

# SITE VICINITY MAP



# PROJECT DATA

SITE ZONING:	FD
SITE AREA:	30,492 S.F.
MINIMUM REQUIRED SETBACKS:	
FRONT SETBACK:	10 FEET
SIDE SETBACK:	5/10 FEET
REAR SETBACK:	10 FEET
OCCUPANCY GROUP:	RESIDENTIAL
CONSTRUCTION TYPE:	V-B
TOTAL FINISHED SQUARE FOOTAGE:	
EXT UNITS X 2: LIVABLE GARAGE	1,435 S.F. 621 S.F.
INT UNITS X 2: LIVABLE GARAGE	1,483 S.F. 644 S.F.

# ANIMAS CLIFFS TOWNHOMES NORTH BUILDING

1700 CR 203  
DURANGO, COLORADO 81301



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+ ASSOCIATES

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# ABBREVIATIONS

AB.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
ACT	ACOUSTICAL CEILING TILE	INT.	INTERIOR
AFF.	ABOVE FINISHED FLOOR	JAN.	JANITOR
AGGR	AGGREGATE	JNT.	JOINT
AL.	ALUMINUM	JST.	JOIST
ALT.	ALTERNATE	KIT.	KITCHEN
APPROX.	APPROXIMATE	LAB.	LABORATORY
ARCH.	ARCHITECTURAL	LAM.	LAMINATE
		LAV.	LAVATORY
		LT.	LIGHT
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MECH.	MECHANICAL
BLK.	BLOCK	MEMB.	MEMBRANE
BLK.G.	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	M.H.	MANHOLE
BOT.	BOTTOM	MIN.	MINIMUM
BTRN.	BETWEEN	MISC.	MISCELLANEOUS
BUR.	BUILT UP ROOFING	MO.	MASONRY OPENING
BW.	BOTH WAYS	MTL.	METAL
		MUL.	MULLION
C.J.	CONTROL JT.	N.	NORTH
CLG.	CEILING	NIC.	NOT IN CONTRACT
CLK.G.	CAULKING	NO.	NUMBER
CLR.	CLEAR	NOM.	NOMINAL
CMU.	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
COL.	COLUMN	OC.	ON CENTER
CONC.	CONCRETE	OD.	OUTSIDE DIAMETER
CONN.	CONNECTION	OH.	OVERHEAD
CONSTR.	CONSTRUCTION	ORG.	OPENING
CONT.	CONTINUOUS	OPP.	OPPOSITE
C.T.	CERAMIC TILE	PC.	PRE-CAST
C.O.A.	CENTER OF ARCH	PL.	PROPERTY LINE
		PLAM.	PLASTIC LAMINATE
DEG.	DEGREE	PLAS.	PLASTER
DET./DTL.	DETAIL	PLY.	PLYWOOD
D.F.	DRINKING FOUNTAIN	FR.	FAIR
DIAG.	DIAGONAL	Q.T.	QUARRY TILE
DIA. Ø	DIAMETER		
DN.	DOWNGROUT	R.	RISER
DS.	DRAWING	R.D.	ROOF DRAIN
DWG.	DRAWING	RE.	REFER TO
		REFR.	REFRIGERATOR
E.	EAST	REIN.	REINFORCED
(E)	EXISTING	REQ.	REQUIRED
EA.	EACH	RM.	ROOM
E.J.	EXPANSION JOINT	RO.	ROUGH OPENING
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	S.	SOUTH
EL/ELEV.	ELEVATION	S.C.	SOLID CORE
ELEC.	ELECTRICAL	SCHED.	SCHEDULE
ELEV.	ELEVATION	SECT.	SECTION
EMER.	EMERGENCY	S.F.	SQUARE FOOT
ENCL.	ENCLOSURE	SHT.	SHEET
EQ.	EQUIPMENT	SH.	SIMILAR
EQUIP.	EQUIPMENT	S.P.	SPRING POINT
EW.	EACH WAY	S.P.F.	SPRAY POLYURETHANE FOAM
EW.C.	ELECTRIC WATER COOLER	SPEC.	SPECIFICATION
EXP.	EXPANSION	SQ.	SQUARE
EXT.	EXTERIOR	SQ. OR □	SQUARE
		S.S.	STAINLESS STEEL
FA.	FIRE ALARM	S.S.D.	SEE STRUCTURAL DRAWINGS
FD.	FLOOR DRAIN	STAGG.	STAGGERED
FD.C.	FIRE DEPARTMENT CONNECTION	STD.	STANDARD
FDN.	FOUNDATION	STIFF.	STIFFENER
FE.	FIRE EXTINGUISHER	STL.	STEEL
F.E.C.	FIRE EXTINGUISHER CABINET	STRUC.	STRUCTURAL
FF.	FINISH FLOOR	SUSP.	SUSPENDED
F.H.C.	FIRE HOSE CABINET		
FIN.	FINISH	TR	TREAD
FL.	FLOOR LINE	T & B	TOP AND BOTTOM
FLR.	FLOOR	TER	TERRAZZO
FLOR.	FLORESCENT	T & G	TONGUE & GROOVE
FND.	FOUNDATION	THK.	THICK
F.O.B.	FACE OF BRICK	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.S.	TUBE STEEL
F.S.	FULL SIZE	TYP.	TYPICAL
FT.	FOOT OR FEET	UNO.	UNLESS NOTED OTHERWISE
FTS.	FOOTING	VCT	VINYL COMPOSITION TILE
FURR.	FURRING	VER.	VERIFY
		VERT.	VERTICAL
GA.	GAUGE	W	WEST
GAL.V.	GALVANIZED	W.C.	WATER CLOSET
G.C.	GENERAL CONTRACTOR	W.O.	WOOD
GL.	GLASS	W/O	WITHOUT
GR.	GRADE	W/O	WITHOUT
GYP.	GYP. BOARD	W/O	WITHOUT
GYP. BD.	GYP. BOARD	W/O	WITHOUT
		W/O	WITHOUT
H.B.	HOSE BIBB	W/O	WITHOUT
H.C.	HOLLOW CORE	W/O	WITHOUT
H/C	HANDICAPPED	W/O	WITHOUT
H/D.	HARDWARE	W/O	WITHOUT
H/DUE.	HARDWARE	W/O	WITHOUT
H.M.	HOLLOW METAL	W/O	WITHOUT
HORIZ.	HORIZONTAL	W/O	WITHOUT
HRS.	HOURS	W/O	WITHOUT
HT.	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATION AND AIR CONDITIONING	W/O	WITHOUT

NOTE: Clarify with Architect any abbreviations not listed. Some abbreviations on list may not be used in project.

# ARCHITECTURAL SYMBOLS

	SECTION: SECTION LETTER SHEET NUMBER		EXTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER
	DETAIL: DETAIL NUMBER SHEET NUMBER		INTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER
	DOOR DESIGNATION		ROOF SLOPE INDICATION
	WINDOW DESIGNATION		ELEVATION TAG
	COLUMN GRID		REVISION
	CENTER LINE		NORTH DESIGNATION
	CASEWORK		CHANGE IN ELEVATION
	GRAPHIC SCALE		BARRIER FREE AREA ACCESS
	DIMENSION LINE TO WALL OR OTHER OBJECT		

# MATERIAL LEGEND

## MATERIAL DESIGNATIONS:

### PLAN/SECTION

	EARTH FILL		WOOD BLOCKING
	ROCK		FINISHED WOOD
	GRANULAR FILL		PLYWOOD - LARGE SCALE
	LIGHTWEIGHT CONCRETE		METAL - LARGE SCALE
	STRUCTURAL CONCRETE		METAL - SMALL SCALE
	BRICK OR STONE VENEER		SHEATHING
	CONCRETE BLOCK		GYP. BD./PLASTER BD.
	TILE ON CONCRETE		METAL STUDS
	CERAMIC/QUARRY TILE		LOOSE FILL/BATT INSULATION
	BOARD/RIGID OR CLOSED CELL S.P.F. INSULATION		OPEN CELL S.P.F. INSULATION NOT TO BE USED ON ROOF DECK

# GENERAL NOTES:

## I. APPLICABLE CODES:

- 2018 INTERNATIONAL BUILDING CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FIRE CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

## II. GENERAL/CONTRACT REQUIREMENTS:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
- ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.
- CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

- UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER/ARCHITECT AND COMPLETE A 'PUNCH LIST' OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.
- SIGNED AND SEALED SHOP DRAWINGS SHOWING TRUSS CONFIGURATION WITH MEMBER SIZES AND CONNECTIONS, TRUSS LAYOUT WITH PIECE MARKS, REQUIRED TRUSS TO TRUSS CONNECTIONS, DESIGN LOADS, DURATION FACTORS AND ERECTION DETAILS MUST BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. IF REQUIRED, SUBMIT COPIES TO THE BUILDING DEPARTMENT AT TIME OF PERMITTING.

## III. PROJECT LAYOUT REQUIREMENTS:

- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
- DIMENSIONING IS AS FOLLOWS:  
CENTERLINE OF COLUMNS  
FACE OF CONCRETE  
FACE OF MASONRY  
EXTERIOR FACE OF SHEATHING AT EXTERIOR STUD WALLS  
FACE OF STUD AT INTERIOR STUD WALLS  
CENTER OF WINDOW/DOOR OPENINGS
- ALL WALL THICKNESS SHOWN ARE NOMINAL.
- ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING UNO.
- ALL STEPS HAVE 1-INCH RISERS AND 11-INCH TREADS UNO, OR SPECIFIED DIFFERENTLY ON DRAWINGS.
- ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETRY, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, AFFLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER & INTERIOR DESIGNER AT CONSTRUCTION.
- ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER & INTERIOR DESIGNER AT CONSTRUCTION PHASE.

## IV. LIFE SAFETY REQUIREMENTS:

- AN EMERGENCY ESCAPE WINDOW MEETING THE FOLLOWING REQUIREMENTS MUST BE INSTALLED AT EACH BEDROOM AND ONE IN EACH BASEMENT:  
MINIMUM NET OPENING OF 5.7 SF.  
MINIMUM CLEAR OPENING HEIGHT 24 INCHES  
MINIMUM CLEAR OPENING WIDTH 20 INCHES
- SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:  
GLAZING IN SWINGING DOORS  
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR  
GLAZING IN DOORS & ENCLOSURES FOR SHOWERS, BATHTUBS, HOT TUBS, WHIRLPOOLS, ETC.  
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER THE VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.  
GLAZING MEETING ALL OF THE FOLLOWING:  
1. EXPOSED AREA : 3 SF.  
2. EXPOSED BOTTOM EDGE : 18 INCHES ABOVE THE FLOOR  
3. EXPOSED TOP EDGE : 36 INCHES ABOVE THE FLOOR  
4. ONE OR MORE WALKING SURFACE WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF GLAZING.  
GLAZING IN GUARDRAILS & RAILING.  
GLAZING ADJACENT TO STAIRWAYS OR RAMPS.

## V. LIFE SAFETY REQUIREMENTS CONTINUED:

- PROVIDE 5/8-INCH TYPE X' GYPSUM BOARD AT ALL WALLS & CEILINGS OF GARAGES.
- DOOR FROM GARAGE TO HOUSE SHALL BE 20-MINUTE RATED, SELF-CLOSING.

## VI. PROJECT CONSTRUCTION REQUIREMENTS:

- FOLLOWING ARE MINIMUM INSULATION REQUIREMENTS:  
ROOF/CEILING: R-49  
FRAMED EXTERIOR WALLS: R-20  
CRAWL SPACE FLOORS: R-30  
BASEMENT WALLS: R-10  
PROVIDE VAPOR BARRIER AT THE WARM SIDE AT ALL FIBER/BLANKET INSULATION.
- ALL ATTICS AND CRAWL SPACES SHALL BE VENTED PER IBC REQUIREMENTS.
- ALL FRAMED WALLS SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:  
1/2"XK OR EQUAL AT WOOD SIDING OR HARD-PLANK SIDING  
ONE LAYER 30" FELT AT MASONRY VENEER  
TWO LAYERS 15" FELT AT STUCCO.
- ALL WINDOWS SHALL BE FLASHED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- AT MASONRY VENEER, PROVIDE FLEXIBLE MEMBRANE FLASHING AT THE BASE OF ALL WALLS AND AT WINDOW AND DOOR HEADS. PROVIDE PVC WEEPS @ 24 INCHES O.C. DIRECTLY ABOVE FLASHING.

## VII. PROJECT WORKMANSHIP:

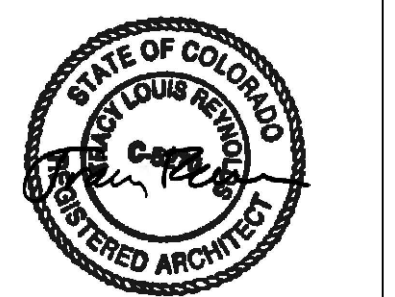
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERMS EQUAL TO OR APPROVED EQUAL ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
- CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SUPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOD CLEAN.
- PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

## VIII. 2018 IECC RESIDENTIAL ENERGY CODES:

- WALL INSULATION IS R-20 MINIMUM WITH VAPOR BARRIER
- CEILING INSULATION IS R-49 MINIMUM WITH VAPOR BARRIER
- UNDERSLAB INSULATION IS 2-INCH RIGID STYROFOAM, R-10 MINIMUM. WHERE IN-FLOOR HEATING SYSTEM IS IN PLACE, THE INSULATION IS CONTINUOUS UNDER THE FLOOR. UNHEATED SPACE REQUIRES THE INSULATION TO BE 4'-0" MINIMUM AROUND THE EXTERIOR PERIMETER.
- ALL PERIMETER BASEMENT WALLS TO HAVE 2-INCH RIGID STYROFOAM TO 4'-0" BELOW GRADE MINIMUM.
- BELOW FLOOR SHEATHING AT CRAWL SPACES, INSULATION TO BE R-19 MINIMUM.
- WINDOWS TO BE ALL LOW-E GLAZING WITH A U-FACTOR OF 0.30 MAXIMUM.

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2022-09-12

ANIMAS CLIFFS TOWNHOMES  
NORTH BUILDING  
1700 CR 203  
DURANGO, COLORADO 81301

JOB NO.: 21299  
DATE: 2022-09-12  
DRAWN BY: RA+A

ISSUE RECORD:  
2022-06-22 PRELIM. PRICING SET  
2022-09-12 PERMIT SET

REVISIONS:  
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G-101

DRAWING INDEX,  
GENERAL NOTES & LEGENDS



**REYNOLDS ASH  
+ ASSOCIATES**

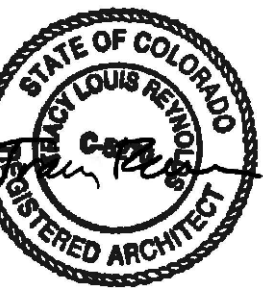
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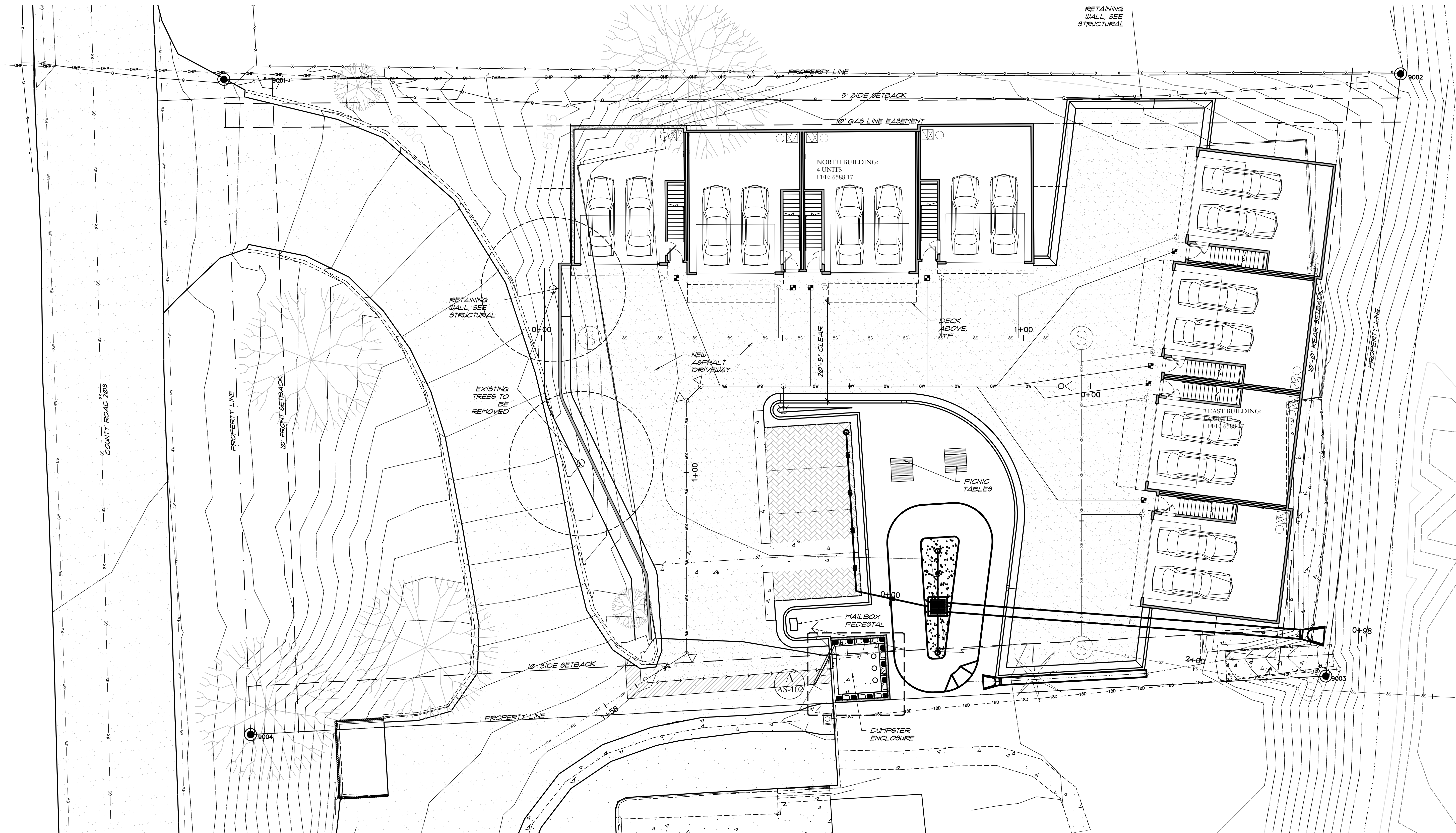
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**AS-101**

SITE  
PLAN



**SITE PLAN GENERAL NOTES:**

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START OF WORK.
- B. CONTRACTOR SHALL STAKE OUT HOUSE LOCATION FOR OWNER/ARCHITECT REVIEW PRIOR TO STARTING EXCAVATION.
- C. STOCKPILE EXCAVATED MATERIAL ON SITE AT A LOCATION DIRECTED BY OWNER/ARCHITECT, TO USE FOR BACKFILL AT A LATER DATE. ALL EXCESS MATERIAL LEFT AFTER BACKFILL SHALL BE WASTED ON SITE AT A LOCATION DIRECTED BY ARCHITECT. IF ADDITIONAL FILL MATERIALS ARE NEEDED, CONTRACTOR SHALL IMPORT AT HIS EXPENSE.
- D. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION WITH LPEA.
- E. CONTRACTOR SHALL VERIFY WATER METER LOCATION. CONTRACTOR IS RESPONSIBLE FOR WATER SERVICE INSTALLATION, OWNER WILL PAY TAP FEE.
- F. CONTRACTOR SHALL COORDINATE GAS SERVICE AND METER INSTALLATION.
- G. CONTRACTOR SHALL FINISH GRADE SITE, READY FOR SEEDING/LANDSCAPING. SEEDING AND LANDSCAPING IS EXCLUDED FROM CONTRACT.
- H. SEE STRUCTURAL FOR EXCAVATION, STRUCTURAL FILL AND BACKFILL REQUIREMENTS.
- J. CITY OF DURANGO REQUIREMENT: PRIOR TO PLACEMENT OF FOUNDATION CONCRETE, FLOOR JOISTS OR THE DETERMINING FINISHED FLOOR ELEMENT, APPLICANTS SHALL PROVIDE SURVEYED VERIFICATION OF APPROVED FINISHED FLOOR ELEVATION TO COD COMMUNITY DEVELOPMENT DEPARTMENT.
- K. CITY OF DURANGO REQUIREMENT: PRIOR TO PLACEMENT OF FINAL DRIVEWAY, CONCRETE, ASPHALT, OR PAVING ELEMENT, APPLICANTS SHALL PROVIDE SURVEYED VERIFICATION OF THE APPROVED GRADE OF THE RUNNING SLOPE OF THE DRIVEWAY TO COD COMMUNITY DEVELOPMENT DEPARTMENT.

**ARCHITECTURAL SITE PLAN**

SCALE: 1" = 10'-0"

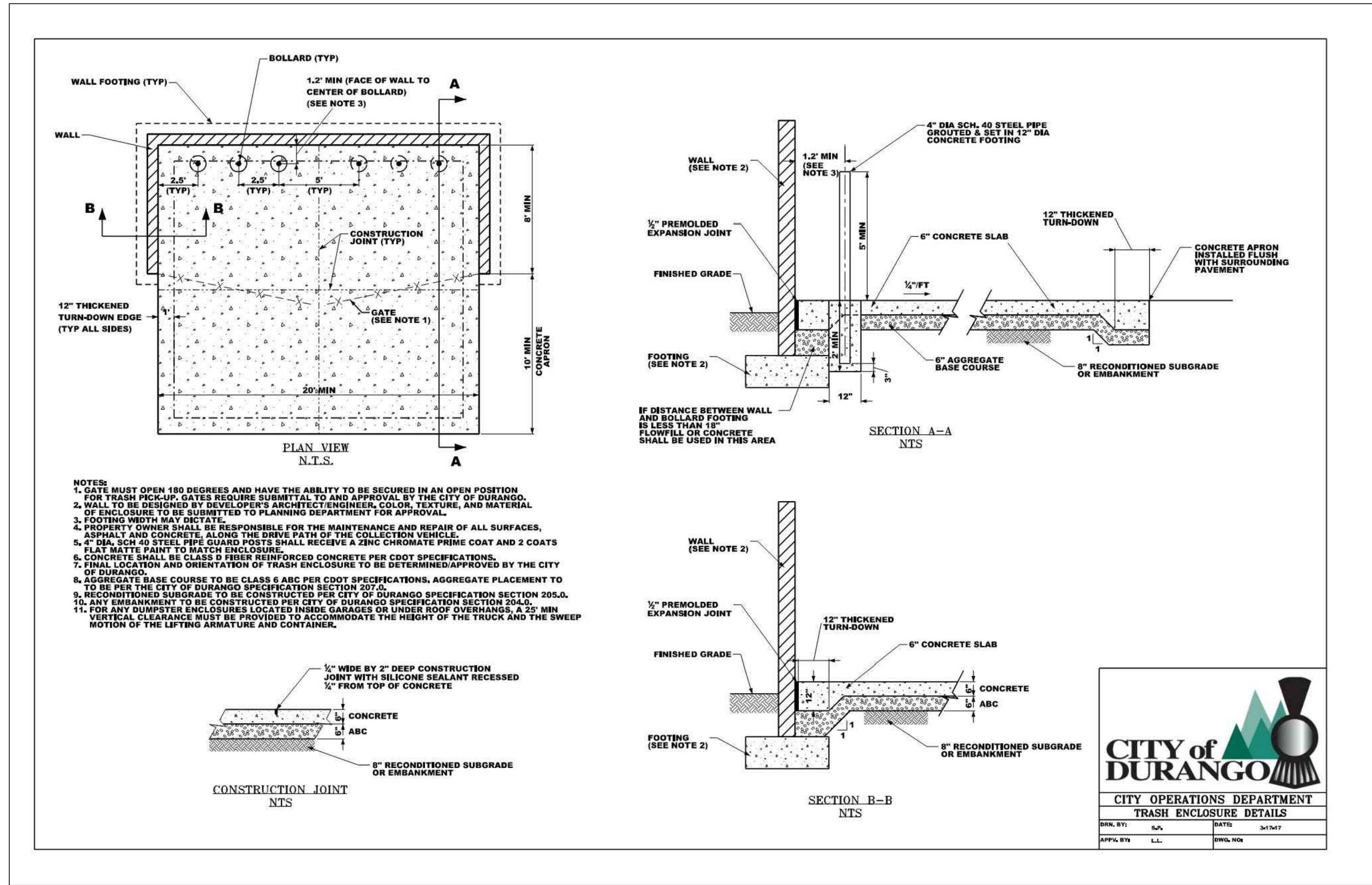
**PARKING CALCULATIONS**

PKNG PROVIDED: 8 UNITS X 2 STALLS / UNIT = 16 STALLS  
4 SURFACE STALLS = 4 STALLS  
16 GAR. STALLS + 4 SURF. STALLS = 20 STALLS


SITE ZONING:	FD
SITE AREA:	30,492 SF.
MINIMUM REQUIRED SETBACKS:	
FRONT SETBACK:	10 FEET
SIDE SETBACK:	5/10 FEET
REAR SETBACK:	10 FEET
OCCUPANCY GROUP:	RESIDENTIAL
CONSTRUCTION TYPE:	V-B
TOTAL FINISHED SQUARE FOOTAGE:	
EXT UNITS X 2 AT EACH BUILDING: LIVABLE GARAGE	1,435 SF. 621 SF.
INT UNITS X 2 AT EACH BUILDING: LIVABLE GARAGE	1,483 SF. 644 SF.



NORTH



- NOTES:**
1. GATE MUST OPEN 180 DEGREES AND HAVE THE ABILITY TO BE SECURED IN AN OPEN POSITION FOR TRASH PICK-UP. GATES REQUIRE SUBMITTAL TO AND APPROVAL BY THE CITY OF DURANGO.
  2. WALL TO BE DESIGNED BY DEVELOPER'S ARCHITECT/ENGINEER. COLOR, TEXTURE, AND MATERIAL OF ENCLOSURE TO BE SUBMITTED TO PLANNING DEPARTMENT FOR APPROVAL.
  3. FOOTING WIDTH MAY VARY.
  4. PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL SURFACES, ASPHALT AND CONCRETE, ALONG THE DRIVE PATH OF THE COLLECTION VEHICLE.
  5. 4" DIA. SCH 40 STEEL PIPE GUARD POSTS SHALL RECEIVE A ZINC CHROMATE PRIME COAT AND 2 COATS FLAT MATTE PAINT TO MATCH ENCLOSURE.
  6. CONCRETE SHALL BE CLASS D FIBER REINFORCED CONCRETE PER CDOT SPECIFICATIONS.
  7. FINAL LOCATION AND ORIENTATION OF TRASH ENCLOSURE TO BE DETERMINED/APPROVED BY THE CITY OF DURANGO.
  8. AGGREGATE BASE COURSE TO BE CLASS 6 ABC PER CDOT SPECIFICATIONS. AGGREGATE PLACEMENT TO TO BE PER THE CITY OF DURANGO SPECIFICATION SECTION 207.0.
  9. RECONDITIONED SUBGRADE TO BE CONSTRUCTED PER CITY OF DURANGO SPECIFICATION SECTION 205.0.
  10. ANY EMBANKMENT TO BE CONSTRUCTED PER CITY OF DURANGO SPECIFICATION SECTION 204.0.
  11. FOR ANY DUMPSTER ENCLOSURES LOCATED INSIDE GARAGES OR UNDER ROOF OVERHANGS, A 2' MIN VERTICAL CLEARANCE MUST BE PROVIDED TO ACCOMMODATE THE HEIGHT OF THE TRUCK AND THE SWEEP MOTION OF THE LIFTING ARMATURE AND CONTAINER.



**CITY OF DURANGO**  
CITY OPERATIONS DEPARTMENT  
TRASH ENCLOSURE DETAILS

DRW. BY:	SJA	DATE:	3/15/17
APP'D. BY:	L.L.	DRWG. NO.:	



**REYNOLDS ASH + ASSOCIATES**

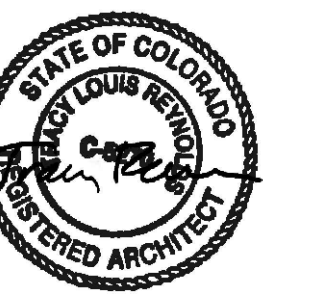
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2022-09-12

**ANIMAS CLIFFS TOWNHOMES  
NORTH BUILDING**

1700 CR 203  
DURANGO, COLORADO 81301

JOB NO.: 21299  
DATE: 2022-09-12  
DRAWN BY: RA+A

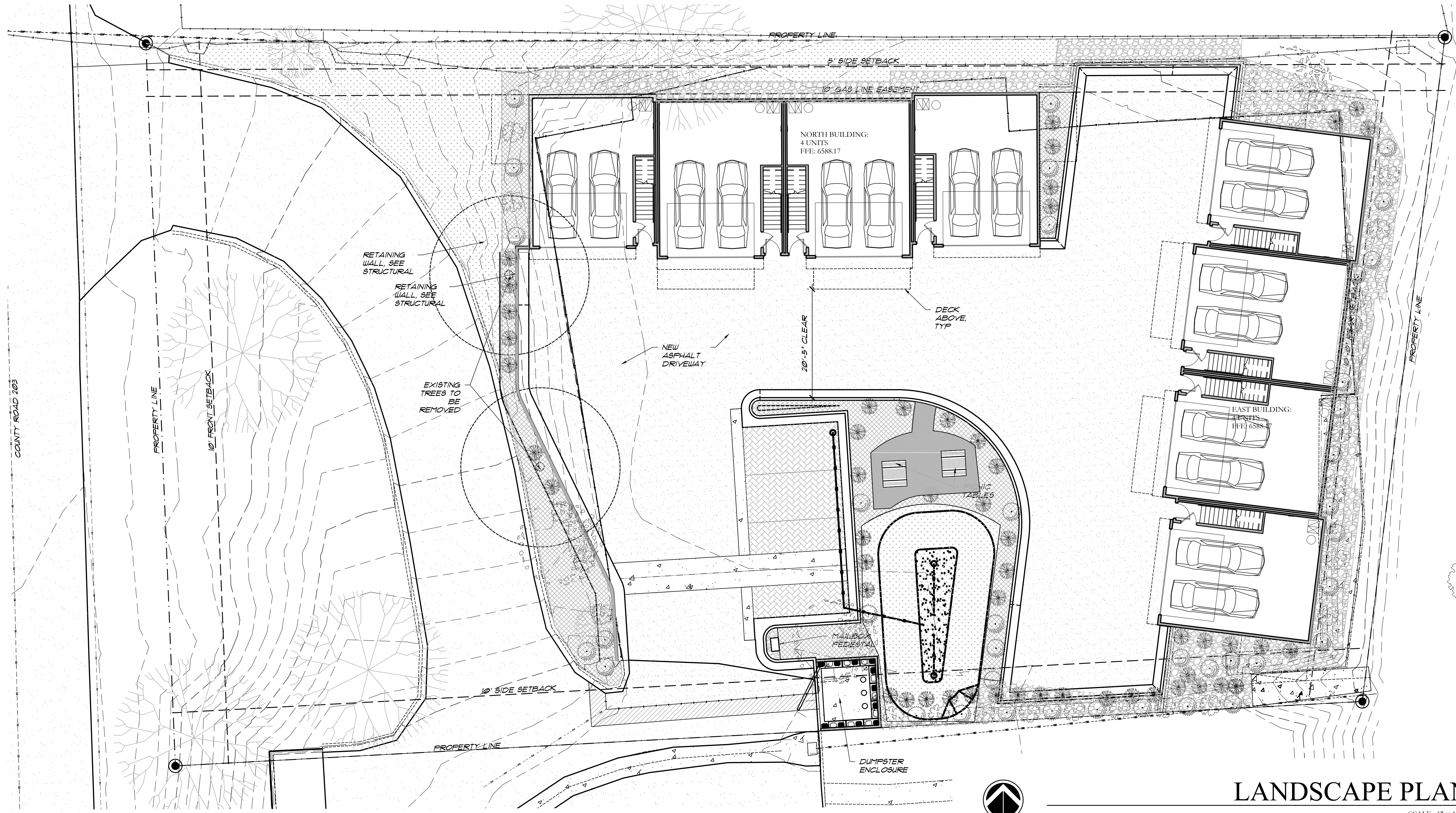
ISSUE RECORD:

2022-06-22	PRELIM. PRICING SET
2022-09-12	PERMIT SET

REVISIONS:

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**AS-102**  
SITE DETAILS



**PLANT LEGEND**

- SHADE TREE
- ORNAMENTAL TREE
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- LARGE SHRUB
- SMALL SHRUB
- ORNAMENTAL GRASS

**LANDSCAPE PLAN**

SCALE: 1" = 10'-0"

**LANDSCAPE SUMMARY**

<b>FOUNDATION PLANTING: WEST SIDE OF BUILDING CR 203</b>	
LINEAR FEET OF BUILDING FOUNDATION: 30	=30
SQUARE FOOTAGE OF AREA REQUIRED: 162 X 6'	=100
SHRUBS REQUIRED (30 PER 1000 SF.): (30X18)	=5 SHRUBS
TOTAL SHRUBS REQUIRED	=5 SHRUBS
TOTAL SHRUBS PROPOSED	=5 SHRUBS
<b>FOUNDATION PLANTING: WEST SIDE OF BUILDING HUT 550</b>	
LINEAR FEET OF BUILDING FOUNDATION: 36	=36
SQUARE FOOTAGE OF AREA REQUIRED: 36 X 6'	=576
SHRUBS REQUIRED (30 PER 1000 SF.): (30X576)	=18 SHRUBS
TOTAL SHRUBS REQUIRED	=18 SHRUBS
TOTAL SHRUBS PROPOSED	=20 SHRUBS
<b>BUFFER YARD: SOUTH OF PARKING DRIVEWAY</b>	
LINEAR FEET OF FRONTAGE (EXCLUDING TRASH ENCLOSURE): 91'-0"	=91'-0"
5 GALLON PLANTS REQUIRED (4 PER LF.):	=37 SHRUBS
5 GALLON PLANTS PROPOSED:	=37 SHRUBS
<b>PARKING LOT TREES</b>	
TREES REQUIRED:	1 PER 3 SPACES
TOTAL PARKING SPACES	4 PARKING SPACES
TREES PROVIDED:	2 TREE

**ACCEPTABLE PLANT LIST**

NAME	TREES	SHRUBS	GRASS
<b>T-1 - TREES: SHADE</b>			
SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
2' GAL	TILIA CORDATA	LITTLE LEAF LINDEN	
2' GAL	ACER SACCHARUM	GREEN MOUNTAIN SUGAR MAPLE	
2' GAL	QUERCUS SCHUMARDII	SHUMARD OAK	
<b>T-2 - TREES: ORNAMENTAL</b>			
SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
3/4" GAL	ACER GINNALA	AMUR MAPLE	
3/4" GAL	PYRUS CALLERYANA	CHANTICLEER PEAR	
3/4" GAL	FRUNUS CERASIFERA	PURPLE LEAF PLUM	
3/4" GAL	CRATAEGUS CRUGGALLI (NERMIS)	HAUWORTHN (THORNLESS)	
<b>T-3 - TREES: MED - SMALL</b>			
SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
3/4" GAL	POPULUS TREMULOIDES	QUAKING ASPEN	GROUPS OF 2 or 3
3/4" GAL	PINUS MUGO	MUGO PINE	
3/4" GAL	JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	
<b>T-4 - EXISTING STREET TREES:</b>			
SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
3/4" GAL	EXISTING TO REMAIN		

**S-1 - SHRUBS**

SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
5-T GAL	FEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	
5-T GAL	SYRINGA VULGARIS	COMMON LILAC	
5-T GAL	POTENTILLA JACKOYAN'	JACKOYAN'S POTENTILLA	
5-T GAL	BUTTERFLY BUSH	BUTTERFLY BUSH	
5-T GAL	FRUNUS BESSEYI	WESTERN SANDCHERRY	

**S-2 - SMALL SHRUBS OR ORNAMENTAL GRASS**

SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
5 GAL	FALLUGIA PARADOXA	APACHE PLUME	
5 GAL	CALAMAGOSTIS X ACUIFLORA 'KARL'	KARL FORESTER REED GRASS	
5 GAL	YUCCA BACCATA	YUCCA	
5 GAL	CARTOPTERIS CLANDONENSIS	BLUE MIST SPIREA	

**G- GROUND COVERS**

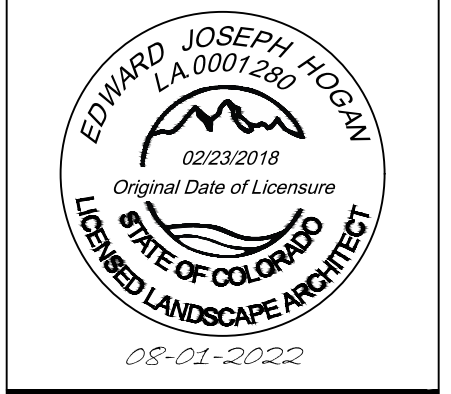
HATCH KEY	DESCRIPTION	REMARKS
G-1	CEDAR MULCHING	CEDAR MULCHING TO BE APPLIED 4" DEEP IN AREAS INDICATED ON PLANS. INSTALL WEED MAT BELOW ALL AREAS TO RECEIVE MULCH.
G-2	WASHED GRAVEL	1-3" WASHED GRAVEL TO BE APPLIED 4" DEEP IN AREAS INDICATED ON PLANS. INSTALL WEED MAT BELOW ALL AREAS TO RECEIVE GRAVEL.
G-3	NATIVE SEED MIX	PROVIDE NATIVE SEED MIX THAT COMPLIES WITH SPECIFICATIONS PRESENTED BY CIVIL ENGINEER FOR USE IN WATER QUALITY AREA.
G-4	CRUSHER FINES	LEVEL CRUSHER FINES FOR WALKABLE AREA OVER WEED MAT.



