STD ABBREVIATIONS	GENERAL NOTES & OUTLINE SPECIFICATION
AT ADJ. ADJUSTABLE A.F.F. ABOVE FINISHED FLOOR	<u>GENERAL NOTES:</u>
ALUMIC ALUMINATE AMP. AMPERE APPROX APPROXIMATE ARCH. ARCHITECTURAL OR ARCHITECT	1. ALL NEW CONSTRUCTION SHALL COMPLY WITH THE 2009 IRC AND LOCAL BUILDING CODE AMEND
BD. BOARD B.F.C. BELOW FINISHED CEILING BLDC. BUILDING BLDG. STD. BUILDING STANDARD B.O. BOTTOM OF B.O.C.A. B.O.C.A. NATIONAL BUILDING CODE BR. BRICK BTTOM	2. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF TH THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATIONS OR ANY DISCREPANCIES BETWEEN
B.T.U. BRITISH THERMAL UNIT BTWN. BETWEEN CJ CONTROL JOINT CAB. CABINET	3. THE CONTRACTOR SHALL PROTECT FROM DAMAGE DURING CONSTRUCTION ALL IN-PLACE CONSTR
CIR. CIRCLE CL. CENTERLINE CLG. CEILING CLG. H. CEILING HEIGHT CLR. CLEAR CIR. CLEAR	& FAUNA. 4. DO NOT SCALE DRAWINGS.
COLC. CONCRETE CONST. CONSTRUCTION CONT. CONTINUOUS COORD. COORDINATE COPT. CARPET	5.
C.T. CERAMIC TILE DEG. DEGREES DEMO. DEMOLITION DIA. DIAMETER DIAG. DIAGONAL DIM. DIMENSION DT. DETAIL	EVERY EFFORT TO COORDINATE AND INCORPORATE THE WORK OF OUTSIDE TRADES, INCLUDING UT HIRED BY THE OWNER FOR RELATED WORK SUCH AS TESTING & SEPTIC SYSTEM INSTALATION.
DIG. DRAWING DWG. DRAWING EA. EACH ELEV. ELEVATION ELEC. ELECTRICAL ENGR. ENGINEER EO. EQUAL EQUIP. EQUIPMENT	6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTORS BEST SKI CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION ME SEQUENCES AND PROCEDURES FOR PROVIDING AND MAINTAINING A SAFE PLACE TO WORK AND F OF THE WORK.
E.U. EICEIERIC WATER COOLER E.W.C. ELECTRIC WATER COOLER EXT. EXTERIOR FF. FINISH TO FINISH DIMENSION F.B.O. FURNISHED BY OWNER (OTHERS) F.D. FLOOR DRAIN	7. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AND ORDERING OF MATERIALS.
F.H.C. FIRE HOSE CABINET FIN. FINISH FIXT. FIXTURE FUR. FLOOR F.O.F. FACE OF FINISH F.O.F. FACE OF FINISH F.O.F. FACE OF FINISH	9. SMOKE ALARMS & CO2 ALARMS SHALL BE INSTALLED PER CODE REQUIREMENTS CONSULT ARC
FLUOR. FLUORESCENT FT. FEET FURN. FURNITURE F.V.C. FIRE VALVE CONNECTION	LOCATIONS PRIOR TO INSTALLATION.
GA. GAUGE G.C. GENERAL CONTRACTOR G.I. GALVANIZED IRON GL. GLASS COVE DD. GYPENIM BOARD	TO. TROVIDE CONCEALED DECORTING AS REQUIRED FOR WALL AND CELLING MOONTED THEMS.
HDWR. HARDWARE HDWD. HARDWOOD H.M. HOLLOW METAL HORIZ, HORIZONTAL	<u>DIVISION 3 – CONCRETE:</u>
HR. HOUR HT. HEIGHT HVAC HEATING VENTILATING & COOLING H.W.T. HOT WATER TANK	1. PATIO SLABS: SAND FINISH WITH WARM AGGEGATE EXPOSURE-MATCH ARCHITECT'S SAMPLE. PR
INSUL. INSULATION I.B.C. INTERNATIONAL BUILDING CODE INT. INTERNOR JAN. CLO. JANITOR'S CLOSET	ARCHITECT'S APPROVAL.
LAM. LAMINATE LAV. LAVATORY LBS. POUNDS	
LIN. LINOLEUM MATL. MATERIAL MAX. MAXIMUM M.D.F. MEDIUM DENSITY FIBERBOARD	<u>DIVISION 5 – METALS:</u>
MECH, MECHANICAL MECHANICAL MEG, MANUFACTURING MER, MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS M.O. MASONRY OPENING MUL. MULLION MTD. MOUNTED MTD. METAI	^{1.} GALVALUME MATERIAL AT ALL EXTERIOR FLASHINGS, GUTTERS & DOWN SPOUTS.
N.I.C. NOT IN CONTRACT N.I.C. NOT IN CONTRACT NO. NUMBER N.T.S. NOT TO SCALE	DIVISION 6 - WOOD & PLASTIC:
O.A. OVERALL O.C. ON CENTER O.H. OPPOSITE HAND OPNG. OPPONING	
OPP. OPPOSITE PT. PAINT PART. PARTITION P.B. PUSH BUTTON	1. SEE STRUCTURAL NOTES FOR FRAMING MATERIAL.
P.C. PULL CHAIN P.G. PAINT GRADE P.L. PILOT LIGHT P.LAM. PLASTIC LAMINATE PLSTR. PLASTER PLUMB. PLUMBING PLYMO. PLYMOOD POL. POLISHED P.D. POWER POLE	CEDAR SHINGLES TO RECEIVE SEMI-TRANSPARANT STAIN. PROVIDE 24"X24" FINISHED SAMPLE
PTD: PAINTED Q. T. QUARRY TILE (R) RELOCATED	DIVISION 7 – THERMAL & MOISTURE:
'R. RADIUS RD. ROUND RE: REFER TO RECT. RECTANGULAR REF. REFERERDCE	1. <u>MINIMUM INSULATION REQUIREMENTS:</u>
REFRIG. REFRIGERATOR REINF. REINFORCED RELOC. RELOCATE OR RELOCATED REQ. REQUIRED REV. REVISION	CLIMATE ZONE 5:
R.FL. RAISED FLOOK RM. ROOM R.O. ROUGH OPENING R.S. ROUGH-SAWN R.W.L. RAIN WATER LEADER (S) SALVAGED (S) SALVAGED	 WALLS R-20 OR 13 + 5h CRAWL SPACE R-13 @ VERTICAL SURFACES W/6 MIL CONT. VAPOR BARRIER AT EARTH, TUF FENESTRATION U-FACTOR 0.35
SECT. SECTION SEP. CIR. SEPARATE CIRCUIT S.F. SQUARE FEET SHT. SHEET SIM. SIMILAR SIM. SIMILAR	2 ROOFING GAF TIMBERLINE SERIES CHARCOAL
SPEUS. SPEUFUCATIONS SQUARE S.S. STAINLESS STEEL ST. STAIN STD. STANDARD STL. STEEL STRUCT. STRUCTURAL SUSP. SUSPENDED	
T.&G. TONGUE & GROOVE T.B.S. TO BE SPECIFIED TELE. TELEPHONE T.O. TOP OF T.O. TOP OF	DIVISION 9 – FINISHES:
U.B.C. UNIFORM BUILDING CODE U.C.F. UNDER CABINET FIXTURE U.F. UPHOLSTERY FABRIC U.F. UPHOLSTERY FABRIC	1. PROVIDE CEMENTITOUS BOARD AT ALL WET WALLS TO RECEIVE TILE.
U.N.O UNLESS NOTED OTHERWISE U.R. URINAL V.C.T. VINYL COMPOSITE TILE	2. USE ALKYD PRIMER FOR THE BATHROOM.
VEST. VESTIBULE V.G. VERTICAL GRAIN V.F. VERIFY IN FIELD V.T.R. VENT THROUGH ROOF	3. TILE SELECTIONS BY OWNER.
W W/WTH W WTHIN W/O WTHOUT W.C. WATER CLOSET WD. WOOD	4. STUCCO, 2-COAT SAND FINISHPROVIDE 24" X 24" SAMPLE FOR ARCHITECT'S APPROVAL.
	COMPLY WITH TCA MANUAL FOR TILE INSTALLATION.
SYMBOL LEGEND	<u>DIVISION 14–16 – MECHANICAL, ELECTRICAL, PLUMBING:</u>
	1. MECHANICAL, ELECTRICAL, PLUMBING – DESIGN/ BUILD.
X - ELEVATION NUMBER Ax.x - ELEVATION SHEET NUMBER	REVIEW AND OBTAIN APPROVAL FROM ARCHITECT ON ALL DESIGN/BUILD LAYOUTS PRIOR TO IMPLI
$4 \xrightarrow{1}{4} 2 = \frac{1}{1} = $	
- SECTION NUMBER Ax.x - SECTION SHEET NUMBER	
$ \begin{array}{c} (x) \\ (x) \\ (x) \end{array} - FINISH TYPE \\ - FINISH NUMBER \end{array} $	
X - WINDOW/SKYLIGHT - NUMBER	

