

GIULIANO COTTAGE

RECEIVED
APR 20 2016

AMERICAN HOUSE
DESIGN Co.

205 West 3rd Ave. Dr.
Broomfield, Co. 80020
Phone 303-464-0268
Fax 303-410-9737

GENERAL NOTES

- This set of plans is intended to describe the major elements and configuration of the project desired by the owners, all of the features shown or reasonably implied are to be included unless instructed otherwise. Many particular construction details are intended to rely on the general contractors construction experience and on site observations. As with all construction projects, cooperation is essential between the Owner, Designer, Builder, and all subcontractors. All construction methods, problems, or existing conditions cannot be foreseen, therefore the Designer will make every effort to be available in a timely manner to answer questions, discuss alternatives or provide revised drawings as necessary.
- The General Contractor & all sub-contractors shall be responsible at all times during the construction phase of this project to build in accordance with all applicable building codes and regulations, whether indicated on the plans or not, and shall be responsible for verifying all dimensions, elevations, compatibility, notes, etc, prior to starting work. All work shall be performed in a workmanship like manner and to be of a quality accepted by the industry.
- Contractor shall field verify all dimensions and notations and notify the designer of any errors or discrepancies. The designer shall be given the opportunity to recommend a solution before work can continue in the area of the problem. If work proceeds before such solution can be presented, the contractor shall be responsible for corrections.
- Do not scale plans. Dimensions are generally to face of studs, or face of concrete unless otherwise noted. Written notes take precedence over graphics. Larger scale details take precedence over smaller scale drawings.
- This addition shall meet or exceed the City of Westminster energy code requirements.
- Mechanical, plumbing, and electrical systems shall be completed on a "design build" basis by the respective tradespersons. See drawing only for general information of these systems. Verify the suitability and code compliance of these systems before construction.
- All products and equipment shall be installed or placed as per manufacturer's instructions or recommendations.
- The contractors shall protect all existing landscaping or other site conditions intended to remain and repair any that are damaged during construction.
- Construction may commence only from plans labeled "CONSTRUCTION SET" in the title block. Sets of plans labeled otherwise may be used only for HOA review, submittal for building permit, or review of preliminary construction costs.

PROJECT INFORMATION

Owner
Leonard Giuliano
3523 West 150th Court
Broomfield, Colorado 80023
Phone 303-465-6457
LGiuliano@aol.com

Designer
American House Design Company
John Geier
205 West Third Avenue Drive
Broomfield, Colorado 80020
Phone 303-464-0268
JGeier@AmericanHouseDesign.com

General Contractor
To Be Determined

Structural Engineer
DCP
Steven Hughes
2400 Overlook Drive
Broomfield, Colorado 80020
Phone 303-990-2999
DCPLLC@gmail.com

- Design roof snow load: 30.0 psf ✓
- Assigned ground snow load: 30.0 psf ✓
- Design wind speed: 100 mph, 3 second gust ✓
- Wind structural design exposure classification B ✓
- Seismic Design Category B ✓
- Frost depth: 36 inches below finished grade ✓

CODE INFORMATION

Applicable Codes
2009 International Residential Code ✓
with Local Amendments 7/8/2014

Zoning
R-A

Lot Area
7,500 sq. ft. approx.

Building Area

Main Level	1,416 sq. ft.
Basement Level	1,345 sq. ft.
Total	2,761 sq. ft.

Garage 541 sq. ft.
Front Porch 192 sq. ft.
Back Porch 168 sq. ft.

Minimum Setbacks

Front Yard	25 ft.
North Side Yard	15 ft.
South Side Yard	7.5 ft.
Rear Yard	0 ft.

Height
Two Stories approx. 29 ft

Construction Type
Type V Non-rated ✓

Occupancy Classification
Single Family R3 Dwelling ✓

Legal Description
Lots 33, 34, and the South 10 ft of Lot 35,
Block 115,
City of Westminster, County of Adams,
State of Colorado

SHEET INDEX

Sheet No.	Sheet Name
C0	Cover Sheet / Project Information
1	Improvement Survey Plat
2	Site Plan
A1	Basement Level Floor Plan
A2	Main Level Floor Plan
A3	Elevations
A4	Building Section / Elevation
S1	Structural General Notes
S2	Foundation Plan
S3	Foundation Details
S4	Floor Framing Schematics
S5	Roof Framing Schematics

The water service line is NOT to be installed without City approval of the fire sprinkler system. Building Division rough inspections will NOT be approved until the fire sprinkler system rough inspection elements have been installed.

* OPEN HOLE INSPECTION
REQD. PROVIDE REPORT TO CITY
PRIOR TO PLACING FOUNDATION
WALL CONCRETE.

CONTRACTOR TO COMPLY WITH THE
CITY'S "STANDARD REVIEW COMMENTS
FOR RESIDENTIAL OCCUPANCIES"
PROVIDED WITH THIS PLAN SET

16-2051
WESTMINSTER
Building Division APPROVED Plans
BY P. Banters DATE 8-23-16
AS NOTED & SUBJECT TO FIELD INSPECTION

The project owner / developer and assigns are responsible for ensuring that all construction drawings and documents comply with all requirements of the approved Official Development Plan (ODP) for the project. The City shall not be held responsible for any construction completed that does not comply with the approved ODP, and the project owner / developer may be required to make all modifications necessary to bring the project in compliance with the ODP.

For Residential stand-alone fire sprinkler systems, a separate plan submittal and permit is required from the City Fire Department. Contact the Fire Dept, Mike Schafer, at 303-658-4544 for details.

NOTES

PROJECT NAME AND LOCATION

GIULIANO COTTAGE
8029 JULIAN STREET
WESTMINSTER, COLORADO

A NEW AMERICAN HOUSE DESIGNED FOR LEONARD GIULIANO

DATE ISSUED

APRIL 19, 2016

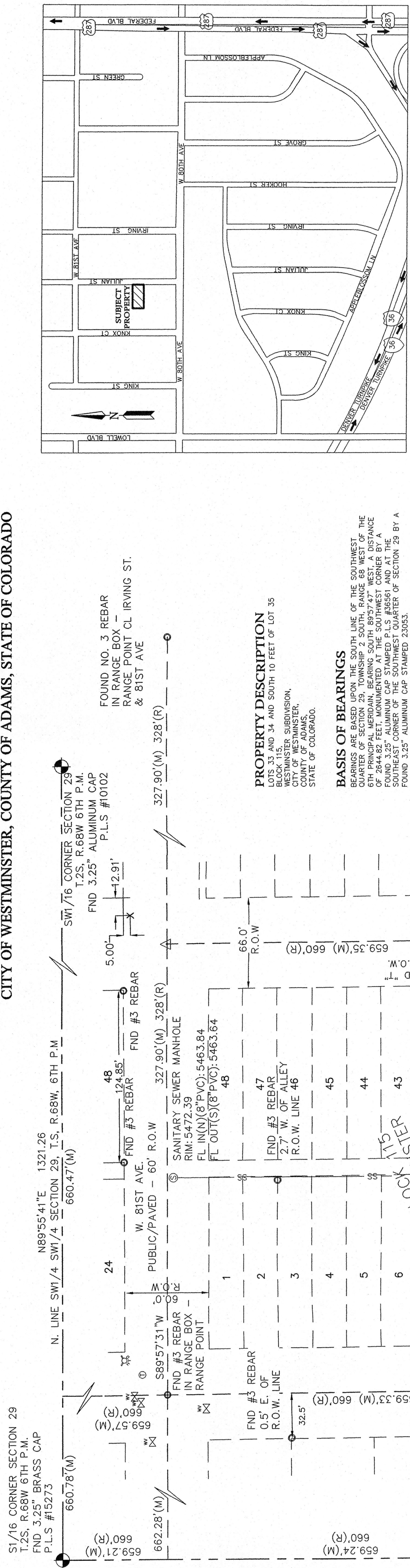
SHEET NUMBER

C0

FIELD SET

PERMIT SUBMITTAL

IMPROVEMENT SURVEY PLAT
 LOCATED WITHIN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
 NOT TO SCALE

FOUND NO. 3 REBAR
 IN RANGE BOX -
 RANGE POINT CL IRVING ST.
 & 81ST AVE

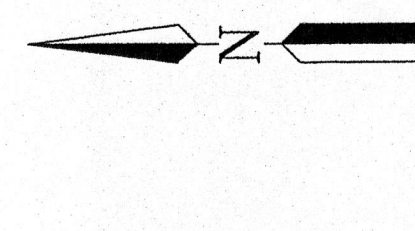
PROPERTY DESCRIPTION
 LOTS 33 AND 34 AND SOUTH 10 FEET OF LOT 35
 WESTMINSTER SUBDIVISION,
 COUNTY OF ADAMS,
 STATE OF COLORADO.

BASIS OF BEARINGS
 BEARINGS ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST
 QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE
 6TH PRINCIPAL MERIDIAN, WHICH IS A METRIC ALUMINUM CAP
 FOUND 3.25" ALUMINUM CAP STAMPED "U.S. ASSESS' AND AT THE
 CORNER OF THE SOUTHWEST CORNER OF SECTION 29 BY A
 FOUND 3.25" ALUMINUM CAP STAMPED 20053.

PROJECT BENCHMARK
 REGISTRY NAME: 1453
 LOCATED IN WESTMINSTER COLORADO, IN THE SOUTHEAST QUARTER OF
 SECTION 30, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., 0.95
 FEET NORTH OF THE SOUTH LINE OF WESTMINSTER RIGHT-OF-WAY
 (FEDERAL BOULEVARD) ON CITY OF WESTMINSTER RIGHT-OF-WAY.

SURVEYOR'S NOTES
 DATE OF FIELD WORK COMPLETED: MARCH 21 AND 28, 2016

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE COLORADO LAND SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS. ANY LEGAL ACTION OR DISPUTE ARISING FROM THIS SURVEY SHALL BE REFERRED TO THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF COLORADO.
2. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE COLORADO LAND SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS. ANY LEGAL ACTION OR DISPUTE ARISING FROM THIS SURVEY SHALL BE REFERRED TO THE BOARD OF SURVEYING AND MAPPING OF THE STATE OF COLORADO.
3. THIS IMPROVEMENT SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS PREPARED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS IDENTIFIED.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE INFORMATION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY APPROPRIATE SURVEY PLATS WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



INDEX STATEMENT
 REGISTERED THIS DAY OF _____ 20____ AT _____ M. IN BOOK _____
 OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) _____ NUMBER _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT ON MARCH 28, 2016, A SURVEY WAS MADE OF THE ABOVE DESCRIBED PROPERTY UNDER MY DIRECT SUPERVISION AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE COLORADO LAND SURVEYING ACT AND ALL APPLICABLE RULES AND REGULATIONS. I FURTHER CERTIFY THAT THE IMPROVEMENTS SHOWN ON THE ABOVE SURVEY PLAT ARE NECESSARY FOR THE IMPROVEMENTS SHOWN THEREON AND THAT THERE IS NO EVIDENCE OF SIGN OF ANY EASEMENT, ENCROACHMENT OR ANY PART OF SAID PARCEL SUBJECT AS NOTED.



