



Historic Preservation Services

Community Development & Neighborhood Services

281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522.0580

970.416.4250

preservation@fcgov.com

fcgov.com/historicpreservation

REPORT OF ALTERATIONS TO DESIGNATED RESOURCE

Site Number/Address: 417 Locust St.

Laurel School National Register Historic District

ISSUED: August 5, 2022

Steven Jones
417 Locust St.
Fort Collins, CO 80524

Dear Mr. Jones:

This report is to document proposed alterations to the property at 417 Locust St., pursuant to Fort Collins Municipal Code Chapter 14, [Article IV](#). A copy of this report may be forwarded to the Colorado Office of Archaeology and Historic Preservation.

The alterations include: New detached garage at rear of property

Our staff review of the proposed work finds the alterations meet the [SOI Standards for Treatment of Historic Properties](#). A summary is provided below:

Applicable Code Standard	Summary of Code Requirement and Analysis (Rehabilitation)	Standard Met (Y/N)
SOI #1	<i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;</i> The use of the property is not changing as part of this project.	Y
SOI #2	<i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.</i> Because the garage is detached at the rear of the property, it will not compromise any character-defining elements of this property.	Y

SOI #3	<p><i>Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.</i></p> <p>The new garage does not create a false sense of historical development; its design is not mimicking a historic garage.</p>	Y
SOI #4	<i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i>	N/A
SOI #5	<i>Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i>	N/A
SOI #6	<i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i>	N/A
SOI #7	<i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i>	N/A
SOI #8	<p><i>Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.</i></p> <p>The applicant/owner should be aware of this requirement for any excavation needed for this project.</p>	Y
SOI #9	<p><i>New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.</i></p> <p>This new garage will not destroy any historic material; the previous garage was destroyed by a fallen tree. The new garage is separated from the historic house, but it is of a reasonable scale to protect the integrity of the house and its environment.</p>	Y

SOI #10	<p><i>New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p> <p>The historic property would not be impacted if the detached garage were removed in the future.</p>	Y
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The proposed new garage will not impact the eligibility of this property as a contributing property in the Laurel School National Register District.

If you have any questions regarding this review, please contact me. I can be reached at yjones@fcgov.com or at 970-658-0263.

Sincerely,

Yani Jones
Historic Preservation Planner



BUILDING PERMIT APPLICATION

FOR OFFICE USE	
APPLICATION NUMBER:	APPLICATION DATE:

Job Site Address 417 Locust St. Unit# _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name Jones First Name Steve Middle _____
Street Address 417 Locust St City Fort Collins State CO Zip 80524
Phone # 970-593-8972 Email steve@rainbowfortcollins.com

Name of Business (COMMERCIAL USE ONLY) _____

CONTRACTOR INFO: Company Name Wood Street Builders

License Holder Name David Luedtke LIC # D2-244 CERT # 5112-D2

LEGAL INFO:

Subdivision/PUD _____ Filing # _____ Lot # _____ Block # _____ Lot Sq Ft _____

CONSTRUCTION INFO: Total Building Sq Ft (NOT including basement) ~~288~~ 168 Total Garage Sq. Ft. ~~288~~ 168

Residential Sq Ft _____ Commercial Sq Ft _____ # of Stories _____ Bldg Ht 10 # of Dwelling Units _____

1st Floor Sq Ft _____ 2nd Floor Sq Ft _____ 3rd Floor Sq Ft _____ Unfinished Basement Sq Ft _____

Finished Basement Sq Ft _____ # of Bedrooms _____ # of Full Baths _____

¾ Baths _____ ½ Baths _____ # Fireplaces _____

ENERGY INFORMATION: (CHECK ONE)

Prescriptive ☐ Performance/SPA ☐ U/A Rescheck ☐ ERI ☐

ASHRAE ☐ Performance (commercial) ☐ Component/COMcheck ☐ IDAP ☐

Air Conditioning? YES ☐ NO ☒

City of Fort Collins Approved Stock Plan # SP0 List Option #s _____

UTILITIES INFO: Gas ☐ Electric ☐ Electric Temp. Pedestal Yes ☐ No ☒

Electric Main Breaker Size (Residential Only): 150 amp or less ☐ 200 Amp ☐ Other ☐

ZONING INFO: (COMMERCIAL USE ONLY)

Proposed Use: (i.e. medical, office, bank, retail, etc.) _____

For Commercial remodels and tenant finishes, please answer the following questions:

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant ☐ New Tenant ☐

If for a new tenant, is this the first tenant to occupy this space?

Yes ☐ No ☐ If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes ☐ No ☒

If yes, please describe: _____

Value of Construction (materials and labor): \$ 18543

Description of Work: Pour new monolith concrete slab 4" thick - 12x14'

Build new new detached garage kit per engineered plans using provided materials

JOB SITE SUPERVISOR CONTACT INFO: Name David Luedtke Phone 7209330231

SUBCONTRACTOR INFO: Electrical _____ Mechanical _____

Plumbing _____ Framing _____ Roofing _____

Fireplace _____ Solar _____ Other _____

ASBESTOS STATEMENT DISCLOSURE: *In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).*

- ☒ I do not know if an asbestos inspection has been conducted on this property.
- ☐ An asbestos inspection has been conducted on this property on or about (enter date) _____
- ☐ An asbestos inspection has not been conducted on this property.

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature  Type or Print Name David Luedtke

Phone # 720-933-0231 Email david@woodstreetbuilders.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

Building permit fees are based on Occupancy Category and Square Footage. Occupancy Categories are typically located on the architectural plans for submittal. A summary of each occupancy category is also included in the following pages as well.

Required for permit submittal - Fill out the following table:

Occupancy Category (See Description of Occupancies Below)	Square Footage	Multiply square foot by cost per square foot.	Cost per Square Foot	Total
A (Assembly)		x	\$0.40	
B (Business)		x	\$0.50	
E (Education/Schools)		x	\$0.50	
F (Factory)		x	\$0.35	
I (Institutional)		x	\$0.50	
M (Mercantile)		x	\$0.40	
R-1 (Hotel)		x	\$0.35	
R-2 (Apartment)		x	\$0.35	
R-3 (Single Family Detached/Duplex)		x	\$0.65	
R-4 (Assisted Living)		x	\$0.55	
S (Storage)	168	x	\$0.40	67.2
U (Utility)		x	\$0.40	
H High hazard		x	\$0.60	
Core and Shell Buildings (No designated occupancy type at construction)		x	\$0.45	
Total				

****Occupancies and fees will be verified at plan review to ensure occupancy categories and square footages are accurate. Fees will be re-assessed if occupancies and square footages do not match plans.****

For additions that include interior remodel: please provide addition square footage above and remodel only valuation here _____.