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N THE DRAWINGS AND EXISTING											
RUCTION & ALL EXISTING FLORA									4		-
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ALL TRADES, AND SHALL MAKE											
JTILITY COMPANIES AND AGENCIES							JO EL	_A II	DENVER		
KILL AND ATTENTION. THE EANS, METHODS, TECHNIQUES,						Ľ)OOR S	CHE	EDULE		
FOR COORDINATING ALL PORTIONS			DOC	DRS			FRAM	ES	PE ONS		
	Ö N			NOMIN	AL SIZE	S			E TY CA∏		
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CHITECT OBTAIN APPROVAL ON	OPE		×₩	TOIM		HICK	×		HARD : SP		
	400				-						REMARKS
	100	CLOSET-1 PNL	WD	3'-0'' 8'-0"	8'-0" 8'-0"	1-3/4"	WD CLAD		HEAD OR JAME	B LATCH. FIXED KNOBS	IRANSOM A
	102	PR CLOSET-1 PNL	WD	8'-0"	8'-0"	1-3/8"	WD		HEAD OR JAME	B LATCH, FIXED KNOBS	
	103	1 PNL PASSAGE	WD	3'-0"	8'-0"	1-3/8"	WD		PRIVACY LATCH	4	
ROVIDE 24"X24" SAMPLE FOR	104 105	FLUSH STORAGE		3'-0'' 6'-0"	5'-10" 8'-0"	* 1-3/8" 1-3/4"			PASSAGE	STRACAL LOCK	*V.I.F. DOO
	106	EXT GARAGE PASSAGE	CLAD	3'-0"	6'-8"	1-3/4"	CLAD		KEY LOCK	SINAGAL LOOK	
	107	4 PNL GARAGE	MTL.	16'-0"	7'-0"	2"	WD		KEY PAD OPEN	IER	
	200			7' 6"	o' o"	1 7 /0"			DOOKET		
	200	1 PNL POCKET	WD	2'-8"	8'-0"	1-3/8"	WD WD		POCKET PRIVACY LATCH	4	
	202	1 PNL PASSAGE	WD	2'-8"	8'-0"	1-3/8"	WD		PRIVACY LATC	4	
	203	1 PNL PASSAGE	WD	2'-8"	8'-0"	1-3/8"	WD		PRIVACY LATCH	4	
	204	1 PNL POCKET	WD WD	2'-2''	8'-0" 8'-0"	$1-3/8^{\circ}$ $1-3/8^{\circ}$	WD WD		POCKET-PRIVA	CY LATCH, FIXED KNOBS	
	206	1 PNL PASSAGE	WD	2'-0"	6'-8"	1-3/8"	WD		PRIVACY LATCH	H	
	207	1 PNL POCKET	WD	2'-2"	8'-0"	1-3/8"	WD		POCKET-PRIVA	CY LATCH	
FOR ARCHITECT'S APPROVAL.	208 209	1 PNL CLOSET	WD /CLS	2'-0"	6'-8"	1-3/8"	WD WD			4	TRANSOM
	210	1 PNL PASSAGE	WD/GL3	2'-0"	6'-8"	1-3/8"	WD WD		PRIVACT LATCH	۰ ۲	
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	NOTES.	INTENIOR DOORS BT SI	WIF JOIN,		JEINIES,		MEOCK TINISI	I			
		WINDOW	SCH	IEDUI	LE						
IRNED UP FOUNDATION.		'F'	' DENOTE	S FIXED;	'A' DEN	OTES AWI	NING				
	NO.	Ш	MF	GR. UNIT	NO.	NOMINAL	SIZE	DETA	ILS	REMARKS:	
	NING	≿			T	(S)	IT (S)				
	OPE	PINNACLE SERIES			IL DIM	NCHE	HEIGH NCHE	RE: A4	4.2 &4.3 FOR AL DETAILS.		
		CLAD, TYPICAL U.N.O.				E					
	A B	DOUBLE HUNG		2834		GR. F	MFGR.	- 4/44	2 SIM		
	B1	TRANSOM, FIXED					V.I.I .			TEMPERED	
	С	DOUBLE HUNG*		2828						*EGRESS WINDOW, COM	IPLY W/ UBC
	D	FIXED		2816F				-			
	F	DOUBLE HUNG*		2828						*EGRESS WINDOW, COM	IPLY W/ UBC
	G	FIXED		4416							
	H	DOUBLE HUNG*		3634						*EGRESS WINDOW, COM	IPLY W/ UBC
	J	2/3-1/3 DOUBLE HUN	١G	2424						SEE ELAVATION-BOTTO	DM SASH 1/3
	К	NOT USED									
<u>EMENTATION.</u>	L	DOULBLE HUNG		4044	1,	0"					
	<u>м</u> N	FIXED		_	1'-	o 8"	V.I.F.				
	0	AWNING		3816A							
	Р			1620A							
	R	AWNING 2		5224							
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	ALL V	WINDOWS & EXTERIOR D ARED TO RECEIVE PAIN	UORS SH	ALL BE \ L PANE I	WINDSOR	PINNACLE NSULATED	SERIES CLA	D WOOE	W/ FULL PANE	L SCREENS; COLOR: IVO	RIOR TO ORD
	HARD STOP:	S AS REQUIRED. PROVID	ICKEL. II DE TEMPE	NIERIOR RING AS	REQUIRI	ARDWARE ED.	SATIN NICKEL	. 2801	UDE ALL NECESS	ART WEATHER SEALS, SE	ALANIS &

