0"

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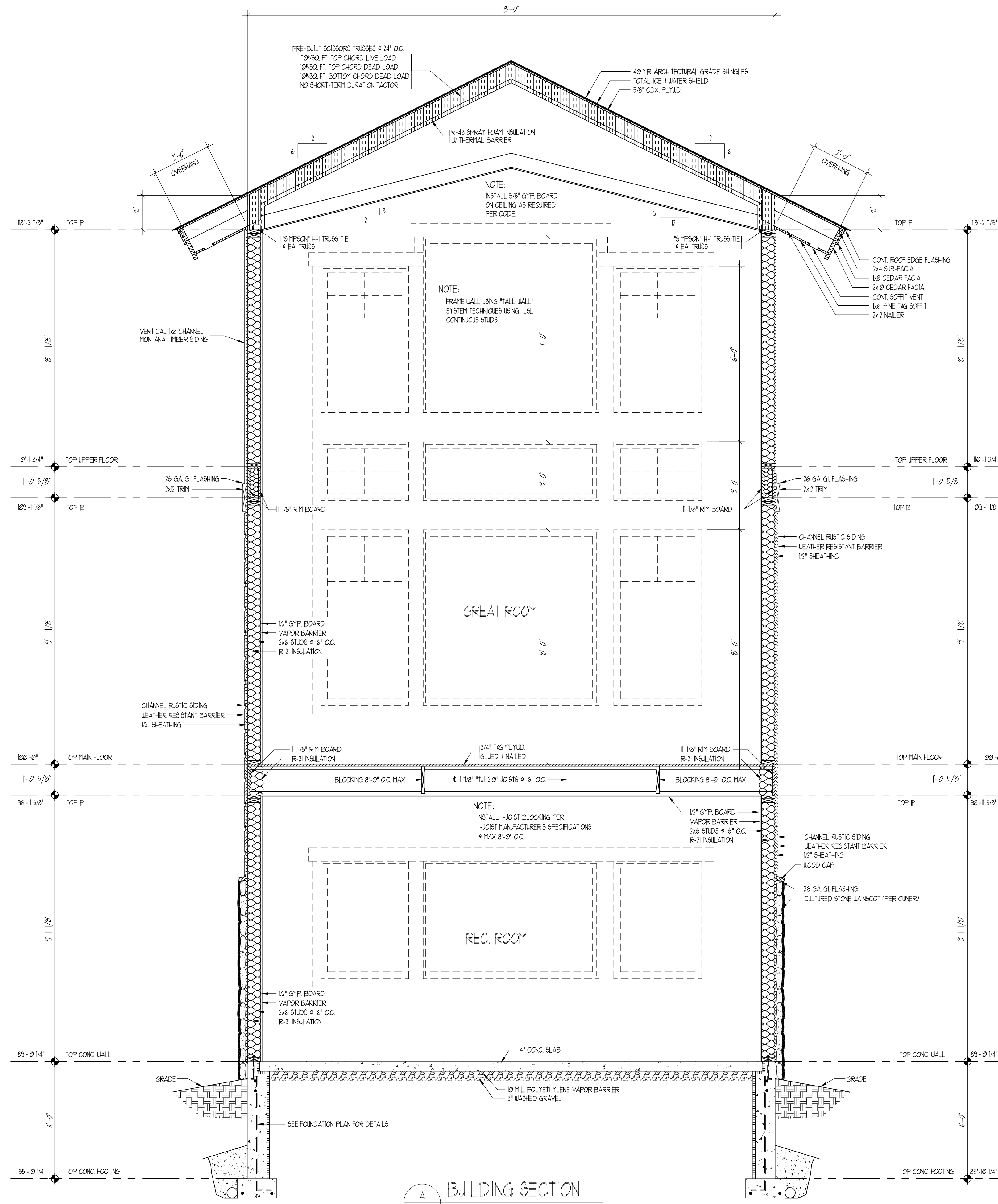
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JOB # 15-053 WOOD
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 CHECKED BY: BFD

A NEW RESIDENCE FOR
PHILIP WOOD
 FILING 3, LOT 29
 GRANBY RANCH
 GRAND COUNTY, COLORADO

SHEET
A3.3

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



A BUILDING SECTION
A3.4 1/2" = 1'-0"

NOTE:

- THIS PROJECT SHALL COMPLY WITH ICC 2006 EDITION AS ADOPTED BY THE TOWNS OF WINTER PARK, FRASER, & GRANBY COLORADO, CLIMATE ZONE 1.
- MINIMUM EXTERIOR WALL INSULATION SHALL BE R-21
- MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49
- MINIMUM U-VALUE FOR ALL WINDOWS SHALL MEET OR EXCEED U-VALUE 0.35
- MINIMUM UNDER-SLAB INSULATION SHALL BE R-10 W/ R-15 WITHIN 4'-0" OF EXTERIOR WALL W/ IN FLOOR HEATING.
- REFER TO TABLE 402.11 FOR MORE INFORMATION.

NOTE:

- INSULATION OPTION BATT INSULATION MAY BE REPLACED BY SPRAY FOAM INSULATION. MAINTAIN REQUIRED R-VALUES AND FOLLOW MANUFACTURERS REQUIREMENTS REGARDING VENTING AND PROPER INSTALLATION.

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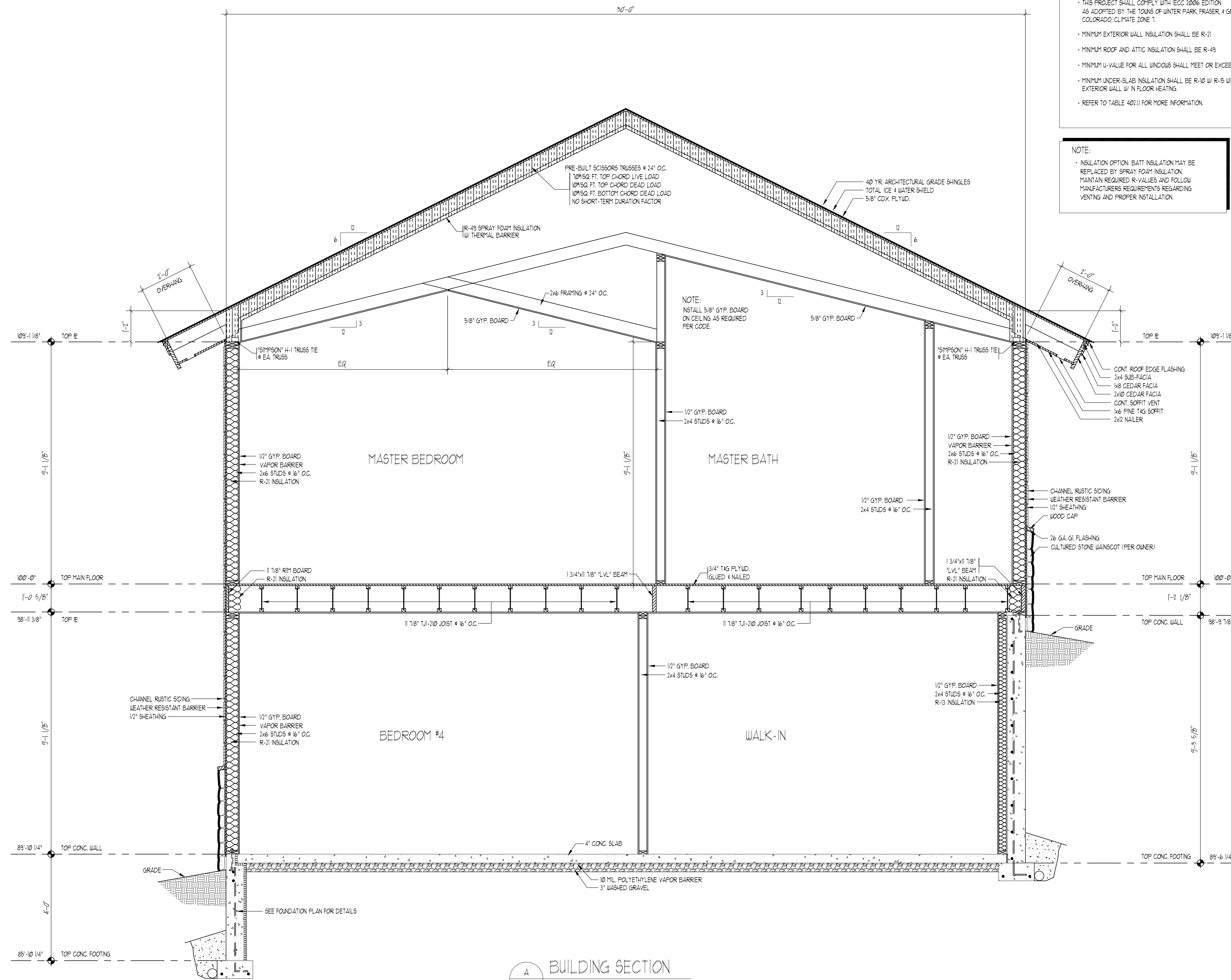
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A NEW RESIDENCE FOR
PHILIP WOOD
FILING 3, LOT 29
GRANBY RANCH
GRAND COUNTY, COLORADO

SHEET
A3.4

CHANGES FROM THE PLANS OR SPECIFICATION MADE WITHOUT CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ANY AND ALL CONSEQUENCES RESULTING FROM SUCH CHANGES.



NOTE:

- THIS PROJECT SHALL COMPLY WITH IBCG 2006 EDITION AS ADOPTED BY THE TOWNS OF WINTER PARK, FRASER, & GRANBY, COLORADO, CLIMATE ZONE 1.
- MINIMUM EXTERIOR WALL INSULATION SHALL BE R-21
- MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49
- MINIMUM U-VALUE FOR ALL WINDOWS SHALL MEET OR EXCEED U-VALUE 0.35
- MINIMUM UNDER-SLAB INSULATION SHALL BE R-10 W/ R-5 WITHIN 4'-0" OF EXTERIOR WALL W/ IN FLOOR HEATING.
- REFER TO TABLE 402.11 FOR MORE INFORMATION.

NOTE:

- INSULATION OPTION: BATT INSULATION MAY BE REPLACED BY SPRAY FOAM INSULATION. MAINTAIN REQUIRED R-VALUES AND FOLLOW MANUFACTURERS REQUIREMENTS REGARDING VENTING AND PROPER INSTALLATION.

NOTE:
INSTALL 5/8" GYP. BOARD ON CEILING AS REQUIRED PER CODE.

