

SITE NOTES

1. ALL SURFACE WATER SHALL DRAIN AWAY FROM THE STRUCTURE AS REQUIRED BY LOCAL STANDARDS TO AN APPROVED RECEPTOR OR EQ.
2. CONTRACTOR TO VERIFY HORIZONTAL PLACEMENT AND FINISH FLOOR ELEVATIONS WITH OWNER AND ARCHITECT PRIOR TO EXCAVATIONS.
3. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS, EASEMENTS, PROPERTY LINES, ETC. PRIOR TO STARTING WORK. SHOULD ANY DISCREPANCIES, OMISSIONS, OR ERRORS OCCUR, NOTIFY THE ARCHITECT IMMEDIATELY.
4. (T.O.F.) INDICATES MINIMUM TOP OF FOUNDATION.
5. SEWER INVERT ELEVATION IS TO BE VERIFIED FOR THE POSSIBILITY OF A LIFT STATION NECESSARY FOR BASEMENT SERVICE.
6. ANY GRADING SHOWN IS ONLY A GUIDE AND SHALL NOT BE USED FOR CALCULATING EXACT EXCAVATION QUANTITIES.
7. AN OPEN HOLE INSPECTION PERFORMED BY A LICENSED CIVIL ENGINEER IS HIGHLY RECOMMENDED TO VERIFY THAT SOILS ENCOUNTERED MATCHES THAT DESCRIBED IN THE SOILS REPORT.
8. IT IS RECOMMENDED THAT BASEMENTS FOUNDED ON EXPANSIVE SOILS NOT BE FINISHED UNTIL THE RECOMMENDATION OF THE FOUNDATION ENGINEER.
9. WHERE DRAINS OCCUR THE DRAIN SHALL BE RUN TO DAYLIGHT WITH A SLOPE OF AT LEAST 1/4" PLF. AS AN ALTERNATIVE, THE DRAIN MAY BE RUN TO A SUMP THEN PUMPED AWAY FROM THE FOUNDATION.
10. ALL EXTERIOR CONG. FLATWORK TO BE A MIN. (4" THICK 3,000 psi CONG. W/ FIBER MESH) OVER 2" THICK GRAVEL OR COMPACTED SAND BASE OVER PROPERLY COMPACTED GRADE. VERIFY FINISH W/ OWNER.
11. SITE PLAN IS BASED UPON FINAL PLAT DRAWING PROVIDED BY AMERICAN WEST LAND SURVEYING CO.
12. ALL MATERIALS TO BE DISPOSED OF OFF-SITE ARE TO BE DISPOSED OF IN A LAWFUL LANDFILL AND IN ACCORDANCE WITH GOVERNMENT REQUIREMENTS.
13. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

SITE PLAN

REVISIONS	DATE

CRC CONSULTING
 1830 IROQUOIS ROAD, FUEBLO, COLORADO
 PHONE: 719-924-9733

SITE PLAN FOR
 5 SAGEMORE TRAIL
 BLACKHAWK, COLORADO

DRAWN BY: EF

CHECKED BY: CRC

DATE DRAWN: ***

SCALE: 1" = 1/4"

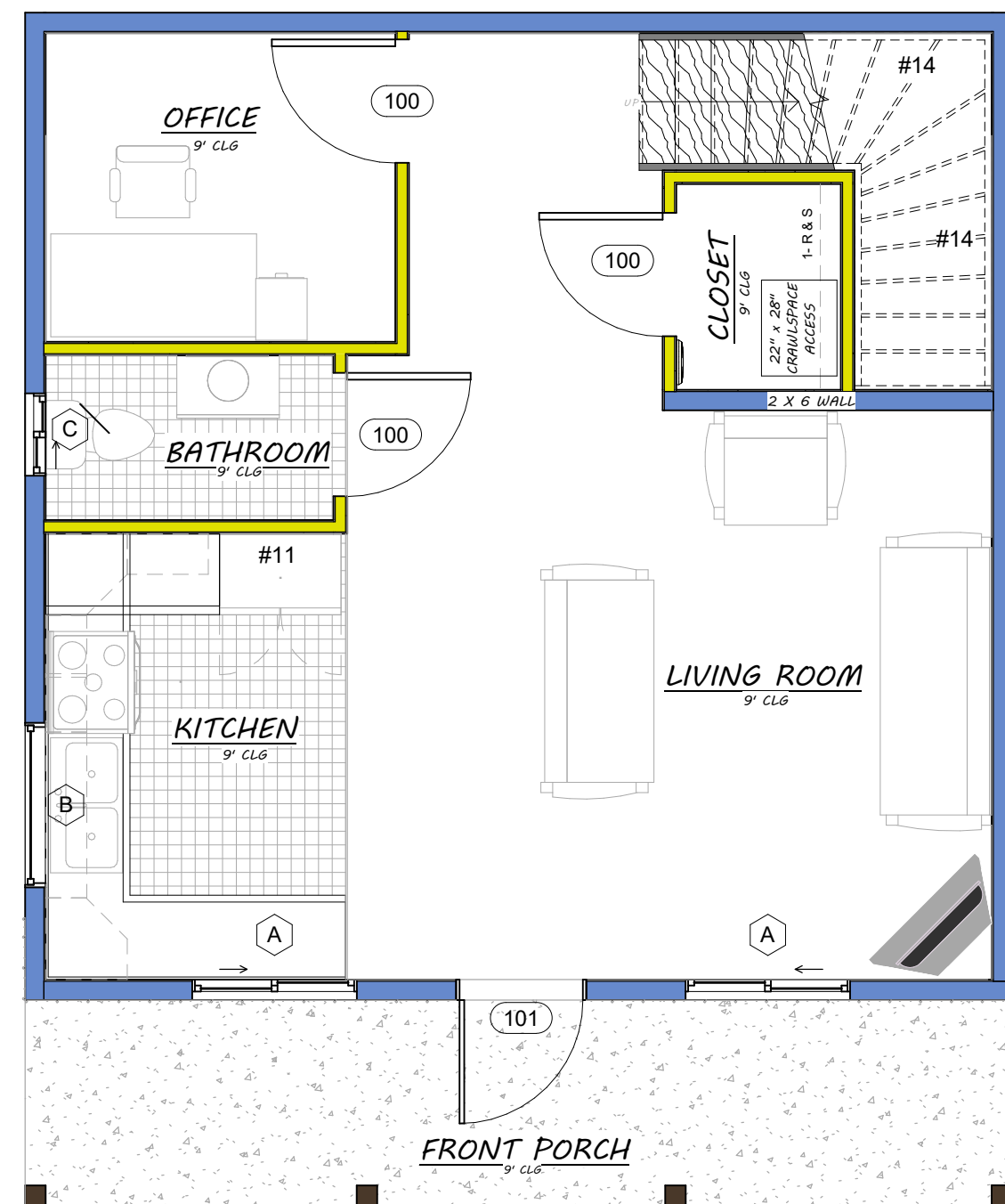
SHEET:	OF:
SPI	SPI

CONSTRUCTION ASSEMBLIES

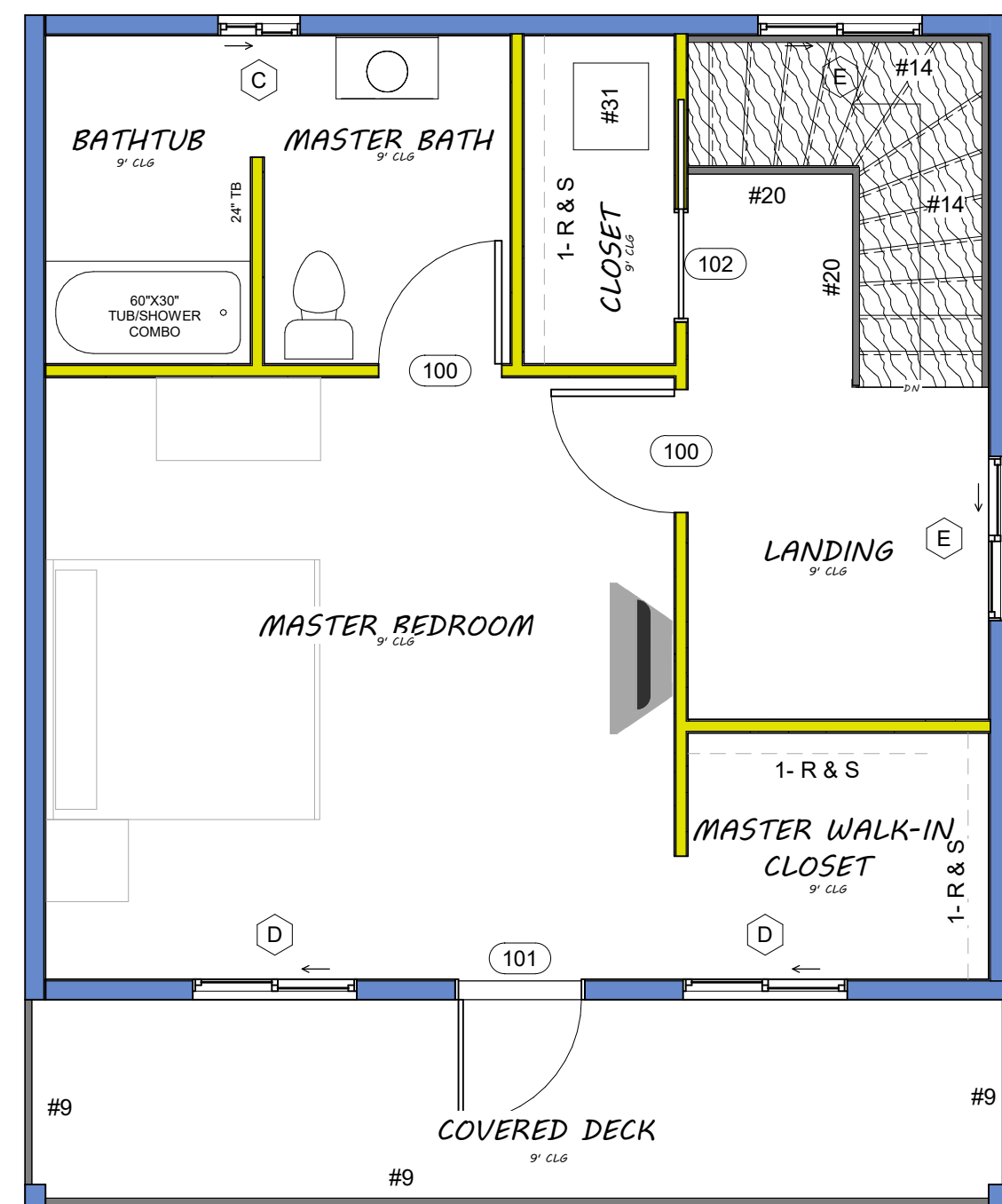
- A- **TYPICAL ROOF CONSTRUCTION**
COMPOSITION ROOF SHINGLES ON ROOFING UNDERLAYMENT ON EXTERIOR ROOF SHEATHING ON ROOF FRAMING MEMBERS AS NOTED ON STRUCTURAL DRAWINGS. CEILING: GYPSUM BOARD.
- B1- **TYPICAL SIDING WALL CONSTRUCTION**
SIDING ON WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2 X 4 OR 2 X 6 STUDS AS SHOWN ON ARCHITECTURAL & STRUCTURAL DRAWING. INTERIOR, GYPSUM BOARD.
- B2- **TYPICAL BRICK VENEER WALL CONSTR.**
BRICK VENEER W/ 1" AIR SPACE; WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2 X 4 OR 2 X 6 STUDS AS SHOWN ON ARCHITECTURAL & STRUCTURAL DRAWINGS. INTERIOR: GYPSUM BOARD.
- B3- **TYPICAL STONE VENEER WALL CONSTR.**
ADHERED STONE VENEER; ATER RESISTANCE BARRIER ON EXTERIOR WALL SHEATHING ON 2 X 4 OR 2 X 6 STUDS AS SHOWN ON ARCHITECTURAL & STRUCTURAL DRAWINGS. INTERIOR: GYPSUM BOARD.
- B4- **TYPICAL STUCCO WALL CONSTR.**
STUCCO W/ CORROSION RESISTANT METAL LATH; WATER RESISTANT BARRIER ON EXTERIOR WALL SHEATHING ON 2 X 4 OR 2 X 6 STUDS AS SHOWN ON ARCHITECTURAL & STRUCTURAL DRAWINGS. INTERIOR : GYPSUM BOARD
- C- **TYPICAL FLOOR CONSTRUCTION**
FINISHED FLOORING ON 3/4" FLOOR SHEATHING ON I-JOISTS AS NOTED ON STRUCTURAL DRAWINGS. MAIN FLOOR CEILING GYPSUM BOARD.
- SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND FOR FOUNDATION WALL, BASEMENT FLOOR & GARAGE FLOOR CONSTRUCTION

