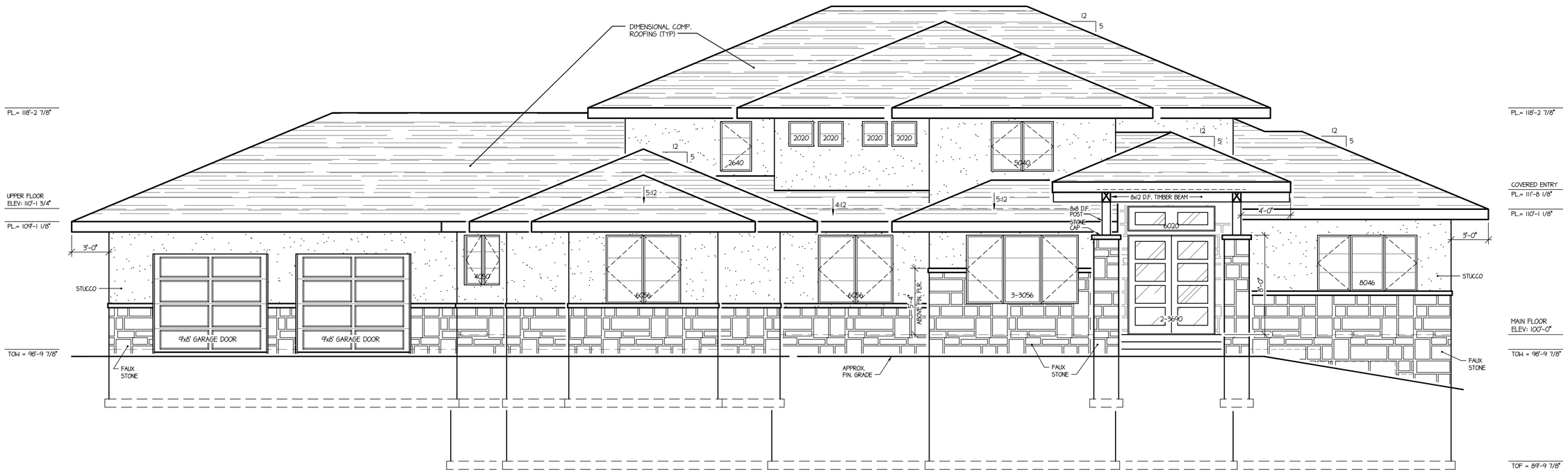
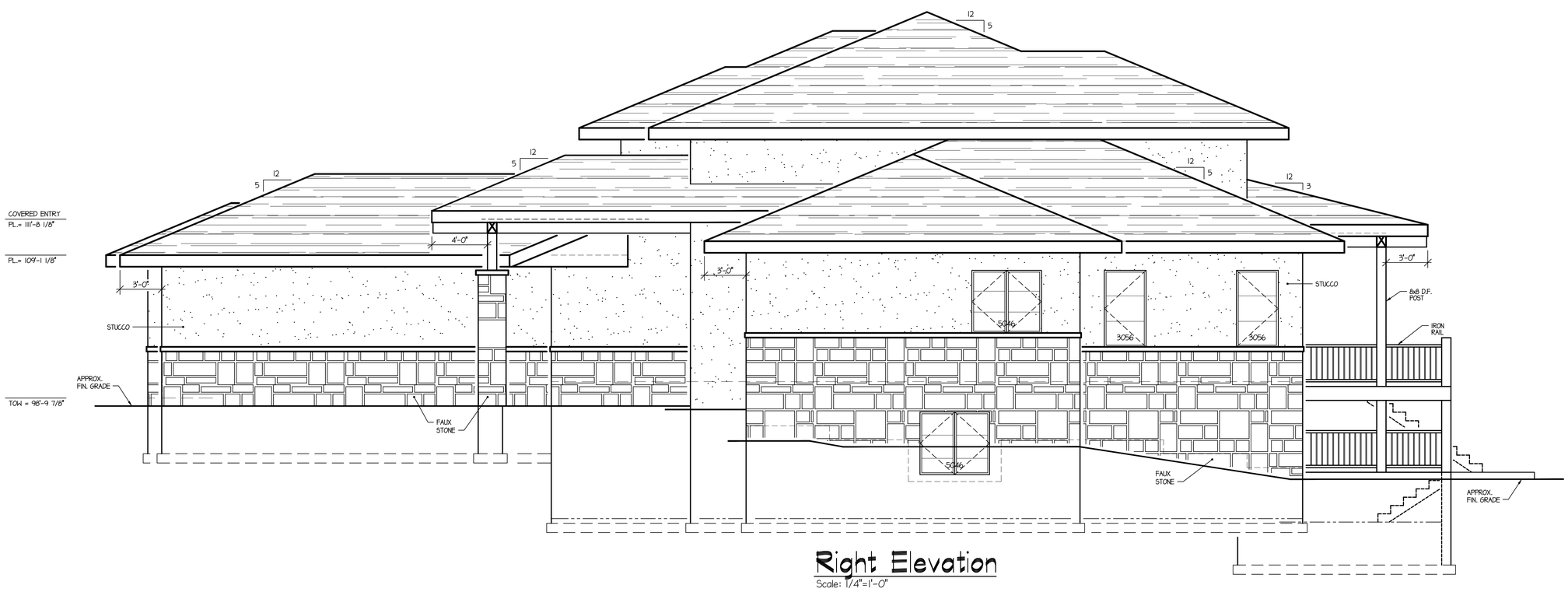


Front Elevation

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



Right Elevation

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

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TeKnow Quill Drafting and Design
PH: 970-412-9144
Greg Campbell

