Laudner Residence

No Scale

DOOR SCHEDULE:

MARK	WIDTH	HEIGHT	TYPE	NOTES
1 EXT.	3'-0"	8'-0"	LH SWING	¾ LITE
2 EXT.	2'-6"	8'-0"	RH SWING	¾ LITE
3 EXT.	3'-0"	8'-0"	LH SWING	¾ LITE
4 EXT.	3'-0"	8'-0"	RH SWING	¾ LITE
5 EXT.	9'-0"	8'-0"	OVER HEAD	GARAGE
6 EXT.	9'-0"	8'-0"	OVER HEAD	GARAGE
7 EXT.	3'-0"	8'-0"	LH SWING	¾ LITE
8 INT.	2'-8"	7'-0"	DBL. SWING	PAIR
9 INT.	2'-8"	7'-0"	LH SWING	
10 INT.	2'-6"	7'-0"	RH SWING	
11 INT.	2'-6"	7'-0"	RH SWING	
12 INT.	2'-4"	7'-0"	LH SWING	
13 INT.	2'-8"	7'-0"	RH SWING	
14 INT.	2'-6"	7'-0"	LH SWING	
15 INT.	2'-4"	7'-0"	LH SWING	
16 INT.	3'-0"	7'-0"	RH SWING	RATED
17 INT.	3'-0"	7'-0"	DBL. SWING	PAIR
18 INT.	3'-0"	7'-0"	DBL. SWING	PAIR
19 INT.	3'-0"	7'-0"	LH SWING	RATED
20 INT.	2'-0"	7'-0"	RH SWING	
21 INT.	2'-8"	7'-0"	LH SWING	
22 INT.	5'-0"	7'-0"	BI-PASS	
23 INT.	2'-4"	7'-0"	LH SWING	
24 INT.	2'-6"	7'-0"	RH SWING	
25 INT.	2'-6"	7'-0"	LH SWING	
26 INT.	2'-8"	7'-0"	RH SWING	
27 INT.	5'-0"	7'-0"	BI-PASS	
28 INT.	2'-6"	7'-0"	RH SWING	

WINDOW SCHEDULE:

MARK	WIDTH	HEIGHT	TYPE	NOTES
A	1'-6"	5'-0"	FIXED	
B	6'-0"	5'-0"	CASEMENT	
C	12'-0"	5'-0"	CASEMENT	
D	3'-0"	5'-0"	CASEMENT	
E	8'-0"	5'-0"	CASEMENT	
F	4'-0"	4'-0"	FIXED	
G	2'-6"	2'-6"	AWNING	
H	2'-6"	3'-0"	CASEMENT	
I	2'-6"	2'-0"	AWNING	
J	5'-0"	2'-0"	AWNING	
K	4'-6"	6'-0"	FIXED	ARCH TOP

PROJECT GENERAL NOTES:

GENERAL:
1. ALL EXTERIOR WALLS ARE 2x6 FRAME CONSTRUCTION.
2. ALL INTERIOR WALLS ARE 2x4 FRAME CONSTRUCTION, UNLESS NOTED OTHERWISE.
3. ALL PLUMBING WALLS ARE 2x6 FRAME CONSTRUCTION, UNLESS NOTED OTHERWISE.
5. ALL INTERIOR WALLS TO HAVE ⅝" GYPSUM BOARD FINISH WALLS.

DISCREPANCIES:
1. ANY DISCREPANCIES FOUND WITHIN THE CONSTRUCTION DOCUMENTS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. ANY FAILURE TO REPORT DISCREPANCIES SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES WHICH MAY ARISE.
2. SHOULD A CONFLICT OCCUR IN OR BETWEEN DRAWINGS AND SPECIFICATIONS, THE SPECIFICATIONS SHALL TAKE PRECEDENCE. THIS IS THE CASE UNLESS A WRITTEN DECISION FROM THE ARCHITECT DESCRIBING A CLARIFICATION OR ALTERNATE METHOD AND/ OR MATERIALS HAS BEEN OBTAINED.
3. CHANGES OR SUBSTITUTIONS TO THE DESIGN OR TO PRODUCTS WHICH WERE SPECIFIED IN THE CONSTRUCTION DOCUMENTS WILL ONLY BE ALLOWED WITH WRITTEN APPROVAL FROM THE OWNER, ARCHITECT AND/OR STRUCTURAL ENGINEER. ANY CHANGES IN THE FIELD TO THE ORIGINAL DESIGN SHALL RELIEVE THE ARCHITECT OF ANY CONSEQUENCES THAT MAY ARISE.

STRUCTURAL CHANGES:
1. ANY CHANGES IN THE FIELD TO THE STRUCTURAL PLANS SHALL RELIEVE THE ARCHITECT AND THE STRUCTURAL ENGINEER OF ANY CONSEQUENCES THAT MAY ARISE. ANY PROPOSED CHANGES TO THE STRUCTURAL DOCUMENTS MUST BE APPROVED BY THE ARCHITECT AND STRUCTURAL ENGINEER IN WRITING.

DIMENSIONS:
1. ALL DIMENSIONS ARE EITHER TO FACE OF STUD OR CENTER TO CENTER UNLESS NOTED OTHERWISE.
2. STRUCTURAL DIMENSIONS OVERRIDE ARCHITECTURAL DIMENSIONS. DIMENSION CALLOUTS OVERRIDE SCALED MEASUREMENTS.

INSULATION MINIMUMS: (PER IRC 2018):
A. ABOVE GRADE WALLS R-21 MINIMUM
B. FLOORS (TO THE EXTERIOR) R-38 MINIMUM
C. ROOF/ CEILINGS R-49 MINIMUM
D. WALLS BETWEEN BEDROOMS & OTHER SPACES R-11 MIN.
E. FOUNDATION R-10 MINIMUM
PER SUMMIT COUNTY'S ZERO ENERGY HOME PROGRAM, R-VALUES MAY DIFFER PER THIRD PARTY ENERGY REPORT. ENERGY REPORT WILL OVERRIDE MINIMUMS LISTED ABOVE.

VENTILATION:
1. ALL BATHROOMS ARE TO BE VENTED TO THE EXTERIOR WITH A FAN AND DUCT SYSTEM TO PROVIDE 5 AIR CHANGES PER HOUR (MINIMUM).

GENERAL WINDOW NOTES:

1. GENERAL CONTRACTOR TO REVIEW ALL PLANS AND ELEVATIONS AND SECTIONS FOR VENTING OPERATION.

2. ALL VENTED UNITS TO BE PROVIDED WITH EXTERIOR SCREENS.

3. ALL GLASS PANELS (EXTERIOR) SHALL BE INSULATED PER LOCAL CODE REQUIREMENTS WITH A MINIMUM ⅜" AIRSPACE, WITH GLASS TO BE SUITABLE FOR INSTALLATION AT LOCATIONS HIGHER THAN 9,000' ABOVE SEA LEVEL, TEMPERED AS REQUIRED, ALL PER ALL LOCAL CODE REQUIREMENTS.

4. ALL EXTERIOR OPENINGS SHALL BE WRAPPED WITH 6" VYCOR WATERPROOF MEMBRANE, WITH BUILDING FELT OR HOUSEWRAP FULLY TURNED INSIDE OPENINGS PRIOR TO WP. MEMBRANE AND WINDOW INSTALLATION. PROVIDE CONTINUOUS 1½" X 1½" HEAD FLASHING AT ALL EXTERIOR OPENINGS MINIMUM.

5. GENERAL CONTRACTOR AND WINDOW SUPPLIER TO CROSS REFERENCE PLANS AND ELEVATIONS AND SECTIONS FOR WINDOW QUANTITIES, SIZES, OPERATION, LOCATIONS, AND COORDINATE WITH THE BUILDING'S STRUCTURE AND CONSTRUCTION INCLUDING ALL EXISTING CONDITIONS, AND GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BEFORE PLACING ANY ORDERS OR COMMENCING ANY WORK, AND TO RECEIVE WRITTEN APPROVAL/DIRECTION FROM THE ARCHITECT PRIOR TO PLACING ANY ORDERS OR COMMENCING ANY WORK.

6. GENERAL CONTRACTOR TO COORDINATE WITH WINDOW SUPPLIER FOR ANY ADDITIONAL REINFORCEMENT REQUIREMENTS TO ANY WINDOWS, ADDITIONAL STRUCTURE REQUIREMENTS AT WINDOW OPENINGS, AND FOR ALL ROUGH OPENING REQUIREMENTS.

7. WINDOW SUPPLIER AND GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL WINDOWS, INCLUDING SPECIAL OR CUSTOM WINDOWS, TO THE ARCHITECT FOR REVIEW AND APPROVAL IN WRITING PRIOR TO COMMENCING WITH ANY FABRICATION.

8. GENERAL CONTRACTOR TO COORDINATE ALL WINDOW ROUGH OPENING HEIGHTS WITH ALL PLANS, ELEVATIONS AND SECTIONS.

9. ALL WINDOWS SHALL MEET ALL CODE REQUIREMENTS.

10. ALL EXTERIOR WINDOWS TO BE OF PRE-FINISHED ALUMINUM CLAD WOOD CONSTRUCTION U.N.O.

11. SEE ELEVATIONS & FLOOR PLAN FOR WINDOW LABEL SYMBOLS. SYMBOLS COORDINATE WITH ATTACHED WINDOW SCHEDULE.

GENERAL DOOR NOTES:

1. GENERAL CONTRACTOR TO REVIEW ALL PLANS AND ELEVATIONS AND SECTIONS FOR DOOR LOCATIONS, SIZES AND SWINGS.

2. ALL EXTERIOR DOORS ARE TO HAVE WEATHER-STRIPPING AND SILLS (THRESHOLDS) SET IN SEALANT (TYP).

3. ALL GLASS PANELS (EXTERIOR) SHALL BE INSULATED PER CODE (MIN. ⅜" AIRSPACE) AND GLASS TO BE SUITABLE FOR INSTALLATION HIGHER THAN 9,000' ABOVE SEA LEVEL AND TEMPERED AS REQUIRED ALL PER LOCAL CODE REQUIREMENTS.

4. ALL EXTERIOR SHIM SPACES AT DOORS TO BE FULLY INSULATED.

5. ALL EXTERIOR OPENINGS SHALL BE WRAPPED WITH 6' VYCOR WATERPROOF MEMBRANE, WITH BUILDING FELT OR HOUSEWRAP FULLY TURNED INSIDE OPENINGS PRIOR TO WP. MEMBRANE AND DOOR INSTALLATION. PROVIDE CONTINUOUS 1½" X 1½" HEAD FLASHING AT ALL EXTERIOR OPENINGS MINIMUM.

6. GENERAL CONTRACTOR AND DOOR SUPPLIER TO CROSS REFERENCE PLANS AND ELEVATIONS AND SECTIONS FOR DOOR QUANTITIES, SIZES, OPERATION, LOCATIONS, AND COORDINATE WITH THE BUILDING'S STRUCTURE AND CONSTRUCTION INCLUDING ALL EXISTING CONDITIONS, AND GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS OR CONFLICTS BEFORE PLACING ANY ORDERS OR COMMENCING ANY WORK, AND TO RECEIVE WRITTEN APPROVAL/DIRECTION FROM THE ARCHITECT PRIOR TO PLACING ANY ORDERS OR COMMENCING ANY WORK.

7. GENERAL CONTRACTOR TO COORDINATE WITH DOOR SUPPLIER FOR ANY ADDITIONAL REINFORCEMENT REQUIREMENTS TO ANY GLAZING, ADDITIONAL STRUCTURE REQUIREMENTS AT DOOR OPENINGS, AND FOR ALL ROUGH OPENING REQUIREMENTS.

8. DOOR SUPPLIER AND GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL SPECIAL, CUSTOM AND EXTERIOR DOORS.

9. GENERAL CONTRACTOR TO COORDINATE ALL DOOR ROUGH OPENING HEIGHTS WITH ALL PLANS, ELEVATIONS AND SECTIONS, AND HEAD HEIGHTS ARE TO ALIGN AT EACH LEVEL U.N.O . GENERAL CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS.

10. ALL DOORS TO BE SOLID CORE CONSTRUCTION (U.N.O.)

11. ALL DOORS SHALL MEET ALL CODE REQUIREMENTS

12. ALL INTERIOR DOORS TO BE CENTERED IN WALLS OR OFFSET 4" FROM CLOSEST WALL PER PLANS.

13. SEE FLOOR PLANS AND ELEVATIONS FOR ALL DOOR LABEL SYMBOLS. SYMBOLS COORDINATE WITH DOOR SCHEDULES.

SHEET INDEX:

ARCHITECT:

NEELY ARCHITECTURE
J. LEE NEELY - ARCHITECT
P.O. BOX 3687
BRECKENRIDGE, CO 80424
PHONE (970) 390-6402

STRUCTURAL ENGINEER:

ROCKY'S ENGINEERING, LLC.
MICHAEL CAMPBELL, PE
P.O. BOX 4272
FRISCO, CO 80443
PHONE (970) 389-4845

OWNERS:

BILL & GEORGIA LAUDNER

LAND SURVEYOR:

SCHMIDT LAND SURVEYING, INC.
ELIZABETH SCHMIDT
P.O. BOX 5761
FRISCO, CO 80443
PHONE (970) 409-9963

CONTRACTOR:

T.B.D.

LEGAL DESCRIPTION:

601B - FRISCO STREET
BLOCK 28, LOTS 13-18
FRISCO TOWN SUBDIVISION
LOCATED IN SECTION 35,
TOWNSHIP 5 SOUTH

ZONING DISTRICT:

RESIDENTIAL - LOW DENSITY

U.S.G.S. DATUMS:

LOCATION:	ARCH:	U.S.G.S.
MAIN LEVEL	100'-0"	9080.5'
UPPER LEVEL	111'-0"	9091.5'

PROJECT DESCRIPTION:

A PROPOSED TWO STORY
SINGLE FAMILY RESIDENCE

VICINITY MAP: (NO SCALE)

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J. LEE NEELY - ARCHITECT
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Breckenridge, Colorado 80424 970-390-6402
neelyarchitecture@gmail.com

LAUDNER RESIDENCE

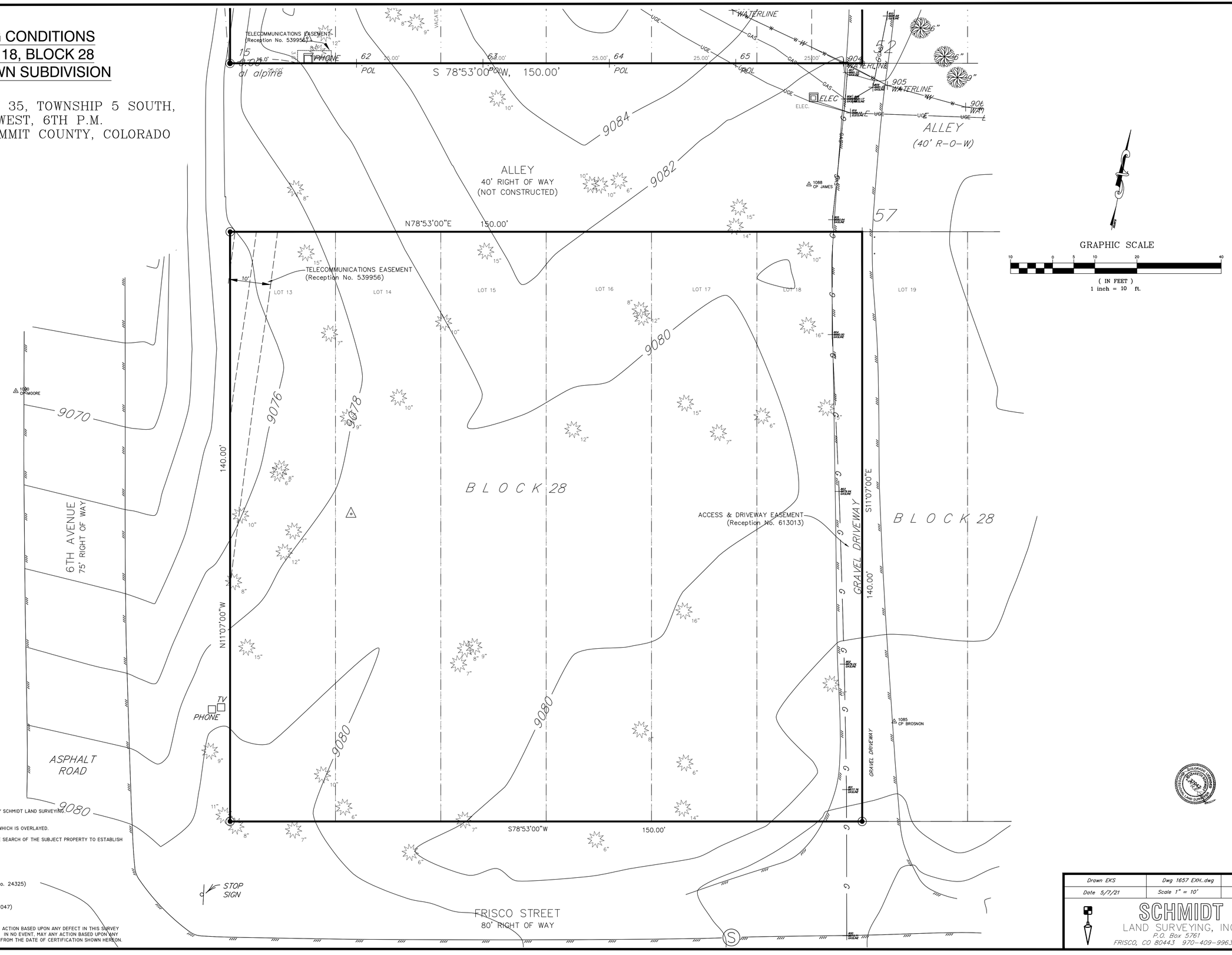
601B FRISCO STREET BLOCK 28, LOTS 13 - 18
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

JOB NUMBER:
DATE: 06-02-2026
SET: CONST. DOCUMENTS PERMIT SET

COVER SHEET

EXISTING CONDITIONS
LOTS 13 - 18, BLOCK 28
FRISCO TOWN SUBDIVISION

LOCATED IN SECTION 35, TOWNSHIP 5 SOUTH,
RANGE 78 WEST, 6TH P.M.
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTES

1. EXHIBIT OF EXISTING CONDITIONS, TREE LOCATES DONE BY SCHMIDT LAND SURVEYING MAY 4, 2021.
2. RANGE WEST SURVEYING DID THE TOPOGRAPHIC MAPPING WHICH IS OVERLAYED.
3. SCHMIDT LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD.

LEGEND

- ◉ FOUND REBAR AND YELLOW PLASTIC CAP (PLS No. 24325)
- ● FOUND # 4 REBAR
- ⊗ SET #4 REBAR AND ALUMINIUM CAP (PLS No. 37047)

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

Drawn EKS	Dwg 1657 EXH.dwg	Project 1657
Date 5/7/21	Scale 1" = 10'	Sheet 1 of 1

SCHMIDT
LAND SURVEYING, INC.
P.O. Box 5761
FRISCO, CO 80443 970-409-9963

EXISTING LANDSCAPING - LOT 601 A:

- (1) 10'-0" SPRUCE
- (3) ASPEN - 2" TO 3" DIA.
- (19) 3.5 GALLON MIXED SHRUBS: CHOKECHEERY, YELLOW TWIG & COTONEASTER

NEW LANDSCAPING - LOT 601 B:

- (1) 10'-0" SPRUCE
- (3) ASPEN - 2" TO 3" DIA.
- (7) 5 GALLON MIXED SHRUBS: CHOKECHEERY, YELLOW TWIG & COTONEASTER

NOTE: QTY. & LOCATIONS TO BE VERIFIED IN FIELD

SITE & LANDSCAPE NOTES:

1. TOPOGRAPHIC MAPS OF THIS SITE WAS OBTAINED FROM:
SCHMIDT LAND SURVEYING, INC. 970-409-9963
FINAL PLAT MAP - DATED: FEBRUARY, 2022
ILC - DATED: SEPTEMBER, 2022
EXISTING CONDITIONS MAP - DATED: MAY, 2021

2. THE CONTRACTOR IS TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION.

3. ALL EXISTING TREES AND LANDSCAPING ARE TO REMAIN UNLESS OTHERWISE NOTED. THEY ARE TO BE FLAGGED AND PROTECTED DURING ALL CONSTRUCTION.

4. FINISH GRADE IS TO PROVIDE DRAINAGE AWAY FROM THE FOUNDATION VIA SWALES, DRAINS, ETC. AT ALL LOCATIONS.

5. ALL DISTURBED AREAS NOT DESIGNATED AS SHRUB BEDS OR PERENNIAL BEDS SHALL BE RE-VEGETATED WITH NATIVE GRASS SEED MIX.

6. PROVIDE 6" DIA. STONE RIP RAP OVER WEED BARRIER FABRIC AT EAVES AND VALLEY DRIP LOCATIONS.

EXTERIOR LIGHTING:

ALL EXTERIOR LIGHTING FIXTURES TO BE DARK SKY COMPLIANT WITH FULL CUT-OFF LUMINARIES.

HEIGHT CALCULATIONS:

POINT	NATURAL GRADE EL.	FINISHED GRADE EL.	MEASURED FROM:	ROOF EL. (USGS)	HEIGHT CALC:	ROOF HEIGHT:
A	9080.00'	9080.00'	NATURAL GRADE	9097.67'	9097.67'-9080.00'	17.67'
B	9080.00'	9080.00'	NATURAL GRADE	9093.08'	9093.08'-9080.00'	13.08'
C	9080.00'	9080.00'	NATURAL GRADE	9100.50'	9100.50'-9080.00'	20.50'
D	9080.00'	9080.00'	NATURAL GRADE	9107.75'	9107.75'-9080.00'	27.75'
E	9080.00'	9080.00'	NATURAL GRADE	9109.00'	9109.00'-9080.00'	29.00'
F	9080.00'	9080.00'	NATURAL GRADE	9098.33'	9098.33'-9080.00'	18.33'

SITE CALCULATIONS:

EXISTING RESIDENCE - LOT 601 A:

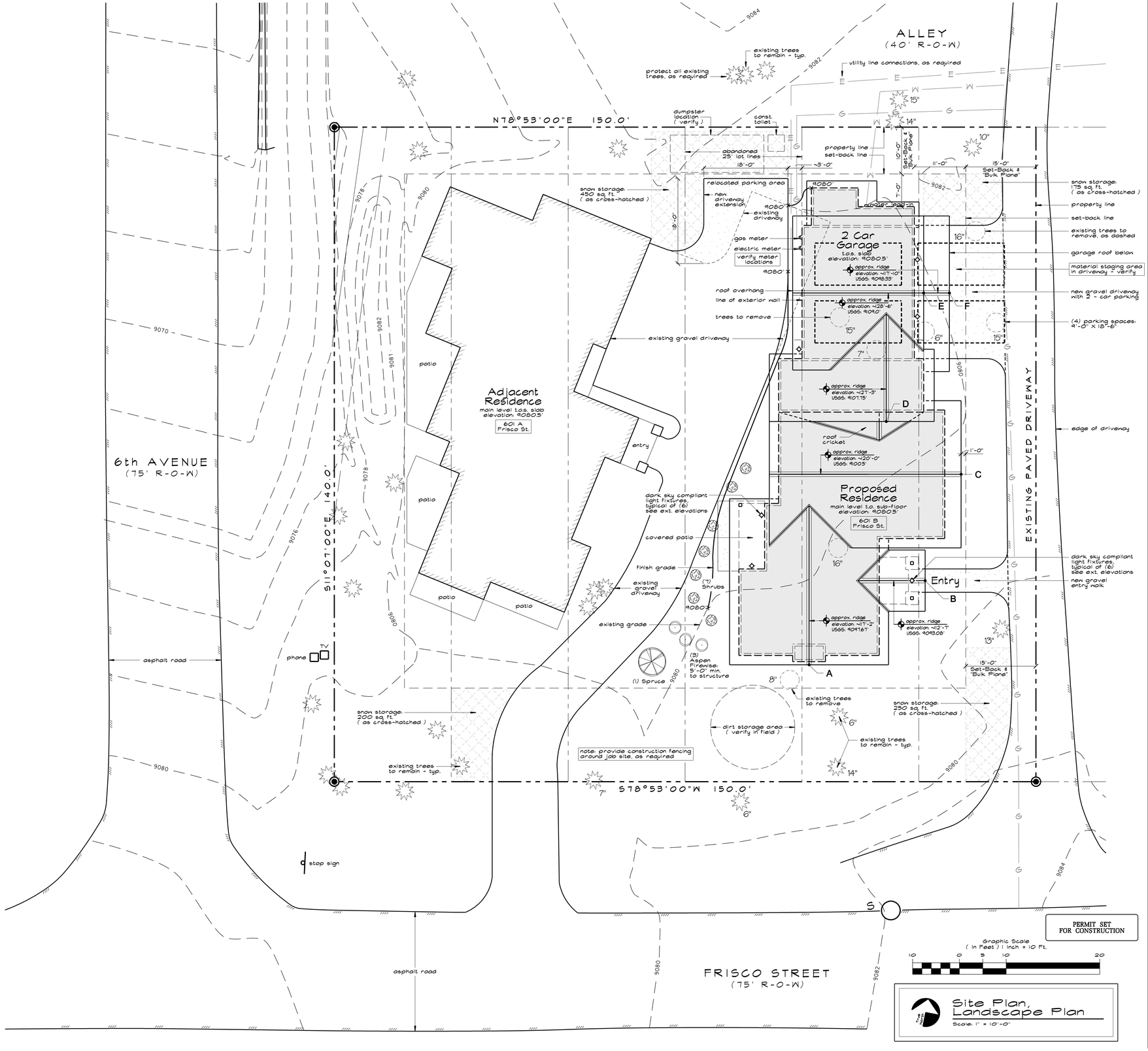
BUILDING FOOTPRINT:	2,975 SQ. FT.
ENTRY PORCH & PATIOS:	639 SQ. FT.
DRIVEWAY & NEW PARKING AREA:	2,369 SQ. FT.
TOTAL:	5,983 SQ. FT.
SNOW STORAGE REQUIRED (25%)	593 SQ. FT.
SNOW STORAGE PROVIDED:	650 SQ. FT.

PROPOSED RESIDENCE - LOT 601 B:

BUILDING FOOTPRINT:	2,875 SQ. FT.
ENTRY PORCH & PATIOS:	221 SQ. FT.
ENTRY PATH:	113 SQ. FT.
DRIVEWAY:	1,446 SQ. FT.
TOTAL:	4,655 SQ. FT.
SNOW STORAGE REQUIRED (25%)	362 SQ. FT.
SNOW STORAGE PROVIDED:	425 SQ. FT.

SUMMARY:

TOTAL LOT COVERAGE: (50.6%)	10,638 SQ. FT.
LOT SIZE:	21,000 SQ. FT.
OPEN SPACE: (49.4%)	10,362 SQ. FT.



PERMIT SET FOR CONSTRUCTION

NEELY ARCHITECTURE
J. LEE NEELY - ARCHITECT
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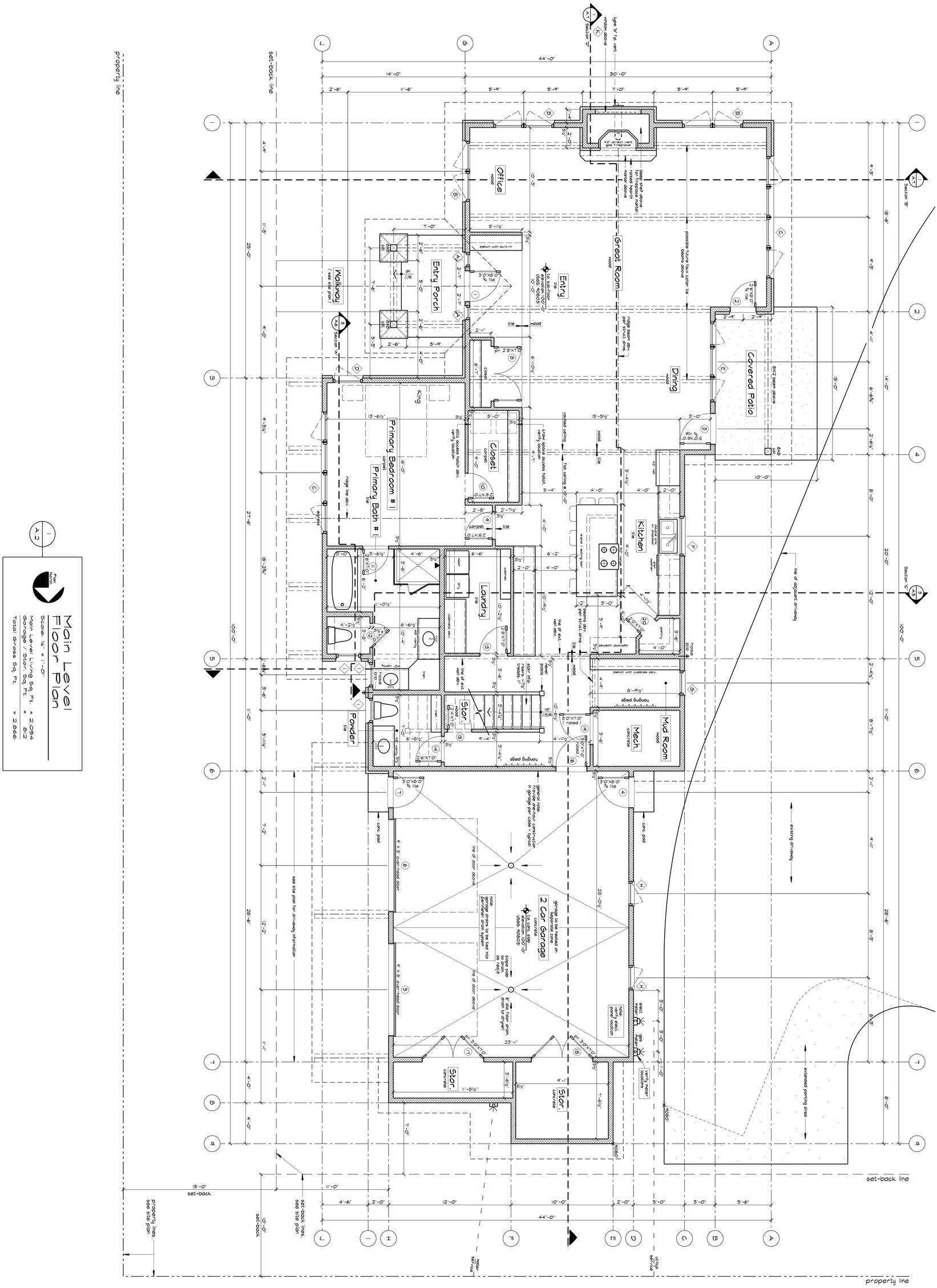
Breckenridge, Colorado 80424 970-390-6402
neelyarchitecture@gmail.com

LAUDNER RESIDENCE

601B FRISCO STREET BLOCK 28, LOTS 13 - 18
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

JOB NUMBER:
DATE: 06-02-2026
SET: CONST. DOCUMENTS PERMIT SET

SP.1
SITE PLAN



A.2 FLOOR PLANS

JOB NUMBER:

DATE: 06-02-2026

SET: CONST. DOCUMENTS PERMIT SET

LAUDNER RESIDENCE

601B FRISCO STREET BLOCK 28, LOTS 13 - 18

TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

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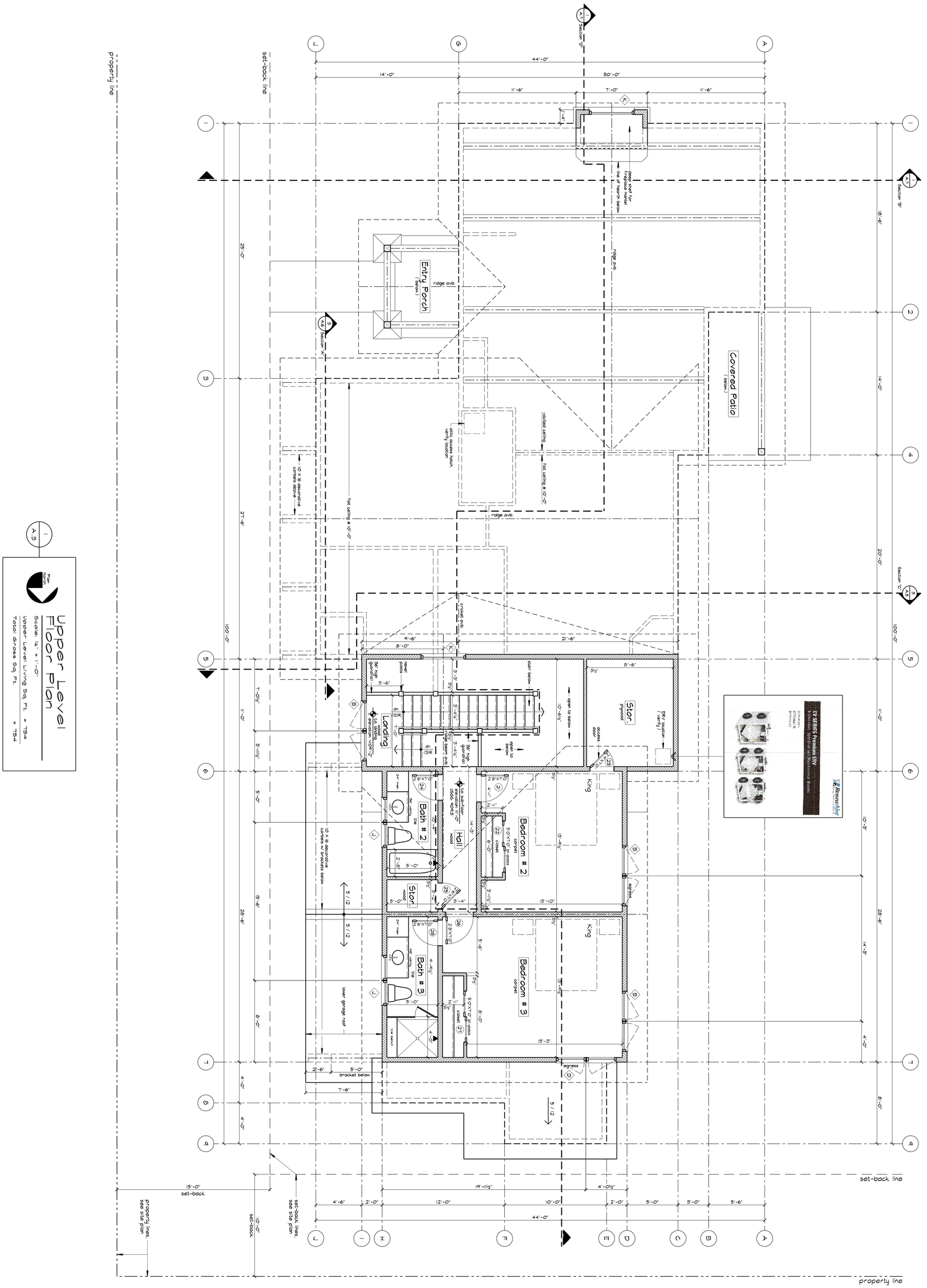

Upper Level Floor Plan

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

Upper Level Living Sq. Ft. = 754

Total Gross Sq. Ft. = 754

LAUDNER RESIDENCE

601B FRISCO STREET BLOCK 28, LOTS 13 - 18

TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

A.3 FLOOR PLANS

JOB NUMBER:

DATE: 06-02-2026

SET: CONST. DOCUMENTS PERMIT SET

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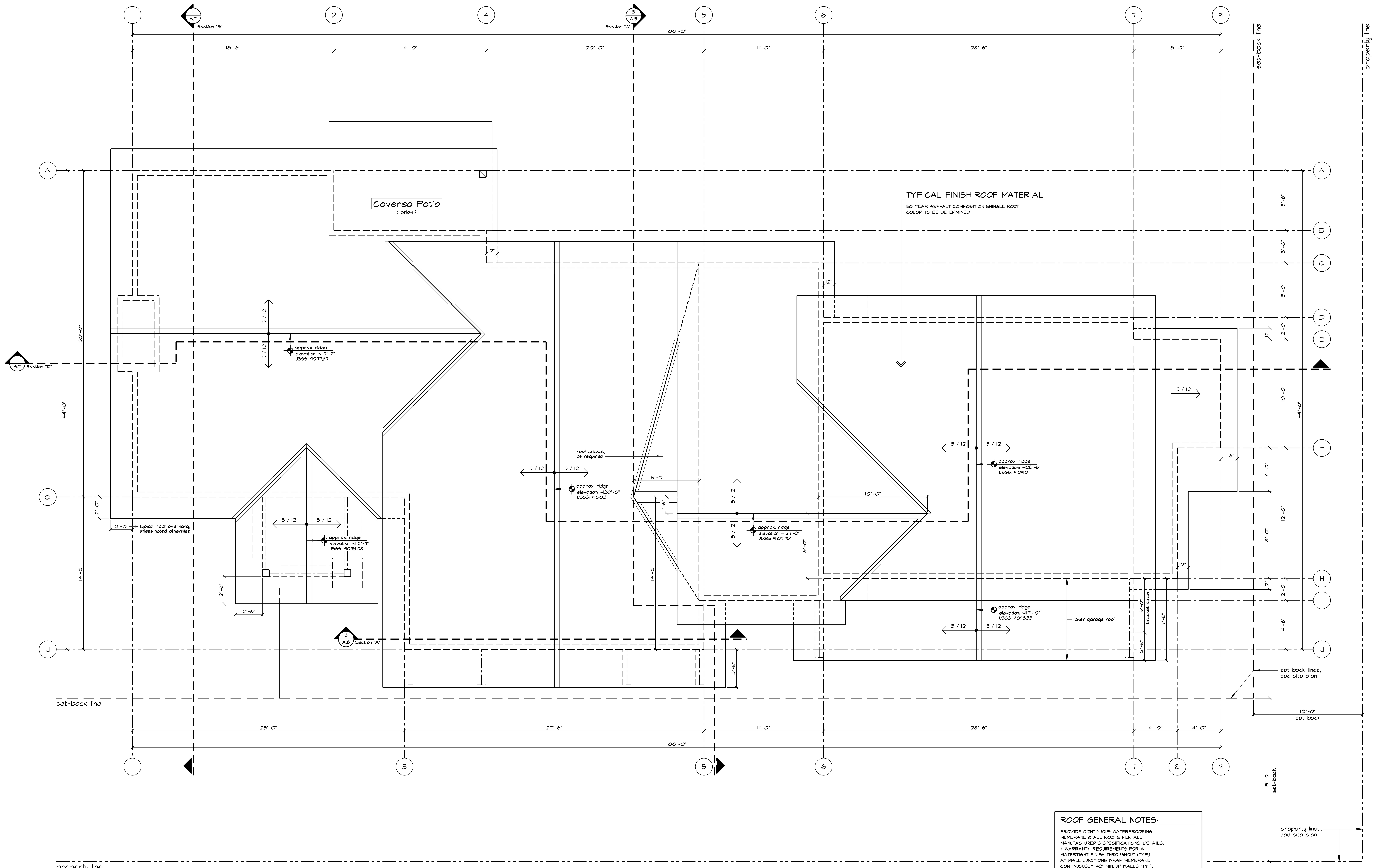

Roof Plan
Scale: ¼" = 1'-0"
1 / A.4 — Plan North

ROOF GENERAL NOTES:

1. ROOF PITCHS ARE AS NOTED.
2. ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF COLOR. VERIFY LOCATION PRIOR TO INSTALLATION, LOCATE AWAY FROM VALLEYS AND WITHIN 5'-0" OF RIDGES.
3. PLYWOOD ROOF SHEATHING TO BE COVERED WITH BITUMEN MEMBRANE (INSTALLED PER MANUFACTURER'S RECOMMENDATIONS)
4. ROOF MATERIAL SHALL BE ASPHALT COMPOSITION SHINGLES, AS NOTED.
5. ALL RIDGE EIEVATION CALL-OUTS ARE TO TOP OF ROOF SHEATHING. ALL ROOF OVERHANG DIMENSIONS ARE FINISH DIMENSIONS.

