

Front Elevation
Scale: 1/4"=1'-0"



Right Elevation
Scale: 1/4"=1'-0"

ALL VENTS THRU THE ROOF SHALL
BE LOCATED ON THE SIDE OR
REAR SLOPING ROOF SECTIONS

INSTALL FLASHING AT ALL
WINDOWS AND DOORS

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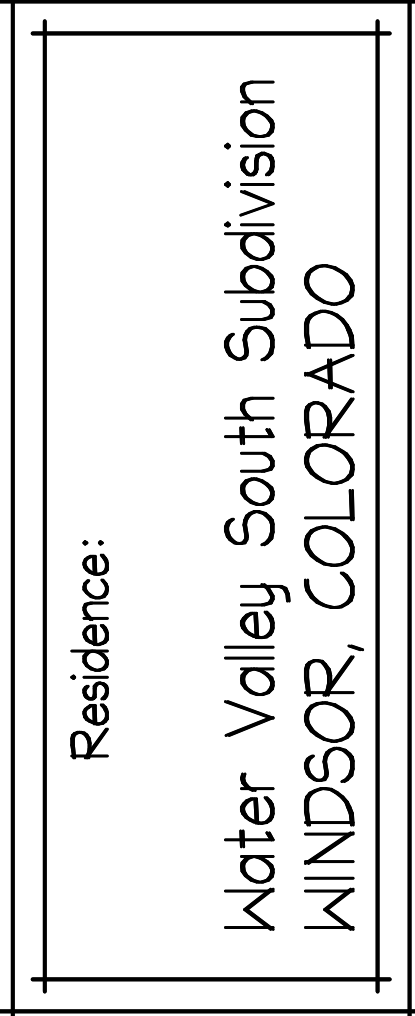
Residence:

Water Valley South Subdivision
WINDSOR, COLORADO

DRAWN BY: GAC
CHECKED BY: MF
DATE: 03-12-13
REVISION:
03-18-13
03-27-13
04-30-13

SHEET:
A1
CAD FILE: BASEPLAN
Project No: 1147-01-13

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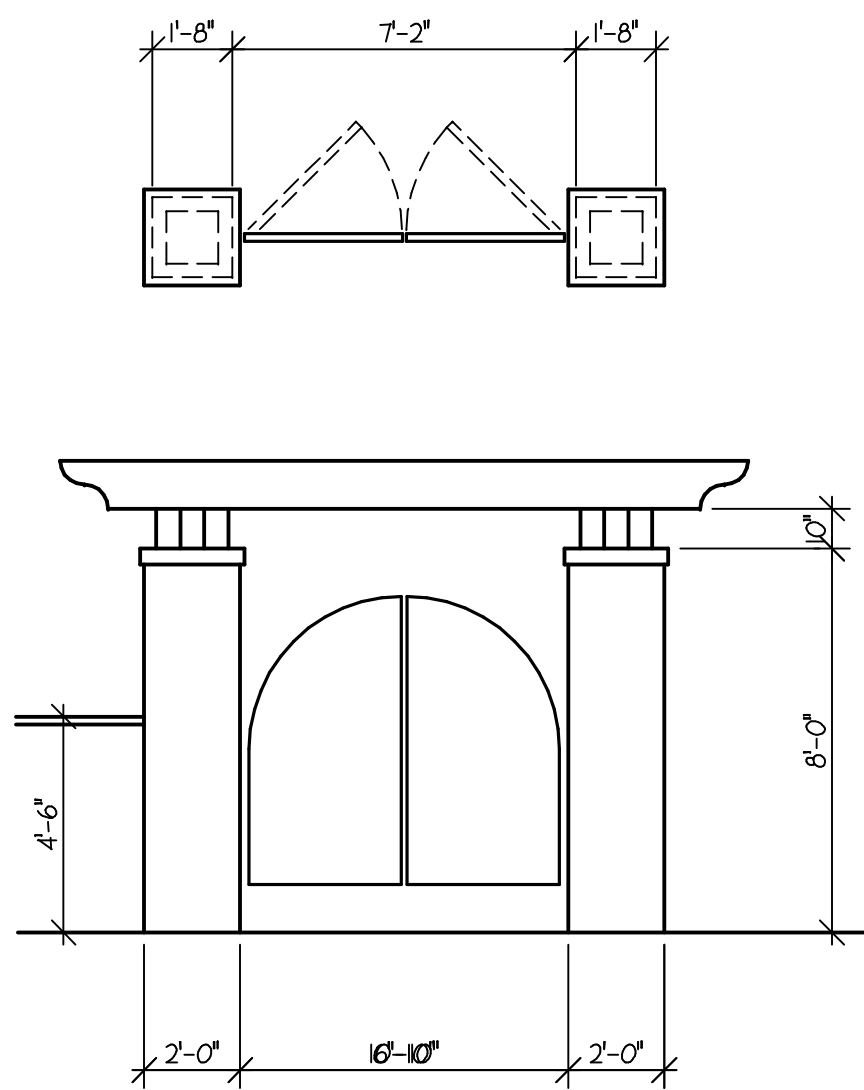
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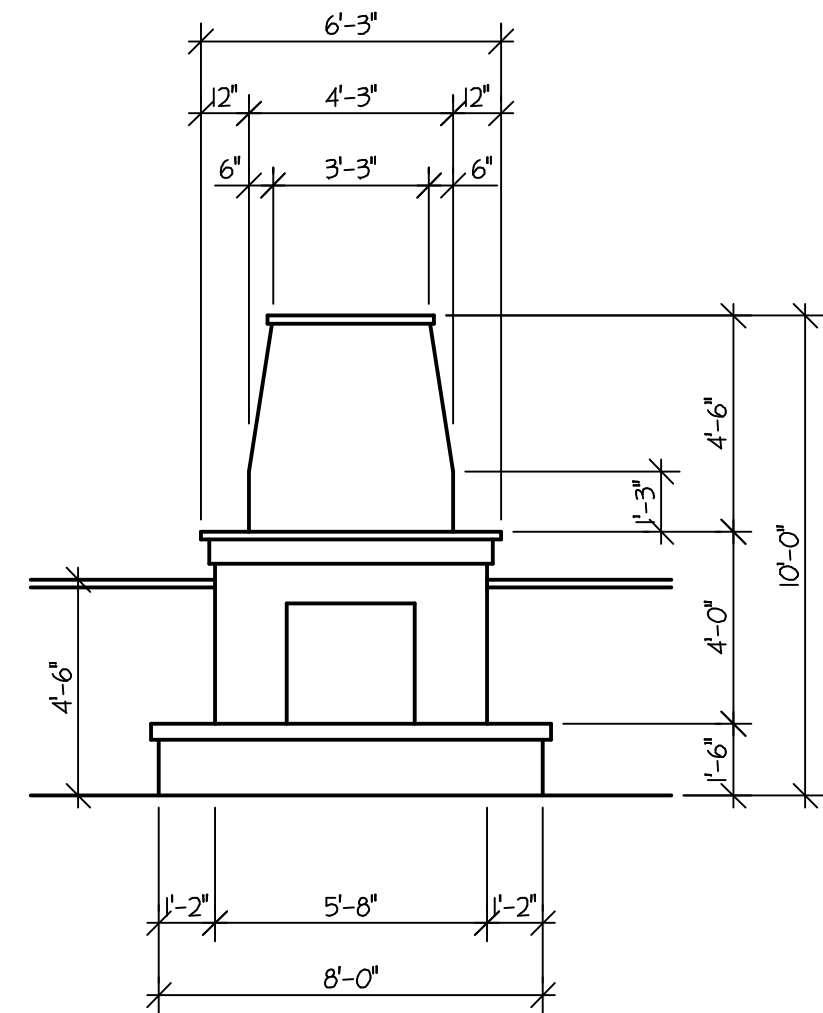


