

ITEM #	REF. SHEET	DETAIL	CSI SECT	DESCRIPTION	QTY.	WASTAGE	QTY WITH WASTAGE	UNIT	UNIT LABOR HOURS	TOTAL LABOR HOURS	PER HOUR LABOR RATE	TOTAL LABOR COST	UNIT MATERIAL COST	TOTAL MATERIAL COST	ITEM COST	TRADE COST																																											
Estimate of Materials and Cost of Construction																																																											
CLICK HERE TO GO BACK TO COST SUMMARY																																																											
				<table><tr><td>Sub-Total</td><td>\$</td><td>-</td><td></td></tr><tr><td>Material Tax & Inflation</td><td>9%</td><td>\$</td><td>-</td></tr><tr><td>Overhead & Profit</td><td>25%</td><td>\$</td><td>-</td></tr><tr><td>Contingency</td><td>5%</td><td>\$</td><td>-</td></tr><tr><td>Bond Fee</td><td>4%</td><td>\$</td><td>-</td></tr><tr><td>Total Base Bid</td><td>\$</td><td>-</td><td></td></tr></table>				Sub-Total	\$	-		Material Tax & Inflation	9%	\$	-	Overhead & Profit	25%	\$	-	Contingency	5%	\$	-	Bond Fee	4%	\$	-	Total Base Bid	\$	-		<table><tr><td>Date:</td><td></td></tr><tr><td>Project:</td><td>Hidden For Prviacy</td></tr><tr><td>Project Location:</td><td>Hidden For Prviacy</td></tr><tr><td>Project Type:</td><td>Commercial</td></tr><tr><td>Contractor Name:</td><td></td></tr><tr><td>Company Name:</td><td></td></tr><tr><td>Client Email:</td><td></td></tr><tr><td>Website:</td><td></td></tr><tr><td>Cell:</td><td></td></tr></table>										Date:		Project:	Hidden For Prviacy	Project Location:	Hidden For Prviacy	Project Type:	Commercial	Contractor Name:		Company Name:		Client Email:		Website:		Cell:	
Sub-Total	\$	-																																																									
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Cell:																																																											
				<table><tr><td>Material Wastage 1</td><td>0%</td><td>(for Quantities in Each & LS)</td></tr><tr><td>Material Wastage 2</td><td>10%</td><td>(for Quantities in LF, SF, SY, CY, LBS, TONS)</td></tr></table>				Material Wastage 1	0%	(for Quantities in Each & LS)	Material Wastage 2	10%	(for Quantities in LF, SF, SY, CY, LBS, TONS)																																														
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Note: Contractor can add or Remove Allowances from DIV-1 Tab According to his Requirements					<table><tr><td>Gross Area Building (SF)</td><td>9,988</td></tr></table>												Gross Area Building (SF)	9,988																																									
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			DIV-05	Metals												\$ -																																											
				Structural Steel																																																							
				Studs																																																							
1	A-101	Plan Notes	DIV-05	6" CFS Studs @ 9' LF	320	0%	320	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
2	A-101	Plan Notes	DIV-05	6" CFS Studs @ 11' LF	14	0%	14	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
3	A-101	Plan Notes	DIV-05	6" CFS Studs @ 12' LF	36	0%	36	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
4	A-101	Plan Notes	DIV-05	6" CFS Studs @ 14' LF	65	0%	65	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
5	A-101	Plan Notes	DIV-05	6" CFS Studs @ 15' LF	145	0%	145	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
6	A-101	Plan Notes	DIV-05	3-5/8" CFS Studs @ 9' LF	329	0%	329	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
7	A-101	Plan Notes	DIV-05	3-5/8" CFS Studs @ 11' LF	31	0%	31	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
8	A-101	Plan Notes	DIV-05	3-5/8" CFS Studs @ 15' LF	40	0%	40	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
				Metal Tracks																																																							
9	A-101	Plan Notes	DIV-05	18 GA. 6" CFS Metal Tracks @ 10' LF	128	0%	128	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
10	A-101	Plan Notes	DIV-05	18 GA. 3-5/8" CFS Metal Tracks @ 10' L	100	0%	100	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
				Furring Channels																																																							
11	A-101	Plan Notes	DIV-05	2" Furring Channels @ 14' L	61	0%	61	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
12	A-101	Plan Notes	DIV-05	2" Furring Channels @ 15' L	112	0%	112	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
				Header																																																							
13	S-301	A/S-303	DIV-05	H1: (2) 600S162-54 Header @ 4' L	10	0%	10	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
14	S-301	A/S-303	DIV-05	H1: (2) 600S162-54 Header @ 6' L	10	0%	10	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
15	S-301	A/S-303	DIV-05	H2: (2) 800S162-54 Header @ 12' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
16	S-301	A/S-303	DIV-05	H3: (3) 800S162-54 Header @ 10' L	3	0%	3	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
17	S-301	A/S-303	DIV-05	H4: (2) 1200S162-68 Header @ 16' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
18	S-301	A/S-303	DIV-05	H4: (2) 1200S162-68 Header @ 18' L	6	0%	6	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
				Note: Quantities Are Multiplied.																																																							
				Beams																																																							
19	S-301	Plan Notes	DIV-05	W14x38 @ 16' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
20	S-301	Plan Notes	DIV-05	W14x38 @ 24' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
21	S-301	Plan Notes	DIV-05	W14x38 @ 15' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
22	S-301	Plan Notes	DIV-05	W12x35 @ 29' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
23	S-301	Plan Notes	DIV-05	W12x26 @ 15' L	3	0%	3	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
24	S-301	Plan Notes	DIV-05	W12x26 @ 14' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
				Post																																																							
25	S-301	Plan Notes	DIV-05	W8x21 @ 12' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
26	S-301	Plan Notes	DIV-05	W8x21 @ 13' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
27	S-301	Plan Notes	DIV-05	W8x28 @ 13' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
28	S-301	Plan Notes	DIV-05	W10x26 @ 13' L	3	0%	3	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
29	S-301	Plan Notes	DIV-05	W10x26 @ 14' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
30	S-301	Plan Notes	DIV-05	W12x30 @ 14' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
31	S-301	Plan Notes	DIV-05	HSS4x4x1/4 @ 12' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
32	S-301	Plan Notes	DIV-05	HSS4x4x1/4 @ 13' L	3	0%	3	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
33	S-301	Plan Notes	DIV-05	HSS5x5x1/4 @ 14' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
34	S-301	Plan Notes	DIV-05	HSS6x6x1/4 @ 12' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
				Base Plates																																																							
35	S-301	H/S202	DIV-05	Simpson CPT88Z Post Base	10	0%	10	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
36	S-301	C/S-202	DIV-05	0'-10" x 0'-5" x 3/8" A36 Base Plate w/ (4) 1/2" Anchor Bolts	11	0%	11	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
37	S-301	G/S-202	DIV-05	1'-0" x 0'-6" x 3/8" A36 Steel Base w/ (4) 1/2" Anchor Bolts w/ Leveling Nuts - 7" Embed - G/S-202	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
38	S-301	D/S-202	DIV-05	1'-0" x 0'-4 1/2" x 3/8" A36 Base Plate w/ (2) 5/8" Anchor Bolts - D/S-202	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											
39	S-301	E/S-202	DIV-05	0'-10" x 0'-5 1/2" x 3/8" A36 Base Plate w/ (2) 1/2" Anchor Bolts - E/S-202	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	-																																											

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40	S-301	F/S-202	DIV-05	1'-0" x 0'-6 1/2" x 1/2" A36 Base Plate w/ (2) 5/8" Anchor Bolts - F/S-202	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Post Top Connection												
41	S-301	D/S-303	DIV-05	18"x8"x3/8" A36 Knife Plate w/ (6) 3/4" A325 Thru Bolts	13	0%	13	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
42	S-301	R/S-302	DIV-05	18"x5"x3/8" A36 Flag Plate w/ (6) 3/4" A325 Thru Bolts	3	0%	3	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
43	S-301	H/S202	DIV-05	Simpson CPT4Z Connector	10	0%	10	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Simpson Clips												
44	S-301	A/S-302	DIV-05	Simpson GBC Clip @ Ea. Side Of Truss Brace - Install Per Manufacture.	140	0%	140	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
45	S-301	G/S-202	DIV-05	HGA10 Clips @ 48" O.C., To Secure Blocking	5	0%	5	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
46	S-301	Plan Notes	DIV-05	H2.5A Clips @ Each Side Of Rafter	672	0%	672	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Truss Hardware												
47	S-301	Plan Notes	DIV-05	Allowance For Truss Hardwares	1	0%	1	LS	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
			DIV-06	Woods. Plastic & Composites												\$ -
				Rough Carpentry												
				Beams												
48	S-301	Plan Notes	DIV-06	8.75" x 30" Glulam Beam @ 32' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
49	S-301	Plan Notes	DIV-06	8.75" x 30" Glulam Beam @ 42' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
50	S-301	Plan Notes	DIV-06	8.75" x 30" Glulam Beam @ 16' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
51	S-301	Plan Notes	DIV-06	8.75" x 30" Glulam Beam @ 40' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
52	S-301	Plan Notes	DIV-06	8.75" x 13.5" Glulam Beam @ 52' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
53	S-301	Plan Notes	DIV-06	8.75" x 22.5" Glulam Beam @ 26' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
54	S-301	Plan Notes	DIV-06	8.75" x 27" Glulam Beam @ 36' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
55	S-301	Plan Notes	DIV-06	8.75" x 12" Glulam Beam @ 16' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
56	S-301	Plan Notes	DIV-06	8.75" x 15" Glulam Beam @ 28' L	1	0%	1	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
57	S-301	Plan Notes	DIV-06	4x10 Faux Beam @ 8' L	44	0%	44	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Post												
58	S-301	Plan Notes	DIV-06	P88: 8x8 Timber Post @ 10' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
59	S-301	Plan Notes	DIV-06	P88: 8x8 Timber Post @ 11' L	4	0%	4	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
60	S-301	Plan Notes	DIV-06	P88: 8x8 Timber Post @ 13' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
61	S-301	Plan Notes	DIV-06	P20: Post @ 9' L - No detail for P20 is given.	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Trusses												
62	S-301	A/S-305	DIV-06	Pre-Fab Roof Trusses @ 24" O.C. - Profile A - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	445	10%	489	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
63	S-301	A/S-305	DIV-06	Pre-Fab Roof Trusses @ 24" O.C. - Profile B - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	358	10%	394	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
64	S-301	A/S-305	DIV-06	Pre-Fab Roof Trusses @ 24" O.C. - Profile C - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	523	10%	576	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
65	S-301	A/S-305	DIV-06	Pre-Fab Roof Trusses @ 24" O.C. - Profile D - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	414	10%	456	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
66	S-301	A/S-305	DIV-06	Pre-Fab Roof Trusses @ 24" O.C. - Profile E - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	1,117	10%	1,229	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
67	S-301	A/S-305	DIV-06	Pre-Fab Roof Trusses @ 24" O.C. - Profile F - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	1,365	10%	1,501	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
68	S-301	A/S-305	DIV-06	Pre-Fab Roof Trusses @ 24" O.C. - Profile G - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	843	10%	927	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Truss Tails												
69	S-301	A/S-302	DIV-06	2x6 Truss Tails @ 3' L	39	0%	39	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
70	S-301	A/S-302	DIV-06	2x6 Truss Tails @ 4' L	28	0%	28	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
71	S-301	A/S-302	DIV-06	2x6 Truss Tails @ 5' L	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
72	S-301	A/S-302	DIV-06	2x6 Truss Tails @ 6' L	90	0%	90	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
73	S-301	A/S-302	DIV-06	2x6 Truss Tails @ 10' L	3	0%	3	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Drop End Truss												
74	S-301	A/S-302	DIV-06	Drop End Truss	221	10%	243	LF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Girder Truss												
75	S-301	A/S-302	DIV-06	Girder Truss	23	10%	25	LF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Bracing												
76	S-301	A/S-302	DIV-06	2x6 Diagonal Truss Bracing @ 8' L w/ (7) 16d Nails O.C. -	70	0%	70	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
77	S-301	A/S-302	DIV-06	2x4 Flat x 8' Lateral Brace w/ (2) 16d Nails	70	0%	70	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Rafters												
78	S-301	Plan Notes	DIV-06	6x10 DF#1 Rafters @ 21' L	8	0%	8	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
79	S-301	Plan Notes	DIV-06	6x10 DF#2 Rafters @ 41' L	8	0%	8	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
80	S-301	Plan Notes	DIV-06	6x10 DF#2 Rafters @ 26' L	112	0%	112	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
81	S-301	Plan Notes	DIV-06	6x10 DF#2 Rafters @ 23' L	15	0%	15	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
82	S-301	Plan Notes	DIV-06	6x10 DF#2 Rafters @ 15' L	25	0%	25	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Outlookers												

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83	S-301	Plan Notes	DIV-06	2x6 Outlookers @ 17' L	7	0%	7	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Deck												
84	S-301	Plan Notes	DIV-06	2x6 T&G Decking	5,879	10%	6,467	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Sheathing												
85	A-101	Plan Notes	DIV-06	1/2" Plywood Wall Sheathing	3,390	10%	3,729	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
86	S-301	Plan Notes	DIV-06	3/4" OSB Roof Sheathing	6,953	10%	7,648	SF	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Blocking												
87	S-301	A/S-302	DIV-06	2x4 Blocking At Bracing @ 12' L	47	0%	47	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
88	S-301	Plan Notes	DIV-06	P.T. 2x10 Ledger, Secure To EA. Stud @ 12' L w/ (3) Flatlok Fasteners	2	0%	2	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
89	S-301	A/S-302	DIV-06	2x6 Notched Blocking @ Outlookers	64	0%	64	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
90	S-301	A/S-302	DIV-06	2x6 Blocking @ Outlookers	21	0%	21	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
91	S-301	G/S-202	DIV-06	2x8 Blocking w/ Rafters	5	0%	5	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
				Fascia												
92	S-301	Details/S-302	DIV-06	1x8 Fascia Board @ 12' L	70	0%	70	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
93	S-301	Details/S-302	DIV-06	2x6 Sub-Fascia @ 12' L	70	0%	70	EA	0.000	-	\$ -	\$ -	\$ -	\$ -	\$ -	
SUB TOTAL										Total Lab. Hours =	\$ -	Total Lab. Cost =	\$ -	Total Mat. Cost =	\$ -	\$ -
TOTAL SUGGESTED BID																\$ -

