

Users/patrickhubbell/Documents/Summit Studio Architects/2021 PROJECTS/03_STAUFER/03_STAUFER.pln

AREA SUMMARY

FINISHED AREA	
MAIN LEVEL (EXISTING)	1180 s.f.
UPPER LEVEL (NEW)	1714 s.f.
TOTAL	
2894 s.f.	
GARAGE	
EXISTING GARAGE	516 s.f.
GROSS FLOOR AREA	
3410 s.f.	

Building code	2018 IRC
City of Louisville Prescriptive Energy Code	
Zone district	RE
Front yard setback	30 ft
Side yard setback (house)	10 ft.
Rear yard setback (house)	25 ft
Side yard setback (from street)	30 ft.
Lot coverage	
House	1238
Garage	520
Front Porch	90
Total	1848
% coverage 1848/13000	
14.2%	

TABLE N1102.1.2 (R402.1.2) INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*

CLIMATE ZONE	FENESTRATION U-FACTOR ^a	SKYLIGHT ^a U-FACTOR	GLAZED FENESTRATION SHGC ^{b,c,d}	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE ^e	FLOOR R-VALUE	BASEMENT ^f WALL R-VALUE	SLAB ^d R-VALUE & DEPTH	CRAWL SPACE ^g WALL R-VALUE
1	NR	0.75	0.25	30	13	3/4	13	0	0	0
2	0.40	0.85	0.25	38	13	4/6	13	0	0	0
3	0.32	0.55	0.25	38	20 or 13 + 5 ^h	8/13	19	5/13 ⁱ	0	5/13
4 except Marine	0.32	0.55	0.40	49	20 or 13 + 5 ^h	8/13	19	10/13	10, 2 ft	10/13
5 and Marine 4	0.30	0.55	NR	49	20 or 13 + 5 ^h	13/17	30 ^g	15/19	10, 2 ft	15/19
6	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	15/20	30 ^g	15/19	10, 4 ft	15/19
7 and 8	0.30	0.55	NR	49	20 + 5 ^h or 13 + 10 ^h	19/21	30 ^g	15/19	10, 4 ft	15/19

IECC compliance path = prescriptive

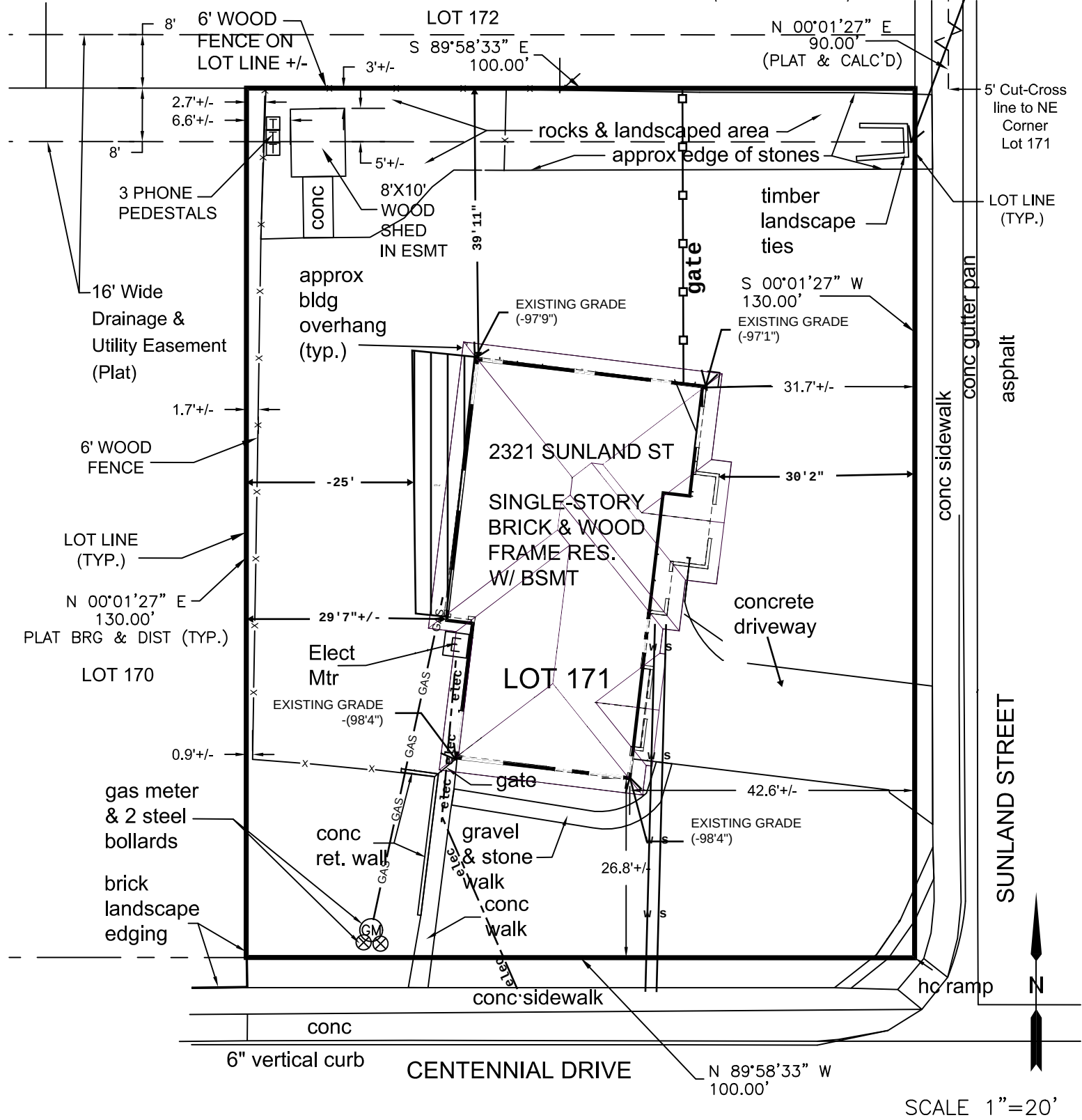


Note:

- All electrical installations shall comply with the 2018 IRC and 2020 NEC
- All plumbing installations shall comply with the 2018 IRC
- All mechanical installations shall comply with the 2018 IRC and 2018 IFGC

Notes

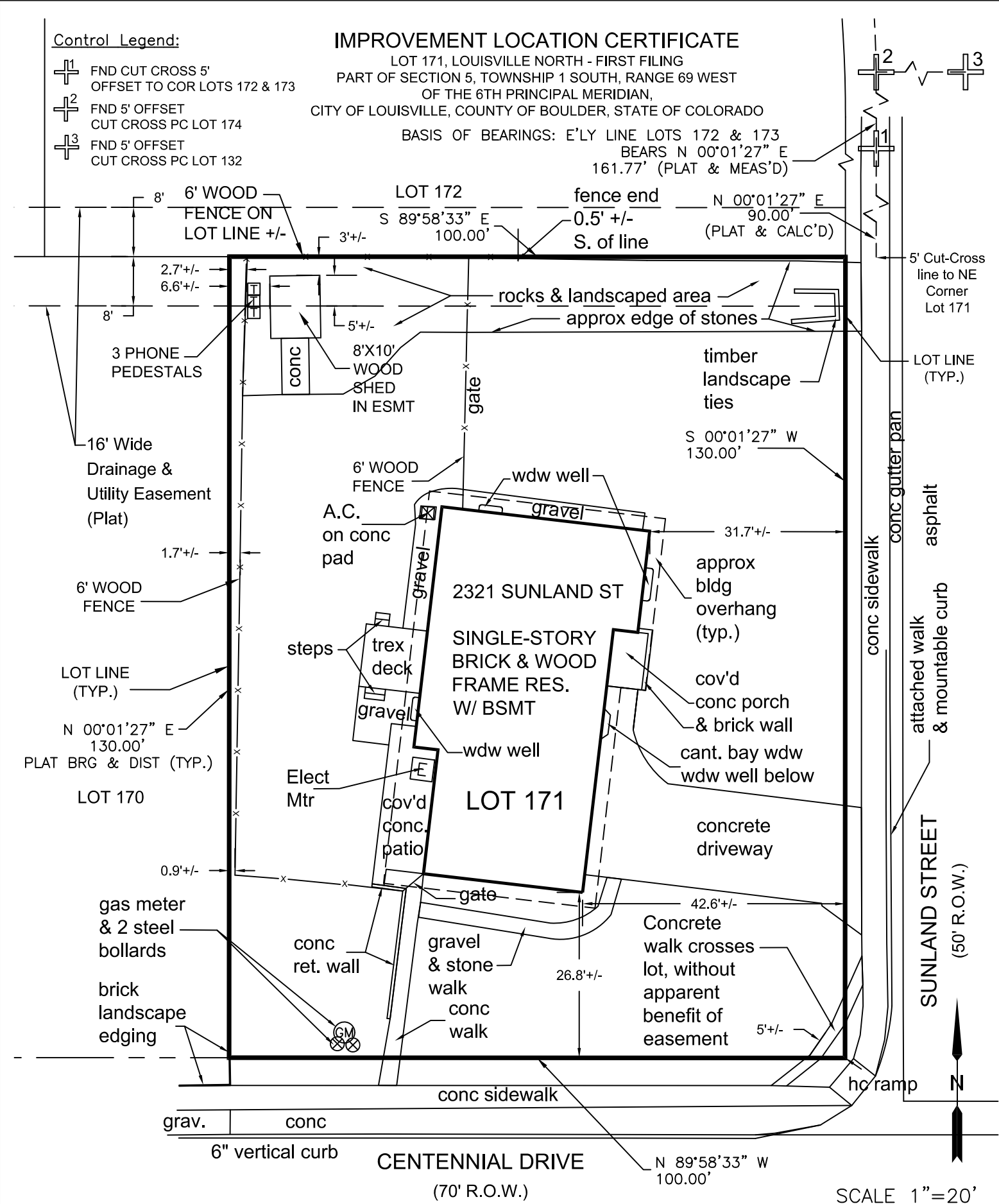
02.00 DEMOLITION	08.20 WINDOWS
02.41_B Remove existing roofing and roof structure.	08.20_A Window manufacturer to be selected by owner. Fiberglass reinforced uPVC windows. Provide low-E glazing at west facing windows.
02.41_D Remove existing wall	08.20_B Windows to meet thermal efficiency and solar transmission requirements per Green Points Application or HERS raters specifications.
02.41_F Remove existing door	08.20_C Flash windows per Huber Zip R installation instructions
02.41_G Remove existing garage door	08.20_D Windows shown are Generic; Sizes are approximate frame dimensions. Contractor shall coordinate rough opening sizes & other requirements w/ selected manufacturer. Install per manufacturers. Recommendations. Verify & Coordinate window Egress Code requirements.
02.41_M Remove existing plumbing fixtures including shower base and tile surround.	08.20_E Provide safety glazing at all locations subject to human impact or required by current codes & regulations. Architect prior to Ordering. G.C. shall coordinate materials & installation provided by various suppliers & subcontractors to ensure full compliance with code and energy code(s)
02.41_O Cut opening for new door or window	08.20_F See Window schedule for head heights of windows.
02.42_A Removal and salvage of construction materials shall be in accordance with local code.	08.20_G Provide drip flashing at Window heads.
X3 Existing wall	
X4 Existing floor	
X6 Existing slab	
X7 Existing stairs	
06.10 ROUGH CARPENTRY	09.00 FINISHES
06.10_A Exterior wall framing 2x6 wood studs at 16 in. o.c. max. with double top plate and single bottom plate. Low V.O.C. 3/4" tongue and groove APA rated o.s.b. or plywood sheathing per structural engineer installed per APA guidelines	09.20_A 5/8 in. gypsum wall board with square corner bead. Provide sample of texture for owners approval.
06.10_D I-joists to be installed with bridging blocking and web stiffeners per manufacturers installation instructions.	09.30_F Title curb
06.10_F 1/2 in. O.S.B. or Plywood wall sheathing	
06.16_C	
07.20 THERMAL PROTECTION	10.00 FIREPLACES AND STOVES
07.21_M R-20 min. spray closed cell poly-iso or urethane insulation at rim joist	10.31_A Napoleon L50 sealed gas fireplace with exterior conversion kit to be installed without modification per manufacturers installation instructions. Vent through roof or wall as shown.
07.21_P R-21 min. unfaced fiberglass batt insulation	10.31_B Maintain clearance to combustibles. Use only approved chimney with required supports, draft stops and termination cap per code and manufacturers installation instructions.
07.25 WEATHER BARRIERS	10.31_C Locate gas shut off per code
07.24_A Weather Resistant barrier (Tyvek or sim.) per code	10.31_D Closest specialties to be selected by owner.
07.27_D Provide Membrain-4m or similar vapor control barrier. Tape around all electrical outlets, penetration and laps per manufacturer.	22.00 PLUMBING
07.40 ROOFING AND SIDING PANELS	22.00_N Trench drain
07.46_D Cementitious lap siding to match existing on water resisting barrier (including Zip or similar sheathing) per code.	23.80 DECENTRALIZED HVAC
07.46_J Allura ventilated soffit 6.9 square inches per lineal foot ventilation	23.83_A Install radiant heating electric cables for entire tiled floor area excluding shower.
07.46_M 5/4 x 12 nom. fiber cement band board contrasting color.	
07.70 ROOF AND WALL ACCESSORIES	26.00 ELECTRICAL
07.70_B 50 square inch roof vent within 36" of ridge per R806.2	26.50_J Recessed can with waterproof enclosure and lens
	26.50_K Warm white (3000-3500°K) LED light
	26.50_O Weather proof GFCI outlet at all exterior doors per code
	28.00 ELECTRONIC SAFETY
	28.30_A Provide smoke detectors in all sleeping rooms and at least one per level per code
	28.30_B Combination carbon monoxide and smoke detector per code



NOTE:

ENTIRE PROPERTY GRADE.
AVERAGE GRADE = (-96'1")
PROPOSED TOTAL HEIGHT = 32' 3 3/4" FROM AVERAGE GRADE

FOUNDATION PERIMETER GRADE.
AVERAGE GRADE = (-98'8 1/2")
PROPOSED TOTAL HEIGHT = 29' 8 1/4" FROM AVERAGE GRADE



IMPROVEMENT LOCATION CERTIFICATION

I hereby certify that this Improvement location certificate was prepared for JEDIDIAH STAUFER, and it is not a Land Survey Plat or Improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the following described parcel on this date, 08/06/2016, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTES:

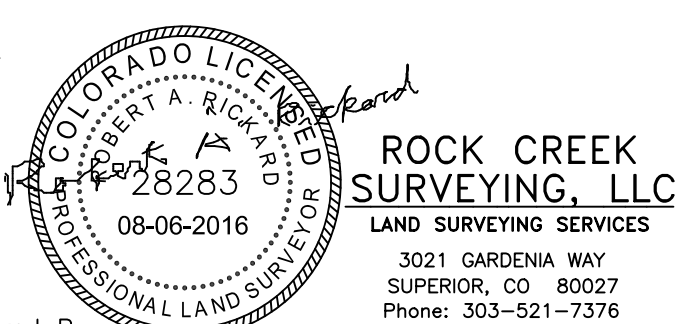
- Lot, Block & Easement information from record plat of Louisville North First Filing, recorded 6-13-73 as Reception No. 69470.
- Legal Description from Boulder County Assessor's records.
- This ILC is not a Land Survey Plat in conformance with CRS 38-51-106.
- Site address: 2321 Sunland Street, Louisville, CO 80027.
- Basis of Bearings: The Eastern Line of lots 172 & 173 as shown and labeled hereon.

LEGAL DESCRIPTION: (from Assessor's records)

Lots 171
Louisville North First Filing,
County of Boulder,
State of Colorado.

Prepared By:
ROBERT A. RICKARD, CO PLS 28283 Date: 08-06-2016

Revisions: 8-10-16: 1)Legend, Cut Cross rev. 2) add wdw well rear hs 3) add/scale labels.

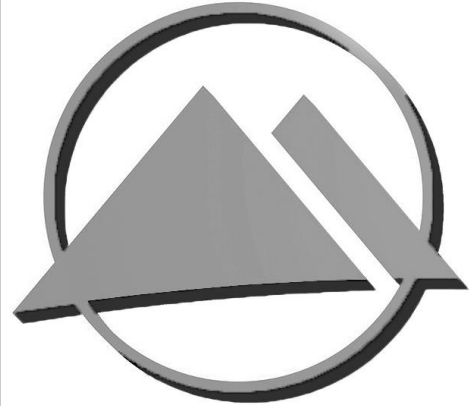


SITE PLAN

SCALE: 1" = 20'

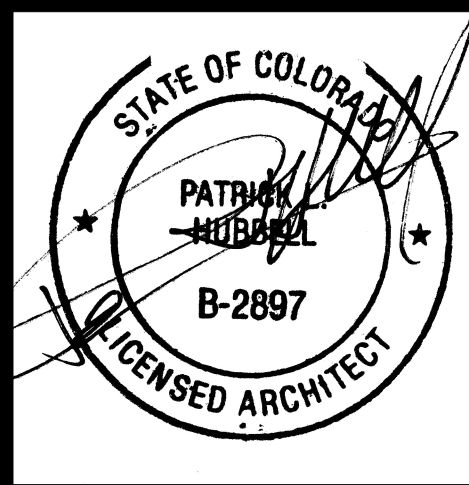
PROPOSED SITE PLAN

SCALE: 1" = 20'



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STAUFER RESIDENCE

ADDITION AND REMODEL

2321 Sunland St., Louisville, Co 80027

10 PERMIT SET REVISED - 7/8/2103_STAUFER.pln

ID	NAME
G1.1	COVER SHEET
G1.2	CONSTRUCTION MANAGEMENT PLAN
A1.1	LOWER LEVEL DEMO
A1.2	MAIN LEVEL DEMO
A1.3	ELEVATION DEMO
A1.4	DEMO SECTIONS
A2.1	LOWER LEVEL PLAN
A2.2	MAIN LEVEL PLAN
A2.3	UPPER LEVEL PLAN
A2.4	ROOF PLAN
A3.1	ELEVATIONS
A3.2	SECTIONS
A3.3	ELEVATIONS
A3.4	WINDOW AND DOOR SCHEDULE
A4.1	MAIN LEVEL ELECTRICAL PLAN
A4.2	UPPER LEVEL ELECTRICAL PLAN
S1.0	FOUNDATION
S1.1	MAIN LEVEL FRAMING
S1.2	UPPER FRAMING
S1.3	ROOF FRAMING
S2.0	DETAILS AND NOTES
S3.0	DETAILS
S3.1	DETAILS
S3.2	DETAILS
S3.3	DETAILS
M1.1	MECHANICAL LOWER
M1.2	MECHANICAL MAIN
M1.3	MECHANICAL UPPER

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COVER SHEET

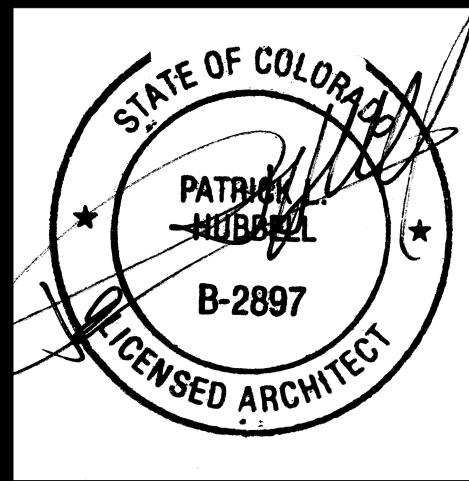
G1.1

SHEET 1 of 25

Notes	
02.00	DEMOLITION
02.41	O Cut opening for new door or window



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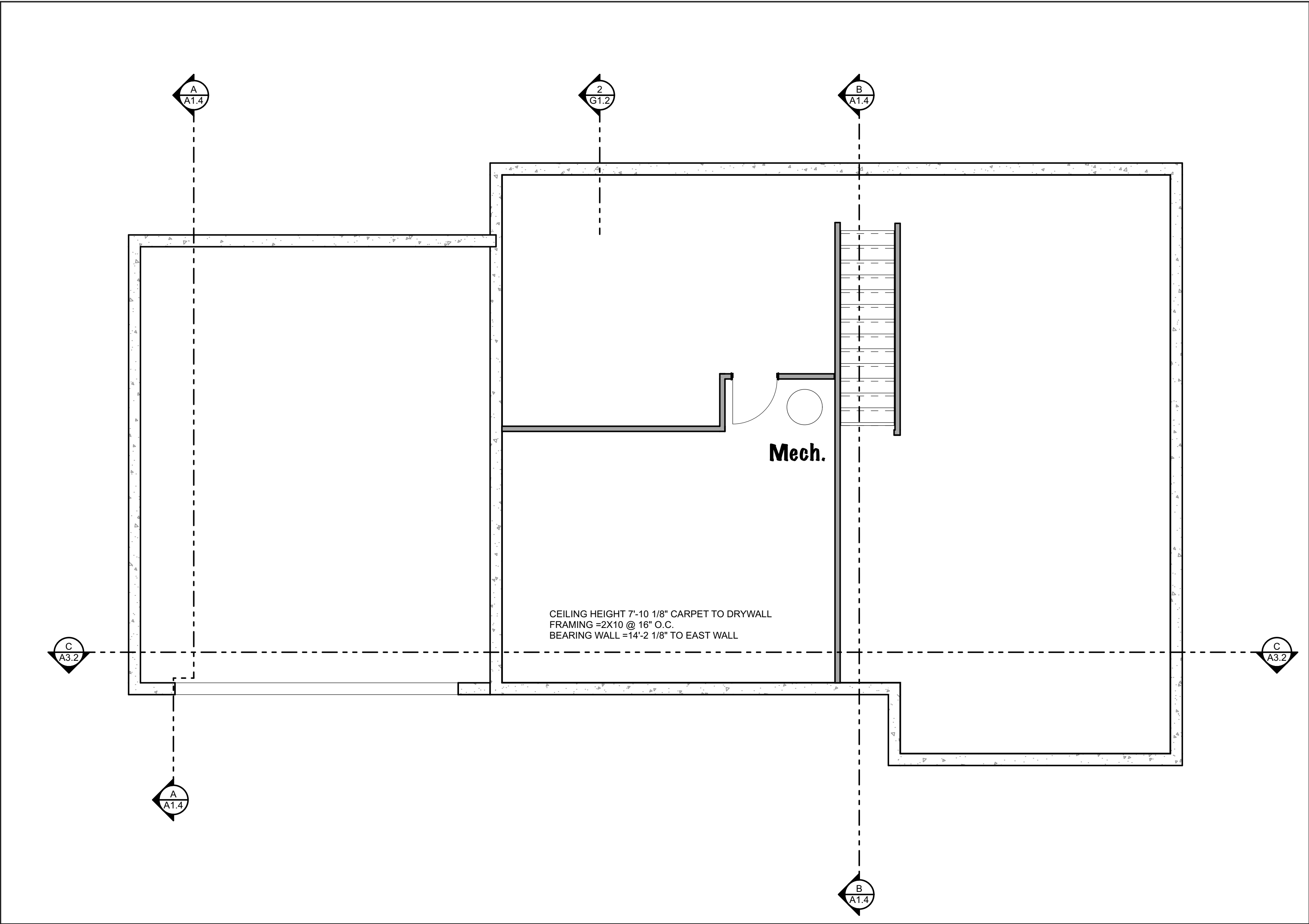
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08	6/14/21	PERMIT SET REVISED
07	5/21/21	PERMIT SET
06	5/5/21	PROGRESS
05	4/14/21	STRUCTURAL ENGINEERING
04	3/31/21	CONCEPT LARGER REV
03	3/16/21	CONCEPT LARGER
01	3/1/21	CONCEPT

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LOWER LEVEL DEMO

A1.1

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1
A1.1

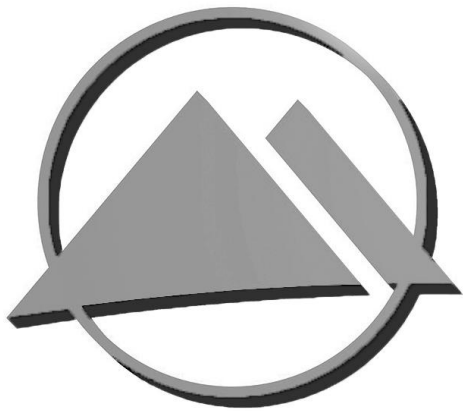
LOWER LEVEL DEMOLITION

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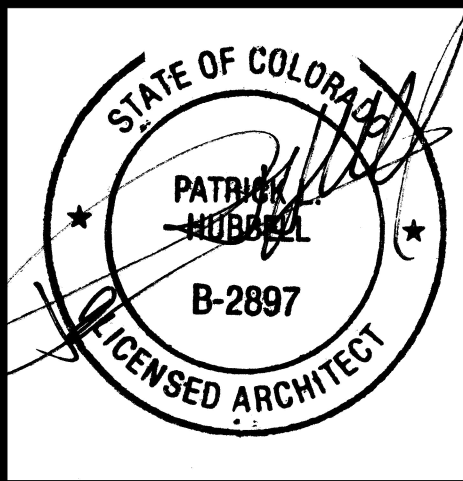
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Notes	
02.00	DEMOLITION
02.41_D	Remove existing wall
02.41_F	Remove existing door
02.41_M	Remove existing plumbing fixtures including shower base and tile surround
02.41_O	Cut opening for new door or window



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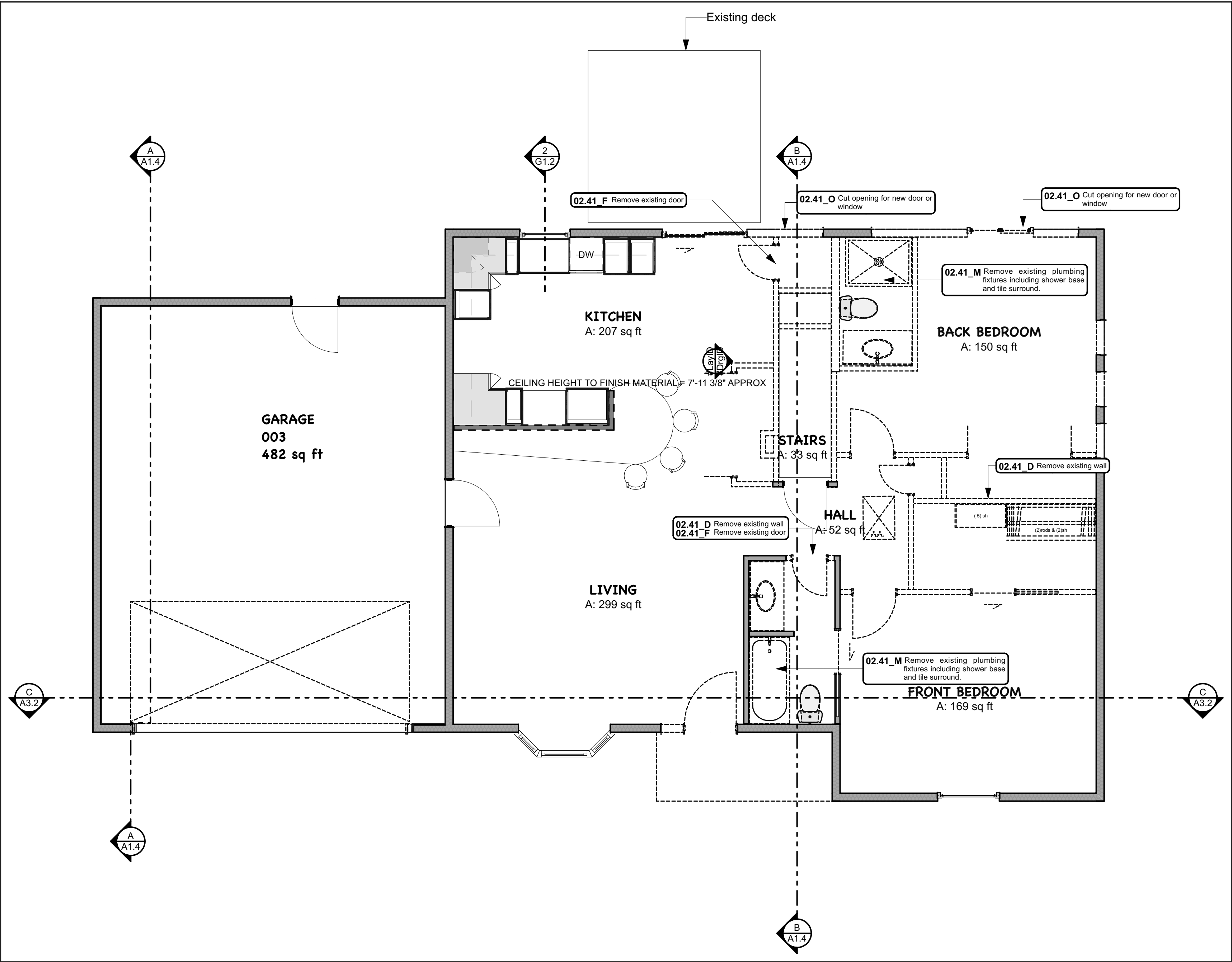
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01	3/1/21	CONCEPT

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MAIN LEVEL DEMO

A1.2

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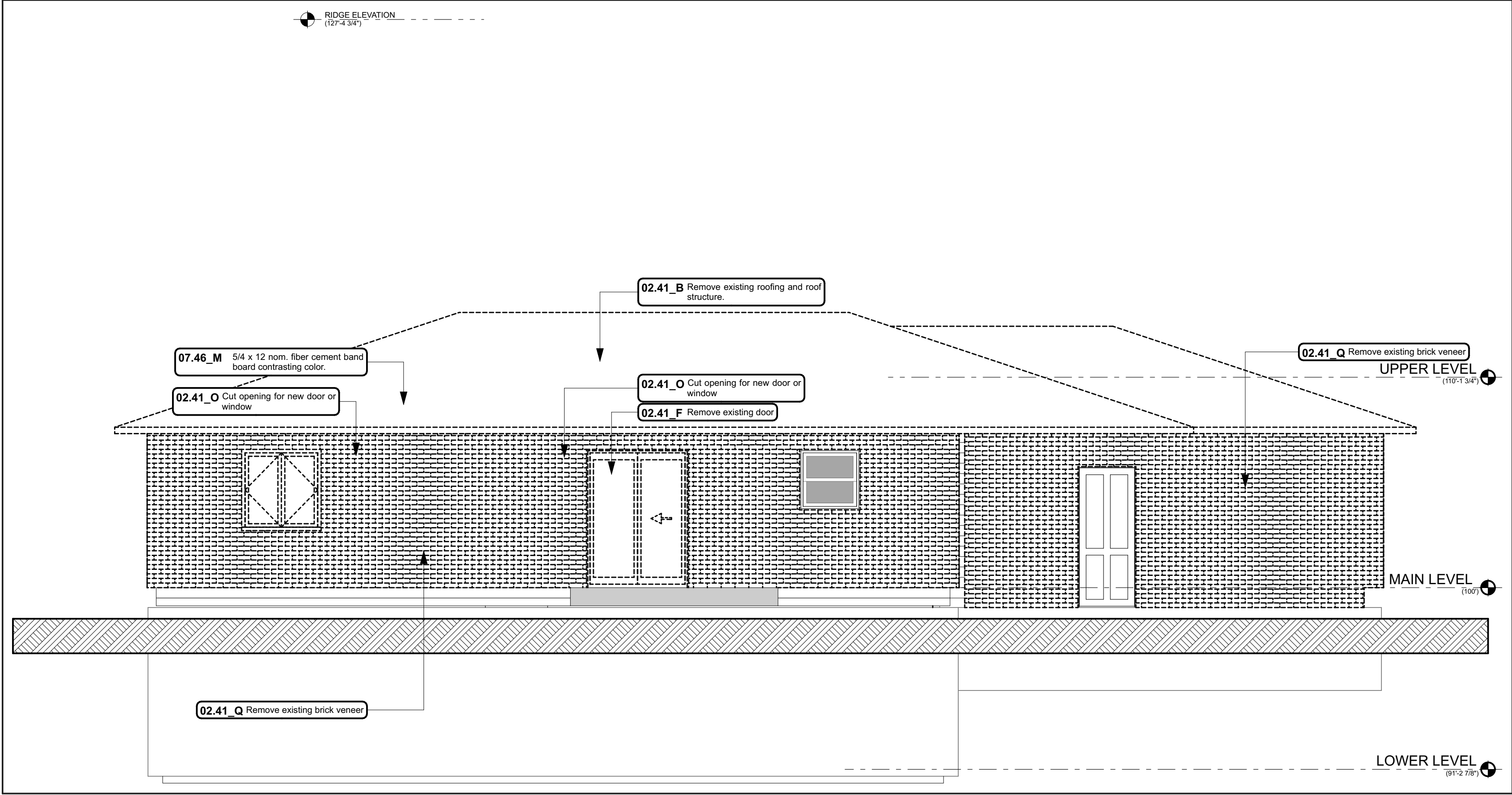


