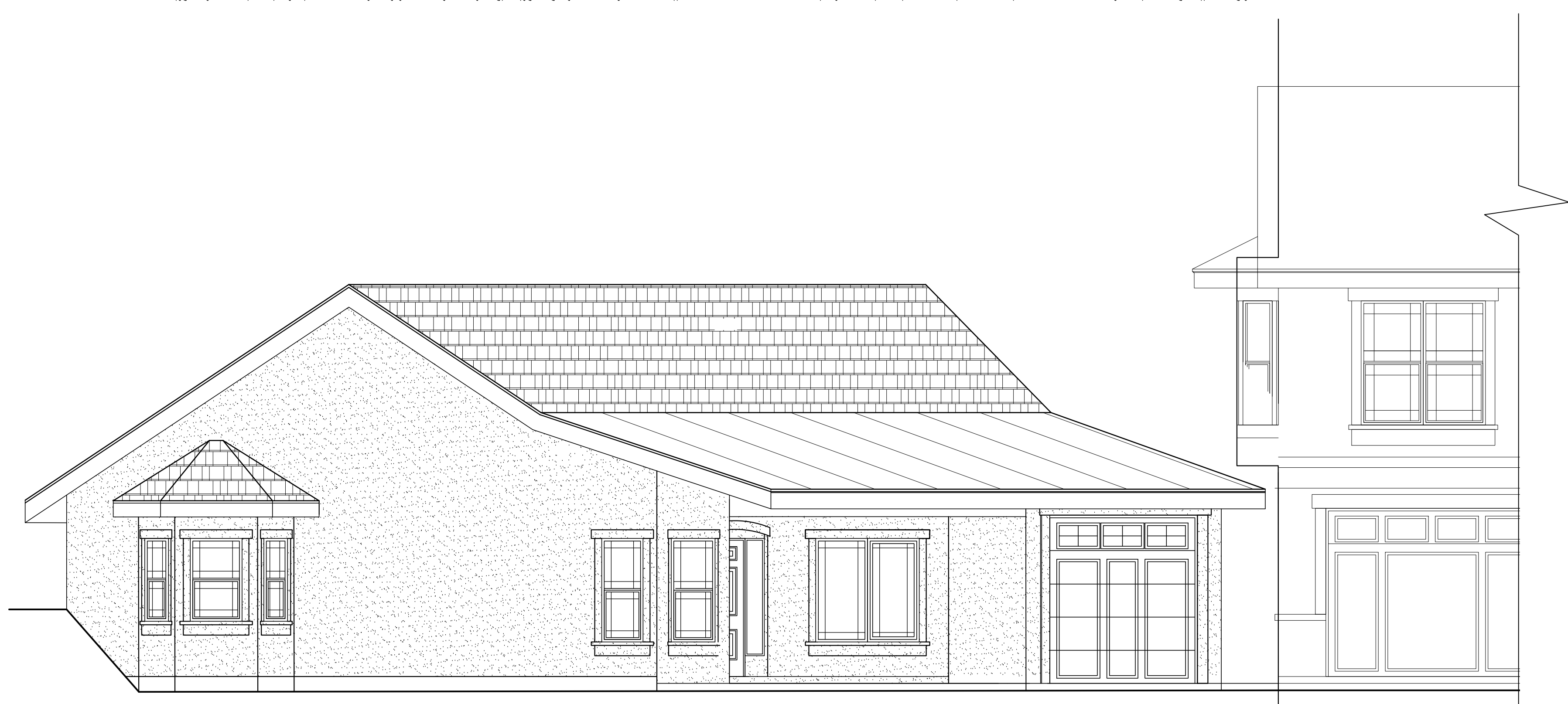
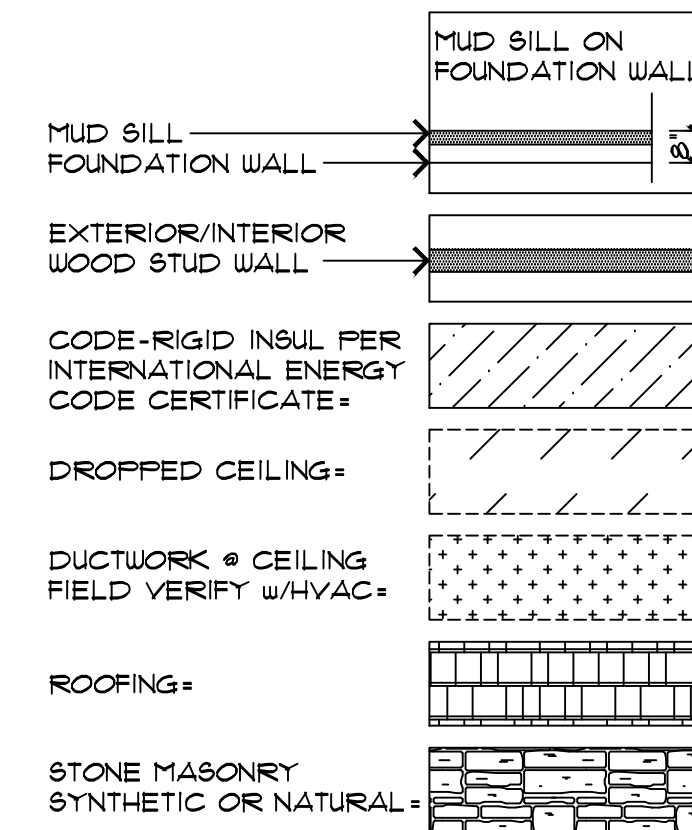


# WEIMER ADDITION/REMODEL



## COMMON HATCHES



## GENERAL NOTES:

- 1) GENERAL CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS AND OWNERS SHALL FAMILIARIZE THEMSELVES AND VERIFY ALL NOTES, SPECIFICATIONS, DIMENSIONS AND DRAWINGS SHOWN ON THESE DOCUMENTS PRIOR TO STARTING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THOSE PARTIES TO REPORT ANY CHANGES OR DISCREPANCIES TO THE DESIGNER. QUESTIONS REGARDING THESE DOCUMENTS INCLUDING INTERPRETATION, DIMENSIONS, NOTES, SCALE, AND OTHER SIMILAR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER IMMEDIATELY IN WRITING. FAILURE TO DO ANY OF THE ABOVE SHALL RELIEVE THE DESIGNER OF ANY ERRORS. DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY CHANGES NOT NOTED IN WRITING TO THESE DRAWINGS AND SPECIFICATIONS.
- 2) ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED & USED PER MFG SPECS. & ICC-UL REPORTS.
- 3) DESIGNER SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZING OR LOCATION.
- 4) UNLESS OTHERWISE NOTED ALL FOUNDATION WALLS ARE 8".
- 5) UNLESS OTHERWISE NOTED ALL EXTERIOR WOOD STUD FRAMED WALLS ARE 5 1/2".
- 6) UNLESS OTHERWISE NOTED ALL INTERIOR WOOD STUD FRAMED WALLS ARE 3 1/2".
- 7) UNLESS OTHERWISE NOTED ALL ANGLES ARE 45° OR 90°.
- 8) UNLESS OTHERWISE NOTED ALL WINDOW AND DOOR HEADER HEIGHTS ARE AT 80" AND 96".
- 9) UNLESS NOTED OTHERWISE WINDOWS & DOORS ARE NOTED IN NOMINAL FEET & INCHES. EXAMPLE: 2668x2'-6"x6'-8".

## REVISIONS

7.17.19-rbd/county

**LGA STUDIOS**  
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www.lgastudios.com

## COMMON SPECIFIC NOTES:

- 1) NOT USED
- 2) DECK LINE ABOVE
- 3) WALL LINE BELOW
- 4) CEILING BREAK
- 5) 2x6 INTERIOR STUD WALL
- 6) NOT USED

## SITE WORK

- 1) NOTE: SEE SITE PLAN FOR SPECIFIC DRIVE & WALKWAY INFORMATION
- 2) NOT USED

## GLAZING

- 10) TEMP GLASS DOOR & ENCLOSURE @ SHOWER
- 11) LOWER GLASS UNITS SHALL BE 9 SQ. FT. OF GLAZING OR LESS
- 12) WINDOW SILL SHALL BE A MIN 60" ABOVE TUB DRAIN STANDING SURFACE OR WINDOW SILL SHALL BE MIN 60" ABOVE STAIR TREAD/LANDING SURFACE
- 13) NOTE: GLAZING ADJACENT AND WITHIN A 24" ARC OF A DOOR IN THE CLOSED POSITION SHALL BE TEMP GLASS

## FIRE PROTECTION

- 16) PROVIDE 3/4" TYPE 'X' GYP BD (TO BE ATTACHED AT 16" O.C. PER CODE SEPARATION REQUIREMENTS) AT ENTIRE GARAGE CEILING & WALLS ADJACENT TO LIVING AREA, WRAP BEAMS & ALL COLUMNS, AND UNDERSIDE OF ALL CANTILEVERS
- 17) EGRESS WINDOWS SHALL HAVE EGRESS HARDWARE AND A MIN CLEAR NET OPENING OF 5.7 SF, & A CLEAR NET OPERABLE HEIGHT DIM OF 24" MIN & A CLEAR OPERABLE WIDTH OF 20" MIN & A FINISHED SILL HEIGHT OF NOT MORE THAN 44" AFF.

## FINISHES

- 19) ALL FIRD CEILING SHALL BE LIMITED TO MAX 8" WIDE 4" MIN. 6"-8" FINISHED SOFFIT w/1'-6" MIN CEILING HEIGHT AS PER LOCAL CODE.
- 20) 1/2" GYP BD, TAPE, TEXTURE, PAINT AND INSULATE THESE WALLS AS SHOWN.

## FIREPLACES

- 22) DIRECT VENT ZERO CLR PROPANE BURNING w/APPROVED ICC OR UL LISTED
- 23) NOT USED

## CASEWORK

- 25) SEE CABINET MFG. DETAILS FOR SPECIFIC CABINET LAYOUT & DIMENSIONS.
- 26) SEE CLOSET MFG. DETAILS FOR SPECIFIC LAYOUTS, SHLVING, CUBBIES, MISC ITEMS & DIMENSIONS.