Concept Estimating LLC

ITEM #	DESCRIPTION	QTY.	UNIT
Material Takeoff List			
ITEM #	DESCRIPTION	QTY.	UNIT
	METAL STUDS FRAMING		
1	6" CFS Studs		LF
2	6" CFS Studs @ 9' LF	320	EA
3	6" CFS Studs @ 11' LF	14	EA
4	6" CFS Studs @ 12' LF	36	EA
5	6" CFS Studs @ 14' LF	65	EA
6	6" CFS Studs @ 15' LF	145	EA
7	3-5/8" CFS Studs @ 9' LF	329	EA
8	3-5/8" CFS Studs @ 11' LF	31	EA
9	3-5/8" CFS Studs @ 15' LF	40	EA
10	3-5/8" CFS Studs		LF
11	3-5/8" CFS Studs @ 9' LF	329	EA
12	3-5/8" CFS Studs @ 11' LF	31	EA
13	3-5/8" CFS Studs @ 15' LF	40	EA
14	2" Furring Channels		LF
15	2" Furring Channels @ 14' L	61	EA
16	2" Furring Channels @ 15' L	112	EA
	METAL TRACKS		
17	18 GA. 6" CFS Metal Tracks @ 10' LF	128	EA
18	18 GA. 3-5/8" CFS Metal Tracks @ 10' L	100	EA
	BEAMS		
19	8.75" x 30" Glulam Beam @ 32' L	1	EA
20	8.75" x 30" Glulam Beam @ 42' L	1	EA
21	8.75" x 30" Glulam Beam @ 16' L	1	EA
22	8.75" x 30" Glulam Beam @ 40' L	1	EA
23	8.75" x 13.5" Glulam Beam @ 52' L	1	EA
24	8.75" x 22.5" Glulam Beam @ 26' L	1	EA
25	8.75" x 27" Glulam Beam @ 36' L	1	EA
26	8.75" x 12" Glulam Beam @ 16' L	2	EA
27	8.75" x 15" Glulam Beam @ 28' L	1	EA
28	4x10 Faux Beam @ 8' L	44	EA
29	W14x38 @ 16' L	2	EA
30	W14x38 @ 24' L	1	EA
31	W14x38 @ 15' L	2	EA
32	W12x35 @ 29' L	1	EA
33	W12x26 @ 15' L	3	EA
34	W12x26 @ 14' L	2	EA
	POSTS		
35	P88: 8x8 Timber Post @ 10' L	2	EA
36	P88: 8x8 Timber Post @ 11' L	4	EA
37	P88: 8x8 Timber Post @ 13' L	2	EA
38	P20: Post @ 9' L - No detail for P20 is given.	2	EA
39	W8x21 @ 12' L	1	EA
40	W8x21 @ 13' L	2	EA
41	W8x28 @ 13' L	1	EA
42	W10x26 @ 13' L	3	EA
43	W10x26 @ 14' L	1	EA
44	W12x30 @ 14' L	1	EA
45	HSS4x4x1/4 @ 12' L	1	EA
46	HSS4x4x1/4 @ 13' L	3	EA
47	HSS5x5x1/4 @ 14' L	1	EA
48	HSS6x6x1/4 @ 12' L	2	EA
	HEADERS		
49	H1: (2) 600S162-54 Header @ 4' L	10	EA
50	H1: (2) 600S162-54 Header @ 6' L	10	EA
51	H2: (2) 800S162-54 Header @ 12' L	2	EA
52	H3: (3) 800S162-54 Header @ 10' L	3	EA
53	H4: (2) 1200S162-68 Header @ 16' L	2	EA
54	H4: (2) 1200S162-68 Header @ 18' L	6	EA
	Note: Quantities Are Multiplied.		
	TRUSS		

ITEM #	DESCRIPTION	QTY.	UNIT
55	Pre-Fab Roof Trusses @ 24" O.C. - Profile A - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	445	SF
56	Pre-Fab Roof Trusses @ 24" O.C. - Profile B - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	358	SF
57	Pre-Fab Roof Trusses @ 24" O.C. - Profile C - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	523	SF
58	Pre-Fab Roof Trusses @ 24" O.C. - Profile D - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	414	SF
59	Pre-Fab Roof Trusses @ 24" O.C. - Profile E - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	1,117	SF
60	Pre-Fab Roof Trusses @ 24" O.C. - Profile F - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	1,365	SF
61	Pre-Fab Roof Trusses @ 24" O.C. - Profile G - Hem-Fir Kiln Dried #2 For Chords & #3 Grade Or better For Web	843	SF
62	Drop End Truss	221	LF
63	Girder Truss	23	LF
	TRUSS TAILS		
64	2x6 Truss Tails @ 3' L	39	EA
65	2x6 Truss Tails @ 4' L	28	EA
66	2x6 Truss Tails @ 5' L	2	EA
67	2x6 Truss Tails @ 6' L	90	EA
68	2x6 Truss Tails @ 10' L	3	EA
	BRACING		
69	2x6 Diagonal Truss Bracing @ 8' L w/ (7) 16d Nails O.C. -	70	EA
70	2x4 Flat x 8' Lateral Brace w/ (2) 16d Nails	70	EA
	OUTLOOKERS		
71	2x6 Outlookers @ 17' L	7	EA
	DECK		
72	2x6 T&G Decking	5,879	SF
	RAFTERS		
73	6x10 DF#1 Rafters @ 21' L	8	EA
74	6x10 DF#2 Rafters @ 41' L	8	EA
75	6x10 DF#2 Rafters @ 26' L	112	EA
76	6x10 DF#2 Rafters @ 23' L	15	EA
77	6x10 DF#2 Rafters @ 15' L	25	EA
	BLOCKING		
78	2x4 Blocking At Bracing @ 12' L	47	EA
79	P.T. 2x10 Ledger, Secure To EA. Stud @ 12' L w/ (3) Flatlok Fasteners	2	EA
80	2x6 Notched Blocking @ Outlookers	64	EA
81	2x6 Blocking @ Outlookers	21	EA
82	2x8 Blocking w/ Rafters	5	EA
	FASCIA BOARD		
83	1x8 Fascia Board @ 12' L	70	EA
84	2x6 Sub-Fascia @ 12' L	70	EA
	SHEATHING		
85	1/2" Plywood Wall Sheathing	3,390	SF
86	3/4" OSB Roof Sheathing	6,953	SF
	BASE PLATE		
87	Simpson CPT88Z Post Base	10	EA
88	0'-10" x 0'-5" x 3/8" A36 Base Plate w/ (4) 1/2" Anchor Bolts	11	EA
89	1'-0" x 0'-6" x 3/8" A36 Steel Base w/ (4) 1/2" Anchor Bolts w/ Leveling Nuts - 7" Embed - G/S-202	1	EA
90	1'-0" x 0'-4 1/2" x 3/8" A36 Base Plate w/ (2) 5/8" Anchor Bolts - D/S-202	1	EA
91	0'-10" x 0'-5 1/2" x 3/8" A36 Base Plate w/ (2) 1/2" Anchor Bolts - E/S-202	1	EA
92	1'-0" x 0'-6 1/2" x 1/2" A36 Base Plate w/ (2) 5/8" Anchor Bolts - F/S-202	2	EA
	POST TOP CONNECTION		
93	18"x8"x3/8" A36 Knife Plate w/ (6) 3/4" A325 Thru Bolts	13.00	EA
94	18"x5"x3/8" A36 Flag Plate w/ (6) 3/4" A325 Thru Bolts	3	EA
95	Simpson CPT4Z Connector	10	EA
	SIMPSON SLIPC		

ITEM #	DESCRIPTION	QTY.	UNIT
96	Simpson GBC Clip @ Ea. Side Of Truss Brace - Install Per Manufacture.	140	EA
97	HGA10 Clips @ 48" O.C., To Secure Blocking	5	EA
98	H2.5A Clips @ Each Side Of Rafter	672	EA
	TRUSS HARDWARE		
99	Allowance For Truss Simpson Hardwares	1.00	LS

Concept Estimating LLC

SITE VICINITY MAP



PROJECT DATA

SITE ZONING	RESORT
SITE AREA	131.75 ACRE
GROSS SQUARE FOOTAGE	
AMENITIES BUILDING	7338 SF
OUTDOOR DINING	1141 SF
COFFEE SHOP	707 SF
PRIVATE DINING PATIO	508 SF
GRILLING PATIO	294 SF
OCCUPANCY GROUP:	A-2
CONSTRUCTION TYPE:	V-B

TERRA VI GRAND CANYON
VILLAGEUS 89A
MARBLE CANYON, ARIZONA 860361400 MAIN AVE, STE. B
DURANGO, CO 81301
970.297.7484
FAX: 970.297.7481382 PAGOSA STREET, STE. 300
P.O. BOX 36
PAGOSA SPRING, CO 81417

RAA.AECOM

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ARIZONA.

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ABBREVIATIONS

A.B.	ANCHOR BOLT	I.D.	INSIDE DIAMETER
AGT	ACROUSTICAL CEILING TILE	INSUL.	INSULATION
A.F.F.	ABOVE FINISHED FLOOR	INT.	INTERIOR
AGGR.	AGGREGATE	JAN.	JANITOR
AL.	ALUMINUM	JNT.	JOINT
ALT.	ALTERNATE	JST.	JOIST
APPROX.	APPROXIMATE	KIT.	KITCHEN
ARCH.	ARCHITECTURAL	LAB.	LABORATORY
BD.	BOARD	LAM.	LAMINATE
BLK.	BLOCK	LAV.	LAVATORY
BLKG.	BLOCKING	LT.	LIGHT
BM.	BEAM	MAX.	MAXIMUM
BOT.	BOTTOM	MECH.	MECHANICAL
BTWN.	BETWEEN	MEMB.	MEMBRANE
B.U.R.	BUILT UP ROOFING	MFR.	MANUFACTURER
B.V.N.	BOTH WAYS	M.H.	MANHOLE
C.J.	CONTROL JT.	M.H.	MINIMUM
CLG.	CEILING	MISC.	MISCELLANEOUS
CLKG.	CEILING	M.O.	MASONRY OPENING
CLR.	CLEAR	MTL.	METAL
C.M.U.	CONCRETE MASONRY UNIT	MUL.	MULLION
COL.	COLUMN	N.	NORTH
CONG.	CONCRETE	N.I.G.	NOT IN CONTRACT
CONN.	CONNECTION	NO.	NUMBER
CONSTR.	CONSTRUCTION	NOM.	NOMINAL
CONT.	CONTINUOUS	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE		
C.O.A.	CENTER OF ARCH		
DEG.	DEGREE	O.G.	ON CENTER
DET./DTL.	DETAIL	O.D.	OUTSIDE DIAMETER
D.F.	DRINKING FOUNTAIN	OH.	OVERHEAD
DIAS.	DIAGONAL	OPF.	OPENING
DIA.	DIAMETER	OPF.	OFFSHORE
DN.	DOWN	P.C.T.	PRE-CAST
DS.	DOWNSPOUT	P.L.	PROPERTY LINE
DWS.	DRAWING	P.LAM.	PLASTIC LAMINATE
E	EAST	PLAS.	PLASTER
(E)	EXISTING	PLYND.	PLYWOOD
EA.	EACH	FR.	PAIR
E.J.	EXPANSION JOINT	Q.T.	QUARRY TILE
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM		
EL./ELEV.	ELEVATION	R.	RISER
ELEC.	ELECTRICAL	R.D.	ROOF DRAIN
ELEV.	ELEVATION	RE.	REFER TO
EMER.	EMERGENCY	REFR.	REFRIGERATOR
ENCL.	ENCLOSURE	REFR.	REINFORCED
EQ.	EQUAL	REQD.	REQUIRED
EQUIP.	EQUIPMENT	RM.	ROOM
EW.	EACH WAY	R.O.	ROUGH OPENING
E.W.C.	ELECTRIC WATER COOLER		
EXP.	EXPANSION	S	SOUTH
EXT.	EXTERIOR	S.C.	SOLID CORE
F.A.	FIRE ALARM	SCHED.	SCHEDULE
F.D.	FLOOR DRAIN	SECT.	SECTION
F.D.C.	FIRE DEPARTMENT CONNECTION	S.F.	SQUARE FOOT
FDN.	FOUNDATION	SHT.	SHEET
F.E.	FIRE EXTINGUISHER	SM.	SIMILAR
F.E.C.	FIRE EXTINGUISHER CABINET	S.P.	SPRING POINT
F.F.	FISH FLOOR	SPEC.	SPECIFICATION
F.H.C.	FIRE HOSE CABINET	SQ.	SQUARE
FIN.	FINISH	SQ. OR	SQUARE
F.L.	FLOW LINE	S.S.	STAINLESS STEEL
FLR.	FLOOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FLUOR.	FLUORESCENT	STAGG.	STAGGERED
FND.	FOUNDATION	STD.	STANDARD
F.O.B.	FACE OF BRICK	STIFF	STIFFENER
F.O.C.	FACE OF CONCRETE	STL.	STEEL
F.S.	FULL SIZE	STRUC.	STRUCTURAL
FT.	FOOT OR FEET	SUSP.	SUSPENDED
FTS.	FOOTING		
FURR.	FURRING	TR	TREAD
GA.	GAUGE	T & B	TOP AND BOTTOM
GALV.	GALVANIZED	TER.	TERRAZZO
G.C.	GENERAL CONTRACTOR	T & G	TONGUE & GROOVE
G.L.	GLASS	THK.	THICK
GR.	GRADE	T.O.	TOP OF
GYP.	GYPSON	T.S.	TUBE STEEL
GYP. BD.	GYPSON BOARD	TYP.	TYPICAL
H.B.	HOSE BIBB	U.N.O.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	VCT	VINYL COMPOSITION TILE
H.C.	HANDICAPPED	VER.	VERIFY
HDWD.	HARDWOOD	VERT.	VERTICAL
HDWE.	HARDWARE	W	WITH
H.M.	HOLLOW METAL	W.	WATER CLOSET
HORIZ.	HORIZONTAL	W.C.	WOOD
HR.	HOUR	W/O	WITHOUT
HT.	HEIGHT		
HVAC.	HEATING, VENTILATION AND AIR CONDITIONING		

NOTE: Clarify with Architect any abbreviations not listed.
Some abbreviations on list may not be used in project.