BUILDING SECTION
A
A3.5
1/2" = 1'-0"

NOTE:

- THIS PROJECT SHALL COMPLY WITH IBCG 2006 EDITION AS ADOPTED BY THE TOWNS OF WINTER PARK, FRASER, & GRANBY, COLORADO, CLIMATE ZONE 1.
- MINIMUM EXTERIOR WALL INSULATION SHALL BE R-21
- MINIMUM ROOF AND ATTIC INSULATION SHALL BE R-49
- MINIMUM U-VALUE FOR ALL WINDOWS SHALL MEET OR EXCEED U-VALUE 0.35
- MINIMUM UNDER-SLAB INSULATION SHALL BE R-10 W/ R-5 WITHIN 4'-0" OF EXTERIOR WALL W/ IN FLOOR HEATING.
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NOTE:

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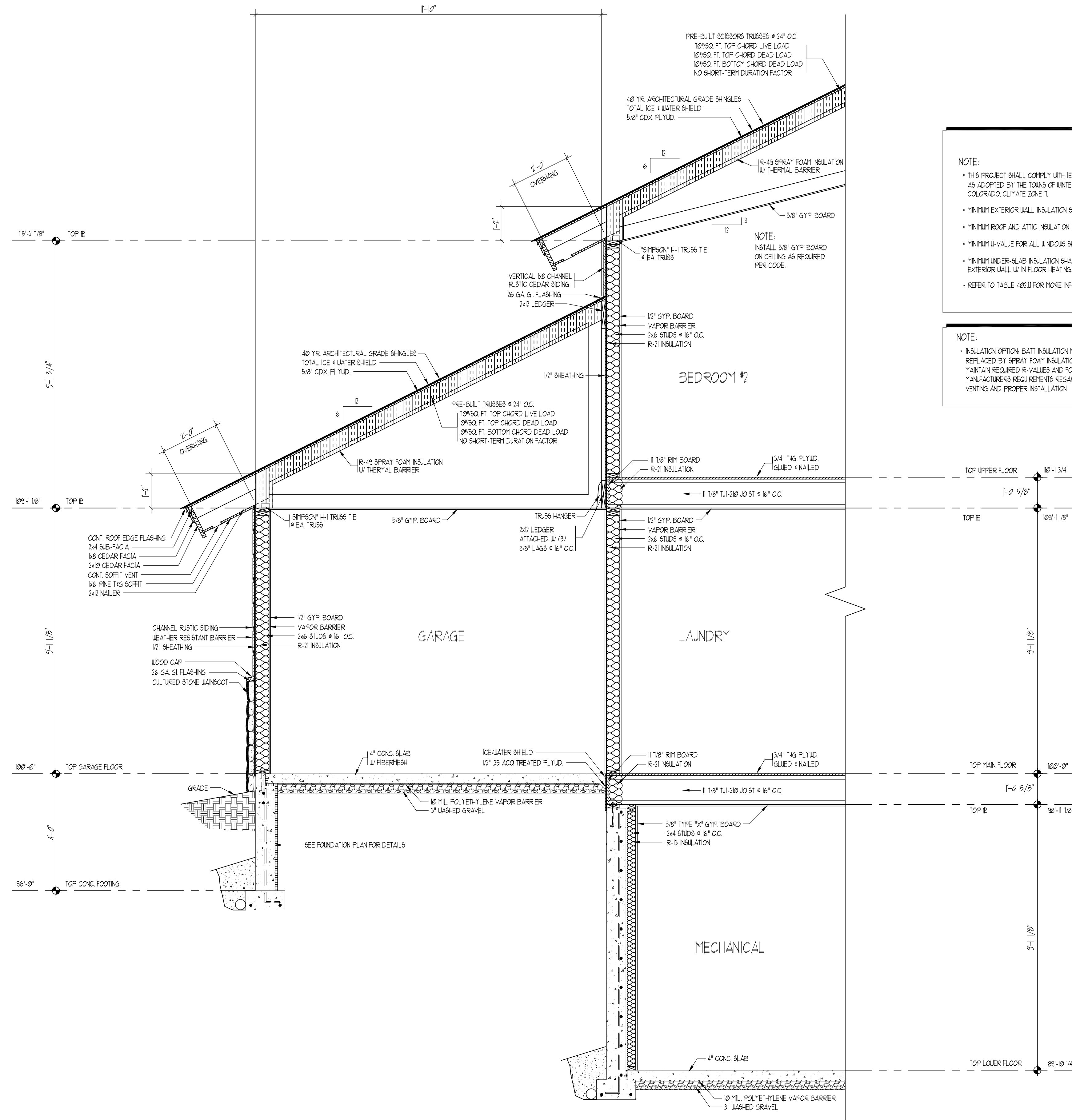
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GRANBY RANCH
GRAND COUNTY, COLORADO**

SHEET
A3.5

SEAL

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NOTE:
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 • MINIMUM U-VALUE FOR ALL WINDOWS SHALL MEET OR EXCEED U-VALUE 0.35
 • MINIMUM UNDER-SLAB INSULATION SHALL BE R-10 W/ R-5 WITHIN 4'-0" OF EXTERIOR WALL W/ IN FLOOR HEATING.
 • REFER TO TABLE 402.1.1 FOR MORE INFORMATION.

NOTE:
 • INSULATION OPTION: BATT INSULATION MAY BE REPLACED BY SPRAY FOAM INSULATION. MAINTAIN REQUIRED R-VALUES AND FOLLOW MANUFACTURERS REQUIREMENTS REGARDING VENTING AND PROPER INSTALLATION.

A BUILDING SECTION
 A3.6 1/2" = 1'-0"

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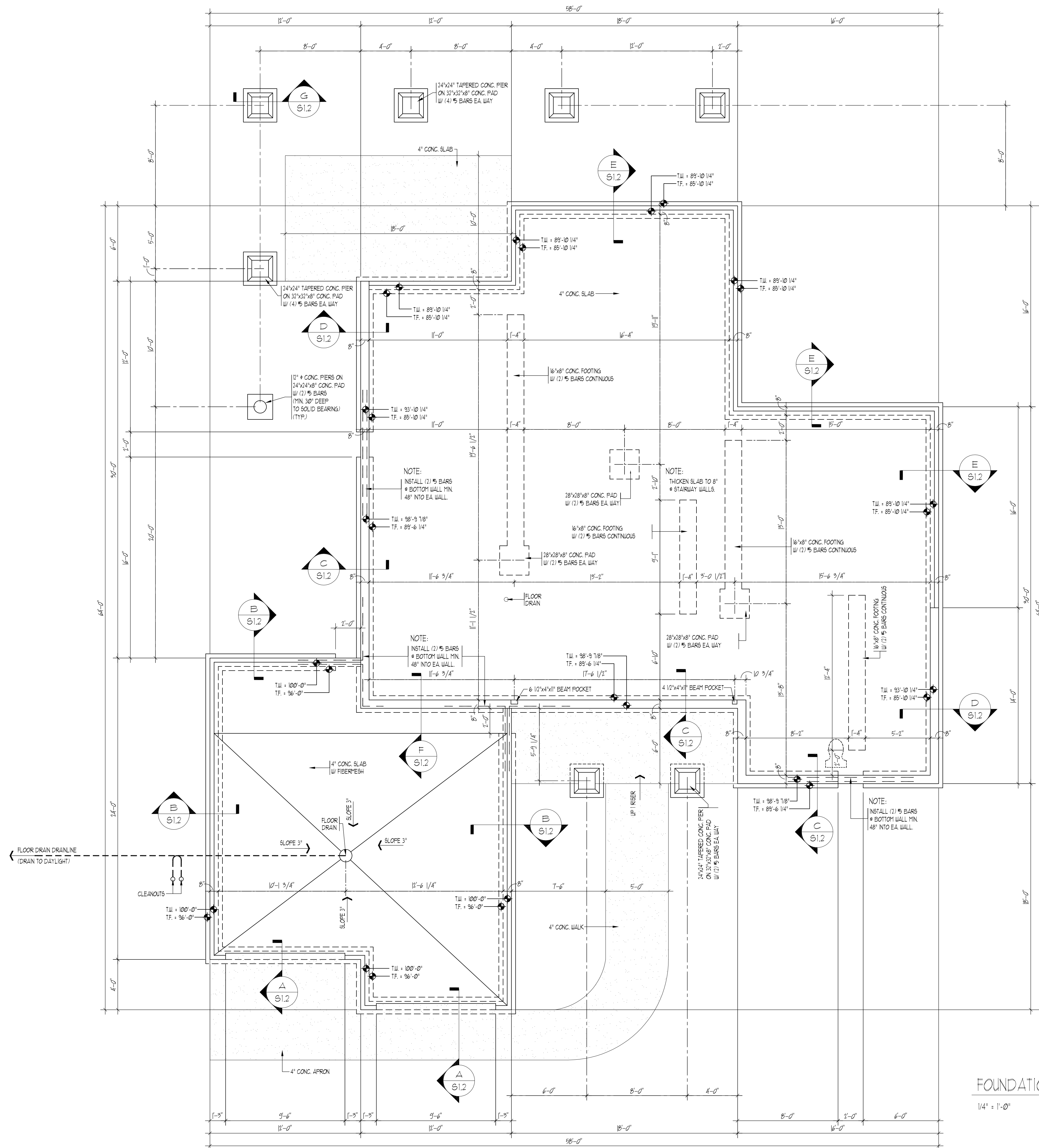
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A NEW RESIDENCE FOR
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 GRANBY RANCH
 GRAND COUNTY, COLORADO

SHEET
A3.6

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NOTE:
CONCRETE SLABS:
 A) EXTERIOR CONC. SLABS ON GRADE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.
 B) EXTERIOR CONC. SLABS SHALL HAVE CONSTRUCTION JOINTS (OR SAW CUTS-MIN. 1" DEEP) PER 100 SQ. FT. OR LESS.
 C) INTERIOR CONC. SLABS SHALL HAVE CONSTRUCTION JOINTS (OR SAW CUTS-MIN. 1" DEEP) PER 100 SQ. FT. OR LESS.

NOTE:
 ADJUST FOUNDATION AND/OR FOOTING STEPS AS JOBSITE CONDITIONS REQUIRE.

NOTE:
 ALL REQUIRED REBAR # FOUNDATION WALL STEPS TO EXTEND INTO ADJOINING WALLS 48" MINIMUM.

NOTE:
 • CALL BEFORE YOU DIG!!
 CALL BEFORE YOU BUILD!!
 CONTACT THE UTILITY NOTIFICATION CENTER AT LEAST TWO DAYS BEFORE YOU PLAN TO DIG, GRADE, OR BUILD
 • 1-800-921-3811 FOR CENTURYLINK, XCEL ENERGY, COMCAST, AND MOUNTAIN PARKS ELECTRIC.

NOTE:
 • IT IS RECOMMENDED NOT TO BACK FILL AGAINST BASEMENT OR RETAINING WALLS UNTIL SUPPORTING SLABS AND FRAMING ARE IN PLACE & SECURELY ANCHORED.

LEGEND:
 TW = TOP CONC. WALL
 TF = TOP CONC. FOOTING
 TS = TOP CONC. SLAB
 TD = TOP DRAIN
 SIM = SIMILAR

GENERAL NOTES:

- 1) MINIMUM TOTAL LOAD SOIL BEARING PRESSURE USED IN DESIGN IS 3000 PSF.
- 2) ALL CONCRETE SHALL BE MADE WITH STONE AGGREGATE AND SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
- 3) ALL REINFORCING BARS SHALL BE GRADE 40 OR BETTER.
- 4) LIVE LOAD ROOF DESIGN VALUE = 10PSF.
- 5) INSTALL PERIMETER FOUNDATION DRAIN (DRAIN TO DAYLIGHT). USE RIGID DRAIN PIPE. (DO NOT USE FLEXIBLE DRAIN PIPE).

NOTE:
 WHERE OPENINGS ARE PROVIDED AS A MEANS OF ESCAPE AND RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES. ESCAPE AND RESCUE WINDOW OPENINGS WITH A FINISHED SILL HEIGHT BELOW THE ADJACENT GROUND ELEVATION SHALL BE PROVIDED WITH AN APPROVED WINDOW WELL.