## PLUMBING

- 28) CUSTOM MUD SET SHOWER. SEE FLOOR PLAN FOR SPECIFIC DIMENSIONS
- 29) 30"x60" TUB/SHWR
- 30) 42"x12" TUB/SFA
- 31) 42"x34" SHOWER
- 32) LAUNDRY TUB

## INSULATION

- 38) PROVIDE INSULATION AS NOTED IN THE ASSEMBLY NOTES AND AS SHOWN ON THE ATTACHED 'INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE' AS REQ'D BY PFRBD

## REVISIONS

00/00/00-NOT USED

## SQUARE FOOTAGE

AREA SCHEDULE	
NEW ADDITION area	= 1408 sf
New Garage area	= 462 sf
New Covered Porch area	= 111 sf
New Rear Patio (uncovered) area	= 450 sf

## COMMON SPECIFIC NOTES CONTINUED:

### LAUNDRY

- 34) WASHER/DRYER
- 35) DRYER DUCT SHALL NOT EXCEED 25'. LENGTH SHALL BE REDUCED 2 1/2" FOR EACH 45° BEND & 5" FOR EACH 90° BEND. EXHAUST SHALL NOT PENETRATE EXTERIOR WALL WITHIN 3' OF ANY OPENINGS.
- 36) PROVIDE 100 SQ. IN. MIN. MAKE-UP AIR. DOOR NEEDS TO BE LOUVERED OR GRILLED. MAKE-UP AIR FOR DRYER MUST COME FROM AN AREA 500 SQ. FT. OR LARGER - OR PROVIDE GRILL ABOVE DOOR.

### INSULATION

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NOTE: HVAC TO BE DESIGNED AND PROVIDED BY OTHERS.

## COMMON ABBREVIATIONS

AFF	= ABOVE FINISH FLOOR
B.C.	= BOTTOM CHORD
BOU	= BOTTOM OF WALL
BRG	= BEARING
BTM	= BOTTOM
CL	= CENTERLINE
C OR COL	= COLUMN
CAB	= CABINET
CANT	= CANTILEVER
CLG BRK	= CEILING BREAK
CLR	= CLEARANCE
CONC	= CONCRETE
(D)	= DROPPED
(DV)	= DIRECT VENT
EA	= EACH
EE	= EACH END
ELEC	= ELECTRICAL
(F)	= FLUSH
FF	= FINISH FLOOR
FLR	= FLOOR
FND	= FOUNDATION
(FV)	= FIELD VERIFY
GLB	= GLULAM BEAM
GYP	= GYPSUM
H	= HEADER
HB	= HOSE BIB
HGR/HNGR	= HANGER
HGT	= HEIGHT
ICC	= INTERNATIONAL CODE COUNCIL
INSUL	= INSULATION
INSUL JST/JOIST	= JOIST/JOISTS
K	= KING STUD
LVL	= LAMINATED VENEER LUMBER
MFG	= MANUFACTURER
MAX	= MAXIMUM
MIN	= MINIMUM
ML	= MICRO LAM
O.C.	= ON CENTER
OFOI	= OWNER FURNISH/OWNER INSTALL
O.H.	= OVER HANG
E	= PLATE LINE
F.T.	= PRESSURE TREATED
* P&F	= POUNDS PER SQUARE FOOT
REQ'D	= REQUIRED
RS	= ROUGH SAUN
SHWR	= SHOWER
SF or SQ. FT.	= SQUARE FEET or SQUARE FOOT
T	= TRIMMER
TBD	= TO BE DETERMINED
TEMP	= TEMPERED
TOP	= TOP OF FOUNDATION
TOP	= TOP OF WALL
TYP	= TYPICAL
UN.O.	= UNLESS NOTED OTHERWISE
VL	= VERSALAM
VTR	= VENT THROUGH ROOF
W/P	= WEATHER PROTECTED

## LOADING

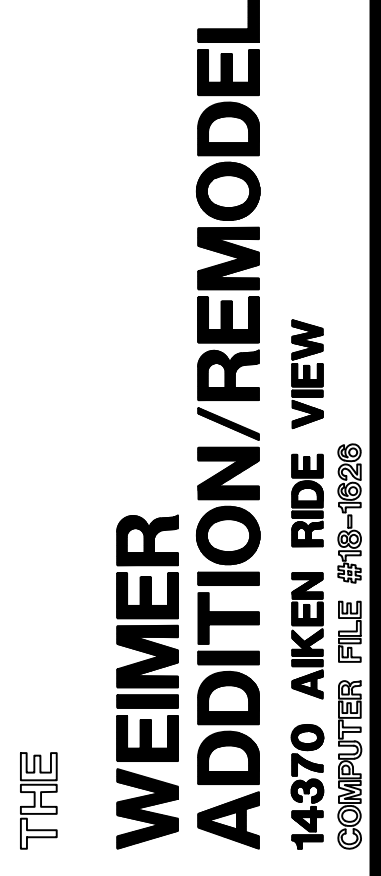
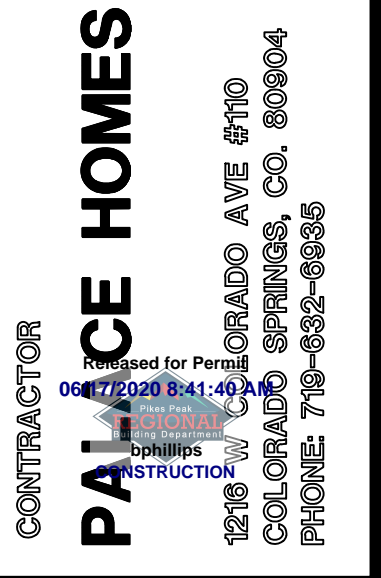
WIND LOAD:	130 MPH EXPOSURE 'C'
ROOF LOADS:	LIVE LOAD = 40* P&F DEAD LOAD = 25* P&F
DECK LOADS:	LIVE LOAD = 40* P&F DEAD LOAD = 15* P&F TOTAL LOAD 55 P&F

## ASSEMBLY NOTES

(REFERENCES TO SPECIFIC SPECIFICATION SECTIONS ARE FOR MAJOR ASSEMBLY ELEMENTS. OTHER SPECIFICATION SECTIONS MAY ALSO APPLY). SEE SHEET 551

ASSEMBLY NUMBER	ASSEMBLY CATEGORY	PRODUCT SPECIFICATION REFERENCE
A	ROOF:	Roof: Standing seam metal roofing on ice and water shield underlayment and 1/16" sheathing OR class 'A' fiberglass reinforced asphalt shingles (less than 240° between Oct-May) on underlayment and 1/16" sheathing over factory built trusses of rafters w/ specified insulation. Note for elevations 1020' and above, provide required ice and water shield starting at the eave and continuing to a point 24" inside the exterior wall line. Provide insulation per attached IECC requirements. Refer to specification sections 061000, 061100, 071000, 071200, 071300, 071400, 071500, 071600, 071700, 071800, 071900, 072000, 072100, 072200, 072300, 072400, 072500, 072600, 072700, 072800, 072900, 073000, 073100, 073200, 073300, 073400, 073500, 073600, 073700, 073800, 073900, 074000, 074100, 074200, 074300, 074400, 074500, 074600, 074700, 074800, 074900, 075000, 075100, 075200, 075300, 075400, 075500, 075600, 075700, 075800, 075900, 076000, 076100, 076200, 076300, 076400, 076500, 076600, 076700, 076800, 076900, 077000, 077100, 077200, 077300, 077400, 077500, 077600, 077700, 077800, 077900, 078000, 078100, 078200, 078300, 078400, 078500, 078600, 078700, 078800, 078900, 079000, 079100, 079200, 079300, 079400, 079500, 079600, 079700, 079800, 079900, 080000, 080100, 080200, 080300, 080400, 080500, 080600, 080700, 080800, 080900, 081000, 081100, 081200, 081300, 081400, 081500, 081600, 081700, 081800, 081900, 082000, 082100, 082200, 082300, 082400, 082500, 082600, 082700, 082800, 082900, 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DRAWN BY LGA STUDIOS

CHECKED: LGA Studios

PLOT 08/06/20

SPECIFICATIONS

09 9100 Painting
1.0 GENERAL
1.1 Exterior and interior surfaces not factory finished and not specifically excluded shall be painted.

DIVISION 10 SPECIALTIES
1.0 MANUFACTURED FIREPLACES
1.0 GENERAL
2.1 Provide Fireplace and Stone units as shown on plans.

DIVISION 11 EQUIPMENT
11 3100 Appliances
1.0 GENERAL
2.0 PRODUCTS
2.1 Kitchen Appliances: As selected by the Owner - all Energy Star

DIVISION 22 PLUMBING
22 0000 Plumbing Fixtures and Equipment
1.0 GENERAL
2.0 PRODUCTS
2.1 Refer to Plumbing Plan, fixtures as selected by the Owner.

DIVISION 31 HEATING, VENTILATION, AND AIR-CONDITIONING
31 0000 Mechanical Equipment
1.0 GENERAL
2.0 PRODUCTS
2.1 Refer to Mechanical Plans for Heating and Air-Conditioning Equipment per Schedule and Notes by mechanical contractor.

DIVISION 31 EARTHWORK
31 0000 Earthwork
1.0 GENERAL
1.1 The Soils Engineer will be hired directly by the Owner/GCC. Costs of earthwork testing and oversight by the Soils Engineer will be paid by the Owner/GCC.

31 2113 Radon Venting
1.0 GENERAL
1.1 Submit Shop drawings and Product Data of design and layout of under-slab Radon Venting System for review and approval.

33 0000 Utilities
1.0 GENERAL
1.1 Perform all Utility Extension work in accordance with Local Utilities' Provider standard specifications and details.

33 4600 Sub-drainage Systems
1.0 GENERAL
1.1 Coordinate installation of system with Soils Engineer. Allow Soils Engineer to observe field conditions prior to layout, excavation, and installation.

DIVISION 9 FINISHES
09 2116 Gypsum Board Partitions and Ceilings
1.0 GENERAL
1.1 All interior partitions are wood studs with designated thickness gypsum board.