FLOOR PLAN NOTES

- LINE OF FRAMING ABOVE
 - ALL EXTERIOR WALLS ARE 2X6 ROUGH CUT AND INTERIOR WALLS ARE 2X4 ROUGH CUT UNLESS NOTED OTHERWISE.
 - ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS NOTED OTHERWISE.
 - ALL EXTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS OTHERWISE NOTED.
 - ALL TRUSSES TO BEAR ON EXTERIOR WALLS AND/ OR GIRDER TRUSSES UNLESS NOTED OTHERWISE ON PLANS
 - TRUSS MFG. TO SIZE MEMBERS FASTENERS, HANGERS & SET SPACING FOR ALL TRUSSES
 - WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5-7 SQ. FT. WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH; SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR.
 - BALLOON FRAME ALL EXTERIOR WALLS (ABOVE 9'1") RO UNDERSIDE OF ROOF SHEATHING - PROVIDE FIRESTOPPING EVERY 10'-0" VERTICALLY IN WALLS ABOVE 10'-0" EXTERIOR GUARDRAIL, ALL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. ALL ELECTRICAL AND MECHANICAL EQUIPMENT & METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
 - TERMINATE REFRIG. RECESS AT 73" A-F-F.
 - TYPICAL WINDOW HEAD HEIGHT SHALL BE ON SCHEDULE
 - ARCHED SOFFIT(SEE INTERIOR ELEV. FOR ADDITIONAL INFORMATION.
 - HANDRAIL
 - HALFWALL + 3/4 1/2" A-F-F. W COUNTERTOP PER PLAN (SEE DETAIL SHEET) MECHANICAL CHASE, SEE MECH DWGS. LINE OF SOFFIT ABOVE.
 - LINE OF FOUNDATION BELOW
 - GYPSUM BOARD SOFFIT @ 9'-0" A-F-F.
 - GUARDRAIL WITH BALUSTERS TO BE SPACED SUCH THAT 4" SPHERE CANNOT PASS BETWEEN BALUSTERS (SEE DETAIL 20-SHEET).
 - PREFABRICATED FIREPLACE, GAS (NON WOOD BURNING) AS SPECIFIED BY BUILDER.
 - 8'-0" X 5'-0" CONCRETE STOOP U-N-O.
 - LINE OF OVERHEAD GARAGE DOOR IN OPEN POSITION.
 - SLOPE GARAGE FLOOR 2" TO OVERHEAD GARAGE DOOR.
 - PROVIDE 5/8" TYPE "X" GYPSUM BOARD IN GARAGE AS REQUIRED BY CODE.
 - 4" BRICK VENEER.
 - LINE OF FRAMING BELOW.
 - 4" BRICK WAINSCOT.
 - GYPSUM BOARD SOFFIT @ 8'-0" A-F-F.
 - PROVIDE 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILING UNDER ACCESSIBLE ENCLOSED STAIRS.
 - ATTIC ACCESS (22" X 30" U-N-O)
 - WOOD CAP ON STONE WALL
 - SHOWER SEAT
 - EMERGENCY EGRESS WINDOWS SHALL COMPLY WITH GOVERNING FIRE & BUILDING CODES. MAXIMUM SILL HEIGHT, REFER TO FLOOR PLAN NOTES #7
 - HALFWALL +40' 2" A-F-F. W/WOOD TOP PER PLAN
 - GYPSUM BOARD SOFFIT @ 7'-6" A-F-F.
 - 60"x30" TUB/SHOWER COMBO
- NOTE: WINDOW OVER THE TUB MUST BE A MINIMUM OF 60" FROM THE BOTTOM OF THE TUB WITH GLAZING



1 MAIN FLOOR PLAN
1/4" = 1'-0"



2 SECOND FLOOR
1/4" = 1'-0"

WINDOW SCHEDULE

TYPE MARK	COUNT	OPERATION	WIDTH	HEIGHT	SILL HEIGHT	TEMPERED	COMMENTS
A	2	SLIDING	4'-0"	3'-0"	4'-0"	NO	
B	1	FIXED	4'-0"	2'-6"	3'-3 1/2"	NO	
C	2	SLIDING	2'-0"	3'-0"	5'-0"	NO	
D	2	SLIDING	4'-0"	4'-0"	4'-0"	NO	
E	2	SLIDING	4'-0"	3'-0"	3'-0"	NO	

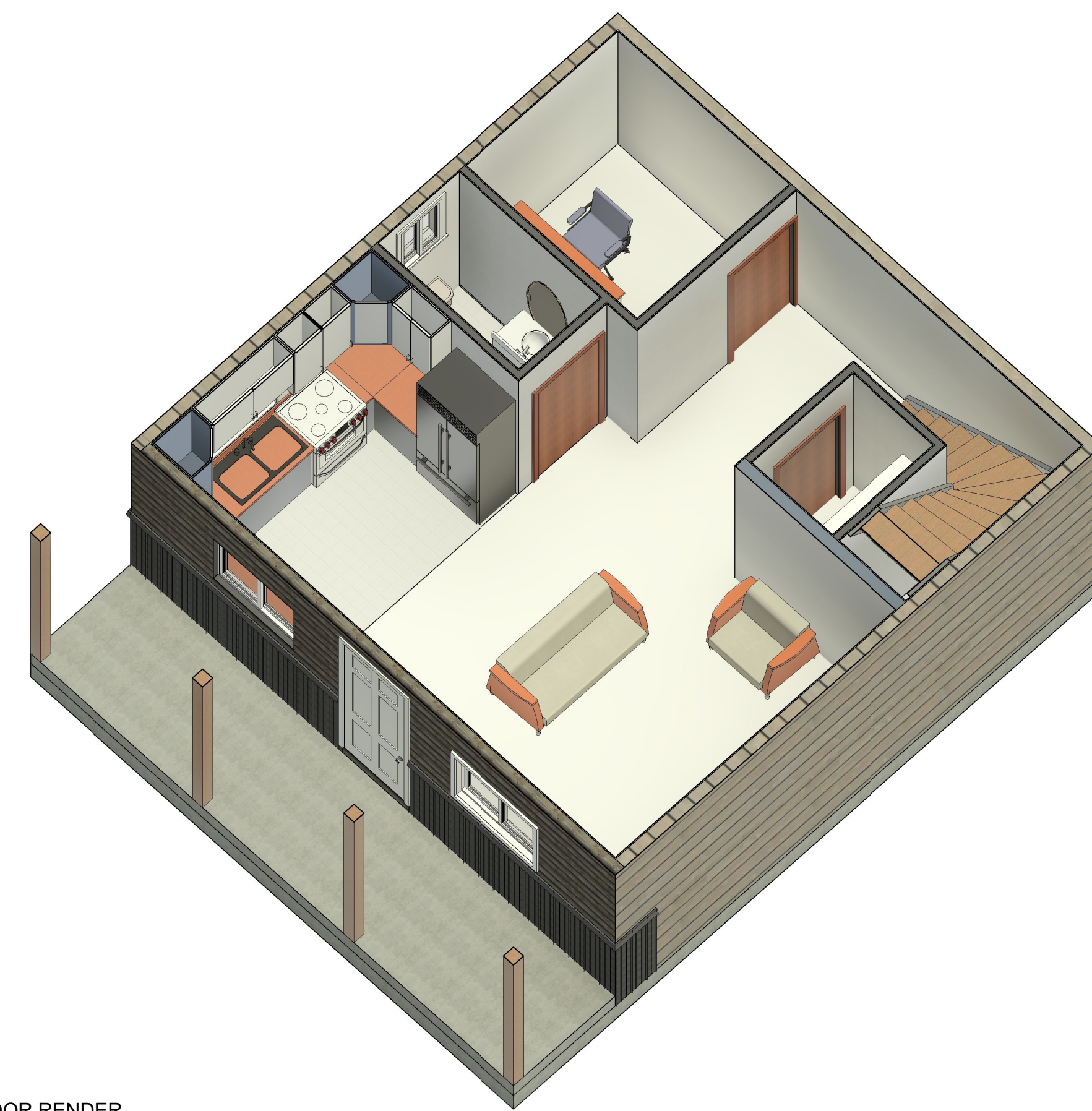
DOOR SCHEDULE

TYPE MARK	COUNT	OPERATION	WIDTH	HEIGHT	TYPE COMMENTS
100	5	SWING	3'-0"	6'-8"	
101	2	SWING	3'-0"	8'-0"	
102	1	SLIDE	2'-8"	6'-8"	POCKET DOOR

