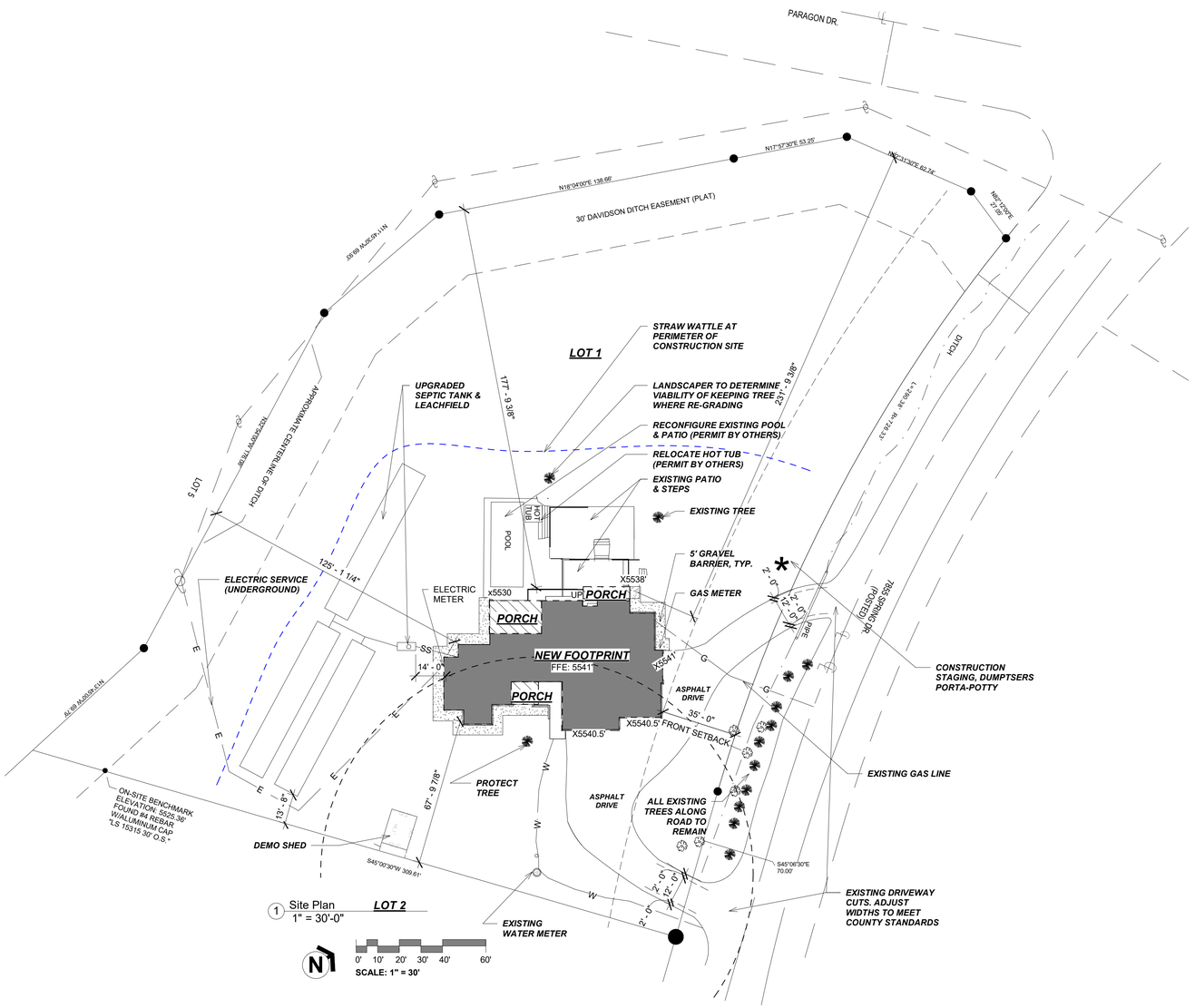


1 Site Plan
1" = 30'-0"

7855 SPRING DR. RESIDENCE

SCOPE OF WORK

DECONSTRUCTION & RECONSTRUCTION OF NEW SINGLE FAMILY RESIDENCE

ZONING

ER (ESTATE RESIDENTIAL)
FRONT SETBACK: 35 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 25 FEET
HEIGHT LIMIT: 30 FEET

LOT AREA = 2.1 ACRES

FLOOR AREAS

PREVIOUS:

BASEMENT: 798 SF
MAIN FLOOR: 1,940 SF
SECOND FLOOR: 702 SF
SHED: 196.42 SF

**TOTAL RSF = 3,636.42 SF (DECONSTRUCTED)*

PROPOSED:

BASEMENT: 1,529 SF
MAIN FLOOR: 3,051 SF
SECOND FLOOR: 695 SF
GARAGES: 1,173 SF

**TOTAL RSF = 6,448 SF*

4 BED, 5.5 BATH

TOTAL PROPOSED CONDITIONED SF = 5,275 SF

TRANSFERABLE DEVELOPMENT CREDITS REQ'D OVER 6,000 SF

CODES

- *2021 IRC + LOCAL AMENDMENTS*
- *2023 NEC*
- *WILDFIRE ZONE 2 (IGNITION RESISTANT CONSTRUCTION & 3' GRAVEL BORDER) - WILDFIRE PARTNERS PATH*
- *13D FIRE SPRINKLER REQ'D*
- *HERS 0 ENERGY RATING*

GRADING CALCS

SEE CIVIL PLANS

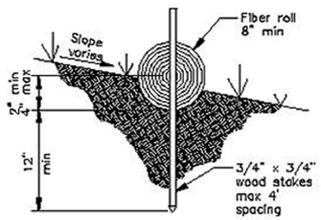
SITEWORK

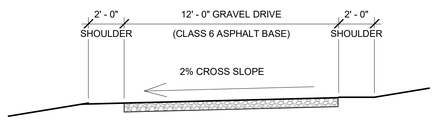
- *EXISTING DRIVEWAY ACCESS*
- *UPGRADE EXISTING SEPTIC*
- *UPGRADE EXISTING 200 AMP ELECTRICAL SERVICE*
- *PROVIDE EROSION CONTROL*
- *REVEGETATION W/ NATIVE SEED REQ'D AT ALL AREAS OF DISTURBANCE*

Plains Seed Mix

Below 5,500 Feet Elevation

Common Name	Species Name	Variety	% of Mix	#PLS/ Acre
Side Oats Grama	*Bouteloua curtipendula*	Vaughn	15%	2.74
Blue Grama	*Bouteloua gracilis*	Native, Alma, or Hachita	20%	0.84
Buffalograss	*Buchloe dactyloides*	Native	15%	9.33
Western Wheatgrass	*Pascopyrum smithii*	Arriba	12.5%	3.96
Western Wheatgrass	*Pascopyrum smithii*	Native	12.5%	3.96
Little Bluestem	*Schizachyrium scoparium*	Cimarron or Pastura	13%	1.74
Green Needlegrass	*Stipa viridula*	Lodorm or Native	12%	2.31
		Totals:	100%	24.88





2 Driveway Section
1/4" = 1'-0"

Drawing Index

Sheet Number	Sheet Name
000-A	Site Plan & Cover
1	Grading Plan
A100	Basement Plans
A101	Main Floor Plan
A102	Second Floor Plan
A103	Roof Plan
A200	Exterior Elevations
A201	Exterior Elevations
A202	Renderings & Materials
A300	Building Sections
A400	Wall Sections
A401	Schedules & Details
A500	Fireplace Details
A600	Interior Views
E0.1	One Line Diagram
E0.2	Basement Electrical
E1	Level 1 Electrical
E2	Level 2 Electrical
S1.1	Foundation Plan
S1.2	Main Floor Framing Plan
S1.3	Upper Floor & Lower Roof Framing Plan
S1.4	Upper Roof Framing Plan
S2.1	Foundation Details
S2.2	Framing Details

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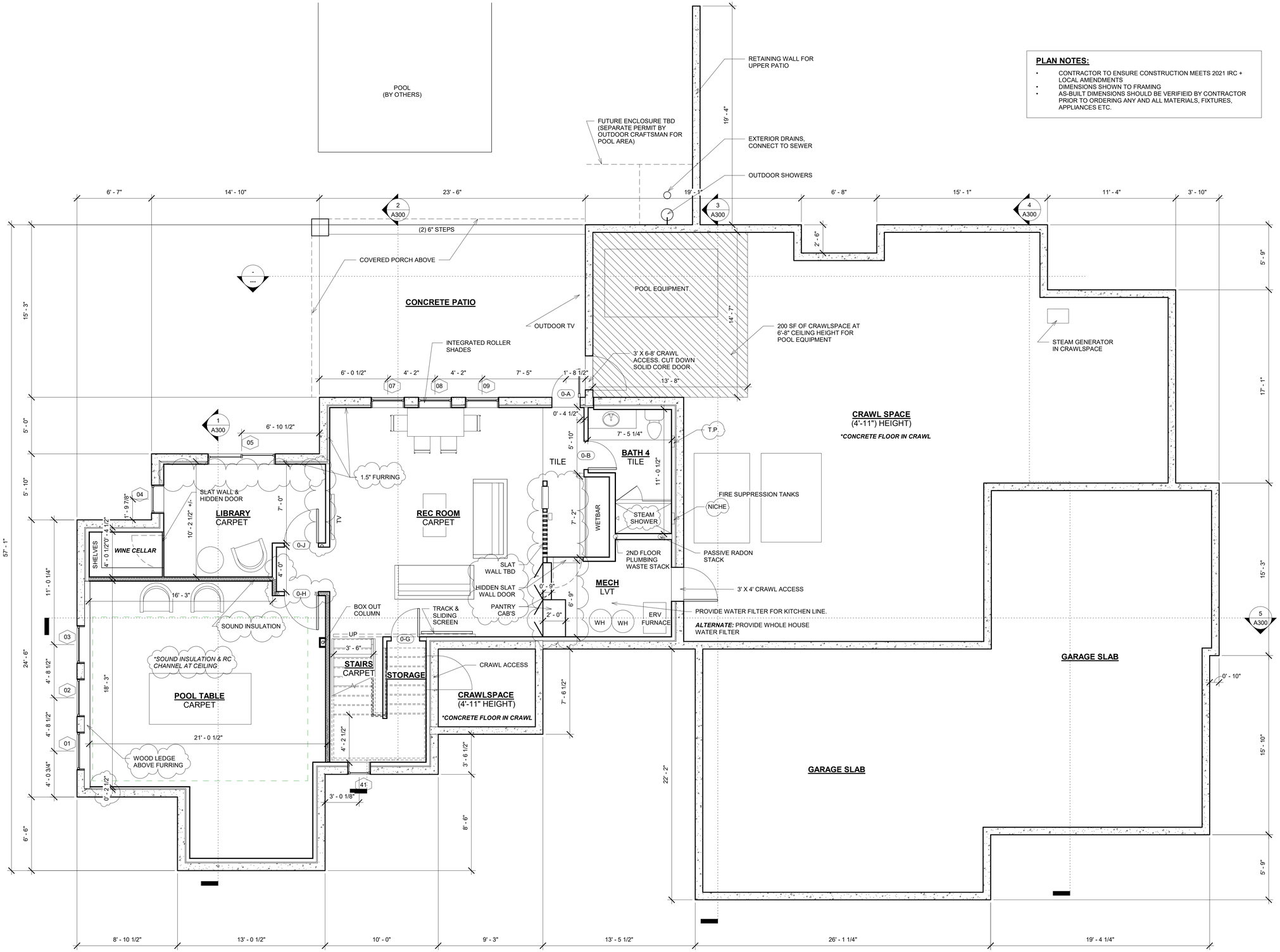
BOULDER, CO 80303
NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
000-A
Site Plan & Cover

PLAN NOTES:

- CONTRACTOR TO ENSURE CONSTRUCTION MEETS 2021 IRC + LOCAL AMENDMENTS
- DIMENSIONS SHOWN TO FRAMING
- AS-BUILT DIMENSIONS SHOULD BE VERIFIEID BY CONTRACTOR PRIOR TO ORDERING ANY AND ALL MATERIALS, FIXTURES, APPLIANCES ETC.



1 Basement Proposed
1/4" = 1'-0"

0' 1' 2' 4' 8'

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

N

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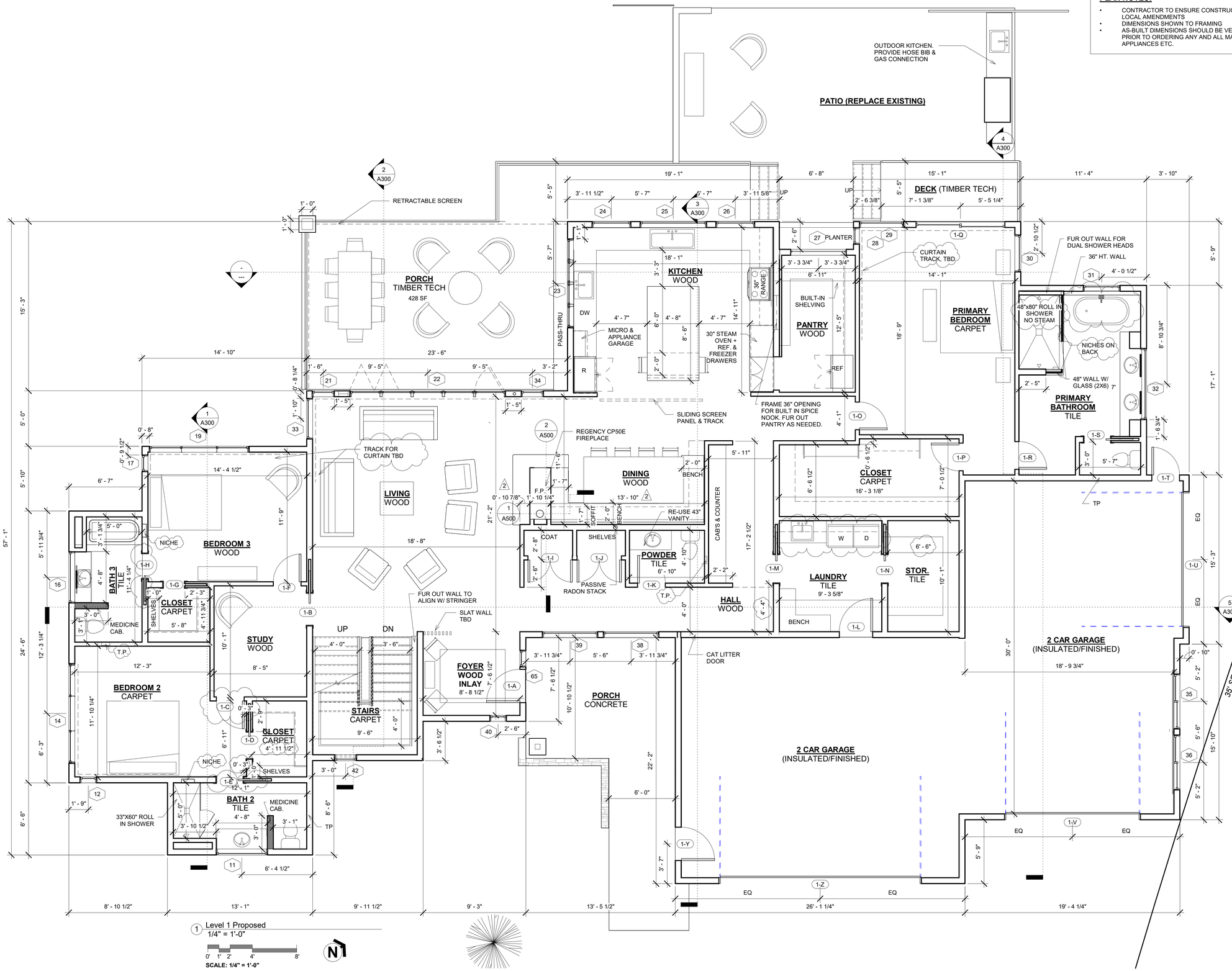
CONSTRUCTION SET - REV 2
1/16/26

SHEET No.

A100
Basement Plans

PLAN NOTES:

- CONTRACTOR TO ENSURE CONSTRUCTION MEETS 2021 IRC + LOCAL AMENDMENTS
- DIMENSIONS SHOWN TO FRAMING
- AS-BUILT DIMENSIONS SHOULD BE VERIFIEID BY CONTRACTOR PRIOR TO ORDERING ANY AND ALL MATERIALS, FIXTURES, APPLIANCES ETC.



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NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
A101
Main Floor Plan

1 Level 2 Proposed
1/4" = 1'-0"

0' 1' 2' 4' 8'

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

N

PLAN NOTES:

- CONTRACTOR TO ENSURE CONSTRUCTION MEETS 2021 IRC + LOCAL AMENDMENTS
- DIMENSIONS SHOWN TO FRAMING
- AS-BUILT DIMENSIONS SHOULD BE VERIFIEID BY CONTRACTOR PRIOR TO ORDERING ANY AND ALL MATERIALS, FIXTURES, APPLIANCES ETC.

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NEW RESIDENCE

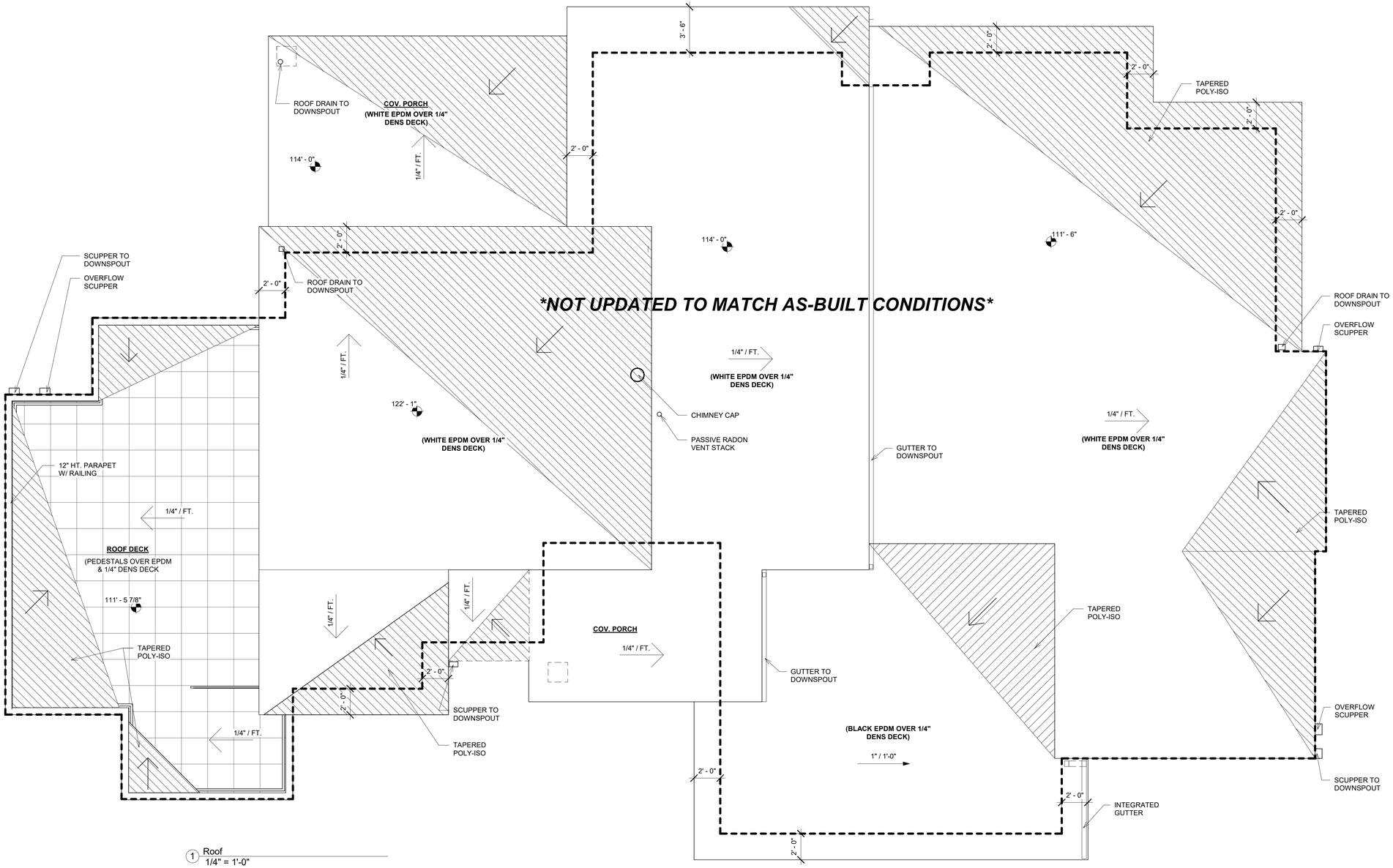
CONSTRUCTION SET - REV 2
1/16/26

SHEET No.

