

D'AMBRISI RESIDENCE - 2831 E. HAYSTACKER



GENERAL NOTES:

1. DETAILS AND NOTES INDICATE TYPICAL CONDITIONS. MINOR DEVIATIONS FROM TYPICAL ARE TO BE ANTICIPATED AND ARE INFERRED. DETAILS AND NOTES PROVIDE DIRECTION AND OUTLINE THE DESIGN INTENT. THE CONTRACTOR SHALL USE PROFESSIONAL JUDGEMENT WHEN DEALING WITH SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL INVOLVE THE ARCHITECT IN PRE-CONSTRUCTION MEETINGS WITH SUB CONTRACTORS AND TRADESMEN. THE CONTRACTOR SHALL RELY UPON THE ARCHITECT TO COMMUNICATE THE DESIGN INTENT AND EXPECTED RESULTS.
3. DIMENSIONS ARE TO FACE OF STUD. CONCRETE OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS AT COLUMNS ARE TO CENTERLINE. VERTICAL DIMENSION ARE TO SUBFLOOR.
4. DO NOT SCALE DRAWINGS. TYPICAL AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
5. NOTIFY ARCHITECT OF ANY DISCREPANCIES WITHIN DRAWINGS, BETWEEN ENGINEERING, SPECIFICATIONS OR TRADES
6. ALL PENETRATIONS OF FIRE RESISTIVE FLOORS WALLS, AND OTHER ASSEMBLIES SHALL BE PROTECTED WITH MATERIALS CONFORMING TO UNDERWRITERS LABORATORIES (UL) LISTINGS FOR "THROUGH PENETRATION FIRE STOP SYSTEMS" THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE BUILDING INSPECTOR PRIOR TO APPLICATION
7. ALL UL LISTED ASSEMBLIES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE MOST RECENT EDITION OF THE UNDERWRITERS LABORATORIES FIRE RESISTANCE MANUALS.
8. CONTRACTOR TO PROVIDE ADEQUATE BLOCKING IN WALLS TO RECEIVE ATTACHED EQUIPMENT, PLUMBING FIXTURES, MILLWORK, AND CASEWORK.
9. USE METAL EDGE AT ALL GYPSUM WALL BOARD AND CHANGES OF MATERIAL.
10. PROVIDE SEALANT AROUND ALL PLUMBING FIXTURES WHERE THEY ABUT AN ADJACENT SURFACE.
11. PROVIDE RADON MITIGATION THROUGH VENTILATION BELOW CONCRETE SLAB PER INDUSTRY STANDARDS.

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GENERAL DRAWING INFO :

PROJECT SUMMARY:
NEW CONSTRUCTION - SINGLE FAMILY RESIDENCE,
FULLY SPRINKLERED

FLOOR AREAS SUMMARY:

LOWER LEVEL HABITABLE	1,255 S.F.
MAIN LEVEL HABITABLE	2,152 S.F.
TOTAL HABITABLE	3,407 S.F.
FUTURE FINISH	623 S.F.
	4,030 S.F.
MECHANICAL GARAGE	342 S.F.
	956 S.F.
GROSS FLOOR AREA	5,328 S.F.

SITE AREAS SUMMARY:

MAIN LEVEL / GARAGE FOOTPRINT	3,172 S.F.
DRIVEWAY	2,938 S.F.
PATIOS, WALKS, DECK	898 S.F.
TOTAL ALL IMPERVIOUS	7,008 S.F.

SITE SUMMARY:

TOTAL BUILDING SITE COVERAGE	3,172/1.022 ACRES OR 44,518 = 7.1%
TOTAL IMPERVIOUS VS. LOT SIZE	7,008/1.022 ACRES OR 44,518 = 15.7%
LIMITS OF DISTURBANCE	= 16,481 S.F.

BUILDING HEIGHT:

MAXIMUM BUILDING HEIGHT = 34'-1"

DRAWING INDEX

- A0.0 COVER SHEET
- A1.0 ORIGINAL TOPO
- A0.1 RENDERINGS
- A0.2 NEIGHBORHOOD VIEW/ MAP
- A1.1 SITE PLAN
- A1.2 LANDSCAPE PLAN
- A2.1 LOWER LEVEL FLOOR PLAN
- A2.2 MAIN LEVEL FLOOR PLAN
- A2.3 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A3.2 EXTERIOR ELEVATIONS
- A4.1 BUILDING SECTIONS



VICINITY MAP:

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D'AMBRISI RESIDENCE
2831 E. HAYSTACKER
EAGLE RANCH "HIGHLANDS" LOT 18 FILING 24
EAGLE, COLORADO

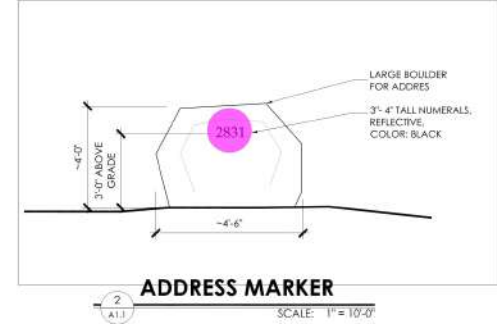
DATE: APRIL 17, 2022
PRELIMINARY DESIGN
DATE: JUNE 23, 2022
CRB PREDESIGN
DATE: JULY 14, 2022
CRB PRELIMINARY PLAN
DATE: AUG. 4, 2022
CRB FINAL SUBMISSION

A0.0
COVER SHEET

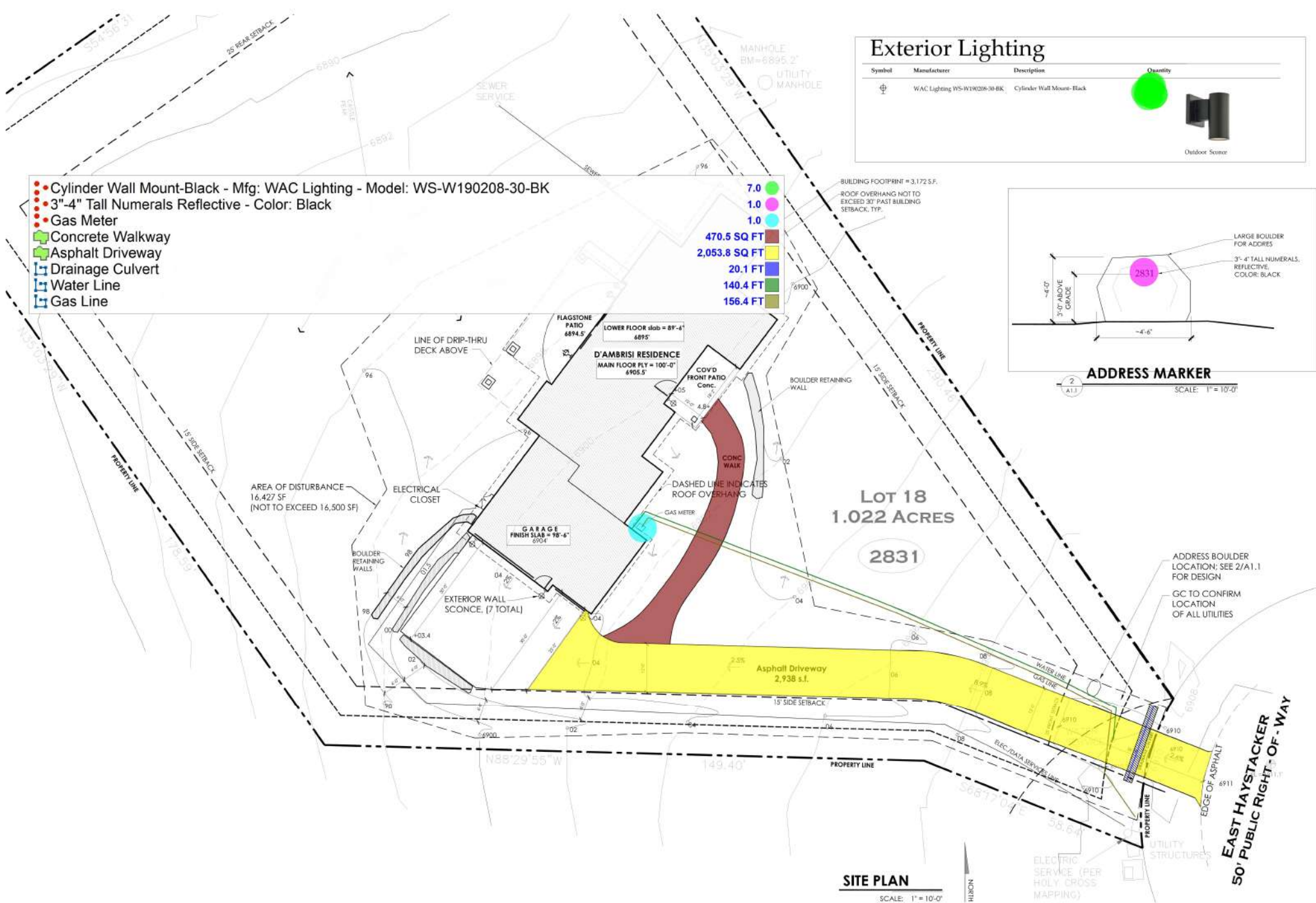
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APRIL 17, 2022	PRELIMINARY DESIGN
JUNE 23, 2022	DBB PREDESIGN
JULY 14, 2022	DBB PRELIMINARY PLAN
AUG. 4, 2022	DBB FINAL SUBMISSION

Exterior Lighting

Symbol	Manufacturer	Description	Quantity
	WAC Lighting WS-W190208-30-BK	Cylinder Wall Mount-Black	7.0
		3"-4" Tall Numerals Reflective - Color: Black	1.0
		Gas Meter	1.0
		Concrete Walkway	470.5 SQ FT
		Asphalt Driveway	2,053.8 SQ FT
		Drainage Culvert	20.1 FT
		Water Line	140.4 FT
		Gas Line	156.4 FT



- Cylinder Wall Mount-Black - Mfg: WAC Lighting - Model: WS-W190208-30-BK
- 3"-4" Tall Numerals Reflective - Color: Black
- Gas Meter
- Concrete Walkway
- Asphalt Driveway
- Drainage Culvert
- Water Line
- Gas Line