Proposed Residence:
Highland Meadows
WINDSOR, COLORADO

DRAWN BY: GAC
CHECKED BY: MF

DATE: 03-21-15

REVISION:
05-16-15 | 09-28-15
06-29-15
07-15-15

SHEET:
A1

CAD FILE: BASEPLAN
Project No: 1186-01-15

Rear Elevation

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

Left Elevation

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

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Proposed Residence:
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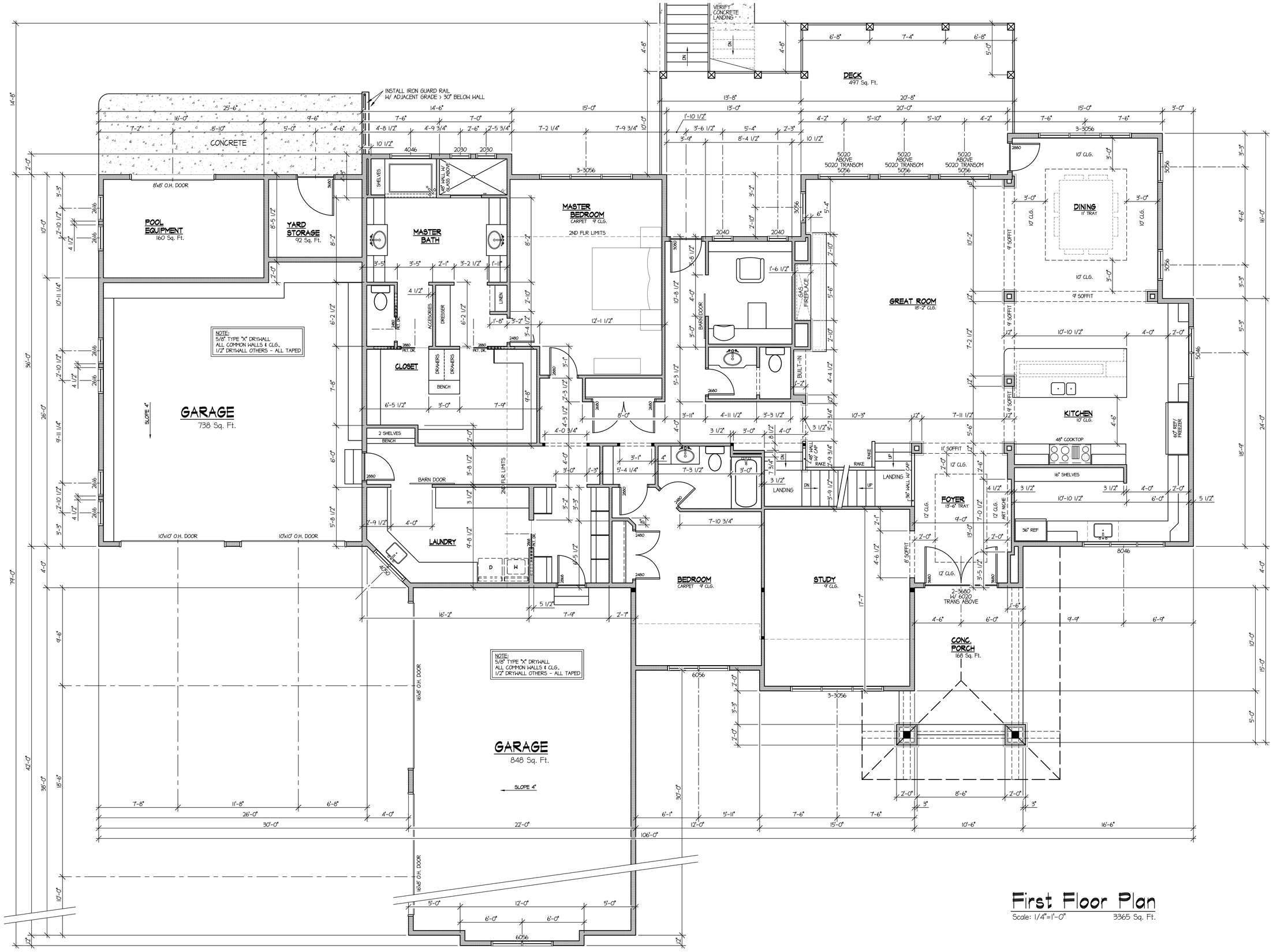
DRAWN BY: GAC
CHECKED BY: MF

DATE: 03-21-15

REVISION:
05-16-15 | 09-28-15
06-29-15
07-15-15

SHEET:
A1.1

CAD FILE: BASEPLAN
Project No: 1186-01-15



First Floor Plan

Scale: 1/4"=1'-0" 3365 Sq. Ft.

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TeKnow Quill Drafting and Design
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Proposed Residence:
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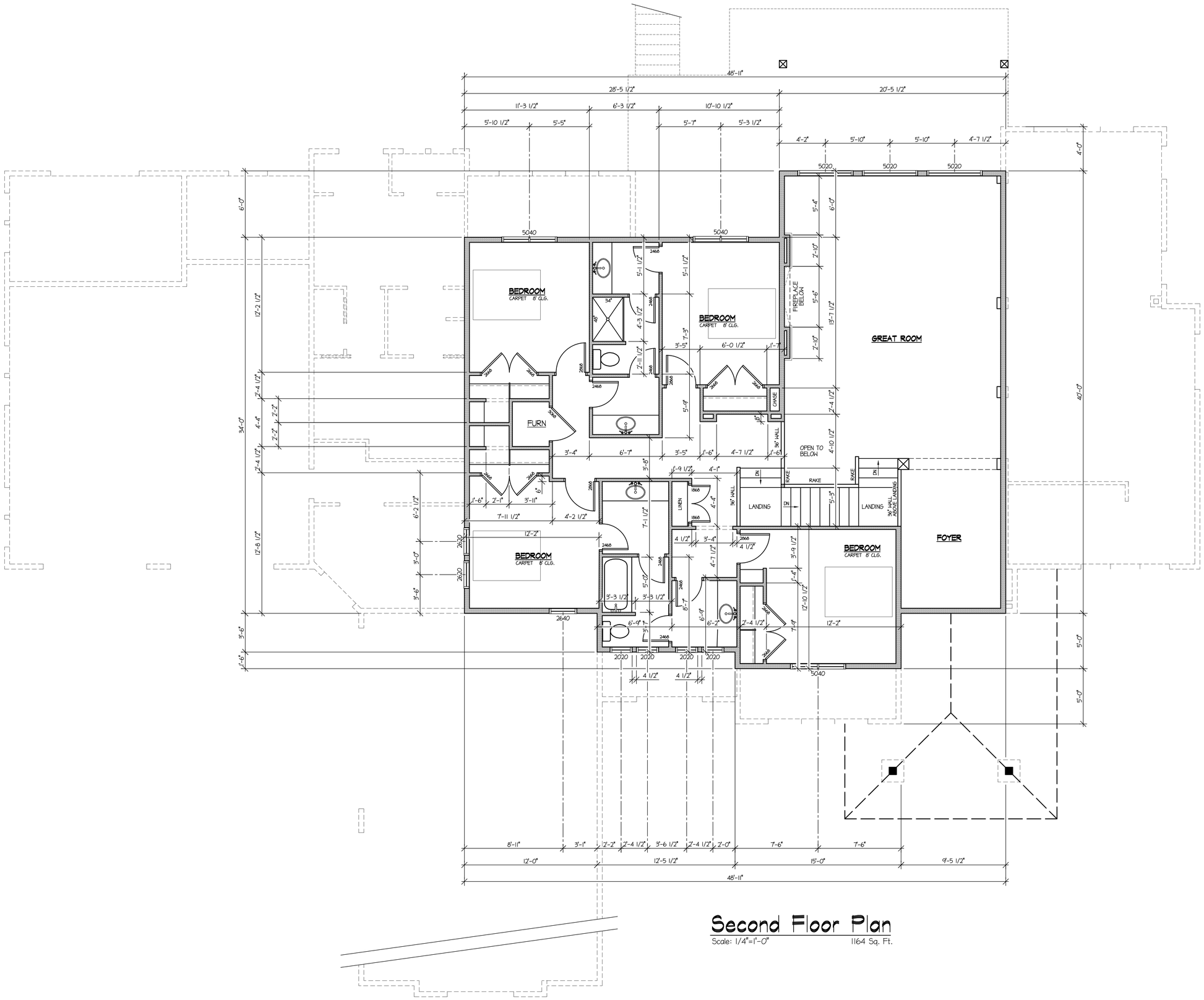
DRAWN BY: GAC
CHECKED BY: MF

