



#### FRAMING AND SHEATHING

CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THE IRC. CONTRACTOR TO VERIFY ALL DIMENSIONS, SPANS, & CONDITIONS AND NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO CONSTRUCTION. IF DISCREPANCIES ARE FOUND, THE MORE STRINGENT SPECIFICATION SHALL BE FOLLOWED. DIMENSIONS SHOWN ARE BASED ON ARCHITECTURAL DRAWINGS PROVIDED TO YORK ENGINEERING. DISCREPANCIES EXIST, DIMENSIONS SHOWN ON ARCHITECTURAL DRAWINGS SHALL BE FOLLOWED. CONTRACTOR SHALL ASSURE THAT ALL MATERIALS ARE USED PER MANUFACTURERS' RECOMMENDATIONS.

ALL 2X4 STUDS TO BE MAX. 16" O.C. 2X6 STUDS TO BE MAX 24" O.C. FLOOR SHEATHING SHALL BE 3/4" T&G APA RATED 40/20 OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT ALL PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING. USE 8d NAILS 12" O.C. IN FIELD. NAILS SHALL BE MIN. 1/2" FROM EDGE OF PANEL. LAY SHEATHING LONG DIMENSIONS PERPENDICULAR WITH JOISTS AND GLUE WITH GLUE CONFORMING TO APA SPECS. FLOOR JOISTS SHALL BE BLOCKED AT ALL BEARING SPANS. EXTEND SHEATHING OVER HORN EDGES OF WALL SHEATHING WITH 2 X 4 BLOCKING. EXTEND SHEATHING OVER RIM JOIST AND NAIL TO WALL PLATES ABOVE AND BELOW, OR BREAK UPLIFTER AND LOWER SHEETING AT MID HEIGHT OF RIM BOARD. EXTEND SHEATHING DOWN TO SILL PLATE AND NAIL PER SHEAR WALL SCHEDULE.

TYPICAL ROOF SHEATHING SHALL BE 7/16" RATED OSB SHEATHING NAILED WITH 8d NAILS 6" O.C. AT PANEL EDGES, SUPPORTED EDGES, AND ALL BLOCKING WITH 8d NAILS 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS. UNLESS OTHERWISE NOTED USE 2X10 FOR BEARING HEADER. NOTE: FOR ROOF SNOW LOADS OVER 40 PSF USE 5/8" OSB WITH 10d NAILS @ 6" O.C.

PROVIDE SOLID BLOCKING THROUGH STRUCTURE DOWN TO FOOTING FOR ALL LOAD PATHS. EXCEPT WHERE OTHERWISE NOTED, CONNECT ALL WOOD TO CONCRETE, WOOD TO STEEL AND WOOD TO WOOD (EXCEPT STUD TO PLATE) WITH SIMPSON METAL CONNECTORS. SOLID 2" NOMINAL BLOCKING SHALL BE PROVIDED AT EACH POSITION OF ALL BEARING JOISTS AND BEAMS. INSTALL JOIST RAFTERS & BEAM HANGERS & POSTS AS PER MANUFACTURERS SPECIFICATIONS. FASTEN 2X4 STUDS TO TOP AND BOTTOM PLATES WITH TWO 16d NAILS. 2X6's REQUIRE THREE NAILS. BUILT UP 2X COLUMN REQUIRE TWO ROWS OF 16d NAILS @ 9" O.C. STAGGERED. CONNECT TWO-PLY & 3-PLY HEADERS WITH TWO ROWS OF 16d NAILS @ 12" O.C.

NAIL STUDS OF INTERSECTING WALLS W/ 16d NAILS @ 6" O.C.

MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONC. FTG.

USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.

INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS.

ALL HARDWARE SHOWN ON PLANS TO BE AS SPECIFIED OR EQUIVALENT

THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED:

JOISTS	HEM FIR #2 & BTR
PARALLAMS	PER MANUF. SPEC.
HEADERS	HEM FIR #2 & BTR
PRE-FAB TRUSSES & JOIST	PER MANUF. SPEC.
BEARING WALL STUDS	HEM #2 & BTR
SILL PLATES	PRESSURE TREATED HEM FIR #2 & BTR
POSTS	HEM FIR #1 & BTR
EXT DECK JOIST & BEAMS	PRESSURE TREATED HEM FIR #2 & BTR

#### OPENINGS ON BEARING WALLS

UNLESS OTHERWISE NOTED

SPAN <5'0"	(1) TRIMMER AND (1) KING STUD
SPAN 5'1"-18'0"	(2) TRIMMERS AND (1) KING STUD

FOR WALLS TALLER THAN 10', USE DOUBLE KING STUDS

#### SHEAR WALL NOTES

ALL EXTERIOR WALLS AND VERTICAL SURFACES AT STEPS IN ROOF SHALL BE SHEATHED WITH 7/16" APA RATED 24/0 OR BETTER STRUCTURAL WOOD PANELS. BLOCK ALL HORZ EDGES WITH 2" NAIL, OR WIDER. 2" OR WIDER FRAMING AT ADJOINING PANEL EDGES AND NAILS SHALL BE STACED WHERE 8d NAILS ARE SPACED 3" O.C. OR LESS. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR TO TOP PLATE FRAMING ON UPPER EXT. WALLS. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN FLUSH BUT SHALL NOT FRACURE THE SURFACE OF THE SHEATHING. EXTEND SHEATHING OVER RIM AND NAIL TO RIM AND WALL PLATES 4" O.C.

#### SHEAR WALL SCHEDULE

TYPE	SHEATHING	NAIL	EDGE	FIELD	STAPLE EQ
TYPICAL	7/16" ONE SIDE	8d	6" O.C.	12" O.C.	16d @ 3" O.C.
SW-1	7/16" ONE SIDE	8d	4" O.C.	12" O.C.	16d @ 2" O.C.
SW-2	7/16" ONE SIDE	8d	3" O.C.	12" O.C.	NOT ALLOWED
SW-3	7/16" ONE SIDE	8d	2" O.C.	12" O.C.	NOT ALLOWED

NOTE: 16 GAUGE STAPLES MAY BE SUBSTITUTED FOR 8d NAILS AT 1/2 SPACING ON TYPICAL AND SW-1.  
SW-2 AND SW-3 REQUIRE 3X OR (2) 2X ON JOINING PANEL EDGES.

#### EXTERIOR WALL SHEETING NOTE:

UNLESS NOTED OTHERWISE, SHEET ALL EXTERIOR WALLS WITH 1/2" OSB SHEETING. FASTEN TO STUDS WITH 8d NAILS @ 4" O.C. EDGE 12" O.C. FIELD. OR 16g STAPLES AT HALF SPACING

NOTE:

ALL FLOOR JOISTS TO BE 11 7/8" BCI 5000 @ 19.2" O.C. (U.N.O.)

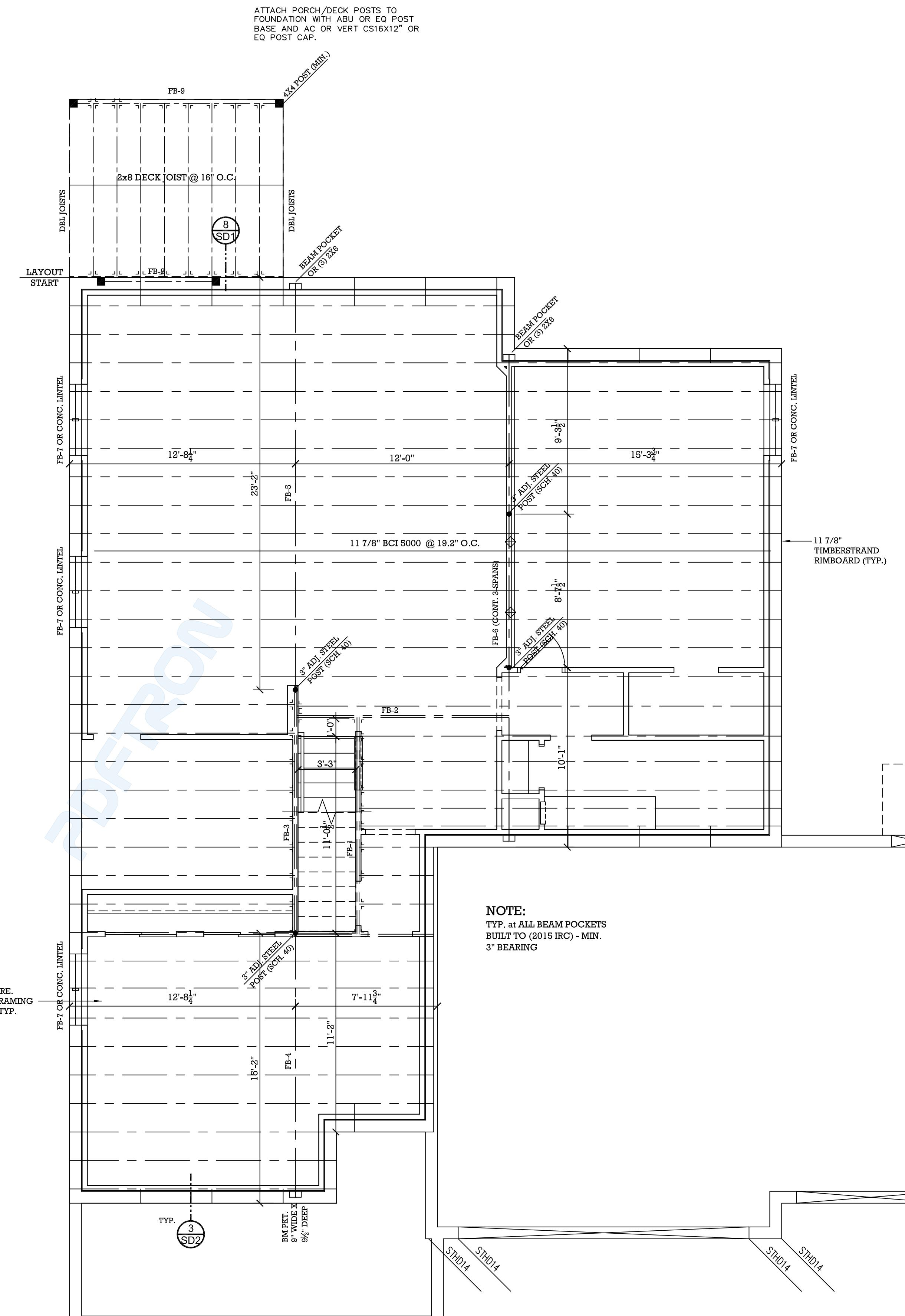
#### FRAMING HANGER TABLE

(UNLESS NOTED OTHERWISE)

INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER	45° SKEW
11 7/8" BCI 5000	ITS2.06/11.88	IUS2.06/11.88	LSSU2.1
2-11 7/8" BCI 5000	MIT4.38/11.88	MIU4.38/11.88	LSSU4.28
1-11 7/8" V-L BEAM	MIT11.88	HU11	LSSU12.8

DESIGN CRITERIA		2018IRC
GOVERNING CODE	CATEGORICAL	B
SEISMIC	I = 1.00	R = 6.5
ULT. WIND SPEED (3-SECOND GUST)	115 MPH	EXPOSURE C
ROOF LOADS	DEAD	15 PSF
	SNOW	30 PSF
	DEFLECTION	LL=L/360 TL=L/240
FLOOR LOADS	DEAD	12 PSF
	LIVE	40 PSF
	DEFLECTION	LL=L/360 TL=L/240
DECK LOADS	DEAD	12 PSF
	LIVE	60 PSF
NOTE: THIS ENGINEERING DESIGN ASSUMES THE LOADS AND CRITERIA LISTED ABOVE. CONTRACTOR SHALL REVIEW THE LOADS AND CONTACT YORK ENGINEERING PRIOR TO CONSTRUCTION IF ANY ADJUSTMENTS ARE REQUIRED. THE LOADS ABOVE ASSUME NO RADIANT HEAT FLOORING.		



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



S2

Structural Design and Analysis  
4883 Old Highway Rd Suite A  
Morgan, UT 84050  
(801) 876-3501



HORIZON VIEW HOMES  
PLAN 1605.2R-N  
Location  
City, COLORADO

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NOTE:  
(1) H2.5T EA. BEARING POINT OF ALL  
TRUSSES AND MONO TRUSSES U.O.N.