SITE PLAN
 SCALE: 1" = 10'-0"

- Colorado Blue Spruce - *Picea Glauca* - Sun Exposure - Size: 8' Ht
- Littleleaf Linden - *Tilia Cordata* - Yellow - Size: 15' Ht
- Quaking Aspen - *Populus Tremuloides* - Sun Exposure - 15' Ht
- Flowering Crabapple - *Malus sp. 'Amberina'* - White - Sun Exposure - 10' Ht
- Tam Juniper - *Juniperus Tamariscifolia* - Sun/Oart Shade - 5 Gal
- Wood's Rose - *Rosa Woodsii* - Pink - Sun/Partial - 5 Gal
- Jackman Potentilla - *Potentilla Fruticosa 'Jackmannii'* - Yellow - Sun - 5 Gal
- Cistena Plum - *Prunus x cistena* - Pale Pink - Sin/Part Shade - 5 Gal
- Mixed Perennials - 1 Gal., 18" O.c
- Xeriscape Plants and Native Grass Mix at all Disturbed Soils (use Wildlife Grasses and Forbs Seed Mic per Eagle Ranch)

- 5.0
- 2.0
- 8.0
- 2.0
- 8.0
- 4.0
- 7.0
- 7.0
- 125.9 SQ FT
- 6,160.5 SQ FT

WILDFIRE DEFENSIBLE ZONE 1
 LANDSCAPE NOTE:
 INSTALLATION WITHIN 25' OF ROOF LINE AND LANDSCAPING AT BUILDING TO CONFORM WITH ALL WILDFIRE REQUIREMENTS PER EAGLE RANCH DESIGN GUIDELINES, SECTION 2.4.1.2.



Plant Schedule

Symbol	Common Name	Scientific Name	Flower	Growth Height/Spread	Exposure	Count	Size
(CS)	Colorado Blue Spruce	<i>Picea glauca</i>	None	10-20'	Sun	1	8' Ht.
(L)	Littleleaf Linden	<i>Tilia cordata</i>	Yellow	50-60'	Sun/Part Shade	1	15' Ht.
(Q)	Quaking Aspen	<i>Populus tremuloides</i>	None	20-30'	Sun	1	15' Ht.
(CA)	Flowering Crabapple	<i>Malus sp. 'Amberina'</i>	White	10-10'	Sun	1	10' Ht.
(J)	Tam Juniper	<i>Juniperus Tamariscifolia</i>	None	3/4'	Sun/Part Shade	5	5 Gal.
(W)	Wood's Rose	<i>Rosa Woodsii</i>	Pink	3/5'	Sun/Partial	5	5 Gal.
(J)	Jackman Potentilla	<i>Potentilla fruticosa 'Jackmannii'</i>	Yellow	2-4'	Sun	5	5 Gal.
(P)	Cistena Plum	<i>Prunus x cistena</i>	Pale Pink	6-10'	Sun/Part Shade	5	5 Gal.
(M)	Mixed Perennials					1 Gal., 18" o.c.	
(G)	Gravel Cobble					Sq. Ft.	
(W)	Washed River Cobble Mulch at beds, drip edge, verity					Sq. Ft.	
(X)	Xeriscape Plants and Native Grass Mix at all disturbed soils (use Wildlife Grasses and Forbs Seed Mix per Eagle Ranch Design Guidelines 2.4.1.2)					All Disturbed Areas	

Irrigation Chart

Total Irrigated Area for 2 full seasons: Lawn Area + Drip Irrigation s.f. + Ro-Veg areas s.f.	5,667 Ro-Veg s.f. x 1 = 5,667 s.f. 208 Drip s.f. x 0.6 = 125 s.f. Total = 5,792 s.f.
Total Irrigated Area following first 2 seasons: Lawn Area + Drip Irrigation s.f.	208 Drip s.f. x 0.6 = 125 s.f. Total = 125 s.f.

Install underground automatic timer controlled irrigation system per Eagle Ranch Highlands Design Guidelines section 2.4.1.4.9

Landscape Notes

1. PROVIDE NOT LESS THAN 40 PERENNIALS, COORDINATE WITH CRAIG LARGE
2. ALL LANDSCAPING TO BE DRIP IRRIGATED 10' BEYOND THE INNER NON COMBUSTIBLE BORDER
3. TARGET LANDSCAPE COMPLETION DATE = Sept. 2023
4. TARGET LANDSCAPE BUDGET = \$25,000-\$30,000

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 DRB PRELIMINARY PLAN JULY 14, 2022
 DRB FINAL SUBMISSION AUG. 4, 2022

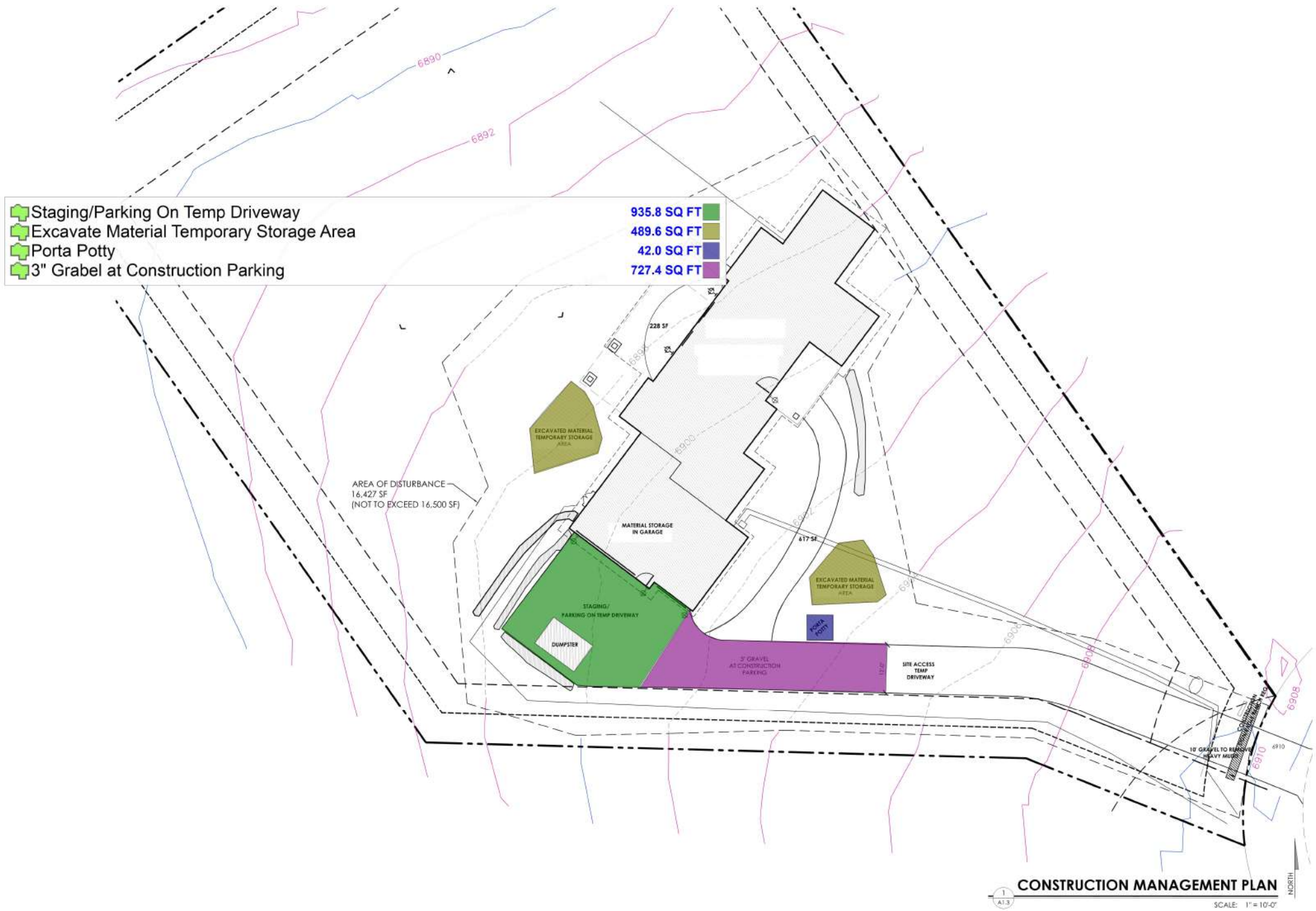
A1.2
 LANDSCAPE PLAN



DATE:	APRIL 17, 2022
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REVISION:	
PRELIMINARY DESIGN	
DBP PREDESIGN	
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- Staging/Parking On Temp Driveway
- Excavate Material Temporary Storage Area
- Porta Potty
- 3" Gravel at Construction Parking