Please note: overall valuation provide on building permit application will be used for taxes only. Remodel only valuation will be used to calculate plan check fee and building permit fee for addition.

For New Multi-family buildings fill out the following:

- Are there any areas/functions, other than dwelling units in this building (examples: leasing office, gym, community gather areas, storage, garage, facilities office)?
 - ☐ Yes - there are other functions/occupancy areas. *Required: list each in the table above*
 - ☒ No - only dwelling units
- Are these other areas/functions/ occupancy types available to the public (examples: public gym or pool, event spaces, store/shops/salons, etc.)?
 - ☐ Yes (Mixed Use Building) - there are other occupancies/amenities available to the public.
 - ☒ No (Multi-Family Building) - the other occupancies/amenities are only available to the residents of the building.

The following pages contain a summary of Occupancy Classification Categories as designated by the *International Building Code*. For additional description details please visit www.fcgov.com/building/codes to view and access the current adopted International Building Codes and local amendments. Additional information on occupancy types can be found in Chapter 3 of the International Building Code.

A (Assembly): Gathering spaces or rooms for 50 or more people (as calculated by square footage and load factors in the building code):

Examples: Amusement arcades, Amusement Park Structures, Arenas, Art galleries, Bars, Banquet halls, Bleachers, Bowling alleys, Cafeterias, Concert halls, Community halls, Courtrooms, Dance halls, Dining facilities (including associated commercial kitchens), Grandstands, Gymnasiums, Lecture halls, Libraries, Museums, Nightclubs, Places of Religious Worship, Restaurants, Skating rinks, Swimming pools, Stadiums, Taverns, Tennis courts, Theaters.

****List above is inclusive of: A-1, A-2, A-3, A-4, A-5 occupancy types*

B (Business): Areas used for office, and professional services.

Including but not limited to: Airport traffic control towers, Ambulatory care facilities, Animal hospitals and kennels, Banks, Barber and Beauty shops, Car wash, Civic administration, Clinic outpatient, Dry cleaning/laundry (pick-up, delivery, or self-serve), Educational occupancies for students above the 12th grade, Food processing and commercial kitchens 2,500 sf or less (not associated with restaurants, cafeterias, dining facilities). Laboratories, Motor vehicle showrooms, Post offices, Print shops, Professional services (architects, attorneys, dentists, physicians, engineers), Radio and television stations, Training and skill development schools such as martial arts studios and gymnastics which are not classified as A-Assembly (less than 50 occupants).

E (Education): Educational use by six or more persons at any one time for educational purposes through the 12th grade (not accessory to places of religious worship with occupant loads of less than 100 per room or space), Day care facility occupied by more than five children older than 2.5 years of age who receive educational, supervision or personal care services for fewer than 24 hours per day, or Daycares that provide care for 5-100 children max 2.5 years or younger where the rooms in which the children are cared for, are located on the level of exit discharge and each of these child care rooms has an exit door directly to the exterior. *Note: Public schools operated and owned by the public school system (Poudre Schools) are not subject to State rather than City permitting process.*

F (Factory): Assembly, Disassembly, Fabrication, Finishing, Manufacturing, Packaging, Repair or processing operations that are not classified as S or H occupancies:

Including but not limited to: Assembly, Fabrication - etc. of: Aircraft, Appliances, Bakeries, Beverages (including alcoholic), Bicycles, Boats, Business machines, Cabinets, Cameras, Carpets and rugs, Ceramic products, Clothing, Construction and agricultural machinery, Disinfectants, Dry cleaning and dyeing, Electric generation plants, Electronics, Engines (including rebuilding), Fabrics, Food processing & commercial kitchens (more than 2,500 square feet that are not associated with restaurants), Furniture, Foundries, Glass products, Gypsum, Hemp products, Ice, Jute products, Leather products, Motor vehicles, Machinery, Metal, Millwork, Motion pictures and television filming (without spectators), Musical instruments, Optical goods, Paper mills or paper products, Plastic products, Printing or publishing, Recreational vehicles, Refuse incineration, Shoes, Soaps and detergents, Textiles, Tobacco, Upholstery, Wood, Woodworking.

I (Institutional): Buildings or spaces used for the care or supervision of persons, or persons detained for penal or correctional purposes:

Including but not limited to: Alcohol and drug centers, Assisted living facilities, Detoxification facilities, Correctional centers, Congregate care facilities, Detention centers, Foster care facilities, Group homes, Halfway houses, Hospitals, Jails, Nursing homes, Psychiatric hospitals, Prisons, Prerelease centers, Residential board and care facilities, Social rehabilitation facilities, Reformatories, Adult or Child Daycare facility for persons of any age receiving custodial care fewer than 24hrs a day.

****List above is inclusive of: I-1 (conditions 1-2), I-2 (conditions 1-2), I-3 (conditions 1-5), and I-4 occupancy types.*

M (Mercantile): Buildings or spaces used for the display and sale of merchandise, stocks of goods, wares or merchandise and accessible to the public.

Including but not limited to: Department stores, Drug stores, Greenhouses for display and sale of plants with public access, Markets, Motor fuel-dispensing facilities, Retail or wholesale stores, Sales rooms.

R-1 (Hotel): Sleeping units where the occupants are primarily transient (30 days max).

Including: Boarding houses (transient) with more than 10 occupants, Congregate living facilities (transient) with more than 10 occupants, Hotels (transient), Motels (transient).

R-2 (Apartment): Sleeping units or buildings with more than two dwelling units where the occupants are primarily permanent in nature,

Including: Apartment houses, Congregate living facilities (non-transient) with more than 16 occupants, Boarding houses (non-transient), Convents, Dormitories, Fraternities and sororities, Monasteries, Hotels (non-transient), Live/work units, Motels (non-transient), Vacation timeshare properties

R-3 (Single Family Detached/Duplex/Single Family Attached Townhome): Buildings that do not contain more than two dwelling units, Care facilities that provide accommodations for five or fewer persons receiving care, Congregate living facilities (non-transient) with 16 or fewer occupants in any of the following: Boarding houses (non-transient), Convents, Dormitories, Fraternities and Sororities, and Monasteries. Congregate living facilities and Boarding houses (transient) with 10 or fewer occupants, Lodging houses (transient) with five or fewer guest rooms and 10 or fewer occupants.