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**L-101**  
LANDSCAPE PLAN



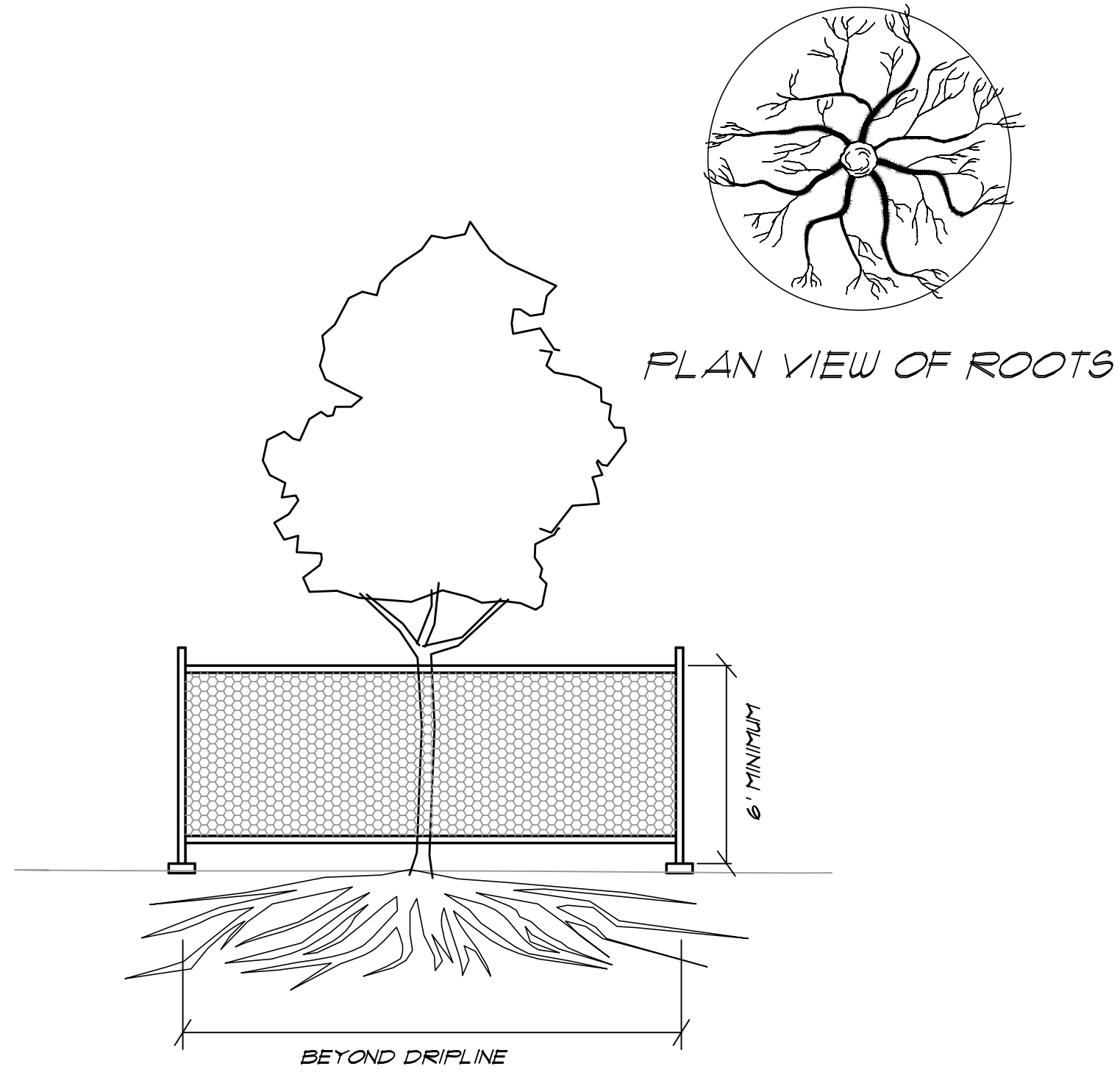
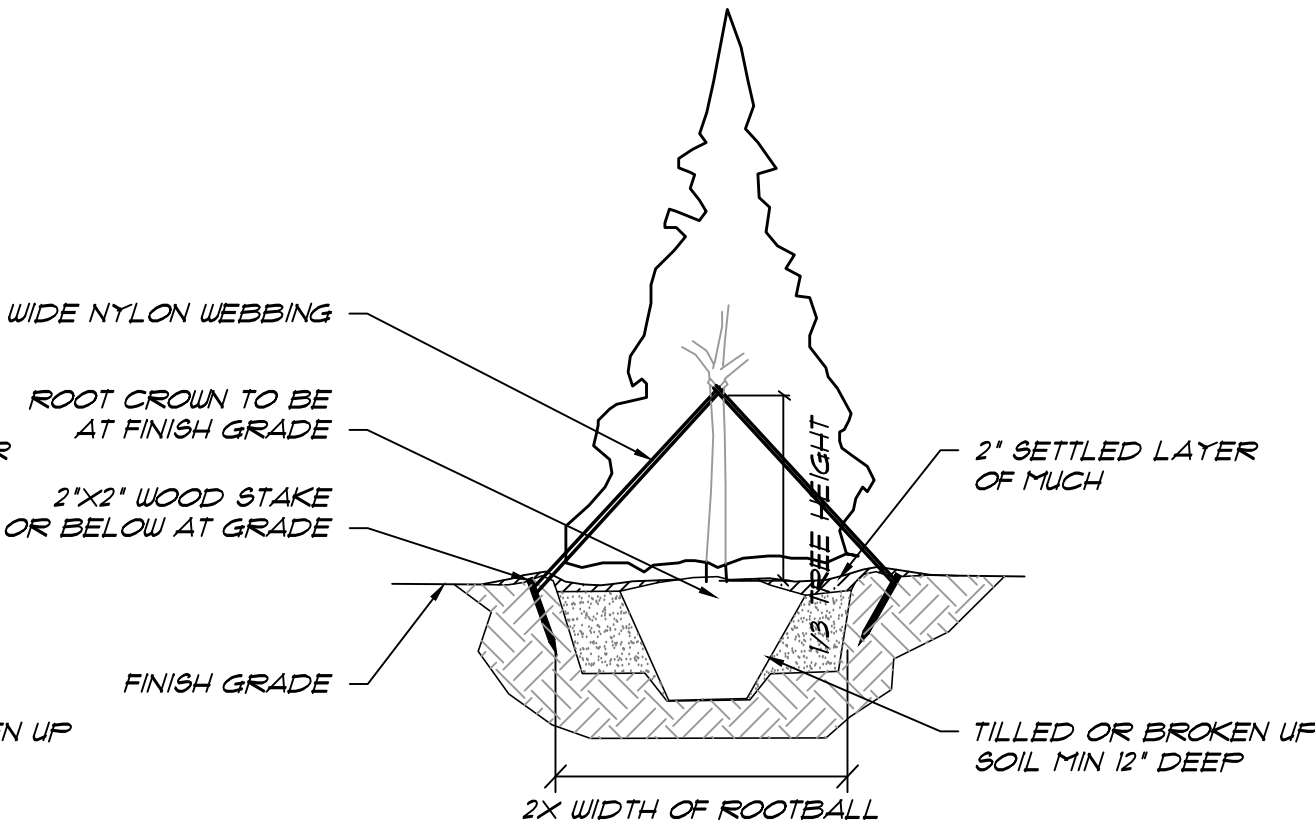
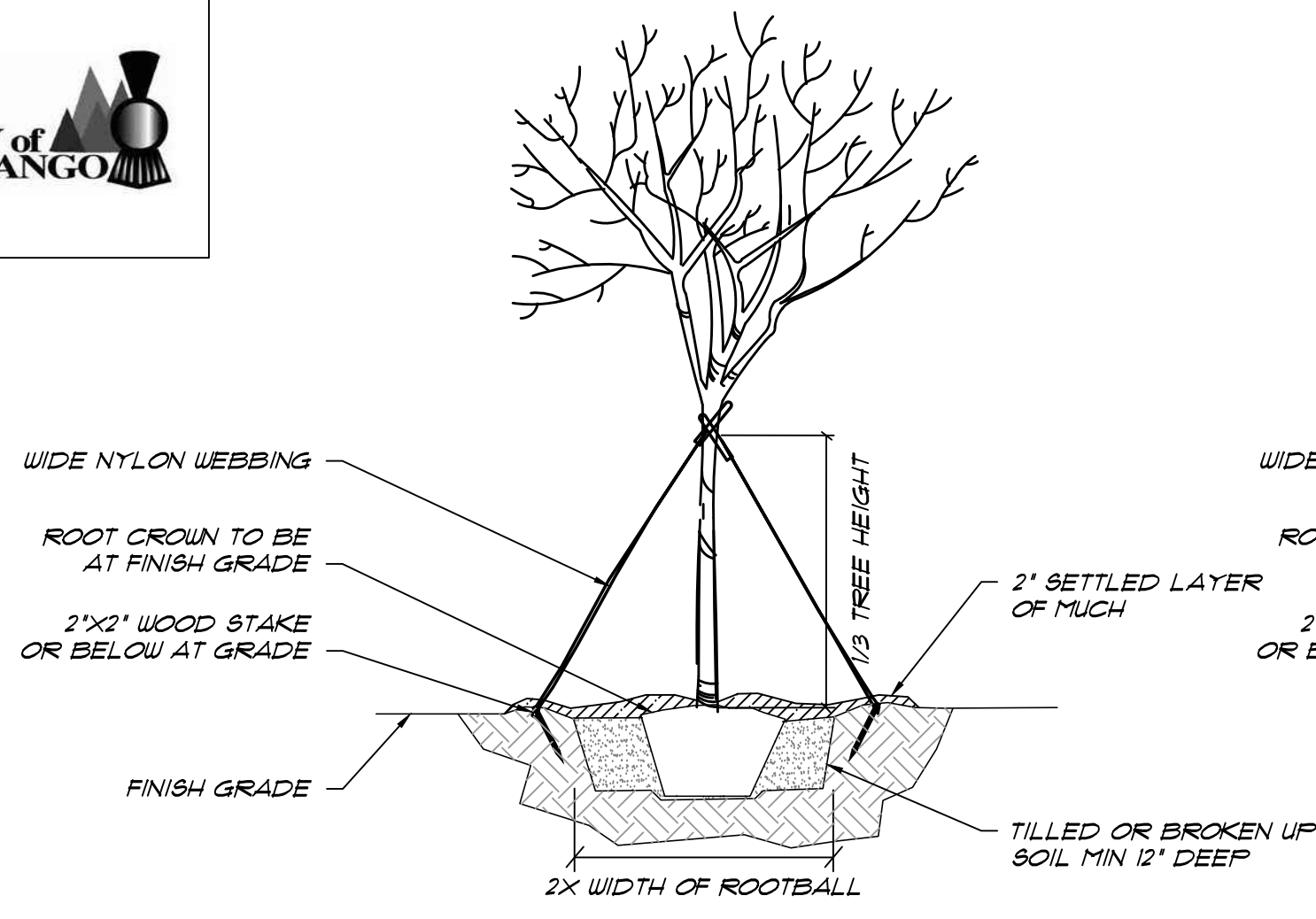
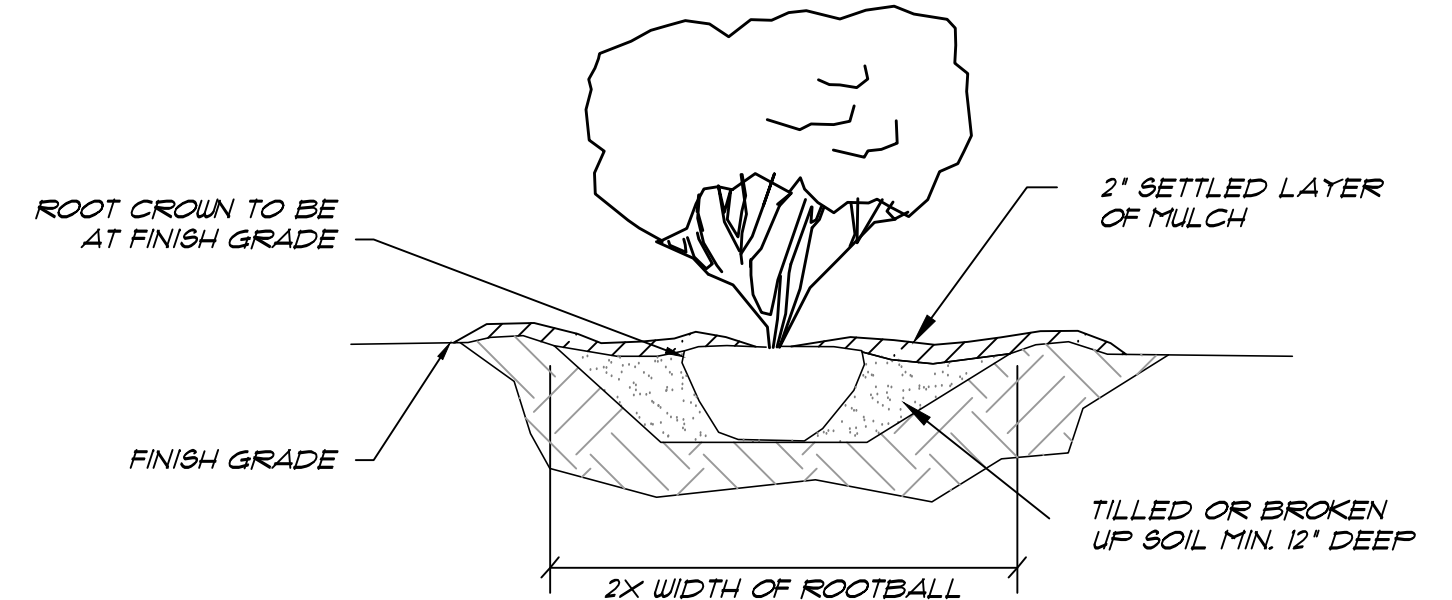
NOTES:  
LIGHT TYPE A (HINKLEY MODEL 10249K)  
DARK SKY COMPLIANT  
COLOR: BLACK

TYPICAL EXTERIOR SCONCE **A**  
SCALE: NTS. L-102

TREE WATERING NEEDS APRIL THROUGH OCTOBER	SMALL TREES 1/2" TO 1 1/2" DBH	MEDIUM TREES 1 1/2" TO 3" DBH	LARGE TREES 3" TO 6" DBH
TRUNK DIAMETER	1" - 2"	2" - 4"	4" - 6"
DEEP ROOT FORK	2 GAL/MIN	3 GAL/MIN	4 GAL/MIN
DEEP ROOT NEEDLE	2 GAL/MIN	3 GAL/MIN	4 GAL/MIN
SOFT SPRAY WAND	4 GAL/MIN	4 GAL/MIN	4 GAL/MIN
SOAKER HOSE	2 GAL/MIN	3 GAL/MIN	4 GAL/MIN

**DECIDUOUS TREE PLANTING**  
Not to Scale

**CITY OF DURANGO**



GENERAL EXTERIOR LIGHTING NOTES

- ALL LIGHT FIXTURES TO BE DARK SKY COMPLIANT
- SUBSTITUTION OF FIXTURES TO BE COORDINATED WITH OWNER/ARCHITECT
- ALL EXTERIOR LIGHT FIXTURES TO BE APPROVED FOR EXTERIOR/OUT AREAS.
- LIGHTS ADJACENT TO GARAGE DOORS TO BE CONTROLLED BY PHOTOCELL.
- WALL SCONCES AT UPPER LEVEL PATIOS TO MATCH ENTRY SCONCES.

GENERAL LANDSCAPING NOTES

- ALL PLANTINGS, IRRIGATION MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING ACCEPTANCE. STREET TREE(S) IN THE PARK STRIP (CITY RIGHT-OF-WAY) SHALL BE GUARANTEED FOR 2 YEARS.
- SELECTION OF SHRUBS AND PLACEMENT SHALL BE COORDINATED ON-SITE BY DEVELOPER. ALL PLANTINGS SHALL BE SELECTED FROM CITY OF DURANGO APPROVED PLANTING LIST
- CONTRACTOR TO FIELD VERIFY ALL CONDITIONS PRIOR TO START OF WORK.
- DROUGHT TOLERANT PLANTS DESIRED.
- PROVIDE EDGING AT ALL TRANSITIONS BETWEEN GROUND COVER MATERIALS.
- CONFORM TO SOIL PREPARATION REQUIREMENTS.
- WHERE PERENNIAL BEDS ARE SHOWN, PROVIDE PLANTS ADEQUATE TO FILL SPACE.
- AT NEW STREET TREES, ROOT BARRIER SHALL BE INSTALLED IN 20' LENGTH ON THE SIDEWALK SIDE & STREET SIDE OF TREE, CENTER ON TREE.
- INSTALL TEMPORARY IRRIGATION WHERE NECESSARY.
- INSTALL PERMANENT IRRIGATION WITH RAIN SENSOR ON LAWN AREAS. FINAL DESIGN TO BE DESIGN/BUILD WITH IRRIGATION CONTRACTOR
- SUBSTITUTION OF PLANTS ALLOWED WITH APPROVAL OF OWNER
- CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES.
- PROVIDE BUFFER AT GAS/ELECTRICAL METERS. BUFFER TO BE COORDINATED WITH ARCHITECT AFTER FINAL METER PLACEMENT HAS BEEN SELECTED.

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EDWARD JOSEPH HOGAN  
LA 0001280  
02/23/2018  
Original Date of Licensure  
STATE OF COLORADO  
LICENSED LANDSCAPE ARCHITECT  
08-01-2022

ANIMAS CLIFFS TOWNHOMES  
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L-102  
LANDSCAPE DETAILS

GENERAL PLAN NOTES:

- A. HEATING SYSTEM FOR THE MAIN FLOOR FORCED AIR, NATURAL GAS, SYSTEM DESIGNED BY SUBCONTRACTOR. PROVIDE 90% MINIMUM EFFICIENCY FURNACE UNITS WITH PVC INTAKE & EXHAUST. COORDINATE UNIT LAYOUT AND DUCTWORK LAYOUT WITH ARCHITECT.  
UPPER FLOOR HEATING & COOLING SYSTEM IS DUCTLESS MINISPLITS.
- B. ANY ROUTING OF DUCTWORK, VENTS, PIPING, ETC., REQUIRING DROP SOFFITS SHALL BE COORDINATED IN ADVANCE WITH ARCHITECT. NO DUCTWORK, PIPE, VENT, ETC. SHALL PENETRATE A STRUCTURAL MEMBER WITHOUT PERMISSION FROM THE ARCHITECT/ENGINEER.
- C. PROVIDE 50 GAL. HIGH EFFICIENCY WATER HEATER WITH PVC EXHAUST VENT. PROVIDE RECIRCULATING PIPING AND PUMP SYSTEM.
- D. ELECTRICAL SERVICE TO BE 200 AMP MINIMUM. LOCATE AS SHOWN ON THE PLAN.
- E. LAYOUT OF ALL LIGHT FIXTURES TO BE CENTERED IN THE ROOM OR WITHIN THE ARCHITECTURAL CEILING FEATURE, UNLESS NOTED OTHERWISE.

WALL TYPE LEGEND:

- CONCRETE WALL, SEE STRUCT.
- EXTERIOR WALL:  
2X6 STUDS @ 16" O.C.  
1/2" ZIP SHEATHING  
WATER BARRIER + EXT. FINISH PER ELEV.  
R-20 BATT INSUL. W/ VAPOR BARRIER  
5/8" GYPSUM BOARD
- INTERIOR WALL:  
2X4 OR 2X6 STUDS @ 16" O.C.  
UNFACED FIBERGLASS INSULATION  
5/8" GYPSUM BOARD EA. SIDE
- PARTY WALL:  
2X4 STUDS @ 16" O.C.  
5/8" TYPE 'X' GYPSUM BOARD EA. SIDE  
1" MINIMUM AIR GAP  
2X4 STUDS @ 16" O.C.  
5/8" TYPE 'X' GYPSUM BOARD EA. SIDE

FLOOR PLAN KEY NOTES:

1. UPPER CABINET
2. 36" FINISHED HEIGHT BASE CABINET W/ COUNTER TOP
3. GAS FURNACE
4. GAS WATER HEATER
5. DUCTLESS MINISPLIT
6. VANITY BASE CABINET W/ COUNTER TOP
7. ROD & SHELF UNIT
8. COMPOSITE DECKING OVER P.T. JOISTS
9. GAS FIREPLACE
10. PANTRY CABINET
11. CUSTOM TILE SHOWER
12. TUB/SHOWER COMBO
13. CUSTOM METAL RAILING
14. METAL RAILING OR HALF WALL
15. GAS RANGE W/ VENTLESS HOOD
16. ELECTRICAL PANEL
17. SHELF

APPROXIMATE SQUARE FOOTAGE EXT UNITS:

LOWER LEVEL	21 S.F.
MAIN LEVEL	734 S.F.
UPPER LEVEL	679 S.F.
<b>TOTAL</b>	<b>1,435 S.F.</b>
GARAGE DECKS @ EXTERIOR UNIT	621 S.F.
	154 S.F.

APPROXIMATE SQUARE FOOTAGE INT UNITS:

LOWER LEVEL	21 S.F.
MAIN LEVEL	759 S.F.
UPPER LEVEL	703 S.F.
<b>TOTAL</b>	<b>1,483 S.F.</b>
GARAGE DECKS @ INTERIOR UNIT	644 S.F.
	135 S.F.

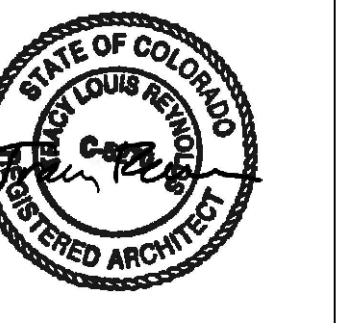


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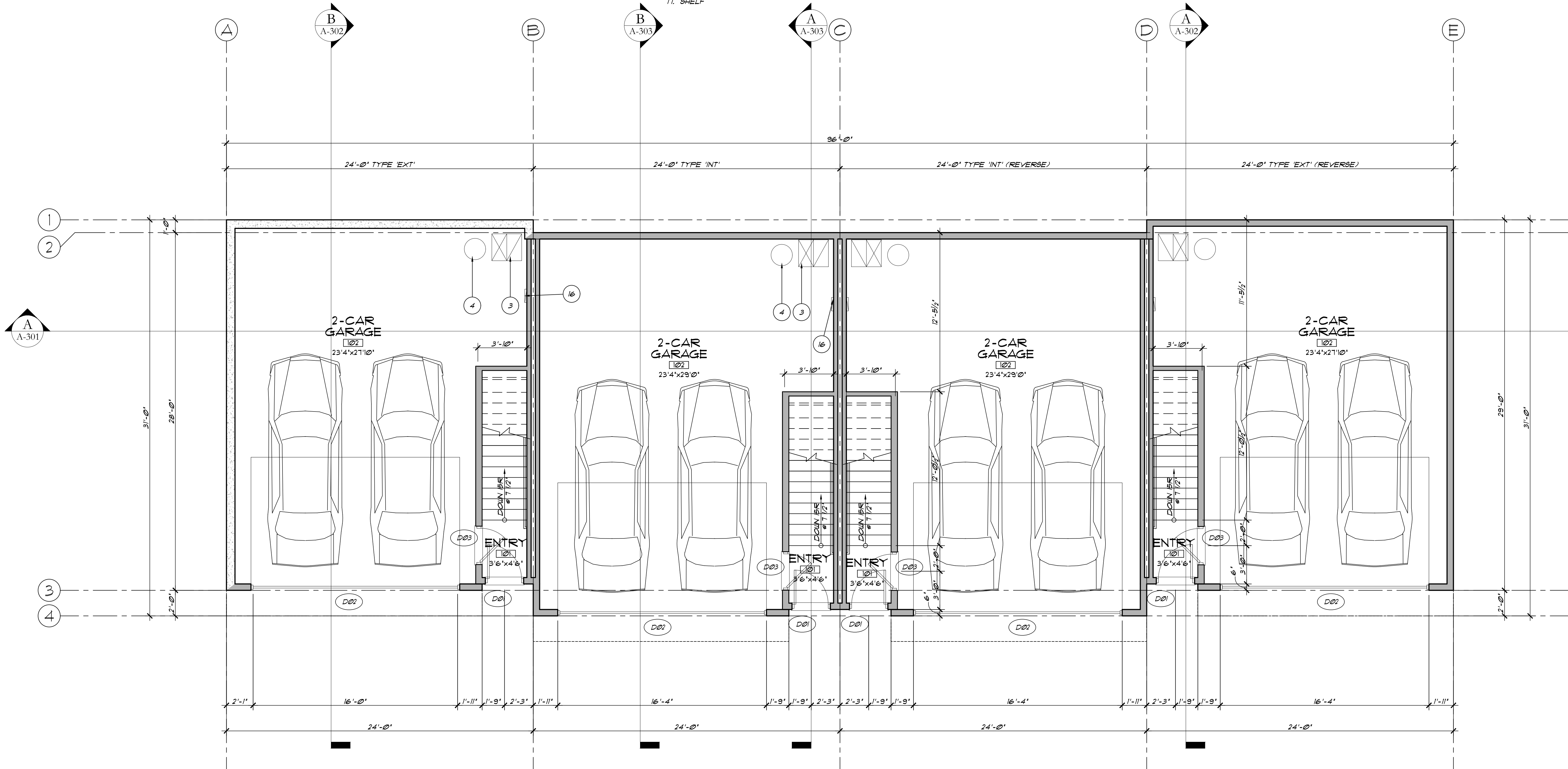
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**A-101**  
GARAGE LEVEL FLOOR PLAN



**GARAGE LEVEL FLOOR PLAN**

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

GENERAL PLAN NOTES:

- A. HEATING SYSTEM FOR THE MAIN FLOOR FORCED AIR, NATURAL GAS, SYSTEM DESIGNED BY SUBCONTRACTOR. PROVIDE 90% MINIMUM EFFICIENCY FURNACE UNITS WITH PVC INTAKE & EXHAUST. COORDINATE UNIT LAYOUT AND DUCTWORK LAYOUT WITH ARCHITECT.  
UPPER FLOOR HEATING & COOLING SYSTEM IS DUCTLESS MINISPLITS.
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- C. PROVIDE 50 GAL. HIGH EFFICIENCY WATER HEATER WITH PVC EXHAUST VENT. PROVIDE RECIRCULATING PIPING AND PUMP SYSTEM.
- D. ELECTRICAL SERVICE TO BE 200 AMP MINIMUM. LOCATE AS SHOWN ON THE PLAN.
- E. LAYOUT OF ALL LIGHT FIXTURES TO BE CENTERED IN THE ROOM OR WITHIN THE ARCHITECTURAL CEILING FEATURE, UNLESS NOTED OTHERWISE.

WALL TYPE LEGEND:

- CONCRETE WALL, SEE STRUCT.
- EXTERIOR WALL:  
2X6 STUDS @ 16" O.C.  
1/2" ZIP SHEATHING  
WATER BARRIER + EXT. FINISH PER ELEV.  
R-20 BATT INSUL. W/ VAPOR BARRIER  
5/8" GYPSUM BOARD
- INTERIOR WALL:  
2X4 OR 2X6 STUDS @ 16" O.C.  
UNFACED FIBERGLASS INSULATION  
5/8" GYPSUM BOARD EA. SIDE
- PARTY WALL:  
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5/8" TYPE 'X' GYPSUM BOARD EA. SIDE  
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FLOOR PLAN KEY NOTES:

1. UPPER CABINET
2. 36" FINISHED HEIGHT BASE CABINET W/ COUNTER TOP
3. GAS FURNACE
4. GAS WATER HEATER
5. DUCTLESS MINISPLIT
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APPROXIMATE SQUARE FOOTAGE EXT UNITS:

LOWER LEVEL	21 SF.
MAIN LEVEL	734 SF.
UPPER LEVEL	679 SF.
<b>TOTAL</b>	<b>1,435 SF.</b>
GARAGE DECKS @ EXTERIOR UNIT	621 SF. 154 SF.

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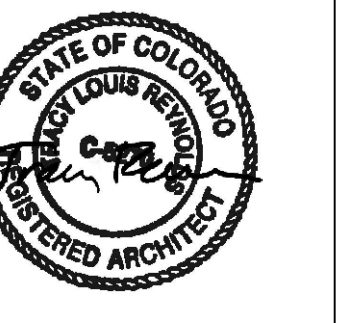
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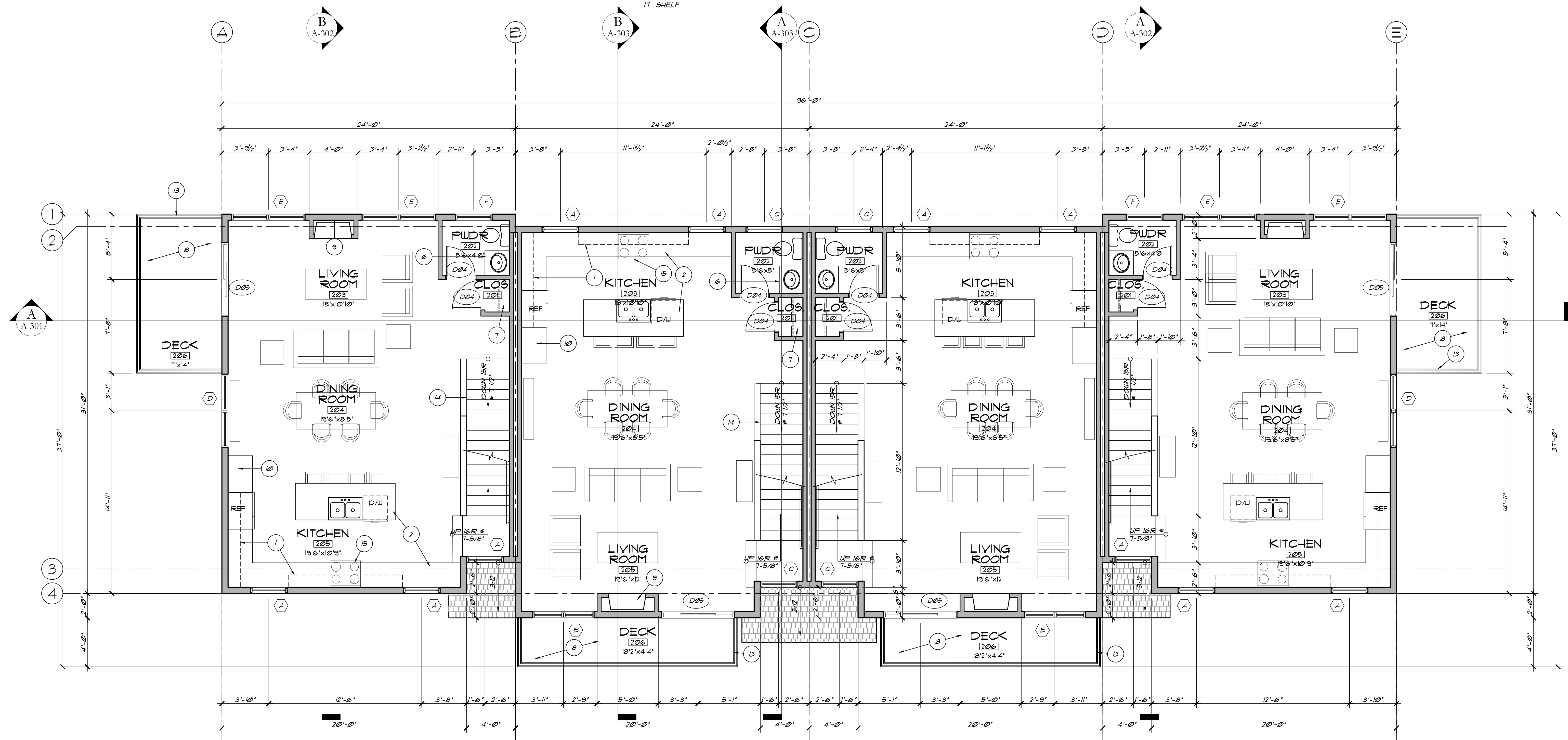
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**A-102**  
MAIN LEVEL FLOOR PLAN



**MAIN LEVEL FLOOR PLAN**

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

GENERAL PLAN NOTES:

- A. HEATING SYSTEM FOR THE MAIN FLOOR FORCED AIR, NATURAL GAS, SYSTEM DESIGNED BY SUBCONTRACTOR. PROVIDE 90% MINIMUM EFFICIENCY FURNACE UNITS WITH PVC INTAKE & EXHAUST. COORDINATE UNIT LAYOUT AND DUCTWORK LAYOUT WITH ARCHITECT.  
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WALL TYPE LEGEND:

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- EXTERIOR WALL:  
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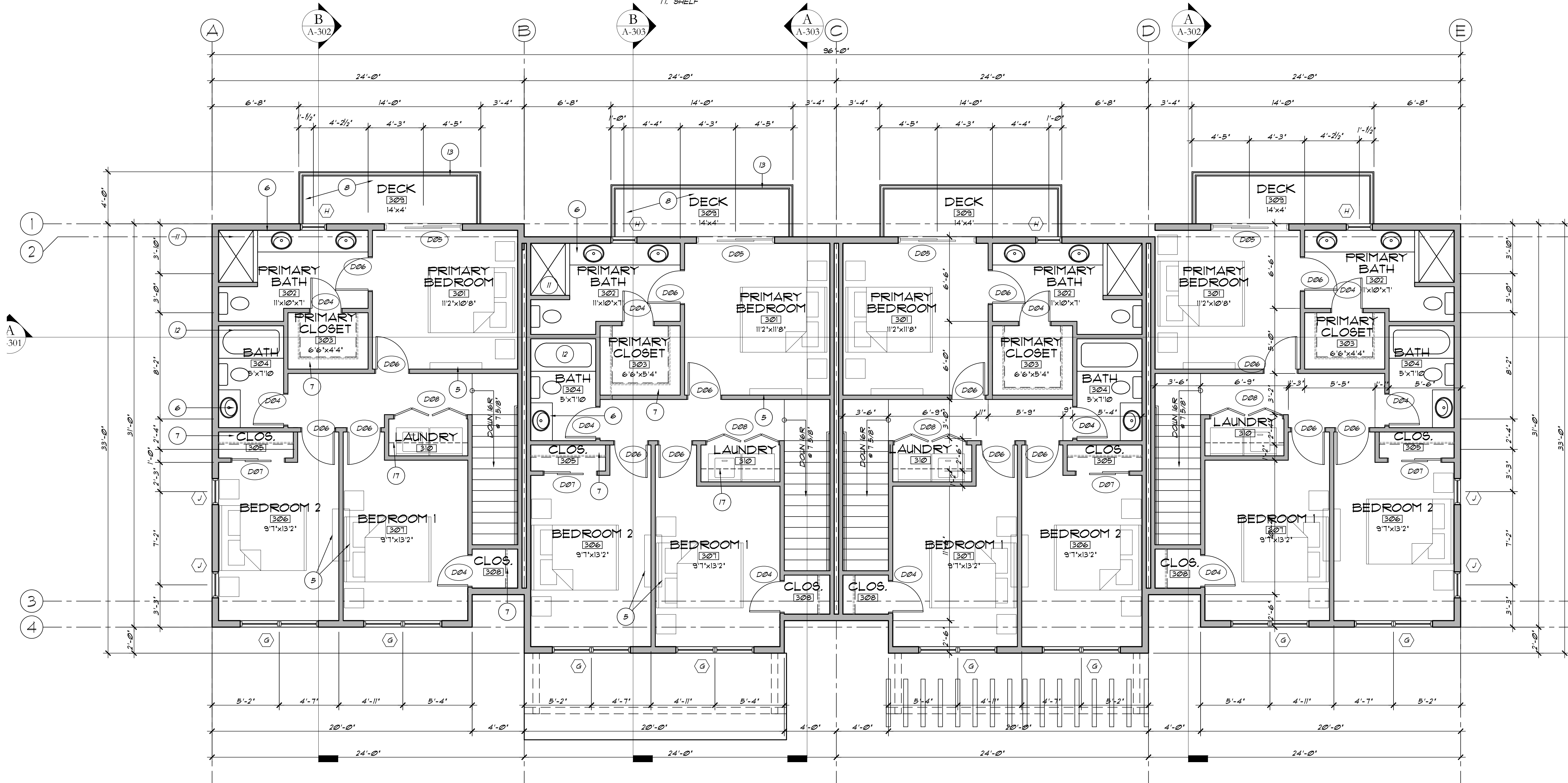
1. UPPER CABINET
2. 36" FINISHED HEIGHT BASE CABINET W/ COUNTER TOP
3. GAS FURNACE
4. GAS WATER HEATER
5. DUCTLESS MINISPLIT
6. VANITY BASE CABINET W/ COUNTER TOP
7. ROD & SHELF UNIT
8. COMPOSITE DECKING OVER P.T. JOISTS
9. GAS FIREPLACE
10. PANTRY CABINET
11. CUSTOM TILE SHOWER
12. TUB/SHOWER COMBO
13. CUSTOM METAL RAILING
14. METAL RAILING OR HALF WALL
15. GAS RANGE W/ VENTLESS HOOD
16. ELECTRICAL PANEL
17. SHELF

APPROXIMATE SQUARE FOOTAGE EXT UNITS:

LOWER LEVEL	21 SF
MAIN LEVEL	734 SF
UPPER LEVEL	679 SF
<b>TOTAL</b>	<b>1,435 SF</b>
GARAGE	621 SF
DECKS @ EXTERIOR UNIT	154 SF

APPROXIMATE SQUARE FOOTAGE INT UNITS:

LOWER LEVEL	21 SF
MAIN LEVEL	759 SF
UPPER LEVEL	703 SF
<b>TOTAL</b>	<b>1,483 SF</b>
GARAGE	644 SF
DECKS @ INTERIOR UNIT	135 SF



UPPER LEVEL FLOOR PLAN

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



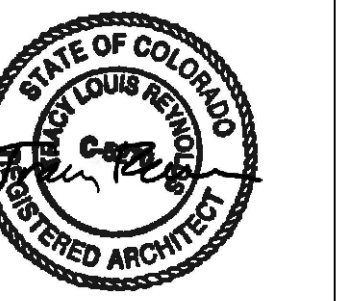
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**A-103**

UPPER LEVEL  
FLOOR PLAN

**ROOF PLAN KEY NOTES:**

1. ARCHITECTURAL COMPOSITION SHINGLES OVER ICE & WATER SHIELD
2. METAL TRELLIS W/ 4x4'S @ 18' O.C.

**GENERAL ROOF PLAN NOTES:**

- ALL ROOF AREAS TO BE COVERED WITH ICE AND WATER SHIELD MEMBRANE. LAP PER MANUFACTURER'S REQUIREMENTS.
- ROOFING TO BE LAMINATED ARCHITECTURAL COMPOSITION SHINGLES, 40-YEAR MINIMUM WARRANTY. INSTALL PER MANUFACTURER'S SPECIFICATIONS. ORDER ROOFING OVERAGE FOR DAMAGE. FIELD CUTS TO BE CLEAN WITHOUT ROUGH OR RAGGED EDGES TO 1/8", & INSTALL IN PLACE WHERE NOT SEEN. INSTALL ALL ROOFING WITHOUT MARRING, FOLDING, TEARING OR STAINING.
- PROVIDE ALL GALVANIZED NAILS, SEALANTS & FASTENERS TO MEET MANUFACTURER'S REQUIREMENTS FOR WIND & CAPILLARY ACTION CONTROL AND WARRANTY.
- ALL 24 GA. PREFINISHED METAL FLASHING TO BE INSTALLED WITHOUT MARRING, SCRATCHING, BENDING OR RIFFLING. LEAVE NO ROUGH OR RAGGED EDGES SHOWING. COLOR TO BE SELECTED BY OWNER.
- CONFIRM EXISTING CONDITIONS BEFORE ORDERING MATERIALS. PROVIDE CLEAN ROOF SURFACE FREE FROM DEBRIS, GREASE AND DUST BEFORE INSTALLING ROOFING.
- CRICKETS: CRICKETS TO BE 24 GA. PREFINISHED METAL, COLOR TO MATCH OTHER FLASHINGS. INSTALL OVER ICE AND WATER SHIELD.
- ROOF JACKS: PROVIDE ROOF JACKS AT ALL ROOF PENETRATIONS, DEK-TITE OR EQUAL. NO MASTIC TO SHOW ON OUTSIDE.



