

FRANK RESIDENCE

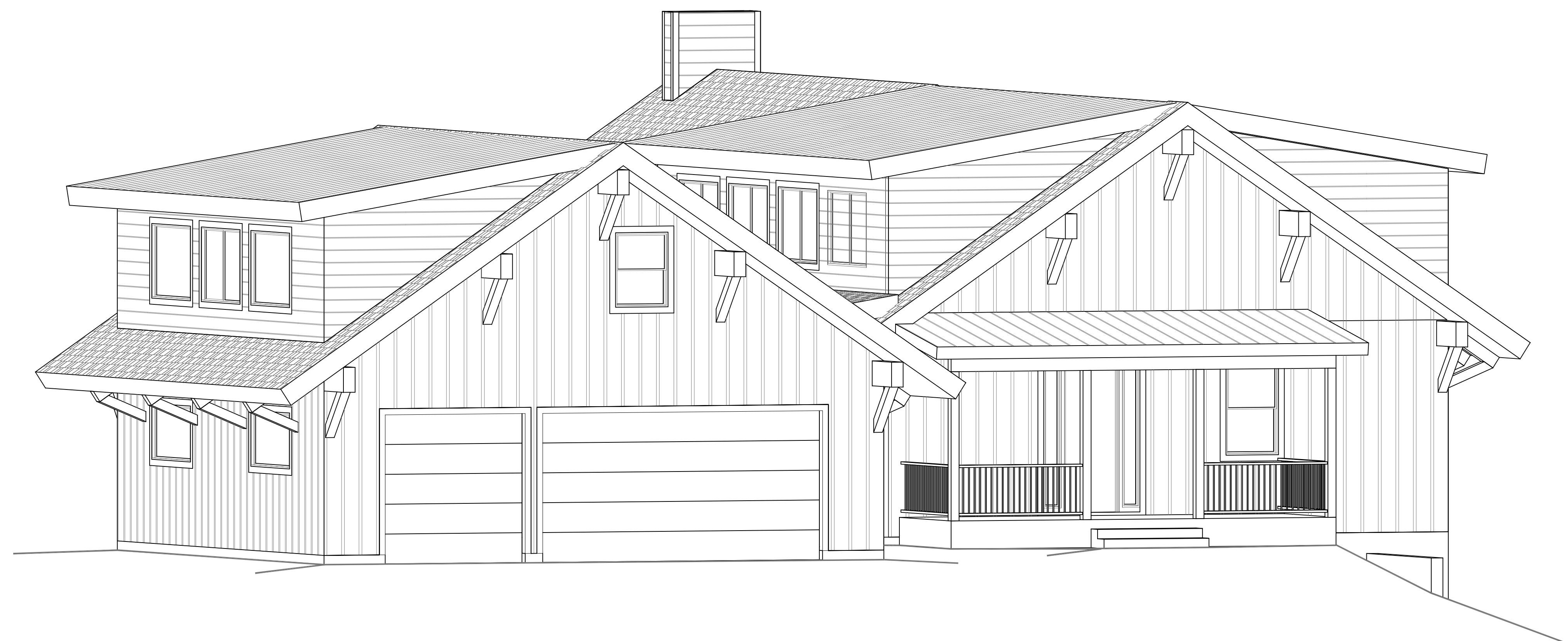
3505 LORRAINE ROAD
DOUGLAS COUNTY

SHEET SCHEDULE

- A0 - COVER SHEET
- A1 - MAIN FLOOR PLAN
- A1.1 - UPPER FLOOR PLAN
- A1.2 - LOWER FLOOR PLAN
- A1.3 - SITE PLAN
- A2 - ELEVATIONS
- A2.1 - ELEVATIONS
- S1 - FOUNDATION PLAN & NOTES
- S2 - FLOOR FRAMING PLAN
- S3 - UPPER FLOOR FRAMING PLAN
- S4 - ROOF FRAMING PLAN
- S5 - STRUCTURAL SECTIONS
- S6 - STRUCTURAL SECTIONS
- S7 - STRUCTURAL DETAILS

GENERAL NOTES

1. BUILDING DEPARTMENT: DOUGLAS COUNTY
2. Code Editions: 2021 IRC, 2021 IECC (International Energy Conservation Code)
3. Design Criteria: Roof-Ground Snow Load: 45psf; Wind Speed: 130mph V-ULT Exposure C; Seismic Design Category: B; Frost Line Depth: 36"
4. Building Review Findings: Stories: 2; Base Building Height: 32'-4"; Basement: Y (WALKOUT)
5. Elevation of building: 7254'
6. Gross Building Areas: MAIN FLOOR: 1988 s.f. LIVING, 1024 s.f. GARAGE., UPPER FLOOR: 1144 s.f., GARAGE UPPER: 809 s.f., LOWER FLOOR: 1988 s.f.; Total: 5959 s.f. LIVING SPACE: 1024 s.f. GARAGE
7. Type of Construction: CONCRETE FOUNDATION, SIP WALLS & ROOF
8. (2021IRC) ROOF: R-60 w/ 1" air space, Use 9" of spray foam or 3" min. spray foam tight to bot. of sheathing w/ batts below to alleviate roof ventilation requirement; WALLS: R-20 cavity + 5 c.i. or R-13 cavity + 10 c.i. or R-0 cavity + 15 c.i. in walls exposed to unconditioned spaces; FLOORS: R-30 in floors exposed to unconditioned spaces; FOUNDATION: R-19 cavity or R-13 cavity + 5 c.i. or R-15 c.i. at basement or crawlspace walls, R-10 24" deep at perimeter for frost protected thickened edge slabs, for heated slabs add min. R-5 under full slab area in addition to required slab edge insulation, the slab edge insulation at heated slabs shall not be required to extend below the slab; DOORS & WINDOWS: All new exterior Doors and Windows shall have a maximum .32 U-Factor (c.i. = continuous insulation)
9. Door and Window sizes are generic and read as Foot/Inch, i.e. 3668 = 3'-0" x 6'-8". Windows shall be Tempered if within 24" of door swings, less than 18" off the floor or within shower or bath tub walls. Egress windows shall have a minimum opening height of 24", a minimum opening width of 20", a minimum 5.7 s.f. (542 sq. in.) net clear opening and a maximum 44" tall sill height. Rough openings are the responsibility of and shall be provided by the Homeowner or Contractor. Doors separating garage from living space to be 1hr fire rated self closing. All new exterior Doors and Windows shall have a maximum .32 U-Factor.
10. Exterior walls to be per plan with 7/16" O.S.B sheathing at exterior and 1/2" sheetrock at interior, U.N.O., 5/8" fire rated sheetrock to be used as fire separation between garage and living space. Final interior and exterior finishes to be per owner. Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C 1325 or C 1178 or C 1278 respectively, shall be installed in accordance with the manufacturers' recommendations as backers for wall tile in tub and shower areas and wall panels in shower areas.
11. Roofing per plan with min. #30 felt underlayment with Ice and Water Shield at eaves and valleys per code. Provide a controlled method of water disposal from roofs that will collect and discharge all roof drainage to the ground surface at least 5' from foundation walls or to an approved drainage system.
12. Dimensions are to edge of framed walls, and to center of windows and doors, U.N.O. Use printed dimensions.
13. Electrical, Mechanical and Plumbing per Code: We do not provide an electrical plan as it is required to be installed per code, if you have any special needs or wants, contact your electrician. Plans show locations of furnace/heat system components, but specifications, sizing and duct work, etc... of same will be excluded. Plans show locations of major plumbing fixtures, but specifications of same will be excluded



A0

COVER SHEET

SCALE: 1/4" = 1'



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**FRANK
RESIDENCE**

NEW HOME AT
3505 LORRAINE ROAD
DOUGLAS COUNTY

OWNER:
SEAN & HANNAH FRANK
PHONE: 303-874-8246

DRAFTED BY:
DAVID BENJAMIN
ENGINEERING REVIEW:
MARK BENJAMIN / SETH HOOVER
ENGINEER OF RECORD:
MARK BENJAMIN, P.E.
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SCALE:
1/4" = 1' U.N.O.