A102
Second Floor Plan

ROOF NOTES:

- CLASS A ROOF ASSEMBLY
- NON-VENTED ROOF
- EPDM, OVER 1/4" DENS DECK, OVER SHEATHING
- PROVIDE OVERFLOW SCUPPERS AS REQ'D
- BUILT UP POLYISO-TAPERED INSULATION AS REQUIRED TO DRAIN ROOF. 1/4" PER FOOT MIN. ROOF SLOPE.
- ***COORDINATE ATTACHMENTS W/ FINAL PV LAYOUT***



1 Roof
1/4" = 1'-0"

0' 1' 2' 4' 8'

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

N

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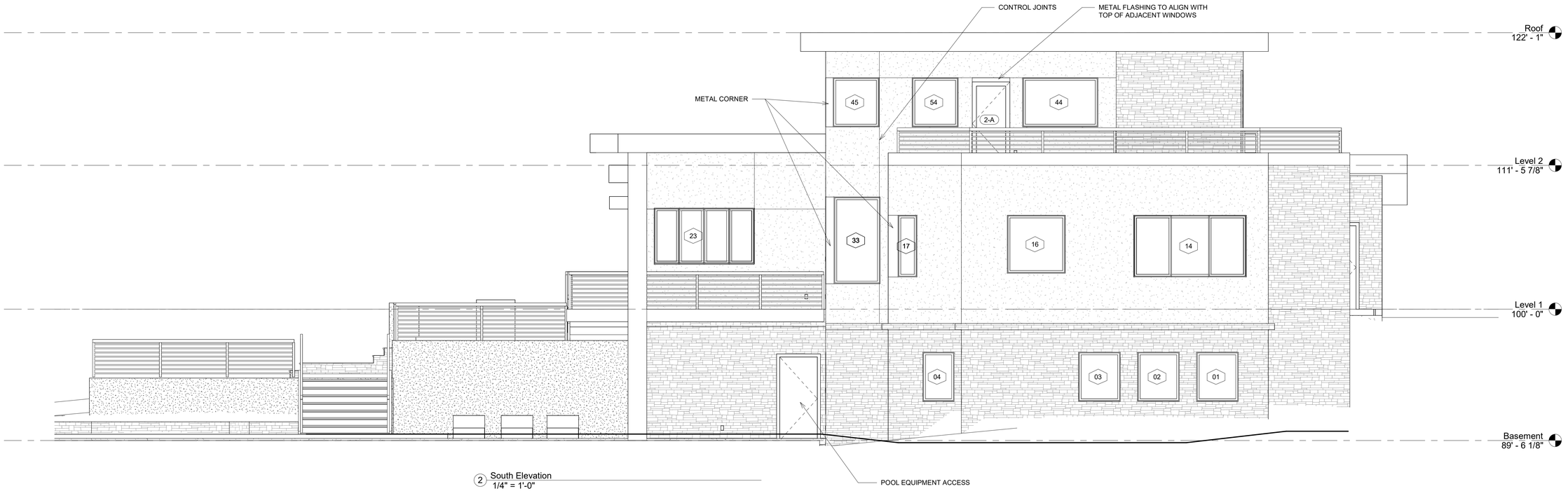
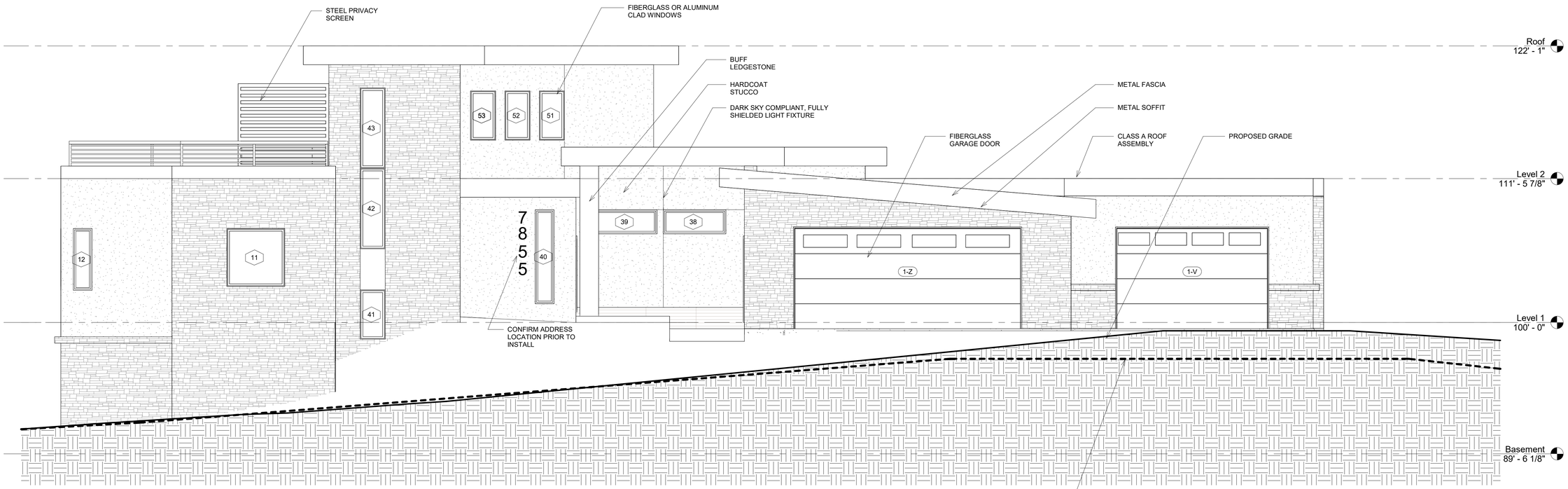
BOULDER, CO 80303
NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
A103
Roof Plan



2 South Elevation
1/4" = 1'-0"



1 East Elevation
1/4" = 1'-0"

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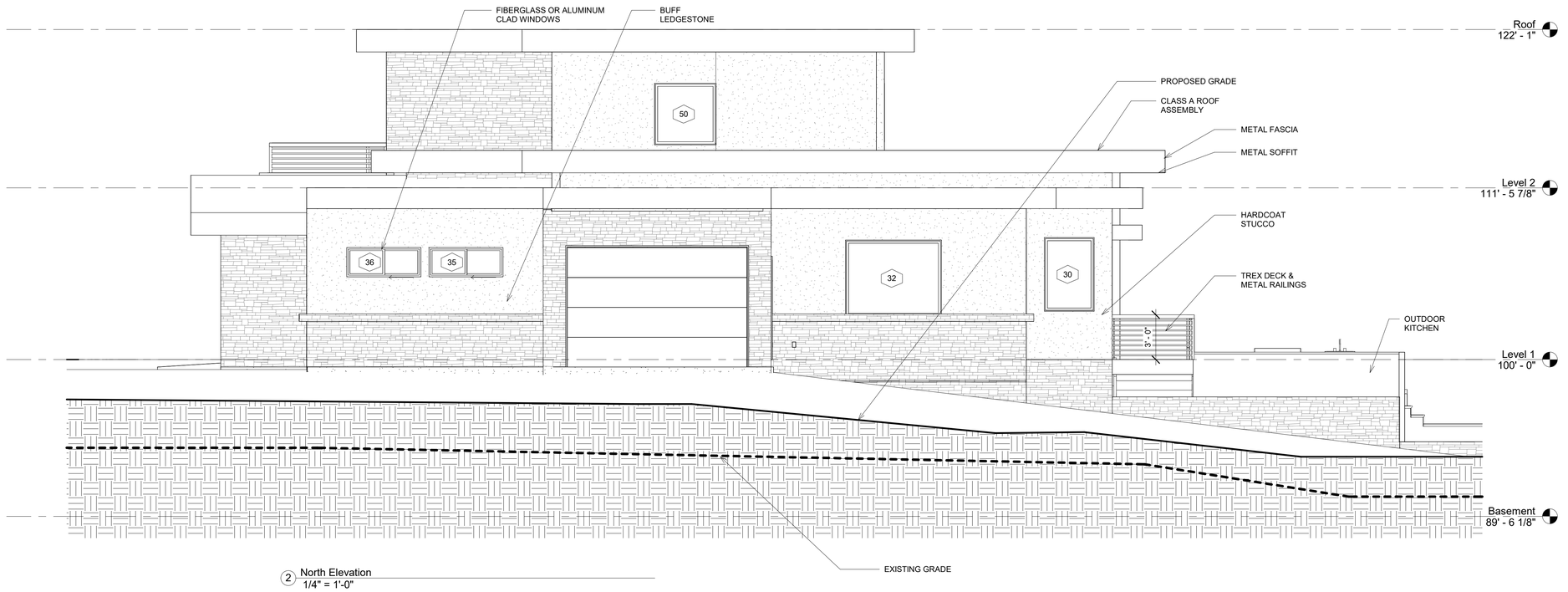
BOULDER, CO 80303
7855 SPRING DR, BOULDER, CO 80303

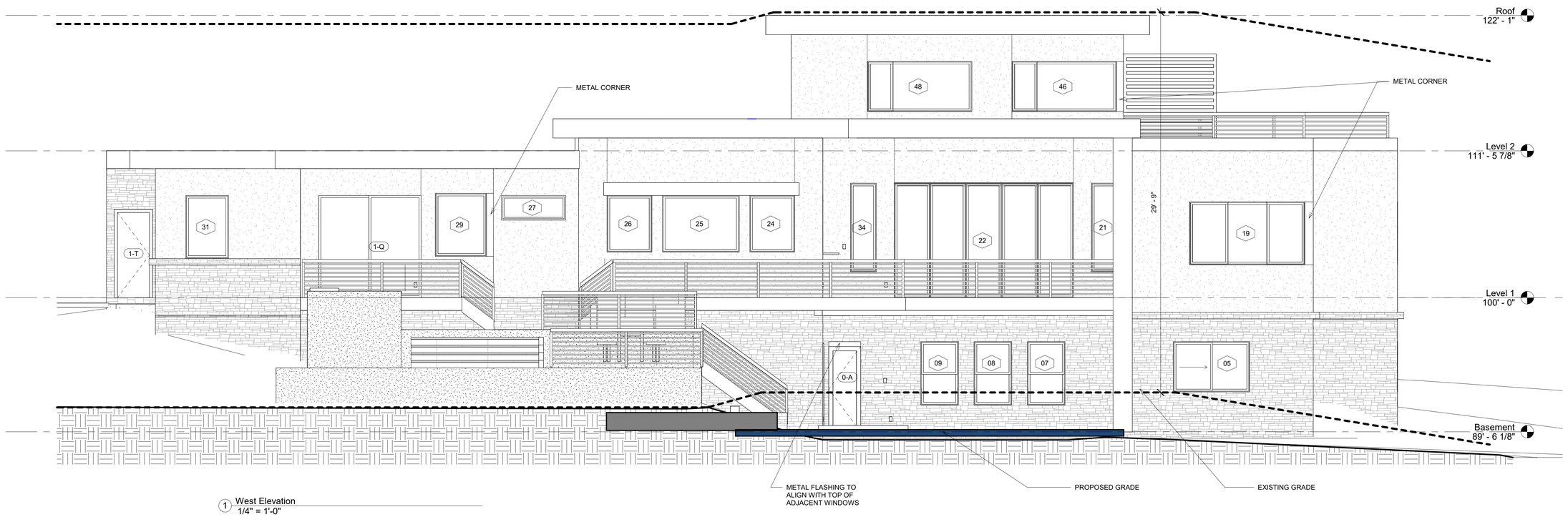
CONSTRUCTION SET
REV 3
4/29/26

SHEET No.

A200
Exterior Elevations



2 North Elevation
1/4" = 1'-0"



1 West Elevation
1/4" = 1'-0"

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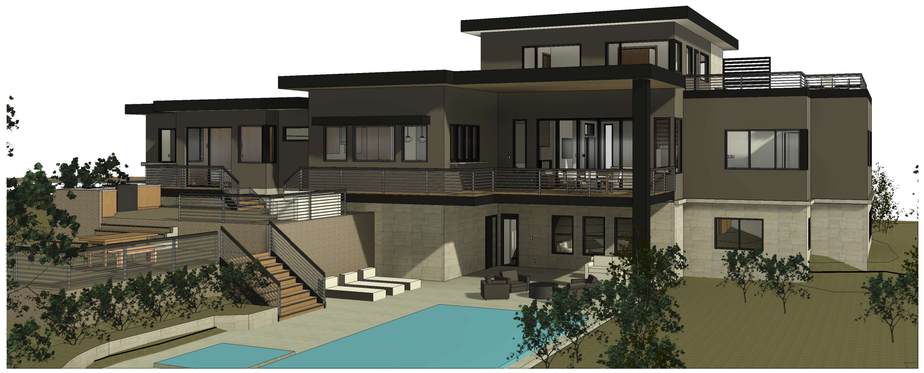
7855 SPRING DR, BOULDER, CO 80303

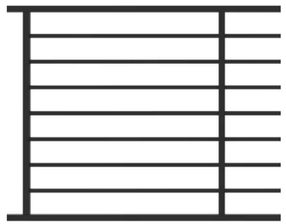
CONSTRUCTION SET
REV 3
4/29/26

SHEET No.
A201
Exterior Elevations

5 Front View



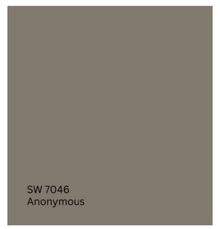
7 Rear View



BLACK METAL RAILINGS
PROVIDE ALTERNATE DETAILS FOR COST COMPARISON

BURNISHED SLATE
METAL FASCIA & SOFFIT
MOCKUP PRIOR TO INSTALL

LYRA LIMESTONE ***MOCKUP PRIOR TO INSTALL***



HARDCOAT STUCCO - BODY
SW 7046 ANONYMOUS
PROVIDE SWATCH ON BLDG PRIOR TO INSTALL

ROOF DECK PAVERS - TBD
PROVIDE SAMPLES

TREX ENHANCE
COASTAL BLUFF
PROVIDE ALTERNATES FOR CONSIDERATION

WHITE EPDM (FLAT ROOFS)

BLACK EPDM (SLOPED GARAGE ROOF)

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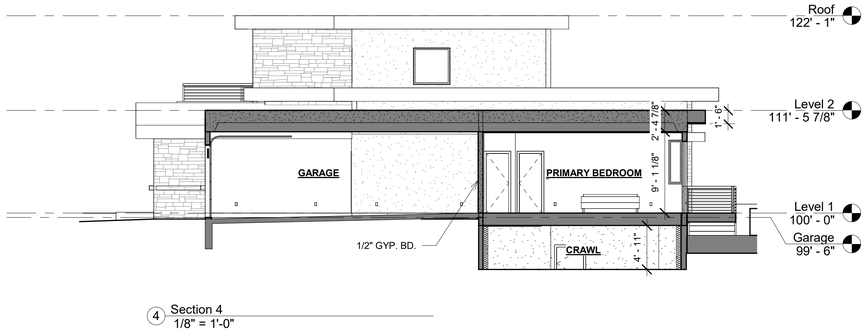
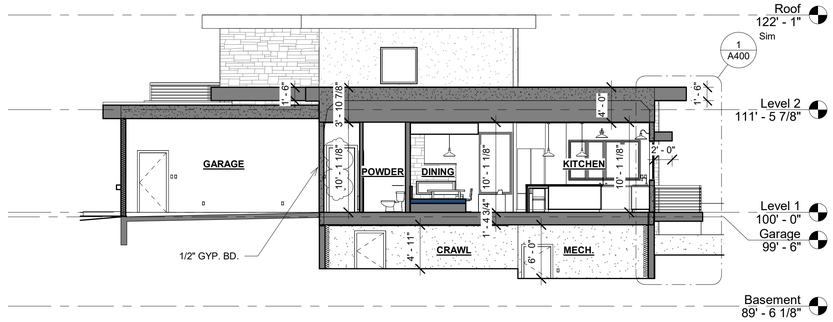
7855 SPRING DR, BOULDER, CO 80303

CONSTRUCTION SET
REV 3
4/29/26

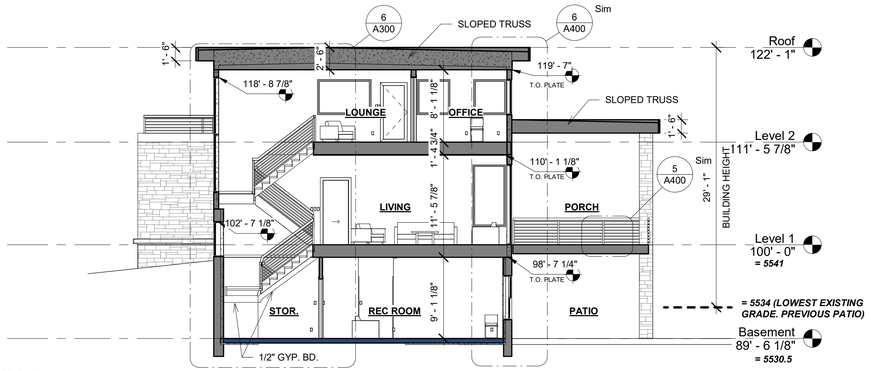
SHEET No.
A202
Renderings & Materials



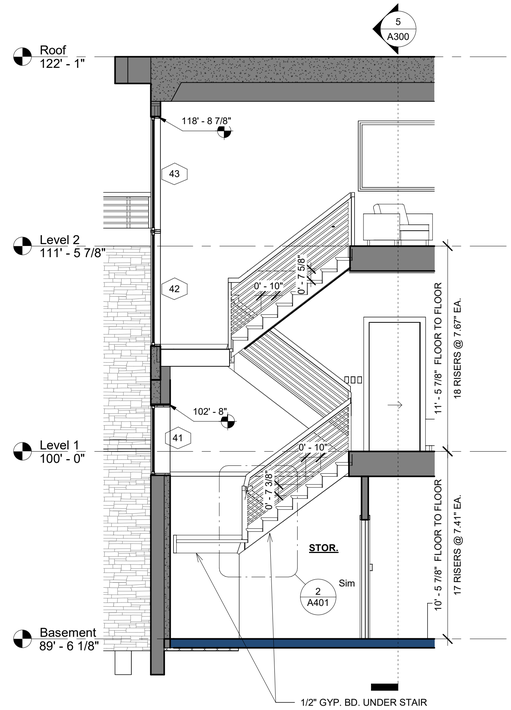
4 Section 4
1/8" = 1'-0"



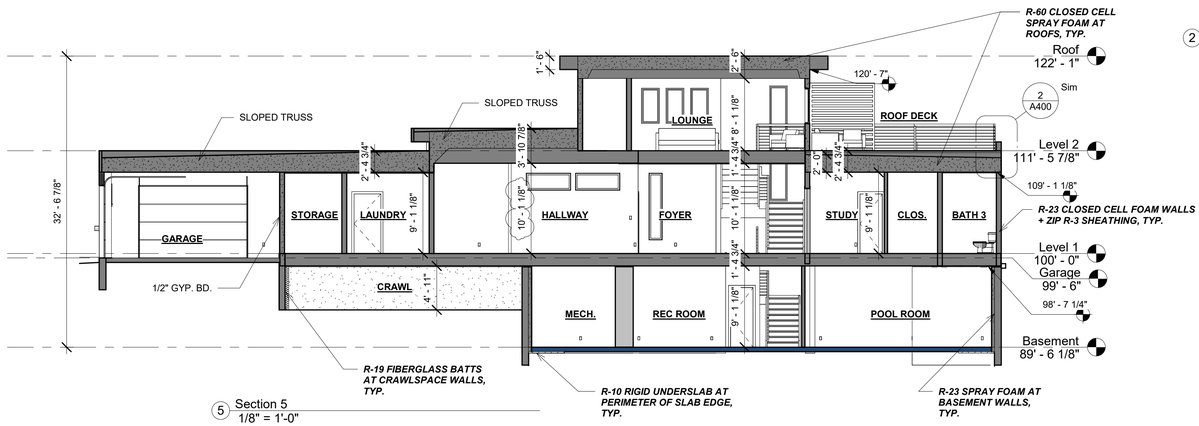
3 Section 3
1/8" = 1'-0"