ROOF GENERAL NOTES:

PROVIDE CONTINUOUS WATERPROOFING MEMBRANE @ ALL ROOFS PER ALL MANUFACTURER'S SPECIFICATIONS, DETAILS, & WARRANTY REQUIREMENTS FOR A WATERTIGHT FINISH THROUGHOUT (TYP.) AT WALL JUNCTIONS WRAP MEMBRANE CONTINUOUSLY 42" MIN. UP WALLS (TYP.) INSTALL SHINGLE STYLE FOR POSITIVE DRAINAGE AWAY FROM BUILDING (TYP.)

PROVIDE CONTINUOUS, LAPPED & SEALED, PRE-FINISHED, GALVANIZED METAL FLASHING @ ALL VALLEYS, HIPS RIDGES & ALL OTHER ROOF TRANSITIONS, JUNCTIONS AND TERMINATIONS (TYP.); METAL FLASHING TO BE INSTALLED OVER CONTINUOUS HIGH HEAT RESISTANCE WATERPROOF MEMBRANE (MANUFACTURED FOR SPECIFIC APPLICATION) LAPPED & SEALED SHINGLE STYLE PER ALL MANUFACTURER'S SPECIFICATIONS, DETAILS & WARRANTY REQUIREMENTS (TYP.); ALL FLASHING DETAILS TO MEET ALL 'SMANCA' DETAILS & SPECIFICATIONS (TYP.) ALL THE ABOVE TO PROVIDE A WATERTIGHT ASSEMBLY THROUGHOUT (TYP.) FLASHING TO MATCH COLOR OF ROOF FINISHES.

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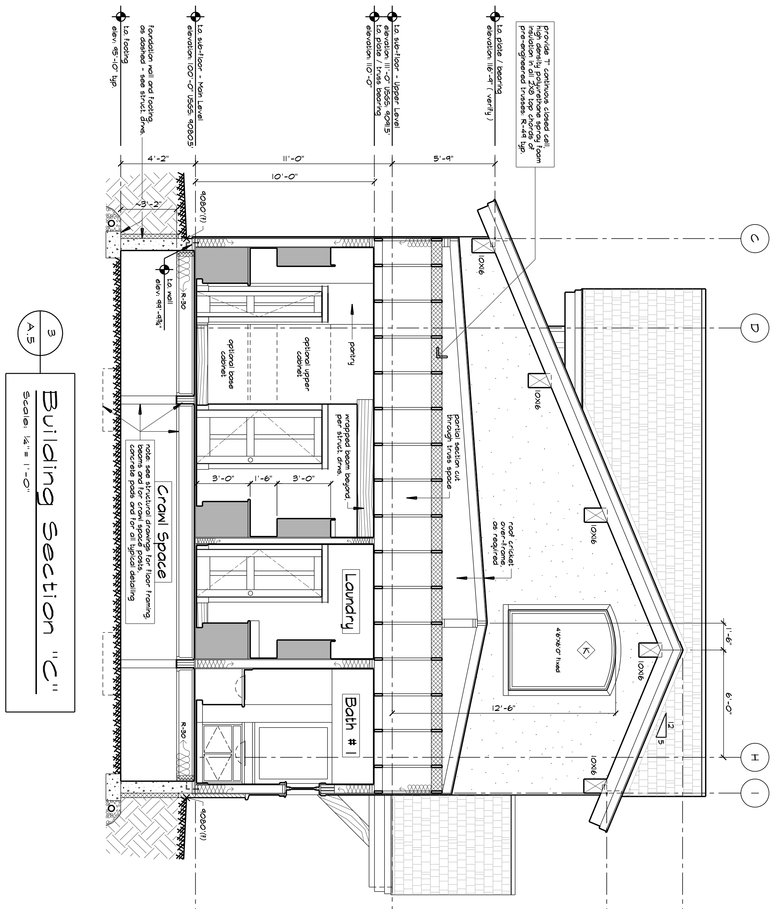
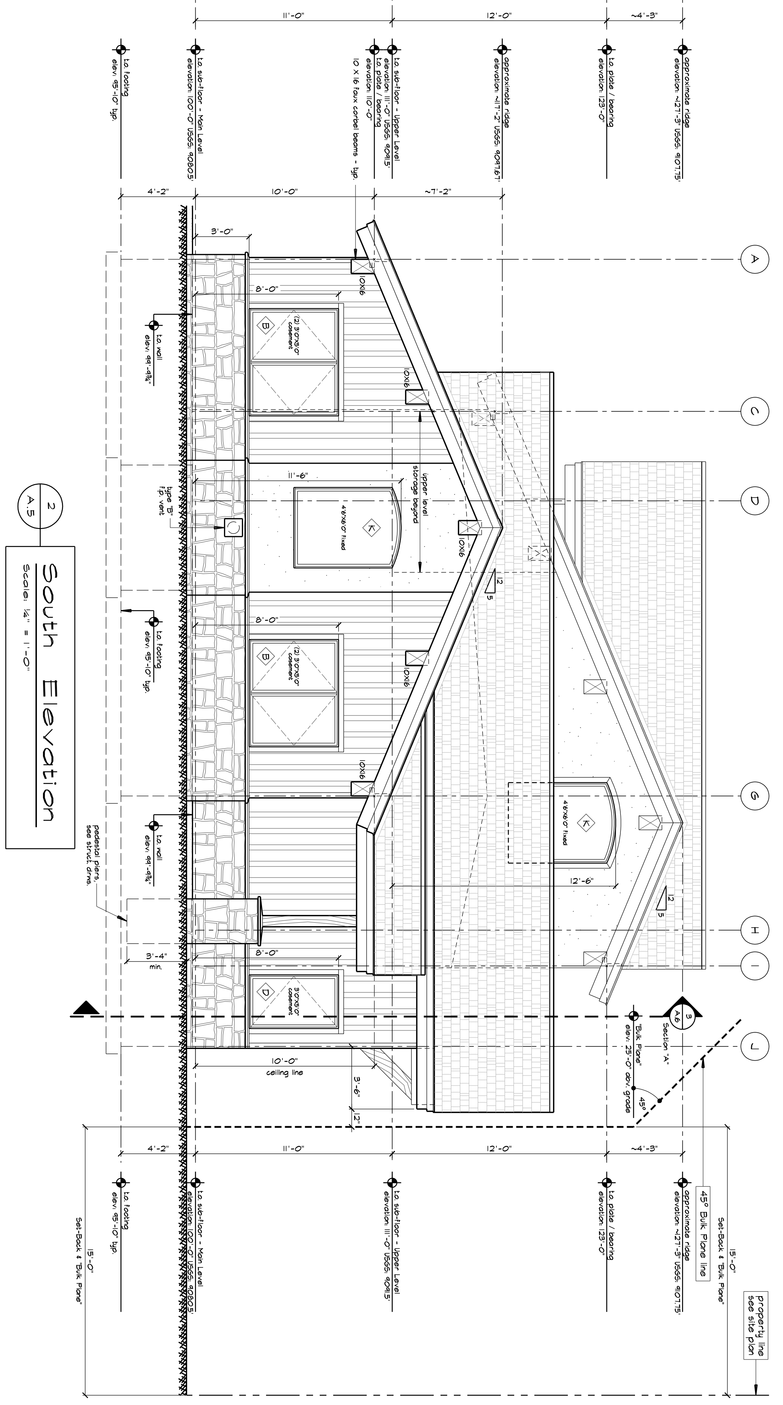
LAUDNER RESIDENCE

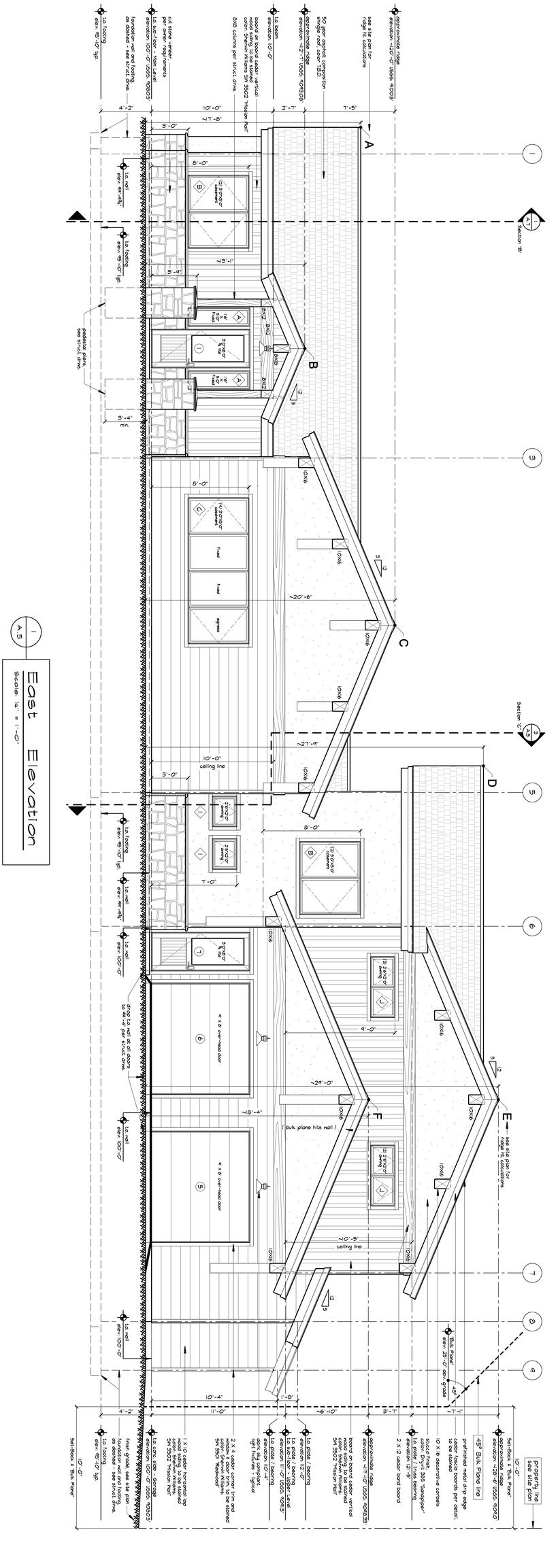
601B FRISCO STREET BLOCK 28, LOTS 13 - 18
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

JOB NUMBER:
DATE: 06-02-2026
SET: CONST. DOCUMENTS PERMIT SET

A.4
ROOF PLAN







A.5 EXT. ELEVATIONS

JOB NUMBER:

DATE: 06-02-2026

SET: CONST. DOCUMENTS PERMIT SET

LAUDNER RESIDENCE

601B FRISCO STREET BLOCK 28, LOTS 13 - 18
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

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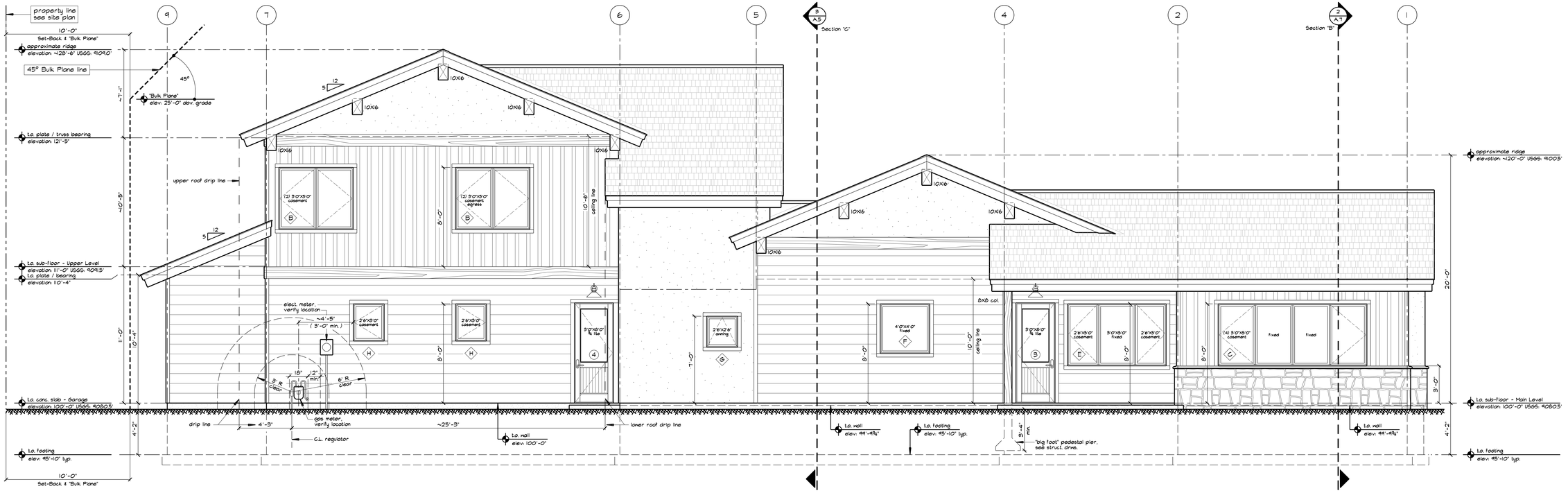
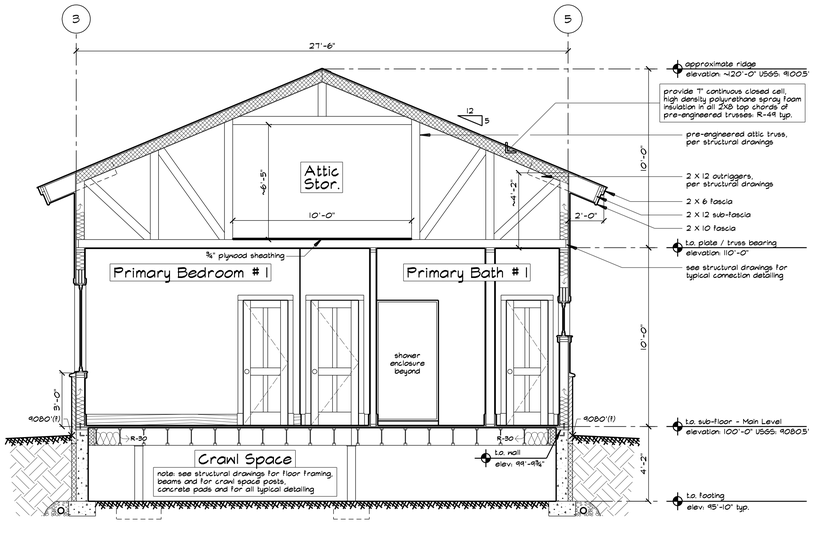


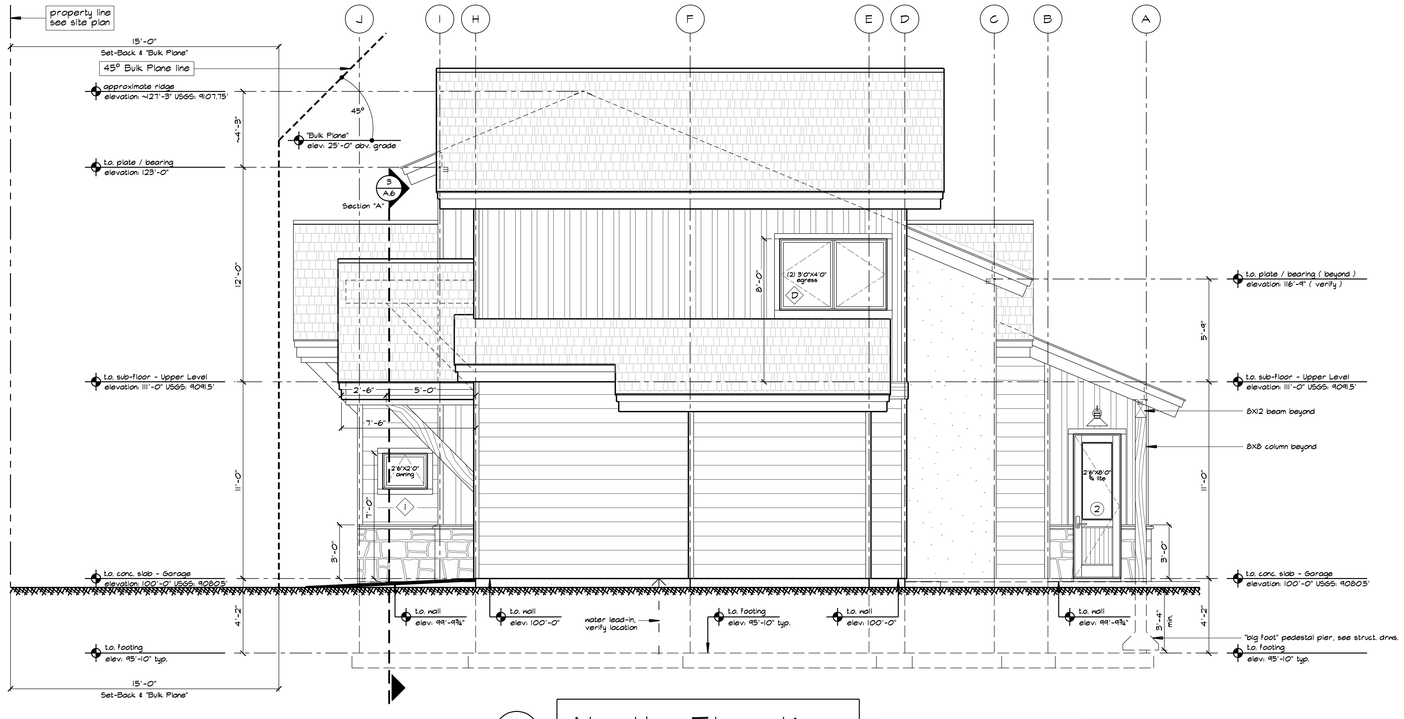
1 / A.6 — West Elevation

Scale: ¼" = 1'-0"



3 / A.6 — Building Section "A"

Scale: ¼" = 1'-0"



2 / A.6 — North Elevation

Scale: ¼" = 1'-0"

note: see site plan for all utility lead-in locations

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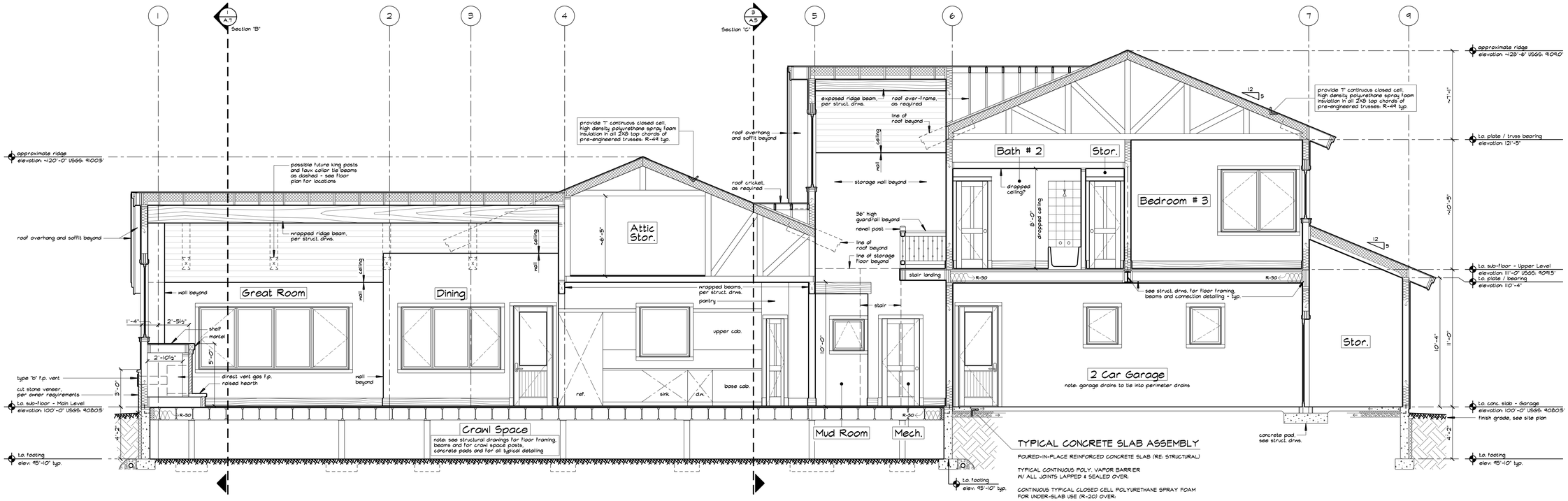
LAUDNER RESIDENCE

601B FRISCO STREET BLOCK 28, LOTS 13 - 18
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

JOB NUMBER:
DATE: 06-02-2026
SET: CONST. DOCUMENTS PERMIT SET

A.6
EXT. ELEVATIONS



2 A.7 **Building Section "D"**
Scale: ¼" = 1'-0"

TYPICAL CONCRETE SLAB ASSEMBLY

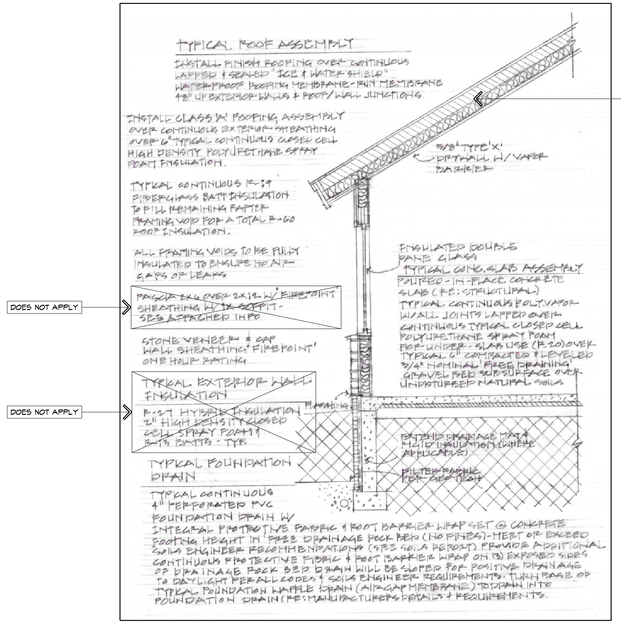
POURED-IN-PLACE REINFORCED CONCRETE SLAB (RE: STRUCTURAL)

TYPICAL CONTINUOUS POLY. VAPOR BARRIER W/ ALL JOINTS LAPPED & SEALED OVER:

CONTINUOUS TYPICAL CLOSED CELL POLYURETHANE SPRAY FOAM FOR UNDER-SLAB USE (R-20) OVER:

TYPICAL 6" COMPACTED & LEVELED ¾" NOMINAL 'FREE DRAINING' GRAVEL BED SUBSURFACE (RE: STRUCTURAL/ SOIL'S ENGINEER) OVER.

UNDISTURBED NATURAL SOILS OR COMPACTED STRUCTURAL FILL (RE: STRUCTURAL/ SOIL'S ENGINEER) (TYP.)



3 A.7 **Typical Wall Section**
No Scale

TYPICAL ROOF ASSEMBLY

INSTALL FINISH ROOFING (PER OWNER'S REQUIREMENTS) OVER CONTINUOUS LAPPED & SEALED "ICE & WATER SHIELD" WATERPROOF ROOFING MEMBRANE - RUN MEMBRANE 48" UP EXTERIOR WALLS @ ROOF/ WALL JUNCTIONS.

INSTALL ROOF FINISHES & WATERPROOF MEMBRANES OVER CONTINUOUS EXTERIOR RATED SHEATHING OVER 1" AIR GAP OVER 6" TYPICAL CONTINUOUS CLOSED CELL HIGH DENSITY POLYURETHANE SPRAY FOAM INSULATION (CONT. AIR & VAPOR BARRIER) OVER.

ALL FRAMING VOIDS TO BE FULLY INSULATED TO ENSURE NO AIR GAPS OR LEAKS.

FASCIA: 2x6 OVER 2x10 (TYP.- CONSISTENT FOR ALL ROOF ASSEMBLIES) W/ 1x WOOD SOFFIT.

TYPICAL INSULATION NOTES:

INSULATION MINIMUMS (PER IRC 2018)

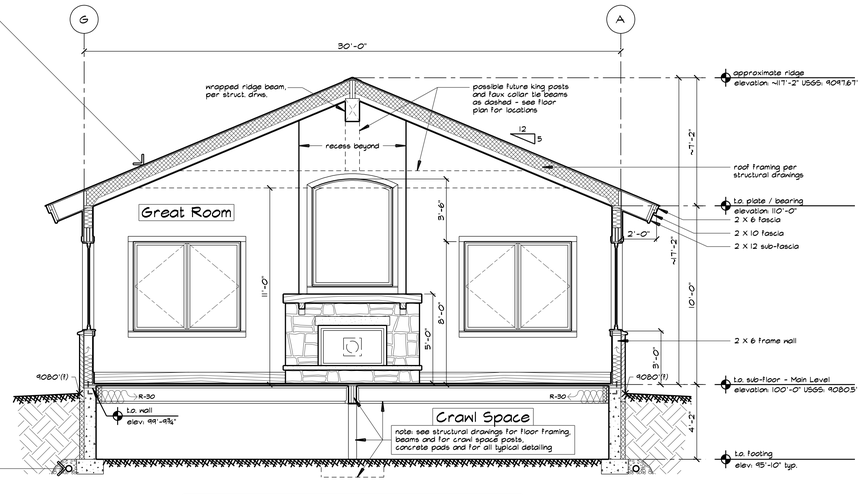
A. ABOVE GRADE WALLS R-21 MINIMUM
B. FLOORS (TO THE EXTERIOR) R-38 MINIMUM
C. ROOF/ CEILINGS R-49 MINIMUM
D. WALLS BETWEEN BEDROOMS & OTHER SPACES R-11 MIN
E. FOUNDATION R-10 MINIMUM

TYPICAL FOUNDATION DRAIN

TYPICAL CONTINUOUS 4" PERFORATED PVC FOUNDATION DRAIN W/ INTEGRAL PROTECTIVE FABRIC & ROOT BARRIER WRAP SET @ CONCRETE FOOTING HEIGHT IN 'FREE DRAINING' DRAINAGE ROCK BED (NO FINES)- MEET OR EXCEED SOIL'S ENGINEER RECOMMENDATIONS (SEE SOIL'S REPORT) PROVIDE ADDITIONAL CONTINUOUS PROTECTIVE FILTER FABRIC & ROOT BARRIER WRAP (AKA DRAINAGE BURRITO) ON (3) EXPOSED SIDES OF DRAINAGE ROCK BED.

DRAIN WILL BE SLOPED FOR CONTINUOUS POSITIVE DRAINAGE TO TOWN SEWER SYSTEM, AND PER ALL CODES & SOIL'S ENGINEER REQUIREMENTS.

TURN BASE OF TYPICAL FOUNDATION WAFFLE DRAIN (AIR GAP MEMBRANE) TO DRAIN INTO FOUNDATION DRAIN (RE: MANUFACTURER'S DETAILS & REQUIREMENTS)



1 A.7 **Building Section "B"**
Scale: ¼" = 1'-0"

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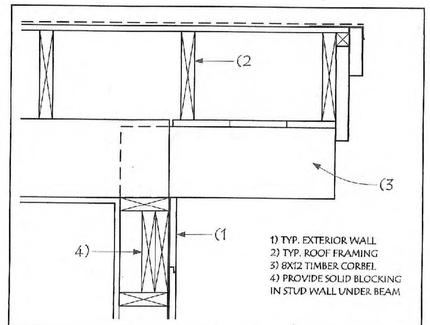
LAUDNER RESIDENCE

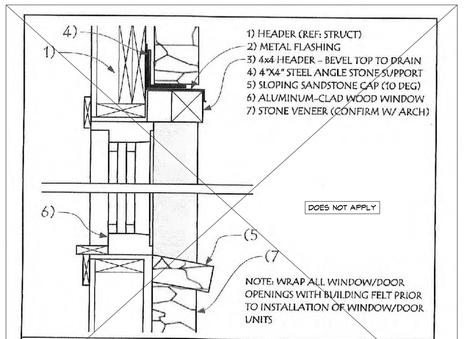
601B FRISCO STREET BLOCK 28, LOTS 13 - 18
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

JOB NUMBER:
DATE: 06-02-2026
SET: CONST. DOCUMENTS PERMIT SET

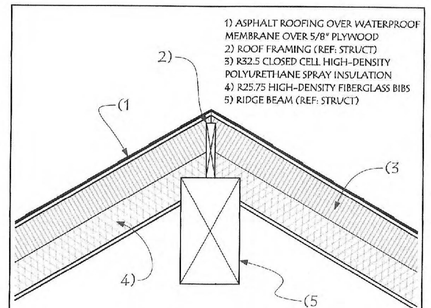
A.7
BLDG. SECTIONS



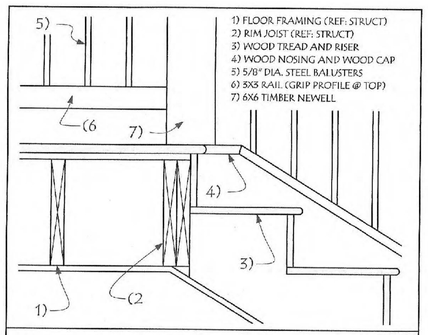
09 - TIMBER CORBEL 1-1/2" = 1'-0"



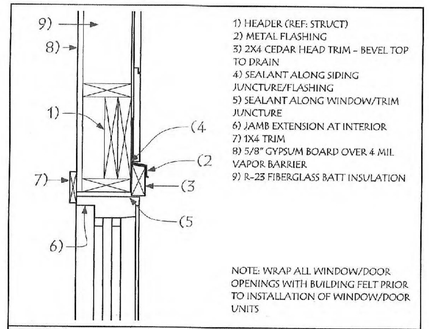
05 - WINDOW IN STONE 1-1/2" = 1'-0"



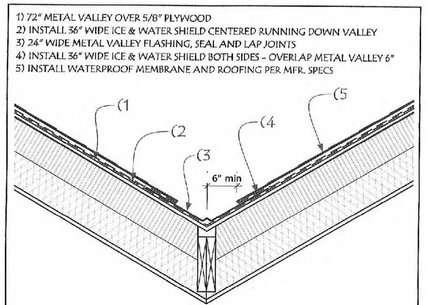
01 - RIDGE 1"= 1'-0"



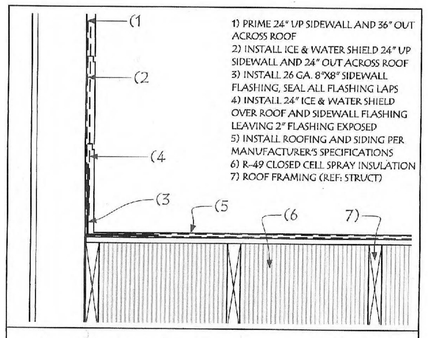
10 - STAIR HEAD 1-1/2" = 1'-0"



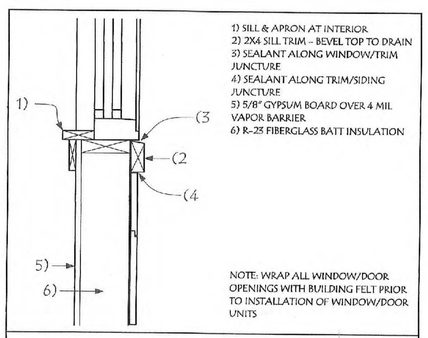
06 - WINDOW IN SIDING 1-1/2" = 1'-0"



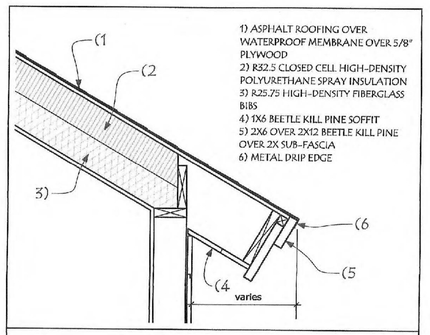
02 - VALLEY 1" = 1'-0"



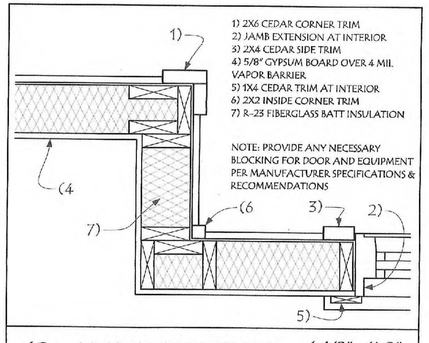
11 - ROOFWALL 1-1/2" = 1'-0"



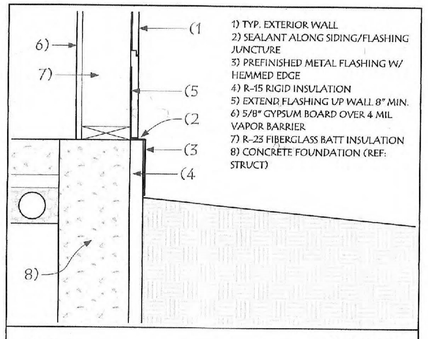
07 - WINDOW SILL 1-1/2" = 1'-0"



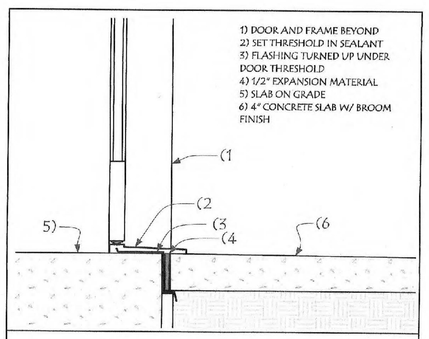
03 - FASCIA 1" = 1'-0"



12 - WINDOW TRIM 1-1/2" = 1'-0"



08 - FOUNDATION BASE 1-1/2" = 1'-0"



04 - THRESHOLD 1-1/2" = 1'-0"

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LAUDNER RESIDENCE

601B FRISCO STREET BLOCK 28, LOTS 13 - 18
TOWN OF FRISCO, SUMMIT COUNTY, COLORADO

JOB NUMBER:
DATE: 06-02-2026
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A.8
DETAILS

GENERAL STRUCTURAL NOTES

A. DRAWINGS AND SPECIFICATIONS

1. THE GENERAL STRUCTURAL NOTES APPLY TO STRUCTURAL COMPONENTS OF THE "LAUDNER RESIDENCE" LOCATED IN FRISCO, COLORADO.
2. THESE NOTES AND DRAWINGS WERE PREPARED FOR THE SITE DESCRIBED HEREIN. USE OF THESE DOCUMENTS FOR CONSTRUCTION ON ANY OTHER SITE REQUIRES WRITTEN PERMISSION FROM THE ENGINEER.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS IN THE FIELD AND COORDINATE WITH ARCHITECTURAL DRAWINGS PRIOR TO CONSTRUCTION.

