

BUILDING THREE - SECOND FLOOR PLAN

97-048

revision no.	date	by



WAGNER ARCHITECTURAL TEAM, LTD.
 1700 S. W. 10th Ave., Suite 402
 Denver, Colorado 80202
 Phone: 333-1111

THE BAY CLUB AT FRISCO
 CONDOMINIUMS
 FRISCO, COLORADO
 FOR
 LOUP DEVELOPMENT

project no.	96122
date	5-28-77
drawn	
checked	
sheet	A-15

SEE SHEET 08 FOR GENERAL FRAMING NOTES
ALL FLOOR FRAMING SHALL BE 5/8" TJI/8" @ 16" O.C.
ALL DECK FRAMING SHALL BE 2x10 @ 16" O.C.
ALL LEDGERS SHALL BE 2x10 @ 2-3/4" LAG SCREWS @ 16" O.C.
ALL BEAMS & HEADERS SHALL BE 2-2x10 @ 2x4 WALLS UNLESS NOTED OTHERWISE
FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA = 8'-0 1/2"
FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA = 8'-5 1/2"
SECOND FLOOR PLATE ABOVE FINISHED FLOOR = 8'-0 1/2"
SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS
SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
OVERFRAMING SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED:
2x8 FOR SPANS GREATER THAN 12'
2x8 FOR SPANS FROM 8' TO 12'
2x6 FOR SPANS LESS THAN 8'

97-046

FRAMING HANGER TABLE
(UNLESS NOTED OTHERWISE)

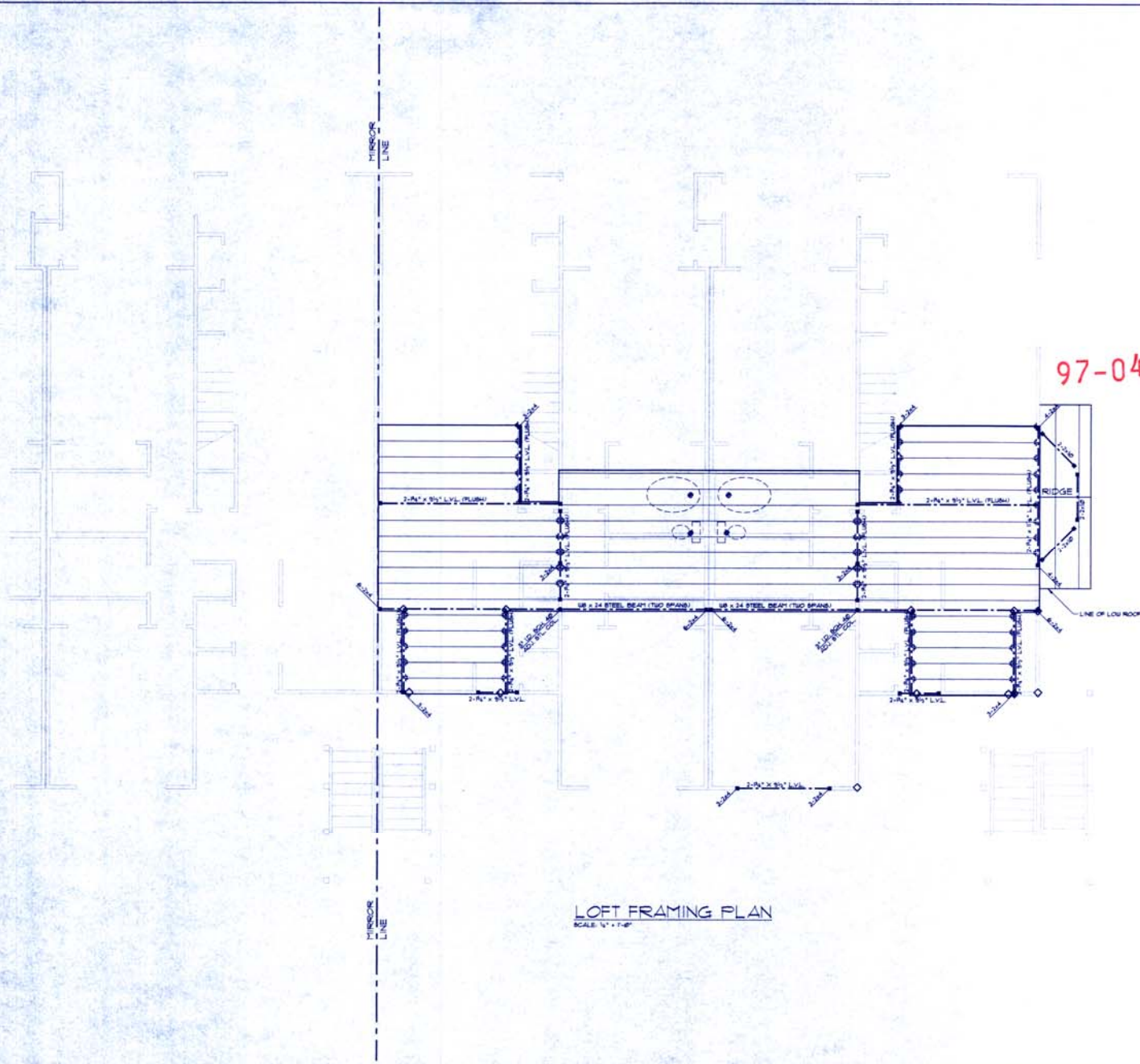
INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1-2x8	LH28	LH28
1-2x10	LH20	LH20
2-2x10	HA20-TF	HA20-T
1-2x10	HA20-TF	HA20
2-2x10	HA20-TF	HA20-T
1-8x8	HT25S	HT25
2-8x8	GLT25S	HG2840
3/4" x 10 1/2" POST	-	HG240
3/4" x 10 1/2"	-	HG2840

SHEAR WALL SCHEDULE

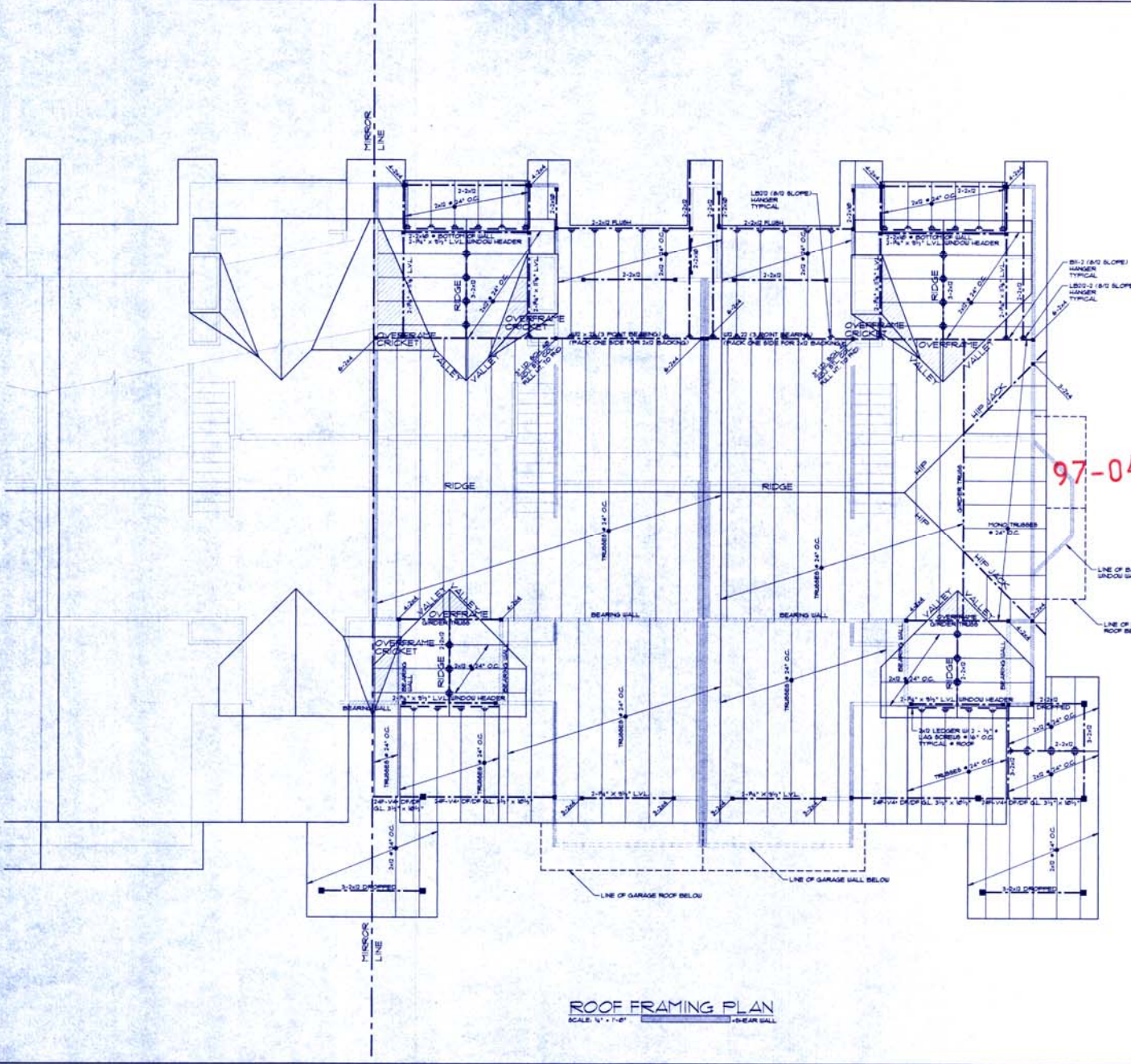
WALL LOCATION	BILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD & EDGE NAILING
COMMON WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYP. X INT. GYP BOARD	6" COOLER NAILS @ 4" O.C. OR SEE NOTE
EXTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYP. X EXT. GYP SHEATHING	6" COOLER NAILS @ 4" O.C. OR 1 1/2" 16 GA. STAPLES @ 4" O.C.
INTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYP. X INT. GYP BOARD	6" COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT. OR INT.) SHALL BE BLOODED CONTINUOUSLY.
ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 10" L ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 11" L EXPANSION ANCHORS @ 36" O.C. TYP. W/ 4" EMBEDMENT IN SLAB.



LOFT FRAMING PLAN
SCALE 1/4" = 1'-0"

BUILDING ONE



SEE SHEET 50 FOR GENERAL FRAMING NOTES
 ALL FLOOR FRAMING SHALL BE 2x12 @ 16" O.C.
 ALL DECK FRAMING SHALL BE 2x10 @ 16" O.C.
 ALL LEDGERS SHALL BE ANCHORED W/ 2 - 3/4" LAG SCREWS @ 16" O.C.
 ALL BEAMS & HEADERS SHALL BE 2 - 2x10 @ 2x4 WALLS UNLESS NOTED OTHERWISE
 FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA + 8'-0", FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA + 9'-3 1/2"
 SECOND FLOOR PLATE ABOVE FINISHED FLOOR + 8'-0"
 SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
 ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
 TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
 OVERFRAMING SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
 CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED:
 2x8 FOR SPANS GREATER THAN 12'
 2x6 FOR SPANS FROM 8' TO 12'
 2x6 FOR SPANS LESS THAN 8'

===== INTERIOR BEARING WALL

FRAMING HANGER TABLE
(UNLESS NOTED OTHERWISE)
INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1 - 2x8	L80	L26
1 - 2x10	L210	L26
2 - 2x10	H820-27*	H820-2
1 - 2x12	H820-27*	H820
2 - 2x12	H820-27*	H820-2
1-8"	IT725	UT25
2-8"	GLT355	HOUS4E
3 1/2" x 10 1/2" POST		HUC4E
3 1/2" x 10 1/2"		HOUS4E

SHEAR WALL SCHEDULE

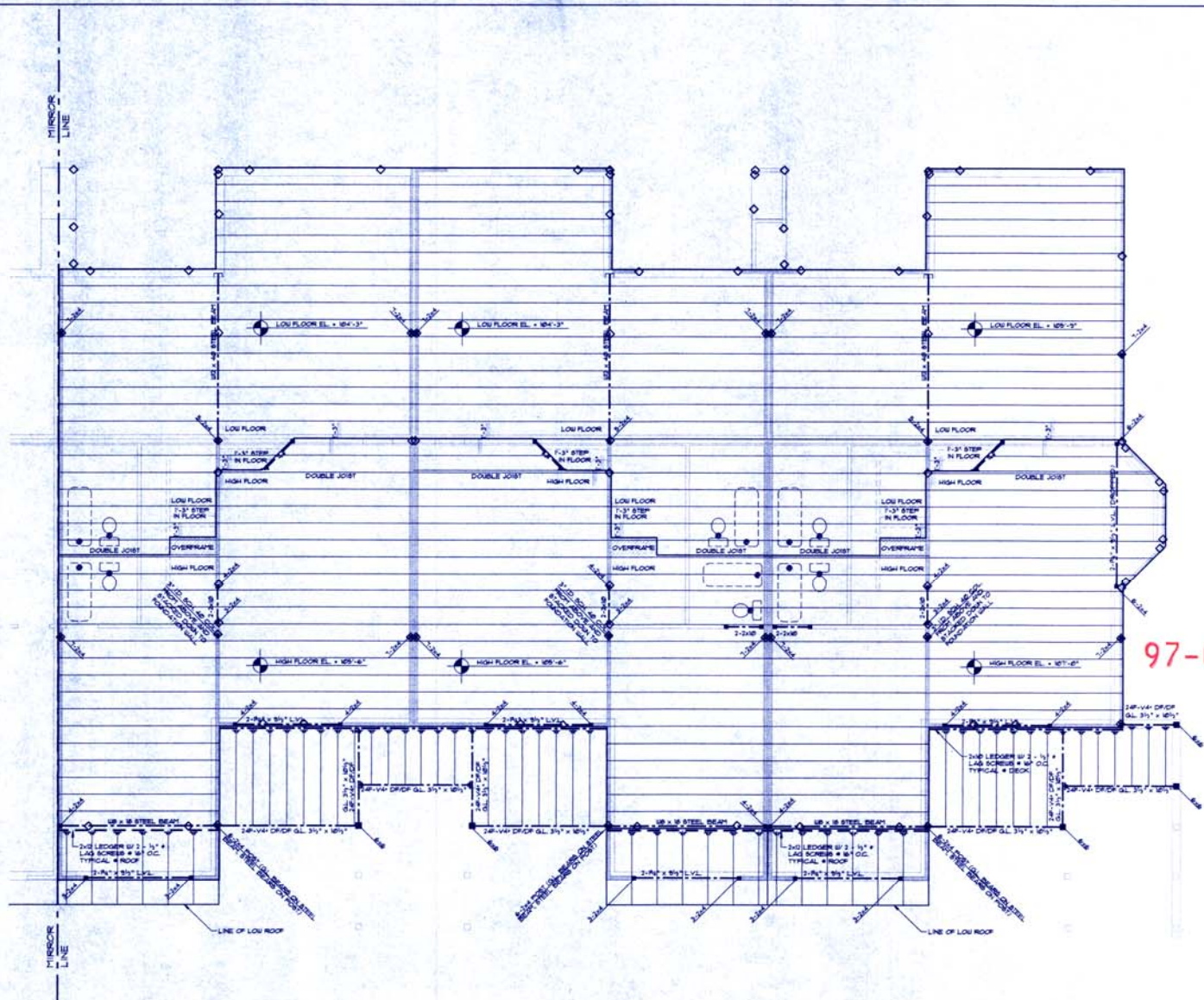
WALL LOCATION	SILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD # EDGE NAILING
COMMON WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6d COOLER NAILS @ 4" O.C. SEE NOTE
EXTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYPE X EXT. GYP. SHEATHING	6d COOLER NAILS @ 4" O.C. OR 10 1/2 GA STAPLES @ 4" O.C.
INTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6d COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT. OR INT.) SHALL BE BLOCKED CONTINUOUSLY.
 ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 8" L ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 12" EXPANSION ANCHORS @ 36" O.C. TYP. W/ 4" EMBEDMENT IN SLAB

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

BUILDING ONE

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SEE SHEET 88 FOR GENERAL FRAMING NOTES
ALL FLOOR FRAMING SHALL BE 2x11 TJI/15 @ 16" O.C.
ALL DECK FRAMING SHALL BE 2x10 @ 16" O.C.
ALL LEDGERS SHALL BE ANCHORED W/ 2-3/4" LAG SCREWS @ 16" O.C.
ALL BEAMS & HEADERS SHALL BE 2-2x10 @ 2x4 WALLS UNLESS NOTED OTHERWISE
FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA = 8'-0 1/2"
FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA = 9'-3 1/2"
SECOND FLOOR PLATE ABOVE FINISHED FLOOR = 8'-0 1/2"
SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS
SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
OVERFRAMING SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED:
2x10 FOR SPANS GREATER THAN 12'
2x8 FOR SPANS FROM 8' TO 12'
2x6 FOR SPANS LESS THAN 8'

FRAMING HANGER TABLE
(UNLESS NOTED OTHERWISE)

INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE FRONT HANGER
1-2x8	LH28	LH28
1-2x6	LH16	LH16
2-2x8	HANG-2T	HANG-2
1-2x10	HANG-TF	H20
2-2x10	HANG-2T	HANG-2
1-8x12	IT233	UT2
2-8x12	GLT133B	HGB48
3 1/2" x 10 1/2" POST	-	HUC48
3 1/2" x 10 1/2"	-	HGB48

SHEAR WALL SCHEDULE

WALL LOCATION	BILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD & EDGE NAILING
COMMON WALLS	1x6 COMMON NAILS @ 12" O.C.	1x6 COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6-3 COOLER NAILS @ 4" O.C. SEE NOTE
EXTERIOR WALLS	1x6 COMMON NAILS @ 12" O.C.	1x6 COMMON NAILS @ 12" O.C.	5/8" TYPE X EXT. GYP. SHEATHING	6-3 COOLER NAILS @ 4" O.C. OR 1 1/2" 16 GA. STAPLES @ 4" O.C.
INTERIOR WALLS	1x6 COMMON NAILS @ 12" O.C.	1x6 COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6-3 COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT. OR INT.) SHALL BE BLOTTED CONTINUOUSLY.
ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 16" L. ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 12" L. EXPANSION ANCHORS @ 36" O.C. TYP. W/ 4" EMBEDMENT IN SLAB.

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

BUILDING TWO

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MARTIN DESIGN INC. PROJECT: 08-001-001-001-001
UNLICENSED ARCHITECTURE & DESIGN

DATE: 6-18-08
DRAWN BY: T
CHECKED BY: M
PROJ. NO: 08-001-001-001-001
REVISION: BY/DATE

SHEET NUMBER
S13



MARTIN
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Phone: 970.247.2000
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SECOND FLOOR FRAMING PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

PREPARED FOR:

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970.247.2000 FAX 970.247.2001

DATE: 6-16-17
DRAWN BY: TDJ
CHECKED BY: MEF
PROJECT NO. STU-2017-001
REVISION BY/DATE

SHEET NUMBER
S14

SEE SHEET 58 FOR GENERAL FRAMING NOTES
ALL FLOOR FRAMING SHALL BE 9/16" T&B/S/S * 16" O.C.
ALL DECK FRAMING SHALL BE 2X10S * 16" O.C.
ALL LEDGERS SHALL BE ANCHORED W/ 2-3/4" LAG SCREWS * 16" O.C.
ALL BEAMS & HEADERS SHALL BE 2-2X10S * 2X4 WALLS UNLESS NOTED OTHERWISE
FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA * 8'-0 3/4"
FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA * 9'-3 3/4"
SECOND FLOOR PLATE HEIGHT ABOVE FINISHED FLOOR * 8'-0 3/4"
SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS
SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2X12 RAFTERS * 24" O.C. UNLESS NOTED OTHERWISE
TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
OVERFRAMING SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED:
2X8 FOR SPANS GREATER THAN 10'
2X8 FOR SPANS FROM 8' TO 10'
2X6 FOR SPANS LESS THAN 8'

FRAMING HANGER TABLE
(UNLESS NOTED OTHERWISE)

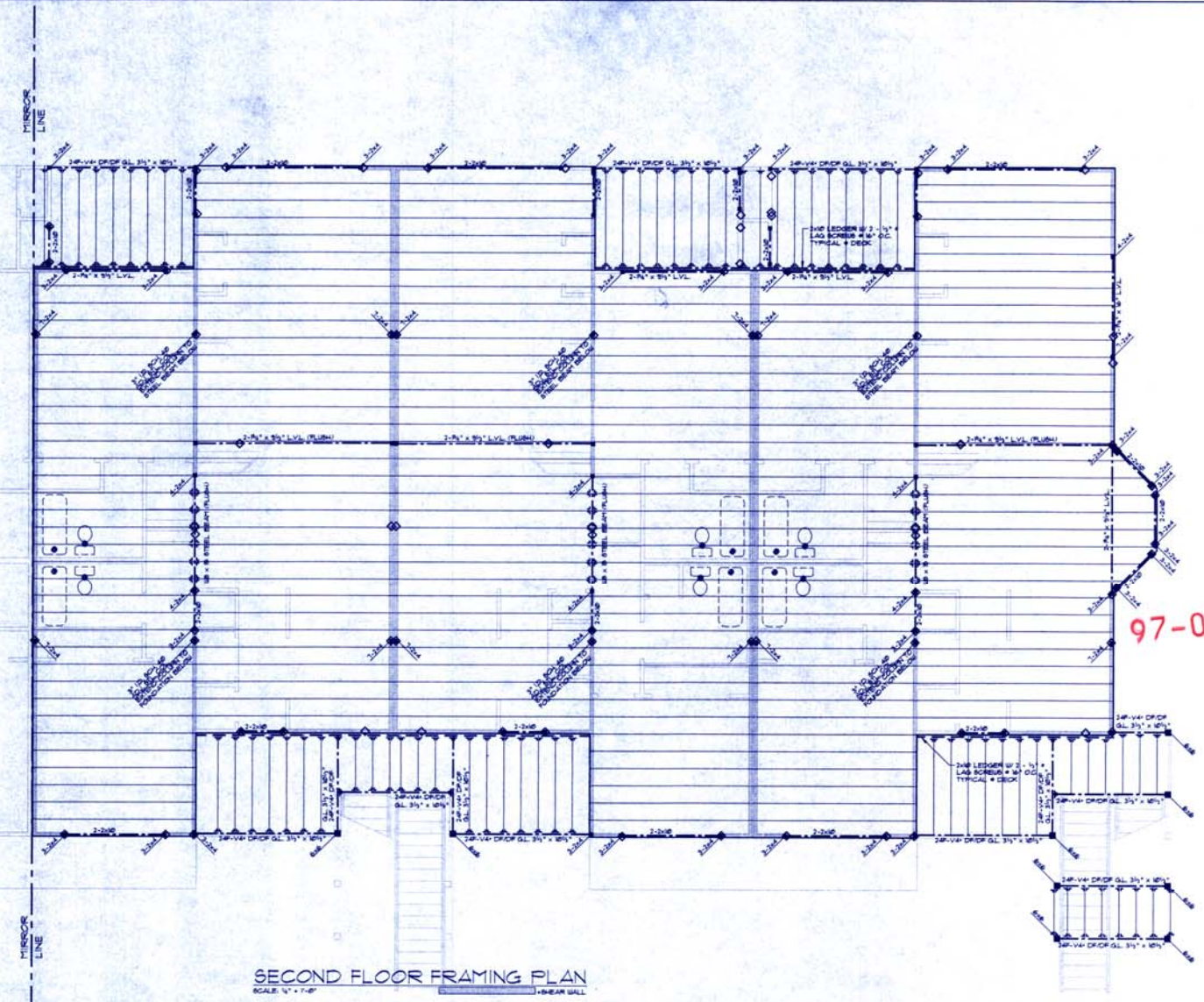
JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1-2X8	LE28	L28
1-2X10	LE30	L30
1-2X10	H430-3T	H430-2
1-2X12	H432-T	H432
2-2X10	H432-3T	H432-2
1-9/16"	IT235	IT235
2-9/16"	GLT235A	GL235A
3/4" x 10 1/2" x POST	-	H434D
3/4" x 10 1/2"	-	H434D

SHEAR WALL SCHEDULE

WALL LOCATION	BILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD # EDGE NAILING
COMMON WALLS	1/2" COMMON NAILS * 12" O.C.	1/2" COMMON NAILS * 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6S COOLER NAILS * 4" O.C. SEE NOTE
EXTERIOR WALLS	1/2" COMMON NAILS * 12" O.C.	1/2" COMMON NAILS * 12" O.C.	5/8" TYPE X EXT. GYP. SHEATHING	6S COOLER NAILS * 4" O.C. OR 1 1/2" 16 GA. STAPLES * 4" O.C.
INTERIOR WALLS	1/2" COMMON NAILS * 12" O.C.	1/2" COMMON NAILS * 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6S COOLER NAILS * 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT. OR INT.) SHALL BE BLOCKED CONTINUOUSLY.
ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 16" L ANCHOR BOLTS * 24" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 12" EXPANSION ANCHORS * 24" O.C. TYP. @ 4' INTERSECT IN SLAB.

97-047



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

BUILDING TWO

SEE SHEET 58 FOR GENERAL FRAMING NOTES
ALL FLOOR FRAMING SHALL BE 2x12 @ 16" O.C.
ALL DECK FRAMING SHALL BE 2x10 @ 16" O.C.
ALL LEDGERS SHALL BE ANCHORED W/ 2 - 3/4" LAG SCREWS @ 16" O.C.
ALL BEAMS & HEADERS SHALL BE 2x10 @ 2x4 WALLS UNLESS NOTED OTHERWISE
FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA = 8'-0 1/2"
FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA = 9'-3 1/4"
SECOND FLOOR PLATE ABOVE FINISHED FLOOR = 8'-0 1/2"

SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS
SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURERS
OVERFRAMING SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED:
2x12 FOR SPANS GREATER THAN 12'
2x8 FOR SPANS FROM 8' TO 12'
2x6 FOR SPANS LESS THAN 8'

FRAMING HANGER TABLE
(UNLESS NOTED OTHERWISE)
INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATION

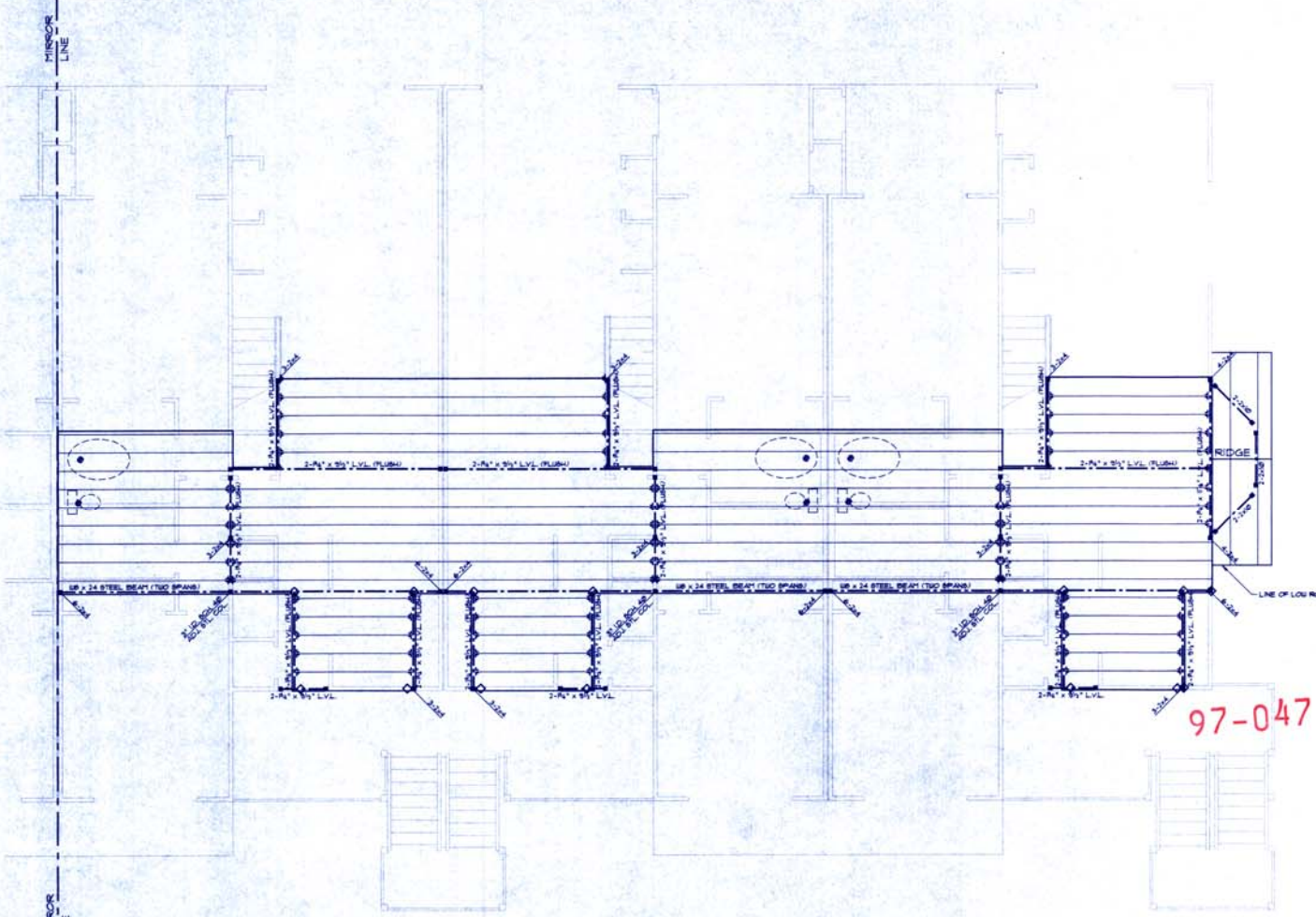
JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1- 2x8	LS20	LS20
1- 2x10	LS20	LS20
2- 2x10	HU20-2T	HU20-2
1- 2x10	HU20-2T	HU20
2- 2x10	HU20-2T	HU20-2
1- 6x6	HT20S	HT20
2- 6x6	GLTY20S	HU20-2
3 1/2" x 6 1/2" x POST	-	HU20-2
3 1/2" x 6 1/2"	-	HU20-2

SHEAR WALL SCHEDULE

WALL LOCATION	BILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD & EDGE NAILING
COMMON WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6x4 COOLER NAILS @ 4" O.C. SEE NOTE
EXTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYPE X EXT. GYP. SHEATHING	6x4 COOLER NAILS @ 4" O.C. OR 1 1/2" W GA. STAPLES @ 4" O.C.
INTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6x4 COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT. OR INT.) SHALL BE BLOTTED CONTINUOUSLY.
ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 8" L. ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 12" EXPANSION ANCHORS @ 36" O.C. TYP. W/ 4" EMBEDMENT IN SLAB.

