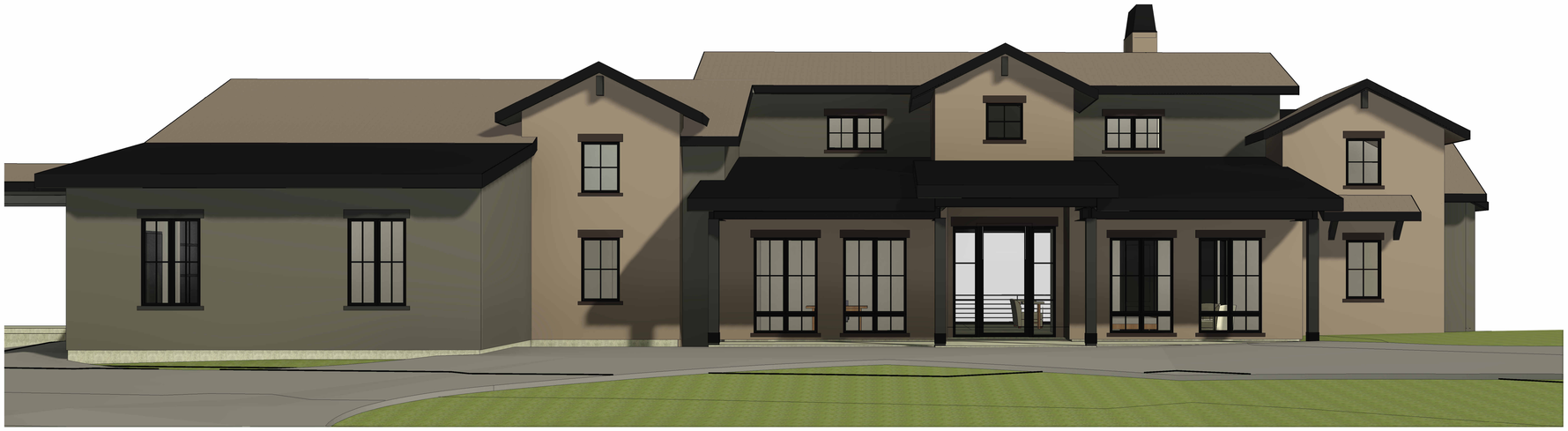
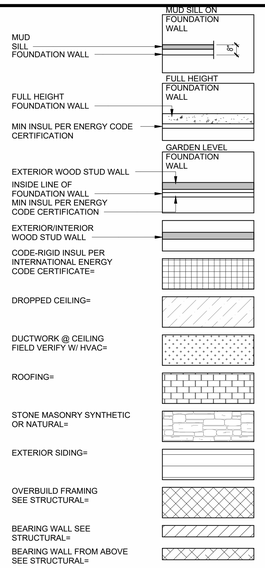
THE CREPS RESIDENCE

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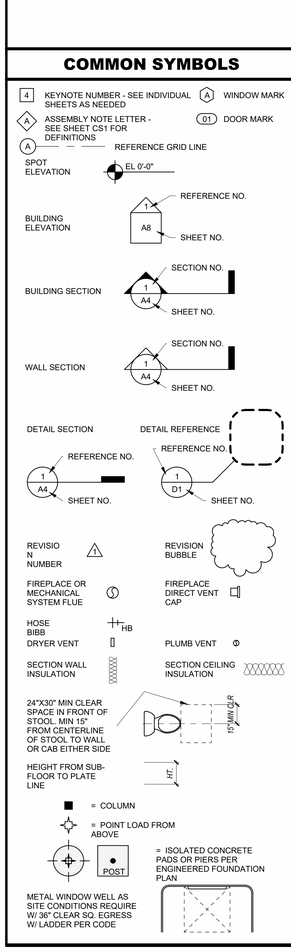


NO SCALE

COMMON HATCHES



COMMON SYMBOLS



COMMON ABBREVIATIONS

AFF	=	ABOVE FINISH FLOOR
B.C.	=	BOTTOM CHORD
BOW	=	BOTTOM OF WALL
BRG	=	BEARING
BTM	=	BOTTOM
CL	=	CENTERLINE
C/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/HDR	=	HEADER
HB	=	HOSE BIBB
HGR/HNGR	=	HANGER
HGT	=	HEIGHT
ICC	=	INTERNATIONAL CODE COUNCIL
INSUL	=	INSULATION
JST/JSTS	=	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./OH	=	OVERHANG
PL	=	PLATE LINE
P.T./PT	=	PRESSURE TREATED
# PSF	=	POUNDS PER SQUARE FOOT
REQ'D	=	REQUIRED
R.S./RS	=	ROUGH SAWN
SHWR	=	SHOWER
SF/SQ.FT.	=	SQUARE FEET or SQUARE FOOT
T	=	TRIMMER
TBD	=	TO BE DETERMINED
TEMP	=	TEMPERED
TOF	=	TOP OF FOUNDATION
TOW	=	TOP OF WALL
TYP	=	TYPICAL
U.N.O./UNO	=	UNLESS NOTED OTHERWISE
VL	=	VERSALAM
VTR	=	VENT THROUGH ROOF
WP	=	WEATHER PROTECTED

LOADING 2021 IRC & 2023 PPRBD

2021 IRC & 2023PPRBD

WIND LOAD:	130 MPH (ULTIMATE) EXPOSURE 'C'	
ROOF LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	25# PSF
FLOOR LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	10# PSF
ADDITIONAL:	1 1/2" MAX (GYP CRETE)=	18# PSF/INCH
CONC DECK:	4" CONC MAX	
	LIVE LOAD=	40# PSF
	DEAD LOAD=	65# PSF
	TOTAL	105#PSF
	LEDGER=	126#PSF
ADDITIONAL VAULT LID:	LIVE LOAD=	40# PSF
	DEAD LOAD=	15# PSF
	CONC (4" MAX)=	50# PSF
	TOTAL	105# PSF

ASSEMBLY NOTES

(REFERENCES TO SPECIFIC SPECIFICATION SECTIONS ARE FOR MAJOR ASSEMBLY ELEMENTS. OTHER SPECIFICATION SECTIONS MAY ALSO APPLY). SEE SHEET SS1.

ASSEMBLY NUMBER	ASSEMBLY CATEGORY	PRODUCT SPECIFICATION REFERENCE
A	ROOF:	Roof: Standing Seam Metal Roofing on ice and water shield underlayment and 7/16" sheathing or Class "A" Fiberglass Reinforced Asphalt Shingles on underlayment and 7/16" sheathing over factory built trusses or rafters w/ specified insulation. Note for elevations 7000' 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, 061700, 072100, 073113, 076200 and 076113.
B	FASCIA/SOFFIT:	Fascia/Soffit: 2x Hardboard or Cement Board Fascia Board over 2x sub-fascia. 6" gutter and down spouts w/ minimum 3'-0" extensions @ grade. Hardboard or Cement Board Soffit on 2x ledgers with backer at buttjoints and 2x framing 24" O.C. Provide soffit vents as required by code which shall be covered with corrosion resistant metal mesh (1/8" inch or less in dimension). Refer to Specification Sections 061000 and 076200.
C	EXTERIOR WALL:	Exterior Wall: 2x6 wood studs 16" O.C., double top plates w/ 48" minimum laps. Exterior solidly sheathed. Batt insulation, vapor barrier (warm side). Finish interior face w/ 1/2" gypsum board. Exterior face, 7/16" OSB sheathing. Acrylic thin coat stucco system over lath and vapor retarder, or manufactured stone over vapor retarder, as indicated. Provide insulation per attached IECC requirements. Refer to Specification Sections 047200, 061000, 061700, 072100, 072500, 074626, 092116 and 092513.
D	EXTERIOR WALL: BALLOON FRAME:	Exterior Wall (balloon frame): 2x6 wood studs per IRC code to bottom chord of factory built trusses or rafters. Balance of material matching specified exterior wall note above. Provide insulation per attached IECC. Refer to Specification Sections 047200, 061000, 061700, 072100, 072500, 074626, and 092513.
E	FRAMED FLOOR SYSTEM:	Framed Floor System: 23/32" T&G sub-floor on "I"-Joist framing system with joist mfgr's OSB rim joist. Refer to Floor Framing Plans. Refer to Specification Sections 061000, 061700 and 072100.
F	EXTERIOR DECK SYSTEM:	Exterior Deck System: Flat 2x8 ICC listed and approved composite lumber or or 4" conc over joists. Refer to Floor Framing Plans. Refer to Specification Sections 033000, 057300, 061000 and 067300.
G	RAILING SYSTEM:	Railing System: 36" high rail system w/ maximum 4" openings. Handrail grip surface to conform to IRC Code. Handrails shall be provided on a min of one side of continuous treads of a run of four or more risers running continuously the entire flight at a vertical distance of 34" min to 36" max from stair nosing. Refer to Specifications Sections 057300 and 061000.
H	STAIRS:	Stairs: 7 3/4" maximum rise, 10" minimum run. 36" minimum wide. Provide handrails as required by the IRC Code. Provide 18" minimum landing at either side of exterior door when door is not used as the required exit. Refer to Specification Sections 061000.
I	BASEMENT FOUNDATION WALL:	Basement/Foundation Wall: Concrete foundation wall with fluid applied dampproofing per IRC section R406.1 dampproofing from top of the footing to the finish grade. Provide Stucco skim coat at exposed portions of exterior face. At basement walls finish interior face with 2x4 furring, insulate per IECC certificate, vapor barrier (warm side) beneath 1/2" gypsum board. Refer to Specification Sections 033000, 061000, 071113, 071416, 072100, 092116, and 092513 and to engineered stamped foundation design for concrete reinforcement.
J	SLAB ON GRADE:	Slab-on-Grade: 4" thick concrete with welded wire fabric reinforcement over prepared sub-grade and vapor barrier as recommended by Soils Engineer. Provide 1/2" expansion material at perimeter of slab and at all penetrations. Control joints as indicated or not less than 12 feet on center each way. Refer to Specification Sections 033000 310000 and 0334600.
K	PERIMETER DRAIN SYSTEM:	Perimeter Drain System: Perforated perimeter drain system set in free draining gravel wrapped in geo-textile fabric. Daylight to headwall as indicated or drain to sump pumped to storm drain. Refer to Specification Section 334600.

CODE INFORMATION

CODE COMPLIANCE:

2023 (PPRBC) PIKES PEAK REGIONAL BUILDING CODE
2021 (IRC) INTERNATIONAL RESIDENTIAL CODE
2021 (IBC) INTERNATIONAL BUILDING CODE
2021 (IECC) INTERNATIONAL ENERGY CONSERVATION CODE
2021 (IMC) INTERNATIONAL MECHANICAL CODE
2021 (IFGC) INTERNATIONAL FUEL GAS CODE
2026 (CWRC) COLORADO WILDFIRE RESILIENCY CODE
2021 (IFC) INTERNATIONAL FIRE CODE
2021 (IPC) INTERNATIONAL PLUMBING CODE
2020 (NEC) NATIONAL ELECTRICAL CODE

BUILDING TYPE:

OCCUPANCY R3 & U
CONSTRUCTION TYPE V-B

CODE INFORMATION:

2023 Edition of The Pikes Peak Regional Building Code (2023 PPRBC)
2021 IRC (*)
2021 IBC (*)
2021 IECC (*)
2021 IMC (*)
2021 IFGC (*)
2026 (CWRC) (**)
2021 (ICF) (*)

2021 IPC (*)
2020 NEC (**)

(*) As amended by 2023 PPRBC
(**) Or the latest edition adopted by The State of CO.

Note: 2023 PPRBC can be viewed at www.pprbd.org

CONSULTANTS

CONTRACTOR - OWNER:

NEWERA CONSTRUCTION LLC
3314 ADOBE CT.
COLORADO SPRINGS, CO 80907
PHONE: (719) - 396 - 4307

STRUCTURAL ENGINEER:

MIBAR ENGINEERING LTD
5780 E WOODMEN ROAD, SUITE 110
COLORADO SPRINGS, COLORADO 80920
PHONE: (719) 487-0812
WEB: WWW.MIBARLTD.COM
EMAIL: OFFICE@MIBARLTD.COM

NOTE: HVAC TO BE DESIGNED AND PROVIDED BY OTHERS.

SHEET SCHEDULE

SP1	SITE PLAN
CS1	COVER SHEET
SS1	SPECIFICATIONS
SS2	SPECIFICATIONS
A1	FOUNDATION LAYOUT PLAN
A2	LOWER LEVEL FLOOR PLAN
A3	MAIN LEVEL FLOOR PLAN
A4	SECTIONS
A5	SECTIONS
A6	SECTIONS
A7	SECTIONS
A8	SECTIONS
A9	FRONT AND LEFT ELEVATIONS
A10	REAR AND RIGHT ELEVATIONS
A11	ROOF RIDGE PLAN
A12	3D VIEWS
BS1	BREZEWAY
S1	MAIN LEVEL FLOOR FRAMING
S2	MAIN ROOF UPPER FLOOR FRAMING PLAN
S3	UPPER ROOF FRAMING PLAN
E1	LOWER LEVEL ELECTRICAL PLAN
E2	MAIN LEVEL ELECTRICAL PLAN
P1	PLUMBING PLANS

REVISIONS

1. 10.16.2026

2. 11.03.2026

SQUARE FOOTAGE

AREA SCHEDULE	
DECK	695 SF
LOWER LEVEL UNFINISHED	1401 SF
BREEZEWAY	416 SF
LOWER LEVEL FINISHED	3393 SF
MAIN LEVEL	4178 SF
GARAGE	1823 SF
COVERED PORCH	400 SF

GENERAL NOTES:

1). GENERAL CONTRACTOR, SUB-CONTRACTORS, SUPPLIERS AND OWNER 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 AND USED PER MFG SPECS. AND ICC.-UL REPORTS.

3). DESIGNER SHALL NOT BE RESPONSIBLE FOR PLUMBING, ELECTRICAL OR MECHANICAL SYSTEM DESIGN, SIZING OR LOCATION.

4). UNLESS NOTED OTHERWISE ALL FOUNDATION WALLS ARE 8".

5). UNLESS NOTED OTHERWISE ALL EXTERIOR WOOD STUD FRAMED WALL ARE 5 1/2".

6). UNLESS NOTED OTHERWISE ALL INTERIOR WOOD STUD FRAMED WALLS ARE 3 1/2".

7). UNLESS NOTED OTHERWISE ALL ANGLES ARE 45° OR 90°.

8). UNLESS NOTED OTHERWISE ALL WINDOW AND DOOR HEADER HEIGHTS ARE AT 80" AND 96".

9). UNLESS NOTED OTHERWISE WINDOWS & DOORS ARE NOTED IN NOMINAL FEET & INCHES.
EXAMPLE: 2668 = 2'-6" x 6'-8"

10). PROVIDE HEAT SOURCE TO ALL HABITABLE LOCATIONS

11). SEE CABINET MANUFACTURER DETAILS FOR SPECIFIC LAYOUT AND DIMENSIONS.

12). SEE CLOSET DETAILS FOR SPECIFIC CABINET LAYOUTS, SHELVING, CUBBIES, MISC AND DIMENSIONS

COMMON SPECIFIC NOTES:

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

SITE WORK

6 NOTE: SEE SITE PLAN FOR SPECIFIC DRIVE & WALKWAY INFORMATION
9 NOT USED

GLAZING

10 TEMP GLASS DOOR & ENCLOUSRE @ DOOR
11 LOWER GLASS UNITS SHALL BE 9 SQ. FT. OF GLAZING OR LESS
12 WINDOW SILL SHALL BE MIN 10 " ABOVE TUB DRAIN STANDING SURFACE
OR
WINDOW SILL SHALL BE MIN 60" ABOVE TREAD/LANDING SURFACE
13 NOTE: GLAZING ADJACENT AND WITHIN A 24" ARC OF A DOOR IN THE CLOSED POSITION SHALL BE TEMP GLASS
14 NOT USED

FIRE PROTECTION

15 PROVIDE MINIMUM 1/2" GYP BD UNDER STAIRS
16 PROVIDE 5/8" 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.
18 NOT USED

FINISHES

19 ALL FURRED CEILING SHALL BE LIMITED TO MAX 8' WIDE & MIN 6'-8" FINISHED SOFFIT W/ 7'-6" MIN CEILING HEIGHT AS PER LOCAL CODE
20 1/2" GYP BD, TEXTURE, PAINT AND INSULATE THESE WALLS AS SHOWN
21 NOT USED

FIREPLACES

22 DIRECT VENT ZERO CLR GAS FIREPLACE W/ APPROVED ICC
23 NOT USED
24 RAISED HEARTH

CASEWORK

25 NOT USED
26 NOT USED
27 NOT USED

PLUMBING

28 CUSTOM MUD SET SHOWER. SEE FLOOR PLAN FOR SPECIFIC DIMENSIONS.
29 NOT USED
30 36"x72" TUB/SPA
31 NOT USED
32 LAUNDRY TUB
33 NOT USED

LAUNDRY

34 WASHER/DRYER
35 SEE 2021 IMC 504 - DRYER DUCT SHALL NOT EXCEED 35'. LENGTH SHALL BE REDUCED IN ACCORDANCE WITH TABLE 504.9.4.1. 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

37 NOT USED
38 PROVIDE INSULATION AS NOTED ON PLANS AND/OR AS SHOWN ON THE ATTACHED IECC "INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE"

REVISIONS

LGA STUDIOS
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Colorado Springs, CO. 80903
Phone: (719) 635-0880
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www.lgastudios.com

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NewEra CONSTRUCTION
3314 ADOBE CT.
COLORADO SPRINGS, CO 80907
PHONE: (719) 396-4307

THE CREPS RESIDENCRE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

Released for Permit
11/16/2026 12:42:48 AM
Pikes Peak REGIONAL BUILDING DEPARTMENT
Reviewed CONSTRUCTION

DRAWN BY: EAH
CHECKED BY: DMNS

PLOT: 11/6/2026

Sheet #
CS1
OF 1 SHEETS

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OUTLINE SPECIFICATION-LGA STUDIOS 5.2.24

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DIVISION 00 CONTRACTING REQUIREMENTS

00 3100 Available Project Information
1.0 GENERAL
1.1 Soils Report: Reference Actual per project
1.2 Existing Survey: Reference Actual per project
1.3 Geohazard Report: If required, reference actual

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. In the event of unresolved conflict between or within documents, the item of highest quality or greatest extent of work as determined by the Contractor, shall apply and be performed by the Contractor.
1.2 All trades shall perform their work within the recognized standards of the specific industry, as required by manufacturer of specific materials, and as specified herein.
1.3 Deviation from the drawings and/or specifications shall be the responsibility of the Contractor.
1.4 The Contractor and each major Subcontractor will supply to the Owner original liability and workers compensation insurance forms as evidence of current coverage. No work will start without appropriate insurance.
1.5 A lien release will be provided by the contractor and each subcontractor and supplier as a condition of final payment for supplies provided and work performed.
1.6 The intent and meaning of the Contract Documents are that each Contractor, under the terms of his Contract, shall take such actions as necessary to provide labor, materials, supplies, equipment, transportation, facilities, and appurtenances thereto which are indicated or reasonably implied by each Drawing and each section of the Specifications, all of which are collectively necessary and required for the execution of the work, identified and described by the Contract Documents.
1.7 All Contractors and/or Subcontractors responsible for a portion of the Work defined by these Contract Documents shall, jointly and separately, coordinate their various portions of work as to scheduling, installation procedures, and installation of all related materials.
1.8 Before starting a section of work the Contractor and/or his Subcontractor shall carefully examine all preparatory work that has been executed to receive his work. By whatever means required, he shall ensure that his work and adjacent related work will finish to proper contours, planes, and levels. He shall promptly notify the Contractor of any defects or Imperfections in preparatory work which will in any way offset satisfactory completion of his work. Absence of such notification will be construed as an acceptance of preparatory work, and later claims of defects therein will not be recognized.
1.9 Under no condition shall work proceed prior to preparatory work having been completed, cured, dried, and/or otherwise made satisfactory to receive such related work. Responsibility for timely installation of all materials rests solely with the Contractor who will maintain coordination at all times.

00 8000 Supplementary General Conditions of the Contract
1.0 GENERAL
1.1 Any and all references to the "Architect" in the General Conditions – Contract for Construction, with Owner/Contractor Agreement, the Owner/Designer Agreement, Drawings, and these Specifications shall be understood as reference to the contract between the client and LGA Studios.

DIVISION 1 GENERAL REQUIREMENTS

00 1000 Summary of Work
1.0 GENERAL
1.1 The Project includes Drawings and Specifications by Larry Gilland Associates, Inc. –dba LGA Studios (The Designer) and Consultant's drawings for engineering and mechanical design.
1.2 The Project includes all grading, excavation, site-work if applicable, utilities, foundations, complete building envelope and finishes, plumbing, mechanical and electrical systems. All elements of the complete Project as illustrated on all Drawings.
1.3 Mechanical, plumbing and electrical systems shall be as designed by other consultants i.e., design-build mechanical contractor.
1.4 Site grading, foundation design, soils report, structural design shall be by engineers of record (civil, structural and soils).
1.5 Grading and erosion control shall comply with civil engineered/stamped site plan, or jurisdiction approved site plan and all local and state erosion control regulations.
1.6 The Contractor is responsible for the general performance of the subcontractors and trades people, including but not limited to any necessary training.

01 2500 Product Substitution Procedures
1.0 GENERAL
1.1 Products specifically noted within all contract documents may be substituted if agreed upon in writing by the Owner and General Contractor.
1.2 Documentation: Submit written request for substitution to the Owner and Designer with the following information:
a. Statement indicating why specified material or product cannot be provided.
b. Coordination: provide a list of changes or modifications needed to other parts of the work that will be necessary to accommodate proposed substitution.
c. Provide detailed comparison of significant qualities of proposed substitution with those of the specified material or procedure. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
d. Product Data, including drawings and descriptions of product and fabrication and installation procedures.
e. Samples, where applicable or requested.
f. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
g. Contractor shall submit Contractor's Construction Schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time.
h. Cost Information, including a proposal of change, if any, in the Contract Sum.
i. Contractor's certification that proposed substation complies with requirements in the Contract Documents and is appropriate for applications indicated.
j. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.

01 3300 Submittals
1.0 GENERAL
1.1 As indicated in specific Sections, the Contractor shall submit Shop Drawings, Product Data, and Samples to establish the actual detail of manufactured and fabricated items; to indicate proper relationship to adjoining work; to amplify Architectural design details; to establish structural, mechanical, and electrical components in proper relationship to adjoining work; to incorporate minor changes of design or construction required to suit actual conditions. All the above shall be reviewed by the appropriate discipline, structural by structural engineer, mechanical by mechanical designer, etc.
a. Submittal schedule: Prior to the start of construction, and before any items are submitted, submit copies of the Submittal Schedule. Compile a complete and comprehensive schedule of all submittals required to be made during the course of the Work. Upon approval the schedule will become part of the Contract and the Contractor will be required to adhere to the schedule unless specifically otherwise permitted.
1.2 Prior to submittal for review, the Contractor shall review the submittal material and mark with his own stamp that it has been reviewed and approved for submittal. Items not first reviewed and stamped by the Contractor will not be reviewed until such has been accomplished.
1.3 Submittal shall be approved of the submitted material before fabrication or shipment of materials described by the submittals.
1.4 Quantities and Dimensions are the responsibility of the Contractor.
1.5 Proper fitting, construction of work, furnishing of materials and work required by the Contract Documents but not indicated in Submittals remains the responsibility of the Contractor.
1.6 Each submittal of Shop Drawings, Product Data, or Samples shall consist of the documents or items for review. Two will be retained by the Designer, Consultant and Owner for their files, the third will be returned to the contractor.
1.7 Do not proceed with the portion of work indicated by the submittal items until review and approval has been indicated by the appropriate discipline on all finishes and finish materials.

01 4100 Regulatory Requirements
1.0 GENERAL
1.1 All work shall be done according to the requirements of the current International Residential Code "IRC", & current location jurisdiction including current editions of the NEC, IMC, IPC, IBC and IECC, as required by local and state jurisdiction.
2.0 PRODUCTS
3.0 EXECUTION
3.1 The Contractor has sole responsibility for compliance on the job site to all applicable portions of the Occupational Safety and Health Act and compliance with the Equal Employment Opportunity Act.

01 4200 Definitions
1.0 GENERAL
1. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
2. "Furnish" or "Supply": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
3. "Install": Operations at Project site including unloading, temporary storing, unpacking, assembling, erecting, placing, anchoring, applying, working, to dimension, finishing, curing, protecting, cleaning, and similar conditions.
4. "Provide": Furnish and install, complete and ready for the intended use.