B. GOVERNING CODES AND REFERENCES

1. INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION.
2. INTERNATIONAL RESIDENTIAL CODE (IRC), 2018 EDITION & TOWN OF FRISCO AMENDMENTS.
3. BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, AMERICAN CONCRETE INSTITUTE (ACI 318-14).
4. STEEL CONSTRUCTION MANUAL, FOURTEENTH EDITION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).
5. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION, 2018 EDITION.
6. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES, (ASCE 7-16)
7. CONCRETE REINFORCING STEEL INSTITUTE (CRSI), MANUAL OF STANDARD PRACTICE.
8. GEOTECHNICAL INVESTIGATION REPORT (SOILS REPORT) PREPARED BY THEOBALD ENGINEERING, DATED NOVEMBER 2020.

C. DESIGN CRITERIA

1. ROOF SNOW LOAD: 80 PSF (TOWN OF FRISCO)
2. FLOOR LIVE LOAD: 40 PSF
3. WIND: VULT: 115 MPH, EXPOSURE C; RISK CATEGORY II
4. SEISMIC PARAMETERS: SITE CLASS D "STIFF SOIL"; DESIGN CATEGORY: B; RISK CATEGORY: II.
5. ALLOWABLE SOIL BEARING PRESSURE: 3,000 PSF PER SOILS REPORT.

D. FOUNDATION NOTES

1. ALL EXCAVATION; PREPARATION; PROTECTION OF SITE SOILS, AND STRUCTURAL FILL REQUIREMENTS SHALL BE FOUND IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE NOTES ARE NOT A REPLACEMENT OF SUCH REPORT AND SHOULD NOT BE USED ALONE. THE GEOTECHNICAL INVESTIGATION REPORT MUST BE REVIEWED PRIOR TO CONSTRUCTION, AND KEPT ONSITE FOR THE CONTRACTOR TO REFERENCE DURING CONSTRUCTION. THESE NOTES ARE A OVERVIEW ONLY OF SUCH REPORT.
2. ANY SOIL TYPE ENCOUNTERED AT THE BOTTOM OF FOOTING EXCAVATIONS OTHER THAN THOSE DESCRIBED IN THE GEOTECHNICAL INVESTIGATION REPORT SHALL BE ANALYZED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.
3. ISOLATED BOULDERS AT FOOTING GRADE SHALL BE EXCAVATED AND REMOVED UNLESS APPROVED BY THE GEOTECHNICAL ENGINEER.
4. NATIVE SITE SOILS MAY CONTAIN MOISTURE SENSITIVE SILTS AND CLAYS THAT WILL EXHIBIT UNDESIRABLE ENGINEERING PROPERTIES WHEN WETTED. EVERY EFFORT SHALL BE MADE TO REDUCE THE INFILTRATION OF MOISTURE FROM RAINFALL AND GROUNDWATER INTO FOUNDATION BEARING, SLAB, AND ROADWAY SUBGRADE SOILS DURING CONSTRUCTION.
5. GRADING DURING CONSTRUCTION SHALL BE PROVIDED TO DRAIN STORM WATER FROM THE EXPOSED EXCAVATIONS DURING PRECIPITATION AND SNOWMELT EVENTS. SEE THE GEOTECHNICAL INVESTIGATION REPORT FOR ACTIONS TO BE TAKEN DURING RAIN OR SNOW EVENTS.
6. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR STRUCTURAL FILL REQUIREMENTS, AND THE FOLLOWING DRAWINGS FOR THE AREAS THAT STRUCTURAL FILL SHALL BE PLACED.
7. EXCAVATIONS FOR FOUNDATIONS SHOULD/CAN BE INSPECTED BY A GEOTECHNICAL ENGINEER TO VERIFY ALLOWABLE SOIL BEARING PRESSURE, LOW SETTLEMENT AND SWELL POTENTIAL, AND TO MAKE ANY ADDITIONAL RECOMMENDATIONS, REGARDING EXCAVATIONS, CONSTRUCTION, GROUND WATER DRAINAGE AND OTHER.
8. FILL AND BACKFILL SHOULD BE APPROVED BY GEOTECHNICAL ENGINEER, BE PLACED IN UNIFORM LIFTS AND COMPACTED TO AT LEAST 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698. FILL SHALL BE PLACED IN 8" MAXIMUM LIFTS.
9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A SAFE WORKING CONDITION AT UNDERGROUND EXCAVATIONS. ALL EXCAVATIONS SHOULD BE LAID BACK TO SAFE SLOPES OR PROPERLY SHORED IN ACCORDANCE WITH THE MOST RECENT VERSIONS OF THE OSHA CONSTRUCTION STANDARDS FOR EXCAVATIONS.
10. SOILS BENEATH SLABS AND FOOTINGS SHALL BE PROTECTED FROM FREEZING.
11. DRAINAGE SHALL BE PROVIDED AWAY FROM THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
12. FOOTINGS SHALL BE PLACED ON UN-DISTURBED SOIL AS NOTED IN THE SOILS REPORT OR IF SOILS HAVE BEEN DISTURBED OR INUNDATED BY WATER, SOIL SHALL BE REPLACED & SUBGRADE SHALL BE COMPACTED TO A DEPTH OF 8 INCHES TO 95% OF MAXIMUM DENSITY PER ASTM D698 BENEATH ALL FOOTINGS, AND ALL FILL BELOW FOOTINGS.
13. BACKFILL AGAINST SHALLOW FOUNDATIONS AND STEM WALLS; IN NO CASE SHALL THE MATERIAL BE GREATER THAN 8 INCHES IN DIAMETER AND BEAR DIRECTLY ON OR AGAINST FOUNDATION ELEMENTS. PLACING OVERSIZED MATERIAL AGAINST RIGID SURFACES CAN DAMAGE THE STRUCTURE AND INTERFERE WITH PROPER COMPACTION.
14. SLABS ON GRADE SHALL BE PLACED UPON A 4" LAYER OF 3/4"-1 1/2" SCREENED ROCK ON TOP OF UNDISTURBED NATIVE SOILS (NOT TOPSOIL) WITH FULLY SEALED VAPOR BARRIER AS DESCRIBED IN THE SOILS REPORT
15. SUFFICIENT BACKFILL OF THE FOUNDATION WALLS SHOULD BE PROVIDED TO ELIMINATE MOVEMENT. BACKFILL OVER THE FOOTINGS AT THE INTERIOR SIDE OF THE FOUNDATION WALL AT CRAWL SPACE AREA SHALL BE AT MINIMUM 12" TO RESIST SLIDING PRESSURES.
16. IN THE EVENT THAT STRUCTURAL FILL IS REQUIRED, CONTRACTOR TO CONTACT SOILS ENGINEER. STRUCTURAL FILL SHOULD BE GRANULAR MATERIAL COMPACTED TO A MINIMUM OF 98% STANDARD PROCTOR DENSITY (ASTM D698).

E. REINFORCING STEEL

1. CONCRETE REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM A 615, GRADE 60 INCLUDING ALL #3 THROUGH #10 BARS, STIRRUPS AND TIES.
2. CONCRETE WELDED WIRE FABRIC REINFORCEMENT SHALL CONFORM TO ASTM A 185. SPLICE LENGTH SHALL BE A MINIMUM 12" UNLESS NOTED OTHERWISE.
3. ALL REINFORCEMENT SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE ACI DETAILING MANUAL (SP-66), THE CRSI MANUAL OF STANDARD PRACTICE, AND ACI STANDARD TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS (ACI 117).
4. COLD BENDING OF REINFORCING BARS IS TO BE LIMITED TO BARS WHICH HAVE NOT BEEN PREVIOUSLY BENT. BARS MAY BE BENT ONLY ONCE. ANY BEND IS LIMITED TO AN INTERIOR ANGLE OF 90 DEGREES OR GREATER. BENDING TOOLS WITH THE FOLLOWING BENDING DIAMETERS SHOULD BE USED:
    - #3 THROUGH #8 BARS: 6 X BAR DIAMETER
    - #9 THROUGH #11 BARS: 8 X BAR DIAMETER
5. THE MINIMUM CONCRETE COVER OVER REINFORCEMENT SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWINGS:
    - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH:
        - 3"........ ALL BAR SIZES
    - B. CONCRETE EXPOSED TO EARTH OR WEATHER:
        - 2".............#6 THRU #18 BARS
        - 1-1/2".....#5 BAR AND SMALLER
        - 1-1/2".... W31 OR D31 WIRE AND SMALLER
    - C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND:
        - SLABS, WALLS, JOISTS:
            - 1-1/2".... #14 AND #18 BARS
            - 3/4".......#11 BAR AND SMALLER
        - BEAMS, COLUMNS:
            - 1-1/2".... PRIMARY REINFORCEMENT, TIES, STIRRUPS, AND SPIRALS
6. ALL REINFORCEMENT SHALL BE CONTINUOUS UNLESS NOTED OTHERWISE. PROVIDE BENT CORNER BARS (18"X18" UNLESS NOTED OTHERWISE) TO MATCH AND LAP WITH HORIZONTAL BARS AT CORNERS AND INTERSECTION OF WALLS, BEAMS, BOND BEAMS AND FOOTINGS. DOWEL ALL VERTICAL WALL REBAR TO FOUNDATIONS. SECURELY TIE ALL REBAR, INCLUDING DOWELS, IN LOCATION BEFORE PLACING CONCRETE OR GROUT. "STABBING" OF BARS INTO POURED CONCRETE IS NOT PERMITTED.
7. DEVELOPMENT LENGTHS AND LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318-14. WHERE SPLICE LENGTHS ARE NOT SHOWN ON THE DRAWINGS, THE FOLLOWING SHALL APPLY:

#4 BARS 25"	#7 BARS 54"
#5 BARS 31"	#8 BARS 62"
#6 BARS 37"	#9 BARS 70"

8. SPACINGS NOTED FOR REBAR ARE NOT TO BE EXCEEDED. OTHER TOLERANCES FOR REBAR PLACEMENT SHALL CONFORM TO ACI 117-90.
9. SECURELY TIE REINFORCEMENT IN PLACE WITH DOUBLE ANNEALED 16 GAUGE TIE WIRE.
10. WELDING OF REINFORCEMENT IS NOT PERMITTED WITHOUT APPROVAL OF THE STRUCTURAL ENGINEER. TACK WELDING OF REINFORCEMENT IS PROHIBITED.
11. PRECAST MORTAR BLOCKS OR FERROUS METAL CHAIRS, SPACERS, METAL HANGERS OR SUPPORTING WIRES SHALL BE USED TO SECURELY HOLD REINFORCING BARS IN POSITION. METAL CHAIRS, BOLSTERS, OR OTHER METAL THAT ARE IN CONTACT WITH THE EXTERIOR SURFACE OF THE CONCRETE SHALL BE GALVANIZED. WOOD, ALUMINUM OR PLASTIC SUPPORTS SHALL NOT BE USED.

F. CONCRETE

1. READY-MIXED CONCRETE SHALL CONFORM TO ASTM C 94. MINIMUM CEMENT CONTENT SHALL BE 6 BAGS (564 POUNDS) PER CUBIC YARD. CEMENT SHALL BE TYPE IIA. CEMENT SHALL CONFORM TO ASTM C 150. AGGREGATES SHALL CONFORM TO ASTM C 33. MIX DESIGNS SHALL BE PREPARED IN ACCORDANCE WITH ACI 301-10.
2. MAXIMUM WATER CEMENT RATIO:
    - 0.5 - FOUNDATIONS, SLAB, WALLS
3. MAXIMUM AGGREGATE SIZE:
    - 1" - FOUNDATIONS, SLAB, WALLS
4. CONSTRUCTION TO BE IN ACCORDANCE WITH ACI 318-14 TESTING, MATERIALS, AND CONSTRUCTION REQUIREMENTS.
5. TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS SHALL CONFORM TO ACI 117-90.
6. CONCRETE SHALL CONFORM TO ACI 301-10. CONCRETE SHALL BE AIR-ENTRAINED AS FOLLOWS:
    - 6% "SEVERE EXPOSURE" - FOUNDATION WALLS, EXTERIOR SLABS
    - 5% "MODERATE EXPOSURE" - FOOTINGS
    - 3 1/2% "MILD EXPOSURE" - INTERIOR SLABS
7. PROVIDE MINIMUM CONCRETE STRENGTHS AS FOLLOWS:
    - 4000 PSI @ 28 DAYS AT INTERIOR SLAB
    - 4000 PSI @ 28 DAYS AT FOOTINGS, FOUNDATION WALLS
8. NO ADMIXTURES WITHOUT APPROVAL. ADMIXTURES CONTAINING CHLORIDES SHALL NOT BE USED. CONCRETE SHALL NOT BE IN CONTACT WITH ALUMINUM.
9. WHEN THE MEAN DAILY TEMPERATURE IS EXPECTED TO OR HAS DROPPED BELOW 40 DEGREES (F) FOR THREE OR MORE SUCCESSIVE DAYS, THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACI 306R-88 "COLD WEATHER CONCRETING". ALSO REFERENCE CHAPTER 12 OF PORTLAND CEMENT ASSOCIATION PUBLICATION "DESIGN AND CONTROL OF CONCRETE MIXTURES".
10. JOINT PLACEMENT NOT AS SHOWN ON THE DRAWINGS SHALL HAVE PRIOR WRITTEN APPROVAL OF THE ENGINEER.
11. CONCRETE SURFACES SHALL BE FINISHED IN ACCORDANCE WITH ACI302.1R-"CONCRETE FLOOR AND SLAB CONSTRUCTION", AS FOLLOWS:
    - A. SLAB FLOORS: "CLASS 1" - UNIFORM STEEL-TROWELED FINISH. FINISHED CONCRETE FLOOR SURFACES SHALL VARY NO MORE THAN 1/4" PER 10 FEET.
    - B. EXTERIOR SLABS: "CLASS 2 AND 3"
12. COLD JOINTS THAT WILL HAVE ADDITIONAL CONCRETE PLACEMENT ADJACENT OR ABOVE, MUST HAVE A JOINING SURFACE INTENTIONALLY ROUGHENED BY RAKING OR OTHER MEANS TO A DEPTH OF 1/4 INCH PRIOR TO ADDITIONAL CONCRETE PLACEMENT.
13. MECHANICALLY VIBRATE ALL CONCRETE WHEN PLACED.
14. WAIT A MINIMUM OF 48 HOURS BETWEEN ALL ADJACENT CONCRETE CASTINGS.
15. MINIMUM STRENGTH FOR REMOVAL OF BOTTOM FORMS AND SHORING SHALL BE 75% OF SPECIFIED STRENGTH AT 28 DAYS. WALL FORMS MAY BE REMOVED IN 48 HOURS FOR MINIMUM 4000 PSI CONCRETE.
16. FORMED SURFACES: FORMED SURFACES SHALL HAVE A CURING COMPOUND APPLIED UPON THE REMOVAL OF THE WALL FORMS, -OR- FORMS CAN BE LEFT ON FOR A MINIMUM CURING TIME OF 7 DAYS, -OR- TIME NECESSARY FOR THE CONCRETE TO OBTAIN 70% OF 28 DAY DESIGN STRENGTH.
17. UN-FORMED SURFACES: CURING MUST BEGIN IMMEDIATELY AFTER FINISHING CONCRETE. CURE UN-FORMED SURFACES, INCLUDING FLOORS AND SLABS WITH A CURING COMPOUND -OR- COVERINGS SUITABLE FOR A WET CURE METHOD.
18. CONCRETE WALLS TO HAVE A MINIMUM 7 DAYS OF CURING TIME PRIOR TO PLACING ANY LOAD AGAINST THE WALL.
19. GROUT BEDS BELOW COLUMN BASE PLATES TO BE AT MIN 11/2" THICK (U.N.O) & CONSIST OF A NON-SHRINK; NON-METALIC GROUT WITH MIN. 28 DAY STRENGTH OF 8,000 PSI.

G. WOOD FRAMING

UNLESS NOTED OTHERWISE ON THE STRUCTURAL DRAWINGS OR PROJECT SPECIFICATIONS, THE FOLLOWING WOOD FRAMING SPECIFICATIONS AND NOTES SHALL APPLY:

1. DIMENSIONAL FRAMING LUMBER:
    - #2 HEM FIR OR BETTER (STRUCTURAL JOISTS; B.U. HEADERS; WALL FRAMING)
    - #1 DOUGLAS FIR OR BETTER (TIMBER COLUMNS AND BEAMS)
2. GLUE-LAMINATED BEAMS (BY AITC STANDARDS):
    - INTERIOR: DOUGLAS FIR 24F-V4
    - INTERIOR: DOUGLAS FIR 24F-V8 (AT CANTILEVERS -OR- MULTI-SPAN)
    - EXTERIOR: ALASKAN CEDAR (AYC 20F-V12)
    - EXTERIOR: ALASKAN CEDAR (AYC 20F-V13) (AT CANTILEVERS -OR- MULTI-SPAN)
3. LAMINATED VENEER LUMBER (BY "BOISE ENGINEERED WOOD PRODUCTS") AS INDICATED ON THE DRAWINGS:
    - A. VERSA-LAM GRADE 2.0 2800
        - FB=2800 PSI
        - FV=285 PSI
        - E=2,000,000 PSI
    - B. VERSA-LAM GRADE 2.0 3100
        - FB=3100 PSI
        - FV=285 PSI
        - E=2,000,000 PSI
4. WOOD I-JOISTS (BY "BOISE ENGINEERED WOOD PRODUCTS") AS INDICATED ON THE DRAWINGS.
5. PLYWOOD SHEATHING
    - A. ROOF SHEATHING: 19/32" APA RATED PLYWOOD SHEATHING, EXPOSURE 1, CONFORMING TO PS 1 WITH A MINIMUM SPAN RATING OF 40/20. INSTALL WITH FACE GRAIN PERPENDICULAR TO JOIST SPAN WITH END JOINTS STAGGERED. UNLESS NOTED OTHERWISE, NAIL ROOF SHEATHING AS FOLLOWS:
        - USE 10D COMMON NAILS: SHANK SIZE = 0.148"; SHANK LENGTH = 3"
        - 10D @ 6" O.C. ALONG ALL PANEL EDGES
        - 10D @ 12" O.C. ALONG ALL INTERMEDIATE SUPPORTS
    - B. SUBFLOORING: 23/32" APA RATED T&G PLYWOOD SHEATHING CONFORMING TO PS 1 WITH A MINIMUM SPAN RATING OF 48/24. INSTALL WITH FACE GRAIN PERPENDICULAR TO THE JOIST SPAN WITH END JOINTS STAGGERED. GLUE SUBFLOORING TO JOISTS AND BLOCKING AND GLUE T&G JOINTS WITH CONSTRUCTION ADHESIVE CONFORMING TO APA SPECIFICATION AFG-01 AND APPLIED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. UNLESS NOTED OTHERWISE, NAIL FLOOR SHEATHING AS FOLLOWS:
        - USE 8D COMMON NAILS: SHANK SIZE = 0.131"; SHANK LENGTH = 2-1/2"
        - 8D NAILS @ 6" O.C. AT ALL PANEL EDGES AND BLOCKING
        - 8D NAILS @ 10" O.C. AT INTERMEDIATE SUPPORTS
    - C. PLYWOOD WALL SHEATHING: 15/32" APA RATED SHEATHING CONFORMING TO PS 1 OR PS 2. UNLESS NOTED OTHERWISE ON THE DRAWINGS, CONSTRUCT EXTERIOR WALLS WITH 2X BLOCKING ALONG ALL EDGES NOT SUPPORTED BY STUDS AND NAIL AS FOLLOWS:
        - USE 10D COMMON NAILS -OR- 8D COMMON NAILS PER SCHEDULE
        - 10D COMMON NAILS: SHANK SIZE = 0.148"; SHANK LENGTH = 3"
        - 8D COMMON NAILS: SHANK SIZE = 0.131"; SHANK LENGTH = 2-1/2"
        - 8D NAILS @ 6" O.C. AT ALL PANEL EDGES AND BLOCKING
        - 8D NAILS @ 12" O.C. AT INTERMEDIATE SUPPORTS
    - WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL AND NAIL SPACING IS LESS THAN 6" ON CENTER ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED. SILL PLATE SHALL BE 3" NOMINAL OR THICKER.
    - D. UNLESS NOTED OTHERWISE ALL NAILS FOR ATTACHING PLYWOOD SHALL BE UNFINISHED COMMON NAILS OF SIZE SHOWN. NAILS FOR ATTACHING PLYWOOD IN HIGH HUMIDITY, AND TREATED WOOD LOCATIONS NAILS SHALL BE GALVANIZED BY HOT-DIP OR TUMBLED PROCESS AND SHALL NOT BE ELECTRO-PLATED.
6. ANCHOR BOLTS SHALL CONFORM TO ASTM A 307.
    - A. UNLESS NOTED OTHERWISE, ANCHOR BOLTS ARE TO BE 5/8" DIAMETER, AND ARE TO BE SPACED NO FURTHER APART THAN 48" O.C.. IF OTHER SIZES AND SPACINGS ARE SHOWN ON THE DRAWINGS THOSE WILL GOVERN.
    - B. ANCHOR BOLTS SHALL BE EMBEDDED AT LEAST 8" INTO THE CONCRETE UNLESS NOTED OTHERWISE. THERE SHALL BE A MINIMUM OF 2 BOLTS PER SEGMENT OF SILL PLATE, WITH ONE BOLT LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMETERS FROM EACH END OF THE SILL. PLATE WASHERS A MINIMUM OF 3"X3"X0.229" THICK SHALL BE USED ON EACH BOLT.
7. PREMANUFACTURED METAL WOOD CONNECTORS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS FOR THE MAXIMUM LOAD CAPACITY, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESERVATIVE PRESSURE TREATED IN CONFORMANCE WITH THE AMERICAN WOOD PRESERVERS' ASSOCIATION AWPA C-1.

H. STRUCTURAL STEEL

1. STEEL MATERIALS:
    - W SHAPES: ASTM A 992, FY=50KSI
    - S SHAPES: ASTM A 36, FY=36KSI
    - CHANNELS, ANGLES, PLATES: ASTM A 36, FY=36KSI
    - HSS TUBES: ASTM A500, FY=46KSI
    - HEADED STUDS: ASTM A108, TYPE B
    - PIPES: ASTM A 53, GRADE B
    - ANCHOR BOLTS: ASTM A 307
    - STEEL TO STEEL CONNECTION BOLTS: ASTM A 325
    - STEEL NUTS: ASTM A 563
    - STEEL WASHERS: ASTM A 436
    - THREADED RODS: ASTM A 307 OR A 36
2. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL CONFORM TO THE AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" AS MODIFIED BY THE STRUCTURAL DRAWINGS AND/OR PROJECT SPECIFICATIONS.
3. STRUCTURAL STEEL SHALL BE FABRICATED IN A PLANT CERTIFIED BY THE AISC AS QUALIFIED TO FABRICATE CATEGORY I - CONVENTIONAL STEEL STRUCTURES OR THE FABRICATOR SHALL DEMONSTRATE A CONSISTENT RECORD OF AT LEAST 10 SUCCESSFUL PROJECTS OF SIMILAR OR GREATER MAGNITUDE OVER THE PRECEDING 5 YEARS.
4. CONNECTIONS MAY BE WELDED OR BOLTED UNLESS NOTED ON THE DRAWINGS.
5. BOLTED CONNECTIONS:
    - ASTM A 325 BOLTS AT STEEL CONNECTIONS
    - ASTM A 307 BOLTS AT WOOD TO STEEL CONNECTIONS
    - ASTM A 307 BOLTS AT WOOD TO WOOD CONNECTIONS
    - ASTM A 307 EMBEDDED ANCHOR BOLTS
6. WELDED CONNECTIONS: E70XX
    - A. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY "STRUCTURAL WELDING CODE - STEEL" (AWS D1.1).
    - B. SHOP DRAWINGS SHALL INDICATE THE TYPE OF WELD AND ELECTRODES REQUIRED.
    - C. ALL WELDING PERSONNEL SHALL BE QUALIFIED IN ACCORDANCE WITH AWS D1.1, SECTION 4. TESTING PERFORMED MORE THAN 6 MONTHS PRIOR TO THE START OF WELDING IS ACCEPTABLE, PROVIDED WRITTEN DOCUMENTATION IS SUBMITTED SHOWING THAT THE WELDER HAS CONTINUED TO USE THE APPLICABLE WELDING PROCESS ON AN ONGOING BASIS SINCE THE TEST WAS CONDUCTED.
    - D. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROPRIATE WELDING PROCEDURE SPECIFICATION (WPS) FOR THE JOINT. ALL WPSS USED BY THE CONTRACTOR SHALL BE PREQUALIFIED PER AWS D1.1.
    - E. GROOVE WELD PREPARATION DETAILS SHALL BE IN ACCORDANCE WITH AWS D1.1.
    - F. WELD TABS SHALL BE IN ACCORDANCE WITH AWS D1.1, AND FURTHER, WELD TABS SHALL EXTEND BEYOND THE EDGE OF THE JOINT A DISTANCE EQUAL TO A MINIMUM OF THE PART THICKNESS, BUT NOT LESS THAN ONE INCH.
    - G. BACKING BARS SHALL BE IN ACCORDANCE WITH AWS D1.1, AND FURTHER, ALL TACK WELDS ATTACHING BACKING BARS TO THE STEEL PRIOR THE WELDING OF THE JOINT SHALL BE MADE WITHIN THE JOINT.
    - H. WELDING INSPECTION PROCEDURES SHALL MEET THE REQUIREMENTS OF THE AWS D1.1 AND THE QUALITY ASSURANCE PLAN.
    - I. ALL WELDING INSPECTORS SHALL BE TRAINED AND THOROUGHLY EXPERIENCED IN INSPECTING WELDING OPERATIONS, AND QUALIFIED IN ACCORDANCE WITH AWS D1.1. WELDING INSPECTORS SHALL BE CERTIFIED WELDING INSPECTORS, OR SENIOR CERTIFIED WELDING INSPECTORS, AS DEFINED IN AWS QC1, "STANDARD AND GUIDE FOR QUALIFICATION AND CERTIFICATION OF WELDING INSPECTORS", LATEST EDITION.
    - J. NONDESTRUCTIVE TESTING PERSONNEL SHALL BE QUALIFIED UNDER EITHER OF THE AMERICAN SOCIETY FOR NONDESTRUCTIVE TESTING, INC. (ASNT) DOCUMENTS REFERRED TO ABOVE.
7. STRUCTURAL MEMBERS DEPENDENT UPON CONCRETE OR OTHER STRUCTURAL MEMBERS FOR SUPPORT SHALL BE ADEQUATELY BRACED UNTIL ALL THE STRUCTURE IS COMPLETE.
8. SPLICING OF STEEL MEMBERS IS NOT PERMITTED WITHOUT APPROVAL OF THE ENGINEER, UNLESS NOTED ON THE DRAWINGS.
9. CHANGES IN SIZE OR POSITION OF STRUCTURAL ELEMENTS ARE PROHIBITED UNLESS NOTED AS PROPOSED CHANGES ON THE SHOP DRAWINGS, AND ACCEPTED BY THE ENGINEER.
10. FABRICATE ALL BEAMS WITH MILL CAMBERS UPWARD
11. FINAL BOLTING OR WELDING OF THE STRUCTURE SHALL NOT BE PERFORMED UNTIL AS MUCH OF THE STRUCTURE THAT WILL BE STIFFENED THEREBY HAS BEEN PROPERLY ALIGNED.
12. MINIMUM PLATE SIZE SHALL BE 3/8" AND MINIMUM BOLT SIZE SHALL BE 3/4", UNLESS NOTED OTHERWISE.
13. ALL RE-ENTRANT CORNERS SUCH AS COPES AND BLOCKS SHALL BE CUT AND SHAPED NOTCHFREE WITH A RADIUS OF AT LEAST 1/2".
14. ALL STEEL MEMBERS SHALL BE GIVEN ONE SHOP COAT OF PRIMER AND APPROVED PAINT. SURFACES TO BE FIELD WELDED OR EMBEDDED IN CONCRETE SHALL NOT BE PAINTED.

J. PREFABRICATED WOOD TRUSSES

1. THE TRUSS MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND FABRICATION OF THE PRE-ENGINEERED TRUSSES.
2. TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE, LOCAL ORDINANCES, AND ACCORDING TO THE DESIGN CRITERIA IN THE GENERAL STRUCTURAL NOTES. DESIGN SHALL ACCOUNT FOR UNBALANCED SNOW LOADS, SNOW DRIFTING, SLIDING SNOW LOADS, INCREASED SNOW LOADS ON EAVES AND VALLEYS, AND IMPACT LOADS FROM FALLING SNOW AND ICE.
3. BOTTOM CHORD OF TRUSSES, ACTING AS CEILING MEMBERS, MUST BE ABLE TO SUPPORT A 10 PSF LIVE LOAD.
4. TRUSSES SHALL BE DESIGNED TO CARRY ADDITIONAL LOADS DUE TO MECHANICAL UNITS, OVERHEAD DOORS, ROOF OVERBUILDS, ETC.
5. ALL MEMBERS SHALL BE DESIGNED FOR COMBINED STRESSES, BASED ON THE MOST SEVERE LOADING CONDITION.
6. THE TRUSS MANUFACTURER SHALL INDICATE PROPER BRACING OF COMPRESSION CHORD MEMBERS 6'-0" LONG (OR LONGER), AS WELL AS BRACING FOR TRUSS ERECTION.
7. ALL DIMENSIONS SHALL BE FIELD VERIFIED PRIOR TO FABRICATION.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE TRUSSES ACCORDING TO THE TRUSS MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS. NO WEB OR CHORD MEMBERS SHALL BE MODIFIED IN THE FIELD.
9. THE PROJECT ENGINEER, OR ENGINEER OF RECORD, IS NOT RESPONSIBLE FOR THE DESIGN OR INSTALLATION OF THE TRUSSES.
10. FABRICATE TRUSSES IN JIGS WITH MEMBERS ACCURATELY CUT TO PROVIDE SOLID BEARING AT JOINTS. JOINTS SHALL BE ACCEPTABLE IF THE AVERAGE OPENING BETWEEN ENDS OF MEMBERS IMMEDIATELY AFTER FABRICATION IS LESS THAN 1/16", EXCEPT AT TRUSS COMPRESSION CHORDS. JOINTS AT SPLICES AND RIDGES SHALL HAVE FULL CONTACT BETWEEN MEMBERS.

J. MISCELLANEOUS

1. CHANGES, OMISSIONS OR SUBSTITUTIONS ARE NOT PERMITTED WITHOUT APPROVAL OF THE ENGINEER.
2. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2018 INTERNATIONAL BUILDING CODE (2018 IBC) AND THE 2018 INTERNATIONAL RESIDENTIAL CODE (2018 IRC).
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATE OPENINGS AND EMBEDDED ITEMS NOTED ON CONSTRUCTION DOCUMENTS WITH THE APPROPRIATE TRADES BEFORE STARTING WORK.
4. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE STRUCTURE IS TEMPORARILY BRACED IN A MANNER TO RESIST EARTH, WIND, SNOW, AND CONSTRUCTION LOADS OR COMBINATIONS THEREOF UNTIL ALL SUPPORTING STRUCTURES ARE IN PLACE AND CONCRETE IS SUFFICIENTLY CURED.
5. EXISTING CONDITIONS OF THE SITE AND STRUCTURE ARE TO BE THOROUGHLY INVESTIGATED BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE SITE INVESTIGATION AND THE CONTRACT DOCUMENTS BEFORE FABRICATION AND/OR CONSTRUCTION BEGINS.
6. CONTRACTOR SHALL ALLOW FOR AT LEAST 5 WORKING DAYS FOR RFI & RFC REQUESTS TO BE REVIEWED AND RETURNED BY THE ENGINEER.
7. CONTRACTOR SHALL ALLOW FOR AT LEAST 5 WORKING DAYS FOR REVIEW OF PRODUCT SUBSTITUTION REQUESTS. SUBSTITUTED PRODUCT SHOULD BE OF EQUAL OR BETTER.

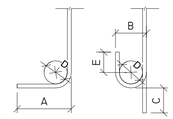
UNLESS NOTED OTHERWISE, THE REINFORCEMENT DETAILS IN THE FOLLOWING SCHEDULE SHALL APPLY:

MINIMUM REINFORCEMENT LAP SPLICE LENGTHS

#3 - 19"	#5 - 31"	#7 - 54"
#4 - 25"	#6 - 37"	#8 - 62"

NOTE:
1. WHERE DIFFERENT SIZE BARS ARE LAPPED, USE LARGER BAR LAP LENGTH.