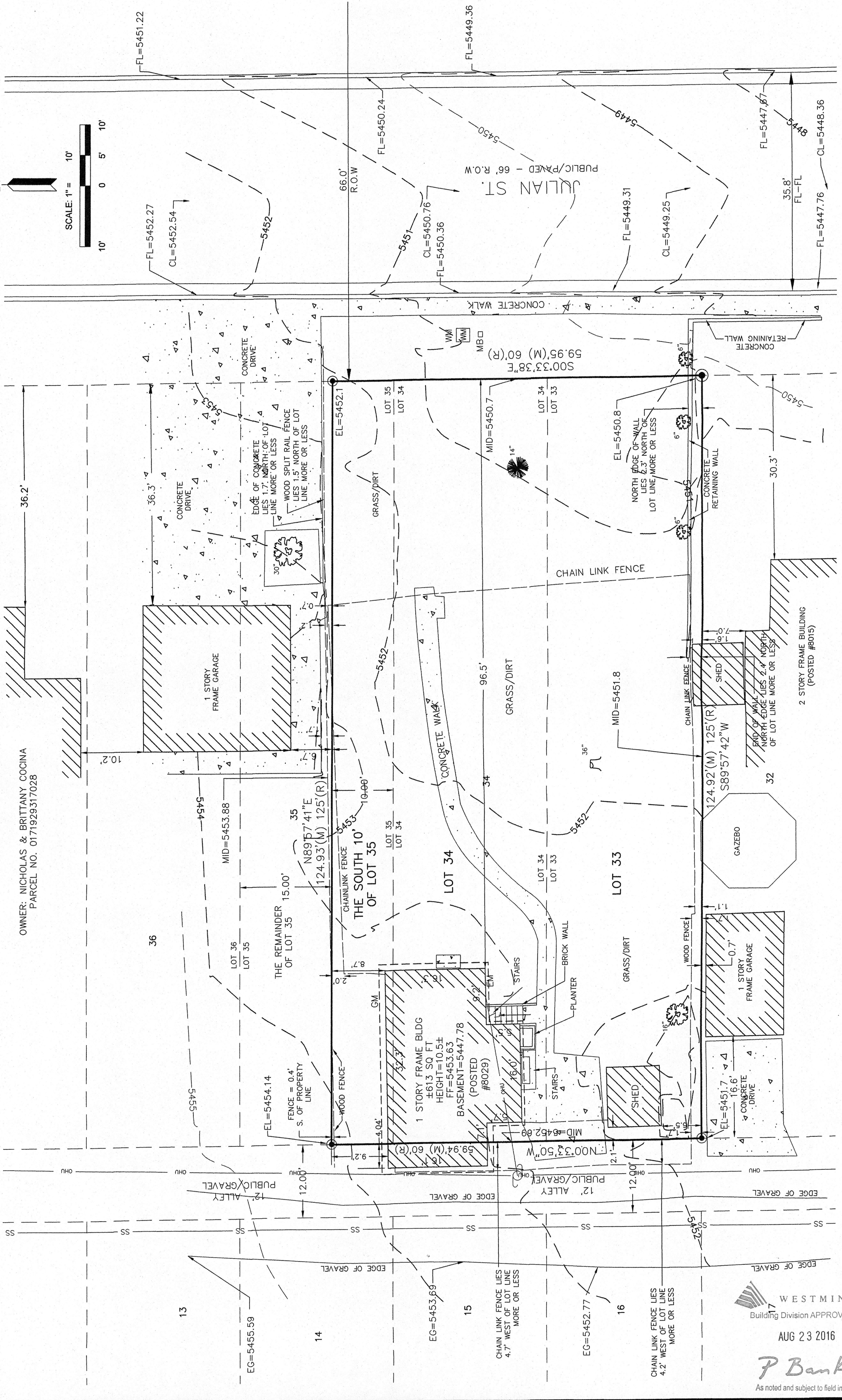
RICHARD B. GABRIEL, P.L.S.
 Colorado License No. 37929
 Power Surveying Company, Inc.

POWER
 Surveying Company, Inc.
 Established 1948
 PH 303.702.8917
 WWW.POWERSURVEYING.COM
 1500 W. 48TH AVENUE
 THORNTON, COLORADO 80260

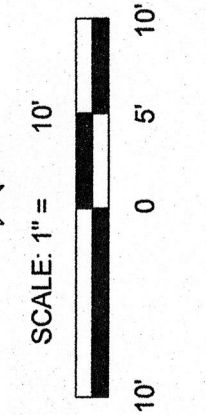
TYPE OF SUBMITTAL:	IMP. SURVEY PLAT
PREPARATION DATE:	APRIL 8, 2016
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-16-071	

SHEET 1 OF 2

IMPROVEMENT SURVEY PLAT
 LOCATED WITHIN SECTION 29, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO



OWNER: NICHOLAS & BRITTANY COCINA
 PARCEL NO. 0171929317028



LEGEND OF SYMBOLS AND ABBREVIATIONS

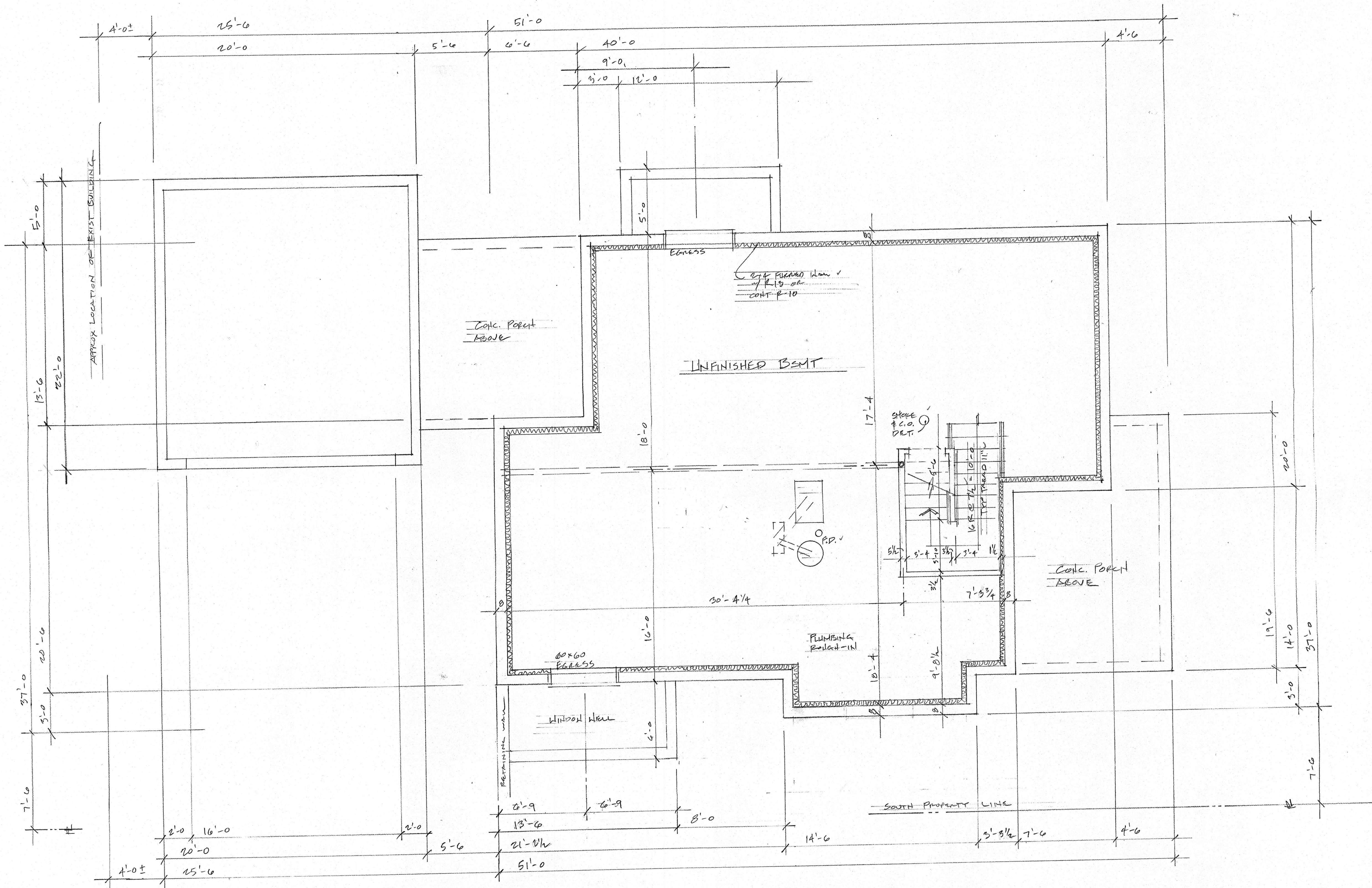
- EL= SPOT ELEVATION (AS NOTED)
- EM= SPOT ELEVATION @ MID POINT
- CL= SPOT ELEVATION @ CENTERLINE
- FL= SPOT ELEVATION @ FLOW LINE
- = OVERHEAD LINE
- = UNDERGROUND, SANITARY SEWER LINE
- = FENCE LINE (AS NOTED)
- GM= GAS METER
- EM= ELECTRICAL METER
- EM= POWER POLE
- EM= WATER VALVE
- EM= FIRE HYDRANT
- EM= WATER METER
- EB= FOUND MONUMENTATION (AS NOTED)
- EM= SET REBAR AND PLASTIC CAP
- EM= FOUND CHISELED "X"
- EM= YELLOW PLASTIC CAP
- R.O.W= RIGHT OF WAY
- GM= GAS METER
- EM= SANITARY SEWER MANHOLE
- EM= TREE
- EM= CONCRETE SURFACE

WESTMINSTER
 Building Division APPROVED Plans
 AUG 23 2016
 P Banker
 As noted and subject to field inspection

POWER
 Surveying Company, Inc.
 Established 1948
 PH 303.702.8917
 WWW.POWERSURVEYING.COM
 1500 W. 48TH AVENUE
 THORNTON, COLORADO 80260

TYPE OF SUBMITTAL:	IMPROVEMENT SURVEY PLAT
PREPARATION DATE:	APRIL 8, 2016
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-16-071	

SHEET 2 OF 2



BSMT FLOOR IS CONCRETE S.O.G.
 FLOATING WALLS ARE REQUIRED.
 BOTTOM WOOD PLATE TO BE PT
 OR DECAY RESISTANT.

BASEMENTS WITH HABITABLE SPACE, HALLWAYS,
 BATHRMS, TOILET RMS, LAUNDRY RM SHALL HAVE
 A CEILING HEIGHT NOT LESS THAN 7'0". PORTIONS
 OF THE BSMT THAT DO NOT CONTAIN THOSE
 SPACES SHALL HAVE A MIN 6'8" CEILING HEIGHT.
 BEAMS/ DUCTS/ PIPES AND OTHER OBSTRUCTIONS
 MAY PROJECT TO WITHIN 6'4" OF FINISHED FLOOR.

REQD IN MECHANICAL ROOM:
 - FLOOR DRAIN
 - GFI OUTLET WITHIN 25' OF GAS FIRE
 APPLIANCES
 - LIGHT SWITCHED FROM ENTRY DOOR

NOTES

PROJECT NAME AND LOCATION

DATE ISSUED

APRIL 19, 2016

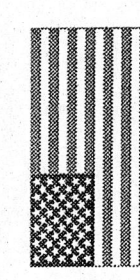
SHEET NUMBER

AI

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PERMIT SUBMITTAL

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 DESIGN Co.

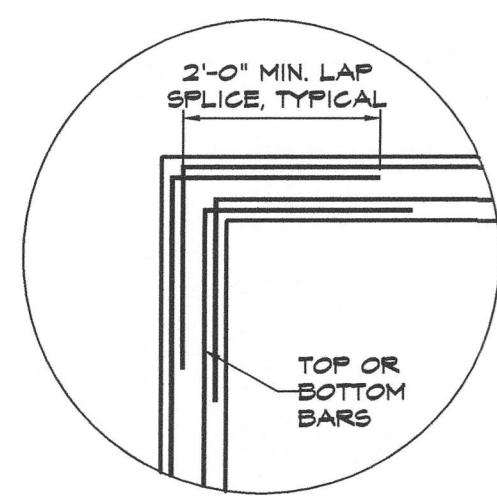


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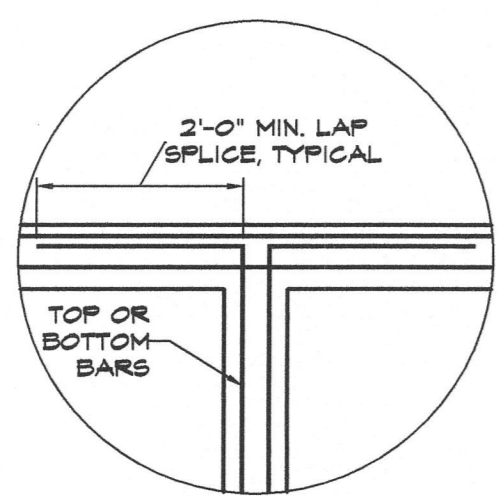
WESTMINSTER
 Building Division APPROVED Plans

AUG 23 2016

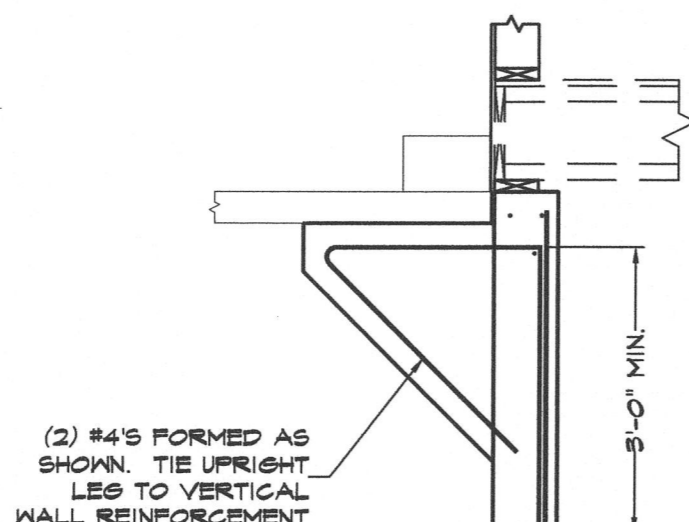
P Banker
 As noted and subject to field inspection



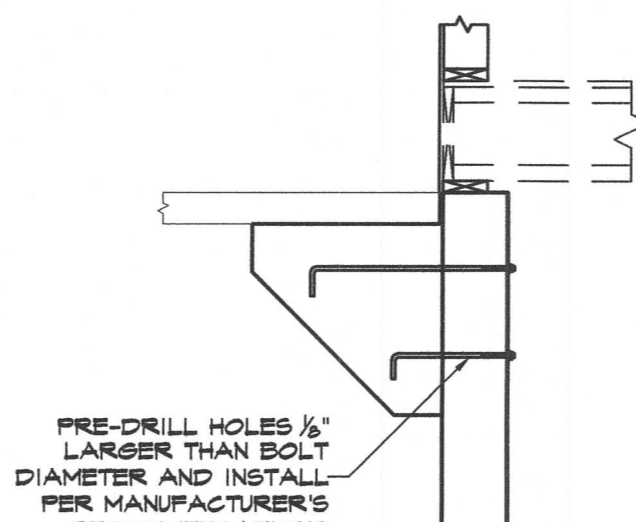
CORNER REINFORCEMENT SHOWN IS AN EXAMPLE OF ACCEPTABLE CONSTRUCTION. SIMILAR REINFORCEMENT WILL BE ALLOWED PROVIDED THAT MINIMUM SPLICE LENGTHS ARE MAINTAINED AND CONTINUOUS REINFORCEMENT IS UPHOLD.