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000 000 000 000 120	100	FRENCH INSWING		3'-0"	8'-0"	1-3/4"			DEAD BOLT		TRANSOM ABOVE TO 10'-0"
103 1 PML PASSAGE 00 2 - 0" 1 - 2/8" 00 PROJUNC 1001 MULT. DOG INT. 108 PML RASAGE 50.0" 1 - 2/4" 0.40 DBASAGE MULT. DOG INT. 108 PM REACH INSMRS (2.40 5-0" 5-0" 1 - 2/4" 0.40 DBASAGE, LOC MULT.	102	PR CLOSET-1 PNL	WD	8'-0"	8'-0"	1-3/8"	WD		HEAD OR JAMB	LATCH, FIXED KNOBS	
100 P3 TERMON Add CAU Descense Add Descense 101 P3 TERMON DAT CAU DAT	103 104	1 PNL PASSAGE FLUSH STORAGE	WD SC	3'-0" 3'-0"	8'–0" 5'–10"	1-3/8" * 1-3/8"	WD WD		PRIVACY LATCH		*V.I.F. DOOR HT.
VIDE CT CARAGE PASSES (24.0) 3'-0" (Fer 1 - 2)/-0" CLAU FEY LOCK 17 4 FIN CARAGE MIL 11-0" FOR FOR CARAGE MIL	105	PR FRENCH INSWING	CLAD	6'-0"	8'-0"	1-3/4"	CLAD		DEAD BOLT, AS	TRAGAL LOCK	
200 1 PRL PODET W0 3 -6" K -0" 1 -3/6" W0 PODET K -0" K -0" <thc -0"<="" th=""> <thc< td=""><td>106 107</td><td>EXT GARAGE PASSAGE 4 PNL GARAGE</td><td>CLAD MTL.</td><td>3'-0" 16'-0"</td><td>6'-8" 7'-0"</td><td>1-3/4" 2"</td><td>CLAD WD</td><td></td><td>KEY LOCK KEY PAD OPEN</td><td>ER</td><td></td></thc<></thc>	106 107	EXT GARAGE PASSAGE 4 PNL GARAGE	CLAD MTL.	3'-0" 16'-0"	6'-8" 7'-0"	1-3/4" 2"	CLAD WD		KEY LOCK KEY PAD OPEN	ER	
Image: Second	200	1 PNL POCKET	WD	3'-6"	8'-0"	1-3/8"	WD				
203 PNL PASAGE NO 2'-8'' S'-0'' NO PRVACY LATCH 204 PRI NULCOSET NO 2'-0'' S'-0'' NO PRIVACY LATCH 205 I PNL POSET NO 2'-0'' S'-0'' NO PRIVACY LATCH 206 I PNL POSET NO 2'-0'' S'-0'' NO PRIVACY LATCH 208 I PNL POSET NO 2'-0'' S'-1'' NO PRIVACY LATCH 208 I PNL PASAGE NO 2'-0'' S'-1'' NO PRIVACY LATCH Item Solution 209 I PNL PASAGE NO 2'-0''' S'-1''' NO PRIVACY LATCH Item Solution 201 I PNL PASAGE NO 2'-0'''' S'-1'''''''''''''''''''''''''''''''''''	202	I PINL PASSAGE	WD	∠ −8" 2'−8"	o −0 8'−0"	1-3/8 [°]	WD		PRIVACY LATCH		
Care Fri Trance With S = -0 T = 3/6 With Precase	203	1 PNL PASSAGE	WD	2'-8"	8'-0"	1-3/8"	WD		PRIVACY LATCH		
206 I PNL PASSAGE WD 22-0" 0 - 2" 1 - 3/8" WD PRIVACY LATCH 207 I PNL PASSAGE WD 2-2" 6 - 6" 1 - 3/8" WD PASSAGE TRANSON ABOVE TO 0 209 I PNL PASSAGE WD 2-0" 6 - 6" 1 - 3/8" WD PASSAGE TRANSON ABOVE TO 0'-0" 209 I PNL PASSAGE WD 2-0" 6 - 6" 1 - 3/8" WD PASSAGE TRANSON ABOVE TO 0'-0" 210 I PNL PASSAGE WD 2-0" 6 - 6" 1 - 3/8" WD PRIVACY LATCH TRANSON ABOVE TO 0'-0" 210 I PNL PASSAGE WD 2-0" 6 - 6" 1 - 3/8" WD PRIVACY LATCH TRANSON ABOVE TO 0'-0" 210 I PNL PASSAGE WD SCHEDULE WD PRIVACY LATCH TRANSON ABOVE TO 0'-0" 210 I' DENOTES FAIRING YE YE DETALS REMARKS: 210 I' DENOTES FUE XUT NO MINAL SZE DETALS REMARKS: 210	204	PR 1 PNL CLOSET 1 PNL POCKET	WD WD	5'-0" 2'-2"	8'-0" 8'-0"	1-3/8" 1-3/8"	WD WD		HEAD OR JAMB	LATCH, FIXED KNOBS	
2001 IPAL POCKET W0 2'-2' B'-2'	206	1 PNL PASSAGE	WD	2'-0"	6'-8"	1-3/8"	WD		PRIVACY LATCH		
200 1 PNL PASSAGE* VO_QLS 2-8* 6*-8* 1-3/8* NO PRIVACY LATCH TRANSON ABOVE TO 8*-8* 210 1 PNL PASSAGE VO 2*-0* 6*-8* 1-3/8* NO PRIVACY LATCH TRANSON ABOVE TO 8*-0* 210 1 PNL PASSAGE VO 2*-0* 6*-8* 1-3/8* NO PRIVACY LATCH TRANSON ABOVE TO 8*-0* NOTES: INTERIOR DOORS BY SIMPSON, SHAKER SERIES, GLEAR HEMLOCK TINISH VIII VIII VIII VIIII PRIVACY LATCH PRIVACY LATCH PRIVACY LATCH 98 0 TOROTES FIXED, 'A DENOTES AWINING VIIII PRIVACH DETAILS PRIVACH LATCH PRIVACH LATCH 99 0 1 MERR. UNIT NO. NOTINAL SYZE DETAILS PRIVACH LATCH PRIVACH LATCH 91 TANSON FIRED 245 MERR 4/A4.2 SIM TEMPERED - TEMPERED - - TEMPERED - - - - - - - - - - - - - - -	207 208	1 PNL POCKET 1 PNL CLOSET	WD WD	2'-2" 2'-0"	8'-0" 6'-8"	1-3/8"	WD WD		POCKET-PRIVAC	CY LATCH	
210 I PNL PASSAGE WD 2-0" 6'-8" 1-3/8" WD RRVACY LATCH Image: INTERIOR DOORS BY SIMPSON, SHAKER SERIES, CLEAR HEMLOCK FINISH Image: Imag	209	1 PNL PASSAGE*	WD/GLS	2'-6"	6'-8"	1-3/8"	WD		PRIVACY LATCH		TRANSOM ABOVE TO 8'-0"
NOTES: INTERIOR DOORS BY SMPSON, SHAKER SERES, CLEAR HEMLOCK FINISH WINDOW SCHEDULE WINDOW SCHEDULE T DENOTES FINED; 'A DENOTES AWINING Image: Selection of the selec	210	1 PNL PASSAGE	WD	2'-0"	6'-8"	1-3/8"	WD		PRIVACY LATCH		
6 1.000000000000000000000000000000000000	PENING NO.	WINDOW 'F'		IEDUL s fixed; gr. unit i	_E 'a' den NO. I	OTES AWIN NOMINAL S	VING BIZE LHS LHS	DETAI	LS	REMARKS:	
DOUGL HUNG 2834 MFGR. - B TRANSOM, FIXED V.I.F. V.I.F. 4/A4.2 SIM B1 TRANSOM, FIXED - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS D0/JEL HUNG* 2828 - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS D FIXED 2816A - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS G FIXED 2816A - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS G FIXED 4416 - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS G FIXED 4416 - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS J 2/3-1/3 DOUBLE HUNG* 3634 - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS J 2/3-1/3 DOUBLE HUNG 4044 - - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS L DOULBLE HUNG 4044 - - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS N FIXED - 1'-8" V.I.F. - - L DOULBLE HUNG 4044 - -	Ъ –				QIW .		HEIG (INCF	TYPIC	AL DETAILS.		
B TRANSOM, FIXED VLF. VLF. 4/A4.2 SM B1 TRANSOM, FIXED TEMPERED C DOUBLE HUNG* 2828 - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS D FIXED 2816F - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS E AWNING 2816A - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS G FIXED 4416 - - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS G FIXED 4416 - - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS J 2/3-1/3 DOUBLE HUNG*/// 3634 456 - - - J 2/3-1/3 DOUBLE HUNG 4044 - - - L DOUBLE HUNG 4044 - - - M FIXED - 1'-8" VLF. - L DOUBLE HUNG 3816A - - - N FIXED - - 1'-8" VLF. - NOT USED <td>A</td> <td>DOUBLE HUNG</td> <td></td> <td>2834</td> <td>MFC</td> <td>GR.</td> <td>MFGR.</td> <td>_</td> <td></td> <td></td> <td></td>	A	DOUBLE HUNG		2834	MFC	GR.	MFGR.	_			
Instruct Instruct Instruct Instruct 0 DUBLE HUNG* 2828 - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS 0 FIXED 2816F - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS E AWNING 2816A - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS F DOUBLE HUNG* 2828 *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS H DOUBLE HUNG* 3634 *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS 1 2/3-1/3 DOUBLE HUNG 2424 SEE ELAVATION-BOTTOM SASH 1/3, TOP SASH 2/3 L DOUBLE HUNG 4044 - - N FIXED - 1'-8'' VLF. - N FIXED - 1'-8'' VLF. - N FIXED - 1'-8'' VLF. - N FIXED - -	B P1	TRANSOM, FIXED			V.I.I	F	V.I.F.	4/A4.	2 SIM	TEMDEDED	
D FIXED 2816F - E AWNING 2816A - F DOUBLE HUNG* 2828 *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS G FIXED 4416 *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS J 2,/3-1/3 DOUBLE HUNG 2424 *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS. J 2,/3-1/3 DOUBLE HUNG 2424 SEE ELAVATION-BOTTOM SASH 1/3, TOP SASH 2/3 K NOT USED - 1'-8" L DOULBLE HUNG 4044 - M FIXED - 1'-8" N FIXED - 1'-8" V.I.F. N FIXED - 1'-8" Q AWNING 3816A - P DOUBLE HUNG 1620A - Q AWNING 3224 - R NOT USED - - - S NOT USED - - - S NOT USED - - - AWNING 3224 - - - R	C	DOUBLE HUNG*		2828						*EGRESS WINDOW, COM	IPLY W/ UBC REQUIREMENTS
L AWNING 2815A - - F DOUBLE HUNG* 2828 - *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS G FIXED 4416 - - H DOUBLE HUNG* 3634 *EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS. J 2/3-1/3 DOUBLE HUNG 2424 SEE ELAVATION-BOTTOM SASH 1/3, TOP SASH 2/3 K NOT USED - - - J DOUBLE HUNG 4044 SEE ELAVATION-BOTTOM SASH 1/3, TOP SASH 2/3 M FIXED - 1'-8" V.I.F. N SIGA - - - K NOT USED - - - S NOT USED -	D	FIXED		2816F				-			
G FIXED 4416 +EGRESS WINDOW, COMPLY W/ UBC REQUIREMENTS J 2/3-1/3 DOUBLE HUNG 2424 SEE ELAVATION-BOTTOM SASH 1/3, TOP SASH 2/3 K NOT USED - 1'-8" L DOUBLE HUNG 4044 - M FIXED - 1'-8" VI.F. - 1'-8" VI.F. N FIXED - 1'-8" Q AWNING 3816A - P DOUBLE HUNG 1620A - Q AWNING 3224 - NOT USED - - - NOT USED - - - NOT USED - - - S NOT USED - - S NOT USED - - NUBBOWS & EXTERIOR DOORS SHALL BE WINDSOR PINNACLE SERIES CLAD WOOD W/ FULL PANEL SCREENS; COLOR: IVORYINTERIOR SURFACES PREPARED TO RECIVE PAINT. DUAL PANE LOWE - INSULATED GLAZING TYPICAL. FIELD VERIFY ALL WINDOW MINON MORTON PRORSONS PRIOR TO ORDER. HARDWARE FINISH- SATIN NICKEL. INTERIOR DOOR HARDWARE SATIN NICKEL. PROVIDE ALL NECESSARY WEATHER SEALS, SEALANTS & STOPS AS REQUIRED. PROVIDE TEMPERING AS REQUIRED.	E F	AWNING DOUBLE HUNG*		2816A 2828						*EGRESS WINDOW, COM	IPLY W/ UBC REQUIREMENTS
H UOUBLE HUNG* 3634 *EGRESS WINDOW, COMPLY W/ UBC. REQUIREMENTS. Z/3-1/3 DOUBLE HUNG 2424 SEE ELAVATION-BOTTOM SASH 1/3, TOP SASH 2/3 K NOT USED Image: Second Stress Str	G	FIXED		4416							
J 2/3-1/3 DOUBLE HUNG 2424 SEE ELAVATION-BOTTOM SASH 1/3, TOP SASH 2/3 K NOT USED	H	DOUBLE HUNG*		3634						*EGRESS WINDOW, COM	IPLY W/ UBC REQUIREMENTS
L DOULBLE HUNG 4044	J K	2/3-1/3 DOUBLE HUN NOT USED	1G	2424	_					SEE ELAVANON-BOTTO	JM SASH 1/3, IUP SASH 2/3
M FIXED - 1'-8" V.I.F. N FIXED - 1'-8" V.I.F. O AWNING 3816A - - P DOUBLE HUNG 1620A - - Q AWNING 3224 - - R NOT USED - - - S NOT USED - - - NOT USED - - - - NOTES: - - - - - ALL WINDOWS & EXTERIOR DOORS SHALL BE WINDSOR PINNACLE SERIES CLAD WOOD W/ FULL PANEL SCREENS; COLOR: IVORYINTERIOR SURFACES PREPARED TO RECEIVE PAINT. DUAL PANE LOW-E INSULATED GLAZING TYPICAL. FIELD VERIFY ALL WINDOW DIMENSIONS PRIOR TO ORDER. HARDWARE FINISH-SATIN NICKEL. INTERIOR DOOR HARDWARE SATIN NICKEL. PROVIDE ALL NECESSARY WEATHER SEALS, SEALANTS & STOPS AS REQUIRED. PROVIDE TEMPERING AS REQUIRED. 2010 DENVER ZONING CODE: U-RH-2.5 REFERENCE A1.0, A3.1 & A3.2 FOR ZONING CONFORMANCE INFORMATION.	L	DOULBLE HUNG		4044							
0 AWNING 3816A	<u>М</u>	FIXED			1'	8" 8"	V.I.F.				
P DOUBLE HUNG 1620A Q AWNING 3224 R NOT USED Image: Second	и 0	AWNING		3816A		5	v •l•l •				
Q AWNING 3224 3224 R NOT USED S NOT USED S NOT USED S S NOT USED S S S NOTES: S S S ALL WINDOWS & EXTERIOR DOORS SHALL BE WINDSOR PINNACLE SERIES CLAD WOOD W/ FULL PANEL SCREENS; COLOR: IVORYINTERIOR SURFACES PREPARED TO RECEIVE PAINT. DUAL PANE LOW-E INSULATED GLAZING TYPICAL. FIELD VERIFY ALL WINDOW DIMENSIONS PRIOR TO ORDER. HARDWARE FINISH- SATIN NICKEL. INTERIOR DOOR HARDWARE SATIN NICKEL. PROVIDE ALL NECESSARY WEATHER SEALS, SEALANTS & STOPS AS REQUIRED. PROVIDE TEMPERING AS REQUIRED. 2010 DENVER ZONING CODE: U-RH-2.5 REFERENCE A1.0. A3.1 & A3.2 FOR ZONING CONFORMANCE INFORMATION.	Р	DOUBLE HUNG		1620A							
S NOT USED S NOT USED NOTES: ALL WINDOWS & EXTERIOR DOORS SHALL BE WINDSOR PINNACLE SERIES CLAD WOOD W/ FULL PANEL SCREENS; COLOR: IVORYINTERIOR SURFACES PREPARED TO RECEIVE PAINT. DUAL PANE LOW-E INSULATED GLAZING TYPICAL. FIELD VERIFY ALL WINDOW DIMENSIONS PRIOR TO ORDER. HARDWARE FINISH- SATIN NICKEL. INTERIOR DOOR HARDWARE SATIN NICKEL. PROVIDE ALL NECESSARY WEATHER SEALS, SEALANTS & STOPS AS REQUIRED. PROVIDE TEMPERING AS REQUIRED. 2010 DENVER ZONING CODE: U-RH-2.5 REFERENCE A1.0, A3.1 & A3.2 FOR ZONING CONFORMANCE INFORMATION.	Q T	AWNING		3224							
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2010 DENVER ZONING CODE: U-RH-2.5 REFERENCE A1.0. A3.1 & A3.2 FOR ZONING CONFORMANCE INFORMATION.	NOTES ALL W PREPA HARDV STOPS	S: /INDOWS & EXTERIOR D ARED TO RECEIVE PAIN WARE FINISH— SATIN NI S AS REQUIRED. PROVID	OORS SH T. DUAI CKEL. IN E TEMPE	ALL BE W L PANE L NTERIOR E RING AS	I INDSOR OW-E II DOOR H <i>I</i> REQUIRE	PINNACLE NSULATED ARDWARE D.	SERIES CLA GLAZING TY SATIN NICKEI	D WOOD PICAL. PROVI	9 W/ FULL PANEL FIELD VERIFY ALL IDE ALL NECESSA	SCREENS; COLOR: IVOF WINDOW DIMENSIONS P RY WEATHER SEALS, SE	RY——INTERIOR SURFACES PRIOR TO ORDER. TALANTS &
APPLICABLE BUILDING CODE: 2009 IRC, & CURRENT STATE & LOCAL CODES.	2010 APPL	DENVER ZONING ICABLE BUILDING	CODE: CODE:	U-RH 2009	-2.5 IRC, 8	REFERE & CURRI	NCE A1.0, ENT STAT	A3.1 E & L	& A3.2 FO OCAL CODES	R ZONING CONFO	RMANCE INFORMATION.