STANDARD HOOK DIMENSIONS



"D"	"A"	"B"	"C"	"E"
2-1/4"	6"	3"	5"	2-1/2"
3"	8"	4"	6"	2-1/2"
3-3/4"	10"	5"	7"	2-1/2"
4-1/2"	12"	6"	8"	3"
5-1/4"	14"	7"	10"	3-1/2"
6"	16"	8"	11"	4"

STRUCTURAL NOTATION LEGEND

BTM.	BOTTOM	LONG.	LONGITUDINAL
BM	BEAM	(N)	NEW/PROPOSED
B.O.	BOTTOM OF	O.C.	ON CENTER
B.O.F	BOTTOM OF FOOTING	O.H.	OVERHANG
B.U.	BUILT UP	RB	ROOF BEAM
CLR	CLEAR	RJ	ROOF JOIST/RAFTER
C.L.	CENTERLINE	SIM.	SIMILAR
COL	COLUMN	SUBFLR	SUBFLOOR
DB	DECK BEAM	T.O.	TOP OF
DJ	DECK JOIST	T.O.F.	TOP OF FOOTING
(E)	EXISTING	T.O.W	TOP OF WALL
EL.	ELEVATION	T.O.S.	TOP OF STEEL BEAM
E.O.R.	ENGINEER OF RECORD	TS	TUBE STEEL
FB	FLOOR BEAM	TYP.	TYPICAL
FDN	FOUNDATION	U.N.O.	UNLESS NOTED OTHERWISE
FTG	FOOTING	VB	VALLEY ROOF BEAM
G.L.	GRID LINE	N.T.S	NOT TO SCALE
K.P.	KING POST	WWF	WELDED WIRE FABRIC
HDR	HEADER	WF	WIDE FLANGE STEEL
VLC	VERSALAM COLUMN	VST	VERSA-STUD

STRUCTURAL DRAWING INDEX

REV.	
DATE	6/2/2026
ENGINEERED	MC
DRAWN	MC
CHECKED	MC
APPROVED	MC

ROCKY'S ENGINEERING LLC
ROCKYSENGINEERING1@GMAIL.COM
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60523

DRAWING TITLE
GENERAL STRUCTURAL NOTES

JOB TITLE
LAUDNER RESIDENCE
601B FRISCO STREET
FRISCO, COLORADO

DRAWING NO
S1

JOB NO
25-64-01

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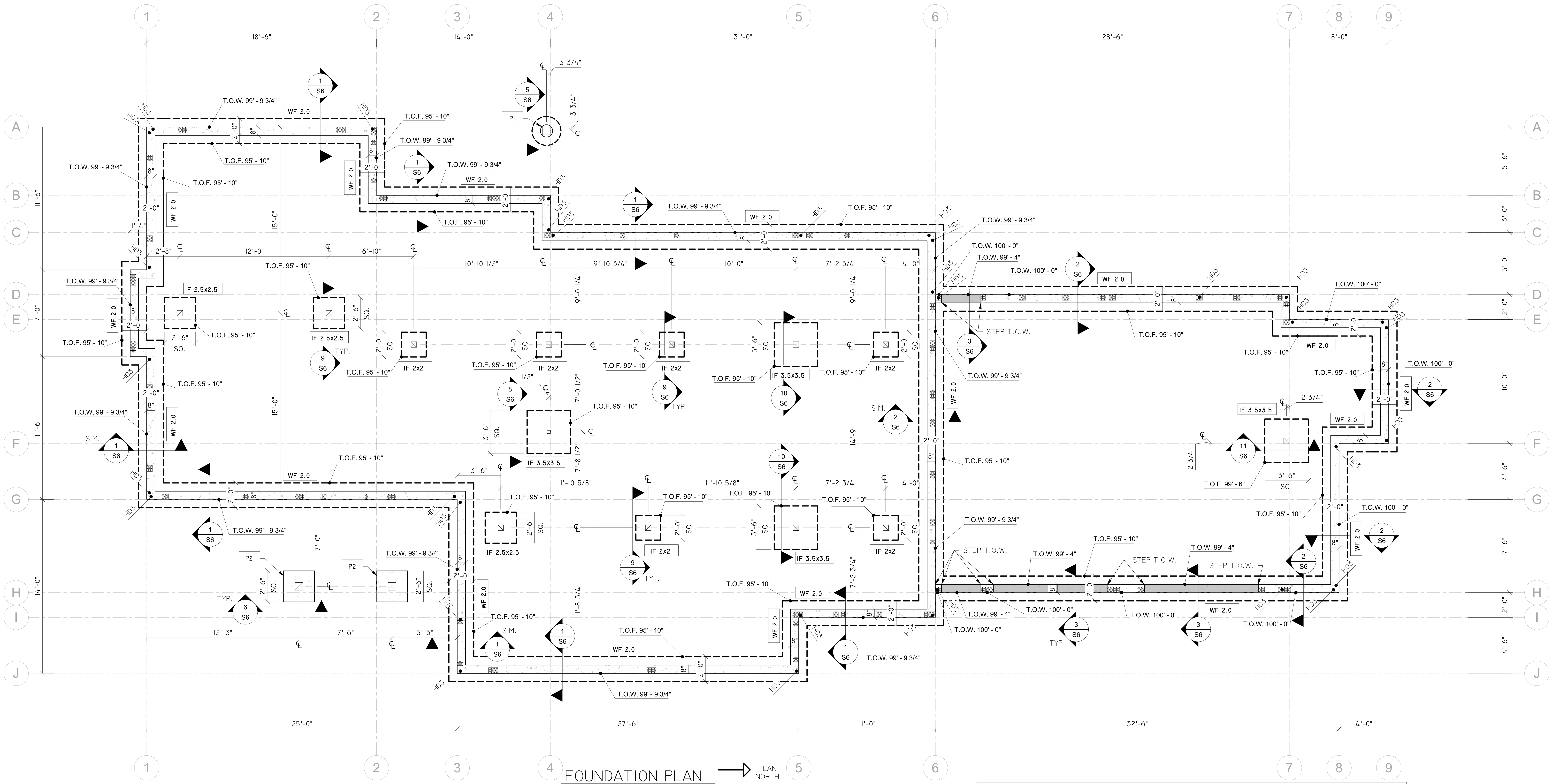

FOUNDATION PLAN

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

PLAN NORTH

TRUE NORTH

FOUNDATION PLAN NOTES:

1. ALL FOUNDATION WALLS ARE TO BE 8" THICK & CENTERED ABOVE FOOTING BELOW UNLESS DIMENSIONED OTHERWISE. TOP OF FOUNDATION WALL ELEVATIONS ARE NOTED AS " T.O.W." ON FOUNDATION PLAN.
2. ALL WALL FOOTINGS ARE TO BE 10" THICK UNLESS NOTED OTHERWISE, ALL SPOT FOOTINGS TO BE 12" THICK. TOP OF FOOTING ELEVATIONS ARE NOTED AS "T.O.F." ON FOUNDATION PLAN.
3. FOUNDATION FOOTINGS ARE DESIGNED BASED ON A SOIL BEARING PRESSURE OF 3,000 PSF AS DETERMINED BY THE SOILS REPORT BY THEOBALD ENGINEERING, DATED NOVEMBER 2020.
4. COLUMNS SHALL BE CONTINUOUS TO FOUNDATION SYSTEM, UNLESS SUPPORTED BY A BEAM OR HEADER, IN WHICH THE SUPPORTING COLUMNS OF THE BEAM OR HEADER MUST BE CONTINUOUS TO THE FOUNDATION SYSTEM.
5. PROVIDE 1/4" WIDE x 3/4" DEEP SAW CUTS IN ALL 4" SLABS. LOCATE SAW CUTS IN THE CENTER OF THE SLAB IN THE LONGITUDINAL DIRECTION (OR EQUALLY SPACED) AND EQUALLY SPACED IN THE HORIZONTAL DIRECTION.
6. HOLDOWNS SHOWN ON THIS PLAN ARE FOR THE MAIN LEVEL WALL SYSTEM TO FOUNDATION CONNECTION. HOLDOWNS ARE ALSO SHOW ON DRAWING S3.
7. TOP OF FOUNDATION WALL & FOOTINGS (T.O.) ELEVATIONS ARE TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS AND FINISH GRADE. ALL TOP OF FOUNDATION WALL ELEVATIONS TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS AND ALL TOP OF FOOTING ELEVATIONS TO BE VERIFIED WITH FINISH GRADE TO ALLOW FOR A MINIMUM 40" FROST DEPTH.
8. FOUNDATION CONTRACTOR MUST COORDINATE WITH FRAMING CONTRACTOR & STUD WALL PLACEMENT TO ACCURATELY PLACE HOLDOWN ANCHORS. FOR HOLDOWN ANCHORS AT FOUNDATION CORNERS, THE SHEARWALL WITH THE SHORTEST DIMENSION OR SMALLEST SHEATHED AREA SHOULD HAVE THE SHEARWALL STUD AT THE OUTER CORNER AND THE ADJACENT STUD WALL FRAMED UP TO THE OUTSIDE WALL CORNER.
9. WATERPROOFING MEMBRANE AND/OR DRAINAGE MAT SHALL BE PLACED ON THE FOUNDATION WALLS, WITH PLASTIC MEMBRANE THROUGHOUT THE CRAWL SPACE, IN ACCORDANCE WITH THE ARCHITECTURAL DRAWINGS & IRC 2018.
10. VERIFY DOOR ROUGH OPENINGS AT WALK DOORS AND OVERHEAD GARAGE DOORS PRIOR TO PLACEMENT OF FOUNDATION WALLS. WIDTH OF FOUNDATION WALL BLOCKOUTS SHOWN ARE GENERAL; AND THE CONTRACTOR MUST VERIFY FINAL BLOCKOUT DIMENSIONS REQUIRED PRIOR TO CONSTRUCTION.

HOLDOWN SCHEDULE

MARK	TYPE	COMMENTS	MINIMUM WOOD MEMBER THICKNESS
HD1	SIMPSON MSTC52 STRAP TIE -OR- HDU4-SDS2.5	USE MSTC52 STRAP -OR- HDU4-SDS2.5 WITH 5/8"Ø THREADED ROD FROM UPPER LEVEL WALL FRAMING TO LOWER LEVEL WALL FRAMING.	3"
HD2	MSTC48B3 PRE-BENT STRAP TIE	USE MSTC48B3 PRE-BENT STRAP TIE FROM UPPER LEVEL WALL FRAMING TO FLOOR BEAM BELOW; NOTE: AT STEEL BEAMS USE WELDING APPLICATION TO BOTTOM FLANGE OF STEEL BEAM.	3"
HD3	SIMPSON STHD14 STRAP-TIE HOLDOWN -OR- HDU5-SDS2.5	USE STHD14 STRAP-TIE HOLDOWN EMBEDDED INTO FOUNDATION WALL PER SIMPSON REQUIREMENTS -OR- FOR HDU5 OPTION USE 5/8" DIA. ANCHOR BOLT WITH 8" MIN. EMBEDMENT CAST INTO FOUNDATION WALL (OR DRILL & EPOXY 5/8" DIA. THREADED ROD WITH 8" EMBEDMENT, USE SIMPSON SET-3G EPOXY OR EQUAL), WITH CNW5/8 COUPLER NUT & 5/8" DIA. THREADED ROD AS REQUIRED TO WALL FRAMING.	3"

X — INDICATES SHEATHING FOR SHEARWALL TYPE

XX — INDICATES HOLDOWN TYPE

NOTES:
1. REFER TO SIMPSON CATALOG FOR ALL INSTALLATION & CONNECTION REQUIREMENTS. SIMPSON CATALOG & DESIGN PAGES SHALL BE ON SITE DURING CONSTRUCTION FOR ALL ATTACHMENT REQUIREMENTS.
2. CONTRACTOR MUST VERIFY ACCURATE CONCRETE SECTIONS BELOW ALL HOLDOWNS AND NOTIFY ENGINEER IF ANY DISCREPANCIES OCCUR.
3. CONCRETE CONTRACTOR MUST COORDINATE WITH FRAMING CONTRACTOR REGARDING ACCURATE PLACEMENT OF FOUNDATION ANCHORS IN COORDINATION WITH STUD FRAMING ABOVE.
4. FOUNDATION CONTRACTOR MUST COORDINATE WITH FRAMING CONTRACTOR & STUD WALL PLACEMENT TO ACCURATELY PLACE HOLDOWN ANCHORS. HOLDOWN ANCHORS MUST BE CAST IN PLACE & WILL NOT BE ALLOWED TO DRILL & EPOXY UNLESS NOTED OTHERWISE ON PLANS.

FOOTING SCHEDULE

MARK	DIMENSIONS	THICKNESS	REINFORCEMENT
WF 2.0	2'-0" WIDE WALL FOOTING	10" THICK	#4 BARS @ 12" O.C. SPACING & (3) #4 BARS LONGITUDINAL
IF 2x2	2'-0" SQUARE ISOLATED FOOTING	12" THICK	(3) #4 BARS AT EQUAL SPACING EACH WAY
IF 2.5x2.5	2'-6" SQUARE ISOLATED FOOTING	12" THICK	(4) #4 BARS AT EQUAL SPACING EACH WAY
IF 3x3	3'-0" SQUARE ISOLATED FOOTING	12" THICK	(5) #4 BARS AT EQUAL SPACING EACH WAY
IF 3.5x3.5	3'-6" SQUARE ISOLATED FOOTING	12" THICK	(6) #4 BARS AT EQUAL SPACING EACH WAY

NOTES:
1. ALL "WF" FOOTINGS ARE CENTERED BELOW 8" THICK FOUNDATION WALL ABOVE UNLESS DIMENSIONED OR NOTED OTHERWISE ON PLANS.
2. ALL "IF" FOOTINGS ARE CENTERED BELOW COLUMN ABOVE UNLESS DIMENSIONED OR NOTED OTHERWISE ON PLANS.
3. TOP OF FOOTING ELEVATIONS ARE NOTED ON PLAN AS "T.O.F"; REFER TO THE FOUNDATION PLAN.

PEDESTAL/FOOTING SCHEDULE

MARK	PEDESTAL NOTES	FOOTING NOTES
P1	12"Ø CONCRETE PEDESTAL	BF28 "BIG FOOT" FOOTING
P2	30" S.Q. CONCRETE PEDESTAL	NO FOOTING REQUIRED

FOUNDATION PLAN LEGEND:

P1	INDICATES ISOLATED PEDESTAL AND FOOTING; SEE SCHEDULE THIS DRAWING.
●	INDICATES APPROXIMATE LOCATION OF HOLDOWN, CAST INTO CONCRETE FOUNDATON
HD1	INDICATES HOLDOWN TYPE, SEE SCHEDULE.
☒	INDICATES POST ABOVE
WF 2.0	INDICATES FOOTING; SEE SCHEDULE, THIS DRAWING

REV.
DATE 6/2/2026
ENGINEERED MC
DRAWN MC
CHECKED MC
APPROVED MC

ROCKY'S ENGINEERING LLC
ROCKYSENGINEERING1@GMAIL.COM
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COLORADO LICENSED PROFESSIONAL ENGINEER 60523

DRAWING TITLE: FOUNDATION PLAN

JOB TITLE: LAUDNER RESIDENCE, 601B FRISCO STREET, FRISCO, COLORADO

DRAWING NO: S2

JOB NO: 25-64-01

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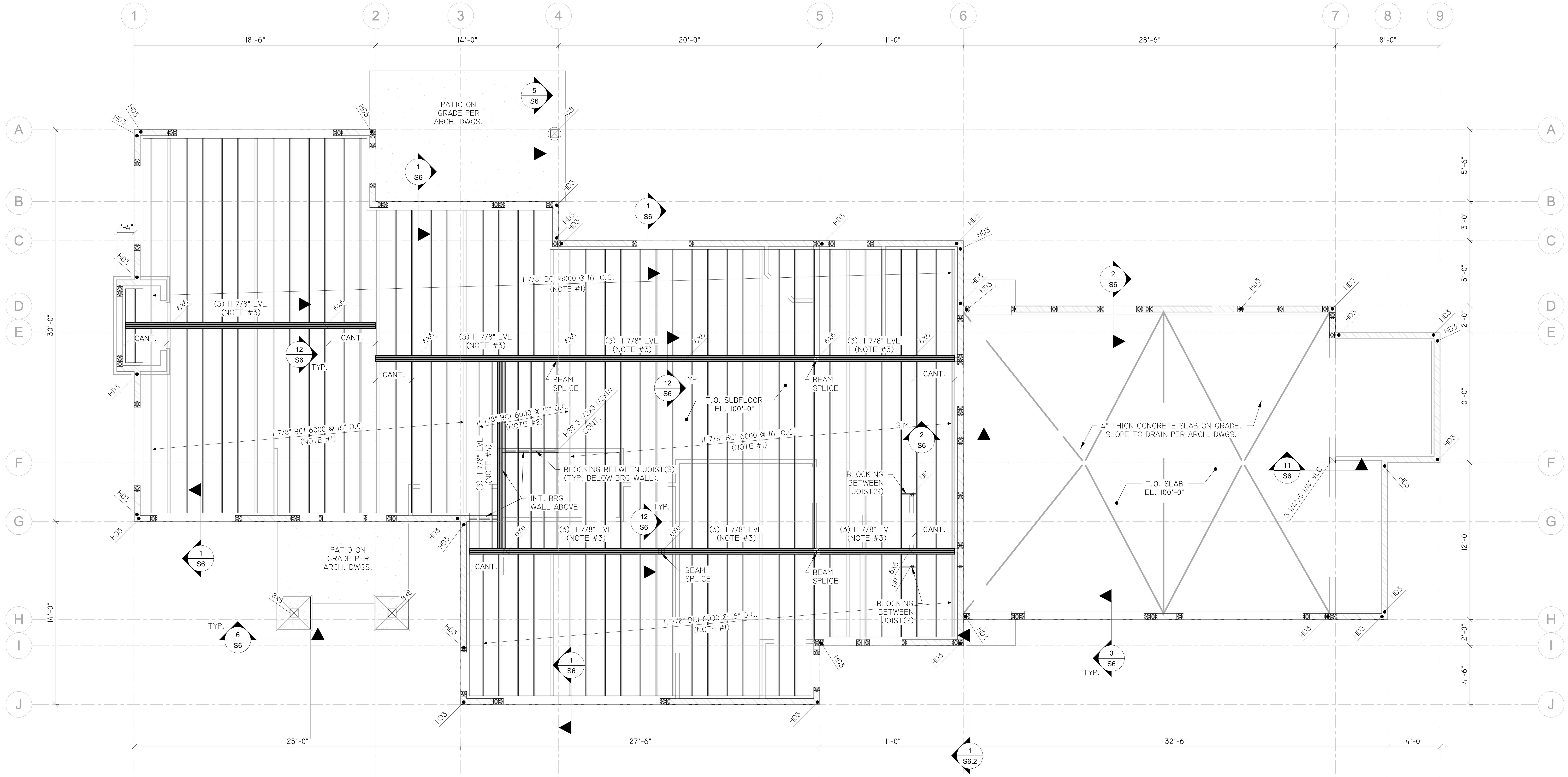

MAIN LEVEL FRAMING PLAN

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

PLAN NORTH

TRUE NORTH

MAIN FLOOR FRAMING PLAN NOTES:

1. TYPICAL MAIN LEVEL FLOOR JOISTS TO CONSIST OF 11 7/8" BCI 6000 SERIES I-JOISTS AT 16" O.C. SPACING WITH IUS2.37/11.88 HANGER AT FLUSH LVL BEAM(S) & ITS2.37/11.88 TOP FLANGE HANGER AT FOUNDATION WALL SILL PLATE.
   A. PROVIDE PROTECTIVE MOISTURE BARRIER BETWEEN I-JOIST & FOUNDATION WALL (TYP. ALL AROUND).
2. BELOW INTERIOR BEARING WALLS: PROVIDE 11 7/8" BCI 6000 SERIES AT 12" O.C. SPACING WITH MIU2.37/11 HANGERS AT FLUSH BEAMS. PROVIDE FULL DEPTH BLOCKING BETWEEN JOISTS BELOW INTERIOR BEARING WALLS.
3. (3) 1 3/4"x11 7/8" LVL FLOOR BEAM FLUSHED UP WITH I-JOISTS & COLUMNS AS NOTED ON PLANS. ATTACH BEAM TO COLUMNS WITH SIMPSON AC6 COLUMN CAP (OR SIMILAR).
   A. PROVIDE BEAM SPLICE AS NOTED ON PLANS.
4. (3) 1 3/4"x11 7/8" LVL FLOOR BEAM FLUSHED UP WITH JOISTS (BELOW INTERIOR BEARING WALL). ATTACH TO FLUSH BEAMS EACH END WITH SIMPSON HUCQ612-SDS HANGER.
5. COLUMNS SHALL BE CONTINUOUS TO FOUNDATION SYSTEM, UNLESS SUPPORTED BY A BEAM OR HEADER, IN WHICH THE SUPPORTING COLUMNS OF THE BEAM OR HEADER MUST BE CONTINUOUS TO THE FOUNDATION SYSTEM.
6. PROVIDE 1/4" WIDE x 3/4" DEEP SAW CUTS IN ALL 4" THICK SLABS. LOCATION OF SAW CUTS CAN BE IN THE CENTER OF THE SLAB IN THE LONGITUDINAL DIRECTION (OR EQUALLY SPACED) AND EQUALLY SPACED IN THE HORIZONTAL DIRECTION.
7. HOLDOWNS SHOWN ON THIS PLAN ARE FOR THE MAIN LEVEL WALL FRAMING SYSTEM TO FOUNDATION CONNECTION. HOLDOWNS ARE ALSO SHOWN ON THE FOUNDATION PLAN.
8. ALL EXTERIOR WALL SHEATHING TO BE 15/32" (1/2") APA RATED SHEATHING. SHEATHING TO BE ATTACHED TO FRAMING USING SHEARWALL "A". USE 10D AT 6" O.C. BOUNDARY NAILING & 12" O.C. FIELD NAILING AT INTERIOR PANEL SUPPORTS.
9. FOUNDATION CONTRACTOR MUST COORDINATE WITH FRAMING CONTRACTOR & STUD WALL PLACEMENT TO ACCURATELY PLACE HOLDOWN ANCHORS. FOR HOLDOWN ANCHORS AT FOUNDATION CORNERS, THE SHEARWALL WITH THE SHORTEST DIMENSION OR SMALLEST SHEATHED AREA SHOULD HAVE THE SHEARWALL STUD AT THE OUTER CORNER AND THE ADJACENT STUD WALL FRAMED UP TO THE OUTSIDE WALL CORNER.
10. PROVIDE FULL DEPTH BLOCKING BETWEEN JOISTS AT ALL INTERIOR BEARING WALLS.

MAIN FLOOR FRAMING PLAN NOTES CONT.:

11. I-JOISTS TO HAVE WEB STIFFENERS EACH SIDE OF WEB & RIM JOIST OR BLOCKING, AT ALL BEARING CONDITIONS & WEB STIFFENERS EACH SIDE OF WEB AT ALL HANGER CONDITIONS (WHERE REQUIRED BY SIMPSON HANGER REQUIREMENTS).
12. PROVIDE CRAWL SPACE ACCESS OPENINGS WHERE SHOWN. VERIFY SIZE OF OPENING & LOCATION, WITH ARCHITECTURAL DRAWINGS.
13. LOCATE CRAWL SPACE OPENINGS AWAY FROM POINT LOADS ABOVE UNLESS DIMENSIONED OR INDICATED OTHERWISE.
14. TYPICAL INTERIOR & EXTERIOR BEARING WALLS SHALL BE 2x6 FRAMING AT 16" O.C. WITH BLOCKING BETWEEN STUDS AT 4'-0" SPACING (U.N.O.)..
15. FLOOR JOISTS & LVL BEAMS INDICATED ARE FOR BOISE CASCADE PRODUCTS. AT THE OWNERS/CONTRACTORS OPTION WEYERHAEUSER (TJI) PRODUCTS CAN BE USED. FOR THIS OPTION, SUBSTITUTED PRODUCTS MUST HAVE EQUAL OR BETTER PROPERTIES THAN BOISE CASCADE PRODUCTS NOTED ON PLANS.

SHEARWALL SCHEDULE

MARK	SHEATHING	NAILING
A / -	15/32" PLYWOOD	10D @ 6" O.C. BOUNDARY EDGES, 8D @ 12" O.C. INTERIOR (FIELD NAILING)

NOTES:
1. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED WITH SHEARWALL "A" UNLESS NOTED OTHERWISE.
2. ALL FRAMED EXTERIOR WALLS AND INTERIOR SHEARWALLS SHALL BE 2x6 @ 16" O.C. WITH BLOCKING BETWEEN STUDS AT 4'-0" SPACING UNLESS NOTED OTHERWISE.
3. WHERE PANELS ARE APPLIED ON BOTH FACES OF A SHEAR WALL AND NAIL SPACING IS LESS THAN 6" o.c. ON EITHER SIDE, PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS. ALTERNATIVELY, THE WIDTH OF THE NAILED FACES OF FRAMING MEMBERS SHALL BE 3" NOMINAL OR GREATER AT ADJOINING PANEL EDGES AND NAILS AT ALL PANEL EDGES STAGGERED. SILL PLATE SHALL BE 3" NOMINAL OR THICKER. (SEE GENERAL NOTES SECTION G.5.c)

HOLDOWN SCHEDULE

MARK	TYPE	COMMENTS	MINIMUM WOOD MEMBER THICKNESS
- / 1 HD1	SIMPSON MSTC52 STRAP TIE -OR- HDU4-SDS2.5	USE MSTC52 STRAP -OR- HDU4-SDS2.5 WITH 5/8"Ø THREADED ROD FROM UPPER LEVEL WALL FRAMING TO LOWER LEVEL WALL FRAMING.	3"
- / 2 HD2	MSTC48B3 PRE-BENT STRAP TIE	USE MSTC48B3 PRE-BENT STRAP TIE FROM UPPER LEVEL WALL FRAMING TO FLOOR BEAM BELOW; NOTE: AT STEEL BEAMS USE WELDING APPLICATION TO BOTTOM FLANGE OF STEEL BEAM.	3"
- / 3 HD3	SIMPSON STHD14 STRAP-TIE HOLDOWN -OR- HDU5-SDS2.5	USE STHD14 STRAP-TIE HOLDOWN EMBEDDED INTO FOUNDATION WALL PER SIMPSON REQUIREMENTS -OR- FOR HDU5 OPTION USE 5/8" DIA. ANCHOR BOLT WITH 8" MIN. EMBEDMENT CAST INTO FOUNDATION WALL (OR DRILL & EPOXY 5/8" DIA. THREADED ROD WITH 8" EMBEDMENT, USE SIMPSON SET-3G EPOXY OR EQUAL), WITH CNW5/8 COUPLER NUT & 5/8" DIA. THREADED ROD AS REQUIRED TO WALL FRAMING.	3"

X — INDICATES SHEATHING FOR SHEARWALL TYPE
XX — INDICATES HOLDOWN TYPE

NOTES:
1. REFER TO SIMPSON CATALOG FOR ALL INSTALLATION & CONNECTION REQUIREMENTS. SIMPSON CATALOG & DESIGN PAGES SHALL BE ON SITE DURING CONSTRUCTION FOR ALL ATTACHMENT REQUIREMENTS.
2. CONTRACTOR MUST VERIFY ACCURATE CONCRETE SECTIONS BELOW ALL HOLDOWNS AND NOTIFY ENGINEER IF ANY DISCREPANCIES OCCUR.
3. CONCRETE CONTRACTOR MUST COORDINATE WITH FRAMING CONTRACTOR REGARDING ACCURATE PLACEMENT OF FOUNDATION ANCHORS IN COORDINATION WITH STUD FRAMING ABOVE.
4. FOUNDATION CONTRACTOR MUST COORDINATE WITH FRAMING CONTRACTOR & STUD WALL PLACEMENT TO ACCURATELY PLACE HOLDOWN ANCHORS. HOLDOWN ANCHORS MUST BE CAST IN PLACE & WILL NOT BE ALLOWED TO DRILL & EPOXY UNLESS NOTED OTHERWISE ON PLANS.

MAIN LEVEL FRAMING PLAN LEGEND:

FLR BM	INDICATES BEAM
●	INDICATES APPROXIMATE LOCATION OF HOLDOWN, CAST INTO CONCRETE FOUNDATON
HD1	INDICATES HOLDOWN TYPE, SEE SCHEDULE.
☒	INDICATES POST

DATE	6/2/2026
ENGINEERED	MC
DRAWN	MC
CHECKED	MC
APPROVED	MC

REV.

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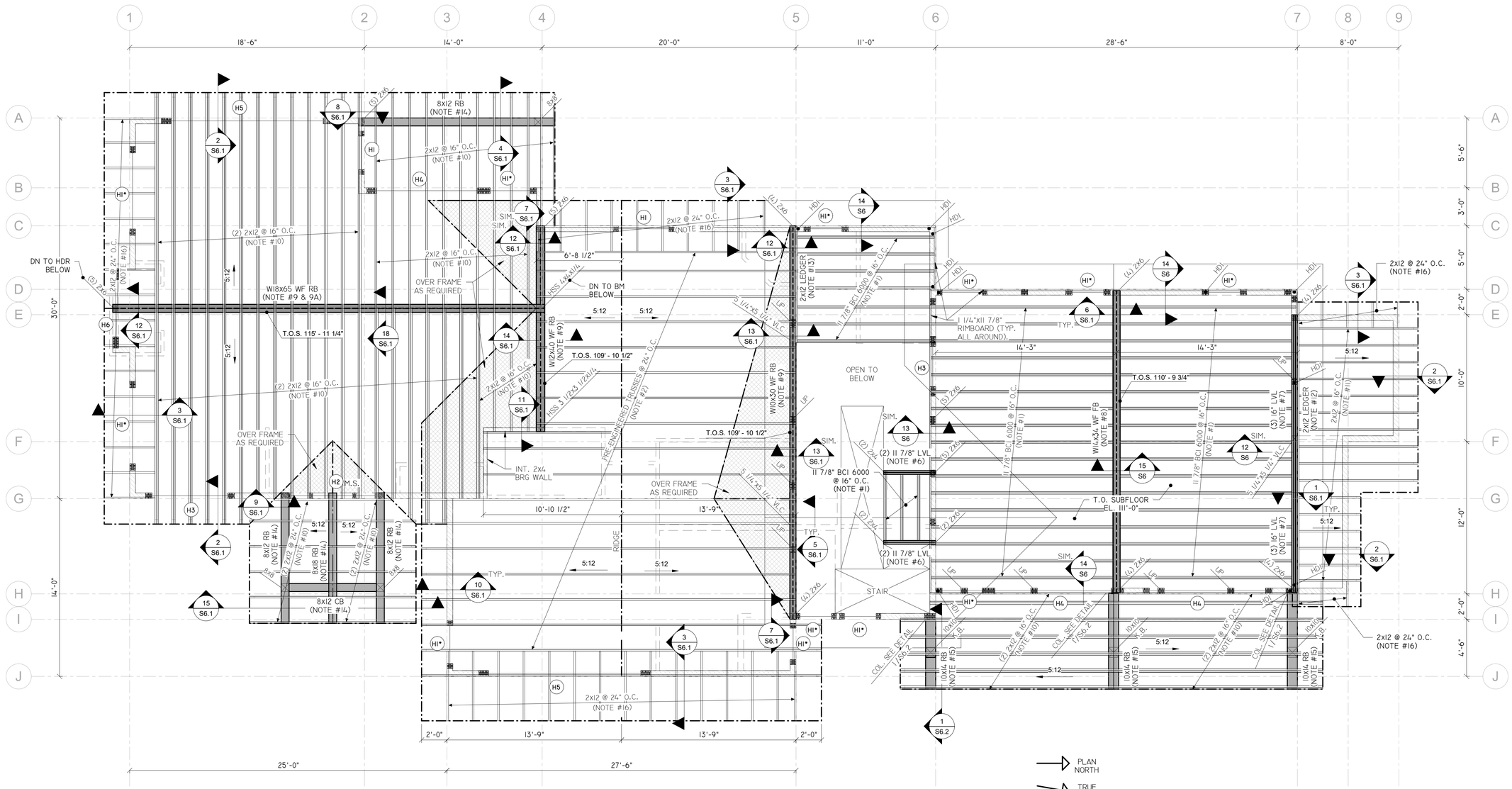
DRAWING TITLE
MAIN LEVEL FRAMING PLAN

JOB TITLE
LAUDNER RESIDENCE
601B FRISCO STREET
FRISCO, COLORADO

DRAWING NO S3

JOB NO 25-64-01



LOW ROOF & UPPER FLOOR FRAMING PLAN

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

LOW ROOF & UPPER FLOOR FRAMING PLAN NOTES:

1. TYPICAL FLOOR FRAMING TO CONSIST OF 11 7/8" BCI 6000 SERIES AT 16" O.C. SPACING UNLESS NOTED OTHERWISE ON PLANS. PROVIDE SIMPSON ITS2.37/11.88 HANGERS AT FLUSH STEEL BEAM NAILERS; USE ITS OR IUS2.37/11.88 HANGERS AT FLUSH LVL BEAMS.
2. PRE-ENGINEERED ATTIC FLAT BOTTOM CHORD ROOF TRUSSES AT 24" O.C. SPACING (OR SPACING AS REQUIRED BY TRUSS ENGINEER).
   A. SEE ARCHITECTURAL SECTIONS FOR TRUSS PROFILE & HEEL HEIGHTS.
3. ALL FLOOR BEAMS ARE FLUSHED UP WITH FLOOR FRAMING SYSTEM UNLESS NOTED OTHERWISE (DROPPED).
4. ALL LOW ROOF BEAMS ARE DROPPED BELOW RAFTERS UNLESS NOTED OTHERWISE. VERIFY ALL BEAM ELEVATIONS WITH ARCHITECTURAL DRAWINGS.
5. (X) "DEPTH OF LVL" INDICATES: (NUMBER "X") OF 1 3/4" PLIES x DEPTH" OF LVL INDICATED ON PLANS. E.G. (3) 11 7/8" LVL = (3) PLY 1 3/4"x11 7/8" LVL.
6. (2) 1 3/4"x11 7/8" LVL BEAM FLUSHED UP WITH FLOOR JOISTS WITH COLUMN SUPPORTS SET IN STUD WALL FRAMING BELOW AS NOTED ON PLANS.
7. (3) 1 3/4"x16" LVL BEAM FLUSHED UP WITH FLOOR JOISTS WITH COLUMN SUPPORTS SET IN STUD WALL FRAMING BELOW AS NOTED ON PLANS. ATTACH BEAM TO 5 1/4"x5 1/4" VERSALAM COLUMN SIMPSON CCQ66SDS2.5 COLUMN CAP. NOTE: BEAM CAN BE CONTINUOUS OR SPLICED AT VERSALAM COLUMN.
8. WIDE FLANGE STEEL BEAM FLUSHED UP WITH FLOOR JOISTS WITH COLUMN SUPPORTS AS NOTED ON PLANS. PROVIDE 2x NAILER PER DETAIL 17/S6.1 & CONNECTIONS PER DETAILS.
9. WIDE FLANGE STEEL BEAM DROPPED BELOW ROOF FRAMING WITH COLUMN SUPPORTS AS NOTED ON PLANS. UNLESS SPECIFIED ON PLAN, BEAM CAN BE CONTINUOUS OR SPLICED AT COLUMN SUPPORTS (WHERE APPLICABLE). PROVIDE 2x NAILER PER DETAIL 17/S6.1 & CONNECTIONS PER DETAILS.
   A. AT W18x65 WF: PROVIDE WEB STIFFENERS EACH SIDE OF WEB AT BEARING POINTS & MID-SPAN.
10. 2x12 LOW RAFTERS WITH BIRDSMOUTH CUT FOR FLAT SEAT AT DOUBLE TOP PLATE OR DROPPED BEAM. PROVIDE PLIES & SPACING AS NOTED ON PLANS.
11. 2x12 LOW RAFTERS WITH SIMPSON LRU212Z SLOPEABLE HANGERS AT LEDGER (OR LUS210 WITH BIRDSMOUTH CUT FOR FLAT SEAT). PROVIDE SPACING AS NOTED ON PLANS.
12. 2x12 LOW ROOF LEDGER. ATTACH TO WALL FRAMING WITH (3) ROWS OF 1/4"x3 1/2" SDS (OR LEDGERLOK) SCREWS AT 16" MAX. SPACING.