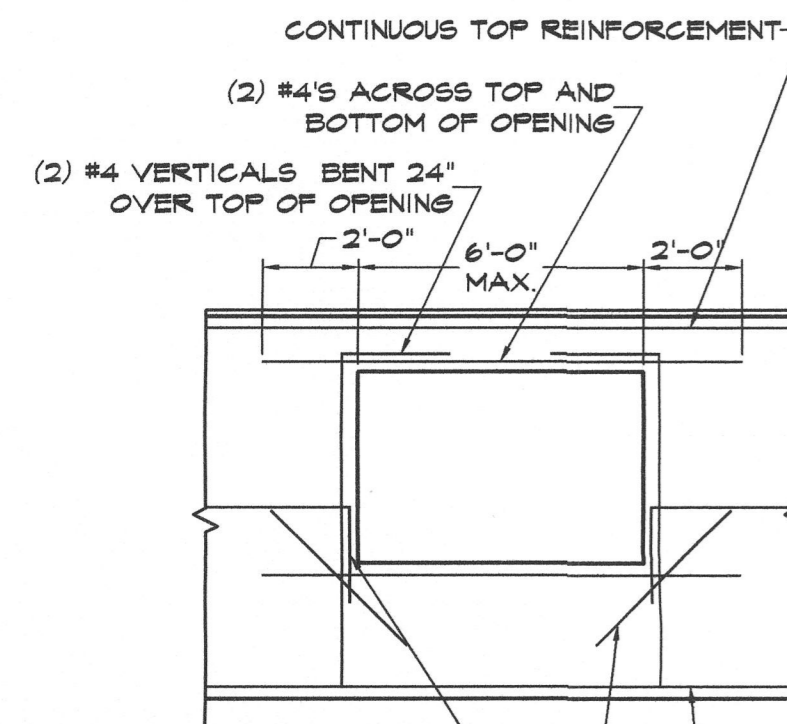
INTERSECTION REINFORCEMENT SHOWN IS AN EXAMPLE OF ACCEPTABLE CONSTRUCTION. SIMILAR REINFORCEMENT WILL BE ALLOWED PROVIDED THAT MINIMUM SPLICE LENGTHS ARE MAINTAINED AND CONTINUOUS REINFORCEMENT IS UPHOLD.



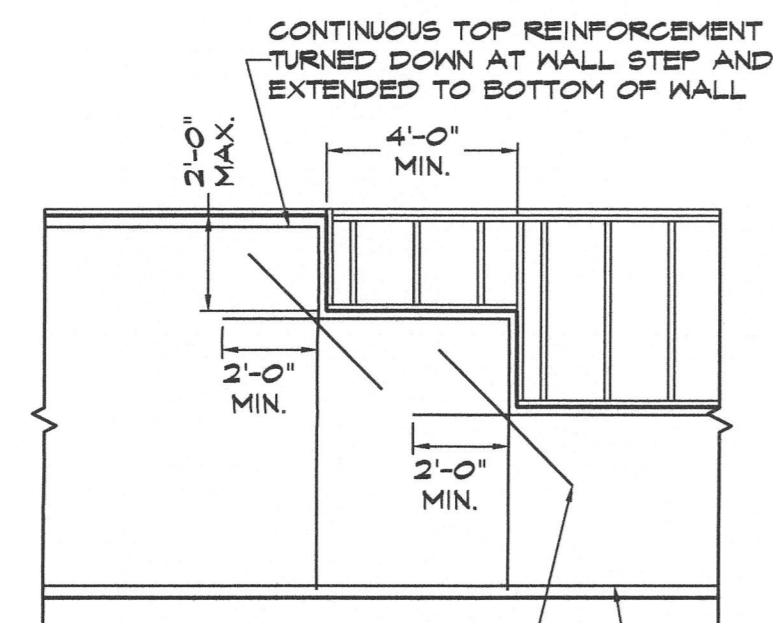
HAUNCH CONSTRUCTION HAUNCHES ARE RECOMMENDED FOR SLAB-ON-GRADE SUPPORT BUT ARE NOT REQUIRED. HAUNCHES MAY BE FORMED WITH THE FOUNDATION WALL OR MAY BE PRE-CAST AND INSTALLED AFTER FORMS ARE REMOVED.



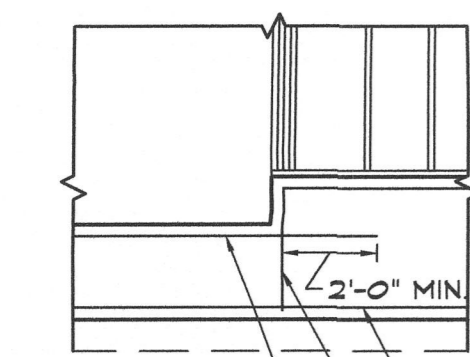
PRE-DRILL HOLES 1/8" LARGER THAN BOLT DIAMETER AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS



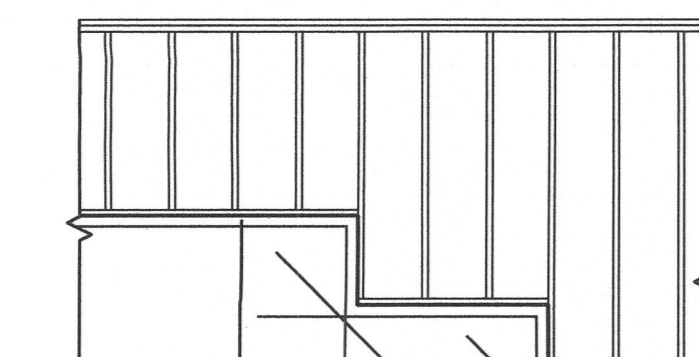
MID-HEIGHT REINFORCEMENT TURNED DOWN 24" AT OPENING
(1) #4 x 4'-0" ANGLED AS SHOWN ON EACH SIDE OF OPENING



(1) #4 x 4'-0" ANGLED AS SHOWN AT EACH STEP



CONTINUOUS TOP REINFORCEMENT TURNED DOWN AT WALL STEP AND EXTENDED TO BOTTOM OF WALL
CONTINUOUS BOTTOM REINFORCEMENT



BOTTOM REINFORCEMENT OF UPPER LEVEL TURNED DOWN AT WALL STEP
BOTTOM REINFORCEMENT OF LOWER LEVEL TURNED UP AT WALL STEP AND EXTENDED TO TOP OF WALL

BOTTOM OF WALL STEP REINFORCEMENT

DESIGN CRITERIA

- These plans were developed in general conformance with the International Residential Code, 2009 Edition (IRC 2009).
- These plans were developed using a lot specific geotechnical engineering report prepared by American Geotechnical, Inc., project number 15-202. All recommendations included in this report shall be considered to be a part of these specifications and shall be followed during construction.

Allowable Bearing Pressure:	1,500	psf
Minimum Dead Load:	0	psf
Equivalent Fluid Pressure:	47	pcf
- Design Loads:

Roof Dead Load	15	psf	Roof Live Load	30	psf
Floor Dead Load	15	psf	Floor Live Load	40	psf
Exterior Wall Dead Load	10	psf	Exterior Deck Live Load	40	psf
- The following areas are considered to be beyond the scope of work for these drawings:
 - Building Category: B'
 - Basic Wind Speed: 100 mph (3 second gust)
 - Exposure Category: B'
 - Seismic Design Category: B'

GENERAL REQUIREMENTS

- The plans and schematics contained herein represent the framework and structure for the finished residence. The owner and/or contractor is/are responsible for temporary bracing, shoring, scaffolding, method of construction, and general jobsite safety. The requirements of the latest edition of "OSHA Construction Standards" shall be complied with by all contractors, fabricators, and suppliers.
- It is the responsibility of the owner and/or contractor to review all drawings prior to construction and coordinate all aspects including but not limited to: dimensions, wall elevations, head clearances, beam depths and widths, post sizes and locations. DCP is not responsible for coordination of other building trades such as roof truss design and layout, floor truss design and layout, mechanical, plumbing, or electrical contractors.
- Do not scale these drawings; use dimensions shown. If dimensions are missing or if discrepancies are discovered between these drawings and actual field conditions or the architectural drawings, contact DCP for verification and coordination.
- All questions, clarifications, field modifications, discrepancies, errors, and omissions shall be brought to the attention of DCP in a timely manner.

CONCRETE FOUNDATION SYSTEMS

- If a soils report exists for this lot an excavation observation shall be performed by the geotechnical engineer of record prior to construction.
- All concrete shall be placed in general accordance with the recommendations set forth by the American Concrete Institute in section 318 (ACI 318) of the latest edition.
- All concrete shall be normal weight concrete (approximately 145 pcf) unless noted otherwise with a minimum 28 day compressive strength of 3,000 psi. DCP recommends type II cement unless otherwise in the geotechnical engineering report.
- Air entrainment for concrete exposed to a freeze/thaw cycle shall be 6% +/- 1.5%. Air entrainment for concrete not exposed to a freeze/thaw cycle shall be 3%.
- All reinforcement shall be Grade 60 steel and shall conform to ASTM A615.
- Minimum clearances for reinforcement shall be as follows:
 - 3" for concrete placed against earth
 - 1 1/2" for concrete placed against forms
 - 3/4" for slabs-on-grade
- Provide bar supports and spacers to place all bars in proper locations and wire firmly at intersections to prevent movement while placing concrete.
- Foundation walls directly supporting floor joists shall have the steel reinforcement placed towards the inside face. Foundation walls supporting knee walls or framed walls shall have the steel reinforcement placed towards the exterior face.
- All anchor bolts shall be 1/2" diameter ASTM A307 bolts placed at 48" on-center maximum and placed within 12" of the ends of all sill plates. Use a minimum of two bolts per section of sill plate. Place all bolts a minimum of 1 1/4" from edges of concrete.
- All foundation walls with interior living spaces shall be sprayed or coated on the exterior to reduce moisture transmission to the living space.
- Basements or other interior living spaces shall have a perimeter drain installed as detailed in the geotechnical engineering report.
- Backfill shall be placed in maximum one foot lifts and compacted to approximately 95% of maximum density. Backfill shall be placed evenly against both sides of foundation walls and pieces where possible. Water-tamping is prohibited. Backfilling procedures shall not commence until the first floor diaphragm has been installed. Alternately the foundation walls must be braced from the interior prior to backfilling. Braces shall remain in place until the floor diaphragm has been installed.
- Beam pockets shall have a maximum of one (1) inch clearance on all sides of the steel beam. Beam pockets shall be grouted solid after steel beam and floor diaphragm installation.

CONCRETE SLABS-ON-GRADE

- A slab-on-grade shown does not necessarily constitute a slab-on-grade recommendation for this project. Refer to the geotechnical engineering report for additional slab-on-grade recommendations and specifications.
- It is the responsibility of the owner and/or contractor to inform the homeowner of potential slab-on-grade movement.
- Concrete slabs shall be 4" thick and shall have a min 28 day compressive strength of 3,000 psi.
- Provide control joints at 12'-0" on-center maximum in each direction, or as prescribed in ACI 318.
- All non-load bearing walls placed on slabs shall be constructed with a slip joint placed at the bottom of the wall.
- For slabs placed against foundation walls provide a 1/2" expansion joint at all perimeter edges. Provide separation from all structural posts, plumbing, and utility lines penetrating the concrete slab using such means as block-outs or wrapping the perimeter of the penetration.
- Do not fasten exterior slabs to the foundation walls unless specifically noted and detailed on these drawings.
- Slabs shall be reinforced with welded wire fabric such as 6x6 W1.4 - W1.4 or similar and shall be lapped a minimum of two full squares. Wire fabric shall conform to ASTM A185.
- Exterior slabs shall be reinforced with fiber mesh.