Left Elevation

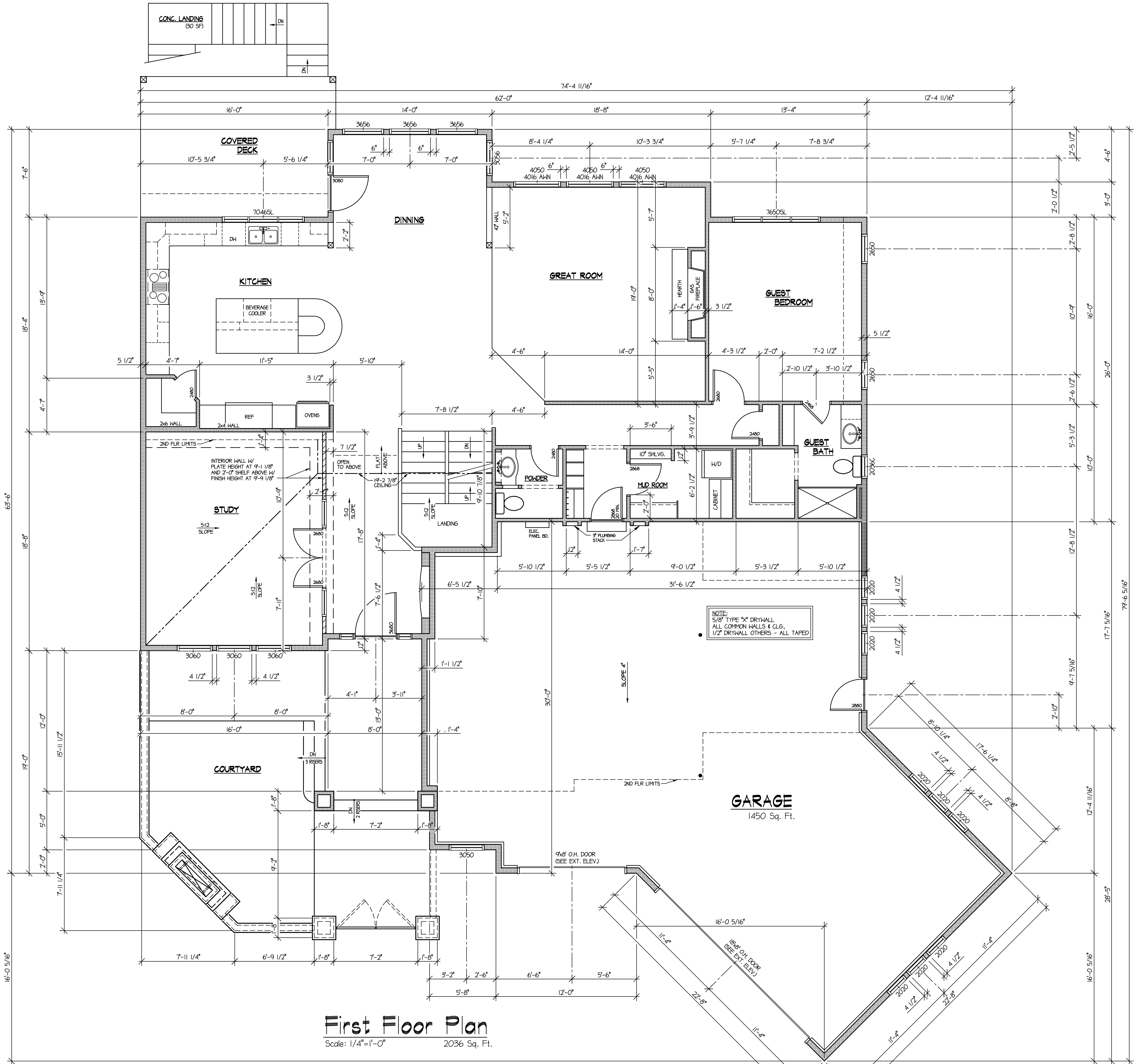
Scale: $1/4"=1'-0"$



COURTYARD GATE



COURTYARD FIREPLACE



First Floor Plan

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

2036 Sq. Ft.

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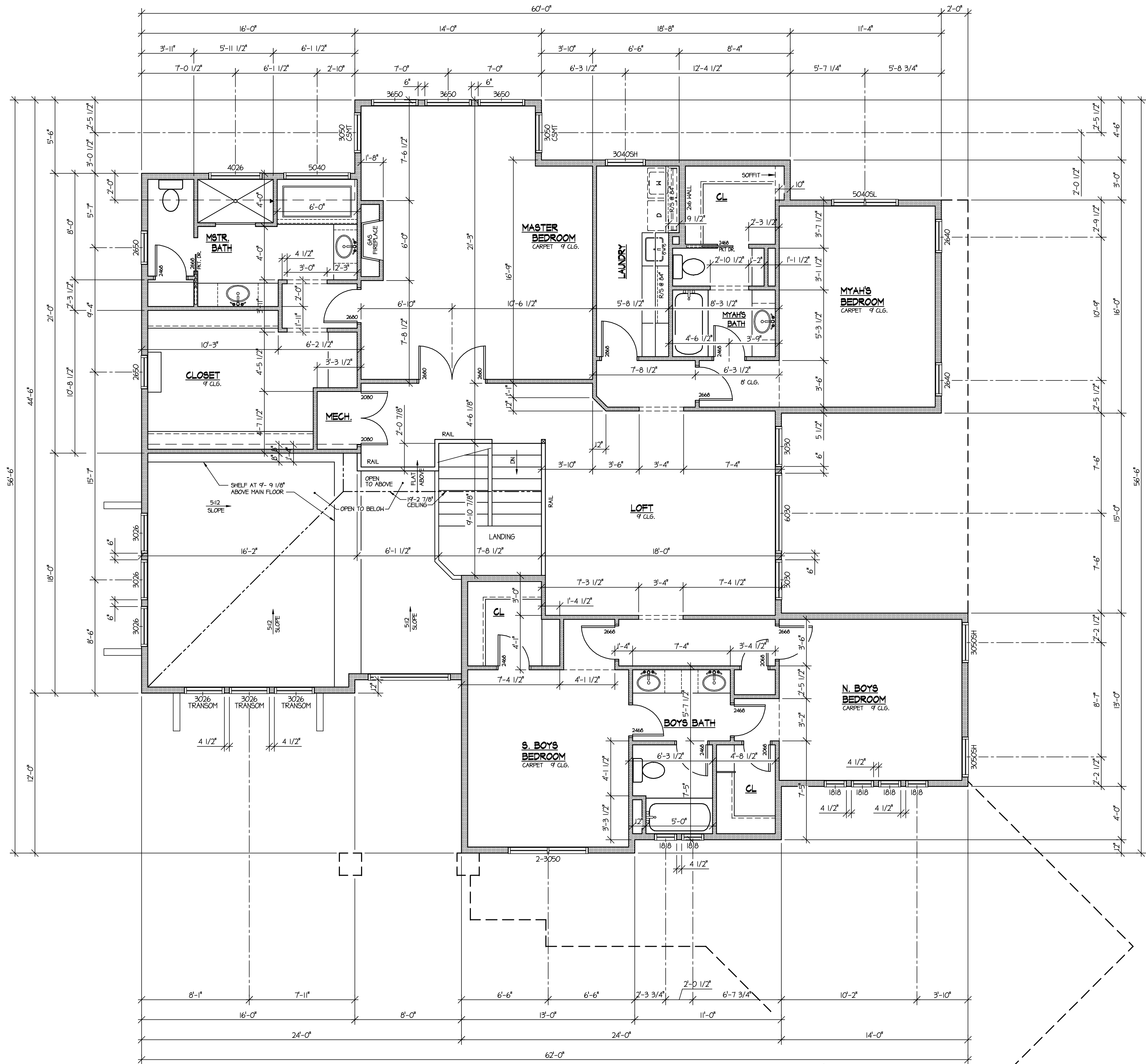
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03-27-13
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A2

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Second Floor Plan
Scale: 1/4"=1'-0" 2210 Sq. Ft.

