

ARCHITECT
(303) 838-2245

SUITE C-17
80433

STEVEN R. HARRISON
25797 CONIFER ROAD
CONIFER, COLORADO

DETACHED GARAGE

MCALLISTER RESIDENCE
8641 S. WARHAWK ROAD
CONIFER COLORADO

REVISIONS
2 SEPT. 2008

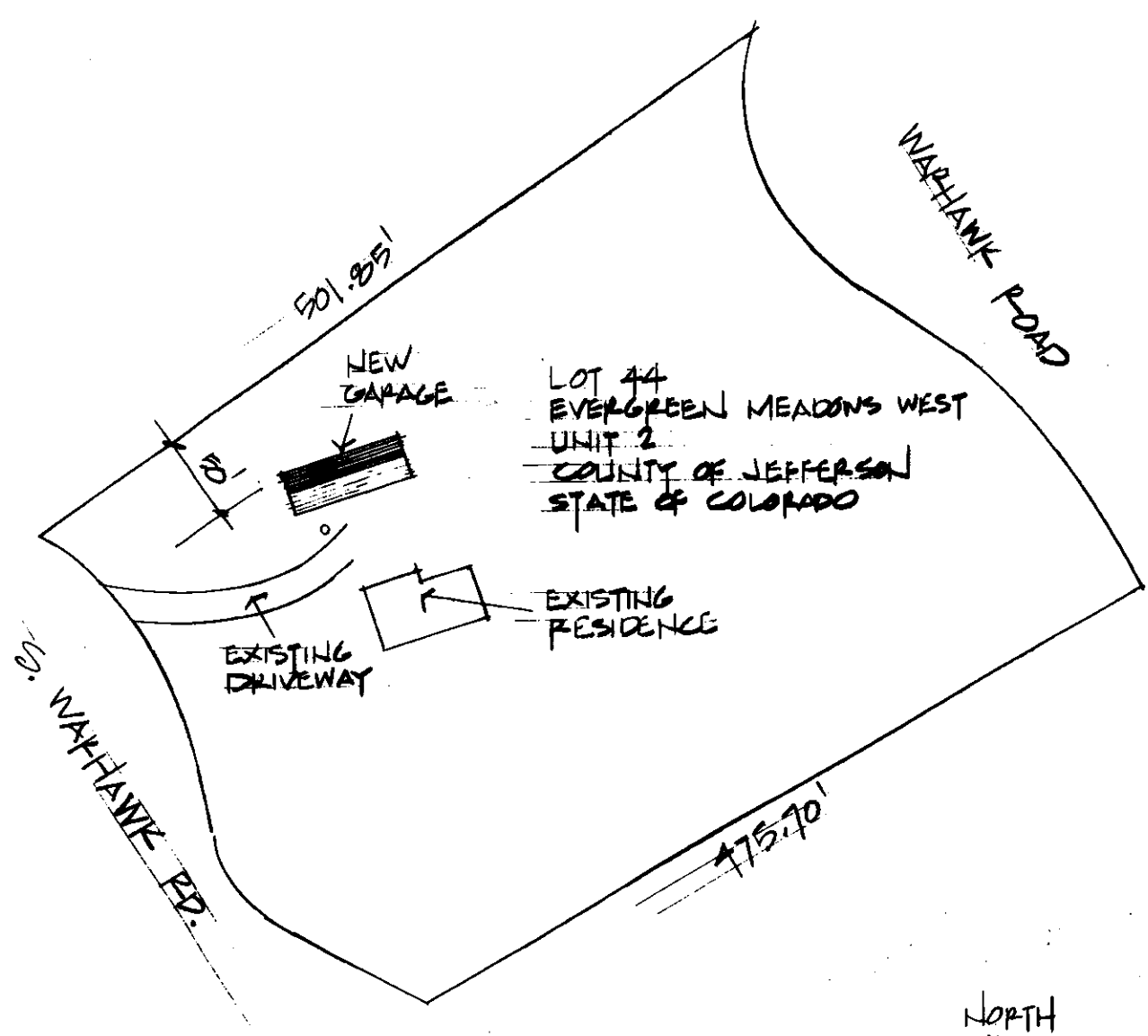
PROJECT NO.
71040

DATE
5 APRIL 2008

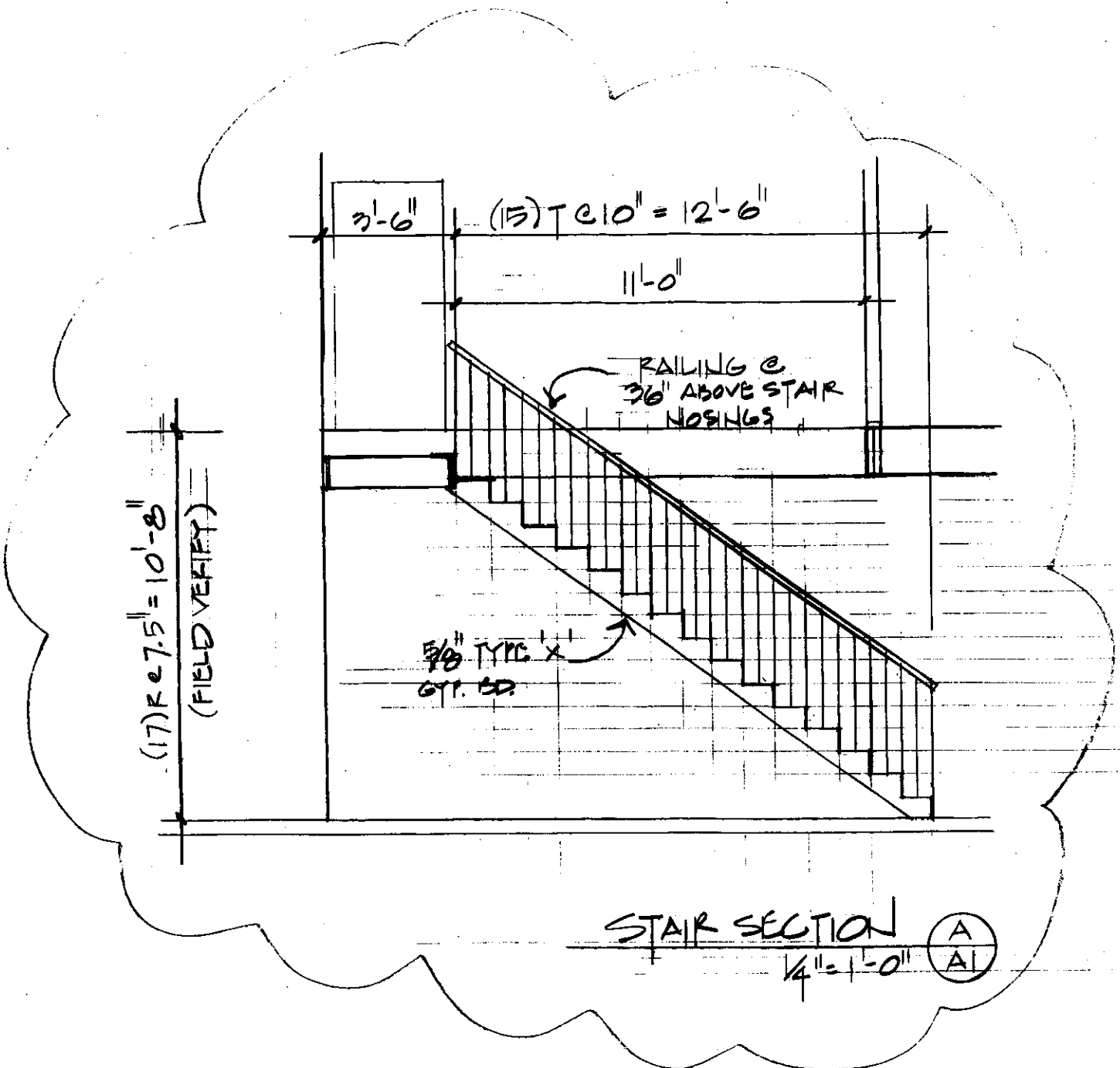