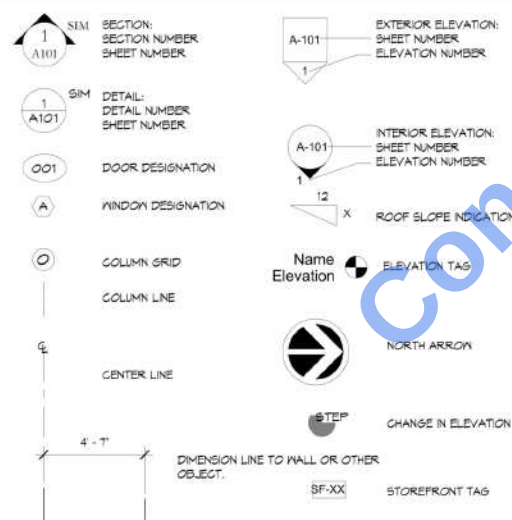
PROJECT DIRECTORY

DEVELOPER: HANSJ JOHN K. BISSELL john@hansj.com ORANGE COUNTY, CA (714) 391-0152	CIVIL ENGINEER: HUBBARD ENGINEERING BRENT STEFFENHAGEN 1201 S. ALMA SCHOOL RD., SUITE 12000 MESA, AZ 85210
ARCHITECT/STRUCTURAL ENGINEER: REYNOLDS ASH + ASSOCIATES TRACY REYNOLDS 564 E 2ND AVE SUITE 201 DURANGO, CO 81301 (970) 259-4414	MEP ENGINEER: BISHORN CONSULTING ENGINEERS, LLC MARK HARRINGTON 366 INDIAN ROAD GRAND JUNCTION, CO 81505 (970) 241-4514
GENERAL CONTRACTOR: SEVA BUILD JOHN K. BISSELL john@seva.com ORANGE COUNTY, CA (714) 391-0152	LANDSCAPE ARCHITECT: EPS GROUP JINGER DIAZ 1150 N. ALIQUOSA SCHOOL RD., STE 120 MESA, AZ 85210 (480) 503-2250

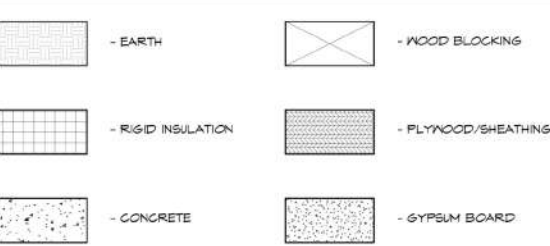
DEFERRED SUBMITTALS

FIRE SPRINKLER

ARCHITECTURAL SYMBOLS



MATERIALS LEGEND



GENERAL NOTES:

I. APPLICABLE CODES:

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2011 NATIONAL ELECTRIC CODE

II. GENERAL/CONTRACT REQUIREMENTS:

- A. SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
- B. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY THE OWNER.
- C. SUBCONTRACTOR MUST COMPLY WITH ALL RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES.
- D. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.
- E. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

III. PROJECT LAYOUT REQUIREMENTS:

- A. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE DRAWINGS.
- B. DIMENSIONING IS AS FOLLOWS, UNLESS OTHERWISE NOTED:
CENTERLINE OF COLUMNS
FACE OF CONCRETE
FACE OF MASONRY
EXTERIOR FACE OF STUD AT EXTERIOR WALLS
FACE OF STUD AT INTERIOR STUD WALLS
CENTER OF WINDOW AND DOOR OPENINGS
- C. ALL FINISH FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF SHEATHING, U.N.O.
- D. ALL STEPS SHALL HAVE 1" MAXIMUM RISERS AND 11" MINIMUM TREADS U.N.O. OR SPECIFIED DIFFERENTLY ON THE DRAWINGS.
- E. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT,
- F. AND DISTANCE OFF FINISH FLOOR WITH OWNER AND ARCHITECT AT CONSTRUCTION PHASE.

IV. LIFE SAFETY REQUIREMENTS:

- A. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
GLAZING IN SLIDING DOORS
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOORS
GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, HOT TUBS, WIRLPOOLS, ETC.
GLAZING IN INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
GLAZING MEETING ALL OF THE FOLLOWING:
1. EXPOSED AREA, 9 S.F.
2. EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
3. EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
1. ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.
GLAZING IN GUARDRAILS AND RAILINGS.
GLAZING ADJACENT TO STAIRWAYS OR RAMPS.

V. PROJECT CONSTRUCTION REQUIREMENTS:

- A. ALL FRAMED WALLS SHALL HAVE AN EXTERIOR MOISTURE BARRIER AS FOLLOWS:
TYPE OR EQUAL AT WOOD SIDING OR HARD-PLANK SIDING
ONE LAYER 30# FELT AT MASONRY VENEER
TWO LAYERS 15# FELT AT STUCCO
- B. ALL WINDOWS SHALL BE FLASHED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS
- C. AT MASONRY VENEER, PROVIDE FLEXIBLE MEMBRANE FLASHING AT THE BASE OF ALL WALLS AND AT WINDOW AND DOOR HEADS. PROVIDE PVC KEEPS AT 24 INCHES O.C. DIRECTLY ABOVE THE FLASHING.

VI. PROJECT WORKMANSHIP:

- A. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- B. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- C. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS 'EQUAL TO' OR 'APPROVED EQUAL' ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE SUBCONTRACTOR.
- D. SUBCONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.
- E. SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH. PREMISES TO BE SWEPT CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
- F. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

DRAWING INDEX

S-101	COVER SHEET
S-102	CODE INFORMATION
S-103	ACCESSIBILITY DETAILS
AS-101	SITE PLAN - OVERALL
AS-102	ARCHITECTURAL SITE PLAN
A-101	FLOOR PLAN
A-102	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-301	REFLECTED CEILING PLAN
A-302	SPRINKLER PLAN
A-401	BUILDING SECTIONS
A-402	BUILDING SECTIONS
A-403	WALL SECTIONS
A-501	DOOR & WINDOW SCHEDULES
A-502	DOOR HARDWARE SCHEDULE
A-503	DOOR HARDWARE SCHEDULE
A-504	DOOR, WINDOW, & ARCH DETAILS
A-505	DOOR, WINDOW, & ARCH DETAILS
A-506	FOUNDATION DETAILS
A-601	ENLARGED PLANS & INTERIOR ELEVATIONS
A-602	ENLARGED PLANS & INTERIOR ELEVATIONS
S001	STRUCTURAL NOTES
S002	SPECIAL INSPECTIONS
S101	FOUNDATION PLAN
S201	ROOF FRAMING PLAN
S301	FOUNDATION DETAILS
S401	FRAMING DETAILS

M0-1	MECHANICAL COVER SHEET
M1-1	MECHANICAL - MAIN FLOOR PLAN
M1-2	MECHANICAL - ROOF PLAN
M1-3	MECHANICAL - ENLARGED FLOOR PLANS
M3-1	MECHANICAL - SCHEDULES
P0-1	PLUMBING COVER SHEET
P1-1	PLUMBING - DOMESTIC PIPING - MAIN FLOOR PLAN
P1-2	PLUMBING - DOMESTIC PIPING - ROOF PLAN
P1-3	PLUMBING - DOMESTIC PIPING - ENLARGED FLOOR PLANS
P2-1	PLUMBING - SANITARY / WASTE - MAIN FLOOR PLAN
P2-2	PLUMBING - SANITARY / WASTE - ENLARGED FLOOR PLAN
P3-1	PLUMBING - RISER DIAGRAMS
P4-1	PLUMBING - DETAILS AND SCHEDULES
E0-1	ELECTRICAL COVER SHEET
E1-1	LIGHTING PLANS
E1-2	LIGHTING - DETAILS
E2-1	ELECTRICAL - MAIN FLOOR PLAN
E2-2	ELECTRICAL - ROOF PLAN
E2-4	ELECTRICAL - ENLARGED PLANS
E3-1	ELECTRICAL SCHEDULES
E3-2	ELECTRICAL SCHEDULES
E3-3	ELECTRICAL DETAILS

K-0	TITLE SHEET
K-1.1	EQUIPMENT PLAN
K-1.2	EQUIPMENT PLAN
K-2.1	REFERENCE PLAN
K-2.2	REFERENCE PLAN
K-3.1	EQUIPMENT SCHEDULE
K-3.2	EQUIPMENT SCHEDULE
K-4.1	PLUMBING ROUGH-IN PLAN
K-4.2	PLUMBING ROUGH-IN PLAN
K-5.1	ELECTRICAL ROUGH-IN PLAN
K-5.2	ELECTRICAL ROUGH-IN PLAN
K-6.1	CONDUIT & REFRIGERATION PLAN
K-6.2	CONDUIT & REFRIGERATION PLAN
K-7.1	CURB & DEPRESSION PLAN
K-7.2	CURB & DEPRESSION PLAN
K-8.1	BUILDING WORKS PLAN
K-8.2	BUILDING DETAILS
K-10.1	REFRIGERATION DATA PLAN
K-10.2	REFRIGERATION DATA PLAN
K-11.1	EXHAUST HOOD DETAILS
K-11.2	EXHAUST HOOD DETAILS
K-12.1	STAINLESS STEEL FIXTURE ELEVATIONS
K-12.2	STAINLESS STEEL FIXTURE ELEVATIONS
K-12.3	STAINLESS STEEL FIXTURE ELEVATIONS
K-12.4	STAINLESS STEEL FIXTURE DETAILS
K-12.5	STAINLESS STEEL FIXTURE DETAILS

TERRA VI GRAND CANYON
VILLAGE

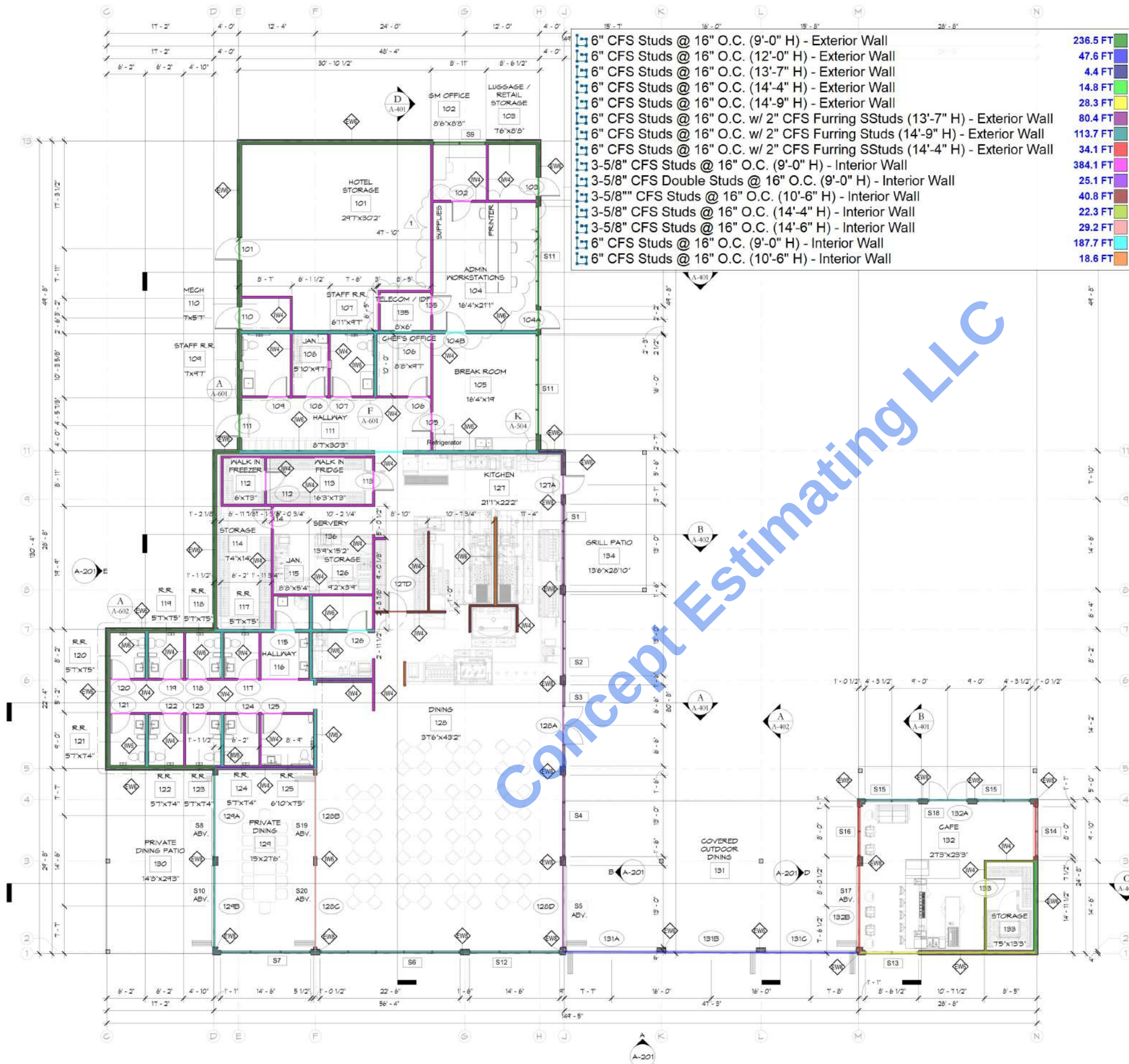
US 89A, MARBLE CANYON, AZ, 86036

JOB NO.: 23034
ISSUE DATE: 2025-07-28
DRAWN BY: RA+AISSUE RECORD:
2025-03-17 PERMIT SET
2025-07-22 BID SET

REVISIONS:

G-101
COVER SHEET

PRINT DATE: 7/28/2025 2:58:53 PM



APPROXIMATE SQUARE FOOTAGE

AMENITIES BUILDING	1536 SF
OUTDOOR DINING	1141 SF
COFFEE SHOP	701 SF
PRIVATE DINING PATIO	508 SF
GRILLING PATIO	294 SF

GENERAL FLOOR PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD AT INTERIOR AND EXTERIOR WALLS.
- LOCATE ALL DOORS WITH 5" FROM FACE OF JAMB TO ADJACENT WALL, UNLESS NOTED OTHERWISE.
- OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING RIGHT-OF-WAY PERMIT FOR UTILITIES & CITY BUILDING PERMIT.
- ANY ROUTING OF DUCTWORK, VENTS, PIPING, ETC. REQUIRING DROP SOFFITS SHALL BE COORDINATED IN ADVANCE WITH ARCHITECT. NO DUCTWORK, VENT, PIPE, ETC. SHALL PENETRATE A STRUCTURAL MEMBER WITHOUT PERMISSION FROM THE ARCHITECT / ENGINEER.