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

SEAL

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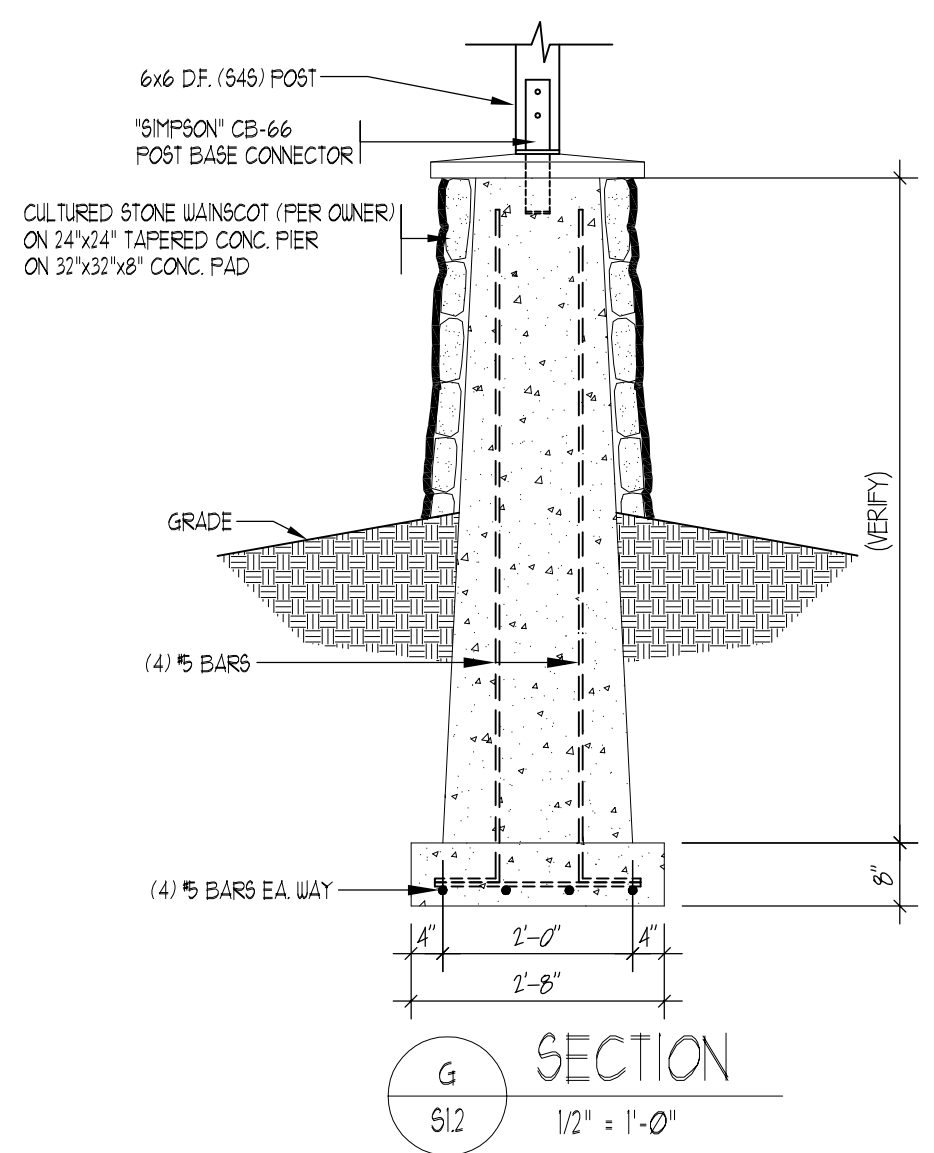
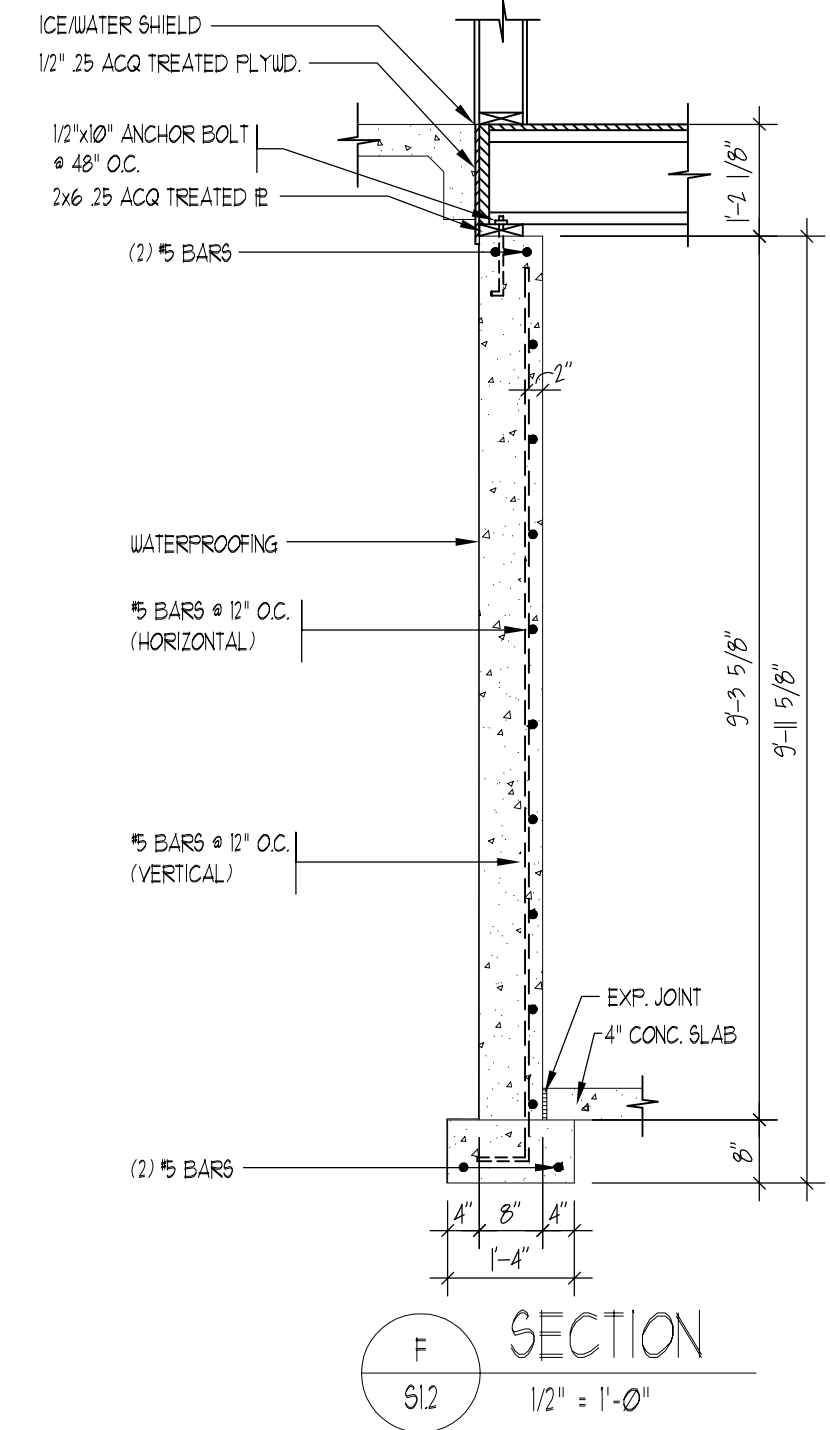
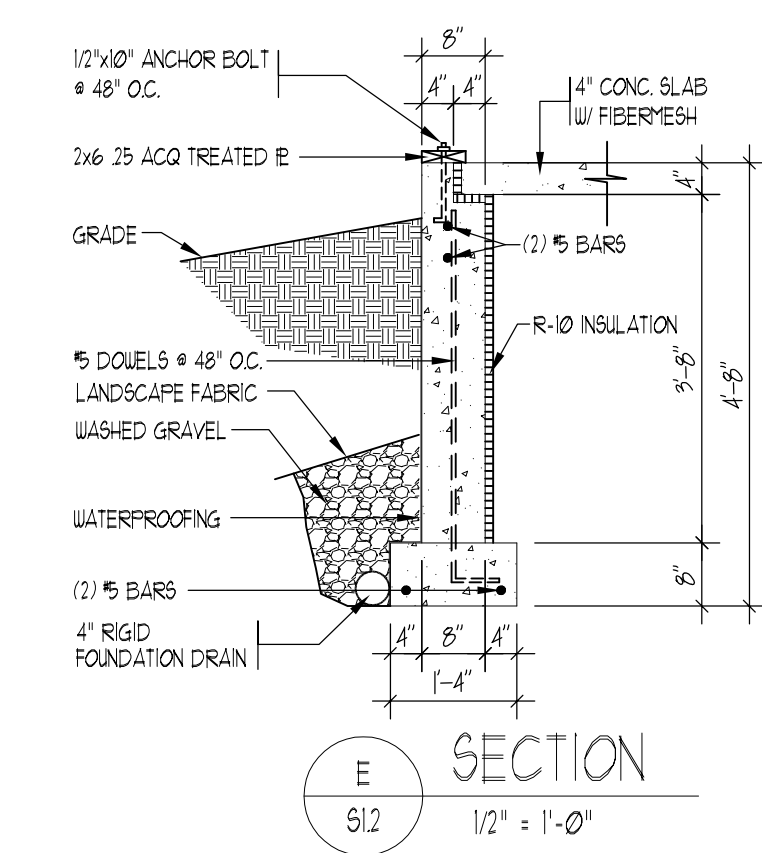
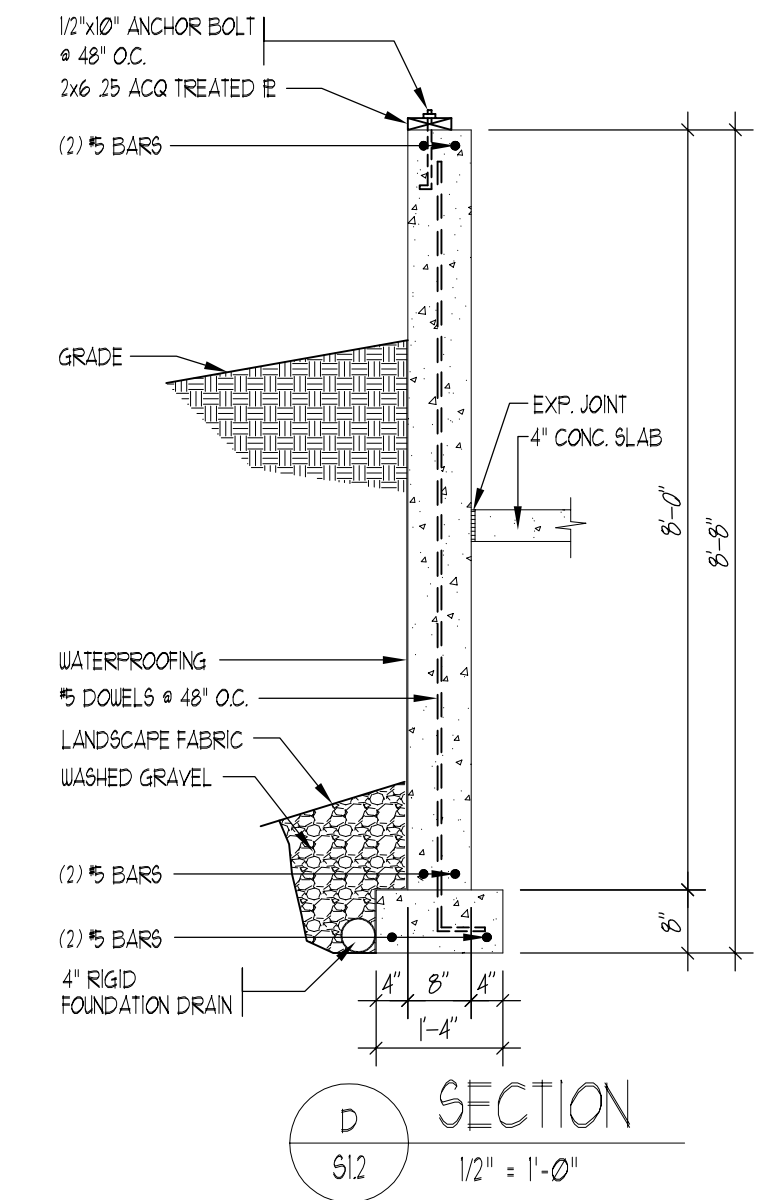
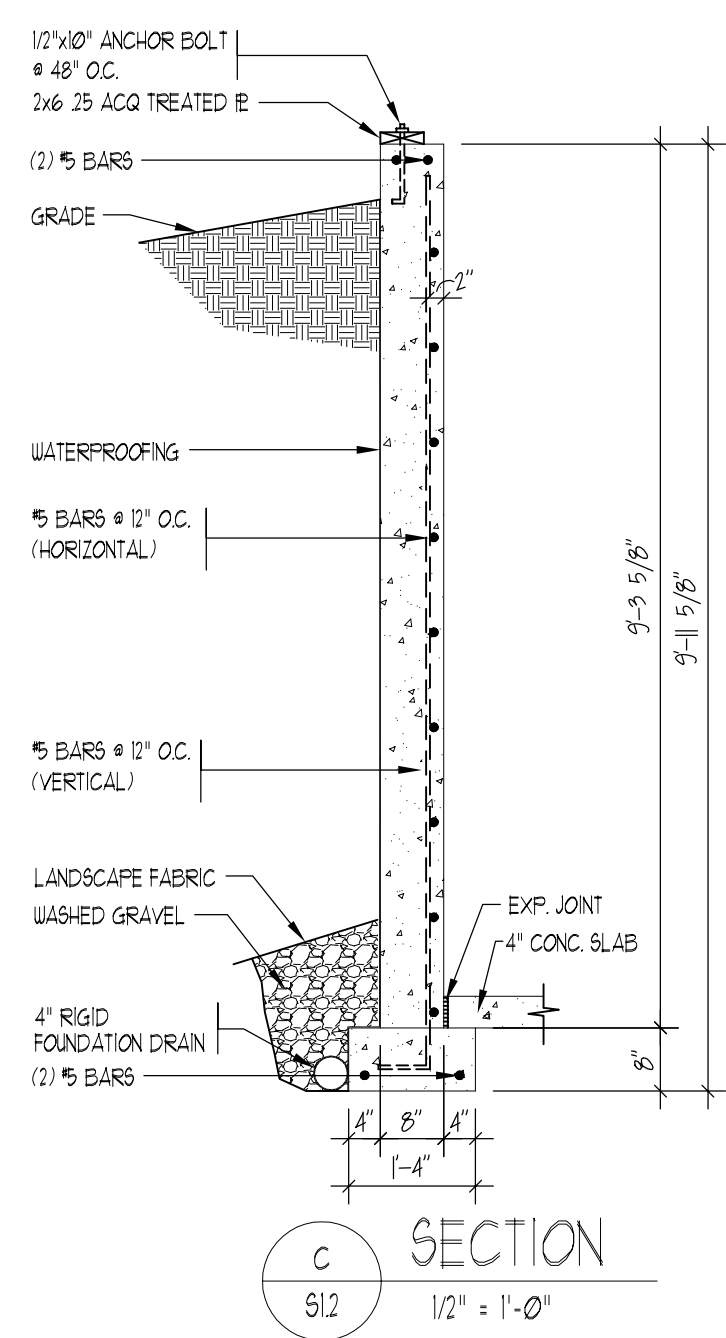
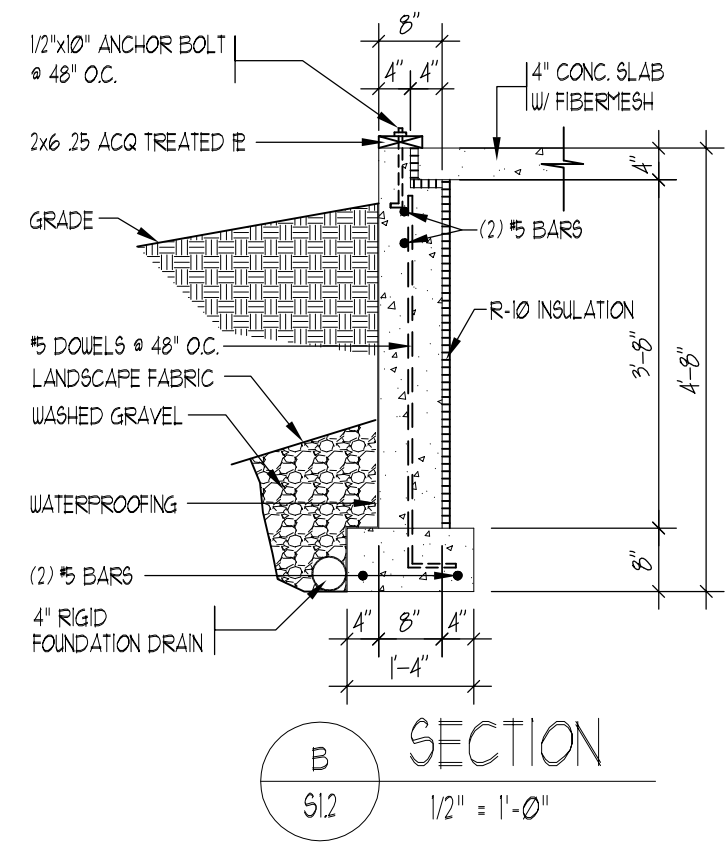
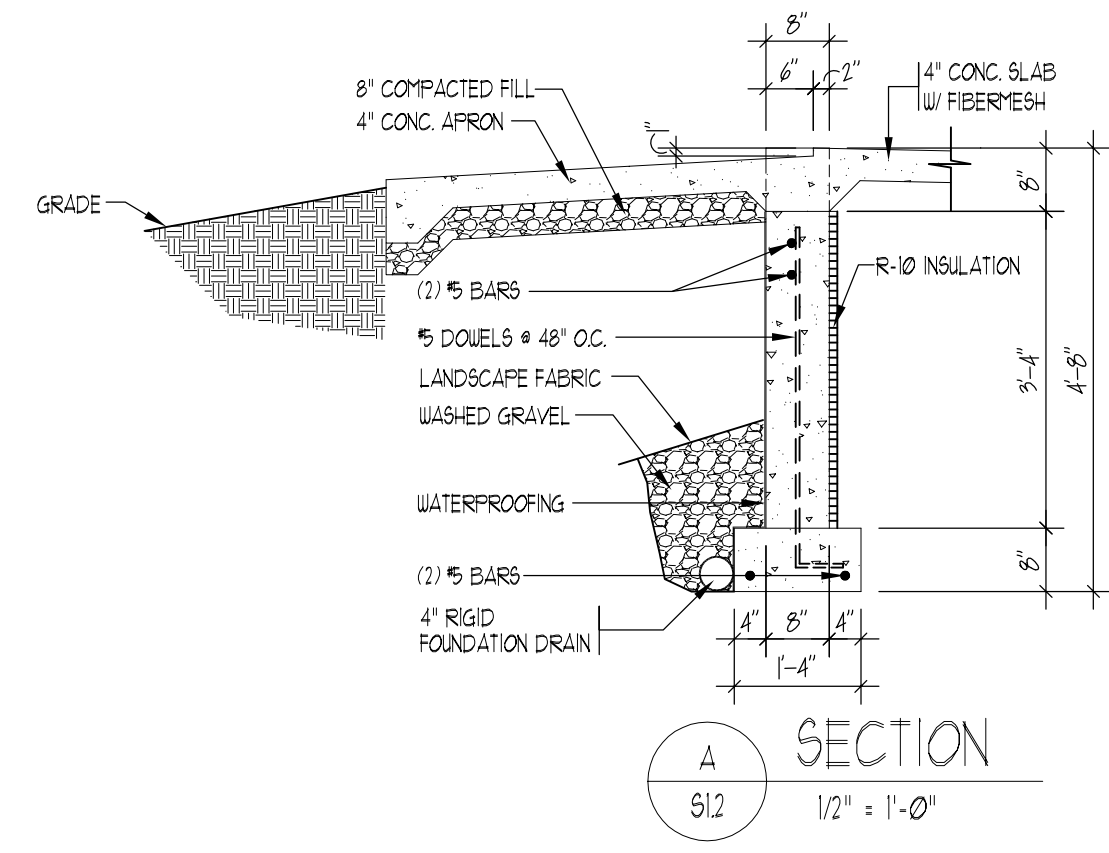
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S1.1