- 935.8 SQ FT
- 489.6 SQ FT
- 42.0 SQ FT
- 727.4 SQ FT



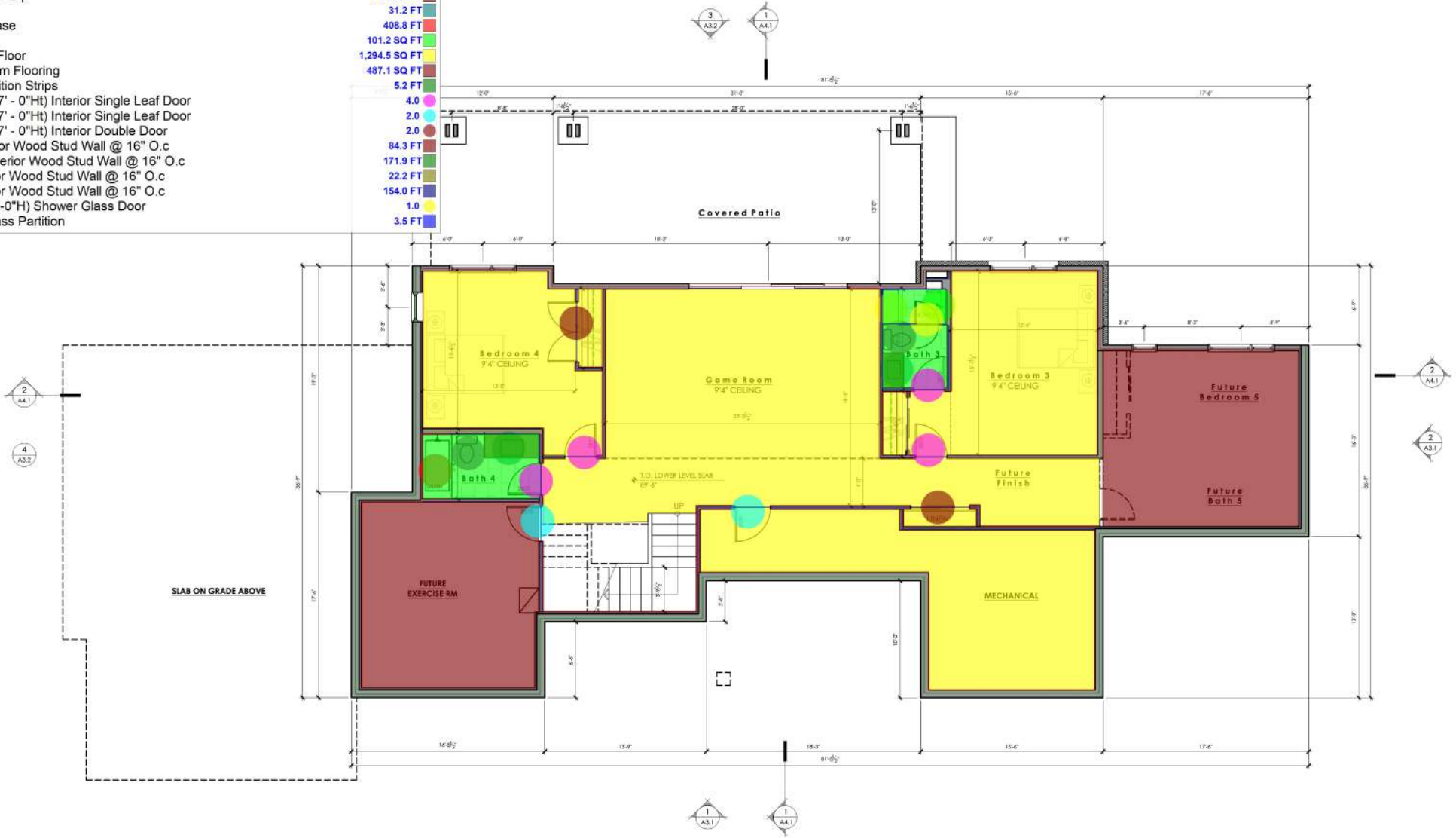
CONSTRUCTION MANAGEMENT PLAN

1
 A1.3

SCALE: 1" = 10'-0"

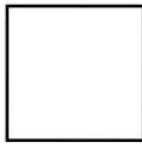


- Water Closet 2.0
- Lavatory 2.0
- Bath Tub 1.0
- Shower 1.0
- Shower Seat 1.0
- Closet Millwork 12.0 FT
- Linen Millwork 6.1 FT
- Tub Wall Tile 10.6 FT
- Shower Wall Tile 11.6 FT
- Lavatory Backsplash 11.3 FT
- Bath Countertop 14.9 SQ FT
- Tile Base 31.2 FT
- Wooden Base 408.8 FT
- Tile Floor 101.2 SQ FT
- Hardwood Floor 1,294.5 SQ FT
- Future Room Flooring 487.1 SQ FT
- Floc Transition Strips 5.2 FT
- (2' - 8"W x 7' - 0"Ht) Interior Single Leaf Door 4.0
- (3' - 0"W x 7' - 0"Ht) Interior Single Leaf Door 2.0
- (5' - 0"W x 7' - 0"Ht) Interior Double Door 2.0
- 2 x 6 Exterior Wood Stud Wall @ 16" O.c 84.3 FT
- (2)2 x 4 Exterior Wood Stud Wall @ 16" O.c 171.9 FT
- 2 x 6 Interior Wood Stud Wall @ 16" O.c 22.2 FT
- 2 x 4 Interior Wood Stud Wall @ 16" O.c 154.0 FT
- (2'-0"W x 7'-0"H) Shower Glass Door 1.0
- Shower Glass Partition 3.5 FT



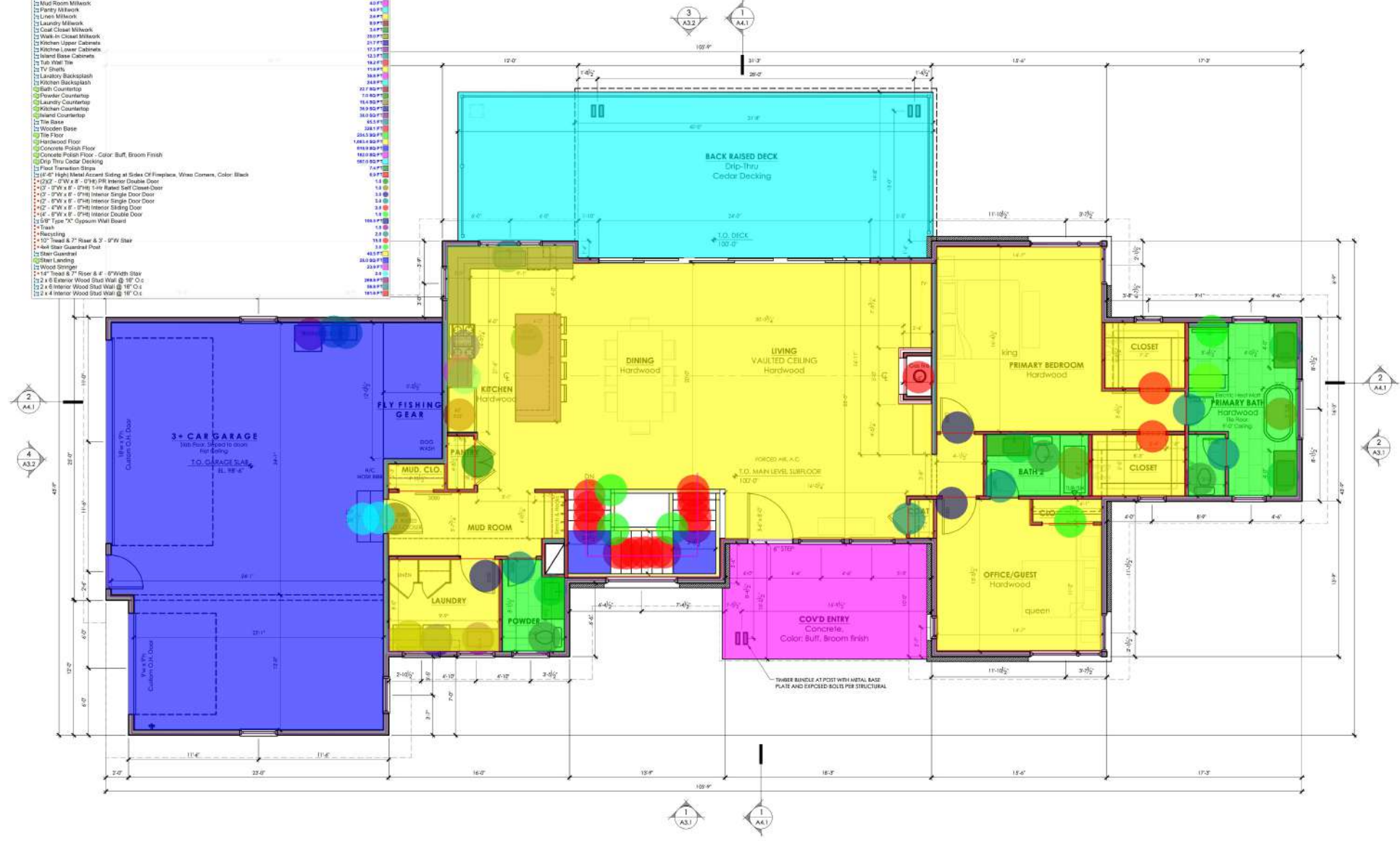
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LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



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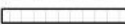


- Water Closet
- Laundry
- Shower
- Shower Seat
- Bath T.B.
- Cooking Range
- 37" Wall Oven
- Microwave
- 48" Refrigerator
- Wine Fridge
- Washer
- Dryer
- Laundry Sink
- Kitchen Sink
- GAS Fire Place
- Mud Closet Millwork
- Mud Room Millwork
- Entry Millwork
- Living Millwork
- Laundry Millwork
- Coat Closet Millwork
- Walk-in Closet Millwork
- Kitchen Upper Cabinets
- Kitchen Lower Cabinets
- Island Base Cabinets
- Tub/Knee Tile
- TV Shelf
- Laboratory Backsplash
- Kitchen Backsplash
- Bath Countertop
- Powder Countertop
- Laundry Countertop
- Kitchen Countertop
- Island Countertop
- Tile Base
- Wooden Base
- Tile Floor
- Hardwood Floor
- Concrete Polish Floor
- Concrete Polish Floor - Color Buff, Broom Finish
- Drip Thru Cedar Decking
- Flood Transition Steps
- 12" H High Metal Accent Strip at Sides Of Fireplace, When Corners, Color Black
- 12" x 8" - 0" H 1-Jay Rated Self-Closest Door
- 12" x 7" H x 6" - 0" H Interior Single Door
- 12" x 7" H x 6" - 0" H Interior Single Door
- 12" x 7" H x 6" - 0" H Interior Sliding Door
- 12" x 8" H x 6" - 0" H Interior Double Door
- 12" x 8" Type "X" Oppium Wall Board
- Trash
- Recycling
- 10" Tread & 7" Riser & 7" - 0" W Stair
- 4x4 Stair Guardrail Post
- Stair Guardrail
- Stair Landing
- Wood Splayed
- 1-1/2" Tread & 7" Riser & 4" - 0" Width Stair
- 2 x 6 Exterior Wood Stud Wall @ 16" O.C.
- 2 x 4 Interior Wood Stud Wall @ 16" O.C.
- 2 x 4 Interior Wood Stud Wall @ 16" O.C.