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#### HEADER TRIMMER CONNECTION

- FOR HEADERS LESS THAN 5' LONG
  - NAIL TO KING STUD USING (6) 16d NAILS
- FOR HEADERS 5'-8"-6"
  - INSTALL TWO ACE EA. OR 12" LONG CS16 STRAP
  - USE (2) TRIMMERS
- FOR HEADERS 9'-18" LONG
  - INSTALL TWO ST18 EA. END
  - USE (2) TRIMMERS
  - INSTALL M548 THROUGH FLOOR DIAPHRAGM IF APPLICABLE
  - INSTALL LSTH8 OR HTT22 OR HOU TO CONCRETE OR NAIL POST TO WALL

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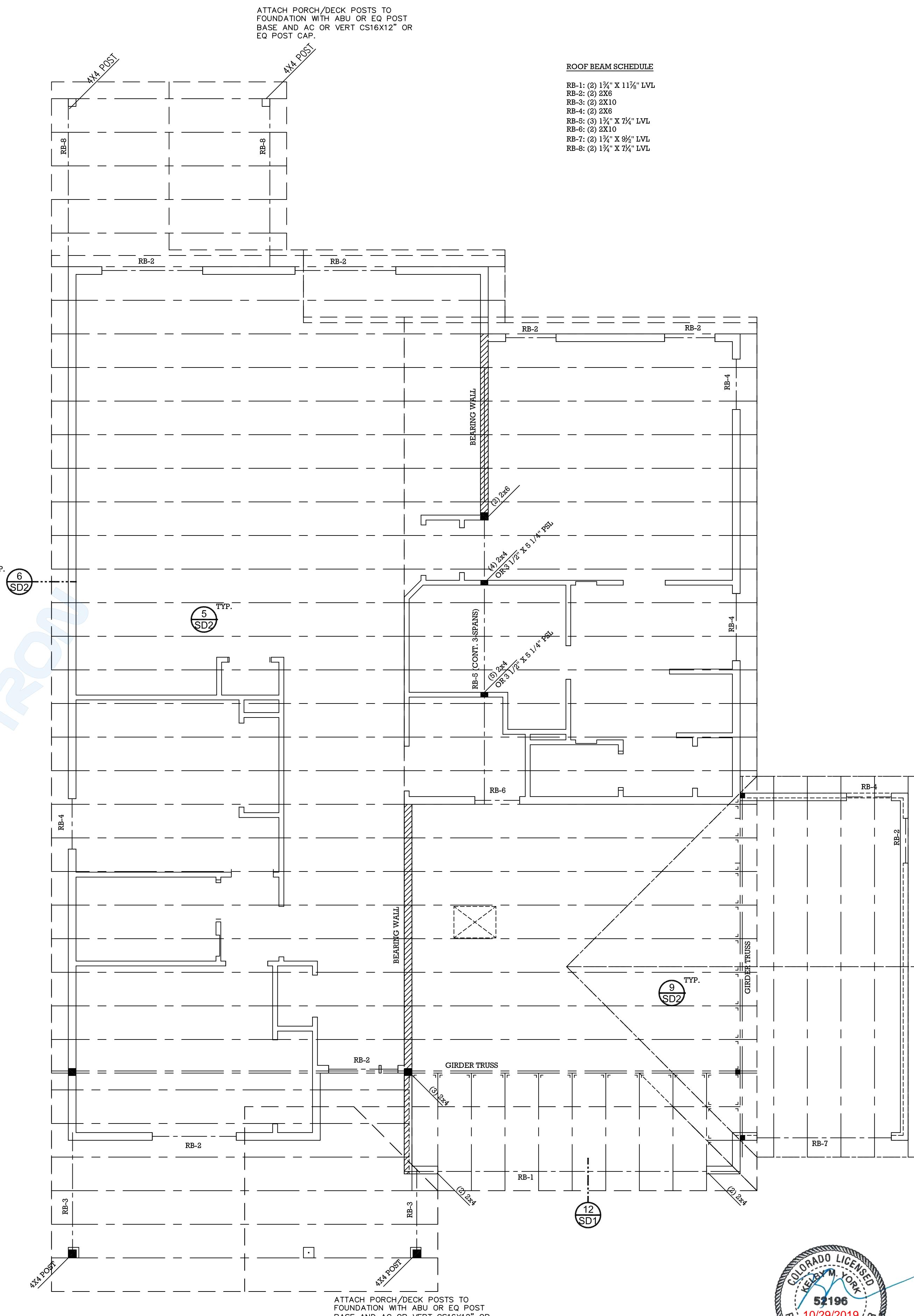
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ENSURE HORIZONTAL SHEETING BREAKS OCCUR ON THE CENTER OF PLATES, RIM BOARD OR IN WALL OVER BLOCKING. SECURE SHEETING EDGES TO RIM BOARD, PLATE, AND BLOCKING. SHEETING MUST NOT BE TIED TO RIM BOARD OR PLATE. SHEETING MUST HAVE A MIN 3/4" LAP ON PLATE, RIM BOARD OR BLOCKING. IF SHEETING DOES NOT BREAK AS DESCRIBED, INSTALL 36" CS16 STRAPS @ 32" O.C. BETWEEN FLOORS AS PER DETAIL.

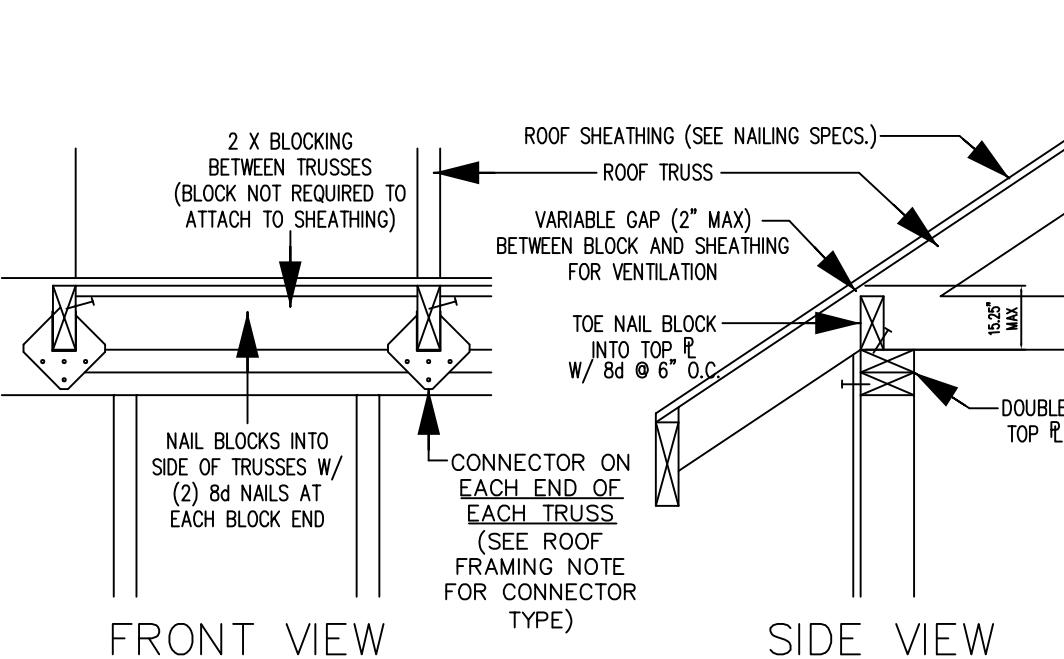
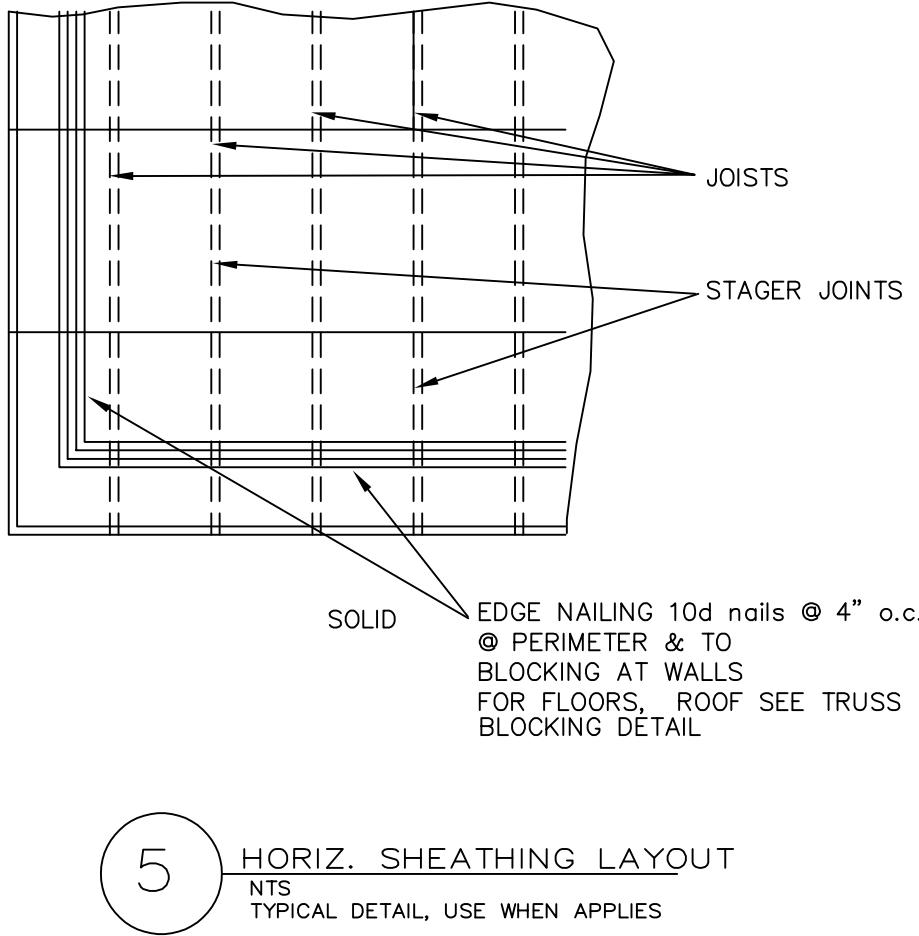
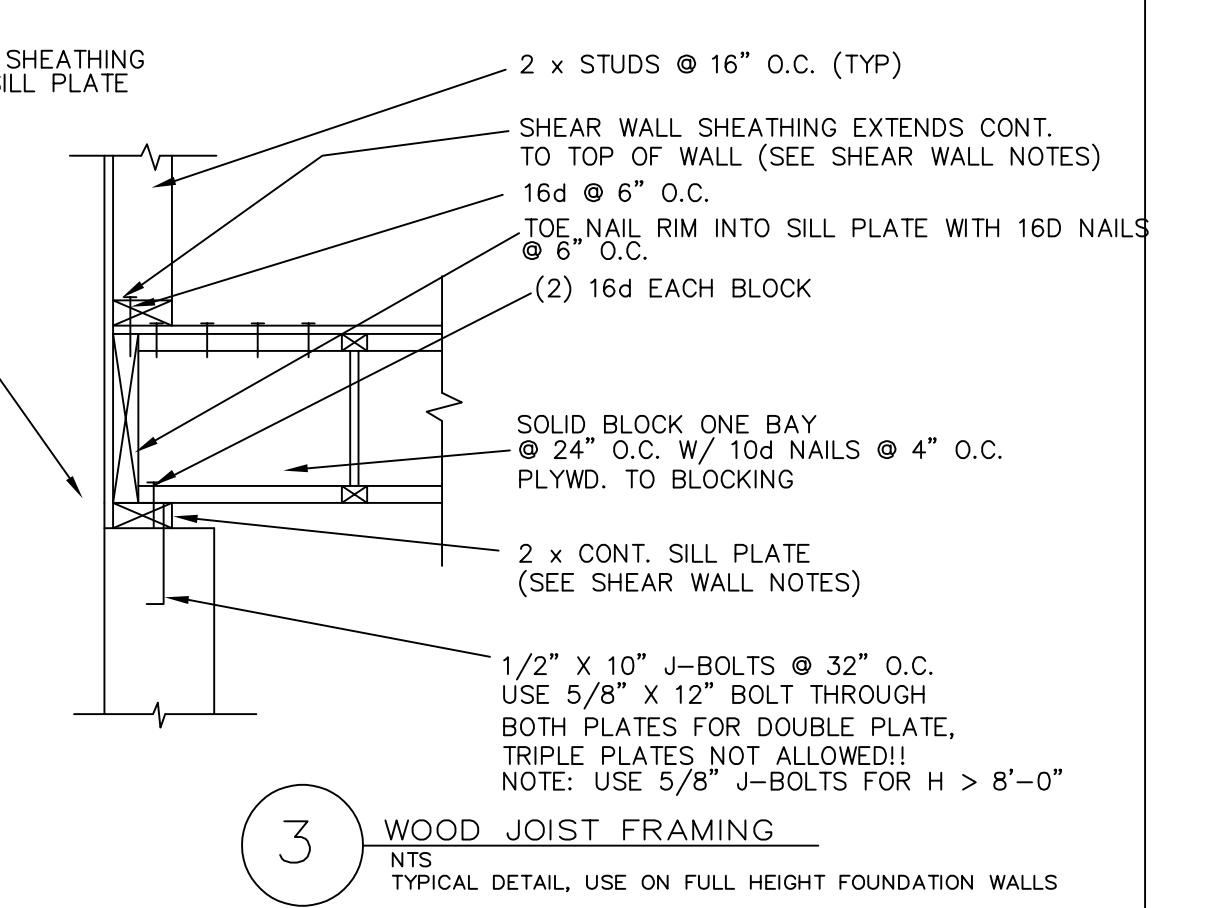
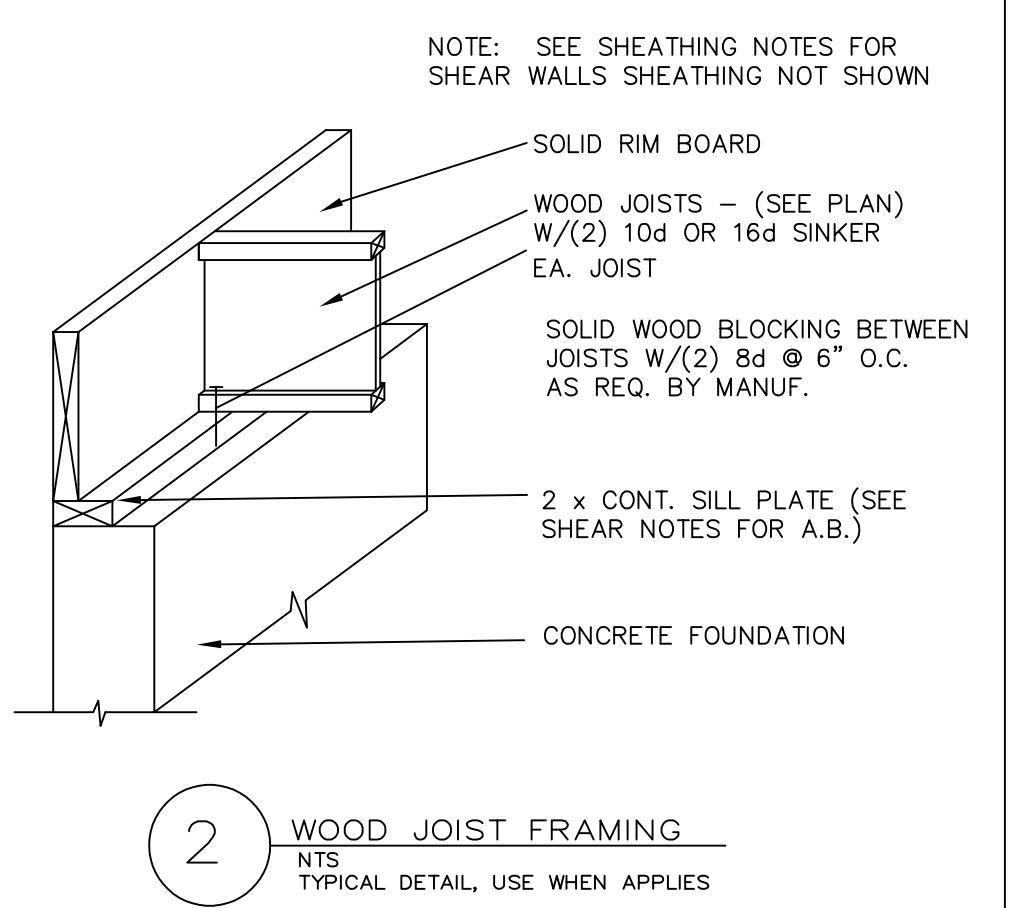