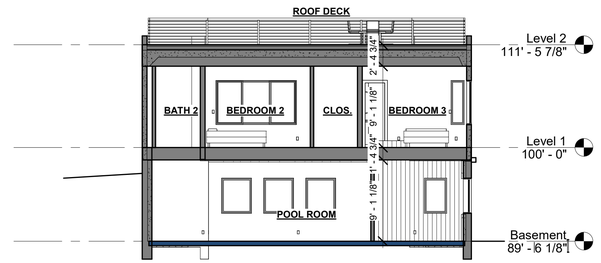
2 Section 2
1/8" = 1'-0"



6 Stair Section
1/4" = 1'-0"



5 Section 5
1/8" = 1'-0"



1 Section 1
1/8" = 1'-0"

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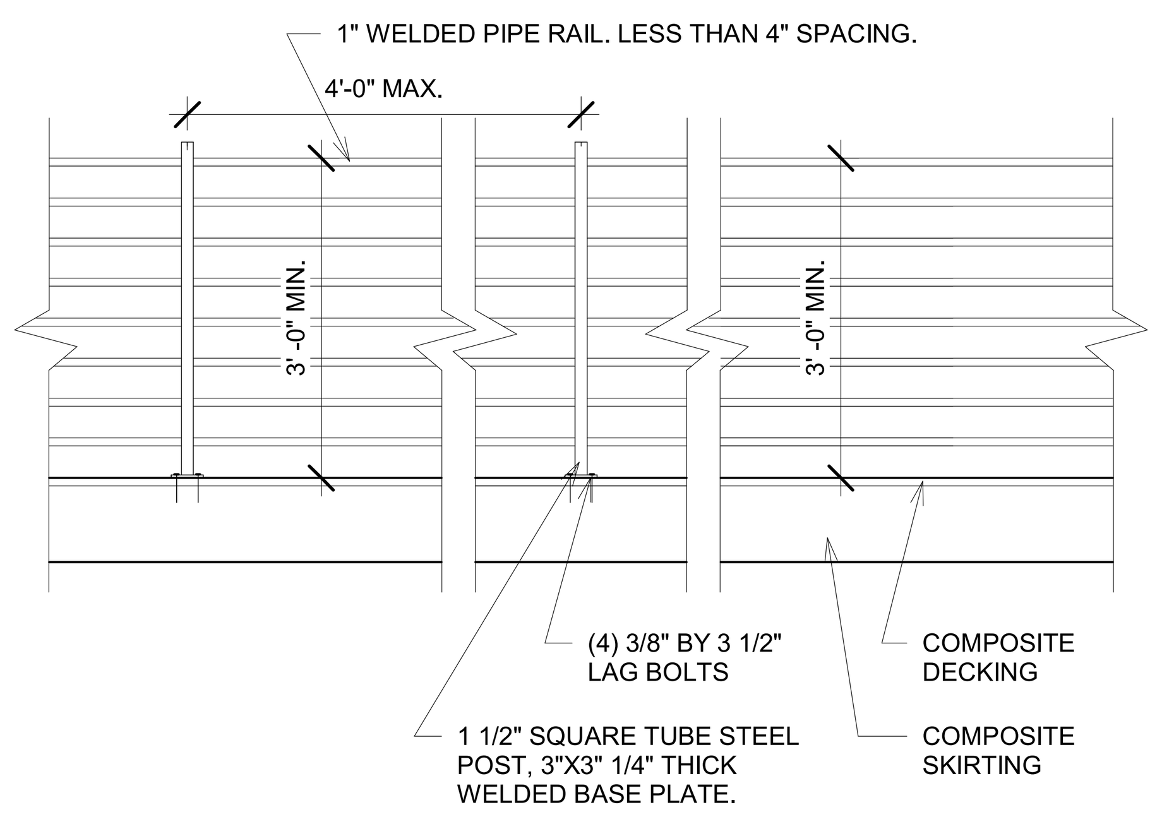
BOULDER, CO 80303
NEW RESIDENCE

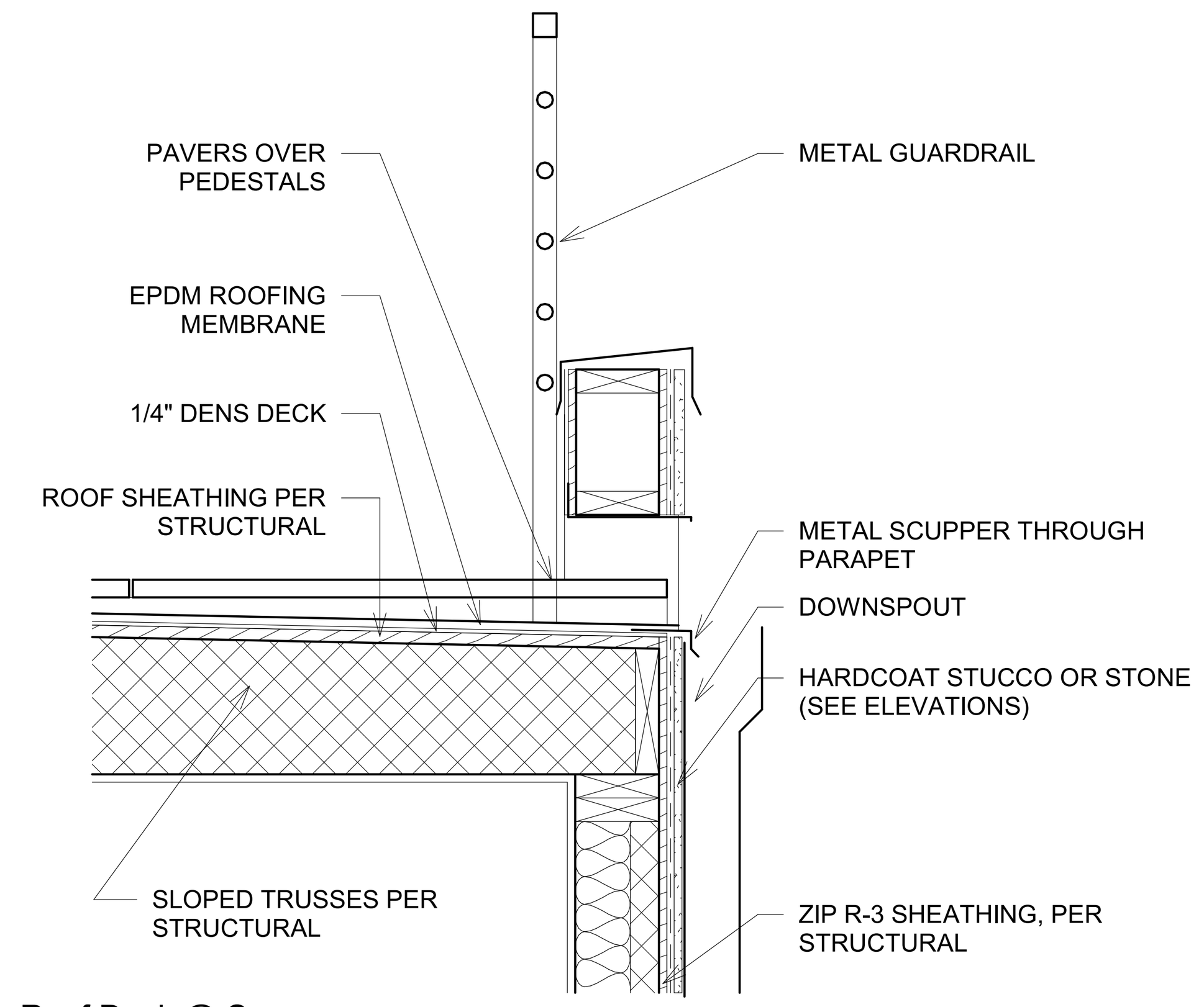
CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
A300
Building Sections

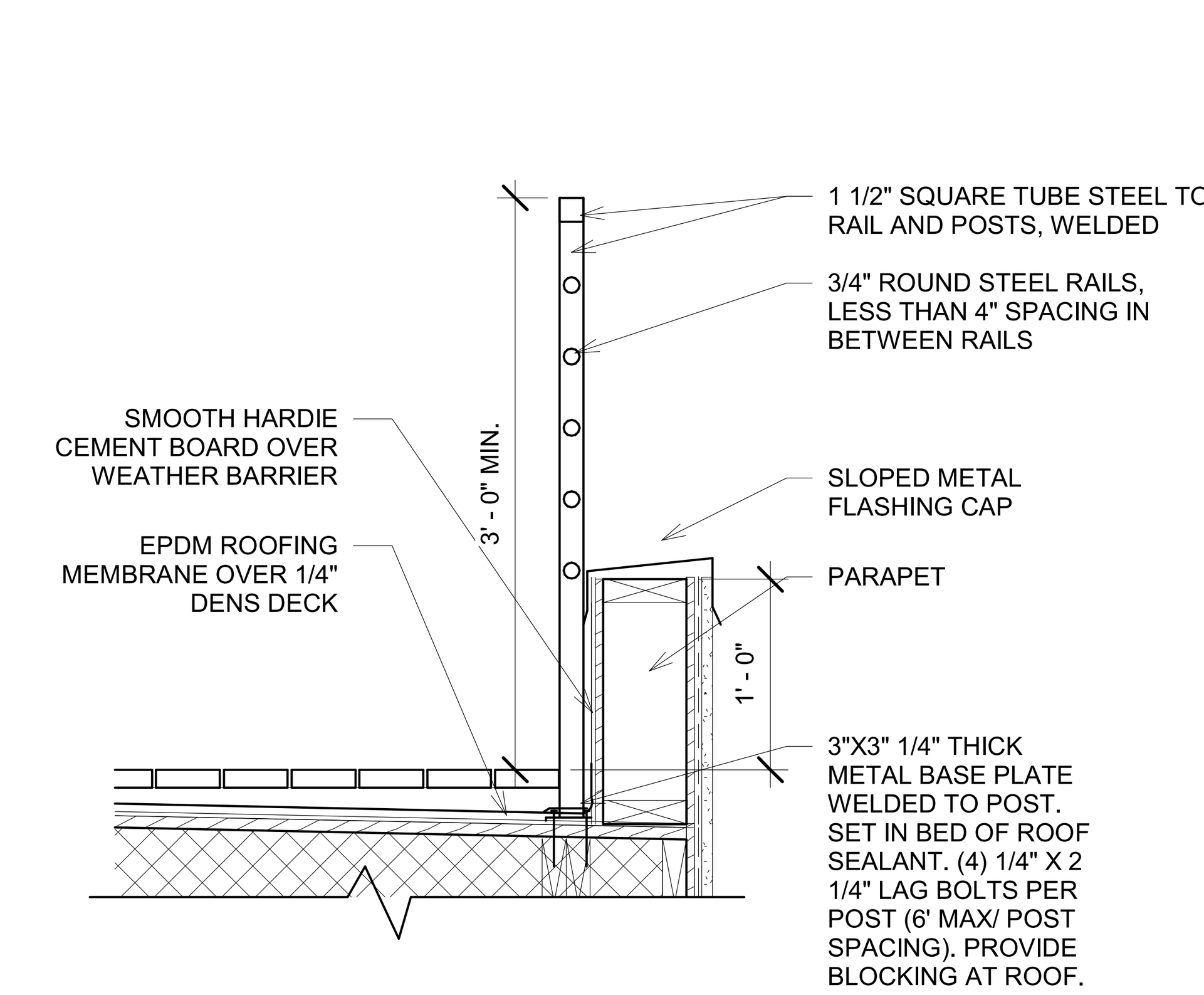


5 Exterior Railing
1/2" = 1'-0"

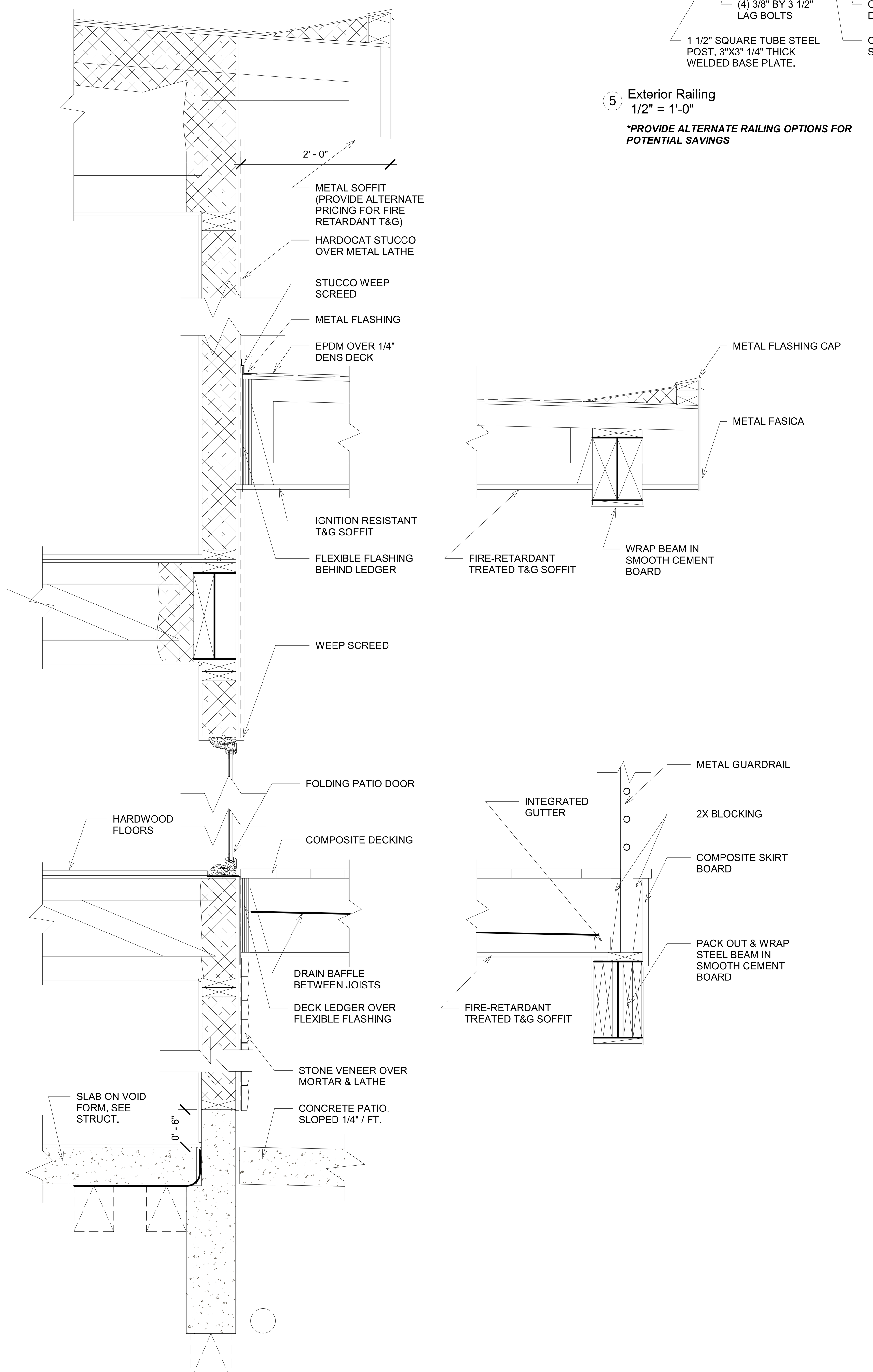
PROVIDE ALTERNATE RAILING OPTIONS FOR POTENTIAL SAVINGS



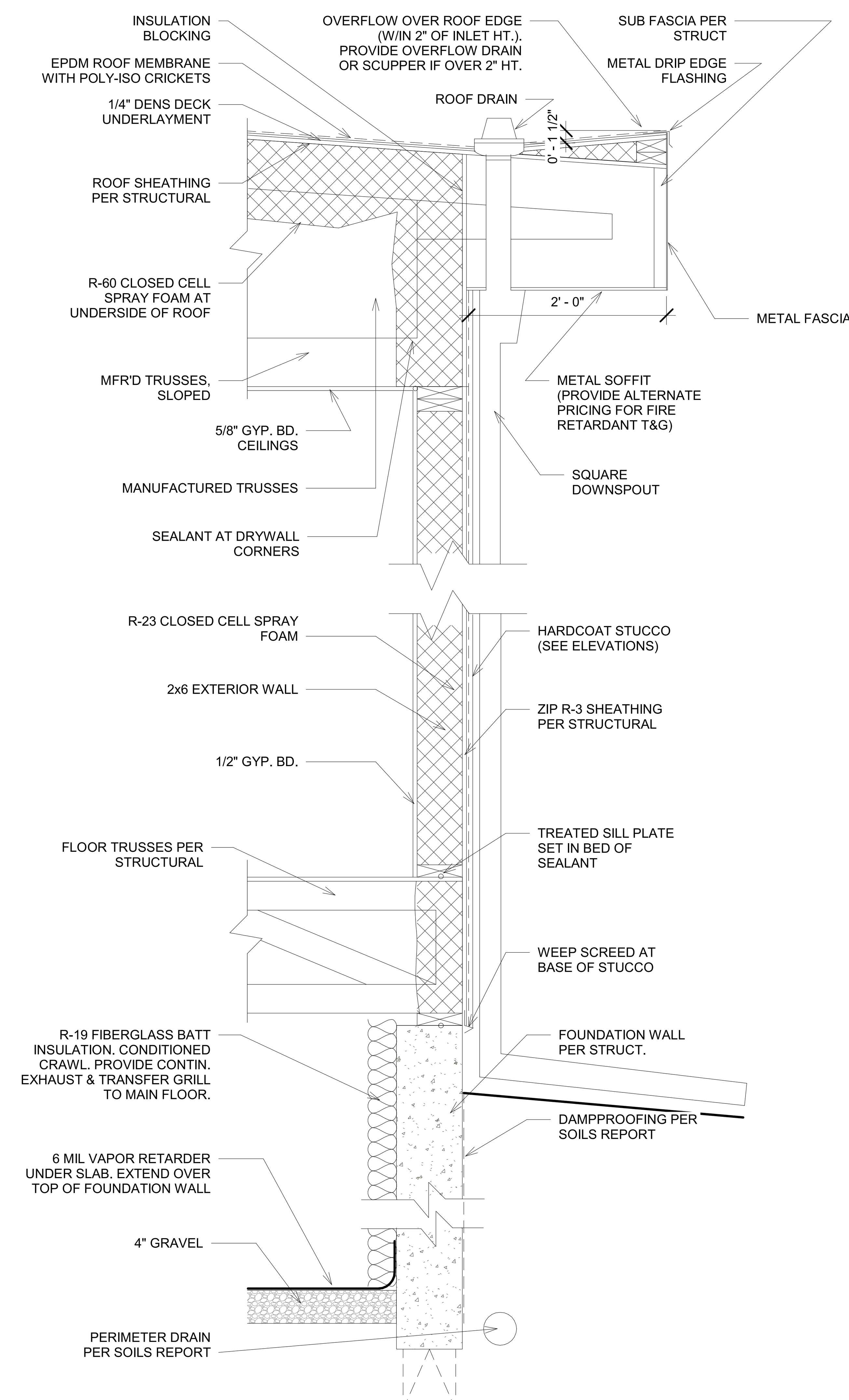
4 Roof Deck @ Scupper
1" = 1'-0"