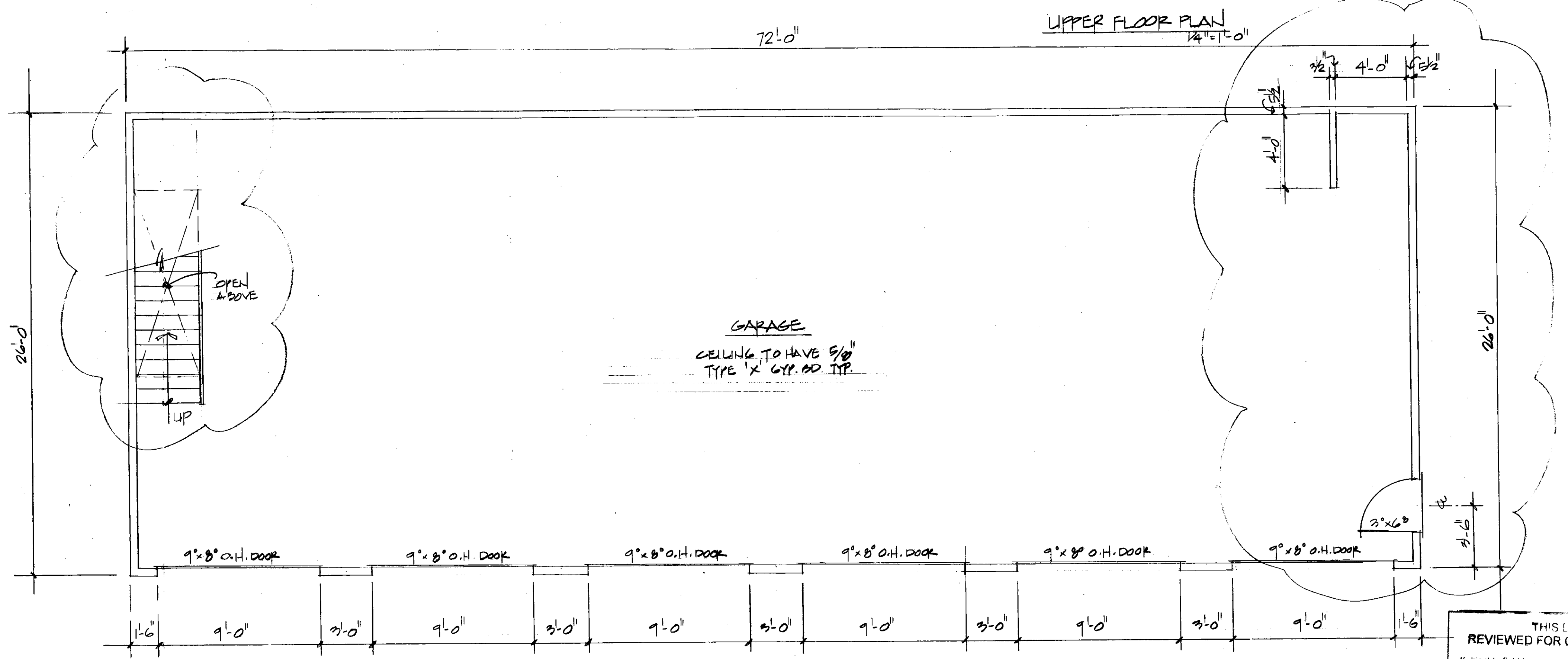
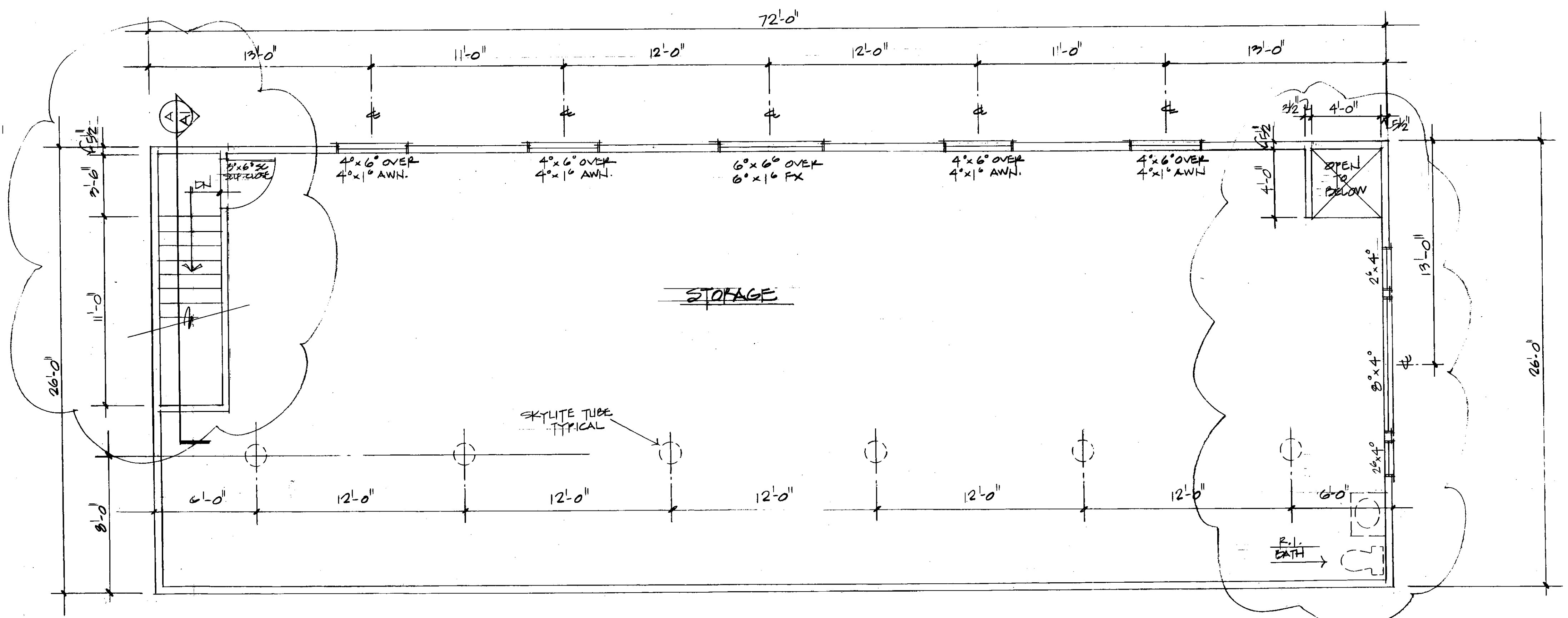
DRAWN BY
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SITE PLAN
MAIN FLOOR PLAN
UPPER FLOOR PLAN

A1
2



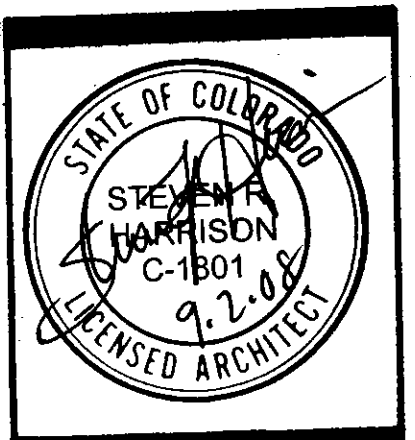
SITE ELEVATION: 8494'
DESIGN SNOW LOAD: 67.6 PSF
DESIGN WIND LOAD: 100 MPH, EXP. C



08106232 rev.