LOW ROOF & UPPER FLOOR FRAMING PLAN NOTES CONT.:

13. 2x12 MIN. FLOOR LEDGER. ATTACH TO TRUSS MEMBER WITH (4) ROWS OF 1/4"x3 1/2" SDS (OR LEDGERLOK) SCREWS AT 24" MAX. SPACING.
14. 8x TIMBER ROOF BEAM SET BELOW RAFTERS WITH COLUMN SUPPORTS AS NOTED ON PLANS. WHERE BEAM IS SUPPORTED AT WALL FRAMING: POCKET BEAM INTO WALL FRAMING SIMILAR TO DETAIL 8/S6.1 OR 9/S6.1 WHERE APPLICABLE. PROVIDE CONNECTIONS TO ISOLATED COLUMNS AS SHOWN ON DETAILS.
15. 10x TIMBER KNEE BRACE & BEAM(S) WITH COLUMNS SET IN WALL FRAMING AS DETAILED ON DETAIL 1/S6.2.
16. 2x12 TYPICAL LADDER FRAMING WITH SPACING AS NOTED ON PLANS WITH LUS210 HANGER AT BACKSPAN. PROVIDE 2x12 SUBFASCIA WITH NAILING PER DETAILS.
17. HOLDOWNS SHOWN ON THIS DRAWING ARE FLOOR TO FLOOR HOLDOWN FROM THE UPPER LEVEL WALL FRAMING THE MAIN LEVEL WALL FRAMING SYSTEM (OR BEAM BELOW).
18. ALL EXTERIOR WALL SHEATHING TO BE 15/32" (1/2") APA RATED SHEATHING. SHEATHING TO BE ATTACHED TO FRAMING USING SHEARWALL "A". USE 10D AT 6" O.C. BOUNDARY NAILING & 12" O.C. FIELD NAILING AT INTERIOR PANEL SUPPORTS.
19. COLUMNS (TIMBER AND BUILT UP 2X6) SHALL BE CONTINUOUS TO FOUNDATION UNLESS SUPPORTED BY A BEAM. COLUMNS SUPPORTED BY A BEAM OR HEADER, SHALL BE CONTINUOUS TO BEAM OR HEADER.
20. TYPICAL EXTERIOR BEARING WALL FRAMING UNLESS NOTED OTHERWISE ON PLANS SHALL BE 2x6 (OR 2x4 WHERE NOTED) @ 16" o.c. WITH BLOCKING BETWEEN STUDS AT 4'-0" SPACING.
21. JOISTS & ROOF TRUSSES MUST HAVE FULL HEIGHT BLOCKING BETWEEN, AT ALL BEARING POINTS BELOW.
22. I-JOISTS TO HAVE WEB STIFFENERS EACH SIDE OF WEB & RIM JOIST OR BLOCKING, AT ALL BEARING CONDITIONS & WEB STIFFENERS EACH SIDE OF WEB AT ALL HANGER CONDITIONS (IF REQUIRED BY SIMPSON REQUIREMENTS).
23. ROOF SHEATHING TO BE APA RATED 19/32" (5/8") WITH 40/20 SPAN RATING, EXP. 1. USE 10D 6" o.c. BOUNDARY NAILING, & 12" FIELD NAILING AT INTERIOR PANEL SUPPORTS.

LOW ROOF & UPPER FLOOR FRAMING PLAN NOTES CONT.:

24. PROVIDE ROOF AND EAVE VENTILATION AS REQUIRED PER ARCHITECTURAL OR MECHANICAL DRAWINGS.
25. HEADERS SHOWN ON THIS DRAWING ARE FOR THE MAIN LEVEL WALL FRAMING SYSTEM.
26. USE A SIMPSON LSTA30 STRAP ACROSS ALL ROOF RAFTERS ACROSS RIDGE BEAM.
27. PROVIDE A H2.5A (OR H3) HOLDOWN AT EACH RAFTER OR TRUSS BEARING POINT TO THE WALL OR BEAM BELOW. VERIFY WITH THE FINAL ROOF TRUSS DESIGN THAT ONE H2.5A HOLDOWN IS APPROPRIATE FOR THE LOADING APPLIED. USE (2) H2.5A (OR (2) H3) HOLDOWNS IF NECESSARY.
28. PROVIDE A MINIMUM 30"x22" ATTIC ACCESS OPENING IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ARCHITECT AND OWNER TO VERIFY LOCATION OF ATTIC ACCESS OPENINGS.
29. ASSUMED ROOF TRUSS TOP CHORD TO BE 2x12 FOR SUPPORT OF LADDER FRAMING.
30. USE MANUFACTURED ROOF VALLEY TRUSSES AT ROOF OVERFRAMING AREAS, UNLESS NOTED OTHERWISE BY ARCHITECTURAL DRAWINGS. SIMPSON VTCR VALLEY TRUSS CLIPS SHOULD BE USED AT 48" (MINIMUM (2) PER TRUSS) AT EACH VALLEY TRUSS -OR- ROOF OVERFRAMING CAN BE CONSTRUCTED OF 2x6 (MIN) ROOF MEMBERS WITH 2x4 VERTICAL SUPPORTS DOWN TO EACH ROOF JOIST BELOW, TO MAINTAIN DISTRIBUTED LOADING TO MAIN ROOF SYSTEM & NOT PLACE ADDITIONAL POINT LOADS THAT ROOF FRAMING WAS NOT ORIGINALLY DESIGNED FOR. HOWEVER, MANUFACTURED ROOF VALLEY TRUSSES ARE RECOMMENDED.

UPPER LEVEL FRAMING PLAN LEGEND:

- (HI) — INDICATES HEADER TYPE. SEE SCHEDULE ON DRAWING S5.
- FLR BM — INDICATES BEAM
- • — INDICATES APPROXIMATE LOCATION OF HOLDOWN, FLOOR TO FLOOR.
- HDI — INDICATES HOLDOWN TYPE, SEE SCHEDULE ON DRAWING S3.
- ⊠ — INDICATES POST

REV.	DATE	6/27/2026
	ENGINEERED	MC
	DRAWN	MC
	CHECKED	MC
	APPROVED	MC

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6/27/2026

DRAWING TITLE
LOW ROOF & UPPER FLOOR FRAMING PLAN

JOB TITLE
LAUDNER RESIDENCE
6018 FRISCO STREET
FRISCO, COLORADO

DRAWING NO S4

JOB NO 25-64-01

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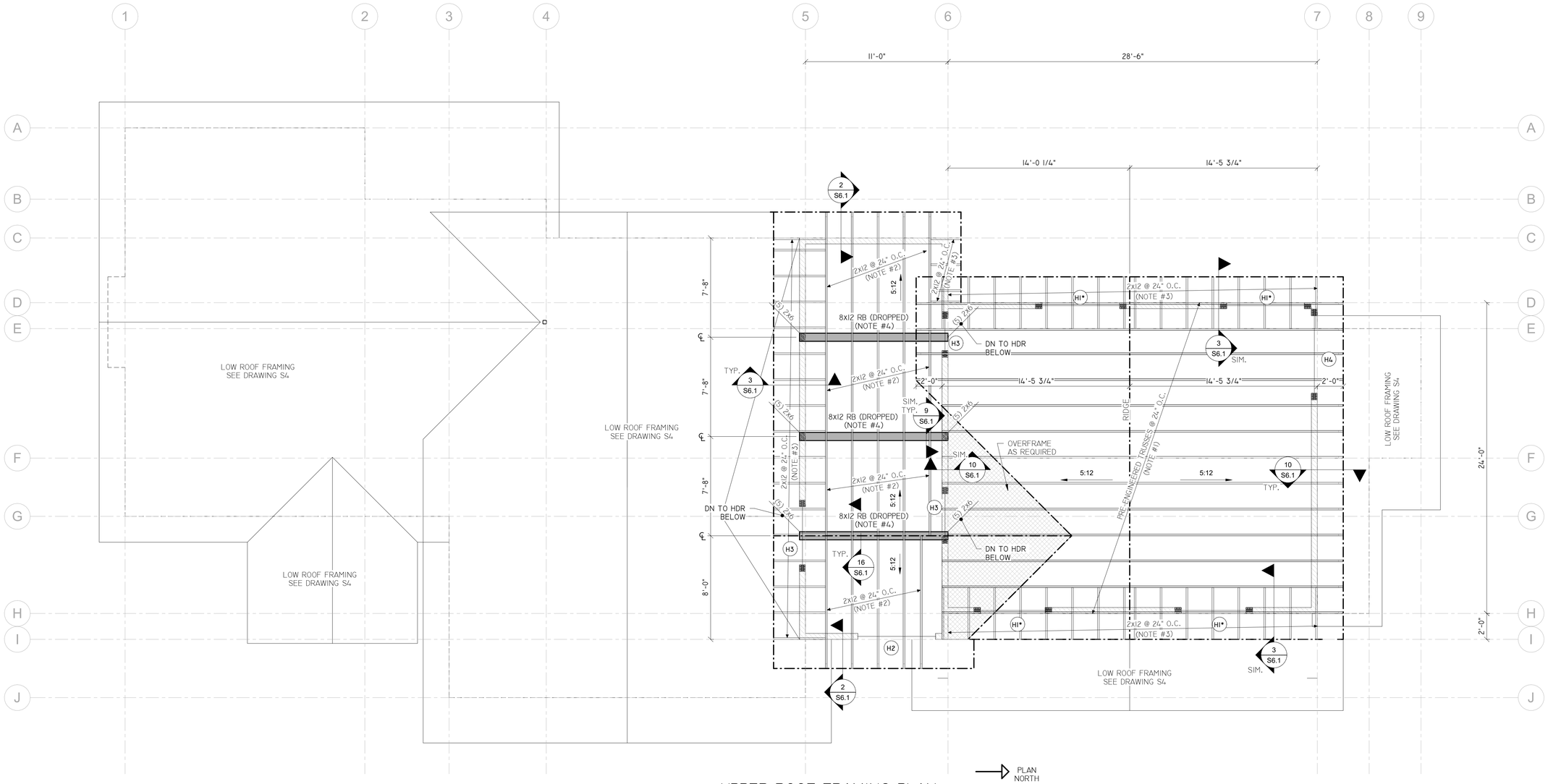


UPPER ROOF FRAMING PLAN

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

PLAN NORTH

TRUE NORTH

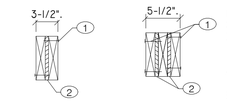
UPPER ROOF FRAMING PLAN NOTES:

1. PRE-ENGINEERED FLAT BOTTOM CHORD ROOF TRUSSES AT 24" O.C. SPACING (OR SPACING AS REQUIRED BY TRUSS ENGINEER).
   A. SEE ARCHITECTURAL SECTIONS FOR TRUSS PROFILE & HEEL HEIGHTS.
2. 2x12 RAFTERS WITH SPACING AS NOTED ON PLANS. PROVIDE BIRDSMOUTH CUT AT DROPPED BEAMS & DOUBLE PLATE.
3. 2x12 TYPICAL LADDER FRAMING WITH SPACING AS NOTED ON PLANS WITH LUS210 HANGER AT BACKSPAN. PROVIDE 2x12 SUBFASCIA WITH NAILING PER DETAILS.
4. 8x12 TIMBER BEAM(S) SET BELOW RAFTERS WITH COLUMN SUPPORTS AS NOTED ON PLANS. POCKET BEAM INTO WALL FRAMING PER DETAIL 9/S6.1.
5. USE A SIMPSON LSTA30 STRAP ACROSS ALL ROOF RAFTERS ACROSS RIDGE BEAM.
6. PROVIDE A H2.5A HOLDOWN AT EACH RAFTER OR TRUSS BEARING POINT TO THE WALL OR BEAM BELOW. VERIFY WITH THE FINAL ROOF TRUSS DESIGN THAT ONE H2.5A HOLDOWN IS APPROPRIATE FOR THE LOADING APPLIED. USE (2) H2.5A HOLDOWNS IF NECESSARY.
7. ASSUMED ROOF TRUSS TOP CHORD TO BE 2x12 FOR SUPPORT OF LADDER FRAMING.
8. COLUMNS (TIMBER AND BUILT UP 2X6) SHALL BE CONTINUOUS TO FOUNDATION UNLESS SUPPORTED BY A BEAM. COLUMNS SUPPORTED BY A BEAM OR HEADER, SHALL BE CONTINUOUS TO BEAM OR HEADER.
9. USE MANUFACTURED ROOF VALLEY TRUSSES AT ROOF OVERFRAMING AREAS, UNLESS NOTED OTHERWISE BY ARCHITECTURAL DRAWINGS. SIMPSON VTCR VALLEY TRUSS CLIPS SHOULD BE USED AT 48" (MINIMUM (2) PER TRUSS) AT EACH VALLEY TRUSS -OR- ROOF OVERFRAMING CAN BE CONSTRUCTED OF 2x6 (MIN) ROOF MEMBERS WITH 2x4 VERTICAL SUPPORTS DOWN TO EACH ROOF JOIST BELOW, TO MAINTAIN DISTRIBUTED LOADING TO MAIN ROOF SYSTEM & NOT PLACE ADDITIONAL POINT LOADS THAT ROOF FRAMING WAS NOT ORIGINALLY DESIGNED FOR. HOWEVER, MANUFACTURED ROOF VALLEY TRUSSES ARE RECOMMENDED.
10. TYPICAL INTERIOR & EXTERIOR BEARING WALL FRAMING UNLESS NOTED OTHERWISE ON PLANS SHALL BE 2x6 @ 16" o.c. WITH BLOCKING BETWEEN STUDS AT 4'-0" SPACING.

UPPER ROOF FRAMING PLAN NOTES CONT.:

11. RAFTERS & ROOF TRUSSES MUST HAVE FULL HEIGHT BLOCKING BETWEEN, AT ALL BEARING WALLS. BLOCKING CAN BE FULL DEPTH DIMENSIONAL LUMBER WHERE APPLICABLE -OR- BCI -OR- TRUSS JOIST RIMBOARD CAN BE USED. AT TALL HEEL HEIGHTS TRUSS BLOCKING CAN ALSO BE PROVIDED SEE TYPICAL DETAILS.
12. ROOF SHEATHING TO BE APA RATED 19/32" WITH 40/20 SPAN RATING, EXP. 1. USE 10d 6" o.c. BOUNDARY NAILING, & 12" NAILING AT INTERIOR PANEL SUPPORTS.
13. PROVIDE A MINIMUM 30"x22" ATTIC ACCESS OPENING IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. ARCHITECT AND OWNER TO VERIFY LOCATION OF ATTIC ACCESS OPENINGS.
14. PROVIDE ROOF AND EAVE VENTILATION AS REQUIRED PER ARCHITECTURAL OR MECHANICAL DRAWINGS.
15. HEADERS SHOWN ON THIS DRAWING ARE FOR THE UPPER LEVEL WALL FRAMING SYSTEM.

HEADER SCHEDULE



(2) 2x MEMBERS (3) 2x MEMBERS

KEYNOTES:
1. 16d NAILS STAGGERED @ 12" o.c. AS SHOWN.
2. PLYWOOD SPACER - 3" LONG (MIN.) STRIP.
3. IN LIEU OF (3) 13/4" BUILT UP LVL MEMBERS; CAN USE A 51/4" WIDE LVL MEMBER WITH SAME DEPTH AS INDICATED IN SCHEDULE.
4. NAIL LVL PLIES TOGETHER SIM. TO NOTE 1; IF MEMBERS ARE ≤ 117/8" DEPTH.
5. NAIL LVL PLIES TOGETHER WITH (3) ROWS OF 16d NAILS SIM. TO NOTE 1; IF DEPTH > 117/8"

MARK	HEADER/BEAM	END SUPPORTS/NOTES
H1	(3) 2x8 HEM-FIR #2	(1) 2x6 JACK STUDS & (2) 2x6 KING STUDS EACH END.
H1*	(3) 2x8 HEM-FIR #2	(2) 2x6 JACK STUDS & (2) 2x6 KING STUDS EACH END.
H2	(3) 2x10 HEM-FIR #2 -OR- (3) 1 3/4"x7 1/4" LVL	(2) 2x6 JACK STUDS & (3) 2x6 KING STUDS EACH END.
H3	(3) 1 3/4"x7 1/4" LVL	(2) 2x6 JACK STUDS & (3) 2x6 KING STUDS EACH END.
H4	(3) 1 3/4"x9 1/4" LVL	(3) 2x6 JACK STUDS & (3) 2x6 KING STUDS EACH END.
H5	(3) 1 3/4"x11 7/8" LVL	(3) 2x6 JACK STUDS & (4) 2x6 KING STUDS EACH END.
H6	(3) 1 3/4"x14" LVL	(4) 2x6 JACK STUDS & (3) 2x6 KING STUDS EACH END.

NOTES:
1. PROVIDE JACK & KINGS STUDS AS NOTED IN SCHEDULE ABOVE UNLESS NOTED OTHERWISE WITH COLUMN CALL OUT ON PLANS.
   A. COLUMNS TO BE CONTINUOUS TO FOUNDATION UNLESS SUPPORTED BY HEADER OR BEAM.
2. WHERE "M.S." IS NOTED WITH HEADER MARK ON PLANS; HEADER TO BE MULTI-SPAN; INFILL INTERIOR WALL CAVITIES WITH 2x6 STUDS TO FILL CAVITY; PROVIDE KINGS AS NOTED IN SCHEDULE ABOVE.

ROOF FRAMING PLAN LEGEND:

- (H1) INDICATES HEADER TYPE. SEE SCHEDULE THIS DRAWING SHEET.
- RF BM INDICATES BEAM
- ⊠ INDICATES POST

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REV.				
6/27/2026				
DATE	ENGINEERED	DRAWN	CHECKED	APPROVED
	MC	MC	MC	MC

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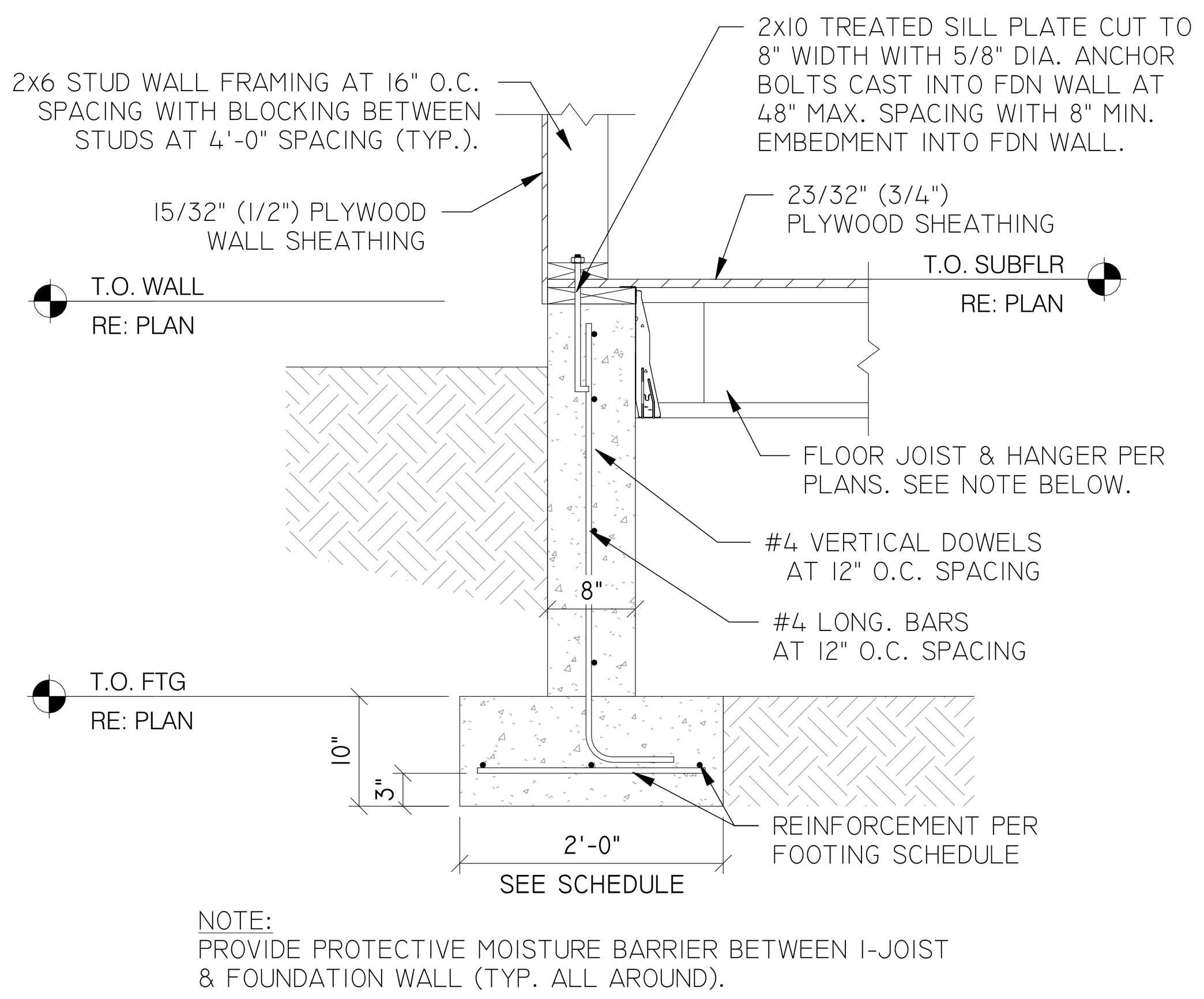
DRAWING TITLE: UPPER ROOF FRAMING PLAN

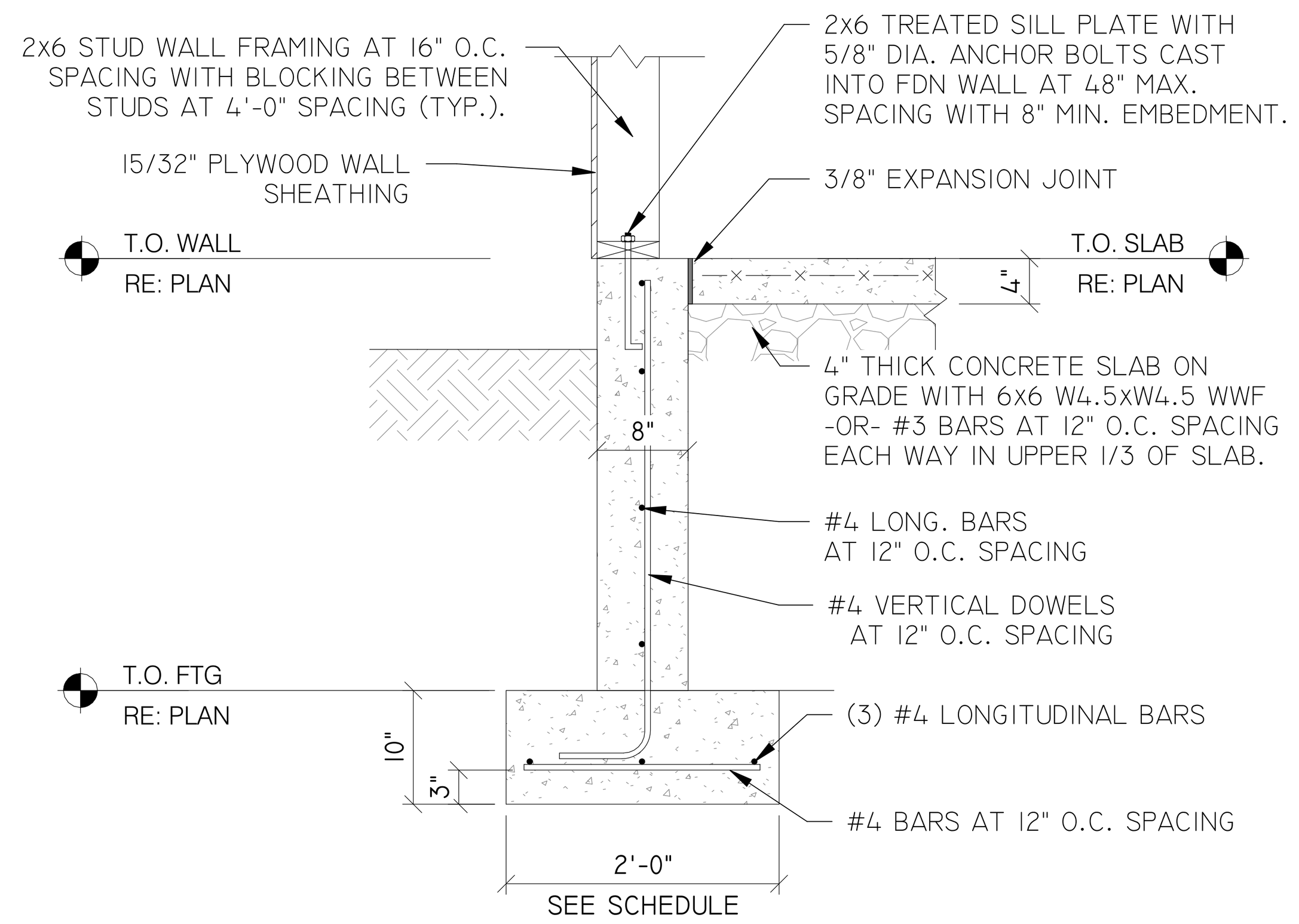
JOB TITLE: LAUDNER RESIDENCE
6018 FRISCO STREET
FRISCO, COLORADO

DRAWING NO: S5

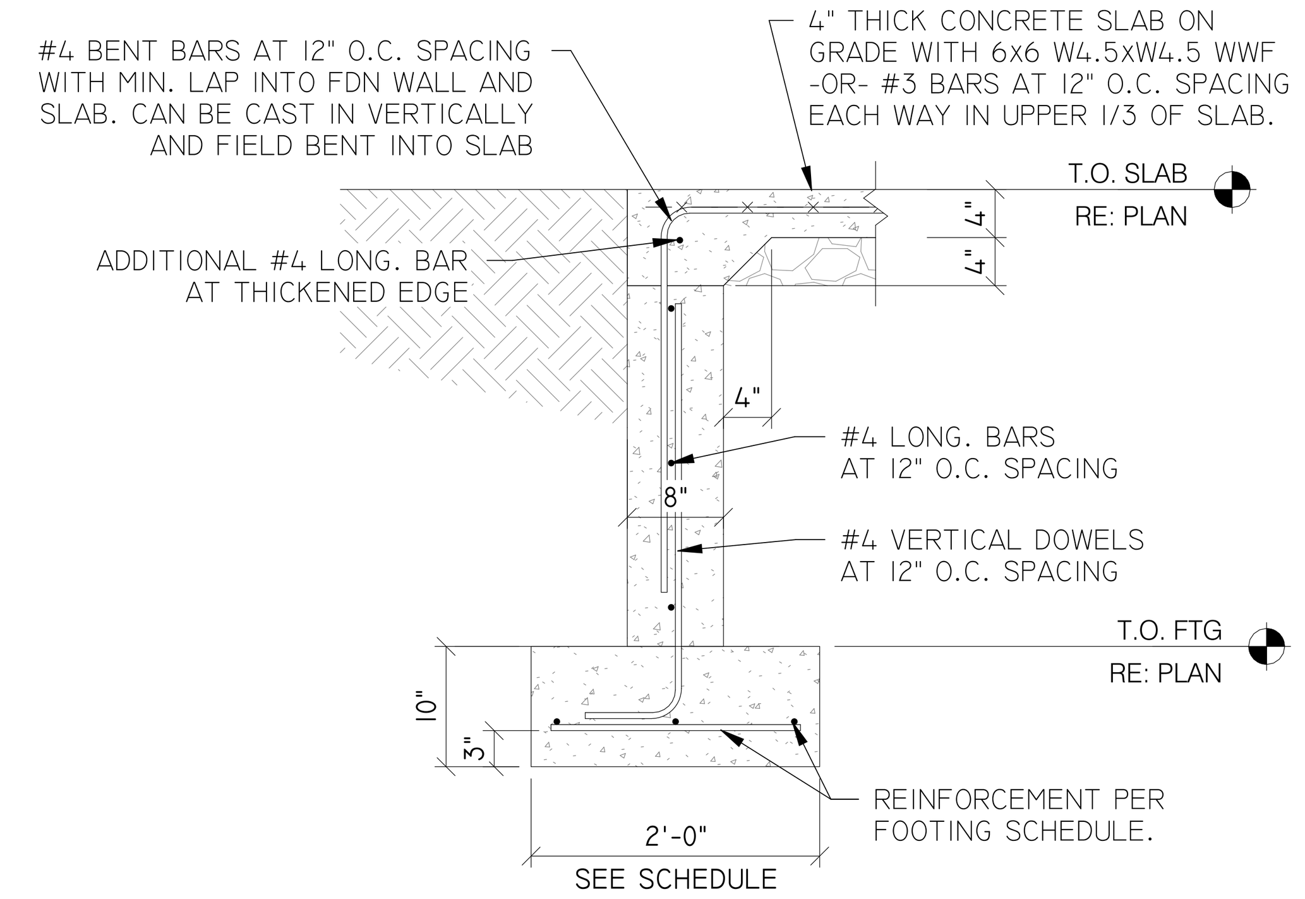
JOB NO: 25-64-01



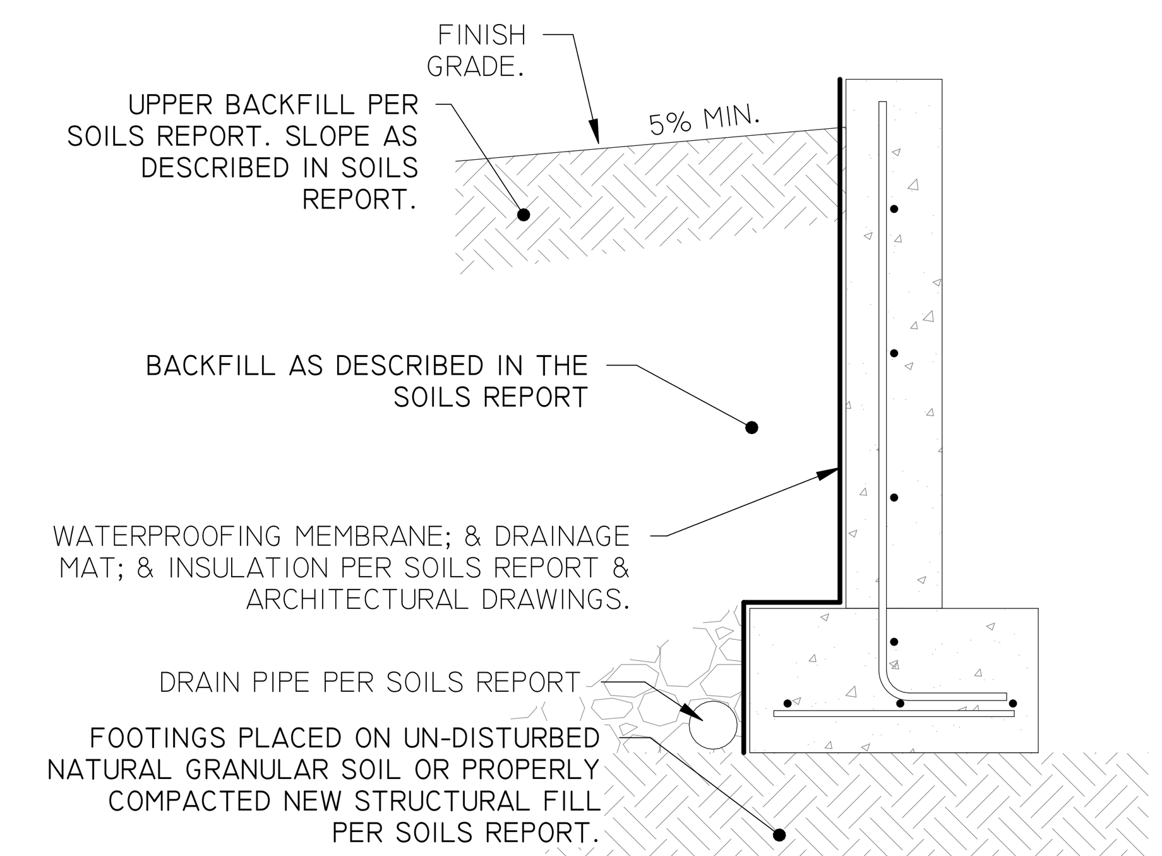
1 S6 TYP. FDN FLR FRAMING DETAIL
SCALE: 3/4" = 1'-0"



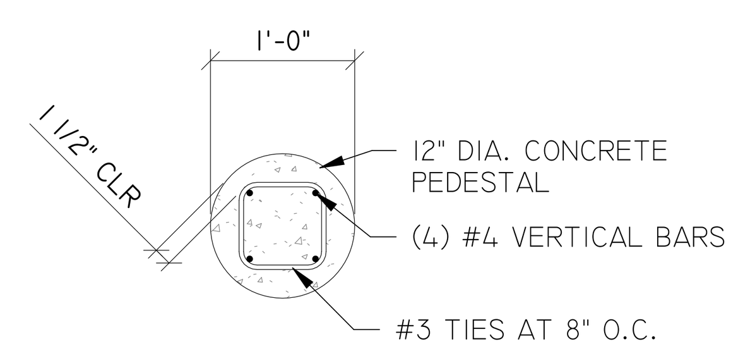
2 S6 TYP. FDN AT GARAGE DETAIL
SCALE: 3/4" = 1'-0"



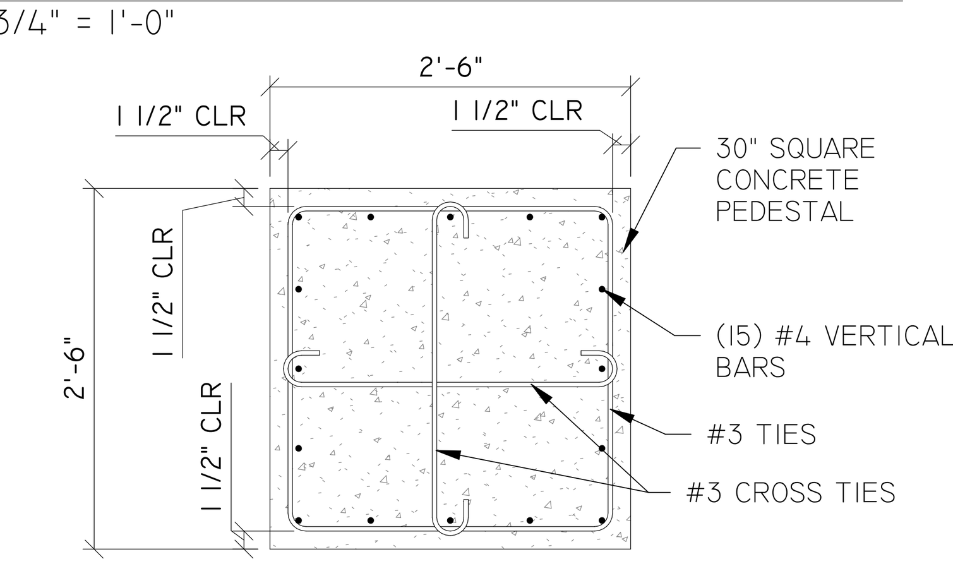
3 S6 TYPICAL ROLL OVER SLAB AT OPENING
SCALE: 3/4" = 1'-0"



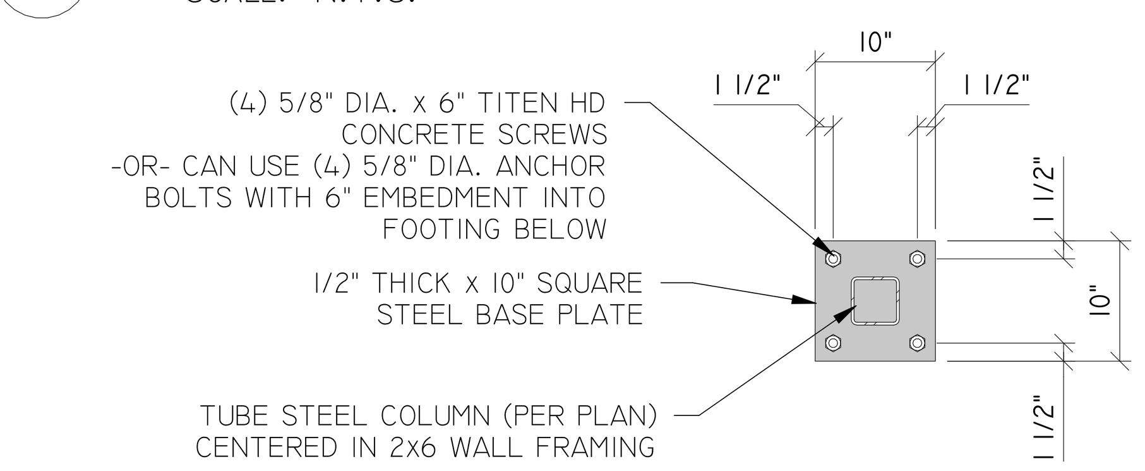
4 S6 TYP FDN BACKFILL DETAIL
SCALE: N.T.S.