01 5000 Temporary Facilities and Controls
1.0 GENERAL
1.1 Provide all temporary facilities, services, and controls required for completion of the work.
2.0 PRODUCTS
2.1 Provide, but not limited to the following: Power, Lighting, Temporary Heat and Enclosures, Telephone (cell), Water, Sanitary Facilities, Protective Facilities, Scaffolding, Construction Fencing, Erosion Control Methods, Daily Clean-up, and Transport of Rubbish to licensed disposal facility.
3.0 EXECUTION

01 6400 Owner Furnished Products
1.0 GENERAL
1.1 Contractor shall obtain from Owner the Shop Drawings, Product Data, or other detailed description of each product to be supplied by Owner.
1.2 Contractor shall make all "Rough-in" requirements (including but not limited to plumbing, mechanical, electrical, and dimensional) necessary for products to be Owner Furnished Owner Installed, indicated as "OFOI" on the drawings.
1.3 Contractor shall make all provisions necessary for Installation of those products to be Owner Furnished Contractor Installed, indicated as "OFCI" on the Drawings.
1.4 For Schedule of Owner Furnished Products (OFOI and OFCI) refer to Drawings and Schedules.

01 7410 Final Cleaning
1.0 GENERAL
1.1 The entire work inside and out, the entire premises, shall be in first-class, clean condition upon completion before being accepted by the Owner. All surfaces shall be carefully and thoroughly cleaned and all construction facilities and temporary controls removed.

01 7419 Construction Waste Management and Disposal
1.0 GENERAL
1.1 Section includes requirements for salvaging, recycling, disposing, of nonhazardous waste.
1.2 Practice efficient waste management in the use of materials in the course of the Work. Use all reasonable means to divert construction and demolition waste from landfills and incinerators. Facilitate recycling and salvage of materials.
2.0 PRODUCTS
3.0 EXECUTION
3.1 Except for items or materials to be salvaged, recycled, or otherwise reused, remove waste materials from Project site and legally dispose of them in a landfill or incinerator to authorities having jurisdiction.

01 7700 Contract Closeout
1.0 GENERAL
1.1 Submit written certification that project is complete and request a Final Punch List Observation for Substantial Completion. Attach to said request the Contractor's and Consultant's Punch list prepared after a walk-thru by Contractor, Owner, and Consultants describing incomplete work or work requiring correction.
a. Final Completion: Request re-inspection when Work identified in previous inspections as incomplete is completed or corrected. Results of completed inspection will form the basis of requirements for Final Completion.
b. Owner may withhold agreed upon amounts from final payment for each punch list item remaining at Final Completion Inspection. These amounts are to be released upon satisfactory completion of each remaining item.
1.2 Inspection Certificates: Contractor shall secure all certificates from any local governing body having jurisdiction indicating that the work is in strict accordance with applicable codes and deliver same to the to the Owner.
1.3 Provide Evidence of Payments and Release of Liens.
1.4 Maintenance Manuals: Furnish in hard-cover three-ring binder complete literature, operating instructions, and technical data on all systems or equipment requiring same including, but not limited to, mechanical and electrical systems.
1.5 Warranties: Submit written special warrantees as required in following Sections.

DIVISION 2 EXISTING CONDITIONS

02 4113 Selective Site and Building Demolition
1.0 GENERAL
1.1 Remove portions of existing building and/or site elements according to Demolition Plans (if applicable) on the drawings.
1.2 Owner will identify any items to be salvaged. Safely remove such items, without damage, to places of storage as directed by the Owner.
2.0 PRODUCTS
3.0 EXECUTION
3.1 Comply with the applicable codes and regulations for demolition operations and safety of the adjacent structures and the public.
3.2 If hazardous materials are discovered during removal operations, stop work, and notify Designer and Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.
3.3 Perform demolition in a manner that maximizes salvage and recycling of materials.
3.4 Prepare building demolition areas by disconnecting and capping utilities outside the demolition zone; identify and mark utilities to be subsequently reconnected, in the same manner as other utilities to remain.
3.5 Where selective demolition is required at existing facilities, maintain weatherproof exterior building enclosure as necessary to protect existing building and furnishings.

DIVISION 3 CONCRETE

03 1119 Insulated Concrete Forming
1.0 GENERAL
1.1 Submit product Data and Shop Drawings for lay-out of the work, for review and approval.
2.0 PRODUCTS
2.1 Provide Insulating Concrete Forming (ICF) units of hollow polystyrene foam blocks with high impact polypropylene ties.
2.2 Provide ICF units as manufactured by Fox Blocks, ARXX or Nudura. Reference 01 2500 for Product Substitution requirements and procedures.
2.3 Provide units of all sizes and configurations necessary for the work as indicated.
2.4 Provide all materials and accessories necessary for complete installation, as indicated.
3.0 EXECUTION
3.1 ICF units are to be installed according to written instructions of the manufacturer with reinforcement and concrete fill according to structural design by Foundation and Structural Engineer.

03 3000 Cast-in-Place Concrete
1.0 GENERAL
1.1 Refer to Engineered Foundation Plan (by others) for Concrete and Reinforcing specifications.
1.2 Reference Standards: Follow ACI 301, latest edition, except as modified by the specifications.
1.3 Submittals: Provide mix designs for each Type of Concrete indicated and product data for under-slab vapor retarder.
2.0 PRODUCTS
2.1 Mix design intended for exterior use (exposed to extreme temperature changes) shall incorporate high levels of air entrainment (6% +/- 1-1/2%).
2.2 Unload and store reinforcing bars so they will be kept free of mud.
2.3 Use of Fly-Ash will be considered. Utilize to the extent indicated in approved mix designs.
2.4 Under-Slab Vapor Retarder: Install in accordance with current IRC requirement for vapor retarders under slabs and local accepted practice. Stego Industries LLC, "Stego Wrap," 15 mil, with all necessary accessories for a complete tight installation. Or other approved methods. ASTM and ACI specifications apply to materials and installation.
3.0 EXECUTION
3.1 Install Under-Slab Vapor Retarder beneath concrete slabs-on-grade after subgrade has been properly prepared and prior to slab reinforcement installation. Complete seams in material, penetrations, and continuous placement in accordance with manufacturer's written direction
3.2 Support welded wire fabric to the center of all the slabs during the placement of concrete.
3.3 Concrete flat work shall meet flatness tolerance of 1/4" in 10'.
3.4 All exterior flatwork shall be broom finished and sloped to drain.
3.5 Where Concrete Stain or Ceramic Tile is to be applied to concrete flatwork, do not apply curing compound. Utilize wet curing methods only.
3.6 Where stained concrete is indicated, apply minimum two coats concrete stain and sealer to areas indicated as recommended by manufacturer.
3.7 Control joints shall be cut into interior slabs not less than 12' O.C. each way, in pattern as indicated, or as otherwise indicated in soils report. Ensure that joints are cut at proper time and with appropriate equipment so that edges are not ragged and crumbling. Cut joints shall be filled with sealant, color as selected.
3.8 The Testing Lab will be hired directly by the Owner/GC. Costs of concrete testing by the Testing Lab will be paid by the Owner/GC.

00 5400 Cast Underlayment
1.0 GENERAL
1.1 Do not install underlayment until floor penetrations and peripheral work are complete.
1.2 During the curing process, ventilate spaces to remove excess moisture and maintain heat as required by product manufacturer.
2.0 PRODUCTS
2.1 Gypsum Underlayment: Maxxon Corporation, Gypcrete.
2.1 Sound Mat (optional): ¼" acoustical underlayment mat, Maxxon Corp., Acoustimat II.
3.0 EXECUTION
3.1 Verify that substrate surfaces are clean, dry, unfrozen and do not contain petroleum bi-products, or other compounds detrimental to underlayment material bond to substrate.
3.2 Install gypsum underlayment over sound mat in accordance with manufacturer's written instructions.
3.3 Once underlayment starts to set, prohibit foot traffic until final set has been reached.

DIVISION 4 MASONRY

04 7200 Manufactured Stone
1.0 GENERAL
1.1 Submit samples of manufactured stone and mortar for color selections.
2.0 PRODUCTS
2.1 Manufactured stone veneer shall be as selected by the Owner, color as selected from manufacturer's full range.
2.2 Provide all corner pieces, caps, and special shapes as required for the installation.
2.3 Lath, mortar, moisture barrier and all accessories as specified by the manufacturer.
3.0 EXECUTION
3.1 Install complete manufactured stone system as specified by the manufacturer.

DIVISION 5 METALS

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.
1.2 Beam connections not detailed in the drawings shall be designed by a steel fabricator in accordance with Tables I and II of Part 4 of the AISC Manual for Steel Construction', eighth edition. Beam reactions not shown on plans or details shall be computed from the design loads shown on the drawings. See also structural drawings by Engineer.
2.0 PRODUCTS
2.1 Conform to the "Standard Specifications for Structural Steel" ASTM Designation A-36 latest edition unless noted otherwise on plans. Steel pipes shall conform to ASTM 501 Fy = 36 ksi, or ASTM A-53, types 'E' or 'S', grade B, Fy = 36 ksi. Steel tubing shall conform to ASTM A-500, grade B, Fy = 46 ksi. All structural steel shall conform to ASTM A36 except pipe columns shall conform to ASTM A53 (grade B) or A501.
2.2 Adjustable pipe columns to be 11 GA minimum and be load rated for 14,600 lbs. minimum at 7'0" height, U.O.N. See also structural drawings by structural engineer.
3.0 EXECUTION
3.1 Shop connections shall be welded unless noted otherwise on plans.
3.2 Field connections shall be made with 3/4" DIA. ASTM A-307 bolts unless noted as A-325 or higher strength bolts on plans.
3.3 Connections noted as A-325 or higher strength shall be made with ASTM A-325 friction type high strength bolts.
3.4 Equivalent welded connections may be substituted for bolted connections with engineer's approval.
3.5 All welding shall be done by a certified welder and shall conform to "AWS Structural Welding Code' (AWD D11) latest edition.
3.6 Weld sizes not otherwise shown shall be (min) continuous 3/16" fillet weld, or equal to the thickness of the thinner material, whichever is less.
3.7 All welding shall be done with AWSA5.1 or A5.5 E70 XX Electrodes.

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, at minimum to current building code, minimum loadings.
1.2 Submittals: Provide Shop Drawings for review. Illustrate all materials, connections, dimensions, details, and installation.
2.0 PRODUCTS
2.1 Steel and Iron:
Tubing: ASTM A 500 (cold formed).
Bars: Hot-rolled, carbon steel complying with ASTM A 29/A 29M, Grade 1010.
Plates, Shapes, and Bars: ASTM A 36/A 36M.
Castings: Either gray or malleable iron, ASTM A 48/A 48M, Class 30 or ASTM A 47/A 47M.
2.2 Provide all shapes, sizes, and accessories as required for complete installation of the indicated railing system.
2.3 Finish: All components shall be first prepared, and shop primed to comply with SSPC-SP 6 "Commercial Blast Cleaning" and SSPC-PA 1.
a. Galvanizing: Prior to shop priming hot dip galvanize exterior railings and complying with ASTM A123, for galvanizing steel and iron products.
b. All Interior and Exterior railings shall then be factory finished with Powder Coat System.
Apply thermosetting polyester or acrylic urethane powder coating with cured-film thickness not less than 1.5 mils.
3.0 EXECUTION
3.1 Touch-up Painting: Immediately after erection, clean abraded areas and paint exposed areas with material supplied by manufacturer for finish touch-up.
3.2 Anchor railing ends and supports to concrete, masonry, and framing with flanges connected to railing ends and anchored to wall construction with anchors and bolts.
3.3 Set posts in concrete by inserting into formed or core-drilled holes and grouting annular space, or bolt to wood framing as indicated.

DIVISION 6 WOOD AND PLASTICS

06 1000 Rough Carpentry
1.0 GENERAL
1.1 All wood framing shall conform to the "National Design Specification for Wood Construction" Latest Addition. As recommended by the "National Forest Products Association" & current addition of the Western Grading Rules.
2.0 PRODUCTS
2.1 All framing lumber shall bear manufacturer and grade stamp and shall conform to the following (equal or better) species and grades unless noted otherwise on plans.
SILL PLATE- Redwood or pressure treated lumber, construction grade.
2X JOISTS, RAFTERS, BLOCKING - Hem-fir # 2 or better
2X4 STUDS - Hem-fir # 2 stud grade or better
2X6 and 2x8 STUDS – Hem-fir # 2 or better
HEADERS, COLUMNS - Hem-fir # 2 or better
FURRING, NON-STRUCTURAL BLOCKING - Western woods construction grade
DECK FRAMING – Hem-fir # 2 (or better)
EXTERIOR POSTS – Doug-fir # 2, Redwood #2 acceptable. See engineered drawings.
PRESSURE TREATED elements above grade – AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservation to 0.25lb/cu ft. retention. Kiln dry lumber after preservation treatment to maximum moisture content of 19 percent.
PRESSURE TREATED elements below grade – AWPA U1, Use Category UC4A, Commodity Specification A using waterborne preservation to 0.4lb/cu ft. retention. Provide Preservation for field application to cut surfaces as recommended by manufacturer of factory treatment chemicals for brush-application in the field. Do not use lumber or plywood treated with chromated copper arsenate (CCA) in exposed exterior applications subject to leaching.
2.2 ROOF AND WALL SHEATHING/FLOOR PANELS: Conform to American Plywood Association's current product standard specification and shall be performance rated by the American Plywood Association to the grades specified. Each sheet shall be identified with the appropriate trademark of the "American Plywood Association" latest edition.
2.3 ROOF AND WALL SHEATHING: 7/16" OS, APA rated, 48/24 span panel index, exposure 1.
2.4 RATED FLOOR PANELS: 23/32" thickness, APA rated, 48/24 span panel index, exposure 1 rated sturd-i-floor T & G Panels. Glue and nail to joists at plywood panel edges and along intermediate framing members. Inspections, fasteners, glue, and accessories as recommended by manufacturer.
2.5 WET-USE ADHESIVES are to be used in the manufacturer of all members exposed to weather.
2.6 COMPOSITE LUMBER DECK shall be Wood/Plastic composite material specifically manufactured for exterior deck applications, ICC listed and approved (submit ICC Evaluation report). Pre-finished material, color and texture as selected by the Owner. As manufactured by Trex, Correct Deck, TimberTech, or other accepted and approved manufacturer. Refer to section 01 2500 for Product Substitution Procedures.
3.0 EXECUTION
3.1 Multiple members (2 or more) shall be nailed together.
3.2 Nails as indicated on structural drawings or as code requires.
3.3 Provide solid blocking at all unsupported panel edges. Solid blocking shall be (min) nominal 2" wide x 4' deep.
3.4 Floor and roof sheathing panels shall be placed with 8'-0" dimension perpendicular to joist framing, stagger joints. Panels to be continuous over (2) or more spans. Panel end joints shall occur over framing. Allow spacing at panel ends and panel edges as recommended by panel manufacturer.
3.5 Nailing shall be in accordance with I.R.C. Chapter 6 Wood Framing, as shown on drawings, or as specified by manufacturer (Simpson Strong Tie, BCI).
3.6 Sheath all exterior walls per I.R.C. Chapter 7 Wall Covering, or as noted.
3.7 Blocking: Provide rim joist or solid blocking under all bearing points. Blocking under posts larger than 2 – 2 x 4's must be full area of post.
3.8 Composite Lumber: Install as recommended by the manufacturer and the ICC evaluation report.

06 1700 Prefabricated Wood Trusses and Structural Wood
1.0 GENERAL
1.1 Wood species and grade shall be as noted on engineered shop drawings.
2.0 PRODUCTS
2.1 Glued-Laminated Structural Members: All Glued-Laminated structural members shall be fabricated with minimum Douglas Fir Lumber. Laminated members shall be detailed and fabricated in accordance with the standard specifications for the design and fabrication of structural glued laminated lumber.
2.2 Laminated Veneer Lumber: Versa-lam by Boise Cascade Corporation, conform to current values set forth by manufacturer.
2.3 Prefabricated Wood Trusses: Trusses shall be in accordance with BCSI "Guide to Good Practice for Handling, Installation & Bracing of Metal Plate Connected Wood Trusses" and for loads required by local jurisdiction. Trusses shall be installed in strict accordance with the manufacturer's specifications. Provide calculations with seal and signature of design engineer.
2.4 "I" Joist Systems: All plywood web joists, joist bridging, blocking and other accessories shall be furnished by Boise Cascade Corporation or Weyerhaeuser TJI, installed in strict accordance with the manufacturer's recommendations, and as shown on plans.
2.5 Wet-use adhesives are to be used in the manufacture of all members exposed to weather.
3.0 EXECUTION
3.1 Install all Prefabricated Wood Trusses and Structural Wood members as recommended by the manufacturer and as required by code jurisdiction and ANSI/TPI1 and DSB-089 by Truss Plate Institute.

06 2000 Finish Carpentry
1.0 GENERAL
1.1 Includes interior standing and running trim, frames and jambs as required.
1.2 Base, Window and Door Casing: As selected by Owner, General Contractor, and Trim Carpenters.
3.0 EXECUTION
3.1 Install with minimum number of joints possible, using full-length pieces (from maximum length of lumber available) to greatest extent possible. Scarf running joints and stagger in adjacent and related members. Joints shall be tight fitting. Open joints on painted trim may be filled. Open joints at stained/clear finished trim must be replaced.
3.2 Install with finish nails, countersink, and filled (matching compound when stained and clear finished).
3.3 As a minimum standard to all Finish Carpentry Work, installation shall be according to current AWI Quality Standards.
3.4 Extent of Painted versus Stained and Sealed Trim as selected by the Owner/General Contractor.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

07 1113 Bituminous Dampproofing
1.0 GENERAL
1.1 Bituminous Dampproofing at exterior side of foundation walls where below grade and atop full width of footings. Extend dampproofing from top of footings up to within 4 inches of finish grade.
2.0 PRODUCTS
2.1 Hydrocide 600 Non-Fibrous Emulsion by Sonneborn or acceptable equivalent.
3.0 EXECUTION
3.1 Examine surfaces to assure conditions are satisfactory for application of materials.
3.2 Brush down surfaces to remove loose scale, fins, dust, and any other substances that would affect proper performance of the dampproofing product.
3.3 Brush or spray two (2) coats of dampproofing at rates and coverages recommended by the manufacturer.

07 1300 Waterproof Sheet Membrane
1.0 GENERAL
1.1 Submittals: Product Data, Manufacturer's installation instruction, and 1-year material/5-year Installation Warranty executed in Owner's name.
1.2 Perform Work in accordance with NRCA Roofing and Waterproofing Manual.
2.0 PRODUCTS
2.1 Self-Adhered Rubberized Asphalt/Polyethylene Sheet Waterproofing: Use at concrete foundation walls and other locations, as indicated on drawings. Cover with protection/drainage board as indicated.
2.2 Carlisle, MiraDRI 860/861, 60 mil thickness. Or approved substitution.
2.3 Provide all conditioners, flashing, and related accessories for a complete installation.
3.0 EXECUTION
3.1 Install membrane waterproofing in accordance with manufacturer's written instructions.
3.2 Adhere protection/drainage panels to membrane with compatible adhesive, recommended by membrane manufacturer.

07 2100 Building Insulation
1.0 GENERAL
1.1 Provide types and application of insulation as indicated. Submit Certificate and Procedure for each type as listed below.
1.2 Submittals: Product Data and written Instructions for Installation by Manufacturer for each type of installation material indicated.
2.0 PRODUCTS
2.1 Batt Insulation: Fiberglass batts or blanket with kraft face and flanges, or un-faced, as noted. Widths to fit stud/truss spacing. Minimum R-value as noted on plan:
a. 3-1/2" thick material rated R-13 for 3-5/8" stud walls.
b. 6" thick material rated R-19 for 5 1/2" stud walls and floors.
c. 10" thick material rated R-38 for roof/ceiling applications. R-49 equals 17", R-60 equals 20.5"
2.2 Rigid Board Insulation: Extruded Polystyrene Board Insulation: ASTM C578, Type IV; Extruded polystyrene board with natural skin surface.
2.3 Sprayed/foamed-in-Place Insulation: HFC-blown type closed Cell Foam: Certain Teed CertaSpray Closed Cell Foam. Medium-density, MDI-based polyurethane thermoset rigid foam with an in-place core density of 1.9-2.2pcf, or approved substitute. Reference 01 2500 for Production Substitution requirements.
2.4 Sprayed/Cellulose Fiber Insulation: ASTM C177, 2 lb./cu. ft. in accordance with ASTM D1622, maximum moisture absorption 15 percent by weight, and Flame spread and Smoke Developed Index of 10/0, in accordance with ASTM E84.
2.5 Sprayed/Glass Fiber Insulation: ASTM C1014, 0.25 K factor in accordance with ASTM C518, 3.5 lb./cu. ft. density, maximum 5 percent moisture absorption by weight, and Flame Spread and Smoke Developed Index of 10/0, in accordance with ASTM E84.
2.6 Insulation Baffle: Extruded polystyrene corrugated insulation baffles to maintain cold roof airflow.
2.7 At gaps between window and door frames and framed openings in exterior walls continuously fill gap with non-foamed material or with acrylic rope caulk.
2.8 Spray foam acceptable if approved by window manufacturer's specifications.
3.0 EXECUTION
3.1 Blanket or batt Insulation: Fit tight to adjoining work and adjoining insulation so that a completely tight enclosure free from open joints, holes, cracks, and voids, is achieved. Attach insulation in place in a manner ensuring stability and to eliminate sagging.
3.2 For each type of insulation and accessory required, install according to written direction of manufacturer and in compliance with current IECC adopted code.

07 2500 Weather Barriers
1.0 GENERAL
1.1 Submittals: Product Data and Written Installation Instructions by the manufacturer.
1.2 Air Barrier shall comply with Table N1102.401 in current IRC.
2.0 PRODUCTS
2.1 Sheet Air Barriers: At wood framed walls: Tyvek Drain Wrap with applied building paper over Tyvek Drain Wrap. Install with fasteners and as required by manufacturer. Apply to exterior face of sheathing (before application of paper-backed lath at Stucco areas, manufactured stone, and sidings).
2.2 Fluid-Applied Membrane Air Barriers: Carlisle Coatings & Waterproofing Vapor-Permeable Barritech VP, or DuPont Permeable Tyvek Fluid-Applied WB.
3.0 EXECUTION
3.1 Apply product according to specific written directions of manufacturer.

07 3113 Fiberglass Reinforced Asphalt Shingles
1.0 GENERAL
1.1 Warrantee: Manufacturer's standard limited Class 4 40-year warrantee 360# or greater dimensional asphalt shingles.
2.0 PRODUCTS
2.1 Asphalt Roofing: with all accessory trim pieces, furring, and underlayment, 135 mph Wind Resistance, and UL Class 'A' Fire Resistance; glass fiber mat base; ceramically colored/UV resistant mineral surface granules across entire face of shingle; shake shingle style. Color as selected by Owner from manufacturers' standard.
2.2 Self-Adhered underlayment (Ice and Water Damming Shield): Self-Adhered rubberized asphalt waterproofing membrane, minimum of 40 mils thick, 36" wide rolls, Class A rated, complying with ASTM D1970, as manufactured by Owens-Corning, W.R. Grace, or Protecto-Wrap.
2.3 Roofing Underlayment: DuPont RoofLiner or other approved substitute (30# asphalt impregnated felt not allowed).
3.0 EXECUTION
3.1 Install Ice and Water Shield full width of roll at eaves and valleys.
3.2 Install roofing underlayment over entire field of roof beneath shingles.

07 4626 Siding and Exterior Trim-Engineered Wood
1.0 GENERAL
1.1 Alternative siding and trim products will be considered. Forward proposal in writing to the General Contractor. Do not proceed without written approval of the General Contractor.
2.0 PRODUCTS
2.1 Lap sidings: Louisiana Pacific ABT (engineered wood) siding, ½"x9-1/2"x16" textured, factory primed, field paint.
2.2 Barriers creating drainage plane according to manufacturer specifications.
2.3 Fiber Cement sidings: Nichiha and James Hardie sidings in shapes and styles as directed on drawings.
2.4 Soffits: Louisiana Pacific SmartSoffit, cut to width, textured, factory primed, field paint. Nichiha and James Hardie products acceptable alternates.
2.5 Smooth Trim: Louisiana Pacific SmartSide trim/fascia board, textured, ¾ inch thickness, width as indicated, factory primed, field paint. Nichiha and James Hardie products acceptable alternates.
2.6 Moisture Barrier: Refer to Section 07 2500 Weather Barriers.
3.0 EXECUTION
3.1 Apply siding according to manufacturers' instructions, over moisture barrier.
3.2 Refer to drawing details for batten drainage plane over moisture barrier, beneath siding.
3.3 Apply trim as indicated and as recommended by the manufacturer.