09 2513 Acrylic Thin-Coat Stucco
1.0 GENERAL
1.1 Stucco shall be as selected by Owner.

09 3000 Tile
1.0 GENERAL
1.1 Installation Guidelines: TCA's "Handbook for Ceramic Tile Installation." Comply with TCA installation methods indicated in the installation schedules for thin-set applications over wood and concrete.

DIVISION 8 DOORS AND WINDOWS
08 1400 Doors
1.0 GENERAL
1.1 Interior doors shall be as selected by Owner.

08 3613 Overhead Sectional Doors
1.0 GENERAL
1.1 Overhead Garage door design shall be as illustrated on the drawings.

08 5400 Windows
1.0 GENERAL
1.1 Windows shall be aluminum clad wood, fiberglass, composite, or vinyl; size and type as indicated, manufacturer as chosen by Owner.

08 6000 Wood Flooring
1.0 GENERAL
1.1 Contractor shall select and approve flooring with a minimum 1/8 inch x 16 inch sample with selected stain and finish for approval before applying finish to new floor.

08 6400 Wood Flooring
1.0 GENERAL
1.1 Contractor shall select and approve flooring with a minimum 1/8 inch x 16 inch sample with selected stain and finish for approval before applying finish to new floor.

2.7 Underlayment: DuPont Roofliner or other approved substitute (30# asphalt impregnated felt not allowed).

07 6200 Flashing and Sheet Metal
1.0 GENERAL
1.1 Comply with recommendations of "Architectural Sheet Metal Manual", latest edition, as published by Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA).

07 8400 Firestopping
1.1 Section Includes: Fire Stop, Smoke and Draft Barrier System where indicated on the drawings or required to maintain code compliant construction.

07 9200 Joint Sealants
1.0 GENERAL
1.1 Caulk and seal all exterior joints around windows and door frames; between wall sole plates and floors, and between exterior wall panels;

DIVISION 8 DOORS AND WINDOWS
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2.4 Rigid Board Insulation: Extruded Polystyrene Board Insulation; ASTM C578, Type N. Extruded polystyrene board with natural skin surface, thickness as indicated on drawings.

07 2500 Weather Barriers
1.0 GENERAL
1.1 Submittals: Product Data and Written Installation Instructions by the manufacturer.

07 3113 Fiberglass Reinforced Asphalt Shingles
1.0 GENERAL
1.1 Warrantee: Manufacturer's standard limited 40 year warrantee 360# or greater dimensional asphalt shingles.

07 3113 Fiberglass Reinforced Wood Trusses and Structural Wood
1.0 GENERAL
1.1 Certified Wood: Materials shall be produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship."

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EXTERIOR POSTS - Redwood # 2 (or better)

07 1100 Bituminous Damproofing
1.0 GENERAL
1.1 Bituminous Damproofing at exterior side of foundation walls where below grade and atop full width of footings. Extend damproofing from top of footings up to within 4 inches of finish grade.

07 1100 Bituminous Damproofing
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2.3 Use of Fly-Ash will be considered. Utilize to the extent indicated in approved mix designs.

05 4300 Cast Underlayment
1.0 GENERAL
1.1 Do not install underlayment until floor penetrations and peripheral work are complete.

05 1200 Structural Steel
1.0 GENERAL
1.1 All detailing, fabrication and erection shall conform to AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, and the AISC Code for Standard Practice for Steel Buildings and Bridges' latest edition.

05 1200 Structural Steel
1.0 GENERAL
1.1 All detailing, fabrication and erection shall conform to AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, and the AISC Code for Standard Practice for Steel Buildings and Bridges' latest edition.

05 1200 Structural Steel
1.0 GENERAL
1.1 All detailing, fabrication and erection shall conform to AISC Specification for the Design, Fabrication and Erection of Structural Steel for Buildings, and the AISC Code for Standard Practice for Steel Buildings and Bridges' latest edition.

05 7300 Ornamental Railings
1.0 GENERAL
1.1 Provide railings capable of withstanding the effects of gravity loads and the following loads and stresses.

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DIVISION 01 GENERAL REQUIREMENTS
DIVISION 02 EXISTING CONDITIONS
DIVISION 03 CONCRETE
DIVISION 04 MASONRY
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DIVISION 32 EXTERIOR IMPROVEMENTS
DIVISION 33 UTILITIES

DIVISION 00 CONTRACTING REQUIREMENTS
00 7000 General Conditions of the Contract
1.0 GENERAL
1.1 Notify the Designer of any conflicts between these specifications and other Contract Documents prior to performance of any work.

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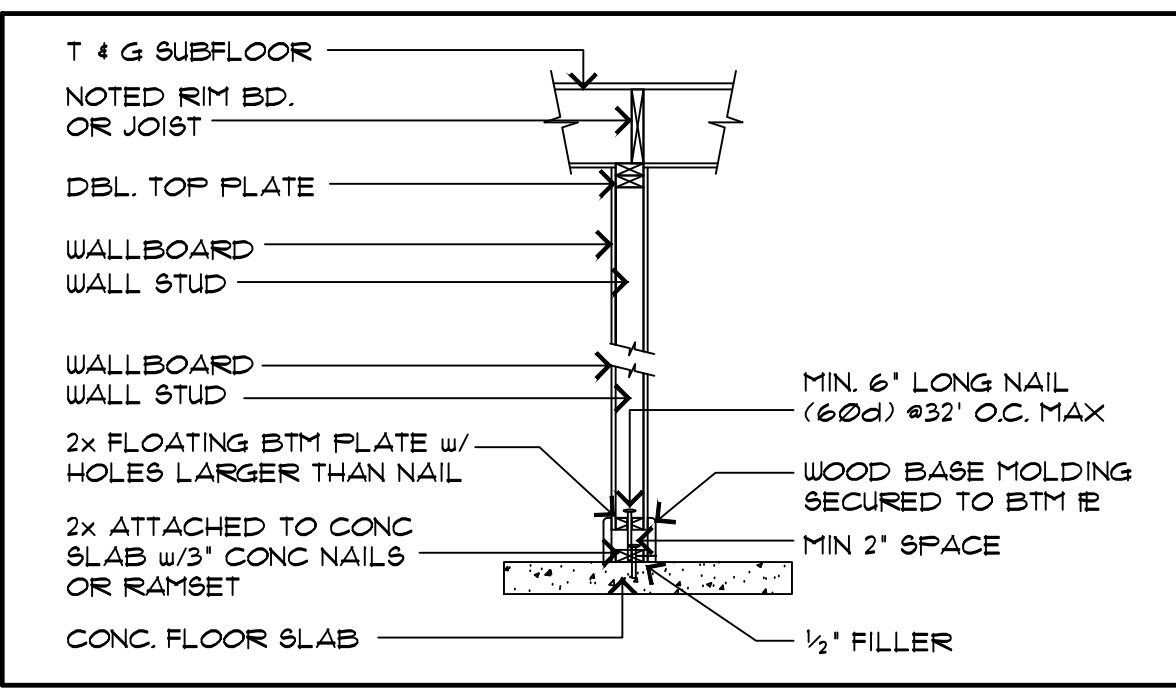
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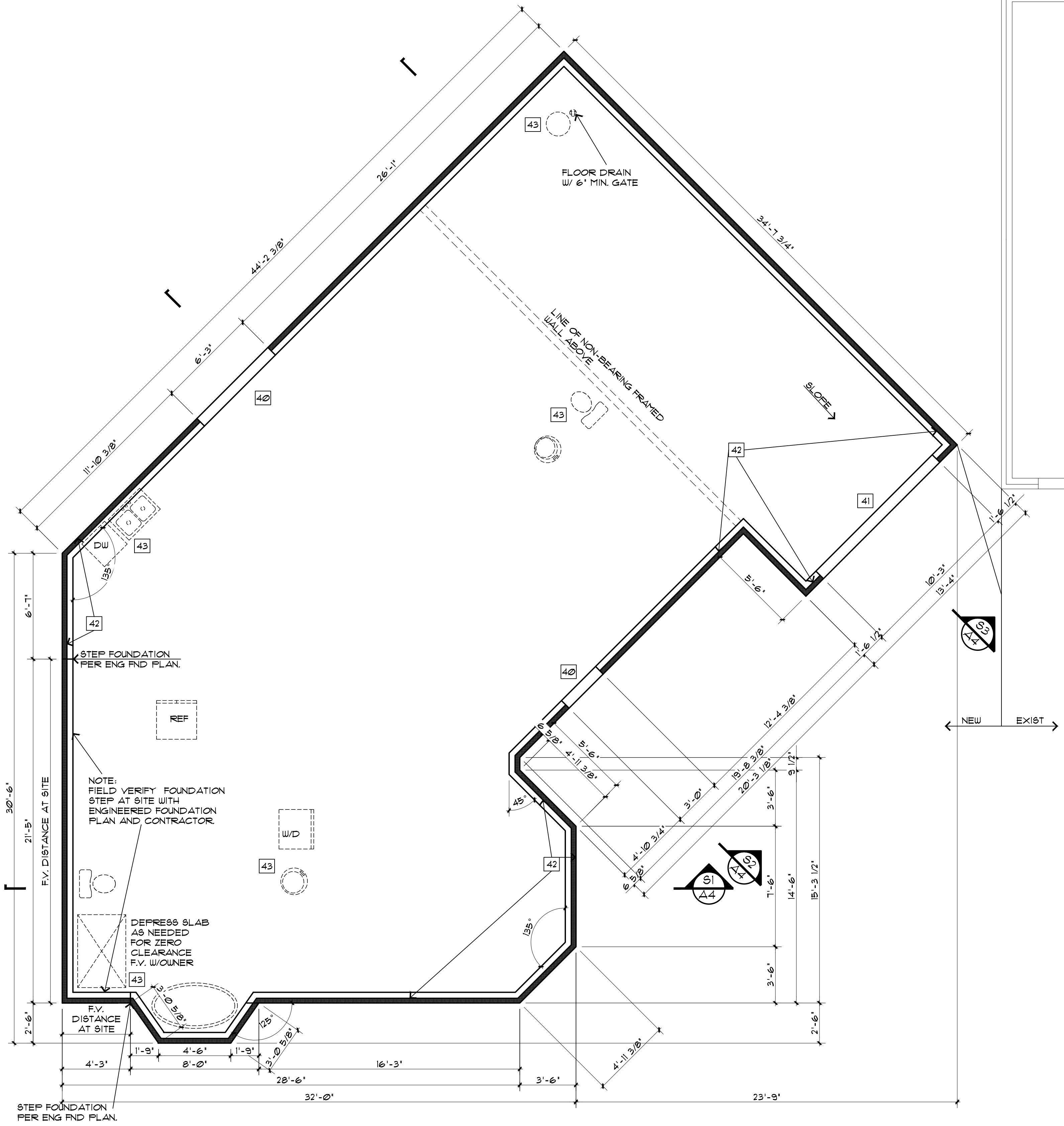




AREA SCHEDULE	
NEW ADDITION area	= 1408 sf
New Garage area	= 462 sf
New Covered Porch area	= 111 sf
New Rear Patio (uncovered) area	= 450 sf

NOTE: FIELD VERIFY ANY EXISTING DIMENSIONS SHOWN. FIELD VERIFY AT SITE AS NEEDED AND ADJUST PER ACTUAL SITE CONDITIONS.