STRUCTURAL STEEL

- Steel shapes shall conform to the standards shown here:

Wide flange beams	ASTM A572, Grade 36
Angles and Plates	ASTM A572, Grade 36
Adjustable pipe columns	ASTM A53, Grade B
Bolts	ASTM A307, Grade 36
- All structural steel shapes shall be detailed, fabricated, and erected in accordance with the AISC Code of Standard Practice.
- Steel beams at foundation walls shall be supported by steel shims a maximum of one (1) inch in thickness. Grout all beam pockets solid after floor diaphragm installation.
- Steel beams in wood-framed walls shall be supported by a stud-pack equal in thickness to the beam flange unless noted otherwise on the plans.
- All plate nailers or "sleepers" shall be equal in width to the beam flange and shall be fastened with power-actuated pins placed at 16" on-center and staggered.

TIMBER FRAMING

- All wood framing shall conform to the National Design Specification for Wood Construction, 2007 edition, and chapters 5, 6, and 8 of the latest adopted edition of the IRC.
- All framing lumber shall be visually graded Hem-Fir #2 or better with the following properties:

Allowable Bending Stress	850	psi
Modulus of Elasticity	1,300,000	psi
Allowable Compressive Stress Perpendicular to Grain	405	psi
Allowable Compressive Stress Parallel to Grain	1,300	psi
- All laminated veneer lumber (LVL) material shall have the following properties:

Allowable Bending Stress	2,400	psi
Modulus of Elasticity	1,900,000	psi
Allowable Compressive Stress Perpendicular to Grain	750	psi
Allowable Compressive Stress Parallel to Grain	2,510	psi
- All lumber in direct contact with soils or concrete shall be treated or be of a moisture resistant species such as redwood.
- All lumber products exposed to weathering conditions shall be treated or wrapped to prevent decay.
- Holes, notches, perforations or openings in structural materials shall be prohibited except as allowed by the latest edition of the IRC. Holes, notches, perforations or openings in pre-fabricated materials such as floor joist shall be prohibited except as allowed by the manufacturer's recommendations.
- Wall studs shall extend from the bottom plate to top plate uninterrupted except as required for openings and architectural features.
- All posts at upper levels shall be continued through the lower levels to the supporting beam or foundation wall through the use of squash blocking or continued posts. Posts at lower levels shall be of equal or greater size than those of the upper levels unless noted otherwise on the plans.
- All nailing shall be in conformance with IRC Table R602.3(1) unless noted otherwise.
- All floor sheathing shall be 23/32" thick APA rated plywood or its equivalent. Sheathing shall be glued and fastened with 8d ring shank nails placed at six (6) inches on-center at all panel edges and 12 inches on-center in the field. Provide solid blocking between floor joists over steel beams and bearing walls.
- Exterior wall sheathing shall be 5/8" APA rated plywood or its equivalent. Sheathing shall be installed continuously around all openings and fastened with 8d common nails or 14 gauge staples with a 1 1/2" crown. Fasteners shall be placed at six (6) inches on-center at all panel edges and 12 inches on-center in the field unless noted otherwise.
- Roof sheathing shall be a minimum nominal thickness of 5/8" plywood or its equivalent. Sheathing shall be fastened with 8d common nails or 14 gauge staples with a 1 1/2" crown. Fasteners shall be placed at six (6) inches on-center at all panel edges and 12 inches on-center in the field.
- All structural sheathing shall for floors and roofs to be placed with the long edge perpendicular to the framing members. All panel edges shall be staggered a minimum of one bay.
- All pre-fabricated hangers, straps, and hardware shall be installed per manufacturer's recommendations regarding number and size of fasteners.
- Engineered wood products such as TJI's, LPI's, BCI's, etc. shall be installed per the manufacturer's recommendations.
- Two and three ply structural members shall be face nailed with three rows of 16d nails spaced at 12 inches on-center. Apply nailing from both sides.
- Four ply horizontal structural members shall be through-bolted with 1/2" diameter A307 bolts spaced at 12 inches on-center and staggered.

COMMON ABBREVIATIONS

ADJ	ADJUSTABLE	DIA	DIAMETER	O.C.	ON-CENTER
B.O.W.	BOTTOM OF WALL	E.W.	EACH WALL	S.O.C.	SLAB-ON-GRADE
CONC	CONCRETE	ETC	ETC	T.O.W.	TOP OF WALL
CONT	CONTINUOUS	MAX	MAXIMUM	TYP	TYPICAL
CON'X	CONNECTION	MIN	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE

WESTMINSTER
Building Division APPROVED Plans

AUG 23 2016

P Banker

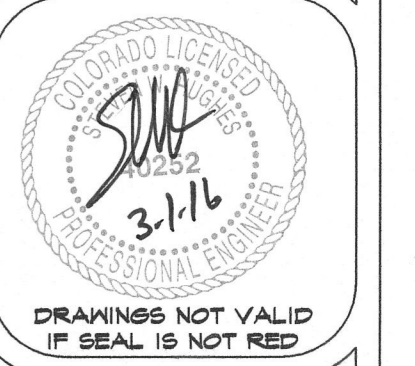
As noted and subject to field inspection

DCP
2400 OVERLOOK DRIVE
BROOMFIELD, COLORADO 80020
303-440-3444

GENERAL NOTES
BASED ON ARCHITECTURAL DRAWINGS
AMERICAN HOUSE DESIGN

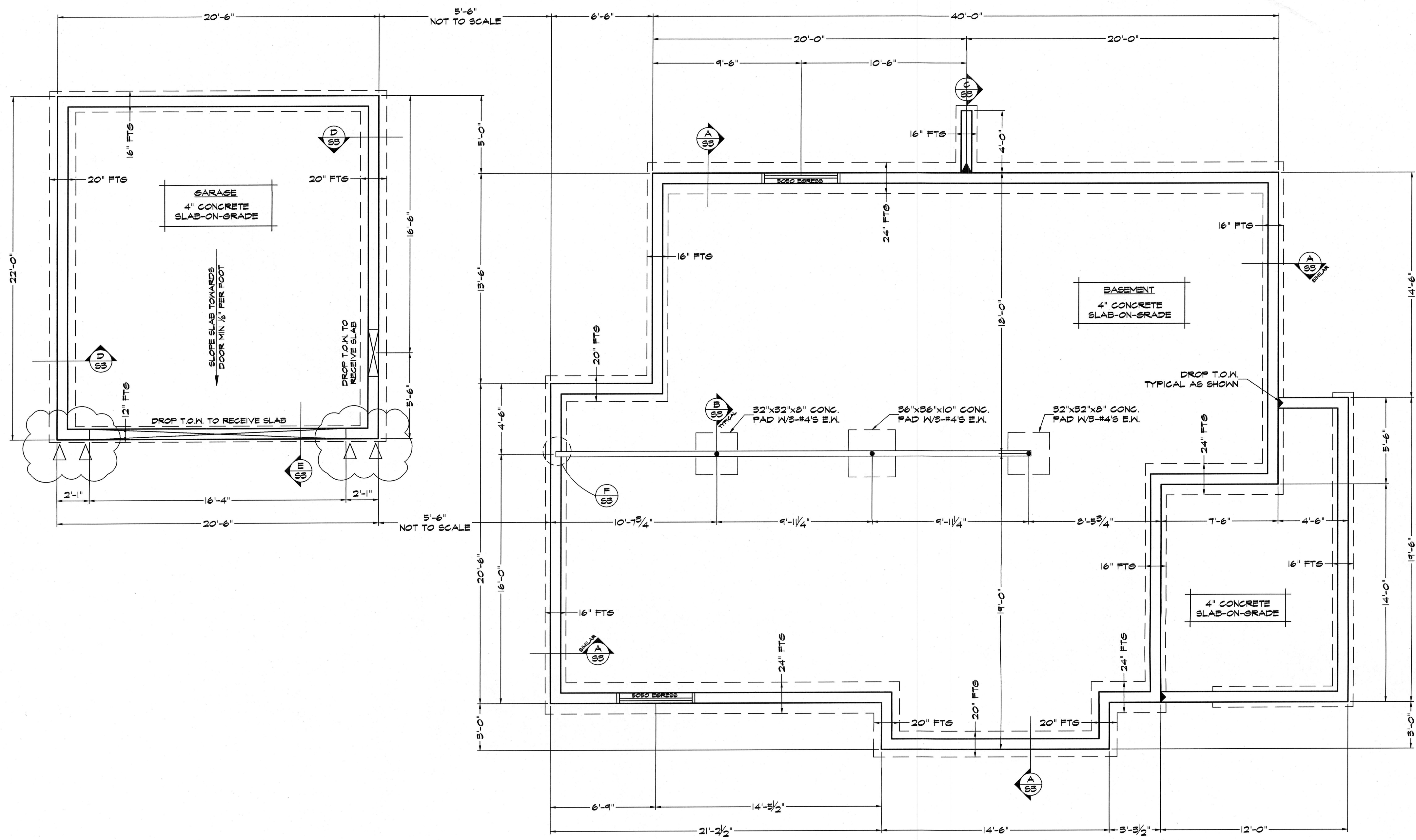
AMERICAN HOUSE DESIGN
GIULIANO RESIDENCE
8029 JULIAN STREET
WESTMINSTER, COLORADO

PROJECT NUMBER	
DATE	2/24/16
REVISIONS	
#1	DATE 1
#2	DATE 2
#3	DATE 3

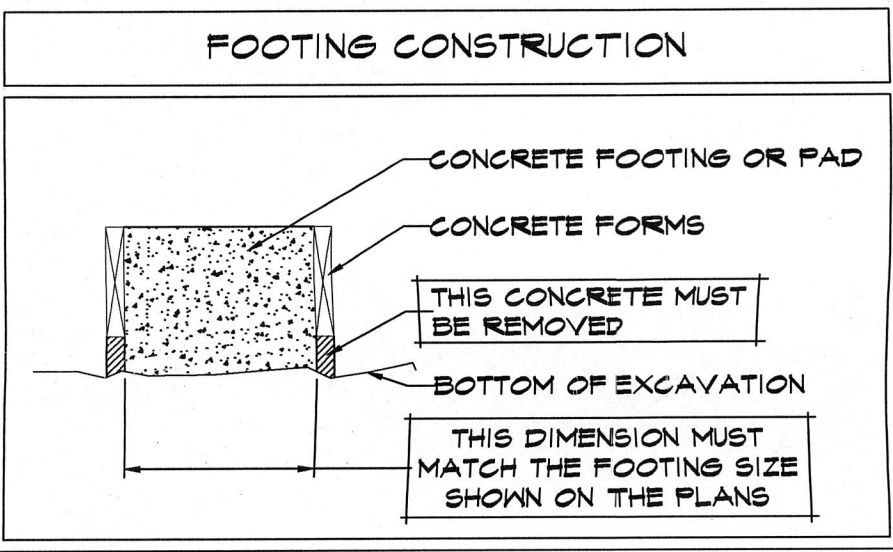


DRAWINGS NOT VALID IF SEAL IS NOT RED

S

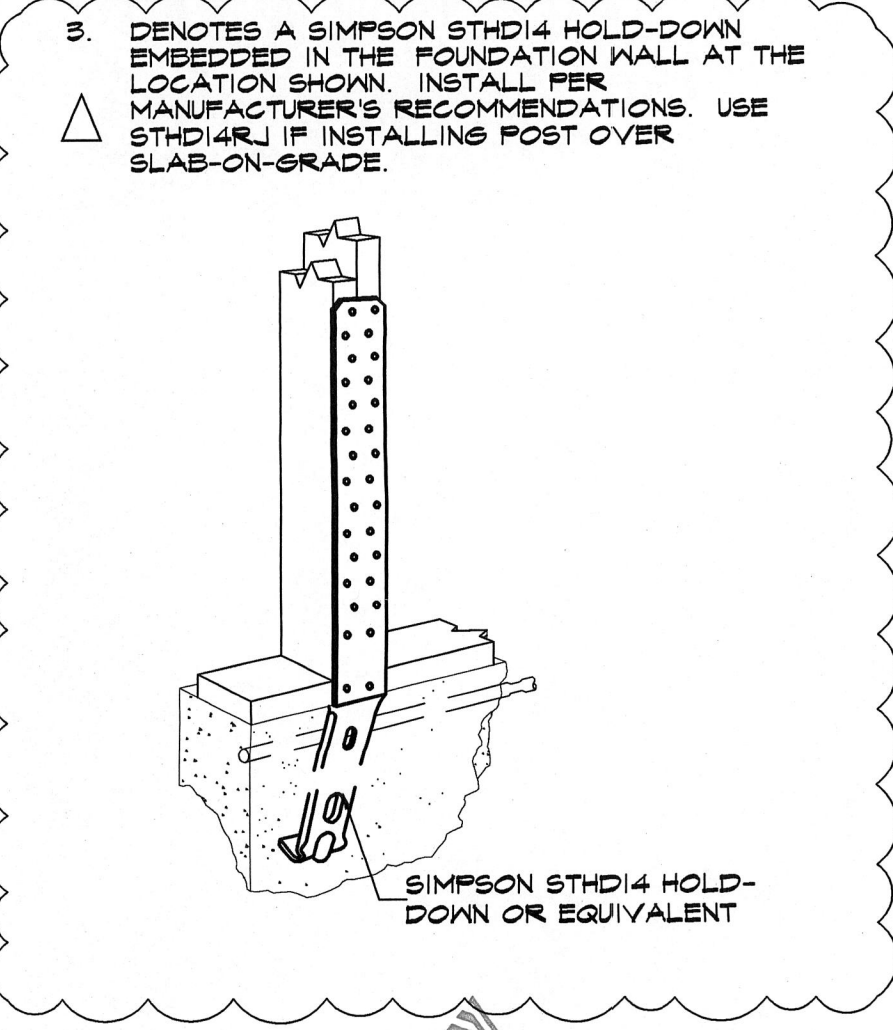


FOOTINGS MUST BEAR A MAXIMUM OF 8'-0" BELOW EXISTING GRADE PER GEOTECHNICAL ENGINEERING REPORT. AN EXCAVATION OBSERVATION MUST BE PERFORMED BY AMERICAN GEOTECHNICAL PRIOR TO FOOTING CONSTRUCTION.