07 4626 Siding and Exterior Trim-Mineral Fiber Cement Board
1.0 GENERAL
2.0 PRODUCTS
2.1 Siding: James Hardie and Nichiha lap siding, Select Cedarmill 5/16 inch thickness, field paint.
2.2 Soffits: James Hardie and Nichiha panels, 5/16 inch thickness, factory primed, field paint.
2.3 Decorative trim/Siding: James Hardie and Nichiha shaped shingle boards, half-round Scalloped. Field paint.
2.4 Smooth Trim: James Hardie and Nichiha board, width as indicated, cellular PVC unfinished, field paint.
2.5 Moisture Barrier: Refer to Section 07 2500 Weather Barriers.
3.0 EXECUTION
3.1 Apply siding according to manufacturers' instructions, over weather barrier.
3.2 Refer to drawing details for batten drainage plane over moisture barrier, beneath siding.
3.3 Apply trim as indicated and as recommended by the manufacturer.

07 5323 Elastomeric Sheet Roofing-Fully Adhered (EPDM)
1.0 GENERAL
1.1 Where indicated beneath roof pavers over roof sheathing.
2.0 PRODUCTS
2.1 60 mil minimum thickness unreinforced EPDM sheet, fully adhered.
2.2 Compatible flexible flashing as recommended by EPDM manufacturer.
2.3 Cover Board: ASTM C 1177/c 1177M, glass-mat, water-resistant gypsum substrate, ½ inch thick. Georgia-Pacific Corporation, Dens Deck Dura Guard, or approved substitute.
3.0 EXECUTION
3.1 Install fully adhered EPDM sheet over cover board as recommended by the manufacturer. Do not penetrate EPDM membrane with fasteners.
3.2 Install roofing in accordance with roof paver specifications.

07 6113 Standing Seam Metal Roofing
1.0 GENERAL
1.1 Shop Drawings: Submit shop drawings indicating panel layout, flashings and all accessories and attachments including bearing plate assemblage. Indicate snow guards, concealed clip and fastener types, sizes, locations and spacing. Indicate seam forming systems and details. Indicate locations and dimensions of fastener members and means of attachment.
2.0 PRODUCTS
2.1 Architectural Engineered Products Co. (AEP Span), Select Seam Standing Seam System, or other approved substitution.
2.2 Roofing Panels:
a.24 gauge ASTM A792 pre-finished galvalume metal sheet. Provide with shop-applied, two-coat, baked on Kynar Fluoropolymer finish.
b. Warranty: Finish will not change color more than 5 Hunter delta-E units as determined by ASTM method D-2244-02; will not crack, flake, or peel; will not chalk, in excess of ASTM D-4214-98 method A D659 number 8: for a period of 30 years after installation.
c. Warranty: Metal panel will not for a period of 25 years after shipment rupture, fail structurally or perforate due to exposure to normal atmospheric conditions.
d. Color: As selected by Owner or General Contractor from full range of manufacturer's standard colors.
e. Seam Spacing: As selected from standard options.
f. Batten: Narrow or Wide as selected.
g. Surface: surface shall be smooth (not stippled)
2.3 Provide Accessories of the same material and color as roofing (trim, drips, endcaps, transitions, etc.).
2.4 Concealed Panel Clips: Two-piece, floating, self-centering, galvanized steel, UL-90 listed clips, in accordance with manufacturer's design of system and on manufacturer's approved shop drawings.
2.5 Clip fasteners: Galvanized steel as indicated in manufacturer's design and approved shop drawings.
2.6 Self-Adhered Underlayment (Ice and Water Damming Shield): Self-adhered rubberized asphalt waterproofing membrane, 36" wide rolls, 40 mils thick minimum, Class A rated, as manufactured by W. R. Grace, Protecto-Wrap, or Owens-Corning.
2.7 Underlayment: DuPont RoofLiner or other approved substitute (30# asphalt impregnated felt not allowed).
2.8 Snow Guards: Provide Snow Guards at eaves over walks and entrance doors. Type as recommended by metal roofing manufacturer.
3.0 EXECUTION
3.1 Unless indicated otherwise on the drawings, workmanship and details shall comply with SMACNA standards and approved shop drawings.
3.2 Construct joints watertight and allow for expansion.
3.3 Install Ice and Water Shield full width of roll at eaves and valleys.
3.4 Install 30 pound felt underlayment over entire field of roof.
3.5 Roofing System, Flashings and Trim: Install system in accordance with manufacturer's approved shop drawings and instructions. Locate fixed panel points as indicated on approved shop drawings.
3.6 Install Snow Guards as recommended by the manufacturer. Do not fasten through metal roofing unless approved by the roofing manufacturer.

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).
2.0 PRODUCTS
2.1 Galvanized Iron: 24-gauge ASTM A361, hot-dip type. Mill finished, ready for job painting.
2.2 Optional: Where exposed to view, utilize 24 gauge pre-finished galvalume metal sheet with Kynar fluoropolymer finish. Color as selected from full range of Kynar finishes.
3.0 EXECUTION
3.1 Unless indicated otherwise on the drawings, workmanship and details shall comply with reference SMACNA standards. Construct joints watertight and allow for expansion.

07 8400 Firestopping
1.0 GENERAL
1.1 Section Includes: Fire Stop, Smoke and Draft Barrier System where indicated on the drawings or required to maintain code compliant construction.
2.0 PRODUCTS
2.1 Fire Stop Systems shall include mortars, puttys, sealants, collars, pillows, flexible and intumescent products, and applicable forming/damming materials, primers, and other components required by the manufacturer for application type and project conditions. Fire stopping compounds shall be paintable or capable of receiving finish materials in areas that are exposed to view and scheduled to receive finishes.
3.0 EXECUTION
3.1 Install fire stop systems accordance with manufacturer's written instructions and the fire resistance listing. Install fire stop system at conditions specified and required by Code whether or not fire stop or smoke barrier systems are indicated on drawings.
3.2 Provide fire stop system at all openings, penetrations, and areas required to maintain fire-resistance rating of assembly as directed by current adopted International Residential Code for fire blocking.

07 9200 Joint Sealants
1.0 GENERAL
1.1 Caulk and seal all exterior joints around windows and door frames in accordance with window and door manufacturer's specifications; between wall sole plates and floors, and between exterior wall panels; joints of dissimilar materials; penetrations in walls, ceilings, and floors for plumbing, electrical or gas lines; openings in attic floors; all other openings in the building envelope also noted in detail drawings.
2.0 PRODUCTS
2.1 Interior Sealants and Under Thresholds: Latex acrylic, paintable.
2.2 Interior Sealants at wet areas and at plumbing fixtures and trim: Silicone, color to match finish.
2.3 Exterior Joint Sealants: Latex acrylic, paintable.
2.4 Exterior Joints in Concrete Flatwork: Two component pourable self-leveling polyurethane.
3.0 EXECUTION
3.1 Clean surfaces according to joint sealant manufacturer's recommendations. Remove dirt, incompatible coatings, moisture, and other substances that interfere with bond of sealant.
3.2 Apply sealants in uniform, continuous ribbons without gaps or air pockets, with complete "wetting" of the joint bond surfaces equally on opposite sides.
3.3 Remove excess and spillage of compounds promptly as the work progresses. Clean the adjoining surfaces by whatever means necessary to eliminate evidence of spillage.

DIVISION 8 DOORS AND WINDOWS

08 1400 Doors
1.0 GENERAL
2.0 PRODUCTS
2.1 Interior doors shall be as selected by Owner/General Contractor.
2.2 Where they are to be clear finished, match trim stain color as selected.
2.3 Where they are to be painted, color as selected.
2.4 Doors to Deck or exterior patios shall be of configuration shown: door and window manufacturer chosen by Owner/General Contractor.
2.5 Main Entrance door shall be as selected by Owner/General Contractor.
2.6 Interior door to garage shall be flush panel, 1 and ¾ inch solid core or 20 minute rated.
3.0 EXECUTION
3.1 Install doors and hardware in accordance with manufacturer's specifications.
3.2 Closures as required by IRC and locally adopted code.

08 3613 Overhead Sectional Doors
1.0 GENERAL
1.1 Overhead Garage door design shall be as illustrated on the drawings.
2.0 PRODUCTS
2.1 Overhead Garage doors shall be as selected by Owner/General Contractor and similar to Drawings. Insulated core with flush interior panels. Panel layout, trim, and glazing as indicated on the drawings.
2.2 Factory glazed with double pane, sealed insulating glass.
2.3 Weatherstrip entire perimeter of door and joints between panels.
2.4 Electric openers, as required for specific door size and weight.
3.0 EXECUTION
3.1 Install in accordance with manufacturer's recommended installation procedures.

08 5400 Windows
1.0 GENERAL
2.0 PRODUCTS
2.1 Windows shall be as selected by Owner/General Contractor as supplied by aluminum clad wood, fiberglass, composite, or vinyl; size and type as indicated, manufacturer as chosen by Owner.
2.2 Color: As selected from manufacturer's standard colors.
2.3 Factory glazed with double pane, sealed insulating glass, low-e coating.
2.4 Muntin Bars: Provide in pattern and location as shown.
3.0 EXECUTION
3.1 Install in accordance with manufacturer's recommended installation procedures.

08 7100 Door Hardware
1.0 GENERAL
2.0 PRODUCTS
2.1 Door hardware shall be as selected by the Owner/General Contractor.
3.0 EXECUTION
3.1 Install hardware in accordance with manufacturer's recommended installation procedures. Locking preferences as chosen by Owner/General Contractor.

08 8000 Glazing
1.0 GENERAL
2.0 PRODUCTS
2.1 Doors and Windows are to be factory glazed by manufacturer.
a. All exterior glazing shall be sealed insulating double glazed units with additional options as indicated in the accepted Window/Door Package.
b. Provide product data for specified glazing.
c. Include glazing at custom Main Entry door.
2.2 Shower Doors and Enclosures:
a. Tempered glass, ¼" thickness minimum. Tint pattern, clarity as selected by Owner.
b. Hardware and Frame: as selected by Owner/General Contractor.
3.0 EXECUTION
3.1 Install in accordance with manufacturer's recommended installation procedures.

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.
1.2 Comply with Gypsum Association Documents GA-216 "Recommended Specifications for Application and Finishing of Gypsum Board" and GA-214 "Levels of Gypsum Board Finish".
2.0 PRODUCTS
2.1 Gypsum Wallboard: paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
2.2 Provide suspended partitions to allow for slab movement at all slab on grade areas.
2.3 5/8" type X gypsum board at specific areas designated on plan, 1/2" gypsum board all other areas.
2.4 1/2" Water-Resistant Gypsum Board, painted, behind plumbing fixtures, non-wet areas.
2.5 Cement board at all shower walls and other necessary substrates per TCA or manufactured stone on interior surfaces.
2.5 Provide galvanized edge trim at exposed edges and corners. Provide special shapes as may be required.
3.0 EXECUTION
3.1 All gypsum board wall panels shall be installed horizontally and fastened to studs with metal screws as recommended by manufacturer.
3.2 Finish walls to "Level 4" finish. Texture style & finish as determined by owner, texture to all walls and ceilings.
3.3 Before proceeding with texturing operation, prepare minimum 4' x 8' sample panel of selected texture finish for review and approval of Owner. Do not proceed with texturing until sample has been reviewed and approved. Budget for preparation of two sample panels.

09 2513 Acrylic Thin-Coat Stucco
1.0 GENERAL
1.1 Stucco texture and color shall be as selected by Owner/General Contractor.
1.2 All stucco base and finish materials from a single manufacturing source or one that is approved by the manufacturer.
2.0 PRODUCTS
2.1 Weather Barrier: Building Felt over DuPont Tyvek Drain Wrap
2.2 Lath: 1" 20 gauge self-furred hot-dipped galvanized steel woven wire fabric for vertical surfaces.
2.3 Acrylic Base Coat System: Acrylic modified factory proportioned fiber reinforced Portland cement based stucco with lime, alkali resistant fiber glass and acrylic fibers, factory mixed graded sand (ASTM C-897), water, bonding agent, and admixtures.
2.4 Acrylic Finish Coat System: Ready-mixed, 100% acrylic polymer and aggregate elastomeric coating for trowel or spray application.
2.5 Casing Trim: 26 gauge, 1/2" galvanized steel with expanded flanges. "Weep" design at bottom edge.
3.0 EXECUTION
3.1 After preparation of substrate and installation of lath and accessories, apply stucco base coat with proper spray equipment or a stainless steel trowel to a minimum thickness of approximately 3/8".
3.2 Avoid application in direct sunlight. Apply finish in a continuous application, always working to a wet edge.
3.3 Apply finish coat directly over the primed base coat. The finish coat shall be applied by spraying, rolling, or troweling with a stainless steel trowel, depending on finish selected. Apply finish coat to approximately thickness of 1/8" to achieve full coverage.
3.4 Complete application as recommended by stucco system manufacturer.
3.5 Upon completion, point up finish around trim and other locations where finish terminates or meets dissimilar materials. Cut out and replace defective or damaged stucco. Match pointing and patches to surrounding stucco in form and texture. Remove stucco and protective materials from perimeter trim and adjacent surfaces.

09 3000 Tile
1.0 GENERAL
1.1 Installation Guidelines: TCA's "Handbook for Ceramic Tile Installation." Comply with TCA installation methods indicated in tile installation schedules for thin-set applications over wood, concrete, cement panels and water resistant gypsum board.
2.0 PRODUCTS
2.1 ANSI Ceramic Tile Standard: Provide Standard grade tile that complies with ANSI A137.1, "Specifications for Ceramic Tile," for types, compositions, and other characteristics indicated.
2.2 Glazed and Unglazed Ceramic Tile (specific color and pattern as selected by Owner/General Contractor):
Composition: Impervious natural clay or porcelain.
Surface: Slip-resistant, with abrasive admixture where required.
Module Size: Sizes and types as may be selected by Owner/General Contractor.
Nominal Thickness: 1/4 inch.
Face: Plain with cushion edges.
2.3 Provide all tile shapes and trim units as may be required to complete the indicated installation. Including bullnoses, coved base, and other special shapes as may be required. Match characteristics of adjoining flat tile and coordinated with sizes and coursing.
2.4 Select shape requirements from examples below that suit installation methods; delete subparagraphs if not applicable. Revise or supplement to suit Project.
2.5 Latex-Portland cement mortar, polymer modified (thin set).
2.6 Polymer-modified tile grout, sanded.
2.7 Waterproofing and Crack-Suppression Membrane: Manufacturer's standard product for Thin-Set Tile Installations: that complies with ANSI A118.10. Nonplasticized, chlorinated polyethylene faced on both sides with nonwoven polyester fabric, 0.030-inch nominal thickness, Nobleseal TS by the Noble Company, or equivalent of other manufacturer.
3.0 EXECUTION
3.1 Installations at interior floors shall be over waterproofing or crack suppression membrane.
3.2 Jointing Pattern: Lay tile in grid pattern, unless otherwise indicated. Align joints when adjoining tiles on floor, base, walls, and trim are same size. Lay out tile work and center tile fields in both directions in each space or on each wall area. Adjust to minimize tile cutting and avoid pieces less than one half tile. Provide uniform joint widths, unless otherwise indicated.

09 6400 Wood Flooring
1.0 GENERAL
1.1 Contractor shall select and approve flooring with a minimum 16 inch x 16 inch sample with selected stain and finish for approval before applying finish to new floor. Do not proceed until sample has been approved.
2.0 PRODUCTS
2.1 Solid-Wood, Strip Flooring: Kiln dried to 6 to 9 percent maximum moisture content, tongue and groove and end matched, and with backs channeled (kerfed) for stress relief.
2.2 Material shall be plain sawn, 25/32" thick, width to be determined, random-length strips.
2.3 Stain: Water based stain compatible with finish system.
2.4 Urethane Finish System: Complete water-based system of compatible components that is recommended by finish manufacturer for application indicated.
2.5 Pre-finish manufacturer's flooring
3.0 EXECUTION
3.1 Install flooring over a layer of 15 lb. asphalt-saturated felt, allowing space at entire perimeter for contraction/expansion.
3.2 Blind nail or staple flooring to substrate as recommended by manufacturer.
3.3 Machine-sand to remove offsets, ridges, cups, and sanding-machine marks that would be noticeable after finishing. Vacuum and tack with clean cloth before applying finish.
3.4 Apply stain, sealer, and finish in number of coats recommended by finish manufacturer for application indicated, but not less than one coat of floor sealer and two finish coats.
3.5 Final coats shall be of sheen (and stain color) selected by Owner/General Contractor and approved in sample.

09 6500 Resilient Flooring
1.0 GENERAL
2.0 PRODUCTS
2.1 Sheet Vinyl Flooring: 080 inch thick, as selected by contractor.
2.2 LVT (Luxury Vinyl Tile)
2.3 VCT (Vinyl Composition Tile)
3.0 EXECUTION
3.1 Sheet vinyl flooring joints shall be heat welded, flush with each adjoining surface, matching the color and texture of the sheet vinyl material. Install in accordance with manufacturer's specifications.
3.2 Verify that substrate meets manufacturer's specification prior to the installation. Including that moisture levels meet manufacturer's acceptable standards.
3.3 Install in accordance with manufacturer's specifications.

09 6800 Carpeting
1.0 GENERAL
1.1 Carpets as selected by Owner.
2.0 PRODUCTS
2.1 Carpet: As selected by the Owner.
3.0 EXECUTION
3.1 Installation shall comply with manufacturer's installation specifications and CRI (Carpet and Rug Institute), ICA, standards and Green Label Plus.

09 9100 Painting
1.0 GENERAL
1.1 Exterior and interior surfaces not factory finished and not specifically excluded shall be painted. Interior trim selected by Owner shall be stained with clear finish, balance painted.
1.2 Interior paint surfaces at exterior walls shall be considered as vapor retarder Class III as noted in IRC Chapter 7. Interior vapor retarder shall comply with IRC and climate zone project is being built in.
2.0 PRODUCTS
2.1 All paint, stain, and clear finish shall be Acrylic Latex "professional best grade" products of acceptable manufacturers. 150/L VOC Rating.
2.2 Provide primers and undercoat paint produced by the same manufacturer of the finish coats.
2.3 Wall and ceiling finishes shall be satin enamel finish at Kitchen and Baths. All other wall and ceiling finishes shall be flat.
2.4 All exterior paint finishes shall be a semi-gloss finish.
2.5 Refer to 09 2116 Gypsum Board partitions and ceilings for drywall.
3.0 EXECUTION
3.1 Apply one coat of primer and two finish coats of paint to all painted surfaces. Omit field primer where surface is factory primed.
3.2 Apply one coat stain and two coats clear polyurethane finish to selected interior trim.
3.3 Make all necessary surface preparation, testing, and sample preparation to ensure successful coverage and performance.
3.4 Sand finishes on wood and metal surfaces between coats as necessary to assure smoothness and adhesion of subsequent coats.
3.5 Furnish and lay drop cloths or mask off areas where painting is being done to protect floors and adjacent work from damage during painting and finish operation.

DIVISION 10 SPECIALTIES

10 2800 Toilet Accessories
1.0 GENERAL
2.0 PRODUCTS
2.1 Toilet Accessories (toilet paper holders, paper towel dispensers, towel bars, mirrors, medicine cabinets) as selected by Owner/General Contractor.
3.0 EXECUTION
3.1 Provide solid blocking as required for mounting of selected toilet accessories.

10 3100 Manufactured Fireplaces
1.0 GENERAL
2.0 PRODUCTS
2.1 Provide Fireplace and Stove units as shown on plans. Gas log, rear/top vent or direct vent as indicated (ICC listed and approved). As selected by Owner/General Contractor.
3.0 EXECUTION
3.1 Install fireplace unit, flue, and chimney as recommended by the manufacturer and for specific conditions and systems indicated in accordance with manufacturer's specifications.

DIVISION 11 EQUIPMENT

11 3100 Appliances
1.0 GENERAL
1.1 All appliances for kitchens, wet bar, wine rooms and any area for manufacturing equipment.
2.0 PRODUCTS
2.1 Kitchen Appliances: As selected by the Owner/General Contractor – all Energy Star
3.0 EXECUTION
3.1 Set appliances true and level according to manufacturer's written instructions.
3.2 Provide all necessary power and plumbing connections, in accordance with manufacturer's specifications and with applicable codes.

DIVISION 12 FURNISHINGS

12 3200 Wood Casework
1.0 GENERAL
2.0 PRODUCTS
2.1 Casework shall be as selected by the Owner/General Contractor.
2.2 Kitchen countertops shall be as selected by the Owner/Contractor.
3.0 EXECUTION
3.1 Set casework accurately in place, level, and secure to floor and walls. Provide connecting and attaching devices, closures, and trim members as required. Install items complete. Scribe and closely fit casework to adjacent work. Fasten base cabinets securely to base and to floor.
3.2 Adjust casework and hardware so that doors and drawers operate smoothly without warp or bind. Current AWI installation specifications standards apply.

DIVISION 13 SPECIAL CONSTRUCTIONS -None Required-

DIVISION 14 CONVEYING SYSTEMS

14 2400 Conveying Systems and Hoistways
1.0 GENERAL
1.1 Submittals: Submit Product Data, Shop Drawings, and Finish examples for review. Gain approval of submittals before installation of equipment proceeds.
1.2 Certificates: Submit Certificates and Operating Permits as required by local authorities having jurisdiction for normal, unrestricted elevator use.
2.0 PRODUCTS
2.1 Basis of design Product: Morning Star, Independence Residential In-Line Gear Drive Elevator (manufactured by Symmetry Elevator). No machine room required. Residential elevators and dumbwaiters.
2.2 Features:
a. Operation System: number of stops as shown on drawings. Hall station and car Operating Panel with programmable Logic Controller.
b. Entry Type: Elevator folding gate at cab, swinging door hoist way, entrance by others.
c. Minimum platform size 42"x54" (approximately)
d. Rated Load: 950lb minimum.
e. Auxiliary Operation: Battery back-up for cab lights and alarm, car lowering, and auto door operation.
2.3 Finishes: Cab finishes as selected from manufacturer's standard options. Finish floor material by others.
3.0 EXECUTION
3.1 Complete elevator installation according to approved shop drawings and manufacturer's written instructions.
3.2 Installation of elevator cab, controls, hoist way equipment, and controls to be completed by installer licensed and approved by elevator manufacturer in accordance with manufacturer's specifications and code jurisdictions.

DIVISION 22 PLUMBING

22 0000 Plumbing Fixtures and Equipment
1.0 GENERAL
1.1 Sinks, water closets, tubs, showers, faucets, drains, hose bibs.
1.2 Radiant floor heating.
2.0 PRODUCTS
2.1 Refer to Plan for locations, fixtures as selected by the Owner/General Contractor.
2.2 Piping for radiant heating layout and design as shown in piping layout plan by others.
3.0 EXECUTION
3.1 Installation shall comply with manufacturer's specifications and in compliance with IRC, IPC and IECC codes.
3.2 Installation of radiant heating systems shall be in accordance with all manufacturer's specifications and IFC.

DIVISION 23 HEATING, VENTILATION, AND AIR-CONDITIONING

23 0000 Mechanical Equipment
1.0 GENERAL
1.1 Forced Air, Radiant Heating
2.0 PRODUCTS
2.1 Refer to Mechanical Plans for Heating, Forced Air, Radiant Heating and Air-Conditioning Equipment per Schedule and Notes by mechanical contractor/mechanical engineer.
2.2 Boiler Units for radiant and baseboard systems.
3.0 EXECUTION
3.1 Shall comply with local codes and shall be installed using duct sealing practices as ascribed in Chapter 12, Builders Guide to Cold Climates, Revised 2006 Joe Lstiburek and in accordance with IMC and IECC codes.

DIVISION 26 ELECTRICAL

26 0000 Basic Electrical Requirements
1.0 GENERAL
1.1 Lighting fixtures, switches, outlets, and wiring.
2.0 PRODUCTS
2.1 Refer to Electrical Plans for Plan notes, Schedules and general switching, lighting, and outlet placement.
2.2 Lighting fixtures as selected by the Owner/General Contractor.
3.0 EXECUTION
3.1 Coordinate with Owner/General Contractor for Computer, TV, and other data cabling to be included. All installation shall be in strict conformance with adopted NEC and IECC codes.