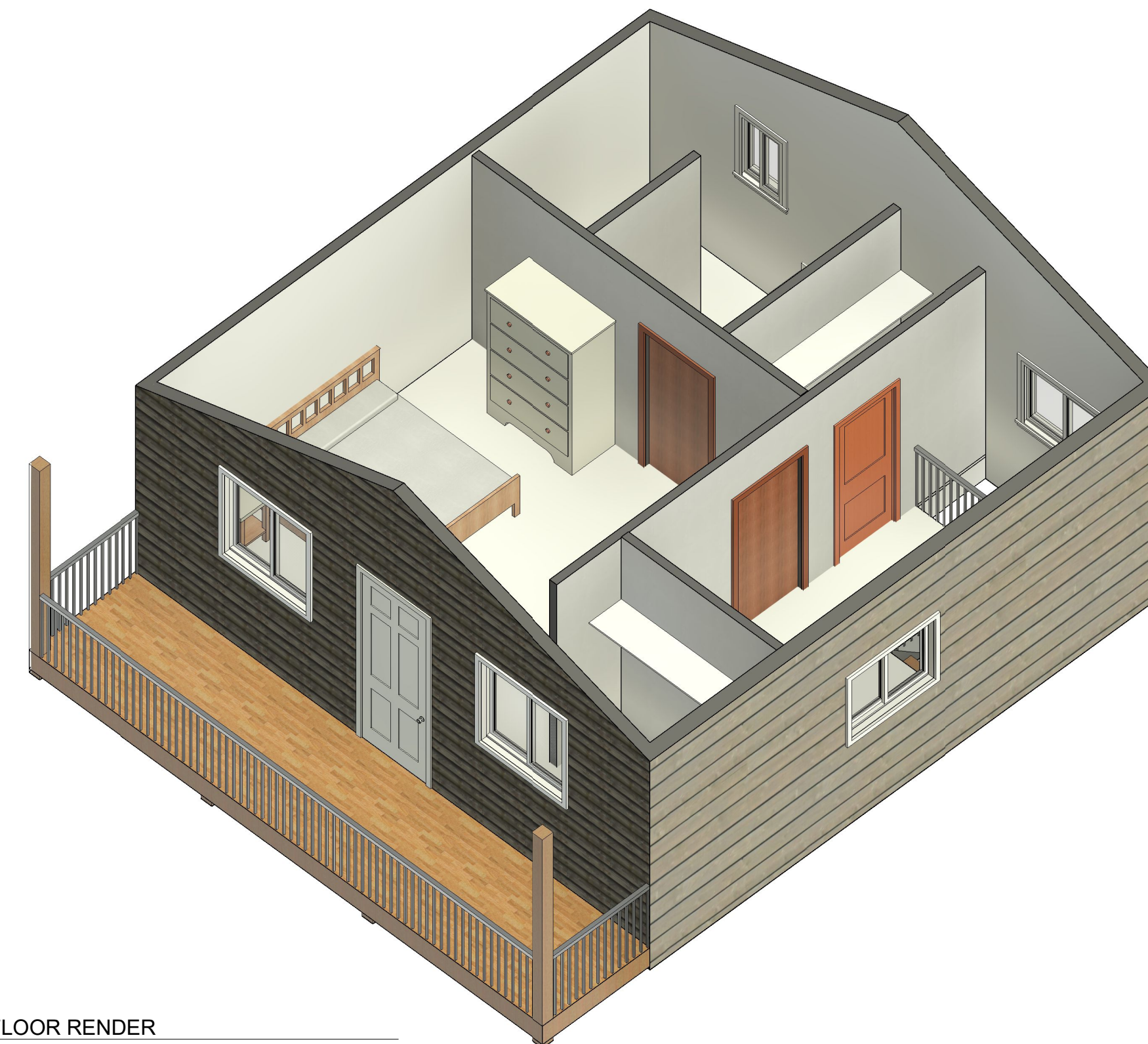
AREAS

FINISHED AREAS	
MAIN FLOOR	576 SQUARE FEET
UPPER FLOOR	535 SQUARE FEET
TOTAL FINISHED	1,111 SQUARE FEET

UNFINISHED AREAS	
FRONT PORCH	120 SQUARE FEET
COV. DECK	120 SQUARE FEET
TOTAL FINISHED	240 SQUARE FEET



3 MAIN FLOOR RENDER



4 SECOND FLOOR RENDER

FLOOR PLANS

Revision	Date

CRC CONSULTING
1830 IROQUOIS ROAD, PUEBLO, COLORADO
PHONE: (719)-924-9733

OFFICE HOUSE PLAN VIEWS FOR
5 SAGEMORE TRAIL
BLACKHAWK, COLORADO

Date	6.2.20
Drawn by	EF
Checked by	CRC
Scale	1/4" = 1'-0"
Sheet:	OF:
A1	A3



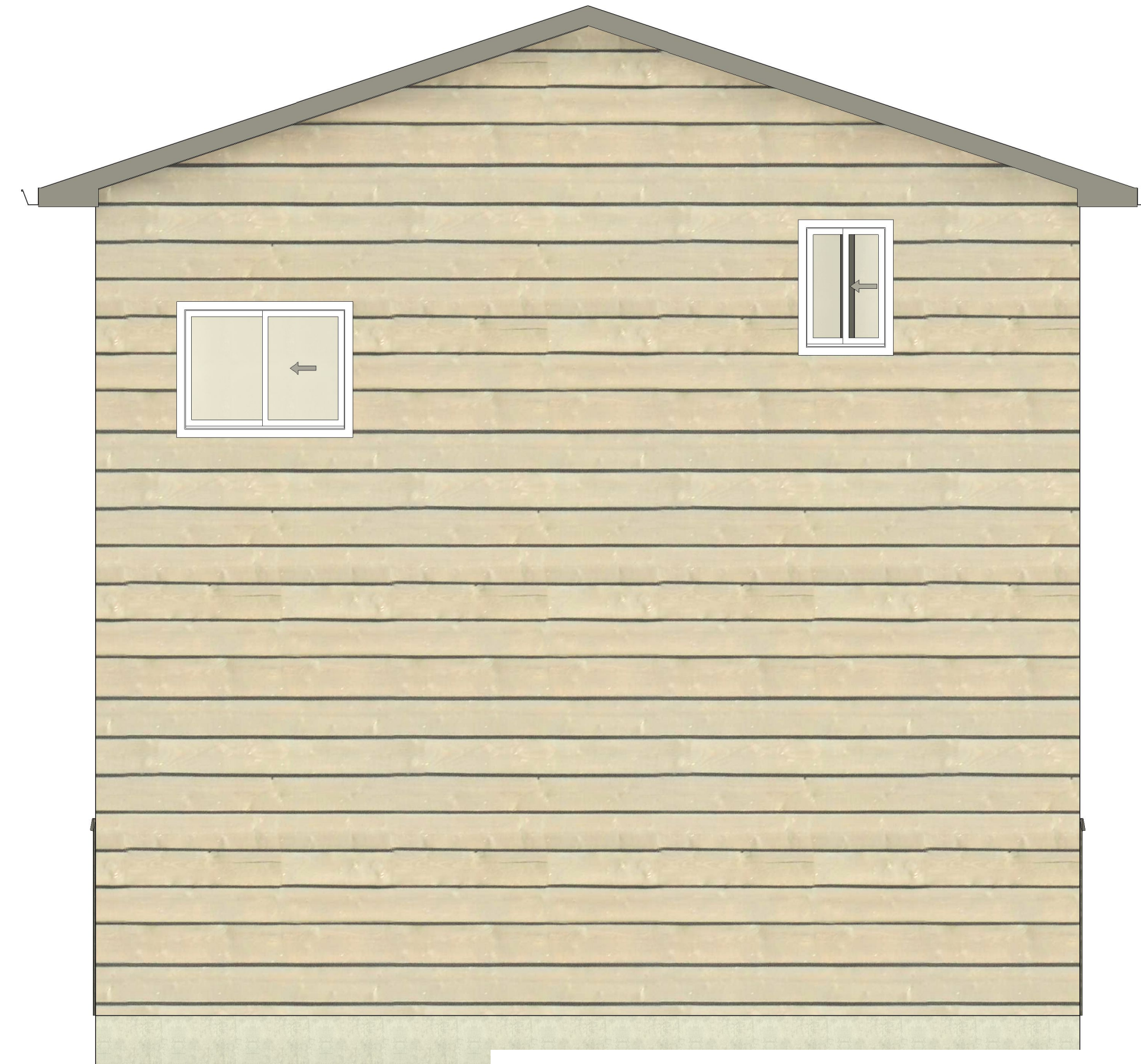
③ FRONT VIEW
3/8" = 1'-0"