97-047



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

BUILDING TWO



MARTIN
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ROOF FRAMING PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

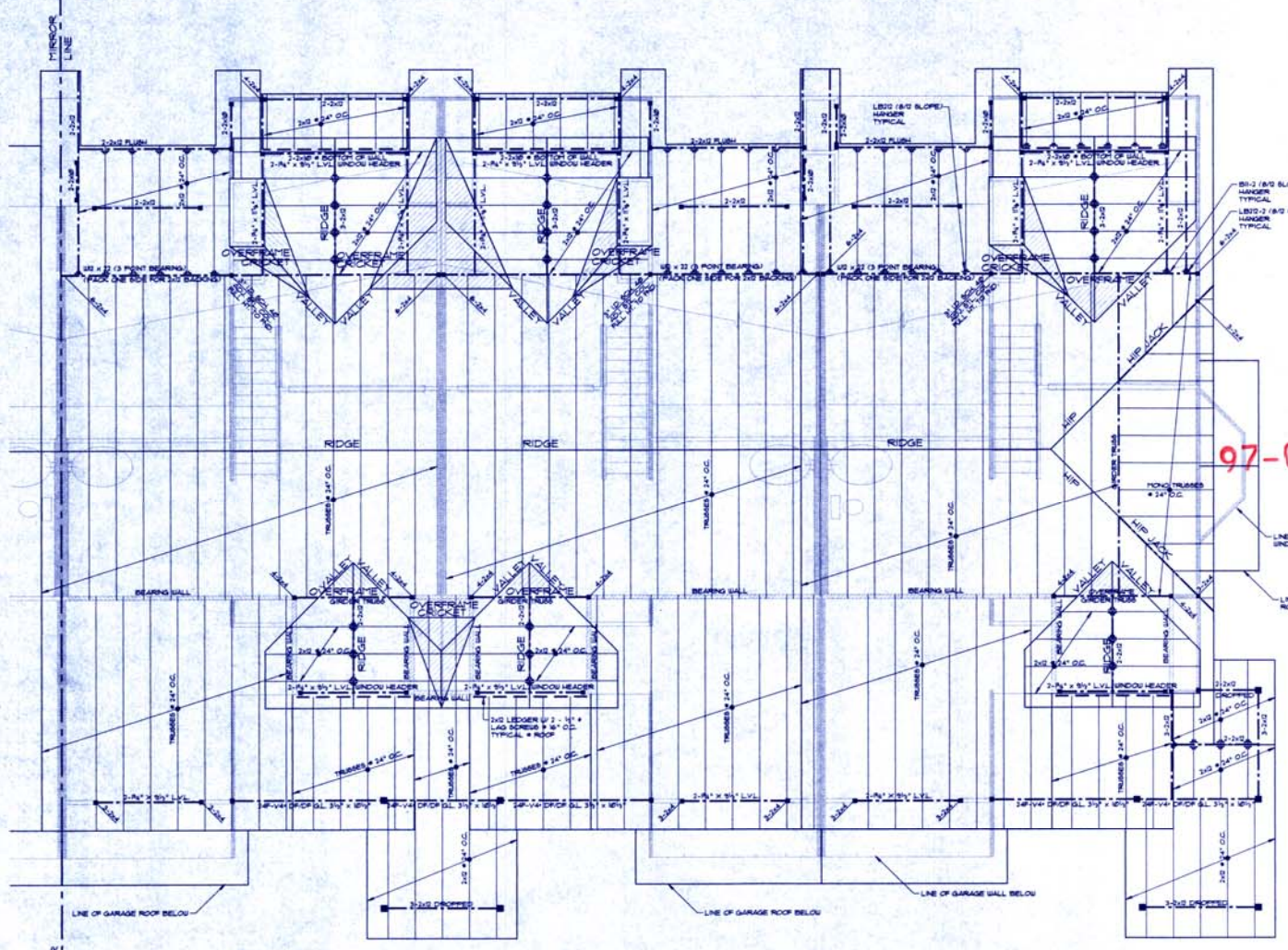
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DATE: 6-16-11
DRAWN BY: TDJ
CHECKED BY: REP
PROJECT: 03-2009
REVISION: BY/DATE

SHEET NUMBER

S16



97-047

SEE SHEET 56 FOR GENERAL FRAMING NOTES
 ALL FLOOR FRAMING SHALL BE 2x10 @ 16" O.C.
 ALL DECK FRAMING SHALL BE 2x10 @ 16" O.C.
 ALL LEDGERS SHALL BE ANCHORED W/ 2-3/4" LAG SCREWS @ 16" O.C.
 ALL BEAMS & HEADERS SHALL BE 2-2x10 @ 2x4 WALLS UNLESS NOTED OTHERWISE
 FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA = 8'-0 1/2"
 FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA = 9'-3 1/2"
 SECOND FLOOR PLATE ABOVE FINISHED FLOOR = 8'-0 1/2"
 SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS
 SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
 ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
 TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
 OVERRAINS SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
 CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED:
 2x10 FOR SPANS GREATER THAN 12'
 2x8 FOR SPANS FROM 8' TO 12'
 2x6 FOR SPANS LESS THAN 8'

FRAMING HANGER TABLE
(ALL DIMS NOTED OTHERWISE)

INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1-2x8	L208	L128
1-2x10	L210	L130
2-2x8	H400-2P	H400-2
1-2x10	H420-1P	H420
2-2x10	H420-2P	H420-2
1-2x12	H420	H420
2-2x12	H420-2P	H420-2
1-2x12	H420	H420
2-2x12	H420-2P	H420-2
3 1/2" x 10 1/2" POST		HUC40
3 1/2" x 10 1/2"		HUC40

SHEAR WALL SCHEDULE

WALL LOCATION	BILL NAILING	TOE NAILING	SHEATHING MATERIAL	EDGE NAILING
COMMON WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT GYP BOARD	5/8" COOLER NAILS @ 4" O.C. SEE NOTE
EXTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYPE X EXT GYP SHEATHING	5/8" COOLER NAILS @ 4" O.C. OR 1 1/2" DIA. STAPLES @ 4" O.C.
INTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT GYP BOARD	5/8" COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT OR INT) SHALL BE BLOCKED CONTINUOUSLY.
 ALL EXTERIOR SHEAR WALLS TO HAVE 1 1/2" DIA X 10' L ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1 1/2" DIA X 11' EXPANSION ANCHORS @ 36" O.C. TYP. W/ 4" EMBEDMENT IN SLAB.

BUILDING TWO

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



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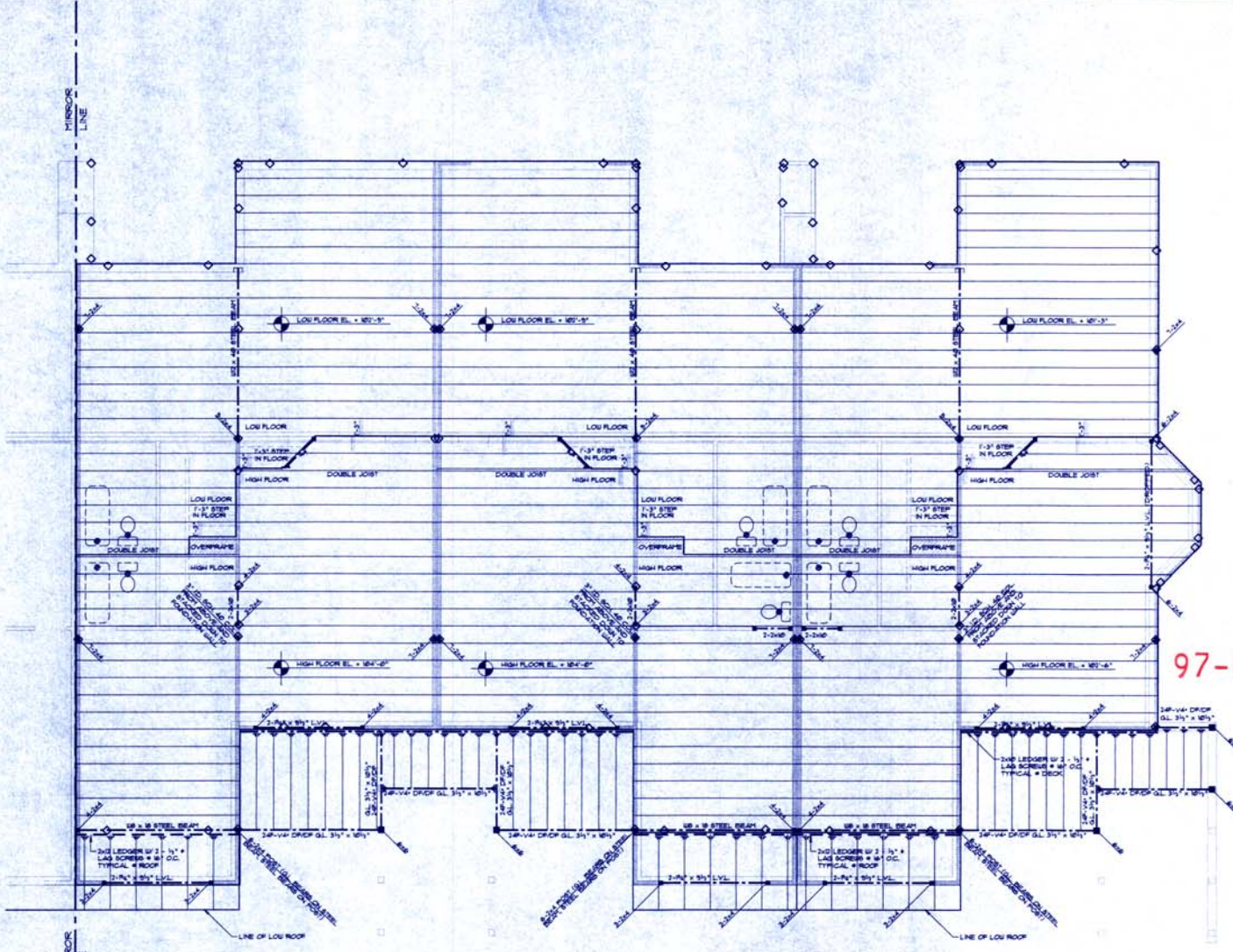
FIRST FLOOR FRAMING PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTRITE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

PREPARED FOR:

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DATE: 6-16-07
DRAWN BY: TCU
CHECKED BY: HSP
PROJECT NO: ST-2007
REVISION: BY: GATE

SHEET NUMBER
S17



SEE SHEET 08 FOR GENERAL FRAMING NOTES
ALL FLOOR FRAMING SHALL BE 3/4" TJI/15/6 @ 16" O.C.
ALL DECK FRAMING SHALL BE 2x10 @ 16" O.C.
ALL LEDGERS SHALL BE ANCHORED W/ 2 - 3/4" LAG SCREWS @ 16" O.C.
ALL BEAMS & HEADERS SHALL BE 2 - 2x10 @ 2x4 WALLS UNLESS NOTED OTHERWISE
FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA + 8'-0 3/4"
FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA + 9'-3 3/4"
SECOND FLOOR PLATE ABOVE FINISHED FLOOR + 8'-0 3/4"
SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS
SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
OVERFRAMING SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED: 2x8 FOR SPANS GREATER THAN 12' 2x6 FOR SPANS FROM 8' TO 12' 2x4 FOR SPANS LESS THAN 8'

FRAMING HANGER TABLE
(UNLESS NOTED OTHERWISE)

INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1- 2x8	LB28	LUB8
1- 2x10	LB28	LUB8
2- 2x10	HUB28-2TR	HUB28-2
1- 2x10	HUB28-TR	HUB28
2- 2x10	HUB28-2TR	HUB28-2
1-10x10	HT28S	HT28
2-10x10	GLTY28S	HUB48
3 1/2" x 10 1/2" x POST	-	HUB48
3 1/2" x 10 1/2"	-	HUB48

97-048

SHEAR WALL SCHEDULE

WALL LOCATION	SILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD & EDGE NAILING
COMMON WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYPE X INT GYP BOARD @ 12" O.C.	1/2" COOLER NAILS @ 4" O.C. SEE NOTE
EXTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYPE X EXT GYP SHEATHING @ 12" O.C.	1/2" COOLER NAILS @ 4" O.C. OR 1 1/2" W GA STAPLES @ 4" O.C.
INTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYPE X INT GYP BOARD @ 12" O.C.	1/2" COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT. OR INT.) SHALL BE BLOCKED CONTINUOUSLY.
ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 10' L ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 12' EXPANSION ANCHORS @ 36" O.C. TYP. @ 4" EMBEDMENT IN SLAB.

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

BUILDING THREE

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LOFT FRAMING PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RANTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

PREPARED FOR:

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DATE: 6-9-17
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PROJECT NO.: 170-0000
REVISION: BY/DATE

SHEET NUMBER
S19

SEE SHEET 58 FOR GENERAL FRAMING NOTES
ALL FLOOR FRAMING SHALL BE 2x12 @ 16" O.C.
ALL DECK FRAMING SHALL BE 2x10 @ 16" O.C.
ALL LEDGERS SHALL BE ANCHORED W/ 2- 3/4" LAG SCREWS @ 16" O.C.
ALL BEAMS & HEADERS SHALL BE 2- 2x10 @ 2x4 WALLS UNLESS NOTED OTHERWISE
FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA = 8'-0"
FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA = 9'-3"
SECOND FLOOR PLATE ABOVE FINISHED FLOOR = 8'-0"
SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATION
SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
OVERFRAMING SHALL BE 1X6GY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
CONVENTIONAL OVER-FRAME MEMBERS AS REQUIRED:
2x10 FOR SPANS GREATER THAN 12'
2x8 FOR SPANS FROM 8' TO 12'
2x6 FOR SPANS LESS THAN 8'

FRAMING HANGER TABLE
(UNLESS NOTED OTHERWISE)
INSTALL ALL HANGERS PER MANUFACTURER'S SPECIFICATIONS

JOIST/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1- 2x8	LE20	LE28
1- 2x10	LE20	LE28
2- 2x10	H420-27F	H420-2
1- 2x12	H420-27F	H420
2- 2x12	H420-27F	H420-2
1-9x12	IT728	UT28
2-9x12	GLV335	H420-4E
3 1/2" x 10 1/2" x POST		H420-4
3 1/2" x 10 1/2"		H420-4E

SHEAR WALL SCHEDULE

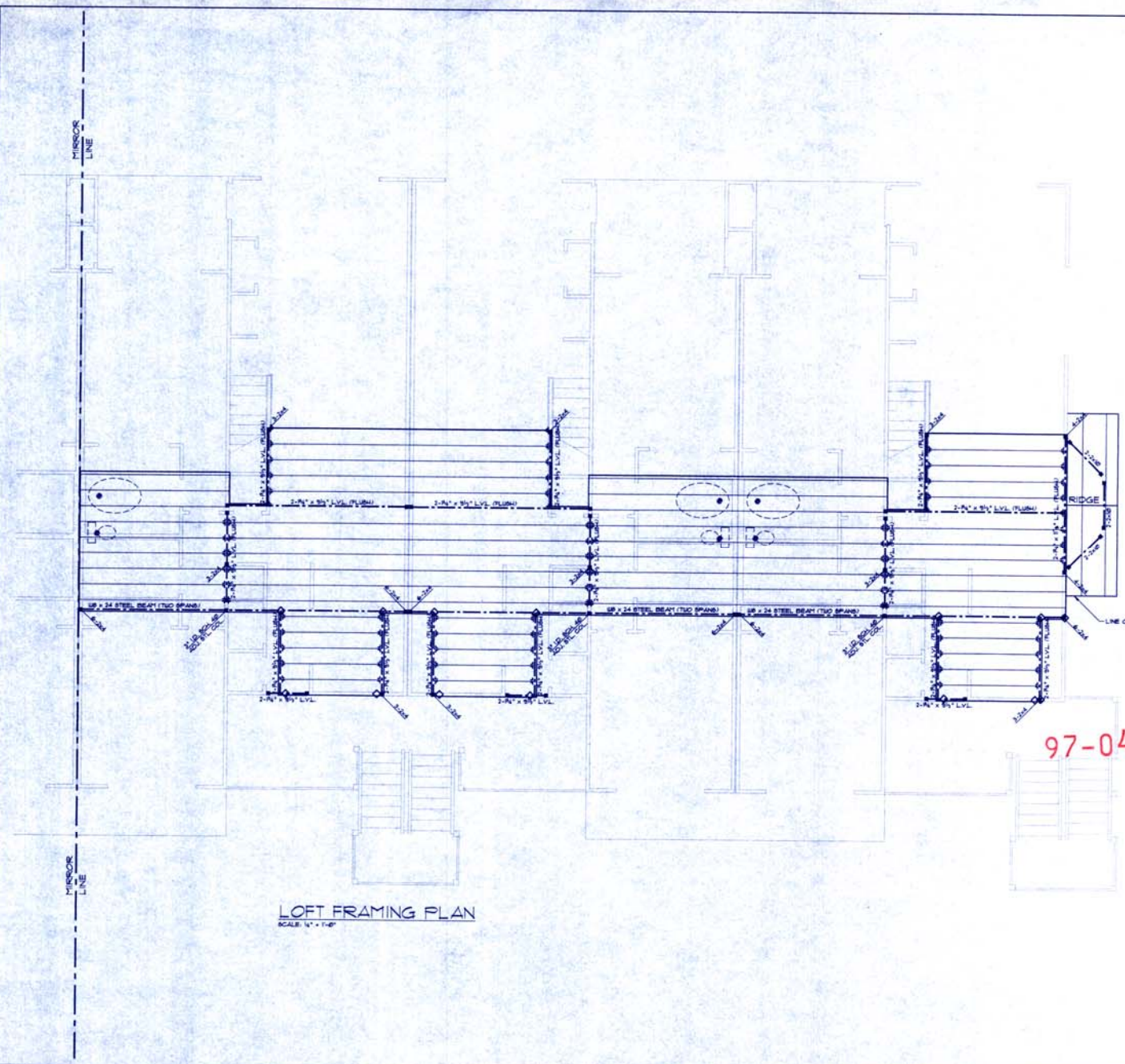
WALL LOCATION	SILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD & EDGE NAILING
COMMON WALLS	Mid COMMON NAILS @ 2' O.C.	Mid COMMON NAILS @ 2' O.C.	5/8" TYPE X INT. GYP. BOARD	6d COOLER NAILS @ 4" O.C. OR SEE NOTE
EXTERIOR WALLS	Mid COMMON NAILS @ 2' O.C.	Mid COMMON NAILS @ 8" O.C.	5/8" TYPE X EXT. GYP. SHEATHING	6d COOLER NAILS @ 4" O.C. OR 1 1/2" W. GA. STAPLES @ 4" O.C.
INTERIOR WALLS	Mid COMMON NAILS @ 2' O.C.	Mid COMMON NAILS @ 2' O.C.	5/8" TYPE X INT. GYP. BOARD	6d COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT OR INT) SHALL BE BLOCKED CONTINUOUSLY.
ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 10" L. ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 12" EXPANSION ANCHORS @ 36" O.C. TYP. W/ 4" EMBEDMENT IN SLAB.

97-048

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

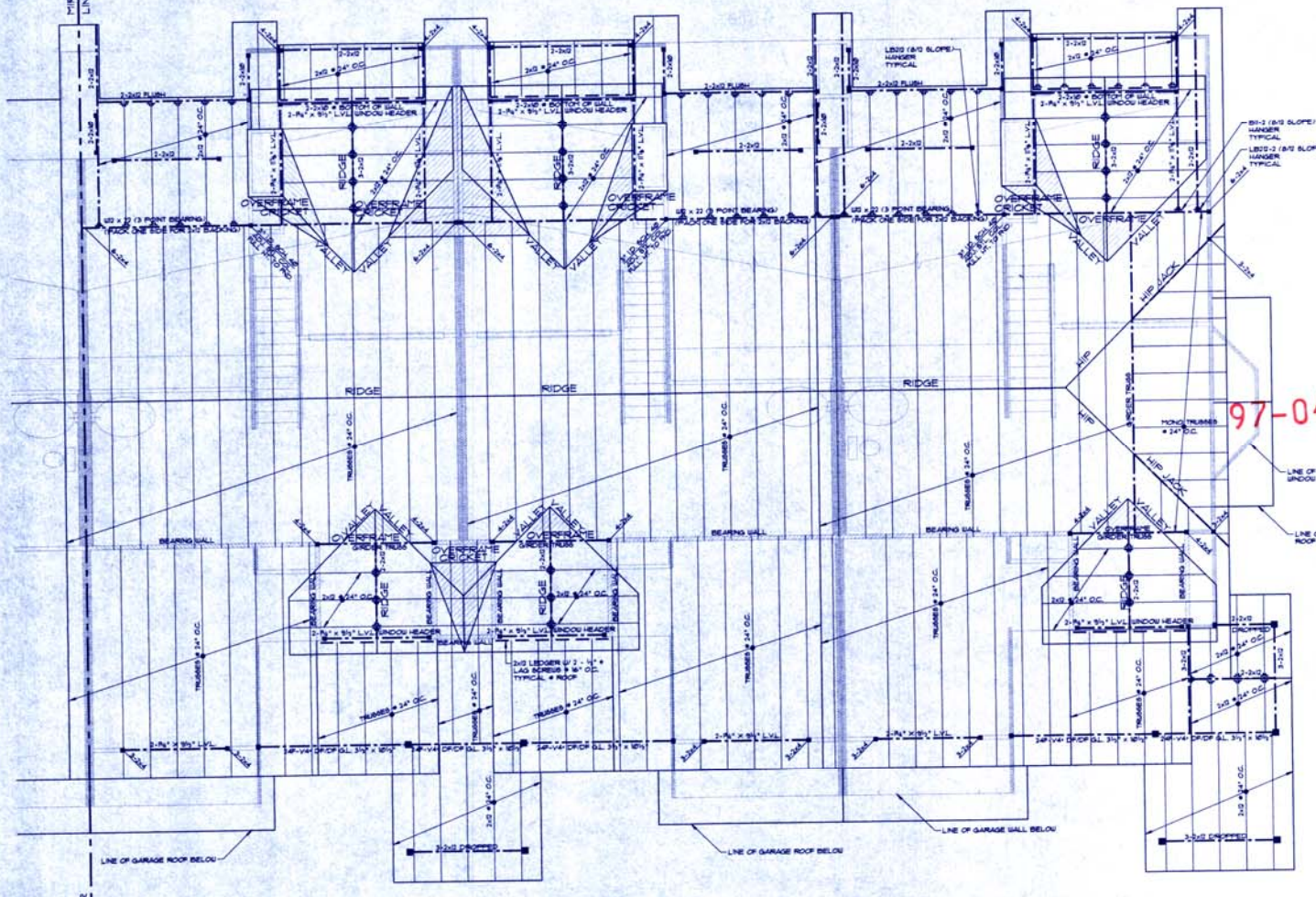
BUILDING THREE





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ROOF FRAMING PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINBOW II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM



SEE SHEET 58 FOR GENERAL FRAMING NOTES
ALL FLOOR FRAMING SHALL BE 9 1/2" TJI/8'S @ 16" O.C.
ALL DECK FRAMING SHALL BE 2x10'S @ 16" O.C.
ALL LEDGERS SHALL BE ANCHORED W/ 2 - 3/4" LAG BOLTS @ 16" O.C.
ALL BEAMS & HEADERS SHALL BE 2 - 2x10'S @ 2x4 WALLS UNLESS NOTED OTHERWISE
FIRST FLOOR PLATE HEIGHT ABOVE RAISED AREA = 8'-0 1/2"
FIRST FLOOR PLATE HEIGHT ABOVE DROPPED AREA = 9'-3 1/2"
SECOND FLOOR PLATE ABOVE FINISHED FLOOR = 8'-0 1/2"
SEE SHEET A-22 FOR ROOF TRUSS BEARING ELEVATIONS
SEE SHEET A-22 FOR PLATE HEIGHT COORDINATION
ALL ROOF FRAMING SHALL BE WOOD TRUSSES OR 2x12 RAFTERS @ 24" O.C. UNLESS NOTED OTHERWISE
TRUSS CONNECTIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER
OVERFRAMING SHALL BE PIGGY-BACK TRUSSES OR DESIGNED INTO TRUSS SYSTEM WHENEVER POSSIBLE
CONVENTIONAL OVERFRAME MEMBERS AS REQUIRED:
2x10 FOR SPANS GREATER THAN 12'
2x8 FOR SPANS FROM 8' TO 12'
2x6 FOR SPANS LESS THAN 8'

FRAMING HANGER TABLE
(ALL ENTRIES OTHERWISE NOTED OTHERWISE)

JOINT/BEAM	TOP FLANGE HANGER	FACE MOUNT HANGER
1-2x8	L850	L850
1-2x6	L850	L850
1-2x10	H420-7P	H420-2
1-2x12	H420-7P	H420
1-2x8	H420-7P	H420-2
1-8's	IT235	UT75
1-8's	GLTV335	H640
3 1/2" x 10 1/2" POST	-	H420
3 1/2" x 10 1/2"	-	H640

SHEAR WALL SCHEDULE

WALL LOCATION	SILL NAILING	TOE NAILING	SHEATHING MATERIAL	FIELD & EDGE NAILING
COMMON WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6d COOLER NAILS @ 4" O.C. SEE NOTE
EXTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 8" O.C.	5/8" TYPE X EXT. GYP. SHEATHING	6d COOLER NAILS @ 4" O.C. OR 1 1/2" GA. STAPLES @ 4" O.C.
INTERIOR WALLS	1/2" COMMON NAILS @ 12" O.C.	1/2" COMMON NAILS @ 12" O.C.	5/8" TYPE X INT. GYP. BOARD	6d COOLER NAILS @ 4" O.C.

ALL EDGES OF SHEAR WALL SHEATHING (EXT. OR INT.) SHALL BE BLOCKED CONTINUOUSLY.
ALL EXTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 16" L ANCHOR BOLTS @ 36" O.C. TYP. ALL INTERIOR SHEAR WALLS TO HAVE 1/2" DIA. X 12" EXPANSION ANCHORS @ 36" O.C. TYP. W/ 4" EMBEDMENT IN SLAB.

ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"
1/2" BEAR WALL

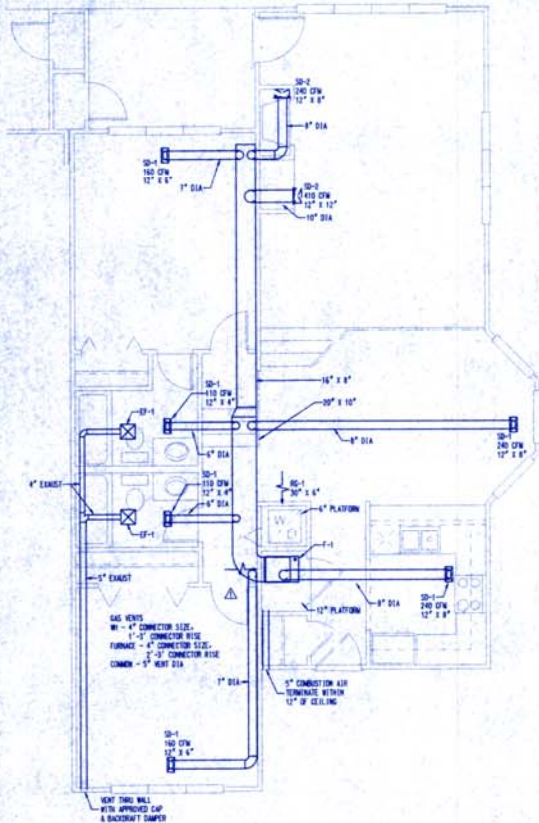
BUILDING THREE

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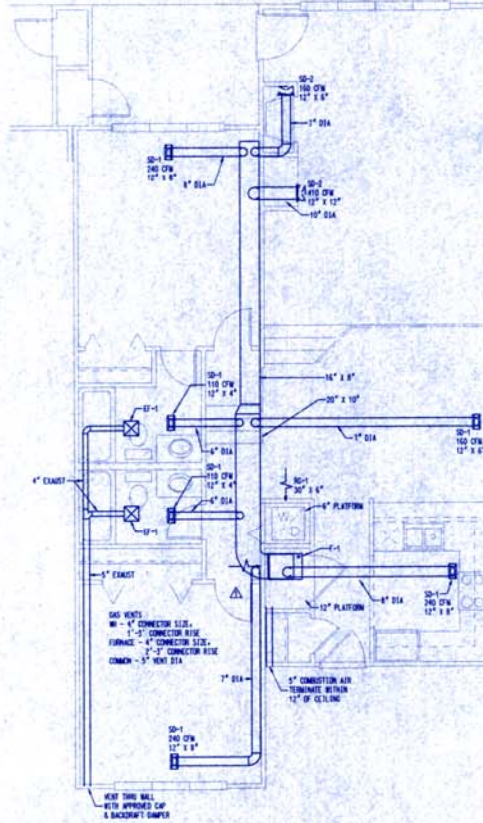
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PROJECT NO: _____
REVISION BY/DATE: _____

SHEET NUMBER

S20



FLOOR PLAN - UNIT A



FLOOR PLAN - UNIT B

GENERAL NOTES

- INSTALLATION IS TO BE COMPLETE AND OPERATIONAL AND IS TO BE IN ACCORD WITH BUILDING DEPARTMENT REQUIREMENTS. COORDINATE THE INSTALLATION IN EVERY RESPECT WITH WORK OF OTHER TRADES, EXISTING INSTALLATION, UTILITY COMPANY SERVICES AND STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.
- CUTTING AND PATCHING SHALL BE IN AN APPROVED MANNER. PATCH TO MATCH ADJACENT SURFACES. NEW ROOF OPENINGS ARE TO BE COORDINATED WITH EXISTING STRUCTURES. MAINTAIN REQUIRED CLEARANCE BETWEEN S.A. VENTS AND EXISTING STRUCTURES. GAS VENTS AND PLUMBING VENTS.
- OBTAIN PAY FOR AND MAINTAIN PERMITS, LICENSES, CERTIFICATES OF INSPECTION, AND LIABILITY INSURANCE.
- FIELD CHECK EXISTING CONDITIONS AND INCLUDE ALL COSTS IN A BID REQUIRED TO ACCOMMODATE EXISTING CONDITIONS AND TO PROVIDE A COMPLETE INSTALLATION.
- HAZARDOUS MATERIALS MAY EXIST. COORDINATE DISTURBANCES OF EXISTING EQUIPMENT AND MATERIALS WITH THE OWNER. DO NOT PROCEED WITH WORK THAT DISTURBS EXISTING CONDITIONS WITHOUT AUTHORIZATION FROM OWNER. IF HAZARDOUS MATERIAL IS ENCOUNTERED, STOP WORK AND NOTIFY OWNER.
- MECHANICAL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS NOTES AS EXISTING, AND IS AND / OR AS APPROVED WHERE APPLICABLE. THE CONTRACTOR SHALL SUBMIT WORKMANSHIP COPIES OF EQUIPMENT INFORMATION SHEETS FOR ENGINEER REVIEW. INFORMATION SHALL BE AS CONTRACTOR'S STATEMENT INDICATING COMPLIANCE WITH REQUIREMENTS. CONTRACTOR AGREES SUBMITTALS PROVIDED BY THE ENGINEER ARE NOT CHANGE ORDERS. THAT THE PURPOSE OF SUBMITTALS IS TO DEMONSTRATE THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THIS CONTRACTOR IS TO PROVIDE MOTOR STARTERS WITH MECHANICAL EQUIPMENT WHERE INDICATED OR REQUIRED.
- MECHANICAL SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL BE LEFT IN PROPER WORKING ORDER. WITH NO 45° OR ADDITIONAL COST TO THE OWNER. WORK MATERIALS OR EQUIPMENT WHICH EVIDENCES DEFECTS IN DESIGN, CONSTRUCTION OR WORKMANSHIP WITHIN ONE YEAR OF DATE OF FINAL ACCEPTANCE. THIS IS TO INCLUDE DAMAGE AS A RESULT OF SUCH FAILURES.
- MAINTAIN AS-BUILT DRAWINGS. RECORD CONSTRUCTION VARIATIONS ON DRAWINGS.
- IDENTIFY MECHANICAL EQUIPMENT WITH ENGRAVED STEEL METALWIRE PLASTIC NAMEPLATES-1/4" THICK. INDICATE MANUFACTURER, MODEL NO., AND SERIAL NO.
- PROVIDE ACCESS TO MECHANICAL EQUIPMENT THAT REQUIRES SERVICE.
- NOT ALL DUCTWORK AND PIPING SYSTEMS ARE TRANSLATIONS REQUIRED TO INSTALL THE WORK AND SHOW. FIELD MEASUREMENTS FOR EXACT REQUIREMENTS AND INSTALL ACCORDINGLY.
- DUCT INSULATION: GLASS FIBER INSULATION: INSULATION DENSITY: 1/2" RALV, R-25 AT 75°F, FULL SCREEN FACING WAFER BARRIER. DUCT LINERS: GLASS FIBER. INSULATION DENSITY: 1/2" RALV, R-25 AT 75°F, 1.5 LB/CU. FT. AIR DENSITY. COATED AIR SIDE FOR 2000 FT/MIN VELOCITY. 1" THICK.
 - S.A. RECTANGULAR: 1/2", 1.5 LB/CU. FT. LINE
 - S.A. ROUND: 1/2" INSULATION WITH WAFER BARRIER
 - S.A. RECTANGULAR WITH 1/2" FROM UNIT: 1/2", 1.5 LB/CU. FT. LINE
 - S.A.1: SAME AS SUPPLY DUCTS.
- PIPPING MATERIALS:
 - A. NATURAL GAS WIRE GRADE: SCHEDULE 40 BLACK STEEL, 3" AND SMALLER (57K ASD, TYPE F WITH SOURED JOINTS). CONCEALED TO BE WELDED 2-1/2" AND LARGER ASTM A53, GRADE B, TYPE E, WITH HELD JOINTS.
- DUCTWORK: GALVANIZED SHEET METAL FABRICATED AND INSTALLED TO COMPLY NFPA 90A (SMOKE LOW VELOCITY DUCT STANDARDS). DUCT FITS ARE CLEAR INSIDE DIMENSIONS. SEAL DUCT JOINTS WITH WATER RESISTANT SEALANT COMPATIBLE WITH MATERIALS.
- FLEXIBLE DUCT WORK: TO BE AIR TIGHT INSULATED WITH WAFER BARRIER AND REINFORCED LAMER WELDED TO RIGID WELLS. CONFORM TO NFPA 90A AND UL-181 CLASS 1. MAX LENGTH 8 FT. CONNECT WITH STAINLESS STEEL DISBURGER WITH WAFER SEAL OPERATOR. DUCT CONNECTIONS CONICAL SPIN-IN CONNECTIONS WITH MINIMAL DAMPERS.
- FIRE DAMPERS ARE TO BE TYPE "B" RATED FOR PROTECTION WALL CONSTRUCTION INDICATED. DAMPERS TO HAVE 1/2 LB/LIN. AND IN ACCORDANCE WITH STANDARD UL-555 AND NFPA 90A. DAMPERS ARE TO BE INSTALLED PER THEIR LISTING.
- BALANCE AIR SYSTEMS IN ACCORDANCE WITH STANDARDS OF WEIR. SUBMIT BALANCE INFORMATION ON STANDARD FORMS PREPARED BY WEIR OR EQUIVALENT. THE SYSTEM SHALL BE BALANCED TO FLOW 10% -10% OF THE INDICATED QUANTITIES. SUBMIT THREE COPIES OF REPORT FOR ENGINEER REVIEW. THE BALANCE CONTRACTOR SHALL BE AN INDEPENDENT LICENSED BALANCING CONTRACTOR.
- RECALIBRATE THERMISTATS AND RELATED TEMPERATURE CONTROL EQUIPMENT.

- F01-1 LEWIS MODEL R0MFP3-1101-100 OR EQUAL, GAS FURNACE, 100 MBH CL. INPUT, 20 AMP INPUT AT 200V FT. 1/2" HP BLOWER WITH 12 FULL LOAD AMPS. INDUCED DRAFT. FURNISH: FILTER, 1" STAT.
- F01-2 LEWIS MODEL R0MFP3-1101-100 OR EQUAL, GAS FURNACE, 100 MBH CL. INPUT, 20 AMP INPUT AT 200V FT. 1/2" HP BLOWER WITH 12 FULL LOAD AMPS. INDUCED DRAFT. FURNISH: FILTER, 1" STAT.
- SO-1 CEILING SUPPLY AIR DIFFUSER, HUNT AND COLEBY MODEL 450 OR EQUAL, WITH ADJUSTABLE BALANCING DAMPER
- SO-2 SAME AS SO-1
- SO-3 FLOOR AIR SUPPLY DIFFUSER, HUNT AND COLEBY MODEL 411 OR EQUAL, WITH ADJUSTABLE BALANCING DAMPER
- SO-4 SIDE WALL RETURN AIR GRILLE, HUNT AND COLEBY MODEL 450 OR EQUAL
- SO-5 FLOOR RETURN AIR GRILLE, HUNT AND COLEBY MODEL 450 OR EQUAL
- EF-1 BROWN MODEL 404 OR EQUAL, WATSON AND LAUREY RETURN EXHAUST FAN, 100 CFM, 0.175 HP, 120V/1/2HP POWER.

revision	no.	date	by
	1	4-13-91	SL



THE BAY CLUB AT FRISCO
 CONDOMINIUMS
 FRISCO, COLORADO
 FOR
 DEVELOPMENT

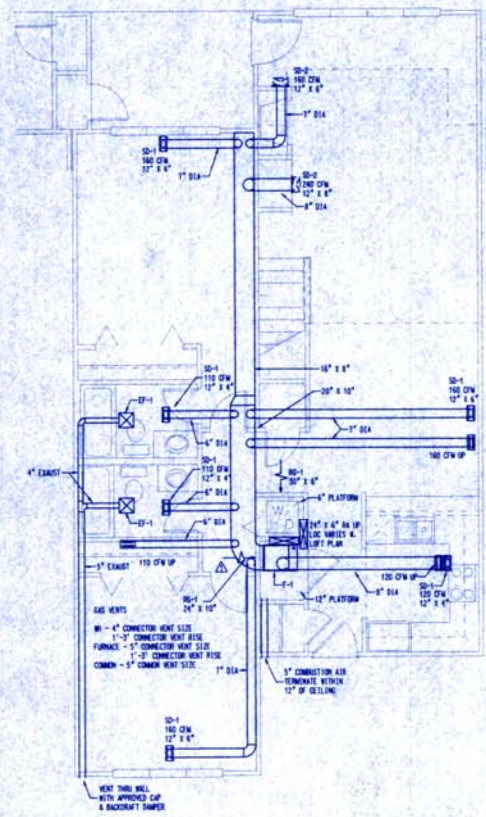
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Date	4-9-97
Drawn	SJO
Checked	RDK
Scale	M-1

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1	4-13-97	SM

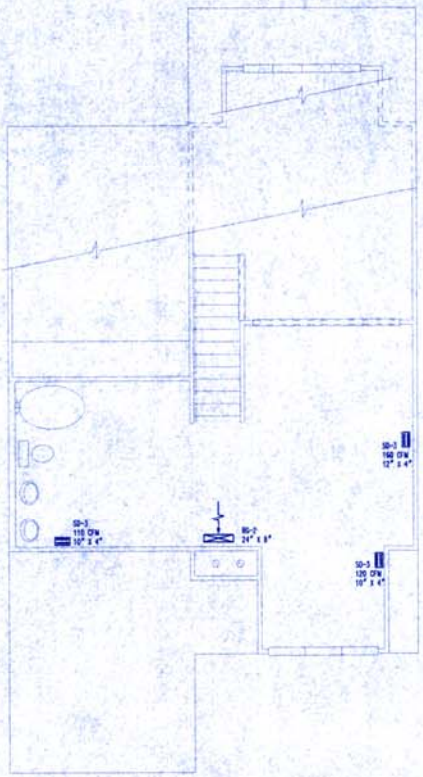


THE BAY CLUB AT FRISCO
 CONDOMINIUMS
 FRISCO, COLORADO
 FOR
 LOUPE DEVELOPMENT

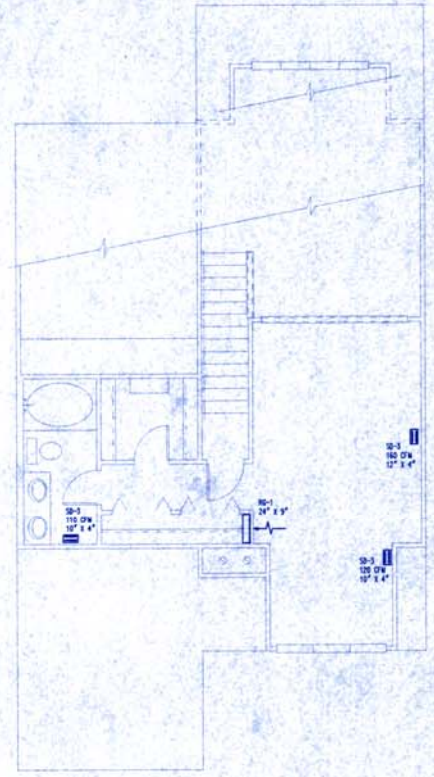
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DESIGNED BY	SJD
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SCALE	M=3



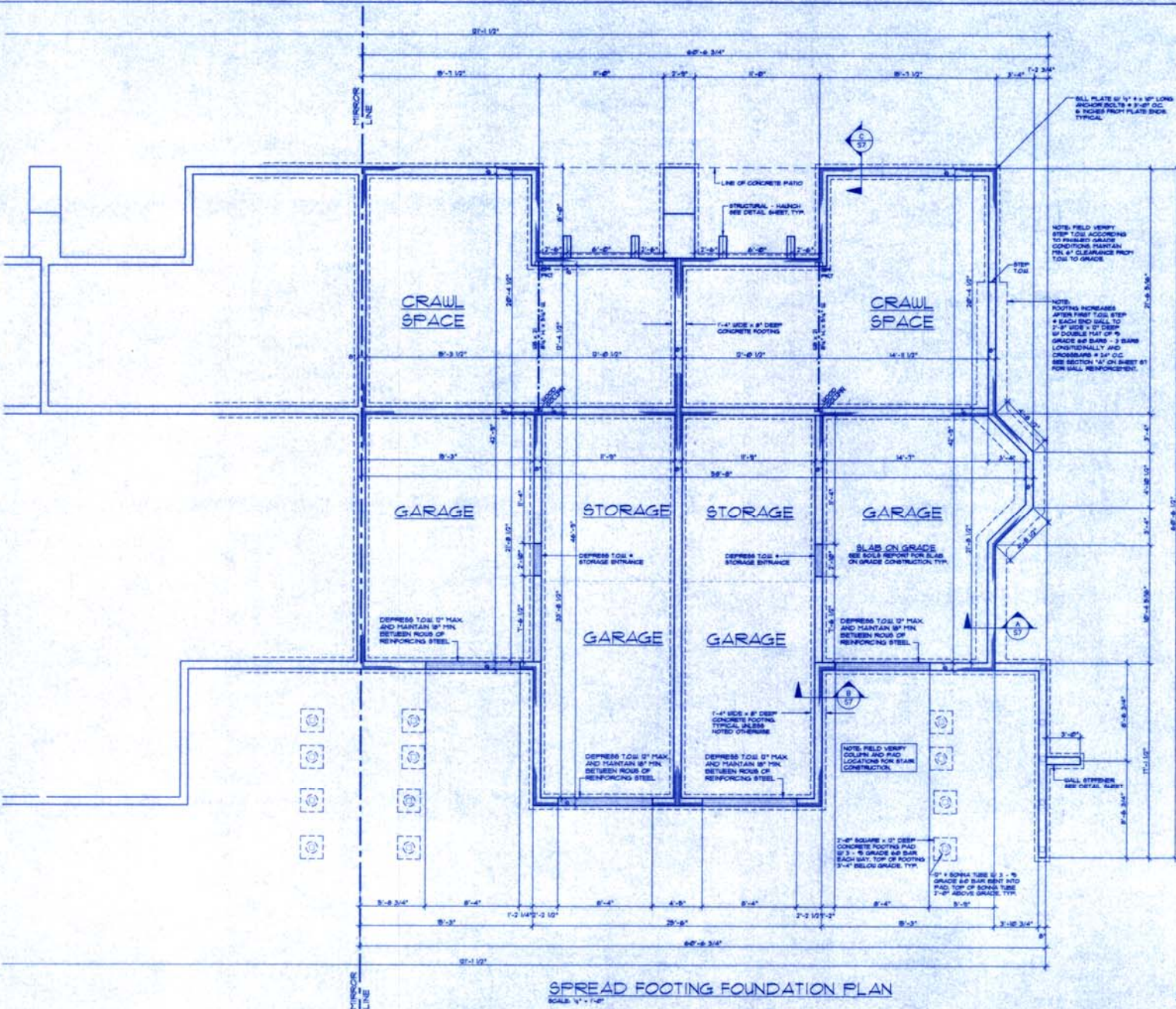
FLOOR PLAN - UNIT D



SECOND FLOOR PLAN - UNIT D
 (STANDARD PLAN W/ LOFT)



SECOND FLOOR PLAN - UNIT D
 (STANDARD PLAN W/ M. BED)



MILL PLATE 6\"/>

NOTE: FIELD VERIFY
STEP 1 TOE ACCORDING
TO FINISH GRADE
CONDITIONS MAINTAIN
MIN. 4\"/>

NOTE:
FOOTING INCREASES
AFTER FIRST TOE STEP
EACH END SHALL TO
2'-0\"/>

NOTE FIELD VERIFY
COLUMN AND PAD
LOCATIONS FOR SLAB
CONSTRUCTION

7'-0\"/>

2\"/>

SPREAD FOOTING FOUNDATION PLAN
SCALE: 1\"/>

BUILDING ONE

97-046
REVISED 6/11/97



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Engineering, Inc.
1000 S. Colorado Street
Colorado Springs, CO 80904

SPREAD FOOTING FOUNDATION PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

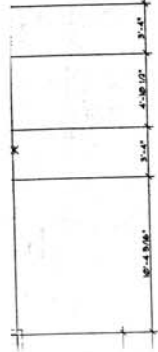
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REVISION	BY DATE

SHEET NUMBER
S1

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NOTE: FIELD VERIFY
STE. TOL. ACCORDING
TO FINISH GRADE
CONDITIONS. MAINTAIN
MIN. 4" CLEARANCE FROM
TOL. TO GRADE.

NOTE:
FOOTING INCREASES
AFTER FIRST TOLL STEP
EACH END SHALL TO
2'-0" WIDE X 2' DEEP
BY DOUBLE THAT OF #
GRADE BAR BARS - 3 BARS
LONGITUDINALLY AND
CROSSBARS # 24" O.C.
SEE SECTION "A" ON SHEET 01
FOR WALL REINFORCEMENT.



APPROVAL CONTINGENT ON
FINAL APPROVAL OF STRUCTURAL
CALCULATIONS & PLANS BY
REVIEW CONSULTANT. APPLICANT
PROCEEDS @ OWN RISK PRIOR
TO THAT APPROVAL.

PROVIDE SPECIAL INSPECTION
REPORTS & FINAL CERTIFICATION
OF STRUCTURAL FILL INSPECTIONS
& TESTING, PER UBC SEC. 1701,
PRIOR TO REQUESTING FOOTING INSPE



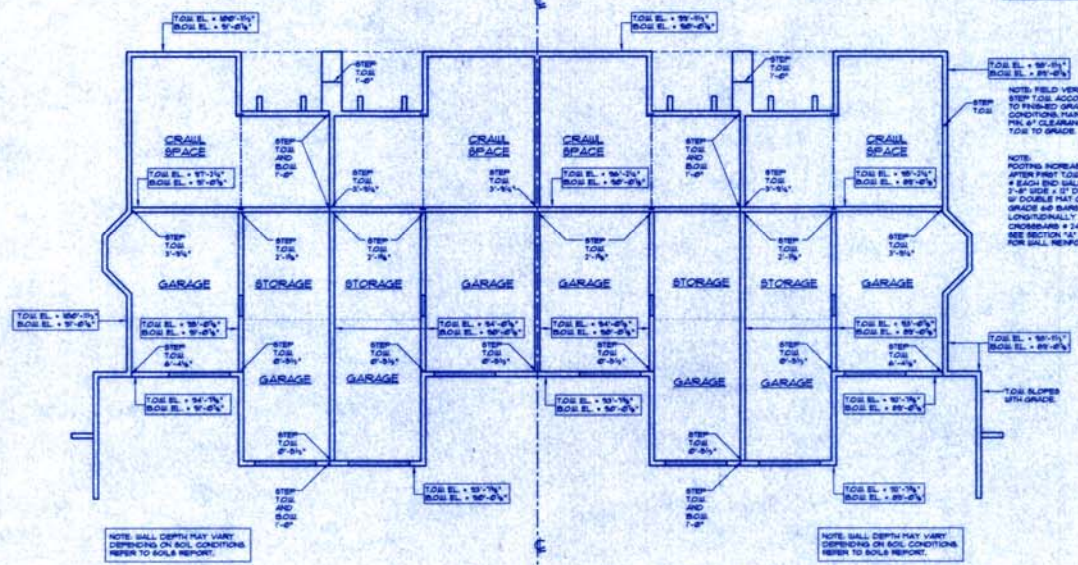
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 Design, Inc.
 1000 14th Street, Suite 100
 Frisco, Colorado 80501
 (303) 440-7777

WALL ELEVATION FOUNDATION PLAN
THE BAY CLUB AT FRISCO
 LOTS 3 & 4, RAINTREE II
 FRISCO, COLORADO
 WAGNER ARCHITECTURAL TEAM

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CHECKED BY:	PER
PROJ. NO.:	17-008
REVISION:	BY/DATE

SHEET NUMBER
S2



NOTE: FIELD VERIFY TOE WALL STEPS. SEE STEP DETAIL ON SHEET 01. MAINTAIN 3'-4" MINIMUM PROJECTIONS FROM FINAL GRADE ON ALL EXTERIOR WALLS. VERIFY AND ACCOMMODATE ALL BASEMENT WINDOWS. CHANGES TO SOLE STEPS TO BE REVIEWED BY THE OFFICE.

NOTE: FIELD VERIFY STEP TOE ACCORDING TO FINISHED GRADE CONDITIONS. MAINTAIN MIN. 6" CLEARANCE FROM TOE TO GRADE.

NOTE: FOOTING INCREASES AFTER FIRST TOE STEP. EACH END WALL TO 2'-0" WIDE x 2' DEEP. DOUBLE MAT OF #6 GRADE #4 BARS x 3 BARS LONGITUDINALLY AND CROSSBARS #24' O.C. SEE SECTION 14'-0" ON SHEET 01 FOR WALL REINFORCEMENT.

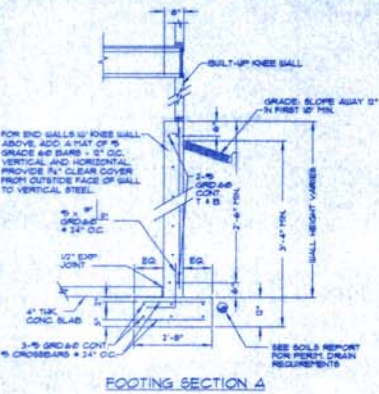
NOTE: WALL DEPTH MAY VARY DEPENDING ON SOIL CONDITIONS. REFER TO SOIL REPORT.

NOTE: WALL DEPTH MAY VARY DEPENDING ON SOIL CONDITIONS. REFER TO SOIL REPORT.

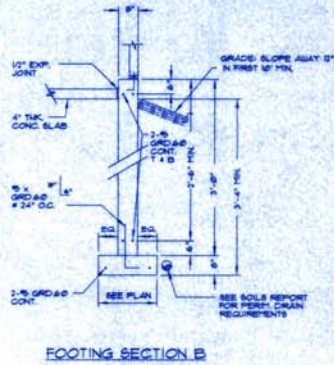
WALL ELEVATION FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

BUILDING ONE

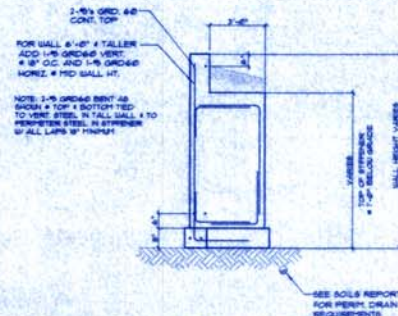
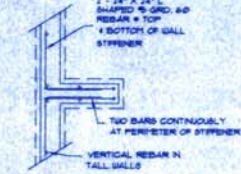
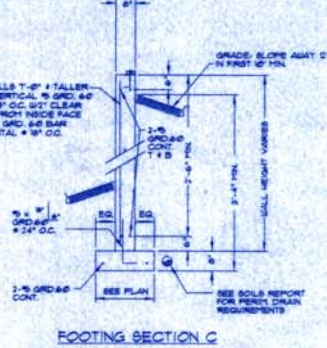
BILL PLATE 1/2" DIA. X 1/2" L.
ANCHOR BOLTS # 3-8" O.C. IN ALL WALLS



BILL PLATE 1/2" DIA. X 1/2" L.
ANCHOR BOLTS # 3-8" O.C. IN ALL WALLS

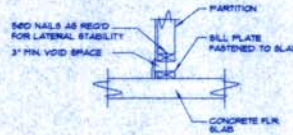
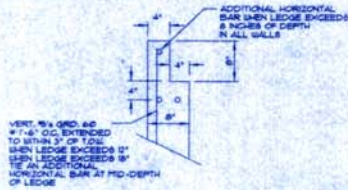
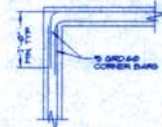
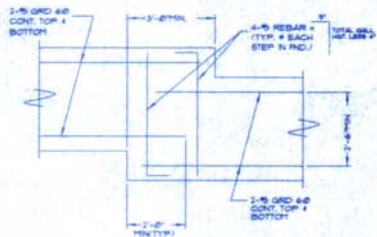
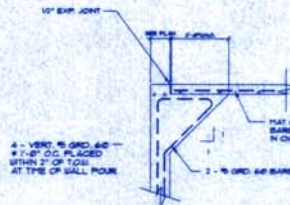
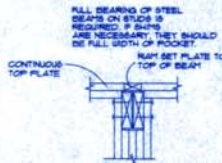
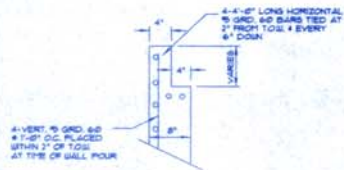


BILL PLATE 1/2" DIA. X 1/2" L.
ANCHOR BOLTS # 3-8" O.C. IN ALL WALLS



STRUCTURAL NOTES: (UNLESS OTHERWISE NOTED)

- 1.0 SCOPE:
THIS SPECIFICATION OUTLINES THE STRUCTURAL DESIGN SPECIFICATIONS FOR WAGNER ARCHITECTURAL TEAM (WAT) UNDER A DIFFERENCE ORDER BETWEEN THIS SPECIFICATION AND ANY OTHER GOVERNING CODES. THE HOME STIFFENER SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN SHALL BE CORRESPONDENT WITH GOOD ENGINEERING PRACTICE.
- 2.0 APPLICABLE CODES AND STANDARDS:
21 UNIFORM BUILDING CODE - 1991 EDITION
22 AISC "MANUAL OF STEEL CONSTRUCTION" - 9th EDITION
23 ACI 308-RB "BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE"
24 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY NATIONAL WOOD PRODUCTS ASSOCIATION, REVISION 1989 EDITION.
- 3.0 DESIGN LOADS:
31 DEAD LOAD + WEIGHT OF STRUCTURE AND ALL THINGS PERMANENTLY ATTACHED.
32 LIVE LOADS: FLOOR LOAD + 40 PSF.
WIND LOAD + 60 MPH, EXPOSURE C (SEIZING + ZONE I).
- 4.0 FOUNDATION:
THIS FOUNDATION MUST BE IN COMPLIANCE WITH THE SOILS REPORT BY KOEHLER CONSULTING ENGINEERS PROJECT #6-289 DATED OCTOBER 25, 1994. FOR COMPLETE FOUNDATION AND DRAINAGE REQUIREMENTS, SEE THIS REPORT. VERIFY SOILS CONDITIONS W/ GEOTECHNICAL ENGINEER OF RECORD @ TIME OF EXCAVATION.
- 41 CONVENTIONAL SPREAD FOOTING
411 FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 3000 PSF.
412 FOOTINGS SHOULD BE REINFORCED FOR THEIR FULL LENGTH BY 2 - #5 BARS, ORANGE #6 (1/2" x 1/2") - UNLESS NOTED OTHERWISE.
413 THE BOTTOM OF FOOTINGS SHOULD BE A MINIMUM OF 4" BELOW FINAL GRADE FOR Frost Protection.
- 5.0 MATERIALS:
51 GROUT: TO BE LOW SHRINK, HIGH STRENGTH DRY PACK, MINIMUM STRENGTH 3000 PSI.
52 CONCRETE:
521 ALL CONCRETE TO DEVELOP 3600 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
522 THERE SHALL BE CONTINUOUS ANCHORS CORNERS AND ACROSS STEP DOWN.
523 REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP BARS A MINIMUM OF 36" AT ALL PLACES.
53 STEEL:
531 ALL STEEL BEAMS TO BE CARBON A572 STEEL, F_y MINIMUM YIELD STRESS - 36 KSI, F_t TENSILE STRESS 58-60 KSI.
532 THE BUILDER AND FUTURE OWNER SHOULD BE MADE AWARE OF THE CHANGE OF MOVEMENT AND CRACKING OF CONCRETE SLABS PLACED DIRECTLY ON COMPACTED SOIL.
533 ISOLATE ALL DOOR JAMBS FROM FLOOR SLAB A MINIMUM OF 1/2" HORIZ. TO ALLOW FOR POSSIBLE MOVEMENT. USE SILICONE OR SIMILAR MATERIAL TO FILL THE RESULTANT GAP.
534 THE CONTRACTOR AND ARCHITECT SHOULD VERIFY ALL DIMENSIONS ON THIS PLAN PRIOR TO CONSTRUCTION.