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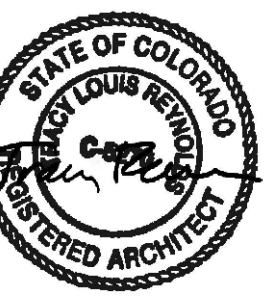
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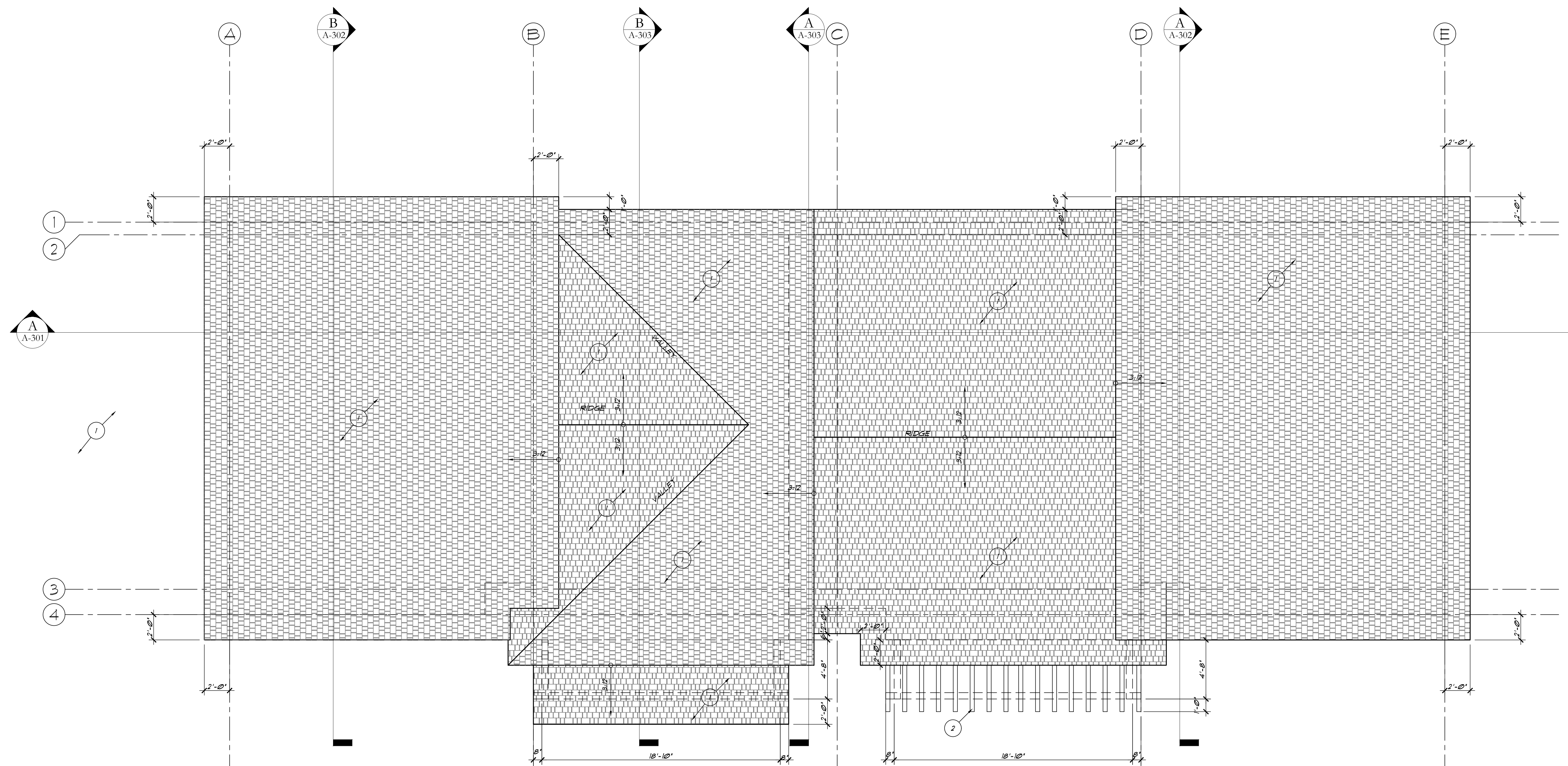
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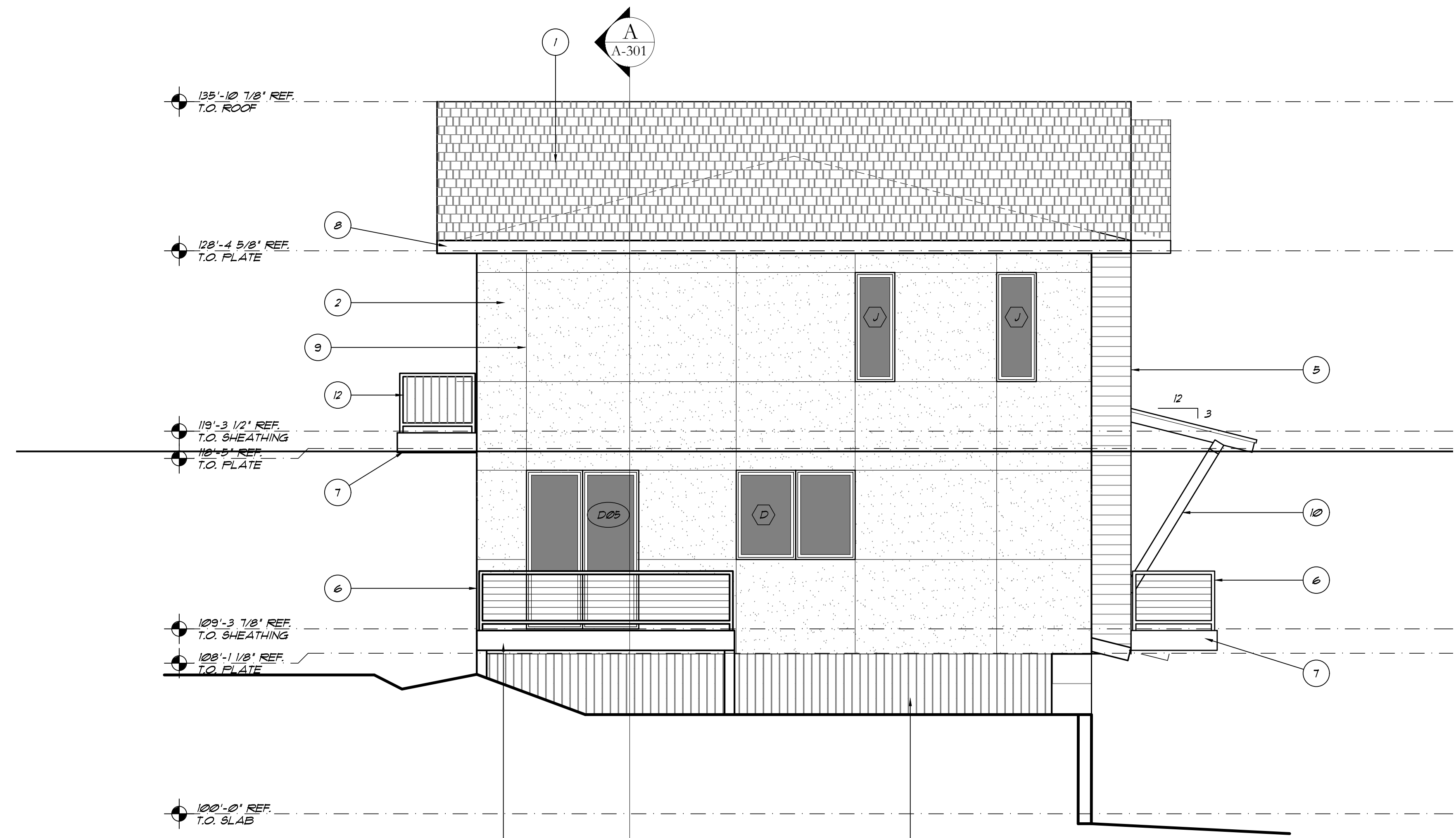
**A-104**

ROOF PLAN



**ROOF PLAN**

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



ELEVATION KEY NOTES:

1. ARCHITECTURAL COMPOSITION SHINGLES OVER ICE & WATER SHIELD
2. 2 COAT STUCCO
3. VERTICAL METAL SIDING
4. METAL PANEL SIDING
5. HORIZONTAL LAP SIDING
6. CUSTOM METAL RAILING
7. COMPOSITE DECKING OVER P.T. JOISTS
8. 1X8 COMP. FASCIA
9. STUCCO CONTROL JOINT
10. POST, SEE STRUCTURAL
11. STEEL TRELLIS, SEE STRUCTURAL
12. METAL RAILING W/ METAL INFILL PANEL (ALONG NORTH PROPERTY LINE)

WEST ELEVATION A

SCALE: 1/4" = 1'-0" A-201



SOUTH ELEVATION B

SCALE: 1/4" = 1'-0" A-201



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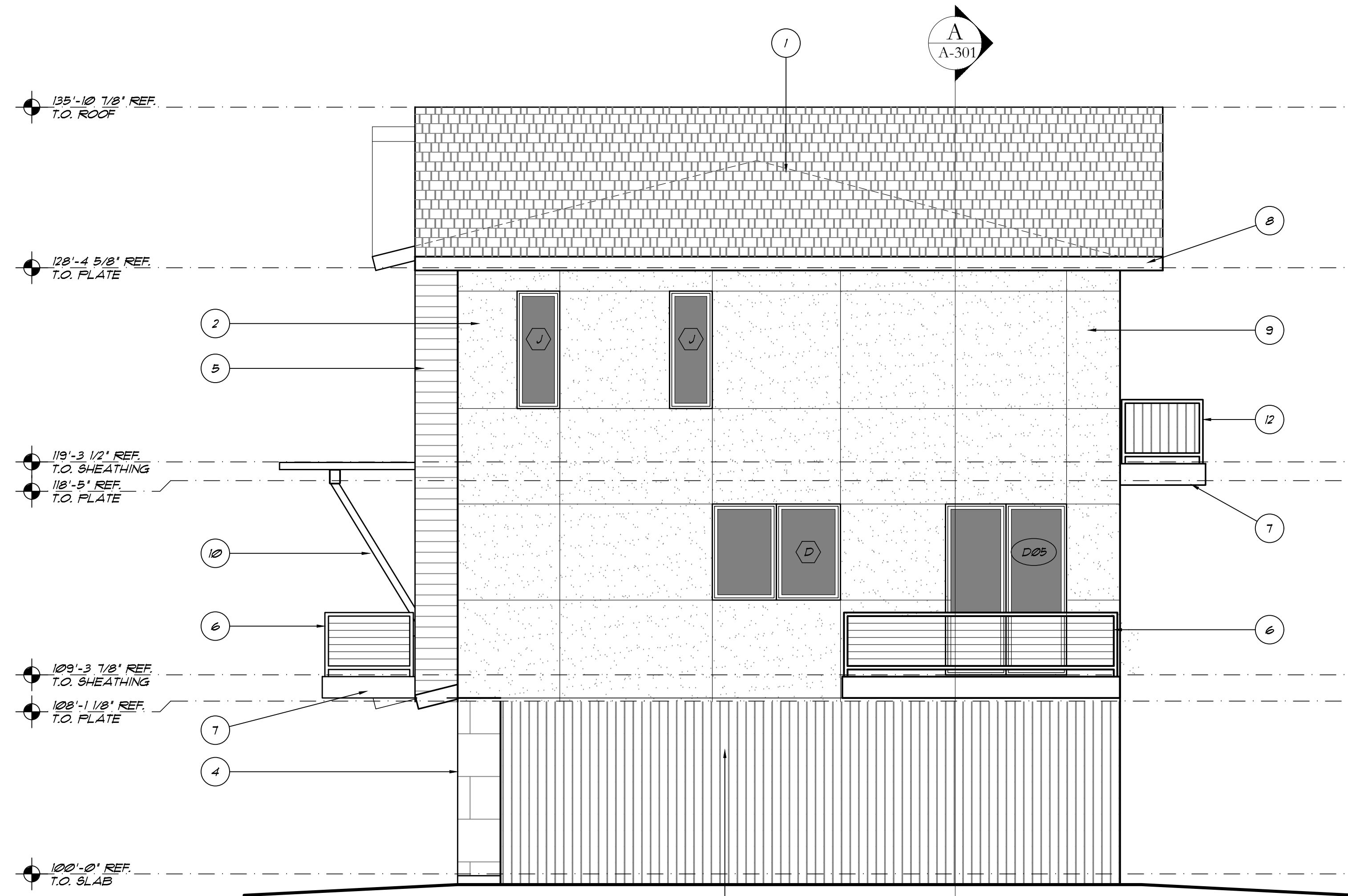
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**A-201**

EXTERIOR ELEVATIONS



ELEVATION KEY NOTES:

1. ARCHITECTURAL COMPOSITION SHINGLES OVER ICE & WATER SHIELD
2. 2 COAT STUCCO
3. VERTICAL METAL SIDING
4. METAL PANEL SIDING
5. HORIZONTAL LAP SIDING
6. CUSTOM METAL RAILING
7. COMPOSITE DECKING OVER P.T. JOISTS
8. 1X8 COMP. FASCIA
9. STUCCO CONTROL JOINT
10. POST, SEE STRUCTURAL
11. STEEL TRELLIS, SEE STRUCTURAL
12. METAL RAILING W/ METAL INFILL PANEL (ALONG NORTH PROPERTY LINE)

**EAST ELEVATION** A  
SCALE: 1/4" = 1'-0" A-202



**NORTH ELEVATION** B  
SCALE: 1/4" = 1'-0" A-202

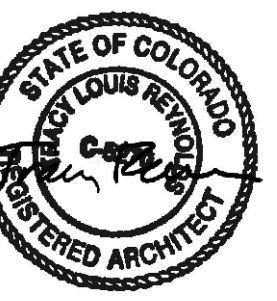
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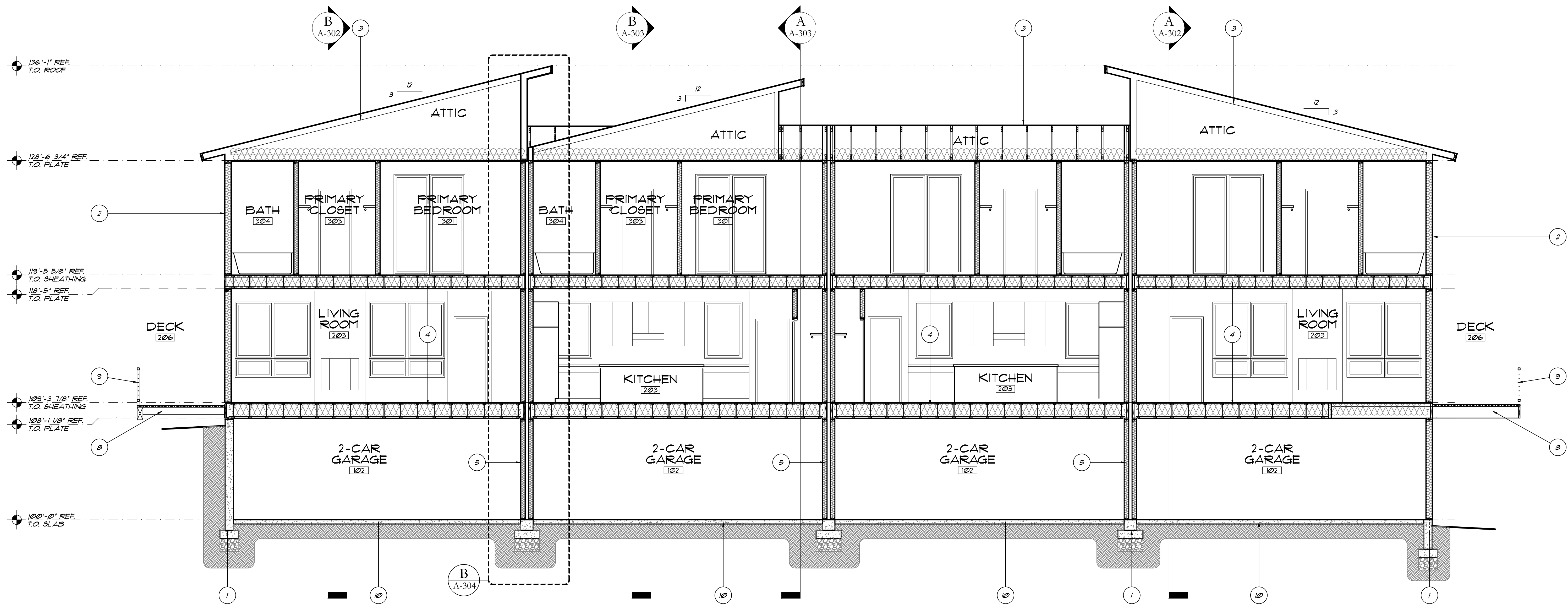
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**A-202**  
EXTERIOR ELEVATIONS

BUILDING SECTION KEY NOTES:

1. CONCRETE FOOTING AND STEM WALL. SEE STRUCTURAL.
2. TYPICAL WALL CONSTRUCTION: 2X6 STUDS @ 16" O.C. 1/2" ZIP SYSTEM SHEATHING, 30# FELT, EXTERIOR FINISH PER ELEVATIONS, R-20 BATT INSULATION W/VAPOR BARRIER, INTERIOR FINISH AS SCHEDULED.
3. TYPICAL ROOF CONSTRUCTION: ROOF TRUSSES @ 24" O.C. 5/8" OSB ROOF SHEATHING, ICE AND WATER SHIELD W/ ARCHITECTURAL COMPOSITION SHINGLES, R-49 BATT OR BLOWN IN INSULATION W/ VAPOR BARRIER, INTERIOR FINISH AS SCHEDULED.
4. TYPICAL FLOOR-CEILING CONSTRUCTION: WOOD 1-JOISTS @ 16" O.C. 3/4" T&G OSB FLOOR SHEATHING, R-19 UNFACED INSULATION (R-30 ABOVE GARAGE), FINISHES AS SCHEDULED.
5. PARTY WALL CONSTRUCTION: 2X4 STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP BRD EACH SIDE & R-11 BATT INSULATION, W/ 1" MIN. AIR GAP, 2X4 STUDS @ 16" O.C. W/ 5/8" TYPE 'X' GYP BRD EACH SIDE & R-11 BATT INSULATION.
6. BEAM & COLUMN SEE STRUCTURAL.
7. 4" CONC. SLAB OVER 2" RIGID INSULATION.
8. F.T. FRAMING W/ TREX DECKING.
9. METAL RAILING SYSTEM.
10. 4" CONC. GARAGE SLAB.
11. GAS FIREPLACE INSERT.
12. PORCH ROOF FRAMING: 2X6 RAFTERS @ 16" O.C. W/ 5/8" OSB SHEATHING, ICE & WATER SHIELD, ARCH. COMP. SHINGLES, SOFFIT PANEL BELOW.
13. WOOD STAIR TREADS & RISERS OVER LVL STRINGERS.



BUILDING SECTION A  
SCALE: 1/4" = 1'-0" A-301



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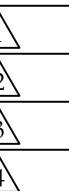
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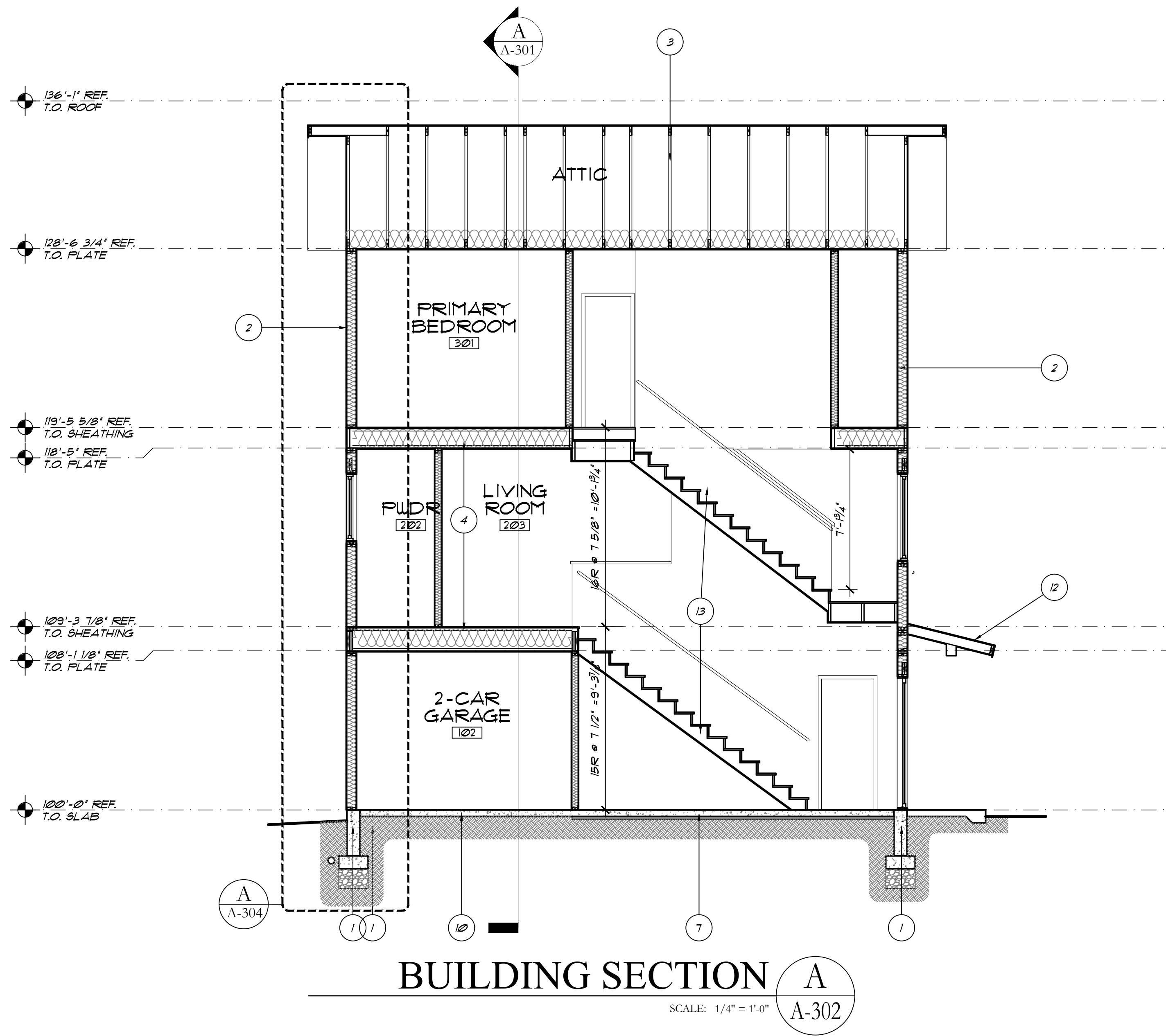
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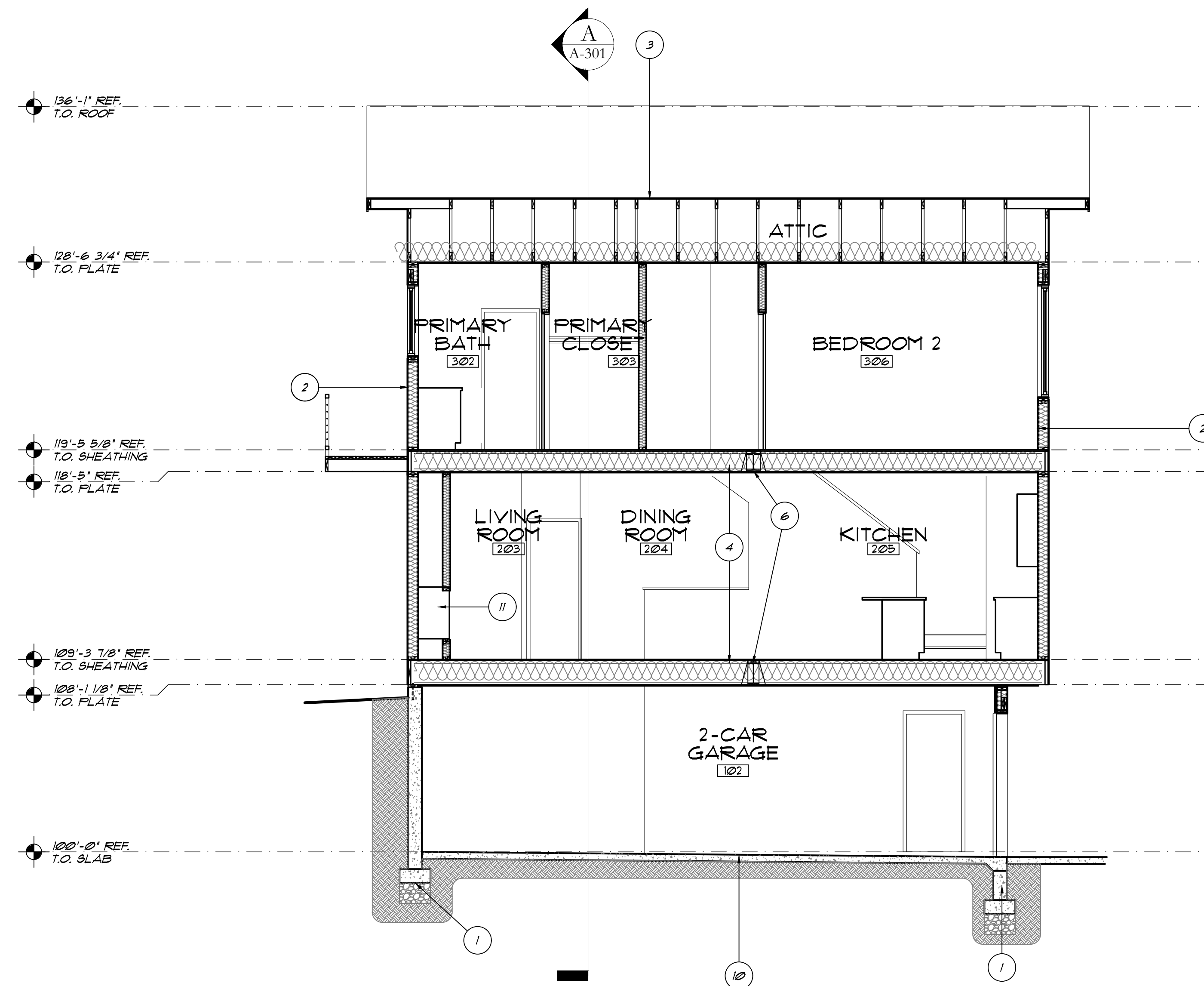


A-301

BUILDING  
SECTIONS



**BUILDING SECTION A**  
SCALE: 1/4" = 1'-0"  
A-302



**BUILDING SECTION B**  
SCALE: 1/4" = 1'-0"  
A-302

**BUILDING SECTION KEY NOTES:**

1. CONCRETE FOOTING AND STEM WALL. SEE STRUCTURAL.
2. TYPICAL WALL CONSTRUCTION: 2X6 STUDS @ 16" O.C. 1/2" ZIP SYSTEM SHEATHING, 30# FELT, EXTERIOR FINISH PER ELEVATIONS, R-10 BATT INSULATION W/VAPOR BARRIER, INTERIOR FINISH AS SCHEDULED.
3. TYPICAL ROOF CONSTRUCTION: ROOF TRUSSES @ 24" O.C. 5/8" OSB ROOF SHEATHING, ICE AND WATER SHIELD W/ ARCHITECTURAL COMPOSITION SHINGLES, R-49 BATT OR BLOWN IN INSULATION W/ VAPOR BARRIER, INTERIOR FINISH AS SCHEDULED.
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7. 4" CONC. SLAB OVER 2" RIGID INSULATION.
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13. WOOD STAIR TREADS & RISERS OVER LVL STRINGERS.