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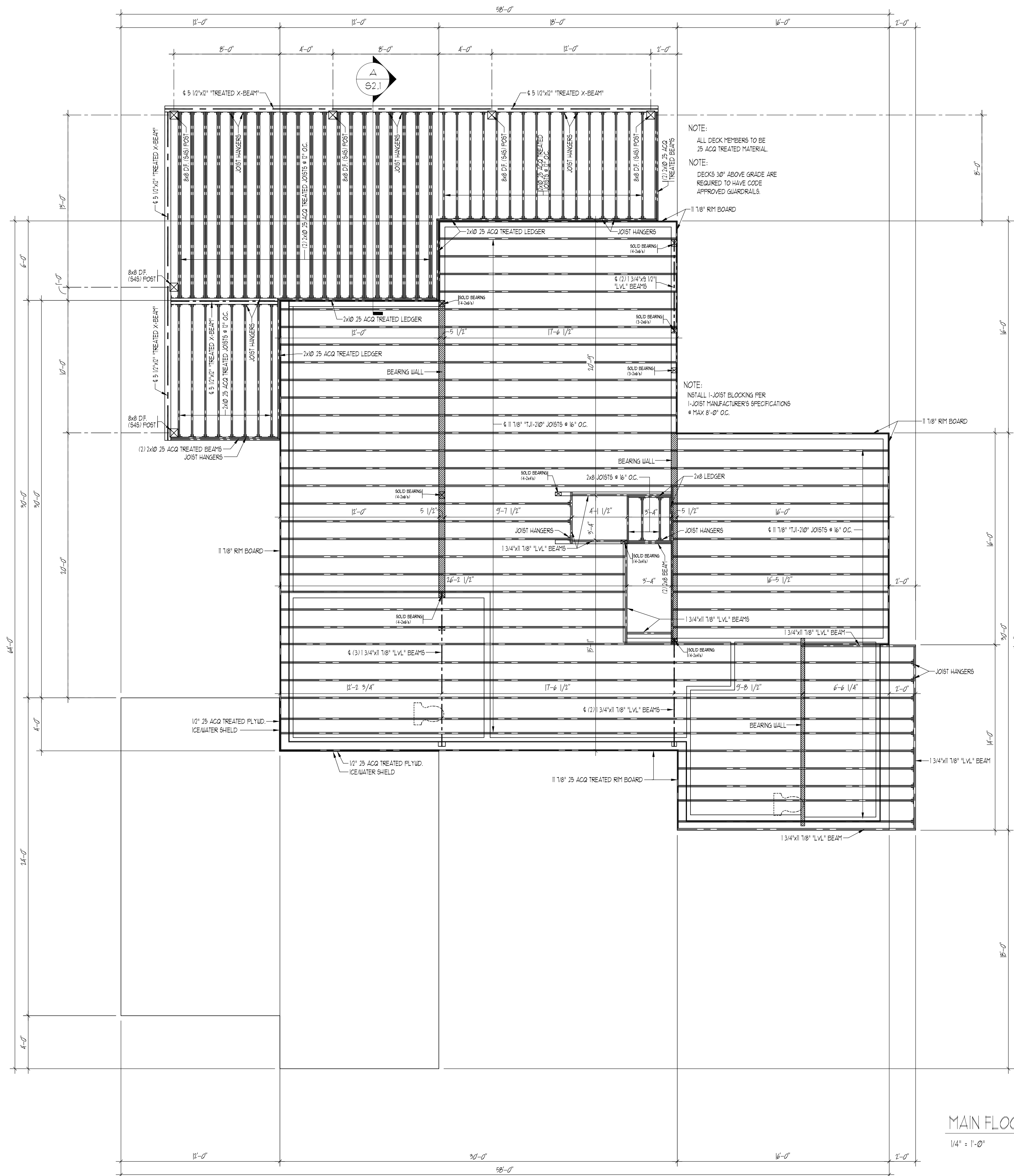
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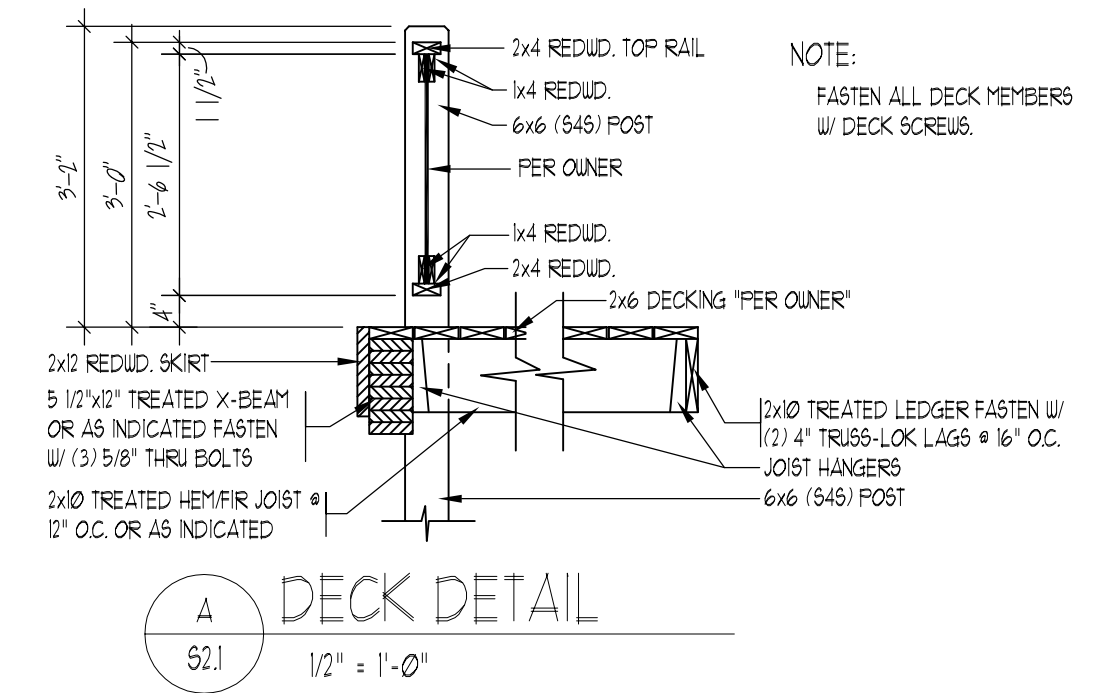
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MAIN FLOOR FRAMING PLAN
1/4" = 1'-0"