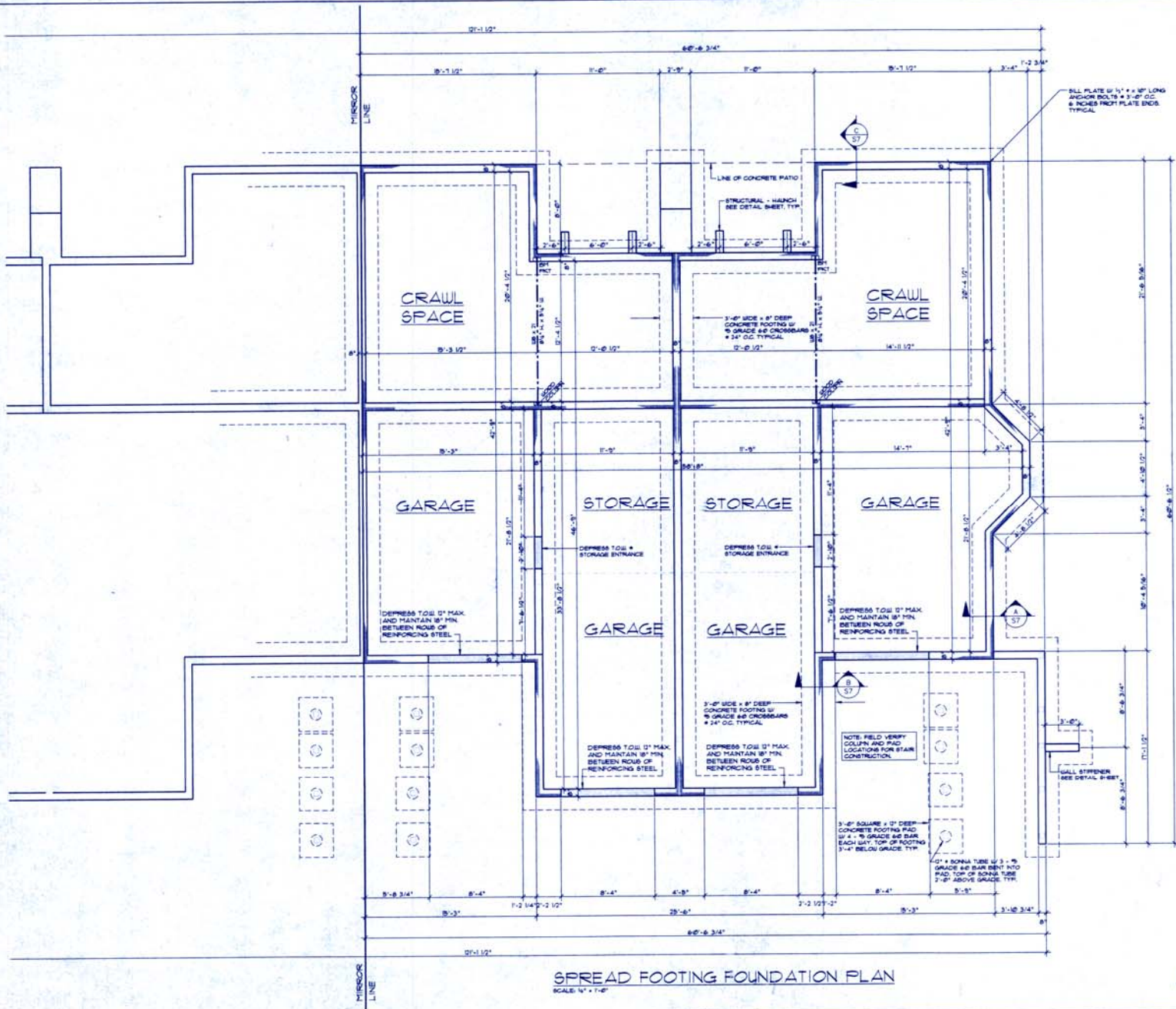
MARTIN ENGINEERS, INC.
1000 S. CHURCH ST. DENVER, CO 80202
(303) 733-7000 FAX (303) 733-7000

SECTIONS, DETAILS @ STRUCTURAL NOTES
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINREEF II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

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DATE	8-8-91
DRAWN BY	TDJ
CHECKED BY	PEP
PRIOR NO.	ST0001
REVISION	BY DATE

SHEET NUMBER
S7



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

BUILDING ONE

FOUNDATIONAL ONLY
 APPROVED FOR ISSUANCE
 OF BUILDING PERMIT
 DATE: 3/29/07
 PERMIT:
 BY: [Signature]
 97-046



MARTIN
 Design Inc.
 100 S. Colorado Blvd. Suite 102
 Frisco, CO 80541
 (303) 791-2972 FAX (303) 791-2980

SPREAD FOOTING FOUNDATION PLAN
 THE BAY CLUB AT FRISCO
 LOTS 3 & 4, RAIN TREE II
 FRISCO, COLORADO
 WAGNER ARCHITECTURAL TEAM

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DATE:	4-8-07
DRAWN BY:	TDU
CHECKED BY:	PEP
PROJ. NO.:	873-000
REVISION:	BY/DATE

SHEET NUMBER
S1



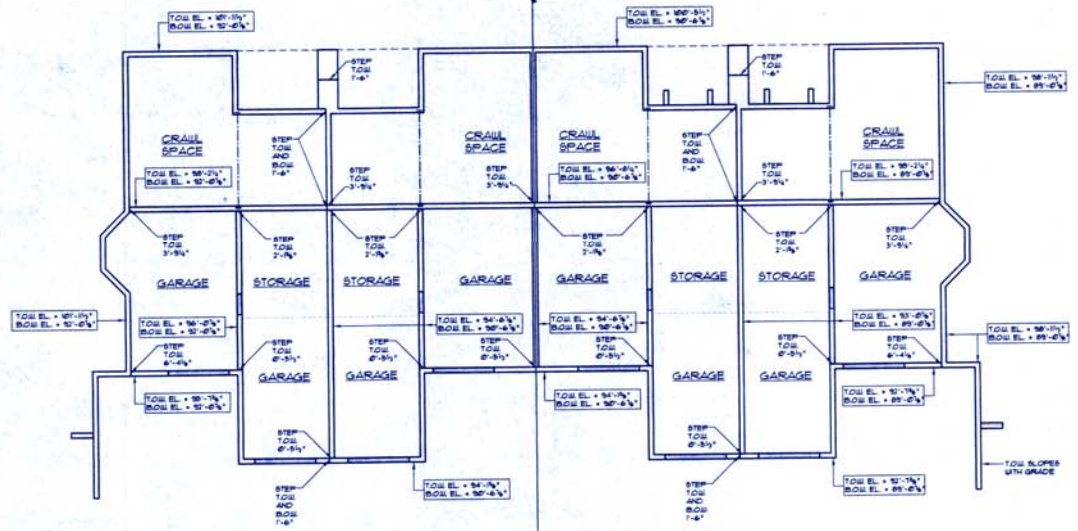
MARTIN
Design Inc.
1400 S. Orchard St. Suite 100
Frisco, CO 80426
(970) 742-7229 FAX (970) 742-4283

WALL ELEVATION FOUNDATION PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

PROJ. AREA: 100
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DATE:	4-8-17
DRAWN BY:	TJ
CHECKED BY:	YS
PROJ. NO.:	17-001-001
REVISION:	BY DATE
SHEET NUMBER	S2

NOTE: FIELD VERIFY T.O. WALL STEPS
SEE STEP DETAIL ON SHEET 17-001-001
MAINTAIN 3'-0" MINIMUM PROFT DEPTH
BELOW FINAL GRADE ON ALL FOUND.
WALLS. VERIFY AND ACCOMMODATE
ALL DAMPENING CHANGES TO
B.O. STEPS TO BE VERIFIED BY THIS
OFFICE.



97-046

WALL ELEVATION FOUNDATION PLAN **BUILDING ONE**
SCALE: 1/4" = 1'-0" NOTE: B.O. = TOP OF FOOTING

A. GARDNER PROFESSIONAL ENGINEERING CONSULTANTS, INC. APR 14 11:34 AM 1997 1051A



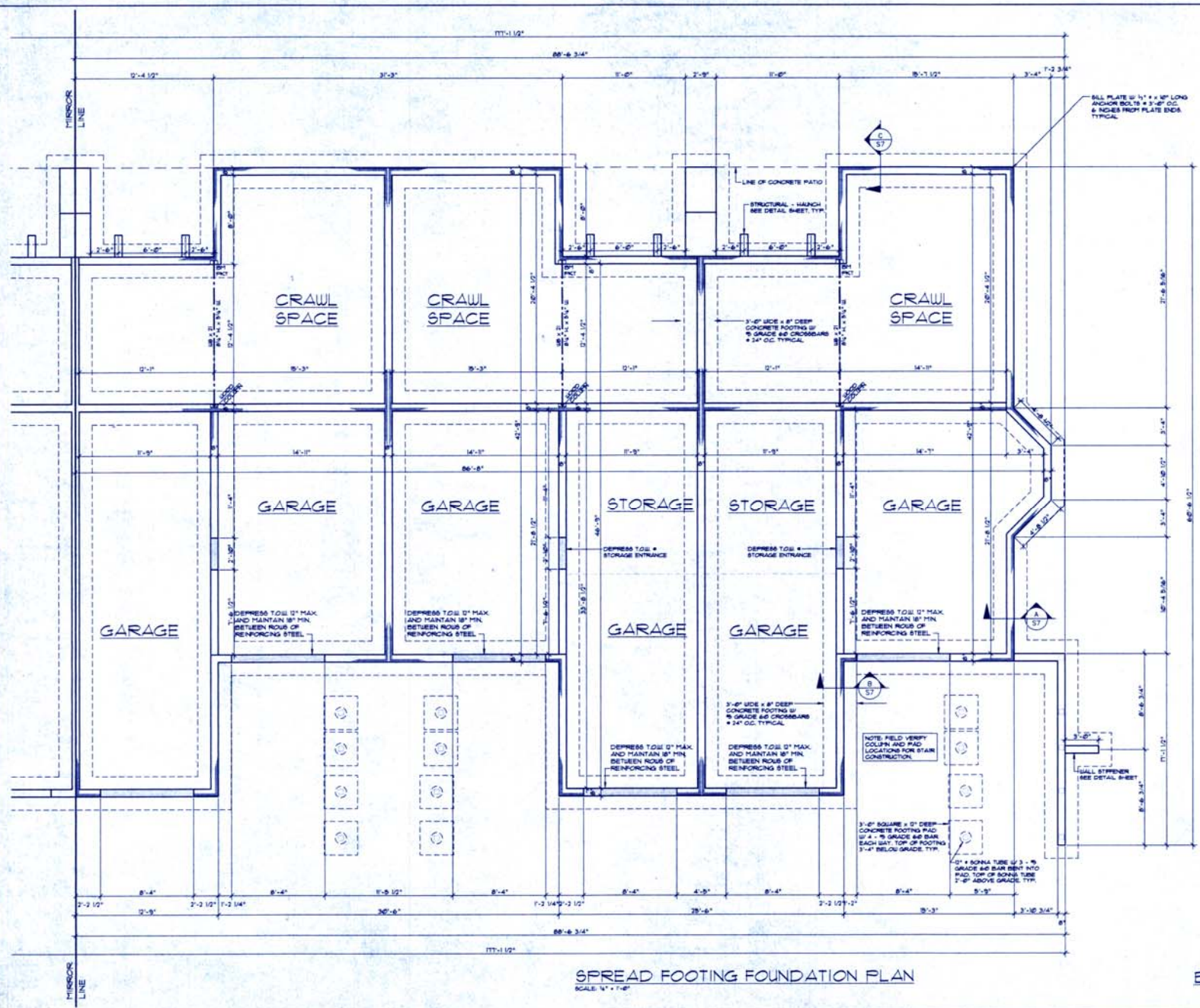
MARTIN
Design Inc.
1000 N. Colorado Avenue, CO 80502
(303) 744-0377 FAX (303) 744-0888

SPREAD FOOTING FOUNDATION PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAIN TREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

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DATE: 4-8-17
DRAWN BY: TDW
CHECKED BY: HEP
PROJ. NO.: 17-0077
REVISION: BY DATE

SHEET NUMBER
S3



~~97-046~~
97-047

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

BUILDING TWO

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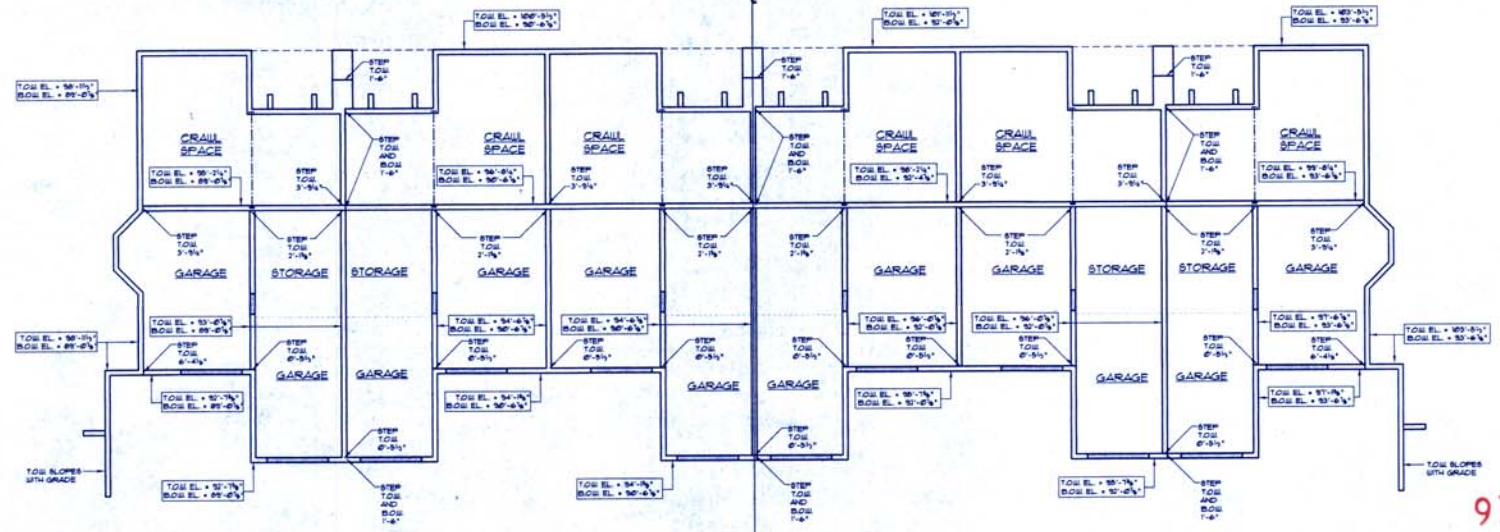
MARTIN
Design Inc.
JAMES B. CLARK, P.E. License No. 14488
1901 W. 12th Street, Suite 100
Durham, NC 27703
Phone: 919.286.1234

WALL ELEVATION FOUNDATION PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

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DATE:	4-2-11
DRAWN BY:	TDJ
CHECKED BY:	MEP
PROJECT NO.:	112-000
REVISION:	BY DATE
DRAWING NUMBER:	S4

NOTE: FIELD VERIFY TOE WALL STEPS
SEE STEP DETAIL ON SHEET S1
MINIMUM 3'-4" FINISH PROST DEPTH
BELOW FINAL GRADE ON ALL FOOT
WALLS. VERIFY AND ACCORDATE
ALL RAMPMENT UNLESS CHANGES TO
B.O.W. STEPS TO BE VERIFIED BY THIS
OFFICE.



WALL ELEVATION FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
NOTE: B.O.W. = TOP OF FOOTING

97-047

BUILDING TWO

C:\Users\jmartin\Documents\PROJECTS\10001_100_00_00_00_00.dwg Apr 24 11:30:35 2011 TDJ



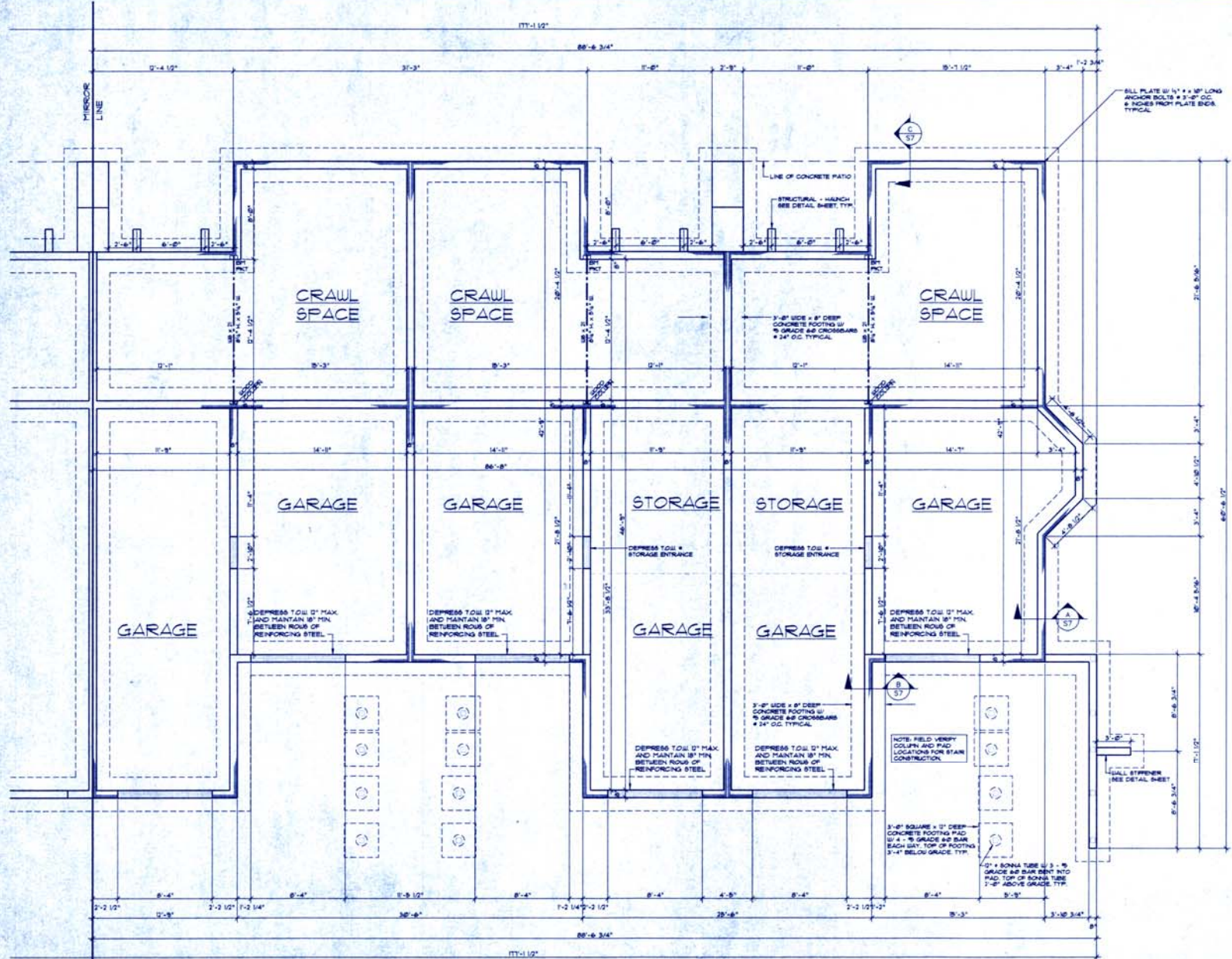
MARTIN
Design Inc.
1465 N. Orchard St. Suite 100
Frisco, CO 80430
(303) 741-1999 FAX (303) 741-9990
MAY 1 1997

SPREAD FOOTING FOUNDATION PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

PREPARED FOR:
WAGNER ARCHITECTURAL TEAM

DATE: 4-9-97
DRAWN BY: TDJ
CHECKED BY: JEP
PROJ. NO: 97-008
REVISION: BY DATE

SHEET NUMBER
S5



97-048

SPREAD FOOTING FOUNDATION PLAN
SCALE 1" = 7'-0"

BUILDING THREE



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design inc.
1000 S. Chatham & Jones, COASAR
1000 PRODUCE CENTER, FAYETTEVILLE



WALL ELEVATION FOUNDATION PLAN
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAINTREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

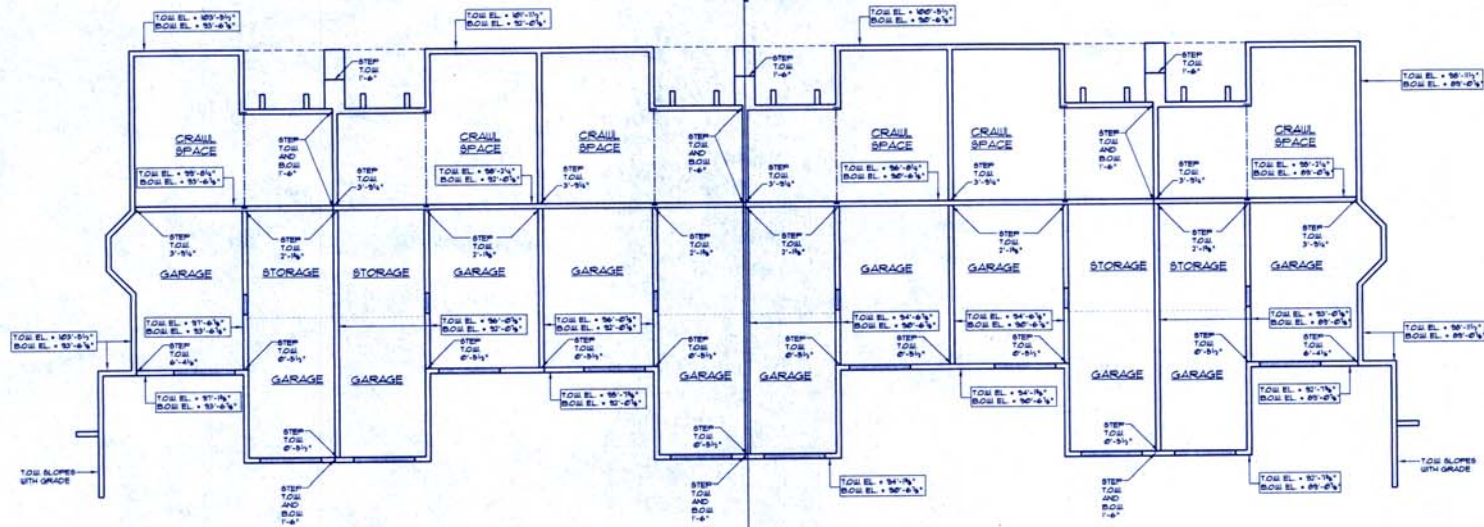
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DATE:	4-9-17
DRAWN BY:	TDU
CHECKED BY:	HEP
PROJ. NO.:	171-0009
REVISION	BY/DATE

SHEET NUMBER

S6

NOTE: FIELD VERIFY T.O.W. WALL STEPS
SEE STEP DETAIL ON SHEET 21
MAINTAIN 3'-4" FINISH PROST DEPTH
BELOW FIN. GRADE ON ALL FORMS.
WALLS VERIFY AND ACCOMMODATE
ALL RAMPMENT SLOOPE CHANGES TO
B.O.W. STEPS TO BE VERIFIED BY THIS
OFFICE

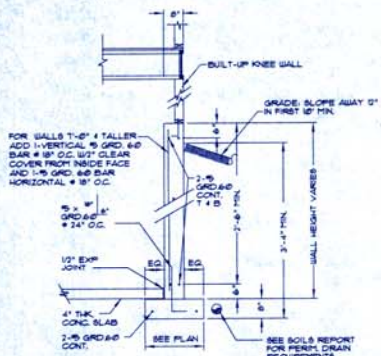


WALL ELEVATION FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

BUILDING THREE

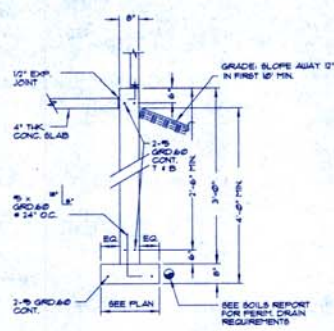
97-048

BILL PLATE W/ 1/2" DIA. X 1/2"
ANCHOR BOLTS # 3'-0" O.C. IN ALL
WALLS.



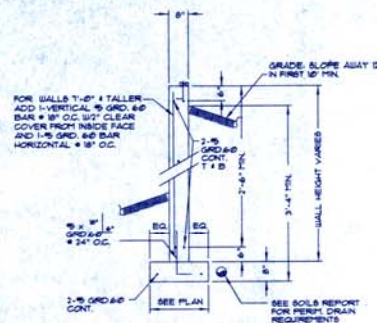
FOOTING SECTION A

BILL PLATE W/ 1/2" DIA. X 1/2"
ANCHOR BOLTS # 3'-0" O.C. IN ALL
WALLS.

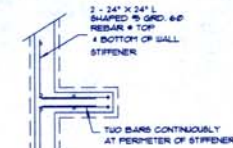


FOOTING SECTION B

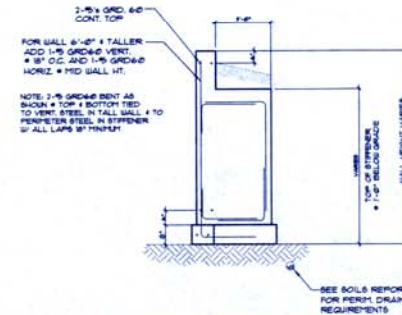
BILL PLATE W/ 1/2" DIA. X 1/2"
ANCHOR BOLTS # 3'-0" O.C. IN ALL
WALLS.



FOOTING SECTION C



WALL STIFFENER PLAN

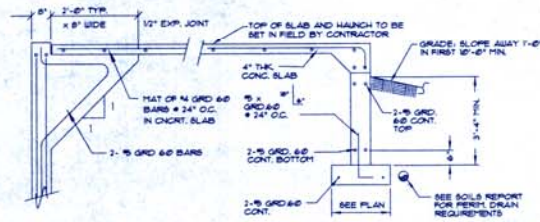


WALL STIFFENER DETAIL

97-046
97-047
97-048

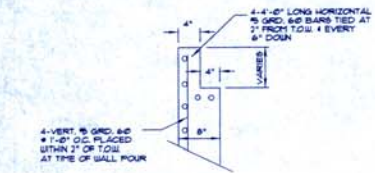
STRUCTURAL NOTES: (UNLESS OTHERWISE NOTED)

- 1.0 SCOPE: THIS SPECIFICATION OUTLINES THE STRUCTURAL DESIGN SPECIFICATIONS FOR WAGNER ARCHITECTURAL TEAM WHEN A DIFFERENCE EXISTS BETWEEN THIS SPECIFICATION AND ANY OTHER GOVERNING CODE, THE MORE STRINGENT SHALL CONTROL. ANY OTHER ITEMS NOT COVERED THEREIN, SHALL BE COMMENSURATE WITH GOOD ENGINEERING PRACTICE.
- 2.0 APPLICABLE CODES AND STANDARDS:
 - 2.1 UNIFORM BUILDING CODE - 1993 EDITION
 - 2.2 AISC "MANUAL OF STEEL CONSTRUCTION" - 9th EDITION
 - 2.3 ACI 308-8R BUILDING CODE REQUIREMENT FOR REINFORCED CONCRETE
 - 2.4 "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY NATIONAL FOREST PRODUCTS ASSOCIATION, REVISED 1991 EDITION.
- 3.0 DESIGN LOADS:
 - 3.1 DEAD LOAD = WEIGHT OF STRUCTURE AND ALL THINGS PERMANENTLY ATTACHED.
 - 3.2 LIVE LOADS: 80KG LOAD + 60 PSF FLOOR LOAD + 40 PSF WIND LOAD + 60 PSF EXPOSURE C SEISMIC - ZONE I
- 4.0 FOUNDATION: THIS FOUNDATION MUST BE IN COMPLIANCE WITH THE SOILS REPORT BY ROSENBLUM CONSULTING ENGINEERS, PROJECT 756-253 DATED OCTOBER 29, 1996 FOR COMPLETE FOUNDATION AND DRAINAGE REQUIREMENTS. SEE THIS REPORT. VERIFY SOILS CONDITIONS W/ GEOTECHNICAL ENGINEER OF RECORD @ TIME OF EXCAVATION.
 - 4.1 CONVENTIONAL UNDER-SLAB FOOTINGS HAVE BEEN DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 1000 PSF.
 - 4.2 FOOTINGS SHOULD BE REINFORCED FOR THEIR FULL LENGTH W/ 2 #5 BARS, GRADE 60 (MINIMUM) AND #5 GRADE 60 CROSSBARS @ 24" O.C.
 - 4.3 THE BOTTOM OF FOOTINGS SHOULD BE A MINIMUM OF 40" BELOW FINAL GRADE FOR FROST PROTECTION.