<p><b>2 GARAGE SLAB TO FOUND. CONNECTION</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p>	<p><b>3 INTERIOR WALL</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p>	<p><b>4 FOUNDATION WALL</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p>	<p><b>5 FOOTING STEP DETAIL</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p>												
<p><b>BEARING WALLS TO BE CONSTRUCTED AS FOLLOWS:</b></p> <table border="1"> <thead> <tr> <th>HEIGHT</th> <th>STUD FRAMING</th> </tr> </thead> <tbody> <tr> <td>0' TO 10'</td> <td>2x4's @ 16" O.C.</td> </tr> <tr> <td>10' TO 12'</td> <td>2x4's @ 12" O.C.</td> </tr> <tr> <td>0' TO 14'</td> <td>2x6's @ 16" O.C.</td> </tr> <tr> <td>14' TO 16'</td> <td>2x6's @ 12" O.C.</td> </tr> <tr> <td>16' TO 20'</td> <td>2x6 LSL's @ 12" O.C.</td> </tr> </tbody> </table> <p>WALLS TALLER THAN 20' AND/OR OPENINGS GREATER THAN 6' WIDE TO BE SPECIFIED BY ENGINEER. USE DBL KING STUDS ON ALL WALLS 10' HIGH. USE 2X6 STUDS FOR ALL WALLS SUPPORTING OVER TWO LOADS.</p> <p><b>6 STUD HEIGHT/SIZE</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p>				HEIGHT	STUD FRAMING	0' TO 10'	2x4's @ 16" O.C.	10' TO 12'	2x4's @ 12" O.C.	0' TO 14'	2x6's @ 16" O.C.	14' TO 16'	2x6's @ 12" O.C.	16' TO 20'	2x6 LSL's @ 12" O.C.
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<p><b>7 DECK LEDGER TO CANT. FLOOR</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p> <p><b>8 DECK ATTACHMENT</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p>															
<p><b>HURRICANE TIES @ 24" O.C.</b> SOLID BLOCKING BETWEEN TRUSSES</p> <p><b>TOP AND BOTTOM PLATES</b> TO BE NAILED 7" O.C.</p> <p><b>ANCHOR BOLT</b> SPACING AS PER ENG. SPEC. NOTES</p> <p><b>REBAR SPACING</b> AS PER ENG. SPEC. NOTES</p> <p><b>EXTEND VERT DOWELL TO WITHIN 3" OF TOP OF WALL</b></p> <p><b>#4 BAR W/ 90° BEND</b></p> <p><b>1/2" EXPANSION JOINT</b></p> <p><b>4" CONC. SLAB W/ SCORE JOINTS &amp; REINFORCING</b></p> <p><b>4" GRAVEL W/VAPOR BARRIER</b></p> <p><b>2- #4 BARS CONT.</b></p> <p><b>AS PER ENG.</b></p> <p><b>FLOOR SYS.</b></p> <p><b>FINISHED GRADE</b></p> <p><b>EARTH FILL</b></p> <p><b>VARIES</b></p> <p><b>PERIMETER DRAIN &amp; POLYETHYLENE WHERE RECOMMENDED AS PER SOIL ENGINEER'S RECOMMENDATIONS</b></p> <p><b>2- LAYERS OF FELT BEHIND BRICK &amp; STUCCO</b></p> <p><b>DROP OSB SHEATHING DOWN OVER RIM JOIST</b></p> <p><b>HANDLE TO JACK STUD</b> (100# STRAP OPPOSITE OF SHEATHING (INSIDE WALL) (SIMPSON CS1624 MIN OR 12) OR INSTALL FULL HEIGHT 226 NAILED TO THE TIMBERS AND BEAM WITH 16d Nails @ 4" O.C. STAGGERED</p> <p><b>EXTEND HEADER THROUGH WINGWALLS</b> MIN 35" X 118" LVL</p> <p><b>FASTEN TOP PLATE TO HEADER WITH TWO ROWS OF 16D SINKER NAILS AT 3" O.C. TYP.</b></p> <p><b>FASTEN SHEATHING TO HEADER WITH 8D COMMON OR GALVANIZED BOX NAILS IN 1" GRID PATTERN AND SILLS TYP.</b></p> <p><b>MIN 2X4 FRAMING</b></p> <p><b>7/16" MIL THICKNESS WOOD STRUCTURAL PANEL SHEATHING BOTH SIDES</b></p> <p><b>ANCHOR STOCHER(R)</b> OR HOLE</p> <p><b>10" FOUNDATION BOLT OR 5/8" X 12" TITAN HD BOLT W/ 3" X 3" TITAN WASHER</b></p> <p><b>NOTE</b> 1. STagger SPlices of TOP and BOTTOM PLATES @ 6" MINIMUM ALIGN ABOVE STUDS</p> <p><b>12 PORTAL FRAME 1ST STORY</b> NTS TYPICAL DETAIL, USE ONLY IF CALLED OUT ON PLANS</p>															
<p><b>FRAMING AND SHEATHING</b></p> <p>THE CONTRACTOR SHALL USE THE FOLLOWING LUMBER GRADES UNLESS OTHERWISE NOTED:</p> <p>JOISTS PARALLAMS HEADERS PRE-FAB TRUSSES &amp; JOIST BEARING WALL STUDS SILL PLATES POSTS EXT DECK JOIST &amp; BEAMS</p> <p>HEM FIR #2 &amp; BTR PER MANUF. SPEC. HEM FIR #2 &amp; BTR PER MANUF. SPEC. HEM FIR #2 &amp; BTR PRESSURE TREATED HEM FIR #2 &amp; BTR HEM FIR #1 &amp; BTR PRESSURE TREATED HEM FIR #2 &amp; BTR</p> <p>MINIMUM NAILING SHALL BE AS PER SHEAR WALL SCHEDULE. STAPLES CAN BE SUBSTITUTED FOR NAILS AT HALF SPACING. PROVIDE SOLID BEARING THROUGH FLOOR SYSTEMS AND POSTS DOWN TO CONCRETE FLOOR.</p> <p>THE CONTRACTOR SHALL FOLLOW THE MINIMUM NAILING SCHEDULE LISTED IN THE IBC TABLE 3.2.1. USE COMMON NAILS WHEREVER NAILS ARE SPECIFIED FOR SHEAR WALLS OR DIAPHRAGMS. SINKERS MAY BE USED IN ALL OTHER LOCATIONS.</p> <p>PROVIDE DOUBLE FLOOR JOISTS UNDER ALL BEARING OR SHEAR WALLS PARALLEL TO DIRECTION OF FRAMING. PROVIDE DOUBLE FLOOR JOISTS UNDER WINDOW AND DOOR TRIMMERS AND AT OUTSIDE EDGES OF ALL CANTILEVERED FLOOR SECTIONS.</p> <p>BOLTS SHALL BE INSTALLED IN HOLES BORED <math>\frac{1}{8}</math>" LARGER THAN THE BOLT DIAMETER. BOLTS AND NUTS SEATING ON WOOD SHALL HAVE 3" X 3" X 1" OUT STEEL WASHERS UNDER ALL HEADS AND NUTS. NUTS SHALL BE SCREWED TIGHT. COUNTER BORE FOR HEADS AND NUTS ONLY WHERE NOTED ON THE DRAWINGS AND THEN ONLY TO SUFFICIENT DEPTH TO FLUSH THE HEAD. CUT OFF EXCESSIVE BOLT LENGTH AS REQUIRED AND NICK THE BOLT THREADS TO PREVENT MIGRATION OR LOOSENING.</p> <p>CONTRACTOR AND ALL SUB-CONTRACTORS SHALL FOLLOW ALL STANDARD BUILDING CODES, PRACTICES, AND REQUIREMENTS AS LISTED IN THEIRC.</p> <p>USE BALLOON FRAMING METHOD TO CONNECT FLOOR SYSTEMS IN SPLIT LEVEL DESIGNS. USE DOUBLE FLOOR JOIST UNDER EA. END OF SHEAR WALLS OVER CANT. FLOOR SECTIONS.</p> <p>INSTALL JOIST AND RAFTER HANGERS AS PER MANUFACTURERS SPECIFICATIONS. UNLESS OTHERWISE NOTED CONNECT ALL HEADER TO STUD/POST, POST TO FLOOR, BEAM TO BEAM, RAFTER TO WALL OR TRUSS, ETC. WITH APPROPRIATE METAL CONNECTORS. USE METAL HURRICANE CLIPS EACH END OF EACH TRUSS.</p> <p>ALL ROUGH HARDWARE, JOIST HANGERS, STRAPS, POST CAPS ETC. SHALL BE MANUFACTURED BY SIMPSON COMPANY OR AN APPROVED EQUAL. THE MAXIMUM SIZE AND NUMBER OF FASTENERS SPECIFIED BY THE MANUFACTURER SHALL BE USED UNLESS NOTED OTHERWISE.</p> <p>ALL FASTENERS WHICH ARE TO BE INSTALLED IN PRESERVATIVE TREATED WOOD SHALL MET THE REQUIREMENTS OF IBC 2304.9.5</p> <p><b>FOOTING, FOUNDATION AND CONCRETE</b></p> <p>ALL FOOTINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1500 PSF. FOOTINGS SHALL BEAK ON UNDISTURBED SOIL OR ENGRAVED CONCRETE FILLED COMPACTED TO 95% MAXIMUM DENSITY. NO SPACERS SHALL BE PLACED IN WATER OR FROZEN GROUND. ALL FOOTINGS TO BE PLACE AT MIN. BELOW LOCAL FROST DEPTH, CONTINUOUS AND MONOLITHIC. CHANGES IN ELEV. SHALL BE STEPPED WITH STEP HEIGHT NOT HIGHER THAN <math>\frac{1}{4}</math> THE STEP LENGTH AND NOT GREATER THAN 5 FT. MIN. 6" THICKNESS ON VERT. STEP. FOOTINGS TO HAVE 2 1/4 BAR CONTINUOUS. NOTIFY ENGINEER IF GRADE DIFF. OVER 8 FEET &gt; 2% (G.T. TO 3%) AND SO THAT APPROPRIATE DESIGN CHANGES MAY BE MADE TO FOUNDATION AND FOOTINGS.</p> <p>ALL FOOTINGS, FOUNDATIONS, AND INTERIOR SLABS SHALL BE NORMAL WT. CONCRETE WITH A COMPRESSIVE STRENGTH EQUAL TO AT LEAST 3,000 PSI WITHIN 28 DAYS AFTER POURED. THE WATER/CEMENT RATIO SHALL BE NO GREATER THAN .50 WITH A MINIMUM CEMENT CONTENT OF 4.5 LBS. PER CUBIC YARD ALL CONC. WORK SHALL BE PLACED, CURED, STRIPPED, AND PROTECTED AS DIRECTED BY THE SPECIFICATIONS AND ACI STANDARDS AND PRACTICES.</p> <p>ALL REINFORCING SHALL BE DETAILED AND PLACED IN ACCORDANCE WITH ACI STANDARD 318. REINFORCEMENT SHALL BE FREE FROM MUD AND MIL AND OTHER NON-METALLIC CONTAMINANTS THAT HAMPER BOND CAPACITY. ALL SPLICES IN CONTINUOUS REINFORCING SHALL LAP 50 BAR DIAMETERS.</p> <p>VERT &amp; HORIZ. #4 BAR (GRADE 60) AS PER FND SCHEDULE. OPENINGS TO HAVE 1 VERT. #4 BAR AND 1 HORIZ. TIED TO #4 BAR. ONE BAR ABOVE AND #4 #4. MIN. OPENING EXTENDING 30" BEYOND OPENING. USE ANCHOR BOLTS AS PER FND SCHEDULE USE SIMPSON SHDV(R) STRAPS AS NOTED ON DRAWING.</p> <p>OWNER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS LISTED ON THE DRAWING. VERIFICATION OF ALL SITE CONDITION INCLUDING SITE STABILITY IS THE RESPONSIBILITY OF OTHERS.</p> <p>ALLOW 14 DAYS FOR CONCRETE TO CURE PRIOR TO BACKFILL.</p> <p><b>14 DOUBLE JOIST CONNECTION</b> NTS TYPICAL DETAIL, USE WHEN APPLIES</p>															