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

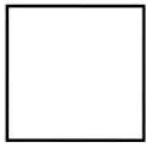


-  Integral Gutter 80.9 FT
-  Downspout 3.0
-  Ridge Vent 11.7 FT
-  Standing Seam Metal Roof - Black Flat Sheen (2/12 Pitch) 4,383.3 SQ FT

- MATERIAL LEGEND:
- ASPHALT SHINGLES - 
 - STANDING SEAM METAL ROOF - 
 - DOWNSPOUT - 
 - INTEGRAL GUTTER - 

NOTES:
 FIRE-PROOF ATTIC VENTING BY VULCAN VENT FIRE & EMBER SAFE VENTS OR SIMILAR


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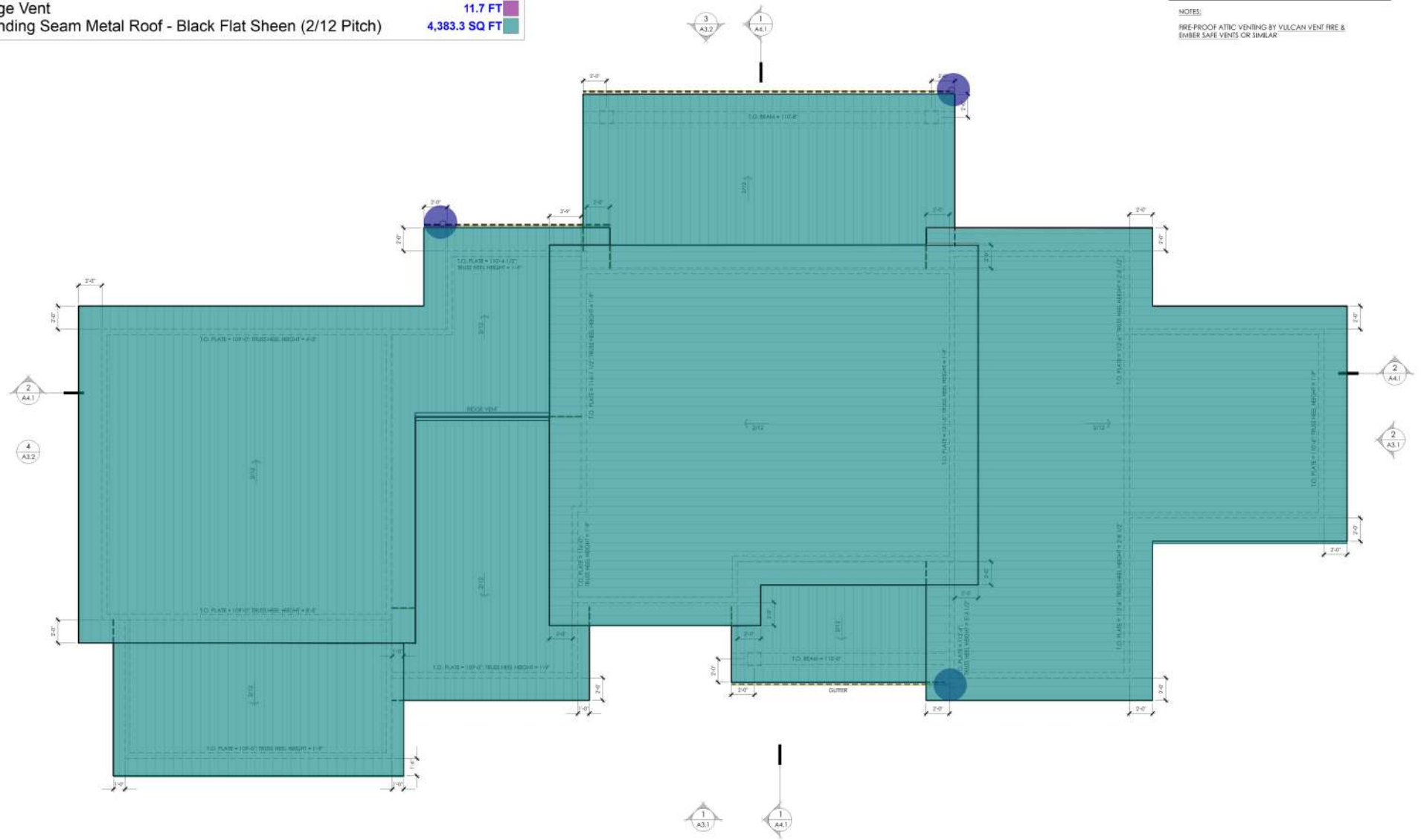


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A2.3

ROOF PLAN



1
A2.3 **ROOF PLAN**
 SCALE: 1/4" = 1'-0"



EXTERIOR MATERIALS



METAL ROOF
STANDING SEAM METAL - BLACK, FLAT SHEEN



STONE VENEER
SANDSTONE - "COLORADO BUFF"



WINDOWS & DOORS
ALUMINUM CLAD WOOD WINDOW
COLOR - BLACK

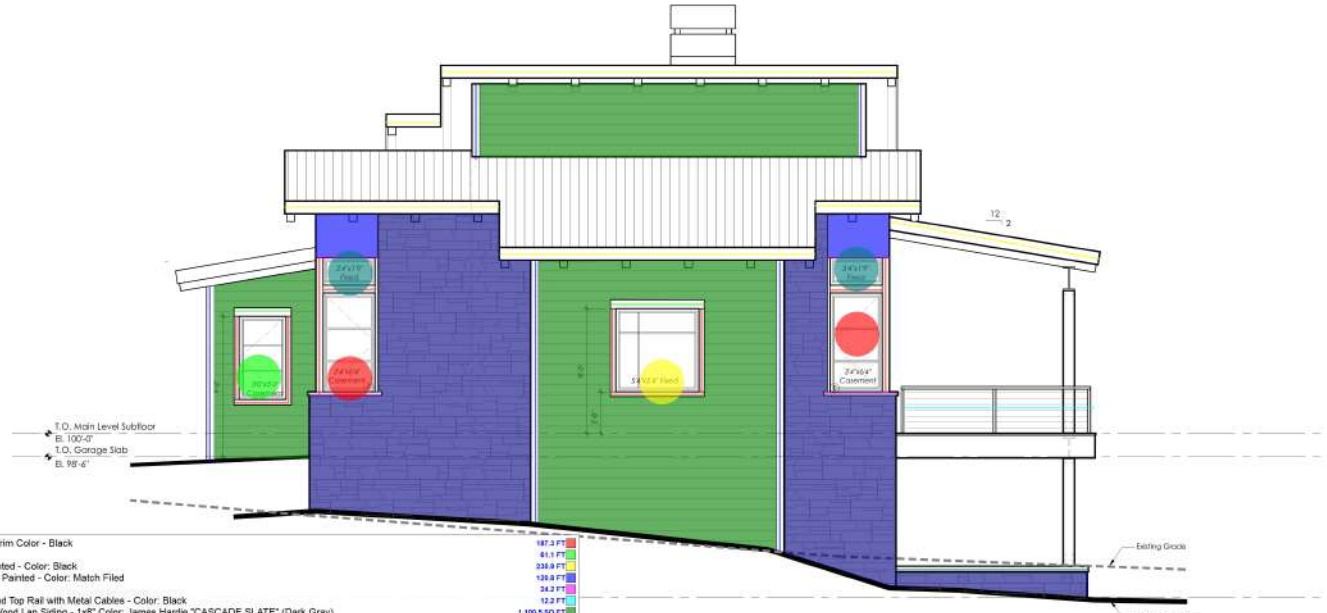


HORIZONTAL WOOD SIDING
ENGINEERED WOOD LAP SIDING - 8" COLOR: JAMES HARDIE "CASCADE SLATE"



HORIZONTAL WOOD SIDING
ENGINEERED WOOD LAP SIDING 4" COLOR: JAMES HARDIE "SAND CASTLE"

- Aluminum Clad Wood Trim Color - Black
- Window Head
- Fascia - Wood Trim Painted - Color: Black
- 2 x 6 Corner/Wood trim - Painted - Color: Match Filled
- 2" Stone Cap
- Guardrail - Steel Post and Top Rail with Metal Cables - Color: Black
- Engineered Horizontal Wood Lap Siding - 1x8" Color: James Hardie "CASCADE SLATE" (Dark Gray)
- Engineered Horizontal Wood Lap Siding - 1x8" Color: James Hardie "CASCADE SLATE" (Wood Tone)
- Sand Stone Veneer - "COLORADO BUFF"
- Stone Cap
- 15' - 4"W x 1' - 8"H) Fixed Window
- 15' - 4"W x 6' - 4"H) Casement Window
- 15' - 0"W x 5' - 4"H) Casement Vinyl Window - Color: Black
- 15' - 4"W x 5' - 4"H) Fixed Window
- 14' - 0"W x 2' - 0"H) Fixed Window
- 13' - 0"W x 2' - 6"H) Awning Window
- 14' - 0"W x 2' - 4"H) Fixed Window
- 14' - 0"W x 6' - 0"H) Fixed Window
- 16' - 4"W x 1' - 9"H) Fixed Window
- 12' - 6"W x 2' - 6"H) Awning Window
- 16' - 4"W x 8' - 4"H) Fixed Window
- 15' - 0"W x 8' - 0"H) Custom Entry Door - Frosted Glass Panels - Painted - Color: Dark Gray
- Metal Panel to Match Window - Color: Black
- Metal Angle 1" Max Reveal
- Metal Flashing and Sealant