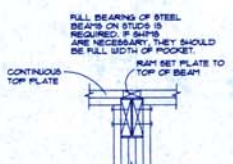


PORCH SLAB SECTION D

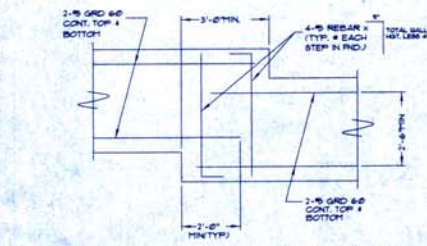
RECEIVED STAMPED REPORT BY LICENSED SOILS ENGINEER VERIFIYING SOILS CONDITIONS & CERTIFYING COMPLIANCE W/ DESIGN ASSUMPTIONS & ADEQUATE CONDITIONS FOR CONCRETE PLACEMENT
REPORT SHALL BE SUBMITTED TO BLDG. DEPT OFFICE PERK TO REQUESTING FOOTING INSPECTOR



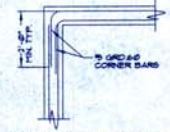
BEAM POCKET DETAIL



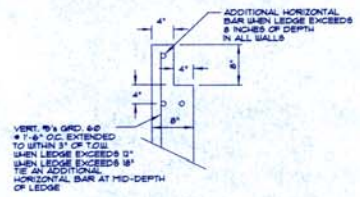
TYP. STUD WALL BEAM POCKET



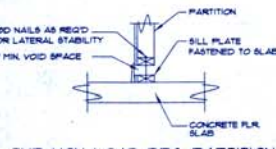
TYP. FOUNDATION STEP REINFORCEMENT



TYP. CORNER REINFORCEMENT



INTERIOR LEDGE DETAIL



TYP. NON-LOAD BRG. PARTITION



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ARCHITECTS & ENGINEERS
1000 W. CENTRAL AVENUE, SUITE 200
DENVER, CO 80202

SECTIONS, DETAILS & STRUCTURAL NOTES
THE BAY CLUB AT FRISCO
LOTS 3 & 4, RAIN TREE II
FRISCO, COLORADO
WAGNER ARCHITECTURAL TEAM

DATE: 4-9-97
DRAWN BY: TCU
CHECKED BY: MFB
REVISED NO. 01
REVISION DATE

SHEET NUMBER
S7

SEWER LINE SIZING (PER 1994 UPC)

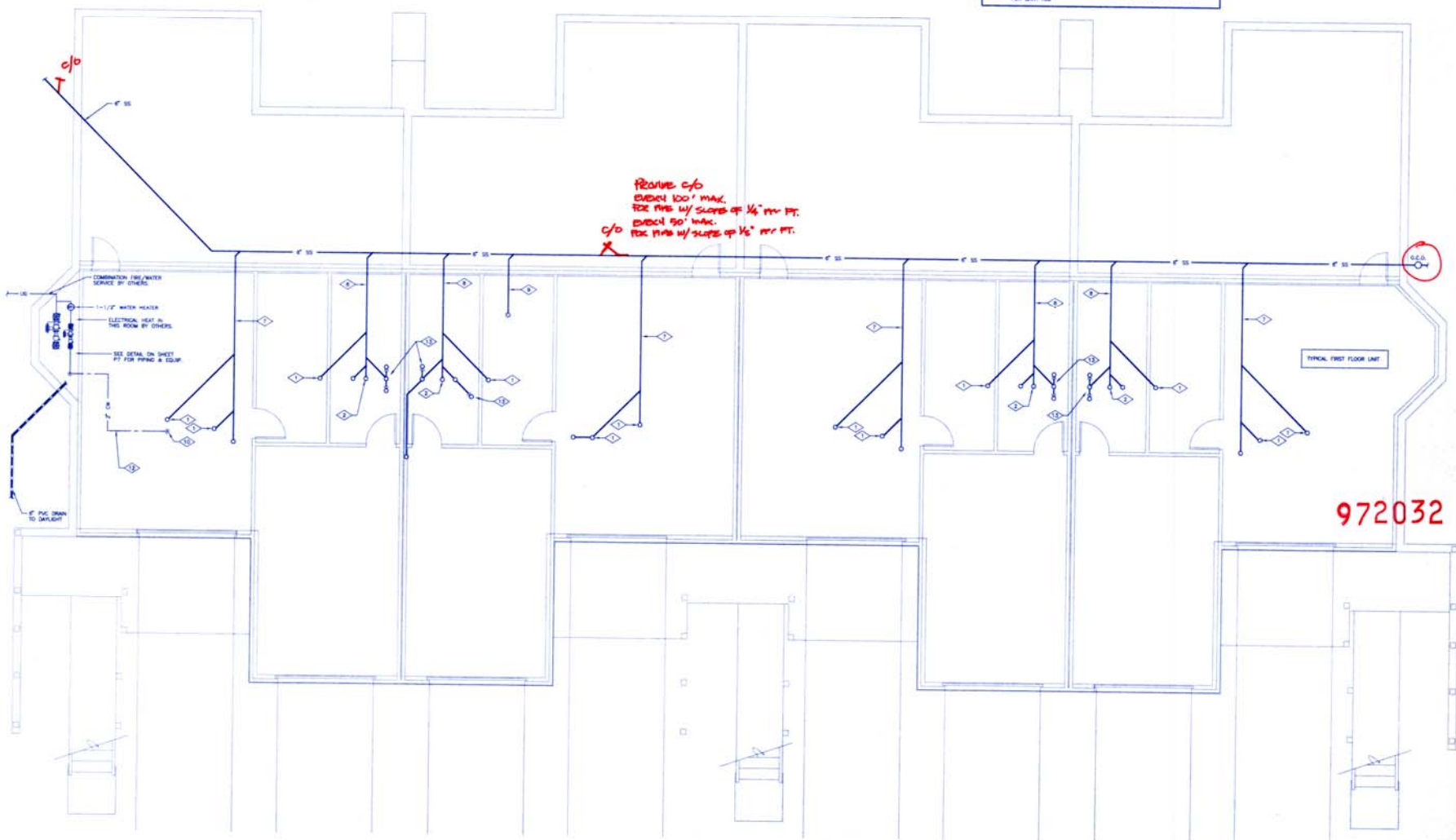
THE 4" BLDG DRAIN FROM BLDG #2 AND #3 DRAINS TO
 FUTURE SEWER MANHOLE SIZES FOR A SLOPE OF 1/8" PER
 FOOT.
 THE 4" BLDG DRAIN FROM BLDG #1 DRAINS BLDG #1
 FROM THE BLDG #2 SIZING TO A TOTAL OF
 4" TO 4" AND IS SIZED FOR A SLOPE OF 1/8" PER
 LINEAR FOOT.
 THE 4" BLDG DRAIN FROM BLDG #1, 2, AND 3 DRAINS
 A TOTAL OF 8" TO 4" AND MUST NOT HAVE A SLOPE LESS
 THAN 1/8" PER LINEAR FOOT.



BSMT/CRAWL SPACE PLAN-BLDG 1

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

SHEET NOTES	
◇	4" BS UP
◇	4" BS STACK
◇	4" V UP
◇	1-1/2" V UP
◇	1-1/2" V IN CLO
◇	4" V IN CLO
◇	1-1/2" BS. INSTALL TIGHT TO BOTTOM OF FLOOR JOIST.
◇	4" BS. INSTALL TIGHT TO BOTTOM OF FLOOR JOIST.
◇	4" BS. INSTALL TIGHT TO BOTTOM OF FLOOR JOIST.
◇	4" CK UP
◇	3/4" CK UP AND DOWN
◇	4" BS TO PROVIDE SELF-REGULATED ELECTRIC HEAT TAPE ON CK PIPE ABOVE CLO.
◇	4" BS TO PROVIDE SELF-REGULATED ELECTRIC HEAT TAPE ON P-TAP FOR BATH TUB.



972032

ISSUE	DATE
PERM/CONTR	4/3/97
ENGINEERED BY: 972032 Belfay Engineering MECHANICAL/ELECTRICAL ENGINEERING 1000 W. BEAVER LODGE ROAD FRISCO, CO 80541 303-992-5880 FAX: 992-5879	
THE BAY CLUB AT FRISCO 112 BEAVER LODGE ROAD FRISCO, CO	
JOB#	9763
FILE	9783P1
P1	

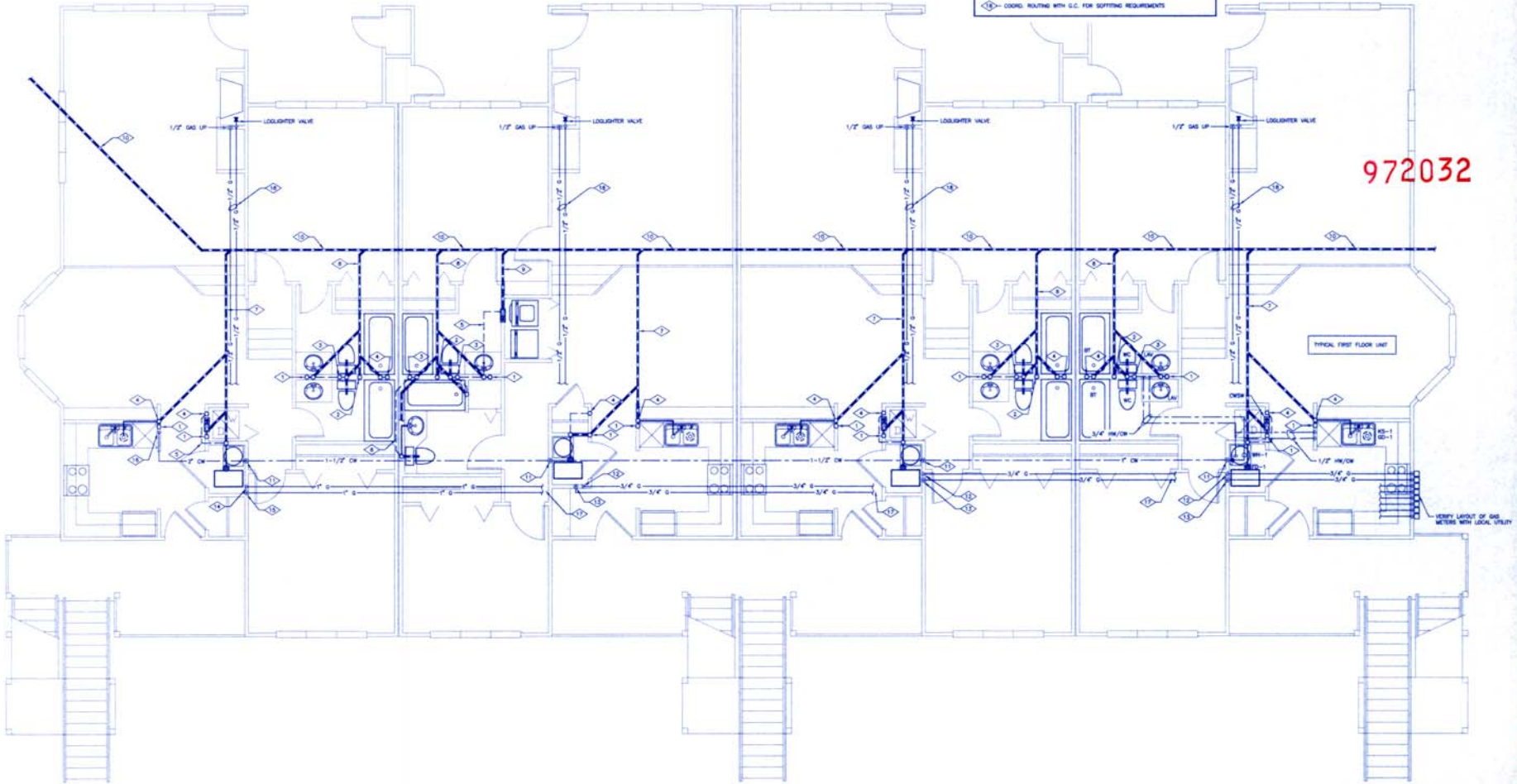


FIRST FLOOR PLAN - BLDG 1

SCALE 1/4" = 1'-0"

SHEET NOTES

- ◇ 2" SS UP
- ◇ 2" SS STACK
- ◇ 2" V UP
- ◇ 1-1/2" V UP
- ◇ 1-1/2" V IN CLG
- ◇ 2" V IN CLG
- ◇ 2-1/2" SS. INSTALL RIGHT TO BOTTOM OF FLOOR JOISTS.
- ◇ 2" SS. INSTALL RIGHT TO BOTTOM OF FLOOR JOISTS.
- ◇ 2" SS. INSTALL RIGHT TO BOTTOM OF FLOOR JOISTS.
- ◇ 2" SS
- ◇ 3/4" CW UP AND DOWN
- ◇ 3/4" GAS DOWN
- ◇ 3/4" GAS UP
- ◇ 1" GAS DOWN
- ◇ 1" GAS UP
- ◇ 2" CW FROM BELOW
- ◇ GAS PIPES BACK TO METERS
- ◇ COORD. ROUTING WITH G.C. FOR SLOTTING REQUIREMENTS



972032

ISSUE	DATE
PERMITS/COMMENTS	8/31/97

ENGINEERED FOR:
 MAI MECHANICAL
 1111 W. BEAVER LODGE ROAD
 FRISCO, CO 80532-4707

ENGINEERING BY:
BELFAY ENGINEERING
 MECHANICAL/ELECTRICAL ENGINEERING
 303 982-0980 FAX 982-9979



THE BAY CLUB AT FRISCO
 112 BEAVER LODGE ROAD
 FRISCO, CO

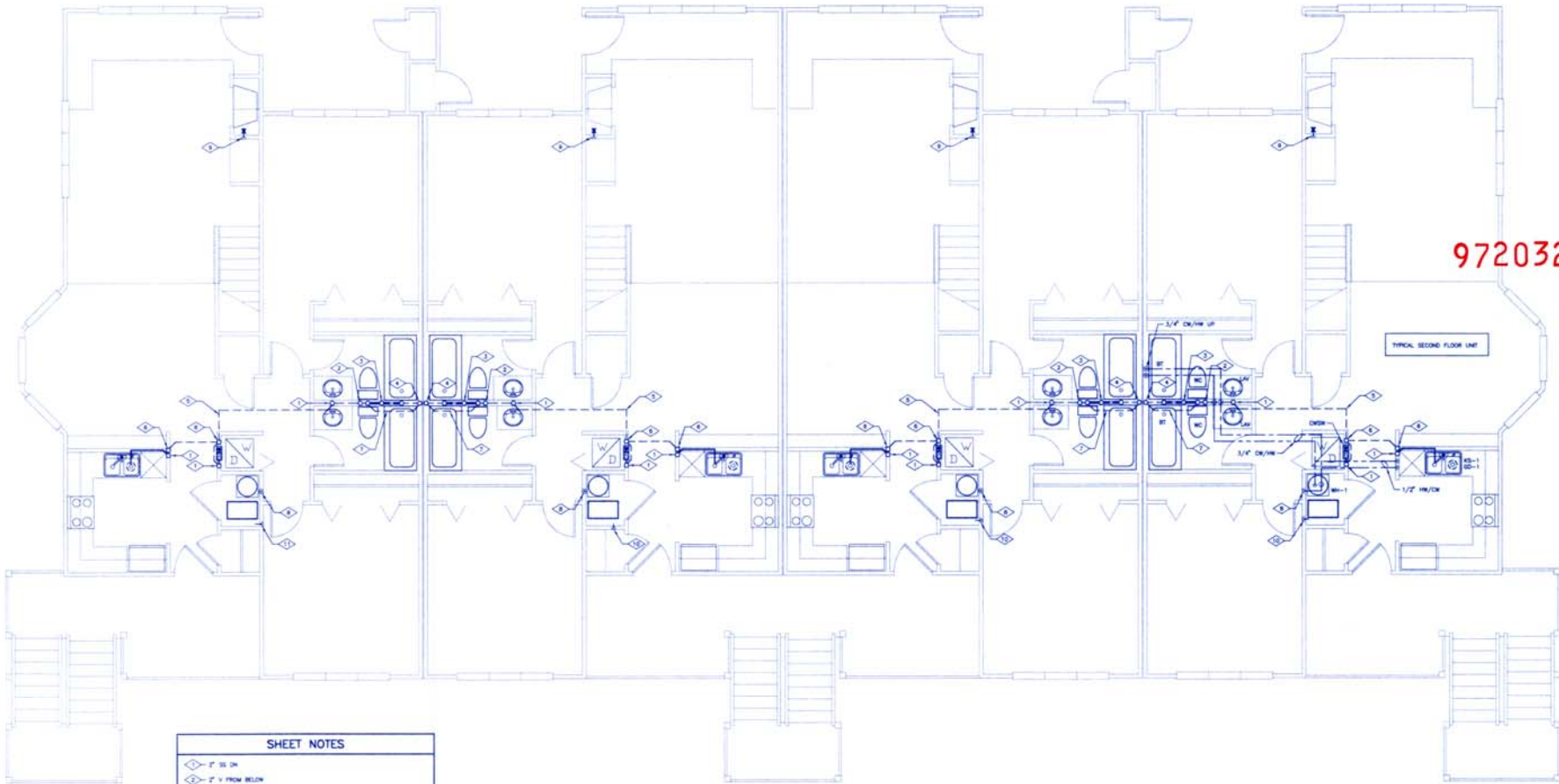
JOB# 9763
 FILE 9763P2





SECOND FLOOR PLUMBING-BLDG 1

SCALE 1/4" = 1'-0"



SHEET NOTES

- ◇ 1" SS DN
- ◇ 1" V FROM BELOW
- ◇ 1" SS STACK
- ◇ 1-1/2" V DOWN 2-1/2" V UP
- ◇ 1" W CLS
- ◇ 1-1/2" V FROM BELOW
- ◇ 2-1/2" V W CLS
- ◇ 3/4" CW FROM BELOW
- ◇ 1/2" GAS FROM BELOW
- ◇ 1" GAS FROM BELOW

REV	DATE
PCMT/CMST	6/2/97

ENGINEERED FOR:
 MAI MECHANICAL
 112 BEAVER LODGE ROAD
 FRISCO, CO 80532-4707

ENGINEERING BY:
BELFAY ENGINEERING
 MECHANICAL/ELECTRICAL ENGINEERING
 112 BEAVER LODGE ROAD
 FRISCO, CO 80532-4707
 303 992-5080 FAX 992-9879

THE BAY CLUB AT FRISCO
 112 BEAVER LODGE ROAD
 FRISCO, CO

JOB# 9763
 FILE 9763P3

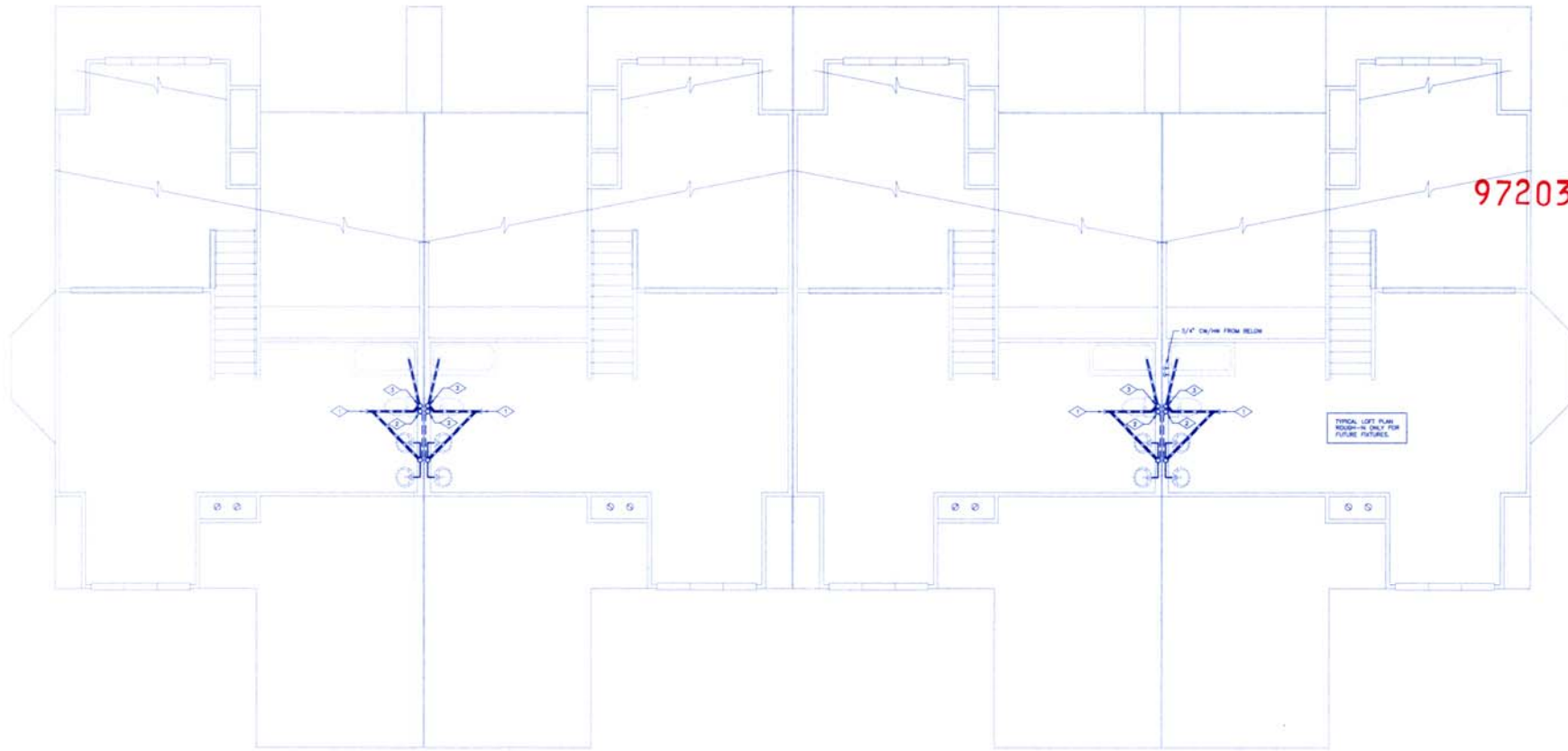


SHEET NOTES	
◇	7" TO DOWN
◇	2-1/2" V FROM BELOW
◇	7" UP



LOFT PLUMBING PLAN - BLDG 1

SCALE 1/4" = 1'-0"



ISSUE	DATE
PROJECT/COMMIT	6/2/97

C. COMMENTS:
 1. SEE SHEET P1 FOR MECHANICAL PLAN
 2. SEE SHEET P2 FOR ELECTRICAL PLAN
 3. SEE SHEET P3 FOR PLUMBING PLAN
 4. SEE SHEET P4 FOR PLUMBING PLAN
 5. SEE SHEET P5 FOR PLUMBING PLAN
 6. SEE SHEET P6 FOR PLUMBING PLAN
 7. SEE SHEET P7 FOR PLUMBING PLAN
 8. SEE SHEET P8 FOR PLUMBING PLAN
 9. SEE SHEET P9 FOR PLUMBING PLAN
 10. SEE SHEET P10 FOR PLUMBING PLAN

ENGINEERED FOR:
 MAX. MECHANICAL
 2511 W. 20TH AVENUE
 DENVER, CO 80202-4707

ENGINEERING BY:
BELFAY ENGINEERING
 MECHANICAL/ELECTRICAL ENGINEERING
 2911 W. 20TH AVENUE
 DENVER, CO 80202-4707
 TEL: 303-752-3380 FAX: 303-752-3380

THE BAY CLUB AT FRISCO
 112 BEAVER LODGE ROAD
 FRISCO, CO

JOB# 9763
 FILE 9763P4



P4

ISSUE	DATE
PUMP/CONTR.	6/3/97

ENGINEERED FOR:
 MAJ. MECHANICAL
 4875 BISHOP STREET
 COMMERCE CITY, CO 80022-4707

ENGINEERING BY:
BELFAY ENGINEERING
 MECHANICAL/ELECTRICAL ENGINEERING
 2811 W. 20TH AVENUE
 SUITE 102-1040 DENVER, CO 80202-5680
 FAX 303-752-5540

THE BAY CLUB AT FRISCO
 112 BEAVER LODGE ROAD
 FRISCO, CO

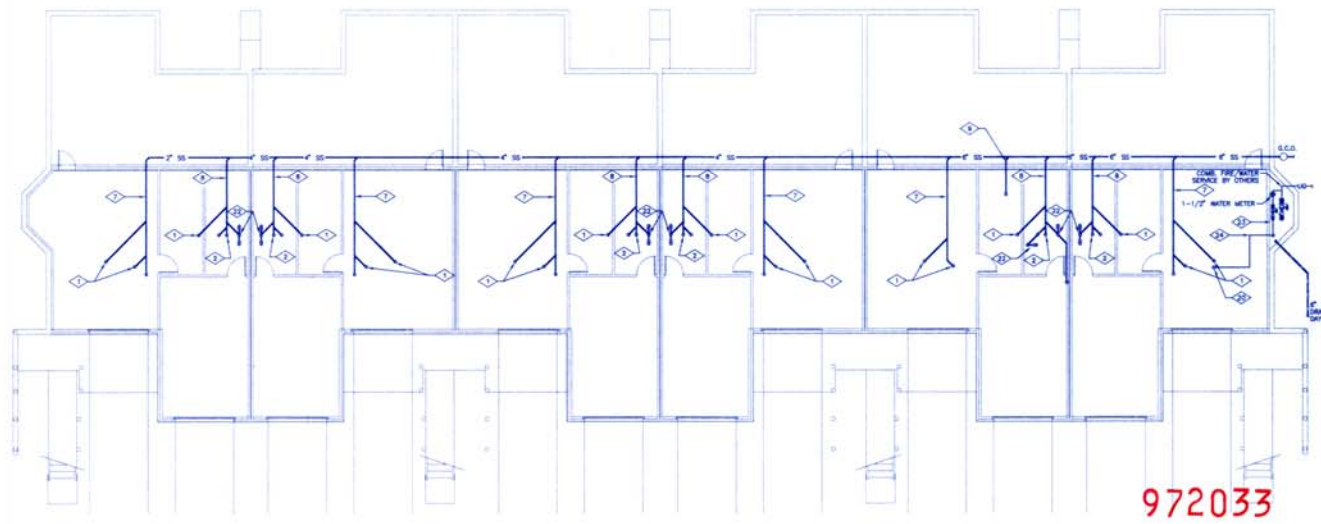
JOB# 9763
 FILE 9763PS



P5

BSMT/CRAWL SPACE PLUMBING BLDG 2 (MIRROR OF BLDG 3)

SCALE 1/8" = 1'-0"

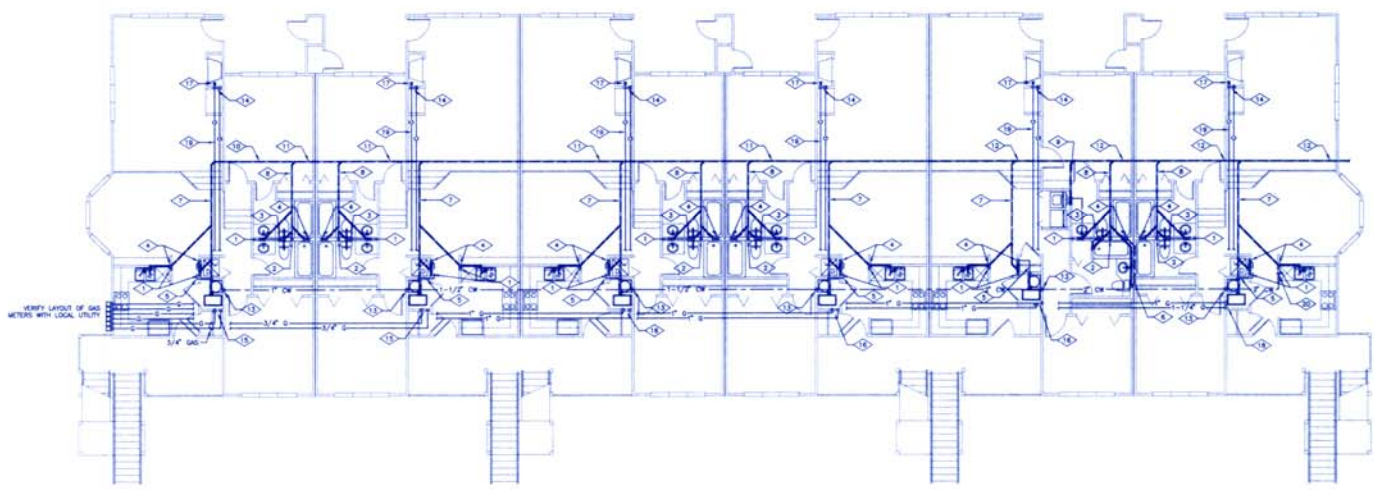


972033
972034

GENERAL NOTE
 PLAN COVERS AND WATER PIPING ARE GIVEN IN A TYPICAL UNIT ON SHEET P2.