④ LEFT VIEW
3/8" = 1'-0"



① RIGHT VIEW
3/8" = 1'-0"



② REAR VIEW
3/8" = 1'-0"

HOUSE VIEWS

Revision	Date

CRC CONSULTING
1830 IROQUOIS ROAD, PUEBLO, COLORADO
PHONE: (719)-924-9733

HOUSE DIRECTINAL VIEWS FOR
5 SAGEMORE TRAIL
BLACKHAWK, COLORADO

Date	6.2.20
Drawn by	EF
Checked by	CRC
Scale	3/8" = 1'-0"
Sheet:	OF:
A3	A3

REVISIONS	DATE

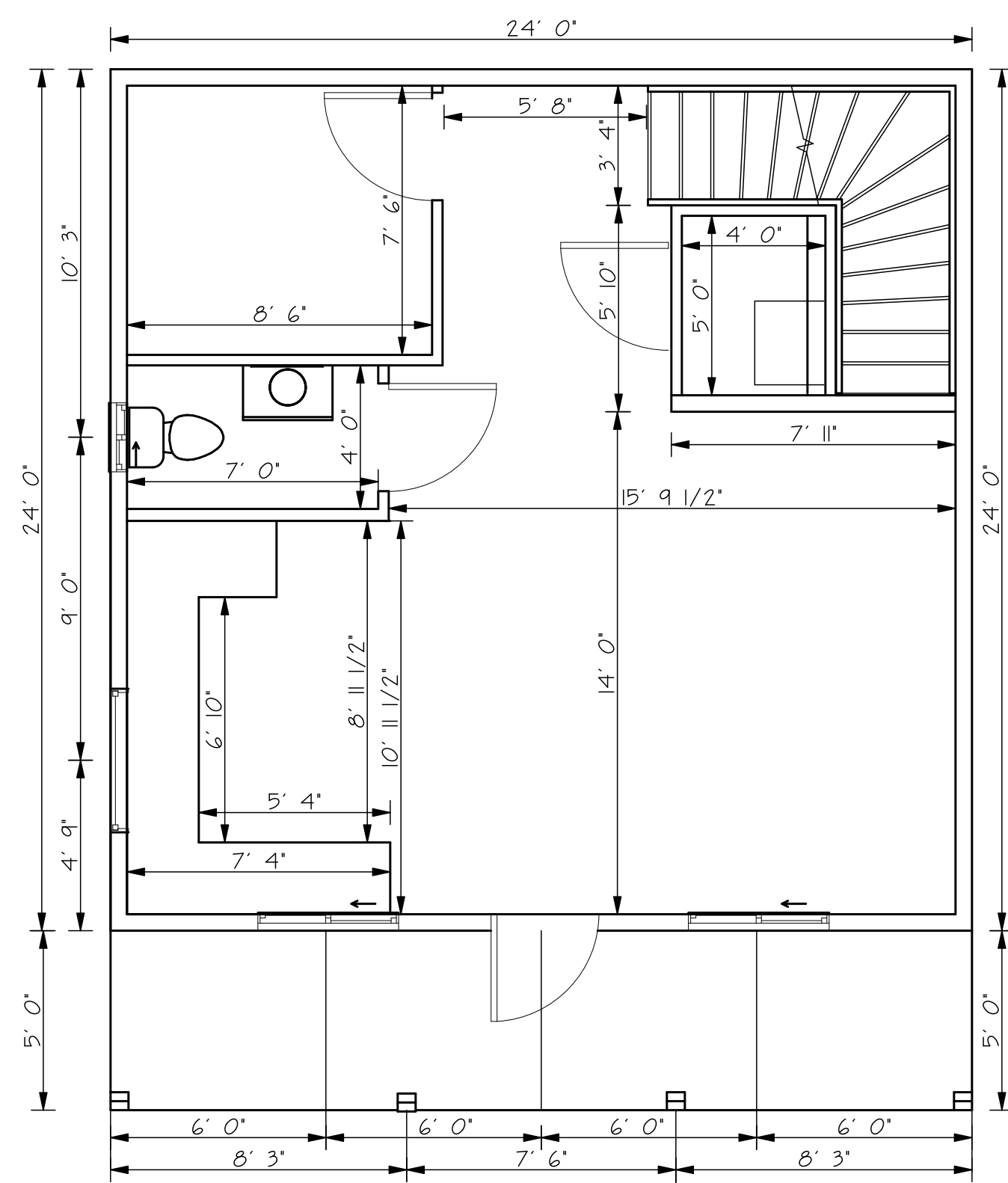
CRC CONSULTING
 1830 IRONWOOD ROAD, FUEBLO, COLORADO
 PHONE: 719-924-9733

ROOF PLAN & DIMENSIONS FOR
 5 SAGEMORE TRAIL
 BLACKHAWK, COLORADO

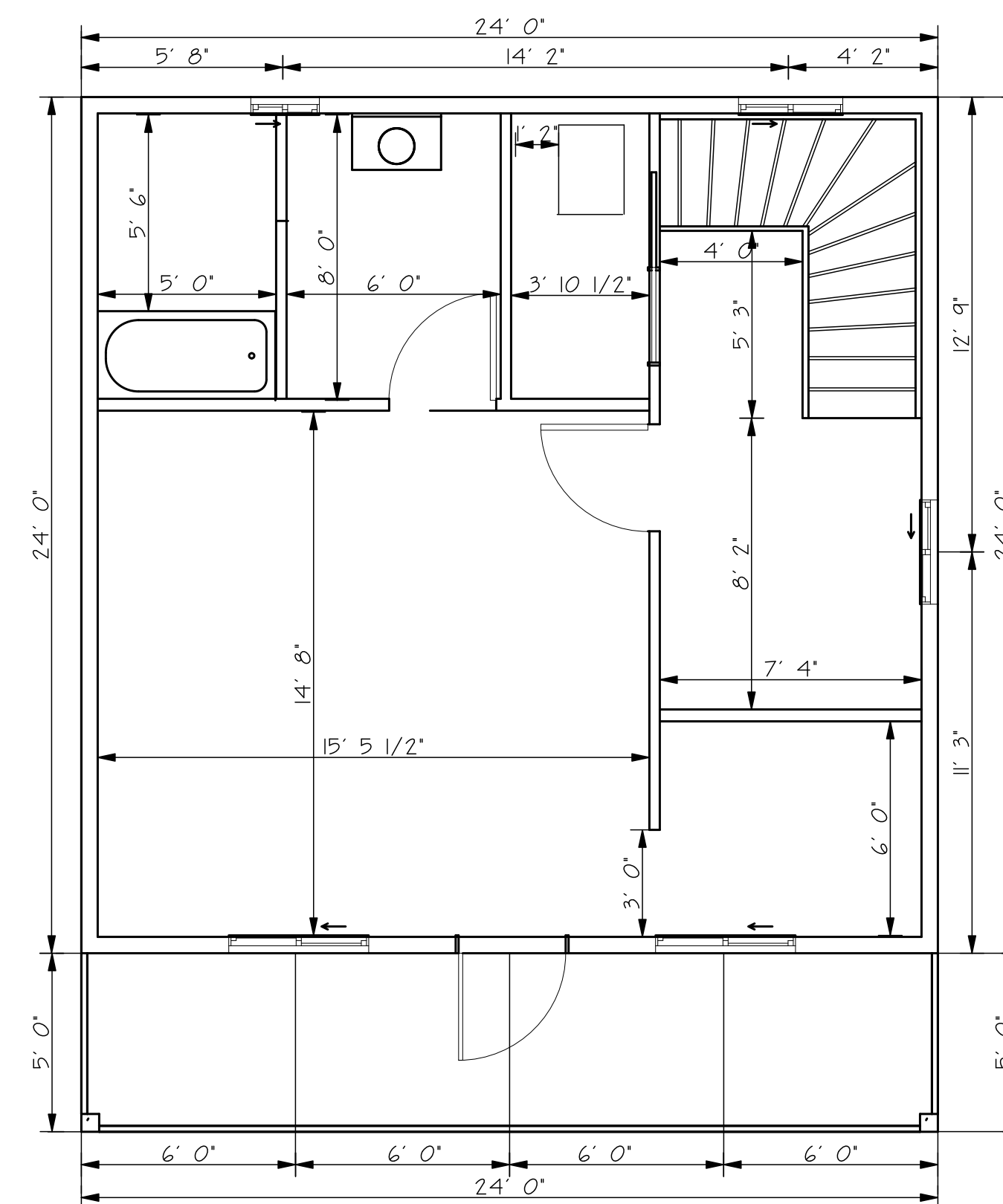
DRAWN BY: EF	
CHECKED BY: CRC	
DATE DRAWN: 4.25.20	
SCALE: 1" = 1/4"	
SHEET: A2	OF: A3

NOTE

ALL 2 X 6 EXTERIOR & 2 X 4 WALLS
 ARE ROUGH CUT TO 5 1/2" & 3 1/2"