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

1. ANY CHANGES MADE TO THE DESIGN DEPICTED SHALL NOT BE CONSIDERED VALID UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD.
2. BEAM POCKETS TO BE GROUTED SOLID AFTER FLOOR DIAPHRAGM INSTALLATION.
3. DENOTES A SIMPSON STHD14 HOLD-DOWN EMBEDDED IN THE FOUNDATION WALL AT THE LOCATION SHOWN. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. USE STHD14RL IF INSTALLING FOOT OVER SLAB-ON-GRADE.



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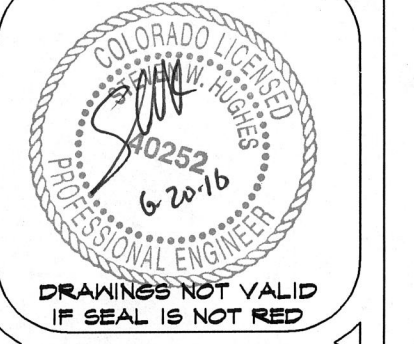
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FOUNDATION PLAN
BASED ON ARCHITECTURAL DRAWINGS
AMERICAN HOUSE DESIGN

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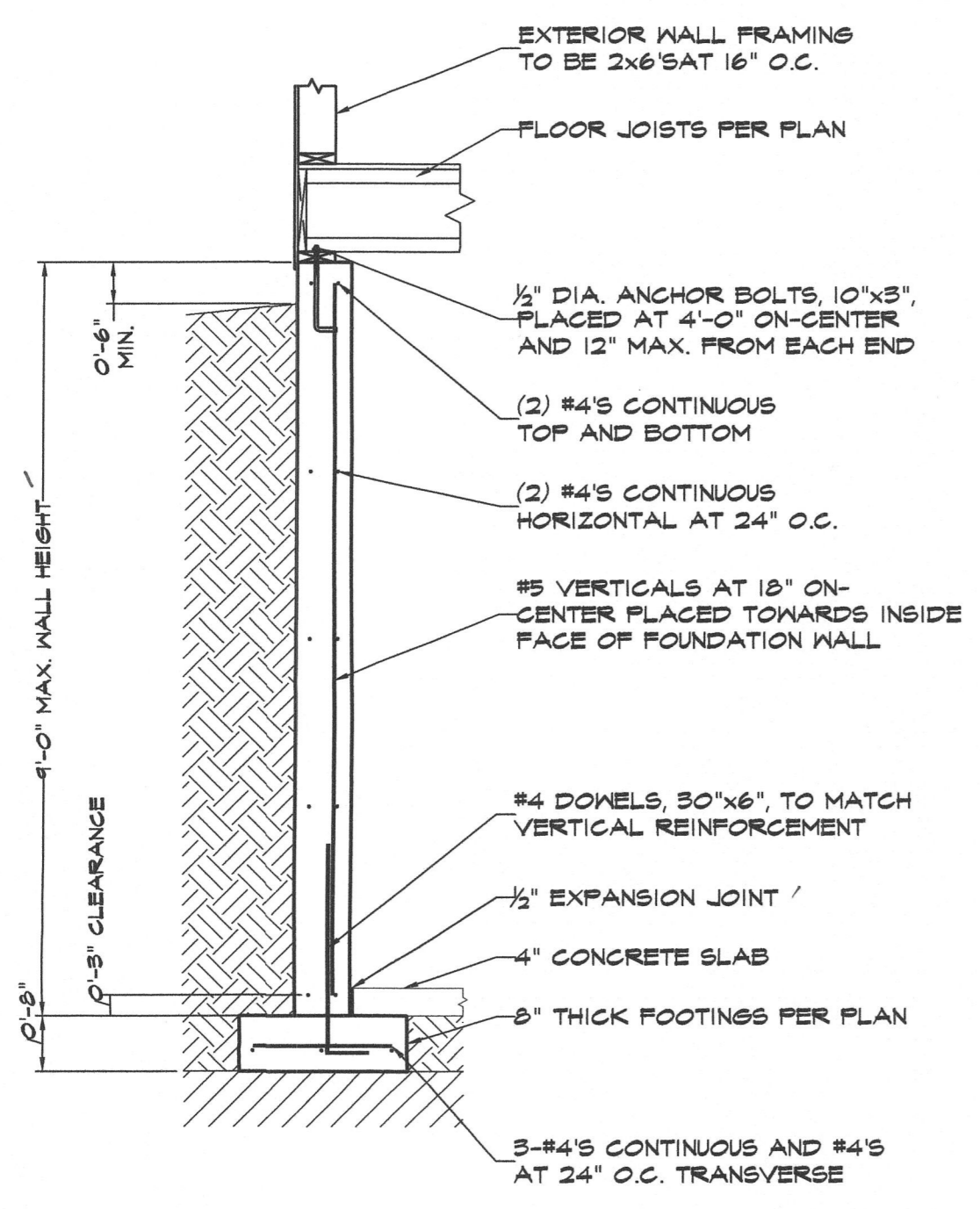
DRAWINGS NOT VALID
IF SEAL IS NOT NEAR