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

THIS DRAWING IS REVIEWED FOR CODE COMPLIANCE
Subject to field inspections Section 106 Jefferson County Building Code and Jefferson County Residential Code.
Date: _____
Signed: _____
Plans Checker



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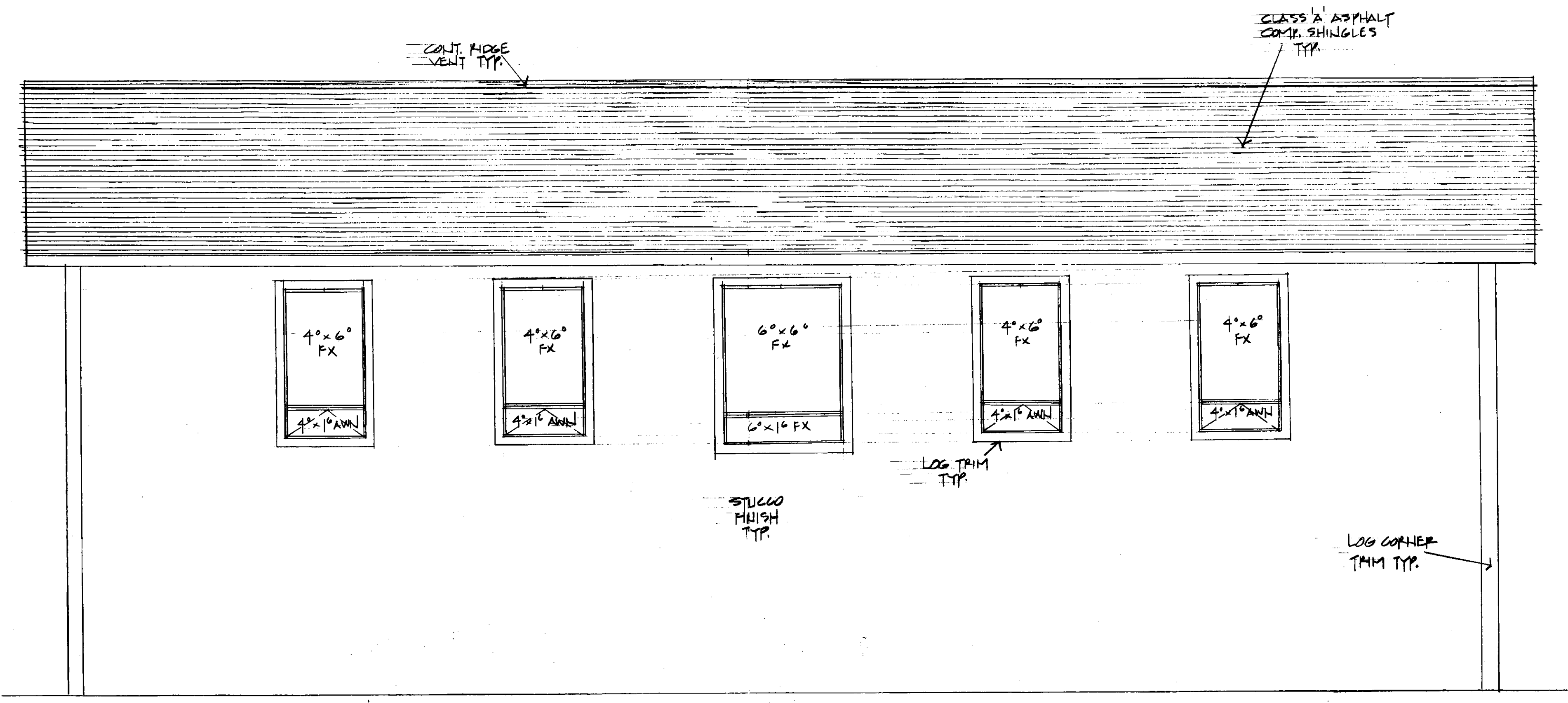
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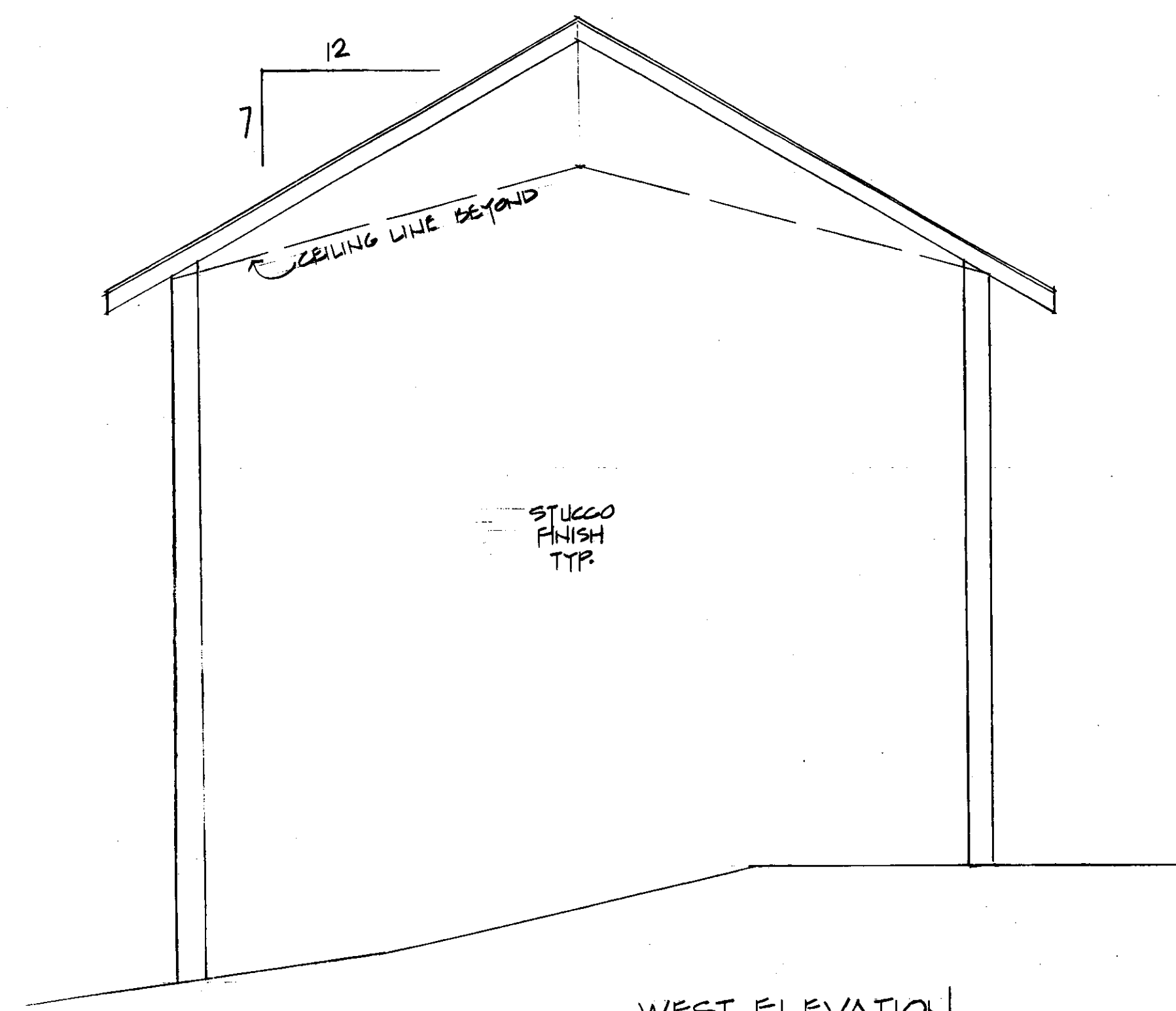
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EXTERIOR ELEVATIONS