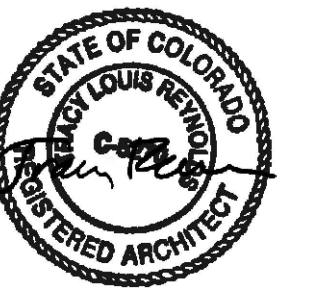
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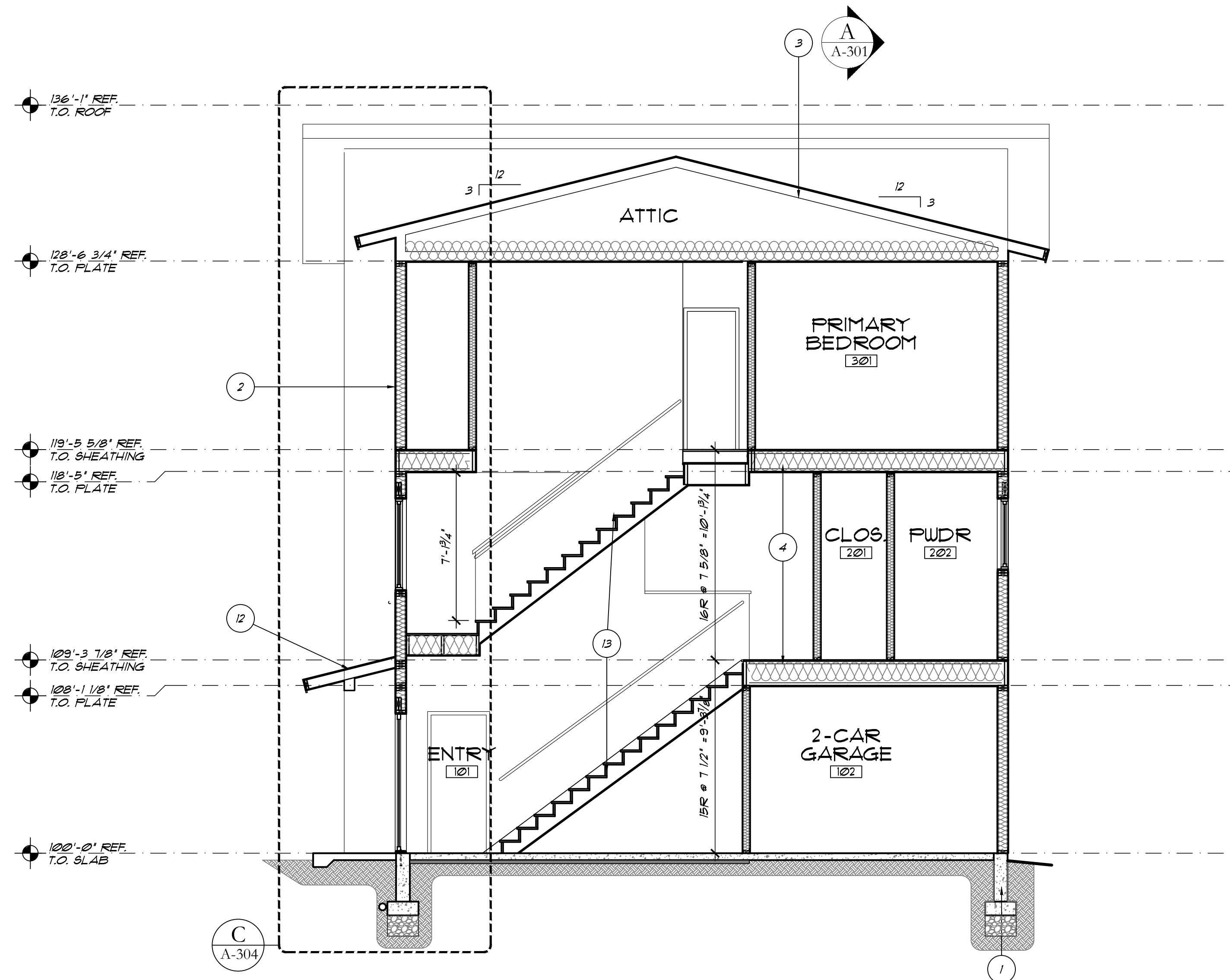
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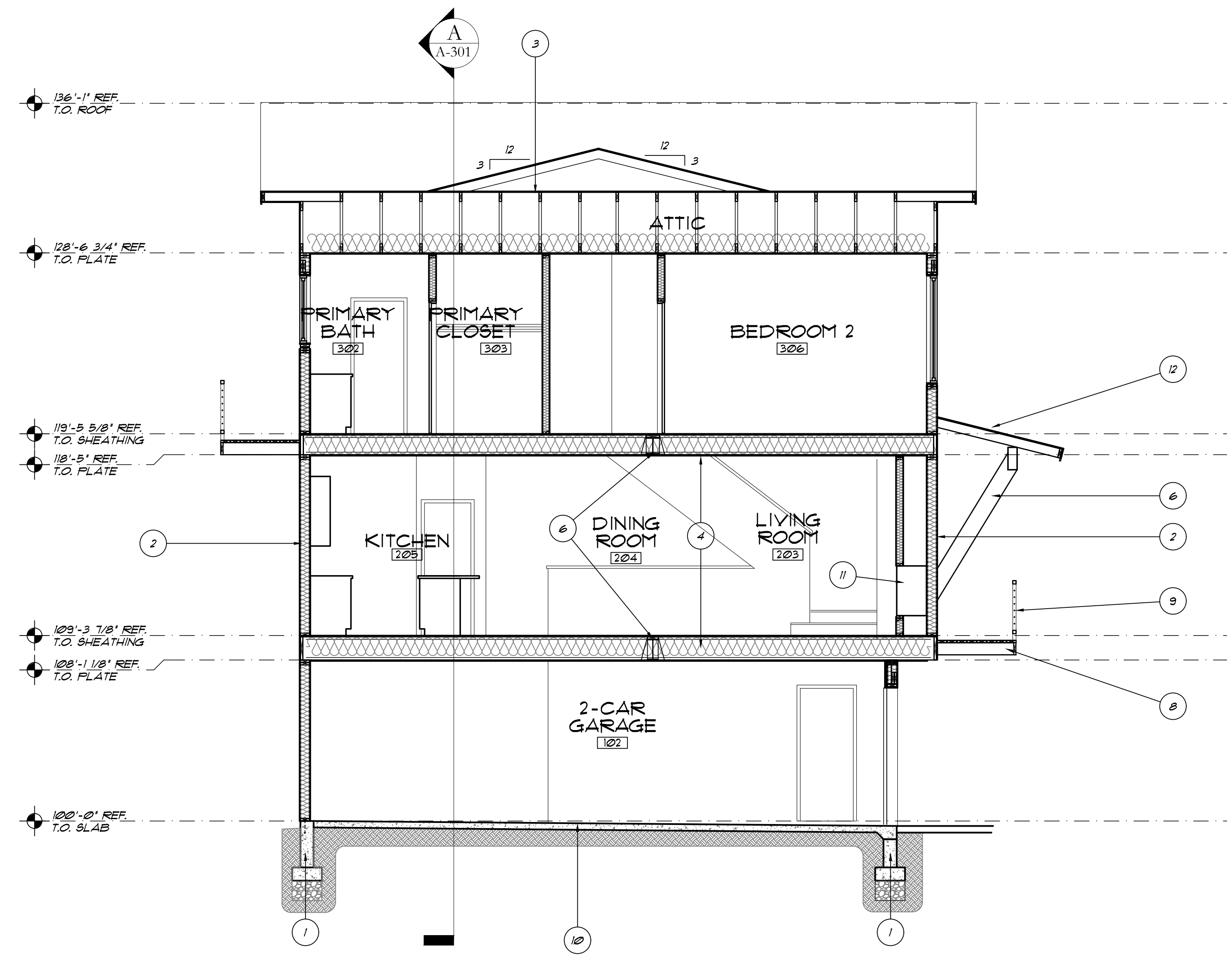
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**A-302**

BUILDING SECTIONS



**BUILDING SECTION A**  
SCALE: 1/4" = 1'-0"  
A-303



**BUILDING SECTION B**  
SCALE: 1/4" = 1'-0"  
A-303

**BUILDING SECTION KEY NOTES:**

1. CONCRETE FOOTING AND STEM WALL. SEE STRUCTURAL.
2. TYPICAL WALL CONSTRUCTION: 2X6 STUDS @ 16" O.C. 1/2" ZIP SYSTEM SHEATHING, 30# FELT, EXTERIOR FINISH PER ELEVATIONS, R-20 BATT INSULATION W/VAPOR BARRIER, INTERIOR FINISH AS SCHEDULED.
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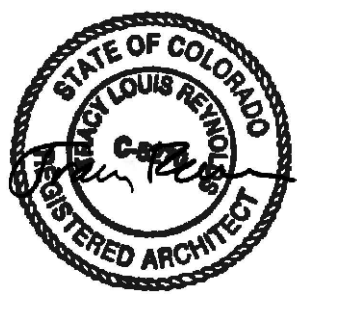


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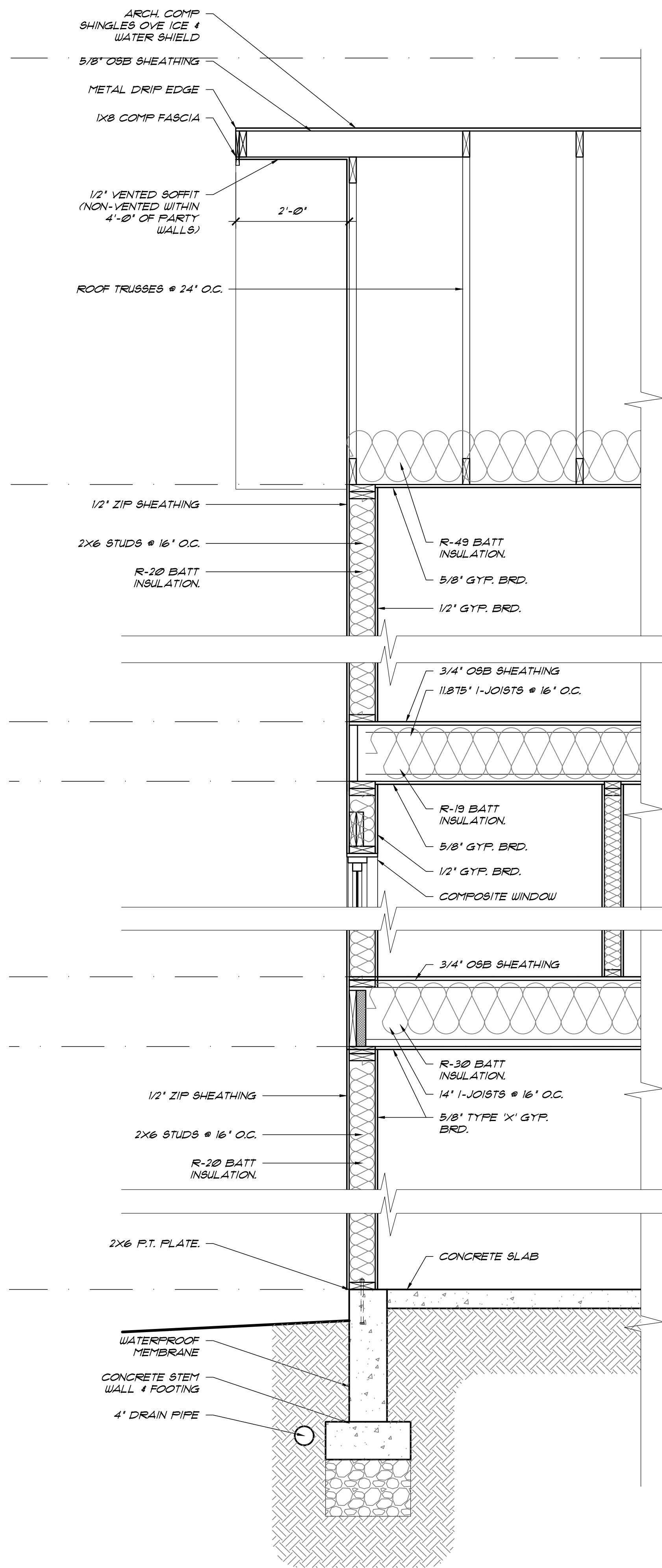
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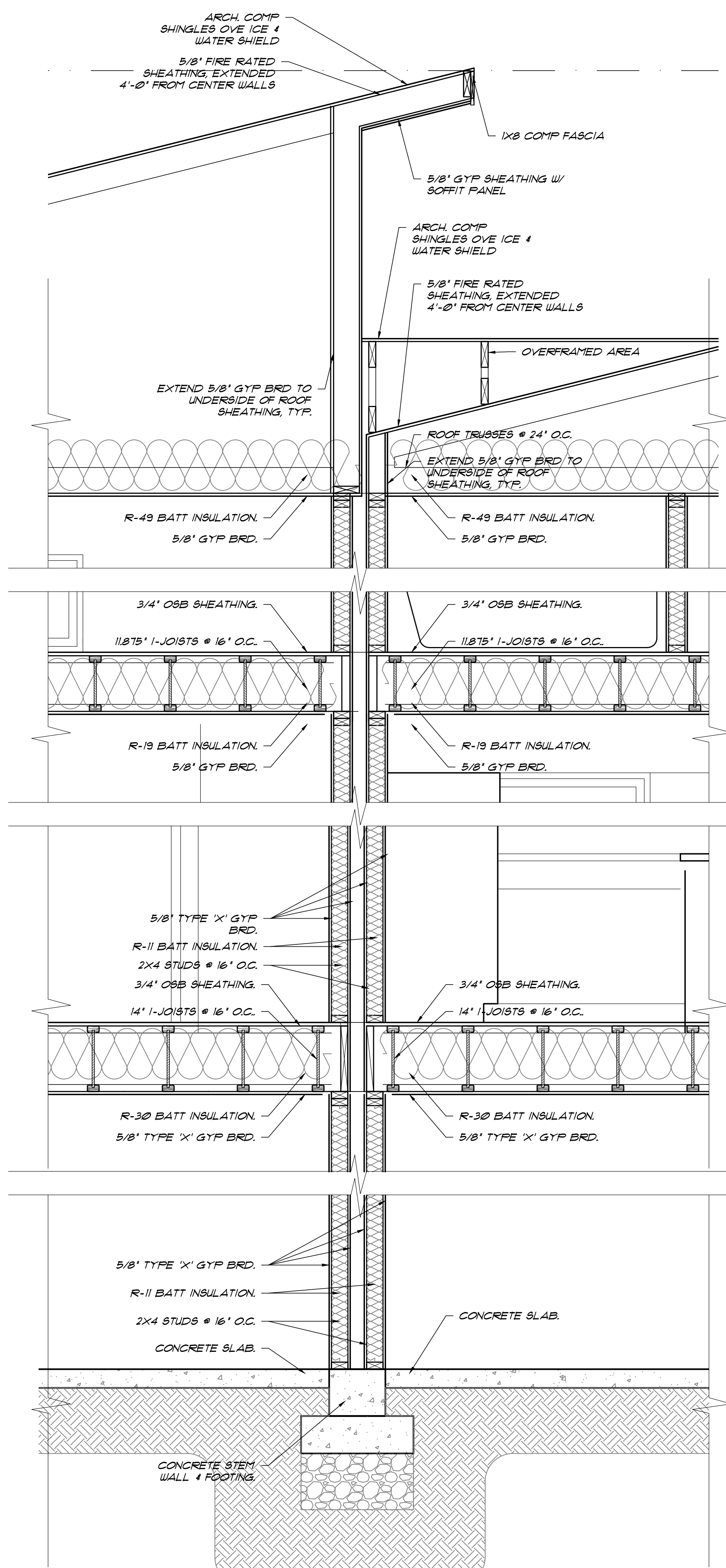
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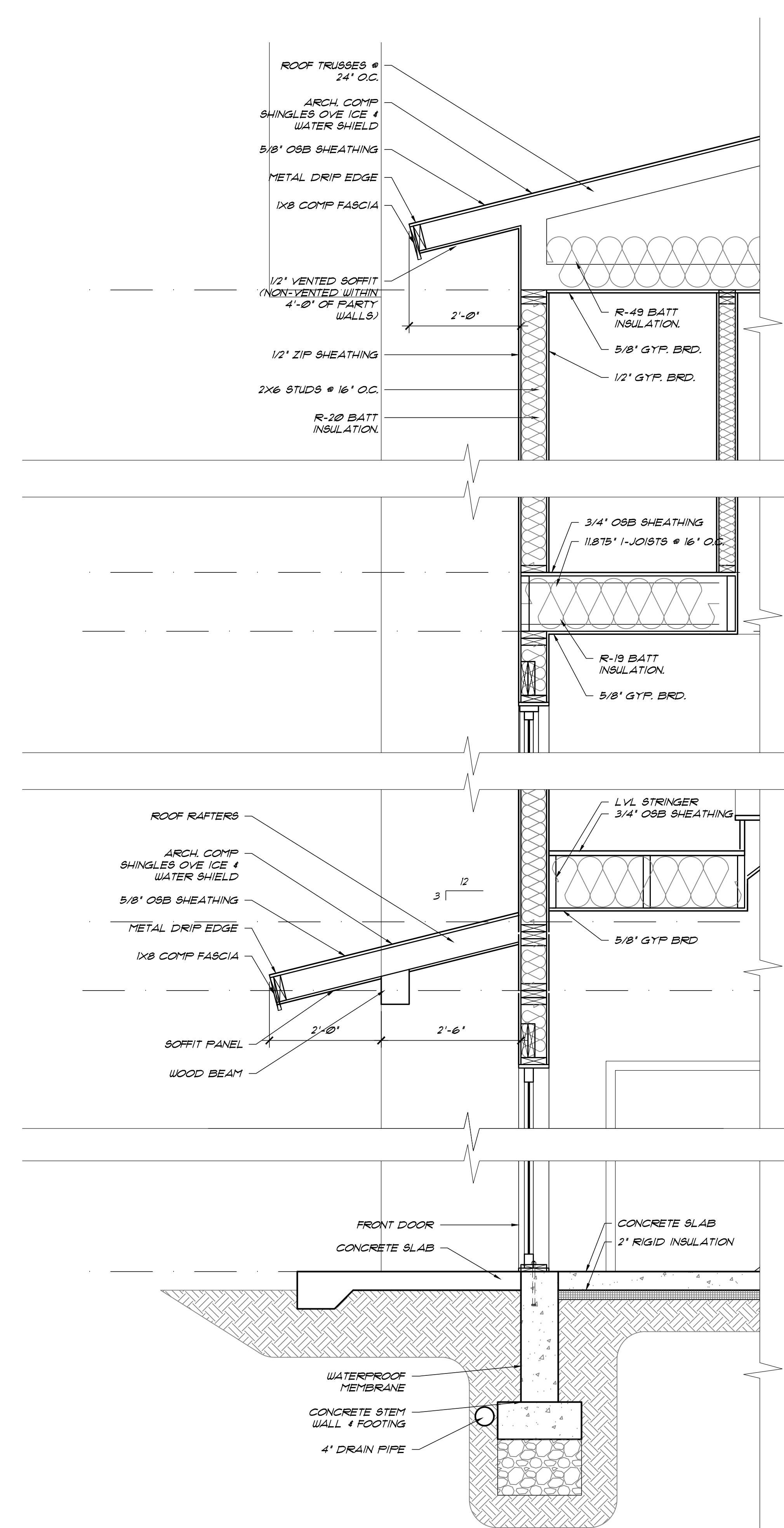
**A-303**  
BUILDING SECTIONS



WALL SECTION A  
SCALE: 3/4" = 1'-0"  
A-304



WALL SECTION B  
SCALE: 3/4" = 1'-0"  
A-304



WALL SECTION C  
SCALE: 3/4" = 1'-0"  
A-304



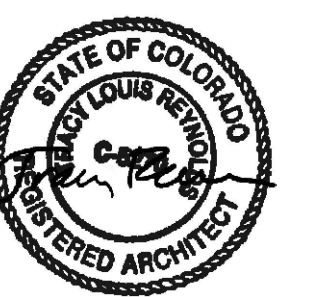
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2022-09-12

ANIMAS CLIFFS TOWNHOMES  
NORTH BUILDING  
1700 CR 203  
DURANGO, COLORADO 81301

JOB NO.: 21299  
DATE: 2022-09-12  
DRAWN BY: RA+A

ISSUE RECORD:  
2022-06-22 PRELIM. PRICING SET  
2022-09-12 PERMIT SET

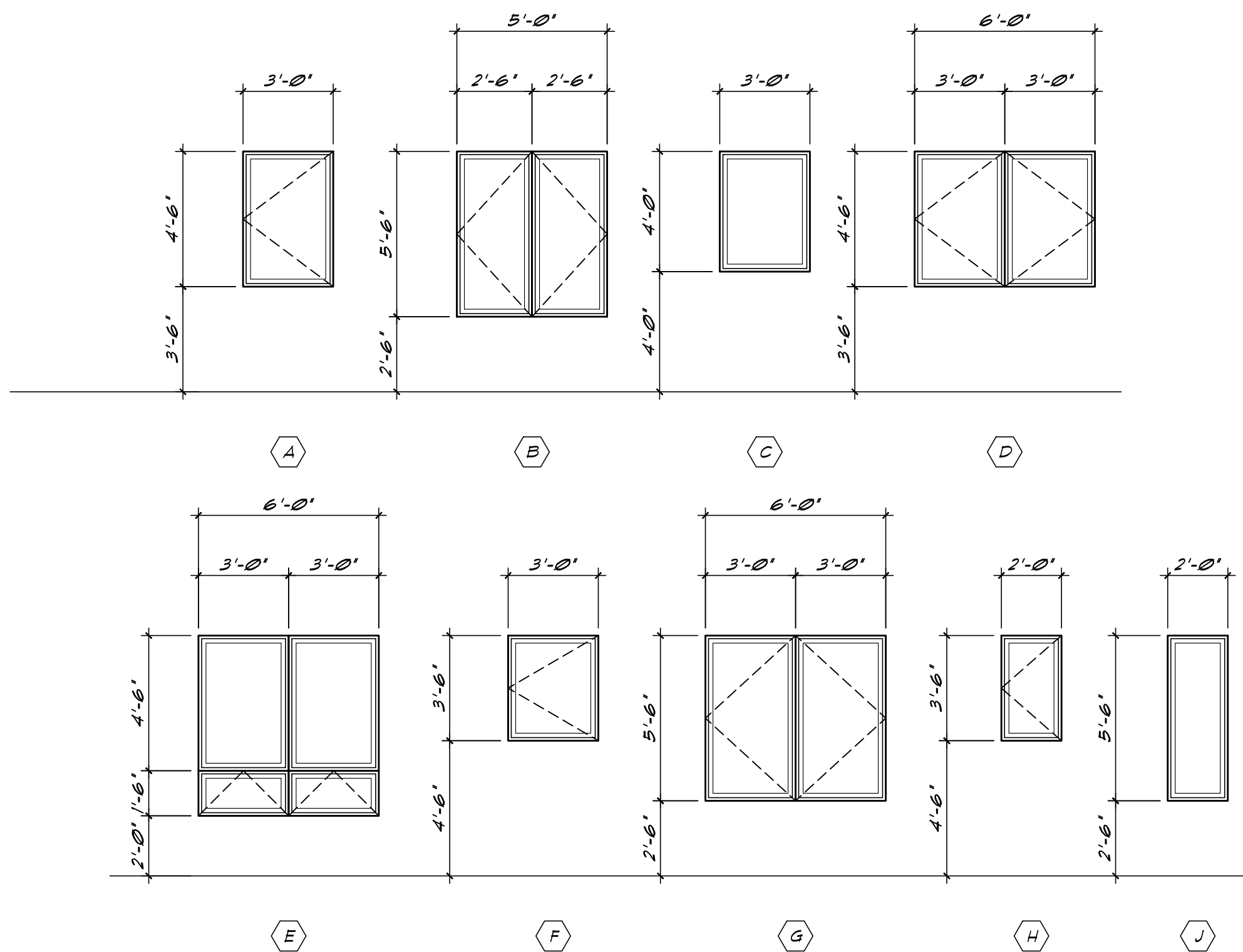
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A-304

WALL  
SECTIONS

WINDOW SCHEDULE						
MK	SIZE	TYPE	MATERIAL	FINISH	MANUF.	REMARKS
A	3'-0" X 4'-6"	CASEMENT	COMPOSITE	FACTORY	-	
B	5'-0" X 5'-6"	DOUBLE CASEMENT	COMPOSITE	FACTORY		
C	3'-0" X 4'-0"	FIXED	COMPOSITE	FACTORY		
D	6'-0" X 4'-6"	DOUBLE CASEMENT	COMPOSITE	FACTORY		
E	6'-0" X 6'-0"	DOUBLE FIXED OVER DOUBLE AWNING	COMPOSITE	FACTORY		
F	3'-0" X 3'-6"	CASEMENT	COMPOSITE	FACTORY		
G	6'-0" X 5'-6"	DOUBLE CASEMENT	COMPOSITE	FACTORY		EGRESS
H	2'-0" X 3'-0"	CASEMENT	COMPOSITE	FACTORY		
I	NOT USED FOR CLARITY	-				
J	2'-0" X 5'-6"	FIXED	COMPOSITE	FACTORY		

NOTE: SLIDER WINDOWS MAY BE AN ALTERNATE TO DOUBLE CASEMENT WINDOWS AS SHOWN

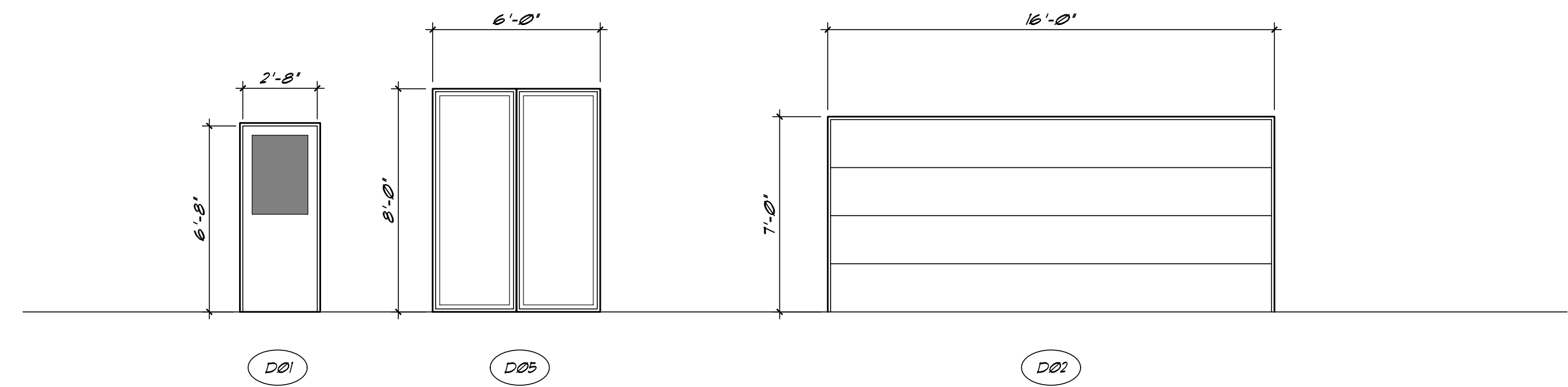


WINDOW ELEVATIONS **A**  
SCALE: 1/4" = 1'-0" A-401

**WINDOW GENERAL NOTES**

1. DIMENSION MAY VARY DEPENDING ON MANUFACTURER.
2. ALL VARIATIONS MUST BE VIEWED AND APPROVED BY ARCHITECT.
3. ALL GLASS TO BE INSULATED.
4. PROVIDE SCREENS AT ALL OPERABLE UNITS.

DOOR SCHEDULE								
NUMBER	TYPE	SIZE	MATERIAL	FINISH	FRAME MATL	FRAME FINISH	HARDWARE	REMARKS
D01	EXT	2'-8"X6'-8"X1 3/4"	WOOD	FNT	WOOD	STAIN		HALF LITE FRONT DOOR
D02	GAR	16'-0"X7'-0"X1 3/4"	METAL	FNT	STL/INS	FNT		
D03	EXT	2'-8"X6'-8"X1 3/4"	WOOD	FNT	WOOD	FNT		20 MIN RATED W/ CLOSER
D04	INT	2'-4"X8'-8"X1 3/8"	WOOD	FNT	WOOD	FNT		
D05	EXT	6'-0"X8'-0"X1 3/4"	COMPOSITE	FACTORY	COMPOSITE	FACTORY		SLIDING GLASS DOOR
D06	INT	2'-6"X6'-8"X1 3/8"	WOOD	FNT	WOOD	FNT		
D07	INT	FR 2'-0"X6'-8"X1 3/8"	WOOD	FNT	WOOD	FNT		BI PASS DOOR
D08	INT	5'-6"X6'-8"X1 3/8"	WOOD	FNT	WOOD	FNT		DOUBLE BIFOLD DOOR



DOOR ELEVATIONS **B**  
SCALE: 1/4" = 1'-0" A-401

**DOOR GENERAL NOTES**

1. ALL INTERIOR DOORS TO BE 6 PANEL OAK. VERIFY FINISH WITH OWNER. (PAINT)
2. EXTERIOR DOORS TO BE METAL-CLAD INSULATED DOORS.
3. GARAGE DOOR TO BE STEEL PANELED INSULATED WITH FINISHED INTERIOR.



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**A-401**

SCHEDULES

**GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS**

**STRUCTURAL DESIGN CRITERIA:** ANIMAS CLIFFS 1100 COUNTY RD. 203 DURANGO, CO 81301

1. CODES: - 2018 IRC
2. DESIGN LIVE LOADS:
  - ROOF - LIVE LOAD: 45 PSF (MINIMUM) - DEAD LOAD: 15 PSF (MINIMUM)
  - FLOOR - LIVE LOAD: 40 PSF (MINIMUM) - DEAD LOAD: 20 PSF

3. SEISMIC CRITERIA
  - IE + 10
  - SS = 0.336
  - S1 = 0.291
  - SITE CLASS 'D'
  - SMS = 0.515
  - SM1 = 0.233
  - SEISMIC DESIGN CATEGORY = 'C'
  - SDS = 0.343
  - SD1 = 0.155

4. WIND DESIGN
  - BASIC WIND SPEED = 115 MPH
  - WU = 1.0, KD = 0.85, KZT = 1.0
  - WIND EXPOSURE B
  - COMPONENTS AND CLADDING: 23.3 PSF EITHER DIRECTION NORMAL TO THE SURFACE, UNLESS NOTED OTHERWISE.

5. SNOW DESIGN
  - FLAT ROOF SNOW LOAD = 45 PSF, GROUND SNOW LOAD = 64 PSF
  - CF = 1.0, CI = 1.0, CT = 1.0
  - SEE FRAMING PLANS FOR DRIFTING LOADS

6. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF FOR SPREAD FOOTINGS PER TRAUTNER GEOTECH REPORT NO. 51132GE.

7. FLOOD DESIGN DATA: N/A

**GENERAL CONSTRUCTION NOTES:**

1. VERIFY ALL DIMENSIONS AND ELEVATIONS WITH ARCHITECTURAL.
2. SEE ARCHITECTURAL FOR EXACT DIMENSIONS FOR OPENINGS IN WALLS, ROOF AND FLOOR SYSTEMS.
3. VERIFY ALL MECHANICAL OPENING SIZES AND LOCATIONS WITH MECHANICAL CONTRACTOR.
4. NO PIPES, SLEEVES, ETC. SHALL PASS THROUGH BEAMS OR COLUMNS UNLESS INDICATED ON PLAN.
5. CONTRACTOR SHALL DESIGN, PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS AS REQUIRED TO PREVENT EXCESSIVE LOADINGS AND TO STABILIZE STRUCTURAL ELEMENTS DURING CONSTRUCTION. THESE METHODS SHALL REMAIN IN PLACE UNTIL ALL MEMBERS AND FINAL CONNECTIONS HAVE BEEN COMPLETED.
6. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING AND SAFETY PROVISIONS.
7. TYPICAL DETAILS SHALL APPLY WHERE NO SPECIFIC DETAIL CUT IS REFERENCED.
8. THE STRUCTURAL PLANS SHOW PRINCIPAL FRAMING MEMBERS ONLY; CONTRACTOR SHALL PROVIDE FOR ALL FRAMING AND SUPPORTS NECESSARY TO RESIST LATERAL AND VERTICAL LOADS, AS WELL AS CONNECTIONS OF THESE MEMBERS.
9. THE GENERAL CONTRACTOR SHALL PROTECT ALL EXISTING FACILITIES, STRUCTURES AND UTILITY LINES FROM DAMAGE DURING CONSTRUCTION.

**SOILS/ EARTHWORK:**

1. SOIL SHALL BE STRIPPED, COMPACTED AND TESTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF ASTM D-1557.
2. CENTER ALL FOOTINGS UNDER THEIR RESPECTIVE COLUMNS OR WALLS, UNLESS OTHERWISE SHOWN ON PLANS. MAXIMUM MISPLACEMENT OR ECCENTRICITY SHALL BE 2". TOLERANCE FOR MISLOCATION OF COLUMN DOUELS OR ANCHOR BOLTS TO PER ACI OR AISC STANDARDS.
3. HORIZONTAL JOINTS IN FOOTINGS SHALL NOT BE PERMITTED.
4. WHERE VERTICAL CONSTRUCTION JOINTS OCCUR IN CONTINUOUS FOOTINGS, PROVIDE A MINIMUM CONTINUOUS 2' BY 4' KEYWAY ACROSS JOINT.
5. THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER IF SOIL CONDITIONS ARE UNCOVERED THAT PREVENT THE REQUIRED SOIL BEARING PRESSURE FROM BEING OBTAINED.
6. COORDINATE PLUMBING LINES WITH THE FOOTING LOCATIONS TO AVOID INTERFERENCE. INDIVIDUAL FOOTINGS SHALL BE LOWERED AND WALL FOOTINGS STEEPED (WITH THE PRIOR WRITTEN APPROVAL OF THE DESIGNER) TO AVOID SUCH INTERFERENCE.
7. EXCAVATING UNDER OR NEAR IN-PLACE FOOTINGS OR FOUNDATIONS WHICH DISTURBS THE COMPACTED SOIL BENEATH SHALL NOT BE PERMITTED.
8. PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION AND WITH FINAL GRADING. MINIMUM FINISHED SLOPE AWAY FROM ALL STRUCTURES IS 4% FOR 20' MINIMUM.

**REINFORCED CONCRETE:**

1. ALL CONCRETE DESIGN AND PLACEMENT SHALL BE IN STRICT ACCORDANCE WITH THE ACI 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE', ACI 318.
2. STRUCTURAL CONCRETE SHALL CONFORM TO ACI 301 SPECIFICATIONS AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF:
  - FOOTINGS: 3000 PSI, 4' MAX. SLUMP
  - STEM WALLS/BASEMENT WALLS: 3500 PSI, 4' MAX. SLUMP
  - INTERIOR FLATWORK: 3500 PSI, 5' MAX. SLUMP
  - EXTERIOR FLATWORK: 4000 PSI, 5' MAX. SLUMP
3. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. MIX DESIGN SHALL CONTAIN 50% COARSE AGGREGATES.
4. CONTRACTOR SHALL COMPLY WITH ACI 305 REQUIREMENTS FOR HOT WEATHER CONCRETE REQUIREMENTS AND COLD WEATHER REQUIREMENTS AS REQUIRED. CONTRACTOR SHALL KEEP A COPY OF ACI 305 ON-SITE THROUGHOUT CONSTRUCTION.
5. EXTERIOR EXPOSED CONCRETE SHALL HAVE FROM 5 TO 7% ENTRAINED AIR.
6. CONSOLIDATE ALL CONCRETE WITH A VIBRATOR.

7. ALL PUMPED CONCRETE SHALL CONTAIN A HIGH RANGE WATER REDUCING AGENT (HRWR). MINIMUM SIZE OF DISCHARGE SHALL BE 4" FOR 5" AND 2" FOR 10" AGGREGATE.
8. CHAMFER ALL EXPOSED EDGES 3/4" UNLESS NOTED OTHERWISE ON THE DRAWINGS.
9. ALL REINFORCING STEEL SHALL BE DETAILED, FABRICATED AND INSTALLED IN ACCORDANCE WITH ACI 318-02 AND ACI DETAILING MANUAL OF STANDARD PRACTICE, ACI 315-99.
10. REINFORCING STEEL SHALL BE NEW DEFORMED BARS, FREE FROM RUST, SCALE AND OIL, CONFORMING TO ASTM A-615, GRADE 60, WITH A MINIMUM YIELD STRENGTH OF 60,000 PSI.
11. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. ALL MESH SHALL BE PROVIDED IN FLAT SHEETS.
12. LAP CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS (1'-6" MINIMUM) OR AS NOTED OTHERWISE. SEE DRAWINGS FOR CLASS B TENSION SPLICES. LAP NOTED BEAM BOTTOM STEEL OVER SUPPORTS AND CONTINUOUS TOP STEEL AT MID-SPAN, UNLESS OTHERWISE DIRECTED ON THE DRAWINGS.
13. PROVIDE CORNER LAP BARS TO MATCH IN SIZE AND SPACING OF ALL HORIZONTALS.
14. PROVIDE 3' SLAB BOLSTER WITH CONTINUOUS BOTTOM PLATE AT 4'-0" MAXIMUM FOR POSITIONING ALL FOOTING BARS.
15. PROVIDE SLAB BOLSTER WITH CONTINUOUS BOTTOM PLATE AT 4'-0" MAXIMUM CENTERS FOR POSITIONING ALL MESH.
16. TERMINATE ALL DISCONTINUOUS TOP BARS WITH STANDARD 90° HOOK (PLACED VERTICALLY) UNLESS NOTED OTHERWISE ON STRUCT. DETAILS.
17. PROVIDE THE FOLLOWING CONCRETE COVERAGE OVER REINFORCING:
  - FOOTINGS (AGAINST EARTH) 3' CLEAR WALLS (INTERIOR FACE) 3/4" CLEAR WALLS (EXTERIOR FACE) 1 1/2" CLEAR SLABS (SINGLE MAT) CENTERED
18. SLEEVE ALL PENETRATIONS THROUGH BEAMS AND SLABS INDIVIDUALLY. CORE DRILLING WILL NOT BE PERMITTED. SUBMIT LOCATION AND SIZE OF SLEEVES THROUGH BEAMS TO ARCHITECT FOR REVIEW PRIOR TO CASTING CONCRETE.
19. AT ALL OPENINGS THROUGH CONCRETE WALLS LARGER THAN 12" X 12", PROVIDE AN ADDITIONAL 25% AT THE PERIMETER.
20. NO REINFORCING BARS SHALL BE CUT TO ACCOMMODATE THE INSTALLATION OF ANCHORS, EMBEDS OR OTHER ITEMS.
21. AT CHANGES IN DIRECTION OF CONCRETE WALLS, BEAMS AND STRIP FOOTINGS, PROVIDE CORNER BARS OF SAME SIZE AND QUANTITY (UNO.) AS THE HORIZONTAL STEEL. REFER TO TYPICAL DETAIL.
22. ALL EMBEDDED ITEMS SHALL BE SECURELY TIED IN PLACE PRIOR TO CONCRETE PLACEMENT.

**MASONRY:**

1. ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 'BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES' (ACI 530) AND 'SPECIFICATIONS FOR MASONRY STRUCTURES' (ACI 532), EXCEPT AS AMENDED BELOW.
2. THIS STRUCTURE HAS BEEN DESIGNED AS A BEARING WALL STRUCTURE. ALL MASONRY UNITS SHALL BE LAID PRIOR TO CONCRETE PLACEMENT OF COLUMNS, BEAMS, AND SLABS FOR THE SAME STORY.
3. USE TYPE 'S1' OR 'M1' MORTAR WITH MINIMUM COMPRESSIVE STRENGTH OF 1000 PSI.
4. MASONRY UNITS SHALL CONFORM TO ASTM C 90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI ON NET SECTION, TO PROVIDE NET AREA COMPRESSIVE STRENGTH OF MASONRY (FM) OF 1500 PSI.
5. PROVIDE REINFORCED FILLED CELLS AS SHOWN ON PLANS. IN ADDITION, PROVIDE REINFORCED FILLED CELLS ADJACENT TO ALL OPENINGS, AT ANCHORAGE OF CONNECTIONS.
6. PROVIDE FULL MORTAR BEDDING AROUND ALL FILLED CELLS WITH VERTICAL REINFORCING.
7. REINFORCING FOR FILLED CELLS SHALL CONFORM TO ASTM A615, GRADE 60. PROVIDE THE FOLLOWING LAP SPLICES FOR REINFORCING:
  - 4# BARS - 24' LAPS
  - 5# BARS - 30' LAPS
  - 6# BARS - 36' LAPS
8. ALL FILLED CELLS AND COLUMNS SHALL BE POURED AT LEAST TWO (2) HOURS PRIOR TO POURING BEAMS AND LINTELS.
9. CONCRETE FOR FILLED CELLS SHALL BE VIBRATED DURING PLACEMENT USING A 'FENCIL' TYPE VIBRATOR.
10. THE TOP COURSE OF ALL CMU WALLS, PARTITIONS AND PARAPETS SHALL BE CONSTRUCTED OF KNOCK-OUT BLOCKS REINFORCED WITH 1-# HORIZONTAL BAR IN GROUDED BOND BEAM. BEND BARS WITH STANDARD HOOK AT ALL CORNERS AND INTERSECTIONS.

**STRUCTURAL STEEL:**

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC 'MANUAL OF STEEL CONSTRUCTION', NINTH EDITION AND THE AISC 'SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS', MOST RECENTLY ADOPTED EDITION.
2. ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO ASTM A-36 WITH MINIMUM YIELD STRENGTH OF 36 KSI.
3. ALL HIGH-STRENGTH BOLTS SHALL MEET THE REQUIREMENTS OF THE 'SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM F3125 BOLTS'.
4. UNLESS NOTED OTHERWISE, ALL BOLTS SHALL BE 3/4" DIAMETER F3125 AND SHALL BE BEARING TYPE CONNECTIONS.
5. ALL BOLTS CAST INTO CONCRETE SHALL CONFORM TO ASTM F1554.
6. ALL SHOP AND FIELD WELDING SHALL BE DONE BY CURRENTLY CERTIFIED WELDERS IN ACCORDANCE WITH AWS 'STRUCTURAL WELDING CODE', LATEST EDITION.
7. USE E70XX ELECTRODES FOR ALL WELDING, UNLESS NOTED OTHERWISE (GRIND ALL EXPOSED WELDS SMOOTH).
8. PIPE COLUMNS SHALL CONFORM TO ASTM A-501 OR A53, TYPES E OR S, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 36 KSI.
9. TUBE COLUMNS SHALL CONFORM TO ASTM A-500, GRADE B, WITH A MINIMUM YIELD STRENGTH OF 46 KSI.