1 MAIN FLOOR
 1/4" = 1'-0"



1 SECOND FLOOR
 1/4" = 1'-0"

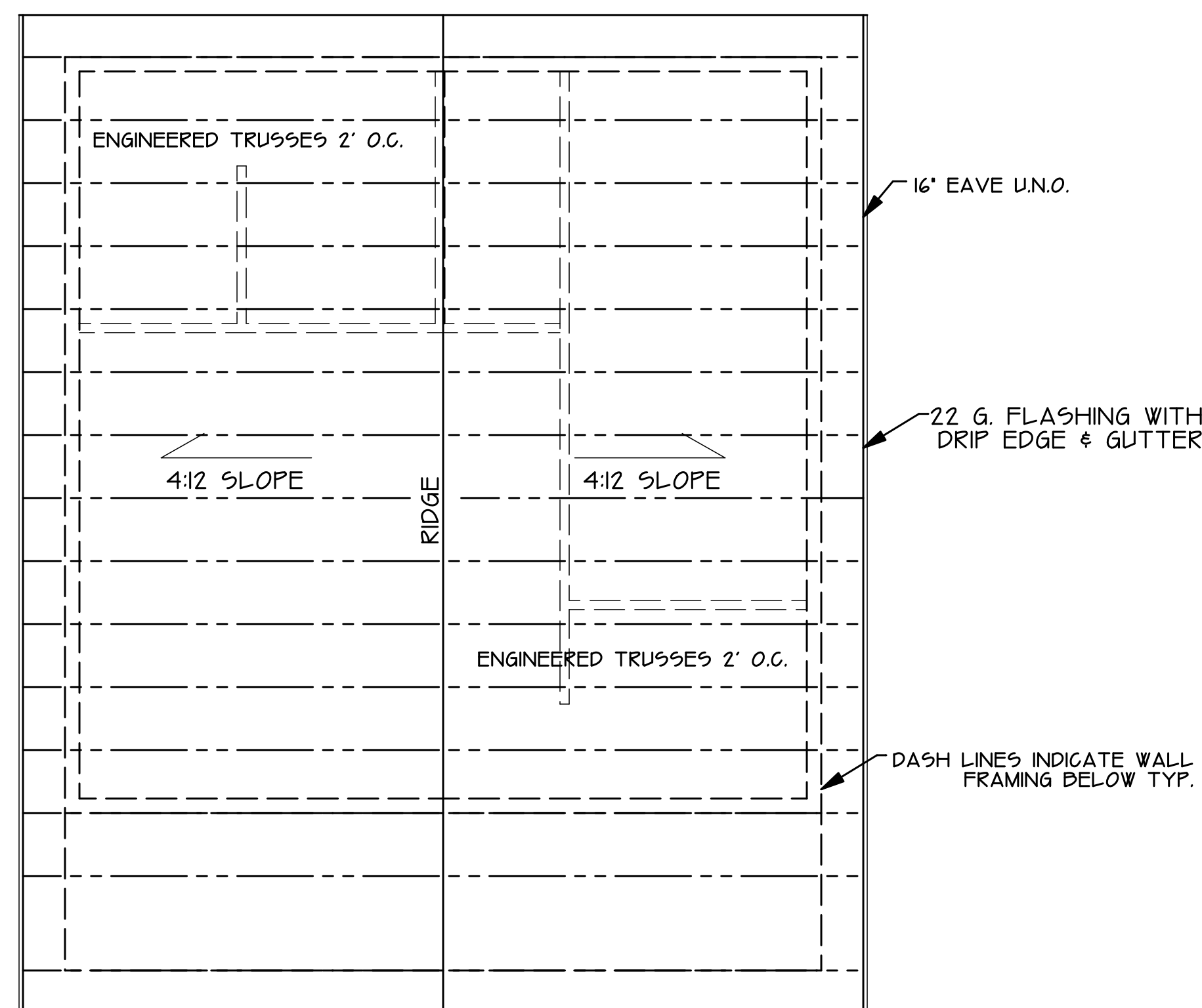
NOTE

ALL OVERHANGS
 WILL BE 16" U.N.O

ROOF VENTILATION

721.7 SQ. FT. OF ATTIC SPACE
 @1 PER EVERY 300 SQ FT.
 346.97 INCHES OF TOTAL NET
 FREE AREA (NFA) VENTILATION
 REQUIRED

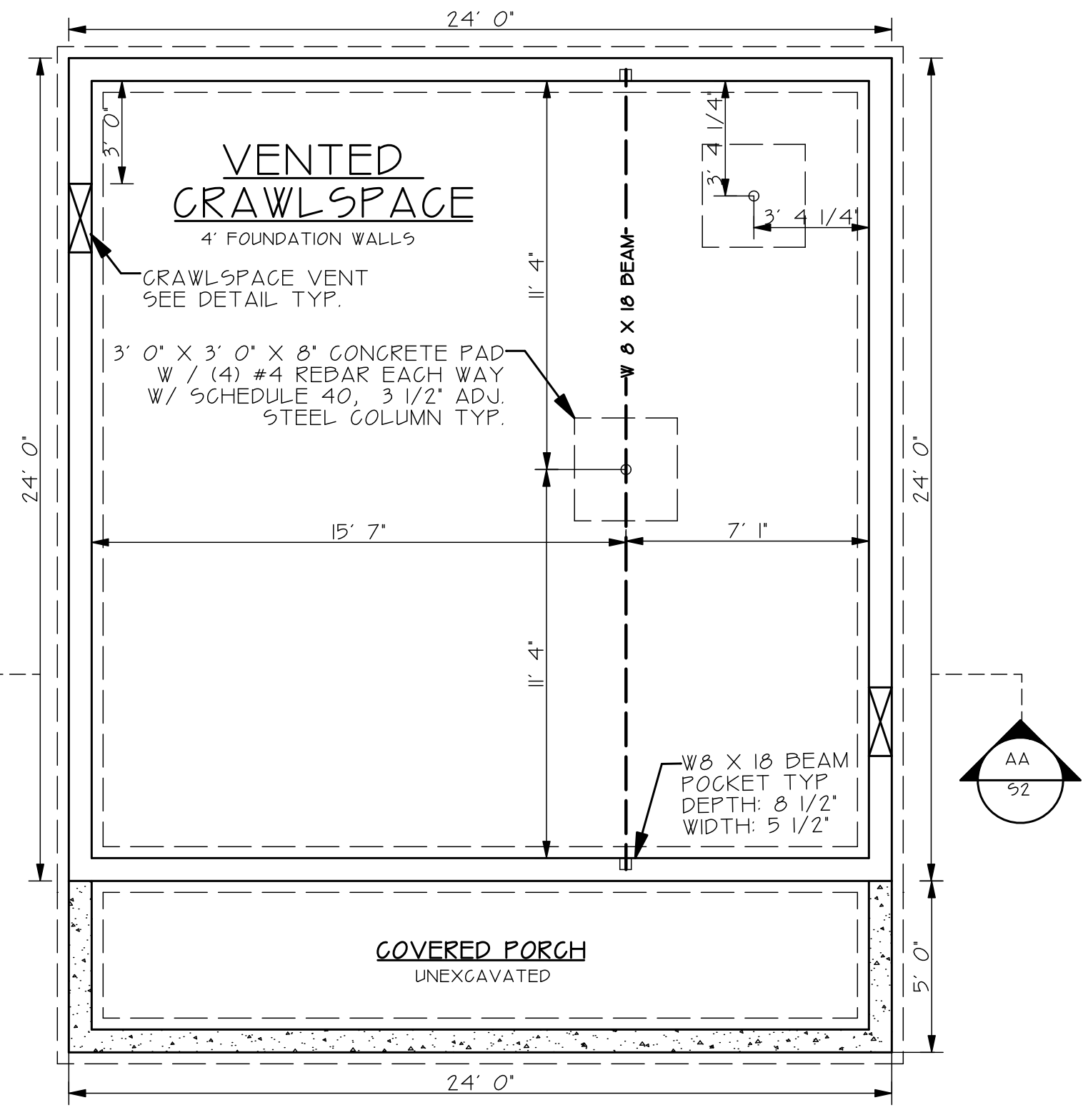
MIN 173 SQ IN. OF NET FREE AREA
 OF EXHAUST OR (2) 12" X 12" TURTLE
 NECK VENTS
 MIN 173 SQ IN. OF NET FREE AREA
 OF INTAKE OR (2) 14" X 16" SOFFIT VENTS
 FINAL SPEC'S TO BE PROVIDED BY
 CONTRACTOR