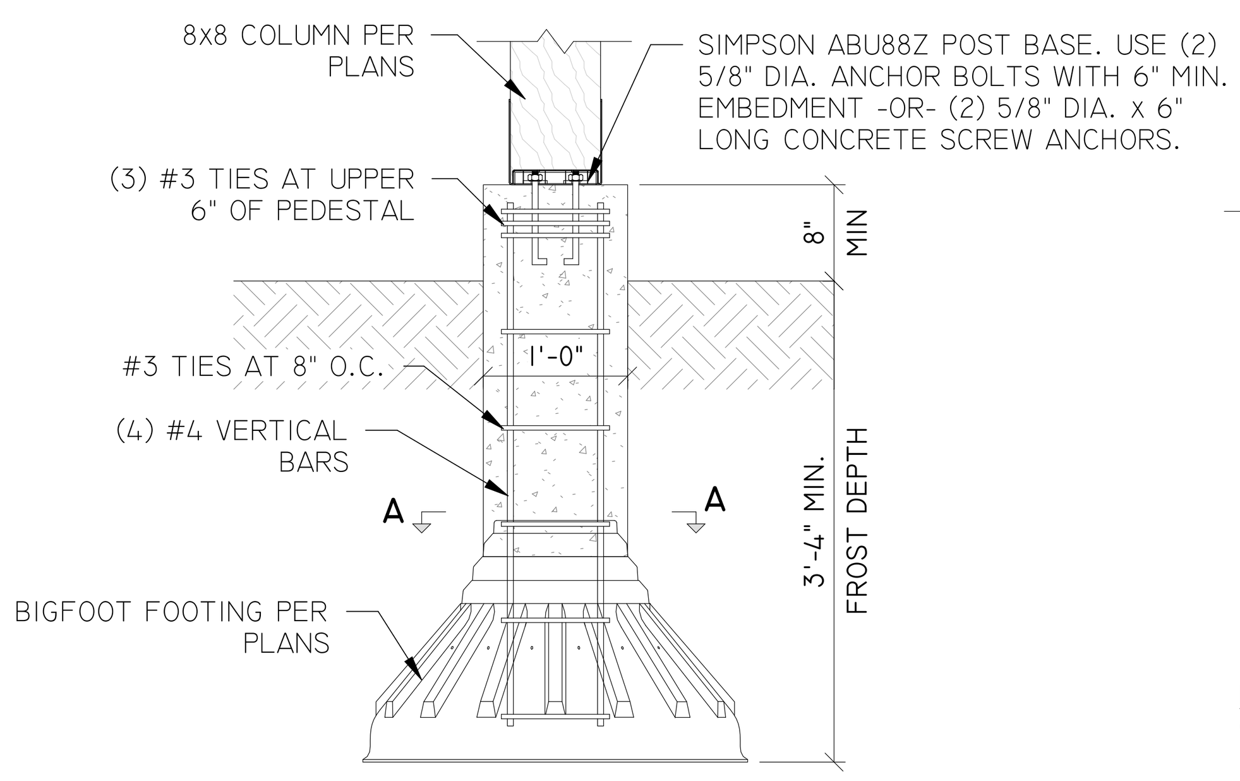
SECTION A-A SQ TIE OPT
SCALE: 3/4" = 1'-0"



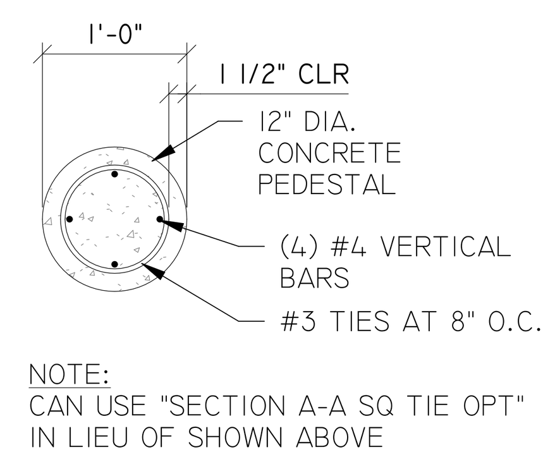
SECTION B-B
SCALE: 3/4" = 1'-0"



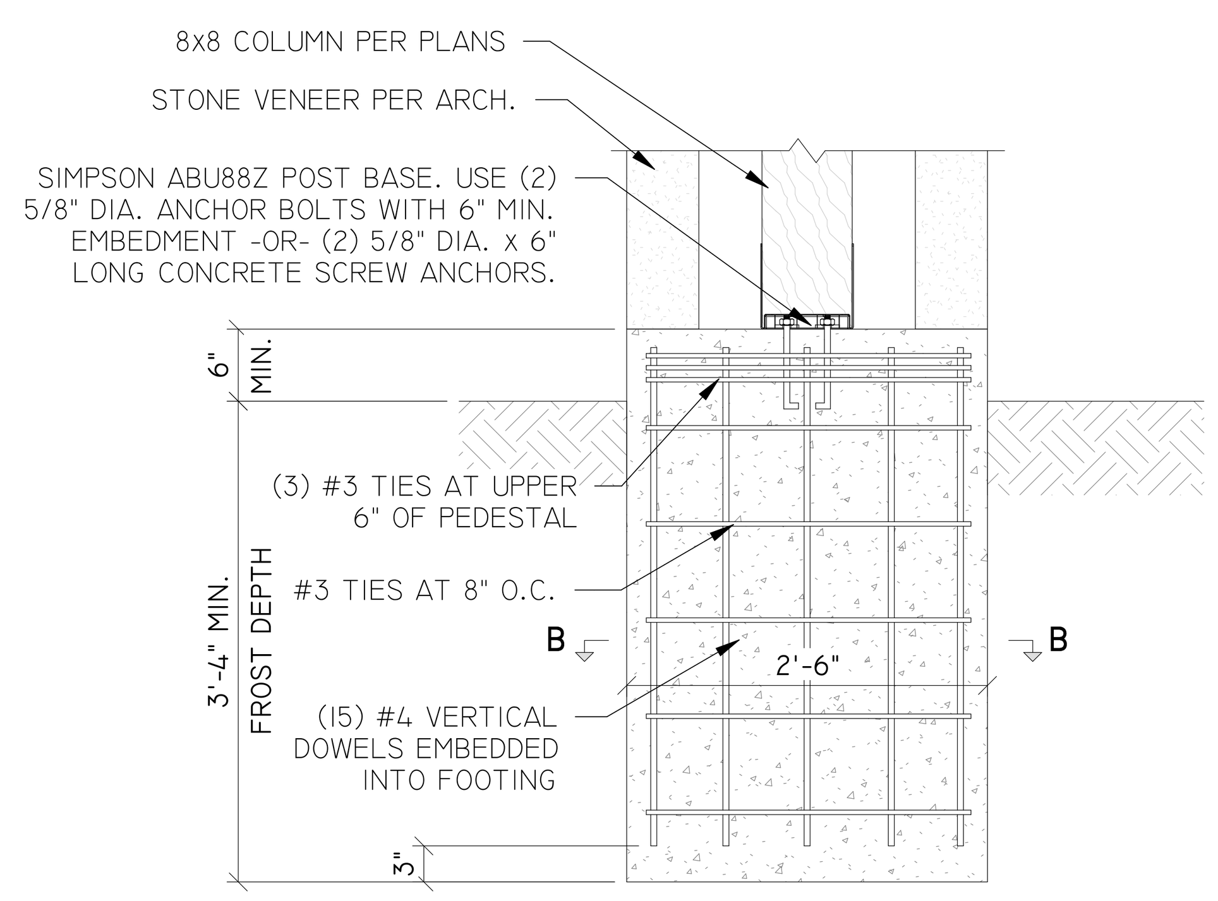
SECTION C-C
SCALE: 3/4" = 1'-0"



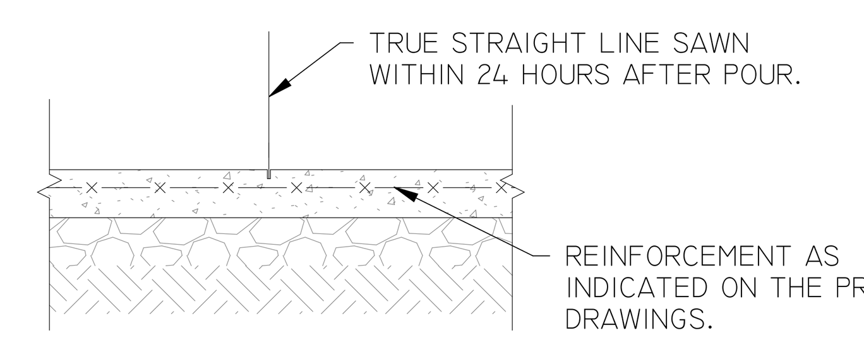
5 S6 P1 PEDESTAL DETAIL
SCALE: 3/4" = 1'-0"



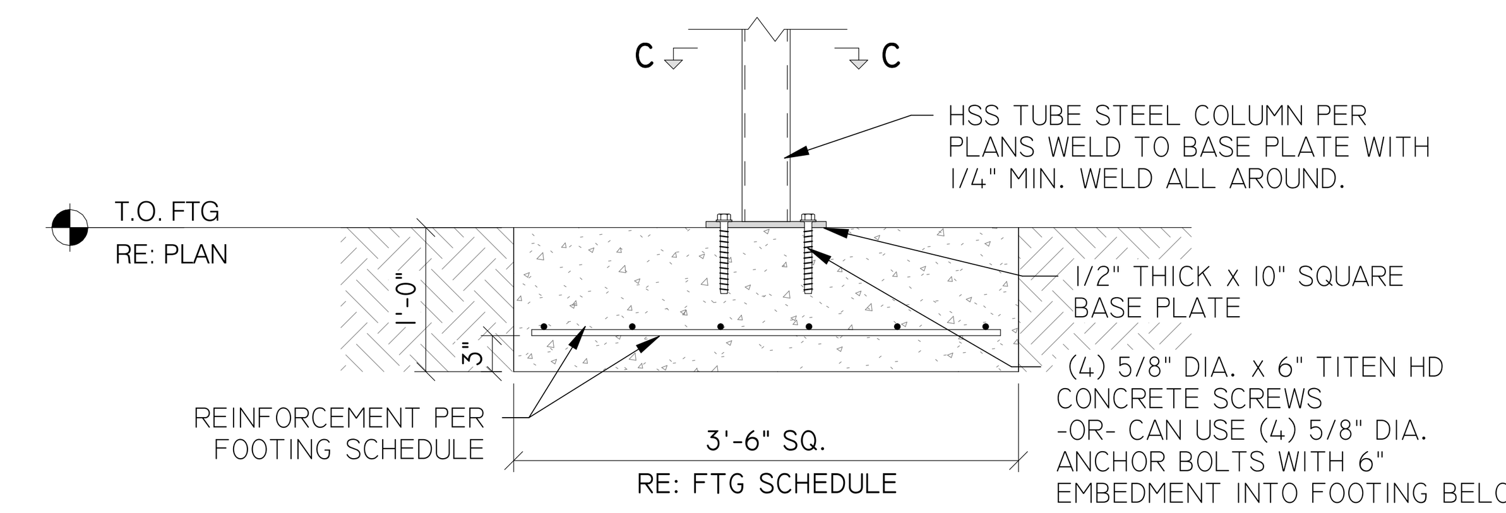
SECTION A-A
SCALE: 3/4" = 1'-0"



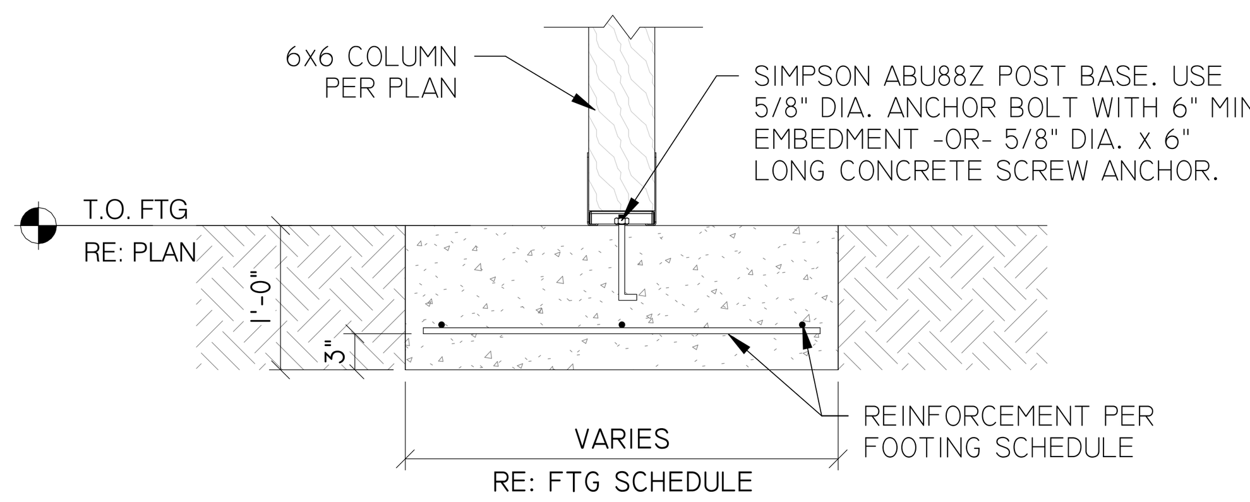
6 S6 P2 PEDESTAL DETAIL
SCALE: 3/4" = 1'-0"



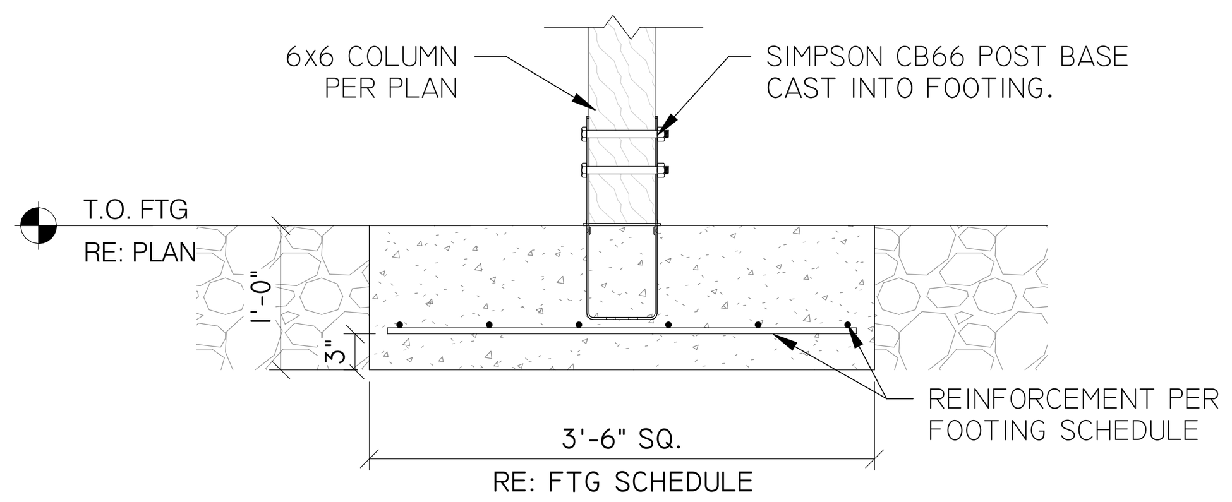
7 S6 TYPICAL SAWCUT DETAIL
SCALE: N.T.S.



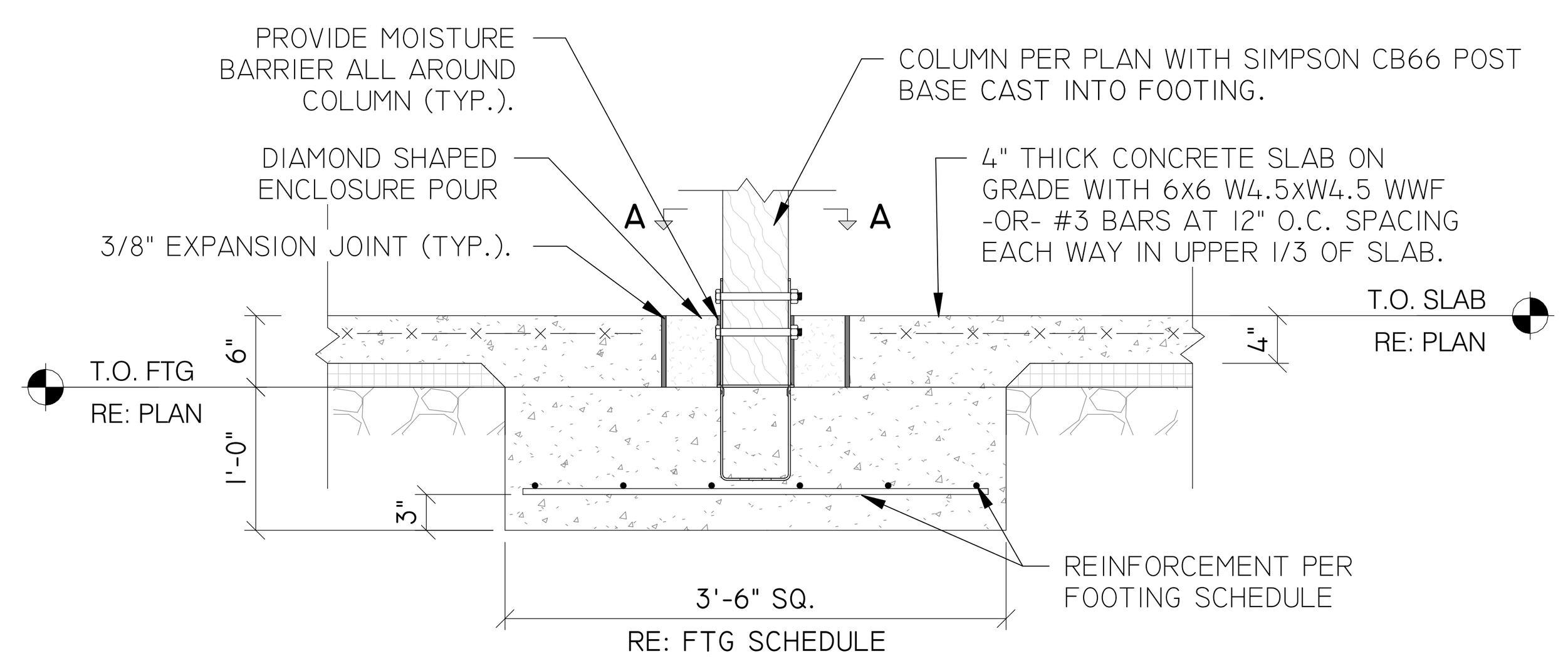
8 S6 HSS TO SPOT FOOTING DETAIL
SCALE: 3/4" = 1'-0"



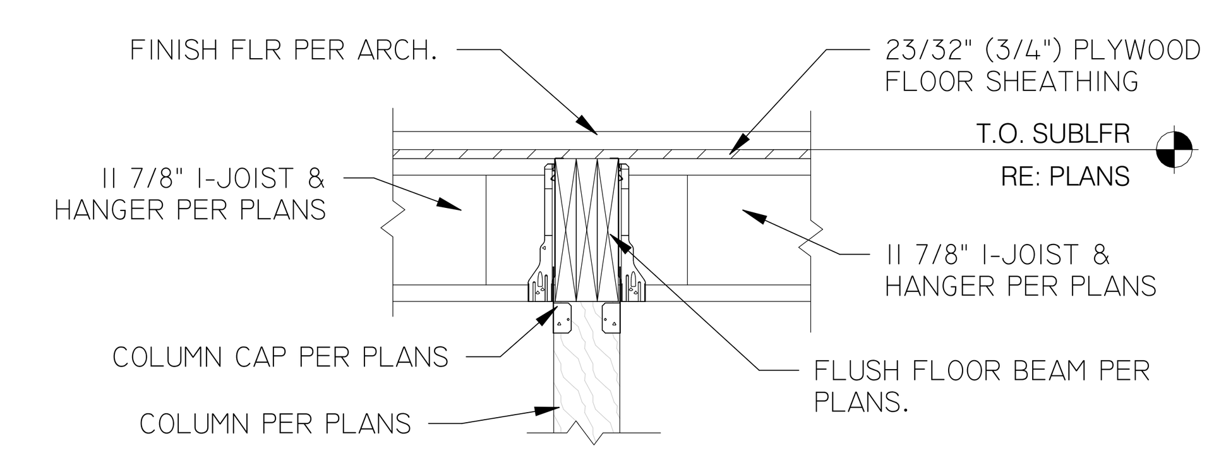
9 S6 WOOD COL TO FTG CRAWL SPACE DETAIL "A"
SCALE: 3/4" = 1'-0"



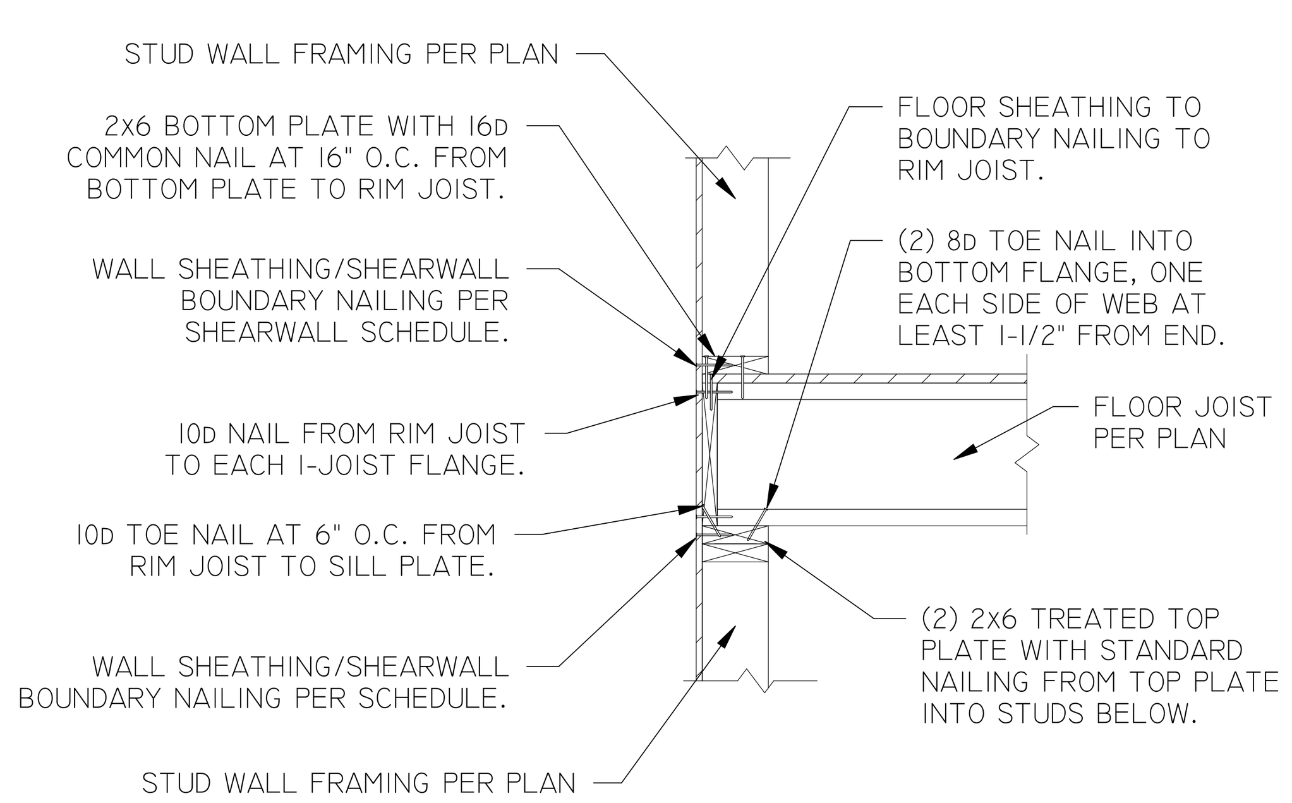
10 S6 WOOD COL TO FTG CRAWL SPACE DETAIL "B"
SCALE: 3/4" = 1'-0"



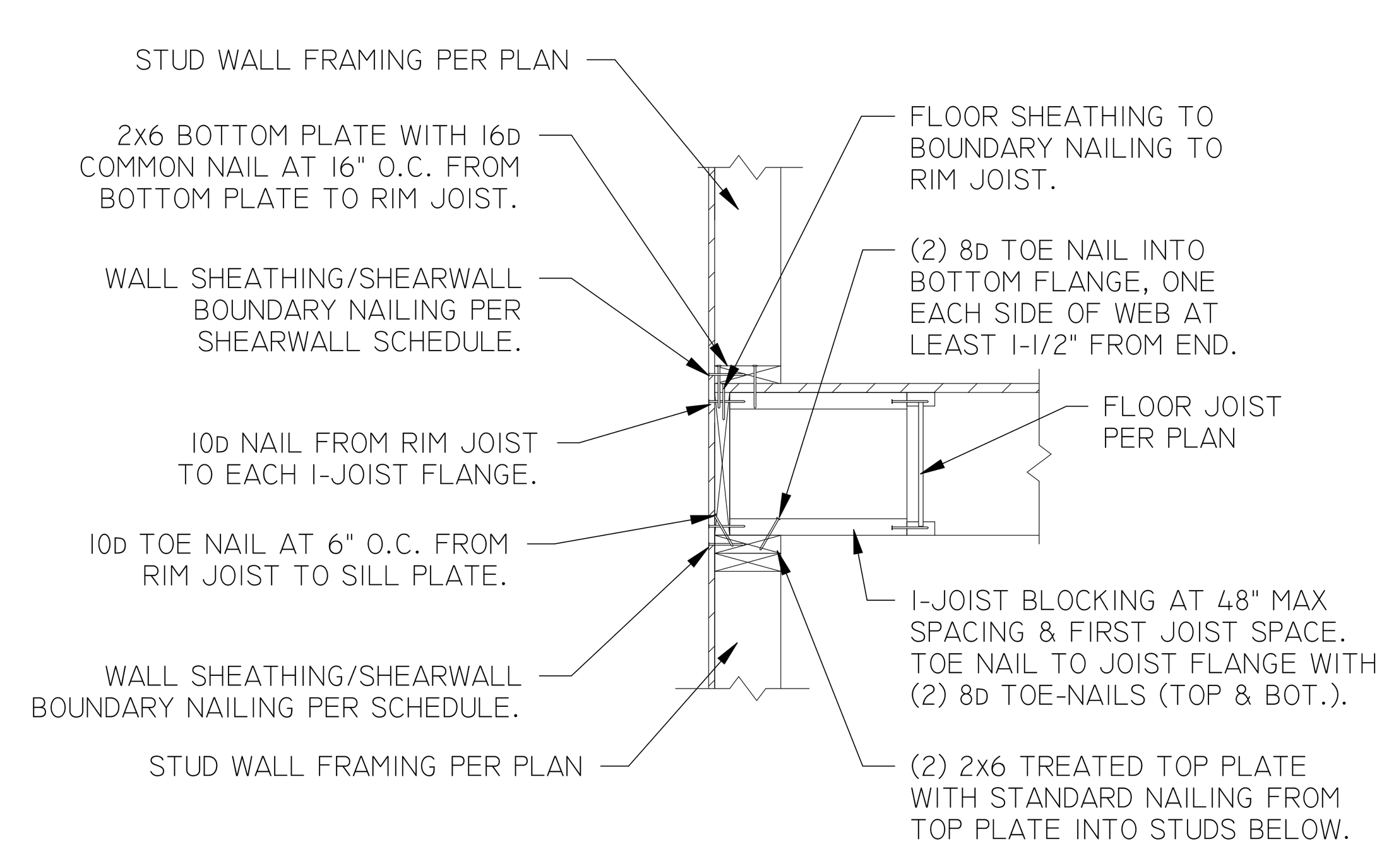
11 S6 WOOD COL TO INT. FOOTING SLAB DETAIL
SCALE: 3/4" = 1'-0"



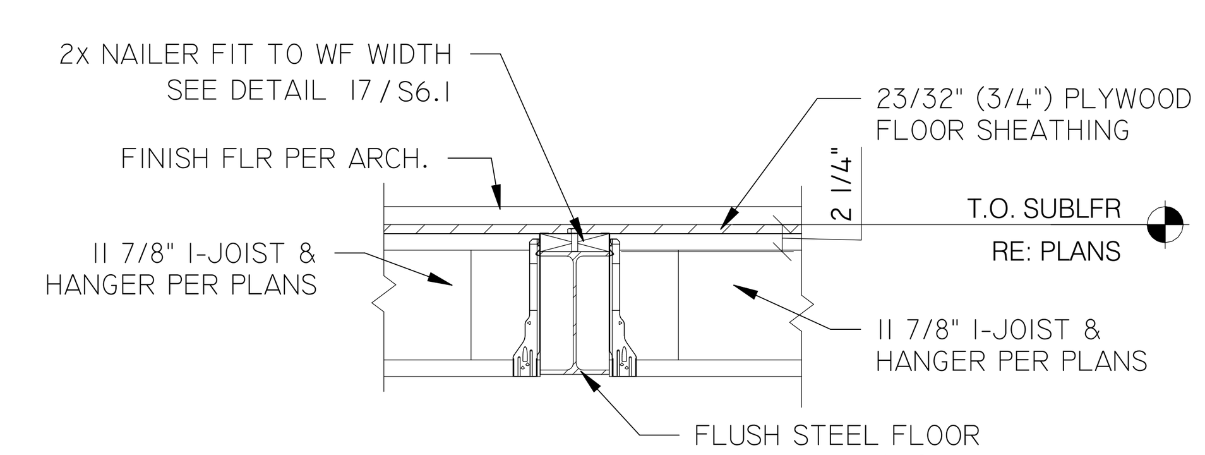
12 S6 TYP. WOOD FLUSH FLR BEAM DETAIL
SCALE: 3/4" = 1'-0"



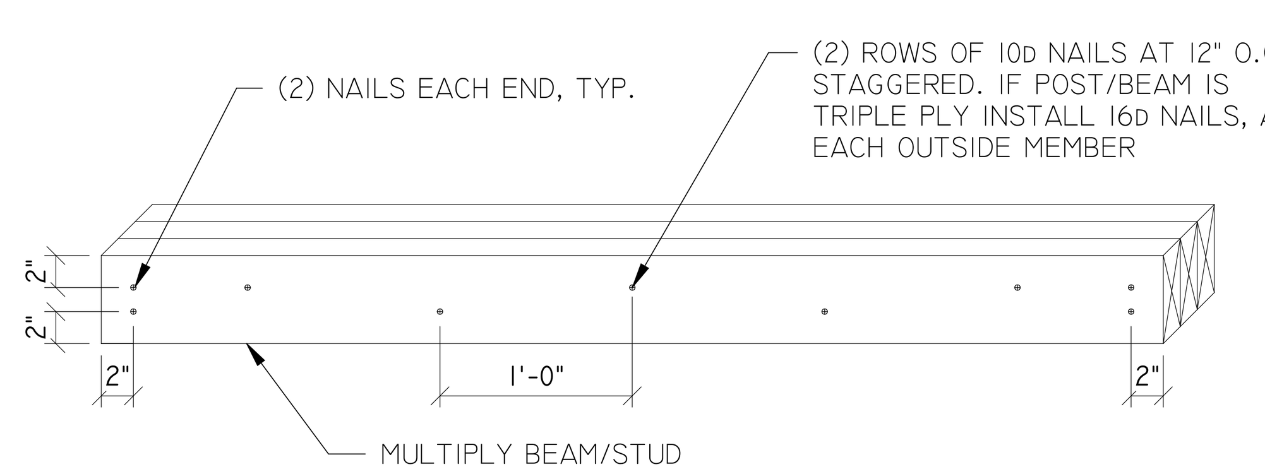
13 S6 TYPICAL FLOOR JOIST NAILING
SCALE: 3/4" = 1'-0"



14 S6 TYPICAL FLOOR JOIST NAILING END WALL
SCALE: 3/4" = 1'-0"



15 S6 TYP. STEEL FLUSH FLR BEAM DETAIL
SCALE: 3/4" = 1'-0"



16 S6 MULTIPLY BEAM/STUD
SCALE: N.T.S.

REV.