WALL TYPE LEGEND

- E6** EXTERIOR WALL:
6" CFS STUDS @ 16" O.C.
1/2" SHEATHING IV MRB
1 1/2" RIGID INSULATION
EXT. FINISH PER ELEV.
R-13 BATT INSULATION WITH VAPOR BARRIER
5/8" GYPSUM BOARD
- E8** EXTERIOR WALL:
6" CFS STUDS @ 16" O.C. IV 2" CFS FURRING STUDS
1/2" SHEATHING IV MRB
1 1/2" RIGID INSULATION
EXT. FINISH PER ELEV.
R-13 BATT INSULATION WITH VAPOR BARRIER
5/8" GYPSUM BOARD
- I4 OR I6** INTERIOR WALL:
3 5/8" OR 6" CFS STUDS @ 16" O.C.
5/8" GYPSUM BOARD EA. SIDE
FILL STUD CAVITY IV SOUND ATTENUATION BATTS



FLOOR PLAN

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



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VILLAGE

US 89A, MARBLE CANYON, AZ, 86036

JOB NO.: 23034
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A-101
FLOOR PLAN

PRINT DATE: 7/28/2025 2:59:06 PM

TABLE 1: SPECIAL INSPECTIONS AND TESTS OF SOILS

SYSTEM OR MATERIAL	INSPECTION (NOTE 6)		REMARKS
	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X	BY GEOTECHNICAL ENGINEER
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	-	X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	-	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X	

TABLE 2: SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

SYSTEM OR MATERIAL	REFERENCED STANDARD	IBC REFERENCE	INSPECTION (NOTE 6)	
			CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	ACI 318: CH. 20, 25.2, 25.3, 26.6.1-26.6.3	1908.4	-	X
2. REINFORCING BAR WELDING: A. VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706; B. INSPECT SINGLE-PASS FILLET WELDS, MAXIMUM 5/16"; AND C. INSPECT ALL OTHER WELDS.	AWG D1.4 ACI 318: 17.8.2		-	X
			-	X
			X	-
3. INSPECT ANCHORS CAST IN CONCRETE.	ACI 318: 17.8.2		-	X
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS: A. ADHESIVE ANCHORS INSTALLED IN A HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANHCORS NOT DEFINED IN 4A.	ACI 318: 17.8.2.4 ACI 318: 17.8.2			
			X	-
			-	X
5. VERIFY USE OF REQUIRED DESIGN MIX.	ACI 318: CH. 19, 26.4.3, 26.4.4	1904.1, 1904.2, 1908.2, 1908.3	-	X
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	ASTM C112 ASTM C31 ACI 318: 26.5, 26.12	1908.10	X	-
7. INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	ACI 318: 26.5	1908.6, 1908.7, 1908.8	X	-
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	ACI 318: 26.5.3-26.5.5	1908.9	-	X
9. INSPECT PRESTRESSED CONCRETE FOR: A. APPLICATION OF PRESTRESSING FORCES; AND B. GROUTING OF BONDED PRESTRESSING TENDONS.	ACI 318: 26.10		X	-
			X	-
10. INSPECT ERECTION OF PRECAST CONCRETE MEMBERS.	ACI 318: 26.9		-	X
11. VERIFY IN-SITU CONCRETE STRENGTH, PRIOR TO STRESSING OF TENDONS IN POST-TENSIONED CONCRETE AND PRIOR TO REMOVAL OF SHORES AND FORMS FROM BEAMS AND STRUCTURAL SLABS.	ACI 318: 26.11.2		-	X
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	ACI 318: 26.11.1.2(b)		-	X

SPECIAL INSPECTIONS NOTES:

- SPECIAL INSPECTIONS SHALL CONFORM TO SECTION 1705 OF THE 2018 IBC, CONTRACT DOCUMENTS AND APPROVED SUBMITTALS. REFER TO TABLES 1 THROUGH 3 FOR SPECIAL INSPECTION.
- SPECIAL INSPECTIONS AND ASSOCIATED TESTING SHALL BE PERFORMED BY AN APPROVED ACCREDITED INDEPENDENT AGENCY MEETING THE REQUIREMENTS OF ASTM E824 (MATERIALS). THE INSPECTION AND TESTING AGENCY SHALL FURNISH TO THE STRUCTURAL BUILDING OFFICIAL. WELDING INSPECTORS SHALL BE QUALIFIED PER SECTION 6.1.4.1.1 OF AWG D1.1.
- THE SPECIAL INSPECTOR SHALL OBSERVE THE INDICATED WORK FOR COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE CONTRACTOR FOR CORRECTION AND NOTED IN THE INSPECTION REPORTS.
- THE SPECIAL INSPECTOR AND GEOTECHNICAL ENGINEER SHALL FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, STRUCTURAL ENGINEER, ARCHITECT, CONTRACTOR AND OWNER. THE SPECIAL INSPECTION AGENCY SHALL SUBMIT A FINAL REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED AND IS IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THAT ALL DISCREPANCIES NOTED IN THE INSPECTION REPORTS HAVE BEEN CORRECTED.
- FOR STEEL INSPECTIONS PER AISI 360 AND 341 (TABLE 3):
QUALITY ASSURANCE (QA) IS REQUIRED FOR EACH ITEM IN TABLES UNLESS SPECIFICALLY NOTED OTHERWISE
QUALITY CONTROL (QC) TO BE PROVIDED BY THE FABRICATOR, ERECTOR OR OTHER RESPONSIBLE CONTRACTOR AS APPLICABLE. CONTRACTOR AND SPECIAL INSPECTOR TO DOCUMENT QUALITY CONTROL AS REQUIRED IN AISI 360 SECTION N3 AND AISI 341 SECTION J2.
- INSPECTION TYPES:
CONTINUOUS: THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AND APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
PERIODIC: THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN OR IS BEING PERFORMED AND AT THE COMPLETION OF THE WORK.
OBSERVE: THE INSPECTOR SHALL OBSERVE THESE ITEMS ON A RANDOM BASIS. OPERATIONS NEED NOT BE DELAYED PENDING THESE INSPECTIONS.
PERFORM: THESE TASKS SHALL BE PERFORMED FOR EACH WELDED JOINT OR MEMBER.
- PERFORM INSPECTION PRIOR TO FINAL ACCEPTANCE OF THE ITEM FOR TEN WELDS TO BE MADE BY A GIVEN WELDER. WITH THE WELDER DEMONSTRATING UNDERSTANDING OF REQUIREMENTS AND POSSESSION OF SKILLS AND TOOLS TO VERIFY THESE ITEMS, THE INSPECTOR DETERMINE THAT THE WELDER HAS DISCONTINUED PERFORMANCE OF THIS TASK. THE TASK SHALL BE RETURNED TO PERFORM UNTIL SUCH TIME AS THE INSPECTOR HAS RE-ESTABLISHED ADEQUATE ASSURANCE THAT THE WELDER WILL PERFORM THE INSPECTION TASKS LISTED.
- SPECIAL INSPECTION OF MECHANICAL POST-INSTALLED ANCHORS SHALL BE IN STRICT CONFORMANCE WITH THE ICG REPORT AND MANUFACTURERS INSTALLATION REQUIREMENTS. ANCHOR INSTALLERS SHALL BE QUALIFIED AS REQUIRED BY JURISDICTION REQUIREMENTS.
INSPECTION REPORTS SHALL IDENTIFY NAMES OF INSTALLERS.

SPECIAL INSPECTOR SHALL PROVIDE DOCUMENTATION AT THE END OF ANCHOR INSTALLATIONS STATING THAT THE ANCHORS WERE INSPECTED PER APPROVED ANCHOR EVALUATION REPORT.
- DOCUMENT (D) INDICATES CONTRACTOR AND SPECIAL INSPECTOR TO PROVIDE DOCUMENTATION IN ACCORDANCE WITH AISI 341.

CONTRACTOR RESPONSIBILITY:

THE CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC-FORCE-RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND THE OWNER PRIOR TO THE COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING:

- ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
- PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
- IDENTIFICATION AND QUALIFICATIONS OF THE PERSON(S) EXERCISING SUCH CONTROL AND THEIR POSITION(S) IN THE ORGANIZATION.

TABLE XX: SPECIAL INSPECTIONS AND TESTS OF STEEL CONSTRUCTION

SYSTEM OR MATERIAL	REFERENCED STANDARD	INSPECTION (NOTES 5 & 6)	
		OBSERVE	PERFORM
STRUCTURAL STEEL WELDING			
INSPECTION TASKS PRIOR TO WELDING			
1. WELDER QUALIFICATION RECORDS AND CONTINUITY RECORDS	AISC 360: CH. N	X	
2. WFS AVAILABLE			X
3. MNFR. CERTIFICATIONS FOR WELDING CONSUMABLES AVAILABLE			X
4. MATERIAL IDENTIFICATION (TYPE/GRADE)		X	
5. WELDER IDENTIFICATION SYSTEM		X	
6. FIT-UP OF GROOVE WELDS (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOF OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION) • BACKING TYPE AND FIT (IF APPLICABLE)		X	
7. FIT-UP OF C-JIP GROOVE WELDS OF HSS T-, Y- AND K-JOINTS WITHOUT BACKING (INCLUDING JOINT GEOMETRY) • JOINT PREPARATIONS • DIMENSIONS (ALIGNMENT, ROOF OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)		X	
8. CONFIGURATION AND FINISH OF ACCESS HOLES		X	
9. FIT-UP OF FILLET WELDS • DIMENSIONS (ALIGNMENT, ROOF OPENING, ROOT FACE, BEVEL) • CLEANLINESS (CONDITION OF STEEL SURFACES) • TACKING (TACK WELD QUALITY AND LOCATION)		X	
INSPECTION TASKS DURING WELDING			
1. CONTROL AND HANDLING OF WELDING CONSUMABLES • PACKAGING • EXPOSURE CONTROL	AISC 360: CH. N	X	
2. NO WELDING OVER CRACKED TACK WELDS		X	
3. ENVIRONMENTAL CONDITIONS • WIND SPEED WITHIN LIMITS • PRECIPITATION AND TEMPERATURE		X	
4. WFS FOLLOWED • TRAVEL SPEED • SELECTED WELDING MATERIALS • SHIELDING GAS TYPE/FLOW RATE • PREHEAT APPLIED • INTERPASS TEMPERATURE MAINTAINED (MIN./MAX.) • PROPER POSITION (F, V, H, CH)		X	
5. WELDING TECHNIQUES • INTERPASS AND FINAL CLEANING • EACH PASS WITHIN PROFILE LIMITATIONS • EACH PASS MEETS QUALITY REQUIREMENTS			X
INSPECTION TASKS AFTER WELDING			
1. WELDS CLEANED	AISC 360: CH. N	X	
2. SIZE, LENGTH AND LOCATION OF WELDS			X
3. WELDS MEET VISUAL ACCEPTANCE CRITERIA • CRACK PROHIBITION • WELD/BASE-METAL FUSION • CRATER CROSS SECTION • WELD PROFILES • WELD SIZE • UNDERCUT • POROSITY			X
4. ARC STRIKES			X
5. K-AREA			X
6. WELD ACCESS HOLES IN ROLLED HEAVY SHAPES AND BUILT-UP HEAVY SHAPES			X
7. BACKING REMOVED AND WELD TABS REMOVED (IF REQUIRED)			X
8. REPAIR ACTIVITIES			X
9. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT OR MEMBER			X
10. NO PROHIBITED WELDS HAVE BEEN ADDED WITHOUT THE APPROVAL OF THE BOR		X	
HIGH STRENGTH BOLTING			
INSPECTION TASKS PRIOR TO BOLTING			
1. MNFR'S CERTIFICATIONS AVAILABLE FOR FASTENER MATERIALS	AISC 360: CH. N		X
2. FASTENERS MARKED IN ACCORDANCE WITH ASTM REQUIREMENTS		X	
3. CORRECT FASTENERS SELECTED FOR THE JOINT DETAIL (GRADE, TYPE, BOLT LENGTH IF THREADS ARE TO BE EXCLUDED FROM SHEAR PLANE)		X	
4. CORRECT BOLTING PROCEDURE SELECTED FOR JOINT DETAIL		X	
5. CONNECTING ELEMENTS, INCLUDING THE APPROPRIATE FAYING SURFACE CONDITION AND HOLE PREPARATION, IF SPECIFIED, MEET APPLICABLE REQUIREMENTS		X	
6. PRE-INSTALLATION VERIFICATION TESTING BY INSTALLATION PERSONNEL OBSERVED AND DOCUMENTED FOR FASTENER ASSEMBLIES AND METHODS USED		X	
7. PROTECTED STORAGE PROVIDED FOR BOLTS, NUTS, WASHERS AND OTHER FASTENER COMPONENTS		X	
INSPECTION TASKS DURING BOLTING			
1. FASTENER ASSEMBLIES PLACED IN ALL HOLES AND WASHERS AND NUTS ARE POSITIONED AS REQUIRED	AISC 360: CH. N	X	
2. JOINT BROUGHT TO THE SAUG-TIGHT CONDITION PRIOR TO THE PRETENSIONING OPERATION		X	
3. FASTENER COMPONENT NOT TURNED BY THE WRENCH PREVENTED FROM ROTATING		X	
4. FASTENERS ARE PRETENSIONED IN ACCORDANCE WITH THE ROSS SPECIFICATION PROGRESSING SYSTEMATICALLY FROM THE MOST RIGID POINT TOWARD THE FREE EDGES		X	
INSPECTION TASKS AFTER BOLTING			
1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	AISC 360: CH. N		X