**COVER
SHEET**

**FINAL
DATE
1/03/2024**

FINAL PLAN FOR BUILDING
DEPARTMENT REVIEW

ENGINEERS
JOB #
FRNK1-23388

**SHEET
A0**



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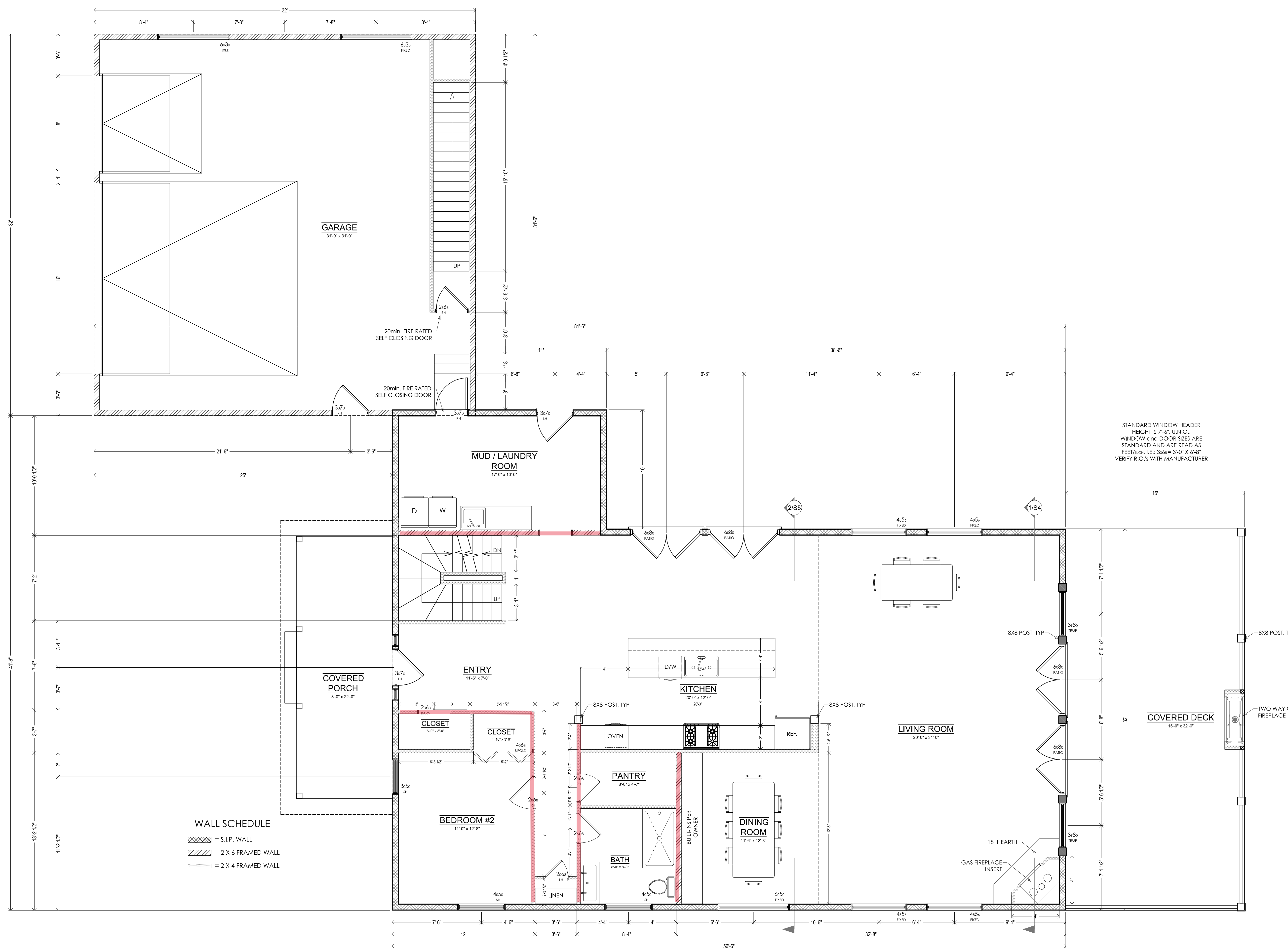
MAIN
FLOOR
PLAN

FINAL
DATE
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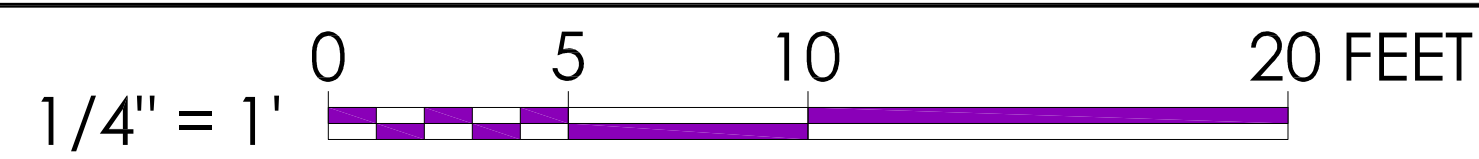
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SHEET
A1



A1

MAIN FLOOR PLAN 1988 s.f., GARAGE: 1024 s.f.



SCALE: 1/4" = 1'



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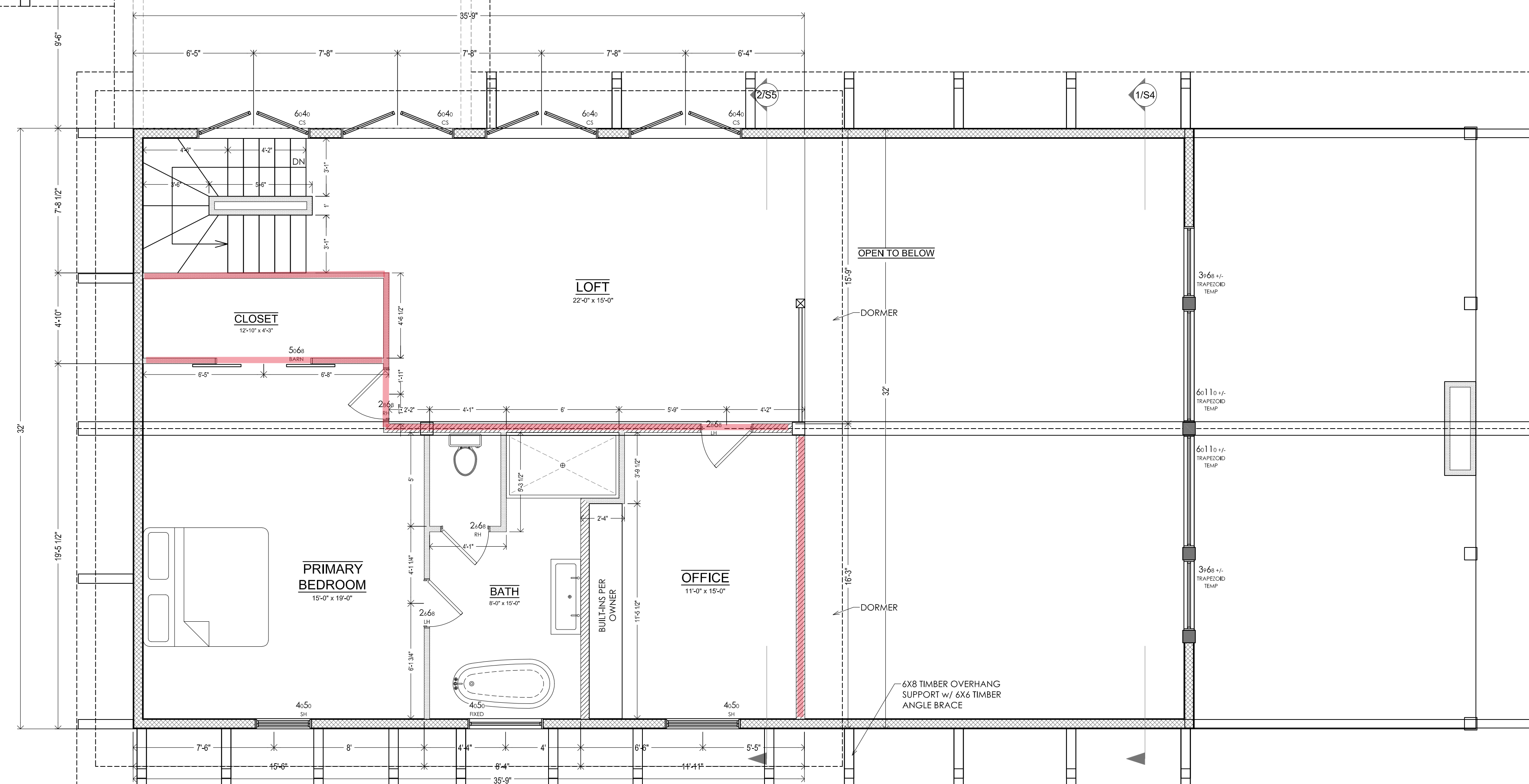
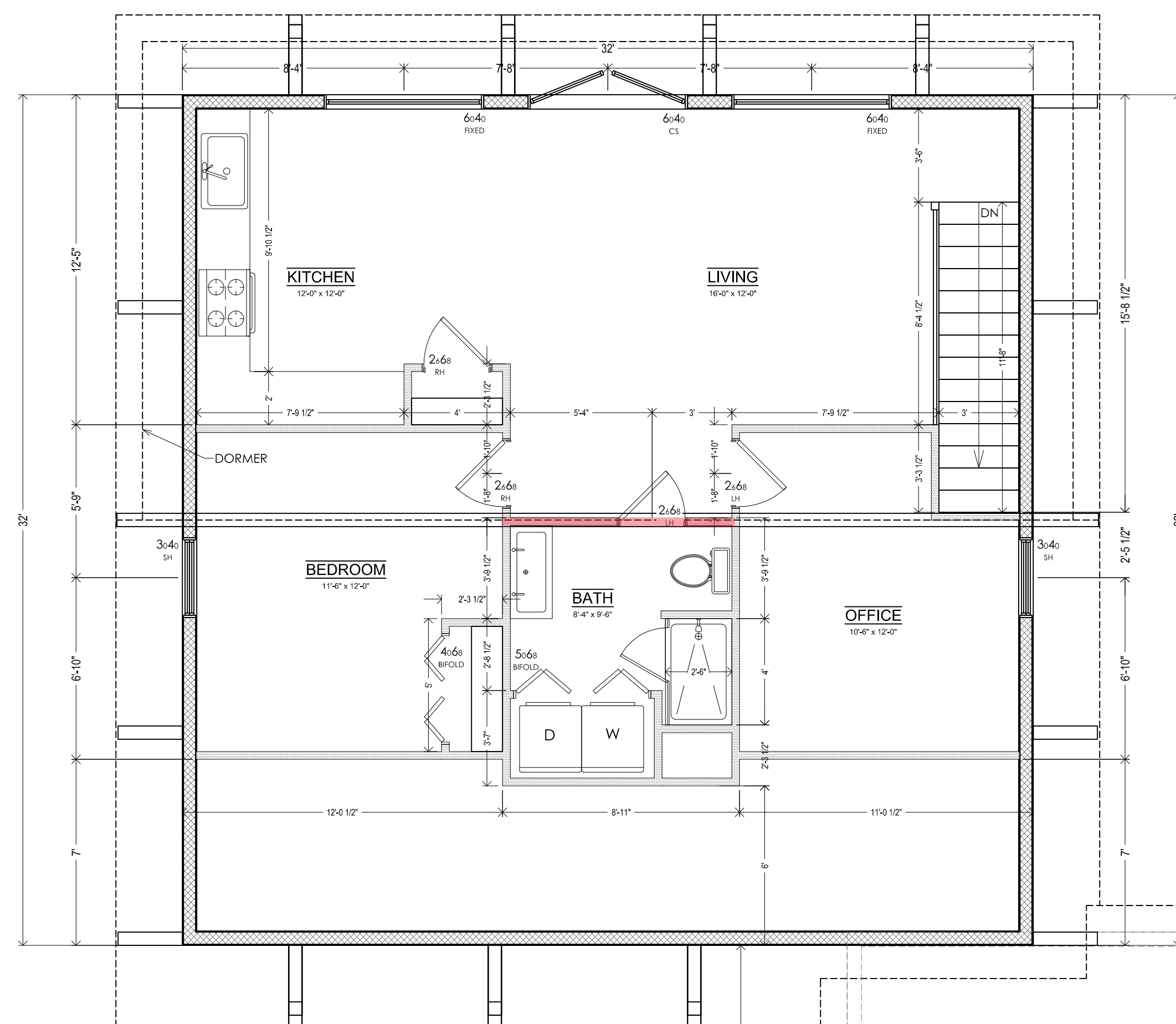
UPPER
 FLOOR
 PLAN