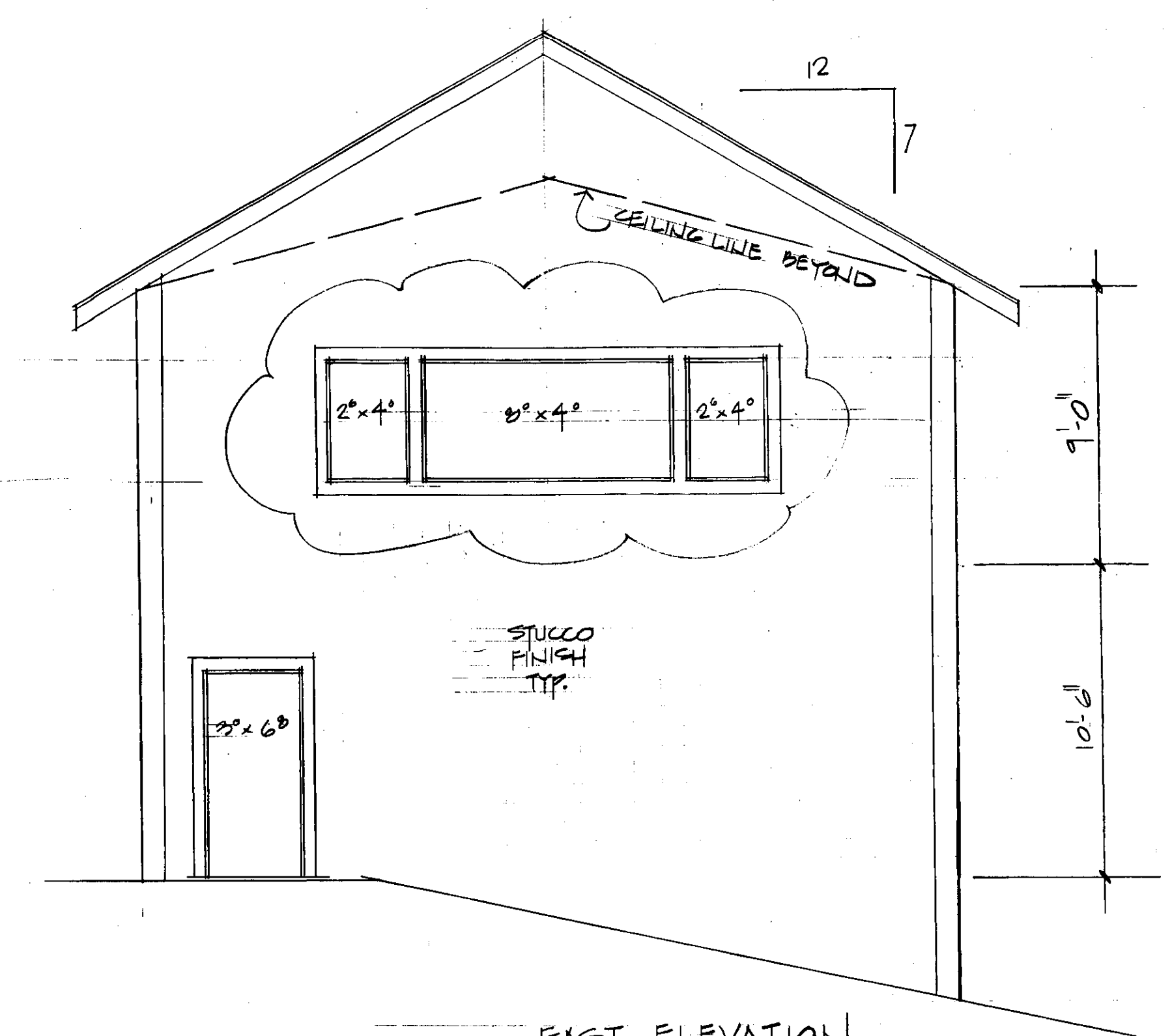
THIS DRAWING IS REVIEWED FOR CODE COMPLIANCE
 Subject to field inspections Section 104 Jefferson County Building Code and Jefferson County Residential Code.
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 Signed: _____ Plans Checker



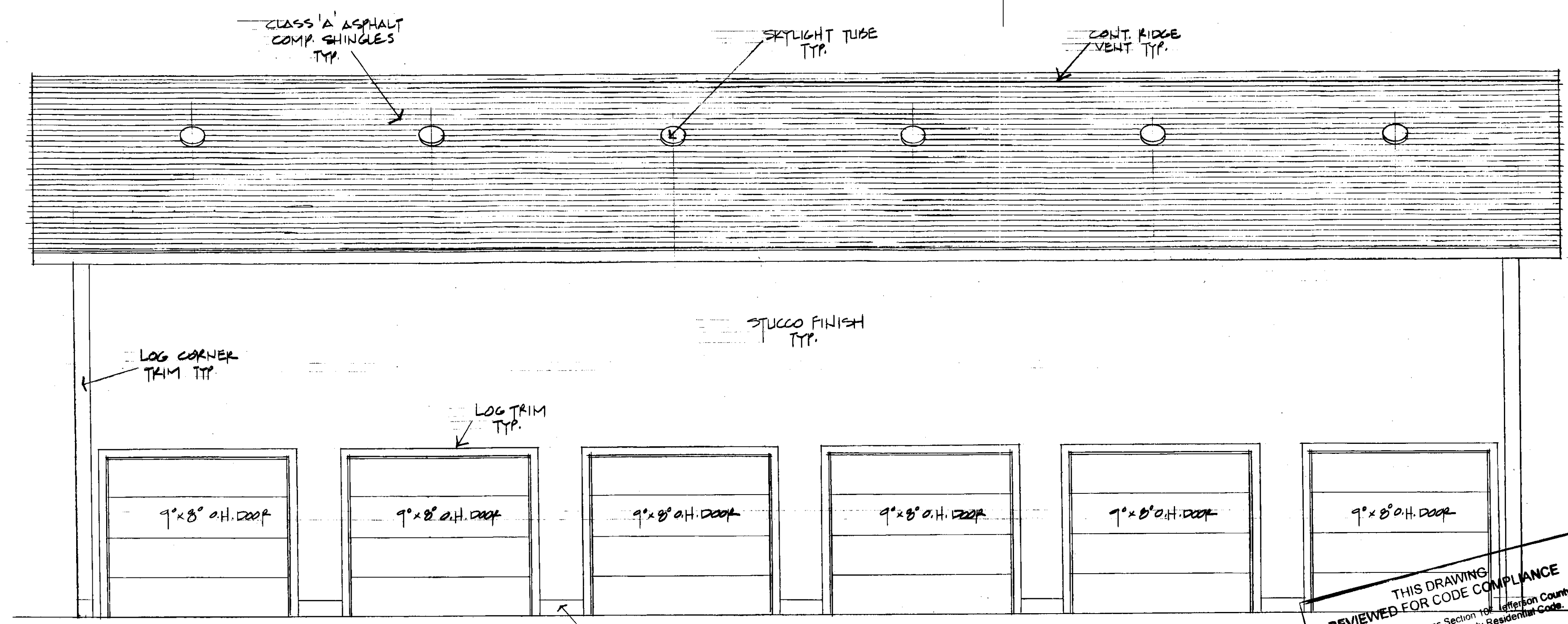
NORTH ELEVATION
 1/4" = 1'-0"



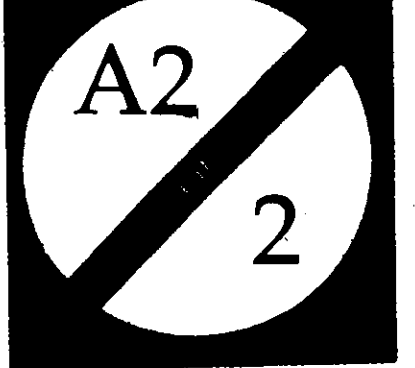
WEST ELEVATION
 1/4" = 1'-0"