DIVISION 31 EARTHWORK

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

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SPECIFICATIONS

SCALE: AS INDICATED

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THE CREPS RESIDENCE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

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Pikes Peak REGIONAL Building Department
bphillips
CONSTRUCTION

DRAWN BY: EAH
CHECKED BY: DMNS
PLOT: 11/6/2026

Sheet # SS1
OF 2 SHEETS

2.1 On-Site or Imported fill and backfill Materials as acceptable to the soils engineer as prescribed in soils reports.
3.0 EXECUTION
3.1 In addition to required compaction of fill and backfill materials, compact bottom of all footing excavations to the satisfaction of the Soils Engineer.
3.2 Cut and fill areas to finish grades indicated on civil grading plans. Leave graded surface clean, free from rubbish and large clods, and smooth. Grading Tolerances as follows:
Sub-grade Below Footings, Floor Slab, Sidewalk, & Paving: Tolerance +/- 0.02' (1/4").
Sub-grade Under All Other Areas Disturbed by Site Grading: Tolerance +/- 0.1' (1-1/4").
3.3 Final Finish Grades: All landscape areas, Tolerance +/-0.1' (1-1/4").
a. Complete with imported or stockpiled topsoil to depth and grade indicated on site plan.
3.4 Import or export material necessary to achieve finish grades indicated on civil grading plans.
3.5 Unsuitable or excess material including cobbles and boulders shall be disposed of off-site and/or on-site if approved by Owner/General Contractor/Civil Grading. Entire site shall consider impacts of erosion control conformity to local and state requirements shall be the responsibility of the General Contractor.

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 and fans for review and approval.
1.2 Refer to drawings by Radon Consultant.
2.0 PRODUCTS
2.1 Utilize perforated ABS piping, fabrics, and connections of ABS piping.
3.0 EXECUTION
3.1 Install system according to approved submittals
3.2 Installation shall be in accordance with IRC standards and by Contractor having experience in radon systems. Owner to be provided with testing reports.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 0000 Planting and Irrigation
1.0 GENERAL
1.1 Sprinkler systems, landscape design and plantings (Not in Contract) as engaged by General Contractor or Owner.
2.0 PRODUCTS
2.1 All systems and landscape plantings and materials.
3.0 EXECUTION
3.1 All implementation of systems and plantings shall be by separate contract with Owner/General Contractors experienced with all aspects for complete systems and landscaping. Division 32 0000 shall not be a part of the project documents.

32 1413 Precast Concrete Unit Paving
1.0 GENERAL
1.1 Provide concrete paver units, sand setting and sand joint filler.
1.2 Related Requirements: Section 31 0000 Earthwork, for preparation of soil substrate.
1.3 Submittals:
a. Product data for paver units.
b. Samples: Submit two samples of each pave type.
c. Manufacturer's Installation Instructions: shall be in accordance with manufacturer's specifications.
2.0 PRODUCTS
2.1 Interlocking Concrete Pavers: The design is based on the following product: Pavestone Concrete Pavers. Also acceptable, subject to compliance with specified requirements:
a. Hanover Architectural Products, Inc.
b. Oldcastle
2.2 Concrete Pavers: hydraulically pressed concrete, complying with ASTM C936.
2.3 Sand for setting Bed: Clean washed natural sand or crushed stone complying with the gradation requirements of ASTM C33 for fine aggregates.
2.4 Sand for Joints: Fine washed sand with 100 percent passing No.16 sieve and not more than 10 percent passing No. 200 sieve.
3.0 EXECUTION
3.1 Verify that substrate is level or to correct gradient, smooth, capable of supporting pavers and imposed loads, ready to receive paver installation.
3.2 Treat soil with herbicide to retard plant growth.
3.3 Spread setting bed sand, dampen, and compact, place paver units, and work sand into paver joints according to written instructions of manufacturer.
3.4 Cut paver units at edges, joints, and changes in direction with masonry saw.
3.5 Tamp and level paver units with mechanical vibrator until units are firmly bedded, level, and to correct elevation and gradients. Do not tamp unrestrained edges.
3.6 All installation shall be in accordance with manufacturer's specifications.

DIVISION 33 UTILITIES

33 0000 Utilities
1.0 GENERAL
1.1 Perform all Utility Extension work in accordance with Local Utilities Provider standard specifications and details.
1.2 Tap fees will be paid directly by the Contractor for services as required for local utility provider.
1.3 Septic systems shall be installed/designed in accordance with all state and health regulations.
1.4 Wells shall be installed in accordance with all state and health department regulations.
1.5 Electrical shall be in accordance with all state and health regulations.
1.6 Gas – natural and propane.
2.0 PRODUCTS
3.0 EXECUTION
3.1 Installation shall be in accordance with local utility provider standards.

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.
2.0 PRODUCTS
2.1 PVC or HDPE single wall pipe. Perforated pipe at foundation drain system. Solid pipe outside of drainage areas for connection to outfall.
3.0 EXECUTION
3.1 Provide grade cleanouts at each major change in direction or as indicated on Drawings.
3.2 Refer to referenced Subsurface Soil Investigation for sub-drain detail.
3.3 Outfall to sump or daylight, as required.

END of OUTLINE SPECIFICATION-LGA STUDIOS

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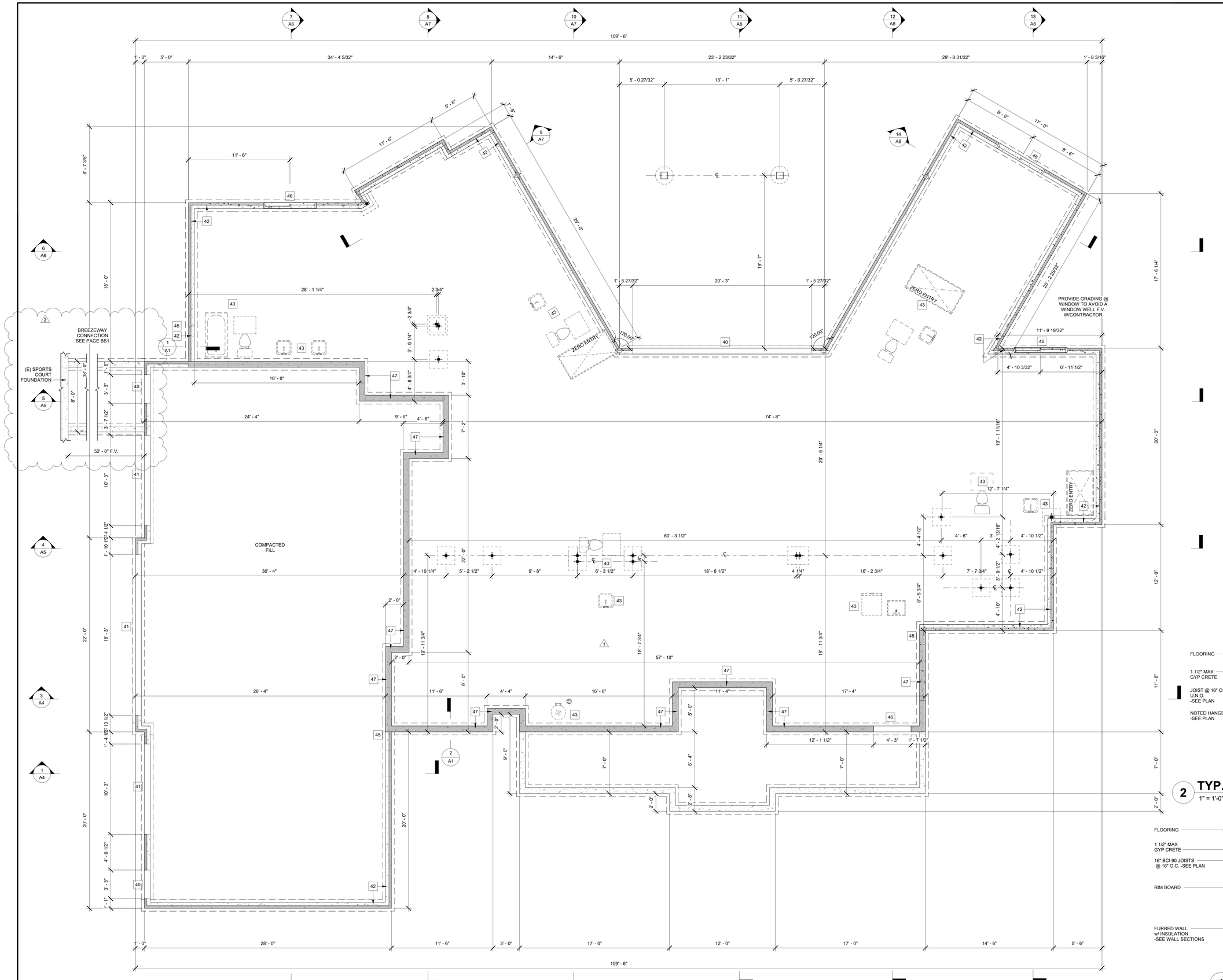
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11/16/2026 12:22:48 AM
EL PASO COUNTY
Development Services
CONSTRUCTION

DRAWN BY: EAH
CHECKED BY: DMNS
PLOT: 11/6/2026

Sheet #
SS2
OF 2 SHEETS

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GENERAL FOUNDATION NOTES:

1. 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.

2. 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.

3. SEE PLUMBING AND MECHANICAL CONTRACTORS FOR ANY REQUIRED PENETRATIONS.

4. INSTALL ALL COLUMN ANCHORS PER MFG. SEE MAIN LEVEL FLOOR FRAMING PLAN FOR COLUMN ANCHOR TYPE AND LOCATION.

5. PROVIDE 3" MINIMUM BEARING AT BEAM POCKETS (TYP).

6. FIELD VERIFY ACTUAL WALKOUT LOCATION WITH SITE PLAN AND AT SITE PER EXISTING SITE CONDITIONS.

7. PROVIDE MINIMUM PERIMETER FOUNDATION INSULATION AS REQUIRED PER CODE. SEE ATTACHED PIKES PEAK 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	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC FOUNDATION NOTES:

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

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

42 2X4 MUD SILL W/ 1/2" DIA X 10" ANCHOR BOLTS @ 48" O.C. & 12" FROM ENDS w/MIN. 7" EMBEDMENT w/2 PER PIECE MIN

43 DASHED LINES INDICATE R.I. PLUMBING FIXTURES

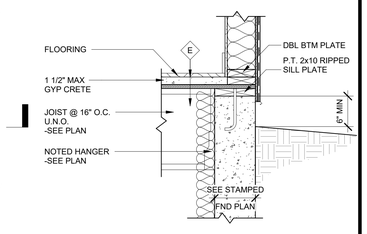
44 NOT USED

45 STEP TOP OF FND. SEE ENGINEERED FOUNDATION PLAN FOR MORE INFORMATION

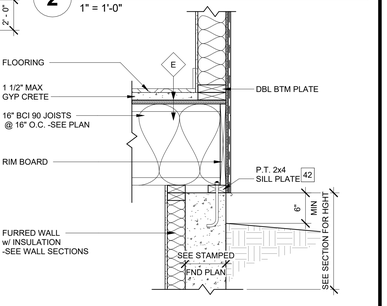
46 PROVIDE BLOCK OUTS AS NEEDED IN STEPPED FOUNDATION WALL FOR NOTED WINDOWS & DOORS.

47 RIPPED P.T. OR REDWOOD 2X10 SILL PLATE ATOP FND W/ 1/2" DIA X 10" ANCHOR BOLTS @ 48" O.C. & 12" FROM ENDS W/ MIN. 7" EMBEDMENT W/ 2 PER PIECE MIN.

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



2 TYP. FULL HT. FND DETAIL
1" = 1'-0"



1 TYP. FND DETAIL
1" = 1'-0"

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FOUNDATION LAYOUT PLAN
SCALE: 1/4" = 1' - 0"

REVISIONS

1	10.16.2026
2	11.3.2026

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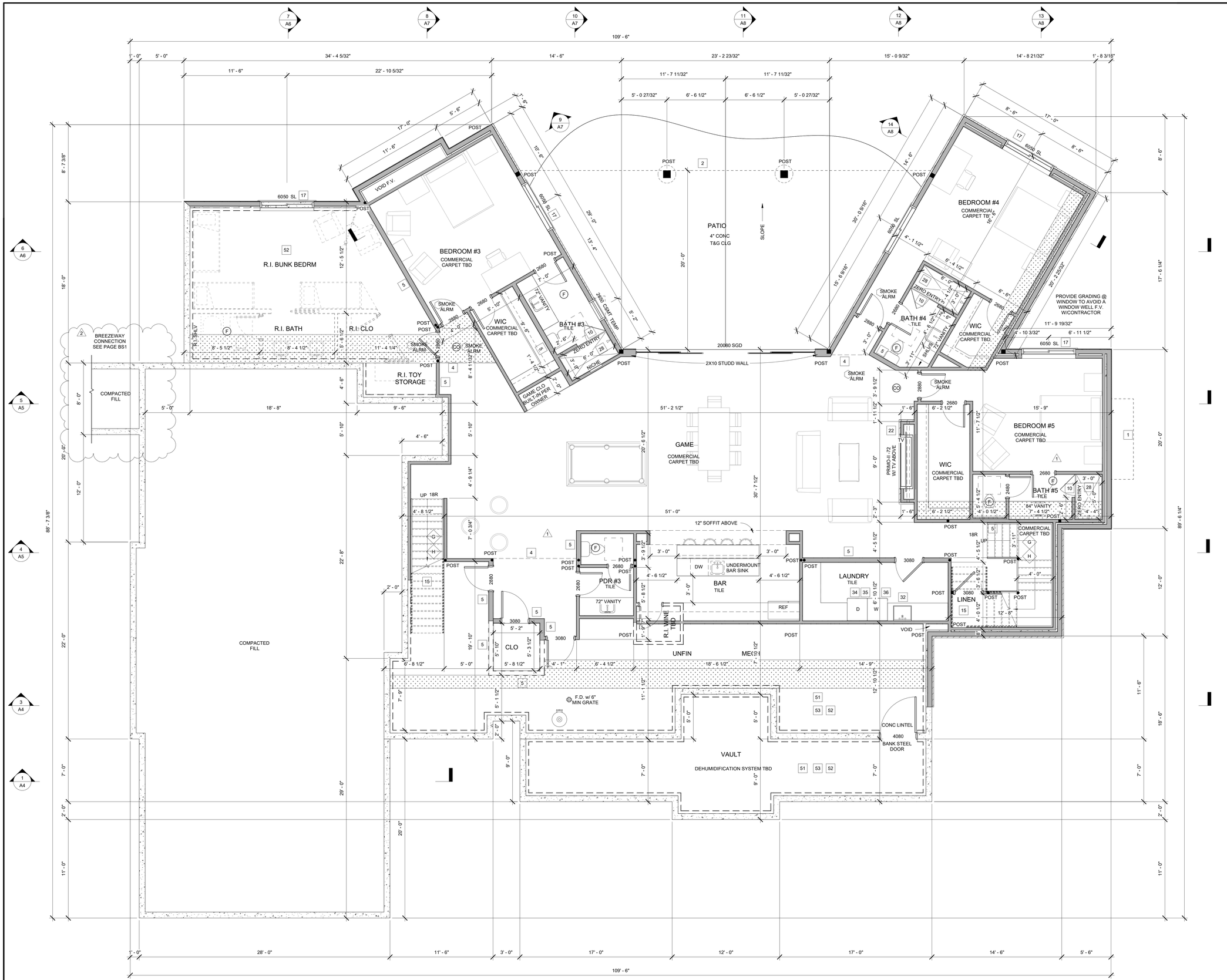
THE CREPS RESIDENCRE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

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PIKES PEAK REGIONAL BUILDING DEPARTMENT
BD26085
CONSTRUCTION

DRAWN BY: EAH
CHECKED BY: LGA
PLOT: 11/6/2026

Sheet #
A1
OF 12 SHEETS

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GENERAL LOWER LEVEL NOTES:

1. UNLESS NOTED OTHERWISE ALL CONCRETE FOUNDATION WALL HEIGHTS THIS LEVEL TO BE A 10'-4" POUR w/INTERIOR WALL HEIGHTS TO BE 10'-0"± FIELD VERIFY.

2. PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.

3. ALL NON-BEARING WALL, STAIRS AND LANDINGS MUST FLOAT.

4. MAINTAIN MINIMUM 30" CLEAR SPACE IN FRONT OF THE CONTROL SIDE OF FURNACE & WATER HEATER. WATER HEATER MUST BE PLACED SO THE VENT IS ADJACENT & CLOSEST TO THE VENT STACK.

48" MAX HIGH RETAINING WALLS ARE SHOWN FOR REFERENCE ONLY. FIELD VERIFY WITH SITE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO BACKFILLING. IN ADDITION, VERIFY w/CONTRACTOR ACTUAL RETAINING WALL CONSTRUCTION.

SPECIFIC ELECTRICAL NOTES / SYMBOLS

- (F) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL
- (S) SMOKE ALARM — HARDWIRED & 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	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC LOWER LEVEL NOTES:

51 PROVIDE MECHANICAL VENTILATION PER IRC 2021 SECTION R303.1.1 AND ARTIFICIAL LIGHT PER SECTION R303.1.3

52 PROVIDE FIRE PROTECTION OF FLOORS PER 2021 R 302.13 @ ENTIRE CEILING

53 2x4 FURRED WALL WITH MINIMUM INSULATION PER INTERNATIONAL ENERGY CONSERVATION CODE CERTIFICATE, AS REQUIRED

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

LOWER LEVEL FLOOR PLAN

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

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REVISIONS

1	10.16.2026
2	11.3.2026

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CONSTRUCTION

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Sheet # A2
OF 12 SHEETS

GENERAL MAIN LEVEL NOTES:

1. UNLESS NOTED OTHERWISE ALL WALL HEIGHTS THIS LEVEL TO BE 11'- 1 1/8".

2. PROVIDE 'LOW RESISTANCE' RETURN AIR PATH FOR ALL CLOSED ROOMS. PER CODE CAN USE T-GRILLS OR UNDER-CUT DOORS.

SPECIFIC ELECTRICAL NOTES / SYMBOLS

(F) EXHAUST FAN (VENT TO EXTERIOR) FANS VENTED THROUGH UNCONDITIONED SPACE MAX 25'-0" & MIN R-6 INSUL

SMOKE ALARM HARDWIRED & INTERLOCK SMOKE DETECTOR w/BATTERY BACK-UP

(CO) CARBON MONOXIDE DETECTOR

NOTES:
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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	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC MAIN LEVEL NOTES:

55 NOT USED

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

MAIN LEVEL FLOOR PLAN

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

REVISIONS

1	10.16.2026
2	11.3.2026

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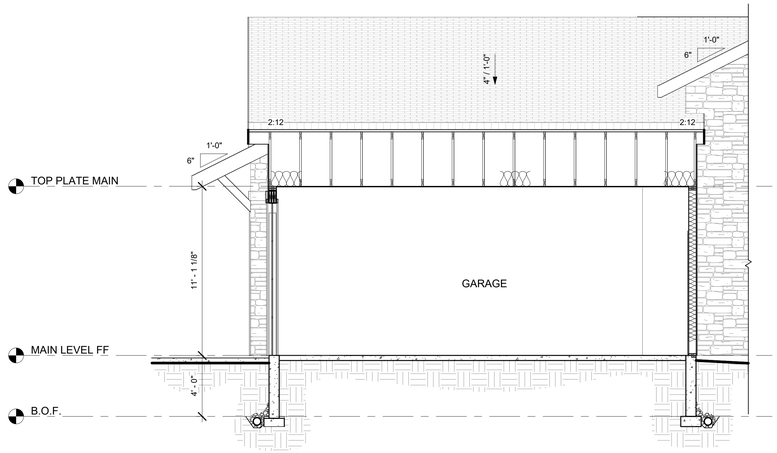
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CONSTRUCTION

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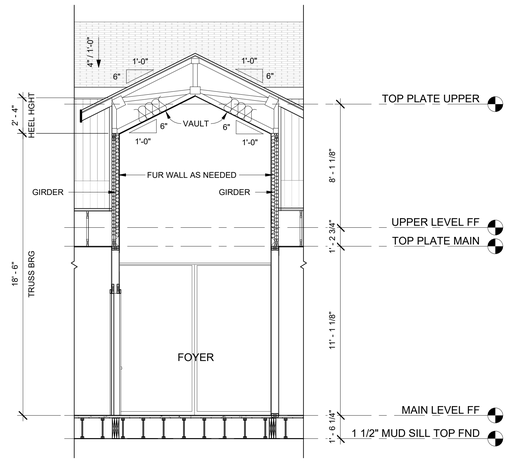
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SECTION 1

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



SECTION 2

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

SPECIFIC SECTION NOTES:

66 NOT USED

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

GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S3/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.

2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.

3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.

4. SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURERE OR TYPE.

SECTION NOTE SYMBOLS:

= EARTH MATERIAL

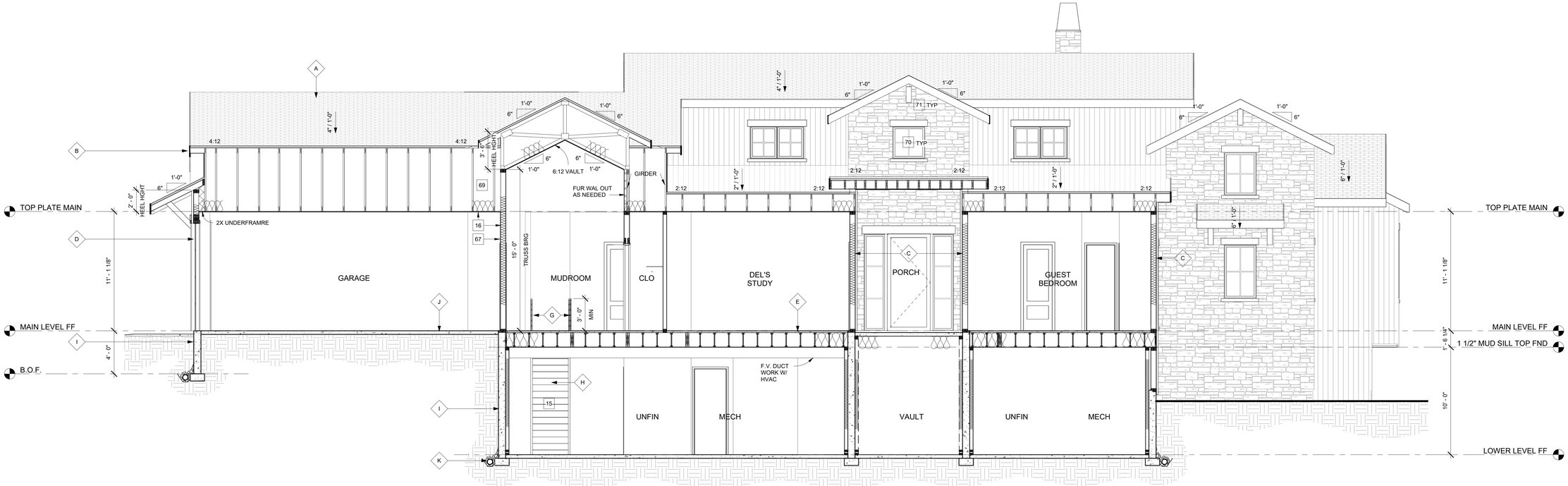
= CONCRETE

ASSEMBLY NOTES:

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

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

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NOTE:
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SECTION 3

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

SECTIONS

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

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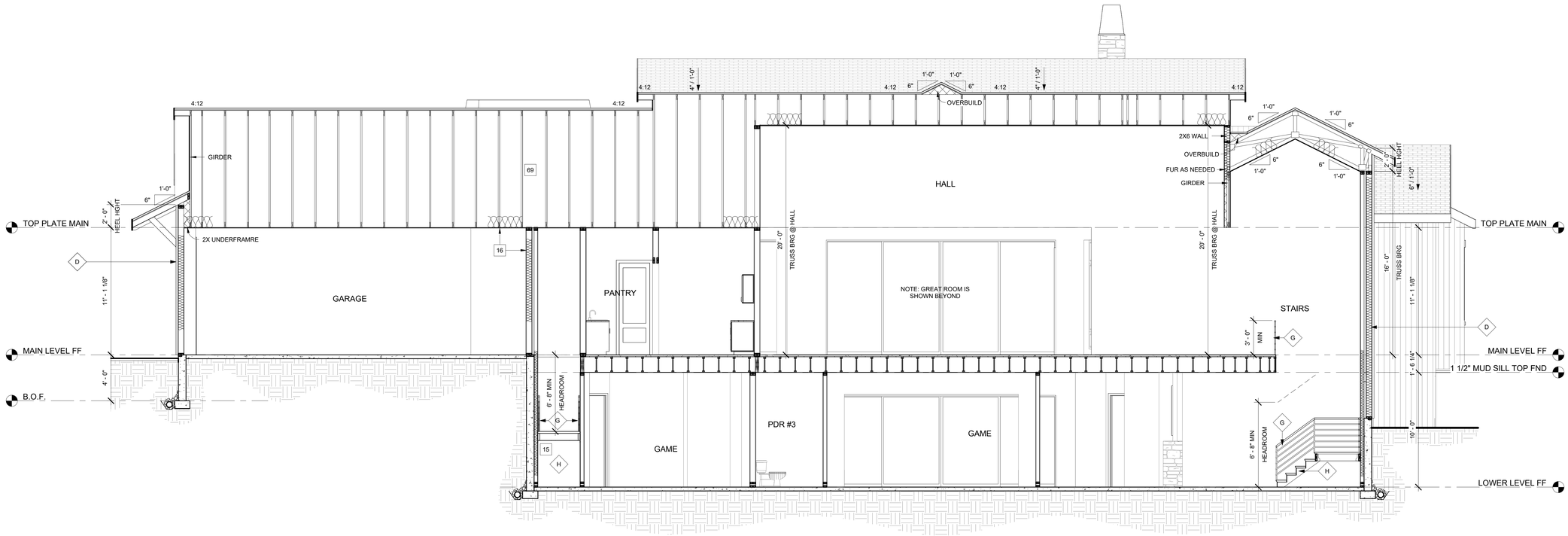
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16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

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CHECKED BY: DMNS
PLOT: 11/6/2026

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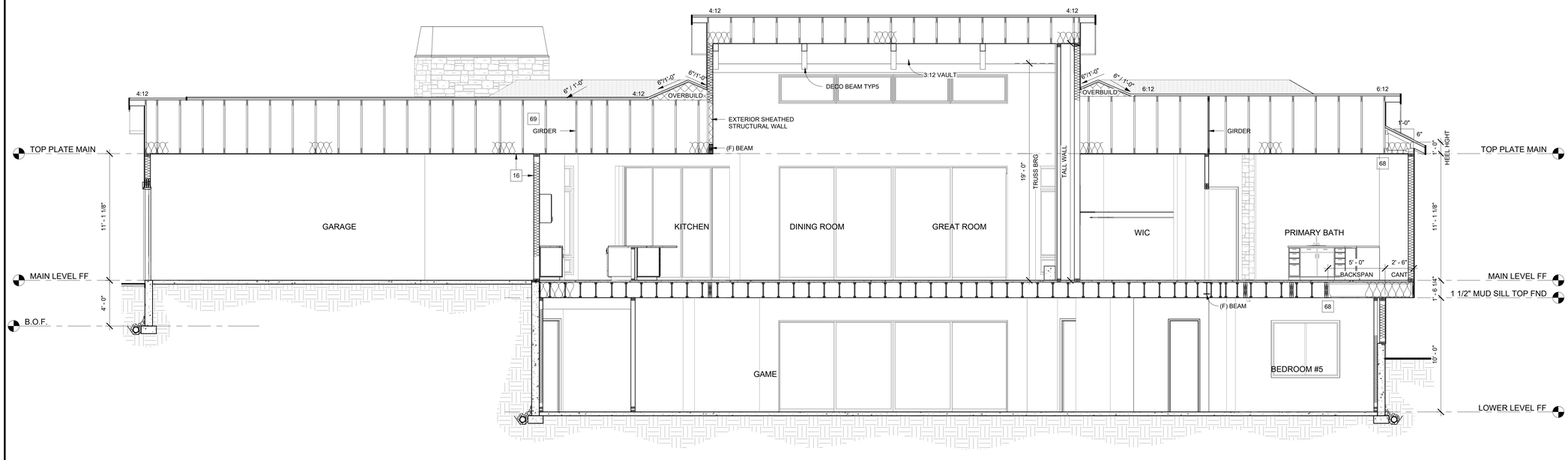
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SECTION 4

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

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SECTION 5

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

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GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S3/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.