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Robb Studio DRAWING INDEX ARCHITECTURAL: A0.0 INDEX, GENERAL NOTES, SCHEDULES Inc. SURVEY A1.0 SITE PLAN 3270 S. WASHINGTON ST. DENVER CO 80113 0/C-303-908-4430 A1.1 LANDSCAPE PLAN robb.studio@gmail.com A2.0 FLOOR PLANS-FOUNDATION & 1ST FLOOR A2.1 FLOOR PLANS-SECOND FLR. & ATTIC A3.1 BUILDING ELEVATIONS A3.2 GARAGE ELEVATIONS A4.1 BUILDING SECTIONS A4.2 BUILDING SECTIONS A4.3 WALL SECTIONS & SECTION DETAILS A6.1 INTERIOR PERSPECTIVES A9.0 REFLECTED CEILING PLANS COPYRIGHT 2015 ANY UNAUTHORIZED USE OF THESE DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF: ROBB STUDIO INC. STRUCTURAL: S0.1 GENERAL NOTES S2.1 FOUNDATION & FLOOR FRAMING PLANS S2.2 ROOF FRAMING PLANS S3.1 FOUNDATION DETAILS S4.1 FRAMING DETAILS PROJECT DIRECTORY 35 ELATI DENVER CO 80223 PROJECT: KEY DEVELOPMENT SCOTT RAY 630 WEST 3RD AVE OWNER: DENVER CO 80223 PHONE: 303–902–8084 scottaray@gmail.com ROBB STUDIO INC. ARCHITECT: DAVE ROBB 3270 S. WASHINGTON ST ENGLEWOOD CO 80113 ELATI PHONE: 303.908.4430 robb.studio@gmail.com P St W 3rd Ave W 3rd Ave 와 W 2nd Ave ĝ SITE = St BAKER ISSUED FOR DATE W Alameda Avi LANDMARK 05/05/15 REVIEW LANDMARK REVIEW PART2 07/07/15 07/09/15 07/23/15 LOCATION MAP-N.T.S. CONSTRUCTION 08/27/15 ADD1 ADD2 SHEET TITLE INDEX, GEN. NOTES & SCHED