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A1.2

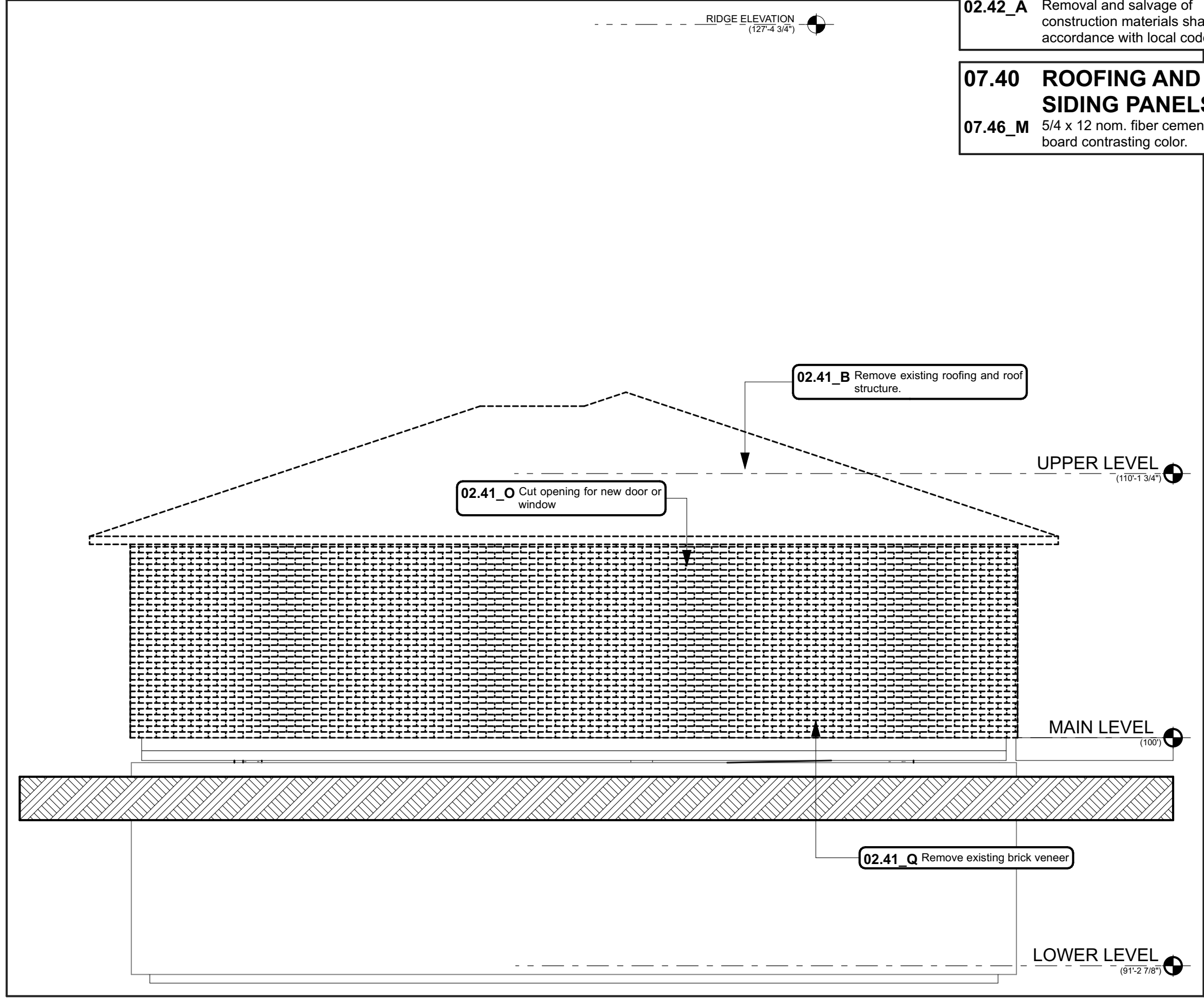
MAIN LEVEL DEMOLITION

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

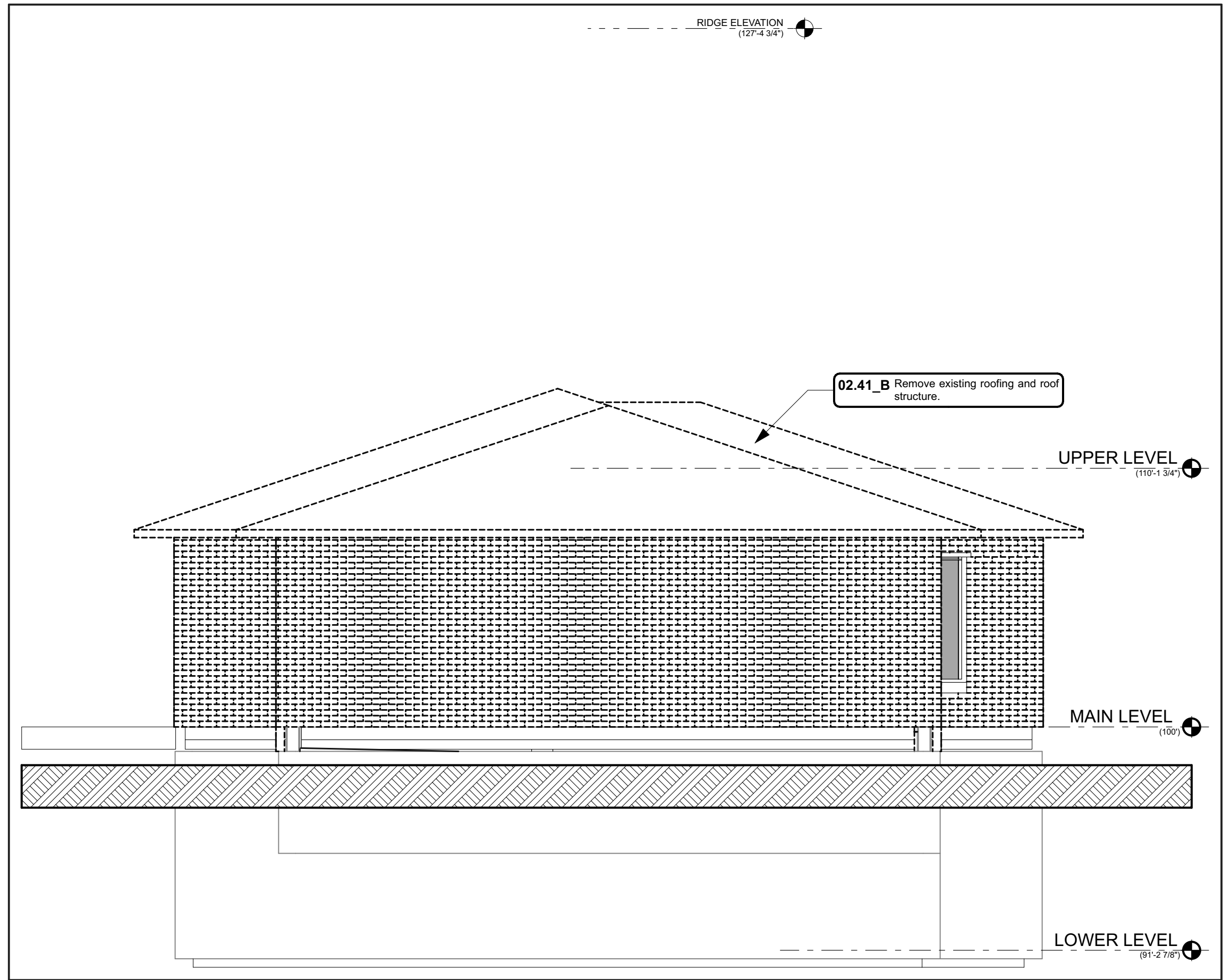
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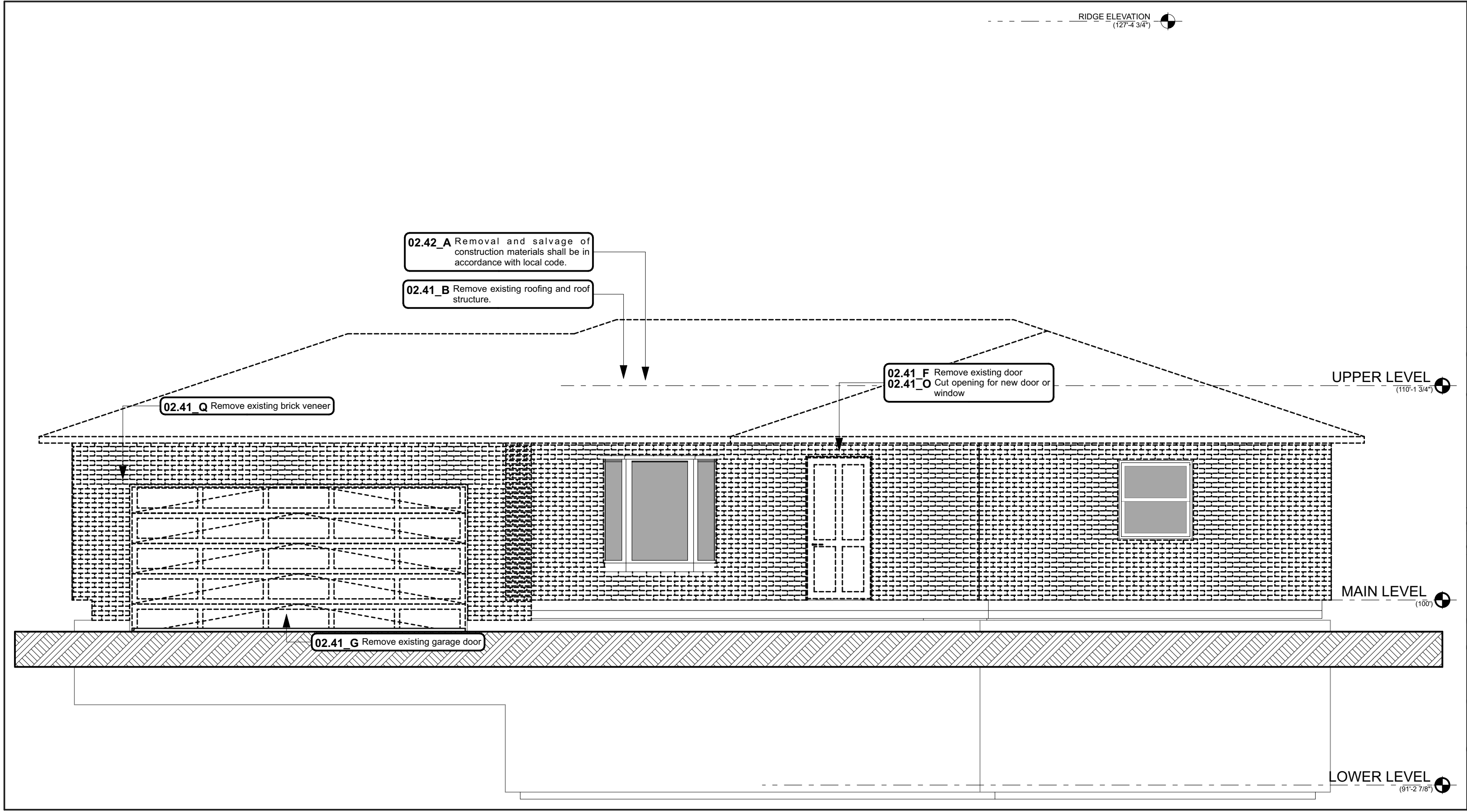
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A1.3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



1
A1.3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

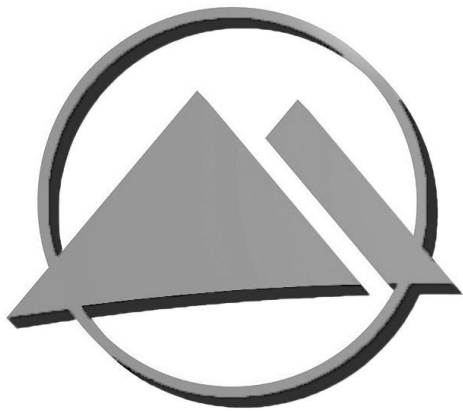


3
A1.3 LEFT ELEVATION
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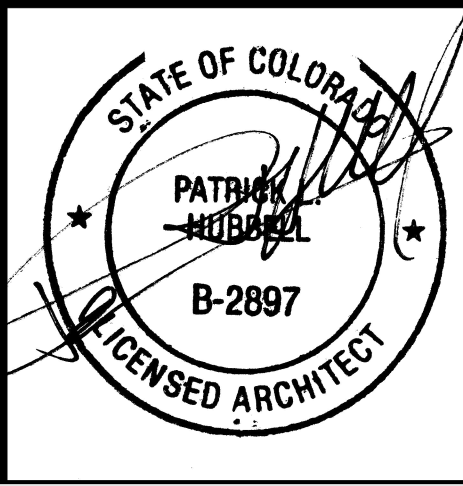


2
A1.3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- Notes**
- 02.00 DEMOLITION**
02.41_B Remove existing roofing and roof structure.
02.41_F Remove existing door
02.41_G Remove existing garage door
02.41_O Cut opening for new door or window
02.42_A Removal and salvage of construction materials shall be in accordance with local code.
- 07.40 ROOFING AND SIDING PANELS**
07.46_M 5/4 x 12 nom. fiber cement band board contrasting color.



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03	3/16/21	CONCEPT LARGER
01	3/1/21	CONCEPT

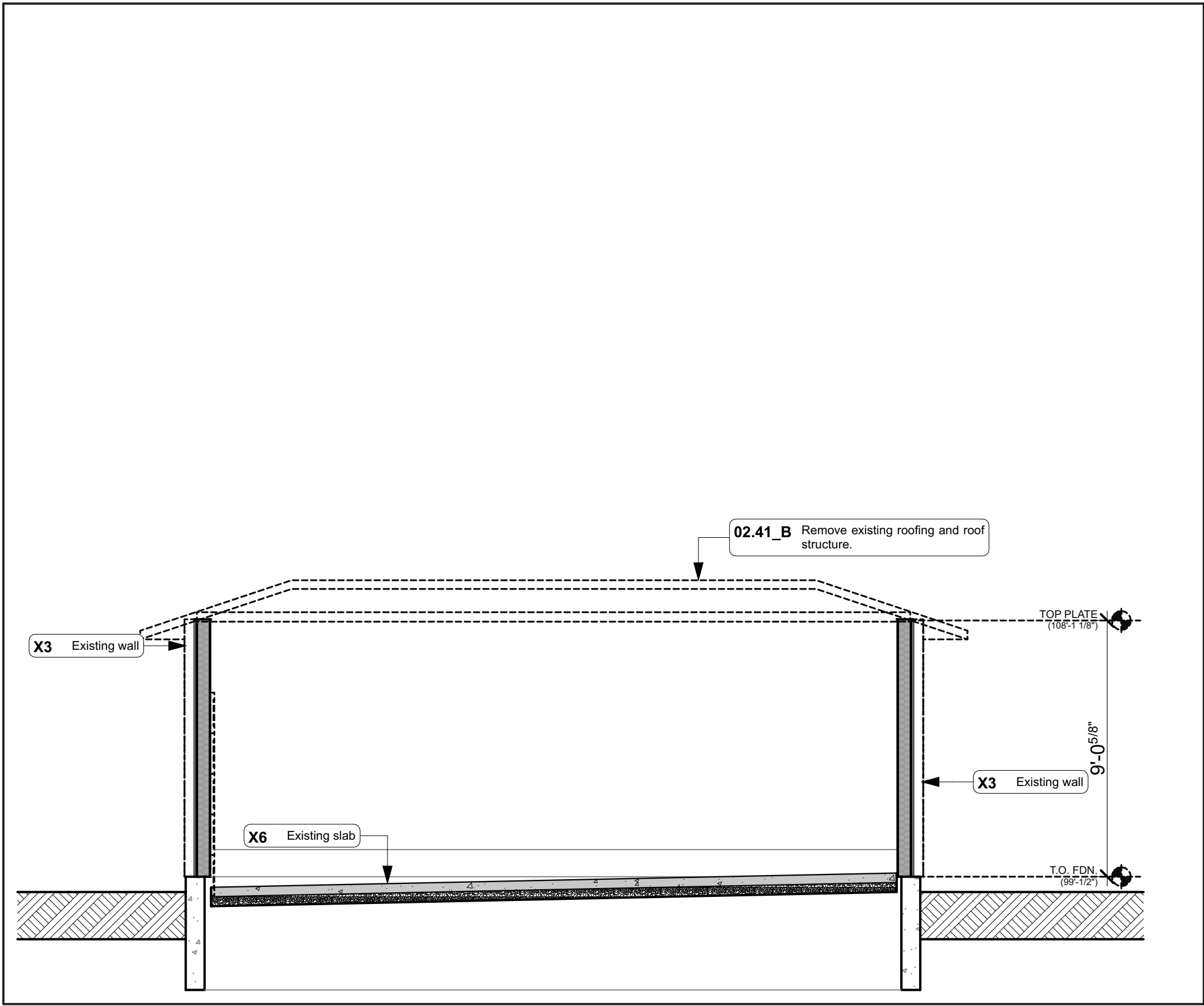
PROJECT NO: 2021_03

ELEVATION DEMO

A1.3

SHEET 5 of 25

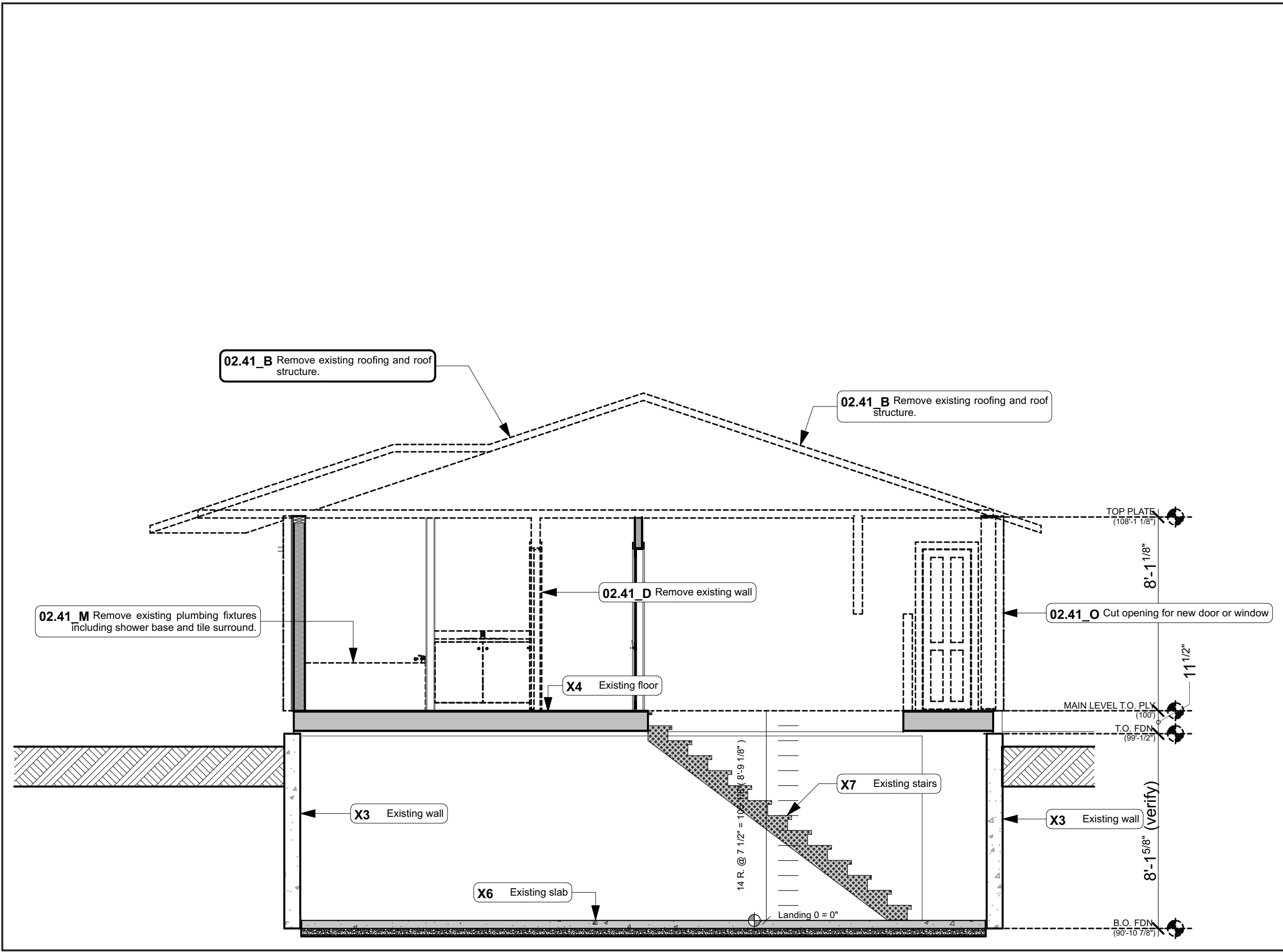
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A
A1.4

SECTION @ GARAGE

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

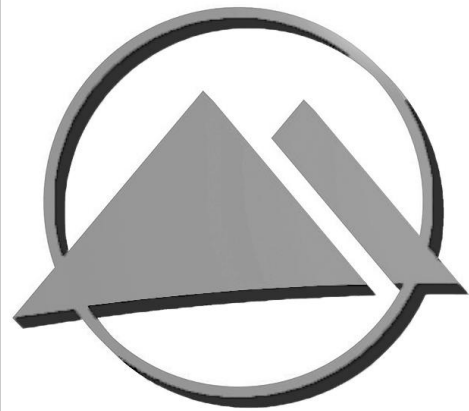


B
A1.4

SECTION @ STAIRS

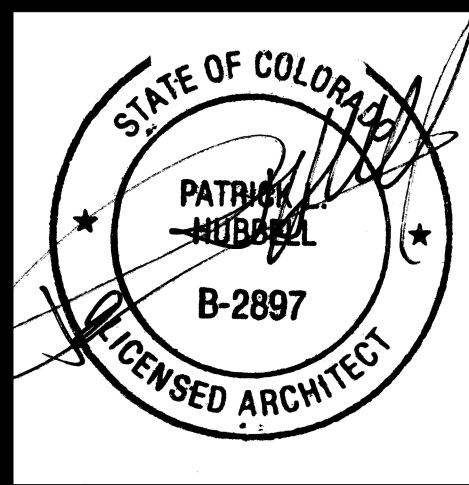
SCALE: 1/4" = 1'-0"

Notes	
02.00	DEMOLITION
02.41_B	Remove existing roofing and roof structure.
02.41_D	Remove existing wall
02.41_M	Remove existing plumbing fixtures including shower base and tile surround.
02.41_O	Cut opening for new door or window
X3	Existing wall
X4	Existing floor
X6	Existing slab
X7	Existing stairs



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PROJECT NO: 2021_03

DEMO SECTIONS

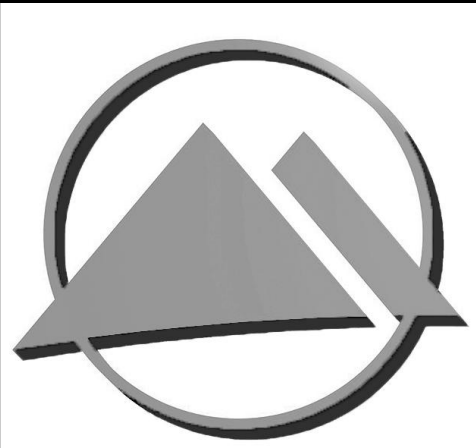
A1.4

SHEET 6 of 25

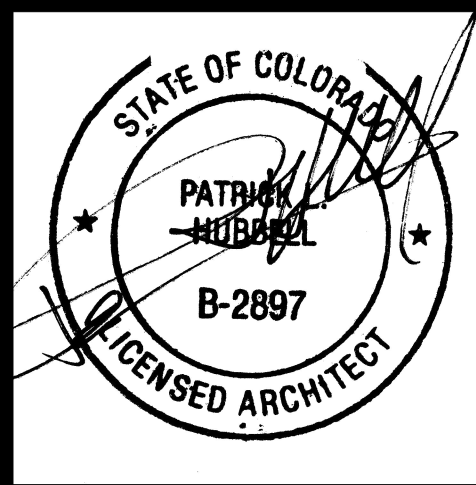
Notes
09.00 FINISHES
09.30_D Tile installed on concrete slab

22.00 PLUMBING
22.00_L Floor drain at mechanical room

23.00 HVAC
23.00_A Coordinate mechanical design per local Sustainable Building Code and/or Energy Code.
23.00_B Provide combustion air supply for furnaces, boilers and hot water heaters as required by code and local regulations
23.00_D Provide operating and maintenance manuals for all mechanical equipment.
23.00_E Coordinate flue location prior to framing. Confirm clearance to combustible materials.



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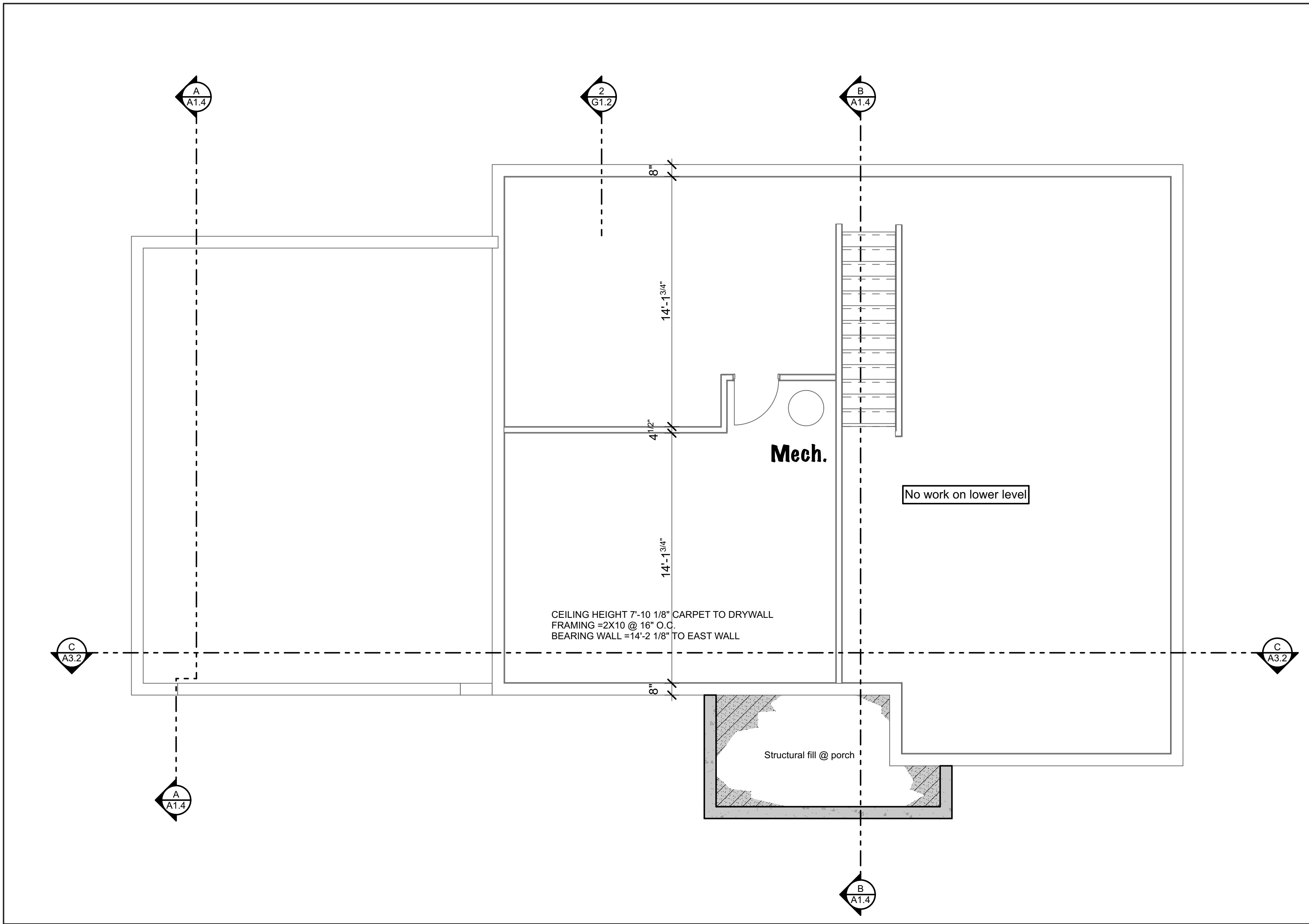
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LOWER LEVEL PLAN

A2.1

SHEET 7 of 25



1
A2.1

LOWER LEVEL

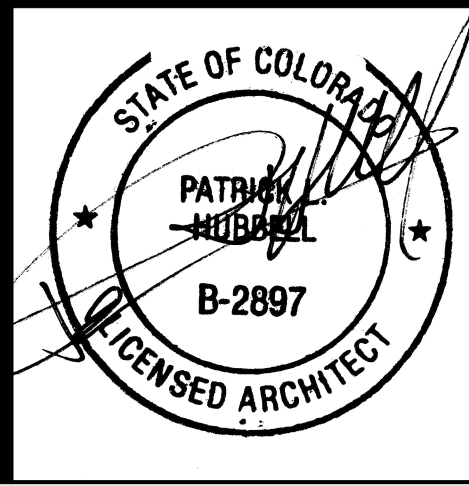
SCALE: 1/4" = 1'-0"

10 PERMIT SET REVISED – 7/8/2103_STAUFER.pln

Notes	
02.00	DEMOLITION
02.41_D	Remove existing wall
02.41_F	Remove existing door
02.41_M	Remove existing plumbing fixtures including shower base and tile surround
02.41_O	Cut opening for new door or window
10.00	FIREPLACES AND STOVES
10.31_A	Napoleon L50 sealed gas fireplace with exterior conversion kit to be installed without modification per manufacturers installation instructions. Vent through roof or wall as shown.
10.31_B	Maintain clearance to combustibles
10.31_C	Use only approved chimney with required supports, draft stops and termination cap per code and manufacturers installation instructions.
10.31_D	Locate gas shut off per code



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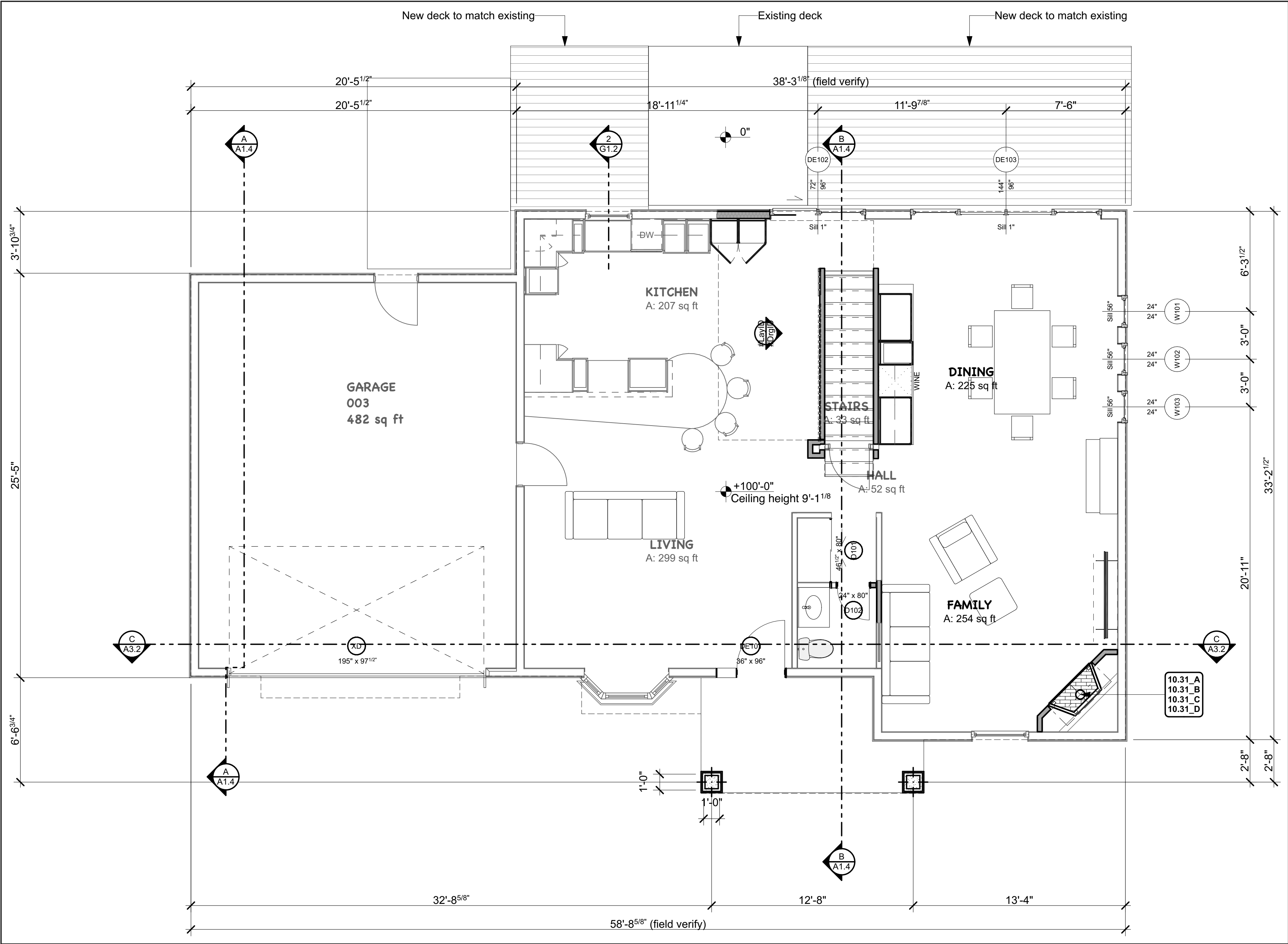
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09	7/6/21	PERMIT SET REVISED
08	6/14/21	PERMIT SET REVISED
07	5/21/21	PERMIT SET
06	5/5/21	PROGRESS
05	4/14/21	STRUCTURAL ENGINEERING
04	3/31/21	CONCEPT LARGER REV
03	3/16/21	CONCEPT LARGER
01	3/1/21	CONCEPT