2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.

3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.

4. SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURERE OR TYPE.

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	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC SECTION NOTES:

66 NOT USED

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

SECTION NOTE SYMBOLS:

= EARTH MATERIAL

= CONCRETE

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

SECTIONS

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

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PHONE: (719) 396-4207

THE CREPS RESIDENCRE

16735 HAPPY LANDING DR

PROJECT NUMBER: BD26085.AL

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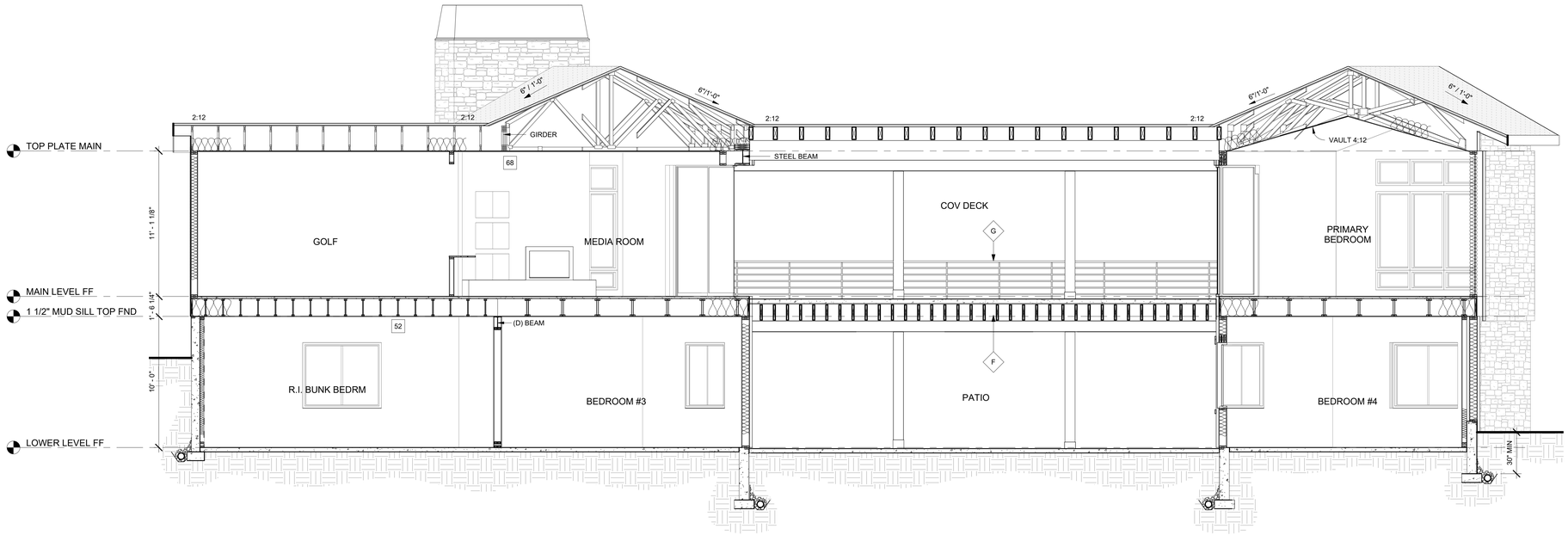
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A5
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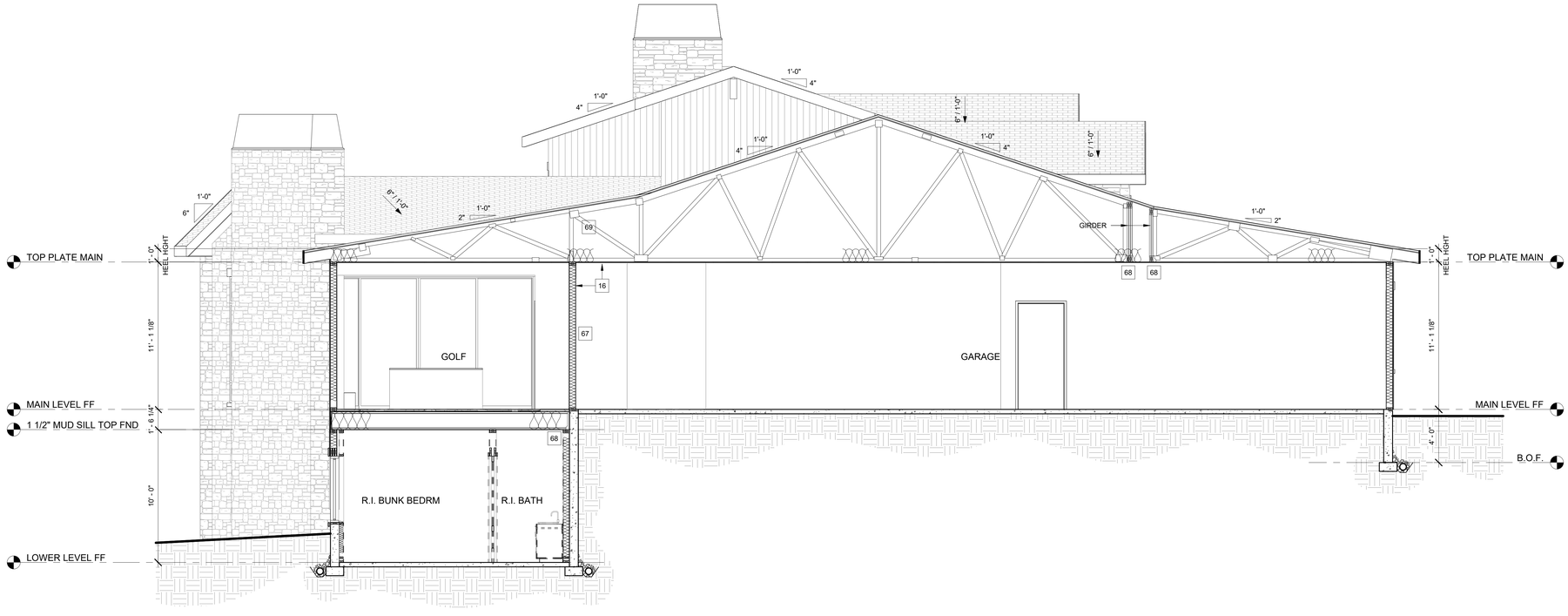
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SECTION 6

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

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SECTION 7

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

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GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S3/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.

2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.

3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.

4. SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURERE OR TYPE.

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	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC SECTION NOTES:

66 NOT USED

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

SECTION NOTE SYMBOLS:

= EARTH MATERIAL

= CONCRETE

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

SECTIONS

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

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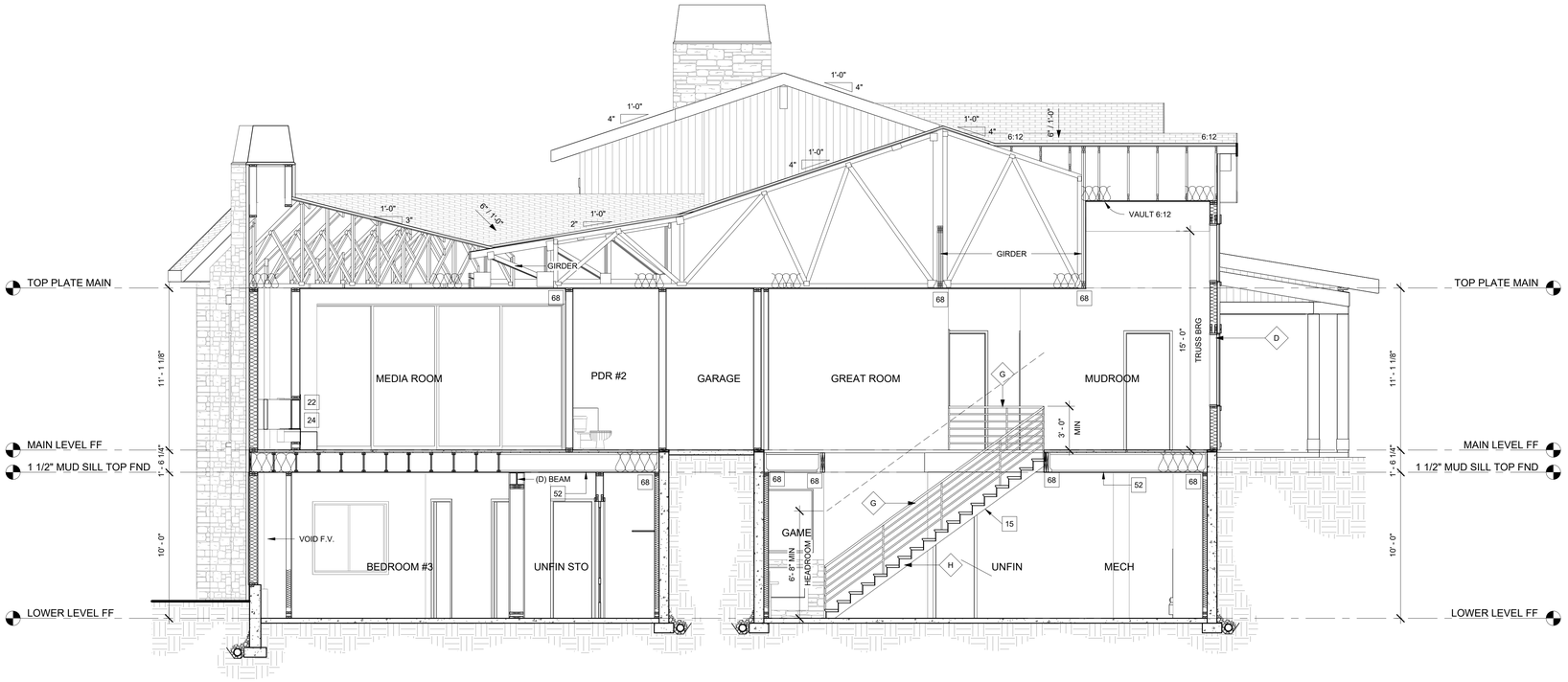
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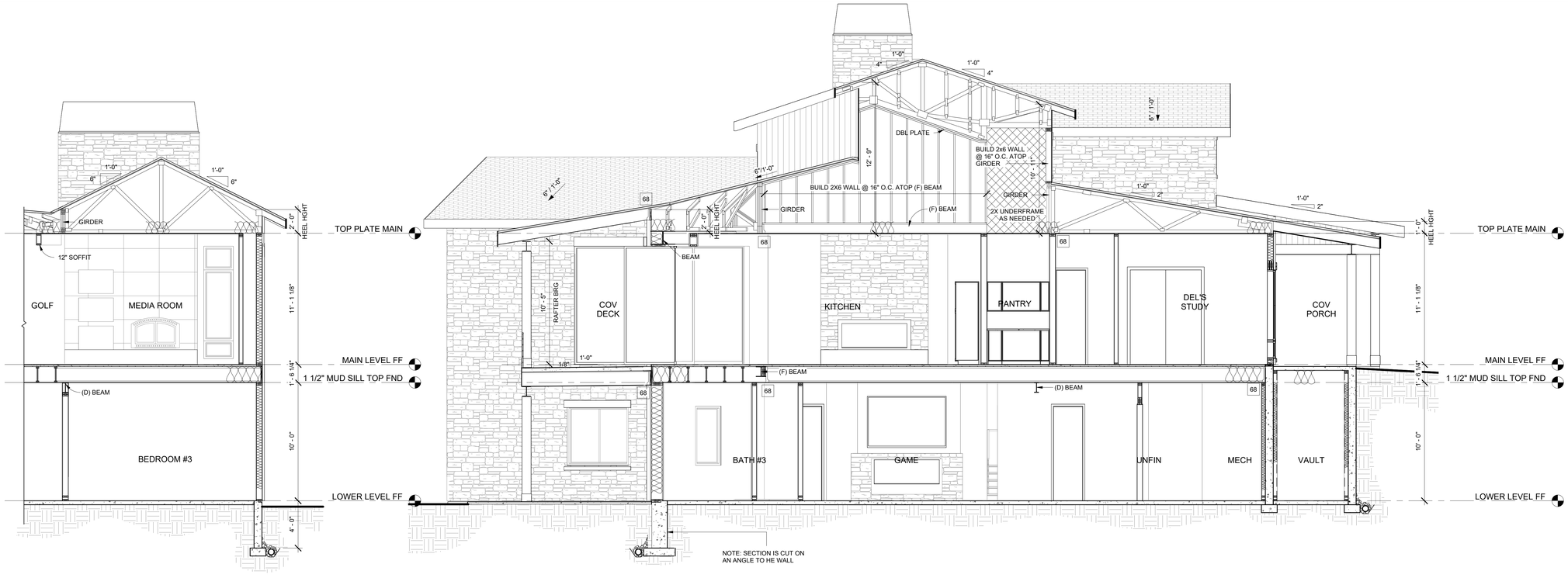
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SECTION 8

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

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SECTION 9

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

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SECTION 10

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

GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S3/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.

2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.

3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.

4. SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURERE OR TYPE.

ASSEMBLY NOTES:

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ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC SECTION NOTES:

66 NOT USED

67 BEARING WALL. SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION

68 HANGER-TRUSS OR RAFTER SEE STRUCTURAL SHEETS FOR ADDITIONAL INFORMATION

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SECTION NOTE SYMBOLS:

= EARTH MATERIAL

= CONCRETE

NOTE:
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CONTRACTOR

NewEra CONSTRUCTION

3314 ADOBE CT.
COLORADO SPRINGS, CO 80907
PHONE: (719) 396-4207

THE CREPS RESIDENCRE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

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REGIONAL
Building Department
PIKES PEAK
CONSTRUCTION

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CHECKED BY: DMNS

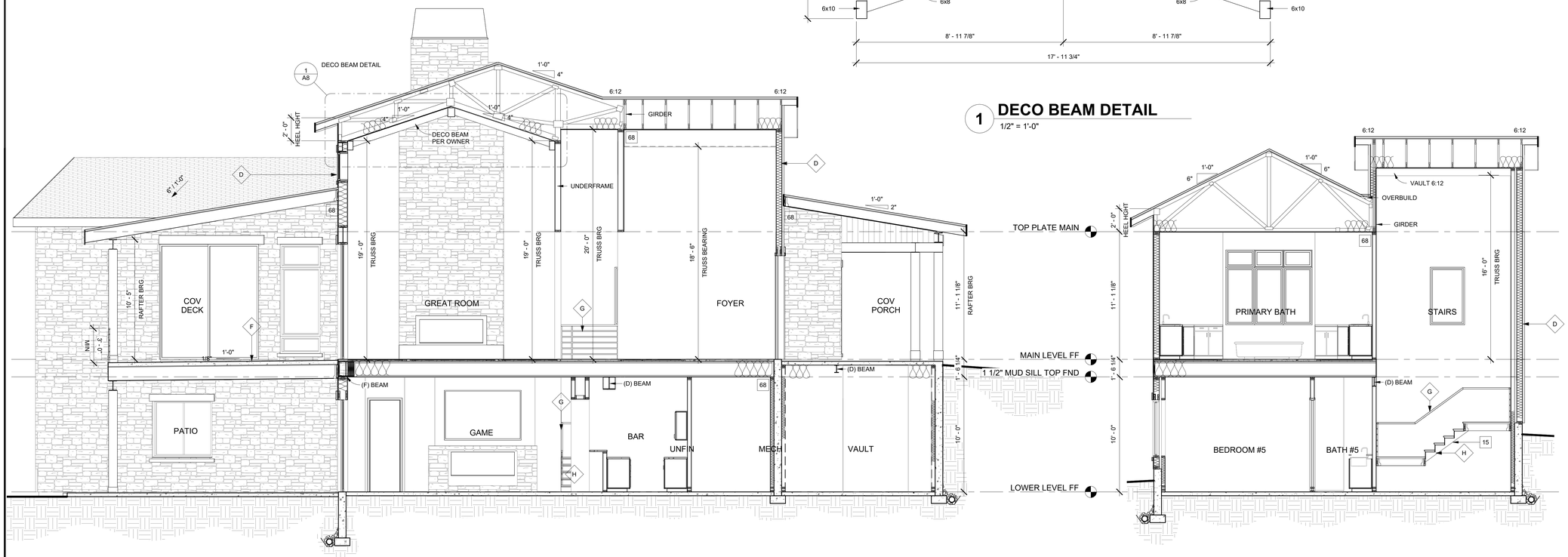
PLOT: 11/6/2026

Sheet #
A7
OF 12 SHEETS

SECTIONS

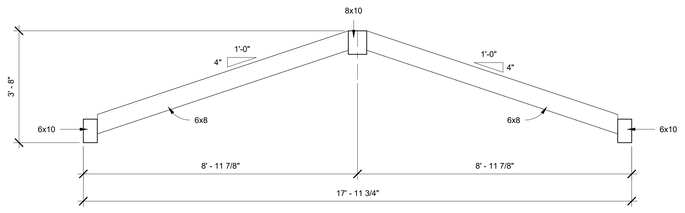
SCALE: 1/4" = 1' - 0"

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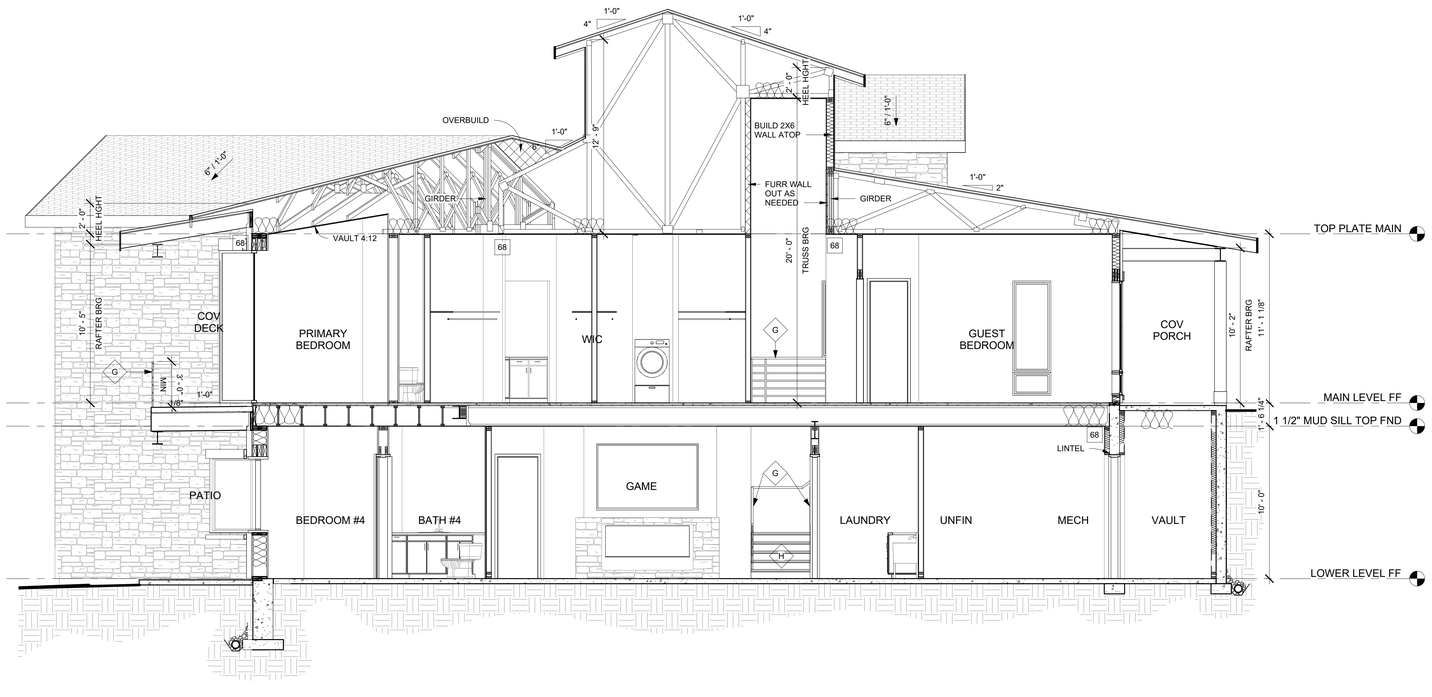
1 DECO BEAM DETAIL

1/2" = 1'-0"



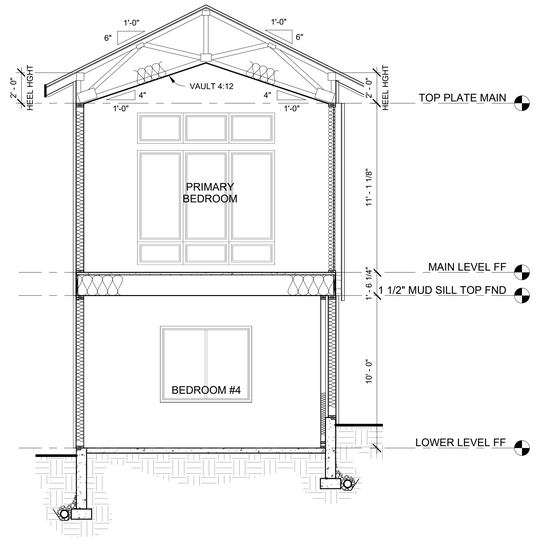
SECTION 11

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



SECTION 12

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



SECTION 13

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

SECTION 14

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

GENERAL SECTION NOTES:

1. UNLESS OTHERWISE NOTED ALL SECTIONS ARE TYPICAL. SEE SECTION S3/A4 FOR REFERENCE OF COMPLETE LABELING AND NOTES.

2. SEE STRUCTURAL SHEETS FOR ALL CALLOUTS OF FRAMING MEMBERS, BEAMS, HEADERS, AND CONNECTIONS ETC. TYPICAL.

3. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING AND MECHANICAL INSTALLATION.