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SHEET
 A1.1



WALL SCHEDULE
 [Pattern] = S.I.P. WALL
 [Pattern] = 2 X 6 FRAMED WALL
 [Pattern] = 2 X 4 FRAMED WALL



A1.1

UPPER FLOOR PLAN

UPPER: 1144 s.f.; STORAGE: 781 s.f.

SCALE: 1/4" = 1'



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LOWER FLOOR PLAN

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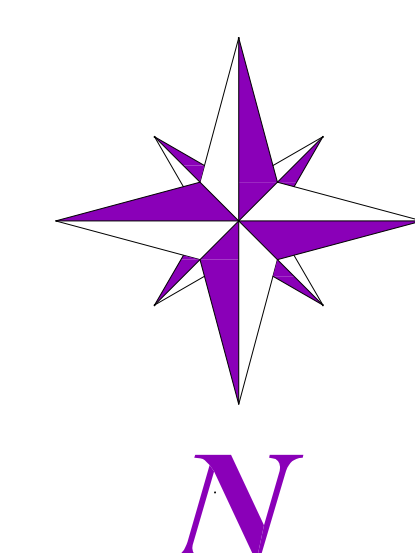
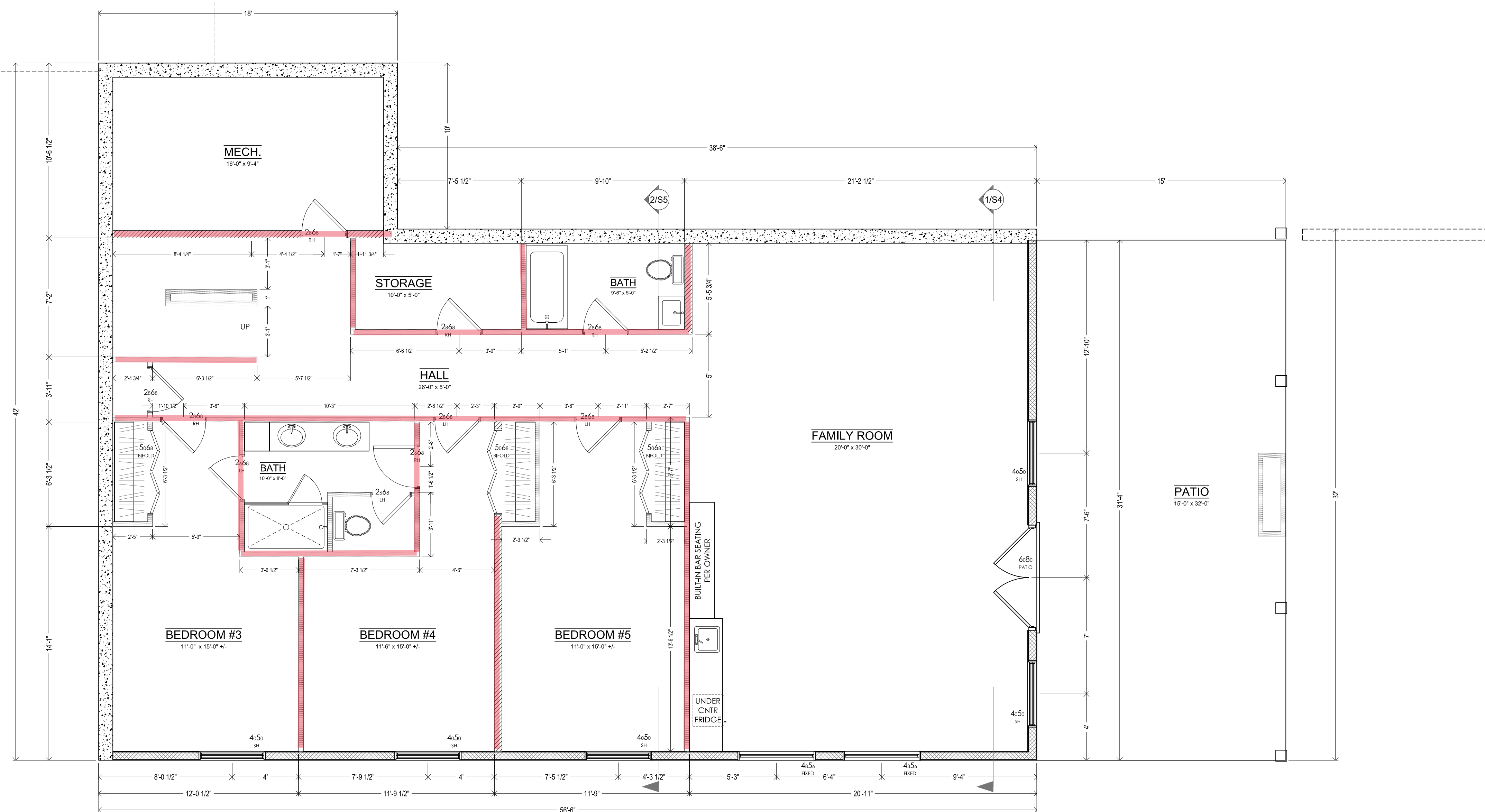
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SHEET
A1.2

WALL SCHEDULE

-
-
-
-

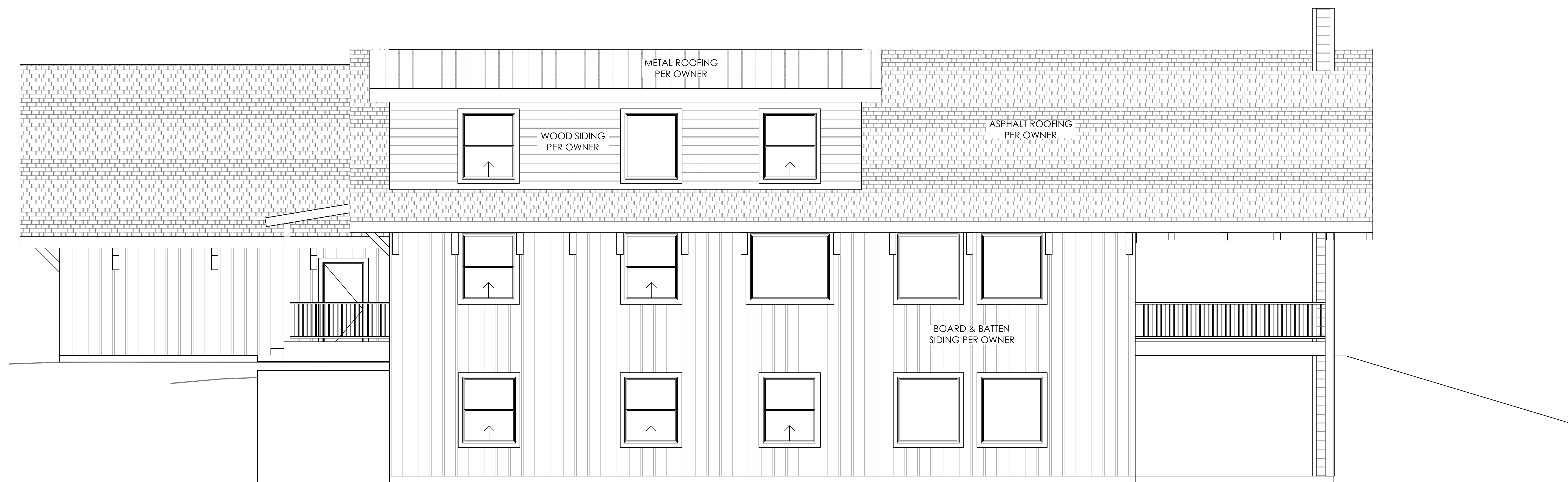
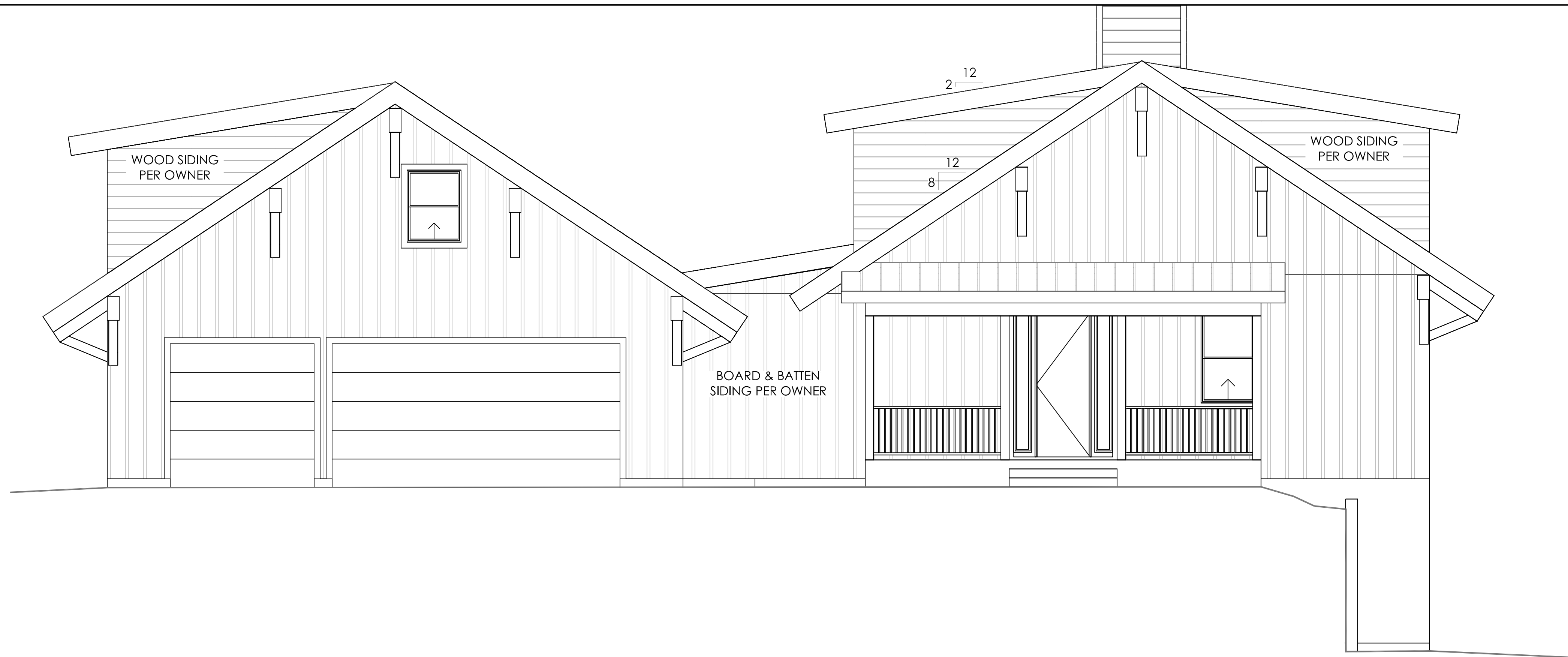