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MAIN LEVEL PLAN

A2.2

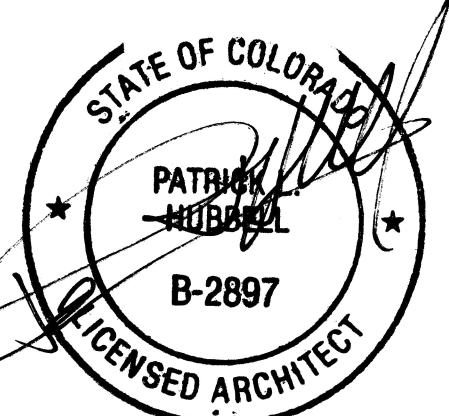
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1
A2.2

MAIN LEVEL

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



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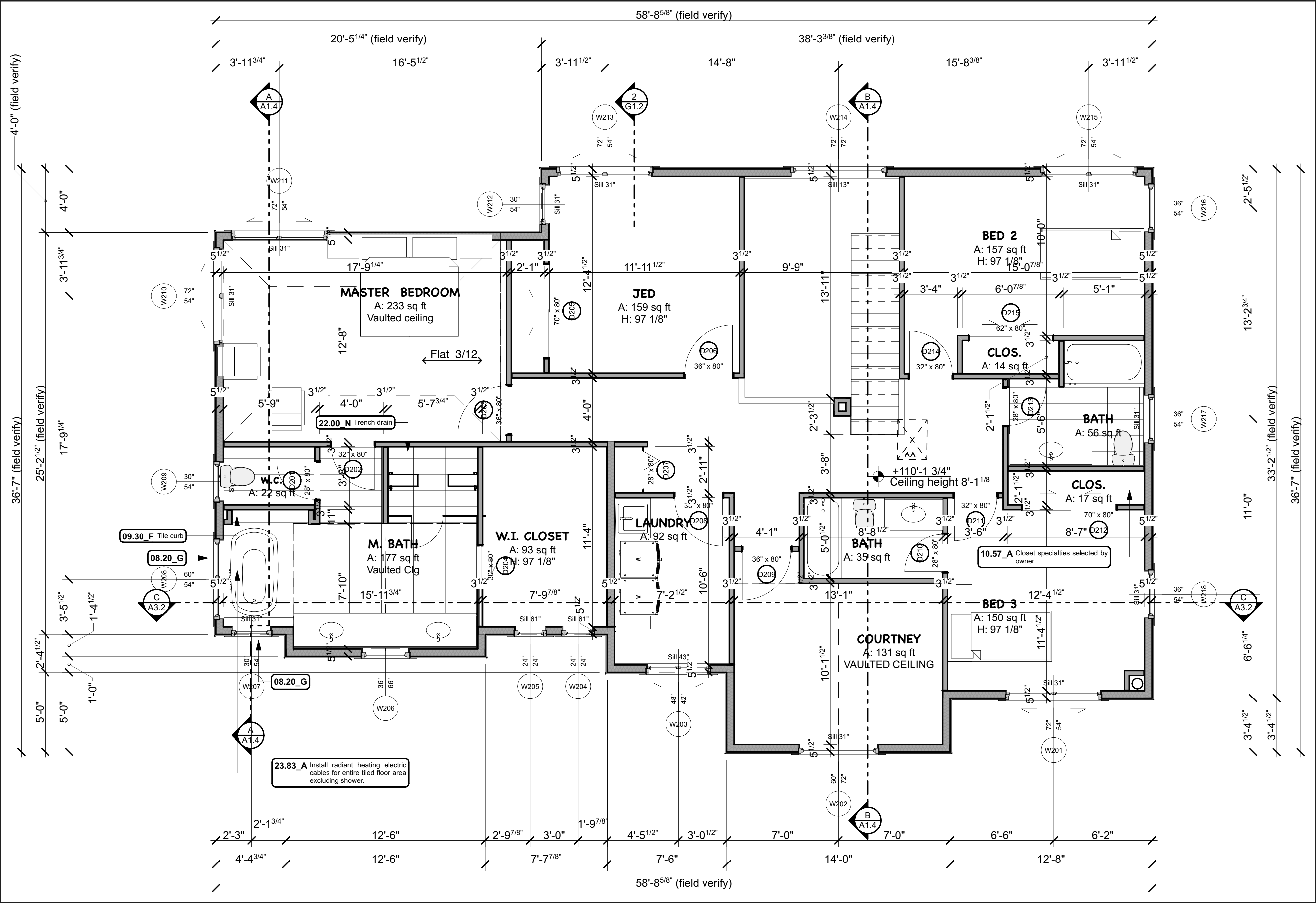
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09	7/6/21	PERMIT SET REVISED
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06	5/5/21	PROGRESS
05	4/14/21	STRUCTURAL ENGINEERING
04	3/31/21	CONCEPT LARGER REV
03	3/16/21	CONCEPT LARGER
01	3/1/21	CONCEPT

PROJECT NO: 2021_03

UPPER LEVEL PLAN

A2.3

SHEET 9 of 25



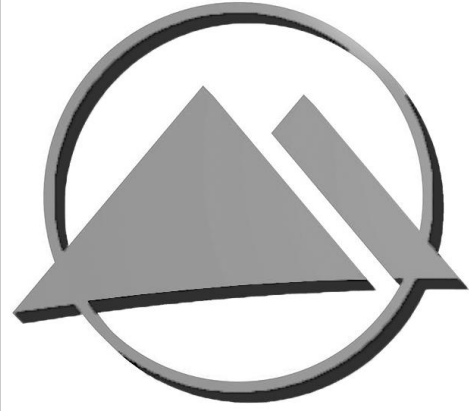
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2.3

UPPER LEVEL

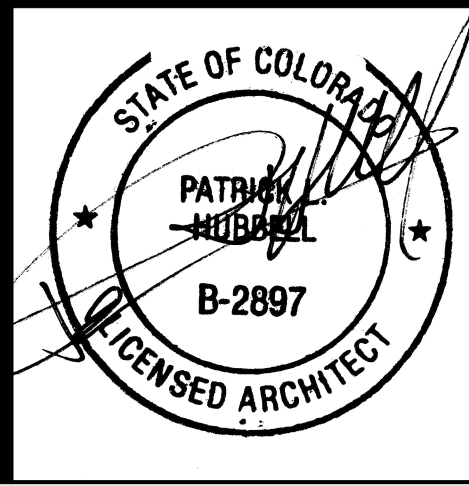
SCALE: 1/4" = 1'-0"

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Notes	
07.40	ROOFING AND SIDING PANELS
07.46_J	Allura ventilated soffit 6.9 square inches per lineal foot vnetilation
07.70	ROOF AND WALL ACCESSORIES
07.70_B	50 square inch roof vent within 36" of ridge per R806.2



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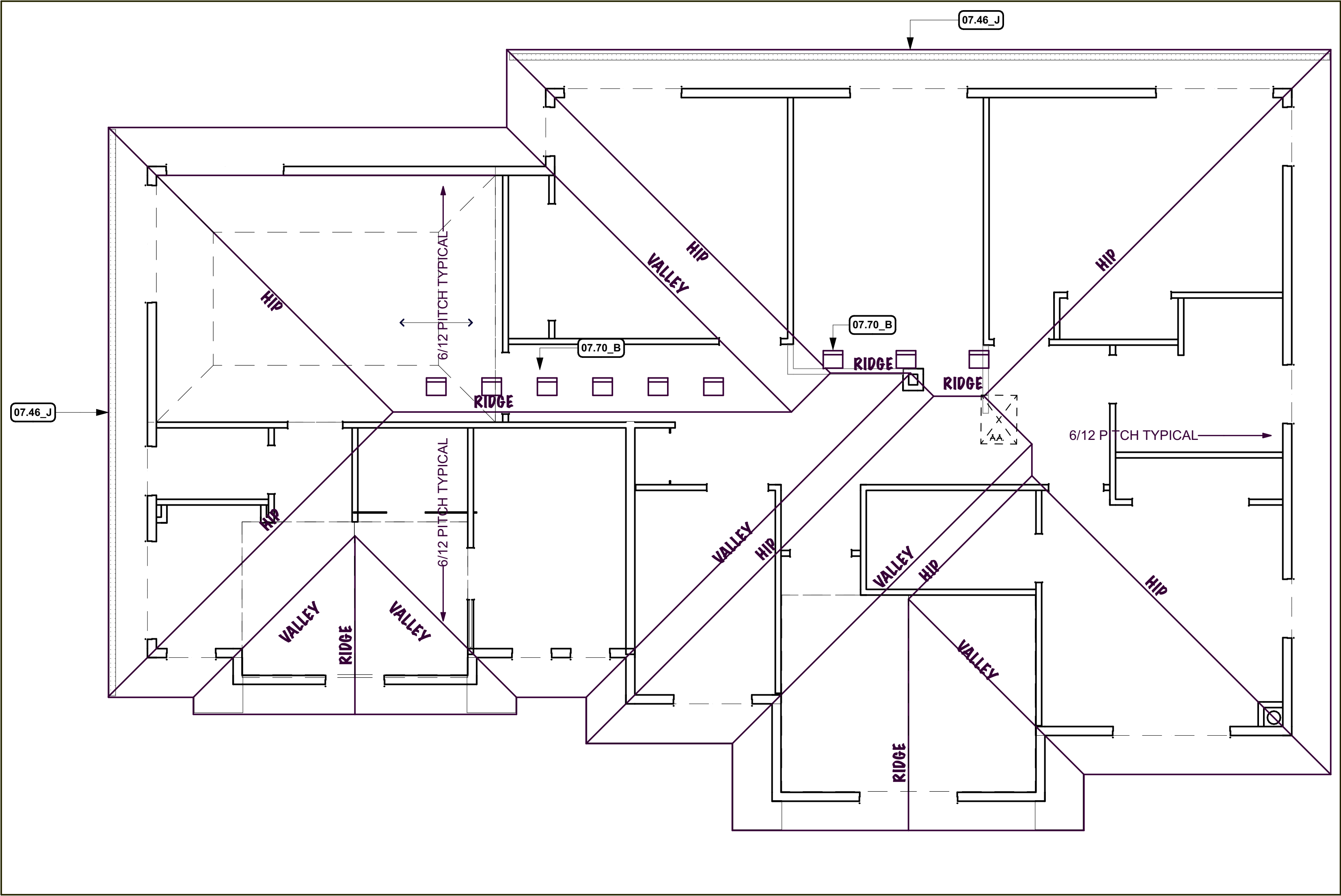
ROOF PLAN

A2.4

SHEET 10 of 25

ROOF VENTING REQUIREMENT

Attic Area	Ventilation requirement	50% located within 3' of ridge	no. of 50 square inch roof jacks	50% soffit venting	Vented soffit			
UPPER ROOF								
1878	901.44	450.72	9.0	450.72	6.9	in/foot	65.3	



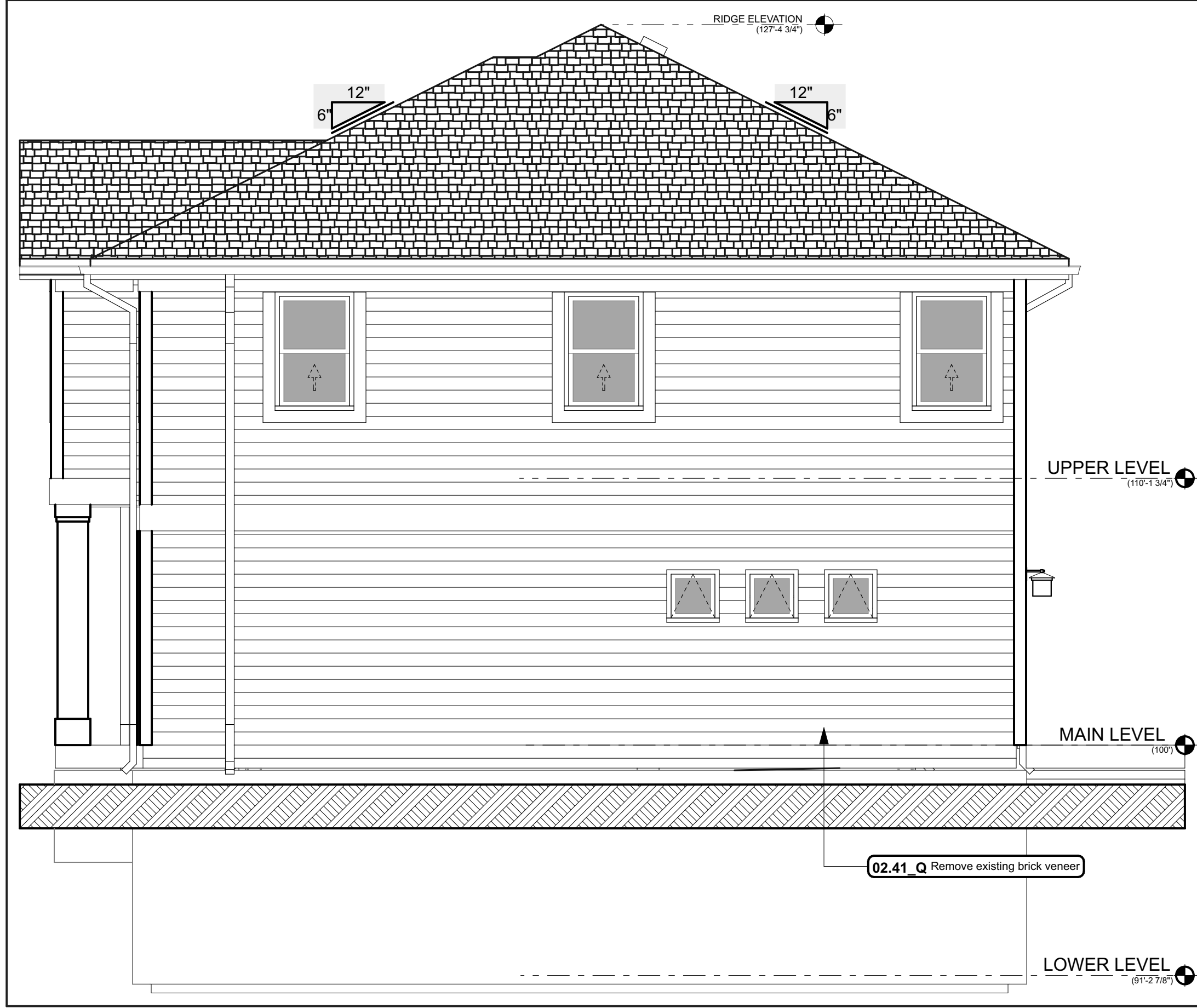
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A2.4

ROOF PLAN

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

10 PERMIT SET REVISED – 7/8/2103_STAUFER.pln

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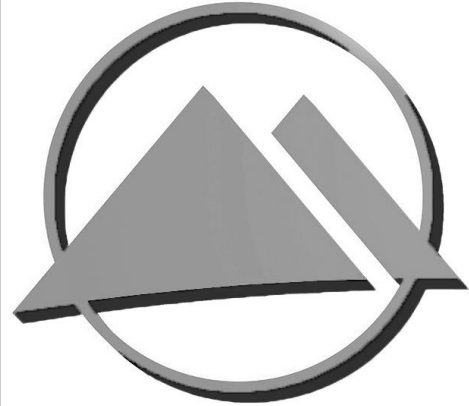


1
A3.1 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

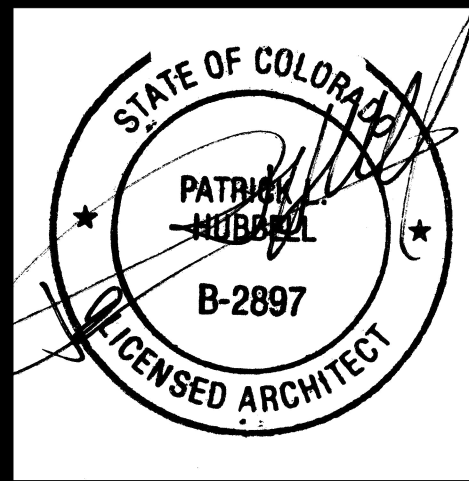


2
A3.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

- Notes**
- 07.30 STEEP SLOPE ROOFING**
Fiberglass reinforced asphalt composite shingle. 40 yr. minimum warranty.
Provide Ice and Watershield or sim. at all eaves and valleys.
- 07.40 ROOFING AND SIDING PANELS**
07.46_D Cementitious lap siding to match existing on water resistive barrier (including Zip or similar sheathing) per code.
07.46_E 5/4x6 nominal cementitious trim board . Butt siding to corner board leaving 1/4" gap for backer rod and sealant.
07.46_F 5/4x6 nom. cementitious board window trim.
07.46_I Allura or other cementitious soffit material.
07.46_K 5/4 x 6 nom. fiber cement frieze board contrasting color.
07.46_M 5/4 x 12 nom. fiber cement band board contrasting color.
- 07.70 ROOF AND WALL ACCESSORIES**
07.70_A Pre painted type K gutter where shown. Provide downspouts with tip out.
- 08.20 WINDOWS**
08.20_G Provide safety glazing at all locations subject to human impact or required by current codes & regulations. If in doubt, Contact Architect prior to Ordering.
- 08.30 SPECIALTY DOORS AND FRAMES**
08.36_A Custom sided overhead garage door.



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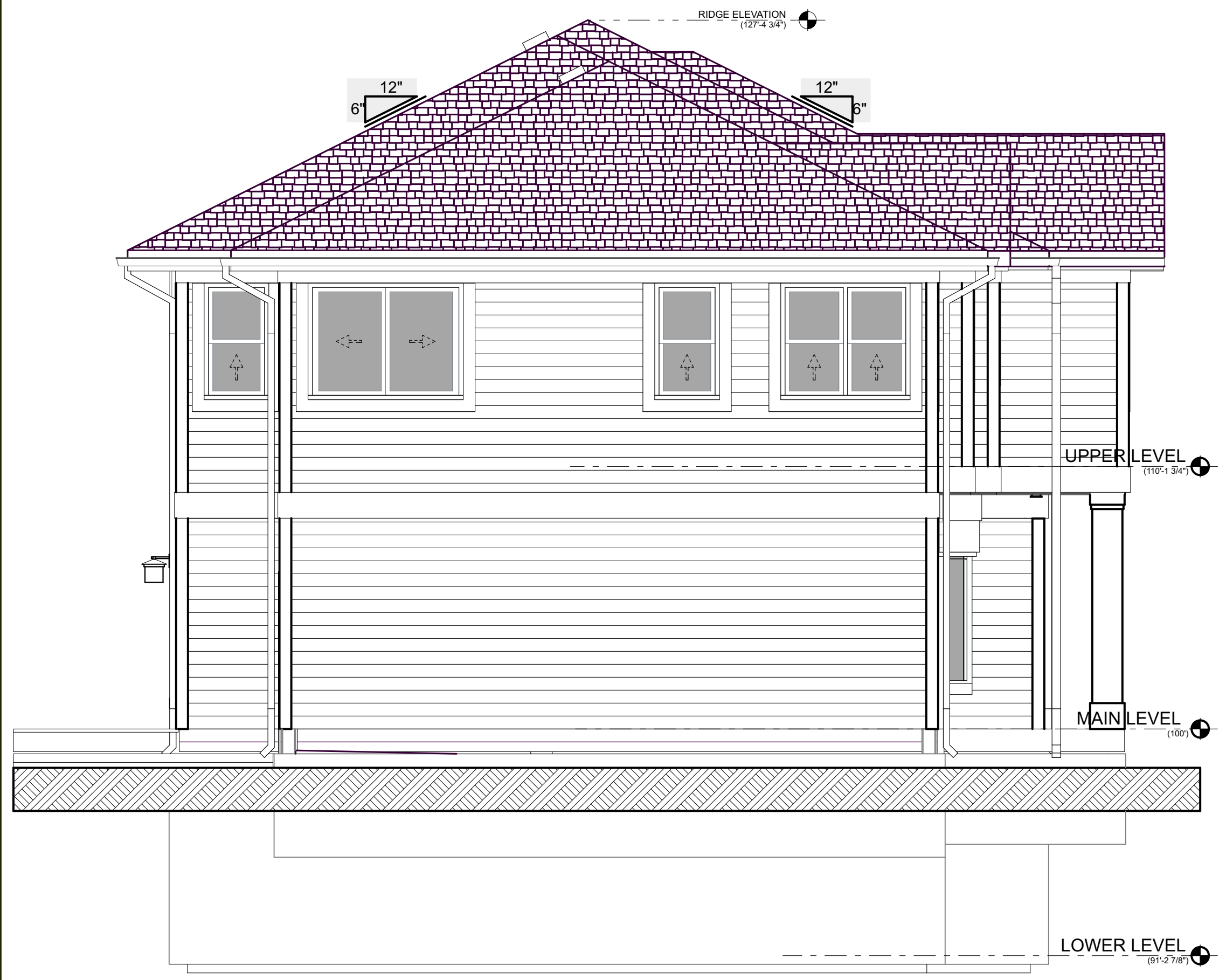
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03	3/16/21	CONCEPT LARGER
01	3/1/21	CONCEPT

PROJECT NO: 2021_03

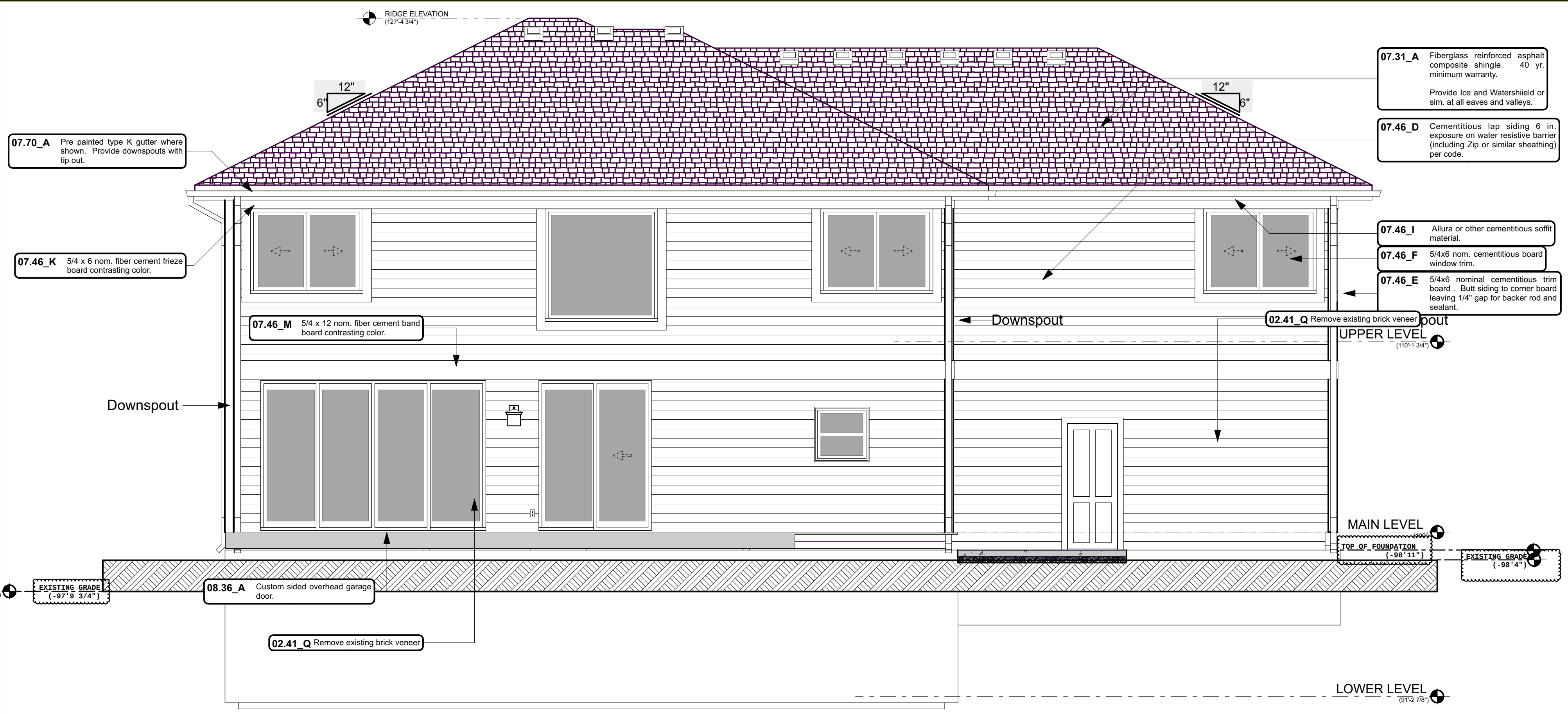
ELEVATIONS

A3.1

SHEET 11 of 25



1
A3.3 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
A3.3 SCALE: 1/4" = 1'-0"

Note

07.30 STEEP SLOP ROOFING

07.31_A Fiberglass reinforced asphalt composite shingle. 40 yr. minimum warranty.

Provide Ice and Watershiield or sim.
at all eaves and valleys.

07.40 ROOFING AND SIDING PANEL

07.46_D Cementitious lap siding to match existing on water resistive barrier (including Zip or similar sheathing) per code.

07.46_E 5/4x6 nominal cementitious trim board . Butt siding to corner board leaving 1/4" gap for backer rod and sealant.

07.46_F	5/4x6 nom. cementitious board window trim.
07.46_I	Allura or other cementitious soffit material.

07.46_K 5/4 x 6 nom. fiber cement frieze board contrasting color.
07.46_M 5/4 x 12 nom. fiber cement band board contrasting color.

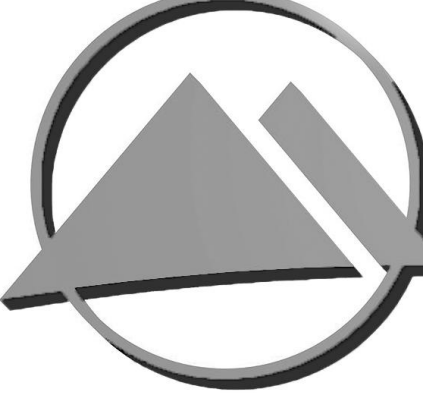
07.70 ROOF AND WALL ACCESSORIES

07.70 ROOF AND WALL ACCESSORIES

07.70_A Pre painted type K gutter where shown. Provide downspouts with tip out.

08.30 SPECIALTY DOORS AND FRAMES

08.36_A Custom sided overhead garage door.