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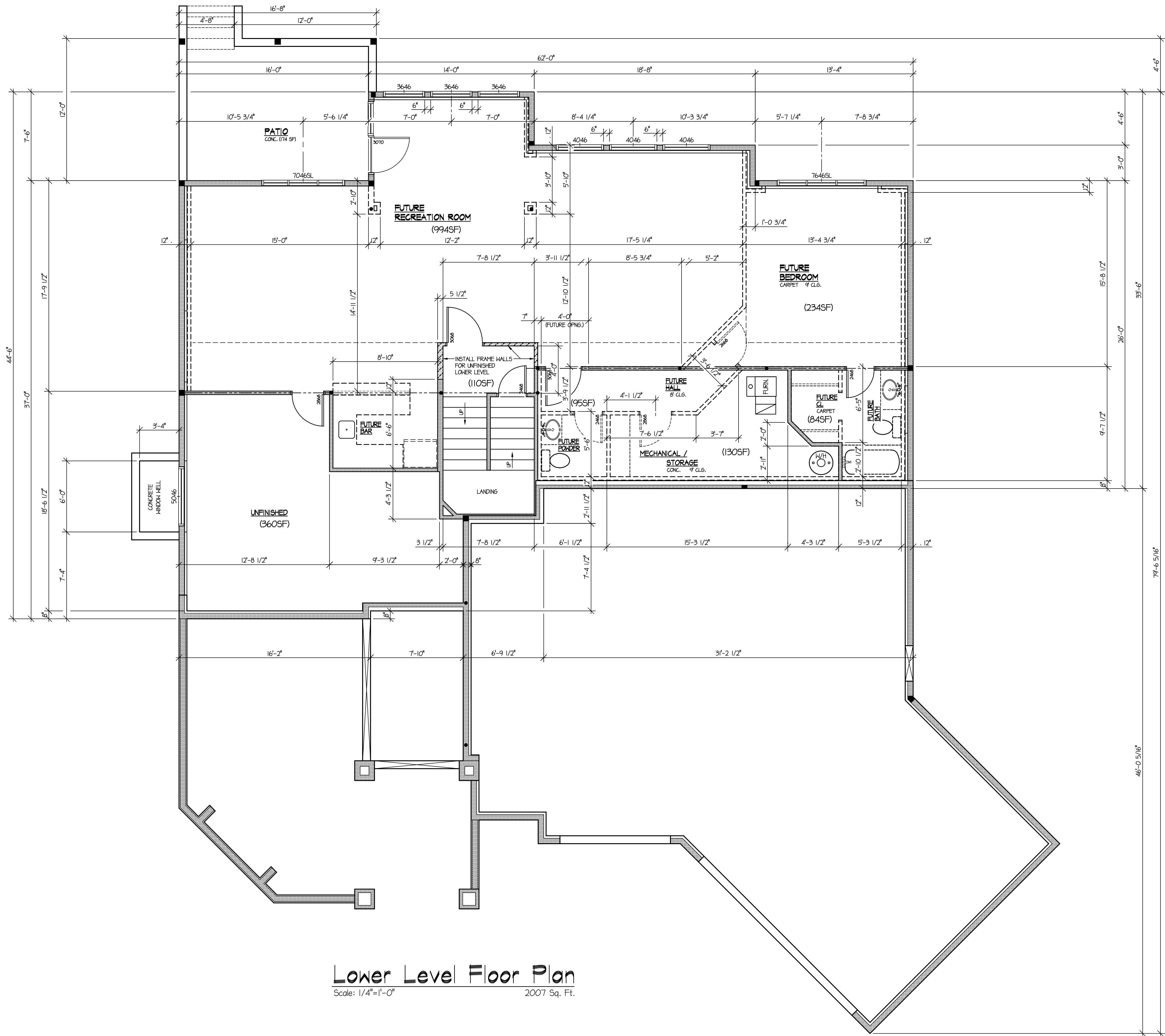
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Lower Level Floor Plan

Scale: 1/4"=1'-0" 2007 Sq. Ft.

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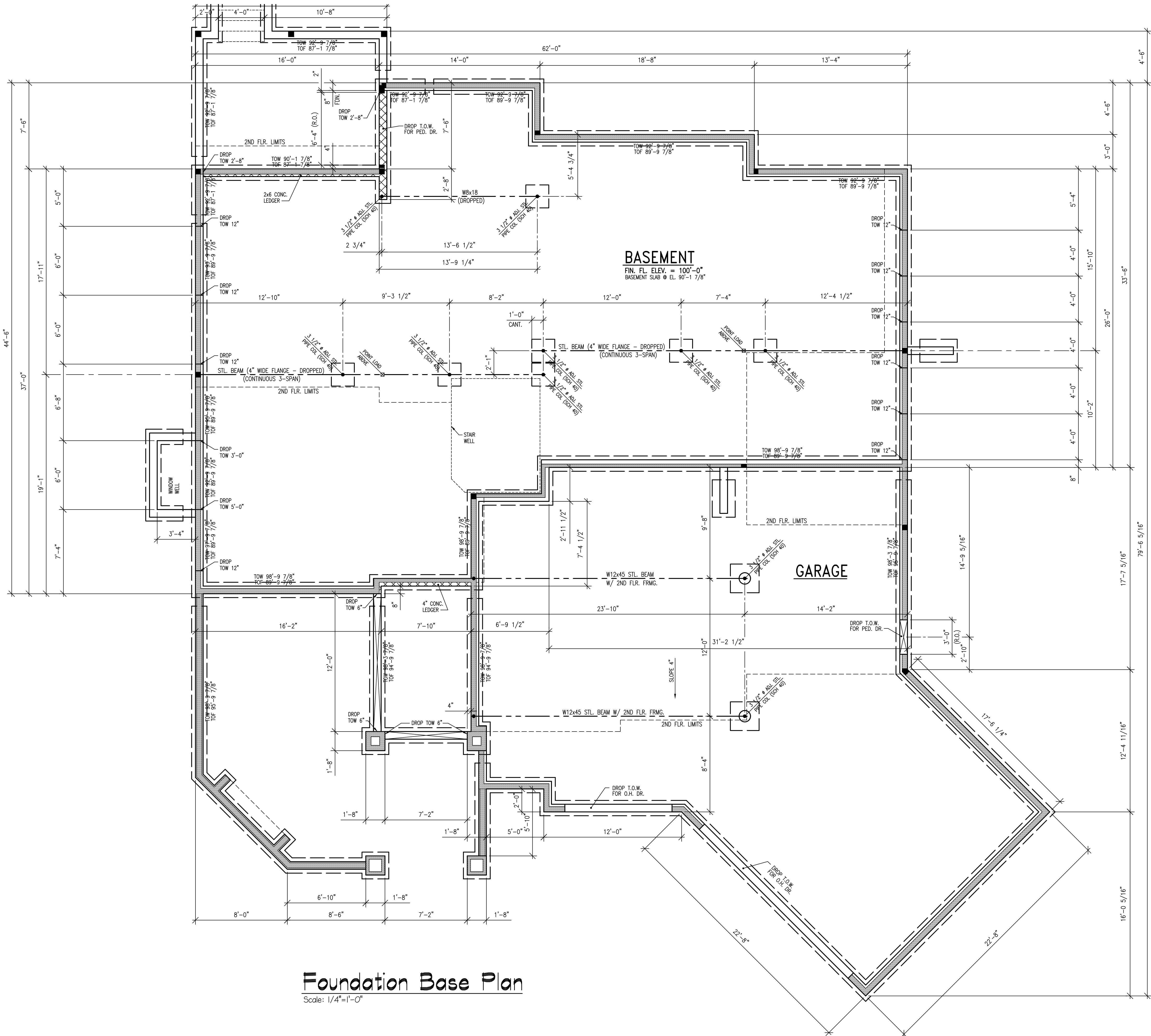
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Foundation Base Plan
Scale: 1/4"=1'-0"