**TYP FLOATING WALL DETAIL**  
SCALE 1/2"=1'



**GENERAL FOUNDATION NOTES:**

- FOUNDATION DESIGN TO BE COMPLETED UPON SITE INSPECTION OF SOILS BY A COLORADO REGISTERED SOILS ENGINEER. DESIGN & SOILS REPORT TO BE ON HAND AT TIME OF INSPECTION AND/OR SUBMITTED TO THE BUILDING DEPARTMENT AT THE TIME OF PLAN CHECK. DESIGN BY AN ENGINEER SHALL BE BASED UPON LOADS FOUND BY USING DRAWINGS BY LGA STUDIOS, INC. IT SHALL BE ADVISED THAT ALL ENGINEERING SHOWN ON THE PLANS SHALL BE VERIFIED BY A PROFESSIONAL ENGINEER AND DISCREPANCIES REPORTED TO THE DESIGNER. FAILURE TO DO SO SHALL RELIEVE THE DESIGNER OF ERRORS.
- ALL GRADES SHALL SLOPE AWAY FROM ANY STRUCTURE A MINIMUM OF 10% OR 1" IN 10' AND SHALL CONFORM TO ALL REQUIREMENTS INDICATED IN SOILS REPORT. SOILS REPORT SHALL GOVERN SLABS, AND FOUNDATION DRAINAGE. STEP FOUNDATION AS PER GRADE CONDITIONS AS SHOWN ON THE ELEVATIONS AND MAY NEED SOME ADJUSTMENT AT SITE.
- SEE PLUMBING AND MECHANICAL CONTRACTORS FOR ANY REQUIRED PENETRATIONS.
- INSTALL ALL COLUMN ANCHORS PER MFG. SEE MAIN LEVEL FLOOR FRAMING PLAN FOR COLUMN ANCHOR TYPE AND LOCATION.
- PROVIDE 3" MINIMUM BEARING AT BEAM POCKETS (TYP).
- FIELD VERIFY ACTUAL WALKOUT LOCATION WITH SITE PLAN AND AT SITE PER EXISTING SITE CONDITIONS.
- PROVIDE MINIMUM PERIMETER FOUNDATION INSULATION AS REQUIRED PER CODE. SEE ATTACHED FIVE'S PEAK REGIONAL BUILDING DEPARTMENT INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE.

**ASSEMBLY NOTES:**

A	ROOF:
B	FASCIA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CS1' AND SPECIFICATIONS SHEET 'S1'

**SPECIFIC FOUNDATION NOTES:**

40 DROP TOP OF WALL 6" @ DOOR & FOUR SLAB OVER. CONTRACTOR TO VERIFY R.O. WIDTH

41 DROP TOP OF WALL 8" @ DOOR & FOUR SLAB OVER. CONTRACTOR TO VERIFY R.O. WIDTH

42 2X4 MUD SILL w/ 1/2" x 10' ANCHOR BOLTS @ 48" O.C. & 12" FROM ENDS w/MIN. 1" EMBEDMENT w/2 PER PIECE MIN

43 DASHED LINES INDICATE R.I. PLUMBING FIXTURES

44 NOT USED

45 STEP TOP OF FND. SEE ENGINEERED FND PLAN FOR MORE INFO

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CS1' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

NOTE: ALL EXISTING FOUNDATION WALLS TO BE VERIFIED BY A COLO LICENSED ENGINEER FOR STRUCTURAL INTEGRITY FOR ALL NEW LOADS FROM ALL NEW STRUCTURAL ELEMENTS.

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7.17.19-rbd/county

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**WEIMER ADDITION/REMODEL**  
14370 AIKEN RIDGE VIEW  
COMPUTER FILE #105-0828

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PLOT 08/04/20

FOUNDATION LAYOUT PLAN AND DEMO PLAN

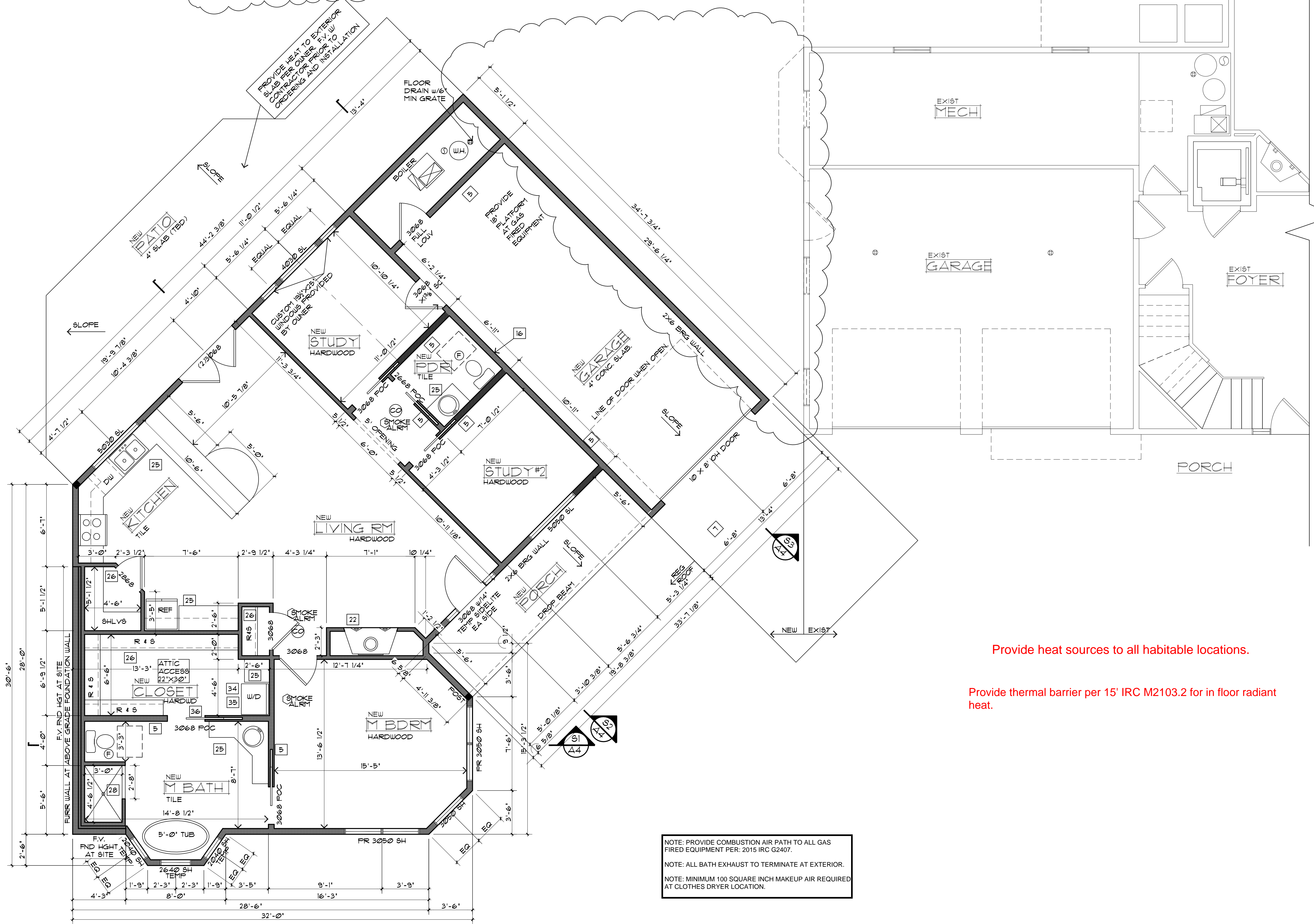
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**NEW, EXIST, & DEMO FOUNDATION LAYOUT PLAN FOR NEW ADDITION** SCALE 1/2"=1'-0"



AREA SCHEDULE	
NEW ADDITION area	= 1408 sf
New Garage area	= 462 sf
New Covered Porch area	= 111 sf
New Rear Patio (uncovered) area	= 450 sf

NOTE: FIELD VERIFY ANY EXISTING DIMENSIONS SHOWN. FIELD VERIFY AT SITE AS NEEDED AND ADJUST PER ACTUAL SITE CONDITIONS.



**GENERAL MAIN LEVEL NOTES:**

- UNLESS NOTED OTHERWISE ALL NEW WALL HEIGHTS THIS LEVEL TO BE 9'-1 1/2" TO MATCH EXISTING. FIELD VERIFY EXISTING AS NEEDED.
- PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.