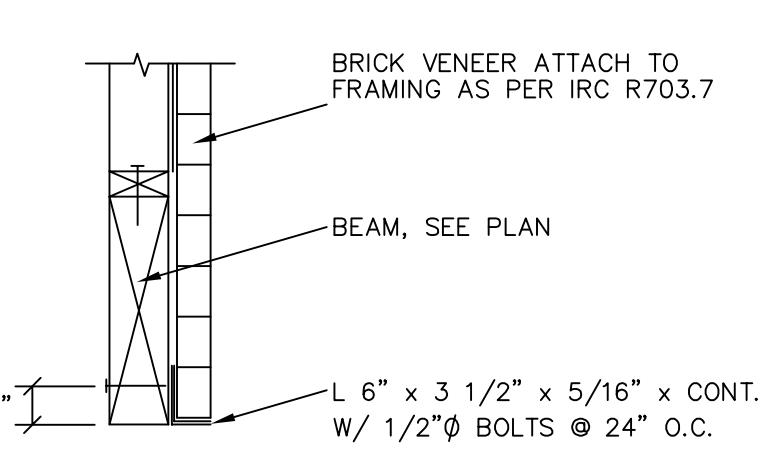
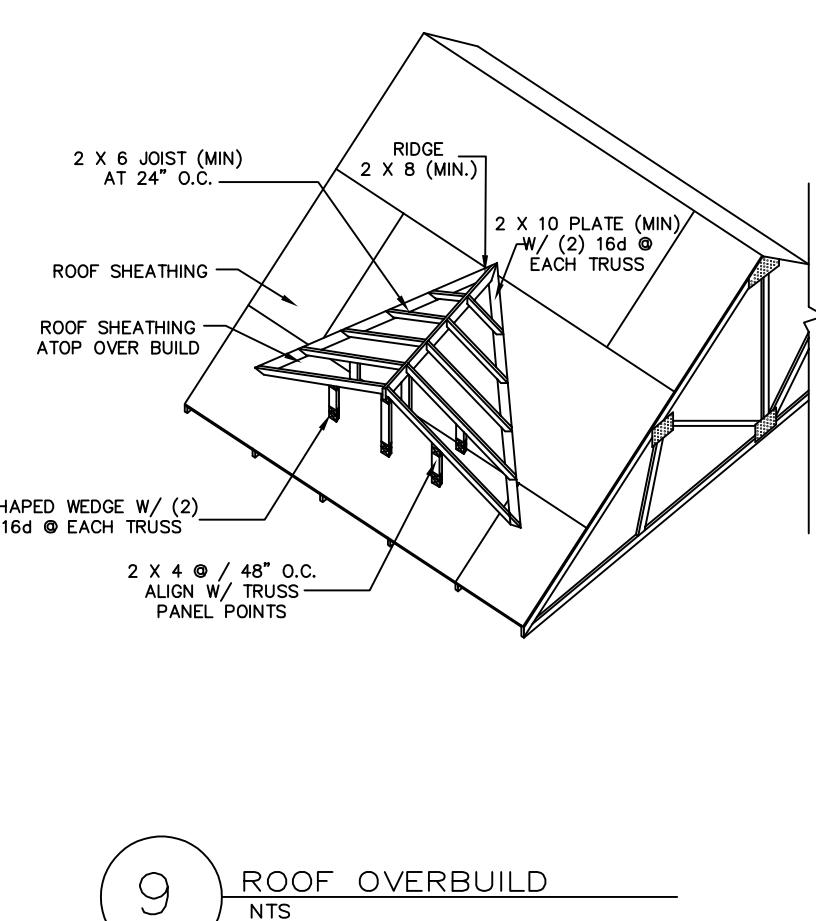
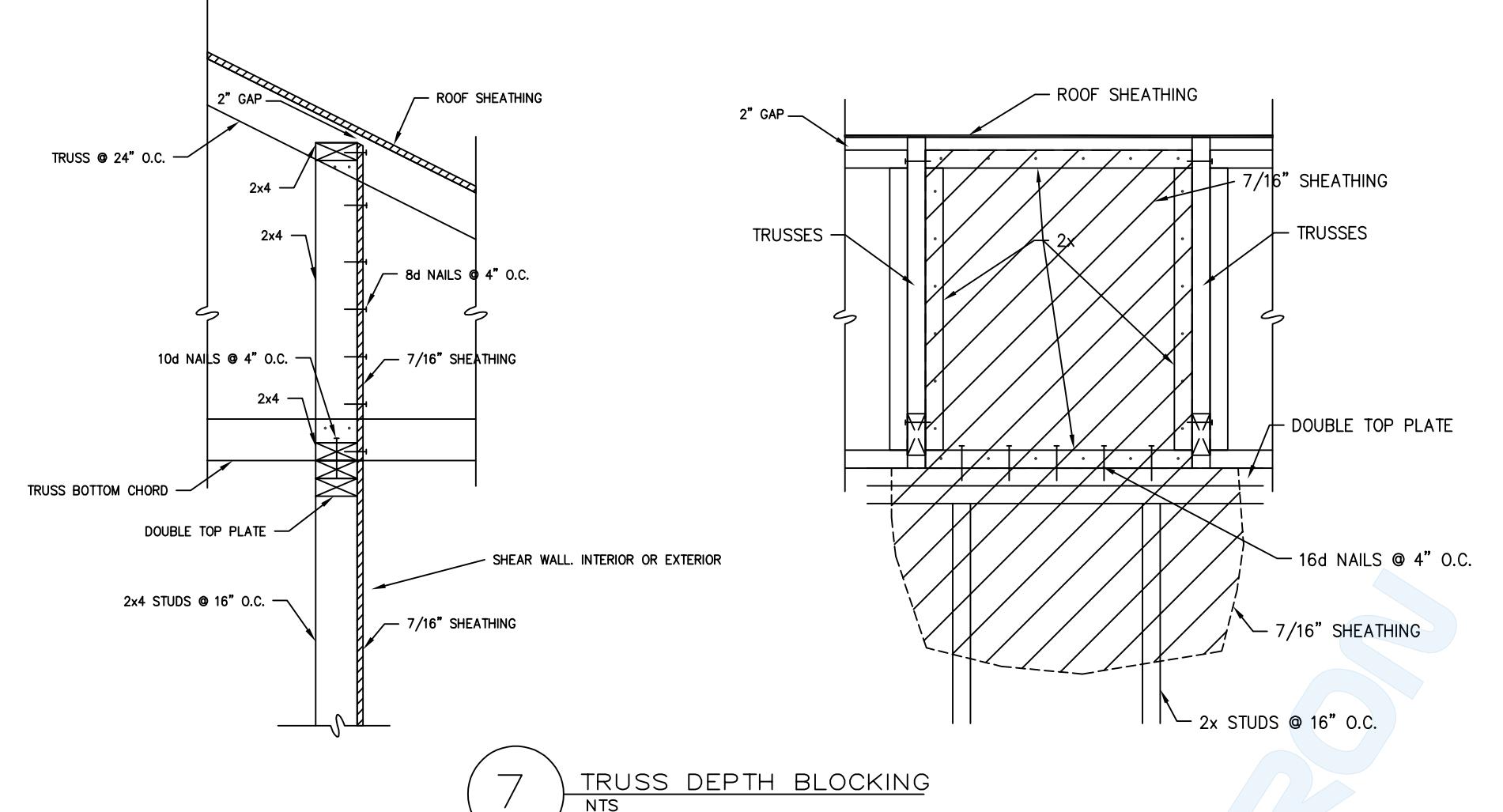


ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS  
IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS

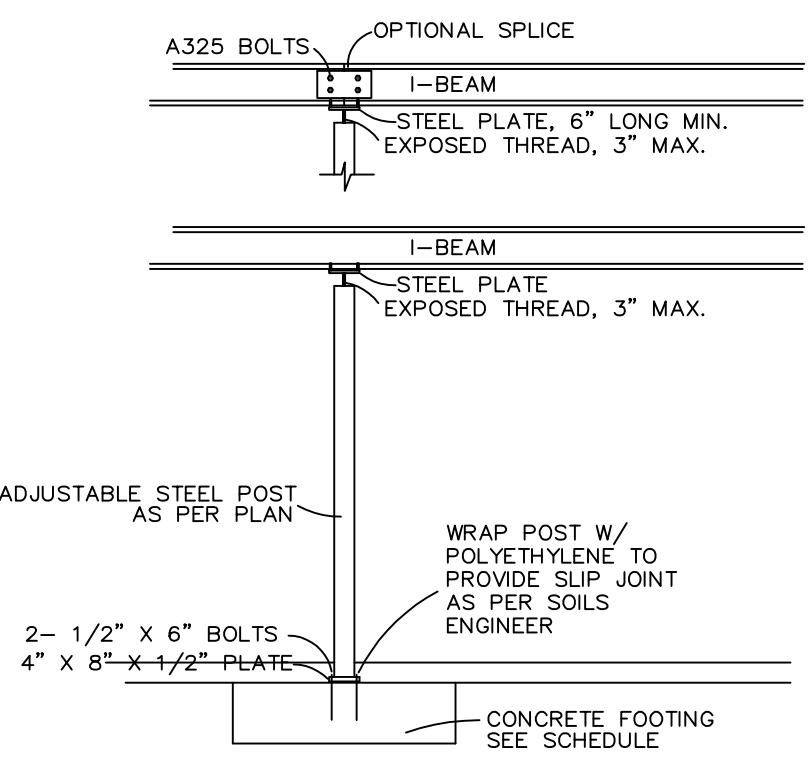
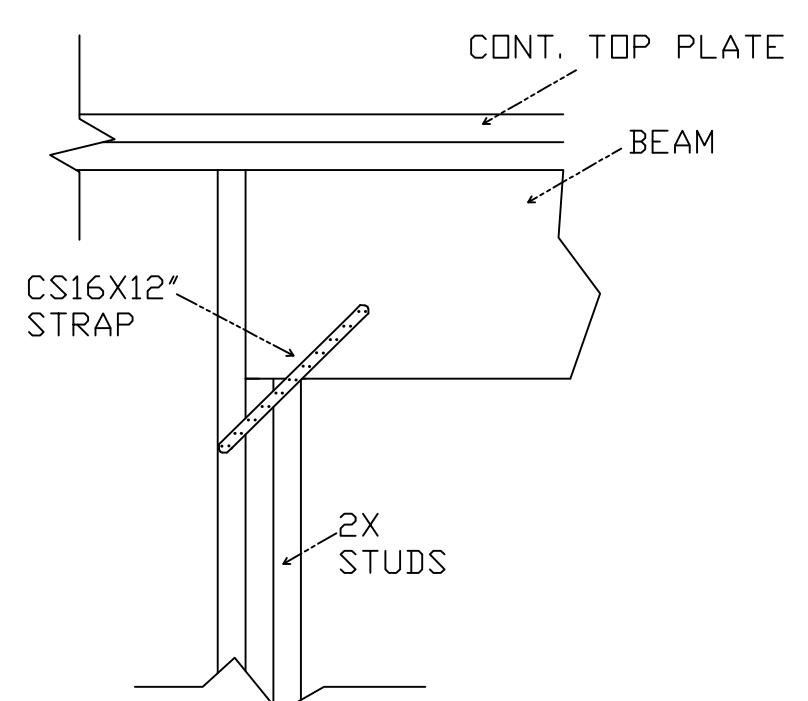
SD1



6 TRUSS BLOCK DETAIL  
NTS  
TYPICAL DETAIL, USE WHEN APPLIES



10 BRICK VENEER CONNECTION  
NTS  
TYPICAL DETAIL, USE WHEN APPLIES



HORIZON VIEW HOMES

ALL DETAILS MAY NOT BE APPLICABLE TO YOUR PLANS  
IF MARKED TYPICAL, USE ON PLAN ON ALL APPLICABLE AREAS

**LOWER LEVEL FLOOR PLAN**  
(FULL BASEMENT)

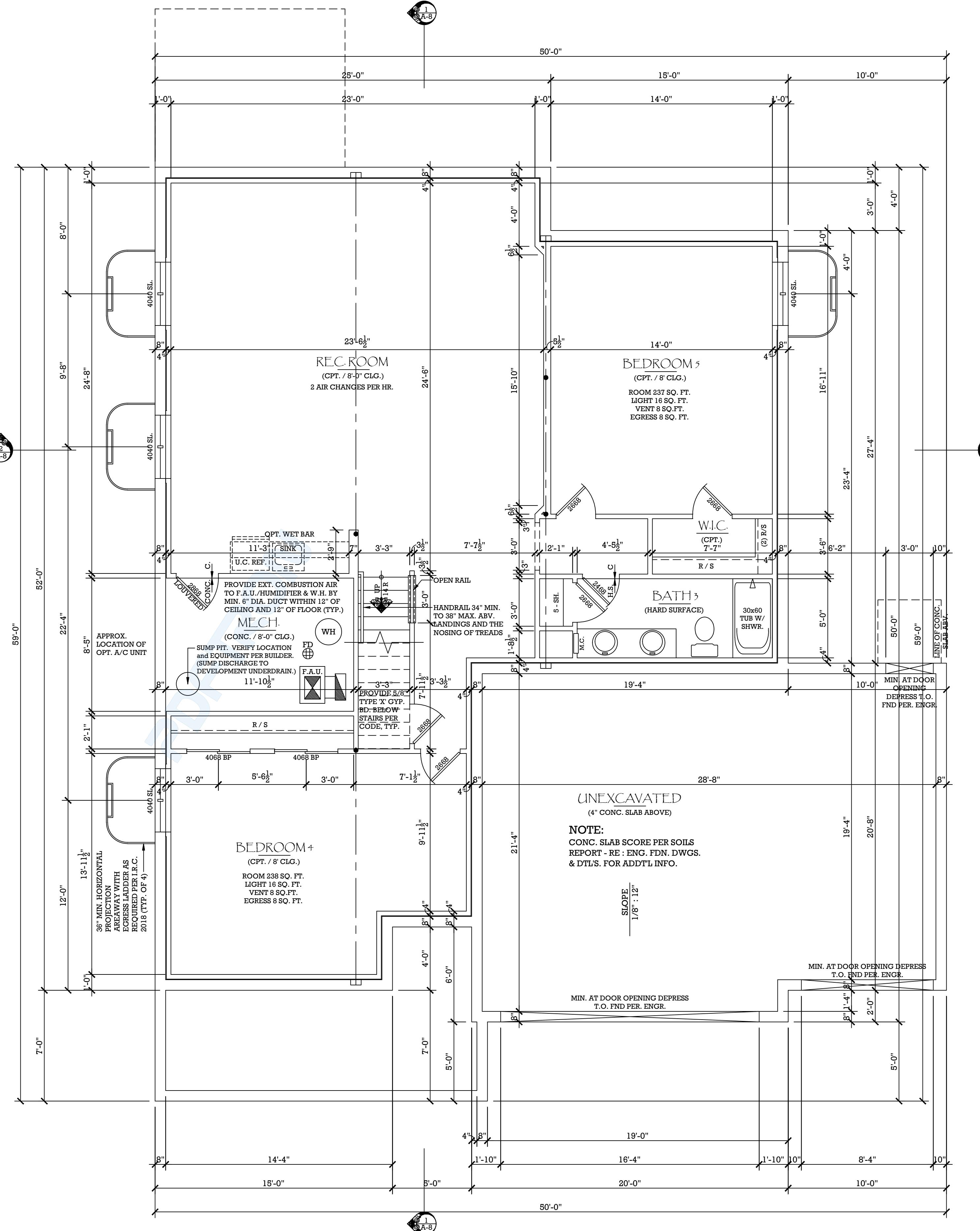
HORIZON VIEW HOMES, LLC.

11409 Business Park Circle • Suite 140 • Firestone, Colorado 80504  
Office: (870) 685-4479 • www.horizonviewhomesco.com

**PLAN 1605.2R-N**

MASTER PLAN

STATE of COLORADO





HORIZON VIEW HOMES, LLC.