A1.2

LOWER FLOOR PLAN

1988 s.f.

SCALE: 1/4" = 1'

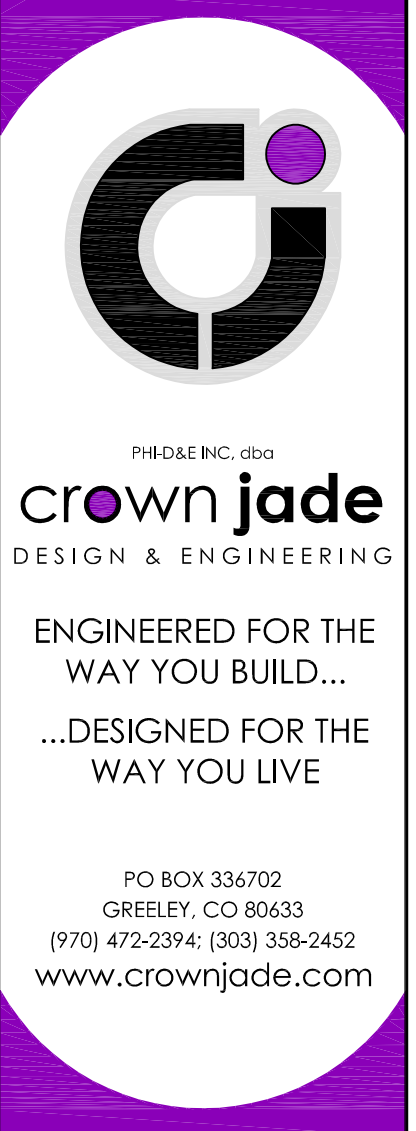


A2

ELEVATIONS

THE TYPE OF EXTERIOR FINISH, THE INSTALLATION AND THE WATERPROOFING DETAILS ARE ALL TO BE THE FULL RESPONSIBILITY OF THE OWNER/BUILDER. THIS DESIGNER ASSUMES NO RESPONSIBILITY FOR THE INTEGRITY OF THE BLDG. ENVELOPE

SCALE: 1/4" = 1'



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SHEET
A2



A2.1 ELEVATIONS

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**SHEET
A2.1**



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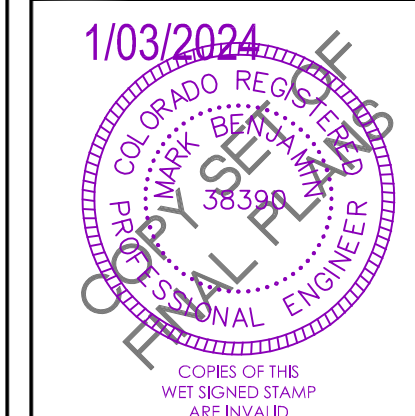
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FLOOR FRAMING PLAN

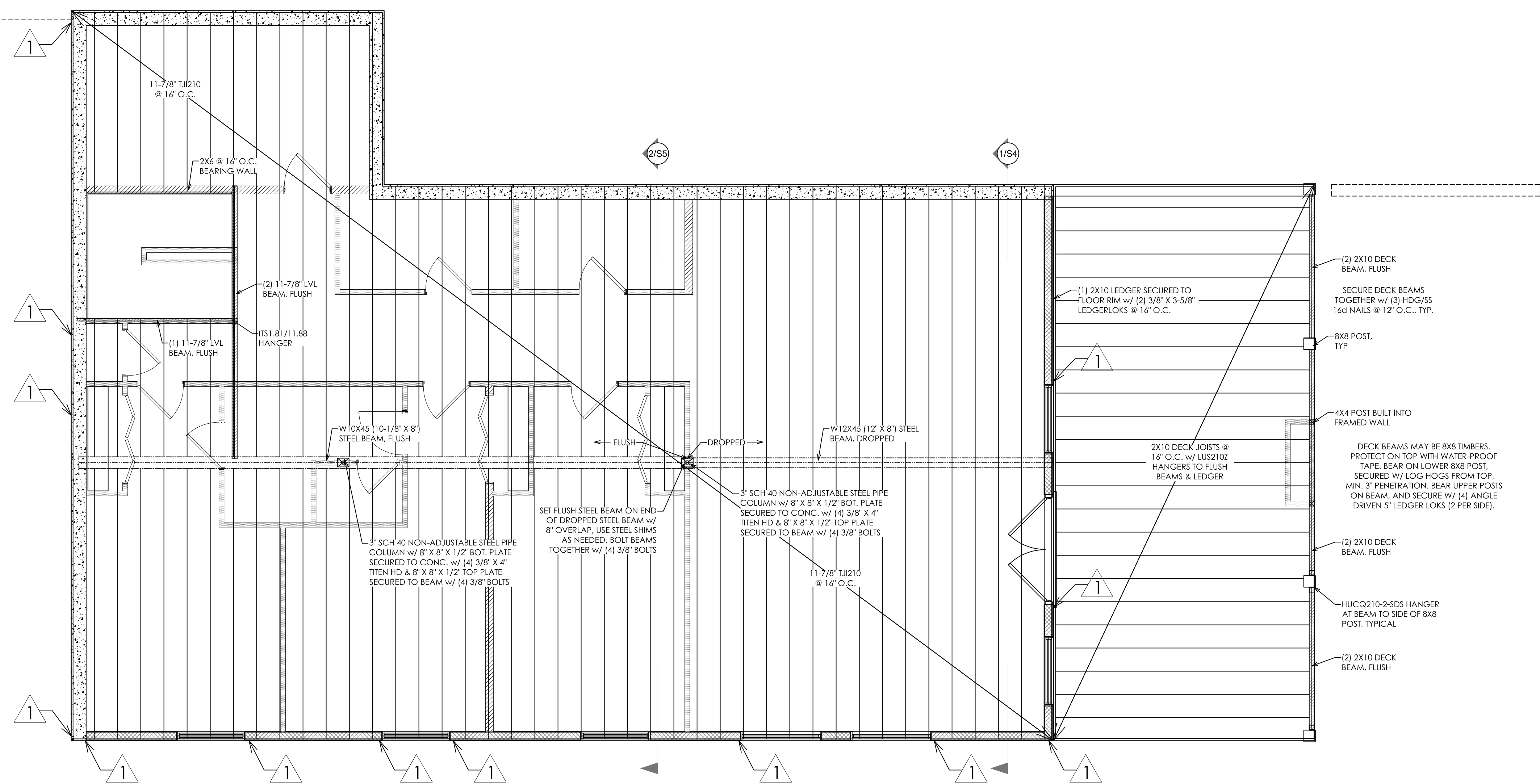
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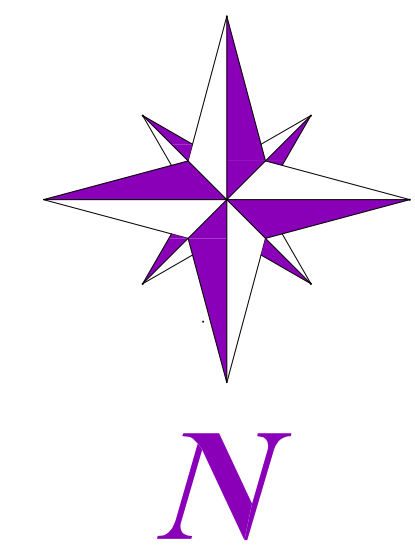
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S2