DATE	6/2/2026
ENGINEERED	MC
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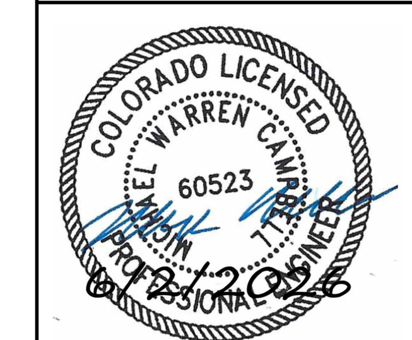
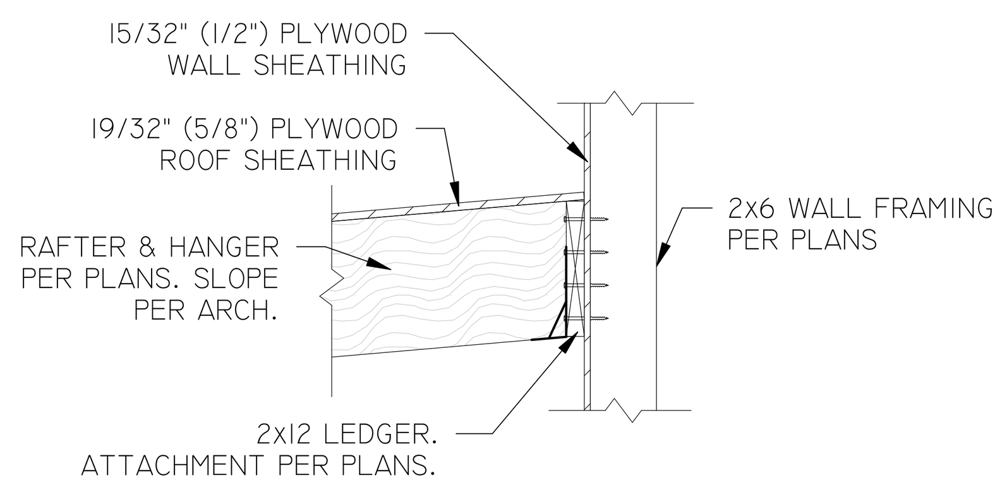


DRAWING TITLE
FOUNDATION & FRAMING DETAILS

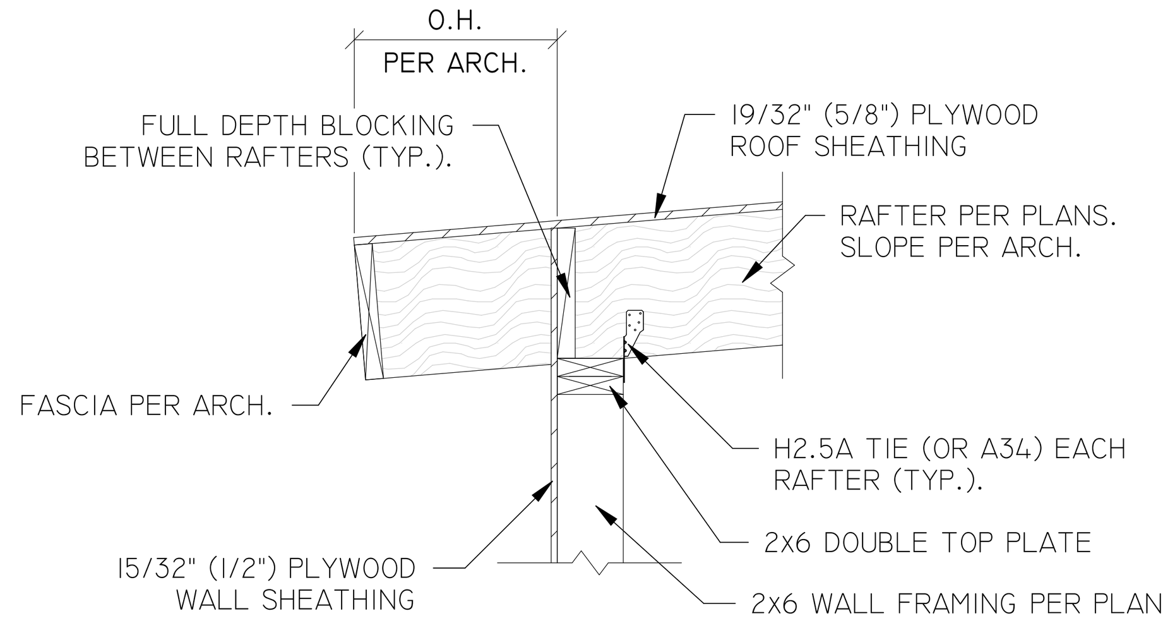
JOB TITLE
LAUDNER RESIDENCE
601B FRISCO STREET
FRISCO, COLORADO

DRAWING NO
S6

JOB NO
25-64-01



1 S6.1 TYP. RAFTER LEDGER FRAMING DETAIL
SCALE: 3/4" = 1'-0"



2 S6.1 TYP. RAFTER EAVE DETAIL
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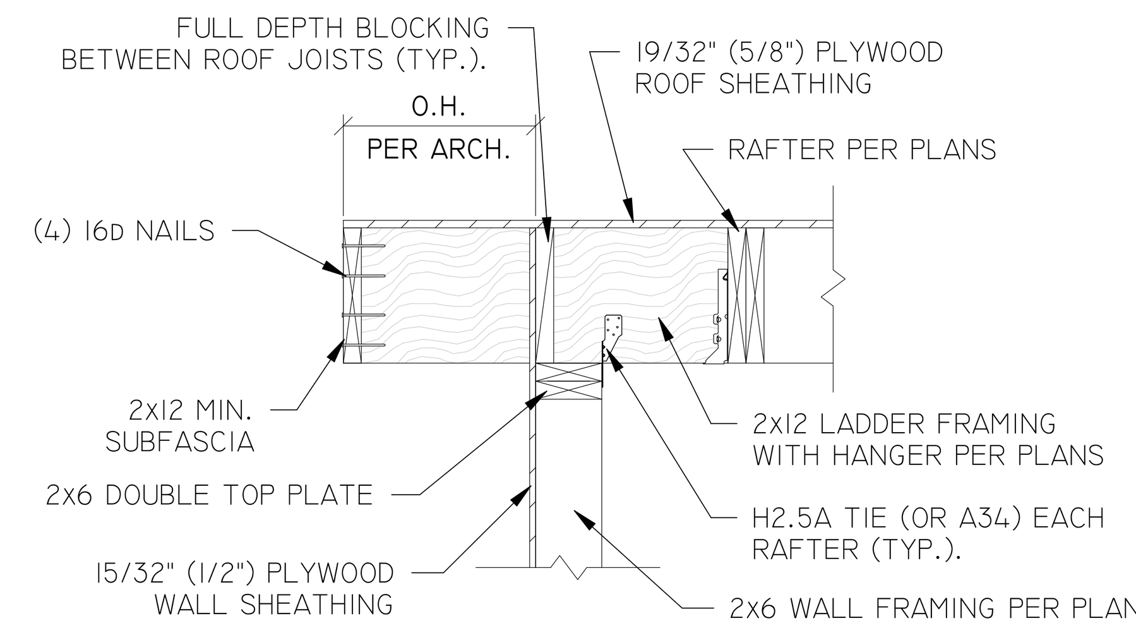

3 S6.1 TYP. LADDER FRAMING DETAIL
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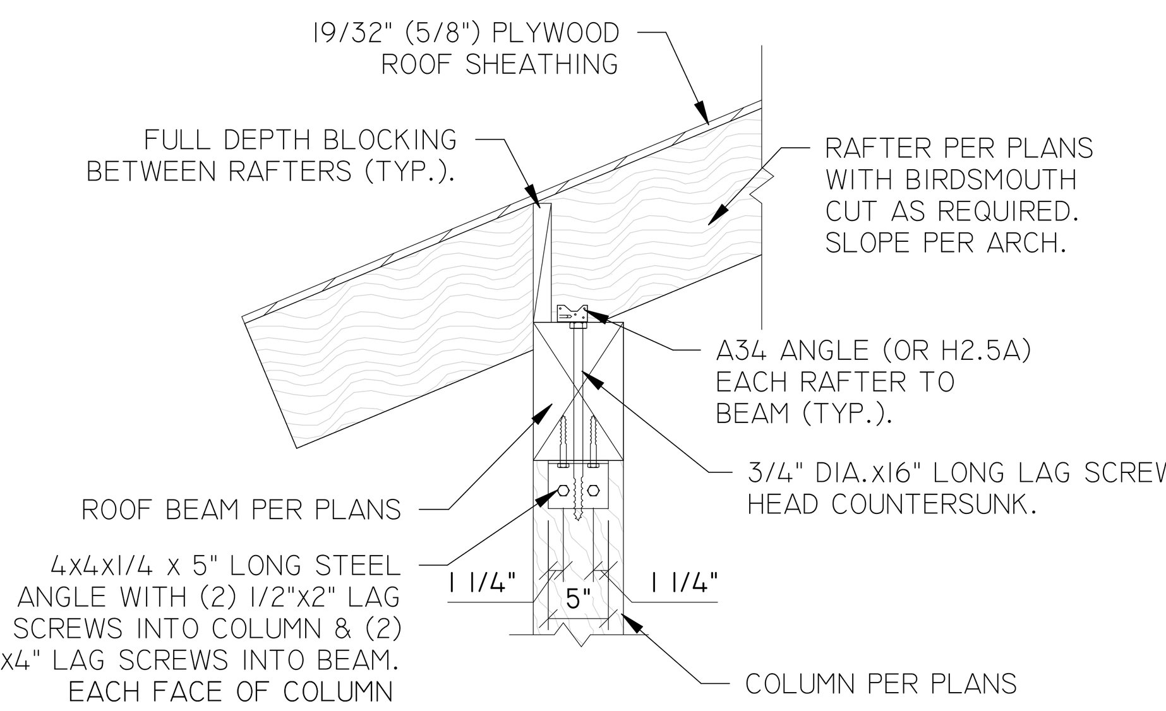
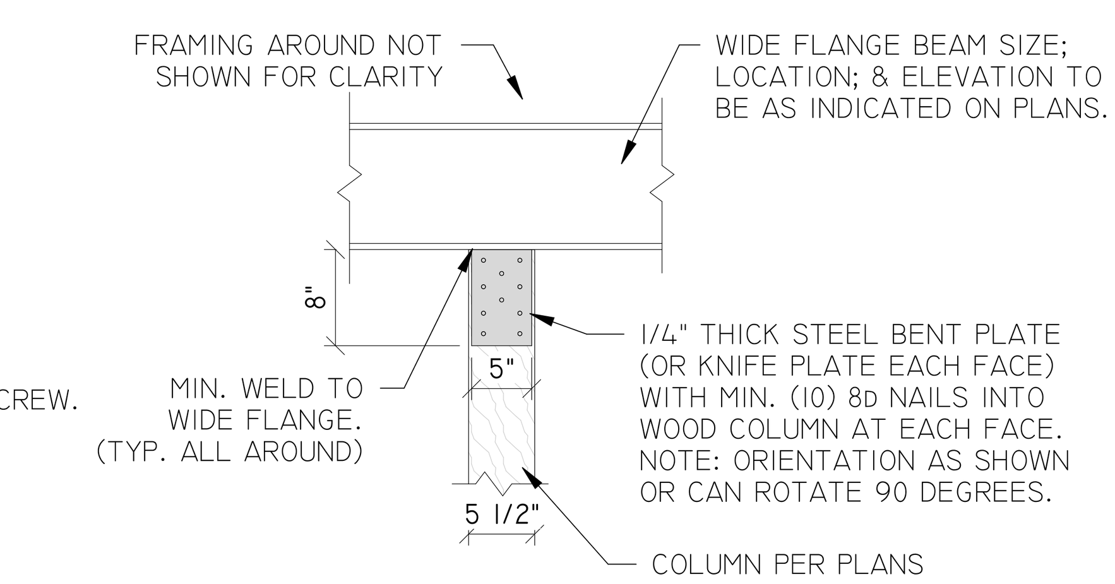
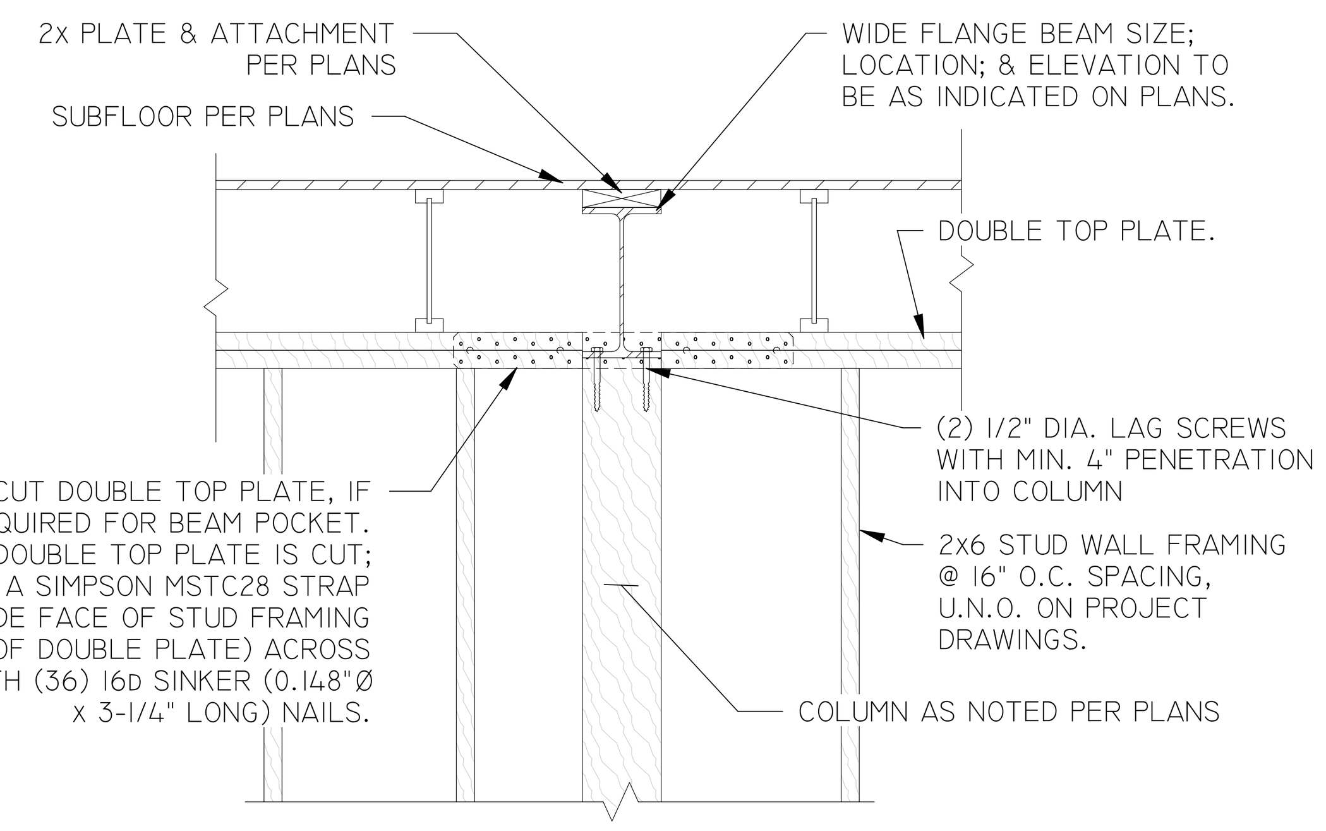


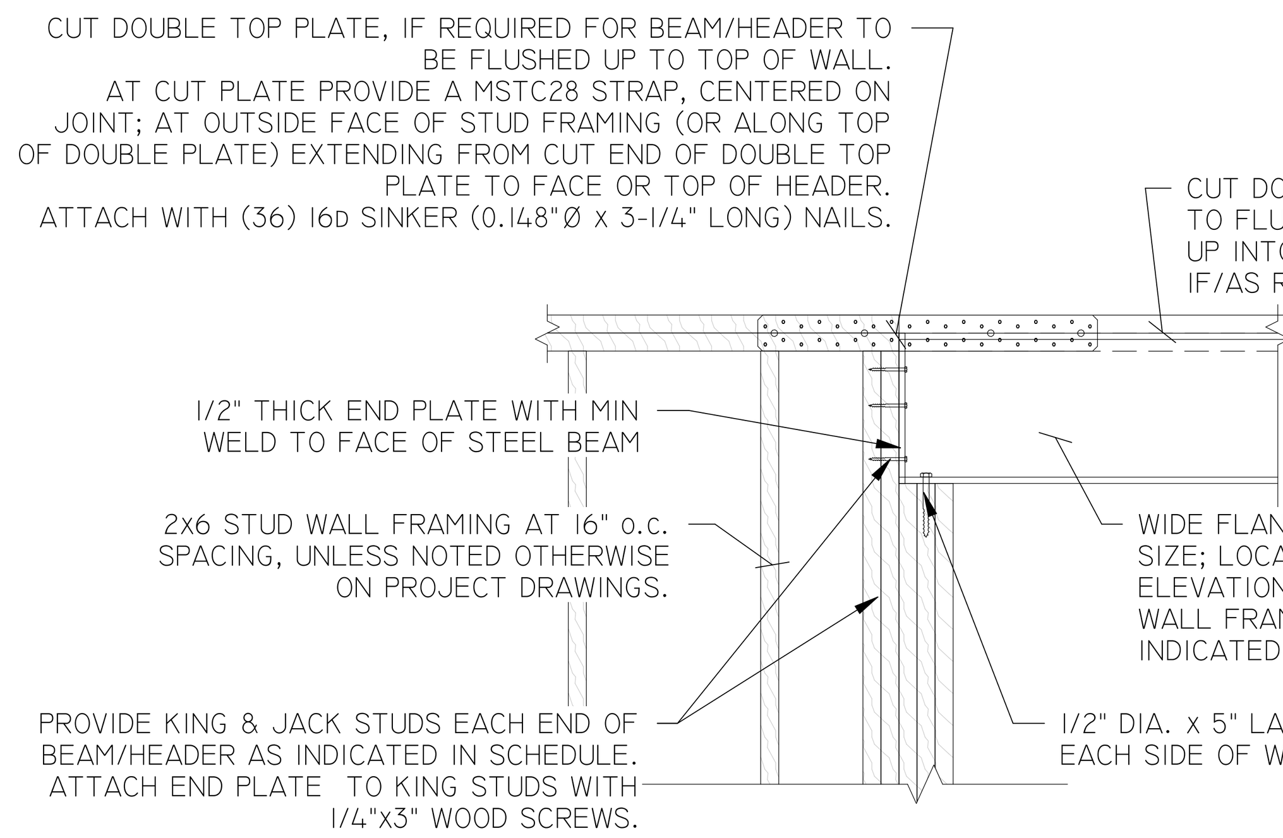
4 S6.1 TYP SIDE RB EAVE DETAIL
SCALE: 3/4" = 1'-0"



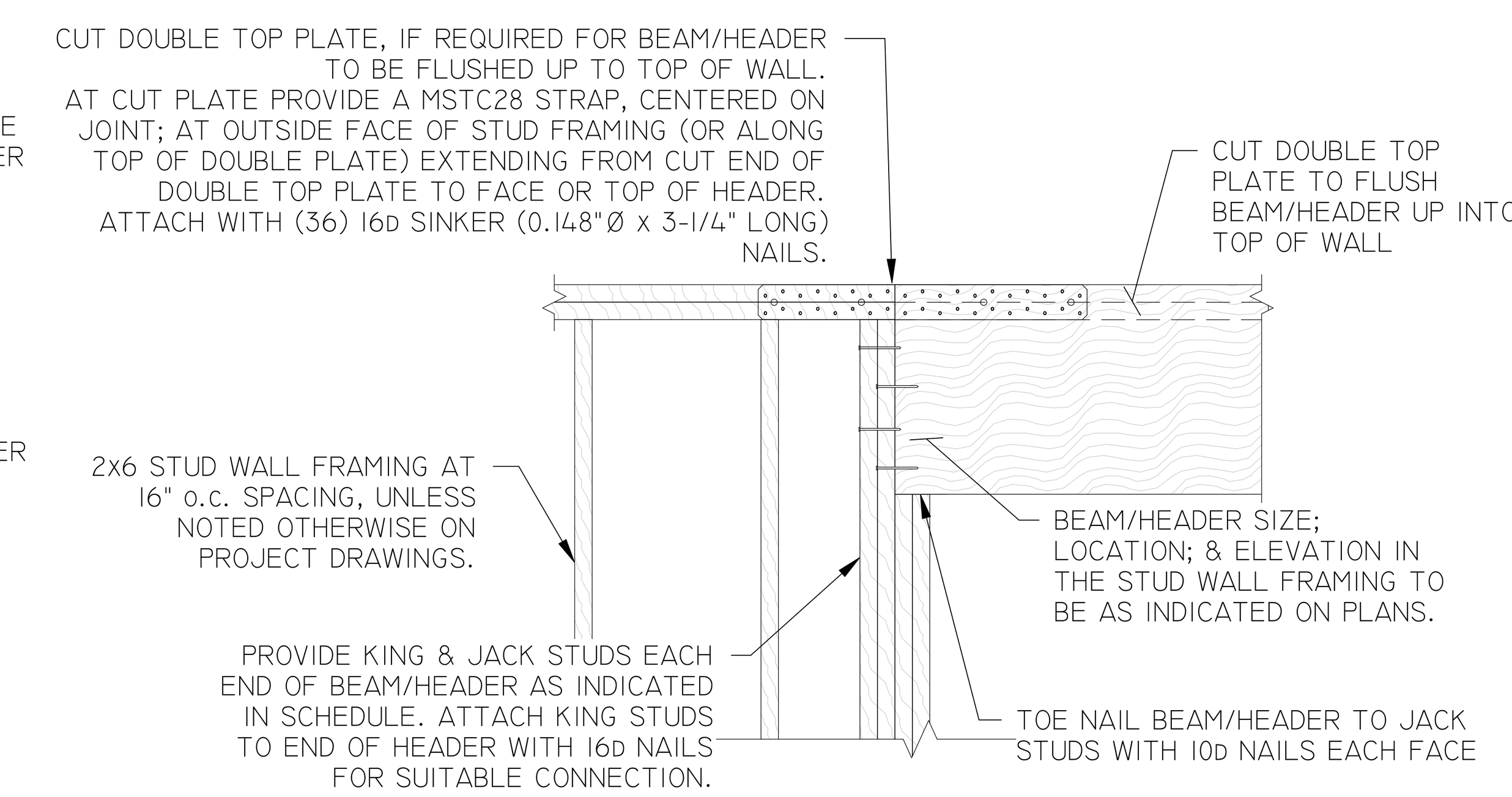
5 S6.1 TYP. WF TO ISO WOOD COL DETAIL
SCALE: 3/4" = 1'-0"



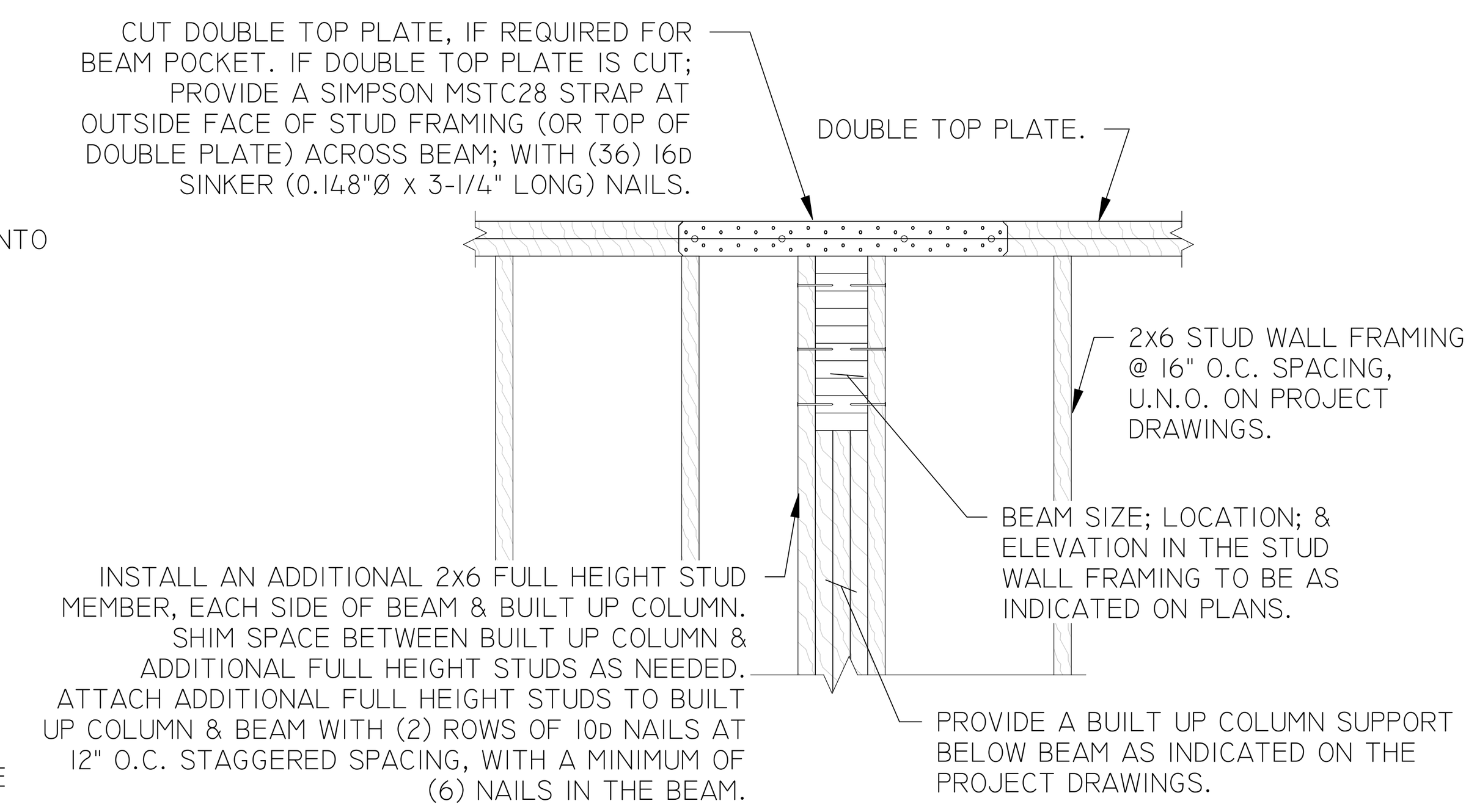
6 S6.1 TYPICAL FLUSHED UP WF TO COLUMN DETAIL
SCALE: N.T.S.



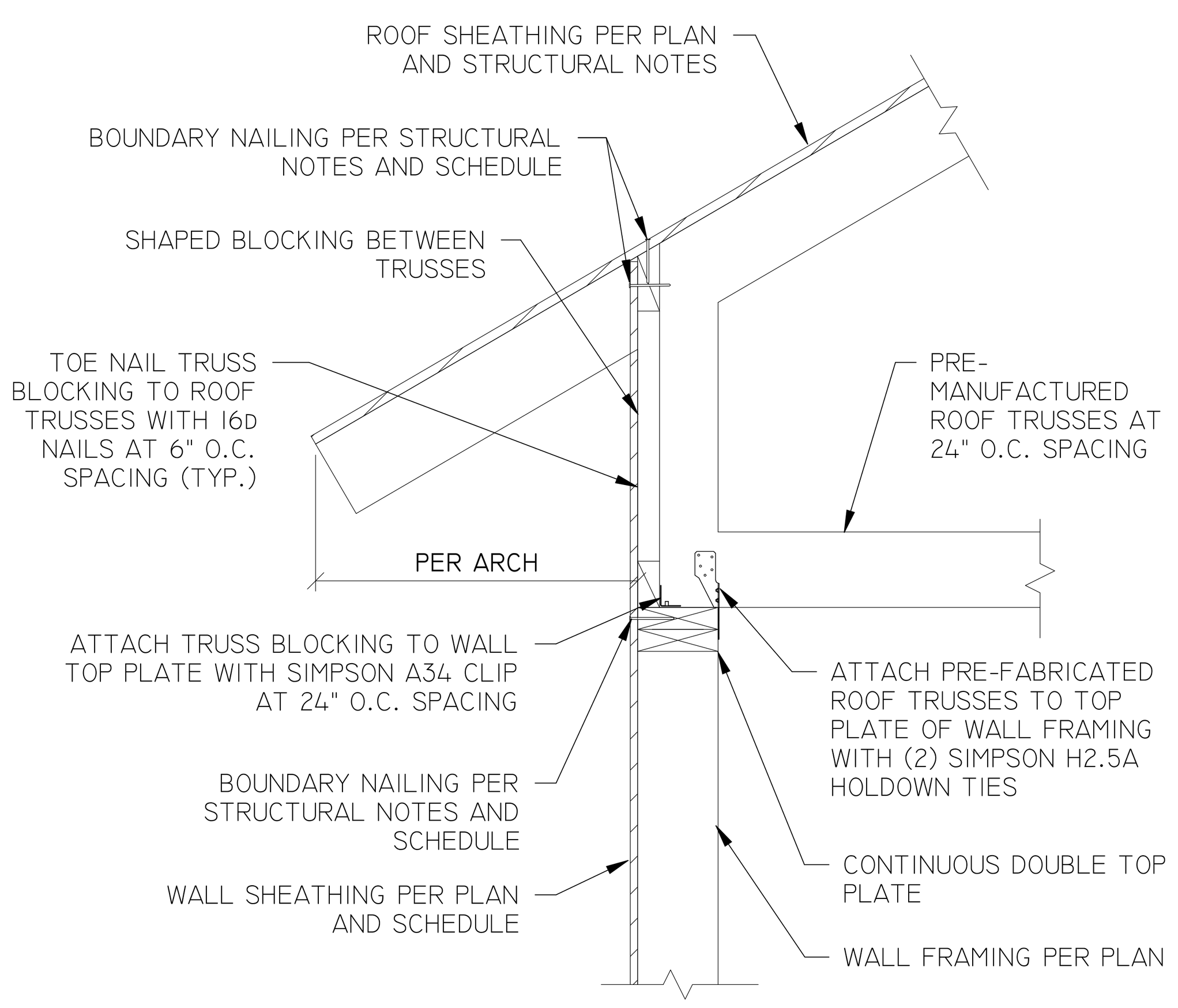
7 S6.1 TYPICAL WF TO WALL COLUMN DETAIL
SCALE: N.T.S.



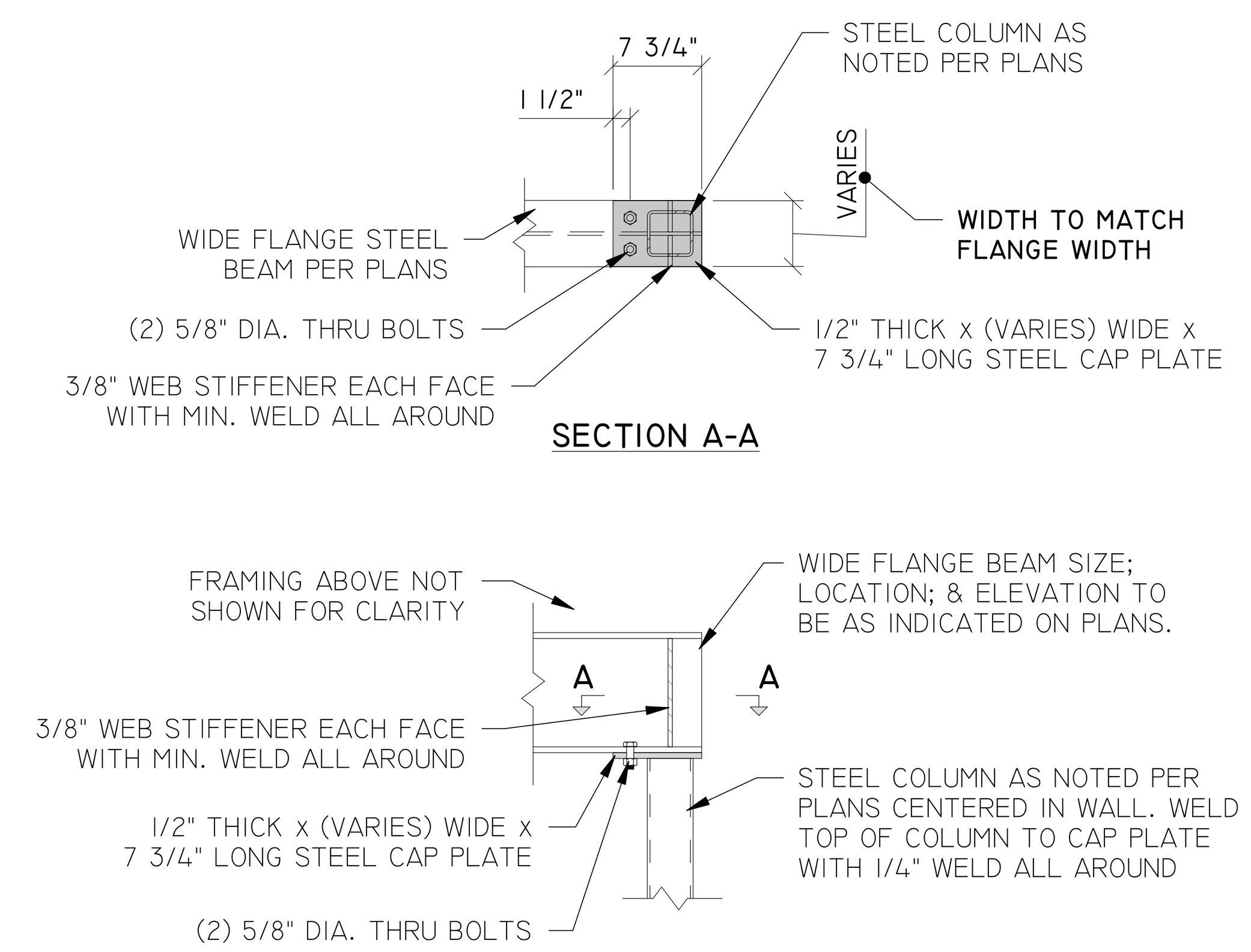
8 S6.1 TYPICAL BM/HDR FLUSHED UP TOP PLATE DETAIL
SCALE: N.T.S.



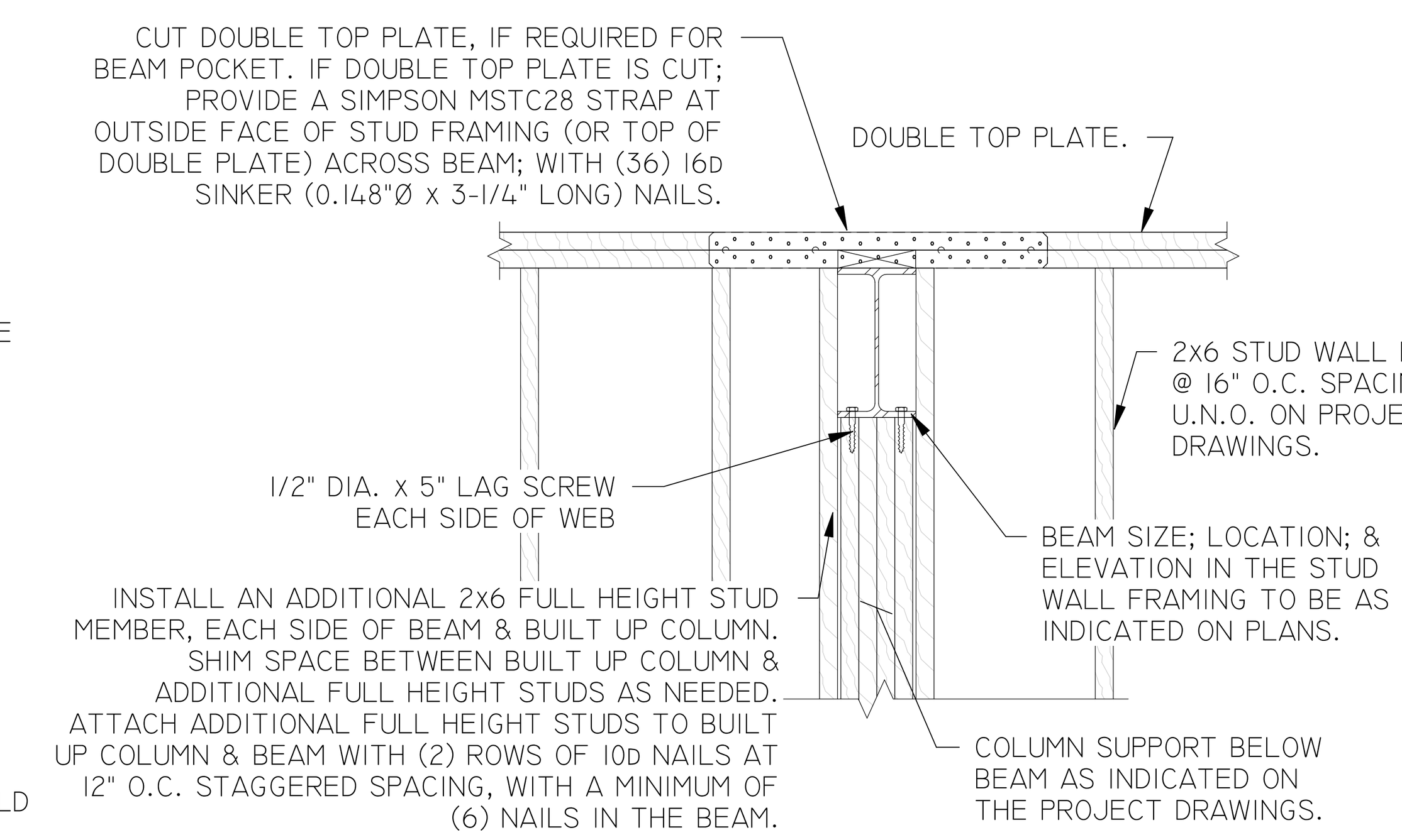
9 S6.1 TYPICAL END BEAM POCKET DETAIL
SCALE: N.T.S.