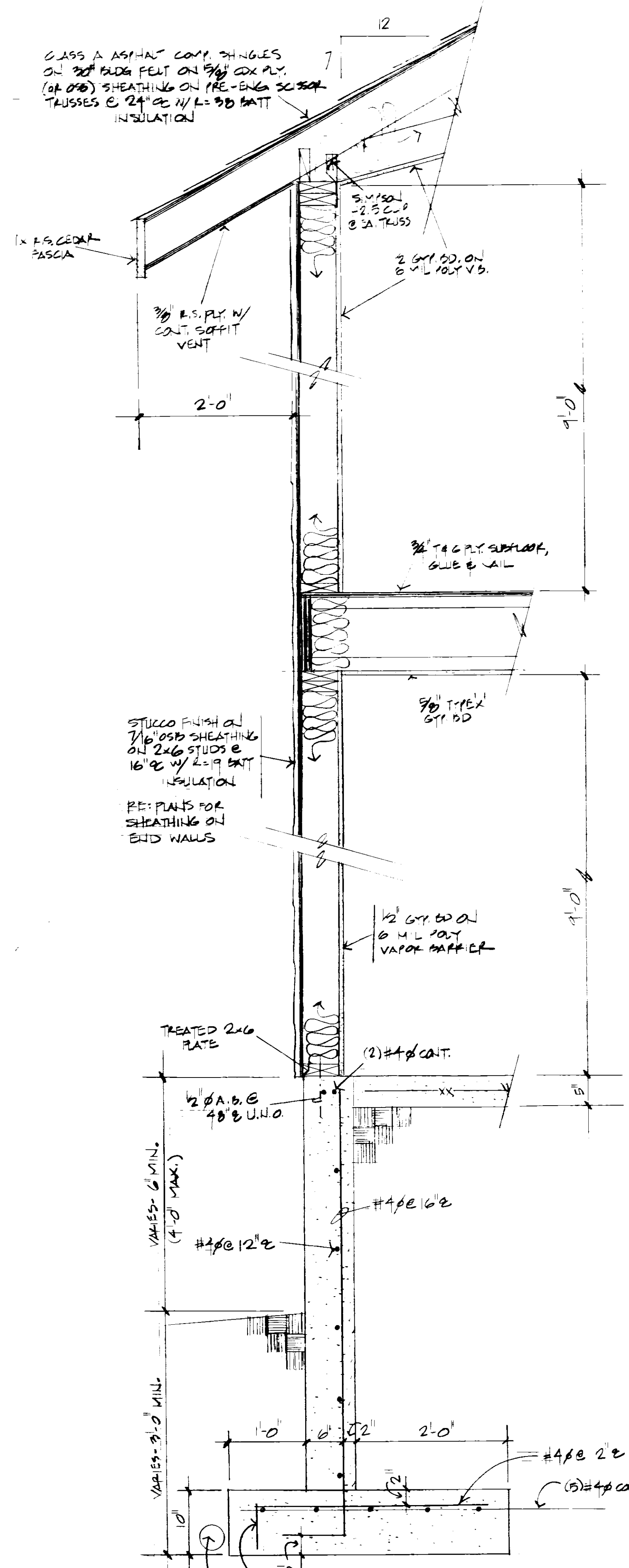
EAST ELEVATION
 1/4" = 1'-0"



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



CLASS A ASPHALT COM. SHINGLES
ON 2" BLDG FELT ON 5/8" CD PL.
(OR OSB) SHEATHING ON PRE-ENG. SCISSOR
TRUSSES @ 24" O.C. N/L = 3/8" BATT
INSULATION



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

GENERAL STRUCTURAL NOTES

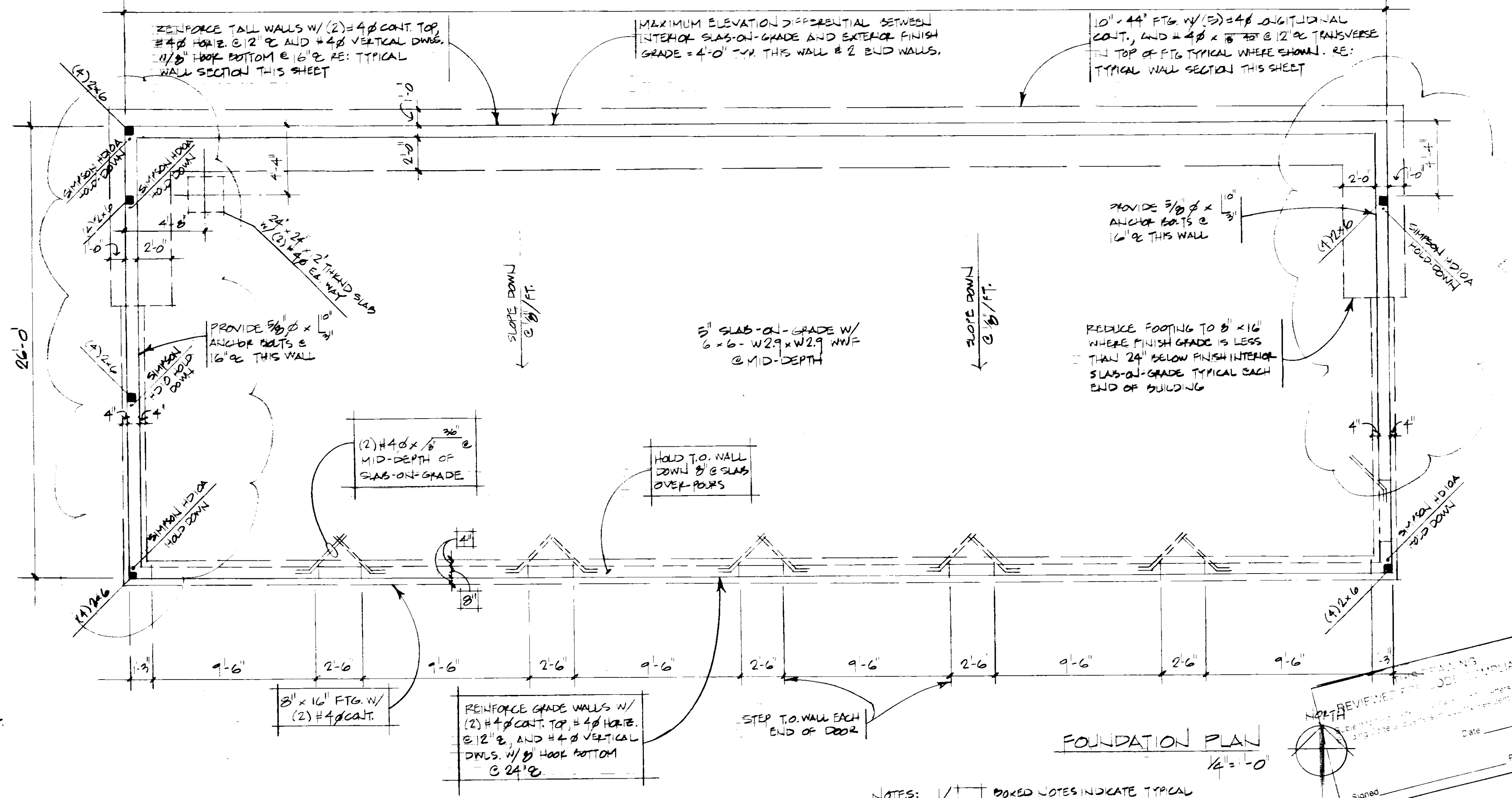
- A. SUPERIMPOSED DESIGN LOADS**
1. ROOF DEAD LOAD: 15 PSF
 2. ROOF SNOW LOAD: 60 PSF (ELEVATION = 8444 FEET)
 3. GROUND SNOW LOADS: 67 PSF (ELEVATION = 8444 FEET)
 4. INTERIOR FLOOR DEAD LOAD: 15 PSF
 5. INTERIOR FLOOR LIVE LOAD: 40 PSF
 6. WIND: 105 MPH, 3-SECOND WIND Q.U.S.T. EXPOSURE C
- B. DESIGN STANDARDS AND REFERENCES**
1. 2008 INTERNATIONAL BUILDING CODE
 2. 2008 INTERNATIONAL RESIDENTIAL CODE
 3. LOADS: ASCE 7-05
 4. CONCRETE: ACI 318-05
 5. STEEL: AISC 360-05, AISC 360-05, AISC 341-05
 6. WOOD: NDS-2005
- C. FOUNDATIONS**
1. FOUNDATION TYPE: SPREAD FOOTINGS
 2. VERTICAL BEARING CAPACITY: 2000 PSF
 3. LATERAL ACTIVE PRESSURE: 40 PCF (EQUIVALENT FLUID)
 4. FROST DEPTH: 18 INCHES
 5. FOOTINGS SHALL BE PLACED UPON UNDISTURBED NATURAL SOILS OR BEDROCK
- D. CONCRETE**
1. ALL CONCRETE SHALL DEVELOP A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI
 2. ALL CONCRETE EXPOSED TO WEATHERING CONDITIONS SHALL INCLUDE AIR ENTRAINMENT AT A DOSAGE OF 0.1% PLUS OR MINUS 1%
 3. REINFORCING STEEL: ASTM A615 GRADE 60
 4. WELDED WIRE FABRIC: ASTM A185
 5. REINFORCEMENT SHALL BE FABRICATED AND PLACED PER ACI MANUAL OF STANDARD PRACTICE ACI 315
 6. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF ACI 308 - COLD WEATHER CONCRETING
 7. CONTRACTOR SHALL ADHERE TO THE REQUIREMENTS OF ACI 308 - HOT WEATHER CONCRETING
 8. MINIMUM CONCRETE COVER TO REINFORCING STEEL SHALL ADHERE TO QUALITIES OF ACI 318
 9. LAP SPLICES OF REINFORCING STEEL SHALL ADHERE TO QUALITIES OF ACI 318
 10. REINFORCING SHALL BE CONTINUOUS AROUND ALL CORNERS, USING LAP SPLICES MENTIONED IN THESE NOTES
 11. ALL JOISTS OR REINFORCING BARS SHALL BE 4 INCHES FOR 90 DEGREE
 12. LOCATE SLAB-ON-GRADE CONTROL JOINTS AT A MINIMUM DISTANCE OF 12 FEET ON CENTER IN BOTH DIRECTIONS, AND BOUNDING AN AREA NOT GREATER THAN 100 SQUARE FEET. JOINTS SHALL BE PLACED WITHIN 24 HOURS OF CONCRETE PLACEMENT
 13. BACKFILL SHALL NOT BE PLACED AGAINST RETAINING WALLS UNTIL THE WALLS HAVE CURED FOR A MINIMUM OF 14 DAYS. BACKFILL SHALL BE PLACED AND COMPACTED IN EQUAL LIFTS ON OPPOSITE SIDES OF THE WALLS SIMULTANEOUSLY
 14. ALL VERTICAL REINFORCING BARS SHALL BE CENTERED IN THE WIDTH OF WALLS UNLESS NOTED OTHERWISE
 15. CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATION OF ALL PIPE, PLUMBING, ELECTRICAL CONDUITS, EMBEDDED ITEMS, ETC. IN ALL CONCRETE SLABS-ON-GRADE, SPANNING FLOORS, AND WALLS. NO CONCRETE SHALL BE COURED OR SHAPED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER-OF-RECORD
 16. FOR THE SAME REASON, ELECTRICAL CONDUIT, A CONCRETE-ENCASING GROUNDING ELECTRODE IS REQUIRED FOR THE ELECTRICAL TO GROUND THE MAIN ELECTRICAL SERVICE. THIS SHALL CONSIST OF A PIECE OF REINFORCING STEEL STRONG ENOUGH TO PROVIDE THE SAME STRENGTH AS AT A LOCATION NEAR THE ELECTRICAL SERVICE FOR THE BUILDING. THIS REINFORCING STEEL SHALL BE CONSIDERED TO A PIECE FOR THE PURPOSE OF REINFORCING STEEL IN THE FOOTING AT LEAST 50 FEET LONG AND WITH A MINIMUM OF 2 CONCRETE COUERS. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF THIS STUBBED OUT REINFORCING STEEL.
- E. STEEL**
1. CAST-IN-PLACE ANCHOR BOLTS: ASTM A307 OR A307/1
 2. EXPANSION ANCHORS: HELIX BOLT, E, OR APPROVED EQUIV.