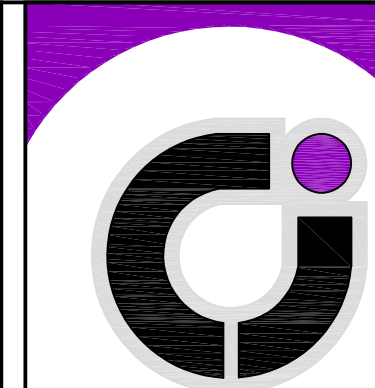


- = 10-1/4" SWA WALL
- = S.I.P. WALL
- = 2 X 6 FRAMED WALL
- = 2 X 4 FRAMED WALL

HOLD DOWN SCHEDULE	
1	(2) 2X6 POST w/ STHD14RJ AT LOCATIONS SHOWN
2	(2) 2X6 POST w/ MSTCS2 AT LOCATIONS SHOWN

BRACING SCHEDULE PER TABLE R602.10.4			
METHOD	MATERIAL	FASTENERS	SPACING
CS-WSP	7/16" OSB SHEATHING	8d NAILS OR PER TABLE R602.3	6" EDGES 12" FIELD





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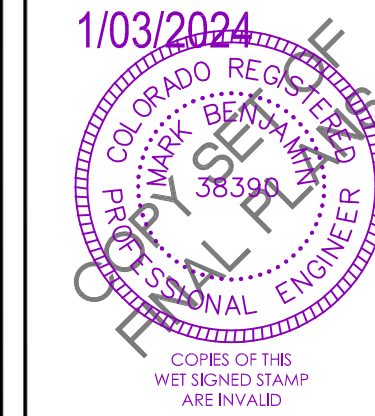
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**ROOF
FRAMING
PLAN**

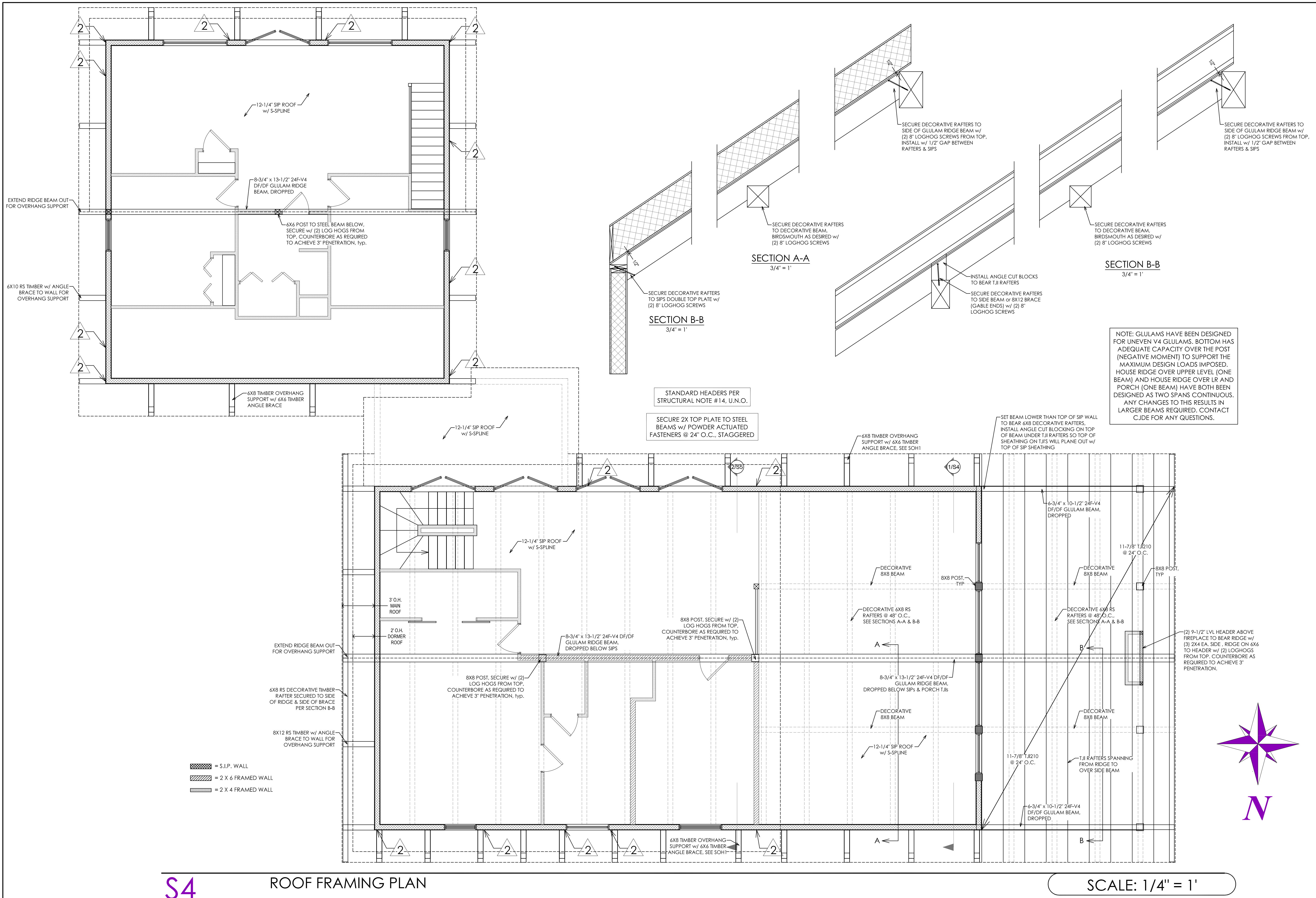
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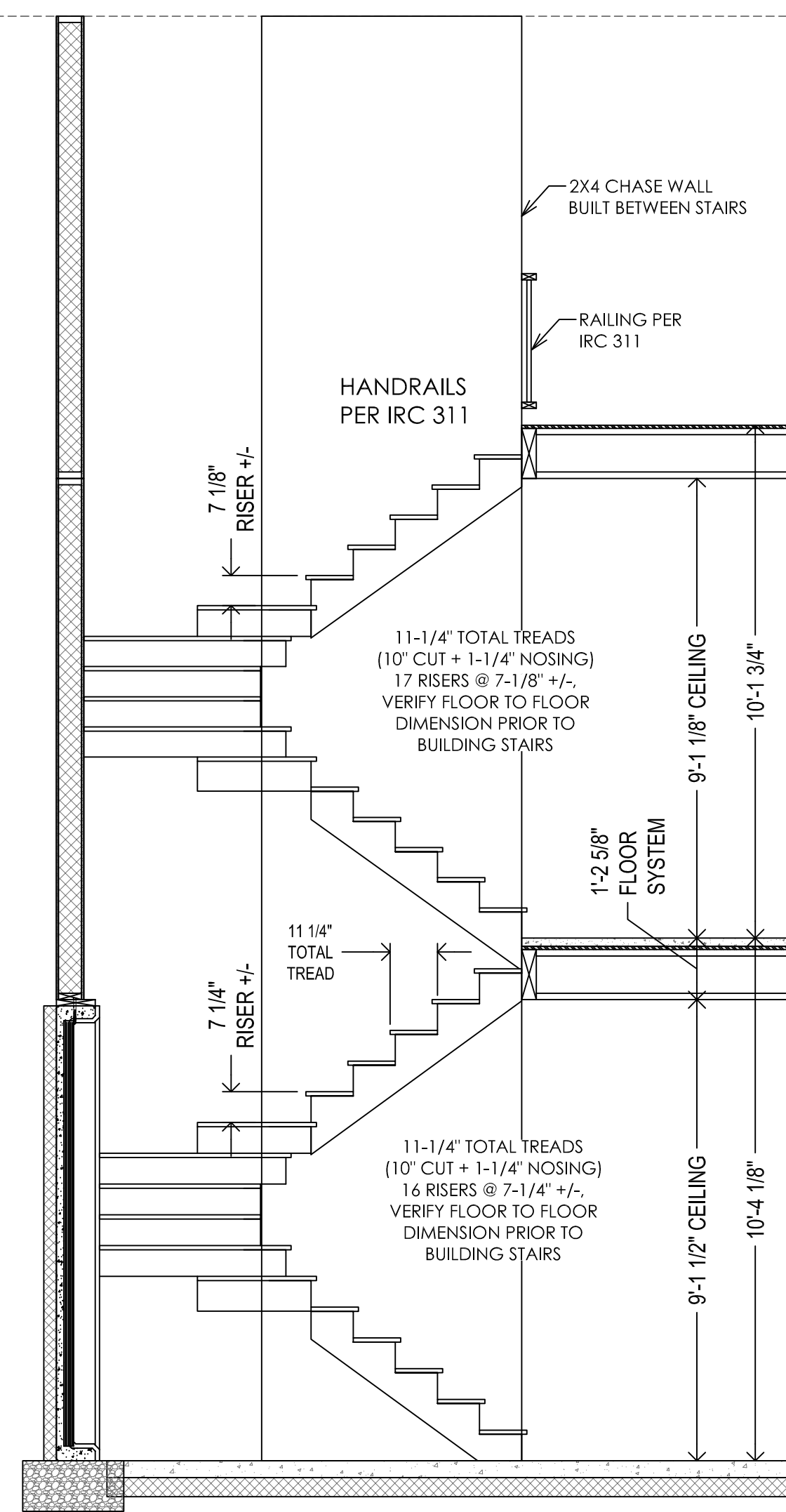
**SHEET
S4**