DATE: 03-21-15

REVISION:
07-15-15 | 08-21-15
08-07-15 | 09-28-15
08-16-15

SHEET:
A2

CAD FILE: BASEPLAN
Project No: 1186-01-15



Second Floor Plan

Scale: 1/4"=1'-0" 1164 Sq. Ft.

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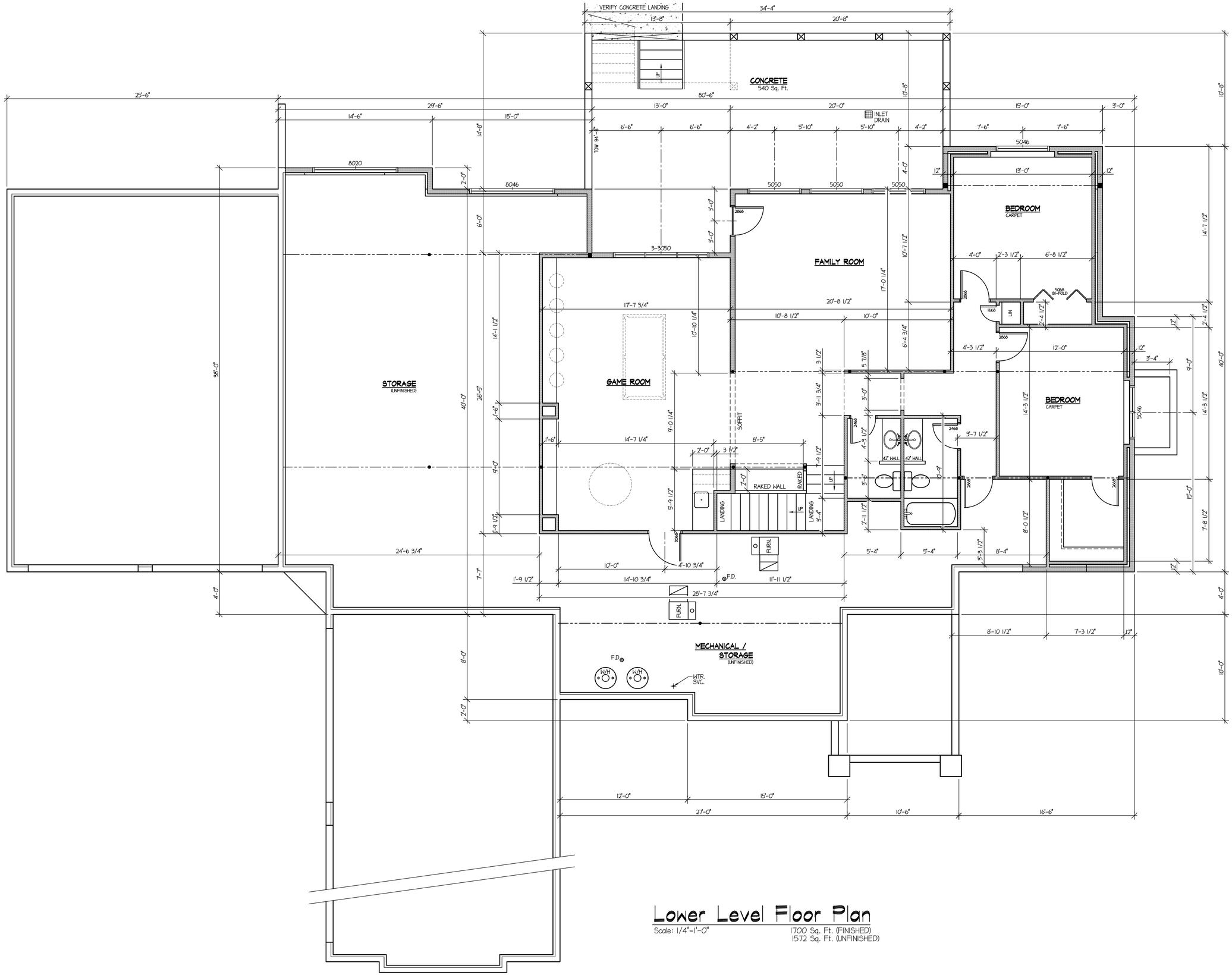
DRAWN BY: GAC
CHECKED BY: MF

DATE: 03-21-15

REVISION:
05-16-15 | 08-07-15
06-27-15 | 08-16-15
07-15-15 | 09-28-15

SHEET:
A2.1

CAD FILE: BASEPLAN
Project No: 1186-01-15



Lower Level Floor Plan

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

1700 Sq. Ft. (FINISHED)
1572 Sq. Ft. (UNFINISHED)

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TeKnow Quill Drafting and Design
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Proposed Residence:

Highland Meadows
WINDSOR, COLORADO

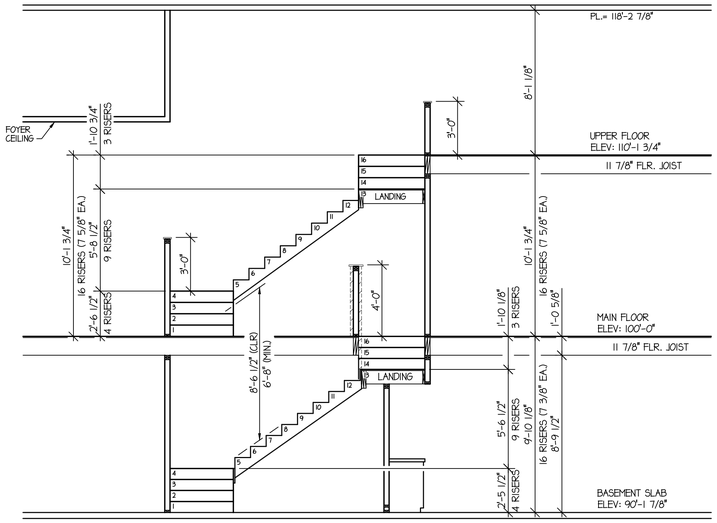
DRAWN BY: GAC
CHECKED BY: MF

DATE: 03-21-15

REVISION:
06-27-15 | 08-16-15
07-15-15 | 08-21-15
08-07-15

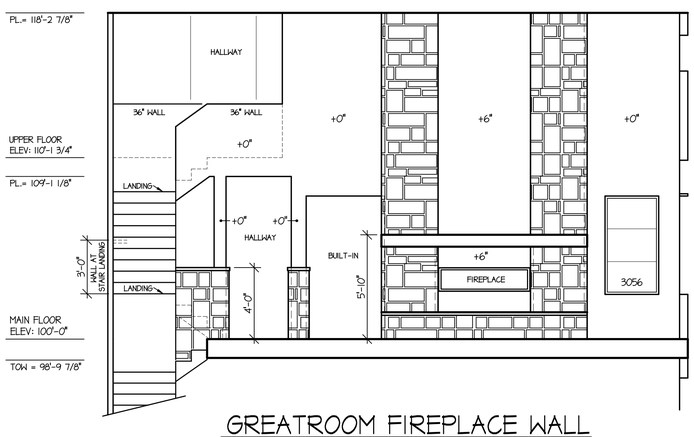
SHEET:
A2.2

CAD FILE: BASEPLAN
Project No: 1186-01-15



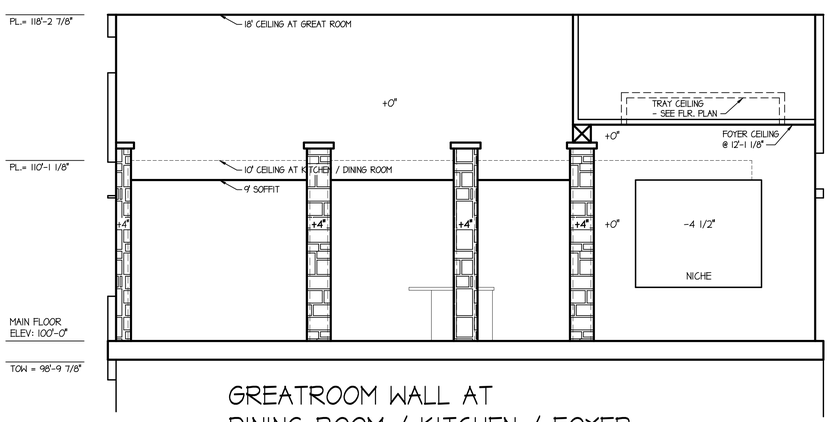
STAIR DETAIL

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



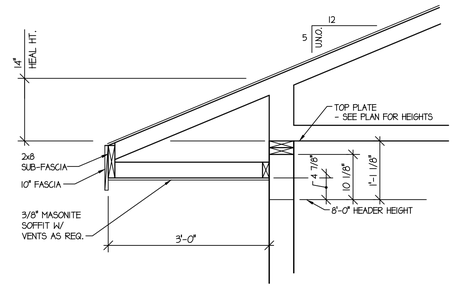
GREATROOM FIREPLACE WALL

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



GREATROOM WALL AT DINING ROOM / KITCHEN / FOYER

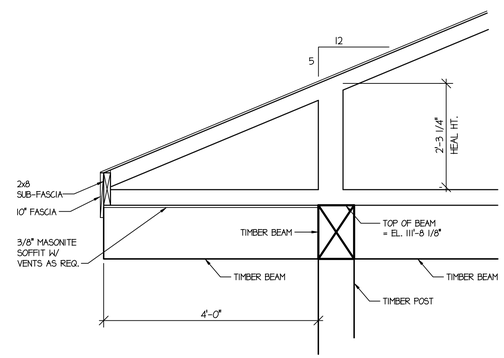
Scale: 1/4"=1'-0"



TYP. EAVE DETAIL

1 / A1

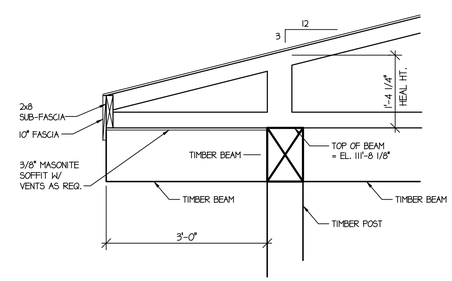
Scale: 3/4"=1'-0"



ENTRY EAVE DETAIL

2 / A1

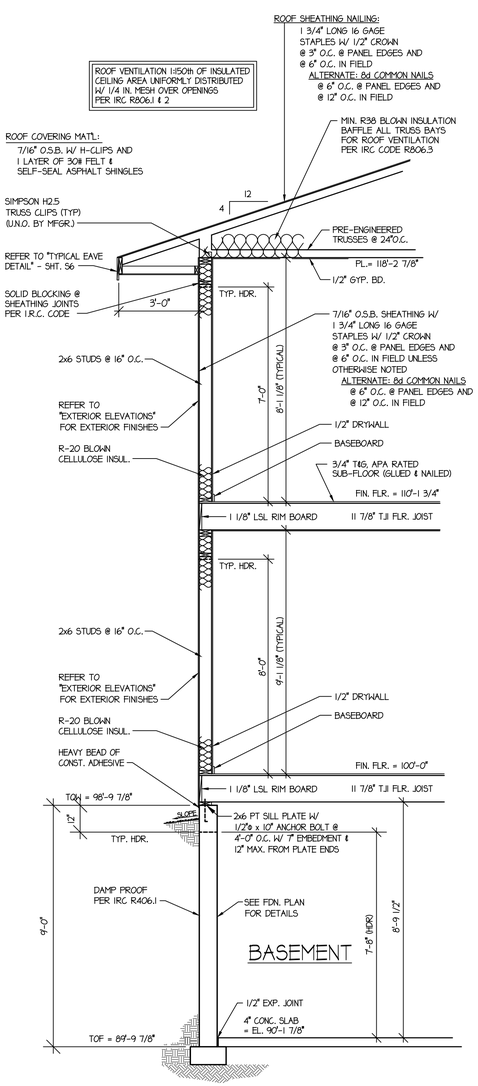
Scale: 3/4"=1'-0"