4. SECTION BEYOND ITEMS ARE SHOWN FOR REFERENCE ONLY AND DOES NOT INDICATE ANY SPECIFIC MATERIAL, MANUFACTURERE OR TYPE.

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	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC SECTION NOTES:

66 NOT USED

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

SECTION NOTE SYMBOLS:

= EARTH MATERIAL

= CONCRETE

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

REVISIONS

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THE CREPS RESIDENCRE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

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PLOT: 11/6/2026

Sheet #
A8
OF 12 SHEETS

SECTIONS
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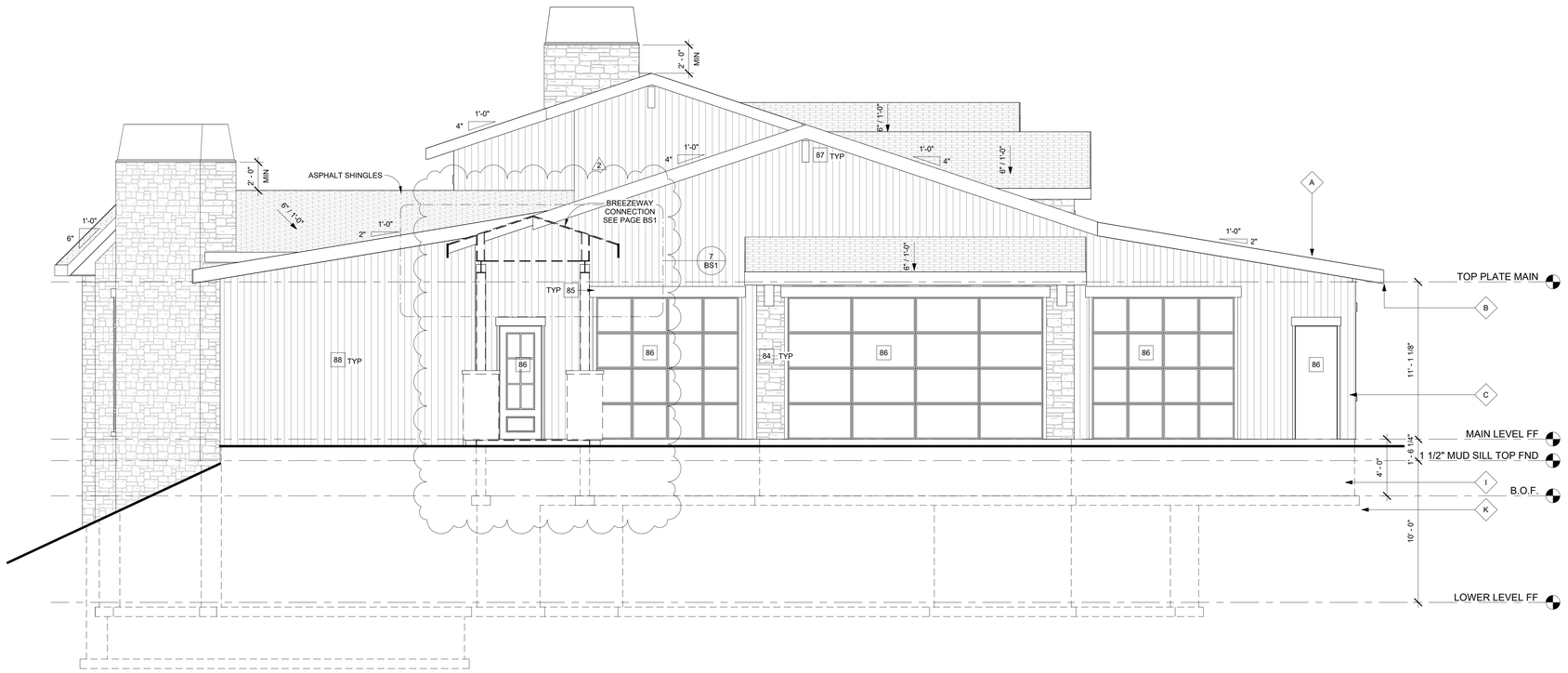
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FRONT ELEVATION

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

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LEFT ELEVATION

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

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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 700sf OF ROOF SURFACE PER 2"X4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX.7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.

2. ROOF VENTILATION SHALL COMPLY WITH 2021 IRC R806.2. - 47.6 SQ. FT. OF VENTILATING AREA.

3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.

4. ANY BOULDER RETAINAGE WALL SHOWN SHALL BE LESS THAN 48" IN HEIGHT w/60" MIN APART IF MORE THAN (1) WALL OR SHALL BE DESIGNED BY SOILS ENGINEER. ANY RETAINING WALLS ARE SHOWN FOR REFERENCE. FIELD VERIFY WITH SITE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO BACK FILL. IN ADDITION, VERIFY WITH CONTRACTOR ACTUAL RETAINING WALL CONSTRUCTION.

5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

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	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

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 1X8 HEADER AND 1X4 SILL WINDOW TRIM, 1X10 HEADER DOOR TRIM

86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE, MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING

87 FALSE DECO GABLE END BEAM. SCREW INTO GABLE END TRUSS WEBS OR BLOCKING BETWEEN WEBS.

88 VERTICAL SIDING MATERIAL TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR

ELEVATION NOTE SYMBOLS:

———	= FINISH GRADE LINE
01	= FINISH GRADE ELEVATION
TOW=07	= TOP OF FOUNDATION WALL ELEVATION
MO=08	= MAIN LEVEL FINISH FLOOR ELEVATION

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

FRONT AND LEFT ELEVATIONS

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

REVISIONS

2 11.3.2026

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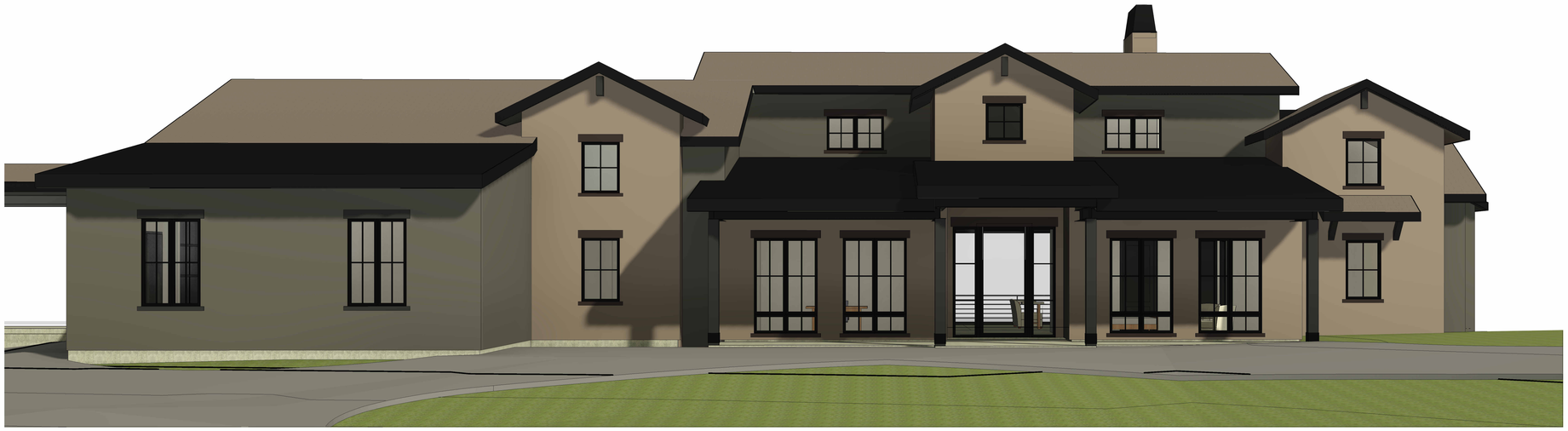
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CONSTRUCTION

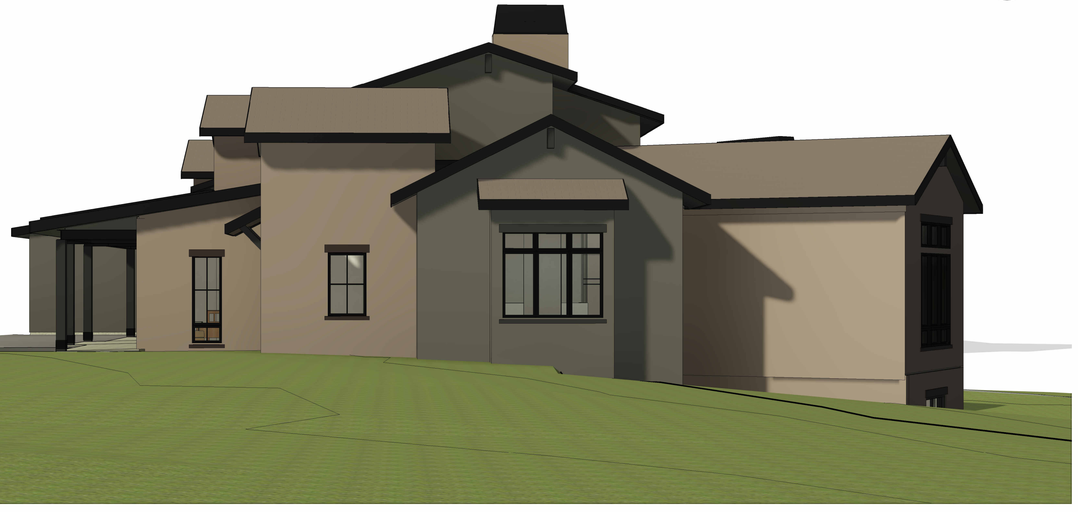
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A9
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1 3D View 1



2 3D View 2



3 3D View 3



4 3D View 4



5 3D View 5

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3D VIEWS

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

REVISIONS

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CONTRACTOR

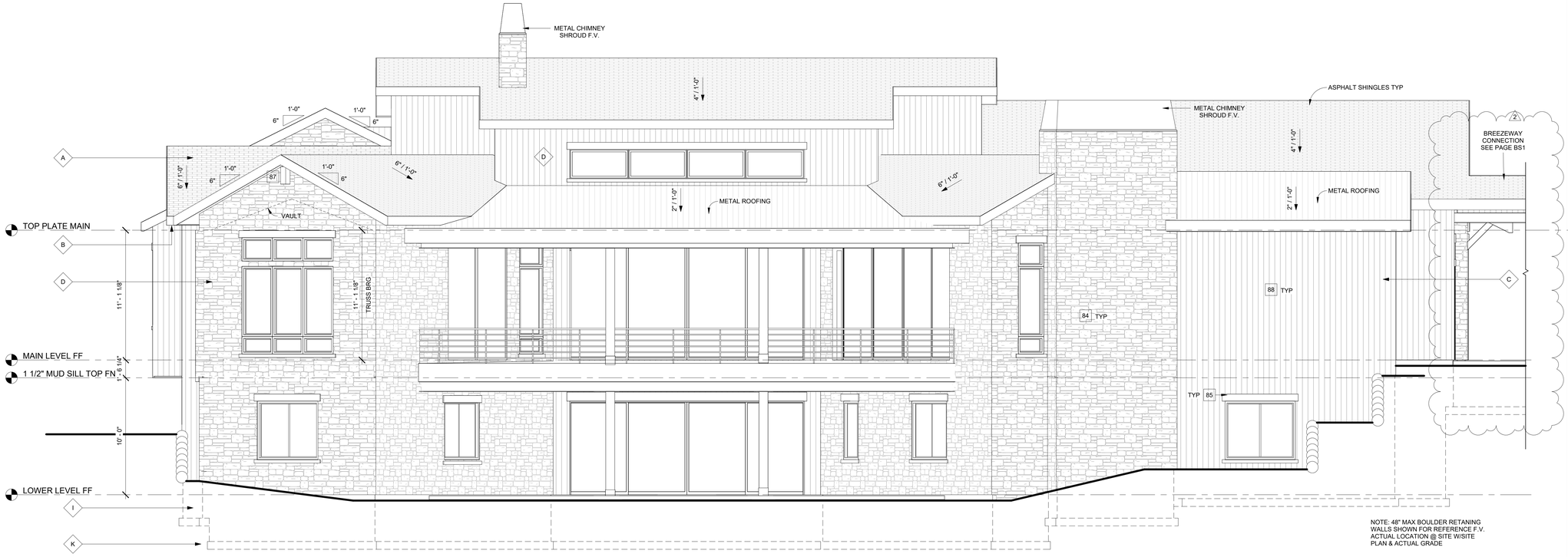
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PHONE: (719) 396-4207

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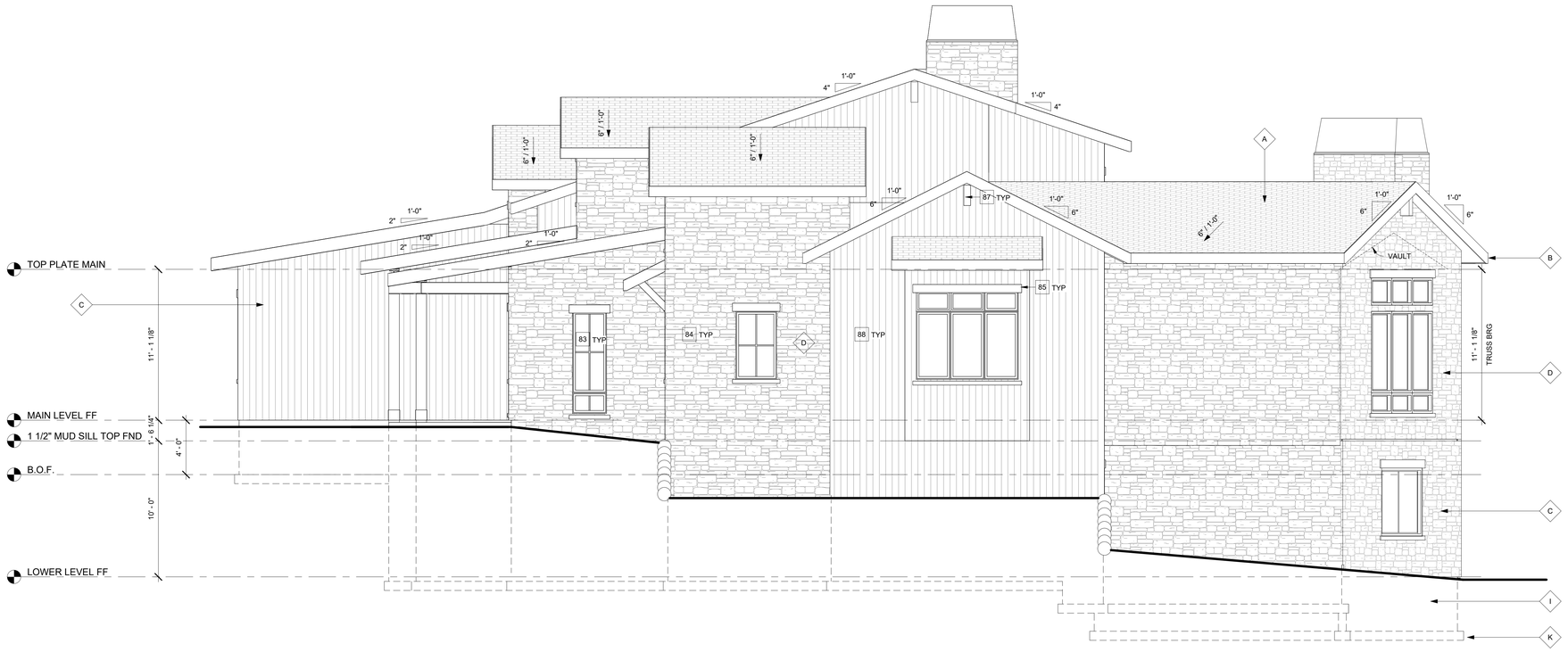
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Sheet #
A12
OF 12 SHEETS



REAR ELEVATION

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



RIGHT ELEVATION

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

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 700sf OF ROOF SURFACE PER 2"X4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX.7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.

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3. NOTES SHALL APPLY TO ALL ELEVATION CONDITIONS OF LIKE OR SIMILAR CONDITIONS.

4. ANY BOULDER RETAINAGE WALL SHOWN SHALL BE LESS THAN 48" IN HEIGHT w/60" MIN APART IF MORE THAN (1) WALL OR SHALL BE DESIGNED BY SOILS ENGINEER. ANY RETAINING WALLS ARE SHOWN FOR REFERENCE. FIELD VERIFY WITH SITE PLAN AND ACTUAL SITE CONDITIONS PRIOR TO BACK FILL. IN ADDITION, VERIFY WITH CONTRACTOR ACTUAL RETAINING WALL CONSTRUCTION.

5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

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	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

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 1X8 HEADER AND 1X4 SILL WINDOW TRIM, 1X10 HEADER DOOR TRIM

86 DOOR STYLE IS REPRESENTATIONAL ONLY. F.V. STYLE, MATERIAL & AVAILABILITY W/ MFG PRIOR TO ORDERING

87 FALSE DECO GABLE END BEAM. SCREW INTO GABLE END TRUSS WEBS OR BLOCKING BETWEEN WEBS.

88 VERTICAL SIDING MATERIAL TBD PRIOR TO ORDERING & INSTALLING. F.V. W/ CONTRACTOR

ELEVATION NOTE SYMBOLS:

———	= FINISH GRADE LINE
01	= FINISH GRADE ELEVATION
TOW=07	= TOP OF FOUNDATION WALL ELEVATION
MO=08	= MAIN LEVEL FINISH FLOOR ELEVATION

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

REAR AND RIGHT ELEVATIONS

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

REVISIONS

2 11.3.2026

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CONTRACTOR

NewEra CONSTRUCTION

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PHONE: (719) 396-4207

THE CREPS RESIDENCRE

16735 HAPPY LANDING DR

PROJECT NUMBER: BD26085.AL

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CONSTRUCTION

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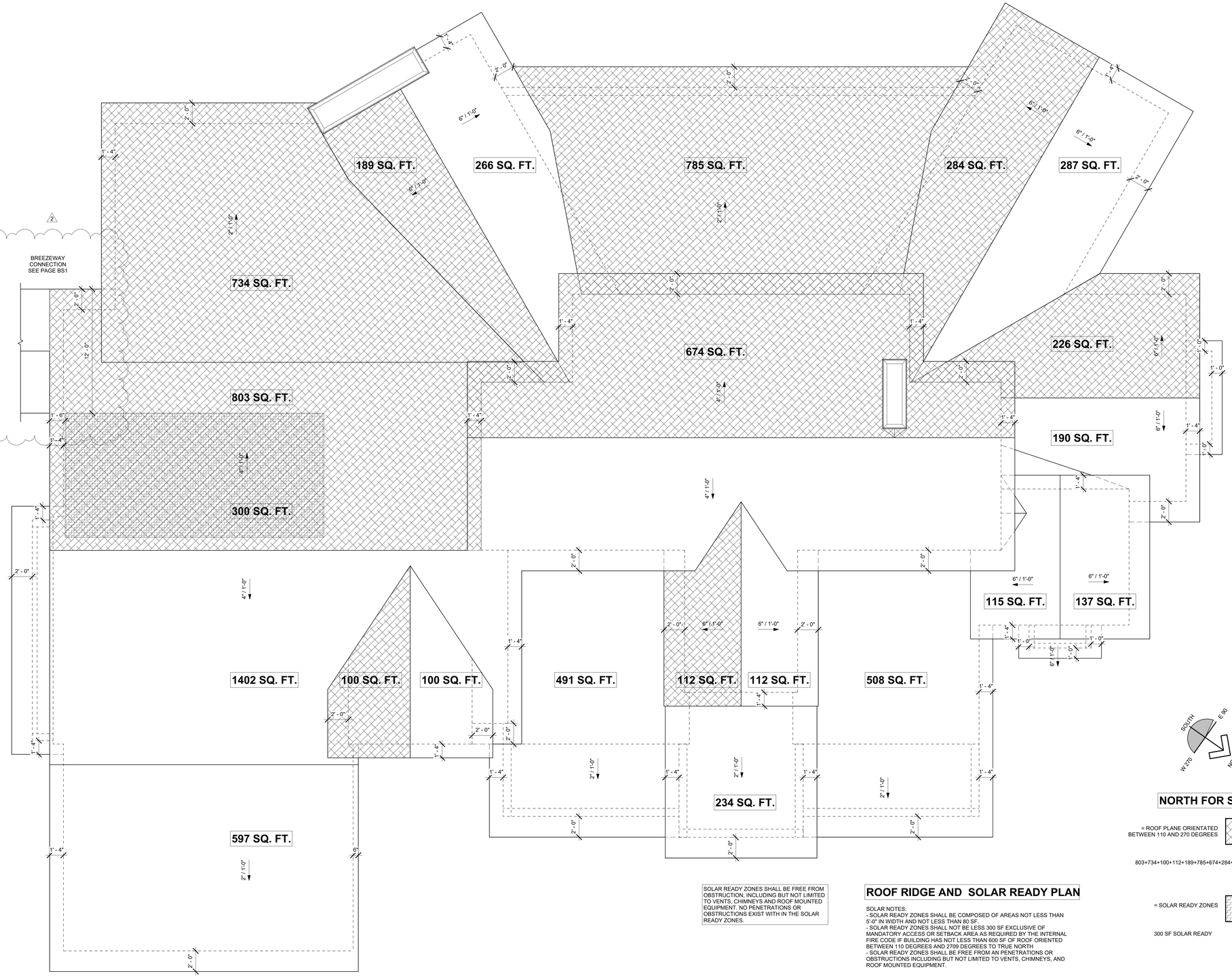
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SOLAR READY ZONES SHALL BE FREE FROM OBSTRUCTION, INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS AND ROOF MOUNTED EQUIPMENT. NO PENETRATIONS OR OBSTRUCTIONS EXIST WITH IN THE SOLAR READY ZONES.

ROOF RIDGE AND SOLAR READY PLAN

SOLAR NOTES:
- SOLAR READY ZONES SHALL BE COMPOSED OF AREAS NOT LESS THAN 5'-0" IN WIDTH AND NOT LESS THAN 80 SF.
- SOLAR READY ZONES SHALL NOT BE LESS 300 SF EXCLUSIVE OF MANDATORY ACCESS OR SETBACK AREA AS REQUIRED BY THE INTERNAL FIRE CODE IF BUILDING HAS NOT LESS THAN 600 SF OF ROOF ORIENTED BETWEEN 110 DEGREES AND 2709 DEGREES TO TRUE NORTH
- SOLAR READY ZONES SHALL BE FREE FROM AN PENETRATIONS OR OBSTRUCTIONS INCLUDING BUT NOT LIMITED TO VENTS, CHIMNEYS, AND ROOF MOUNTED EQUIPMENT.

NORTH FOR SOLAR

= ROOF PLANE ORIENTATED BETWEEN 110 AND 270 DEGREES

803+734+100+112+189+785+674+284+226=3907 SF

= SOLAR READY ZONES

300 SF SOLAR READY

GENERAL ROOF RIDGE 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 700sf OF ROOF SURFACE PER 2"X4" DOWN SPOUT. ALL DOWN SPOUTS SHALL HAVE TIPOUTS THAT ALLOW FOR DRAINAGE PAST BACK FILL AREAS-APPROX 7'-0" FROM VERTICAL WALL TO PROVIDE DRAINAGE AWAY FROM STRUCTURE IN ALL DIRECTIONS.