11409 Business Park Circle • Suite 140 • Firestone, Colorado 80504

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MAIN LEVEL FLOOR PLAN

MASTER PLAN

STATE of COLORADO

PLAN 1605.2R-N

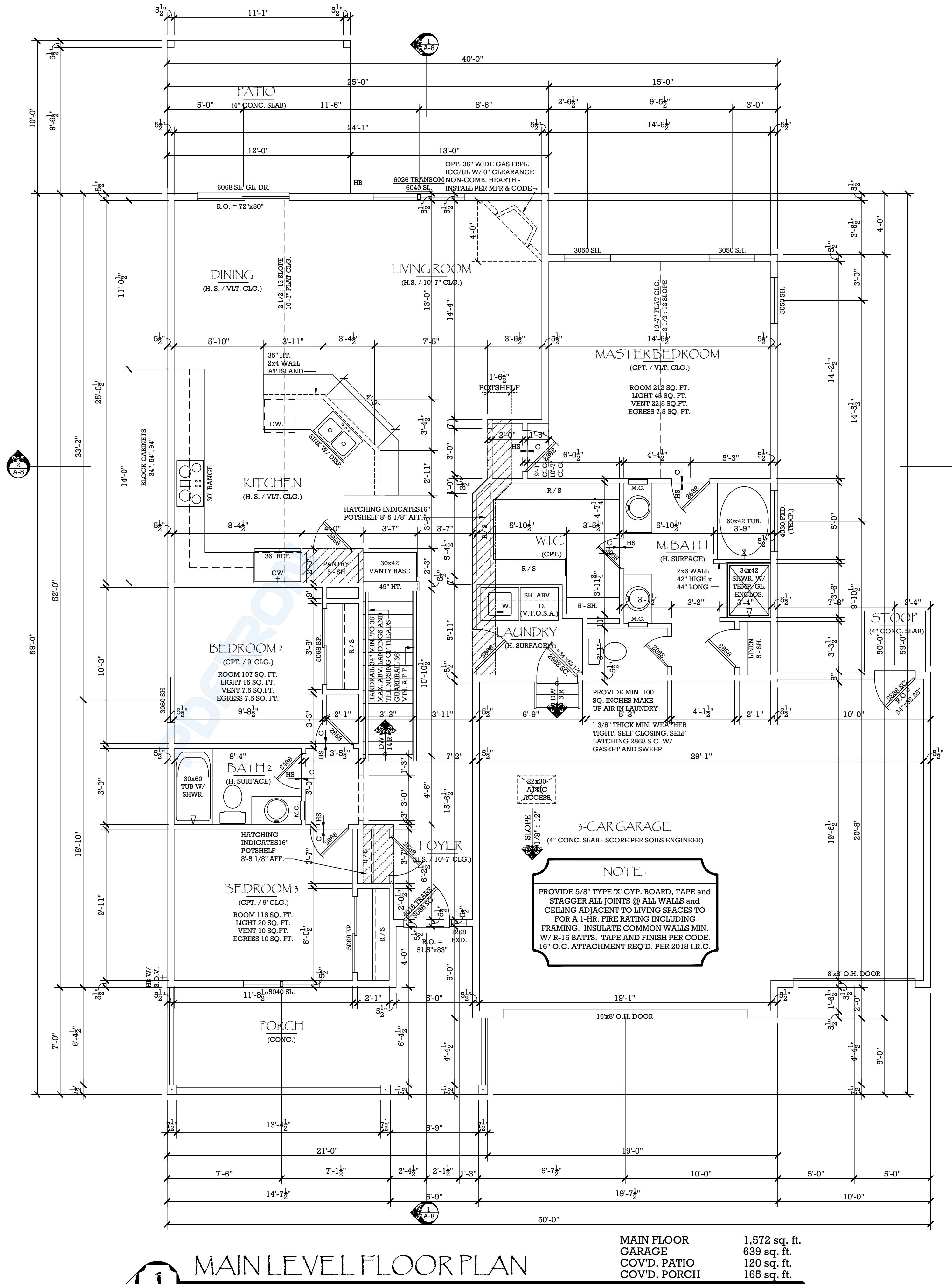
**FLOOR PLAN NOTES:**

- REFER TO COVER SHEET FOR GENERAL NOTES FOR ADDITIONAL INFORMATION NOT NOTED ON PLANS.
- REFER TO COVER SHEET FOR REFERENCE FOR ALL ABBREVIATIONS AND SYMBOLS USED IN PLANS.
- ALL ANGLES ARE 45 DEGREES OR PER PLAN.
- ALL CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH and 30lb. FELT TO BE INSTALLED PER 2018 I.R.C. RE: ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL SYNTHETIC STONE VENEER TO BE INSTALLED PER 2018 I.R.C. RE: ELEV. AND SECTIONS FOR ADD'L INFO.
- ALL FOUNDATIONS TO BE 6" W. UNLESS NOTED OTHERWISE ON PLANS, REFER TO ENGINEER DRAWINGS. INSTALL PER 2018 I.R.C.
- STEP TOP AND BOTTOM OF FOUNDATION PER SITE PLAN AND ENGINEERS DRAWINGS.
- PROVIDE SUPPORT FOR ALL EXTERIOR CONCRETE SLABS PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
- PROVIDE REINFORCEMENT AT CONCRETE SLABS FOR GARAGE PER SOILS REPORT AND ENGINEERS DRAWINGS. INSTALL PER 2018 I.R.C.
- ALL EXTERIOR WALLS ARE 2x6 (5 1/2") @ 16" o.c. & INTERIOR WALLS ARE 2x4 (3 1/2") NON-LOAD BEARING @ 16" o.c., U.N.C. - FLOAT PER ENGINEER DETAILS. INSTALL PER 2018 I.R.C.
- REFER TO ELEVATIONS AND SECTIONS FOR ALL WALL HEIGHTS AND WINDOW / DOOR HEADER HEIGHTS.
- ALL WINDOWS ARE VINYL UNITS OR EQUAL. INSTALL PER MFR. - INSTALL PER 2018 I.R.C. AS REQUIRED. (CENTER WITHIN FRAMED WALL OR PER DIMENSION)

**GENERAL NOTES:**

- DIMENSION OF ALL FOUNDATION PADS TO BE DETERMINED BY SOILS ENGINEER.
- SOILS REPORT AND FOUNDATION DESIGN BY LICENSED COLORADO ENGINEER TO BE ON HAND AT TIME OF FIRST INSPECTION.

- IF PROVIDING, COMBUSTION AIR FROM EXTERIOR THE STRUCTURE WITH HI/LOW COMBUSTION AIR DUCT, LOUVERED DOOR AT MECHANICAL ROOM IS NOT REQ'D. VERIFY, BASED ON BTUH INPUT OF WATER HEATER AND FURNACE, THAT 6" O.C.A. DUCTS ARE ADEQUATE.
- INDICATE ON PLAN, PER TABLE 1002.1, WATER HEATER FIRST HOUR RECOVERY RATE. PROVIDE MIN. 80 FIRST HOUR RECOVERY - PER TABLE 1002.1
- ADD NOTE: PROVIDE LOW RESISTANT RETURN AIR PATH FROM ALL CLOSED ROOMS, DOOR UNLINED OR TRAPED GRILLE (COULD ALSO PROVIDE A DUCTED RETURN AIR SYSTEM.)
- BATH EXHAUST TO TERMINATE AT EXTERIOR
- PROVIDE ATTIC ACCESS(ES) PER CODE



plan no.  
1605.2R-N

designed by:  
CMB

drawn by:  
CMB

date: 10/31/19

revisions:

date drawn by

sheet  
A-2

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Contractors shall verify and be responsible for all dimensions and conditions shown by these drawings.



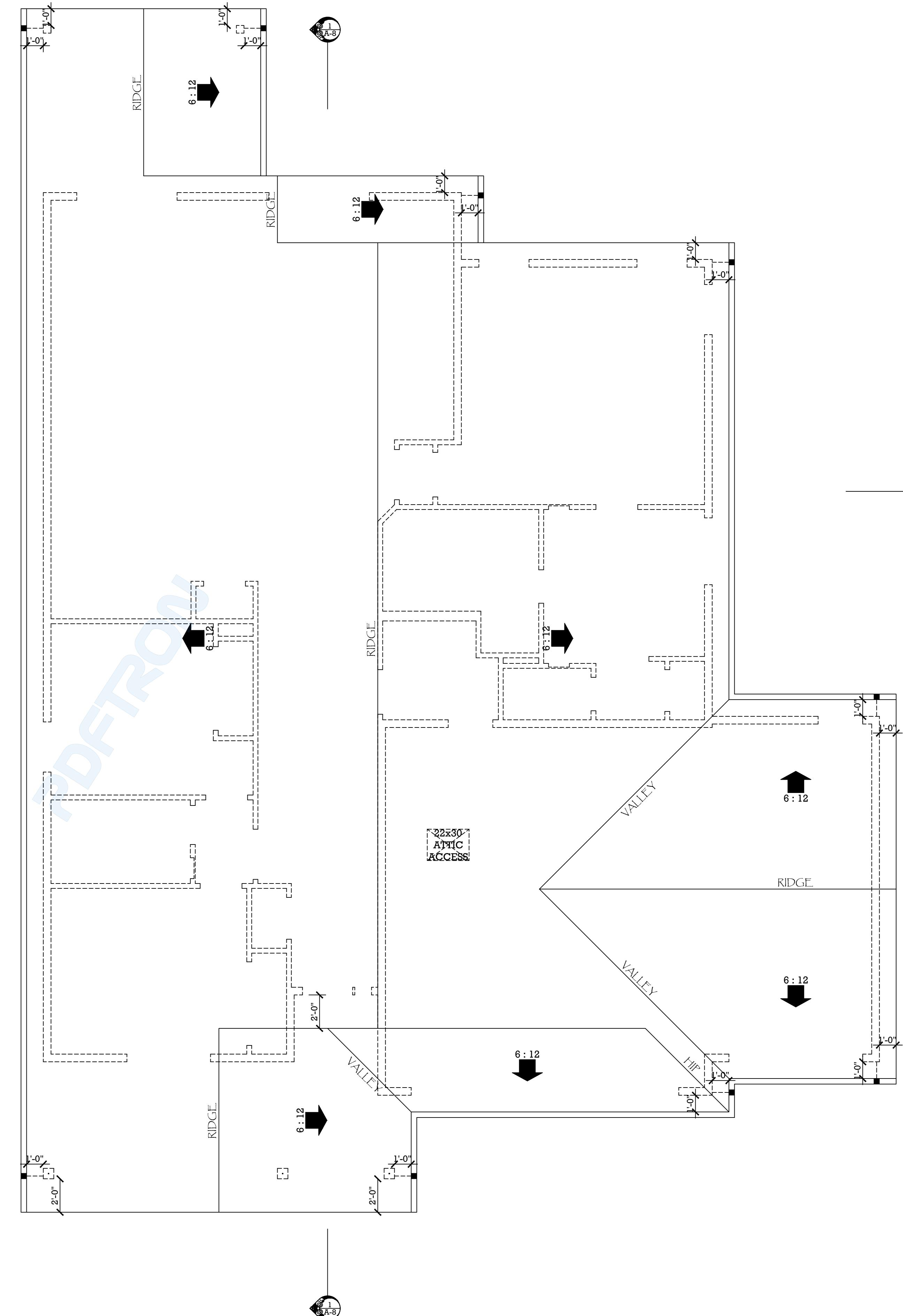
"Create Home. Live Your Dream."

P.O. Box 933  
Castle Rock, Colorado 80104  
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HORIZON VIEW HOMES, LLC.  
11409 Business Park Circle • SUITE 140 • Firestone, Colorado 80504  
Office: (720) 685-4479 • www.horizonviewhomesco.com

MASTER PLAN  
STATE of COLORADO  
plan no.  
1605.2R-N  
designed by:  
CMB  
drawn by:  
CMB  
date: 10/31/19  
revisions:  
date drawn by  
sheet A-3



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

**TYPICAL VENTILATION NOTES:**

WHERE DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC OR CLIMATIC CONDITIONS, ENCLOSED ATTICS & RAFTER SPACES FORMED BY CAPPING SHEATHING SHALL HAVE DIRECT TO THE OUTSIDE OF ROOF FIFTEEN FEET HAVE VENTILATION.

VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN & SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED, EXCEPT THAT THE AREA MAY BE 1/300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AND AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT METAL MESH WITH MESH OPENINGS OF 1/4 INCH MAX. DIMENSION.