**SPECIFIC ELECTRIC NOTES/SYMBOLS:**

- (E) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" 4 MIN R-6 INSUL
- (SM) HARDWIRED 4 INTERLOCK SMOKE DETECTOR w/BATTERY BACK-UP
- (CO) CARBON MONOXIDE DETECTOR

NOTES:  
ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/CONTRACTOR. ELECTRICAL SHALL BE WIRED PER THE NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS

**ASSEMBLY NOTES:**

- A ROOF:
  - B FASCIA/SOFFIT:
  - C EXTERIOR WALL:
  - D EXTERIOR WALL BALLOON FRAME:
  - E FRAMED FLOOR SYSTEM:
  - F EXTERIOR DECK SYSTEM:
  - G RAILING SYSTEM:
  - H STAIRS:
  - I FOUNDATION WALL:
  - J SLAB ON GRADE:
  - K PERIMETER DRAIN SYSTEM:
- ALL ASSEMBLIES AND GENERAL SPECIFICATIONS SHEET 051

**SPECIFIC MAIN LEVEL NOTES:**

- 55 NOT USED
- 56 NOT USED
- 57 NOT USED
- 58 NOT USED
- 59 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET '051' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

NOTE:  
ALL EXISTING FOUNDATION WALLS TO BE VERIFIED BY A COLO LICENSED ENGINEER FOR STRUCTURAL INTEGRITY FOR ALL NEW LOADS FROM ALL NEW STRUCTURAL ELEMENTS.

NOTE: PROVIDE COMBUSTION AIR PATH TO ALL GAS FIRED EQUIPMENT PER: 2015 IRC G2407.  
NOTE: ALL BATH EXHAUST TO TERMINATE AT EXTERIOR.  
NOTE: MINIMUM 100 SQUARE INCH MAKEUP AIR REQUIRED AT CLOTHES DRYER LOCATION.

Provide heat sources to all habitable locations.

Provide thermal barrier per 15' IRC M2103.2 for in floor radiant heat.

REVISIONS  
7.17.19-rbd/county

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CONSTRUCTION

**WEIMER ADDITION/REMODEL**  
14370 AKEN RIDE VIEW  
COMPUTER FILE 05-20-2020

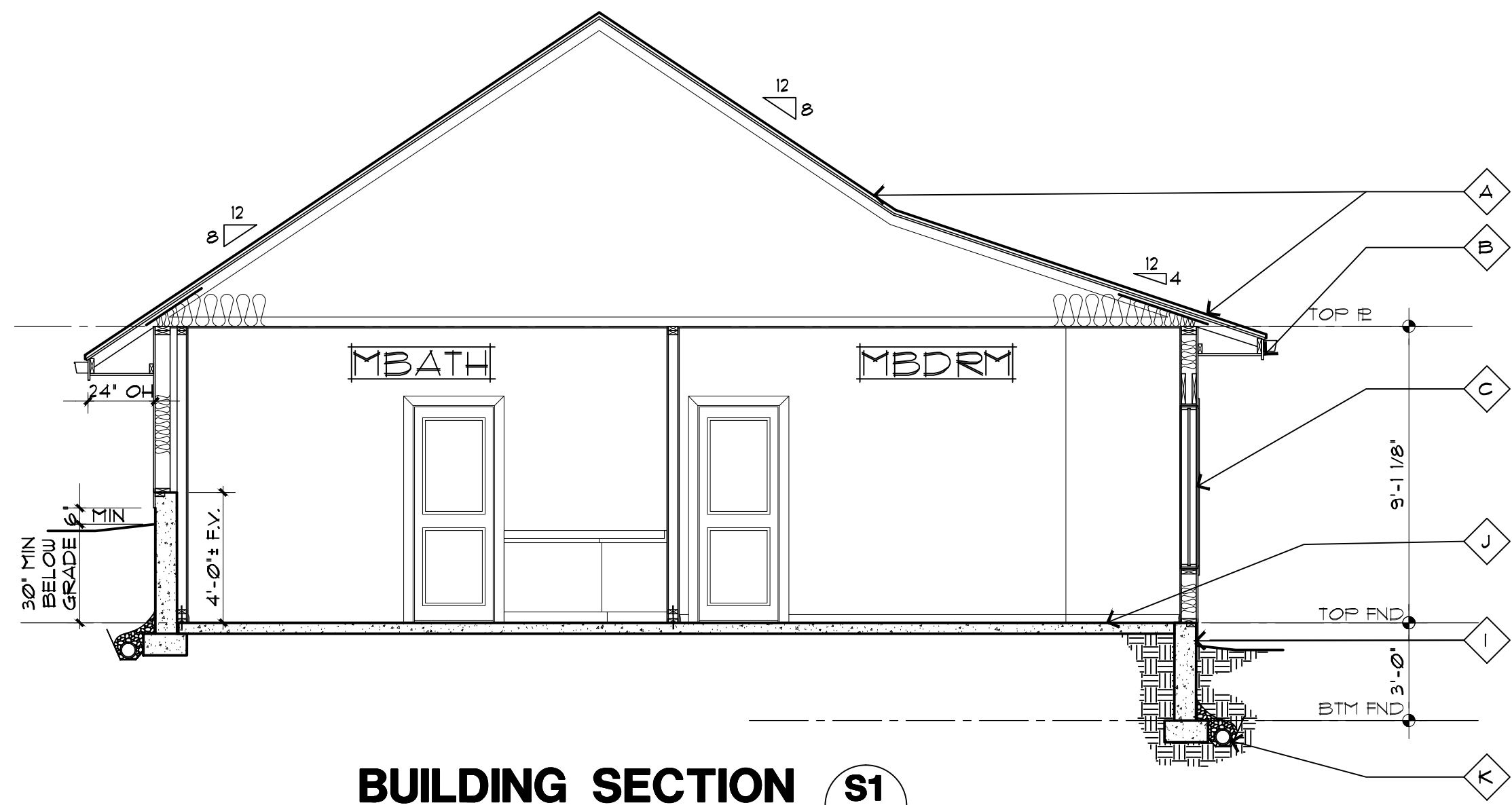
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PLOT 06/11/20

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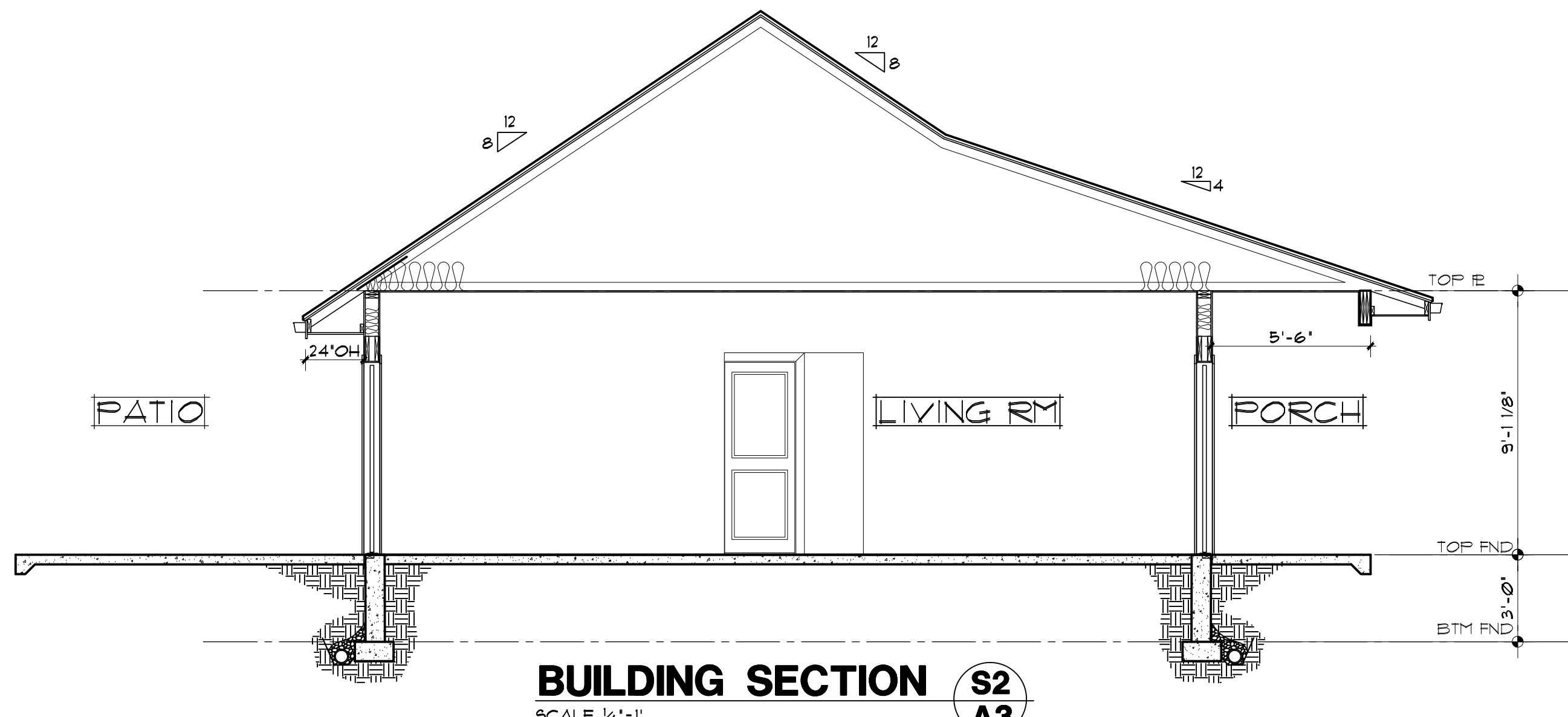
**NEW, EXIST, & DEMO MAIN LEVEL FLOOR PLAN FOR ADDITION**

SCALE 1/4"=1'-0"