2. UNLESS OTHERWISE NOTED:
ROOF OVERHANGS: AT EAVES 24"
AT GABLES 16"

3. ALL ROOF PITCHES = AS NOTED ON ROOF RIDGE PLAN

4. NOTES SHALL APPLY TO ALL ROOF CONDITIONS OF LIKE OR SIMILAR CONDITIONS.

5. ICE AND SNOW SHIELD REQUIRED ABOVE 7,000 FEET ABOVE SEA LEVEL.

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	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC ROOF RIDGE NOTES:

65 NOT USED

NOTE:
FOR OTHER APPLICABLE KEYNOTES SEE GENERAL NOTE SHEET "CS1" FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

ROOF NOTE SYMBOLS:

= OVERBUILD

= INDICATES SOLAR READY ZONE

= INDICATES ROOF PLANES ORIENTED BETWEEN 110 AND 270 DEGREES

300 SQ.FT. = INDICATES SQUARE FOOTAGE OF ROOF OR SOLAR AREA

REVISIONS

1	10.16.2026
2	11.3.2026

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CONSTRUCTION

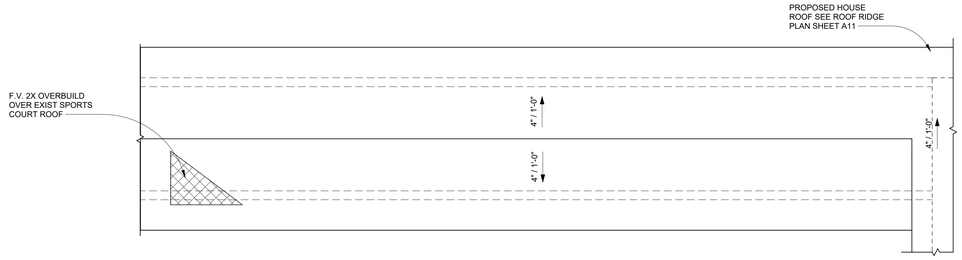
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PLOT: 11/6/2026

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A11
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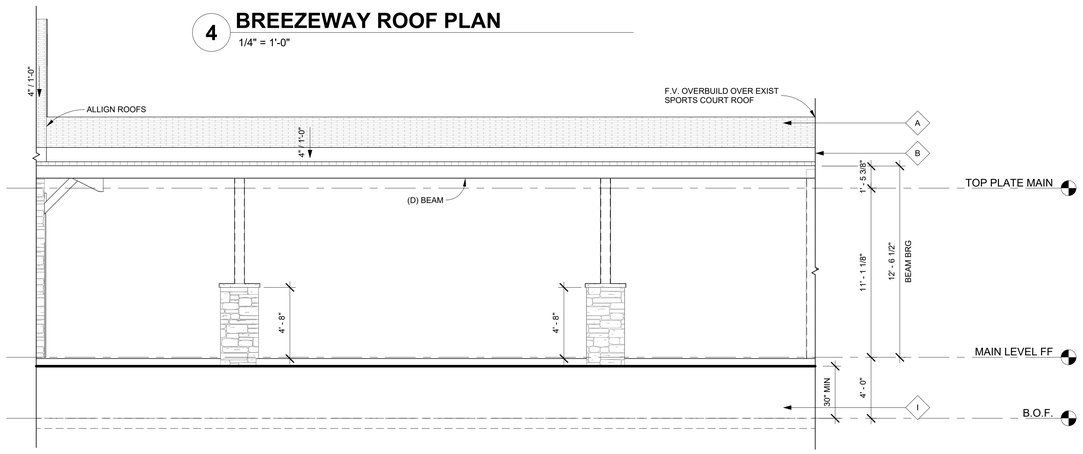
ROOF RIDGE PLAN

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



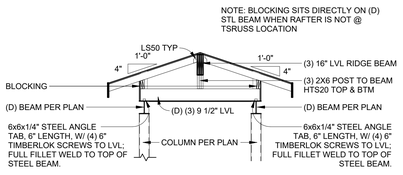
4 BREEZEWAY ROOF PLAN

1/4" = 1'-0"



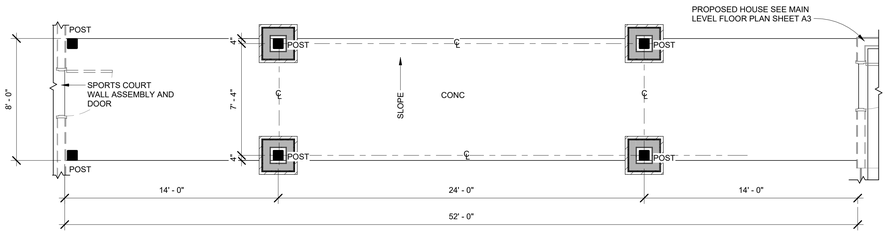
3 BREEZEEWAY ELEVATION

1/4" = 1'-0"



7 BREEZEEWAY SECTION

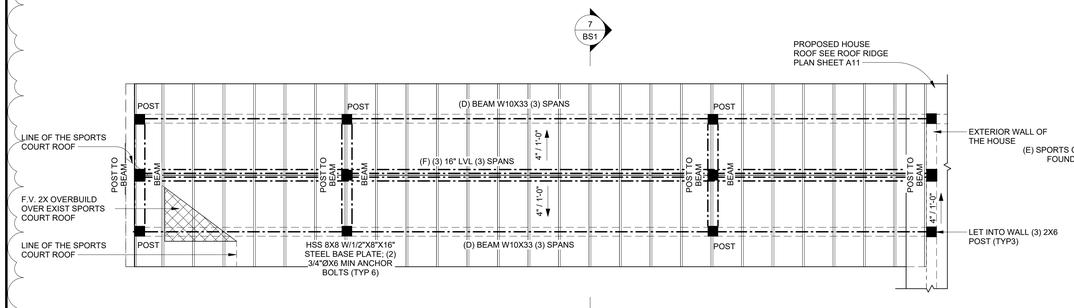
1/4" = 1'-0"



2 MAIN LEVEL FLOOR PLAN

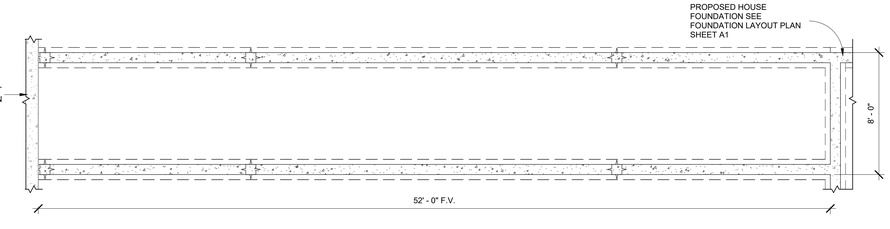
1/4" = 1'-0"

COLORADO LICENSED
MATTHEW S. TAYLOR
43835
11/13/2026
PROFESSIONAL ENGINEER
STRUCTURAL ONLY



6 BREEZEWAY ROOF FRAMING PLAN

1/4" = 1'-0"



1 BREEZEWAY FOUNDATION LAYOUT

1/4" = 1'-0"

GENERAL FRAME NOTES:

UNLESS OTHERWISE NOTED: ALL RAFTERS ARE 24" O.C.

3. PROVIDE I-H2.5T CLIP PER PLY @ EACH TRUSS OR RAFTER BRG POINT @ EACH END OF TRUSS OR RAFTER NOT UTILIZING OTHER ANCHORS-U.N.O.

4. UNLESS OTHERWISE NOTED:
ROOF OVERHANGES: AT EAVES 24"

5. U.N.O. ALL RAFTERS ARE 2X6 HF#2 OR BETTER @ 24" O.C.

6. ALL ROOF PITCHES = 4:12 U.N.O.

NOTE: WHEN POST SYMBOL OCCURS ON THE PLANS WITH NO SPECIFIC DESIGNATION STATED THEN POST SYMBOL SHALL REPRESENT A MIN. OF (2)-2X STUDS THE SIZE OF WALL THEY ARE TO BE INSTALLED IN.

LOAD INFORMATION

2021 IRC & 2023PPRBD
WIND LOAD: 130 MPH (ULTIMATE)
EXPOSURE 'C'

ROOF LOADS: LIVE LOAD= 40# PSF
DEAD LOAD= 25# PSF

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	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS AND SPECIFICATIONS SHEET SS1

FRAME NOTE SYMBOLS:

= ALL OVERBUILD SHALL BE 2x6@ 24"O.C. w/RAFTERS BRG ATOP TRUSSES AND/OR INTERMEDIATE BLOCKING. RAFTER MAX. SPAN 24" WITH 2x4 CRIPPLE STUD TO TRUSS OR BLOCKING BELOW & A3.5 CLIPS @ TRUSS TO STUD & RAFTER TO STUD

= BEARING WALL

REVISIONS

2 11.3.2026

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THE CREPS RESIDENCRE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

Released for Permit
11/16/2026 12:42:42 AM
CONSTRUCTION

DRAWN BY: EAH
CHECKED BY: DMNS
PLOT: 11/6/2026

Sheet #
BS1
OF 12 SHEETS

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BREZEWAY

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

LOAD INFORMATION

2021 IRC & 2023PPRBD

WIND LOAD:	130 MPH (ULTIMATE) EXPOSURE 'C'	
ROOF LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	25# PSF
FLOOR LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	10# PSF
ADDITIONAL:	1 1/2" MAX (GYP CRETE)=	18# PSF/INCH
CONC DECK:	4" CONC MAX	
	LIVE LOAD=	40# PSF
	DEAD LOAD=	65# PSF
	TOTAL	105#PSF
	LEDGER=	126#PSF
ADDITIONAL VAULT LID:	LIVE LOAD=	40# PSF
	DEAD LOAD=	15# PSF
	CONC (4" MAX)=	50# PSF
	TOTAL	105# PSF

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	BASEMENT FOUNDATION WALL
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES SHEET GS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC FRAME NOTES:

93 UNLESS NOTED OTHERWISE:
THE STANDARD HEADER IS: (2)-2x8 w/TRIMMERS & KING STUDS AS FOLLOWS:
1T/1K EACH SIDE 1'-0" TO 3'-0"
1T/2K EACH SIDE 3'-1" TO 6'-0"

94 SOLID BLOCKING AS REQ'D BY CODE

95 3"DIA ADJ STL COLUMN (TYP U.N.O)

96 2x LOAD BEARING WALL SEE FRAME NOTE HATCH SYMBOLS FOR SPECIFIC INFORMATION ON LOCATION OF BEARING WALL

97 2X10 NAILER NAILED TO LSL RIM BOARD W/(2)-1/2"DIA X5" THRU BOLTS & 1-16d @ 16" O.C.

98 30"x36" CRAWL SPACE ACCESS - 18"x24" MIN PER IRC R408.4

99 LANDINGS:
2X8 @ 16" O.C. w/LU26 & (2)-2X8 BEAMS w/(2)-2X4 OR (1)-LST149 STRAP @ CORNERS

100 DASHED LINES INDICATE PLUMBING FIXTURES ON FLOOR ABOVE

101 ST22 CENTERED @ KING STUD(S) TO RIM BELOW OR HTT4 TO FND

PS PACK SELECTION OF STEEL BEAM FOR HANGER CONNECTION MIN 24" (CENTERED @ HANGER). (2) 1/2" Ø THRUBOLTS E.E.

WS 1/4" STEEL WEB STIFFINER EACH SIDE OF STEEL BEAM WEB @ BEARING LOCATION

PW PACK WEB OF STEEL BEAM (BOTH SIDES AS APPLICABLE) W/ 2X MATERIAL ATTACHED W/ (2) 1/2" Ø THRUBOLTS @ 24" O.C.

GENERAL FRAME NOTES:

1. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING & MECHANICAL INSTALLATION

2. UNLESS OTHERWISE NOTED: ALL JOISTS ARE 16" BCI 90 @ 16" O.C. W/ ITS3.56/16 OR IUS3.56/16 HANGER (TYP.)

3. UNLESS OTHERWISE NOTED TIMBERSTRAND RIM OR VERSARIM BOARD TYP AROUND EXTERIOR FLOOR JOISTS.

4. PROVIDE 3" MIN BRG AT ALL BEAM POCKETS

5. ALL LVL BEAMS TO BE ISOLATED FROM CONCRETE AT BEAM POCKETS.

6. UNLESS OTHERWISE NOTED: INSTALL FLOOR JOISTS PER MANUFACTURERS RECOMENDATIONS

NOTE:
FOR OTHER APPLICABLE KEYNOTES, SYMBOLS & HATCHES SEE GENERAL NOTE SHEET 'GS1' FOR KEYNOTES AND CORRESPONDING ASSEMBLY NOTES.

FRAME NOTE SYMBOLS:

= BEARING WALL FROM ABOVE

WALL BRACING INFORMATION:

UNLESS NOTED OTHERWISE:
REFERENCE R602.10.4 ALL EXTERIOR WALLS WILL BE DONE AS PER THE WALL BRACING METHOD CS-WSP (CONTINUOUS SHEATHING STRUCTURE) WITH APA RATED STRUCTURAL 24/16".
CONNECTION CRITERIA:
8d COMMON (2 1/2"x0.131") NAILS @ 6" SPACING (PANEL EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) OR 16ga. x 1 3/4" STAPLES AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS.

WOOD SILL PLATE MUST BE ANCHORED TO THE FOUNDATION WITH ANCHOR BOLTS SPACED A MAXIMUM OF 6 FEET ON CENTER. THERE MUST BE A MINIMUM OF TWO BOLTS PER SILL PLATE SECTION, WITH A BOLT LOCATED NOT MORE THAN 12 INCHES AND NOT LESS THAN 7 BOLT DIAMETERS (3.5 INCHES) FROM EACH END OF THE PLATE SECTION (IRC SECTION R403.1.6). BOLTS SHOULD BE AT LEAST 1 INCH IN DIAMETER AND SHOULD EXTEND A MINIMUM OF 7 INCHES INTO THE CONCRETE OR MASONRY FOUNDATION. A NUT AND WASHER IS REQUIRED ON EACH BOLT TO HOLD THE PLATE TO THE FOUNDATION. SEE ENGINEERED FOUNDATION DESIGN FOR ANCHOR BOLT SPACING - SOME ENGINEERS MAY REQUIRE ANCHOR BOLT SPACING LESS THAN THE MAXIMUM OF 6'-0"

COLORADO LICENSED
WOLLY S. TEPE
11/13/2026
43835
PROFESSIONAL ENGINEER
STRUCTURAL ONLY

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REVISIONS
2 11.3.2026

THE CREPS RESIDENCRE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

Released for Permit
11/16/2026 10:22:49 AM
REGIONAL BUILDING DEPARTMENT
CONSTRUCTION

DRAWN BY: EAH
CHECKED BY: DMNS
PLOT: 11/6/2026

Sheet #
S1
OF 3 SHEETS

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1 VULCRAFT TO FND
3/4" = 1'-0"

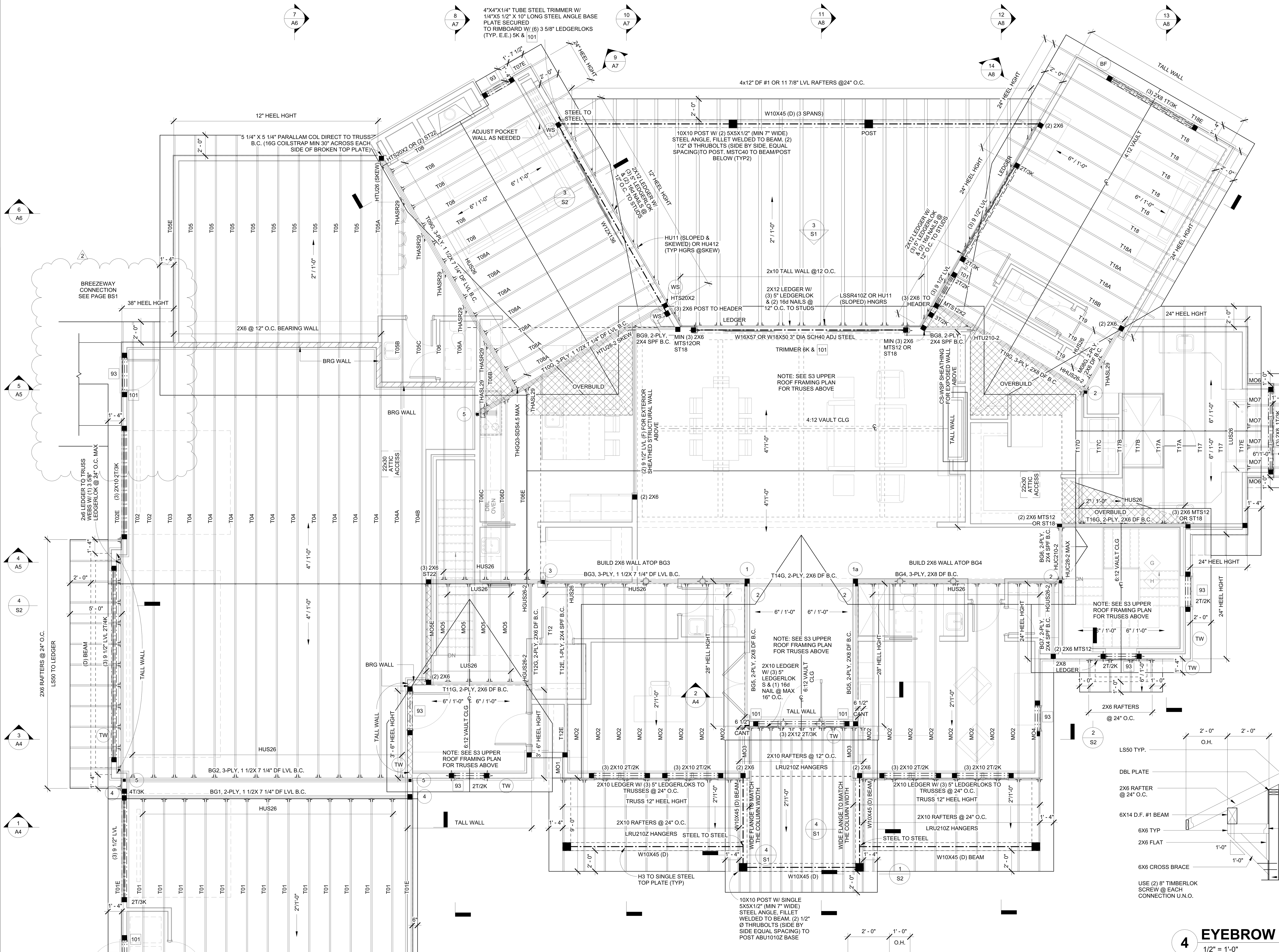
2 CONC DECK DETAIL
1/2" = 1'-0"

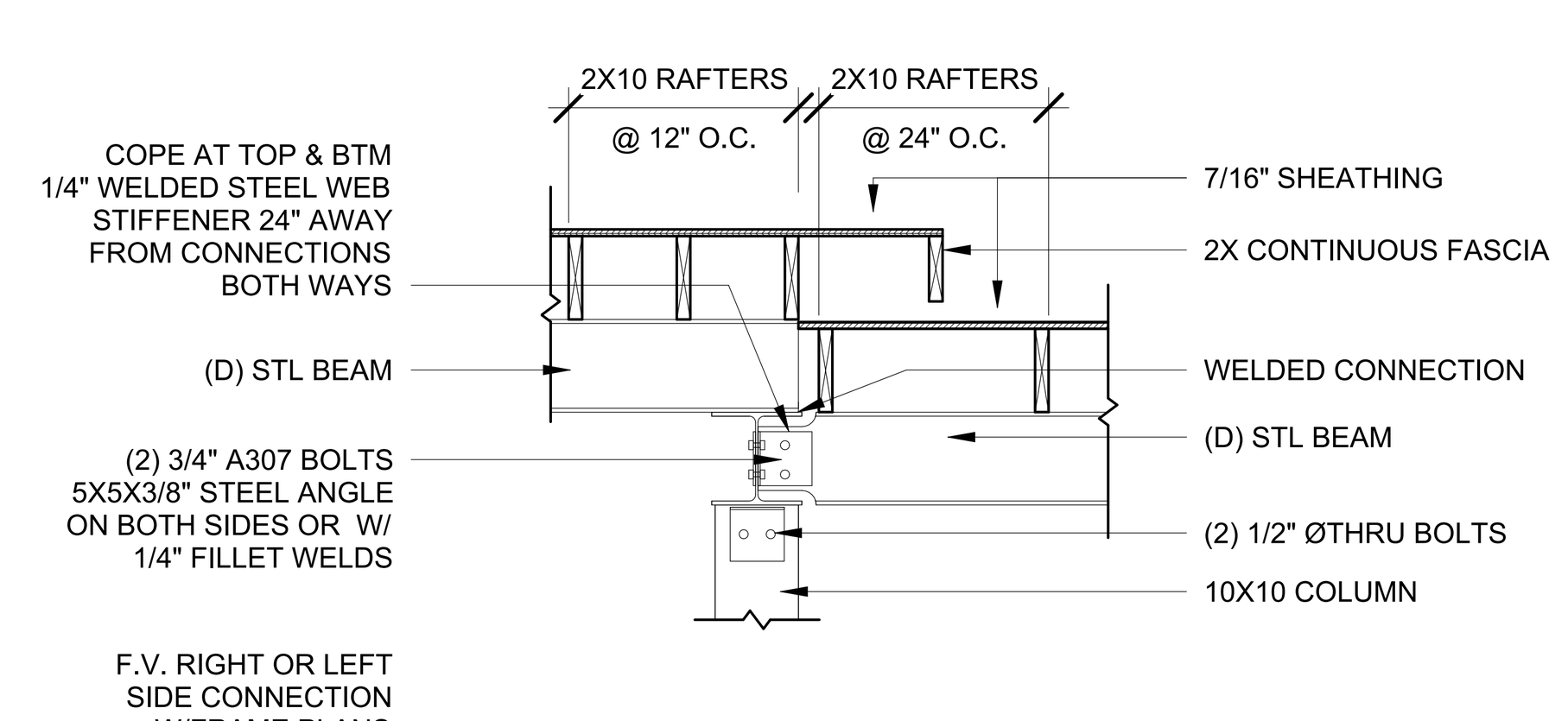
3 TALL WALL DETAIL
1/4" = 1'-0"

4 STEEL TO STEEL TYP
1" = 1'-0"

5 BEAM SPLICE DETAIL
1" = 1'-0"

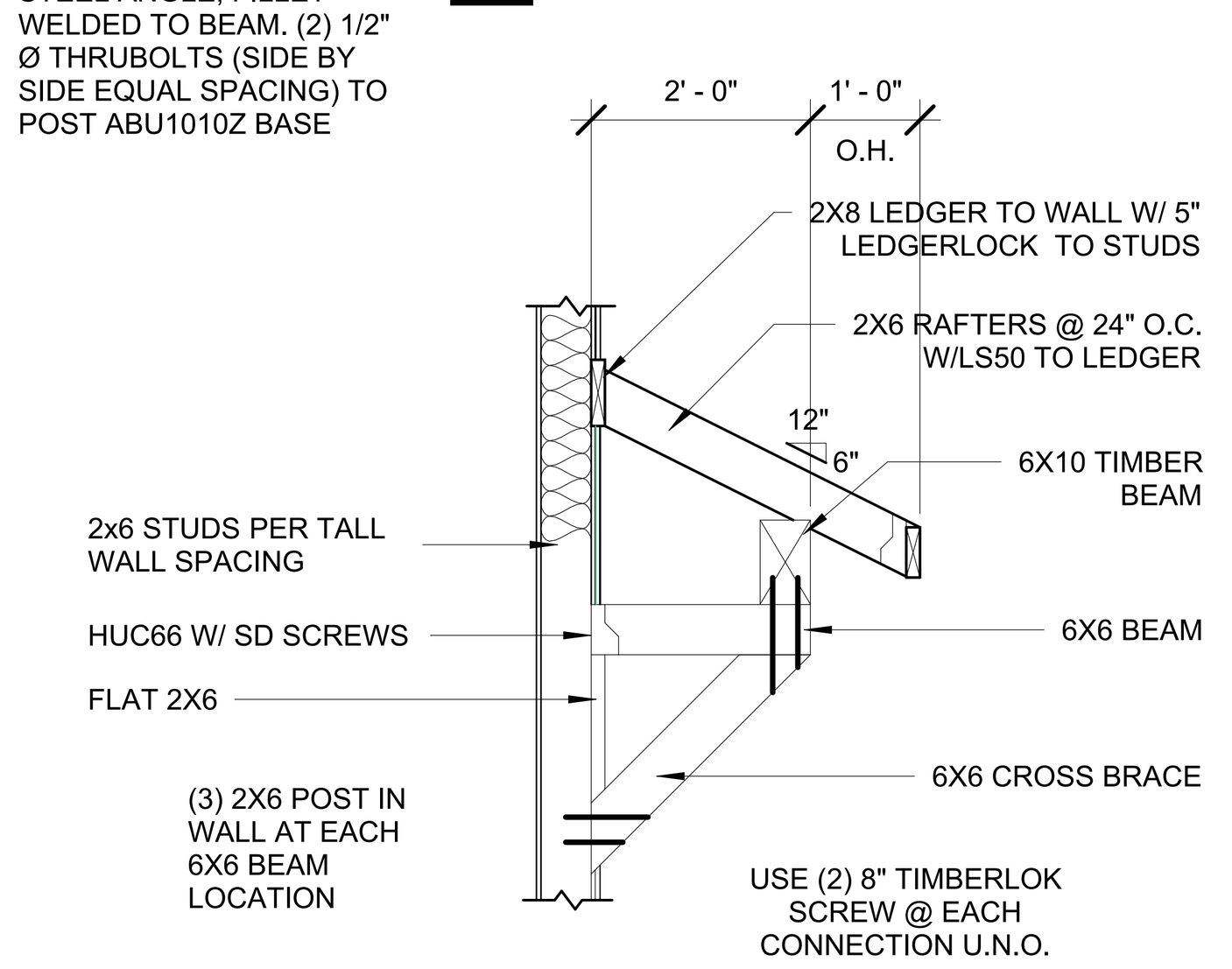
MAIN LEVEL FLOOR FRAMING
SCALE: 1/4" = 1' - 0"