**NOTES:**

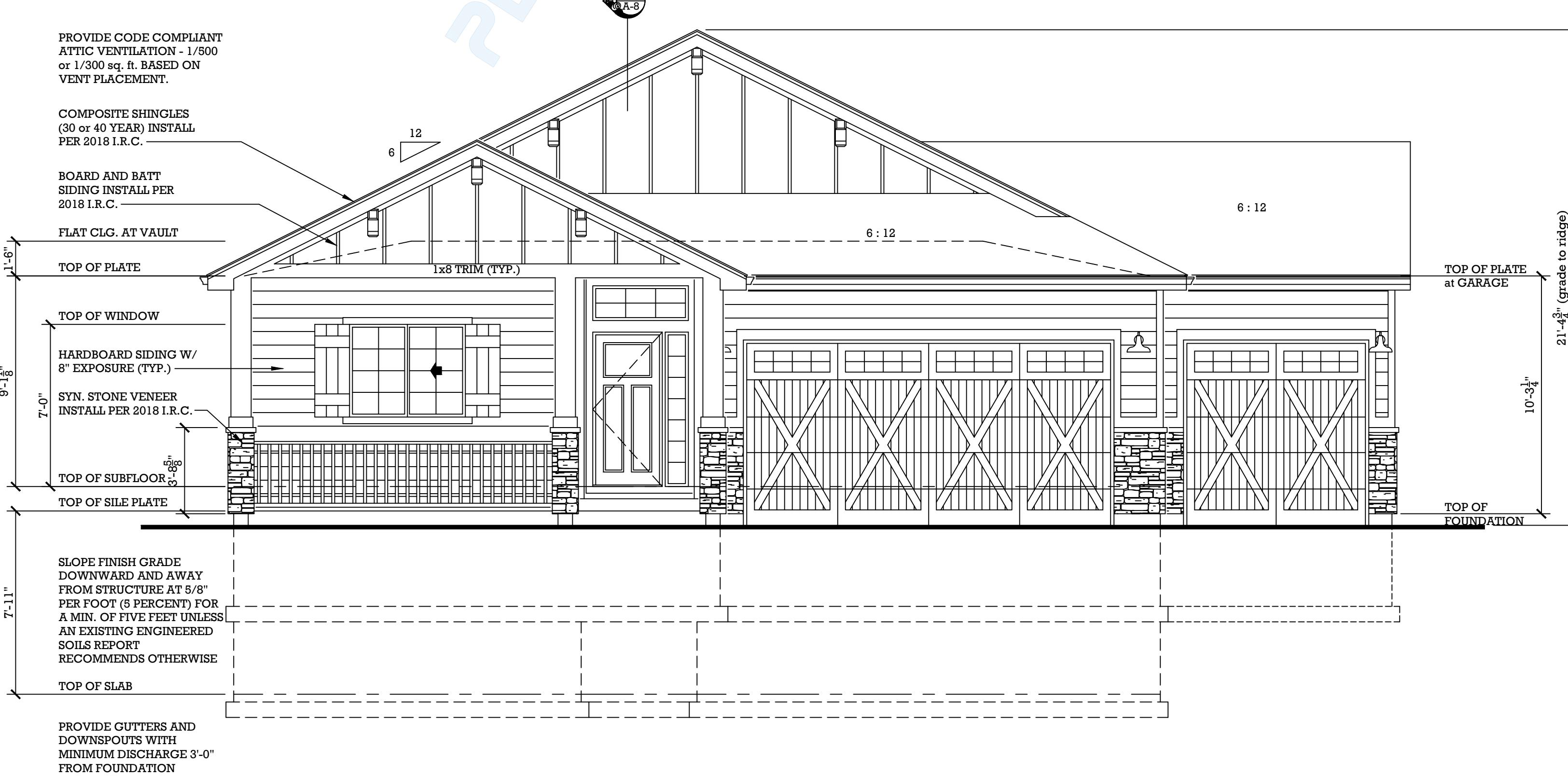
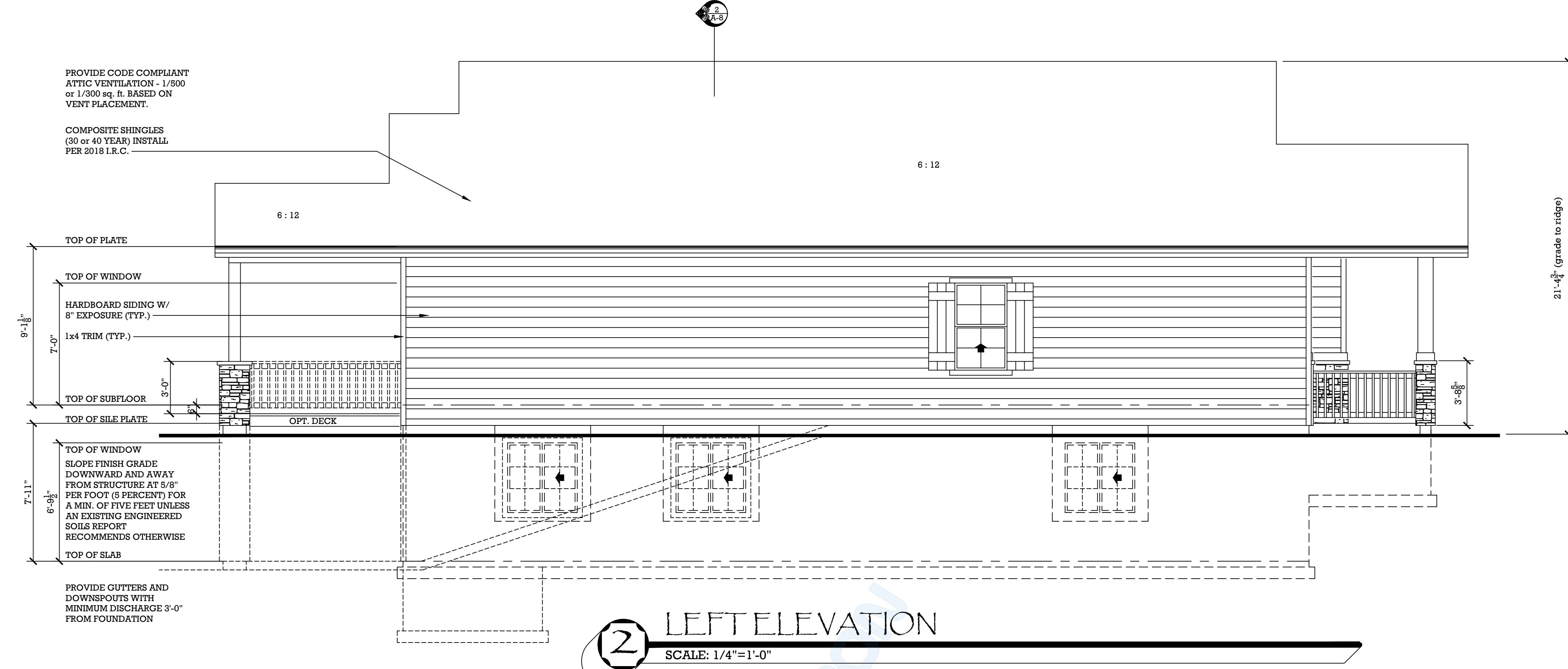
BEFORE INSTALLATION OF DOWN SPOUTS VERIFY LOCATIONS WITH ASPEN VIEW HOMES, INC.

**ROOF PLAN NOTES:**

- ALL TRUSSES TO BE FABRICATED AND DESIGNED UNDER THE SUPERVISION OF A COLORADO LICENSED STRUCTURAL ENGR. (NOTE: ALL OVERFRAMING OR OVER SOLID INTERMEDIATE BLOCKING BETWEEN TRUSSES.)
- ALL OVER HANGS ARE TO BE 1'-0" (UNLESS NOTED OTHERWISE.)
- ALL OVERHANGS ARE TO BE MEASURED HORZ. FROM FACE OF FRAME TO INSIDE EDGE OF FASCIA BACKING BOARD - ALL THE SOFFITS ARE TO BE FLAT, U.N.O.
- ROOFING TO BE (40 or 50 YEAR) COMPOSITE SHINGLES - INSTALL PER MANUFACTURER (2018 I.R.C.)
- ■ INDICATES METAL DOWNSPOUT LOCATIONS - RE: ELEVATIONS. (X INDICATES DOWNSPOUT TO DRAIN THROUGH CONCRETE PATIO AND / OR WOOD DECK TO DAYLIGHT, VERIFY IN FIELD.)
- VENTILATION AT ROOF: PER LOCAL CODE & VENTILATION NOTE ABOVE. (NOTE: VERIFY VENTILATION REQUIRED FOR WHOLE HOUSE FAN PER CODE & MFR. SPECS.)

**TYPICAL ELEVATION NOTES:**

- EXTERIOR MATERIALS :  
HARDBOARD SIDING W/ 8" EXPOSURE PER MFR. AS SHOWN.  
OR CEMENTITIOUS STUCCO-TWO COAT SYSTEM with  
METAL LATH and 30# FELT PER MFR. (FINISH AND COLOR  
PER BUILDER'S SPEC.'S) AS SHOWN. OR STONE VENEER AS  
SHOWN OVER EXTERIOR GRADE 'O.S.B.' SHEATHING (OR  
EQUAL). INSTALL VENEER PER 2018 I.R.C.
- WINDOW TRIM :  
AT DOOR & WINDOWS AS SHOWN.
- EAVE AND RAKE MATERIALS :  
EAVE DETAIL PER BUILDER WITH GUTTER OR RAKE WITH  
1x4 TRIM.
- WINDOWS :  
VINYL GLASS UNITS OR APPROVED EQUALS. PER BUILDER.  
[REFER TO PLANS AND WINDOW MFR. SPEC. FOR TEMPER  
GLASS LOCATIONS].
- RAILINGS :  
RAILING PER BUILDER. 36" HT. MIN. W/ 4" MAX. SPACCS.
- ROOFING AND PITCH :  
ROOFING TO BE (30 or 40 YEAR) COMPOSITE SHINGLE  
OVER 30# FELT INSTALL PER MFR. 6:12 PITCH, UNLESS  
NOTED OTHERWISE.
- ATTIC VENTILATION :  
PROVIDE ROOF VENTS AND/OR DECORATIVE VENTS AS  
SHOWN TO PROVIDE ATTIC VENTILATION AS REQUIRED  
PER LOCAL CODE.
- REFER TO SECTIONS FOR ADDITIONAL INFORMATION.



PLAN 1605.2R-N  
MASTER PLAN  
STATE of COLORADO

plan no.  
1605.2R-N  
designed by:  
CMB  
drawn by:  
CMB  
date: 10/31/19  
revisions:  
date drawn by

sheet  
A-4

PLAN 1605.2R-N  
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STATE of COLORADO

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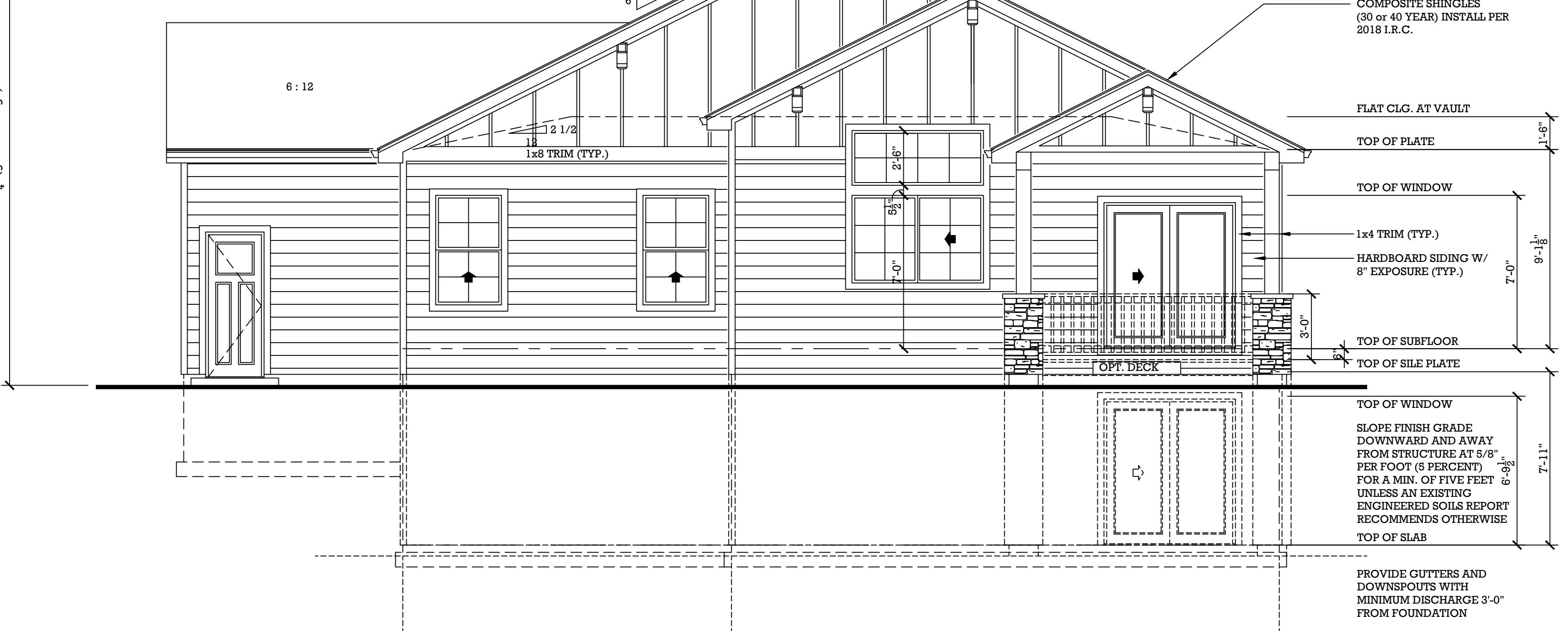
A-5

ELEVATIONS  
(SIDING)

1

REAR ELEVATION

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



PROVIDE GUTTERS AND  
DOWNSPOUTS WITH  
MINIMUM DISCHARGE 3'-0"  
FROM FOUNDATION

PROVIDE CODE COMPLIANT  
ATTIC VENTILATION - 1/500  
or 1/300 sq. ft. BASED ON  
VENT PLACEMENT.

COMPOSITE SHINGLES  
(30 or 40 YEAR) INSTALL PER  
2018 I.R.C.

FLAT CLG. AT VAULT

TOP OF PLATE

TOP OF WINDOW

1x4 TRIM (TYP.)

HARDBOARD SIDING W/  
8" EXPOSURE (TYP.)

TOP OF SUBFLOOR

TOP OF SILE PLATE

OPT. DECK

TOP OF SLAB

TOP OF WINDOW

SLOPE FINISH GRADE  
DOWNWARD AND AWAY  
FROM STRUCTURE AT 5/8"  
PER FOOT (6 PERCENT)

FOR A MIN. OF FIVE FEET  
UNLESS AN EXISTING  
ENGINEERED SOILS REPORT  
RECOMMENDS OTHERWISE

TOP OF SLAB

**TYPICAL CONSTRUCTION NOTES:**

**FOUNDATION WALL CONSTRUCTION:**  
 - POURED CONCRETE FOUNDATION WALL W/ REINFORCING PER ENGR. FOUNDATION DRAWINGS AND DETAILS. (REFER TO SOILS REPORT FOR ADDITIONAL INFORMATION).  
 - 4" PERFORATED PVC DRAIN TILE AROUND FND. TO DAYLIGHT OR SUMP AS REQUIRED WITH STONE & BACKFILL TO CODE (REFER TO SOILS REPORT FOR ADD'L INFO.)  
 - SPRAY ASPHALT DAMPROOFING BELOW GRADE PER LOCAL CODE.  
 - 2-TREATED SILL PLATE W/ 1/2" DIA. X 10" ANCHOR BOLT AT 36" MIN. O.C. AND/OR 12" FROM PLATE END (EMBEDDED MIN. 7" INTO CONC.).  
 - PROVIDE R-5 MIN. FOR 36" MIN. HORIZONTAL OR VERTICAL FOR UNHEATED FLOOR SLAB ENTIRE PERIMETER REQ'D. (AT WALKOUT AREAS)

**EXTERIOR WALL CONSTRUCTION:**  
 - 1/2" O.S.B. OR PLYWOOD SHEATHING. (SEE STRUCTURAL PLANS.)  
 - 2x6 STUDS @ 16" O.C. OR PLYWOOD DECK. NAIL PER LOCAL CODE.  
 - R-19 BATT INSULATION - UNFACE W/ MIL VAPOR BARRIER.  
 - 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.