**WOOD:**

1. ALL WOOD CONSTRUCTION AND CONNECTIONS SHALL CONFORM TO AITC 'AMERICAN INSTITUTE OF TIMBER CONSTRUCTION' MANUAL, AND THE 'NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION', AND THE MOST CURRENT ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.
2. ALL MEMBER SIZES ARE TO BE AS SHOWN ON DRAWINGS AND PROVIDE THE FOLLOWING MINIMUM PROPERTIES:
 

MEMBER	SPECIES	FB (PSI)	E (PSI)
<b>HEADERS:</b>			
2X	HF2 OR BETTER	850(MIN)	1,300,000
<b>FOOTINGS:</b>			
4X	HF2 OR BETTER	850(MIN)	1,300,000
6X	DF#1	1,200(MIN)	16,000,000
<b>BEAMS:</b>			
4X	HF2 OR BETTER	675(MIN)	1,100,000
6X	DF#1	1,350(MIN)	16,000,000
<b>JOISTS:</b>			
2X6 THRU 2X10	HF2 OR BETTER	850(MIN)	1,300,000
2X12	DF#1	900(MIN)	14,000,000
<b>STUDS:</b>			
2X4 X 2X6	HF STUD OR BETTER	675(MIN)	1,200,000
2X4 X 2X6 - OVER 36'	HF2 OR BETTER	1,000(MIN)	14,000,000
<b>OTHER:</b>			
SILL PLATES	HF CONST. GRADE OR HF#2	975(MIN)	1,300,000

3. LOG POSTS, COLUMNS, BEAMS, ETC. LODGEPOLE PINE (STANDING DEAD 4 DRIED MIN. 3 YEARS). SPECIFIED DIAMETER IS THE MIN. AT ANY POINT.
4. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESURE TREATED.
5. ALL BOLTS FOR BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND BOLT HEADS AND NUTS.
6. ALL METAL WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. (OR APPROVED EQUAL) AND SHALL BE GALVANIZED.
7. ALL JOISTS SHALL BE Laterally supported at ends by solid blocking.
8. ALL EXTERIOR AND BEARING WALLS SHALL BE FRAMED OF 2X6'S @ 16" O.C. WHERE WALL SUPPORTS PREFABRICATED ROOF TRUSSES, FRAME WALL SO THAT EVERY OTHER TRUSS FALLS DIRECTLY OVER A STUD.
9. UNLESS NOTED OTHERWISE ON PLANS, PROVIDE DOUBLE STUDS AT ALL JAMBS OF OPENINGS UP TO 6'-0". USE TRIPLE STUDS FOR OPENINGS GREATER THAN 6'-0" AND LESS THAN 10'-0".
10. WHERE BEAMS OR COLUMNS ARE FORMED OF 2 OR MORE MEMBERS THEY SHALL BE FULL LENGTH AND FASTENED TOGETHER PER THE INTERNATIONAL BUILDING CODE.
11. WALL SHEATHING SHALL BE 7/16" OSB, MINIMUM SPAN RATING 24/16. FASTEN WITH 8D GALVANIZED BOX NAILS AT 6" O.C. MAXIMUM AT ALL PANEL EDGES. SPACE NAILS AT 12" O.C. MAXIMUM ALONG INTERMEDIATE FRAMING. BLOCK ALL PANEL EDGES.
12. ROOF SHEATHING SHALL BE 5/8" OSB, MINIMUM SPAN RATING 40/20. FASTEN WITH 8D NAILS AT 4" O.C. MAXIMUM AT ALL SUPPORTED EDGES. SPACE NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.
13. FLOOR AND FLAT ROOF SHEATHING SHALL BE 3/4" TONGUE AND GROOVE OSB SHEATHING, MINIMUM SPAN RATING 24 O.C. APA STURD-I-FLOOR. FASTEN WITH 10D NAILS AT 4" O.C. AT BOUNDARY AND 6" O.C. MAXIMUM AT ALL SUPPORTED EDGES AND 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. PANEL LAYOUT SHALL BE CASE 1 WITH SHEETS PERPENDICULAR TO FRAMING WITH ALL JOINTS BLOCKED.
14. NAILING SCHEDULE:
 

CONNECTION:	NAILING:
JOIST TO SILL OR GIRDER, TOENAIL	3-10D
BRIDGING TO JOIST, TOENAIL, EACH END	2-10D
SOLE PLATE TO JOIST OR BLOCKING, (TYP.) FACE NAIL	16D @ 16" O.C.
TOP PLATE TO STUD, END NAIL	2-16D
DOUBLE STUDS, FACE NAIL	16D @ 24" O.C.
DOUBLE TOP PLATES, (TYP.) FACE NAIL	16D @ 16" O.C.
DOUBLE TOP PLATES, LAP SPLICE	8-16D
BLOCKING BETWEEN JSTS OR RAFTERS TO TOP PLATE, TOENAIL	3-10D
RIM JOIST TO TOP PLATE, TOENAIL	10D @ 6" O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	2-16D
CONTINUOUS HEADER, TWO PIECES	16D @ 16" O.C. EACH EDGE
CEILING JOISTS TO TOP PLATE, TOENAIL	3-10D
CONTINUOUS HEADER TO STUD, TOENAIL	4-10D
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16D
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16D
RAFTER TO PLATE, TOENAIL	3-10D
BUILT-UP CORNER STUDS	16D @ 24" O.C.
SUBFLOOR	10D @ 6" O.C. EDGES, 12" O.C. FIELD
WALL SHEATHING	10D @ 6" O.C. EDGES, 12" O.C. FIELD
15. BCI AND VERSA-LAM JOIST AND BEAM PRODUCTS:
  - A. LFI, TJI OR OTHER MANUFACTURER MAY BE SUBSTITUTED FOR BCI PRODUCTS.
  - B. ALL JOISTS SHALL BE SHIPPED, HANDLED AND INSTALLED AS DIRECTED BY THE JOIST MANUFACTURER.
  - C. THE JOIST MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHAPED BEARING PLATES AND PRECUT BLOCKING REQUIRED FOR A COMPLETE INSTALLATION.
  - D. JOISTS SHALL RUN CONTINUOUS OVER INTERMEDIATE SUPPORTS.
16. GLUE-LAMINATED MEMBERS SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH AITC SPECIFICATIONS. ALL GLUE-LAMS SHALL BE WEST COAST DF, EXTERIOR GLUE, ARCHITECTURAL APPEARANCE GRADE, 24F-V4 OR BETTER.
17. INTERIOR TIMBER BEAM MEMBERS SHALL BE DOUGLAS FIR #1 TIMBER BEAM MEMBERS. EXTERIOR TIMBER BEAM MEMBERS SHALL BE WESTERN CEDAR, SELECT STRUCTURAL, ROUGH-SAWN, UNLESS OTHERWISE NOTED ON DRAWINGS.
18. WHERE STEEL FASTENERS ARE IN CONTACT WITH PRESSURE TREATED LUMBER, HOT DIP GALVANIZED OR OTHER CORROSION PROTECTION SHALL BE PROVIDED. THIS INCLUDES NAILS, BOLTS OR OTHER FASTENERS.

**PRE-ENGINEERED WOOD TRUSSES:**

- DESIGN OF METAL CONNECTED ROOF TRUSSES SHALL COMPLY WITH:
  - A. NFPA'S 'NATIONAL DESIGN SPECIFICATION FOR STRESS GRADED LUMBER AND ITS FASTENINGS'.
  - B. TRUSS PLATE INSTITUTE'S 'DESIGN SPECIFICATIONS FOR LIGHT METAL PLATE CONNECTED ROOF TRUSSES.'

SIGNED AND SEALED SHOP DRAWINGS SHOWING TRUSS CONFIGURATION WITH MEMBER SIZES AND CONNECTIONS, TRUSS LAYOUT WITH PIECE MARKS, REQUIRED TRUSS TO TRUSS CONNECTIONS, DESIGN LOADS, DURATION FACTORS AND ERECTION DETAILS MUST BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION. IF REQUIRED, SUBMIT COPIES TO THE BUILDING DEPARTMENT AT TIME OF PERMITTING.

PRE-FABRICATED WOOD TRUSSES SHALL BE FABRICATED FROM HEM-FIR KILN DRIED #2 OR BETTER FOR CHORDS AND #3 GRADE OR BETTER FOR WEBS.

NO WANE, SKIPS OR OTHER DEFECTS SHALL OCCUR IN THE PLATE CONTACT AREA OR SCARFED AREA OF WEB MEMBERS. PLATES SHALL BE CONNECTED WITH ONE REQUIRED EACH SIDE OF TRUSS.

NUMBER OF PANELS AND DIRECTION OF WEB MEMBERS TO SUIT CONTINUOUS OR SIMPLE SPAN TRUSS DESIGN REQUIREMENTS. SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS FOR OUTLINE SHAPE AND ANY SPECIAL CONDITIONS/LOCATIONS OF PANEL JOINTS. NOTE BEARING WALL LOCATIONS AT ALL BALCONIES AND PORCHES.

PERMANENT TRUSS BRACING OR BRIDGING MEMBERS SHALL BE 2" X 4" MINIMUM HEM-FIR WITH MINIMUM LOCATIONS AS NOTED ON PLANS. ADDITIONAL BRACING REQUIRED TO STRENGTHEN TRUSS COMPONENTS SHOULD BE NOTED ON THE ERECTION DRAWINGS IN ACCORDANCE WITH TRUSS MANUFACTURER'S RECOMMENDATIONS.

HANDLING, ERECTION AND BRACING OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE, LATEST EDITION, AND AS NOTED BELOW.

MINIMUM PERMANENT BRIDGING CRITERIA FOR PRE-ENGINEERED TRUSSES: PROVIDE 2" X 4" CONTINUOUS HORIZONTAL BRIDGING AT TOP AND BOTTOM CHORDS AND INTERMITTENT CROSS BRIDGING AT 10 FT SPACING AT THE FOLLOWING MINIMUM LOCATIONS:

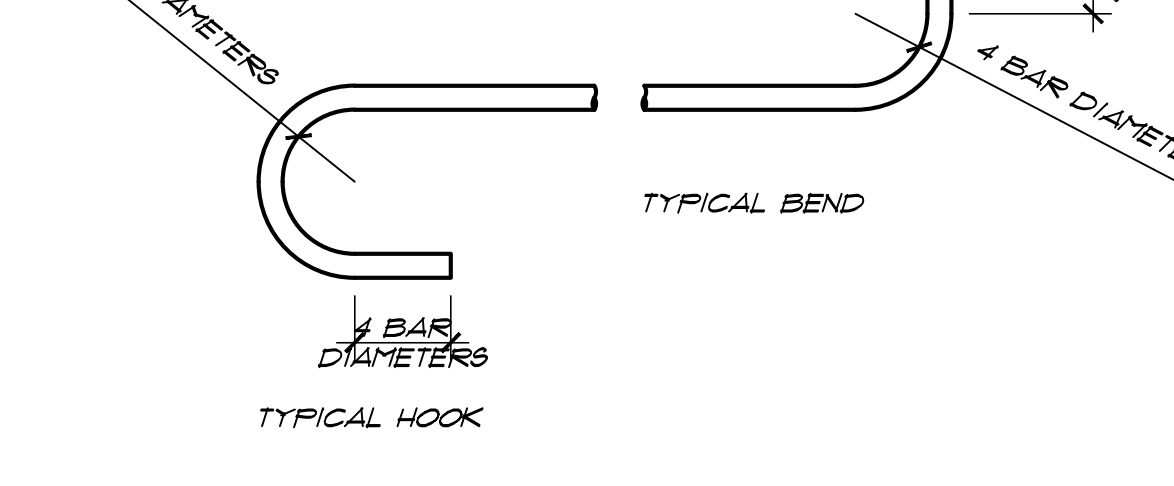
1. AT 4 FT RIDGES.
2. AT 10 FT O.C. HORIZONTALLY - AT PANEL POINT LOCATIONS
3. AT ALL DEEP (18") BEARING ENDS.
4. PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. PERPENDICULAR TO TRUSSES AT TOP CHORD WHERE ROOF FLYWOOD IS NOT RIGIDLY ATTACHED TO TOP CHORD OF TRUSS.
5. PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. AT BOTTOM CHORD WHERE A RIGID CEILING IS NOT FIRMLY ATTACHED DIRECTLY TO THE BOTTOM CHORD.

PERMANENT BRIDGING CRITERIA FOR PRE-ENGINEERED TRUSSES: PROVIDE 2" X 4" CONTINUOUS HORIZONTAL BRIDGING AT TOP AND BOTTOM CHORDS AND INTERMITTENT CROSS BRIDGING AT 10 FT SPACING AT THE FOLLOWING MINIMUM LOCATIONS:

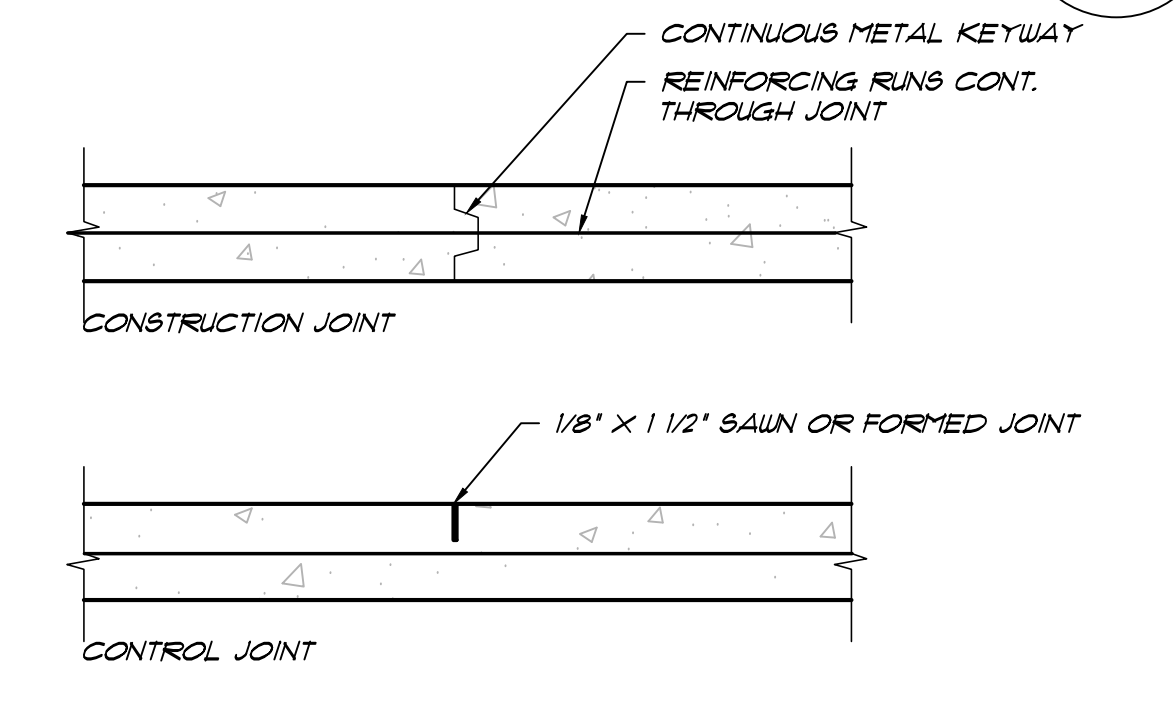
1. AT 4 FT RIDGES.
2. AT 10 FT O.C. HORIZONTALLY - AT PANEL POINT LOCATIONS
3. AT ALL DEEP (18") BEARING ENDS.
4. PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. PERPENDICULAR TO TRUSSES AT TOP CHORD WHERE ROOF FLYWOOD IS NOT RIGIDLY ATTACHED TO TOP CHORD OF TRUSS.
5. PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. AT BOTTOM CHORD WHERE A RIGID CEILING IS NOT FIRMLY ATTACHED DIRECTLY TO THE BOTTOM CHORD.

PERMANENT BRIDGING CRITERIA FOR PRE-ENGINEERED TRUSSES: PROVIDE 2" X 4" CONTINUOUS HORIZONTAL BRIDGING AT TOP AND BOTTOM CHORDS AND INTERMITTENT CROSS BRIDGING AT 10 FT SPACING AT THE FOLLOWING MINIMUM LOCATIONS:

1. AT 4 FT RIDGES.
2. AT 10 FT O.C. HORIZONTALLY - AT PANEL POINT LOCATIONS
3. AT ALL DEEP (18") BEARING ENDS.
4. PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. PERPENDICULAR TO TRUSSES AT TOP CHORD WHERE ROOF FLYWOOD IS NOT RIGIDLY ATTACHED TO TOP CHORD OF TRUSS.
5. PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. AT BOTTOM CHORD WHERE A RIGID CEILING IS NOT FIRMLY ATTACHED DIRECTLY TO THE BOTTOM CHORD.

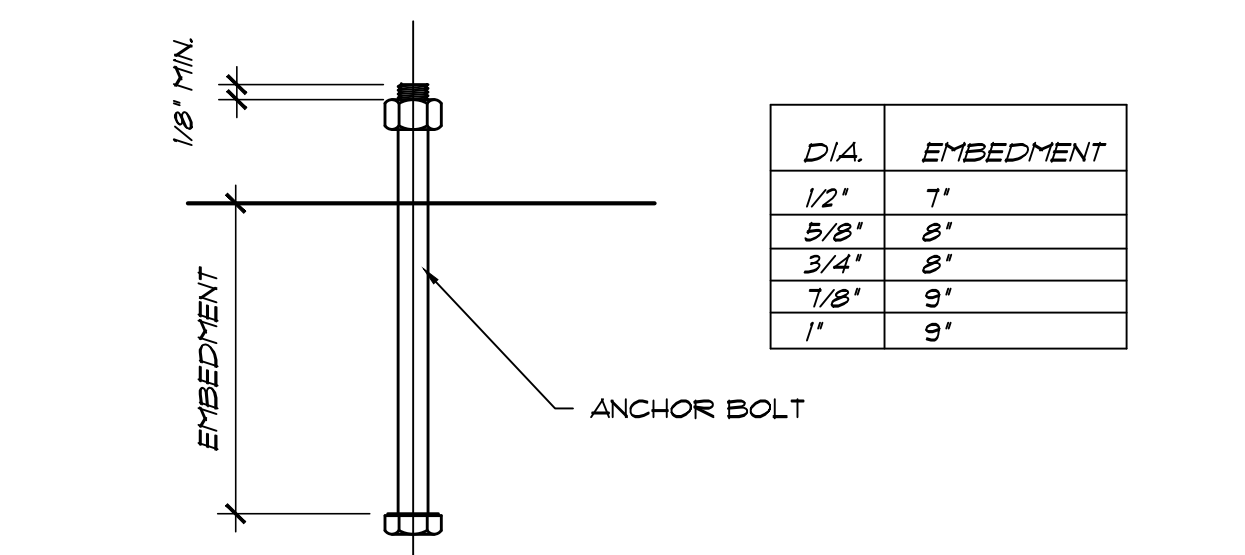


**TYP. STIRRUP/TIE REINF. S-101**  
SCALE: 3" = 1'-0"

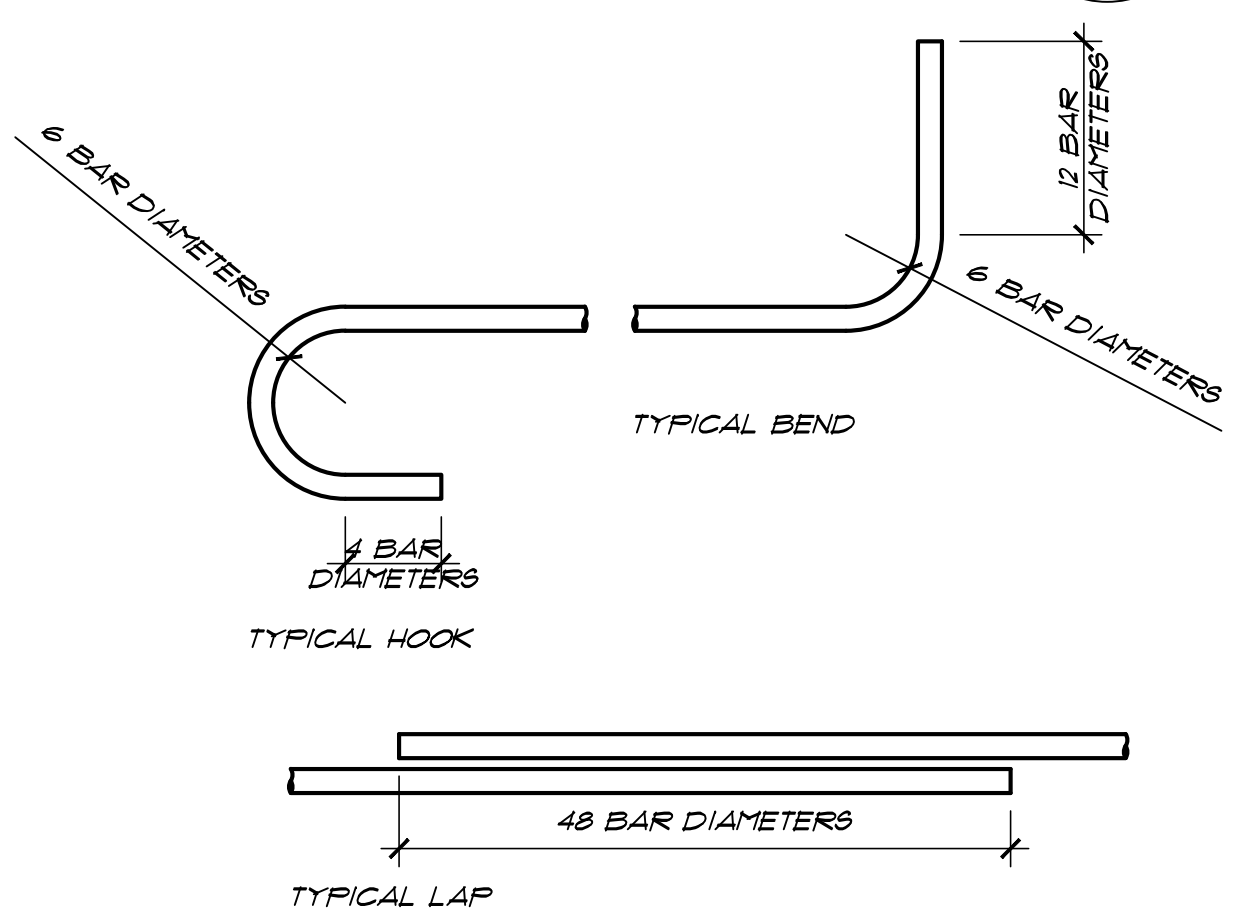


NOTE: PROVIDE CONSTRUCTION OR CONTROL JOINTS TO DIVIDE SLABS INTO AREAS NOT EXCEEDING 256 SF. LONG DIMENSION SHALL NOT EXCEED SHORT DIMENSION BY MORE THAN 20%.

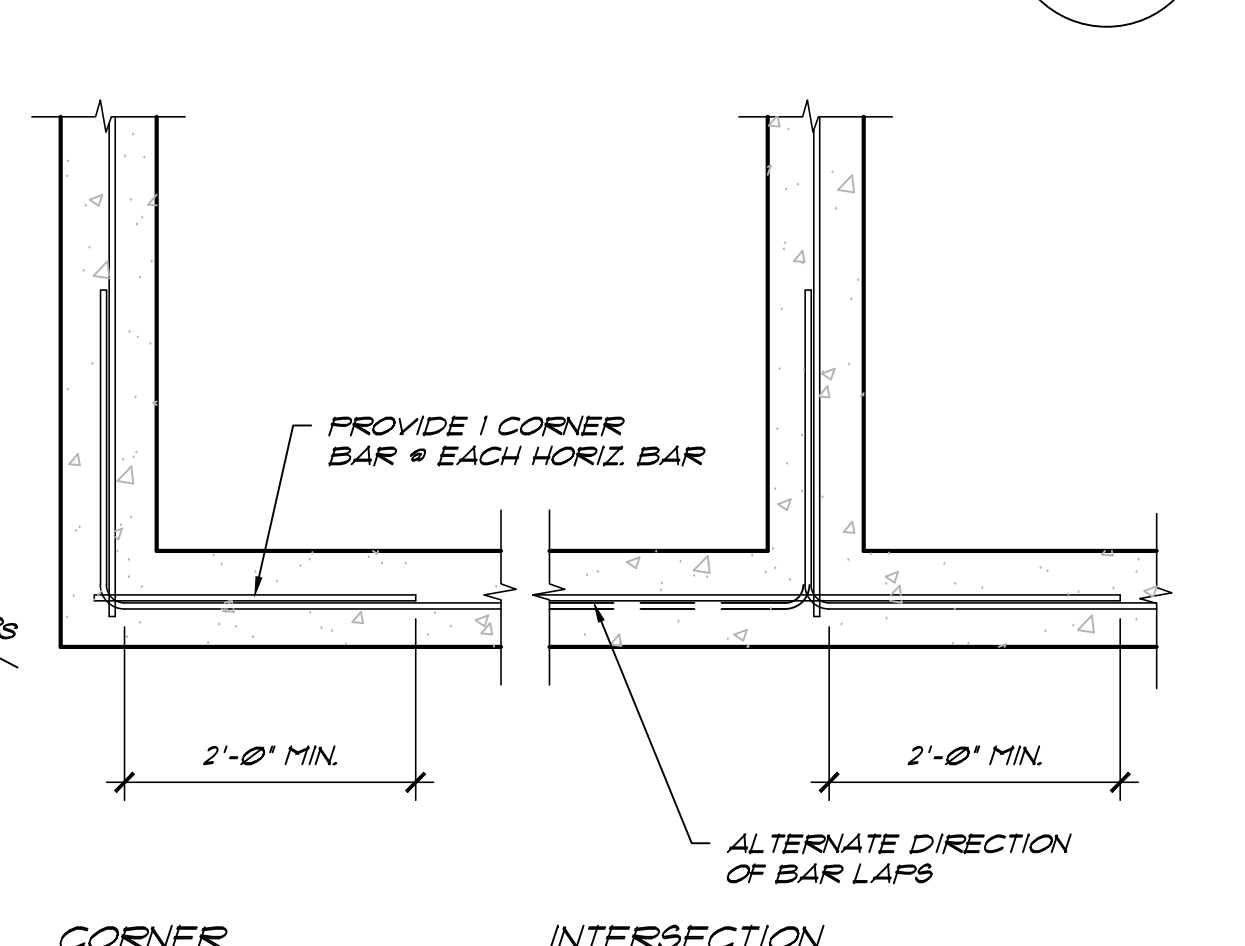
**TYP. SLAB JOINTS E S-101**  
SCALE: 11/2" = 1'-0"



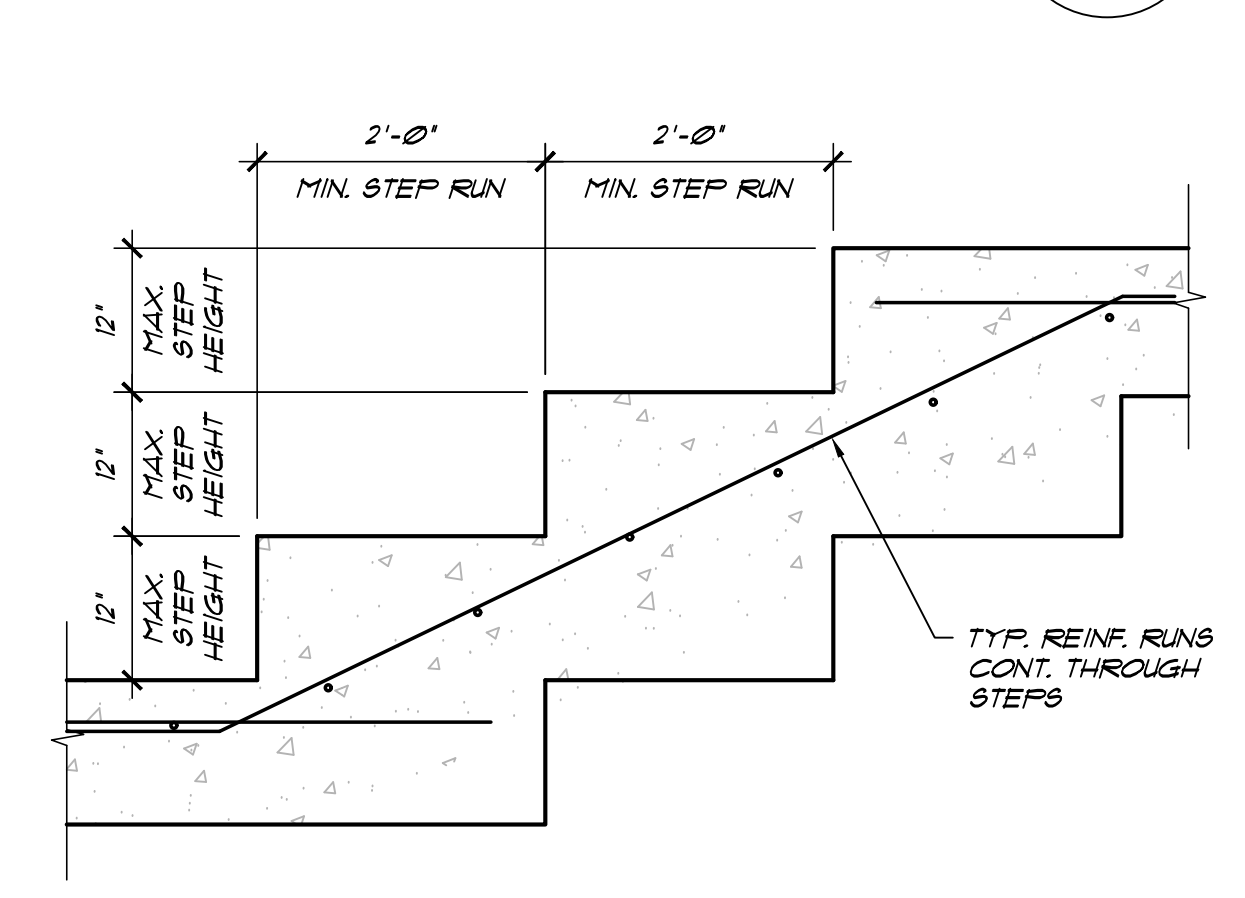
**TYP. ANCHOR BOLT DETAILS A S-101**  
SCALE: 3" = 1'-0"



**TYP. LONGITUDINAL REINF. B S-101**  
SCALE: 3" = 1'-0"



**TYP. CONCRETE DETAILS D S-101**  
SCALE: 3/4" = 1'-0"



**STEPPED FOOTING DET. F S-101**  
SCALE: 3/4" = 1'-0"



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**TYP. CONCRETE DETAILS D S-101**  
SCALE: 3/4" = 1'-0"

ANIMAS CLIFFS TOWNHOMES  
NORTH BUILDING  
1700 CR 203  
DURANGO, COLORADO 81301

JOB NO.: 21299  
DATE: 2022-09-12  
DRAWN BY: RA+A

ISSUE RECORD:

2022-06-22	PRELIM. PRICING SET
2022-09-12	PERMIT SET

REVISIONS:

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**S-101**  
GENERAL CONSTRUCTION NOTES & DETAILS

GENERAL FOUNDATION PLAN NOTES:

- A. ALL FOOTINGS SHALL BEAR A MINIMUM OF 32" BELOW LOWEST ADJACENT GRADE.
- B. SEE GENERAL NOTES FOR CONCRETE REQUIREMENTS ON S-101.
- C. DESIGN IS BASED ON BEARING CAPACITY OF 1500 PSF PER TRAUTNER GEOTECH REPORT NO. 57132GE.
- D. A/E TO INSPECT EXPOSED SUBGRADE PRIOR TO FORMING OF FOOTINGS.
- E. CONTRACTOR TO VERIFY THAT SUBGRADE IS EXCAVATED TO NATIVE MATERIAL, AND NO EXPANSIVE OR LOW STRENGTH SOILS ARE ENCOUNTERED.
- F. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS AND FOUNDATION ELEVATIONS PRIOR TO START OF WORK AND SHALL NOTIFY A/E OF ANY DISCREPANCIES.
- G. IF REQUIRED, CONTRACTOR TO INSTALL PASSIVE RADON SYSTEM UNDER SLAB, W/ 8 MIL PLASTIC OVER GRAVEL. PROVIDE 8" OF 4" PERFORATED PIPE BELOW PLASTIC WITH 4" SOLID PIPE VENTED TO ROOF.
- H. THE CONTRACTOR SHALL ENSURE THAT THE PLUMBING SUB COORDINATES ALL PLUMBING WITH THE FOUNDATION PLAN LAYOUT.
- J. CENTER ALL FOOTINGS ON STEM WALL UNLESS OTHERWISE NOTED.