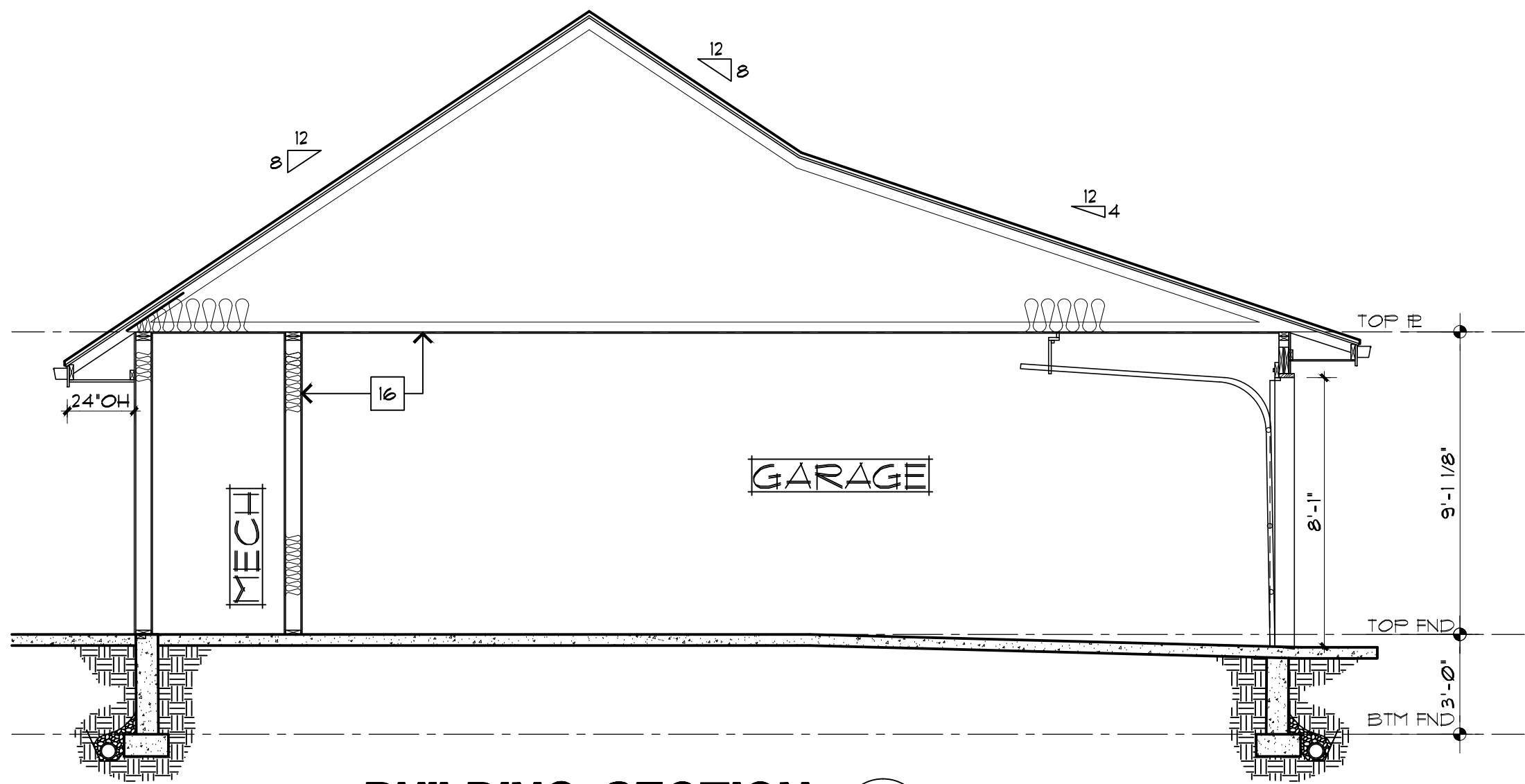




**BUILDING SECTION S1**  
SCALE 1/4"=1'  
A3



**BUILDING SECTION S2**  
SCALE 1/4"=1'  
A3



**BUILDING SECTION S3**  
SCALE 1/4"=1'  
A3

NOTE: ALL NEW MATERIALS INCLUDING BUT NOT LIMITED TO ROOFING, STUCCO, TRIM, STONE, ETC SHALL MATCH EXIST IN STYLE, SHAPE, COLOR, TEXTURE, AND SIZE. F.V. WITH QUINER PRIOR TO ANY ORDERS OR INSTALLATION.

**GENERAL SECTION NOTES:**

- UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S1/A3 FOR REFERENCE OF COMPLETE LABELING AND NOTES.
- SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.
- ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.
- SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURER, OR TYPE.

**ASSEMBLY NOTES:**

- A ROOF:
- B FABRICA/SOFFIT:
- C EXTERIOR WALL:
- D EXTERIOR WALL BALLOON FRAME:
- E FRAMED FLOOR SYSTEM:
- F EXTERIOR DECK SYSTEM:
- G RAILING SYSTEM:
- H STAIRS:
- I FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

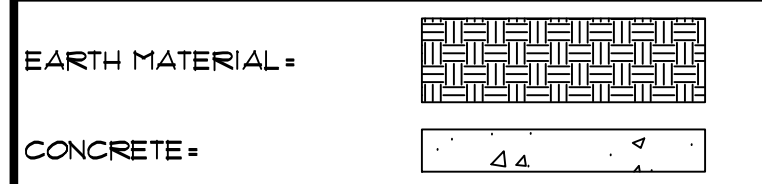
ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET C61 AND SPECIFICATIONS SHEET S61

**SPECIFIC SECTION NOTES:**

- 67 BEARING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 68 HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION
- 69 FIRE BLOCKING AS REQ'D PER CODE
- 70 DIVIDED LIGHTS AS SHOWN. FIELD VERIFY w/CONTRACTOR PRIOR TO ORDERING & INSTALLATION
- 71 FALSE BEAM/S F.V. SIZE, AMOUNT, MATERIAL AND LOCATION w/CONTRACTOR PRIOR TO ORDERING AND INSTALLATION
- 72 NOT USED
- 73 NOT USED
- 74 NOT USED
- 75 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'C61' FOR KEYNOTES & CORRESPONDING ASSEMBLY NOTES.

**SECTION NOTE SYMBOLS:**



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PHONE: 719-682-8836

**THE WEIMER ADDITION/REMODEL**  
14370 AKEN RIDE VIEW  
COMPUTER FILE #18-1828

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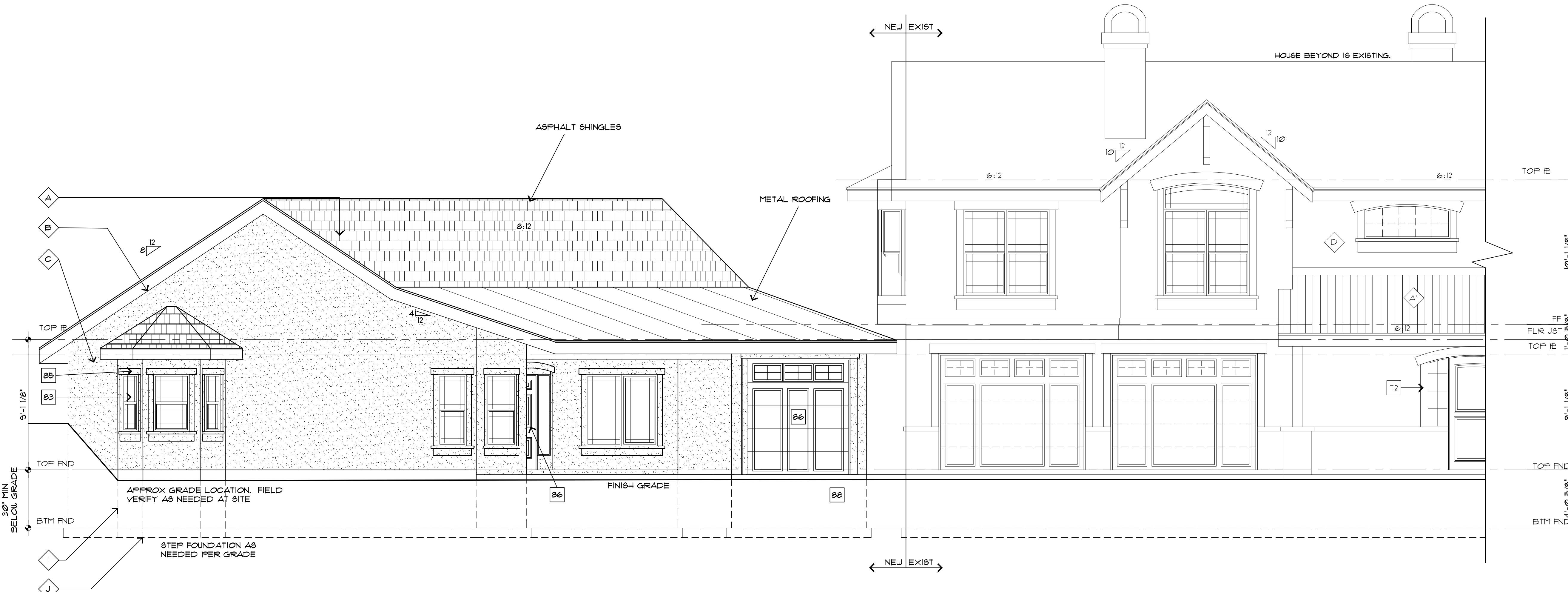
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**BUILDING SECTIONS**