F. WOOD FRAMING

- DIMENSIONAL LUMBER**
1. LAMINATED DIMENSIONAL LUMBER (LVL): PER 2880 AND 17 = 100 MM, E = 1,000,000 PSI, WIDTH = 1 1/2 INCHES
2. SHAPED JOISTS: BY TYPE, JOIST OR APPROVED EQUIV.
3. METAL CONNECTORS: SIMPSON STRONG-TIE, INSTALLED WITH TYPE, NUMBER, AND SIZE OF NAILS AS REQUIRED BY MANUFACTURER OR APPROVED EQUIV.
4. NAILING: PER IRC TABLE R102.3(1), UNLESS NOTED OTHERWISE
5. CONTRACTOR SHALL PROVIDE SIMPSON CONNECTIONS OF SIZES APPROPRIATE TO MEMBERS BEING CONNECTED ON ALL WOOD-TO-WOOD CONNECTIONS UNLESS NOTED OTHERWISE ON THE DRAWINGS. JOIST HANGERS CAN BE FACE MOUNTED AND MULTIPLE MEMBER AND BEAM HANGERS SHALL BE TOP-FLANGE HANGERS UNLESS NOTED OTHERWISE
6. SHEAR WALL BRACING: CONTRACTOR SHALL CONSTRUCT ALL EXTERIOR WALLS IN ACCORDANCE WITH ONE OF THE RECOMMENDED METHODS PRECISELY AS SHOWN IN THE SECTION AND IN WALL HEIGHTS SHORTER IN LENGTH THAN 2 1/2 ARE NOT CONSIDERED TO BE SHEAR WALLS
7. ALL EXTERIOR FLOOR AND ROOF SHEATHING SHALL BE ENGINEERED GRADES WITH APA GRADE STAMP SHOWING APPROPRIATE MAXIMUM SPACING OF SUPPORTS. ORIENTED STRAND BOARD (OSB) IS AN EQUIVALENT SUBSTITUTION FOR PLYWOOD. FLOOR SHEATHING SHALL BE GLEUED AND NAILED TO SUPPORTING MEMBERS WITH AN EQUIVALENT NAIL-SHAPE AND SIZE AS PER PLAN FOR THE GRADE
8. ALL PRE-ENGINEERED TRUSSES SHALL BE ANCHORED TO SUPPORTS WITH 1/4" GAGE SIMPSON ANCHORS OR APPROVED EQUIV.
9. ALONG ROOF TRUSSES WITH STUDS BELOW: PROVIDE ADDITIONAL STUDS FOR DIRECT BEARING BELOW ROOF TRUSSES AS REQUIRED
10. PRE-ENGINEERED ROOF TRUSS SUPPLIER SHALL DESIGN THE TRUSSES FOR LOADS SHOWN IN THESE GENERAL NOTES, PLUS 10 POUNDS PER SQUARE FOOT ON THE BOTTOM CHORDS. SUPPLIER SHALL STATE ROOF SLOPE AND ACCOUNT WHEN CALCULATING ROOF DEAD LOADS. TRUSS SUPPLIER SHALL SUBMIT CALCULATIONS TO THE OWNER, STAMPED BY A COLORADO PROFESSIONAL ENGINEER, PRIOR TO THE FABRICATION OF ANY TRUSSES
11. PRE-ENGINEERED ROOF TRUSS SUPPLIER SHALL FOLLOW THE LAYOUT OF THE TRUSSES SHOWN ON THE ROOF PLANS TO ANY OTHER TRUSS LAYOUT ANY RESULT IN REDUCED AND ADDITIONAL FEES BY THE ENGINEER-OF-RECORD TO ACCOMMODATE ALTERNATIVE TRUSS CONFIGURATIONS
12. EXTERIOR WALL SHEATHING SHALL BE 7/16" OSB AND NAILED TO STUDS WITH 8" COMMON NAILS AT 16" ON CENTER AT EDGES AND 12" ON CENTER IN THE FIELD, UNLESS NOTED OTHERWISE ON THE DRAWINGS
13. PROVIDE A SINGLE TRIMMER STUD BEHIND THE BRIS OF ALL HEADERS UNLESS NOTED OTHERWISE ON THE DRAWINGS. PROVIDE ONE 2X6 STUD FOR EACH TRIMMER STUD, EACH END OF ALL HEADERS, UNLESS NOTED OTHERWISE ON THE DRAWINGS
14. CONTRACTOR SHALL CONTINUE POINTS SHOWN ON UPPER LEVEL FRAMING PLANS DOWN THROUGH THE STRUCTURE AND PROVIDE SQUASH BLOCKING AT FLOOR LEVELS AS REQUIRED
15. INSTALL PRE-FABRICATED JOIST PER MANUFACTURER'S RECOMMENDATIONS. WHERE JOISTS ARE CONTINUOUS ACROSS AN INTERIOR SUPPORT, CONTRACTOR SHALL STRIP THE WOOD ACCORDING TO MANUFACTURER RECOMMENDATIONS. DO NOT CUT TOP OR BOTTOM CHORDS UNLESS APPROVED OTHERWISE BY THE ENGINEER-OF-RECORD
16. ALL BEAMS, FLOOR JOISTS, AND PRE-ENGINEERED ROOF TRUSSES SHALL BE BLOCKED AGAINST ROTATION AT SUPPORT POINTS