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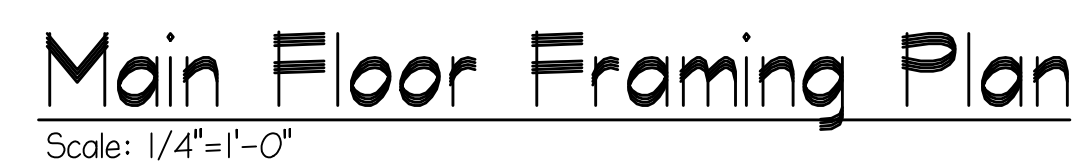
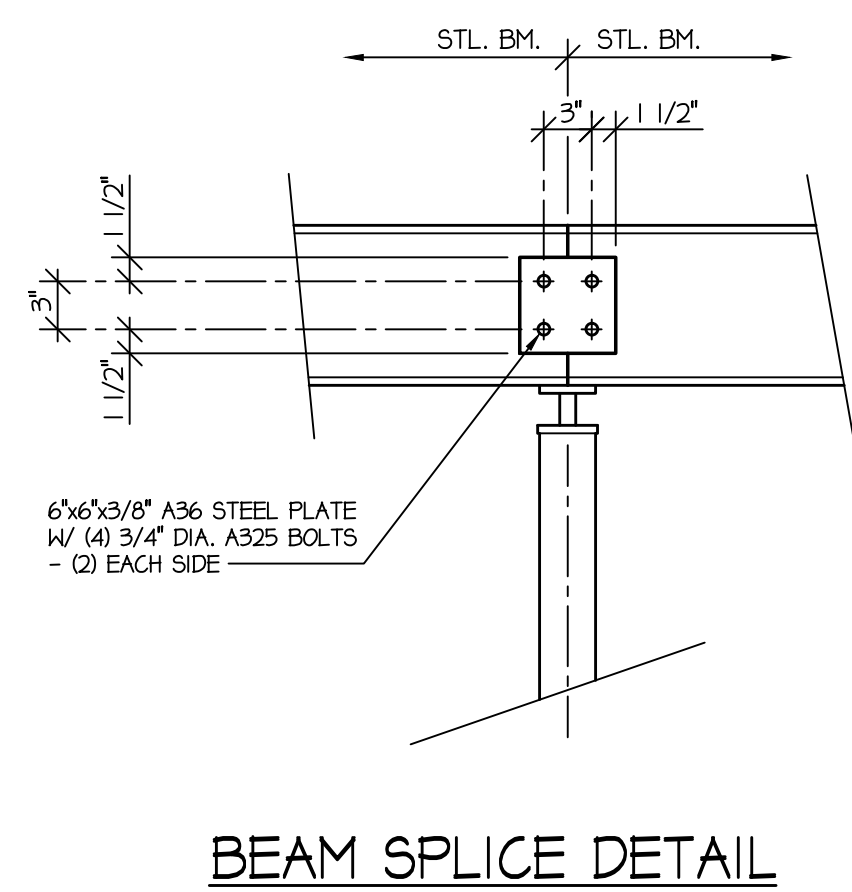
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SHEET:

F1

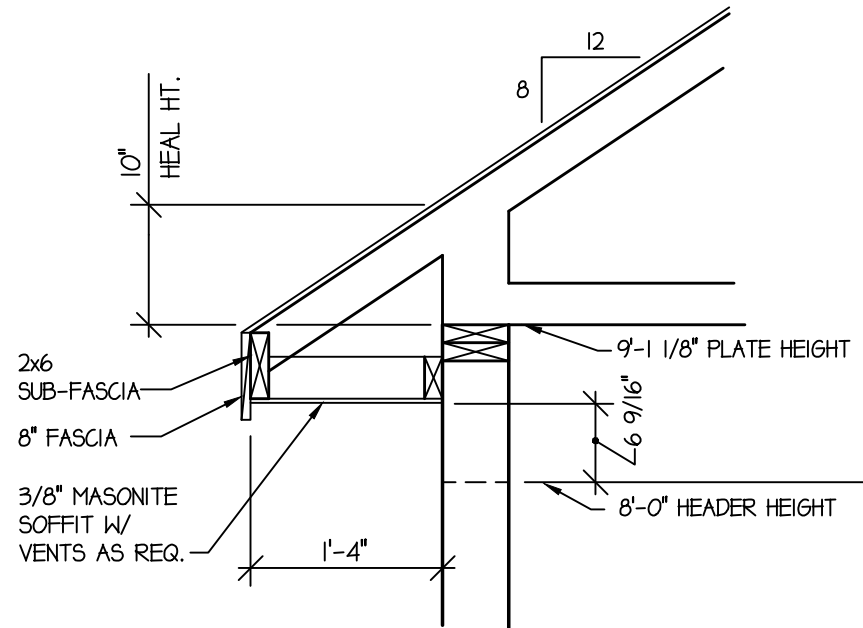
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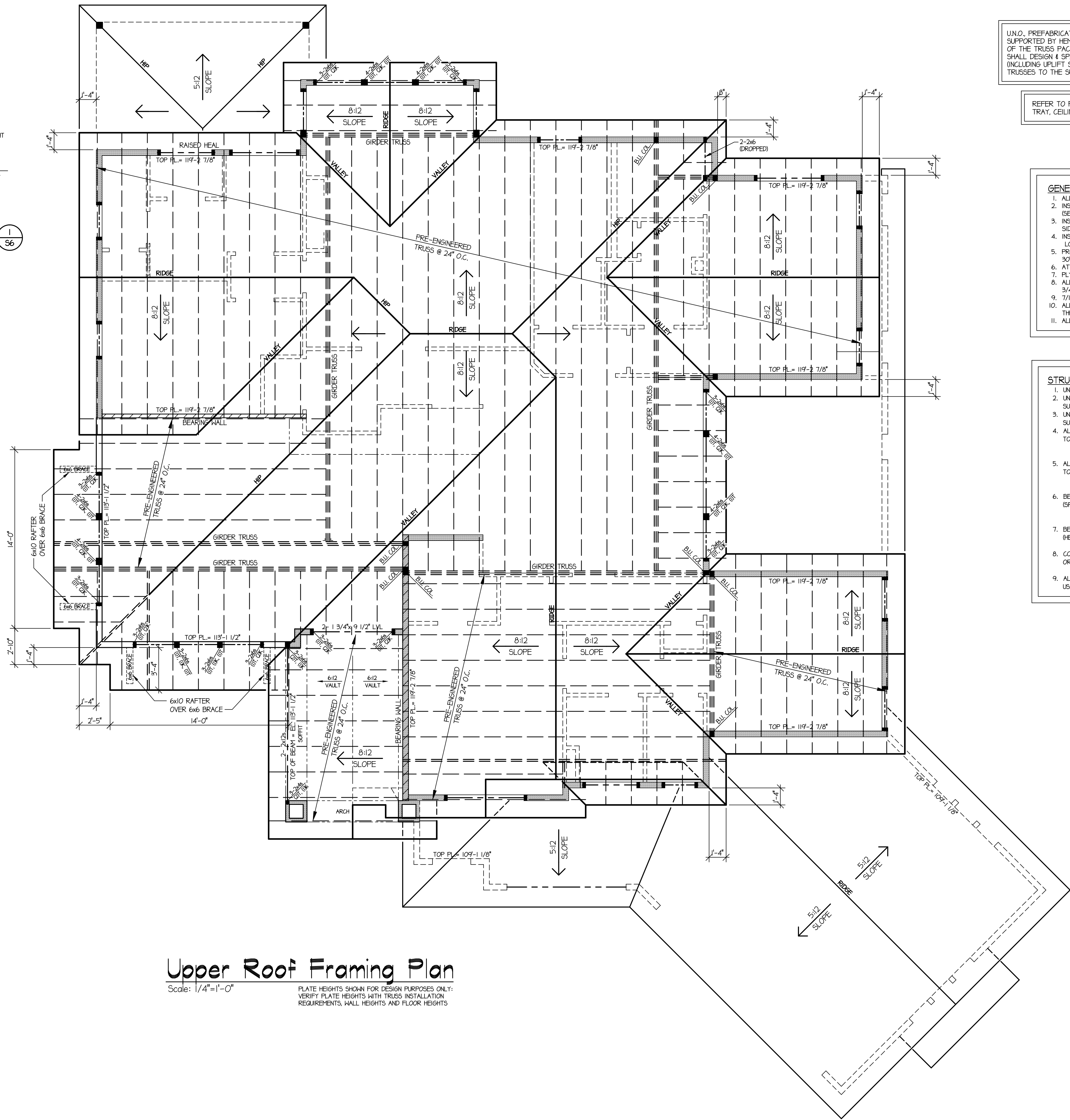
STRUCTURAL FRAMING NOTES:

1. UNLESS OTHERWISE SHOWN, MINIMUM HEADER SIZE TO BE (2) 2x10.
2. UNLESS OTHERWISE NOTED, ALL DOOR & WINDOW HEADERS SHALL BE SUPPORTED WITH 2x6 AT EACH END - (2) TRIMMER & (1) KING.
3. UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE SUPPORTED WITH (2) 2x6 AT EACH END - BUT COLUMN.
4. ALL LAMINATED STRAND LUMBER BEAMS, NOTED AS LSL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
 $F_b = 2325 \text{ PSI}$, $F_c = 600 \text{ PSI}$,
 $F_v = 310 \text{ PSI}$, $E = 1,950,000 \text{ PSI}$
5. ALL LAMINATED VENEER LUMBER BEAMS, NOTED AS LVL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
 $F_b = 2600 \text{ PSI}$, $F_c = 750 \text{ PSI}$,
 $F_v = 285 \text{ PSI}$, $E = 1,900,000 \text{ PSI}$
6. BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (SPRUCE PINE FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
 $F_b = 875 \text{ PSI}$, $F_c = 425 \text{ PSI}$,
 $F_v = 135 \text{ PSI}$, $E = 1,000,000 \text{ PSI}$
7. BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (HEM FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
 $F_b = 850 \text{ PSI}$, $F_c = 405 \text{ PSI}$, $F_v = 150 \text{ PSI}$, $E = 1,300,000 \text{ PSI}$
8. COLUMNS CONSTRUCTED USING DIMENSIONAL LUMBER SHALL BE HEM FIR #2, OR BETTER, AND HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
 $F_b = 850 \text{ PSI}$, $F_c = 405 \text{ PSI}$, $F_v = 150 \text{ PSI}$, $E = 1,300,000 \text{ PSI}$
9. ALL LISTED AND CALLED OUT SIMPSON CONNECTORS MUST BE ATTACHED USING THE TYPE AND QUANTITIES OF FASTENERS AS SPECIFIED BY SIMPSON.

SHEET:
S4
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TYP. EAVE DETAIL
Scale: 3/4"=1'-0"



Upper Roof Framing Plan
Scale: 1/4"=1'-0"

PLATE HEIGHTS SHOWN FOR DESIGN PURPOSES ONLY:
VERIFY PLATE HEIGHTS WITH TRUSS INSTALLATION
REQUIREMENTS, WALL HEIGHTS AND FLOOR HEIGHTS

U.N.O. PREFABRICATED TRUSSES SHALL BE SUPPORTED BY HEM FIR FRAMING, AS A PART OF THE TRUSS PACKAGE, THE TRUSS MFGR. SHALL DESIGN & SPECIFY ALL CONNECTORS (INCLUDING UPLIFT STRAPS) TO CONNECT TRUSSES TO THE SUPPORT FRAMING

REFER TO FLOOR PLANS FOR TRAY, CEILING AND SOFFIT HEIGHTS

LEGEND:
T = TRIMMER STUD
K = KING STUD
L.S.L. = LAMINATED STRAND LUMBER
L.V.L. = LAMINATED VENEER LUMBER

BEARING POSTS MUST STACK TO BEAM OR FOUNDATION BELOW. PROVIDE FULL DEPTH SOLID BLOCKING IN FLOOR SPACE BELOW B.U. COL'S > 2 STUDS

GENERAL ROOF FRAMING NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUD (U.N.O.)
2. INSTALL SOFFIT, BLOCKING AND INSULATION MATERIAL (SEE PERFORMANCE COMPLIANCE CERTIFICATED AT CANTILEVERS.
3. INSTALL EXTRA STUDS AT WINDOWS, DOORS AND CORNERS FOR SIDING BACKERS WHERE NEEDED.
4. INSTALL 7/16" OSB AT ALL CORNERS FOR SHEER, AT BRICK/STONE LOCATIONS AND AT ALL GABLES. SEE PLAN FOR LOCATIONS.
5. PROVIDE 22" X 30" ATTIC ACCESS TO ALL ATTIC AREAS EXCEEDING 30" IN HEIGHT
6. ATTIC ACCESS AT GARAGE SHALL BE TRIMMED WITH 2 X 4 WOOD MEMBERS.
7. PLYWOOD CLIPS SHALL BE INSTALLED ON ROOF SHEATHING
8. ALL EXTERIOR DOORS TO BE CAULKED BETWEEN THRESHOLD RIBS AND 3/4" T & G DECK
9. 7/16" OSB TO BE INSTALLED WITH ROUGH SIDE OUT.
10. ALL EXTERIOR HINGED DOORS SHALL BE SHIMMED AND SCREWED THROUGH INTERIOR OF JAMB INTO FRAMING AT (6) POINTS
11. ALL CHASES SHALL BE FIREBLOCKED AT ALL FLOOR AND CEILING LEVELS

STRUCTURAL ROOF FRAMING NOTES:

1. UNLESS OTHERWISE SHOWN, MINIMUM HEADER SIZE TO BE (2) 2x10.
2. UNLESS OTHERWISE NOTED, ALL DOOR & WINDOW HEADERS SHALL BE SUPPORTED WITH 2x5 AT EACH END - (2) TRIMMER & (1) KING.
3. UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE SUPPORTED WITH (3) 2x5 AT EACH END - B.U. COLUMN
4. ALL LAMINATED STRAND LUMBER BEAMS, NOTED AS L.S.L. TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
F_b = 2325 PSI, F_c = 800 PSI,
F_v = 310 PSI, E = 1,550,000 PSI
5. ALL LAMINATED VENEER LUMBER BEAMS, NOTED AS L.V.L. TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
F_b = 2600 PSI, F_c = 750 PSI,
F_v = 285 PSI, E = 1,900,000 PSI
6. BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (SPRUCE PINE FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
F_b = 875 PSI, F_c = 425 PSI,
F_v = 135 PSI, E = 1,000,000 PSI
7. BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (HEM FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
F_b = 850 PSI, F_c = 405 PSI, F_v = 150 PSI, E = 1,300,000 PSI
8. COLUMNS CONSTRUCTED USING DIMENSIONAL LUMBER SHALL BE HEM FIR #2, OR BETTER, AND HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
F_b = 850 PSI, F_c = 405 PSI, F_v = 150 PSI, E = 1,300,000 PSI
9. ALL LISTED AND CALLED OUT SIMPSON CONNECTORS MUST BE ATTACHED USING THE TYPE AND QUANTITIES OF FASTENERS AS SPECIFIED BY SIMPSON.