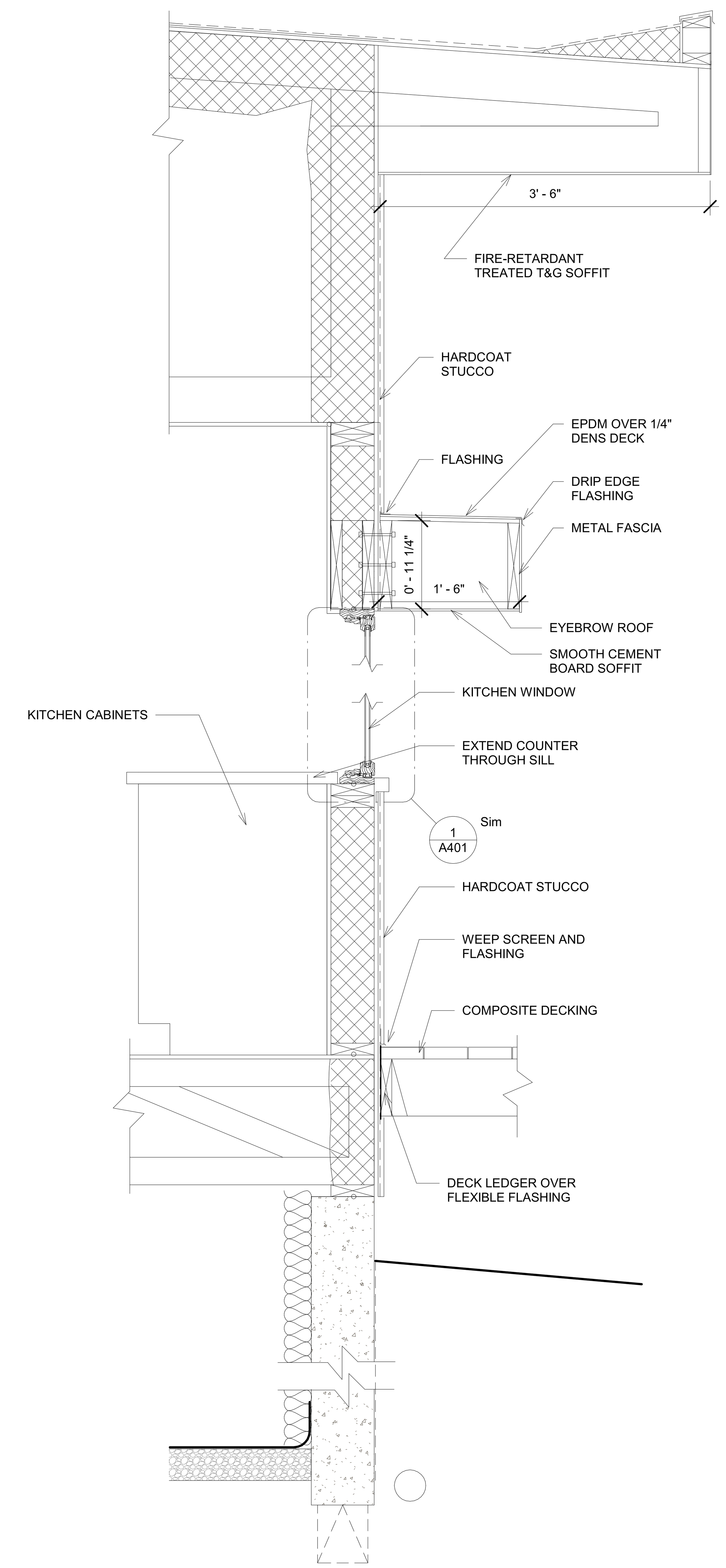
2 Roof Deck @ Guardrail
1" = 1'-0"



6 Wall Section @ Porch
1" = 1'-0"



3 Typical Wall Section
1" = 1'-0"



1 Wall Section @ Deck
1" = 1'-0"

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BOULDER, CO 80303
NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
A400
Wall Sections

Door Schedule

Mark	Width	Rough Width	Height	Rough Height	Description	Comments
0-A	2' - 6"	2' - 8 1/2"	6' - 8"	6' - 10 1/2"	FULL LITE PATIO DOOR	
0-B	2' - 6"		6' - 8"			Frosted Glass
0-G	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	
0-H	3' - 0"	3' - 2"	6' - 8"	6' - 10 1/2"	SINGLE	INSULATED
0-J	3' - 0"	3' - 2"	6' - 8"	6' - 10 1/2"	SINGLE	INSULATED
1-A	3' - 0"	4' - 9 1/2"	6' - 8"	6' - 10 1/2"	ENTRY + SIDELITE	55.5x80 w/ Sidelite: Manhattan_MAN-SL_1-1
1-AA	3' - 0"		4' - 0"			
1-B	55.5" W/LITE	6' - 1"	6' - 8"	7' - 0 1/2"	POCKET DOOR	MAPLE
1-C	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	
1-D	2' - 6"	5' - 1"	6' - 8"	7' - 0 1/2"	POCKET DOOR	
1-E	2' - 6"	5' - 1"	6' - 8"	7' - 0 1/2"	POCKET DOOR	
1-F	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	MAPLE
1-G	2' - 0"	4' - 1"	6' - 8"	7' - 0 1/2"	POCKET DOOR	
1-H	2' - 4"	0' - 0"	6' - 8"	7' - 0 1/2"	POCKET DOOR	
1-I	4' - 0"	4' - 2"	6' - 8"	6' - 10 1/2"	DOUBLE	MAPLE
1-J	4' - 0"	4' - 2"	6' - 8"	6' - 10 1/2"	DOUBLE	MAPLE
1-K	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	MAPLE
1-L	3' - 0"	3' - 2"	6' - 8"	6' - 10 1/2"	SINGLE	20 MIN. SELF CLOSING GARAGE ENTRY
1-M	2' - 8"	5' - 5"	6' - 8"	7' - 0 1/2"	POCKET DOOR	MAPLE
1-N	2' - 8"	5' - 5"	6' - 8"	7' - 0 1/2"	POCKET DOOR	
1-O	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	MAPLE
1-P	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	
1-Q	8' - 0"	8' - 1 5/8"	8' - 0"	8' - 2 1/2"	SLIDING PATIO DOOR	
1-R	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	
1-S	2' - 6"	5' - 1"	6' - 8"	7' - 0 1/2"	POCKET DOOR	
1-T	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE - GARAGE EXIT	FLUSH. INSULATED FIBERGLASS W/ WEATHERSTRIP
1-U	12' - 0"	12' - 3"	8' - 0"	8' - 1 1/2"	OVERHEAD GARAGE	
1-V	12' - 0"	12' - 3"	8' - 0"	8' - 1 1/2"	OVERHEAD GARAGE	OVERHEAD DOOR. PROVIDE OPENER
1-Y	3' - 0"	3' - 2"	6' - 8"	6' - 10 1/2"	SINGLE - GARAGE EXIT	FLUSH. INSULATED FIBERGLASS W/ WEATHERSTRIP
1-Z	18' - 0"	18' - 3"	8' - 0"	8' - 1 1/2"	OVERHEAD GARAGE	
2-A	3' - 0"	3' - 2 1/2"	6' - 8"	6' - 10 1/2"	FULL LITE PATIO DOOR	
2-B	5' - 0"	10' - 1"	6' - 8"	7' - 0 1/2"	POCKET DOOR	RE-USE EXISTING - VERIFY SIZE
2-D	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	
2-E	2' - 6"	2' - 8"	6' - 8"	6' - 10 1/2"	SINGLE	

GENERAL NOTES:

1. ***CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO FRAMING.***
2. Glazing to meet r-values listed in HERS rating
3. Provide air sealing around all doors

Window Schedule

Mark	Frame Width	Rough Width	Frame Height	Rough Height	Head Height	Sill Height	Description	Comments
01	3' - 4"	3' - 5"	3' - 11 1/8"	3' - 11 5/8"	7' - 0 5/8"	3' - 1 1/2"	Casement	EGRESS
02	3' - 4"	3' - 5"	3' - 11 1/8"	3' - 11 5/8"	7' - 0 5/8"	3' - 1 1/2"	Fixed	
03	3' - 4"	3' - 5"	3' - 11 1/8"	3' - 11 5/8"	7' - 0 5/8"	3' - 1 1/2"	Casement	
04	2' - 6"	2' - 7"	3' - 11 1/8"	3' - 11 5/8"	7' - 0 5/8"	3' - 1 1/2"	Casement	
05	5' - 11 1/2"	6' - 0 1/2"	3' - 11 1/8"	3' - 11 5/8"	7' - 0 5/8"	3' - 1 1/2"	Slider	
07	2' - 11 1/4"	3' - 0 1/4"	4' - 11 1/2"	5' - 0"	7' - 0 5/8"	2' - 1 1/8"	Double Hung	
08	2' - 11 1/4"	3' - 0 1/4"	4' - 11 1/2"	5' - 0"	7' - 0 5/8"	2' - 1 1/8"	Double Hung	
09	2' - 11 1/4"	3' - 0 1/4"	4' - 11 1/2"	5' - 0"	7' - 0 5/8"	2' - 1 1/8"	Double Hung	TEMPER
11	4' - 7 1/2"	4' - 8 1/2"	4' - 7 1/2"	4' - 8"	7' - 6"	2' - 10 1/2"	Fixed	TEMPER. EXTEND COUNTER THROUGH SILL.
12	1' - 6"	1' - 7"	4' - 11 1/8"	4' - 11 5/8"	7' - 6"	2' - 6 7/8"	Fixed	
14	9' - 0"	9' - 1"	4' - 11 1/8"	4' - 11 5/8"	7' - 6"	2' - 6 7/8"	Mulled	MULLED. EGRESS
16	4' - 7 1/2"	4' - 8 1/2"	4' - 7 1/2"	4' - 8"	7' - 6"	2' - 10 1/2"	Fixed	TEMPER. EXTEND COUNTER THROUGH SILL.
17	1' - 6"	1' - 7"	4' - 11 1/8"	4' - 11 5/8"	7' - 6"	2' - 6 7/8"	Fixed	
19	9' - 0"	9' - 1"	4' - 11 1/8"	4' - 11 5/8"	7' - 6"	2' - 6 7/8"	Mulled	MULLED. EGRESS
21	2' - 0"	2' - 1"	6' - 11 1/8"	6' - 11 5/8"	8' - 11 1/2"	2' - 0 3/8"	Casement	TEMPER
22	14' - 0"	14' - 1"	8' - 11 1/2"	9' - 0"	8' - 11 1/2"	0' - 0"	Folding Door	FOLDING PATIO DOOR. PROVIDE SCREEN.
23	8' - 0"	8' - 1"	4' - 5 1/8"	4' - 5 5/8"	8' - 0 7/8"	3' - 7 3/4"	Folding Window	FOLDING WINDOW. FLUSH SILL. BAR HEIGHT
24	3' - 6"	3' - 7"	4' - 5 1/8"	4' - 5 5/8"	8' - 0"	3' - 6 7/8"	Awning	
25	6' - 0"	6' - 1"	4' - 5 1/8"	4' - 5 5/8"	8' - 0"	3' - 6 7/8"	Fixed	
26	3' - 6"	3' - 7"	4' - 5 1/8"	4' - 5 5/8"	8' - 0"	3' - 6 7/8"	Awning	
27	5' - 0"	5' - 1"	1' - 11 1/8"	1' - 11 5/8"	8' - 0"	6' - 0 7/8"	Fixed	
28	1' - 6"	1' - 7"	4' - 11 1/8"	4' - 11 5/8"	8' - 2"	3' - 2 7/8"	Fixed	MATCH HEIGHT OF PATIO DOOR
29	4' - 0"	4' - 1"	4' - 11 1/8"	4' - 11 5/8"	8' - 2"	3' - 2 7/8"	Fixed	MATCH HEIGHT OF PATIO DOOR
30	3' - 4"	3' - 5"	4' - 11 1/8"	4' - 11 5/8"	8' - 2"	3' - 2 7/8"	Casement	MATCH HEIGHT OF PATIO DOOR
31	3' - 4"	3' - 5"	4' - 11 1/8"	4' - 11 5/8"	8' - 0"	3' - 0 7/8"	Casement	TEMPER
32	6' - 5"	6' - 6"	5' - 1 1/2"	5' - 2"	8' - 0"	2' - 10 1/2"	Fixed	TEMPER. EXTEND COUNTER THROUGH SILL.
33	3' - 8"	3' - 9"	6' - 11 1/8"	6' - 11 5/8"	8' - 11 1/2"	2' - 0 3/8"	Casement	
34	2' - 0"	2' - 1"	6' - 11 1/8"	6' - 11 5/8"	8' - 11 1/2"	2' - 0 3/8"	Casement	TEMPER
35	4' - 11 1/2"	5' - 0 1/2"	1' - 11 1/2"	2' - 0"	8' - 0"	6' - 0 1/2"	Slider	MATCH HEIGHT OF GARAGE DOOR
36	4' - 11 1/2"	5' - 0 1/2"	1' - 11 1/2"	2' - 0"	8' - 0"	6' - 0 1/2"	Slider	MATCH HEIGHT OF GARAGE DOOR
38	5' - 0"	5' - 1"	1' - 11 1/8"	1' - 11 5/8"	9' - 0"	7' - 0 7/8"	Fixed	
39	5' - 0"	5' - 1"	1' - 11 1/8"	1' - 11 5/8"	9' - 0"	7' - 0 7/8"	Fixed	
40	1' - 6"	1' - 7"	7' - 6"	7' - 6 1/2"	9' - 0"	1' - 6"	Fixed	TEMPER
41	2' - 0"	2' - 1"	3' - 11 1/8"	3' - 11 5/8"	13' - 1"	9' - 1 7/8"	Fixed	TEMPER. HEAD HEIGHT ABOVE BASEMENT. SEE 6/A300)
42	2' - 0"	2' - 1"	6' - 5 1/8"	6' - 5 5/8"	12' - 3 3/4"	5' - 10 5/8"	Fixed	TEMPER. FIELD MULL TO WINDOW 43
43	2' - 0"	2' - 1"	6' - 5 1/8"	6' - 5 5/8"	7' - 3"	0' - 9 7/8"	Fixed	HEAD HEIGHT ABOVE LEVEL 2 (SEE 6/A300)
44	6' - 0"	6' - 1"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Fixed	TEMPER
45	3' - 8"	3' - 9"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Casement	EGRESS
46	8' - 2"	8' - 1"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Mulled	MULLED
48	8' - 2"	8' - 1"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Mulled	MULLED
50	4' - 1 1/2"	4' - 2 1/2"	4' - 1 1/2"	4' - 2"	7' - 0"	2' - 10 1/2"	Fixed	TEMPER. EXTEND COUNTER THROUGH SILL.
51	2' - 0"	2' - 1"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Fixed	
52	2' - 0"	2' - 1"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Fixed	
53	2' - 0"	2' - 1"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Casement	
54	3' - 8"	3' - 9"	3' - 11 1/8"	3' - 11 5/8"	7' - 0"	3' - 0 7/8"	Fixed	
65	4' - 7 1/2"	4' - 8 1/2"	1' - 11 1/8"	1' - 11 5/8"	9' - 0"	7' - 0 7/8"	Fixed	TRANSOM. COORD. W/ DOOR WIDTH

GENERAL NOTES:

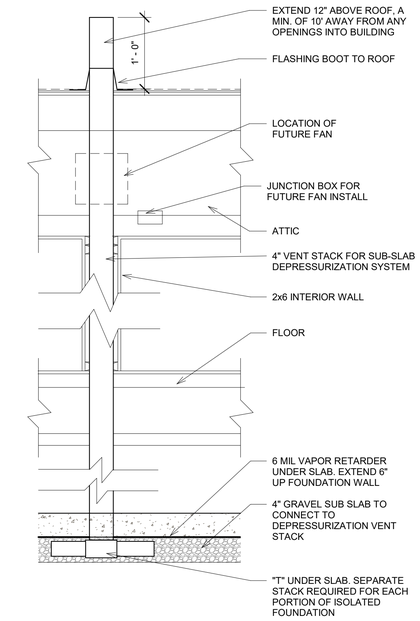
1. Glazing to meet U-values per code values listed in HERS rating
2. Windows tempered per code as notes
3. Windows to meet Egress as noted
4. See Elevations for Window and Door operation, and for mulled units
5. Provide tempered glazing where required by code
6. Provide air sealing around all windows
7. CONTRACTOR TO VERIFY ALL ROUGH OPENINGS PRIOR TO FRAMING.

AIR SEALING NOTES:

1. SET ALL SILL PLATES IN BED OF SEALANT
2. SET ALL EXTERIOR DOORS IN BED OF SEALANT
3. BEAD OF SEALANT AT ALL WALL TO CEILING CONNECTIONS
4. SEAL ALL WALL AND CEILING PENETRATIONS TO DRYWALL
5. FOAM ALL WINDOW TO WALL GAPS
6. CONTINUOUS AIR BARRIER SHOULD BE INSTALLED IN THE THERMAL ENVELOPE. SEAL ALL PENETRATIONS.
7. RIM JOISTS SHALL BE INSULATED
8. INSULATION TO BE TRIMMED BEHIND ALL BOXES, WIRING & PLUMBING
9. INSULATE AND AIR SEAL BEHIND ANY SHOWER OR TUBS ON EXTERIOR WALLS
10. RECESSED CANS TO BE IC RATED WITH MAX 2 CFM
11. DUCT SEALING AND AIR LEAKAGE TESTING TO BE PERFORMED
12. BLOWER DOOR TESTING TO BE 3ACH MIN. (UNLESS STATED DIFFERENTLY IN HERS RATING, IF APPLICABLE
13. INSULATION VALUES TO FOLLOW HERS OR PRESCRIPTIVE PATH
14. SEE MANUAL JDS FOR HVAC SPECIFICS & DUCT INSULATION

**NOT ACTUAL CONDITION, REPRESENTS INTERIOR TRIM DETAILS ONLY*

4 Interior Trim Details
1/2" = 1'-0"



3 Radon
1" = 1'-0"

2 Interior Stair Details
1" = 1'-0"

1 Window @ Stucco
3" = 1'-0"

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7855 SPRING DRIVE
BOULDER, CO 80303
NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
A401
Schedules & Details

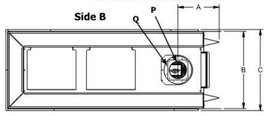
REGENCY FIREPLACE PRODUCTS

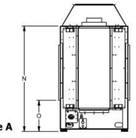
City Series CP50E Gas Fireplace

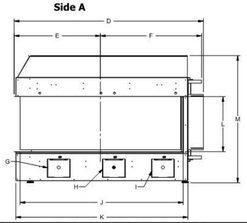
MODEL	CP50E-NG	CP50E-LP
Fuel Type	Natural Gas	Propane
Minimum Supply Pressure	5" W.C. (1.25 kPa)	11" W.C. (2.73 kPa)
Manifold Pressure - High	3.8" W.C. (0.94 kPa)	10.5" W.C. (2.62 kPa)
Manifold Pressure - Low	1.1" W.C. (0.27 kPa)	2.9" W.C. (0.72 kPa)
Orifice Size -Altitude 0-4500 ft	# 36 DMS	# 52 DMS
Minimum Input Altitude 0-4500 ft. (0-1372m)	19,000 Btu/h (5.56 kW)	17,000 Btu/h (4.98 kW)
Maximum Input Altitude 0-4500 ft. (0-1372m)	35,000 Btu/h (10.25 kW)	33,000 Btu/h (9.66 kW)
Vent Sizing (non Power Vent)	5" Inner /8" Outer	5" Inner /8" Outer
CSA P.4.1.	57.49%	60.55%

Note:This unit comes with a 5" (127 mm) inner and 8" (203 mm) outer collar which must be reduced to 4" x 6-5/8" (102 mm x 168 mm) in all applications when installed as a power vent.

CP50E Dimensions







Item	Description	Measurement
A	Exhaust Center to Standoff	11-7/8" (301 mm)
B	Unit Body Depth	22-3/16" (564 mm)
C	Width (Lip to Lip)	23-3/16" (590 mm)
D	Nailing Strip	61-3/4" (1568 mm)
E	Glass Center to Lip	28-1/8" (714 mm)
F	Glass Center to Standoff	33" (839 mm)
G	Gas Connection	N/A
H	Aeration Adjustment	N/A

Item	Description	Measurement
I	Electrical	N/A
J	Viewing Opening Width	53-1/4" (1352 mm)
K	Unit Body Width	56-3/16" (1427 mm)
L	Viewing Opening Height	18" (457 mm)
M	Unit Height	41-9/16" (1055 mm)
N	Unit Body Height	34-3/8" (874 mm)
O	Unit Base to Bottom Opening	10-1/8" (257 mm)
P	Inner Flue Collar	5" (126 mm)
Q	Outer Flue Collar	8" (202 mm)

NOTES

- **Height dimension is taken with leveling legs fully inserted and may vary depending on the height of the leveling legs when unscrewed or extended.**
- **All pictures/diagrams shown throughout this manual are for illustration purposes only. Actual product may vary due to enhancements.**
- **Dimensions will appear as (inches)" / (metric) mm throughout this manual. The inches are rounded to the nearest 1/16" when converted.**

REGENCY FIREPLACE PRODUCTS

CLEARANCES - BENCH INSTALLATION

The clearances listed below are minimum requirements for either side of this see-through fireplace, unless otherwise noted.