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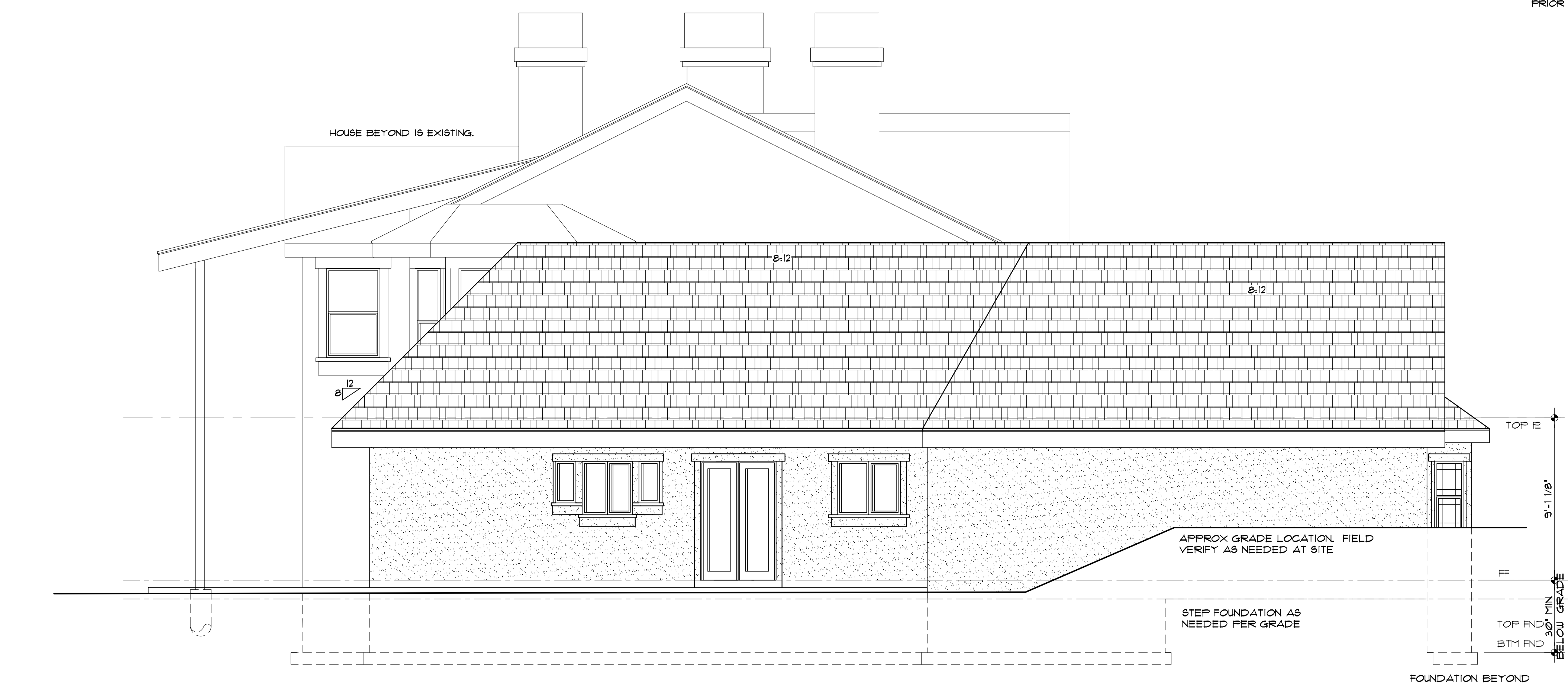
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**FRONT ELEVATION**  
SCALE 1/4"=1'

NOTE: ALL NEW MATERIALS INCLUDING BUT NOT LIMITED TO ROOFING, STUCCO, TRIM, STONE, ETC SHALL MATCH EXIST IN STYLE, SHAPE, COLOR, TEXTURE, AND SIZE. P.V. WITH OWNER PRIOR TO ANY ORDERS OR INSTALLATION.



**LEFT ELEVATION**  
SCALE 1/4"=1'

**GENERAL ELEVATION NOTES:**

1. PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 100% OF ROOF SURFACE PER 2"x4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TYPOTS THAT ALLOW FOR DRAINAGE FAST BACK FILL. AREAS-APPROX 1'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R806.2. 1 SQ. FT. UPPER ROOF W/EQUAL SOFFIT-EAVE OR 1 SQ. FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.
3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.
4. ICE AND SNOW SHIELD REQUIRED ABOVE 1000 FEET ABOVE SEA LEVEL.

**ASSEMBLY NOTES:**

A	ROOF:
B	FASICA/SOFFIT:
C	EXTERIOR WALL:
D	EXTERIOR WALL BALLOON FRAME:
E	FRAMED FLOOR SYSTEM:
F	EXTERIOR DECK SYSTEM:
G	RAILING SYSTEM:
H	STAIRS:
I	FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CS' AND SPECIFICATIONS SHEET 'S1'

**SPECIFIC ELEVATION NOTES:**

- 83 DIVIDED LIGHTS AS SHOWN. FIELD VERIFY W/CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.
- 84 FALSE STONE VENEER FIELD VERIFY ACTUAL STONE LOOK W/OWNER PRIOR TO ORDERING AND INSTALLATION.
- 85 WINDOW TRIM 2X10 TOP, 1X6 SIDE, 2X3 SILL, 2X10 BTM.
- 86 DOOR SYMBOLS ARE REPRESENTATIONAL ONLY. VERIFY STYLE, MATERIAL, AVAILABILITY W/MFG PRIOR TO ORDERING.
- 87 NOT USED
- 88 EXPOSED WOOD TRIM 2X8 TOP, 1X6 SIDE TYPICAL AT FRONT 4 GARAGE DOORS.
- 89 NOT USED
- 90 NOT USED
- 91 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS & HATCHES, SEE GENERAL NOTE SHEET 'CS' FOR KEYNOTES & CORRESPONDING ASSEMBLY NOTES.

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14370 AIKEN RIDE VIEW  
COMPUTER FILE #18-8828

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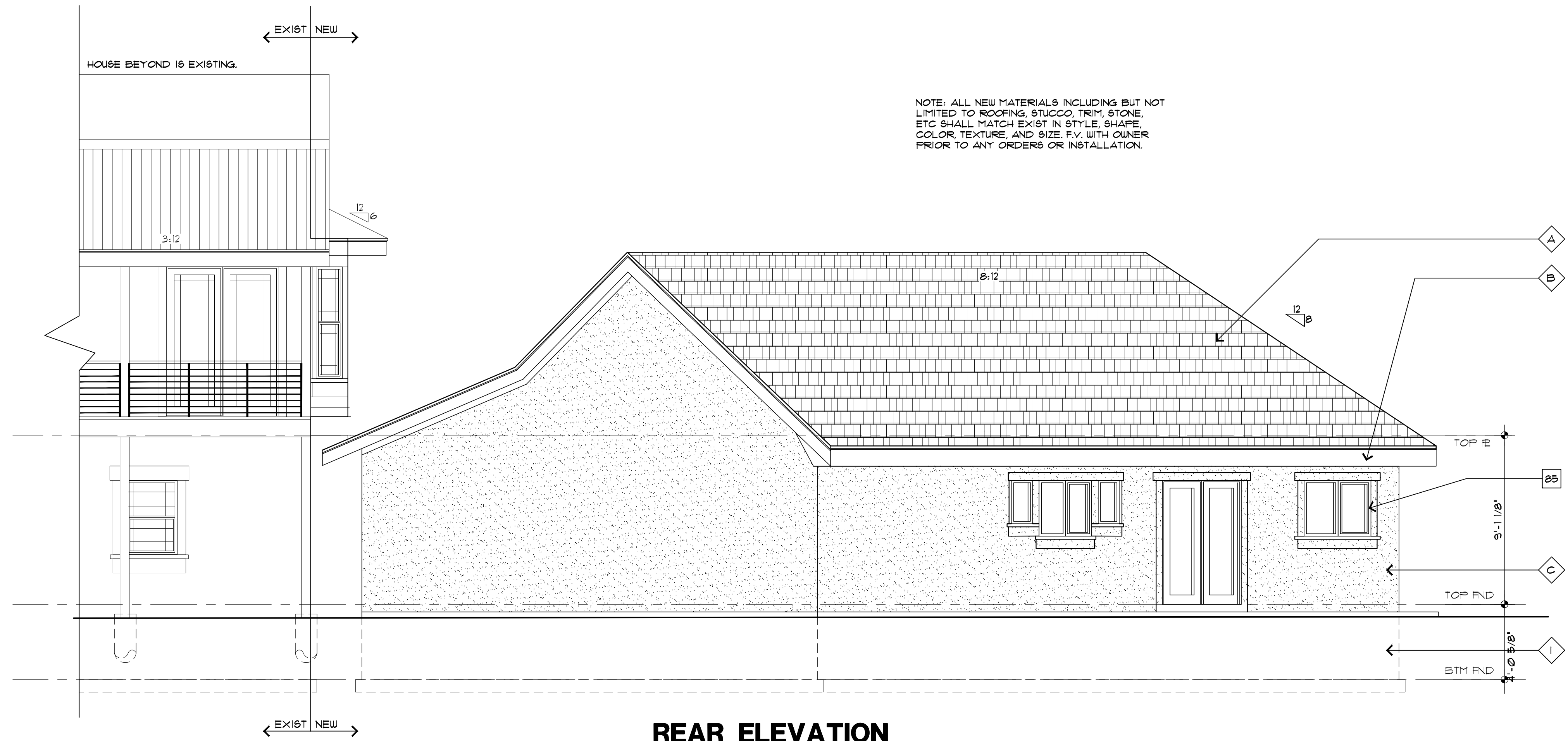
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FRONT & LEFT ELEVATIONS

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**REAR ELEVATION**  
SCALE 1/4"=1'

**GENERAL ELEVATION NOTES:**

1. PROVIDE 6" MIN. GUTTER AT ALL OVERHANGS AND DOWN SPOUTS AT ALL CORNERS OR AT ALL 30' OF GUTTER RUNS. FIELD LOCATE ALL DOWN SPOUTS SUCH THAT THEY SHALL DRAIN 100% OF ROOF SURFACE PER 2"X4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TYPOTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX 1'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.
2. ROOF VENTILATION SHALL COMPLY WITH 2009 IRC R806.2. SQ. FT. UPPER ROOF W/EQUAL SOFFIT-EAVE OR SQ. FT. UPPER ROOF TOTAL EQUAL SPACED FOR ROOF AREAS.
3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.
4. ICE AND SNOW SHIELD REQUIRED ABOVE 1000 FEET ABOVE SEA LEVEL.

**ASSEMBLY NOTES:**

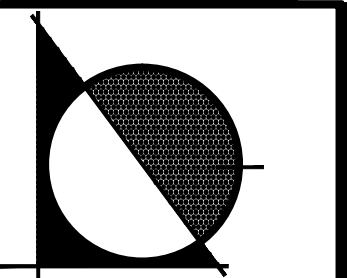
A	ROOF:	ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET 'CS' AND SPECIFICATIONS SHEET 'S1'
B	FASICA/SOFFIT:	
C	EXTERIOR WALL:	
D	EXTERIOR WALL BALLOON FRAME:	
E	FRAMED FLOOR SYSTEM:	
F	EXTERIOR DECK SYSTEM:	
G	RAILING SYSTEM:	
H	STAIRS:	
I	FOUNDATION WALL:	
J	SLAB ON GRADE:	
K	PERIMETER DRAIN SYSTEM:	

**SPECIFIC ELEVATION NOTES:**

- 83 DIVIDED LIGHTS AS SHOWN. FIELD VERIFY W/CONTRACTOR PRIOR TO ORDERING AND INSTALLATION.
- 84 FALSE STONE VENEER FIELD VERIFY ACTUAL STONE LOOK W/OWNER PRIOR TO ORDERING AND INSTALLATION.
- 85 WINDOW TRIM 2X10 TOP, 1X6 SIDE, 2X3 SILL, 2X10 BTM.
- 86 DOOR SYMBOLS ARE REPRESENTATIONAL ONLY. VERIFY STYLE, MATERIAL & AVAILABILITY W/MEG PRIOR TO ORDERING.
- 87 NOT USED
- 88 EXPOSED WOOD TRIM 2X8 TOP, 1X6 SIDE TYPICAL AT FRONT & GARAGE DOORS.
- 89 NOT USED
- 90 NOT USED
- 91 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS & HATCHES, SEE GENERAL NOTE SHEET 'CS' FOR KEYNOTES & CORRESPONDING ASSEMBLY NOTES.