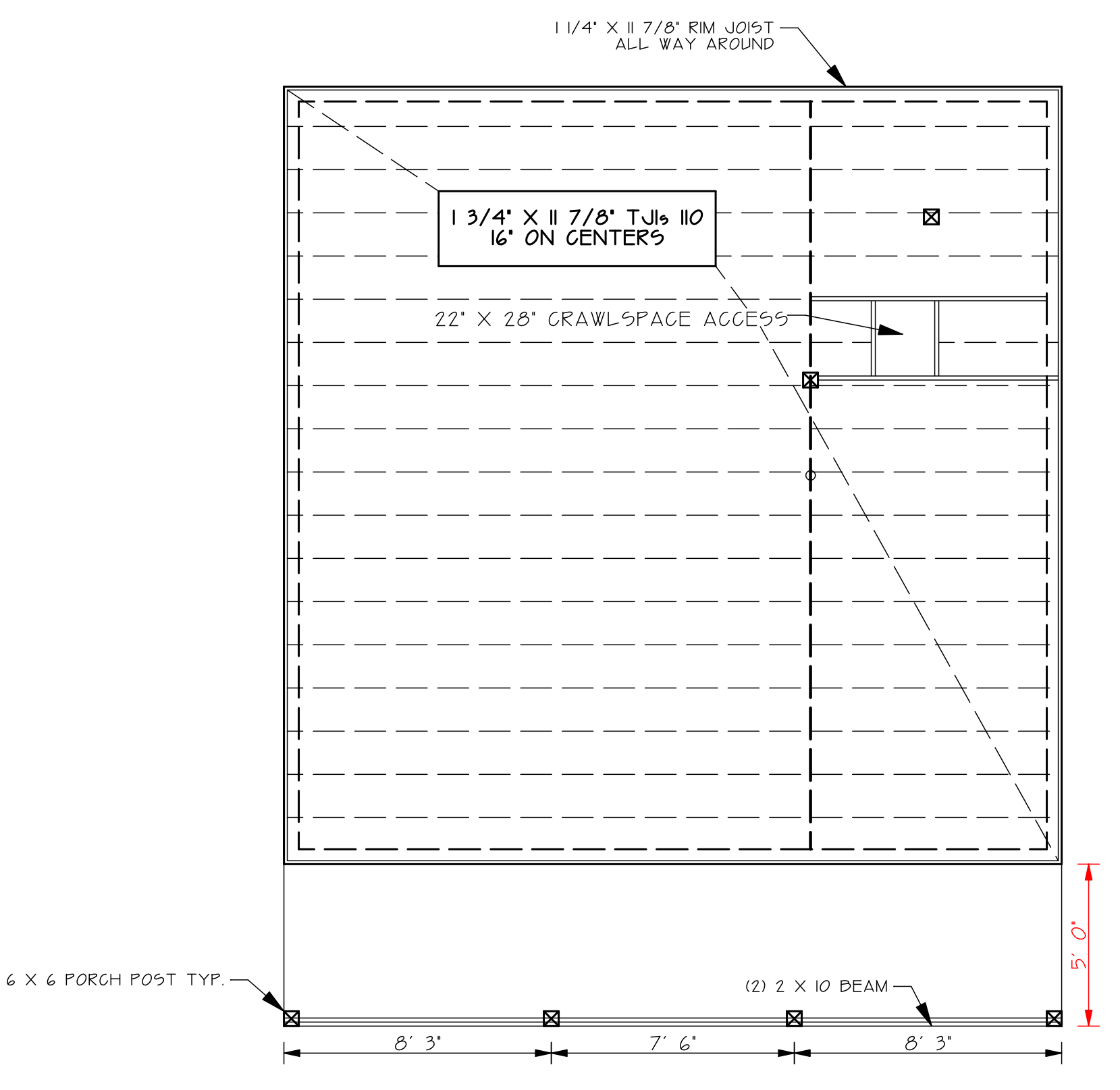
PROVIDE ICE & WATER SHIELD AT
 PERIMETER 4'-0" MIN TYP. AT ALL
 ROOF LOCATIONS

1 ROOF PLAN
 1/4" = 1'-0"

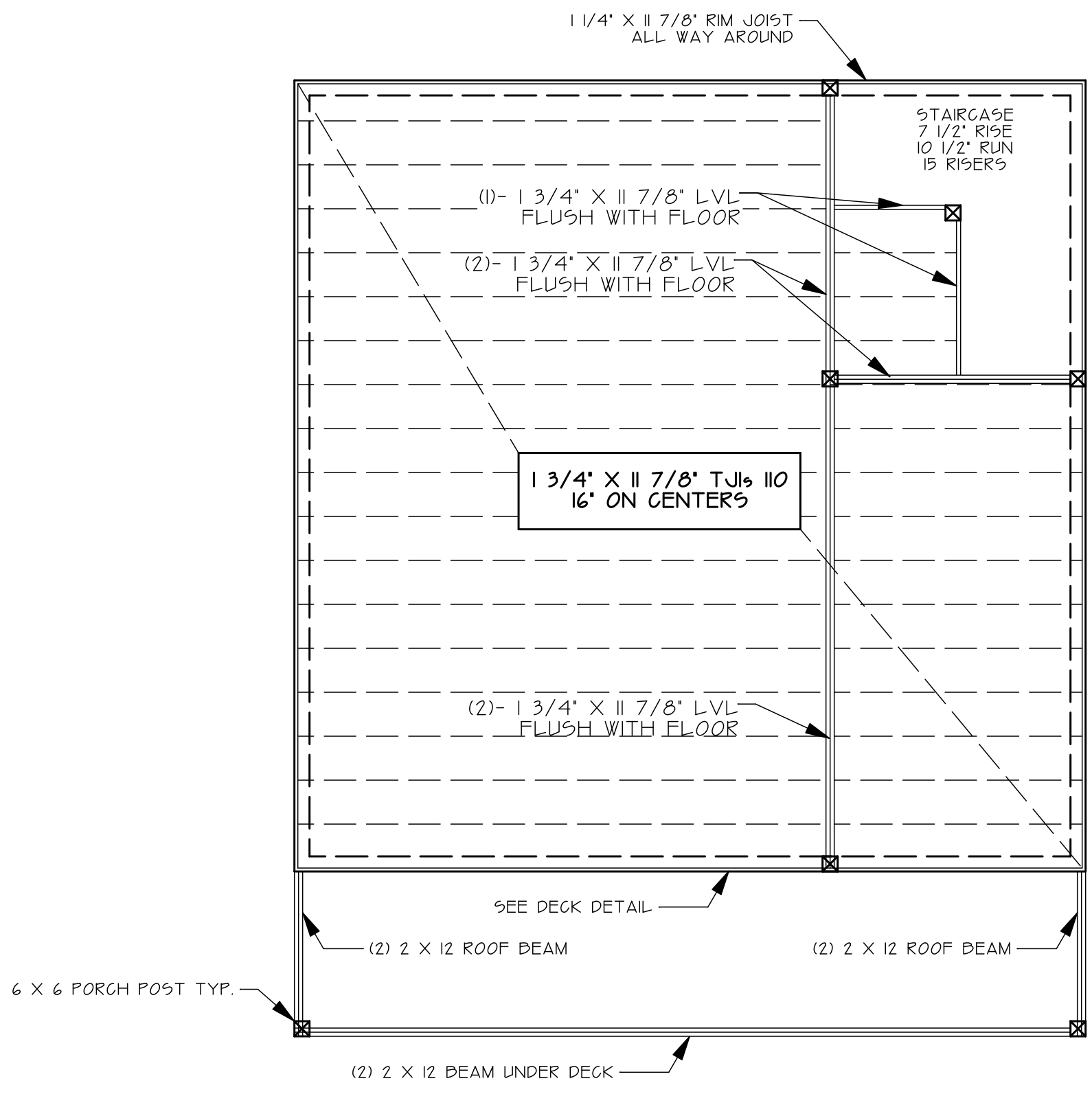
ROOF AND DIMENSIONS



CRAWLSPACE FOUNDATION PLAN
SCALE: 1/4" = 1' 0"



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



SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1' 0"

KING AND JACK SIZES		
SPAN	NO. JACK STUDS	NO. KING STUDS
UP TO 3' 6"	1	1
3' 6" TO 5' 0"	1	2
5' 0" TO 5' 6"	2	2
5' 6" TO 8' 0"	2	2
8' 0" TO 10' 6"	2	3
SPANS OVER 10' SEE PLANS		

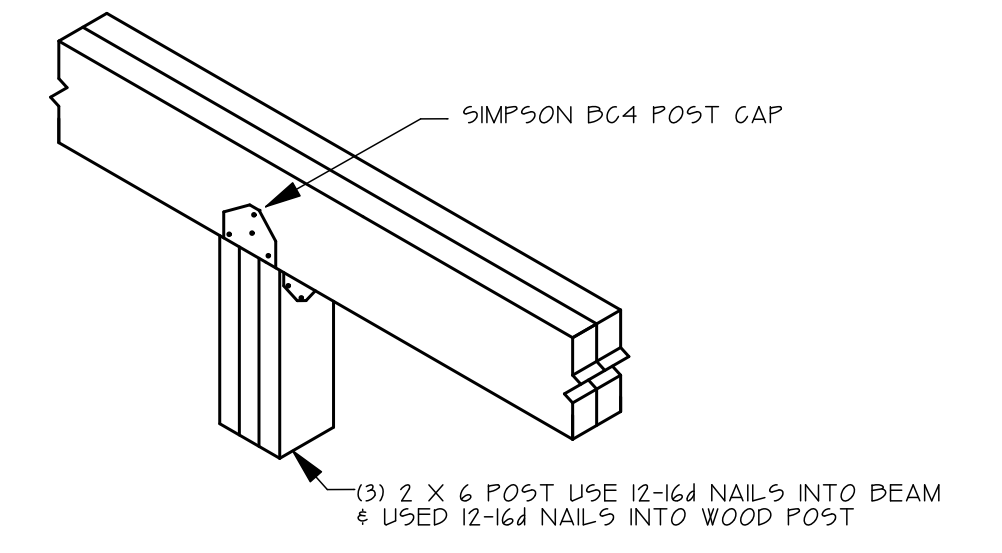
HEADER SCHEDULE	
SPAN	HEADER
TO 4' 0"	2-2 X 8s
4' 0" TO 6' 0"	2-2 X 8s
6' 0" TO 8' 0"	2- 2 X 10s
8' 0" TO 10' 0"	2- 2 X 10s
10' 0" TO 12' 0"	2- 1 3/4" X 9 1/2" LVLs
SPANS OVER 10' SEE PLANS	

FOUNDATION WALLS	
	- 4' WALLS
	- 3' WALLS
ALL FDN. WALLS 8' UNO.	

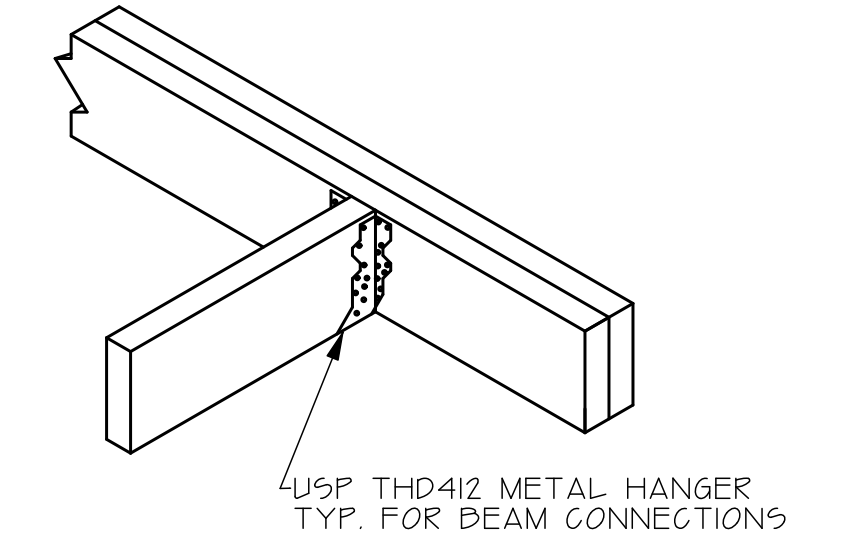
POST LOCATION	
EXTERIOR WALL	(4) 2 X 6 POST
INTERIOR WALL	(5) 2 X 4 POST

NOTE:
ALL 2 X 6 EXTERIOR & 2 X 4 INTERIOR WALL STUDS WILL HAVE A SPACING OF 16" O.C.