NOTE:
INSTALL I-JOISTS AND BLOCKING PER I-JOIST MANUFACTURER'S SPECIFICATIONS.
ALL MANUFACTURED FLOOR JOISTS (I.E. GFI/JJI) ARE ACCEPTABLE UPON LOAD VERIFICATION BY MANUFACTURER.
DO NOT CUT OR ALTER MANUFACTURED FLOOR JOISTS WITH-OUT PRIOR APPROVAL FROM ARCHITECT OR MANUFACTURER.

NOTE:
ALL DECK MEMBERS WITH-IN 18" OF GRADE TO BE 2S ACQ TREATED MATERIAL.

NOTE:
GENERAL CONTRACTOR/FRAMING CONTRACTOR TO VERIFY FLOORING REQUIREMENTS THROUGH FLOOR SYSTEM W/ FLOORING CONTRACTOR.
FLOOR JOISTS CAN BE MOVED UP TO 3" TO AVOID PLUMBING.

HEADER SCHEDULE: (MINIMUM REQUIREMENTS)
 • WINDOW & DOOR OPENINGS UP TO 4'-0" WIDE:
USE MINIMUM (1) 1 3/4"x3 1/2" LVL" w/ (1) TRIMMERS OR MINIMUM (2) 2"x6" w/ (1) TRIMMER.
 • WINDOW & DOOR OPENINGS UP TO 1'-0" WIDE:
USE MINIMUM (2) 1 3/4"x3 1/2" LVL" w/ (2) TRIMMERS.
 • WINDOW & DOOR OPENINGS 1'-0" AND WIDER:
AS INDICATED.
 • GARAGE DOOR HEADERS:
USE MINIMUM (3) 1 3/4"x11 1/8" LVL" BEAMS w/ (2) TRIMMERS OR AS INDICATED.

SEAL

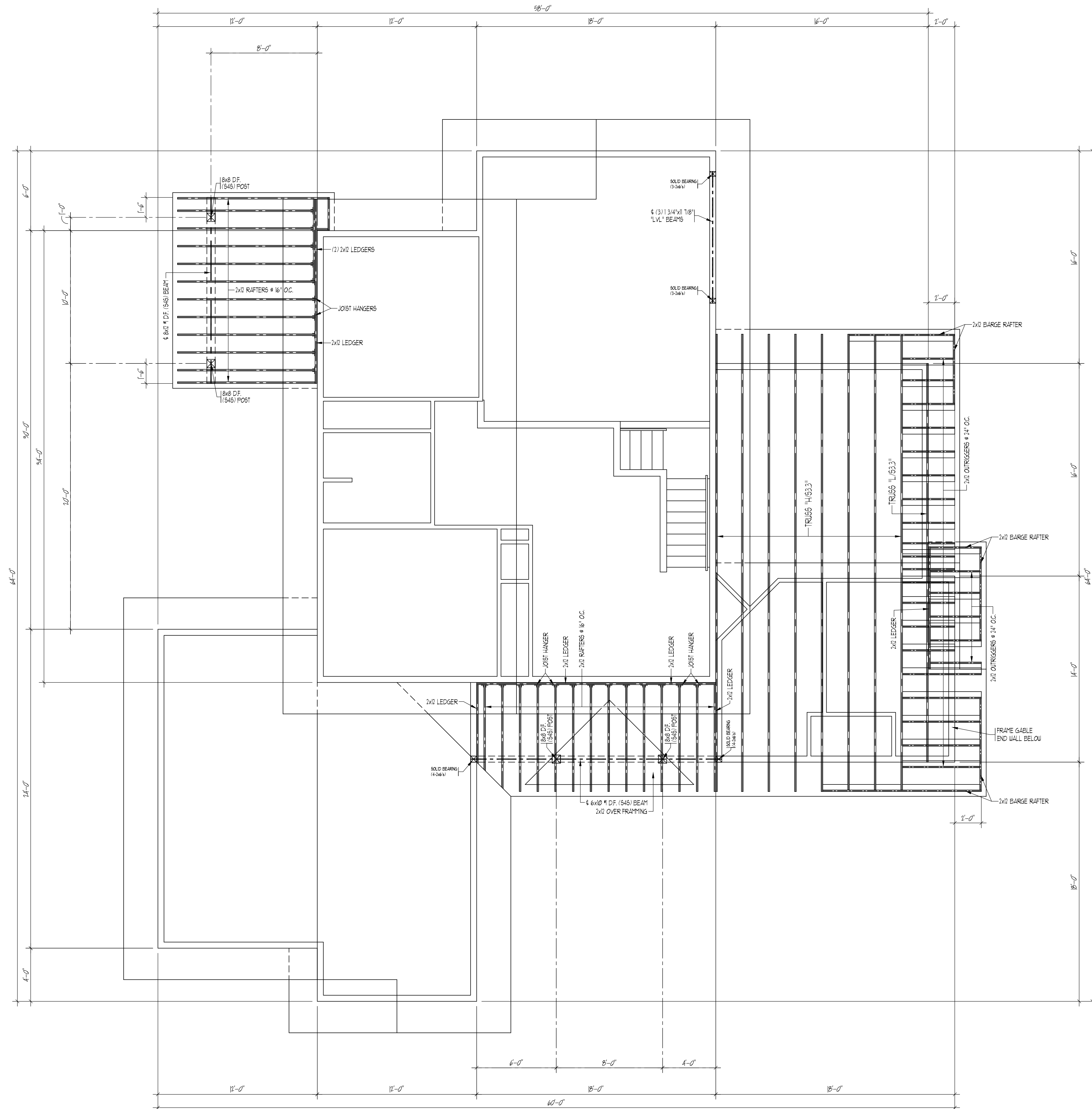
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ROOF FRAMING PLAN

1/4" = 1'-0"

NOTE:

- TRUSS MANUFACTURER AND CONTRACTOR TO VERIFY ALL QUANTITIES AND DETAILS.
- TRUSS MANUFACTURER AND/OR CONTRACTOR TO PROVIDE ARCHITECT WITH TRUSS DESIGN DOCUMENTATION.
- DO NOT ALTER ANY TRUSS IN ANY WAY W/O PRIOR APPROVAL OF TRUSS MANUFACTURER.
- TRIM TRUSS TAILS AS NEEDED PER JOBSITE CONDITIONS.
- INSTALL ATTIC ACCESS PER OWNER (27"x30" CODE MIN.).
- INSTALL 5/8" GYP. BOARD ON CEILING AS REQUIRED PER CODE W/ 24" O.C. FRAMING.

NOTE:

- INSTALL I-JOISTS AND BLOCKING PER I-JOIST MANUFACTURER'S SPECIFICATIONS.
- ALL MANUFACTURED JOISTS (I.E. GP(I/J)) ARE ACCEPTABLE UPON LOAD VERIFICATION BY MANUFACTURER.