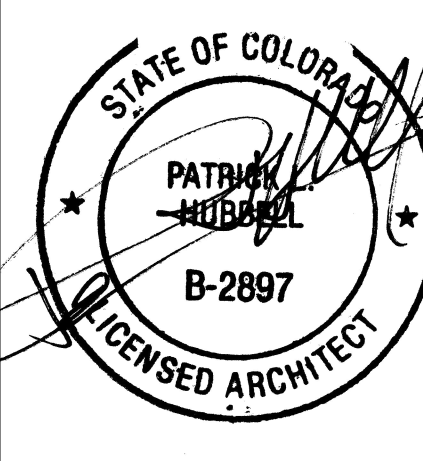
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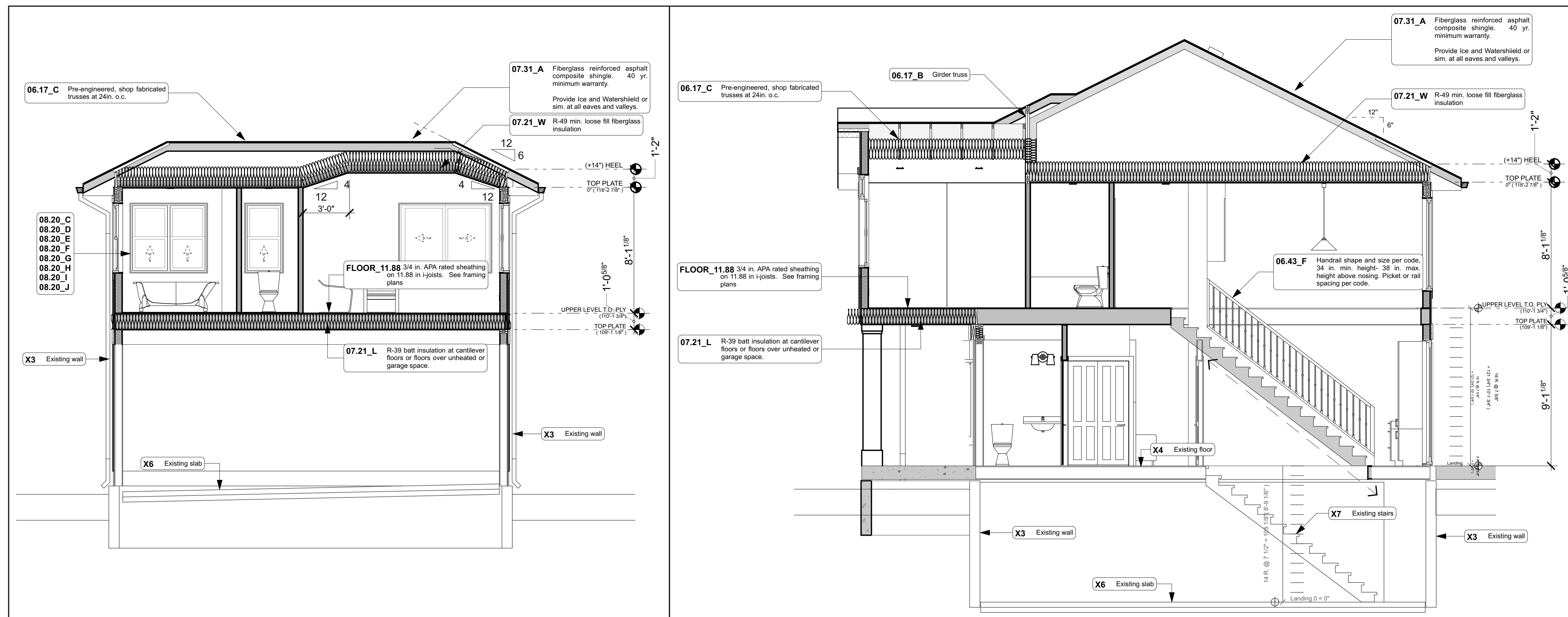
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PROJECT NO: 2021_0

ELEVATIONS

A3.3

SHEET 13 of 2



SECTION @ GARAGE AND MASTER

B
A3.2 SECTION @ STAIRS
SCALE: 1/4" = 1'-0"

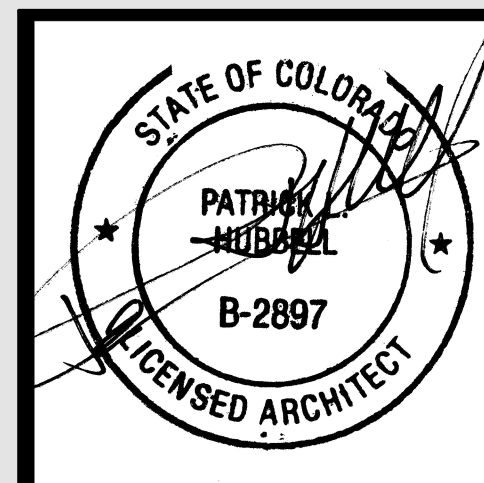


SECTION @ M. BATH AND OFFICE

Notes	
02.00	DEMOLITION
02.41_B	Remove existing roofing and roof structure.
X3	Existing wall
X4	Existing floor
X6	Existing slab
X7	Existing stairs
06.17	SHOP FABRICATED STEEL ROOD
06.17_B	Girder truss
06.17_C	Pre-engineered, shop fabricated trusses at 24in. o.c.
06.40	ARCHITECTURAL WOODWORK
06.43_F	Handrail shape and size per code, 34 in. min. height- 38 in. max. height above nosing. Picket or rail spacing per code.
07.20	THERMAL PROTECTION
07.21_L	R-39 batt insulation at cantilever floors or floors over unheated or garage space.
07.21_W	R-49 min. loose fill fiberglass insulation
07.30	STEEP SLOPE ROOFING
07.31_A	Fiberglass reinforced asphalt composite shingle. 40 yr. minimum warranty.
	Provide Ice and Watershield or sim. at all eaves and valleys.
08.20	WINDOWS
08.20_C	Windows to meet thermal efficiency and solar transmission requirements per Green Points Application or HER's raters specifications.
08.20_D	Flash windows per Huber Zip R installation instructions
08.20_E	Windows shown are Generic; Sizes are approximate frame dimensions. Contractor shall coordinate rough opening sizes & other requirements w/ selected manufacturer. Install per manufacturers. Recommendations.
08.20_F	Verify & Coordinate window Egress Code requirements.
08.20_G	Provide safety glazing at all locations subject to human impact or required by current codes & regulations. If in doubt, Contact Architect prior to Ordering.
08.20_H	G.C. shall coordinate materials & installation provided by various suppliers & subcontractors to ensure full compliance with code and energy code(s)
08.20_I	See Window schedule for head heights of windows.
08.20_J	Provide drip flashing at Window heads.
Floor	i-joints
FLOOR_11.88	4 in. APA rated sheathing on 11.88 in i-joints. See framing plans



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SECTIONS

A3.2

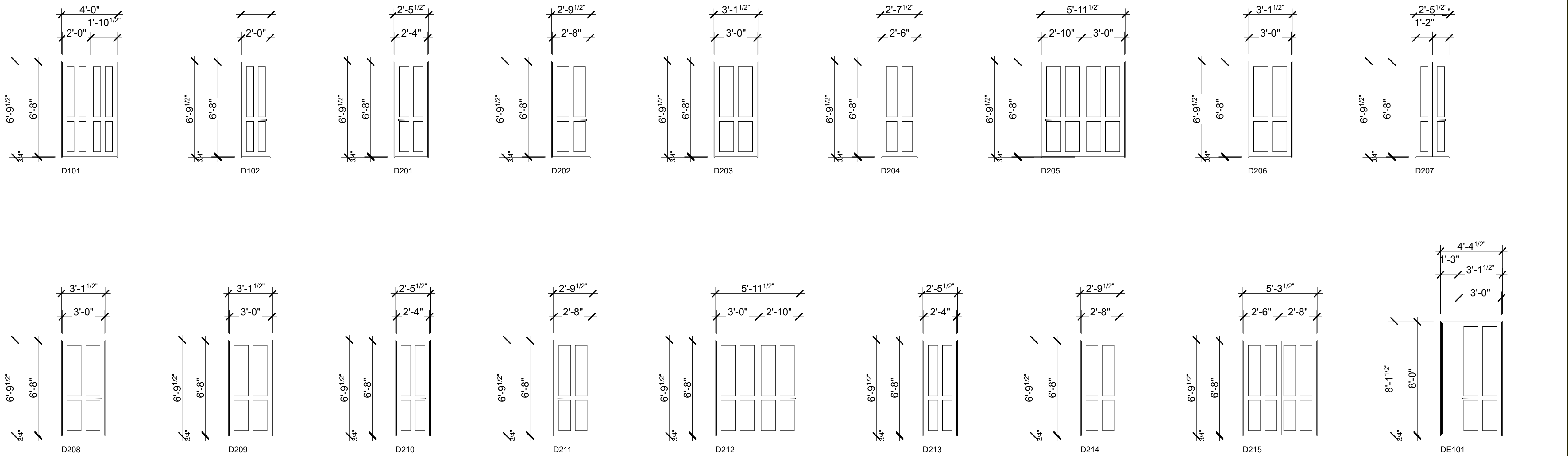
SHEET 12 of 25

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1
A3.4

WINDOW SCHEDULE

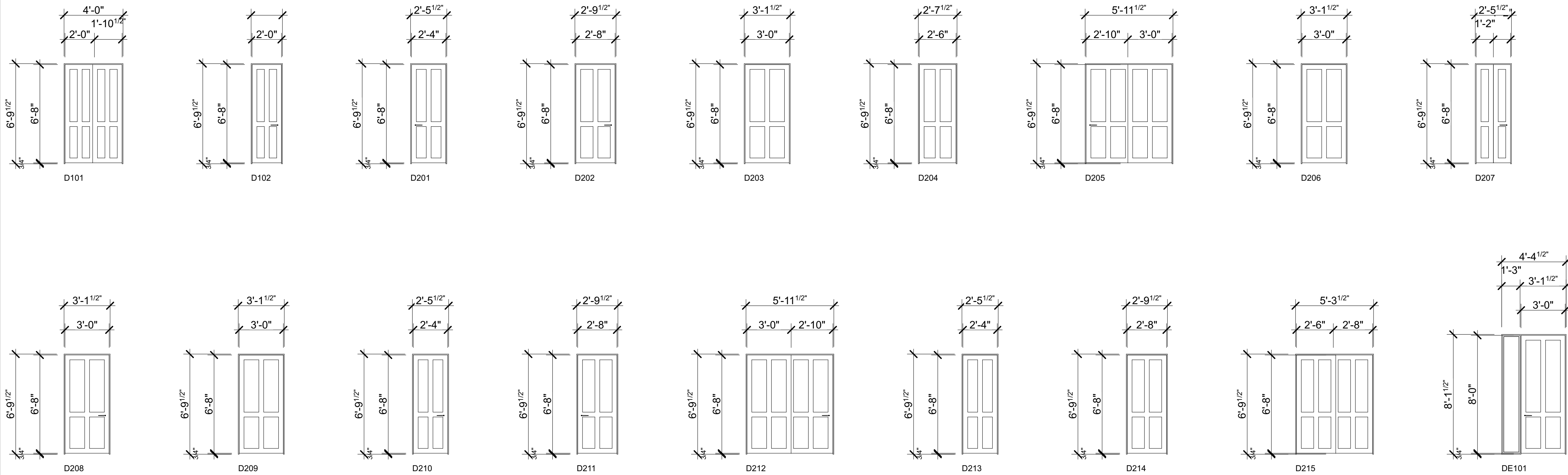
SCALE: 1:50



2
A3.4

DOOR SCHEDULE

SCALE: 1:50



Notes

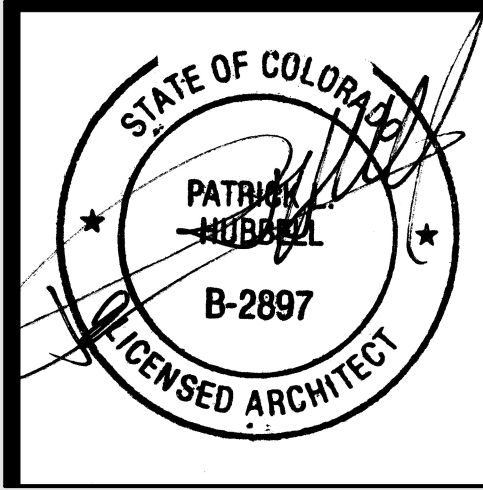
08.20 WINDOWS

Window manufacturer to be selected by owner. Provide fiberglass reinforced uPVC windows. Provide low-E glazing at west facing windows. Windows to meet thermal efficiency and solar transmission requirements per Green Points Application or HERS raters specifications. Flash windows per Huber Zip R installation instructions. Windows shown are Generic. Sizes are approximate frame dimensions. Contractor shall coordinate rough opening sizes & other requirements w/ selected manufacturer. Install per manufacturers. Recommendations. Verify & Coordinate window Egress Code requirements. Provide safety glazing at all locations subject to human impact or required by current codes & regulations. If in doubt, Contact Architect prior to Ordering. G.C. shall coordinate materials & installation provided by various suppliers & subcontractors to ensure full compliance with code and energy code(s). See Window schedule for head heights of windows.



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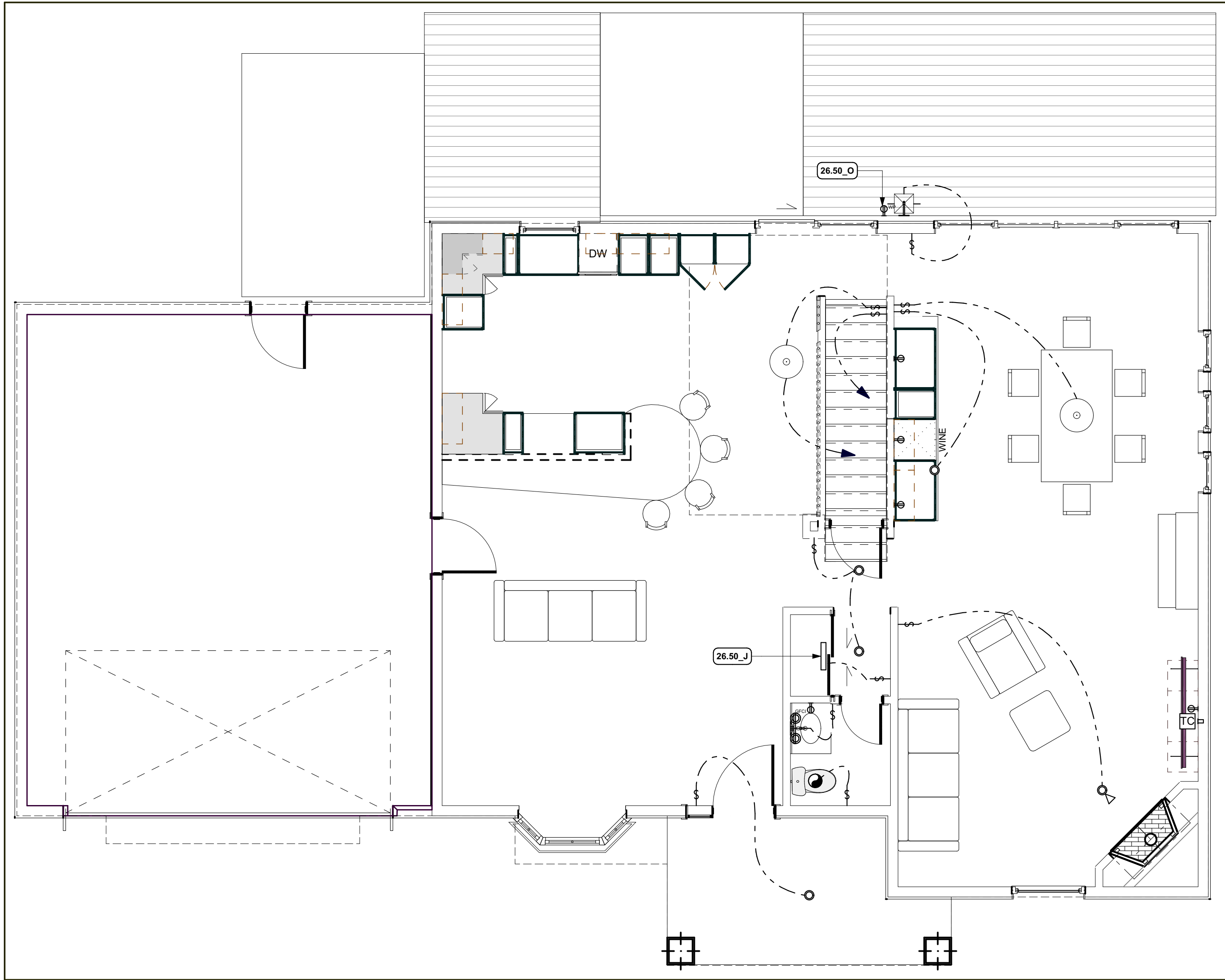
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WINDOW AND DOOR
SCHEDULE

A3.4

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1
A4.1

MAIN LEVEL ELECTRICAL PLAN

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

Notes

- 26.00 ELECTRICAL**
26.50_J Warm white (3000-3500~ik) LED light
26.50_O Weather proof GFCI outlet at all exterior doors per code

SWITCHES AND OUTLETS

- Switch with dimmer
Two way switch
Three and four way switches
Ground fault circuit interrupt outlet
Duplex outlet
Switched outlet
Fourplex outlet
Recessed outlet
220v. outlet
Weather proof outlet
Floor mounted outlet

INTERIOR LIGHT FIXTURES

- Exhaust fan
Exhaust fan and light combo
Recessed can
Water resistant recessed can
ICAT recessed can in insulated ceiling
Keyless fixture
Large pendant
Wall sconce
Vanity light
Track light
Undercab. LED
Ceiling Mounted fixture
Small pendant
Wall mounted light
Step light
Mono point
LED strip closet light
Cable light
Fluorescent

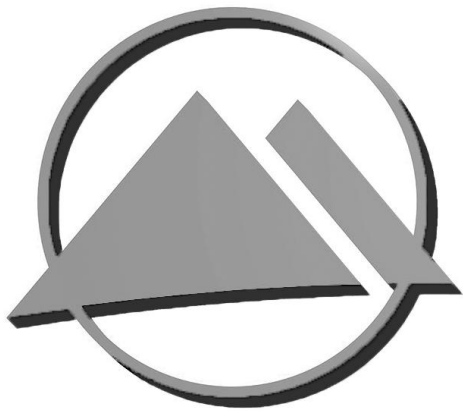
EXTERIOR LIGHT FIXTURES

- Exterior flood
Exterior light

COMMUNICATION & SAFETY

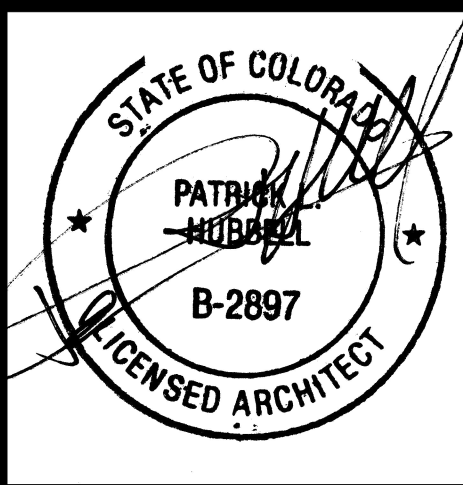
- Intercom
Chimes
Smoke detector
Carbon monoxide detector
Phone
Telecommunications
Door bell

- 26.00_A** Coordinate electrical design with local Sustainable Building Code and/or Energy Code
26.00_B Electrical plans are conceptual in nature. Electrical contractor shall comply with all local/utility regulations and code requirements and shall furnish and install all necessary items for complete and finished installation whether shown on plans or not.
26.50_E Provide rough-in circuit and switch for landscape lighting



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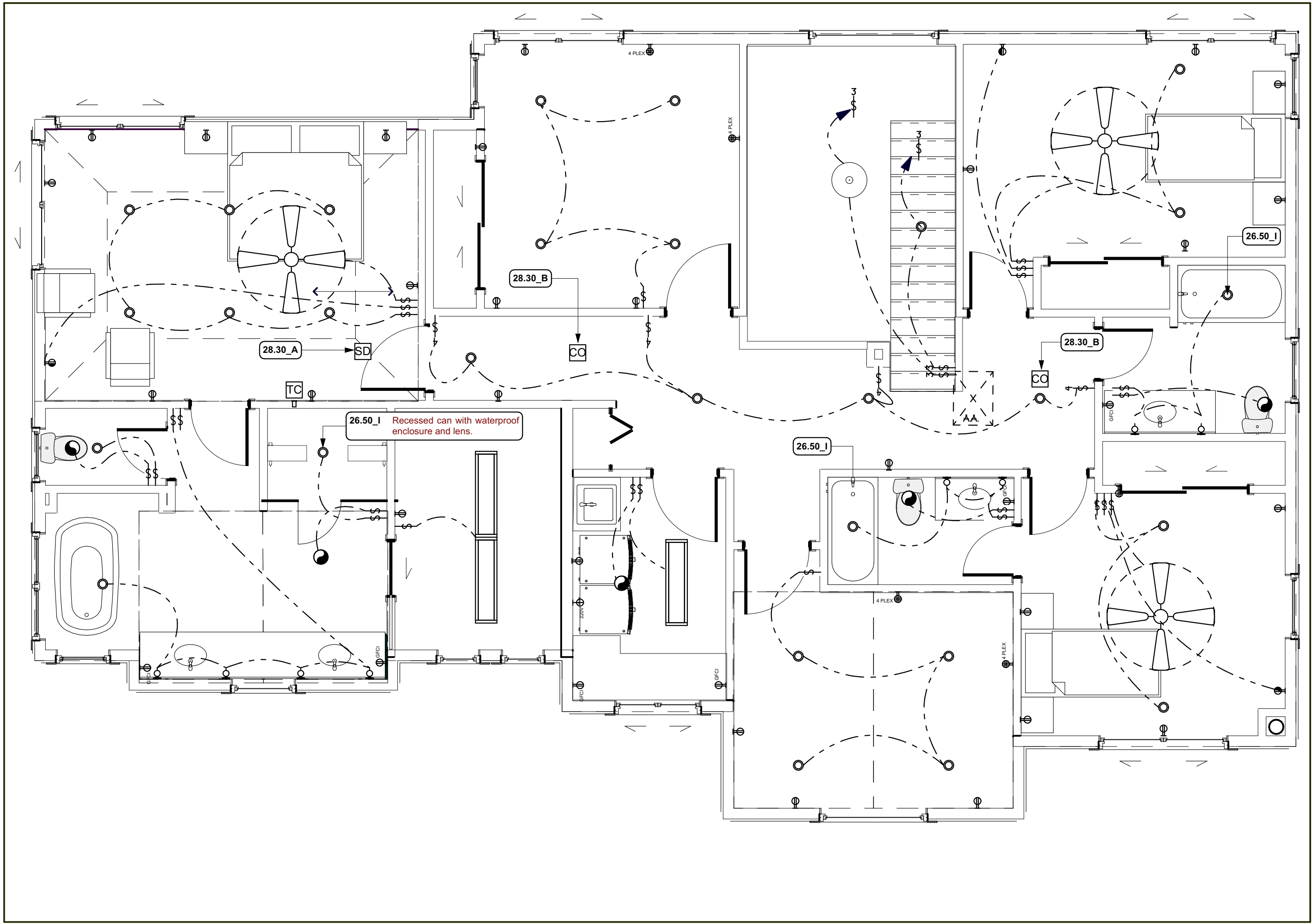
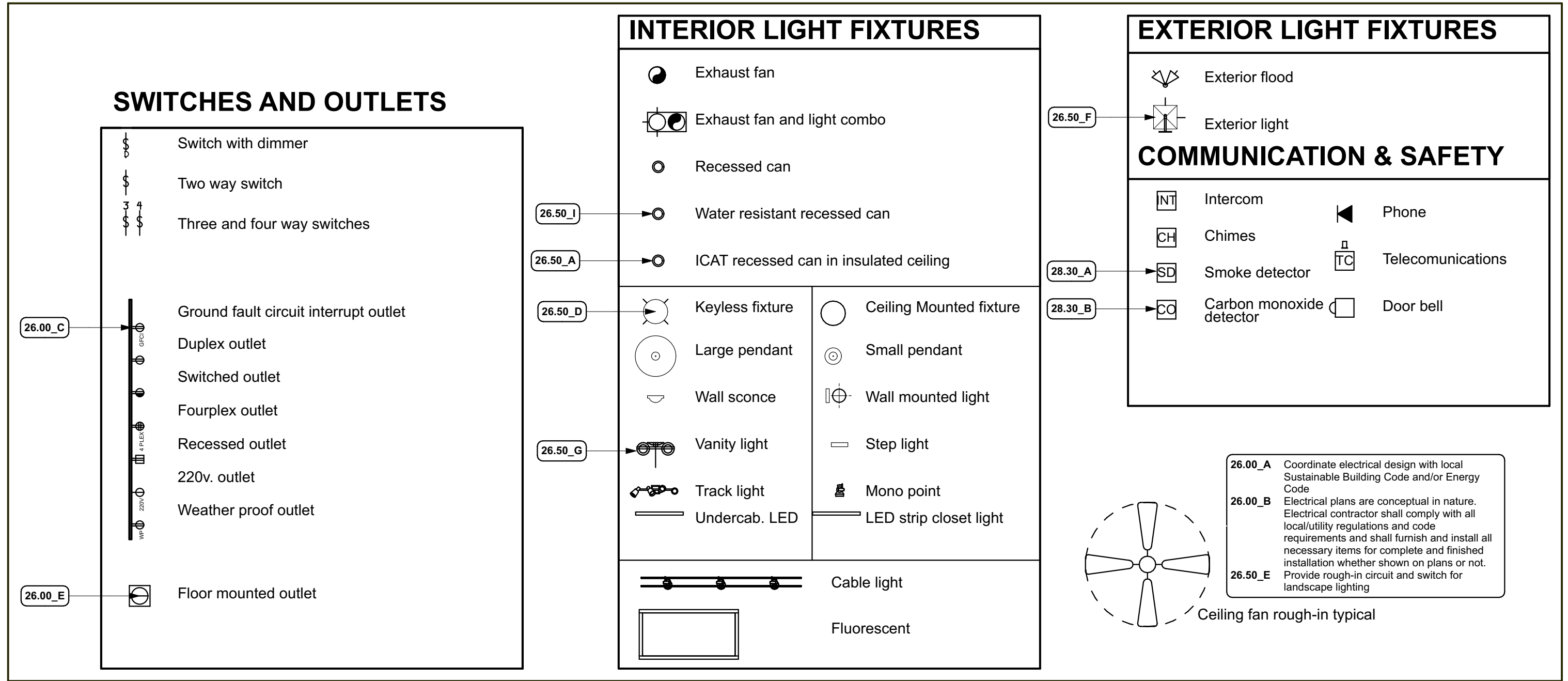
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MAIN LEVEL ELECTRICAL
PLAN

A4.1

SHEET 15 of 25

10 PERMIT SET REVISED – 7/8/2103_STAUFER.pln



1
A4.2

UPPER LEVEL ELECTRICAL PLAN

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

Notes

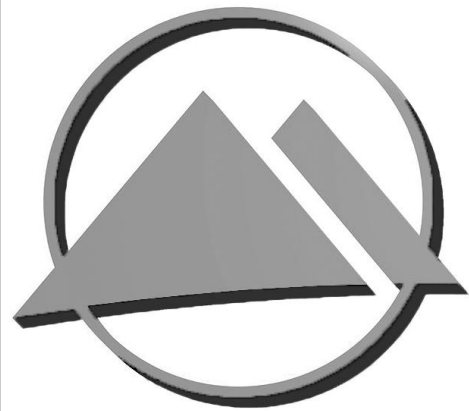
26.00 ELECTRICAL

26.50_I Recessed can with waterproof enclosure and lens.

28.00 ELECTRONIC SAFETY

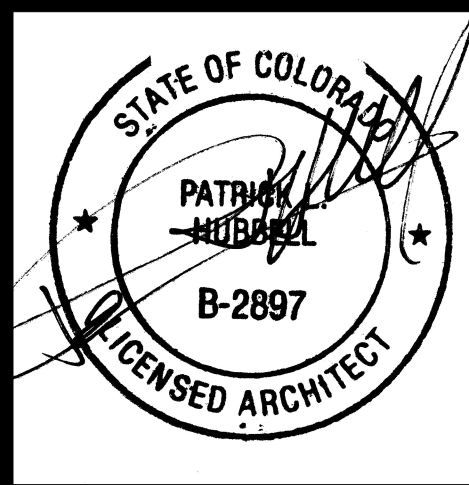
28.30_A Provide smoke detectors in all sleeping rooms and at least one per level per code

28.30_B Combination carbon monoxide and smoke detector per code



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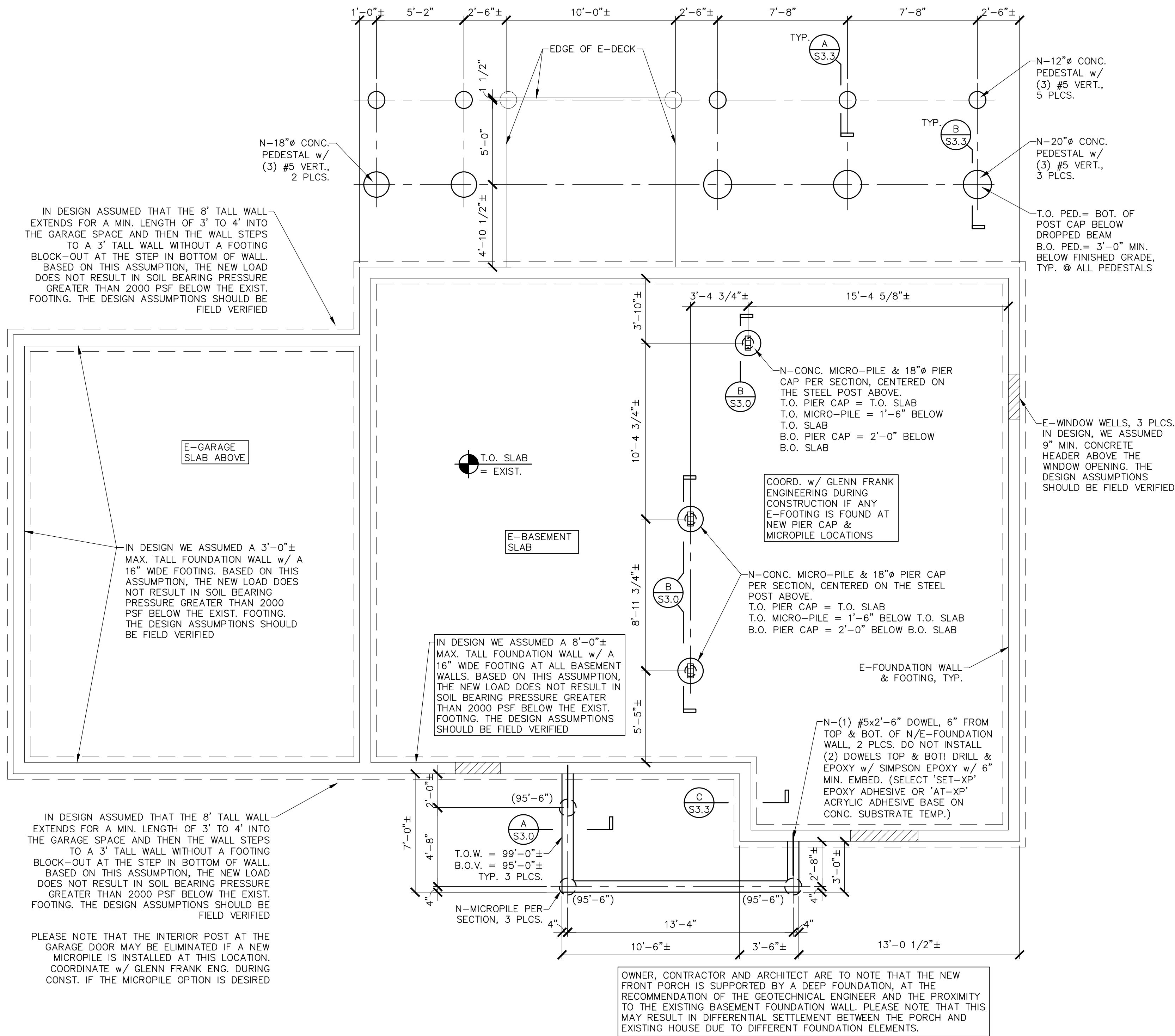
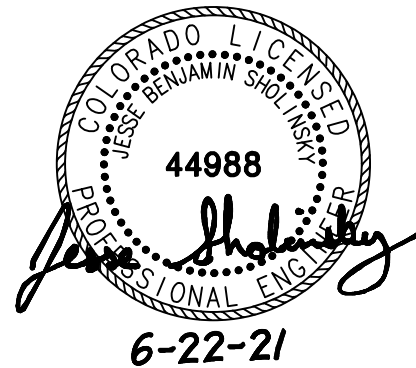
UPPER LEVEL ELECTRICAL PLAN

A4.2

SHEET 16 of 25

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7/8/21



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

Glenn Frank Engineering, Inc.

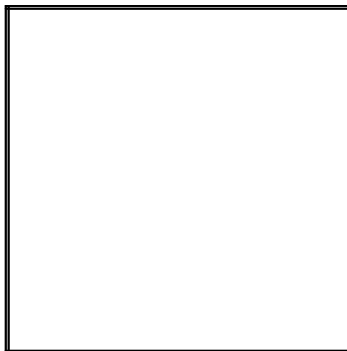
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Telephone 303-554-9591 Fax 303-554-9592

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DATE	ISSUE
06/22/2021	PERMIT SET

SHEET
S1.0

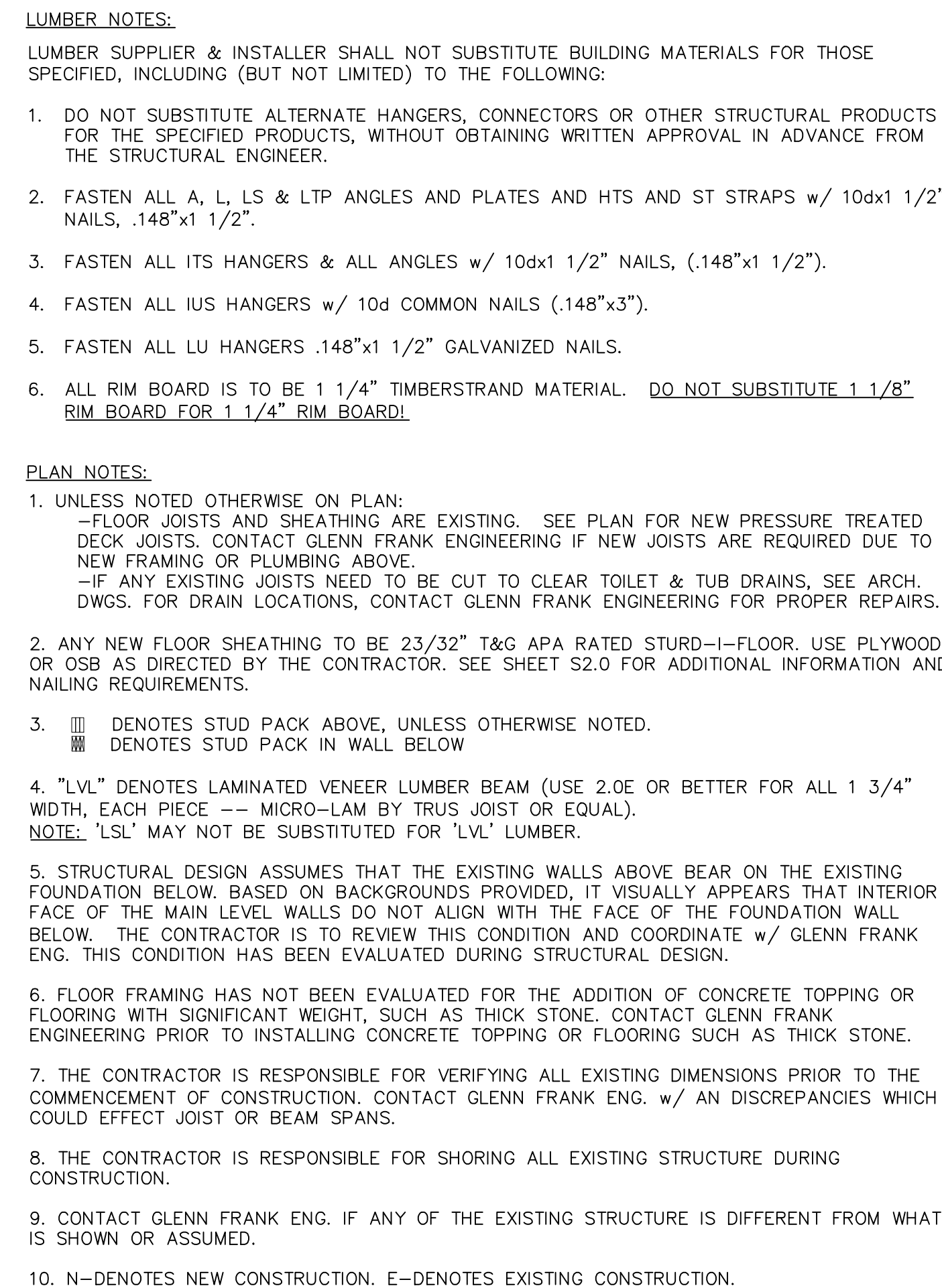


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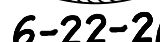
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06/22/2021	PERMIT SET

S1.1



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



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PERMIT SET

S1.2

NOTES:

1. ALL BRACED WALL PANELS SHALL BE APPLIED DIRECTLY TO ONE SIDE OF THE STUD FRAMING, UNLESS OTHERWISE NOTED.
2. SPACING OF STUDS IS AS INDICATED ABOVE. IF NO SPACING IS INDICATED, INSTALL STUDS @ 16" MAX. SPACING.
3. THE FIRST NUMBER OF THE "FASTENER PATTERN" INDICATES MAXIMUM SPACING AT PANEL EDGES, AND THE SECOND NUMBER INDICATES MAXIMUM SPACING AT ALL INTERMEDIATE STUDS. ALL PANEL EDGES SHALL BE FASTENED TO STUD, PLATE OR BLOCKING. (BLOCK ALL HORIZONTAL PANEL EDGES, UNLESS OTHERWISE NOTED.)
4. FASTENERS FOR OSB PANELS MUST BE 8d COMMON NAILS, (.131"x2 1/2"). DO NOT USE .113"x2 3/8" NAILS!!!
5. FASTENERS FOR GYPSUM BOARD PANELS SHALL BE No. 6 x 1 1/4" DRYWALL SCREWS.
6. SEE SECTION ON SHEET S3.4 FOR HOLD-DOWN AND ANCHOR BOLT DETAILS.