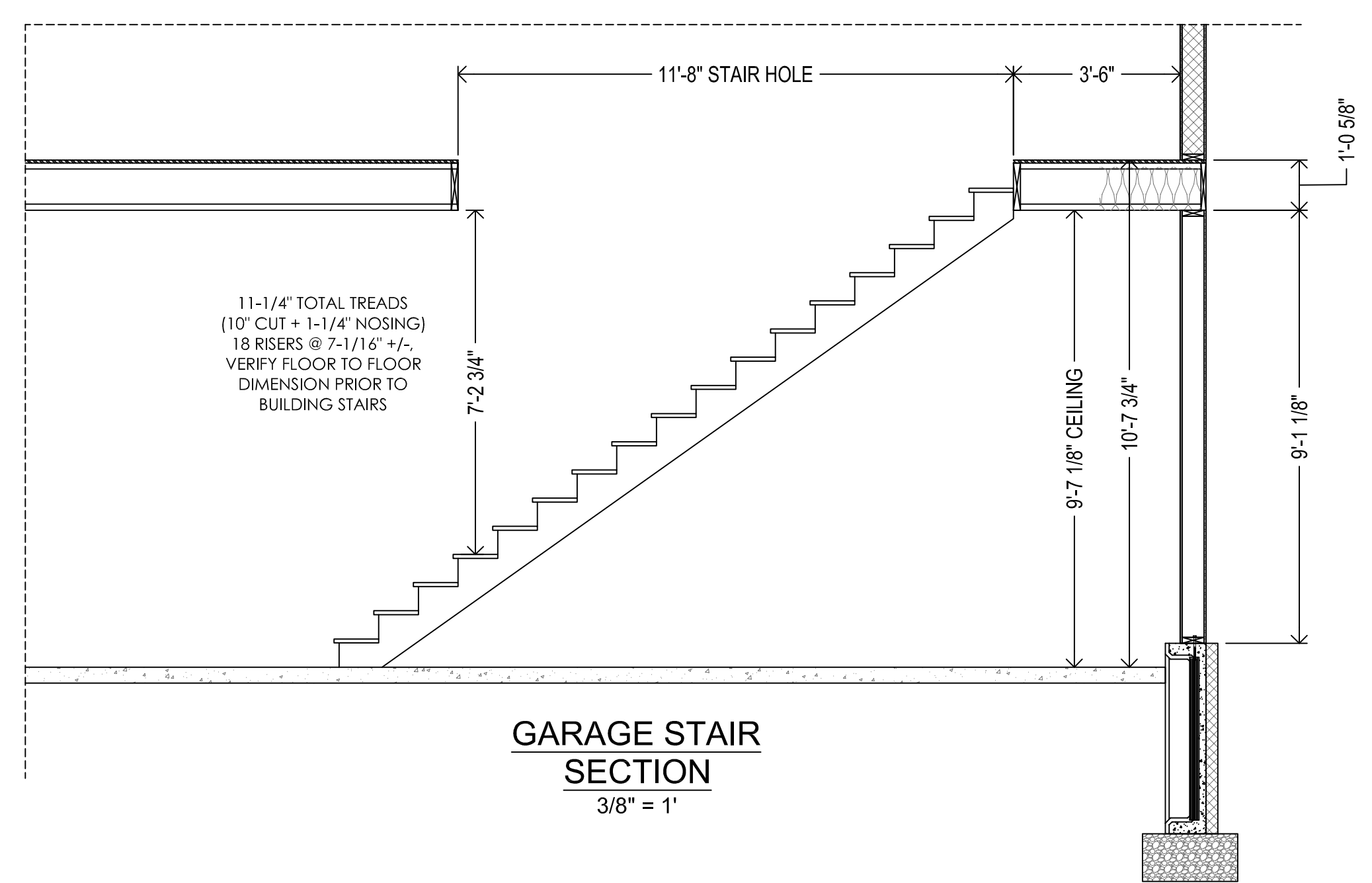
S4

ROOF FRAMING PLAN

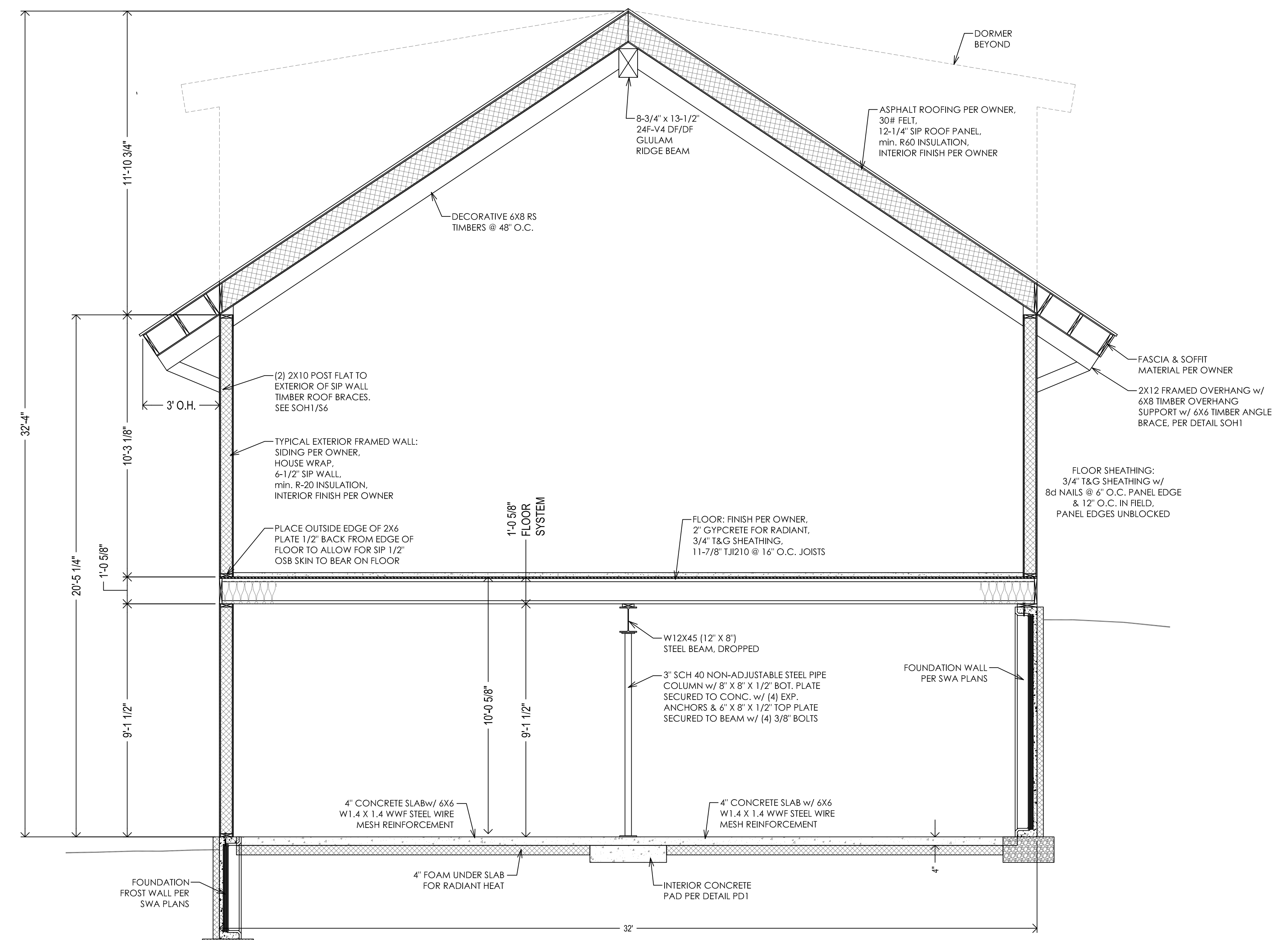
SCALE: 1/4" = 1'



HOUSE STAIR SECTION
3/8" = 1'



GARAGE STAIR SECTION
3/8" = 1'



SECTION 1
3/8" = 1'



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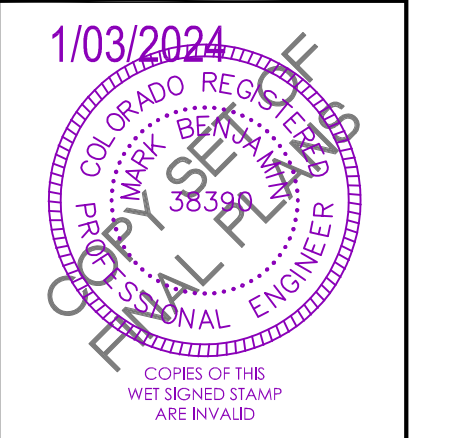
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STRUCTURAL SECTIONS

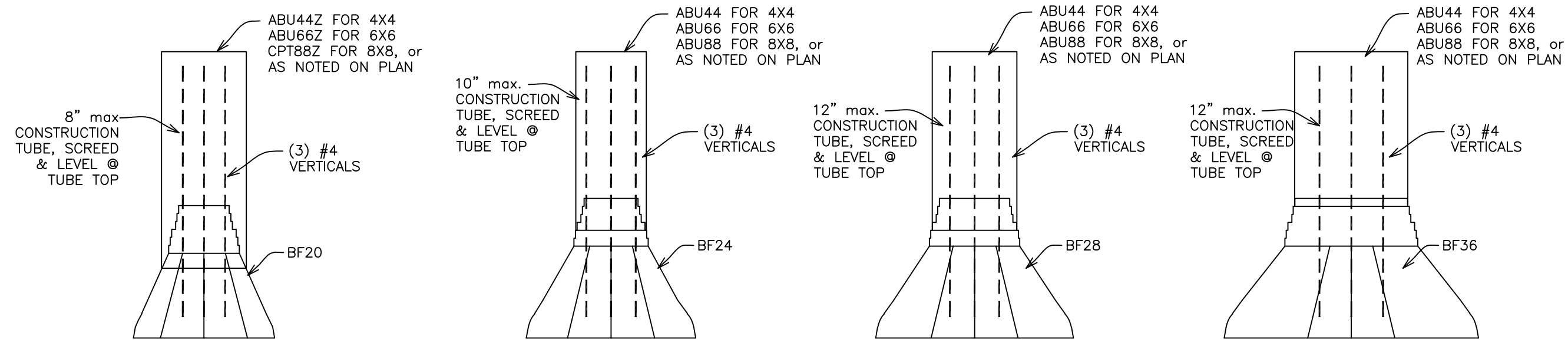
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S5