NOTE:

- INSTALL ELECTRICAL OUTLETS IN SOFFITS @ ALL VALLEYS FOR FUTURE USE OF HEAT TAPE.

HEADER SCHEDULE: (MINIMUM REQUIREMENTS)

- WINDOW & DOOR OPENINGS UP TO 4'-0" WIDE: USE MINIMUM (1) 3/4"x3/8 1/2" L.V.L. W/ (1) TRIMMERS OR MINIMUM (2) 2x4x8 W/ (1) TRIMMER.
- WINDOW & DOOR OPENINGS UP TO 7'-0" WIDE: USE MINIMUM (2) 3/4"x3/8 1/2" L.V.L. W/ (2) TRIMMERS.
- WINDOW & DOOR OPENINGS 7'-0" AND WIDER: AS INDICATED.
- GARAGE DOOR HEADERS: USE MINIMUM (3) 3/4"x3/8 1/2" L.V.L. BEAMS W/ (2) TRIMMERS OR AS INDICATED.

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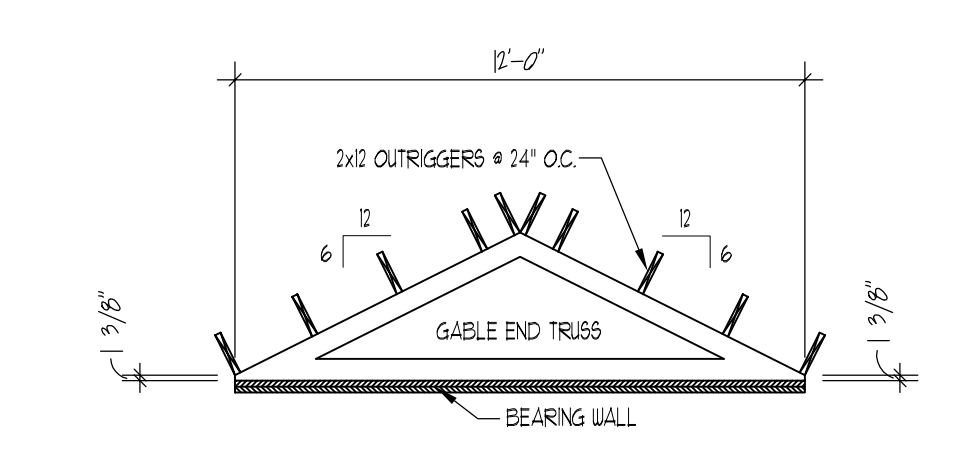
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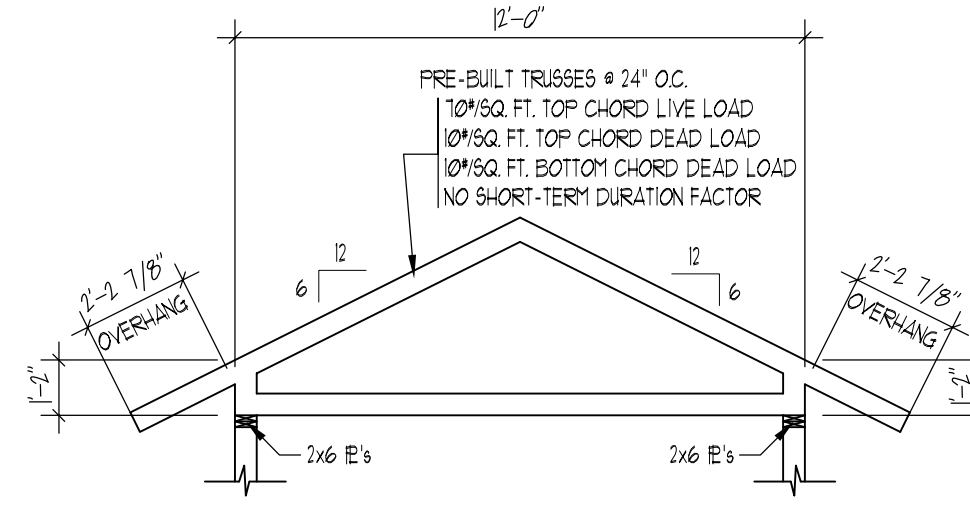
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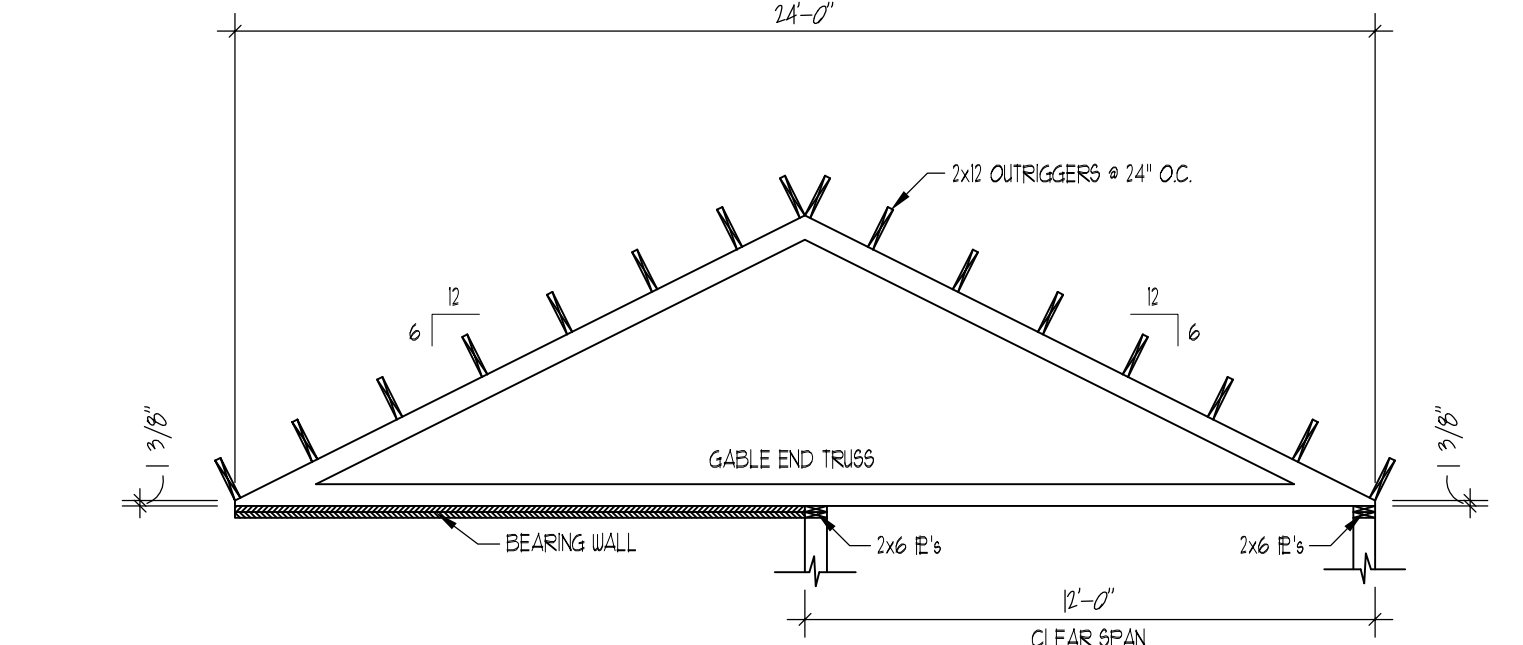
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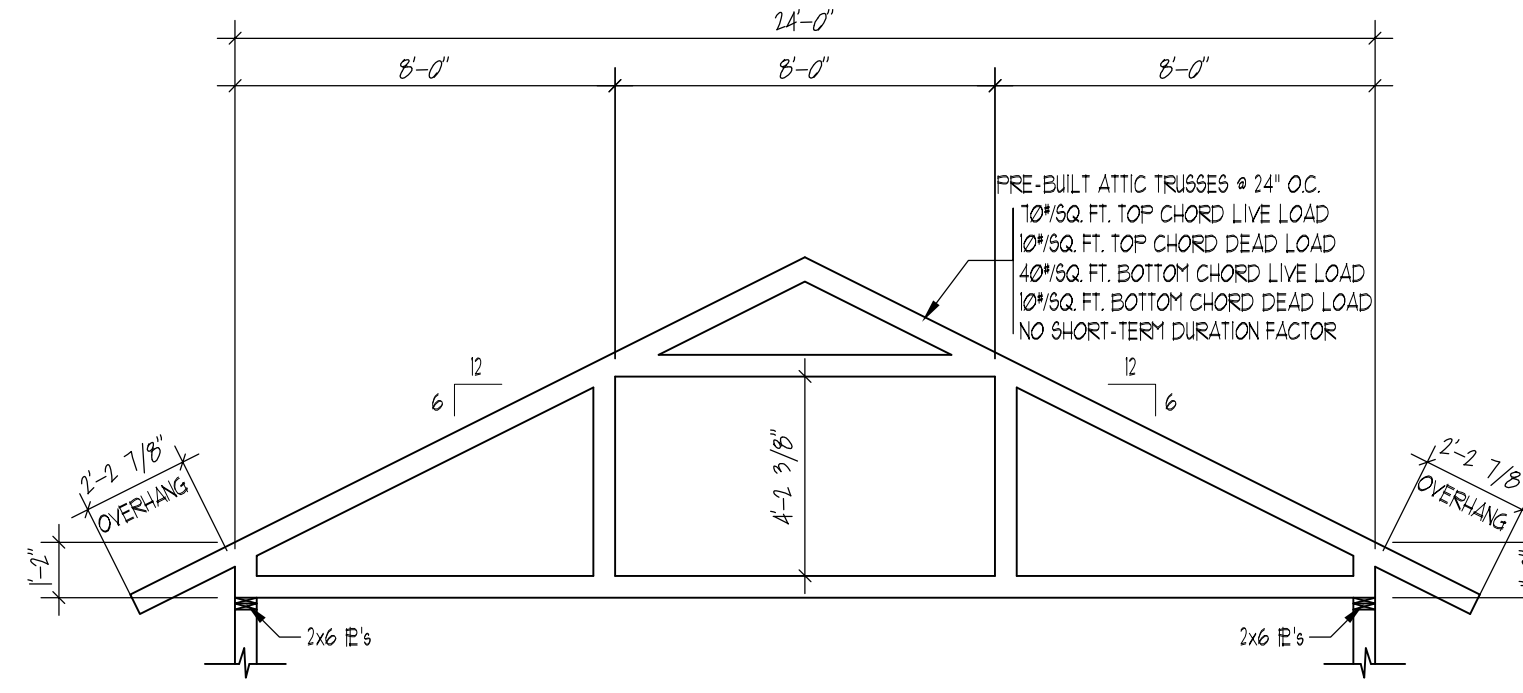
A TRUSS "A" QUANTITY (2)
 S33 1/4" = 1'-0"