NOTE:
HEADERS WILL BE ADJACENT TO THE HOLES THEY COVER. NO HEADERS AT THE TOP OF THE WALL.



BEAM TO POST CONNECTION



BEAM TO BEAM CONNECTION
SCALE: N.T.S.

SHEAR DRAGING:
A. EXTERIOR WALL SHEATHING SHALL BE 7/16 APA RATED OSB SHEATHING ATTACHED WITH 8d NAILS AT 4' O.C. AT ALL PANEL EDGE AND 12' O.C. AT ALL INTERMEDIATE SUPPORT, UNLESS NOTED OTHERWISE. DO NOT SPLICE OSB AT CORNERS OF OPENINGS IN WALLS. ALL PANEL EDGES MUST BE BLOCKED AT EXTERIOR WALLS.
B. ROOF SHEATHING SHALL BE 15/32" OSB, NAIL AT 6' O.C. AT PANEL EDGES AND 12' AT PANEL FIELD.
C. FLOOR SHEATHING SHALL BE 3/4" APA 48X24 EXPOSURE 1 RATED TONGUE AND GROOVE PLYWOOD OR OSB EQUIVALENT, GLUE AND NAIL WITH 8d NAILS AT 6' O.C. AT PERIMETER AND 12' O.C. AT INTERMEDIATE FRAMING.

STRUCTURAL PLAN

REVISIONS	DATE

CRC CONSULTING
1830 IRONWOOD ROAD, PUEBLO, COLORADO
PHONE: 719-924-9733

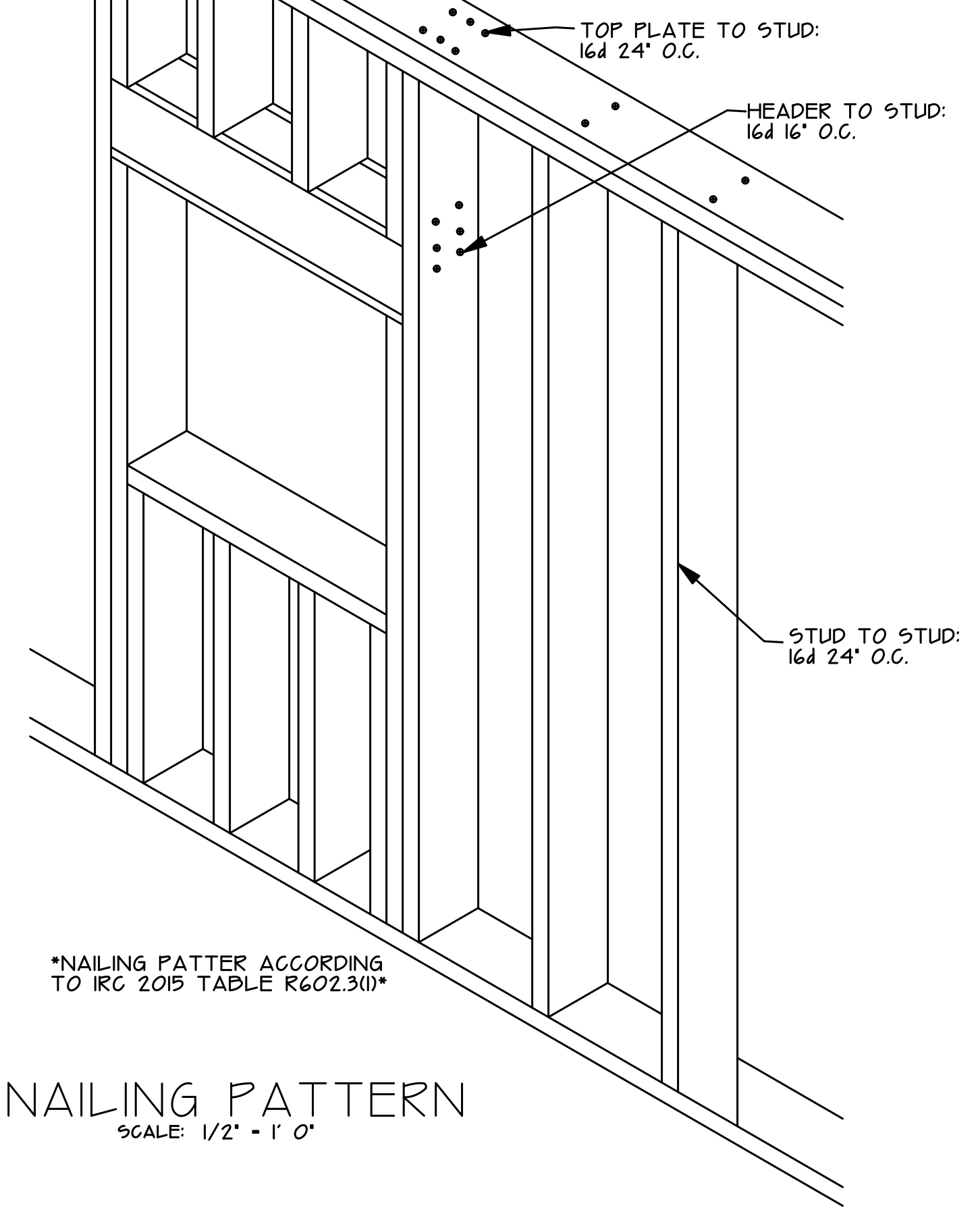
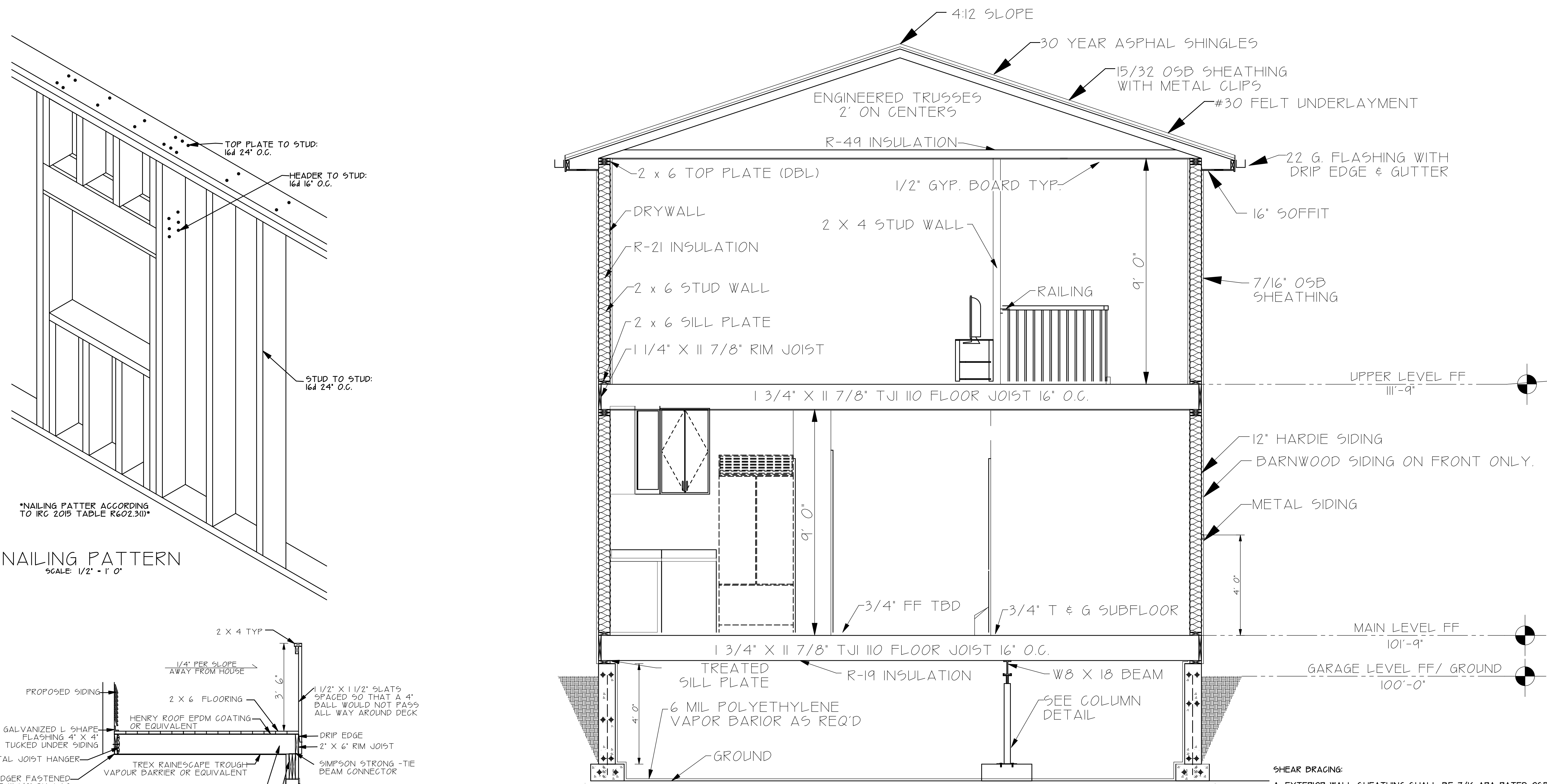
FOUNDATION & FRAMING PLAN FOR
5 SAGEMORE TRAIL
BLACKHAWK, COLORADO