**REYNOLDS ASH + ASSOCIATES**

**ARCHITECTURE  
ENGINEERING**

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DURANGO, COLORADO 81301

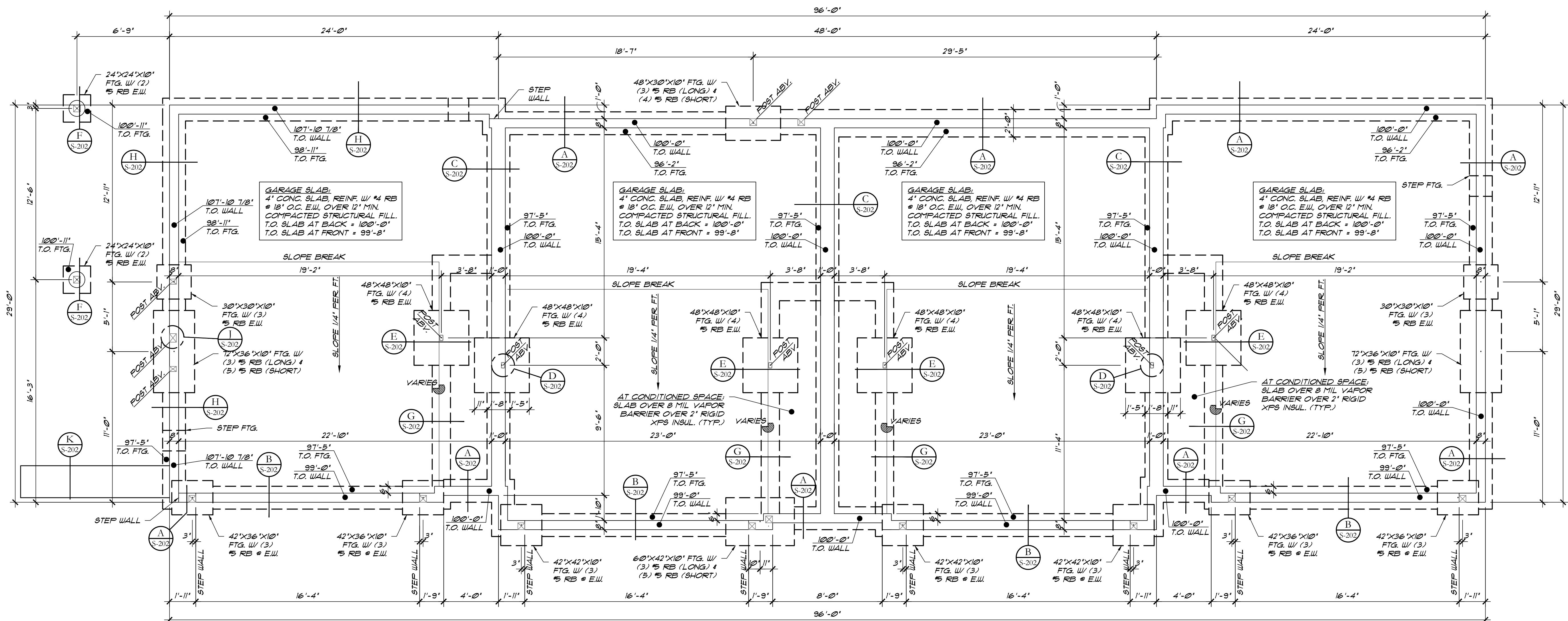
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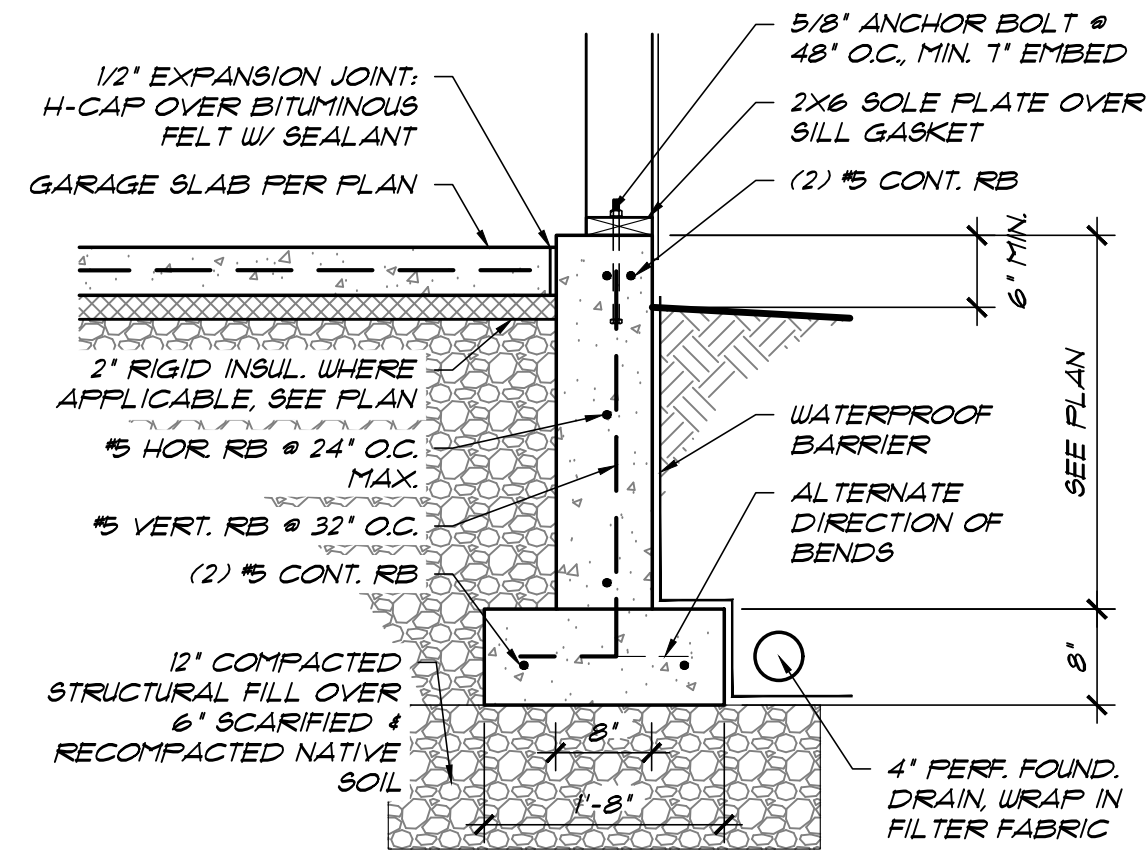
**S-201**

FOUNDATION PLAN

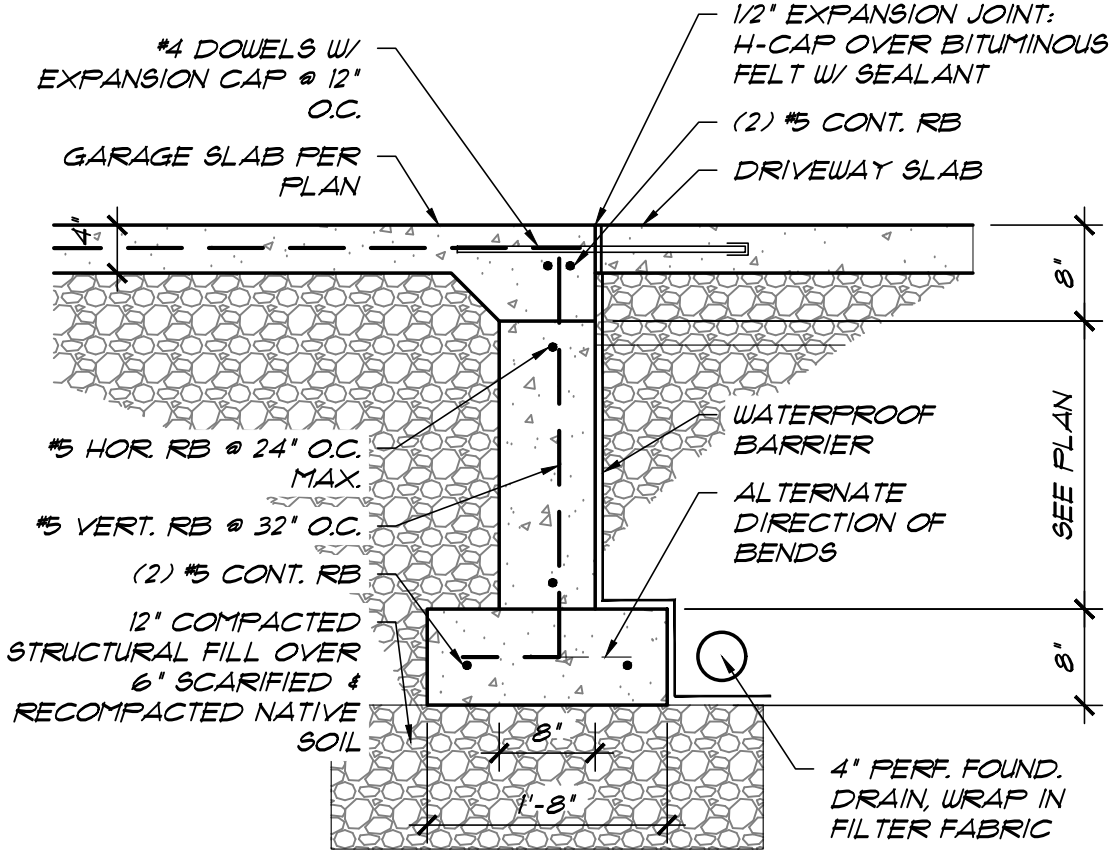


**FOUNDATION PLAN**

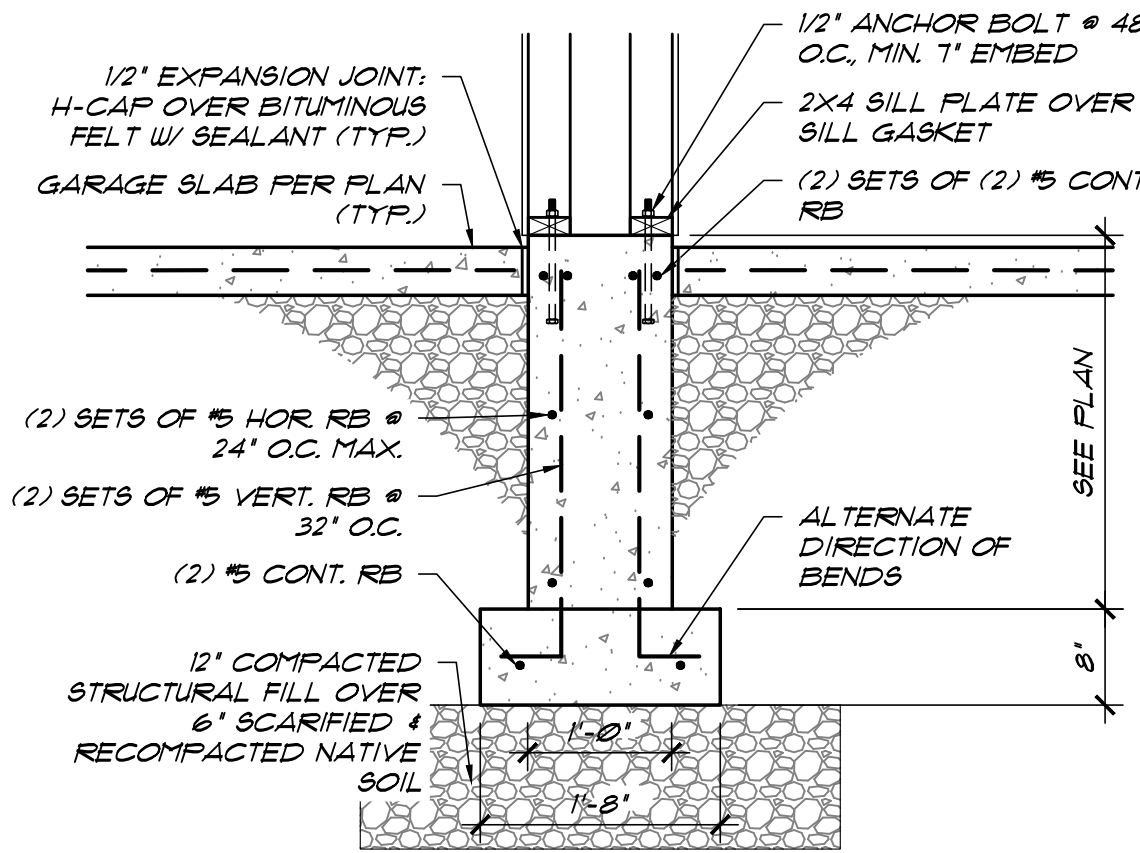
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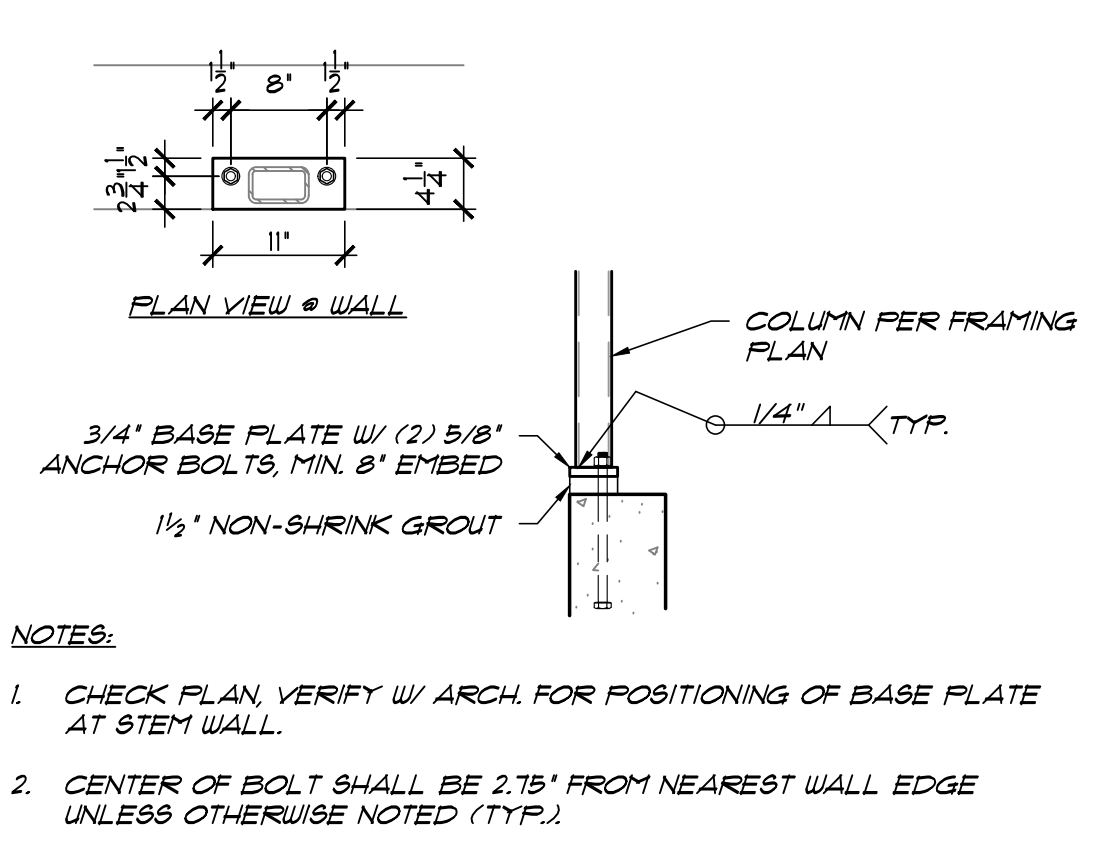
**TYP. GARAGE STEM WALL A**  
SCALE: 3/4" = 1'-0" S-202



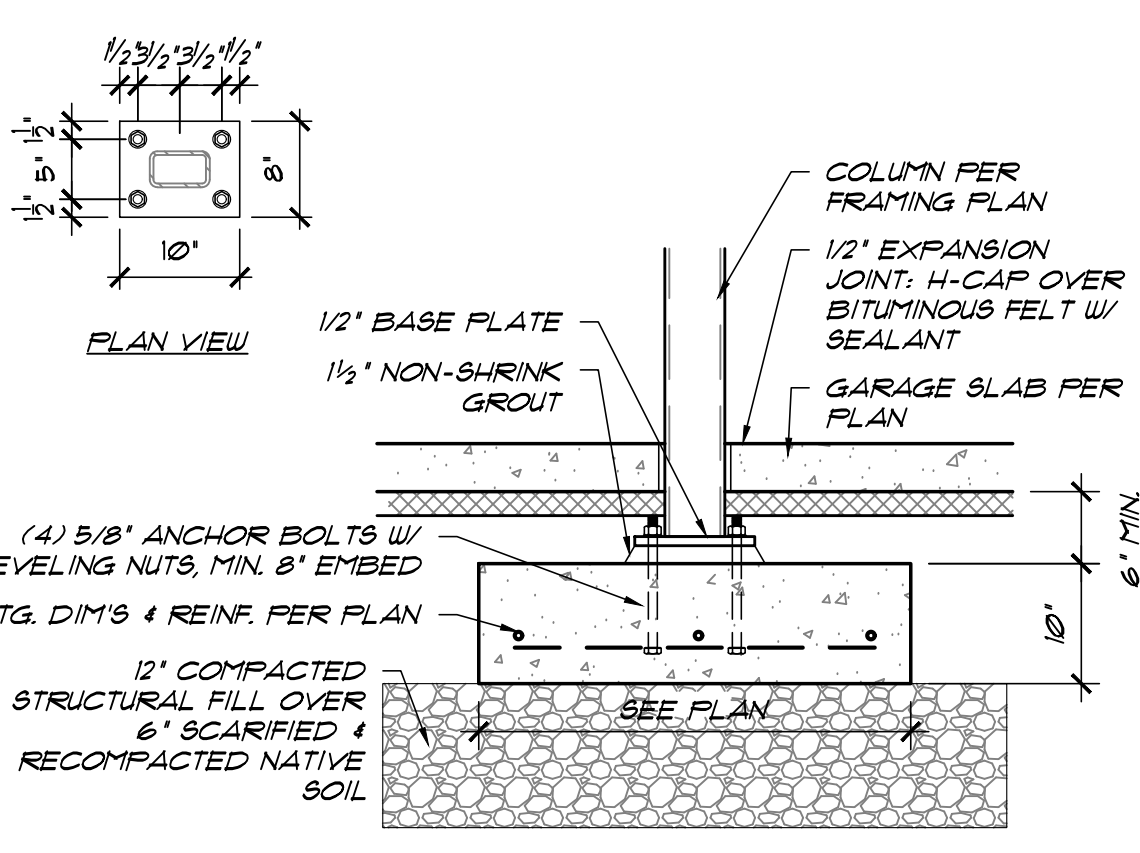
**STEM WALL @ GAR. DOOR B**  
SCALE: 3/4" = 1'-0" S-202



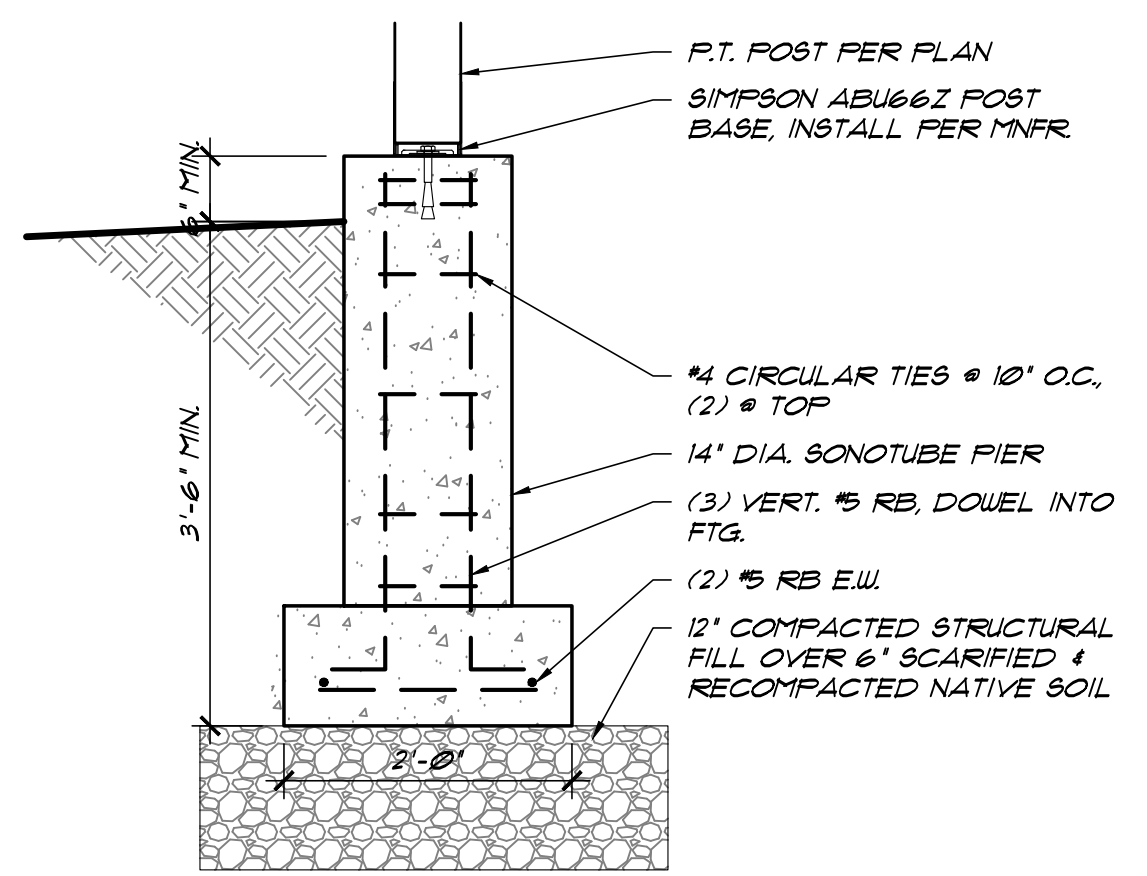
**PARTY WALL STEM C**  
SCALE: 3/4" = 1'-0" S-202



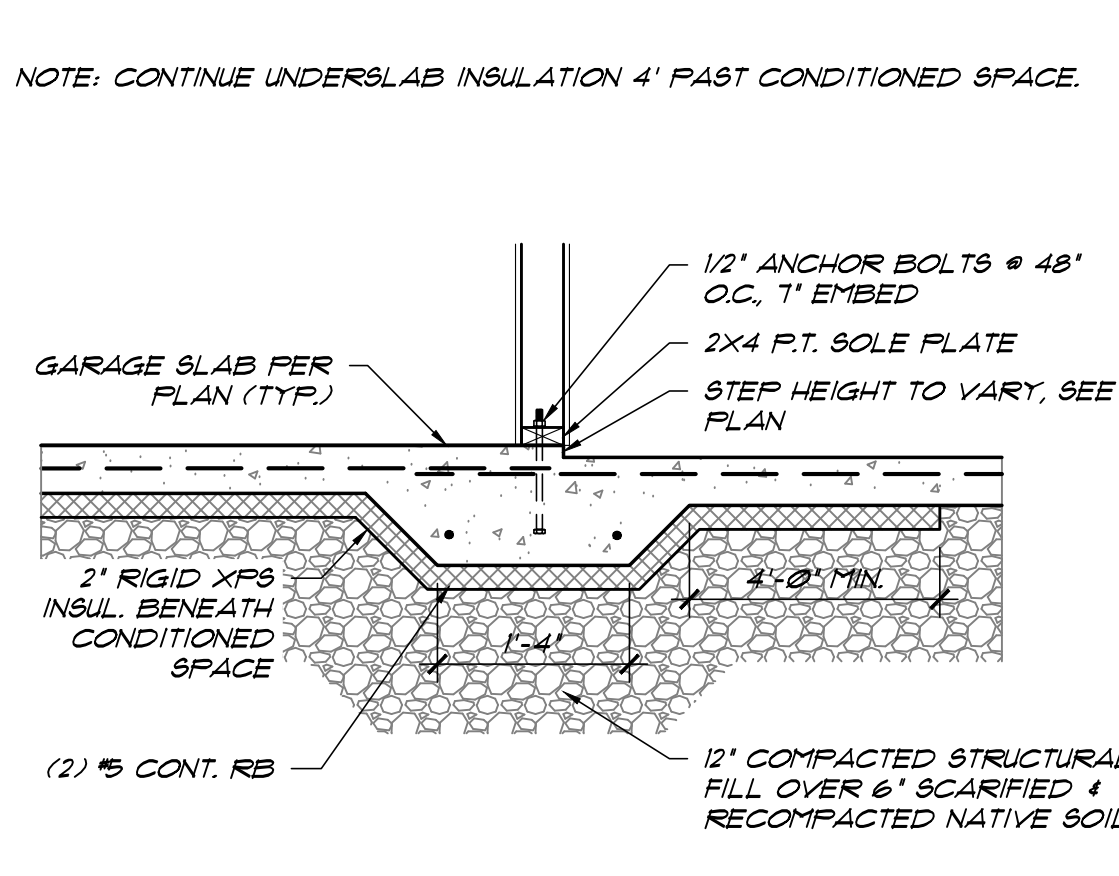
**HSS/STEM CONNECTION D**  
SCALE: 3/4" = 1'-0" S-202



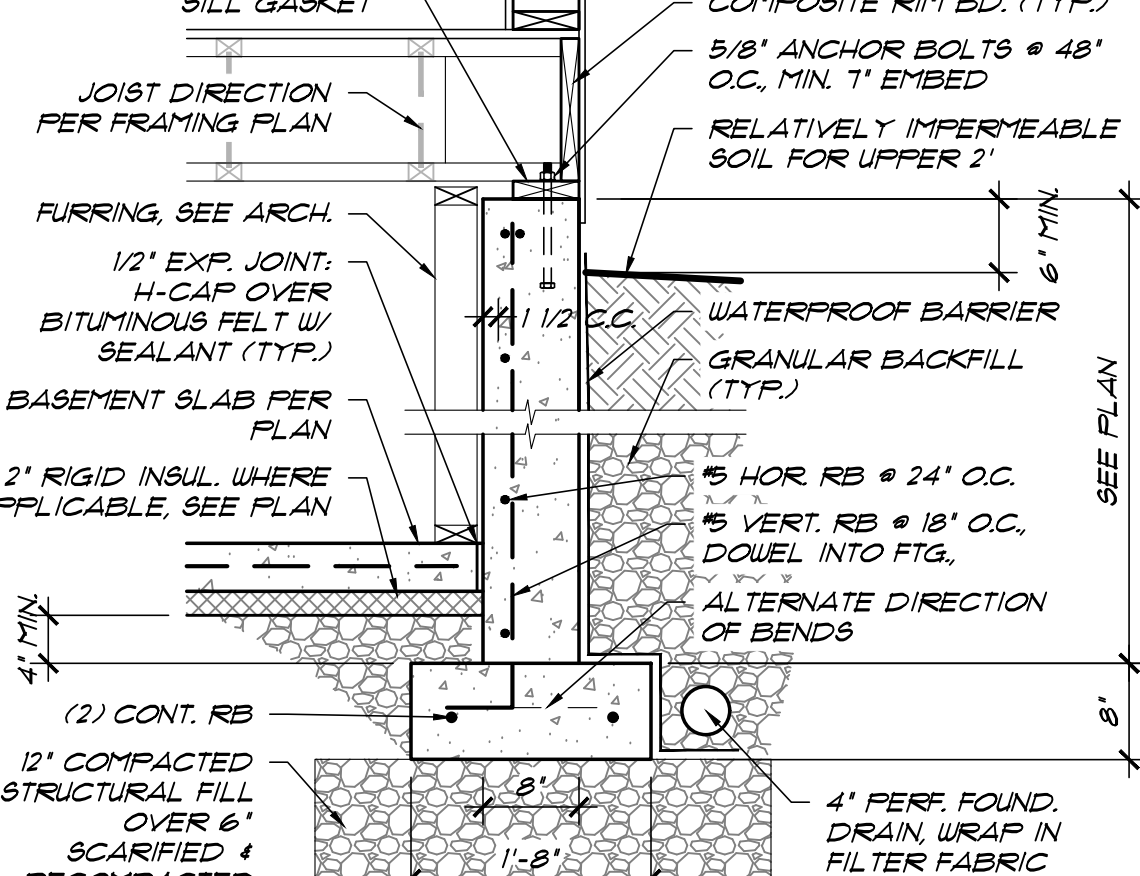
**HSS/ISO FOOTING E**  
SCALE: 3/4" = 1'-0" S-202



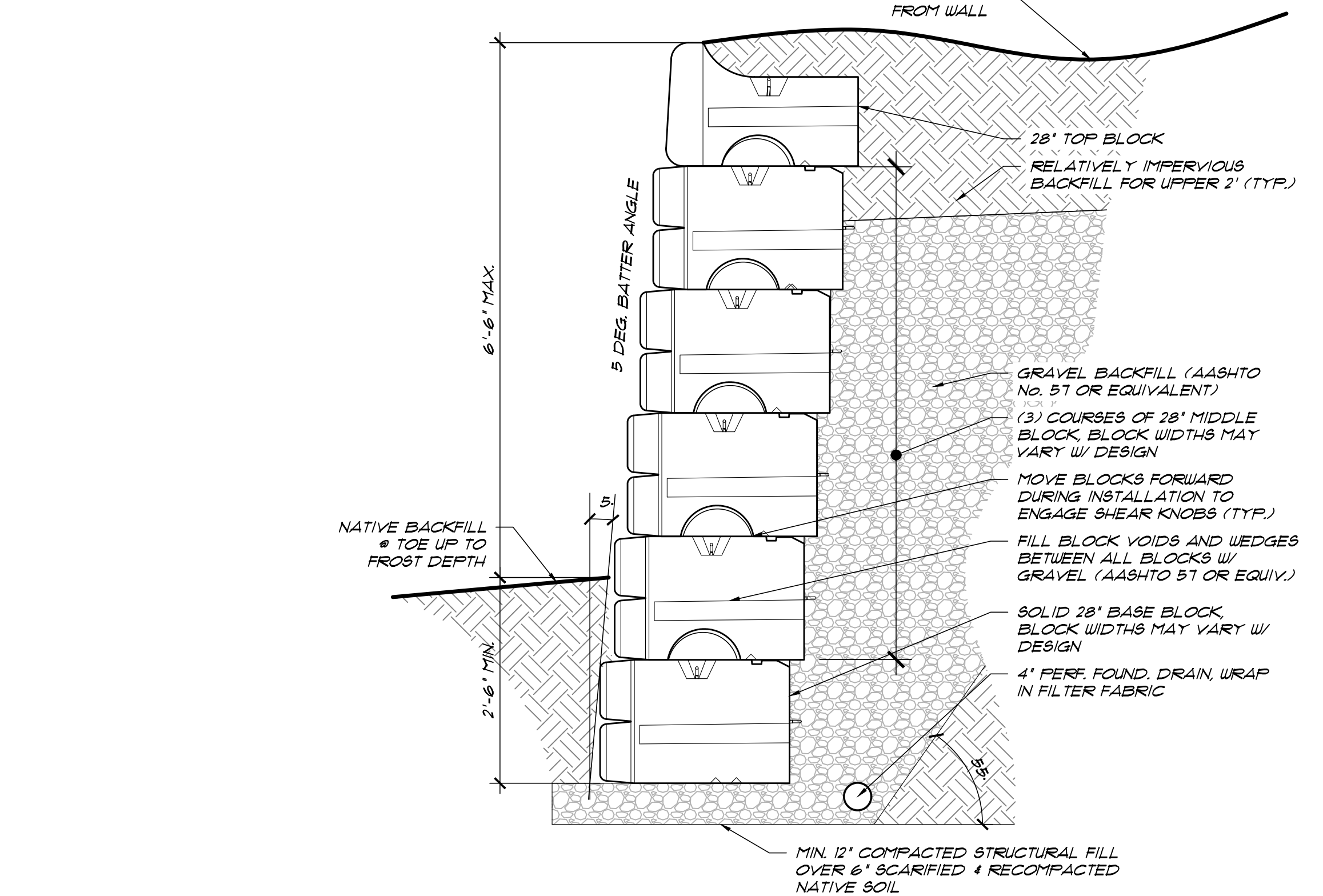
**POST PIER DETAIL F**  
SCALE: 3/4" = 1'-0" S-202



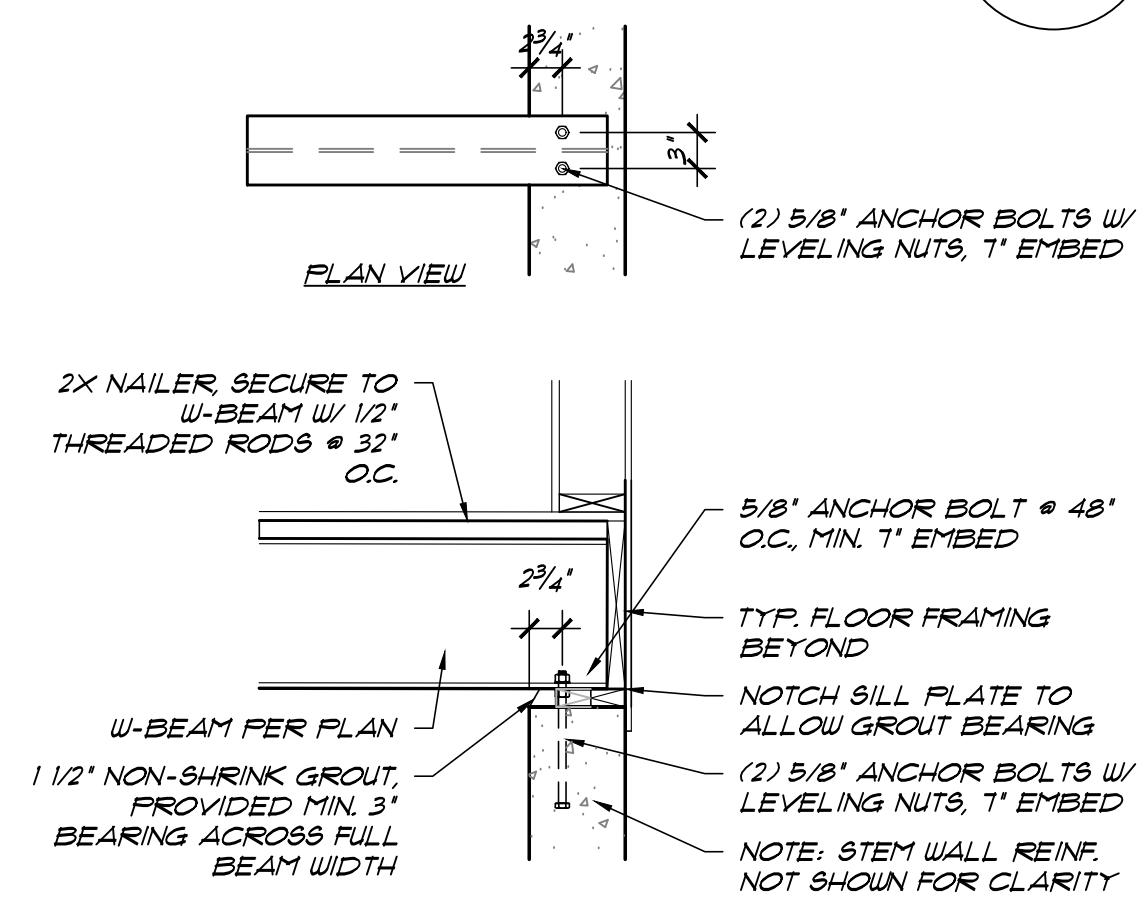
**THICKENED FOOTING G**  
SCALE: 3/4" = 1'-0" S-202



**FULL HEIGHT STEM WALL H**  
SCALE: 3/4" = 1'-0" S-202



**HIGH RETAINING WALL K**  
SCALE: 3/4" = 1'-0" S-202



**W-BEAM BEARING J**  
SCALE: 3/4" = 1'-0" S-202

- NOTES:**
- CHECK PLAN, VERIFY W/ ARCH. FOR POSITIONING OF BASE PLATE AT STEM WALL.
  - CENTER OF BOLT SHALL BE 2.75' FROM NEAREST WALL EDGE UNLESS OTHERWISE NOTED (TYP.)

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2022-09-12

**ANIMAS CLIFFS TOWNHOMES NORTH BUILDING**  
1700 CR 203  
DURANGO, COLORADO 81301

JOB NO.: 21299  
DATE: 2022-09-12  
DRAWN BY: RA+A

**ISSUE RECORD:**

2022-06-22 PRELIM. PRICING SET
2022-09-12 PERMIT SET

**REVISIONS:**

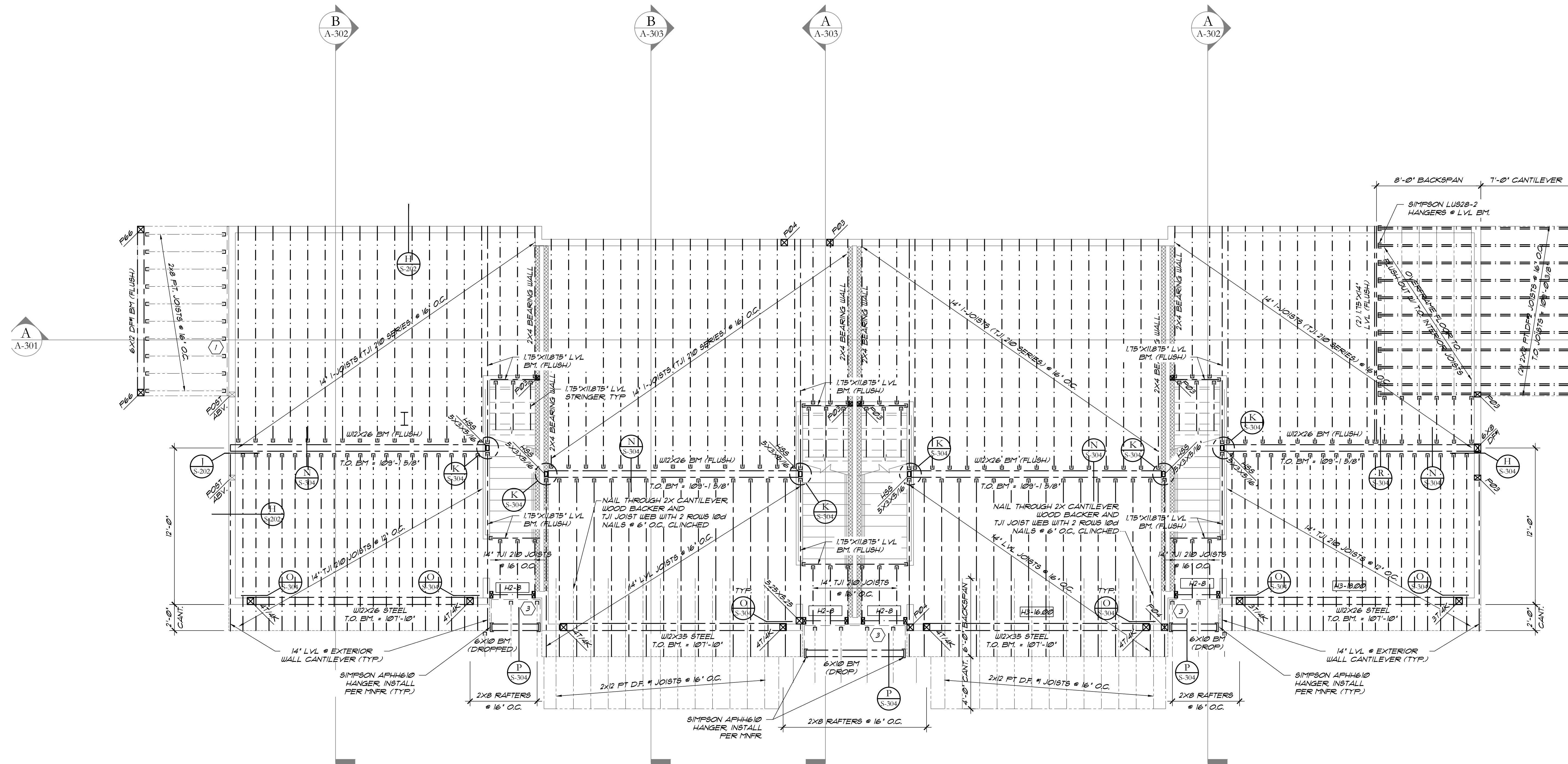
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GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCADE, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC, OR ROSEBURG.
- B. ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, GLULAM, ETC.) SHALL BE GRADED AS 24F-1.8E.
- C. ALL GLULAM BEAMS ARE ARCHITECTURAL APPEARANCE GRADE.
- D. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR. CORRESPONDING HANGERS SHALL ALSO BE SIZED BY FABRICATOR. SEE GENERAL NOTES ON S-101.
- E. POST SCHEDULE: P(A,X,B), WHERE  
 'A' = NUMBER OF JACK OR CRIPPLE STUDS  
 'B' = NUMBER OF KING STUDS  
 ALL POSTS NOT OTHERWISE NOTED ARE P21.  
 P44 = 4X4 DFM TIMBER COLUMN  
 P66 = 6X6 DFM TIMBER COLUMN  
 P88 = 8X8 DFM TIMBER COLUMN  
 P100 = 10X10 DFM TIMBER COLUMN  
 P122 = 12X12 DFM TIMBER COLUMN  
 \* 5.25X5.25 5.25X5.25 1.8E PSL COLUMN  
 \* 5.25X10.0 5.25X10.0 1.8E PSL COLUMN  
 POSTS SHALL CARRY DOWN TO THE FOUNDATION. SOLID-PACK BETWEEN FLOOR JOISTS WHERE POSTS OCCUR.