COVERED DECK EAVE DETAIL

3 / A1

Scale: 3/4"=1'-0"



TYP. EXT. WALL SECTION

SCALE: 3/8" = 1'-0"

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TeKnow Quill Drafting and Design
Greg Campbell
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Proposed Residence:
Highland Meadows
WINDSOR, COLORADO

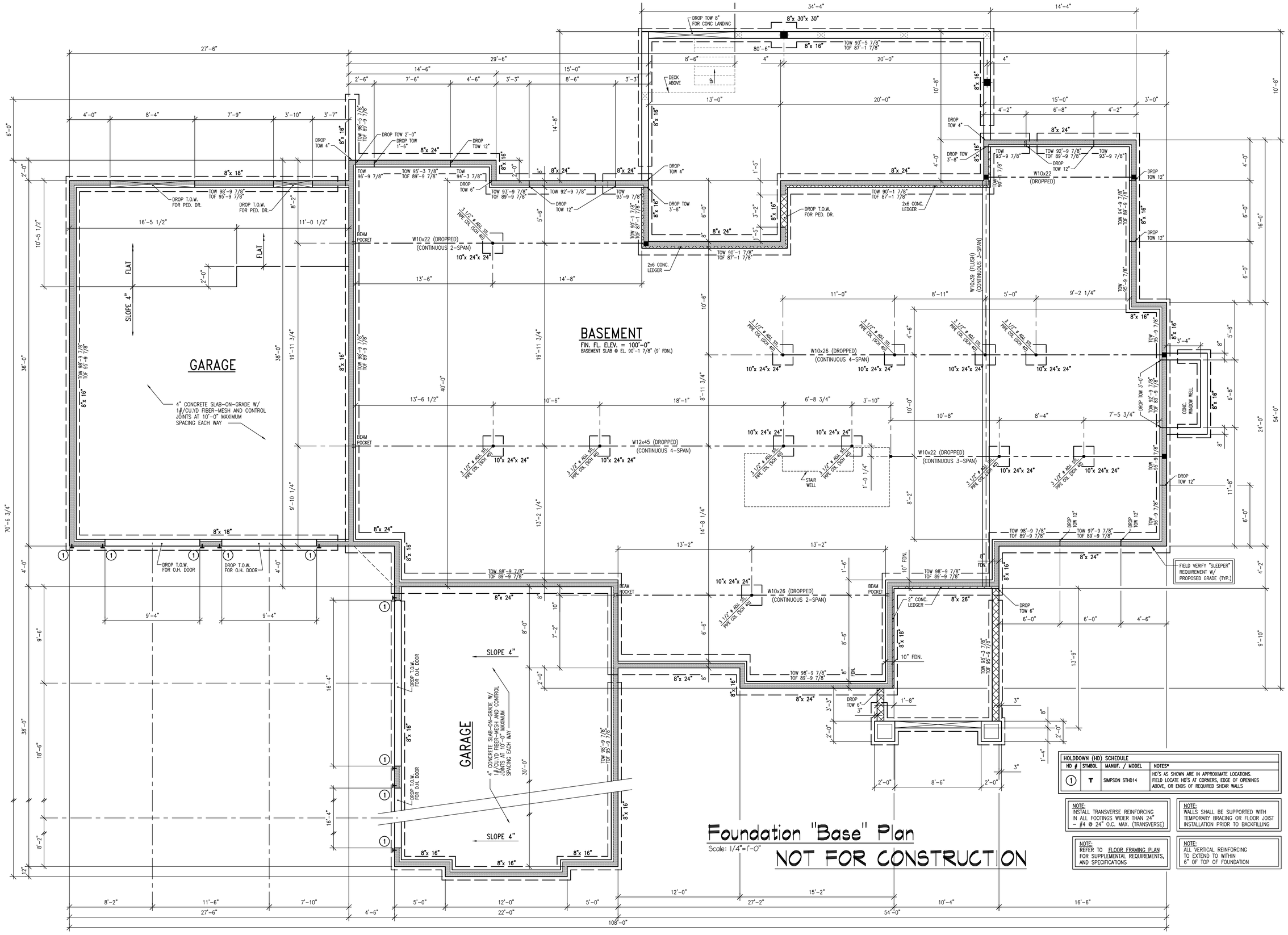
DRAWN BY: GAC
CHECKED BY: MF

DATE: 08-16-15

REVISION:
08-21-15
08-31-15
09-23-15

SHEET:
A4

CAD FILE: BASEPLAN
Project No: 1186-01-15



Foundation "Base" Plan

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

NOT FOR CONSTRUCTION

HOLDDOWN (HD) SCHEDULE			
HD #	SYMBOL	MANUF. / MODEL	NOTES*
1	T	SIMPSON STHD14	HD'S AS SHOWN ARE IN APPROXIMATE LOCATIONS. FIELD LOCATE HD'S AT CORNERS, EDGE OF OPENINGS ABOVE, OR ENDS OF REQUIRED SHEAR WALLS

NOTE:
INSTALL TRANSVERSE REINFORCING IN ALL FOOTINGS WIDER THAN 24" – #4 @ 24" O.C. MAX. (TRANSVERSE)

NOTE:
WALLS SHALL BE SUPPORTED WITH TEMPORARY BRACING OR FLOOR JOIST INSTALLATION PRIOR TO BACKFILLING

NOTE:
REFER TO FLOOR FRAMING PLAN FOR SUPPLEMENTAL REQUIREMENTS, AND SPECIFICATIONS

NOTE:
ALL VERTICAL REINFORCING TO EXTEND TO WITHIN 6" OF TOP OF FOUNDATION

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TeKnow Quill Drafting and Design
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PH: 970-412-9144

Proposed Residence:
Highland Meadows
WINDSOR, COLORADO

DRAWN BY: GAC
CHECKED BY: MF
DATE: 08-24-15
REVISION:

SHEET: F1

CAD FILE: BASEPLAN
Project No: 1186-01-15

GENERAL FRAMING NOTES:

1. ALL EXTERIOR WALLS SHALL BE 2x6 WOOD STUD (U.N.O.)
2. INSTALL SOFFIT, BLOCKING AND INSULATION MATERIAL (SEE PERFORMANCE COMPLIANCE CERTIFICATE) AT CANTILEVERS.
3. INSTALL TUB BACKERS AT 33" CENTERLINE.
4. ALL KNEEWALLS TO BE SECURED THROUGH FLOOR AT ENDS.
5. INSTALL EXTRA STUDS AT WINDOWS, DOORS AND CORNERS FOR SIDING BACKERS WHERE NEEDED.
6. INSTALL 7/16" OSB AT ALL CORNERS FOR SHEER, AT BRICK/STONE LOCATIONS AND AT ALL GABLES. SEE PLAN FOR LOCATIONS.
7. ALL EXTERIOR DOORS TO BE CAULKED BETWEEN THRESHOLD RIBS AND 3/4" T & G DECK
8. 7/16" OSB TO BE INSTALLED WITH ROUGH SIDE OUT.
9. ALL EXTERIOR HINGED DOORS SHALL BE SHIMMED AND SCREWED THROUGH INTERIOR OF JAMB INTO FRAMING AT (6) POINTS
10. ALL CHASES SHALL BE FIREBLOCKED AT ALL FLOOR AND CEILING LEVELS

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 2x's AT EACH END - (2) TRIMMER & (1) KING.
3. UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE SUPPORTED WITH (3) 2x's AT EACH END - B.U. COLUMN
4. ALL LAMINATED STRAND LUMBER BEAMS, NOTED AS LSL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
   Fb = 2325 PSI, Fc = 800 PSI,
   Fv = 310 PSI, & E = 1,550,000 PSI.
5. ALL LAMINATED VENEER LUMBER BEAMS, NOTED AS LVL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
   Fb = 2600 PSI, Fc = 750 PSI,
   Fv = 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:
   Fb = 875 PSI, Fc = 425 PSI,
   Fv = 135 PSI, & E = 1,100,000 PSI.
7. BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (HEM FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
   Fb = 850 PSI, Fc = 405 PSI, Fv = 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:
   Fb = 850 PSI, Fc = 405 PSI, Fv = 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.

NOTE:
ALL INTERIOR BASEMENT WALLS SHALL BE FRAMED WITH VOID FRAME (2x4 CONSTRUCTION @ 24" O.C., MAX.)
- REFER TO TYPICAL STAIR/PARTION WALL DETAIL , SHEET "S3"

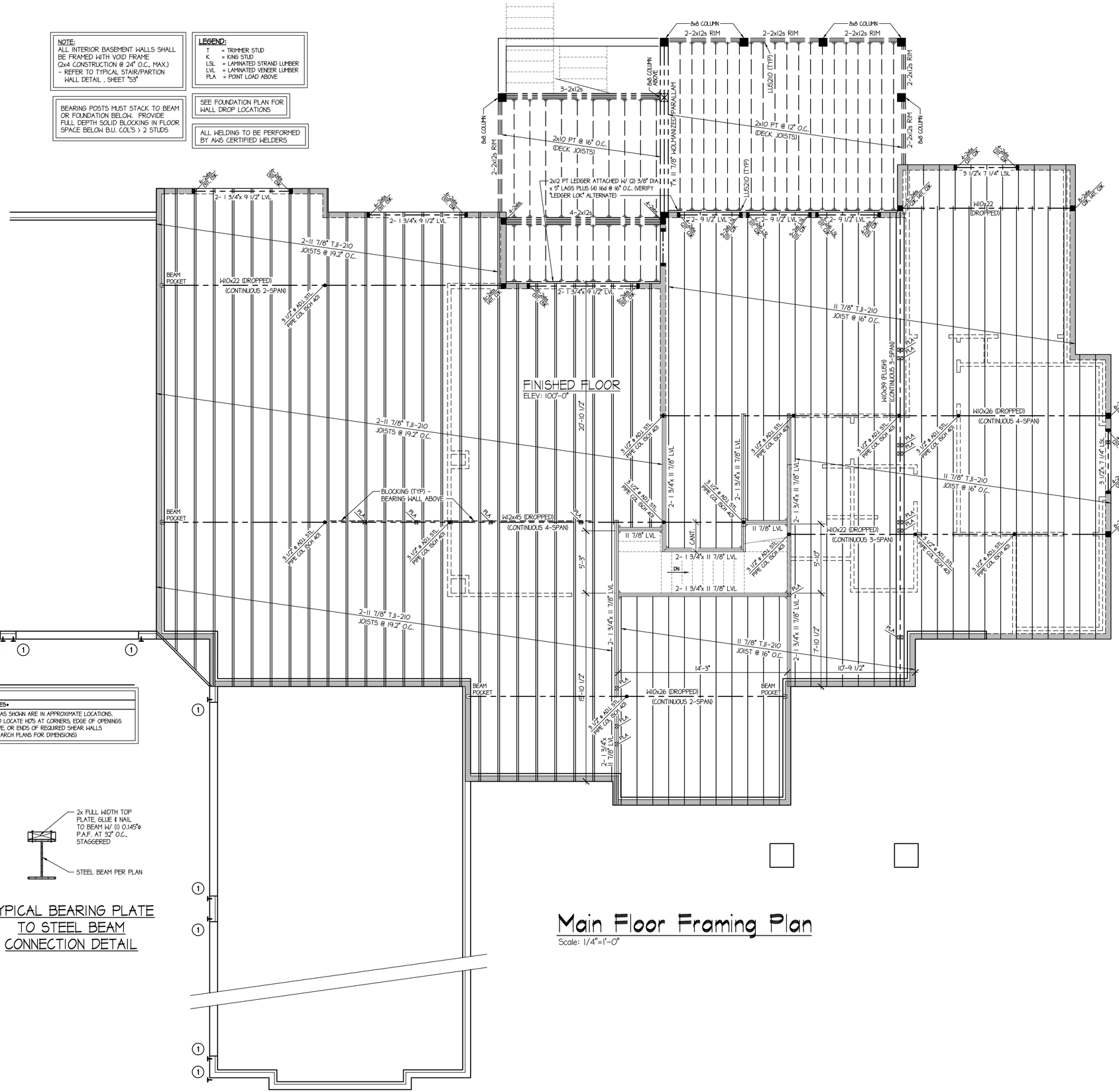
BEARING POSTS MUST STACK TO BEAM OR FOUNDATION BELOW. PROVIDE FULL DEPTH SOLID BLOCKING IN FLOOR SPACE BELOW B.U. COL'S > 2 STUDS

LEGEND:

T	= TRIMMER STUD
K	= KING STUD
LSL	= LAMINATED STRAND LUMBER
LVL	= LAMINATED VENEER LUMBER
PLA	= POINT LOAD ABOVE

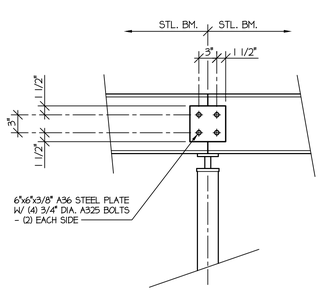
SEE FOUNDATION PLAN FOR WALL DROP LOCATIONS