SIDE / NORTHEAST ELEVATION

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



ENTRY / SOUTHEAST ELEVATION

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

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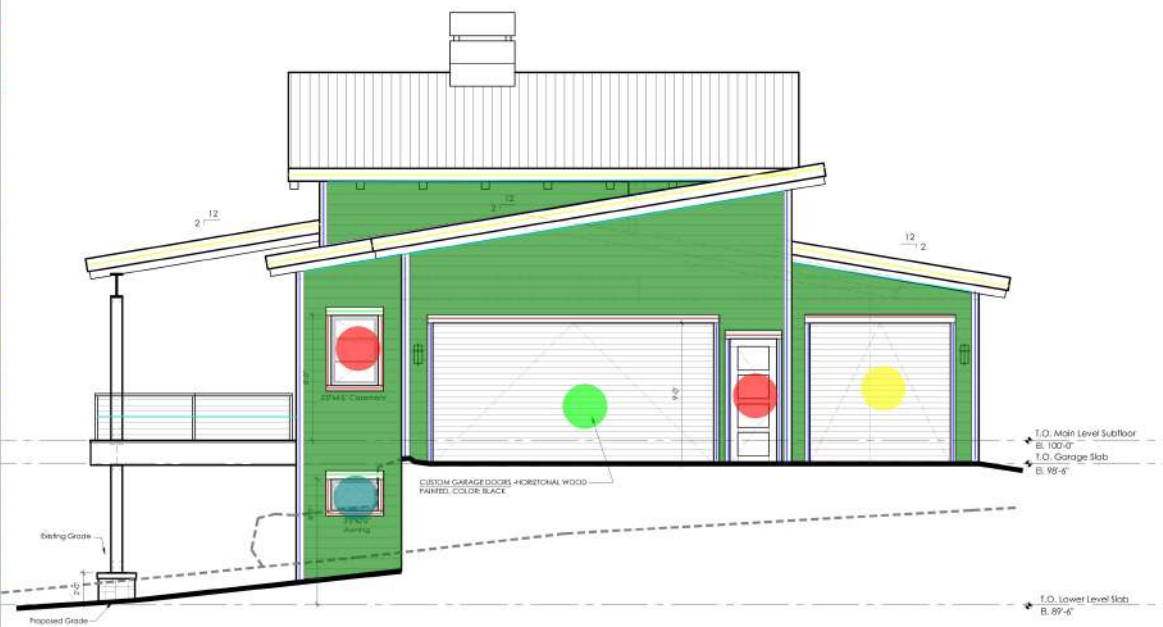


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A3.1
EXTERIOR ELEVATIONS

- Aluminium Clad Wood Trim Color - Black 140.5 FT
- Window Head 59.4 FT
- 2 x 6 CornerWood trim - Painted - Color: Match Filed 105.9 FT
- 2" Stone Cap 14.0 FT
- Guardrail - Steel Post and Top Rail with Metal Cables - Color: Black 55.1 FT
- Fascia - Wood Trim Painted - Color: Black 247.5 FT
- Door Timber Head 31.8 FT
- Stone Cap 10.6 FT
- Engineered Horizontal Wood Lap Siding - 1x8" Color: James Hardie "CASCADE SLATE" (... 1,442.6 SQ FT
- Sand Stone Veneer - "COLORADO BUFF" 410.7 SQ FT
- (3' - 0"W x 2' - 0"H) Awning Window 1.0
- (3' - 0"W x 4' - 6"H) Casement Window 1.0
- (4' - 0"W x 2' - 0"H) Fixed Window 10.0
- (6' - 4"W x 1' - 9"H) Fixed Window 1.0
- (2' - 0"W x 6' - 4"H) Casement Window 1.0
- (4' - 4"W x 6' - 4"H) Fixed Window 1.0
- (2' - 6"W x 2' - 6"H) Awning Window 1.0
- (3' - 0"W x 5' - 4"H) Casement Vinyl Window - Color: Black 2.0
- (2' - 0"W x 5' - 0"H) Casement Window 1.0
- (2' - 0"W x 5' - 0"H) Casement Window 2.0
- (2' - 0"W x 4' - 6"H) Casement Window 2.0
- (3' - 8"W x 4' - 6"H) Fixed Window 2.0
- (3' - 8"W x 5' - 0"H) Fixed Window 1.0
- (4)(4' - 0"W x 8' - 0"H) Full-Lite Patio Door 1.0
- (2)(4' - 0"W x 8' - 0"H) Full-Lite Patio Door 1.0
- (3)(4' - 6"W x 8' - 0"H) Full-Lite Patio Door 1.0
- (3' - 0"W x 8' - 0"H) Exterior Single Door 1.0
- (18' - 0"W x 9' - 0"Ht) Custom Garage Door - Horizontal Wood Painted - Color: Black 1.0
- (9' - 0"W x 9' - 0"Ht) Custom Garage Door - Horizontal Wood Painted - Color: Black 1.0
- Door Trim 85.1 FT
- Metal Panel to Match Window - Color: Black 22.0 SQ FT
- Metal Angle 1" Max Reveal 7.0 FT
- Metal Flashing and Sealant 205.9 FT



GARAGE/ SOUTHWEST ELEVATION
SCALE: 1/4" = 1'-0"



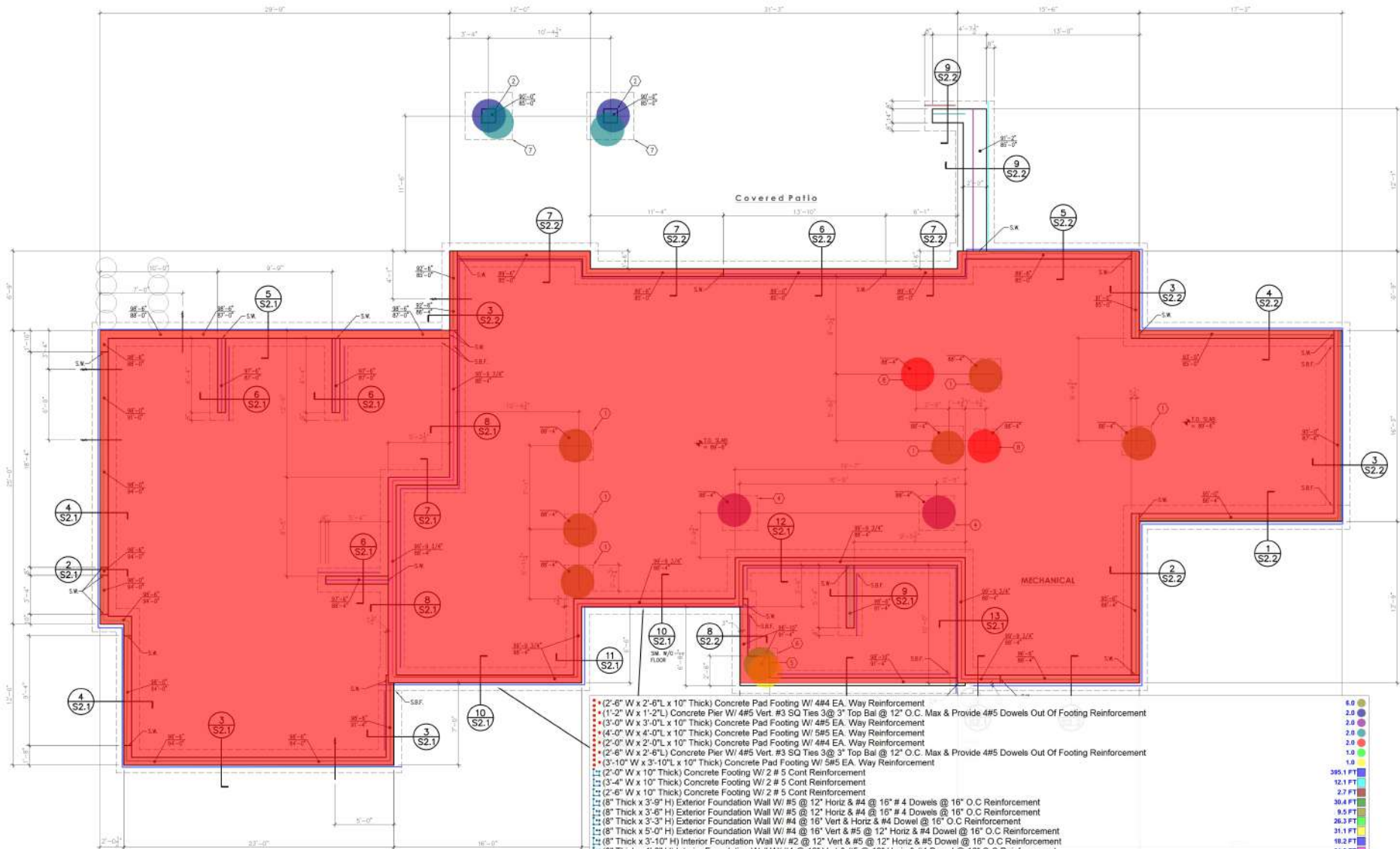
BACK/ ORTHWEST ELEVATION
SCALE: 1/4" = 1'-0"

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A3.2
RESIDENCE
ELEVATIONS



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

MEMORIES

1. 2'-4" SQ. X 10" THK. CONC. FTG. REINF. W/ 4# EA. WAY.
2. 1'-2" SQ. CONC. PIER REINF. W/ 4# VERT. & #5 SQ. RES. 300" TOP. BAL. @ 12" O.C. MAX. PROVIDE 4#5 DOWLS OUT OF FTG. LAPPED 2'-2" W/ PIER VERTS.
3. NOT USED.
4. 3'-0" SQ. X 10" THK. CONC. FTG. REINF. W/ 4# EA. WAY.
5. 2'-4" SQ. CONC. PIER REINF. W/ 4# VERT. & #5 SQ. RES. 300" TOP. BAL. @ 12" O.C. MAX. PROVIDE 4#5 DOWLS OUT OF FTG. LAPPED 2'-2" W/ PIER VERTS.
6. 3'-10" SQ. X 10" THK. CONC. FTG. REINF. W/ 4# EA. WAY.
7. 4'-0" SQ. X 10" THK. CONC. FTG. REINF. W/ 4# EA. WAY.
8. 2'-0" SQ. X 10" THK. CONC. FTG. REINF. W/ 4# EA. WAY.