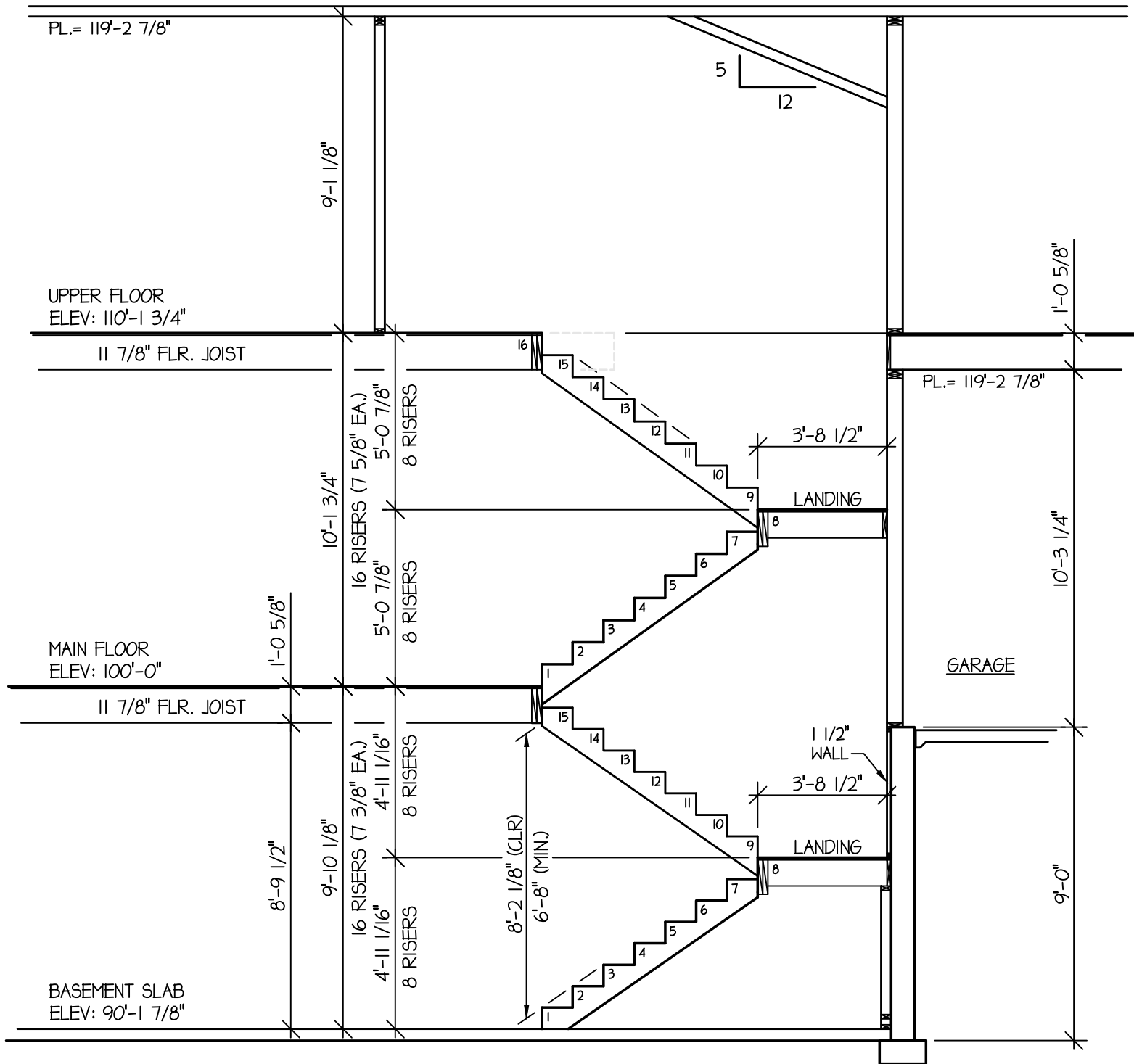
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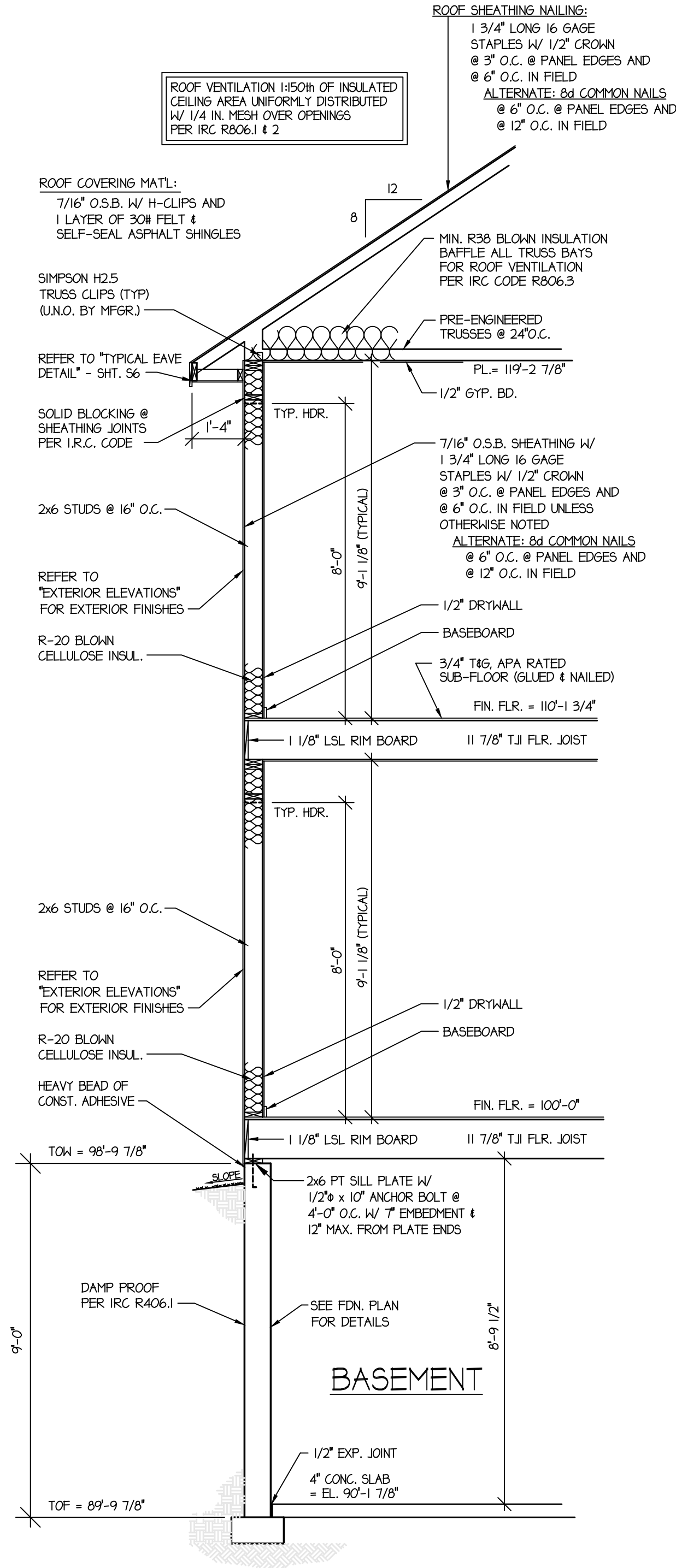
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WINDSOR, COLORADO