S2

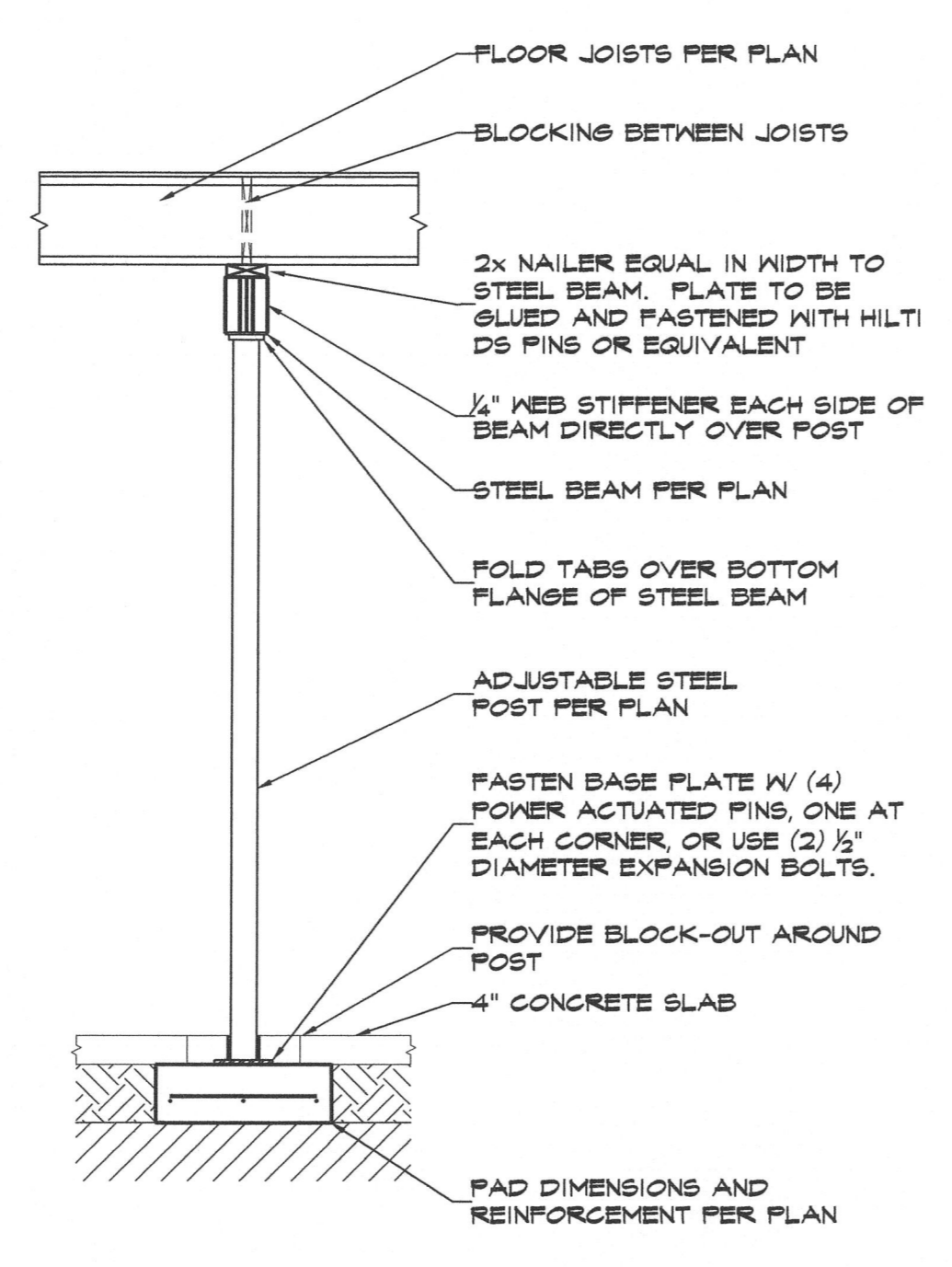
FOUNDATION DETAILS
 BASED ON ARCHITECTURAL DRAWINGS
 AMERICAN HOUSE DESIGN

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 GIULIANO RESIDENCE
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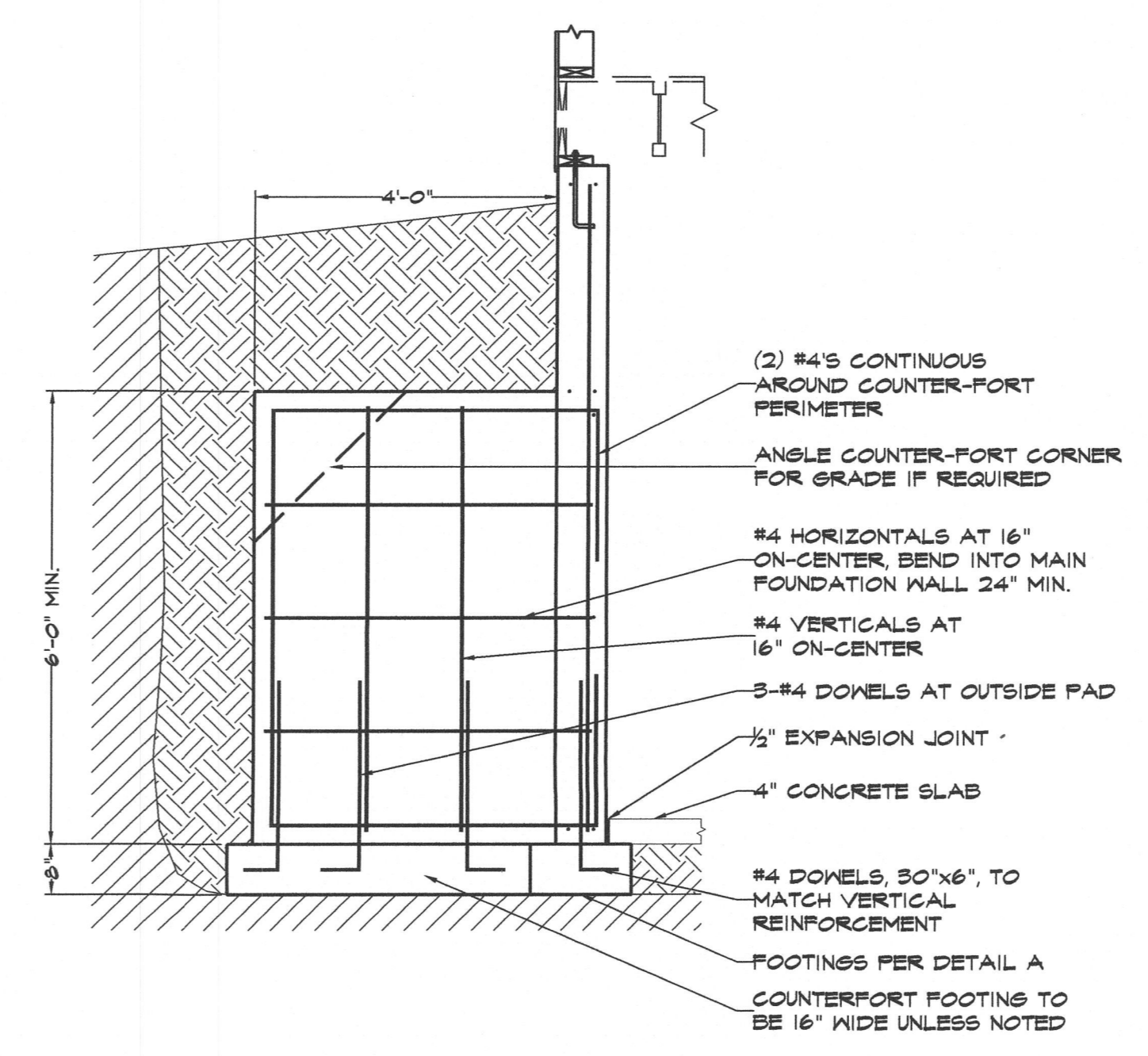
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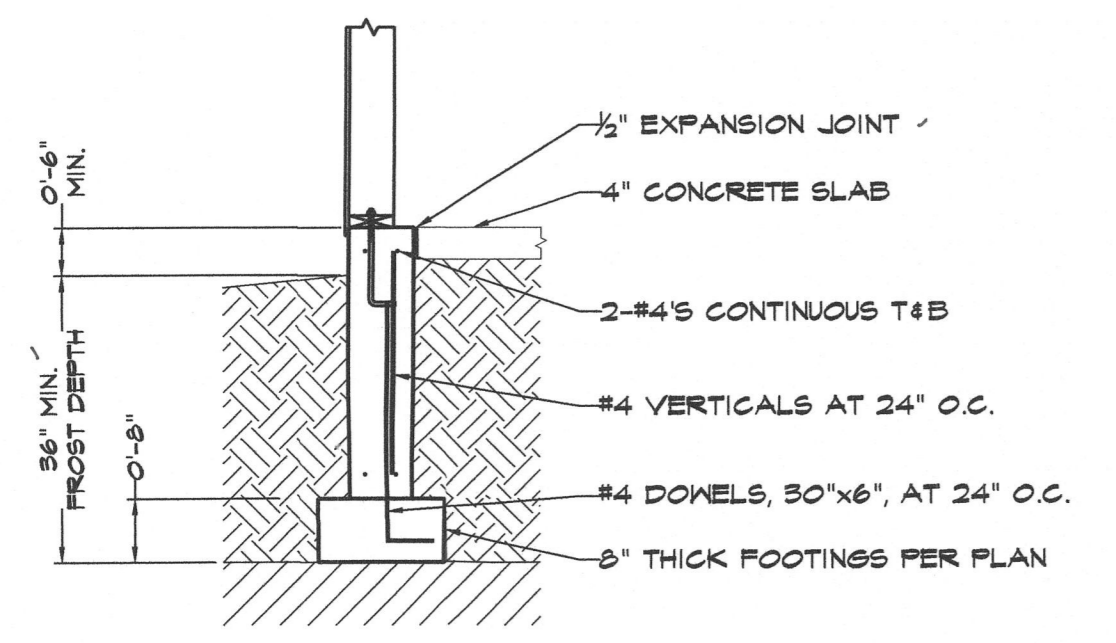
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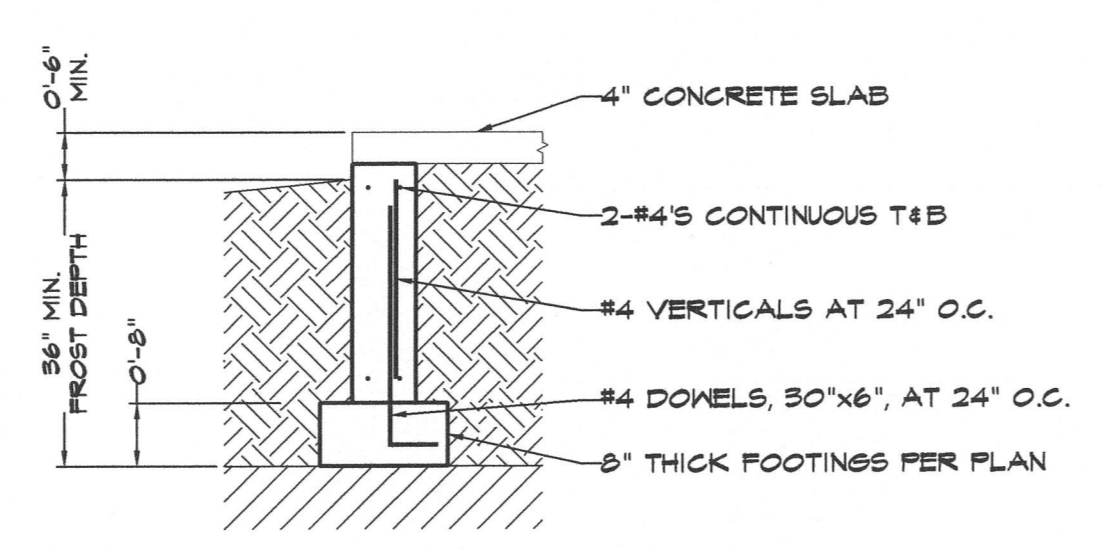
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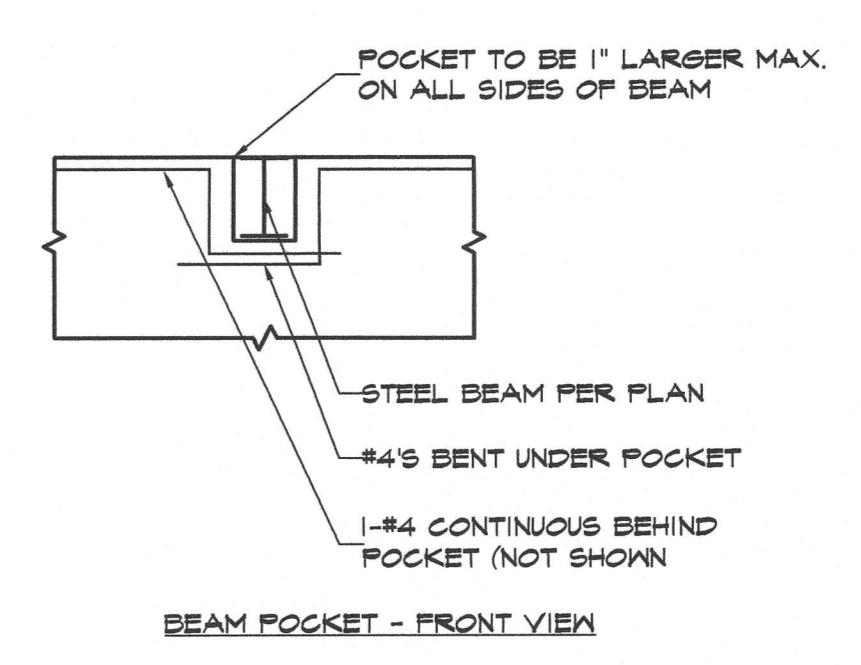
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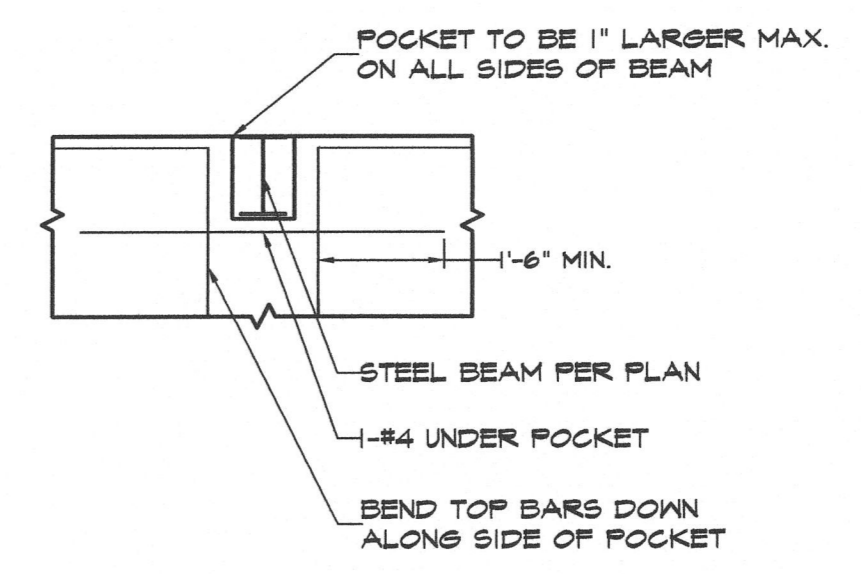
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E