SEE REFERENCE SECTIONS (AS CUT) ON THE FRAMING PLANS FOR SHEAR FRAMING NAILING AND ANCHORS AT INTERSECTION WITH FLOORS AND ROOF.

8. ANCHOR BOLT SPACING IS INDICATED ON THE FOUNDATION SECTIONS ON SHEETS S3.0.

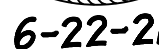
LUMBER SUPPLIER & INSTALLER SHALL NOT SUBSTITUTE BUILDING MATERIALS FOR THOSE SPECIFIED, INCLUDING (BUT NOT LIMITED) TO THE FOLLOWING:

1. DO NOT SUBSTITUTE ALTERNATE HANGERS, CONNECTORS OR OTHER STRUCTURAL PRODUCTS FOR THE SPECIFIED PRODUCTS, WITHOUT OBTAINING WRITTEN APPROVAL IN ADVANCE FROM THE STRUCTURAL ENGINEER.
2. FASTEN ALL HU, HHUS & HUC HANGERS AND ALL ST STRAPS w/ 16d SINKER (.148"x3 1/4") NAILS. FILL ALL NAIL HOLES INCLUDING TRIANGULAR HOLES.
3. FASTEN ALL ITS HANGERS & LSTA & LTS STRAPS w/ 10dx1 1/2" NAILS, (.148"x1 1/2").
4. FASTEN ALL A, L, LS & LTP ANGLES w/ 10dx1 1/2" NAILS, .148"x1 1/2".
5. FASTEN ALL IUS HANGERS w/ .131"x3" NAILS. USE 10dx1 1/2" NAILS, (.148"x1 1/2") AT LEDGERS
6. ALL RIM BOARD IS TO BE 1 1/4" TIMBERSTRAND MATERIAL. DO NOT SUBSTITUTE 1 1/8" RIM BOARD FOR 1 1/4" RIM BOARD!

1. UNLESS NOTED OTHERWISE ON PLAN:
 -FLOOR JOISTS ARE TO BE TJI BY TRUSJOIST[®], SIZE AS NOTED ON PLAN. PROVIDE 1/2" GYPSUM BOARD TO THE UNDERSIDE OF THE JOISTS TO COMPLY WITH THE IRC CODE OR LOCAL CODE. ALTERNATE FIRE-RATED JOISTS OR SPRINKLERS MAY BE USED.
 -AT FLUSH BEAMS, SUPPORT JOISTS WITH SIMPSON IUS OR ITS SERIES JOIST HANGERS. ADJUST JOIST SPACING TO CLEAR TOILET & TUB DRAINS, SEE ARCH. DWGS. FOR DRAIN LOCATIONS.

2. FLOOR SHEATHING TO BE 23/32" T&G APA RATED STURD-I--FLOOR. USE PLYWOOD OR OSB AS DIRECTED BY THE CONTRACTOR. SEE SHEET S2.0 FOR ADDITIONAL INFORMATION AND NAILING REQUIREMENTS.
3. EXTERIOR STUD WALL CONSTRUCTION IS ASSUMED TO BE EXISTING. STRUCTURAL DESIGN ASSUMED 4x4 STUDS D.F. STUDS @ 16" o.c. @ THE GARAGE EXTERIOR WALLS AND 2x6 D.F. STUDS @ 16" o.c. @ THE HOUSE EXTERIOR WALLS. PROVIDE NEW 7/16" OSB SHEATHING @ ALL EXTERIOR WALLS. SEE "BRACED WALL PANEL SCHEDULE" FOR FASTENER SPACING, FASTEN @ 6" 12" o.c. WHERE NO SPACING IS SPECIFIED.
4. SEE SHEET S2.0 FOR JAMB STUDS AND HEADER REQUIREMENTS AT OPENINGS IN EXTERIOR STUD WALLS AND BEARING WALLS WHERE NOTHING IS NOTED ON THE PLANS.
5.  DENOTES STUD PACK ABOVE, UNLESS OTHERWISE NOTED.
 DENOTES STUD PACK IN WALL BELOW
6. "LVL" DENOTES LAMINATED VENEER LUMBER BEAM (USE 2.0E OR BETTER FOR ALL 1 3/4" WIDTH, EACH PIECE -- MICRO-LAM BY TRUS JOIST OR EQUAL).
NOTE: "LSL" MAY NOT BE SUBSTITUTED FOR "LVL" LUMBER.
7. FLOOR FRAMING HAS NOT BEEN DESIGNED FOR THE ADDITION OF CONCRETE TOPPING OR FINISHING WITH SIGNIFICANT WEIGHT, SUCH AS THICK STONE. CONTACT GLENN FRANK ENGINEERING PRIOR TO INSTALLING CONCRETE TOPPING OR FLOORING SUCH AS THICK STONE.
8. * AT ALL (2) 2x8 WALL HEADERS, PROVIDE (1) LAYER OF UNSPLICED 15/32" OSB & 2" OF RIGID INSULATION PER TYPICAL HEADER DETAIL ON S2.0.
9. * AT ALL (3) 2x8 WALL HEADERS, PROVIDE (2) LAYERS OF UNSPLICED 15/32" OSB OR ALTERNATELY, SHALL HAVE A 2x6 PLATE TOP AND BOT. OF HEADER.
10.  DENOTES BRACED WALL PANEL PER SCHEDULE.
 DENOTES HOLD-DOWN PER SCHEDULE.
11. "//////" DENOTES 2x BEARING WALL w/ N/E-2x STUDS @ 16" o.c. w/ DBL. TOP PLATES.
12. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING DIMENSIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. CONTACT GLENN FRANK ENG. w/ AN DISCREPANCIES WHICH COULD EFFECT JOIST OR BEAM SPANS.
13. THE CONTRACTOR IS RESPONSIBLE FOR SHORING ALL EXISTING STRUCTURE DURING CONSTRUCTION.
14. CONTACT GLENN FRANK ENG. IF ANY OF THE EXISTING STRUCTURE IS DIFFERENT FROM WHAT IS SHOWN OR ASSUMED.
15. N--DENOTES NEW CONSTRUCTION. E--DENOTES EXISTING CONSTRUCTION.



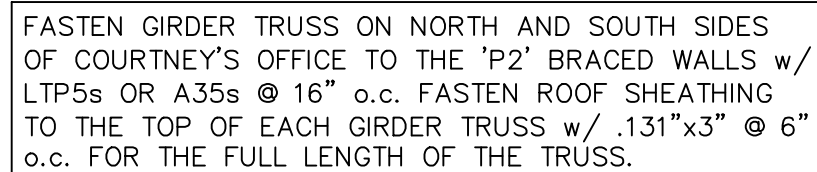


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SHEET

S1.3



ROOF FRAMING PLAN

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

NOTES:

1. ALL BRACED WALL PANELS SHALL BE APPLIED DIRECTLY TO ONE SIDE OF THE STUD FRAMING, UNLESS OTHERWISE NOTED.
2. SPACING OF STUDS IS AS INDICATED ABOVE. IF NO SPACING IS INDICATED, INSTALL STUDS AT 16" o.c. MAX. SPACING.
3. THE FIRST NUMBER OF THE "FASTENER PATTERN" INDICATES MAXIMUM SPACING AT PANEL EDGES, AND THE SECOND NUMBER INDICATES MAXIMUM SPACING AT ALL INTERMEDIATE STUDS. ALL PANEL EDGES SHALL BE FASTENED TO STUD, PLATE OR BLOCKING. (BLOCK ALL HORIZONTAL PANEL EDGES, UNLESS OTHERWISE NOTED.)
4. FASTENERS FOR OSB PANELS MUST BE 8d COMMON NAILS, (13"x2 1/2"). DO NOT USE .113"x2 3/8" NAILS!!!
5. FASTENERS FOR GYPSUM BOARD PANELS SHALL BE No. 6 x 1 1/4" DRYWALL SCREWS. SEE SECTION 05050 FOR HOLD-DOWN AND ANCHOR BOLT DETAILS.
6. SEE REFERENCE SECTIONS (AS CUT ON THE FRAMING PLANS) FOR SHEAR TRANSFER NAILING AND ANCHORS AT INTERSECTION WITH FLOORS AND ROOF.
8. ANCHOR BOLT SPACING IS INDICATED ON THE FOUNDATION SECTIONS ON SHEETS S3.0.

LUMBER SUPPLIER & INSTALLER SHALL NOT SUBSTITUTE BUILDING MATERIALS FOR THOSE SPECIFIED, INCLUDING (BUT NOT LIMITED) TO THE FOLLOWING:

- PLAN NOTES:

1. UNLESS NOTED OTHERWISE ON PLAN, ROOF FRAMING TO BE PRE-ENGINEERED, RRAFTER-FABRICATED TRUSSES AT 24" o.c. SPACING.
2. ROOF SHEATHING TO BE 15/32" APA-RATED SHEATHING WITH SPAN RATING OF 32/16. SEE SHEET S2.0 FOR ADDITIONAL INFORMATION & NAILING REQUIREMENTS.
3. SEE SHEET S2.0 FOR JAMB STUDS AND HEADER REQUIREMENTS AT OPENINGS IN EXTERIOR STUD WALLS WHERE THEY ARE NOT NOTED ON THE PLAN.
4.  DENOTES STUD PACK IN WALL BELOW. ALL STUD PACKS ARE (3) 2x6 MINIMUM, UNLESS OTHERWISE NOTED.
5. ALL TRUSSES REQUIRE (1) SIMPSON H2.5A TIE AT ALL BEARING POINTS. MULTI-PLY GIRDERS OR RAFTERS REQUIRE (2) SIMPSON H2.5A TIES AT ALL BEARING POINTS, U.O.N.
6. PROVIDE 2x6 STUDS @ 16" o.c. WITH 7/16" OSB SHEATHING AT ALL EXTERIOR WALLS. FASTEN SHEATHING WITH 8d COMMON NAILS PER "BRACED WALL PANEL SCHEDULE". FASTEN SHEATHING @ 6", 12", o.c. WHERE NO SPACING IS SPECIFIED.
7. SEE SHEET S3.3 FOR WALL INTERSECTION DETAILS (ENERGY LADDER FRAMING).
8. * AT ALL (2) 2x8 WALL HEADERS, PROVIDE (1) LAYER OF UNSPLICED 15/32" OSB & 2" OF RIGID INSULATION PER TYPICAL HEADER DETAIL ON S2.0.
9. ** AT ALL (3) 2x8 WALL HEADERS, PROVIDE (2) LAYERS OF UNSPLICED 15/32" OSB OR ALTERNATELY, SHALL HAVE A 2x6 PLATE TOP AND BOT. OF HEADER.
10. VERIFY ALL VALLEY, HIP AND RIDGE LOCATIONS, OVERHANG AND HEEL HEIGHT DIMENSIONS WITH ARCHITECT.
11.

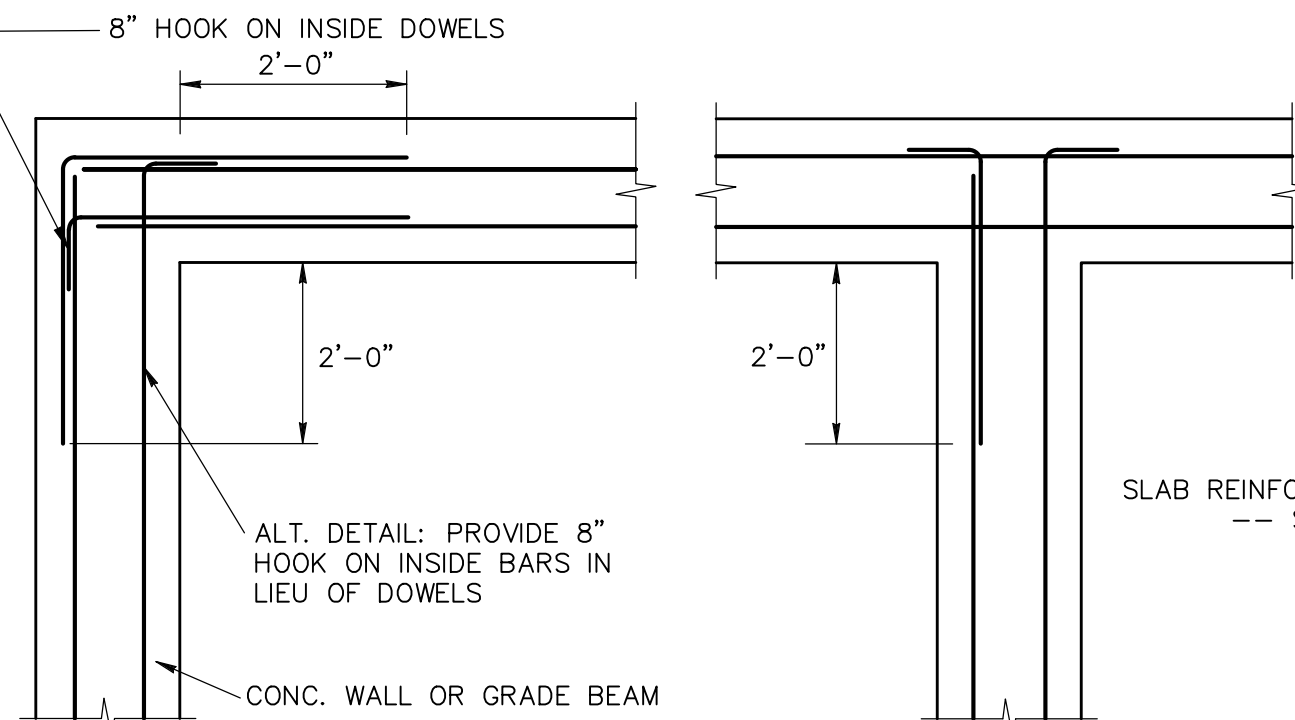
P1

 DENOTES BRACED WALL PANEL PER SCHEDULE.
○ DENOTES HOLD-DOWN PER SCHEDULE.
12. ALL OVERHANG RAFTER TAILS MUST BE 2x6 SPRUCE PINE-FIR NO. 2 OR BETTER.
13. CONTACT GLENN FRANK ENGINEERING FOR A REVIEW OF ALL TRUSS DESIGNS AND LAYOUT PRIOR TO MANUFACTURER. SEE S2.0 FOR TRUSS TOP AND BOTTOM CHORD LOADS.
14. ROOF TRUSSES SHOULD BE DESIGNED WITH A TOP CHORD DEAD LOAD OF 15 PSF FOR FUTURE SOLAR PANEL INSTALLATION.
15. CONTACT GLENN FRANK ENGINEERING FOR AN OBSERVATION OF ALL FRAMING PRIOR TO THE PLACEMENT OF FINISH MATERIALS.

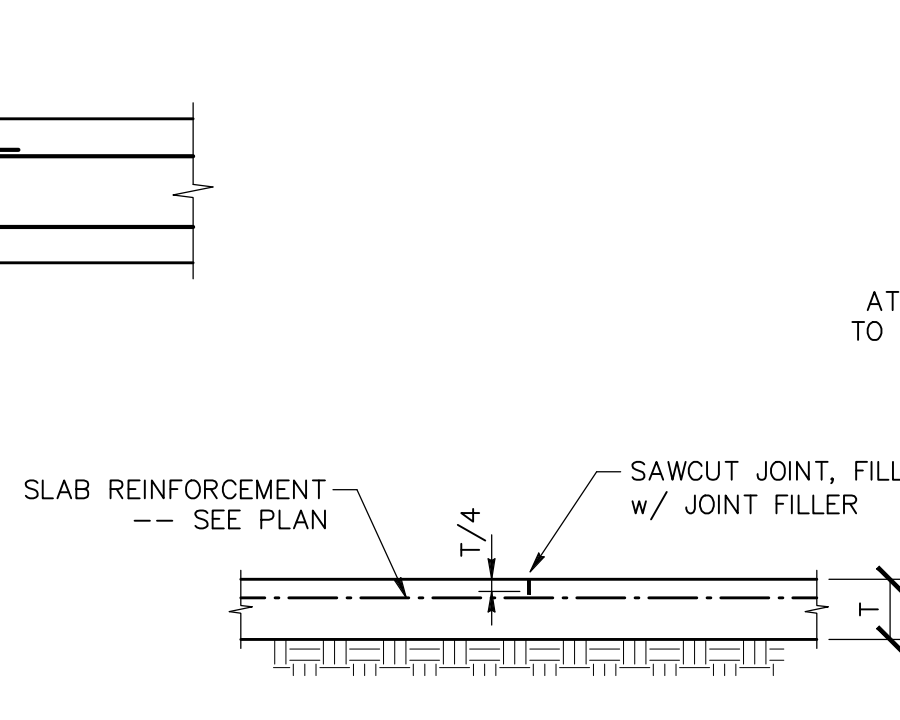


GENERAL NOTES

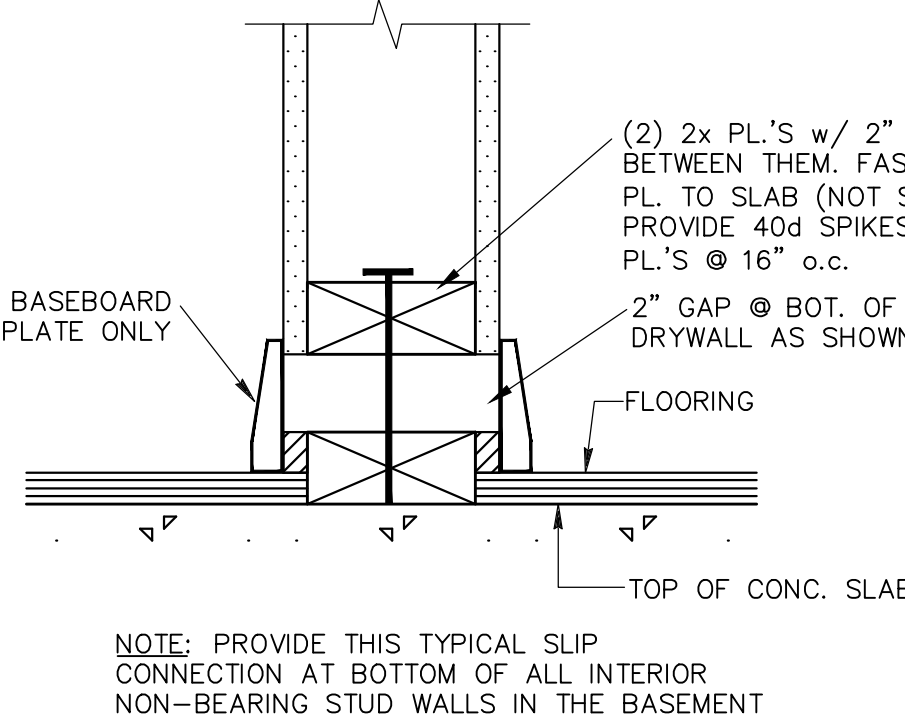
- General Requirements:
 - All construction shall comply with the 2018 International Residential Code, or latest edition adopted by the governmental jurisdiction, and all other pertinent governmental codes, ordinances, and regulations. (Note: It is beyond the scope of these General Notes to list all of the requirements of the governing codes. The contractor is responsible for complying with the detailed requirements affecting installation procedures, inspections, and quality control; whether or not they are listed in the General Notes or on the drawings.)
 - Live Loads used in Design:
 - Roof 30 psf (Ground Snow Load)
 - Floors 30 psf (Roof Snow Load)
 - Wind 115 mph Exposure B (Allowable)
 - Seismic Design Category B
 - Special inspections, where indicated below, shall be performed by a testing agency employed by the owner. Reports shall be forwarded to the building official, the structural engineer, and the owner.
 - Where the term "approved" or similar language is used in the plans, notes, or specifications, it shall mean approved in advance, in writing, by the engineer.
 - Sections and details shown or noted apply to similar conditions elsewhere not specifically shown or noted.
 - Shop drawing review or jobsite observations performed by the architect or structural engineer are provided as a courtesy to the owner and contractor, but do not constitute acceptance of work that is defective or not in compliance with the drawings, specifications, building codes, or manufacturer's recommendations.
 - The structural drawings remain the property of the architect or structural engineer, and may not be reproduced, reused, or altered without the structural engineer's permission.
 - Where there is a disagreement or conflict between the architectural drawings, the structural drawings or the specification, as to the size or spacing of structural members, the most stringent requirements shall apply.
 - All dimensions on the structural drawings shall be checked against the architectural drawings. Notify engineer of any discrepancies. Do not scale dimensions off the drawings. Contact architect for needed dimensions which are not numerically shown.
 - Structural engineer's approval must be secured for all substitutions prior to purchase or installation.
- Foundations:
 - Design is based on the geotechnical report prepared by Solilog, Inc. (Project #21-1131), dated May 13th, 2021.
 - Said report is hereby made a part of these documents and, unless specifically stated otherwise herein, all recommendations and precautions contained in that report shall be adhered to by the contractor and by the owner.
 - The owner assumes all risks, as described in the geotechnical report, for movement associated with the slab-on-grade construction.
 - Design is based on spread footing foundations with footing excavations prepared as directed by the geotechnical report and the geotechnical engineer.
 - Maximum bearing pressure used in design = 2000 psf. (exclusive of existing overburden pressures).
 - Equivalent Fluid Pressure used in design = 50 pcf.
 - Slope perimeter and underdrain drawings as shown in the geotechnical report.
 - Provide special inspections for footing excavations and for placement of structural fill, per IBC Section 1704.7.
- Concrete:
 - All concrete shall comply with the latest editions of the ACI Specifications for Structural Concrete, ACI 301, and ACI Building Code Requirements for Reinforced Concrete, ACI 318.
 - All concrete shall be made using Type II cement. Mix designs shall include the following properties:
 - Maximum water/cement ratio 0.50
 - Entrained Air or in the General Notes (in no case shall top chords of roof trusses be designed for a dead load of less than 15 psf).
 - Slump: 4" to 6" at foundations, 3" to 5" at slabs
 - All concrete shall be made with stone aggregate and shall have the following minimum 28-day compressive strengths:
 - Cast-in-place walls, grade beams, foundations, footings, etc. 3,500 psi
 - Slabs and sidewalks 4,000 psi
 - Water added to concrete at the site shall not exceed the amount permitted by the batch ticket. Concrete at placement times which does not meet the specified slump or air content (based on the approved mix designs) shall be refused by the contractor.
 - All reinforcing steel shall be ASTM A615-Grade 60, (including #4 and #5 bars unless otherwise noted). Welded wire fabric shall conform to ASTM A185. Headed studs shall conform to ASTM 108.
 - Reinforcing Steel shall be fabricated and placed in accordance with ACI Manual of Standard Practice.
 - Concrete protection for reinforcement:
 - Concrete placed against earth 3"
 - Concrete placed in forms and exposed to earth, weather, or water 1 1/2"
 - Slabs and walls 1 1/2"
 - No splices or welding of reinforcement shall be made except as detailed or authorized by the structural engineer. Lap splices, where permitted, shall be Class B splices, except as noted. Welded wire fabric shall be lapped one full mesh plus 2", but not less than 6", and shall be wired together.
 - Detail bars in accordance with the latest editions of the ACI Detailing Manual and ACI Building Code Requirements for Reinforced Concrete. Provide all accessories necessary to support reinforcing at the positions shown on the plans or as noted above.
 - Contractor shall provide protection and insulation of concrete against moisture, premature curings, hot weather, freezing temperatures, etc. Frozen concrete shall be replaced at the contractor's expense.
 - Engineer's jobsite observation is required for placement of reinforcing steel.
 - Contractor shall contact the structural engineer for inspection of reinforcing bar placement, prior to placement of concrete in foundations and structural slabs.
 - Continuous top and bottom bars in grade beams and foundations shall be placed 3" from top and bottom of wall.
 - Continuous horizontal bars in walls, beams, and grade beams shall be spliced at mid-span for top bars and over supports for bottom bars. Lap splice 42 bar diameters at bottom bars and 60 bar diameters at top bars.
 - Provide corner bars at all wall intersections. Size and spacing of bars shall match horizontal wall reinforcing. Do not place corner bars from the "inside face to inside face". Provide three corner bars typical for double mat walls at 90 degree corners.
 - Slabs, beams, and walls shall not have joints in a horizontal plane. Any stop in concrete work shall be made at center of span with vertical bulkheads and horizontal keys, unless otherwise shown. All construction joints shall be as detailed or approved by the structural engineer.
 - Concrete cylinder testing shall be provided for concrete. One set of cylinders shall be taken from the first truck load each day, and a minimum of one additional set for each 50 yards of concrete placed thereafter. Concrete cylinders for specified strength at 28 days shall be tested with core-drilled specimens as outlined in the ACI code, at the contractor's expense. Concrete not meeting the specified strength based on core testing shall be removed and replaced at the contractor's expense.
 - Periodic special inspection is required for placement of reinforcing steel and concrete, per IBC Section 1704.4.
 - Contractor shall contact the Building Department, the structural engineer, or the testing agency, for inspection of reinforcing bar placement, prior to placement of concrete in foundation and structural slabs.



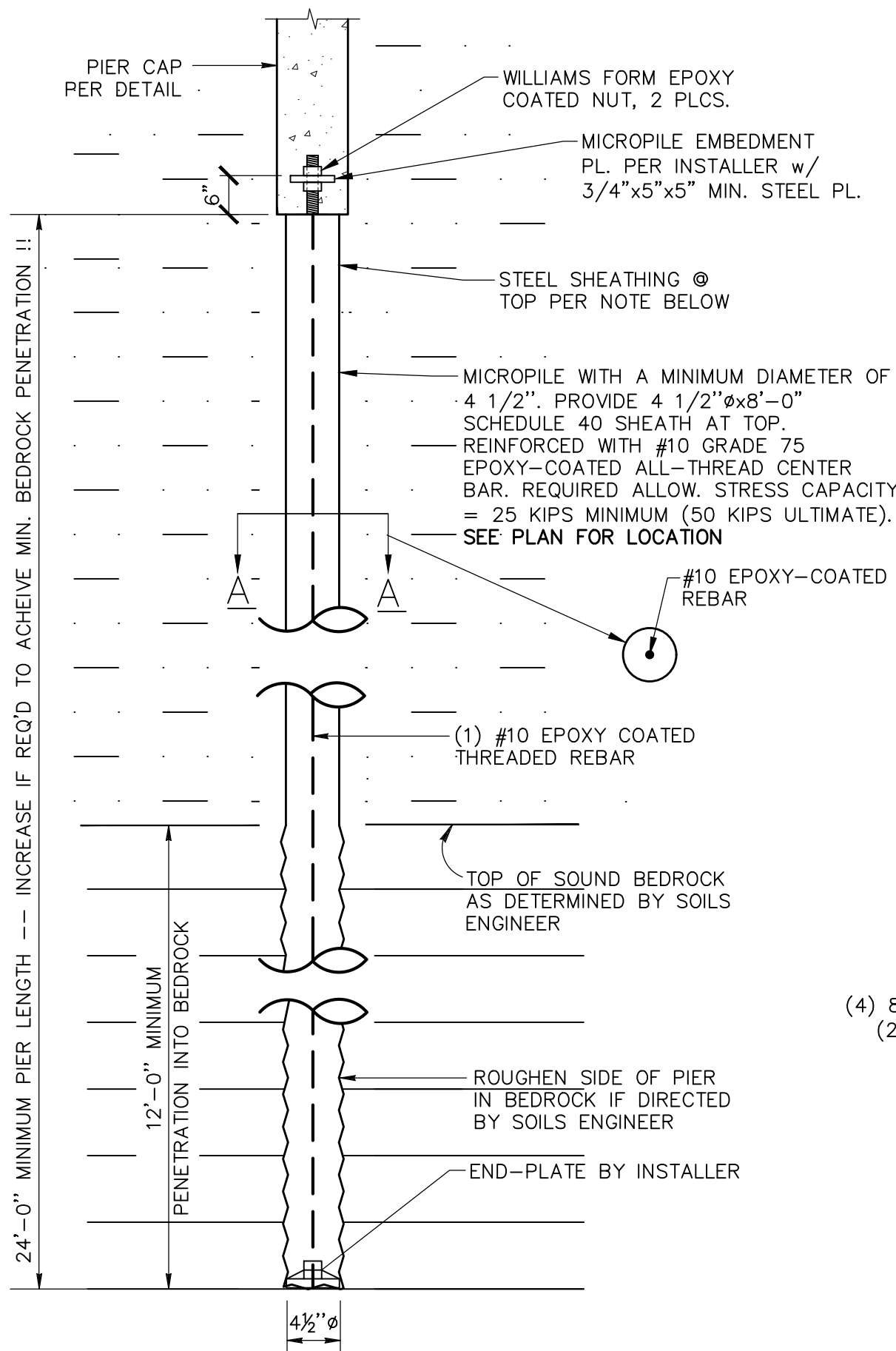
TYP. CONC. INTERSECTION DETAILS



TYP. CRACK CONTROL JOINT
SEE FOUNDATION PLAN FOR LOCATIONS.