- F. HEADER SCHEDULE: HA-B, WHERE  
 A = NUMBER OF FLIES  
 B = NOMINAL MEMBER SIZE OR LVL SIZE  
 H = 2X8 # D.F.  
 I = 2X10 # D.F.  
 J = 2X12 # D.F.  
 K = 1.75"X1.75" LVL  
 L = 1.75"X3.25" LVL  
 M = 1.75"X1.75" LVL  
 N = 1.75"X1.75" LVL  
 O = 1.75"X1.75" LVL  
 P = 1.75"X1.75" LVL
- G. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED ARE (1) 2X8'S FOR 2X4 WALL, (2) 2X8'S FOR 2X6 WALL.
- H. WHERE BEAMS/HEADERS ARE NOTED AS 'FLUSH', PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM. USE THE FOLLOWING HANGERS UNLESS OTHERWISE NOTED:  
 WOOD I-JOISTS: SIMPSON ITS SERIES  
 SOLID MEMBERS: SIMPSON JB OR LB SERIES
- I. WHERE BEAMS/HEADERS ARE NOTED AS 'DROPPED', PLACE TOP OF BEAM DIRECTLY BELOW BOTTOM OF JOISTS. JOISTS TO RUN CONTINUOUS OVER BEAM.

- J. HANGER SCHEDULE:  
 ENGINEERED I-JOISTS, TOP FLANGE: SIMPSON ITS SERIES.  
 ENGINEERED I-JOISTS, FACE-MOUNT: SIMPSON IUS SERIES.  
 SOLID-SAWN LUMBER, TOP FLANGE: SIMPSON JB OR LB SERIES.  
 SOLID-SAWN LUMBER, FACE-MOUNT: SIMPSON LU OR LK SERIES.  
 SLOPED/SKEWED JOISTS: SIMPSON LR/LZ HANGERS FOR ROOF.  
 CONSULT A/E FOR ANY HANGERS NOT SPECIFICALLY CALLED OUT.
- K. WALL FRAMING: SEE WALL FRAMING NOTES ON S-101. THE CONTRACTOR MAY SUBSTITUTE STRUCTURAL COMPOSITE STUDS IN PLACE OF STANDARD 2X STUDS WITH THE SAME SIZE AND SPACING. FOR WALLS OVER 12 FEET, CONFIRM STUD SIZE, SPACING AND GRADES WITH A/E.
- L. FRAMING PLAN KEY NOTES: INSTALL FASTENERS PER MNFR  
 (X) 1. TYPICAL DECK LEDGER: 2X8 D.F. LEDGER BD. W/ STAGGERED 3 5/8" LEDGERLOK FASTENERS @ 10" O.C. INTO RIM BD. INCREASE SPACING TO 16" O.C. AT LEDGERS PARALLEL TO JOISTS.  
 2. PORCH ROOF LEDGER: 2X8 D.F. LEDGER BD. W/ STAGGERED 3 5/8" LEDGERLOK FASTENERS @ 10" O.C. INTO RIM BD. INCREASE SPACING TO 16" O.C. AT LEDGERS PARALLEL TO JOISTS.  
 3. PRESSURE BLOCKING: SEE DET. J/S-304 FOR PRESSURE BLOCKING DETAIL.



SECOND LEVEL FRAMING PLAN

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



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2022-09-12

ANIMAS CLIFFS TOWNHOMES  
 NORTH BUILDING  
 1700 CR 203  
 DURANGO, COLORADO 81301

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REVISIONS:

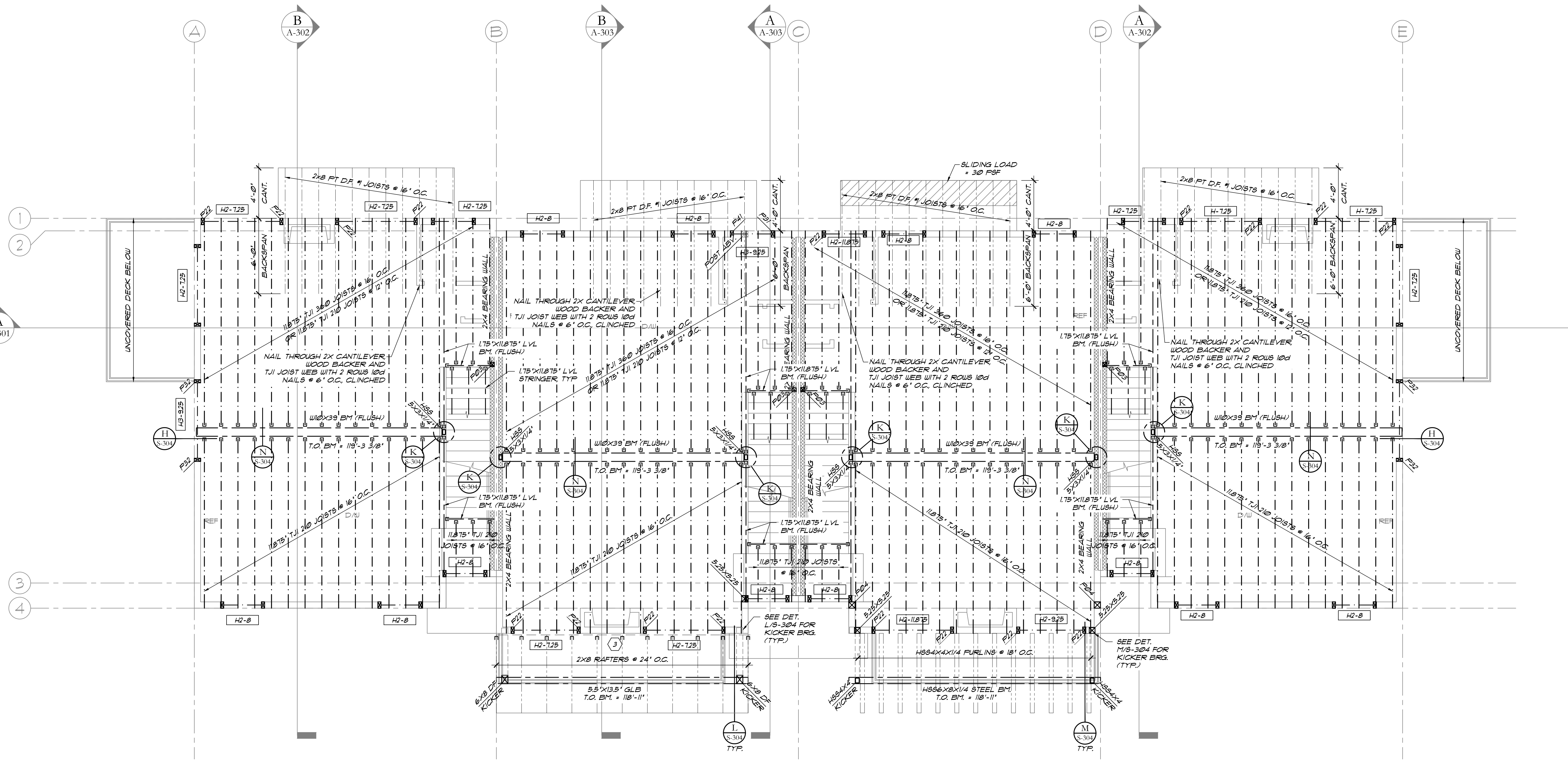

S-301  
 SECOND LEVEL FRAMING PLAN

GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCADE, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC, OR ROSEBURG.
- B. ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, GLULAM, ETC.) SHALL BE GRADED AS 24F-1.8E.
- C. ALL GLULAM BEAMS ARE ARCHITECTURAL APPEARANCE GRADE.
- D. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR. CORRESPONDING HANGERS SHALL ALSO BE SIZED BY FABRICATOR. SEE GENERAL NOTES ON S-101.
- E. POST SCHEDULE: P(A)X(B), WHERE
  - 'A' = NUMBER OF JACK OR CRIPPLE STUDS
  - 'B' = NUMBER OF KING STUDS
  - ALL POSTS NOT OTHERWISE NOTED ARE P21.
  - P44 = 4X4 DFM TIMBER COLUMN
  - P66 = 6X6 DFM TIMBER COLUMN
  - P88 = 8X8 DFM TIMBER COLUMN
  - P1010 = 10X10 DFM TIMBER COLUMN
  - P1212 = 12X12 DFM TIMBER COLUMN
  - 5.25X5.25 5.25X5.25 LBE PSL COLUMN
  - 5.25X10.0 5.25X10.0 LBE PSL COLUMN
  - POSTS SHALL CARRY DOWN TO THE FOUNDATION. SOLID-PACK BETWEEN FLOOR JOISTS WHERE POSTS OCCUR.

- F. HEADER SCHEDULE: HA-B, WHERE
  - A = NUMBER OF FLIES
  - B = NOMINAL MEMBER SIZE OR LVL SIZE
  - H = 2X8 # D.F.
  - 10 = 2X10 # D.F.
  - 12 = 2X12 # D.F.
  - 125 = 1.75'X125' LVL
  - 925 = 1.75'X925' LVL
  - 11875 = 1.75'X11875' LVL
  - 1400 = 1.75'X14' LVL
- G. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED ARE (2) 2X8'S FOR 2X4 WALL, (3) 2X8'S FOR 2X6 WALL.
- H. WHERE BEAMS/HEADERS ARE NOTED AS 'FLUSH', PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM. USE THE FOLLOWING HANGERS UNLESS OTHERWISE NOTED:
  - WOOD I-JOISTS: SIMPSON ITS SERIES
  - SOLID MEMBERS: SIMPSON JB OR LB SERIES
- I. WHERE BEAMS/HEADERS ARE NOTED AS 'DROPPED', PLACE TOP OF BEAM DIRECTLY BELOW BOTTOM OF JOISTS. JOISTS TO RUN CONTINUOUS OVER BEAM.

- J. HANGER SCHEDULE:
  - ENGINEERED I-JOISTS, TOP FLANGE: SIMPSON ITS SERIES.
  - ENGINEERED I-JOISTS, FACE-MOUNT: SIMPSON IUS SERIES.
  - SOLID-SAWN LUMBER, TOP FLANGE: SIMPSON JB OR LB SERIES.
  - SOLID-SAWN LUMBER, FACE-MOUNT: SIMPSON LU OR LJ SERIES.
  - SLOPED/SKEWED JOISTS: SIMPSON LRUI HANGERS FOR ROOF.
  - CONSULT A/E FOR ANY HANGERS NOT SPECIFICALLY CALLED OUT.
- K. WALL FRAMING: SEE WALL FRAMING NOTES ON S-101. THE CONTRACTOR MAY SUBSTITUTE STRUCTURAL COMPOSITE STUDS IN PLACE OF STANDARD 2X STUDS WITH THE SAME SIZE AND SPACING, FOR WALLS OVER 12 FEET, CONFIRM STUD SIZE, SPACING AND GRADES WITH A/E.
- L. FRAMING PLAN KEY NOTES: INSTALL FASTENERS PER MNFR
  - (X) 1. TYPICAL DECK LEDGER: 2X8 D.F. LEDGER BD. W/ STAGGERED 3 5/8" LEDGERLOK FASTENERS @ 10' O.C. INTO RIM BD. INCREASE SPACING TO 16' O.C. AT LEDGERS PARALLEL TO JOISTS.
  - 2. PORCH ROOF LEDGER: 2X8 D.F. LEDGER BD. W/ STAGGERED 3 5/8" LEDGERLOK FASTENERS @ 19' O.C. INTO RIM BD. INCREASE SPACING TO 16' O.C. AT LEDGERS PARALLEL TO JOISTS.
  - 3. PRESSURE BLOCKING: SEE DET. J18-304 FOR PRESSURE BLOCKING DETAIL.



THIRD LEVEL FRAMING PLAN

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



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262 PAGOSA STREET, STE. 200  
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2022-09-12

ANIMAS CLIFFS TOWNHOMES  
NORTH BUILDING  
1700 CR 203  
DURANGO, COLORADO 81301

JOB NO.: 21299  
DATE: 2022-09-12  
DRAWN BY: RA+A

ISSUE RECORD:

2022-06-22	PRELIM. PRICING SET
2022-09-12	PERMIT SET

REVISIONS:

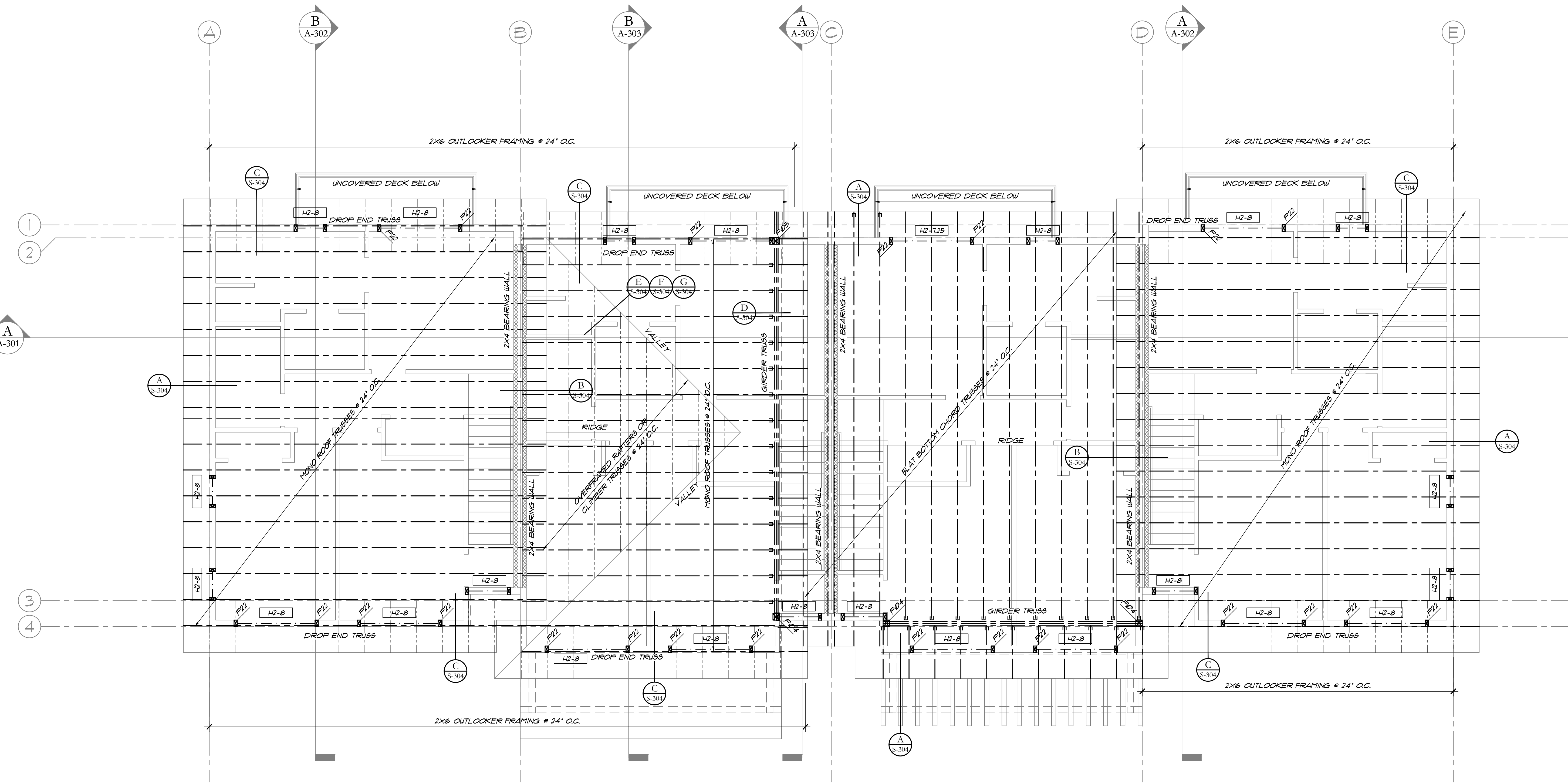

S-302  
THIRD LEVEL FRAMING PLAN

GENERAL FRAMING PLAN NOTES:

- A. ALL PRODUCTS NOTED MAY BE SUBSTITUTED WITH EQUAL PRODUCTS BY TRUS-JOIST, BOISE CASCADE, INTERNATIONAL PAPER, OR LOUISIANA PACIFIC, OR ROSEBURG.
- B. ALL STRUCTURAL COMPOSITE MEMBERS (LVL, PSL, GLULAM, ETC.) SHALL BE GRADED AS 24F-1.8E.
- C. ALL GLULAM BEAMS ARE ARCHITECTURAL APPEARANCE GRADE.
- D. ALL ROOF TRUSSES SHALL BE DESIGNED BY THE FABRICATOR. CORRESPONDING HANGERS SHALL ALSO BE SIZED BY FABRICATOR. SEE GENERAL NOTES ON S-101.
- E. POST SCHEDULE: P(A,X)B, WHERE  
 'A' = NUMBER OF JACK OR CRIPPLE STUDS  
 'B' = NUMBER OF KING STUDS  
 ALL POSTS NOT OTHERWISE NOTED ARE P21.  
 P44 = 4X4 DFM TIMBER COLUMN  
 P66 = 6X6 DFM TIMBER COLUMN  
 P88 = 8X8 DFM TIMBER COLUMN  
 P1010 = 10X10 DFM TIMBER COLUMN  
 P1212 = 12X12 DFM TIMBER COLUMN  
 \* 5.25X5.25 5.25X5.25 1.8E PSL COLUMN  
 \* 5.25X10.0 5.25X10.0 1.8E PSL COLUMN  
 POSTS SHALL CARRY DOWN TO THE FOUNDATION. SOLID-PACK BETWEEN FLOOR JOISTS WHERE POSTS OCCUR.

- F. HEADER SCHEDULE: HA-B, WHERE  
 A = NUMBER OF FLIES  
 B = NOMINAL MEMBER SIZE OR LVL SIZE  
 B = 2X8 # D.F.  
 10 = 2X10 # D.F.  
 12 = 2X12 # D.F.  
 12.5 = 1.75'X12.5' LVL  
 9.25 = 1.75'X9.25' LVL  
 11.875 = 1.75'X11.875' LVL  
 14.00 = 1.75'X14' LVL
- G. ALL HEADERS IN BEARING AND EXTERIOR WALLS NOT OTHERWISE NOTED ARE (2) 2X8'S FOR 2X4 WALL, (3) 2X8'S FOR 2X6 WALL.
- H. WHERE BEAMS/HEADERS ARE NOTED AS 'FLUSH', PLACE TOP OF BEAM FLUSH WITH TOP OF JOISTS, AND HANG JOISTS FROM BEAM. USE THE FOLLOWING HANGERS UNLESS OTHERWISE NOTED:  
 WOOD I-JOISTS: SIMPSON ITS SERIES  
 SOLID MEMBERS: SIMPSON JB OR LB SERIES
- I. WHERE BEAMS/HEADERS ARE NOTED AS 'DROPPED', PLACE TOP OF BEAM DIRECTLY BELOW BOTTOM OF JOISTS. JOISTS TO RUN CONTINUOUS OVER BEAM.

- J. HANGER SCHEDULE:  
 ENGINEERED I-JOISTS, TOP FLANGE: SIMPSON ITS SERIES.  
 ENGINEERED I-JOISTS, FACE-MOUNT: SIMPSON IUS SERIES.  
 SOLID-SAWN LUMBER, TOP FLANGE: SIMPSON JB OR LB SERIES.  
 SOLID-SAWN LUMBER, FACE-MOUNT: SIMPSON LU OR LJ SERIES.  
 SLOPED/SKEWED JOISTS: SIMPSON LRJZ HANGERS FOR ROOF.  
 CONSULT A/E FOR ANY HANGERS NOT SPECIFICALLY CALLED OUT.
- K. WALL FRAMING: SEE WALL FRAMING NOTES ON S-101. THE CONTRACTOR MAY SUBSTITUTE STRUCTURAL COMPOSITE STUDS IN PLACE OF STANDARD 2X STUDS WITH THE SAME SIZE AND SPACING, FOR WALLS OVER 12 FEET; CONFIRM STUD SIZE, SPACING AND GRADES WITH A/E.
- L. FRAMING PLAN KEY NOTES: INSTALL FASTENERS PER MNFR
- (X) 1. TYPICAL DECK LEDGER: 2X8 D.F. LEDGER BD. W/ STAGGERED 3 5/8" LEDGERLOK FASTENERS @ 10' O.C. INTO RIM BD. INCREASE SPACING TO 16' O.C. AT LEDGERS PARALLEL TO JOISTS.
2. PORCH ROOF LEDGER: 2X8 D.F. LEDGER BD. W/ STAGGERED 3 5/8" LEDGERLOK FASTENERS @ 10' O.C. INTO RIM BD. INCREASE SPACING TO 16' O.C. AT LEDGERS PARALLEL TO JOISTS.
3. PRESSURE BLOCKING: SEE DET. J18-304 FOR PRESSURE BLOCKING DETAIL.



ROOF FRAMING PLAN

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



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2022-09-12

ANIMAS CLIFFS TOWNHOMES  
 NORTH BUILDING  
 1700 CR 203  
 DURANGO, COLORADO 81301

JOB NO.: 21299  
 DATE: 2022-09-12  
 DRAWN BY: RA-A

ISSUE RECORD:

2022-06-22	PRELIM. PRICING SET
2022-09-12	PERMIT SET

REVISIONS:

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△	

S-303  
 ROOF FRAMING PLAN



REYNOLDS ASH + ASSOCIATES

ARCHITECTURE ENGINEERING

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2022-09-12

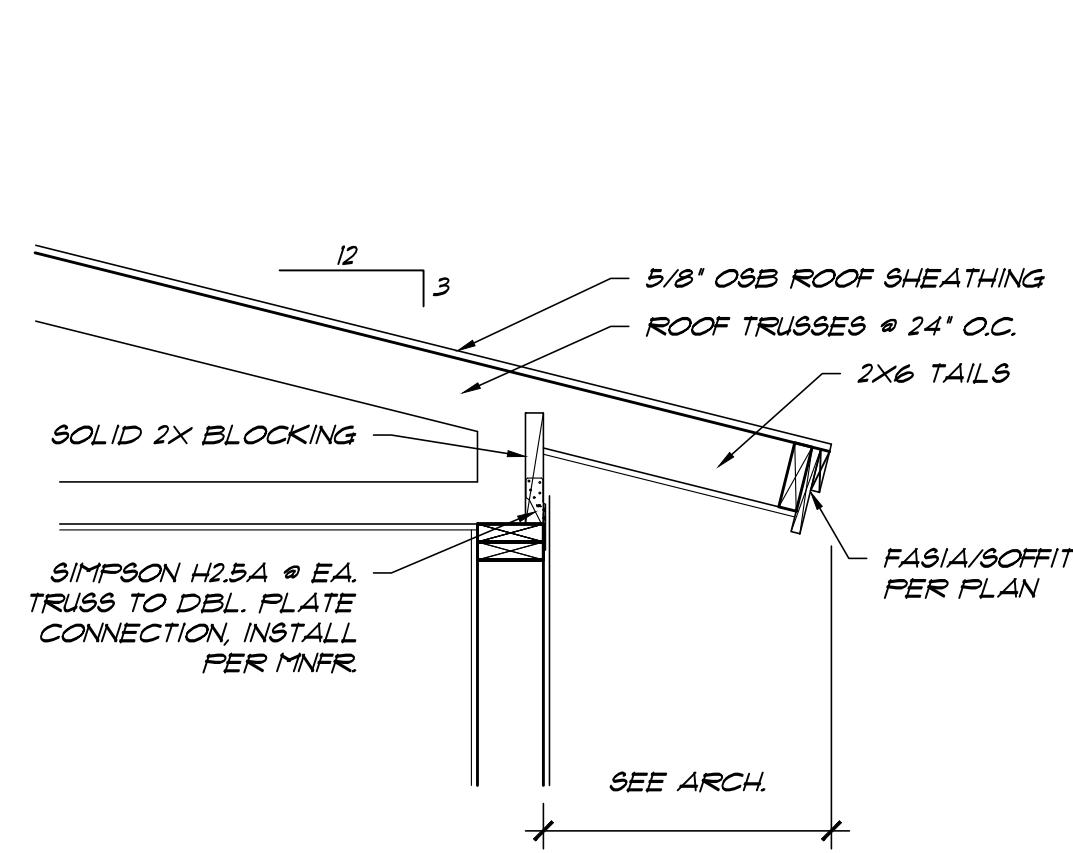
ANIMAS CLIFFS TOWNHOMES  
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DURANGO, COLORADO 81301

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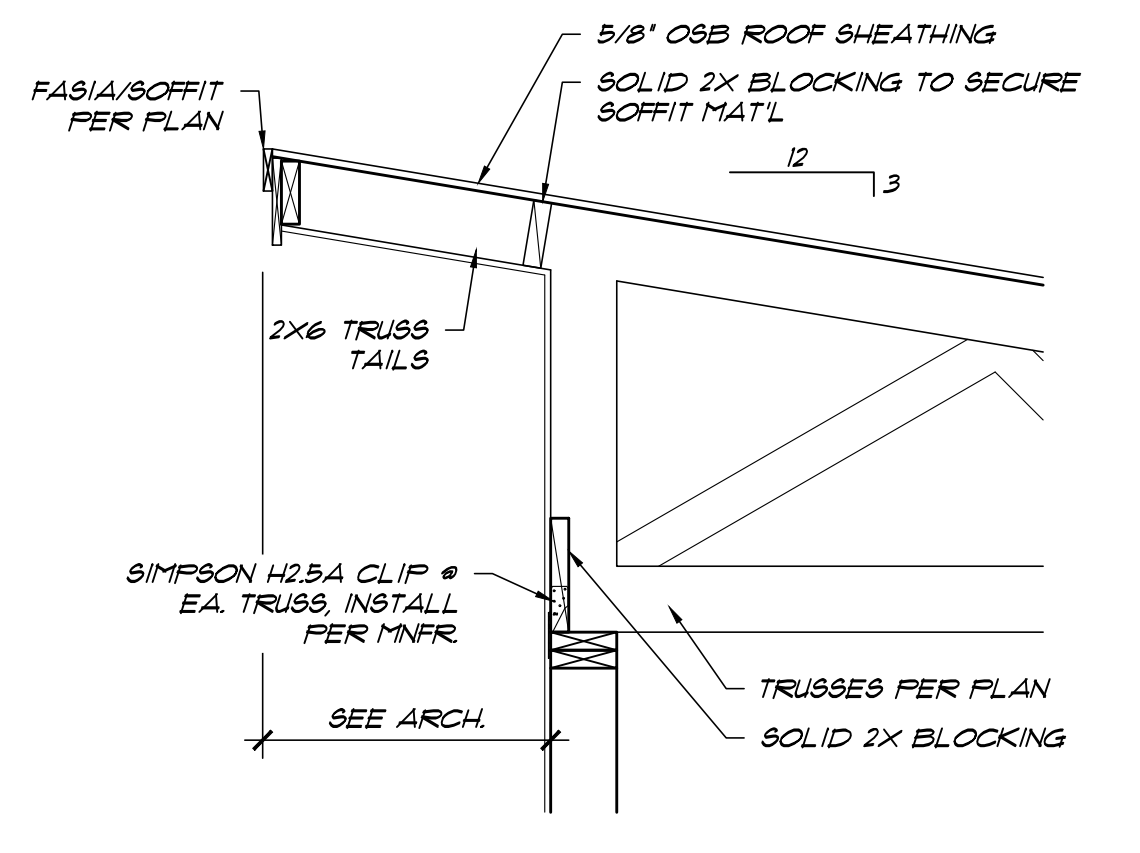
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2022-06-22 PRELIM. PRICING SET  
2022-09-12 PERMIT SET