01/14/16

02/17/16

SHEET NO.

A0.0





3270 S. WASHINGTON ST. DENVER CO 80113 0/C-303-908-4430



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ELATI

ISSUED FOR DATE LANDMARK 05/05/15 REVIEW LANDMARK REVIEW PART2 07/07/15 07/09/15 07/23/15 CONSTRUCTION 08/27/15 1 ASI-101/14/16 2 ASI-101/28/16 ASI-1 02/05/16

PROJECT NO. DATE 35 ELATI 8/2015 DRAWN CHECKED DR XX SHEET TITLE

SITE & LANDSCAPE PLAN SHEET NO.

















01/14/16

02/17/16

DATE

CHECKED

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08/2015









A3.2









NTS

35 ELATI-fp1

35 ELATI-fp1

\triangle	ISSUED FOR	DATE
	LANDMARK REVIEW	05/05/15
	LANDMARK REVIEW PART2	07/07/15 07/09/15 07/23/15
	CONSTRUCTION	08/27/15

DATE 08/2015 CHECKED XX

PROJECT NO. 35 ELATI

SHEET TITLE

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FIRST FLOOR RCP 1/4"=1'-0"

35 ELATI-fp1

PROJECT NO. **35 ELATI** 08/29/15 DRAWN CHECKED XX SHEET TITLE

RCP'S SHEET NO.

A9.0

DESIGN DATA

REFEREN RISK CA	CE STANDARD: ASCE 7-03 TEGORY: II	5			
	ALL LOADS ARE LISTED AT "SERVICE" L	EVEL UN	ILESS NO	DTED AS	S "FACTORED"
ROOF	GROUND SNOW LOAD SNOW EXPOSURE COEFFICIENT IMPORTANCE FACTOR FLAT ROOF SNOW LOAD	Pg Ce I Pf	25 1.0 1.0 25	PSF PSF	NOT REDUCE
FLOOR WIND	BASIC WIND SPEED IMPORTANCE FACTOR	V3s I w	YES 40 90 1.0	PSF MPH	REDUCED
	EXPOSURE CLASSIFICATION ENCLOSED STRUCTURE INTERNAL PRESSURE COEFFICIENT COMPONENT & CLADDING LOADS	± +	B YES 0.18 12.2	PSF	INTERIOR ZOI
	(50 SF TRIB LOAD)	- + -	13.3 12.2 15.6	PSF PSF PSF	INTERIOR ZON CORNER ZON CORNER ZON
SEISMIC	SEISMIC DESIGN CATEGORY SITE CLASS IMPORTANCE FACTOR MAPPED SPECTRAL RESPONSE	le Ss	B D 1.0 0.220 0.057		
	SPECTRAL RESPONSE COEFFICIENT	Sds Sd1	0.235 0.091		
	SEISMIC FORCE RESISTING SYSTEM SEISMIC RESPONSE COEFFICIENT RESPONSE MODIFICATION FACTOR	Cs R	LIGHT 0.036 6.5	FRAME	D SHEAR WALL
FOUNDA PROJECT NO. 15-6 REFEREN	ANALTSIS METHOD TIONS GEOTECHNICAL REPORT PREPARED B 501 DATED: AUGUST 10, 2015 CE REPORT FOR ADDITIONAL INFORMA	Y: CRE D TION AN	EQUIV ESIGN E	INGINE	ERING INC
FOOTING	S TOTAL LOAD SOIL BEARING PRESSU ACTIVE LATERAL EARTH PRESSURE AT-REST LATERAL EARTH PRESSURE PASSIVE LATERAL EARTH PRESSURE	IRE	1500 53 75 250	PSF PCF PSF PSF	

GOVERNING BUILDING CODE: IBC/IRC 2009 WITH DENVER AMENDMENTS

PROJECT NOTES

WOOD DESIGN ADJUSTMENT FACTORS

TEMPERATURE FACTOR

GENERAL

ARCHITECT'S APPROVAL MUST BE SECURED FOR ALL SUBSTITUTIONS.