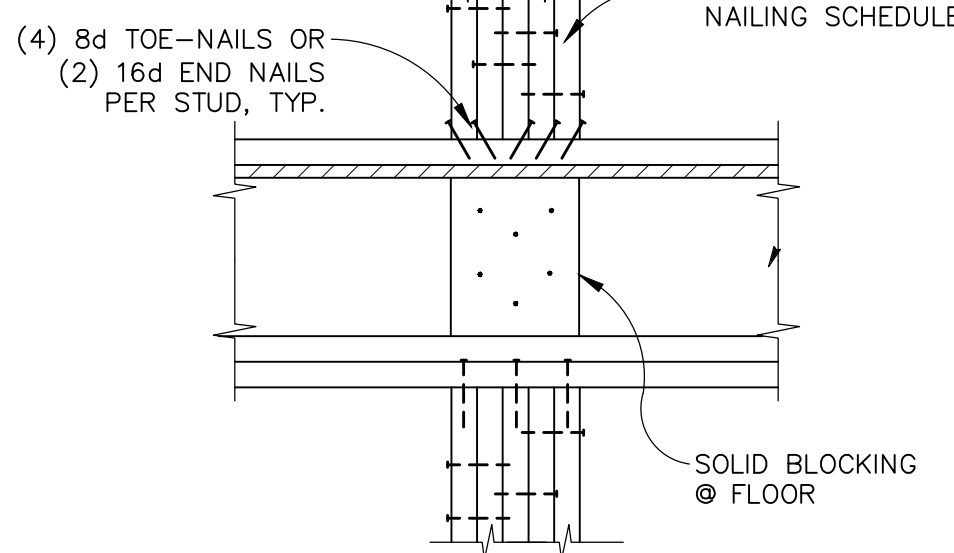
TYP. STUD WALL BASE @ SLAB-ON-GRADE



TYPICAL MICROPILE DETAIL

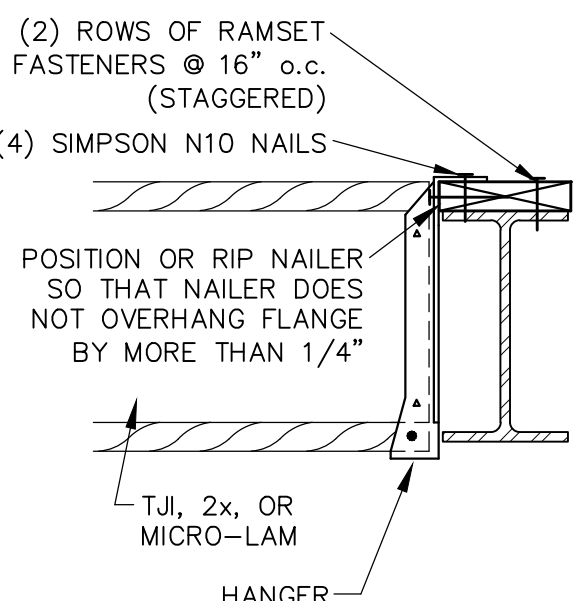
MICRO-PILE NOTES:

- PIER COMPANY SHALL RETAIN SERVICES OF LICENSED GEOTECHNICAL ENGINEER TO FIELD-MONITOR INSTALLATION OF MICRO-PILES, AND TO VERIFY THAT A WORKING STRESS CAPACITY OF 25 KIPS IS PROVIDED.
- PIER COMPANY SHALL PROVIDE 3/4"x5x5 STEEL PLATES AT THE TOP OF ALL MICRO-PILES. SEE TYP. DETAIL AND PIER CAP DETAIL FOR EMBED. INTO WALL AND PIER CAPS.
- PIER COMPANY SHALL PROVIDE DETAILS FOR REVIEW INDICATING PIER DEPTH, EMBEDMENT INTO BEDROCK, REBAR, UPPER SHEATHING AND BASE PLATE INSTALLATION.
- PLEASE NOTE THAT DETAIL ABOVE WAS DEVELOPED FROM INSTALLATION PROCEDURES DIRECTED BY DRS ENGINEERING. ALL OTHER INSTALLERS SHOULD PROVIDE DETAILS AND CALCULATIONS PRIOR TO INSTALLATION, AS SPECIFIED IN 'C' ABOVE.

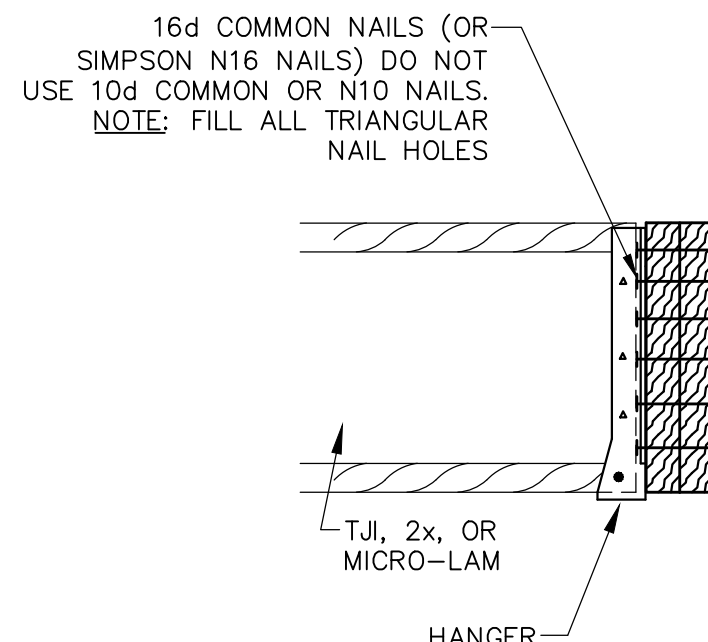


TYP. COLUMN BLOCKING @ FLOOR

ALTERNATELY, PROVIDE
1/2"Ø CARRIAGE BOLTS
@ 48" o.c. (STAGGERED)

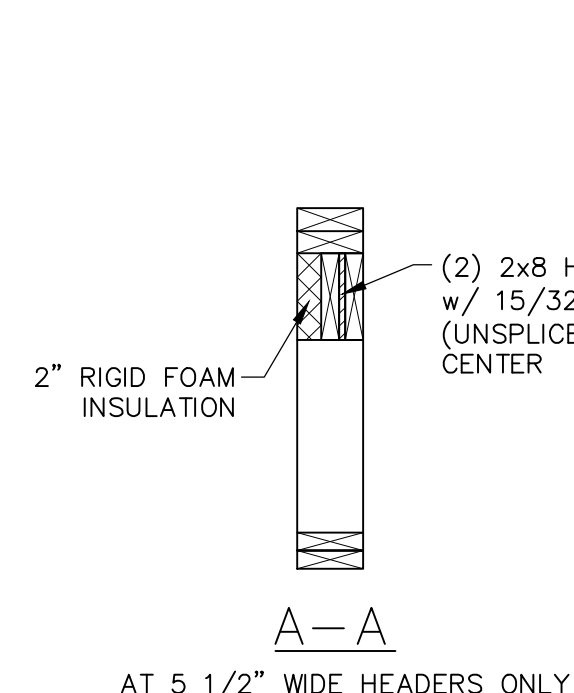


AT STEEL BEAM



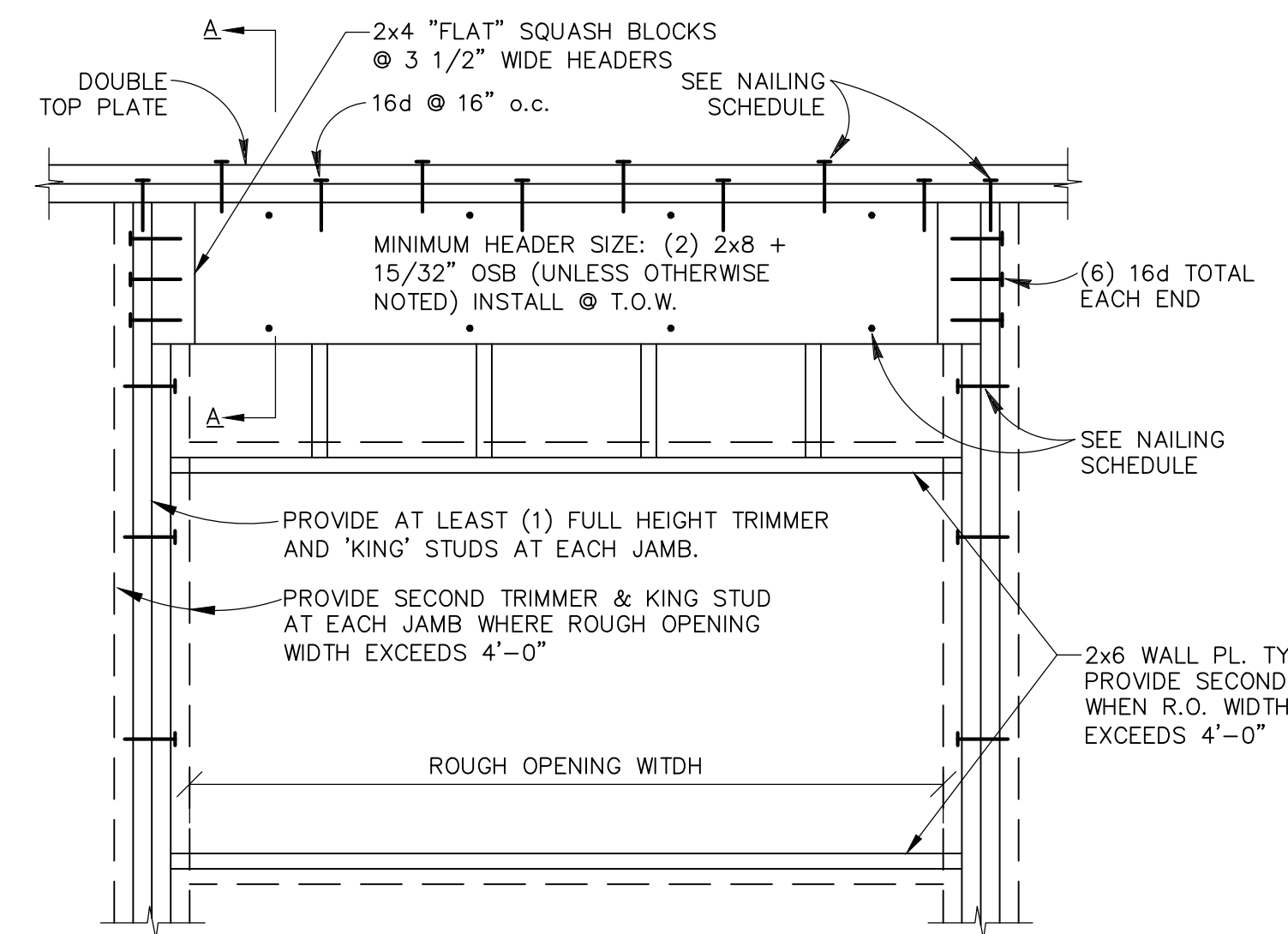
AT MICRO-LAM

TYP. HANGER DETAILS



TYP. COLUMN BLOCKING @ FLOOR

NAILING SCHEDULE			
CONNECTION	NAILING	CONNECTION	NAILING
Joist to sill or girder, toenail	2-131"x3 1/4"	Built-up girder and beams	16d common or 20d box at 12" o.c. at top and bottom angles plus 3 nails at ends (Add 3rd row of nails at 14" and deeper beams)
Blocking between joists or rafters, toenail each end	2-131"x3 1/4"		
Blocking between joists or rafters, toenail	131x3 1/4" at 8" o.c.		
Sole plate to rim joist or beam, at bearing walls, shearwalls and exterior walls, face nail	131x3 1/4" at 6" o.c.		
Sole plate to joist or blocking, at interior nonbearing walls, face nail	131x3 1/4" at 8" o.c.		
Top plate to stud, end nail	2-16d		
Stud to sole plate	4-8d, toenail or 2-16d, end nail		
Doubled top plates, face nail	16d at 16" o.c.		
Doubled top plates, lap splice	8-16d		
Top plates, laps at intersections, face nail	2-16d		
Continuous header, two pieces	16d at 16" o.c. along each edge		
Rim joist or blocking to top plate, toenail	131x3 1/4" at 6" o.c.		
Ceiling joists to plate, toenail	3-8d		
Ceiling joists to parallel rafters, face nail	4-8d		
Refer to plate, toenail	6-16d		
1" brace to each stud and plate, face nail	2-8d		
Multiple studs, face nail each piece	2-131"x3 1/4" at 12" o.c.		
Built-up corner studs	2-131"x3 1/4" at 24" o.c.		



TYP. FRAMING AT OPENING IN STUD BEARING & EXTERIOR WALLS

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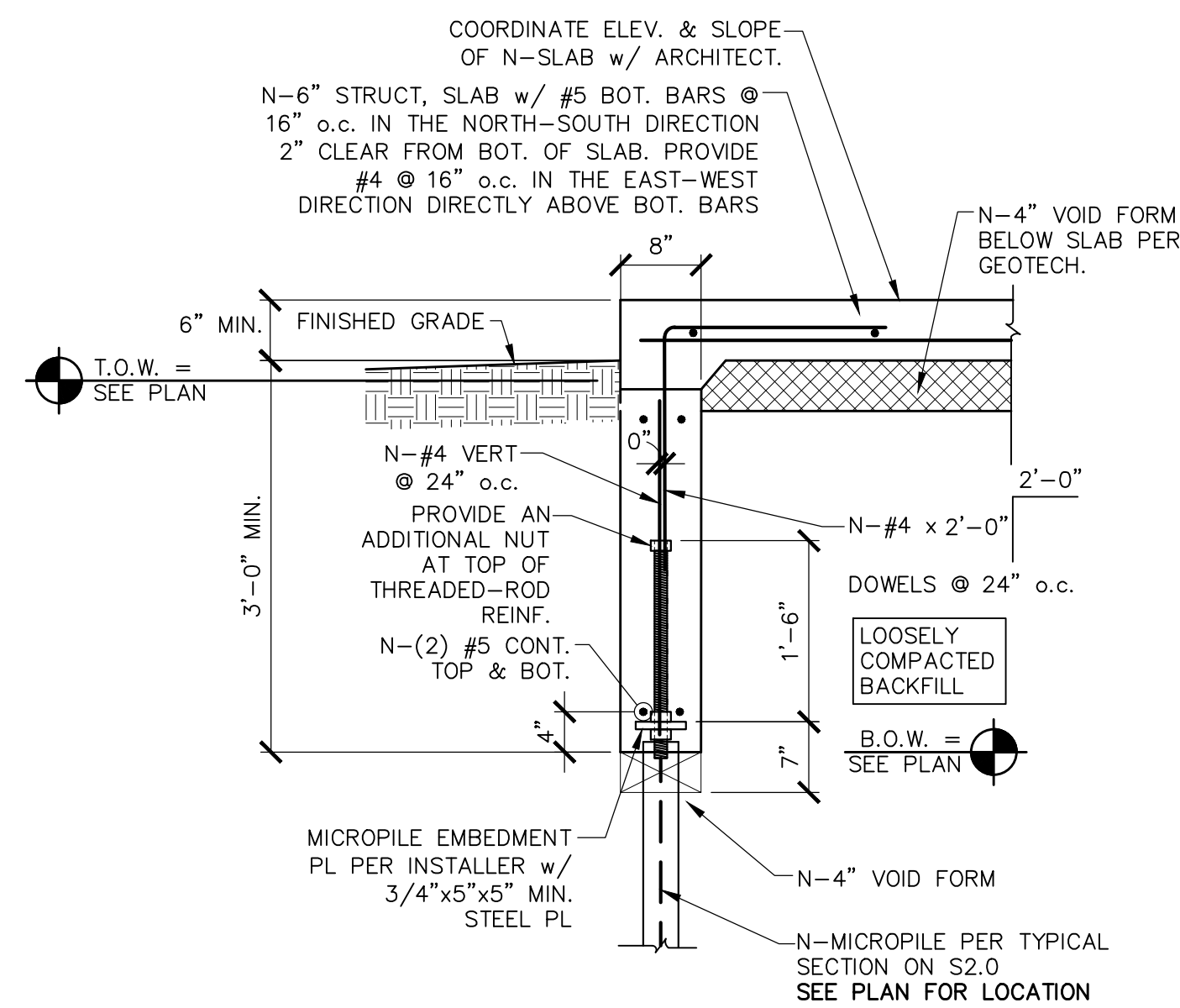
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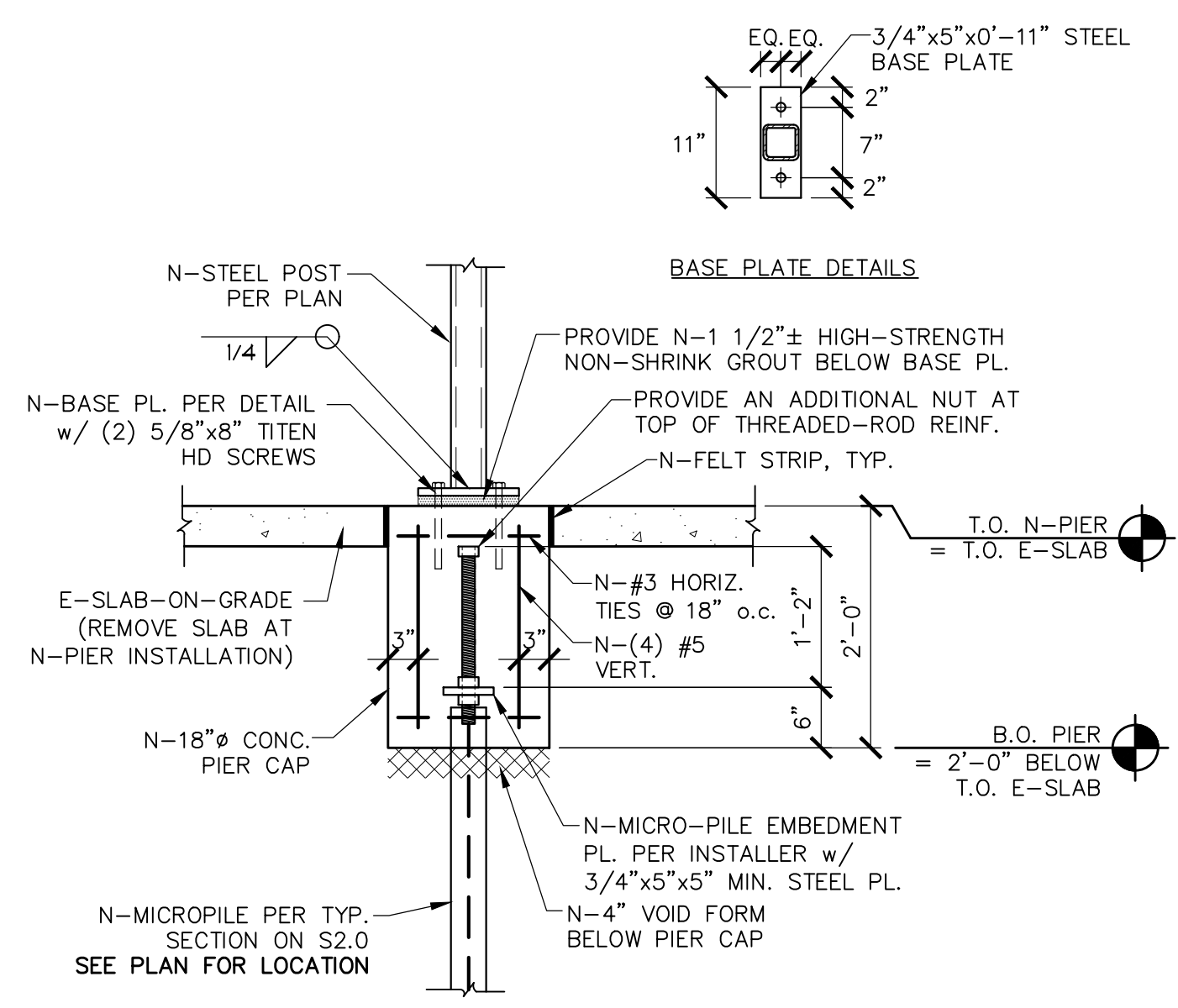
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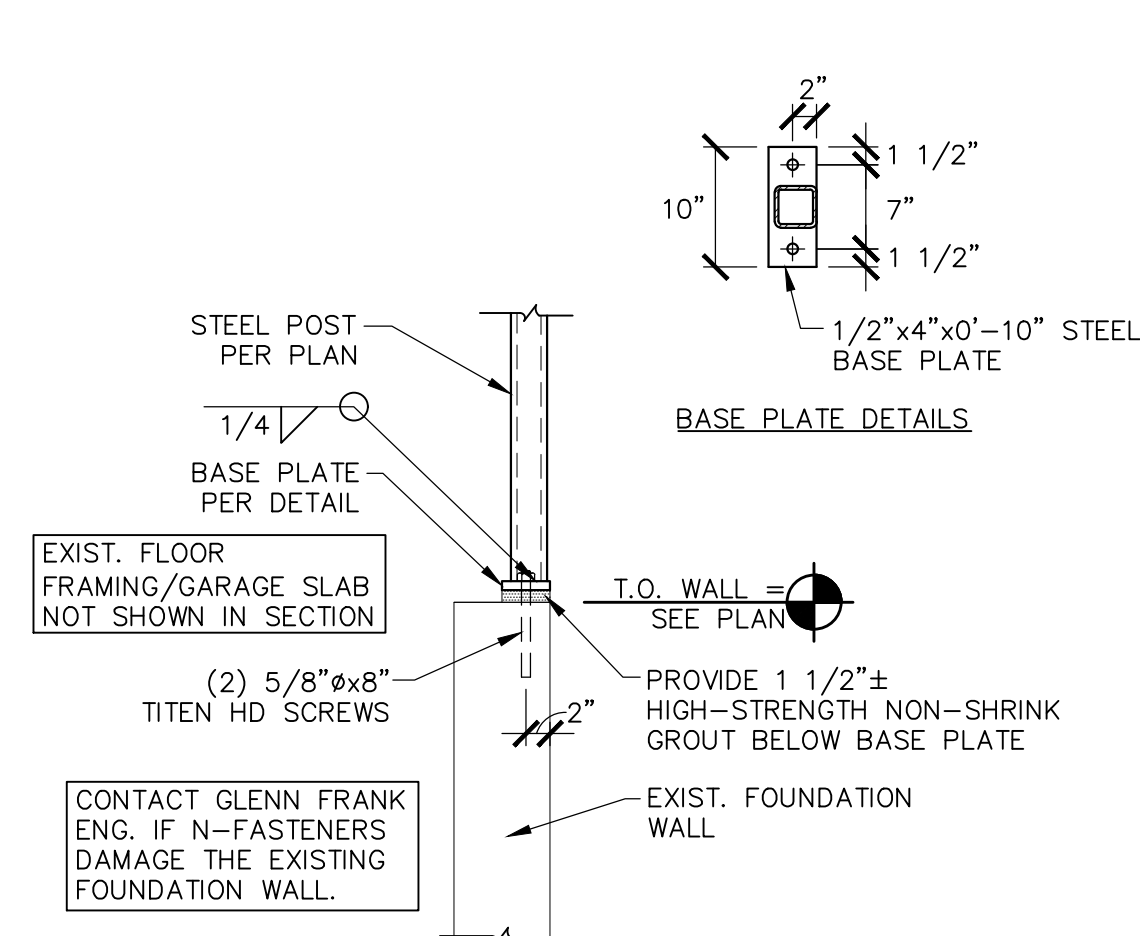
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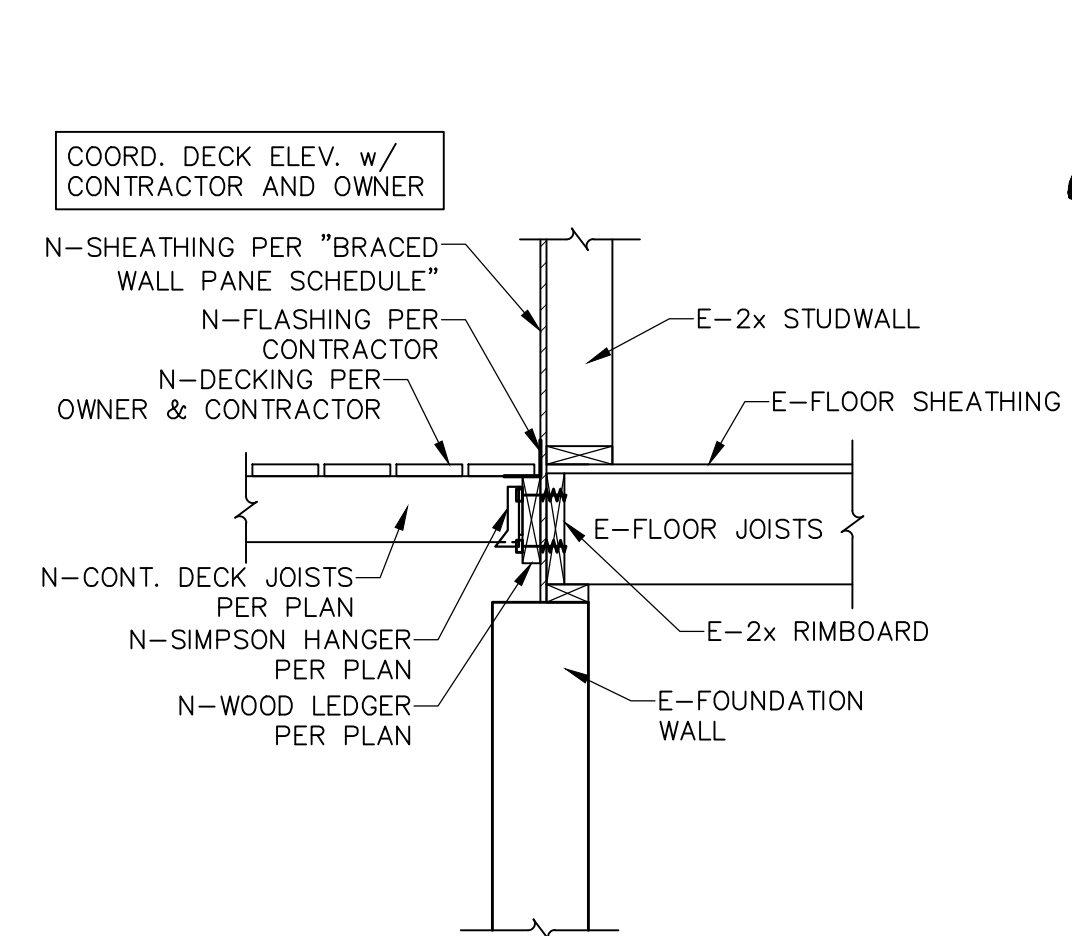
A FOUNDATION SECTION
S3.0 3/4"=1'-0"



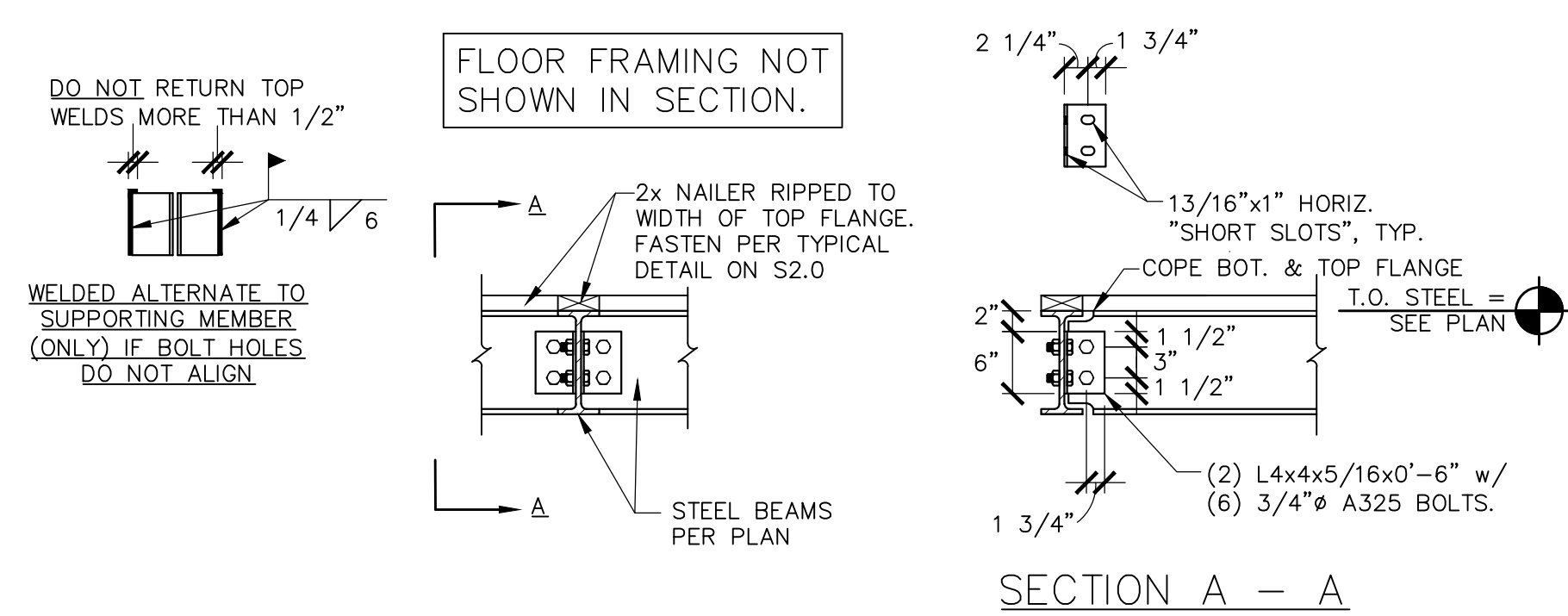
B FOUNDATION SECTION
S3.0 3/4"=1'-0"



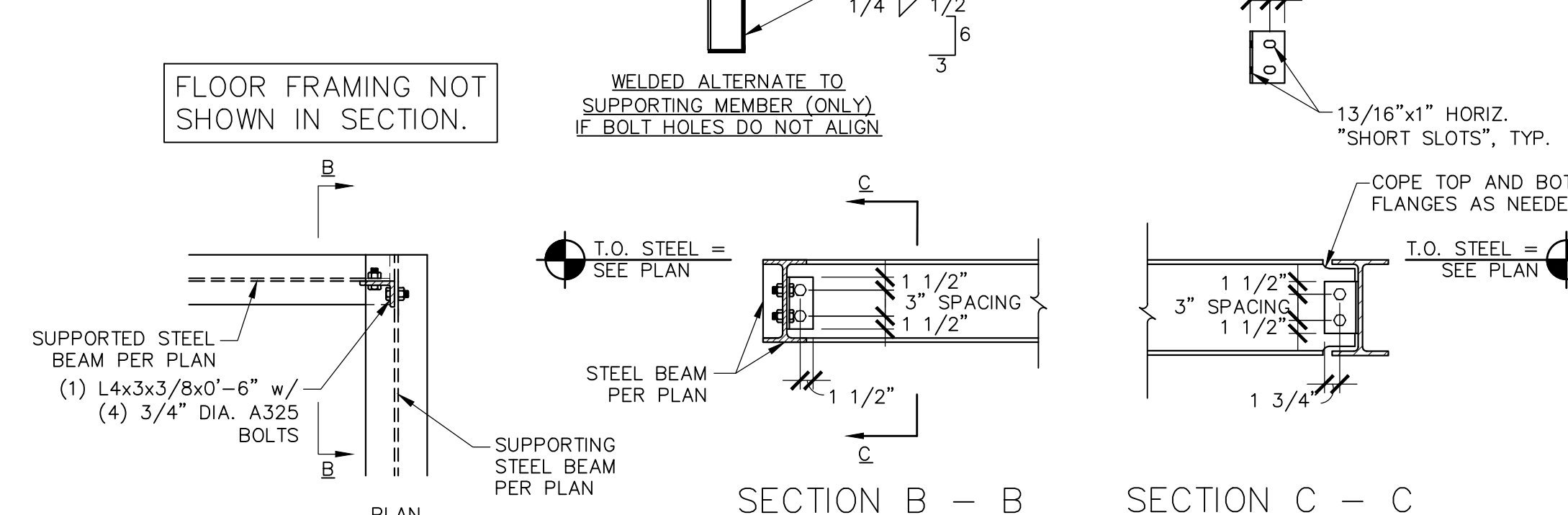
C FOUNDATION SECTION
S3.0 3/4"=1'-0"



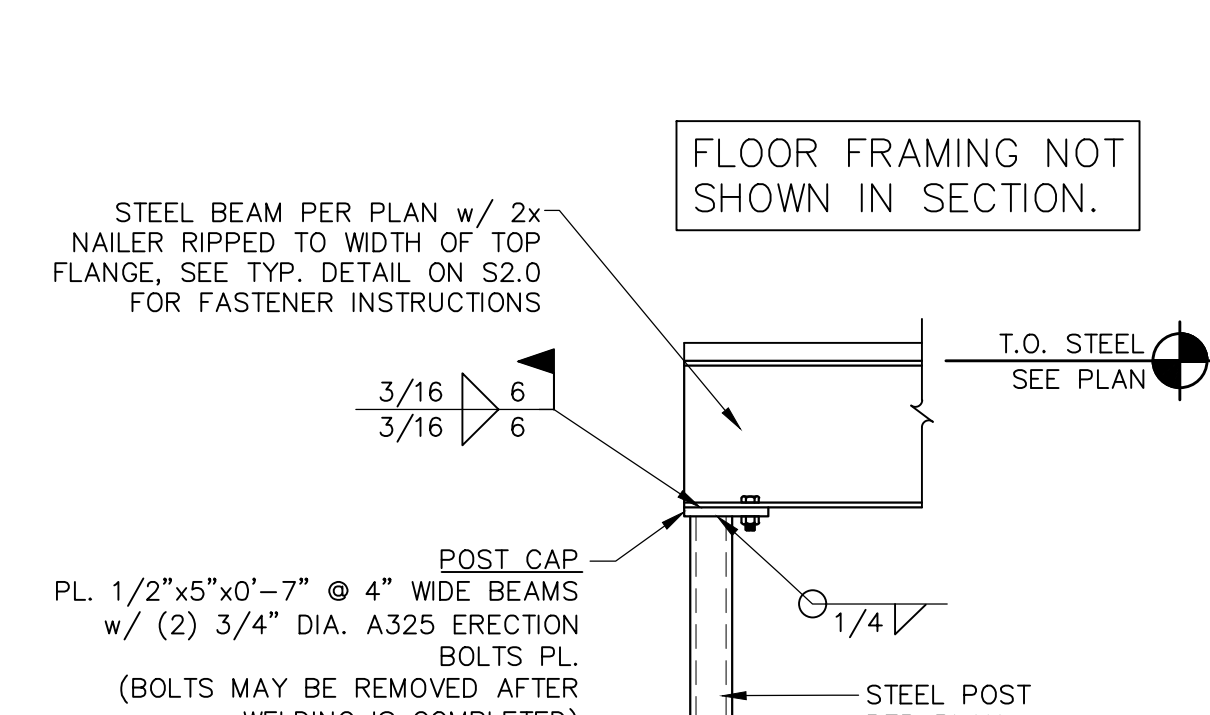
D FOUNDATION SECTION
S3.0 3/4"=1'-0"