FIRST FLOOR PLUMBING-BLDG 2 (MIRROR OF BLDG 3)

SCALE 1/8" = 1'-0"



PLUMBING LEGEND

SYMBOL	DESCRIPTION
---	COLD WATER, 1/2" U.G.A.
---	HOT WATER, 1/2" U.G.A.
---	HOT WATER RETURN, 1/2" U.G.A.
---	TEMPERED WATER, 1/2" U.G.A.
---	EXIST. COLD WATER, 1/2" U.G.A.
---	EXIST. HOT WATER, 1/2" U.G.A.
---	UNDERGROUND COLD WATER, 1/2" U.G.A.
---	UNDERGROUND HOT WATER, 1/2" U.G.A.
---	UNDERGROUND RETURN, 1/2" U.G.A.
---	UNDERGROUND TEMPERED WATER, 1/2" U.G.A.
---	UNDERGROUND EXIST. COLD WATER, 1/2" U.G.A.
---	SAINTMARY SOIL BELOW FLOOR, 2" U.G.A.
---	EXISTING SAINTMARY SOIL BELOW FLOOR, 2" U.G.A.
---	SAINTMARY SOIL ABOVE FLOOR, 1-1/2" U.G.A.
---	EXIST. SAINTMARY SOIL ABOVE FLOOR, 1-1/2" U.G.A.
---	GREASE INTERCEPTION LINE.
---	STORM SEWER, BELOW FLOOR.
---	SEWAGE INTERCEPTION LINE.
---	ROOF DRAIN.
---	EXIST. WET PIPING, 1-1/2" U.G.A.
---	EXIST. WET PIPING, 1-1/2" U.G.A.
---	PLUMBING DISCHARGE.
---	NATURAL GAS.
---	EQUIPMENT DRAIN.
---	COMPRESSED AIR, 1/2" U.G.A.
---	REFRIG. CHARGE, 3/8" O.C. U.G.A.
---	CHARGE, 1/2" O.C. U.G.A.
---	VACUUM, 7" P.V.C. U.G.A.

CONNECTION TO EXIST. WORK, SEE CONNECTION NOTE #1 FOR EXPLANATION.

CLIMB UP
 CLIMB DOWN
 TEE UP
 TEE DOWN
 CHANGING REDUCER
 EQUIV. REDUCER
 UNION
 GATE VALVE, NORMALLY OPEN
 GATE VALVE, NORMALLY CLOSED
 BALL VALVE, NORMALLY OPEN
 BALL VALVE, NORMALLY CLOSED
 SOLENOID VALVE NORMALLY CLOSED
 3-WAY MOTORIZED VALVE
 CENTRIFUGAL PUMP

PLAN CODE FOR EQUIPMENT FURNISHED BY OTHERS. PLUMBING TO PROVIDE ROUGH-IN AND FINAL CONNECTION. REFER TO KITCHEN EQUIPMENT DRAWING, COORDINATE WITH KITCHEN EQUIPMENT FLOOR TO DETERMINE EXACT REQUIREMENTS BEFORE PERFORMING ANY WORK.

* LOCATION OF COLD WATER ROUGH-IN.
 * LOCATION OF HOT WATER ROUGH-IN.

NEW FIXTURE TO BE FURNISHED AND INSTALLED UNDER THE PLUMBING CONTRACT.

FIGURES TO BE PROVIDED BY OTHERS, ROUGH-IN AND REGULATION TO BE PROVIDED UNDER THE PLUMBING CONTRACT.

SHEET NOTES

◇	2" SS UP
◇	2" SS STACK
◇	2" Y UP
◇	1-1/2" Y UP
◇	1-1/2" V IN CG
◇	2" Y IN CG
◇	2-1/2" SS
◇	2" SS, INSTALL TIGHT TO BOTTOM OF FLOOR JOISTS.
◇	2" SS, INSTALL TIGHT TO BOTTOM OF FLOOR JOISTS.
◇	2" SS
◇	2" SS
◇	2" SS
◇	3/4" CW UP AND DOWN
◇	1/2" GAS UP AND 1/2" GAS DOWN
◇	3/4" GAS DOWN AND 3/4" GAS UP
◇	1" GAS UP AND 1" GAS DOWN
◇	LOUQUETTER VALVE
◇	1-1/4" GAS UP AND 1" GAS DOWN
◇	COORD. ROUTING WITH O.C. FOR SUPPORT REQUIREMENTS.
◇	2" CW FROM BELOW
◇	2" CW UP
◇	O.C. TO PROVIDE SELF-REGULATING ELECTRIC HEAT TAPE ON P-TRAP FOR BATH TUB
◇	ELECTRIC HEAT IN THIS ROOM BY OTHERS, SEE SHEET P7 FOR PIPING DETAIL.
◇	O.C. TO PROVIDE SELF-REGULATING ELECTRIC HEAT TAPE ON CW PIPE ABOVE CG.

2ND FLOOR PLUMBING-BLDG 2 (MIRROR OF BLDG 3)

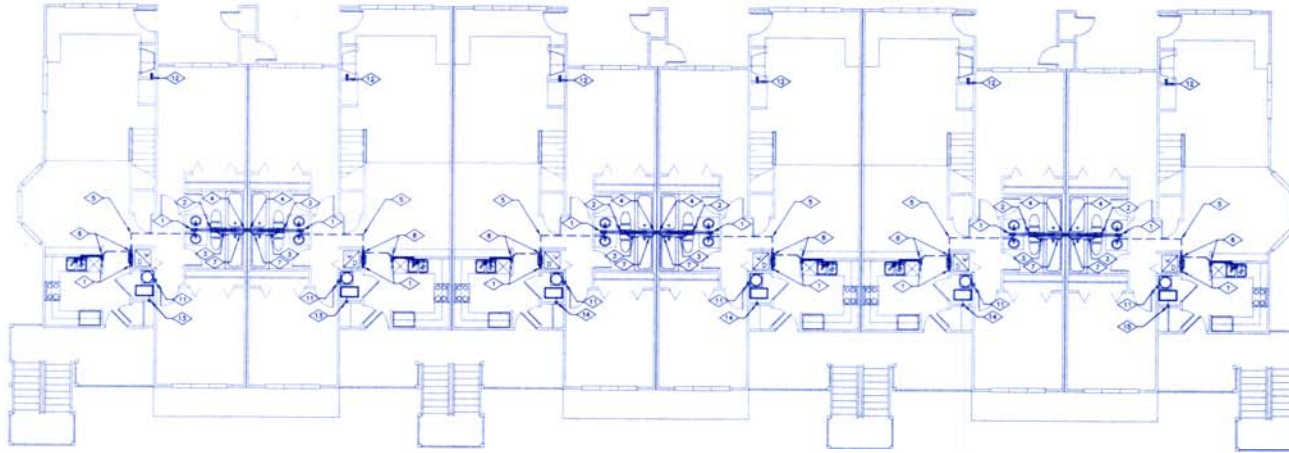
SCALE: 1/8" = 1'-0"

GENERAL PLUMBING PROVISIONS

1. WORK INCLUDED:
PROVIDE COMPLETE AND OPERATING PLUMBING SYSTEMS. THE WORK ALSO INCLUDES THE COMPLETION OF DETAILS AND METHODS OR FROM WHICH ARE NECESSARY FOR THE SUCCESSFUL OPERATION OF ALL SYSTEMS. SEE PLUMBING, ELECTRICAL AND GENERAL CONTRACTOR COORDINATION SCHEDULE FOR DURATION OF WORK.
2. PLUMBING DRAWINGS:
PLUMBING DRAWINGS ARE DIAGNOSTIC AND ARE NOT TO BE SCALED FOR DIMENSIONS. TAKE ALL DIMENSIONS FROM ARCHITECTURAL DRAWINGS, CERTIFIED EQUIPMENT DRAWINGS AND FROM THE STRUCTURAL STEEL BEFORE FABRICATING ANY WORK. VERIFY SPACE REQUIREMENTS, COORDINATING WITH OTHER TRADES AND NOTES. THE SYSTEMS IN THE DRAWINGS PROVIDE RELIABLE SOLUTIONS OF APPLICABLE CODES, STANDARDS, SPECIFICATION REQUIREMENTS OR EXTRA CHARGES TO THE OWNER.
3. VERIFICATION OF FIELD CONDITIONS:
BEFORE UNDERTAKING EACH PART OF THE WORK, CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS WITH FIELD MEASUREMENTS. PROMPTLY REPORT IN WRITING TO THE MECHANICAL ENGINEER ANY CONFLICT, ERROR OR DISCREPANCY.
4. EQUIPMENT AND FIXTURES FURNISHED BY OTHERS:
COORDINATE EXACT REQUIREMENTS OF EQUIPMENT AND FIXTURES FURNISHED BY OTHERS BEFORE PERFORMING ANY WORK.
5. PERMITS:
OBTAIN PERMITS AND PAY FOR ALL PERMITS, FEES, LICENSES AND INSPECTIONS FOR THIS DIVISION OF WORK.
6. CODES:
COMPLY WITH ALL APPLICABLE CODES AND UTILITY COMPANY REGULATIONS. IN CASE OF CONFLICT WITH THE CONTRACT DOCUMENTS THE MOST STRINGENT SHALL GOVERN.
7. ACCESS DOORS:
FURNISH ACCESS DOORS TO PROVIDE ACCESS TO ALL FIRE DAMPERS, VALVES, BALANCING DAMPERS AND OTHER EQUIPMENT REQUIRING ACCESS. ACCESS DOORS FOR INSTALLATION IN FIRE RATED CONSTRUCTION SHALL HAVE APPROXIMATE FIRE RATING.
8. SPECIFIED MANUFACTURERS AND ALTERNATES:
NO ACCEPTABLE MANUFACTURERS HAVE BEEN SPECIFIED. NUMBER OF A PRODUCT MAY BE OBTAIN FOR AN EXAMPLE. THIS IS THE EQUIPMENT CONTEMPLATED DURING THE DESIGN PROCESS AND FORMS THE BASIS OF A STATEMENT OF QUALITY. VERIFY THE MODEL NUMBER IS STILL ACCURATE AND MEETS ALL THE REQUIREMENTS AS SHOWN ON THE DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE REQUIREMENTS OF THE DRAWINGS AND THE MODEL NUMBER, THE REQUIREMENTS OF THE DRAWINGS SHALL GOVERN. APPROVED EQUALS SHALL BE ALLOWED UNLESS OTHERWISE NOTED.
9. SUBMITTALS:
A. REQUIRED SUBMITTALS:
SUBMIT 3 COPIES OF THE FOLLOWING INFORMATION FOR APPROVAL. ORDER NO MATERIALS OR BEGIN NO WORK UNTIL ALL SUBMITTALS ARE RECEIVED AND APPROVED:
1.) ALL SCHEDULED FIXTURES AND EQUIPMENT.
2.) CONTROLS AND CONTROL DIAGRAMS.
3.) OPERATION AND MAINTENANCE MANUALS.
4.) SHOP DRAWINGS REQUIRED TO BE SUBMITTED FOR APPROVAL.
5.) OTHER INFORMATION SPECIFICALLY REQUIRED TO BE SUBMITTED FOR APPROVAL.
B. REVIEW TIME:
ALLOW 5 WORKING DAYS FOR REVIEW OF SUBMITTALS.
C. RESUBMISSION:
MAKE ALL REVISIONS REQUIRED AND RESUBMIT AS REQUIRED FOR FINAL SUBMITTAL.
10. WARRANTIES:
WARRANTY ALL WORKMANSHIP, MATERIAL AND EQUIPMENT AND REPLACE ANY FOUND DEFECTIVE WORK. PROVIDE COST TO THE OWNER FOR A PERIOD OF ONE YEAR AFTER THE ACCEPTANCE OF THE WORK.
11. OPERATION AND MAINTENANCE MANUALS:
SUBMIT 2 COPIES BOUND IN 8-1/2" X 11" THREE RING LOOSE LEAF BINDERS.
12. MATERIALS:
ALL MATERIALS AND EQUIPMENT SHALL BE NEW UNLESS OTHERWISE SPECIFIED.
13. METALLATION OF EQUIPMENT:
A. GENERAL:
METAL ALL WORK IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. ARRANGE ALL EQUIPMENT TO PROMOT EASY REMOVAL OF COILS, MOTORS, FILTERS, AND ALL OTHER PARTS WHICH MIGHT REQUIRE PERIODIC REPLACEMENT OR MAINTENANCE.
B. SPACE PREFERENCE:
WHERE CONFLICTS OCCUR THE FOLLOWING PREFERENCE SCHEDULE SHALL BE USED:
1.) RECESSED ELECTRICAL LIGHT FIXTURES.
2.) ELECTRICS.
3.) SPRINKLER PIPING.
4.) SOIL, WASTE, SLOPE AND STORM PIPING.
5.) LIQUID HEAT TRANSFER AND REFRIGERANT PIPING.
6.) DOMESTIC WATER PIPING.
7.) ELECTRICAL CONDUITS.
EQUIP BE SHALL NOT HAVE PROTRUSIONS OVER ITEM #4 BELOW PLUMBING FITTINGS, OR OVER ITEM #7 ABOVE OR BELOW ELECTRIC SWITCHES AND PANELS. NO PIPING CARRYING FLUIDS SHALL BE INSTALLED DIRECTLY OVER ELECTRICAL EQUIPMENT.

GENERAL NOTE

PLUMB CODES AND WATER PIPING ARE GIVEN IN A TYPICAL UNIT ON SHEET P3.



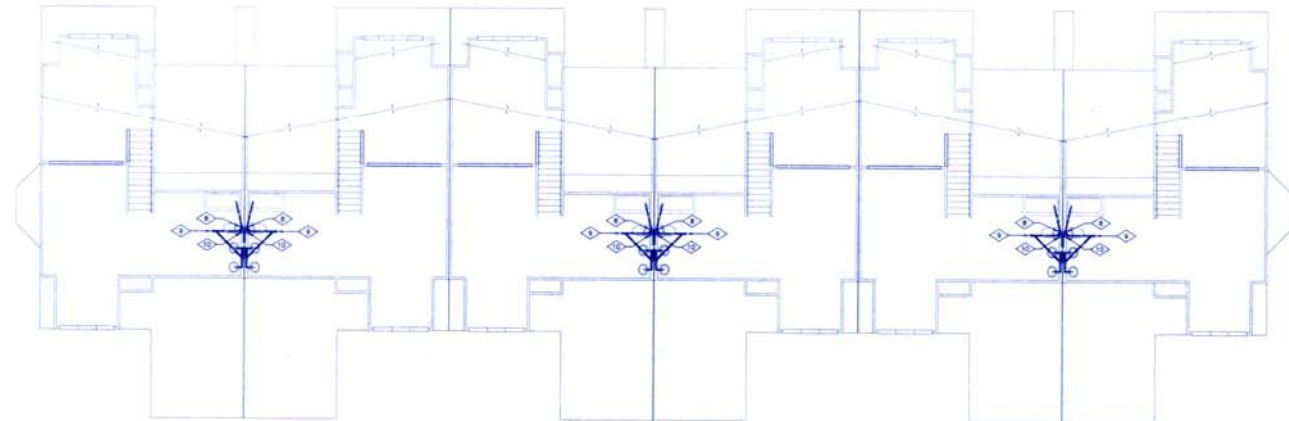
972033
972034

LOFT PLUMBING PLAN-BLDG 2 (MIRROR OF BLDG 3)

SCALE: 1/8" = 1'-0"

GENERAL NOTE

PLUMB CODES AND WATER PIPING ARE GIVEN IN A TYPICAL UNIT ON SHEET P4.



SHEET NOTES

- ◇ 2" SS DOWN
- ◇ 2" V FROM BELOW
- ◇ 2" SS STACK
- ◇ 1-1/2" V DOWN, 2-1/2" V UP
- ◇ 2" V IN OLD
- ◇ 1-1/2" V FROM BELOW
- ◇ 2-1/2" V IN OLD
- ◇ 2" V/R
- ◇ 2-1/2" V DOWN
- ◇ 2" SS DOWN
- ◇ 3/4" OR FROM BELOW
- ◇ 1/2" GAS FROM BELOW, TERMINATED WITH LIGHTER VALVE
- ◇ 3/4" GAS FROM BELOW
- ◇ 1" GAS FROM BELOW
- ◇ 1-1/4" GAS FROM BELOW

NO.	REVISION	DATE
1	PERMITS/COMES	4/23/07

ENGINEERED FOR:
MAIL MECHANICAL
4875 POSTING STREET
COMMERCIAL CITY, CO 80022-4707

ENGINEERING BY:
BELFAY ENGINEERING
MECHANICAL/ELECTRICAL ENGINEERING
2001 10TH AVENUE
DENVER, CO 80202
303.555.5555 FAX: 800.357.9778

THE BAY CLUB AT FRISCO
112 BEAVER LODGE ROAD
FRISCO, CO

JOB# 9783
FILE 9783P6



Revision	By	Date
1	6-11-82	SJD
2	7-24-82	RK



WATSON ENGINEERING TEAM, LTD.
 1000 17th Street, Suite 1000
 Frisco, Colorado 80541
 Phone: (303) 441-1111

THE BAY CLUB AT FRISCO
 CONDOMINIUMS
 FRISCO, COLORADO
 MECHANICAL PLAN FOR
 LOUP DEVELOPMENT

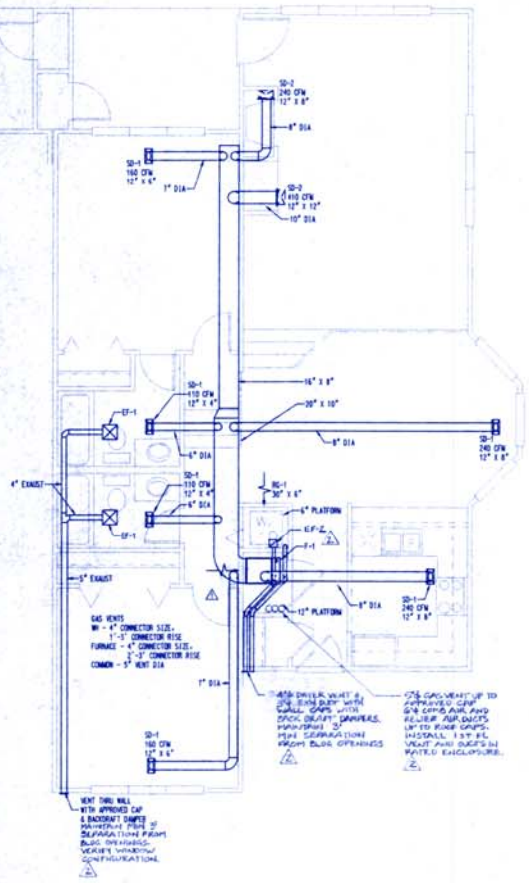
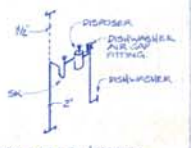
Project No.	97047
Date	4-9-87
Drawn by	SJD
Checked by	RDK
Scale	M-1

GENERAL NOTES

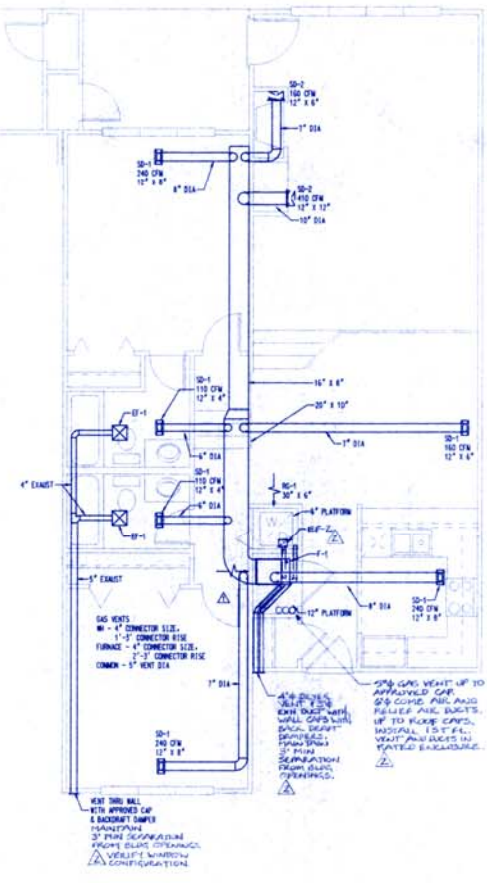
- INSTALLATION IS TO BE COMPLETE AND OPERATIONAL, AND IS TO BE IN ACCORD WITH BUILDING DEPARTMENT REQUIREMENTS. COORDINATE THE INSTALLATION IN EVERY RESPECT WITH WORK OF OTHER TRADES. EXISTING INSTALLATION, UTILITY COMPANY SERVICES AND STANDARDS, AND MANUFACTURER'S REQUIREMENTS.
- CUTTING AND PATCHING SHALL BE IN AN APPROVED MANNER. PATCH TO MATCH ADJACENT SURFACE. NEW ROOF OPENINGS ARE TO BE COORDINATED WITH EXISTING STRUCTURES. MAINTAIN REQUIRED CLEARANCE BETWEEN G.A. TRIMMS AND EXISTING GAS VENTS AND PLUMBING VENTS.
- OBTAIN PAY FOR AND MAINTAIN PERMITS, LICENSES, CERTIFICATES OF INSPECTION, AND LIABILITY INSURANCE.
- FIELD OVER EXISTING CONDITIONS AND INCLUDE ALL COSTS IN A BID REQUIRED TO ACCOMMODATE EXISTING CONDITIONS AND TO PROVIDE A COMPLETE INSTALLATION.
- HAZARDOUS MATERIALS MAY EXIST. COORDINATE DISTURBANCES OF EXISTING EQUIPMENT AND MATERIALS WITH THE OWNER. DO NOT PROCEED WITH WORK THAT DISTURBS EXISTING CONDITIONS WITHOUT NOTIFICATION FROM OWNER. IF HAZARDOUS MATERIAL IS ENCOUNTERED, STOP WORK AND NOTIFY OWNER.
- MECHANICAL MATERIALS AND EQUIPMENT SHALL BE NEW, UNLESS NOTES AS EXISTING, AND AS AND / OR AS APPROVED WHERE APPLICABLE. THE CONTRACTOR SHALL SUBMIT WRITTEN THREE COPIES OF EQUIPMENT INFORMATION SHEETS FOR ENGINEERS REVIEW. INFORMATION SHALL BEAR CONTRACTOR'S SIGNATURE INDICATING COMPLIANCE WITH REQUIREMENTS. CONTRACTOR AGREE'S CONDITIONS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDER; THAT THE PURPOSE OF SUBMITTALS IS TO DEMONSTRATE THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THIS CONTRACTOR IS TO PROVIDE WITH STARTS WITH MECHANICAL EQUIPMENT WHERE INDICATED OR REQUIRED.
- MECHANICAL SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL BE LEFT IN PROPER WORKING ORDER. REPLACE AT NO ADDITIONAL COST TO THE OWNER. WORK, MATERIALS OR EQUIPMENT WHICH EVIDENCES DEFECTS IN DESIGN, CONSTRUCTION, OR WORKMANSHIP WITHIN ONE YEAR OF DATE OF FINAL ACCEPTANCE. THIS IS TO INCLUDE FINISH AS A RESULT OF SOFT FAILURE.
- MAINTAIN AS-BUILT DRAWINGS. RECORD CONSTRUCTION VARIATIONS ON DRAWINGS.
- IDENTIFY MECHANICAL EQUIPMENT WITH ENGRAVED STEEL METALWORK PLASTIC LABELS, 1/2" HIGH, PREPARED AND ACTED, MODEL NO. AND SERIAL NO.
- PROVIDE ACCESS TO MECHANICAL EQUIPMENT THAT REQUIRES SERVICE, MAINTENANCE OR ADJUSTMENT.
- NET ALL DUCTWORK AND PIPING OFFSETS AND TRANSITIONS REQUIRED TO INSTALL THE WORK AS SHOWN. FIELD MEASURE FOR EXACT REQUIREMENTS AND INSTALL ACCORDINGLY.
- DUCT INSULATION: GLASS FIBER INSULATION (MILWAUKEE DATED) 1/2" VALVE 0.29 @ 75°F, FULL SCUM FACING VAPOR BARRIER. DUCT LINER: GLASS FIBER INSULATION (MILWAUKEE DATED) 1/2" VALVE 0.29 @ 75°F, 1.5 LB/FT³ DENSITY COATED AIR SIDE FOR 2500 FPM VELOCITY. 1/2" THICK.

S-4. RECTANGULAR:	1", 1.5 LB/FT ³ DENS. FT. LINE
S-4. ROUND:	1/2" INSULATION WITH VAPOR BARRIER
S-4.1	NON 15' FROM UNIT: 1", 1.5 LB/FT ³ DENS. FT. LINE
S-4.1	SAME AS SUPPLY DUCTS.
- PIPPING MATERIALS:

A. NATURAL GAS HOME BRASS:	SCHEUBLE 40 BLACK STEEL 1/2" AND SMALLER WITH ALL-TYPE F WITH SCHEDULE 40/20-CONCEALED TO BE WELDED 2" AND LARGER WITH ALL-TYPE E1 WITH WELDED JOINTS.
----------------------------	--
- DUCTWORK: GALVANIZED SHEET METAL FABRICATED AND INSTALLED TO COMPLY WITH MFA 904. SHOW LOW VELOCITY DUCT STANDARDS. DUCT SIZES ARE CLEAR INSIDE DIMENSIONS. SEAL DUCT JOINTS WITH WATER RESISTANT SEALANT COMPATIBLE WITH MATERIALS.
- FLEXIBLE DUCT WORK: TO BE AIR TIGHT INSULATED WITH VAPOR BARRIER AND REINFORCED LINER BENDED TO RISE WELL. CONFORM TO MFA 904 AND I.E. 101 CLASS 1. MAX LENGTH 8 FT. CONNECT WITH STAINLESS STEEL DRAINAGE WITH NEW SEAL DESIGN. DUCT CONNECTIONS CRITICAL. 8" MIN. CONNECTOR WITH MANUAL DAMPER.
- FIRE DAMPERS ARE TO BE TYPE "B" RATED FOR PROTECTION WALL CONSTRUCTION (INCLUDES DAMPER TO RISE 1/2" AND IN ACCORDANCE WITH STANDARD I.E. 555 AND MFA 904. DAMPERS ARE TO BE INSTALLED PER THE LISTING.
- BALANCE AIR SYSTEMS IN ACCORDANCE WITH STANDARDS OF WORK. SUBMIT BALANCE INFORMATION ON STANDARD FORMS PREPARED BY NEW OR EQUIVALENT. THE SYSTEM SHALL BE BALANCED TO PLUS TWE - ONE OF THE INDICATED QUANTITIES. SUBMIT THREE COPIES OF REPORT FOR ENGINEERS REVIEW. THE BALANCE CONTRACTOR SHALL BE AN INDEPENDENT LICENSED BALANCING CONTRACTOR.
- RECALIBRATE THERMOSTATS AND RELATED TEMPERATURE CONTROL EQUIPMENT.
- CONTRACTOR SHALL SUBMIT CLOSED DUCT CUT SHEET INDICATING DUCTS, VENT LINTERS, DAMPERS, TYPICAL DUCTS TO HAVE LISTED VENT CAPACITY TO CORRECT WITH INDICATED INSTALLATION.
- PROVIDE MIN 1" CLEARANCE BETWEEN TYPE B GAS VENT AND COMBUSTIBLE MATERIAL AND 6" FROM COMBUSTIBLE FROM SOME WALL VENT CONNECTIONS AND COMBUSTIBLE MATERIALS.
- RE PLUMBING: HOSE, DRESS AND HOSE END FRACKS TO BE FURNISHED WITH VACUUM BREAKERS.
- RE PLUMBING: SUPPORT GAS PIPING PER IBC TABLE 12.2. EXTERIOR GAS PIPING TO BE MIN 6" ABOVE GRADE AND PAINT EXTERIOR PIPING.
- EFF. PROTECTION CONTRACTOR SHALL PREPARE AND SUBMIT AUTOMATIC FIRE RATING/RESISTING SYSTEM SHOP DRAW FOR REVIEW.