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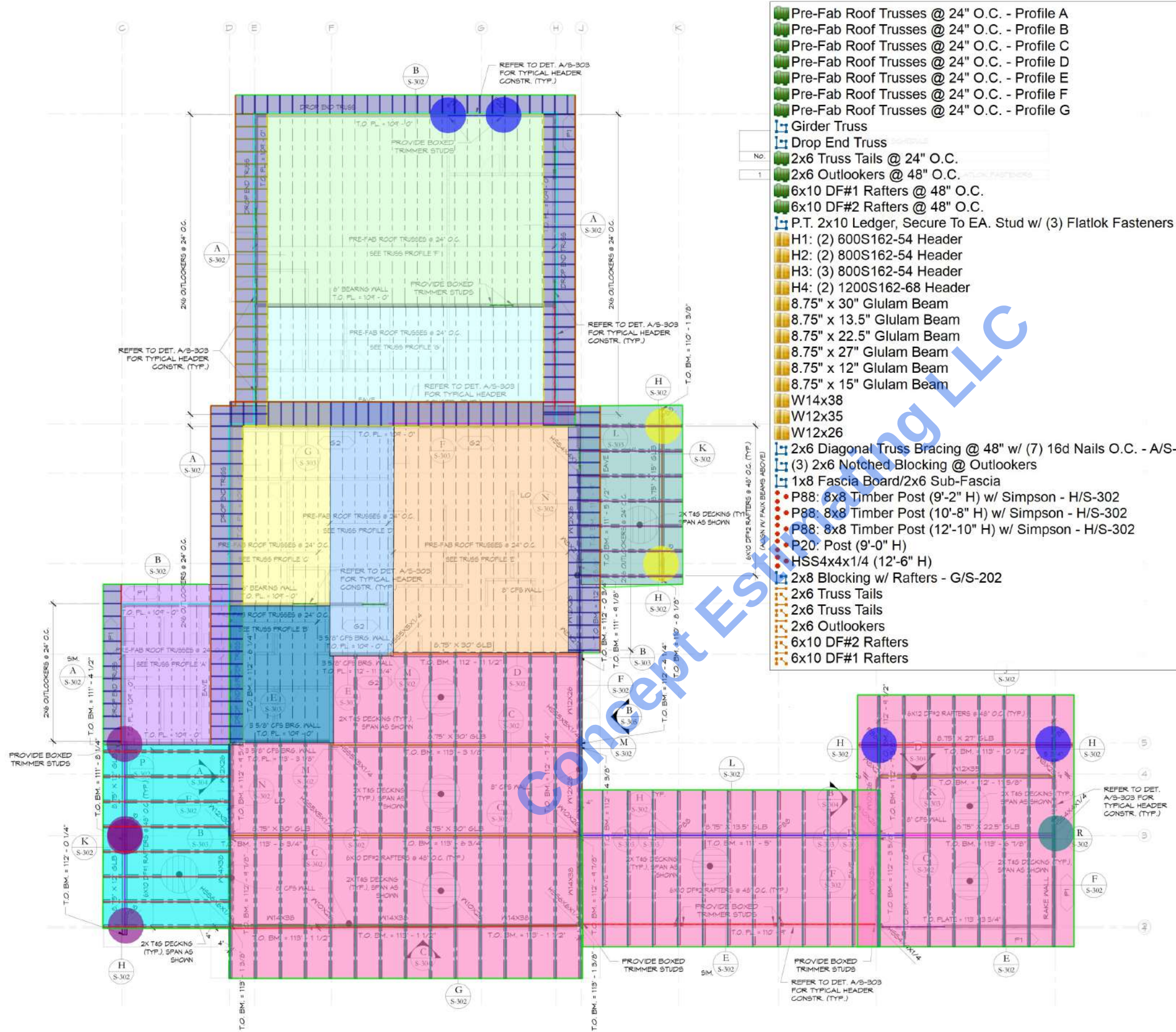
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ISSUE RECORD:
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S-102
SPECIAL INSPECTIONS

PRINT DATE: 3/17/2025 2:52:32 PM



- Pre-Fab Roof Trusses @ 24" O.C. - Profile A**
Pre-Fab Roof Trusses @ 24" O.C. - Profile B
Pre-Fab Roof Trusses @ 24" O.C. - Profile C
Pre-Fab Roof Trusses @ 24" O.C. - Profile D
Pre-Fab Roof Trusses @ 24" O.C. - Profile E
Pre-Fab Roof Trusses @ 24" O.C. - Profile F
Pre-Fab Roof Trusses @ 24" O.C. - Profile G
Girder Truss
Drop End Truss
2x6 Truss Tails @ 24" O.C.
2x6 Outlookers @ 48" O.C.
6x10 DF#1 Rafters @ 48" O.C.
6x10 DF#2 Rafters @ 48" O.C.
P.T. 2x10 Ledger, Secure To EA. Stud w/ (3) Flatlok Fasteners
H1: (2) 600S162-54 Header
H2: (2) 800S162-54 Header
H3: (3) 800S162-54 Header
H4: (2) 1200S162-68 Header
8.75" x 30" Glulam Beam
8.75" x 13.5" Glulam Beam
8.75" x 22.5" Glulam Beam
8.75" x 27" Glulam Beam
8.75" x 12" Glulam Beam
8.75" x 15" Glulam Beam
W14x38
W12x35
W12x26
2x6 Diagonal Truss Bracing @ 48" w/ (7) 16d Nails O.C. - A/S-302
(3) 2x6 Notched Blocking @ Outlookers
1x8 Fascia Board/2x6 Sub-Fascia
P88: 8x8 Timber Post (9'-2" H) w/ Simpson - H/S-302
P88: 8x8 Timber Post (10'-8" H) w/ Simpson - H/S-302
P88: 8x8 Timber Post (12'-10" H) w/ Simpson - H/S-302
P20: Post (9'-0" H)
HSS4x4x1/4 (12'-6" H)
2x8 Blocking w/ Rafters - G/S-202
2x6 Truss Tails
2x6 Outlookers
6x10 DF#2 Rafters
6x10 DF#1 Rafters

GENERAL FRAMING PLAN NOTES:		
	444.5 SQ FT	SUBSTITUTED WITH EQUAL PRODUCTS BY INTERNATIONAL PAPER, OR LOUISIANA.
	358.0 SQ FT	
	523.4 SQ FT	MEMBERS (LVL, PSL, ETC...) SHALL BE 24F-1.8E RATED AND ARCHITECTURAL. OTHERWISE NOTED. BEAMS TO BE TREATED LIGABLE.
	414.3 SQ FT	
	1117.0 SQ FT	
	1364.7 SQ FT	ENDING HANGERS SHALL BE SIZED BY EQUAL NOTES ON S-101.
	843.0 SQ FT	THE FOUNDATION.
	23.0 FT	
	220.1 FT	5. REFER TO DETAIL J/S-303.
	1419.4 SQ FT	
	467.2 SQ FT	IF JACK OR CRIPPLE STUDS ARE NOT OTHERWISE NOTED, SEE NOTES 9 & 10. CONSTRUCTION NOTES ON S-101.
	596.5 SQ FT	
	5281.7 SQ FT	
	26.9 FT	
	50.0 FT	2.25" 1.8E PSL COLUMN, 1.00" 1.8E PSL COLUMN
	12.0 FT	STUDS @ 16" O.C. SEE COLD-FORMED PLATE (T.O. FILE = ON PLANS) INDICATES IF PLATE, NOT CFS TRACK. SEE DETAILS.
	10.0 FT	
	66.0 FT	NOTED AS "FLUSH", PLACE TOP OF BEAM HANGS JOISTS FROM BEAM WHERE
	130.0 FT	
	52.0 FT	OR SHEATHING CONNECTION
	26.0 FT	
	36.0 FT	SHALL BE STRUCTURAL COMPOSITE
	32.0 FT	TRUSS NOTES. REFER TO DET. L/S-303.
	28.0 FT	
	86.0 FT	
	29.0 FT	ROOF TRUSSES SHALL COMPLY WITH: 1. SPECIFICATION FOR STRESS GRADED LUGS, 2. DESIGN SPECIFICATIONS FOR LIGHT P ROOF TRUSSES.
	73.0 FT	
	279.4 FT	
	254.2 FT	WINGS SHOWING TRUSS CONFIGURATION LOCATIONS, TRUSS LAYOUT WITH PIECE
	834.4 FT	USS CONNECTIONS, DESIGN LOADS, CONNECTION DETAILS MUST BE SUBMITTED FOR IF REQUIRED, SUBMIT COPIES TO THE OFF OF PERMITTING.
	2.0 EA	
	4.0 EA	
	2.0 EA	ES SHALL BE FABRICATED FROM HEV-FIR CHORDS AND #3 GRADE OR BETTER FOR
	2.0 EA	
	1.0 EA	ECTS SHALL OCCUR IN THE PLATE AREA OF WEB MEMBERS. PLATES SHALL BE CUT EACH SIDE OF TRUSS.
	55.6 FT	TION OF WEB MEMBERS TO SUIT RUSS DESIGN REQUIREMENTS. SEE ALL DRAWINGS FOR OUTLINE SHAPE AND TIONS OF PANEL POINTS. NOTE BEARING PINES AND PORCHES.
	120.0 FT	
	596.7 FT	
	114.3 FT	1. BRIDGING MEMBERS SHALL BE 2" X 4" LOCATIONS AS NOTED ON PLANS.
	1330.6 FT	2. TO STRENGTHEN TRUSS COMPONENTS, TION DRAWINGS IN ACCORDANCE WITH MENDATIONS.
	162.5 FT	
7.	HANDLING, ERECTION AND BRACING OF ROOF TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE, LATEST EDITION, AND AS NOTED BELOW.	
8.	MINIMUM PERMANENT BRIDGING CRITERIA FOR PRE-ENGINEERED TRUSSES: PROVIDE 2" X 4" CONTINUOUS HORIZONTAL BRIDGING AT TOP AND BOTTOM CHORDS AND INTERMITTENT CROSS BRIDGING AT 10 FT SPACING AT THE FOLLOWING MINIMUM LOCATIONS: A. AT RIDGES B. AT 10 FT O.C. HORIZONTALLY - AT PANEL POINT LOCATIONS C. AT ALL DEEP (18") BEARING ENDS.	
9.	PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. PERPENDICULAR TO TRUSSES AT TOP CHORD WHERE ROOF PLYWOOD IS NOT RIGIDLY ATTACHED TO TOP CHORD OF TRUSS.	
10.	PROVIDE CONTINUOUS 2" X 4" AT 48" O.C. AT BOTTOM CHORD WHERE A RIGID CEILING IS NOT FIRMLY ATTACHED DIRECTLY TO THE BOTTOM CHORD.	
SHEATHING SCHEDULE:		
SHEATHING SCHEDULE: INSTALL FASTENERS PER MNFR.		
P1	P1: 1/16" C-D SHTS W/ #8 SCREWS @ 6" O.C. EDGES/12" O.C. FIELD (BLOCKED) @ CONG: 5/8" ANCHOR BOLTS @ 48" O.C. (7" EMBED) OR 0.151X1 1/4" X-U KNURLED SHANK SHOT PINS @ 8" O.C.	
G2	G2: 1/2" GYP. W/ #8 SCREWS @ 4" O.C. EDGES/12" O.C. FIELD (BLOCKED) @ CONG: 5/8" ANCHOR BOLTS @ 48" O.C. (7" EMBED) OR 0.151X1 1/4" X-U KNURLED SHANK SHOT PINS @ 12" O.C.	
a.	COORDINATE ANCHOR LAYOUT WITH FOUNDATION PLAN.	
b.	WHERE TWO GALLOTS ARE MADE AT THE SAME WALL, USE THE TIGHTER SPACING FOR GIVEN ANCHORAGE.	
c.	WHERE TWO IDENTICAL GALLOTS ARE MADE AT THE SAME WALL, USE HALF THE SPACING GIVEN FOR ANCHORAGE.	
d.	WHERE HOLD-DOWNS ARE USED AT CONCRETE, CENTER OF HOLD-DOWN SHALL BE NO CLOSER HALF THE FRAMED WALL THICKNESS.	



ROOF FRAMING PLAN

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

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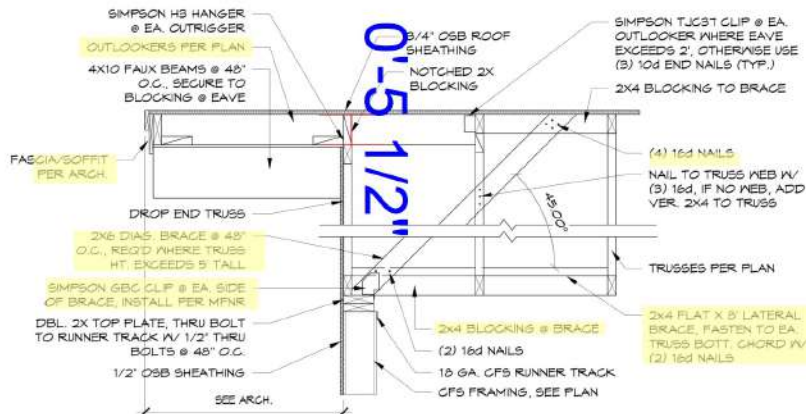
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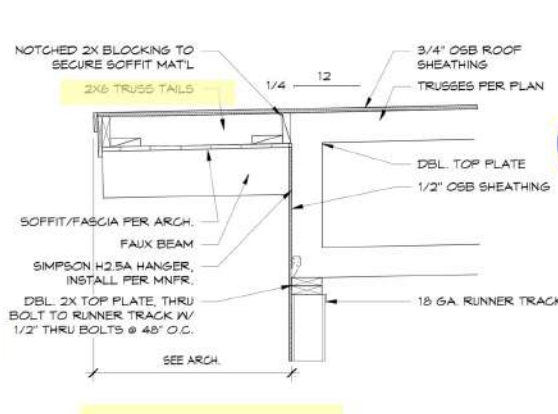
REVISIONS:

S-301
ROOF FRAMING PLAN

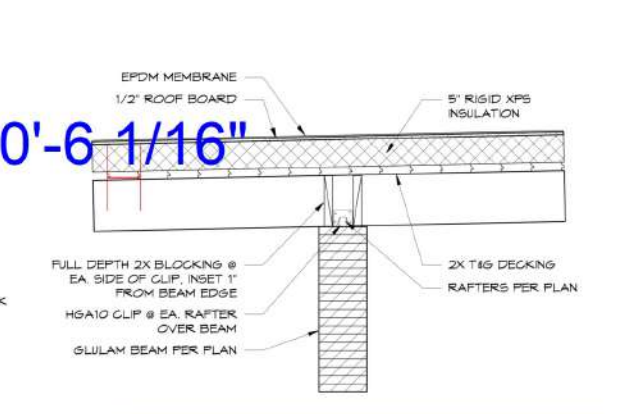
PRINT DATE: 3/17/2025 2:52:34 PM



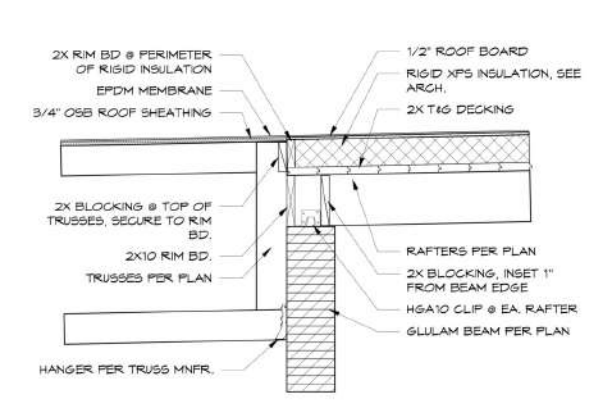
TRUSS RAKE DETAIL A
SCALE: 3/4" = 1'-0"
S-302