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Project No: 1147-01-13

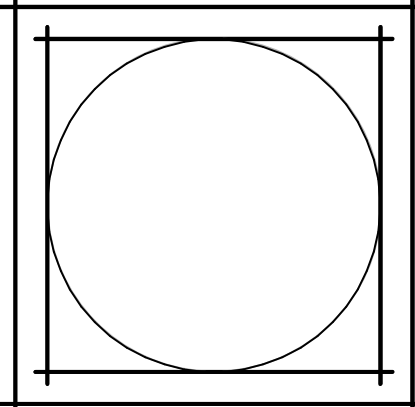
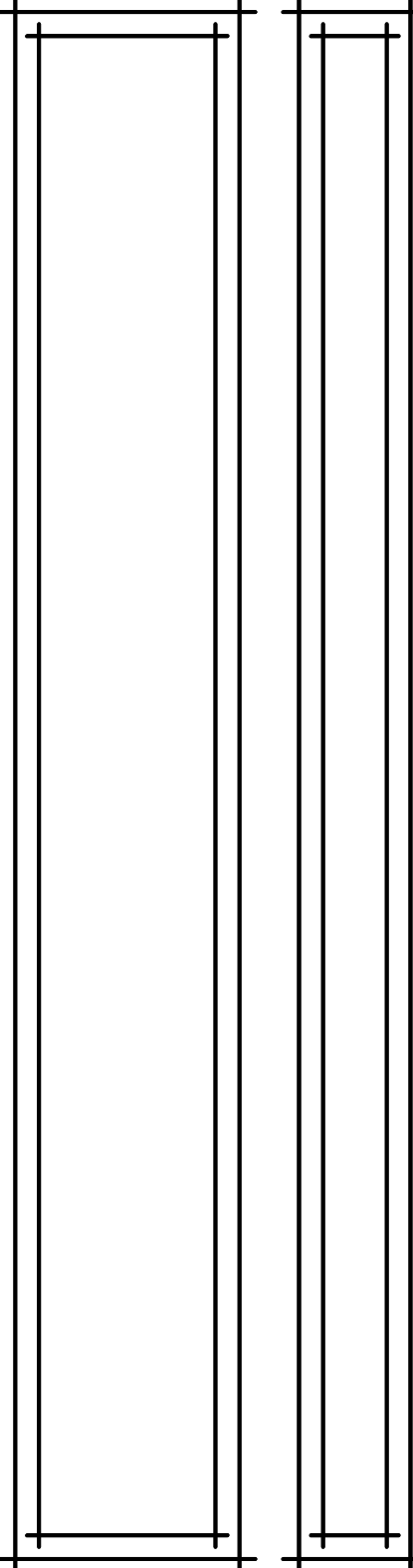


STAIR DETAIL
Scale: 1/4"=1'-0"



TYP. EXT. WALL SECTION
SCALE: 3/8" = 1'-0"

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S7
CAD FILE: BASEPLAN
Project No: 1147-01-13



First Floor Electrical Plan
Scale: 1/4"=1'-0"

- LEGEND**
- ⊕ DUPLEX OUTLET
 - ⊕ WALL SWITCH CONTROLLED DUPLEX OUTLET
 - ⊕₂₂₀ 220 VOLT OUTLET
 - ⊕_{DSP} GARBAGE DISPOSAL
 - ⊕_{GF} GFI RECEPTACLE
 - ▽ COAX CABLE - TELEVISION
 - ✂ CEILING FAN W/ LIGHT
 - § SINGLE POLE WALL SWITCH
 - §₃ 3-WAY WALL SWITCH
 - ⊕ LIGHT FIXTURE
 - ⬢ RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
 - ⬢ RECESSED CEILING LIGHT FIXTURE
 - ⬢ EXTERIOR FLOOD LIGHTS
 - ⌒ DOORBELL CHIME
 - ⊥ THERMOSTAT
 - ⬢ EXHAUST FAN
 - ⊥ 2' - ONE TUBE FLUORESCENT LIGHT
 - ⊙ SMOKE DETECTOR
 - ⊙/CM COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR
 - △ CAT-5E DATA LINE
 - △ CABLE TELEVISION

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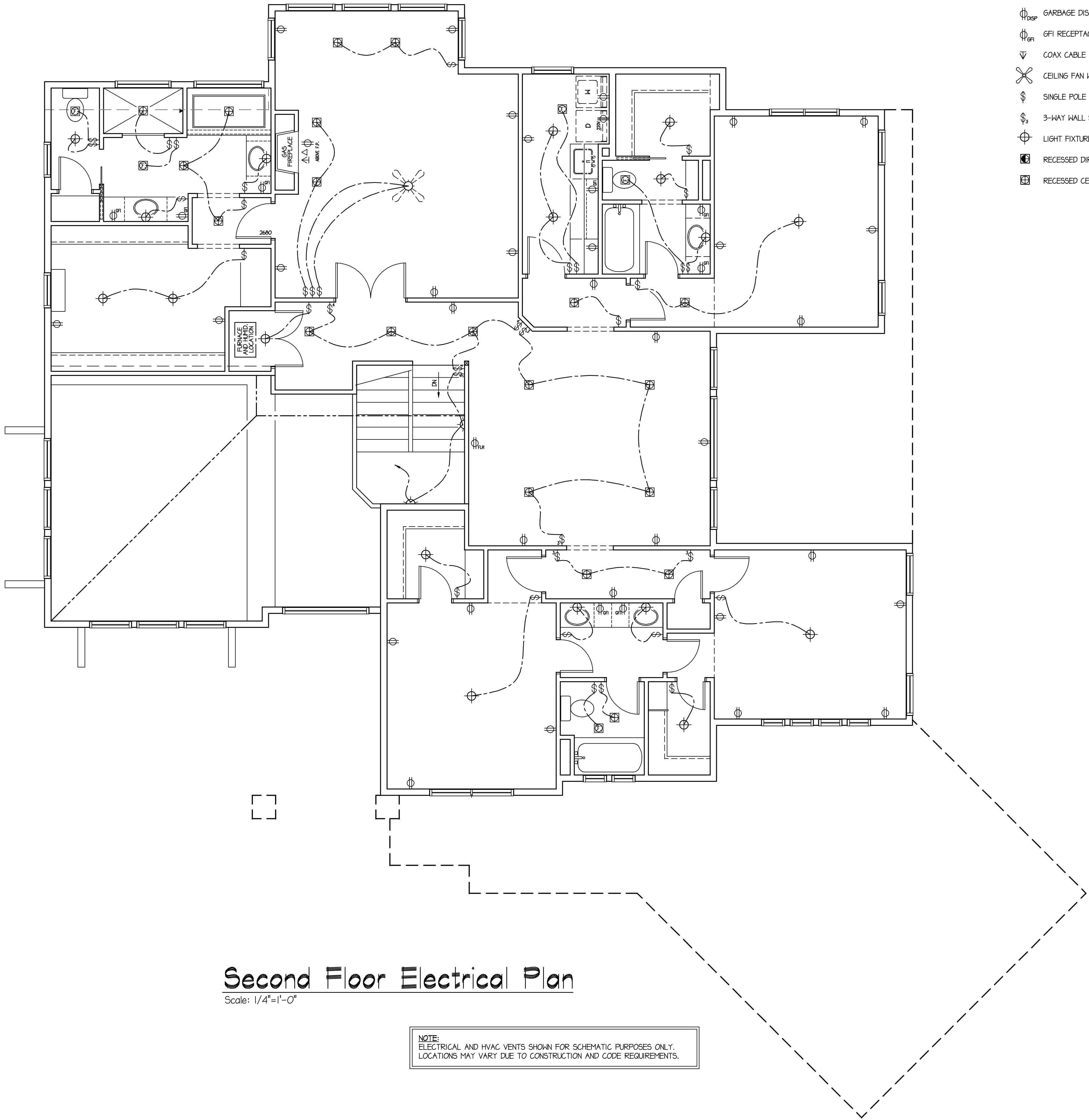
Water Valley South Subdivision
WINDSOR, COLORADO