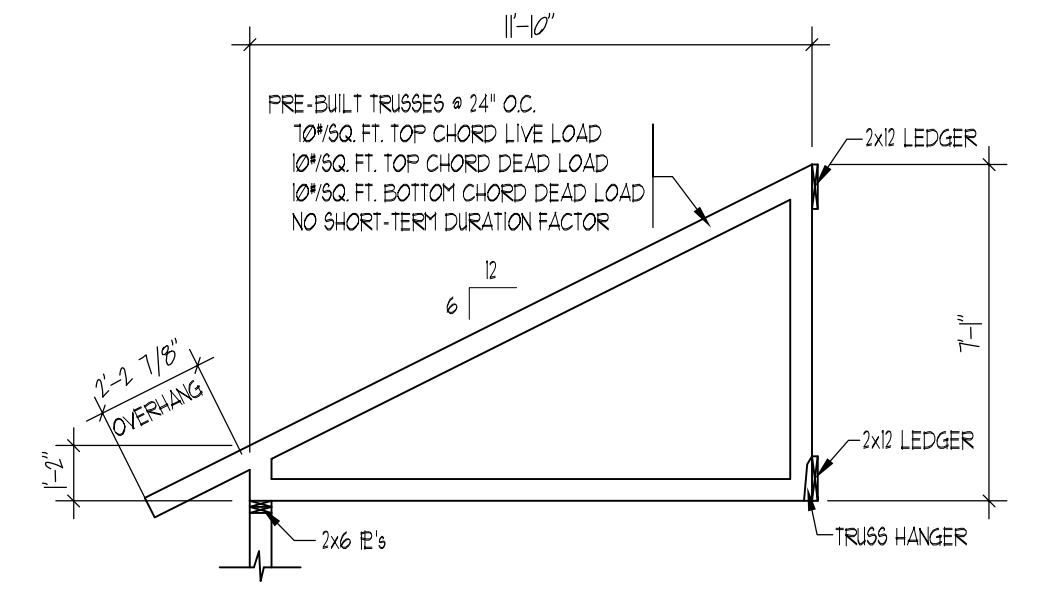
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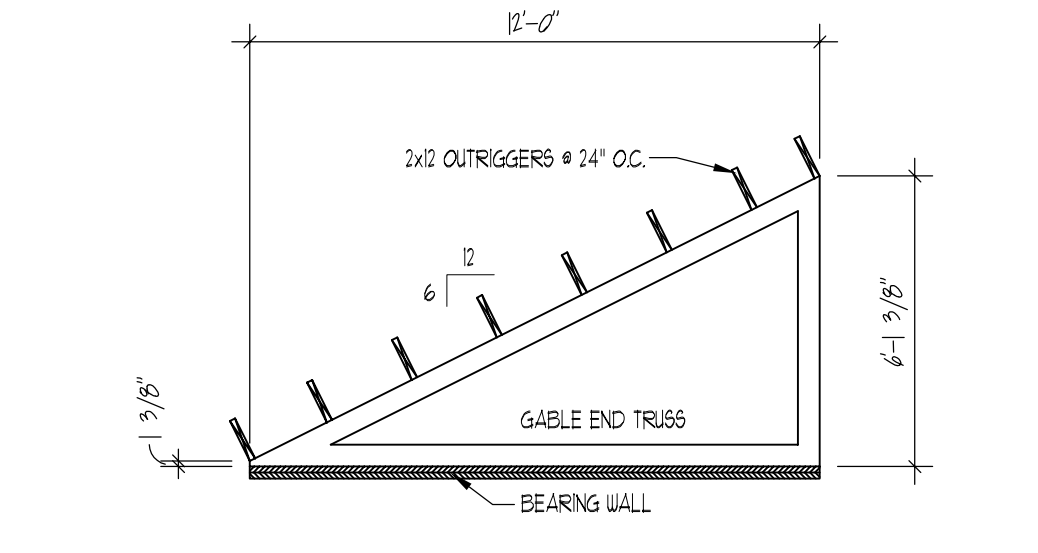
C TRUSS "C" QUANTITY (1)
 S33 1/4" = 1'-0"



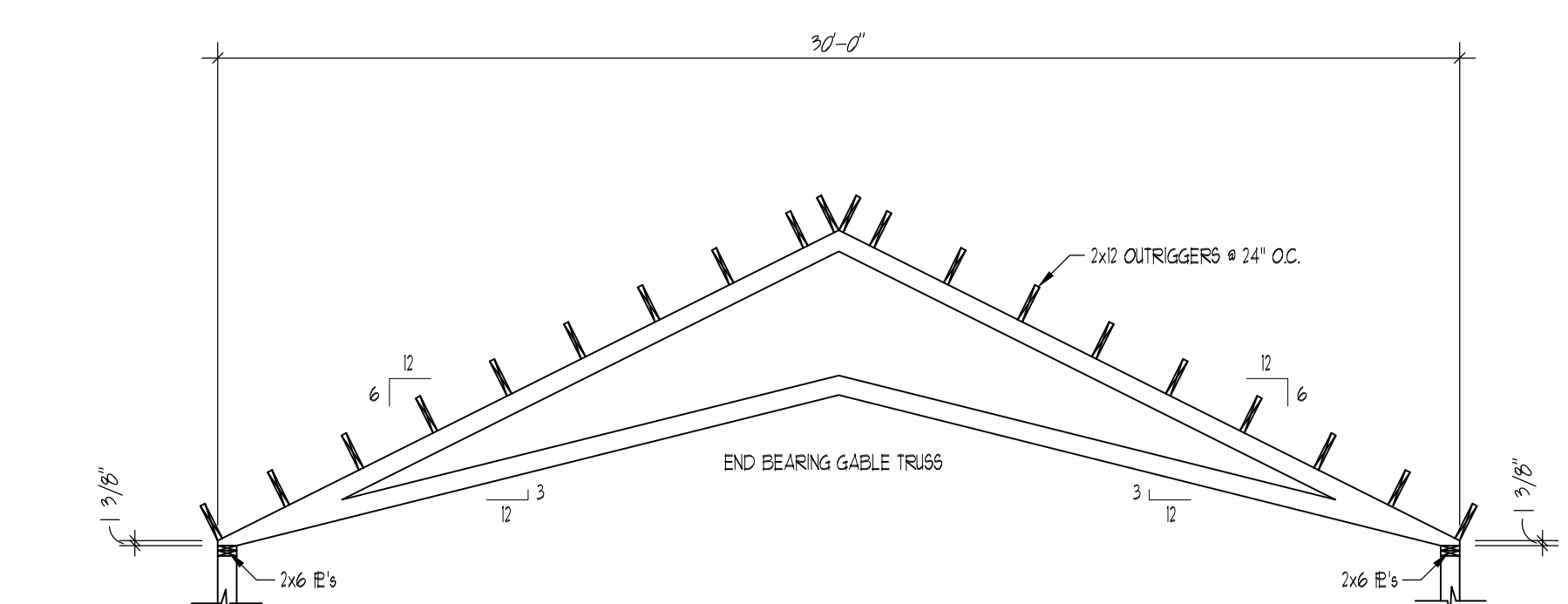
D TRUSS "D" QUANTITY (10)
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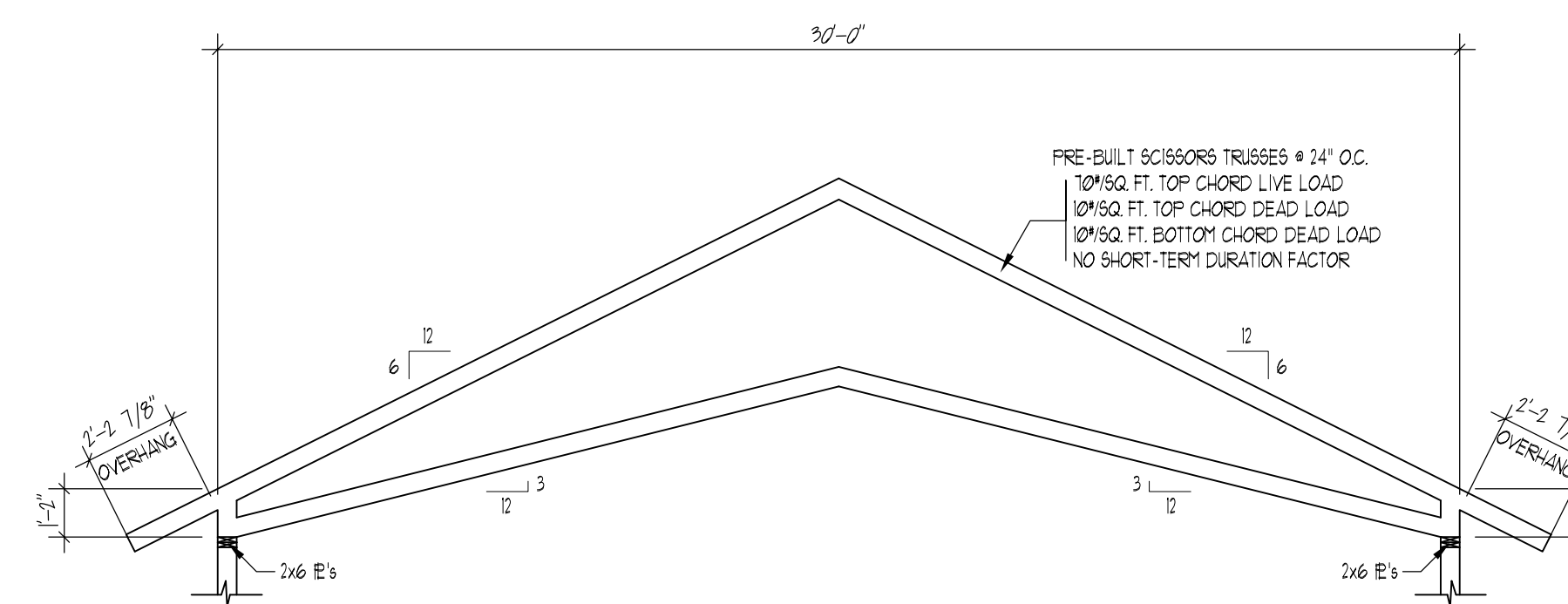
E TRUSS "E" QUANTITY (2)
 S33 1/4" = 1'-0"