**EXTERIOR WALL CONSTRUCTION - CEMENTITIOUS STUCCO:**  
 - EXTERIOR MATERIALS SHALL BE LISTED & APPROVED : CEMENTITIOUS STUCCO-TWO COAT SYSTEM with METAL LATH (FINISH AND COLOR PER BUILDER'S SPEC.'S)  
 - 30° FEET PER MTR.  
 - TYPICAL EXTERIOR WALL CONSTRUCTION.

**EXTERIOR WALL CONSTRUCTION - HARDBOARD SIDING:**  
 - INSTALLED PER 2018 I.R.C.  
 - HARDBOARD SIDING W/ 8" EXPOSURE PER MTR. AS SHOWN.  
 - TVVEK WRAP.  
 - TYPICAL EXTERIOR WALL CONSTRUCTION.

**EXTERIOR WALL CONSTRUCTION - STONE VENEER:**  
 - STONE VENEER W/ METAL TIES AS REQUIRED PER 2018 I.R.C.  
 - TYPICAL EXTERIOR WALL CONSTRUCTION.

**GARAGE WALL CONST. - ADJOINING LIVING SPACE:**  
 - 5/8" TYPE X' GYPSUM BOARD FINISH-TAPE AND PAINTED ON GARAGE SIDE.  
 - 2x6 STUDS @ 16" O.C. OR PLYWOOD DECK.  
 - BATT INSULATION - R13 W/ 4 MIL. BARRIER (INSULATE ALL EXTERIOR GARAGE WALLS).  
 - 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATION

**PATIO CONSTRUCTION:**  
 - SEE CONCRETE FLOOR CONSTRUCTION.  
 - SLOPE TO DRAIN PER PLAN.

**CONCRETE SLAB FLOOR CONSTRUCTION:**  
 - 4" CONC. W/ REINF. PER STRUCTURAL PLANS - FINISH PER BUILDER.  
 - SOIL PREPARATION AS RECOMMENDED BY SOILS ENGINEER.  
 - PROVIDE 1/2" EXPANSION JOINT AT PERIMETER OF SLAB & PER STRUCTURAL DRAWINGS WITH CONTROL JOINTS AS REQUIRED PER SOILS REPORT.  
 - SLOPE TO DRAIN TO OUTSIDE AT GARAGE AND AS REQUIRED PER PLAN.  
 - PROVIDE R-10 MIN. FOR 36" MIN. HORIZONTAL OR VERTICAL FOR UNHEATED FLOOR SLAB ENTIRE PERIMETER REQ'D. (AT WALKOUT AREAS)

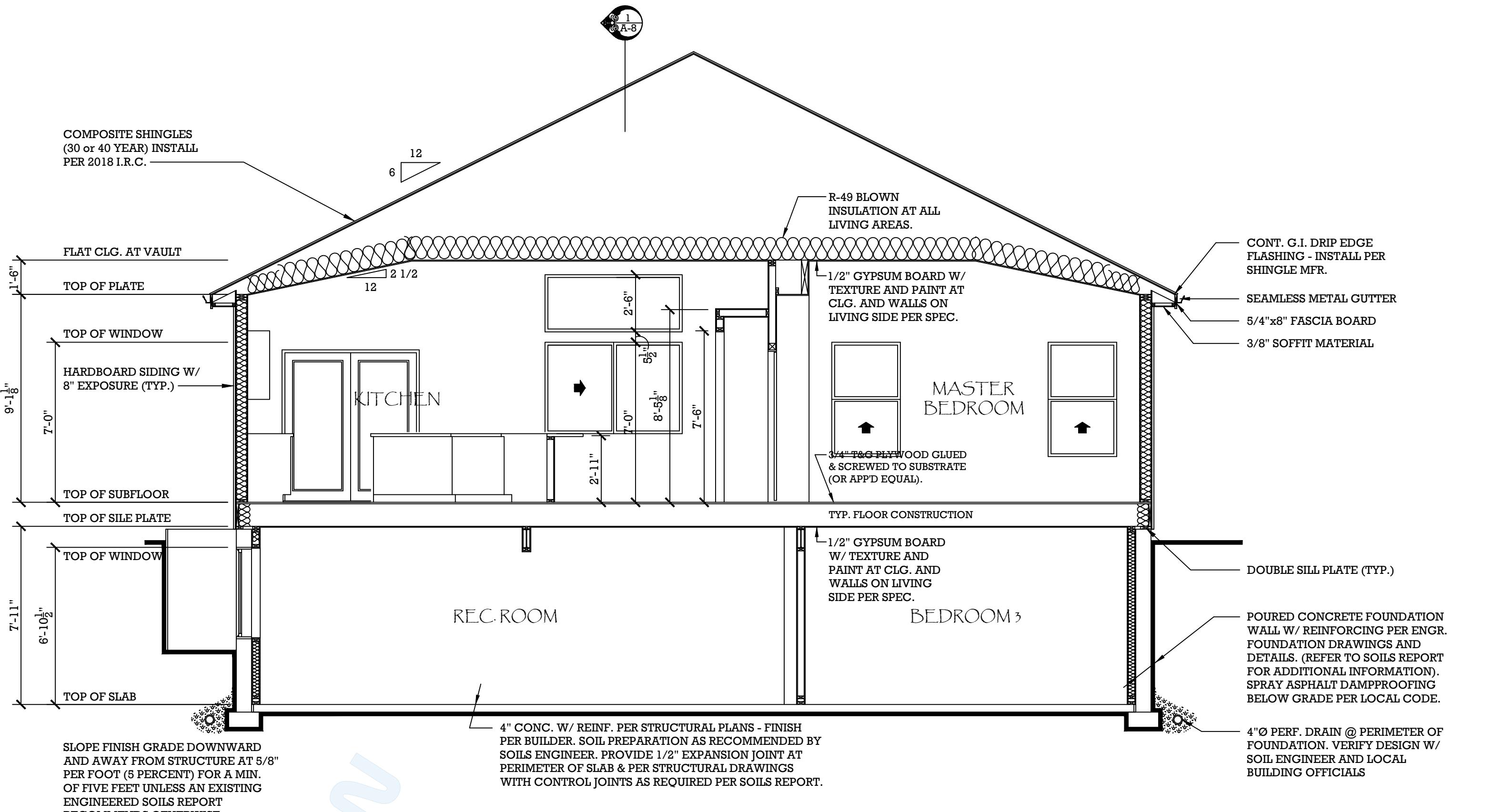
**FLOOR CONSTRUCTION:**  
 - 3/4" T&G O.S.B. GLUED & NAILED TO SUBSTRATE (OR APPD EQUAL).  
 - JOISTS PER FRAMING PLAN.  
 - R-32 BATT INSULATION AT ALL CANTILEVERS.  
 - 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON CEILINGS ON LIVING SIDE PER SPEC.

**ROOF CONSTRUCTION:**  
 - ROOFING TO BE (30 OR 40 YEAR) COMPOSITE SHINGLE.  
 - 30# FELT.  
 - 1/2" EXTERIOR GRADE O.S.B. OR PLYWOOD DECK. NAIL PER LOCAL CODE.  
 - PRE-ENGINEERED WOOD TRUSSES or 2x RAFTERS & CEILING JOISTS PER FRAMING PLANS.  
 - R-49 BATT OR BLOWN INSULATION W/ 4 MIL. VAPOR BARRIER AT ALL LIVING AREAS.  
 - 1/2" GYPSUM BOARD W/ TEXTURE AND PAINT ON LIVING SIDE PER SPECIFICATIONS.  
 - PROVIDE VENTILATION PER 2018 I.R.C.

**EAVE FASCIA CONSTRUCTION:**  
 - SYM. TO TYP. GABLE CONSTRUCTION.

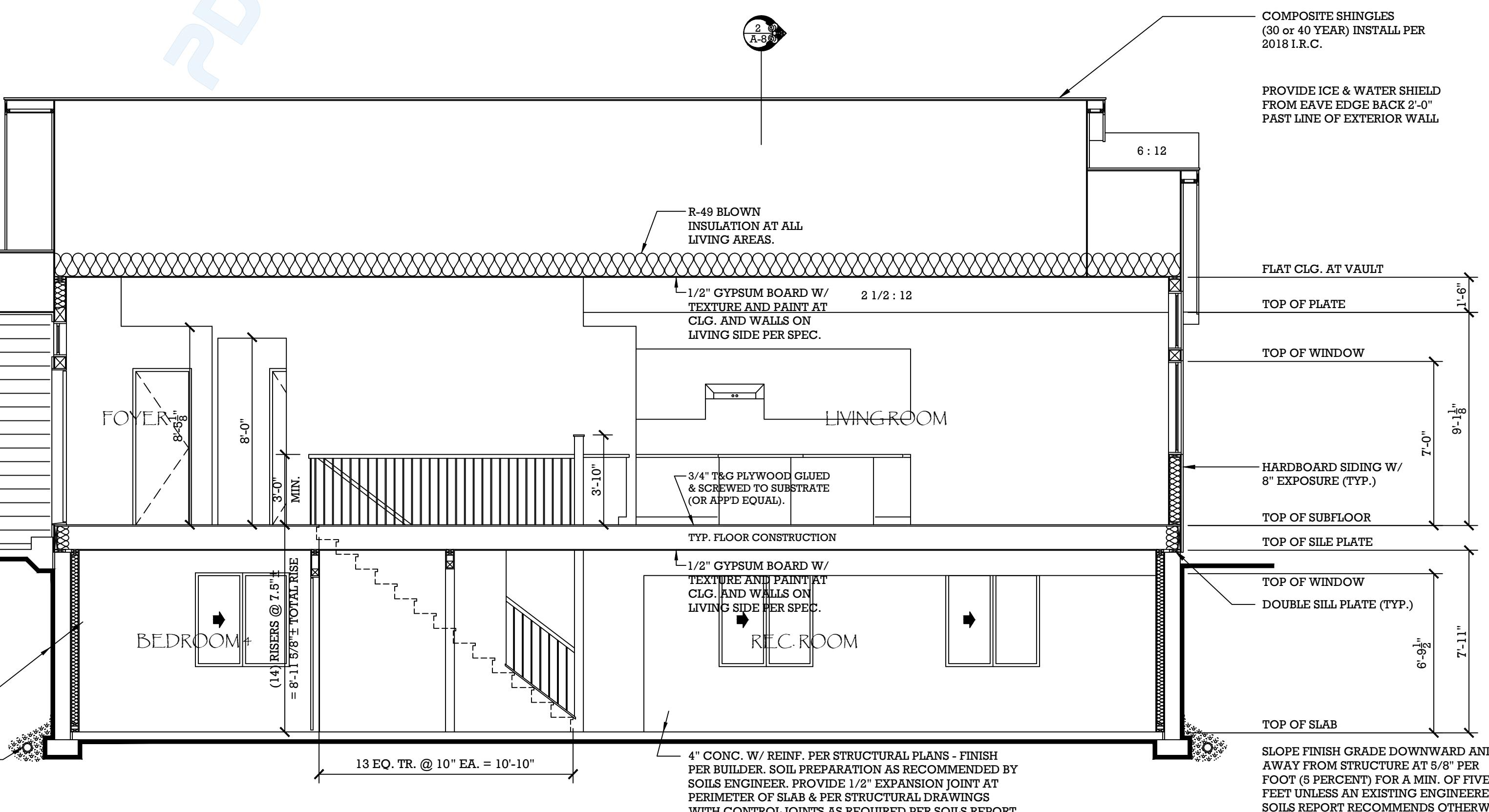
**GABLE FASCIA CONSTRUCTION:**  
 - 12" OVERHANG TO MATCH EAVE OR PER PLAN.  
 - 5/4"x8" BARGE BOARD W/ METAL DRIP EDGE, CONTINUOUS.  
 - 3/8" SOFFIT MATERIAL - SCORING, IF ANY, TO BE PERPENDICULAR TO WALLS.

**PORCH FLOOR CONSTRUCTION:**  
 - SEE CONCRETE FLOOR CONSTRUCTION. (POUR OVER METAL DECKING ON STEEL BEAM FRAMING PER ENGR. SHEETS.)  
 - SLOPE TO DRAIN PER PLAN.