A major cause of chimney-related fires is failure to maintain required clearances (air space) to combustible materials. It is of the greatest importance that this fireplace and vent system are installed in accordance with the instructions in this manual.

NOTE

- Bench installation is when the chase enclosure height is at a minimum of 52" (1321 mm) to a maximum of 81-1/4" (2064 mm). If the bench installation is completed at the minimum height, a shelf, counter top, or other finish can be installed.

Clearance	Dimension	Measured From:
A: Mantel height (min.)	**	Top of fireplace opening
B: Sidewall (on one side) min.	6" (154 mm)	Side of fireplace opening
C: Enclosure inside cavity width (min.)	60-5/8" (1540 mm)	Side wall
D: Mantel depth (max.)	**	
E: Convection air outlet (min.)	175 sq. in.	Top, front of enclosure
F: Framing depth (min.)	22-1/4" (565 mm)	From back wall to chase front
G: Opening height	18" (457 mm)	Bottom/top of fireplace opening
H: Chase enclosure (min.)	52" (1321 mm) to 81-1/4" (2064 mm) max.	From base of unit/floor to underside of enclosure top
I: Ceiling height (min.)	81-1/4" (2064 mm)	Measured from base of appliance
J: Convection air outlet opening offset (max.)	2" (51 mm)	Max offset from top of chase enclosure
K: Convection air outlet opening width (min.)	10" (254 mm)	
L: Convection air outlet opening height (min.)	1-3/4" (44 mm)	
M: Ceiling clearance (min.)	3" (76 mm)	Top convection air outlet only
N: Clearance to sprinkler head	36" (914 mm)	Perpendicular from chase grill
Hearth	0"	No hearth required

** See mantel clearances chart in the manual.

* For clearances greater than 81-1/4" (2064 mm), see flush installation clearances in this manual. The size of the ventilation opening is reduced from 175 sq. in. to 120 sq. in.

*A minimum of 175 sq. in. of open area, not lower than 0-2" (51 mm) from top of enclosure, is required for all installations.

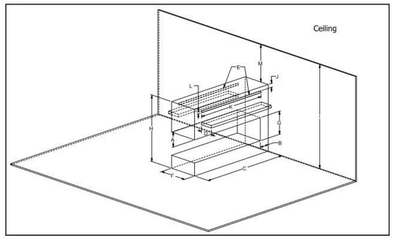
Flue Clearances to Combustibles	
Horizontal - Top	3" (76 mm)
Horizontal - Side	2" (51 mm)
Horizontal - Bottom	2" (51 mm)
Vertical	2" (51 mm)
Passing through wall/ floor/ceiling - when firestop is used.	1-1/2" (38 mm)

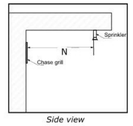
NOTES

This appliance uses 5" x 8" (127 mm x 203 mm) venting for non power vent applications. For power vent applications, vent pipe must be reduced to **4" x 6 5/8" (102 mm x 168 mm).**

CAUTION

- **EXTREME RISK OF FIRE if these clearances (air space) to combustible materials are not adhered to. It is of greatest importance that this fireplace and vent system are installed in accordance with the instructions in this manual.**
- **The top, back, and sides of the fireplace are defined by standoffs. The metal ends of the standoff may NOT be recessed into combustible construction.**





Side view

REGENCY FIREPLACE PRODUCTS

FRAMING DIMENSIONS

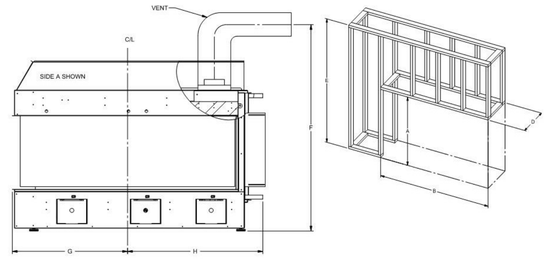
NOTE: Framing may be constructed of combustible material (i.e. 2 x 4 or 2 x 6) and does not require steel studs.

Framing Dimensions	Description	CP50E
A	Framing height	For 2" x 4": 45-1/8" (1146 mm) For 2" x 6": 52" (1321 mm)
B	Framing width	60-5/8" (1540 mm)
C	Finished floor or hearth	
D	Framing depth	22-1/4" (565 mm)
E	Minimum height to combustibles	BENCH: 52" (1321 mm) FLUSH: 81-1/4" (2064 mm)
F	Minimum height to flue centerline measured from base of appliance	45-3/4" (1162 mm)
G	Centerline of appliance to lip	28-1/8" (714 mm)
H	Centerline of appliance to stand off (Vent side)	33" (839 mm)

Ensure that the wood base for the appliance is strong enough to support its shipping weight of 455 pounds (206 kg).

NOTES

- Framing may be constructed of combustible material (i.e. 2 x 4 or 2 x 6) and does not require steel studs.
- This appliance must be installed on a solid surface such as a plywood floor which must be the full width and depth of the appliance.
- A combined minimum of 175 sq. in. of open area for the bench installation and 120 square inches for the flush installation is required for the convection air outlet to cool the enclosure. Ensure clearances for convection air outlets are met.
- See clearances in this manual for different ways to achieve this.



REGENCY FIREPLACE PRODUCTS

VENTING ARRANGEMENT FOR VERTICAL TERMINATIONS

Inline Power Vent Rigid/Flex
In line Power Vent Kit # 666-945

Vertical venting with straight vertical venting and or with a max. of six (6) 90° Elbows (1 - 90° " 2 - 45°)

NOTES

- **Rigid pipe is approved for up to 72 feet (22 m).**
- **Flex pipe is approved for up to 40 feet (12.2 m) using one 20 foot (6.1m) 20 foot Vertical Flex kit (part # 946-755) & one 20 foot (6.1 m) extension flex kit (part # 946-756).**

- Two 45° elbows equal to one 90° elbow.
- Vent must be supported at offsets.
- Minimum distance between elbows is 1 ft. (0.3 m).
- Maintain clearances to combustibles as listed in the "Clearances" section.
- Horizontal vent must be supported every 3 feet (0.91 m).
- Firestops are required at each floor level and whenever passing through a wall.

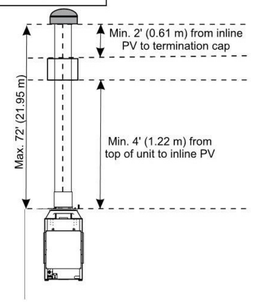
Restrictor set on 0 (fully open) regardless of vent run.

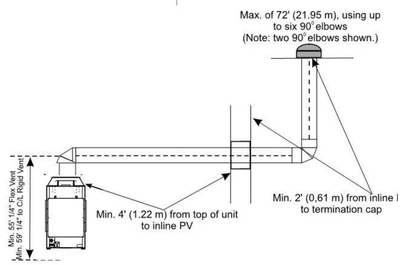
Inline power vent location restrictions:

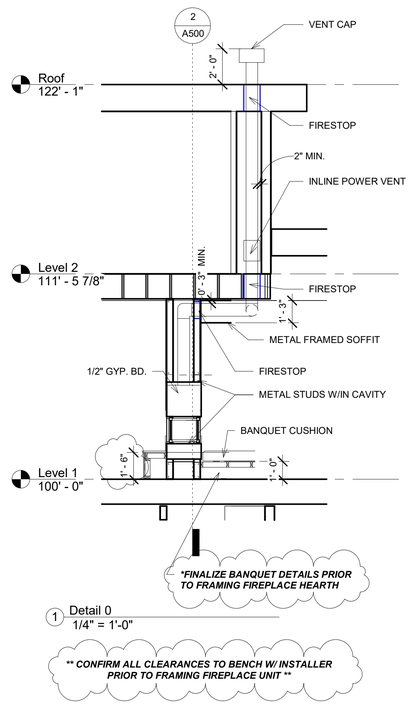
- Minimum 4 ft (1.2 m) from the unit.
- Minimum 1 ft (0.3 m) prior to an elbow.
- Minimum 1 ft (0.3 m) following an elbow.
- Minimum 2 ft (0.6 m) prior to a termination cap.
- Minimum 2 ft. from inline PV to termination cap.
- Minimum 4' from top of unit to inline PV.
- Max. of 72' (22 m), using up to six 90° elbows
- (Example shows two 90° elbows).
- No negative runs.

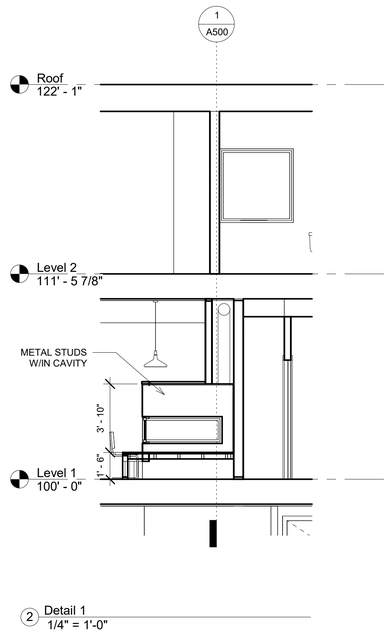
NOTE

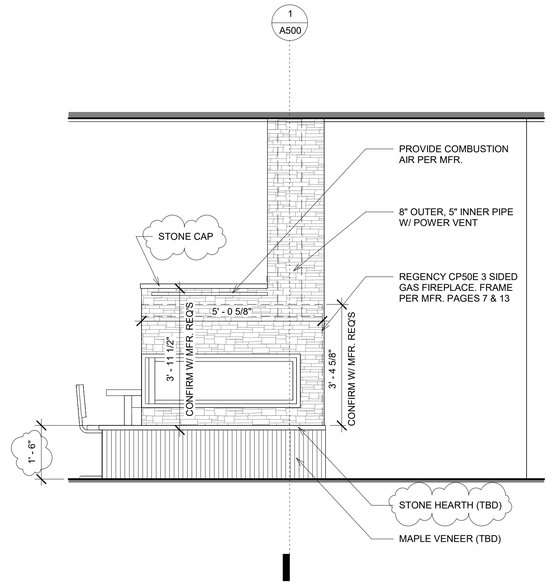
- **The inline power vent must be installed within the confines of the home/structure.**











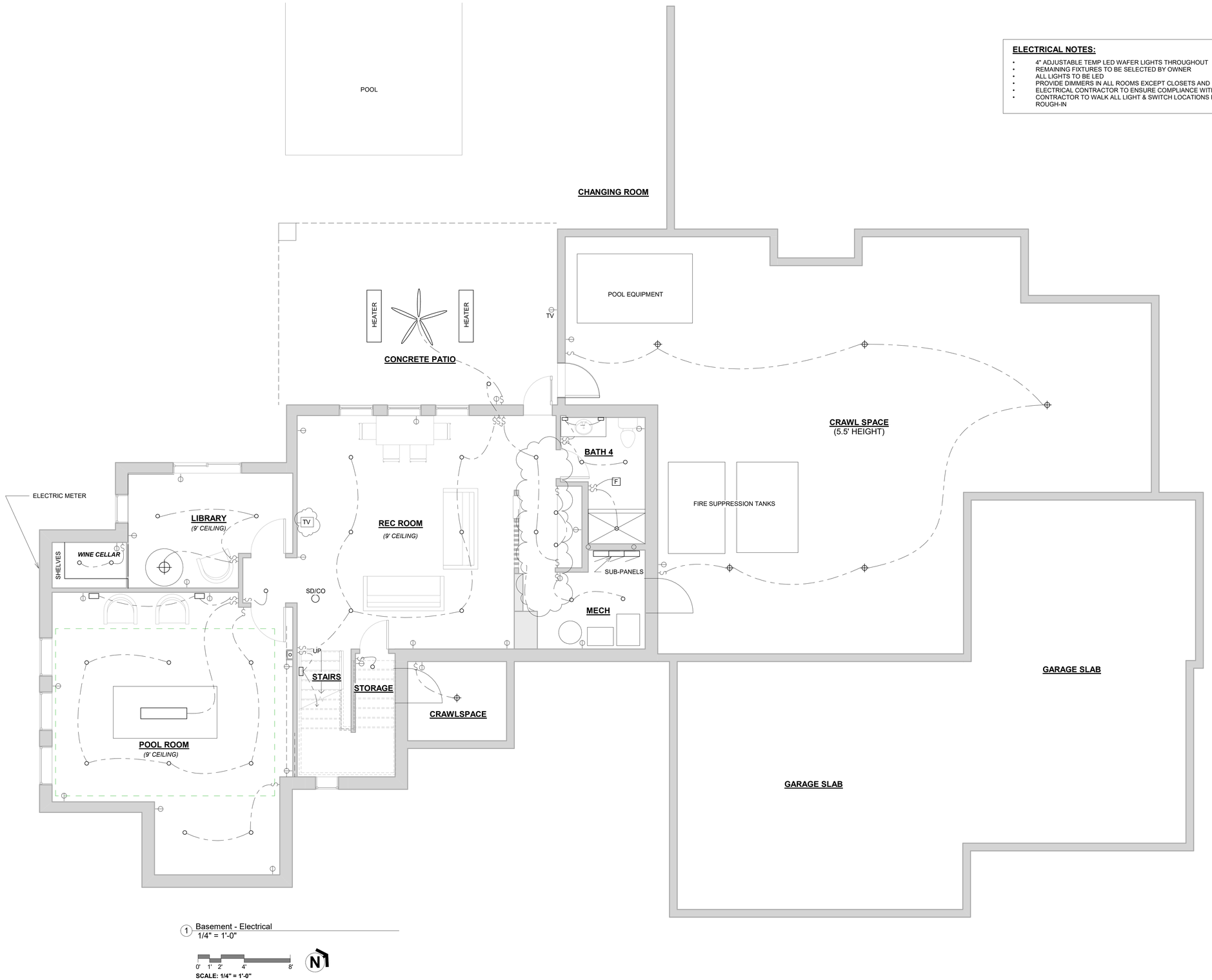
FIREPLACE NOTES:

- CONTRACTOR TO ENSURE COMPLIANCE W/ ALL MFR. INSTALL REQ'S
- ***PROVIDE CLEARANCE TO COMBUSTIBLES AS REQ/D. 3" TO TOP, 2" TO SIDE, 2" TO BOTTOM. 1.5" W/ FIRESTOP.***
- PROVIDE FIRESTOPS AT ALL WALL, FLOOR, AND ROOF PENETRATIONS
- ***POWER VENT*** ALLOWS UP TO 72 FT. OF RIGID PIPE, OR 40 FT. OF FLEX VENT.
- UP TO (6) ELBOWS ALLOWED
- ***PROVIDE COMBUSTION AIR*** PER MFR.

7855 SPRING DRIVE
BOULDER, CO 80303
NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
A500
Fireplace Details



ELECTRICAL NOTES:

- 4" ADJUSTABLE TEMP LED WAFER LIGHTS THROUGHOUT
- REMAINING FIXTURES TO BE SELECTED BY OWNER
- ALL LIGHTS TO BE LED
- PROVIDE DIMMERS IN ALL ROOMS EXCEPT CLOSETS AND BATHROOMS
- ELECTRICAL CONTRACTOR TO ENSURE COMPLIANCE WITH 2023 NEC
- CONTRACTOR TO WALK ALL LIGHT & SWITCH LOCATIONS PRIOR TO ROUGH-IN

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NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.
E0.2
Basement Electrical

1 Level 1 - Electrical
1/4" = 1'-0"

0' 1' 2' 4' 8'

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

ELECTRICAL NOTES:

- 4" ADJUSTABLE TEMP LED WAFER LIGHTS THROUGHOUT
- REMAINING FIXTURES TO BE SELECTED BY OWNER
- ALL LIGHTS TO BE LED
- PROVIDE DIMMERS IN ALL ROOMS EXCEPT CLOSETS AND BATHROOMS
- ELECTRICAL CONTRACTOR TO ENSURE COMPLIANCE WITH 2023 NEC
- CONTRACTOR TO WALK ALL LIGHT & SWITCH LOCATIONS PRIOR TO ROUGH-IN

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BOULDER, CO 80303
NEW RESIDENCE

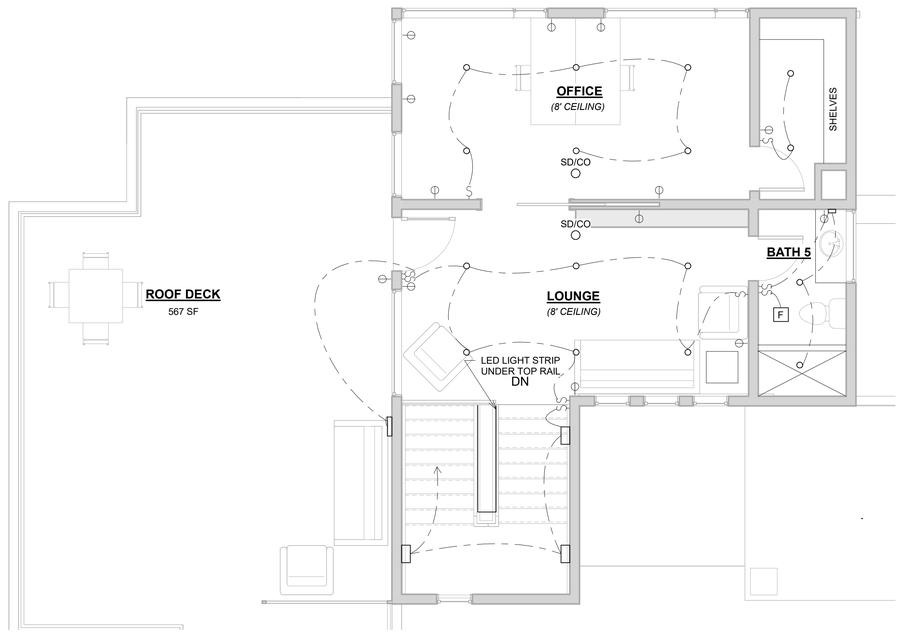
CONSTRUCTION SET - REV 2
1/16/26

SHEET No.