DRAWN BY: EF	
CHECKED BY: CRC	
DATE DRAWN: 4.25.20	
SCALE: 1" = 1/4"	
SHEET: 51	OF: 53

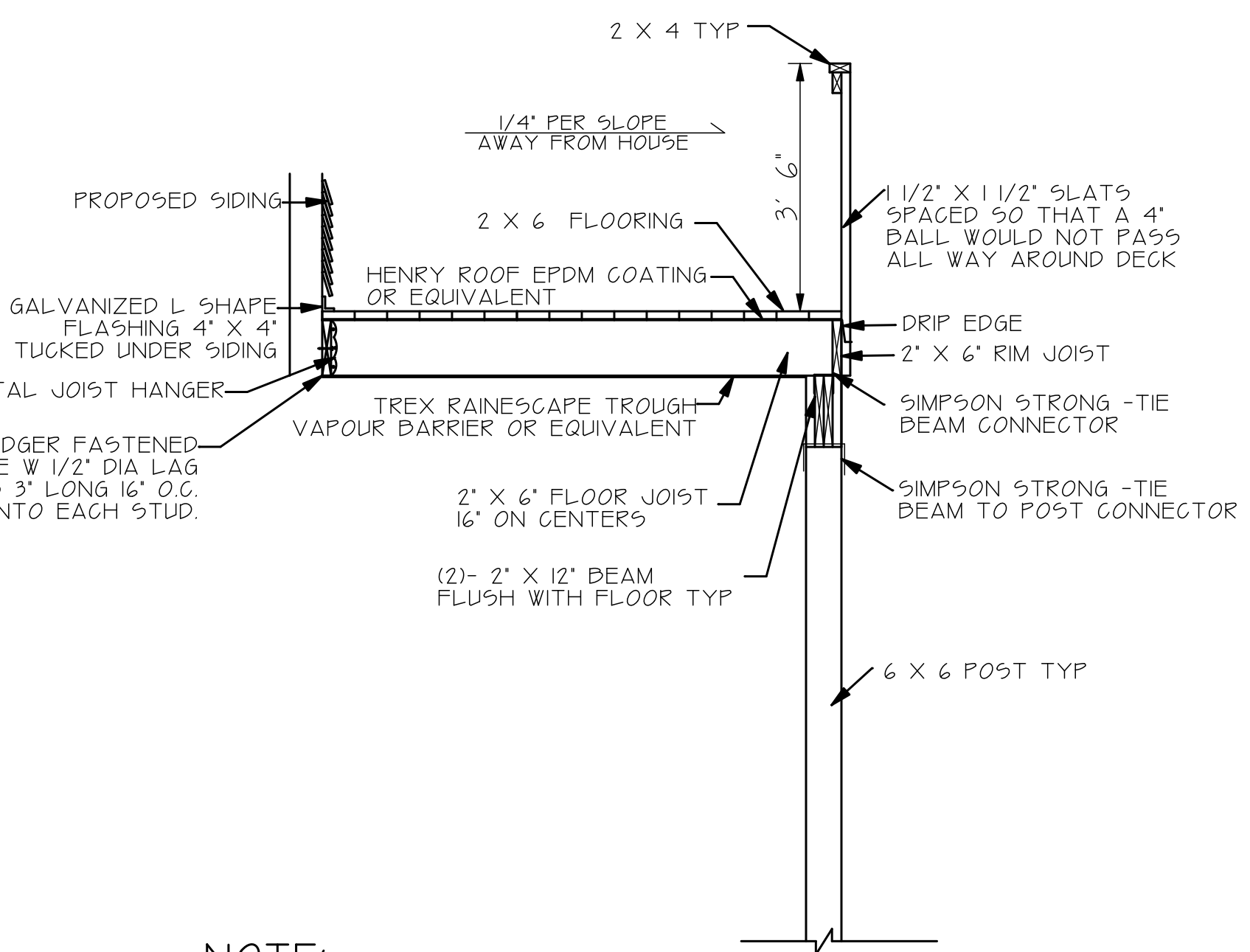
REVISIONS	DATE

CRC CONSULTING
 1830 IRAGOUIS ROAD, FUEBLO, COLORADO
 PHONE: 719-924-9733

SECTION PLAN FOR
 5 SAGEMORE TRAIL
 BLACKHAWK, COLORADO



NAILING PATTERN
 SCALE: 1/2" = 1' 0"



DECK DETAIL
 SCALE: 1/2" = 1' 0"

NOTE:
 ALL 2 X 6 EXTERIOR & 2 X 4
 INTERIOR WALL STUDS WILL
 HAVE A SPACING OF 16" O.C.

NOTE:
 HEADERS WILL BE ADJACENT
 TO THE HOLES THEY COVER.
 NO HEADERS AT THE TOP OF
 THE WALL.

GENERAL NOTES & SPECIFICATIONS:

- THIS FOUNDATION PLAN IS DESIGNED FOR A SINGLE FAMILY HOME AT 5 SAGEMORE TRAIL, BLACKHAWK, COLORADO. (PARCEL NO. 17118300025)
- DESIGN LOADS: A. ROOF LIVE LOAD - 75 PSF, 10 PSF DEAD LOAD; B. FLOOR LIVE LOAD - 40 PSF 10 PSF DEAD LOAD; C. 180 MPH (3 SECOND GUSTS EXPOSURE) WIND LOAD. THE FOUNDATION SHOULD BE BASED ON SPREAD FOOTINGS WITH 2,000 LBS PSF, ACCORDING TO SUB-SURFACE EXPLORATION BY AMERICAN GEOSERVICES PROJECT #0237-D20 DATED MAY 29, 2020.
- CONCRETE: SHALL DEVELOP 3500 PSI STRENGTH IN 28 DAYS.
- REINFORCING STEEL SHALL BE GRADE 60, REDAR, SPLICED WITH 18" OVERLAPS TO BE CONTINUOUS AROUND CORNERS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS SHOWN ON THIS PLAN PRIOR TO CONCRETE PLACEMENT AND REPORT ANY DISCREPANCY TO THE ENGINEER OR BE RESPONSIBLE FOR SAME.
- FOUNDATION CONTRACTOR SHALL CHECK AND REVIEW UPPER ARCHITECTURAL FLOOR PLAN FOR DOOR, DUCT, STAIR, AND MISCELLANEOUS BLOCKOUTS AND BE RESPONSIBLE FOR SAME.
- #2 HEM-FIR OR BETTER WILL BE USED IN CONSTRUCTION OF HOUSE
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BUILDING CODE ADOPTED BY GILPIN COUNTY, COLORADO.

SECTION AA
 SCALE: 1/2" = 1' 0"

IECC TABLE R402.1.2

IECC COMPLIANCE IS VIA METHOD 1, PERSCRIPTIVE

BENNETT, COLORADO I CLIMATE 5B	
PENETRATION U-FACTOR	0.30
CEILING R-VALUE	R49
WOOD FRAME WALL R-VALUE	R20
MASS ALL R-VALUE	R13/R17
FLOOR R-VALUE	R19
BASEMENT R-VALUE	R15 CONTINUOUS INT/EXT OR R19 INTERIOR CAVITY
CRAWLSPACE WALL R-VALUE	R15 CONTINUOUS INT/EXT OR R19 INTERIOR CAVITY

AIR BARRIER AND INSULATION TO BE INSTALLED PER TABLE R402.4.11
 ALL DUCTWORK IS INTERIOR TO THE BUILDING
 PROVIDE DUCT SEALING PER IRC
 THERE REQUIREMENTS ASSURE COMPLIANCE WITH THE INTERNATIONAL RESIDENTIAL CODE AND THE INTERNATIONAL ENERGY CONSERVATION CODE.

SHEAR BRACING:

A. EXTERIOR WALL SHEATHING SHALL BE 7/16" APA RATED OSB SHEATHING ATTACHED WITH 8d NAILS AT 4' O.C. AT ALL PANEL EDGE AND 12" O.C. AT ALL INTERMEDIATE SUPPORT, UNLESS NOTED OTHERWISE. DO NOT SPLICE OSB AT CORNERS OF OPENINGS IN WALLS. ALL PANEL EDGES MUST BE BLOCKED AT EXTERIOR WALLS.

D. ROOF SHEATHING SHALL BE 15/32" OSB, NAIL AT 6" O.C. AT PANEL EDGES AND 12" AT PANEL FIELD.

C. FLOOR SHEATHING SHALL BE 3/4" APA 48X24 EXPOSURE 1 RATED TONGUE AND GROOVE PLYWOOD OR OSB EQUIVALENT, GLUE AND NAIL WITH 8d NAILS AT 6" O.C. AT PERIMETER AND 12" O.C. AT INTERMEDIATE FRAMING.

CONNECTION OF MULTIPLE LVL'S:

THE MULTIPLE LVL'S FASTENED TOGETHER WILL REQUIRE 12d NAILS PLACED AT 12" APART ALONG THE BEAM. 2 LVL'S WILL REQUIRE 2 ROWS OF NAILS SPACED 2' FROM TOP AND BOTTOM. 3 LVL'S WILL REQUIRE 3 ROWS OF NAILS SPACED 2' FROM TOP AND BOTTOM AND ONE ROW DOWN THE CENTER.

SECTION

DRAWN BY: EF
CHECKED BY: CRC
DATE DRAWN: 4.25.20
SCALE: 1" = 1/4"
SHEET: 52 OF: 53

REVISIONS	DATE

KING AND JACK SIZES		
SPAN	NO. JACK STUDS	NO. KING STUDS
UP TO 3' 6"	1	1
3' 6" TO 5' 0"	1	2
5' 0" TO 5' 6"	2	2
5' 6" TO 8' 0"	2	2
8' 0" TO 10' 6"	2	3
SPANS OVER 10' SEE PLANS		

HEADER SCHEDULE	
SPAN	HEADER
TO 4'0"	2-2 X 8s
4'0" TO 6'0"	2-2 X 8s
6'0" TO 8'0"	2- 2 X 10s
8'0" TO 10'0"	2- 2 X 10s
10'0" TO 12'0"	2- 1 3/4" X 9 1/2" LVLs
SPANS OVER 10' SEE PLANS	

POST LOCATION	
WALL TYPE	POST COUNT
EXTERIOR WALL	(4) 2 X 6 POST
INTERIOR WALL	(5) 2 X 4 POST

CRC CONSULTING
 1830 IROQUOIS ROAD, PUEBLO, COLORADO
 PHONE: 719-924-9733

DETAIL PLAN FOR
 5 SAGEMORE TRAIL
 BLACKHAWK, COLORADO

DRAWN BY: EF	
CHECKED BY: CRC	
DATE DRAWN: 4.25.20	
SCALE: 1" = 1/4"	
SHEET: 53	OF: 53

DETAILS