FLOOR PLAN - UNIT A



FLOOR PLAN - UNIT B

Revision	
1	6-11-97 SJO
2	7-24-97 RDK

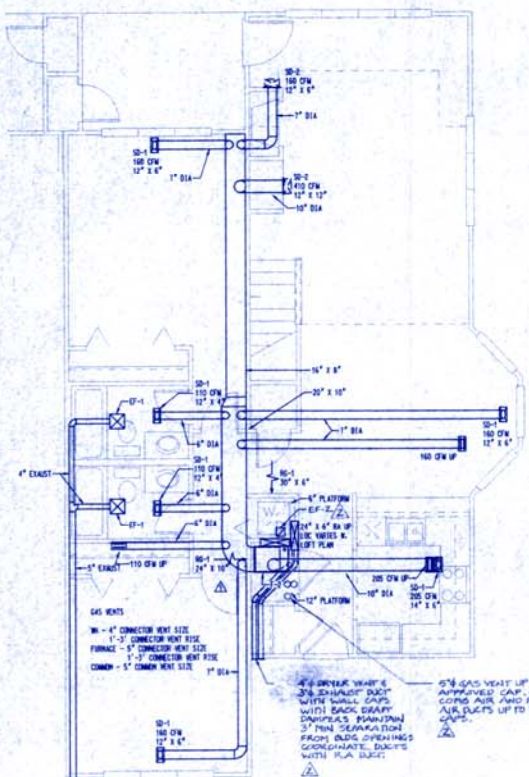


ARCHITECTURAL FIRM LTD.
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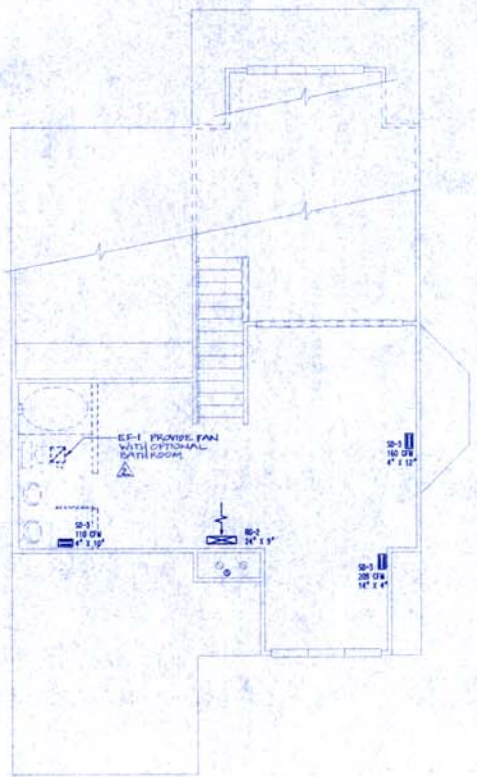
THE BAY CLUB AT FRISCO
CONDOMINIUMS
FRISCO, COLORADO
LOBBY DEVELOPMENT

DRAWING TITLE

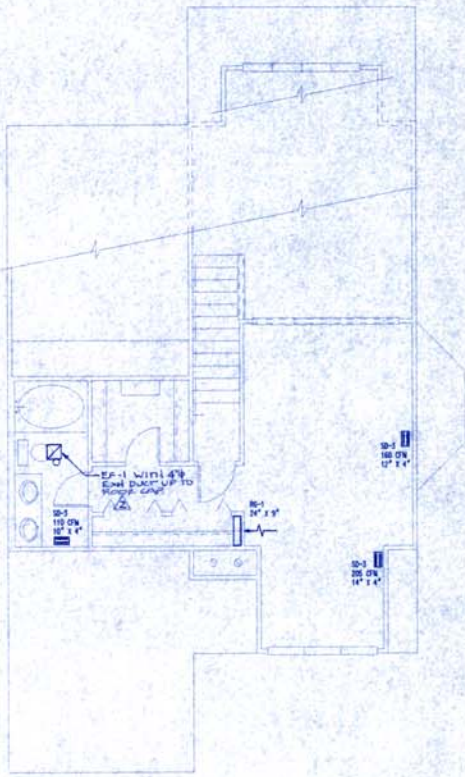
PROJECT: 97047
DATE: 4-9-97
DRAWN: SJO
CHECKED: RDK
SCALE: M-2



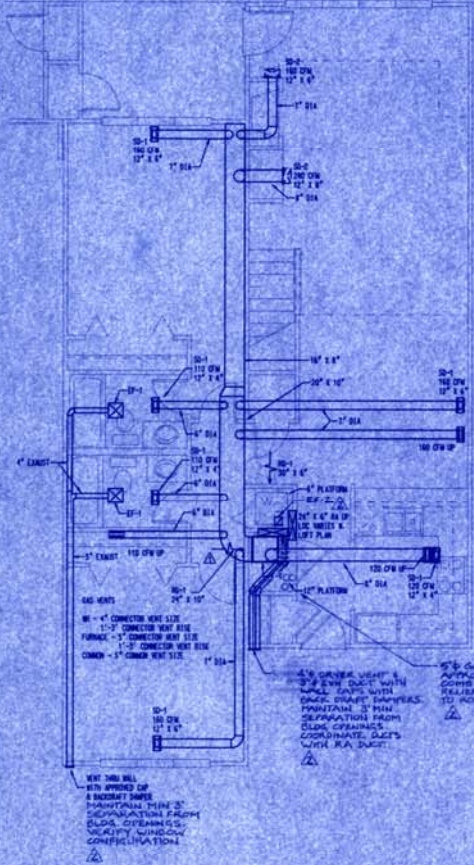
FLOOR PLAN - UNIT C



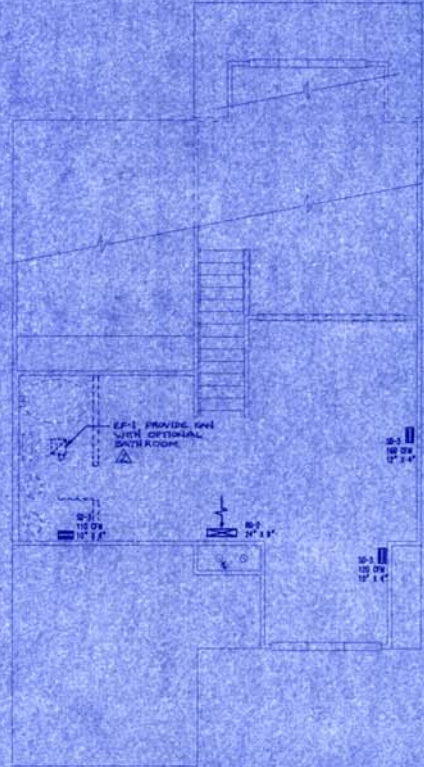
SECOND FLOOR PLAN - UNIT C (STANDARD PLAN W/ LOFT)



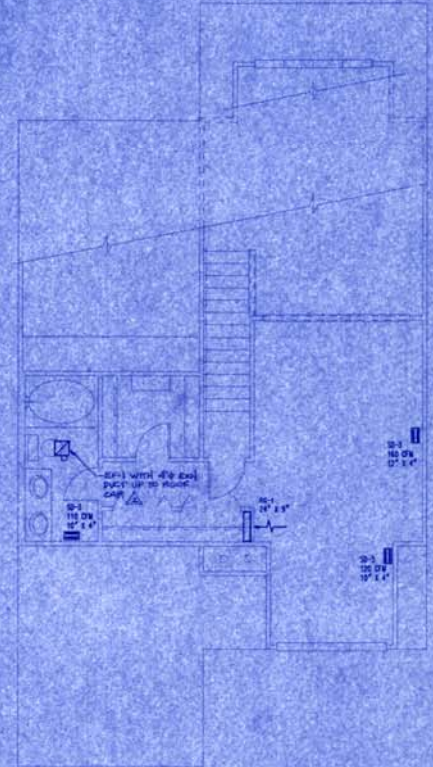
SECOND FLOOR PLAN - UNIT C (STANDARD PLAN W/ M.BED.)



FLOOR PLAN - UNIT D



SECOND FLOOR PLAN - UNIT D
(STANDARD PLAN W/ LOFT)



SECOND FLOOR PLAN - UNIT D
(STANDARD PLAN W/ M.BED)

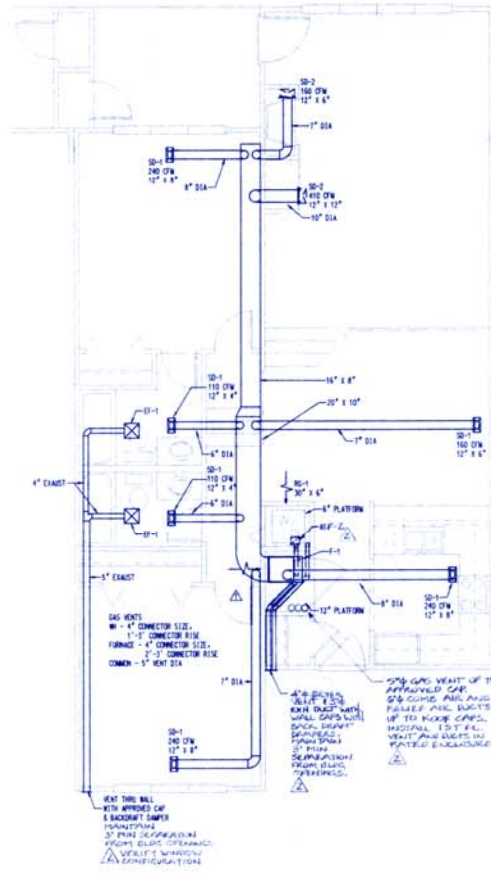
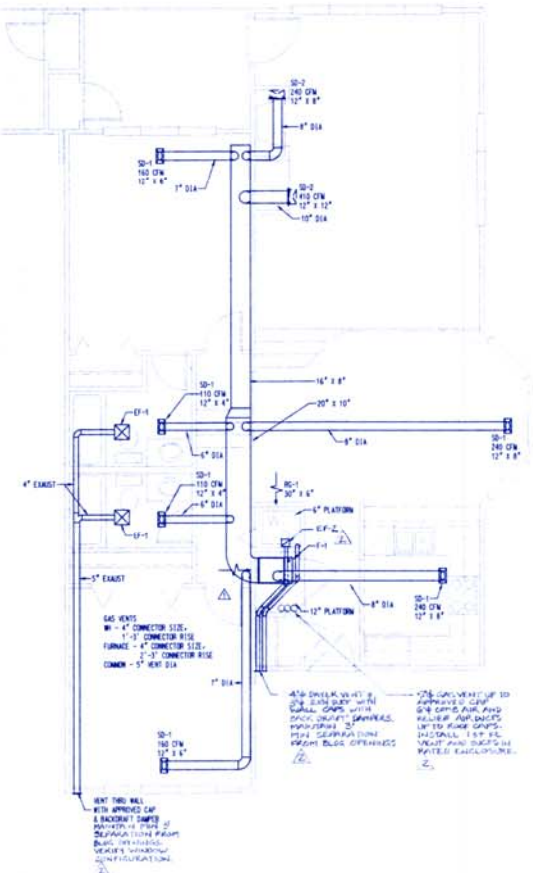
NO.	DATE	BY
1	8-15-87	SJO
2	7-24-87	ROK



THE BAY CLUB AT FRISCO
 CONDOMINIUMS
 FRISCO, TEXAS
 LOUJ DEVELOPMENT

Drawn by: TTT

PROJECT NO.	97047
DATE	4-9-97
DESIGNER	SJO
CHECKER	ROK
SCALE	M=3



FLOOR PLAN - UNIT B

GENERAL NOTES

- INSTALLATION IS TO BE COMPLETE AND OPERATIONAL, AND IS TO BE IN ACCORD WITH BUILDING DEPARTMENT REQUIREMENTS. COORDINATE THE INSTALLATION IN EVERY RESPECT WITH WORK OF OTHER TRADES, EXISTING INSTALLATION, UTILITY COMPANY SERVICES AND STANDARDS, AND MANUFACTURER'S REQUIREMENTS.
- CUTTING AND PATCHING SHALL BE IN AN APPROVED MANNER, PATCH TO MATCH ADJACENT SURFACE. NEW ROOF OPENINGS ARE TO BE COMBINED WITH EXISTING STRUCTURES. MAINTAIN REQUIRED CLEARANCE BETWEEN O.A. VENTHES AND EXHAUSTS, GAS VENTS AND PLUMBING VENTS.
- OBTAIN PAY FOR AND MAINTAIN PERMITS, LICENSES, CERTIFICATES OF INSPECTION, AND LIABILITY INSURANCE.
- FIELD CHECK EXISTING CONDITIONS AND INCLUDE ALL COSTS ON A BID REQUIRED TO ACCOMMODATE EXISTING CONDITIONS AND TO PROVIDE A COMPLETE INSTALLATION.
- HAZARDOUS MATERIALS MAY EXIST. COORDINATE DISTURBANCES OF EXISTING EQUIPMENT AND MATERIALS WITH THE OWNER. DO NOT PROCEED WITH WORK THAT DISTURBS EXISTING CONDITIONS WITHOUT AUTHORIZATION OF FIELD ENGINEER. IF HAZARDOUS MATERIAL IS ENCOUNTERED, STOP WORK AND NOTIFY OWNER.
- MECHANICAL MATERIALS AND EQUIPMENT SHALL BE NEW, UNLESS NOTES AS EXISTING, AND IS, AND / OR AS APPROVED UNLESS SPECIFICALLY. THE CONTRACTOR SHALL SUBMIT THREE COPIES OF EQUIPMENT INFORMATION SHEETS FOR ENGINEERS REVIEW. INFORMATION SHALL BEAR CONTRACTOR'S SIGNATURE INDICATING COMPLIANCE WITH REQUIREMENTS. CONTRACTOR ACCEPTS LIABILITY PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THAT THE PURPOSE OF SUBMITTALS IS TO SUBMITTALS THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THIS CONTRACTOR IS TO PROVIDE MOTOR STARTERS WITH MECHANICAL EQUIPMENT WORK INDICATED ON DRAWINGS.
- MECHANICAL SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL BE LEFT IN PROPER WORKING ORDER. REPAIR AT AN ADDITIONAL COST TO OWNER. WORK, MATERIALS OR EQUIPMENT WHICH EVIDENCES DEFECTS IN DESIGN, CONSTRUCTION, OR WORKMANSHIP WITHIN THE YEAR OF DATE OF FINAL ACCEPTANCE. THIS IS TO INCLUDE DAMAGE AS A RESULT OF SUCH FAILURE.
- MAINTAIN AS-BUILT DRAWINGS. RECORD CONSTRUCTION VARIATIONS ON DRAWINGS.
- IDENTIFY MECHANICAL EQUIPMENT WITH ENGRAVED STEEL OR PLASTIC NAMEPLATES 1/4" THICK. INDICATE MANUFACTURER, MODEL NO. AND SERIAL NO.
- PROVIDE ACCESS TO MECHANICAL EQUIPMENT THAT REQUIRES SERVICE. MAINTAINANCE OF ACCESS POINT.
- NOT ALL DUCTWORK AND PIPING OFFSETS AND TRANSLATIONS REQUIRED TO INSTALL THE WORK SHOWN. FIELD MEASURE FOR EXACT REQUIREMENTS AND INSTALL ACCORDINGLY.
- DUCT INSULATION: GLASS FIBER INSULATION (AWES/ASTM D575): "1" VALVE 0.25" AT 375', FULL SCREW PINE VAPOR BARRIER, DUCT LINER: GLASS FIBER, INSULATION DENSITY: "1" VALVE 0.25" AT 375', 1.5 LB/FT. 3" VALVE DENSITY: COATED AIR SINK FOR 2500 FT/MIN VELOCITY, 1" THICK.

S.A. RECTANGULAR:	1" - 1.5 LB/FT. FT. LINE
S.A. ROUND:	1 1/2" INSULATION WITH VAPOR BARRIER
R.A. RECTANGULAR:	NON 15' FROM UNIT:
R.A.:	1" - 1.5 LB/FT. FT. LINE
	SAME AS SUPPLY DUCTS.
- PIPING MATERIALS:

A. NATURAL GAS ABOVE GRADE:	SCOTCHBOLD 40 BLACK STEEL 1/2" AND SMALLER ASTM A53, TYPE F WITH SLOTTED JOINTS. CONDUCED TO BE WELDED 2-DIGIT AND LARGER ASTM A53, GRADE B, TYPE E, WITH WELDED JOINTS.
-----------------------------	--
- DUCTWORK: GALVANIZED SHEET METAL FABRICATED AND INSTALLED TO COMPLY WITH ARI 900A. SHOW LOW VELOCITY DUCT STANDARDS. DUCT SEALS ARE CLEAN INSIDE DIMENSIONS. SEAL DUCT JOINTS WITH WATER RESISTANT SEALANT COMPATIBLE WITH MATERIALS.
- FLEXIBLE DUCT WORK: TO BE AIR TIGHT INSULATED WITH VAPOR BARRIER AND REINFORCED LINER BONDED TO WIRE MESH. CONFORM TO NFPA 90A AND UL 181 CLASS 1. MAX LENGTH 8 FT. CONNECT WITH STAINLESS STEEL DISHBOARD WITH NON-SLIP OPERATOR. DUCT CONNECTIONS CORRAL SYSTEM CONNECTIONS WITH MANUAL SAMPLERS.
- FIRE DAMPERS ARE TO BE TYPE "B" RATED FOR PROTECTION WALL CONSTRUCTION INDICATED. DAMPERS TO HAVE 0.5 LB/FT. AND IN ACCORDANCE WITH STANDARD UL-555 AND NFPA 90A. DAMPERS ARE TO BE INSTALLED PER THEIR LISTING.
- BALANCE AIR SYSTEMS IN ACCORDANCE WITH STANDARDS OF WORK. SUBMIT BALANCE INFORMATION ON STANDARD FORMS PREPARED BY NEW OR EXISTENTIAL. THE SYSTEM SHALL BE BALANCED TO PLUS 10% - 15% OF THE INDICATED QUANTITIES. SUBMIT THREE COPIES OF REPORT FOR ENGINEERS REVIEW. THE BALANCE CONTRACTOR SHALL BE AN INDEPENDENT LICENSED BALANCING CONTRACTOR.
- RECALIBRATE THERMISTATS AND RELATED TEMPERATURE CONTROL EQUIPMENT.
- CONTRACTOR SHALL SUBMIT CONTROL WIRE, CUT SHEET INDICATING DRYER VENT LIMITATIONS. INDICATED DRYER TO HAVE LINED VENT CONNECTION TO COMPLY WITH INDICATED INSTALLATION.
- PROVIDE MIN 1" CLEARANCE BETWEEN TYPE B GAS VENT AND COMBUSTIBLE PARTICLES AND 6" MIN CLEARANCE FROM SINGLE WALL VENT CONNECTIONS AND COMBUSTIBLE MATERIALS.
- ALL PLUMBING: HOSE EBBS AND HOSE END PLACES TO BE FURNISHED WITH VACUUM BREAKERS.
- ALL PLUMBING: SUPPORT PIPING PER UFG TABLE 12-1. EXTERIOR PIPING SHALL BE MIN 3" ABOVE GRADE AND PAINT EXTERIOR PIPING.
- FIRE PROTECTION CONTRACTOR SHALL PREPARE AND SUBMIT AUTOMATIC FIRE EXTINGUISHING SYSTEM SHOP DRAW FOR REVIEW.

FUR-1 LENOX MODEL 80M71411-100 OR EQUAL GAS FURNACE. 100 MBH SL. INPUT, 52 MBH OUTPUT AT 9000 FT. 1/2" OF BLOWER WITH 12 FULL LINE AMPS. INDICATED DRAFT. FURNISH: FILTER, 1" STAT

FUR-2 LENOX MODEL 80M71411-100 OR EQUAL GAS FURNACE. 100 MBH SL. INPUT, 43 MBH OUTPUT AT 9000 FT. 1/2" OF BLOWER WITH 12 FULL LINE AMPS. INDICATED DRAFT. FURNISH: FILTER, 1" STAT

SO-1 CEILING SUPPLY AIR DIFFUSER, HART AND COOLEY MODEL 400 OR EQUAL WITH ADJUSTABLE BALANCING DAMPER

SO-2 SAME AS SO-1

SO-3 FLOOR AIR SUPPLY DIFFUSER, HART AND COOLEY MODEL 415 OR EQUAL WITH ADJUSTABLE BALANCING DAMPER

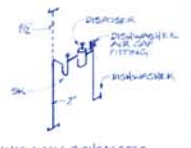
SO-4 COIL WALL RETURN AIR GRILLE, HART AND COOLEY MODEL 400 OR EQUAL

SO-5 FLOOR RETURN AIR GRILLE, HART AND COOLEY MODEL 400 OR EQUAL

ST-1 BROWN MODEL 184 OR EQUAL BATHROOM EXHAUST FAN. 90 CFM, 0.75 AMPS 120V/60/1PH POWER.

EP-2 EXHAUST MODEL 1070 LAVATORY ROOMS. 100 CFM, 1.5 AMP, 120V/60/1PH POWER. APPROX 120V/60/1PH POWER.

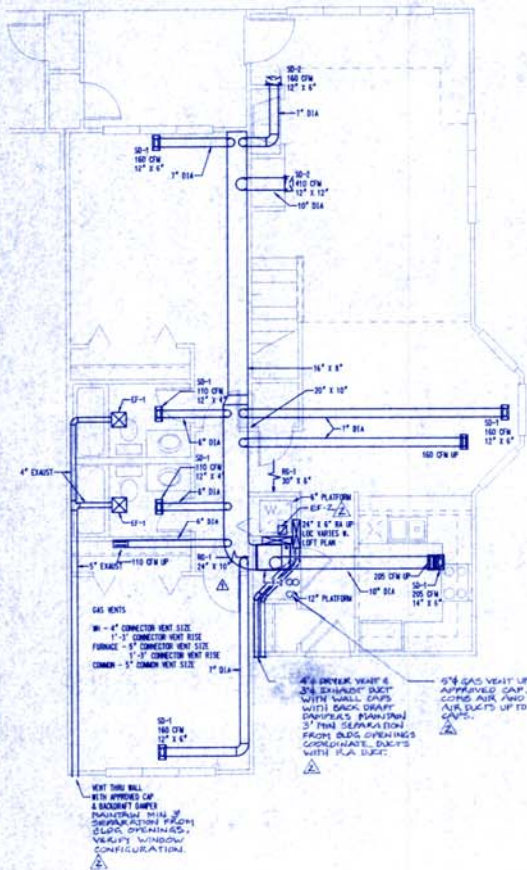
Revision		
No.	Date	By
1	6-13-97	SJD
2	7-24-97	RK



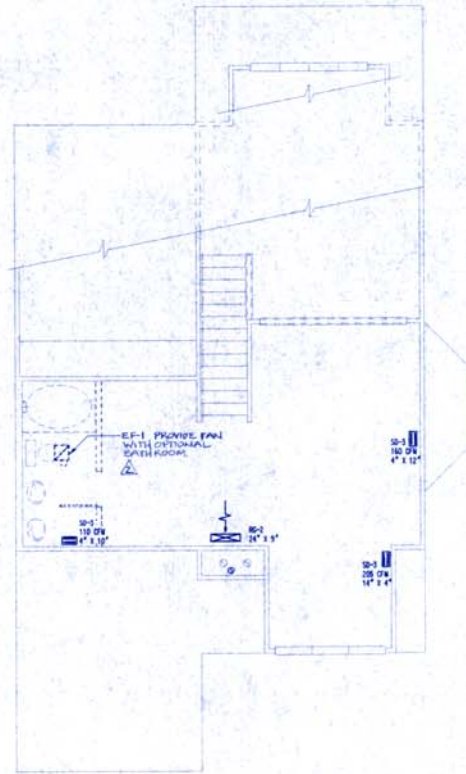
SINK VENT SCHEMATIC
NOT TO SCALE
RE PLUMBING

PROJECT NO.	97047
DATE	4-9-97
BY	SJD
CHECKED BY	RDK
SCALE	M-1

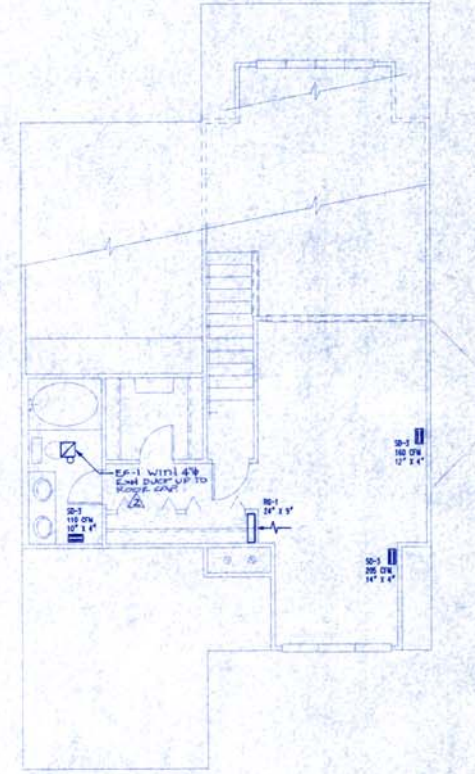
THE FAY RILEY & FRESCO ARCHITECTS
 SOLE CONTRACTORS
 PREPARED FOR
 LEAD DEVELOPMENT



FLOOR PLAN - UNIT C



SECOND FLOOR PLAN - UNIT C (STANDARD PLAN W/ LOFT)



SECOND FLOOR PLAN - UNIT C (STANDARD PLAN W/ M.BED.)

REVISION		
Δ	8-15-97	SB
Δ	7-24-97	PK



THE BAY CLUB AT FRISCO
 CONDOMINIUMS
 FRISCO, COLORADO
 FOR DEVELOPMENT

DRAWING TITLE

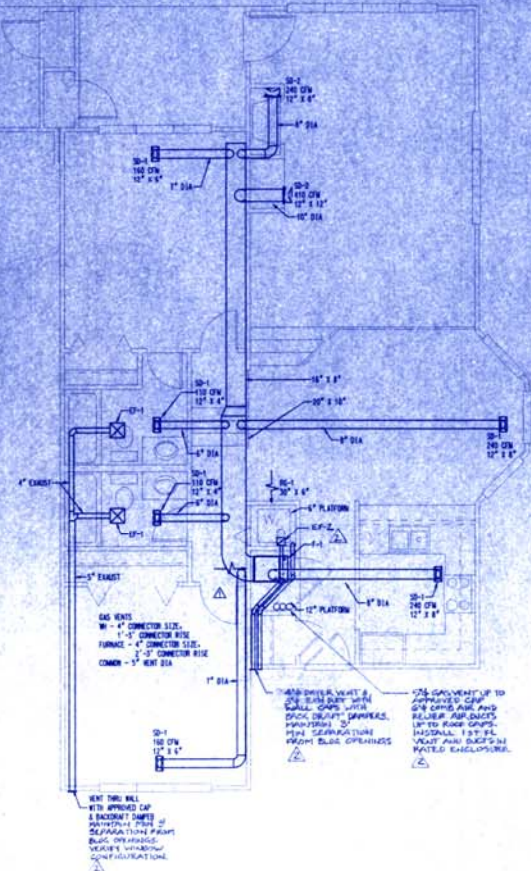
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97047

DATE
4-9-97

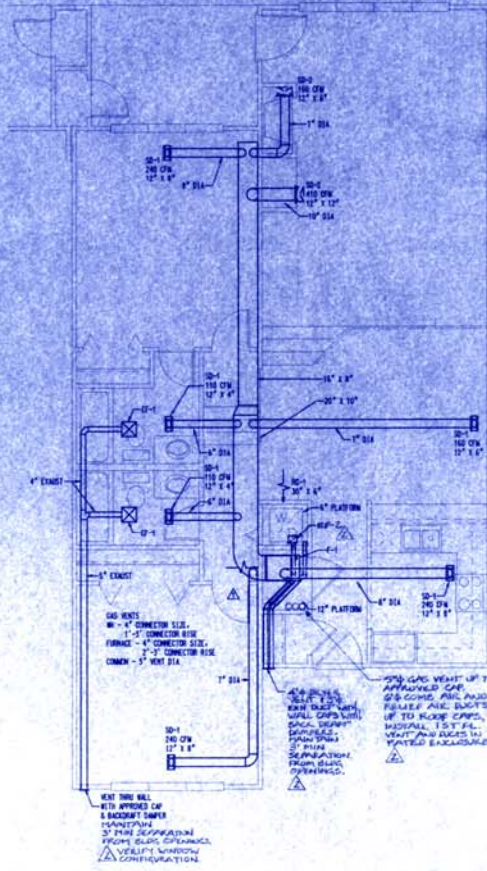
DRAWN BY
SJO

CHECKED BY
RDK

SHEET
M-2



FLOOR PLAN - UNIT A



FLOOR PLAN - UNIT B

GENERAL NOTES

- INSTALLATION TO BE COMPLETE AND OPERATIONAL, AND IS TO BE IN ACCORD WITH BUILDING DEPARTMENT REQUIREMENTS. COORDINATE THE INSTALLATION IN EVERY RESPECT WITH WORK OF OTHER TRADES, LISTING, MECHANICAL, UTILITY, COMFORT SERVICES AND STANDARDS, AND MANUFACTURER'S RECOMMENDATIONS.
- CUTTING AND PATCHING SHALL BE IN AN APPROVED MANNER. PATCH TO MATCH EXISTING SURFACE. NEAR REAR OPENINGS ARE TO BE COORDINATED WITH LISTING CONTRACTOR. REPAIRS REQUIRES CLEARANCE BETWEEN S.A., TRADES AND EXISTING GAS VENTS AND PLUMBING VENTS.
- OBTAIN PAY FOR AND MAINTAIN PERMITS, LICENSES, CERTIFICATES OF INSPECTION, AND LICENSES IF REQUIRED.
- FIELD CHECK LISTING CONDITIONS AND INCLUDE ALL COSTS OF A BID REQUIRED TO ACCOMMODATE LISTING CONDITIONS AND TO PROVIDE A COMPLETE INSTALLATION.
- HAZARDOUS MATERIALS MAY EXIST. COORDINATE DISTURBANCES OF EXISTING EQUIPMENT AND MATERIALS WITH THE OWNER. DO NOT PROCEED WITH WORK THAT DISTURBS EXISTING COND. ITEMS WITHOUT APPROVED FOR WORK. IF HAZARDOUS MATERIAL, IS ENCOUNTERED, STOP WORK AND NOTIFY OWNER.
- MECHANICAL MATERIALS AND EQUIPMENT SHALL BE NEW, UNLESS NOTED AS EXISTING, AND AS PER AN ASH APPROVED WORK APPLICATION. THE CONTRACTOR SHALL SUBMIT MATERIAL TAKE OFFS OF EQUIPMENT INFORMATION SHEETS FOR ENGINEER REVIEW. INFORMATION SHALL BEAR CONTRACTOR'S SIGNATURE INCLUDING COMPANY'S P.E. INSTRUCTIONS. CONTRACTOR SUBMITTALS PROCESSED BY THE ENGINEER ARE NOT CHANGE ORDERS. THAT THE PURPOSE OF SUBMITTALS IS TO SUBMITTALS THE CONTRACTOR UNDERSTANDS THE DESIGN CONCEPT. THIS CONTRACTOR IS TO PROVIDE WITH SUBMITTALS WITH MECHANICAL EQUIPMENT, MAKE INDICATED OF REDUCED.
- MECHANICAL SYSTEMS INSTALLED UNDER THIS CONTRACT SHALL BE LEFT IN PROPER WORKING ORDER. REPAIRS OF NO MECHANICAL SYSTEM TO BE THE OWNER. WORK MATERIALS OR EQUIPMENT WITH DEFICIENCIES DEFECTS IN DESIGN, CONSTRUCTION OR WORKMANSHIP RETURN TO THE OWNER AT RISK OF TIME ACCEPTANCE. THIS IS TO INCLUDE DAMAGE AS A RESULT OF SUCH FAILURE.
- MAINTAIN AS-BUILT DRAWINGS. RECORD CONSTRUCTION VARIATIONS ON DRAWINGS.
- IDENTIFY MECHANICAL EQUIPMENT WITH ENGRAVED STEEL METAL PLASTIC LABELS, 1/2\"/>