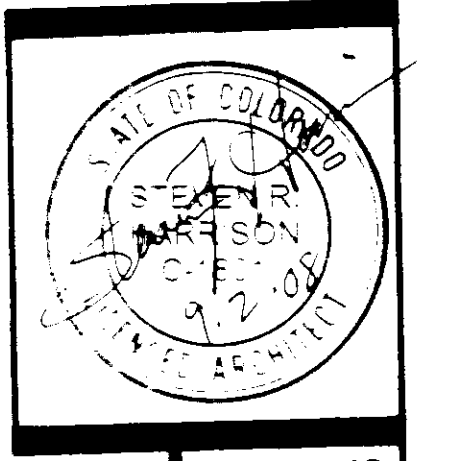
G. MISCELLANEOUS

1. CONTRACTOR SHALL CONSTRUCT THE BUILDING IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF BUILDING CODES ADOPTED BY THE JURISDICTION OF AUTHORITY AND REFERENCES CITED HEREIN
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LATERAL BRACING AND VERTICAL SUPPORT OF THE STRUCTURE THROUGHOUT THE DURATION OF THE PROJECT, UNTIL THE STRUCTURE IS COMPLETE TO THE FINAL CONFIGURATION SHOWN ON THE DRAWINGS. BRACING AND SHORING SHALL REMAIN IN PLACE AS LONG AS NECESSARY FOR SAFETY AND UNTIL ALL DRAINAGES AND STRUCTURE ARE CAPABLE OF PROVIDING STRUCTURE STABILITY
3. IF DURING THE COURSE OF WORK, ANY UNUSUAL OR DETRIMENTAL CONDITIONS NOT INDICATED ON THE DRAWINGS ARE DISCOVERED, THEY SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND THE ENGINEER-OF-RECORD BEFORE WORK CAN PROCEED WITH THAT PORTION OF THE WORK
4. OBSERVATION OF FOUNDATION REINFORCING OR FRAMING REQUIRED BY THE OWNER, LENDER, BUILDING DEPARTMENT, OR OTHER PARTY WILL BE PERFORMED BY THE ENGINEER AT THE OWNER'S EXPENSE. AT LEAST 48 HOURS NOTICE OF SUCH OBSERVATIONS SHALL BE GIVEN TO THE ENGINEER-OF-RECORD BEFORE THE OBSERVATIONS
5. THESE PLANS HAVE BEEN PREPARED AND PREPARED FOR THE CONSTRUCTION OF THE BUILDING ON THE SITE. UNLESS OTHERWISE NOTED, THESE PLANS SHALL NOT BE USED FOR CONSTRUCTION OF THIS BUILDING ON ANOTHER SITE
6. ALL DISCREPANCIES ON THE FOUNDATION PLAN SHALL BE CHECKED AGAINST THE ARCHITECTURAL PLANS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER-OF-RECORD PRIOR TO THE CONSTRUCTION OF ANY ELEMENTS AFFECTED BY THE DISCREPANCY
7. IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, AND/OR SUBCONTRACTORS TO PERFORM AN INDEPENDENT REVIEW AND COORDINATION CHECK OF INFORMATION SHOWN ON THE STRUCTURAL DRAWINGS. ANY MODIFICATIONS TO INFORMATION SHOWN ON THE STRUCTURAL DRAWINGS AFTER THE DRAWINGS ARE SIGNED AND SEALED, MAY RESULT IN ADDITIONAL ENGINEERING SUPPORT AND EXPENSE TO THE OWNER
8. IT IS EXPRESSLY PROHIBITED FOR ANY PERSON TO REPRODUCE THE ORIGINAL, NET-STAMPED RECORD SET OF THESE STRUCTURAL DRAWINGS WITHOUT WRITTEN PERMISSION FROM THE STRUCTURAL ENGINEER-OF-RECORD. PERSONS OBTAINING SUCH UNAUTHORIZED REPRODUCTIONS ASSUME FULL RISK AND LIABILITY FOR THE USE OF SUCH REPRODUCTIONS



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

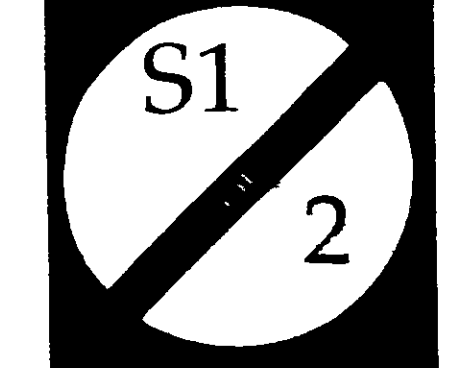
NOTES: 1. BOXED NOTES INDICATE TYPICAL CONDITION THIS SHEET U.N.O.
2. ANCHOR RODS FOR HOLD-DOWNS SHOWN SHALL BE CAST-IN-PLACE.