BEAM POCKET - FRONT VIEW

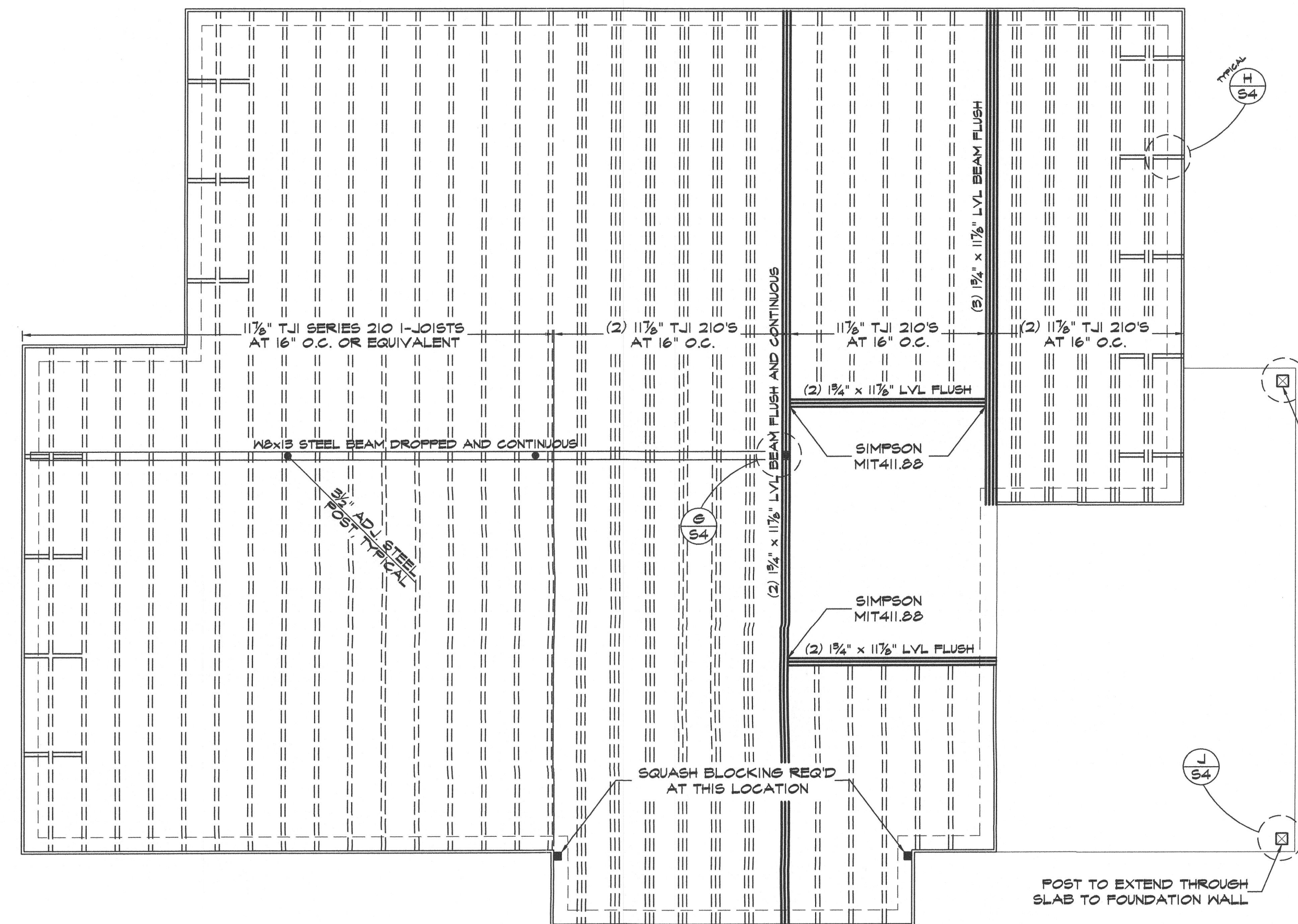
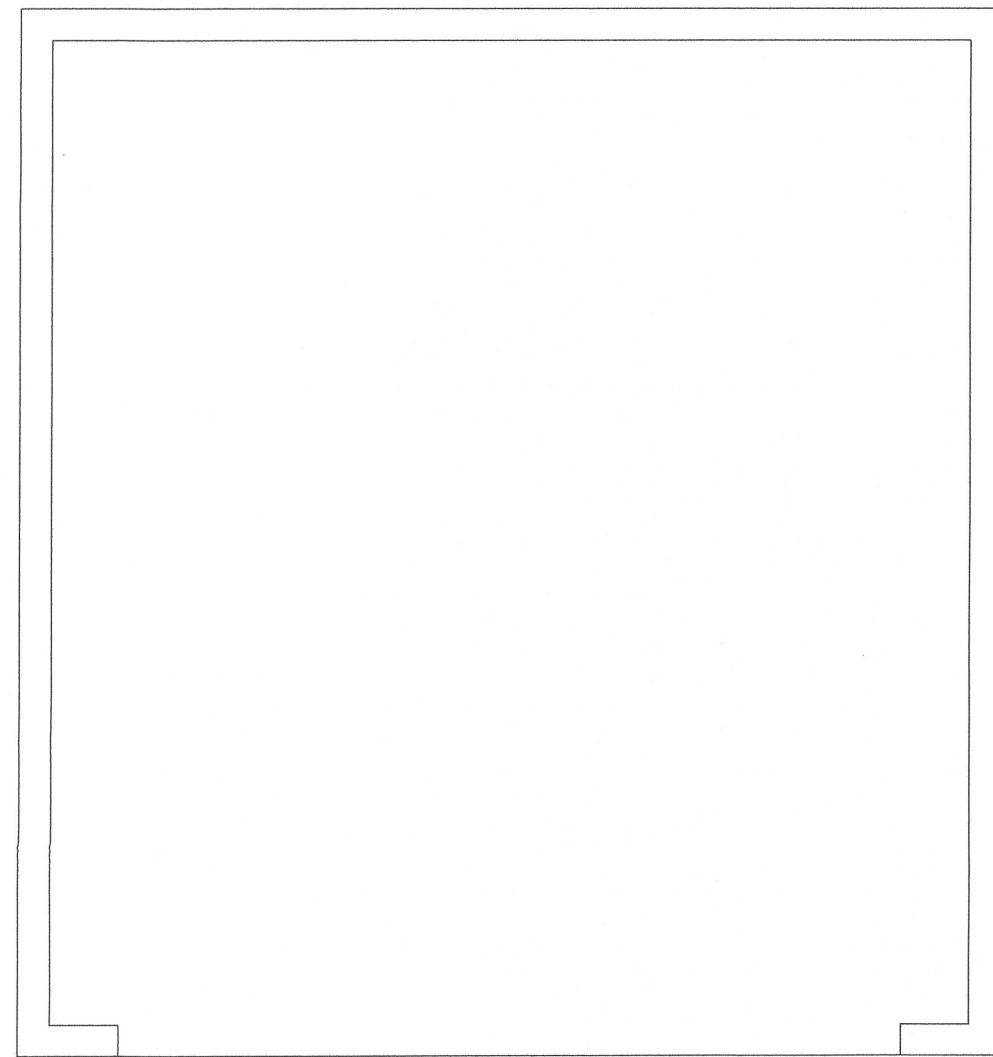


BEAM POCKET - ALTERNATIVE

F
BEAM POCKET DETAILS
 ALL BEAM POCKETS SHALL BE
 GROUTED SOLID AFTER FLOOR
 DIAPHRAGM INSTALLATION.

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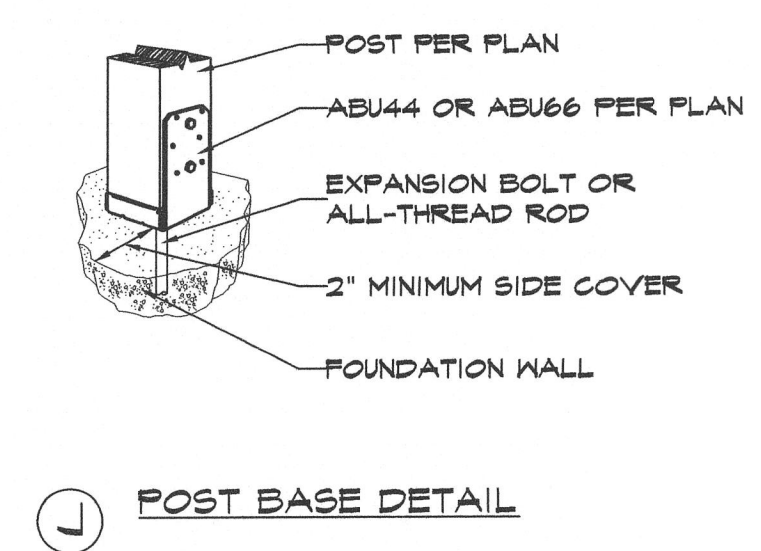
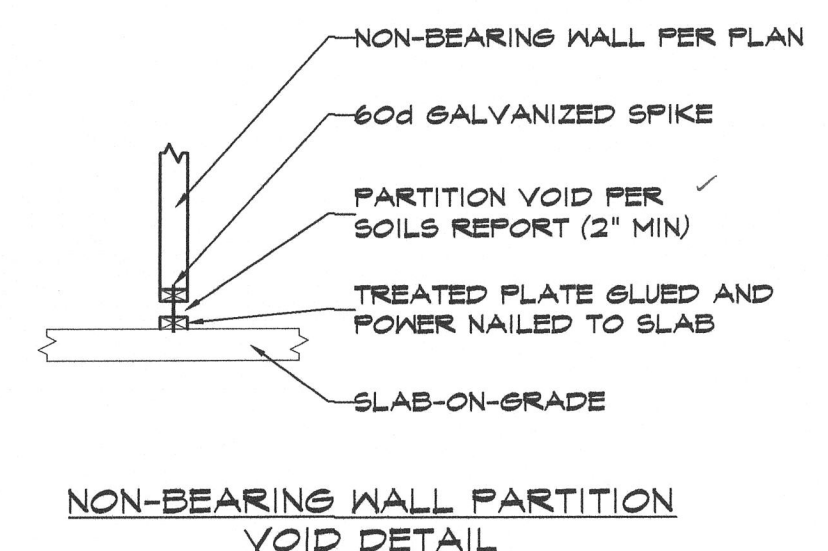
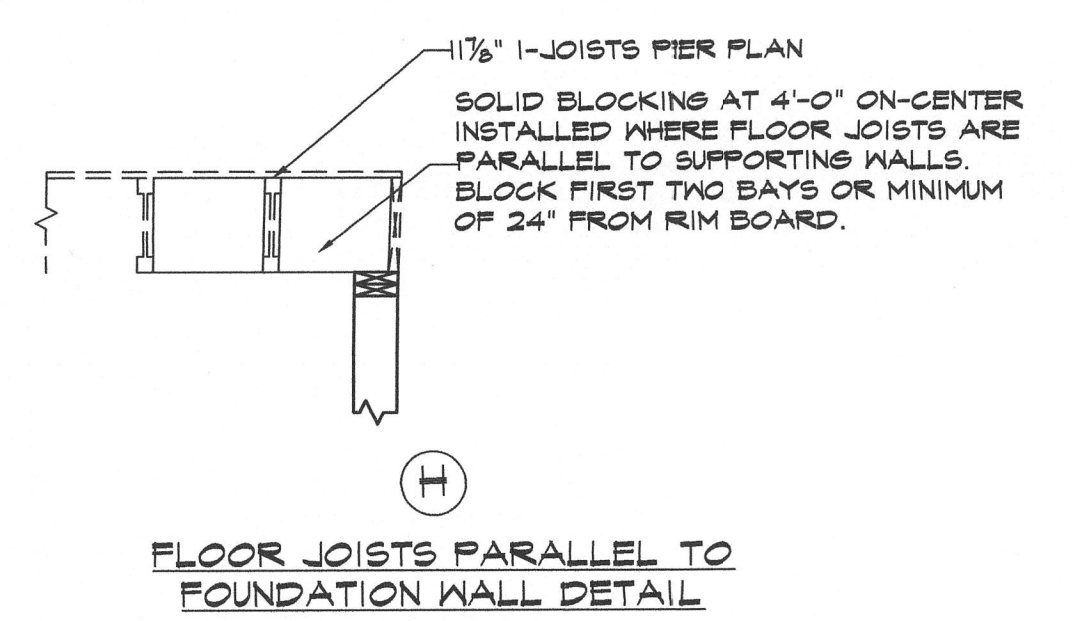
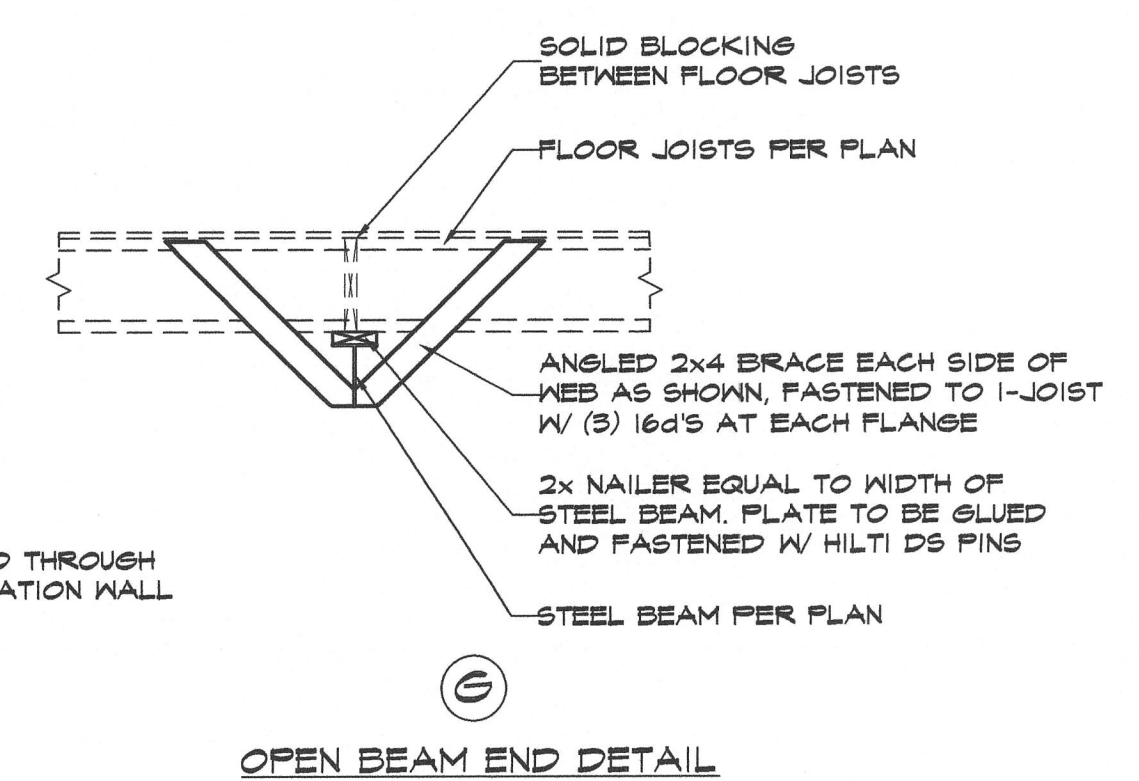
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 As noted and subject to field inspection



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

1. THIS FRAMING SCHEMATIC AND SUBSEQUENT LOADING CALCULATIONS ARE BASED ON THE LAYOUT SHOWN HERE. ANY CHANGES MADE TO THE DESIGN DEPICTED MAY HAVE A DETRIMENTAL AFFECT TO THE STRUCTURE AND SHALL NOT BE CONSIDERED VALID UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD.

2. HANGERS AND HARDWARE SPECIFIED ON THE PLAN MAY BE SUBSTITUTED WITH AN EQUIVALENT PRODUCT PROVIDED THE SUBSTITUTION MEETS OR EXCEEDS THE LOADING CAPACITY OF THE SPECIFIED HANGER.