REVISIONS:  
A  
B  
C  
D

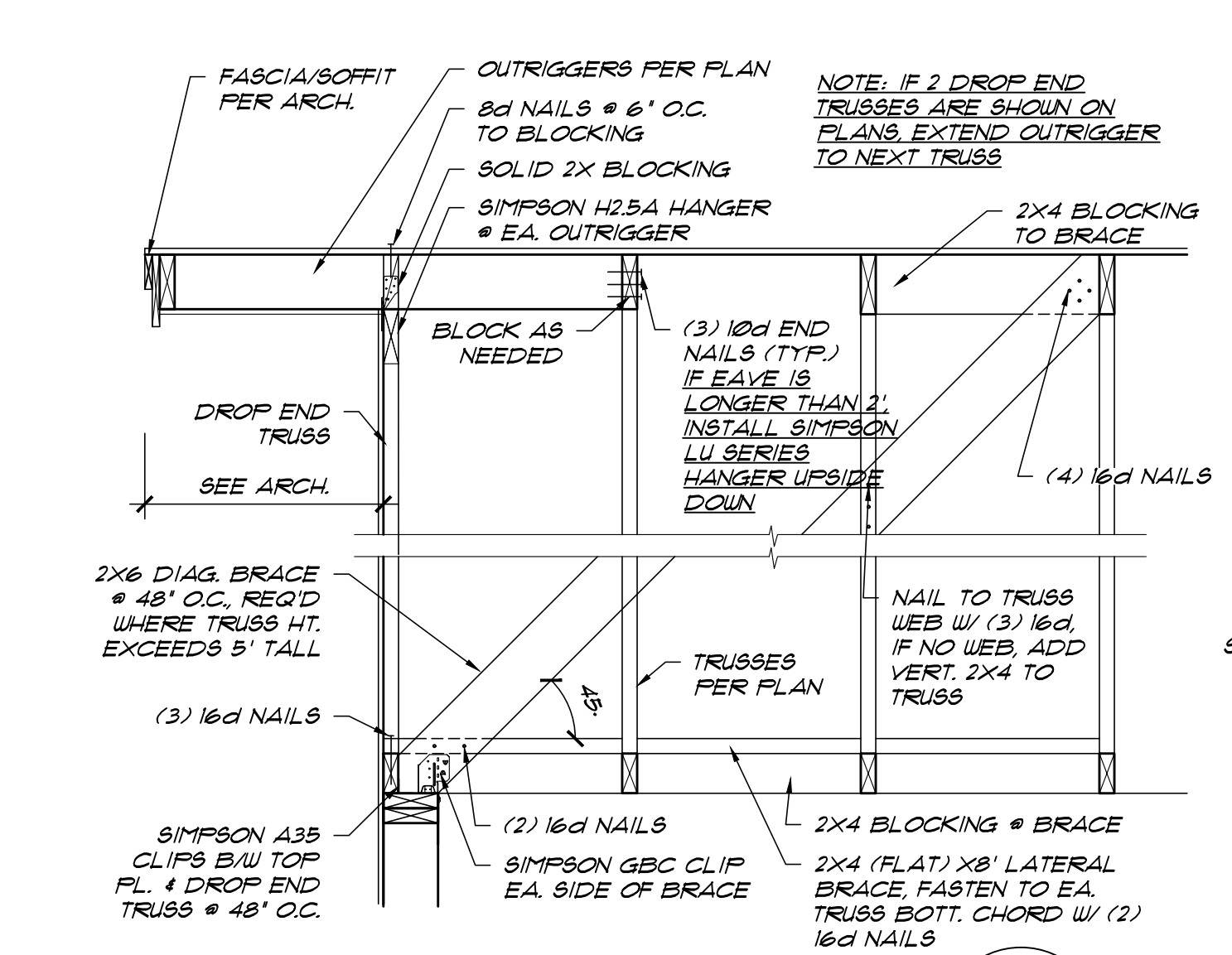
S-304  
FRAMING DETAILS



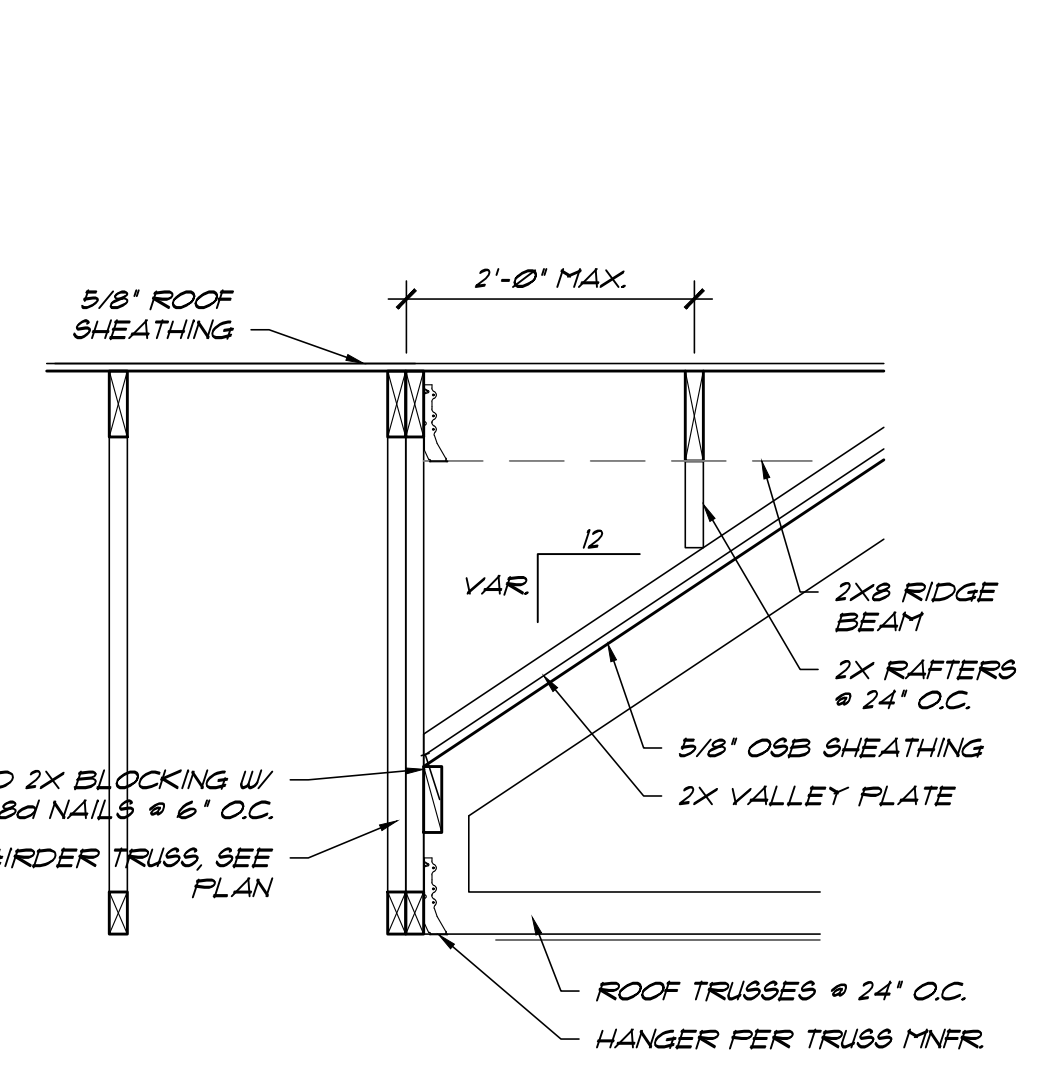
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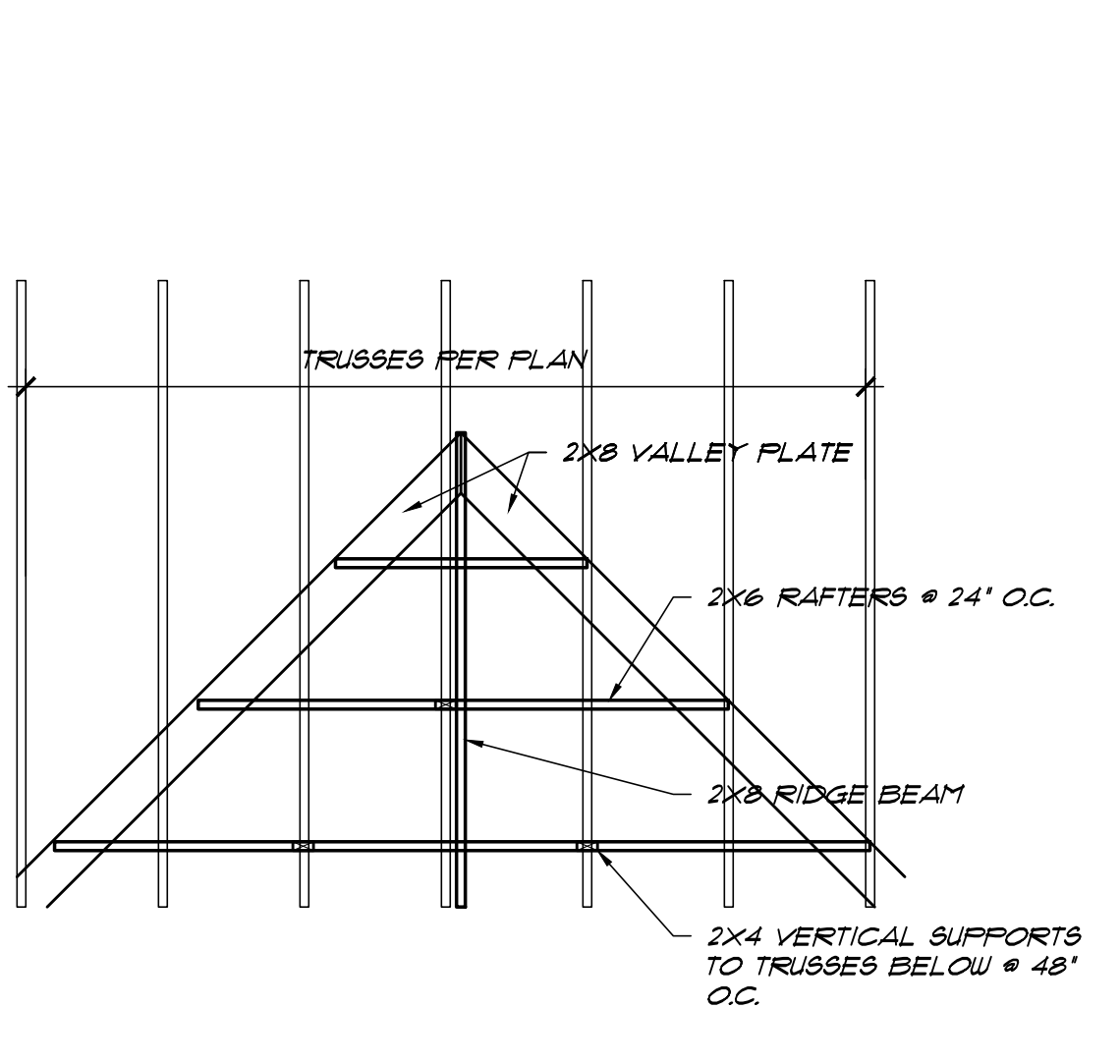
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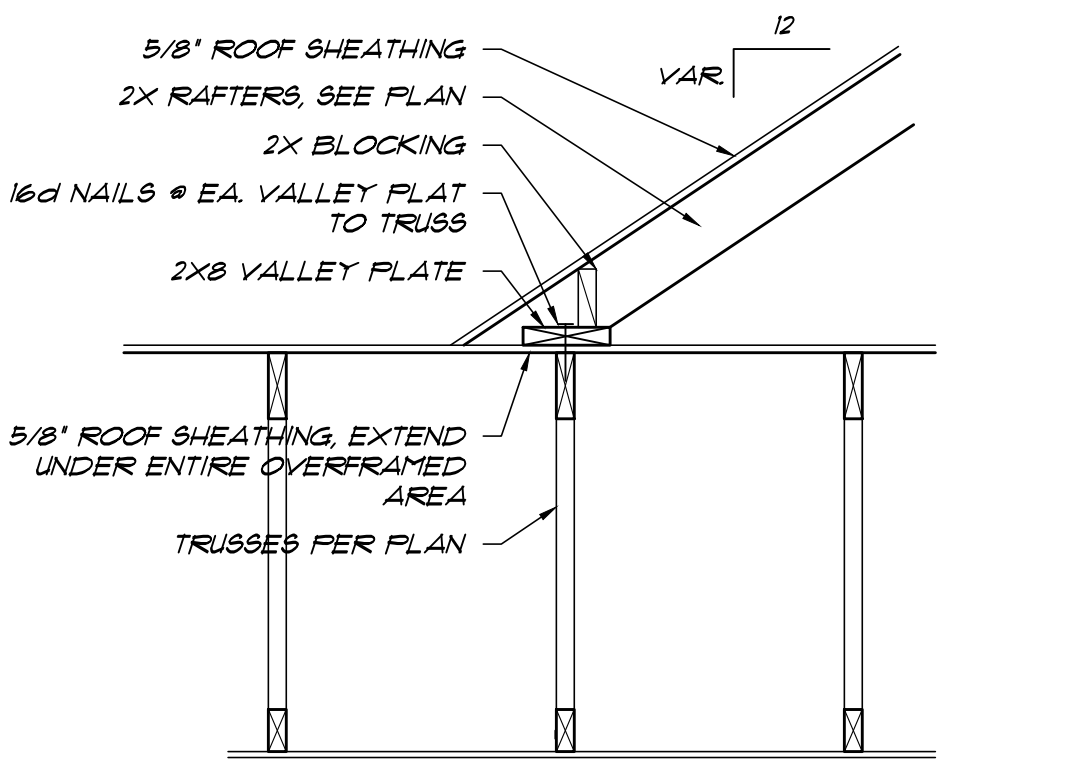
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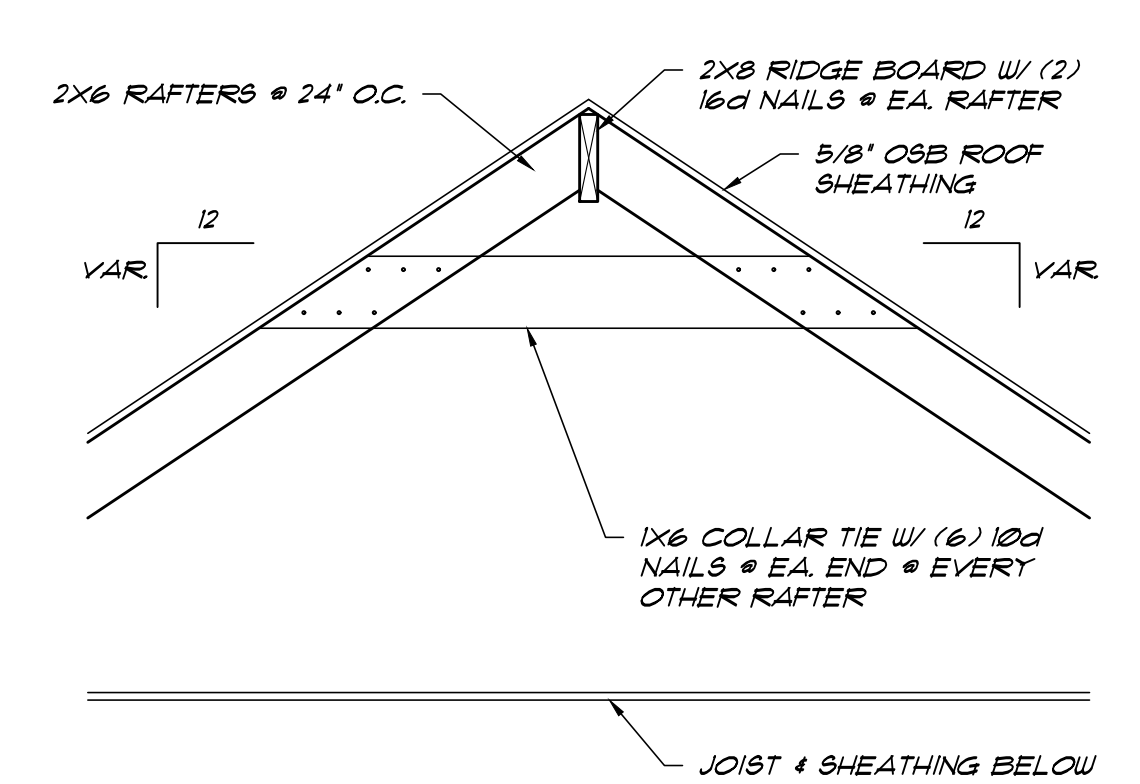
BEARING @ GIRDER D  
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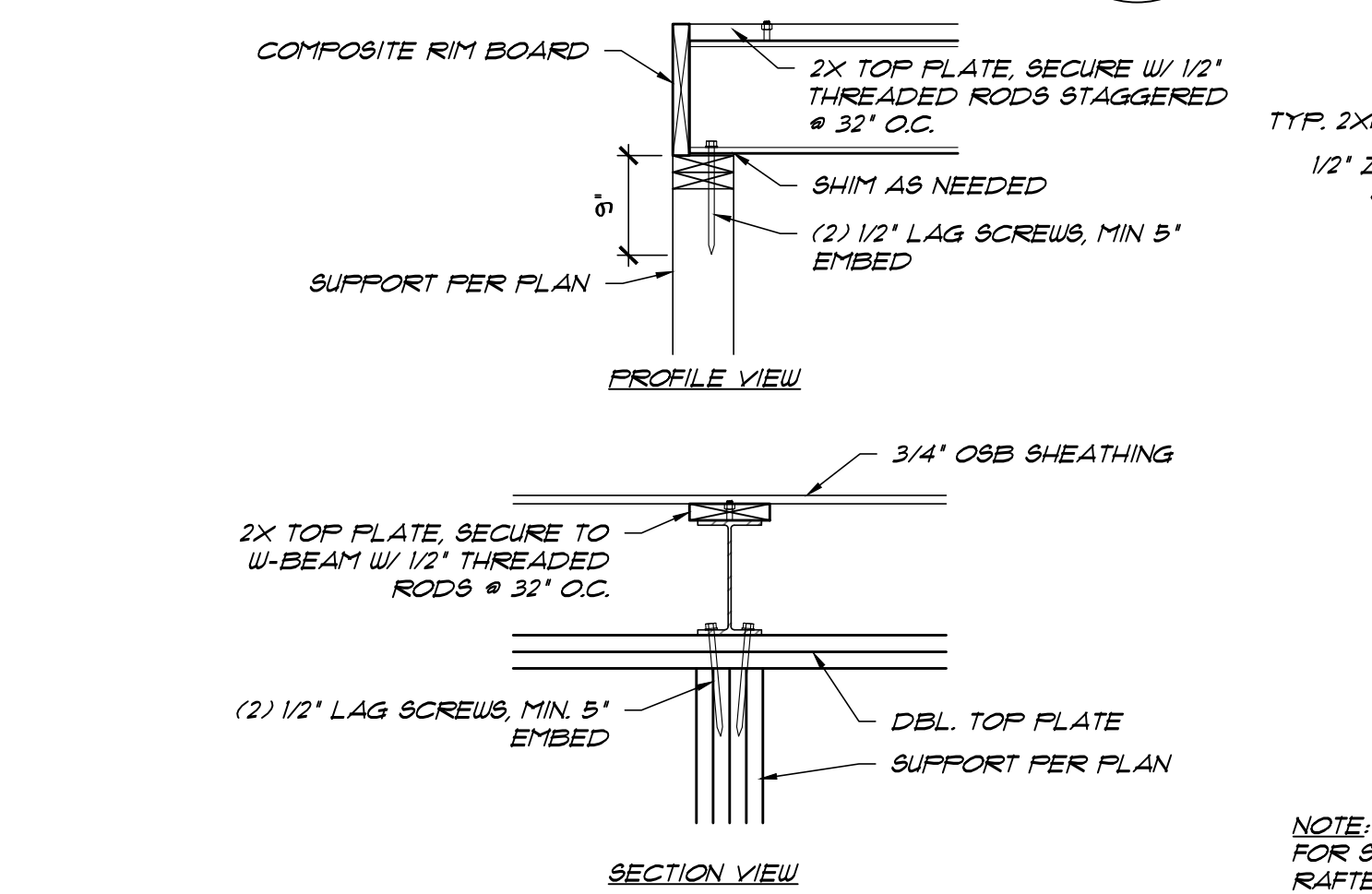
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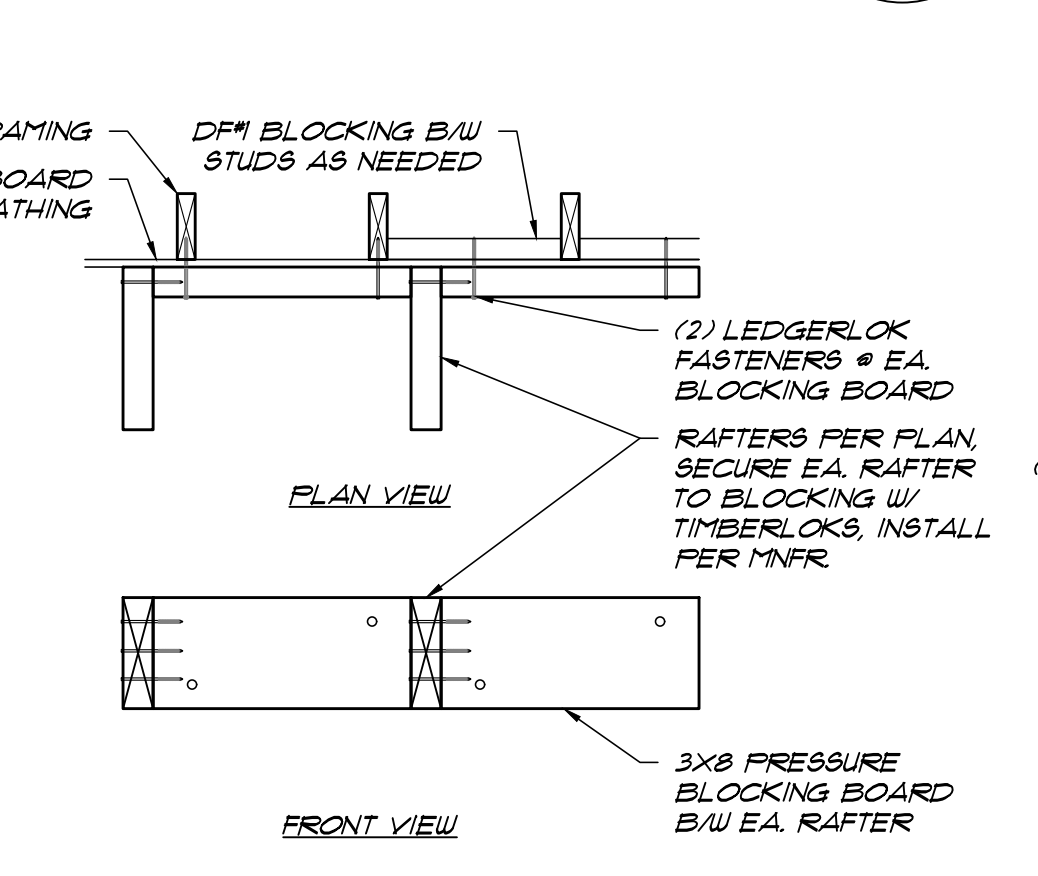
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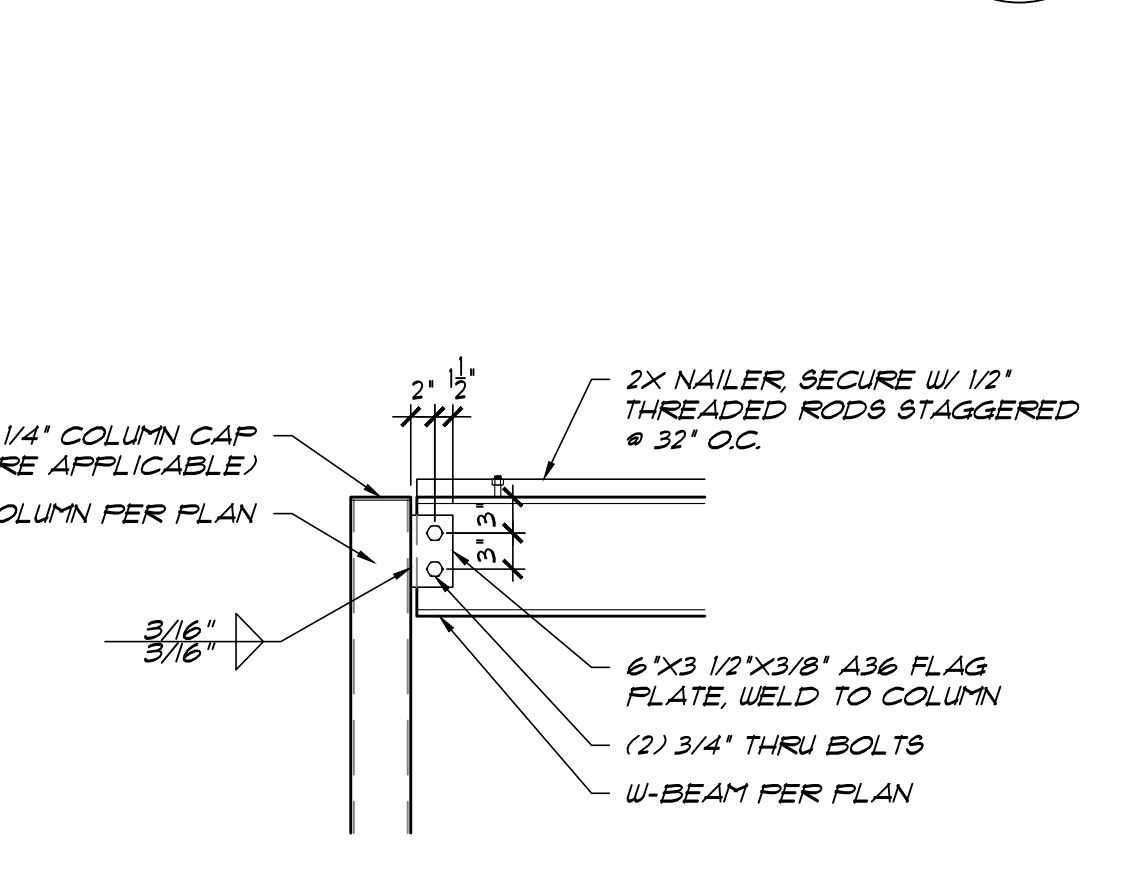
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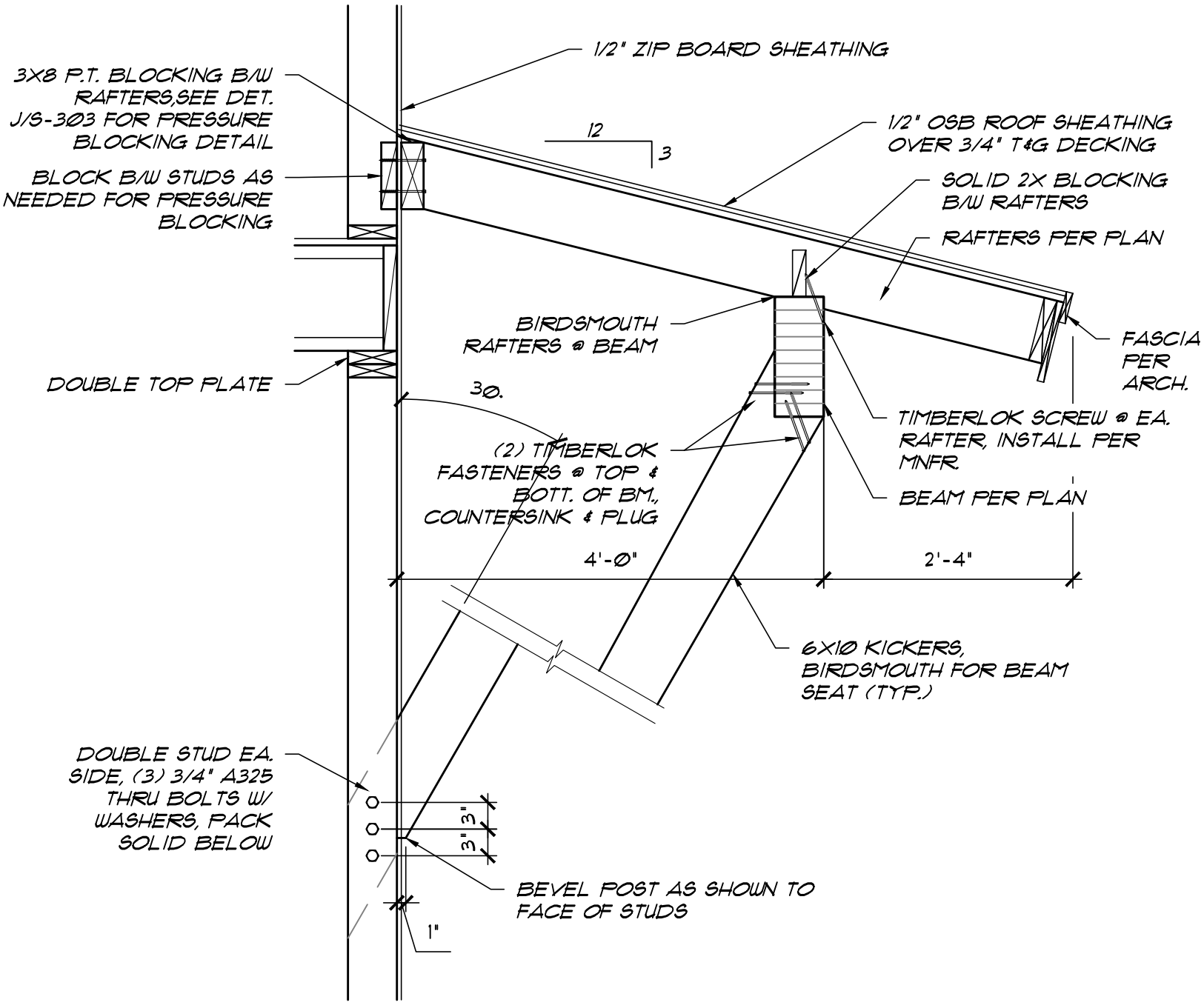
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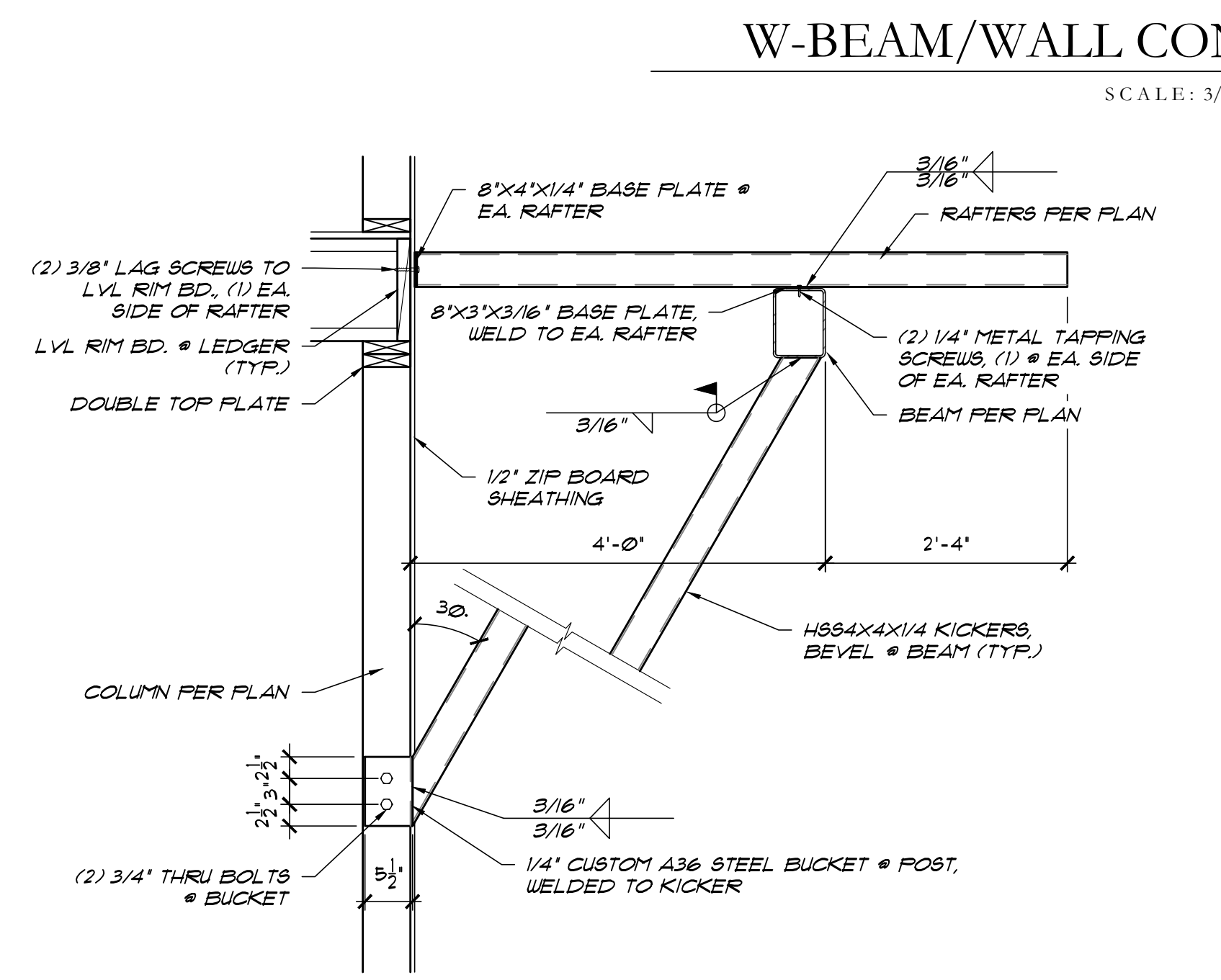
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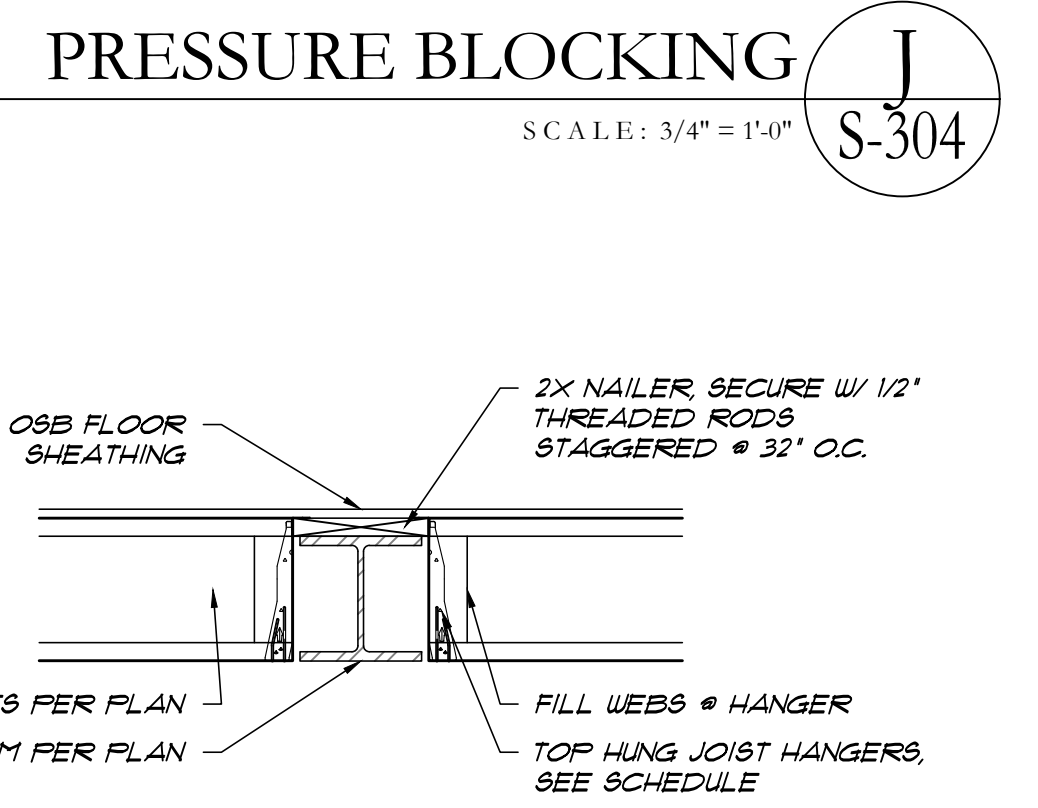
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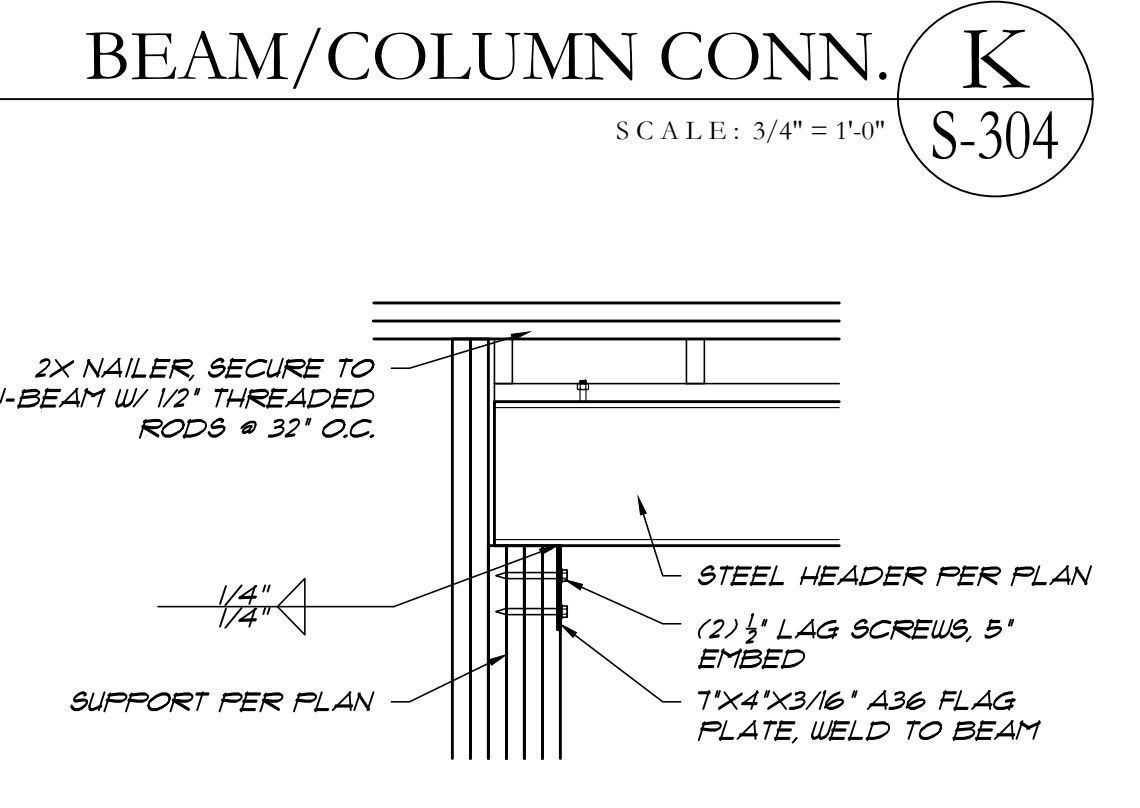
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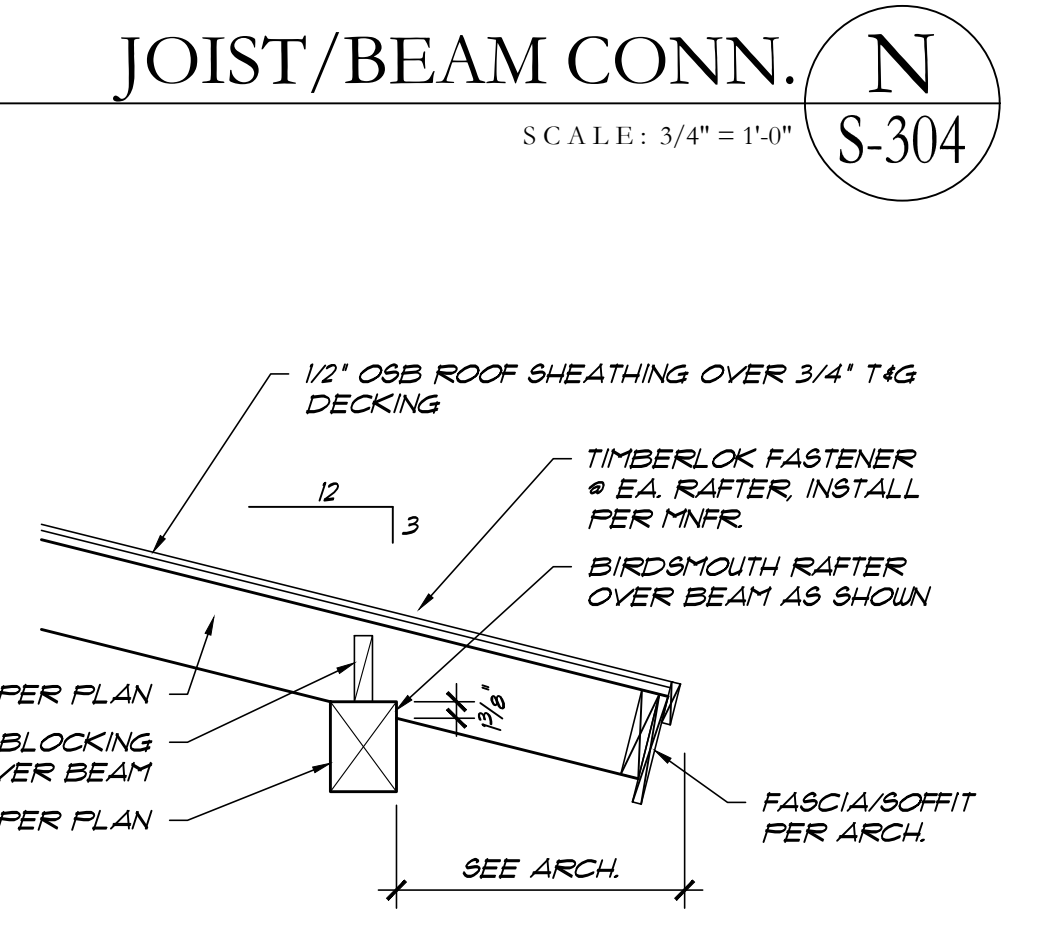
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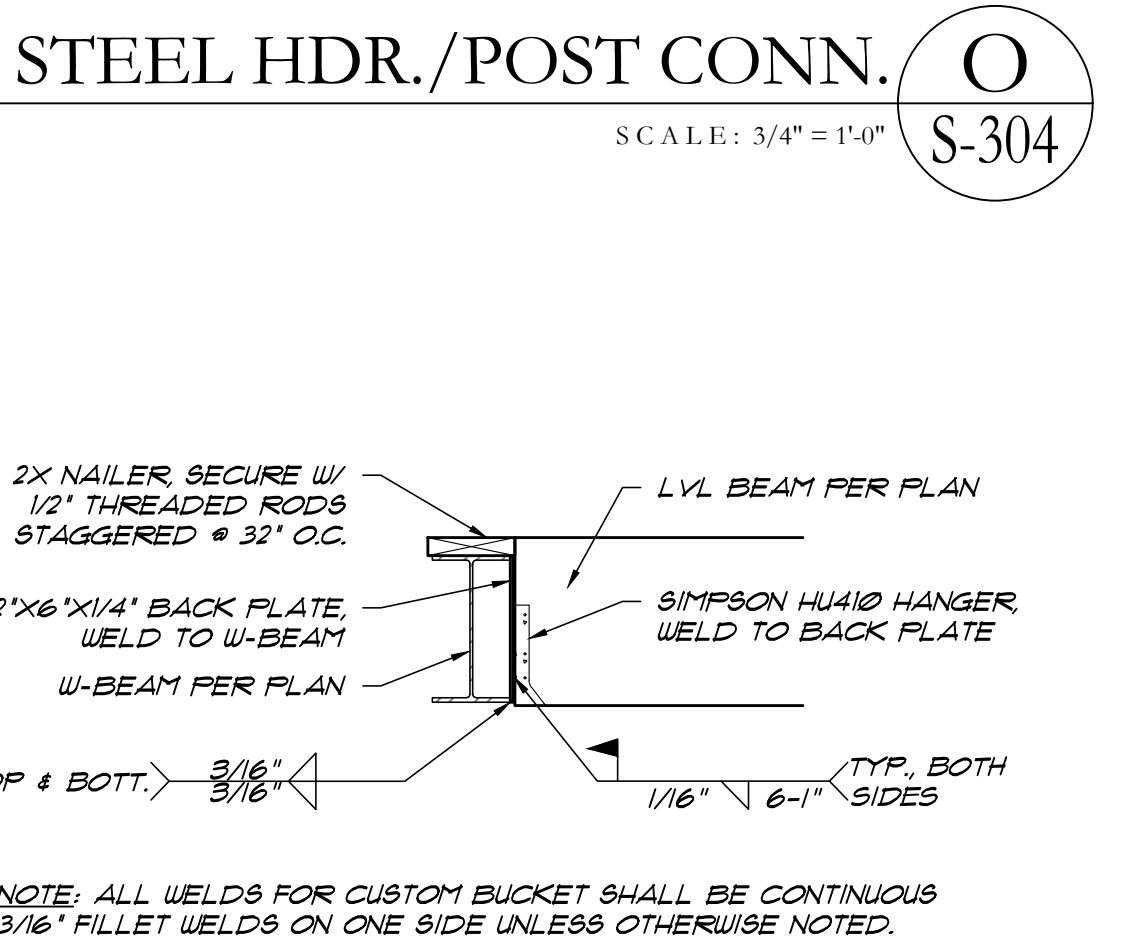
JOIST/BEAM CONN. N  
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STEEL HDR./POST CONN. O  
SCALE: 3/4\"/>



RAFTER/BEAM CONN. P  
SCALE: 3/4\"/>



BEAM/BEAM CONN. R  
SCALE: 3/4\"/>