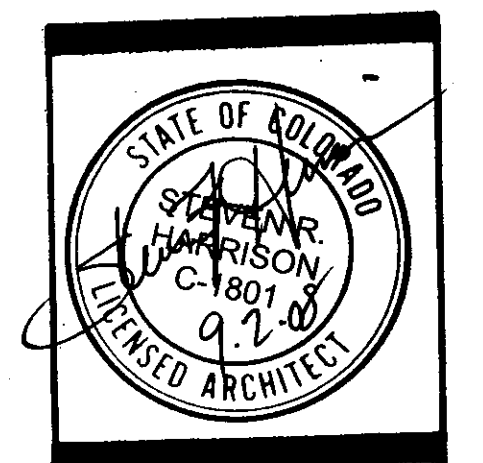


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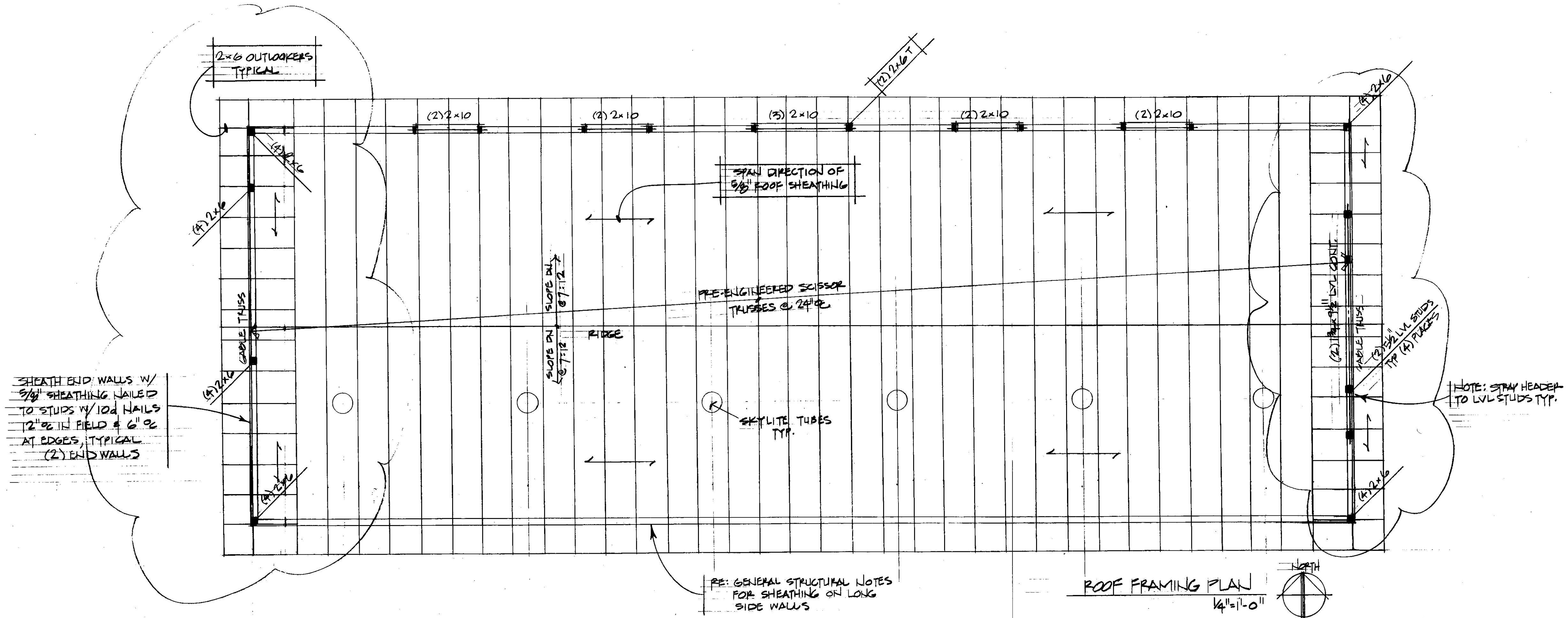
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8641 S. WARHAWK ROAD
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REVISIONS	2 SEPT. 2008
PROJECT NO.	71040
DATE	5 APRIL 2008
DRAWN BY	SRH
FOUNDATION PLAN	WALL SECTION

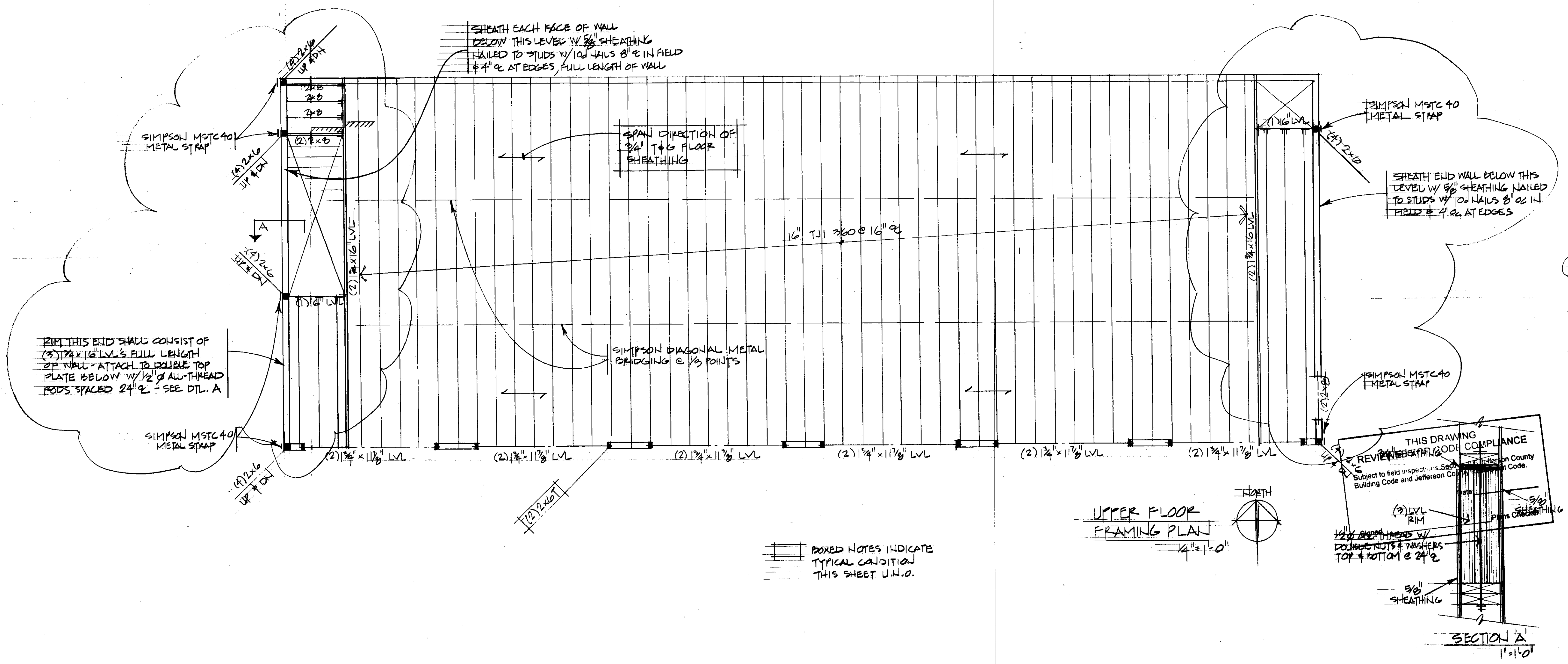




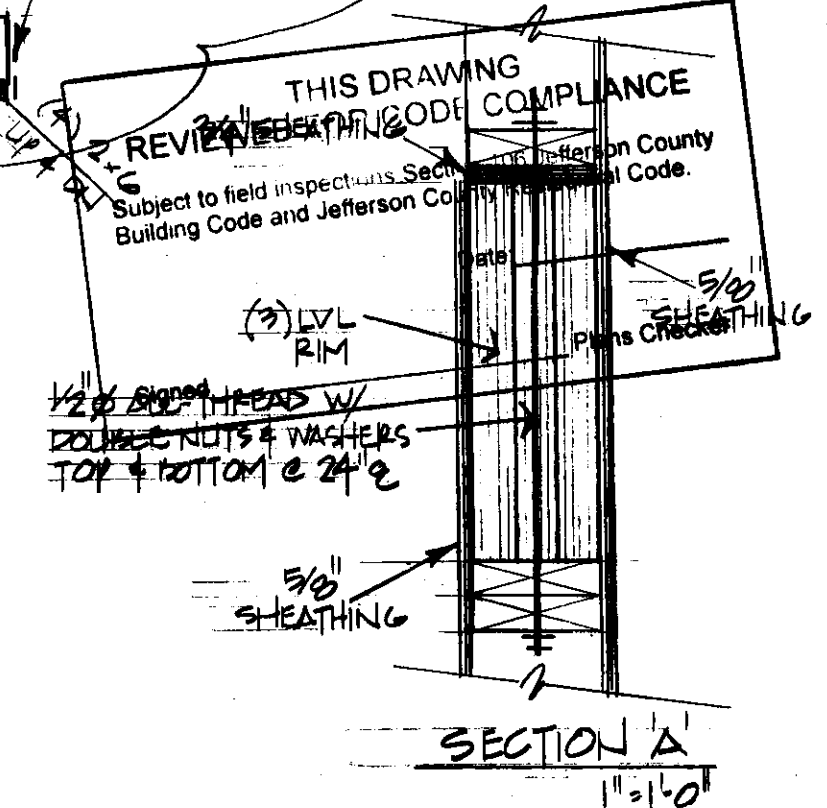
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ROOF FRAMING PLAN
 1/4" = 1'-0"



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



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 DRAWN BY
JR

UPPER FLOOR FRAMING PLAN
 ROOF FRAMING PLAN



BOXED NOTES INDICATE TYPICAL CONDITION THIS SHEET U.N.O.

THIS DRAWING
REVIEWED FOR CODE COMPLIANCE
Subject to final inspection Section 106 Jefferson County
Building Code and Jefferson County Ordinance Code
Date: 9-5-08
Sign: [Signature]
Print Name: [Name]

REVIEW CHECKED:
DATE: [Date]
BY: [Name]
BEHAVOR [Name]

Revised: WRRhawk Rd.
8641 Wadsworth Rd
08-1000 106252150
Official Copy

6/10/14
1332494