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FRAMING SCHEMATIC
 BASED ON ARCHITECTURAL DRAWINGS
 AMERICAN HOUSE DESIGN

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 WESTMINSTER, COLORADO

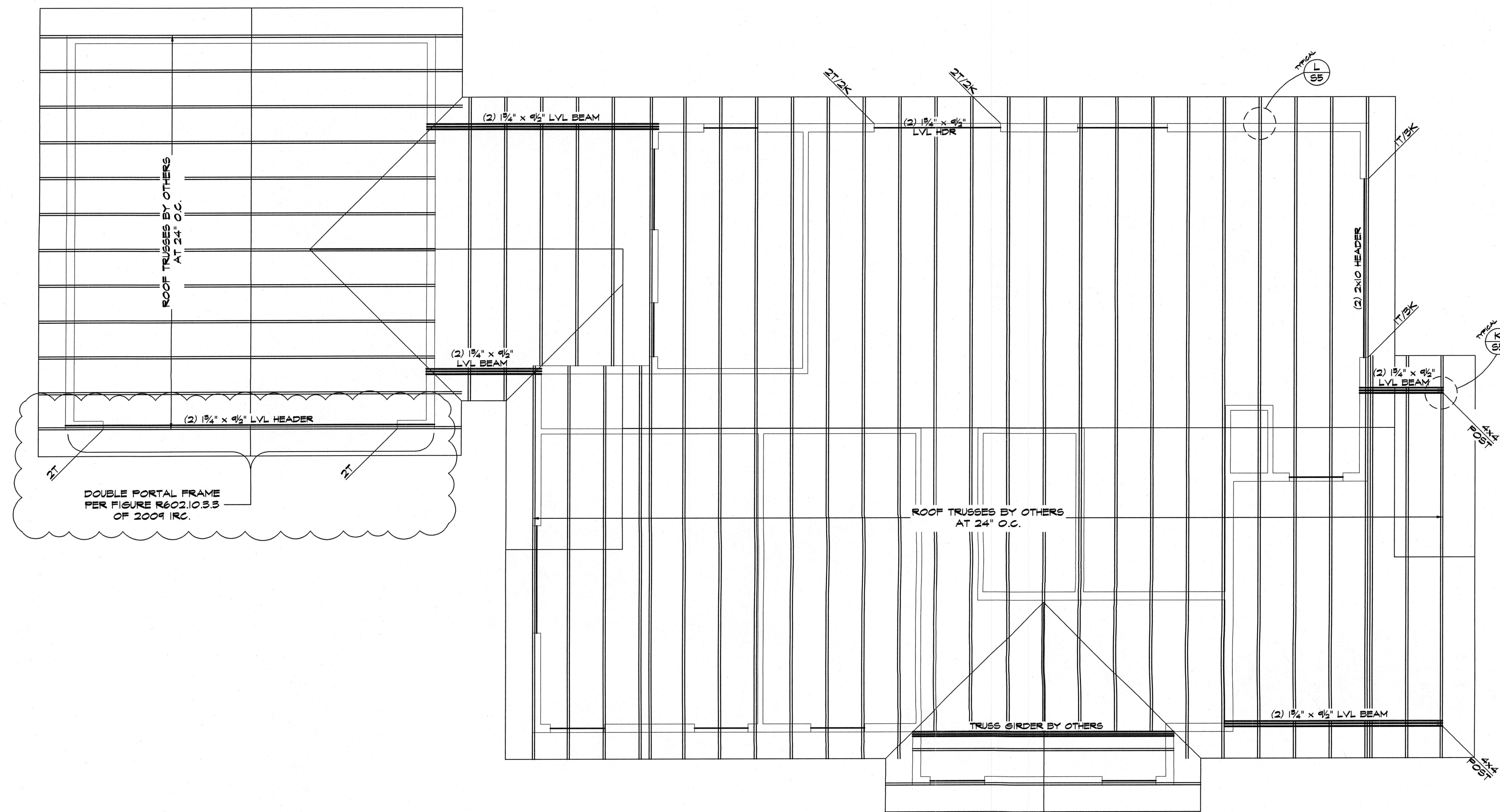
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S4



ROOF TRUSSES BY OTHERS
AT 24\"/>

DOUBLE PORTAL FRAME
PER FIGURE R602.10.3.3
OF 2009 IRC.

ROOF TRUSSES BY OTHERS
AT 24\"/>

TRUSS GIRDER BY OTHERS

EXTERIOR AND LOAD-BEARING HEADERS

(2) 2x10 HEADER UNLESS NOTED

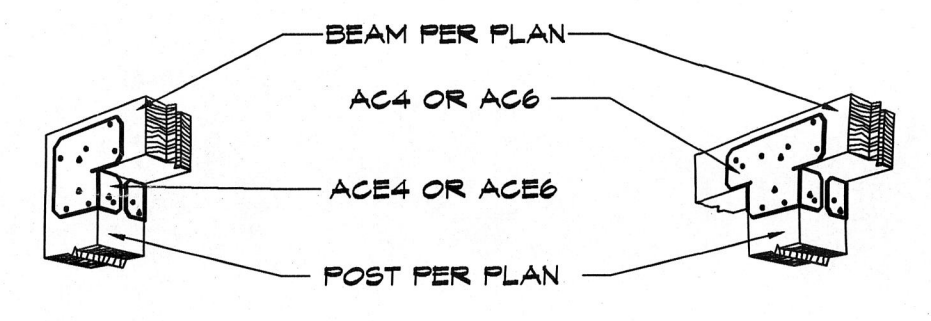
SPAN	# TRIMMERS	# KINGS
UP TO 4'-0"	1	2
4'-0" TO 6'-0"		

EXTERIOR WALL SHEATHING

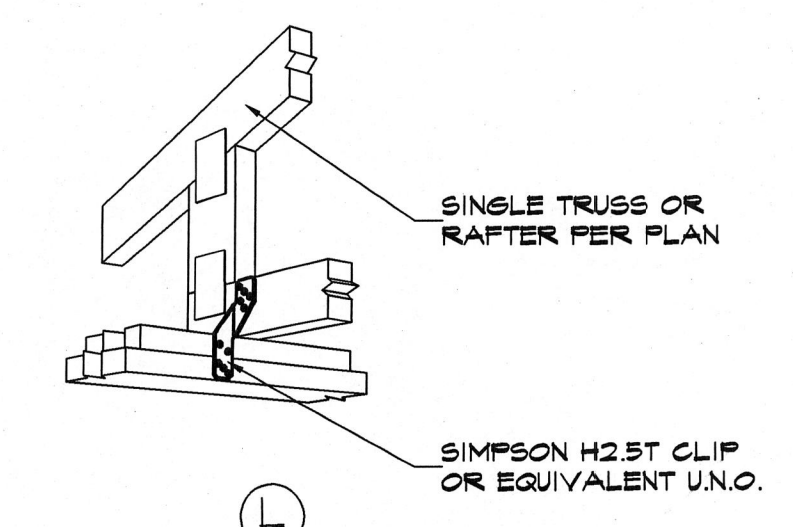
- 7/8" THICK APPLIED CONTINUOUSLY OVER DOORS AND AROUND WINDOWS
- FASTENED AT:
6" O.C. AT ALL PANEL EDGES
12" O.C. IN THE FIELD

UPPER LEVEL FRAMING SCHEMATIC
SCALE: 1/4" = 1'-0"

1. THIS FRAMING SCHEMATIC AND SUBSEQUENT LOADING CALCULATIONS ARE BASED ON THE LAYOUT SHOWN HERE. ANY CHANGES MADE TO THE DESIGN DEPICTED MAY HAVE A DETRIMENTAL AFFECT TO THE STRUCTURE AND SHALL NOT BE CONSIDERED VALID UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD.
2. AS A MINIMUM ALL MULTI-PLY TRUSSES, TIMBER, STEEL, OR LVL BEAMS SHALL BE SUPPORTED BY STUDS EQUAL TO THE WIDTH OF THE BEAM. EXTEND ALL POSTS THROUGH TO FOUNDATION.
3. ALL TRUSS TO TRUSS CONNECTIONS TO BE SPECIFIED BY TRUSS DESIGNER.

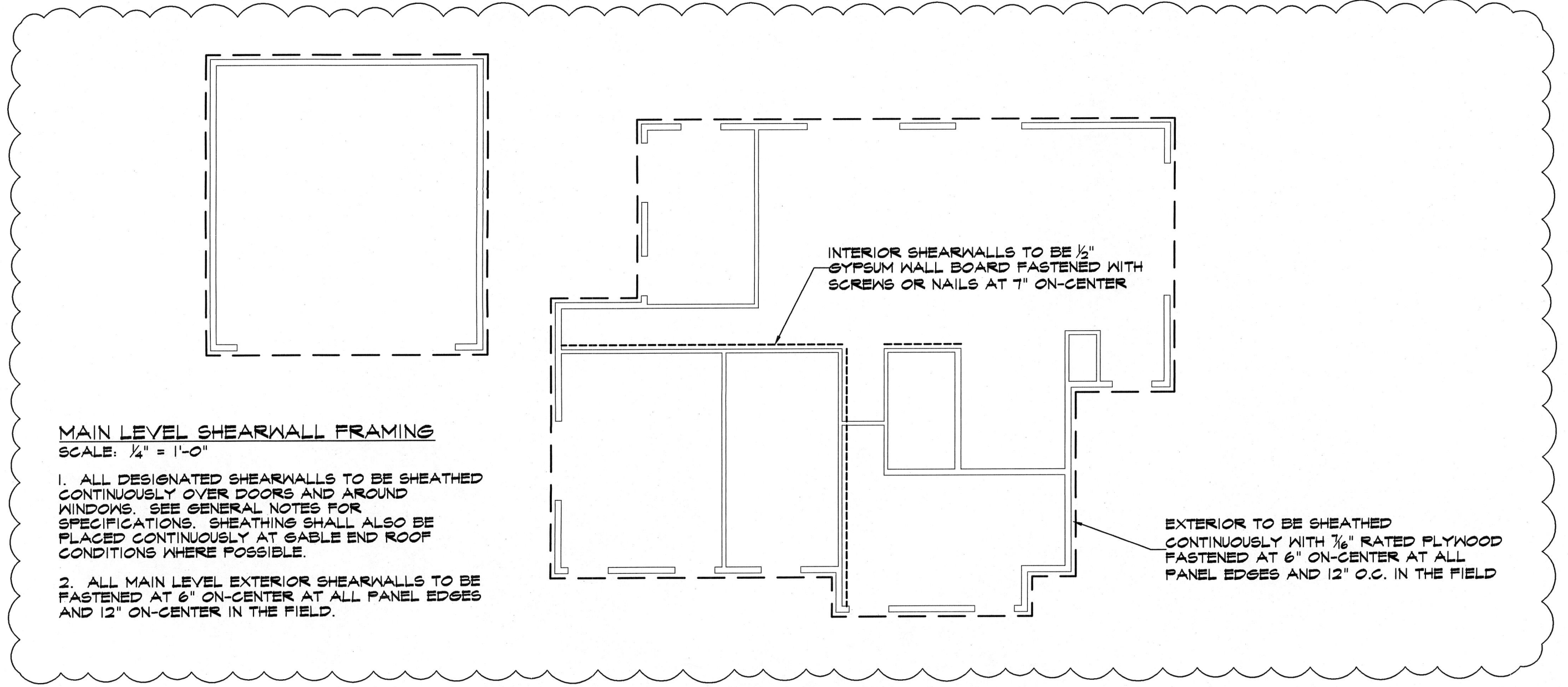


(K) POST CAP DETAILS
FASTEN PER MANUFACTURER'S RECOMMENDATIONS



(L) COMMON TRUSS CONNECTION DETAIL

USE (2) CLIPS AT TRUSS GIRDERS UNLESS NOTED



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

1. ALL DESIGNATED SHEARWALLS TO BE SHEATHED CONTINUOUSLY OVER DOORS AND AROUND WINDOWS. SEE GENERAL NOTES FOR SPECIFICATIONS. SHEATHING SHALL ALSO BE PLACED CONTINUOUSLY AT GABLE END ROOF CONDITIONS WHERE POSSIBLE.
2. ALL MAIN LEVEL EXTERIOR SHEARWALLS TO BE FASTENED AT 6" ON-CENTER AT ALL PANEL EDGES AND 12" ON-CENTER IN THE FIELD.

EXTERIOR TO BE SHEATHED CONTINUOUSLY WITH 1/2" RATED PLYWOOD FASTENED AT 6" ON-CENTER AT ALL PANEL EDGES AND 12" O.C. IN THE FIELD

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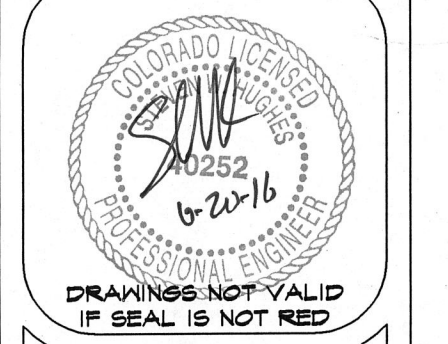
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