100-4 LEAKY MODEL NUMBER 410-100 IN EQUAL GAS FURNACE
100 AMB SL. INPUT, 20 AMB OUTPUT AT 5000 FT.
1/4\"/>

100-4 LEAKY MODEL NUMBER 410-100 IN EQUAL GAS FURNACE
100 AMB SL. INPUT, 20 AMB OUTPUT AT 5000 FT.
1/4\"/>

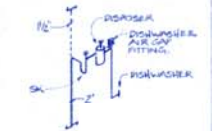
10-1 CEILING SUPPLY AIR DIFFUSERS, HUNT AND COILEY
MODEL 600 IN EQUAL WITH 1/2\"/>

20-1 SAE AS 20-1
100-4 FLOOR AIR SUPPLY DIFFUSERS, HUNT AND COILEY
MODEL 411 IN EQUAL WITH 1/2\"/>

10-1 12\"/>

10-1 FLOOR RETURN AIR GRILLES, HUNT AND COILEY
MODEL 600 IN EQUAL
10-1 FLOOR RETURN AIR GRILLES, HUNT AND COILEY
MODEL 600 IN EQUAL
10-1 BROWN MODEL 804 IN EQUAL BATHROOM
EXHAUST FAN. 800 CFM 20\"/>

100-4 LEAKY MODEL NUMBER 410-100 IN EQUAL GAS FURNACE
100 AMB SL. INPUT, 20 AMB OUTPUT AT 5000 FT.
1/4\"/>



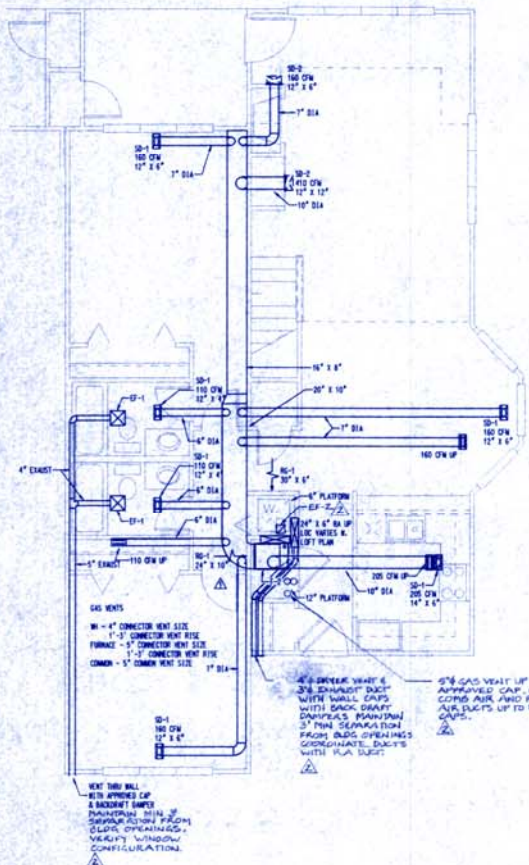
SINK WEEV SCHEMATIC
RE TO SCALE
RE TO PLUMBING

FORM NO.	REV.	DATE
1017	1	4-19-97
	2	7-28-97

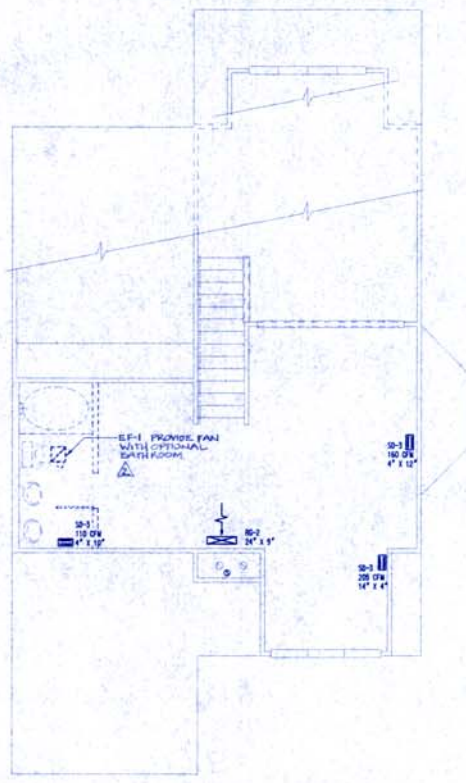


THE BAY CLUB AT FRISCO
CONDOMINIUMS
FRISCO, COLORADO
FOR
LOUPE DEVELOPMENT

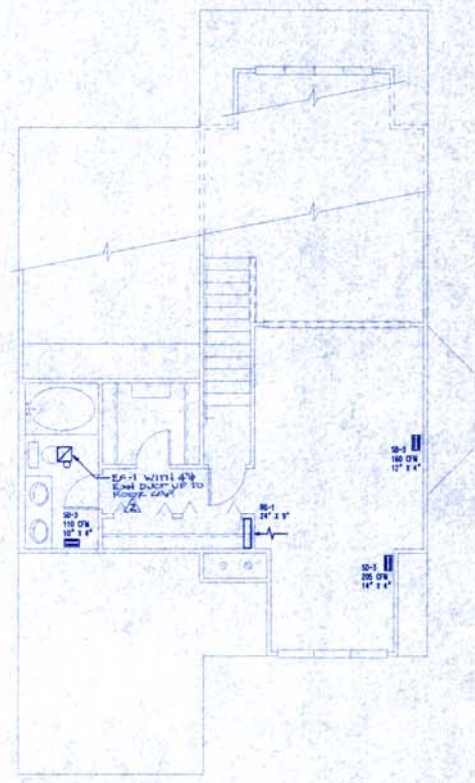
97047
4-9-97
SJD
RDK
M-1



FLOOR PLAN - UNIT C



SECOND FLOOR PLAN - UNIT C (STANDARD PLAN W/ LOFT)



SECOND FLOOR PLAN - UNIT C (STANDARD PLAN W/ M.BED.)

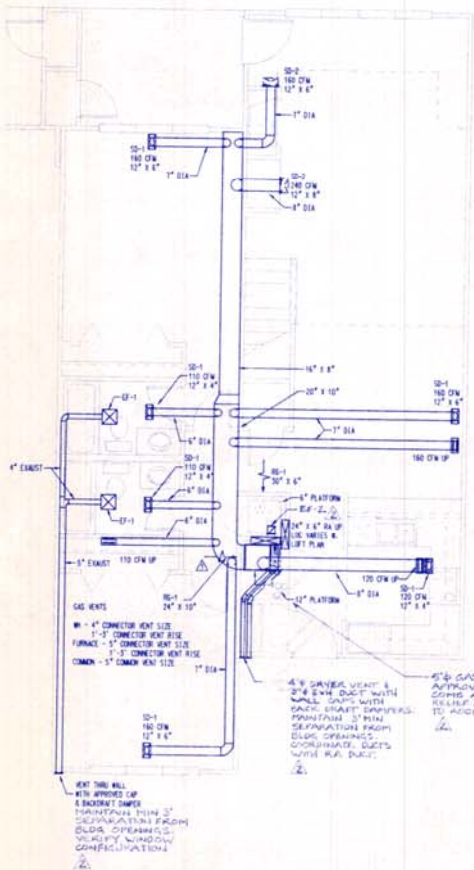
REVISION		
NO.	DATE	BY
1	4-13-97	SS
2	7-24-97	RS



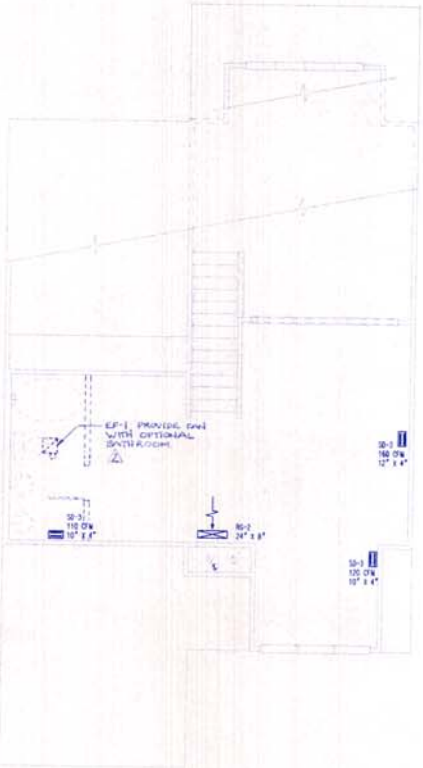
THE BAY CLUB AT FRISCO
 CONDOMINIUMS
 FRISCO, COLORADO
 FOR DEVELOPMENT

DRAWING TITLE

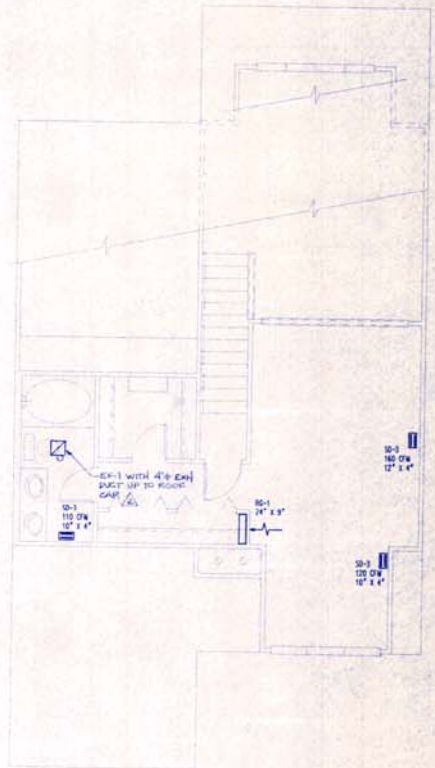
PROJECT NO.	97047
DATE	4-9-97
DESIGNER	SJO
CHECKER	RDK
SCALE	M-2



FLOOR PLAN - UNIT D



SECOND FLOOR PLAN - UNIT D
(STANDARD PLAN W/ WALK OFF MAT)



SECOND FLOOR PLAN - UNIT D
(STANDARD PLAN W/ M/BED)

DATE	BY	CHK
1-13-87		
2-24-87		



DAVID J. LOHP, P.E. ENGINEER
1405 S. MICHIGAN, SUITE 100
FRISCO, COLORADO 80541

THE BAY CLUB AT FRISCO
CONDOMINIUMS
FRISCO, COLORADO
FOR
LOHP DEVELOPMENT

DRAWING TITLE	PROJECT NO.
	97047
	DATE
	4-9-97
	DESIGNED BY
	SJO
	CHECKED BY
	RDK
	DATE
	M-3

NOTES AND SCHEDULES PERTAIN TO ALL DRAWINGS

MECHANICAL EQUIPMENT LIST

SUBMITTALS REQUIRED, EQUAL TO THE FOLLOWING WITH OWNER APPROVAL ALLOW 30" CLEARANCE IN FRONT OF BOILER.

PIPING LOSS ESTIMATE PER EACH HEATING SUPPLY LOOP IS TYPICALLY LESS THAN 8 FT HEAD LOSS

- B-1, (2) UNIT A, 105000 BTUH INPUT, 8.0 GPM AT 25F TD
- B-2, (4) UNIT B, 75000 BTUH INPUT, 6.0 GPM AT 25F TD
- B-3, (2) UNIT C, 125000 BTUH INPUT, 10.0 GPM AT 25F TD
- B-4, (4) UNIT D, 125000 BTUH INPUT, 10.0 GPM AT 25F TD

B-4, BOILER:

TELETYPE LAARS MINI-THERM RESIDENTIAL HYDRONIC BOILER, MODEL IVT BAROMETRIC DRAFT RATED BTUH GAS INPUT @ SEA LEVEL, STANDARD PILOT, OR 16-7/8"(100-125) OR (13-3/8)"(75) WIDE, 27-1/2" OVERALL DEEP, 22-3/4" HIGH OVERALL, W/HOOD 28-3/4" HIGH, 9"(125) OR 5"(75-100) FLUE DIAMETER, 1/2" GAS CONNECTION.

PROVIDE COMPLETE TACO COMPONENTS FOR A TYPICAL HYDRONIC HEATING SYSTEM WITH ACCESSORIES SIZED IN ACCORDANCE WITH BOILER NET BTUH OUTPUT AND INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE CIRCULATOR, FLO-CHECK, RELIEF VALVE, REDUCING VALVE, TACO ZONE VALVE, TEMPERING VALVE, AIR SCOOP, TACO-TROL, TANK, TACO HY-VENT MAKEUP WATER VALVE AND BACKFLOW PREVENTER. SUBMIT COMPLETE COMPONENT LIST FOR APPROVAL PRIOR TO PURCHASE.

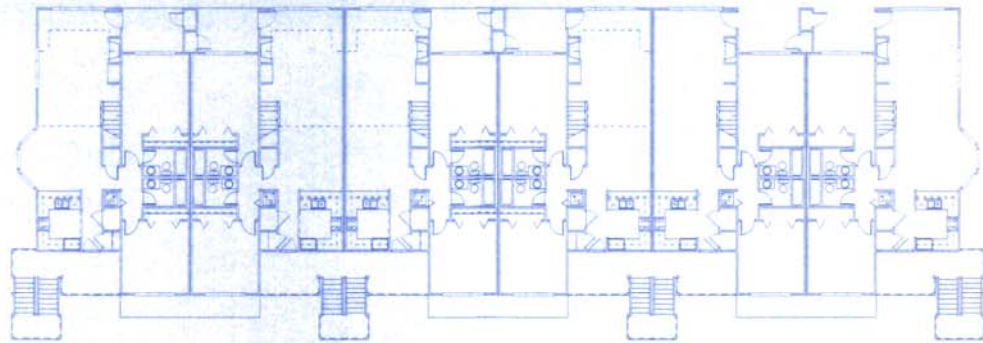
BBR-(LENGTH), FIN-TUBE BASEBOARD RADIATION, EMBASSY MODEL, EMBRPPD FIN-TUBE BASEBOARD RADIATION WITH COVER AND ACCESSORIES, 3/4", MINIMUM #00 B/TWELF, STANDARD COLOR.

MECHANICAL SHEET NOTES

1. DO NOT SCALE THE DRAWINGS
2. THE INFORMATION PRESENTED ON THESE DRAWINGS IS DIAGRAMMATIC IT DOES NOT NECESSARILY REPRESENT ALL ELBOWS, EXTENSIONS, OFFSETS, HANGERS, ETC., REQUIRED FOR A COMPLETE WORKING SYSTEM.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL REGULATORY AGENCIES.
4. THIS CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL AVAILABLE CONSTRUCTION DRAWINGS AND SHALL VERIFY ALL APPLICABLE FIELD CONDITIONS.
5. THIS CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO ANY FABRICATION AND INSTALLATION.
6. TEMPERATURE CONTROL SHALL BE ELECTRIC AND ELECTRONIC AS PROVIDED BY THE EQUIPMENT MANUFACTURER. INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDED BY THE M/C.
7. THE MECHANICAL CONTRACTOR SHALL PROVIDE WALL AND ROOF PENETRATIONS AND PATCHING REQUIRED AS A RESULT OF ALL NEW WORK DONE UNDER HIS SCOPE OF WORK.
8. WEATHERPROOF ALL MECHANICAL ROOF AND WALL PENETRATIONS.
9. PROVIDE COMBUSTION AIR IN ACCORDANCE WITH APPLICABLE CODES. PROVIDE WEATHER CAP WITH 1/4"x1/4" SCREENING FOR EXTERIOR COMBUSTION AIR DUCTING. TERMINATE COMBUSTION AIR DUCTING WITHIN THE UPPER 12 INCHES AND LOWER 12 INCHES OF THE FURNACE ROOM ENCLOSURE.
10. MAINTAIN 10 FT. MINIMUM SEPARATION FROM AIR INTAKE AND ANY EXHAUST OR SANITARY VENT.

PLUMBING-PIPING SHEET NOTES

1. DO NOT SCALE THE DRAWINGS
2. THE INFORMATION PRESENTED ON THIS DRAWING IS DIAGRAMMATIC
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ACTUAL CONDITIONS PRIOR TO BIDDING
4. THIS CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL AVAILABLE CONSTRUCTION DRAWINGS AND SHALL VERIFY ALL APPLICABLE FIELD CONDITIONS.
5. THIS CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL PERMITS AS REQUIRED FOR THE SCOPE OF WORK.
6. ALL PLUMBING AND PIPING WORK SHALL BE IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, AND ADDITIONALLY SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL REGULATORY AGENCIES AND ALL APPLICABLE CODES AND/OR ORDINANCES.
7. GAS PIPING IS BY OTHERS, N/C
8. ALL HEATING SYSTEM PIPING SHALL BE COPPER TYPE M, #5.5
9. THE PLUMBING/PIPING CONTRACTOR SHALL PROVIDE ROOF PENETRATIONS AND PATCHING REQUIRED AS A RESULT OF ALL NEW OR DEMOLITION WORK DONE UNDER HIS SCOPE OF WORK.

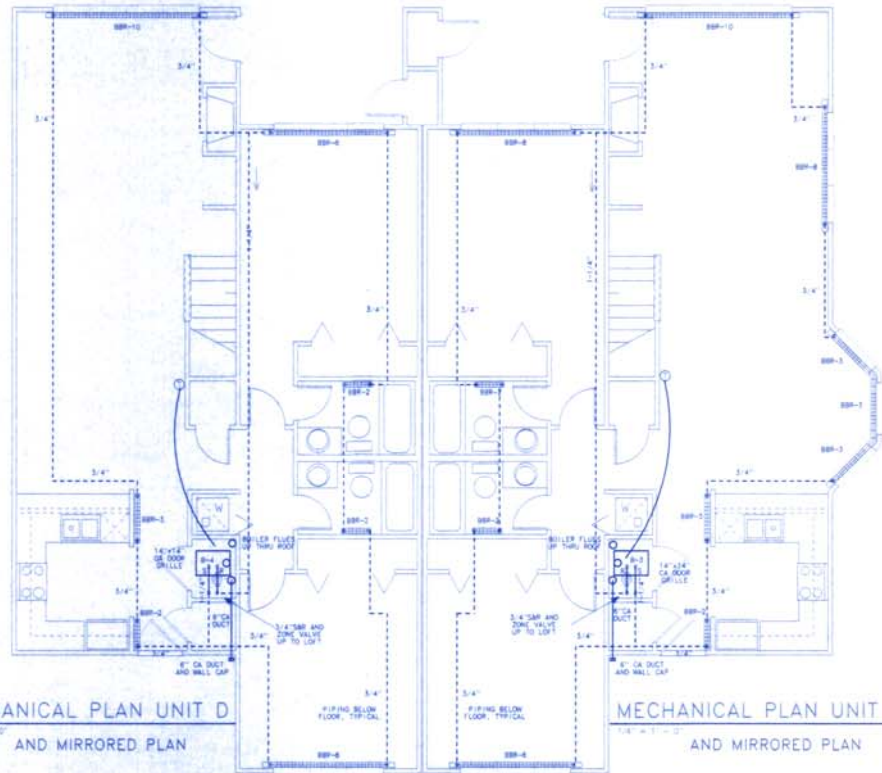


UNIT 'C' UNIT 'D' UNIT 'D' UNIT 'D' UNIT 'D' UNIT 'C'

BUILDING 2 - SECOND FLOOR

3/32" = 1' - 0"

984039



MECHANICAL PLAN UNIT D

1/4" = 1' - 0"

AND MIRRORED PLAN

MECHANICAL PLAN UNIT C

1/4" = 1' - 0"

AND MIRRORED PLAN



THE BAY CLUB AT FRISCO (BLDG 2)
 CONDOMINIUMS
 FRISCO, COLORADO
 FOR LOUP DEVELOPMENT

ISSUED FOR	DATE
CONSTRUCTION	04/28/18

PROJECT NO.	1801
ISSUE NO.	04/27/18
DATE	04/27/18
SHEET	SLR

PROJECT: HEATING PLANS
 SHEET NO.

NOTES AND SCHEDULES PERTAIN TO ALL DRAWINGS

MECHANICAL EQUIPMENT LIST

SUBMITTALS REQUIRED, EQUAL TO THE FOLLOWING WITH OWNER APPROVAL
ALLOW 3" CLEARANCE IN FRONT OF BOILERS.

PIPING LOSS ESTIMATE PER EACH HEATING SUPPLY LOOP
IS TYPICALLY LESS THAN 8 FT HEAD LOSS

- B-1, (2) UNIT A, 10000 BTUH INPUT, 8.0 GPM AT 25F TD
- B-2, (4) UNIT B, 7500 BTUH INPUT, 6.0 GPM AT 25F TD
- B-3, (2) UNIT C, 12500 BTUH INPUT, 10.0 GPM AT 25F TD
- B-4, (4) UNIT D, 12500 BTUH INPUT, 10.0 GPM AT 25F TD

B-4. BOILER:
TELEDYNE LAARS MINI-THERM RESIDENTIAL HYDRONIC BOILER, MODEL V7
BAROMETRIC DRAFT-RATED BTUH GAS INPUT @ SEA LEVEL, STANDARD
PILOT, OR 16-78"(100-125) OR 13-38"(75) WIDE, 27-1/2" OVERALL DEEP, 22-3/4"
HIGH, OVERALL W/ WOOD 28-3/4" HIGH, 6"(125) OR 5"(75)-100 FLUE DIAMETER,
1/2" GAS CONNECTION.

PROVIDE COMPLETE TACO COMPONENTS FOR A TYPICAL HYDRONIC HEATING
SYSTEM WITH ACCESSORIES SIZED IN ACCORDANCE WITH BOILER NET BTUH
OUTPUT AND INSTALL PER MANUFACTURERS RECOMMENDATIONS. PROVIDE:
CIRCULATOR, FLO-CHECK, RELIEF VALVE, REDUCING VALVE, TACO ZONE
VALVE, TEMPERING VALVE, AIR SCOOP, TACO-TROL TANK, TACO HY-VENT
MAKEUP WATER VALVE AND BACKFLOW PREVENTER. SUBMIT COMPLETE COMPO-
NENT LIST FOR APPROVAL PRIOR TO PURCHASE.

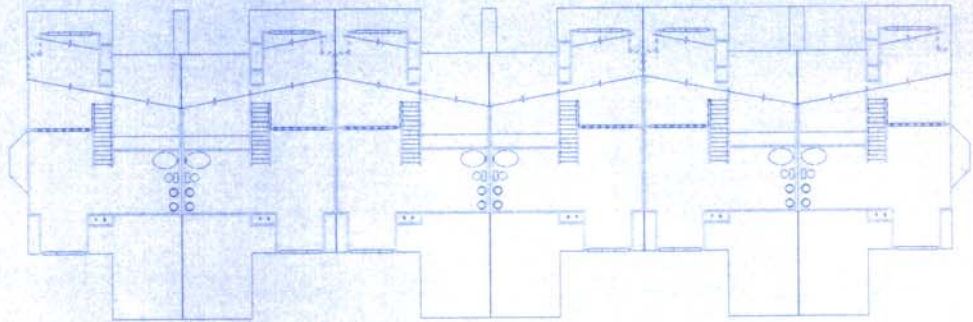
100R-0 LENGTH, FIN-TUBE BASEBOARD RADIATION
EMBASSY MODEL EMBKRPD FIN-TUBE BASEBOARD RADIATION WITH COVER AND
ACCESSORIES, 3/4", MINIMUM 600 BTUH/LF, STANDARD COLOR.

MECHANICAL SHEET NOTES

1. DO NOT SCALE THE DRAWINGS.
2. THE INFORMATION PRESENTED ON THESE DRAWINGS IS DIAGRAMMATIC
IT DOES NOT NECESSARILY REPRESENT ALL ELBOWS, EXTENSIONS,
OFFSETS, HANGERS, ETC., REQUIRED FOR A COMPLETE WORKING
SYSTEM.
3. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE LOCAL
REGULATORY AGENCIES.
4. THIS CONTRACTOR IS RESPONSIBLE REVIEWING ALL AVAILABLE
CONSTRUCTION DRAWINGS AND SHALL VERIFY ALL APPLICABLE FIELD
CONDITIONS.
5. THIS CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER TRADES
PRIOR TO ANY FABRICATION AND INSTALLATION.
6. TEMPERATURE CONTROL SHALL BE ELECTRIC AND ELECTRONIC AS
PROVIDED BY THE EQUIPMENT MANUFACTURER. INST ALL PER MANU-
FACTURERS RECOMMENDATIONS, PROVIDED BY THE M.C.
7. THE MECHANICAL CONTRACTOR SHALL PROVIDE WALL AND ROOF PEN-
ETRATIONS AND PATCHING REQUIRED AS A RESULT OF ALL NEW WORK
DONE UNDER HIS SCOPE OF WORK.
8. WEATHERPROOF ALL MECHANICAL ROOF AND WALL PENETRATIONS.
9. PROVIDE COMBUSTION AIR IN ACCORDANCE WITH APPLICABLE CODES.
PROVIDE WEATHER CAP WITH 1/4"x1/4" SCREENING FOR EXTERIOR
COMBUSTION AIR DUCTING. TERMINATE COMBUSTION AIR DUCTING
WITHIN THE UPPER 12 INCHES AND LOWER 12 INCHES OF THE FUR-
NACE ROOM ENCLOSURE.
10. MAINTAIN 10 FT. MINIMUM SEPARATION FROM AIR INTAKE AND ANY
EXHAUST OR SANITARY VENT.

PLUMBING-PIPING SHEET NOTES

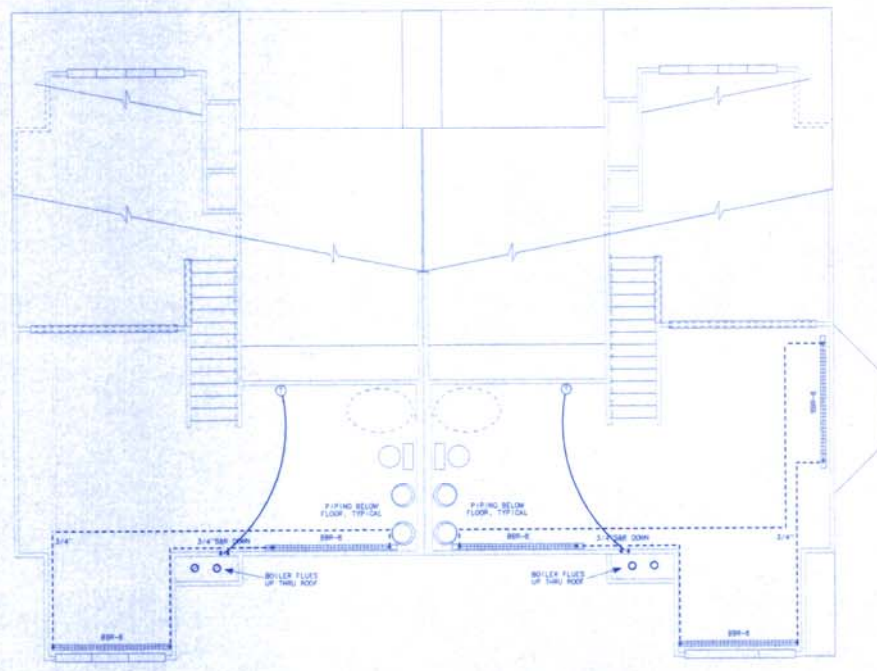
1. DO NOT SCALE THE DRAWINGS.
2. THE INFORMATION PRESENTED ON THIS DRAWING IS DIAGRAMMATIC.
3. THE CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH
ACTUAL CONDITIONS PRIOR TO BIDDING.
4. THIS CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL AVAILABLE
CONSTRUCTION DRAWINGS AND SHALL VERIFY ALL APPLICABLE FIELD
CONDITIONS.
5. THIS CONTRACTOR SHALL PAY ALL FEES AND SECURE ALL PERMITS AS
REQUIRED FOR THE SCOPE OF WORK.
6. ALL PLUMBING AND PIPING WORK SHALL BE IN ACCORDANCE WITH THE
UNIFORM PLUMBING CODE, AND ADDITIONALLY SHALL CONFORM WITH
THE REQUIREMENTS OF THE LOCAL REGULATORY AGENCIES AND ALL
APPLICABLE CODES AND/OR ORDINANCES.
7. GAS PIPING IS BY OTHERS, N/C.
8. ALL HEATING SYSTEM PIPING SHALL BE COPPER TYPE M, 95.5.
9. THE PLUMBING/PIPING CONTRACTOR SHALL PROVIDE ROOF PENETRA-
TIONS AND PATCHING REQUIRED AS A RESULT OF ALL NEW OR DEMO-
LITION WORK DONE UNDER HIS SCOPE OF WORK.



UNIT 'C' UNIT 'D' UNIT 'D' UNIT 'D' UNIT 'D' UNIT 'C'

BUILDING 2 - LOFT

984039



MECHANICAL PLAN UNIT D
AND MIRRORED PLAN

MECHANICAL PLAN UNIT C
AND MIRRORED PLAN



THE BAY CLUB AT FRISCO (BLDG 2)
CONDOMINIUMS
FRISCO, COLORADO
LOUP DEVELOPMENT

ISSUED FOR	DATE
CONSTRUCTION	04/23/09

PROJECT NO.	DATE
985401	04/27/08
DRAWN	DESIGNED
SLB	SLB
CHECKED	
HEATING PLANS	

985401
M-3