R-4 (Assisted Living, Group homes): Occupancy for more than five but not more than 16 persons, excluding staff, who reside on a 24-hour basis in a supervised residential environment and receive custodial care.

Including but not limited to: Alcohol and drug centers, assisted living facilities, Congregate care facilities, Group homes, Halfway houses, Residential board and care facilities, Social rehabilitation facilities

S (Storage): Space used for combustible and non-combustible storage (where not classified as an H-Occupancy)

Including but not limited to: Aerosol products, Aircraft hangar, Asbestos, Baskets, Beverages, Books, Buttons, cloth/burlap/paper bags, Cardboard, Clothing, Cement in bags, Chalk, Ceramic containers, Cigarettes, Dry boat storage, Dairy products, Dry cell batteries, Electrical motors, Empty cans, Food products, Furniture, Fresh fruits, Furs, Frozen foods, Glues, Glass, Grains, Gypsum board, Leather, Linoleum, Lumber, Mattresses, Meats, Metal, Metal cabinets, Metal parts, Motor vehicle repair garages, Pastes, Parking garages- open or enclosed, Porcelain and pottery, Paper rolls, Resilient flooring, Self-service storage facility (mini-storage), Silks, Soaps, Sugar, Shoes, Stoves, Tires, Tobacco, Upholstery, Vegetables, Wax candles, Washers and Dryers.

****List above is inclusive of: S-1 and S-2 occupancy types.*

U (Utility): Accessory buildings and structures not classified as other occupancies

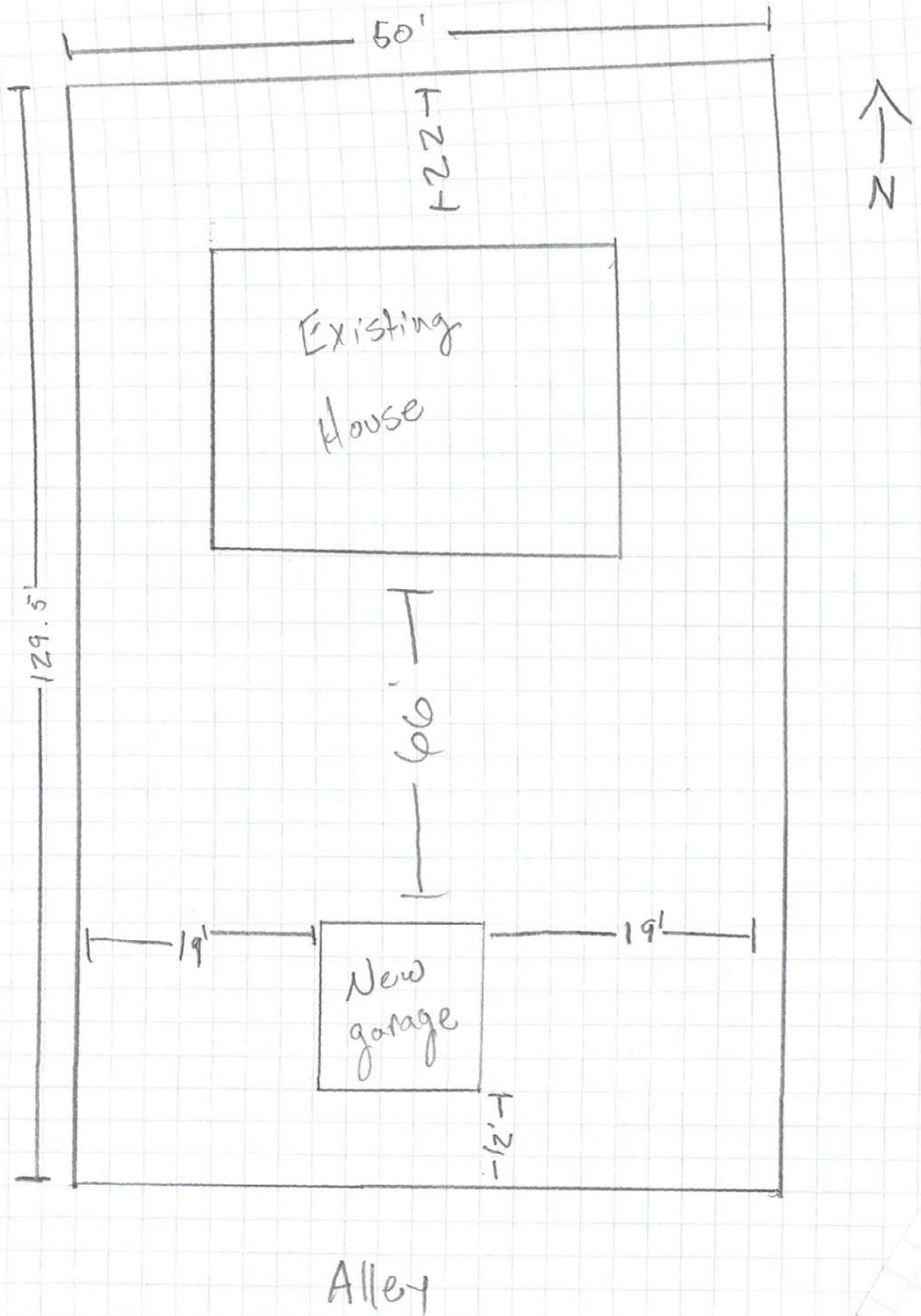
Including but not limited to: Agricultural buildings, Barns, Carports, Communication equipment structures, Fences more than 6 feet in height, Grain silos, Livestock shelters, Private garages, Retaining walls, Sheds, Stables, Tanks, Towers, Greenhouses not for public access.

H (High hazard): Storage or manufacturing of these materials in excess of specifically allowed quantities that constitute a physical or health hazard: Flammable finishes, Flammable and Combustible liquids, Combustible dust, Combustible fiber, Cryogenic flammable, Explosives, Flammable gas, Flammable solid, Inert gas, Organic peroxide, Oxidizer, Oxidizing gas, Pyrophoric, Water reactive. Semiconductor fabrication and research and development facilities.