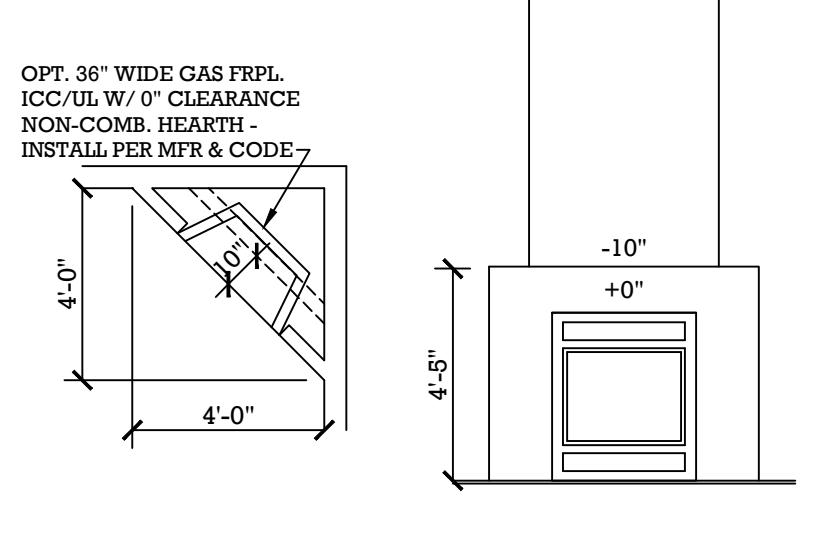
## BUILDING SECTIONS

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



## BUILDING SECTIONS

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



OPT. 45° FIREPLACE DETAIL

PLAN 1605.2R-N  
MASTER PLAN  
STATE of COLORADO

plan no.  
1605.2R-N

designed by:  
CMB

drawn by:  
CMB

date:  
10/31/19

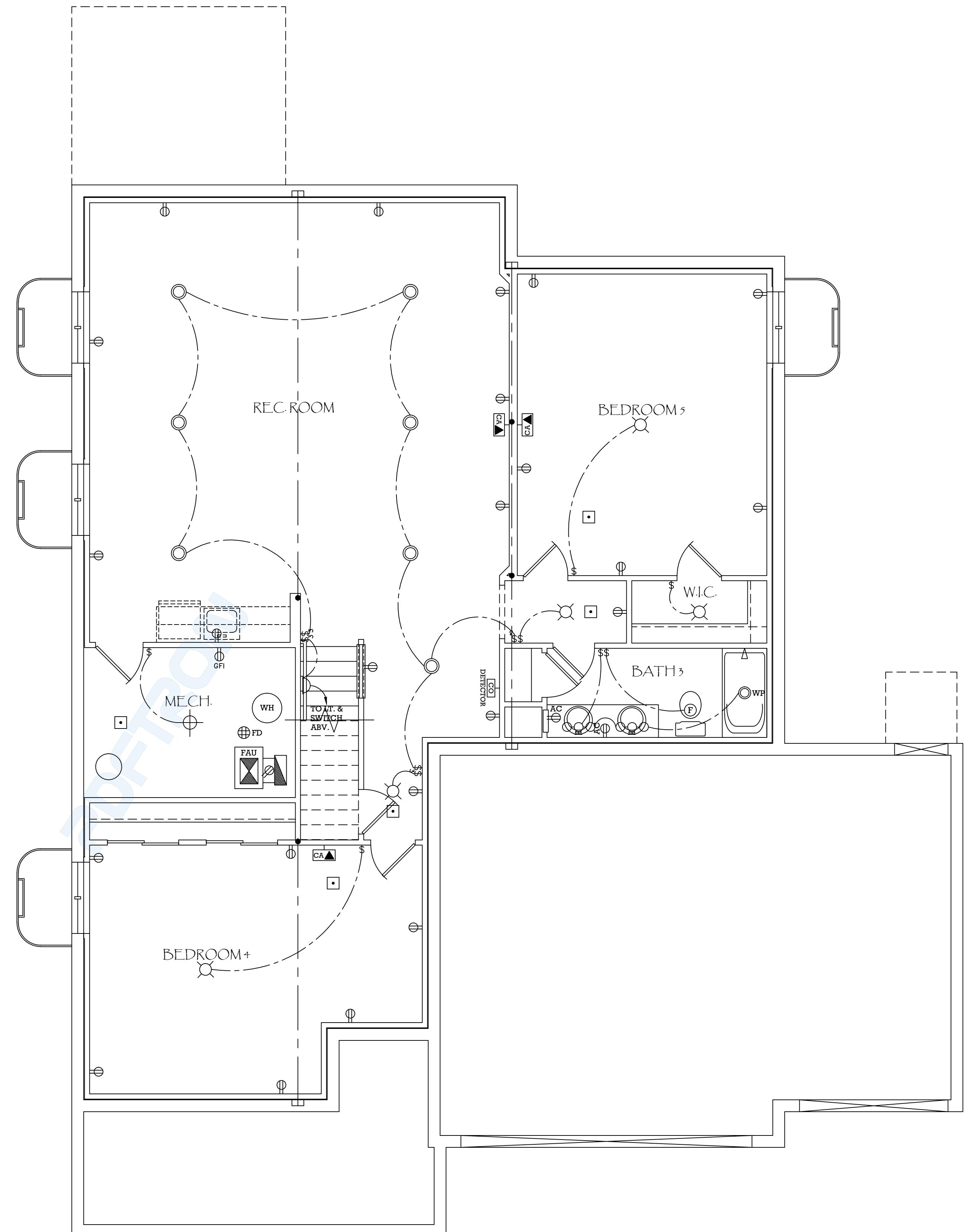
revisions:  
date drawn by

sheet  
A-6

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**ELECTRICAL NOTES:**

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- THE CONTRACTOR SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL BUILDING / ELECTRICAL CODES, ORDINANCES, AND REGULATIONS.
- ALL BATH, KITCHEN, LAUNDRY, GARAGE AND EXTERIOR OUTLETS SHALL BE ON G.F.I. CIRCUITS.
- PROVIDE SURGE PROTECTION TO OUTLETS PER BUILDER.
- LOCATION & TYPES OF LIGHTS INDICATED ARE PROPOSED ONLY - VERIFY LOCATION & TYPE OF ALL LIGHT FIXTURES, OUTLETS, ETC. W/ OWNER & BUILDER. PROVIDE PROVIDED LOW VOLTAGE ELECTRONIC CONTROLS AS REQUIRED (TYPICAL).
- SECURITY SYSTEM DESIGN & LAYOUT TO BE PER SECURITY FIRM OR SIMILAR AS REQUIRED BY OWNER & BUILDER. (OPTIONAL)
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CONCEPTUAL OPT. FULL LOWER  
LEVEL ELECTRICAL PLAN

1

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

CONCEPTUAL OPT. FULL LOWER  
LEVEL ELECTRICAL PLAN

HORIZON VIEW HOMES, LLC.

HORIZON BUSINESS PARK Circle • SUITE 140 • Firestone, Colorado 80504  
Office: (303) 685-4479 • www.horizonviewhomesco.com

PLAN 1605.2R-N

MASTER PLAN

STATE of COLORADO

plan no.

1605.2R-N

designed

by: CMB

drawn by: CMB

date: 10/31/19

revisions:

date	drawn by

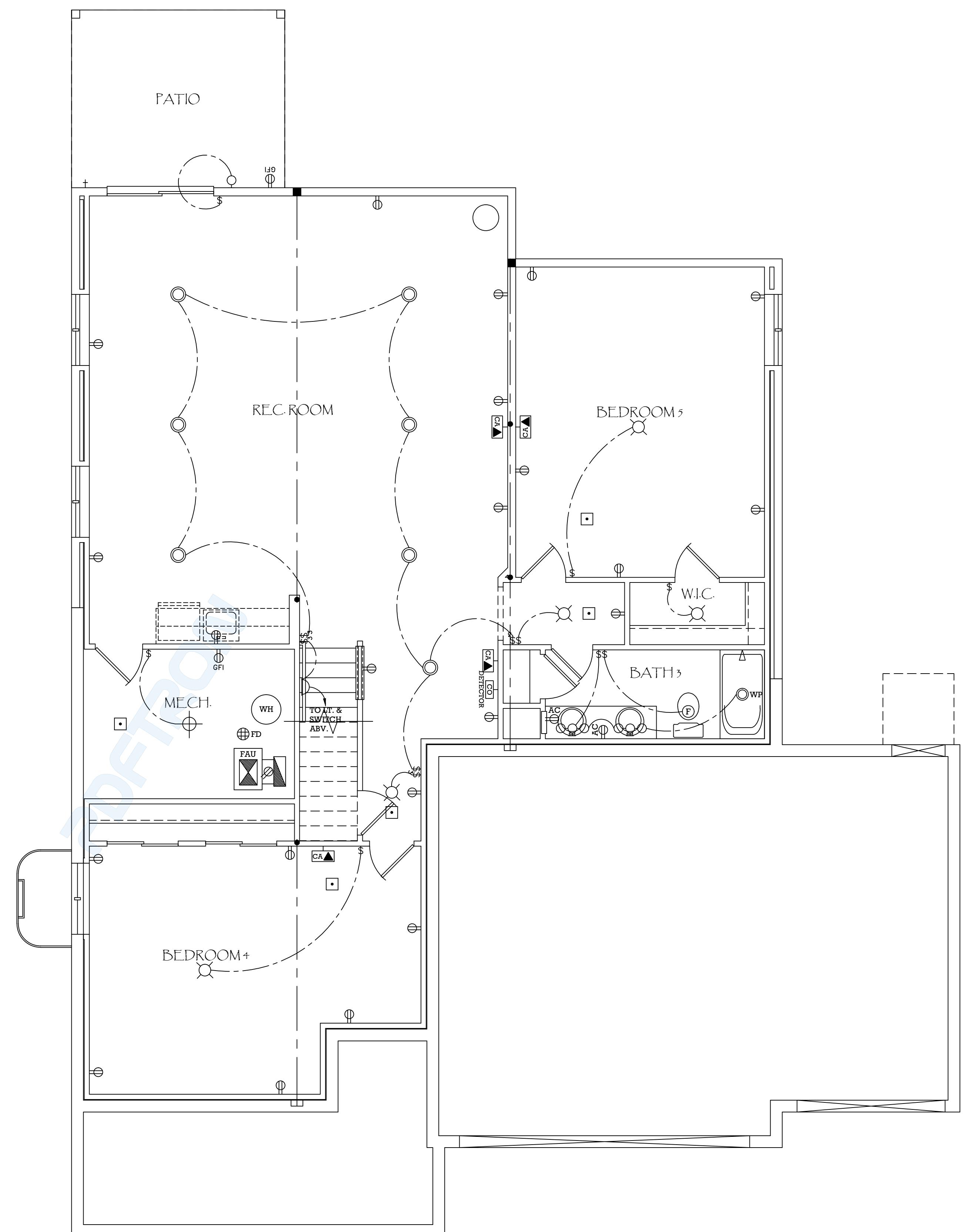
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CONCEPTUAL OPT. FULL LOWER  
LEVEL ELECTRICAL PLAN

1

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

CONCEPTUAL OPT. FULL LOWER  
LEVEL ELECTRICAL PLAN  
MASTER PLAN  
STATE of COLORADO

plan no.  
1605.2R-N

designed  
by:  
CMB

drawn by:  
CMB

date: 10/31/19

revisions:

date drawn by

sheet  
E - 1.1

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Office: (303) 685-4479 • www.horizonviewhomesco.com

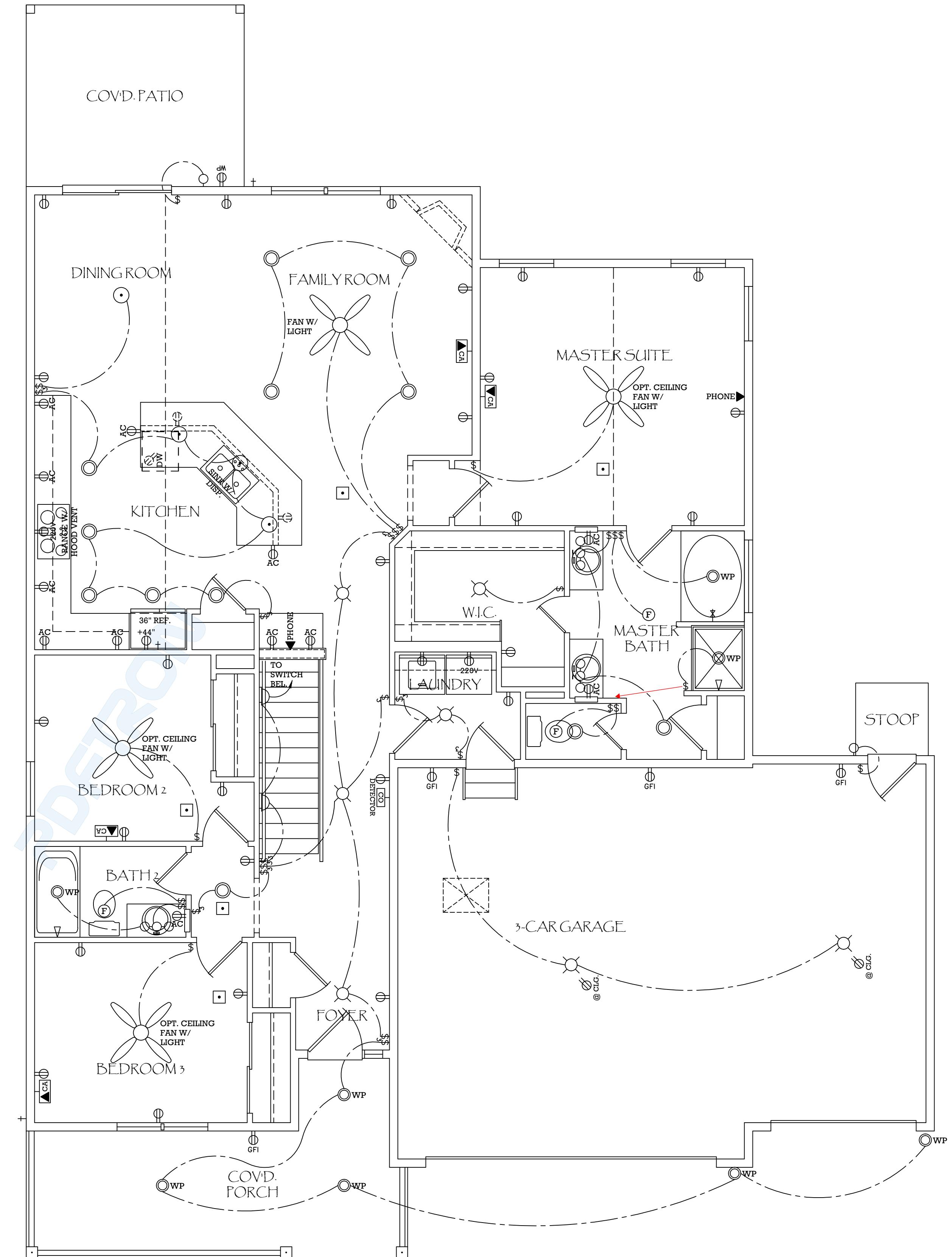


CONCEPTUAL MAIN LEVEL  
ELECTRICAL PLAN  
HORIZON VIEW HOMES, LLC.  
11409 Business Park Circle • SUITE 140 • FORT COLLINS, COLORADO 80504  
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CONCEPTUAL MAIN LEVEL  
ELECTRICAL PLAN

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

1

PLAN no.	1605.2R-N	
designed by:	CMB	
drawn by:	CMB	
date:	10/31/19	
revisions :		
date	drawn by	
sheet		
E - 2		