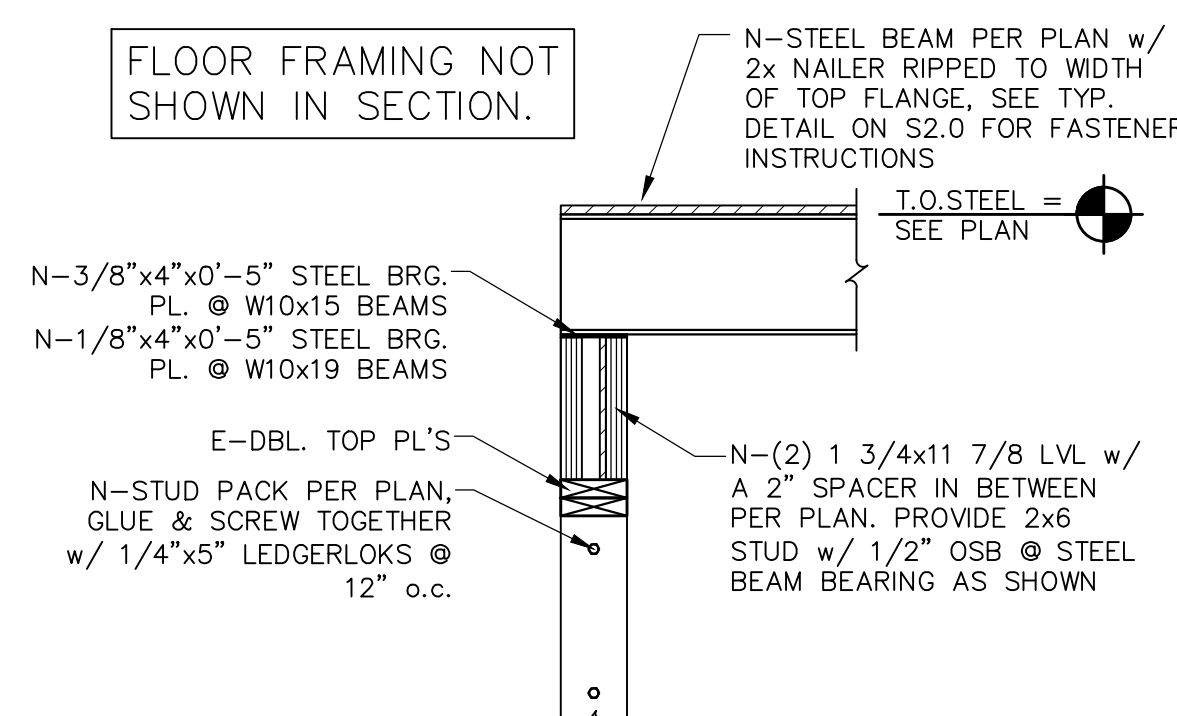
E STEEL FRAMING SECTION
S3.0 3/4"=1'-0"



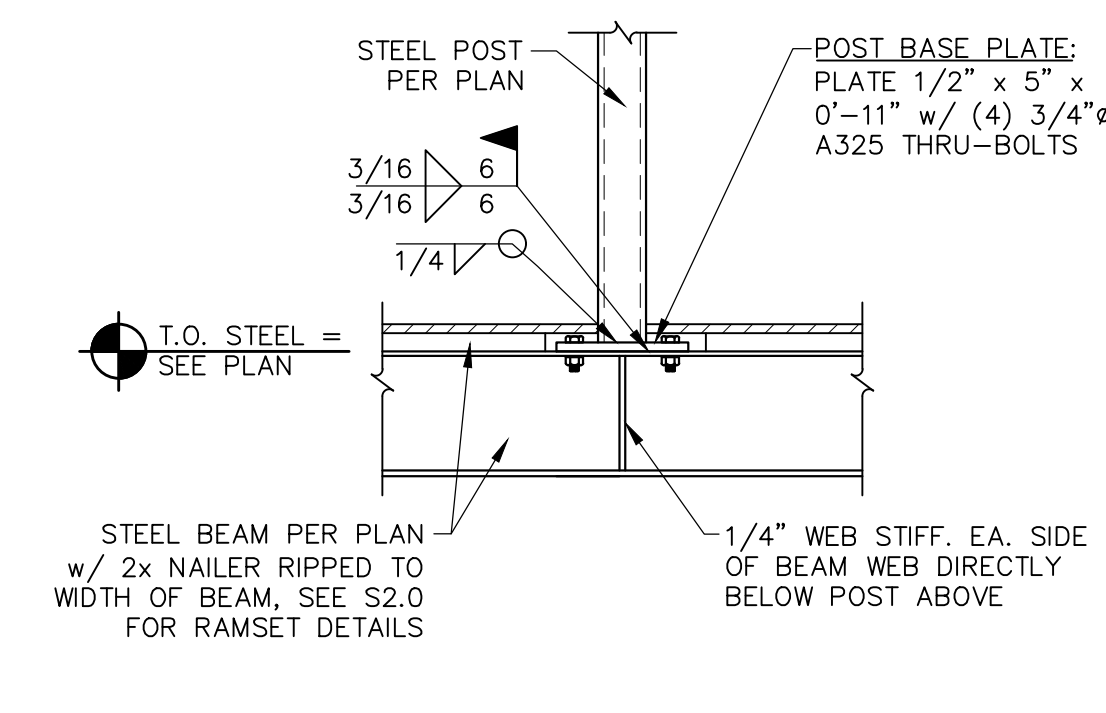
F STEEL FRAMING SECTION
S3.0 3/4"=1'-0"



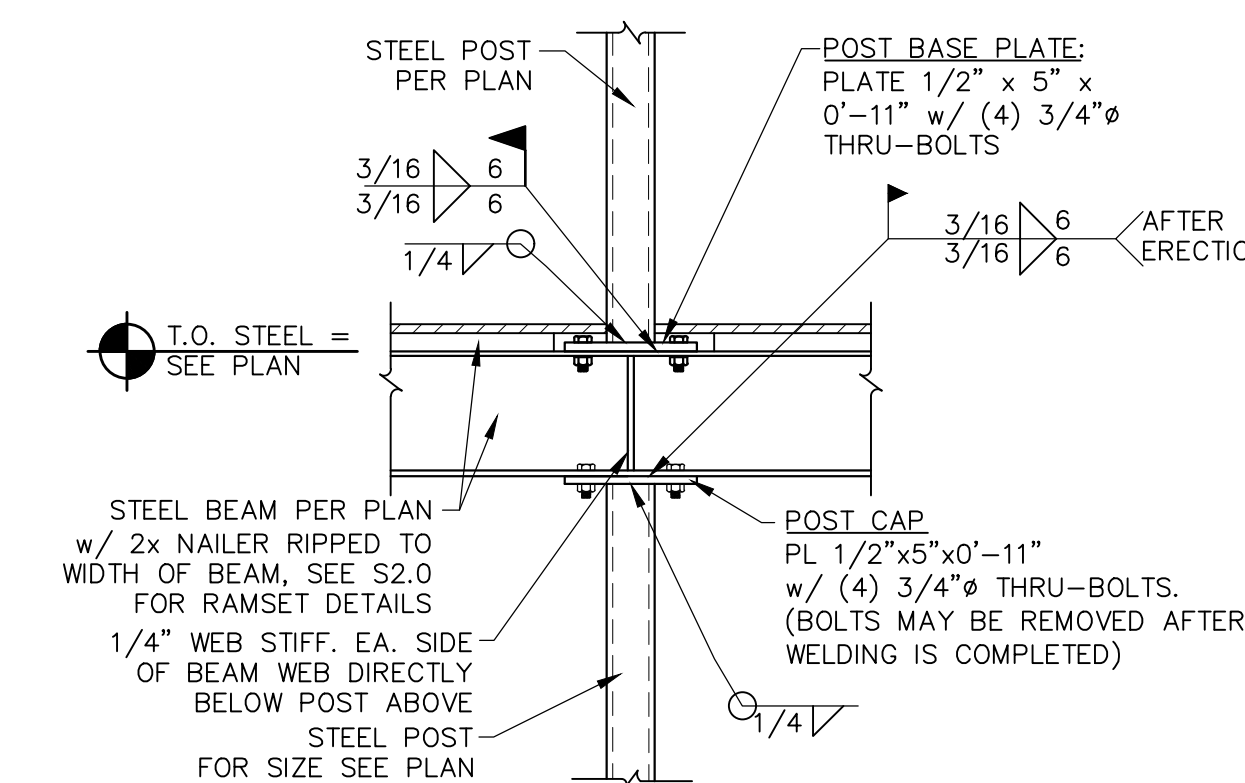
G STEEL FRAMING SECTION
S3.0 3/4"=1'-0"



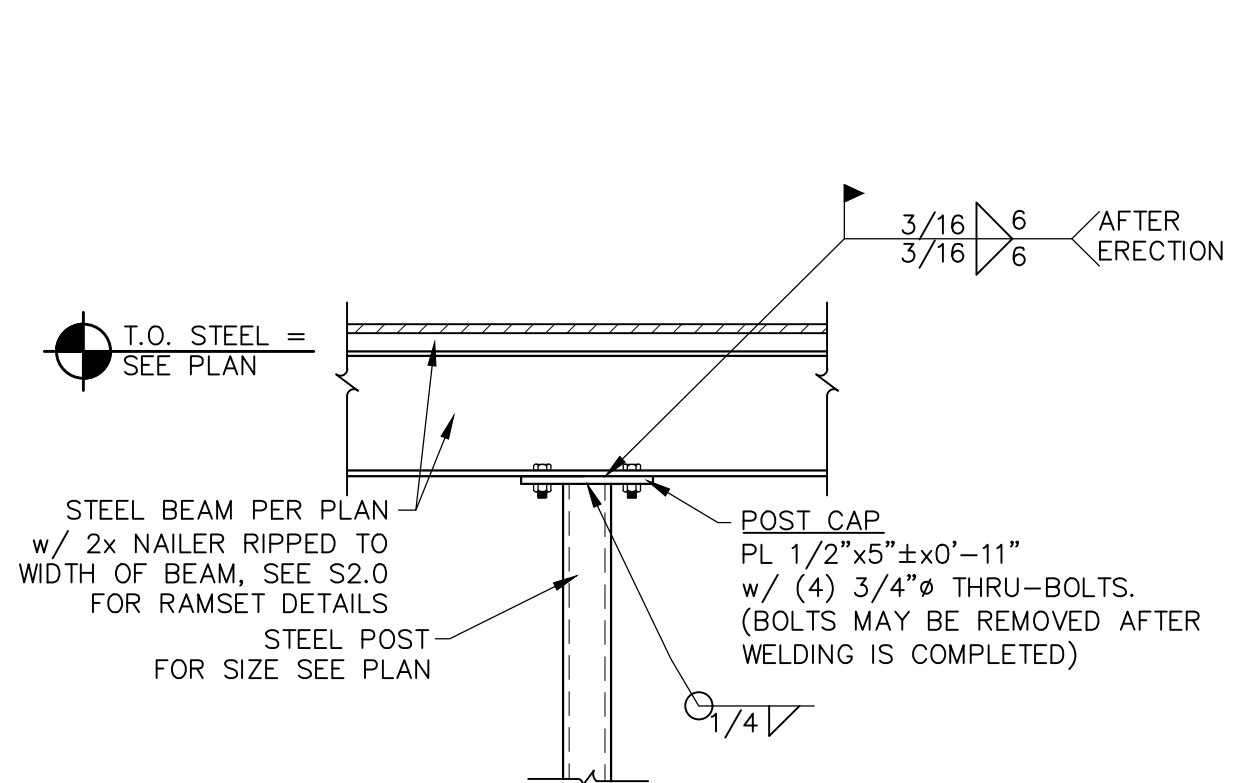
H STEEL FRAMING SECTION
S3.0 3/4"=1'-0"



I STEEL FRAMING SECTION
S3.0 3/4"=1'-0"



J STEEL FRAMING SECTION
S3.0 3/4"=1'-0"



K STEEL FRAMING SECTION
S3.0 3/4"=1'-0"



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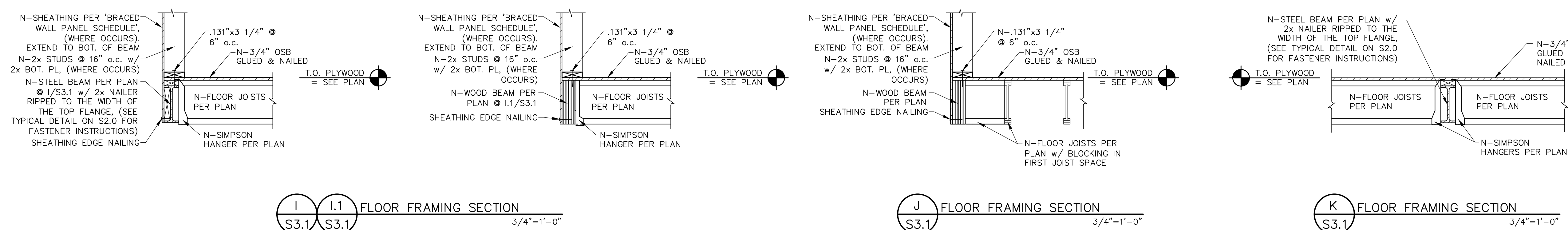
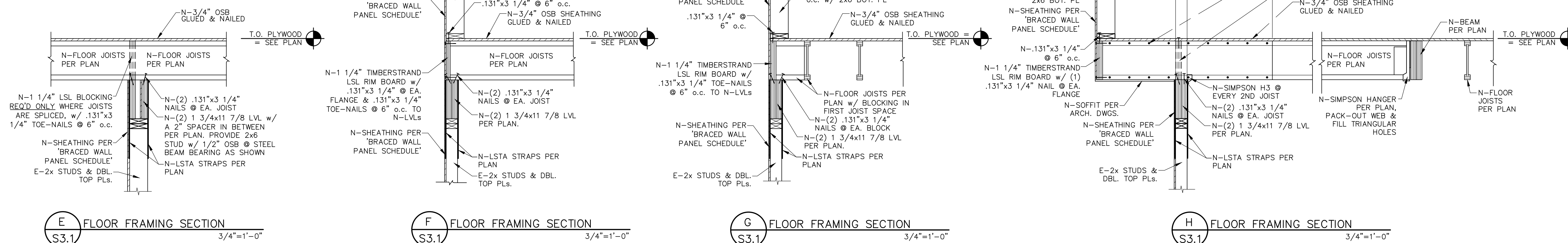
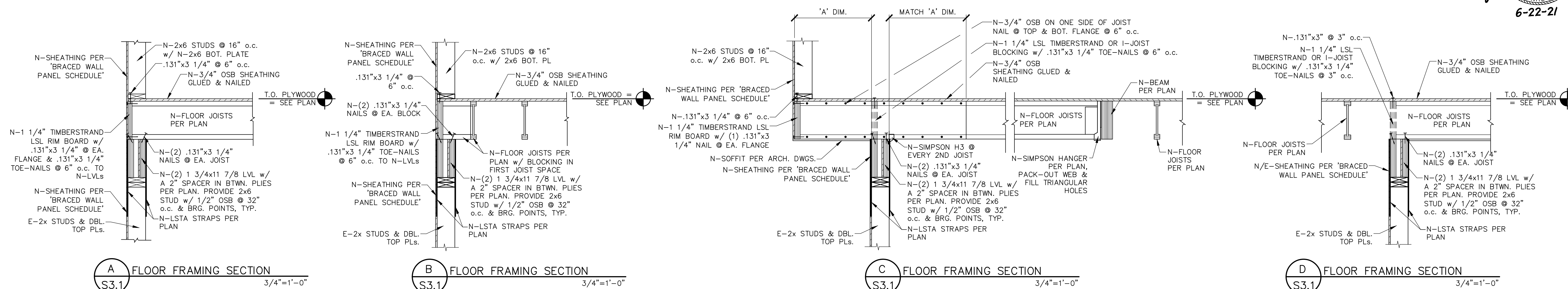
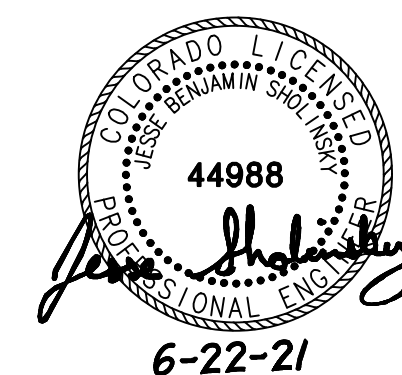
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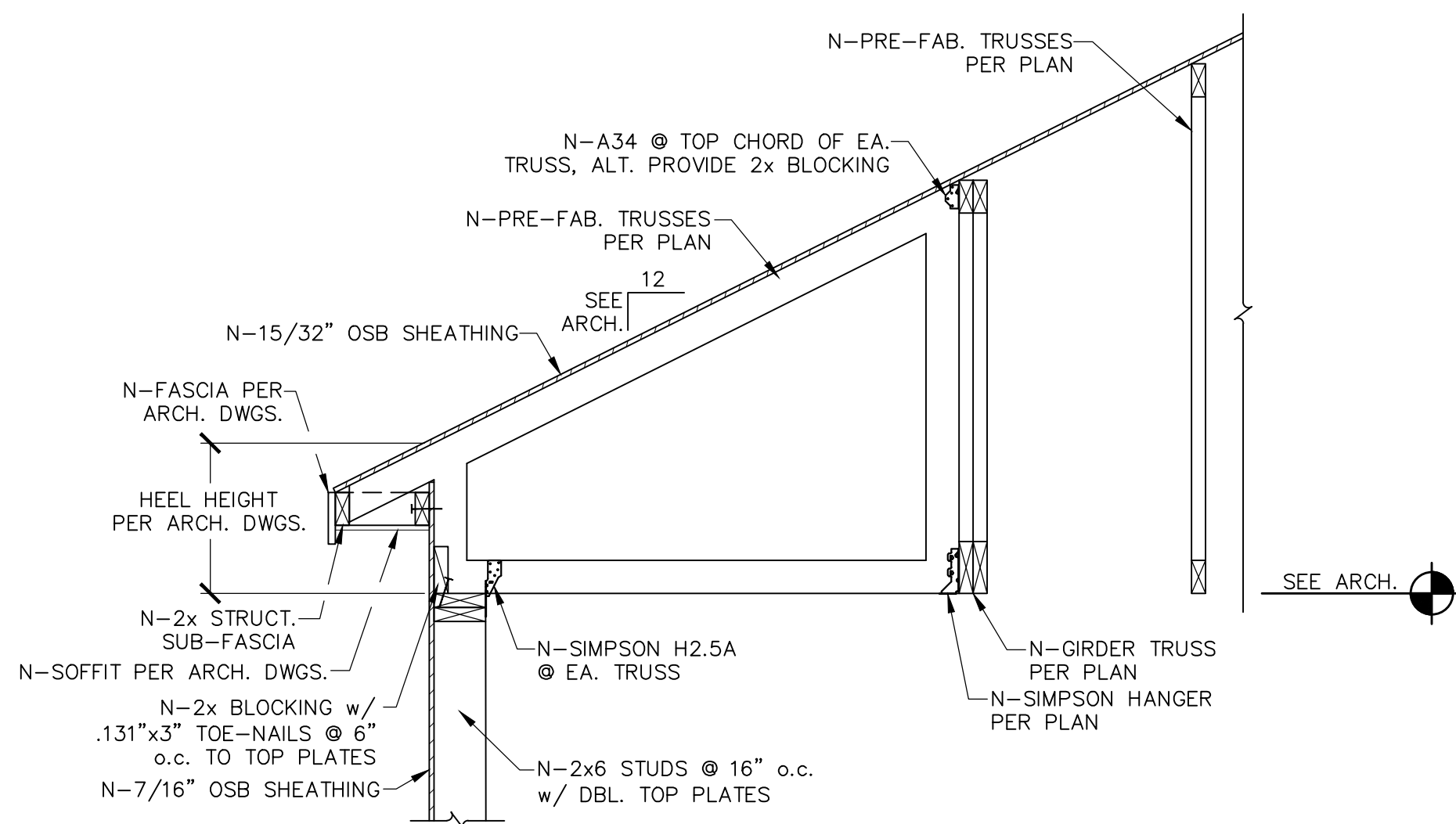
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S3.1



Technical drawing of a roof assembly cross-section. The drawing shows a sloped roof structure with various layers and components. Key elements include:

- N-15/32" OSB SHEATHING**: The top layer of the roof deck.
- N-FASCIA PER ARCH. DWGS.**: The fascia board at the eave.
- HEEL HEIGHT PER ARCH. DWGS.**: The vertical distance from the fascia to the top of the roof deck.
- N-2x STRUCT. SUB-FASCIA**: The structural sub-fascia board.
- N-SOFFIT PER ARCH. DWGS.**: The soffit board under the fascia.
- N-2x BLOCKING w/.131"x3" TOE-NAILS @ 6" o.c. TO TOP PLATES**: Blocking members secured with toe-nails.
- N-7/16" OSB SHEATHING**: The bottom layer of the roof deck.
- N-2x6 STUDS @ 16" o.c. w/ DBL. TOP PLATES**: The structural studs supporting the roof deck.
- N-SIMPSON H2.5A @ EA. TRUSS**: The truss hangers.
- N-2 PRE-FAB. TRUSSES PER PLAN**: The prefabricated trusses.
- SEE ARCH. 12**: Reference to architectural drawing 12.
- SEE ARCH.**: Reference to architectural drawing.

12
SEE ARCH.

N-A34 @ TOP CHORD OF E.A. TRUSS, ALT. PROVIDE 2x BLOCKING

N-15/32" OSB SHEATHING

N-SCISSORS TRUSSES PER PLAN

SEE ARCH.

N-GIRDER TRUSS PER PLAN

N-SIMPSON HANGER PER PLAN

N-PRE-FAB TRUSSES PER PLAN

N-15/32" OSB SHEATHING

N-A34 @ TOP CHORD OF EA. TRUSS. ALT. PROVIDE 2x BLOCKING

SEE ARCH. 12

N-PRE-FAB TRUSSES PER PLAN

SEE ARCH. 12

N-SIMPSON HANGER PER PLAN

N-GIRDER TRUSS PER PLAN

N-SCISSORS TRUSSES PER PLAN

SEE ARCH.

Technical drawing of a gable-end truss section. The drawing shows a cross-section of a roof structure with various components labeled with their specifications. The labels include:

- N-15/32" OSB SHEATHING
- N-FASCIA PER ARCH. DWGS.
- N-2x SUBFASCIA
- N-SOFFIT PER ARCH. DWGS.
- N-A35 @ 24" o.c.
- N-7/16" OSB SHEATHING
- N-(2) .131"x3" NAILS
- N-1-PLY DROPPED-CHORD SCISSORS
- FRAME WALL ON A RAKE w/ CONT. STUDS & SLOPING TOP PLATES
- .131"x3 1/4" @ 6" o.c. TO 2x BLOCKING
- N-2x LOOKOUTS PER PLAN
- FASTEN LOOKOUT TO TRUSS w/ (2) .131"x3 1/4" END-NAILS
- (2) .131"x3" NAILS
- 2x4 @ 48" o.c. (WHERE DIAGONAL BRACES ARE REQ'D PER NOTE BELOW)
- 2x4 DIAGONAL BRACING 48" o.c. FOR ALL SECTIONS OF GABLE-END TRUSSES OVER 4'-0" TA
- SEE ARCH.
- N-SCISSORS TRUSSES PER PLAN
- N-2x4 @ 24" o.c.
- N-A35 OR L50 @ 24" o.c.
- N-2x6 STUDS @ 16" o.c. w/ DBL. TOP PLATES

N-15/32" OSB SHEATHING

SEE ARCH. 12

N-FASCIA PER ARCH. DWGS.

N-2x STRUCT. SUB-FASCIA

HEEL HEIGHT PER ARCH. DWGS.

N-SOFFIT PER ARCH. DWGS.

2x BLOCKING TOE-NAIL BLOCKING TO TOP PLATE w/ .131"x3" @ 6" o.c.

N-2x6 STUDS @ 16" o.c. w/ DBL. TOP PLATES

N-SCISSORS PER PLAN

N-SIMPSON H2.5A @ EA. TRUSS

SEE ARCH. 12

SEE ARCH.

NORTH ARROW

Technical drawing of a roof assembly cross-section. The drawing shows the following components and details:

- N-COFFERED TRUSSES PER PLAN**: Indicated by a line pointing to the roof truss structure.
- SEE ARCH. 12**: Two callouts pointing to the roof truss structure.
- N-15/32" OSB SHEATHING**: Indicated by a line pointing to the sheathing layer.
- N-FASCIA PER ARCH. DWGS.**: Indicated by a line pointing to the fascia board.
- HEEL HEIGHT PER ARCH. DWGS.**: Indicated by a dimension line showing the height of the roof heel.
- N-2x STRUCT. SUB-FASCIA**: Indicated by a line pointing to the sub-fascia board.
- N-SOFFIT PER ARCH. DWGS.**: Indicated by a line pointing to the soffit board.
- N-2x BLOCKING w/ .131"x3" TOE-NAILS @ 6" o.c. TO TOP PLATES**: Indicated by a line pointing to the blocking between the sub-fascia and the top plates.
- N-7/16" OSB SHEATHING**: Indicated by a line pointing to the sheathing layer on the vertical wall.
- N-N-SIMPSON H2.5A @ EA. TRUSS**: Indicated by a line pointing to the metal connector between the truss and the wall.
- N-2x6 STUDS @ 16" o.c. w/ DBL. TOP PLATES**: Indicated by a line pointing to the vertical studs in the wall.
- SEE ARCH. 12**: Two callouts pointing to the roof truss structure.
- SEE ARCH.**: A callout pointing to the roof truss structure.

N-15/32" OSB SHEATHING

N-FASCIA PER ARCH. DWGS.

HEEL HEIGHT PER ARCH. DWGS.

N-2x STRUCT. SUB-FASCIA

N-SOFFIT PER ARCH. DWGS.

N-2x BLOCKING w/.131"x3" TOE-NAILS @ 6" o.c. TO TOP PLATES

N-7/16" OSB SHEATHING

N-HIP MASTER TRUSS PER PLAN

N-A34 @ TOP CHORD OF EA. TRUSS, ALT. PROVIDE 2x BLOCKING

N-PRE-FAB. TRUSSES PER PLAN

N-SIMPSON HANGER PER PLAN

N-COFFERED TRUSSES PER PLAN

N-SIMPSON H2.5A @ EA. TRUSS

N-2x6 STUDS @ 16" o.c. w/ DBL. TOP PLATES

SEE ARCH. 12

SEE ARCH. 12

SEE ARCH.

N-A34 @ TOP CHORD OF EA. TRUSS, ALT. PROVIDE 2x BLOCKING

N-PRE-FAB. TRUSSES PER PLAN

SEE ARCH. 12

N-15/32" OSB SHEATHING

N-FASCIA PER ARCH. DWGS.

HEEL HEIGHT PER ARCH. DWGS.

N-2x STRUCT. SUB-FASCIA

N-SOFFIT PER ARCH. DWGS.

N-2x BLOCKING w/ .131"x3" TOE-NAILS @ 6" o.c. TO TOP PLATES

N-7/16" OSB SHEATHING

N-SIMPSON H2.5A @ EA. TRUSS

N-2x6 STUDS @ 16" o.c. w/ DBL. TOP PLATES

N-SIMPSON HANGER PER PLAN

N-GIRDER TRUSS PER PLAN

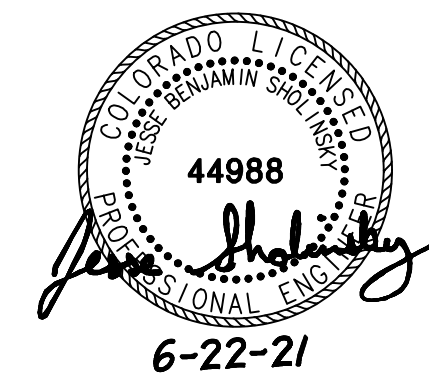
N-SCISSORS TRUSSES PER PLAN @ I.1/S3.2

N-FLAT BOT. TRUSSES PER PLAN @ I/S3.2

SEE ARCH. 12

SEE ARCH.