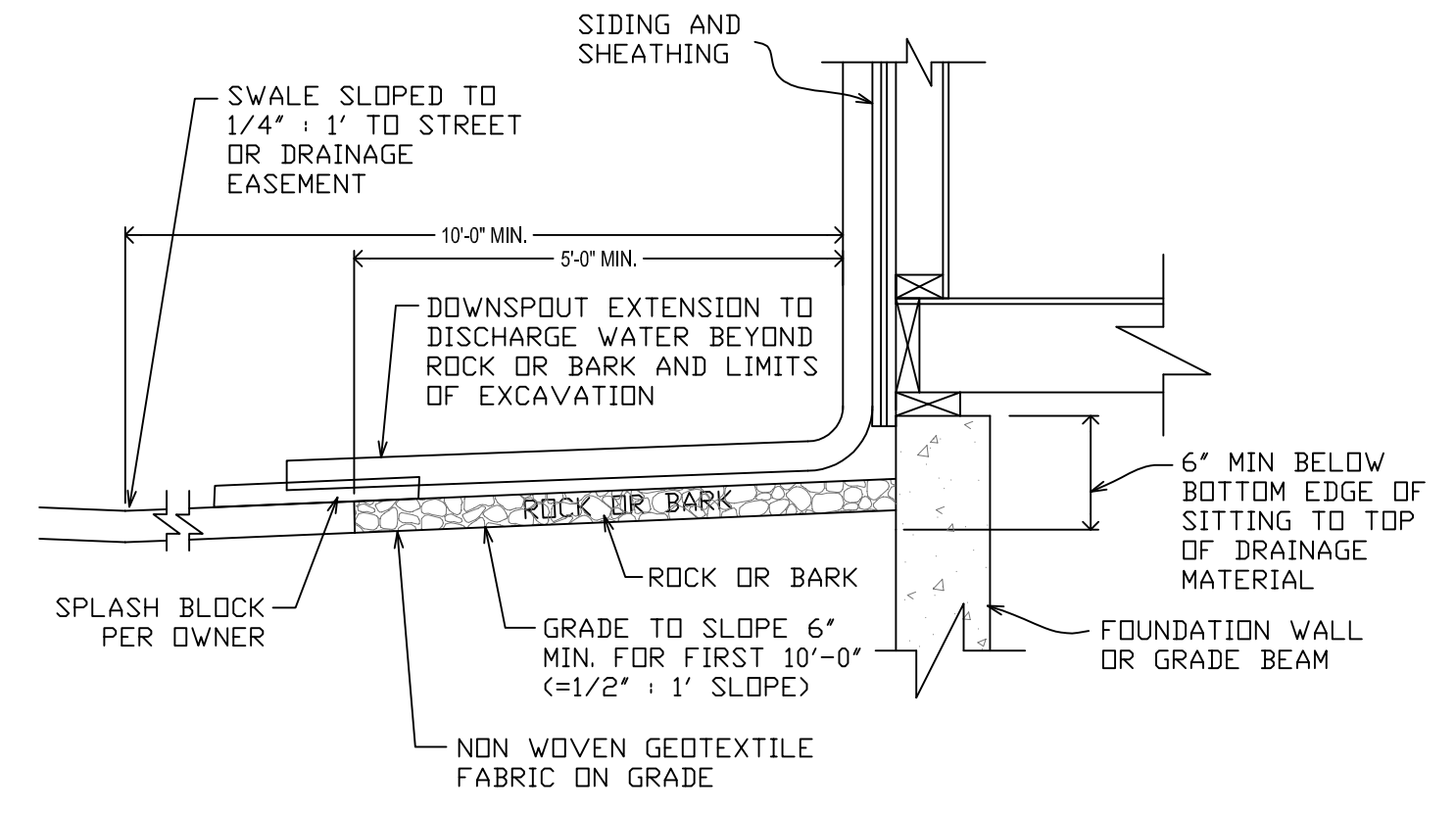


BF20 20" BIGFOOT
NOT TO SCALE

BF24 24" BIGFOOT
NOT TO SCALE

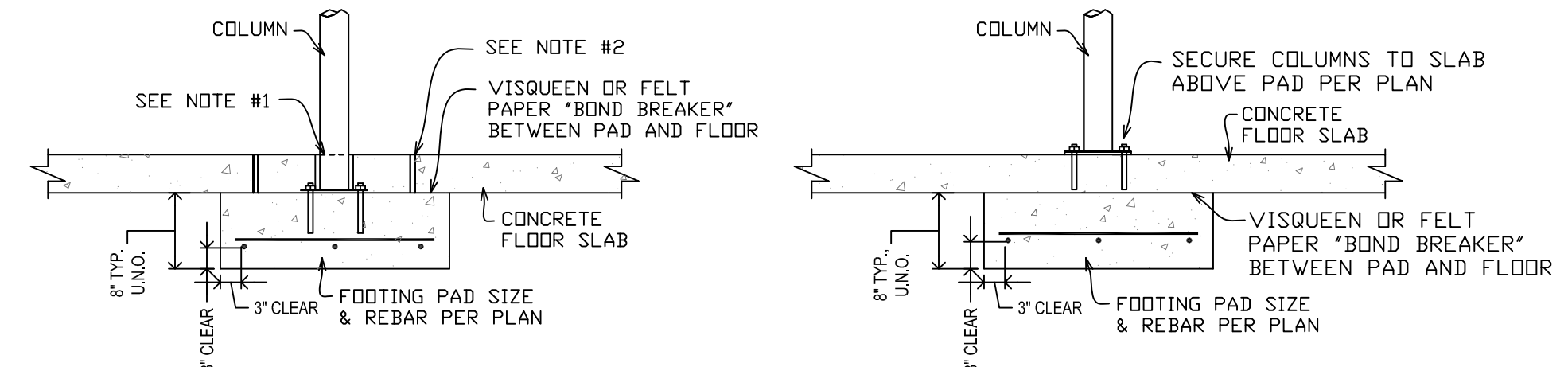
BF28 28" BIGFOOT
NOT TO SCALE

BF36 36" BIGFOOT
NOT TO SCALE



LS1 LANDSCAPE SECTION
NOT TO SCALE

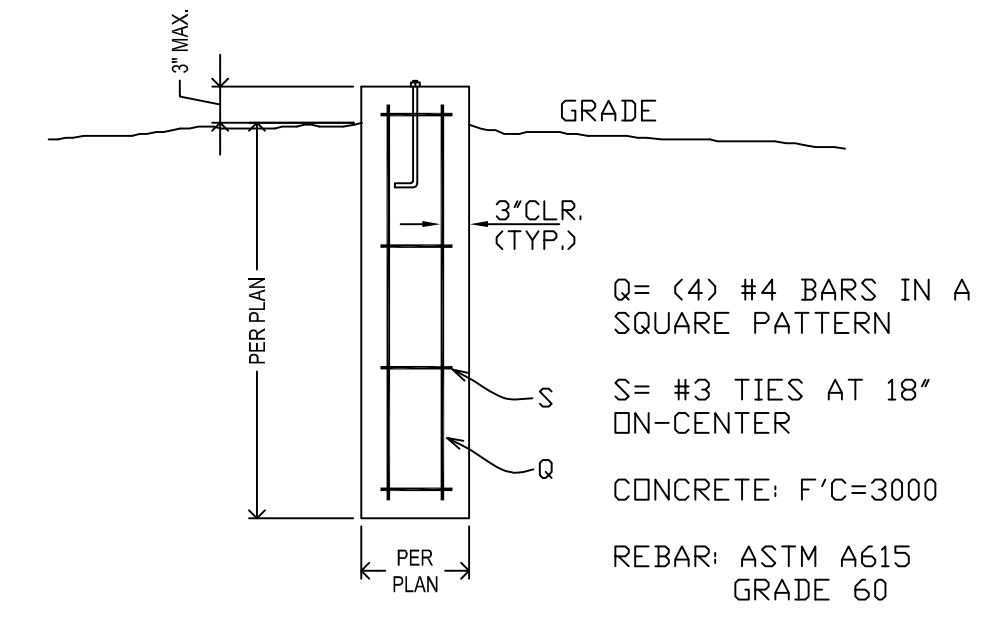
1. WRAP WITH CORRUGATED OR 3/8" CARPET PAD TO ISOLATE COLUMN FROM FLOOR SLAB.
2. IF SLAB IS Poured BEFORE COLUMN IS PLACED, PROVIDE A 1'-0" SQUARE CAP FLUSH WITH THE FINISHED FLOOR SURROUNDED WITH 1/2" THICK EXPANSION JOINT MATERIAL (EITHER CELLULOSE OR ASPHALT-IMPREGNATED CELDTX ARE APPROVED).