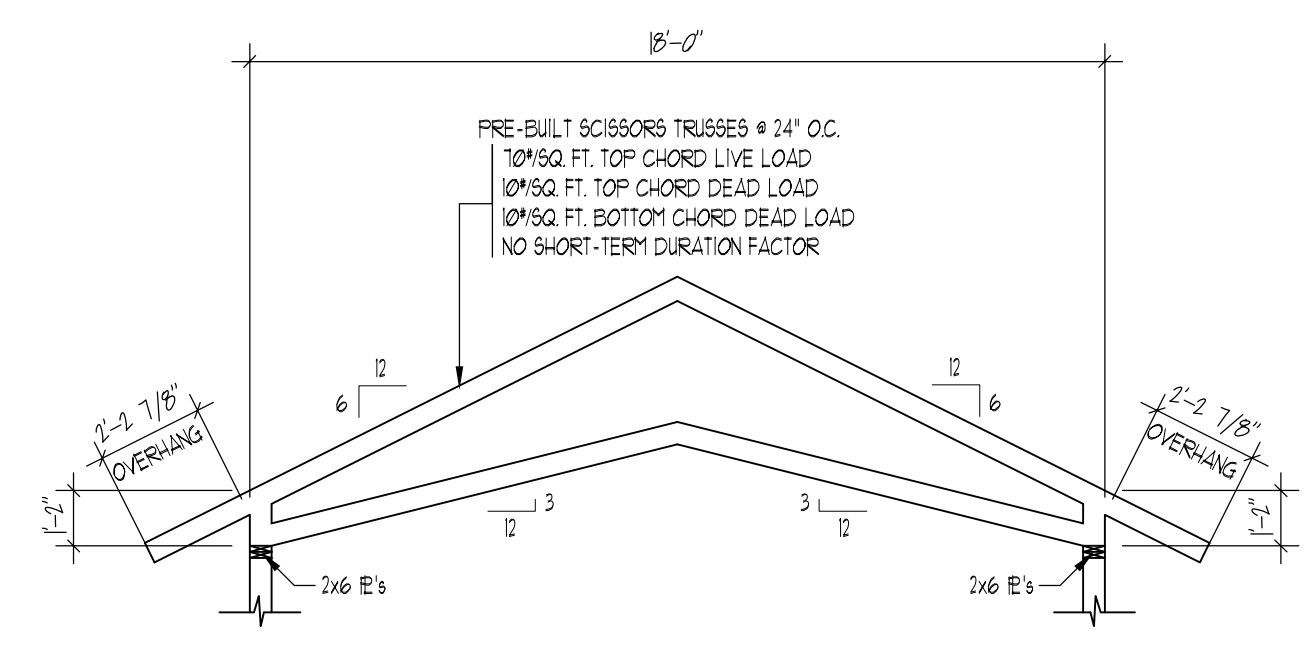
F TRUSS "F" QUANTITY (1)
 S33 1/4" = 1'-0"



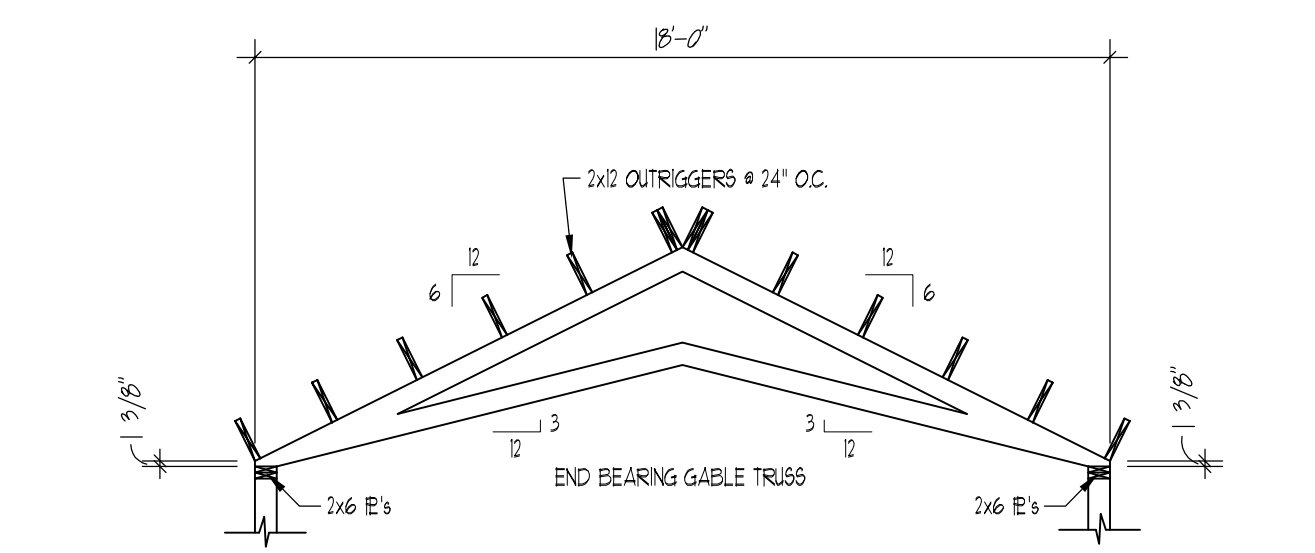
G TRUSS "G" QUANTITY (2)
 S33 1/4" = 1'-0"



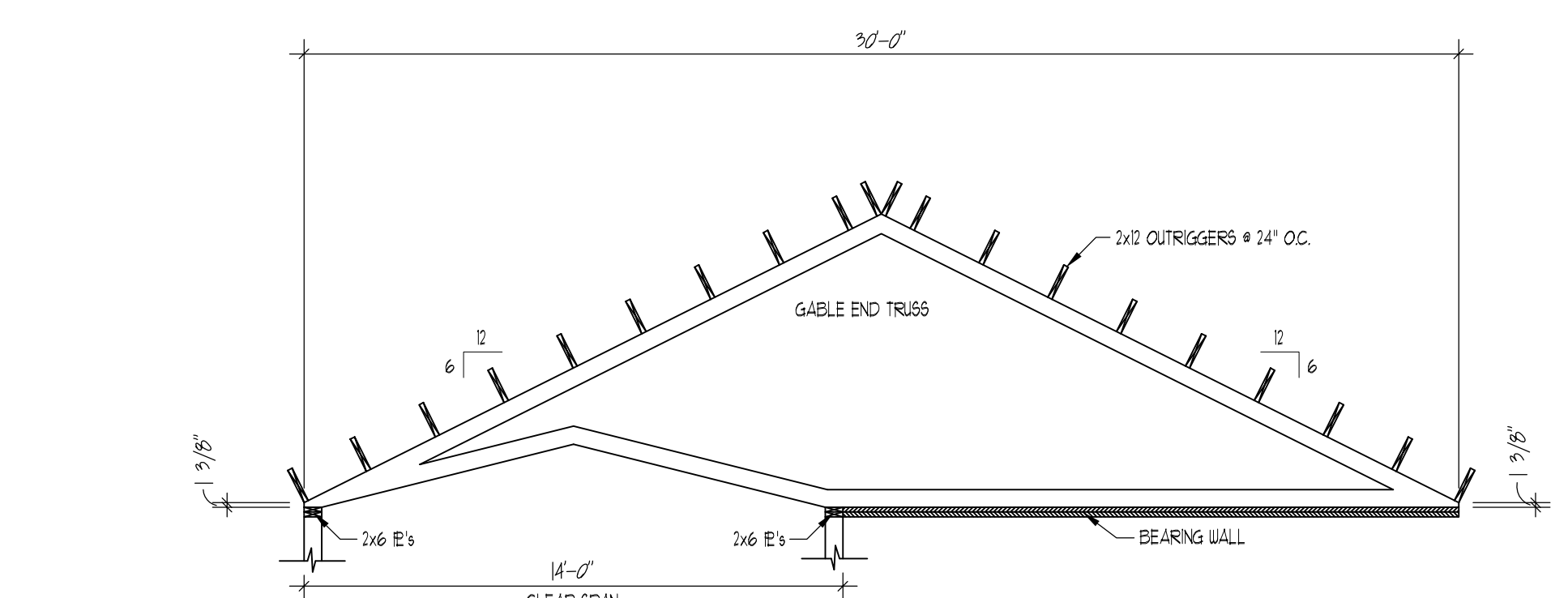
H TRUSS "H" QUANTITY (24)
 S33 1/4" = 1'-0"



J TRUSS "J" QUANTITY (3)
 S33 1/4" = 1'-0"



K TRUSS "K" QUANTITY (1)
 S33 1/4" = 1'-0"



L TRUSS "L" QUANTITY (1)
 S33 1/4" = 1'-0"

NOTE:

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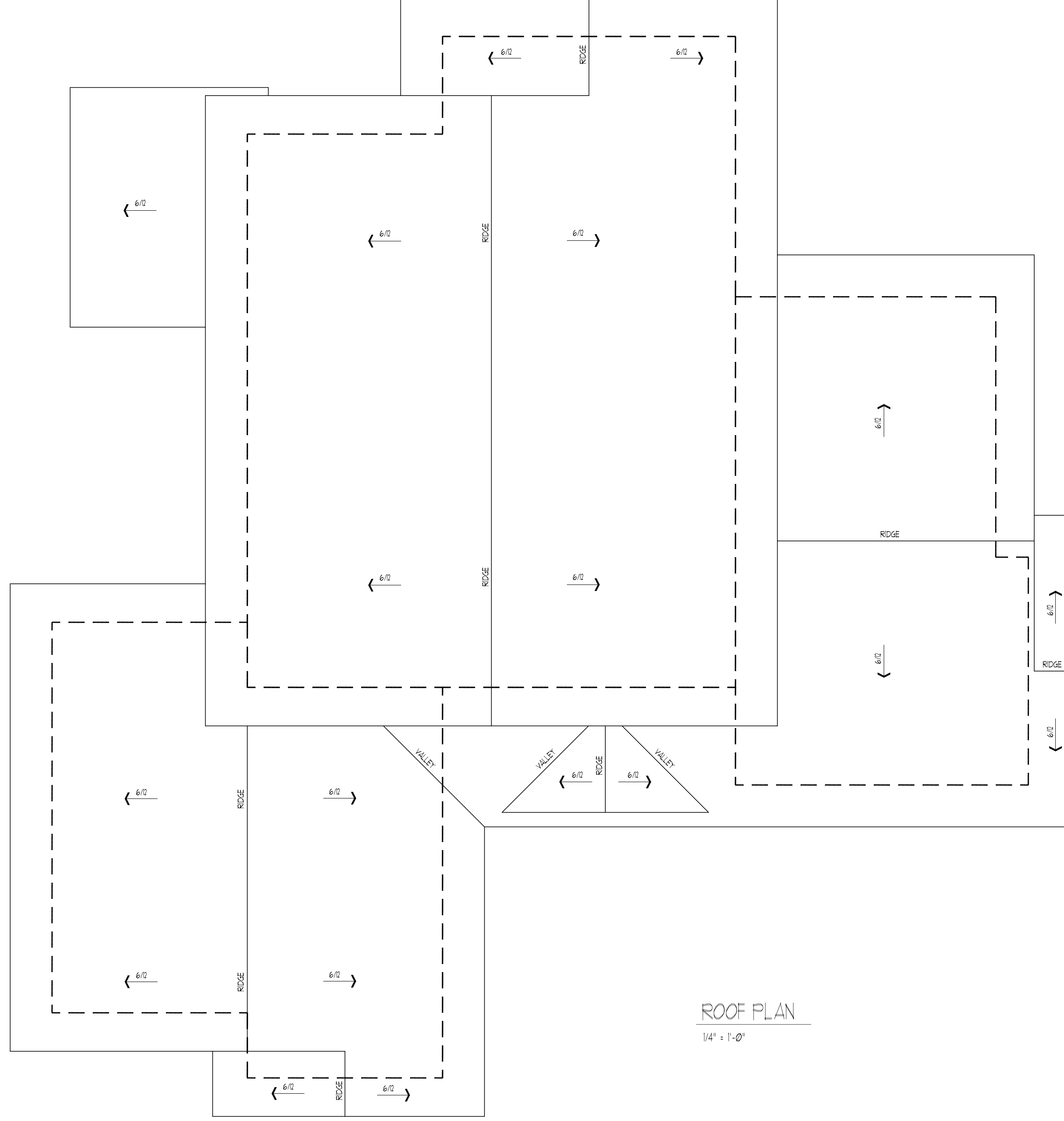
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S3.3



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