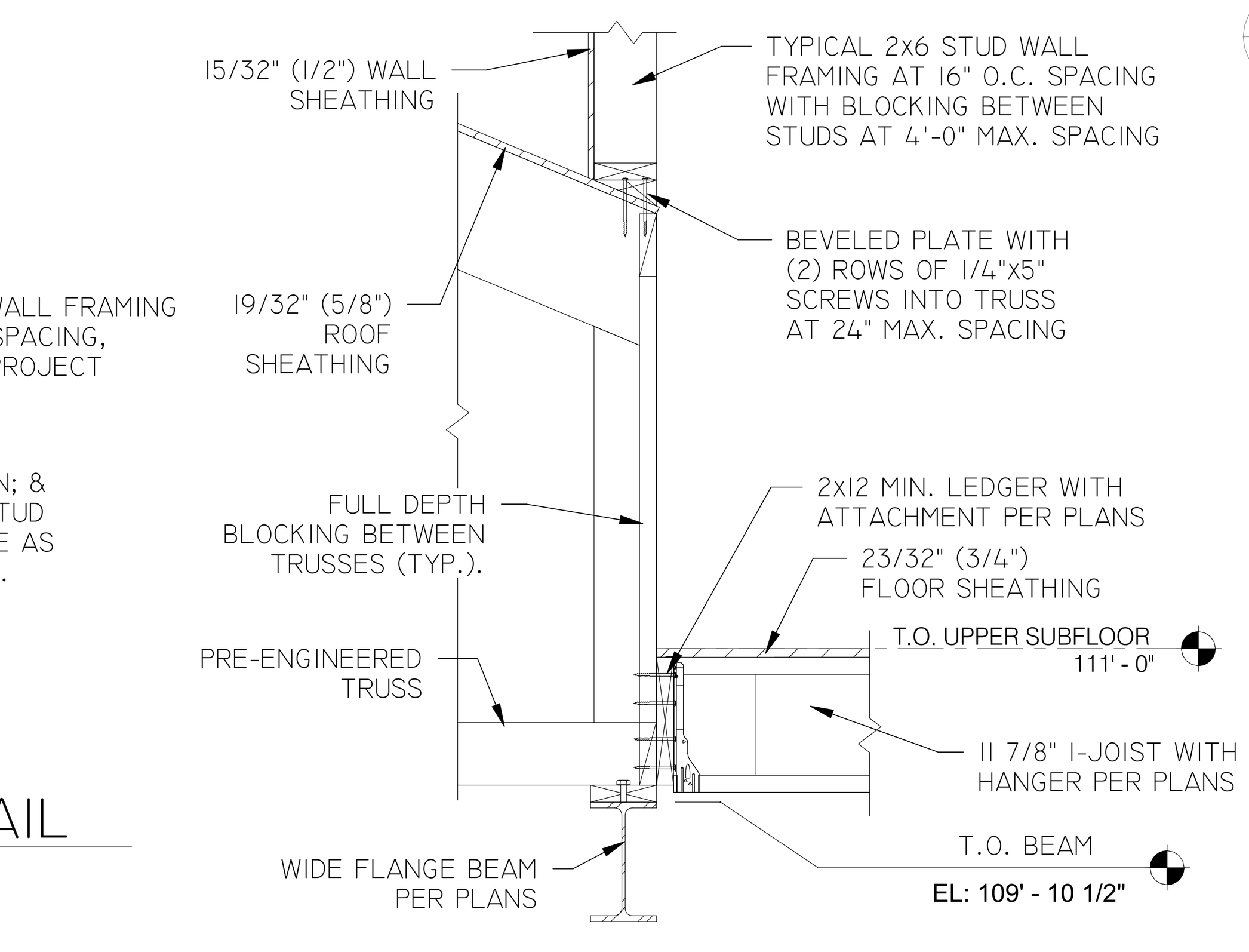
10 S6.1 TYPICAL FLAT TRUSS AT TOP PLATE
SCALE: N.T.S.



11 S6.1 TYP. WF TO TS COLUMN BOLTED AT END
SCALE: 3/4" = 1'-0"

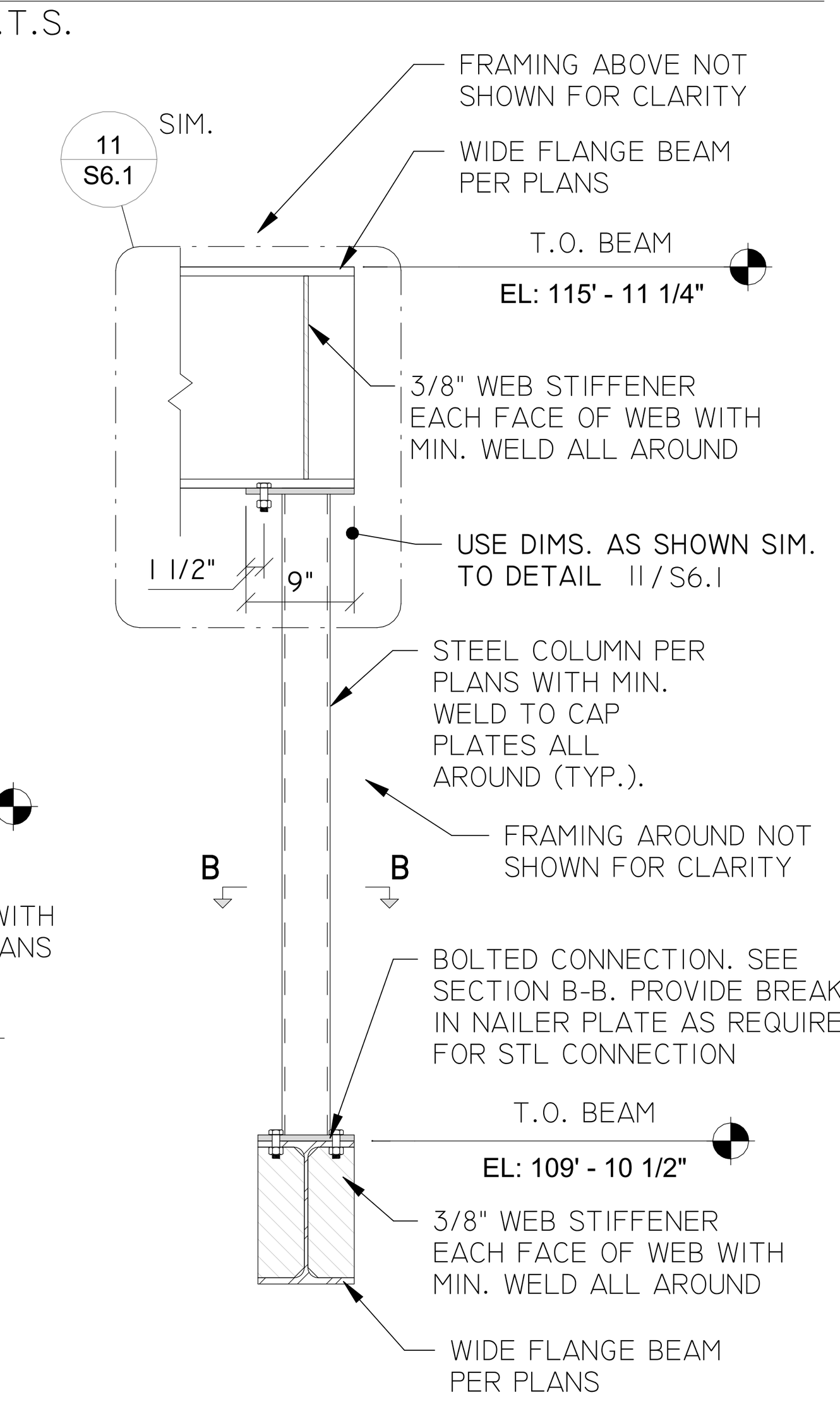


12 S6.1 TYPICAL WF END BEAM POCKET DETAIL
SCALE: N.T.S.

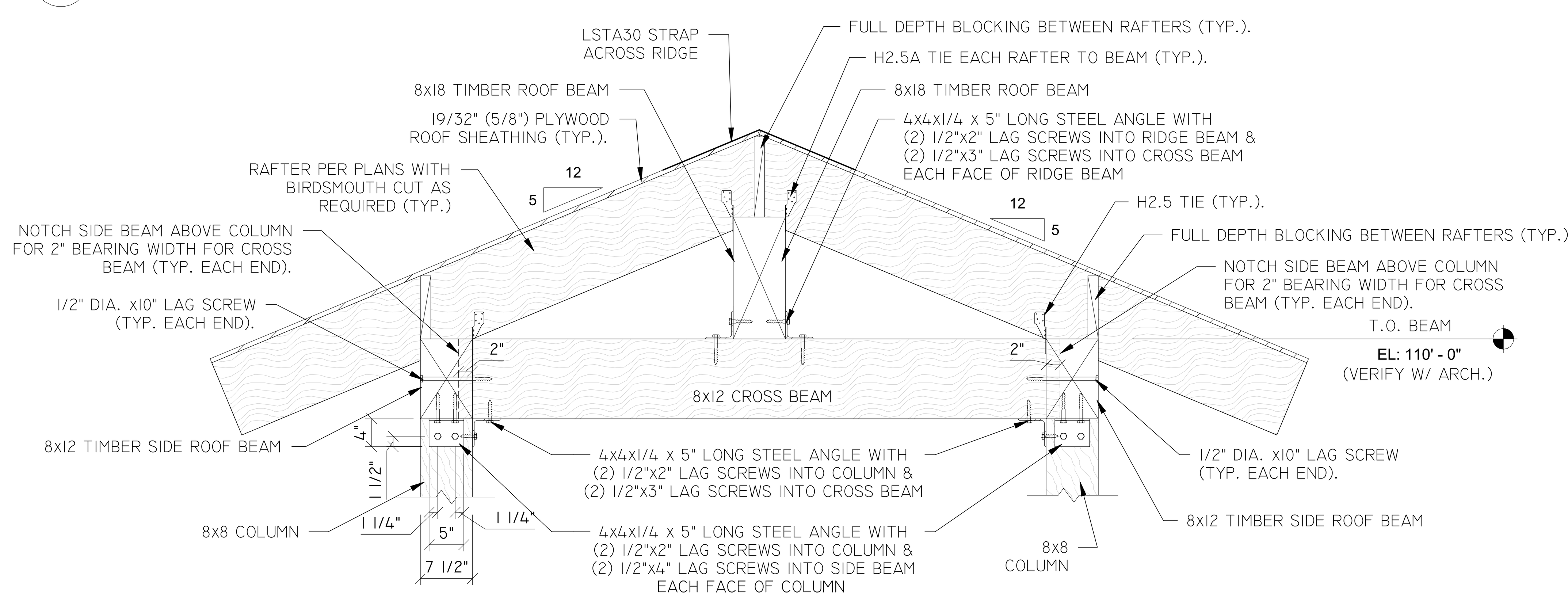


NOTE:
FOR TYPICAL TRUSS BEARING & NAILING SEE DETAIL 10 / S6.1

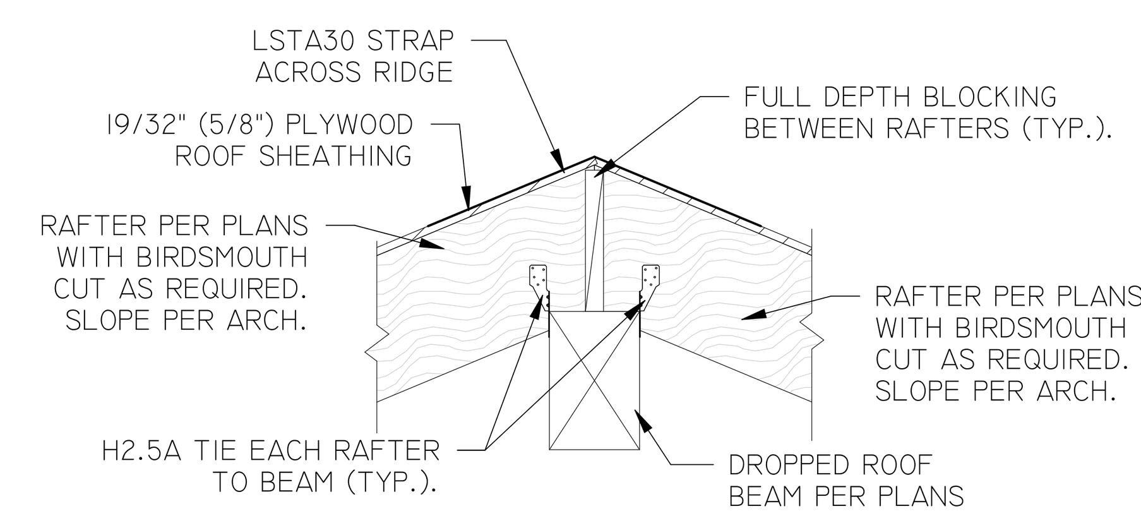
13 S6.1 TRUSS WF & LEDGER FLR DETAIL
SCALE: 3/4" = 1'-0"



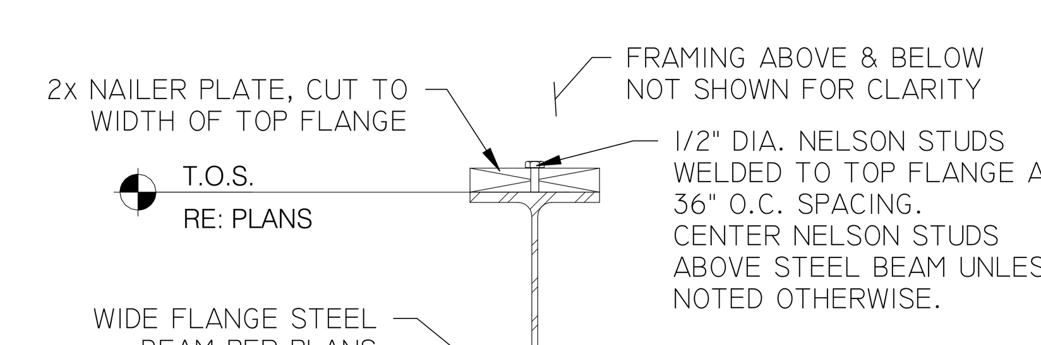
14 S6.1 GR RB TO CROSS BM DETAIL
SCALE: 3/4" = 1'-0"



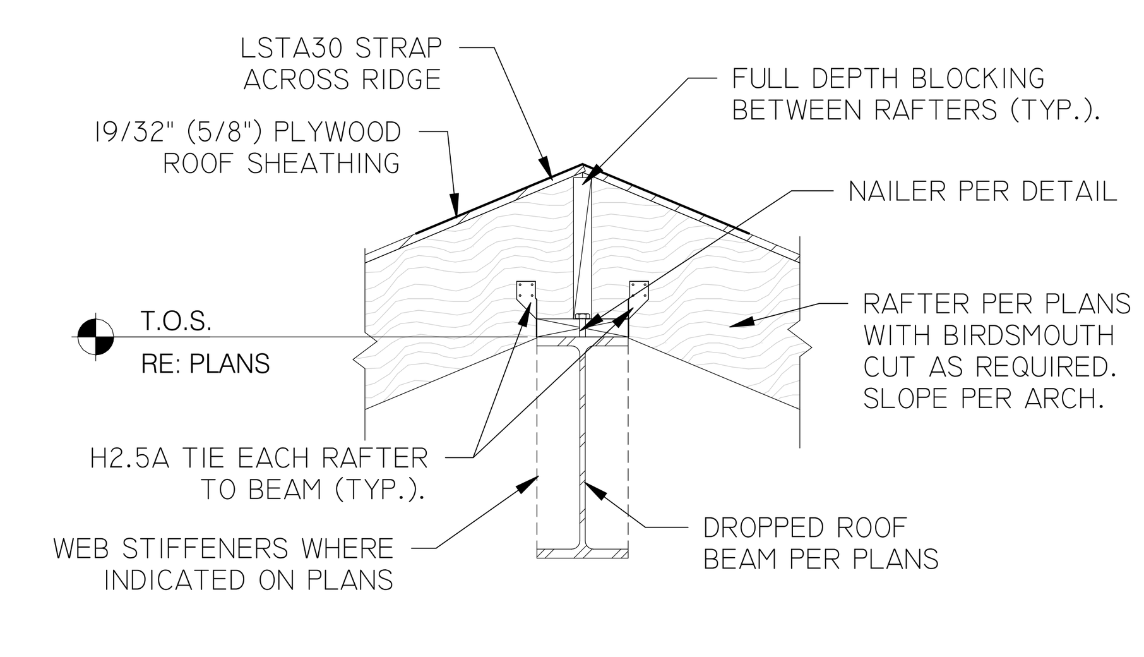
15 S6.1 ENTRY ROOF FRAMING DETAIL
SCALE: 3/4" = 1'-0"



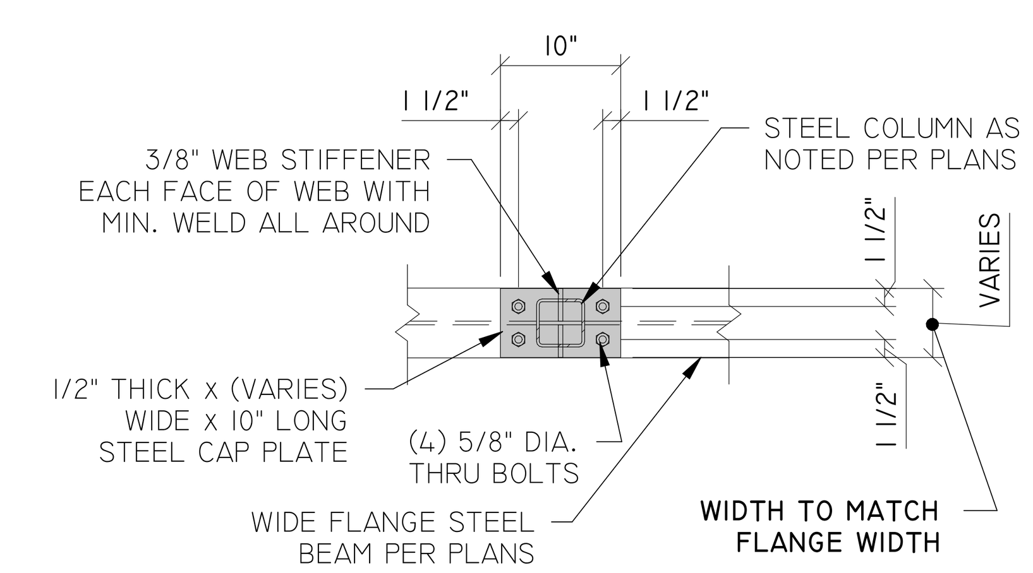
16 S6.1 TYP. DROPPED RF BM FRAMING
SCALE: 3/4" = 1'-0"



17 S6.1 WF WOOD INFILL & NAILER DETAIL
SCALE: N.T.S.



18 S6.1 TYP. DROPPED WF RF BM FRAMING
SCALE: 3/4" = 1'-0"



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

REV.		
DATE	6/2/2026	
ENGINEERED	MC	
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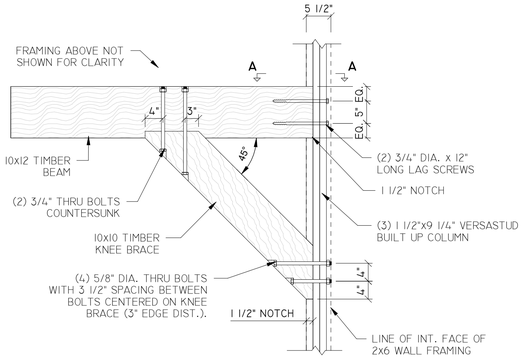
COLORADO LICENSED PROFESSIONAL ENGINEER 60523

DRAWING TITLE
FRAMING DETAILS

JOB TITLE
LAUDNER RESIDENCE
601B FRISCO STREET
FRISCO, COLORADO

DRAWING NO
S6.1

JOB NO
25-64-01



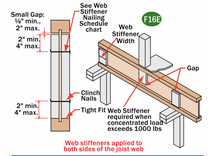
1 S6.2 STRUCTURAL KNEE BRACE DETAIL

SCALE: 3/4" = 1'-0"

BACKER AND FILLER BLOCK DIMENSIONS

Series	Backer Block Thickness	Filler Block Thickness
5000 1.7	¾" or ⅞" wood panels	Two ¾" wood panels or 2x_
6000 1.8	1⅛" or two ½" wood panels	2x_ + ⅞" or ½" wood panel
6500 1.8	1⅛" or two ⅝" wood panels	2x_ + ⅝" or ¾" wood panel
60 2.0	1⅛" or two ½" wood panels	2x_ + ⅞" or ½" wood panel
90 2.0	2x_ lumber	Double 2x_ lumber

- Cut backer and filler blocks to a maximum depth equal to the web depth minus ¼" to avoid a forced fit.



Web Stiffener Specifications

BCI® Joist Series	For Structural Capacity (Min. Thick)	Lateral Restraint in Hanger	Minimum Width
5000 1.7	⅝"	¾"	2⅜"
6000 1.8	¾"	⅞"	2⅝"
6500 1.8	¾"	1" or 1⅛"	2⅝"
60 2.0	¾"	⅞"	2⅝"
90 2.0	2x4 lumber (vertical)		

NOTES

- Web stiffeners are optional except as noted below.
- Web stiffeners are always required for all 18" and 20" BCI® Joists at all bearing locations.
- Web stiffeners are always required in hangers that do not extend up to support the top flange of the BCI® Joist. Web stiffeners may be required with certain sloped or skewed hangers or to achieve uplift values. Refer to the hanger manufacturer's installation requirements.
- Web stiffeners are always required in certain roof applications. See Roof Framing Details on page 14.
- Web stiffeners are always required under concentrated loads that exceed 1000 pounds. Install the web stiffeners snug to the top flange in this situation. Follow the nailing schedule for intermediate bearings.
- Web stiffeners may be cut from structural rated wood panels, engineered rimboard or 2x lumber (BCI® 90 only).
- For Structural Capacity: Web stiffeners needed to increase the BCI® Joist's reaction capacity at a specific bearing location.
- Lateral Restraint in Hanger: Web stiffeners needed when hanger does not lateral support the top flange (e.g., adjustable height hangers). Web stiffeners may be of multiple thickness (e.g., BCI® 6500, double ½" panel OK).
- Web stiffeners may be used to increase allowable reaction values. See BCI® Design Properties on page 24 or the BC CALC® software.

Web Stiffener Nailing Schedule

BCI® Joist Series	Joist Depth	Bearing Location: End	Bearing Location: Intermediate
5000 1.7	9½"	2-8d	2-8d
	11⅞"	2-8d	3-8d
	14"	2-8d	5-8d
6000 1.8	9½"	2-8d	2-8d
	11⅞"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
6500 1.8	9½"	2-8d	2-8d
	11⅞"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
60 2.0	11⅞"	2-8d	3-8d
	14"	2-8d	5-8d
	16"	2-8d	6-8d
90 2.0	11⅞"	3-16d	3-16d
	14"	5-16d	5-16d
	16"	6-16d	6-16d
	18"	7-16d	7-16d
	20"	8-16d	8-16d

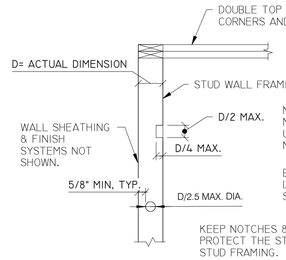
2 S6.2 BCI I-JOISTS WEB STIFFENER REQUIREMENTS

SCALE: N.T.S.

STUD SIZE (D= ACTUAL DEPTH)	MAX. HOLE DIA. (DIA=D/2.5 MAX.)	MAX. NOTCH DEPTH (D/4 MAX.)
2x4	1-3/8"	7/8"
2x6	2-3/16"	1-3/8"
2x8	2-7/8"	1-3/4"

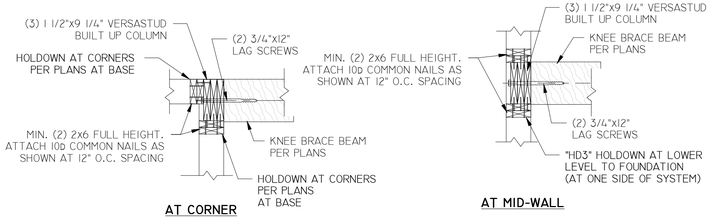
NOTES:
1. BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN STUD.
2. IF THE HOLE DIA. IS TO EXCEED THE D/2.5 MAX., A HOLE DIAMETER THAT IS LESS THAN 60% OF THE STUD ACTUAL DEPTH CAN BE LOCATED IN NO MORE THAN TWO SUCCESSIVE STUDS; AND BOTH STUDS MUST BE DOUBLED. THIS CAN NOT BE USED WHERE STUDS ARE SUPPORTING A WINDOW HEADER OR COLUMN LOAD FROM ABOVE. 5/8" MIN. CLEAR DISTANCE TO EACH EDGE OF STUD MUST BE MAINTAINED.
3. AT INTERIOR NON-BEARING STUD WALLS, THE MAXIMUM BORED HOLE DIAMETER IS 60% OF THE STUD DEPTH, THE MAXIMUM NOTCH DEPTH IS 40% OF THE STUD DEPTH. A 5/8" EDGE DISTANCE AT EACH EDGE MUST BE MAINTAINED, AND BORED HOLES SHALL NOT BE LOCATED IN THE SAME CROSS SECTION OF CUT OR NOTCH IN THE STUD.

CUTS, NOTCHES, AND BORED HOLES IN COLUMNS, HEADER SUPPORT MEMBERS, WALL TOP PLATES, OR BUILT UP COLUMNS SUPPORTING LOADING FROM ABOVE ARE PROHIBITED, EXCEPT WHERE PERMITTED BY THE PROJECT ENGINEER.



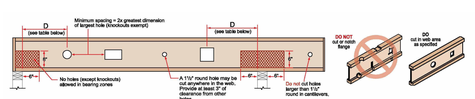
3 S6.2 ALLOWABLE PLACEMENT OF HOLES & NOTCHES IN BEARING WALL STUDS

SCALE: N.T.S.



SECTION A-A

SCALE: 3/4" = 1'-0"



Minimum distance from support, listed in table below, is required for all holes greater than 1½"

Round Hole Diameter [in]		2	3	4	5	6	7	8	8⅞	10	11	12	13	14	15
Rectangular Hole Side [in]		-	-	-	2	3	5	7	8	-	-	-	-	-	-
Any 11⅞" Joist	Span [ft]														
	8	1'-0"	1'-1"	1'-6"	2'-0"	2'-5"	2'-11"	3'-5"	3'-10"						
	12	1'-0"	1'-7"	2'-3"	3'-0"	3'-8"	4'-5"	5'-1"	5'-8"						
	16	1'-2"	2'-1"	3'-0"	4'-0"	4'-11"	5'-10"	6'-10"	7'-8"						
	20	1'-5"	2'-7"	3'-10"	5'-0"	6'-2"	7'-4"	8'-6"	9'-7"						

4 S6.2 ALLOWABLE PLACEMENT OF HOLES & NOTCHES IN I-JOISTS

SCALE: N.T.S.

Top-Loaded Applications

For top-loaded beams and beams with side loads with less than those shown:

Plies	Depth	Nailing	Maximum Uniform Load From One Side
(2) 1¾" plies	Depth 11⅞" & less	2 rows 16d box/sinker nails @ 12" o.c.	400 plf
	Depth 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	600 plf
(3) 1¾" plies (2)	Depth 11⅞" & less	2 rows 16d box/sinker nails @ 12" o.c.	300 plf
	Depth 14" - 18"	3 rows 16d box/sinker nails @ 12" o.c.	450 plf
(4) 1¾" plies	Depth 18" & less	2 rows ½" bolts @ 24" o.c., staggered	335 plf
(2) 3½" plies	Depth 18" & less	2 rows ½" bolts @ 24" o.c., staggered	855 plf
	Depth 20" - 24"	3 rows ½" bolts @ 24" o.c., staggered every 8"	1285 plf

1. Beams wider than 7" must be designed by the engineer of record.
2. All values in these tables may be increased by 15% for snow-load roofs and by 25% for non-snow load roofs where the building code allows.
3. Use allowable load tables or BC CALC® software to size beams.
4. An equivalent specific gravity of 0.5 may be used when designing specific connections with VERSA-LAM®.
5. Connection values are based upon the 2005 NDS.
6. ***FastenMaster TrussLok, Simpson Strong-Tie SDW or SDS, and USP WS screws may also be used to connect multiple member VERSA-LAM® beams, contact Boise Cascade EWP Engineering for further information.***

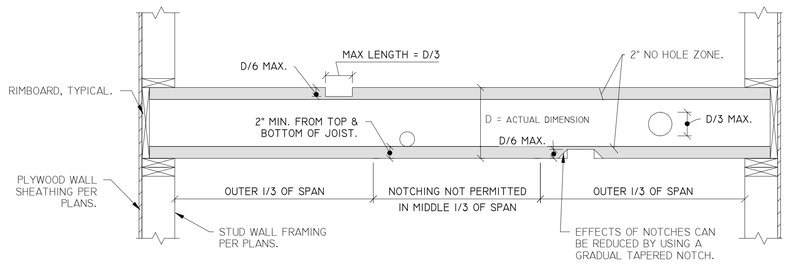
5 S6.2 NAILING SCHEDULE FOR VERSALAM LVL PLIES

SCALE: N.T.S.

JOIST SIZE (D= ACTUAL DEPTH)	MAX. HOLE DIA. (DIA= D/3 MAX.)	MAX. HOLE DIA. (DIA= D/3 MAX.)
2x4	NONE	NONE
2x6	1-1/2"	7/8"
2x8	2-3/8"	1-1/4"
2x10	3"	1-1/2"
2x12	3-3/4"	1-7/8"

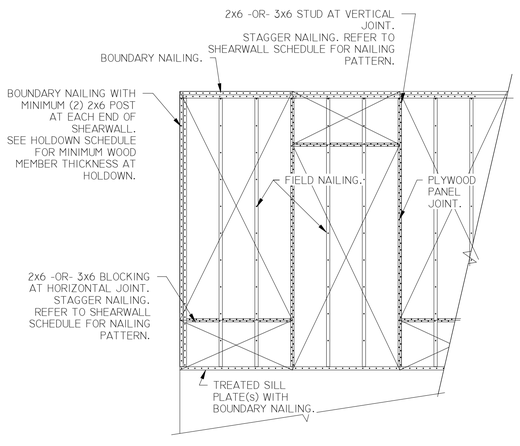
NOTES:
1. HOLES OR NOTCHES IN DIMENSIONAL FLOOR FRAMING CAN BE FIELD DRILLED OR CUT FOR ELECTRICAL AND PLUMBING RUNS IF THE GUIDELINES FROM THIS TABLE AND THE FIGURE BELOW ARE FOLLOWED.
2. THE TENSION SIDE OF MEMBERS 4 INCHES OR GREATER IN NOMINAL THICKNESS SHALL NOT BE NOTCHED.
3. HOLES BORED INTO THE MEMBER SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER; SHALL NOT BE CLOSER THAN 2" TO THE TOP OF BOTTOM OF THE MEMBER; AND SHALL NOT BE CLOSER THAN 2" TO ANY OTHER HOLE OR NOTCH IN THE MEMBER.
4. HOLES AND NOTCHES SHALL BE KEPT TO A MINIMUM, AND NO MORE THAN TWO HOLES AND/OR TWO NOTCHES SHALL BE BORED IN EACH FLOOR JOIST UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD.

CUTS, NOTCHES, AND BORED HOLES IN TRUSSES; STRUCTURAL COMPOSITE LUMBER; STRUCTURAL GLU-LAMINATED OR LVL MEMBERS; OR I-JOISTS ARE PROHIBITED; EXCEPT WHERE PERMITTED BY THE PROJECT ENGINEER.



6 S6.2 ALLOWABLE PLACEMENT OF HOLES & NOTCHES IN DIMENSIONAL LUMBER JOISTS

SCALE: N.T.S.



7 S6.2 TYPICAL PLYWOOD SHEARWALL NAILING DETAIL

SCALE: N.T.S.

REV.	DATE	ENGINEERED	DRAWN	CHECKED	APPROVED
	6/22/2026	MC	MC	MC	MC

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COLORADO LICENSED
CHRISTOPHER J. WARREN
60523
PROFESSIONAL ENGINEER

DRAWING TITLE: FRAMING DETAILS

JOB TITLE: LAUDNER RESIDENCE
601B FRISCO STREET
FRISCO, COLORADO

DRAWING NO: S6.2

JOB NO: 25-64-01

C:\Users\Michael\Campbell Documents\01_Job\2025\64-01 Laudner Residence Study\Drawings\Laudner Residence Structural Drawings.vwx

LAUDNER RESIDENCE EXTERIOR
LIGHTING FIXTURE SCHEDULE

EAST ELEVATION:

FRONT ENTRY:

1 HANGING PENDANT (FRONT DOOR), BLACK BRISCOE 18" BARN LIGHT, 60-WATT, 800 LM, CCT 2800K, CONTROL MECHANISM: DIMMER

2 WALL FIXTURES (ENTRY POSTS), BLACK WATTS CREEK 11" BARN LIGHTS, 60-WATT, 800 LM, CCT 2800K, CONTROL MECHANISM: DIMMER

GARAGE DOORS:

2 WALL FIXTURES (1 EA. ABOVE GARAGE DOOR), BLACK WATTS CREEK 11" BARN LIGHTS, 60-WATT, 800 LM, CCT 2800K, CONTROL MECHANISM: DIMMER

SOUTH ELEVATION:

NO EXTERIOR FIXTURES

WEST ELEVATION:

DINING ROOM PATIO DOOR:

1 WALL FIXTURE (ABOVE DOOR), BLACK WATTS CREEK 11" BARN LIGHT, 60-WATT, 800 LM, CCT 2800K, CONTROL MECHANISM: DIMMER

GARAGE ENTRY DOOR:

1 WALL FIXTURE (ABOVE DOOR), BLACK WATTS CREEK 11" BARN LIGHT, 60-WATT, 800 LM, CCT 2800K, CONTROL MECHANISM: DIMMER

NORTH ELEVATION:

GREAT ROOM PATIO DOOR:

1 WALL FIXTURE (ABOVE DOOR), BLACK WATTS CREEK 11" BARN LIGHT, 60-WATT, 800 LM, CCT 2800K, CONTROL MECHANISM: DIMMER

TOTAL SITE LUMENS CALCULATION: 6400 LM

LAUDNER RESIDENCE FRONT ENTRY FIXTURE

Craftmade

ZA5711-MN

Briscoe 1 Light 18"

Outdoor Pendant

in Midnight

SKU: ZA5711-MN

UPC: 647881247256

Weight: 3.20 LBS

The Briscoe Collection delivers the classic barn light silhouette on a larger scale. Suitable for indoor or outdoor installation, The Briscoe Pendant features a stacked neck design, gooseneck arm and longer dome in a rich midnight finish with contrasting white interior that illuminates the ground beneath without detracting from the beautiful sky above.

Product Specifications:
Finish: Midnight
Mounting Method: Downrod Only
Mounting Location: Damp/Wet
Downrod Count: 2
Downrod Length: 12”
Voltage: 120V/60Hz
Slope Mount: Yes
Bulb Count: 1
Fixture Wattage: 60
Lead Wire Length: 72
Approvals: cSGSus
Primary Socket Type: E26
Shade Height: 5.71
Shade Length: 18
Lighting Width: 18

Westinghouse

SPECIFICATION SHEET

Item Number 6120500

Watts Creek

Wall Fixture Textured Black Finish

Specifications

- Height: 11"
- Width: 11"
- Extends: 12.50"
- Height from Center of Outlet Box: 6.14"
- Back Plate: D: 5.71"
- Use (1) Medium (E26) Base Lamp, 60W Maximum

Installation

Refer to instruction manual for installation and additional warnings.
Consult a qualified electrician if unsure how to proceed.

Warranty Information - 5 Year Limited Warranty

This Westinghouse Lighting Fixture is warranted against defects in material and workmanship for a period of Five Years from purchase date.

WESTINGHOUSE LIGHTING

Specifications are subject to change without notice, please visit www.westinghouselighting.com for latest information.

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