- (2'-6" W x 2'-6" L x 10" Thick) Concrete Pad Footing W/ 4#4 EA. Way Reinforcement
- (1'-2" W x 1'-2" L) Concrete Pier W/ 4#5 Vert. #3 SQ Ties 3@ 3" Top Bal @ 12" O.C. Max & Provide 4#5 Dowels Out Of Footing Reinforcement
- (3'-0" W x 3'-0" L x 10" Thick) Concrete Pad Footing W/ 4#5 EA. Way Reinforcement
- (4'-0" W x 4'-0" L x 10" Thick) Concrete Pad Footing W/ 5#5 EA. Way Reinforcement
- (2'-0" W x 2'-0" L x 10" Thick) Concrete Pad Footing W/ 4#4 EA. Way Reinforcement
- (2'-4" W x 2'-6" L) Concrete Pier W/ 4#5 Vert. #3 SQ Ties 3@ 3" Top Bal @ 12" O.C. Max & Provide 4#5 Dowels Out Of Footing Reinforcement
- (3'-10" W x 3'-10" L x 10" Thick) Concrete Pad Footing W/ 5#5 EA. Way Reinforcement
- (2'-0" W x 10" Thick) Concrete Footing W/ 2 # 5 Cont Reinforcement
- (3'-4" W x 10" Thick) Concrete Footing W/ 2 # 5 Cont Reinforcement
- (2'-6" W x 10" Thick) Concrete Footing W/ 2 # 5 Cont Reinforcement
- (8" Thick x 3'-9" H) Exterior Foundation Wall W/ #5 @ 12" Horiz & #4 @ 16" # 4 Dowels @ 16" O.C Reinforcement
- (8" Thick x 3'-8" H) Exterior Foundation Wall W/ #5 @ 12" Horiz & #4 @ 16" O.C Reinforcement
- (8" Thick x 3'-3" H) Exterior Foundation Wall W/ #4 @ 16" Vert & Horiz & #4 Dowel @ 16" O.C Reinforcement
- (8" Thick x 5'-0" H) Exterior Foundation Wall W/ #4 @ 16" Vert & #5 @ 12" Horiz & #4 Dowel @ 16" O.C Reinforcement
- (8" Thick x 3'-10" H) Interior Foundation Wall W/ #2 @ 12" Vert & #5 @ 12" Horiz & #5 Dowel @ 16" O.C Reinforcement
- (8" Thick x 4'-8" H) Interior Foundation Wall W/ #4 @ 16" Vert & #5 @ 12" Horiz & #4 Dowel @ 16" O.C Reinforcement
- (8" Thick x 3'-10" H) Interior Foundation Wall W/ #4 @ 12" Vert & #5 @ 12" Horiz & #5 Dowel @ 12" O.C Reinforcement
- (8" Thick x 4'-10" H) Exterior Foundation Wall W/ #5 @ 12" Vert & #5 @ 12" Horiz & #5 Dowel @ 12" O.C Reinforcement
- (8" Thick x 4'-0" H) Exterior Foundation Wall W/ #5 @ 12" Vert & #5 @ 12" Horiz & #5 Dowel @ 12" O.C Reinforcement
- (8" Thick x 4'-3" H) Exterior Foundation Wall W/ #4 @ 16" Vert & #4 @ 16" Horiz & #4 Dowel @ 16" O.C Reinforcement
- (8" Thick x 3'-6" H) Exterior Foundation Wall W/ #5 @ 16" Vert & #5 @ 12" Horiz & #5 Dowel @ 16" O.C Reinforcement
- (24" Thick x 6'-0" H) Exterior Foundation Wall W/ #4 @ 12" Vert & #4 @ 12" Horiz & #4 Dowel @ 12" O.C Reinforcement
- (24" Thick x 6'-0" H) Exterior Foundation Wall W/ #4 @ 12" Vert & #4 @ 12" Horiz & #4 Dowel @ 12" O.C Reinforcement
- (4" Thick) Concrete Slab w/ Fibermesh w/ Sawcut Contraction Joints @ 12" O.c - Granular Base Course

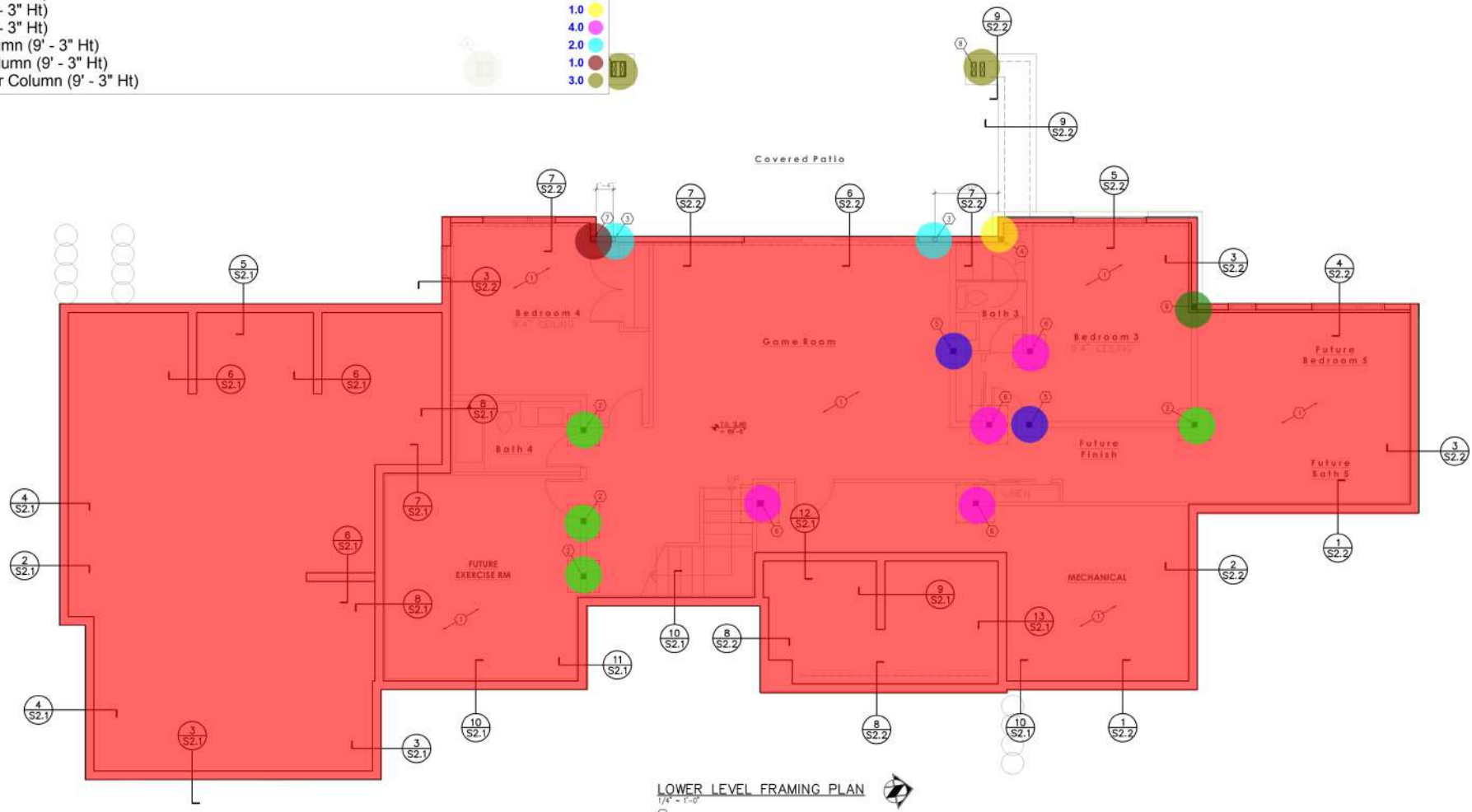
6.0
5.0
4.0
3.0
2.0
1.0
0.0
395.1 FT
12.1 FT
2.7 FT
30.4 FT
9.5 FT
26.3 FT
31.1 FT
18.2 FT
34.5 FT
5.3 FT
71.4 FT
68.6 FT
46.6 FT
13.9 FT
12.1 FT
2.8 FT
3,348.9 SQ FT

LEGEND

- INDICATES STEPPED FOOTING
- TOP OF FOUNDATION WALL (OR POB) ELEVATION
- BOTTOM OF FOOTING ELEVATION
- S.W. — INDICATES STEP IN TOP OF FOUNDATION WALL
- S.B.F. — INDICATES STEP IN BOTTOM OF FOOTING

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-  (4" Thick) Concrete Slab w/ Fibermesh w/ Sawcut Contarction Joints @ 12" O.c - Granular Bas... 3,355.1 SQ FT
-  (4) 2 x 6 Wood Post (9' - 3" Ht) 4.0
-  (3) 2 x 6 Wood Post (9' - 3" Ht) 2.0
-  (4) 2 x 6 Wood Post (9' - 3" Ht) 1.0
-  (5) 2 x 6 Wood Post (9' - 3" Ht) 1.0
-  (5) 2 x 6 Wood Post (9' - 3" Ht) 4.0
-  (5) 2 x 6 Wood Post (9' - 3" Ht) 2.0
-  HSS5x5x3/8 Steel Column (9' - 3" Ht) 1.0
-  HSS4x4x3/16 Steel Column (9' - 3" Ht) 1.0
-  (2) 4 x 10 D.F #1 Timber Column (9' - 3" Ht) 3.0



- LOWER LEVEL FRAMING PLAN**
 1/4" = 1'-0"
- KEYNOTES**
1. 4" CONC. SLAB ON GRADE REIN. W/ FIBERMESH W/ SAWCUT CONTRACTION JOINTS @ 12"-16" O.C. MAX. EA. WAY. PLACE SLAB OVER GRANULAR BASE COURSE.
 2. 4-2X6 STUD PACK FROM TOP OF FLOOR SLAB UP TO BM. BRG. ABOVE.
 3. HSS5X5X3/8 COL. FROM FIN. UP TO BM. BRG. ABOVE, CONN. COL. TO TOP OF FIN. WALL PER 11/S2.2.
 4. 5-2X6 STUD PACK FROM TOP OF FIN. WALL UP TO BM. BRG. ABOVE.
 5. 3-2X6 STUD PACK FROM TOP OF FLOOR SLAB UP TO BM. BRG. ABOVE.
 6. 5-2X6 STUD PACK FROM TOP OF FLOOR SLAB UP TO BM. BRG. ABOVE.
 7. HSS4X4X3/16 COL. FROM FIN. UP TO BM. BRG. ABOVE, CONN. COL. TO TOP OF FIN. WALL PER 10/S2.1.
 8. DOUBLE END TIMBER COL. (D.F. #1) FROM FIN. UP TO BM. BRG. ABOVE, CONN. COL. TO FIN. PER 5/S2.1.
 9. 4-2X6 STUD PACK FROM TOP OF FIN. BELOW UP TO BM. BRG. ABOVE.