SNOW LOAD DURATION FACTOR C D

CHECK DIMENSIONS ON STRUCTURAL DRAWINGS AGAINST ARCHITECTURAL DRAWINGS. VERIFY OPENINGS THROUGH FLOORS, ROOFS AND WALLS WITH ARCHITECTURAL AND

Ст

1.15

1.0

- REQUIREMENTS OF OTHER DISCIPLINES/CONSULTANTS. ANY CONFLICT OR DISCREPANCY IN INFORMATION DESCRIBED ON THE STRUCTURAL
- DRAWINGS, WITH SPECIFICATIONS OR INFORMATION SHOWN ON OTHER DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER FOR CLARIFICATION. PRE-ENGINEERED SYSTEMS AND COMPONENTS SHALL BE INSTALLED ACCORDING TO THE
- MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. STRUCTURAL DRAWINGS ARE THE PROPERTY OF KYSE-STRUCTURAL, LLC. THE DRAWINGS ARE AN INSTRUMENT OF SERVICE REPRESENTING DESIGN CALCULATIONS AND ARE TO BE USED BY THE PROJECT OWNER TO ALLOW THE FABRICATION AND CONSTRUCTION OF THE STRUCTURAL PORTIONS OF THIS PROJECT ONLY.

SUBMITTALS

- AFTER A COMPLETE REVIEW BY THE GENERAL CONTRACTOR, FURNISH THREE SETS OF SHOP AND ERECTION DRAWINGS, OR A DIGITAL COPY IN PDF FORMAT TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO FABRICATION. UNLESS THE STRUCTURAL ENGINEER PROVIDES EXCEPTION, THE TRANSFER OF REVIEWED SHOP DRAWINGS TO THE ARCHITECT WITHIN 10 WORKING DAYS OF RECEIPT BY THE STRUCTURAL ENGINEER'S OFFICE SHALL BE CONSIDERED AS "REVIEWED IN A TIMELY MANNER". IF PAPER DOCUMENTS ARE SUBMITTED FOR REVIEW, ONLY ONE REVIEWED SET WILL BE RETURNED TO THE CONTRACTOR.
- FURNISH TWO SETS OF CONCRETE MIX DESIGNS INCLUDING STRENGTH TEST DATA AND 2 MANUFACTURER'S LITERATURE ON ADMIXTURES FOR REVIEW BY THE STRUCTURAL ENGINEER NO LATER THAN TWO WEEKS PRIOR TO THE ON-SITE USE OF THESE MATERIALS. A DIGITAL SUBMITTAL IN PDF FORMAT MAY BE SUBMITTED INSTEAD OF PAPER COPIES.
- THESE CONSTRUCTION DOCUMENTS ARE NOT TO BE USED BY CONTRACTOR, SUB-3. CONTRACTOR OR SUPPLIER AS PART OF THEIR SHOP DRAWING SUBMITTAL. ANY SHOP

ASSUMED TO BE FINAL DOCUMENTATION OF THE PROJECT DESIGN.

DRAWINGS SUBMITTED IN SUCH MANNER WILL BE REJECTED AND RETURNED WITHOUT REVIEW. ELECTRONIC COPIES OF CONTRACT DOCUMENTS WILL NOT BE PROVIDED TO ANY 4. CONTRACTOR, SUB-CONTRACTOR OR SUPPLIER. DIGITAL DESIGN MODELS (REVIT) MAY BE PROVIDED TO THE ARCHITECT FOR COORDINATION AND REVIEW BUT ARE NOT TO BE

NON-STRUCTURAL BUILDING ELEMENTS

NON-STRUCTURAL BUILDING ELEMENTS SUCH AS WINDOWS, DOORS, STOREFRONT, SKYLIGHTS AND OTHER COMPONENTS AND CLADDING ARE TO BE DESIGNED BY THE SUPPLIER TO RESIST LATERAL LOADS AS SHOWN IN THE DESIGN DATA-LIVE LOADS USED IN DESIGN. CONNECTIONS AND ATTACHMENTS OF SUCH ELEMENTS TO THE BUILDING STRUCTURE ARE THE RESPONSIBILITY OF THE SUPPLIER AND SHALL BE INSTALLED IN SUCH MANNER THAT THE LOADS ARE TRANSFERRED TO THE BUILDING STRUCTURAL SYSTEM.

STATEMENT OF SPECIAL INSPECTIONS

THE OWNER SHALL EMPLOY APPROVED SPECIAL INSPECTORS FOR THE FOLLOWING WORK. COPIES OF WRITTEN REPORTS BY THE INSPECTORS SHALL BE PROVIDED TO THE STRUCTURAL ENGINEER. IBC 1704.4

- 1. CONCRETE CONSTRUCTION WOOD CONSTRUCTION
- IBC 1704.6 3. SOIL CONDITIONS AND SUBGRADE PREP IBC 1704.7

THE STRUCTURAL ENGINEER OF RECORD OR THEIR ASSIGNED REPRESENTATIVE SHALL MAKE VISUAL OBSERVATIONS OF THE FOLLOWING, FOR GENERAL CONFORMANCE TO THE STRUCTURAL DESIGN. THE CONTRACTOR SHALL PROVIDE ADEQUATE NOTICE WHEN SUCH ITEMS HAVE BEEN INSTALLED TO THE EXTENT WHICH WILL ALLOW THE OBSERVATION.

- 1. POURING OF CONCRETE FOUNDATION WALLS
- FLOOR AND ROOF FRAMING WHEN ESSENTIALLY COMPLETE
- 3. ROOF DECK PRIOR TO INSTALLATION OF ROOFING MATERIAL OR INSULATION

CONSTRUCTION MATERIALS

CONCRETE

ALL CONCRETE SHALL BE NORMAL WEIGHT (NW) AGGREGATE UNLESS NOTED ON PLANS OR SCHEDULES. CEMENT FOR ALL CONCRETE IN CONTACT WITH SOILS TO BE TYPE I/II

CONCRETE SHALL CONFORM TO THE FOLLOWING TABLE:

0. OOHOKEILOINK							
USE	28 DAY	WEIGHT	W/C RATIO	SLUMP +- 1"	MAX AGGR	AIR	
	STRENGTH	CLASS			SIZE		
	PSI			INCHES	INCHES	%	
FOOTINGS	3000	NW	.58	4	1	0-2	
ALL OTHER	3000	NW	.58	4	1	5-7	

CONCRETE REINFORCING CONCRETE REINFORCING SHALL CONFORM TO THE FOLLOWING TABLE:

USE	ASTM	YIELD STRENGTH	NOTES
		KSI	
MILD REINFORCING	A615	60	
WELDED WIRE FABRIC	A185	65	

TIMBER

- 1. DESIGNED, FABRICATED AND ERECTED IN ACCORDANCE WITH ANSI/AF&PA NATIONAL
- DESIGN SPECIFICATIONS, LATEST EDITION. ALL TIMBER TO BE VISUALLY GRADED AND HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
- 3. TIMBER CONNECTORS AND FASTENERS CONNECTORS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE.
 - CONNECTORS IN CONTACT WITH PRESERVATIVE TREATED WOOD OR EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED PER ASTM A 653 AND HAVE A SIMPSON "ZMAX" G185 COATING MIN.
 - FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD OR EXPOSED TO WEATHER SHALL BE HOT-DIP GALVANIZED PER ASTM A 153 OR SHALL BE SIMPSON 'STRONG-TIE STRONG-DRIVE" SCREWS WITH DOUBLE BARRIER COATING.