DRAWN BY: GAC
CHECKED BY: MF
DATE: 05-03-13
REVISION:

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EI

CAD FILE: BASEPLAN
Project No: 1147-01-13



Second Floor Electrical Plan

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

NOTE:
ELECTRICAL AND HVAC VENTS SHOWN FOR SCHEMATIC PURPOSES ONLY.
LOCATIONS MAY VARY DUE TO CONSTRUCTION AND CODE REQUIREMENTS.

LEGEND

- ⌀ DUPLEX OUTLET

⌀ WALL SWITCH CONTROLLED DUPLEX OUTLET

⌀₂₂₀ 220 VOLT OUTLET

⌀_{DISP} GARBAGE DISPOSAL

⌀_{GFI} GFI RECEPTACLE

▽ COAX CABLE - TELEVISION

✂ CEILING FAN W/ LIGHT

⌘ SINGLE POLE WALL SWITCH

⌘₃ 3-WAY WALL SWITCH

⊕ LIGHT FIXTURE

⊕_{DIR} RECESSED DIRECTIONAL CEILING LIGHT FIXTURE

⊕_{GEN} RECESSED CEILING LIGHT FIXTURE
- ⚡ EXTERIOR FLOOD LIGHTS

🔔 DOORBELL CHIME

⌚ THERMOSTAT

🌀 EXHAUST FAN

— 2' - ONE TUBE FLUORESCENT LIGHT

⊙ SMOKE DETECTOR

⊙/CH COMBINATION SMOKE DETECTOR / CARBON MONOXIDE DETECTOR

◁ CAT-5E DATA LINE

◁_C CABLE TELEVISION

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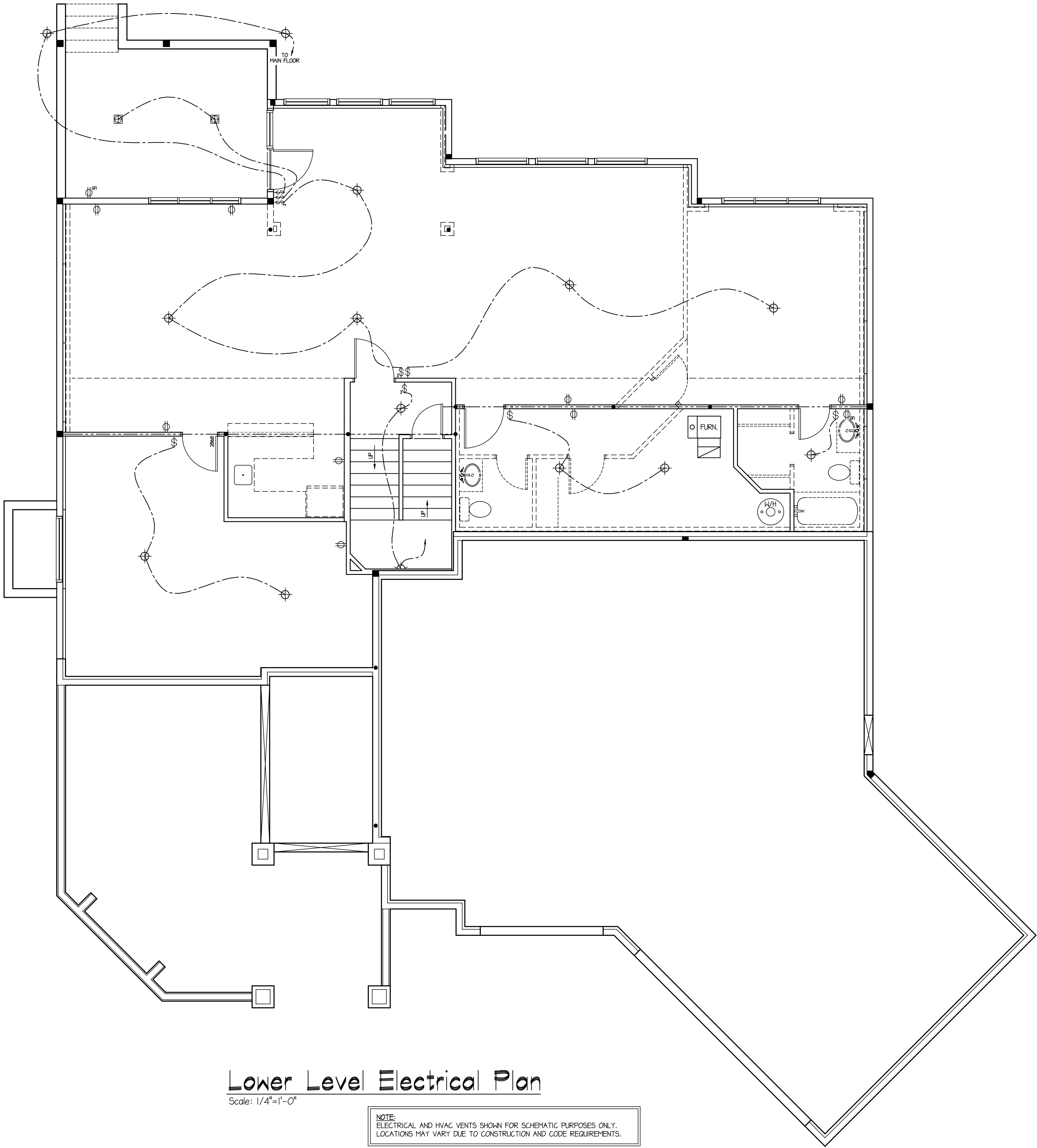
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Lower Level Electrical Plan

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

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LEGEND

- ⌀ DUPLEX OUTLET
- ⌀ WALL SWITCH CONTROLLED DUPLEX OUTLET
- ⌀₂₂₀ 220 VOLT OUTLET
- ⌀_{DSP} GARBAGE DISPOSAL
- ⌀_{GFI} GFI RECEPTACLE
- ▽ COAX CABLE - TELEVISION
- ✂ CEILING FAN W/ LIGHT
- § SINGLE POLE WALL SWITCH
- §₃ 3-WAY WALL SWITCH
- ⊕ LIGHT FIXTURE
- ⬢ RECESSED DIRECTIONAL CEILING LIGHT FIXTURE
- ⬢ RECESSED CEILING LIGHT FIXTURE
- ⚡ EXTERIOR FLOOD LIGHTS
- ⤴ DOORBELL CHIME
- ⊥ THERMOSTAT
- ⬢ EXHAUST FAN
- 2' - ONE TUBE FLUORESCENT LIGHT
- ⊙ SMOKE DETECTOR
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