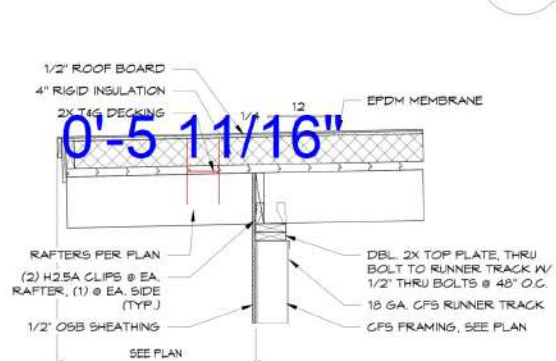
TRUSS EAVE DETAIL B
SCALE: 3/4" = 1'-0"
S-302



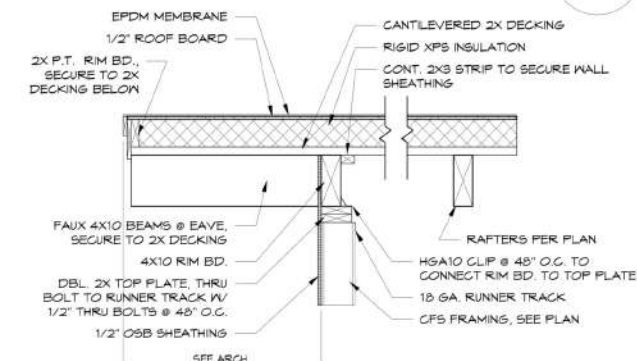
INT. RAFTER/GLB C
SCALE: 3/4" = 1'-0"
S-302



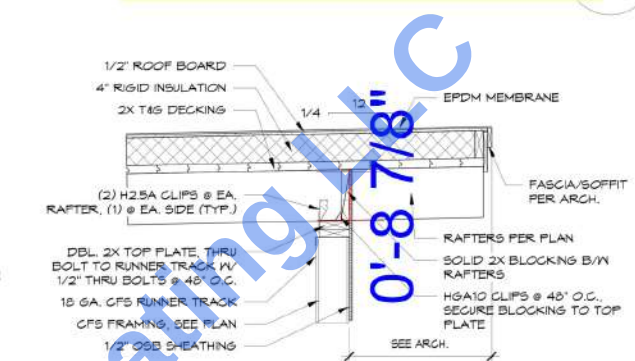
TRUSS/RAFTER @ BM. D
SCALE: 3/4" = 1'-0"
S-302



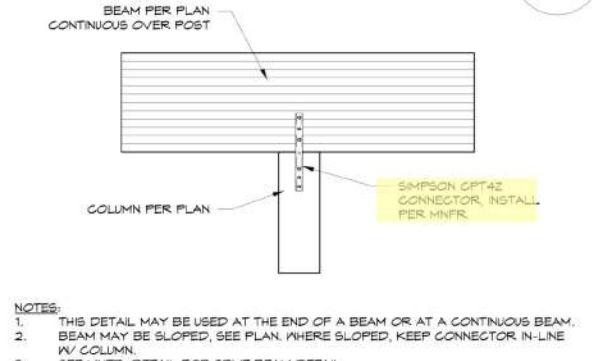
RAFTER EAVE DETAIL E
SCALE: 3/4" = 1'-0"
S-302



RAFTER RAKE DETAIL F
SCALE: 3/4" = 1'-0"
S-302

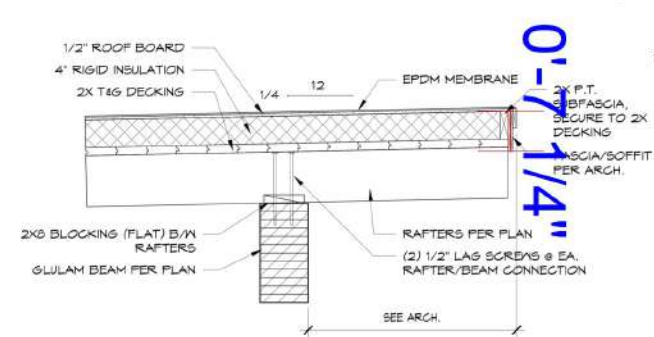


RAFTER EAVE DET. (HI) G
SCALE: 3/4" = 1'-0"
S-302

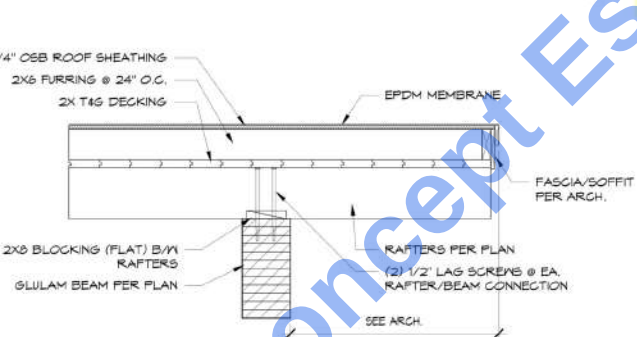


GLB/TIMBER COLUMN H
SCALE: 3/4" = 1'-0"
S-302

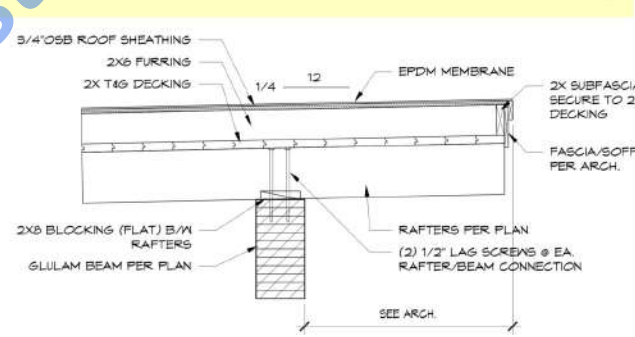
- NOTES:
1. THIS DETAIL MAY BE USED AT THE END OF A BEAM OR AT A CONTINUOUS BEAM.
2. BEAM MAY BE SLOPED, SEE PLAN. WHERE SLOPED, KEEP CONNECTOR IN-LINE
W/ COLUMN.
3. SEE MNFR. DETAIL FOR SPLIT BEAM DETAIL.



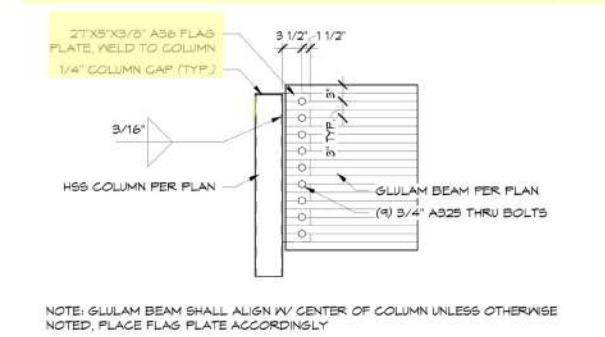
RAFTER/BEAM DETAIL J
SCALE: 3/4" = 1'-0"
S-302



FLAT EAVE (NO INSUL.) K
SCALE: 3/4" = 1'-0"
S-302

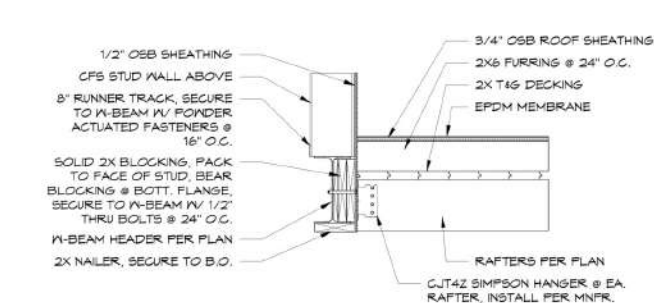


HI EAVE (NO INSUL.) L
SCALE: 3/4" = 1'-0"
S-302

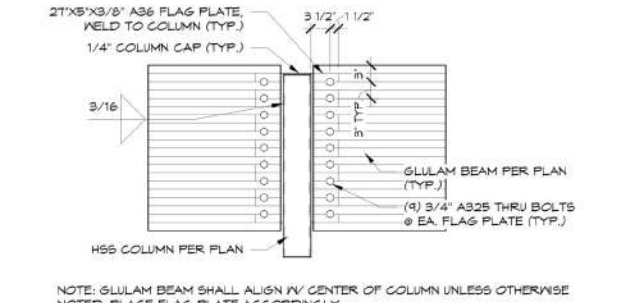


GLB/HSS COL CONN. M
SCALE: 3/4" = 1'-0"
S-302

NOTE: GLULAM BEAM SHALL ALIGN W/ CENTER OF COLUMN UNLESS OTHERWISE NOTED, PLACE FLAG PLATE ACCORDINGLY

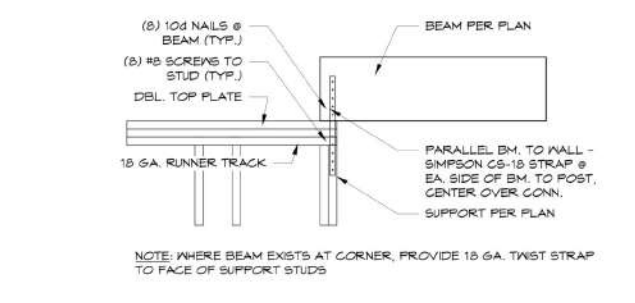


RAFTER/HEADER CONN. N
SCALE: 3/4" = 1'-0"
S-302



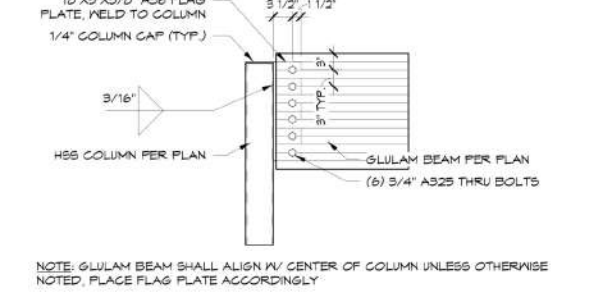
DBL. GLB/HSS COL CONN. O
SCALE: 3/4" = 1'-0"
S-302

NOTE: GLULAM BEAM SHALL ALIGN W/ CENTER OF COLUMN UNLESS OTHERWISE NOTED, PLACE FLAG PLATE ACCORDINGLY



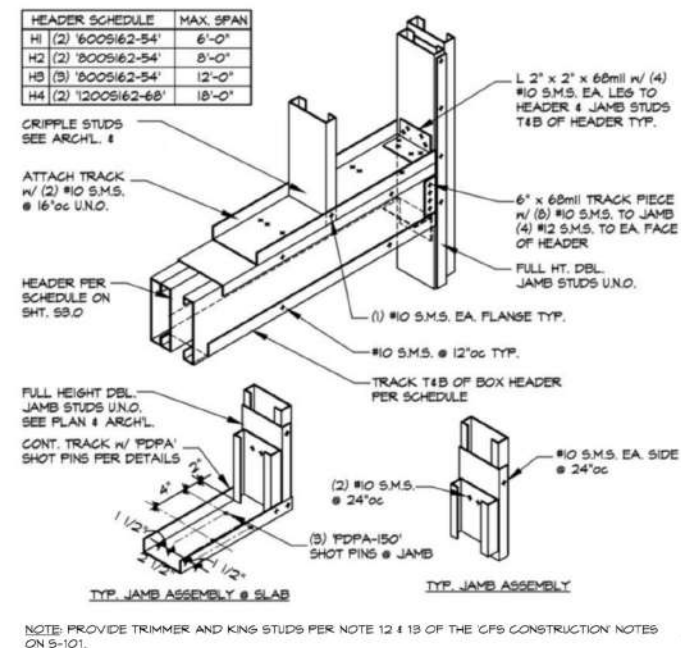
BEAM/WALL CONN. P
SCALE: 3/4" = 1'-0"
S-302

NOTE: WHERE BEAM EXISTS AT CORNER, PROVIDE 18 GA. TWIST STRAP TO FACE OF SUPPORT STUDS

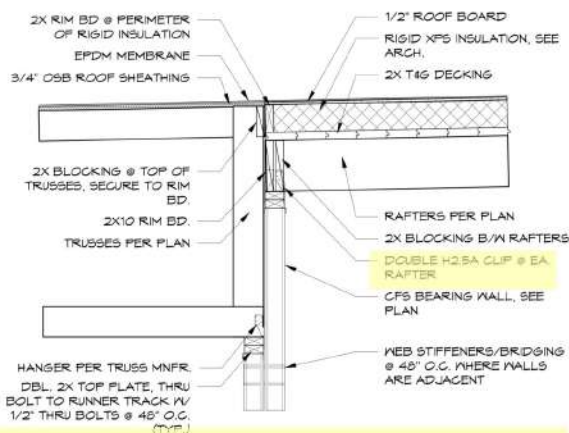


GLB/HSS COL CONN. R
SCALE: 3/4" = 1'-0"
S-302

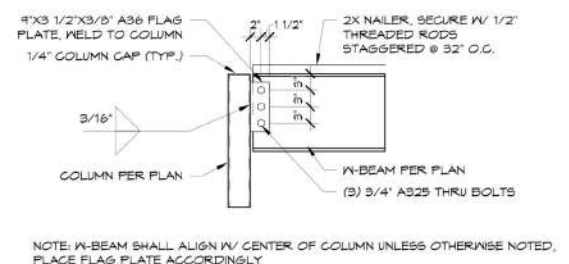
NOTE: GLULAM BEAM SHALL ALIGN W/ CENTER OF COLUMN UNLESS OTHERWISE NOTED, PLACE FLAG PLATE ACCORDINGLY