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D'AMBRI RESIDENCE
 2831 EAST HAYSTACKER
 LOT 18, FILING 24, EAGLE RANCH
 EAGLE, COLORADO

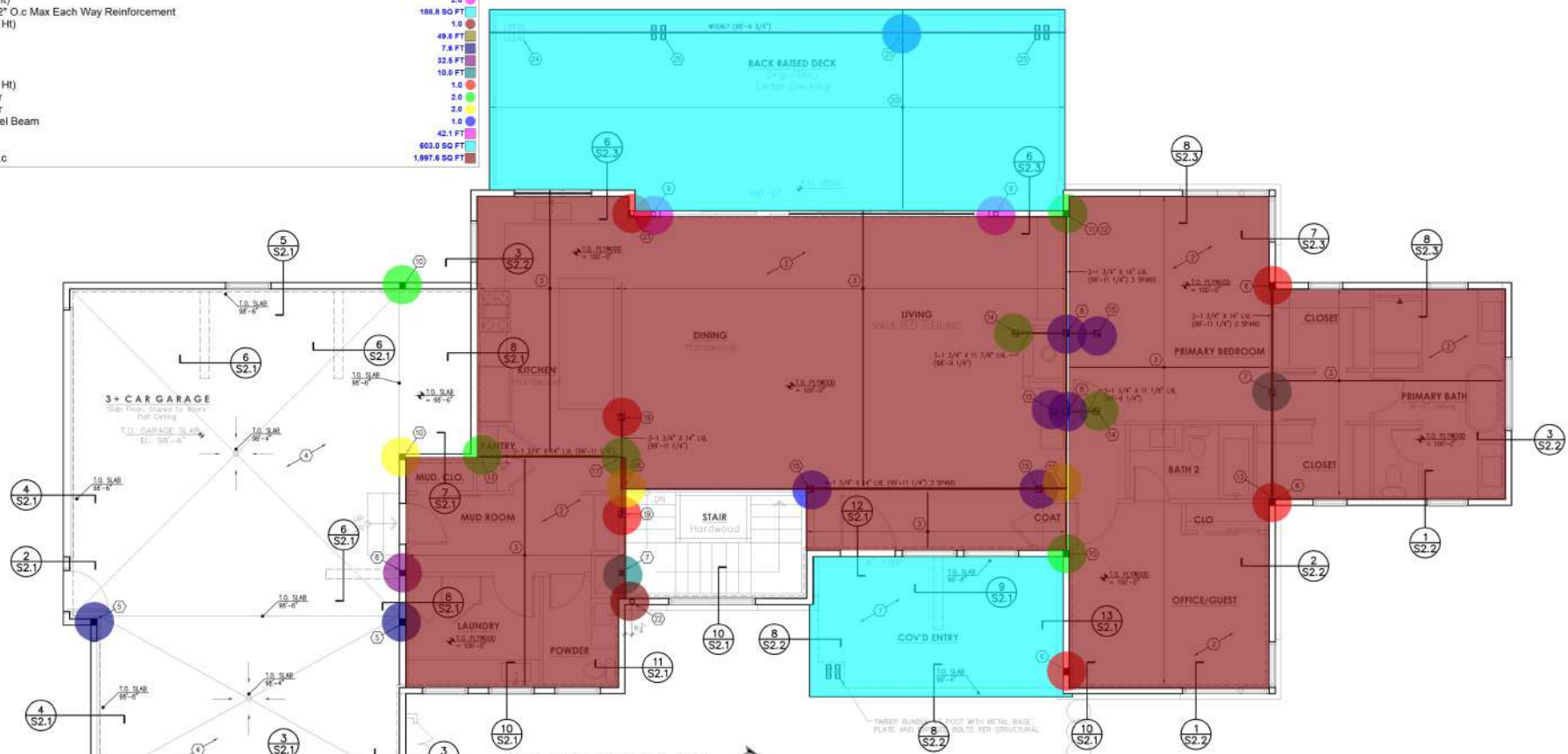
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S1.2

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Date:	09/03/22

- (6)2 x 6 Stud Pack (9' - 0" HI)
- (4)2 x 6 Stud Pack (9' - 0" HI)
- (4)2 x 6 Stud Pack (10' - 0" HI)
- (4)2 x 6 Stud Pack (10' - 6" HI)
- (3)2 x 6 Stud Pack (10' - 6" HI)
- (3)2 x 6 Stud Pack (9' - 0" HI)
- (5)2 x 6 Stud Pack (10' - 6" HI)
- HSS5x5x3/8 Steel Column (10' - 6" HI)
- (6" Thick) Concrete Slab W/ #5 @ 12" O.c Max Each Way Reinforcement.
- HSS4x4x3/16 Steel Column (10' - 6" HI)
- (2)1 3/4" x 14" LVL Beam
- (3)1 3/4" x 14" LVL Beam
- (4)1 3/4" x 14" LVL Beam
- (3)1 3/4" x 11 7/8" LVL Beam
- HSS4x4x3/16 Steel Column (10' - 6" HI)
- Simpson HWU3.56/14 Beam Hanger
- Simpson HWU7.12/14 Beam Hanger
- Install 2 x 6 P.T. Plate On Top Of Steel Beam
- W16 x 67 Steel Beam
- 2 x 12 P.T. Deck Joists @ 16" O.c
- 14" BCI 60-2.9 Floor Joists @ 16" O.c

- 2.0
- 1.0
- 2.0
- 8.0
- 5.0
- 1.0
- 6.0
- 2.0
- 1.0
- 6.0
- 188.8 SQ FT
- 48.9 SQ FT
- 7.8 FT
- 32.5 FT
- 10.0 FT
- 1.0
- 2.0
- 1.0
- 62.1 FT
- 603.0 SQ FT
- 1,987.6 SQ FT



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

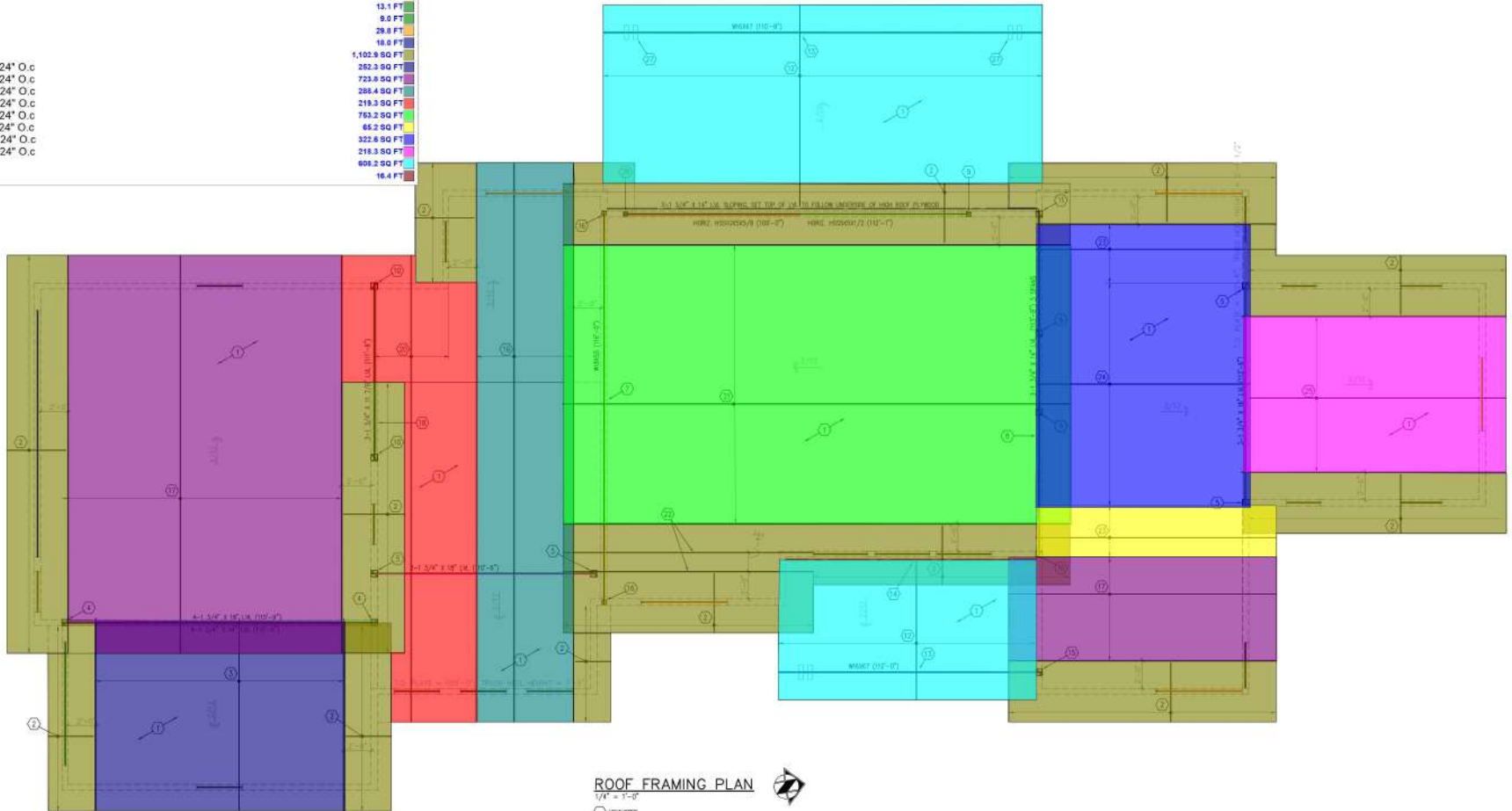
- KEYNOTES
1. 6" CONC. SLAB PLACED OVER COMPACTED STRUCTURAL FILL REIN. W/ #5 @ 12" O.C. MAX. EA. W/Y CHAIRS TO SLAB MID-DEPTH.
 2. 3/4" 360 PLYWOOD FLOOR SHEATHING NAILED W/ 10# FRG-SHANK NAILS @ 6" EDGE, 12" FIELD. GLUE TO JOISTS FULL LENGTH.
 3. 14" 80-20 FLOOR JOISTS @ 16" O.C. MAX.
 4. 4" CONC. SLAB ON GRADE REIN. W/ 6#X12@16" W/4". CHAIRS TO SLAB MID-DEPTH W/ SAWCUT CONTRACTION JOINTS @ 12'-0" O.C. MAX. PLACE SLAB OVER GRANULAR BASE COURSE.
 5. 5'-236 STUD PACK FROM FDN. UP TO BM. BRG. ABOVE.
 6. 4'-236 STUD PACK FROM FDN. UP TO BM. BRG. ABOVE.
 7. 4'-236 STUD PACK UNDER BM. BRG. DOWN TO TOP OF FLOOR SLAB BELOW.
 8. 5'-236 STUD PACK FROM FLOOR BM. UP TO BM. BRG. ABOVE.
 9. HSS5x5x3/8 COL. FROM FDN. UP TO BM. BRG. ABOVE.
 10. 5'-236 STUD PACK FROM FDN. UP TO BM. BRG. ABOVE.
 11. 5'-236 STUD PACK FROM FLOOR BM. UP TO BM. BRG. ABOVE.
 12. 5'-236 STUD PACK UNDER BM. BRG. DOWN TO TOP OF FDN. WALL BELOW.
 13. CONN. BM. TO RIPPED PLATE ON TOP OF FDN. WALL W/ SIMPSON HWU3.56/14 TOP FLANGE BM. HANGER.
 14. 5'-236 STUD PACK UNDER BM. BRG. DOWN TO TOP OF FLOOR SLAB BELOW.
 15. 5'-236 STUD PACK UNDER BM. BRG. DOWN TO TOP OF FLOOR SLAB BELOW.
 16. BM. TO BNL CONN. W/ SIMPSON HWU3.56/14 TOP FLANGE BM. HANGER.
 17. BM. TO BNL CONN. W/ SIMPSON HWU3.56/14 TOP FLANGE BM. HANGER.
 18. BM. TO BNL CONN. W/ SIMPSON HWU7.12/14 TOP FLANGE BM. HANGER.
 19. 4'-236 STUD PACK UNDER BM. BRG. DOWN TO TOP OF FLOOR SLAB BELOW.
 20. P.T. 2X12 DECK JOISTS @ 16" O.C. MAX.