417 Locust St.



CUMBERLAND BUILDINGS

P.O. BOX 40168
NASHVILLE, TN 37204

GENERAL NOTES:

1. STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND THE 2021 INTERNATIONAL BUILDING CODE.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ABOVE CODES AT THE TIME OF MANUFACTURE.
3. DRAWINGS SHALL NOT BE SCALED FOR DIMENSIONS.
4. STRUCTURES ARE CLASSIFIED AS "MINOR STORAGE FACILITIES" (RISK CATEGORY I) PER IBC TABLE 1604.5 AND SHOULD NOT BE USED FOR HUMAN HABITATION.
5. SIDING FASTENERS SHALL NOT BE INSTALLED IN PANEL SIDING GROOVES IN THE FIELD OF THE PANEL OR WHEN THE SIDING GROOVES OCCUR AT CUT EDGES OF THE SIDING PANEL.
6. STRUCTURES SHOULD HAVE 25 YEAR RATED FIBERGLASS/ ASPHALT SHINGLES OR 29 GA METAL ROOF OVER WOOD SHEATHING.
7. WOOD FRAMING SHALL COMPLY WITH THE ANSI/AWC "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION", 2018.
8. ALL ROOF DECKING IS TO BE $\frac{7}{16}$ " OSB.
9. ALL SIDING IS TO BE WATER SEALED $\frac{1}{2}$ " T-1-11 PLYWOOD.

10. ALL FLOOR JOISTS ARE TO BE PRESSURE TREATED SYP #2, OR BETTER.

11. ALL UN-TREATED WOOD FRAMING IS TO BE SPF #2 OR BETTER.

12. ALL EXTERIOR NAILS ARE TO BE ZINC COATED.

13. ALL FLOOR DECKING IS TO BE $\frac{3}{4}$ " OR $\frac{1}{2}$ " PLYWOOD.

14. ALL SKIDS ARE TO BE 4x6 PRESSURE TREATED, RATED FOR GROUND CONTACT.

15. SECTIONS AND DETAILS SHOWN ARE INTENDED TO BE TYPICAL AND SHALL APPLY AT ALL SIMILAR LOCATIONS, UNLESS NOTED OTHERWISE.

DESIGN CRITERIA:

1. RISK CATEGORY I
 2. FLOOR LIVE LOAD: 40 PSF
 3. ROOF SNOW LOADS:
GROUND SNOW LOAD, $P_g = 60$ PSF
FLAT ROOF SNOW LOAD, $P_f = 40$ PSF
EXPOSURE FACTOR, $C_e = 1.0$
IMPORTANCE FACTOR, $I = 0.8$
THERMAL FACTOR, $C_t = 1.2$
 4. WIND LOADS ARE BASED ON THE FOLLOWING:
 $V_{ult} = 115$ MPH
RISK CATEGORY I
EXPOSURE CATEGORY C
INTERNAL PRESSURE COEFFICIENT:
 $GCFI = \pm 0.18$
COMPONENTS & CLADDING:
ROOF-ZONE 1 = 12.1, -15.9 PSF
ROOF-ZONE 2 = 12.1, -27.5 PSF
ROOF-ZONE 3 = 12.1, -38.0 PSF
WALL-ZONE 4 = 17.3, -18.8 PSF
WALL-ZONE 5 = 17.3, -23.1 PSF
NOTE: C&C WIND PRESSURES SHOWN ARE FOR A 10 SQUARE FOOT EFFECTIVE AREA (A_e) AND MAY BE REDUCED FOR LARGER AREAS AS ALLOWED BY CODE.
 5. SEISMIC LOADS ARE BASED ON THE FOLLOWING:
RISK CATEGORY I
SITE CLASS D
DESIGN CATEGORY D
- PIERS (IF REQUIRED):
1. PIERS ARE NOT REQUIRED WHEN THE SKIDS CAN BE SUPPORTED ON FIRM, LEVEL GROUND. PIERS ALONG INTERIOR SKIDS SHALL BE ORIENTED WITH THE LONG SIDE PERPENDICULAR TO THE SKID. PIERS ALONG THE OUTSIDE SKIDS OF 12" AND 14" WIDE BUILDINGS ARE PERMITTED TO BE ORIENTED WITH THE LONG SIDE PARALLEL TO THE SKID PROVIDED THAT THE PIERS ALONG THE INTERIOR SKID ARE ORIENTED PERPENDICULAR TO THE SKID.
 2. PIERS SHALL TYPICALLY BE 8"x16" CONCRETE BLOCKS, DRY STACKED TO A MAXIMUM HEIGHT OF 3 FEET. CORNER PIERS OVER 16" TALL SHALL BE DOUBLE STACKED CONCRETE BLOCKS. TIE DOUBLE STACKED BLOCKS BY ALTERNATING THE DIRECTION OF BLOCKS ON EACH ROW. TREATED LUMBER WITH A MINIMUM BEARING AREA OF APPROXIMATELY 128 SQUARE INCHES MAY BE USED FOR PIERS LESS THAN 12" HIGH.
 3. CUMBERLAND BUILDINGS IS NOT RESPONSIBLE FOR THE PREPARATION OF THE PROPOSED SITE OR DETERMINATION OF THE SITE'S SUITABILITY TO SUPPORT THE PROPOSED STRUCTURE. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO DETERMINE IF SITE CONDITIONS ARE SUITABLE TO SUPPORT THE STRUCTURE.
 4. PIERS SHOWN ON SHEET S-1 ARE CONCEPTUAL AND MAY NOT REFLECT ACTUAL CONDITIONS. THE PIER LAYOUT MAY BE ADJUSTED AS NEEDED BASED ON SITE CONDITIONS, PROVIDED THAT THE MAXIMUM SPACING SHOWN IS NOT EXCEEDED.

UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021

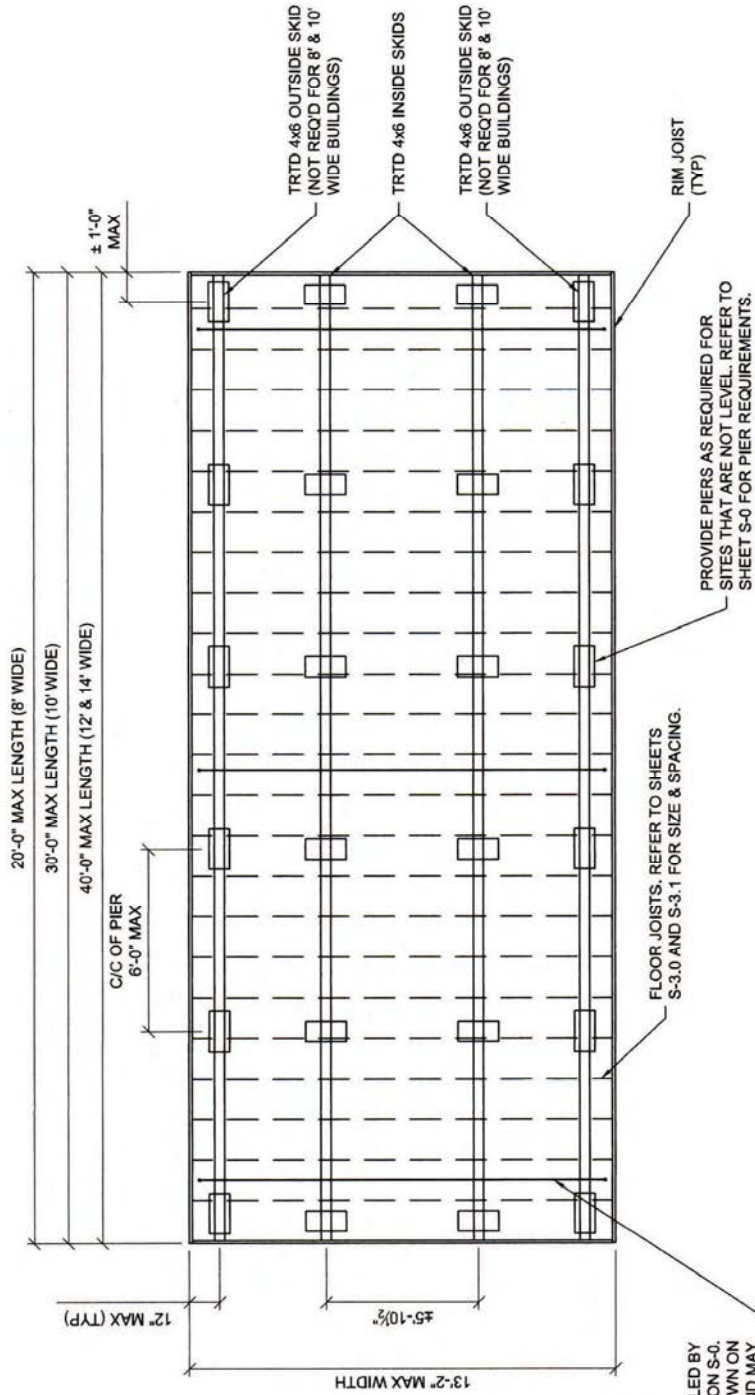


PROJECT NO:
DATE: 07-06-2022
DRAWN BY: KLN
CHECKED BY: KLN
REVISION:

SHEET NUMBER

S-0

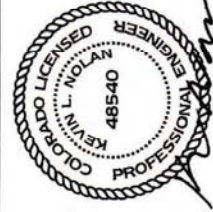
SCALE:



BUILDING TIE-DOWN TO BE INSTALLED BY THE CUSTOMER. REFER TO NOTES ON S-0, THE QUANTITY OF TIE-DOWNS SHOWN ON THIS PLAN ARE CONCEPTUAL AND MAY NOT REFLECT THE ACTUAL REQUIRED QUANTITY. SEE THE SCHEDULE ON SHEET S-2 FOR THE REQUIRED TIE-DOWN QUANTITY AND LOAD RATING BASED ON THE BUILDING LENGTH (TYP)

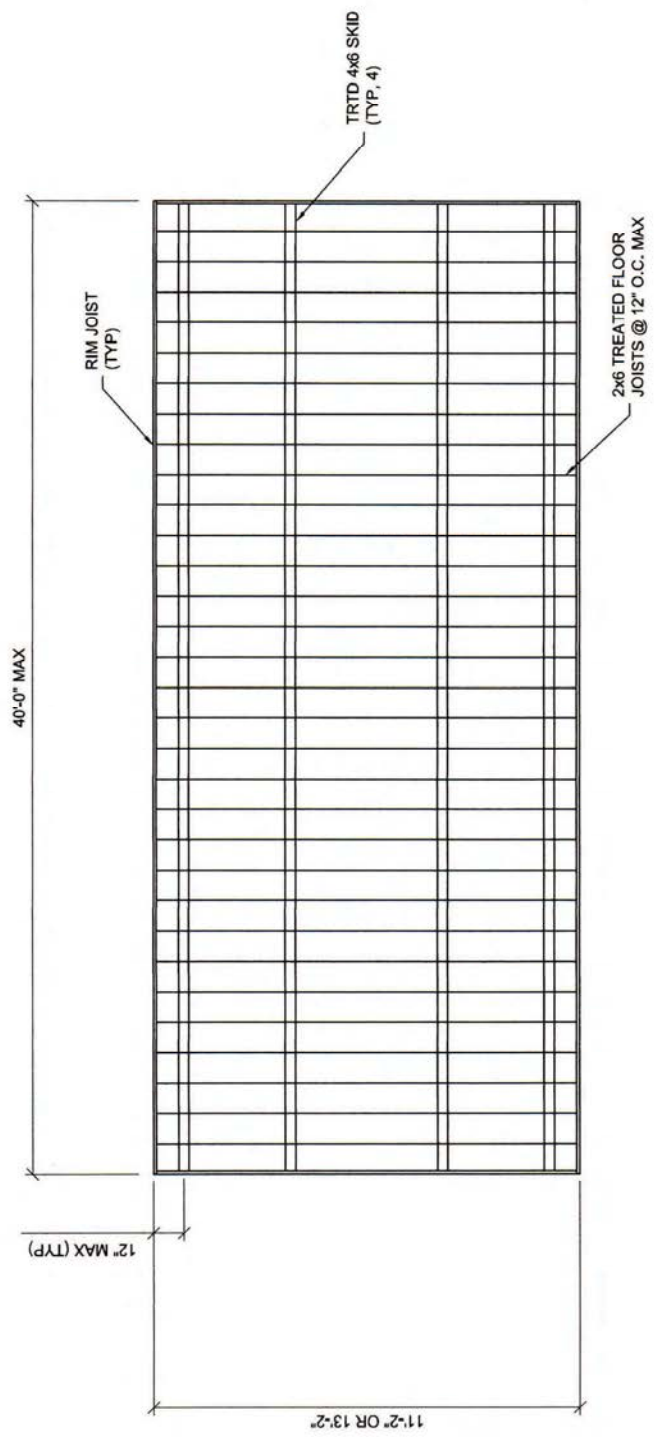
FLOOR FRAMING PLAN

UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021



PROJECT NO:	
DATE:	07-06-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-10
SCALE: NOT TO SCALE