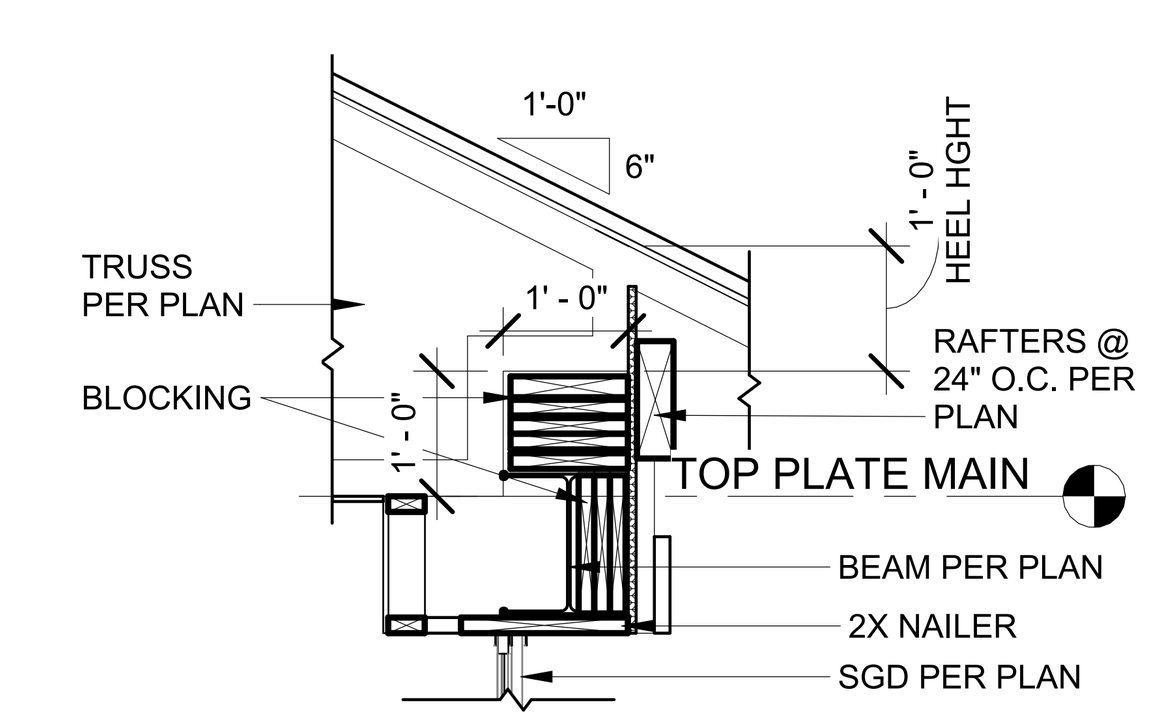
1 FRONT PORCH BEAM CONNECTION

1/2" = 1'-0"



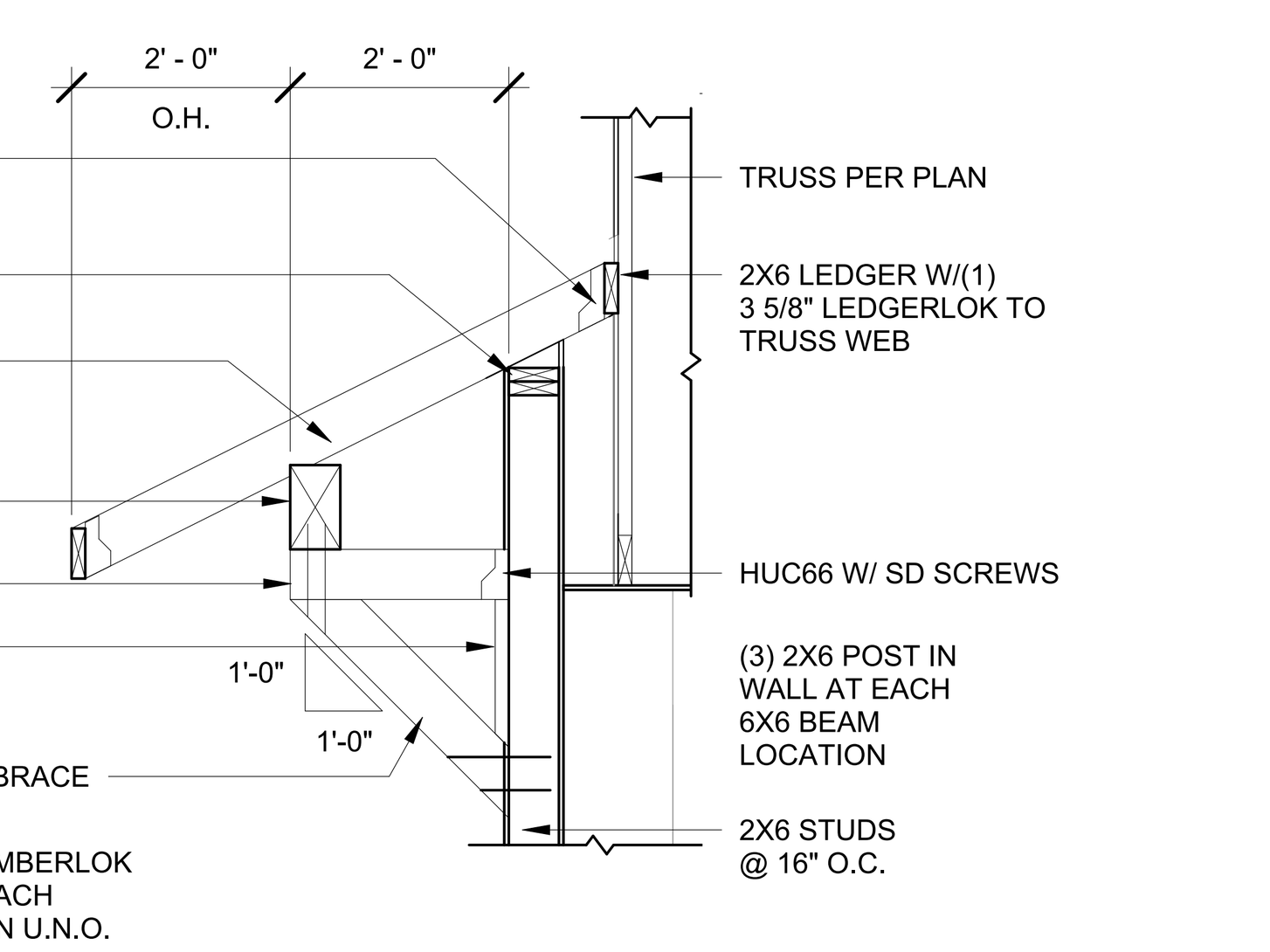
2 EYEBROW DETAIL

1/2" = 1'-0"



3 SGD BEAM DETAIL

1/2" = 1'-0"



4 EYEBROW DETAIL 2

1/2" = 1'-0"

TALL WALL (TW) UON

2X6 @16" O.C.	UP TO 15'
2X6 @ 12" O.C.	15'-1" - 18'
2X6 @ 8" O.C. OR 1 1/2" X 5 1/2" LSL @ 12" O.C.	18'-1" TO 20'

(BF) BALLOON/RAKE FRAME WALL STUDS TO UNDERSIDE OF CONTINIOUS BEARING TRUSS BOTOM CHORD

COLORADO LICENSED MOLLY S. TOLLE 43835 PROFESSIONAL ENGINEER 11/13/2026

STRUCTURAL ONLY EXCEPT ENGINEERED TRUSSES

GENERAL FRAME NOTES:

1. NOTE: THIS TRUSS LAYOUT IS INTENDED FOR GENERAL LAYOUT USAGE. ACTUAL LAYOUT FOR TRUSSES & THEIR LABELS SHALL BE PROVIDED BY A TRUSS SUPPLIER. ALL ENGINEERING FOR BEAMS, HEADERS & STRUCTURAL MATERIALS SHALL BE DESIGNED BY A COLORADO PROFESSIONAL ENGINEER. ALL MATERIALS AS NOTED SHALL BE REVIEWED BY AN ENGINEER & SHALL BE EDITED AS NECESSARY.

2. UNLESS OTHERWISE NOTED: ALL TRUSSES=24" O.C.

3. PROVIDE I-H2.5T CLIP PER PLY @ EACH TRUSS OR RAFTER BRG POINT @ EACH END OF TRUSS OR RAFTER NOT UTILIZING OTHER ANCHORS-U.N.O.

4. UNLESS OTHERWISE NOTED: ROOF OVERHANGES: AT EAVES 24" AT GABLES 16"

5. U.N.O. ALL RAFTERS ARE 2X12 HF#2 OR BETTER @ 24" O.C.

6. ALL ROOF PITCHES = 6:12. U.N.O.

7. ALIGN FLOOR JOISTS TO ALLOW FOR PLUMBING MECHANICAL INSTALLATION.

NOTE: WHEN POST SYMBOL OCCURS ON THE PLANS WITH NO SPECIFIC DESIGNATION STATED THEN POST SYMBOL SHALL REPRESENT A MIN. OF (2)-2X STUDS THE SIZE OF WALL THEY ARE TO BE INSTALLED IN.

LOAD INFORMATION

2021 IRC & 2023PPRBD

WIND LOAD:	130 MPH (ULTIMATE) EXPOSURE 'C'	
ROOF LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	25# PSF
FLOOR LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	10# PSF
ADDITIONAL:	1 1/2" MAX (GYP CRETE)=	18# PSF/INCH
CONC DECK:	4" CONC MAX	
	LIVE LOAD=	40# PSF
	DEAD LOAD=	65# PSF
	TOTAL	105#PSF
	LEDGER=	126#PSF
ADDITIONAL VAULT LID:	LIVE LOAD=	40# PSF
	DEAD LOAD=	15# PSF
	CONC (4" MAX)=	50# PSF
	TOTAL	105# PSF

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 BASEMENT FOUNDATION WALL:
- J SLAB ON GRADE:
- K PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES REFER TO SHEET CS1 AND SPECIFICATIONS SHEET SS1

SPECIFIC FRAME NOTES:

93 UNLESS NOTED OTHERWISE: THE STANDARD HEADER IS: (2)-2x8 w/TRIMMERS & KING STUDS AS FOLLOWS: 1T/1K EACH SIDE 1'-0" TO 3'-0"; 1T/2K EACH SIDE 3'-1" TO 6'-0"

94 SOLID BLOCKING AS REQ'D BY CODE

95 3"DIA ADJ STL COLUMN (TYP U.N.O)

96 2x LOAD BEARING WALL SEE FRAME NOTE HATCH SYMBOLS FOR SPECIFIC INFORMATION ON LOCATION OF BEARING WALL

97 2X10 NAILER NAILED TO LSL RIM BOARD W/(2)-1/2"DIA X5" THRU BOLTS & 1-16d @ 16" O.C.

98 30"x36" CRAWL SPACE ACCESS - 18"x24" MIN PER IRC R408.4

99 LANDINGS: 2X8 @ 16" O.C. w/LU26 & (2)-2X8 BEAMS w/(2)-2X4 OR (1)-LST149 STRAP @ CORNERS

100 DASHED LINES INDICATE PLUMBING FIXTURES ON FLOOR ABOVE

101 ST22 CENTERED @ KING STUD(S) TO RIM BELOW OR HTT4 TO FND

1. 5 1/4" X 5 1/4" PARALLAM COL & (2) ST22
2. 3" DIA NON-ADJ SCH40 STEEL COL W/ 3"X10"X1/2" (2 PLY) STEEL TOP PLATE (OFFSET) (2) LSTA21 STRAPS UNDER PLATE & UP BOTH SIDES OF TRUSS BOTTOM CHORD (4 1/2"X10"X1/2" PLATE FOR 3 PLY)
3. 4X4X1/4" TUBE STEEL COL W/ 4 1/2"X14"X1/2" STEEL TOP PLATE (4) LSTA21 UNDER TOP PLATE & UP BOTH SIDES OF TRUSS BOTTOM CHORD 7"X6"X1/2" BASE PLATE TO LVL BELOW.
4. (4) 2X6 POST & 1 1/2"X7 1/4"X30" D.F. LVL B.C. B.B. TO TRUSS W/(3) 16d NAILS @ 6" O.C. & LGT3-SDS2.5
5. 3" DIA NON-ADJ SCH40 STEEL COL. W/ 4 1/2"X10"X1/2" STEEL TOP PLAE (OFFSET) (3) LSTA21 UNDER PLATE & UP BOTH SIDES OF TRUSS BOTTOM CHORD

WS 1/4" STEEL WELDED WEB STIFFINER EACH SIDE OF STEEL BEAM WEB @ BEARING LOCATION

WALL BRACING INFORMATION:

UNLESS NOTED OTHERWISE:
REFERENCE R602.10.4 ALL EXTERIOR WALLS WILL BE DONE AS PER THE WALL BRACING METHOD CS-WSP (CONTINUOUS SHEATHING STRUCTURE) WITH APA RATED STRUCTURAL 24/16
CONNECTION CRITERIA:
8d COMMON (2 1/2"x0.131") NAILS @ 6" SPACING (PANEL EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) OR 16ga. x1 3/4" STAPLES: AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS).

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

FRAME NOTE SYMBOLS:

= ALL OVERBUILD SHALL BE 2x6@ 24"O.C. w/RAFTERS BRG ATOP TRUSSES AND/OR INTERMEDIATE BLOCKING. RAFTER MAX. SPAN 24" WITH 2x4 CRIPPLE STUD TO TRUSS OR BLOCKING BELOW & A3.5 CLIPS @ TRUSS TO STUD & RAFTER TO STUD

= BEARING WALL

= BEARING WALL FROM ABOVE

REVISIONS

2 11.3.2026

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THE CREPS RESIDENCRE
16735 HAPPY LANDING DR
PROJECT NUMBER: BD26085.AL

Released for Permit 11/16/2026 10:22:49 AM Pikes Peak REGIONAL Building Department bphillips CONSTRUCTION

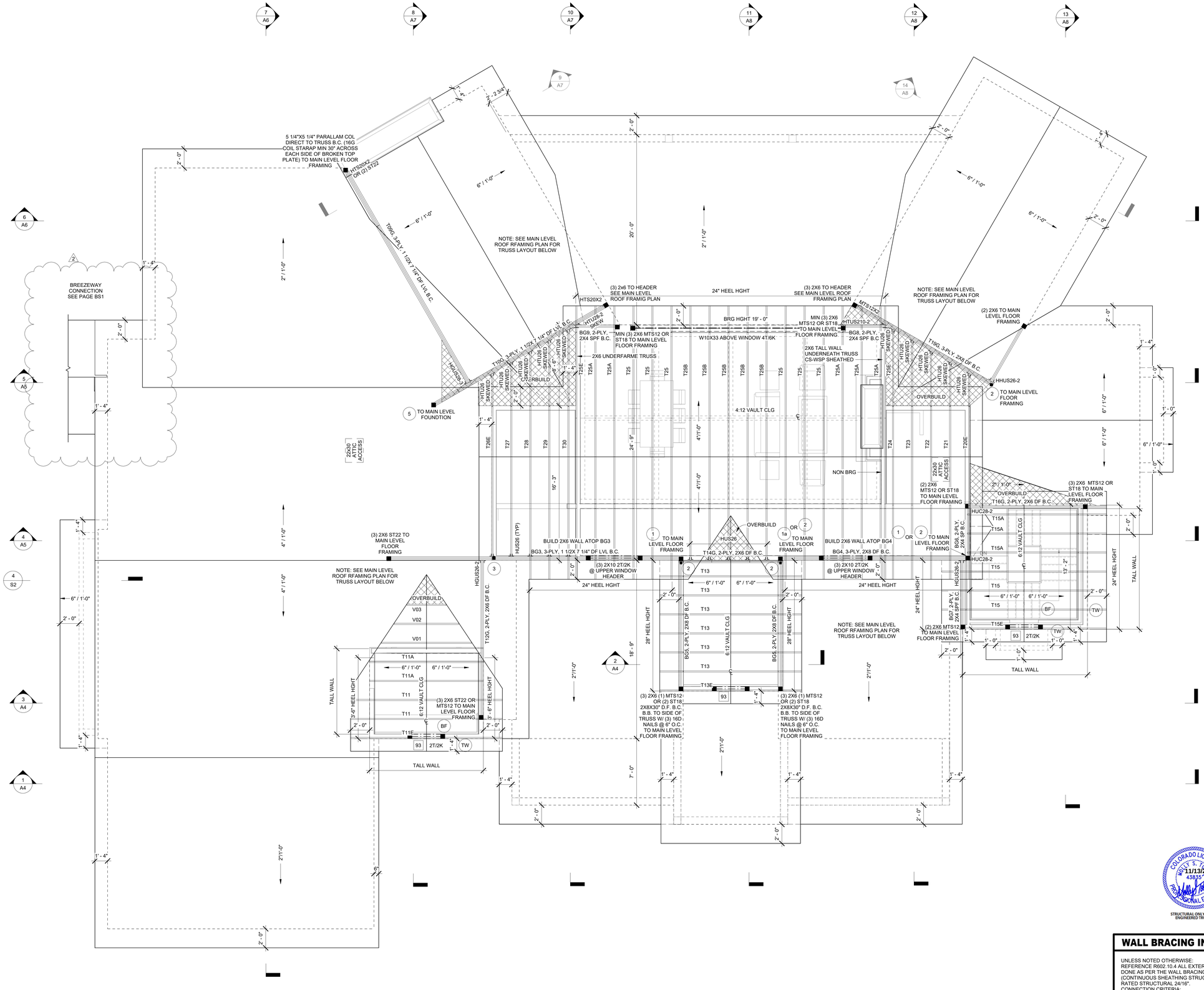
DRAWN BY: EAH
CHECKED BY: DMNS
PLOT: 11/6/2026

MAIN ROOF UPPER FLOOR FRAMING PLAN

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

Sheet # S2 OF 3 SHEETS

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GENERAL FRAME NOTES:

1. NOTE: THIS TRUSS LAYOUT IS INTENDED FOR GENERAL LAYOUT USAGE. ACTUAL LAYOUT FOR TRUSSES & THEIR LABELS SHALL BE PROVIDED BY A TRUSS SUPPLIER. ALL ENGINEERING FOR BEAMS, HEADERS & STRUCTURAL MATERIALS SHALL BE DESIGNED BY A COLORADO PROFESSIONAL ENGINEER. ALL MATERIALS AS NOTED SHALL BE REVIEWED BY AN ENGINEER & SHALL BE EDITED AS NECESSARY.

2. UNLESS OTHERWISE NOTED: ALL TRUSSES ARE 24" O.C.

3. PROVIDE I-H2.5T CLIP PER PLY @ EACH TRUSS OR RAFTER BRG POINT @ EACH END OF TRUSS OR RAFTER NOT UTILIZING OTHER ANCHORS-U.N.O.

4. UNLESS OTHERWISE NOTED:
ROOF OVERHANGES: AT EAVES 24"
AT GABLES 16"

5. U.N.O. ALL RAFTERS ARE 2X12 HF#2 OR BETTER @ 24" O.C.

6. ALL ROOF PITCHES = SEE ELEVATIONS

NOTE: WHEN POST SYMBOL OCCURS ON THE PLANS WITH NO SPECIFIC DESIGNATION STATED THEN POST SYMBOL SHALL REPRESENT A MIN. OF (2)-2X STUDS THE SIZE OF WALL THEY ARE TO BE INSTALLED IN.

LOAD INFORMATION

2021 IRC & 2023PPRBD
WIND LOAD: 130 MPH (ULTIMATE)
EXPOSURE 'C'

ROOF LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	25# PSF
FLOOR LOADS:	LIVE LOAD=	40# PSF
	DEAD LOAD=	10# PSF
ADDITIONAL:	1 1/2" MAX (GYP CRETE)=	18# PSF/INCH
CONC DECK:	4" CONC MAX	
	LIVE LOAD=	40# PSF
	DEAD LOAD=	65# PSF
	TOTAL	105#PSF
	LEDGER=	126#PSF
ADDITIONAL VAULT LID:	LIVE LOAD=	40# PSF
	DEAD LOAD=	15# PSF
	CONC (4" MAX)=	50# PSF
	TOTAL	105# PSF

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	BASEMENT FOUNDATION WALL:
J	SLAB ON GRADE:
K	PERIMETER DRAIN SYSTEM:

ALL ASSEMBLIES AND GENERAL NOTES ARE LOCATED ON FLOOR AND SPECIFICATIONS SHEET SS1

SPECIFIC FRAME NOTES:

93 UNLESS NOTED OTHERWISE:
THE STANDARD HEADER IS: (2)-2x8
w/TRIMMERS & KING STUDS AS FOLLOWS:
1T/1K EACH SIDE 1'-0" TO 3'-0"
1T/2K EACH SIDE 3'-1" TO 6'-0"

94 SOLID BLOCKING AS REQ'D BY CODE

95 3" DIA ADJ STL COLUMN (TYP U.N.O)

96 2x LOAD BEARING WALL SEE FRAME NOTE HATCH SYMBOLS FOR SPECIFIC INFORMATION ON LOCATION OF BEARING WALL

97 2X10 NAILER NAILED TO LSL RIM BOARD W/(2)-1/2"DIA X5" THRU BOLTS & 1-16d @ 16" O.C.

98 NOT USED

1 5 1/4" X 5 1/4" PARALLAM COL & (2) ST22

1a 5 1/4" X 5 1/4" PARALLAM COL & (2) ST22 2x8x30" D.F. B.C.B.B. TO TRUSS W/ (3) 16d NAILS @6" O.C.

2 3" DIA NON-ADJ SCH40 STEEL COL W/ 3"X10"X1/2" (2 PLY) STEEL TOP PLATE (OFFSET) (2) LSTA21 STRAPS UNDER PLATE & UP BOTH SIDES OF TRUSS BOTTOM CHORD (4 1/2"X10"X1/2" PLATE FOR 3 PLY)

3 4X4X1/4" TUBE STEEL COL W/ 4 1/2"X14"X1/2" STEEL TOP PLATE (4) LSTA21 UNDER TOP PLATE & UP BOTH SIDES OF TRUSS BOTTOM CHORD 7"X6"X1/2" BASE PLATE TO LVL BELOW.

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

TALL WALL (TW) UON

2X6 @16" O.C.	UP TO 15'
2X6 @ 12" O.C.	15'-1" - 18'
2X6 @ 8" O.C. OR 1 1/2" X 5 1/2" LSL @ 12" O.C.	18'-1" TO 20'

(BF) BALLOON/RAKE FRAME WALL STUDS TO UNDERSIDE OF CONTINIOUS BEARING TRUSS BOTOM CHORD

WALL BRACING INFORMATION:

UNLESS NOTED OTHERWISE:
REFERENCE R602.10.4 ALL EXTERIOR WALLS WILL BE DONE AS PER THE WALL BRACING METHOD CS-WSP (CONTINUOUS SHEATHING STRUCTURE) WITH APA RATED STRUCTURAL 24/16".
CONNECTION CRITERIA:
8d COMMON (2 1/2"x0.131") NAILS @ 6" SPACING (PANEL EDGES) AND @ 12" SPACING (INTERMEDIATE SUPPORTS) OR 16ga. x1 3/4" STAPLES: AT 3" SPACING (PANEL EDGES) AND 6" SPACING (INTERMEDIATE SUPPORTS.

FRAME NOTE SYMBOLS:

= ALL OVERBUILD SHALL BE 2x6@ 24"O.C. w/RAFTERS BRG ATOP TRUSSES AND/OR INTERMEDIATE BLOCKING. RAFTER MAX. SPAN 24" WITH 2x4 CRIPPLE STUD TO TRUSS OR BLOCKING BELOW & A3.5 CLIPS @ TRUSS TO STUD & RAFTER TO STUD

= BEARING WALL

COLORADO LICENSED
MICHAEL S. HOLLOWAY
11/13/2025
43835
PROFESSIONAL ENGINEER
STRUCTURAL ONLY EXCEPT ENGINEERED TRUSSES

UPPER ROOF FRAMING PLAN

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

REVISIONS
2 11.3.2026

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THE CREPS RESIDENCRE
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PLOT: 11/6/2026

Sheet # S3
OF 3 SHEETS

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