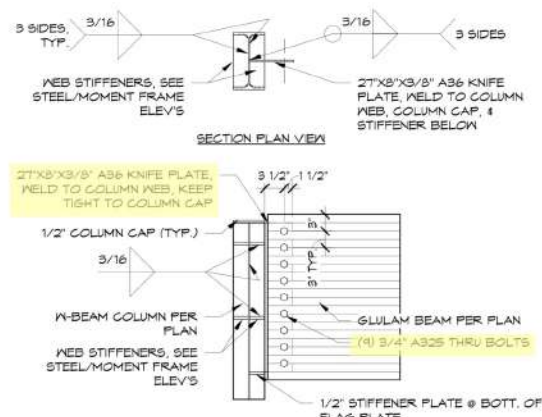
CFS HEADER (TYP.) A



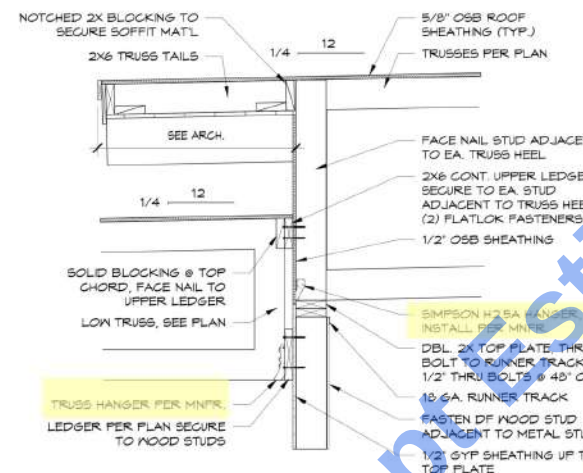
TRUSS/RAFTER @ WALL E



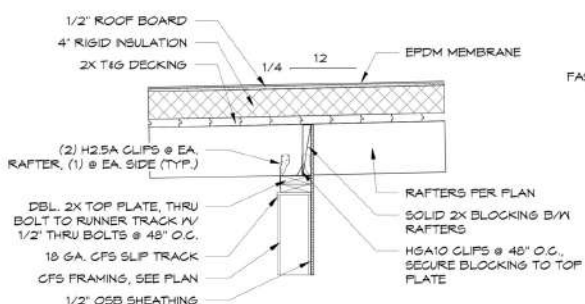
W-BEAM/HSS CONN. 2 J



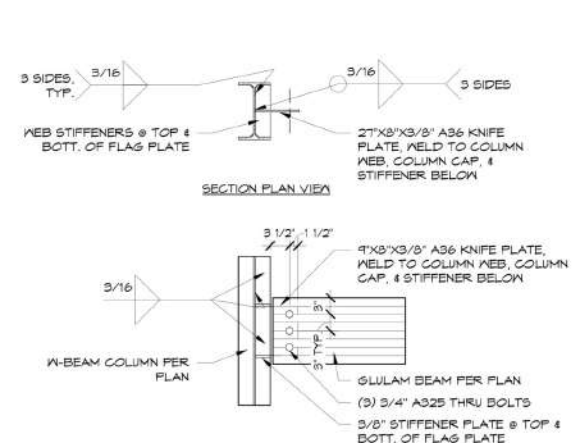
GLB/W-BM COL CONN. B



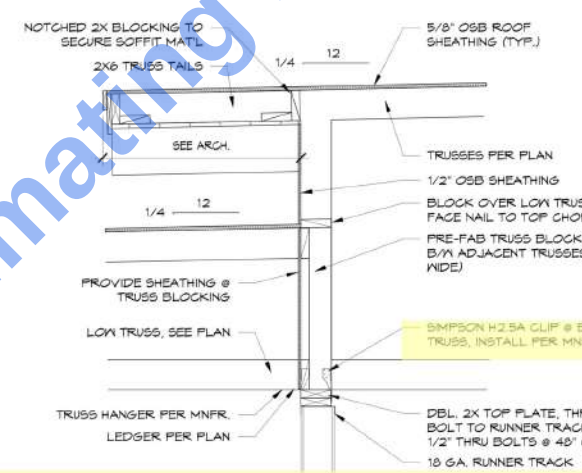
LEDGER TRUSS CONN. F



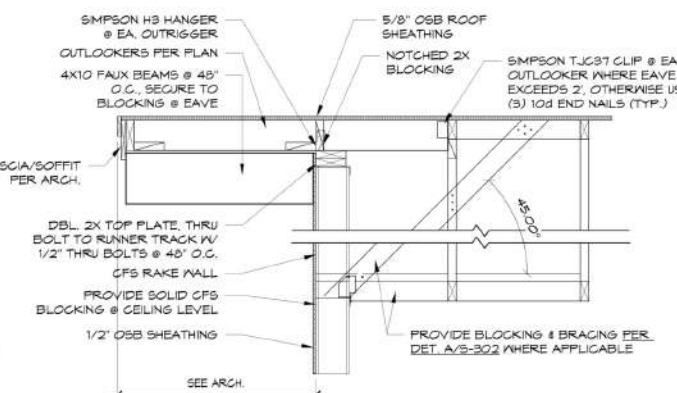
NON-BRG. RAFTER/WALL K



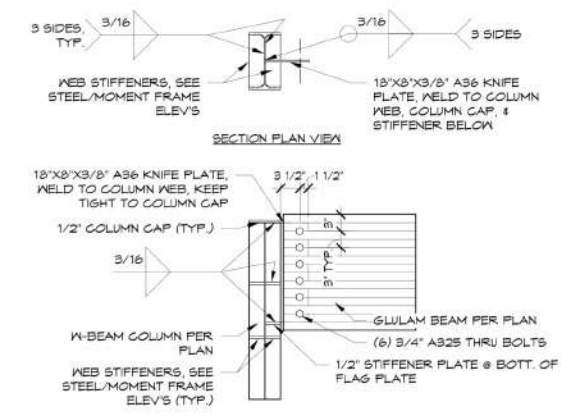
GLB/W-BM COLUMN 2 C



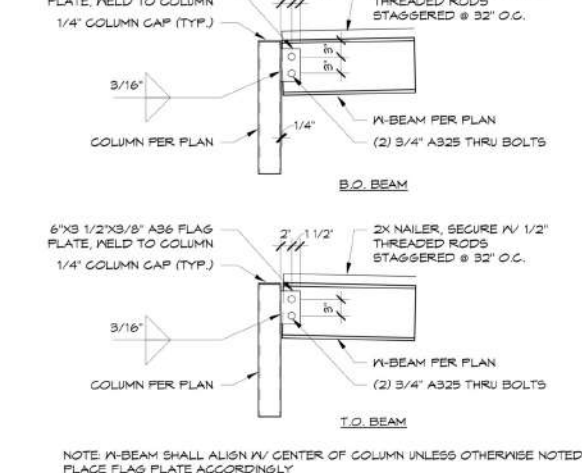
DBL. TRUSS BEARING G



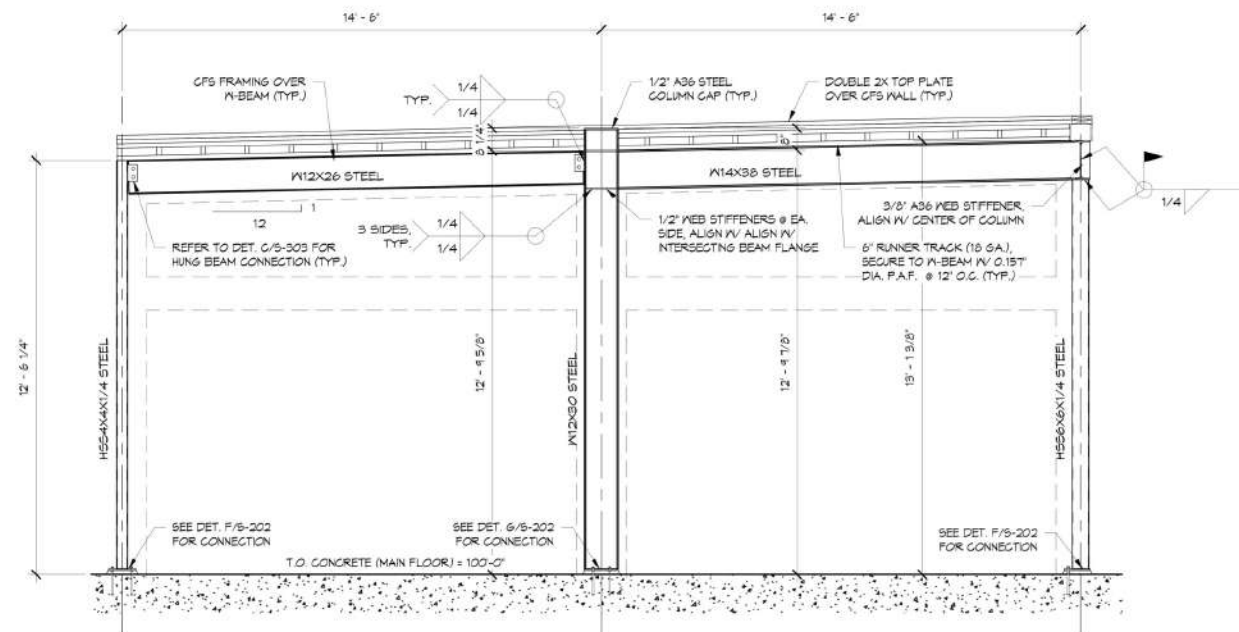
RAKE WALL EAVE L



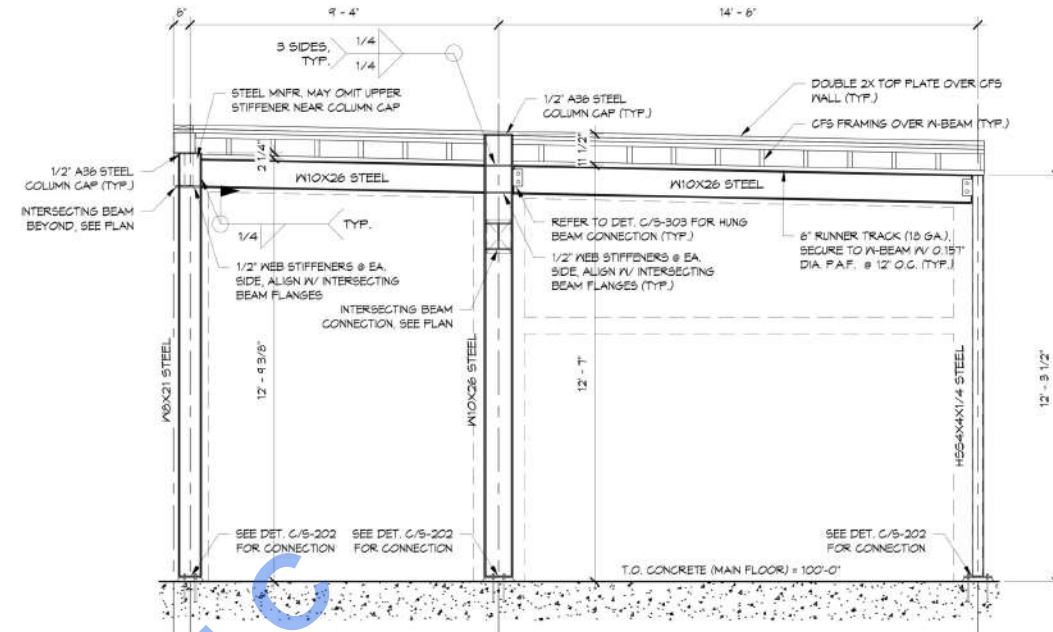
GLB/W-BM COLUMN 3 D



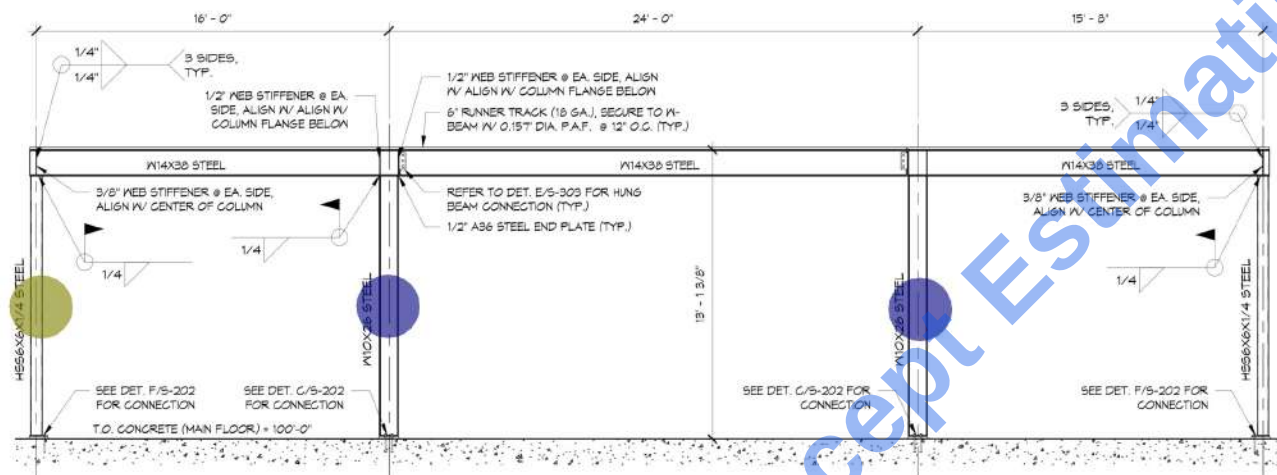
W-BEAM/HSS CONN. H



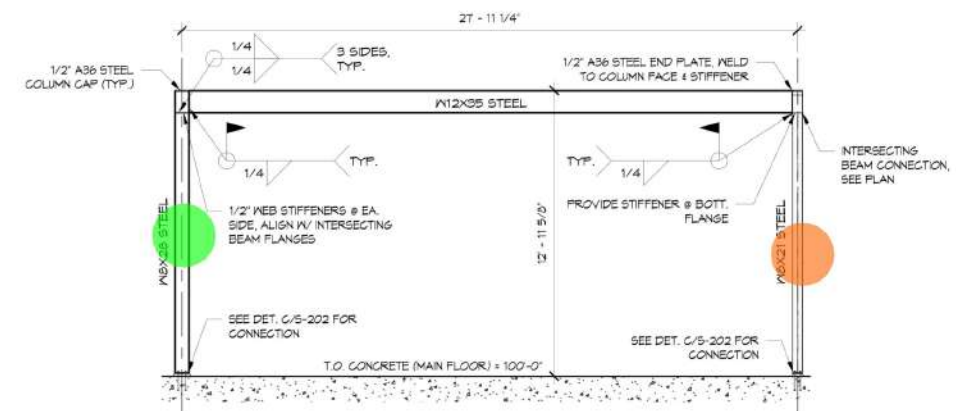
WEST ELEV 1 A
SCALE: 3/8" = 1'-0"
S-304



WEST ELEV 2 B
SCALE: 3/8" = 1'-0"
S-304

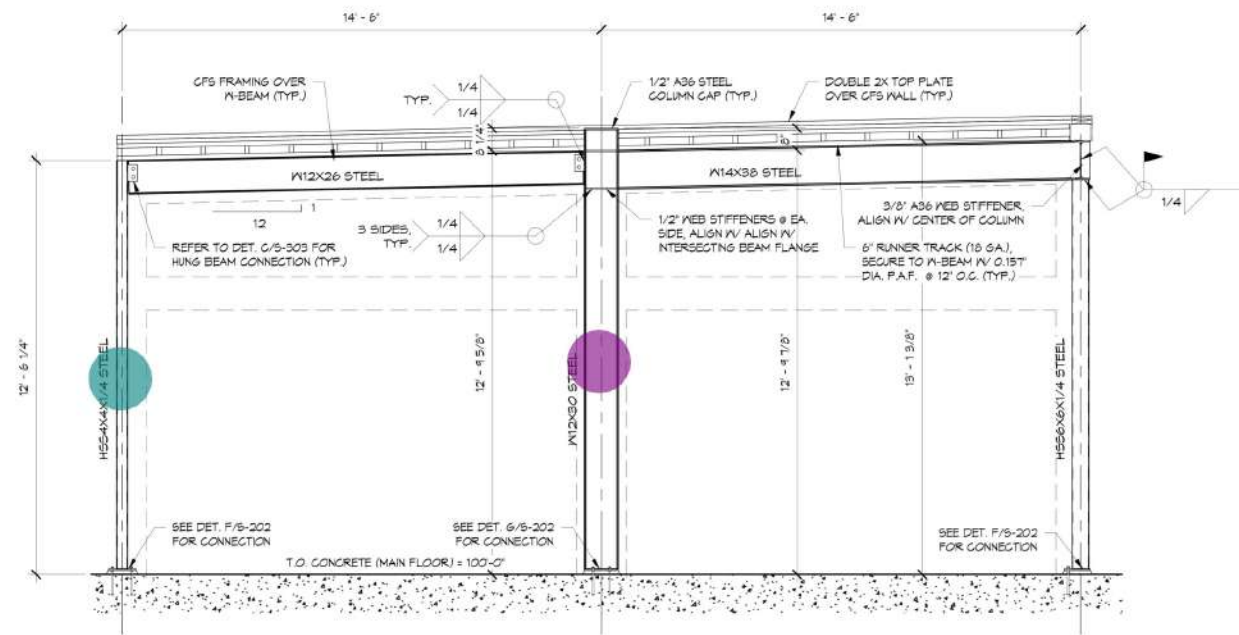


SOUTH ELEV 1 C
SCALE: 1/4" = 1'-0"
S-304

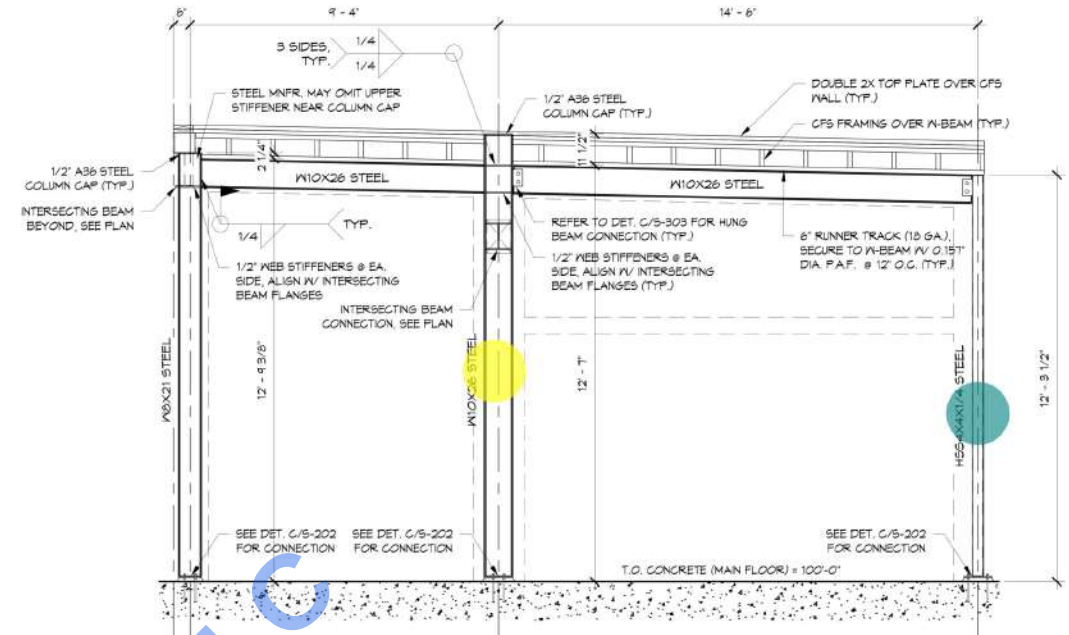


NORTH ELEV 1 D
SCALE: 1/4" = 1'-0"
S-304