OPTION NO. 1

OPTION NO. 2

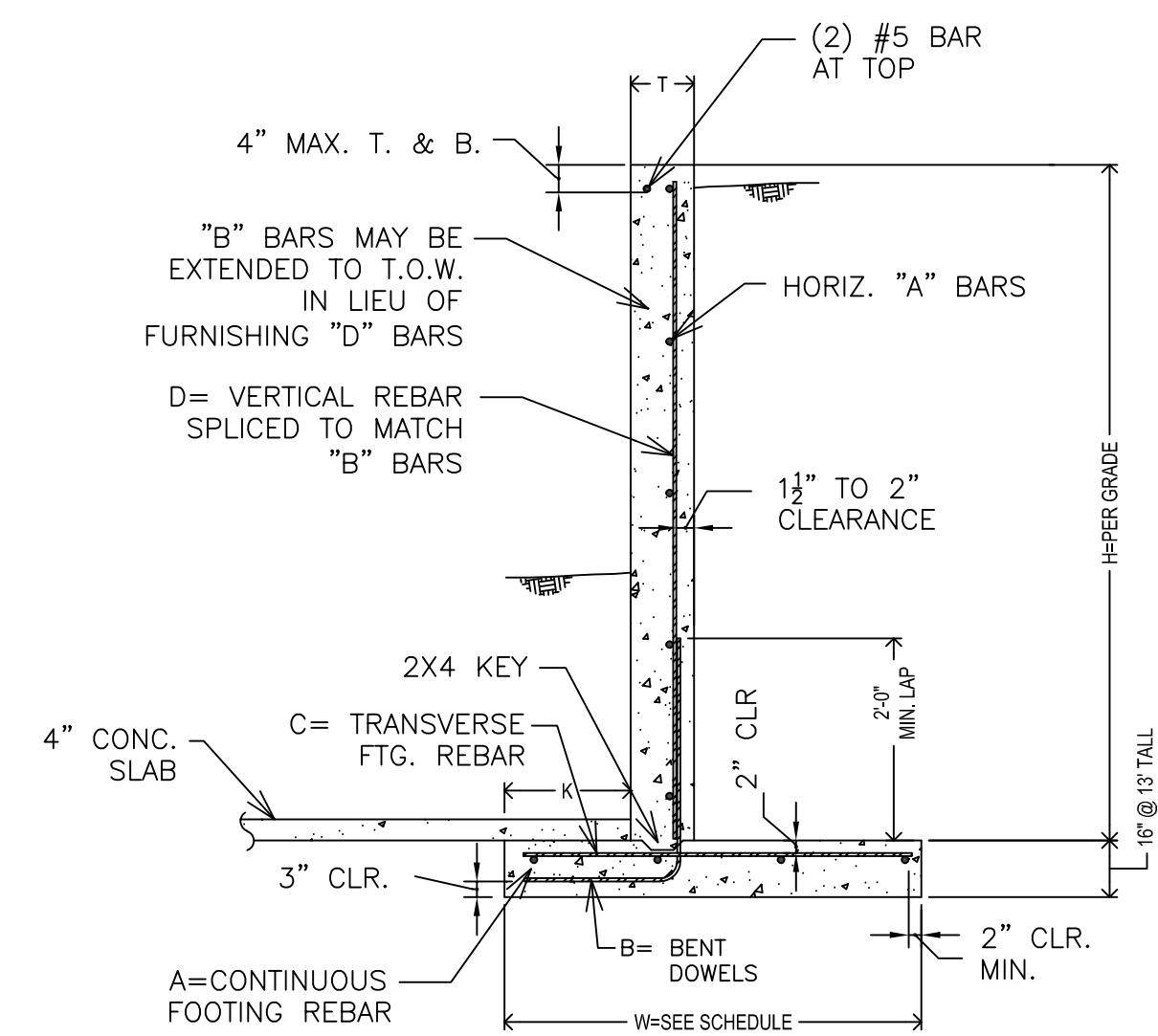
PD1 INTERIOR FOOTING DETAIL
NOT TO SCALE



PR3 DRILLED PIER DETAIL
NOT TO SCALE

- NOTES:
1. CONCRETE= 3000 psi
 2. REBAR= ASTM GR. 60
 3. PLACE FOOTINGS ON UNDISTURBED SOIL OR SOIL COMPACTED TO 95% RELATIVE PROCTOR DENSITY
 4. DO NOT PLACE BACKFILL AGAINST WALLS UNTIL CONCRETE HAS REACHED 2250 psi STRENGTH

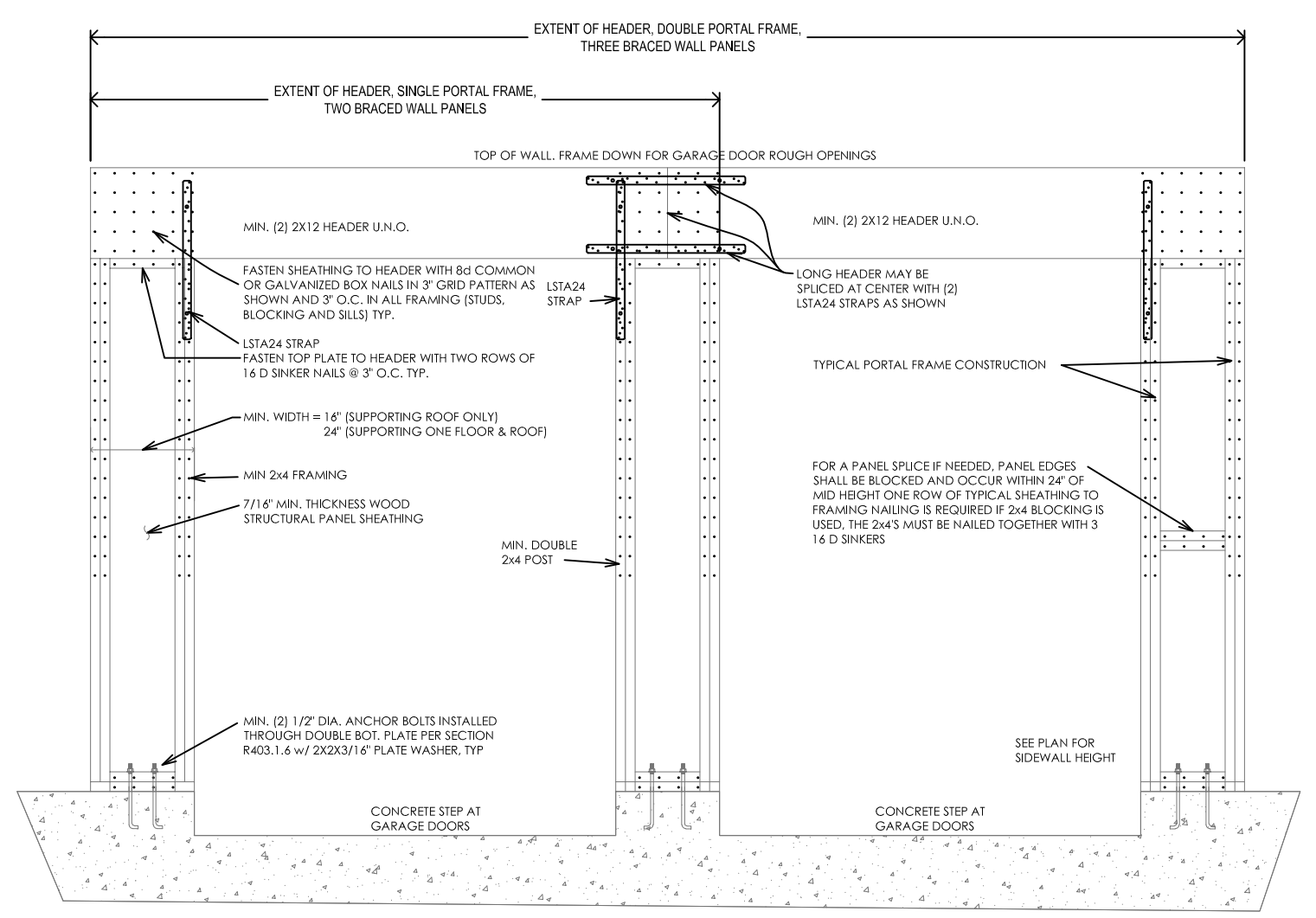
(NOT TO SCALE)



RETAINING WALL DETAILS (ABOVE) & REINFORCING STEEL SCHEDULE (BELOW)

H (MIN.)	H (MAX.)	A	B	C	D	K	I	W
2'-6"	3'-10"	3-#4	#4 @ 18"	#4 @ 18"	#4 @ 18"	10"	8"	2'-8"
3'-11"	4'-10"	3-#4	#5 @ 18"	#4 @ 18"	#4 @ 18"	1'-0"	8"	3'-2"
4'-11"	5'-10"	4-#4	#5 @ 18"	#4 @ 18"	#4 @ 18"	1'-2"	8"	3'-8"
5'-11"	6'-10"	4-#4	#5 @ 16"	#5 @ 18"	#4 @ 16"	1'-4"	8"	4'-2"
6'-11"	7'-10"	4-#4	#5 @ 12"	#5 @ 18"	#4 @ 12"	1'-6"	8"	4'-8"
7'-11"	8'-5"	5-#4	#5 @ 11"	#5 @ 18"	#4 @ 11"	1'-8"	9"	5'-1"
8'-6"	8'-10"	5-#4	#5 @ 9"	#5 @ 15"	#4 @ 9"	1'-8"	9"	5'-3"
8'-11"	9'-5"	5-#4	#5 @ 10"	#5 @ 12"	#5 @ 18"	1'-8"	10"	5'-6"
9'-6"	9'-10"	5-#4	#6 @ 12"	#5 @ 10"	#5 @ 12"	1'-10"	10"	5'-8"
9'-11"	13'-0"	6-#5	#6 @ 9"	#6 @ 9"	#5 @ 9"	2'-4"	12"	7'-6"

RW1 RETAINING WALL
NOT TO SCALE



PF2 GARAGE PORTAL FRAME w/ HOLD DOWNS
NOT TO SCALE

S7 STRUCTURAL DETAILS

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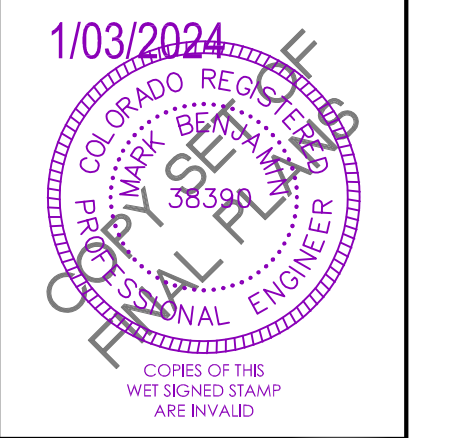
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FINAL DATE
1/03/2024

FINAL PLAN FOR BUILDING DEPARTMENT REVIEW



ENGINEERS
JOB #
FRNK1-23388

SHEET
S6