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**THE WEIMER ADDITION/REMODEL**  
14370 AIKEN RIDE VIEW  
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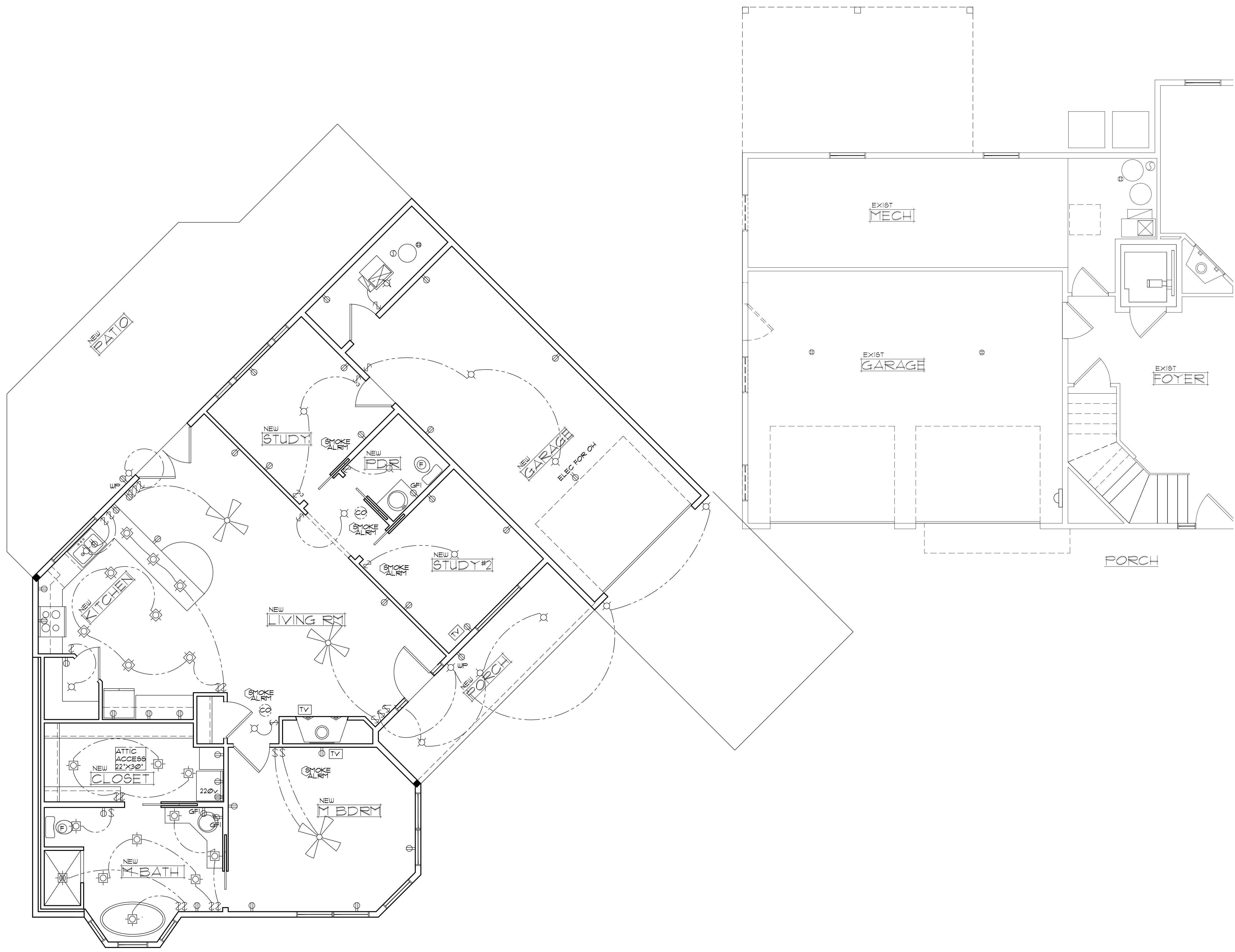
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REAR & RIGHT ELEVATIONS

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**A5**  
OF 5 Sheets

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**GENERAL ELECTRIC NOTES:**

1. ALL PLACEMENT OF LIGHTING, OUTLETS, TV, PHONES, SECURITY, COMPUTER, STEREO/VIDEO WIRING, INTERCOM OR ANY OTHER ELECTRICAL FIXTURES SHALL BE VERIFIED PRIOR TO CONSTRUCTION w/OWNER/CONTRACTOR. ANY ADJUSTMENTS SHALL BE MADE AT THE SITE AND WIRED PER NATIONAL ELECTRICAL CODE AND LOCAL CODES. SEE SPECIFICATIONS DIVISION 16010 BASIC ELECTRICAL REQUIREMENTS.
2. BATH FANS VENTED THRU UNCONDITIONED SPACE MAX 25'-0" AND MIN R-6 INSULATION TYP.
3. SEE SPECIFICATIONS REGARDING CONTROL OF LIGHTING & SOUND SYSTEMS FOR ALLOWANCES. IF AN INTEGRATED SYSTEM WILL BE USED, SAID SYSTEM CONTRACTOR SHALL PROVIDE COMPREHENSIVE PLAN INCLUDING SWITCHING, SOUND AND AV WIRING PLANS.

**SYMBOLS LEGEND**

- ⊖ SINGLE POLE SWITCH
- ⊖/⊖ DOUBLE POLE SWITCH (TWO-WAY) (1-LIGHT SWITCHES @ 2-PLACES)
- ⊖/⊖/⊖ FOUR-WAY SWITCH (1-LIGHT SWITCHES @ 3-PLACES)
- ⊖/⊖ DIMMER SWITCH
- ⊖ REG. OUTLET
- ⊖/UP WEATHER PROTECTED OUTLET
- ⊖/220V 220 VOLT OUTLET
- ⊖/GDO OVERHEAD GARAGE DOOR OUTLET
- ⊖ DUPLEX OUTLET IN FLOOR
- ⊖ HALF-SWITCHED DUPLEX OUTLET
- ⊖/GFI GROUND FAULT CIRCUIT INTERRUPTER DUPLEX OUTLET
- ⊖ EXHAUST FAN (VENT TO EXTERIOR)
- ⊖/EXHAUST FAN/LIGHT COMBINATION (VENT TO EXTERIOR)
- ⊖/EXHAUST FAN w/HEAT LAMP COMBINATION (VENT TO EXTERIOR)
- ⊖/CH DOOR BELL CHIMES
- ⊖/DB DOOR BELL PUSH BUTTON
- ⊖/PHONE JACK
- ⊖/TV CABLE TV ACCESS
- ⊖/ELECTRIC METER (FV LOCATION)
- ⊖/GAS SUPPLY WITH VALVE
- ⊖/CENTRAL VACUUM
- ⊖/SPEAKERS
- ⊖/THERMOSTAT-VERIFY LOCATION AND NUMBER OF HEATING ZONES w/MECHANICAL CONTRACTOR
- ⊖/CEILING FAN (PROVIDE ADEQUATE SUPPORT)
- ⊖/CARBON MONOXIDE DETECTOR
- ⊖/SMOKE ALARM HARDWIRED & INTERLOCK SMOKE DETECTOR w/BATTERY BACK-UP
- ⊖/PC CEILING MOUNTED LIGHT FIXTURE w/FULL CHAIN
- ⊖/CEILING MOUNTED LIGHT FIXTURE
- ⊖/WALL MOUNTED LIGHT FIXTURE
- ⊖/EXTERIOR SPOT LIGHT
- ⊖/DIRECTIONAL SPOT LIGHT
- ⊖/FLUORESCENT LIGHT FIXTURE
- ⊖/TRACK LIGHT FIXTURE
- ⊖/UNDER-CAB FLUORESCENT FIXTURE
- ⊖/WALL SCONCE
- ⊖/CAN LIGHT (LIGHT RECESSED IN THE CEILING OR SOFFIT)
- DASHED LINES SHOWS WHICH SWITCHES CONNECT TO LIGHTS

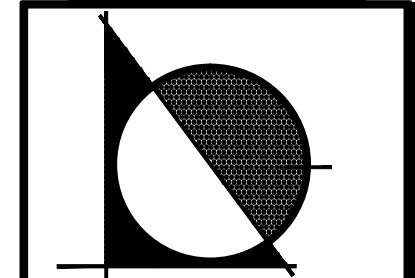
**SPECIFIC ELECTRIC NOTES:**

- 104 PROVIDE MECHANICAL VENTILATION PER '09 IRC SECTION 303.11 AND PROVIDE ARTIFICIAL LIGHT PER '09 IRC SECTION R303.12
- 105 NOT USED
- 106 NOT USED
- 107 NOT USED
- 108 NOT USED

NOTE: FOR OTHER APPLICABLE KEYNOTES, SYMBOLS, & HATCHES SEE GENERAL NOTE SHEET 'CS1' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

**REVISIONS**

7.17.19-rbd/county



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CONSTRUCTION

**WEIMER ADDITION/REMODEL**  
14370 AIKEN RIDE VIEW  
COMPUTER FILE #105-9828

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CHECKED BY DMMS

PLOT 08/04/20

MAIN LEVEL ELECTRICAL PLAN

Sheet #

**E1**  
OF 1 Sheets

**MAIN LEVEL ELECTRICAL LAYOUT PLAN**

SCALE 1/4"=1'-0"