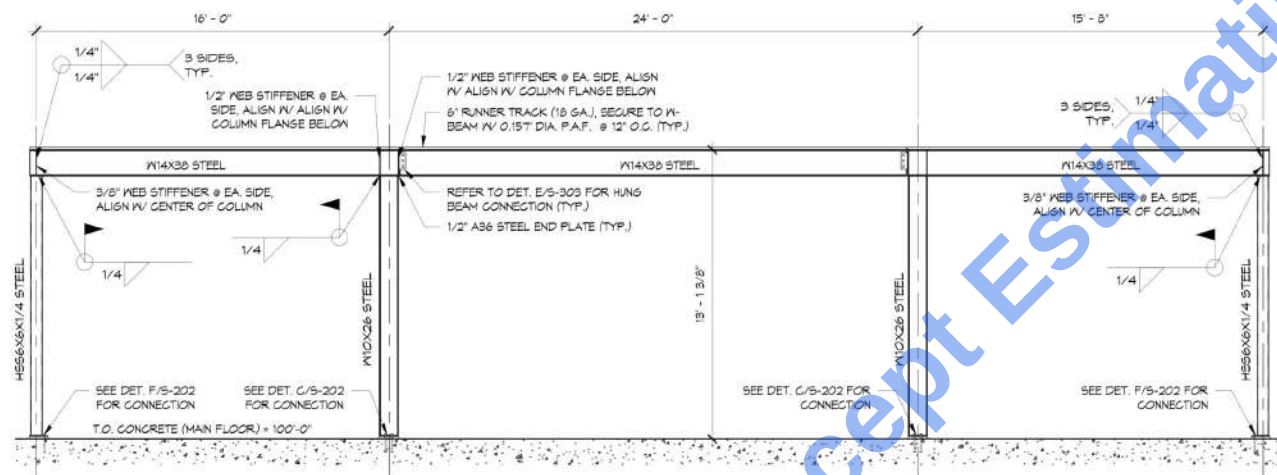
- HSS6x6x1/4 (12'-0" H) 1.0 EA
- W10x26 (13'-0" H) 2.0 EA
- W8x21 (12'-10" H) 1.0 EA
- W8x28 (12'-10" H) 1.0 EA



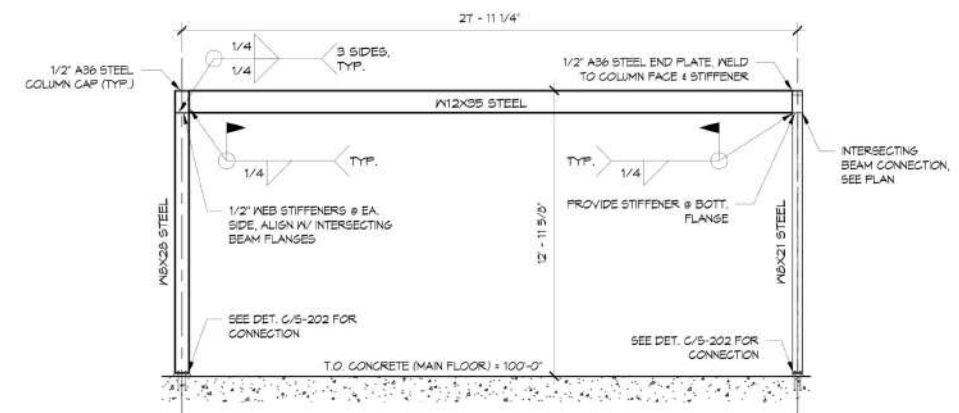
WEST ELEV 1 A
SCALE: 3/8" = 1'-0"
S-304



WEST ELEV 2 B
SCALE: 3/8" = 1'-0"
S-304



SOUTH ELEV 1 C
SCALE: 1/4" = 1'-0"
S-304



NORTH ELEV 1 D
SCALE: 1/4" = 1'-0"
S-304

- W12x30 (13'-6" H) 1.0 EA
- HSS4x4x1/4 (12'-6" H) 2.0 EA
- W10x26 (13'-6" H) 1.0 EA



Registered Professional Engineer (Civil)
 CERTIFICATE NO. 70218
 TRACY REYNOLDS
 DATE SIGNED
 ARIZONA U.S.A.

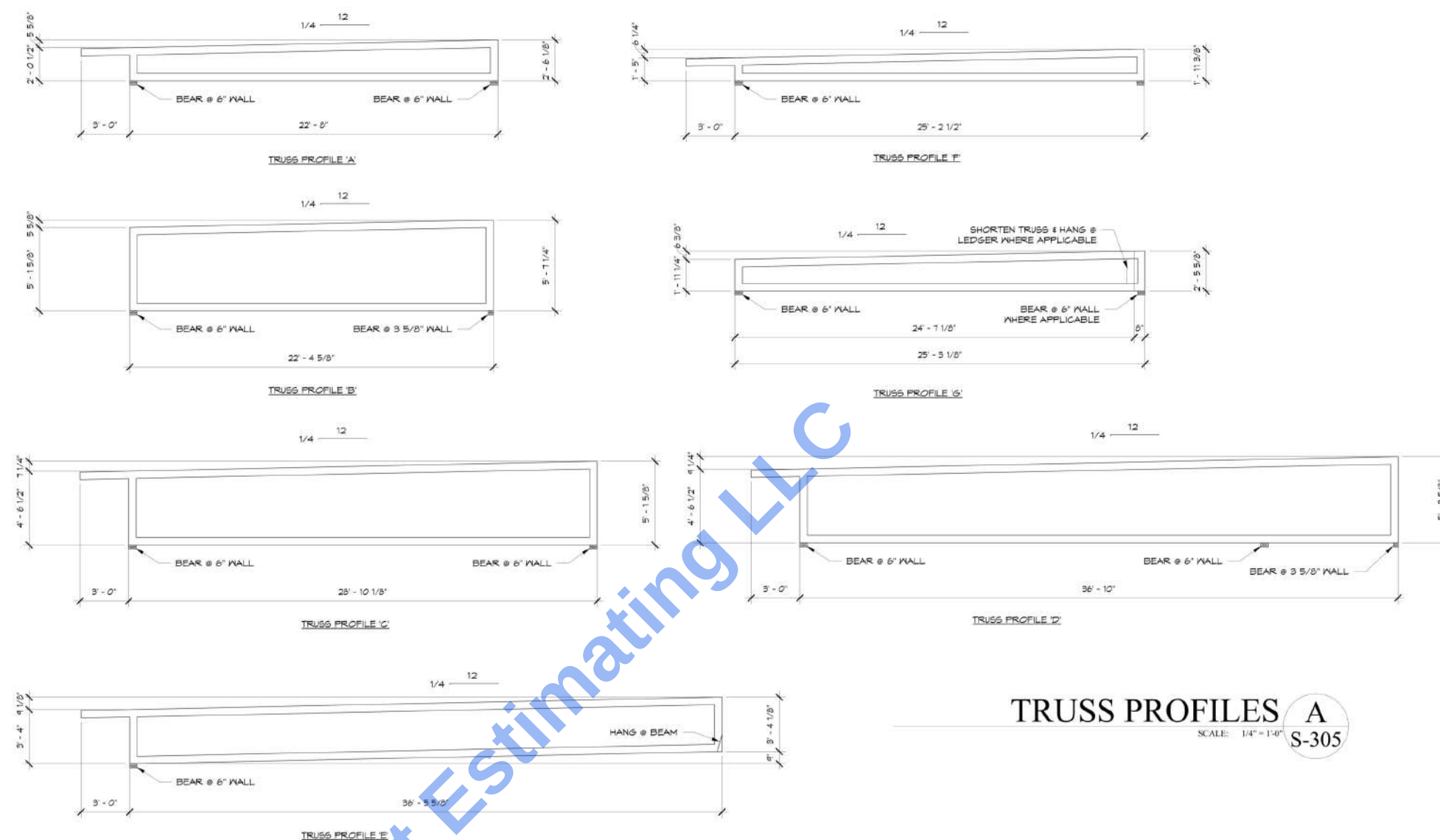
LE CANYON - TERRA VI
THE VILLAGE
U.S. HWY 89A
MARBLE CANYON, AZ 86036

REVISIONS:

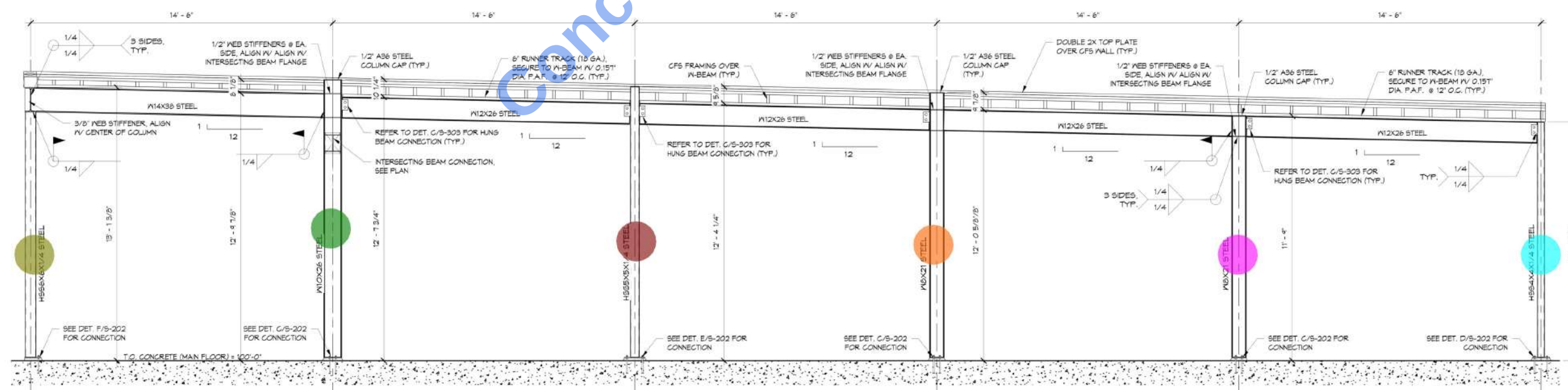
S-305

FRAME DETAILS & ELEVATIONS

• W8x21 (11'-10" H)	1.0 EA	
• W8x21 (12'-10" H)	1.0 EA	
• HSS5x5x1/4 (13'-2" H)	1.0 EA	
• HSS4x4x1/4 (11'-6" H)	1.0 EA	
• W10x26 (12'-10" H)	1.0 EA	
• HSS6x6x1/4 (12'-0" H)	1.0 EA	



TRUSS PROFILES A
SCALE: 1/4" = 1'-0" S-305



EAST ELEV 1 B
SCALE: 3/8" = 1'-0" S-305