ALL WELDING TO BE PERFORMED BY AWS CERTIFIED WELDERS



Main Floor Framing Plan
Scale: 1/4"=1'-0"

HOLDOWN (HD) SCHEDULE			
HD #	SYMBOL	MANUF. / MODEL	NOTES*
1	T	SIMPSON STHD14	HD'S AS SHOWN ARE IN APPROXIMATE LOCATIONS. FIELD LOCATE HD'S AT CORNERS, EDGE OF OPENINGS ABOVE, OR ENDS OF REQUIRED SHEAR WALLS (SEE ARCH PLANS FOR DIMENSIONS)



BEAM SPLICE DETAIL

TYPICAL BEARING PLATE TO STEEL BEAM CONNECTION DETAIL

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TeKnow Quill Drafting and Design
Greg Campbell
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Proposed Residence:
Highland Meadows
WINDSOR, COLORADO

DRAWN BY: GAC
CHECKED BY: MF
DATE: 07-20-15
REVISION: 08-07-15

SHEET: S4
CAD FILE: BASEPLAN
Project No: 1186-01-15

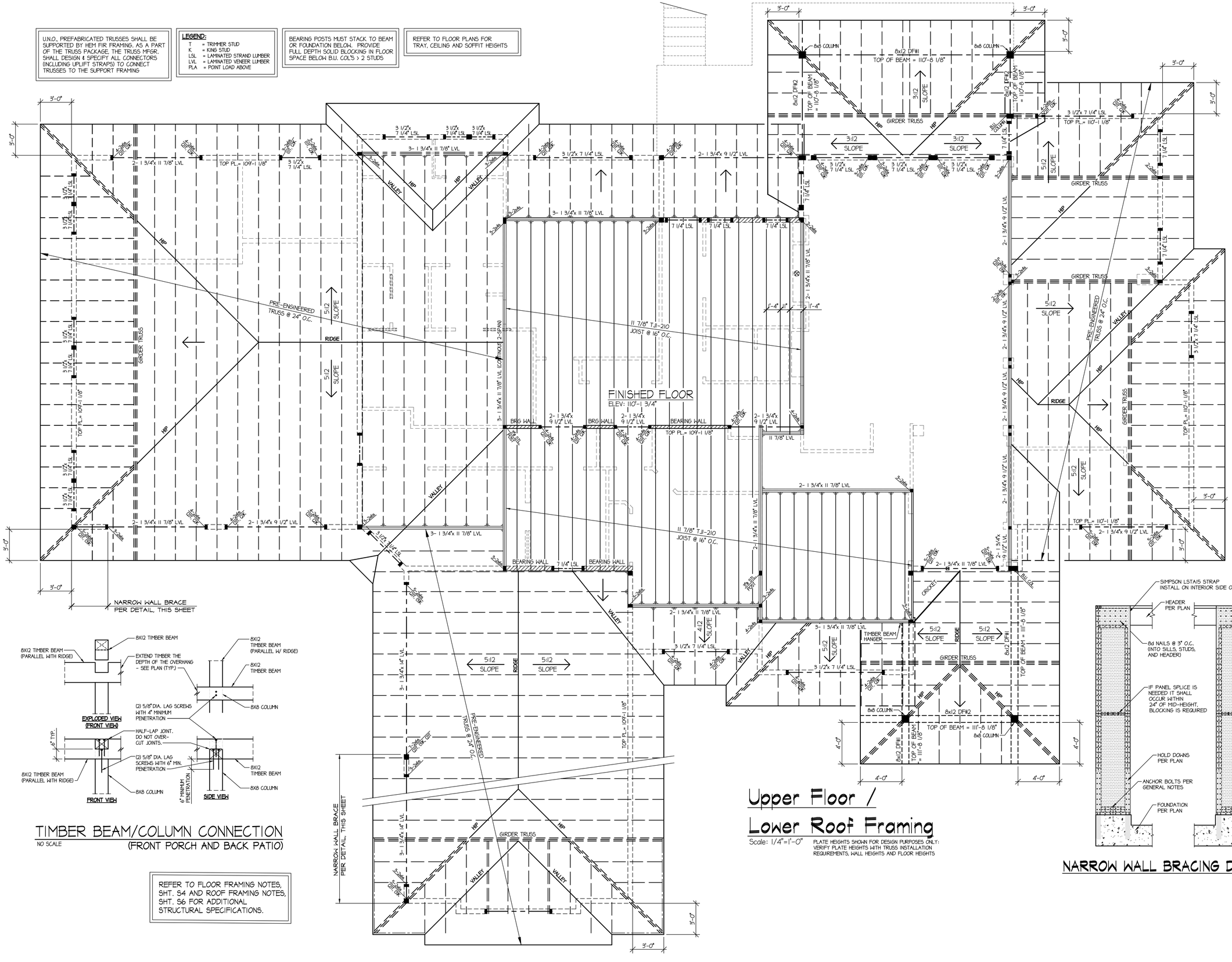
U.N.O., PREFABRICATED TRUSSES SHALL BE SUPPORTED BY HEM FIR FRAMING, AS A PART OF THE TRUSS PACKAGE. THE TRUSS MFGR. SHALL DESIGN & SPECIFY ALL CONNECTORS (INCLUDING UPLIFT STRAPS) TO CONNECT TRUSSES TO THE SUPPORT FRAMING

LEGEND:

T = TRIMMER STUD
K = KING STUD
LSL = LAMINATED STRAND LUMBER
LVL = LAMINATED VENEER LUMBER
PLA = POINT LOAD ABOVE

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

REFER TO FLOOR PLANS FOR TRAY, CEILING AND SOFFIT HEIGHTS



Upper Floor / Lower Roof Framing

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

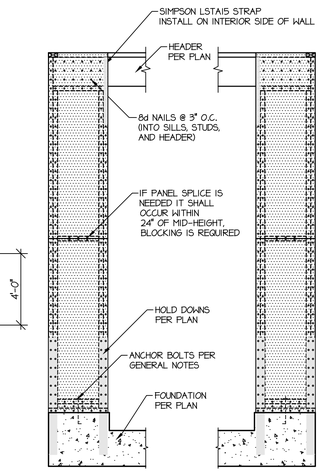
PLATE HEIGHTS SHOWN FOR DESIGN PURPOSES ONLY: VERIFY PLATE HEIGHTS WITH TRUSS INSTALLATION REQUIREMENTS, WALL HEIGHTS AND FLOOR HEIGHTS

TIMBER BEAM/COLUMN CONNECTION

NO SCALE

(FRONT PORCH AND BACK PATIO)

REFER TO FLOOR FRAMING NOTES, SHT. S4 AND ROOF FRAMING NOTES, SHT. S6 FOR ADDITIONAL STRUCTURAL SPECIFICATIONS.