E1
Level 1 Electrical

ELECTRICAL NOTES:

- 4" ADJUSTABLE TEMP LED WAFER LIGHTS THROUGHOUT
- REMAINING FIXTURES TO BE SELECTED BY OWNER
- ALL LIGHTS TO BE LED
- PROVIDE DIMMERS IN ALL ROOMS EXCEPT CLOSETS AND BATHROOMS
- ELECTRICAL CONTRACTOR TO ENSURE COMPLIANCE WITH 2023 NEC
- CONTRACTOR TO WALK ALL LIGHT & SWITCH LOCATIONS PRIOR TO ROUGH-IN



1 Level 2 - Electrical
1/4" = 1'-0"

0' 1' 2' 4' 8'

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

N

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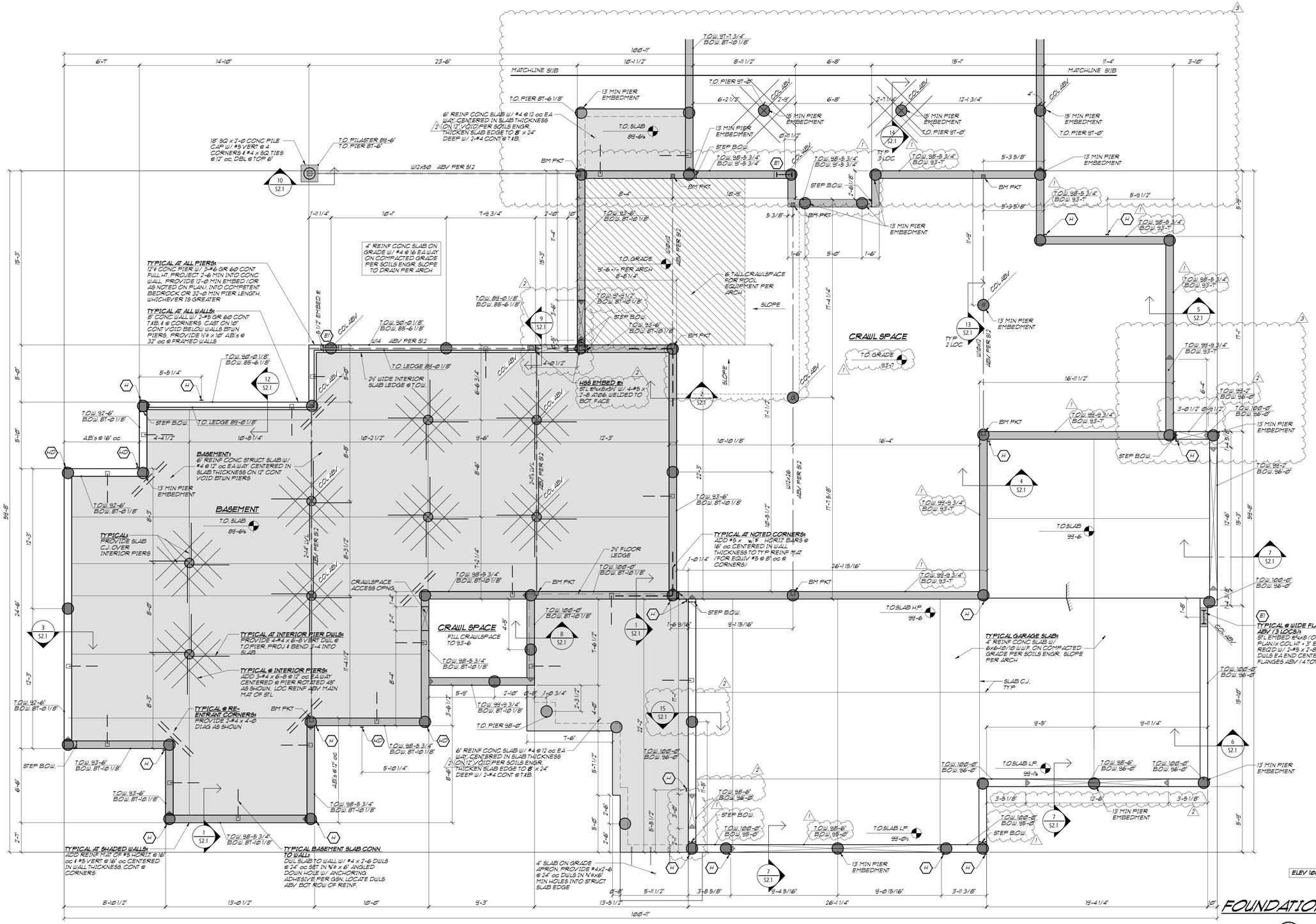
7855 SPRING DRIVE
BOULDER, CO 80303
NEW RESIDENCE

CONSTRUCTION SET - REV 2
1/16/26

SHEET No.

E2
Level 2 Electrical



- DO NOT BACKFILL W.ALLS PRIOR TO BASEMENT SLAB INSTALLATION.
- CONTRACTOR TO VERIFY ALL PIER LOCATIONS PRIOR TO SLAB INSTALLATION
- TOP OF STEEL BEAMS NOTED THUS (ELEVATION)
- INDICATES STEP TOP OF WALL (T.O.W.)
- PROVIDE ST-DHR / HOLD DOWNS AT ENDS OF SHEAR WALLS ABOVE CONTRACTOR TO VERIFY ROUGH OPENINGS W/ ARCHITECT. INSTALL DIRECTLY TO FRAMING BEFORE INSTALLATION OF ZIP R-SHEATHING
- PROVIDE HDU8-SDS2.5 W/ 5/8" ø ANCHOR BOLT SET IN 9"ø x 8" DEEP HOLE W/ ADHESIVE & MIN 10"ø x 2'6" SDS SCREWS TO MIN 2-2x6 FULL HT STUDS. LOCATE AT ENDS OF SHEAR WALLS ABOVE CONTRACTOR TO VERIFY ROUGH OPENINGS W/ ARCHITECT.
- SHORE EXCAVATION AS REQUIRED. SHORING DESIGN & IMPLEMENTATION BY OTHERS
- SUBBASE PLUMBING SUPPORT, SUSPENSION, OR ISOLATION BY STEM DESIGN & CONSTRUCTION PER SOILS ENGINEER
- BOTTOM OF WALL (B.O.W.) = BOTTOM OF VOID = TOP OF PIER (T.O.P.)
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES & TYPICAL FOUNDATION DETAILS

GEBAU INC.
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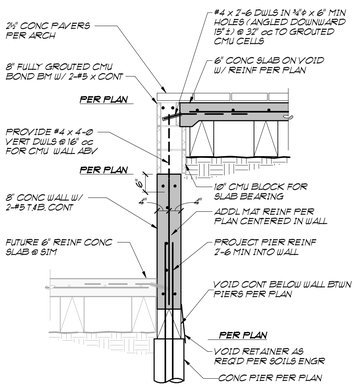
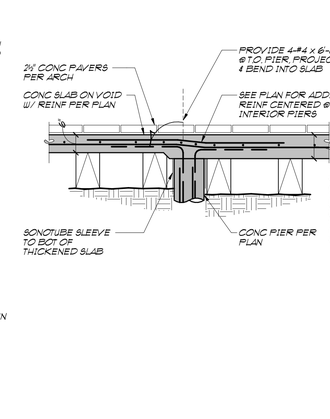
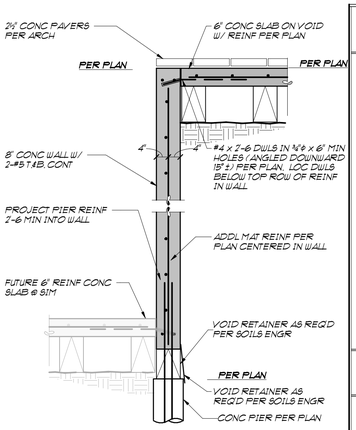
NEW RESIDENCE
7855 SPRING DRIVE
BOULDER, COLORADO

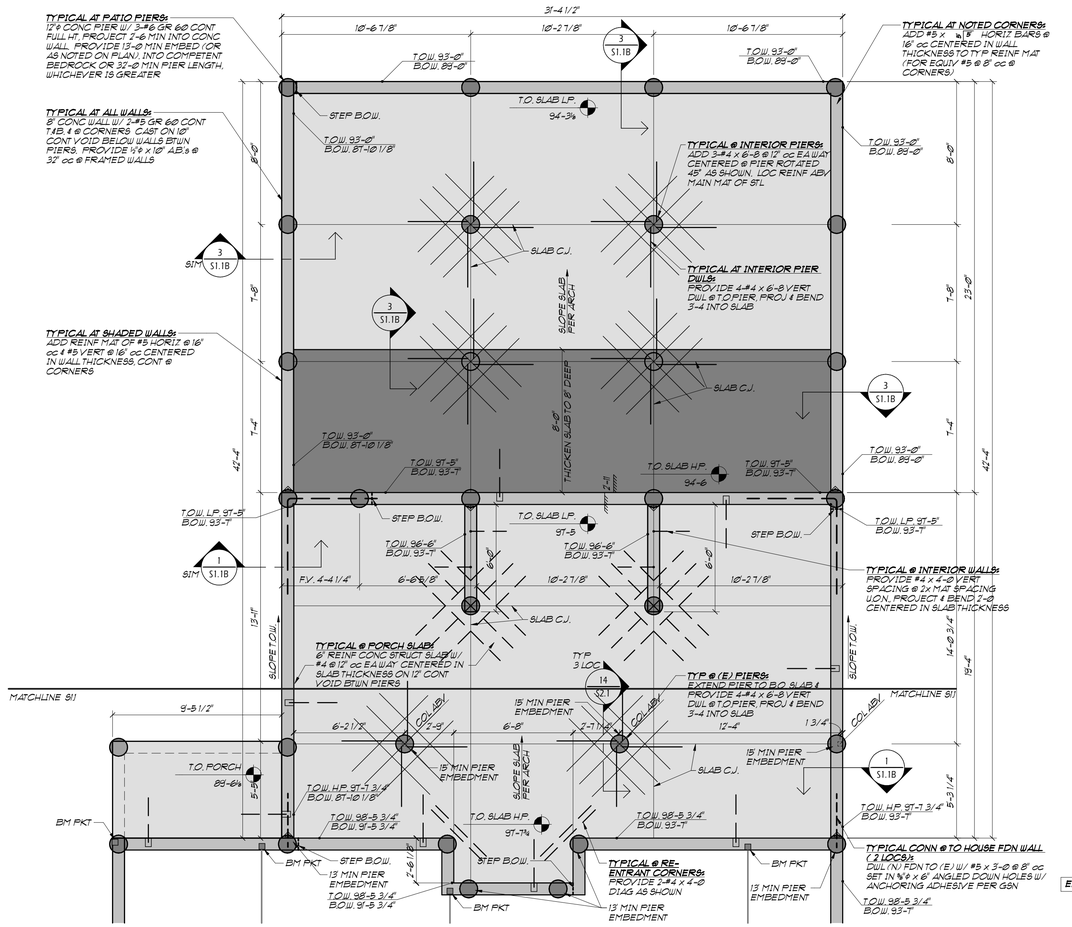
DATE:	03/28/2025
JOB #:	2508
DRAWN BY:	MM
CHECKED BY:	YK
REVISED:	05/29/2025 08/29/2025 09/24/2025

S1.1









FOUNDATION PLAN SITE W ALLS

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

GRAPHIC SCALE: 0' 2' 4' 8'

- DO NOT BACKFILL W ALLS PRIOR TO BASEMENT SLAB INSTALLATION
- CONTRACTOR TO VERIFY ALL PIER LOCATIONS PRIOR TO SLAB INSTALLATION
- TOP OF STEEL BEAMS NOTED THUS (ELEVATION)
- INDICATES STEP TOP OF W ALL (T.O.W.)
- PROVIDE SHTHDWRJ HOLD DOWNS AT ENDS OF SHEAR W ALLS ABOVE CONTRACTOR TO VERIFY ROUGH OPENINGS W/ ARCHITECT. INSTALL DIRECTLY TO FRAMING BEFORE INSTALLATION OF 7/16 R-SHEATHING
- PROVIDE HDU8-SDS2.5 W/ ¾"ø ANCHOR BOLT SET IN 9"ø/8" DEEP HOLE W/ ADHESIVE & MIN 10-#4 x 24" SDS SCREWS TO MIN 2-2x6 FULL HT STUDS LOCATE AT ENDS OF SHEAR W ALLS ABOVE CONTRACTOR TO VERIFY ROUGH OPENINGS W/ ARCHITECT
- SHORE EXCAVATION AS REQUIRED, SHORING DESIGN & IMPLEMENTATION BY OTHERS
- SUBSLAB PLUMBING SUPPORT, SUSPENSION, OR ISOLATION BY STEM DESIGN & CONSTRUCTION PER SOILS ENGINEER
- BOTTOM OF W ALL (B.O.W.) = BOTTOM OF VOID + TOP OF PIER (T.O.P.)
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES & TYPICAL FOUNDATION DETAILS

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NEW RESIDENCE

7855 SPRING DRIVE
BOULDER, COLORADO

DATE:	03/28/2025
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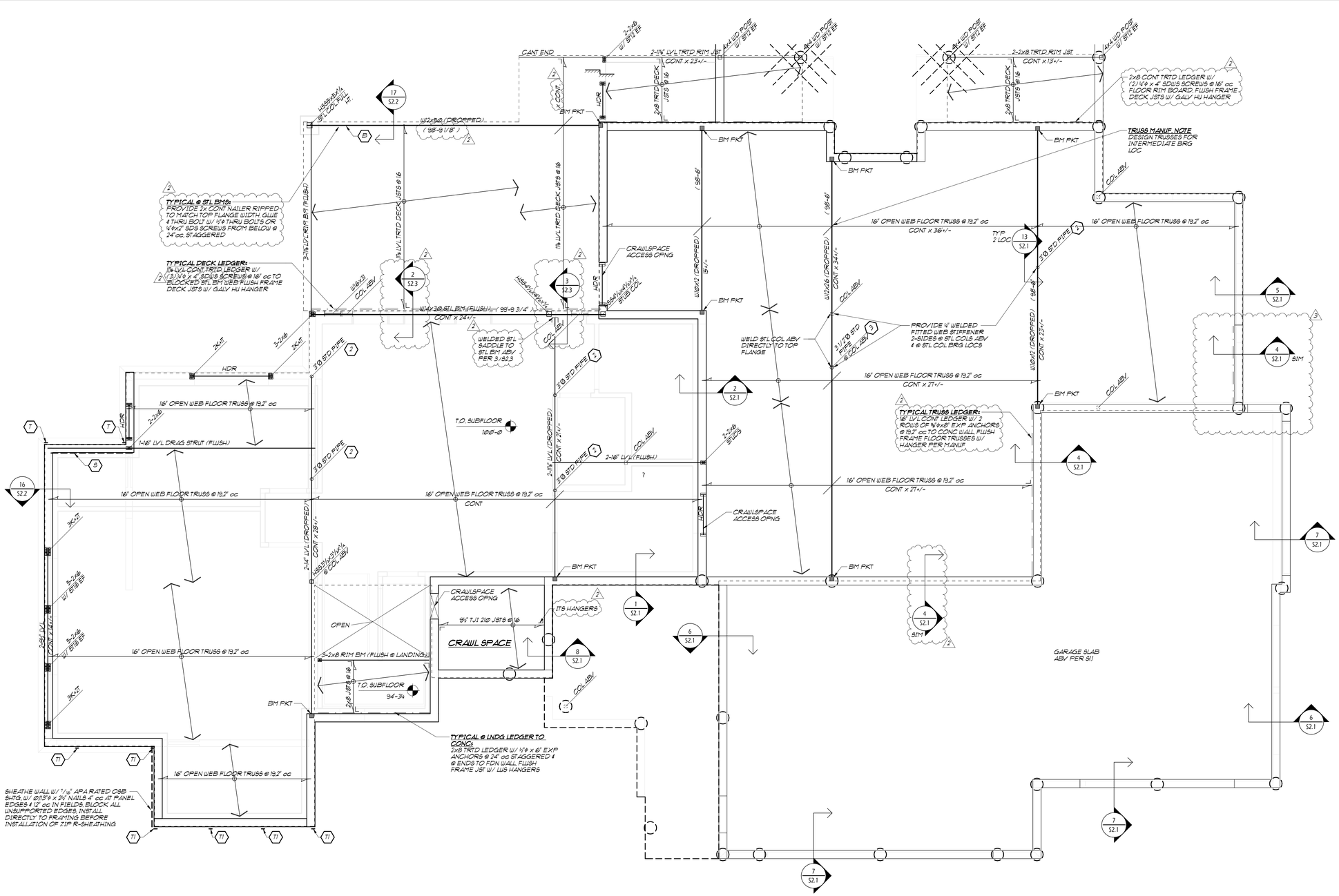
DRAWN BY:	MM
CHECKED BY:	YK
REVISED:	
1	09/24/2025

S1.1B



MAIN FLOOR FRAMING PLAN

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

GRAPHIC SCALE: 1FT 2FT 4FT

- HEADERS TO BE 2-2x8 OR 3-2x6 W/ 1-2x6 KING (K) & 1-2x6 TRIMMER (T) EACH END, OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W/ ADDITIONAL CRIPPLES (C) AS NOTED AT POINT LOADS ABOVE BETWEEN TOP PLATES AND TOP OF HEADER
- INTERIOR PARTITIONS TO BE MINIMUM 2x4 @ 24 oc W/ ½" GYPSUM BOARD 2-SIDES W/ ⅝" DRYWALL SCREWS OR EQUIVALENT 8" oc AT PANEL EDGES & 12" oc IN FIELDS
- EXTERIOR WALLS TO BE MINIMUM 2x6 @ 16" oc W/ ZIP R-3 R-SHEATHING W/ Ø13"Ø x 2½" NAILS 4" oc AT PANEL EDGES & 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES
- LOCATE WALL SHEATHING SPLICES EITHER AT 2x BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED, ON ONE OF THE TOP OF WALL PLATES, OR MINIMUM 1½" FROM TOP AND/OR BOTTOM OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO W/ PANEL-EDGE NAILING
- SHEATHE FLOOR W/ MIN ¾" NOMINAL APA RATED OSB T. & G. SHEATHING W/ Ø13"Ø x 2½" NAILS 6" oc AT PANEL/ BOUNDARY EDGES & 12" oc IN FIELDS
- WOOD I JOISTS TO BE TRUS JOIST TJI 210 SERIES OR AS NOTED
- PROVIDE CONTINUOUS ¾" x (JOIST DEPTH PER PLAN) LSL RIM BOARD @ FLOOR PERIMETER & ADDITIONAL VERTICAL BLOCKING AS NOTED PER HEX NOTE 1

1 - PROVIDE 2-2x6 VERTICAL BLOCKING THROUGH FLOOR JOISTS AT COLUMN LOCATIONS ABOVE, TYPICAL THIS, OR MORE AS NOTED

2 - 3"Ø (SCHEDULE 40) STANDARD PIPE COLUMN W/ ADJUSTABLE SCREW CAP PLATE DESIGNED FOR 28 KIP CAPACITY & MINIMUM ¼"x8"x8"-9 BASE PLATE W/ 2-¾"Ø x 6" EXPANSION ANCHORS TO FOOTING

3 - 3½"Ø (SCHEDULE 40) STANDARD PIPE COLUMN W/ FIXED CAP PLATE ⅛" x BEAM WIDTH x Ø-9 & MINIMUM ¼"x5"x5"-9 BASE PLATE W/ 2-¾"Ø x 6" EXPANSION ANCHORS TO FOOTING

8 - INDICATES INTERIOR SHEAR WALL TO BE SHEATHED W/ MINIMUM 7/16" APA RATED OSB SHEATHING, NAIL W/ Ø13"Ø x 2½" NAILS 4" oc AT PANEL EDGES & 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES. NAIL SOLE PLATE TO BEAM/RIM/BLOCKING BELOW W/ (2) Ø13"Ø x 3¼" NAILS @ 6" oc

7 - TIE DOWN END OF SHEAR WALL ABOVE W/ 1-CS16 STRAPS TO STUD PACK ABOVE & BELOW FLOOR RIM (OR TO BEAM BELOW PER PLAN), CENTERED ON FLOOR RIM W/ MINIMUM 11" END LENGTH & (10) Ø148"Ø x 2½" NAILS EACH END. INST ALL DIRECTLY TO FRAMING BEFORE INSTALLATION OF ZIP R-SHEATHING AT EXTERIOR CONDITION. USE 3-CS16 AT (7)

- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

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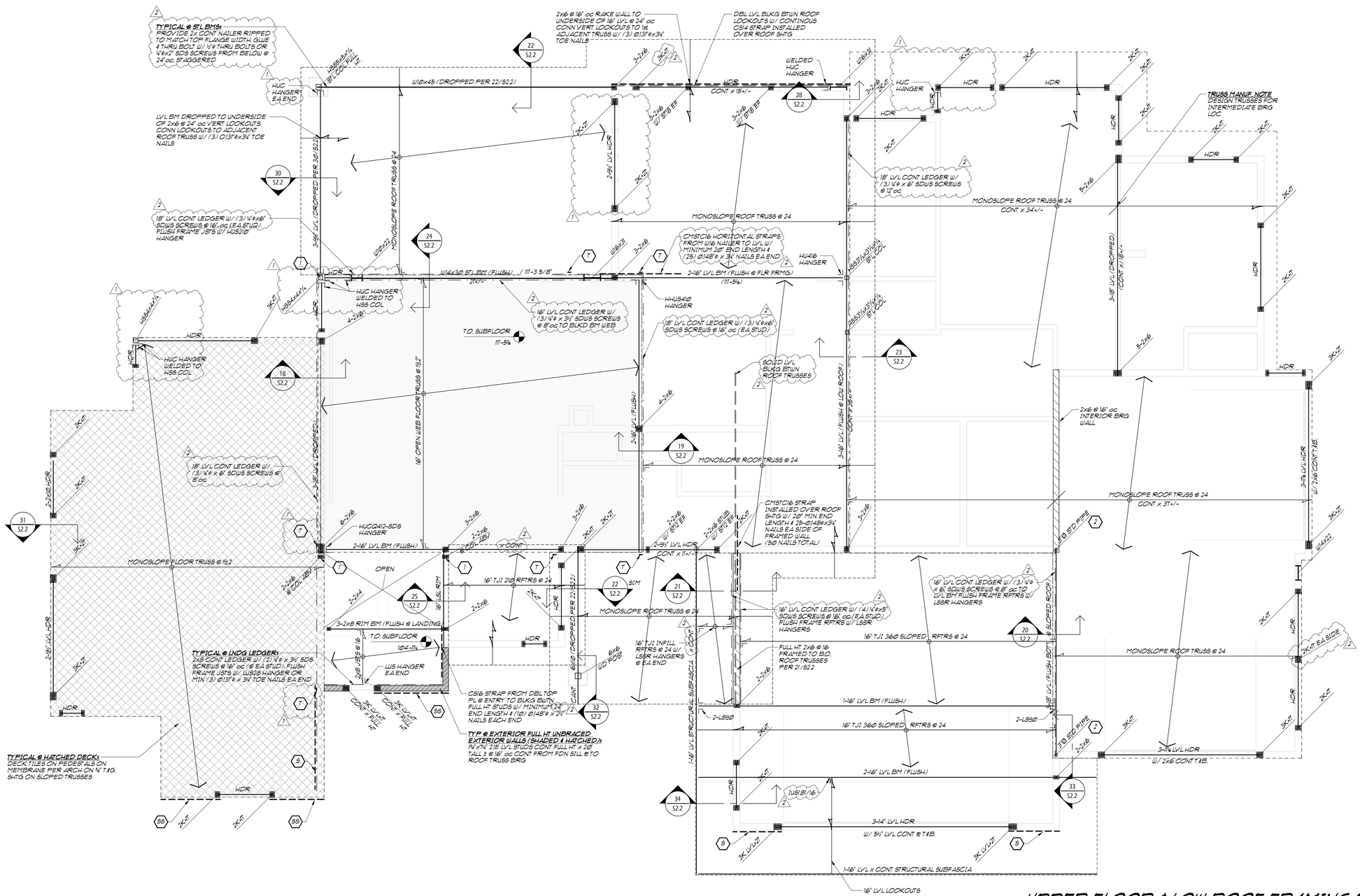
NEW RESIDENCE
7855 SPRING DRIVE
BOULDER, COLORADO