21. INSTALL CONT. 2X6 P.T. PL. ON TOP OF STEEL BM. TO FLANGE CONN. W/ POWER DRIVEN NAILS @ 16" O.C. MAX., BEAR DECK JOISTS ON PLATE & CONN. W/ SIMPSON H.S. INSTALL P.T. 2X12 BEAR STRN. EA. JOIST.
22. HSS4x4x3/16 COL. FROM FDN. UP TO BM. BRG. ABOVE, CONN. COL. TO TOP OF FDN. WALL PER 13/S2.2.
23. HSS4x4x3/16 COL. FROM FDN. UP TO BM. BRG. ABOVE.
24. DOUBLE 4X10 TIMBER COL. (D.F. #1) UNDER BM. BRG. TO FDN. CONN. BM. TO TOP OF COL. PER 13/S2.1.
25. DOUBLE 4X10 TIMBER COL. (D.F. #1) UNDER BM. BRG. TO FDN. & FROM TOP OF BM. UP TO BM. BRG. ABOVE, CONN. COL. TO BM. PER 4/S2.1.

Issue:	
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- (3) 2 x 8 Header
- (3) 1 3/4" x 14" LVL Beam
- (3) 1 3/4" x 16" LVL Beam
- HSS10x5x5/8 Steel Beam
- HSS5x5x1/2 Steel Beam
- W18 x 55 Steel Beam
- W16 x 67 Steel Beam
- (3) 1 3/4" x 18" LVL Beam
- (4) 1 3/4" x 18" LVL Beam
- (4) 1 3/4" x 14" LVL Beam
- (3) 1 3/4" x 11 7/8" LVL Beam
- (3) 1 3/4" x 11 7/8" M.L. Header
- (3) 1 3/4" x 9 1/2" M.L. Header
- (3) 1 3/4" x 14" M.L. Header
- 2 x 10 Ladder-Framed Rafter @ 24" O.C.
- Engineered Wood Roof Truss Type "A" @ 24" O.C.
- Engineered Wood Roof Truss Type "B" @ 24" O.C.
- Engineered Wood Roof Truss Type "C" @ 24" O.C.
- Engineered Wood Roof Truss Type "D" @ 24" O.C.
- Engineered Wood Roof Truss Type "E" @ 24" O.C.
- Engineered Wood Roof Truss Type "F" @ 24" O.C.
- Engineered Wood Roof Truss Type "G" @ 24" O.C.
- Engineered Wood Roof Truss Type "H" @ 24" O.C.
- 6 x 10 D.F. #1 @ 48" O.C.
- 4 x 10 Ledger

- 65.4 FT
- 66.4 FT
- 16.2 FT
- 12.8 FT
- 12.4 FT
- 26.7 FT
- 19.2 FT
- 16.3 FT
- 22.9 FT
- 23.0 FT
- 13.1 FT
- 9.0 FT
- 29.8 FT
- 18.0 FT
- 1102.9 90 FT
- 262.3 90 FT
- 723.8 90 FT
- 264.4 90 FT
- 218.3 90 FT
- 752.2 90 FT
- 65.2 90 FT
- 322.8 90 FT
- 218.3 90 FT
- 601.2 90 FT
- 16.4 FT



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

17. ENGINEERED WOOD ROOF TRUSS TYPE "B" @ 24" O.C. MAX.
 18. INSTALL 2x6 @ 16" BRG. WALL FROM TOP OF LVL BM UP TO UPPER LADDER-FRAMED RAFTER BRG.
 19. ENGINEERED WOOD ROOF TRUSS TYPE "C" @ 24" O.C. MAX.
 20. ENGINEERED WOOD ROOF TRUSS TYPE "D" @ 24" O.C. MAX.
 21. ENGINEERED WOOD ROOF TRUSS TYPE "E" @ 24" O.C. MAX.
 22. ENGINEERED WOOD ROOF TRUSS TYPE "F".
 23. ENGINEERED WOOD ROOF TRUSS TYPE "G" @ 24" O.C. MAX.
 24. ENGINEERED WOOD ROOF TRUSS TYPE "H" @ 24" O.C. MAX.
 25. ENGINEERED WOOD ROOF TRUSS TYPE "A" @ 24" O.C. MAX.
 26. HSS5x5x1/2 COL. UNDER SLOPING LVL BM TO FENL, CONN. LVL BM TO TOP OF COL. PER 18/52.2, CONN. LOWER HORIZ. HSS MEMBERS TO SIDE OF COL. PER 1/52.3.
 27. DOUBLE 4X10 TIMBER COL. (D.F. #1) UNDER BM BRG. DOWN TO TOP OF BM, BELOW CONN. BM TO TOP OF COL. PER 3/52.3.
1. 5/8" PLYWOOD ROOF SHEATHING NAILED W/ 10d NAILS @ 6" EDGE, 12" FIELD.
 2. 2x10 @ 24" LADDER-FRAMED RAFTERS, SEE 15/52.2.
 3. ENGINEERED WOOD ROOF TRUSS TYPE "A" @ 24" O.C. MAX., SEE SHEET S1.5 FOR TRUSS PROFILES, TYP.
 4. 4-2x8 STUD PACK UNDER BM BRG. TO FENL.
 5. 4-2x8 STUD PACK UNDER BM BRG. TO FENL.
 6. 5-2x8 STUD PACK UNDER BM BRG. DOWN TO TOP OF FLOOR BM, BELOW.
 7. INSTALL CONT. 2x6 PLATE ON TOP OF STL. BM TOP FLANGE WITH CONN. W/ POWDER DRIVEN NAILS @ 16" O.C. STAGGERED, BEAR TRUSSES ON TOP OF PLATE & CONN. W/ 2-SIMPSON HCS.
 8. INSTALL 2x6 @ 16" BRG. WALL FROM TOP OF LVL BM UP TO UPPER TRUSS BRG. CONN. UPPER TRUSSES TO PLATES ON TOP OF WALL W/ 2-SIMPSON HCS.
 9. HSS5x5x1/2 COL. UNDER SLOPING LVL BM TO FENL, CONN. LVL BM TO TOP OF COL. PER 17/52.2, CONN. LOWER HORIZ. HSS MEMBERS TO SIDE OF COL. PER 1/52.3.
 10. 3-2x8 STUD PACK UNDER BM BRG. TO FENL.
 11. 3-2x8 STUD PACK UNDER BM BRG. DOWN TO TOP OF FLOOR BM, BELOW.
 12. GIRD (D.F. #1) @ 48" O.C. MAX.
 13. BRG-WIDTH TIMBER BM ONTO STL. BM TOP FLANGE & CONN. W/ 3-SIMPSON SD02990 SCREWS @ 3" C/C UP THRU BM TOP FLANGE INTO BOT. OF GIRD.
 14. CONT. 4X10 LEDGER UNDER TIMBER RAFTER BRG. CONN. TO EA. STUD W/ 3-TIMBERLOK LOGGING SCREWS @ 2 1/2" C/C VERT. @ CL. EA. STUD, PRE-DRILL STUDS AS REQ'D. TO AVOID SPLINTING, BRG-WIDTH RAFTERS ON TO LEDGER & CONN. EA. TO LEDGER W/ SINGLE TIMBERLOK LOGGING SCREW DOWN THRU CL. RAFTER & LEDGER.
 15. 4-2x8 STUD PACK UNDER STL. BM BRG. TO FENL, CONN. BM TO TOP OF STUD PACK W/ 2-5/8" X 6" LAG BOLTS @ 3" C/C DOWN THRU BM BOT. FLANGE INTO TOP OF STUD PACK.
 16. HSS5x5x1/2 COL. UNDER BM BRG. TO FENL, CONN. BM TO TOP OF COL. PER 3/52.3.