NARROW WALL BRACING DETAIL

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Greg Campbell

Proposed Residence:
Highland Meadows
WINDSOR, COLORADO

DRAWN BY: GAC
CHECKED BY: MF
DATE: 07-20-15
REVISION:
08-07-15
09-28-15

SHEET:
S5
CAD FILE: BASEPLAN
Project No: 1186-01-15

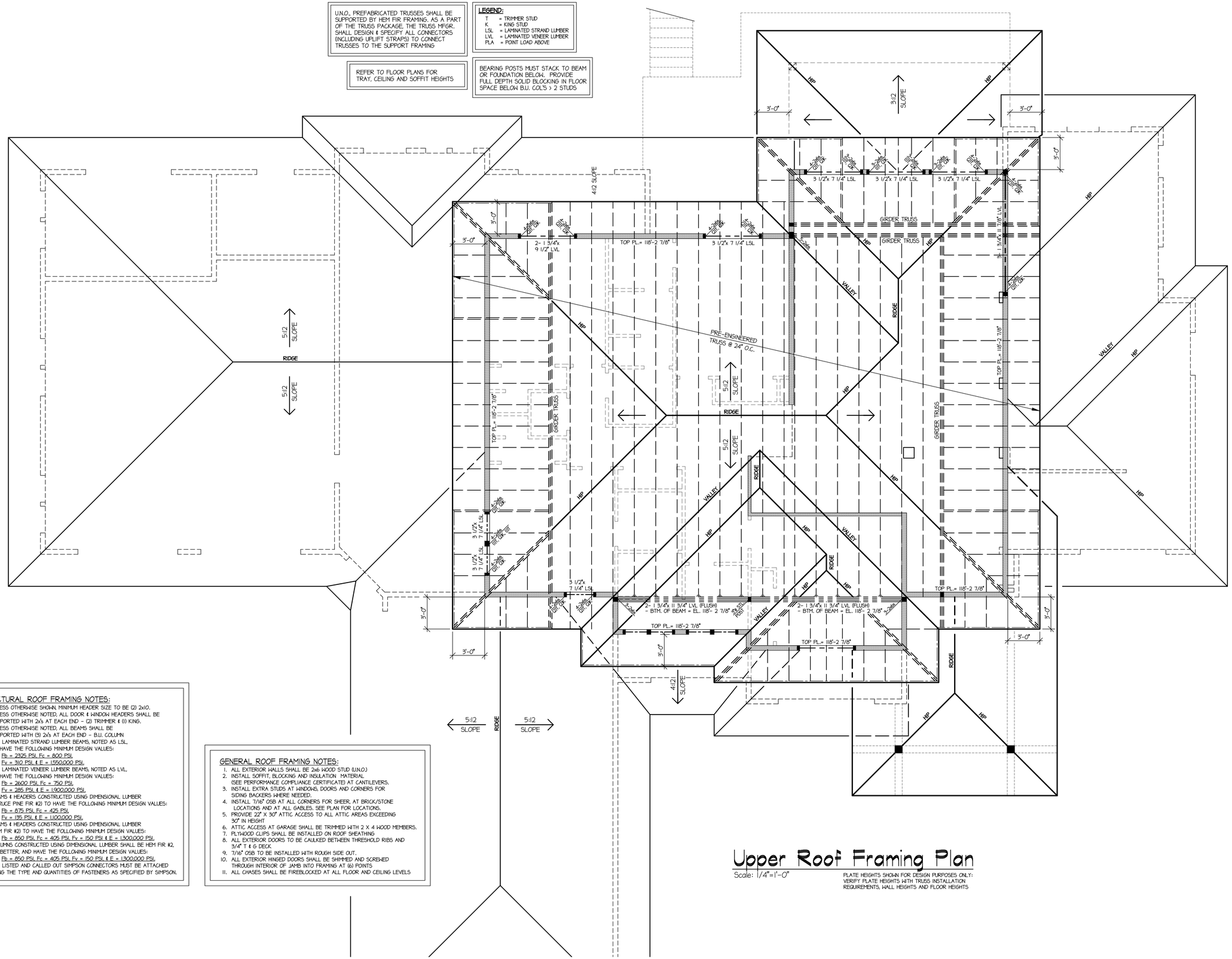
U.N.O., PREFABRICATED TRUSSES SHALL BE SUPPORTED BY HEM FIR FRAMING, AS A PART OF THE TRUSS PACKAGE. THE TRUSS MFGR. SHALL DESIGN & SPECIFY ALL CONNECTORS (INCLUDING UPLIFT STRAPS) TO CONNECT TRUSSES TO THE SUPPORT FRAMING

REFER TO FLOOR PLANS FOR TRAY, CEILING AND SOFFIT HEIGHTS

LEGEND:

T	= TRIMMER STUD
K	= KING STUD
LSL	= LAMINATED STRAND LUMBER
LVL	= LAMINATED VENEER LUMBER
PLA	= POINT LOAD ABOVE

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



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 2x's AT EACH END - (2) TRIMMER & (1) KING.
3. UNLESS OTHERWISE NOTED, ALL BEAMS SHALL BE SUPPORTED WITH (3) 2x's AT EACH END - B.U. COLUMN
4. ALL LAMINATED STRAND LUMBER BEAMS, NOTED AS LSL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
   Fb = 2325 PSI, Fc = 800 PSI,
   Fv = 310 PSI, & E = 1,550,000 PSI,
5. ALL LAMINATED VENEER LUMBER BEAMS, NOTED AS LVL, TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
   Fb = 2600 PSI, Fc = 750 PSI,
   Fv = 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:
   Fb = 875 PSI, Fc = 425 PSI,
   Fv = 135 PSI, & E = 1,100,000 PSI,
7. BEAMS & HEADERS CONSTRUCTED USING DIMENSIONAL LUMBER (HEM FIR #2) TO HAVE THE FOLLOWING MINIMUM DESIGN VALUES:
   Fb = 850 PSI, Fc = 405 PSI, Fv = 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:
   Fb = 850 PSI, Fc = 405 PSI, Fv = 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.

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 CERTIFICATE) 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

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

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Proposed Residence:
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DRAWN BY: GAC
CHECKED BY: MF

DATE: 07-20-15

REVISION:
08-07-15
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