FRAMING LUMBER		
LUMBER	SPECIES	NOTES
2 X 8 AND LARGER	DOUGLAS FIR - LARCH	
Small than 2 X 8	HEM-FIR	
"TREATED" LUMBER	HEM-FIR	
USE	GRADE	NOTES
GENERAL FRAMING	STANDARD OR STUD	
STUDS	STUD OR BETTER	
FLOOR JOISTS & ROOF RAFTERS	NO. 2 OR BETTER	

STRUCTURAL COMPOSITE LUMBER SHALL CONFORM TO ASTM D 5456

BEAMS, STRINGERS, POSTS, TIMBERS NO. 1 OR BETTER

TYPE OF STRESS	LVL DESIGN VALUES	PSL DESIGN VALUES
	PSI	PSI
FLEXURAL TENSION OR COMPRESSION (12 INCH	2900	2900
DEPTH)		
HORIZONTAL SHEAR	285	290
COMPRESSION PARALLEL TO GRAIN	2635	2900
COMPRESSION PERPENDICULAR TO GRAIN	750	750
MODULUS OF ELASTICITY	2,000,000	2,000,000

PREFABRICATED WOOD I-JOISTS SHALL CONFORM TO ASTM D 5055. MEMBERS SHALL BE FACTORY MANUFACTURED USING SAWN OR STRUCTURAL COMPOSITE FLANGES AND WOOD STRUCTURAL PANEL WEBS BONDED TOGETHER WITH EXTERIOR EXPOSURE ADHESIVES. DESIGN PROPERTIES SHALL BE OBTAINED FROM THE MANUFACTURER'S LITERATURE OR ICC CODE EVALUATION REPORTS AND SHALL EQUAL OR EXCEED THE PROPERTIES SPECIFIED ON THE DRAWINGS

PRE-ENGINEERED ROOF TRUSSES SHALL BE DESIGNED AND FABRICATED TO SUPPORT LOADS AS SHOWN ON THE DRAWINGS, INCLUDING LATERAL LOADS, IN CONFORMANCE WITH ANSI/AF&PA "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", AND TPI "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES", LATEST EDITIONS.

WOOD STRUCTURAL PANELS SHALL CONFORM TO APA DESIGN SPECIFICATIONS, LATEST

FLOOR SHEATHING	23/32" THICK, T&G, APA RATED SHEATHING 32/16,
	EXPOSURE 1
ROOF SHEATHING	15/32" THICK, APA RATED SHEATHING 32/16, EXPOSURE 1
WALL SHEATHING	15/32" THICK, APA RATED SHEATHING, EXPOSURE 1

CONSTRUCTION NOTES

DISCOVERY AND VERIFICATION

EDITION.

THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT KNOWN PRIOR TO CONSTRUCTION OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION (DISCOVERY). SUCH CONDITIONS MAY INTERFERE WITH NEW CONSTRUCTION OR REQUIRE PROTECTION AND/OR SUPPORT OF EXISTING WORK DURING CONSTRUCTION, AND MAY INCLUDE DAMAGE OR DETERIORATION TO STRUCTURAL MATERIALS OR COMPONENTS WHICH COULD JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING (S). THE CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER OF ALL DISCOVERIES BELIEVED TO INTERFERE WITH PROPER EXECUTION OF THE WORK OR JEOPARDIZE THE STRUCTURAL INTEGRITY OF THE BUILDING (S) PRIOR TO PROCEEDING WITH WORK RELATING TO SUCH DISCOVERIES.

STRUCTURAL STABILITY DURING CONSTRUCTION

- THE STRUCTURAL DRAWINGS REPRESENT THE COMPLETED STRUCTURE WITH ALL ELEMENTS PROPERLY INSTALLED IN THEIR FINAL POSITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF CONSTRUCTION,
- INCLUDING THE DESIGN, CONSTRUCTION, SEQUENCING, AND MAINTENANCE OF ANY SHORING, BRACING, OR OTHER TEMPORARY SUPPORTS OR ERECTION DEVICES AS MAY BE REQUIRED TO PROPERLY BRACE, SUPPORT AND ERECT ANY ELEMENT DURING CONSTRUCTION.
- DO NOT PLACE BACKFILL AGAINST FOUNDATION WALLS OR GRADE BEAMS UNTIL BRACING 3 FLOORS ARE IN PLACE OR OTHER TEMPORARY BRACING IS INSTALLED.

CONSTRUCTION NOTES

SITE SAFETY

- FOUNDATIONS FOOTINGS

GRADE.

SLAB-ON-GRADE THE SLAB-ON-GRADE AT THE GROUND LEVEL OF THIS BUILDING HAS SOME RISK OF MOVEMENT OVER TIME. THE PREPARATION OF THE SUBGRADE FOR THE SLAB SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL DIRECT ALL QUESTIONS REGARDING THE SUBGRADE PREPARATION REQUIREMENTS TO THE GEOTECHNICAL ENGINEER.

CONCRETE

- MAY BE USED.
- PLACEMENT OF REINFORCING STEEL

CONCRETE REINFORCEMENT

- REINFORCEMENT PROTECTION:
- CONCRETE PLACED IN FORMS, (EXPOSED TO WEATHER OR EARTH) BARS #5 AND SMALLER
- BARS #6 AND LARGER SLABS OR WALLS (NOT EXPOSED TO EARTH)
- STRUCTURAL ENGINEER.

#4 29"

#5	36"	
#6	43"	

- SUPPORTS.
- SHOWN ON THE DRAWINGS.
- HORIZONTAL REINFORCING.
- WIRED TOGETHER. 10.

TIMBER

- RAFTERS AT SUPPORTS. STUD WALLS

 - together.

- ROWS OF 16d NAILS AT 12 INCHES ON CENTER.
- AT EACH END OF MEMBER. 6. SOLID WEB I JOISTS
- 7. PRE-ENGINEERED ROOF TRUSSES
- 8. WOOD STRUCTURAL PANELS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY AND CONFORMANCE TO ALL SAFETY REGULATIONS PRESCRIBED BY FEDERAL, STATE, AND LOCAL AUTHORITIES, INCLUDING ADHERENCE TO ALL OSHA REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION. THE DESIGN, CONSTRUCTION, ERECTION AND MAINTENANCE OF ALL TEMPORARY SAFETY DEVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

THE CONTRACTOR SHALL IDENTIFY, AND BRING TO THE ATTENTION OF THE STRUCTURAL ENGINEER, ANY DETAIL OR CONDITION SHOWN ON THE DRAWINGS WHICH IS NOT IN COMPLIANCE WITH ANY FEDERAL, STATE, OR LOCAL SAFETY REGULATIONS, SO THAT THE STRUCTURAL ENGINEER MAY PROVIDE CONFORMING MODIFICATIONS.