DATE: 03/28/2025
JOB #: 2508
DRAWN BY: MM
CHECKED BY: YK
REVISED:
08/28/2025
09/24/2025

S1.2



UPPER FLOOR & LOW ROOF FRAMING PLAN

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

GRAPHIC SCALE: 1FT 2FT 4FT

- HEADERS TO BE 2-2x8 OR 3-2x6 W// 1-2x6 KING (K) & 1-2x6 TRIMMER (T) EACH END, OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W// ADDITIONAL CRIPPLES (C) AS NOTED AT POINT LOADS ABOVE BETWEEN TOP PLATES AND TOP OF HEADER
- INTERIOR PARTITIONS TO BE MINIMUM 2x4 @ 24 oc W// ½" GYPSUM BOARD 2-SIDES W// 1¼" DRYWALL SCREWS OR EQUIVALENT 8" oc AT PANEL EDGES & 12" oc IN FIELDS
- EXTERIOR WALLS TO BE MINIMUM 2x6 @ 16" oc W// ZIP R-3 R-SHEATHING W// Ø13"ø x 2½" NAILS 4" oc AT PANEL EDGES & 12" oc IN FIELDS, BLOCK ALL UNSUPPORTED EDGES
- LOCATE WALL SHEATHING SPLICES EITHER AT 2x BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON ONE OF THE TOP OF WALL PLATES, OR MINIMUM 1½" FROM TOP AND/OR BOT OF FLOOR RIM W// EACH SHEAR PANEL NAILED THERETO W// PANEL-EDGE NAILING
- SHEATHE FLOOR W// MINIMUM ¾" NOMINAL APA RATED OSB T&G SHEATHING W// Ø13"ø x 2½" NAILS 6" oc AT PANEL/BOUNDARY EDGES & 12" oc IN FIELDS
- WOOD I-JOISTS TO BE TRUS JOIST TJI 210 SERIES OR AS NOTED
- ENGINEERED TRUSSES, TRUSS TO TRUSS CONNECTIONS, BRIDGING, & PERMANENT BRACING DESIGN & SPECIFICATION BY TRUSS MANUFACTURER
- TIE DOWN ROOF BEAMS & GIRDER TRUSSES AT BEARING W// ST22 W// (18) Ø162"ø x 2½" NAILS OR MTS20 W// (14) Ø148"ø x 1½" NAILS TO STUD PACK BELOW, CENTERED AT BEAM BEARING
- TIE DOWN RAFTERS & LOOKOUTS AT BEARING W// H2.5T W// (10) Ø131"ø x 2½" NAILS OR AS NOTED
- TIE DOWN WOOD I RAFTERS AT BEARING W// H8 W// PLY-STIFFENED WEB PER MANUFACTURER
- (7) (7') PROVIDE 2-2x6 VERTICAL BLOCKING THROUGH FLOOR JOISTS AT COLUMN LOCATIONS ABOVE, TYPICAL THIS, OR MORE AS NOTED
- TIE DOWN END OF SHEAR WALL ABOVE W// 1-CS16 STRAPS TO STUD PACK ABOVE & BELOW FLOOR RIM (OR TO BEAM BELOW PER PLAN), CENTERED ON FLOOR RIM W// MINIMUM 11" END LENGTH & (10) Ø148"ø x 2½" NAILS EACH END, INSTALL DIRECTLY TO FRAMING BEFORE INSTALLATION OF ZIP R-SHEATHING AT EXTERIOR CONDITION
- (S) INTERIOR SHEAR WALL TO BE SHEATHED W// MINIMUM ½" APA RATED OSB SHEATHING, NAIL W// Ø13"ø x 2½" NAILS 4" oc AT PANEL EDGES & 12" oc IN FIELDS, BLOCK ALL UNSUPPORTED EDGES, NAIL SOLE PLATE TO BEAM/RIM/BLOCKING BELOW W// (2) Ø13"ø x 3¼" NAILS @ 6" oc
- (SG) EXTERIOR SHEAR WALL TO BE SHEATHED W// MINIMUM 7/16" APA RATED OSB SHEATHING, NAIL W// Ø13"ø x 2 ½" NAILS 4" oc AT PANEL EDGES & 12" oc IN FIELDS, BLOCK ALL UNSUPPORTED EDGES, NAIL SOLE PLATE TO BEAM/RIM/BLOCKING BELOW W// (2) Ø13"ø x 3¼" NAILS @ 6" oc, INSTALL DIRECTLY TO FRAMING BEFORE INSTALLATION OF ZIP R-SHEATHING
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

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NEW RESIDENCE

7855 SPRINGDRIVE
BOULDER, COLORADO

DATE:	03/28/2019
JOB #:	7808
DRAWN BY:	MM
CHECKED BY:	Y.K.
REVISED:	08/28/2019 08/29/2019

S1.3

UPPER ROOF FRAMING PLAN

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

GRAPHIC SCALE: 0' 2' 4'

- HEADERS TO BE 2-2x8 OR 3-2x6 W/ 1-2x6 KING (K) & 1-2x6 TRIMMER (T) EACH END, OR AS NOTED ON PLANS OR GENERAL STRUCTURAL NOTES W/ ADDITIONAL CRIPPLES (C) AS NOTED AT POINT LOADS ABOVE BETWEEN TOP PLATES AND TOP OF HEADER
- INTERIOR PARTITIONS TO BE MINIMUM 2x4 @ 24" oc W/ ½" GYPSUM BOARD 2-SIDES W/ 1¼" DRYWALL SCREWS OR EQUIVALENT 8" oc AT PANEL EDGES & 12" oc IN FIELDS
- EXTERIOR WALLS TO BE MINIMUM 2x6 @ 16" oc W/ ZIP R-3 R-SHEATHING W/ Ø.131"ø x 3¼" NAILS 4" oc AT PANEL EDGES & 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES
- LOCATE WALL SHEATHING SPLICES EITHER AT 2x BLOCKING PANEL WITHIN THE WALL HEIGHT, CENTERED ON THE TOP OF WALL PLATES, OR MINIMUM ½" FROM TOP AND/OR BOTTOM OF FLOOR RIM W/ EACH SHEAR PANEL NAILED THERETO W/ PANEL-EDGE NAILING
- SHEATHE ROOF W/ MINIMUM 15/32" APA RATED OSB SHEATHING W/ Ø.113"ø x 2½" NAILS @ 6" oc AT PANEL/BOUNDARY EDGES & 12" oc IN FIELDS
- TIE DOWN ROOF BEAMS & GIRDER TRUSSES AT BEARING W/ ST22 W/ (18) Ø.162"ø x 2½" NAILS OR MTS20 W/ (14) Ø.148"ø x 1½" NAILS TO STUD PACK BELOW, CENTERED AT BEAM BEARING
- TIE DOWN RAFTERS & LOOKOUTS AT BEARINGS W/ H2.5T W/ (10) Ø.131"ø x 2½" NAILS OR AS NOTED
- S6 EXTERIOR SHEAR WALL TO BE SHEATHED W/ MINIMUM 7/16" APA RATED OSB SHEATHING, NAIL W/ Ø.113"ø x 2½" NAILS 4" oc AT PANEL EDGES & 12" oc IN FIELDS. BLOCK ALL UNSUPPORTED EDGES. NAIL SOLE PLATE TO BEAM/RIM/BLOCKING BELOW W/ (2) Ø.131"ø x 3¼" NAILS @ 6" oc. INSTALL DIRECTLY TO FRAMING BEFORE INSTALLATION OF ZIP R-SHEATHING
- SEE SHEET S2.1 FOR GENERAL STRUCTURAL NOTES

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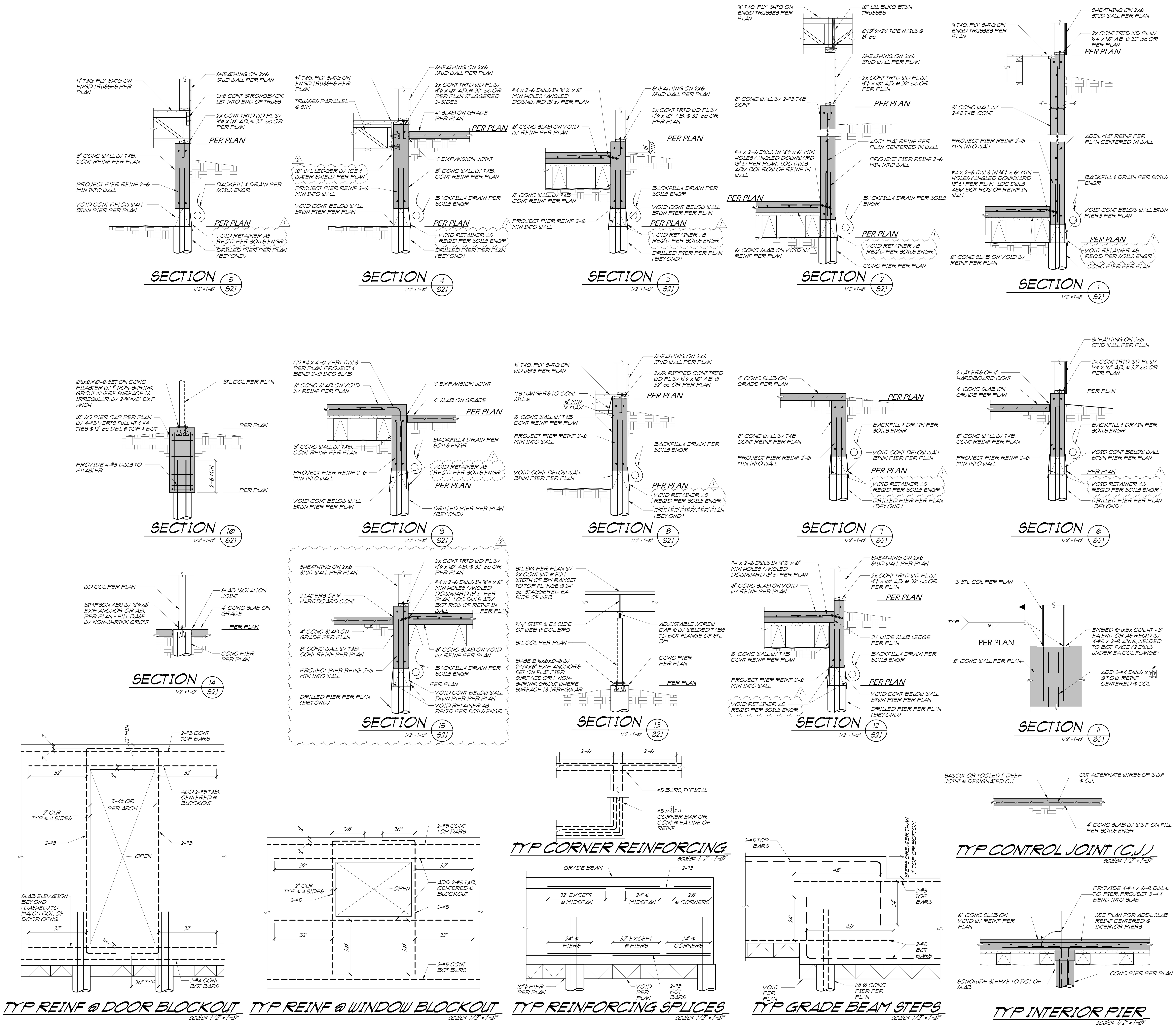
S1.4



GENERAL STRUCTURAL NOTES

JOB: # 25018
PROJECT: 7855 SPRING DRIVE

DESIGN CRITERIA

BUILDING CODE	2015 INTERNATIONAL BUILDING CODE W/ BOULDER COUNTY AMENDMENTS
JURISDICTION	BOULDER COUNTY
RISK CATEGORY	II
DESIGN LOADS	
FLOOR:	
DEAD LOAD	10 PSF
LIVE LOAD	40 PSF
EXTERIOR DECK:	
DEAD LOAD	10 PSF
LIVE LOAD	60 PSF
ROOF:	
DEAD LOAD	30 PSF
GROUND SNOW LOAD, P_g	45 PSF
IMPORTANCE FACTOR, I_s	1.0
ROOF SNOW LOAD, P_s	32 PSF ($P_s = 0.7 \times P_g \times C_t \times C_e \times C_s \times I_s$)
WIND:	
V_{ult}	155 MPH
EXPOSURE CATEGORY	C

INSPECTIONS

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION FROM GEBAU, INC. OR BY AN INSPECTION AGENCY APPROVED BY GEBAU, INC. WITH A 48 HOUR ADVANCED NOTICE:

GEOTECHNICAL ENGINEER OF RECORD SHALL PERFORM OPEN HOLE VERIFICATION OF SOIL CONDITIONS PRIOR TO CONSTRUCTION.

FOUNDATION WALL FORMS, REINFORCING, ANCHOR, BOLTS, EMBEDDED HOLDOWNS, MOMENT FRAME EMBED PLATES, AND WELDED DOWELS PRIOR TO POUR.

REINFORCED CONCRETE STRUCTURAL FLOOR SLAB FORMS, REINFORCEMENT, AND VOID.

STRUCTURAL STEEL FRAMING ELEMENTS, BOLTING, AND FIELD WELDS.

GENERAL WOOD FRAMING, CONNECTORS, AND FASTENING.

WOOD PANEL SHEAR WALL NAILING AND HOLDOWNS PRIOR TO BUILDING WRAP OR SEAM TAPE.

FOUNDATIONS

FOUNDATION DESIGNED IN ACCORDANCE WITH RECOMMENDATIONS CONTAINED IN SOILS INVESTIGATION REPORT PREPARED BY SUBSTRATA CONSULTING ENGINEERS, SOILS REPORT NO. 25-1025 DATED: MARCH 4, 2025.

EXCEPT WHERE OTHERWISE SPECIFICALLY NOTED HEREIN, ALL RECOMMENDATIONS AND PRECAUTIONS CONTAINED IN THAT REPORT SHALL BE ADHERED TO BY THE CONTRACTOR.

STRUCTURE SHALL BE FOUNDED UPON DRILLED PIERS (CAISSONS)

PIERS SHALL PENETRATE NOT LESS THAN 12 FEET INTO COMPETENT CLAYSTONE OR SANDSTONE BEDROCK.

WHERE GREATER PENETRATION IS REQUIRED, SUCH PENETRATION IS NOTED ON PLANS.

BOTTOM OF DRILLED PIERS NOT LESS THAN 32 FEET BELOW EXCAVATION. (MINIMUM PIER LENGTH). MAXIMUM DESIGN END BEARING PRESSURE: 25,000 PSF.

MINIMUM DEAD LOAD END BEARING PRESSURE: 11,000 PSF

MAXIMUM DESIGN SIDE SHEAR: 2,500 PSF.

ALL DRILLED PIERS (CAISSONS) SHALL BE REINFORCED AS FOLLOWS FULL LENGTH, QTY: 3 BAR SIZE: #6 REINFORCEMENT GRADE 60.

PROVIDE 10 INCH VOID BETWEEN PIERS (OR PADS) UNDER ALL WALLS AND GRADE BEAMS.

PROVIDE 12 INCH VOID UNDER ALL REINFORCED STRUCTURAL FLOOR SLABS, OR MORE AS NOTED ON PLANS.

EXTEND CAISSONS REINFORCING MINIMUM 2'-6" INTO GRADE BEAM OR WALL, OR MORE AS NOTED ON PLANS.

FLOAT ALL PARTITIONS AND TRIM MATERIAL A MINIMUM OF 2 INCHES FROM GROUND-SUPPORTED SLAB ON GRADE.

DESIGN LATERAL SOIL PRESSURE (EQUIVALENT FLUID PRESSURE): 65 PSF/FT. (AT REST)

PROVIDE FOUNDATION PERIMETER DRAIN AND WATERPROOFING PER SOILS ENGINEER.

SLOPE PERIMETER GRADING AWAY FROM BUILDING. PER SOILS ENGINEER.

CONCRETE AND REINFORCEMENT

CONCRETE SHALL CONFORM TO APPLICABLE PROVISIONS OF LATEST REVISION OF ACI318 & ACI-301 MINIMUM 28 DAY COMPRESSIVE STRENGTH AS FOLLOWS:

ALL CONCRETE: 3500 PSI

CEMENT TYPE: II IN CONCRETE EXPOSED TO SOIL, ALL OTHER TYPE I or I/II.

DEFORMED REINFORCEMENT: ASTM A615 GRADE 60.

WELDABLE DEFORMED REINFORCEMENT: ASTM A706-GR60

WELDED WIRE FABRIC: ASTM 185

REINFORCEMENT FABRICATED AND PLACED PER ACI MAN. OF STAND. PRACTICE (ACI-315).

TYPICAL FOUNDATION REINFORCEMENT 2-#5 TOP AND 2-#5 BOTTOM.

SEE PLANS FOR OTHER REQUIREMENTS.

CONCRETE MUST BE PLACED CONTINUOUSLY WITHOUT HORIZONTAL COLD JOINT. IF COLD JOINT IS DESIRED, APPROPRIATE VERTICAL REINFORCEMENT MUST BE PROVIDED.

COLD WEATHER PLACEMENT SHALL CONFORM TO PRACTICE SET FORTH IN ACI MANUAL OF CONCRETE PRACTICE.

ADHESIVES: SIMPSON ACRYLIC TIE (A.T.), SIMPSON AT-XP, SIMPSON SET-XP, OR APPROVED EQUIVALENT, UNLESS NOTED OTHERWISE. CONTRACTOR SHALL DETERMINE APPROPRIATE PRODUCT FOR CURING CONDITIONS (TEMPERATURE, MOISTURE).

STRUCTURAL STEEL

STRUCTURAL STEEL: W-SHAPES ASTM A992 F_y = 50 KSI

STANDARD PIPE COLUMNS: ASTM A53 GRADE B.

HOLLOW STRUCTURAL SECTIONS (HSS): ASTM A500 GRADE B F_y = 46 KSI

ALL ANGLES SHALL CONFORM TO ASTM A36.

ALL OTHER A36 F_y = 36 KSI

3" SCHEDULE 40 STD. PIPE COLUMNS WITH ADJUSTABLE SCREW CAP PLATE MUST BE CERTIFIED BY SUPPLIER TO SAFELY SUPPORT A SUPERIMPOSED LOAD OF 28,000 LBS, OR AS NOTED ON PLANS.

BOLTS: ASTM A307 FOR STEEL TO WOOD, ASTM A325 FOR STEEL TO STEEL

ELECTRODE FILLER WELD MATERIAL: E70XX MIN. (STICK WELDING) OR MINIMUM 70KSI

ALL WELDERS SHALL HAVE EVIDENCE OF HAVING PASSED THE AWS STANDARD QUALIFICATION TEST.