S3.2



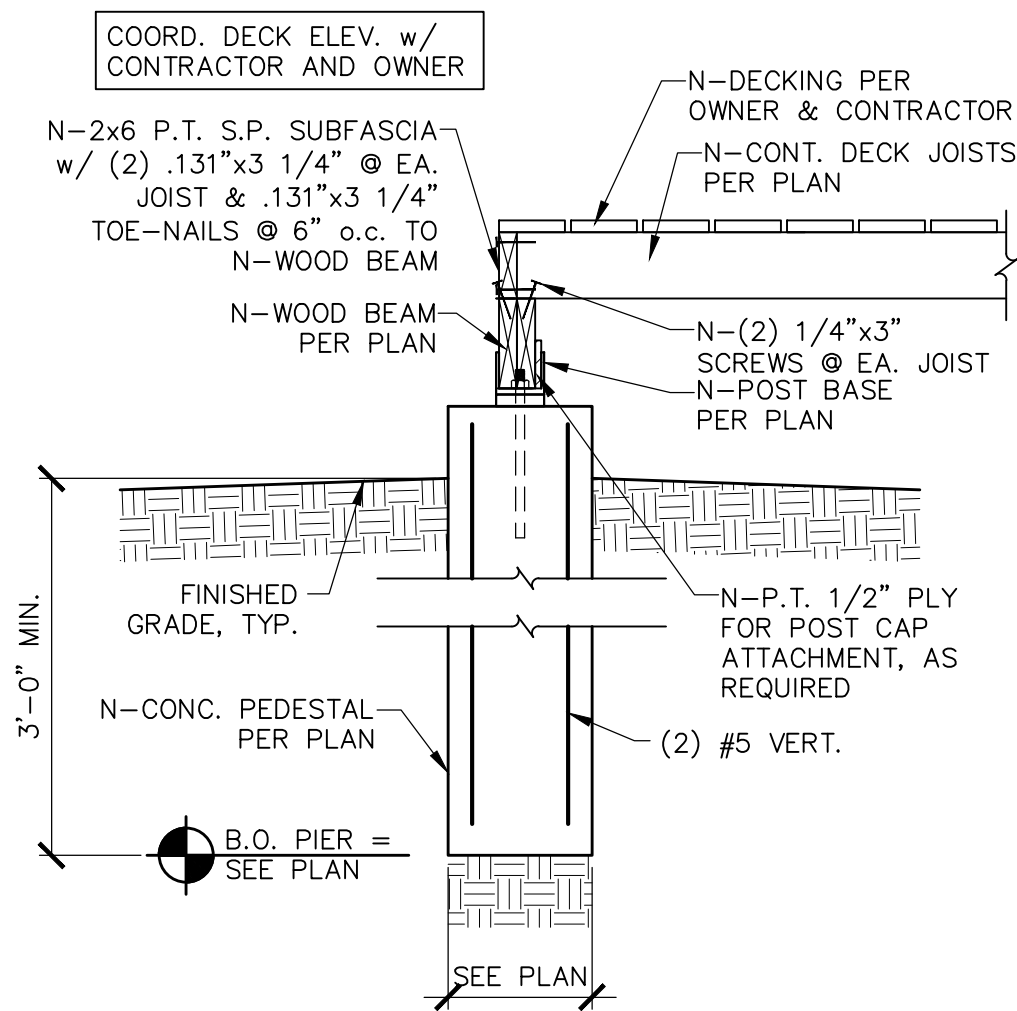
Glenn Frank Engineering, Inc.
P.O. Box 20708 Boulder, Colorado 80308
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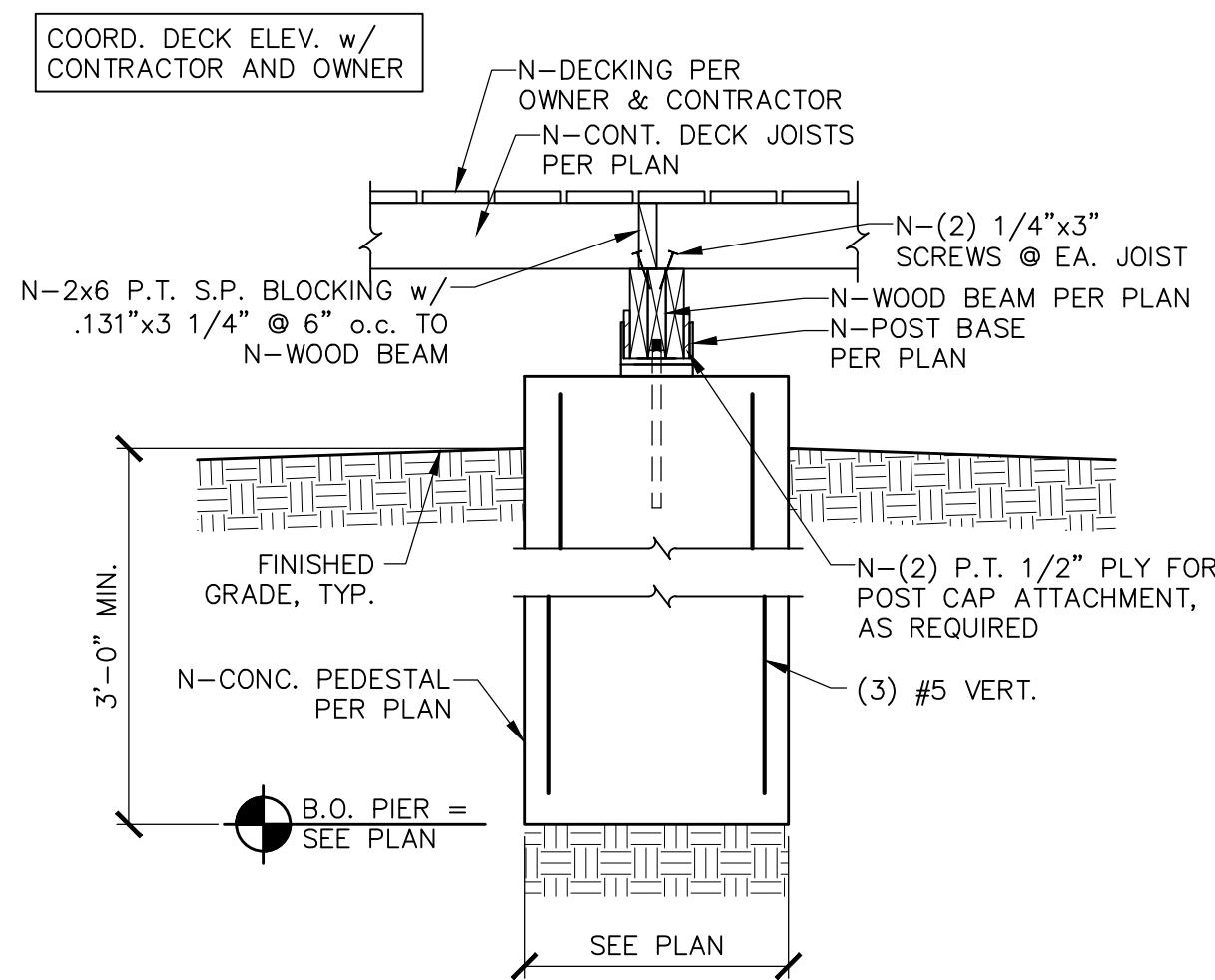
DATE	ISSUE
06/22/2021	PERMIT SET

SHEET

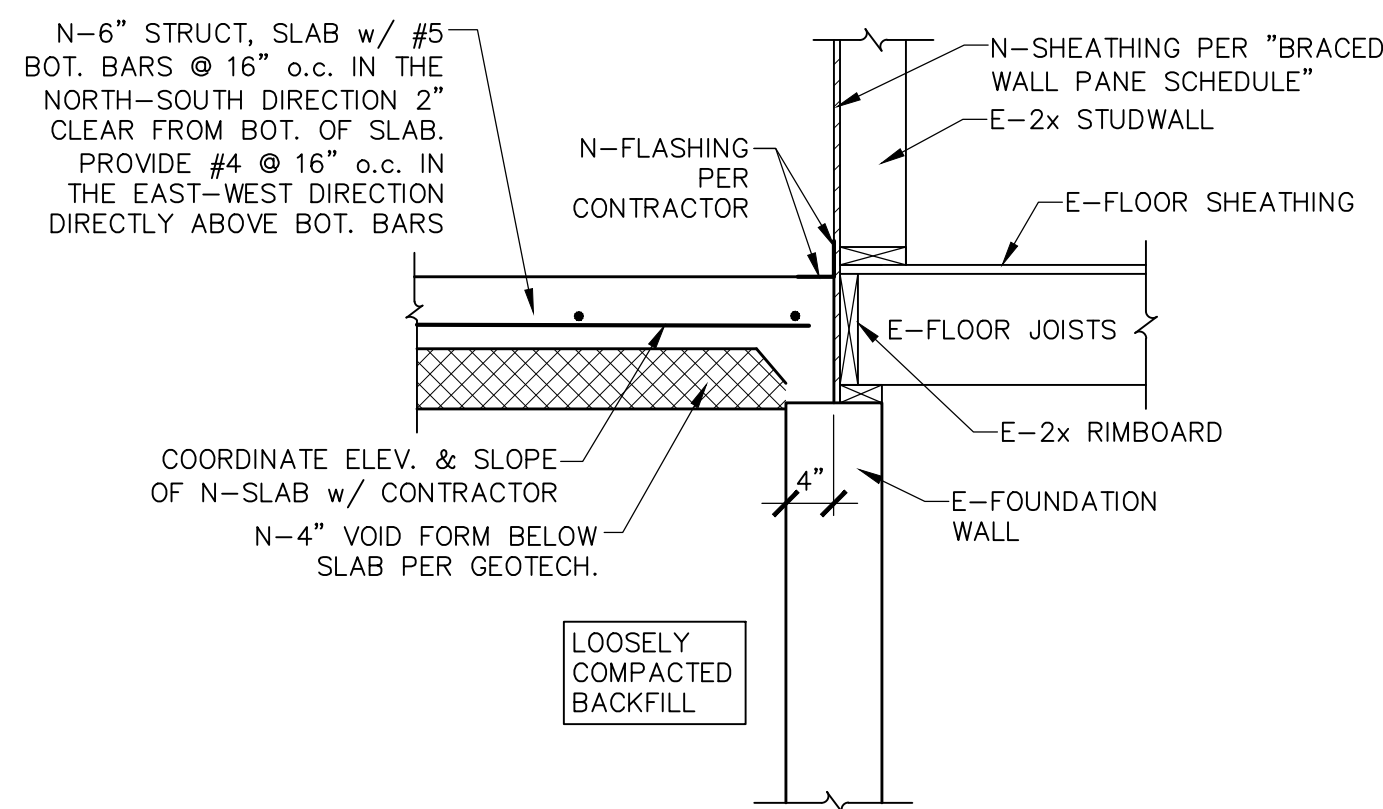
S3.3



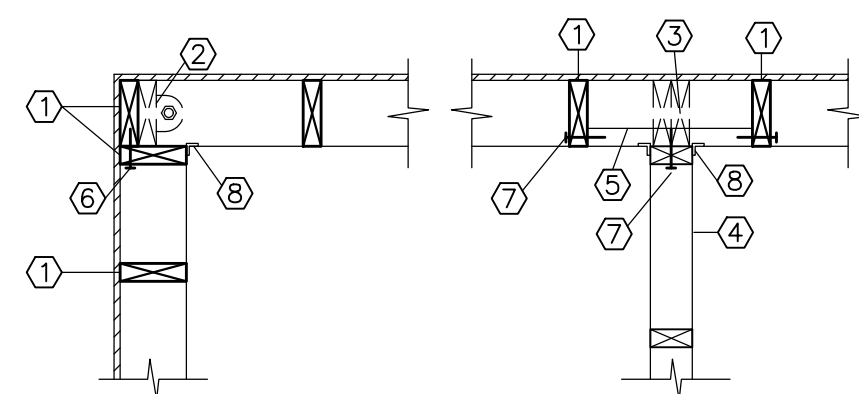
A FOUNDATION SECTION
S3.3 3/4"=1'-0"



B FOUNDATION SECTION
S3.3 3/4"=1'-0"



C FOUNDATION SECTION
S3.3 3/4"=1'-0"

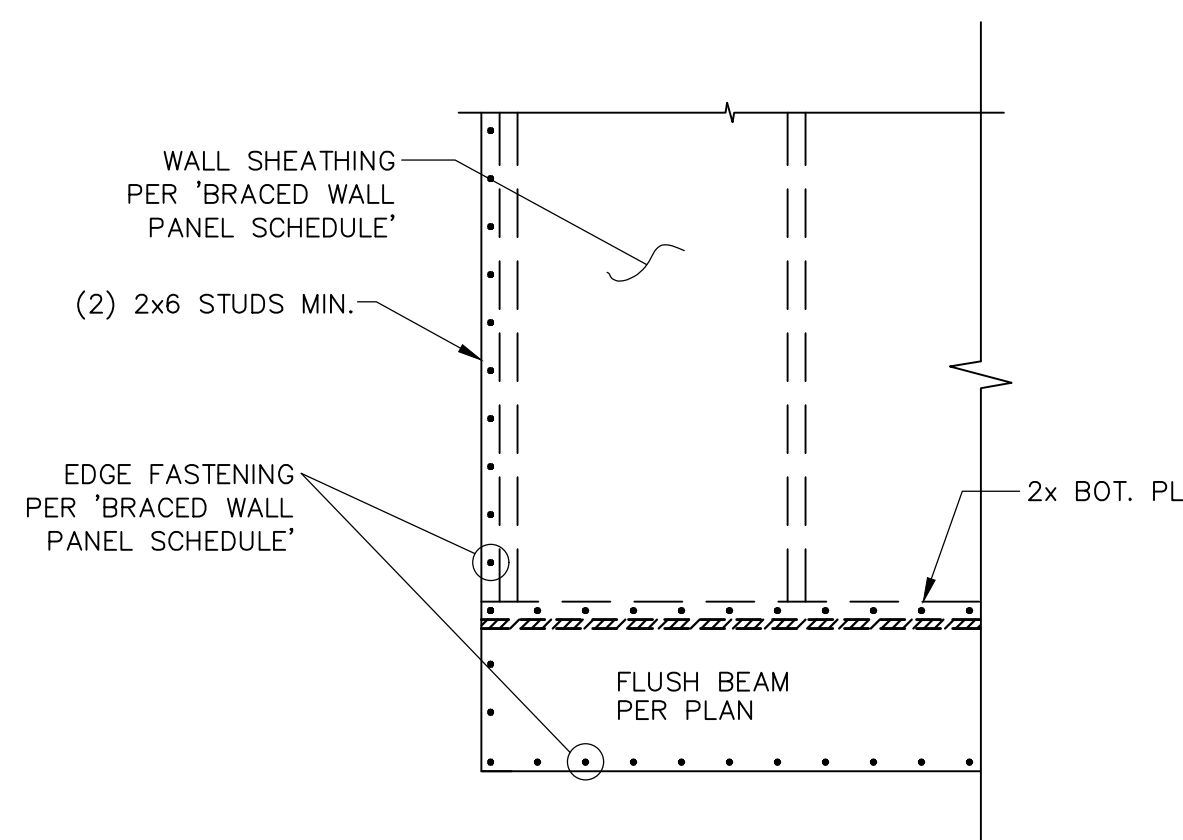


PLAN DETAILS

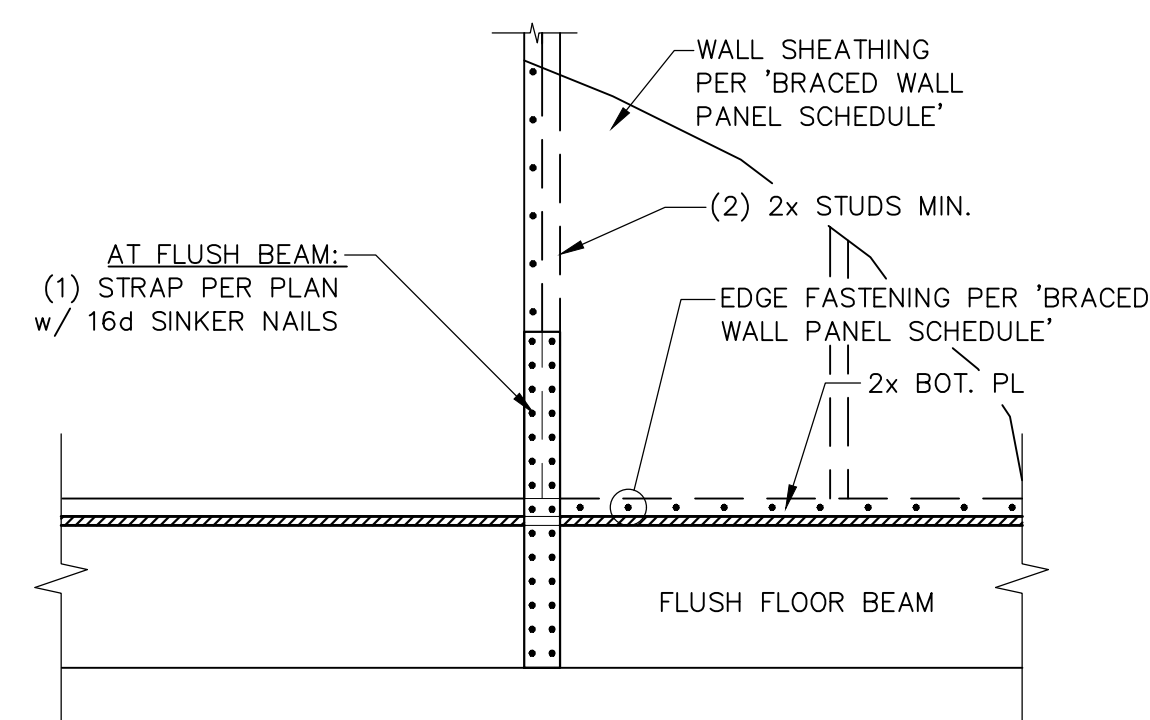
NOTES:

- 1 2x6 EXTERIOR STUDS, AT LOCATIONS SHOWN. SPACING PER FRAMING PLANS AND SECTIONS.
- 2 ADD 2nd CORNER STUD AT ALL HOLD-DOWNS.
- 3 ADD STUD PACKS AT CONCENTRATED LOADS WHERE SHOWN ON THE FRAMING PLAN (ONLY).
- 4 2x4 OR 2x6 INTERIOR STUD WALL, PER PLAN.
- 5 2x4 LADDER BLOCKING @ QUARTER POINTS ALONG HEIGHT OF WALL (24" MIN., 30" MAX. SPACING).
- 6 16d BOX (FRAMING NAILS) @ 8" O.C.
- 7 (2) 16d BOX (FRAMING NAILS) AT EACH LOCATION SHOWN.
- 8 DRYWALL FASTENING CLIPS, AS REQUIRED.

EXTERIOR WALL INTERSECTIONS

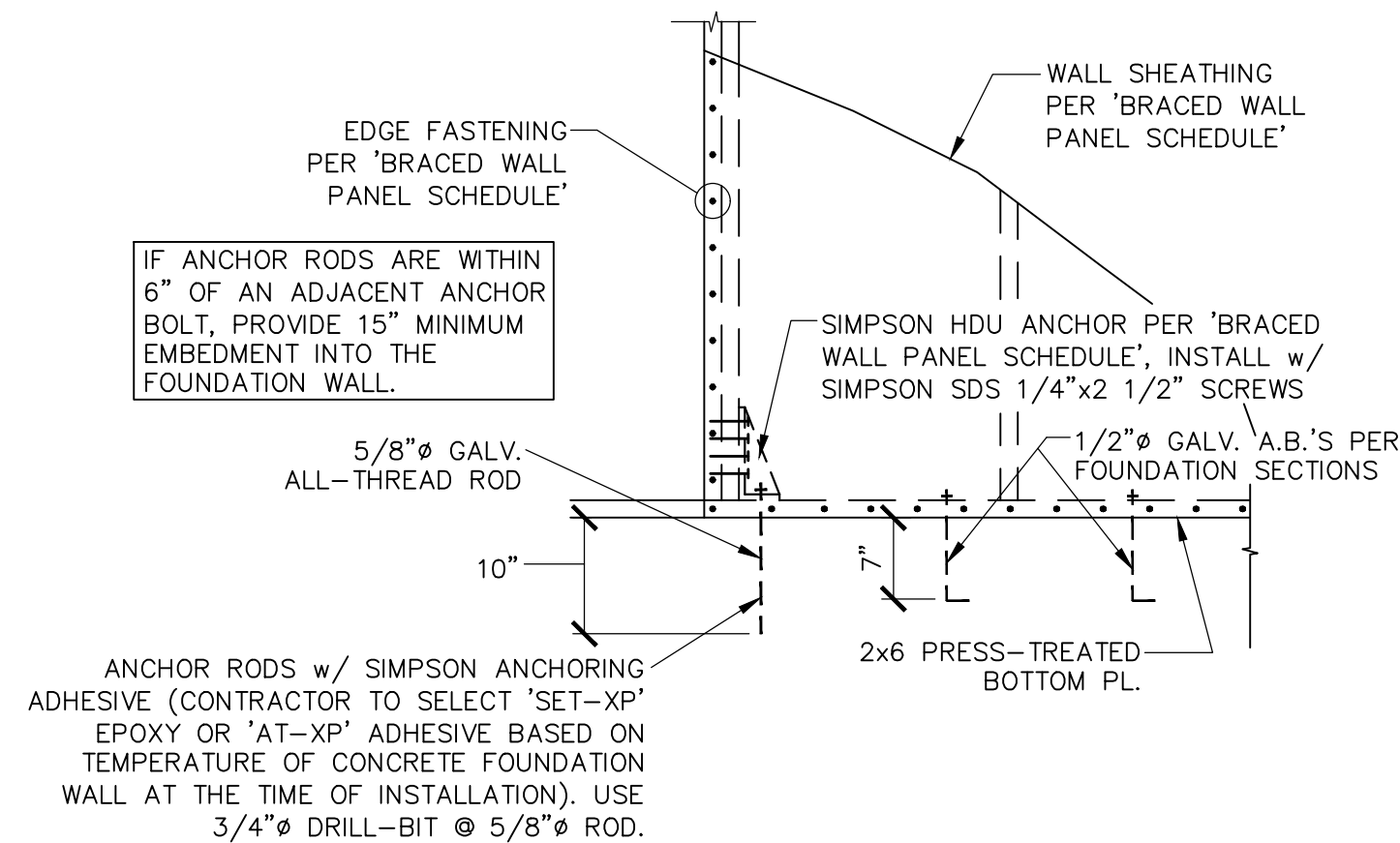


BRACED WALL @ FLUSH FLOOR BEAM BELOW
NO SCALE

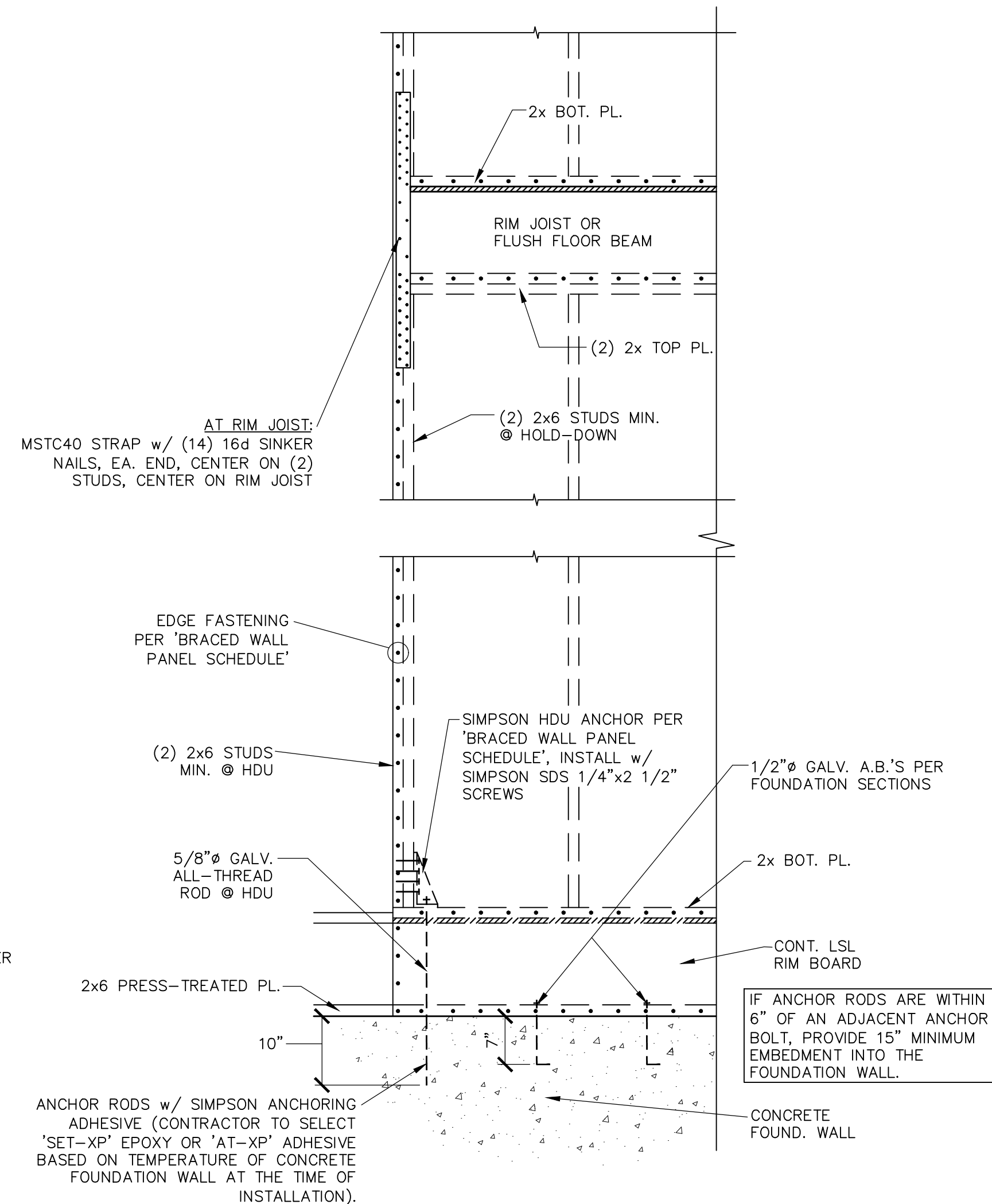


TYP. HOLDOWN @ TERMINATING SHEARWALL
NO SCALE

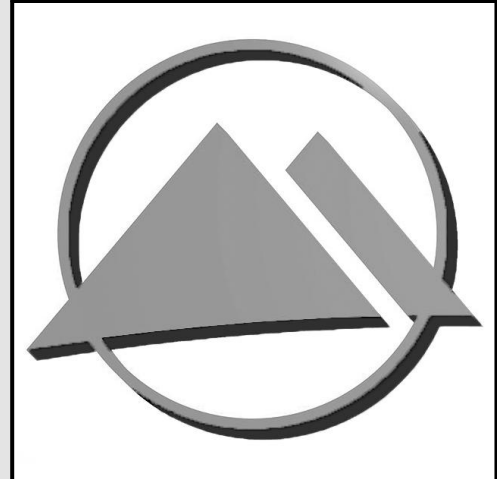
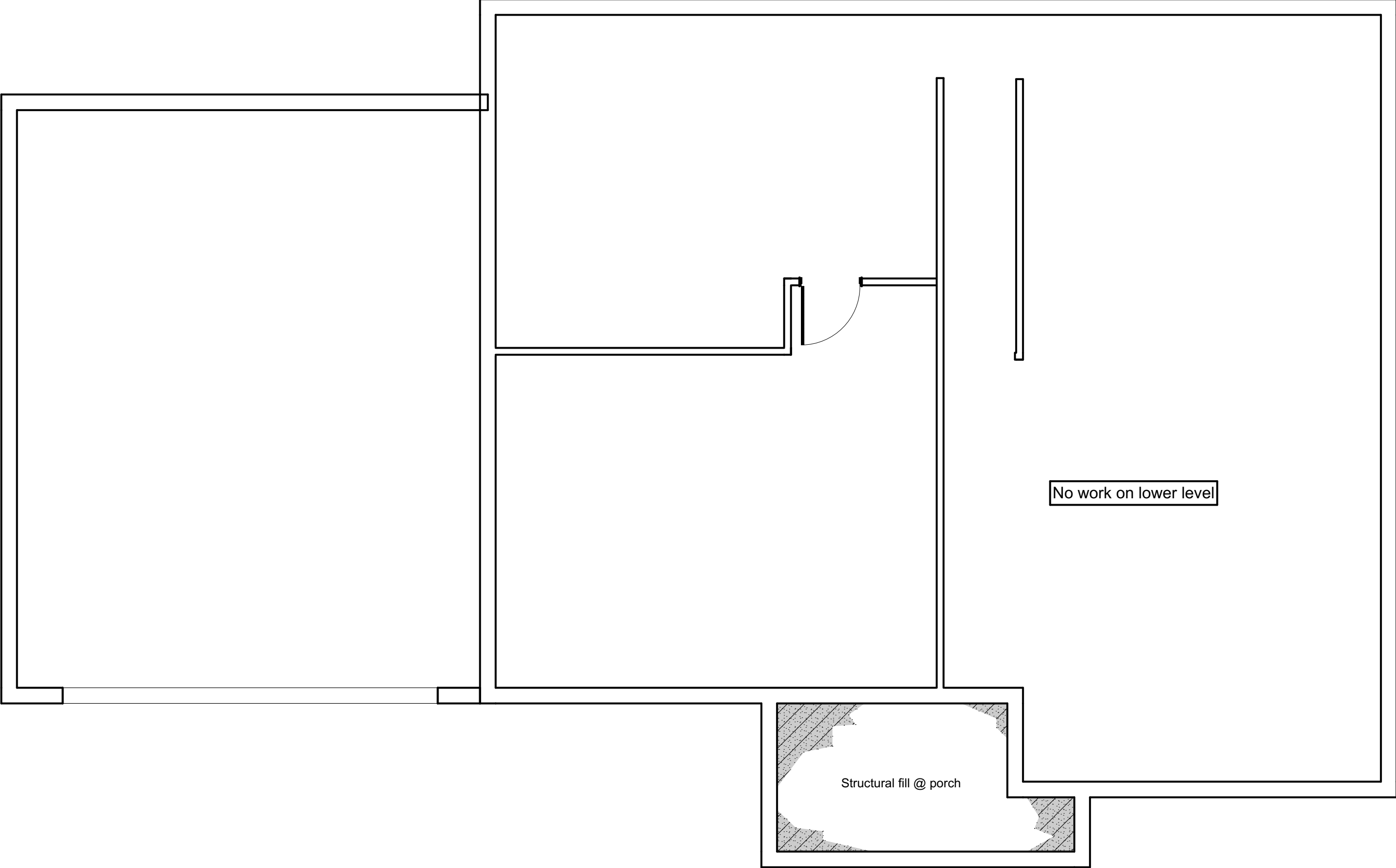
FASTEN ALL SHEATHING TO ALL TOP & BOT. PL.'S @ ALL EXTERIOR WALLS & INTERIOR BRACED WALLS.



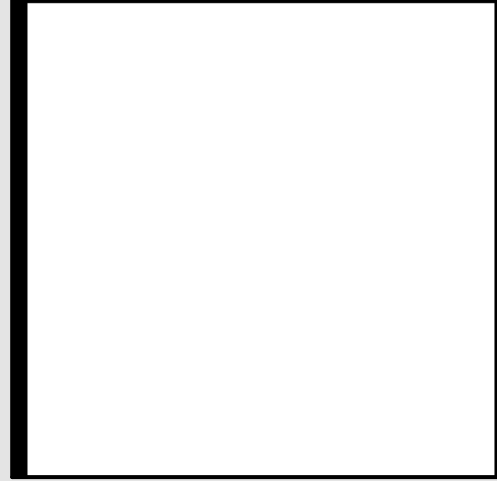
HOLDOWN WHERE FRAMING SITS ON FOUND.
NO SCALE



TYPICAL HOLDOWN @ BRACED WALL
NO SCALE



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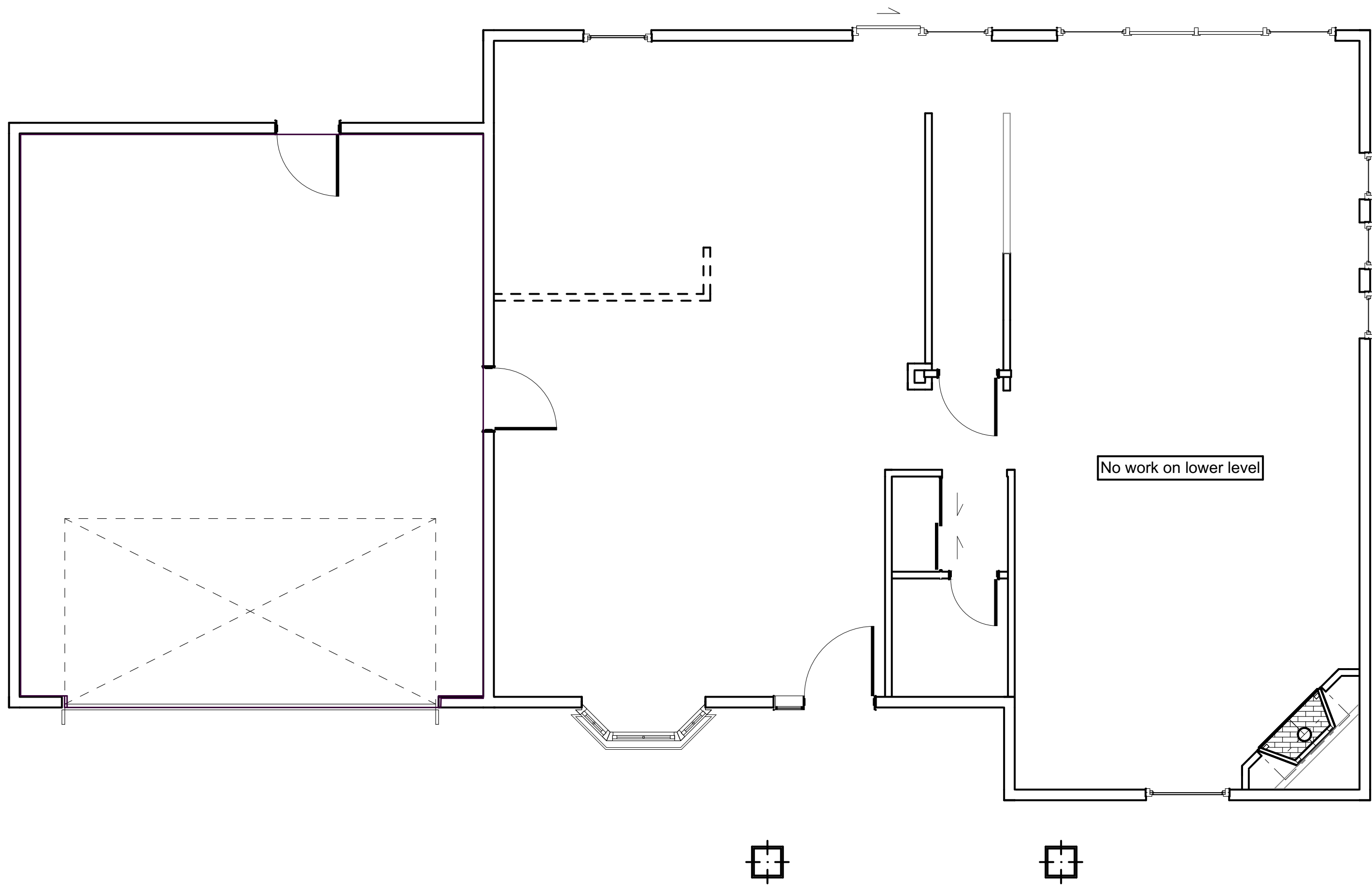
STAUFER RESIDENCE
ADDITION AND REMODEL

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PROJECT NO: 2021_03

MECHANICAL LOWER

M1.1



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MECHANICAL MAIN

M1.2



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MECHANICAL UPPER

M1.3