CONCRETE IS NOT TO BE PLACED IN FOOTING EXCAVATIONS PRIOR TO THE BEARING SOILS BEING OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER. FOOTINGS SHALL BE PLACED ON UNDISTURBED NATURAL MATERIALS. THE CONTRACTOR SHALL REMOVE ANY LOOSE OR DISTURBED SOIL AND REPLACE WITH NON-EXPANSIVE STRUCTURAL FILL AND COMPACT AS DIRECTED BY THE GEOTECHNICAL ENGINEER. BOTTOM OF FOOTING SHALL EXTEND A MINIMUM OF 36 INCHES BELOW ADJACENT FINAL

SLABS, BEAMS AND WALLS SHALL NOT HAVE JOINTS IN A HORIZONTAL PLANE. ANY STOP IN CONCRETE WORK MUST BE MADE AT CENTER OF SPAN OR AT CENTER OF SUPPORT WITH VERTICAL BULKHEADS AND HORIZONTAL KEYS UNLESS OTHERWISE SHOWN. CONSTRUCTION JOINTS SHALL BE PREPARED BY ROUGHENING THE SURFACE OF THE CONCRETE SO THAT THE AGGREGATE SHALL BE EXPOSED UNIFORMLY LEAVING NO VOIDS, LOOSENED PARTICLES OR DAMAGED CONCRETE. ALTERNATELY, A 2X4 CONTINUOUS KEYWAY

PROVIDE SLEEVES FOR ALL PIPES PLACED THROUGH CONCRETE FOUNDATIONS. NO OPENINGS OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE PERMITTED UNLESS THE ARCHITECT'S AND STRUCTURAL ENGINEER'S APPROVAL IS SECURED PRIOR TO

DETAIL BARS IN ACCORDANCE WITH "ACI DETAILING MANUAL" SP-66 AND "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" ACI 318, LATEST EDITIONS. PROVIDE DETAILS INDICATING REINFORCEMENT CONTINUITY AT CONSTRUCTION JOINTS.

CONCRETE PLACED AGAINST EARTH 1 1/2"

SPLICES IN REINFORCEMENT ARE NOT PERMITTED EXCEPT AS DETAILED OR AUTHORIZED BY THE

SPLICES MADE BY CONTACT LAP SHALL HAVE THE FOLLOWING MINIMUM LAP LENGTH:

#7 63" #8 72"

#9 80" SPLICE CONTINUOUS TOP BARS AT MID-SPAN AND CONTINUOUS BOTTOM BARS OVER THE

PROVIDE ACCESSORIES NECESSARY TO PROPERLY SUPPORT REINFORCING AT POSITIONS ENSURE HORIZONTAL CONTINUITY IN WALLS, FOOTINGS AND GRADE BEAMS BY PROVIDING

CORNER BARS OF SAME SIZE AT ALL CORNERS AND INTERSECTIONS LAPPING WITH PLACE (2) #5 WITH 2'-0" PROJECTION ALL AROUND OPENINGS IN CONCRETE.

WELDED WIRE FABRIC REINFORCING SHALL LAP ONE FULL MESH AT SPLICE LOCATIONS AND BE

WELDING OF REINFORCING IS NOT PERMITTED UNLESS SPECIFICALLY CALLED FOR IN THE DETAILS OR APPROVED BY THE STRUCTURAL ENGINEER 11. DO NOT RE-BEND ANY BARS WITH A YIELD STRESS GREATER THAN 40 KSI.

1. COMPLY WITH MINIMUM STANDARDS FOR FRAMING CONNECTIONS AS SET FORTH IN IBC TABLE 2304.9.1 AND AS DETAILED ON THE DRAWINGS. BRIDGE BETWEEN JOISTS OR RAFTERS WHERE NOMINAL DEPTH-TO-THICKNESS RATIO EXCEEDS 5, WITH BEVEL-CUT, DOUBLE-CROSSED WOOD BRACING OR WITH SOLID BRIDGING THAT IS 2 INCH WIDE BY DEPTH OF JOIST. NAIL ALL BRIDGING AT BOTH ENDS. SPACE BRIDGING AS REQUIRED BY GOVERNING BUILDING CODE. PROVIDE SOLID BLOCKING BETWEEN JOISTS AND

a. FRAME STUD WALLS WITH MINIMUM OF 2X STUDS AT 16 INCHES ON CENTER. b. PROVIDE A MINIMUM OF 3 STUDS AT CORNERS.

c. SHIM FOR BEARING ON CONCRETE SUBSTRATES. GROUT WITH 1:3 PORTLAND CEMENT-SAND GROUT TO ACHIEVE FULL BEARING.

d. WHERE DOUBLE TOP PLATES ARE INDICATED, STAGGER SPLICES AND FACE NAIL PLATES

e. PROVIDE KING STUDS AT OPENINGS AS FOLLOWS. 2 - STUDS AT OPENINGS LESS THAN 5'-0" WIDE

3 – STUDS AT OPENINGS BETWEEN 5'-0" AND 8'-0" WIDE

4 – STUDS AT OPENINGS GREATER THAN 8'-0" WIDE

f. BEAR HEADERS AT OPENINGS ON TRIMMER STUDS AS FOLLOWS.

1 – STUD AT OPENINGS LESS THAN 8'-0" WIDE 2 - STUDS MINIMUM AT OPENINGS GREATER THAN 8'-0" WIDE

4. ALL MULTIPLE MEMBERS FOR HEADERS, BEAMS OR POSTS MADE FROM FRAMING LUMBER SHALL BE NAILED TOGETHER TO FORM A SINGLE COMPOSITE UNIT USING NO LESS THAN TWO

BUILT-UP LVL AND PSL MEMBERS SHALL BE CONNECTED USING TWO ROWS OF 1/2 INCH DIA THRU BOLTS SPACED AT 12 INCHES ON CENTER. BOLTS SHALL BE LOCATED 2 INCHES FROM THE TOP AND BOTTOM OF THE MEMBERS. STAGGER ROWS AND PROVIDE A MINIMUM OF 2 BOLTS

a. SUPPLIER SHALL FURNISH ALL MEMBERS, WEB STIFFENERS, BLOCKING PANELS, END BLOCKS, JOIST HANGERS AND MISCELLANEOUS ACCESSORIES. b. THE CONTRACTOR SHALL NOT CUT, NOTCH OR OTHERWISE ALTER ANY MEMBER WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER AND THE SUPPLIER.

a. SUPPLIER SHALL FURNISH DRAWINGS TO THE ARCHITECT PRIOR TO FABRICATION BEARING THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF COLORADO. INCLUDED IN THESE DRAWINGS SHALL BE A PLAN SHOWING THE LOCATION OF THE TRUSSES WITH THE SUPPLIER'S MARK. b. THE DESIGN AND FABRICATION OF ALL TRUSS TO TRUSS CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE TRUSS SUPPLIER.

a. SHEATHING SHALL BE CONTINUOUS OVER MINIMUM OF THREE ADJACENT SPANS. b. FASTENTO SUPPORTING MEMBERS WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. UNLESS NOTED OTHERWISE c. ORIENT WALL PANELS WITH FACE GRAIN PARALLEL TO WALL STUDS

Robb **Studio** 3720 S. WASHINGTON ST. DENVER, CO 80113 O/C 303-908-4430

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K·Y·S·E·STRUCTURAL TRUCTURAL ENGINEERS . III BRERSAN BY, BATE 770 . DENVER, COLORADO BD (720) 932-3744 · Fact (720) 932-374

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NO POST IS DESIGNATED. 2. ALL MULTIPLE STUD POSTS SHALL BE FASTENED TOGETHER AS

SHOWN IN DIAGRAM ABOVE.

3. WHERE NAILS ARE USED, EACH ADDITIONAL STUD IS NAILED TO REMAINDER OF STUD PACK AS SHOWN ABOVE.

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ROOF FRAMING PLAN

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