ALL EXPANSION ANCHORS TO BE KWIK BOLT 3, AS MANUFACTURED BY HILTI, OR STRONGBOLT 2 AS MANUFACTURED BY SIMPSON OR EQUIVALENT TO BE REVIEWED AND APPROVED BY GEBAU PRIOR TO INSTALLATION.

MASTIC COAT ALL STEEL BELOW GRADE.

ALL STRUCTURAL STEEL BEAMS SHALL BEAR MINIMUM OF 3½" IN BEAM POCKETS WITH STEEL SHIMS & NON-SHRINK GROUT AS REQUIRED OR AS NOTED. ALL BEAMS TO BE LATERALLY BRACED AT BEARING.

ALL STRUCTURAL STEEL FABRICATED AND ERECTED PER AISC STEEL CONSTRUCTION MANUAL.

WOOD FRAMING

WOOD DESIGN VALUES IN PSI OR AS NOTED.

TRTD VENEER LUMBER:	PWT TREATED LVL BY PACIFIC WOOD TECH (1¾" LAMINATIONS) F_b=2800, $F_{c\text{-}Perp}$=850, F_v=285, E=2,000,000
TRTD DECK JOIST:	SOUTHERN YELLOW PINE NO.1
2x8	F_b=1250, $F_{c\text{-}Perp}$=565, F_v=175, E=1,600,000
2x10	F_b=1050, $F_{c\text{-}Perp}$=565, F_v=175, E=1,600,000
2x12	F_b=1000, $F_{c\text{-}Perp}$=565, F_v=175, E=1,600,000
LAMINATED VENEER LUMBER: (LVL) (1¾" LAMINATIONS)	F_b=2600, $F_{c\text{-}Perp}$=750, F_v=285, E=1,900,000
FRAMING LUMBER:	MAXIMUM MOISTURE CONTENT: 19%
FOUNDATION SILL PLATE	HEM FIR NO. 2-TRTD $F_{c\text{-}Perp}$=405, F_v=150, E=1,200,000
WALL PLATE MTRL	HEM FIR NO. 2 F_b=850, $F_{c\text{-}Perp}$=405, F_v=150, E=1,300,000
STUDS < 9'-0	DOUGLAS FIR STUD GRADE F_b=700, $F_{c\text{-}Perp}$= 625, F_v=180, E=1,400,000
STUDS > 9'-0	DOULGAS FIR NO. 2 F_b=900, $F_{c\text{-}Perp}$=625, F_v=180, E=1,600,000
JOISTS & RAFTERS	DOUGLAS FIR NO.2 F_b=900, $F_{c\text{-}Perp}$=625, F_v=180, E=1,600,000
HEADERS	DOUGLAS FIR NO.2 F_b=900, $F_{c\text{-}Perp}$=625, F_v=180, E=1,600,000
BEAMS < 5x5	DOUGLAS FIR NO.1 F_b= 1000, E= 1,700,000, F_v=180
BEAMS > 5x5	DOUGLAS FIR NO. 1 F_b=1350, $F_{c\text{-}Perp}$=625, F_v=170, E=1,600,000
COLUMNS (4x4 & GREATER)	DOUGLAS FIR NO.1 F_b= 1200, E= 1,600,000, F_c=1,000
WOOD-I JOISTS	TRUS JOIST TJI/210 SERIES 9½" M_{all}=3000 ft-lbs, V_{all}=1,330 lbs, EI=186,000,000 in² lbs 11⅞" M_{all}=3,795 ft-lbs, V_{all}=1,655 lbs, EI=315,000,000 in² lbs 14" M_{all}=4,490 ft-lbs, V_{all}=1,945 lbs, EI=462,000,000 in² lbs
FLOOR RIM	TIMBERSTRAND LSL RIMBOARD 1¼"x JOIST DEPTH MIN. OR PER PLANS F_b=1,200, $F_{c\text{-}Perp}$=680, F_v=400, E=800,000
LSL STUDS (2x4 & 2x6)	1.3E TIMBERSTRAND LSL F_b=1,700, $F_{c\text{-}Perp}$=710, F_v=425, E=1,300,000
(2x8)	1.5E TIMBERSTRAND LSL STUDS F_b=2,250, $F_{c\text{-}Perp}$=860, F_v=505, E=1,500,000
LVL STUDS	2.0E MICROLLAM LVL F_b=2,600, $F_{c\text{-}Perp}$=750, F_v=285, E=2,000,000

CONTRACTOR TO CONTACT GEBAU, INC. IF ANY OF SUPPLIED WOOD MEMBERS DIFFER FROM THE MATERIAL SPECIFICATIONS ABOVE, PRIOR TO CONSTRUCTION

NAILING PER INTERNATIONAL BUILDING CODE TABLE 2304.10.1 EXCEPT WHERE MORE OR LARGER NAILING SHOWN ON DRAWINGS.

ALL ROOF RAFTERS, JOISTS, TRUSSES, BEAMS ANCHORED TO SUPPORTS WITH 18 GA. SIMPSON H2.5T FRAMING ANCHORS OR AS NOTED. TRUSS TO TRUSS CONNECTIONS SPECIFIED BY TRUSS SUPPLIER.

ALL PLYWOOD ROOF SHEATHING AND SUBFLOORING SHALL BE ENGINEERED GRADES WITH GRADE STAMP INDICATING APPROPRIATE MAXIMUM SPACING OF SUPPORTS:
APA 32/16 15/32" TO ½" THICKNESS, SUPPORTED @ 24" oc, 70 PSF MAX LIVE LOAD

ALL EXTERIOR STUD WALLS SHALL BE SHEATHED WITH ½" NOMINAL APA RATED PLYWOOD OR 7/16" OSB SHEATHING OR AS NOTED WITH NAILING REQUIREMENTS PER PLANS.

PROVIDE CONTINUOUS WALL STUDS EACH SIDE OF WALL OPENINGS EQUAL TO ONE HALF OR GREATER OF NUMBER OF STUDS INTERRUPTED BY OPENINGS OR AS NOTED.

ALL WALL STUDS SHALL BE CONTINUOUS FROM FLOOR TO FLOOR OR FROM FLOOR TO ROOF, AND FLOOR TO UNDERSIDE OF SCISSOR TRUSSES OR SLOPED RAFTERS.

CONTINUE WALL SHEATHING TO BOTTOM OF TOP CHORD OF TRUSSES, WITH 2x6 BLOCKING BETWEEN TOP CHORD WHEN TRUSS HEEL HEIGHT EXCEEDS 4". NAIL SHEATHING TO BLOCKING PER STANDARD PLAN NOTES.

WHERE HEADER IS NOT DIRECTLY BELOW TOP OF WALL PLATE, PROVIDE 2x CRIPPLE STUDS ABOVE HEADER AT 16" ON CENTER & ADDITIONAL STUDS AT ALL BEAM AND COLUMN LOCATION ABOVE EQUAL TO NUMBER OF STUDS OR PLIES OF THE BEAM.

CROSS BRIDGE ALL ROOF AND FLOOR JOISTS AT MIDSPAN WHERE BOTTOM DOES NOT RECEIVE DRYWALL OR OTHER SHEATHING. AS PER MANUFACTURER'S RECOMMENDATIONS.

PROVIDE SOLID BLOCKING OR RIM JOISTS AT ALL JOIST SUPPORTS AND JOIST AND BEAM ENDS. ALL FLOOR JOIST AND ROOF TRUSS SYSTEM BRACING AND BRIDGING AND CONNECTIONS SPECIFIED BY MANUFACTURER.

ALL FASTENERS (NAILS, BOLTS, & HANGERS) IN CONTACT WITH PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT AS SPECIFIED BY LUMBER MANUFACTURER.

ALL UNTREATED WOOD IN CONTACT WITH CONCRETE INCLUDING BEAM POCKETS SHALL BE MOISTURE PROTECTED WITH CONTINUOUS VAPOR BARRIER PRIOR TO INSTALL.

ALL WOOD BEAMS TO BE LATERALLY RESTRAINED AGAINST ROTATION AT BEARING WITH FULL HEIGHT KING STUDS, SOLID WOOD BLOCKING TO ADJACENT JOIST, OR TIED DOWN TO TRIMMER STUDS BELOW W/ SIMPSON ST12 OR HTS20 EA FACE.

METAL CONNECTOR DESIGNATIONS ARE SIMPSON STRONGTIE COMPANY WITH NAILING PER SIMPSON CATALOG. ALL SUBSTITUTIONS TO BE RECOMMENDED BY CONTRACTOR & REVIEWED BY GEBAU PRIOR TO INSTALLATION AT CONTRACTOR'S EXPENSE.

FIELD CUTS ENDS, NOTCHES, AND DRILLED HOLES OF PRESSURE TREATED WOOD ARE TO BE RETREATED IN ACCORDANCE WITH IRC SECTION R317.1.1 AND AWPA M4

GENERAL

THESE PLANS HAVE BEEN ENGINEERED FOR CONSTRUCTION AT ONE SPECIFIC BUILDING SITE. BUILDER ASSUMES ALL RESPONSIBILITY FOR USE OF THESE PLANS AT ANY OTHER BUILDING SITE.

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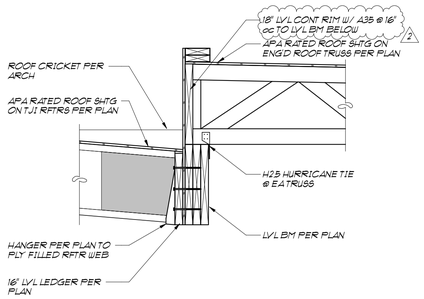
NEW RESIDENCE

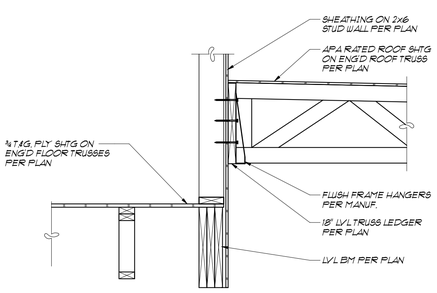
7855 SPRING DRIVE
BOULDER, COLORADO

DATE: 03/28/2025
JOB #: 25018
DRAWN BY: MM
CHECKED BY: YK
REVISED:
1 05/29/2025
2 08/25/2025

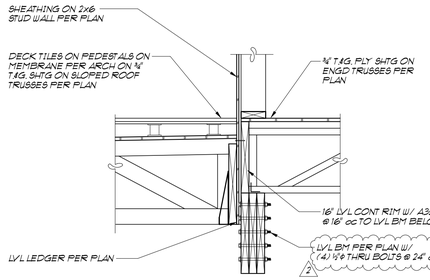
S2.1



SECTION 20 S2.2
3/4" = 1'-0"



SECTION 19 S2.2
3/4" = 1'-0"



SECTION 18 S2.2
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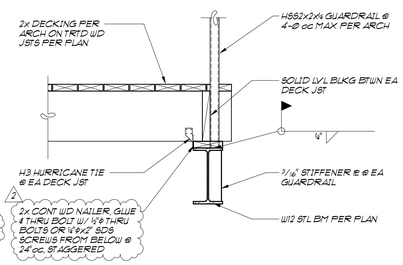
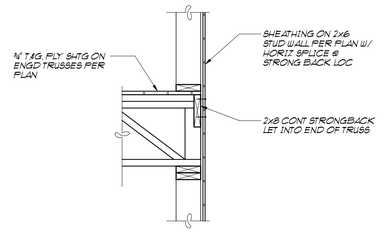
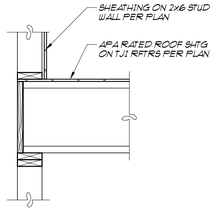


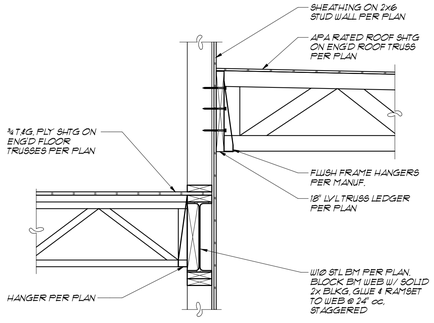
SECTION 17 S2.2
3/4" = 1'-0"



SECTION 16 S2.2
3/4" = 1'-0"



SECTION 25 S2.2
3/4" = 1'-0"



SECTION 24 S2.2
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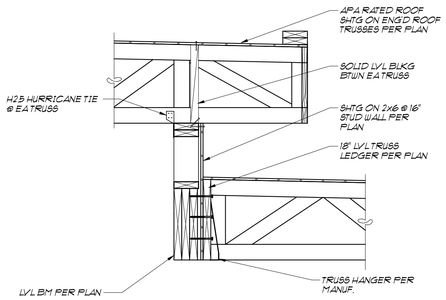

SECTION 23 S2.2
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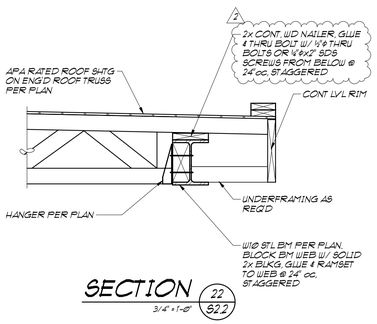

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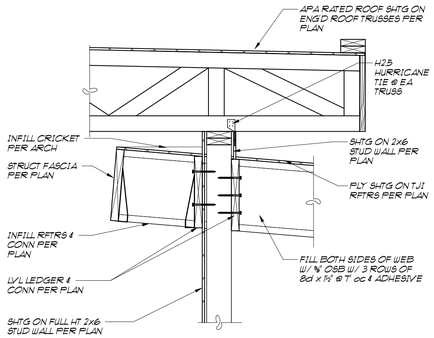

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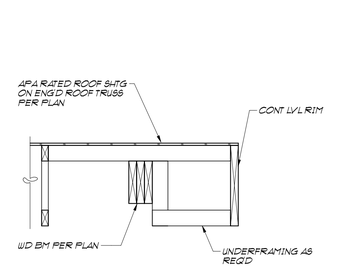

SECTION 30 S2.2
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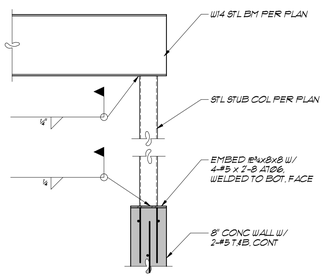

SECTION 29 S2.2
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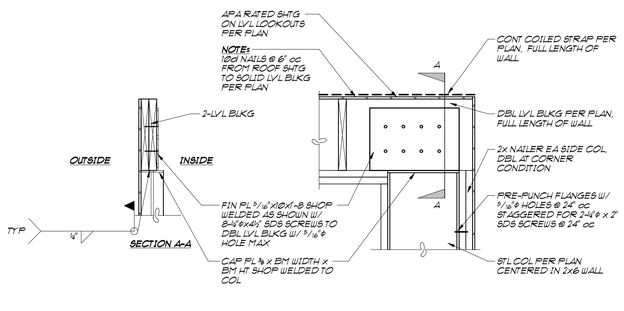

SECTION 28 S2.2
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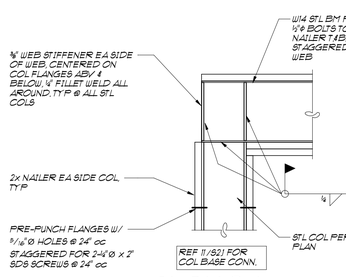

SECTION 27 S2.2
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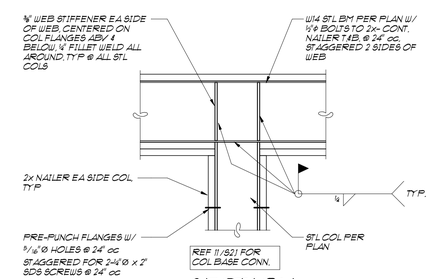

SECTION 26 S2.2
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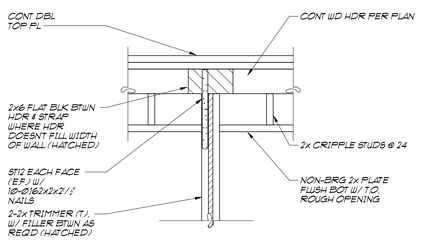
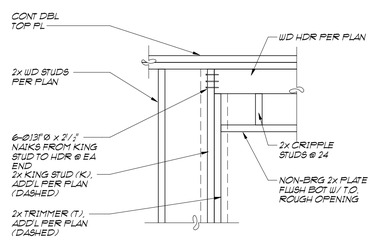
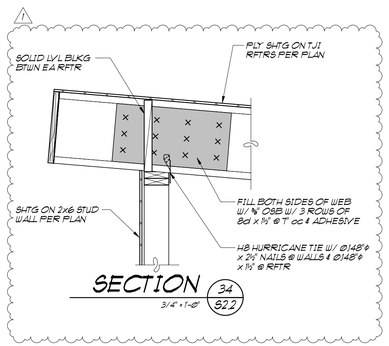


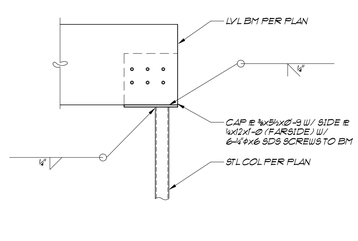
TYPICAL CONTINOUS HEADER
scale: 3/4" = 1'-0"



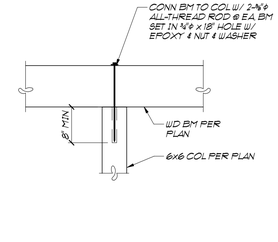
TYPICAL HEADER
scale: 3/4" = 1'-0"



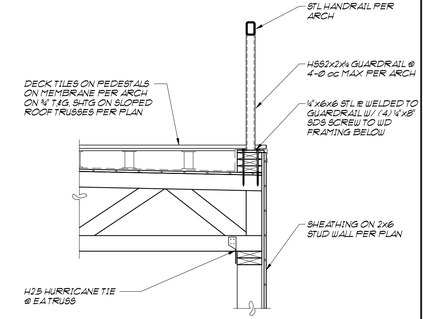
SECTION 34 S2.2
3/4" = 1'-0"



SECTION 33 S2.2
3/4" = 1'-0"



SECTION 32 S2.2
3/4" = 1'-0"



SECTION 31 S2.2
3/4" = 1'-0"

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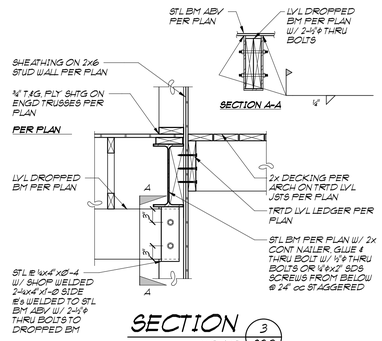
mail@gebau.com

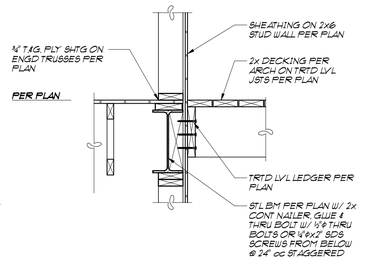
NEW RESIDENCE
7855 SPRING DRIVE
BOULDER, COLORADO

DATE:	03/28/2023
JOB #:	2508
DRAWN BY:	YM
CHECKED BY:	YK
REVISED:	08/29/2023 09/28/2023

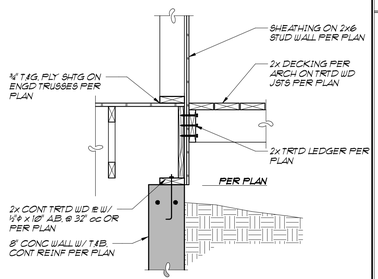
S2.2



SECTION 3/4"=1'-0" (3/S2.3)



SECTION 3/4"=1'-0" (2/S2.3)



SECTION 3/4"=1'-0" (1/S2.3)

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mail@gebau.com

NEW RESIDENCE

7855 SPRING DRIVE
BOULDER, COLORADO

DATE:	03/28/2019
JOB #:	1908
DRAWN BY:	MM
CHECKED BY:	YK
REVISED:	
2	08/29/2019

2 S2.3