UTILITY w/ ROLL-UP DOOR FLOOR FRAMING PLAN (OPTIONAL)

UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021



PROJECT NO:	
DATE:	07-06-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
S-11
SCALE: NOT TO SCALE

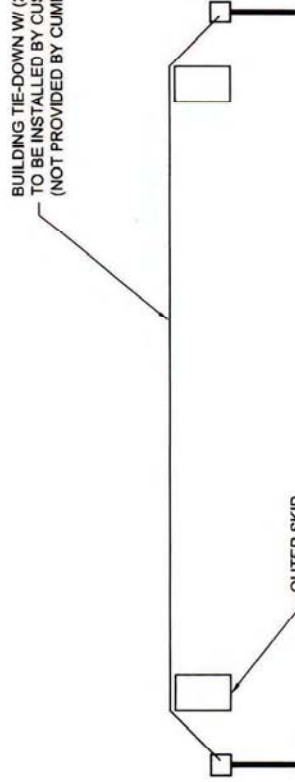
UPLIFT ANCHORAGE SCHEDULE

BLDG LENGTH	8' WIDE BLDGS			10' WIDE BLDGS			12' WIDE BLDGS			14' WIDE BLDGS		
	NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY		NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY		NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY		NUMBER OF TIE-DOWNS	REQ'D ANCHOR CAPACITY	
8'-0"	2	450#		2	500#		2	500#		2	500#	
10'-0"	2	500#		2	500#		2	500#		2	500#	
12'-0"	3	400#		3	500#		3	450#		3	450#	
14'-0"	3	500#		3	500#		3	500#		3	400#	
16'-0"	3	500#		3	500#		3	500#		3	400#	
18'-0"	4	450#		4	500#		4	500#		4	450#	
20'-0"	4	500#		4	500#		4	500#		4	500#	
22'-0"	4	500#		4	500#		4	500#		4	500#	
24'-0"	4	500#		4	500#		4	450#		4	450#	
26'-0"	5	500#		5	500#		5	500#		5	500#	
28'-0"	5	500#		5	500#		5	500#		5	500#	
30'-0"	5	500#		5	500#		5	500#		5	500#	
32'-0"	5	500#		5	500#		5	500#		5	500#	
34'-0"	5	500#		5	500#		5	500#		5	500#	
36'-0"	5	500#		5	500#		5	500#		5	500#	
38'-0"	5	500#		5	500#		5	500#		5	500#	
40'-0"	5	500#		5	500#		5	500#		5	500#	

NOTES:
1) TIE-DOWNS AND ANCHORS ARE TO BE SUPPLIED AND INSTALLED BY THE CUSTOMER. CUMBERLAND BUILDINGS IS NOT RESPONSIBLE FOR THE TIE-DOWN SYSTEM. REFER TO NOTE SHEET S-0-LB.

2) THE SCHEDULE INDICATES THE RECOMMENDED NUMBER OF BUILDING TIE-DOWNS TO BE INSTALLED BY THE CUSTOMER. EACH TIE-DOWN SYSTEM SHALL HAVE AN ANCHOR AT EACH END. EACH TIE-DOWN COMPONENT IS TO BE RATED FOR AT LEAST THE CAPACITY SHOWN IN THE SCHEDULE.

3) AT A MINIMUM, PROVIDE A TIE-DOWN NEAR EACH END OF THE BUILDING. REMAINING TIE-DOWNS (IF REQUIRED) SHOULD BE EVENLY SPACED ALONG THE ENTIRE LENGTH OF BUILDING.



UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021

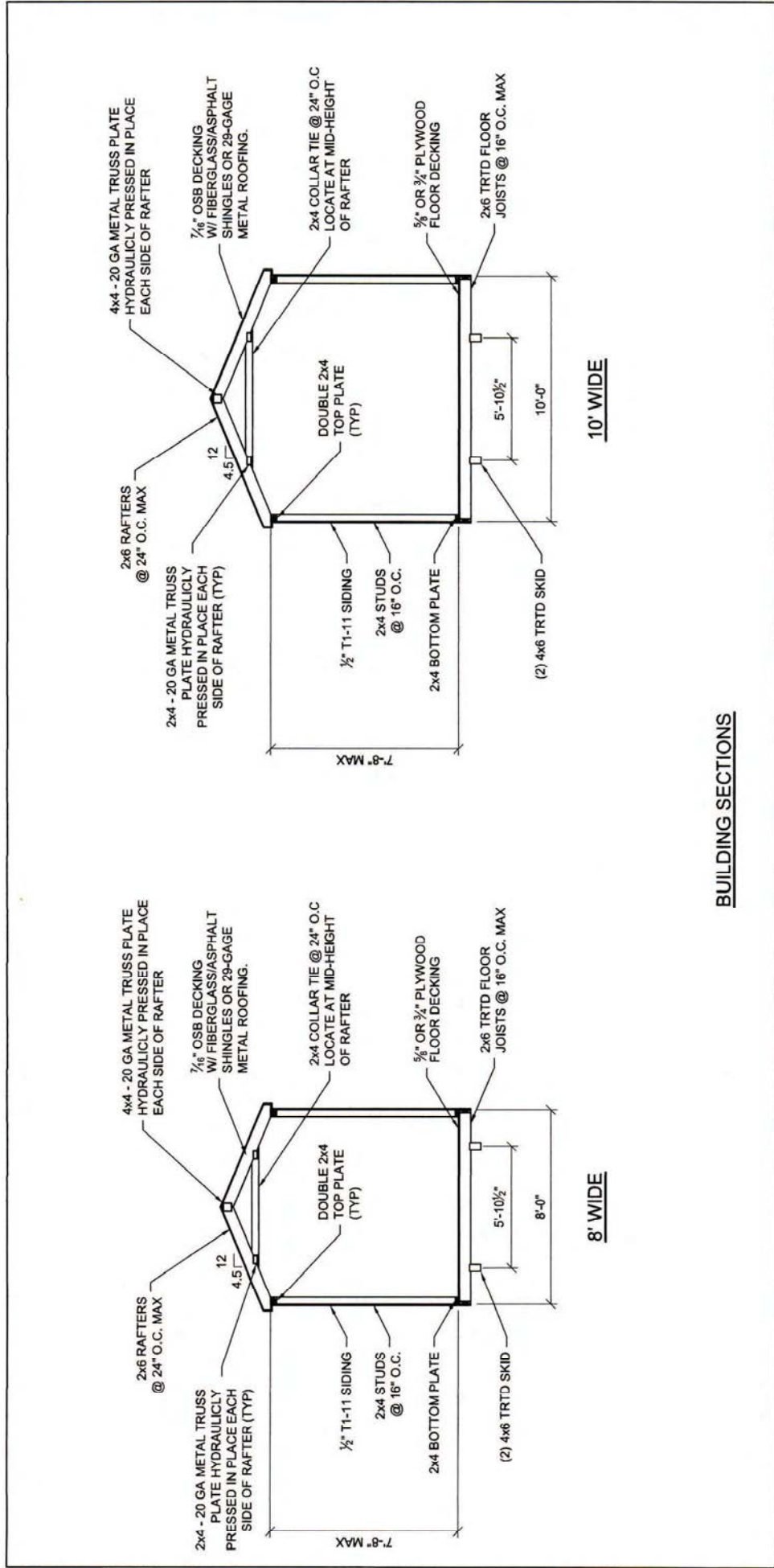


7-6-22



PROJECT NO:
DATE: 07-06-2022
DRAWN BY: KLN
CHECKED BY: KLN
REVISION:

SHEET NUMBER
S-2
SCALE: NOT TO SCALE



BUILDING SECTIONS

UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021

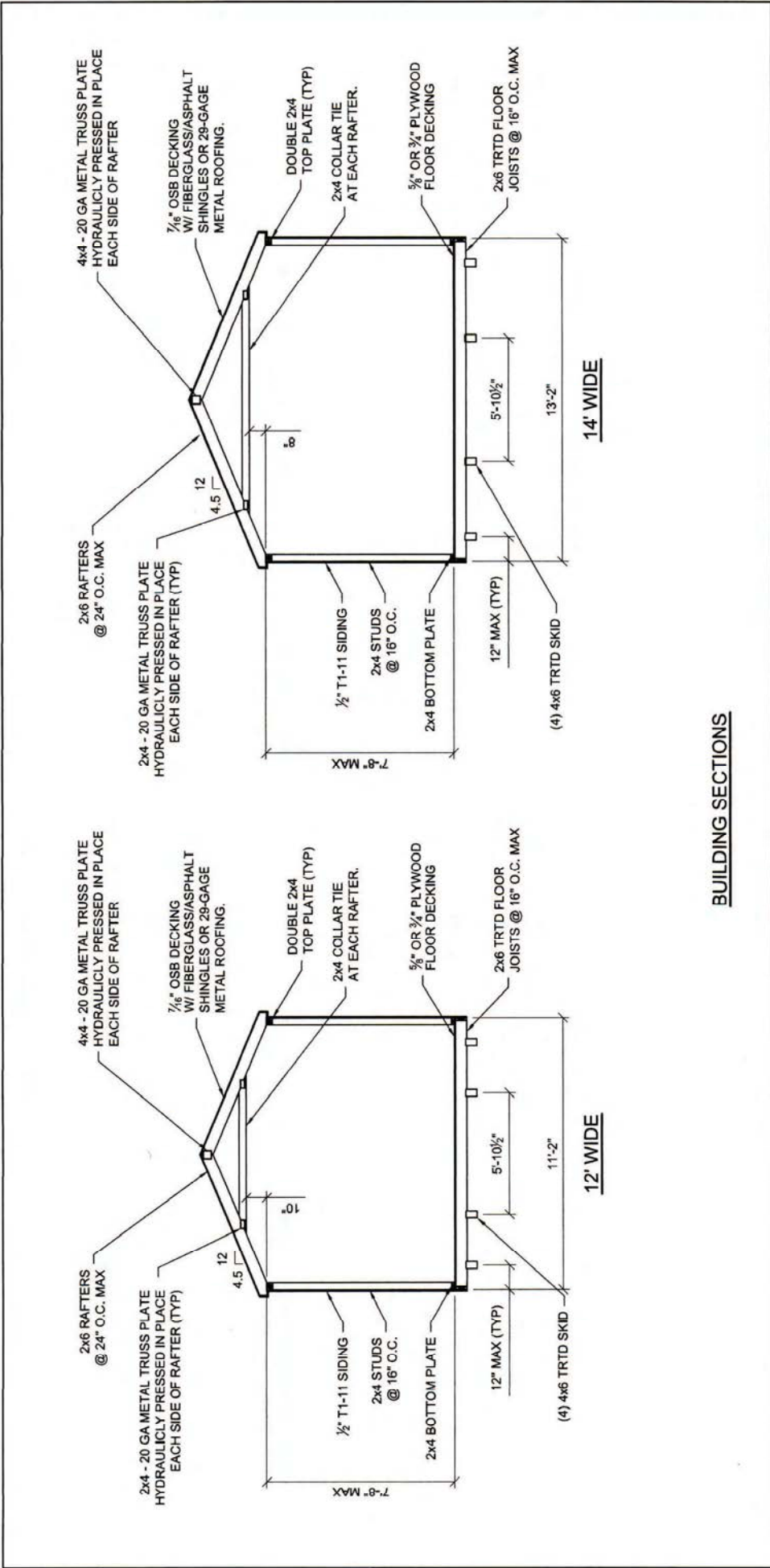


PROJECT NO:	
DATE:	07-06-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

S-3.0

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



BUILDING SECTIONS

UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021



7-6-22

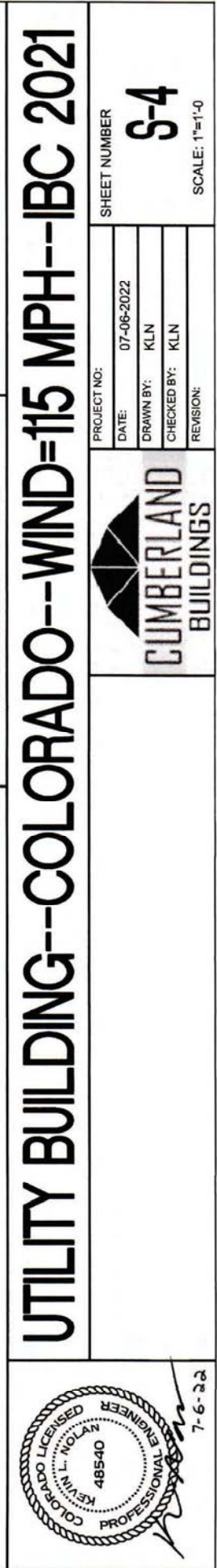


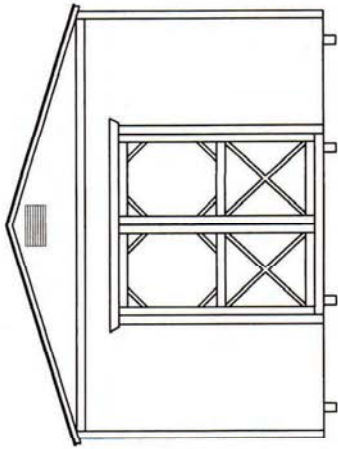
PROJECT NO:	
DATE:	07-06-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER

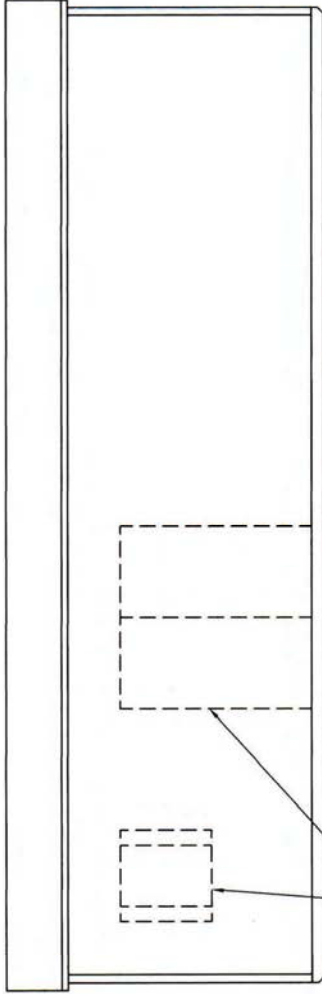
9-31

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



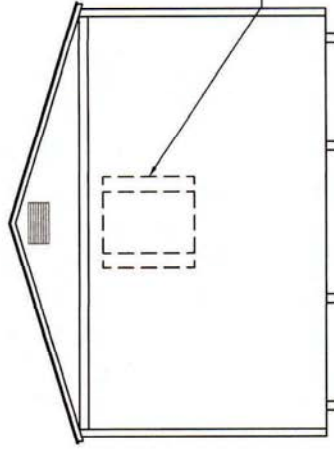


FRONT ELEVATION



DOOR AND WINDOW LOCATIONS
VARY PER CUSTOMER.

SIDE ELEVATION



OPTIONAL DOOR OR WINDOW.
LOCATIONS VARY PER CUSTOMER.

REAR ELEVATION

NOTE:
WINDOWS, DOORS, AND TRIM SHOWN ARE CONCEPTUAL. ACTUAL WINDOW, DOOR, AND TRIM
MAY VARY PER CUSTOMER REQUEST.

UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021

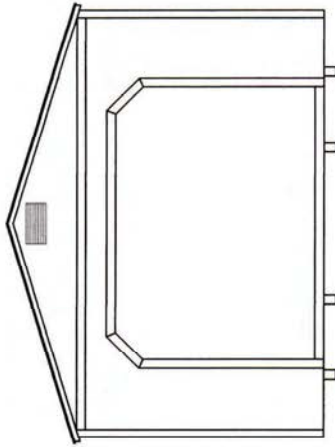


PROJECT NO:
DATE: 07-06-2022
DRAWN BY: KLN
CHECKED BY: KLN
REVISION:

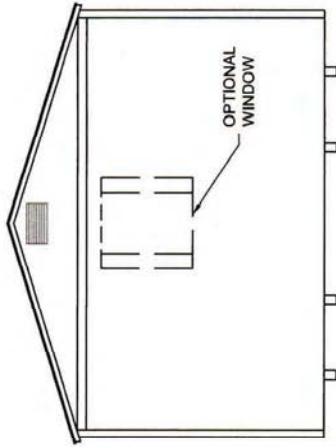
SHEET NUMBER

S-5.0

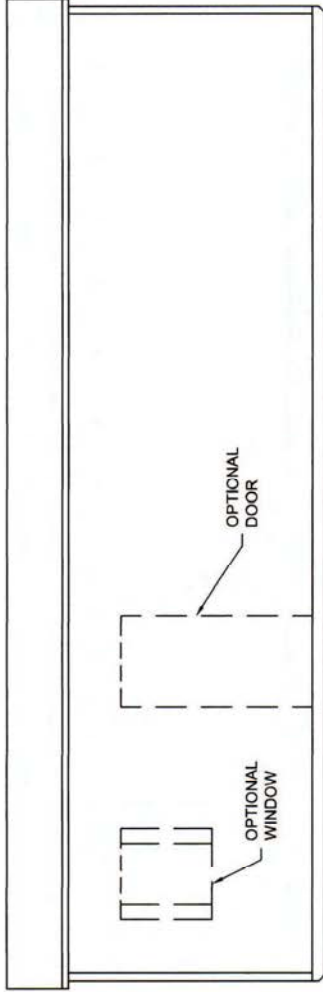
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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

NOTE:
WINDOWS, DOORS, AND TRIM SHOWN ARE CONCEPTUAL. ACTUAL WINDOW, DOOR, AND TRIM
MAY VARY PER CUSTOMER REQUEST.

UTILITY W/ ROLL-UP DOOR ELEVATIONS (OPTIONAL)

UTILITY BUILDING--COLORADO--WIND=115 MPH--IBC 2021



PROJECT NO:	
DATE:	07-06-2022
DRAWN BY:	KLN
CHECKED BY:	KLN
REVISION:	

SHEET NUMBER
9-51
SCALE: 1/4" = 1'-0"